



THRIVE SERIES "IMAGINE"

40-1900 MODEL

PAD SIZE 40'-0" x 60'-8"



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A6	ARCHITECTURAL DETAILS		

REVISION SCHEDULE:

NO:	DATE:	DESCRIPTION:	BY:
1	02/04/22	ADDED ROOF VENT NOTES TO ELEVATIONS	M.C.
2	18/17/22	ADDED EERO NOTE TO ALL EGRESS WINDOWS	A.M.
3	08/17/22	ADDED WATER PROOFING NOTE	A.M.
4	10/14/22	REVISED PANTRY DOOR FROM BI-FOLD TO 24 SWING DR. PER MONICA W.	C.C.
5	05/08/23	CHANGED ALL BI-FOLD DOORS TO SWING DOORS AND SECONDARY CLOSET DOORS TO 20 BALL & CATCH DOORS	C.C.
6	09/07/23	REVISED SCORED STUCCO BAND OVER ENTRY TO 3"	C.C.
7	11/27/23	ADDED 4010 F.G. WINDOW OVER MASTER BATH VANITY	C.C.
8			
9			
10			
11			
12			
13			
14			
15			
16			

DISTRIBUTED LIVE LOAD

(IN POUNDS PER SQ. FT.)

UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20
HABITABLE ATTICS & ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200
GUARD-IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

ANSI STANDARD FOR MEASURING HOUSES

THE ANSI STANDARD FOR MEASURING HOUSES: NATIONAL STANDARD Z765-1996 NEW CONSTRUCTION THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS. FOR ATTACHED UNITS, THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS AREN'T USED IN THIS SYSTEM OF MEASURING. THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS. FOR ATTACHED UNITS, THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS AREN'T USED IN THIS SYSTEM OF MEASURING.

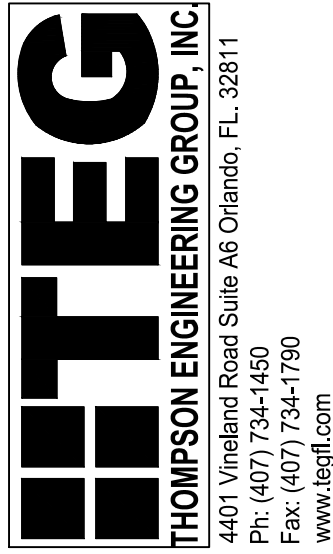
THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS SEPARATED INTO TWO AREAS:

- AIR-CONDITIONED SPACE
- NON-AIR-CONDITIONED SPACE (GARAGES, PATIOS, PORCHES, BREEZEWAYS)

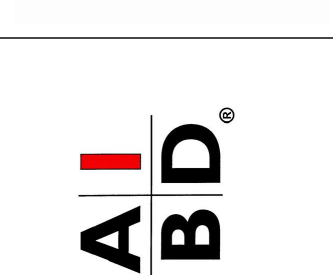
THE ANSI STANDARDS DEFINE "FINISHED AREA" AS "AN ENCLOSED AREA IN A HOUSE SUITABLE FOR YEAR-ROUND USE, EMBODYING WALLS, FLOORS, AND CEILINGS THAT ARE LIKE THE REST OF THE MEASUREMENTS MUST BE TAKEN TO THE NEAREST INCH OR TENTH OF A FOOT, AND FLOOR AREA MUST BE REPORTED TO THE NEAREST SQUARE FOOT. THESE WOULD INCLUDE BONUS/ATTIC SPACES AND ARE USUALLY LISTED SEPARATELY.

GENERAL CONTRACTOR:

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



4401 Vineland Road Suite A6 Orlando, FL 32811
Ph: (407) 734-1450
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GREATER ORLANDO BUILDERS ASSOCIATION

"IMAGINE"
40-1900
Lot # - Subdivision
Street Address
City, State, Zip

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



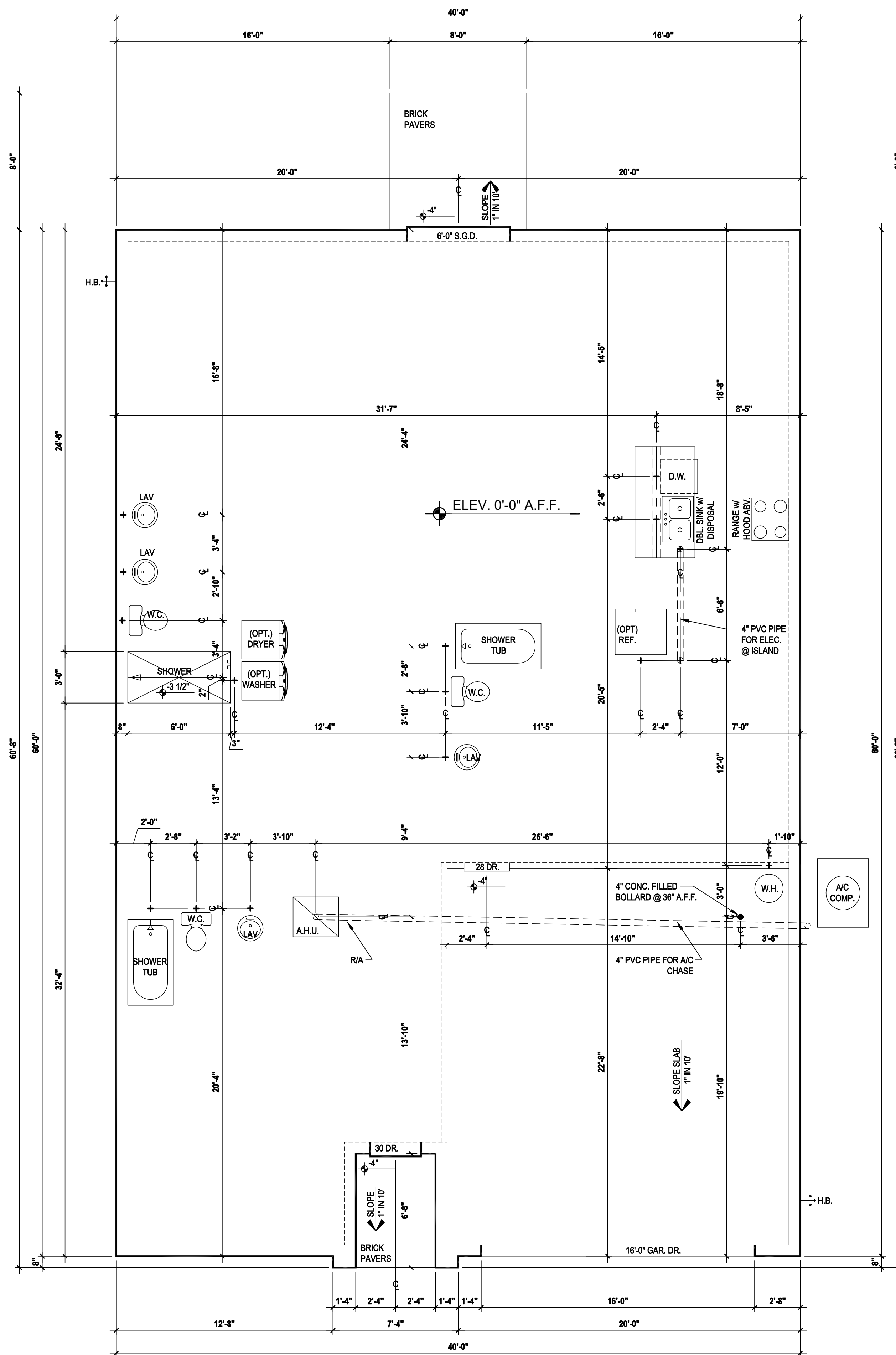
ISSUE DATE 01/07/2021

REVISIONS

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

COVER PAGE
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Slab Plan "A,B,C"

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

GENERAL NOTES KEY:

- 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.
- WATER HEATER T & P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR WATER HEATED AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE AN APPROVED THERMAL EXPANSION DEVICE.
- PAVERS MAY BE USED ILO CONCRETE SLAB AT PATIO, PORCH, DRIVE AND WALKWAY.
- IN LEIU OF TREATING THE SOIL AN ALTERNATIVE TO TERMITE TREATED SOIL CAN BE TERMICIDE.
- BORA-CARE TO BE APPLIED ON INTERIOR WALLS IAW MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS, PURSUANT TO CH.482 OF THE FLORIDA BUILDING CODE.

DOOR NOTE KEY:

- DOOR SIZE CALLOUT:
 20 = 2'-0" 40 B.F. = 4'-0" BIFOLD
 24 = 2'-4" 50 B.F. = 5'-0" BIFOLD
 28 = 2'-8" 60 B.F. = 6'-0" BIFOLD
 28 = 2'-8" 28 = 2'-8"
 30 = 3'-0"
 * ALL INT. DOORS TO BE 6'-8" TALL U.N.O. OR PER BUILDER/CLIENT

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 designers group
 residential - commercial - architecture

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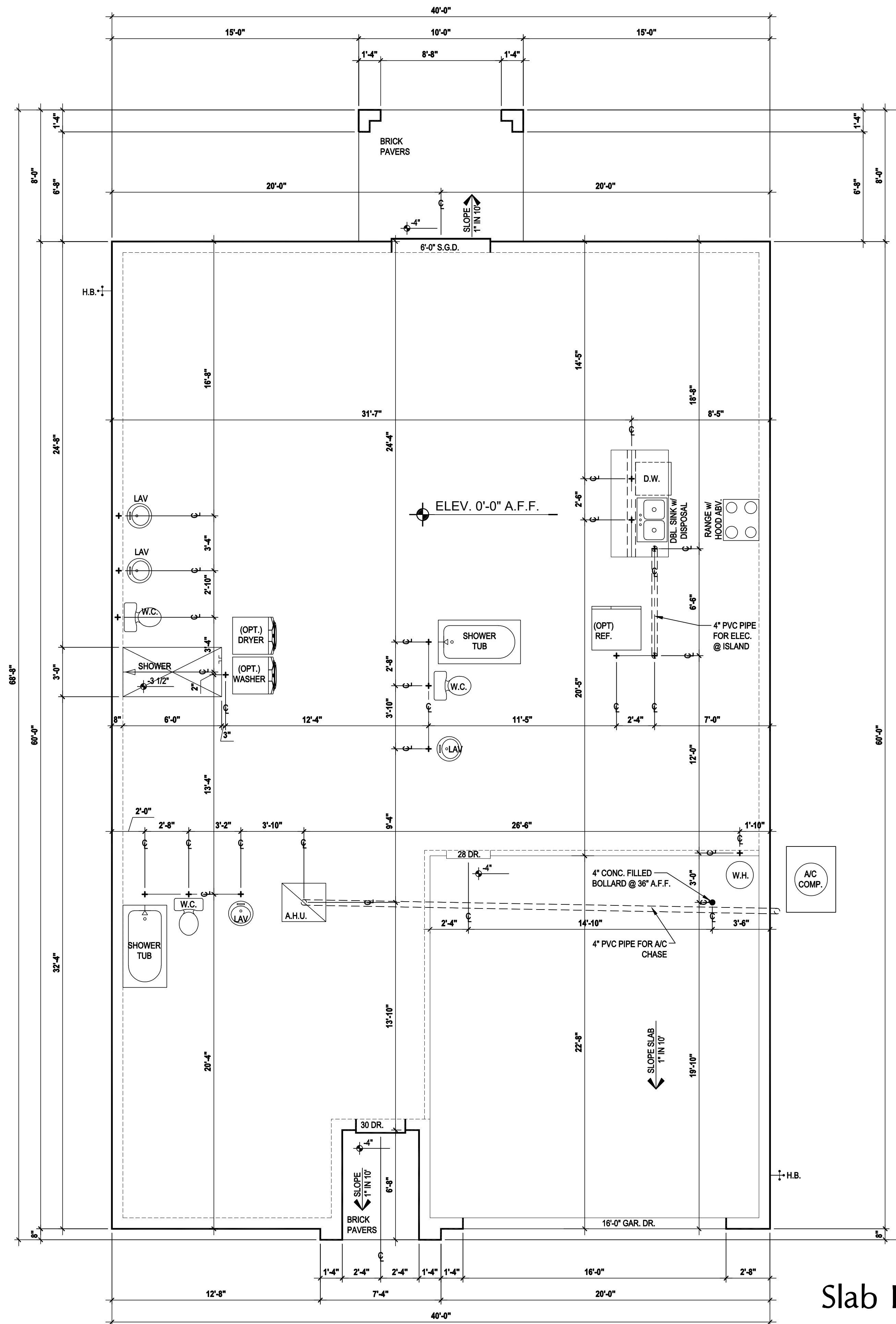
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Park Square HOMES

ISSUE DATE	11/27/2023
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	S.B.
DESIGNED BY:	MJS

SLAB PLAN
A1

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Slab Plan "A,B,C"
 (Opt. Lanai)
 SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)

GENERAL NOTES KEY:

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3. WATER HEATER T & P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR WATER HEATED AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE AN APPROVED THERMAL EXPANSION DEVICE.
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- * ALL INT. DOORS TO BE 6'-8" TALL U.N.O. OR PER BUILDER/CLIENT

