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(SUBDIVISION NAME) TOWNHOMES

Park Square HOMES

6-UNIT PRESIDENTIAL TH (RAISED HEEL)

(REAGAN, KENNEDY,

WASHINGTON, CARTER, WASHINGTON & LINCOLN)

PAD SIZE 122'-0" x 55'-0"

SHEET INDEX:

A0	COVER SHEET
A1	FIRST FLOOR OVERALL FIRST FLOOR OVERALL (OPT. FR. DR.) FIRST FLOOR OVERALL (OPT. LANAI)
A2	SECOND FLOOR OVERALL
A3	FOUNDATION FOUNDATION (OPT. FR. DR.) FOUNDATION (OPT. LANAI)
A4	FLOOR PLANS (REAGAN)
A5	FLOOR PLANS (KENNEDY)
A6	FLOOR PLANS (WASHINGTON)
A7	FLOOR PLANS (CARTER)
A8	FLOOR PLANS (LINCOLN)
A9	FRONT & REAR ELEVATIONS FRONT & REAR ELEVATIONS (OPT. FR. DR.) FRONT & REAR ELEVATIONS (OPT. LANAI w/ S.G.D.) FRONT & REAR ELEVATIONS (OPT. LANAI w/ FR. DR.)
A10	LEFT & RIGHT ELEVATIONS LEFT & RIGHT ELEVATIONS (OPT. FR. DR.) LEFT & RIGHT ELEVATIONS (OPT. LANAI)
A11	SECTIONS SECTIONS (OPT. FR. DR.)
A12	SECTIONS
A13	SECTIONS
A14	SECTIONS
E1	FLOOR PLANS (REAGAN)
E2	FLOOR PLANS (KENNEDY)
E3	FLOOR PLANS (WASHINGTON)
E4	FLOOR PLANS (CARTER)
E5	FLOOR PLANS (LINCOLN)
S1	FOUNDATION PLAN
S2	LINTEL PLAN
S3	FLOOR TRUSSES
S4	ROOF TRUSSES
D1	STRUCTURAL DETAILS
D2	STRUCTURAL DETAILS
D3	STRUCTURAL DETAILS
D4	STRUCTURAL DETAILS
D5	STRUCTURAL DETAILS
D6	STRUCTURAL DETAILS
D7	STRUCTURAL DETAILS
D8	STRUCTURAL DETAILS
D9	FIRE SEPARATION DETAILS
D10	FIRE SEPARATION WH1 DETAILS

REVISION SCHEDULE:

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

DISTRIBUTED LIVE LOAD (IN POUNDS PER SQ. FT.) UNINHABITABLE ATTICS WITHOUT STORAGE 10 UNINHABITABLE ATTICS WITH LIMITED STORAGE 15 HABITABLE ATTICS & ATTICS SERVED WITH FIXED STAIRS 20 BALCONIES (EXTERIOR) AND DECKS 30 FIRE ESCAPES 40 GUARDS AND HANDRAILS 200 GUARD RAIL COMPONENTS 50 PASSENGER VEHICLE GARAGES 30 ROOMS OTHER THAN SLEEPING ROOMS 30 SLEEPING ROOMS 30 STAIRS 40	ENGINEERING KEY DESIGN REQUIREMENTS A. ROOF LIVE LOAD IS 20 PSF B. FLOODS LIVE LOAD IS 40 PSF, BALCONIES, DECKS, STAIRS, LEVEL LOAD IS 60PSF NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE (8TH EDITION) 1. WIND EXPOSURE - CATEGORY (B) 2. ULTIMATE WIND SPEED - 140MPH - NOMINAL WIND SPEED - 108MPH 3. WIND IMPORTANCE FACTOR - 1.0 4. INTERNAL PRESSURE COEFFICIENT - 10 5. MAXIMUM PRESSURE FOR COMPONENTS AND CLADDING, 21.0 psf (-28.1 psf) UNLESS NOTED OTHERWISE. 6. SINGLE FAMILY RESIDENCE TO BE RISK CATEGORY II.															
ANSI STANDARD FOR MEASURING HOUSES THE ANSI STANDARD FOR MEASURING HOUSES: NATIONAL STANDARD 219-1988 NEW CONSTRUCTION THE ANSI STANDARD BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL EXTERIOR 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 STANDARD BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL EXTERIOR 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 STANDARD BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS SEPARATED INTO TWO AREAS: 1. AIR-CONDITIONED SPACE 2. NON-AIR-CONDITIONED SPACE (GARAGES, PATIOS, PORCHES, BREEZEWAYS)	DESIGN STATEMENT THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE RESIDENTIAL (8TH EDITION). EFFECTIVE WIND WIND PRESSURE AND SUCTION (PSF.) <table border="1"> <thead> <tr> <th>AREA (SQ. FT.)</th> <th>(+) VALUE DENOTES PRESSURE</th> <th>(-) VALUE DENOTES SUCTION</th> </tr> </thead> <tbody> <tr> <td>10</td> <td>(+) 34.7 / (-) 37.7</td> <td>(+) 34.7 / (-) 46.5</td> </tr> <tr> <td>20</td> <td>(+) 33.2 / (-) 36.1</td> <td>(+) 33.2 / (-) 43.4</td> </tr> <tr> <td>50</td> <td>(+) 33.1 / (-) 34.0</td> <td>(+) 31.1 / (-) 39.2</td> </tr> <tr> <td>100</td> <td>(+) 29.5 / (-) 32.5</td> <td>(+) 29.5 / (-) 36.1</td> </tr> </tbody> </table>	AREA (SQ. FT.)	(+) VALUE DENOTES PRESSURE	(-) VALUE DENOTES SUCTION	10	(+) 34.7 / (-) 37.7	(+) 34.7 / (-) 46.5	20	(+) 33.2 / (-) 36.1	(+) 33.2 / (-) 43.4	50	(+) 33.1 / (-) 34.0	(+) 31.1 / (-) 39.2	100	(+) 29.5 / (-) 32.5	(+) 29.5 / (-) 36.1
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100	(+) 29.5 / (-) 32.5	(+) 29.5 / (-) 36.1														
GENERAL CONTRACTOR: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL ALL MATERIALS MEETING FLORIDA APPROVAL, COMPLIANCE TO AVOID WATER INTRUSION AND MOISTURE INTRUSION ON WINDOWS, DOORS, ROOF, AND ANY OTHER AREA AROUND EACH UNIT/ HOUSE/ APARTMENT/ CONDOMINIUM/ TOWNHOUSE.	WIND PRESSURE AND SUCTION DIAGRAM 															
FLORIDA BUILDING CODE: (FBC) 2023 (8TH EDITION) DESIGN CRITERIA: <ul style="list-style-type: none"> 2023 FLORIDA BUILDING CODE (BUILDING) - 8TH EDITION. 2023 FLORIDA BUILDING CODE (RESIDENTIAL) - 8TH EDITION. 2023 FLORIDA BUILDING CODE (PLUMBING) - 8TH EDITION. 2023 FLORIDA BUILDING CODE (MECHANICAL) - 8TH EDITION. 2023 FLORIDA BUILDING CODE (FUEL GAS) - 8TH EDITION. 2023 FLORIDA BUILDING CODE (EXISTING BUILDING) 8TH EDITION. 2023 FLORIDA BUILDING CODE (ACCESSIBILITY) 8TH EDITION. 2023 FLORIDA BUILDING CODE (ENERGY CONSERVATION) 8TH EDITION. 2020 FLORIDA FIRE PREVENTION CODE (7TH EDITION). 2017 NATIONAL ELECTRICAL CODE (NEC) 2010 NFPA 101 - LIFE SAFETY CODE OCCUPANCY CLASSIFICATION: GROUP R-3 (TOWNHOMES) CONSTRUCTION TYPE: TYPE V-B (FBC-R 602.3) SPRINKLED: NO (FBC-B SECTION 903) NUMBER OF STORIES: 2 STORIES SPECIFIC PARAMETERS FROM FBC 2023 USED FOR DESIGN INCLUDE: <ul style="list-style-type: none"> CONCRETE MASONRY RESIDENTIAL CONSTRUCTION WOOD FRAME CONSTRUCTION AMERICAN SOCIETY OF CIVIL ENGINEERS 	NOTES: 1. "R" END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS. INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.															

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MJS
designers group
residential-commercial-architecture

A I B D

GOBA
GOLF BUILDING ASSOCIATION

6-Unit: (Orlando-Raised Heel)
 Models: Reagan, Kennedy, Washington, Carter, 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) 529-3000

Park Square HOMES

ISSUE DATE: 02/22/2023
 REVISIONS:
 PROJECT: 00-0000
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

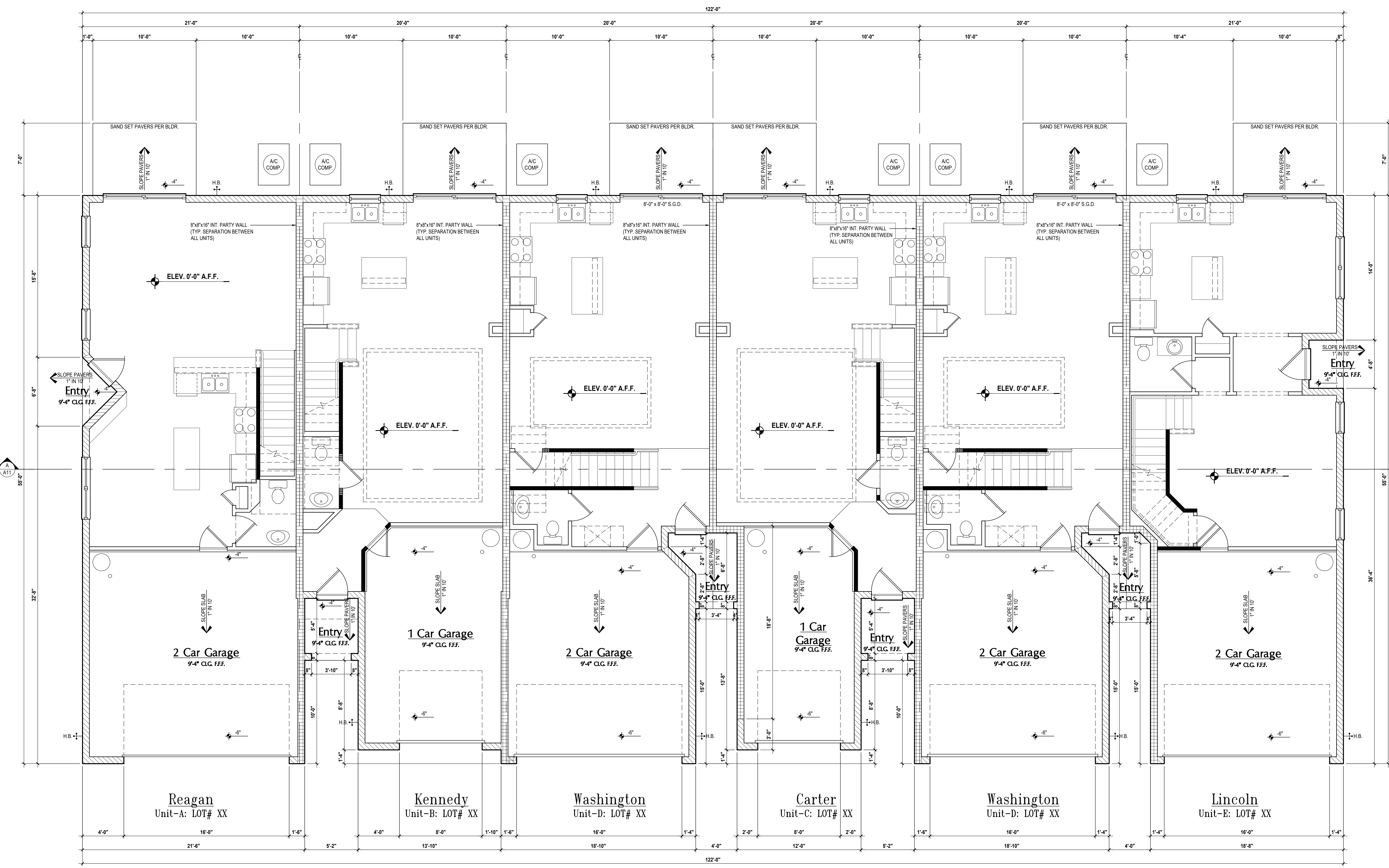
COVER PAGE
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- NOTE:**
- 2-HR. FIRE SEPARATION SHALL NOT BE PENETRATED.
 - IF 2-HR. FIRE SEPARATION WALL IS PENETRATED, IT SHALL CONFORM TO THE REQUIREMENTS STIPULATED IN FBC R302.4.1 - R302.4.2
 - EACH INDIVIDUAL TOWNHOUSE SHALL BE STRUCTURALLY INDEPENDENT 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 | OR3 - ORICURED GLASS |
| FR - FRENCH DOORS | TEMP - TEMPERED GLASS |
| SL - SIDE LIGHT | SH - SINGLE HUNG |
| FG - FIXED GLASS | DH - DOUBLE HUNG |
| TR - TRANSOM | CR - CRASSMENT |
| GB - GLASS BLOCK | HR - HORIZONTAL ROLLER |
| PNT - PICKET DOOR | BP - BYPASS |
| SVC - SERVICE DOOR | BE - BEHOLD |
| | 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 M307.2 & FBC-M 304.
 - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 - VENT DRYER THRU EXTERIOR WALL U.N.O.
 - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 - SAG RESISTANT DRYWALL ON ALL CEILINGS.
 - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
 - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/4" U.N.O.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/8" U.N.O.
 - 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.
 - 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 WALLS, UNDER STAIRS SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.
 - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
 - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 - ALL OPERABLE WINDOWS LOCATED MORE THAN 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 EERD.
 - SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & E/R STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL. AD PROPERLY COMPACTED FILL (2000 P.S.F. MIN.) FILL MATERIAL SHALL BE COMPACTED TO 95% 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 1/8-INCH (12.7 MM) GYPSUM WALLBOARD, 23/32-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 NFPA 215.
 - 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-R302.2.4.
 - 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 C1378), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1388) OR NON-ASBESTOS FIBER MAT 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"
 - 2060 = 2'-0" x 4'-6"
 - 2080 = 2'-0" x 4'-8"
 - 2100 = 2'-0" x 5'-0"
 - 2120 = 2'-0" x 5'-2"
 - 2140 = 2'-0" x 5'-4"
 - 2160 = 2'-0" x 5'-6"
 - 2180 = 2'-0" x 5'-8"
 - 2200 = 2'-0" x 6'-0"
- DOOR SIZE CALLOUT:**
- 40 B.F. = 4'-0" BIFOLD
 - 50 B.F. = 5'-0" BIFOLD
 - 60 B.F. = 6'-0" BIFOLD
 - 80 B.F. = 8'-0" BIFOLD
- ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.**
- ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.**

Area Tabulations

Living:	
1st floor:	4,148 sf
2nd floor:	5,683 sf
Total Living:	9,831 sf
entry:	155 sf
garage:	2,129 sf
mechanical:	55 sf
Total Area:	12,170 sf

First Floor Plan

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

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residential-commercial-architecture

A I B D

GOBA
GROUP BRANDS BUILDERS ASSOCIATION

6-Unit: (Orlando-Raised Heel)
Models: Reagan, Kennedy, Washington, Carter, 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) 529-3000

Park Square HOMES

PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS
ISSUE DATE:	02/22/2023
REVISIONS:	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

Jan 04, 2024, 2:06pm
FIRST FLR. OVERALL
A1

NOTE:

- 2-HR. FIRE SEPARATION SHALL NOT BE PENETRATED.
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 - FLASHING AT TERMINATION OF ROOF COVERING OVER COMMON WALL.

GENERAL NOTES KEY:

- ABBREVIATIONS: OBS - OBTAINED GLASS; MT - METAL THRESHOLD; FR - FRENCH DOORS; SL - SIDE LIGHT; FG - FIXED GLASS; TR - TRANSOM; GB - GLASS BLOCK; PKT - POCKET DOOR; SVC - SERVICE DOOR; NOTES: 1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
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 - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 - A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R M307.2 & FBC-M 304.
 - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 - VENT DRYER THRU EXTERIOR WALL U.O.
 - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 - SAG RESISTANT DRYWALL ON ALL CEILINGS.
 - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
 - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/4" U.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 WALLS UNDER STAIR SURFACE AND ANY SCOFFS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.
 - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
 - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 - ALL OPERABLE WINDOW 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 GRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC R312.2 EERO
 - SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & C 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 95% 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" HIGH (12.7 MM) GYPSUM WALLBOARD, 2332-INCH (18.2 MM) WOOD STRUCTURAL PANEL, OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA ON BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
 - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R519.
 - 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-R302.2.4.
 - 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 C178), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER CEMENT BACKER BOARD (ASTM C1398) OR NON-ASBESTOS FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS (ASTM C1328) SHALL BE USED PER FBC R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW / DOOR NOTE KEY:

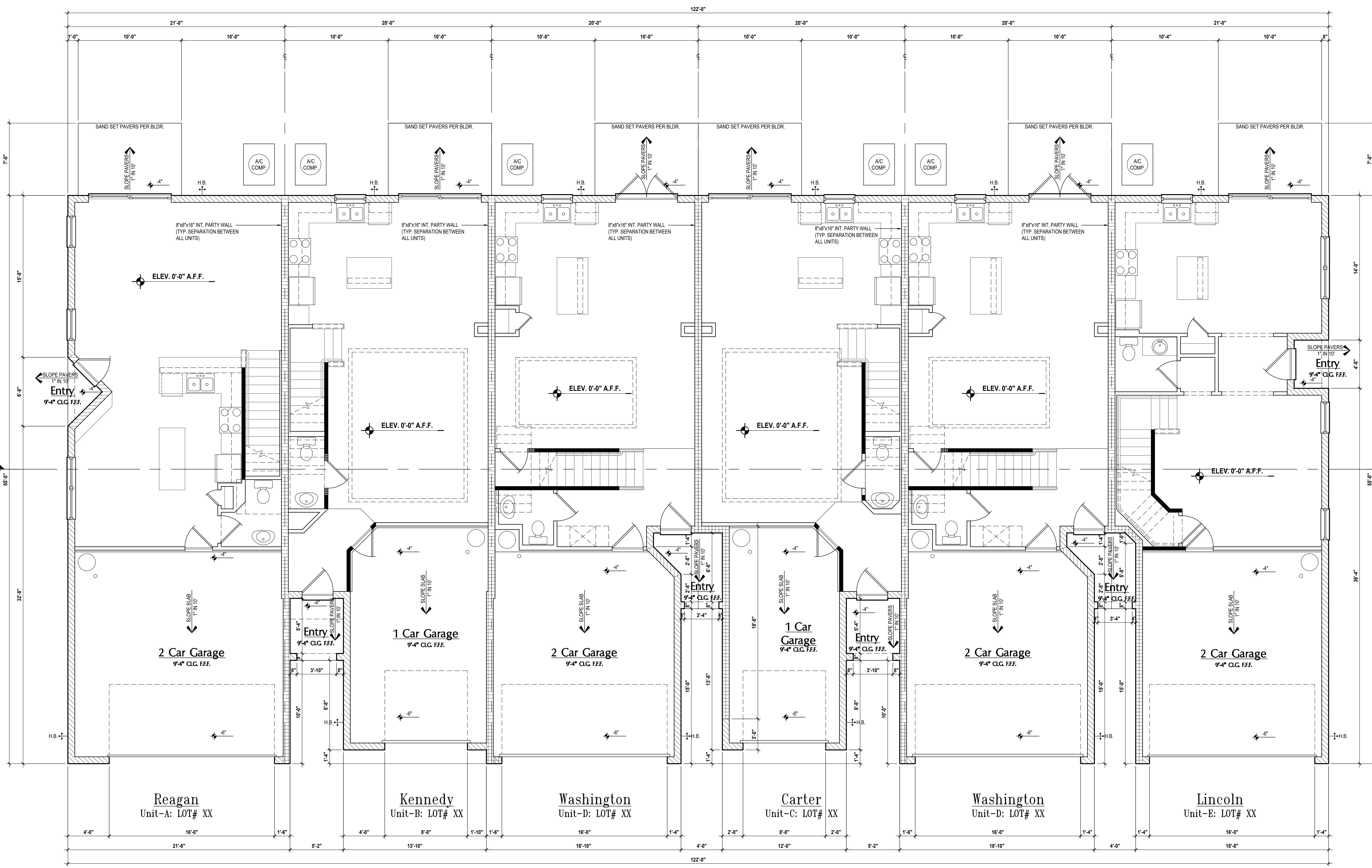
- WINDOW SIZE CALLOUT:
 2040 = 2'-0" x 4'-0"
 2050 = 2'-0" x 4'-2"
 2060 = 2'-0" x 4'-4"
 * ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
- DOOR SIZE CALLOUT:
 20 = 2'-0"
 24 = 2'-4"
 28 = 2'-8"
 30 = 3'-0"
 * ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

Area Tabulations

Living:	
1st floor:	4,148 sf
2nd floor:	5,683 sf
Total Living:	9,831 sf
entry:	155 sf
garage:	2,129 sf
mechanical:	55 sf
Total Area:	12,170 sf

First Floor Plan

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



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AIBD

GOBA
 GROUP OF BUSINESS ASSOCIATION

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

A Division of Park Square
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 Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE:	02/22/2023
REVISIONS:	

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

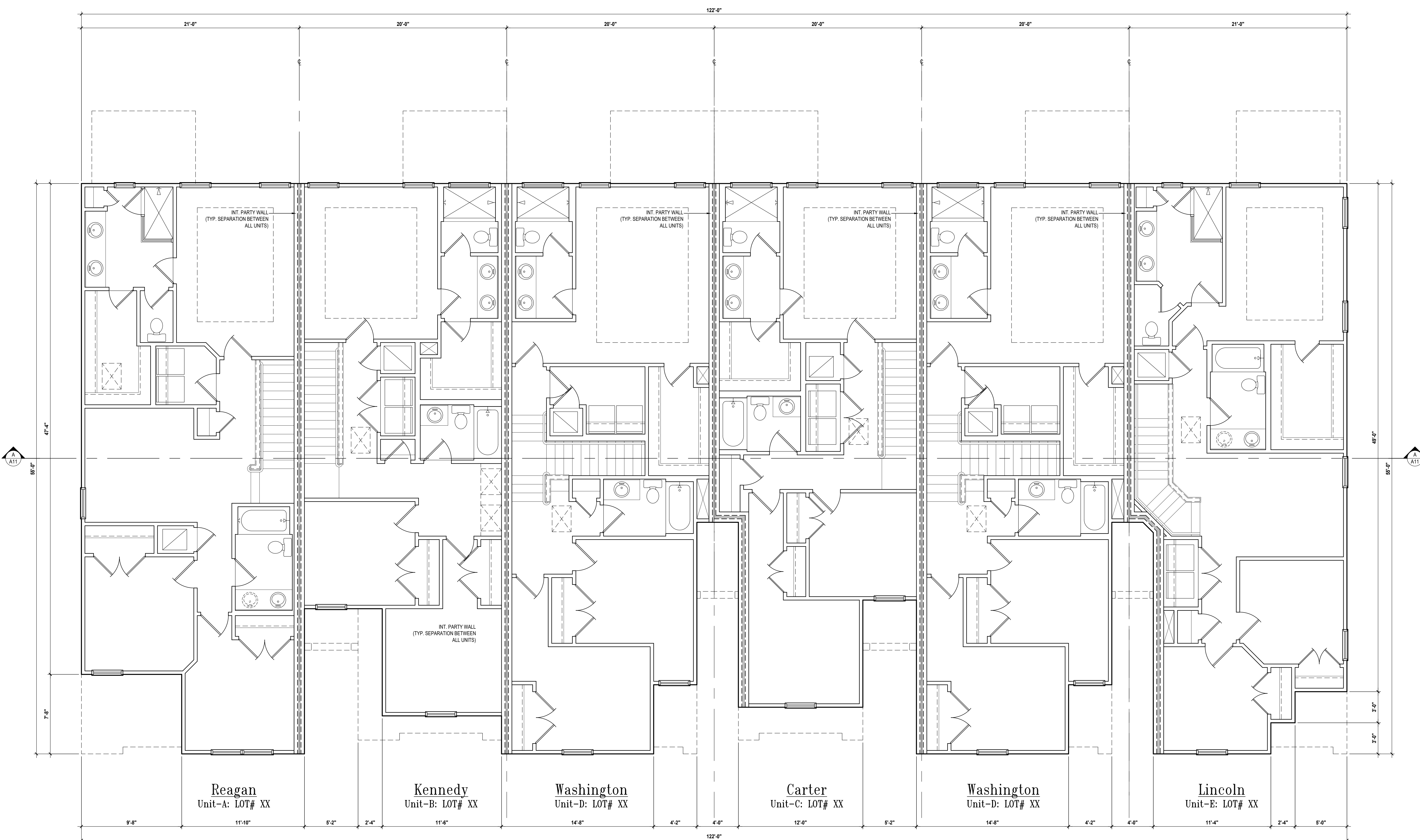
FIRST FLOOR
A1

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- 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.

- ABBREVIATIONS:**
- 2 - # OF WINDOWS
 - MT - METAL THRESHOLD
 - FR - FRENCH DOORS
 - SL - SIDE LIGHT
 - FG - FIXED GLASS
 - TR - TRANSOM
 - GB - GLASS BLOCK
 - PCT - POCKET DOOR
 - EXTEND JACK POST 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
 - EXTEND JACK POST 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
 - EXTEND JACK POST TO CMU BOND BEAM OR SLAB AND SECURE w/ (2) HTS-20 AT TOP CONNECTION & w/ (2) MSTA-30 OR (2) HTS-20 OR HTT-4 OR HTT-5 @ BOTTOM
 - EXTEND JACK POST TO LVL, FLR TRUSS BELOW AND SECURE w/ (2) HTS-20 AT TOP CONNECTION & w/ (2) MSTA-30 OR (2) HTS-20 OR HTT-4 OR HTT-5 @ BOTTOM
 - EXTEND JACK POST TO FLR TRUSS BELOW AND SECURE w/ (2) HTS-20 AT TOP CONNECTION & w/ (2) SP-4 @ BOTTOM
 - EXTEND JACK POST TO FLR TRUSS BELOW AND SECURE w/ (2) HTS-20 AT TOP CONNECTION & w/ (2) SP-4 AT TOP CONNECTION, PER FIELD CONDITIONS. USE (2) MSTA-30 OR (2) MTS-16 @ BOTTOM
 - EXTEND JACK POST TO (2) 1 1/2" LVL BELOW AND SECURE w/ (2) HTS-20 AT TOP CONNECTION & w/ (2) MSTA-30 OR (2) HTS-20 TO LVL @ BOTTOM. SECURE LVL TO PRE-ENG. TRUSSES w/ (2) HB3501188
 - EXTEND JACK POST TO PRE-ENG. TRUSSES BELOW AND SECURE w/ (2) MSTA-30 AT TOP & BOTTOM
 - SECURE 2ND FLR JACK POST TO PRE-ENG. ROOF TRUSS w/ (1) MTS-12 AT TOP CONNECTION & (1) MSTA-30 TO 1ST FLR JACK POST "X" AT BTM. CONNECTION
 - SECURE JACK POST "B" w/ (2) MTS-12 AT TOP CONNECTION & (2) SP-4 @ BOTTOM ATTACHED w/ (14) 10# NAILS

- GENERAL NOTES KEY:**
- OBG - OBTURED GLASS
 - TEMP - TEMPERED GLASS
 - SH - SINGLE HUNG
 - DBH - DOUBLE HUNG
 - HR - HORIZONTAL ROLLER
 - SP - BYPASS
 - SB - SIFLID
 - TR - TRANSOM
 - GB - GLASS BLOCK
 - PCT - POCKET DOOR
 - OBG - OBTURED GLASS
 - TEMP - TEMPERED GLASS
 - SH - SINGLE HUNG
 - DBH - DOUBLE HUNG
 - HR - HORIZONTAL ROLLER
 - SP - BYPASS
 - SB - SIFLID
 - TR - TRANSOM
 - GB - GLASS BLOCK
 - PCT - POCKET DOOR
- NOTES:**
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 - DO NOT SCALE DIMENSIONS. 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 CITY CODES.
 - AC CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FRCM M1307.2 & FBC M 304.
 - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 - VENT DRYER THRU EXTERIOR WALL U.N.O.
 - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 - SAG RESISTANT DRYWALL ON ALL CEILINGS.
 - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 - REFER TO EXTERIOR ELEVATIONS TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
 - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/16" U.N.O.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/16" U.N.O.
 - ALL INT. FIRST FLOOR CEILINGS AT 9'-0" U.N.O.
 - ALL INT. SECOND FLOOR CEILINGS AT 9'-0" U.N.O.
 - C.M.U. FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12' OR MORE SHALL BE CONSIDERED SHEAR WALL SWIS - SHEAR WALL SEGMENTS.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED w/ A 30 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.
 - INSTALL 5/8" TYPE X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP.)
 - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 140 M.P.H.
 - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 - ALL OPERABLE WINDOWS LOCATED MORE THAN 7' SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR FINISH PER FBC-C112.2.
 - ALL EERO / EGRESS OPENING SHALL BE IN ACCORDANCE W/ SECTION FBC-R310.
 - ALL INT. DOORS TO BE 6'-8" TALL U.N.O. OR PER BUILDER / CLIENT
 - 12" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
 - 12" 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" (12.7 MM) GYPSUM WALLBOARD, 2X32-INCH (18.2 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED AND APPROVED IN ACCORDANCE WITH THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION TEST AND THE INTEGRITY FIRE TEST OF NFPA 278.
 - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE w/ SECTION FBC-R19.
 - ALL EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
 - ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.
 - ATTIC ACCESS OPENINGS SHOULD BE WEATHERSTRIPPED AND INSULATED TO EQUIV. EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-C 402.2.4.
 - FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPING.
 - 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 OVER BACKING PANELS (ASTM C117), FIBER-REINFORCED GYPSUM PANELS (ASTM C1273), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC-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 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 25" LAP ON ALL STEEL REINFORCING BARS. (MIN. REBAR GRADE 60.)
 - INDICATES BRG. WALL
 - 9'-4" BRG. HT.
 - 11'-0" BRG. HT.
 - FOUNDATION
 - 2-STORY BRG. FOOTING
 - INDICATES 1-HR. FIREWALL
 - INDICATES 2-HR. FIREWALL

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A.I.D. BUILDERS ASSOCIATION

GOBA
GOLF BUILDERS ASSOCIATION

6-Unit: (Orlando-Raised Heel)
Models: Reagan, Kennedy, Washington, Carter, Washington & Lincoln
Building Pad # XXX
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: 02/22/2023
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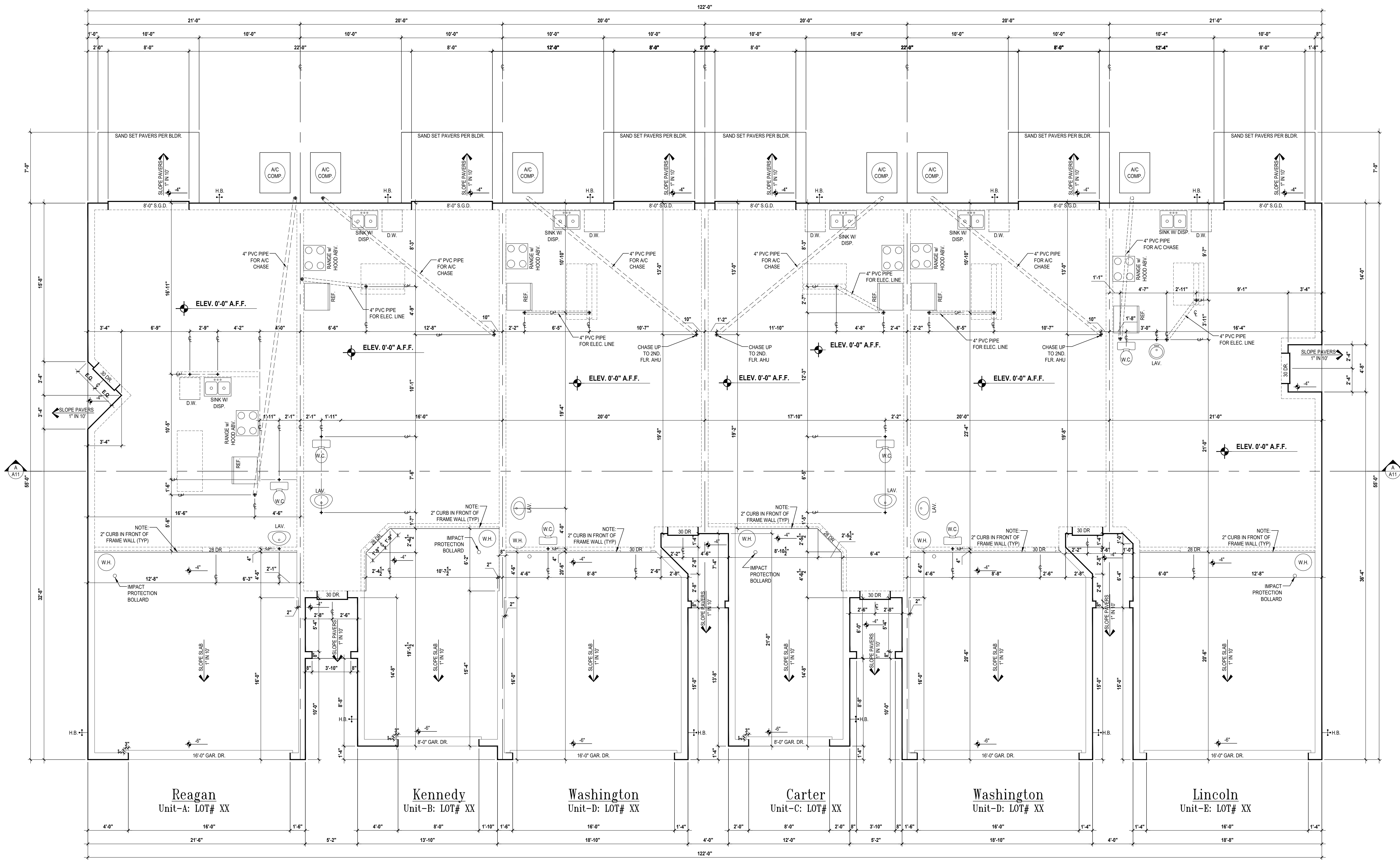
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SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

Jan 04, 2024, 2:06pm

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

A2

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Slab Plan

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

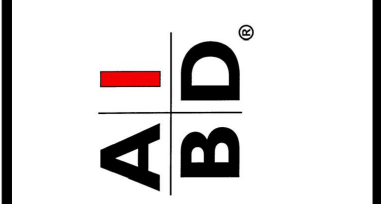
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DESIGNED BY:	MJS

ISSUE DATE:	02/22/2023
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SLAB PLAN
A3

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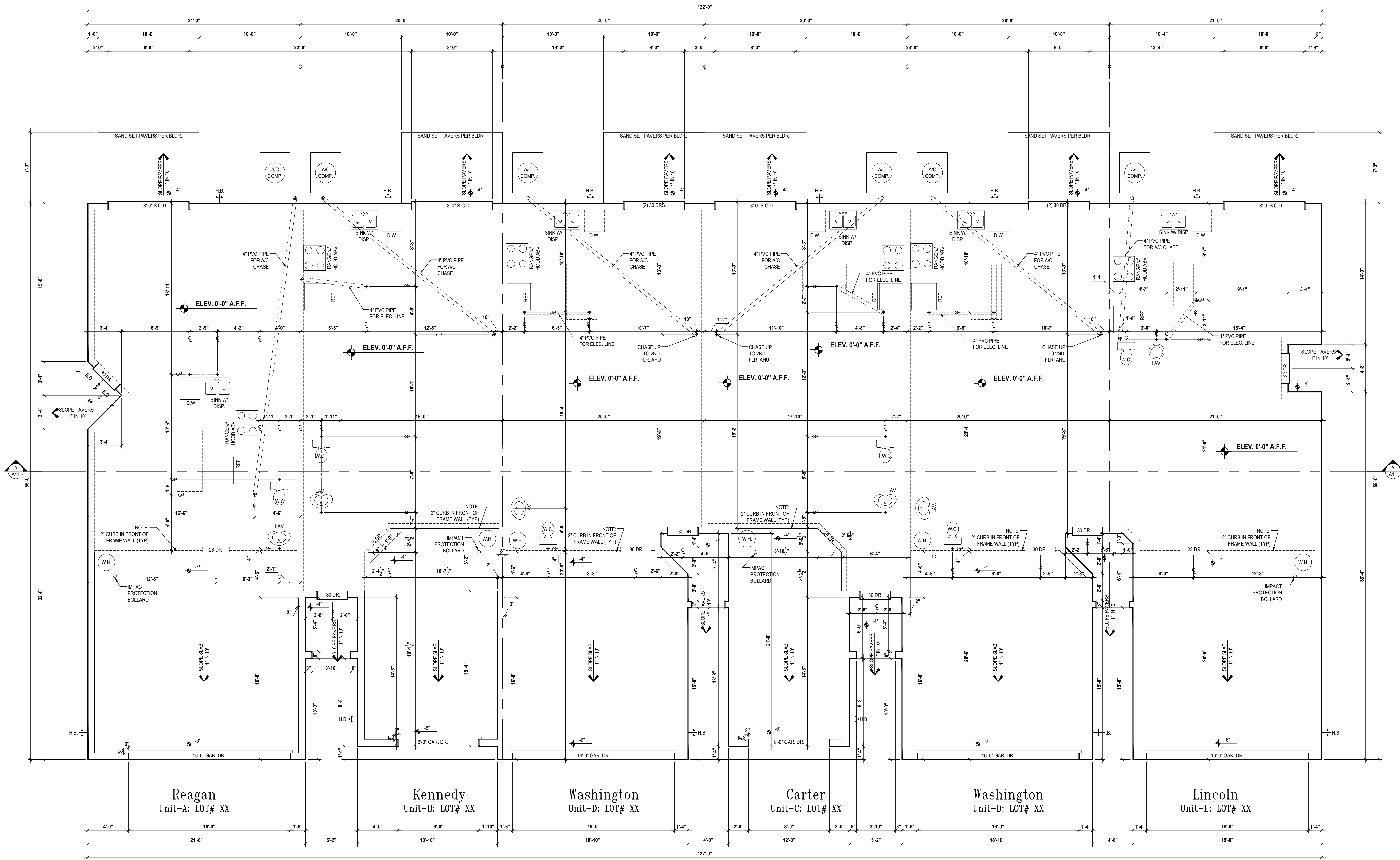
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Slab Plan

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

ISSUE DATE	02/22/2023
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

SLAB PLAN
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Park Square HOMES

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Models: Reagan, Kennedy, Washington, Carter, Washington & Lincoln
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

GOBA
GENERAL BUILDING CONTRACTORS ASSOCIATION

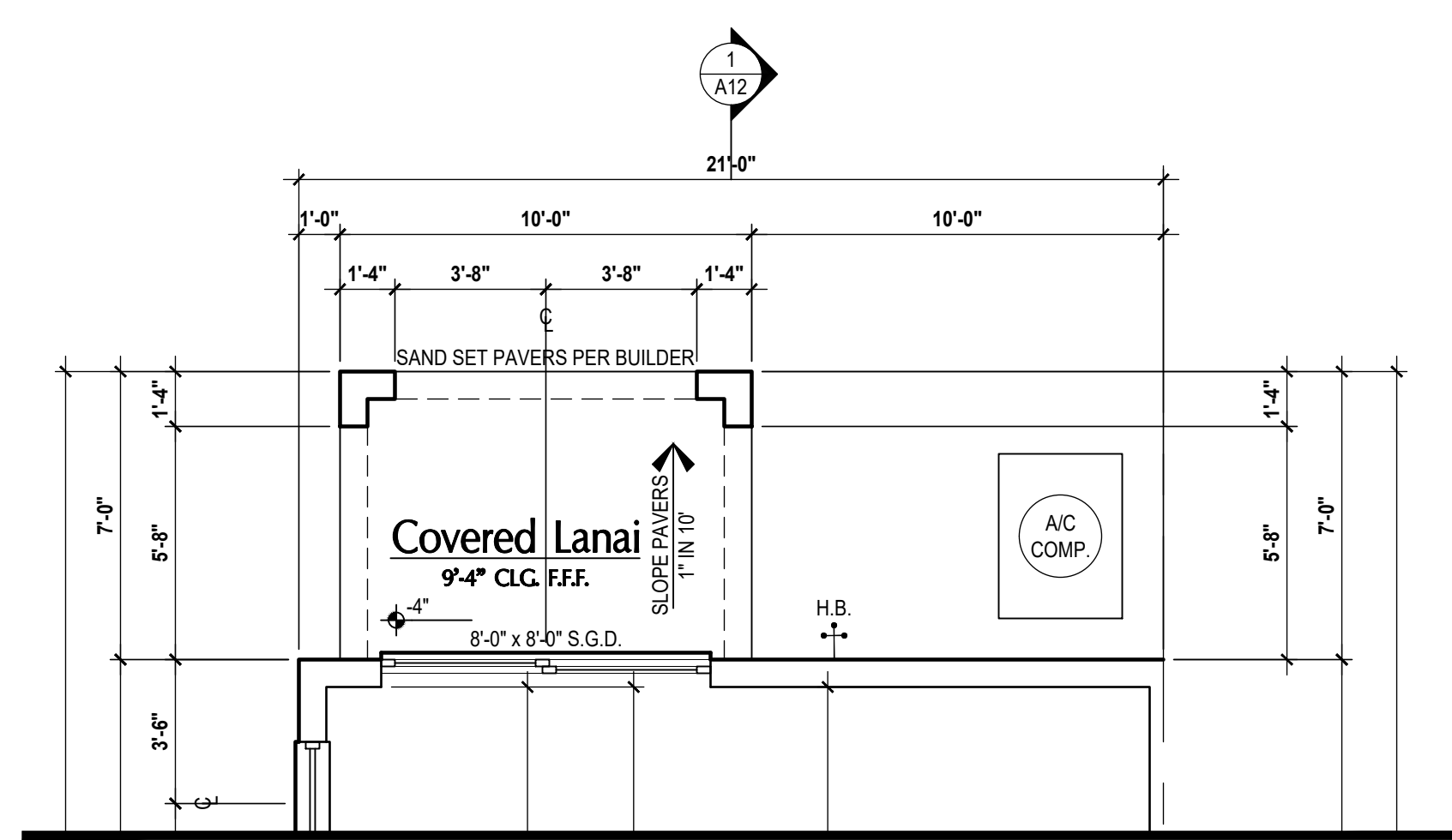
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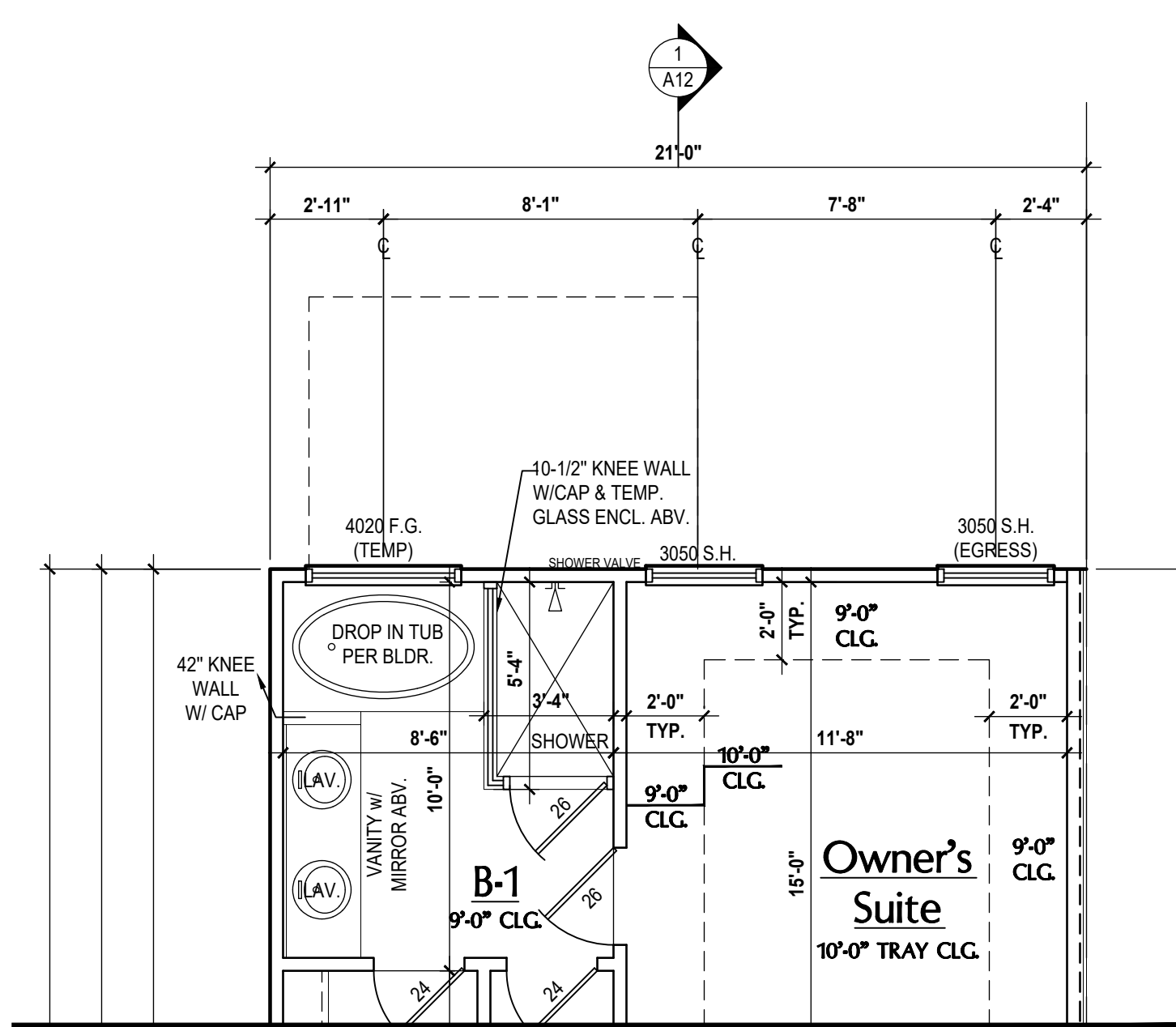
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Reagan (Opt. Lanai)
SCALE: 1/4" = 1'-0"

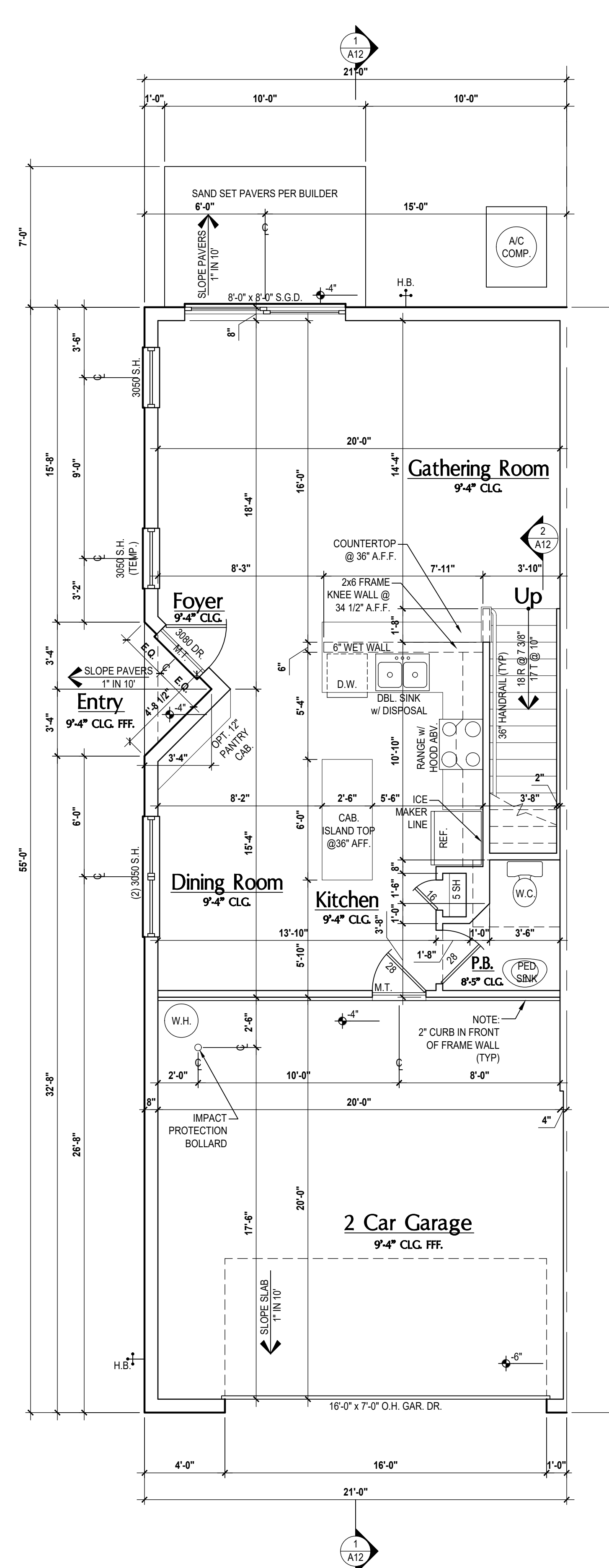


Reagan (Opt. Bath)
WITH SOAKING TUB
SCALE: 1/4" = 1'-0"

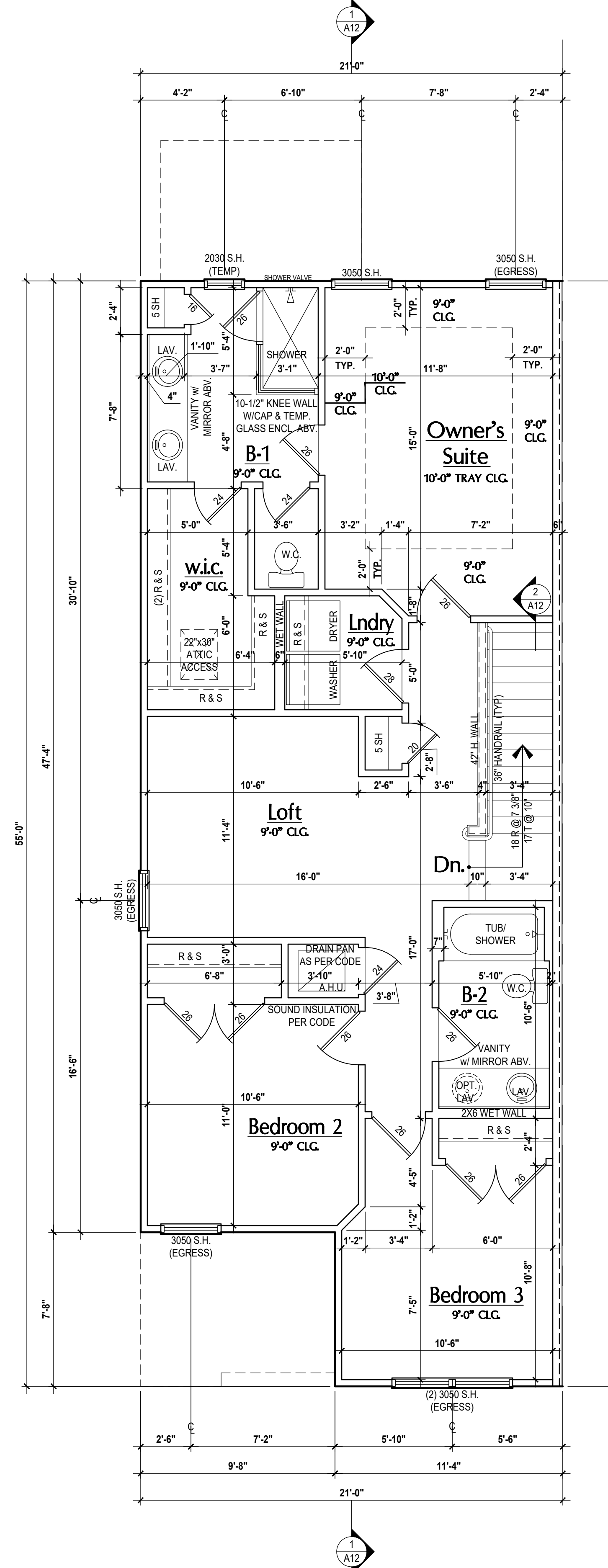
- (A) (2) 2x JACK POST
- (B) (3) 2x JACK POST
- (C) 3 1/2" x 7' 1" BE PARALLAM PSL POST
- (D) 5 1/4" x 5 1/4" 1" BE PARALLAM PSL POST
- (E) EXTEND JACK POST "A" TO CMU BOND BEAM AND SECURE W/ (2) SP-4 AT TOP CONNECTION & W/ (1) HT-4 OR HT-5 @ BOTTOM
- (F) EXTEND JACK POST "A" TO FLR. TRUSS BELOW AND SECURE W/ (2) SP-4 AT TOP CONNECTION & W/ (2) MTS-18 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-18 TO FLR. TRUSS @ BOTTOM
- (H) (2) 12" x 12" L.V. HEADER W/ (3) 2x JACK STUDS AND (3) 2x KING STUDS. SECURE HOR. TO STUDS W/ (3) MSTA-24 AT THE TOP AND W/ (3) SP-1 @ BOTTOM
- (H-1) (2) 2x10 BEAM & 2" PLYWOOD FLUTCH W/ (2) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HOR. TO STUDS W/ (1) MSTA-24 AT THE TOP AND W/ (2) SP-1 @ BOTTOM
- (H-2) (2) 2x10 BEAM & 2" PLYWOOD FLUTCH W/ (2) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HOR. TO STUDS W/ (1) MSTA-24 AT THE TOP AND W/ (2) SP-1 @ BOTTOM
- (H-3) (2) 2x10 BEAM & 2" PLYWOOD FLUTCH W/ (2) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HOR. TO STUDS W/ (1) MSTA-24 AT THE TOP AND W/ (2) SP-1 @ BOTTOM
- (H-4) (2) 2x10 BEAM & 2" PLYWOOD FLUTCH W/ (2) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HOR. TO STUDS W/ (1) MSTA-24 AT THE TOP AND W/ (2) SP-1 @ BOTTOM
- (I) SECURE JACK POST "B" W/ (2) MTS-12 AT TOP CONNECTION & (3) SP-4 @ BOTTOM ATTACHED W/ (14) 10# NAILS

- (J) EXTEND JACK POST "C" TO CMU BOND BEAM & LEDGER BELOW AND SECURE W/ (2) HTS-20 AT TOP CONNECTION & W/ (2) MSTA-30 OR (2) HTS-20 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 L.V.L. / FLR. TRUSS BELOW AND SECURE W/ (2) HTS-20 AT TOP CONNECTION & W/ (2) MSTA-30 OR (2) HTS-20 OR (2) HTS-15 OR HT-4 INVERTED W/ F.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-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. SECURE L.V.L. TO PRE-ENG. TRUSSES W/ (2) HES 50/118.
- (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

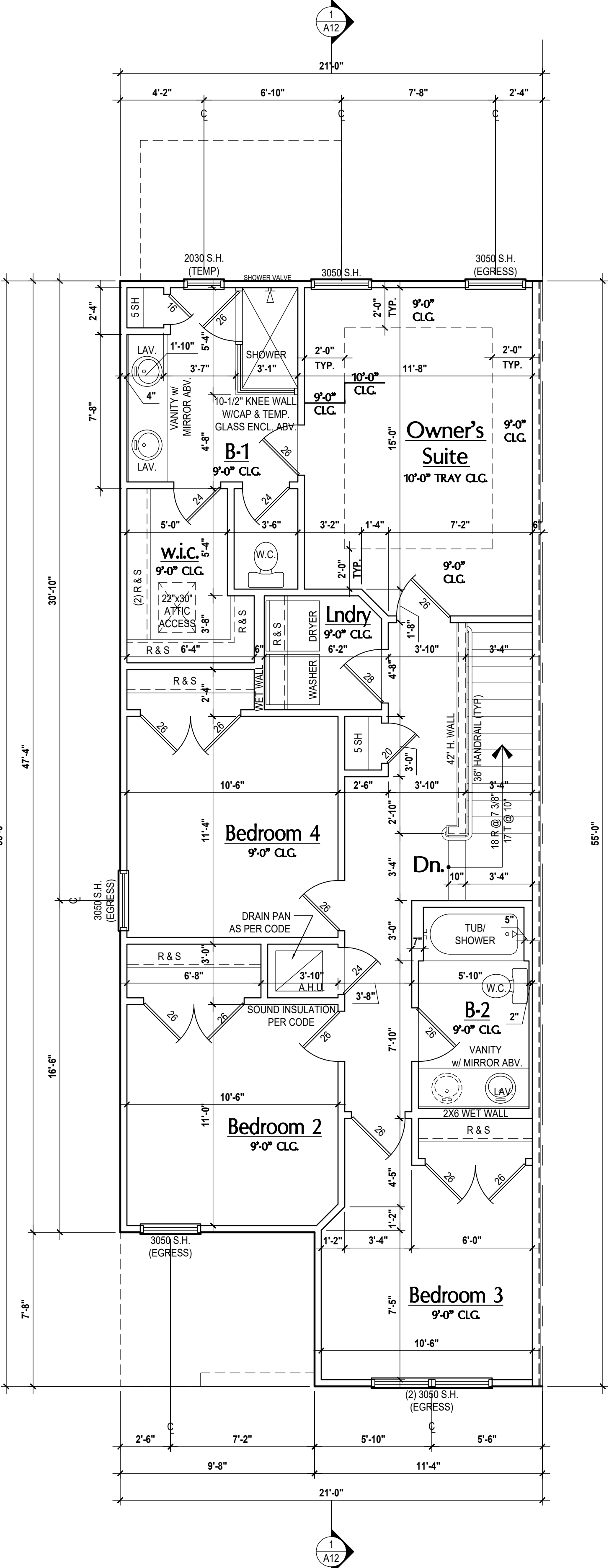
- GENERAL NOTES KEY:**
- ABBREVIATIONS:
- 2 - #2 OF DOORS
 - 2 - #2 OF WINDOWS
 - HT - METAL THRESHOLD
 - FR - FRENCH DOORS
 - SL - SLIDE LIGHT
 - FG - FIXED GLASS
 - TR - TRANSOM
 - CG - GLASS BLOCK
 - PKT - POCKET DOOR
 - BSB - OBTURED GLASS
 - TEMP - TEMPURED GLASS
 - SH - SINGLE HUNG
 - DH - DOUBLE HUNG
 - HR - HORIZONTAL ROLLER
 - HP - HORIZONTAL PULLER
 - BP - BYPASS
 - BF - BFOLD
 - TP - TYPICAL
 - BC - BALL & CATCH
- NOTES:
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 - EXISTING SCALE PRINTING CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 - MECHANICAL, EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 - A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FRC-M1907.2 & FRC-M394.
 - PROVIDE RECES HWC WATER W/ DRAIN & WASHER SPACE.
 - VENT DRYER THRU EXTERIOR WALL U.O.
 - PROVIDE COLD WATER LINE FOR ICE MAKER LINE & REF. SPACE.
 - PROVIDE RECES HWC WATER W/ DRAIN & WASHER SPACE.
 - SAG RESISTANT DRYWALL ON ALL CEILING.
 - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISHES.
 - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3 1/2" U.O.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7 1/2" U.O.
 - ALL INT. FIRST FLOOR CEILINGS AT 8'-0" U.O.
 - ALL INT. SECOND FLOOR CEILINGS AT 8'-0" U.O.
 - CMU & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 10' OR MORE SHALL BE CONSIDERED SHEAR WALL SW & SHEAR WALL SEGMENTS.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ A 2" MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.1.
 - INSTALL 5/8" TYPE X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP.).
 - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 140 M.P.H.
 - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 - ALL OPERABLE WINDOWS LOCATED MORE THAN 7" A.B.V. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 2" ABOVE FINISHED FLOOR BEING SEVERE PER FBC-R102.2.
 - ALL EERO EGRESS OPENING SHALL BE IN ACCORDANCE W/ SECTION FBC-R310.
 - ALL INT. DOORS TO BE 6'-8" TALL U.O. OR PER BUILDER / CLIENT
 - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF SECOND.
 - 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 A BARRIER OF 1/2" MINIMUM GYPSUM WALLBOARD, 2 1/2" MINIMUM (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 NFPA 278.
 - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R319.
 - 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 FBC-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 BACKER PANELS (ASTM C1278) FIBER-REINFORCED GYPSUM BOARD (ASTM C1208) OR NON-ASBESTOS FIBER-REINFORCED GYPSUM BOARD (ASTM C1208) SHALL BE USED PER FBC-R102.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.



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



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



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

WINDOW NOTE KEY:

WINDOW SIZE CALLOUT: 2014 x 2'0" x 6'-0" MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.

DOOR NOTE KEY:

DOOR SIZE CALLOUT: 20 x 2'-0" 60 B.F. = 6'-0" BFOLD
24 x 2'-4" 60 B.F. = 6'-0" BFOLD
26 x 2'-4" 60 B.F. = 6'-0" BFOLD
28 x 2'-0" 60 B.F. = 6'-0" BFOLD
30 x 2'-0" 60 B.F. = 6'-0" BFOLD

BRG. HT. LEGEND

- INDICATES A CONCRETE FILLED CELL WITHIN AN 8" CMU WALL CONTAINING (1) BERT. #6 REBAR CONT. FROM FOUNDATION SLAB TO BOND BEAM. PROVIDE A MIN. OF 20" LAP ON ALL STEEL REINFORCING BARS. (MIN. REBAR GRADE 60.)
- INDICATES BRG. WALL
- INDICATES BRG. HT.
- INDICATES 1-HR. FIREWALL
- INDICATES 2-HR. FIREWALL
- FOUNDATION
- 2-STORY BRG. FOOTING

Area Tabulations

Living:	Unit R
1st floor:	710 sf
2nd floor:	1,027 sf
Total Living:	1,737 sf
entry:	11 sf
garage:	434 sf
patio:	60 sf
Total Area:	2,242 sf
opt. lanai:	60 sf

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

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6-Unit: (Orlando-Raised Heel)
Models: Reagan, Kennedy, Washington, Carter, Washington & Lincoln
V:\Park Square Homes\MODELS\TOWNHOME MODELS\TOWNHOME (Raised Heel)\55 Series\6-Unit Presidential TH (Raised Heel)\14 Floor Plans (Reagan)\img

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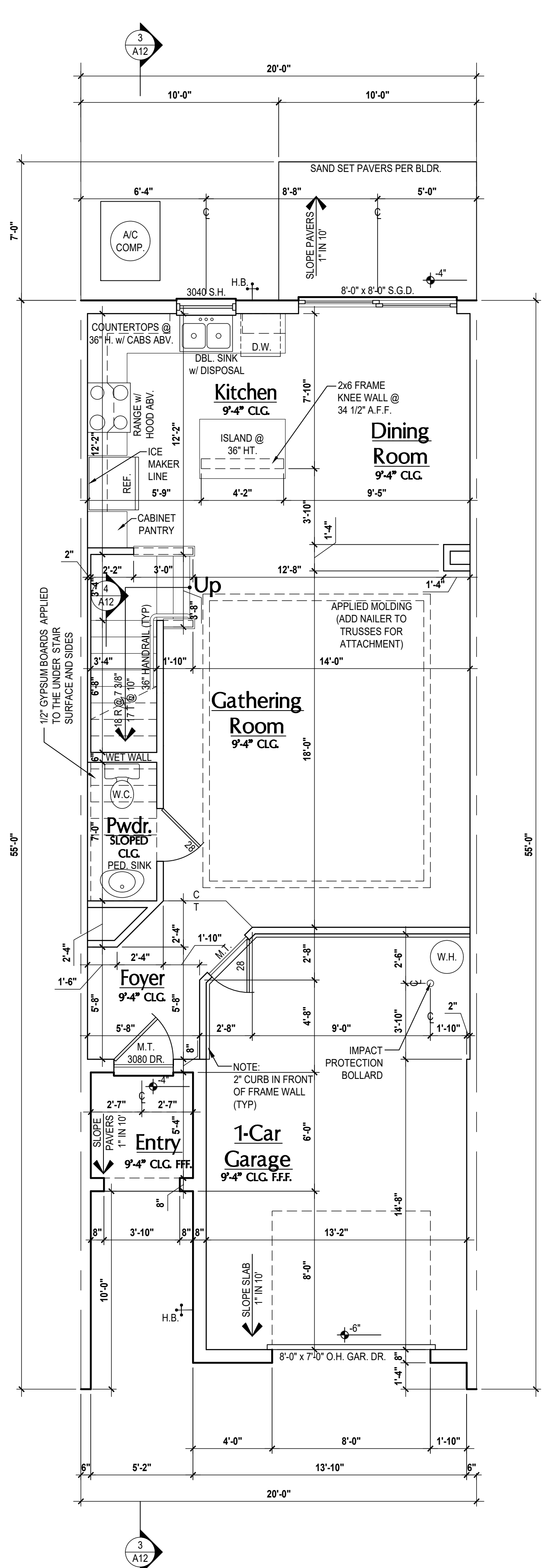
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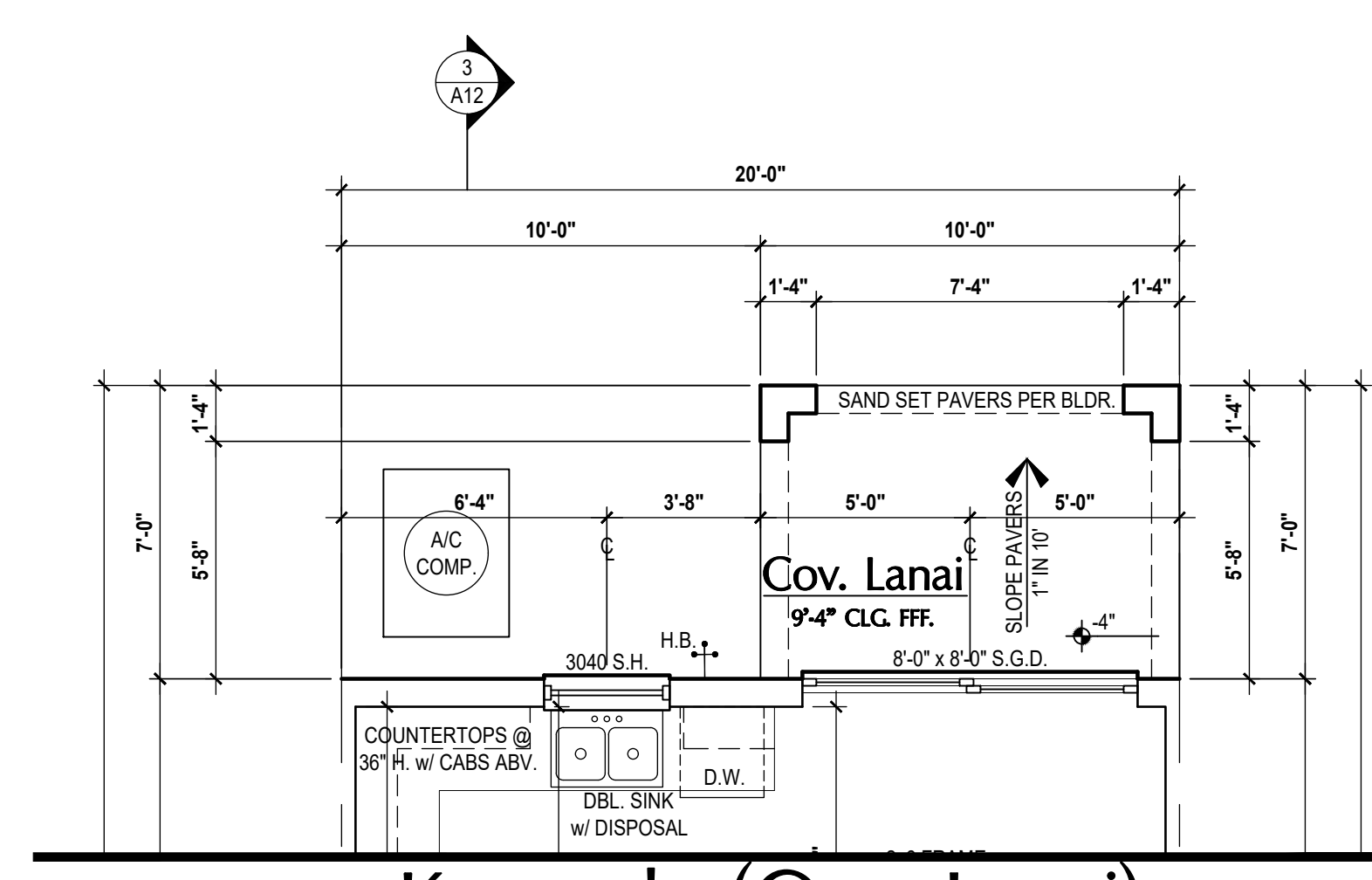
PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

FLOOR PLANS
A4

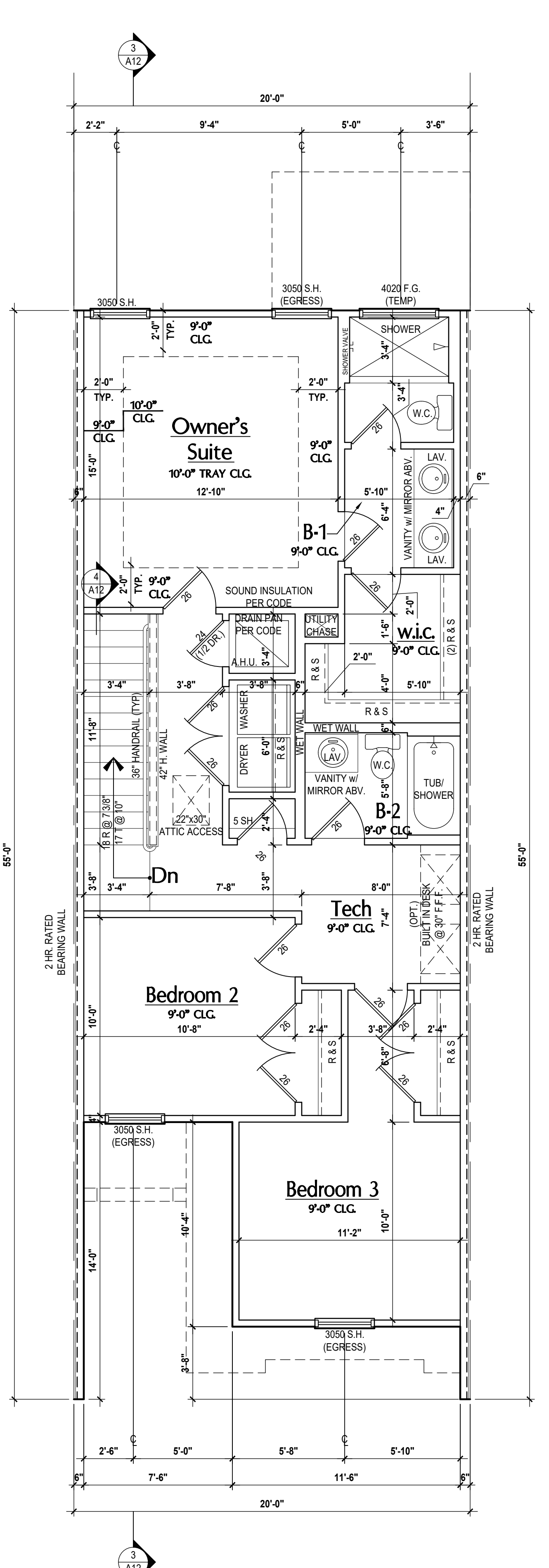
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Kennedy First Floor
SCALE: 1/4" = 1'-0"



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



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

- (A) 2x JACK POST
- (B) 3x 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) 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) (2) 12" x 12" L.V. HEADER w/ (3) 2x JACK STUDS AND (3) 2x KING STUDS. SECURE HOR. TO STUDS w/ (2) MTA-24 AT THE TOP AND w/ (3) SP-1 @ BOTTOM
- (H2) (2) 2x10 BEAM & 2x PLYWOOD FLITCH w/ (2) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HOR. TO STUDS w/ (2) MTA-24 AT THE TOP AND w/ (2) SP-1 @ BOTTOM
- (H3) (2) 2x8 BEAM & 2x PLYWOOD FLITCH w/ (1) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HOR. TO STUDS w/ (1) MTA-24 AT THE TOP AND w/ (2) SP-1 @ BOTTOM
- (H4) (2) 2x12 BEAM & 2x PLYWOOD FLITCH w/ (2) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HOR. TO STUDS w/ (2) MTA-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) MTA-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) MTA-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/ HTT-4 OR HTT-5 @ BOTTOM
- (M) EXTEND JACK POST "C" TO LVL / FLR. TRUSS BELOW AND SECURE w/ (2) HTS-20 AT TOP CONNECTION & w/ (2) MTA-30 OR (2) HTS-20 OR (2) HTT-5 OR HTT-4 INVERTED w/ I.F.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) MTA-30 OR (2) MTS-16 @ BOTTOM
- (P) EXTEND JACK POST "C" TO (2) 12" x 12" L.V. BELOW AND SECURE w/ (2) HTS-20 AT TOP CONNECTION & w/ (2) MTA-30 OR (2) HTS-20 TO L.V. @ BOTTOM. SECURE L.V. TO PRE-ENG. TRUSSES w/ (2) HES 5011 18#
- (Q) EXTEND JACK POST "A" TO FLR. TRUSS BELOW AND SECURE w/ (2) MTA-30 AT TOP & BOTTOM
- (R) SECURE 2ND. FLR. JACK POST "A" TO PRE-ENG. ROOF TRUSS w/ (1) MTS-12 AT TOP CONNECTION & (1) MTA-30 TO 1ST. FLR. JACK POST "A" AT BTM. CONNECTION

- GENERAL NOTES KEY:**
- ABBREVIATIONS
- 2 - # OF WINDOWS
 - HT - METAL THRESHOLD
 - FR - FRENCH DOORS
 - SL - SLIDE LIGHT
 - FG - FIXED GLASS
 - OB - GLASS BLOCK
 - PKT - POCKET DOOR
 - DBS - OBTAINED GLASS
 - TEMP - TEMPERED GLASS
 - SH - SINGLE HUNG
 - DH - DOUBLE HUNG
 - HR - HORIZONTAL ROLLER
 - HP - HORIZONTAL PULLER
 - BP - BYPASS
 - BF - BFOLD
 - TR - TRANSOM
 - TP - TYPICAL
 - BC - BALL & CATCH
- NOTES
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 - EXISTING SCALE PRINTING CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 - MECHANICAL, EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 - A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE REC-R M1907.2 & FBC M 304.
 - PROVIDE RECESSED H2C WATER W/ DRAIN & WASHER SPACE.
 - VENT DRYER THRU EXTERIOR WALL U.O.
 - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 - PROVIDE RECESSED H2C WATER W/ DRAIN & WASHER SPACE.
 - SAG RESISTANT DRYWALL ON ALL CEILINGS.
 - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPEC.
 - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 1 1/2" U.O.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7 1/2" U.O.
 - ALL INT. FIRST FLOOR CEILINGS AT 8'-0" U.O.
 - ALL INT. SECOND FLOOR CEILINGS AT 8'-0" U.O.
 - CMU & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 10' OR MORE SHALL BE CONSIDERED SHEAR WALL SW & SHEAR WALL SEGMENTS.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED w/ A 2" MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC R302.1.
 - INSTALL 5/8" TYPE X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP.).
 - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 140 M.P.H.
 - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALD 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 REFERRED PER FBC R402.2.
 - ALL EERO EGRESS OPENING SHALL BE IN ACCORDANCE w/ SECTION FBC R403.
 - ALL INT. DOORS TO BE 6'-8" TALL U.O. OR PER BUILDER / CLIENT
 - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF BEADING.
 - 1/2" GYPSUM BOARD APPLIED TO THE ACCESSIBLE AREA UNDER STAIR SURFACE AND SIDES.
 - THERMAL BARRIER FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AT LEAST 1/2" MIN. GYPSUM WALLBOARD, 2 1/2" MIN. (18.2 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 276.
 - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE w/ SECTION FBC R919.
 - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH GROUND LASH PANELS (OR SIMILAR).
 - ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.
 - ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC R402.4.
 - 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 BACKER PANELS (ASTM C1278) FIBER REINFORCED GYPSUM PANELS (ASTM C1278) NON-ABSISTOS G FIBER CEMENT BACKER BOARD (ASTM C1288) OR NON-ABSISTOS FIBER W/ REINFORCED CEMENTITIOUS BACKER UNITS (ASTM C1288) SHALL BE USED PER FBC R702.4. PAPER FACED GYPSUM BOARD SHALL NOT BE USED.

