



# (SUBDIVISION NAME) TOWNHOMES

# Park Square HOMES

## 5-UNIT PRESIDENTIAL TH (RAISED HEEL)

(LINCOLN-REV., WASHINGTON-REV., KENNEDY, WASHINGTON, LINCOLN)

PAD SIZE 102'-0" x 55'-0"

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D100	STRUCTURAL 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. @ S.G.D. 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.

<p><b>DISTRIBUTED LIVE LOAD</b> (IN POUNDS PER SQ. FT.)</p> <p>UNINHABITABLE ATTICS WITHOUT STORAGE 10          UNINHABITABLE ATTICS WITH LIMITED STORAGE 30          HABITABLE ATTICS &amp; ATTICS SERVED WITH FIXED STAIRS 30          BALCONIES (EXTERIOR) AND DECKS 30          FIRE ESCAPES 40          GUARDS AND HANDRAILS 200          GUARD RAIL COMPONENTS 50          PASSENGER VEHICLE GARAGES 50          ROOMS OTHER THAN SLEEPING ROOMS 40          SLEEPING ROOMS 40          STAIRS 40</p>	<p><b>ENGINEERING KEY</b></p> <p>DESIGN REQUIREMENTS          A. ROOF LIVE LOAD IS 20 PSF          B. FLOORS LIVE LOAD IS 40 PSF. BALCONIES, DECKS, STAIRS, LINE LOAD IS 60 PSF</p> <p>NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2023) FLORIDA BUILDING CODE (8TH EDITION)</p> <ol style="list-style-type: none"> <li>WIND EXPOSURE - CATEGORY (B)</li> <li>ULTIMATE WIND SPEED - 140MPH. NOMINAL WIND SPEED - 100MPH</li> <li>WIND IMPORTANCE FACTOR - 1.0</li> <li>INTERNAL PRESSURE COEFFICIENT - 1.0</li> <li>MAXIMUM PRESSURE FOR COMPONENTS AND CLADDING, 21.0 p.s.f. ± 28.1 p.s.f. UNLESS NOTED OTHERWISE.</li> <li>SINGLE FAMILY RESIDENCE TO BE RISK CATEGORY II.</li> </ol>																					
<p><b>ANSI STANDARD FOR MEASURING HOUSES</b></p> <p>THE ANSI STANDARD FOR MEASURING HOUSES: NATIONAL STANDARD Z390-198 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 AREN'T 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 AREN'T USED IN THIS SYSTEM OF MEASURING.</p> <p>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:</p> <ol style="list-style-type: none"> <li>AIR-CONDITIONED SPACE</li> <li>NON-AIR-CONDITIONED SPACE (GARAGES, PATIOS, PORCHES, BREEZEWAYS)</li> </ol> <p>THE ANSI STANDARDS DEFINE "FINISHED AREA" AS "AN ENCLOSED AREA IN A HOUSE SUITABLE FOR YEAR-ROUND USE, EMBODYING WALLS, FLOORS, AND CEILINGS THAT ARE LIKE THE REST OF THE MEASUREMENTS MUST BE TAKEN TO THE NEAREST 1/8" 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.</p>	<p><b>DESIGN STATEMENT</b></p> <p>THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2023) FLORIDA BUILDING CODE RESIDENTIAL, (8TH EDITION)</p> <table border="1"> <thead> <tr> <th>EFFECTIVE WIND AREA (SQ. FT.)</th> <th>WIND PRESSURE AND SUCTION (PSF)</th> </tr> <tr> <th></th> <th>(+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION</th> </tr> </thead> <tbody> <tr> <td>10</td> <td>(+) 34.7 / (-) 37.7</td> </tr> <tr> <td>20</td> <td>(+) 33.2 / (-) 36.1</td> </tr> <tr> <td>50</td> <td>(+) 33.1 / (-) 34.0</td> </tr> <tr> <td>100</td> <td>(+) 29.5 / (-) 32.5</td> </tr> </tbody> </table> <p><b>GARAGE DOORS</b></p> <table border="1"> <thead> <tr> <th>18'-0" x 8'-0"</th> <th>16'-0" x 7'-0"</th> <th>OVERHANG</th> </tr> </thead> <tbody> <tr> <td>(+) 28.7 / (-) 31.6</td> <td>(+) 29.3 / (-) 32.2</td> <td></td> </tr> <tr> <td></td> <td></td> <td>(-) 39.50</td> </tr> </tbody> </table> <p><b>WIND PRESSURE AND SUCTION DIAGRAM</b></p> <p><b>GENERAL PRESSURE NOTES</b></p> <ol style="list-style-type: none"> <li>"R" END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS.</li> <li>INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.</li> </ol>	EFFECTIVE WIND AREA (SQ. FT.)	WIND PRESSURE AND SUCTION (PSF)		(+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION	10	(+) 34.7 / (-) 37.7	20	(+) 33.2 / (-) 36.1	50	(+) 33.1 / (-) 34.0	100	(+) 29.5 / (-) 32.5	18'-0" x 8'-0"	16'-0" x 7'-0"	OVERHANG	(+) 28.7 / (-) 31.6	(+) 29.3 / (-) 32.2				(-) 39.50
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<p><b>GENERAL CONTRACTOR:</b></p> <p>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.</p>	<p><b>FLORIDA BUILDING CODE:</b> (FBC) 2023 (8TH EDITION)</p> <p>DESIGN CRITERIA:</p> <ul style="list-style-type: none"> <li>2023 FLORIDA BUILDING CODE (BUILDING) - 8TH EDITION.</li> <li>2023 FLORIDA BUILDING CODE (RESIDENTIAL) - 8TH EDITION.</li> <li>2023 FLORIDA BUILDING CODE (PLUMBING) - 8TH EDITION.</li> <li>2023 FLORIDA BUILDING CODE (MECHANICAL) - 8TH EDITION.</li> <li>2023 FLORIDA BUILDING CODE (FUELS GAS) - 8TH EDITION.</li> <li>2023 FLORIDA BUILDING CODE (EXISTING BUILDING) 8TH EDITION.</li> <li>2023 FLORIDA BUILDING CODE (ACCESSIBILITY) 8TH EDITION.</li> <li>2023 FLORIDA BUILDING CODE (ENERGY CONSERVATION) 8TH EDITION.</li> <li>2020 FLORIDA FIRE PREVENTION CODE (7TH EDITION).</li> <li>2017 NATIONAL ELECTRICAL CODE (NEC)</li> <li>2010 NFPA 101 - LIFE SAFETY CODE</li> <li>OCCUPANCY CLASSIFICATION: GROUP R-3 (TOWNHOMES)</li> <li>CONSTRUCTION TYPE: TYPE I-B (FBC-R-802.3)</li> <li>SPRINKLED: NO (FBC-8 SECTION 903)</li> <li>NUMBER OF STORES: 2 STORES</li> </ul> <p>SPECIFIC PARAMETERS FROM FBC 2023 USED FOR DESIGN INCLUDE:</p> <ul style="list-style-type: none"> <li>CONCRETE MASONRY RESIDENTIAL</li> <li>CONSTRUCTION WOOD FRAME CONSTRUCTION</li> <li>AMERICAN SOCIETY OF CIVIL ENGINEERS</li> </ul>																					

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Altamonte Springs, FL 32701  
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residentialcommercialarchitecture

**AI** **IB**

**GOBA**  
GENERAL CONTRACTOR

**5-Unit: (Orlando-Raised Heel)**  
Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln  
Building Plat. #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**

Jan 05, 2024 2:03pm Design\Users\Design\OneDrive - Thompson Engineering Group\Desktop\5-Unit Presidential TH (Raised Heel)-11042024\00 Cover Sheet (140)J.dwg

ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND M.S. INC. MUST BE NOTIFIED IN WRITING OF ANY CHANGES TO THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.



- NOTE:**
- 2-HR. FIRE SEPARATION SHALL NOT BE PENETRATED.
  - IF 2-HR. FIRE SEPARATION WALL IS PENETRATED, IT SHALL CONFORM TO THE REQUIREMENTS STIPULATED IN FBC R302.4.1 - R302.4.2
  - EACH INDIVIDUAL TOWNHOUSE SHALL BE STRUCTURALLY INDEPENDENT PER FBC R302.2.4 EXCEPTIONS:
    - FOUNDATIONS SUPPORTING EXTERIOR WALLS OR COMMON WALLS.
    - STRUCTURAL ROOF AND WALL SHEATHING FROM EACH UNIT FASTENED TO THE COMMON WALL FRAMING.
    - NONSTRUCTURAL WALL AND ROOF COVERINGS.
    - FLASHING AT TERMINATION OF ROOF COVERING OVER COMMON WALL.

**GENERAL NOTES KEY:**

- ABBREVIATIONS:**
- MT - METAL THRESHOLD
  - FR - FRENCH DOORS
  - SL - SIDE LIGHT
  - FG - FIXED GLASS
  - TR - TRANSCOM
  - OB - GLASS BLOCK
  - PKT - POCKET DOOR
  - SVC - SERVICE DOOR
  - OBG - OBSCURED GLASS
  - TEMP - TEMPERED GLASS
  - SH - SINGLE HUNG
  - DH - DOUBLE HUNG
  - CSMT - CASEMENT
  - HR - HORIZONTAL ROLLER
  - BP - BYPASS
  - RF - ROLLER
  - TYP - TYPICAL
- NOTES:**
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
  - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
  - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
  - A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R M1307.2 & FBC-M 304.
  - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
  - VENT DRYER THRU EXTERIOR WALL U.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 CEILING.
  - 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.O.
  - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/8" U.O.
  - 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.
  - 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-R302.5.1.
  - ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL 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 TRANSCOMS 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 DETERMINE 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-R302.5.1.
  - 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" (12.5 MM) GYPSUM WALLBOARD, 2 1/2" (63.5 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-R310.
  - 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-RC R602.2.4.
  - 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 MAT GYPSUM BACKING PANELS (ASTM C1278), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ARRESTING FIBER-REINFORCED GYPSUM BOARD (ASTM C1288) OR NON-ARRESTING FIBER MATT REINFORCED CEMENTitious BACKER UNITS (ASTM C1325) 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"
  - 24 = 2'-4"
  - 28 = 2'-8"
  - 30 = 3'-0"
  - \* ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

**Area Tabulations**

Living:	
1st floor:	3,453 sf
2nd floor:	4,823 sf
<b>Total Living:</b>	<b>8,276 sf</b>
entry:	126 sf
garage:	1,829 sf
mechanical:	45 sf
<b>Total Area:</b>	<b>10,276 sf</b>

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

**First Floor Plan**

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

**ITEG**  
THOMPSON ENGINEERING GROUP, INC.  
4601 Vineland Road Suite #6 Orlando, FL 32811  
Ph: (407) 734-1790  
Fax: (407) 734-1790  
www.iteg.com

**MJS**  
designers group  
residentialcommercialarchitecture

**AI**  
**BID**

**GOBA**  
GENERAL CONTRACTOR

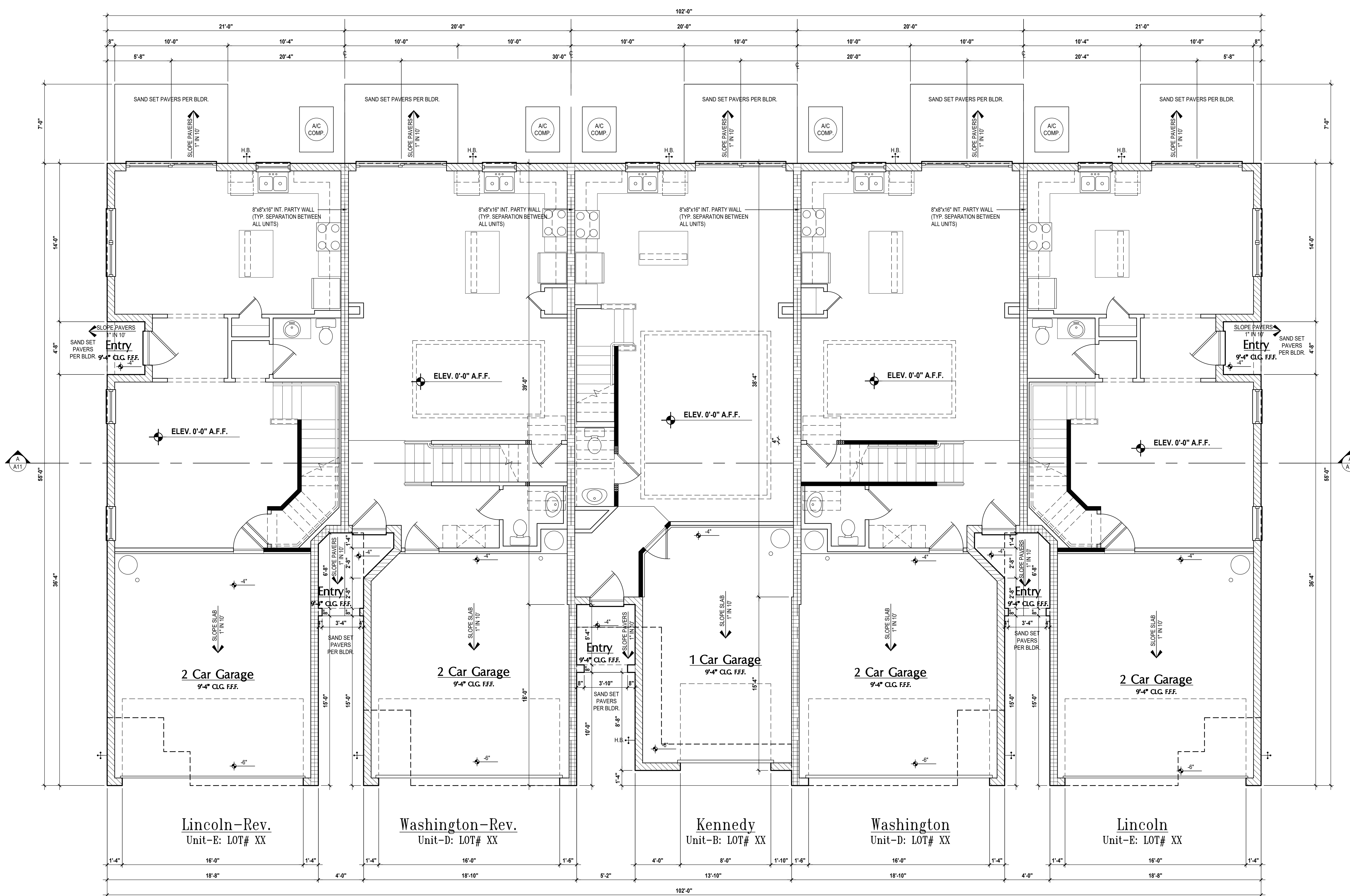
**5-Unit: (Orlando-Raised Heel)**  
Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln  
Building Plat #XX  
Lot# XX-XX, Subdivision  
Street Address  
City, State, Zip Code

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

**FIRST FLR. OVERALL**  
**A1**





- NOTE:**
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  - EACH INDIVIDUAL TOWNHOUSE SHALL BE STRUCTURALLY INDEPENDENT PER FBC R302.2.4
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  - STRUCTURAL ROOF AND WALL SHEATHING FROM EACH UNIT FASTENED TO THE COMMON WALL FRAMING.
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  - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/4" U.O.
  - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/8" U.O.
  - 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.
  - 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-R302.5.1.
  - ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE THE LOWEST PORTION OF SURFACE AND ANY SORTS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (12.7 MM) GYPSUM BOARD.
  - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MN. 150 M.P.H.
  - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
  - ALL OPERABLE WINDOWS LOCATED MORE THAN 72" 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 DETERMINE 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 (G/C).
  - 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-R302.5.1.
  - 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" (12.7 MM) GYPSUM WALLBOARD, 23/32" (18.2 MM) WOOD STRUCTURAL PANEL OR 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-RC R402.4.
  - 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 MAT GYPSUM BACKING PANELS (ASTM C1278), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ARRESTING FIBER-CEMENT BACKER BOARD (ASTM C1398) OR NON-ARRESTING FIBER MATT REINFORCED CEMENTitious BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC-R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

**WINDOW / DOOR NOTE KEY:**

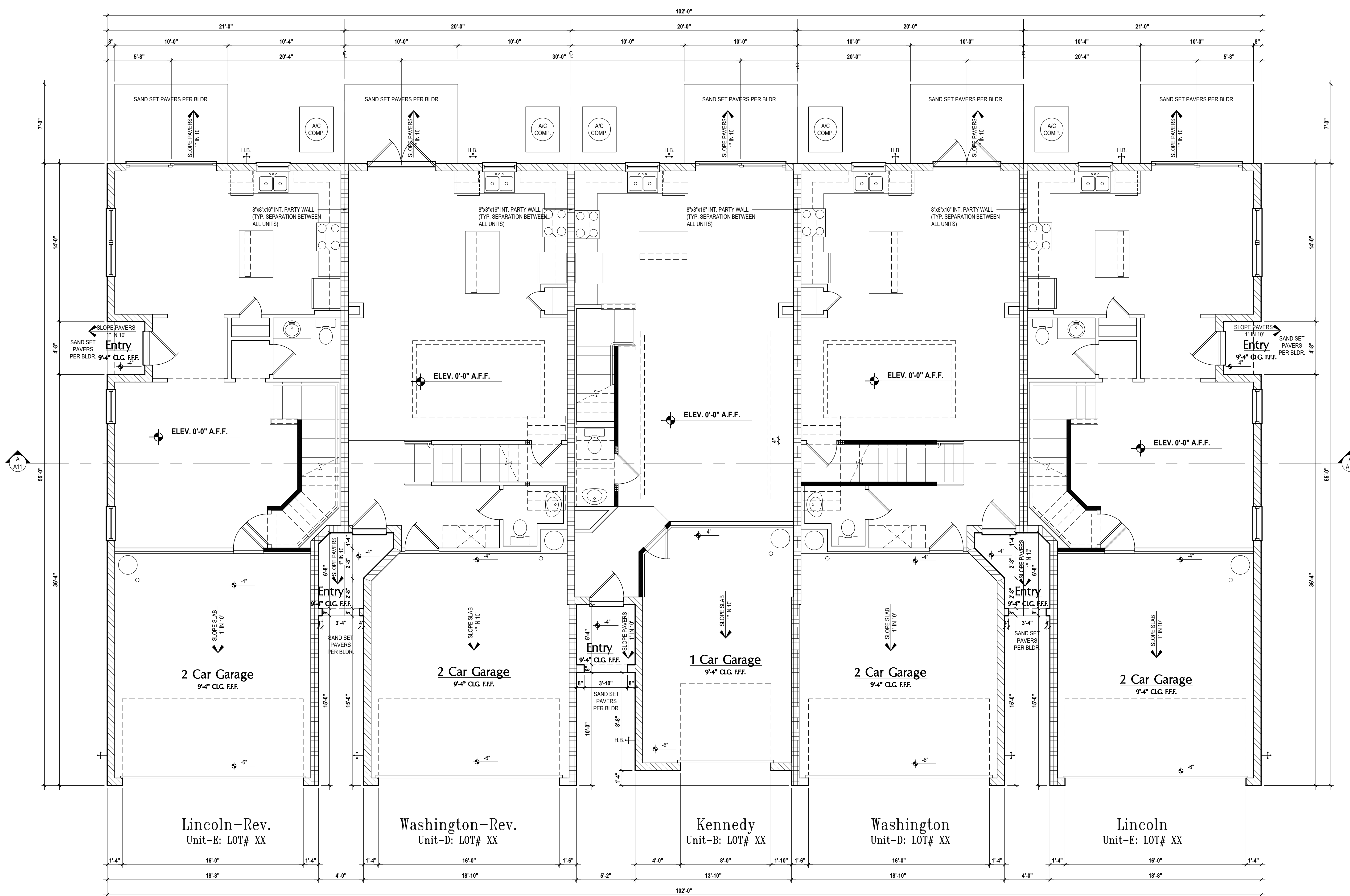
- WINDOW SIZE CALLOUT:**
- 2040 = 2'-0" x 4'-0"
  - 2050 = 2'-0" x 5'-0"
  - 2060 = 2'-0" x 6'-0"
  - \* ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
- DOOR SIZE CALLOUT:**
- 20 = 2'-0"
  - 24 = 2'-4"
  - 28 = 2'-8"
  - 30 = 3'-0"
  - 40 B.F. = 4'-0" BI-FOLD
  - 50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

**Area Tabulations**

Living:	1st floor:	3,453	sf
	2nd floor:	4,823	sf
<b>Total Living:</b>		<b>8,276</b>	<b>sf</b>
entry:		126	sf
garage:		1,829	sf
mechanical:		45	sf
<b>Total Area:</b>		<b>10,276</b>	<b>sf</b>

**First Floor Plan**

(Opt. Fr. Dr)  
SCALE: 1/4" = 1'-0"



**ITEG**  
THOMPSON ENGINEERING GROUP, INC.  
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www.iteg.com

**MJS**  
designers group  
residentialcommercialarchitecture

**AI**  
**BID**

**GOBA**  
GROUP (ORLANDO RAISED HEEL)

**5-Unit: (Orlando-Raised Heel)**  
Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln  
Building Plat #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

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

FIRST FLR. OVERALL  
**A1**



**NOTE:**

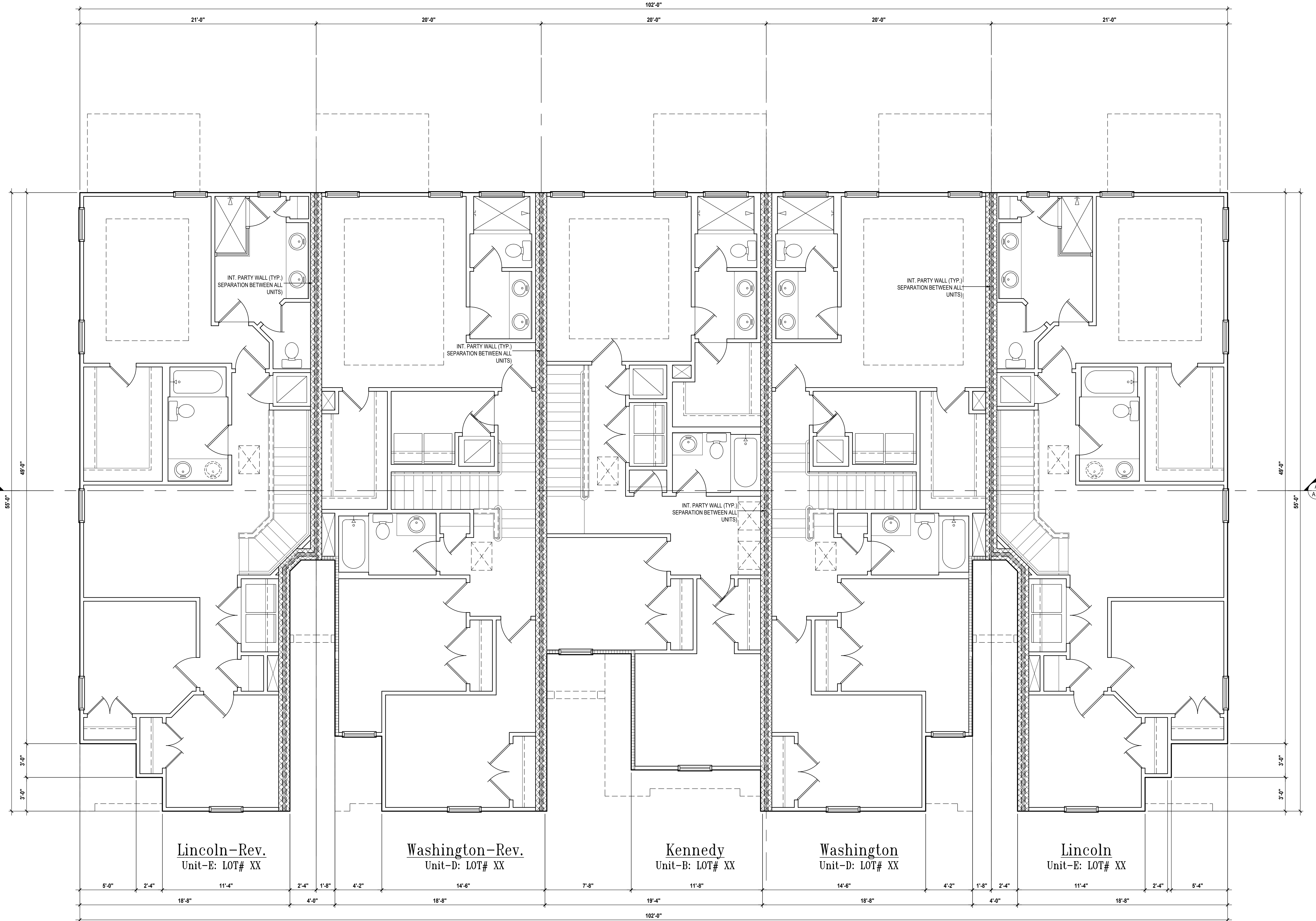
1. 2-HR. FIRE SEPARATION SHALL NOT BE PENETRATED.
2. IF 2-HR. FIRE SEPARATION WALL IS PENETRATED, IT SHALL CONFORM TO THE REQUIREMENTS STIPULATED IN FBC R302.4.1 - R302.4.2
3. EACH INDIVIDUAL TOWNHOUSE SHALL BE STRUCTURALLY INDEPENDENT PER FBC R302.2.4
- 3.1. EXCEPTIONS:
  - 3.1.1. FOUNDATIONS SUPPORTING EXTERIOR WALLS OR COMMON WALLS.
  - 3.1.2. STRUCTURAL ROOF AND WALL SHEATHING FROM EACH UNIT FASTENED TO THE COMMON WALL FRAMING.
  - 3.1.3. NONSTRUCTURAL WALL AND ROOF COVERINGS.
  - 3.1.4. FLASHING AT TERMINATION OF ROOF COVERING OVER COMMON WALL.

**GENERAL NOTES KEY:**

- ABBREVIATIONS:  
 MT - METAL THRESHOLD  
 FH - FINISH DOORS  
 SL - SIDE LIGHT  
 FG - FIXED GLASS  
 TR - TRANSLUCENT  
 OB - GLASS BLOCK  
 PKT - POCKET DOOR  
 SVC - SERVICE DOOR
- OTHER:  
 OBS - OBTURED GLASS  
 TEMP - TEMPERED GLASS  
 SH - SINGLE FLUNG  
 DH - DOUBLE FLUNG  
 CSMT - CASEMENT  
 HR - HORIZONTAL ROLLER  
 BP - BYPASS  
 TYP - TYPICAL
- NOTES:**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
  2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
  3. 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 M1307.2 & FBC-M 304.
  5. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
  6. VENT DRYER THRU EXTERIOR WALL U.N.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 3/4" U.N.O.
  14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/8" U.N.O.
  15. C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" 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-R302.5.1.
  17. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS 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 72" 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.
  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.R. STRONGLY RECOMMEND A SOIL TEST TO DETERMINE SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL (2000 P.S.F. MIN.) FILL MATERIAL SHALL BE COMPACTED TO 98% 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-R302.5.1.
  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, 23/32-INCH (18.75 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-R319.
  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-RC R602.2.4.
  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 MATT GYPSUM BACKING PANELS (ASTM C1178), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MATT REINFORCED CEMENTitious BACKER UNITS (ASTM C1325) 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" B.F. OLD  
 24 = 2'-4" 50 B.F. = 5'-0" B.F. OLD  
 28 = 2'-8" 60 B.F. = 6'-0" B.F. OLD  
 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

**Washington**  
Unit-D: LOT# XX

**Lincoln**  
Unit-E: LOT# XX

**Second Flr. Plan**

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

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**MJS**  
designers group  
residentialcommercialarchitecture

**AI**  
BID

**GOBA**  
GENERAL CONTRACTOR

**5-Unit: (Orlando-Raised Heel)**  
Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln  
Building Plat #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**

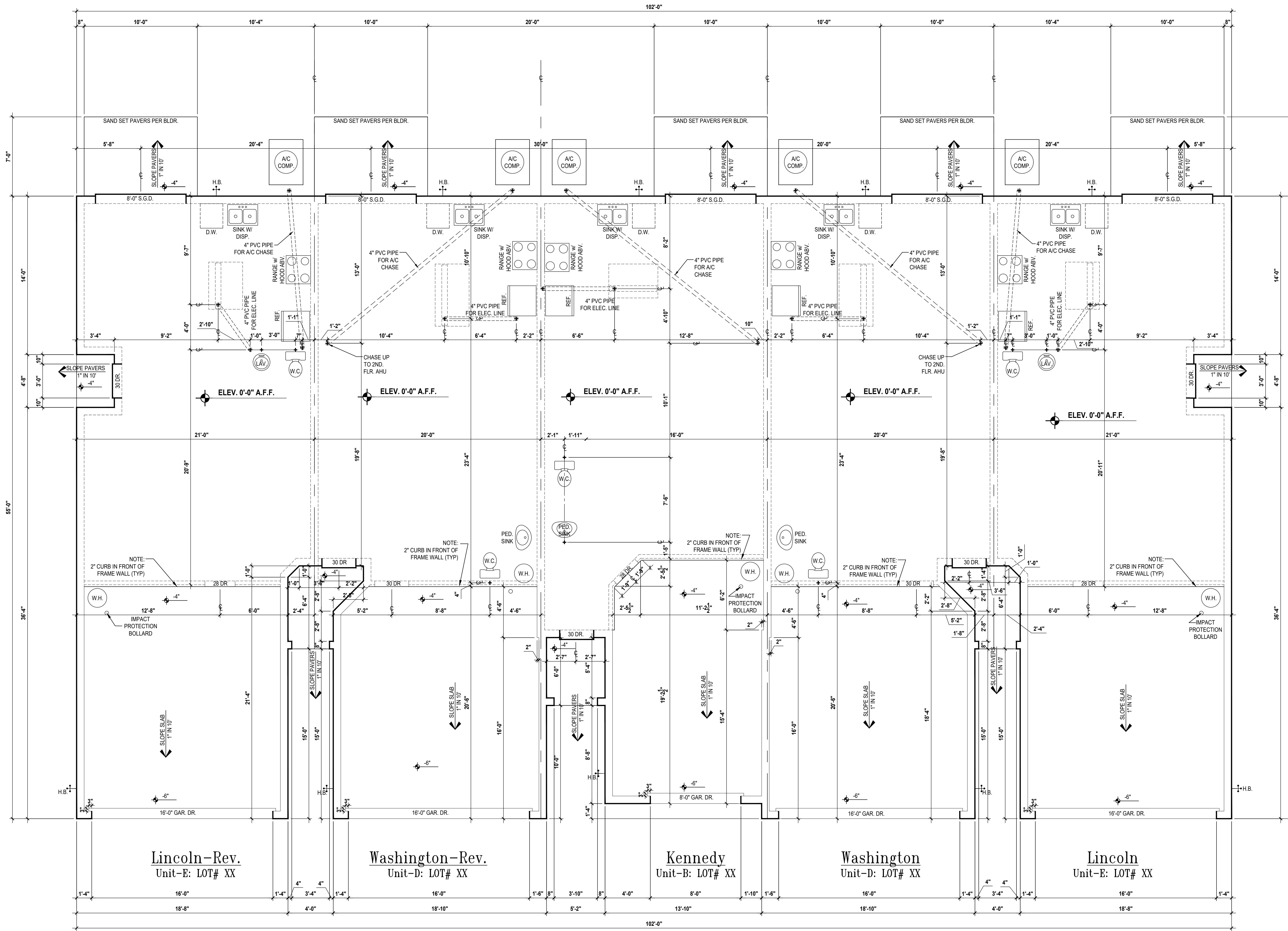
ISSUE DATE: 02/10/2023  
 REVISIONS:  
 PROJECT: 00-0000  
 SCALE: AS NOTED  
 DRAWN BY: C.C.  
 DESIGNED BY: MJS

**Second Flr. Plan**  
SCALE: 1/4" = 1'-0"  
A2

DATE: 2024-1-24pm  
 FILE: 2024-1-24pm  
 PROJECT: 00-0000  
 SCALE: AS NOTED  
 DRAWN BY: C.C.  
 DESIGNED BY: MJS

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and MJS, Inc. must be notified in writing of any changes in the dimensions, conditions and specifications appearing on these plans.





Lincoln-Rev.  
Unit-E: LOT# XX

Washington-Rev.  
Unit-D: LOT# XX

Kennedy  
Unit-B: LOT# XX

Washington  
Unit-D: LOT# XX

Lincoln  
Unit-E: LOT# XX

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

REVISIONS	DATE	DESCRIPTION

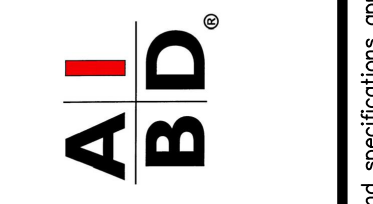
PROJECT: 00-0000  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

SLAB PLAN  
**A3**

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



**5-Unit: (Orlando-Raised Heel)**  
Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln  
Building Plat #XX  
Lot# XX-XX, Subdivision  
Street Address  
City, State, Zip Code



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Altamonte Springs, FL 32701  
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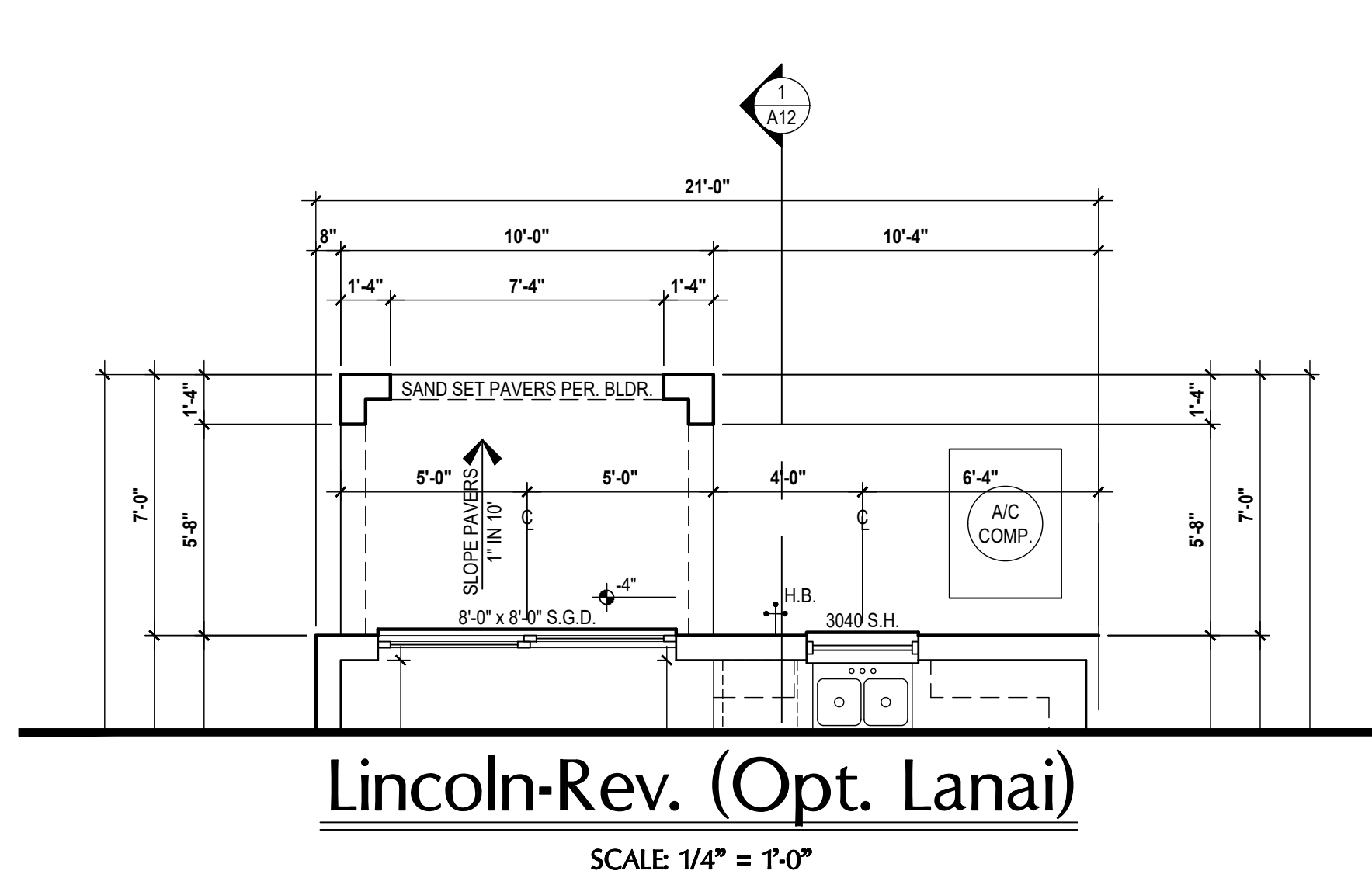


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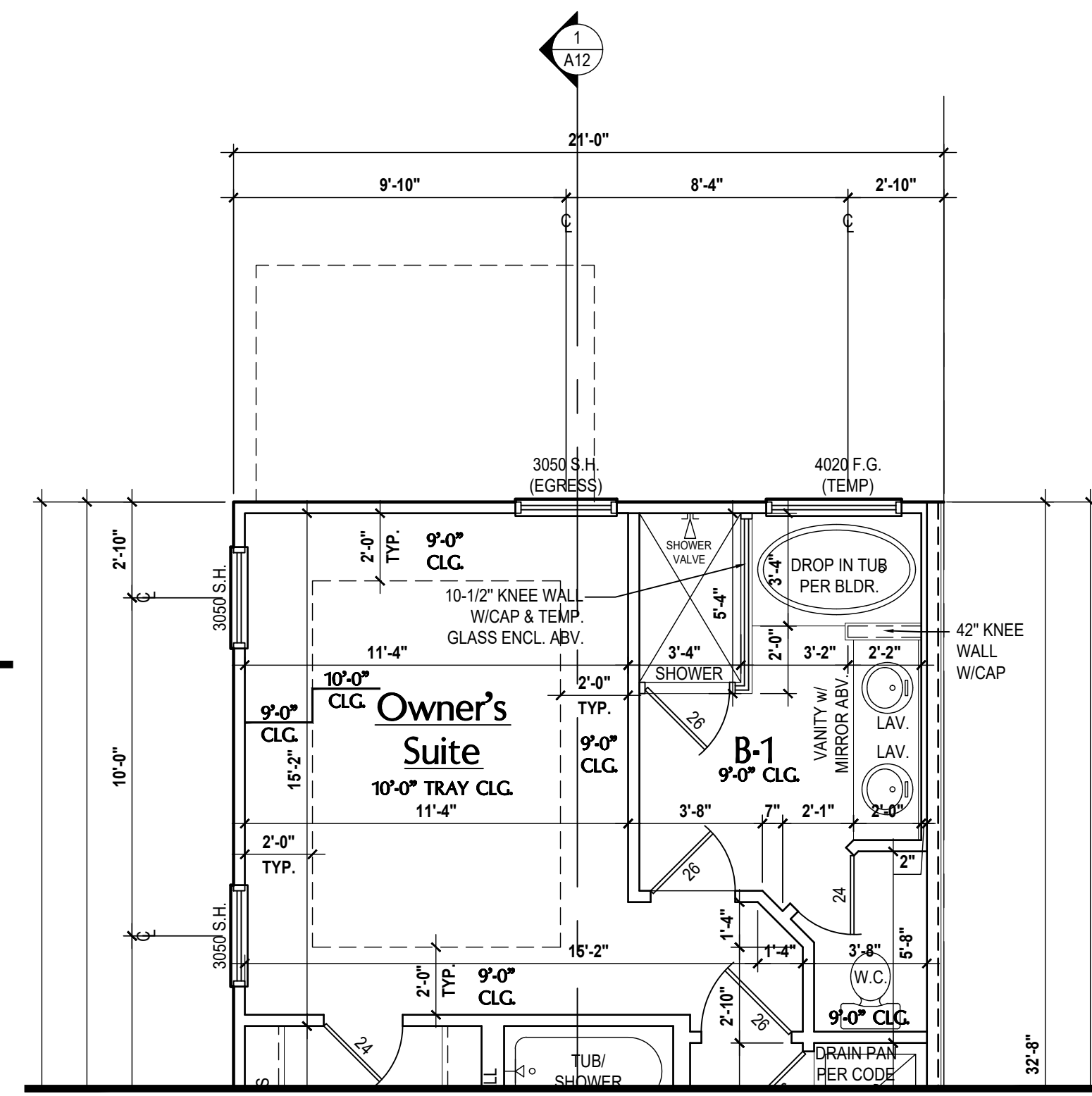






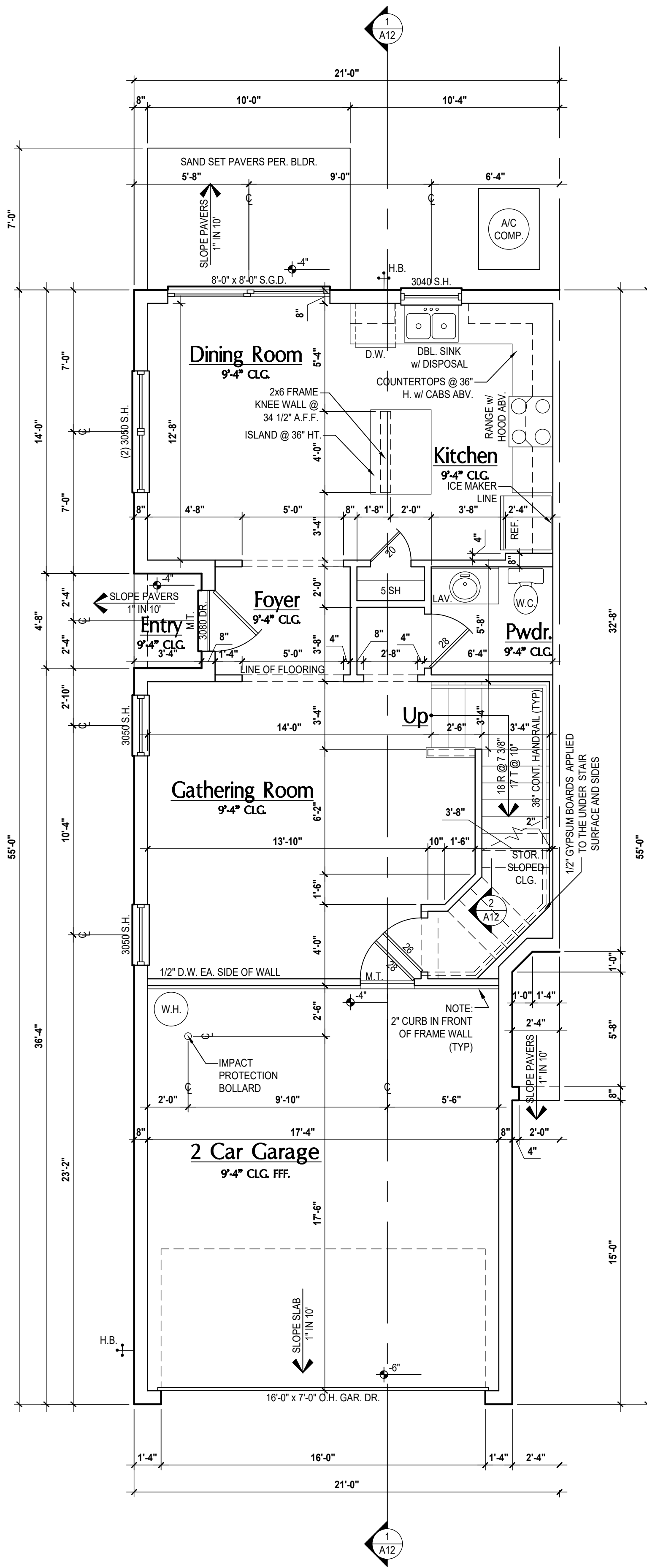
Lincoln-Rev. (Opt. Lanai)

SCALE 1/4" = 1'-0"



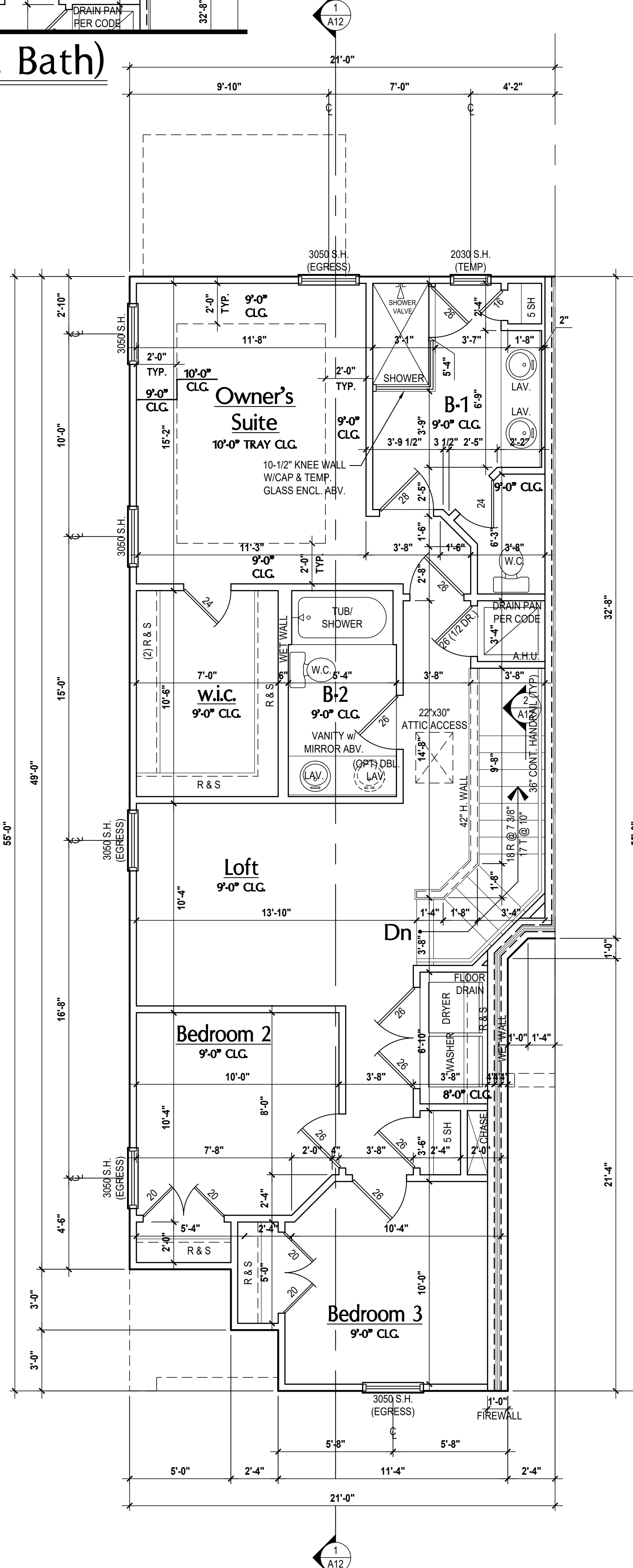
Lincoln-Rev. (Opt. Bath)

WITH SOAKING TUB  
SCALE 1/4" = 1'-0"



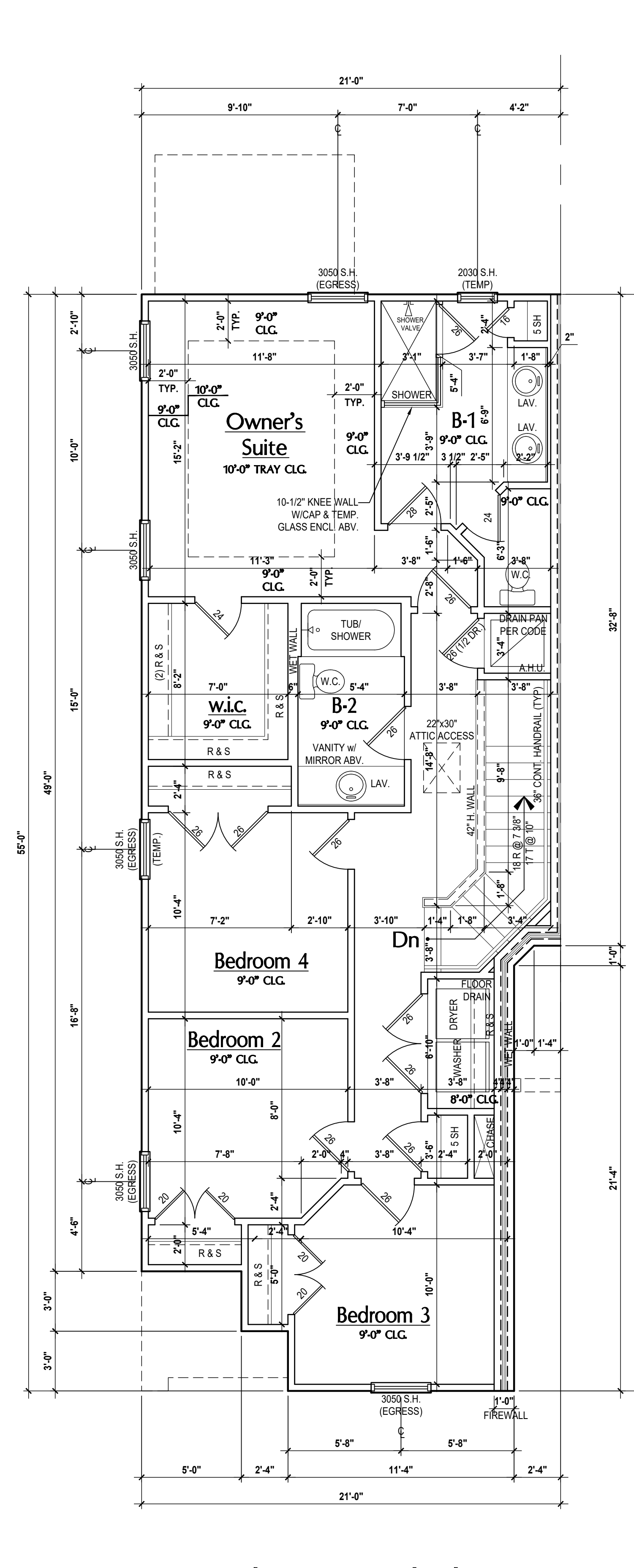
Lincoln-Rev. First Floor

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:**
- (A) 2x JACK POST
  - (B) 2x JACK POST
  - (C) 3 1/2" x 7' 1.8E PARALLAM PSL POST
  - (D) 5 1/4" x 5 1/4" 1.8E 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) HTS-20 AT TOP CONNECTION & W/ (2) HTS-20 TO LEADER @ BOTTOM
  - (G) EXTEND JACK POST "A" TO FLR. TRUSS BELOW AND SECURE W/ (2) SP-4 AT TOP CONNECTION & W/ (2) HTS-20 AT TOP CONNECTION & W/ (2) HTS-20 TO LEADER @ BOTTOM
  - (H-1) (1) 1" x 12" L.V.L. HEADER (2) 2x JACK STUDS AND (3) 2x KING STUDS. SECURE HDR. TO STUDS W/ (2) MSTA-24 AT THE TOP AND W/ (2) SP-1 @ BOTTOM
  - (H-2) (1) 2x10 BEAM & 7" PLYWOOD FLTCH 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-3) (2) 2x10 BEAM & 7" PLYWOOD FLTCH 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-4) (2) 2x12 BEAM & 7" PLYWOOD FLTCH 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) HTS-20 OR (2) HTS-20 TO LEADER @ BOTTOM
  - (K) EXTEND JACK POST "C" TO FLR. TRUSS BELOW AND SECURE W/ (2) HTS-20 AT TOP CONNECTION & W/ (2) HTS-20 TO LEADER @ BOTTOM
  - (L) EXTEND JACK POST "C" TO CMU BOND BEAM OR SLAB AND SECURE W/ (2) HTS-20 AT TOP CONNECTION & W/ (2) HTS-20 TO LEADER @ BOTTOM
  - (M) EXTEND JACK POST "C" TO FLR. TRUSS BELOW AND SECURE W/ (2) HTS-20 AT TOP CONNECTION & W/ (2) HTS-20 TO LEADER @ BOTTOM
  - (N) SECURE JACK POST "A" W/ (2) MTS-12 AT TOP CONNECTION & (2) 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) MTS-18 @ 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
  - (Q) PROVIDE RECESS H&C WATER W/ DRAIN @ RECESS SPACE
  - (R) PROVIDE RECESS H&C WATER W/ DRAIN @ RECESS SPACE
  - (S) PROVIDE RECESS H&C WATER W/ DRAIN @ RECESS SPACE
  - (T) PROVIDE RECESS H&C WATER W/ DRAIN @ RECESS SPACE
  - (U) PROVIDE RECESS H&C WATER W/ DRAIN @ RECESS SPACE
  - (V) PROVIDE RECESS H&C WATER W/ DRAIN @ RECESS SPACE
  - (W) PROVIDE RECESS H&C WATER W/ DRAIN @ RECESS SPACE
  - (X) PROVIDE RECESS H&C WATER W/ DRAIN @ RECESS SPACE
  - (Y) PROVIDE RECESS H&C WATER W/ DRAIN @ RECESS SPACE
  - (Z) PROVIDE RECESS H&C WATER W/ DRAIN @ RECESS SPACE

- GENERAL NOTES KEY:**
- ABBREVIATIONS:**
- 2 - # OF DOORS
  - 2 - # OF WINDOWS
  - MT - METAL THRESHOLD
  - FR - FRENCH DOORS
  - SL - SIDE LIGHT
  - FC - FIXED GLASS
  - SB - CLASS BLOCK
  - PKT - POCKET DOOR
  - OBG - OBTAINED GLASS
  - TEMP - TEMPERED GLASS
  - SH - SINGLE HUNG
  - DH - DOUBLE HUNG
  - HR - HORIZONTAL ROLLER
  - SP - BYPASS
  - BF - BEHOLD
  - TR - TRANSOM
  - TP - TYPICAL
  - BC - BALL & CATCH
- NOTES:**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE
  2. DO NOT SCALE PERMISS 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 FRCR M1907.2 & FRCM 304.
  5. PROVIDE RECESS H&C WATER W/ DRAIN @ RECESS SPACE
  6. VENT DRYER THRU EXTERIOR WALL U.D.O.
  7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ RECESS SPACE
  8. PROVIDE RECESS H&C WATER W/ DRAIN @ RECESS 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 SPEC.
  12. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
  13. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 1/2" U.N.O.
  14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1/2" U.N.O.
  15. ALL INT. SECOND FLOOR CEILING AT 2'-0" U.N.O.
  16. CMU & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OR IN MORE SHALL BE CONSIDERED SHEAR WALL SVS - SHEAR WALL SEGMENTS.
  17. 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 IBC-902.1.
  18. INSTALL 5/8" TYPE X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP)
  19. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 140 M.P.H.
  20. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
  21. ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. 2'-0" ABOVE FINISHED FLOORING SURFACE PER IBC-2102.2.
  22. ALL EERO / EGRESS OPENINGS SHALL BE IN ACCORDANCE W/ SECTION FRCR-10.
  23. ALL INT. DOORS TO BE 6'-8" TALL U.N.O. OR PER BUILDER / CLIENT UNDERSTANDING OF SECTIONS.
  24. 1/2" GYPSUM BOARD APPLIED TO THE ACCESSIBLE AREA UNDER STAIR SURFACE AND SIDES.
  25. THERMAL BARRIER FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" MIN. DRYWALL, WALLBOARD, 2X12-INCH (16.2 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION TEST AND THE INTEGRITY FIRE TEST OF NFPA 278.
  26. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FRCR-101.
  27. AN EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFASH PANELS (OR SIMILAR).
  28. ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.
  29. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FRCR-1402.4.
  30. FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPING.
  31. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
  32. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS GLASS MAT CYRUL BACKING PANELS (ASTM C117), FIBER-REINFORCED CYRUL PANELS (ASTM C177), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C128) OR NON-ASBESTOS FIBER MAT REINFORCED GEMASTO BACKER UNITS (ASTM C133) SHALL BE USED PER FRCR 1012.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

- WINDOW NOTE KEY:**
- WINDOW SIZE CALLOUT: ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE ABOVE.
- DOOR NOTE KEY:**
- DOOR SIZE CALLOUT: MEASURED IN FEET & INCHES AS PER THE EXAMPLE ABOVE.
- BRG. HT. LEGEND**
- INDICATES A CONCRETE FILLED CELL WITHIN A 6" CMU WALL CONTAINING (1) VERT. REBAR CONT. FROM FOUNDATION SLAB TO BOND BEAM. PROVIDE A MIN. OF 2" LAP ON ALL STEEL REINFORCING BARS. (MIN. REBAR GRADE 60.)
  - INDICATES BRG. WALL
  - INDICATES 1-HR. BRG. HT.
  - 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 L
1st floor:	701 sf
2nd floor:	1,003 sf
<b>Total Living:</b>	<b>1,704 sf</b>
entry:	16 sf
garage:	386 sf
mechanical:	10 sf
<b>Total Area:</b>	<b>2,116 sf</b>
opt. cov. patio:	60 sf

**Floor Plan**

SCALE 1/4" = 1'-0"

ISSUE DATE: 02/10/2023

REVISIONS:

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

FLOOR PLAN  
**A007**

815 Orienta Ave., Suite #1040  
Altamonte Springs, FL 32701  
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Fax: (407) 629-6776  
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**MJS** designers group  
residential-commercial-architecture

**AIB**  
DESIGNED FOR AND BY ASSOCIATION

**GOBA**  
DESIGNED FOR AND BY ASSOCIATION

**5-Unit: (Orlando-Raised Heel)**  
Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln

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

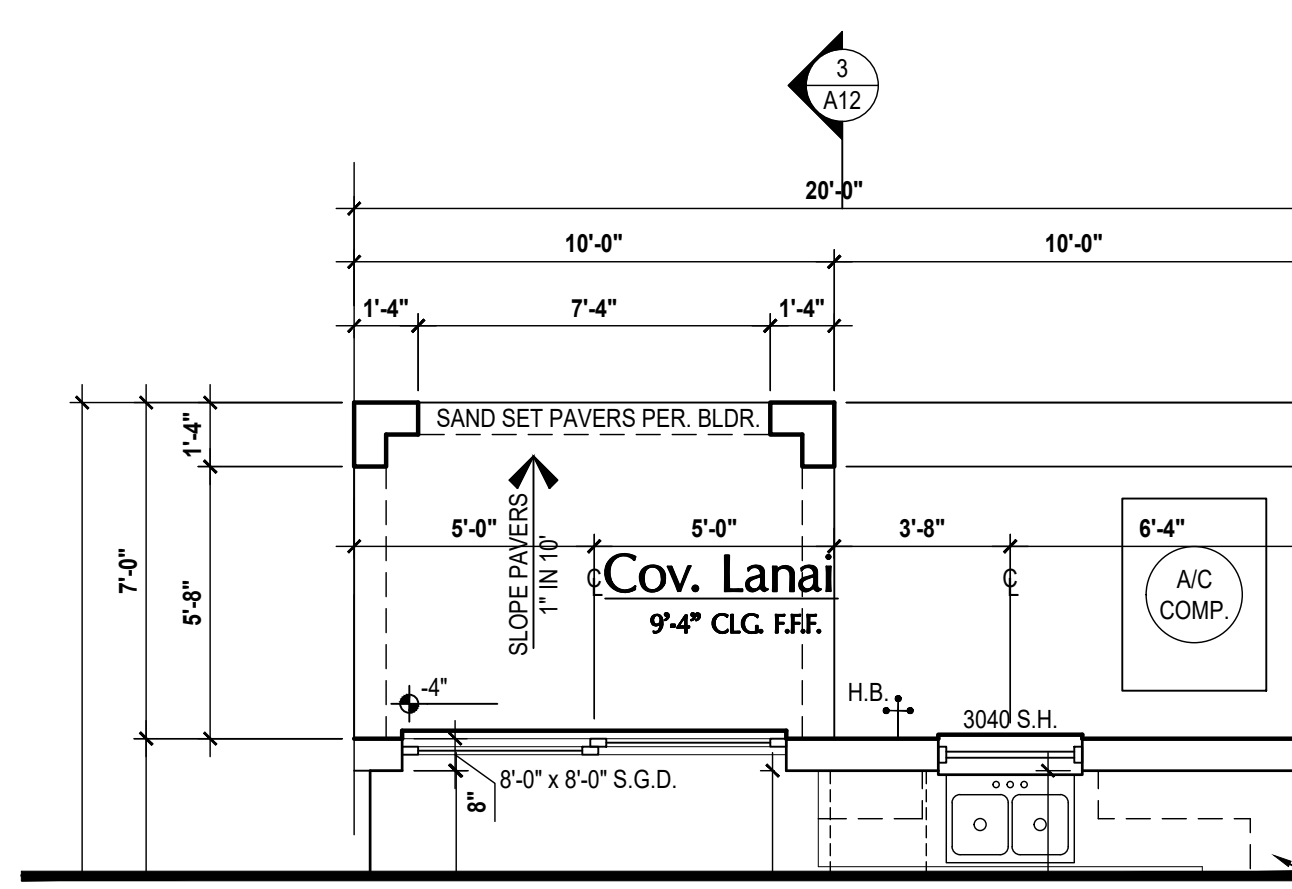
**Park Square HOMES**

ISSUE DATE: 02/10/2023

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

FLOOR PLAN  
**A007**

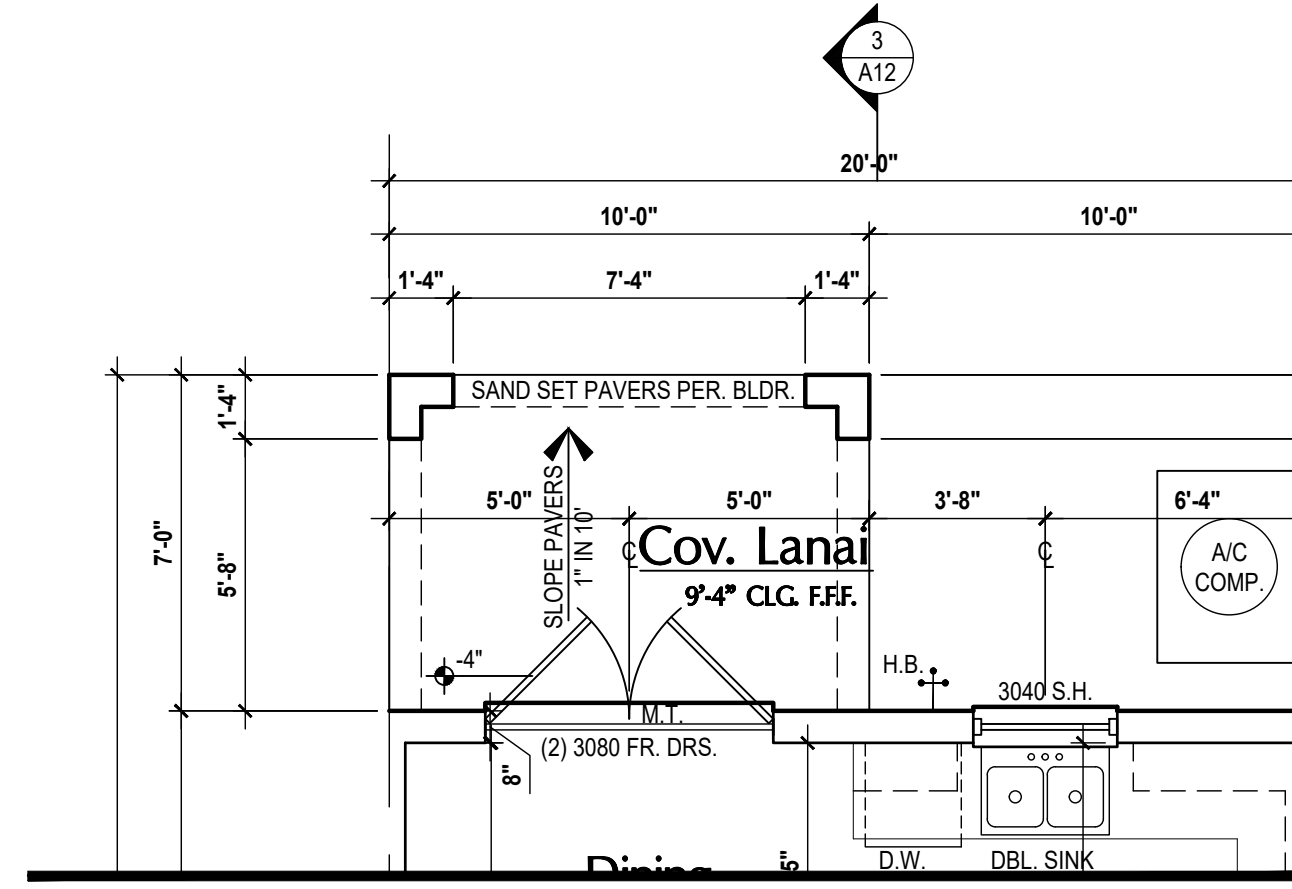




Washington Rev. - First Floor Plan

(Opt. Lanai w/ S.G.D.)