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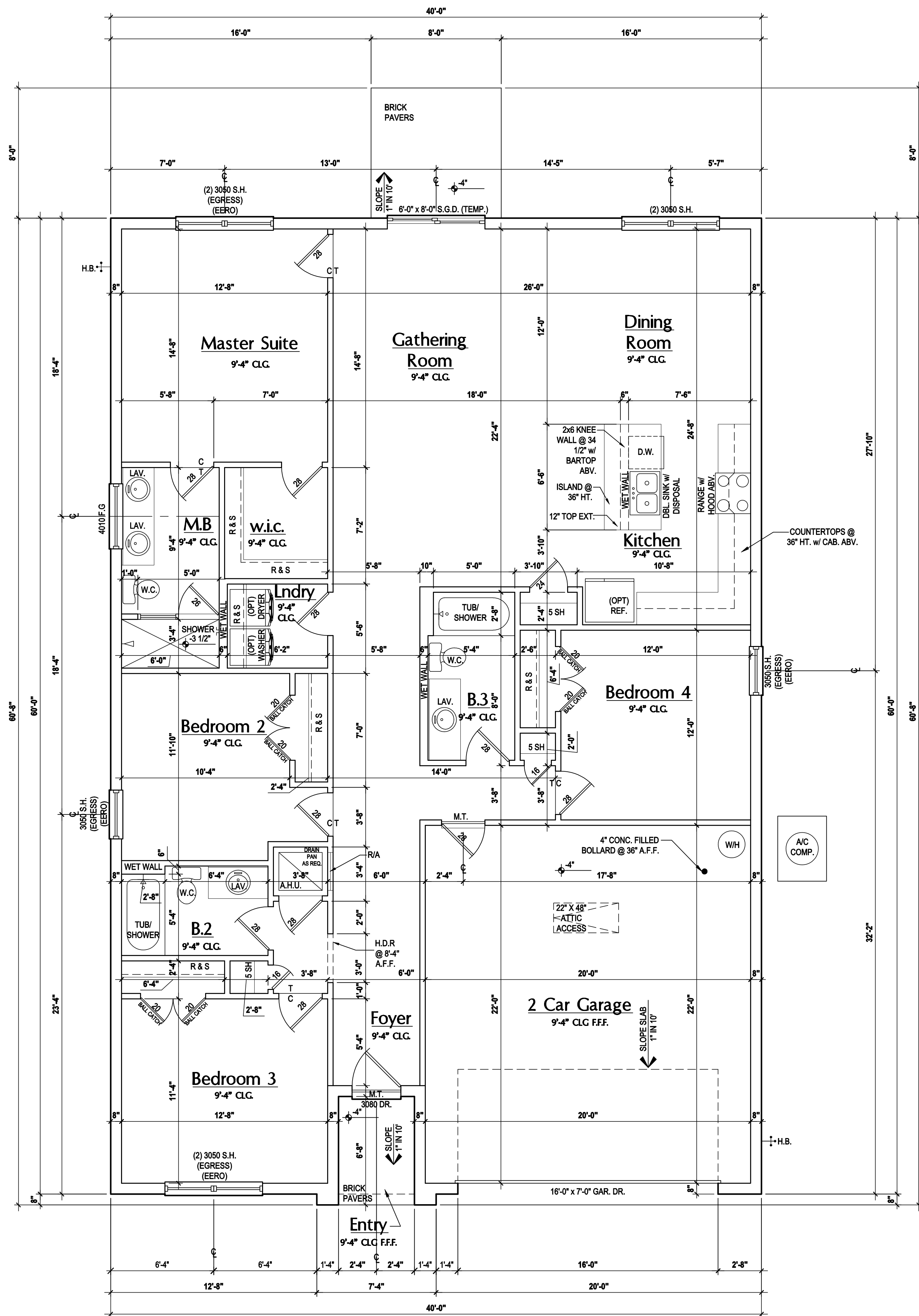
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ISSUE DATE	11/27/2023
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SCALE:	AS NOTED
DRAWN BY:	S.B.
DESIGNED BY:	MJS

SLAB PLAN
A1.1

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Floor Plan "A,B,C"
(Standard)

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

GENERAL NOTES KEY:

THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE (2020) FLORIDA BUILDING CODE (7TH EDITION)

- ABBREVIATIONS:
- 2 - # OF DOORS.
 - 2 - # OF WINDOWS.
 - MT - METAL THRESHOLD
 - FR - FRENCH DOORS
 - SL - SIDE LIGHT
 - FG - FIXED GLASS
 - TR - TRANSOM
 - GB - GLASS BLOCK
 - PKT - POCKET DOOR
 - OBS - OBSCURED GLASS
 - TEMP - TEMPERED
- GLASS
 - SH - SINGLE HUNG
 - DH - DOUBLE HUNG
 - HR - HORIZONTAL ROLLER
 - BP - BYPASS
 - BF - BIFOLD
 - TYP. - TYPICAL
- NOTE: SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.

FLOOR PLAN NOTES:

- NOTES:
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 - 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 M307.2 & M1309.3.
 - 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.
 - 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 1/2" U.N.O.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7 1/2" U.N.O.
 - ALL INT. FIRST FLOOR CEILINGS AT 9'-4" 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'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SVS = 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.
 - 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. U.N.O
 - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 - 1/2" GYPSUM BOARDS APPLIED TO THE UNDER STAIR SURFACE AND SIDES.
 - 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.
 - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
 - ALL WINDOW AND DOOR ROUGH OPENINGS VARY PER MANUFACTURER'S SPECIFICATIONS, AND ARE NOT REFLECTED ON THE PLANS. DIMENSIONS PROVIDED ON PLANS ARE USED FOR AN APPROXIMATE LOCATION OF WINDOWS & DOORS, AND DO NOT REFLECT THE ROUGH OPENINGS REQUIRED FOR PROPER INSTALLATION. BUILDER WILL BE REQUIRED TO CROSS-REFERENCE ROUGH OPENINGS AND PLAN DIMENSIONS.
 - SOIL TESTING IS RECOMMENDED. THE DESIGN TEAM AT M&S & E.O.R. STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL A/O 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.

DOOR NOTE KEY:

- DOOR SIZE CALLOUT:
- 28 = 2'-8"
 - 20 = 2'-0"
 - 24 = 2'-4"
 - 26 = 2'-6"
 - 30 = 3'-0"
 - 40 B.F. = 4'-0" BI-FOLD
 - 50 B.F. = 5'-0" BI-FOLD
 - 60 B.F. = 6'-0" BI-FOLD

WINDOW NOTE KEY:

- WINDOW SIZE CALLOUT:
- 2040 = 2'-0" x 4'-0"
 - 2050 = 2'-0" x 5'-0"
 - 2060 = 2'-0" x 6'-0"
- ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.

Area Tabulations

Living:	1st floor:	1,900 sf
Total Living:		1,900 sf
Entry:		33 sf
Garage:		472 sf
Total Area:		2,405 sf
conc. pad:		64 sf

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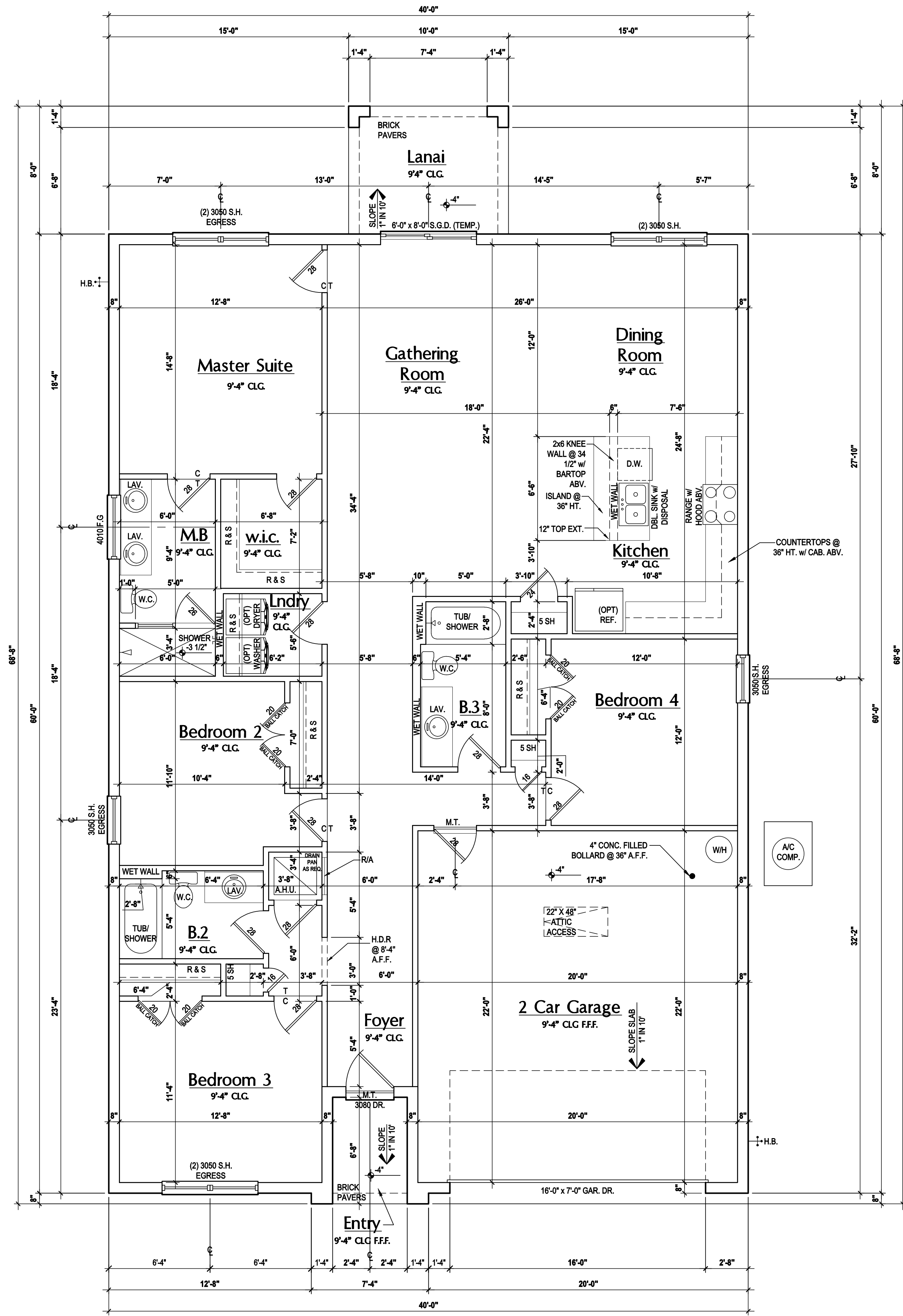
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Park Square HOMES

ISSUE DATE	11/27/2023
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	S.B.
DESIGNED BY:	MJS

FLOOR PLAN
A2



Floor Plan "A,B,C"
(Standard)
SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)

GENERAL NOTES KEY:

- THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE (2020) FLORIDA BUILDING CODE (7TH EDITION)
- ABBREVIATIONS:
- 2 - # OF DOORS.
 - 2 - # OF WINDOWS.
 - MT - METAL THRESHOLD
 - FR - FRENCH DOORS
 - SL - SIDE LIGHT
 - FG - FIXED GLASS
 - TR - TRANSOM
 - CB - GLASS BLOCK
 - PKT - POCKET DOOR
 - OBS - OBSCURED GLASS
 - TEMP - TEMPERED
- GLASS
 - SH - SINGLE HUNG
 - DH - DOUBLE HUNG
 - HR - HORIZONTAL ROLLER
 - BP - BYPASS
 - BF - BIFOLD
 - TYP. - TYPICAL
- NOTE: SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.