- WINDOW NOTE KEY:**
- WINDOW SIZE CALLOUT:
- 2048 = 2'-0" x 4'-0"
 - 2048 = 2'-0" x 4'-0"
 - 2048 = 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"
 - 28 = 2'-8"
 - 30 = 3'-0"
 - 40 B.F. = 4'-0" BIFOLD
 - 60 B.F. = 6'-0" BIFOLD
 - 60 B.F. = 6'-0" BIFOLD
- BRG. HT. LEGEND**
- INDICATES BRG. WALL
 - INDICATES 1-HR. FIREWALL
 - INDICATES 2-HR. FIREWALL
 - FOUNDATION
 - 2-STORY BRG. FOOTING
 - INDICATES 1-HR. FIREWALL
 - INDICATES 2-HR. FIREWALL

Area Tabulations

	Unit	K
1st floor:	687	sf
2nd floor:	885	sf
Total Living:	1,572	sf
entry:	34	sf
garage:	303	sf
patio:	60	sf
Total Area:	1,969	sf
opt. lanai:	60	sf

Floor Plan

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

ISSUE DATE: 02/22/2023

REVISIONS:

NO.	DESCRIPTION

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

FLOOR PLANS
A5

6-Unit: (Orlando-Raised Heel)
Models: Reagan, Kennedy, Washington, Carter, Washington & Lincoln

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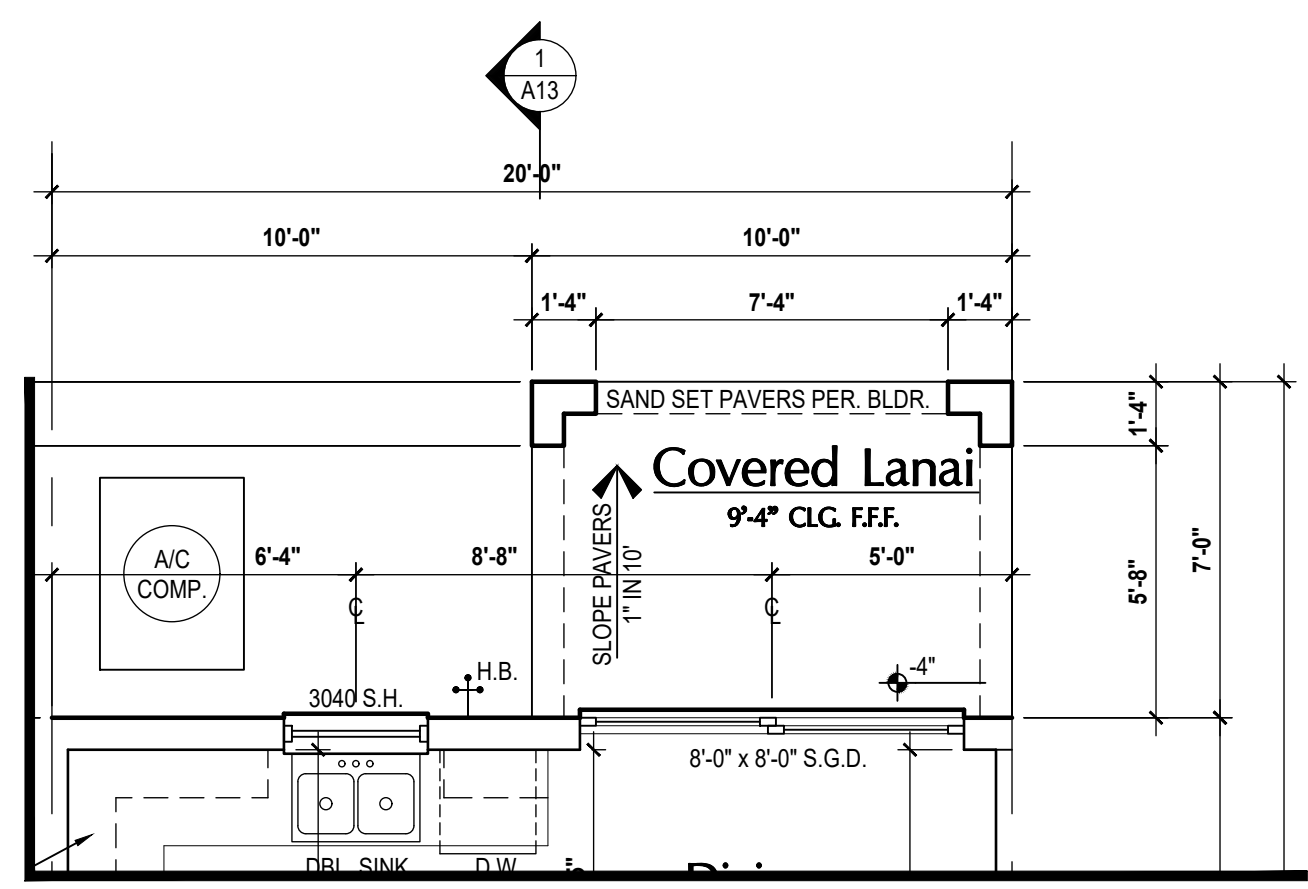
FLOOR PLANS
A5

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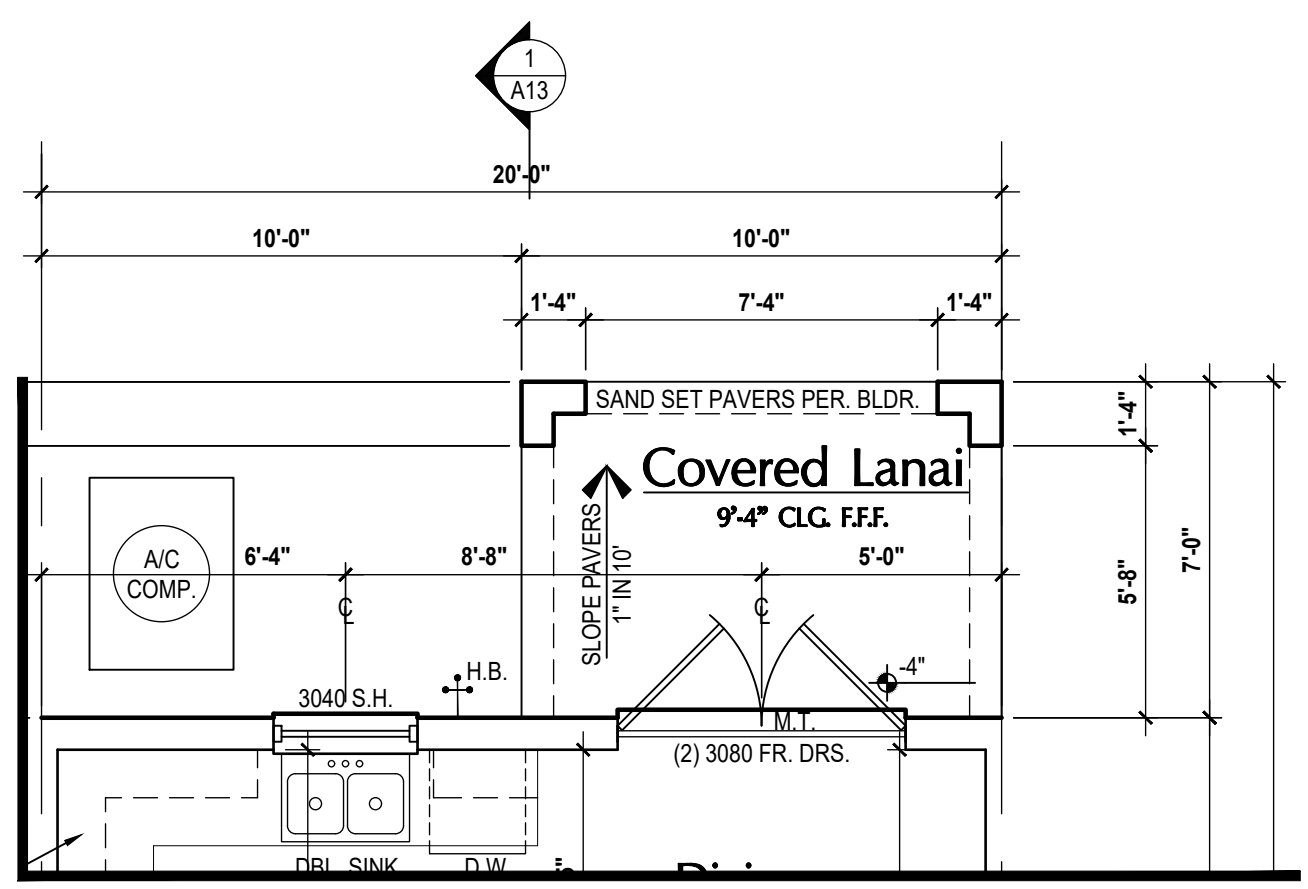
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Washington- First Floor Plan

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

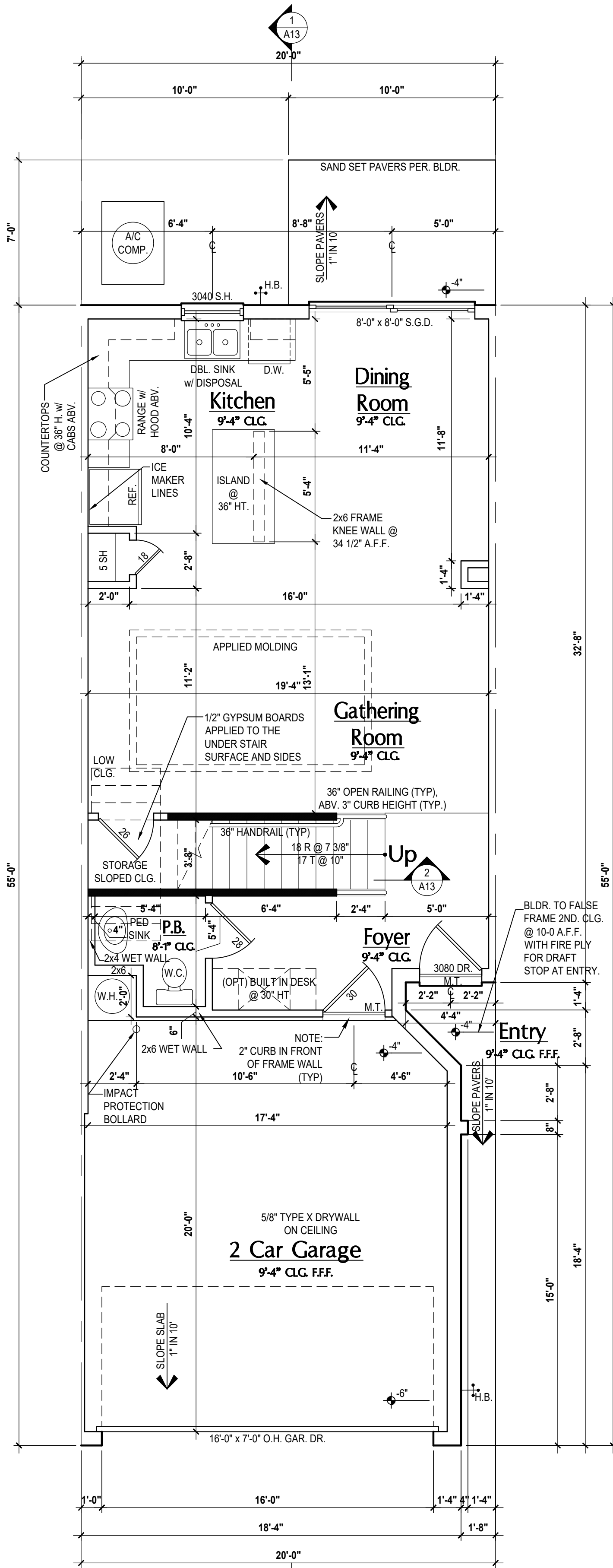
SCALE 1/4" = 1'-0"



Washington- First Floor Plan

(Opt. Lanai w/ FR. DR.)

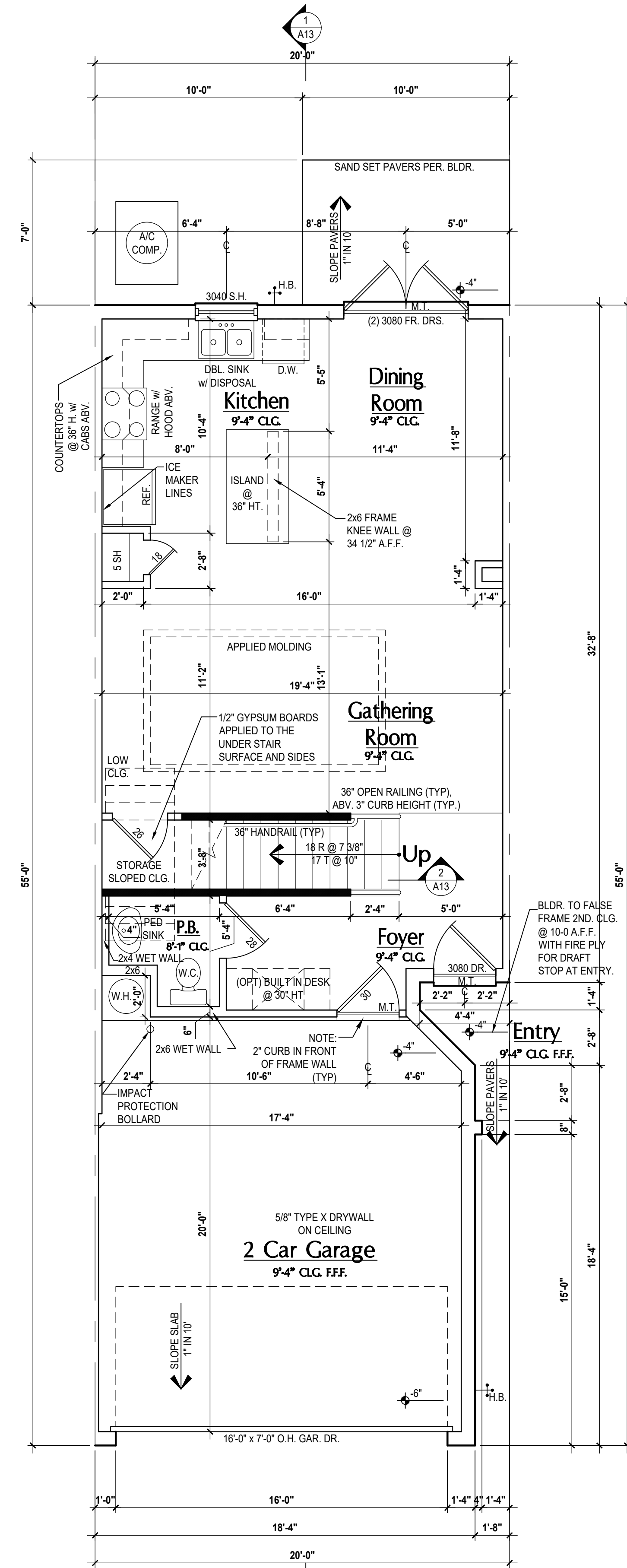
SCALE 1/4" = 1'-0"



Washington- First Floor Plan

(Standard)

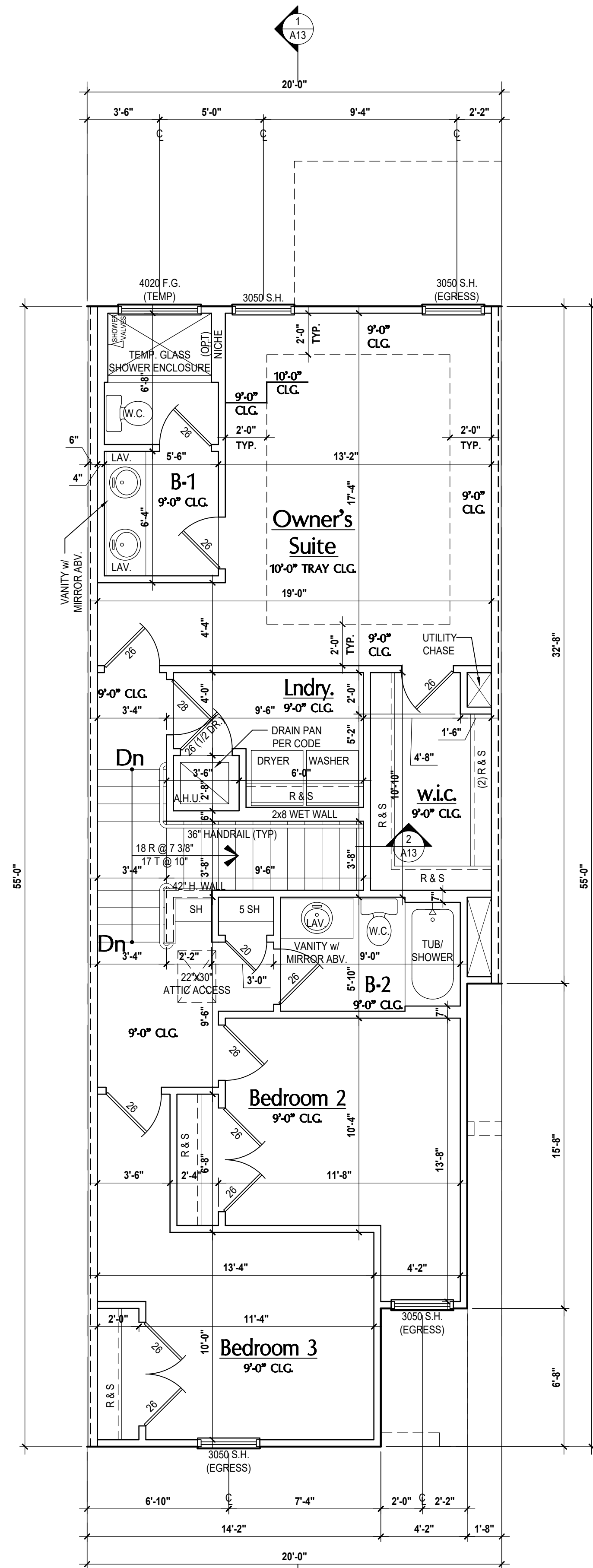
SCALE 1/4" = 1'-0"



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) 2x JACK POST
 - (B) 2x JACK POST
 - (C) 3 1/2x 7' 1.8E PARALLAM PSL POST
 - (D) 5 1/4x 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-18 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-18 TO FLR. TRUSS @ BOTTOM
 - (H-1) (1) 1" x 12" L.V.L. BEAM W/ (2) 2x KING STUDS AND (2) 2x KING STUDS. SECURE HDR. TO STUDS W/ (1) MSTA-24 AT THE TOP AND W/ (2) SP-1 @ BOTTOM
 - (H-2) (2) 2x10 BEAM & 7" 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) 2x10 BEAM & 7" 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 & 7" 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
 - (L) 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 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
 - (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) 1 1/2" 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
 - (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 BTL. CONNECTION

- ABBREVIATIONS:**
- 2 - # OF WINDOWS
 - MT - METAL THRESHOLD
 - FR - FRENCH DOORS
 - SL - SIDE LIGHT
 - FG - FRENCH GLASS
 - TR - TRANSOM
 - GB - GLASS BLOCK
 - PKT - POCKET DOOR
 - OBG - OBSCURED GLASS
 - TEMP - TEMPERED GLASS
 - SH - SINGLE HUNG
 - DBH - DOUBLE HUNG
 - HR - HORIZONTAL ROLLER
 - SP - BYPASS
 - SP - BYPASS
 - SP - BYPASS
 - TYP - TYPICAL
 - SC - BALL & CATCH
- NOTES:**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 2. DO NOT SCALE DIMENSIONS. 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 CLIENT CODES.
 4. A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FIG. R 1307.2 & FIG. M 304.
 5. PROVIDE RESS 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 RESS 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 SPECS.
 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 8'-0" U.N.O.
 16. ALL INT. SECOND FLOOR CEILING AT 9'-0" U.N.O.
 17. C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNDESIRABLE LENGTH SHALL BE IN ACCORDANCE WITH THE FOLLOWING SHEAR WALL SWS - SHEAR WALL SEGMENTS.
 18. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ A 2" MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FIG. R02.5.1.
 19. INSTALL 5/8" TYPE X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP.).
 20. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 1-1/2 M.P.H.
 21. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 22. ALL OPERABLE WINDOWS LOCATED MORE THAN 7' ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. 2' ABOVE FINISHED FLOOR FINISH SURFACE PER FIG. C12.2.3.
 23. ALL EERO. EGRESS OPENING SHALL BE IN ACCORDANCE W/ SECTION FIG. R310.
 24. ALL INT. DOORS TO BE 6'-8" TALL U.N.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" MIN. GYPSUM WALLBOARD, 2x2x2 INCH (1/2" MIN. WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED ACCORDANCE WITH MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 278.
 28. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FIG. R19.9.
 29. ALL EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
 30. ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.
 31. ATTIC EGRESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FIG. C140.2.4.
 32. FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPING.
 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 OVER BACKING PANELS (ASTM C1373), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1208) OR NON-ASBESTOS FIBER MATT REINFORCED CONCRETE/BACKER UNITS (ASTM C1353) SHALL BE USED PER FIG. R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

- WINDOW NOTE KEY:**
- WINDOW SIZE CALLOUT: 30"0" x 2'0" x 6'-0" ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
- DOOR NOTE KEY:**
- DOOR SIZE CALLOUT: 20"0" x 4'0" = 4'-0" BIFOLD 48" B = 4'-0" BIFOLD 36" x 2'-0" = 69" B = 5'-9" BIFOLD 36" x 2'-0" = 69" B = 5'-9" BIFOLD 28" x 2'-0" = 69" B = 5'-9" BIFOLD 28" x 2'-0" = 69" B = 5'-9" BIFOLD
- BRG. HT. LEGEND**
- INDICATES A CONCRETE FILLED CELL WITHIN AN 8" CMU WALL CONTAINING (1) VERT. RS REINFORC. CONT. FROM FOUNDATION SLAB TO BOND BEAM. PROVIDE A MIN. OF 25' LAP ON ALL STEEL REINFORCING BARS. (MIN. REBAR GRADE 60.)
 - INDICATES BRG. WALL
 - INDICATES 1-HR. FIREWALL
 - INDICATES 2-HR. FIREWALL
 - FOUNDATION
 - 2-STORY BRG. FOOTING
 - INDICATES 1-HR. FIREWALL
 - INDICATES 2-HR. FIREWALL

- Area Tabulations**
- | Living: | Unit W |
|---------------|----------|
| 1st floor: | 679 sf |
| 2nd floor: | 968 sf |
| Total Living: | 1,647 sf |
| entry: | 32 sf |
| garage: | 376 sf |
| patio: | 60 sf |
| Total Area: | 2,115 sf |
| opt. lanai: | 60 sf |
- Floor Plan**
- SCALE 1/4" = 1'-0"

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AI BID
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GOBA
GOLF BUILDING ASSOCIATION

6-Unit: (Orlando-Raised Heel)
Models: Reagan, Kennedy, Washington, Carter, Washington & Lincoln

6-Unit: (Orlando-Raised Heel)
Models: Reagan, Kennedy, Washington, Carter, Washington & Lincoln

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

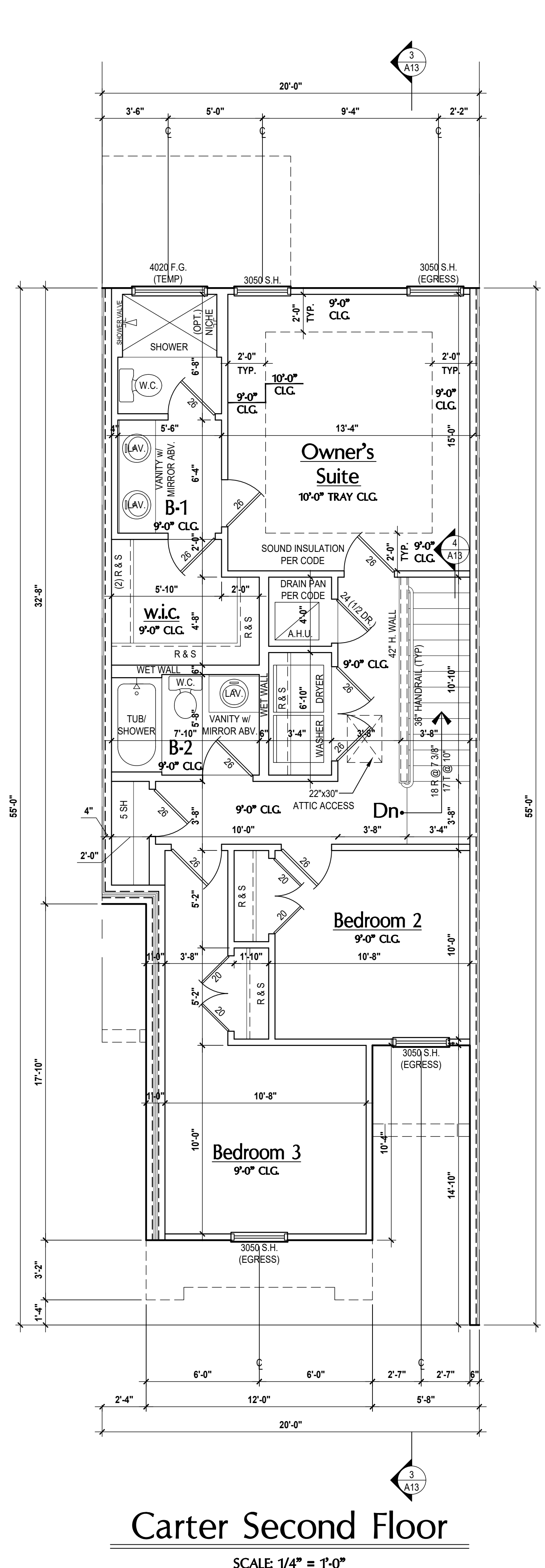
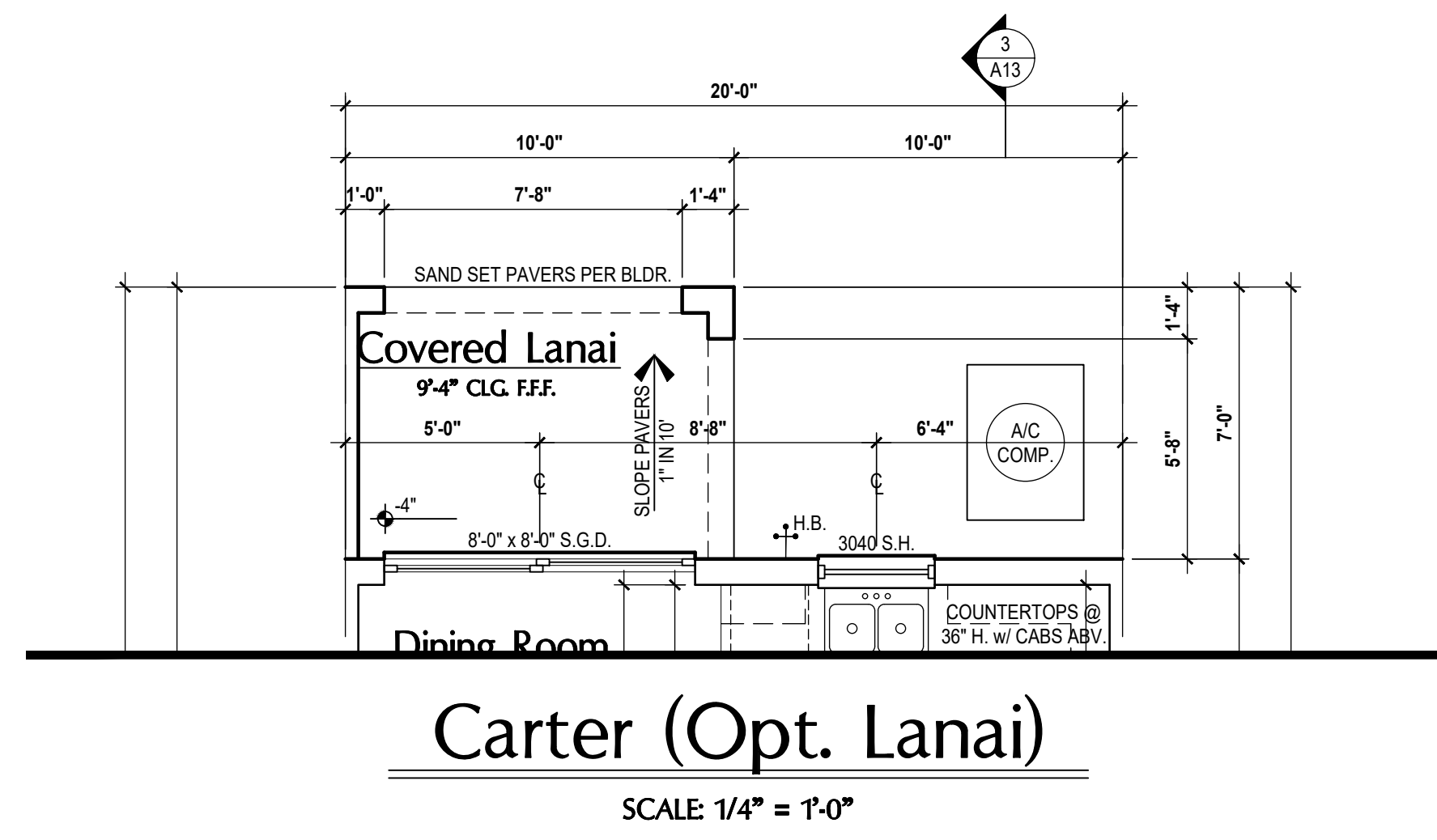
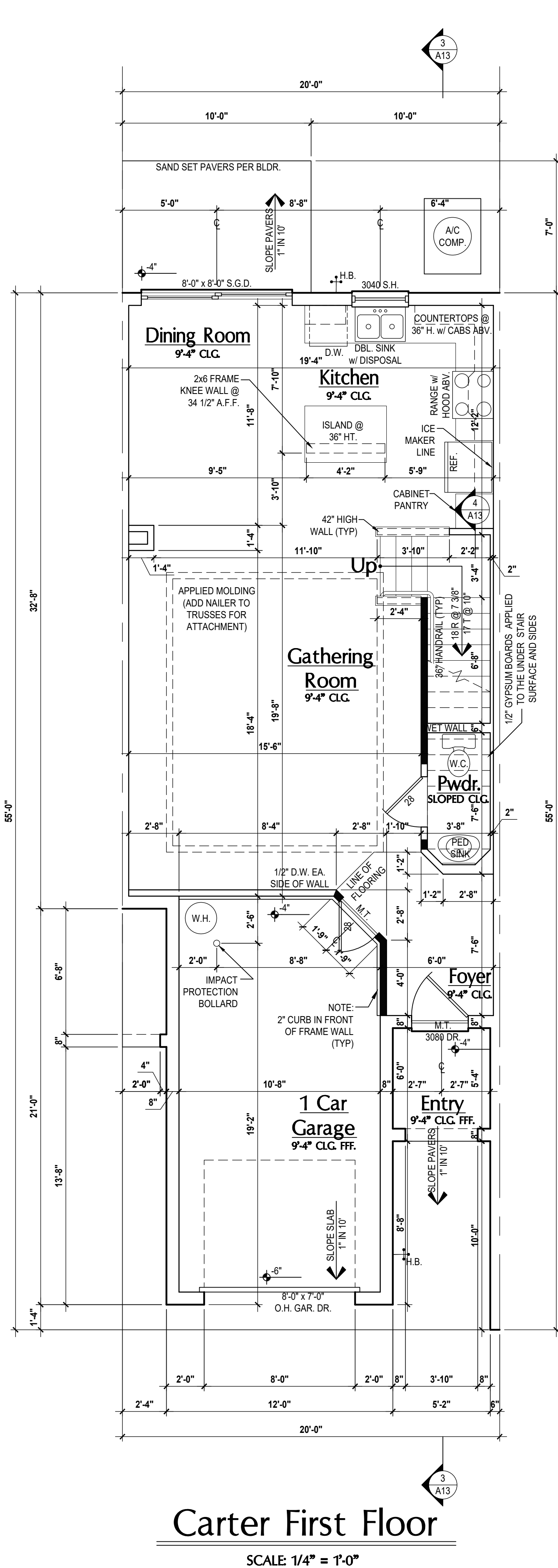
Jan 04, 2024 2:06pm

FLOOR PLANS

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- (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) 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-18 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-18 TO FLR. TRUSS @ BOTTOM
- (H) 12" x 12" L.V. L. HEADER W/ (3) 2x JACK STUDS AND (3) 2x KING STUDS. SECURE HOR. TO STUDS W/ (3) MSTA-24 AT THE TOP AND W/ (3) SP-1 @ BOTTOM
- (H2) (2) 2x10 BEAM & 2 PLYWOOD FLITCH W/ (2) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HOR. TO STUDS W/ (1) MSTA-24 AT THE TOP AND W/ (2) SP-1 @ BOTTOM
- (H3) (2) 2x8 BEAM & 2 PLYWOOD FLITCH W/ (1) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HOR. TO STUDS W/ (1) MSTA-24 AT THE TOP AND W/ (2) SP-1 @ BOTTOM
- (H4) (2) 2x10 BEAM & 2 PLYWOOD FLITCH W/ (2) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE KING STUDS W/ SP-4 TOP & BTM & SECURE HOR. TO JACK STUDS W/ (2) MSTA-24 AT THE TOP AND (2) SP-4 @ BOTTOM
- (I) SECURE JACK POST "B" W/ (2) MTS-12 AT TOP CONNECTION & (3) SP-4 @ BOTTOM ATTACHED W/ (14) 1/8" 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/ HTT-4 OR HTT-5 @ BOTTOM
- (M) EXTEND JACK POST "C" TO LVL / FLR. TRUSS BELOW AND SECURE W/ (2) HTS-20 AT TOP CONNECTION & W/ (2) MSTA-30 OR (2) HTS-20 OR (2) HTT-5 OR HTT-4 INVERTED W/ F.A.T.R.
- (N) SECURE JACK POST "A" W/ (2) MTS-12 AT TOP CONNECTION & (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. SECURE LVL. TO PRE-ENG. TRUSSES W/ (2) HES501188
- (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 WINDOWS
 - HT - METAL THRESHOLD
 - FR - FRENCH DOORS
 - SL - SLIDE LIGHT
 - FG - FIXED GLASS
 - OB - GLASS BLOCK
 - PKT - POCKET DOOR
 - BS - OBTAINED GLASS
 - SH - SINGLE HUNG
 - DH - DOUBLE HUNG
 - HR - HORIZONTAL ROLLER
 - HR - HORIZONTAL ROLLER
 - BP - BYPASS
 - BF - BFOLD
 - TR - TRANSOM
 - TP - TYPICAL
 - BC - BALL & CATCH
- NOTES:**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 2. SOUND SCALE PRINTING CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 3. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 4. A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE REC-R M1907.2 & FBC M 304.
 5. PROVIDE RECES H2C 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 RECES H2C WATER W/ DRAIN & WASHER SPACE.
 9. SAG RESISTANT DRYWALL ON ALL CEILINGS.
 10. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 11. REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPEC.
 12. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 13. ALL INTERIOR BLOCK WALL DIMENSIONS TO BE 1 1/2" U.N.O.
 14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7 1/2" U.N.O.
 15. ALL INT. FIRST FLOOR CEILINGS AT 8'-0" U.N.O.
 16. ALL INT. SECOND FLOOR CEILINGS AT 9'-0" U.N.O.
 17. CMU & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 10' OR MORE SHALL BE CONSIDERED SHEAR WALL SW & SHEAR WALL SEGMENTS.
 18. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ A 2" MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC R302.2.1.
 19. INSTALL 5/8" TYP. X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP.).
 20. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 10,000 L.B.P.H.
 21. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 22. ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABOVE SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 20" ABOVE FINISHED FLOOR BEING REFERRED PER FBC R310.2.
 23. ALL EGRESS OPENING SHALL BE IN ACCORDANCE W/ SECTION FBC R310.
 24. ALL INT. DOORS TO BE 6'-8" TALL U.N.O. OR PER BUILDER / CLIENT.
 25. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF BEADING.
 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 A BARRIER WITH A MINIMUM 1/2" MINIMUM GYPSUM WALLBOARD, 2 1/2" MINIMUM (18.2 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 278.
 28. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC R319.
 29. ALL EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH GULF-LASH PANELS (OR SIMILAR).
 30. ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.
 31. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC R402.4.
 32. FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
 33. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
 34. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKER PANELS (ASTM C1278) FIBER-REINFORCED GYPSUM PANELS (ASTM C1278) NON-ABSORBENT FIBER-CEMENT BACKER BOARD (ASTM C1278) OR NON-ABSORBENT FIBER-REINFORCED CEMENTitious BACKER UNITS (ASTM C1248) SHALL BE USED PER FBC R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW NOTE KEY:

- WINDOW SIZE CALLOUT:
2014 = 2'-0" x 6'-0"
2024 = 2'-0" x 7'-0"
2030 = 2'-0" x 8'-0"
- ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.

DOOR NOTE KEY:

- DOOR SIZE CALLOUT:
2014 = 2'-0" x 6'-0"
2024 = 2'-0" x 7'-0"
2030 = 2'-0" x 8'-0"
- ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.

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

	Unit C
1st floor:	689 sf
2nd floor:	838 sf
Total Living:	1,527 sf
entry:	34 sf
garage:	252 sf
patio:	60 sf
Total Area:	1,873 sf
opt. lanai:	60 sf

Floor Plan

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

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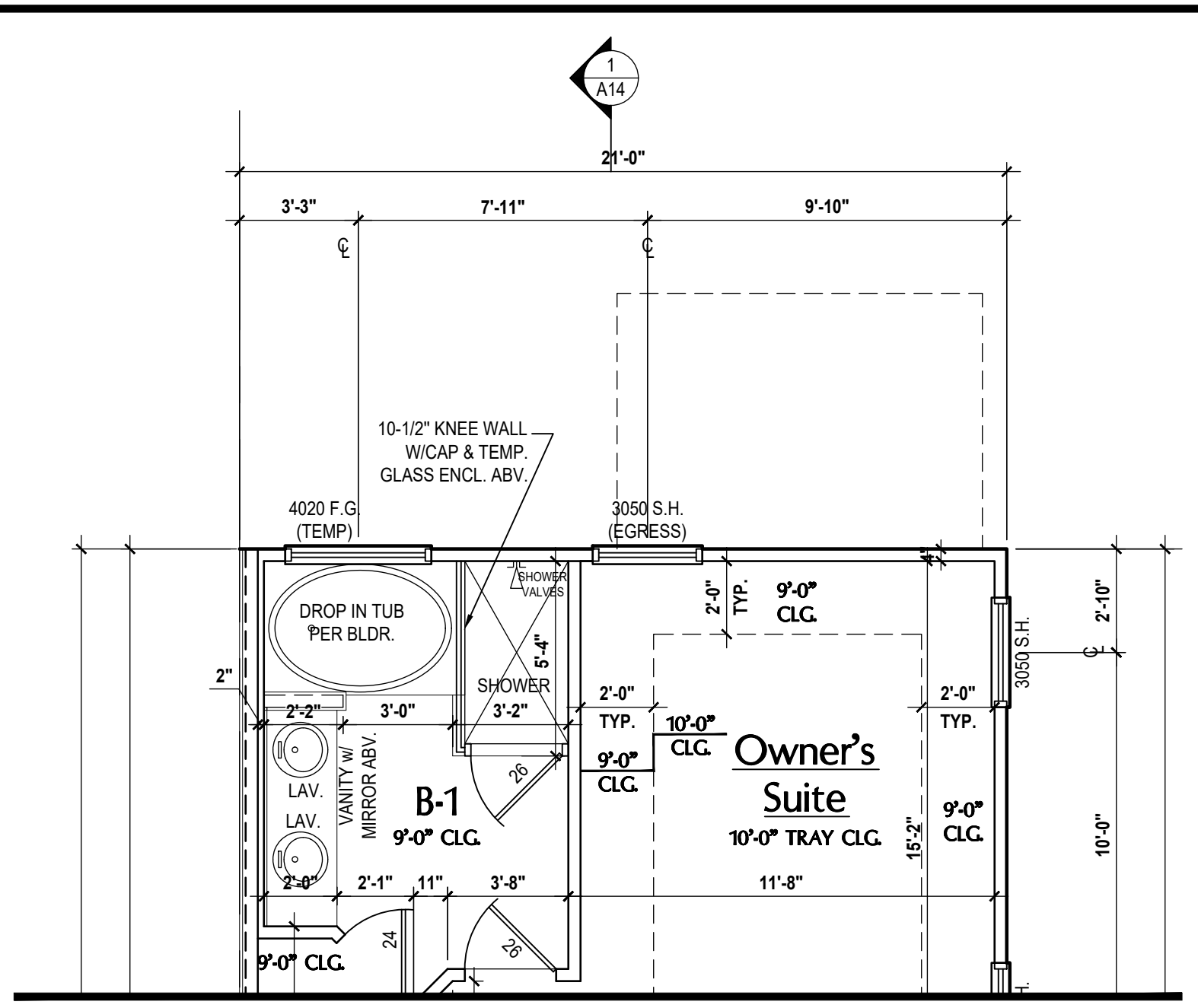
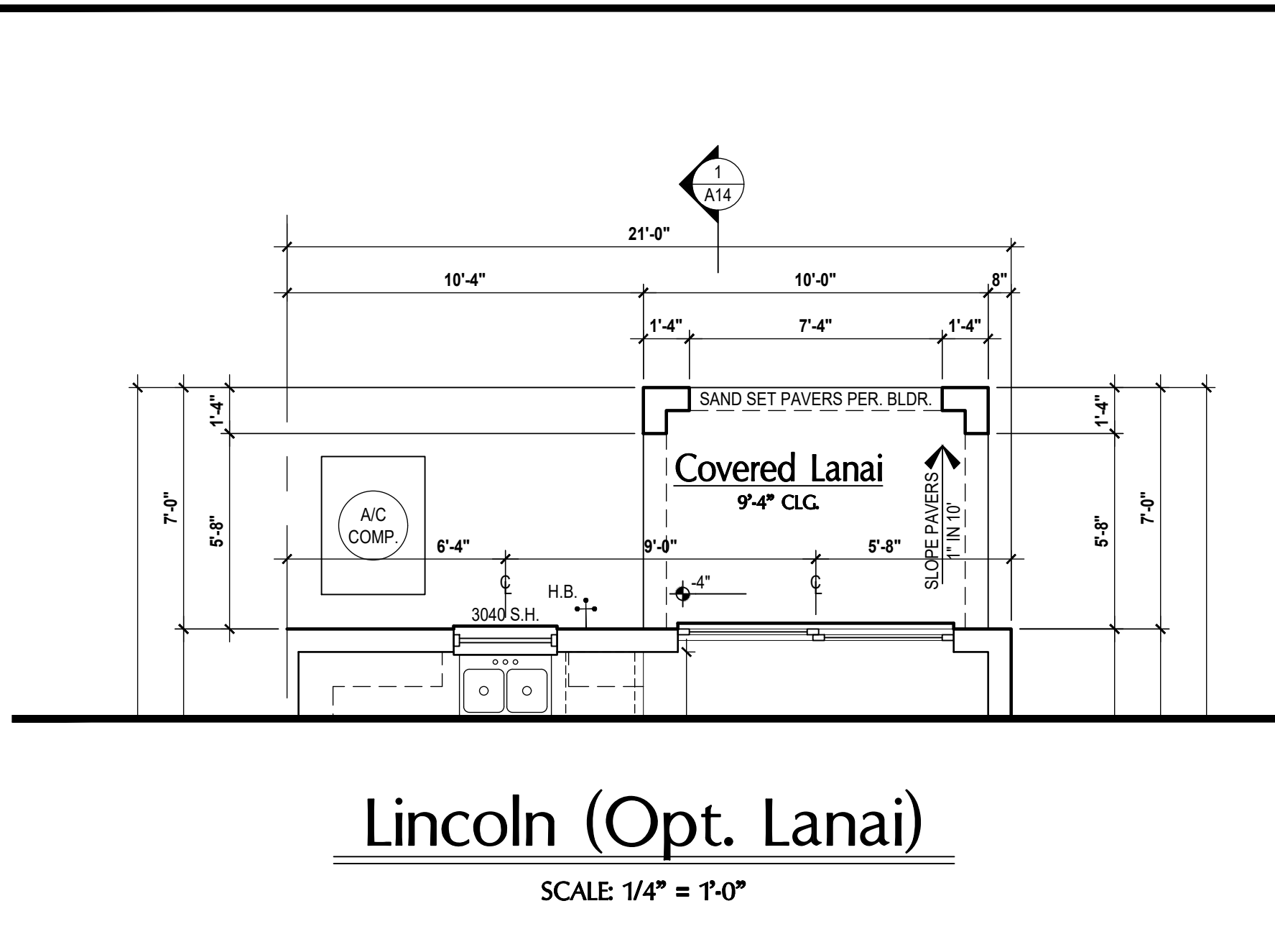
GOBA
Gypsum Board Association

6-Unit: (Orlando-Raised Heel)
Models: Reagan, Kennedy, Washington, Carter, Washington & Lincoln
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Orlando, FL 32811
Phone: (407) 529-3000

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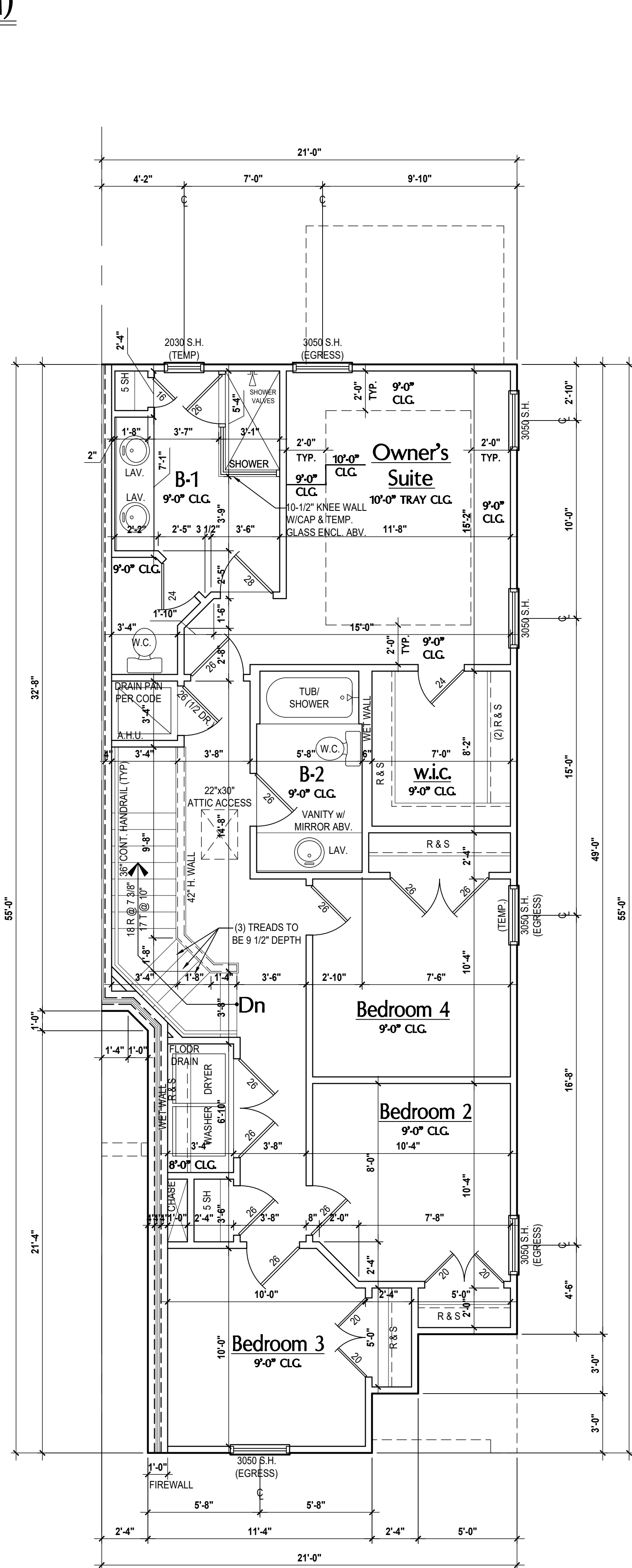
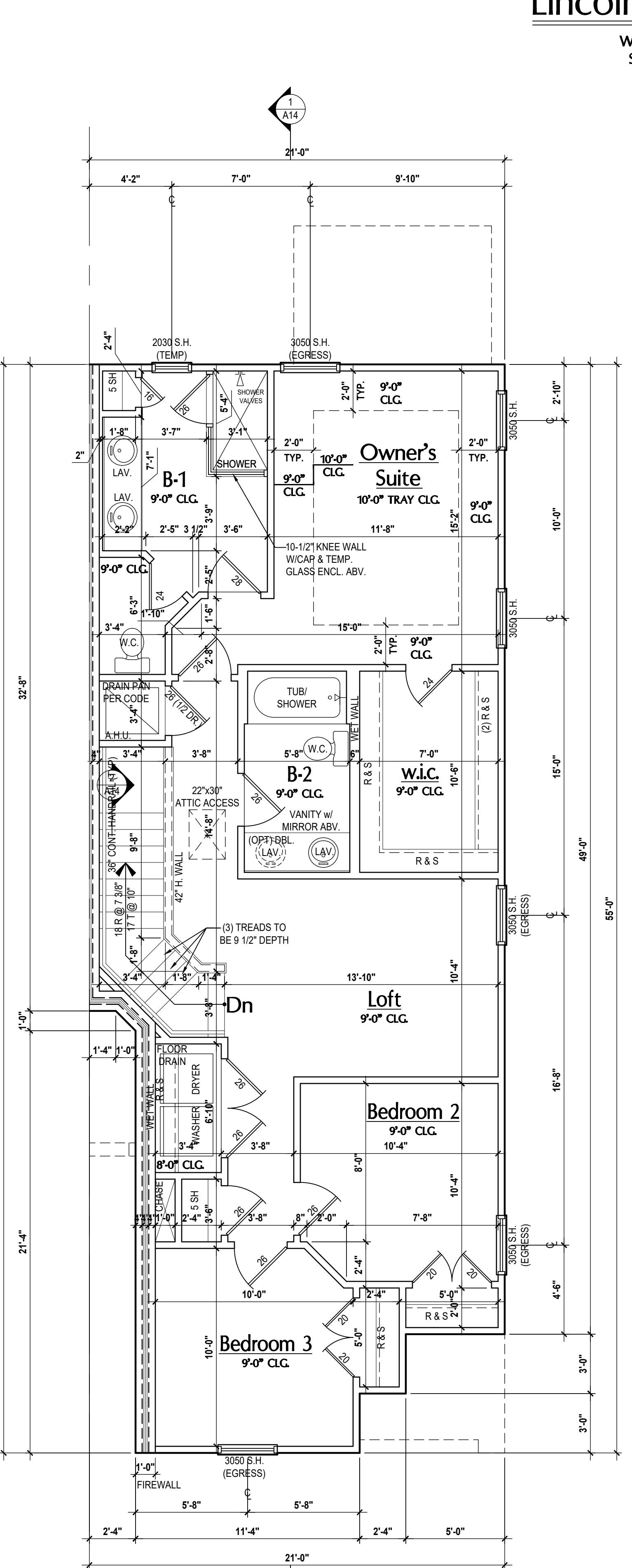
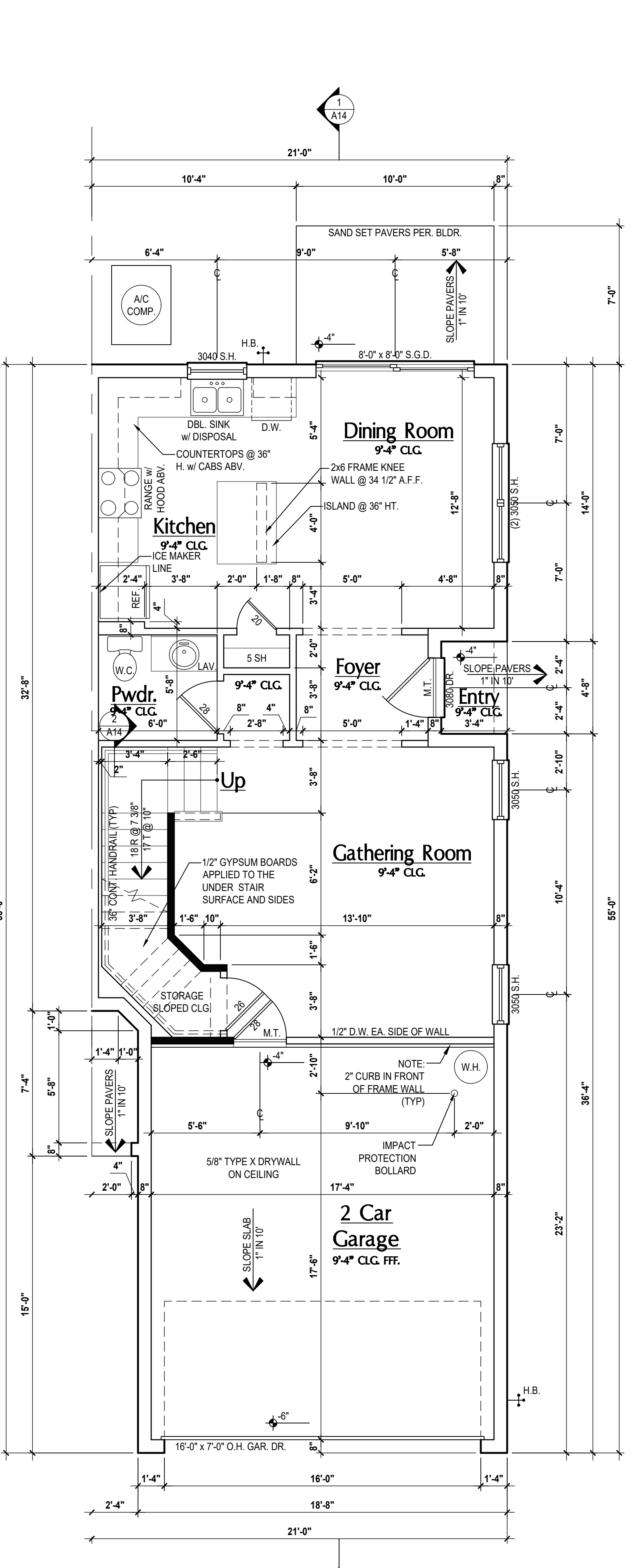
ISSUE DATE: 02/22/2023
REVISIONS:
PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS
FLOOR PLANS
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- GENERAL NOTES KEY:**
- (A) (2) 2x JACK POST
 - (B) (3) 2x JACK POST
 - (C) 3 1/2" x 7' 1" BE PARALLAM PSL POST
 - (D) 5 1/4" x 5 1/4" 1" BE PARALLAM PSL POST
 - (E) EXTEND JACK POST "A" TO CMU BOND BEAM AND SECURE W/ (2) SP-4 AT TOP CONNECTION & W/ (1) 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) (2) 12" x 12" L.V. L. HEADER W/ (3) 2x JACK STUDS AND (3) 2x KING STUDS. SECURE HOR. TO STUDS W/ (3) MSTA-24 AT THE TOP AND W/ (3) SP-1 @ BOTTOM
 - (H-1) (2) 2x10 BEAM & 2" PLYWOOD FLITCH W/ (1) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HOR. TO STUDS W/ (2) MSTA-24 AT THE TOP AND W/ (2) SP-1 @ BOTTOM
 - (H-2) (2) 2x8 BEAM & 2" PLYWOOD FLITCH W/ (1) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE HOR. TO STUDS W/ (2) MSTA-24 AT THE TOP AND W/ (2) SP-1 @ BOTTOM
 - (H-3) (2) 2x12 BEAM & 2" PLYWOOD FLITCH W/ (2) 2x JACK STUDS AND (2) 2x KING STUDS. SECURE KING STUDS W/ SP-4 TOP & STM & SECURE HOR. TO JACK STUDS W/ (2) MSTA-24 AT THE TOP AND W/ (2) SP-4 @ BOTTOM
 - (H-4) 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) HTT-5 OR HTT-4 INVERTED W/ F.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) 12" x 12" L.V. L. BELOW AND SECURE W/ (2) HTS-20 AT TOP CONNECTION & W/ (2) MSTA-30 OR (2) HTS-20 TO L.V. L. @ BOTTOM. SECURE LVL. TO PRE-ENG. TRUSSES W/ (2) HES 5011 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 STM CONNECTION

- ABBREVIATIONS**
- 2 - # OF DOORS
 - 2 - # OF WINDOWS
 - HT - METAL THRESHOLD
 - FR - FRENCH DOORS
 - SL - SLIDE LIGHT
 - FG - FIXED GLASS
 - OB - GLASS BLOCK
 - PKT - POCKET DOOR
 - BSB - DISCURED GLASS
 - TEMP - TEMPORARY GLASS
 - SH - SINGLE HUNG
 - DH - DOUBLE HUNG
 - HR - HORIZONTAL ROLLER
 - HR - HORIZONTAL ROLLER
 - BP - BYPASS
 - BF - BFOLD
 - TR - TRANSOM
 - TP - TYPICAL
 - BC - BALL & CATCH
- NOTES**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 2. EXISTING SCALE PRINTING CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 3. MECHANICAL, ELEC. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 4. A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FRC-M 1907.2 & FRC-M 394.
 5. PROVIDE RECES HWC 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 RECES HWC 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 FINISHES.
 12. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 13. ALL EXTERIOR FRAME WALL DIMENSIONS TO BE 3/4" U.O.
 14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/8" U.O.
 15. ALL INT. FIRST FLOOR CEILING AT 8'-0" U.O.
 16. ALL INT. SECOND FLOOR CEILING AT 8'-0" U.O.
 17. CMU & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNUNIFORM LENGTH OF 3'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SWB + SHEAR WALL SEGMENTS.
 18. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ A 2" MIN. FIRE RATED SOLID WOOD OR FIBERGLASS CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FRC-302.2.1.
 19. INSTALL 5/8" TYPE X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP).
 20. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 140 M.P.H.
 21. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 22. ALL OPERABLE WINDOWS LOCATED MORE THAN 7" ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 2" ABOVE FINISHED FLOOR BEING REFERRED PER FRC-703.2.
 23. ALL EERO EGRESS OPENING SHALL BE IN ACCORDANCE W/ SECTION FRC-703.0.
 24. ALL INT. DOORS TO BE 8'-0" TALL U.O. OR PER BUILDER / CLIENT
 25. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF BEADING.
 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" MIN. GYPSUM WALLBOARD, 2 1/2" MIN. (18 1/2" MIN) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 278.
 28. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FRC-703.0.
 29. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICK-LASH PANELS (OR SIMILAR).
 30. ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.
 31. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FRC-602.2.4.
 32. FILL Voids OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
 33. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
 34. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKER PANELS (ASTM C1278), FIBER REINFORCED GYPSUM PANELS (ASTM C1278), NON-ABSORBTIVE FIBER-CEMENT BACKER BOARD (ASTM C1278) OR NON-ABSORBTIVE FIBER-REINFORCED CONCRETE/STONE BACKER UNITS (ASTM C1208) SHALL BE USED PER FRC-702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.



- WINDOW NOTE KEY:**
- WINDOW SIZE CALLOUT: 20x20 x 2'-0" x 6'-0" MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
- DOOR NOTE KEY:**
- DOOR SIZE CALLOUT: 20' x 2'-0" 40' B.F. = 4'-0" BFOLD 24' x 2'-0" 60' B.F. = 6'-0" BFOLD 26' x 2'-0" 60' B.F. = 6'-0" BFOLD 28' x 2'-0" 60' B.F. = 6'-0" BFOLD 30' x 2'-0"
- BRG. HT. LEGEND**
- INDICATES A CONCRETE FILLED CELL WITHIN AN 8" CMU WALL CONTAINING (1) CERT. #6 REBAR CONT. FROM FOUNDATION SLAB TO BOND BEAM. PROVIDE A MIN. OF 20" LAP ON ALL STEEL REINFORCING BARS. (MIN. REBAR GRADE 60).
 - INDICATES BRG. WALL
 - INDICATES 1-HR. FIREWALL
 - INDICATES 2-HR. FIREWALL
 - FOUNDATION
 - 2-STORY BRG. FOOTING

- Area Tabulations**
- | Living: | Unit L. |
|----------------------|-----------------|
| 1st floor: | 702 sf |
| 2nd floor: | 1,002 sf |
| Total Living: | 1,704 sf |
| entry: | 16 sf |
| garage: | 386 sf |
| patio: | 60 sf |
| Total Area: | 2,166 sf |
| opt. lanai: | 60 sf |
- Floor Plan**
SCALE: 1/4" = 1'-0"

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

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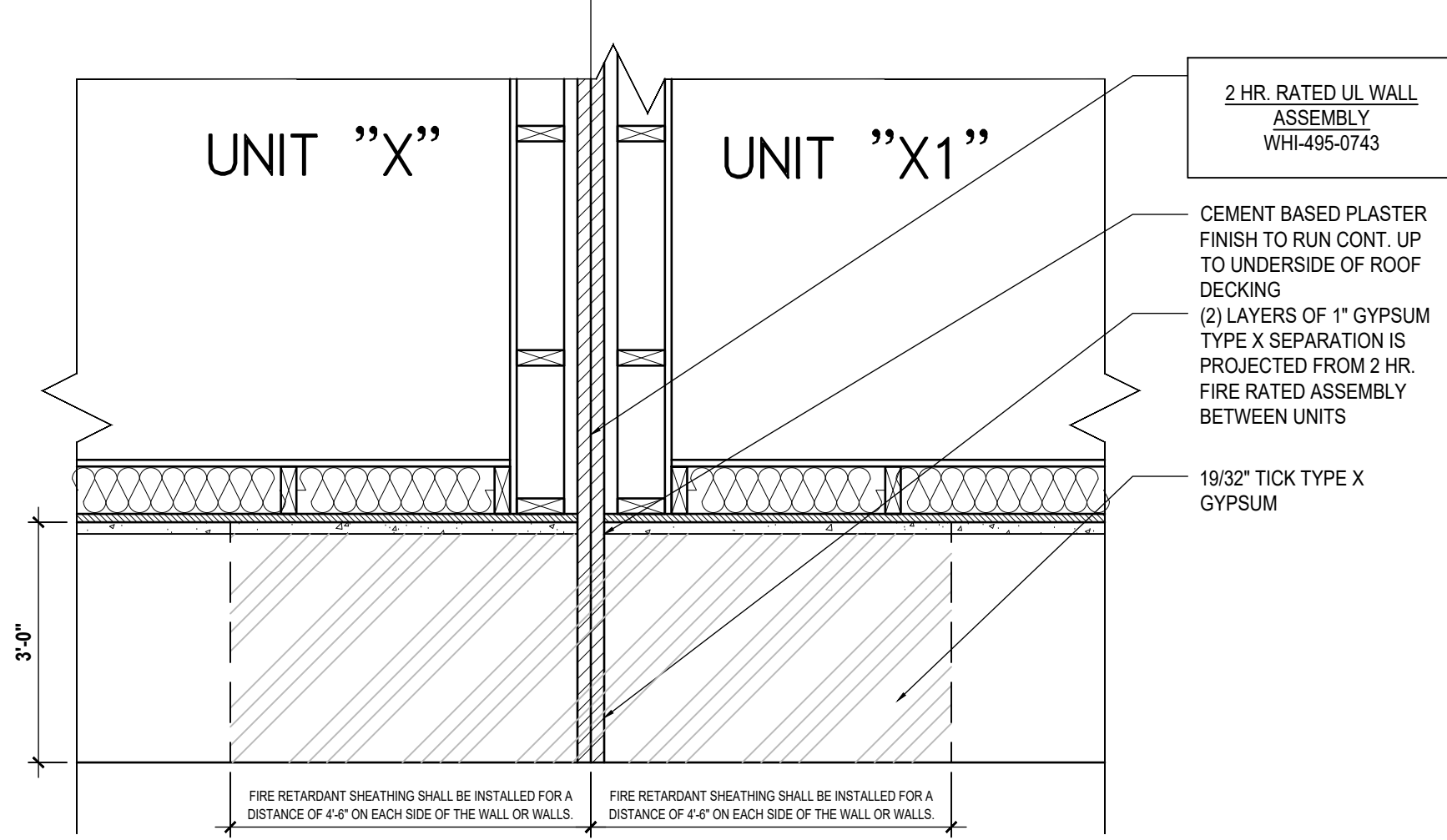
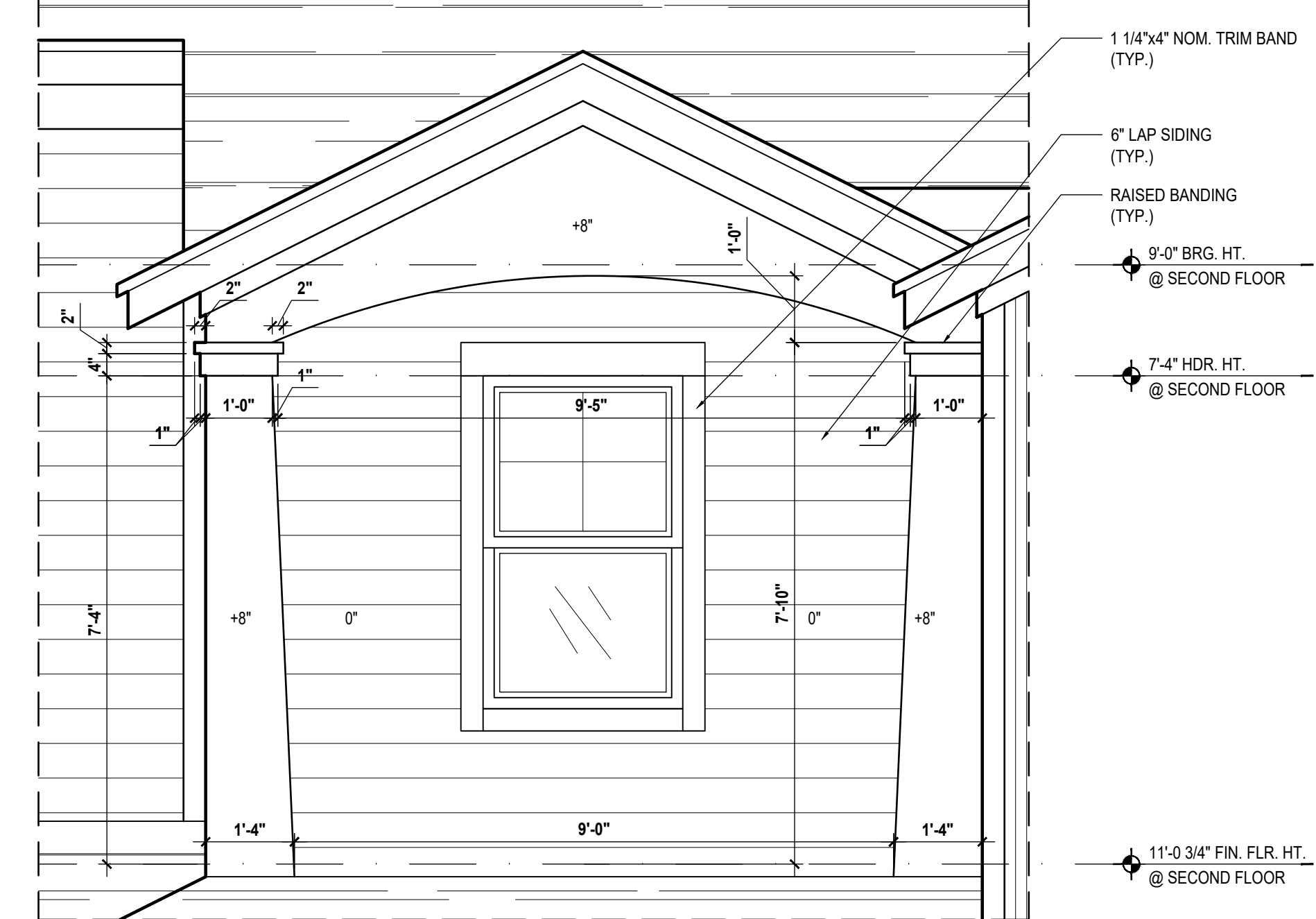
FLOOR PLANS
A8

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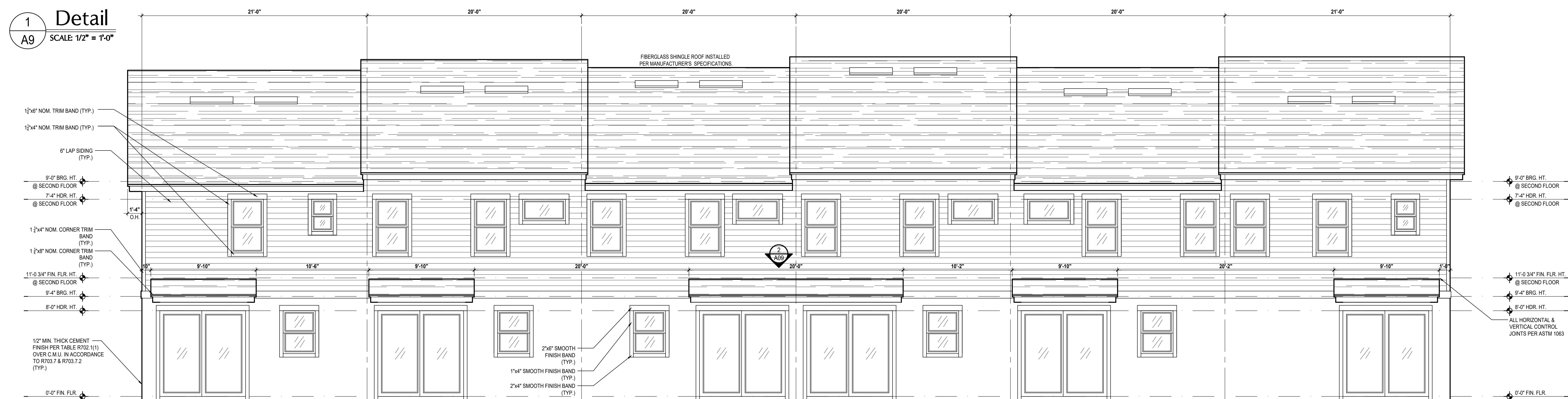


Reagan Unit-A: LOT# XX Kennedy Unit-B: LOT# XX Washington Unit-D: LOT# XX Carter Unit-C: LOT# XX Washington Unit-D: LOT# XX Lincoln Unit-E: LOT# XX

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



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



Lincoln Unit-E: LOT# XX Washington Unit-D: LOT# XX Carter Unit-C: LOT# XX Washington Unit-D: LOT# XX Kennedy Unit-B: LOT# XX Reagan Unit-A: LOT# XX

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

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

PROJECT: 00-0000
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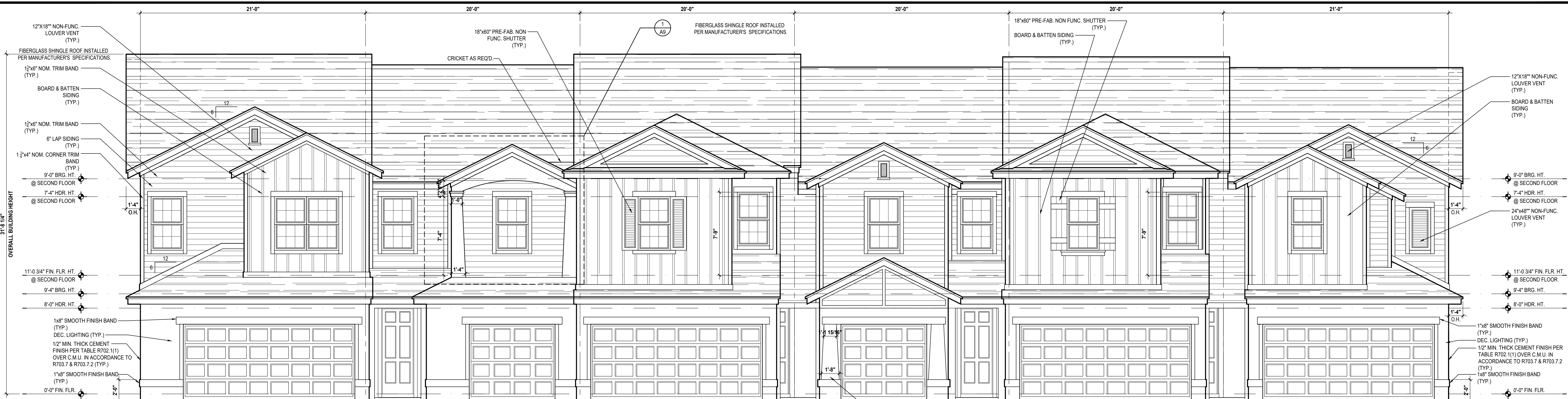
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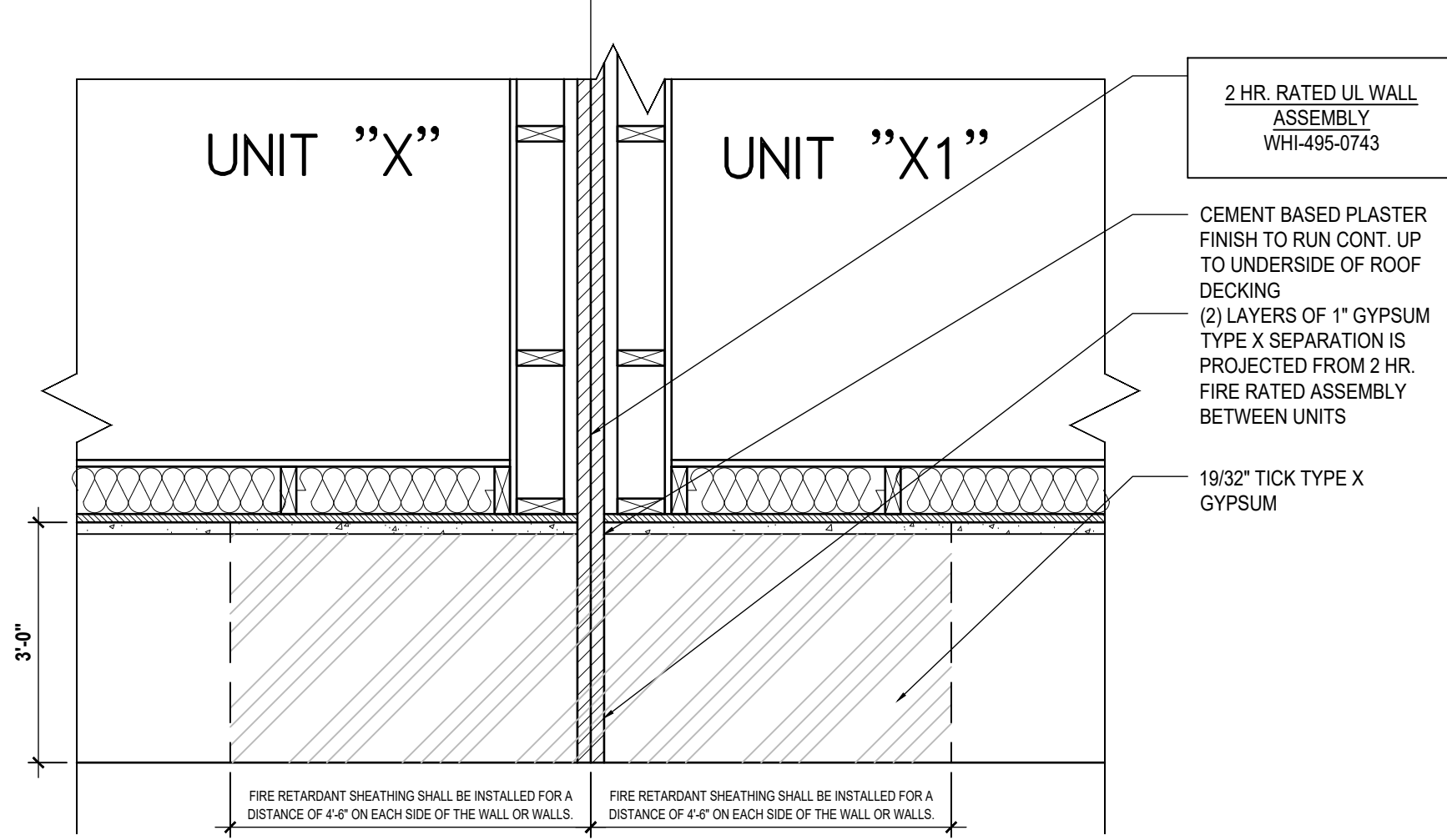
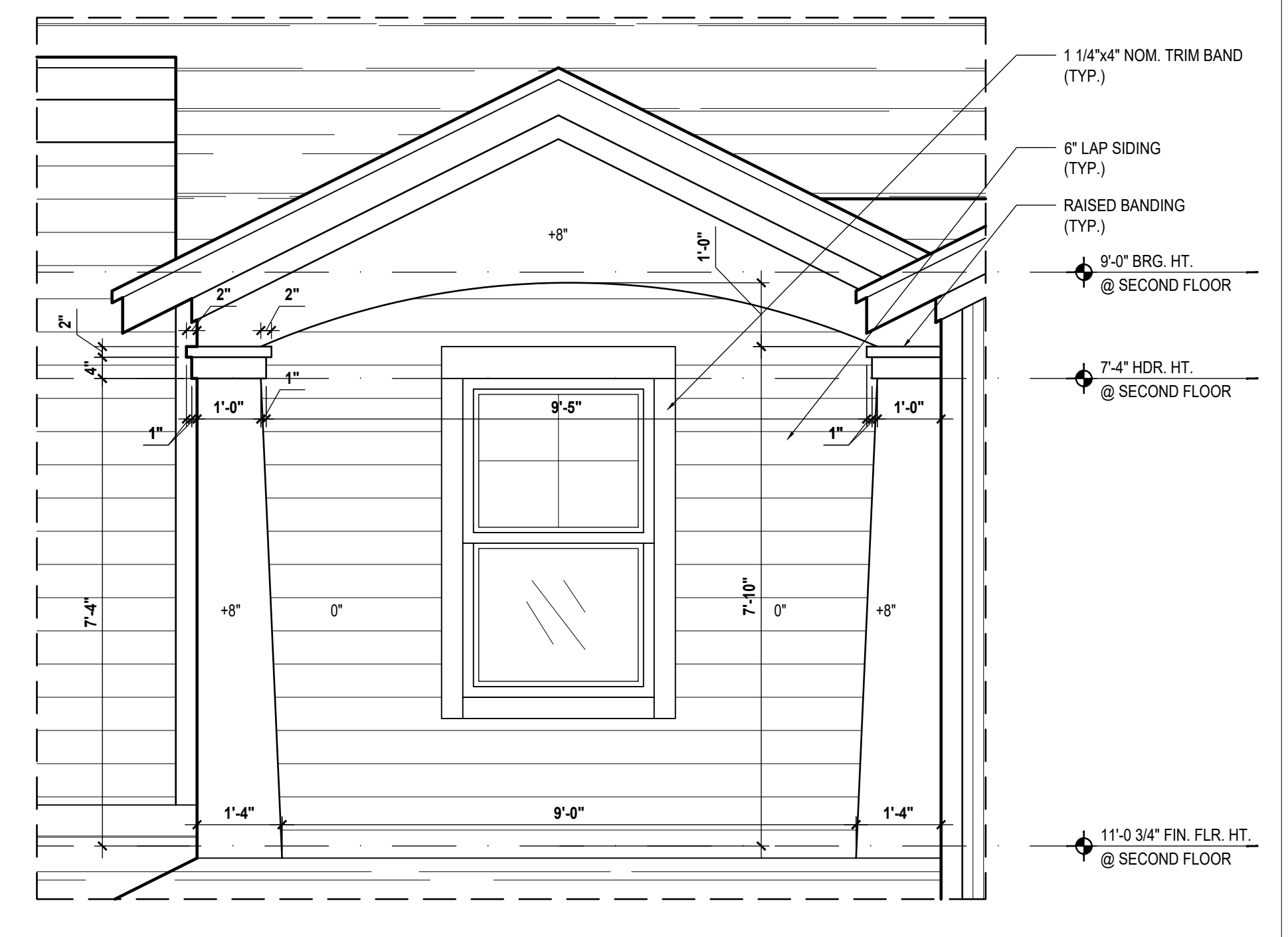
ELEVATIONS
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Front Elevation
(Opt. French Drs.)
SCALE 1/4" = 1'-0"