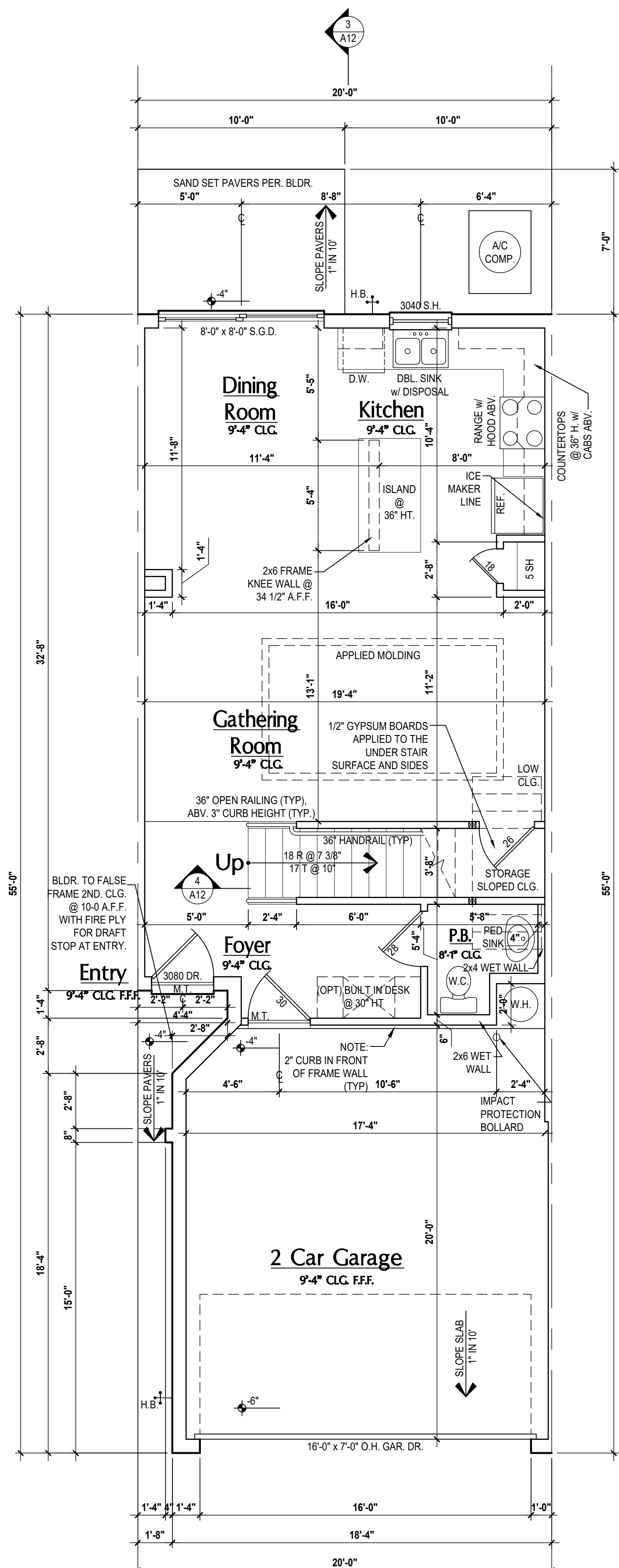
SCALE: 1/4" = 1'-0"



Washington Rev. - First Floor Plan

(Opt. Lanai w/ FR. DR.)

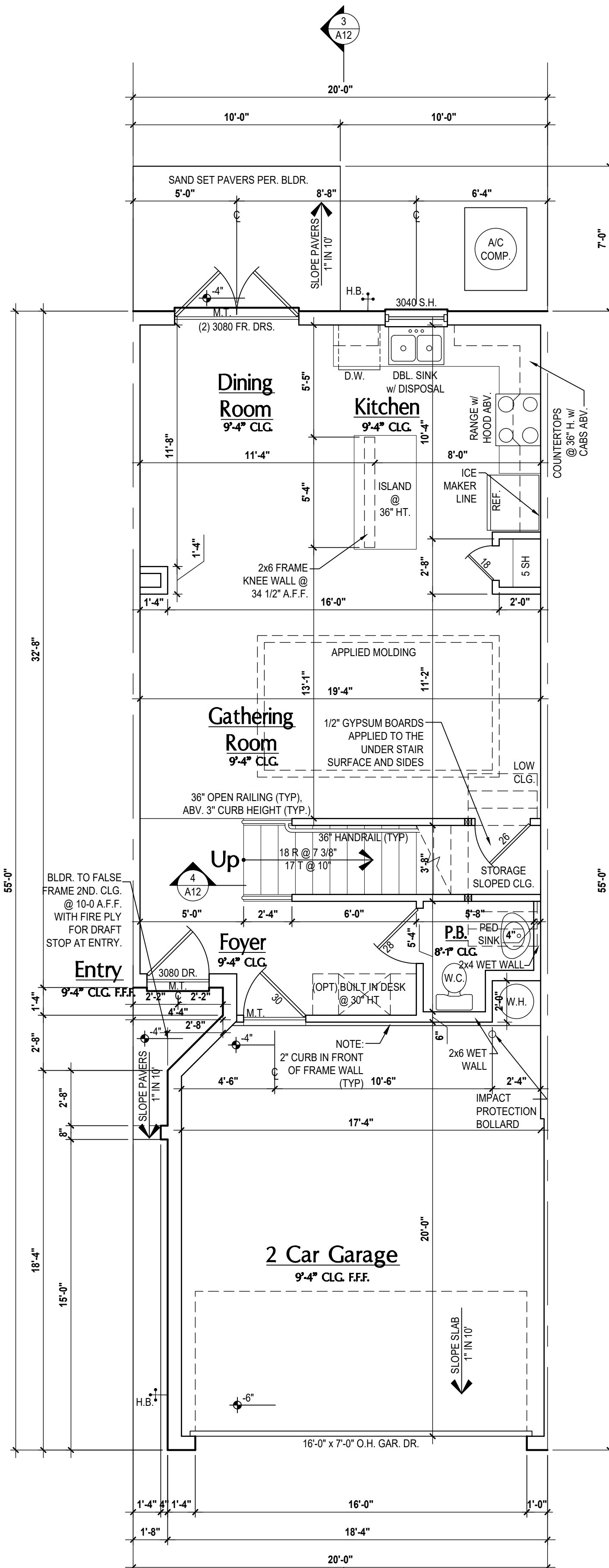
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Washington Rev. - First Floor Plan

(Standard)

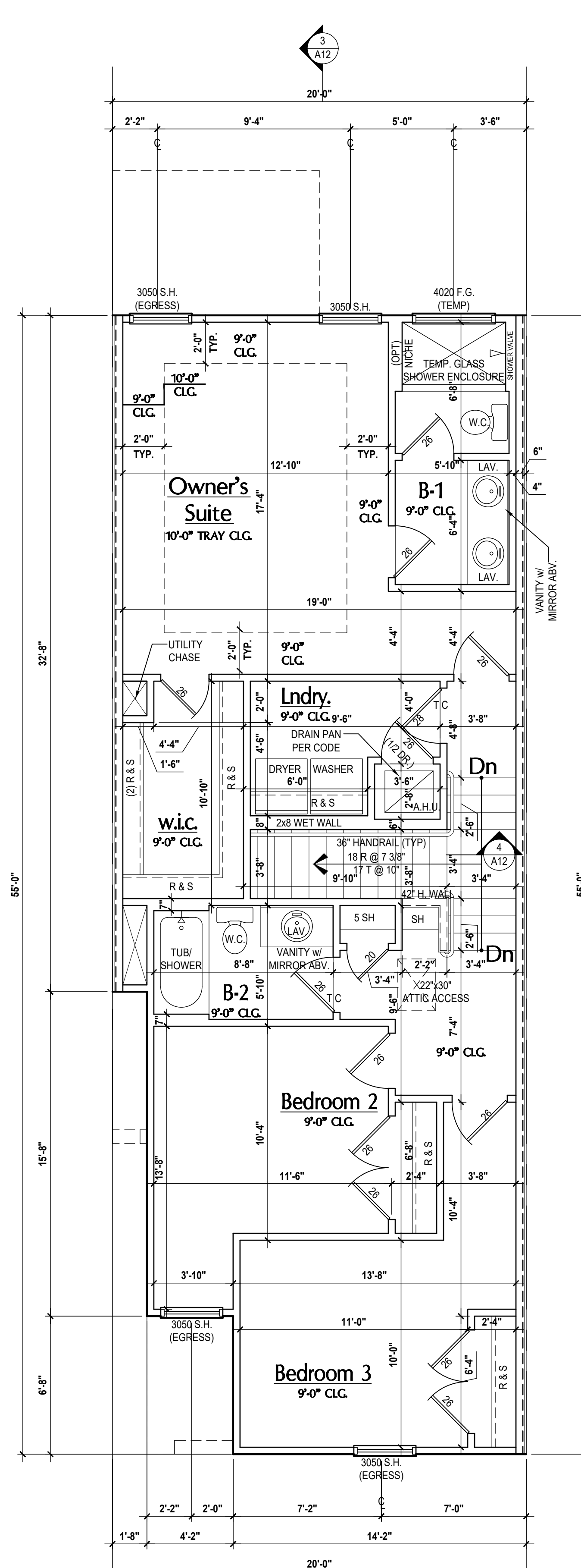
SCALE: 1/4" = 1'-0"



Washington Rev. - First Floor Plan

(Opt. FR. DR.)

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



Washington Rev. - 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' 1.8E PARALLAM PSL POST
- (D) 5 1/4" x 5 1/4" 1.8E 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-1) (2) 1" x 12' L.V.L. HEADERS W/ (2) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HDR. TO STUDS W/ (3) MSTA-24 AT THE TOP AND W/ (2) SP-1 @ BOTTOM
- (H-2) (2) 2x10 BEAM & 2 PLYWOOD FLITCH 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-3) (2) 2x6 BEAM & 2 PLYWOOD FLITCH 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-4) (2) 2x12 BEAM & 2 PLYWOOD FLITCH 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-5) 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 TO 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) MSTA-30 OR (2) HTS-20 TO FLR. TRUSS @ 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) HTS-4 OR HTT-4 INVERTED W/ 1" A.T.R.
- (N) SECURE JACK POST "A" W/ (2) MTS-12 AT TOP CONNECTION & (2) 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) MTS-16 @ BOTTOM
- (P) EXTEND JACK POST "C" TO (2) 1" x 12' L.V.L. BEAM 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) HB3581188
- (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 TO 1ST. FLR. JACK POST "A" AT BTM. CONNECTION

- ### GENERAL NOTES KEY:
- ABBREVIATIONS:
- 2 - # OF WINDOWS
  - MT - METAL THRESHOLD
  - FR - FRENCH DOORS
  - BL - SIDE LIGHT
  - GL - GLASS BLOCK
  - PKT - POCKET DOOR
  - OB - OBSCURED GLASS
  - TEMP - TEMPERED GLASS
  - SH - SINGLE HUNG
  - DH - DOUBLE HUNG
  - HR - HORIZONTAL ROLLER
  - BP - BYPASS
  - BF - BFOLD
  - TR - TRANSOM
  - TYP - TYPICAL
  - BC - BALL & CATCH
- NOTES:
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
  - DO NOT SCALE PRINTS. CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY CORRECTIONS 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 FIG. M307.2 & FIG. M304.
  - PROVIDE RECESS HEC WATER W/ DRAIN @ WASHER SPACE.
  - VENT DRYER THRU EXTERIOR WALL U.O.
  - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
  - PROVIDE RECESS HEC WATER W/ DRAIN @ WASHER SPACE.
  - SAG RESISTANT DRYWALL ON ALL CEILING.
  - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
  - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISHES.
  - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3 1/2" U.O.
  - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1 1/2" U.O.
  - ALL INT. FIRST FLOOR CEILING AT 8'-0" U.O.
  - ALL INT. SECOND FLOOR CEILING AT 8'-0" U.O.
  - CMU & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNDESIRABLE LENGTH OF 10' OR MORE SHALL BE CONSIDERED SHEAR WALLS SWS - SHEAR WALL SEGMENTS.
  - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR FIBERGLASS CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FIG. R302.5.1.
  - INSTALL 5/8" TYPE X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP.).
  - ALL TUB & SHOWER UNITS HAVE ANTI-SCALDING DEVICES INSTALLED.
  - 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 REFERRED PER FIG. R312.2.
  - ALL EGRESS OPENING SHALL BE IN ACCORDANCE W/ SECTION FIG. R310.
  - ALL INT. DOORS TO BE 6'-4" TALL U.O. OR PER BUILDER / CLIENT.
  - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
  - 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 NOT LESS THAN 1/2" MINIMUM GYPSUM WALLBOARD, 2X12 INCH (18.2 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 MPA 275.
  - ADDRESS NOTATION SHALL BE IN ACCORDANCE W/ SECTION FIG. R318.
  - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICK-FLASH 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 FIG. R42.4.
  - FILL VOID 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 BACKING PANELS (ASTM C776), FIBER REINFORCED GYPSUM PANELS (ASTM C1274), NON-ASBESTOS FIBER CEMENT BACKER BOARD (ASTM C1208) OR NON-ASBESTOS FIBER MAT REINFORCED CEMENTitious BACKER UNITS (ASTM C1325) SHALL BE USED PER FIG. R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

- ### WINDOW NOTE KEY:
- WINDOW SIZE CALLOUT:
- 2000 = 2'-0" x 4'-0"
  - 2000 = 2'-0" x 4'-0"
  - 2000 = 2'-0" x 4'-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"
  - 30 = 3'-0"
  - 40 BF = 4'-0" BIFOLD
  - 50 BF = 5'-0" BIFOLD
  - 60 BF = 6'-0" BIFOLD
  - 80 = 8'-0"
- ### BRG. HT. LEGEND
- INDICATES BRG. WALL
  - INDICATES BRG. HT.
  - INDICATES 1-HR. FIREWALL
  - INDICATES 2-HR. FIREWALL
  - FOUNDATION
  - 2-STORY BRG. FOOTING
  - INDICATES 1-HR. FIREWALL
  - INDICATES 2-HR. FIREWALL

### WINDOW NOTE KEY:

WINDOW SIZE CALLOUT:

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

### DOOR NOTE KEY:

DOOR SIZE CALLOUT:

INDICATES BRG. WALL

INDICATES BRG. HT.

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
<b>Total Living:</b>	<b>1,648 sf</b>
entry:	30 sf
garage:	377 sf
mechanical:	8 sf
<b>Total Area:</b>	<b>2,063 sf</b>
opt. cov. patio:	60 sf

### Floor Plan

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

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GOVERNMENTAL BUILDING DESIGN

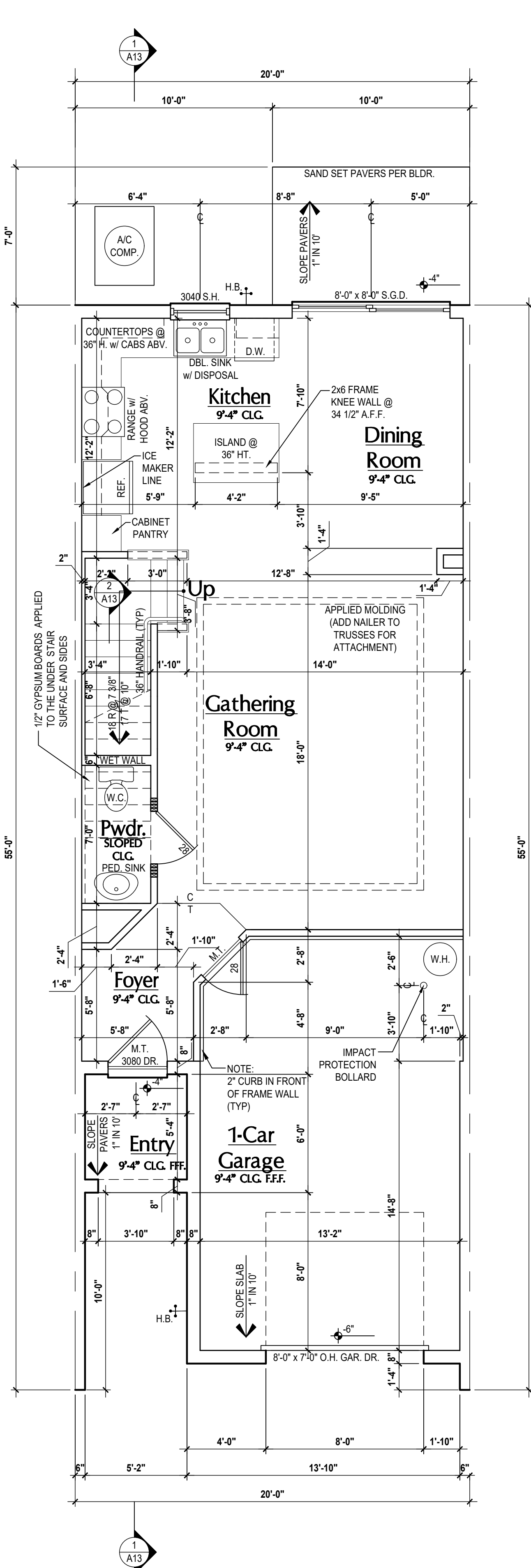
**5-Unit: (Orlando-Raised Heel)**  
Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln

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

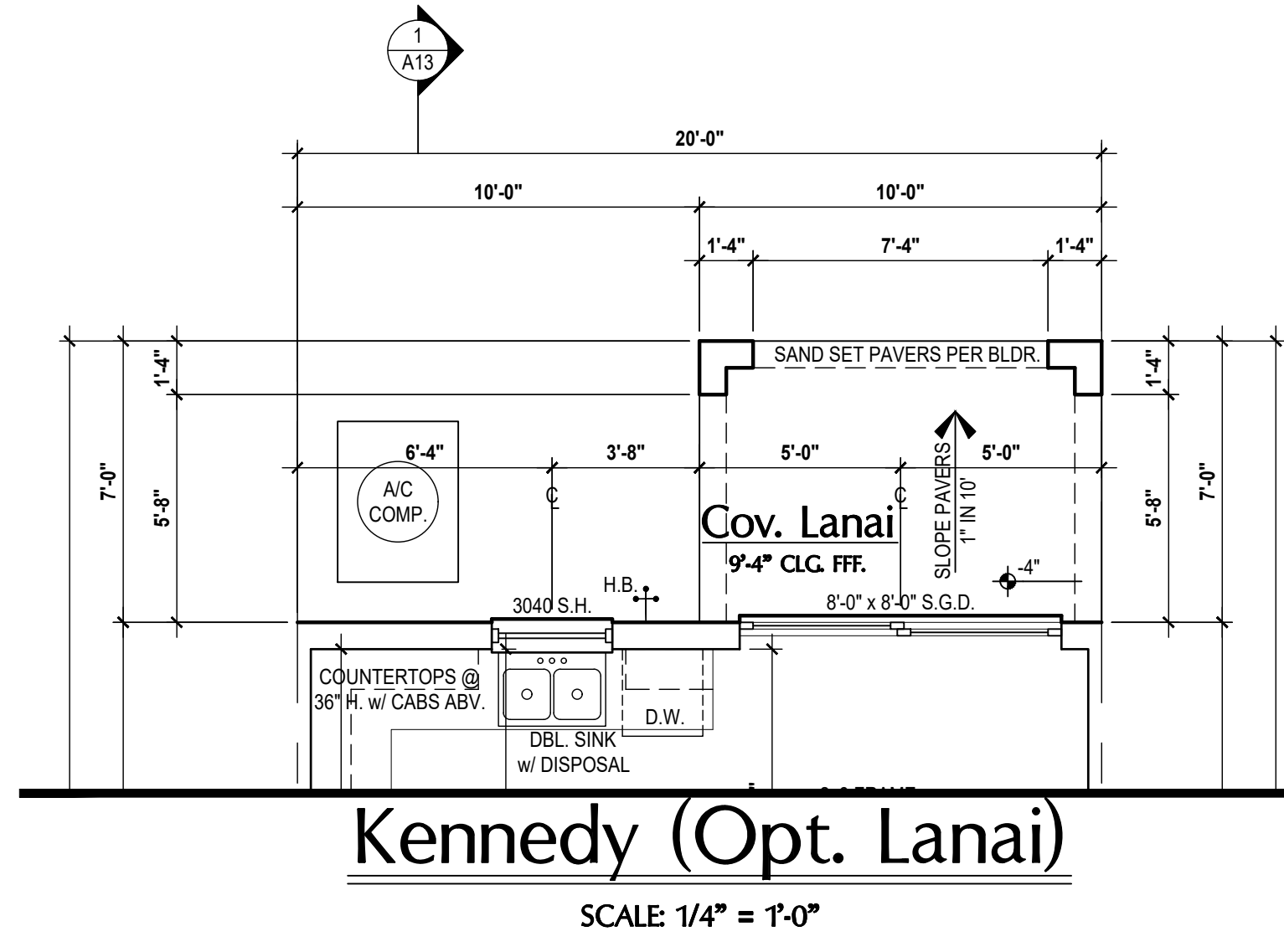
**Park Square HOMES**

ISSUE DATE: 02/10/2023  
REVISIONS:  
PROJECT: 00-0000  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS  
FLOOR PLANS  
**A5**

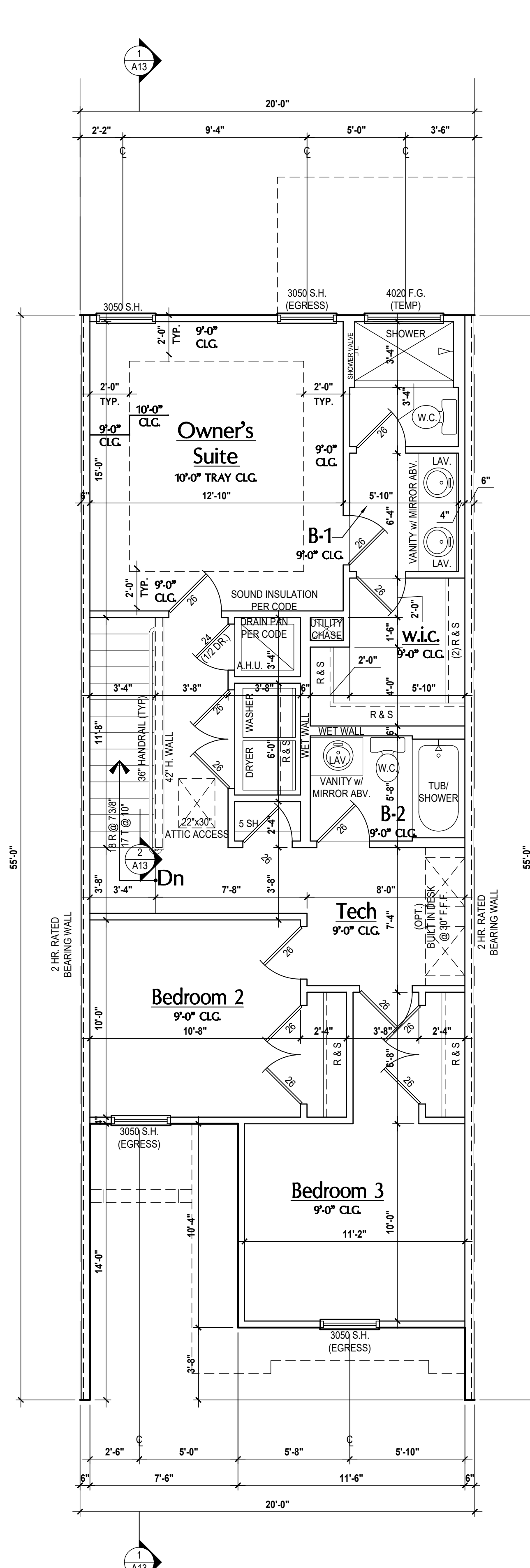




**Kennedy First Floor**  
SCALE: 1/4" = 1'-0"



**Kennedy (Opt. Lanai)**  
SCALE: 1/4" = 1'-0"



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

- (J) 2x JACK POST
- (K) 2x JACK POST
- (L) 3 1/2" x 7 1/8" PARALLAM PSL POST
- (M) 5 1/4" x 5 1/4" 1.8E PARALLAM PSL POST
- (N) 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
- (O) 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
- (P) 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
- (Q) (1) 1" x 12" L.V.L. HEADERS W/ (2) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HDR. TO STUDS W/ (2) MSTA-24 AT THE TOP AND W/ (3) SP-1 @ BOTTOM
- (R) (2) 2x10 BEAM & 2 PLYWOOD FLITCH 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
- (S) (2) 2x8 BEAM & 2 PLYWOOD FLITCH 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
- (T) (2) 2x12 BEAM & 2 PLYWOOD FLITCH W/ (2) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE KING STUDS W/ SP-4 TOP & BTM. & SECURE HDR. TO JACK STUDS W/ (2) MSTA-24 AT THE TOP AND W/ (2) SP-4 @ BOTTOM
- (U) SECURE JACK POST "B" W/ (2) MTS-12 AT TOP CONNECTION & (3) SP-4 @ BOTTOM ATTACHED W/ (14) 10# M.S.S.
- (V) 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
- (W) 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
- (X) EXTEND JACK POST "C" TO CMU BOND BEAM OR SLAB AND SECURE W/ (2) HTS-20 AT TOP CONNECTION & W/ HT-4 OR HT-5 @ BOTTOM
- (Y) 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) HTS-5 OR HTT-4 INVERTED W/ 1" A.T.R.
- (Z) SECURE JACK POST "A" W/ (2) MTS-12 AT TOP CONNECTION & (2) SP-4 @ BOTTOM
- (AA) SECURE JACK POST "A" TO FLR. TRUSS BELOW W/ (2) SP-4 AT TOP CONNECTION. PER FIELD CONDITIONS. USE (2) MSTA-30 OR (2) MTS-16 @ BOTTOM
- (AB) EXTEND JACK POST "C" TO (2) 1" 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) HB3561188
- (AC) EXTEND JACK POST "A" TO FLR. TRUSS BELOW AND SECURE W/ (2) MSTA-30 AT TOP & BOTTOM
- (AD) SECURE 2ND. FLR. JACK POST "A" TO PRE-ENG. ROOF TRUSS W/ (1) MTS-12 AT TOP CONNECTION & (1) MSTA-24 TO 1ST. FLR. JACK POST "A" AT BTM. CONNECTION

- GENERAL NOTES KEY:**
- ABBREVIATIONS:**
- 2 - # OF DOORS
  - # - # OF WINDOWS
  - MT - METAL THRESHOLD
  - FR - FRENCH DOORS
  - SL - SLIDE LIGHT
  - FG - FIXED GLASS
  - OR - GLASS BLOCK
  - PKT - POCKET DOOR
  - OB - OBSCURED GLASS
  - TEMP - TEMPERED GLASS
  - SH - SINGLE HUNG
  - DH - DOUBLE HUNG
  - HR - HORIZONTAL ROLLER
  - BP - BYPASS
  - BF - BEFLD
  - TR - TRANSOM
  - TYP - TYPICAL
  - BC - BALL & CATCH
- NOTES:**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
  2. DO NOT SCALE PRINTS. CONSTRUCTION TO BE FROM LOCATED 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 CONDENSATE UNIT TO BE ANCHORED TO SLAB PER CODE FIG-R M307.2 & FIG-M 304.
  5. PROVIDE RECESS H2O 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 H2O 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 FINISHES.
  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. ALL INT. FIRST FLOOR CEILINGS AT 10'-0" U.O.
  16. ALL INT. SECOND FLOOR CEILINGS AT 10'-0" U.O.
  17. C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 10' OR MORE SHALL BE CONSIDERED SHEAR WALLS SWS - SHEAR WALL SEGMENTS.
  18. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR FIBERGLASS CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FIG-R302.5.1.
  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 WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
  22. ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 20" ABOVE FINISHED FLOOR BEING REFERRED PER FIG-R312.2.
  23. ALL EGRESS OPENINGS SHALL BE IN ACCORDANCE W/ SECTION FIG-R310.
  24. ALL INT. DOORS TO BE 6'-4" TALL U.O. OR PER BUILDER / CLIENT.
  25. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
  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 NOT LESS THAN 1/2" MINIMUM GYPSUM WALLBOARD, 2 1/2" MIN. (1 1/2" MIN.) 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 INTERIORITY FIRE TEST OF NFPA-278.
  28. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FIG-R318.
  29. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUACKFLASH 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 FIG-EC R402.2.4.
  32. FILL JOYS 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 C176), FIBER REINFORCED GYPSUM PANELS (ASTM C1278), NON-ARRESTOS FABRIC CEMENT BACKER BOARD (ASTM C1281) OR NON-ARRESTOS FIBER MAT REINFORCED GYPSUM BACKER UNITS (ASTM C1282) SHALL BE USED PER FIG-R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

- WINDOW NOTE KEY:**
- WINDOW SIZE CALLOUT: ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
- DOOR NOTE KEY:**
- DOOR SIZE CALLOUT: ALL DOOR CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
- 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 K
1st floor:	687 sf
2nd floor:	885 sf
<b>Total Living:</b>	<b>1,572 sf</b>
entry:	34 sf
garage:	303 sf
mechanical:	9 sf
<b>Total Area:</b>	<b>1,918 sf</b>
opt. cov. patio:	60 sf

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

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THOMPSON ENGINEERING GROUP, INC.  
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www.mteg.com

**MJS**  
designers group  
residentialcommercialarchitecture

**AI** **BID**

**GOBA**  
SERIAL BRAND BELIEVED ECONOMY

**5-Unit: (Orlando-Raised Heel)**  
Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln

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

**Park Square HOMES**

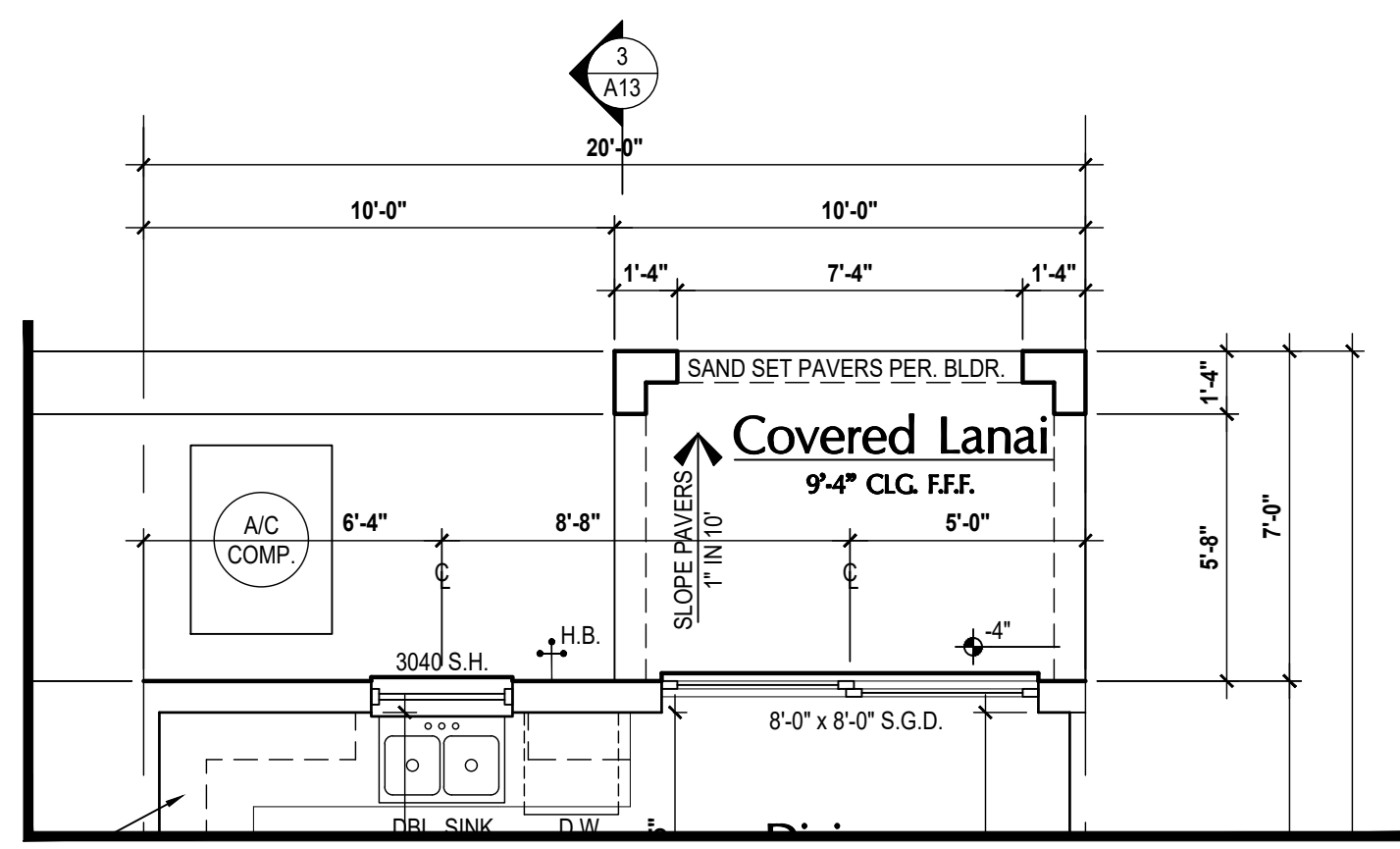
ISSUE DATE: 02/10/2023  
REVISIONS:

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

FLOOR PLANS  
**A6**

SMALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND M.S. INC. MUST BE NOTIFIED IN WRITING OF ANY CHANGES TO THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.

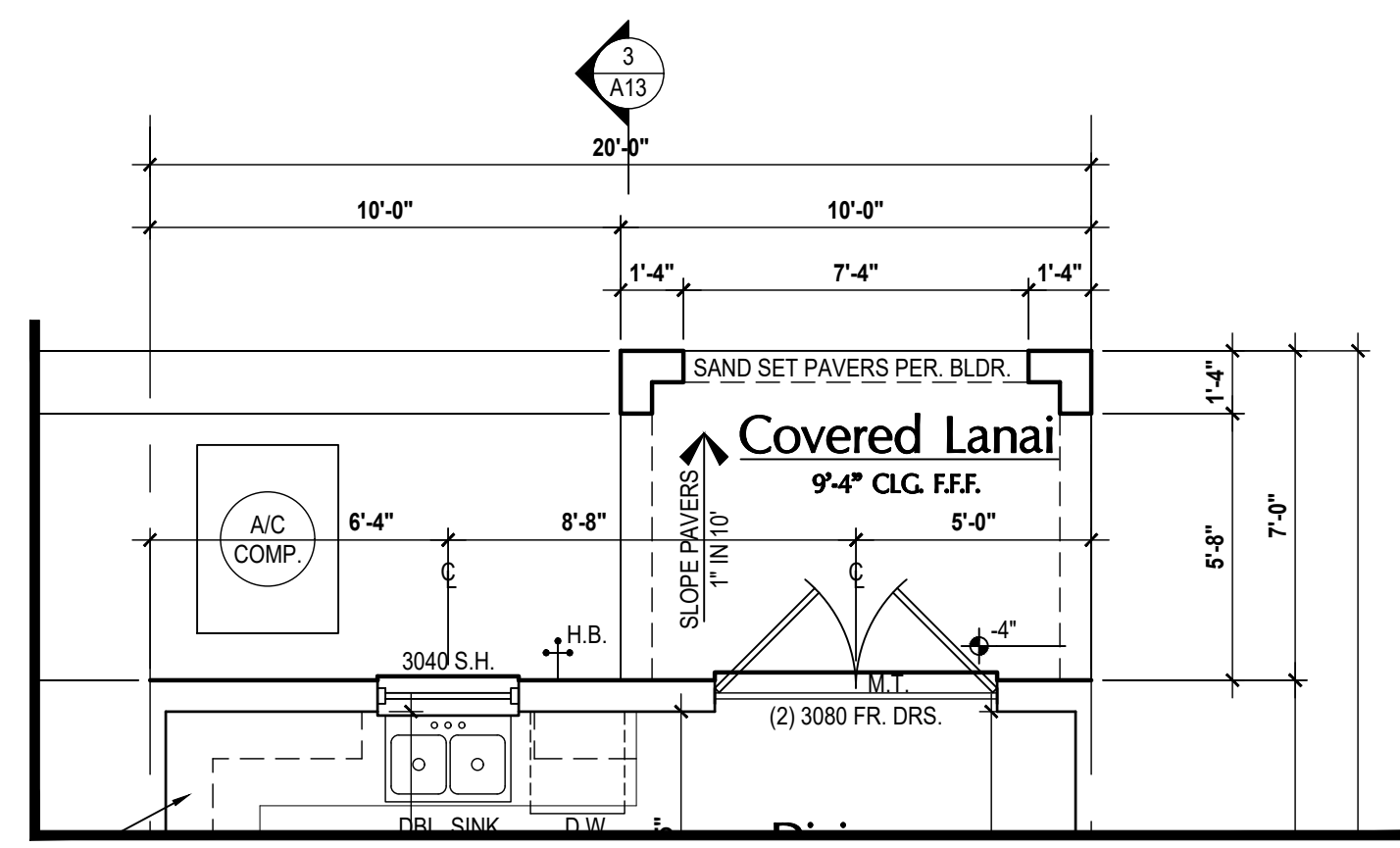




Washington- First Floor Plan

(Opt. Lanai w/ S.G.D.)

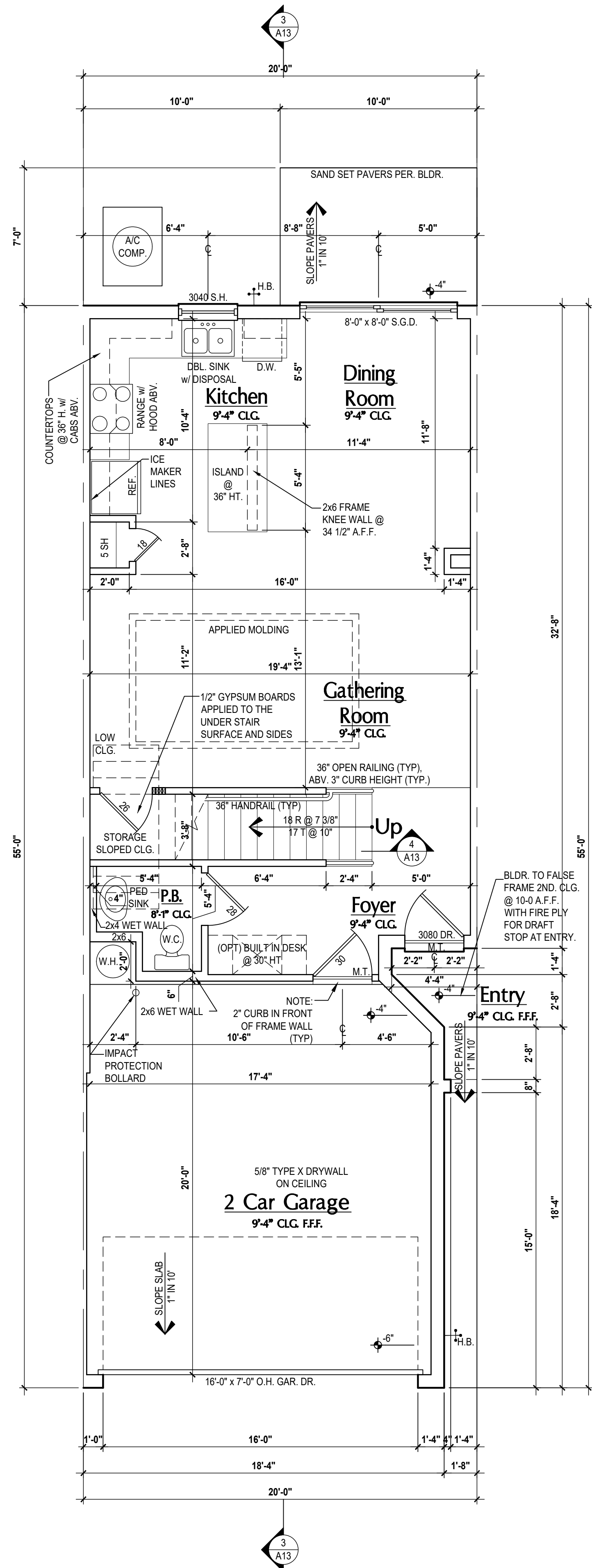
SCALE: 1/4" = 1'-0"



Washington- First Floor Plan

(Opt. Lanai w/ FR. DR.)

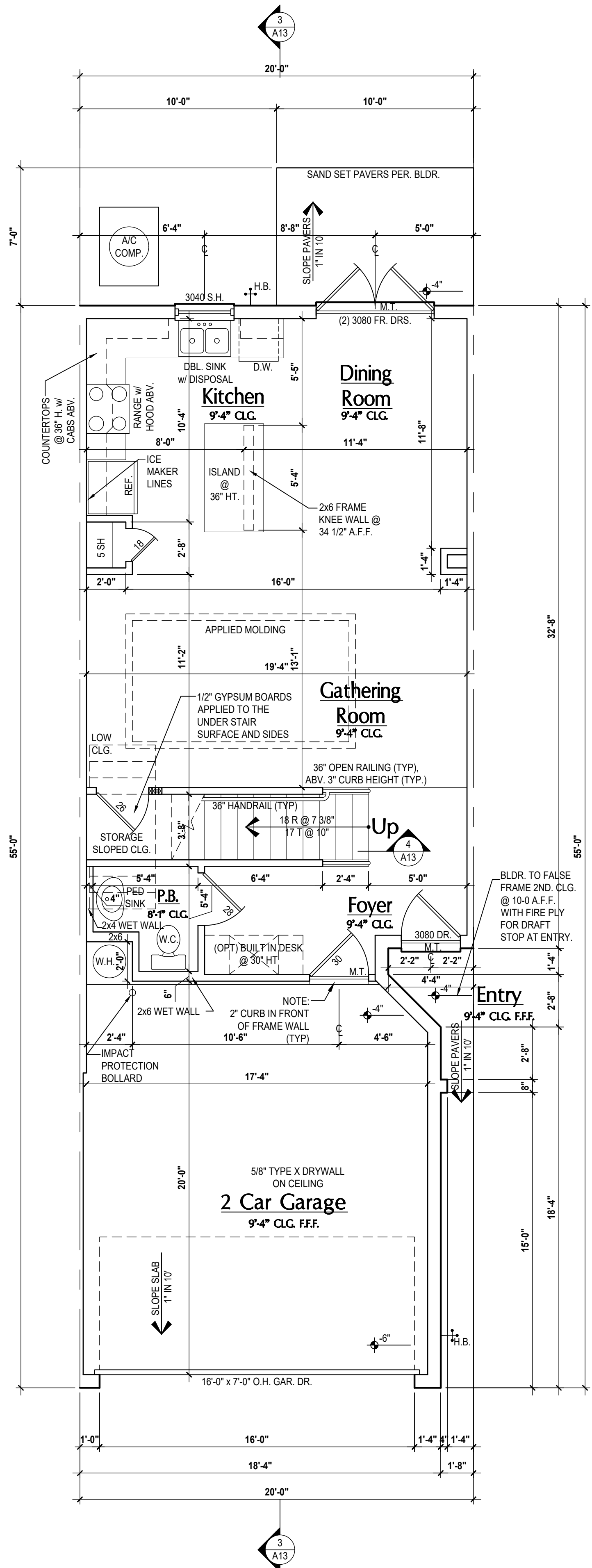
SCALE: 1/4" = 1'-0"



Washington- First Floor Plan

(Standard)

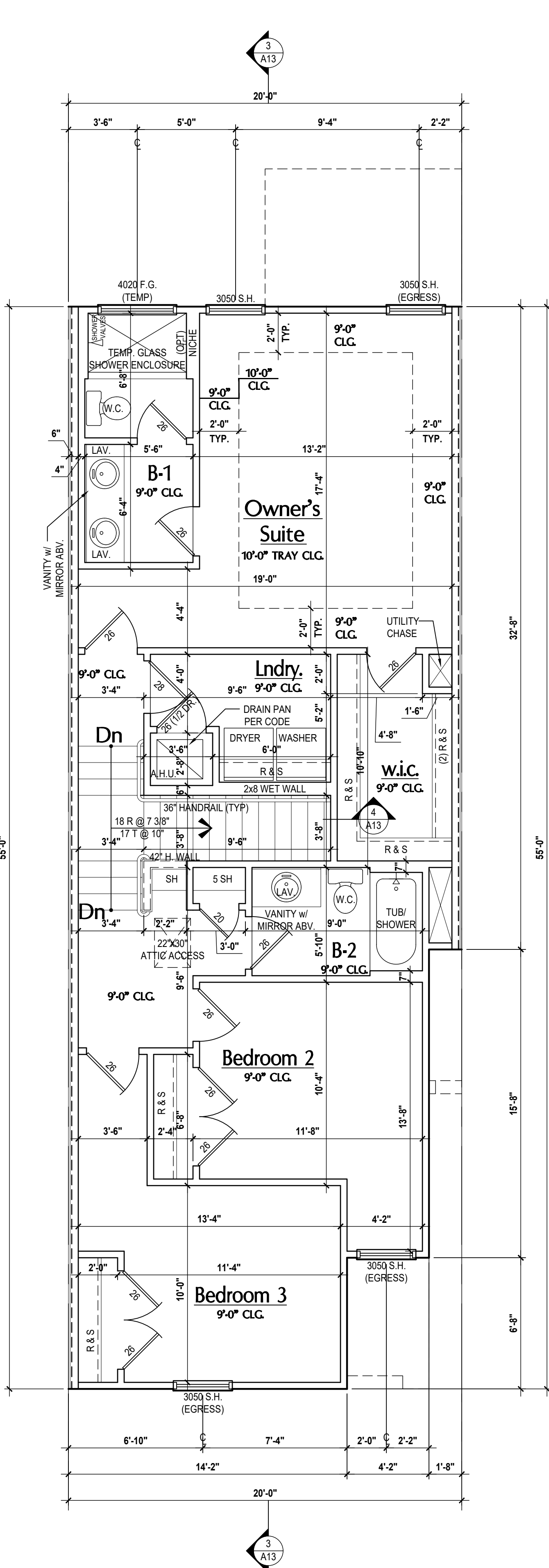
SCALE: 1/4" = 1'-0"



Washington- First Floor Plan

(Opt. FR. DR.)

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



Washington- Second Floor Plan

(Standard)

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

- GENERAL NOTES KEY:**
- (A) (2) 2x JACK POST
  - (B) (3) 2x JACK POST
  - (C) 3 1/2" x 1.8E PARALLAM PSL POST
  - (D) 5 1/4" x 5 1/4" 1.8E 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-1) (2) 1" x 12" L.V.L. HEADERS W/ (2) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HDR. TO STUDS W/ (2) MSTA-24 AT THE TOP AND W/ (2) SP-1 @ BOTTOM
  - (H-2) (2) 2x10 BEAM & 2 PLYWOOD FLITCH 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-3) (2) 2x6 BEAM & 2 PLYWOOD FLITCH 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-4) (2) 2x12 BEAM & 2 PLYWOOD FLITCH 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-5) 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 TO 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) MSTA-30 OR (2) HTS-20 TO L.V.L. @ BOTTOM. SECURE L.V.L. TO PRE-ENG. TRUSSES W/ (2) HB3561188
  - (M) EXTEND JACK POST "C" TO L.V.L. / 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. INVERTED W/ 1" A.T.R.
  - (N) SECURE JACK POST "A" W/ (2) MTS-12 AT TOP CONNECTION & (2) 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) MTS-16 @ BOTTOM
  - (P) EXTEND JACK POST "C" TO (2) 1" 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 L.V.L. TO PRE-ENG. TRUSSES W/ (2) HB3561188
  - (Q) EXTEND JACK POST "C" 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-30 TO 1ST. FLR. JACK POST "A" AT BTM. CONNECTION

- GENERAL NOTES KEY:**
- ABBREVIATIONS:**
- 2 - # OF WINDOWS
  - HT - METAL THRESHOLD
  - FR - FRENCH DOORS
  - BL - SIDE LIGHT
  - GL - FIXED GLASS
  - OB - GLASS BLOCK
  - PKT - POCKET DOOR
  - OB - OBSCURED GLASS
  - TEMP - TEMPERED GLASS
  - SH - SINGLE HUNG
  - DH - DOUBLE HUNG
  - HR - HORIZONTAL ROLLER
  - BP - BYPASS
  - BF - BIFOLD
  - TR - TRANSOM
  - TR - TYPICAL
  - BC - BALL & CATCH
- NOTES:**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
  2. DO NOT SCALE PRINTS. CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS. 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 CONDENSING UNIT TO BE ANCHORED TO SLAB PER CODE FIG. M307.2 & FIG. M304.
  5. PROVIDE RECESS HED WATER W/ DRAIN & WASHER SPACE.
  6. VENT DRYER TRU EXTERIOR WALL U.O.
  7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
  8. PROVIDE RECESS HED 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 FINISHES.
  12. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3 1/2" U.O.
  13. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1 1/2" U.O.
  14. ALL INT. FIRST FLOOR CEILINGS AT 8'-0" U.O.
  15. ALL INT. SECOND FLOOR CEILINGS AT 8'-0" U.O.
  16. CMU & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 10' OR MORE SHALL BE CONSIDERED SHEAR WALLS & SHEAR WALL SEGMENTS.
  17. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1 1/2" U.O.
  18. ALL INT. SECOND FLOOR CEILINGS AT 8'-0" U.O.
  19. CMU & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 10' OR MORE SHALL BE CONSIDERED SHEAR WALLS & SHEAR WALL SEGMENTS.
  20. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ A 20 MIN. FIRE RATED SOLID WOOD OR MINERALS CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FIG. R02.5.1.
  21. INSTALL 5/8" TYPE X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP.).
  22. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 140 M.P.H.
  23. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
  24. ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVED PER FIG. R12.2.
  25. ALL EERO / EGRESS OPENING SHALL BE IN ACCORDANCE W/ SECTION FIG. R310.
  26. ALL INT. DOORS TO BE 6'-4" TALL U.O. OR PER BUILDER / CLIENT.
  27. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
  28. 1/2" GYPSUM BOARD APPLIED TO THE ACCESSIBLE AREA UNDER STAIR SURFACE AND SIDES.
  29. THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" MINIMUM GYPSUM WALLBOARD, 2X12 INCH (18.2 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 M.F.P.A. 275.
  30. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FIG. R310.
  31. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH GROUND-FLOOR PANELS (OR SIMILAR).
  32. ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.
  33. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FIG. R42.2.4.
  34. FILL VOID OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
  35. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
  36. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C778), FIBER REINFORCED GYPSUM PANELS (ASTM C778), NON-ABRASIVE FABRIC CEMENT BACKER BOARD (ASTM C128) OR NON-ABRASIVE FIBER MAT REINFORCED CONCRETE/BACKER UNITS (ASTM C128) SHALL BE USED PER FIG. R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

**WINDOW NOTE KEY:**

- WINDOW SIZE CALLOUT:**
- ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
  - 2000 = 2'-0" x 0'-0"
  - 2400 = 2'-0" x 4'-0"
  - 2800 = 2'-8" x 0'-0"
  - 3000 = 2'-0" x 0'-0"

**DOOR NOTE KEY:**

- DOOR SIZE CALLOUT:**
- 20 = 2'-0"
  - 24 = 2'-4"
  - 28 = 2'-8"
  - 30 = 3'-0"
  - 40 = 4'-0" BIFOLD
  - 50 = 5'-0" BIFOLD
  - 60 = 6'-0" BIFOLD
  - 80 = 8'-0" BIFOLD

**BRG. HT. LEGEND**

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

**Area Tabulations**

Living:	Unit	sq ft
1st floor:		682
2nd floor:		966
<b>Total Living:</b>		<b>1,648</b>
entry:		30
garage:		377
mechanical:		8
<b>Total Area:</b>		<b>2,063</b>
opt. cov. patio:		60

**Floor Plan**

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

**MTEG**  
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www.mjsdesignersgroup.com  
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**AI**  
**BD**

**GOBA**  
SERVICES (ORLANDO) LLC

**5-Unit: (Orlando-Raised Heel)**  
Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln  
Building Plat. #XX  
Lot# XX-XX, Subdivision  
Street Address  
City, State, Zip Code