FLOOR PLAN NOTES:

- 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 M307.2 & M1309.3.
 - PROVIDE RECESS H2O WATER W/ DRAIN @ WASHER SPACE.
 - VENT DRYER THRU EXTERIOR WALL U.N.O.
 - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
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 - 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.
 - 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. U.N.O
 - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 - 1/2" GYPSUM BOARDS APPLIED TO THE UNDER STAIR SURFACE AND SIDES.
 - 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).
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WINDOW NOTE KEY:

- WINDOW SIZE CALLOUT:
- 2040 = 2'-0" x 4'-0"
 - 2050 = 2'-0" x 5'-0"
 - 2060 = 2'-0" x 6'-0"
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Area Tabulations

Living:	1st floor:	1,900 sf
Total Living:		1,900 sf
Entry:		33 sf
Garage:		472 sf
Lanai:		80 sf
Total Area:		2,485 sf

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MJS
designers group
residential-commercial-architecture

AIBD
Greater Orlando Builders Association

GOBA
Greater Orlando Builders Association

"IMAGINE"
40-1900
Lot # - Subdivision
Street Address
City, State, Zip

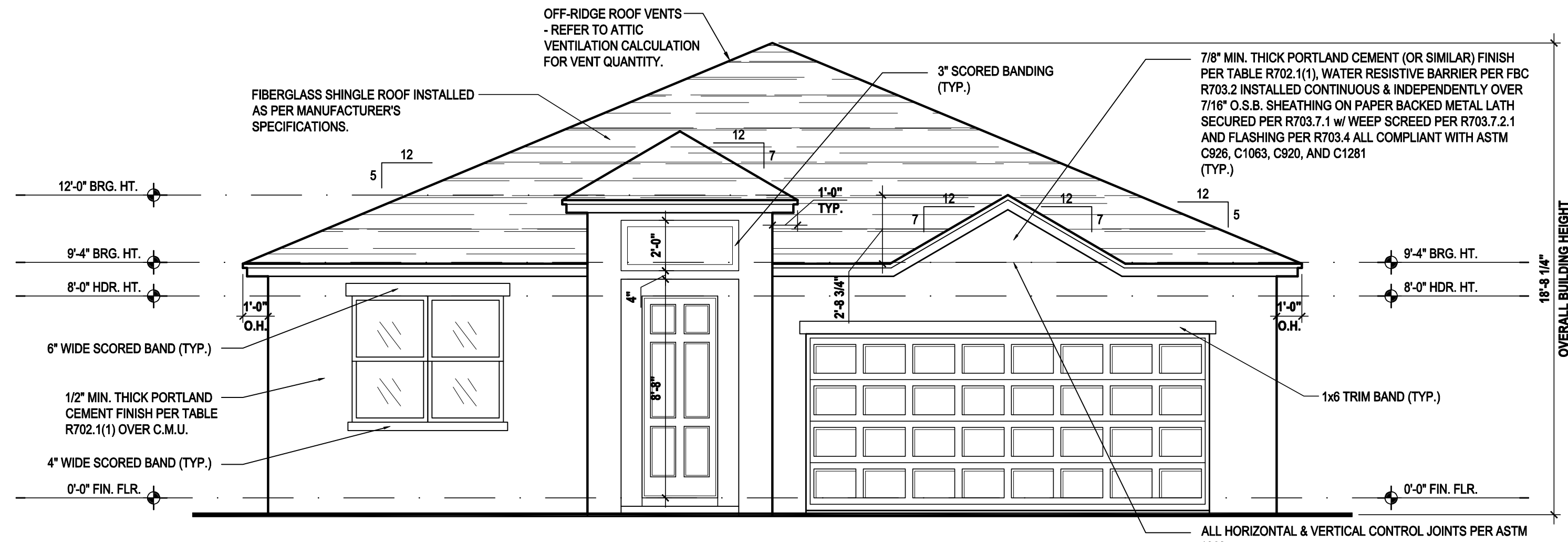
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Phone: (407) 529-3000

Park Square HOMES

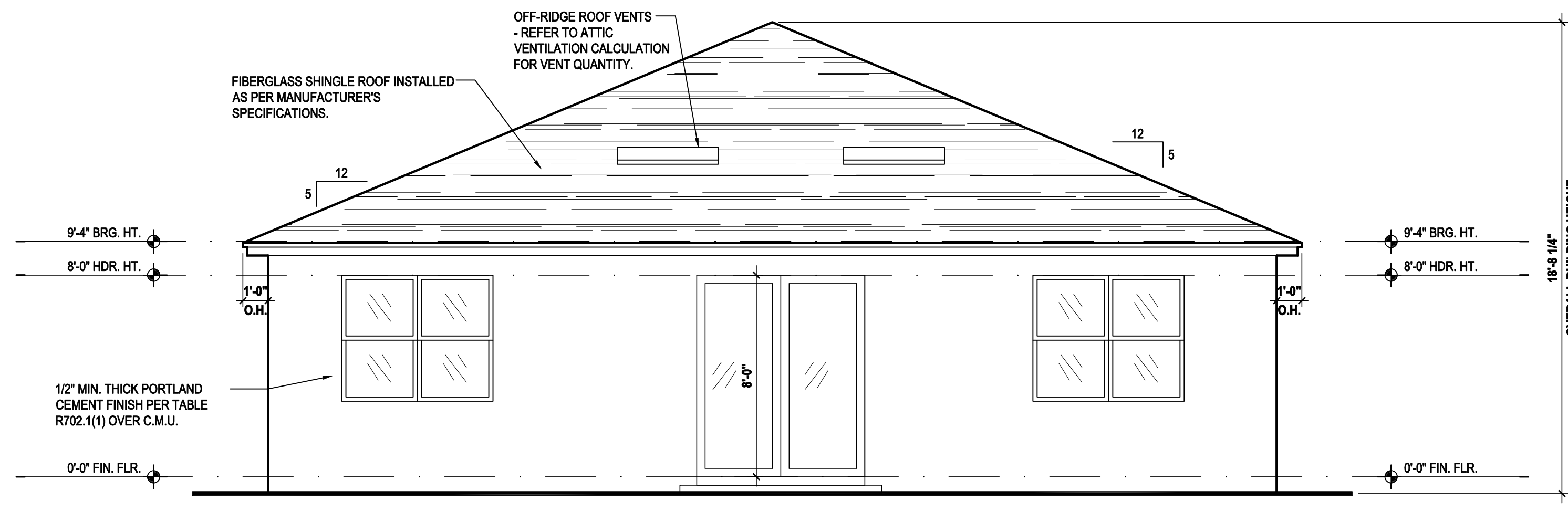
ISSUE DATE: 11/27/2023
REVISIONS:

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

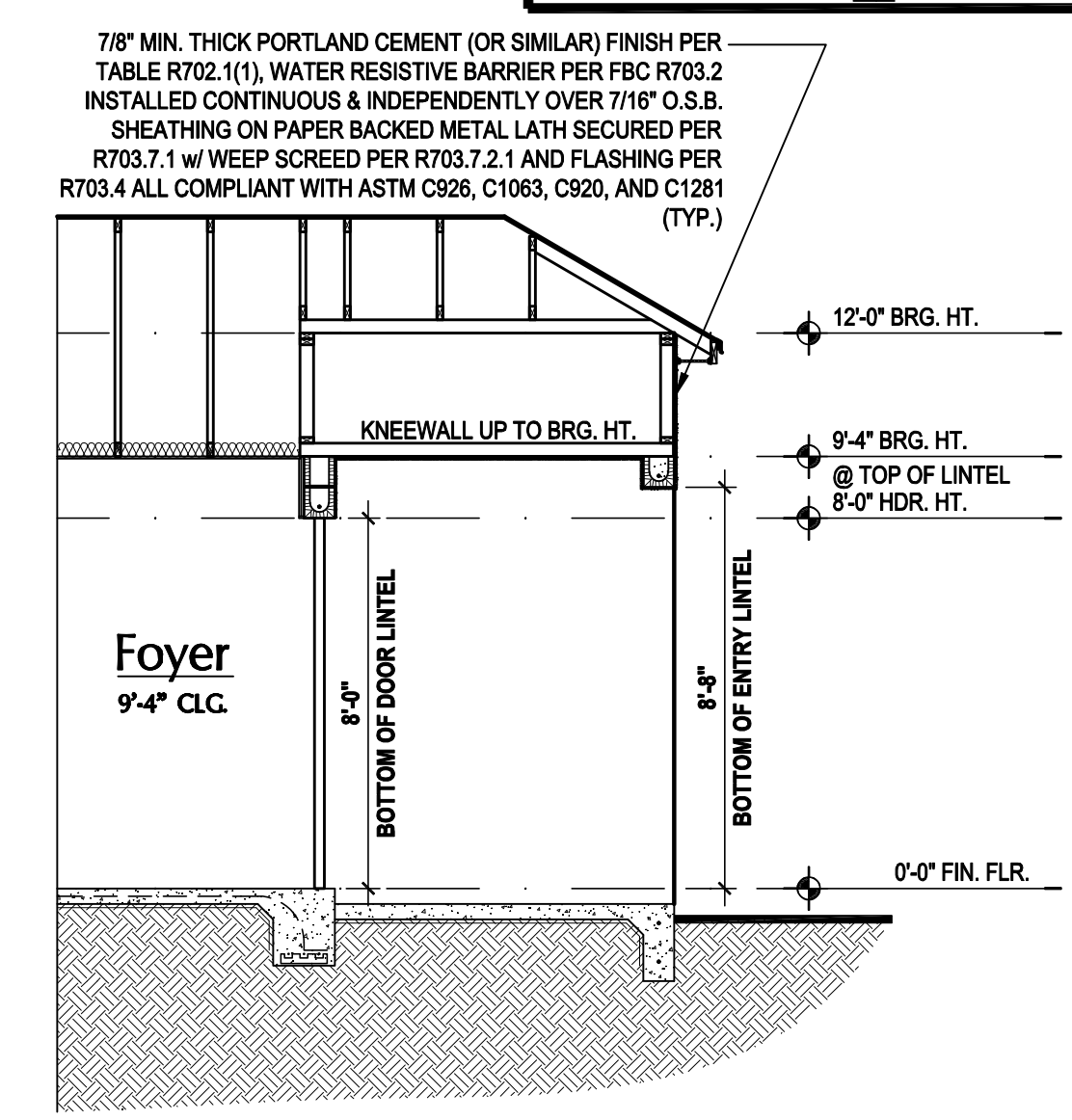
FLOOR PLAN
A2.1



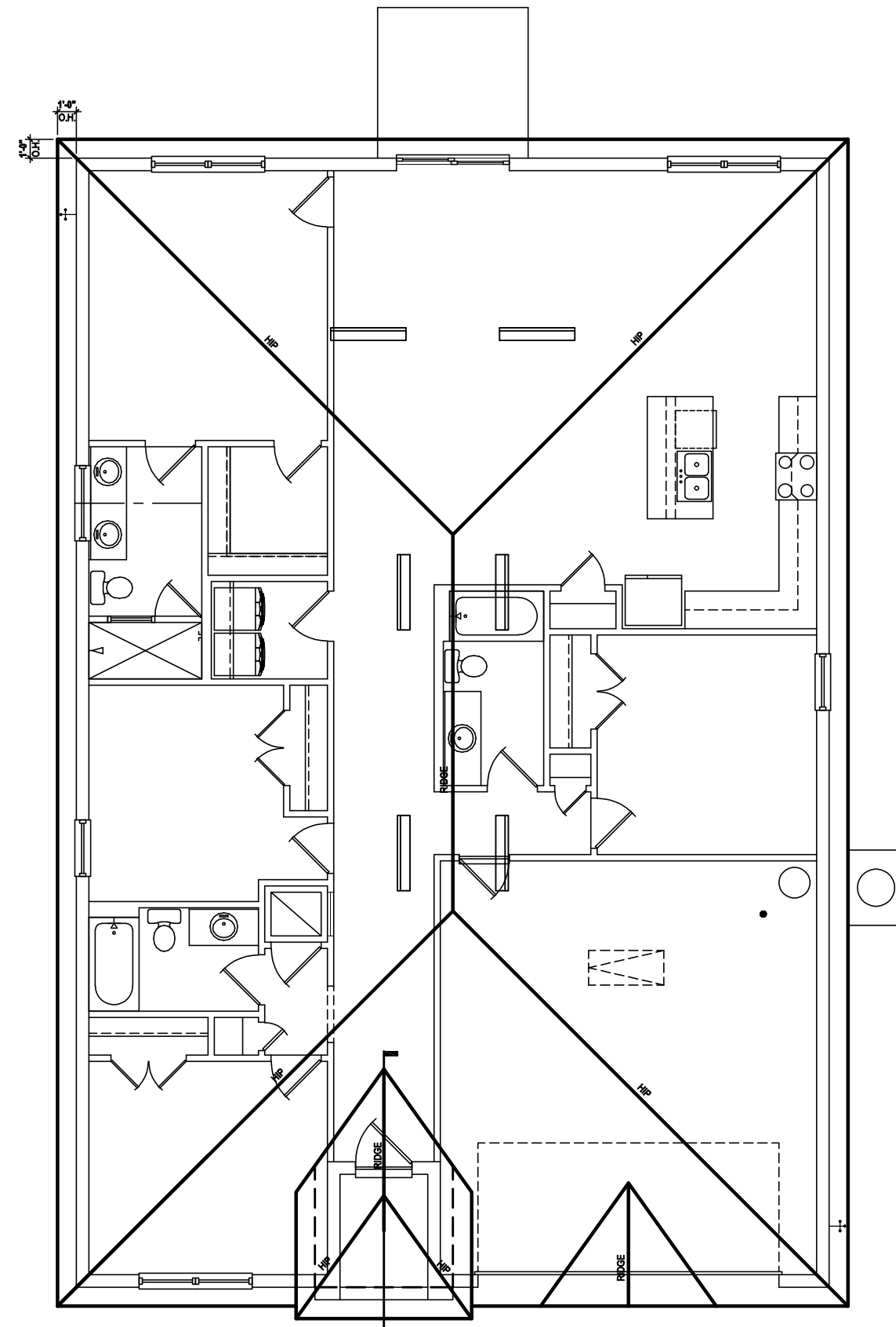
Front Elevation "A"
 (Standard)
 SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)



Rear Elevation "A"
 (Standard)
 SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)



Entry Detail
 SCALE: 1/4" = 1'-0" (22x34)



Roof Layout
 SCALE: 1/16" = 1'-0" (11x17) 1/8" = 1'-0" (22x34)

ATTIC VENT CALC'S:

2020 FLORIDA BUILDING CODE (7TH EDITION) SECTION R806
 MIN. 40% - MAX 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).
 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)

MINIMUM NET VENTILATION AREA SHALL BE 1/150 OF VENTED SPACE.