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



Lincoln Unit-E: LOT# XX Washington Unit-D: LOT# XX Carter Unit-C: LOT# XX Washington Unit-D: LOT# XX Kennedy Unit-B: LOT# XX Reagan Unit-A: LOT# XX

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

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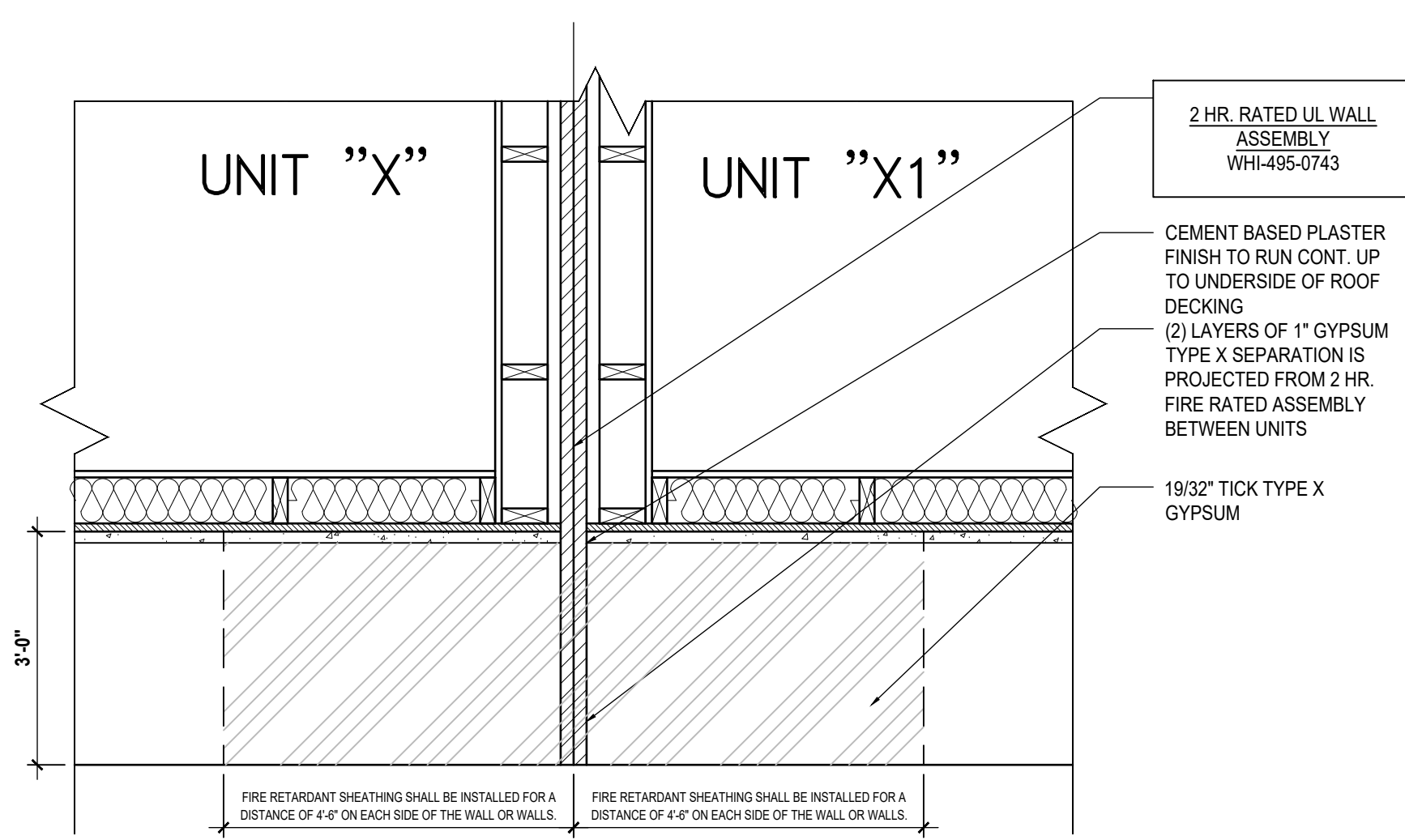
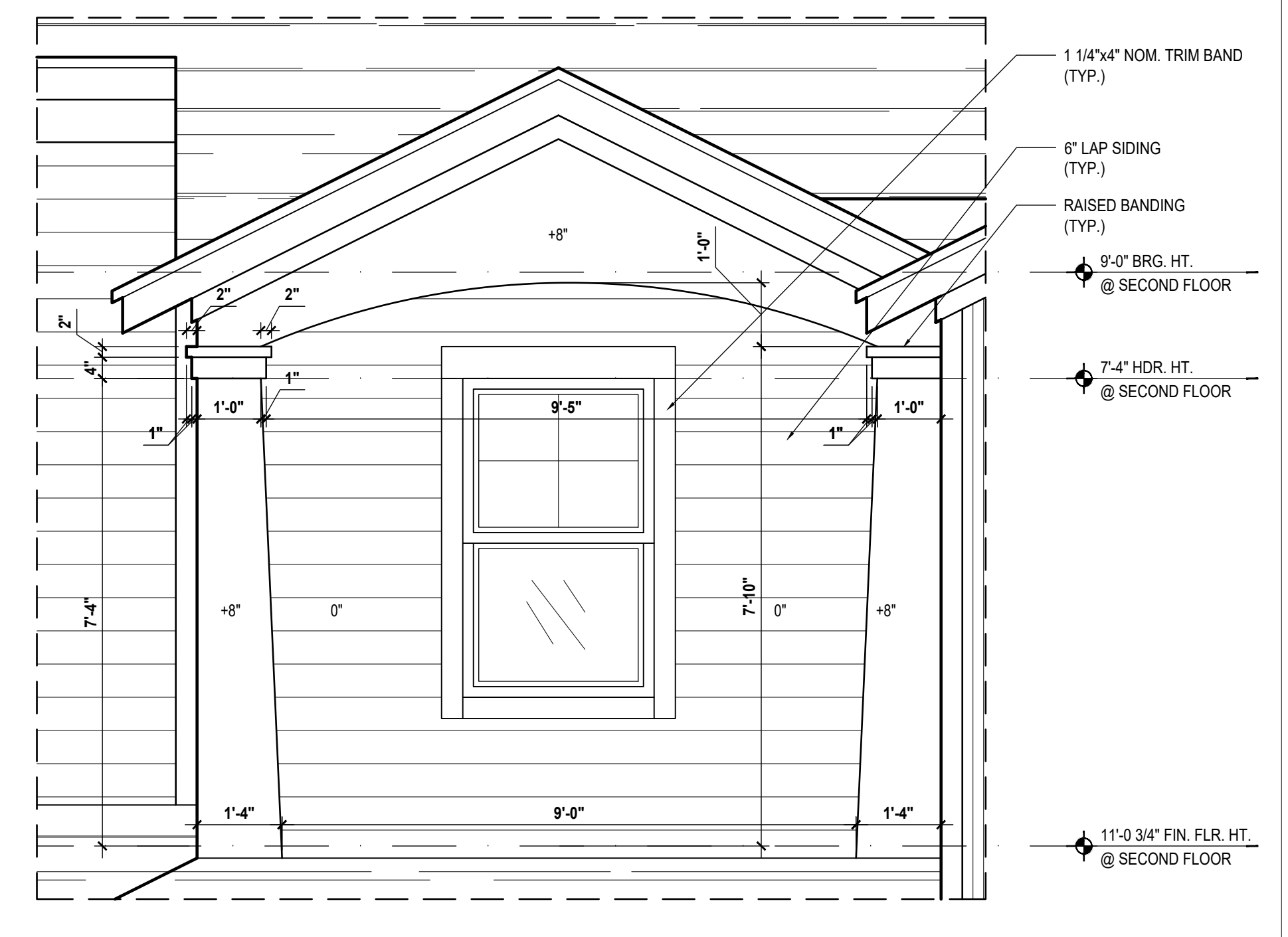
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Front Elevation
 (Opt. Lanai w/ S.G.D.)
 SCALE: 1/4" = 1'-0"



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



Rear Elevation
 (Opt. Lanai w/ S.G.D.)
 SCALE: 1/4" = 1'-0"

PROJECT: 00-0000
 SCALE: AS NOTED
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 Lot# XX-XX, Subdivision
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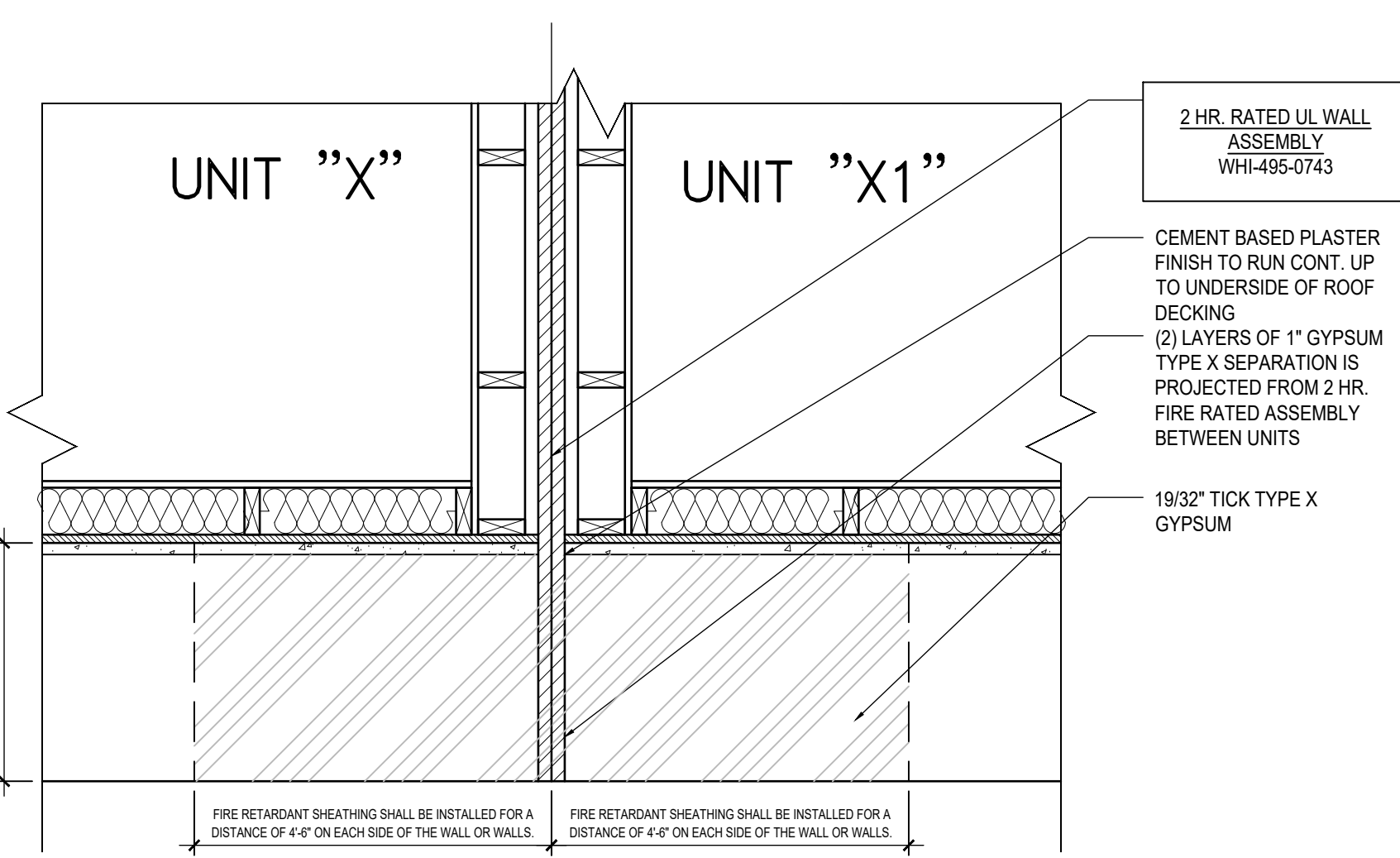
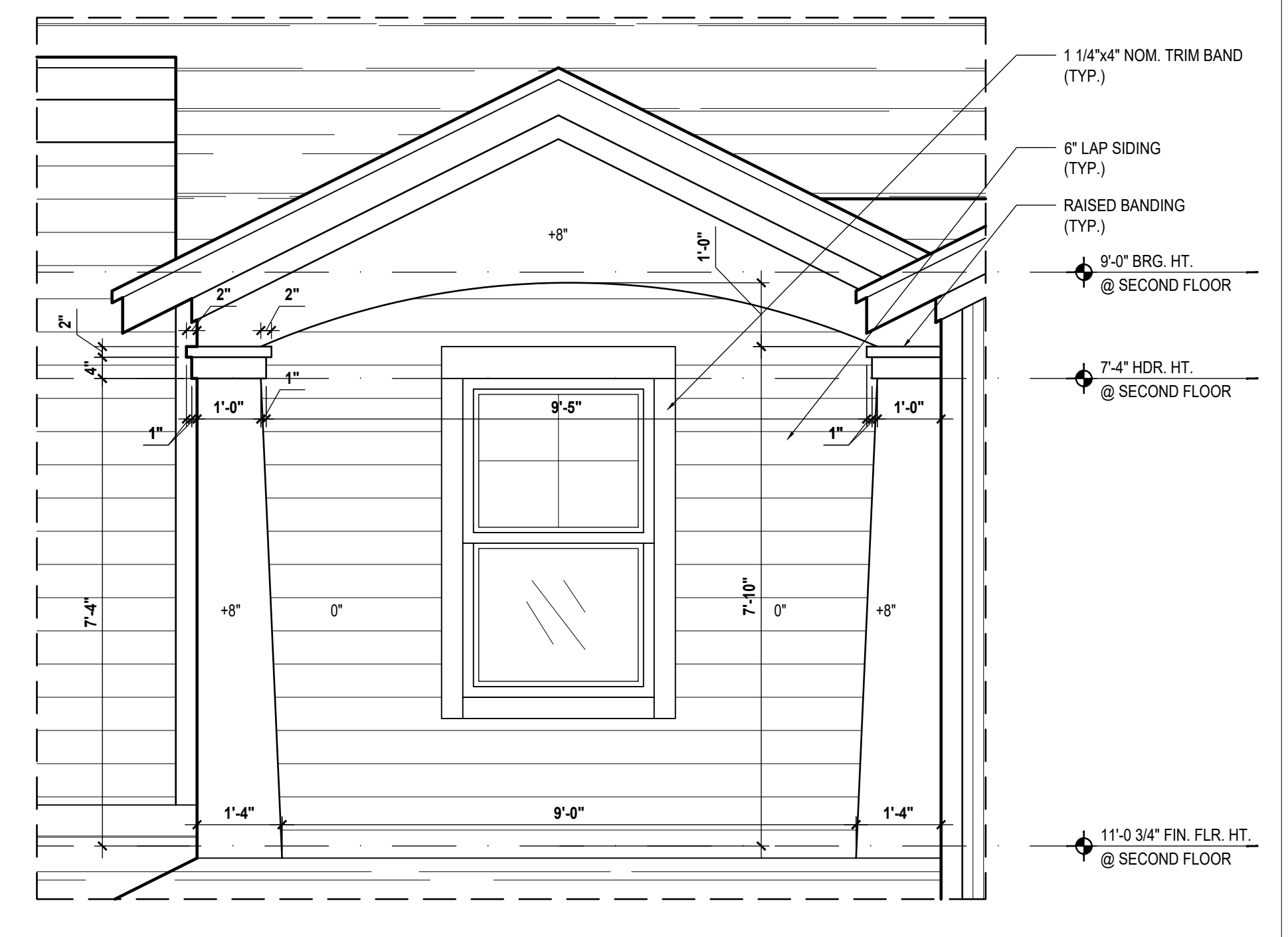
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Reagan Unit-A: LOT# XX Kennedy Unit-B: LOT# XX Washington Unit-D: LOT# XX Carter Unit-C: LOT# XX Washington Unit-D: LOT# XX Lincoln Unit-E: LOT# XX

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



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



Lincoln Unit-E: LOT# XX Washington Unit-D: LOT# XX Carter Unit-C: LOT# XX Washington Unit-D: LOT# XX Kennedy Unit-B: LOT# XX Reagan Unit-A: LOT# XX

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

PROJECT: 00-0000
SCALE: AS NOTED
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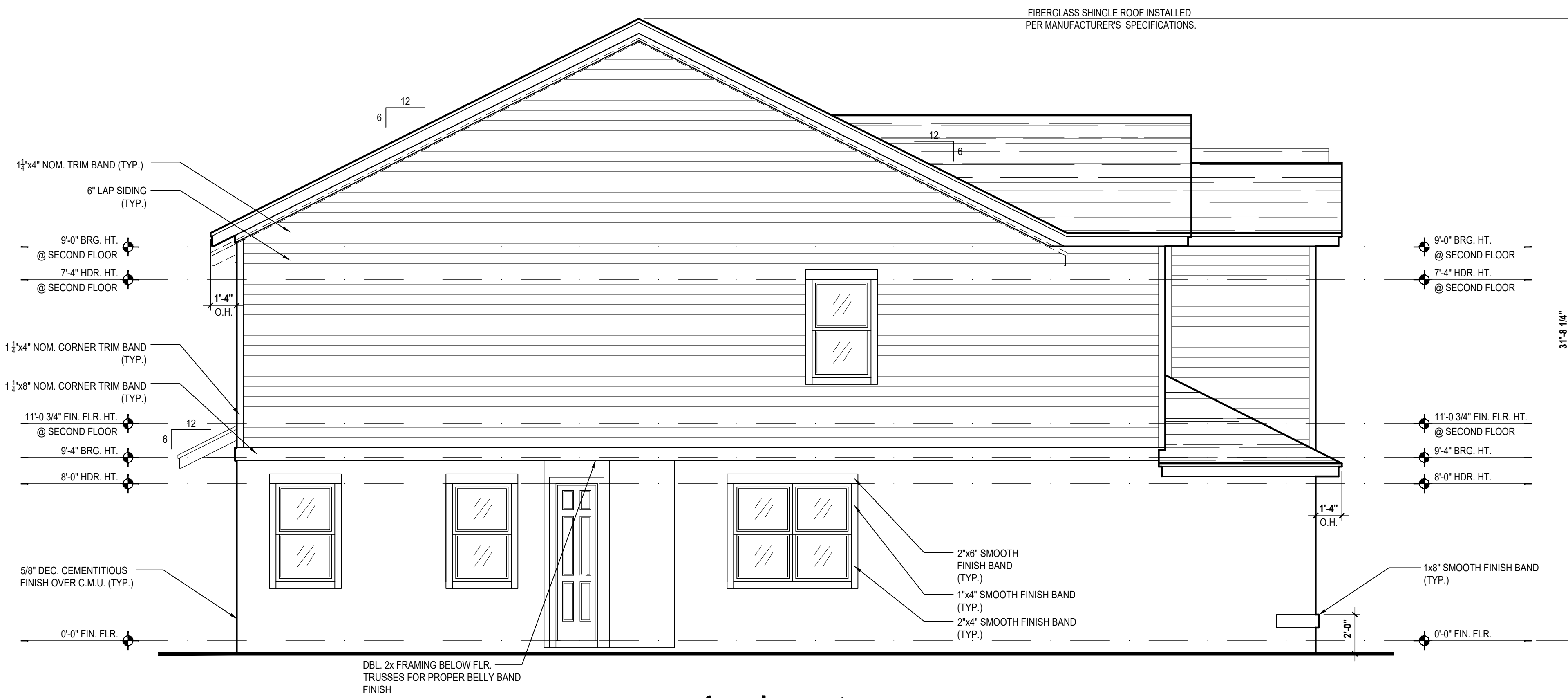
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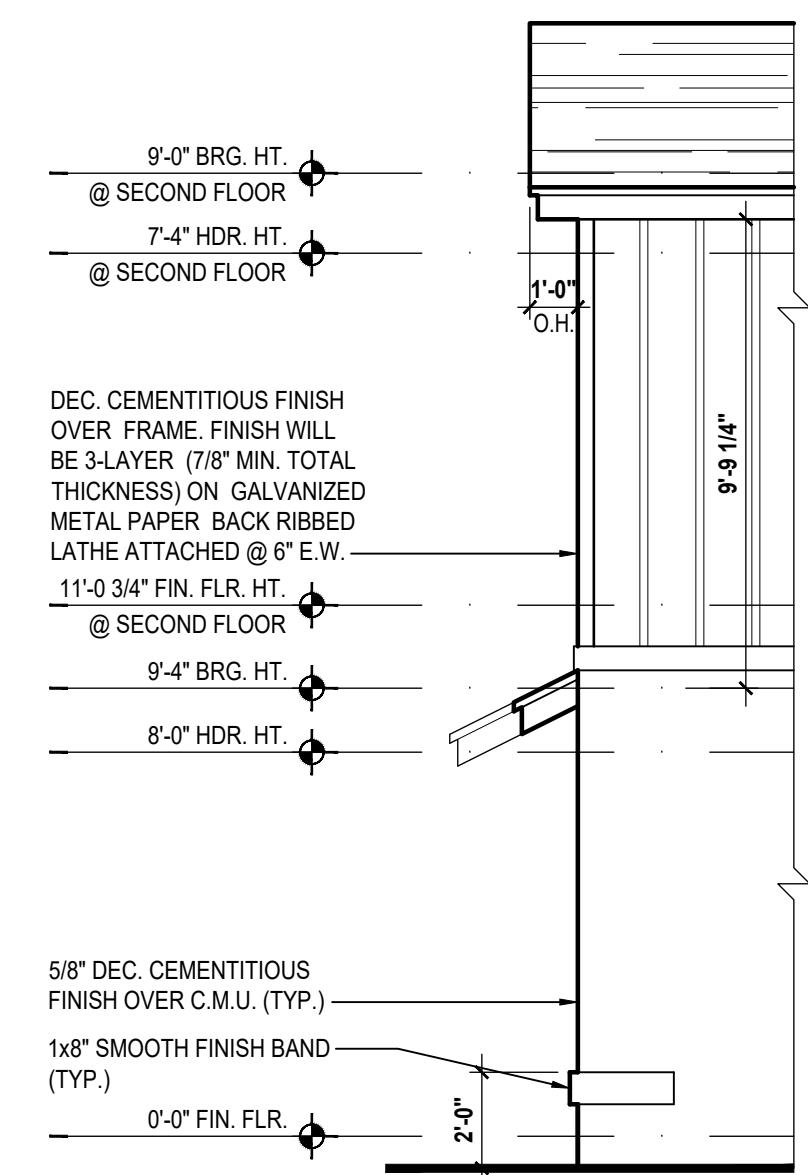
Left Elevation

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



Right Elevation

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



Corner Wall Brk. "D"

SCALE 1/4" = 1'-0"

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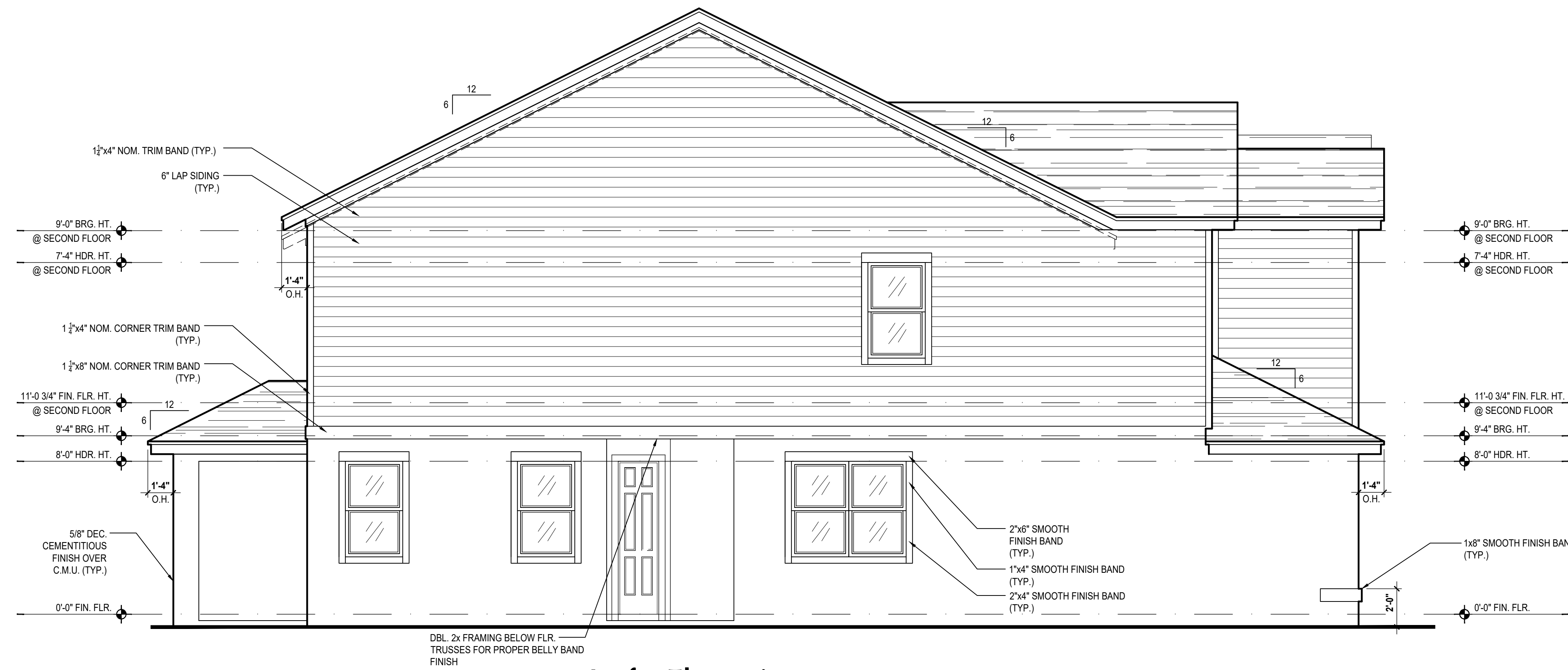
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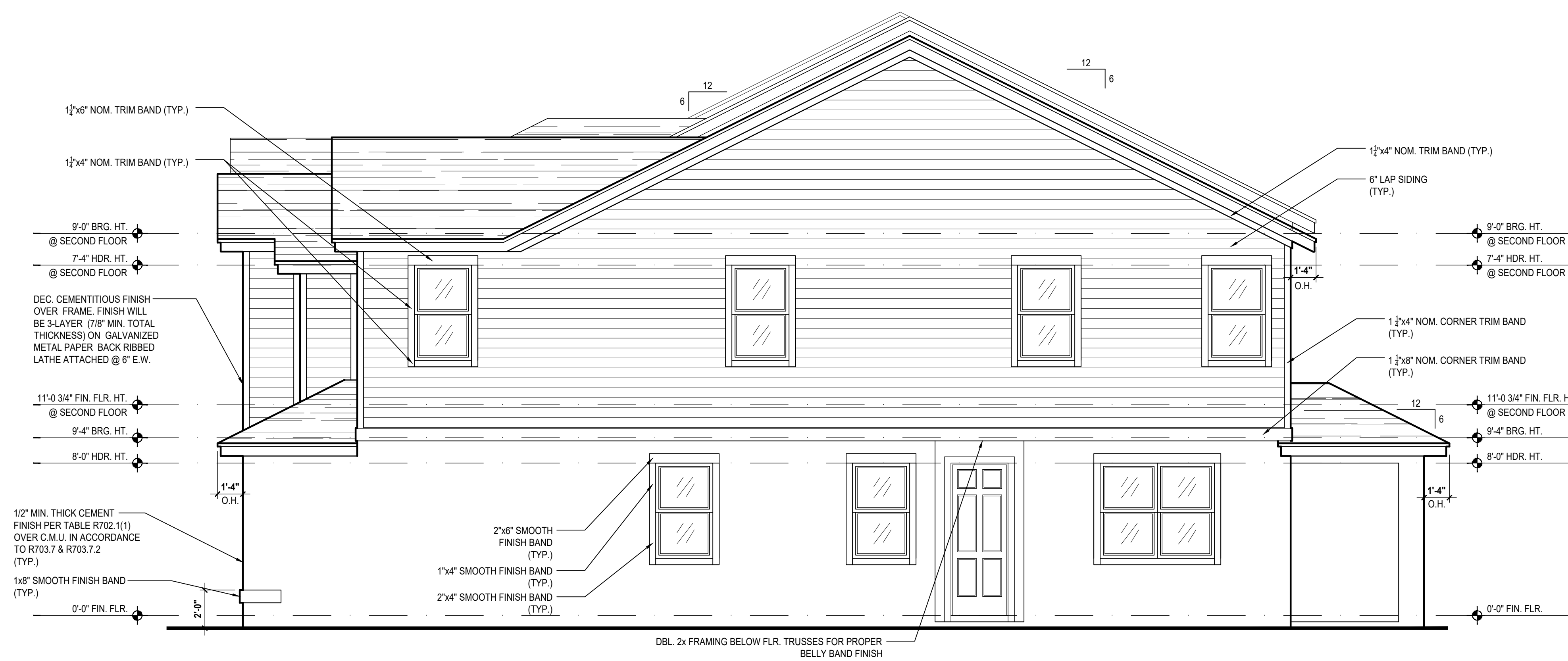
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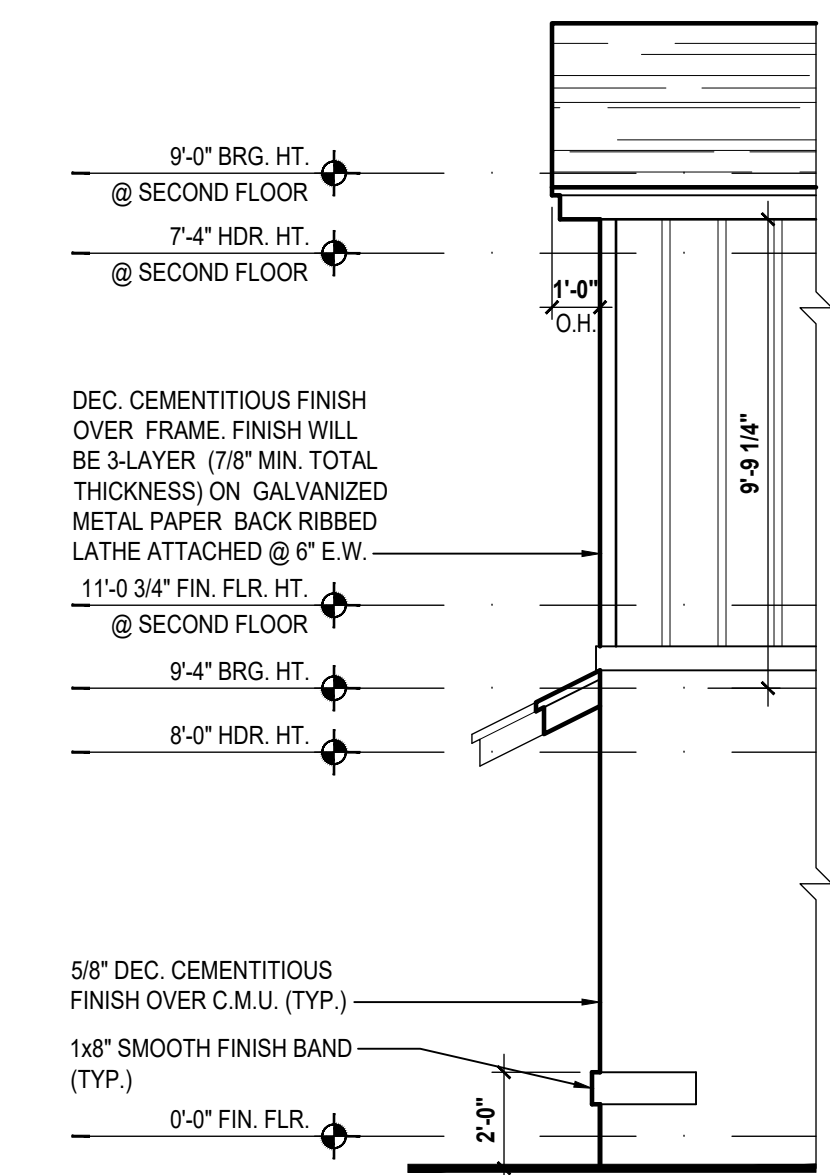
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(Standard)

SCALE 1/4" = 1'-0"




Right Elevation
(Standard)

SCALE 1/4" = 1'-0"




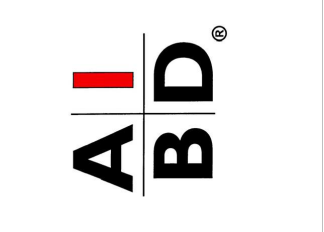
Corner Wall Brk. "D"


SCALE 1/4" = 1'-0"


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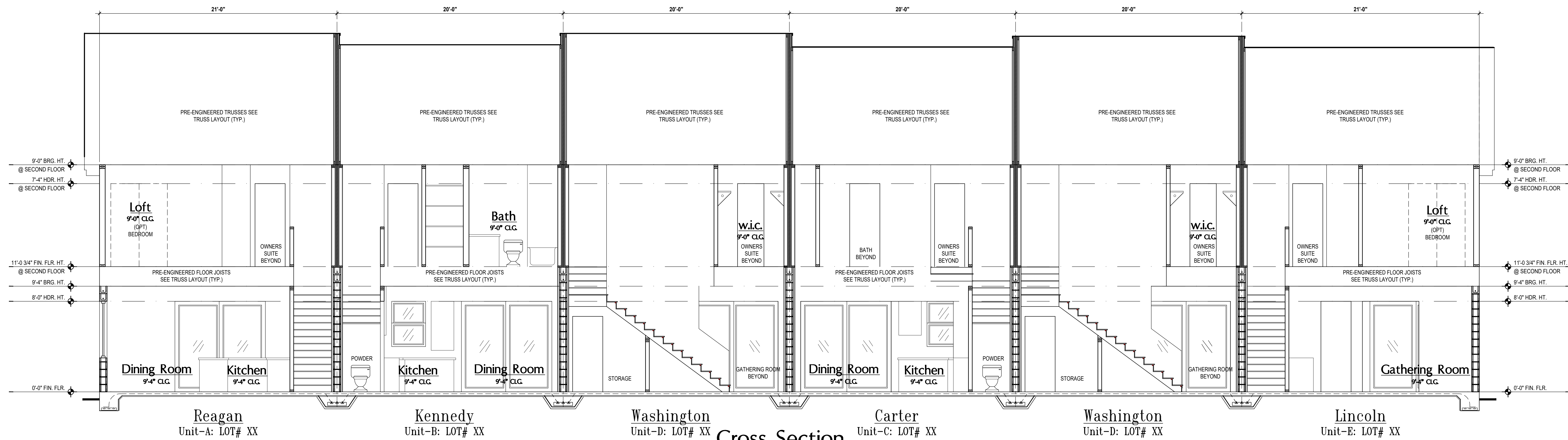
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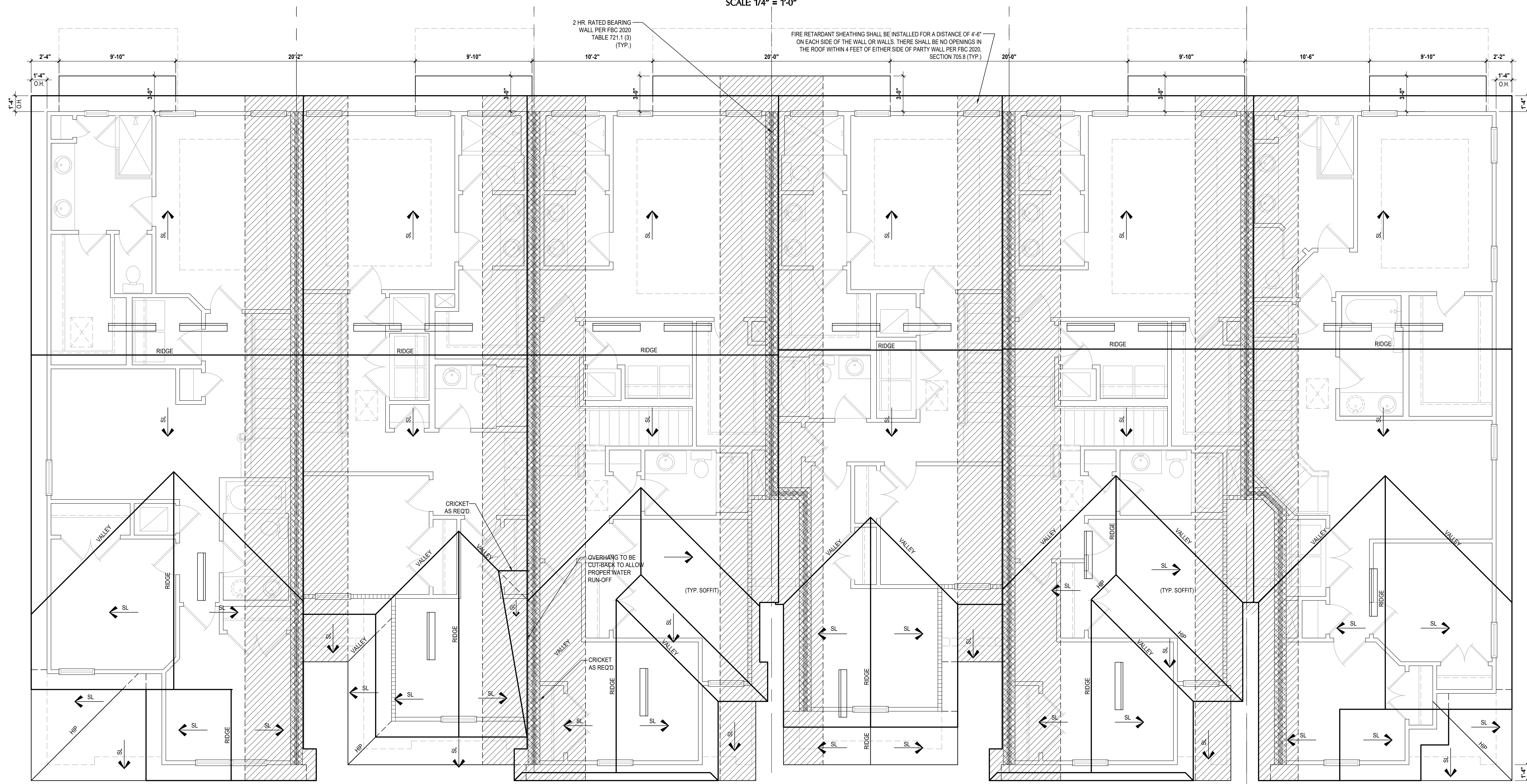
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Cross Section
(Standard)
SCALE 1/4" = 1'-0"



Roof Layout
SCALE 1/4" = 1'-0"

ATTIC VENT CALC'S.	
RETENTION CALCULATIONS:	7,071 SQ. FT.
ROOF AREA:	11,785 SQ. FT.
AV VOLUME = (7,071/300) = 23.57 SQ. FT. / 2 = 11.785 SQ. FT.	
11,785 x 144 = 1,697.04 SQ. IN.	
1,697.04 SQ. IN. / 98.75" = 17.18 VENTS NEEDED	
AV REQUIRED:	(18) VENTS NEEDED
2017 FLORIDA BUILDING CODE (6TH EDITION) SECTION R906 (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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GREAT ORANGE COUNTY ASSOCIATION

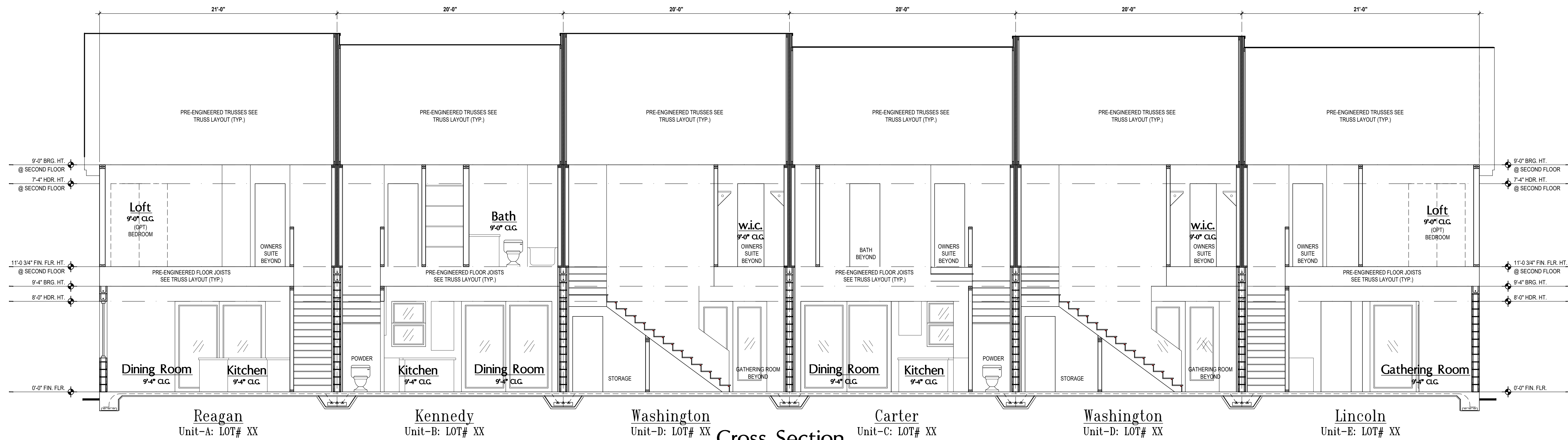
6-Unit: (Orlando-Raised Heel)
Models: Reagan, Kennedy, Washington, Carter, Washington & Lincoln
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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

Park Square HOMES

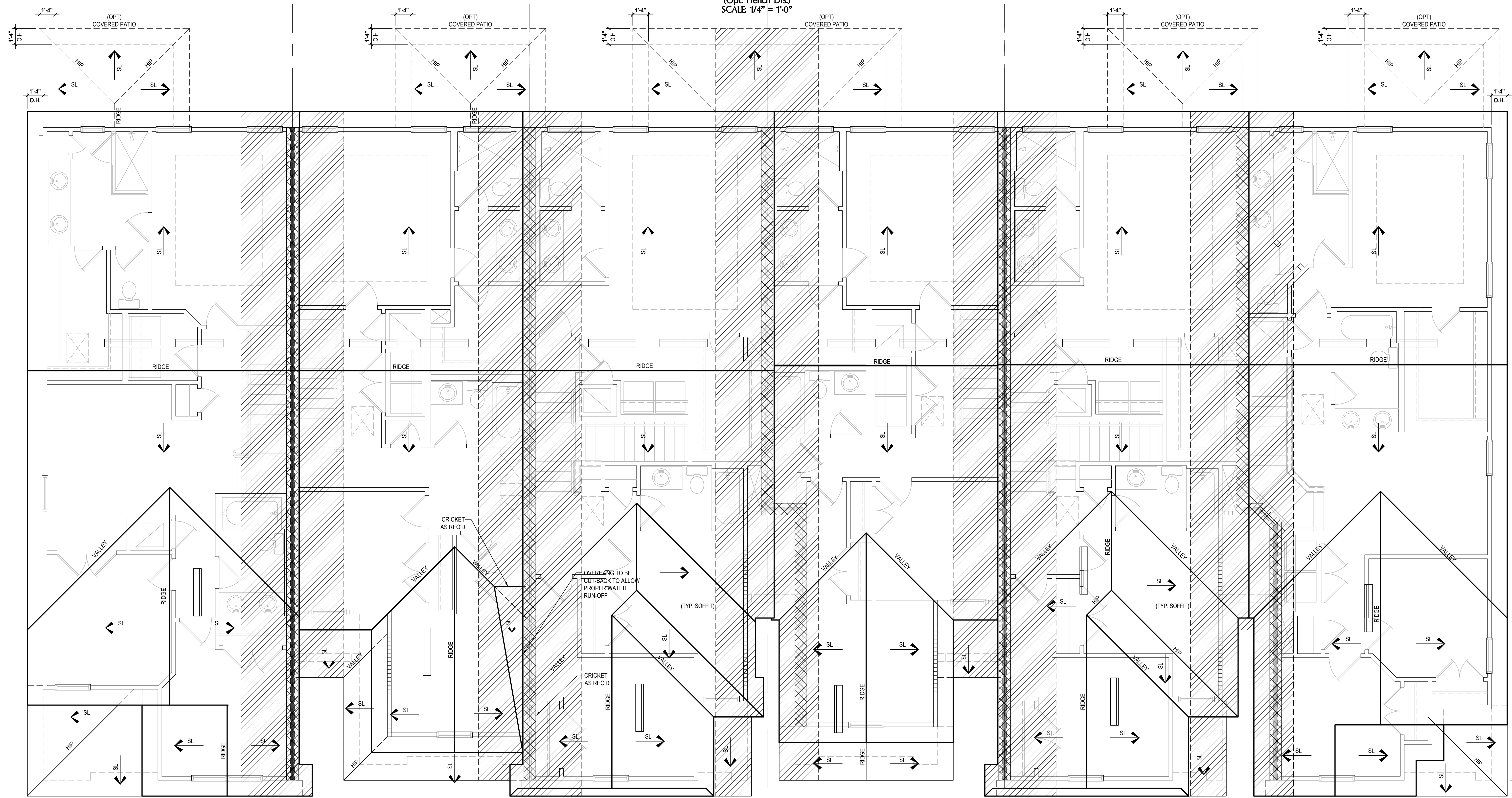
ISSUE DATE:	02/22/2023
REVISIONS:	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS
SECTIONS:	A11

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Cross Section

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



Roof Layout: Opt. Lanai

SCALE 1/4" = 1'-0"

ATTIC VENT CALC'S.	
RETENTION CALCULATIONS:	7,071 SQ. FT.
ROOF AREA:	11,785 x 144 = 1,697.04 SQ. IN.
AV VOLUME = (7.071/200) = 23.57 SQ. FT. / 2 = 11.785 SQ. FT.	
1,697.04 SQ. IN. / 98.75" = 17.18 VENTS NEEDED	
AV REQUIRED:	(18) VENTS NEEDED
2017 FLORIDA BUILDING CODE (6TH EDITION) SECTION R906 (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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THOMPSON ENGINEERING GROUP, INC.
11111 US Highway 19, Suite 400, Orlando, FL 32811
Ph: (407) 724-4500
Fax: (407) 724-1790
www.iteg.com

815 Oriole Ave., Suite #1040
Altamonte Springs, FL 32701
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MJS
designers group
residential-commercial-architecture

A I B D

GOBA
GRAPHIC DESIGN & PRINTING

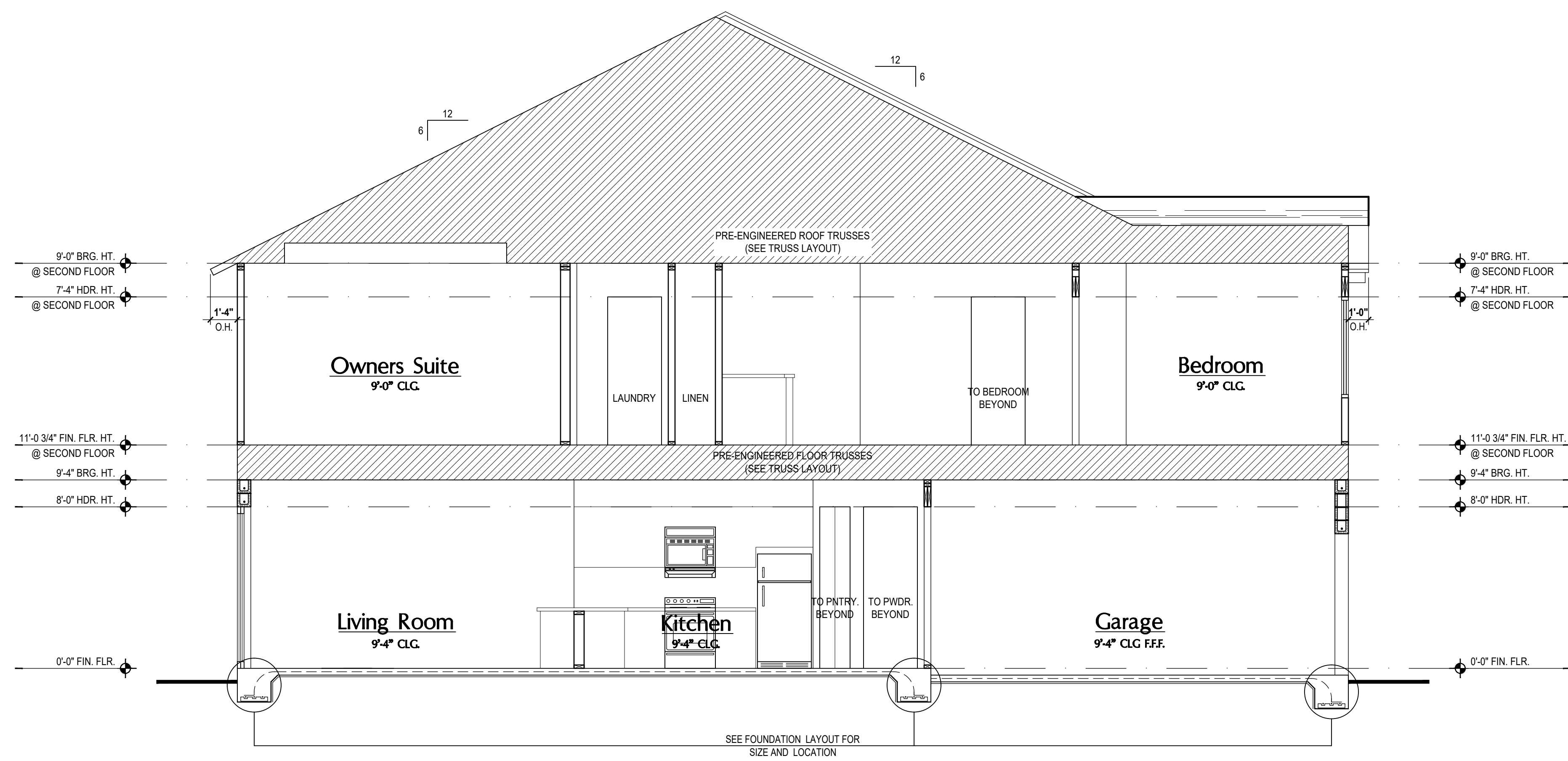
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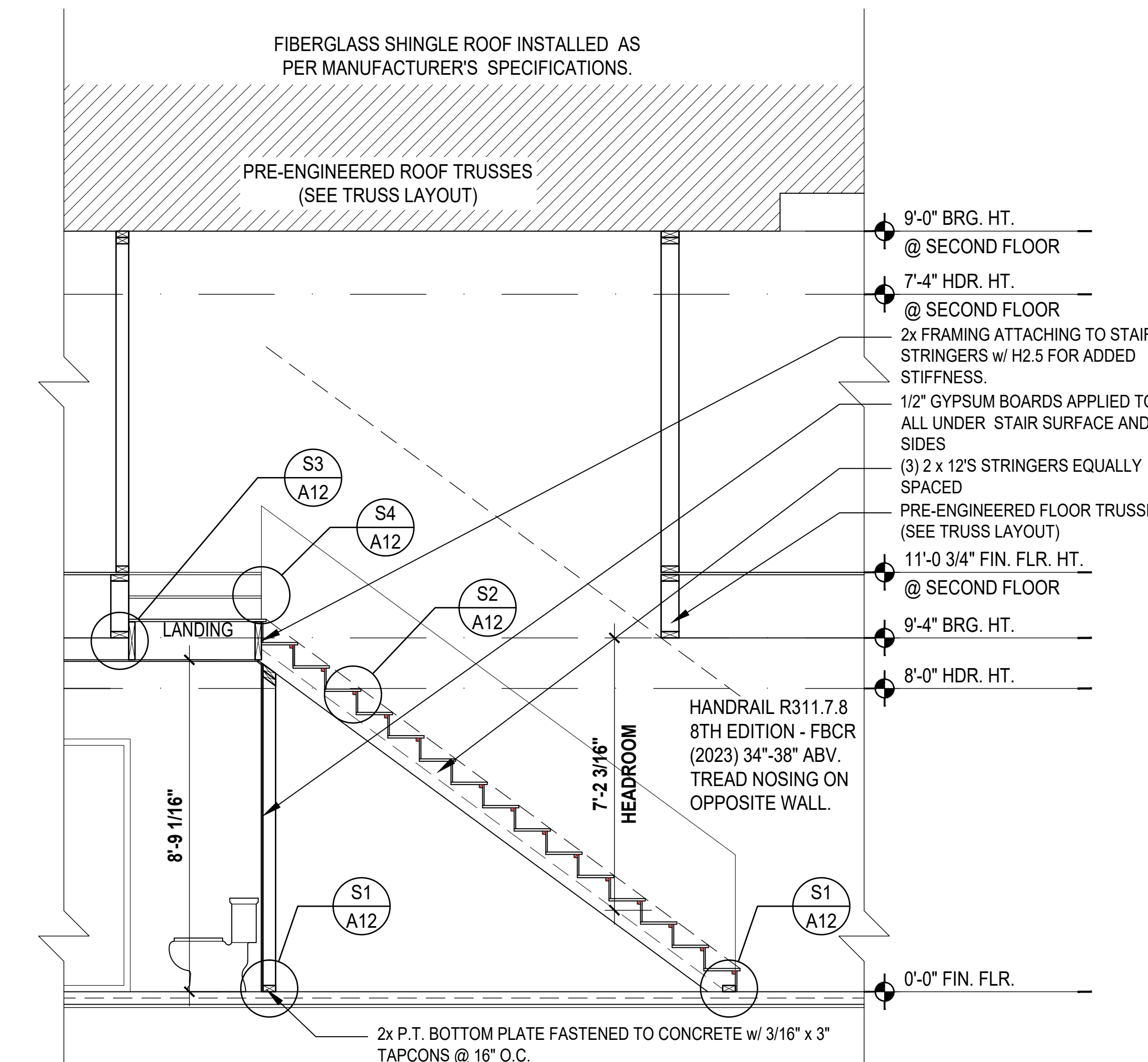
Park Square HOMES

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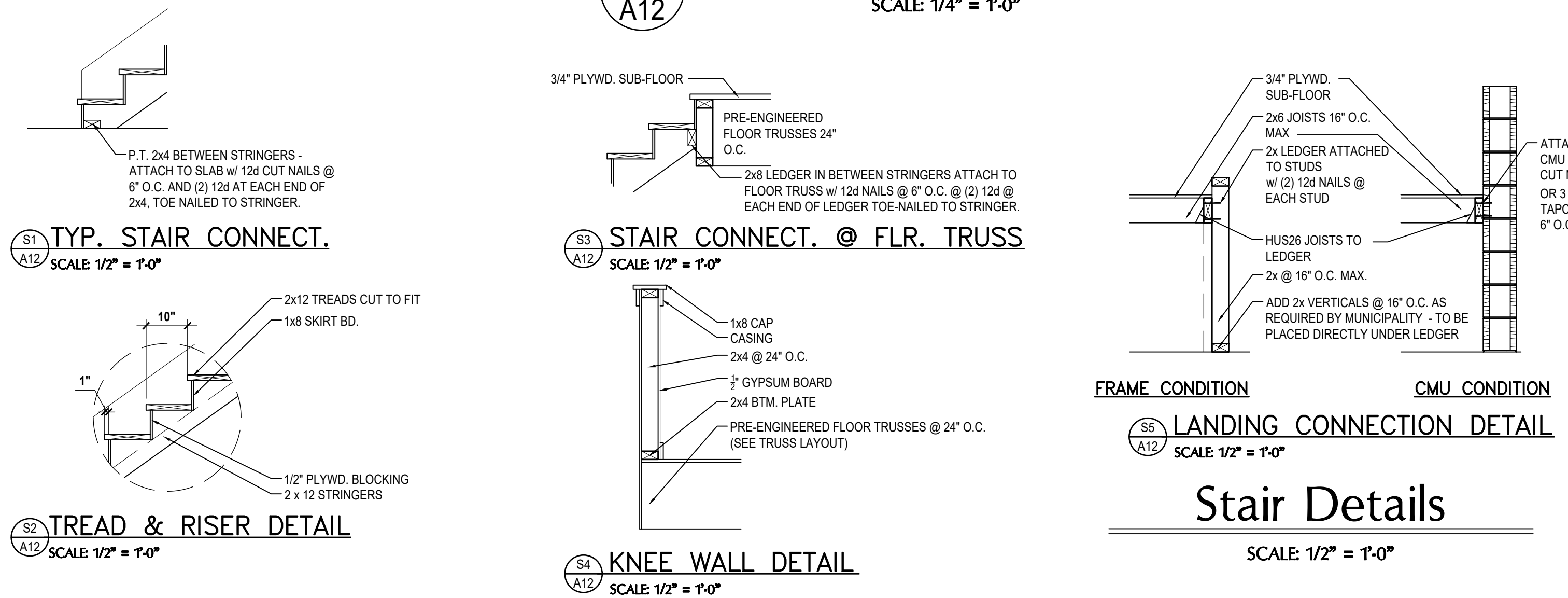
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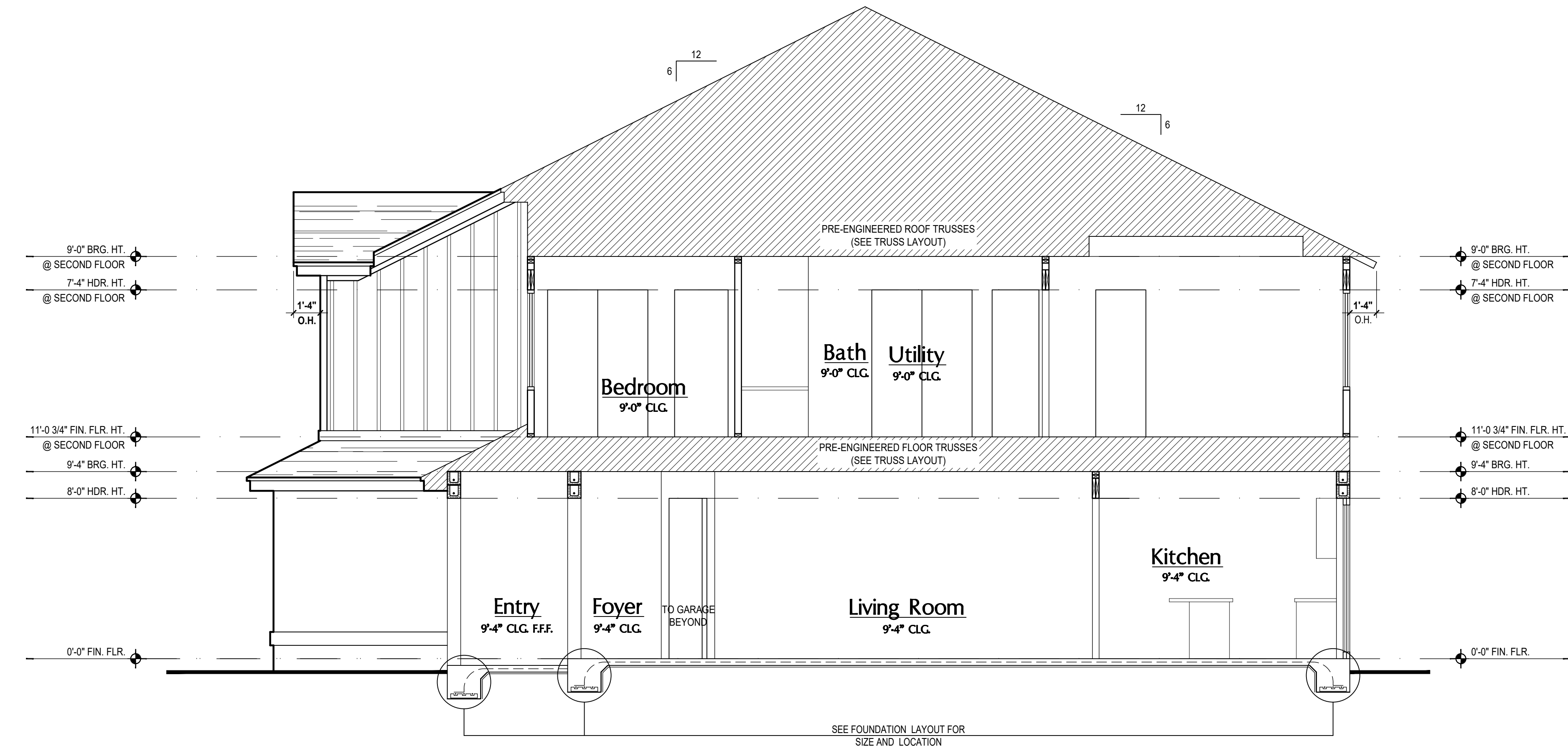
1 Reagan: Building Section
A12 SCALE: 1/4" = 1'-0"



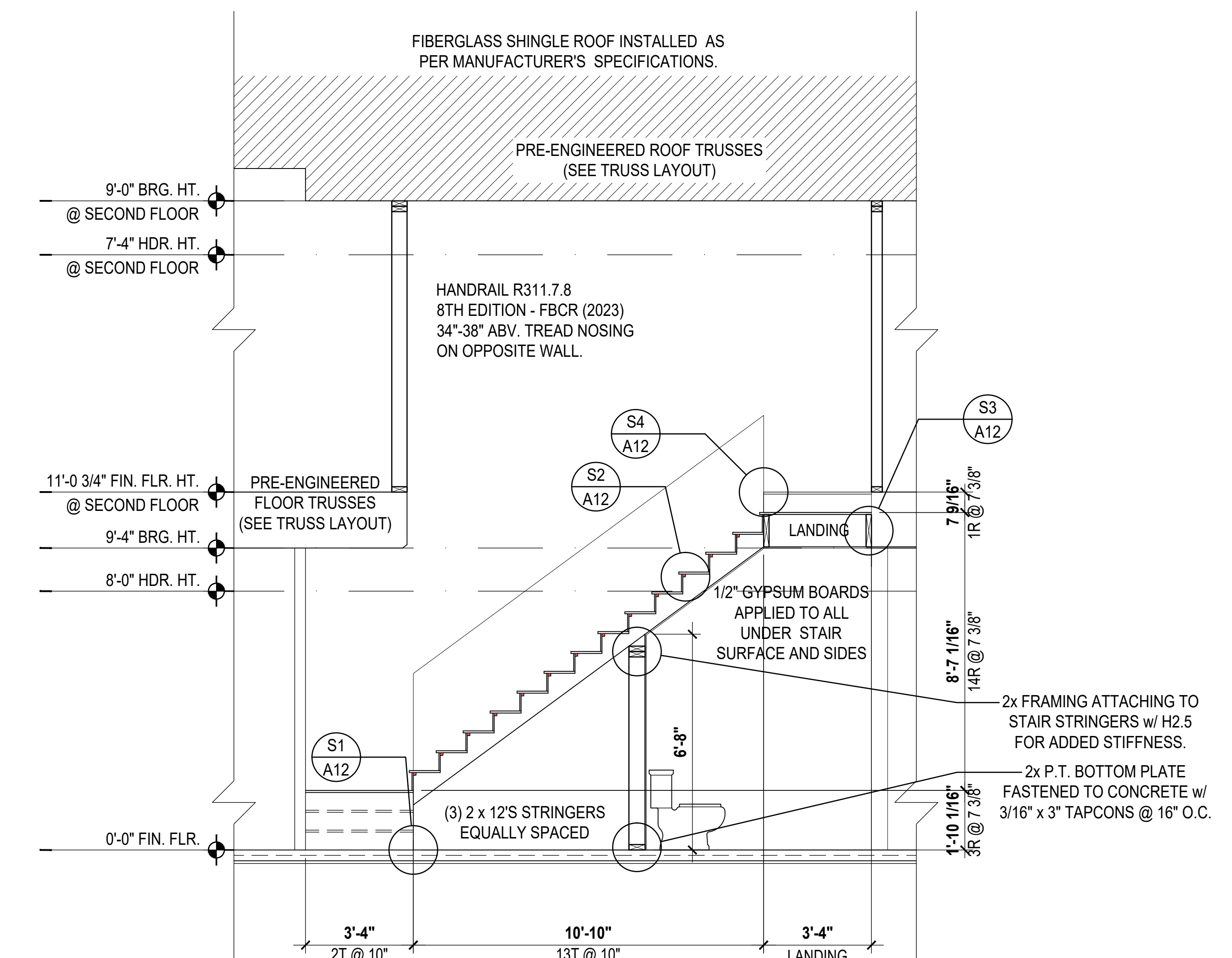
2 Reagan: Building Section
A12 SCALE: 1/4" = 1'-0"



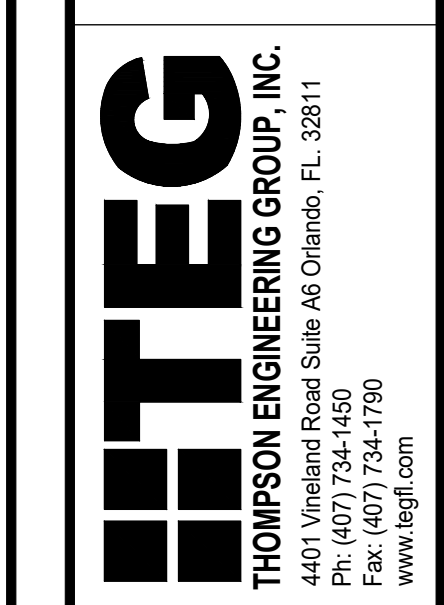
Stair Details
SCALE: 1/2" = 1'-0"



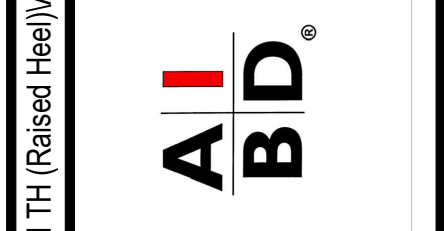
3 Kennedy: Building Section
A12 SCALE: 1/4" = 1'-0"



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



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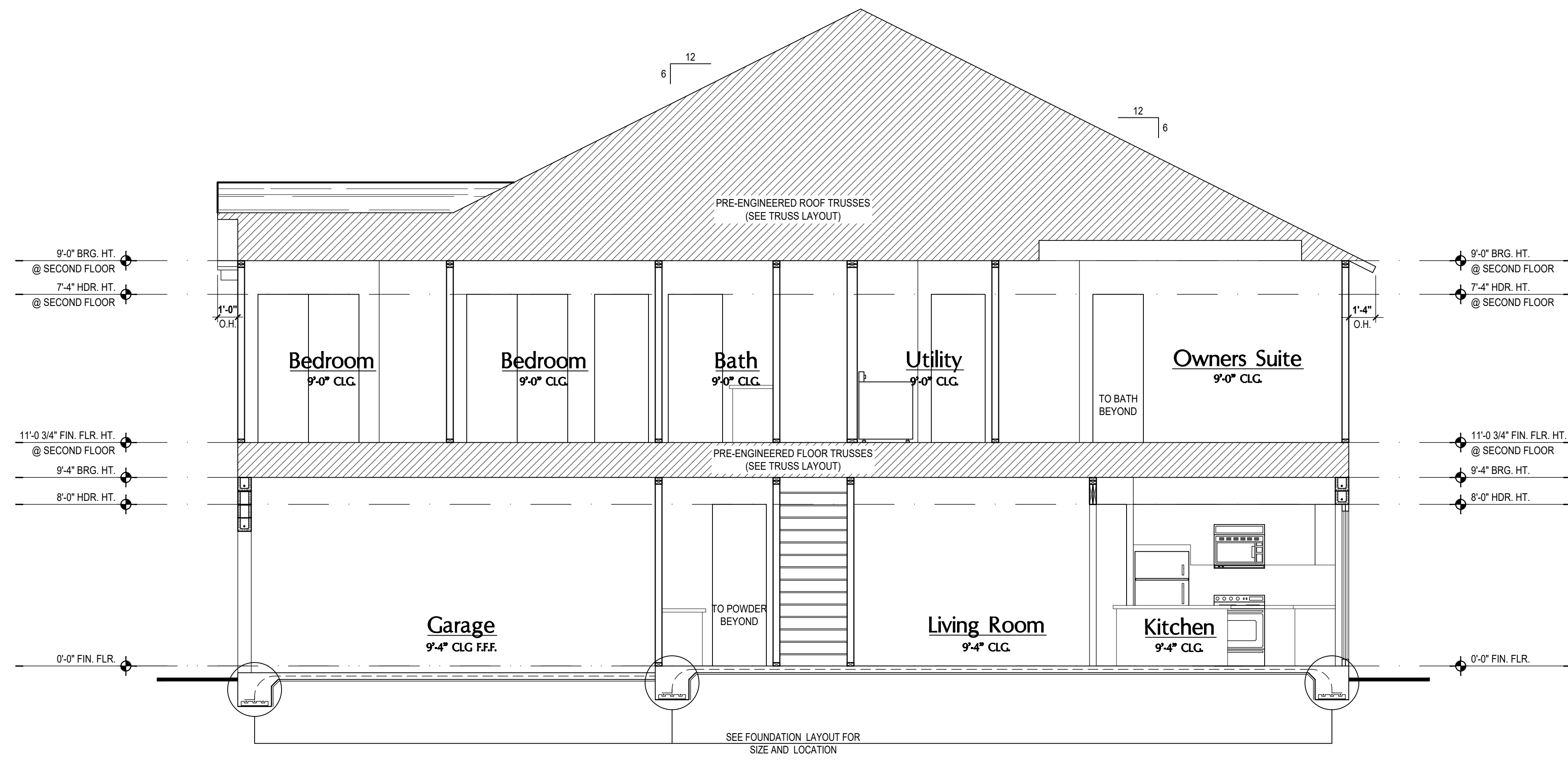
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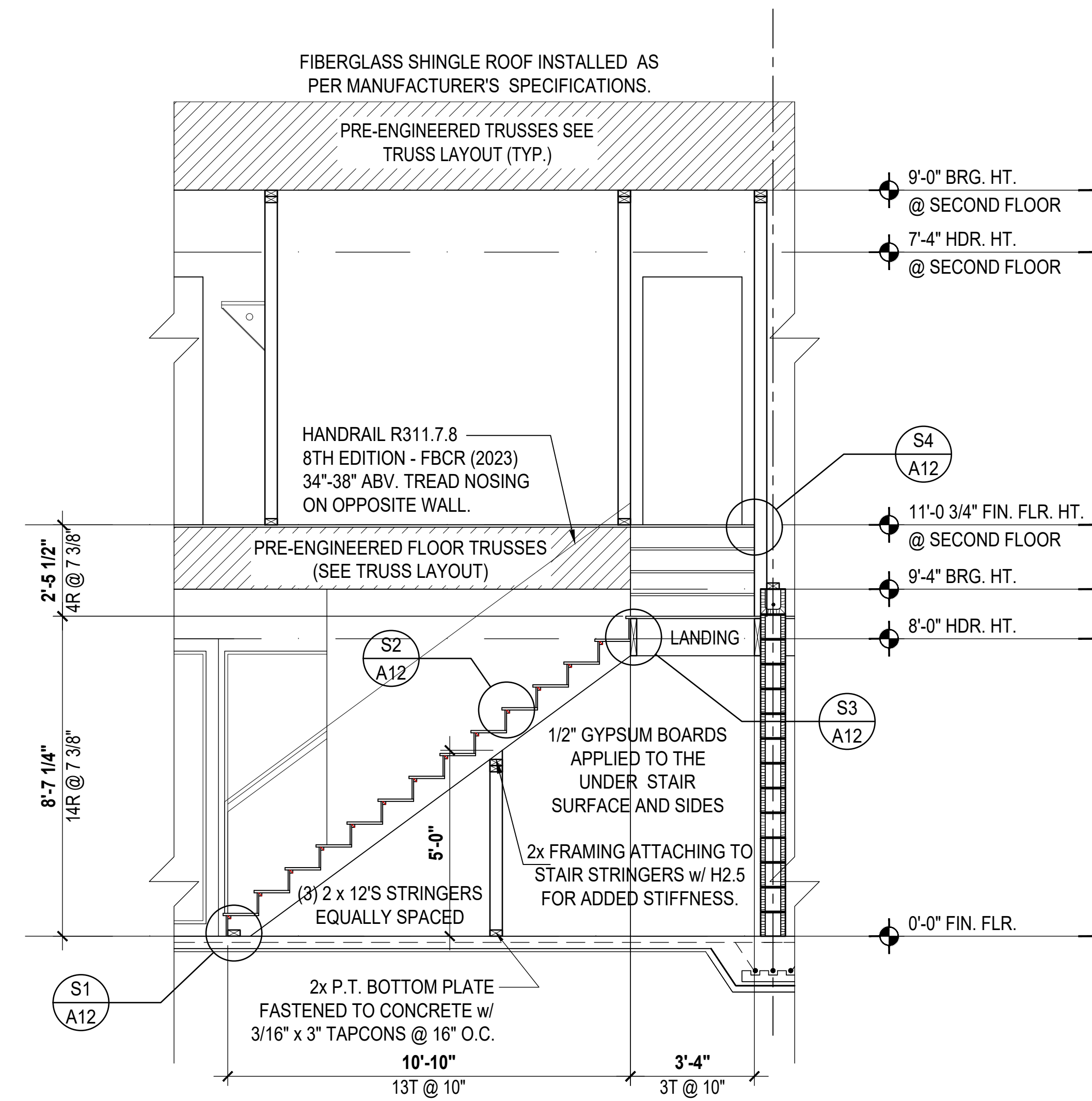
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SECTIONS
A12