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

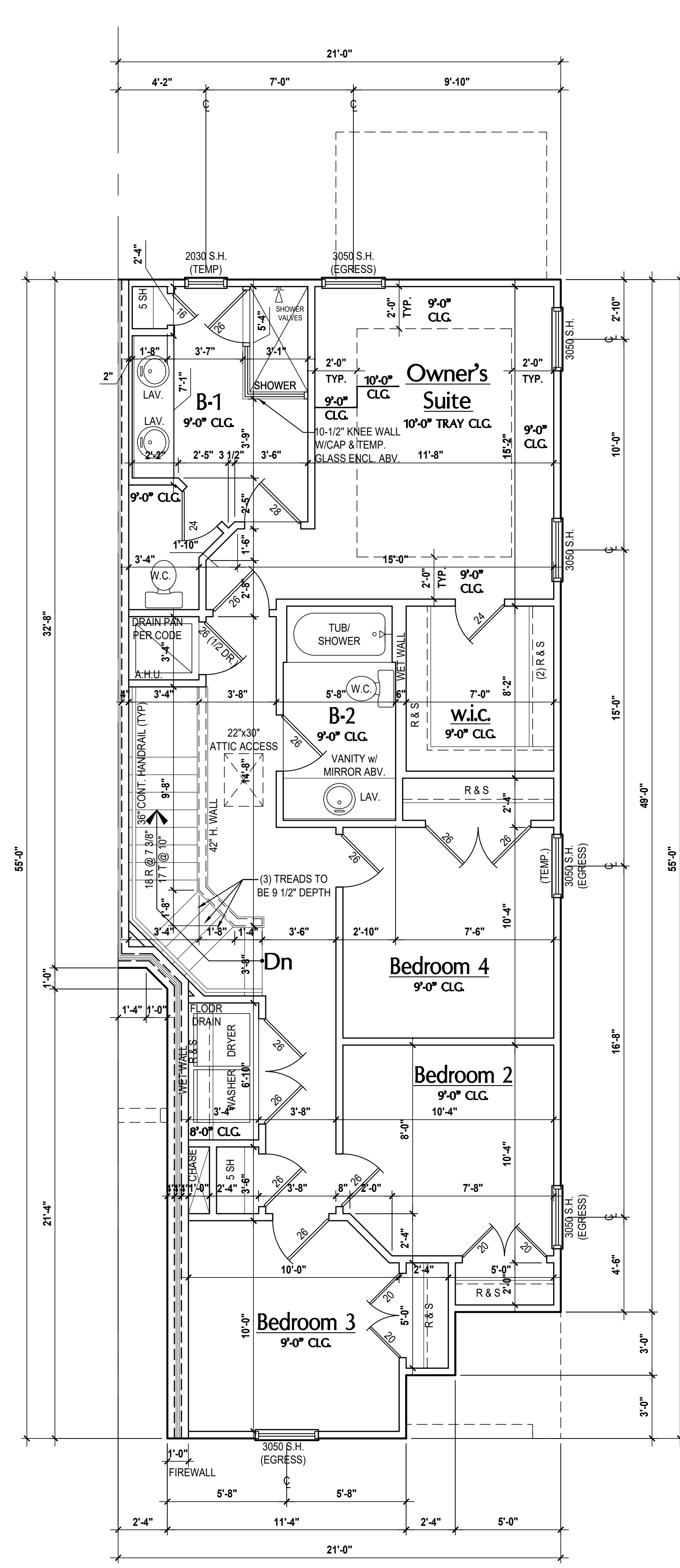
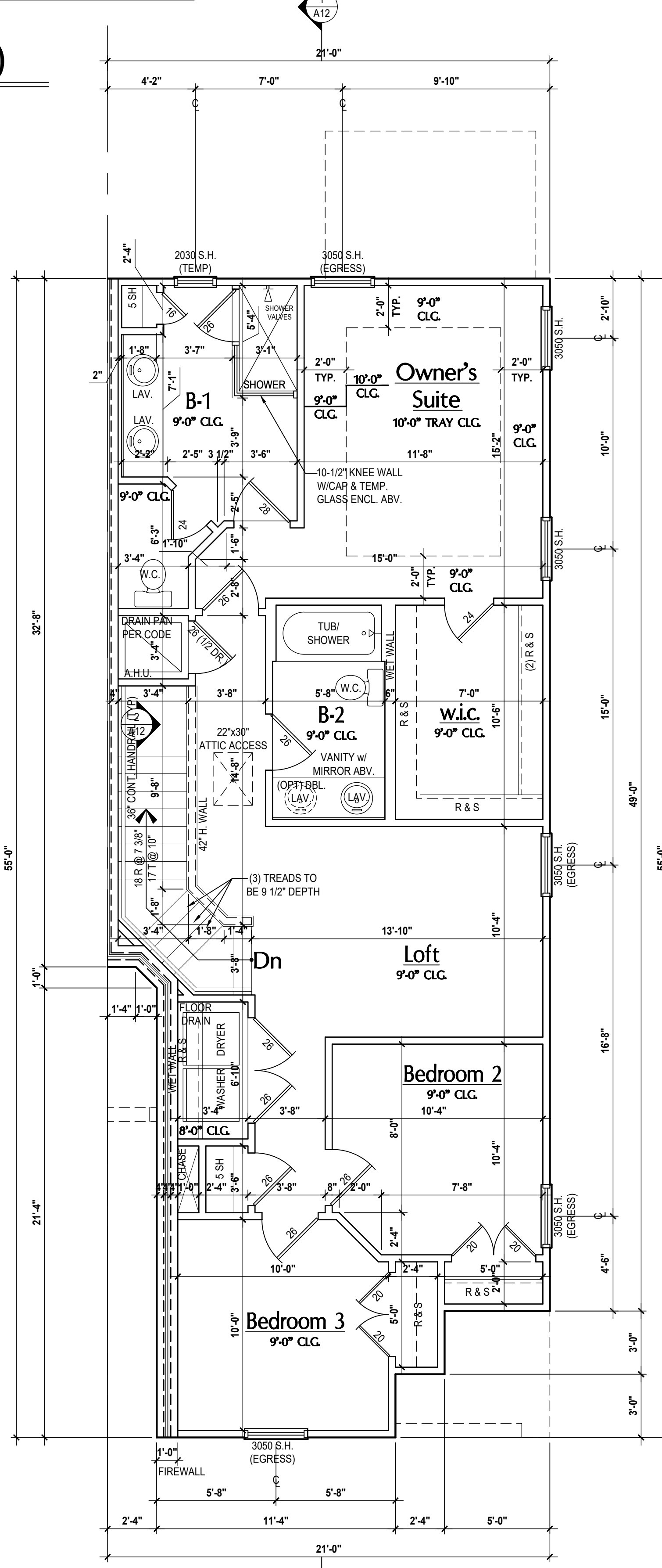
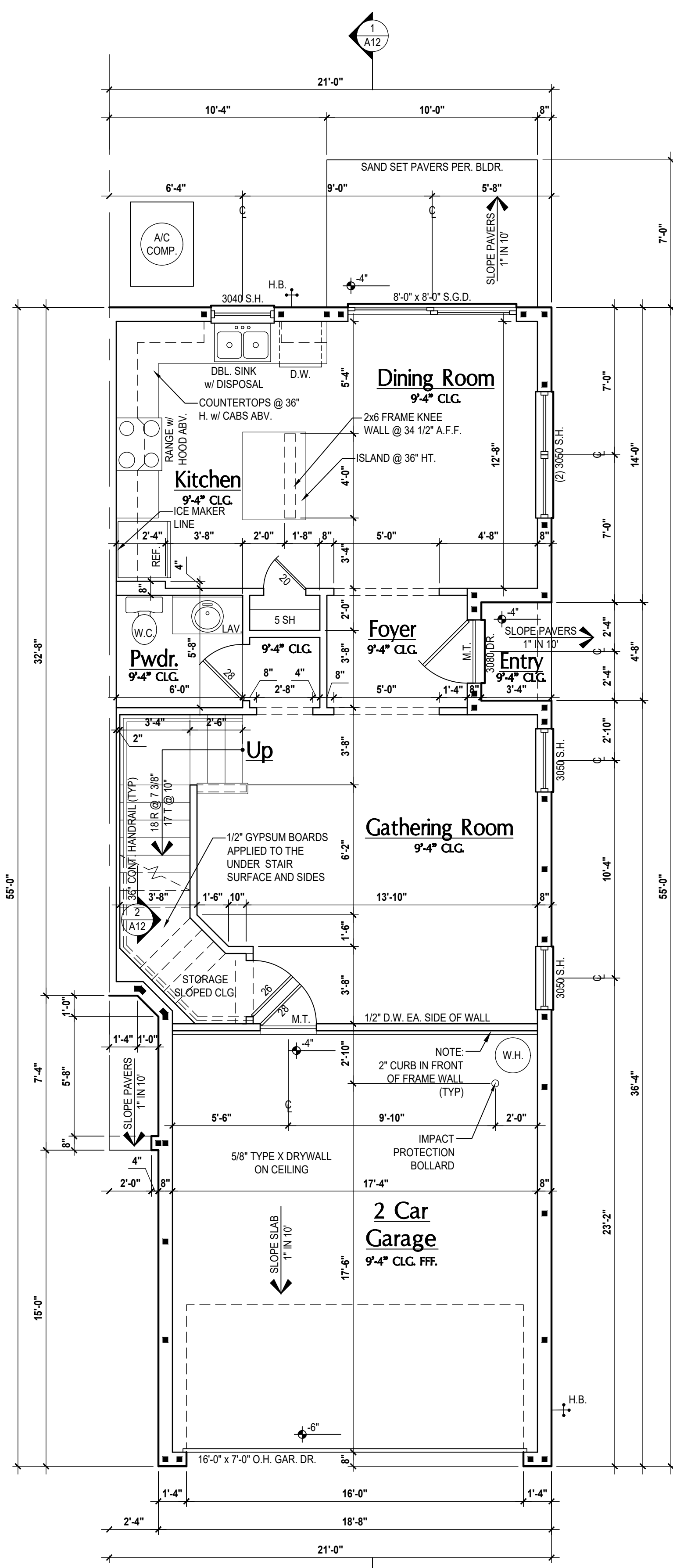
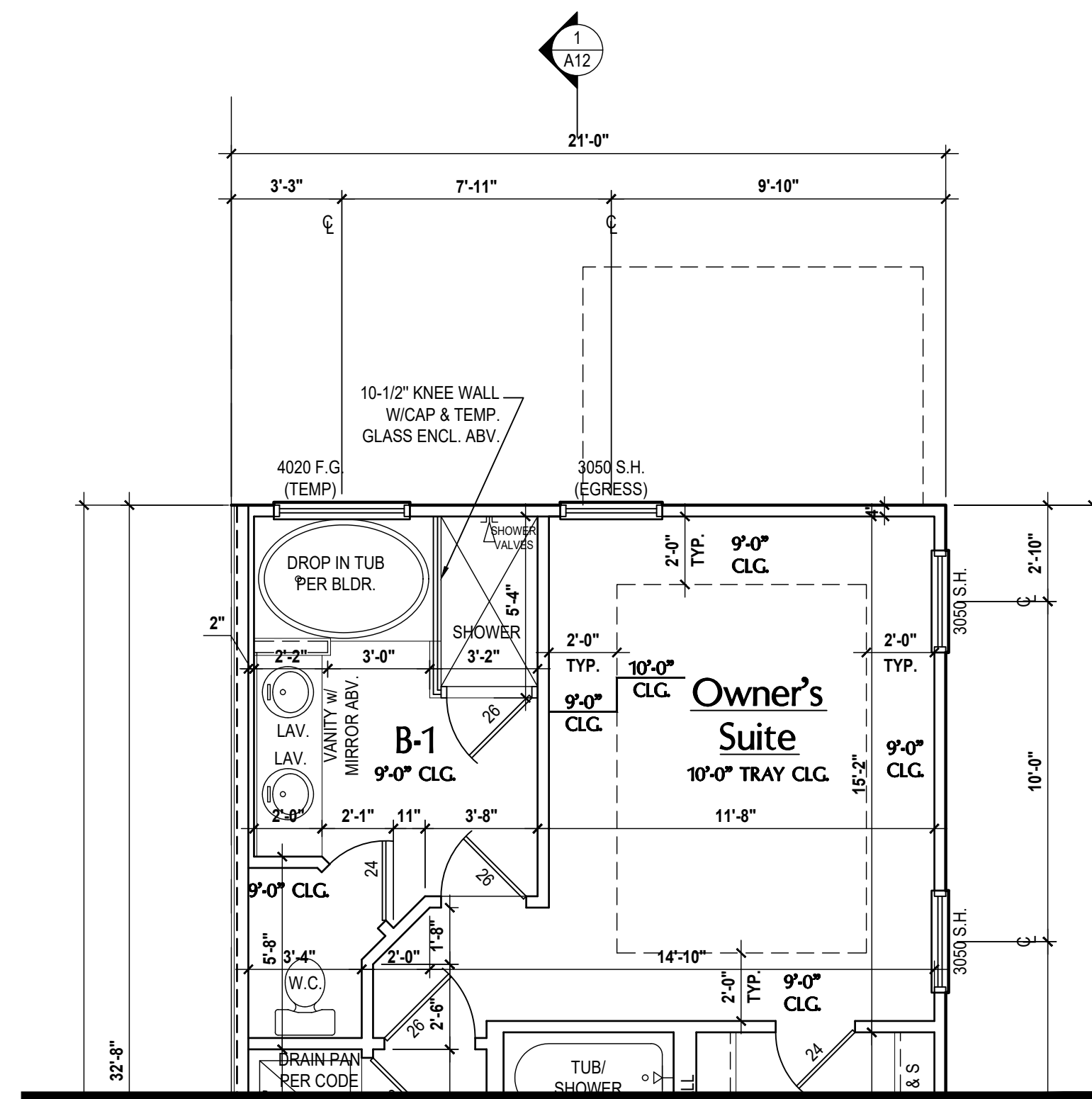
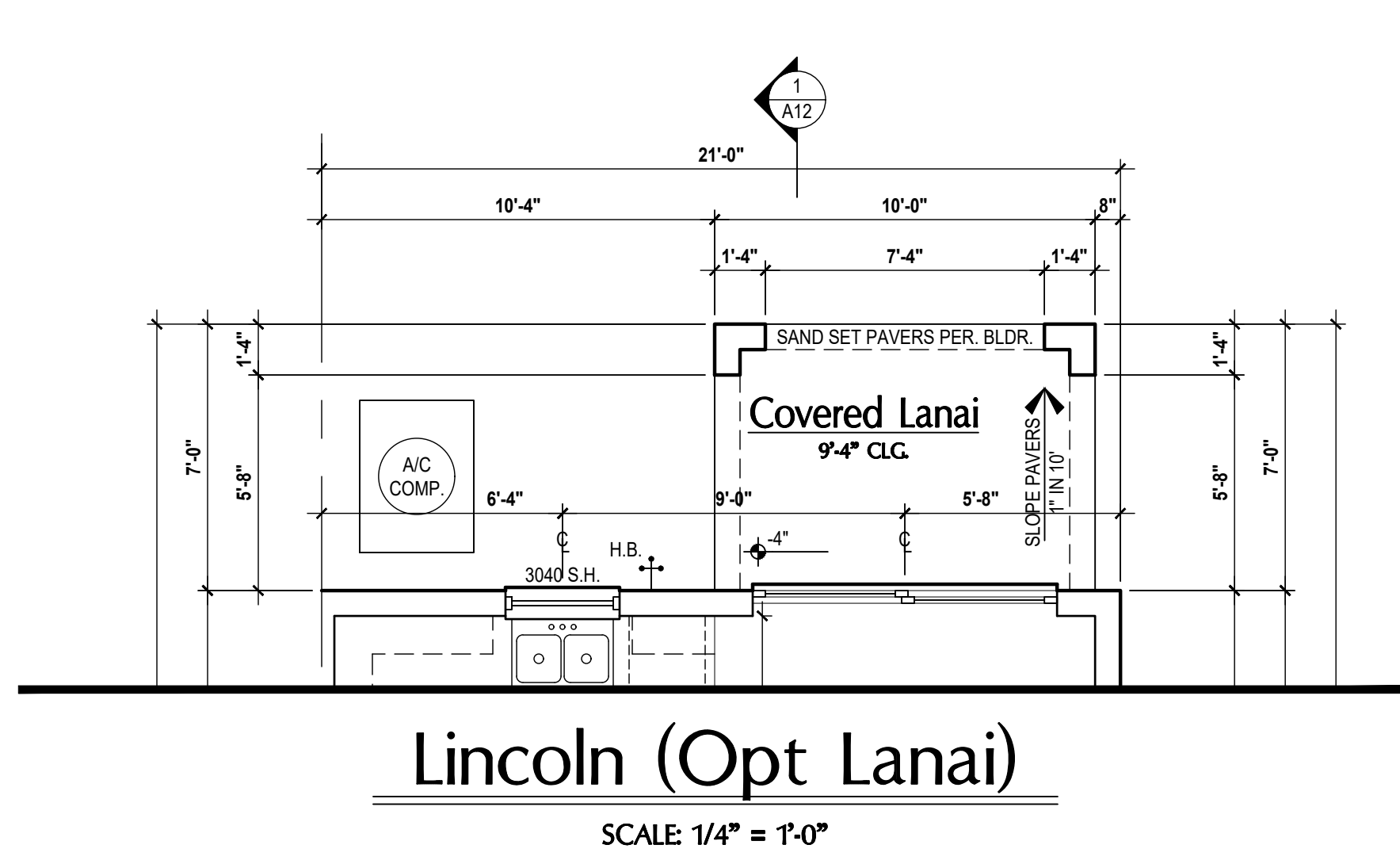
**Park Square HOMES**

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

FLOOR PLANS  
**A7**

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND MJS, INC. SHALL NOT BE RESPONSIBLE FOR DIMENSIONS OR SPECIFICATIONS APPEARING ON THESE PLANS.





- GENERAL NOTES KEY:**
- (A) (2) JACK POST
  - (B) (3) JACK POST
  - (C) 3 1/2" x 7 1/8" PARALLEL PSL POST
  - (D) 5 1/4" x 1 1/4" 1.8E PARALLEL 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 "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-1) (2) 1" x 12" LVL HEADER (3) 2x JACK STUDS AND (3) 2x KING STUDS. SECURE HDR. TO STUDS w/ (2) MSTA-24 AT THE TOP AND w/ (2) SP-1 @ BOTTOM
  - (H-2) (2) 2x10 BEAM & 7" PLYWOOD FLTCH 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-3) (2) 2x8 BEAM & 7" PLYWOOD FLTCH 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-4) (2) 2x12 BEAM & 7" PLYWOOD FLTCH w/ (2) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HDR. TO STUDS w/ SP-4 AT TOP & STR. & SECURE HDR. TO JACK STUDS w/ (2) MSTA-24 AT THE TOP AND w/ (2) SP-4 @ 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 TO 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) MSTA-30 OR (2) HTS-20 TO FLR. TRUSS @ 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 TO FLR. TRUSS @ BOTTOM INVERTED w/ 2" A.T.R.
  - (N) SECURE JACK POST "A" w/ (2) MTS-12 AT TOP CONNECTION & (2) 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) MTS-16 @ BOTTOM
  - (P) EXTEND JACK POST "C" TO (2) 1 1/2" x 12" LVL 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) HBS 5011.88
  - (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-30 TO 1ST FLR. JACK POST "A" AT BTM. CONNECTION

**GENERAL NOTES KEY:**

**ABBREVIATIONS:**

- 2 - # OF DOORS
- 2 - # OF WINDOWS
- MT - METAL THRESHOLD
- FR - FRENCH DOORS
- SL - SIDE LIGHT
- FG - FIXED GLASS
- GB - GLASS BLOCK
- PKT - POCKET DOOR
- OBG - OBSCURED GLASS
- TEMP - TEMPERED GLASS
- SH - SINGLE HUNG
- DB - DOUBLE HUNG
- HR - HORIZONTAL ROLLER
- SP - BYPASS
- RF - RIFOLD
- TR - TRANSOM
- HTP - TYPICAL
- BC - BALL & CATCH

**NOTES:**

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE
2. DO NOT SCALE DIMENSIONS. CONTRIBUTE 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 FRCM 1907.2 & FRCM 304.
5. PROVIDE RECESS H&C WATER W/ DRAIN & WASHER SPACE.
6. VENT DRYER THRU EXTERIOR WALL U.N.O.
7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ RE. SPACE.
8. PROVIDE RECESS H&C WATER W/ DRAIN & WASHER SPACE.
9. SAG RESISTANT DRYWALL ON ALL CEILING.
10. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
11. REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPEC.
12. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
13. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 1/2" U.N.O.
14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1/2" U.N.O.
15. ALL INT. FIRST FLOOR CEILING AT 9'-0" U.N.O.
16. ALL INT. SECOND FLOOR CEILING AT 9'-0" U.N.O.
17. CMU & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OR 12" OR MORE SHALL BE CONSIDERED SHEAR WALL SVS - SHEAR WALL SEGMENTS.
18. 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 FRC-302.1.
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. TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
22. ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. 20" ABOVE FINISHED FLOORING SURFACE PER FRC-312.2.
23. ALL EERO / EGRESS OPENING SHALL BE IN ACCORDANCE W/ SECTION FRC-310.
24. ALL INT. DOORS TO BE 6'-8" TALL U.N.O. OR PER BUILDER / CLIENT UNDERSIDE OF DOORS.
25. 1/2" GYPSUM BOARD APPLIED TO THE ACCESSIBLE AREA UNDER STAIR SURFACE AND SIDES.
26. THERMAL BARRIER FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" MIN. OVERLAP WALLBOARD, 2X12-INCH (16.2 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
27. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE w/ SECTION FRC-101.1.
28. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUACKFLASH PANELS OR SIMILAR.
29. ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.
30. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVELS EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FRC-602.4.
31. FILL VOIDS @ UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPING.
32. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
33. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT CRYSTAL BACKER PANELS (ASTM C1373), FIBER-REINFORCED CRYSTAL PANELS (ASTM C1379), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1316) OR NON-ASBESTOS FIBER MAT REINFORCED CERAMIC TILE BACKER UNITS (ASTM C1325) SHALL BE USED PER FRC 702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

**WINDOW NOTE KEY:**

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

**DOOR NOTE KEY:**

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

**BRG. HT. LEGEND**

- INDICATES A CONCRETE FILLED CELL WITHIN AN 8" CMU WALL CONTAINING (1) VERT. REBAR CONT. FROM FOUNDATION SLAB TO BOND BEAM. PROVIDE A MIN. OF 2" LAP ON ALL STEEL REINFORCING BARS. (MIN. REBAR GRADE #6.)
- 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 L
1st floor:	701 sf
2nd floor:	1,003 sf
<b>Total Living:</b>	<b>1,704 sf</b>
entry:	16 sf
garage:	386 sf
mechanical:	10 sf
<b>Total Area:</b>	<b>2,116 sf</b>
opt. cov. patio:	60 sf

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

**5-Unit: (Orlando-Raised Heel)**  
Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln

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

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ISSUE DATE: 02/10/2023  
REVISIONS:

PROJECT: 00-000  
SCALE: AS NOTED  
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DESIGNED BY: MJS

FLOOR PLAN  
**A8**

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Altamonte Springs, FL 32701  
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Fax: (407) 629-6776  
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**AIB**

**GOBA**  
GEOGRAPHIC ORLANDO BUILDERS ASSOCIATION

5-Unit: (Orlando-Raised Heel)  
Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln

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DESIGNED BY: MJS

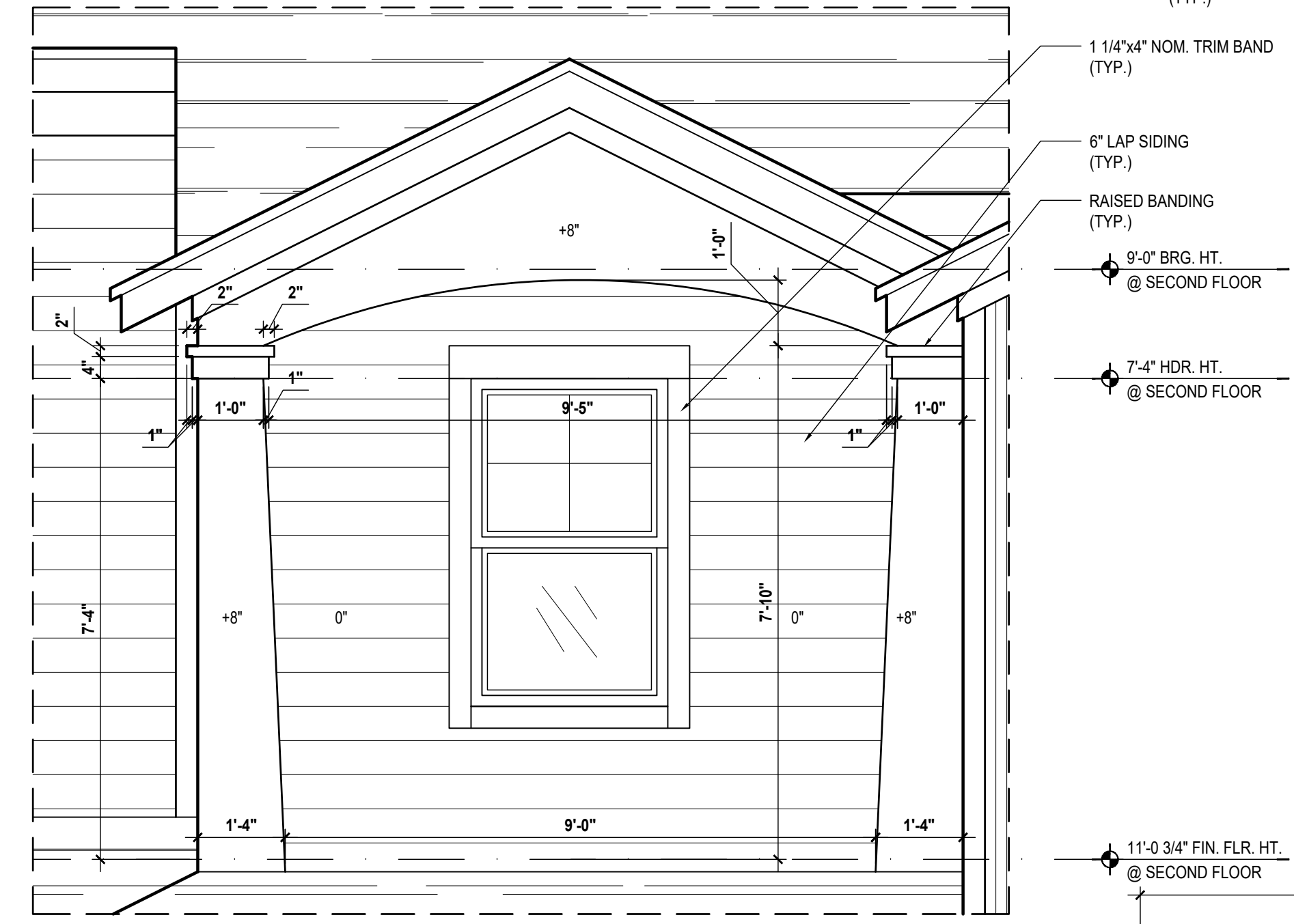
FLOOR PLAN  
**A8**





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

**Front Elevation**  
(Standard)  
SCALE 1/4" = 1'-0"



**1 Detail**  
A9 SCALE 1/2" = 1'-0"



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

**Rear Elevation**  
(Standard)  
SCALE 1/4" = 1'-0"

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**AI** **BID**

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 GROUP OF COMPANIES

**5-Unit: (Orlando-Raised Heel)**  
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 Building Plat #XX  
 Lot# XX-XX, Subdivision  
 Street Address  
 City, State, Zip Code

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ISSUE DATE: 02/10/2023  
 REVISIONS:

ELEVATIONS  
**A9**









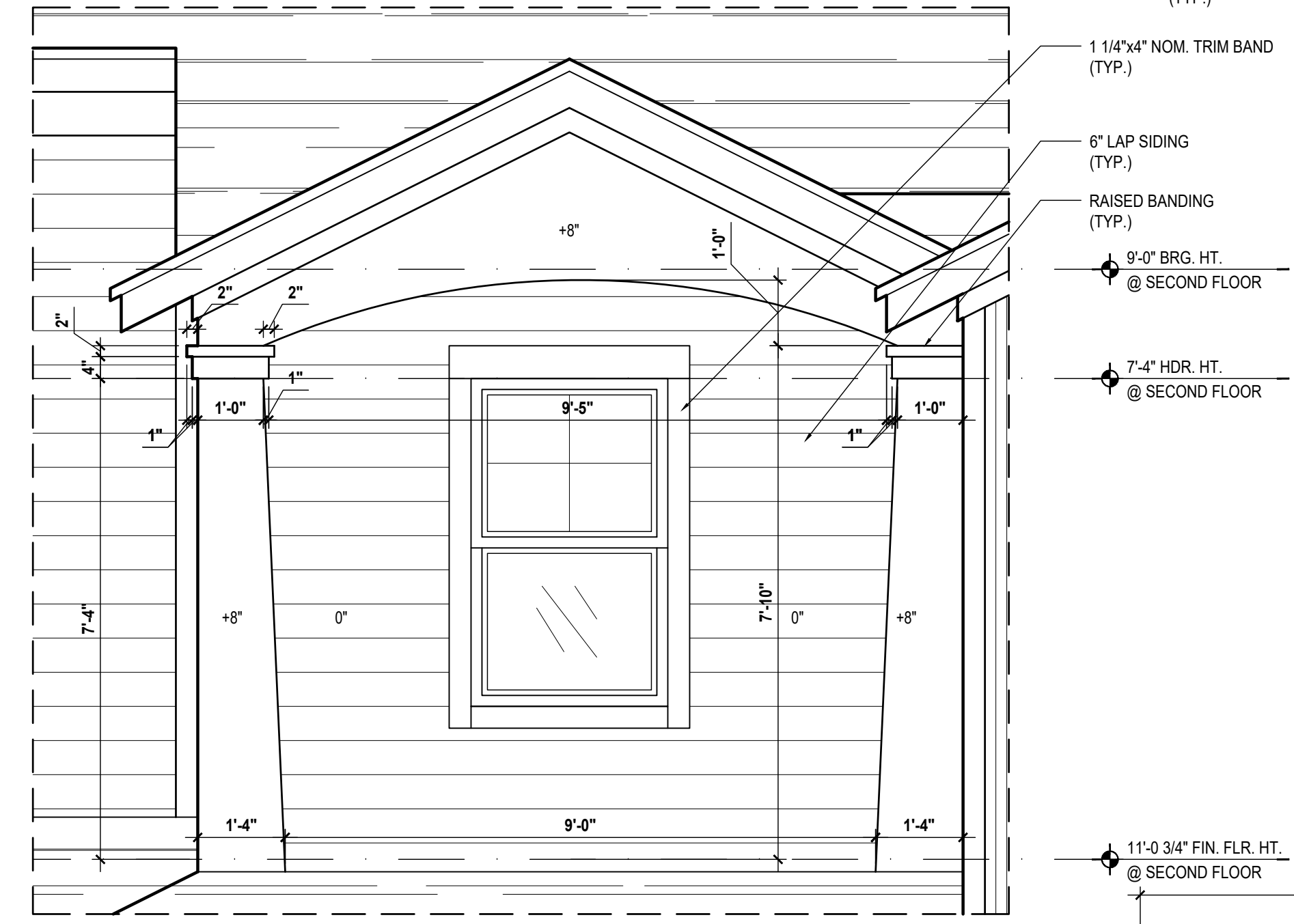




Lincoln-Rev. Unit-E: LOT# XX      Washington-Rev. Unit-D: LOT# XX      Kennedy Unit-B: LOT# XX      Washington Unit-D: LOT# XX      Lincoln Unit-E: LOT# XX

**Front Elevation**

(Opt. Lanai w/ Fr. Drs.)  
SCALE: 1/4" = 1'-0"



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



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

**Rear Elevation**

(Opt. Lanai w/ Fr. Drs.)  
SCALE: 1/4" = 1'-0"

32.5 1/4" OVERALL BUILDING HEIGHT  
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**A I B D**  
 ARCHITECTS INC.

**GOBA**  
 GROUP ARCHITECTS INC.

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

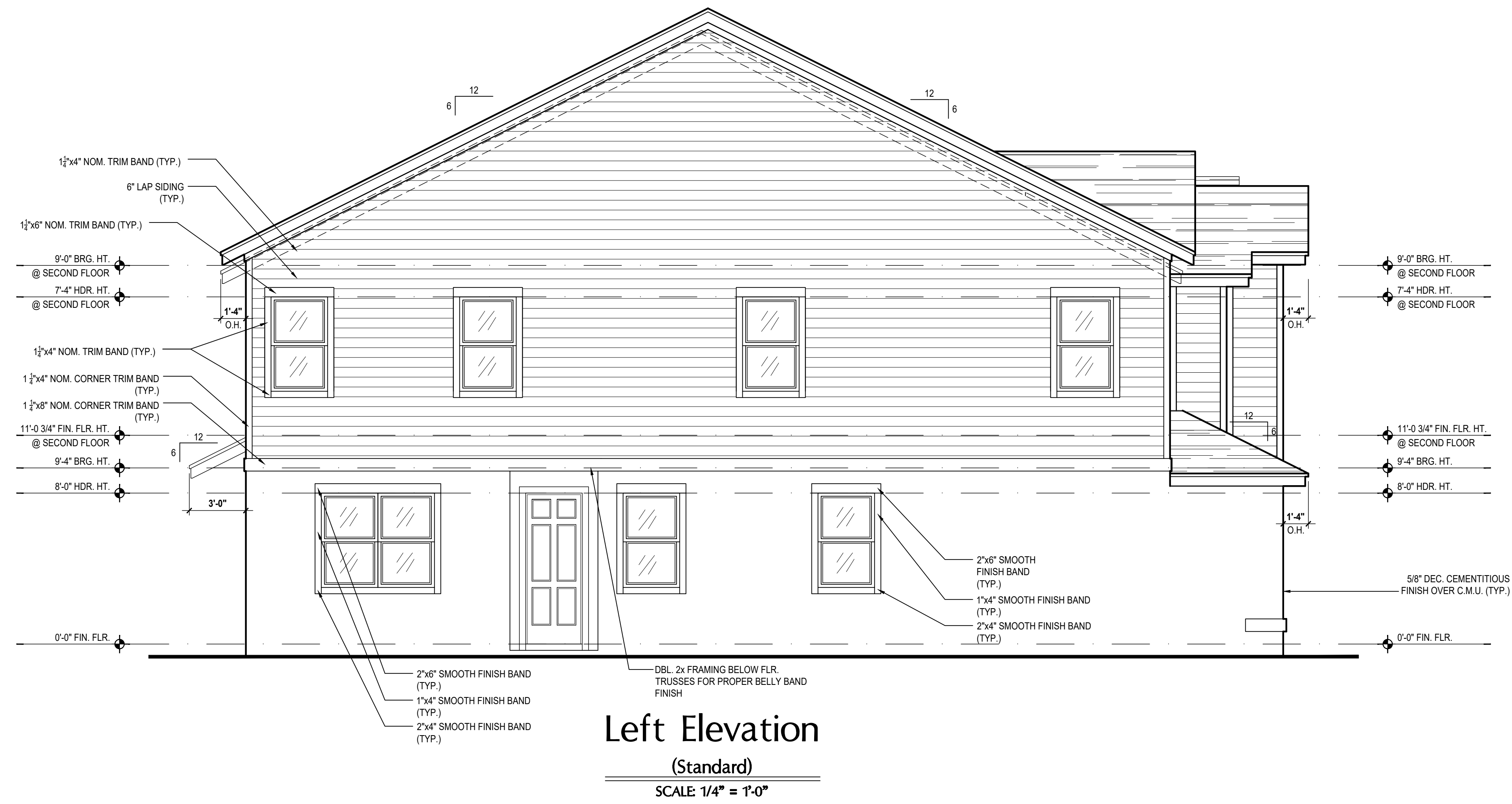
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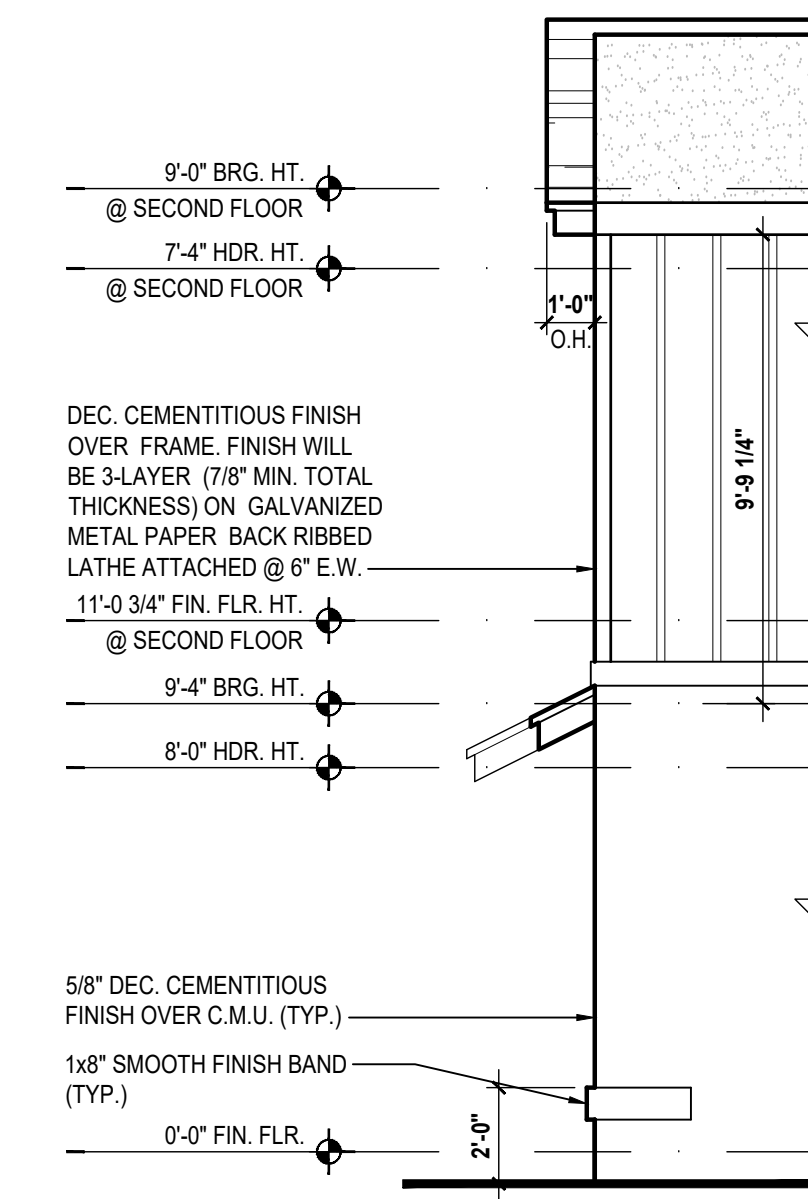
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ELEVATIONS  
**A9**





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



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

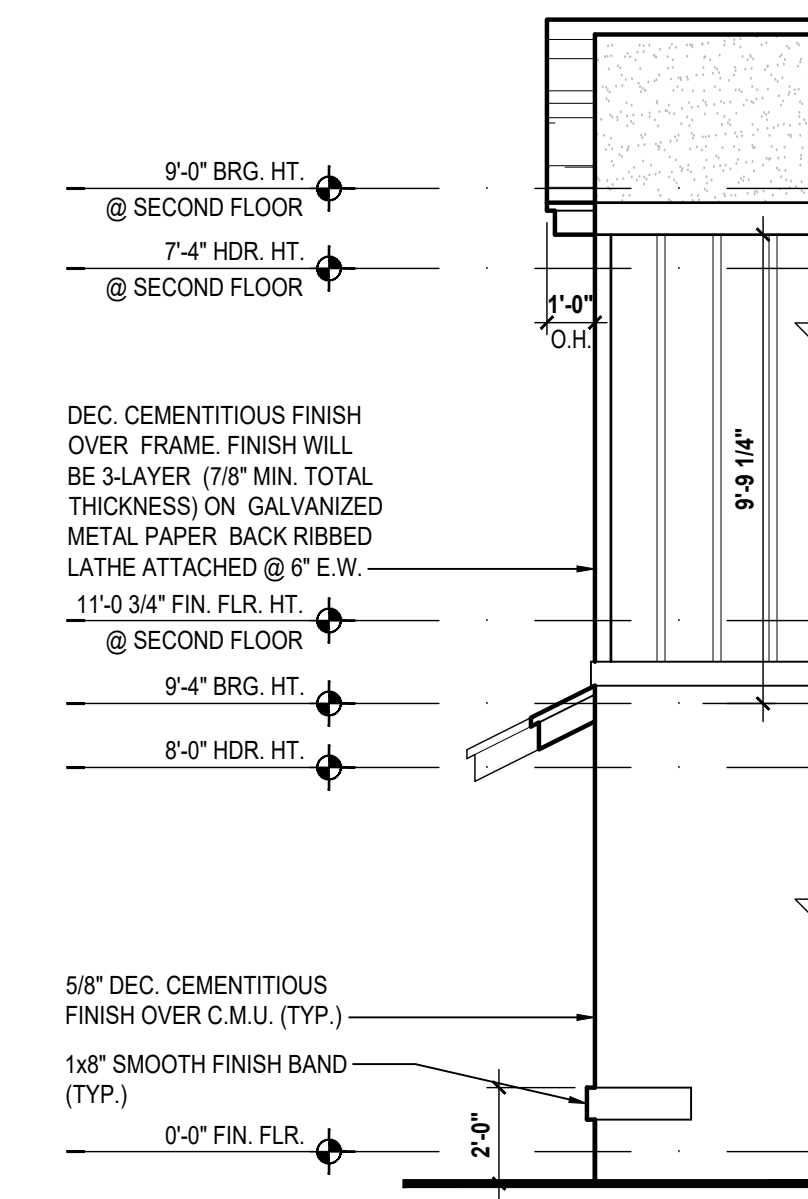


**Right Elevation**  
(Standard)  
SCALE: 1/4" = 1'-0"





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

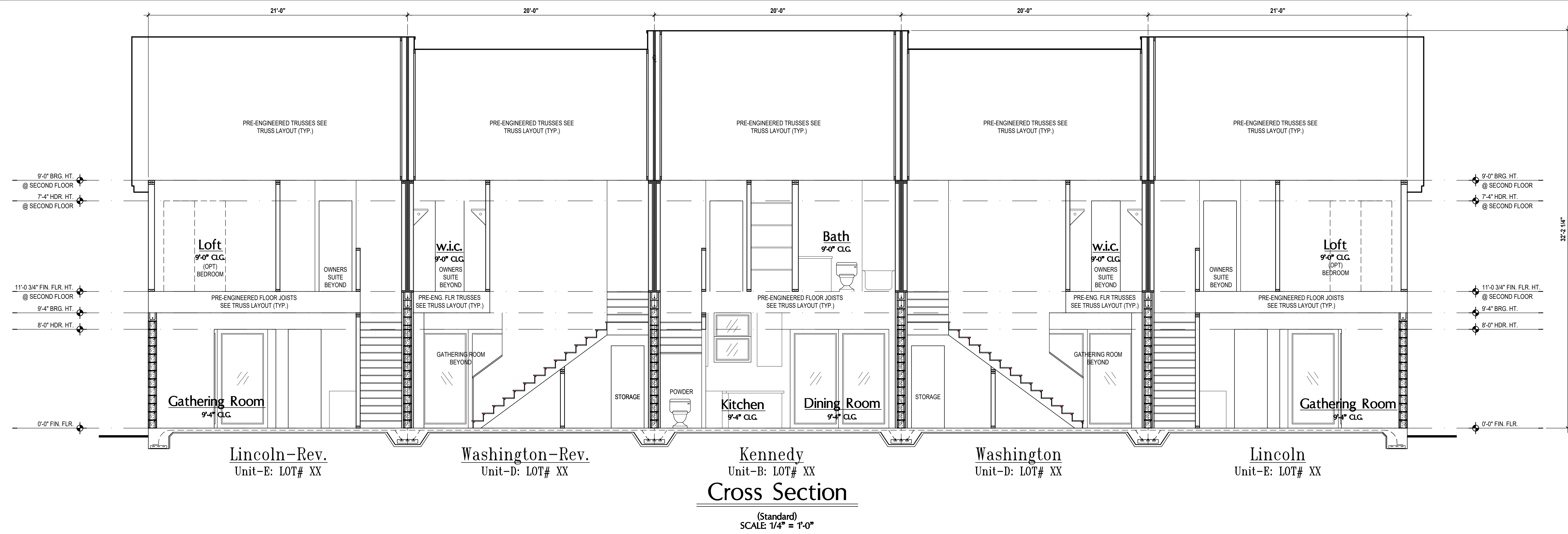


Corner Wall Brk. "D"  
SCALE: 1/4" = 1'-0"

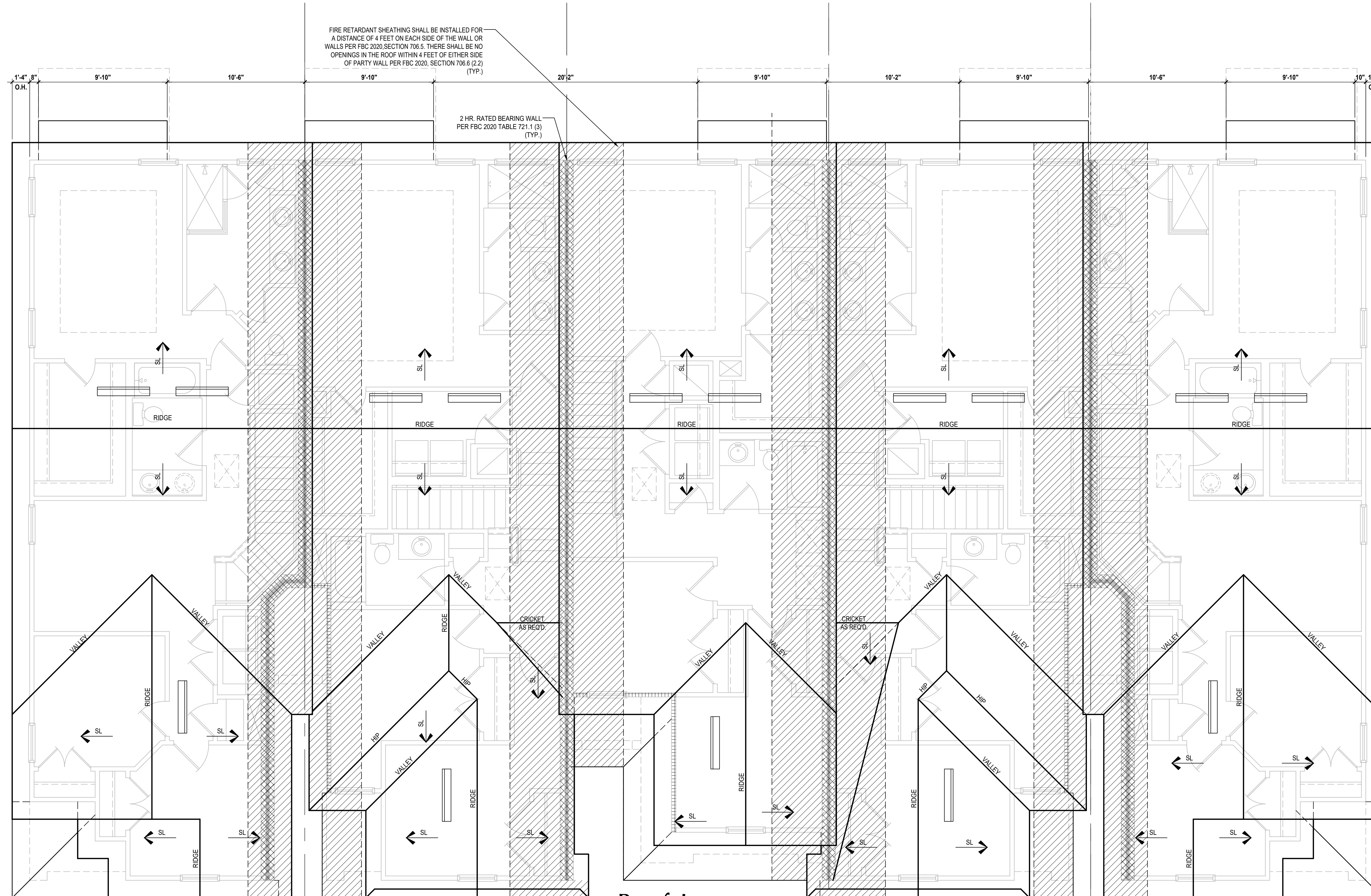


Right Elevation  
(Opt. Lanai)  
SCALE: 1/4" = 1'-0"





**Cross Section**  
 (Standard)  
 SCALE 1/4" = 1'-0"



**Roof Layout**  
 (Standard)  
 SCALE 1/4" = 1'-0"

ATTIC VENT CALC'S.	
RETENTION CALCULATIONS:	4,842 SQ. FT.
ROOF AREA:	4,842 SQ. FT.
AV VOLUME = (4,842/300) = 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" = 11.78 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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**5-Unit: (Orlando-Raised Heel)**  
 Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln

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

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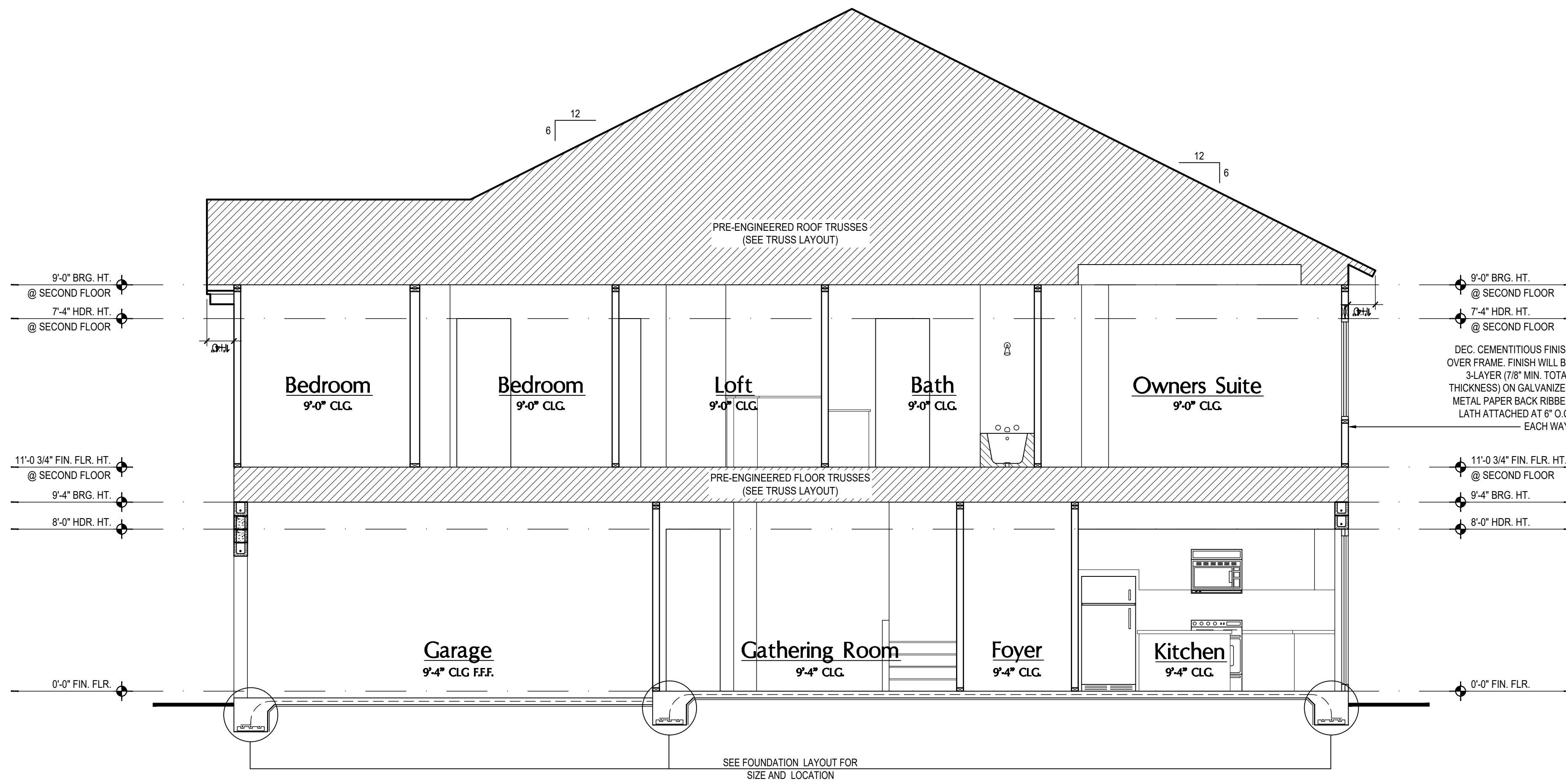
SECTIONS  
**A11**

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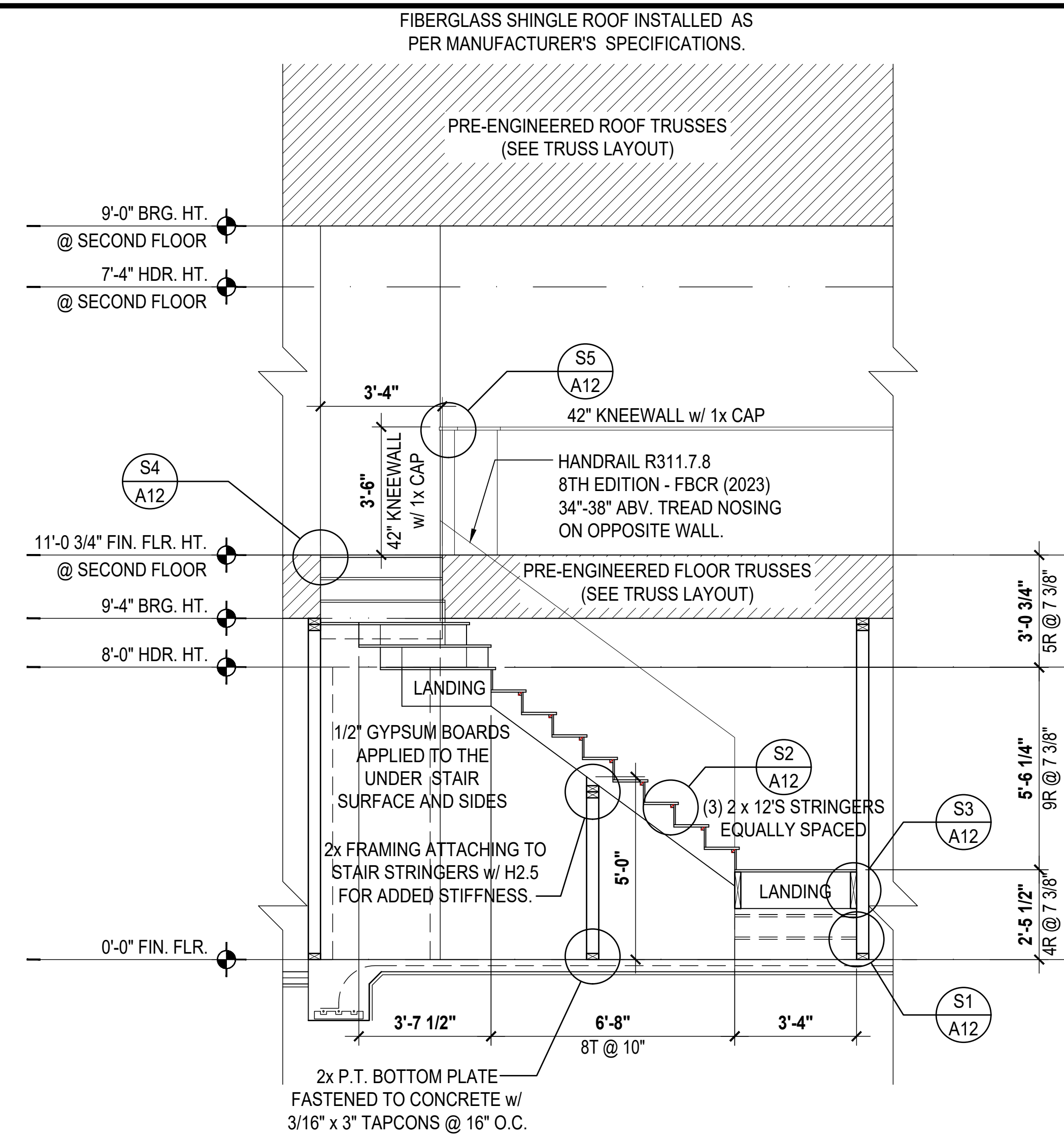




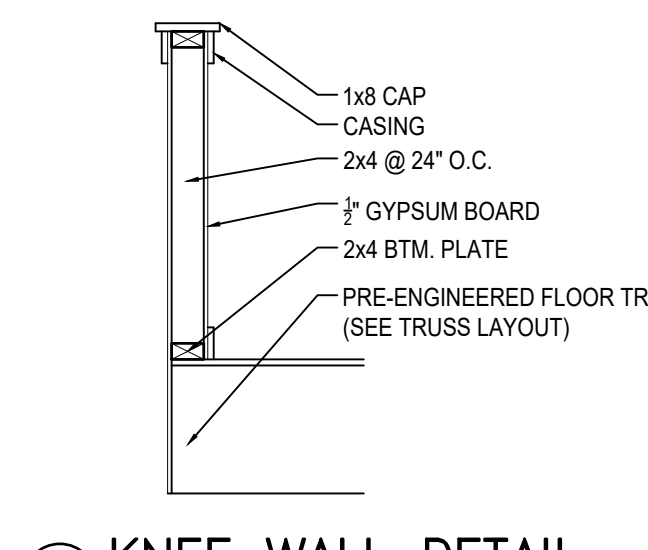
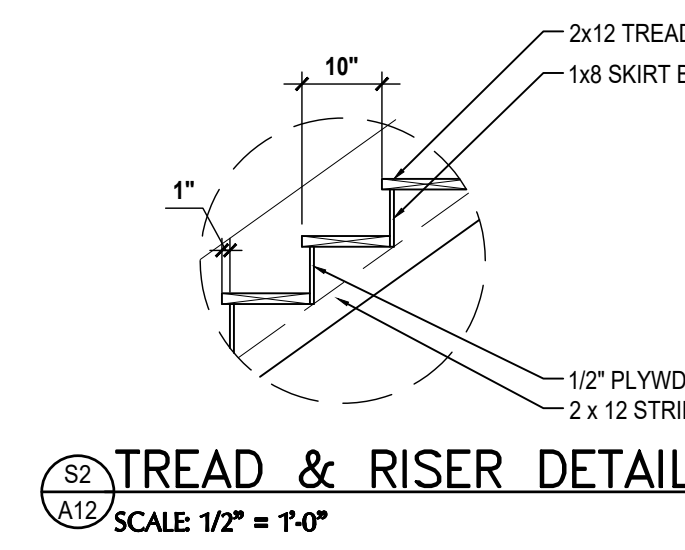
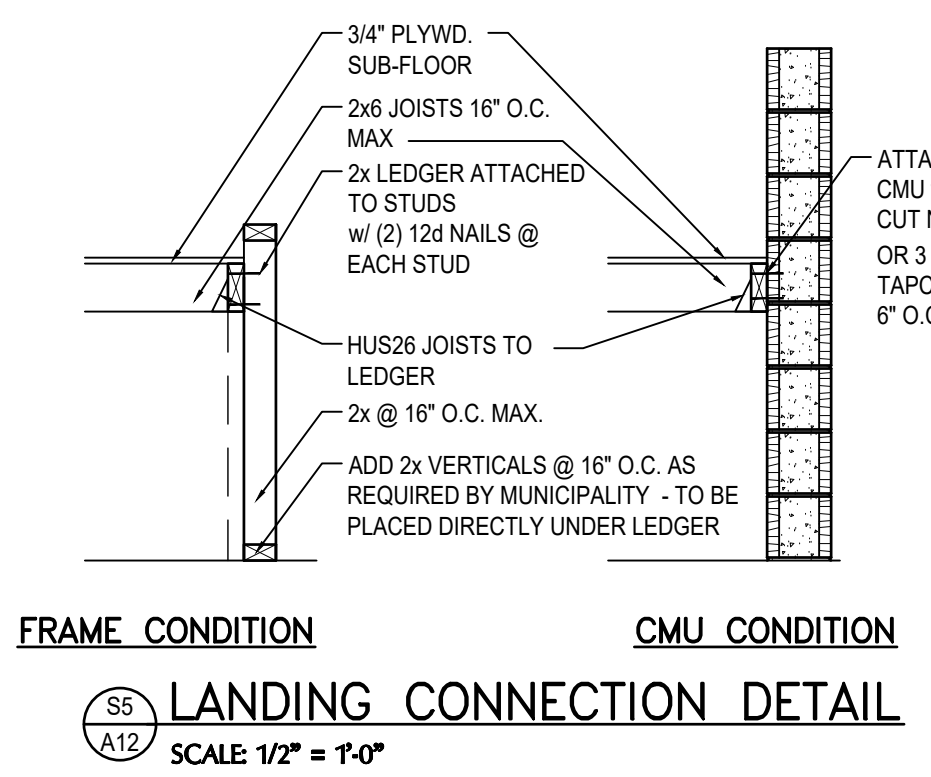
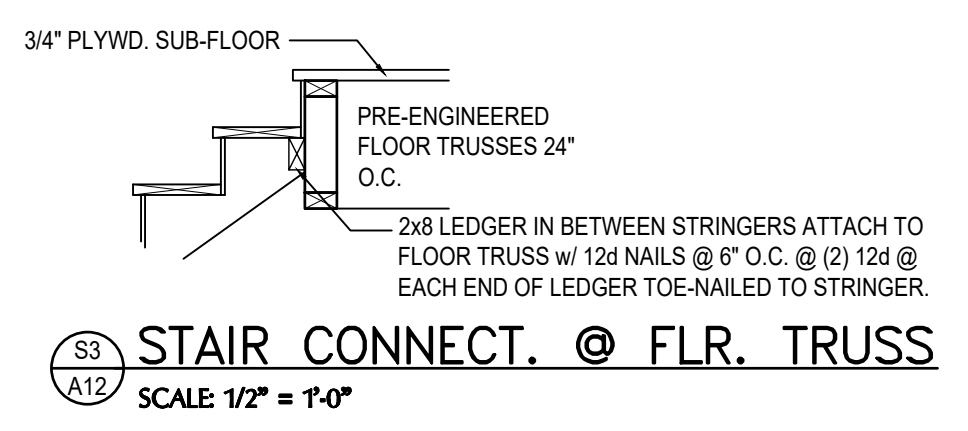
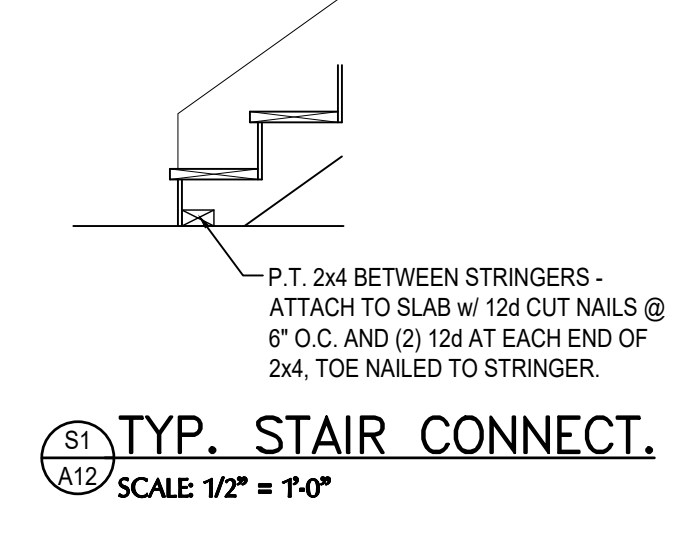




**1 Lincoln: Building Section**  
SCALE: 1/4" = 1'-0"

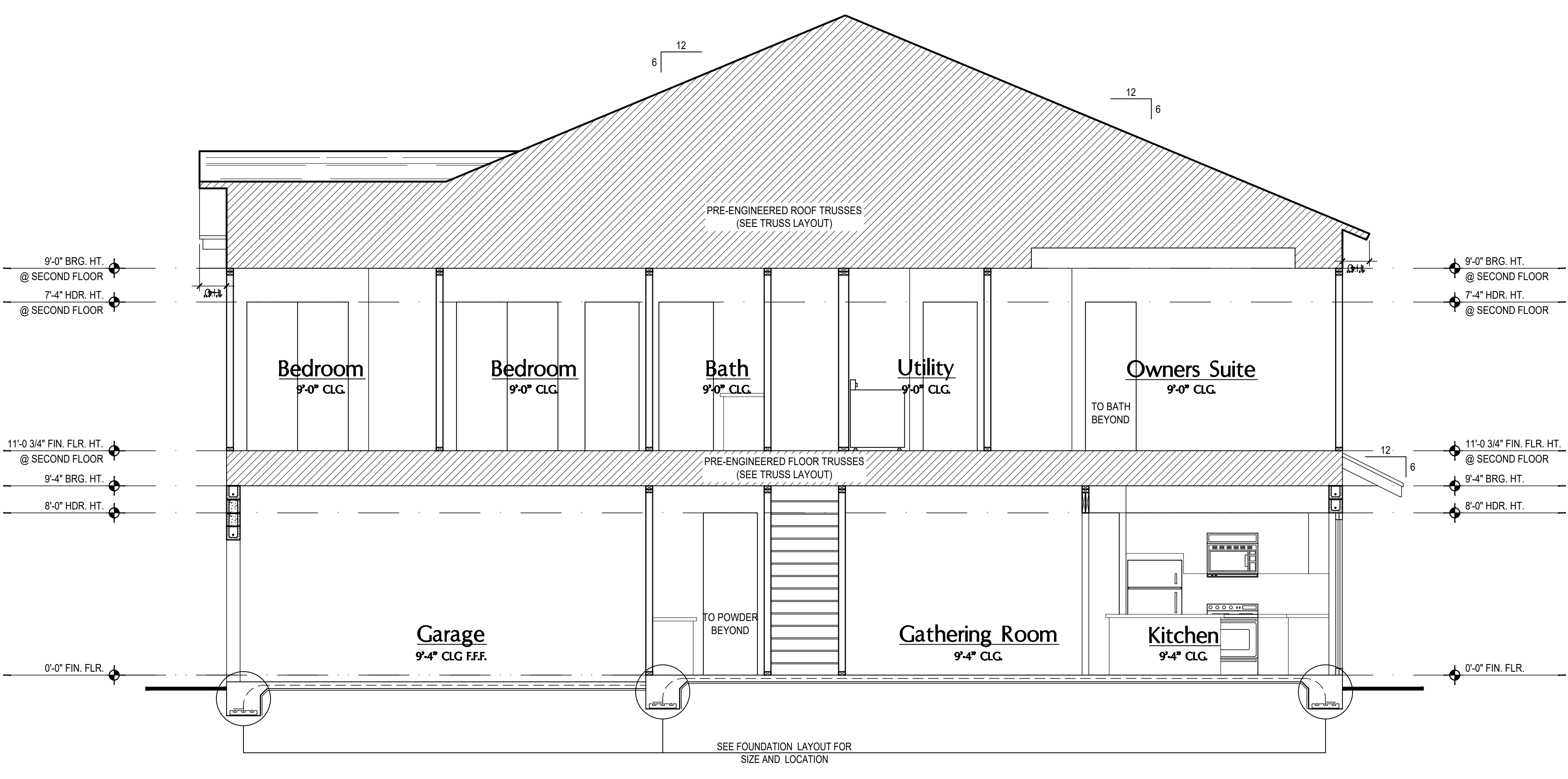


**2 Lincoln: Building Section**  
SCALE: 1/4" = 1'-0"

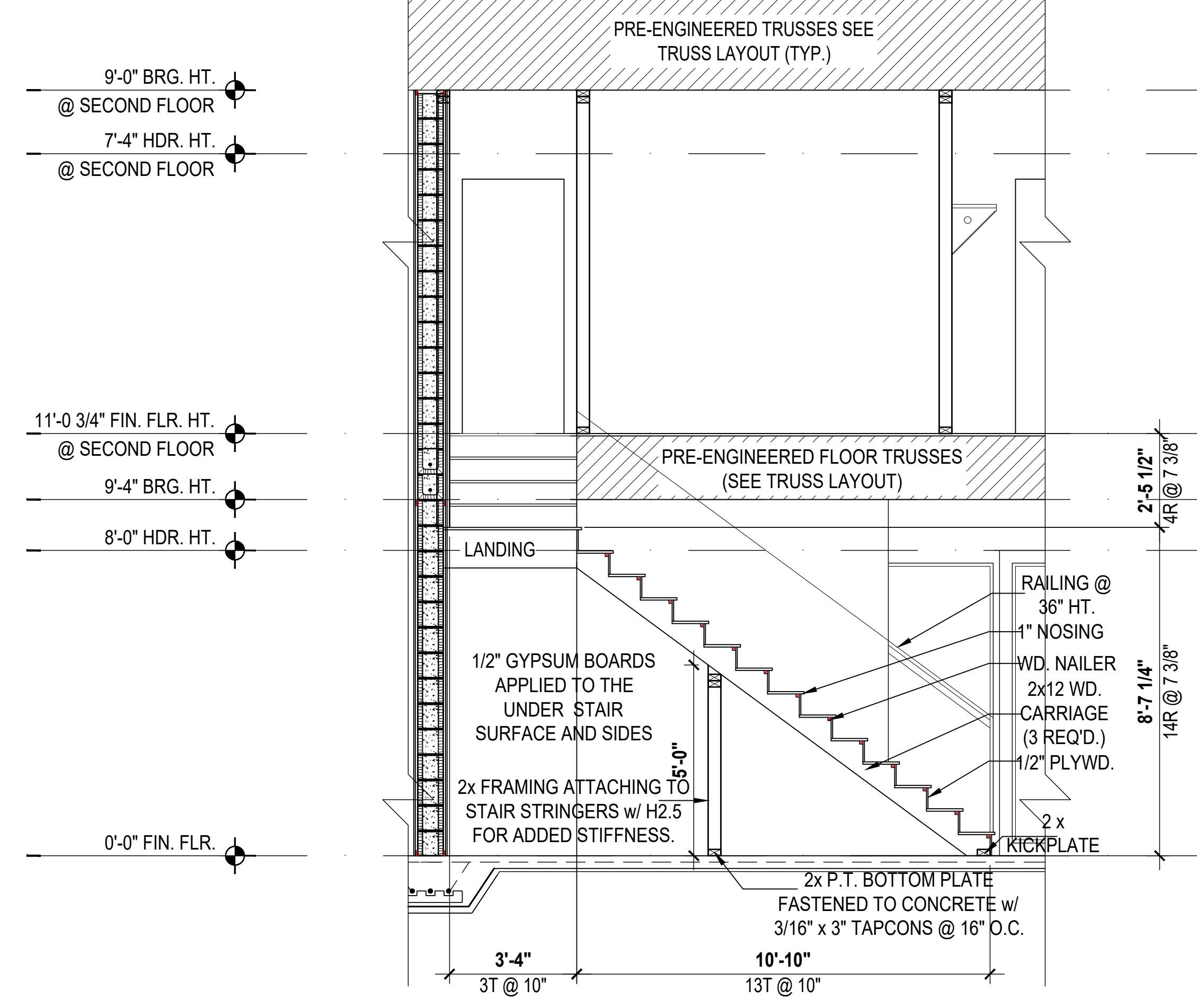


- NOTES:**
1. STAIRWAY CONSTRUCTION TO CONFORM TO FBC-R 2023, 8TH EDITION SECTION R311.7
  2. STAIRWAY SHALL NOT BE LESS THAN 36" MIN. IN WIDTH.
  3. HEADROOM SHALL NOT BE LESS THAN 6 FEET 6 INCHES MIN. IN CLEARANCE.
  4. RISERS SHALL BE AT A MAX. HGT. OF 7 3/4".
  5. TREAD DEPTH SHALL NOT BE LESS THAN 10 INCHES.
  6. TREAD NOSING SHALL HAVE A MAX. RADIUS CURVATURE OF 9/16", AND A PROJECTION OF 3/8" BUT NOT MORE THAN 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 Washington: Building Section**  
SCALE: 1/4" = 1'-0"