TOTAL VENTED SPACE: 2,604 = 8.88 SF. NET FREE REQUIRED
 300

UPPER PORTION VENTILATION TOTAL: 3.472 SF.
 TO BE PROVIDED W/ OFF RIDGE VENTS:
 6 VENTS @ .745 /PER VENT

TILE: O'HAGIN MODEL "S", SHINGLE: LOMANCO 770-D).

LOWER PORTION VENTILATION TOTAL: 5.208 SF.
 TO BE PROVIDED W/ SOFFITS @ EAVE:
 80.00 L.F. @ 0.065 SF. VENTING/L.F.

UPPER ROOF PERCENTAGE: 40%
 LOWER ROOF PERCENTAGE: 60%

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A | B | D

GOBA
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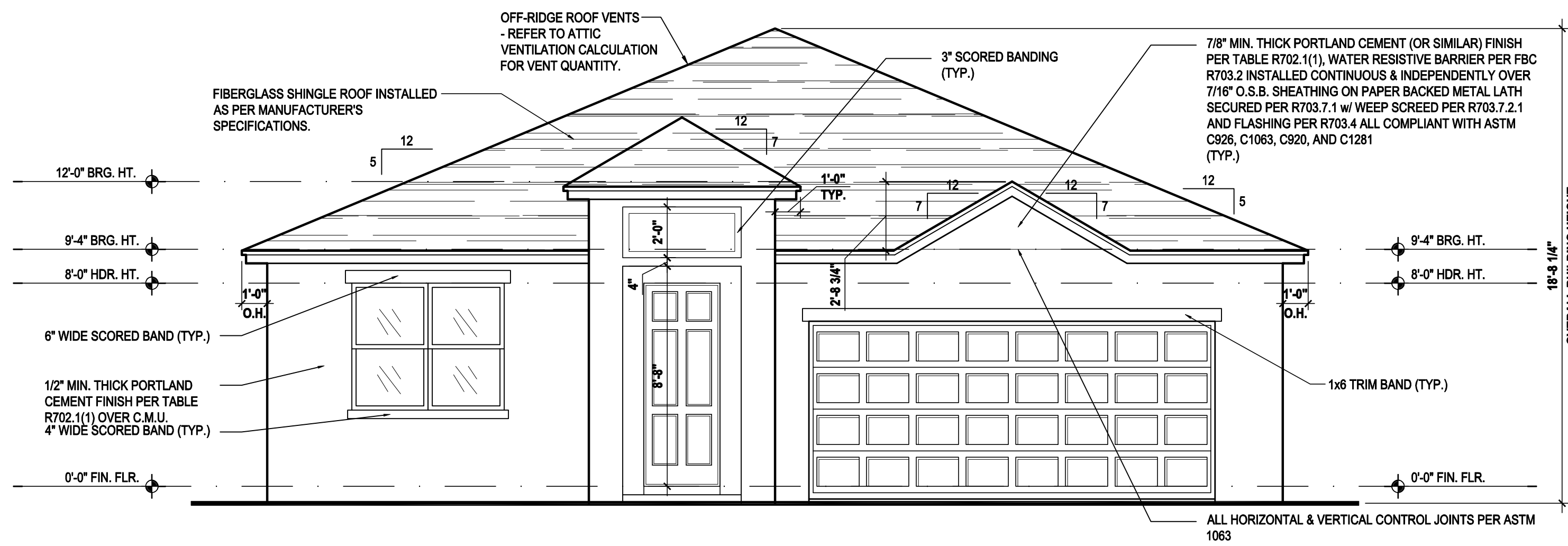
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SCALE:	AS NOTED
DRAWN BY:	S.B.
DESIGNED BY:	MJS

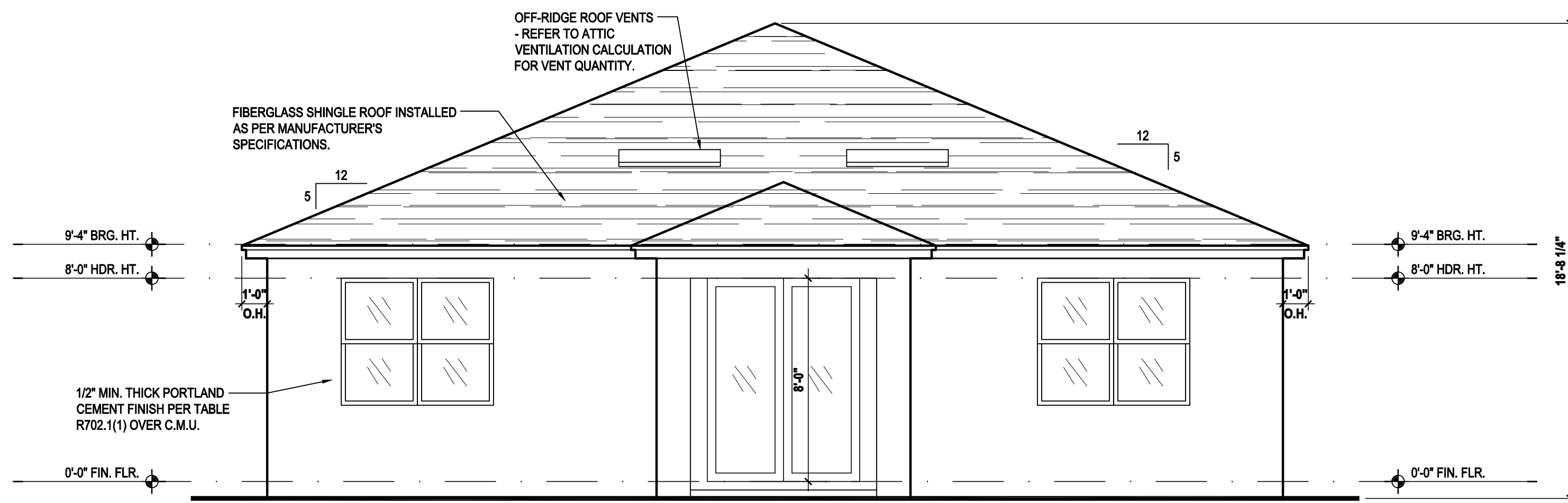
ELEVATIONS "A"
A3.A

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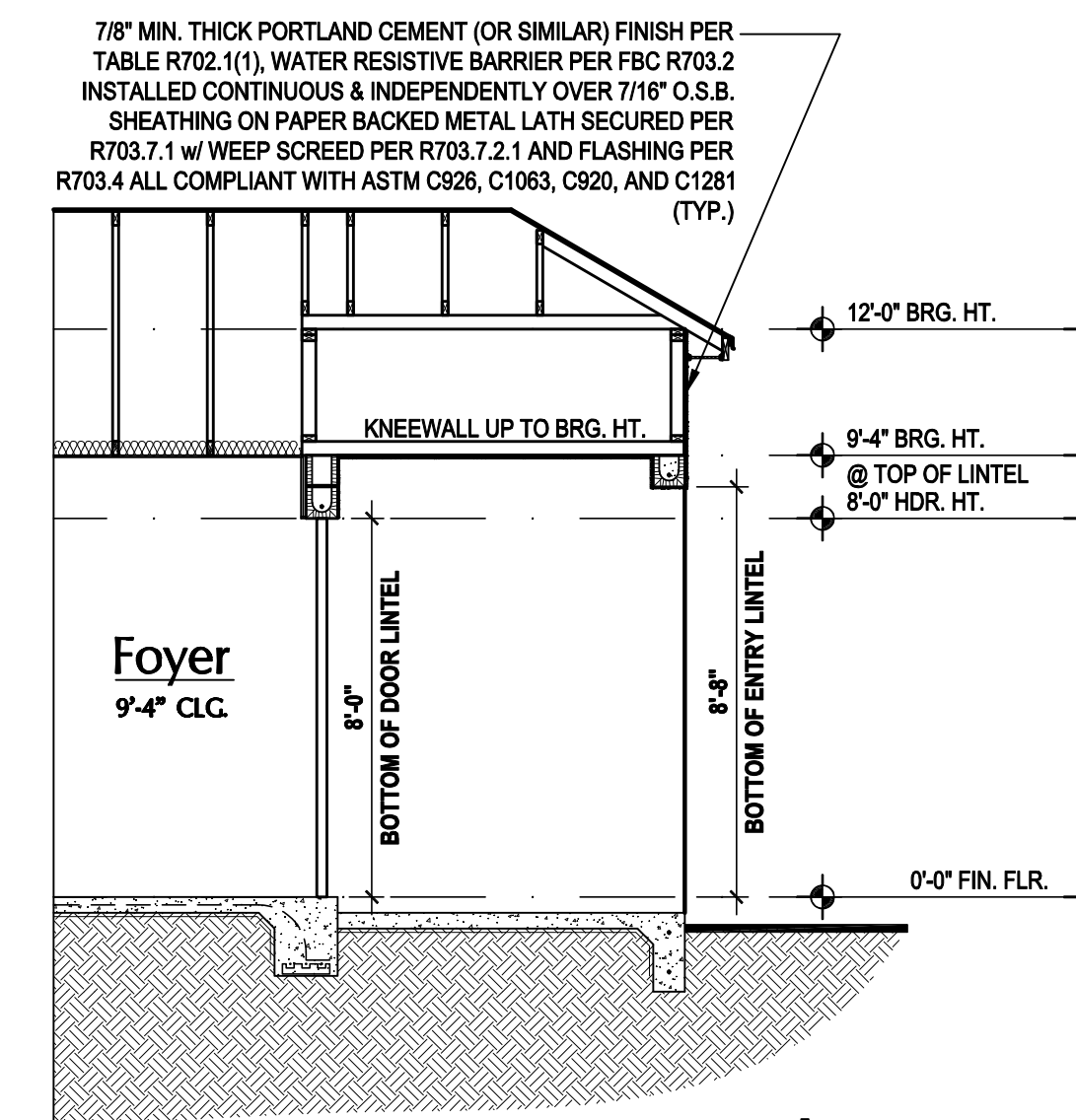
Front Elevation "A"

(Opt. Lanai)
 SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)



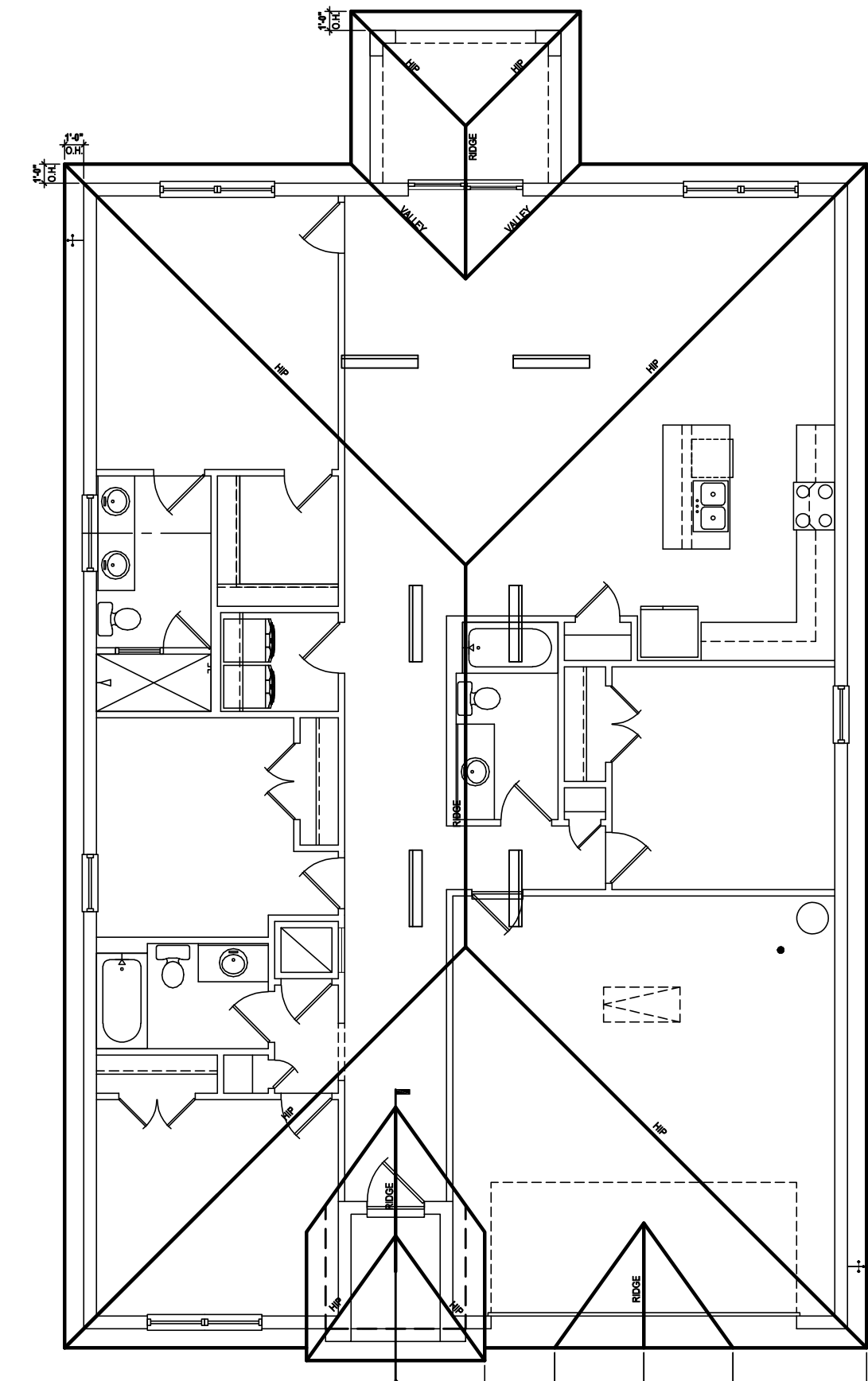
Rear Elevation "A"