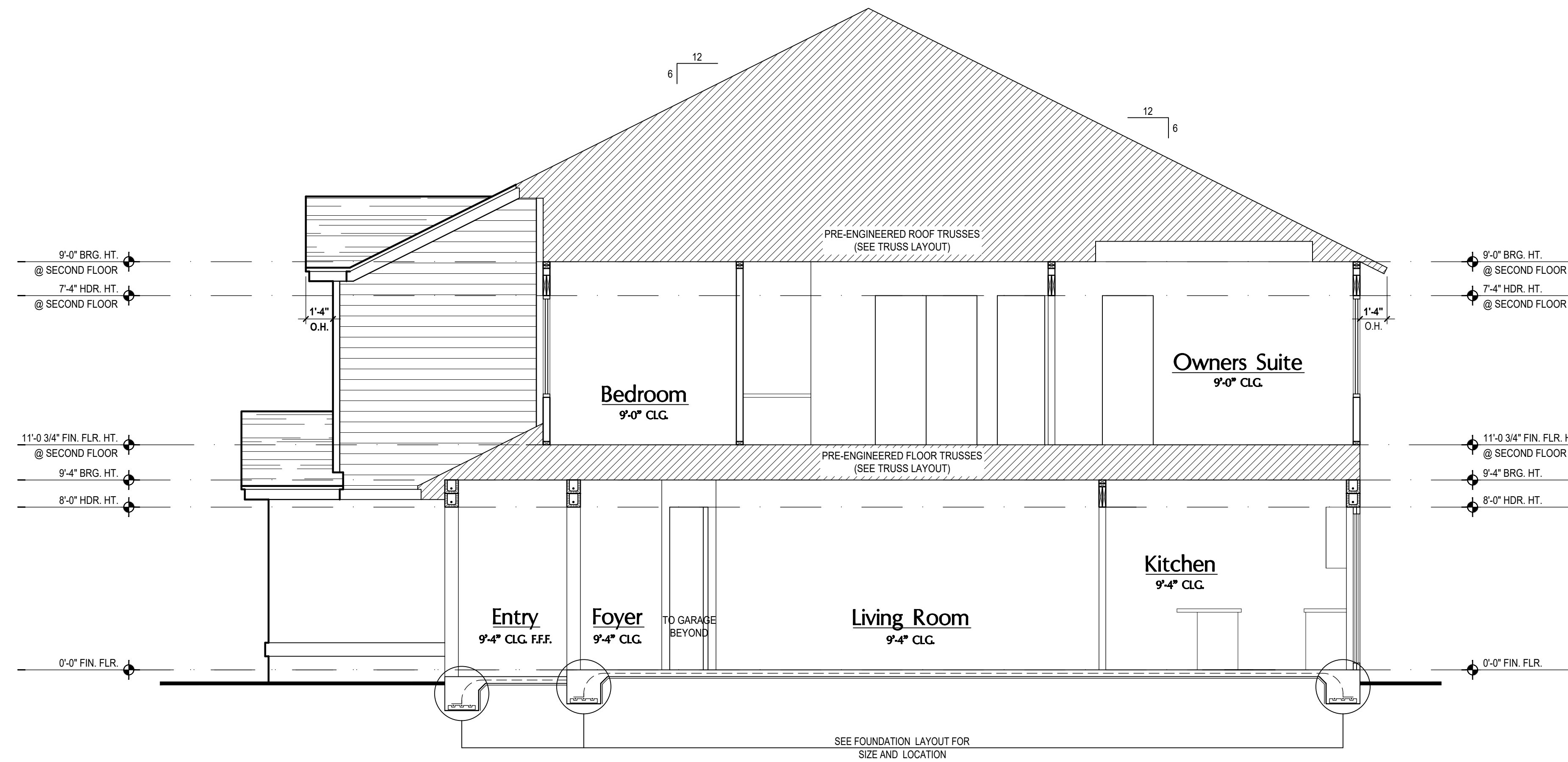
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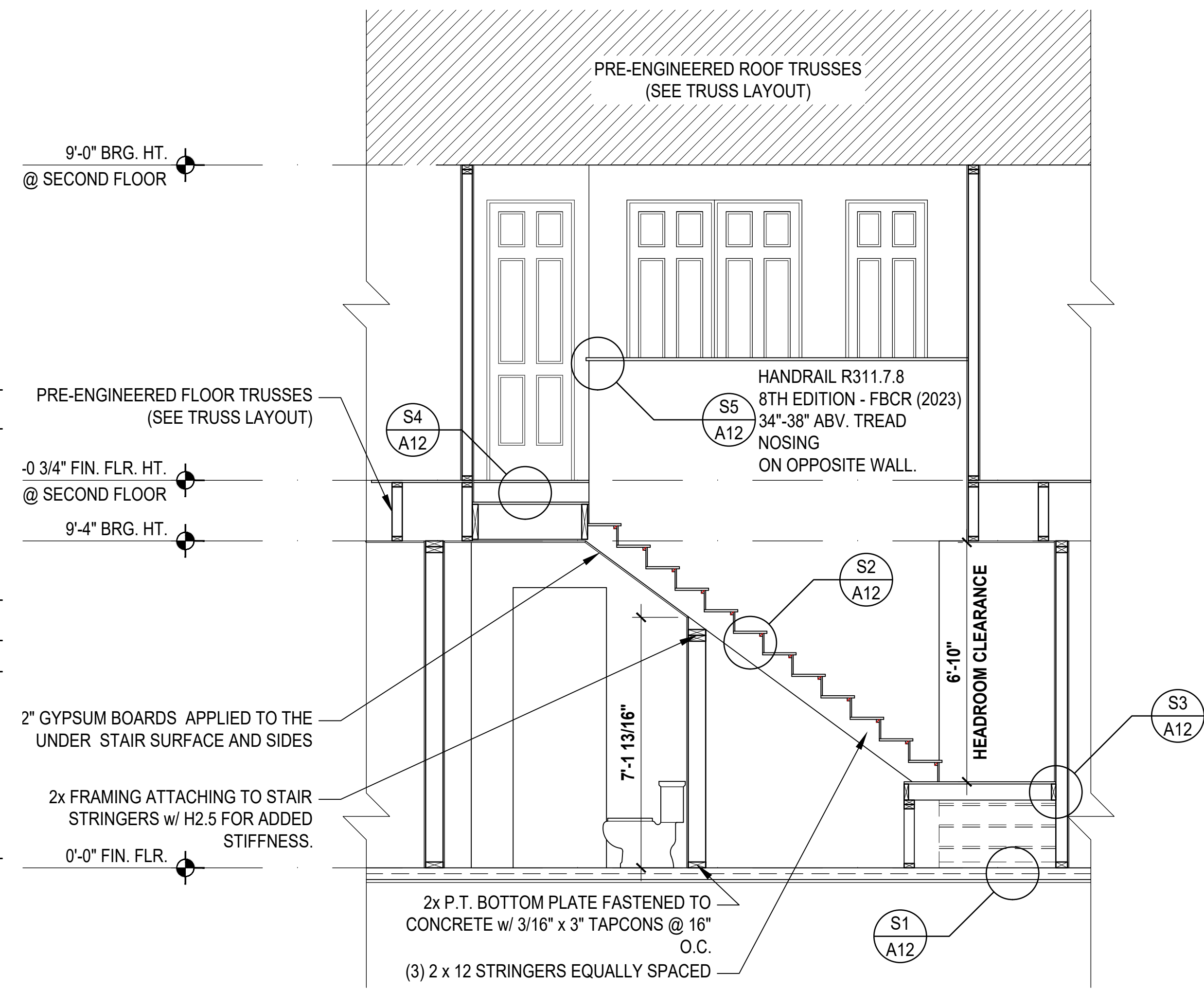
1 Washington: Building Section
A13 SCALE: 1/4" = 1'-0"



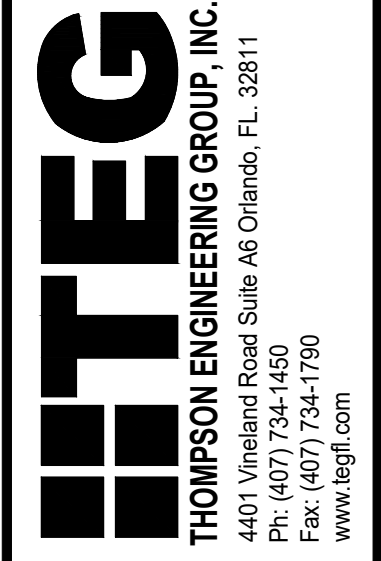
2 Washington: Building Section
A13 SCALE: 1/4" = 1'-0"



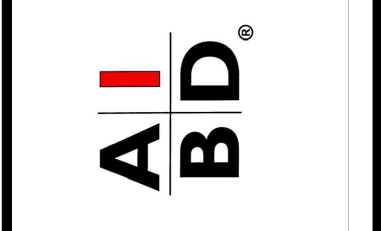
3 Carter: Building Section
A13 SCALE: 1/4" = 1'-0"



4 Carter: Building Section
A13 SCALE: 1/4" = 1'-0"



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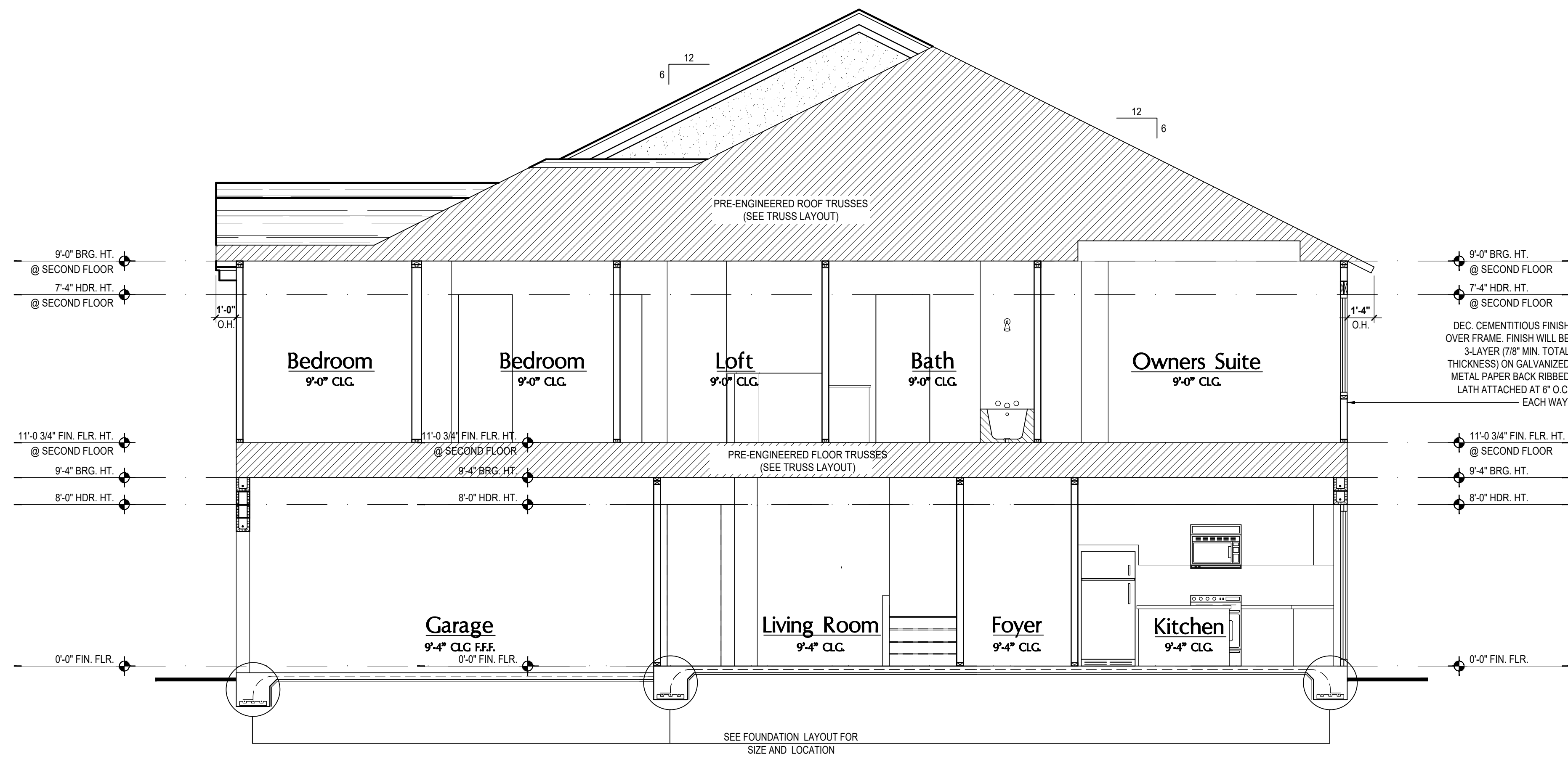
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DRAWN BY: C.C.
DESIGNED BY: MJS

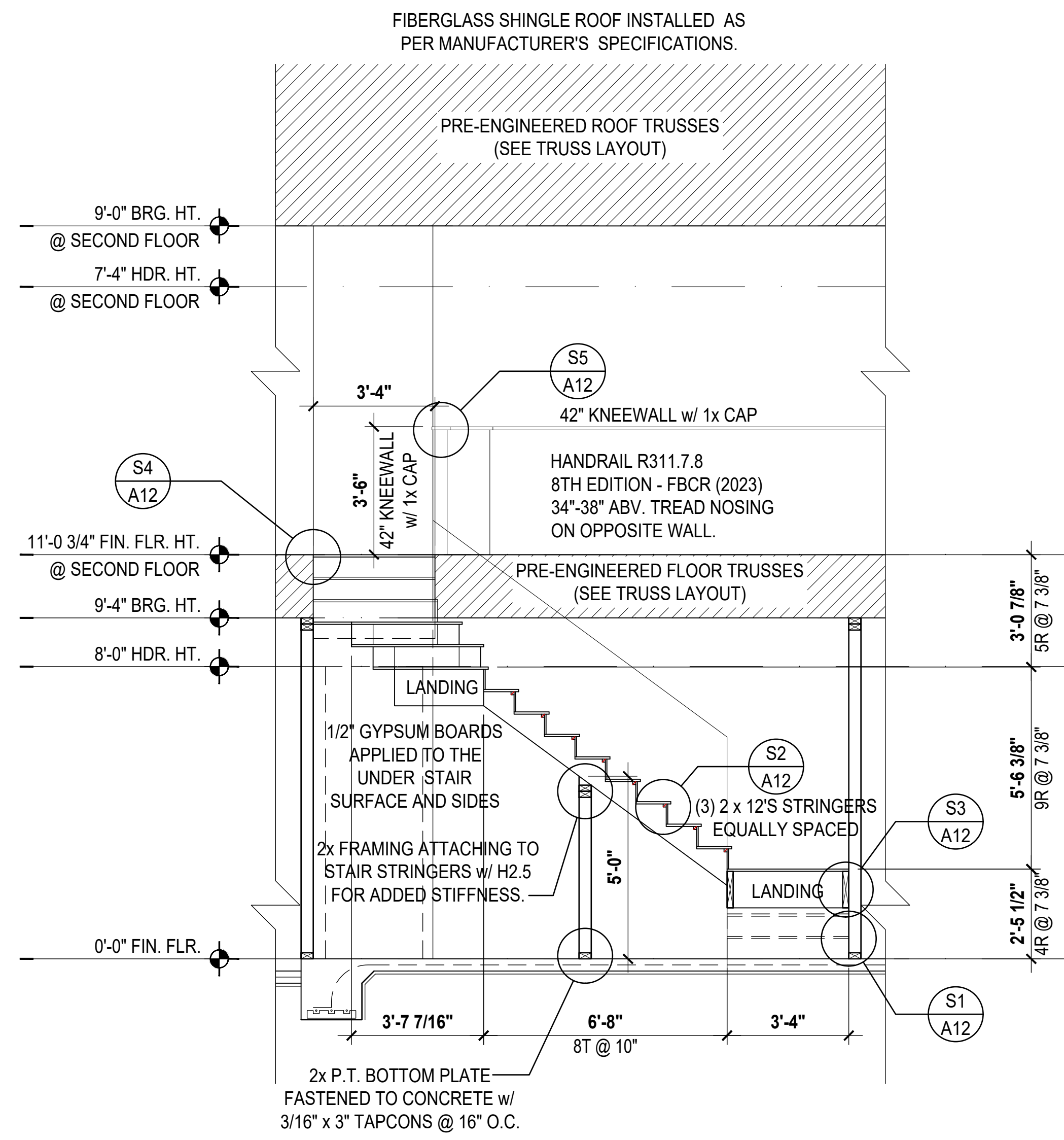
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SECTIONS
A13

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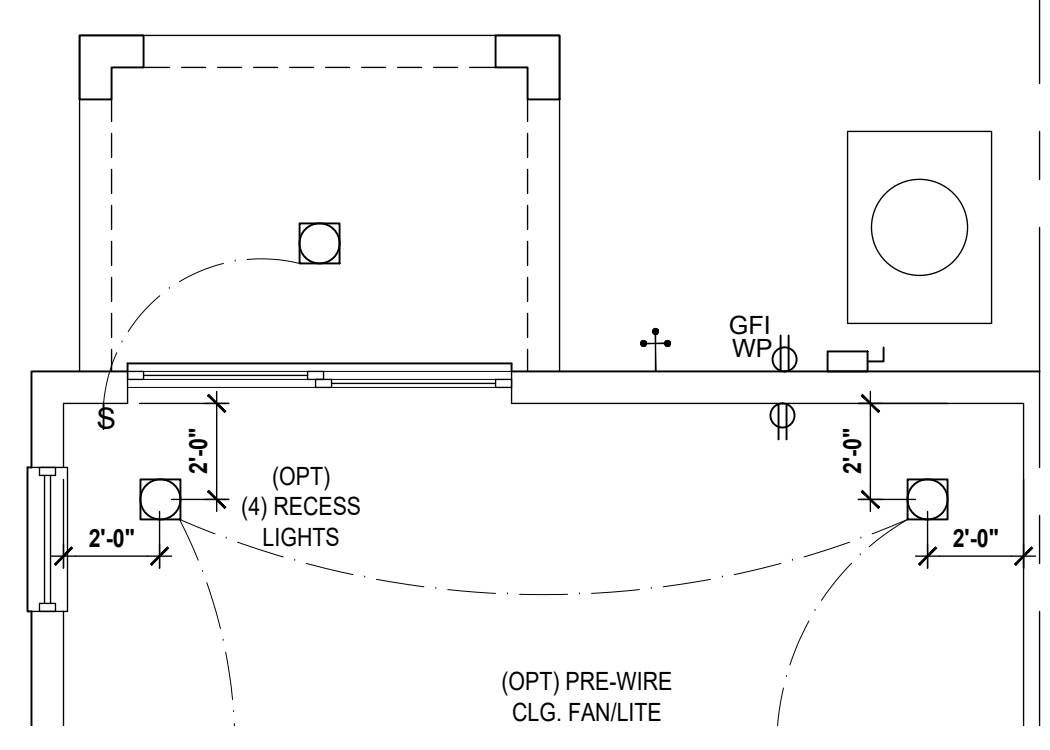


1 Lincoln: Building Section
 SCALE: 1/4" = 1'-0"

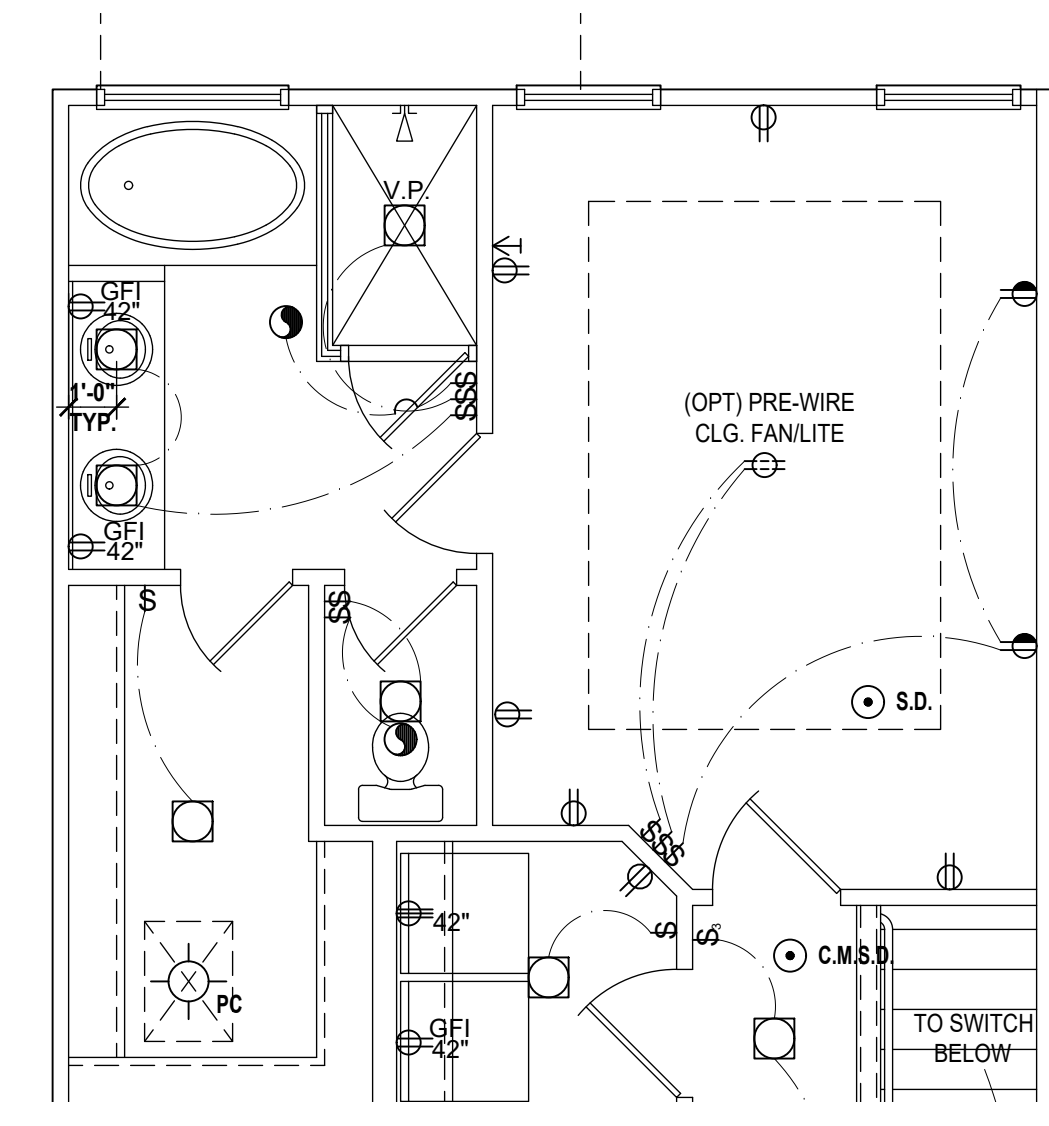


2 Lincoln: Building Section
 SCALE: 1/4" = 1'-0"

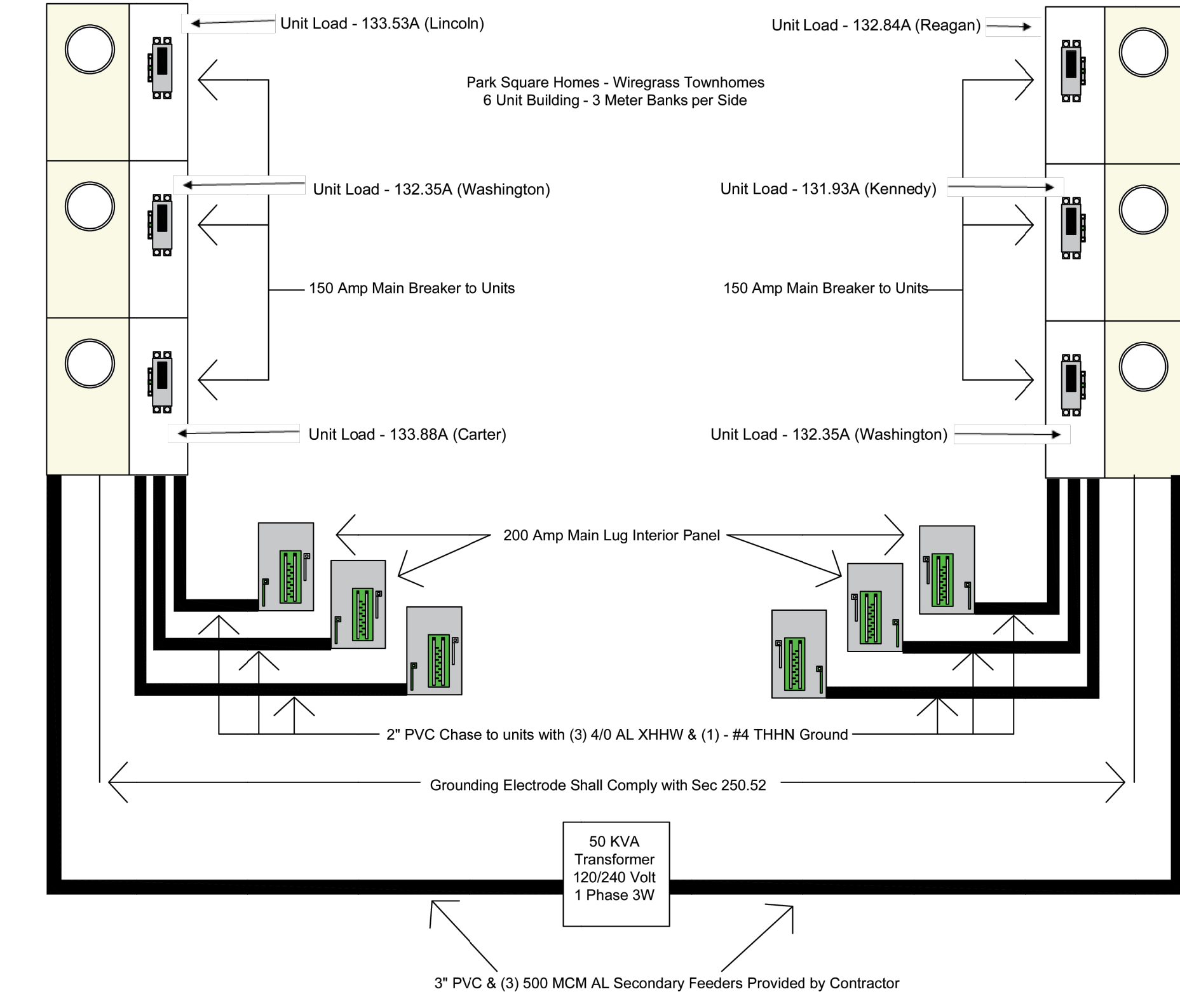
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Reagan (Opt. Lanai)
SCALE: 1/4" = 1'-0"



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



6 UNIT TOWNHOUSE

TRANSFORMER TO METERCENTER #1 - 3 UNITS

FAULT CURRENT CALCULATION

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

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

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

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

METERCENTER #1 TO CLOSEST TOWNHOUSE PANEL - 3 UNITS

FAULT CURRENT CALCULATION

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

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

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

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

TRANSFORMER TO METERCENTER #2 - 3 UNITS

FAULT CURRENT CALCULATION

$T_{SC1} = 23988 \text{ AIC (50 KVA TX)}$
 $L = 180 \text{ FEET}$
 $C = 21395 \text{ (500 AL)}$
 $E = 240 \text{ VOLT}$

$$f = \frac{2 \times L \times I_{SC1}}{C \times E} = \frac{2 \times 180 \times 23988}{21395 \times 240} = 1.7$$

$$M = \frac{1}{1 + f} = \frac{1}{1 + 1.7} = .37$$

$I_{SC2} = M \times T_{SC1} = .37 \times 23988 = 8876 \text{ AIC}$

METERCENTER #2 TO CLOSEST TOWNHOUSE PANEL - 3 UNITS

FAULT CURRENT CALCULATION

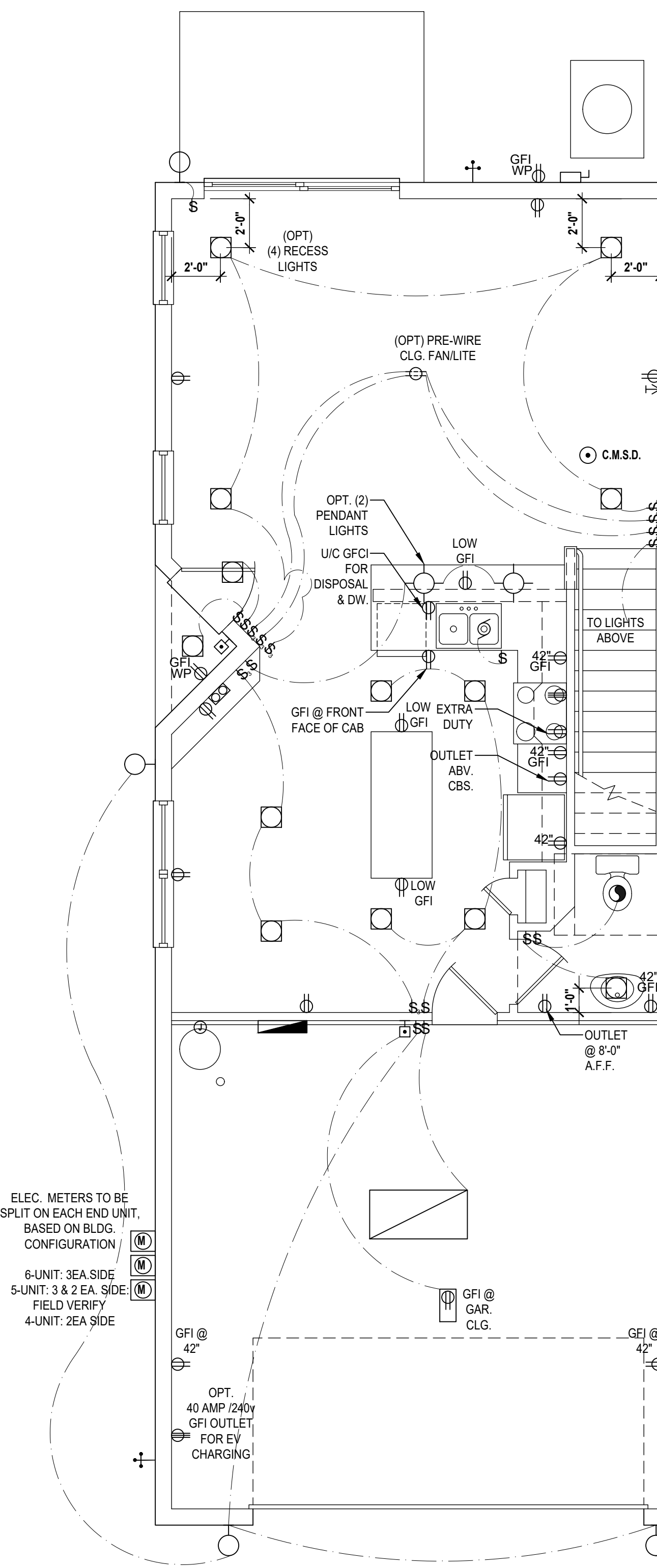
$T_{SC1} = 8876 \text{ AIC}$
 $L = 25 \text{ FEET}$
 $C = 11185 \text{ (4/0 AL)}$
 $E = 240 \text{ VOLT}$

$$f = \frac{2 \times L \times I_{SC1}}{C \times E} = \frac{2 \times 25 \times 8876}{11185 \times 240} = .17$$

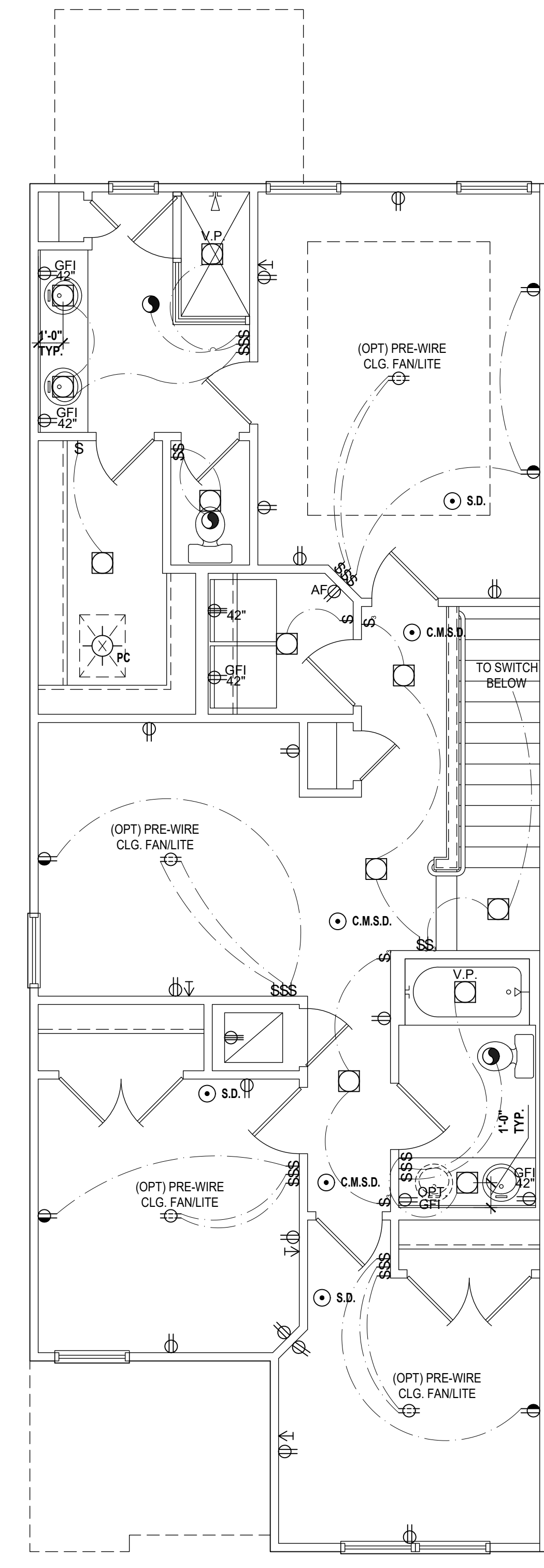
$$M = \frac{1}{1 + f} = \frac{1}{1 + .17} = .86$$

$I_{SC2} = M \times T_{SC1} = .86 \times 8876 = 7633 \text{ AIC}$

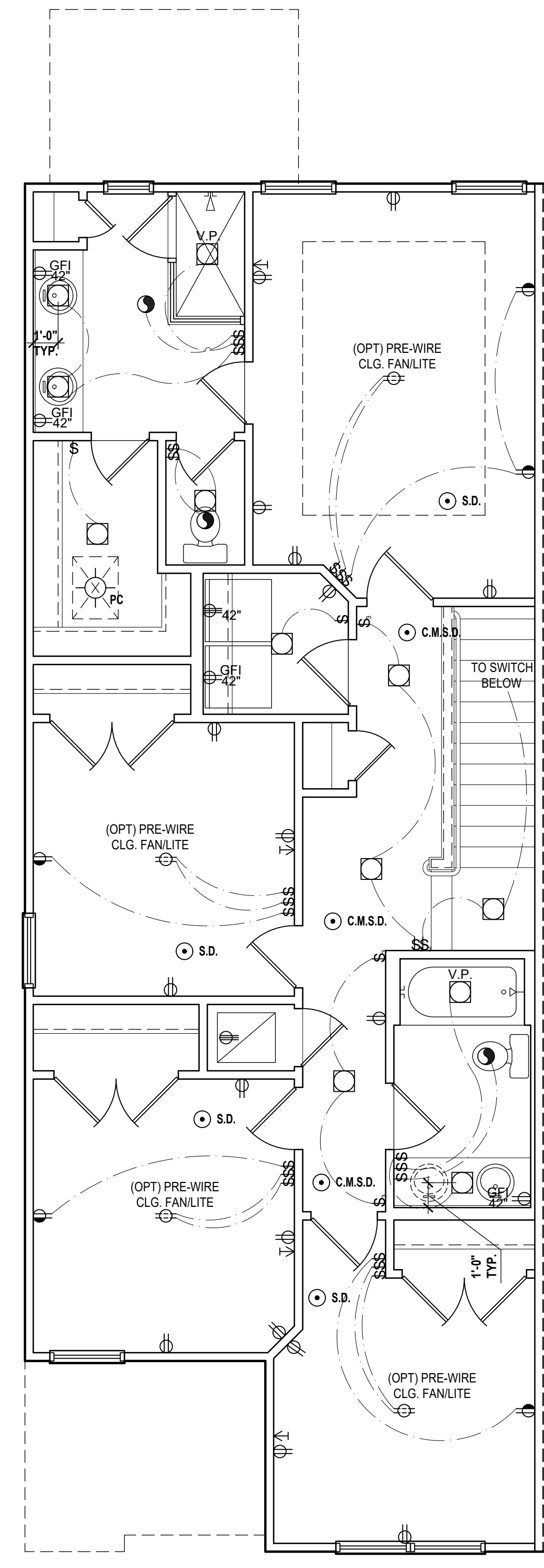
Digitally signed by Randall Stoffer
Date: 2023.11.14 17:05:55 -0500



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



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



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

GENERAL NOTES KEY:

- BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETS IN FIELD.
 - ALL OUTLETS ARE TO BE AFCI PROTECTED.
 - ALL 15A AND 20A 120V BRANCH CIRCUITS WILL BE AFCI PROTECTED.
 - ALL 15A AND 20A 120V BRANCH CIRCUITS LOCATED IN THE GARAGE AND LAUNDRY WILL BE GFCI PROTECTED.
 - ALL GARAGE BAYS WILL HAVE DEDICATED GFCI OUTLET.
 - ALL OUTLETS LOCATED IN THE KITCHEN AND BATHROOMS ARE TO BE GFCI PROTECTED.
 - DW. AND GARBAGE DISPOSAL ARE TO BE GFCI PROTECTED.
 - EXCEPTIONS TO THE GFCI STIPULATION WILL BE ALLOWED ONLY IF ALLOWED PER CURRENT NFPA / NEC AND AFCI PROTECTED.
 - OUTLETS LOCATED IN THE LAUNDRY ARE TO BE GFCI AND AFCI PROTECTED.
 - OUTLETS LOCATED WITHIN 6'-0" OF A WET AREA ARE TO BE GFCI PROTECTED.
 - 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 R404.5. FIXTURES SHALL BE IC-RATED FOR ZERO CLEARANCE INSULATION CONTACT) AND SEALED AIR TIGHT. ALSO SEE FBCE 410.116.
- NOTES:
- THIS DIAGRAMMATIC PLAN IS INTENDED TO SHOW LIGHTING AND CONVENIENCE OUTLETS ONLY. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO VERIFY THE REQUIREMENT AND LOCATIONS OF ALL ELECTRICAL EQUIPMENT, INCLUDING KITCHEN EQUIPMENT AND PROVIDE AND INSTALL COMPLETE ELECTRICAL SERVICE AS REQUIRED PER NFPA, NEC, FBC CODES AND ALL RELEVANT MUNICIPALITY CODES, STANDARDS AND ORDINANCES.
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 - ALL ELECTRICAL WORK AND APPLIANCES ARE IN FULL COMPLIANCE WITH N.F.P.A., N.E.C., F.B.C. 8TH EDITION (2023) RESIDENTIAL AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
 - VARIOUS SYMBOLS ON ELECTRICAL LEGEND MAY OR MAY NOT BE USED ON THIS PLAN.
- SMOKE DETECTOR REQUIREMENTS:
ALL SMOKE/CARBON DETECTOR LOCATIONS MUST BE A MINIMUM OF 3' FROM ANY BATHROOM PER FBC-R314.3 (4). THEY MUST ALSO BE LOCATED NO MORE THAN 10' FROM ANY BEDROOM DOOR OPENING PER FBC-R315.1.

ELECTRICAL KEY:

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

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

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A.I.D.
ARCHITECTS INCORPORATED

GOBA
GROUP BRANDS BUILDING ASSOCIATION

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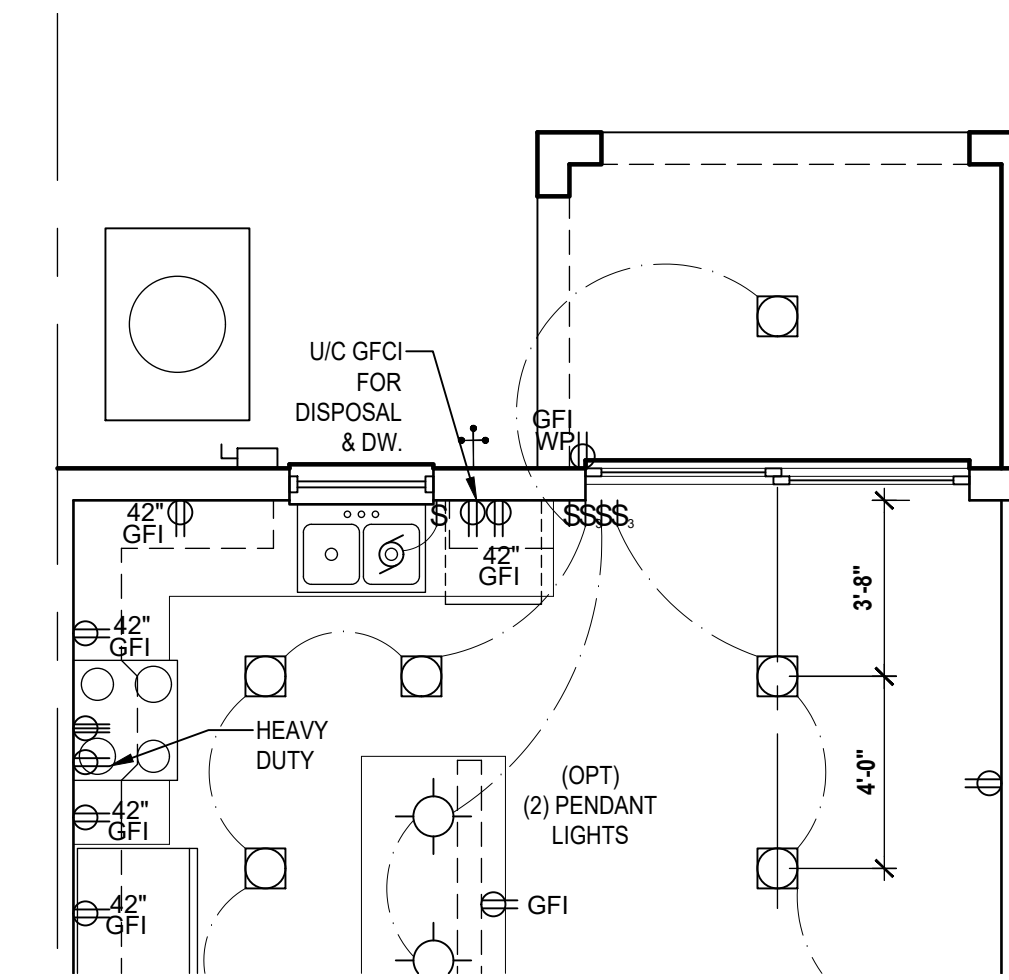
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SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

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

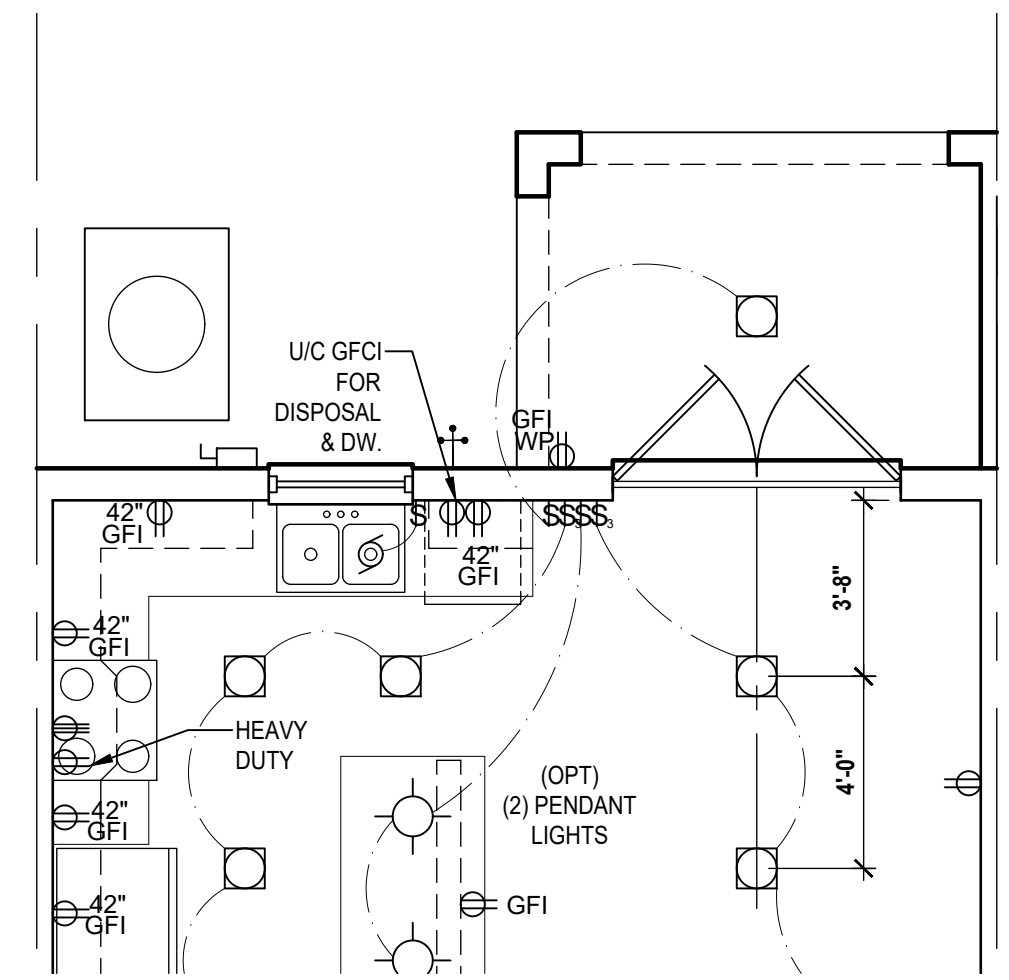
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E1

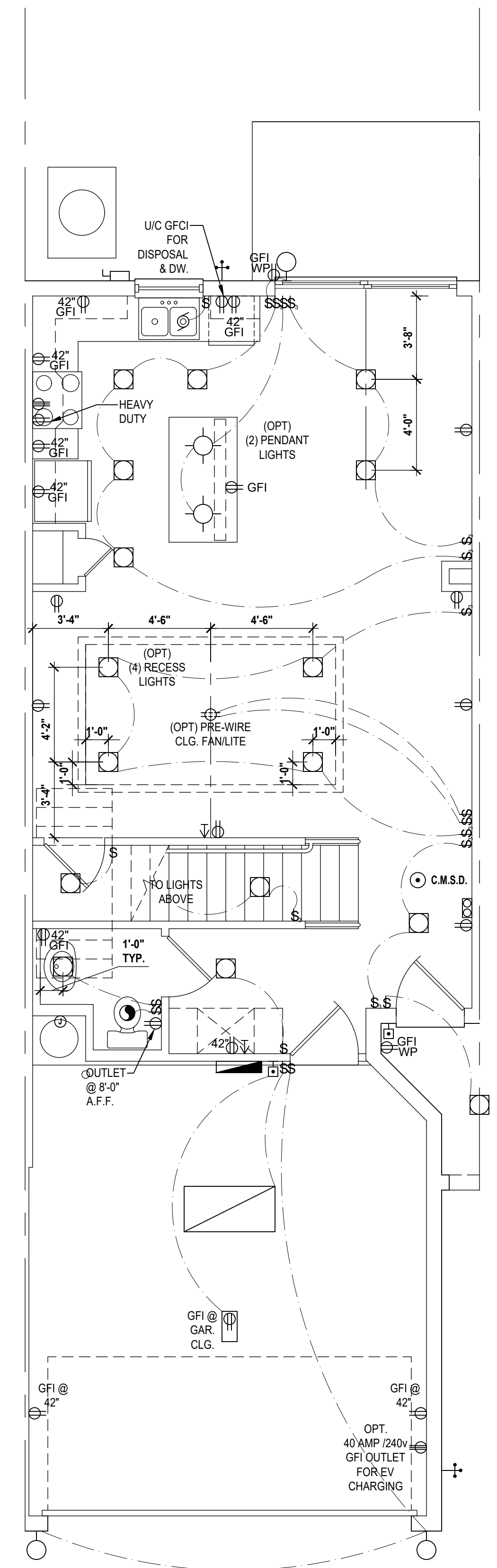
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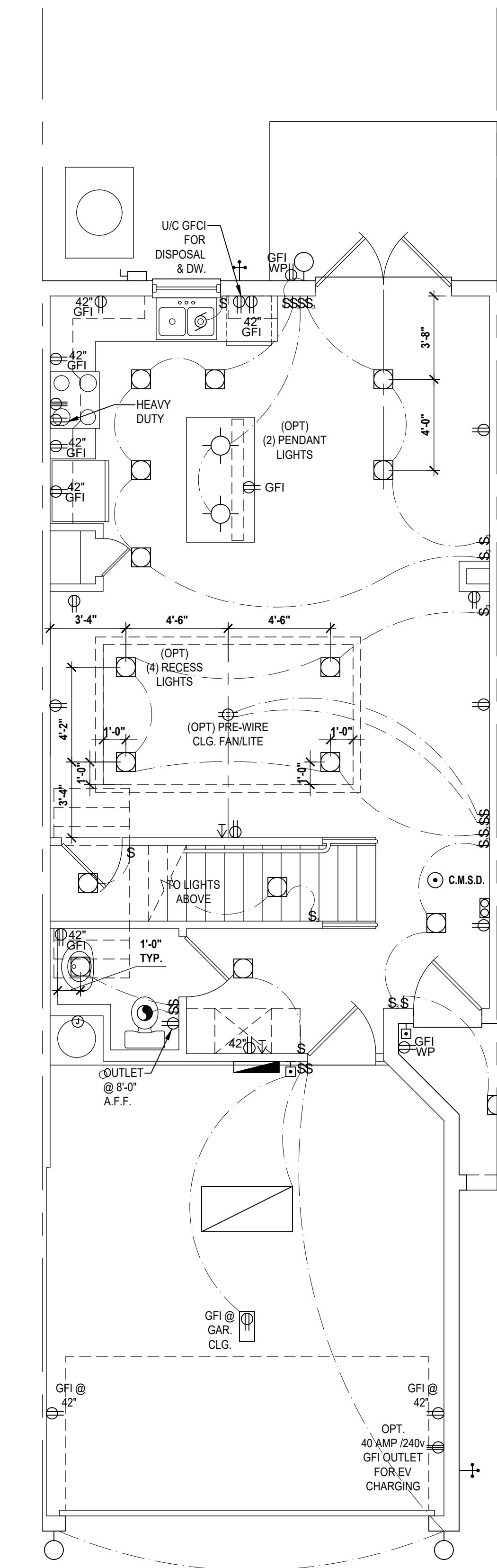
Washington- First Floor
(Opt. Lanai w/ S.G.D.)
SCALE 1/4" = 1'-0"



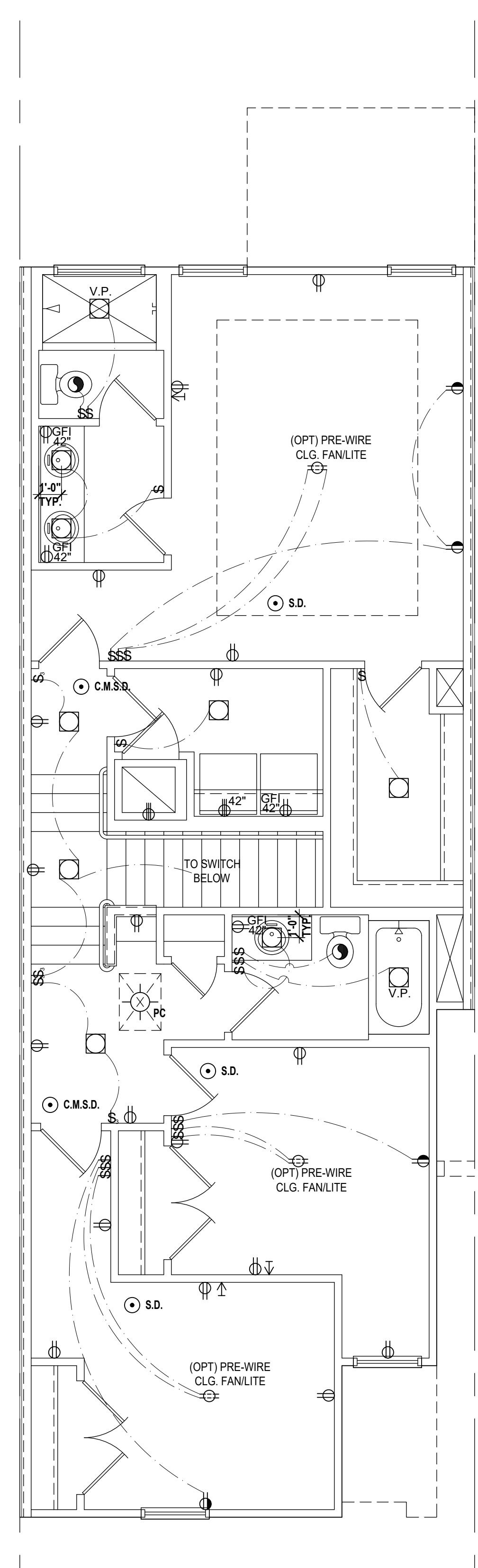
Washington- First Floor
(Opt. Lanai w/ Opt. FR. DR.)
SCALE 1/4" = 1'-0"



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"

GENERAL NOTES KEY:

1. BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETS IN FIELD.
 2. ALL OUTLETS ARE TO BE AFCI PROTECTED.
 3. ALL 15A AND 20A 120V BRANCH CIRCUITS WILL BE AFCI PROTECTED.
 4. ALL 15A AND 20A 120V BRANCH CIRCUITS LOCATED IN THE GARAGE AND LAUNDRY WILL BE GFCI PROTECTED.
 5. ALL GARAGE BAYS WILL HAVE DEDICATED GFCI OUTLET.
 6. ALL OUTLETS LOCATED IN THE KITCHEN AND BATHROOMS ARE TO BE GFCI PROTECTED.
 7. DW. AND GARBAGE DISPOSAL ARE TO BE GFCI PROTECTED.
 8. EXCEPTIONS TO THE GFCI STIPULATION WILL BE ALLOWED ONLY IF ALLOWED PER CURRENT NFPA/ NEC.
 9. OUTLETS LOCATED IN THE LAUNDRY AREA TO BE GFCI AND AFCI PROTECTED.
 10. OUTLETS LOCATED WITHIN 6'-0" OF A WET AREA ARE TO BE GFCI PROTECTED.
 11. ALL OUTLETS OVER COUNTERTOPS TO BE 42" A.F.F. (U.N.O.).
 12. ALL SMOKE/CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED, INTERCONNECTED AND AFCI PROTECTED.
 13. 8'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
 14. ANY EXTERIOR WALL ELECTRICAL MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
 15. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FBCE R402.4.5. FIXTURES SHALL BE COATED FOR ZERO CLEARANCE INSULATION CONTACT AND SEALED AIR TIGHT. ALSO SEE FBCE 410.116.
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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
	FLUSH MOUNT FLUORESCENT LIGHT
	FAN / LIGHT COMBINATION
	GARBAGE DISPOSAL MOTOR
	SPEAKER
	JUNCTION BOX
	LOW VOLTAGE
	VAPOR PROOF
	ARC FAULT PROTECTION
	INTERCOM

Electrical Plan

SCALE 1/4" = 1'-0"

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GOBA
GOVERNMENT BIDDING ASSOCIATION

6-Unit: (Orlando-Raised Heel)
Models: Reagan, Kennedy, Washington, Carter, Washington & Lincoln
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Lot# XX-XX, Subdivision
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City, State, Zip Code

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Park Square HOMES

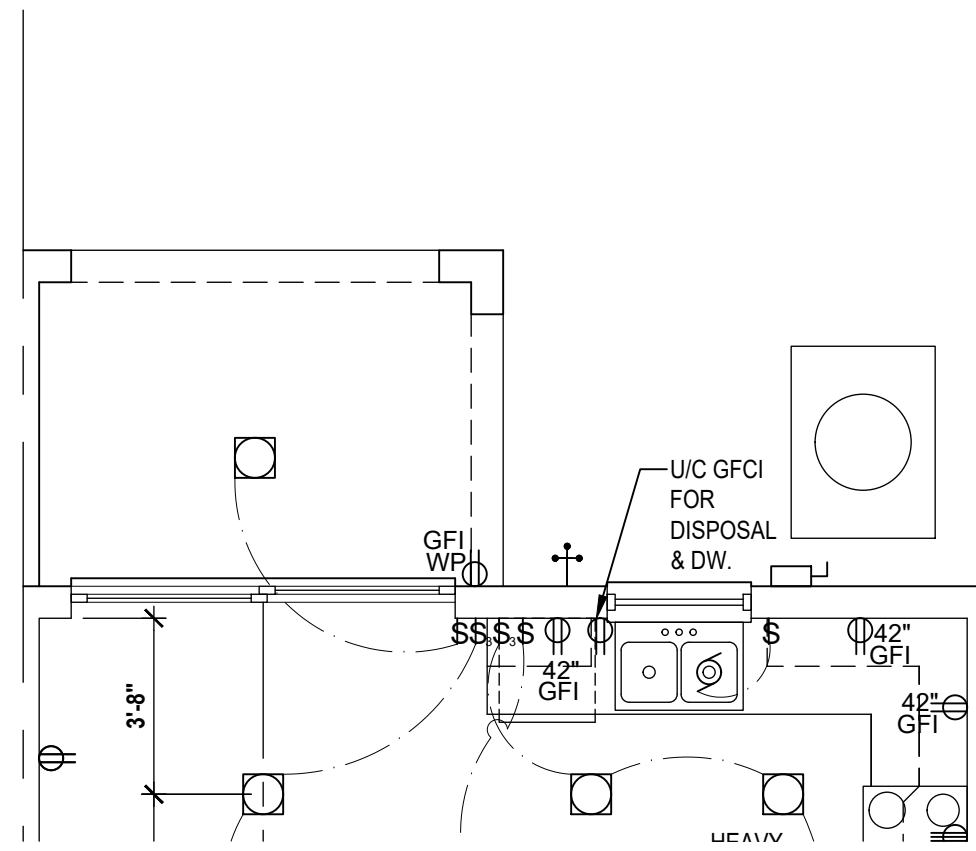
ISSUE DATE: 02/22/2023

REVISIONS

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

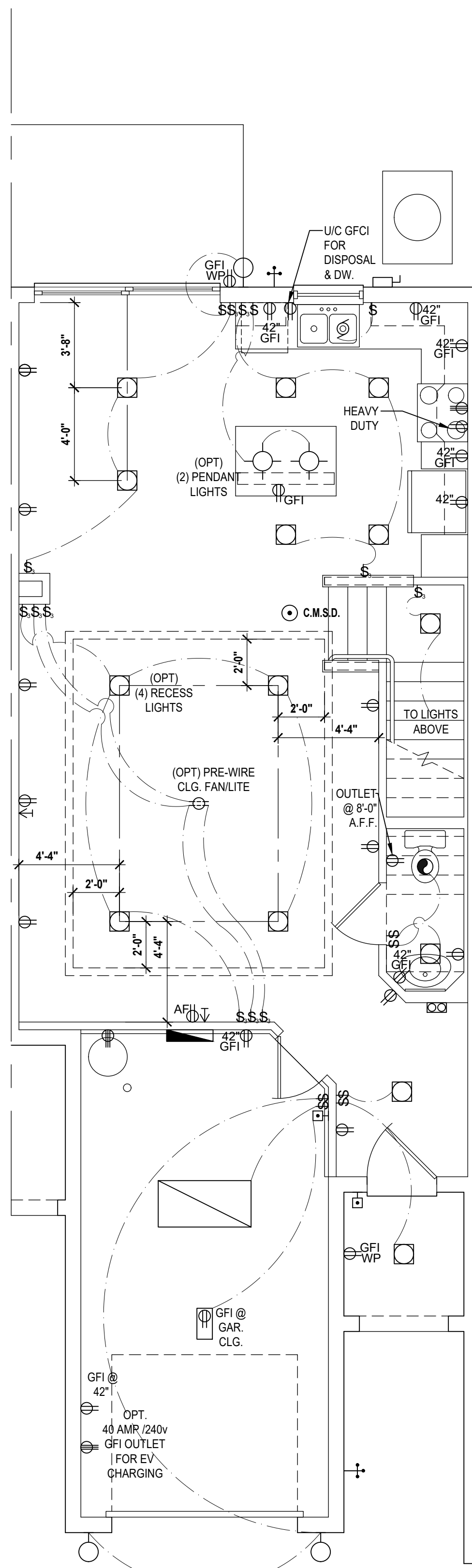
ELECTRICAL LAYOUT
E3

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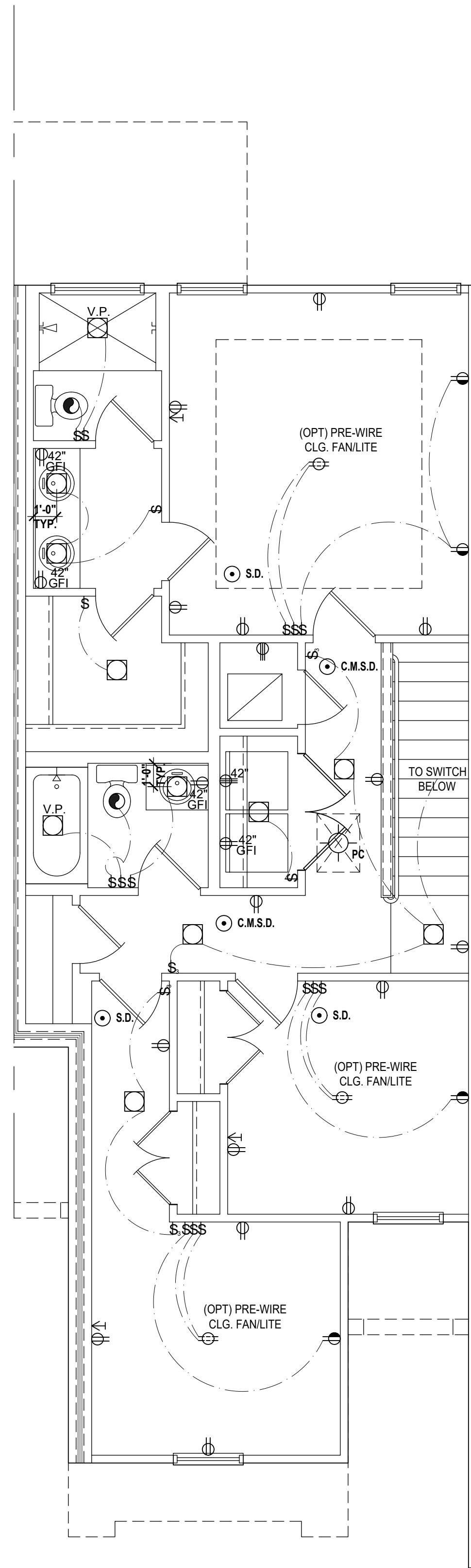
Carter (Opt. Lanai)

SCALE 1/4" = 1'-0"



Carter First Floor

SCALE 1/4" = 1'-0"



Carter Second Floor

SCALE 1/4" = 1'-0"

GENERAL NOTES KEY:

1. BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETS IN FIELD.
2. ALL OUTLETS ARE TO BE AFCI PROTECTED.
3. ALL 15A AND 20A 120V BRANCH CIRCUITS WILL BE AFCI PROTECTED.
4. ALL 15A AND 20A 120V BRANCH CIRCUITS LOCATED IN THE GARAGE AND LAUNDRY WILL BE GFCI PROTECTED.
5. ALL GARAGE BAYS WILL HAVE DEDICATED GFCI OUTLET.
6. ALL OUTLETS LOCATED IN THE KITCHEN AND BATHROOMS ARE TO BE GFCI PROTECTED.
7. DW. AND GARBAGE DISPOSAL ARE TO BE GFCI PROTECTED.
8. EXCEPTIONS TO THE GFCI STIPULATION WILL BE ALLOWED ONLY IF ALLOWED PER CURRENT NFPA/ NEC.
9. OUTLETS LOCATED IN THE LAUNDRY ARE TO BE GFCI AND AFCI PROTECTED.
10. OUTLETS LOCATED WITHIN 6'-0" OF A WET AREA ARE TO BE GFCI PROTECTED.
11. ALL OUTLETS OVER COUNTERTOPS TO BE 42" A.F.F. (U.N.O.).
12. ALL SMOKE/CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED, INTERCONNECTED AND AFCI PROTECTED.
13. 8'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
14. ANY EXTERIOR WALL ELECTRICAL MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
15. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FBC 410.4.5. FIXTURES SHALL BE COATED FOR ZERO CLEARANCE INSULATION CONTACT AND SEALED AIR TIGHT. ALSO SEE FBC 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 REIGNING MUNICIPALITY CODES, STANDARDS AND ORDINANCES.
- LOCATION OF FIXTURES AND / OR OUTLETS ARE SUGGESTED LOCATIONS AND MEET MOST LOCAL CODE REQUIREMENTS. ADDITIONS OR ADJUSTMENTS MAY BE MADE BETWEEN THE OWNER AND BUILDER IN THE FIELD.
- ALL ELECTRICAL WORK AND APPLIANCES ARE IN FULL COMPLIANCE WITH N.F.P.A., N.E.C., F.B.C. 8TH EDITION (2013) RESIDENTIAL, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
- VARIOUS SYMBOLS ON ELECTRICAL LEGEND MAY OR MAY NOT BE USED ON THIS PLAN.

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

ELECTRICAL KEY:

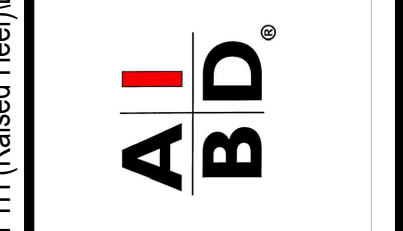
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	CHIME
	DOOR BELL / GARAGE DOOR SWITCH
	DISCONNECT SWITCH
	ELECTRICAL METER
	S.M.O.K.E. DETECTOR
	CARBON MONOXIDE / SMOKE DETECTOR
	CEILING FAN
	WALL SCONCE
	CHANDELIER
	SPOT LIGHT
	FLUSH MOUNT FLUORESCENT LIGHT
	FAN / LIGHT COMBINATION
	GARBAGE DISPOSAL MOTOR
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	JUNCTION BOX
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	ARC FAULT PROTECTION
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Electrical Plan

SCALE 1/4" = 1'-0"



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ELECTRICAL LAYOUT
E4

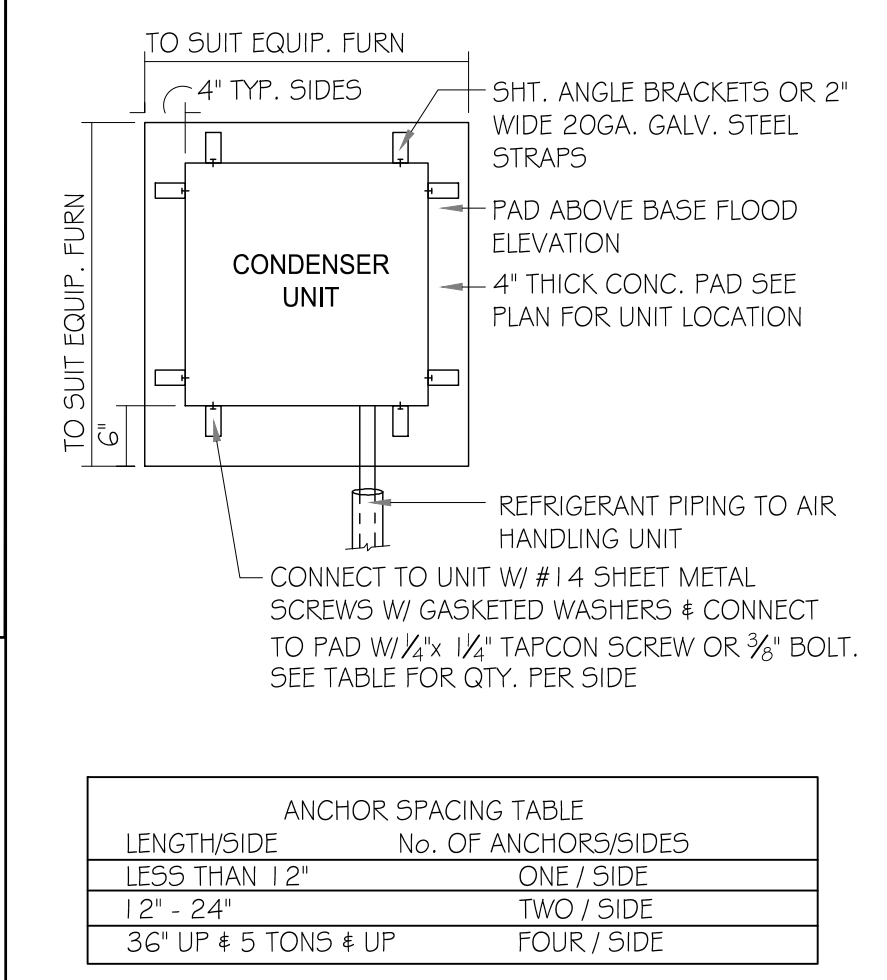
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VERIFICATION OF FIELD CONDITIONS:

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

FIELD REPAIR NOTES

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



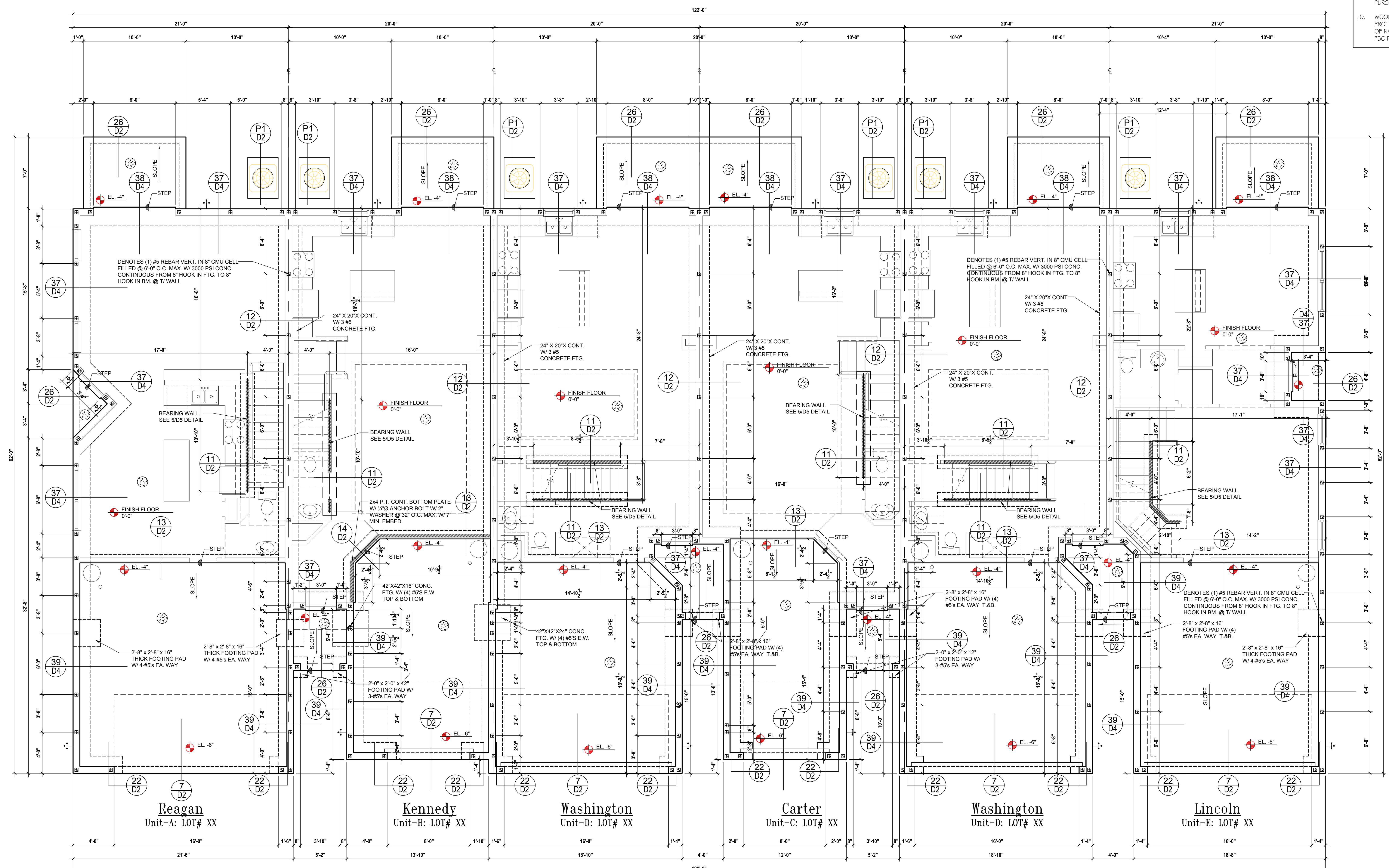
1 COND. ANCHOR DETAIL
N.T.S.

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 CONC. PAD SEE PLAN FOR UNIT LOCATION. 1" COVER TERMITE TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. W/MT 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 G1-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE.
6. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
7. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
8. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WF 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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ISSUE DATE: 02/22/2023

REVISIONS

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DRAWN BY: C.C.
DESIGNED BY: MJS

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

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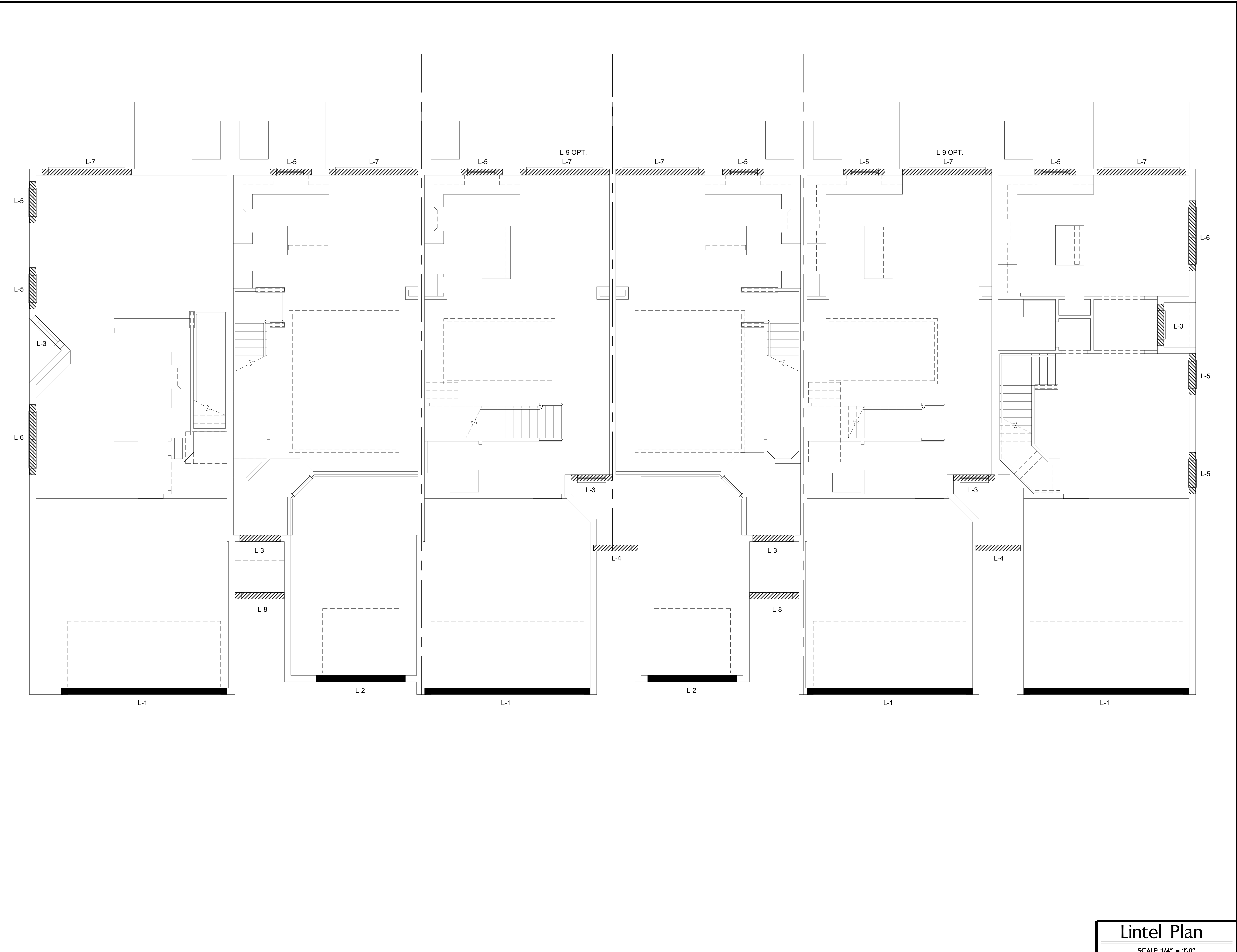
LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F32-1B/1T	GARAGE DOOR
L-2	9'-4"	8F32-1B/1T	GARAGE DOOR
L-3	4'-6"	8RF14-1B/1T	FRONT DOOR
L-4	5'-4"	8F16-1B/1T	FRONT ENTRY
L-5	4'-6"	8F16-1B/1T	WINDOW
L-6	7'-6"	8F16-1B/1T	WINDOW
L-7	9'-4"	8F16-1B/1T	S.G.D.
L-8	5'-4"	8F16-1B/1T	ENTRY
L-9 OPT	7'-6"	8F14-1B/1T	OPT. FRENCH DOOR

LENGTH	TYPE	8F8-08	8F12-08	8F16-08	8F20-08	8F24-08	8F28-08	8F32-08
3'-6" (42")	PRECAST	2231	3089	3718	4163	4607	5054	5502
4'-0" (48")	PRECAST	1966	2693	3261	3680	4099	4518	4937
4'-6" (54")	PRECAST	1599	2189	2693	3113	3532	3951	4370
5'-4" (64")	PRECAST	1217	1663	2060	2457	2854	3251	3648
5'-10" (70")	PRECAST	1062	1451	1840	2229	2618	3007	3396
6'-6" (78")	PRECAST	908	1238	1568	1898	2228	2558	2888
7'-6" (90")	PRECAST	743	1011	1279	1547	1815	2083	2351
9'-4" (112")	PRECAST	554	752	950	1148	1346	1544	1742
10'-6" (126")	PRECAST	475	635	795	955	1115	1275	1435
11'-4" (136")	PRECAST	362	482	602	722	842	962	1082
12'-0" (144")	PRECAST	337	447	557	667	777	887	997
13'-4" (160")	PRECAST	296	406	516	626	736	846	956
14'-0" (168")	PRECAST	279	429	579	729	879	1029	1179
14'-8" (176")	PRESTRESSED	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.
17'-4" (208")	PRESTRESSED	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.
21'-4" (256")	PRESTRESSED	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.
24'-0" (288")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.