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

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Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln  
Building Plat #XX  
Lot# XX-XX, Subdivision  
Street Address  
City, State, Zip Code

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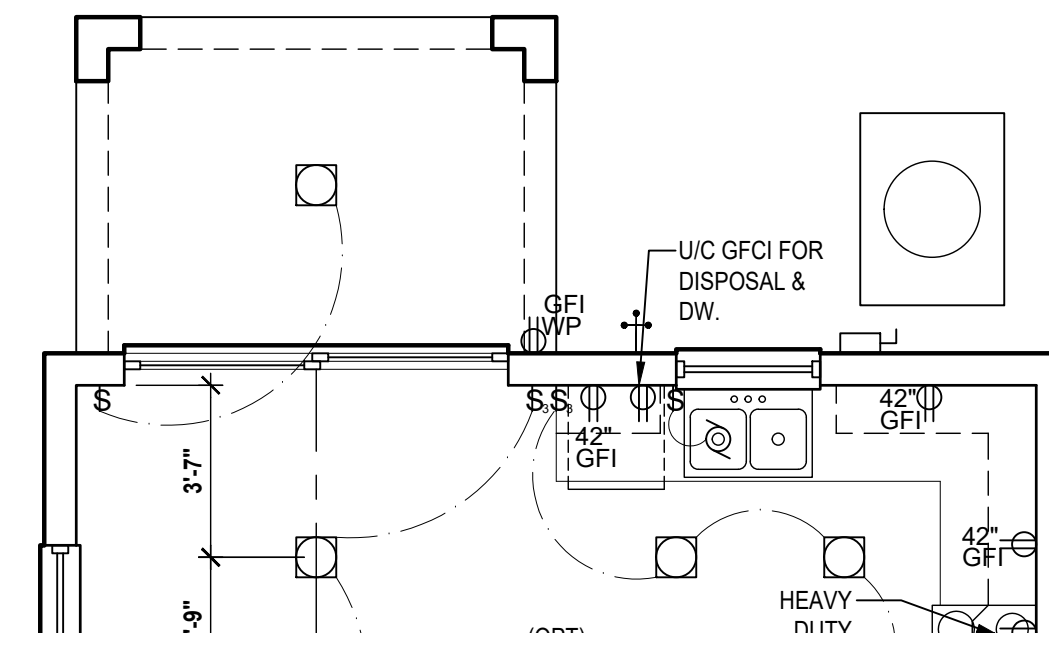
SECTIONS  
**A12**

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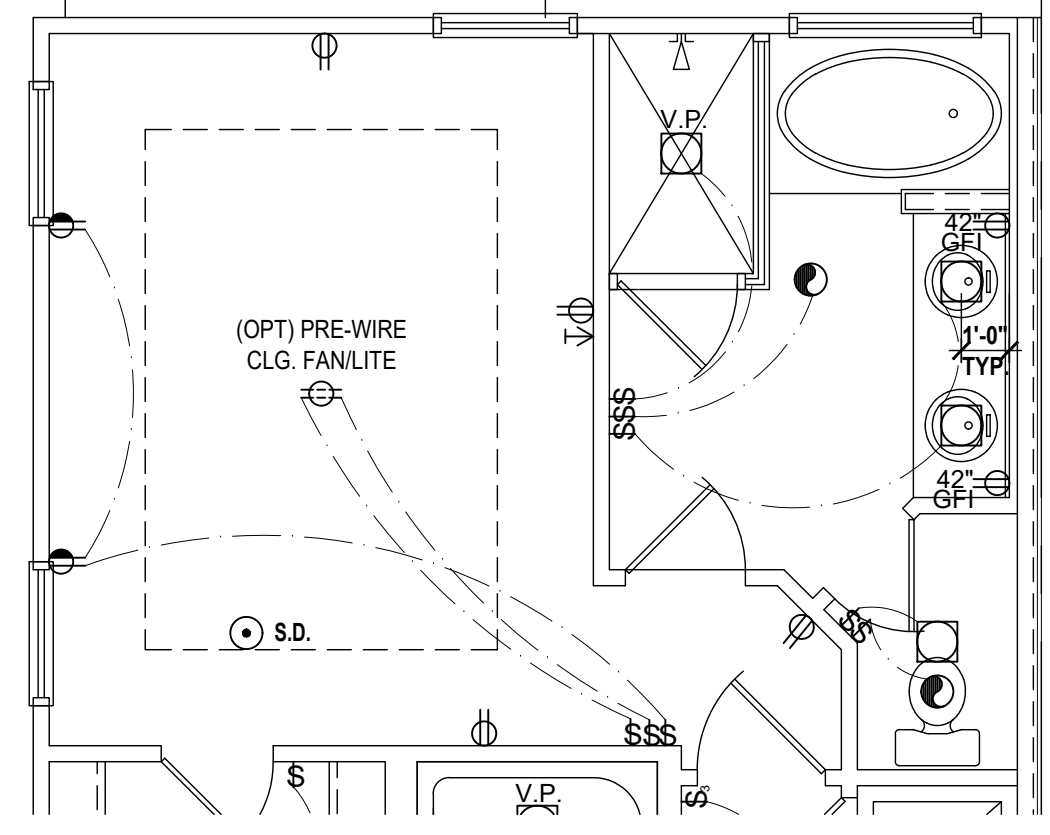






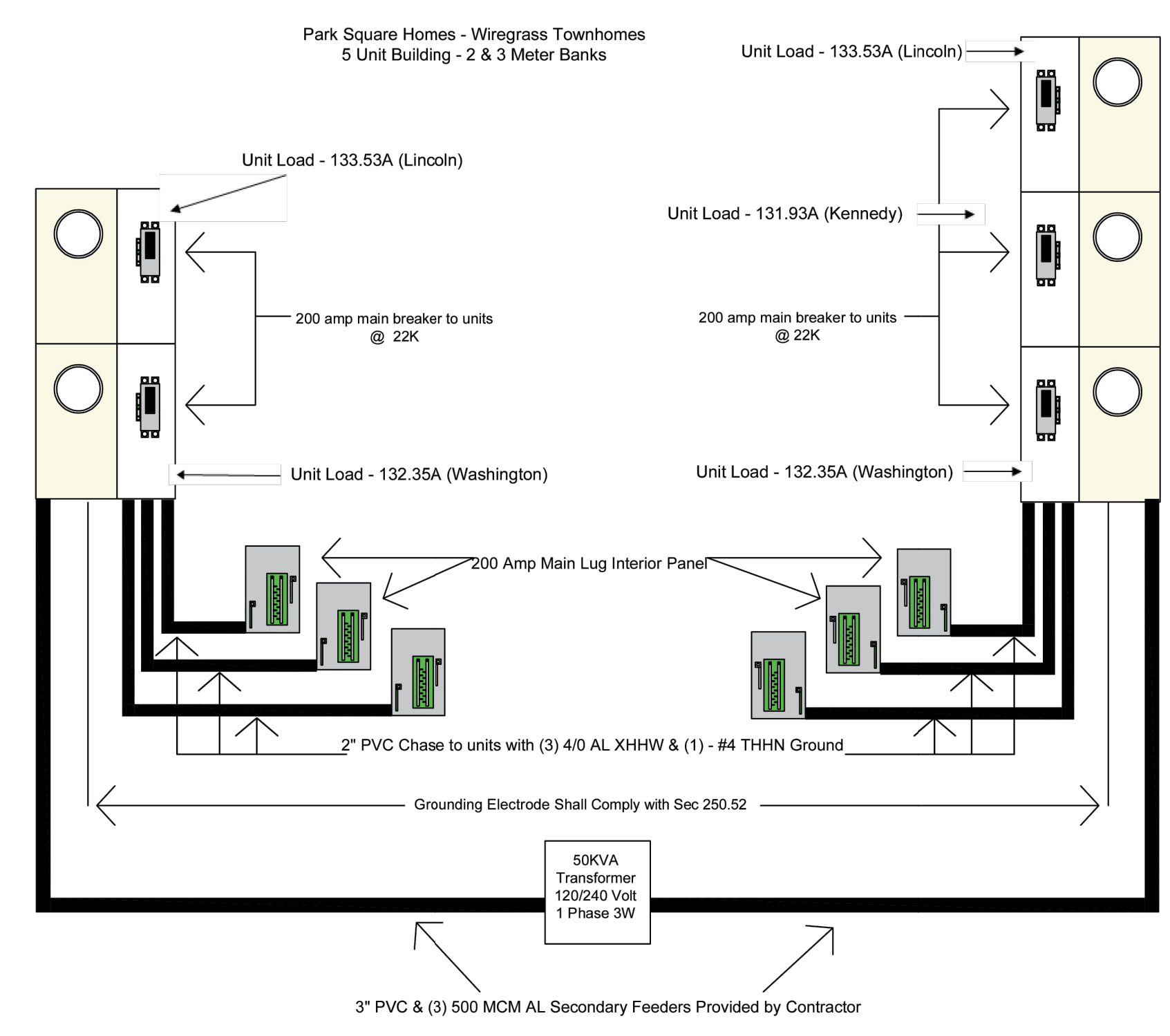
Lincoln-Rev. (Opt. Lanai)

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



Lincoln-Rev. (Opt.) Bath

WITH SOAKING TUB  
SCALE: 1/4" = 1'-0"



5 UNIT TOWNHOUSE

TRANSFORMER TO METERCENTER #1 - 2 UNITS

**FAULT CURRENT CALCULATION**

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

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

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

$$I_{SC2} = M \times I_{SC1} = .64 \times 23988 = 15352 \text{ AIC}$$

METERCENTER #1 TO CLOSEST TOWNHOUSE PANEL - 2 UNITS

**FAULT CURRENT CALCULATION**

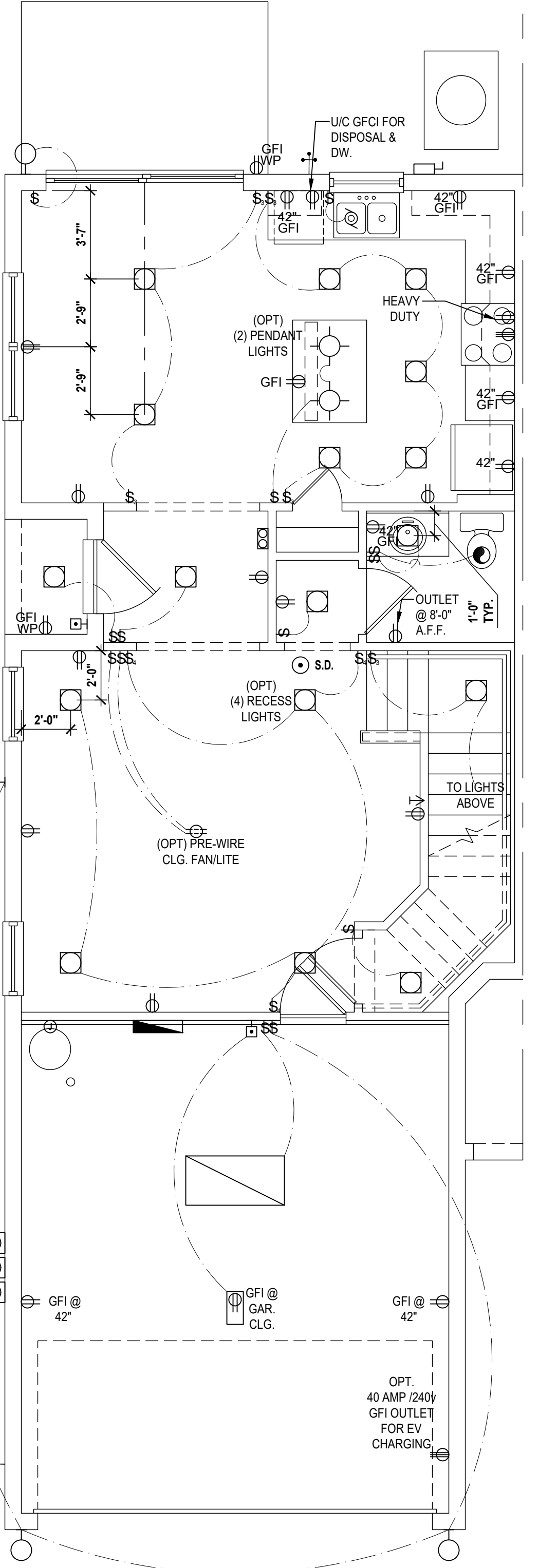
$I_{SC1} = 14633 \text{ AIC}$   
 $L = 25 \text{ FEET}$   
 $C = 11185 \text{ (4/0 AL)}$   
 $E = 240 \text{ VOLT}$

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

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

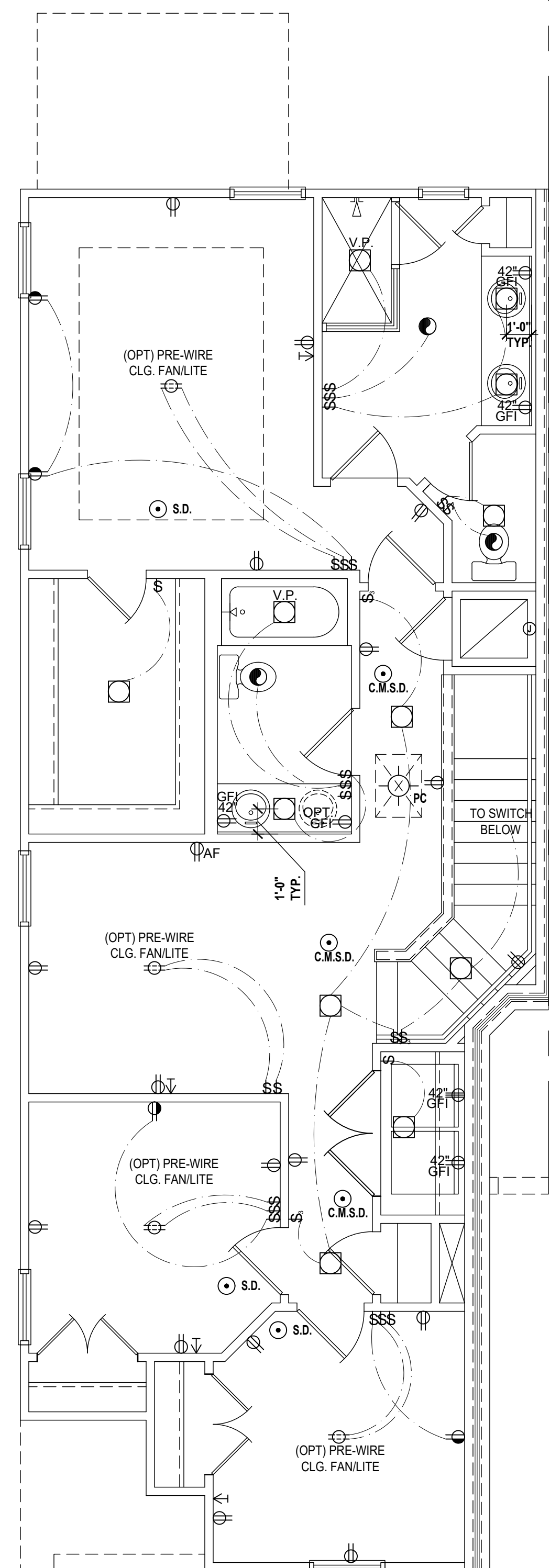
$$I_{SC2} = M \times I_{SC1} = .78 \times 14633 = 11414 \text{ AIC}$$

Digitally signed by Randall Stoffer  
Date: 2023.11.14 17:03:50 -05'00'



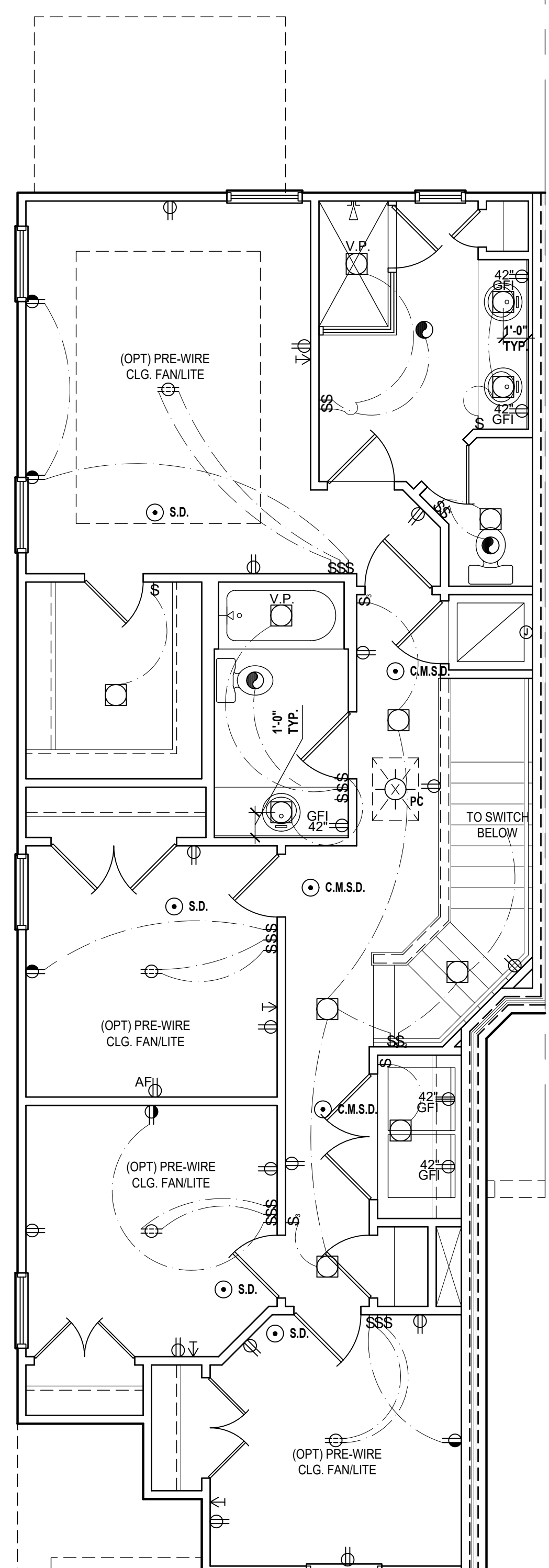
Lincoln-Rev. First Floor

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"

TRANSFORMER TO METERCENTER #2 - 3 UNITS

**FAULT CURRENT CALCULATION**

$I_{SC1} = 23988 \text{ AIC (50 KVA TX)}$   
 $L = 160 \text{ FEET}$   
 $C = 21395 \text{ (500 AL)}$   
 $E = 240 \text{ VOLT}$

$$f = \frac{2 \times L \times I_{SC1}}{C \times E} = \frac{2 \times 160 \times 23988}{21395 \times 240} = 1.5$$

$$M = \frac{1}{1 + f} = \frac{1}{1 + 1.5} = .4$$

$$I_{SC2} = M \times I_{SC1} = .4 \times 23988 = 9595 \text{ AIC}$$

METERCENTER #2 TO CLOSEST TOWNHOUSE PANEL - 3 UNITS

**FAULT CURRENT CALCULATION**

$I_{SC1} = 9595 \text{ AIC}$   
 $L = 25 \text{ FEET}$   
 $C = 11185 \text{ (4/0 AL)}$   
 $E = 240 \text{ VOLT}$

$$f = \frac{2 \times L \times I_{SC1}}{C \times E} = \frac{2 \times 25 \times 9595}{11185 \times 240} = .18$$

$$M = \frac{1}{1 + f} = \frac{1}{1 + .18} = .85$$

$$I_{SC2} = M \times I_{SC1} = .85 \times 9595 = 8156 \text{ AIC}$$

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 AND GARBAGE DISPOSAL ARE TO BE GFCI PROTECTED.
  - EXCEPTIONS TO THE GFCI STIPULATION WILL BE ALLOWED ONLY IF ALLOWED PER CURRENT NFPA / NEC.
  - 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.
  - 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 1940.4.5. FIXTURES SHALL BE (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.
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- SMOKE DETECTOR REQUIREMENTS:  
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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
	C.A.R.B.O.N. M.O.N.O.X.I.D.E. / S.M.O.K.E. DETECTOR
	CEILING FAN
	WALL SCONCE
	CHANDELIER
	SPOT LIGHT
	FLUSH MOUNT FLUORESCENT LIGHT
	FAN / LIGHT COMBINATION
	GARBAGE DISPOSAL MOTOR
	SPEAKER
	JUNCTION BOX
	L.V. LOW VOLTAGE
	V.A.P.O.R. P.R.O.O.F.
	A.R.C. FAULT PROTECTION
	I.N.T.E.R.C.O.M.

Electrical Layout

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

815 Oriole Ave., Suite #1040  
 Altamonte Springs, FL 32701  
 Ph: (407) 629-6711  
 Fax: (407) 629-6776  
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**GOBA**  
 GEORGIA ORGANIZATION OF BUILDING ARCHITECTS

5-Unit: (Orlando-Raised Heel)  
 Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln

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 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:

PROJECT: 00-0000  
 SCALE: AS NOTED  
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 DESIGNED BY: MJS

Jan 04, 2024, 1:44pm

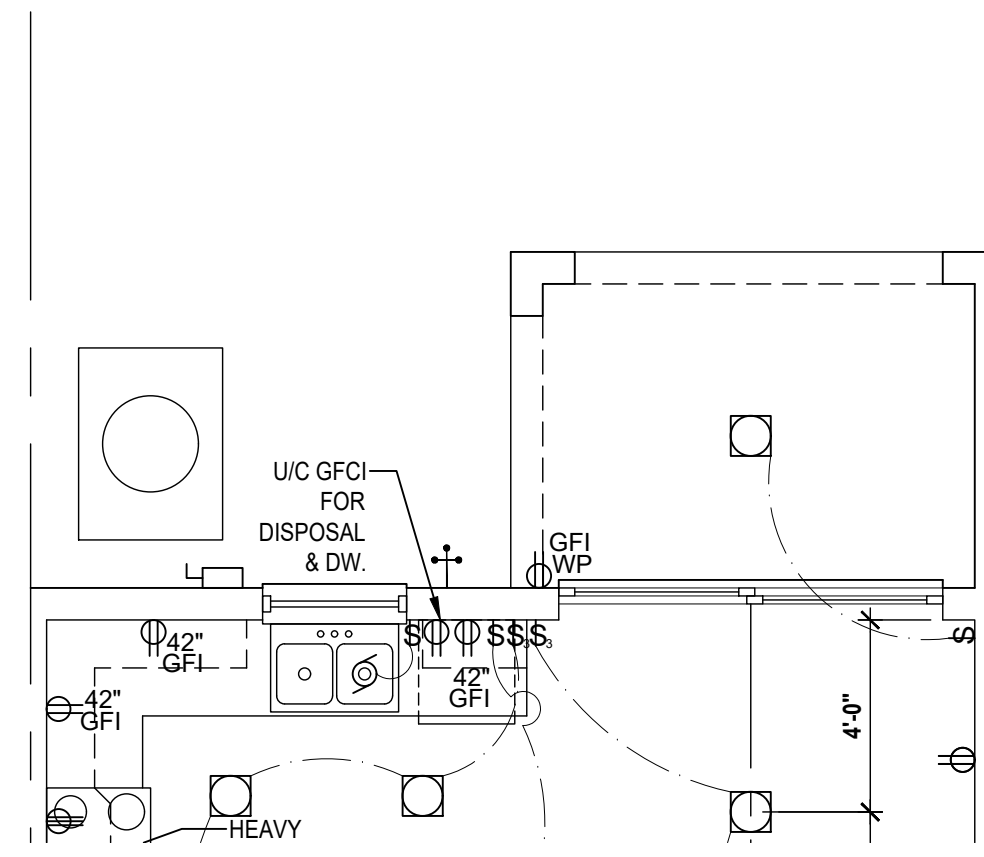
PROJECT: 00-0000  
 SCALE: AS NOTED  
 DRAWN BY: C.C.  
 DESIGNED BY: MJS

ELECTRICAL LAYOUT  
**E1**



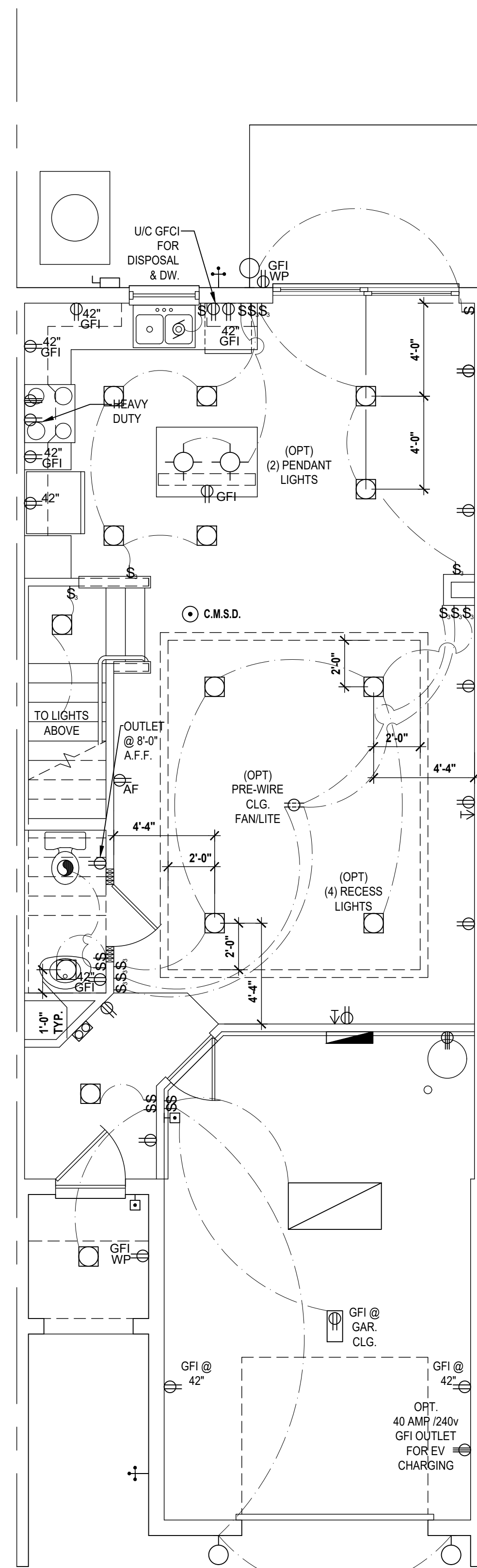






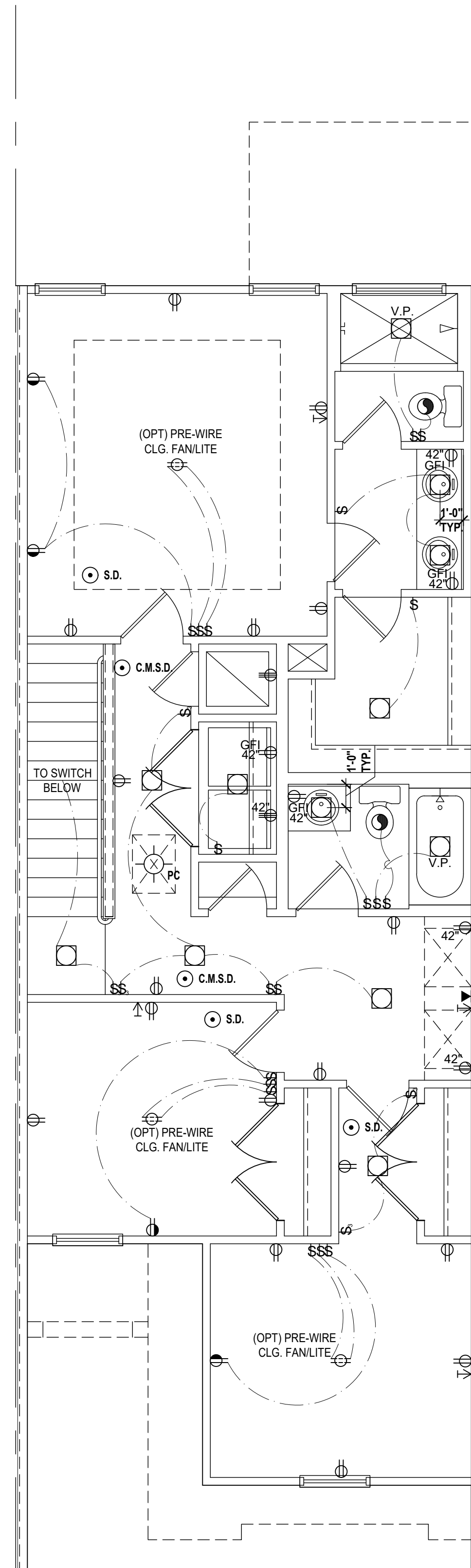
Kennedy (Opt. Lanai)

SCALE 1/4" = 1'-0"



Kennedy First Floor

SCALE 1/4" = 1'-0"



Kennedy Second Floor

SCALE 1/4" = 1'-0"

GENERAL NOTES KEY:

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NOTES:  
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	FLUSH-MOUNT LED
	WALL MOUNTED LIGHT
	WALL WASH RECESSED
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	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
	C.A.R.B.O.N. M.O.N.O.X.I.D.E. / S.M.O.K.E. DETECTOR
	CEILING FAN
	WALL SCONCE
	CHANDELIER
	SPOT LIGHT
	FLUSH MOUNT FLUORESCENT LIGHT
	FAN / LIGHT COMBINATION
	GARBAGE DISPOSAL MOTOR
	SPEAKER
	JUNCTION BOX
	L.V. LOW VOLTAGE
	V.P. VAPOR PROOF
	A.F. ARC FAULT PROTECTION
	I.C. INTERCOM

Electrical Layout

SCALE 1/4" = 1'-0"

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**A I B ID**

**GOBA**  
 GROUP OF ASSOCIATED BUILDERS

5-Unit: (Orlando-Raised Heel)  
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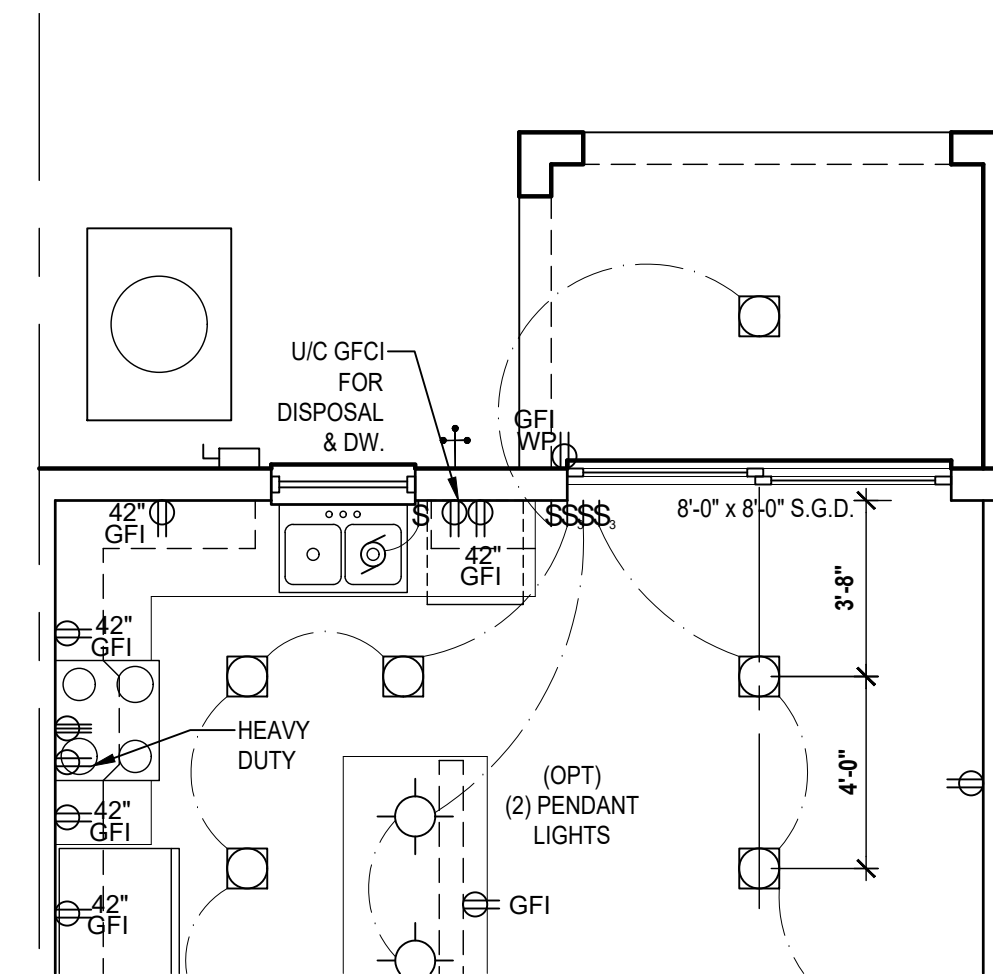
**Park Square HOMES**

ISSUE DATE: 02/10/2023  
 REVISIONS:

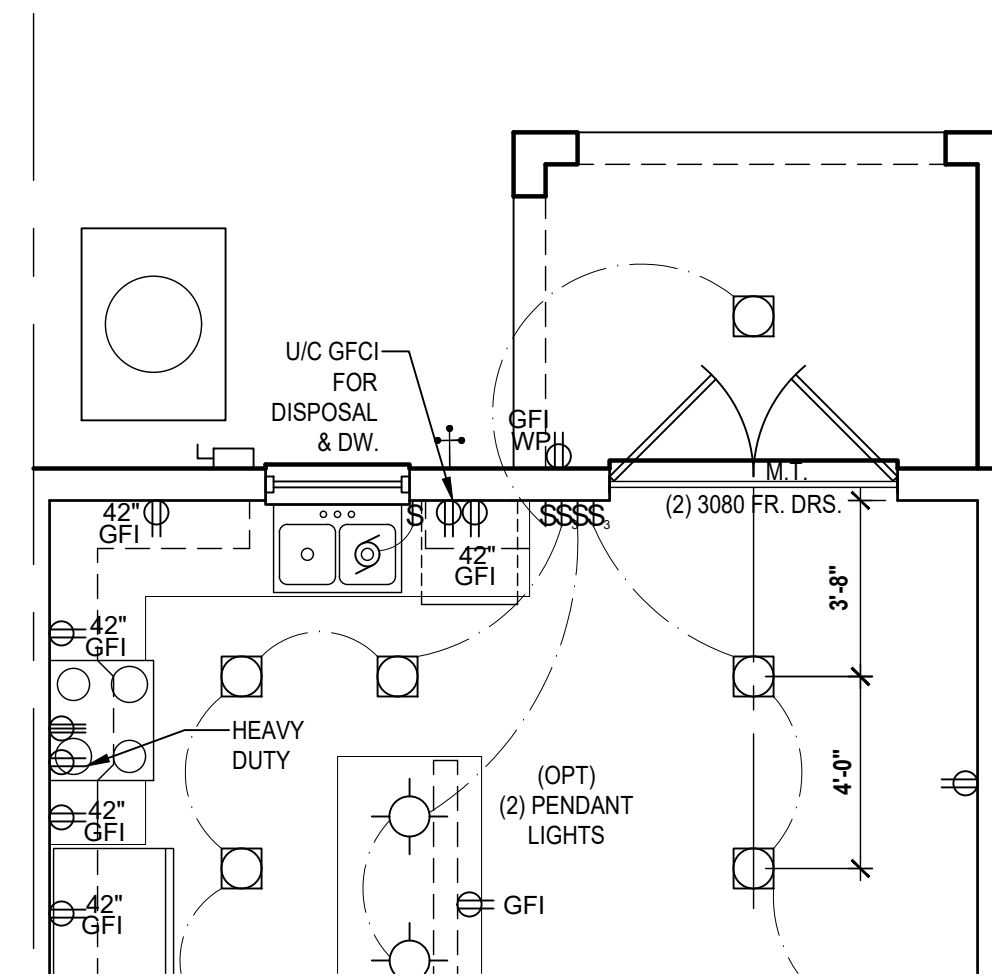
PROJECT: 00-0000  
 SCALE: AS NOTED  
 DRAWN BY: C.C.  
 DESIGNED BY: MJS

ELECTRICAL LAYOUT  
**E3**

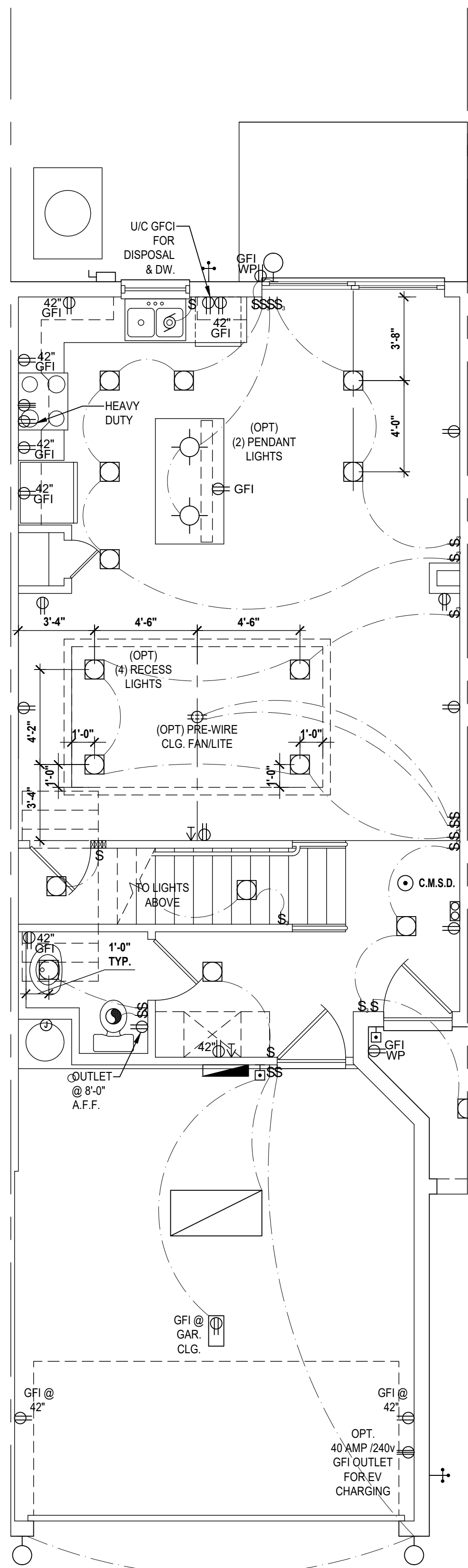




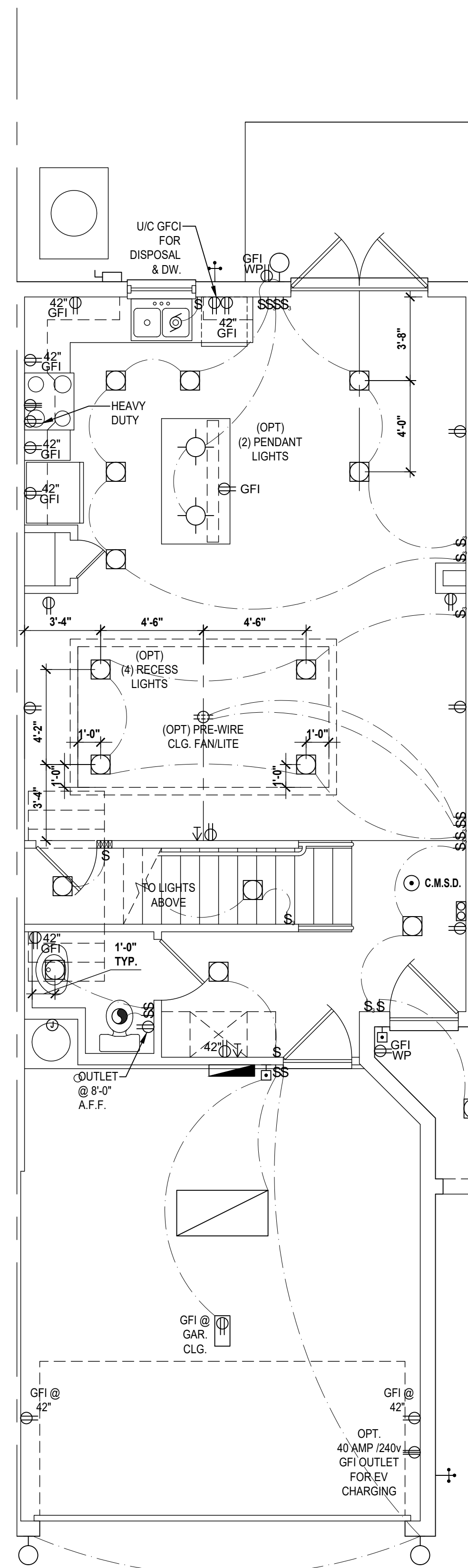
Washington- First Floor  
(Opt. Lanai w/ S.G.D.)  
SCALE: 1/4" = 1'-0"



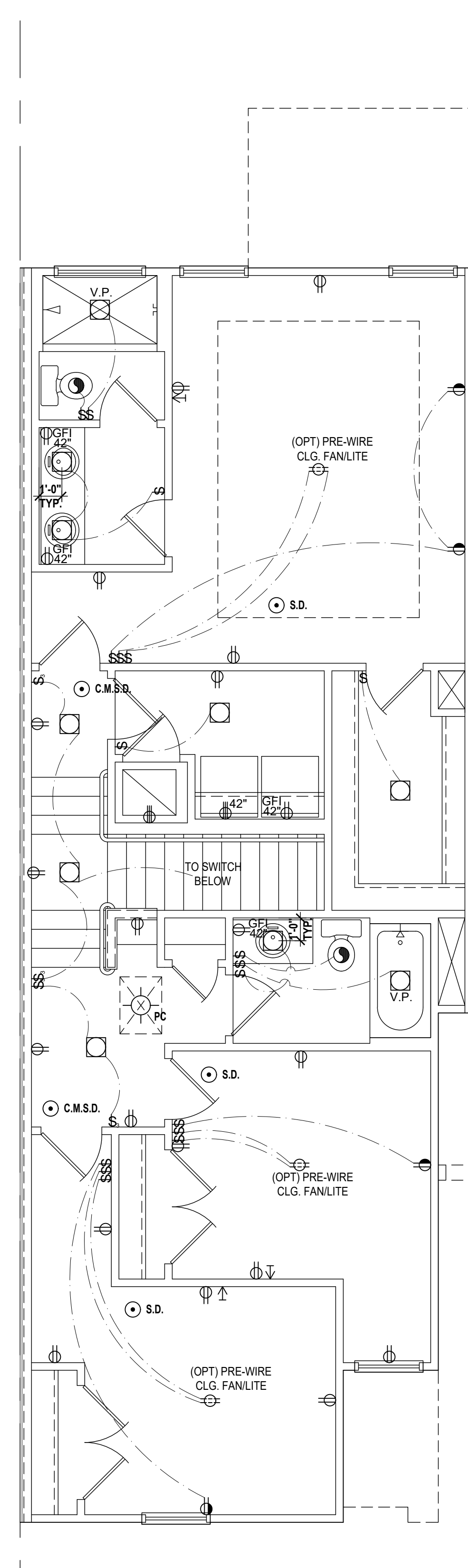
Washington- First Floor  
(Opt. Lanai w/ Opt. FR. DR.)  
SCALE: 1/4" = 1'-0"



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



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



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

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**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 SCONCE
	CHANDELIER
	SPOT LIGHT
	FLUSH MOUNT FLUORESCENT LIGHT
	FAN / LIGHT COMBINATION
	GARBAGE DISPOSAL MOTOR
	SPEAKER
	JUNCTION BOX
	LOW VOLTAGE
	V.P. VAPOR PROOF
	A.F. ARC FAULT PROTECTION
	I.C. INTERCOM

**Electrical Layout**  
SCALE: 1/4" = 1'-0"

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THOMPSON ENGINEERING GROUP, INC.  
401 Vineland Road Suite #6 Orlando, FL 32811  
Ph: (407) 734-1790 Fax: (407) 734-1790 www.iteg.com

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**AI**  
**BID**

**GOBA**  
SERVING ORLANDO SINCE 1980

**5-Unit: (Orlando-Raised Heel)**  
Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln  
Building Plat #XX  
Lot# XX-XX, Subdivision  
Street Address  
City, State, Zip Code

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

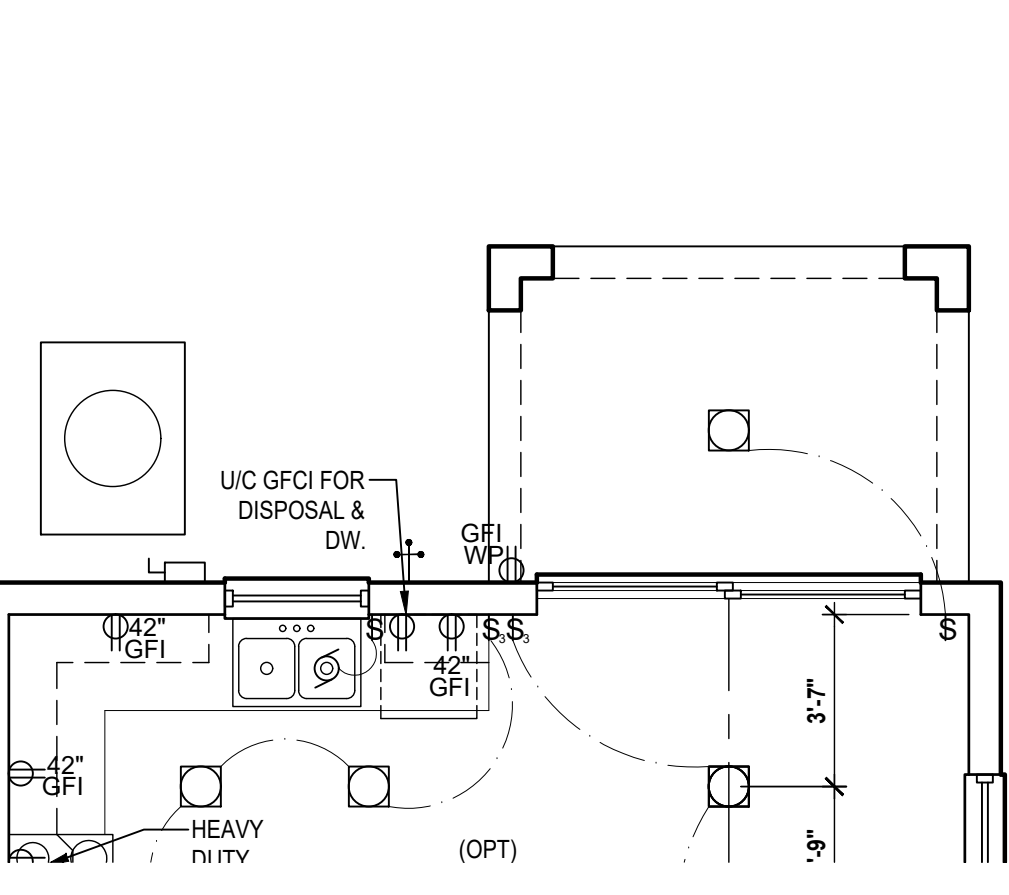
**Park Square HOMES**

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

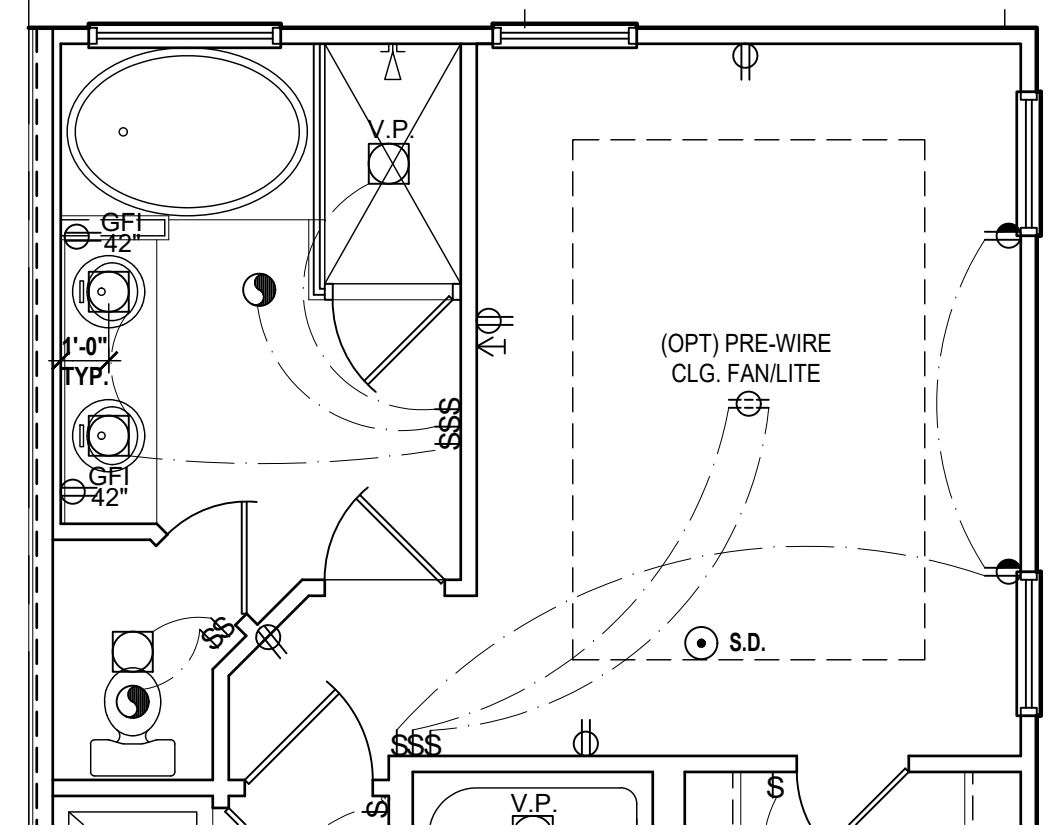
**ELECTRICAL LAYOUT**  
E4

Jan 02, 2024 1:45pm  
dlep - V/Park Square Homes/MODELSTOWNHOME MODELS/Presidential Townhomes (Raised Heel)- 55 Series/Unit Presidential TH (Raised Heel)/Electrical Layout (MJSdesigns) Plans in this publication are protected under the copyright law. Reproduction of the illustrations or working drawings by any means is strictly prohibited unless licensed by MJS, Inc.  
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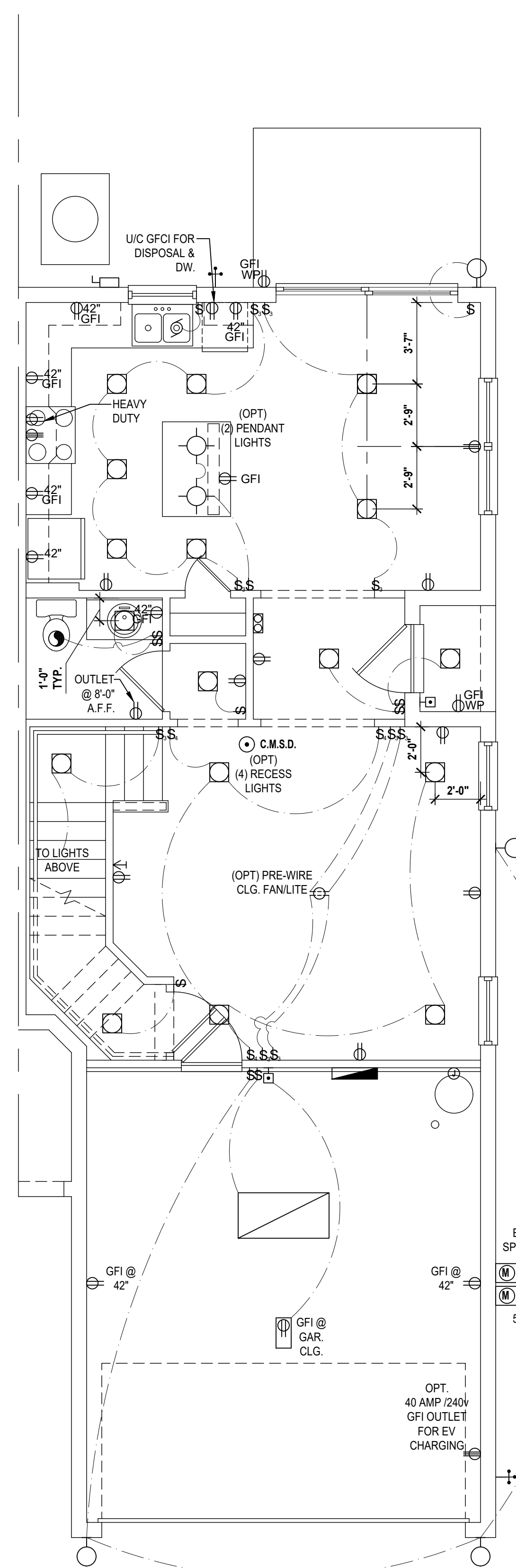




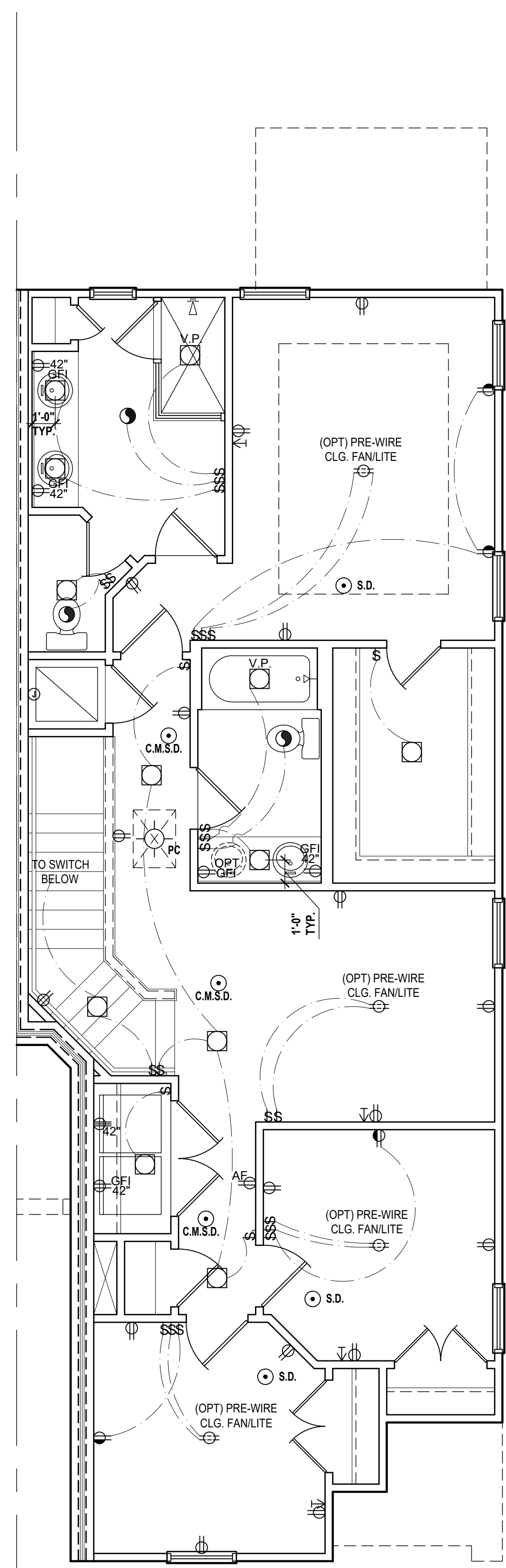
**Lincoln (Opt. Lanai)**  
SCALE: 1/4" = 1'-0"



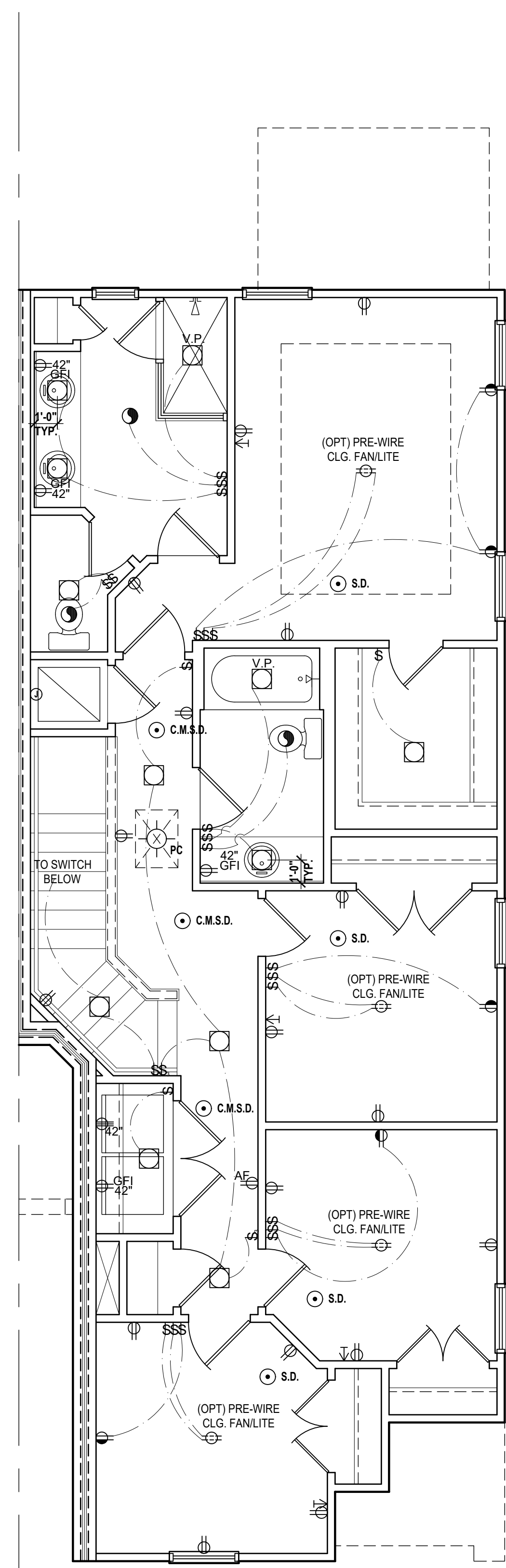
**Lincoln (Opt.) Bath**  
WITH SOAKING TUB  
SCALE: 1/4" = 1'-0"



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



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



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

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	WALL MOUNTED LIGHT
	WALL WASH RECESSED
	DUPLEX RECEPTACLE
	220 V RECEPTACLE
	1/2 HOT, 1/2 SWITCHED
	WATER PROOF RECEPTACLE
	FLOOR RECEPTACLE
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	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 Layout**  
SCALE: 1/4" = 1'-0"

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ISSUE DATE: 02/10/2023  
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DRAWN BY: C.C.  
DESIGNED BY: MJS

**E5**

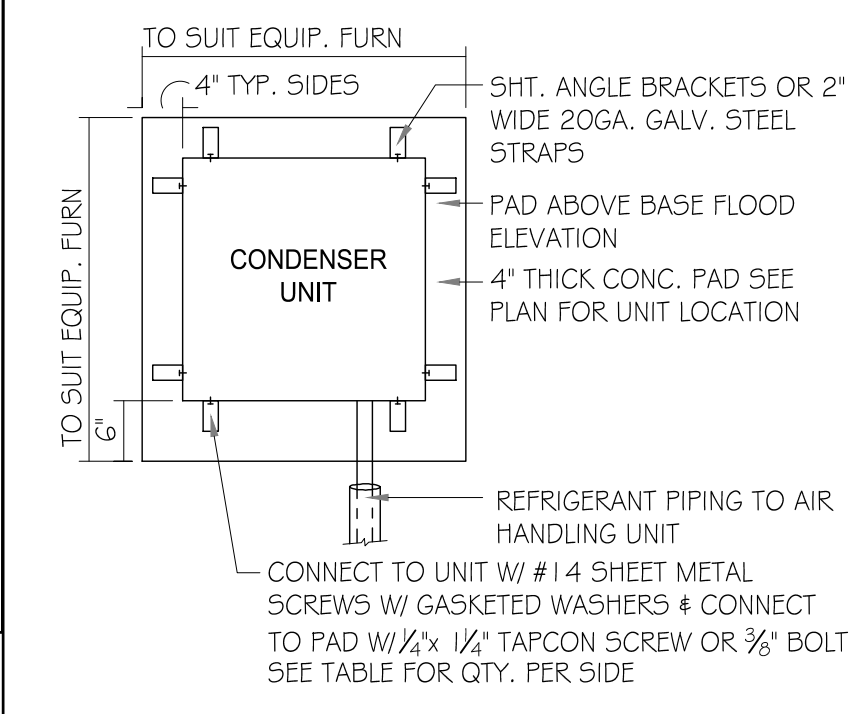


**VERIFICATION OF FIELD CONDITIONS:**

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

**FIELD REPAIR NOTES**

- 1- MISSED FOOTING DOVELS 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 E/F ADHESIVES.
- 2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/4" - REQUIRE SPECIAL ENGINEERING LETTER.
- 3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3' AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3' FROM PENETRATION. ADD (1) MTS 1 2 @ TOP AND BOTTOM PLATE.