(Opt. Lanai)
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Entry Detail

SCALE: 1/4" = 1'-0" (22x34)



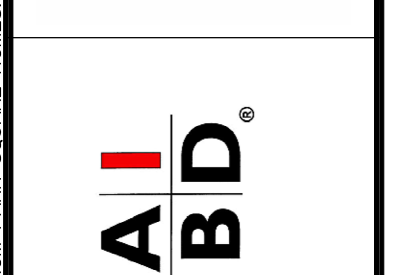
Roof Layout

(Opt. Lanai)
 SCALE: 1/16" = 1'-0" (11x17) 1/8" = 1'-0" (22x34)

ATTIC VENT CALC'S:	
2020 FLORIDA BUILDING CODE (7TH EDITION) SECTION R803 MIN. 40% - MAX 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES). (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
MINIMUM NET VENTILATION AREA SHALL BE 1/150 OF VENTED SPACE.	
TOTAL VENTED SPACE:	2,604 / 300 = 8.68 SF. NET FREE REQUIRED
UPPER PORTION VENTILATION TOTAL:	3.472 SF. TO BE PROVIDED W/ OFF RIDGE VENTS: 6 VENTS @ .745 /PER VENT
TILE: O'HAGIN MODEL "S", SHINGLE: LOMANCO 770-D).	
LOWER PORTION VENTILATION TOTAL:	5.208 SF. TO BE PROVIDED W/ SOFFITS @ EAVE: 80.00 L.F. @ 0.065 SF. VENTING/LF.
UPPER ROOF PERCENTAGE:	40%
LOWER ROOF PERCENTAGE:	60%



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DRAWN BY:	S.B.
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ELEVATIONS "A"
A3.A1

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ATTIC VENT CALC'S:

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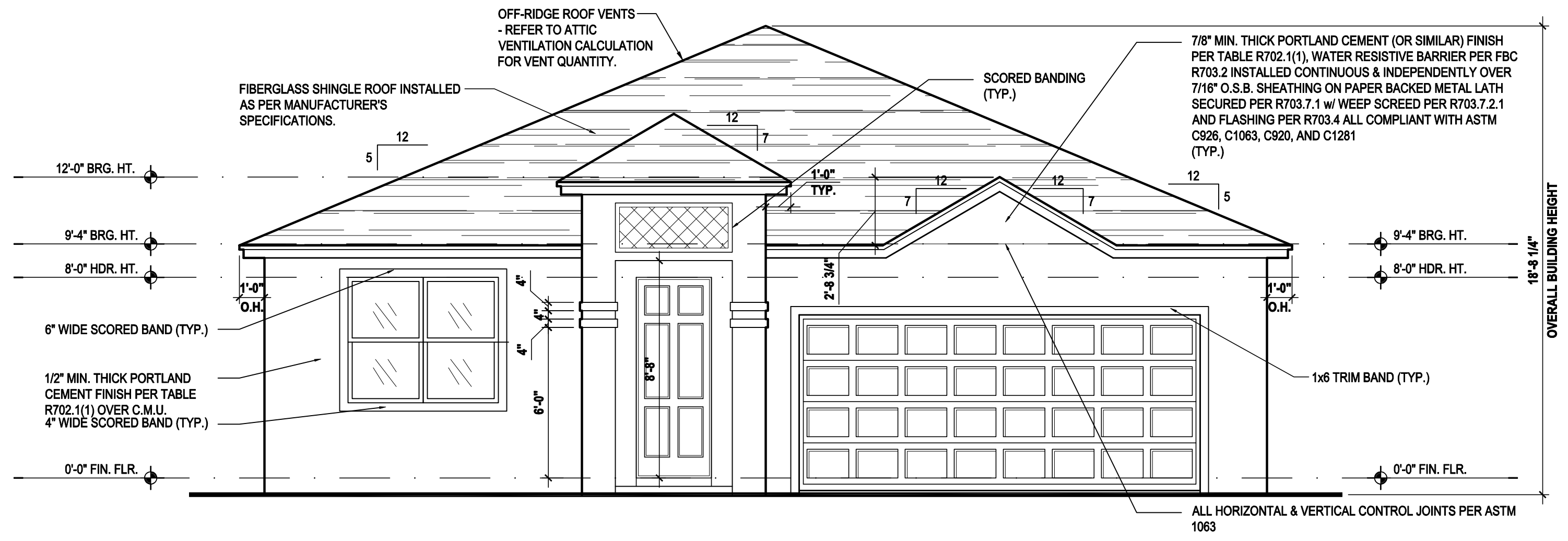
TOTAL VENTED SPACE: $2,604 \div 300 = 8.68$ SF. NET FREE REQUIRED

UPPER PORTION VENTILATION TOTAL: 3.472 SF.
 TO BE PROVIDED W/ OFF RIDGE VENTS:
 6 VENTS @ .745 /PER VENT

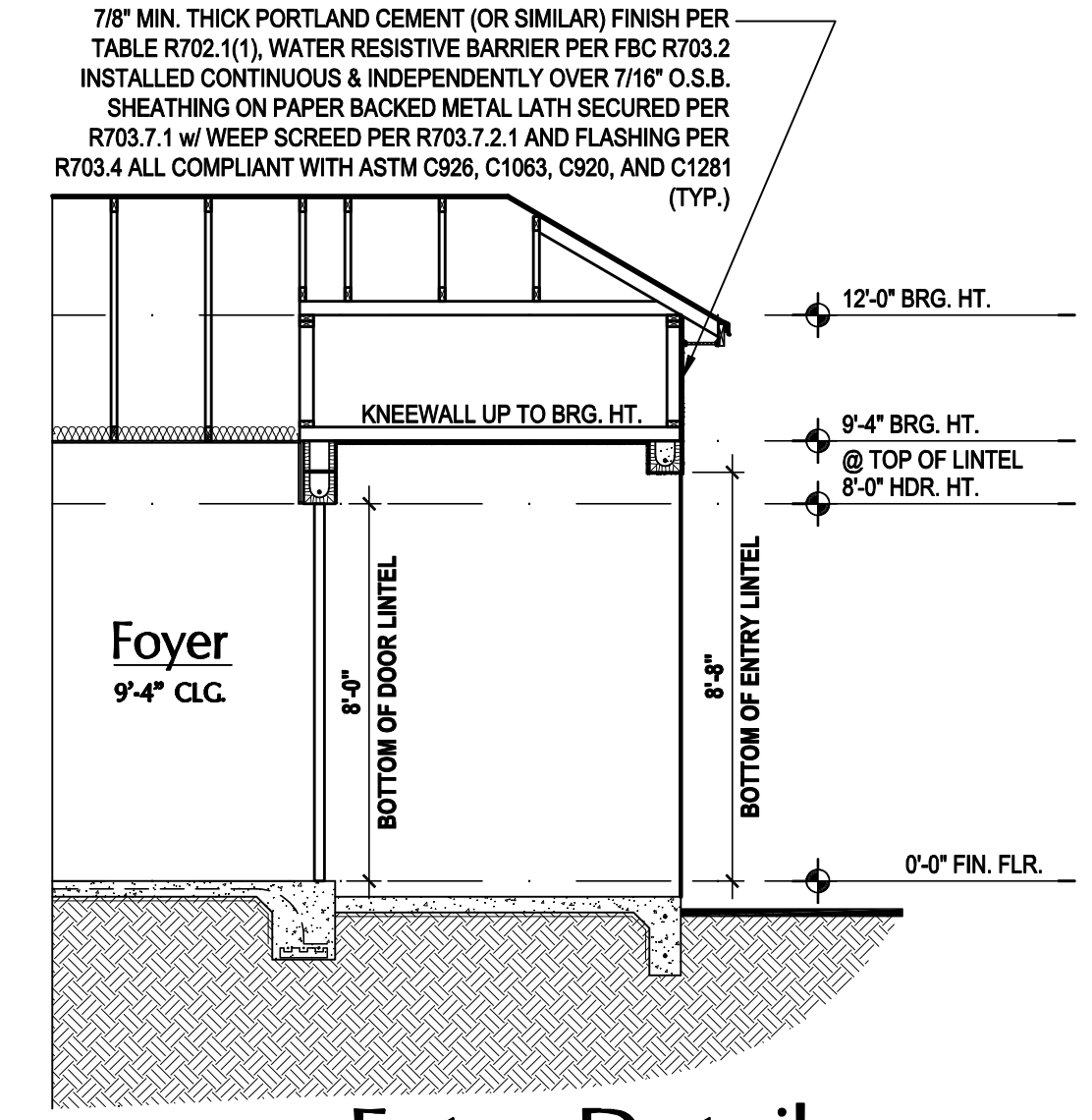
TILE: O'HAGIN MODEL "S", SHINGLE: LOMANCO 770-D).

LOWER PORTION VENTILATION TOTAL: 5.208 SF.
 TO BE PROVIDED W/ SOFFITS @ EAVE:
 80.00 L.F. @ 0.065 SF. VENTING/LF.

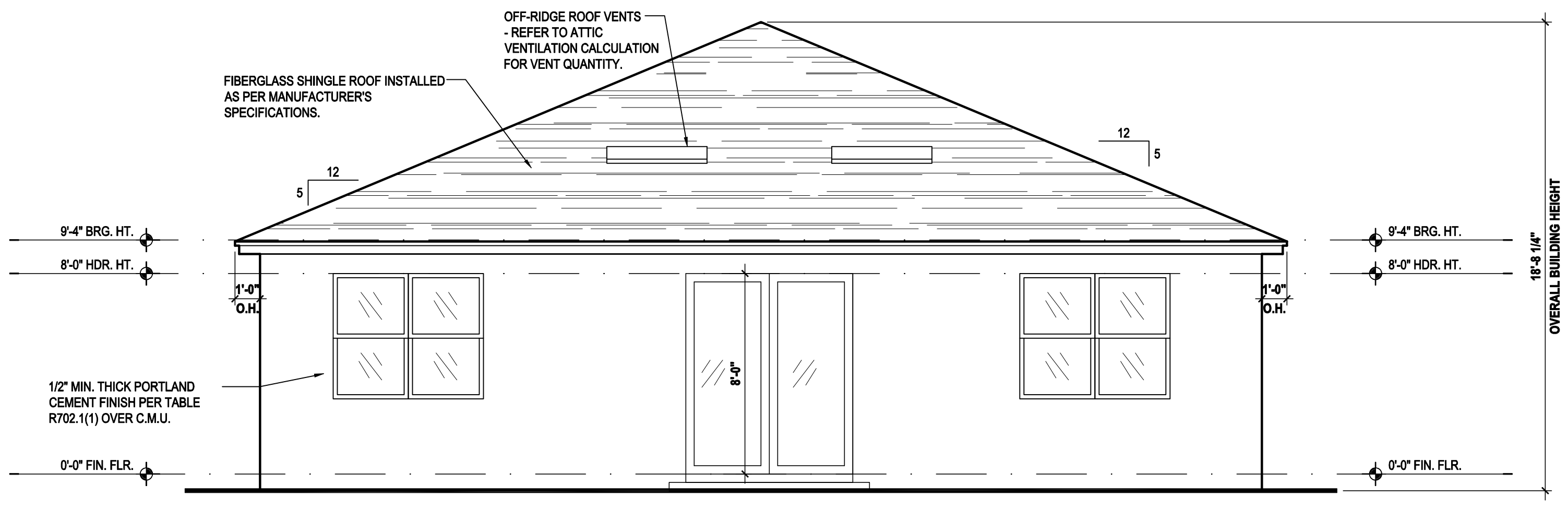
UPPER ROOF PERCENTAGE: 40%
 LOWER ROOF PERCENTAGE: 60%