LENGTH	TYPE	8F8-11	8F12-11	8F16-11	8F20-11	8F24-11	8F28-11	8F32-11
3'-6" (42")	PRECAST	1569	2655	3524	4394	5263	6132	7001
4'-0" (48")	PRECAST	1363	2305	3060	3815	4570	5325	6079
4'-6" (54")	PRECAST	1207	2040	2707	3375	4043	4711	5379
5'-4" (64")	PRECAST	1016	1715	2276	2838	3399	3961	4522
5'-10" (70")	PRECAST	909	1567	2080	2593	3107	3620	4133
6'-6" (78")	PRECAST	835	1407	1888	2369	2850	3331	3812
7'-6" (90")	PRECAST	727	1224	1624	2025	2426	2827	3228
9'-4" (112")	PRECAST	591	862	1133	1404	1675	1946	2217
10'-6" (126")	PRECAST	530	775	1046	1317	1588	1859	2130
11'-4" (136")	PRECAST	474	704	975	1246	1517	1788	2059
12'-0" (144")	PRECAST	430	650	921	1192	1463	1734	2005
13'-4" (160")	PRECAST	418	638	910	1181	1452	1723	1994
14'-0" (168")	PRECAST	428	648	920	1191	1462	1733	2004
14'-8" (176")	PRESTRESSED	239	334	429	524	619	714	809
15'-4" (184")	PRESTRESSED	246	341	436	531	626	721	816
17'-4" (208")	PRESTRESSED	230	325	420	515	610	705	800
19'-4" (232")	PRESTRESSED	192	287	382	477	572	667	762
21'-4" (256")	PRESTRESSED	166	261	356	451	546	641	736
22'-0" (264")	PRESTRESSED	137	232	327	422	517	612	707
24'-0" (288")	PRESTRESSED	124	219	314	409	504	599	694

LENGTH	TYPE	8R8-08	8R12-08	8R16-08	8R20-08	8R24-08	8R28-08	8R32-08
4'-4" (52")	PRECAST	1635	1749	1863	1977	2091	2205	2319
4'-6" (54")	PRECAST	1494	1596	1698	1800	1902	2004	2106
5'-8" (68")	PRECAST	866	907	948	989	1030	1071	1112
5'-10" (70")	PRECAST	810	851	892	933	974	1015	1056
6'-8" (80")	PRECAST	797	838	879	920	961	1002	1043
7'-6" (90")	PRECAST	669	710	751	792	833	874	915
9'-8" (116")	PRECAST	411	452	493	534	575	616	657

LENGTH	TYPE	8R8-11	8R12-11	8R16-11	8R20-11	8R24-11	8R28-11	8R32-11
4'-4" (52")	PRECAST	905	1666	2362	3058	3754	4450	5146
4'-6" (54")	PRECAST	867	1604	2272	2930	3588	4246	4904
5'-8" (68")	PRECAST	675	1269	1797	2326	2854	3383	3911
5'-10" (70")	PRECAST	655	1207	1746	2285	2824	3363	3902
6'-8" (80")	PRECAST	570	929	1300	1800	2300	2800	3300
7'-6" (90")	PRECAST	506	742	1064	1486	1908	2330	2752
9'-8" (116")	PRECAST	395	568	840	1112	1484	1856	2228



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-Linets are manufactured with 5 1/2" long notches at the ends to accommodate vertical wall 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 430.
- The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C-299 or other approved coating.
- Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:
$$\frac{Applied\ vertical\ load}{Safe\ vertical\ load} + \frac{Applied\ horizontal\ load}{Safe\ horizontal\ load} \leq 1.0$$
- 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.
- 7/32" rebar may be substituted for two #5 rebars 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 = 642.

MATERIALS

- 1" C 8" precast lintel = 4000 psi
- 2" C precast lintel = 6000 psi
- Grout per ASTM C476 f'g = 3000 psi w/ maximum 3/8 inch aggregate & 8 to 11 inch slump
- Concrete Masonry Units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi
- Rebar per ASTM A615 grade 60
- Prestressing strand per ASTM A416 grade 270 low relaxation
- Mortar per ASTM C270 type M or S

TYPE DESIGNATION

8F16-1B/1T

F = FILLED WITH GROUT / U = UNFILLED

QUANTITY OF #5 REBAR AT TOP

QUANTITY OF #5 REBAR AT BOTTOM

QUANTITY OF #5 REBAR AT TOP

NOMINAL WIDTH

NOMINAL HEIGHT

1-1/2" CLR TYP

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

F'm=1500psi

1-1/2" CLR TYP

8" NOMINAL WIDTH

15-5/8" ACTUAL HEIGHT

1-1/2" CLEAR

#5 REBAR AT TOP

C.M.U.

GROUT

#5 REBAR AT BOTTOM OF LINTEL CAVITY

BOTTOM REINFORCING PROVIDED IN LINTEL (VARIES)

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"

HITEG THOMPSON ENGINEERING GROUP, INC.
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residential-commercial-architecture

A.I.D.

GOBA
GREAT ORANGE BUILDING ASSOCIATION

6-Unit: (Orlando-Raised Heel)

Models: Reagan, Kennedy, Washington, Carter, 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

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

FLOOR PLAN

S2

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	DETA20	18-10d x 1 1/2"	2,480	2000 / 1370	102	HTT5	H:4-8dX1 1/2"/P:4-8dX1 1/2"	4,275	N/A
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160	104	VGTR/L	32-SDS1/2"x3/7(2) 7/8" BLT	3,990	N/A
21	H1	RFT: 6-8dX1 1/2"/PLT: 4-8d	475	485 / 165	104	HDUS-SDS2.5	7/8" BLT/20-SDS 1/2"x2 1/2"	5,020	N/A
22	H10A OR MTS12	RFT: 8-8d x 1 1/2"	1,010	660/550	110	HCP2	12-10d x 1 1/2"	520	260 / N/A
23	LUS26	PLT: 8-8d x 1 1/2"	1,000	N/A	167	HUUS46	H:14-16dJ:6-16d	1,550	N/A
24	H7	HDR: 4-10d/ST: 4-10d	955	N/A	168	L44	H:8-10dJ:4-10d	710	N/A
26	H2.5	RFT / STD: 10-8d	985	400 / N/A	181	HUS26	20-16d	1,550	N/A
34	A34	RFT: 5-8d / PLT: 5-8d	415	150 / 150	184	HUC28-2	H:14-16dJ:4-10d	1,085	N/A
35	A35F	H:4-8dX1 1/2"/P:4-8dX1 1/2"	365	280 / 303	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 5,095 D	N/A
38	MTS16	14-10d	1,000	N/A	191	HU28	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:18-3/16"x1 1/2" TAPCON BM:6-16d	1,135	N/A
43	LSTA12	10-10d	905	N/A	215	HGUS210-2	HDR:46-16d/UST: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-ATR:4X4 TOP/FACE JOIST: 18-10d	3,145	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A	226	MBHA4.75/12	HDR: (2) 3/4" x 8" JOIST: 18-10d	2,160	N/A
79	SP1	STD:6-10d / PLT: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 / PLT: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:2-10dX1 1/2"/P:10-10dX1 1/2"	1,470	480 / N/A
90	ABU66	(2) 7/8" BOLTS	2,340	N/A	241	LG2	30-16d-sinker	2,000	1015 / 440
99	CB66	(2) 7/8" BOLTS	2,300	985	301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
92	ABU44	12-16d	2,200	N/A	302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
93	AC6 (MAX)	28-16d	1,815	1,070	303	HGT-4	LTL:3/4"BLTS./GIR: 18-10d	9,260	N/A
94	AC4 (MAX)	28-16d	1,815	1,070	401	SURL414	FACE:18-16d/UST:8-16d	1,700	N/A
95	HTS20	20-10d	1,450	N/A	T		CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS		
96	HDBA	SILL: 7/8" BOLT STUD:(3) 7/8"x5/4" BOLTS	7,910	N/A					
97	MTSM16	BLOCK: 4-1/2"x2-1/2" TC JOIST: 7-10d	860	N/A					

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

XXX ULTIMATE DESIGNED POSITIVE PRESSURE
-XXX ULTIMATE DESIGNED NEGATIVE PRESSURE

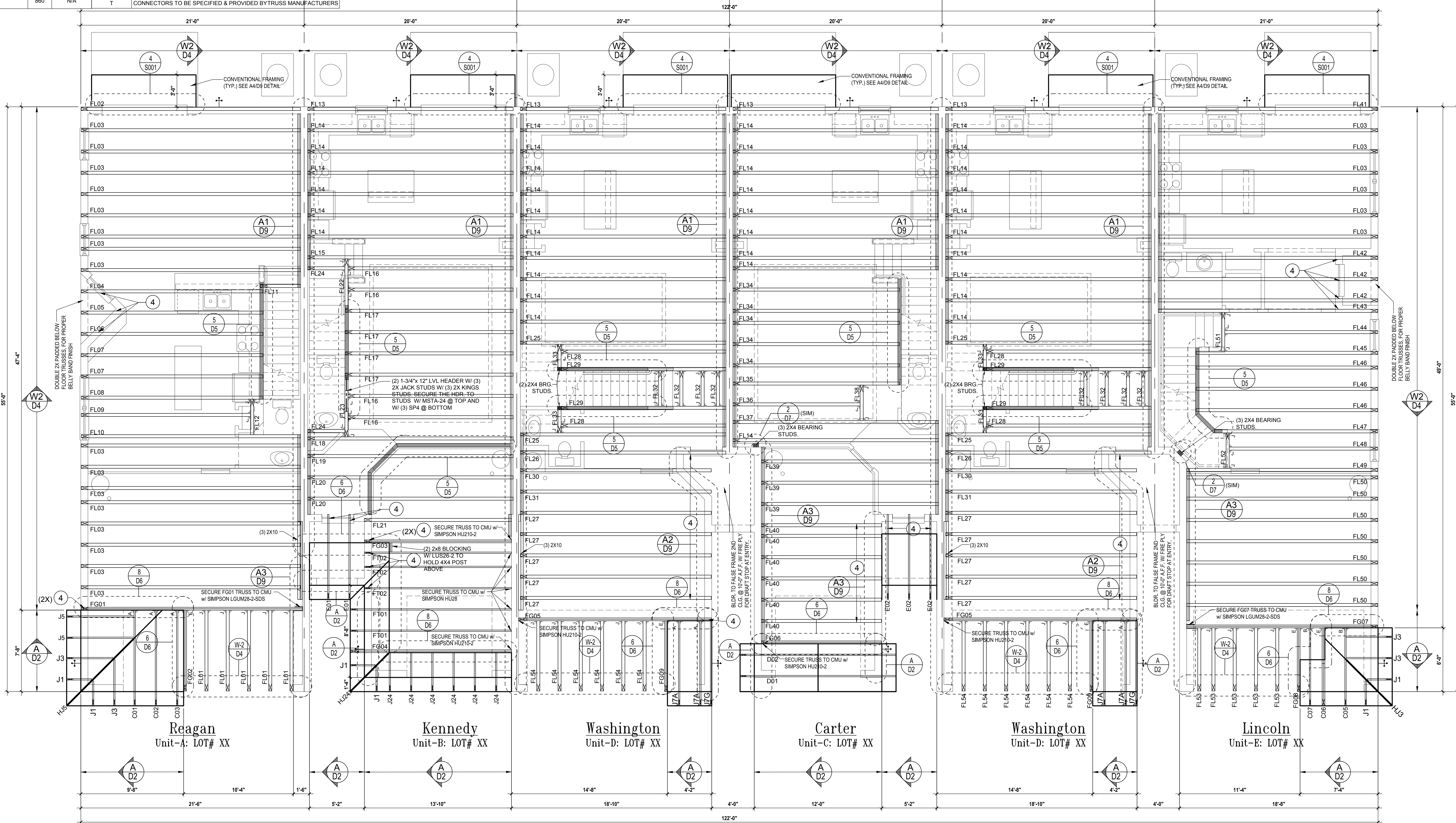
NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

FIELD REPAIR NOTES

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

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPIW/TCA BCSI 1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- SHINGLE ROOF UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D8757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1.
- OFF RIDGE VENTS MAXIMUM OPENING SIZES:
-LOMANCO: (2) 9/8" DIA. CIRCLES
-MILLENNIUM METAL: 25/2"x46" HOLE



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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2	QTY	HTT4	SILL: 7/8" BOLT	4,235	N/A
4	HETA20	14-10d x 1/2"	1,810	65 / 960	98	A35	H:4-8d x 1/2" / P:4-8d x 1/2"	440	440 / N/A
5	DETA20	18-10d x 1/2"	2,480	2000 / 1370	99	HTT5	7/8" BOLT/26-10d	4,275	N/A
20	H3	RFT: 4-8d / P.L.T: 4-8d	455	125 / 160	102	VGTR/L	32-SDS/1/2"x3/7(2) 7/8" BLT	3,990	N/A
21	H1	RFT: 6-8d x 1/2" / P.L.T: 4-8d	475	485 / 165	103	HDUS-SDS2.5	7/8" BOLT/20-SDS 1/2"x2 1/2"	5,020	N/A
22	H10A OR MTS12	RFT: 8-8d x 1/2" / P.L.T: 8-8d x 1/2"	1010	660/550	110	HCP2	12-10d x 1/2"	520	260 / N/A
23	LUS26	HDR: 4-10d / ST: 4-10d	955	N/A	167	HRUS46	H:14-16d/J:6-16d	1,550	N/A
24	H7	RFT / TRS: 4-8d / P.L.T / STD: 10-8d	985	400 / N/A	168	L46	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 1/2" / P:4-8d x 1/2"	365	280 / 303	184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A
35	A35F	H:4-8d x 1/2" / P:4-8d x 1/2"	440	440 / N/A	186	HUCQ210-2-SDS	H:12-1/4"x2-1/2" SDS* J:6-1/4"x2-1/2" SDS	2,345	N/A
37	MTS12	14-10d	1,000	N/A	190	HU210-2	CMU:18-1/4"x2-1/2" TITEN T.* J:10-Q.148x3"	1,800 U. 5,095 D.	N/A
38	MTS16	14-10d	1,000	N/A	191	HU28	CMU:6-1/4"x2-1/2" TITEN T.* J:10-Q.148x1 1/2"	545 U. 1,700 D.	N/A
39	MTS30	14-10d	1,000	N/A	214	HUC212-3TF	HD:16-3/16"x1 1/2" TAPCON BIM:6-16d	1,135	N/A
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93	AC6 (MAX)	28-16d	1,815	1,070	302	HGT-2 or 3	L.T.L. 3/4" B.L.T.S./G.R: 6-10d	6,485	N/A
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95	HTS20	20-10d	1,450	N/A	401	SUR/L414	FACE:18-16d/J:ST:8-16d	1,700	N/A
96	HDBA	SILL: 7/8" BOLT STUD:(3) 7/8"x5/2" BOLTS	7,910	N/A	T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

XXX ULTIMATE DESIGNED POSITIVE PRESSURE
XXX ULTIMATE DESIGNED NEGATIVE PRESSURE

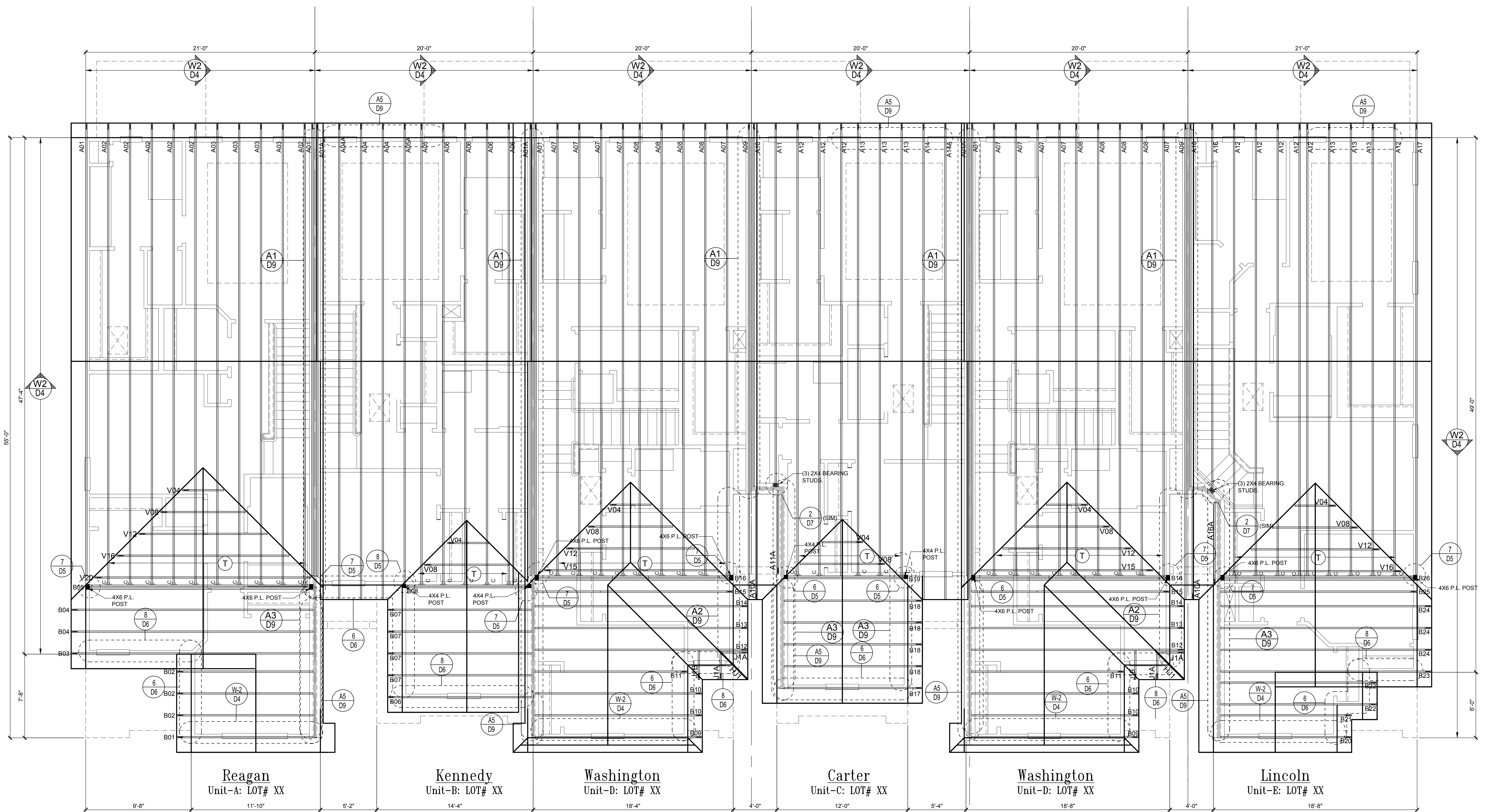
NOTE: DESIGN PRESSURES BASED ON ULTIMATE WIND SPEED TO OBTAIN NOMINAL FASTENING PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

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- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPIW/TCBCSI 1.
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- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- SHINGLE ROOF UNDERLAYMENT TO BE INSTALLED IN ACCORDANCE WITH 2023 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) 9/2" DIA. CIRCLES
- MILLENNIUM METAL: 25/2"x46" HOLE



Reagan Unit-A: LOT# XX

Kennedy Unit-B: LOT# XX

Washington Unit-D: LOT# XX

Carter Unit-C: LOT# XX

Washington Unit-D: LOT# XX

Lincoln Unit-E: LOT# XX

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

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residential-commercial-architecture

A.I. B.D.

GOBA
GOLF BUILDING ASSOCIATION

6-Unit: (Orlando-Raised Heel)
Models: Reagan, Kennedy, Washington, Carter, Washington & Lincoln
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Orlando, FL 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE	02/22/2023
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS
FLOOR TRUSSES	S4

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STRUCTURAL NOTES

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

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

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

- SOIL BEARING CAPACITY 2000 PSF MINIMUM

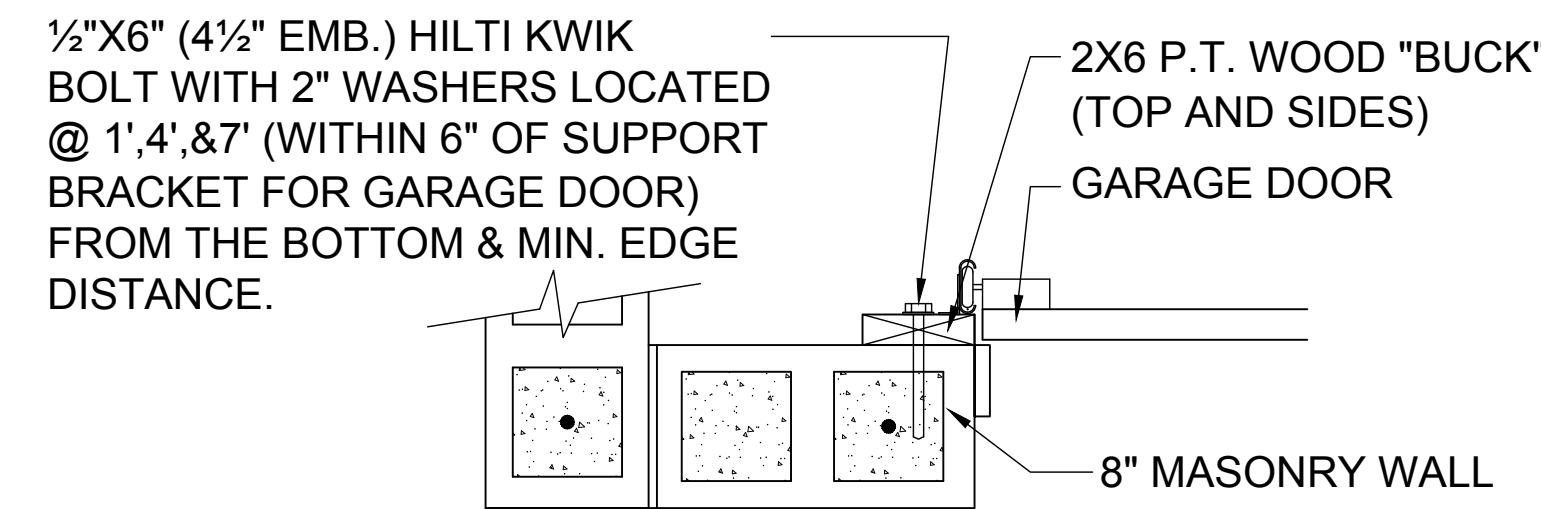
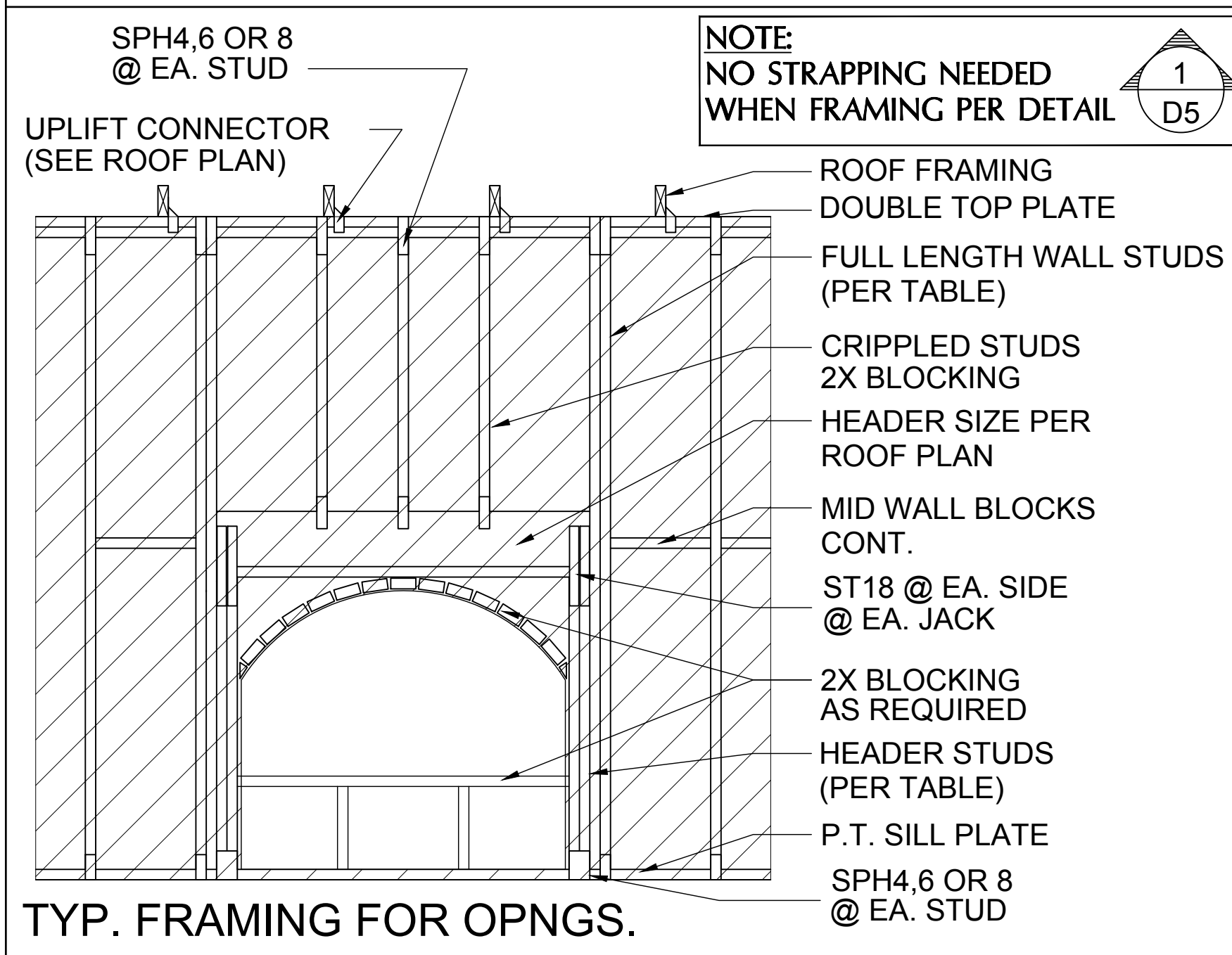
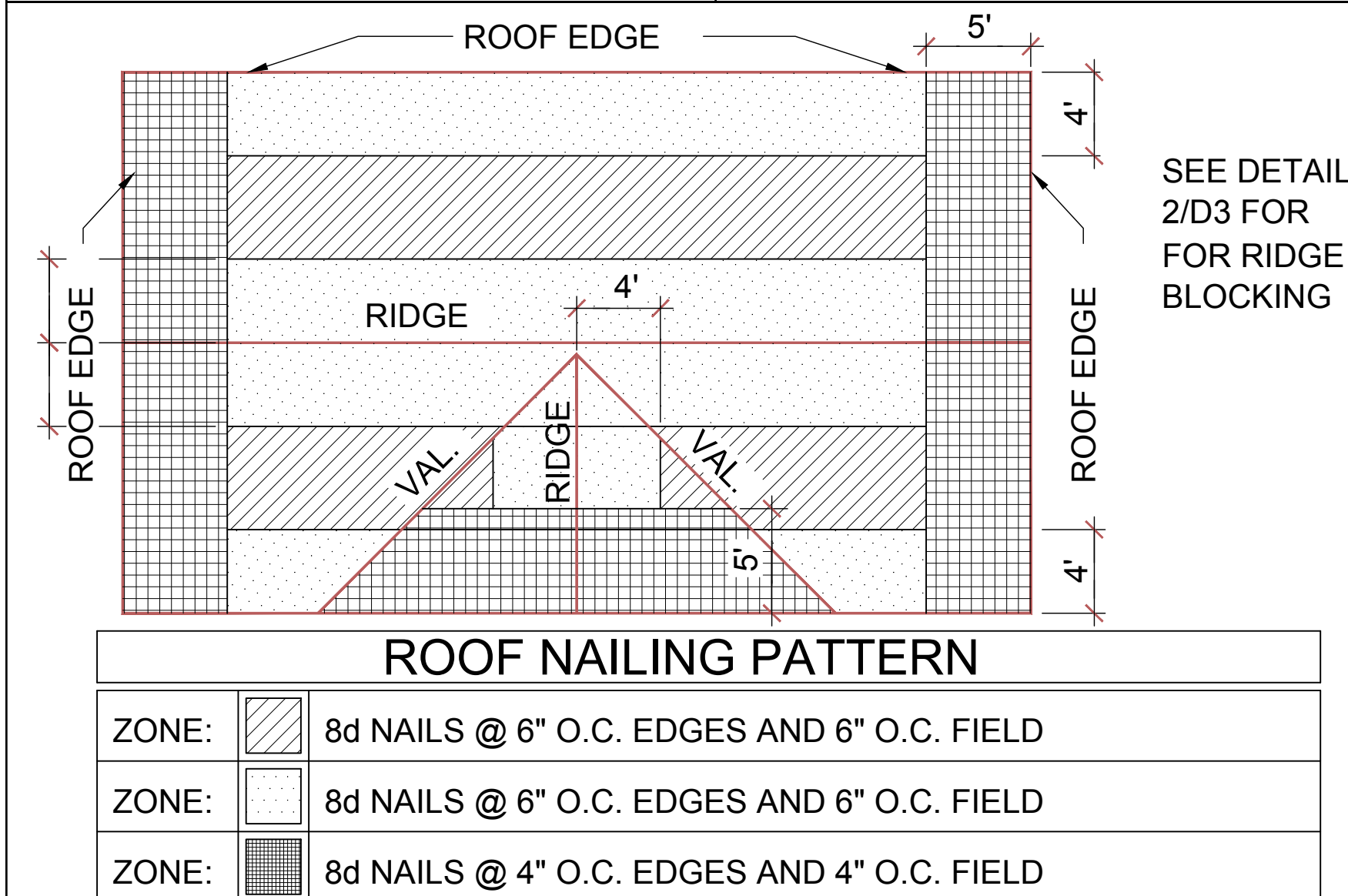
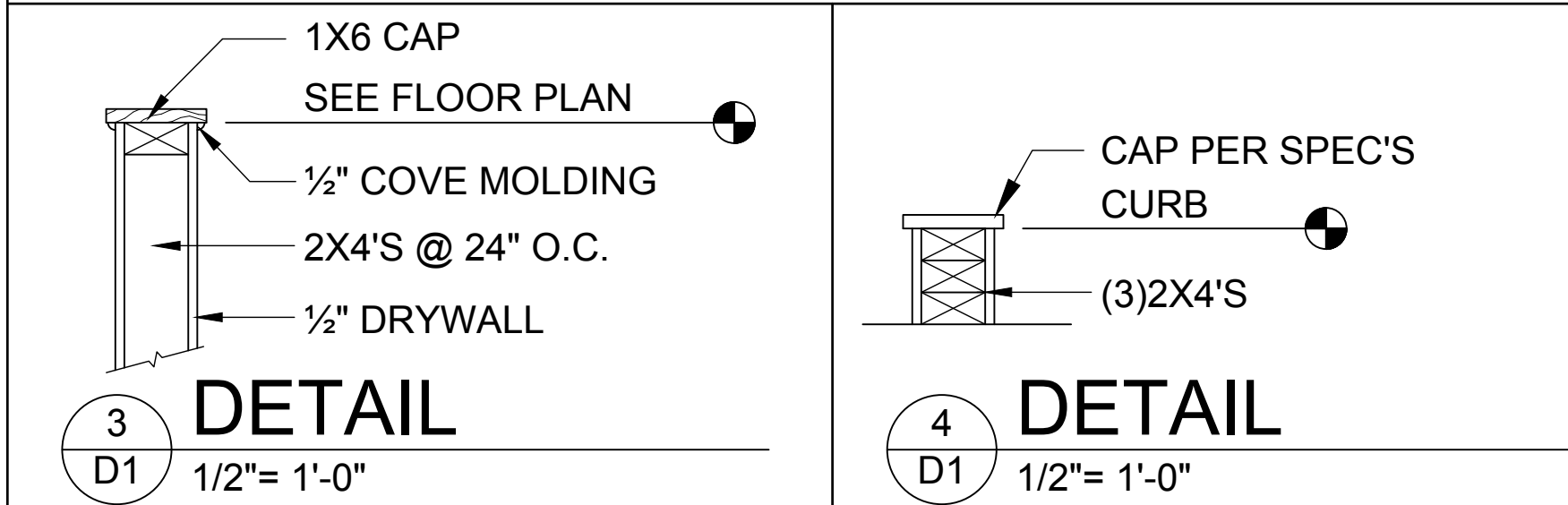
WOOD STRUCTURAL NOTES

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

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

FIELD REPAIR NOTES

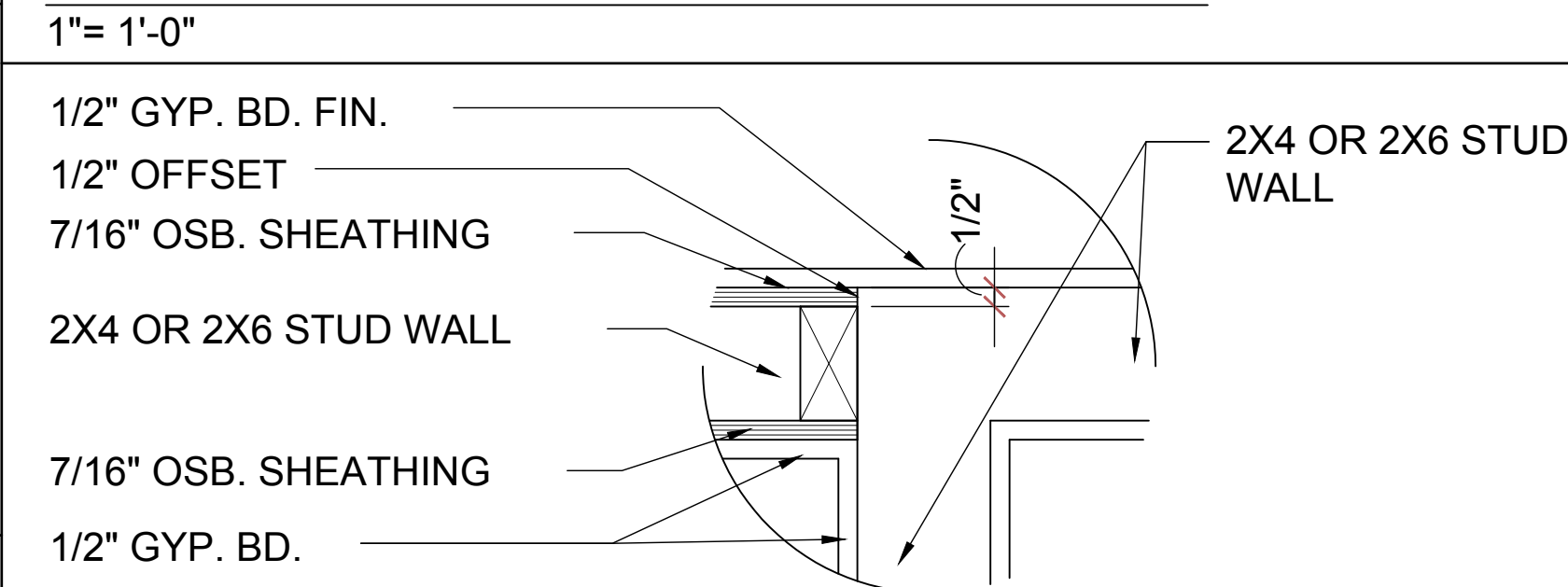
- MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) -1/4" X 2-1/4" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR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



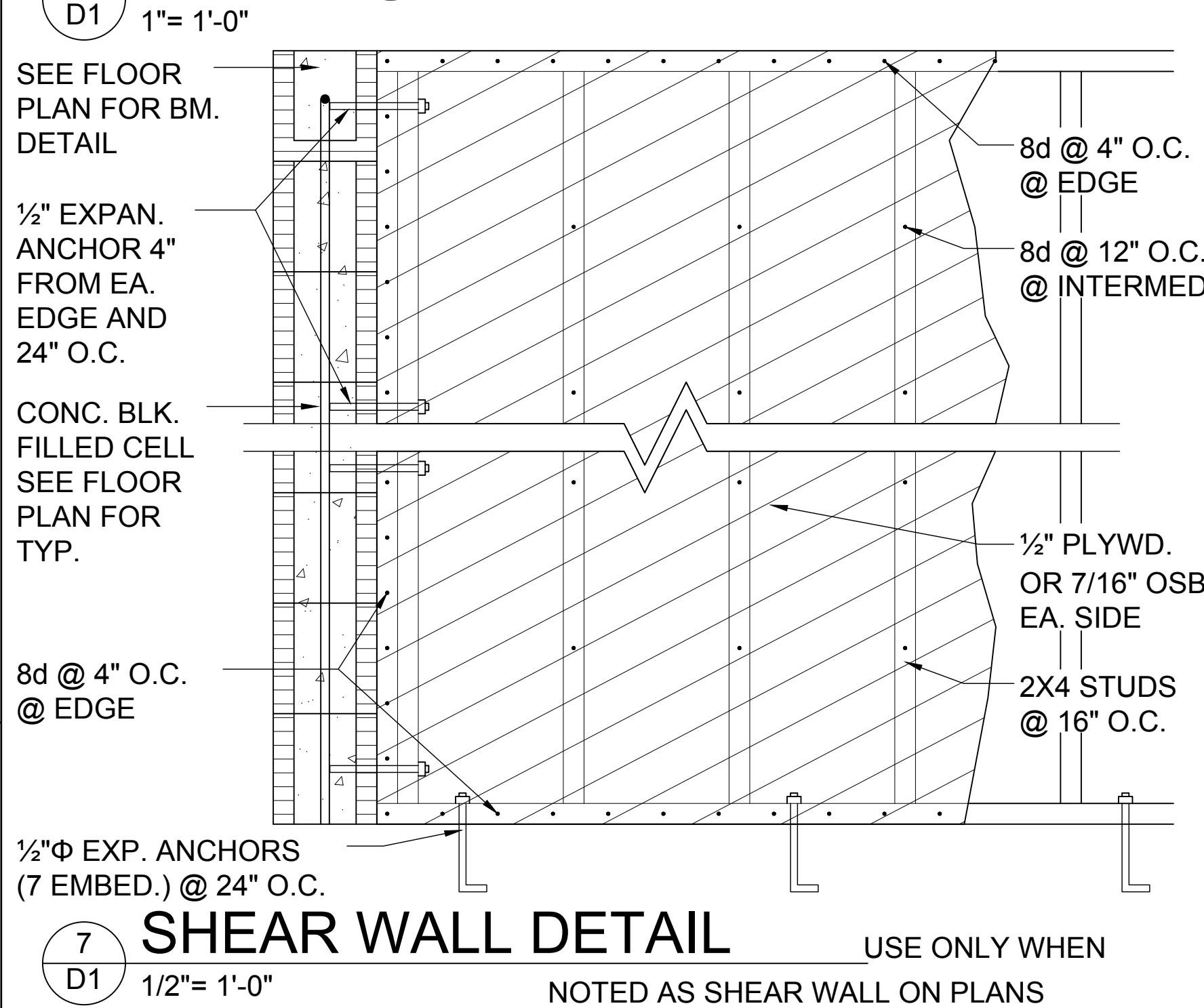
- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/ 1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT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

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

GARAGE BUCK DETAIL

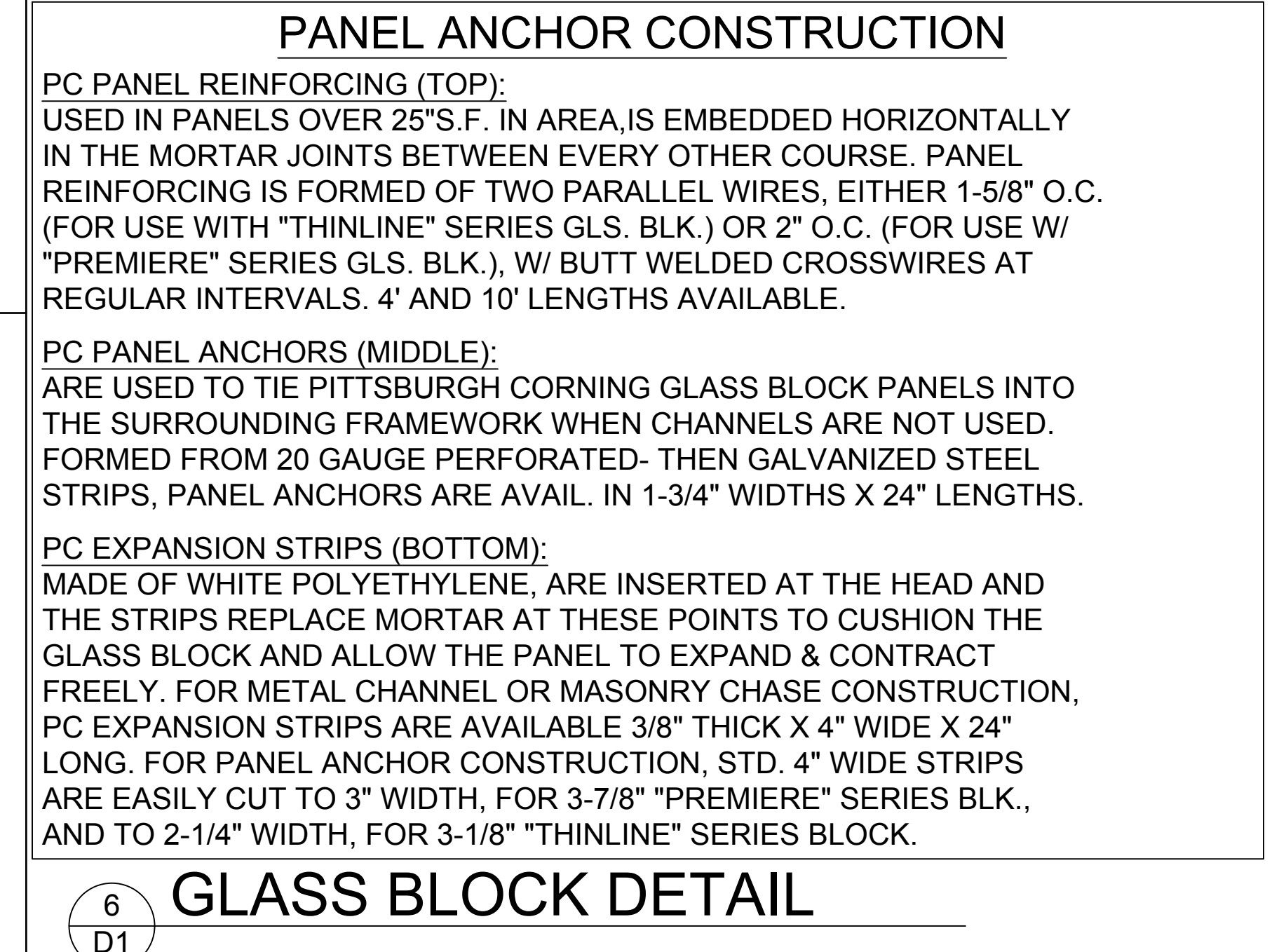
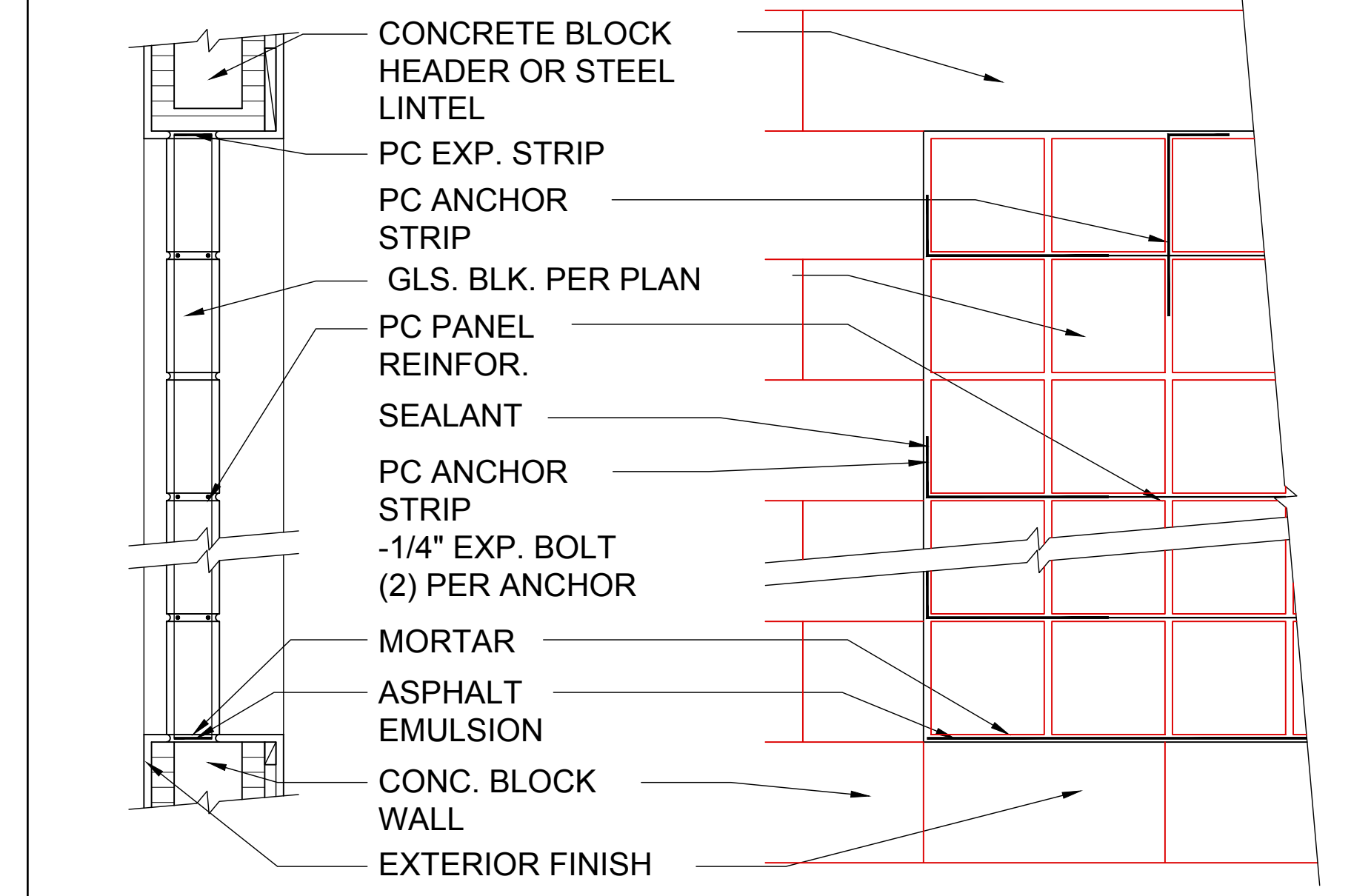
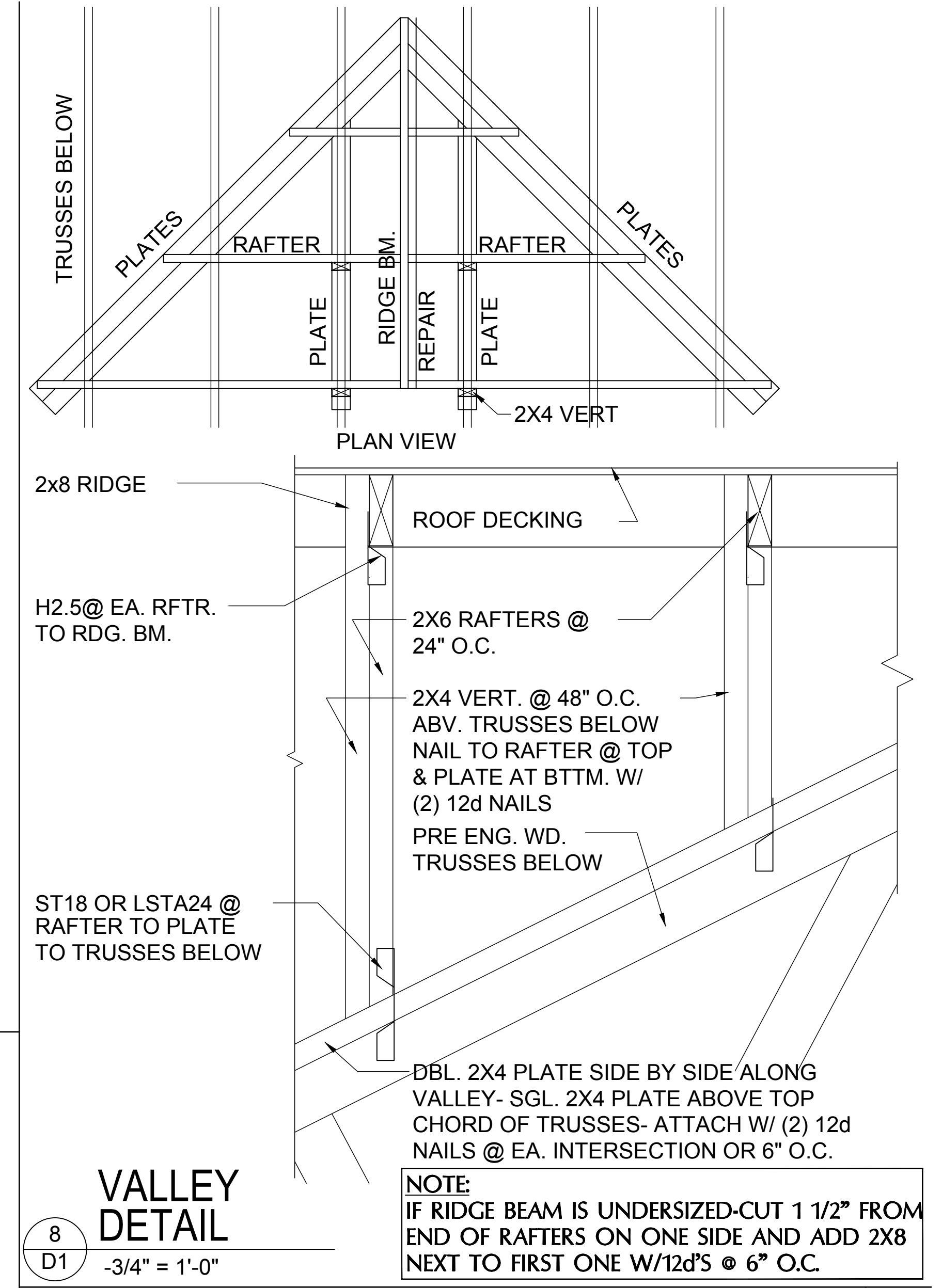


DETAIL @ CONN. TO REG. WALL



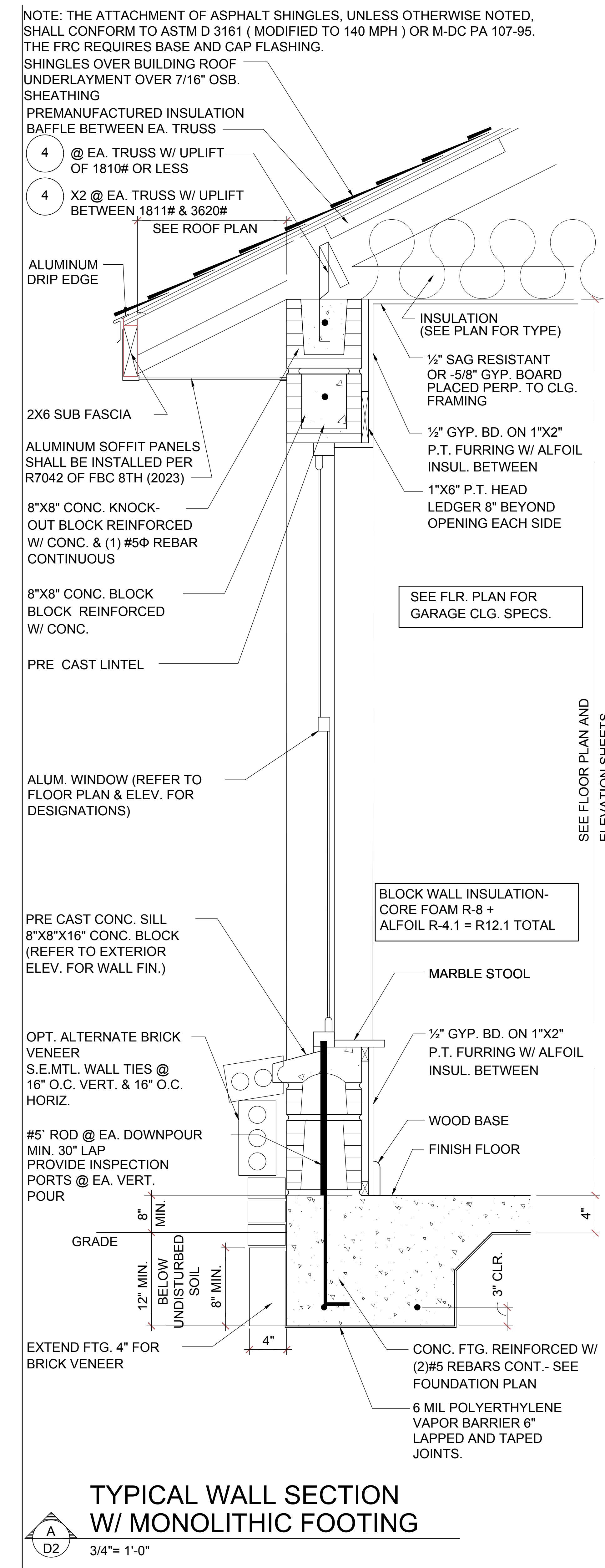
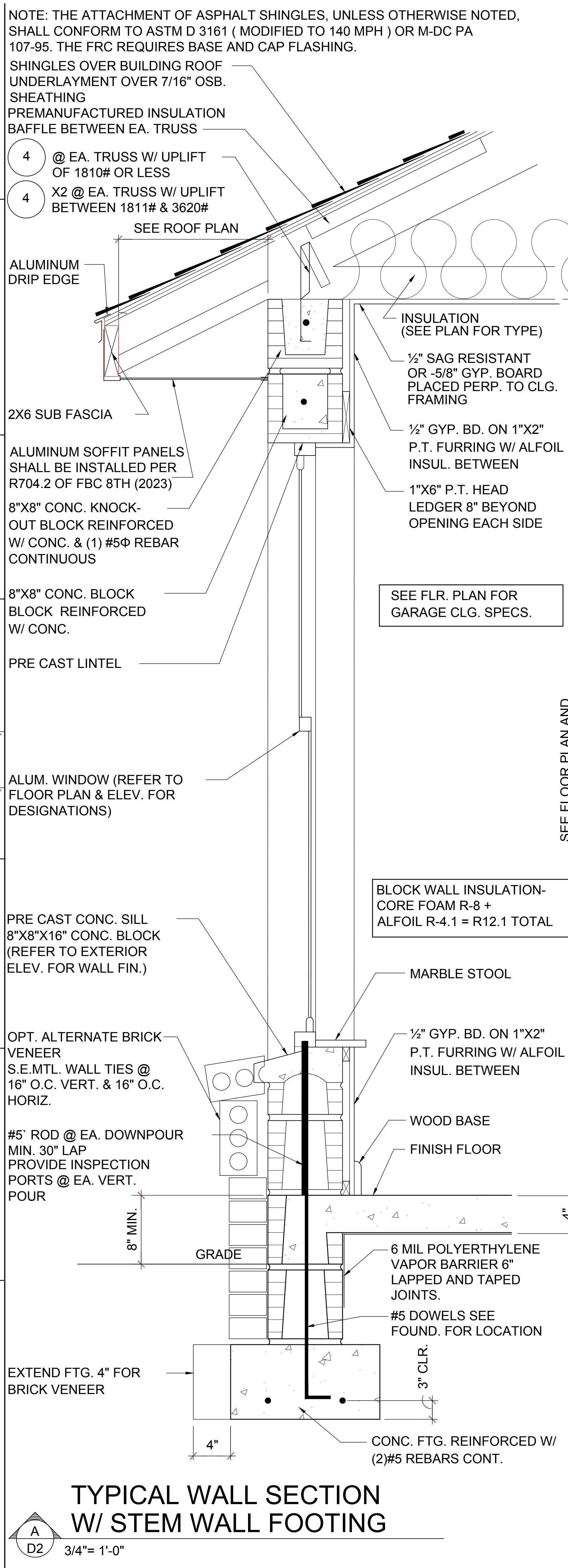
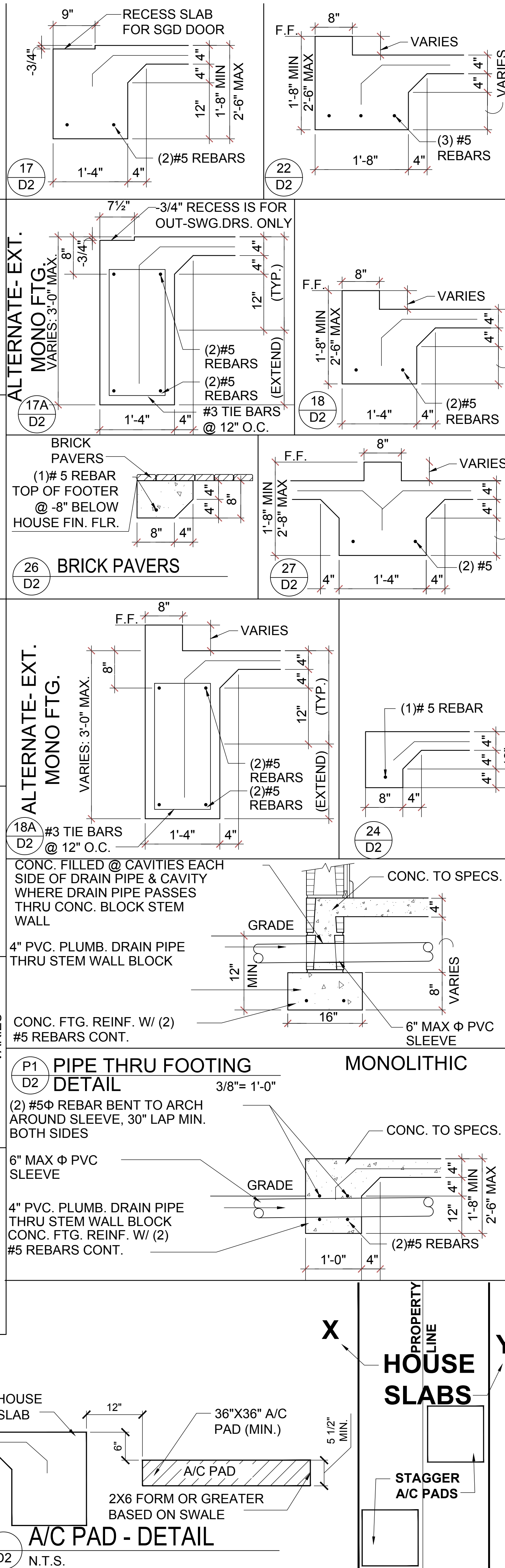
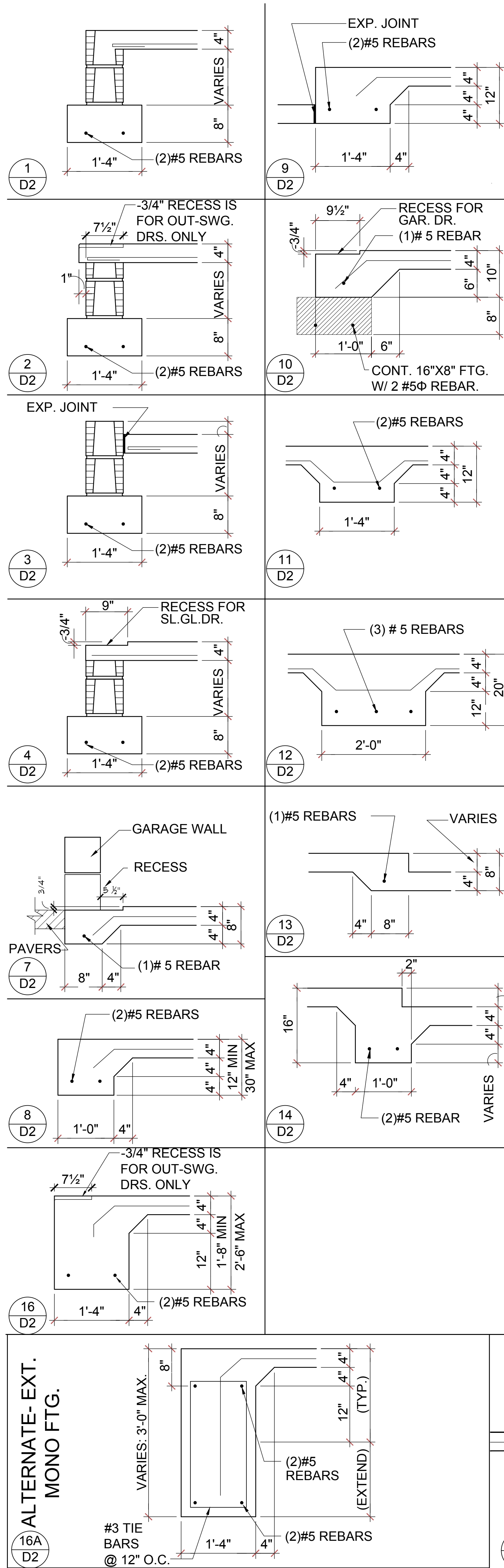
MIN. WALL AND HEADER REQUIREMENTS

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



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GENERAL BUILDING CONTRACTORS

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Models: Reagan, Kennedy, Washington, Carter, Washington & Lincoln
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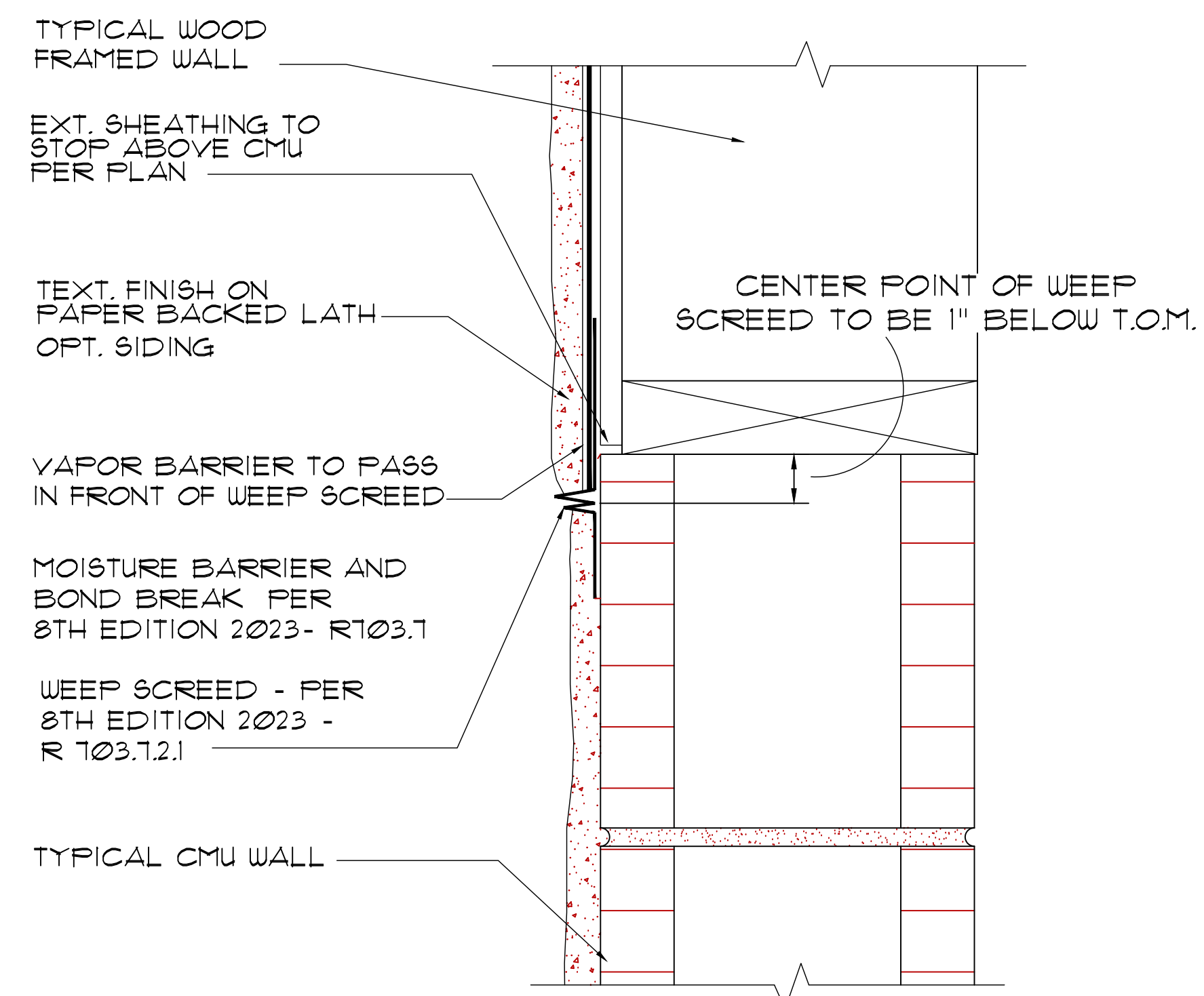
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Phone: (407) 529-3000

ISSUE DATE: 02/22/2023
REVISIONS

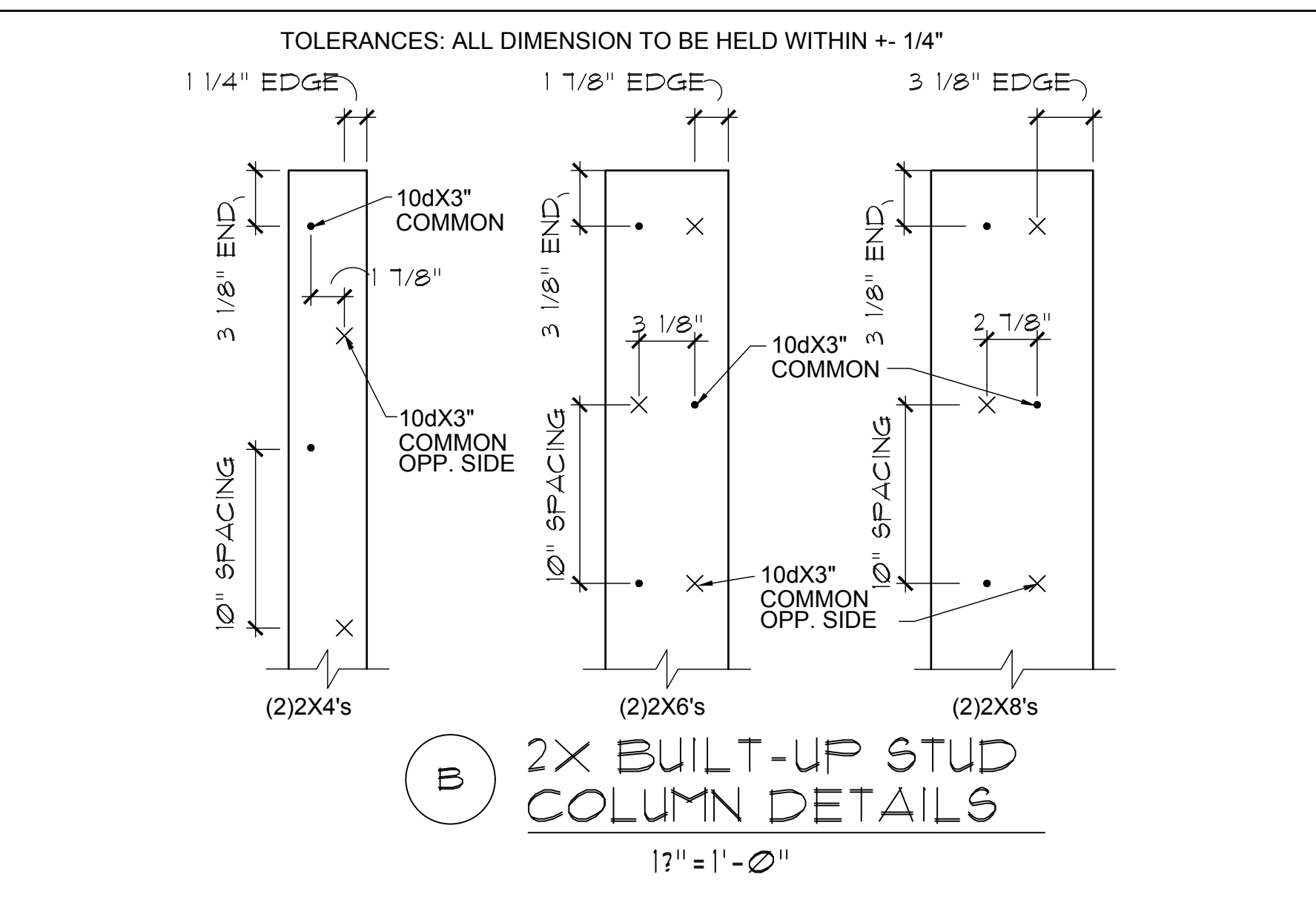
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SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

STRUCTURAL
DETAILS
D2

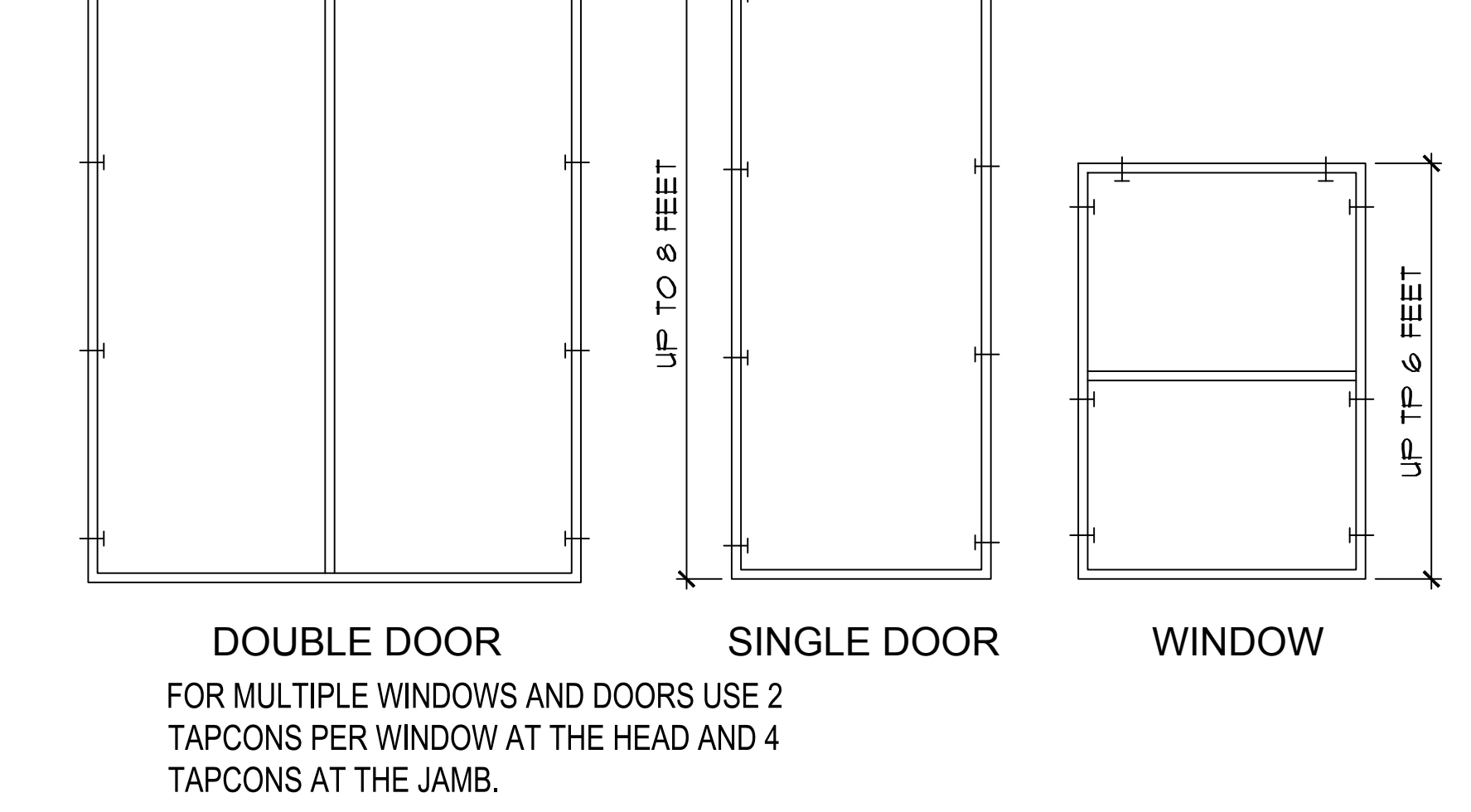
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A
D3
FLASHING DETAIL



B
D3
2X BUILT-UP STUD COLUMN DETAILS

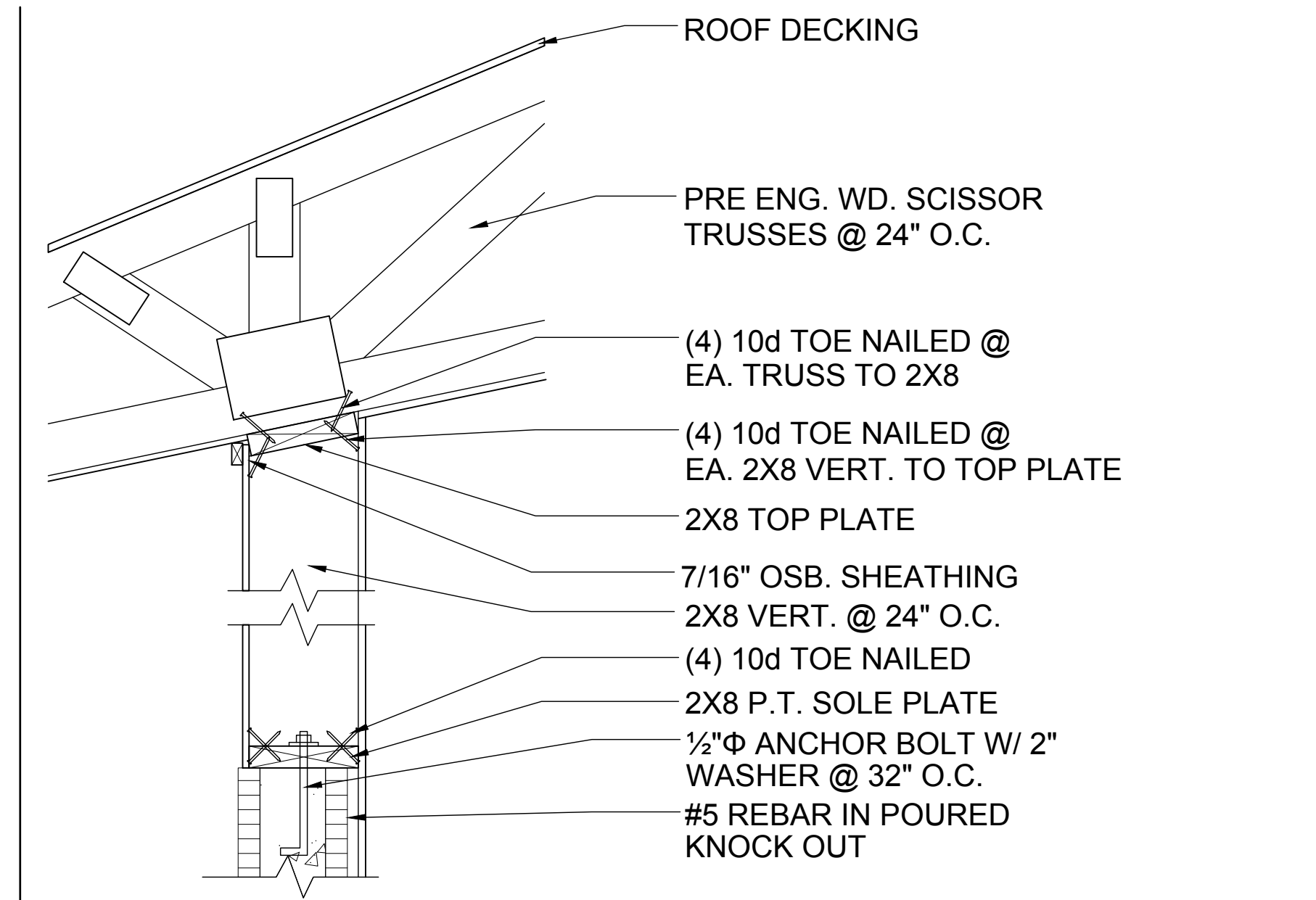


BUCK ATTACHMENT DATA

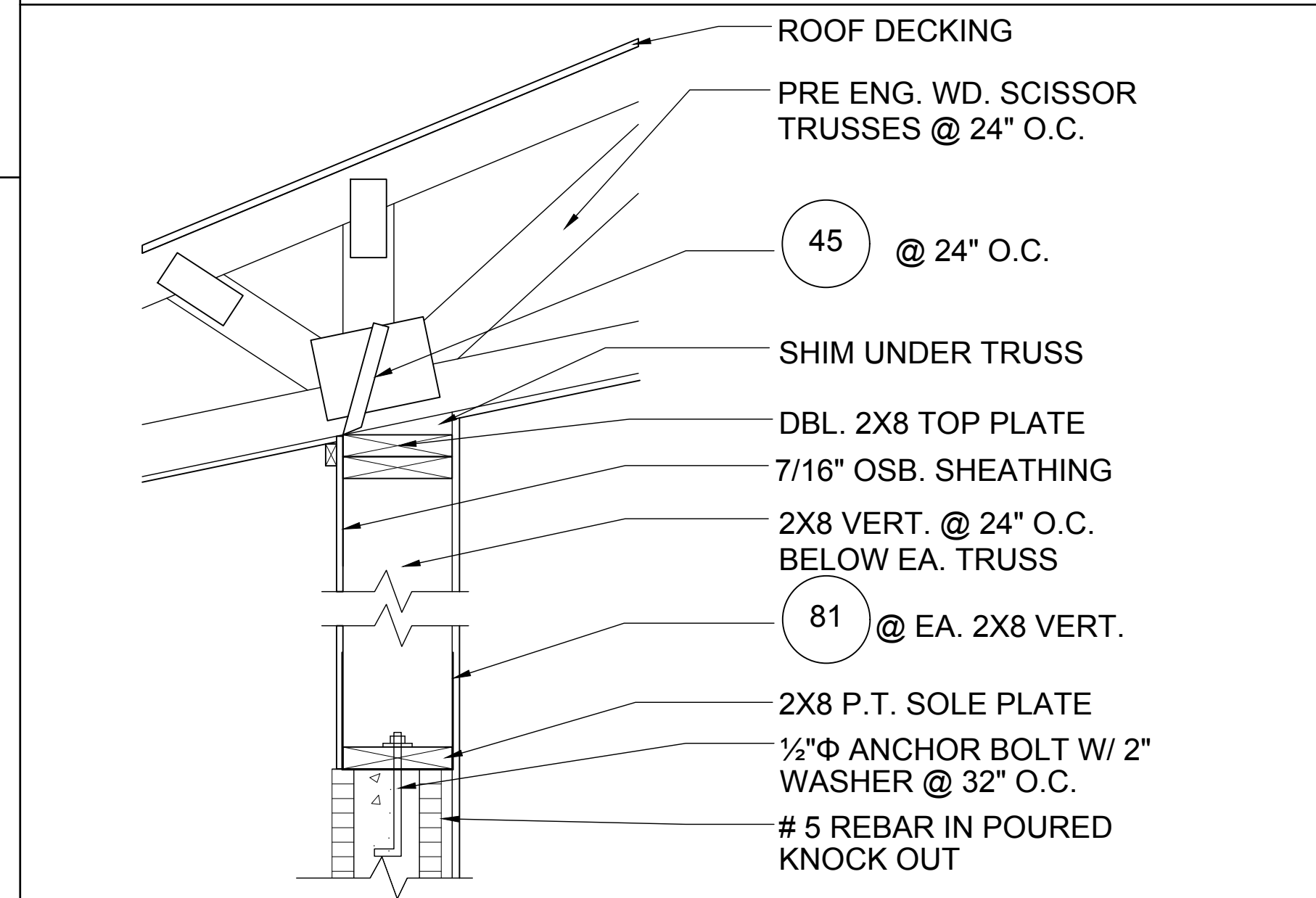
BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN PINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS w/ 2 T-NAILS TOP AND BOTTOM AND 8" O.C. STAGGERED IN THE FIELD.