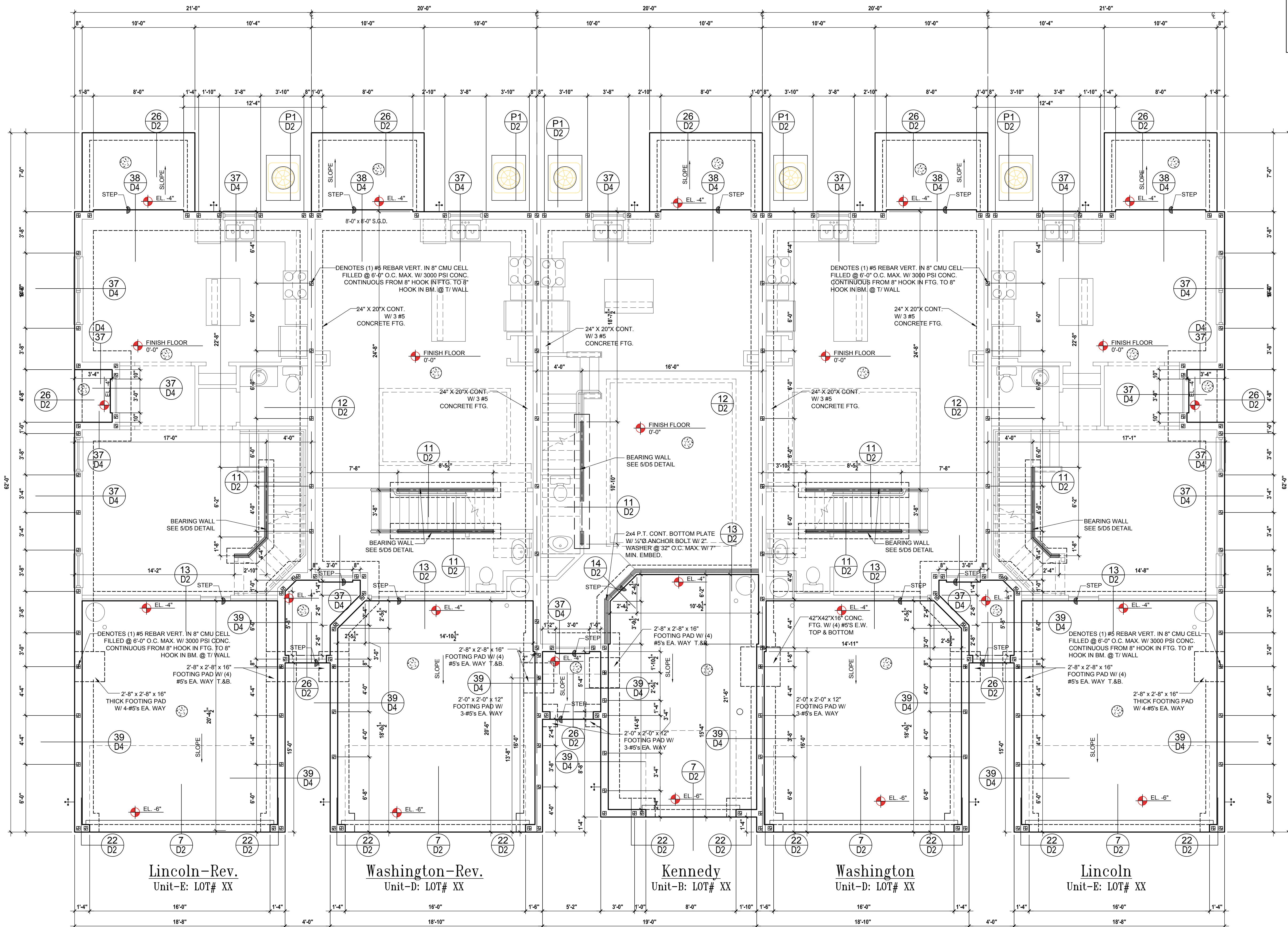


ANCHOR SPACING TABLE

LENGTH/SIDE	NO. OF ANCHORS/SIDES
LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
36" UP 4 5 TONS 4 UP	FOUR / SIDE

**FOUNDATION NOTES**

- 1- CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
- 2- DENOTES FILL CELL REINF. W/ CONC. W/ (1) #5 REBAR, GRADE GO.
- 3- DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I. 4" THICK WITH 6x6 1/10 GAUGE REINFORCING MAT. W/ MIN. 1" COVER TERMITE TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. W/F SHALL BE PLACED IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. FIBER MESH REINFORCEMENT MAY BE USED AS ALTERNATIVE TO WIRE.
- 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 BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL G-1 FALL IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE.
- 6- PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
- 7- MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
- 8- IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
- 9- BORA CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. PURSUANT FLORIDA BUILDING CODE LATEST EDITION.
- 10- WOOD STAIRS STRINGERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER OR SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD PER FBC R3.17.1



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**MJS**  
designers group  
residential-commercial-architecture

**AIB**

**GOBA**  
GEOLOGICAL AND GEOTECHNICAL ASSOCIATION

5-Unit: (Orlando-Raised Heel)  
Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln

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) 593-3000

**Park Square HOMES**

ISSUE DATE: 02/10/2023  
REVISIONS:  
PROJECT: 00-000  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

FOUNDATION PLAN  
S1

**Foundation Plan**  
SCALE 1/4" = 1'-0"



CAST CRETE / LOTTS / 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
L-9 OPT	7'-6"	8F14-1B/1T	OPT. FRENCH DOOR

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	3099	3718	4153	4507	4804	5062	5281	5461	5611	5734	5837
4'-0" (48")	PRECAST	1966	2561	2961	3261	3511	3711	3881	4031	4151	4241	4311	4371
4'-6" (54")	PRECAST	1599	1969	2119	2269	2379	2459	2519	2579	2629	2679	2719	2759
5'-4" (64")	PRECAST	1217	1487	1637	1737	1807	1857	1897	1937	1967	1997	2017	2037
5'-10" (70")	PRECAST	1062	1162	1212	1252	1282	1302	1312	1322	1327	1332	1337	1342
6'-6" (78")	PRECAST	908	958	998	1028	1048	1063	1073	1078	1083	1088	1093	1098
7'-6" (90")	PRECAST	743	773	793	808	818	823	828	833	838	843	848	853
9'-4" (112")	PRECAST	554	559	564	569	574	579	584	589	594	599	604	609
10'-6" (126")	PRECAST	475	480	485	490	495	500	505	510	515	520	525	530
11'-4" (136")	PRECAST	362	367	372	377	382	387	392	397	402	407	412	417
12'-0" (144")	PRECAST	337	342	347	352	357	362	367	372	377	382	387	392
13'-4" (160")	PRECAST	296	301	306	311	316	321	326	331	336	341	346	351
14'-0" (168")	PRECAST	279	284	289	294	299	304	309	314	319	324	329	334
14'-8" (176")	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'-4" (184")	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'-4" (208")	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'-4" (232")	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'-4" (256")	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.
24'-0" (288")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.

SAFE 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	2355	2555	2755	2955	3155	3355	3555	3755	3955	4155
4'-0" (48")	PRECAST	1365	1765	1965	2165	2365	2565	2765	2965	3165	3365	3565	3765
4'-6" (54")	PRECAST	1207	1507	1657	1757	1857	1957	2057	2157	2257	2357	2457	2557
5'-4" (64")	PRECAST	1016	1116	1166	1216	1266	1316	1366	1416	1466	1516	1566	1616
5'-10" (70")	PRECAST	909	959	1009	1059	1109	1159	1209	1259	1309	1359	1409	1459
6'-6" (78")	PRECAST	835	885	935	985	1035	1085	1135	1185	1235	1285	1335	1385
7'-6" (90")	PRECAST	727	777	827	877	927	977	1027	1077	1127	1177	1227	1277
9'-4" (112")	PRECAST	591	641	691	741	791	841	891	941	991	1041	1091	1141
10'-6" (126")	PRECAST	530	580	630	680	730	780	830	880	930	980	1030	1080
11'-4" (136")	PRECAST	484	534	584	634	684	734	784	834	884	934	984	1034
12'-0" (144")	PRECAST	470	520	570	620	670	720	770	820	870	920	970	1020
13'-4" (160")	PRECAST	418	468	518	568	618	668	718	768	818	868	918	968
14'-0" (168")	PRECAST	428	478	528	578	628	678	728	778	828	878	928	978
14'-8" (176")	PRESTRESSED	239	289	339	389	439	489	539	589	639	689	739	789
15'-4" (184")	PRESTRESSED	246	296	346	396	446	496	546	596	646	696	746	796
17'-4" (208")	PRESTRESSED	224	274	324	374	424	474	524	574	624	674	724	774
19'-4" (232")	PRESTRESSED	166	216	266	316	366	416	466	516	566	616	666	716
21'-4" (256")	PRESTRESSED	142	192	242	292	342	392	442	492	542	592	642	692
22'-0" (264")	PRESTRESSED	137	187	237	287	337	387	437	487	537	587	637	687
24'-0" (288")	PRESTRESSED	124	174	224	274	324	374	424	474	524	574	624	674

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

LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT											
		8R8-08	8R12-08	8R16-08	8R20-08	8R24-08	8R28-08	8R32-08	8R36-08	8R40-08	8R44-08	8R48-08	8R52-08
4'-4" (52")	PRECAST	1435	1835	2135	2335	2535	2735	2935	3135	3335	3535	3735	3935
4'-6" (54")	PRECAST	1634	2034	2334	2534	2734	2934	3134	3334	3534	3734	3934	4134
5'-8" (68")	PRECAST	866	1066	1266	1466	1666	1866	2066	2266	2466	2666	2866	3066
5'-10" (70")	PRECAST	810	1010	1210	1410	1610	1810	2010	2210	2410	2610	2810	3010
6'-8" (80")	PRECAST	797	997	1197	1397	1597	1797	1997	2197	2397	2597	2797	2997
7'-6" (90")	PRECAST	669	869	1069	1269	1469	1669	1869	2069	2269	2469	2669	2869
9'-8" (116")	PRECAST	411	611	811	1011	1211	1411	1611	1811	2011	2211	2411	2611

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

LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT											
		8R8-11	8R12-11	8R16-11	8R20-11	8R24-11	8R28-11	8R32-11	8R36-11	8R40-11	8R44-11	8R48-11	8R52-11
4'-4" (52")	PRECAST	905	1105	1305	1505	1705	1905	2105	2305	2505	2705	2905	3105
4'-6" (54")	PRECAST	867	1067	1267	1467	1667	1867	2067	2267	2467	2667	2867	3067
5'-8" (68")	PRECAST	675	875	1075	1275	1475	1675	1875	2075	2275	2475	2675	2875
5'-10" (70")	PRECAST	655	855	1055	1255	1455	1655	1855	2055	2255	2455	2655	2855
6'-8" (80")	PRECAST	570	770	970	1170	1370	1570	1770	1970	2170	2370	2570	2770
7'-6" (90")	PRECAST	508	708	908	1108	1308	1508	1708	1908	2108	2308	2508	2708
9'-8" (116")	PRECAST	395	595	795	995	1195	1395	1595	1795	1995	2195	2395	2595

GENERAL NOTES

- Provide full mortar bed and head joints.
- Shore filled lintels as required.
- Installation of lintel must comply with the architectural and/or structural documents.
- U-Intels are manufactured with 5 1/2" long notches at the ends to accommodate vertical steel reinforcing and grouting.
- Reference the CAST-CRETE Load Deflection Graph brochure for lintel deflection information.
- Bottom field added rebar to be located at the bottom of the lintel cavity.
- 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
- Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
- Safe load rating based on rational design analysis per ACI 318 and ACI 530.
- The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C-296 or other approved coating.
- Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (sister) loads should be checked for the combined loading with the following equation:  
$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$
- Additional lateral load capacity can be obtained by the designer by providing additional reinforced concrete masonry above the lintel. See detail at right.

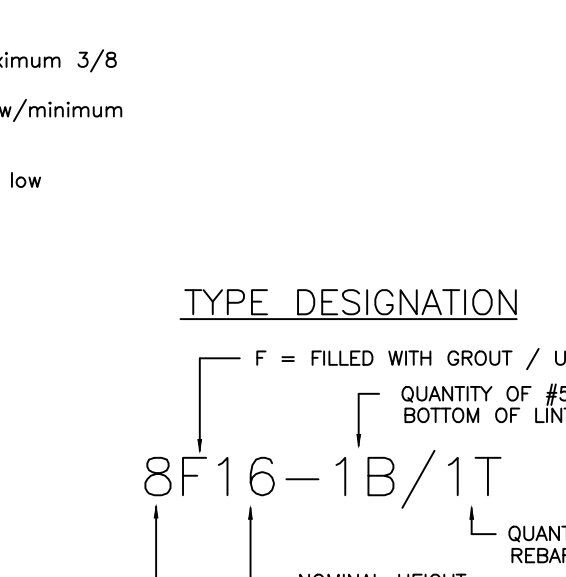
SAFE LOAD TABLE NOTES

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

MATERIALS

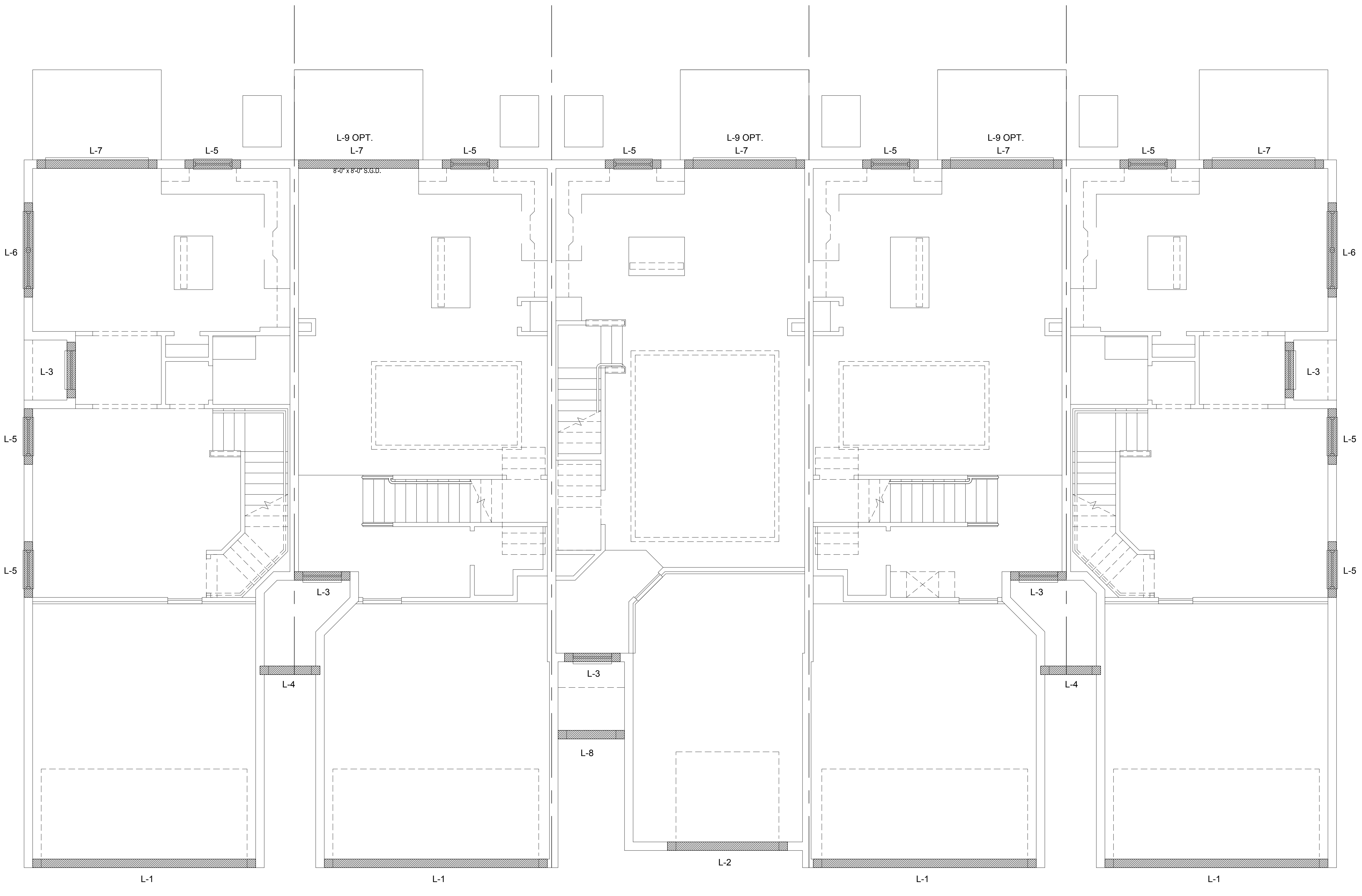
- Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
- Safe load rating based on rational design analysis per ACI 318 and ACI 530.
- The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C-296 or other approved coating.
- Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (sister) loads should be checked for the combined loading with the following equation:  
$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$
- Additional lateral load capacity can be obtained by the designer by providing additional reinforced concrete masonry above the lintel. See detail at right.

TYPE DESIGNATION



NOTE

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



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

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GRADING AND GEOTECHNICAL ASSOCIATION

**Park Square HOMES**

5-Unit: (Orlando-Raised Heel)  
Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln

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

ISSUE DATE: 02/10/2023

REVISIONS



**CONNECTOR SCHEDULE**

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2	QTY	HTT4	SILL: 7/8" BOLT	QTY	N/A
4	HETA20	14-10d x 1 1/2"	1,510	65 / 960	98	HTT4	SILL: 7/8" BOLT	4,235	N/A
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370	99	A35	STRAP: 18-16d	440	440 / N/A
20	H3	RFT: 4-8d / P/LT: 4-8d	455	125 / 160	102	HTT5	H:4-8d x 1 1/2" P:4-8d x 1 1/2"	4,275	N/A
21	H1	RFT: 6-8d x 1 1/2" / P/LT: 4-8d	475	485 / 165	103	VGTR/L	32-SDS 1/2" x 3" (2) 7/8" BLT	3,990	N/A
22	H10A OR MTS12	RFT: 8-8d x 1 1/2"	1,010	660 / 550	104	HDUB-SDS2.5	7/8" BLT/20-SDS 1/2" x 2 1/2"	5,020	N/A
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A	110	HCP2	12-10d x 1 1/2"	520	260 / N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A	167	HHUS48	H:14-16d / J:6-16d	1,550	N/A
26	H2.5	RFT: 5-8d / P/LT: 5-8d	415	150 / 150	168	U46	H:8-10d / J:4-10d	710	N/A
34	A34	H:4-8d x 1 1/2" / P:4-8d x 1 1/2"	365	280 / 303	181	HUS26	20-16d	1,550	N/A
35	A35F	H:4-8d x 1 1/2" / P:4-8d x 1 1/2"	440	440 / N/A	184	HUC28-2	H:14-16d / J:4-10d	1,085	N/A
37	MTS12	14-10d	1,000	N/A	186	HUCQ210-2-SDS	H:12-14" x 2-1/2" SDS	2,345	N/A
38	MTS16	14-10d	1,000	N/A	190	HU210-2	CMU:18-14" x 2-1/2" TITEN T. J:10-0.148x3"	1,800 U 6,095 D.	N/A
39	MTS30	14-10d	1,000	N/A	191	HU2	CMU:6-14" x 2-1/2" TITEN T. J:10-0.148x1 1/2"	545 U 1,700 D.	N/A
43	LSTA12	10-10d	905	N/A	214	HUC212-3TF	HD:16-3/16" x 1 1/2" TAPCON BM: 9-16d	1,135	N/A
45	ST18	14-16d	1,200	N/A	215	HGUS210-2	HDR:46-16d / JST:10-16d	2,720	N/A
47	LSTA24	18-10d	1,295	N/A	216	HUS412	BLOCK: 10-1/2" x 1 1/2" TC JOIST: 10-16d	3,240	N/A
71	MSTA36	28-10d	2,135	N/A	217	HUS212-2	BLOCK: 10-1/2" x 1 1/2" TC JOIST: 10-16d	2,630	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A	219	MBHA412	H:1-1/4" x 3/8" TOP FACE JOIST: 18-10d	3,145	N/A
79	SP1	STD:6-10d / P/LT:4-10d	535	560 / 260	226	MBHA4.75/12	HDR: (2) 3/4" x 8" JOIST: 18-10d	2,160	N/A
80	SP2	STD:6-10d / P/LT:6-10d	605	560 / 260	231	MBHA3.56/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	3,450	N/A
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A	232	MBHA5.50/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	3,450	N/A
89	ABU66	12-16d	2,240	N/A	240	H16	R:2-10d x 1 1/2" P:10-10d x 1 1/2"	1,470	480 / N/A
89	CB66	(2) 7/8" BOLTS	2,300	985	241	LG12	30-16d-sinker	2,000	1015 / 440
92	ABU44	12-16d	2,200	N/A	301	MGT	(1) 5/8" BLS / GIR: 22-10d	3,965	N/A
93	AC6 (MAX)	28-16d	1,815	1,070	302	HGT-2 or 3	LTL:3/4" BLS / GIR: 8-10d	6485	N/A
94	AC4 (MAX)	28-16d	1,815	1,070	303	HGT-4	LTL:3/4" BLS / GIR: 16-10d	9,250	N/A
95	HTS20	20-10d	1,450	N/A	401	SURL414	FACE:18-16d / JST:8-16d	1,700	N/A
96	H08A	SILL: 7/8" BOLT STUD:(3) 7/8" x 5 1/2" BOLTS	7,910	N/A	T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			
97	MTSM16	BLOCK: 4-1/2" x 2 1/2" TC JOIST: 7-10d	860	N/A					

**COMPONENT & CLADDING DESIGN WIND PRESSURES**

SEE PLAN DESIGN WIND PRESSURE

+	ULTIMATE DESIGNED POSITIVE PRESSURE
-	ULTIMATE DESIGNED NEGATIVE PRESSURE

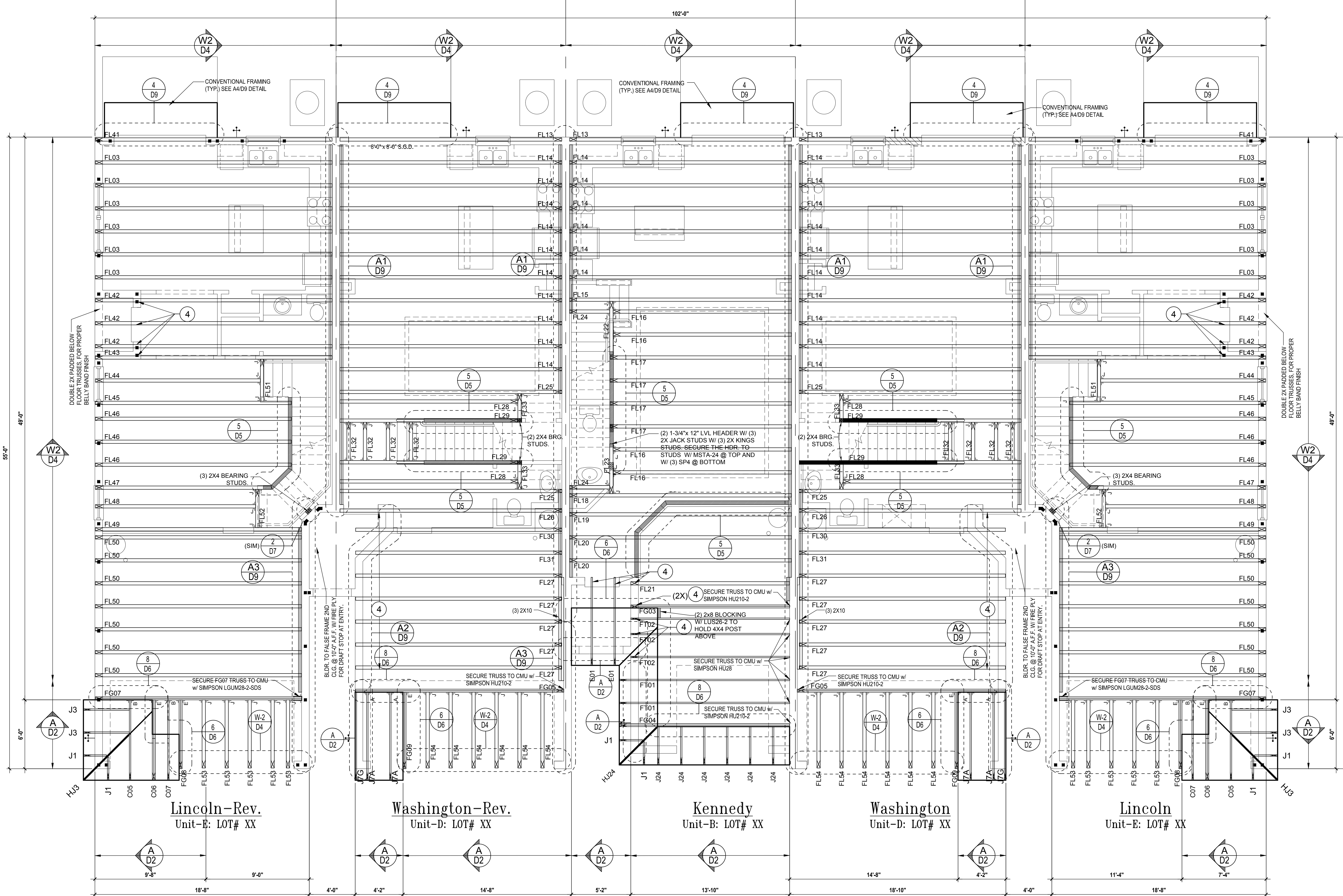
NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.8

**FIELD REPAIR NOTES**

- MISSING FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEK PROPOXY 300 OR SIMPSON SET OR EFX ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 6" - 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 PROVIDED DR. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE

**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 TPI/WTC 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 D228, D1970, D4893 AND D9757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1. UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
- OFF RIDGE VENTS MAXIMUM OPENING SIZES:  
- LOMANCO: (2) 9 1/2" DIA CIRCLES  
- MILLENNIUM METAL: 2 1/2" x 4 6" HOLE



**MJS**
  
 designers group

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**AI BID**

**GOBA**

**5-Unit: (Orlando-Raised Heel)**  
 Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln  
 Building Plat #XX  
 Lot# XX-XX, Subdivision  
 Street Address  
 City, State, Zip Code

A division of Park Square Homes  
 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

FLOOR TRUSSES  
**S3**

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and MJS, Inc. must be notified in writing if any changes to the dimensions, conditions and specifications appearing on these plans.



**CONNECTOR SCHEDULE**

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2	98	HTT4	SILL: 7/8" BOLT	4,235	N/A
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960	99	A35	STRAP: 18-16d	440	440 / N/A
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370	102	HTT5	H-4-8d x 1 1/2" / P-4-8d x 1 1/2"	4,275	N/A
20	H3	RFT: 4-8d / P.L.T: 4-8d	455	125 / 160	103	VGTR/L	7/8" BOLT / 26-10d	3,990	N/A
21	H1	RFT: 6-8d x 1 1/2" / P.L.T: 4-8d	475	485 / 165	104	HDUB-SDS2.5	32-SDS1/2"x3/8"(2) 7/8" BLT	5,020	N/A
22	H10A OR MTS12	RFT: 6-8d x 1 1/2" / P.L.T: 6-8d x 1 1/2"	1010	660 / 550	110	HCP2	12-10d x 1 1/2"	520	260 / N/A
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A	167	FHUS46	H-14-16d / J-16-16d	1,550	N/A
24	H7	RFT / TRS: 4-8d / P.L.T / STD: 10-8d	985	400 / N/A	168	U46	H-8-10d / J-4-10d	710	N/A
26	H2.5	RFT: 5-8d / P.L.T: 5-8d	415	150 / 150	181	HUS26	20-16d	1,550	N/A
34	A34	H-4-8d x 1 1/2" / P-4-8d x 1 1/2"	365	280 / 303	184	HUC28-2	H:14-16d / J:4-10d	1,085	N/A
35	A35F	H-4-8d x 1 1/2" / P-4-8d x 1 1/2"	440	440 / N/A	186	HUCQ210-2-SDS	H:12-14"x2-1/2" SDS" / J:6-14"x2-1/2" SDS	2,345	N/A
37	MTS12	14-10d	1,000	N/A	190	HU210-2	CMU: 18-14"x2-1/2" TITEN T." / J:10-0.148x3"	1,800 U / 9,095 D	N/A
38	MTS16	14-10d	1,000	N/A	191	HU2	CMU: 6-14"x2-1/2" TITEN T." / J:10-0.148x1 1/2"	545 U / 1,700 D	N/A
39	MTS30	14-10d	1,000	N/A	214	HUC212-3TF	HD: 16-3/8"x1 1/2" TAPCON / BM: 9-16d	1,135	N/A
43	LSTA12	10-10d	905	N/A	215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
45	ST18	14-16d	1,200	N/A	216	HUS412	BLOCK: 10-1/2"x1 1/2" TC / JOIST: 10-16d	3,240	N/A
47	LSTA24	18-10d	1,295	N/A	217	HUS212-2	BLOCK: 10-1/2"x1 1/2" TC / JOIST: 10-16d	2,630	N/A
71	MSTA36	26-10d	2,135	N/A	219	MBHA412	H:1-14"x3/8" TOP/FACE / JOIST: 18-10d	3,145	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A	226	MBHA4 79/12	HDR: (2) 3/4" x 8" / JOIST: 18-10d	2,160	N/A
79	SP1	STD: 6-10d / P.L.T: 4-10d	535	560 / 260	231	MBHA3 56/16	HDR: (2) 3/4" x 8" / JOIST: 18-10d	3,450	N/A
80	SP2	STD: 6-10d / P.L.T: 6-10d	605	560 / 260	232	MBHA5 50/16	HDR: (2) 3/4" x 8" / JOIST: 18-10d	3,450	N/A
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A	240	H16	R: 2-10d x 1 1/2" / P: 10-10d x 1 1/2"	1,470	480 / N/A
89	CB66	(2) 7/8" BOLTS	2,300	985	241	LG12	30-16d-sinker	2000	1015 / 440
92	ABU44	12-16d	2,200	N/A	301	MGT	(1) 5/8" B.L.T.S / G.I.R: 22-10d	3,965	N/A
93	AC6 (MAX)	28-16d	1,815	1,070	302	HGT-2 or 3	L.T.L: 3/4" B.L.T.S / G.I.R: 8-10d	6485	N/A
94	AC4 (MAX)	28-16d	1,815	1,070	303	HGT-4	L.T.L: 3/4" B.L.T.S / G.I.R: 16-10d	9,250	N/A
95	HTS20	20-10d	1,450	N/A	401	SURL414	FACE: 18-16d / JST: 8-16d	1,700	N/A
96	HD8A	SILL: 7/8" BOLT / STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A	T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			
97	MTSM16	BLOCK: 4-1/2"x2 1/2" TC / JOIST: 7-10d	860	N/A					

**COMPONENT & CLADDING DESIGN WIND PRESSURES**

SEE PLAN DESIGN WIND PRESSURE

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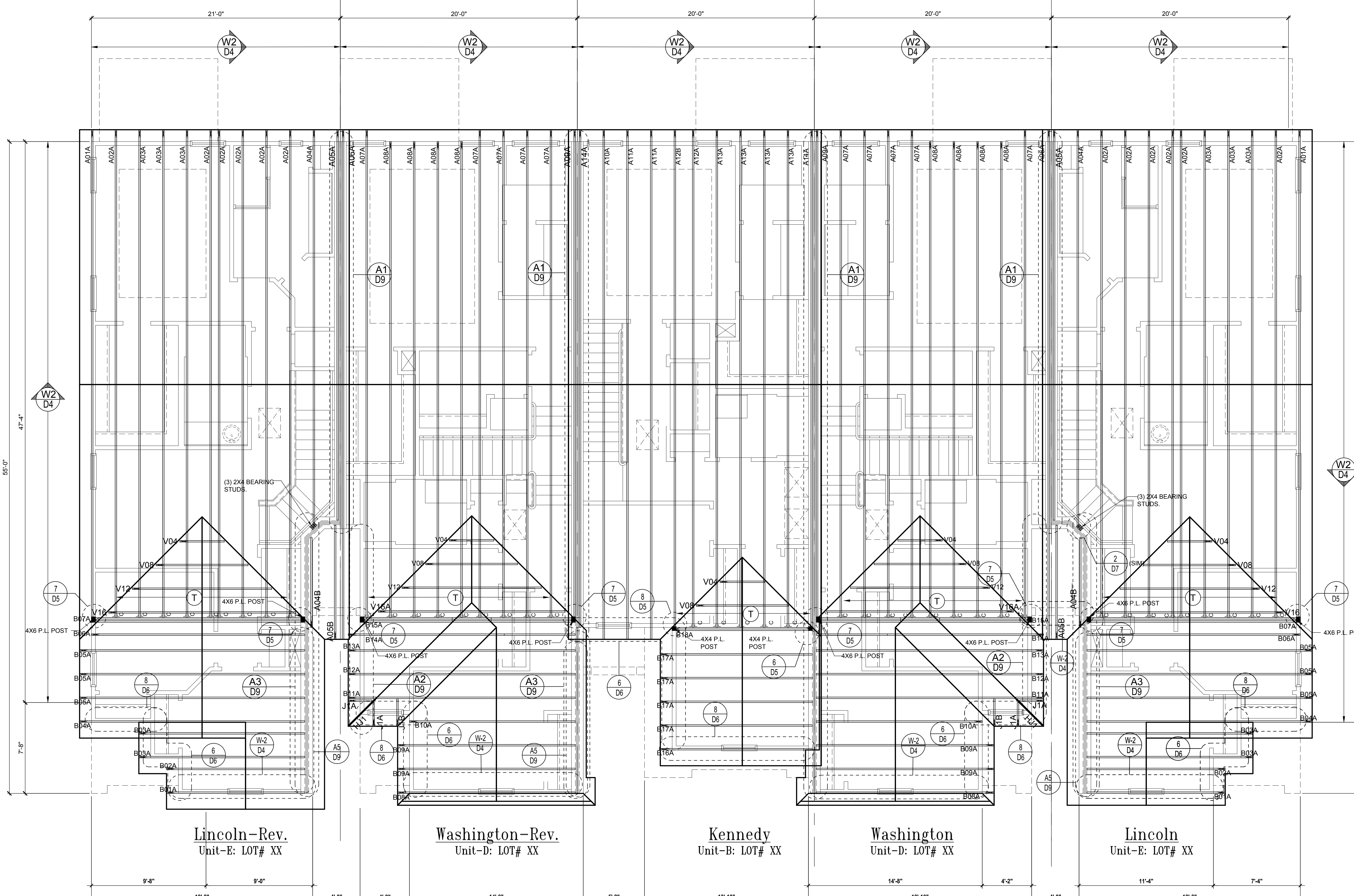
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- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS. FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTC A BCSI 1.
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- SHINGLE ROOF UNDERLAYMENT TO BE INSTALLED IAW FCBR 2023, 8TH EDITION R905.1.1. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4889 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1. UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1.
- OFF RIDGE VENTS MAXIMUM OPENING SIZES:
  - LOMANCO: (2) 8 1/2" DIA CIRCLES
  - MILLENNIUM METAL: 2 1/2" x 4 1/2" HOLE



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designers group  
 residential/commercial/architecture

**5-Unit: (Orlando-Raised Heel)**  
 Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln  
 Building Plat #XX  
 Lot# XX-XX, Subdivision  
 Street Address  
 City, State, Zip Code

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 Enterprises Inc.  
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WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND MJS, INC. SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.



## 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

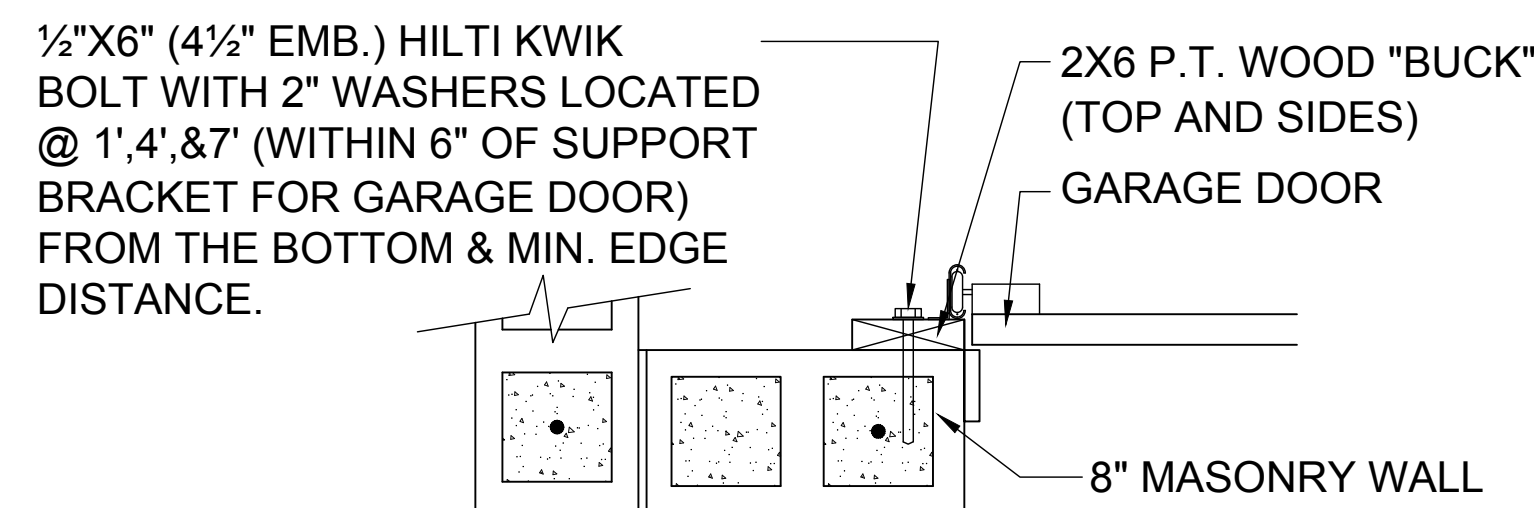
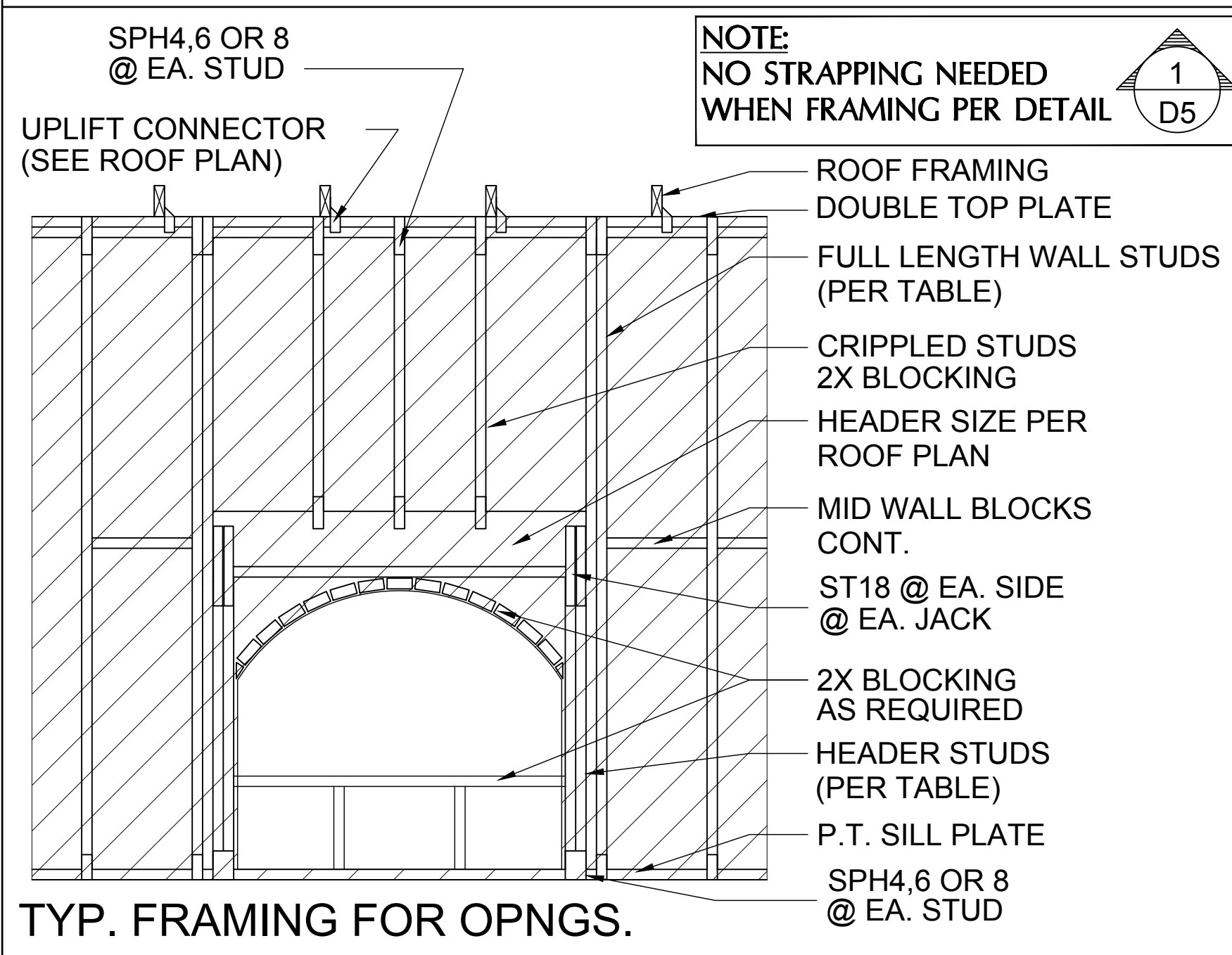
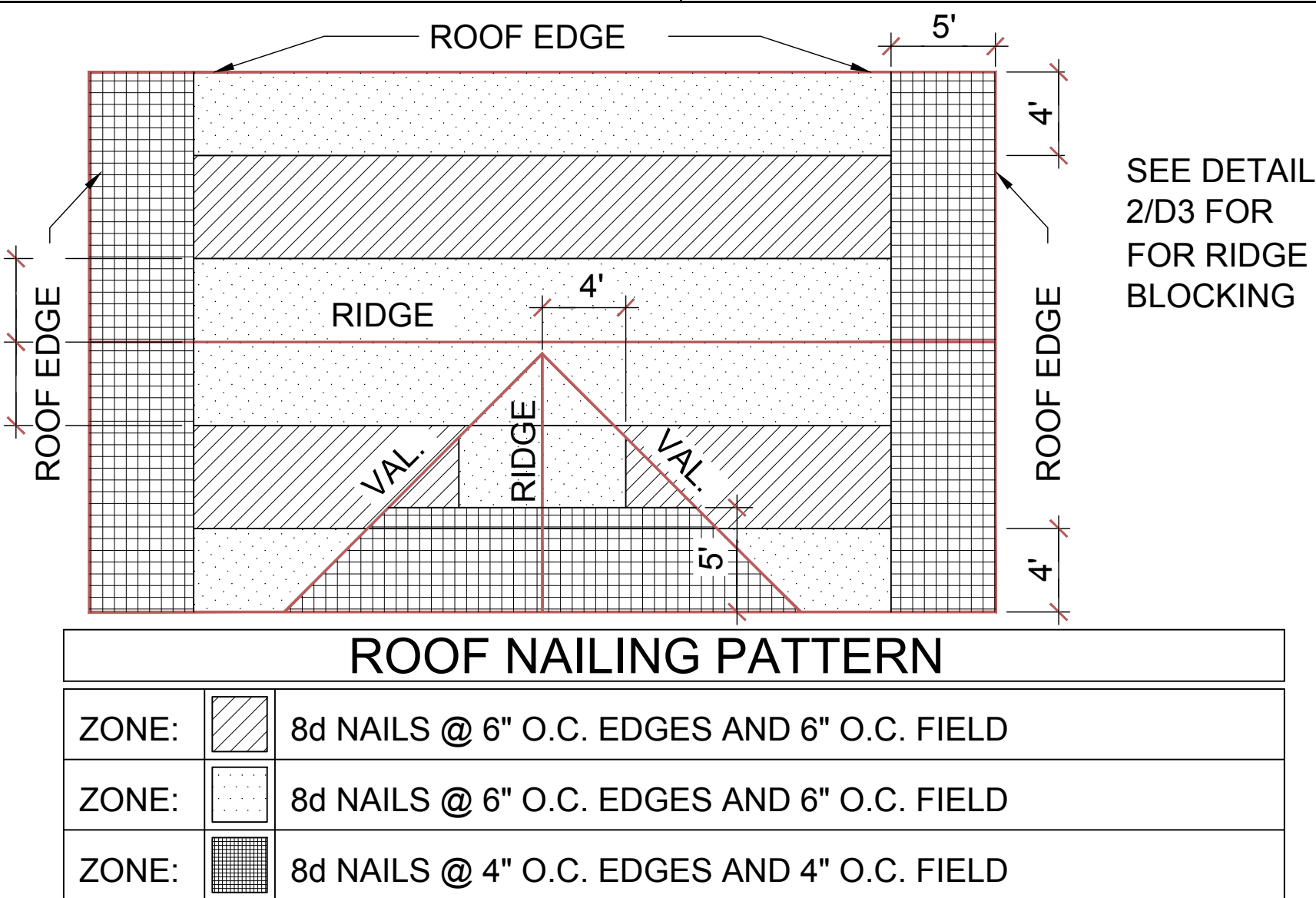
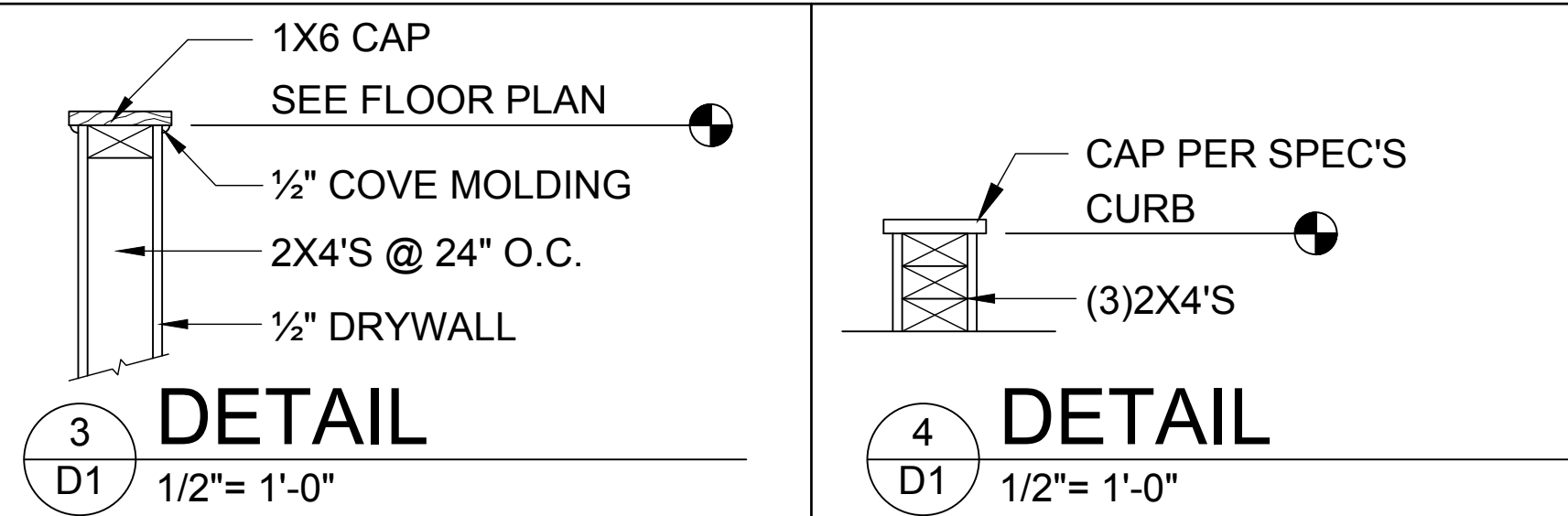
## WOOD STRUCTURAL NOTES

- 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.K..
- PLYWOOD OR OSB. WALL SHEATHING NAIL PATTERN TO BE 10d @ 6" O.C.. UNLESS OTHERWISE NOTED.
- NUMBER OF HEADER STUDS AND ADJACENT FULL LENGTH STUDS PER WALL AND HEADER STUD REQUIREMENT SCHEDULE.
- MAX. 1" HOLE DRILLED INTO EXTERIOR STRUCTURAL STUDS.
- DBL. STUDS @ EA. END OF SHEAR WALL.
- WHEN ANCHORING MULTIPLE WD. ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE CENTERED.
- NAIL PATTERN  
-DOUBLE PLATE 12" O.C.. OUTSIDE SPLICE ZONE (SEE NOTE 4)  
-DOUBLE STUDS @ 12" O.C..  
-DOUBLE OR TRIPLE HEADER @ 6" O.C.. @ EDGE @ 12" O.C.. INTERMEDIATE.  
-HEADER TO STUD @ 4" O.C.. EA. HEADER MEMBER.  
-STUD TO TOP OR BOTTOM PLATE : (2) 16d THRU PLT. OR (2) 16d EA. SIDE TOE NAILED TO PLT.
- ROOF SHEATHING FOR SHINGLE ROOF TO BE MIN. 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/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION:  
UP TO -7/8" - NO REPAIR NECESSARY  
-7/8" TO 1-1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED  
1-1/4"+ - REQUIRE SPECIAL ENGINEERING LETTER
- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/ FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE

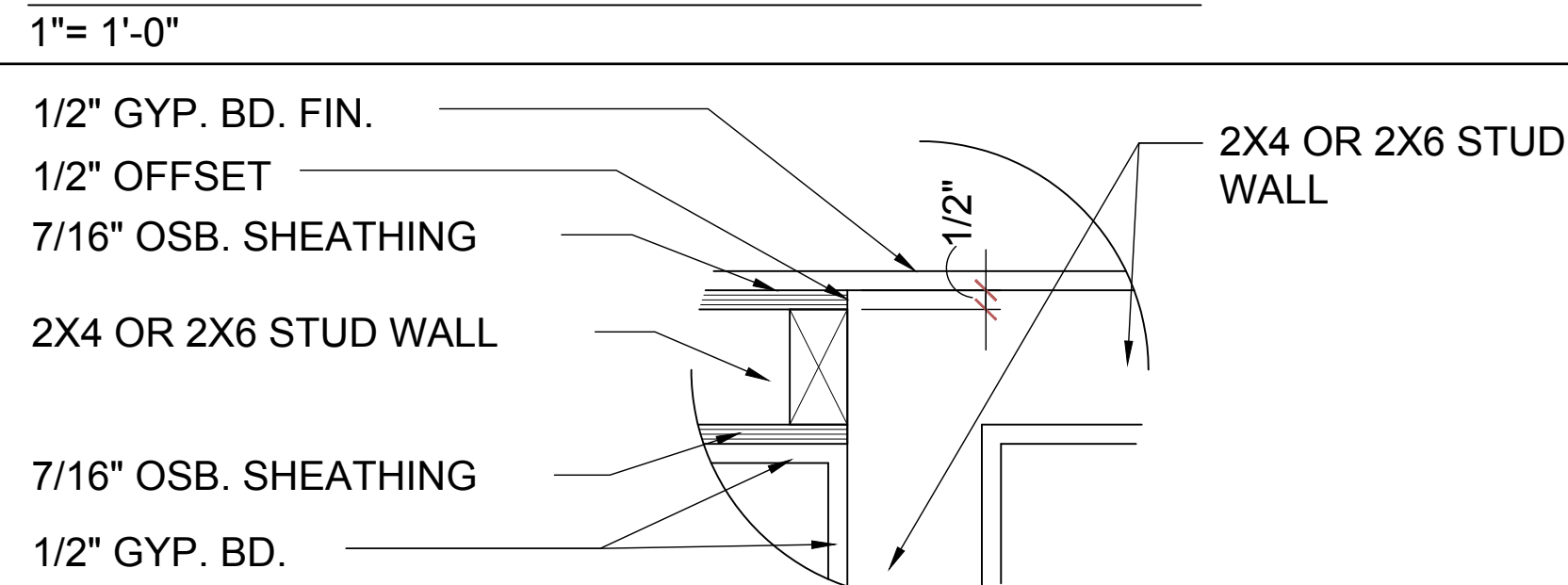


- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/ 1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT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

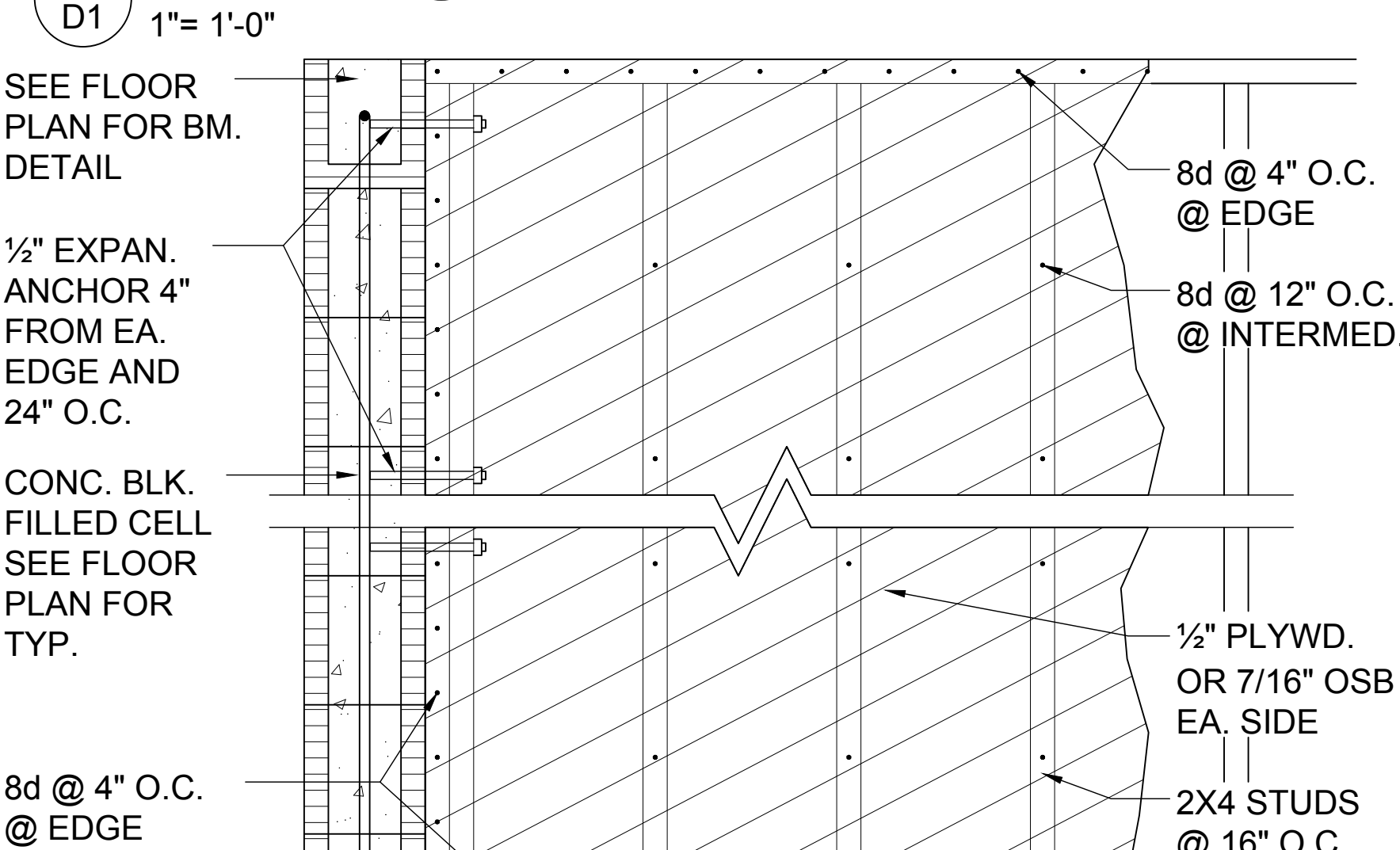
- THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:

- 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

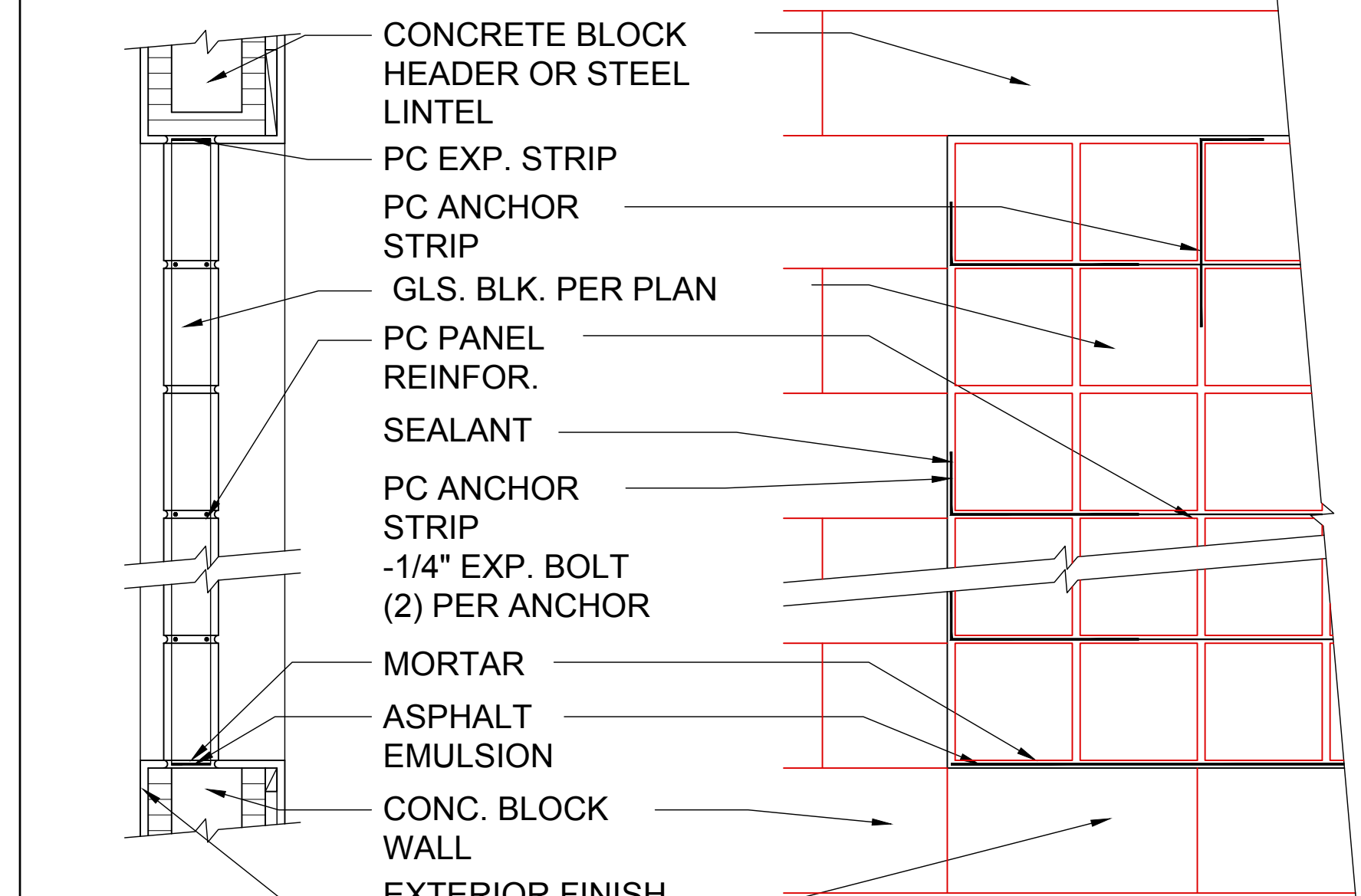
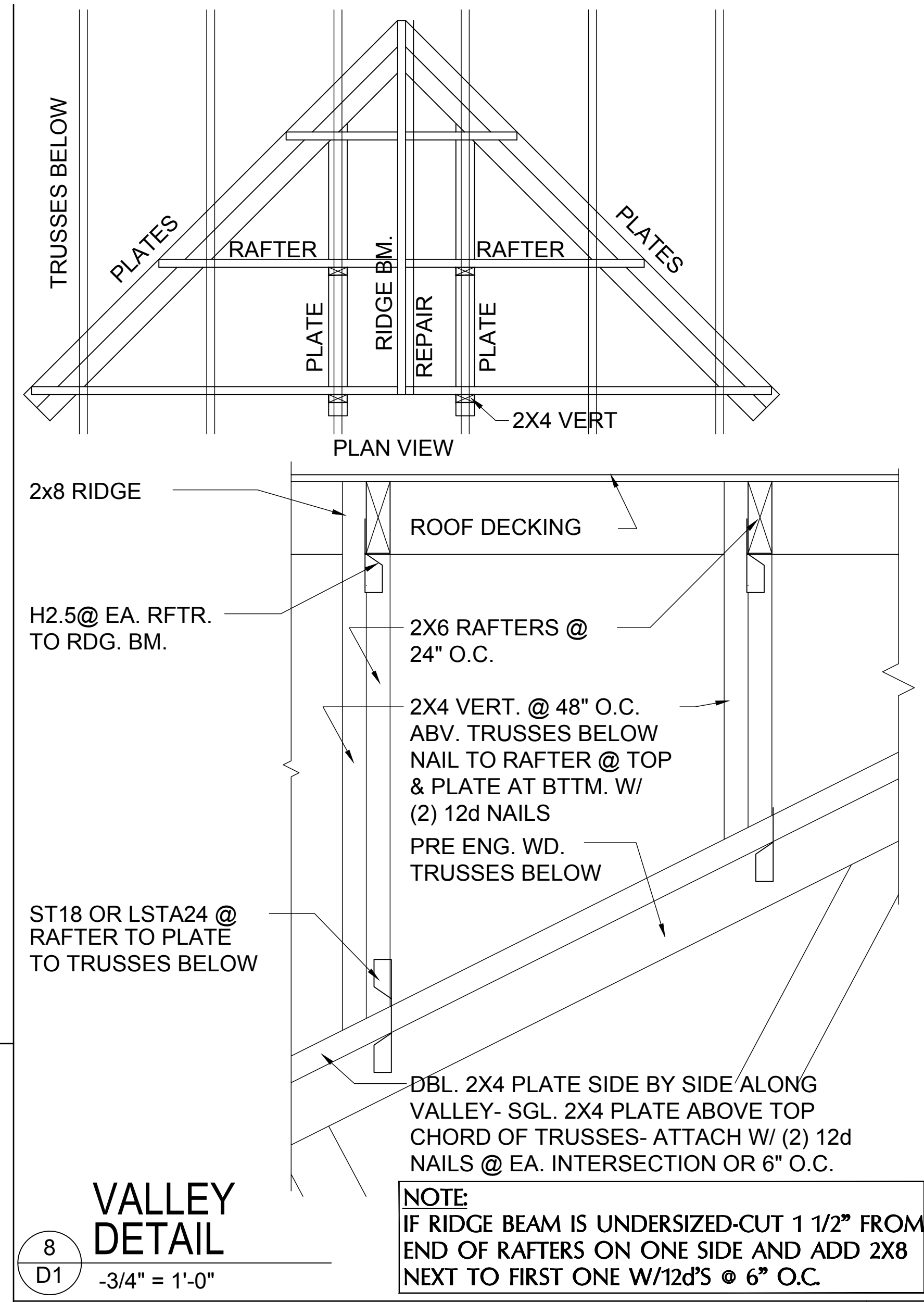


## DETAIL @ CONN. TO REG. WALL



## 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



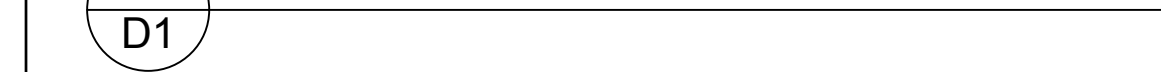
## PANEL ANCHOR CONSTRUCTION

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

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

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

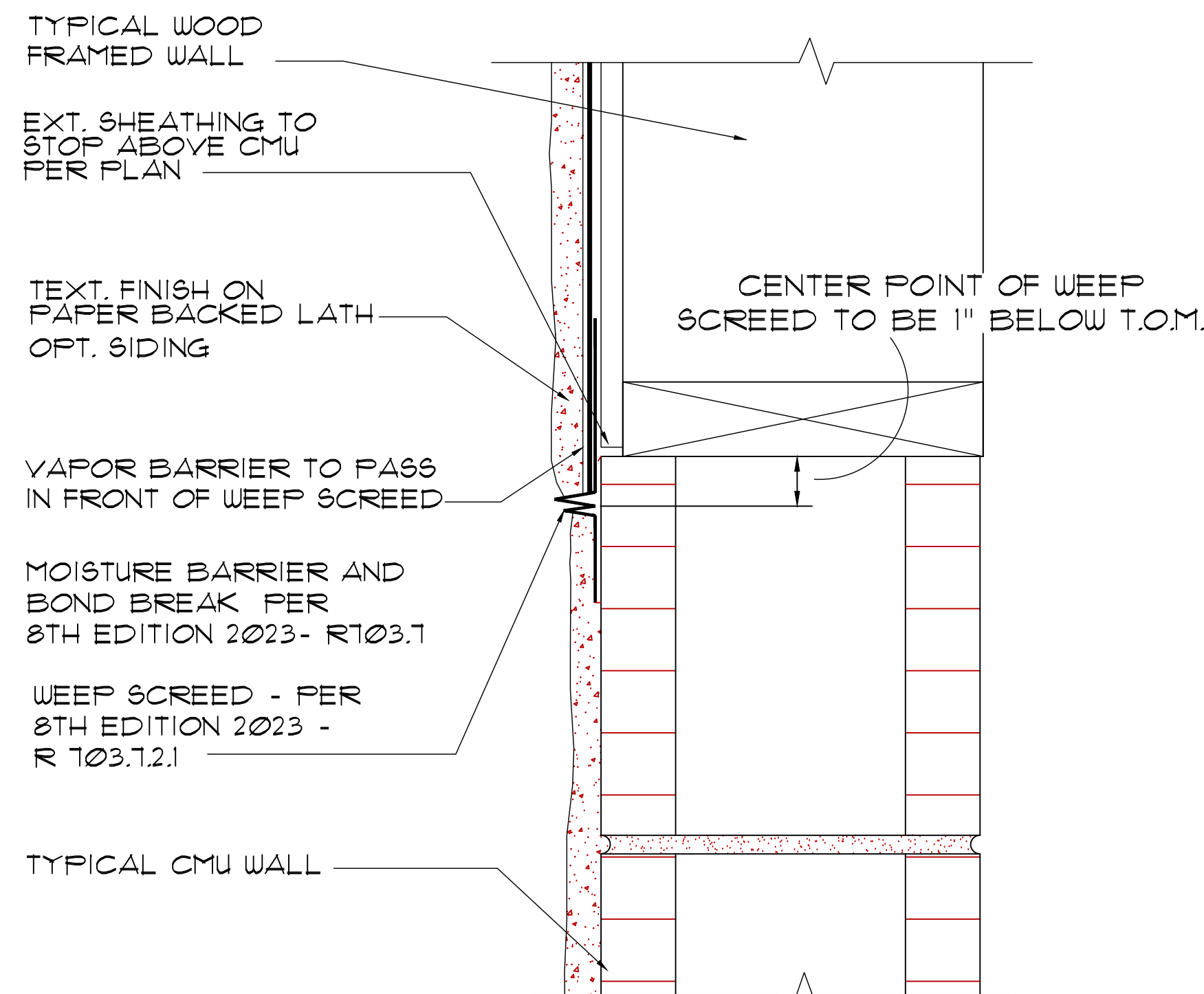
## GLASS BLOCK DETAIL



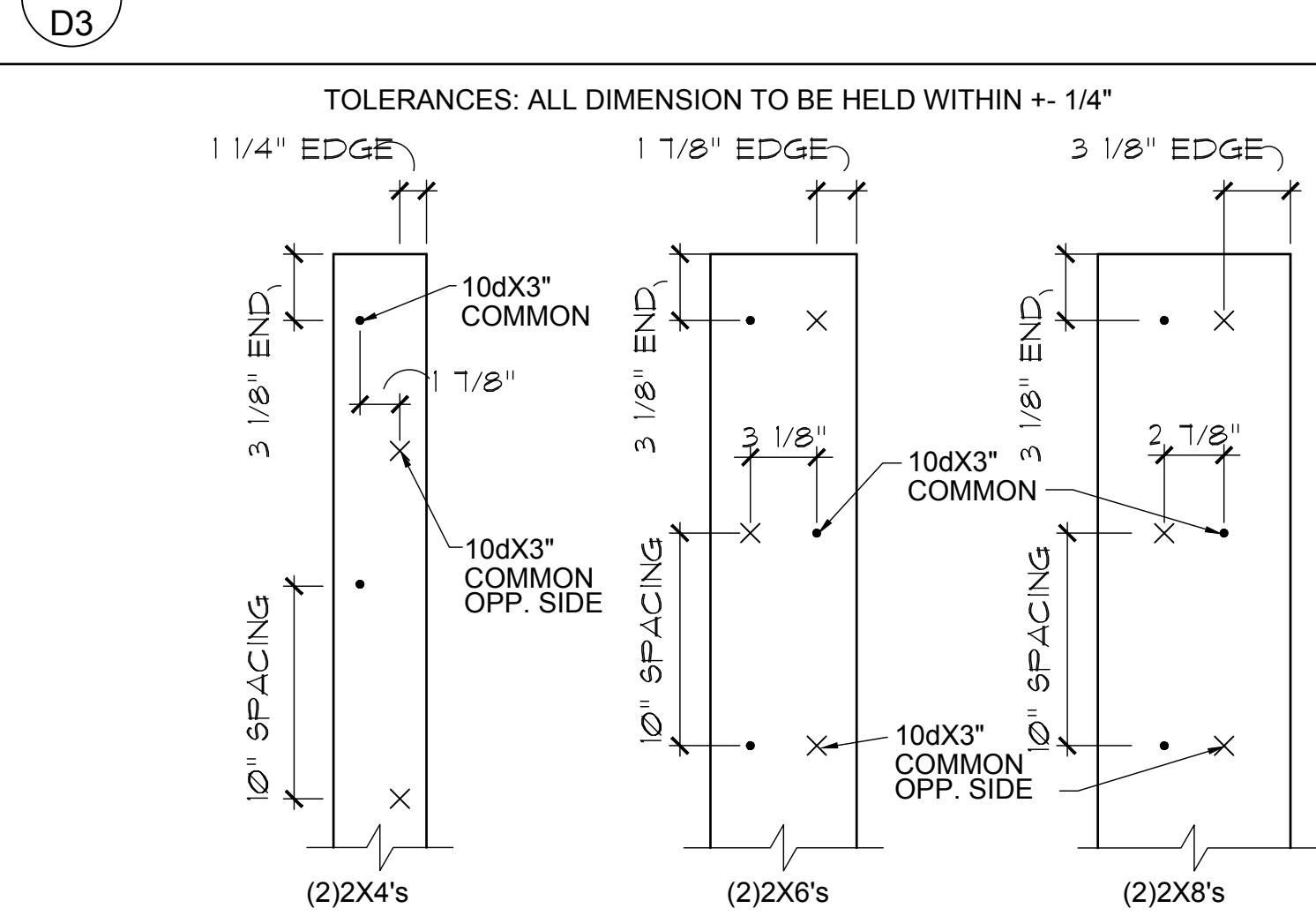




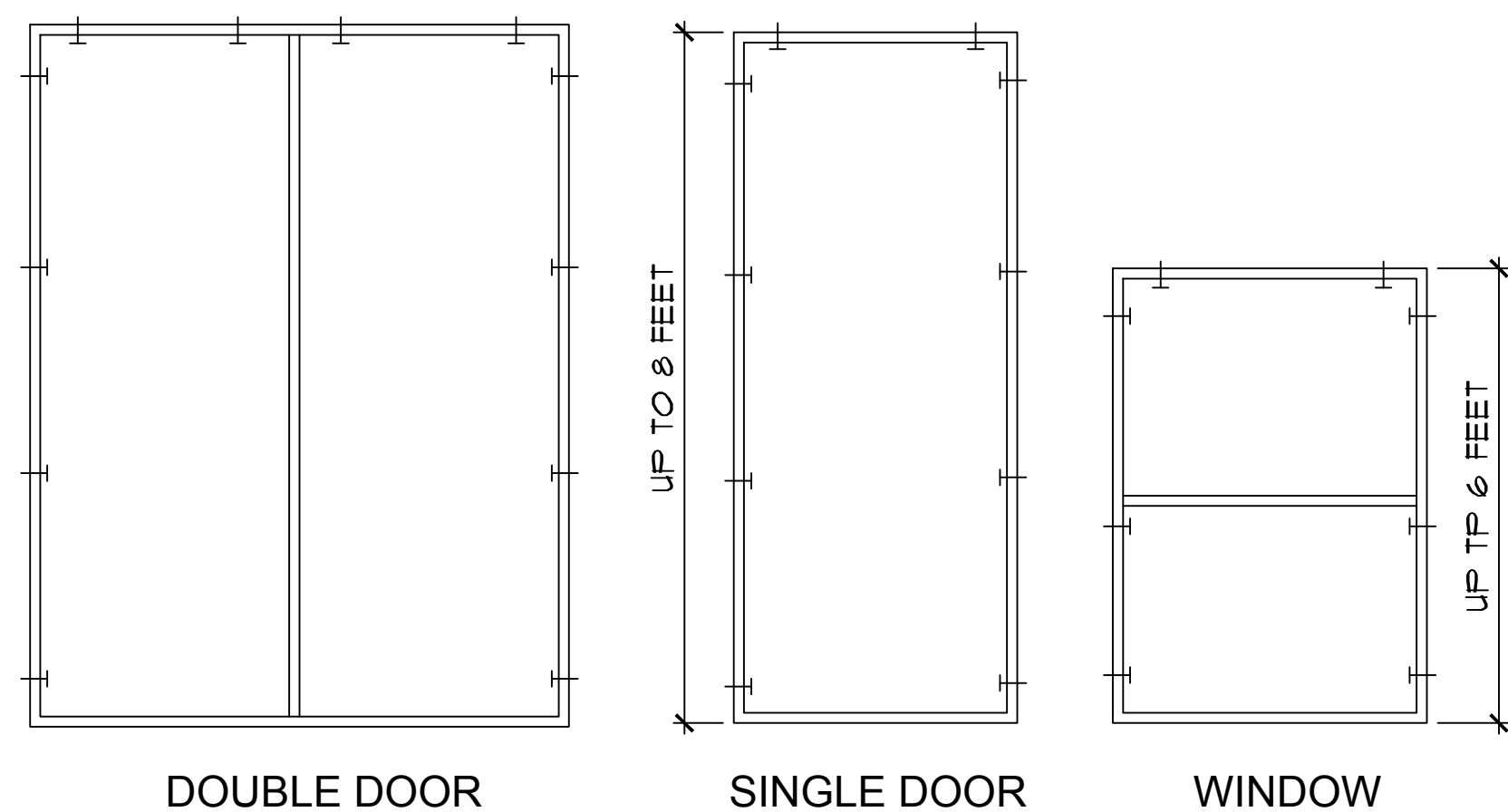




**FLASHING DETAIL**



**2X BUILT-UP STUD COLUMN DETAILS**



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

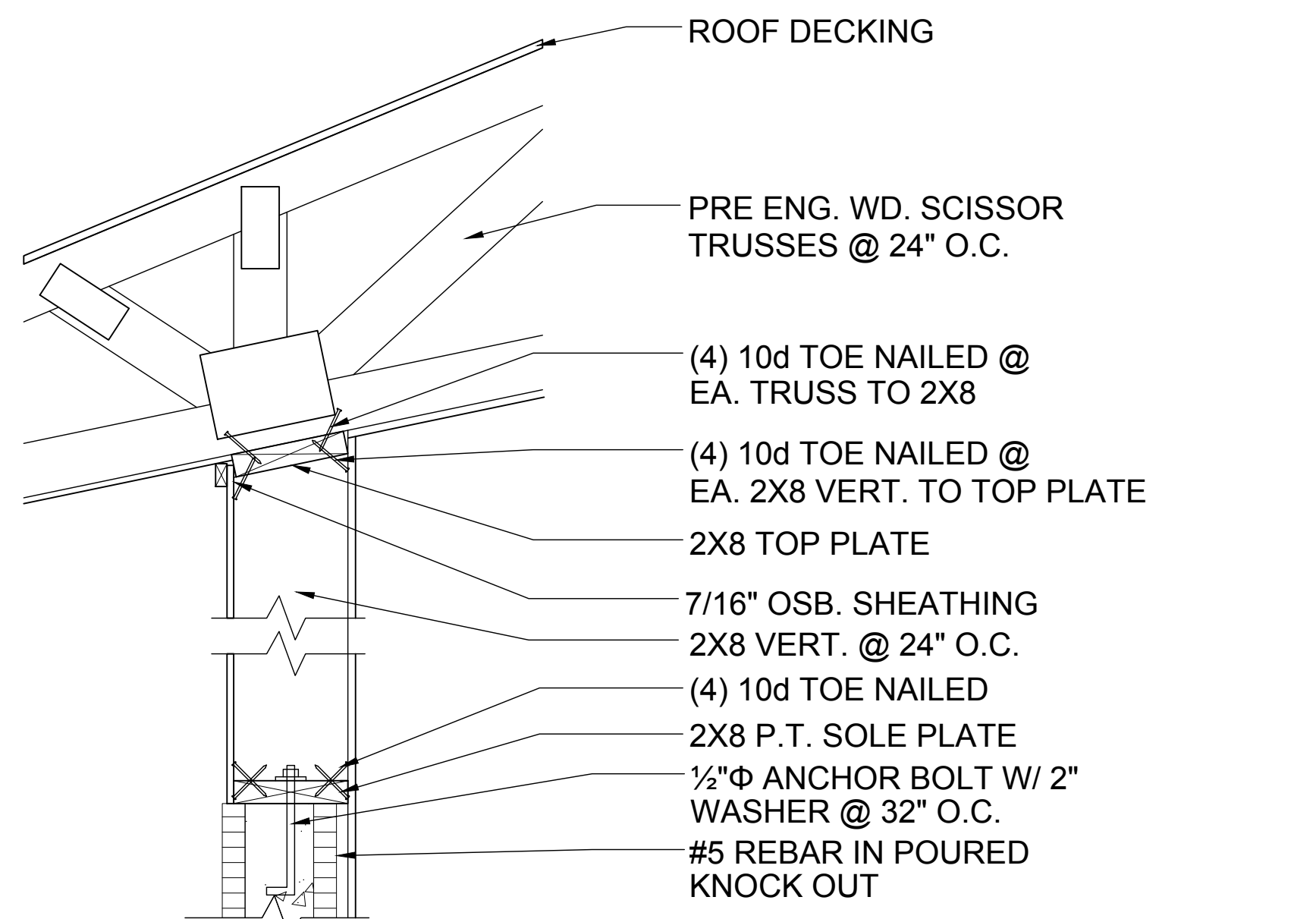
**BUCK ATTACHMENT DATA**

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

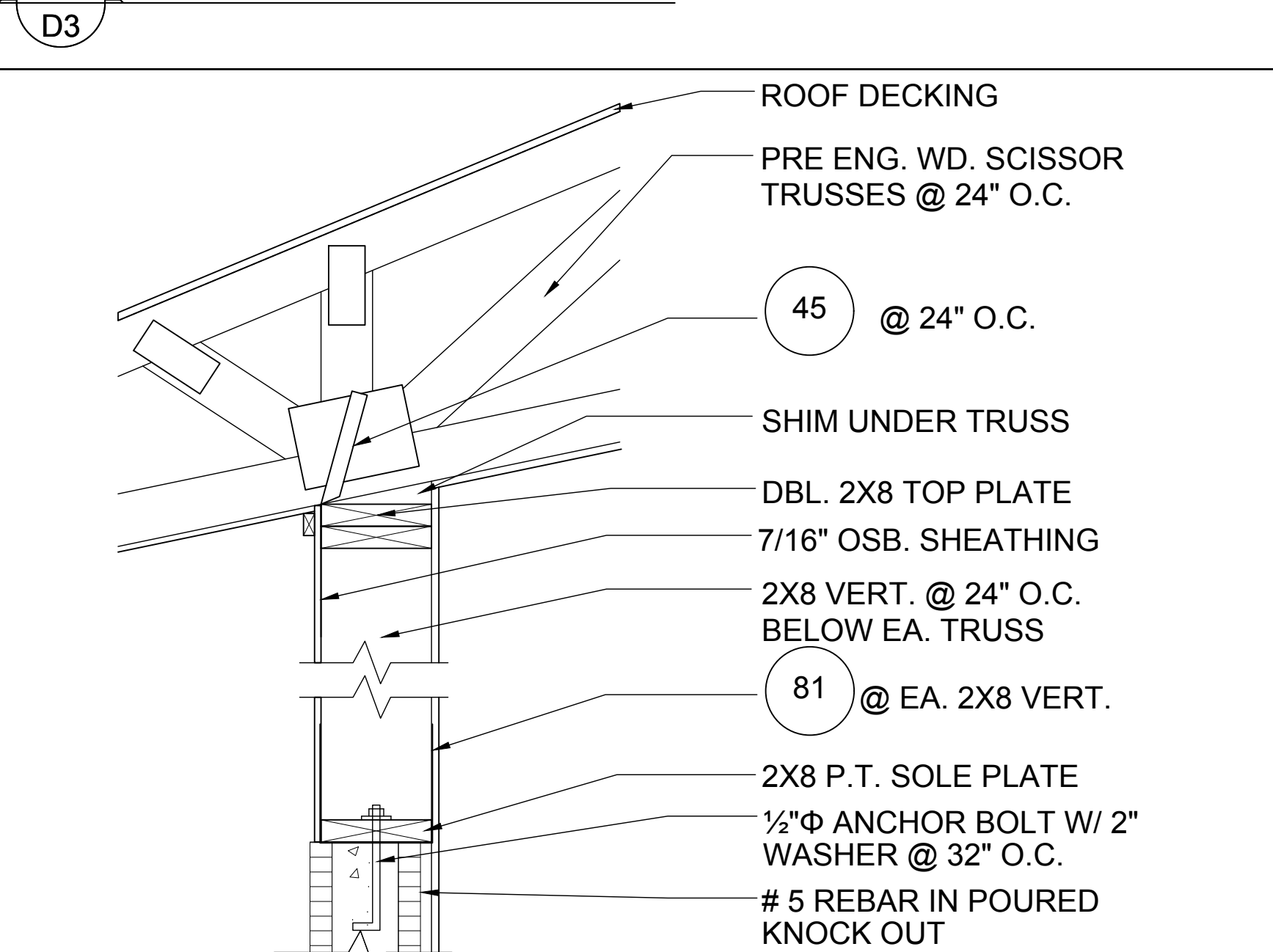
USE MIN. 2-1/4" T-NAILS W/ 1x BUCK. USE MIN. -1/4" x 3" TAPCONS W/ 2x BUCK. START ALL END TAPCONS WITHIN 6" OF CORNERS AND 30" ON CENTER MAXIMUM.

**NOTE**

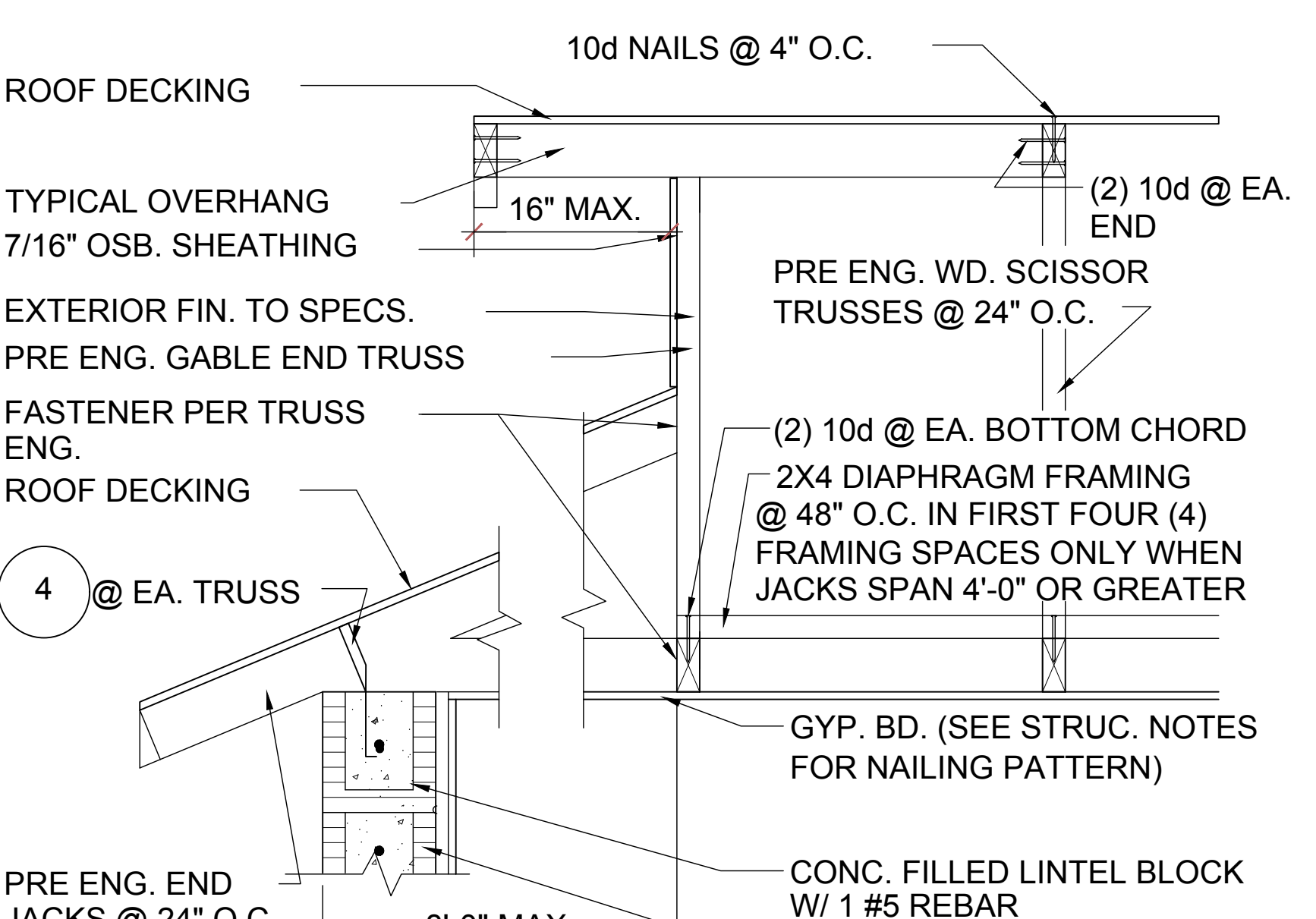
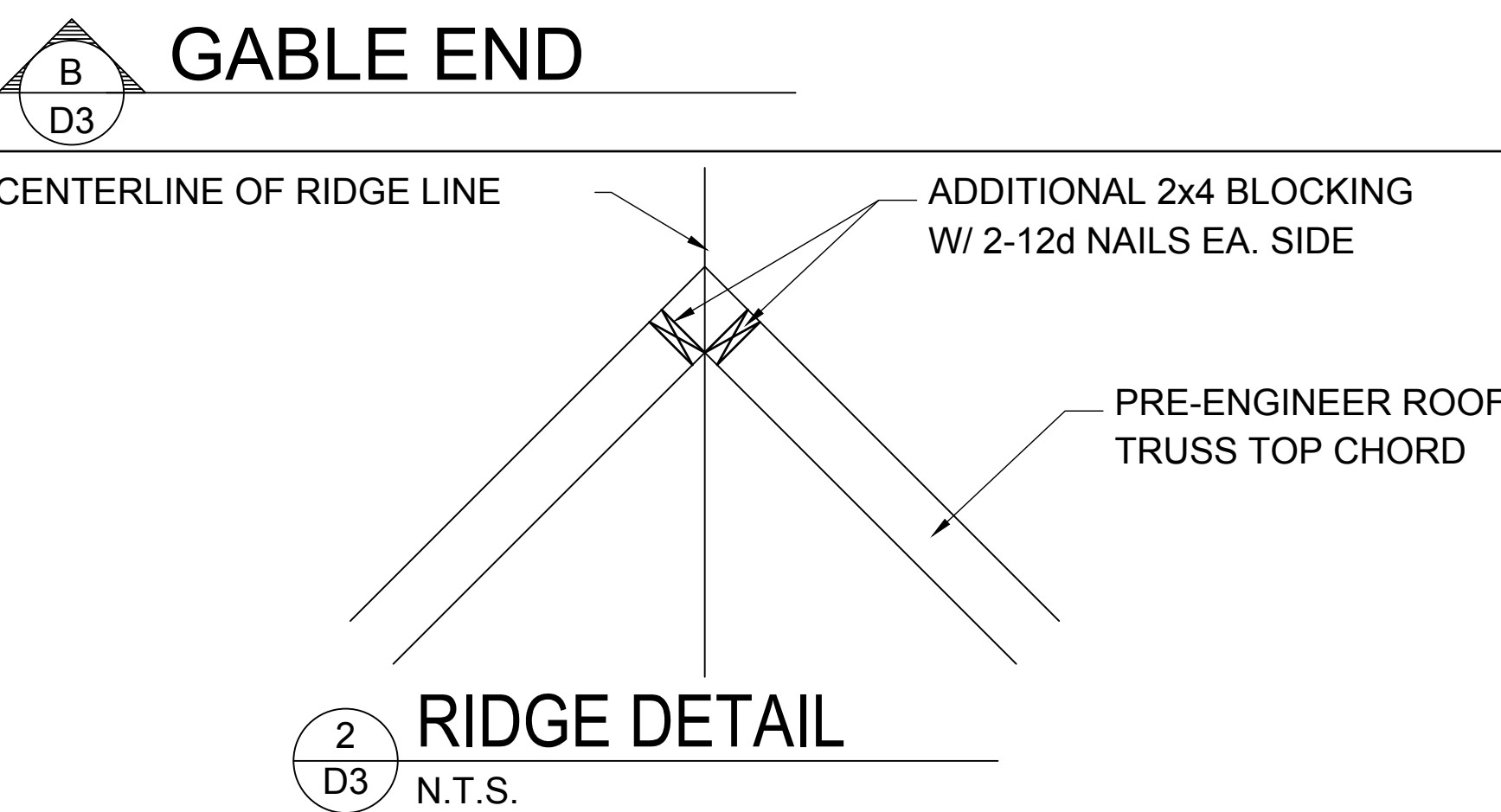
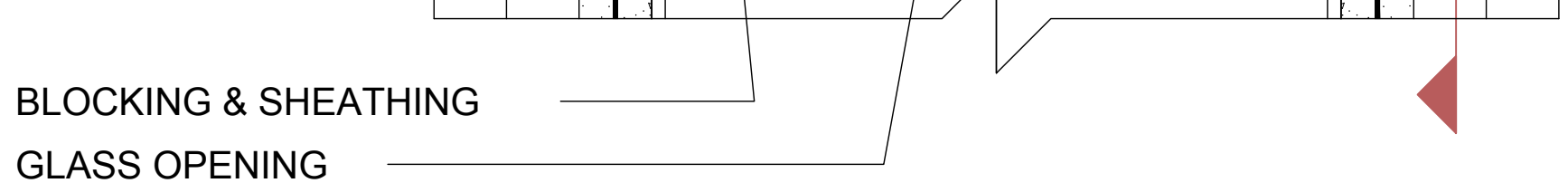
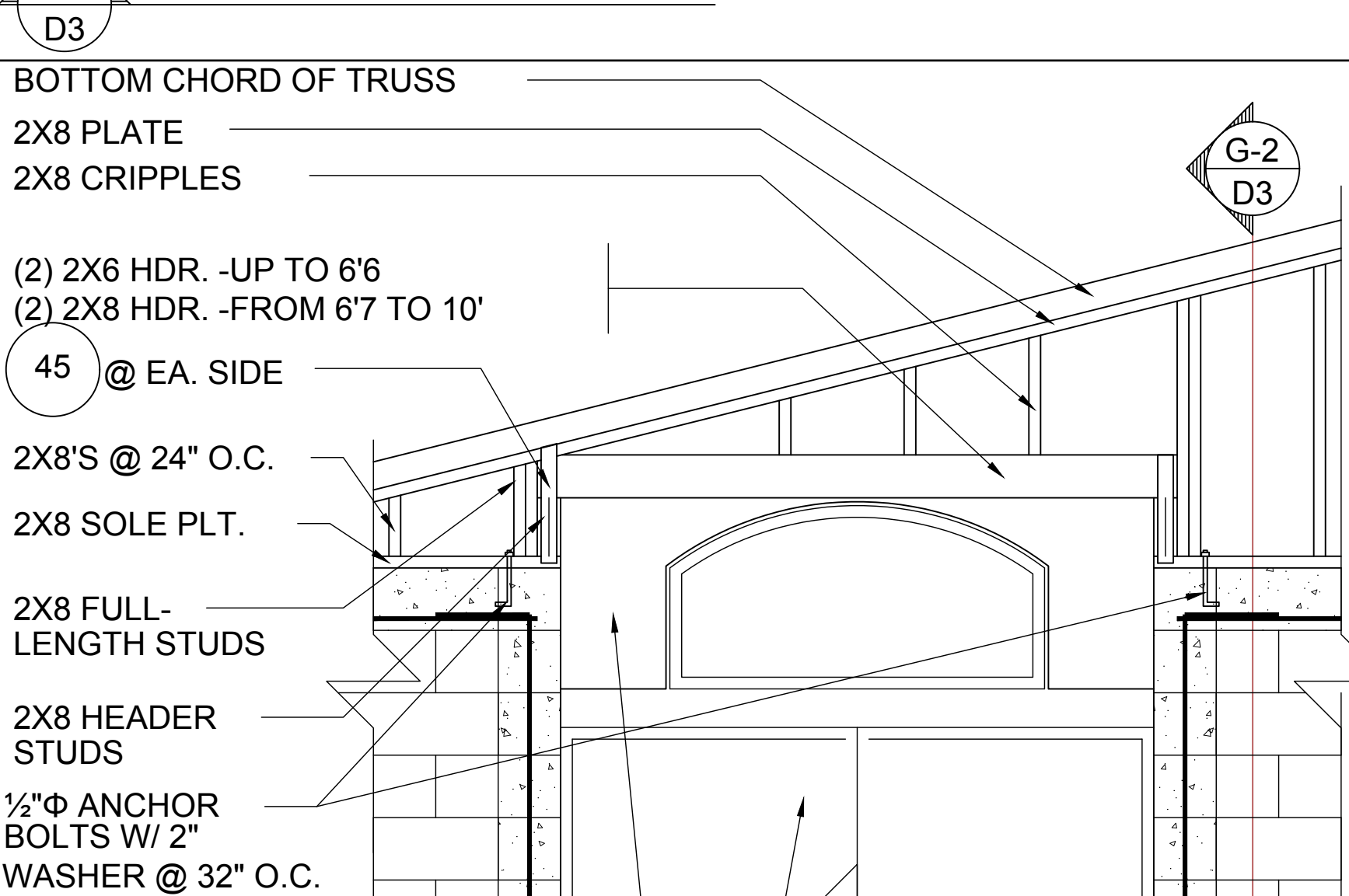
IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4"x1-3/4" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE CENTER.



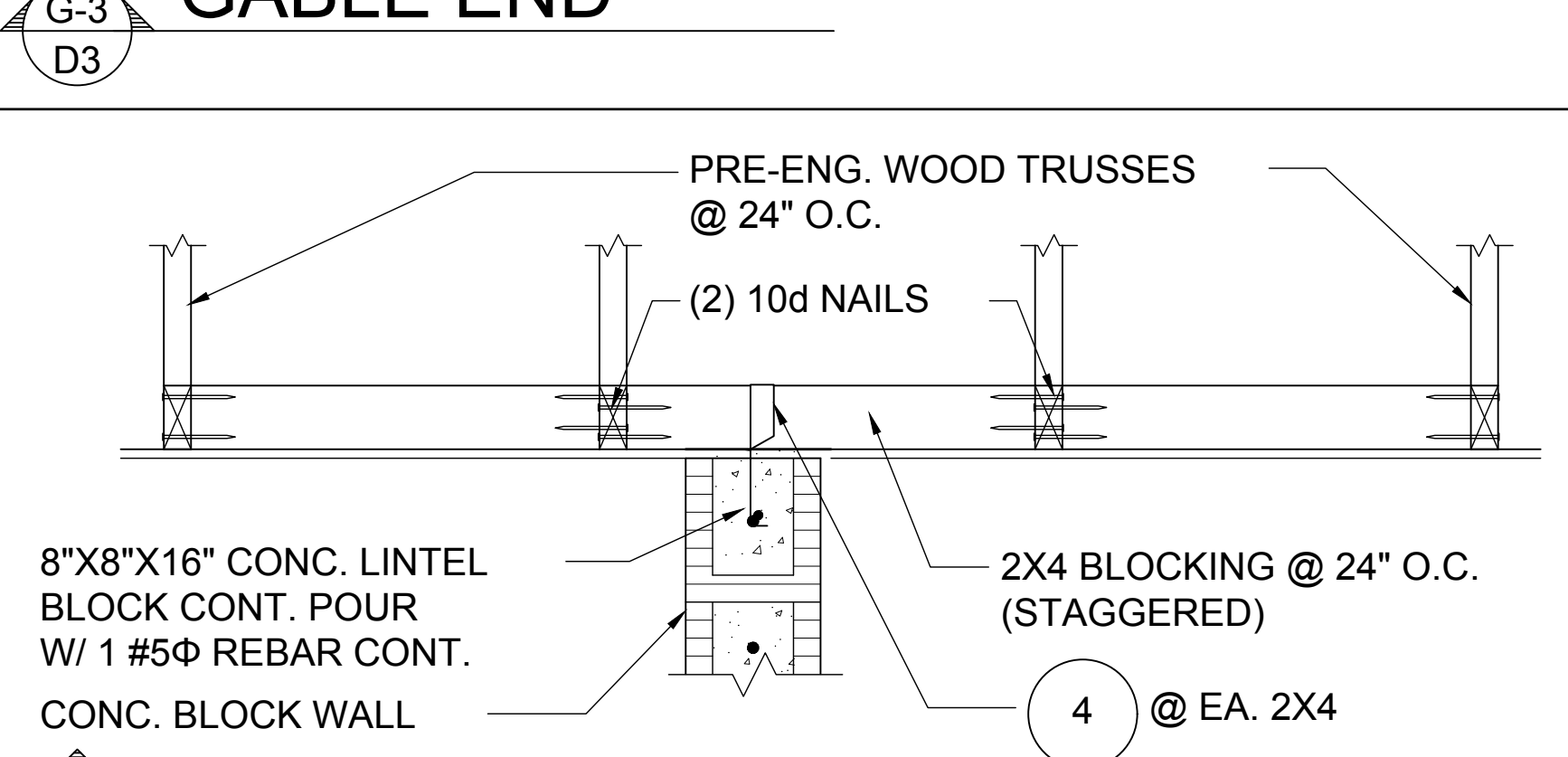
**NON-BEARING**



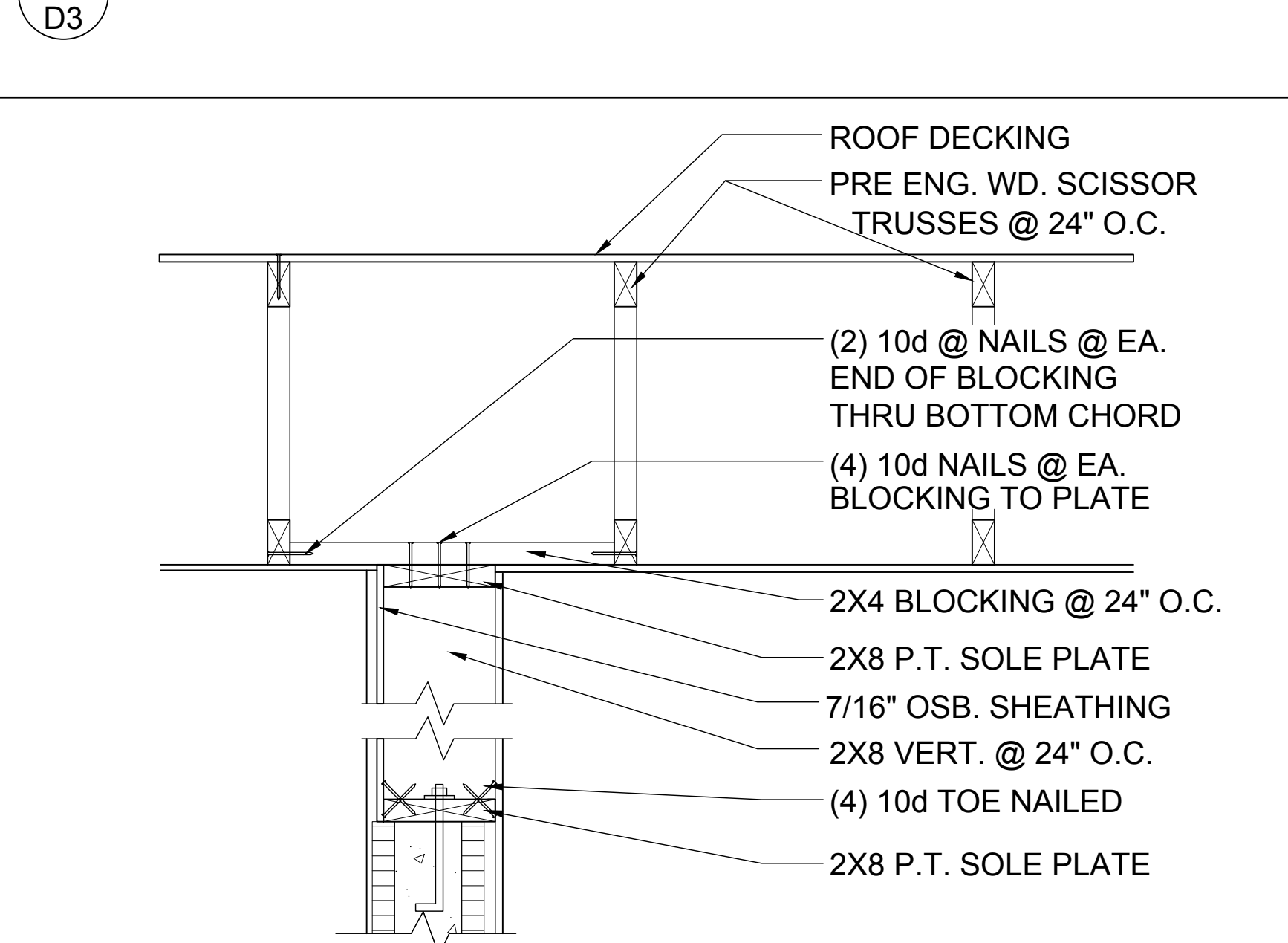
**BEARING**



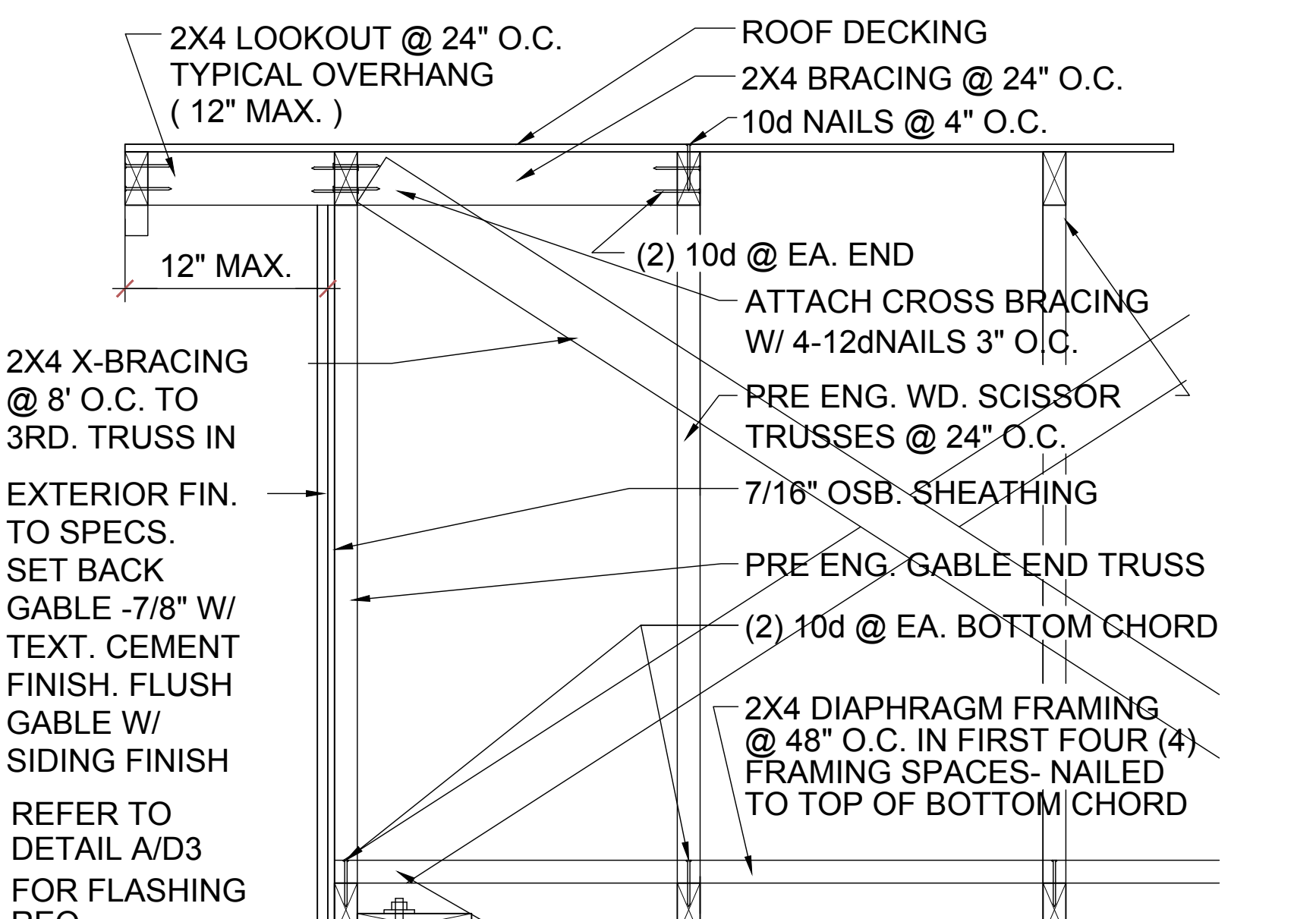
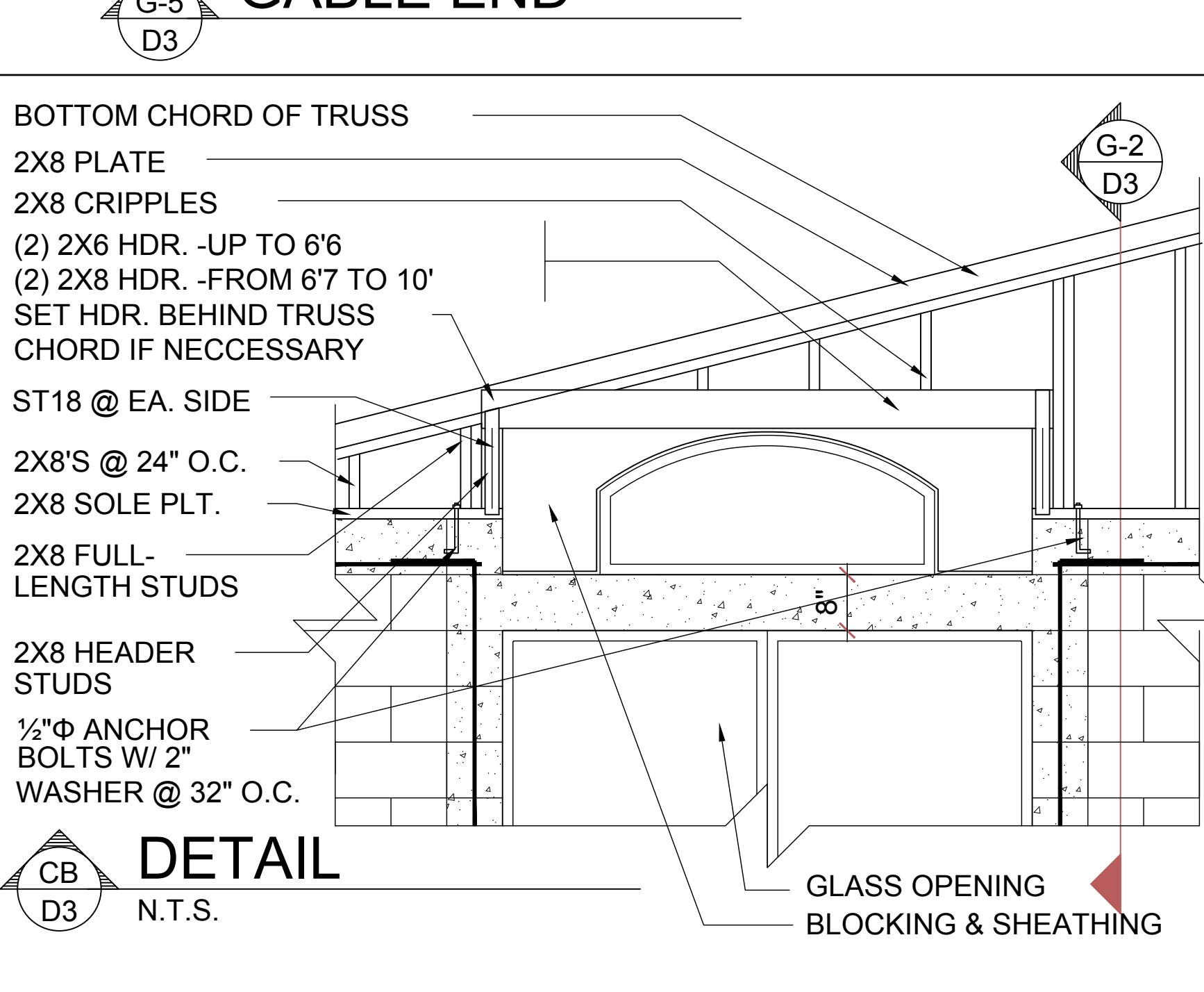
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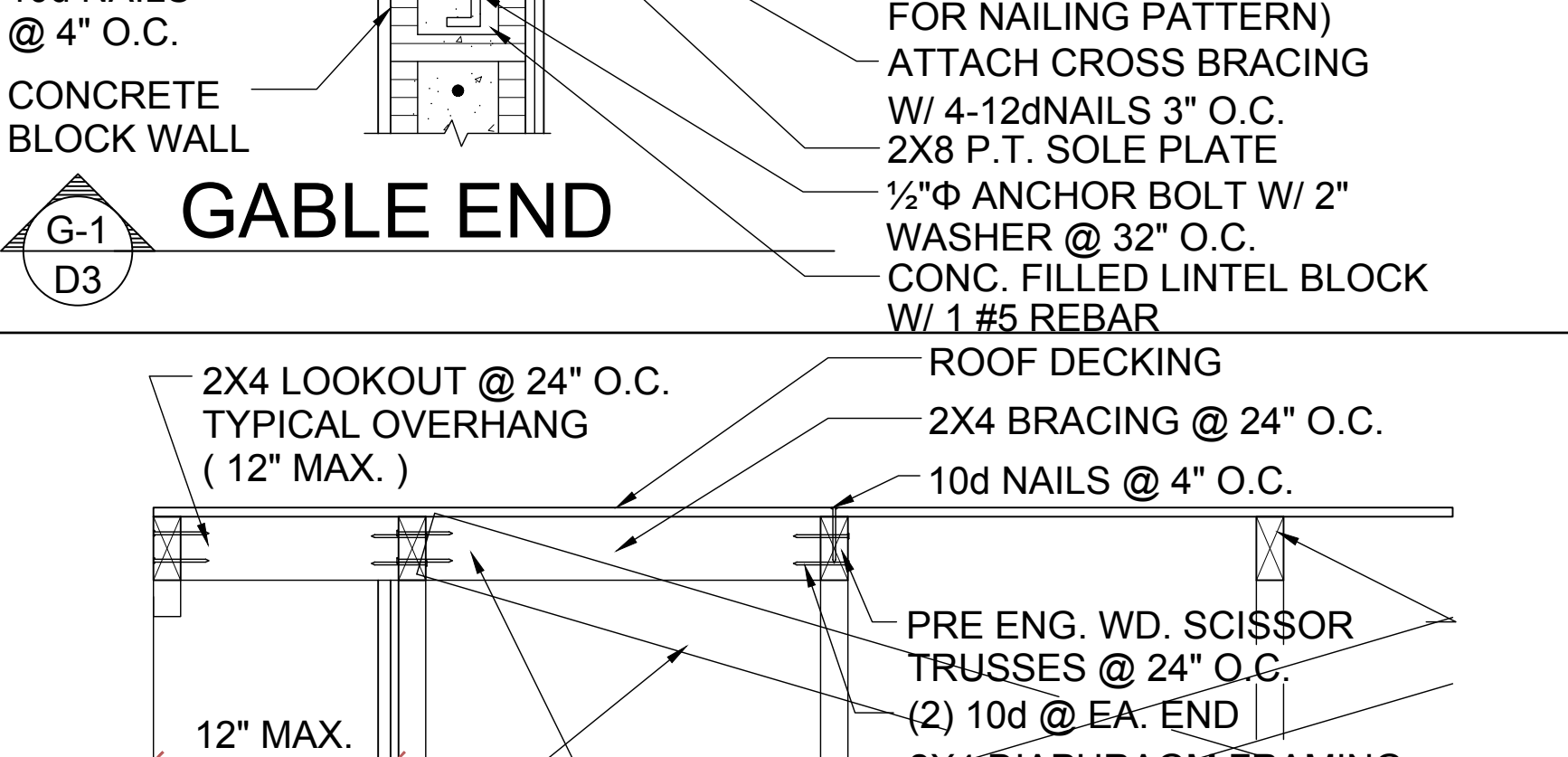
**DETAIL**



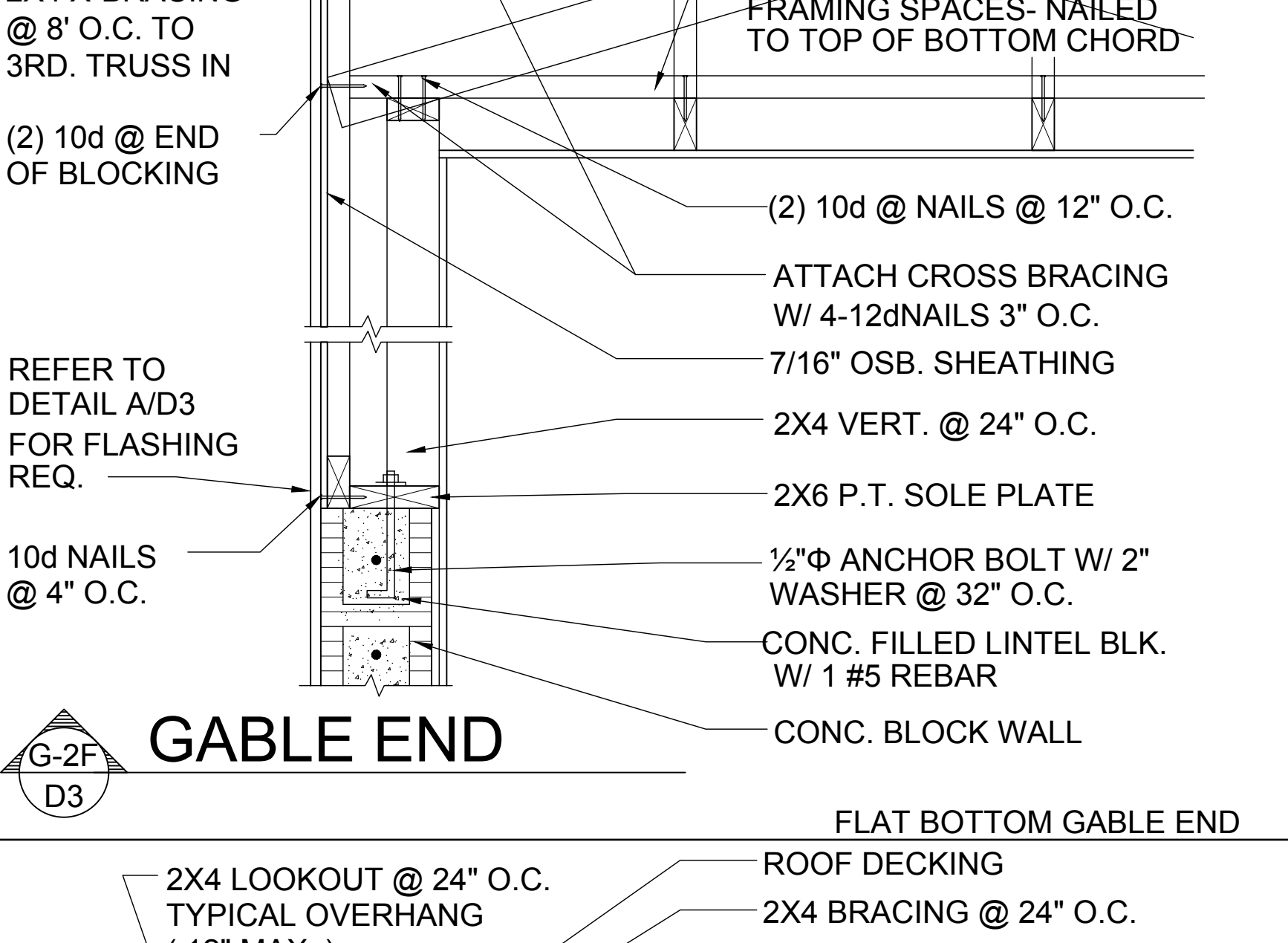
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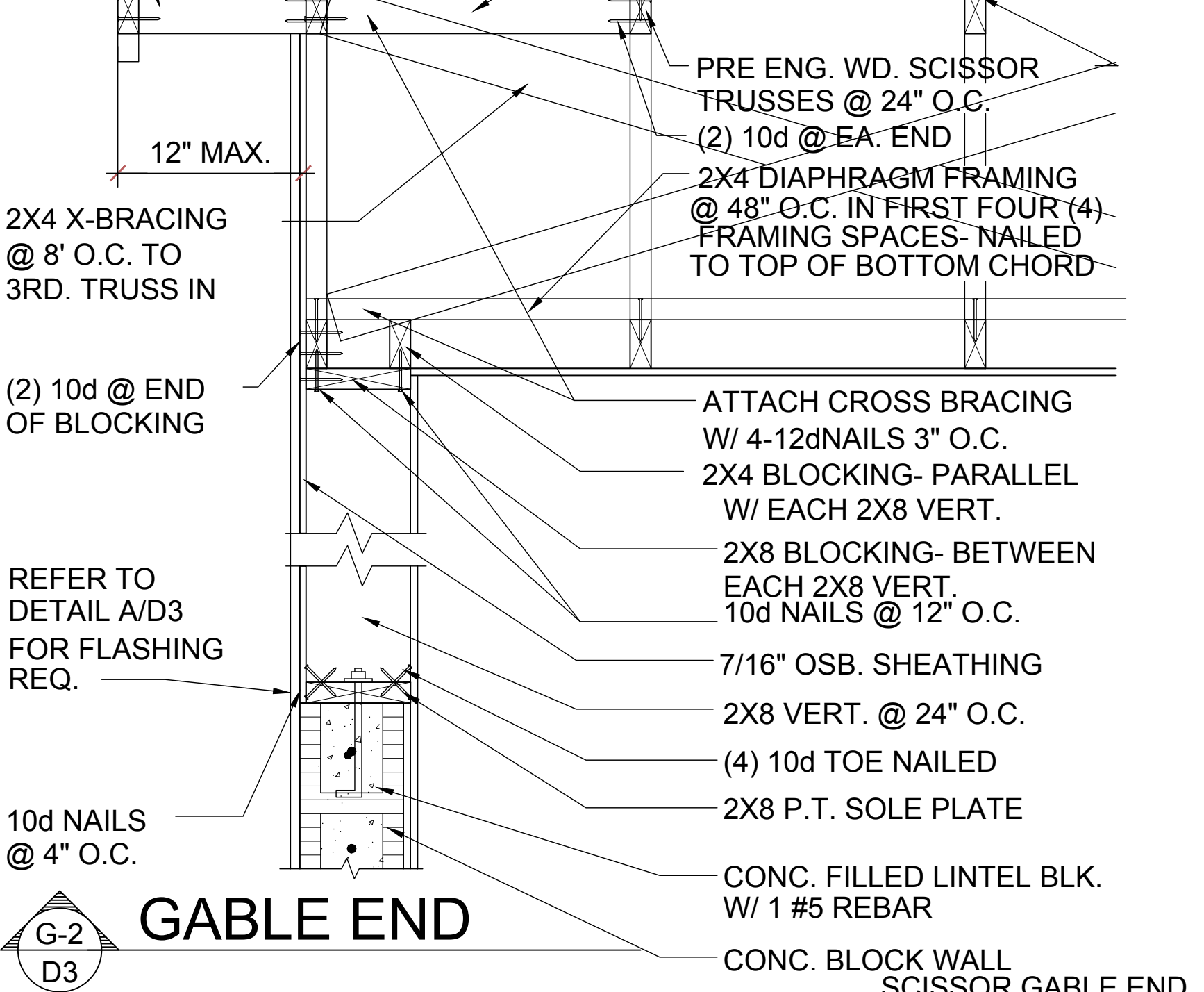
**GABLE END**