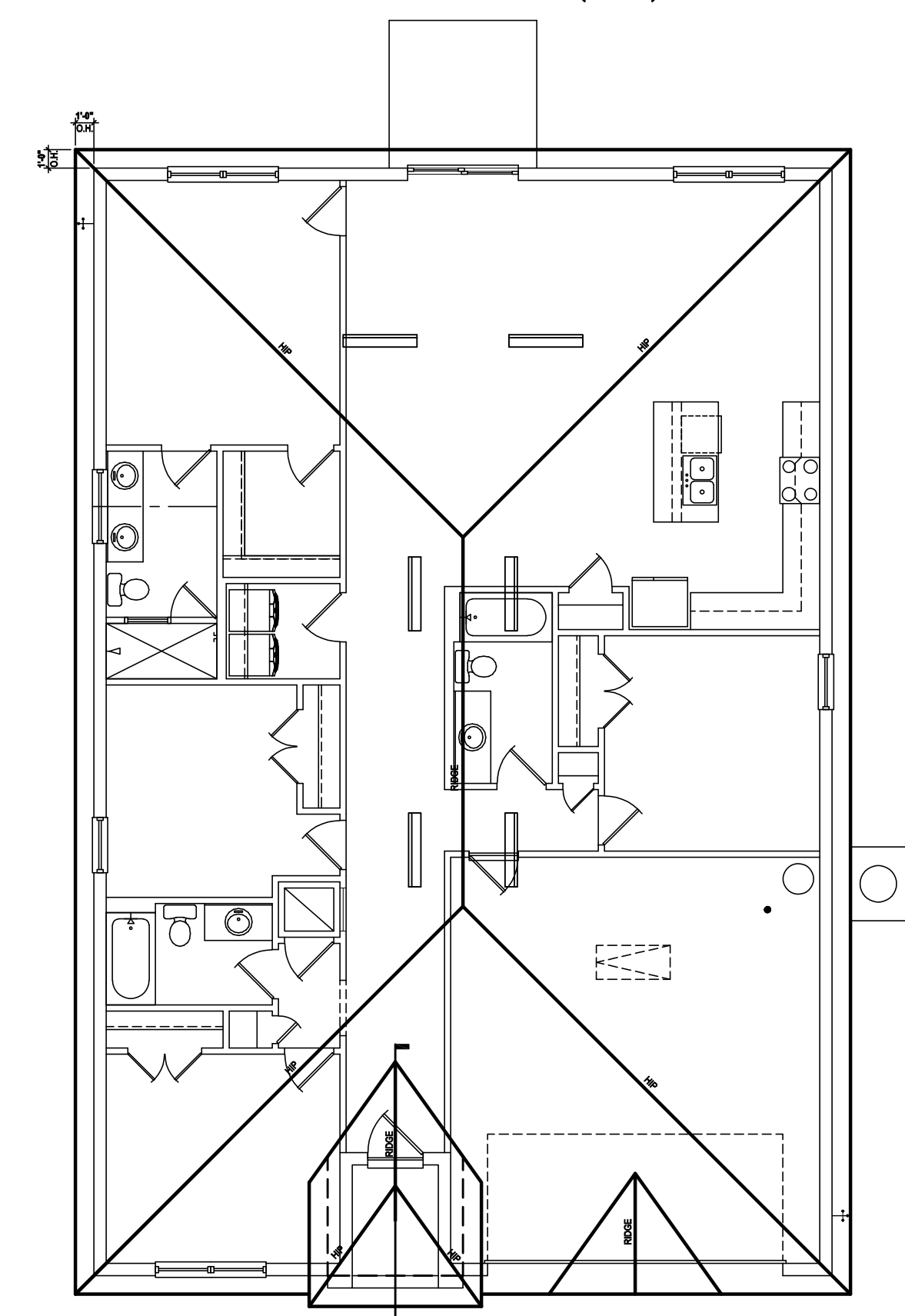
Front Elevation "B"
 (Standard)
 SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)



Entry Detail
 SCALE: 1/4" = 1'-0" (22x34)



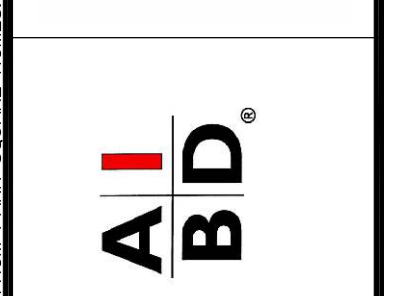
Rear Elevation "B"
 (Standard)
 SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)



Roof Layout
 SCALE: 1/16" = 1'-0" (11x17) 1/8" = 1'-0" (22x34)



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ELEVATIONS "B"
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 SPACE.

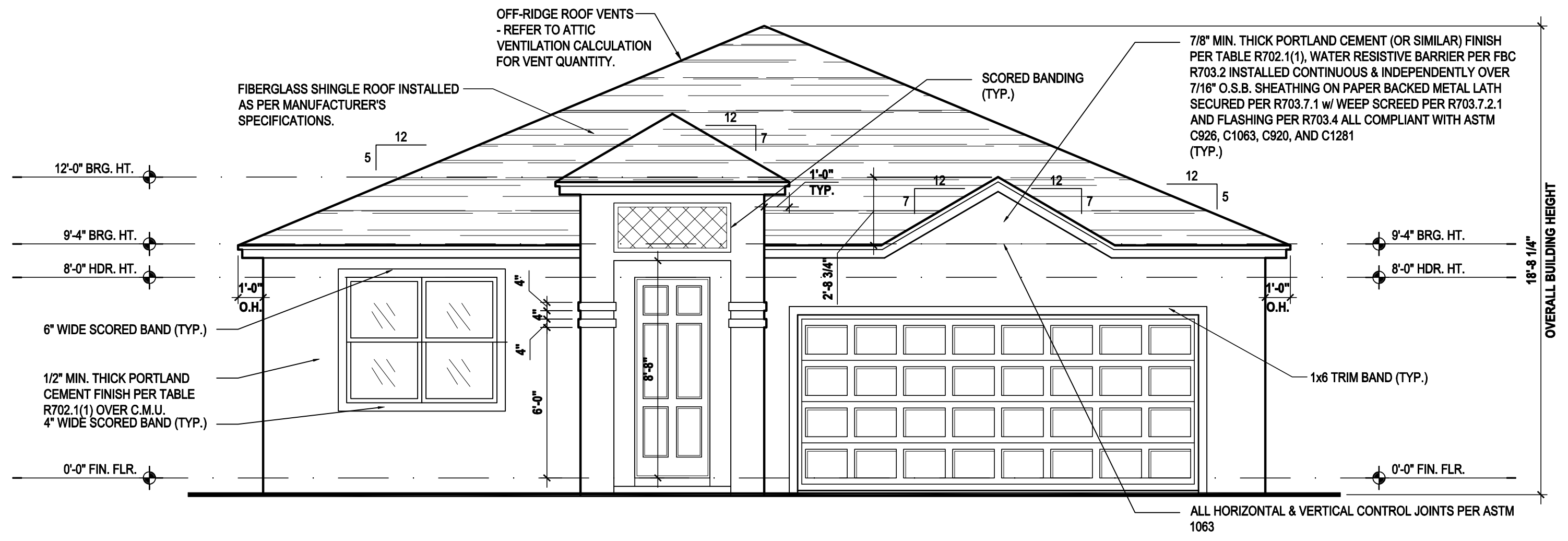
TOTAL VENTED SPACE: $\frac{2,604}{300} = 8.68$ SF. NET FREE
 REQUIRED

UPPER PORTION VENTILATION TOTAL: 3.472 SF.
 TO BE PROVIDED W/ OFF RIDGE VENTS:
 6 VENTS @ .745 /PER VENT

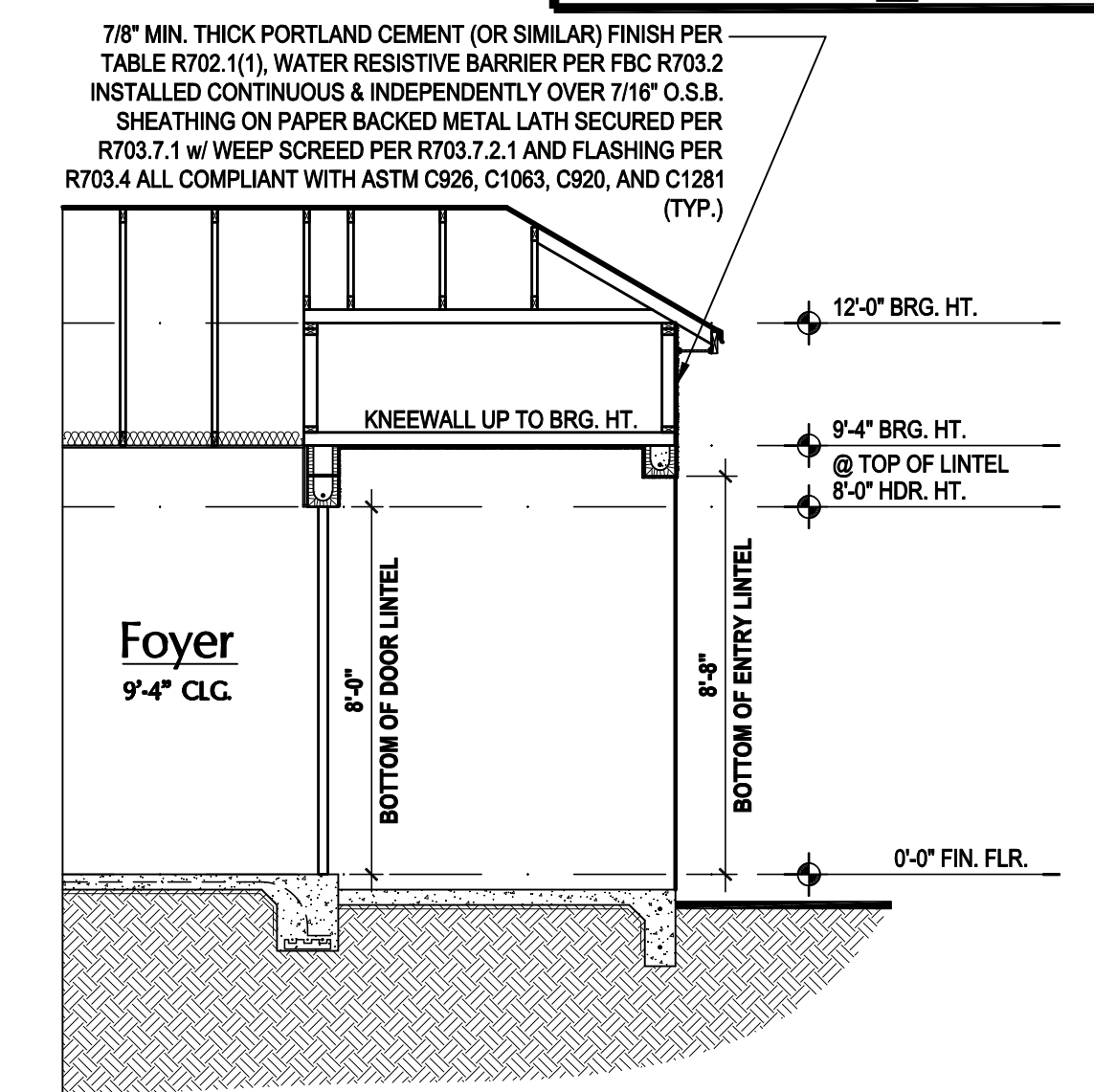
TILE: O'HAGIN MODEL "S", SHINGLE: LOMANCO 770-D).

LOWER PORTION VENTILATION TOTAL: 5.208 SF.
 TO BE PROVIDED W/ SOFFITS @ EAVE:
 80.00 L.F. @ 0.065 SF. VENTING/LF.