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.

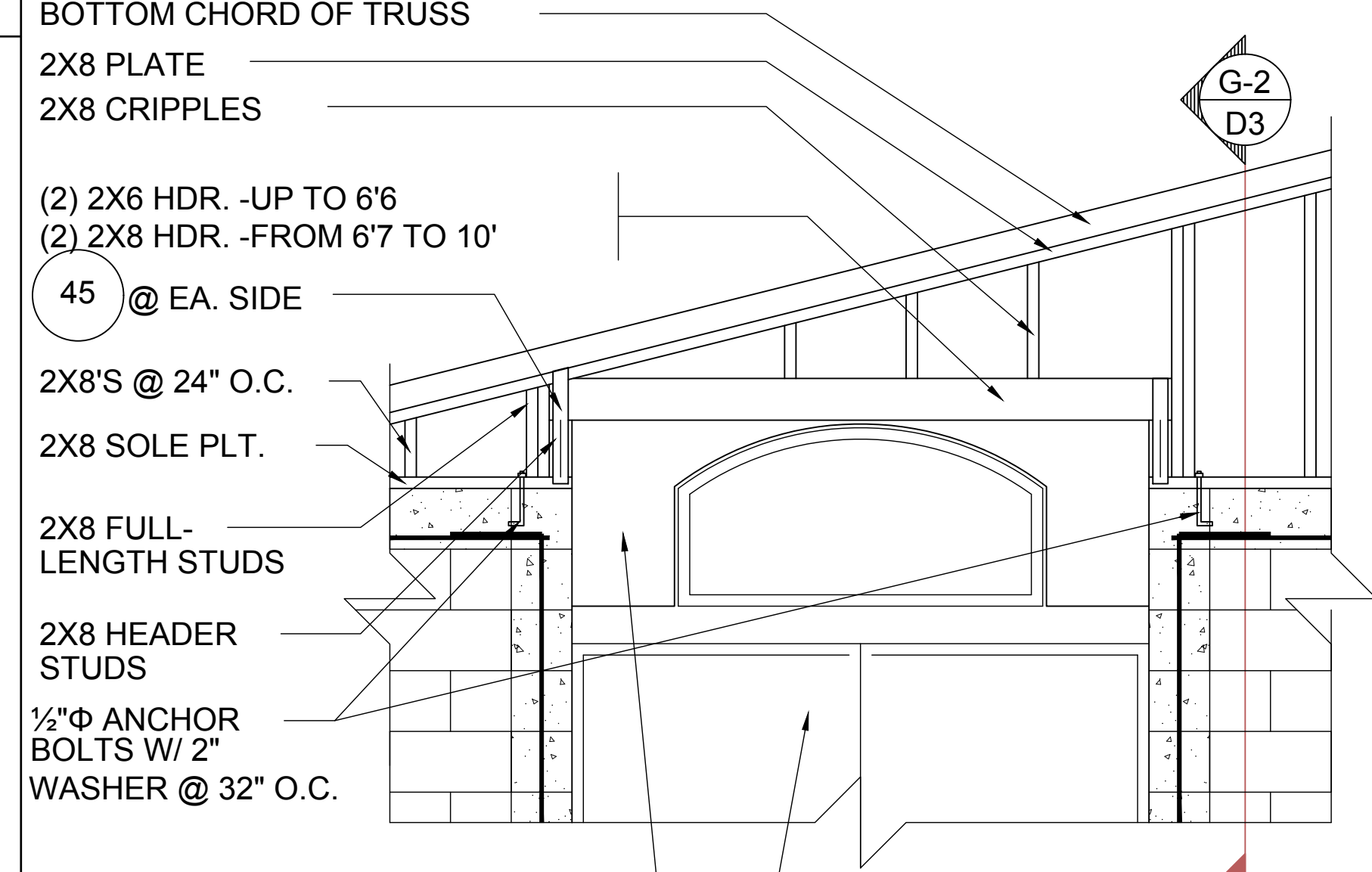
NOTE
IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4"x1-3/4" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE CENTER.



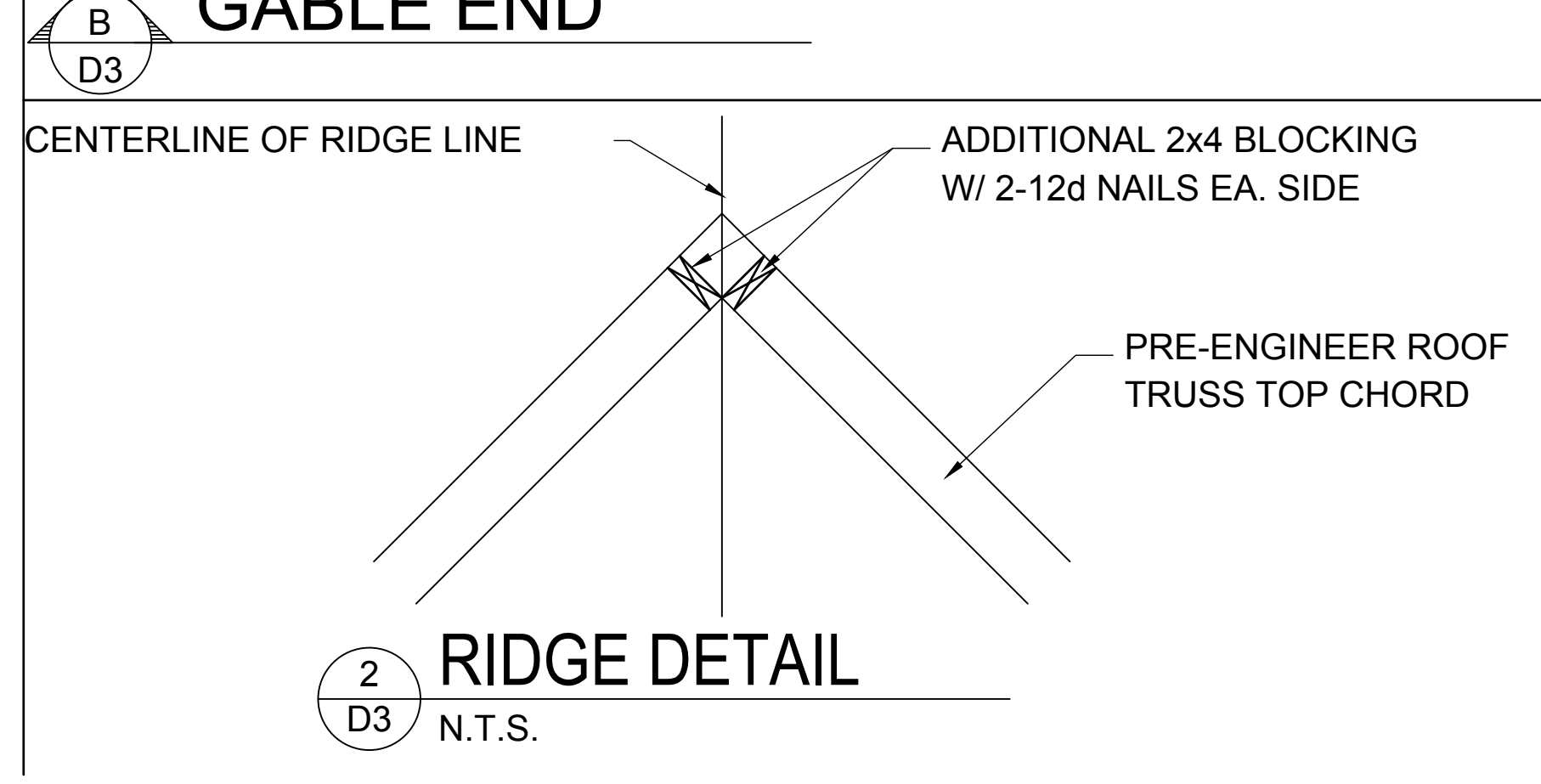
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D3
NON-BEARING



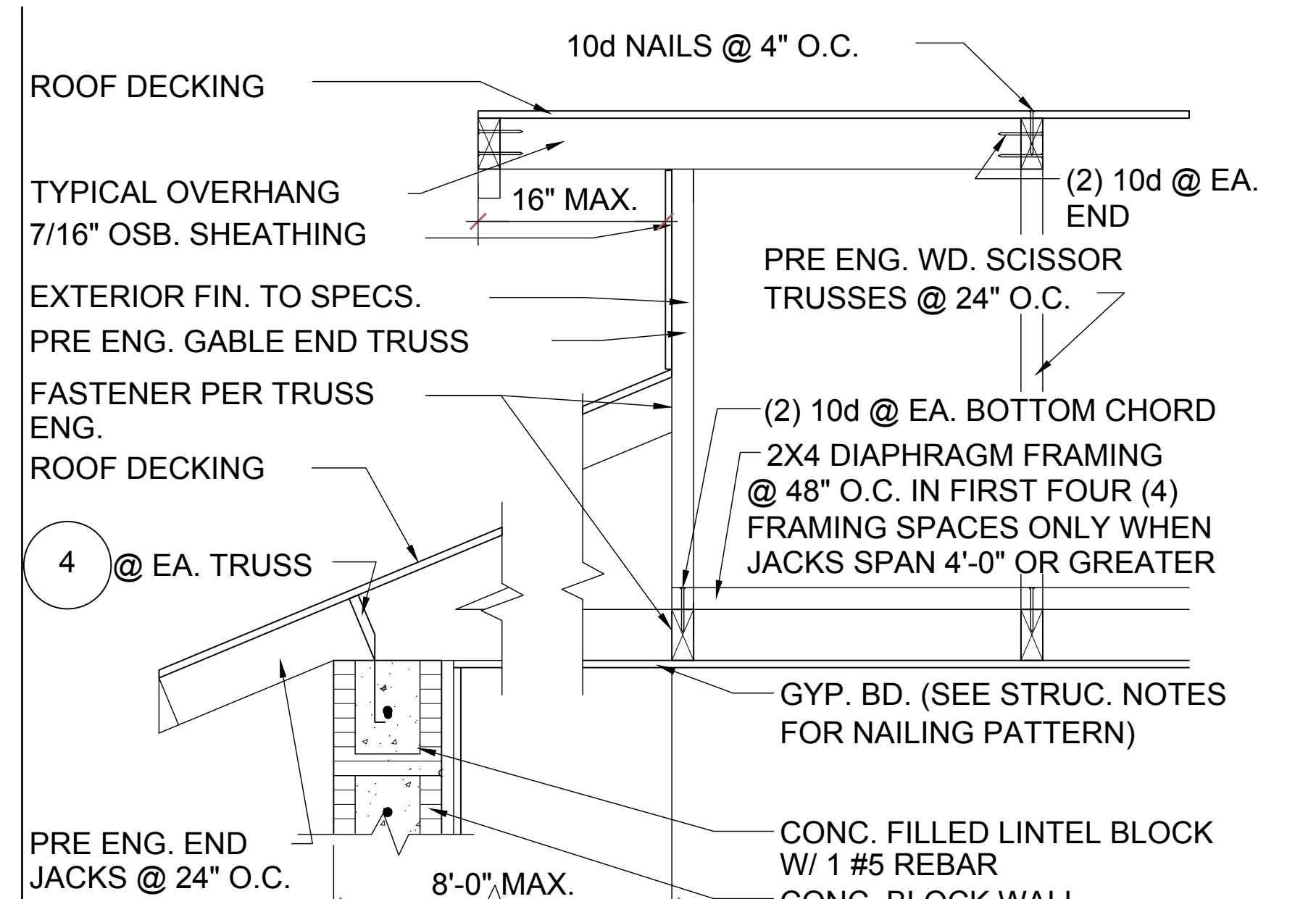
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D3
BEARING



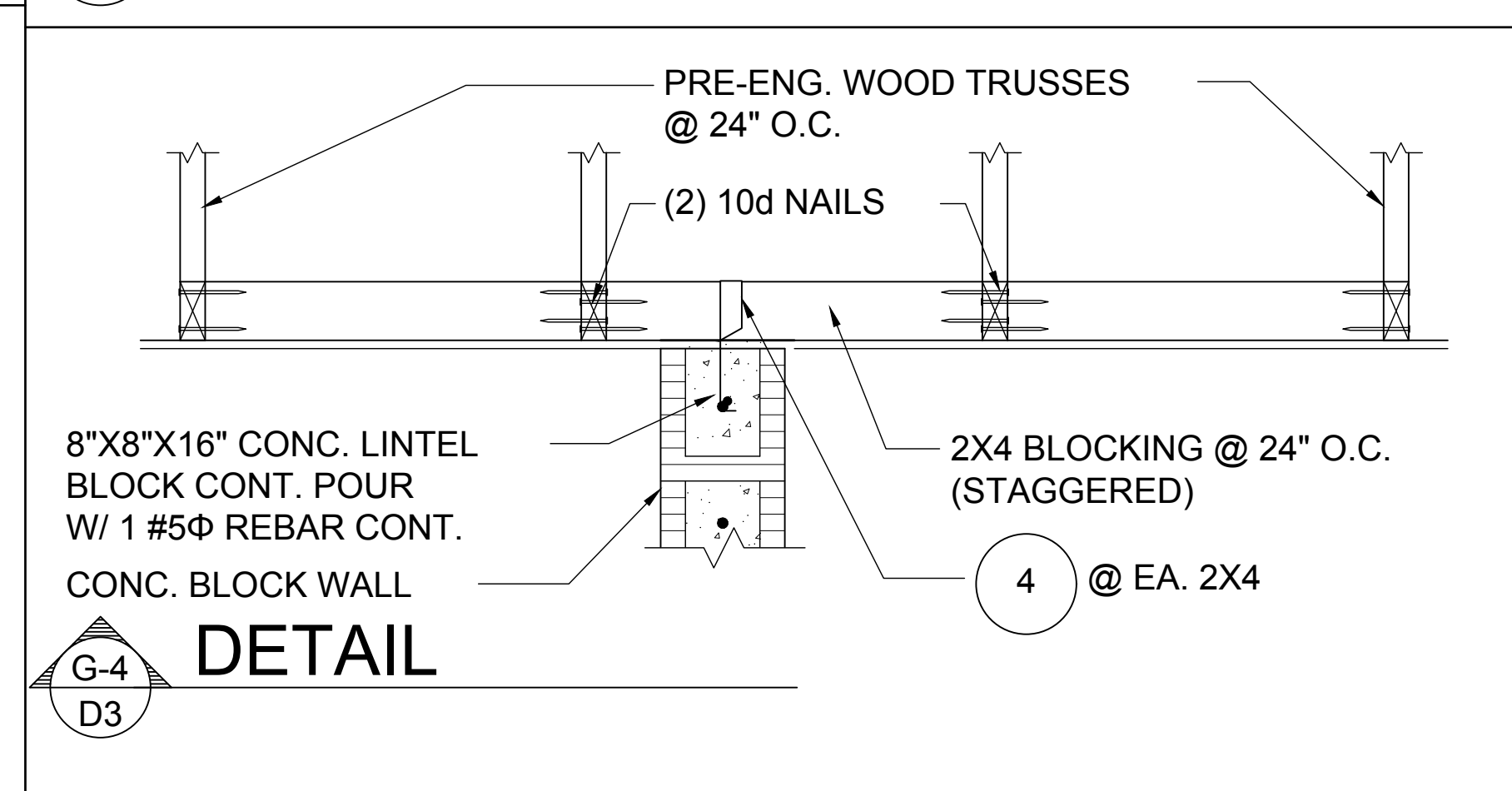
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GABLE END



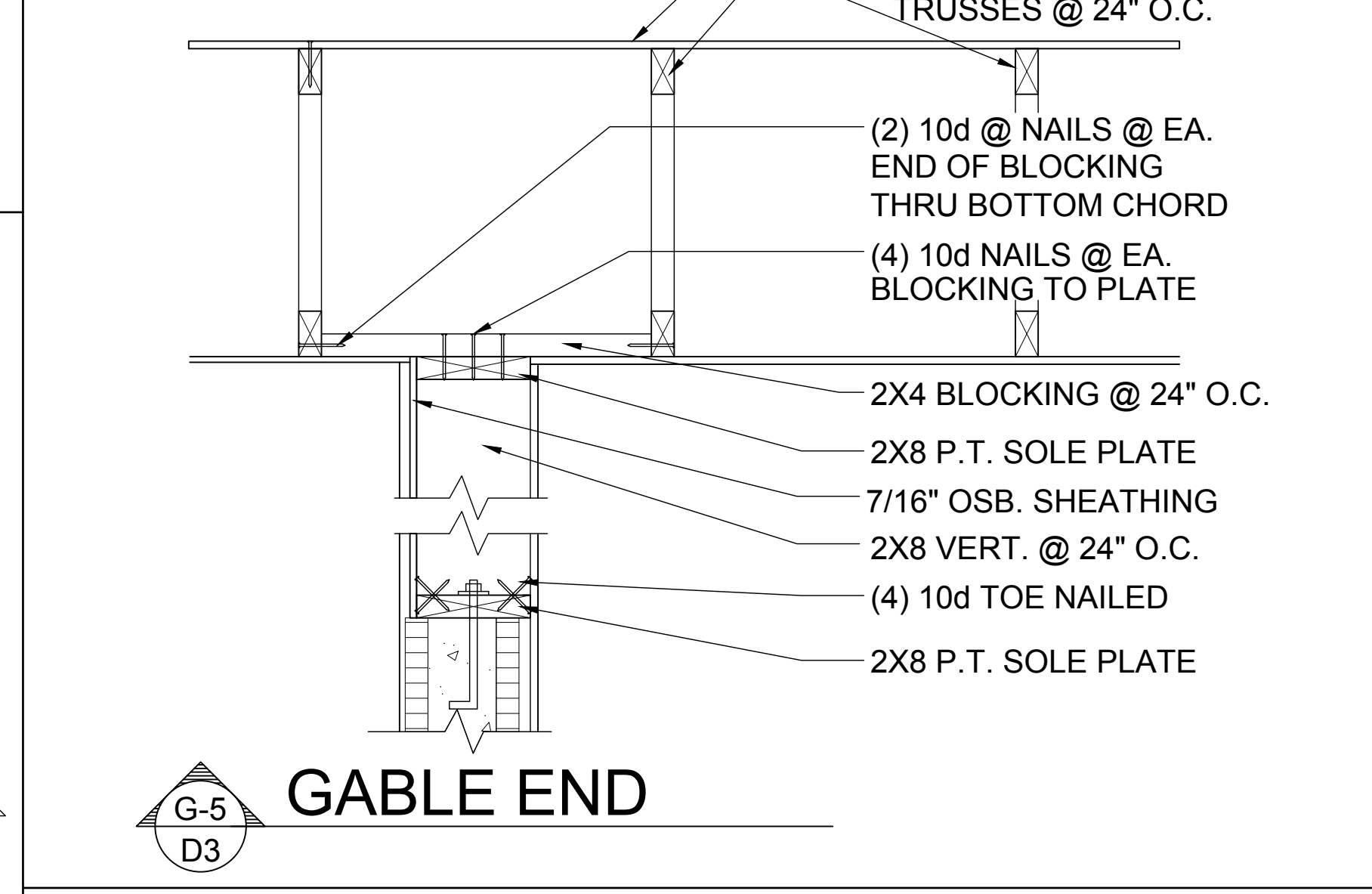
2
D3
RIDGE DETAIL
N.T.S.



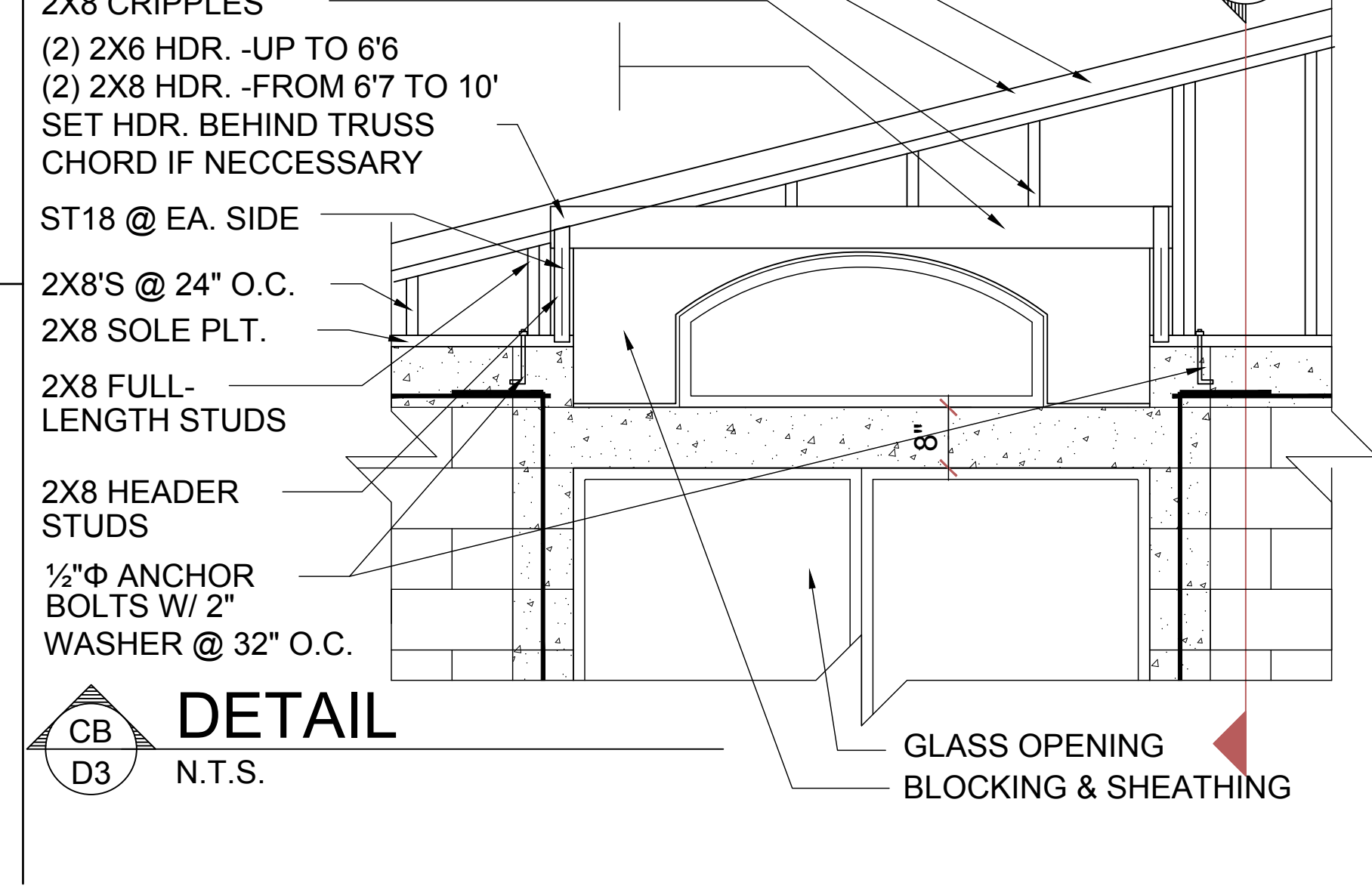
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D3
GABLE END



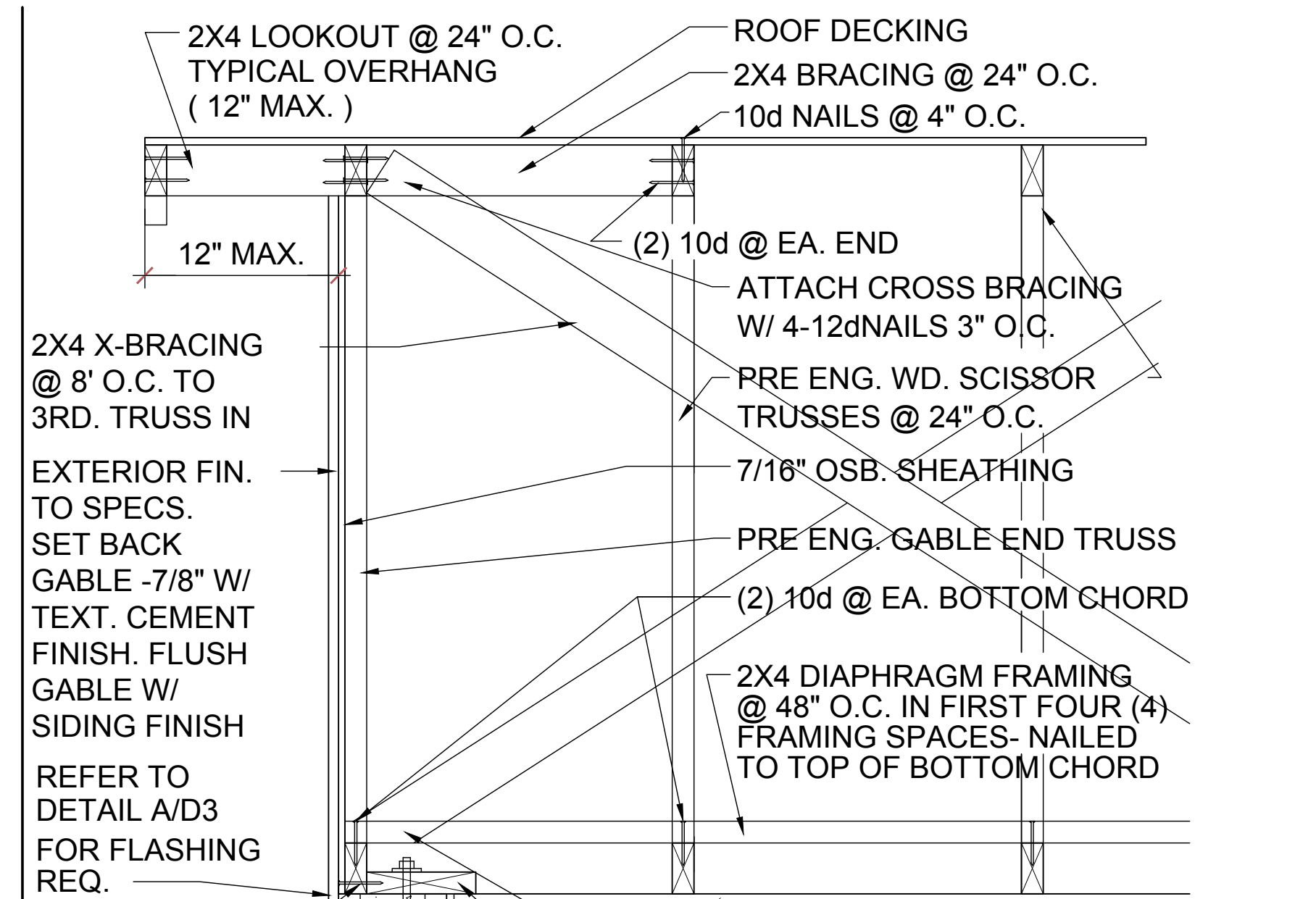
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DETAIL



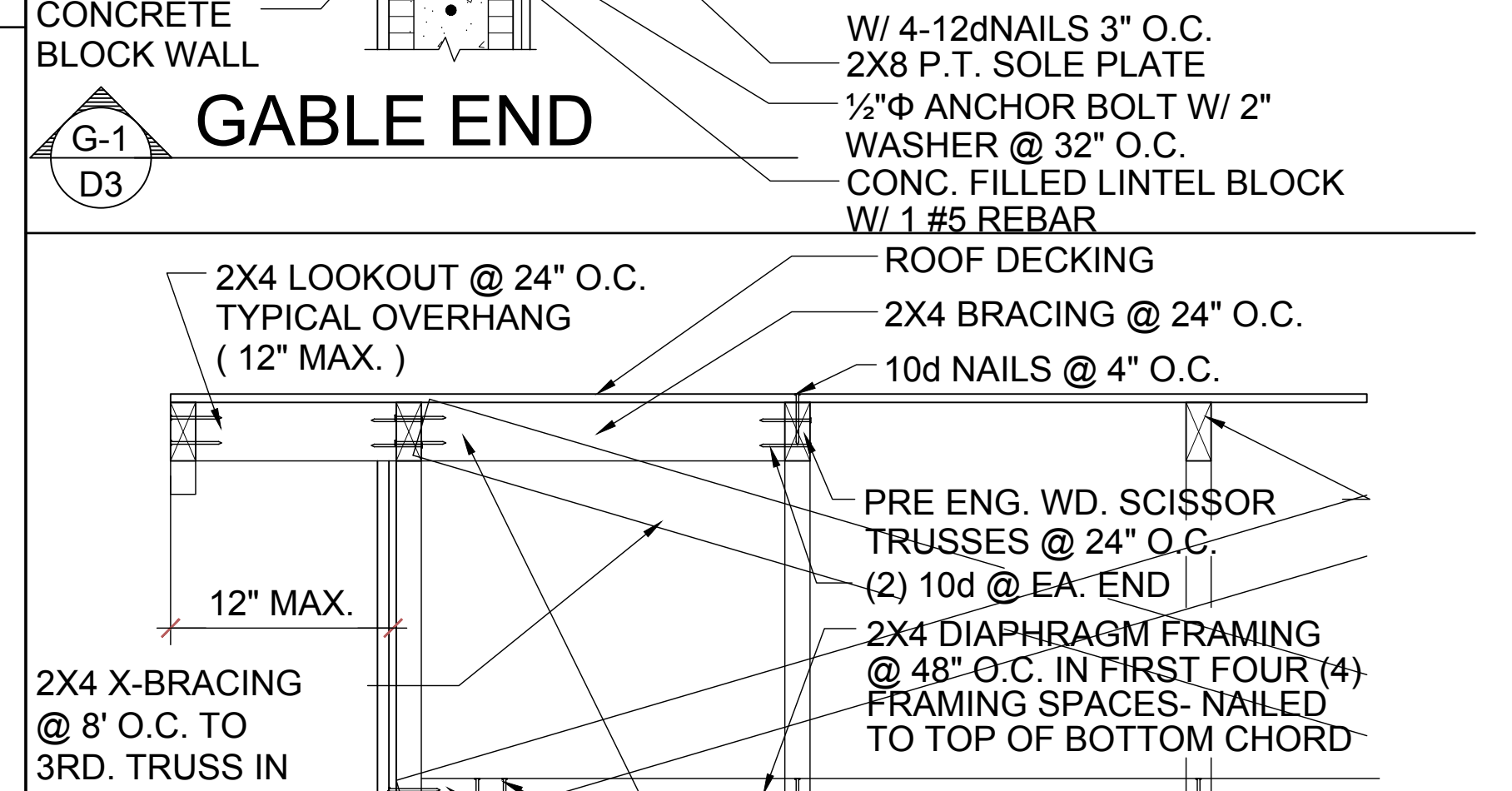
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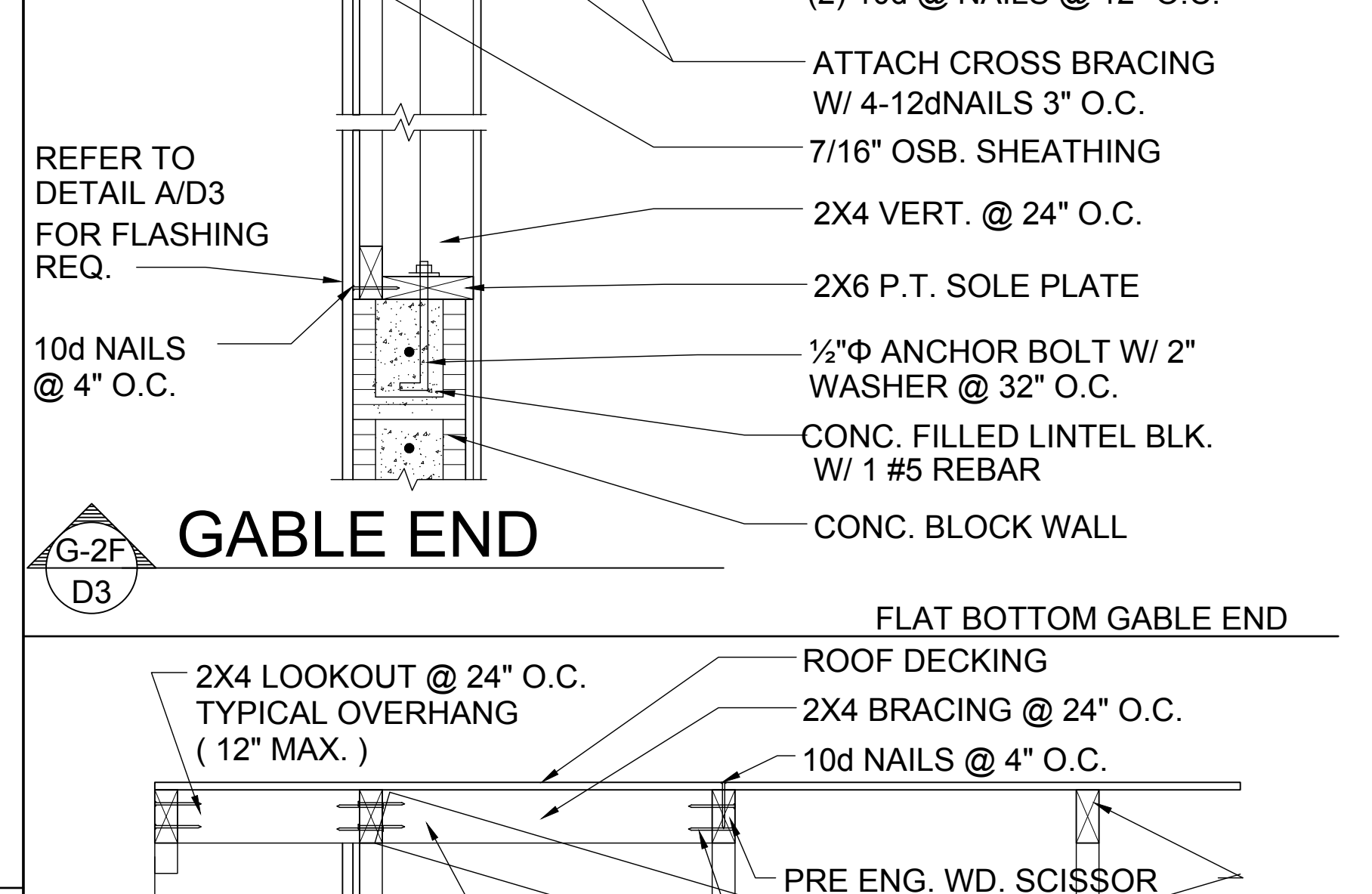
CB
D3
DETAIL
N.T.S.



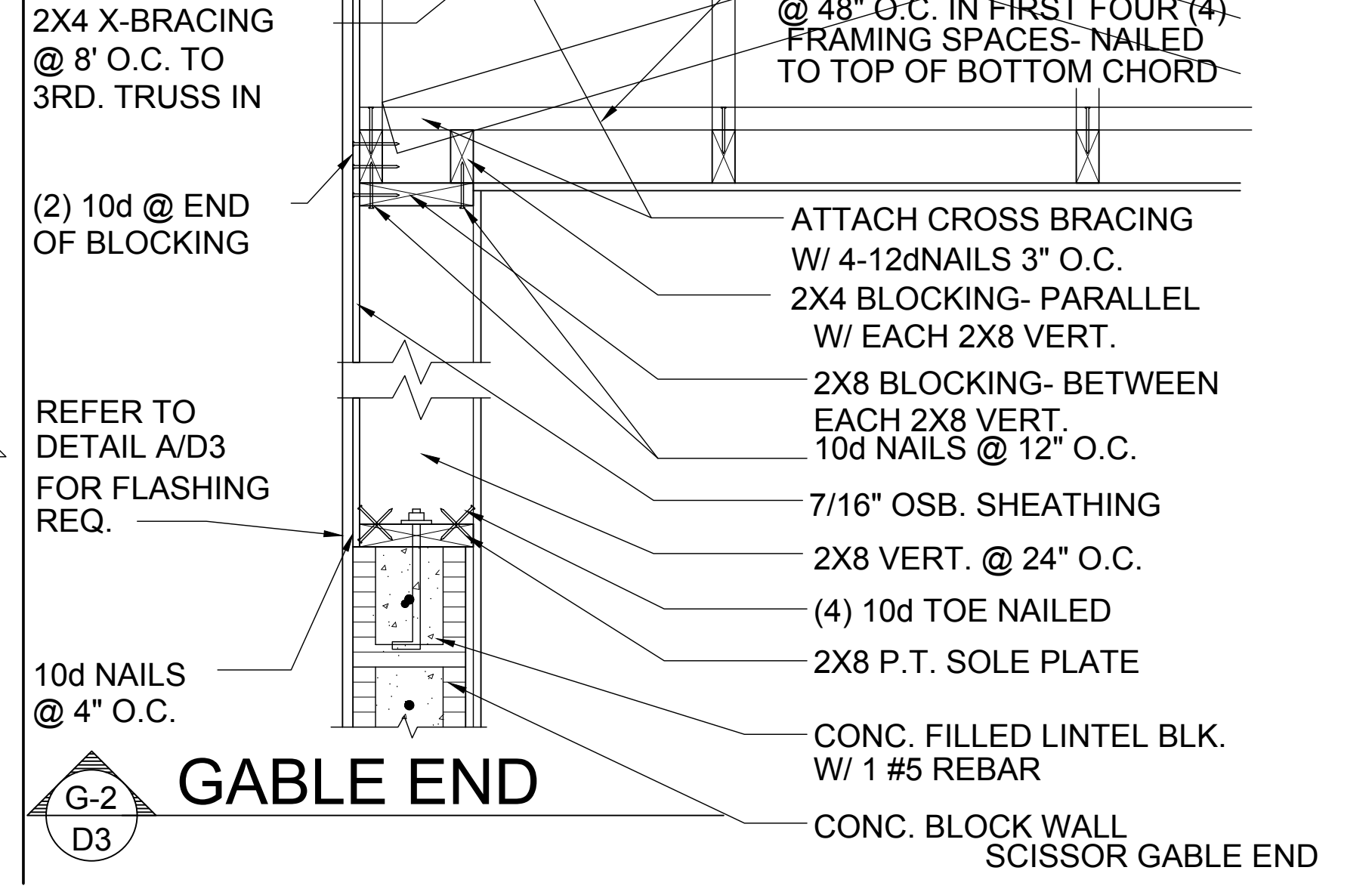
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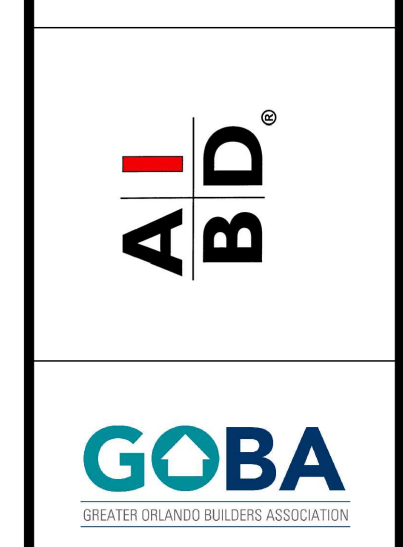
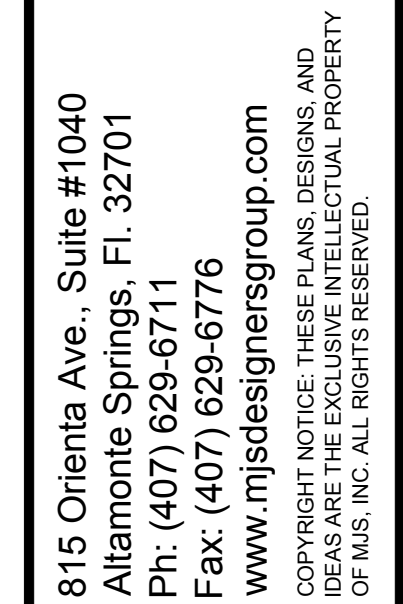
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D3
GABLE END



G-2
D3
GABLE END



G-2
D3
GABLE END



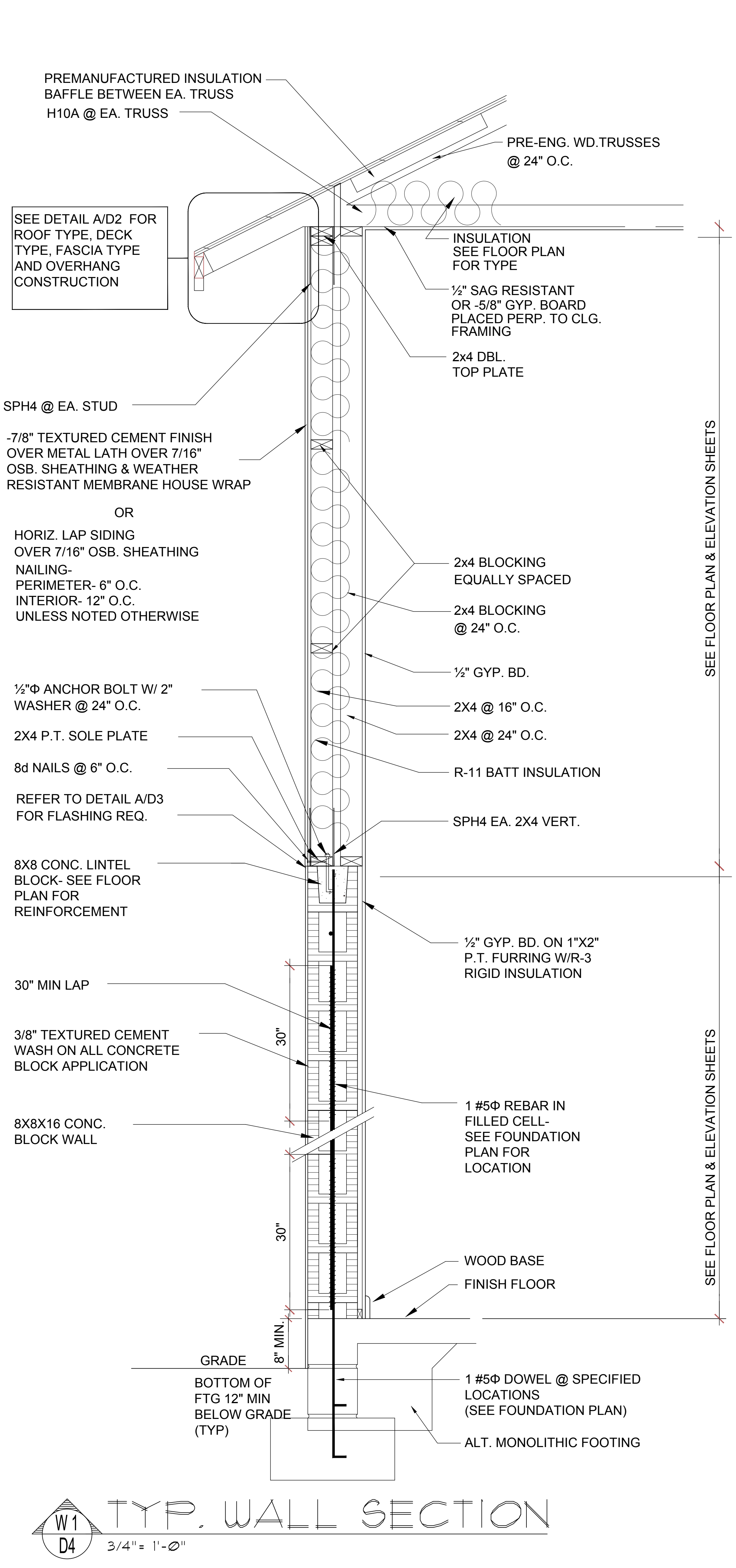
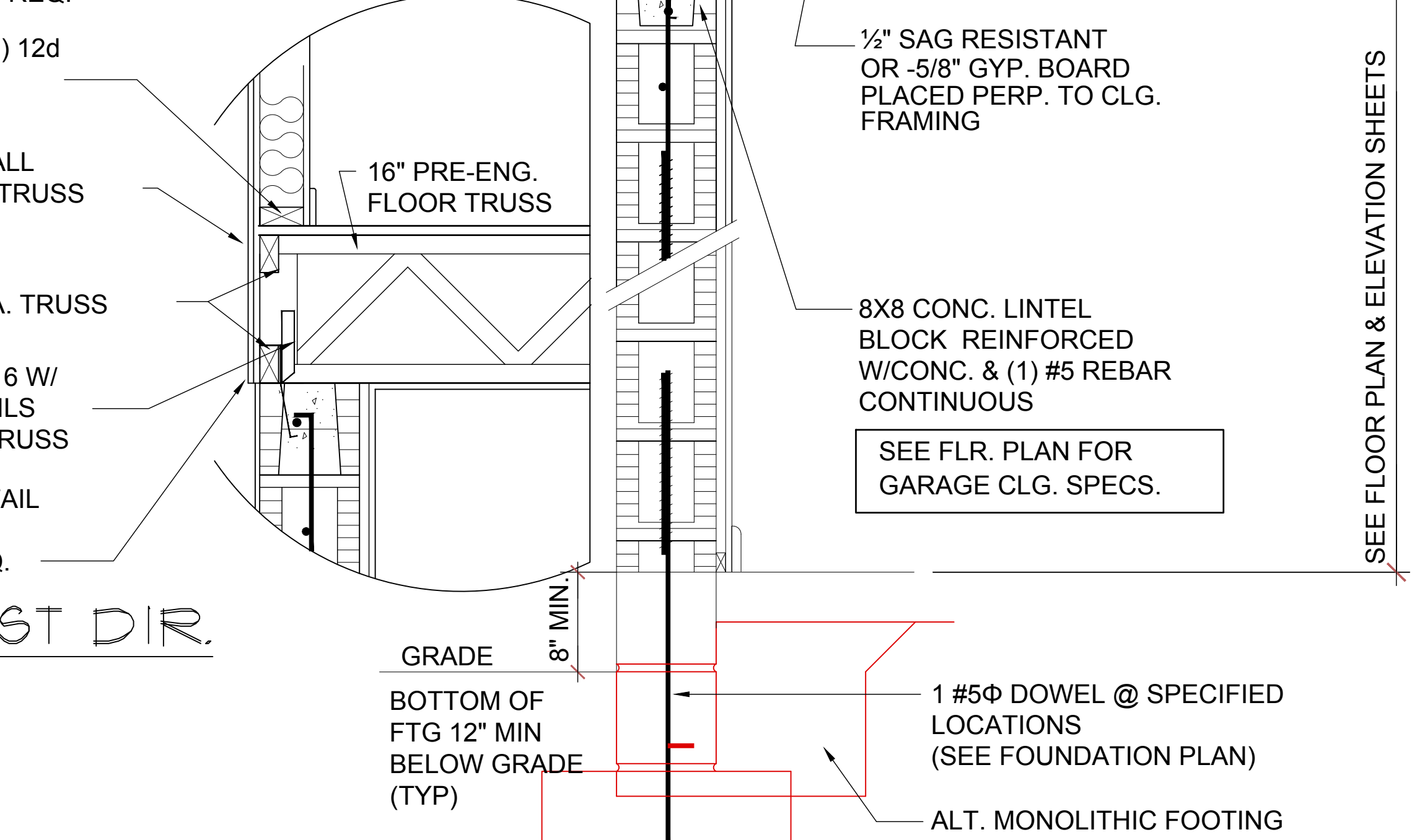
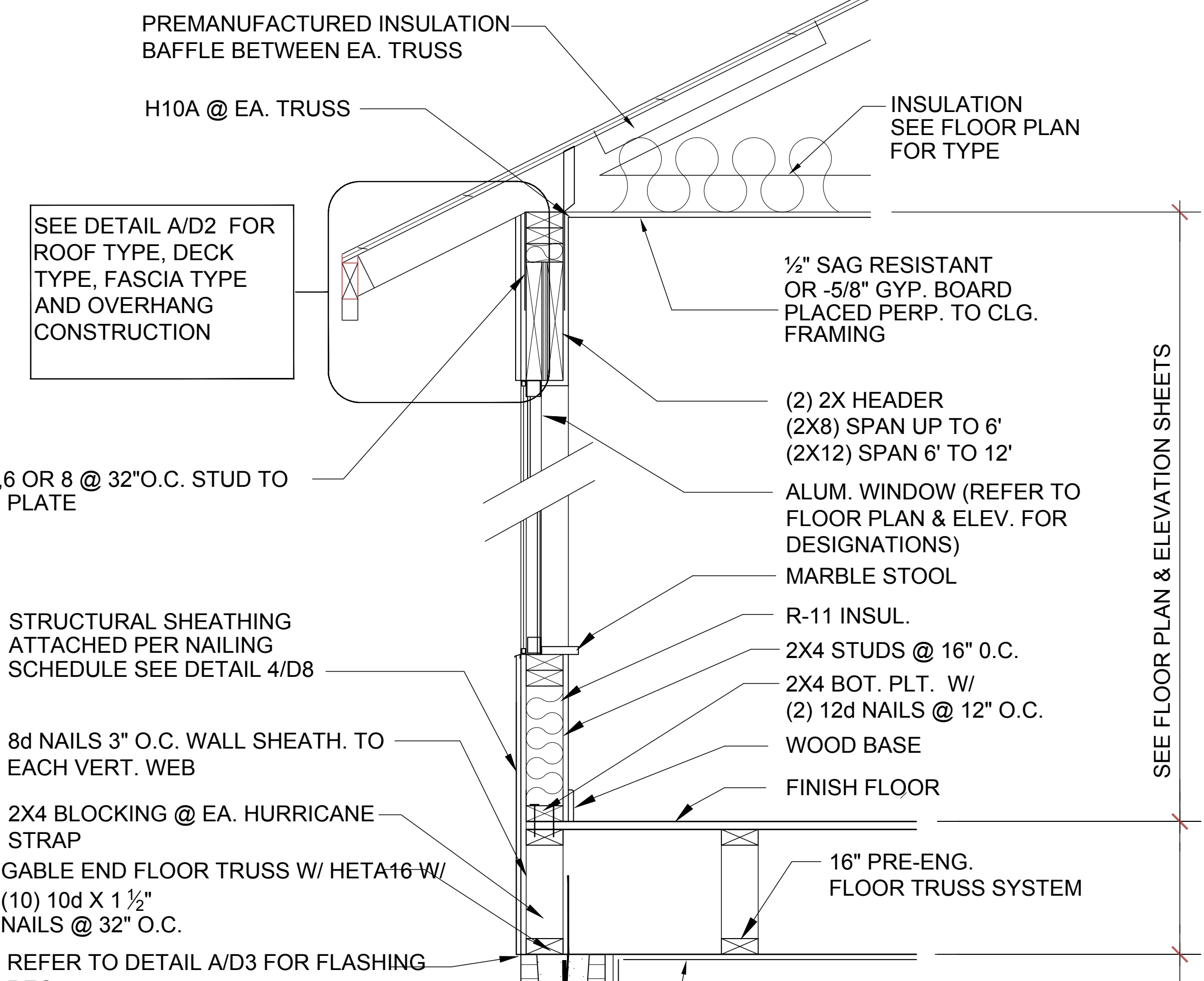
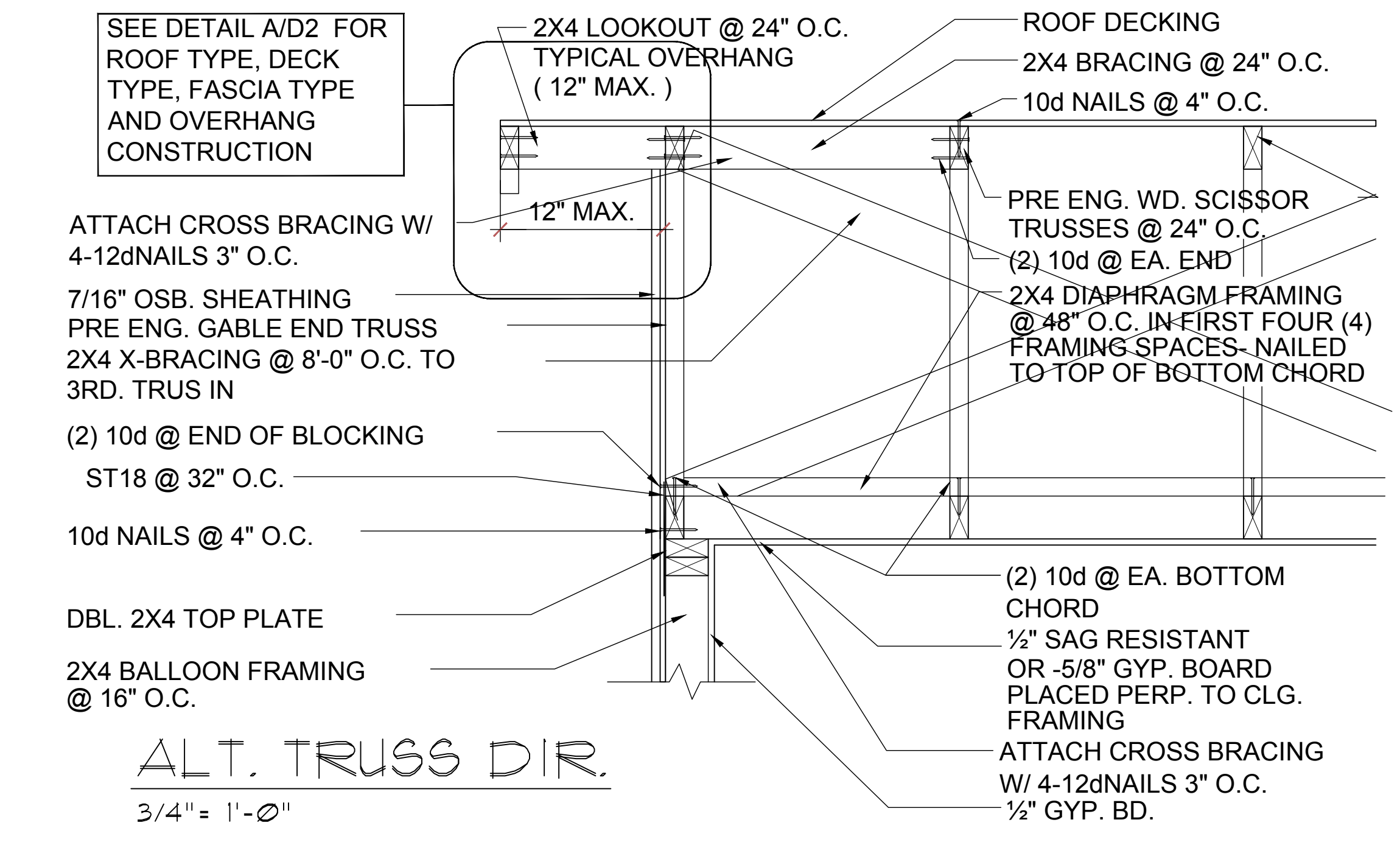
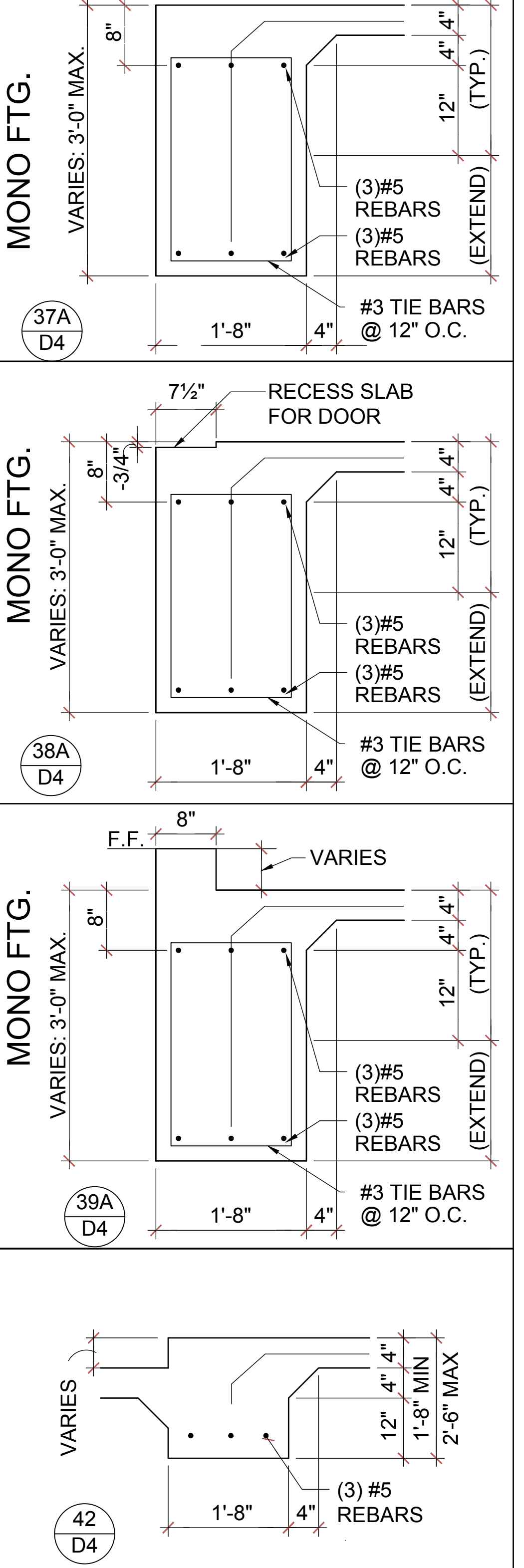
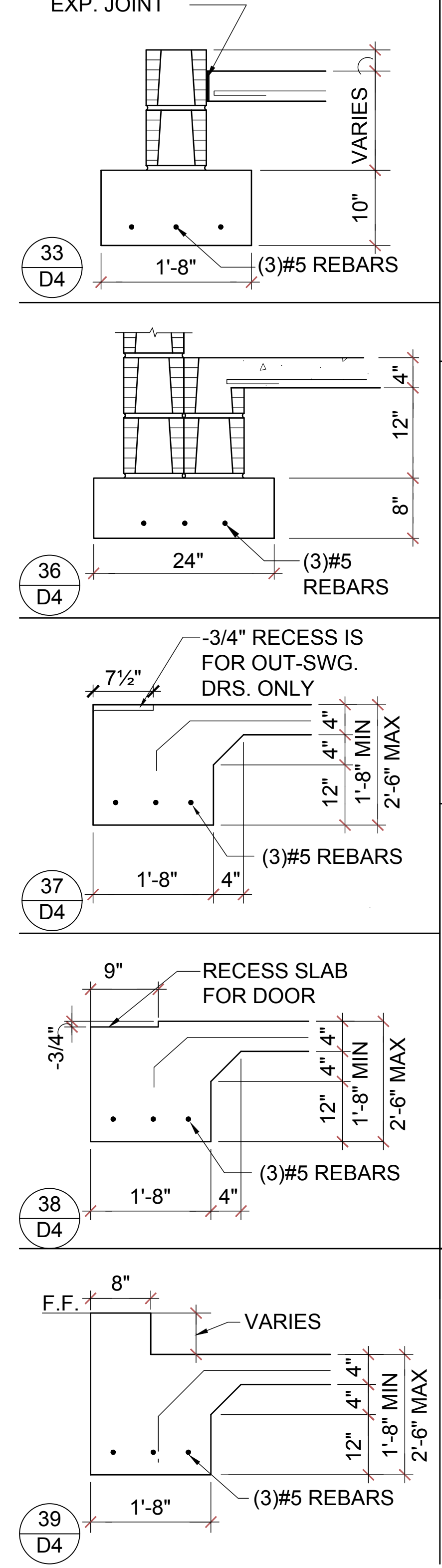
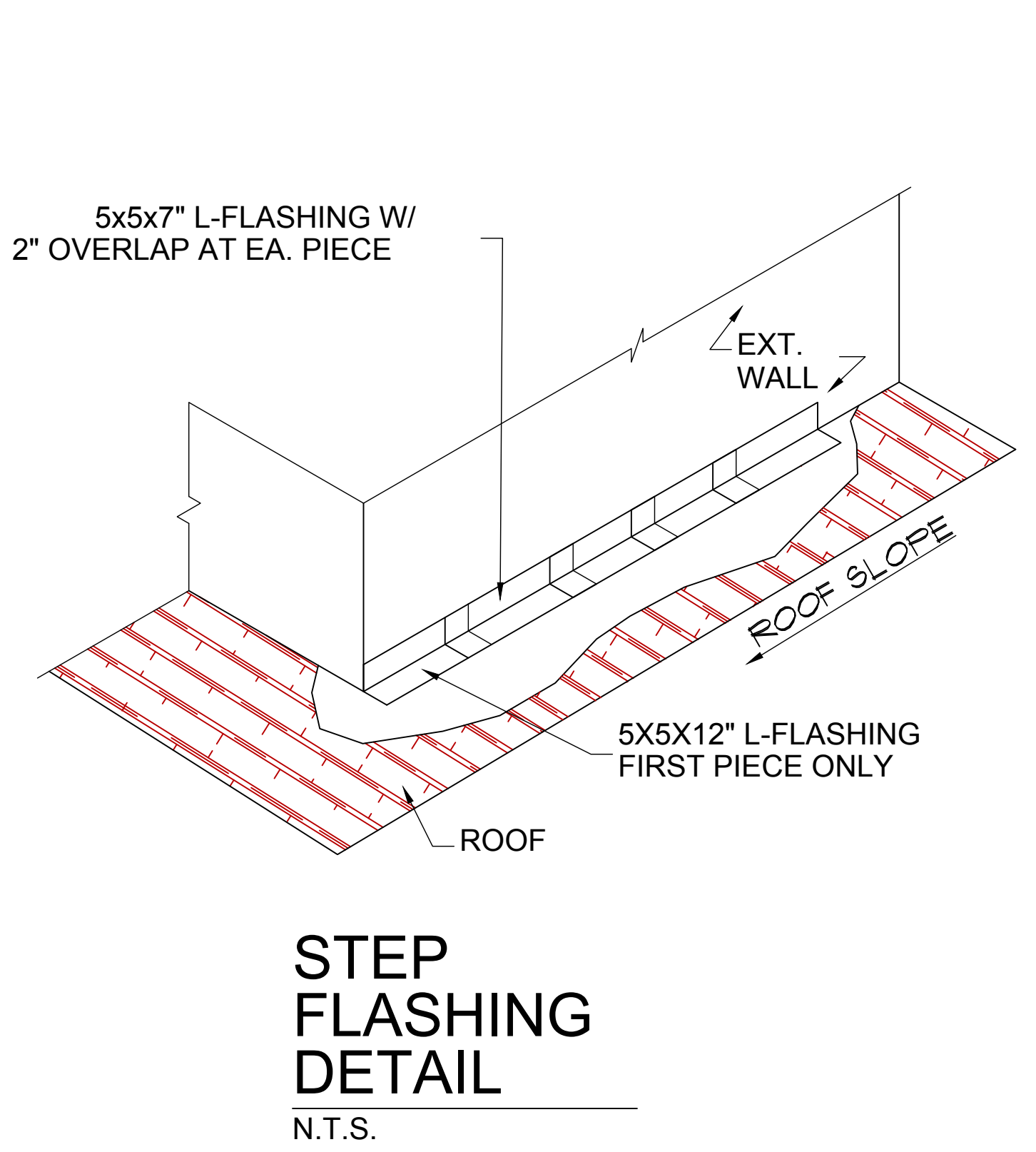
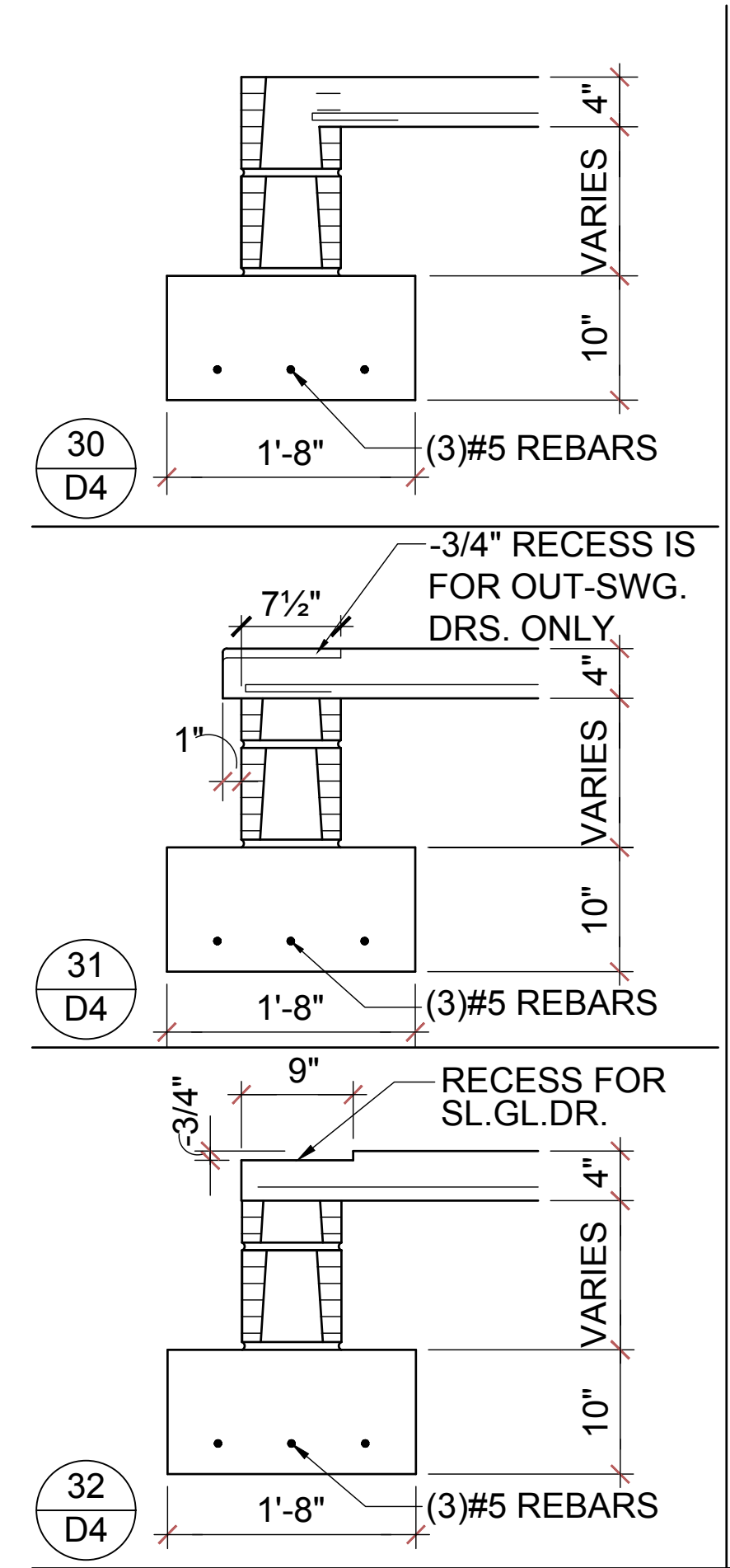
6-Unit: (Orlando-Raised Heel)
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Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
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PROJECT	00-0000
SCALE	AS NOTED
DRAWN BY	C.C.
DESIGNED BY	MJS

STRUCTURAL DETAILS
D3

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 PROJECT: 00-0000
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS
 STRUCTURAL DETAILS
D4