**GABLE END**



**GABLE END**



5-Unit: (Orlando-Raised Heel)

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

Building Pad #XX

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

STRUCTURAL DETAILS

**D3**

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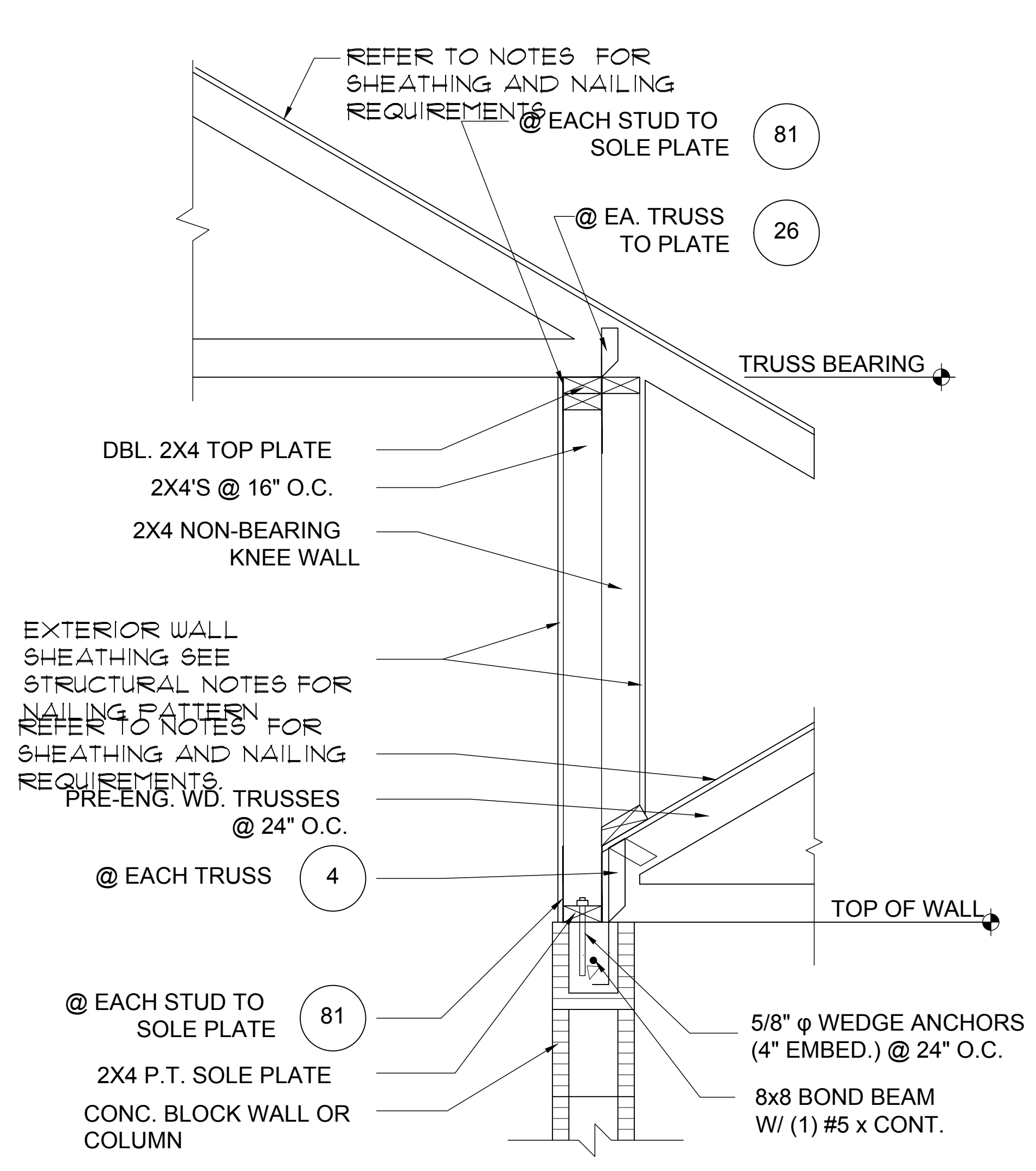
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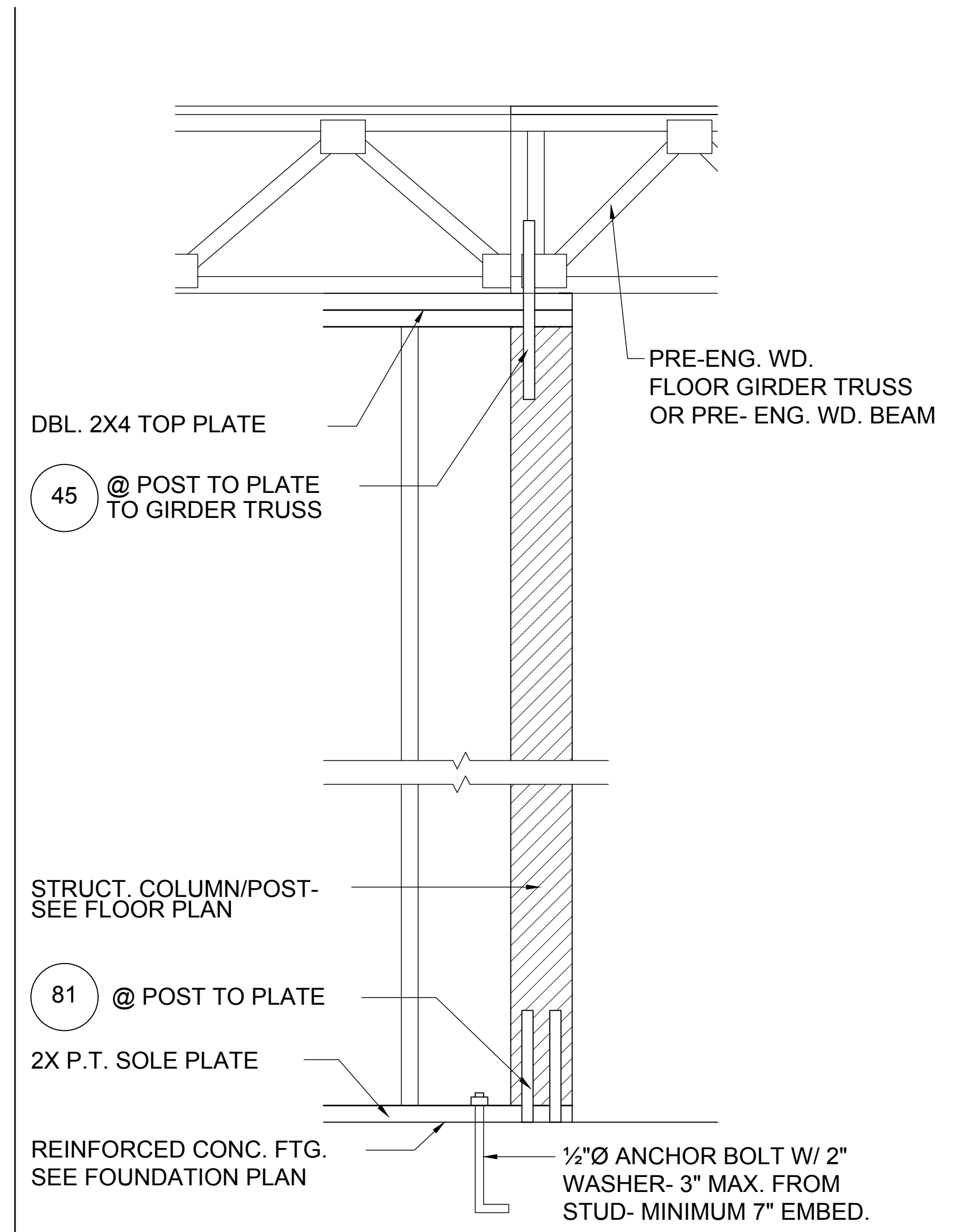




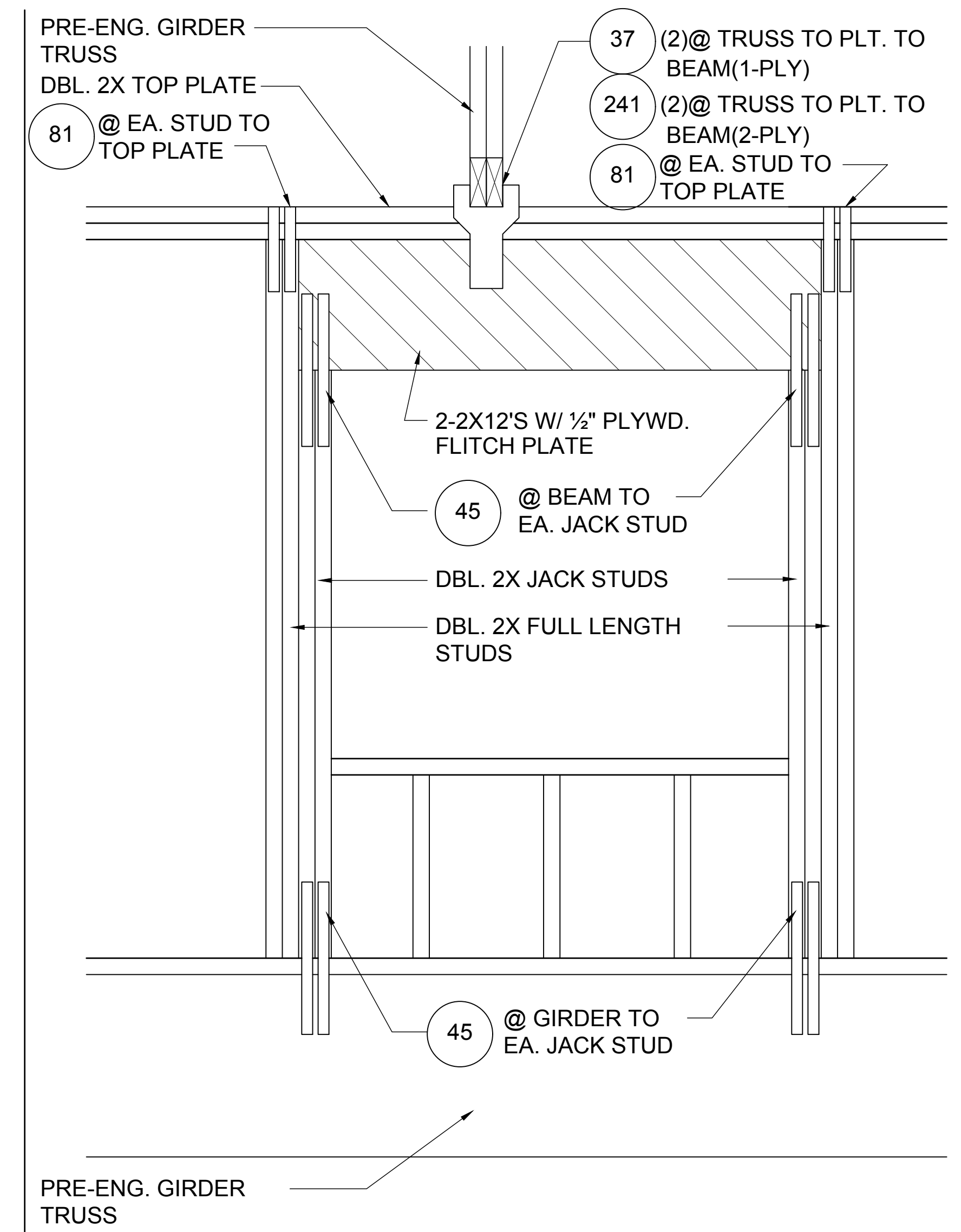




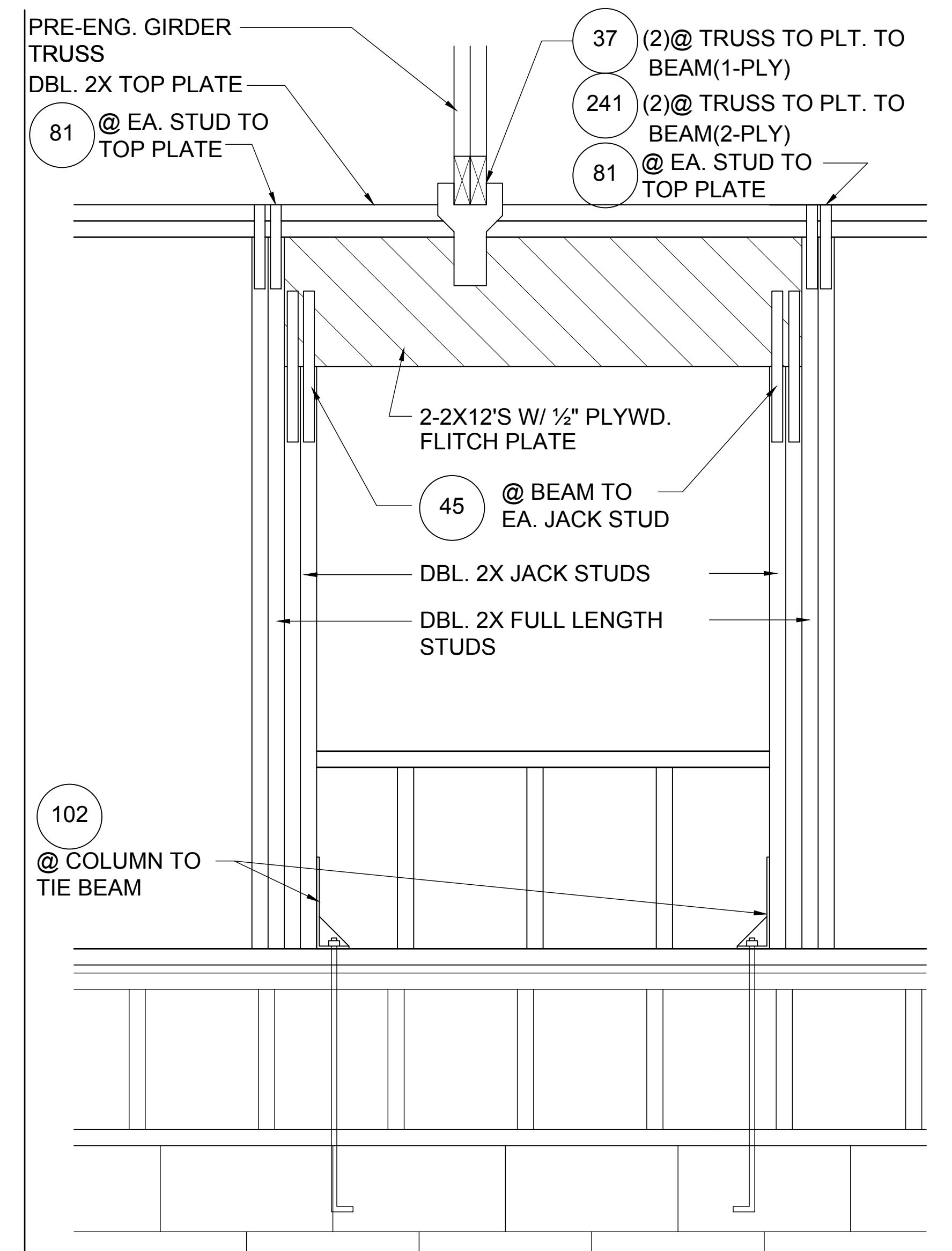
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D5 1/2"=1'-0" (11X17) 1"=1'-0" (22"X34")



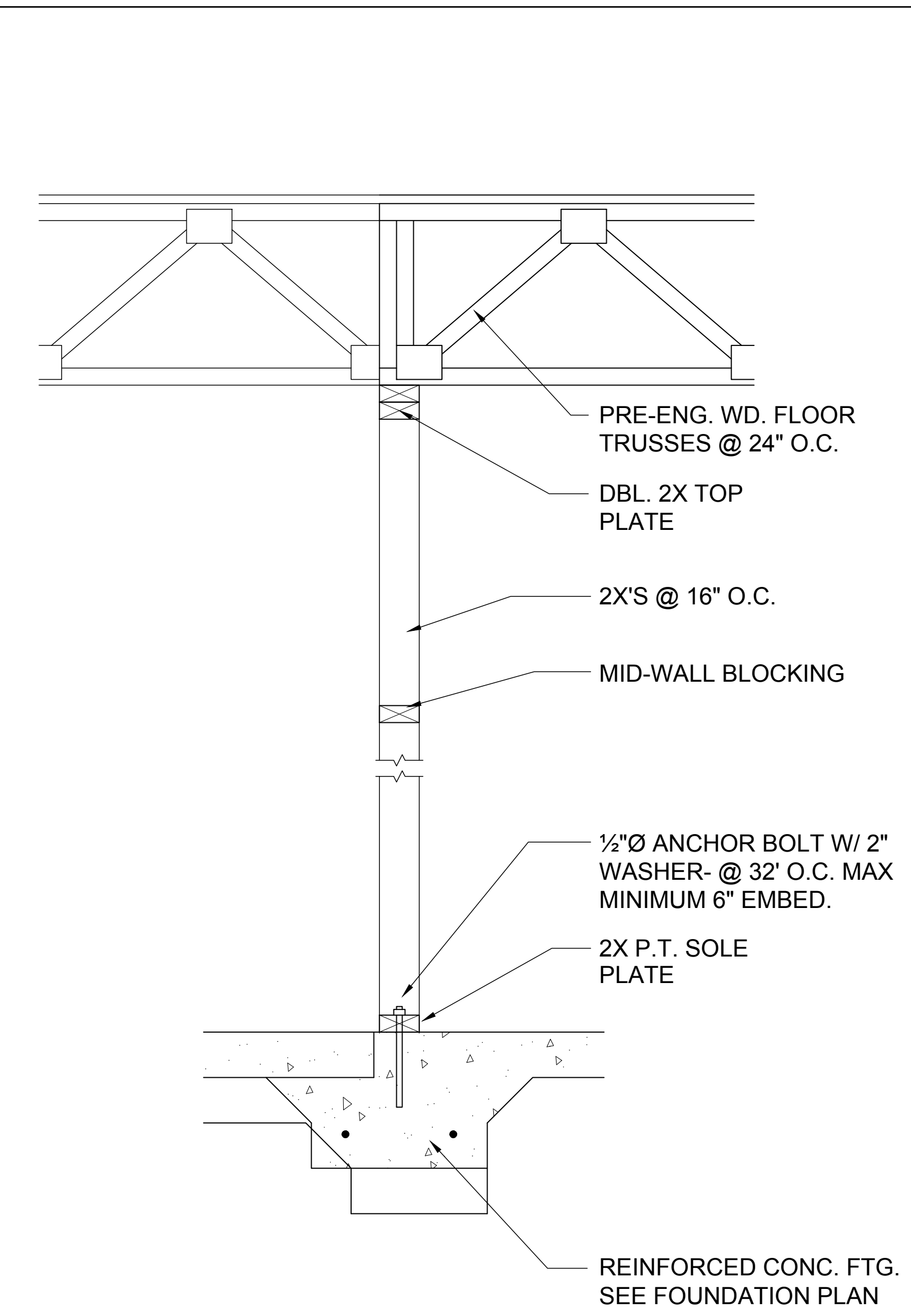
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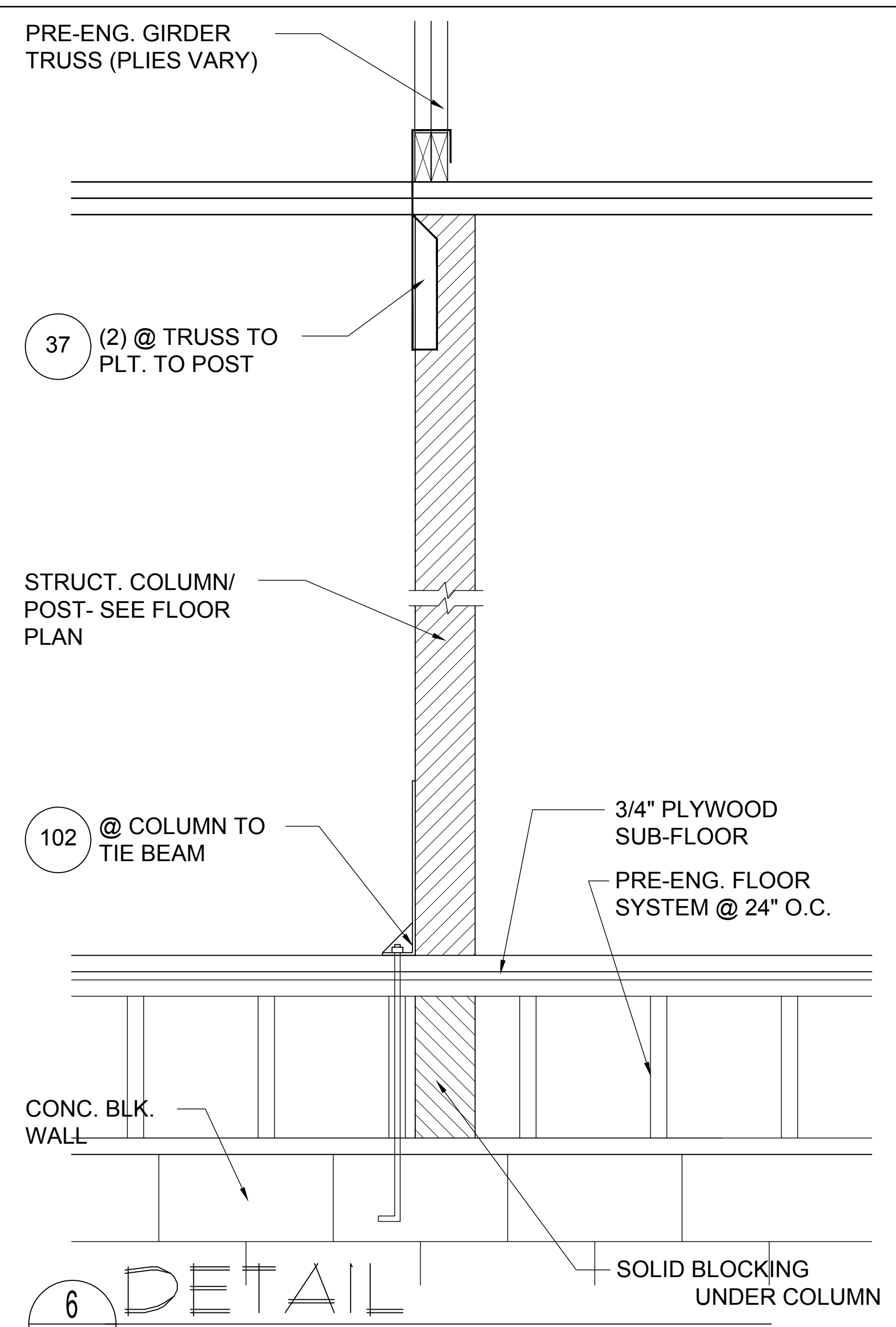
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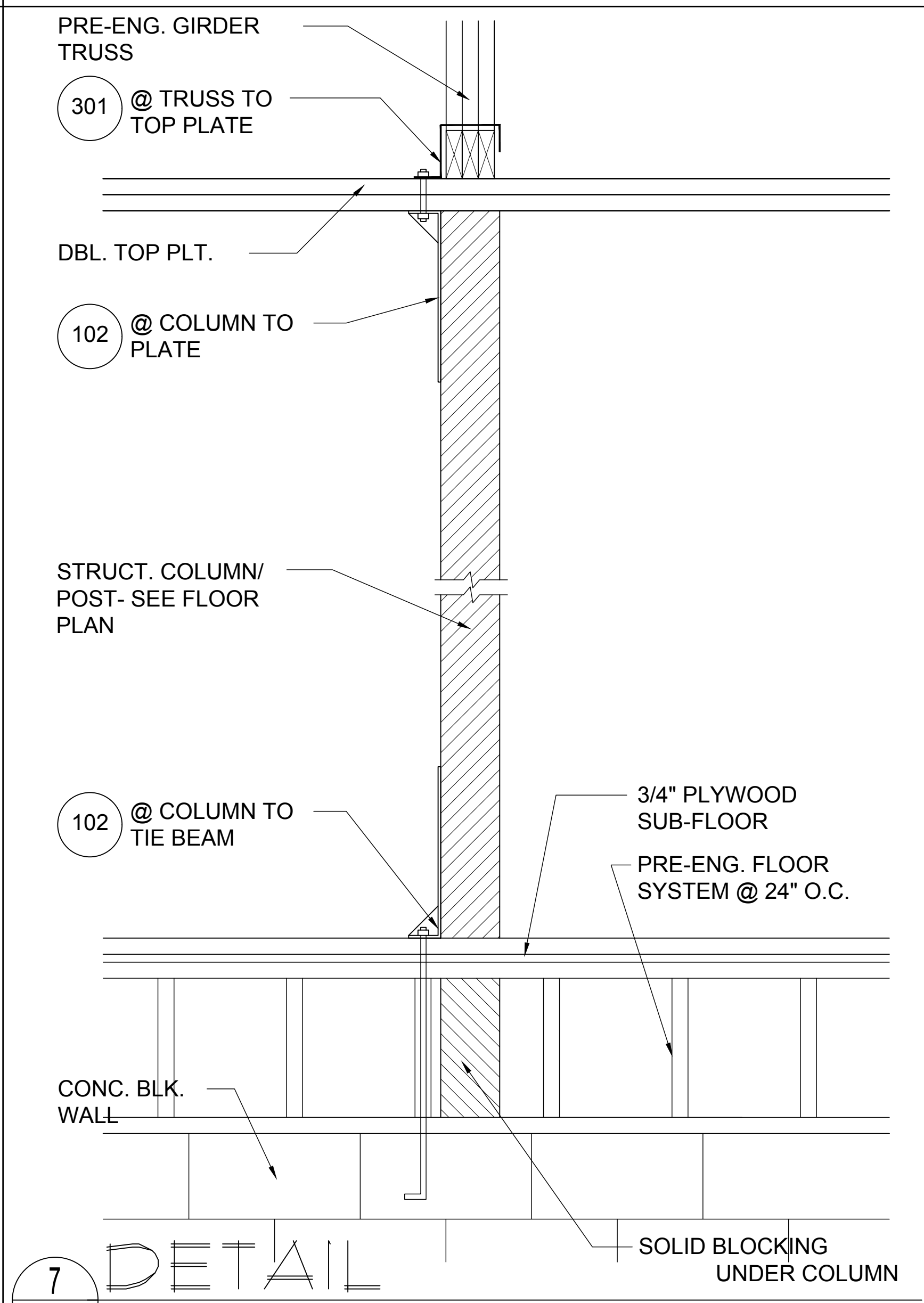
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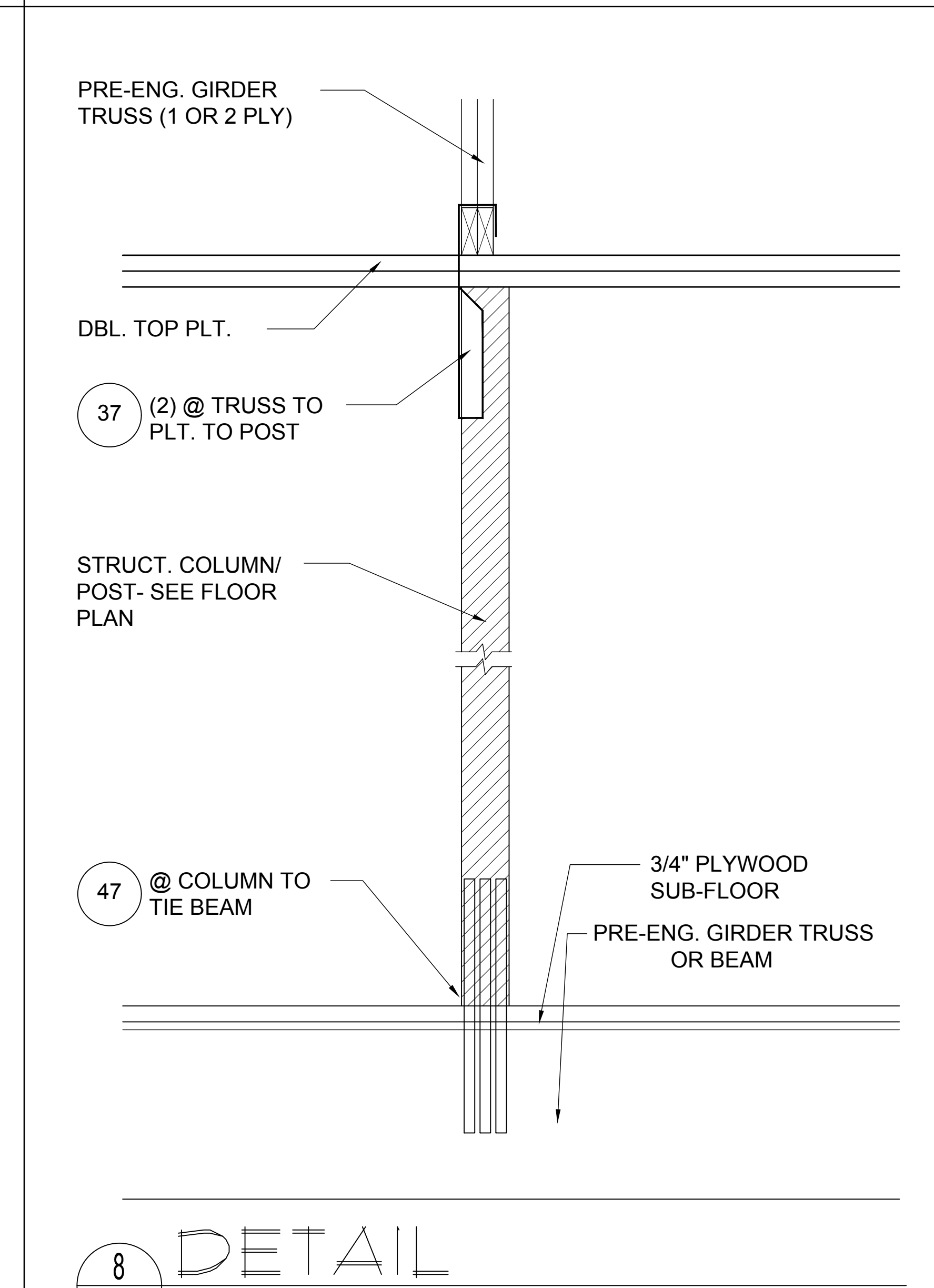
**5 DETAIL**  
D5 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



**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")

STRUCTURAL  
DETAILS

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 GROUP (PARENT) DESIGN COMPANY

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

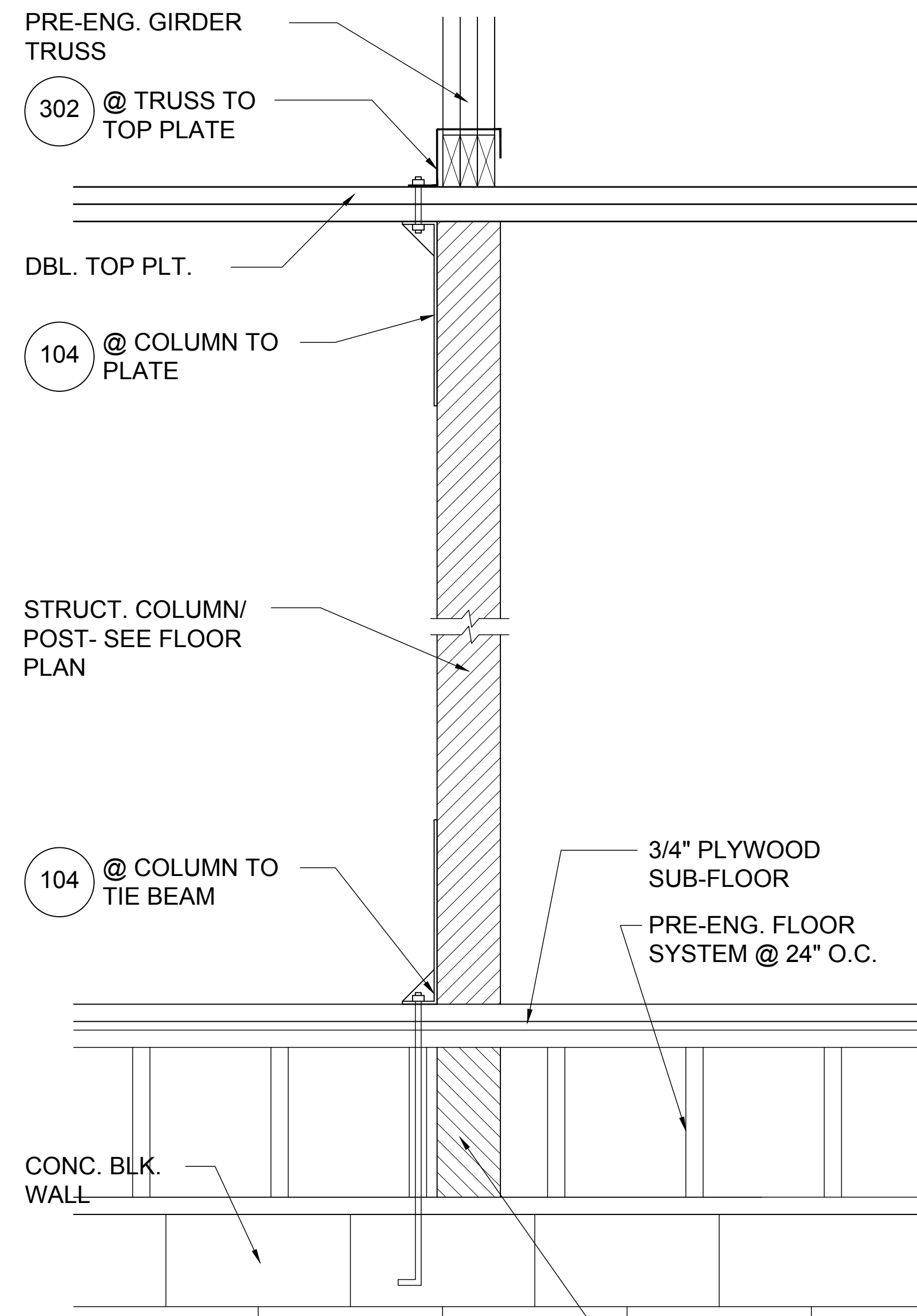
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 5200 Vineland Rd. Suite #200  
 Orlando, FL 32811  
 Phone: (407) 529-3000

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

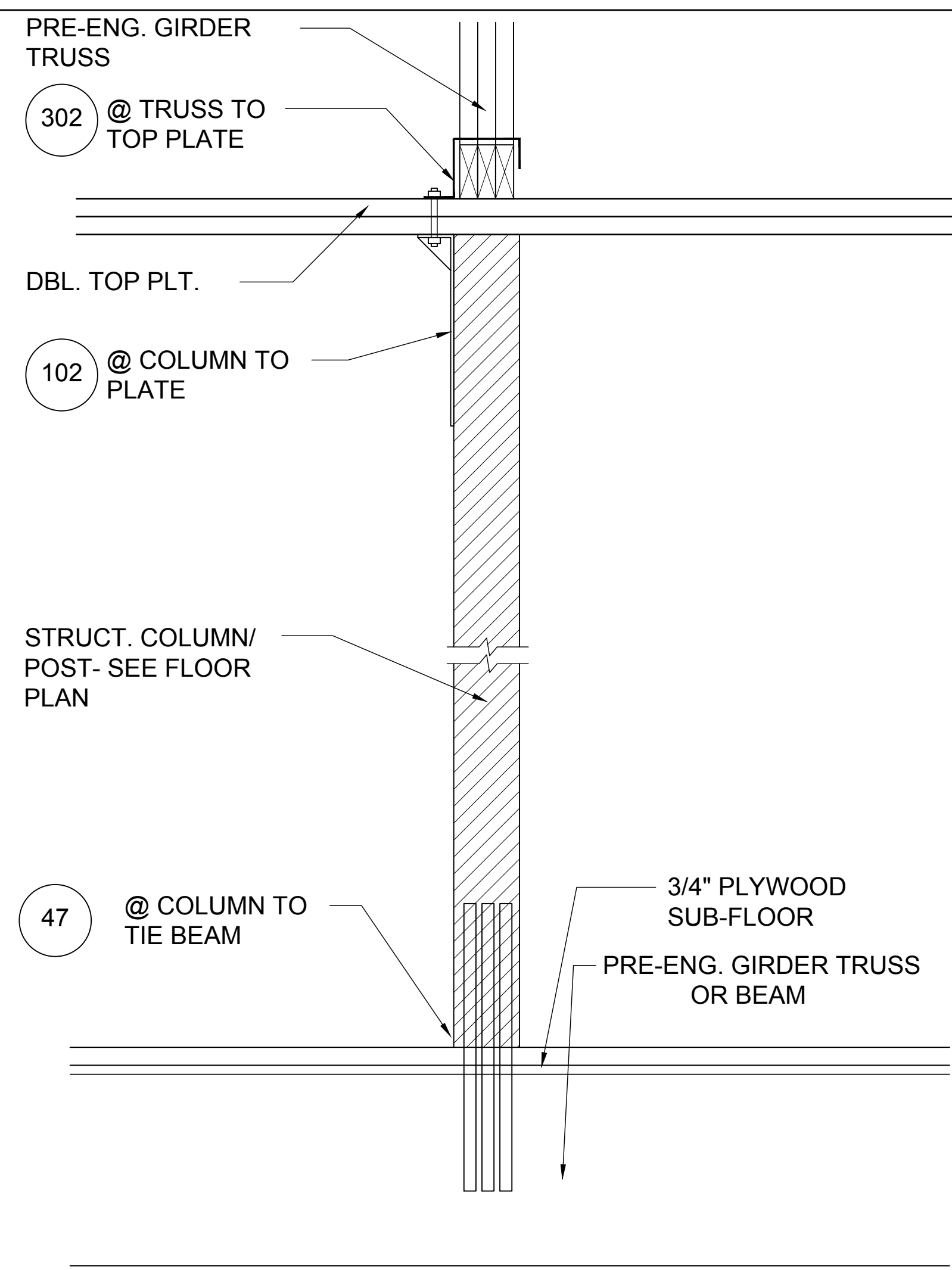
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and MJS, Inc. must be notified in writing of any changes in the dimensions, conditions and specifications appearing on these plans.

**D5**





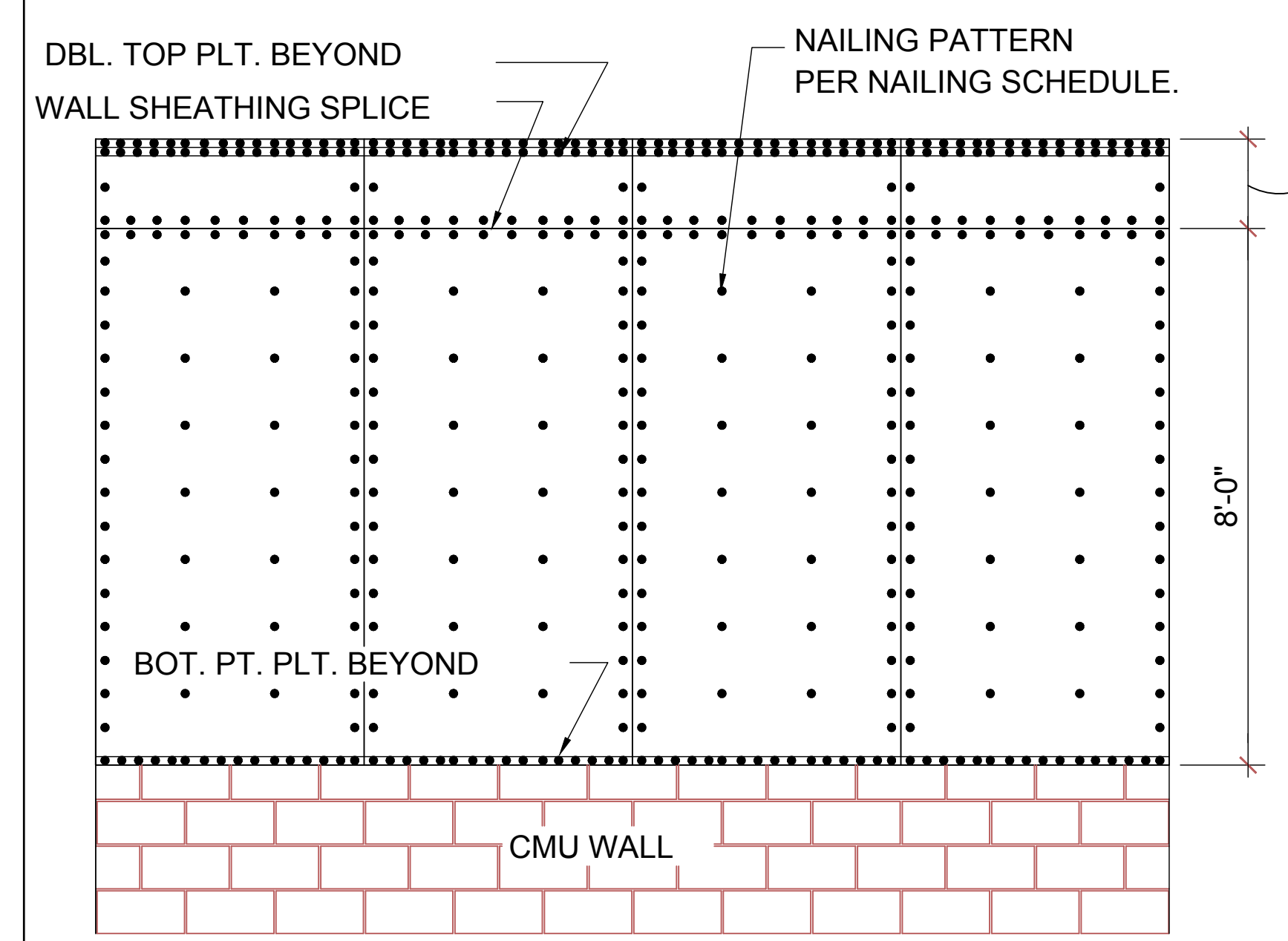
**3 DETAIL**  
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



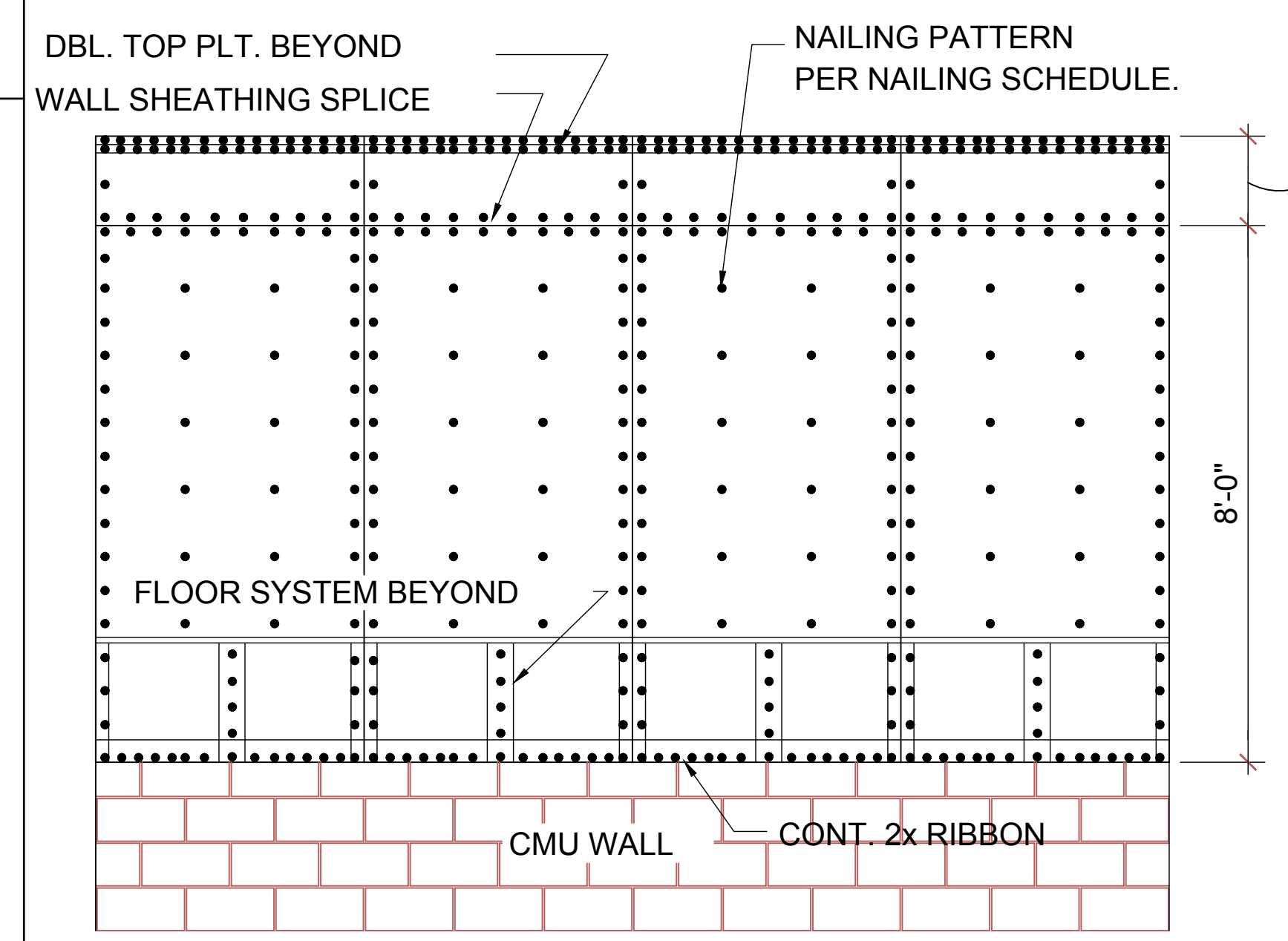
**4 DETAIL**  
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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

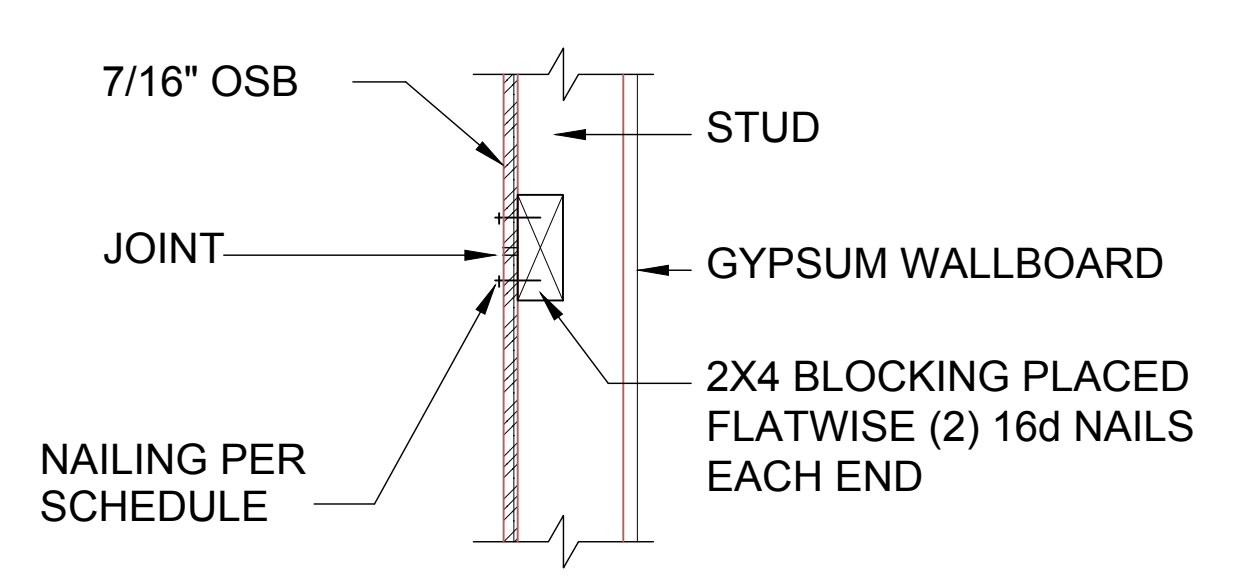
**NAILING SCHEDULE:**  
(2) ROWS @ 3" O.C. AT TOP AND (1) ROW AT BOTTOM OF WALL. 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



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

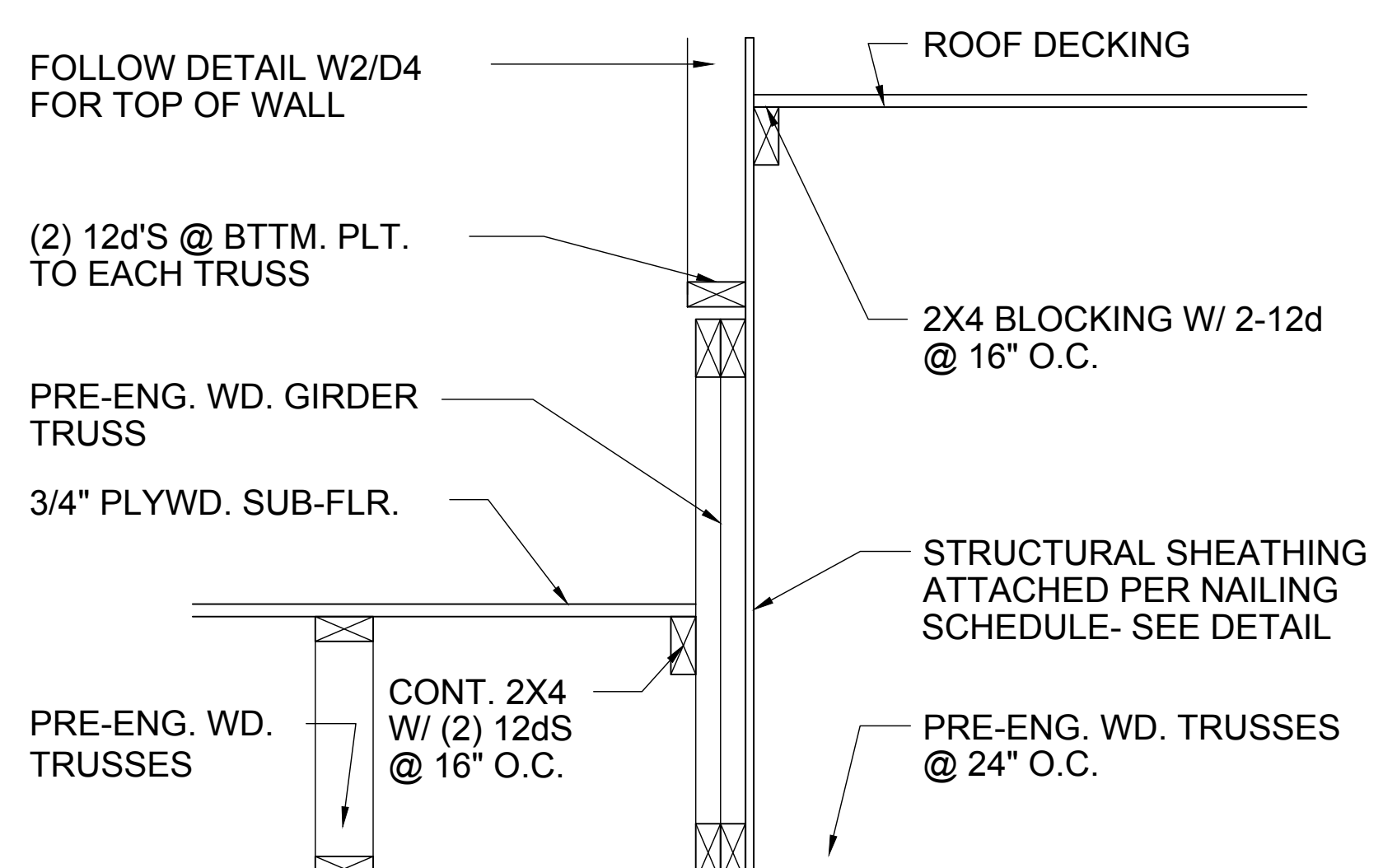


**B SHEATHING ELEV. 2-STORY FRAMING** N.T.S.

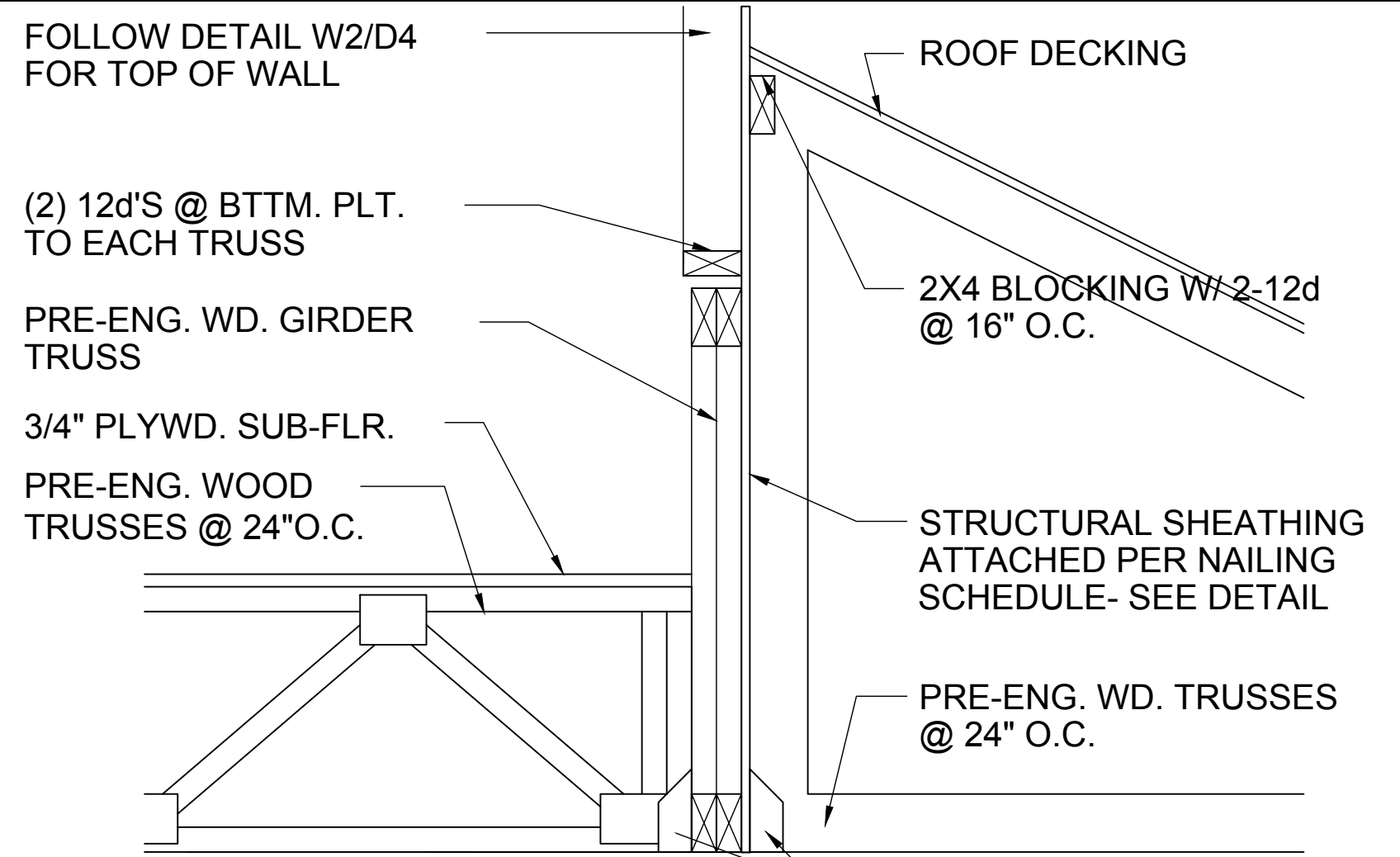


**C SHEATHING BLOCKING @ HORIZONTAL JOINTS** N.T.S.

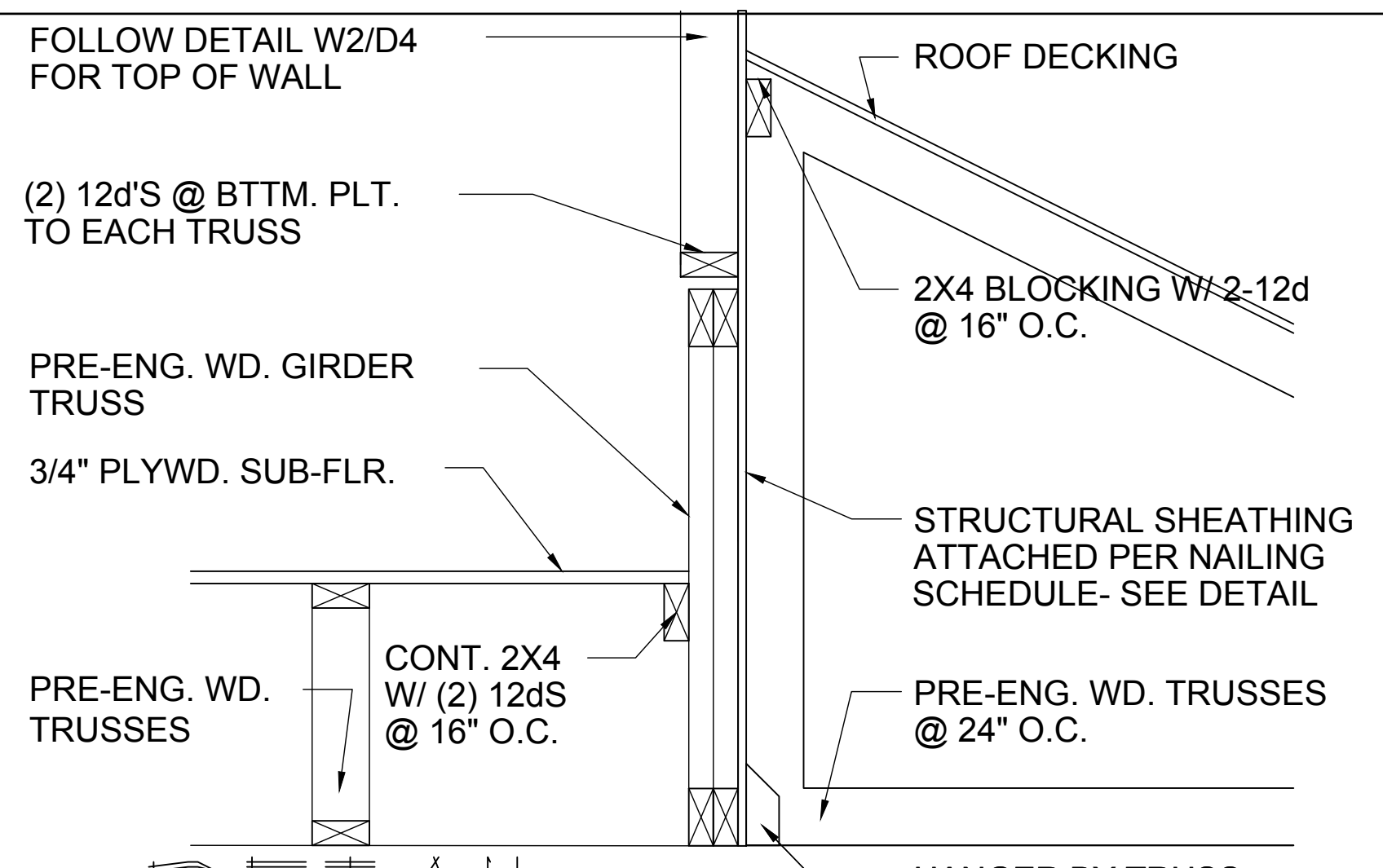
**5 SHEATHING UPLIFT DETAILS**  
D6



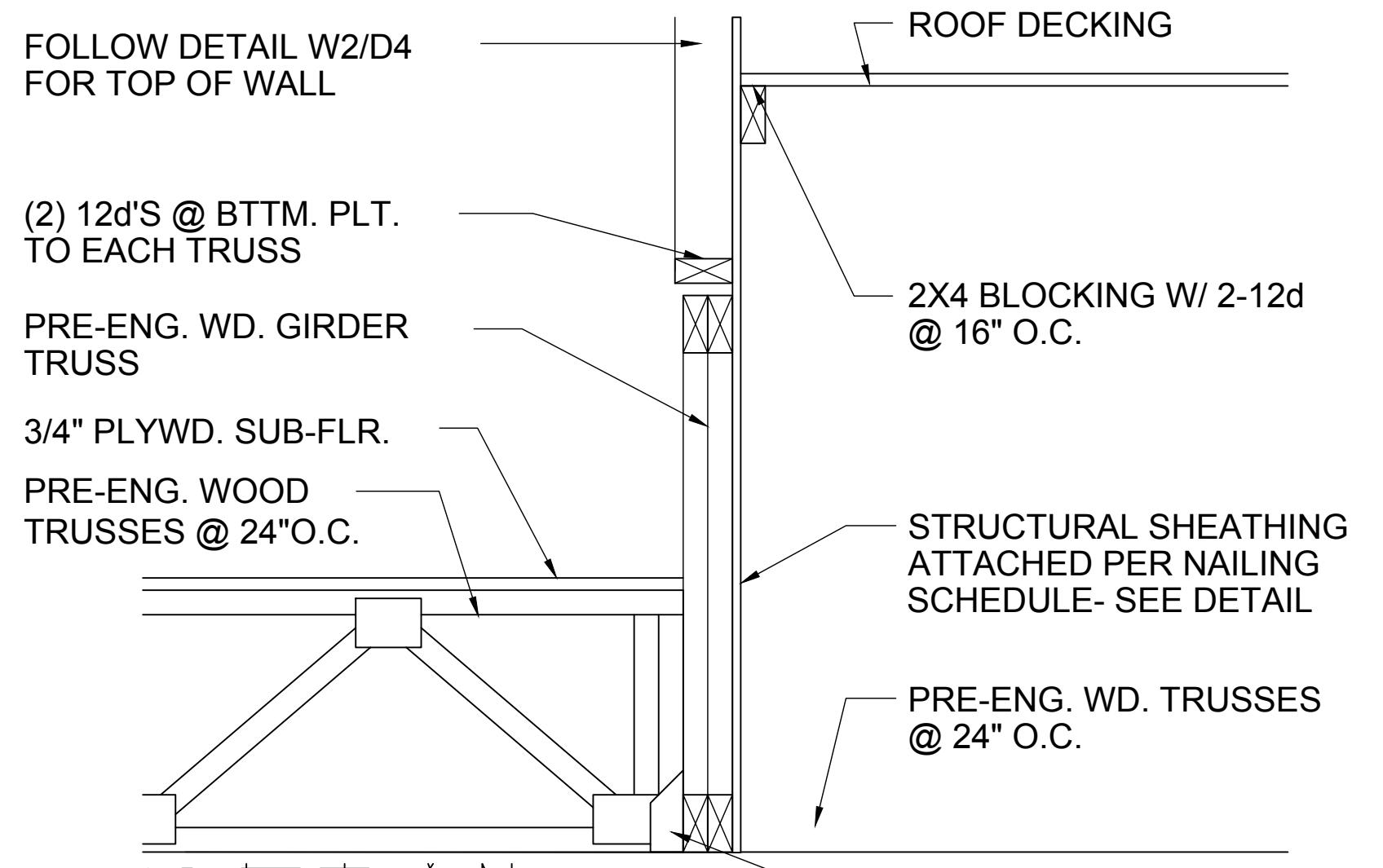
**6 DETAIL**  
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