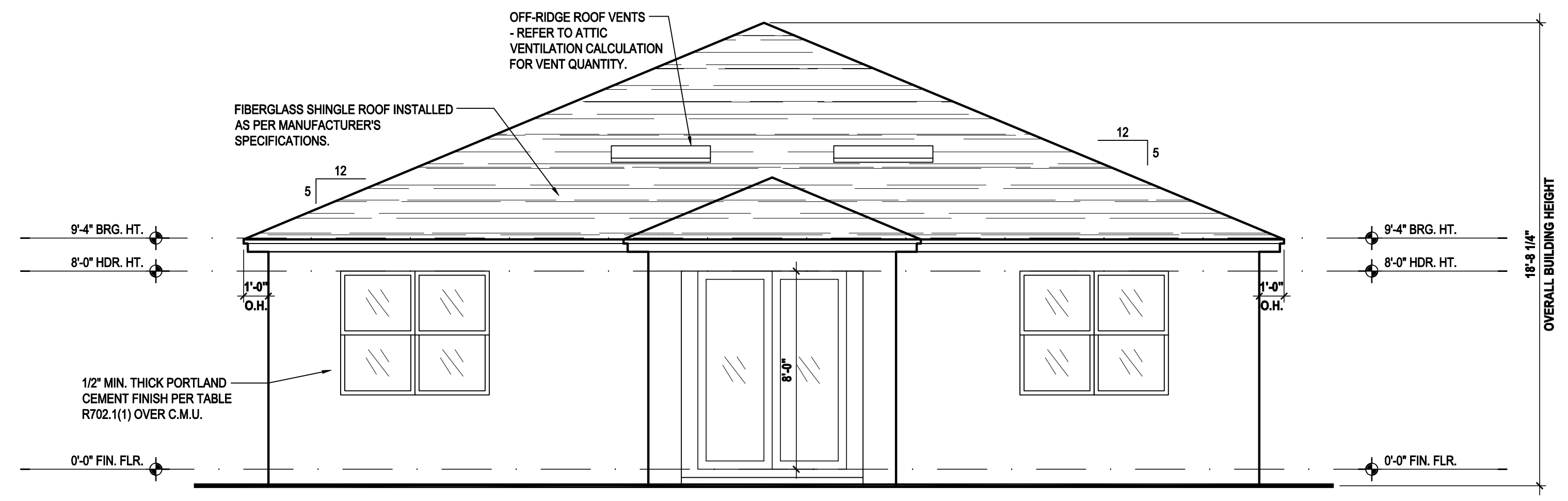
UPPER ROOF PERCENTAGE: 40%
 LOWER ROOF PERCENTAGE: 60%



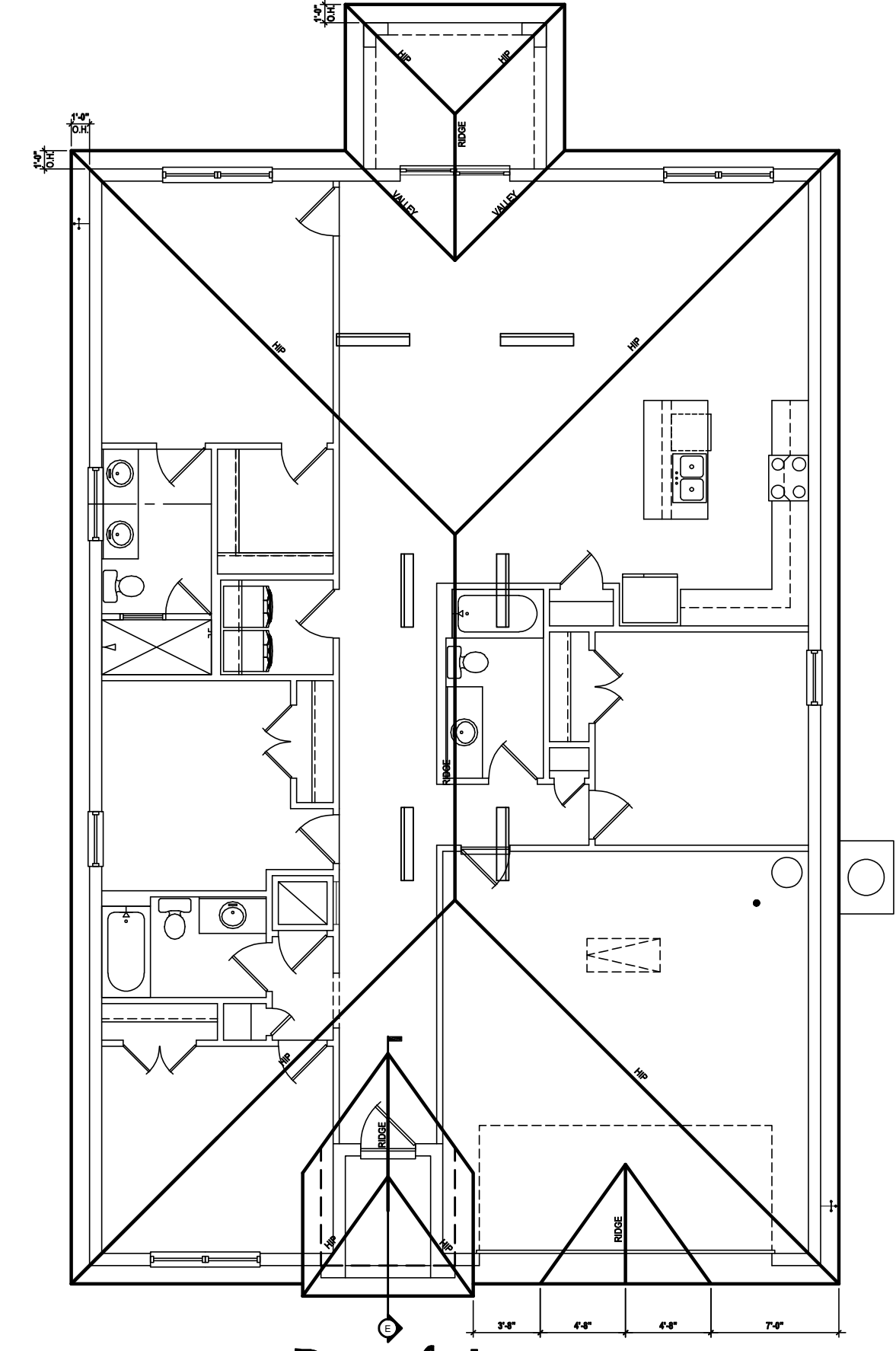
Front Elevation "B"
 (Opt. Lanai)
 SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)



Entry Detail
 SCALE: 1/4" = 1'-0" (22x34)



Rear Elevation "B"
 (Opt. Lanai)
 SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)



Roof Layout
 (Opt. Lanai)
 SCALE: 1/16" = 1'-0" (11x17) 1/8" = 1'-0" (22x34)

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DESIGNED BY:	MJS

ELEVATIONS "B"
A3.B1

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 SPACE.

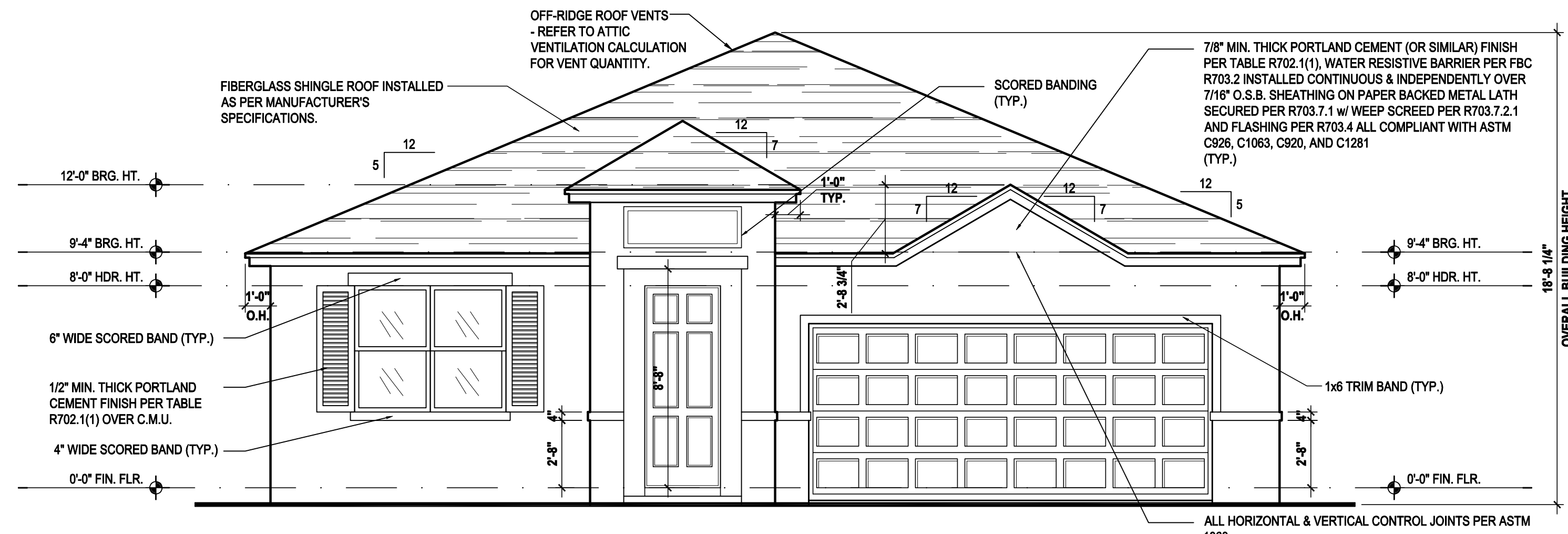
TOTAL VENTED SPACE: $\frac{2,604}{300} = 8.68$ SF. NET FREE
 REQUIRED

UPPER PORTION VENTILATION TOTAL: 3.472 SF.
 TO BE PROVIDED W/ OFF RIDGE VENTS:
 6 VENTS @ .745 /PER VENT

TILE: O'HAGIN MODEL "S", SHINGLE: LOMANCO 770-D).

LOWER PORTION VENTILATION TOTAL: 5.208 SF.
 TO BE PROVIDED W/ SOFFITS @ EAVE:
 80.00 L.F. @ 0.065 SF. VENTING/LF.

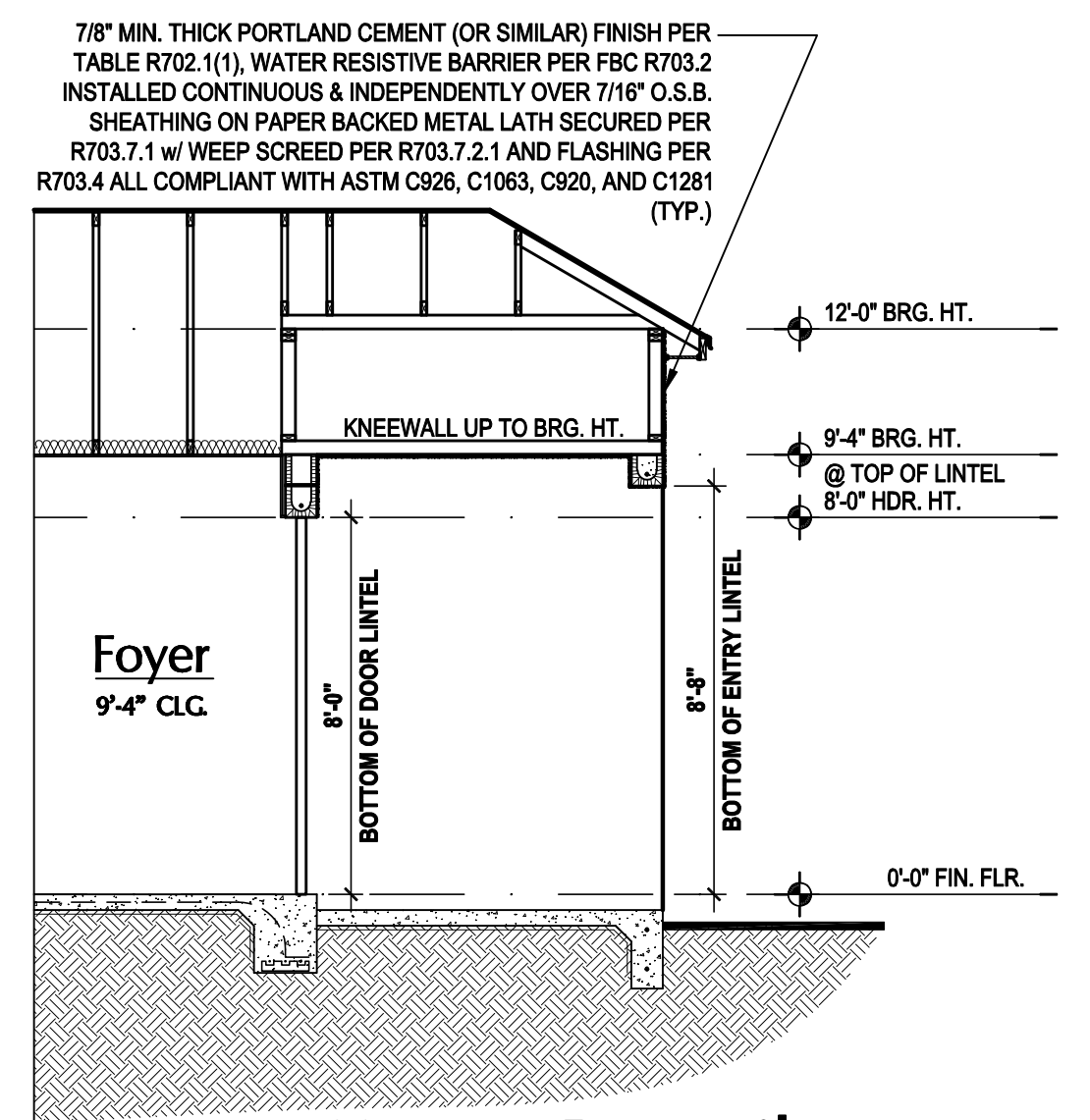
UPPER ROOF PERCENTAGE: 40%
 LOWER ROOF PERCENTAGE: 60%



Front Elevation "C"