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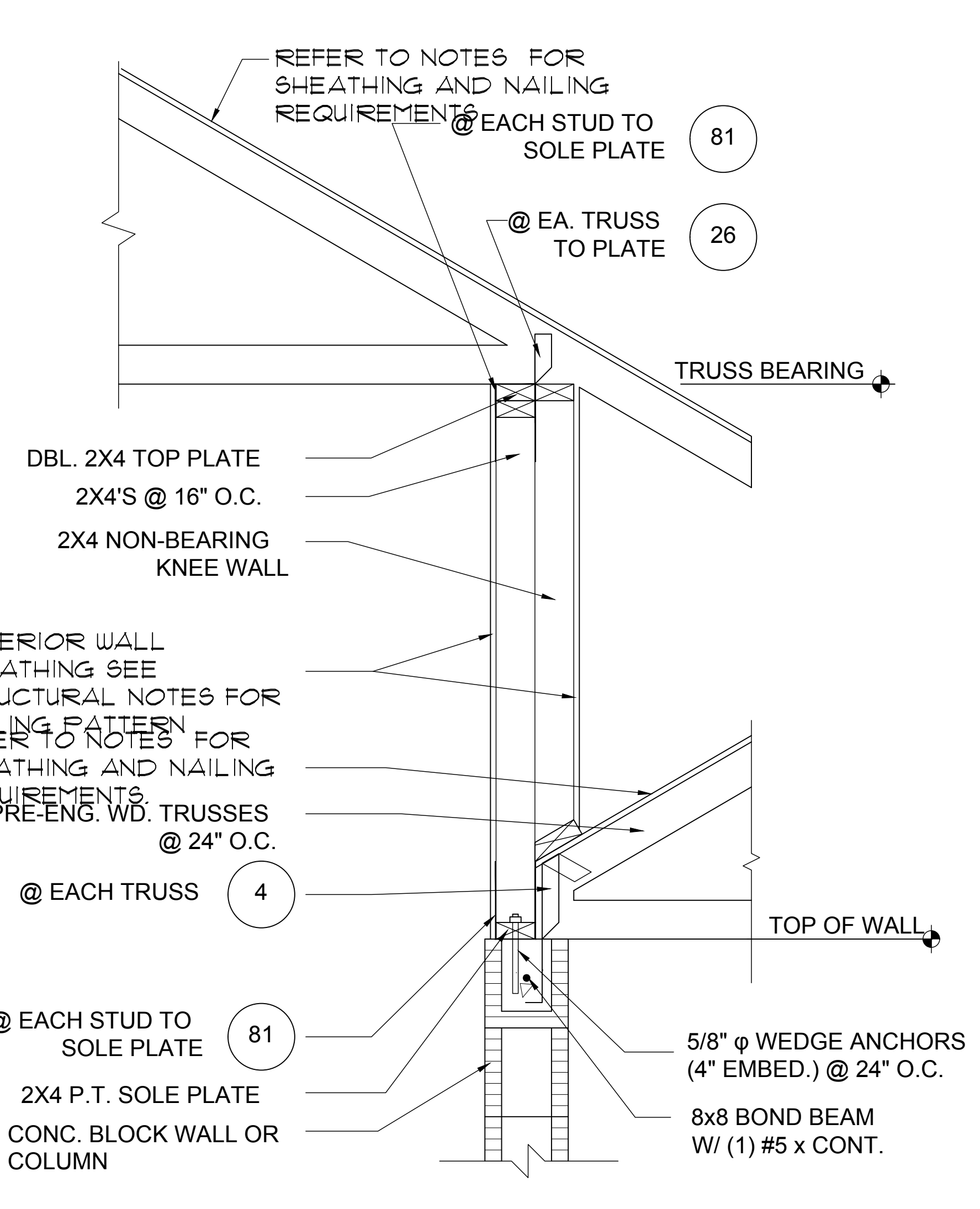
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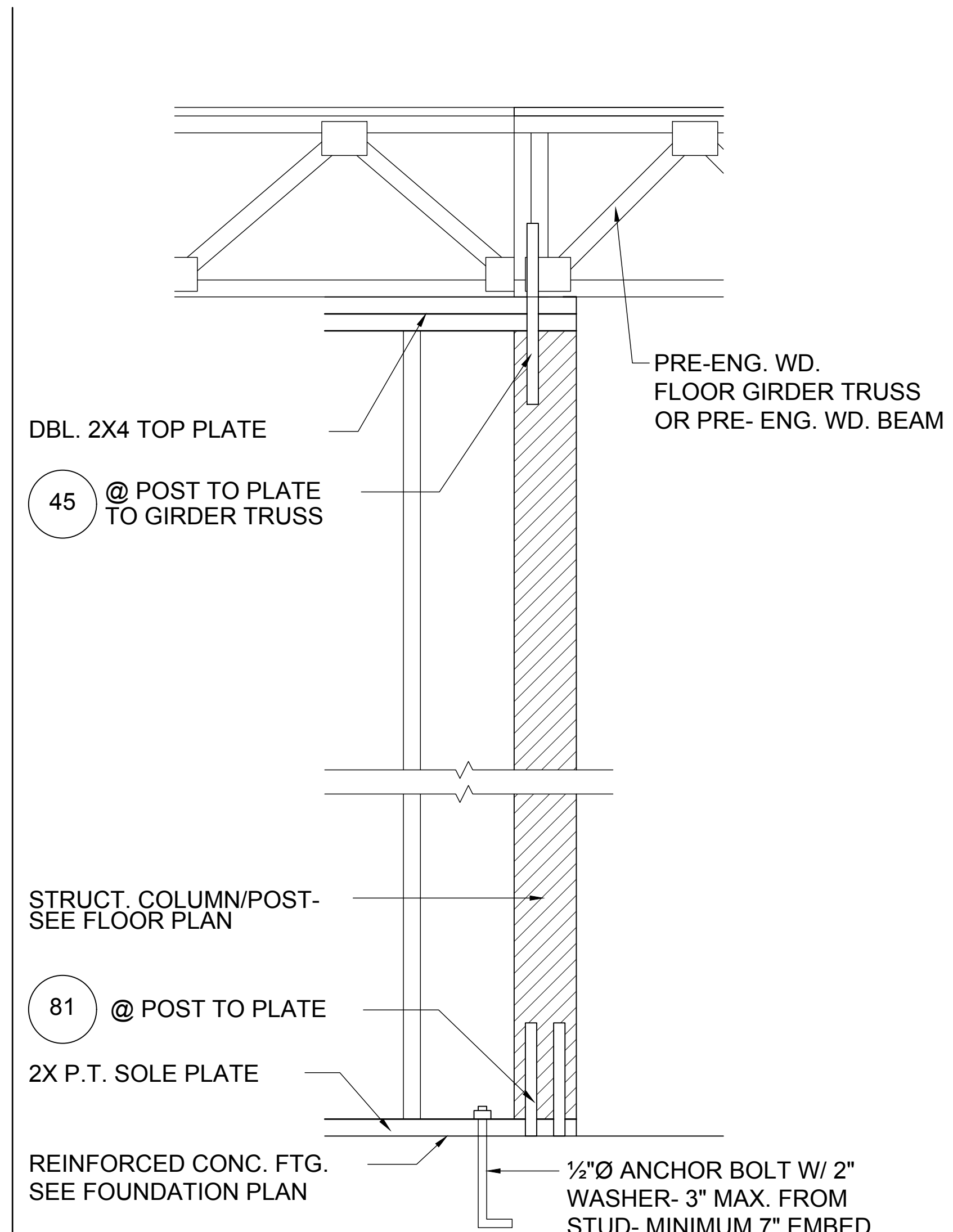
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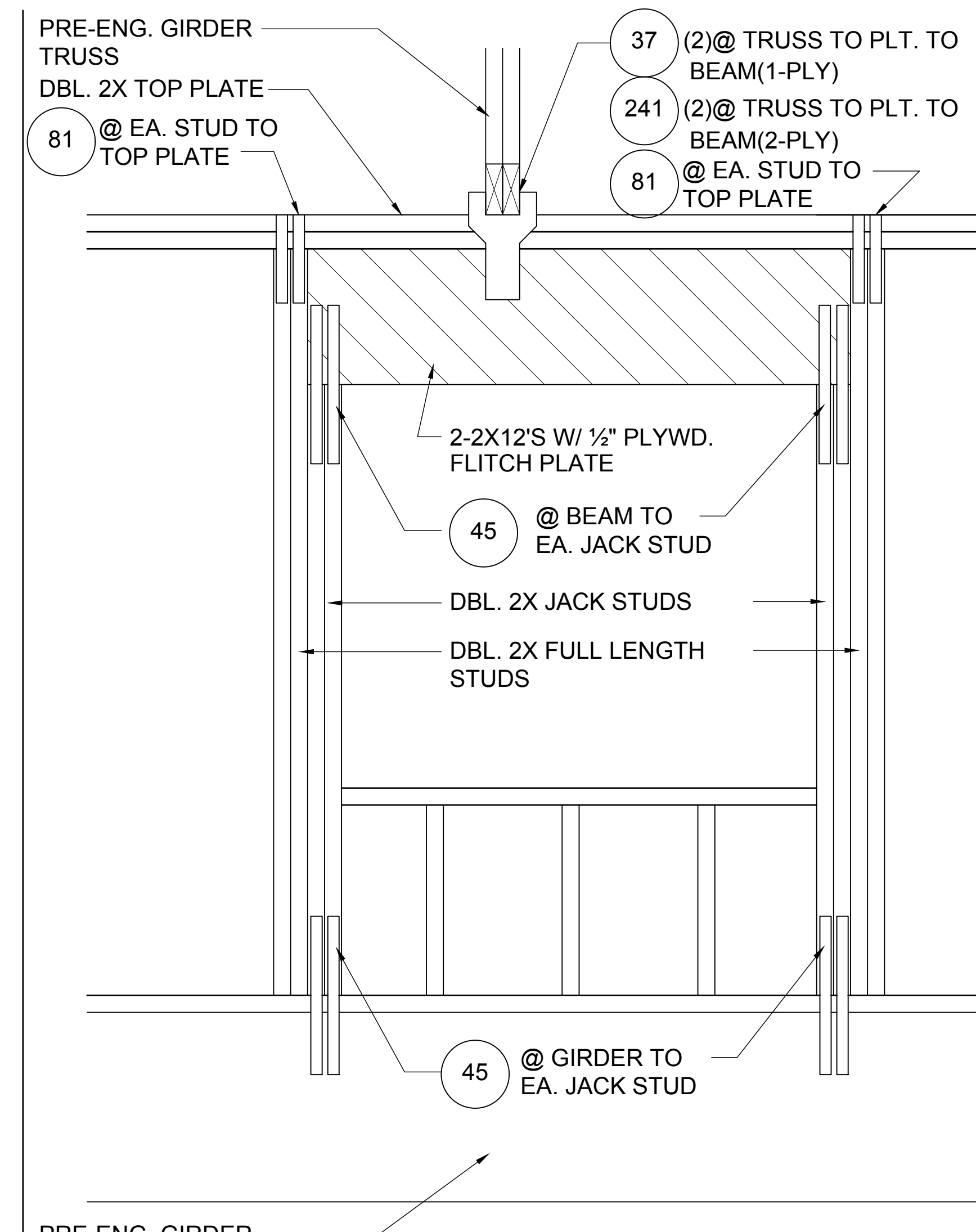
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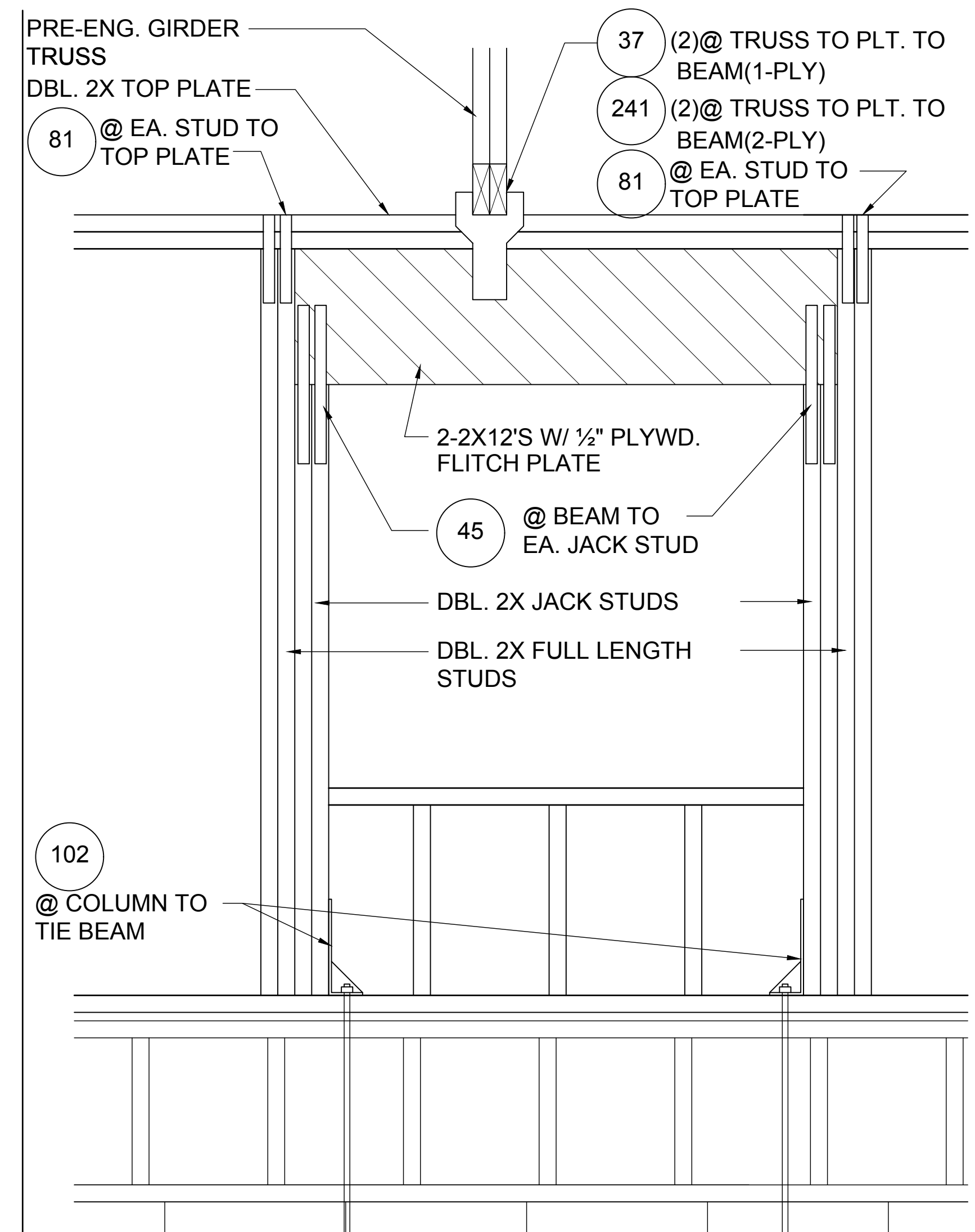
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D5 1/2"=1'-0" (11X17) 1"=1'-0" (22"X34")



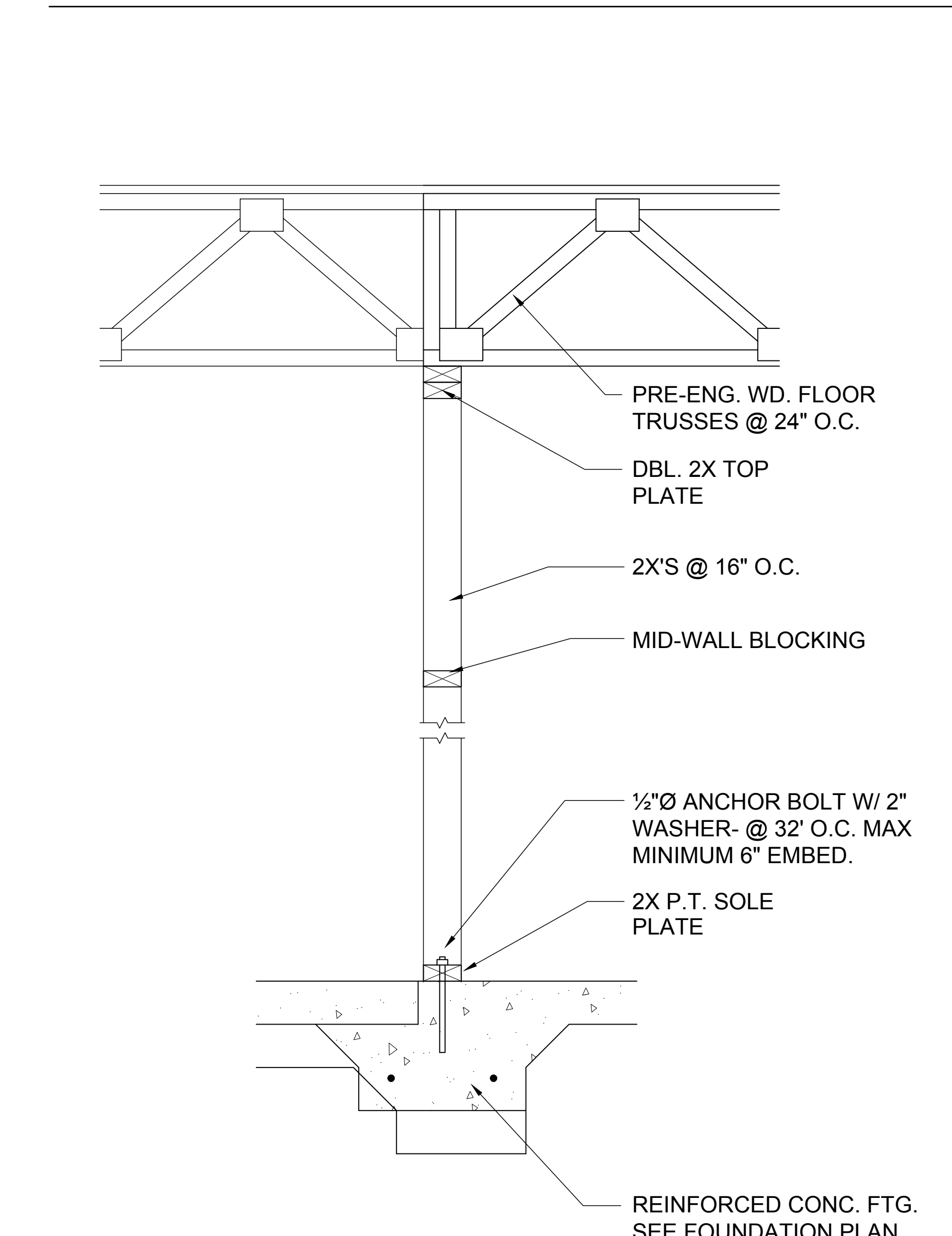
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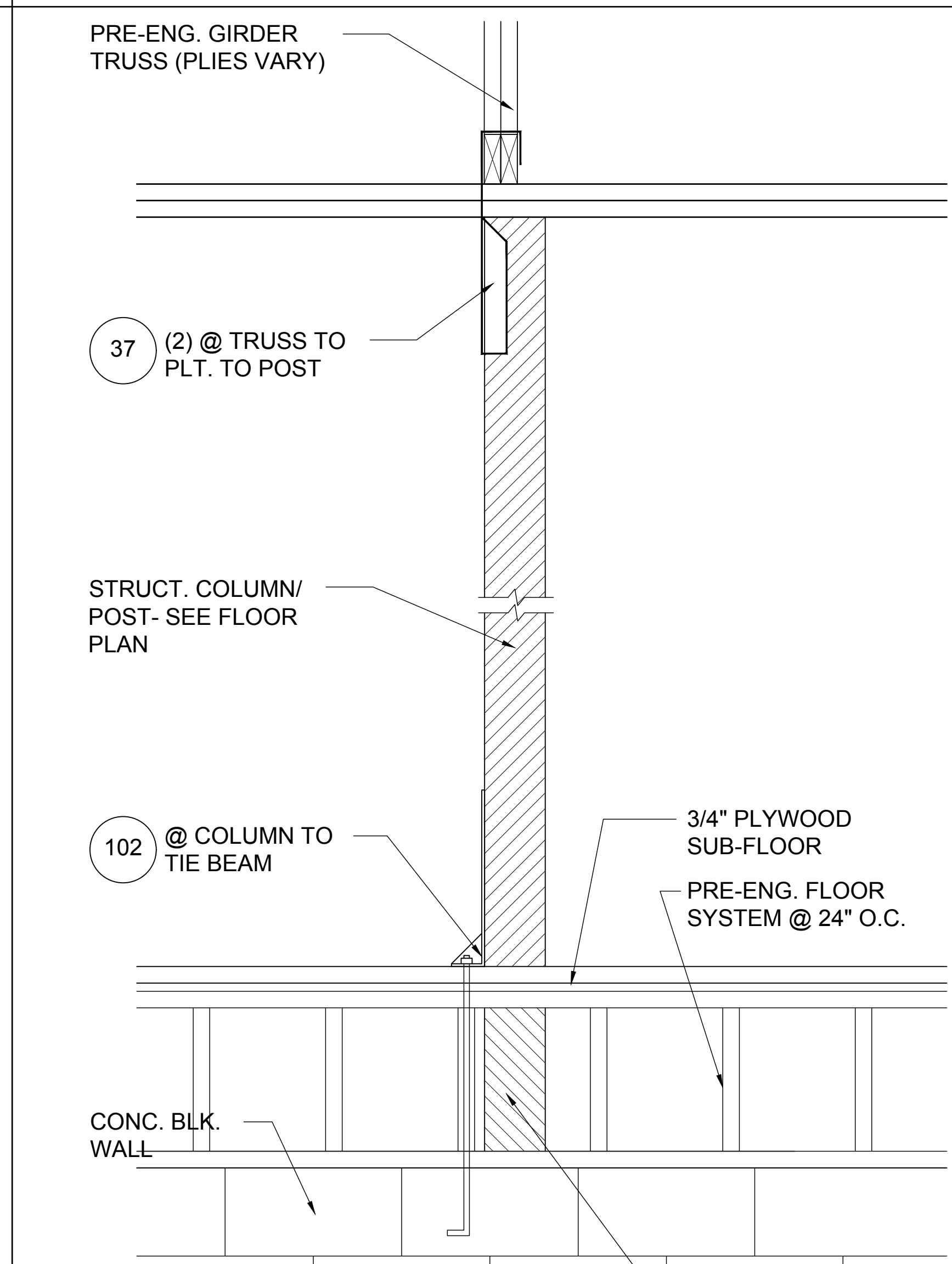
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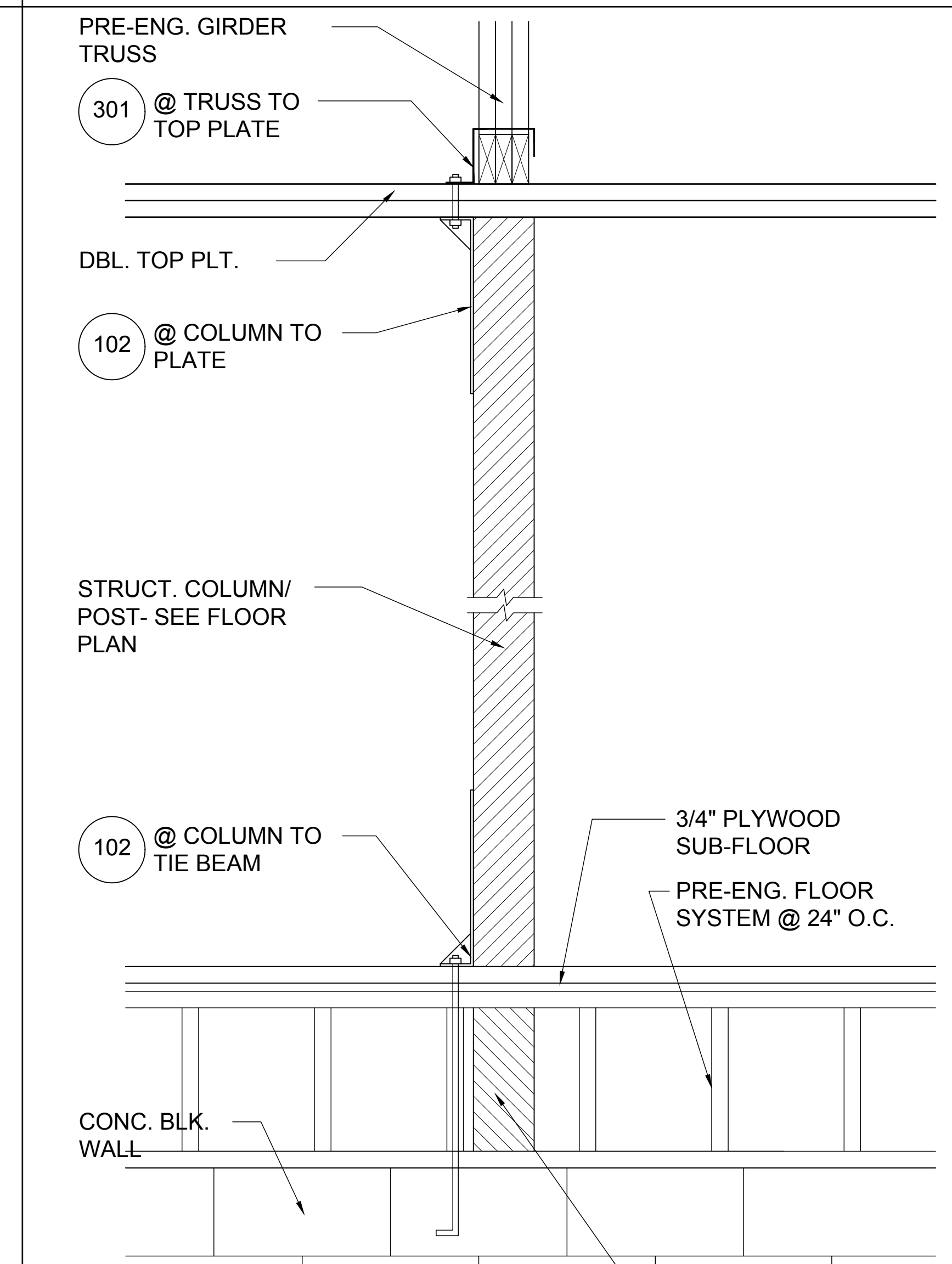
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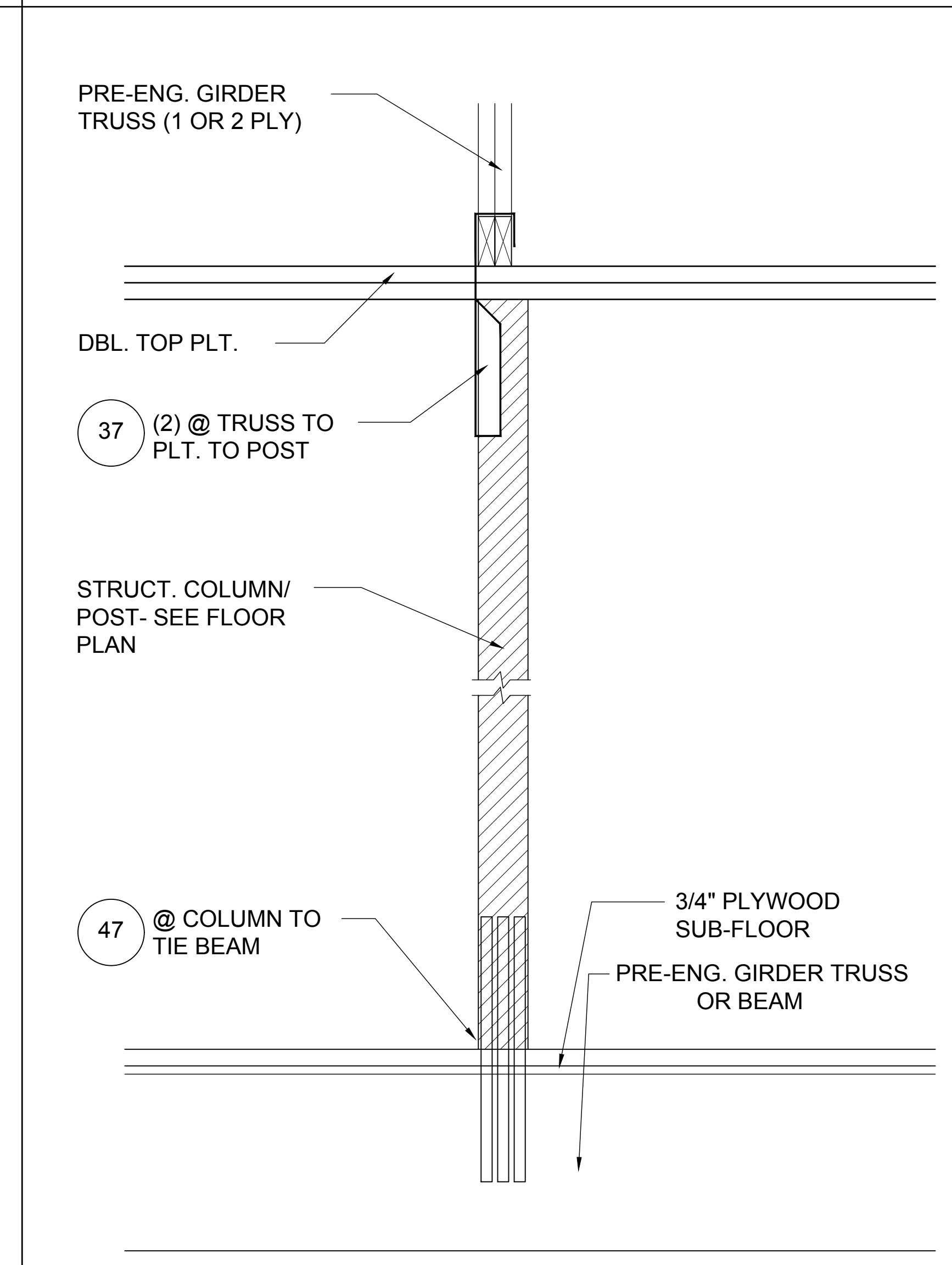
5 DETAIL
D5 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



6 DETAIL
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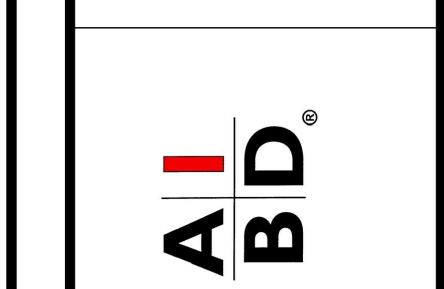
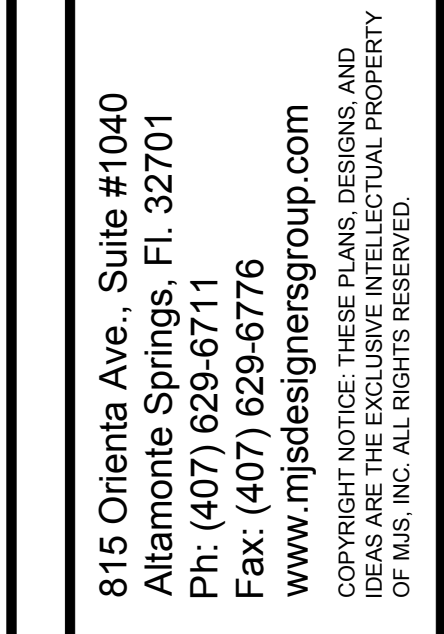


7 DETAIL
D5 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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

STRUCTURAL DETAILS

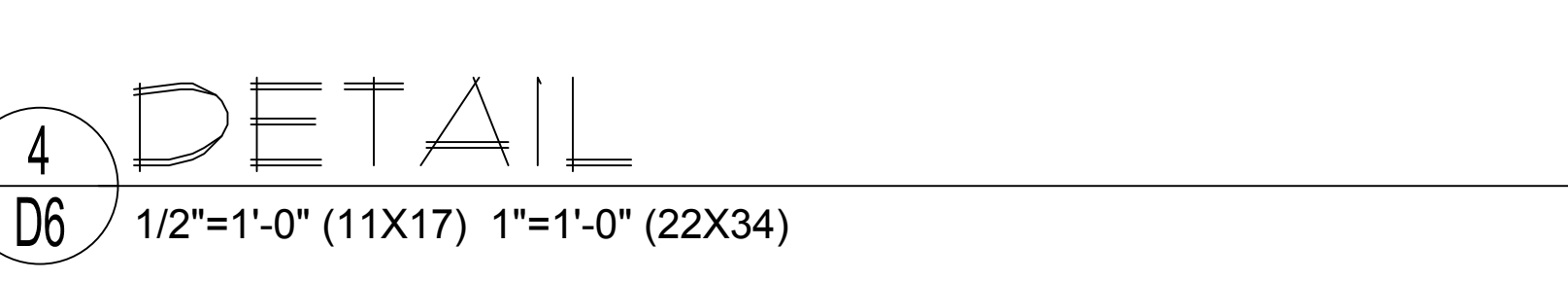
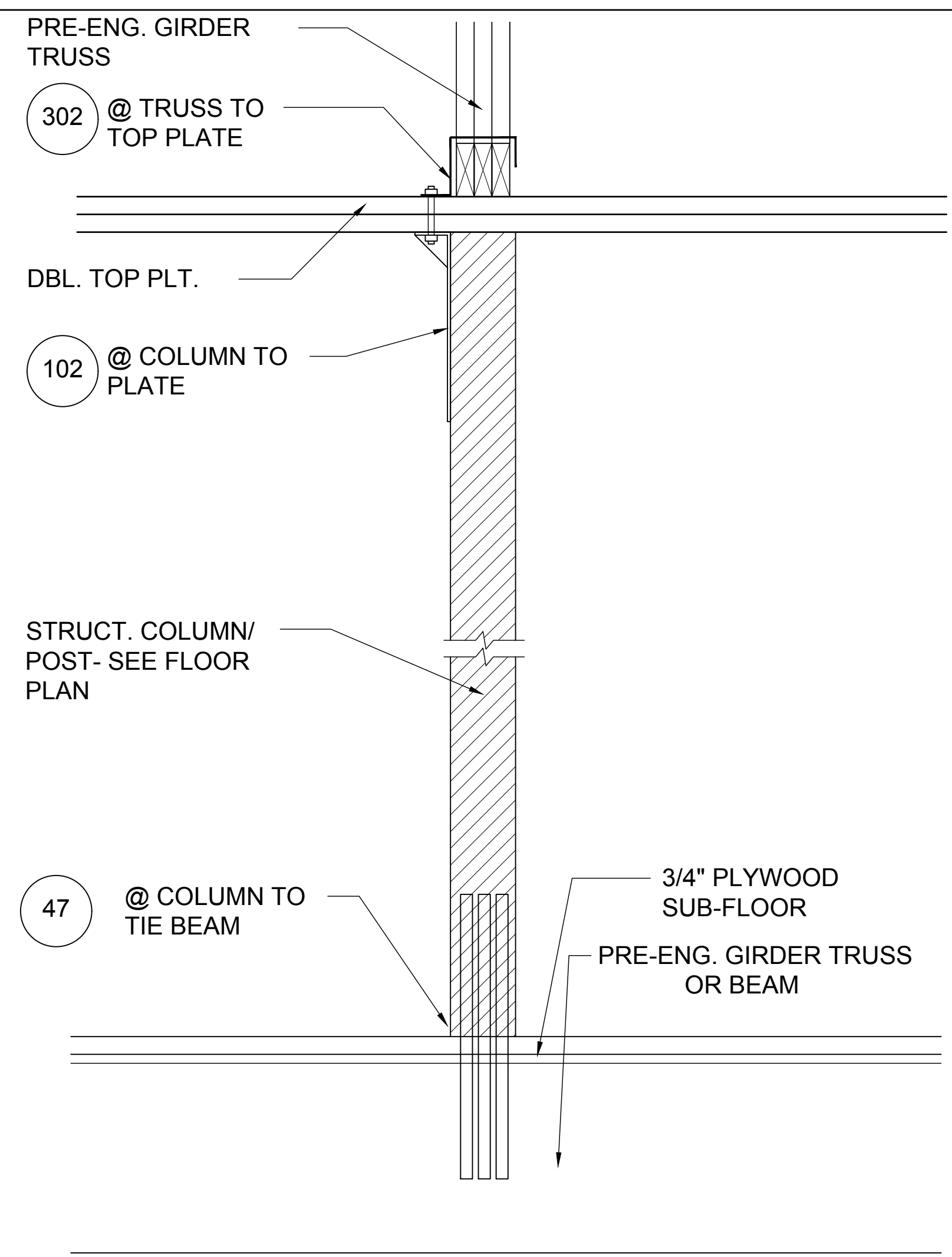
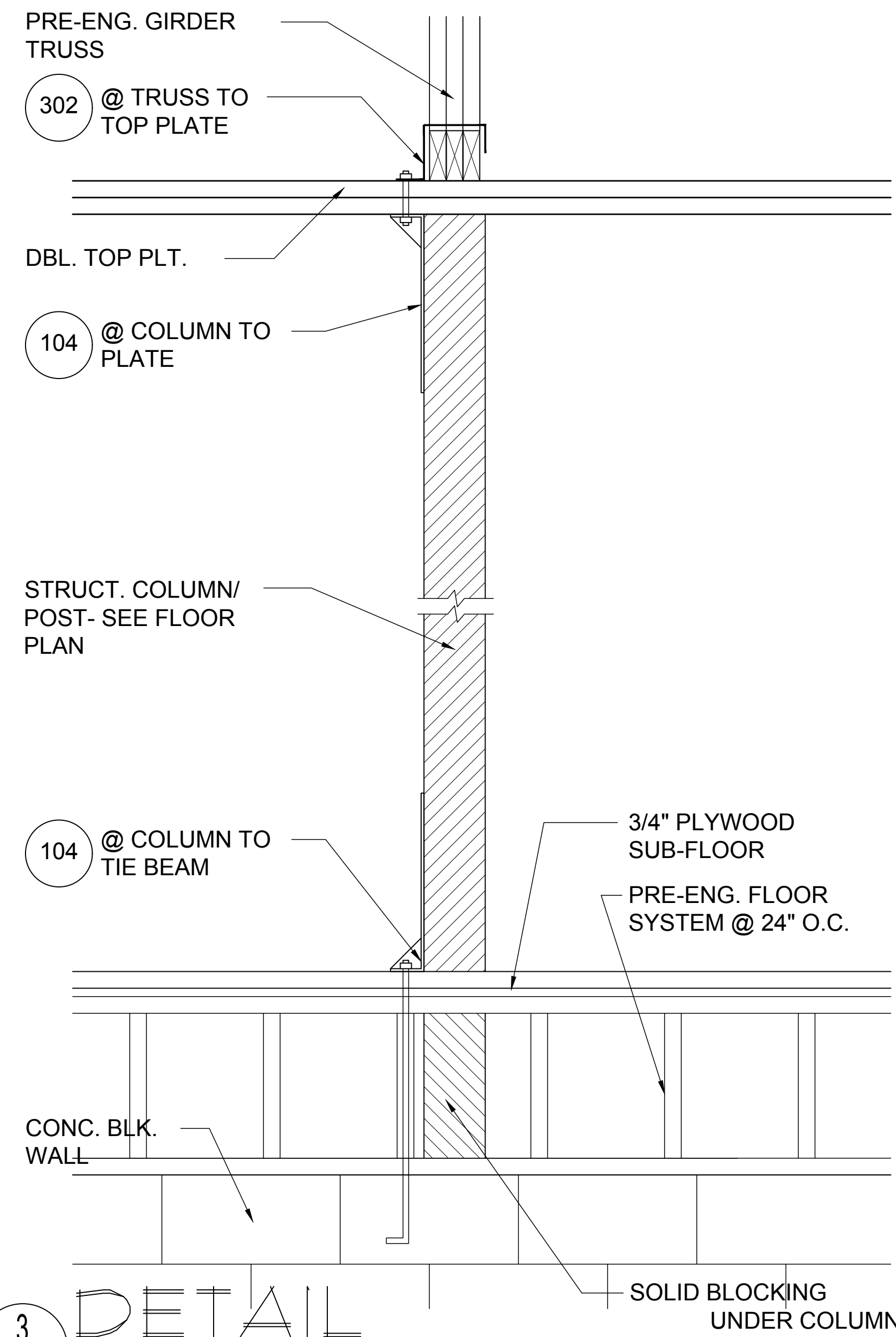


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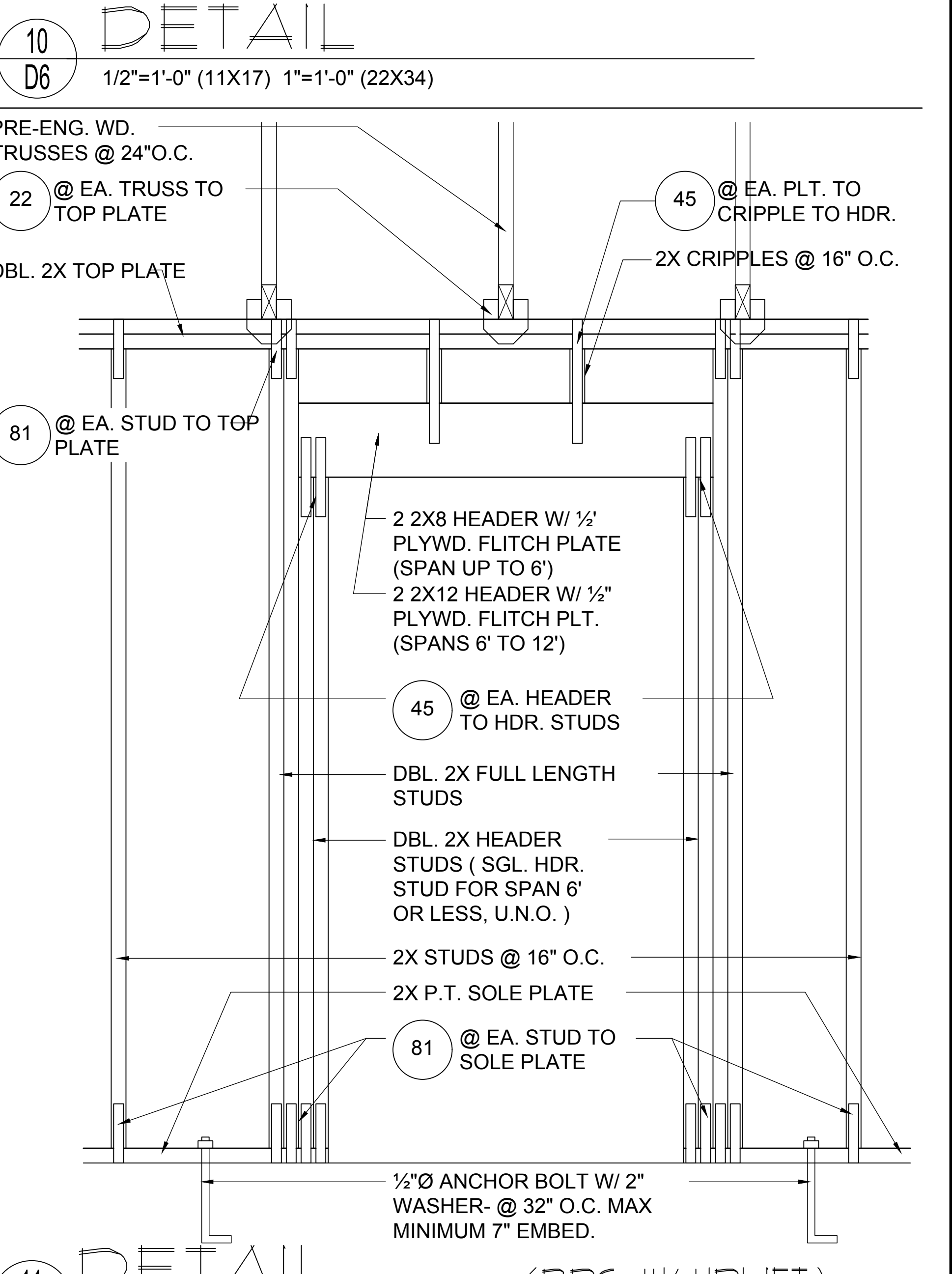
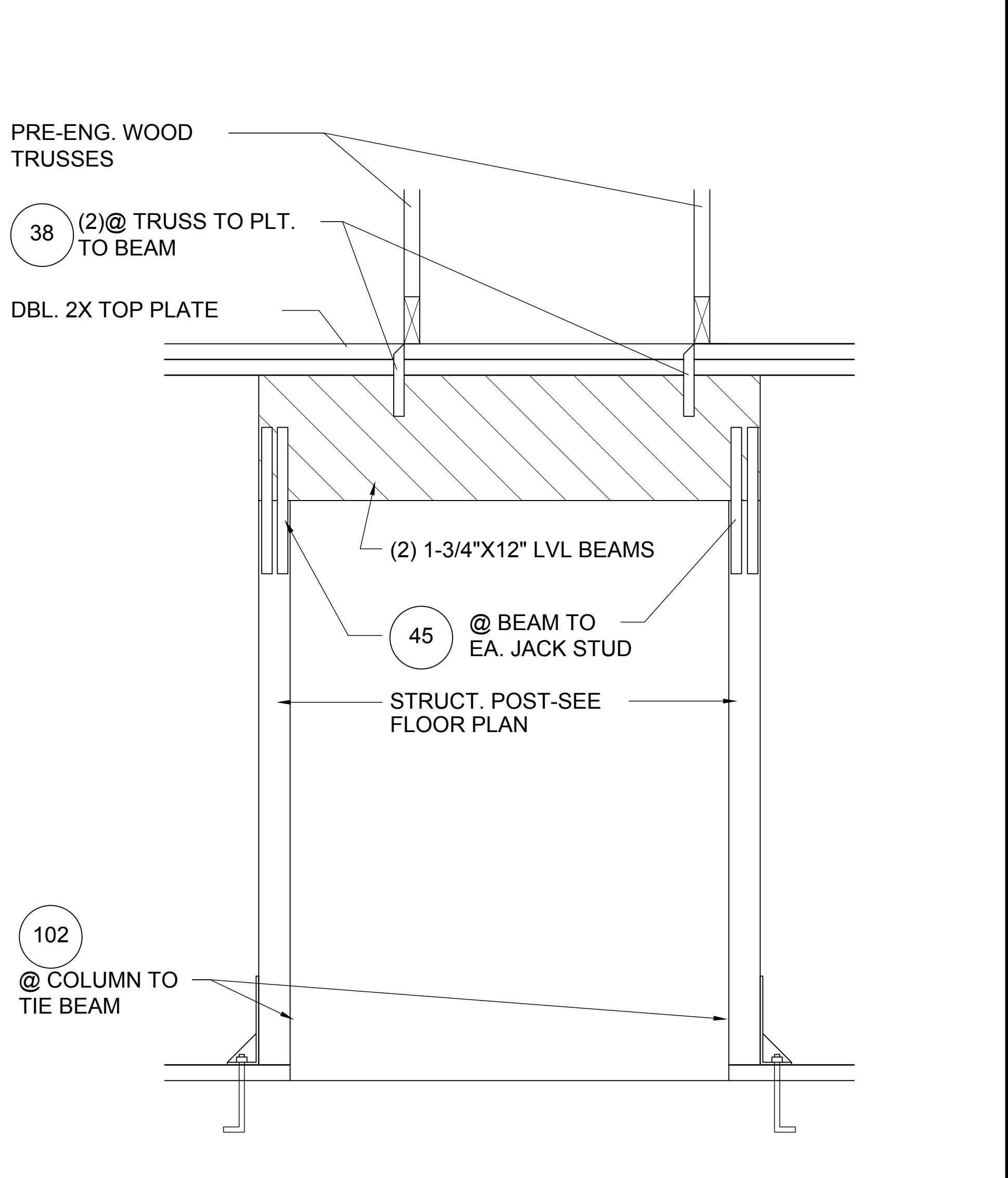
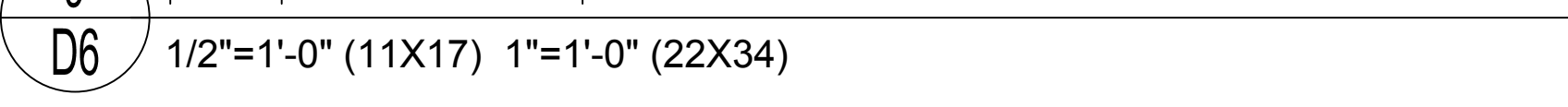
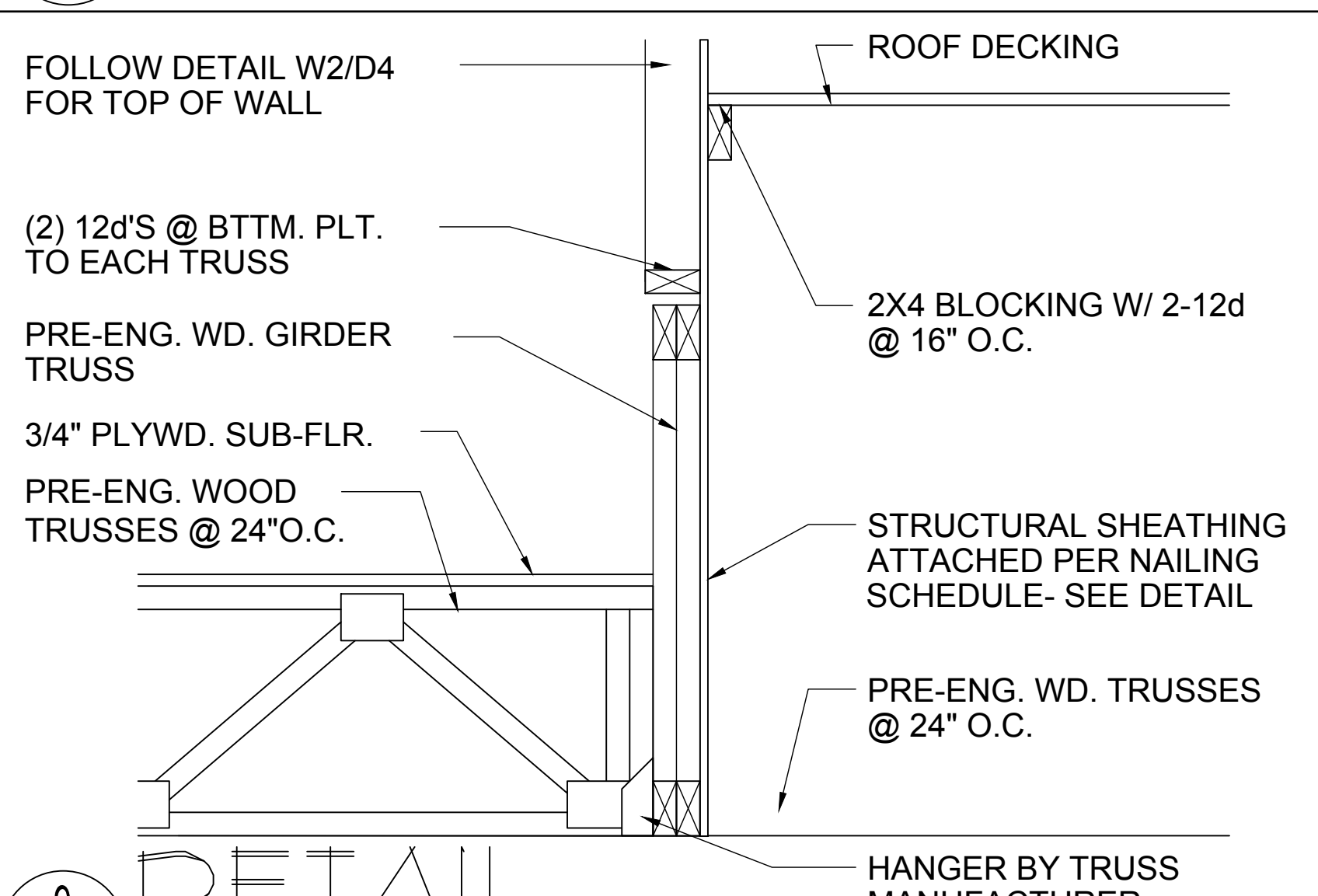
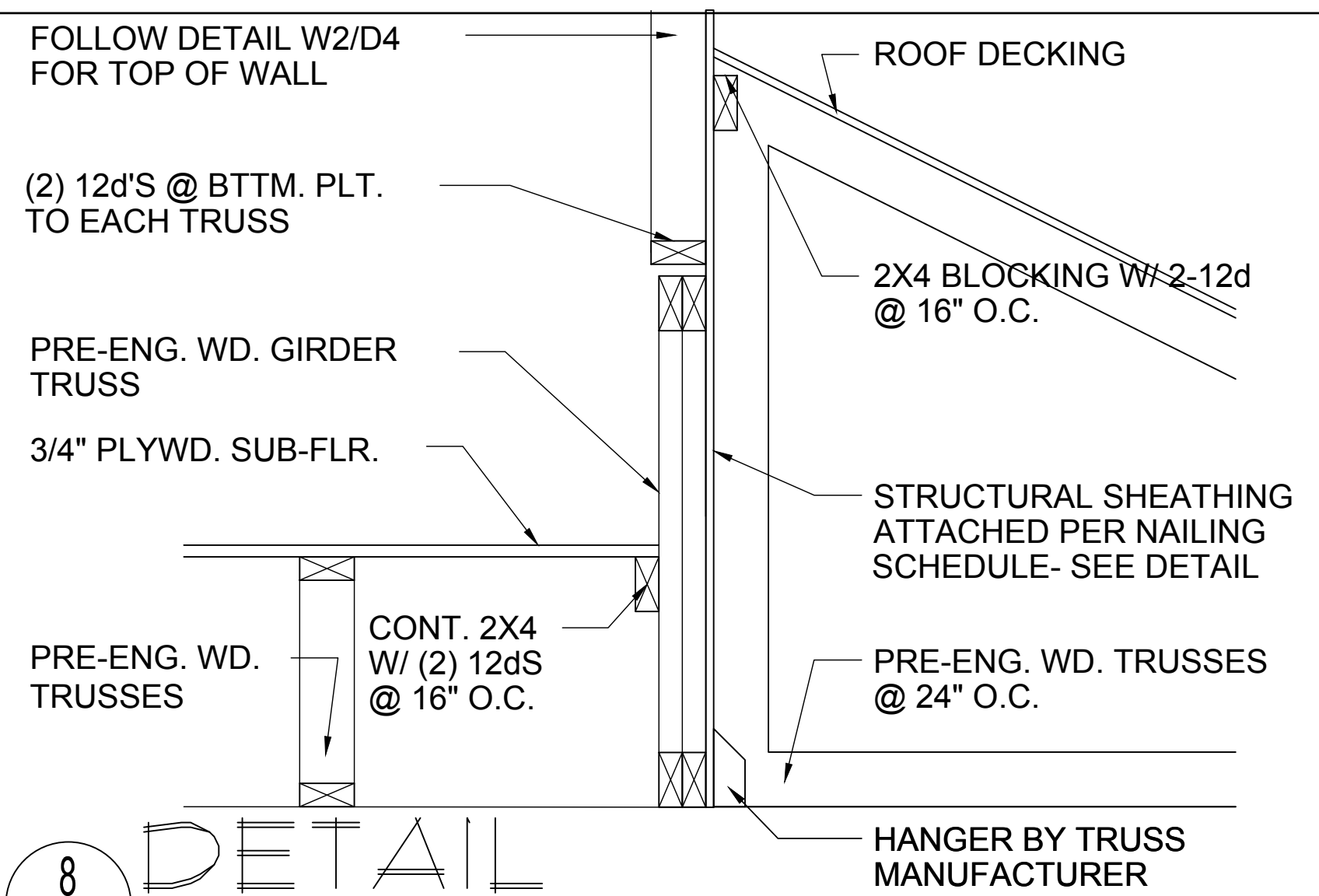
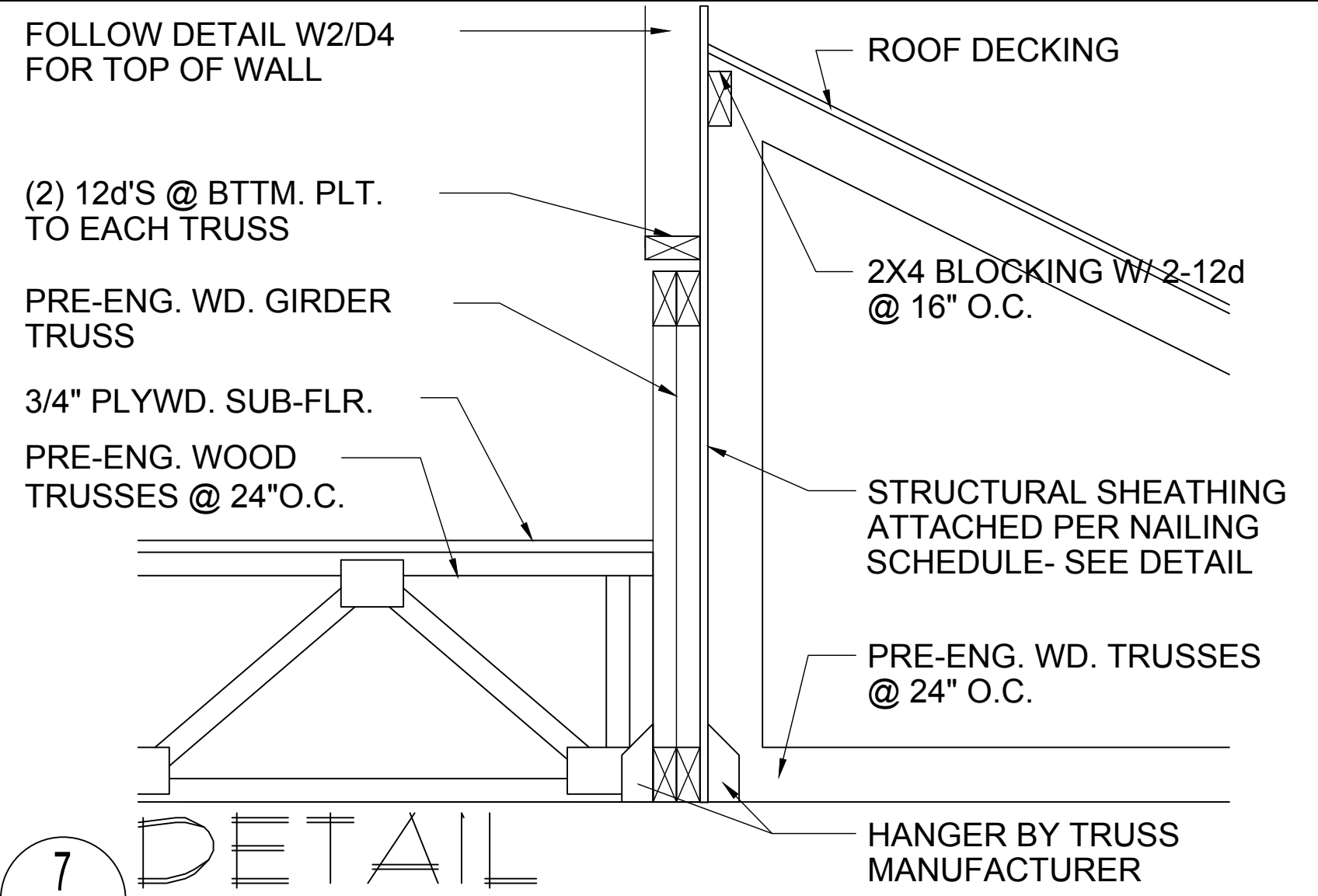
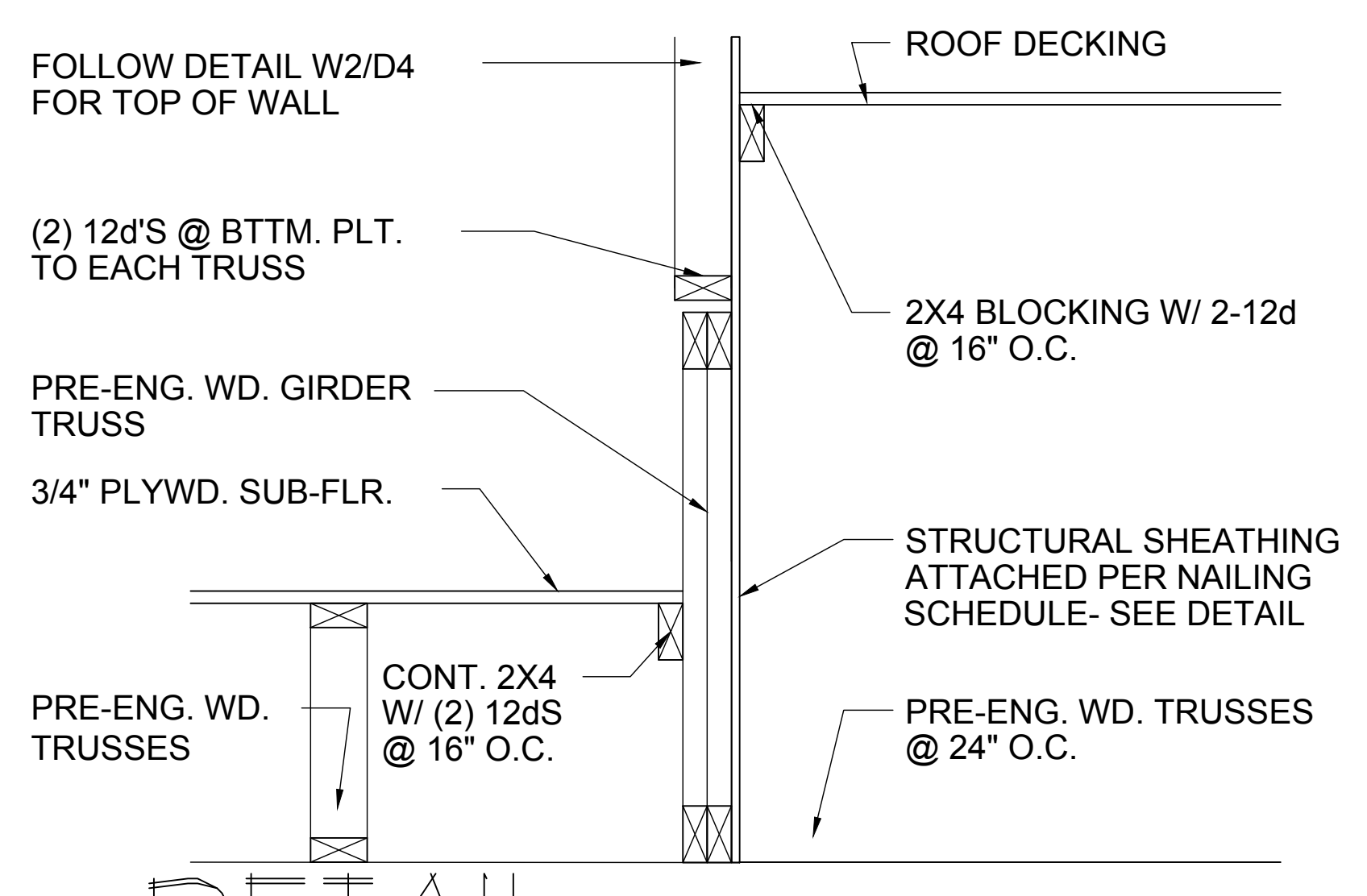
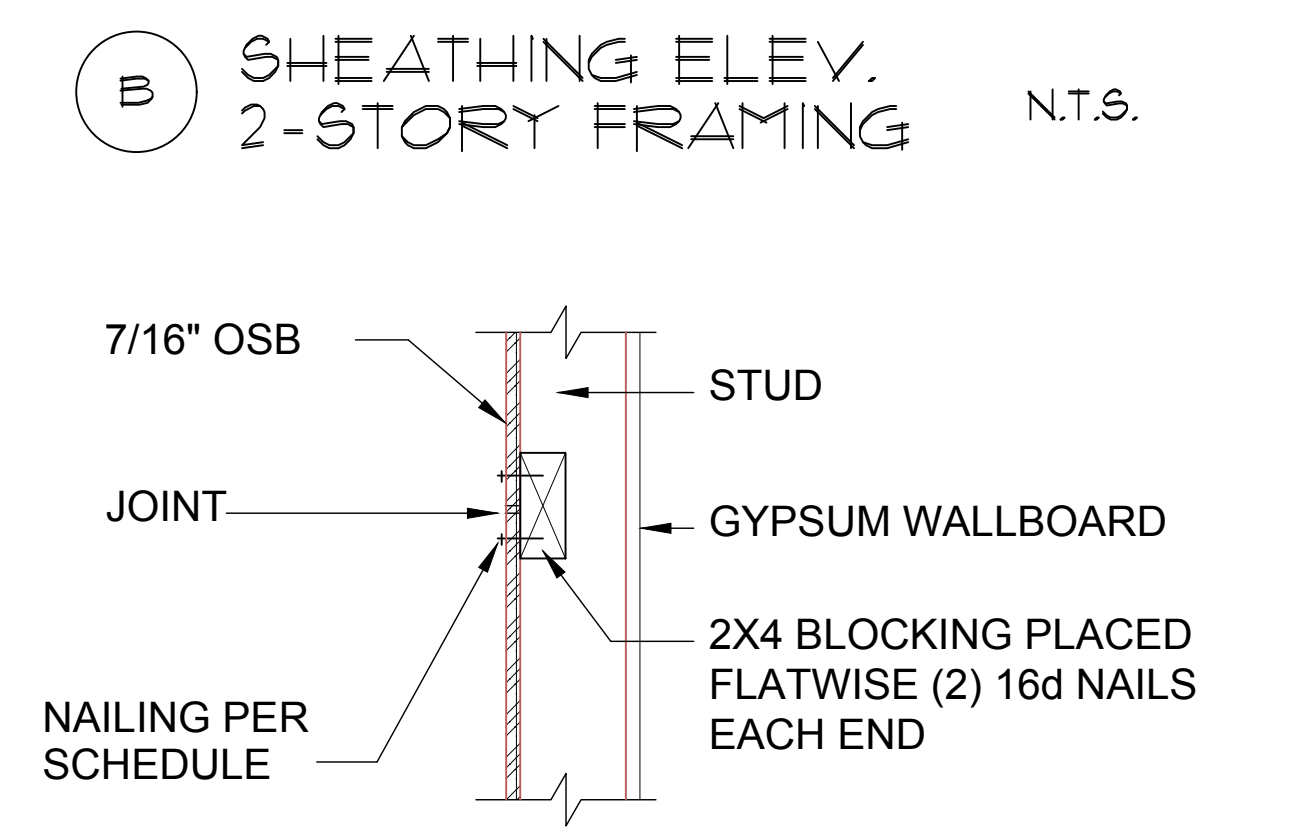
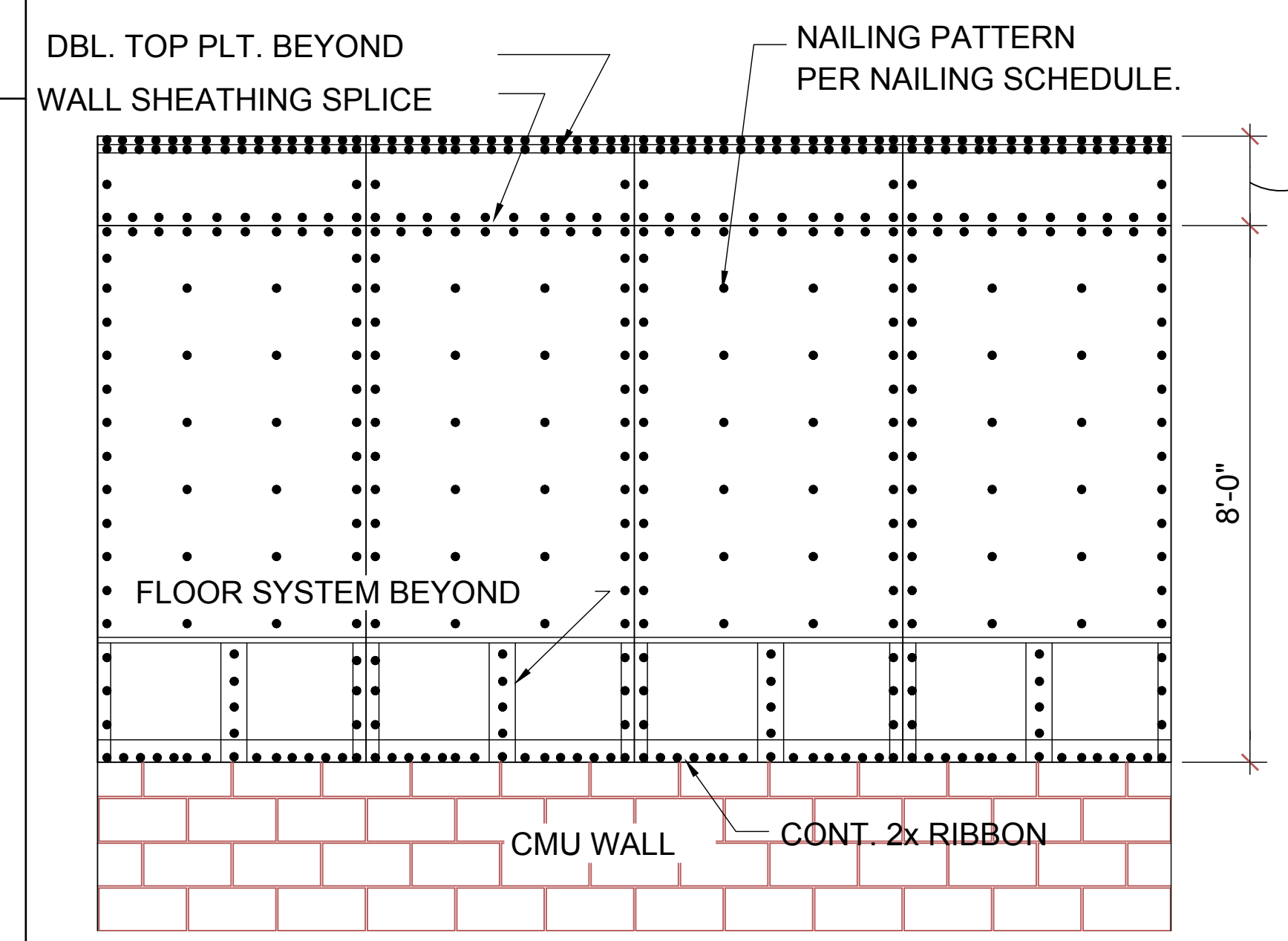
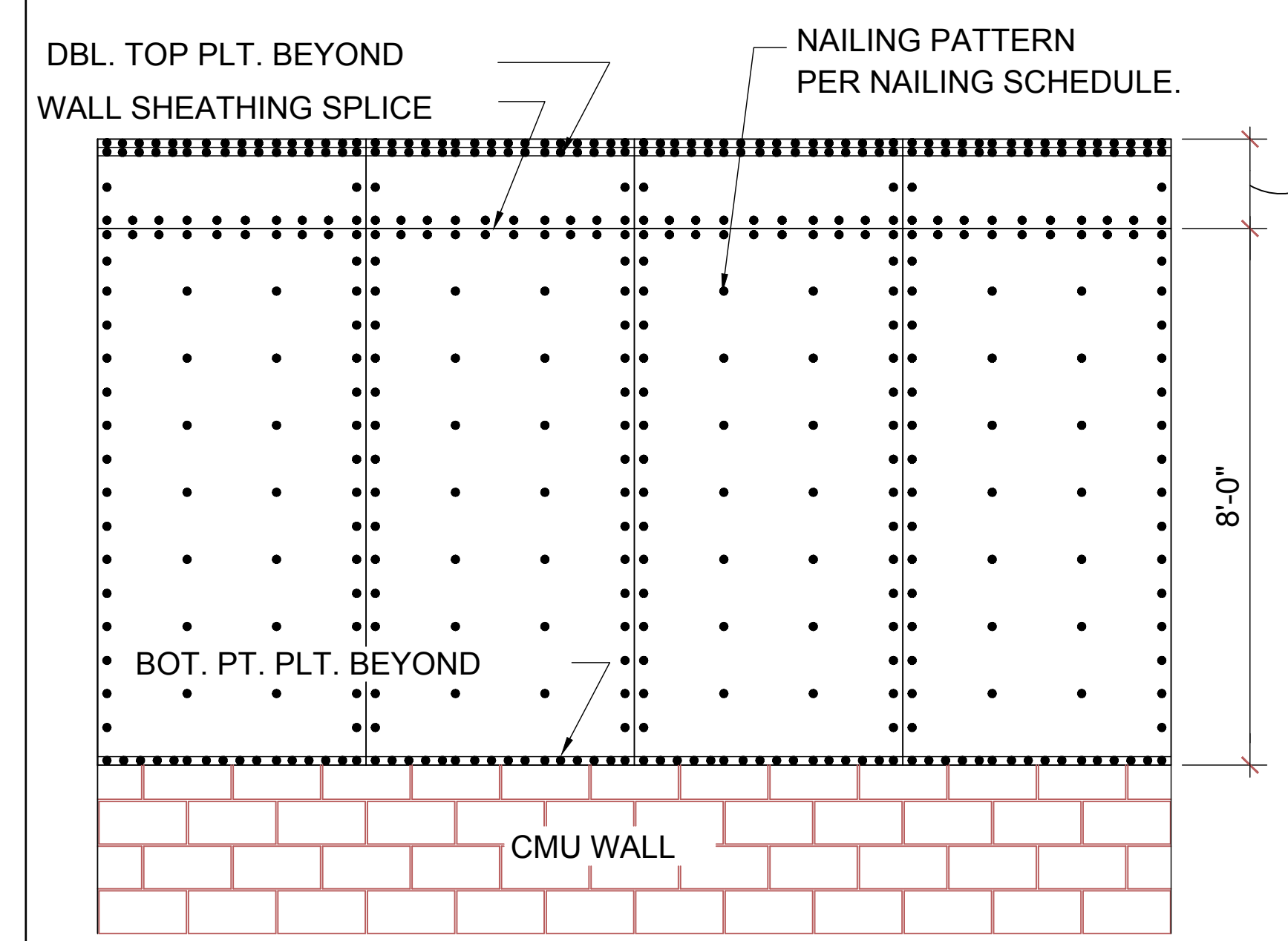
PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