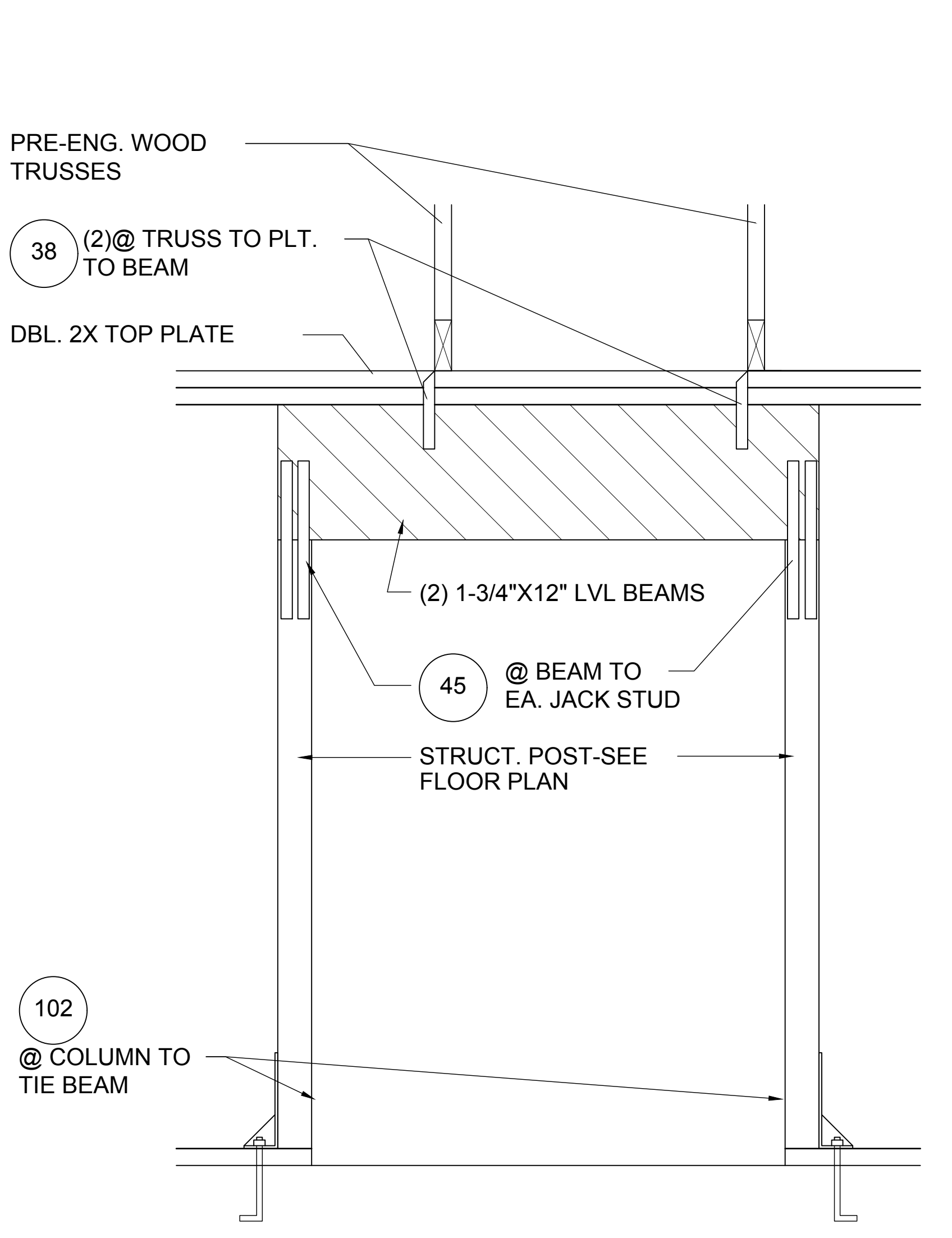
**7 DETAIL**  
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



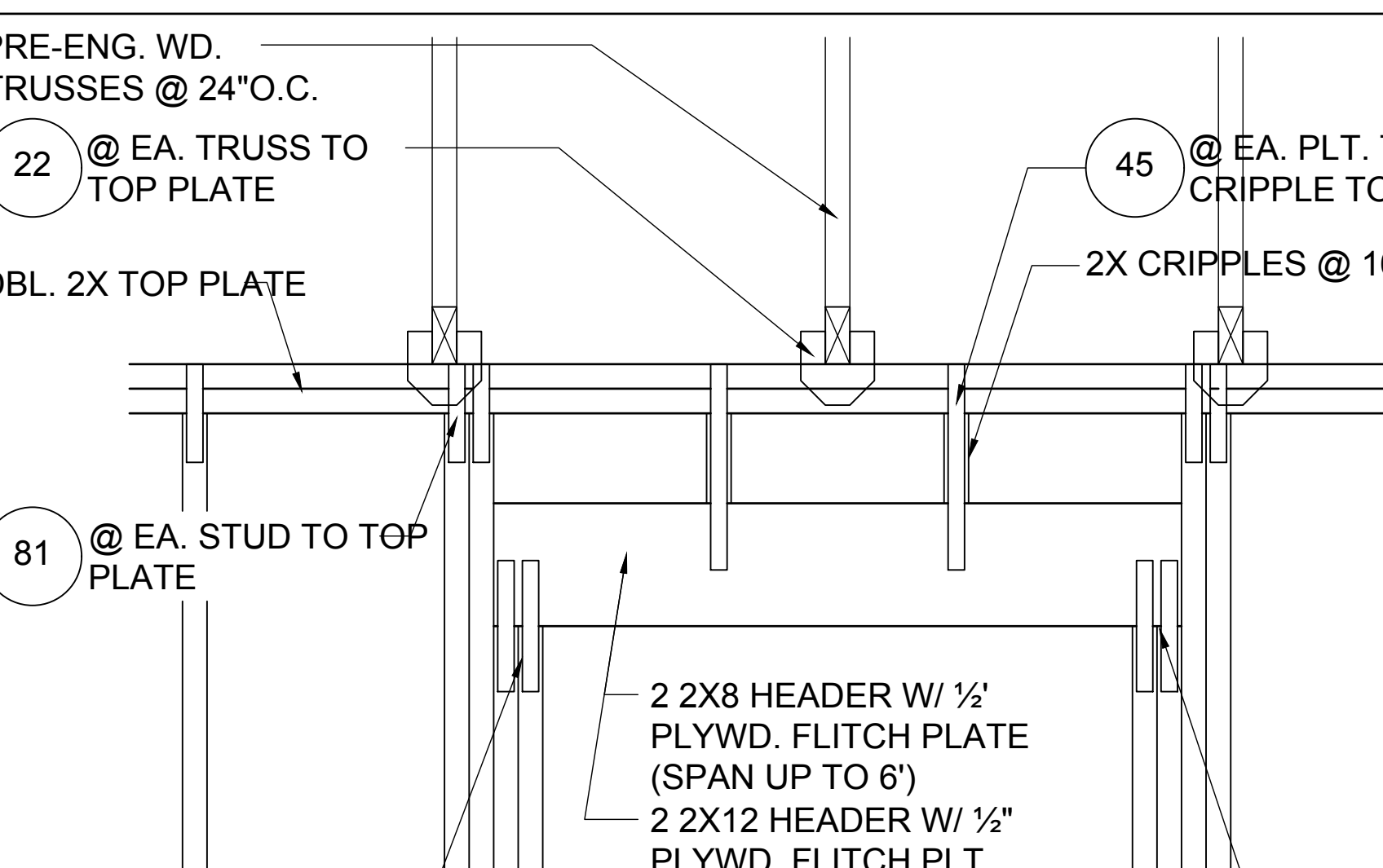
**8 DETAIL**  
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



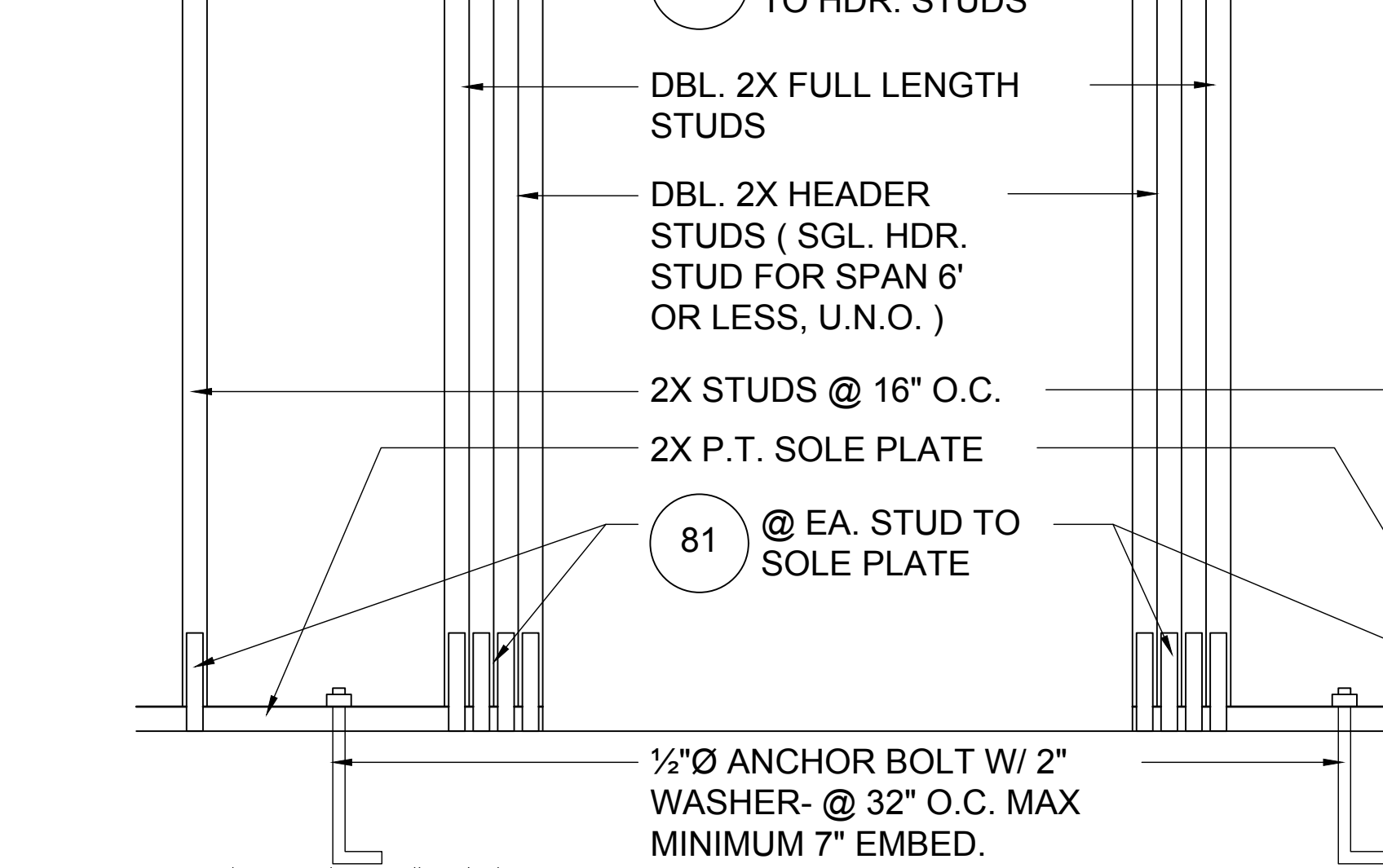
**9 DETAIL**  
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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

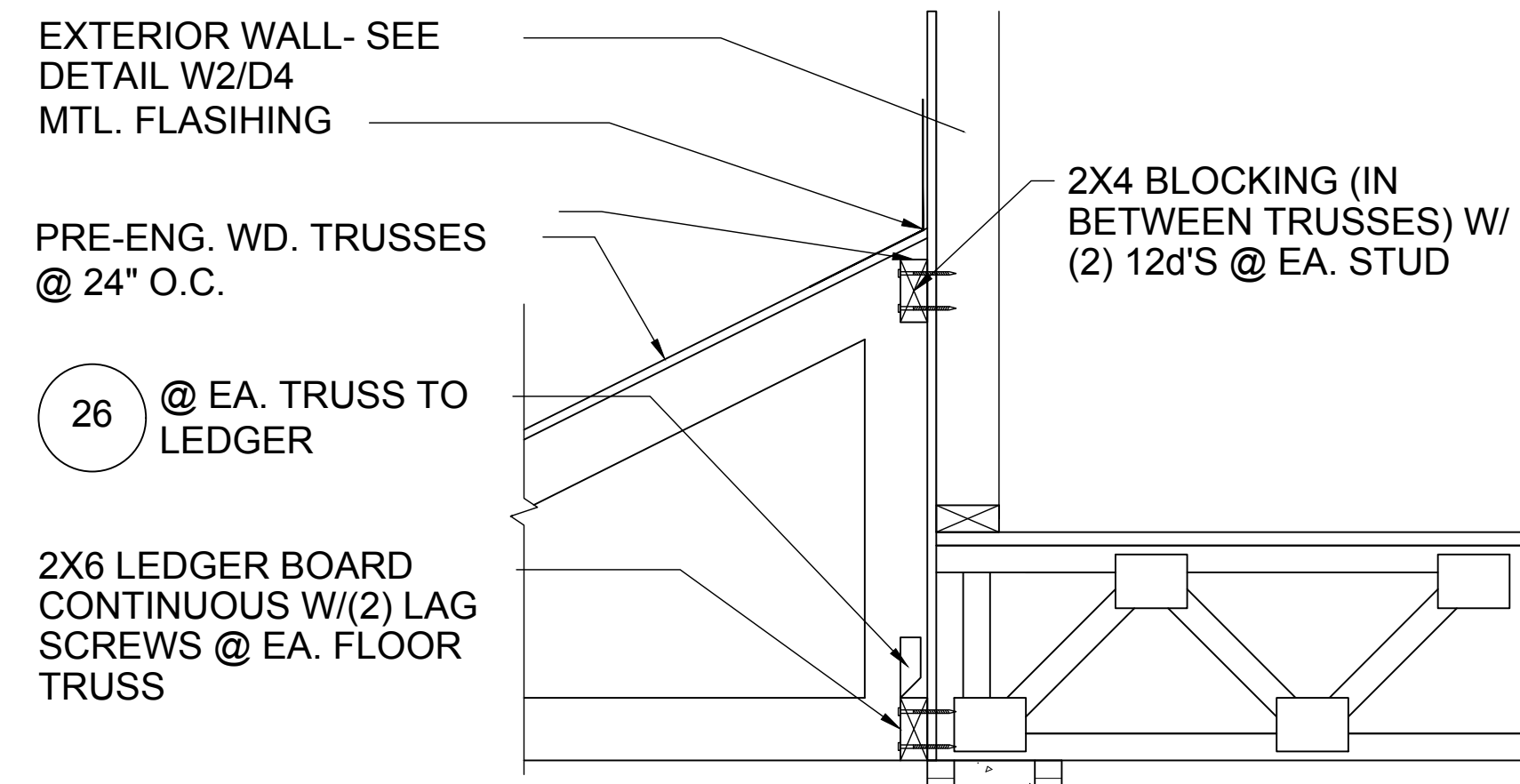


**11 DETAIL (BRG. W/ UPLIFT)**  
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

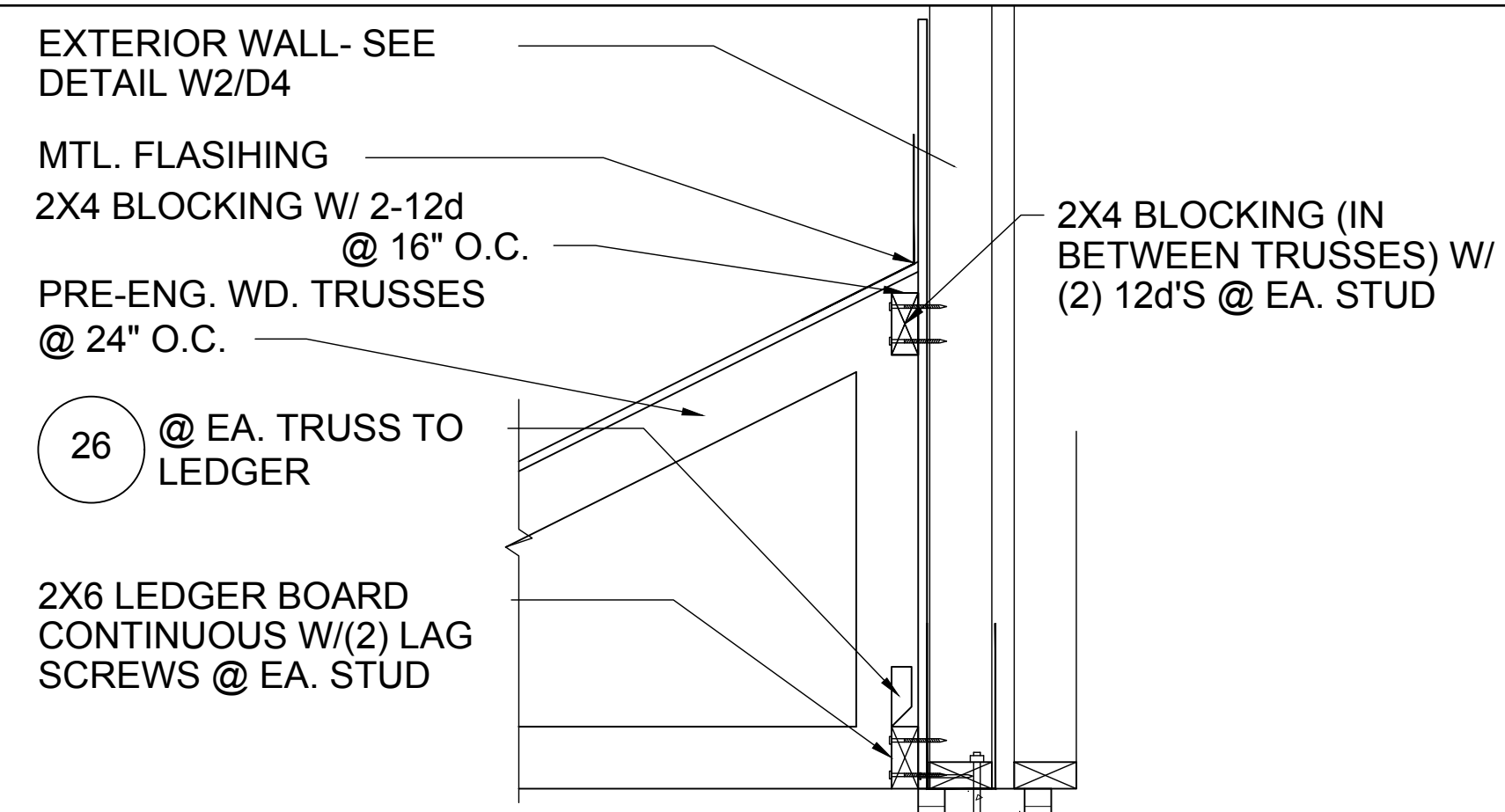


**12 DETAIL**  
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

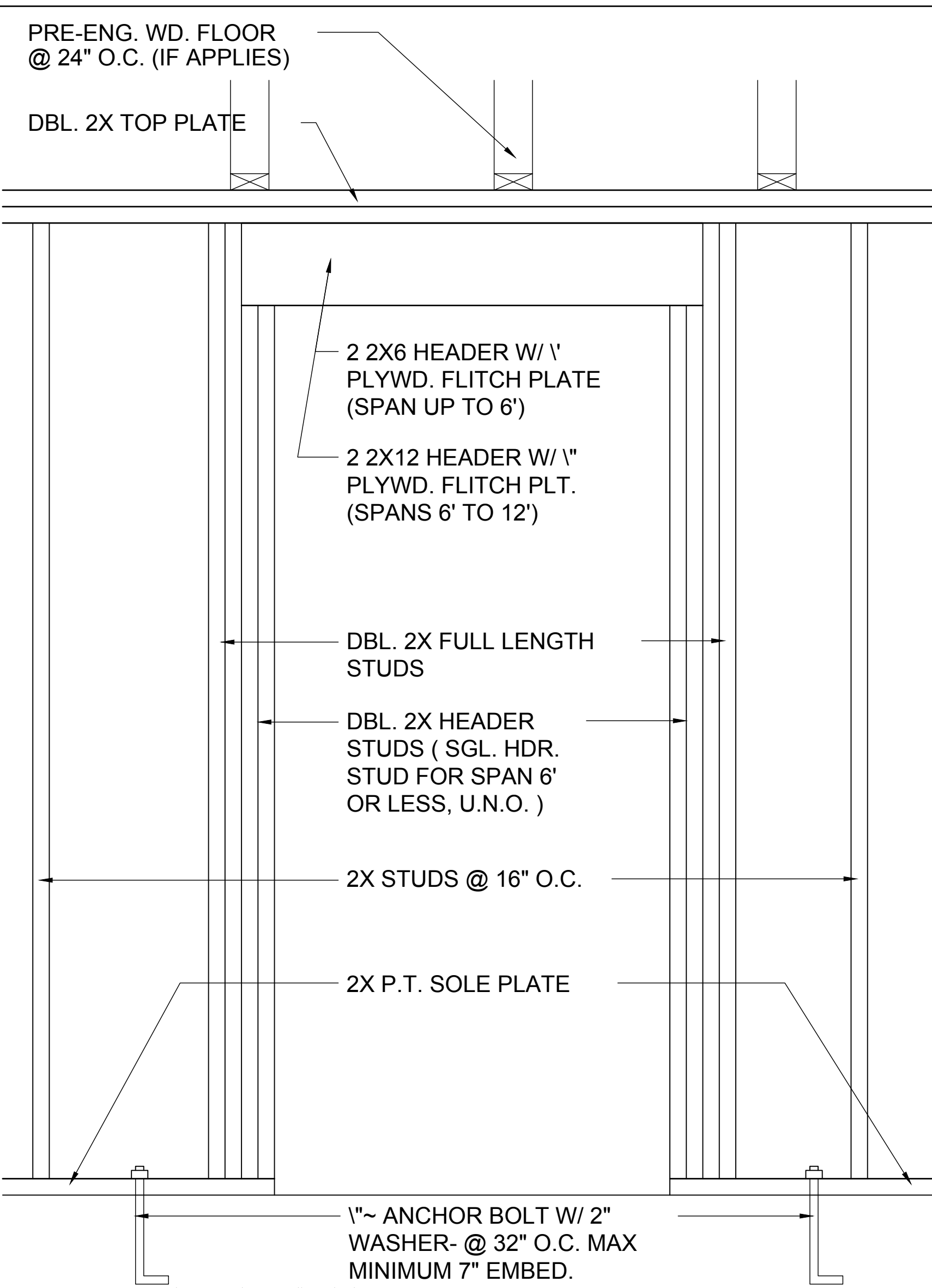




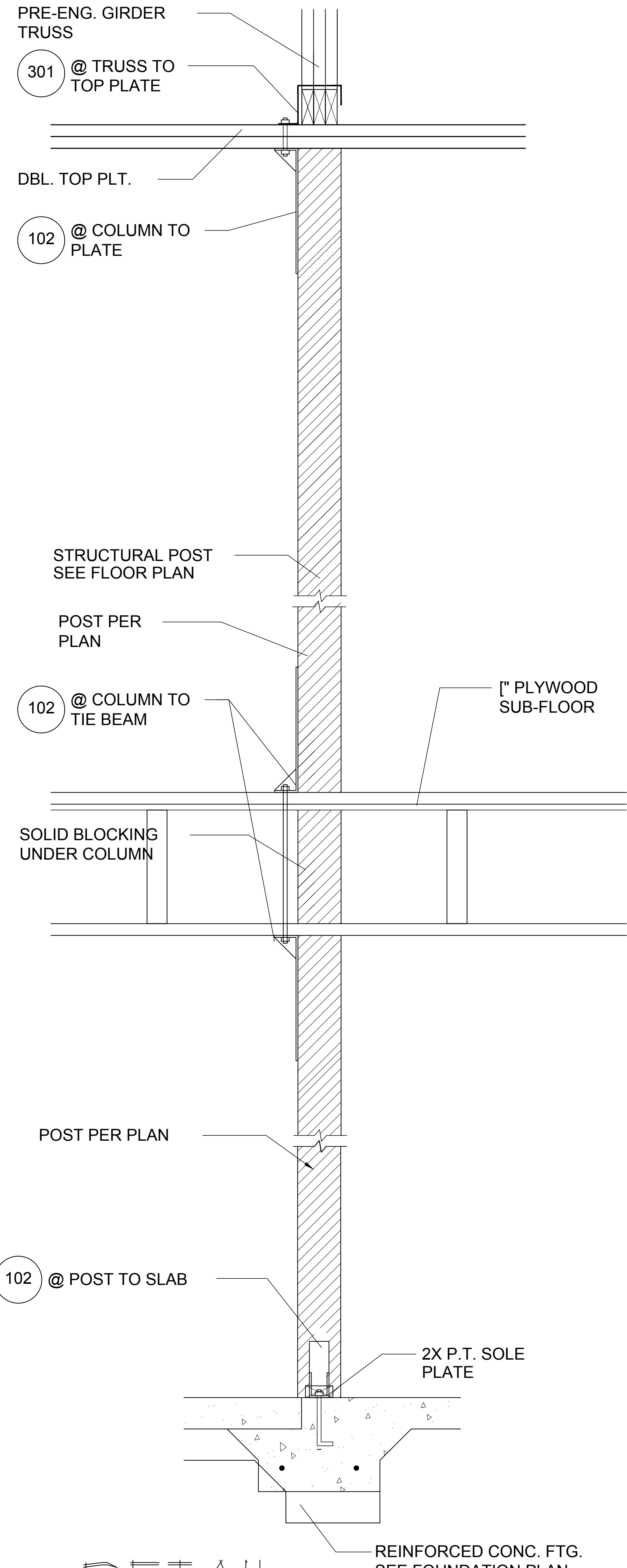
**6** **DETAIL**  
D7 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



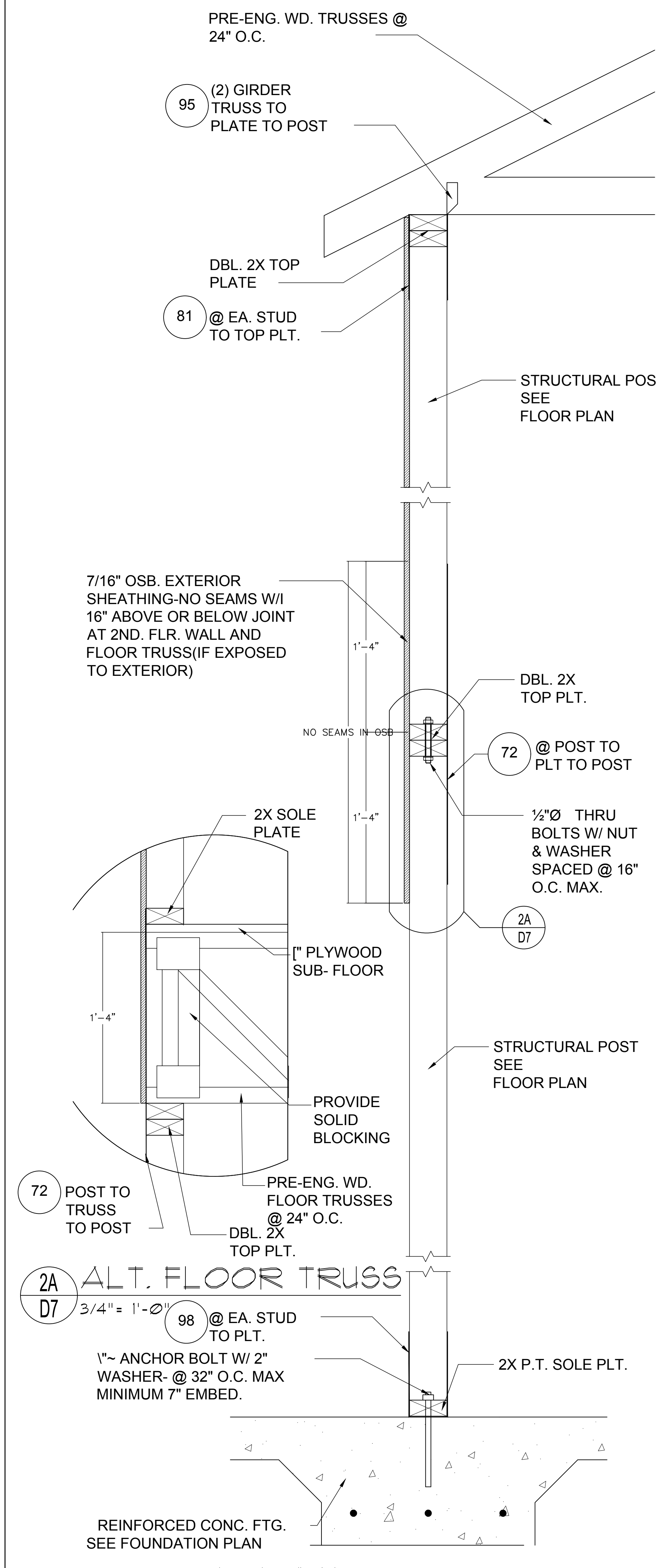
**5** **DETAIL**  
D7 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



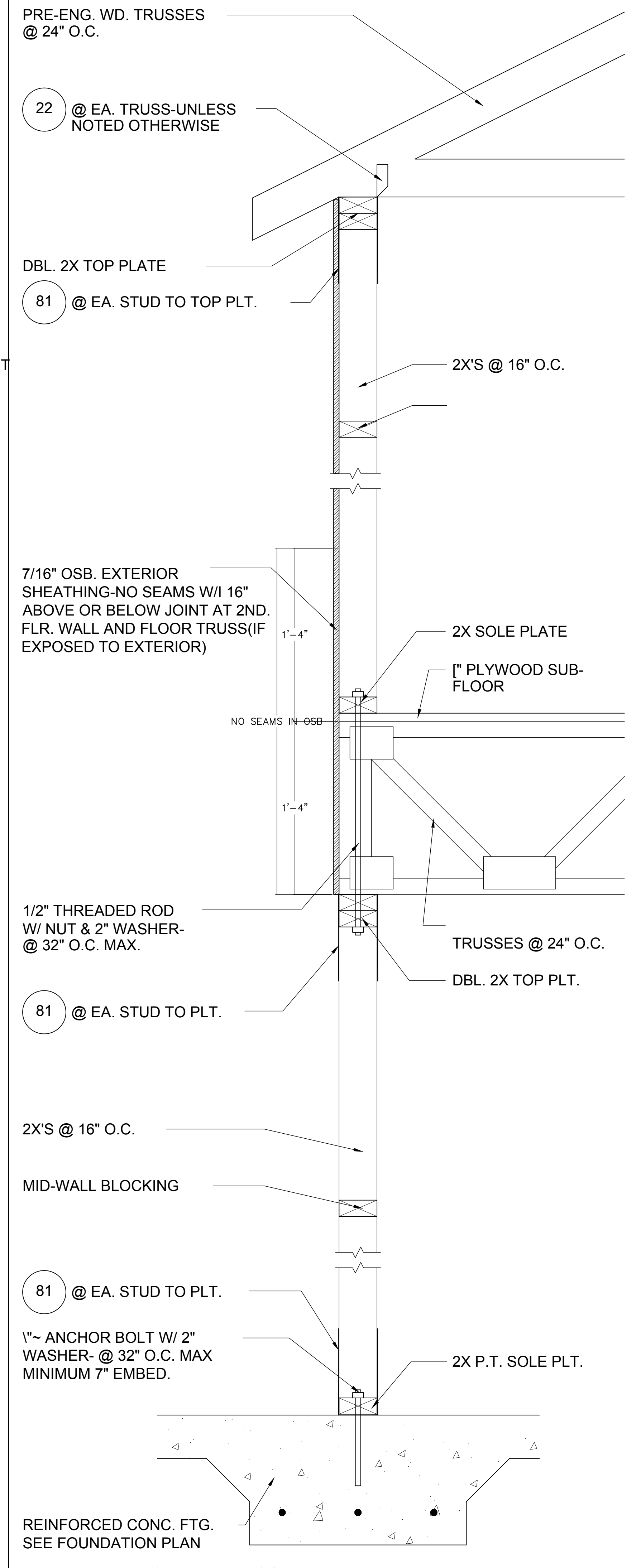
**4** **DETAIL** (BRG. W/O UPLIFT)  
D7 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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



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



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

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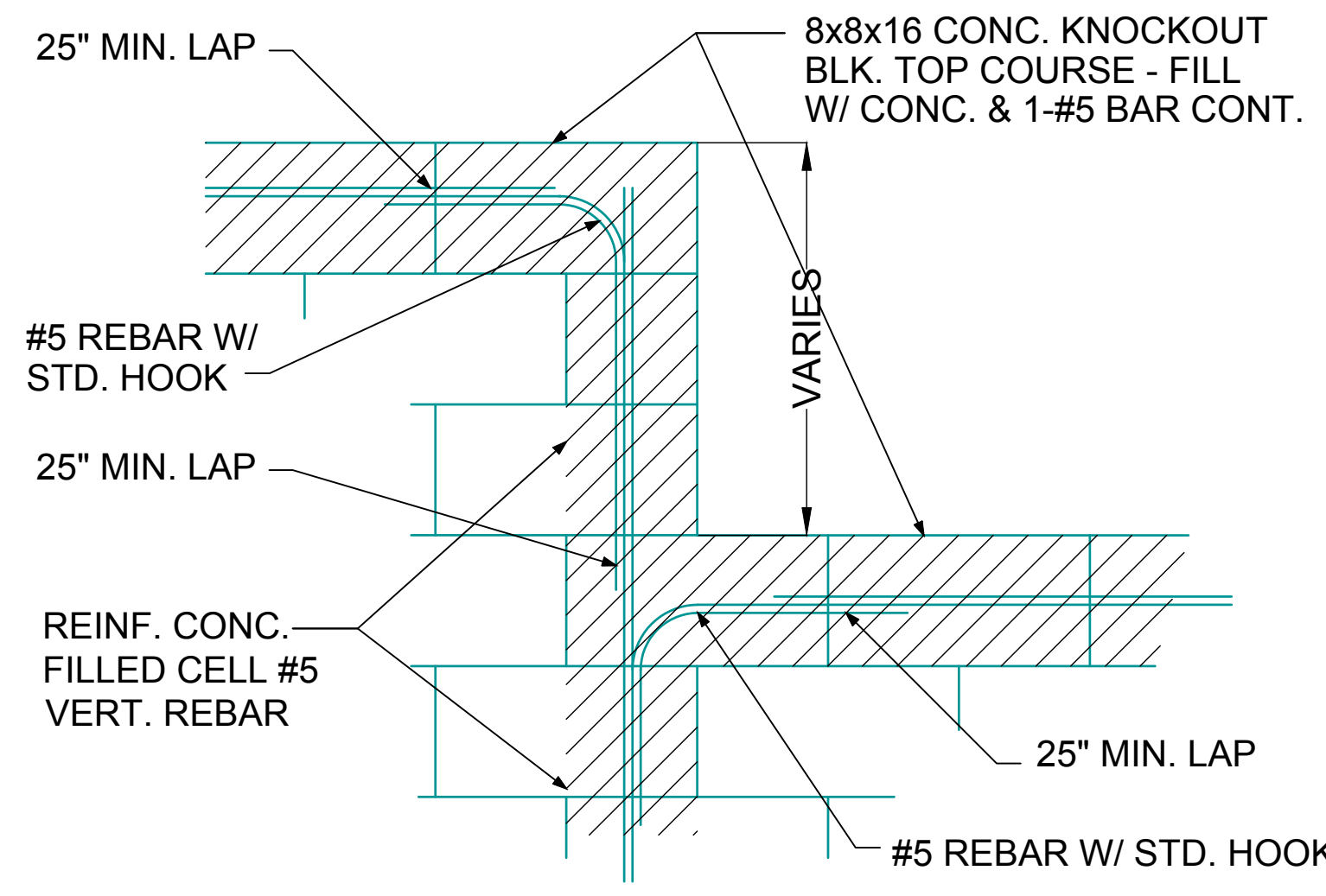
5-Unit: (Orlando-Raised Heel)  
Models: Lincoln-Riv., Washington-Riv., Kennedy, Washington & Lincoln  
Building Plat #XX  
Lot# XX-XX, Subdivision  
Street Address  
City, State, Zip Code

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

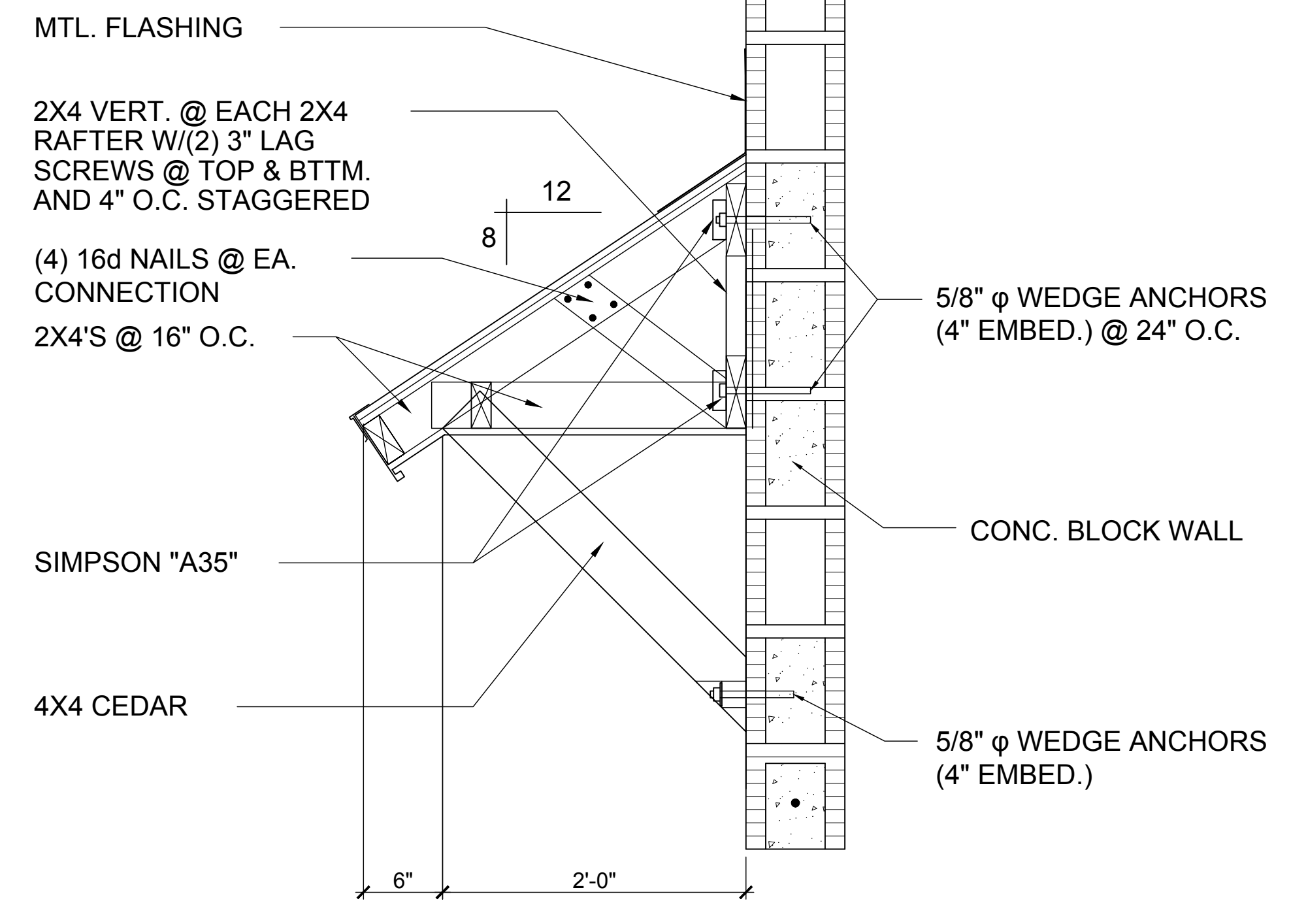
STRUCTURAL DETAILS  
D7

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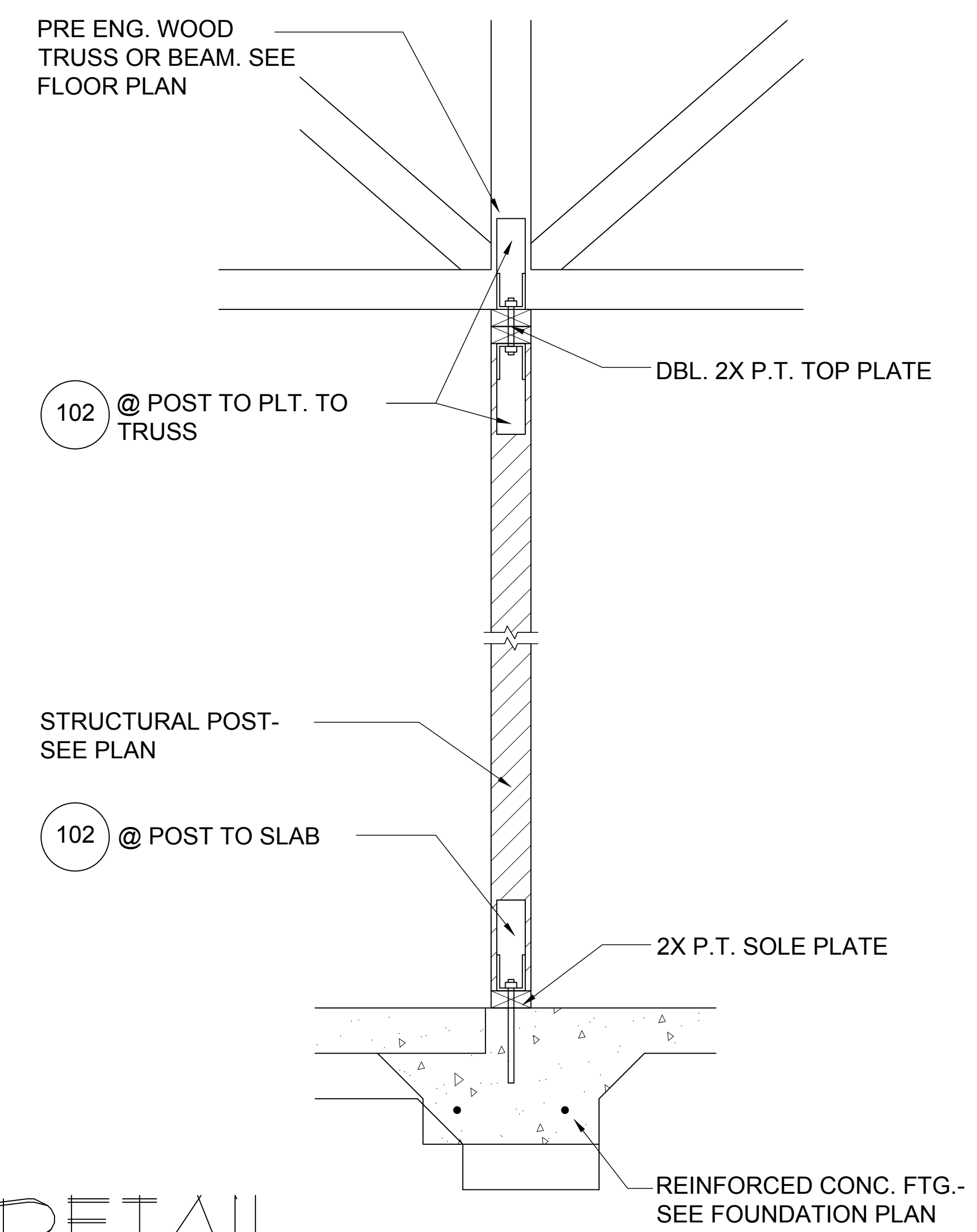




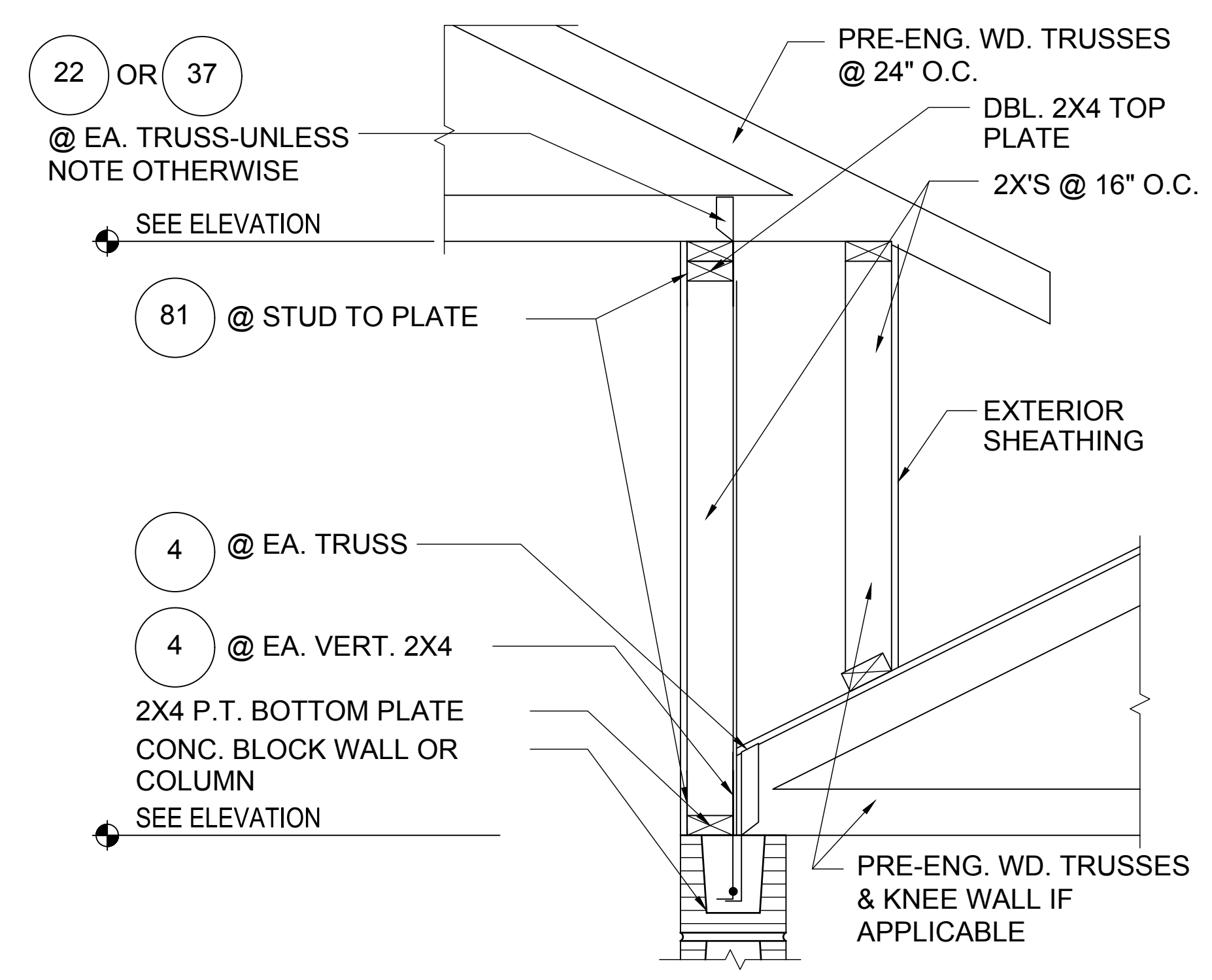
**1**  
D8  
**BLOCK WALL HT. TRANSITION**  
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



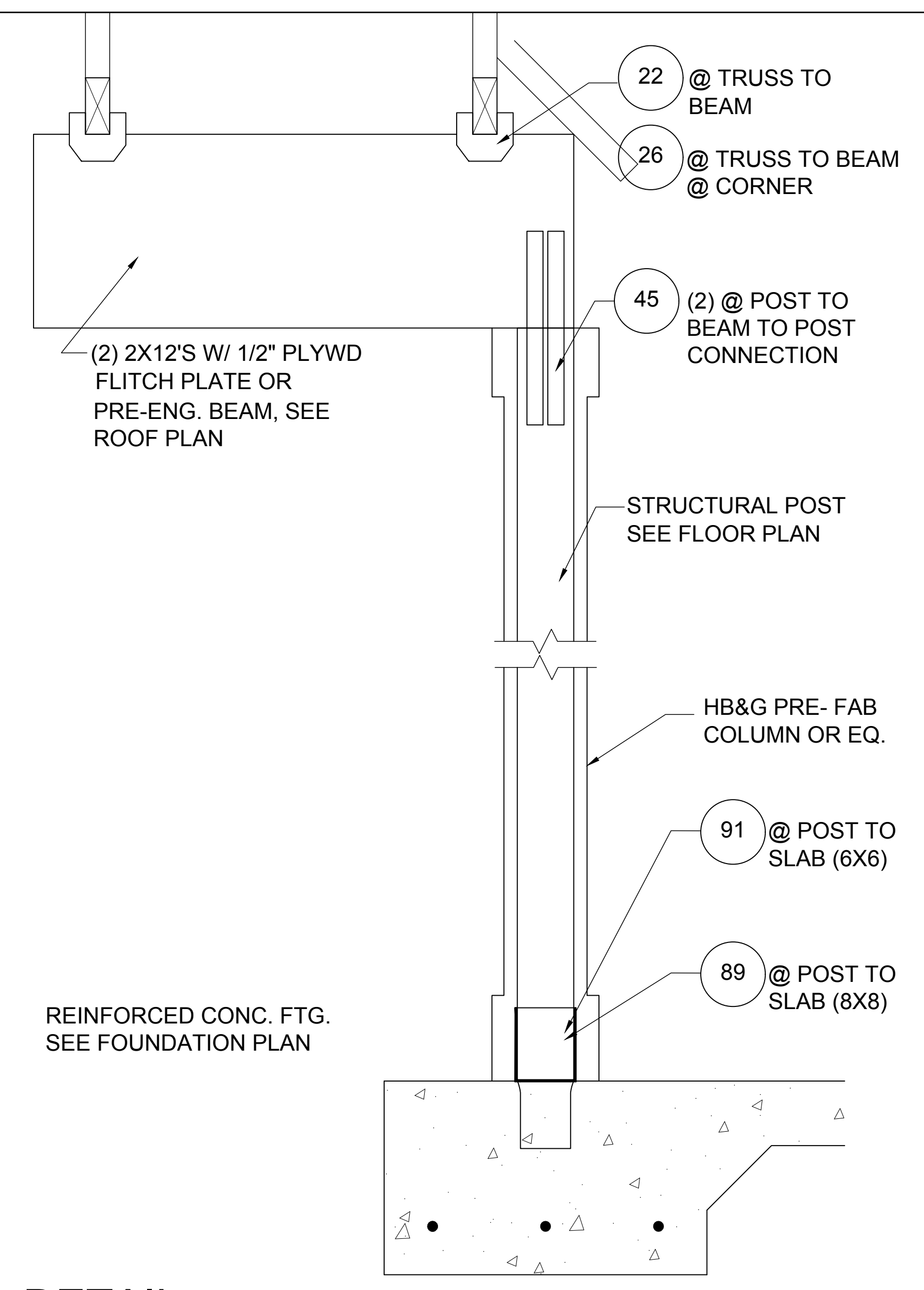
**4**  
D8  
**SHED ROOF DETAIL**  
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



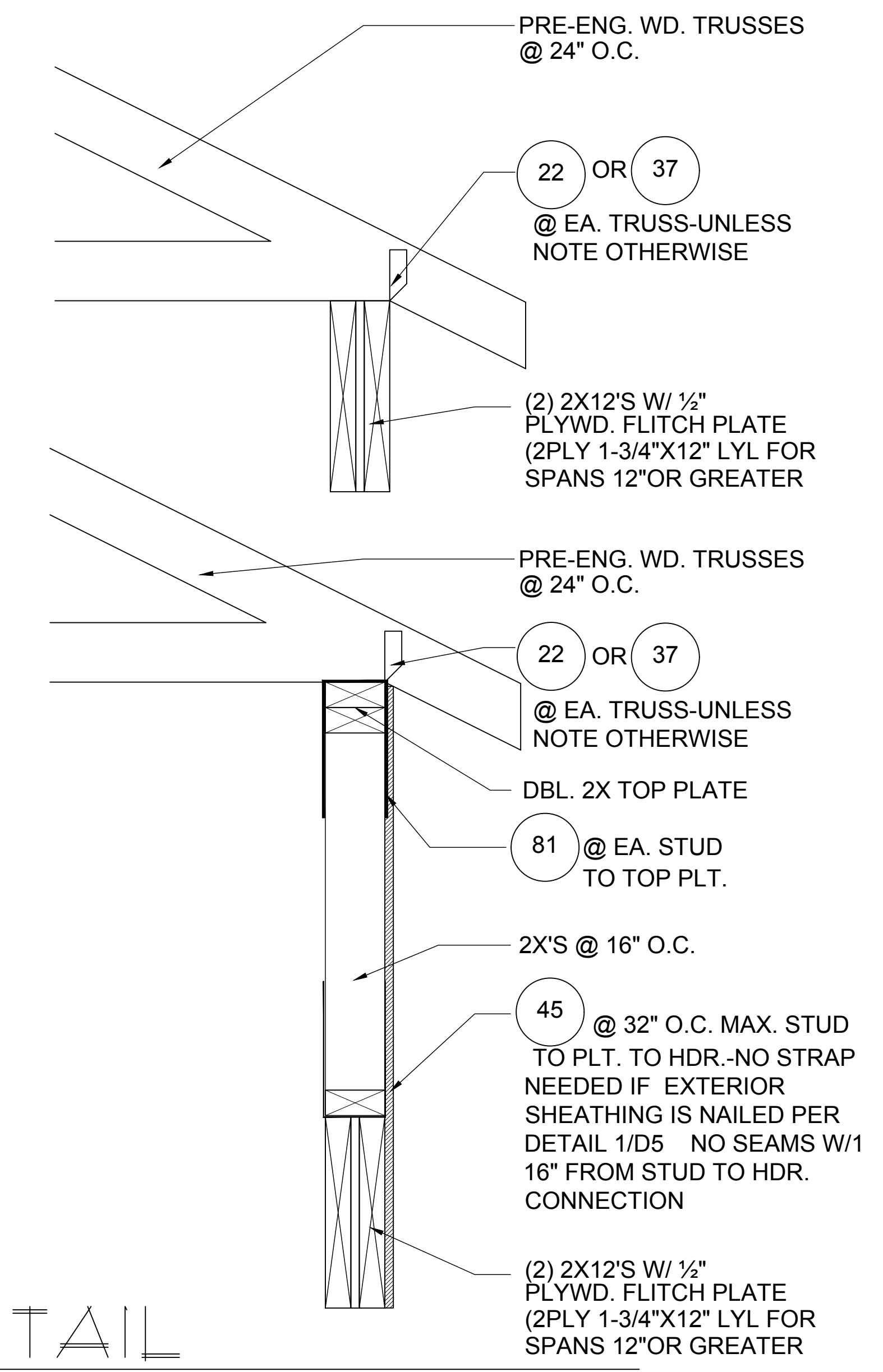
**6**  
D8  
**DETAIL**  
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



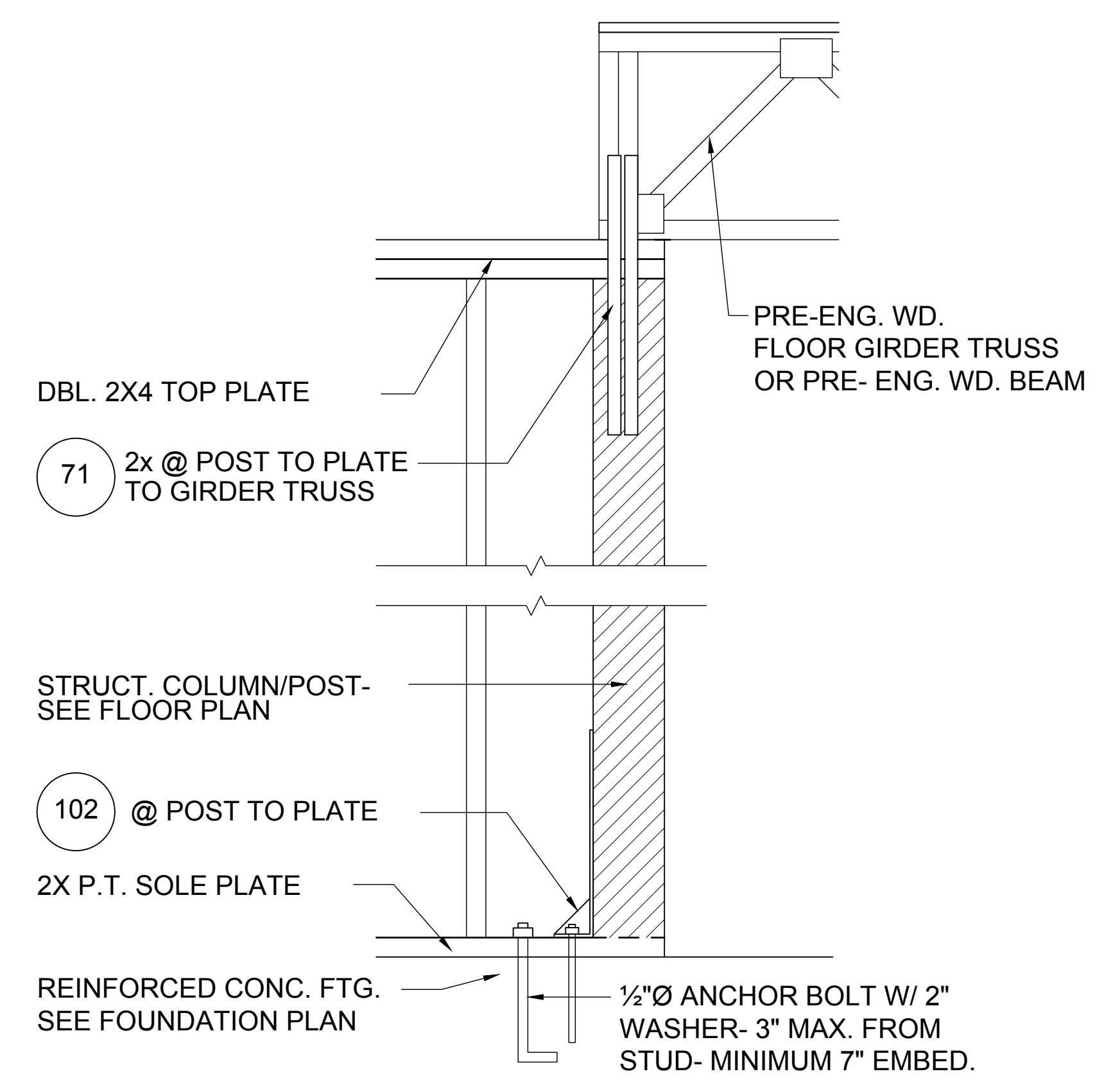
**2**  
D8  
**DETAIL**  
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



**5**  
D8  
**DETAIL**  
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



**7**  
D8  
**DETAIL**  
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



**3**  
D8  
**DETAIL**  
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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 GOBA

5-Unit: (Orlando-Raised Heel)  
 Models: Lincoln-Rev., Washington-Rev., Kennedy, Washington & Lincoln  
 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

STRUCTURAL DETAILS  
 D8

ILLUSTRATED BY: MJS  
 ISSUE DATE: 02/10/2023  
 REVISIONS:

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Park Square HOMES

DESIGN: C:\Users\Design1\OneDrive - Thompson Engineering Group\Desktop\5-Unit\Presidential TH Raised Heel- 51042024\508 Structural Details (148).dwg  
 Jan 05, 2024 2:04pm  
 WRITER: DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and MJS, Inc. must be notified in writing of any changes in the dimensions, conditions and specifications appearing on these plans.