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

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



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AIBD

GOBA
GOLF BUILDERS ASSOCIATION

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

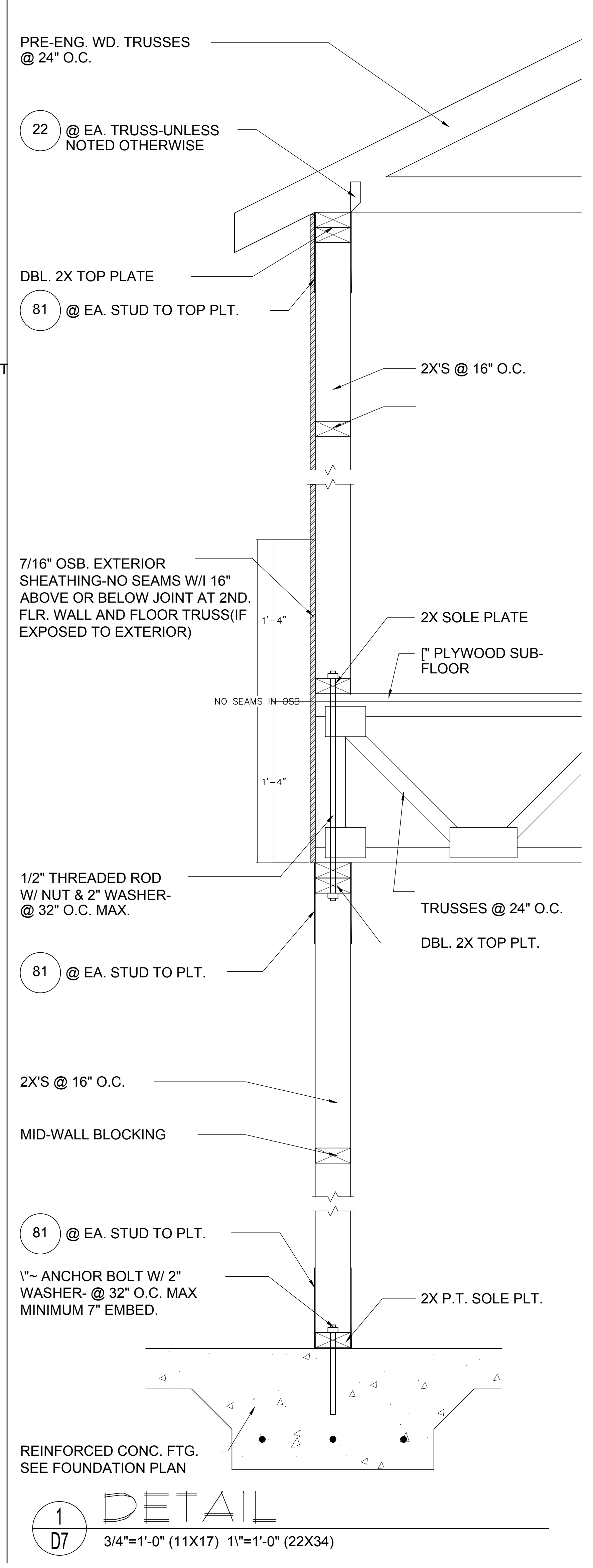
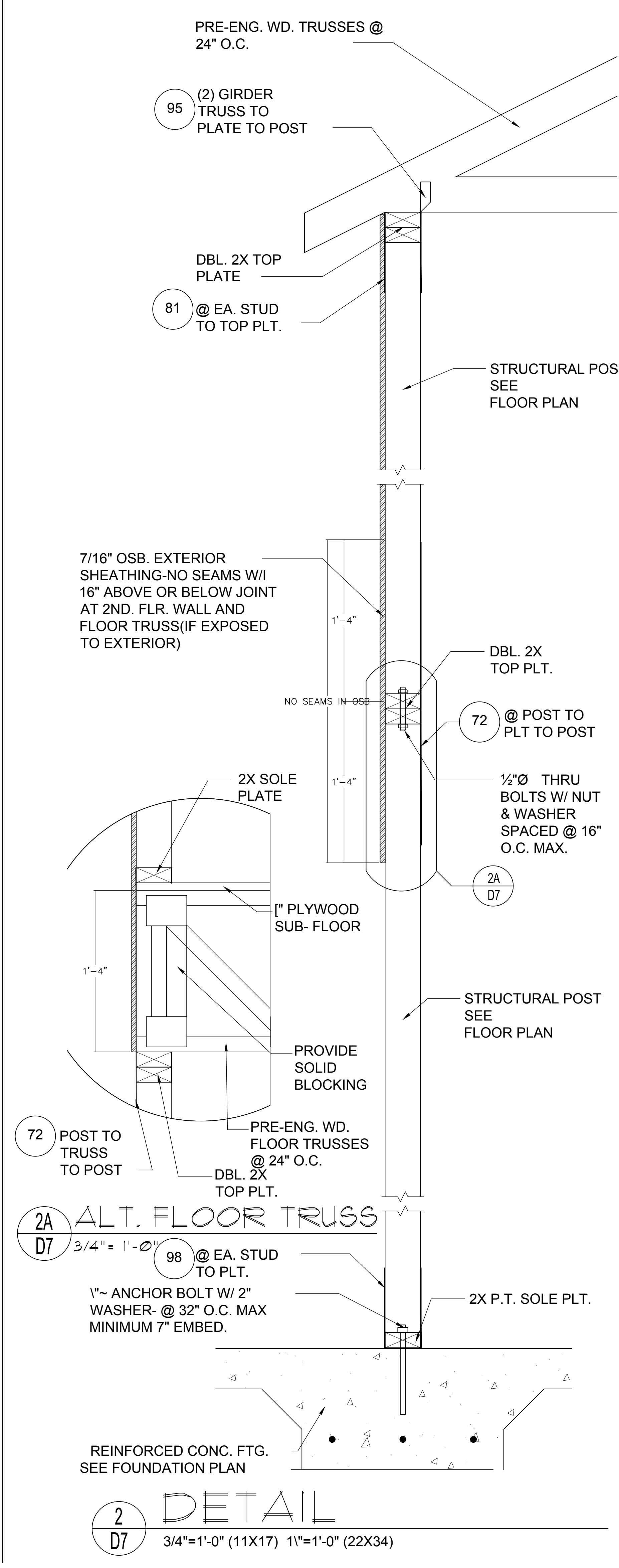
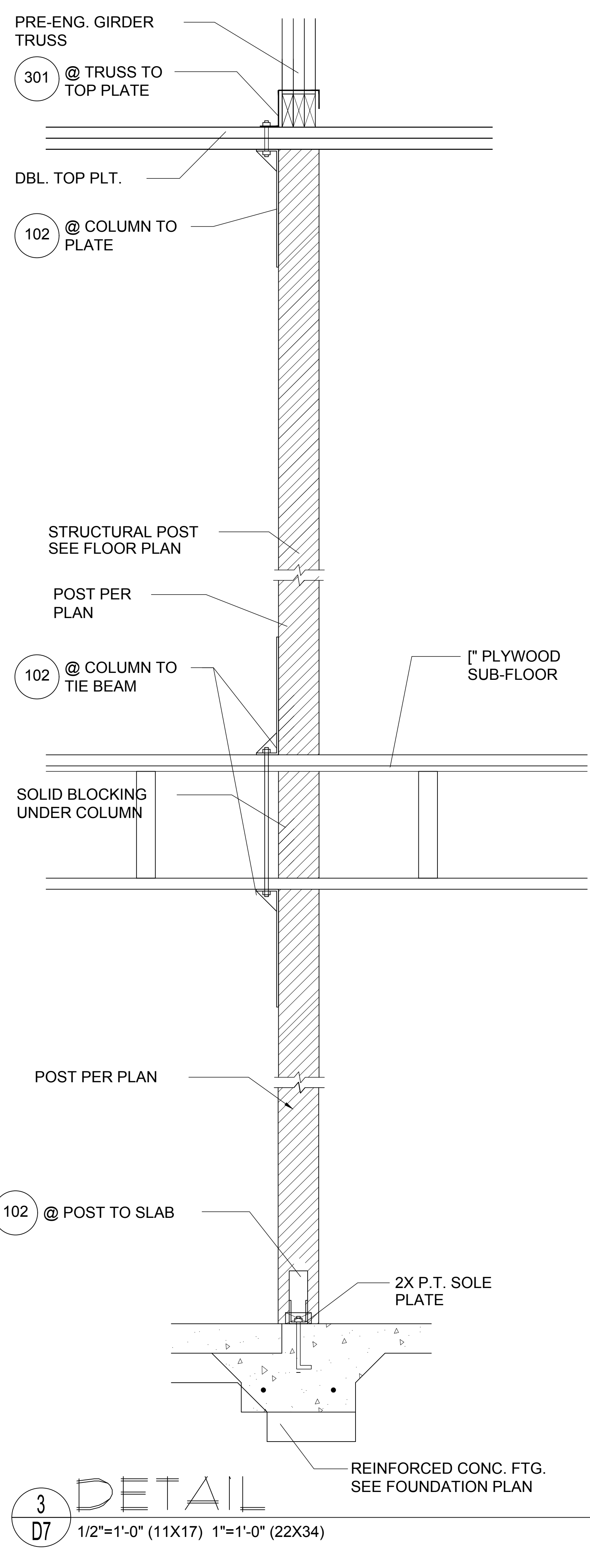
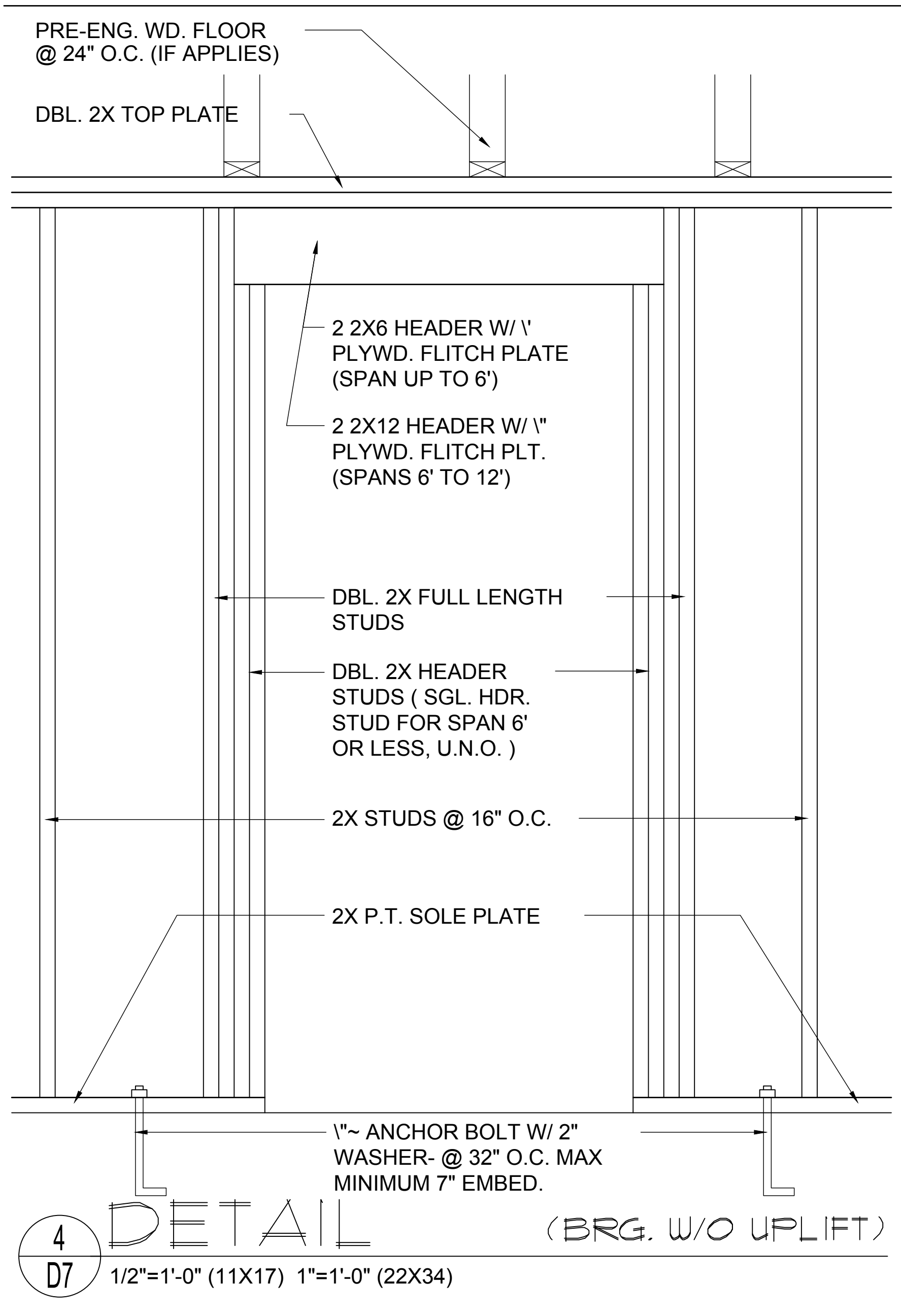
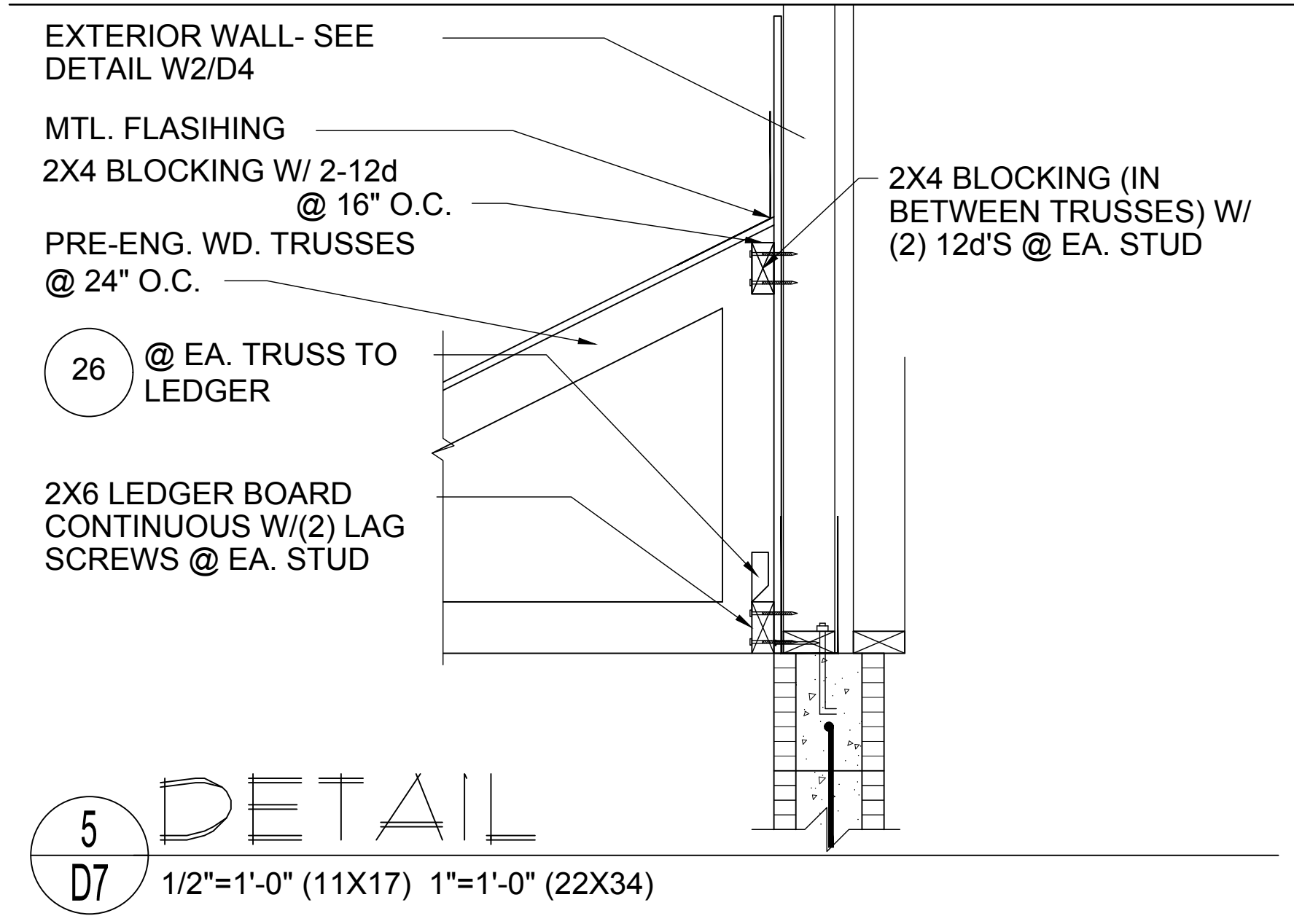
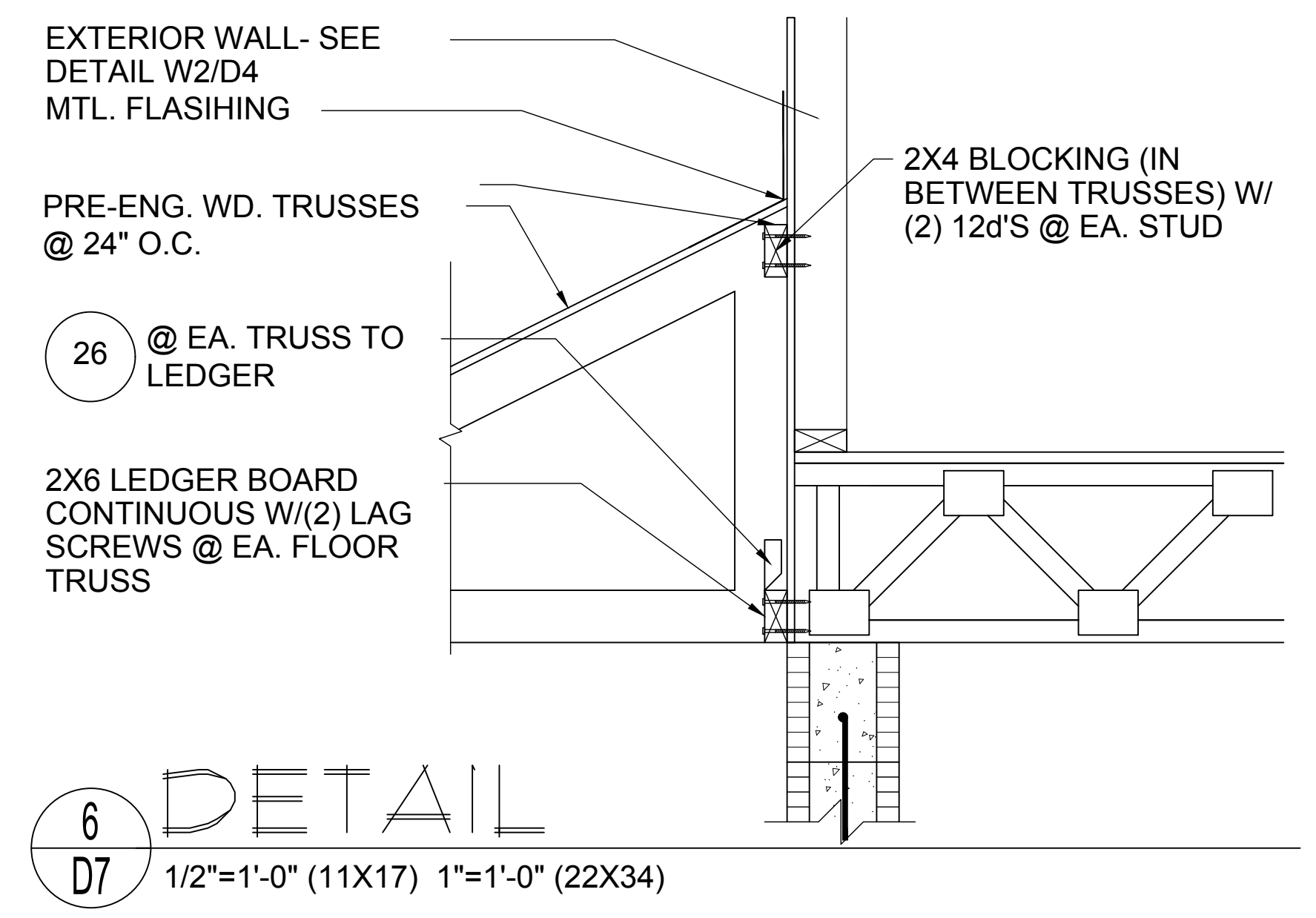
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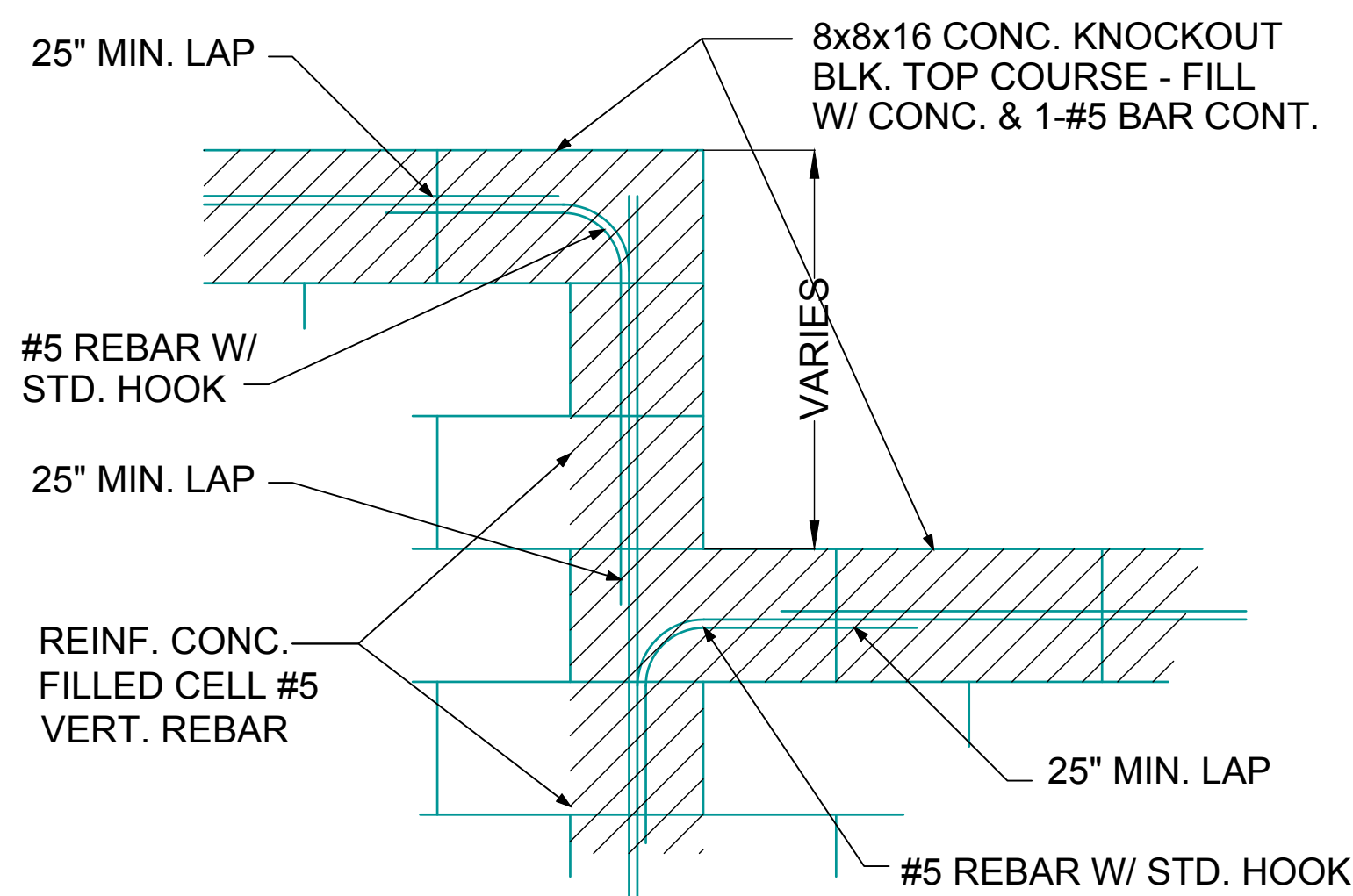
ISSUE DATE: 02/22/2023
REVISIONS:
PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

STRUCTURAL DETAILS
D6

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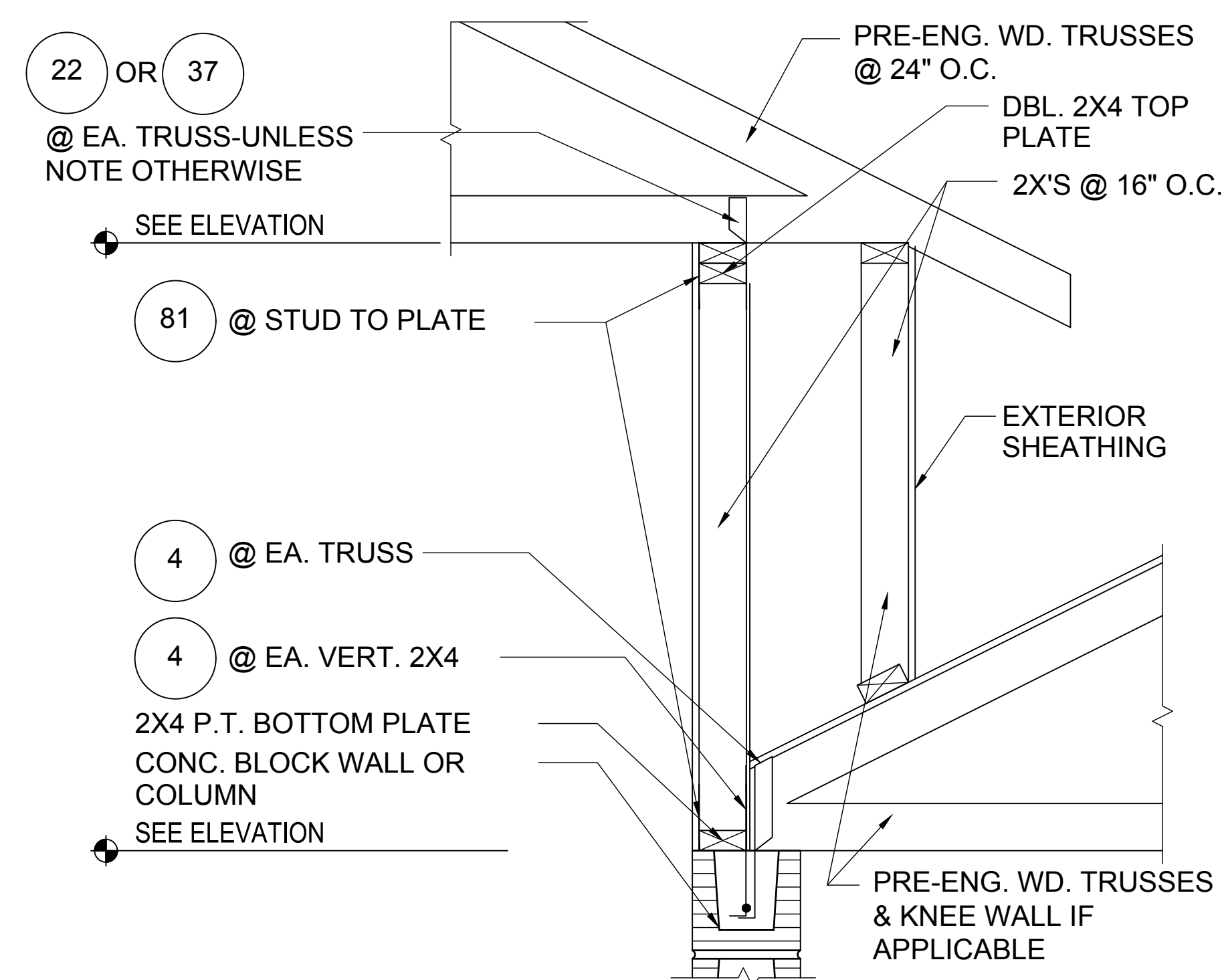


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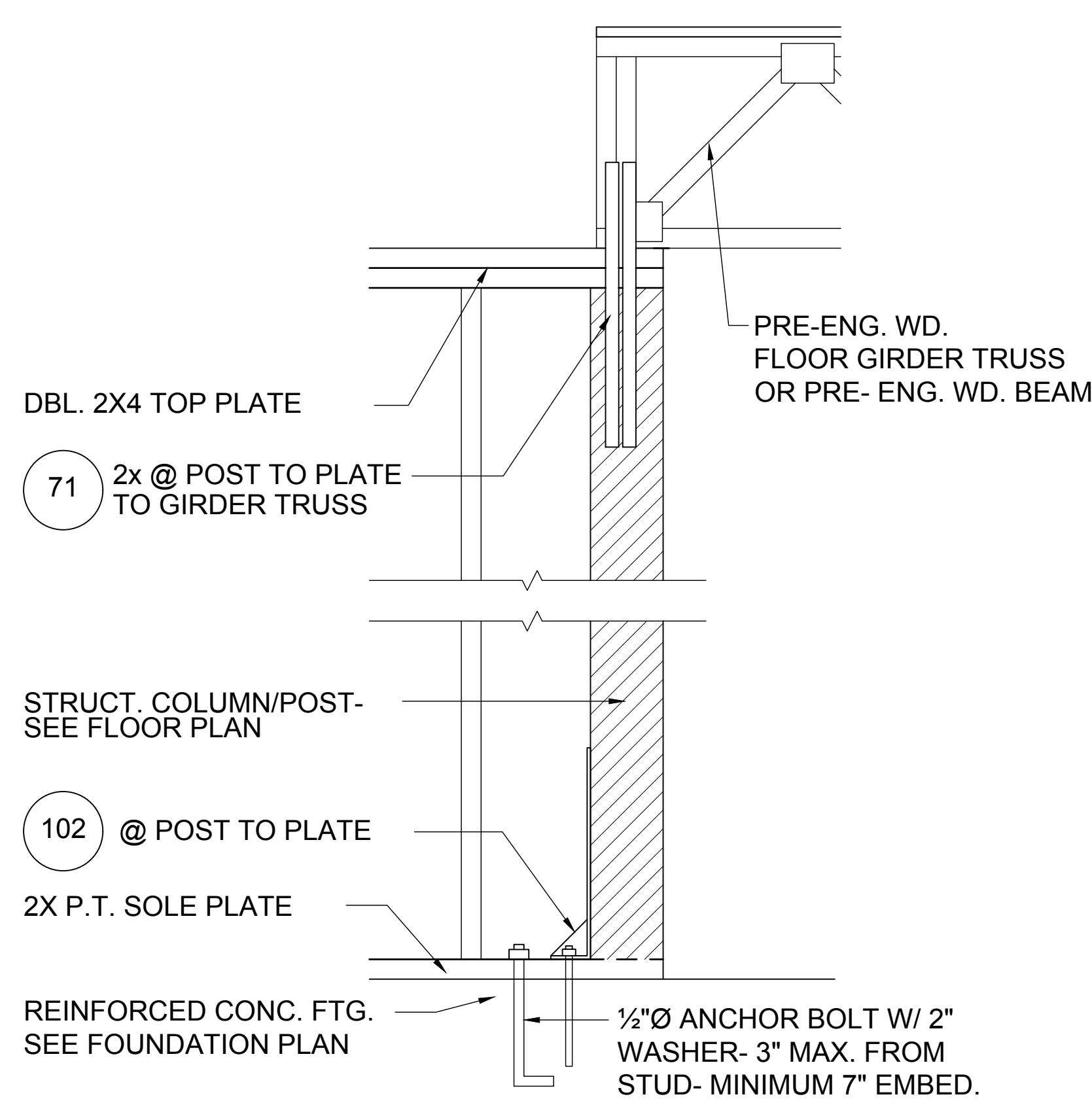
1 BLOCK WALL HT. TRANSITION

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



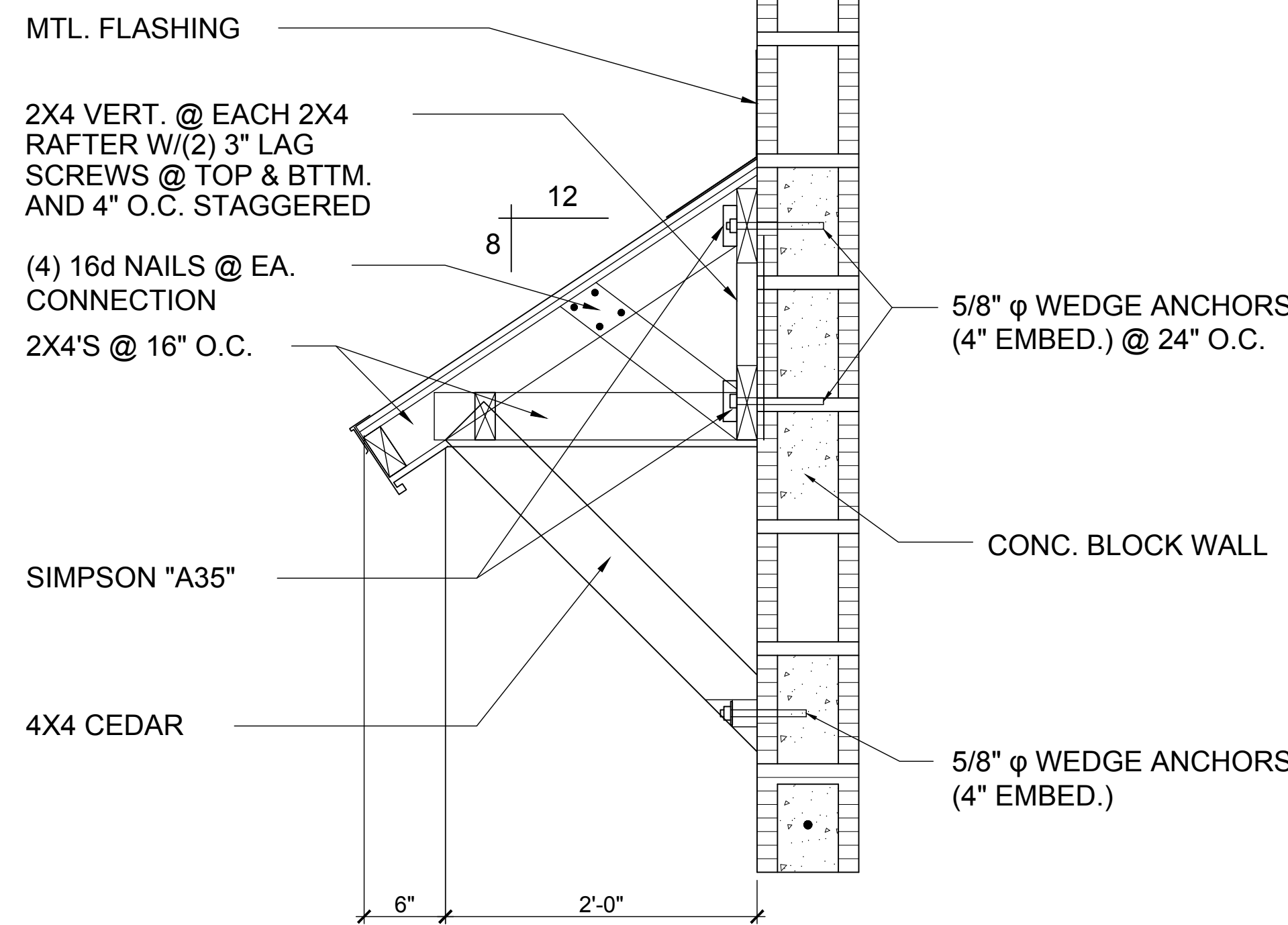
2 DETAIL

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



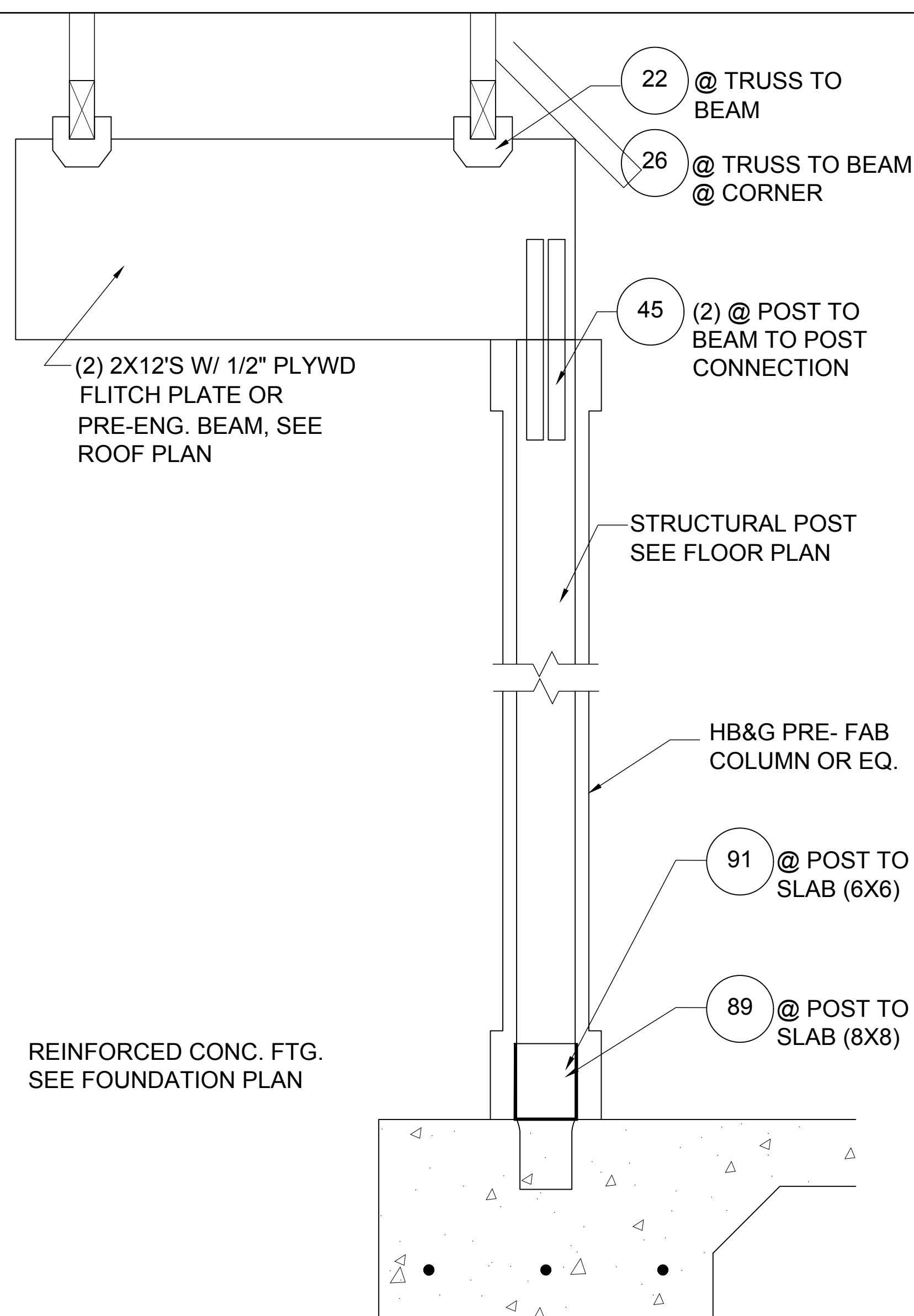
3 DETAIL

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



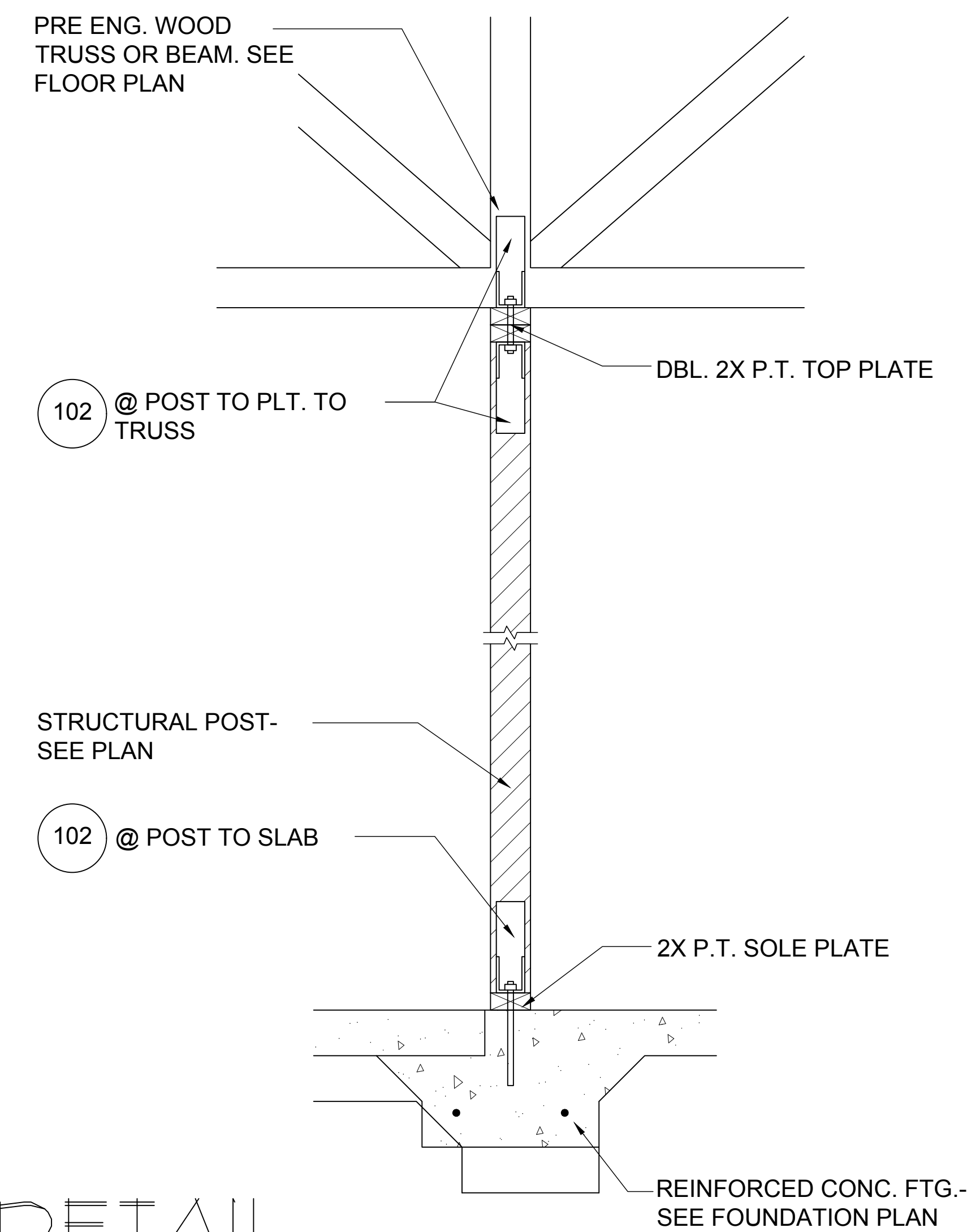
4 SHED ROOF DETAIL

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



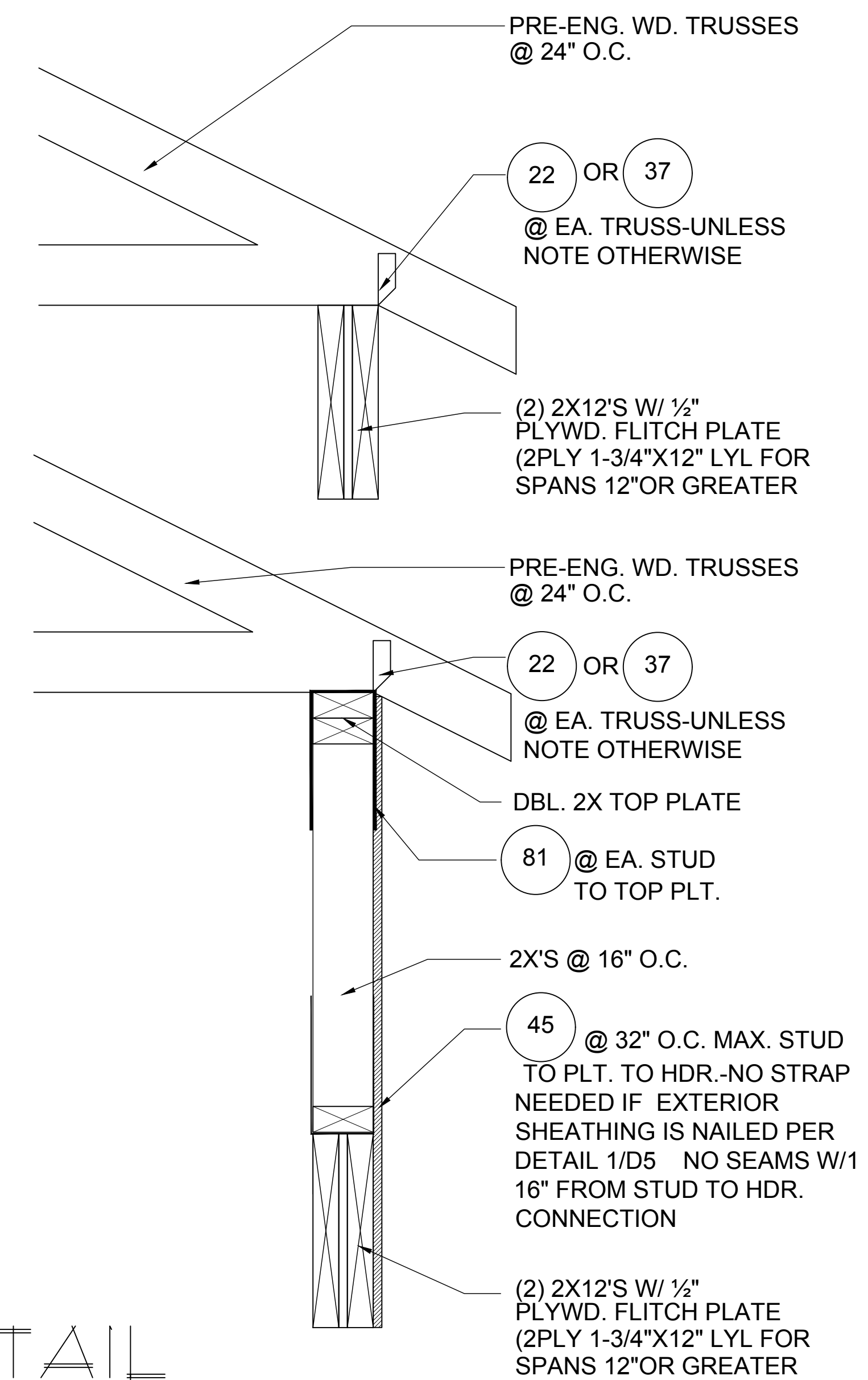
5 DETAIL

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



6 DETAIL

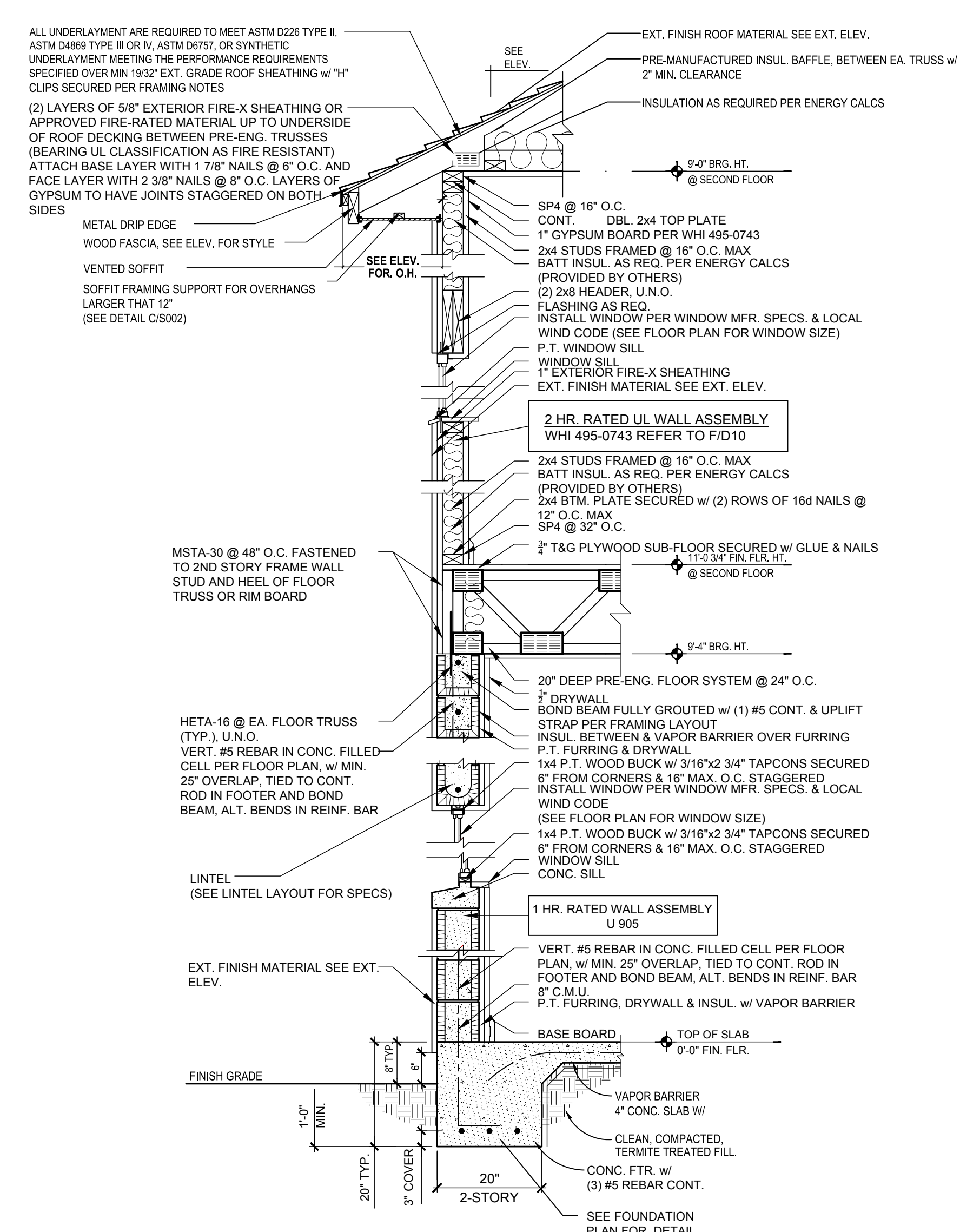
D8 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



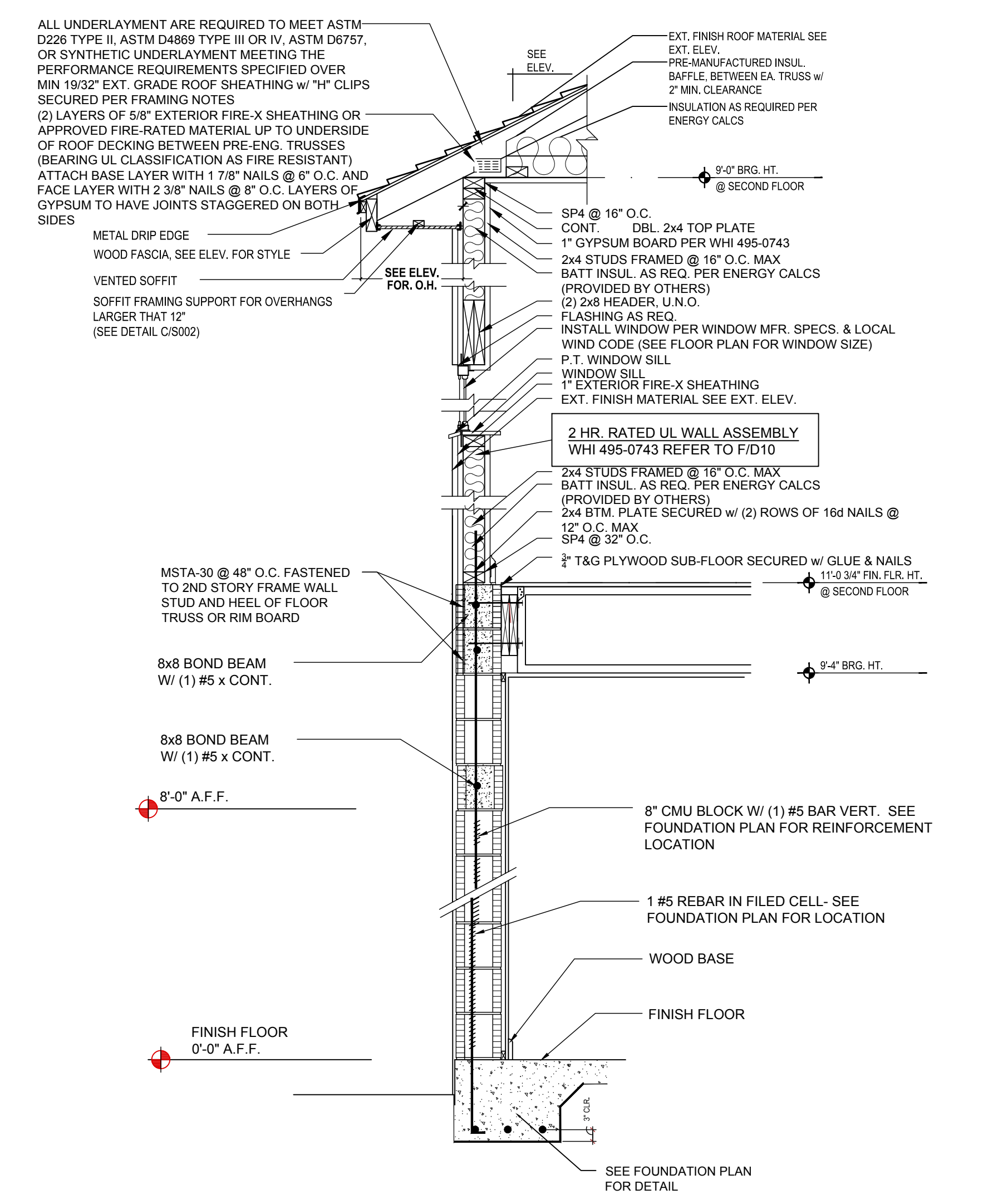
7 DETAIL

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

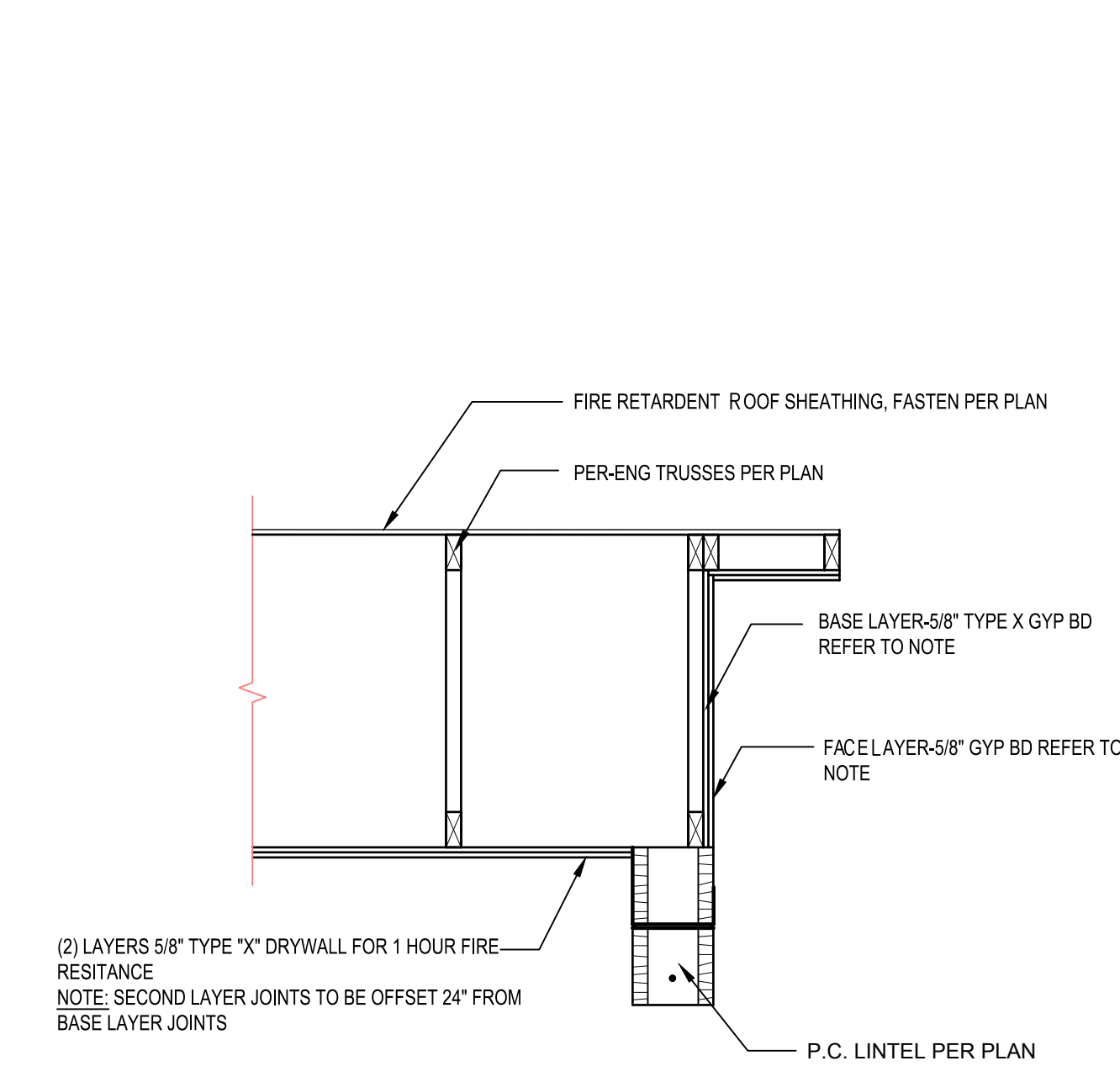
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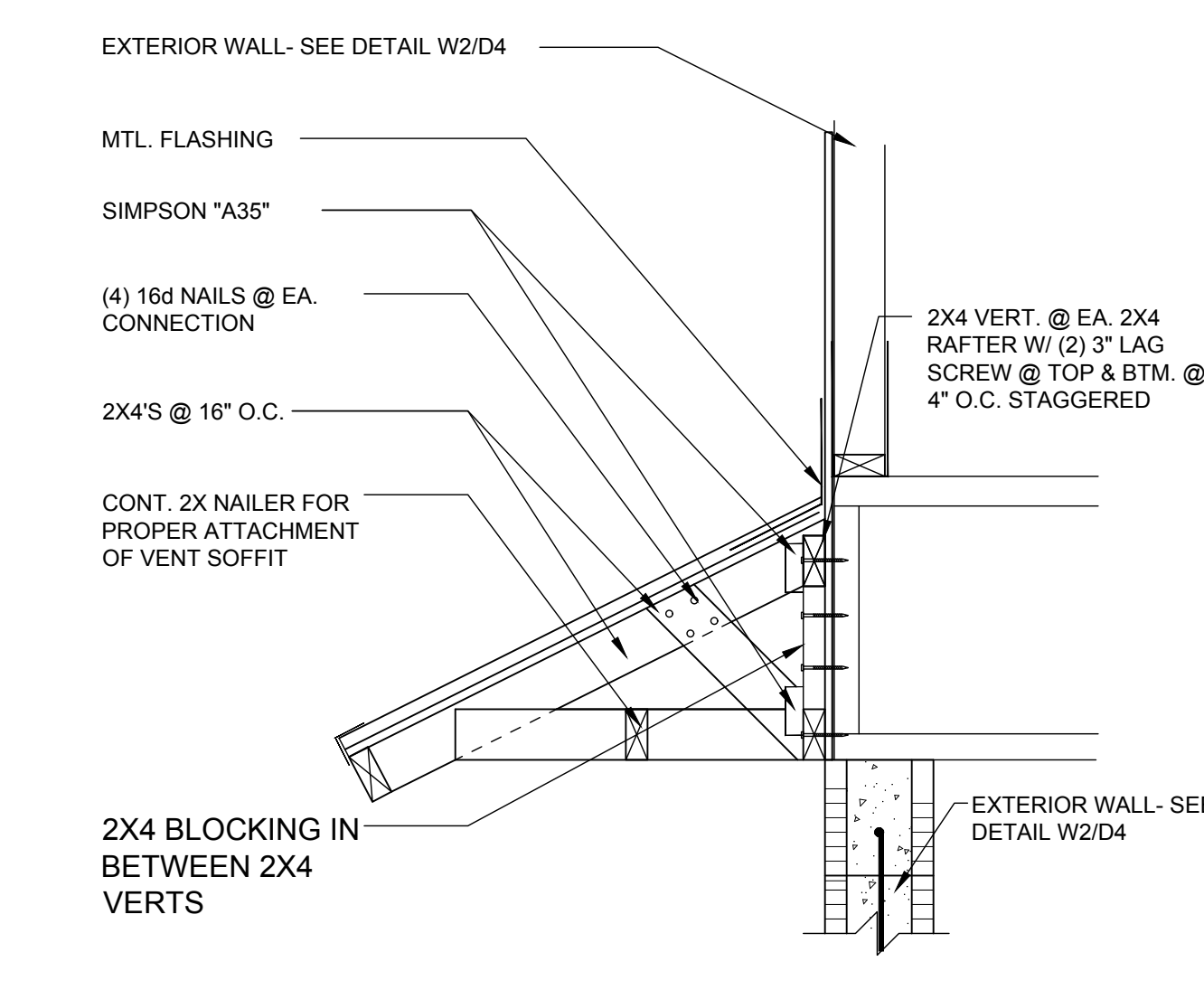
A2
D9 WALL SECTION
N.T.S.



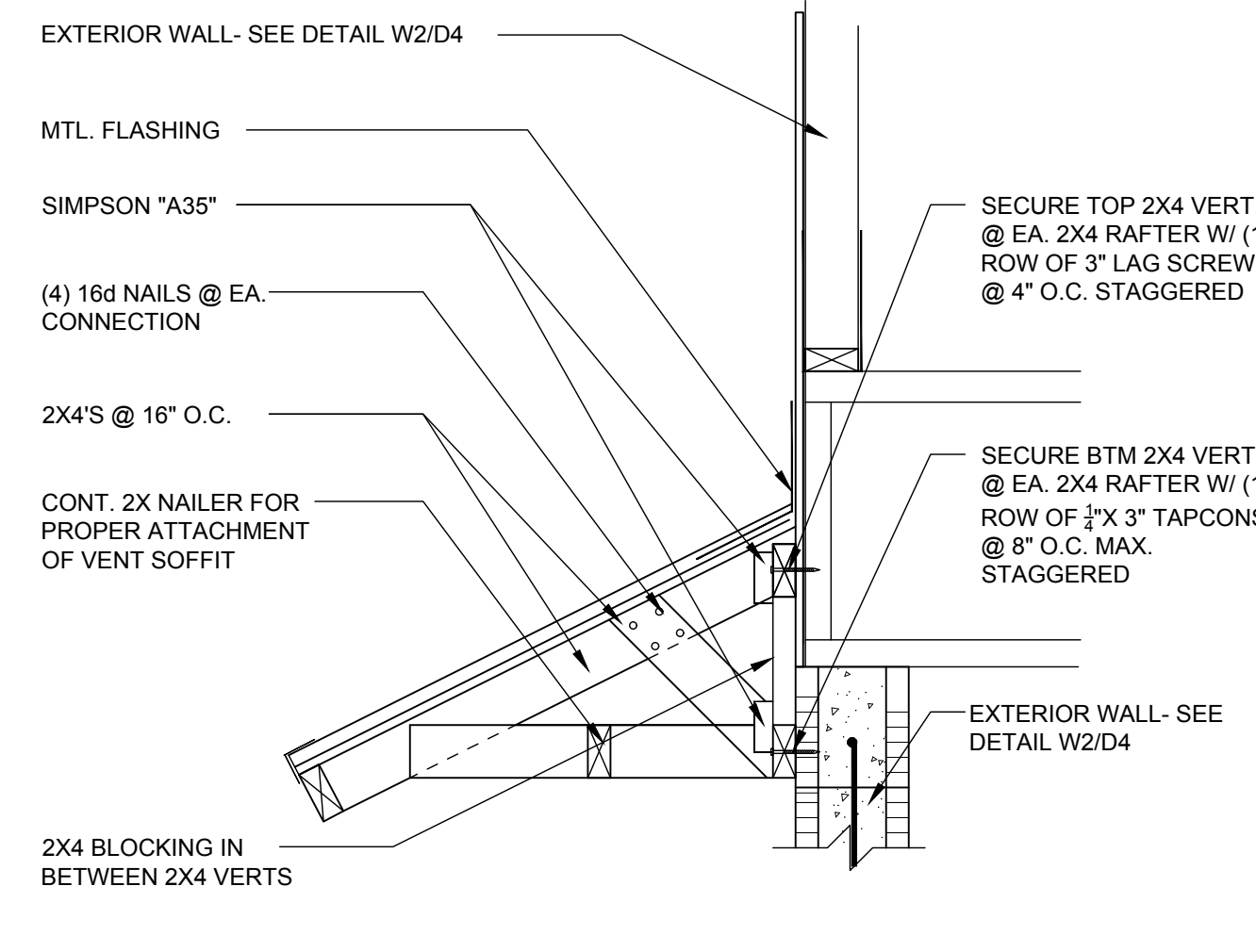
A3
D9 EXTERIOR WALL SECTION
N.T.S.



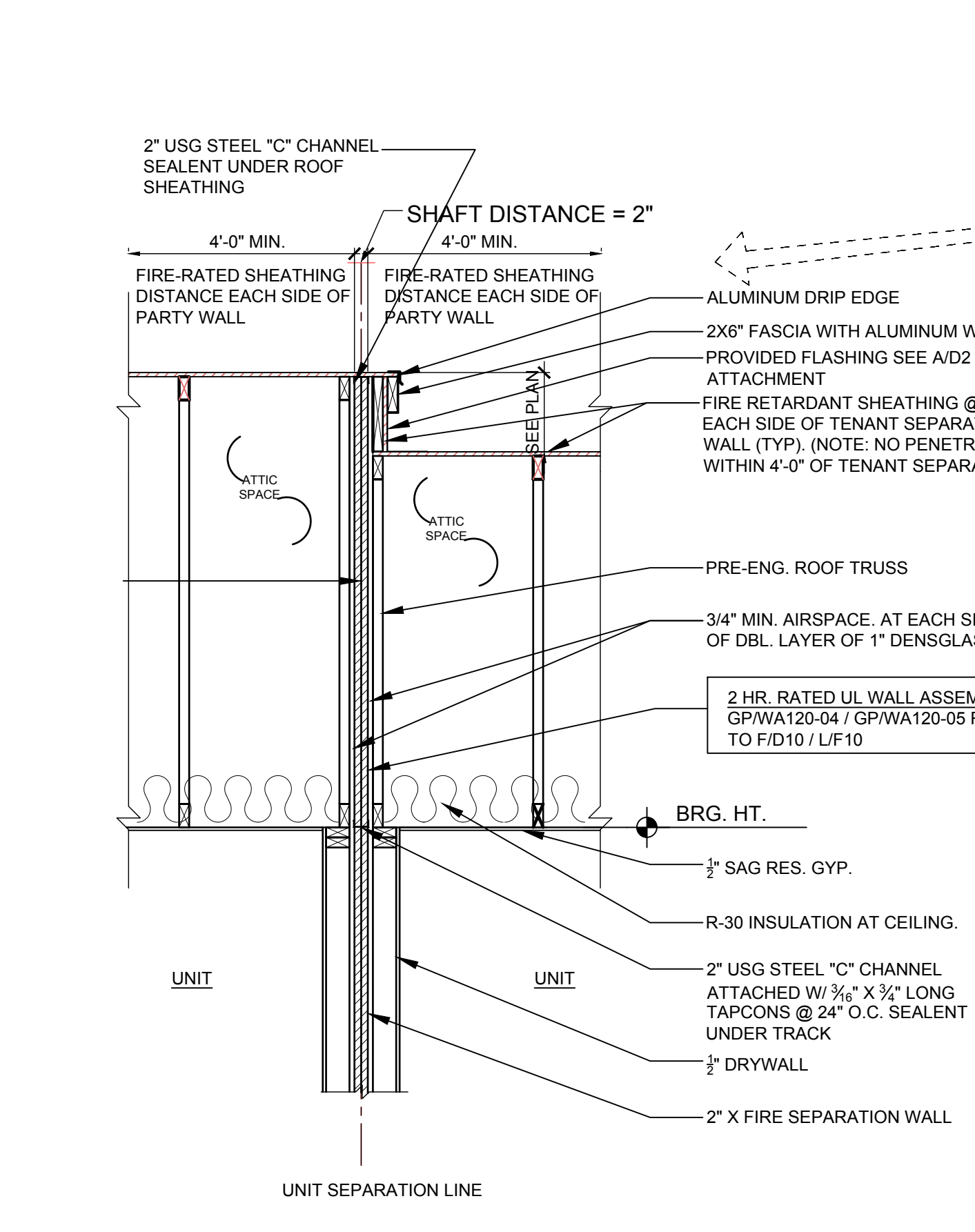
G
D9 1-HR FIRED RATE @ GABLE CEILING
N.T.S.



A4
D9 CONV. FRAME OVERHANG
1/2\"/>



A4
D9 CONV. FRAME OVERHANG
1/2\"/>



A5
D9 TYPICAL OVERHANG ELEVATED ROOF
N.T.S.

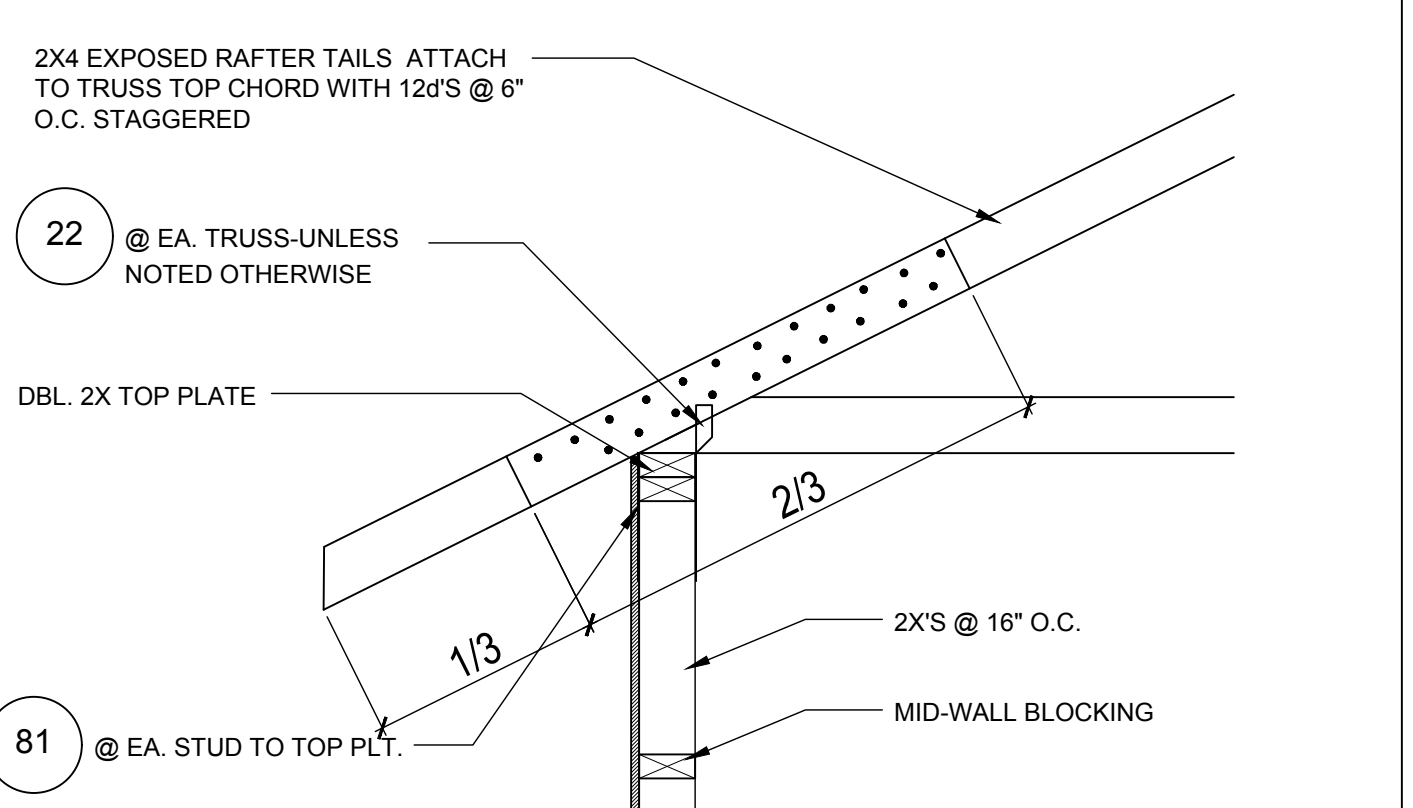
TABLE 722.6.2(1)

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

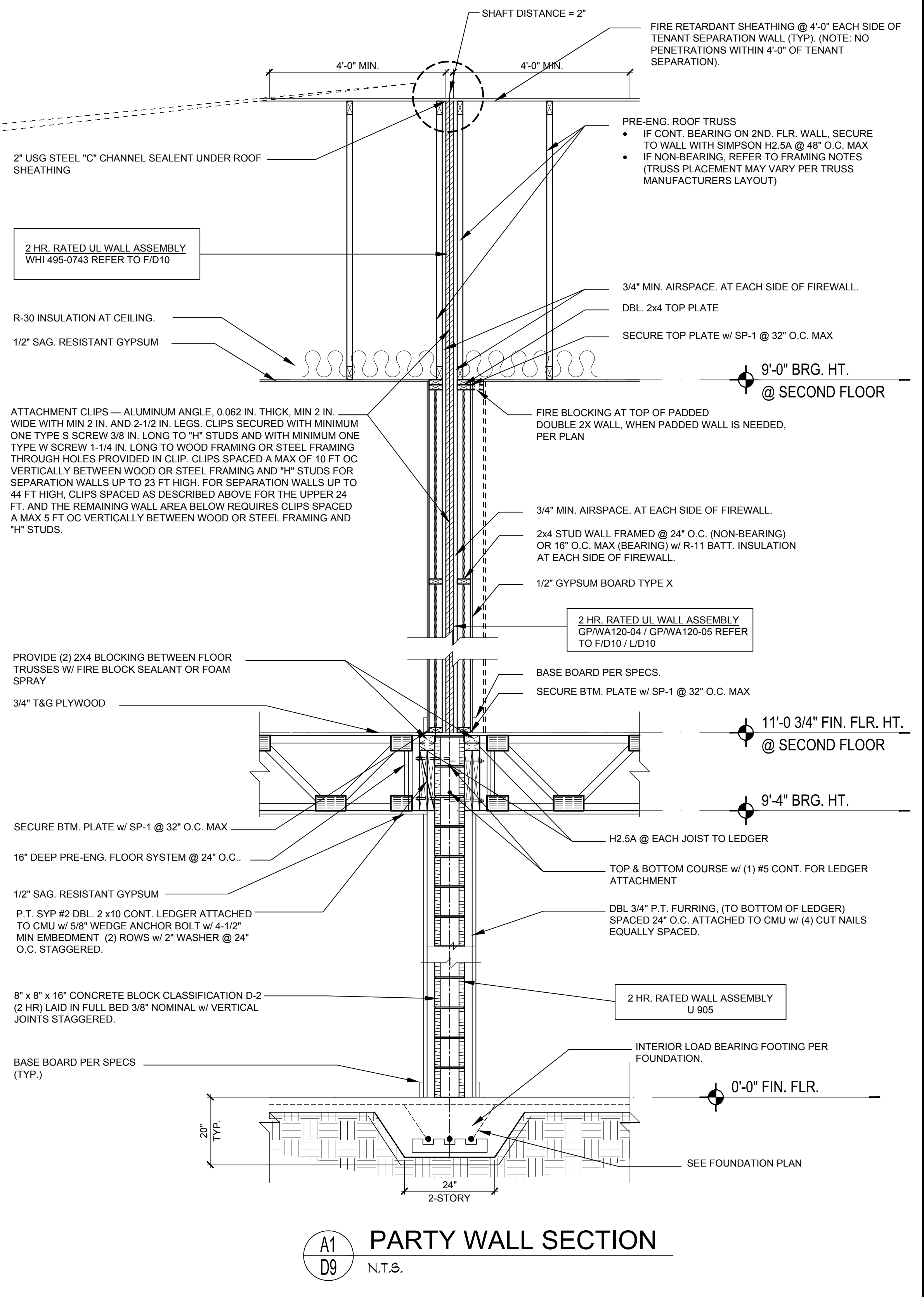
TABLE 722.6.2(2)

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

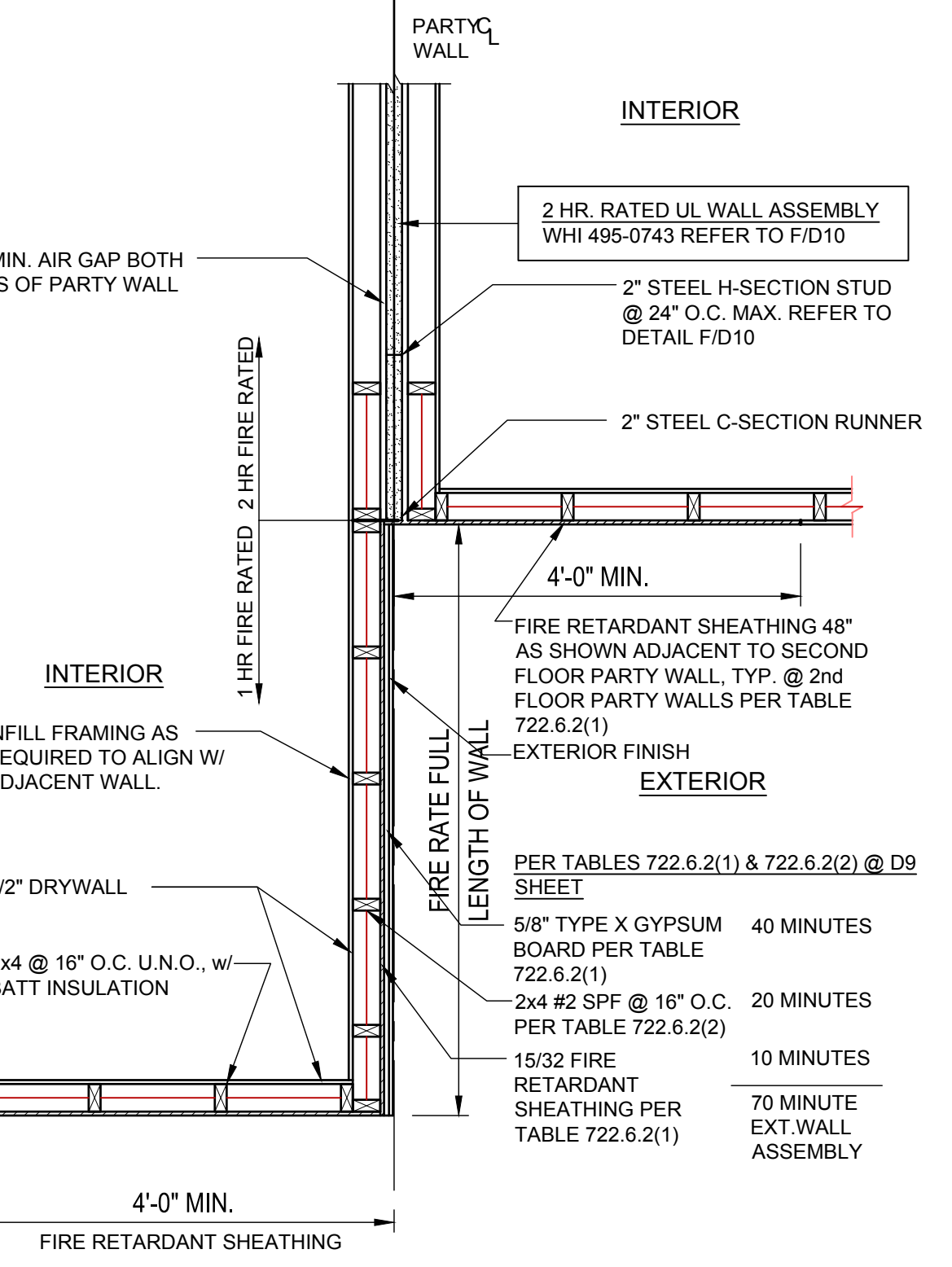
TOTAL 70 MINUTE EXTERIOR WALL ASSEMBLY



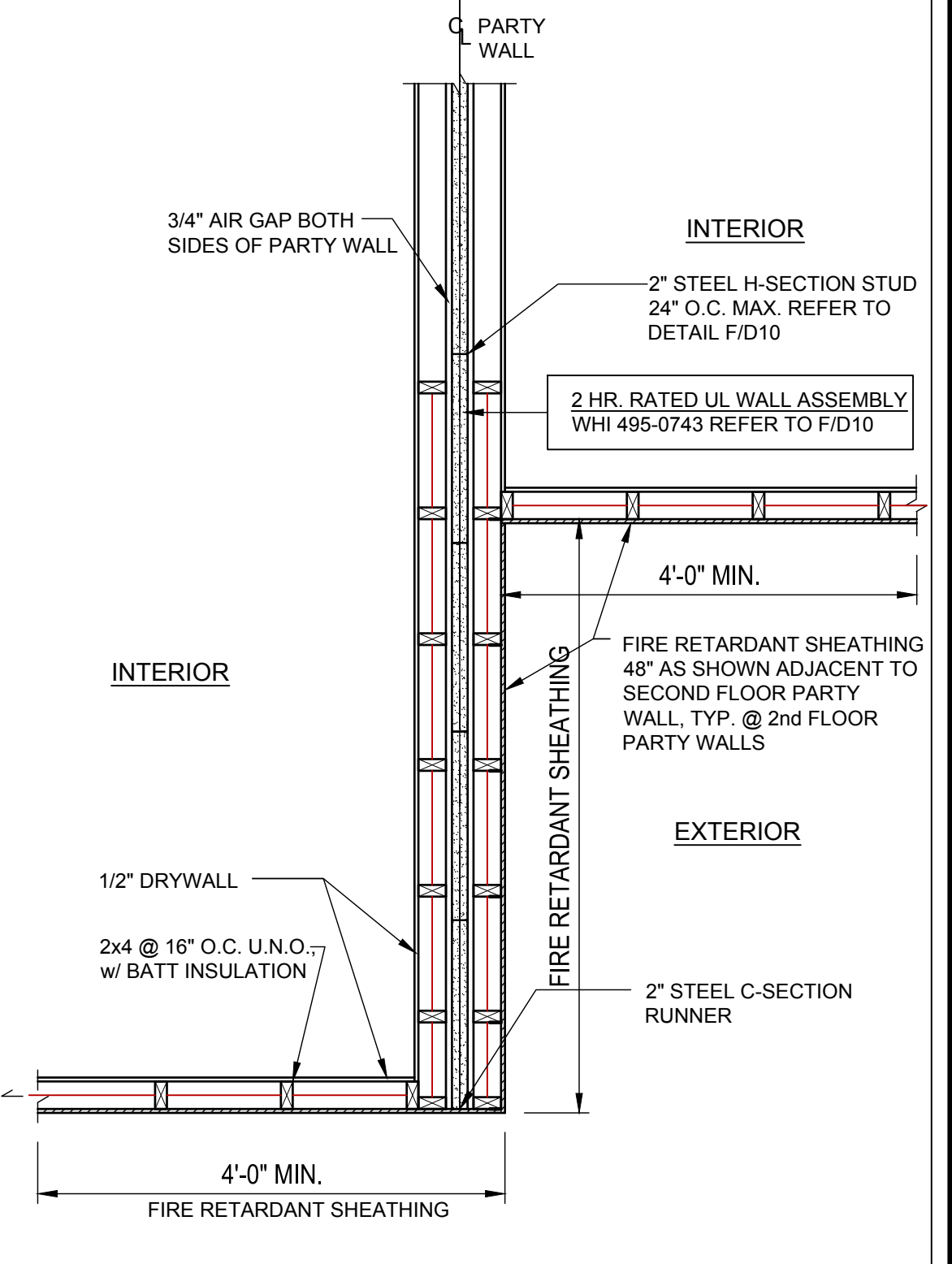
A6
D9 2 HR. TO 1HR. FIRE RATED WALL @ 2nd FLOOR OFFSET EXTERIOR WALL DETAIL
N.T.S.



A1
D9 PARTY WALL SECTION
N.T.S.



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



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

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SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: M.J.S.

Jan 05, 2024, 2:53pm
FLOOR TRUSSES
D9