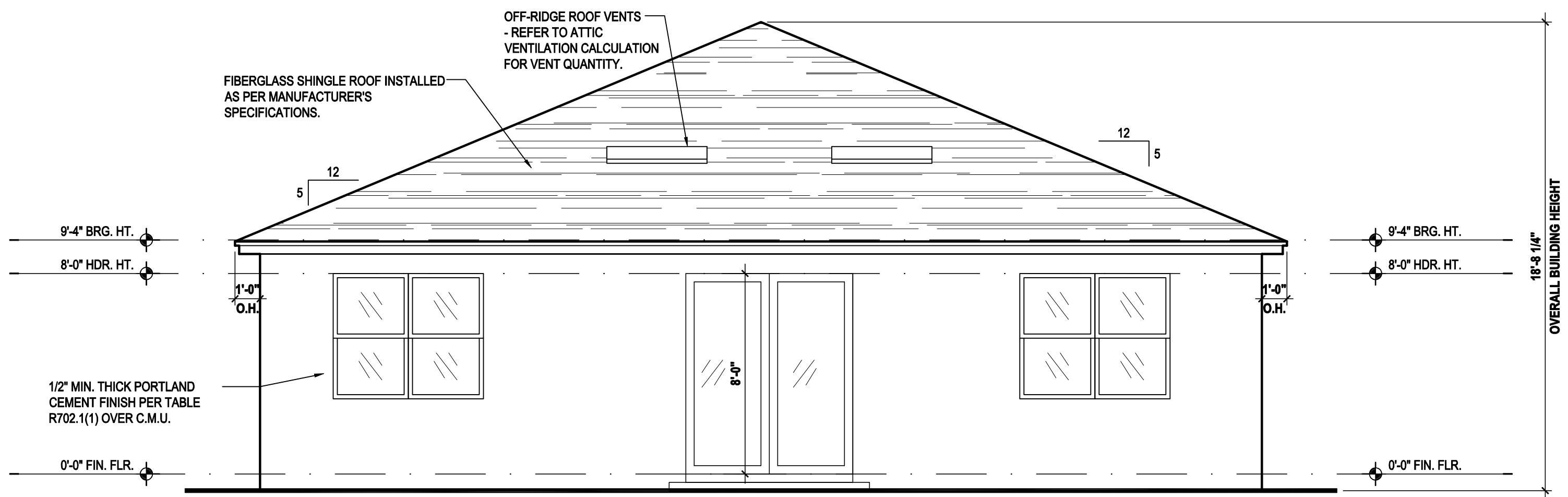
(Standard)

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



Entry Detail

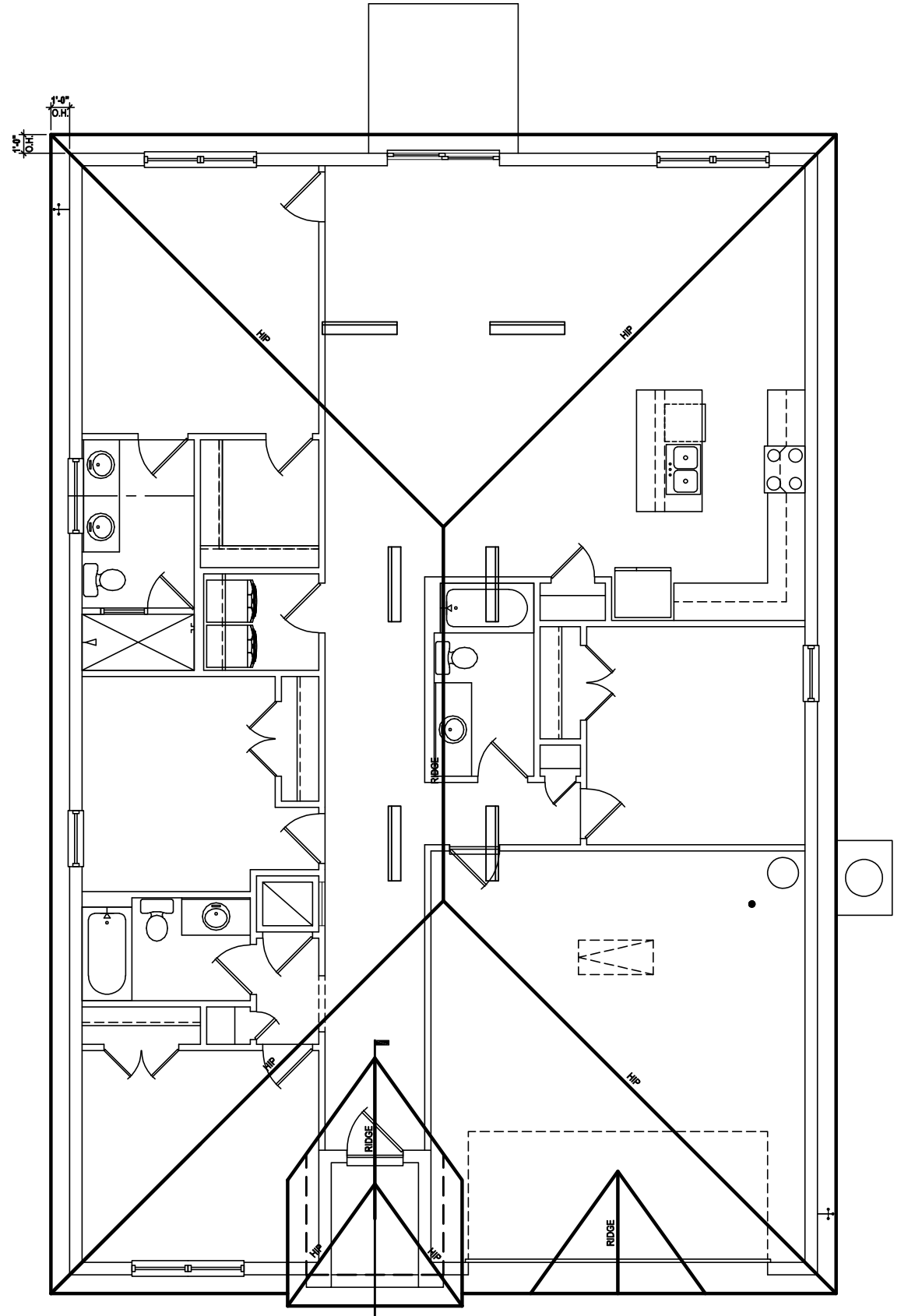
SCALE: 1/4" = 1'-0" (22x34)



Rear Elevation "C"

(Standard)

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

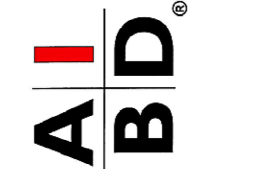


Roof Layout

SCALE: 1/16" = 1'-0" (11x17) 1/8" = 1'-0" (22x34)



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DESIGNED BY:	MJS

ELEVATIONS "C"
A3.C

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 SPACE.

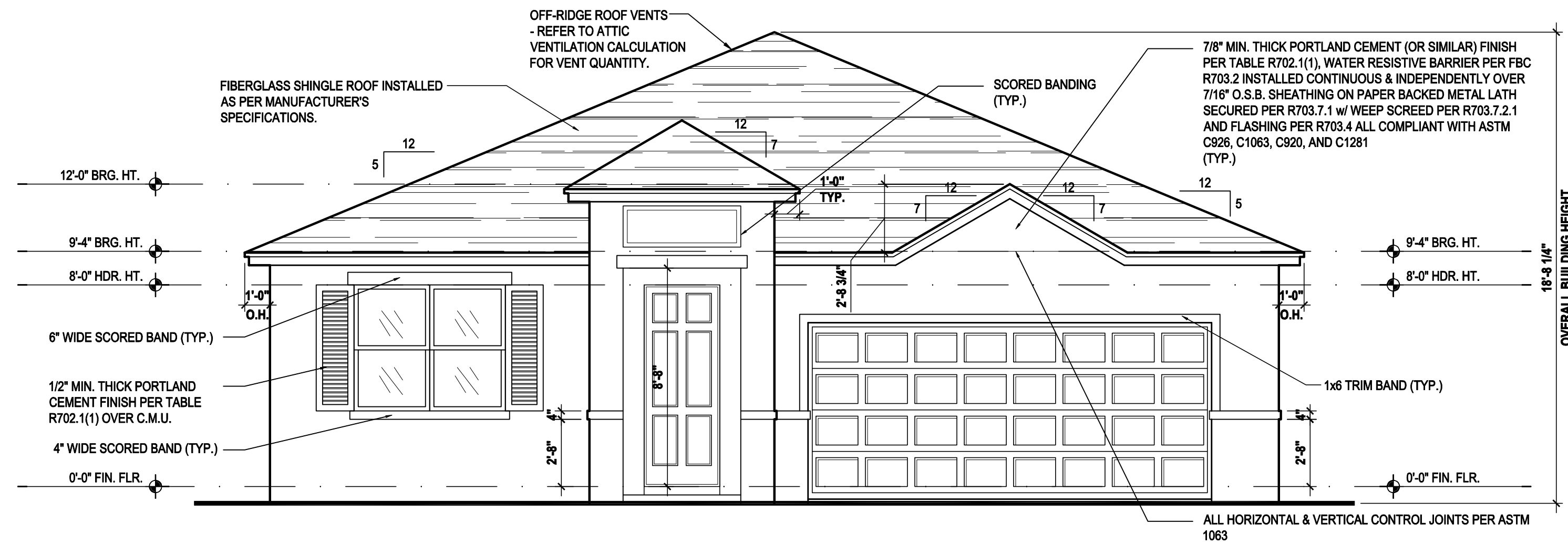
TOTAL VENTED SPACE: $\frac{2,604}{300} = 8.68$ SF. NET FREE
 REQUIRED

UPPER PORTION VENTILATION TOTAL: 3.472 SF.
 TO BE PROVIDED W/ OFF RIDGE VENTS:
 6 VENTS @ .745 /PER VENT

TILE: O'HAGIN MODEL "S", SHINGLE: LOMANCO 770-D).

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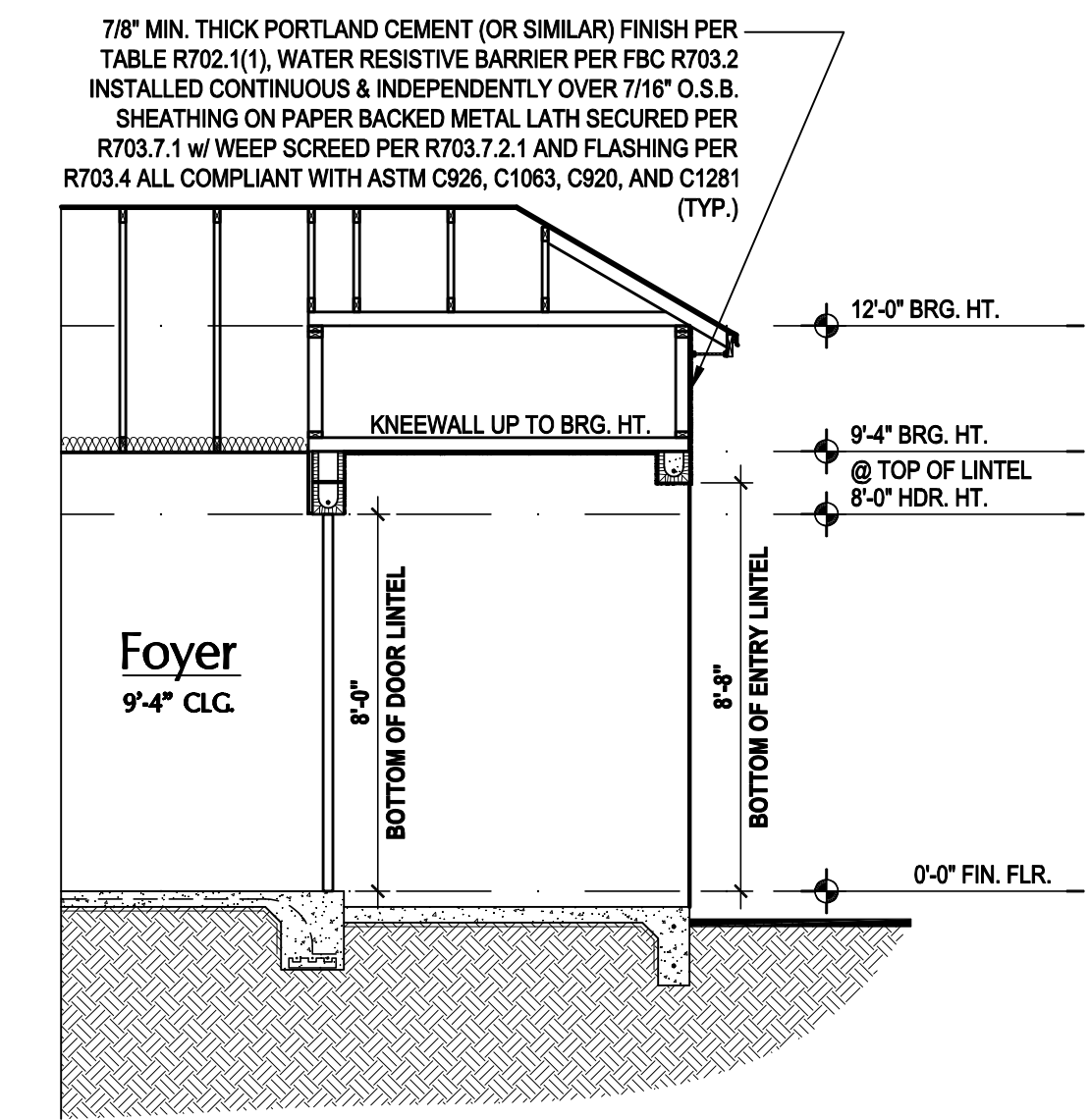
UPPER ROOF PERCENTAGE: 40%
 LOWER ROOF PERCENTAGE: 60%



Front Elevation "C"

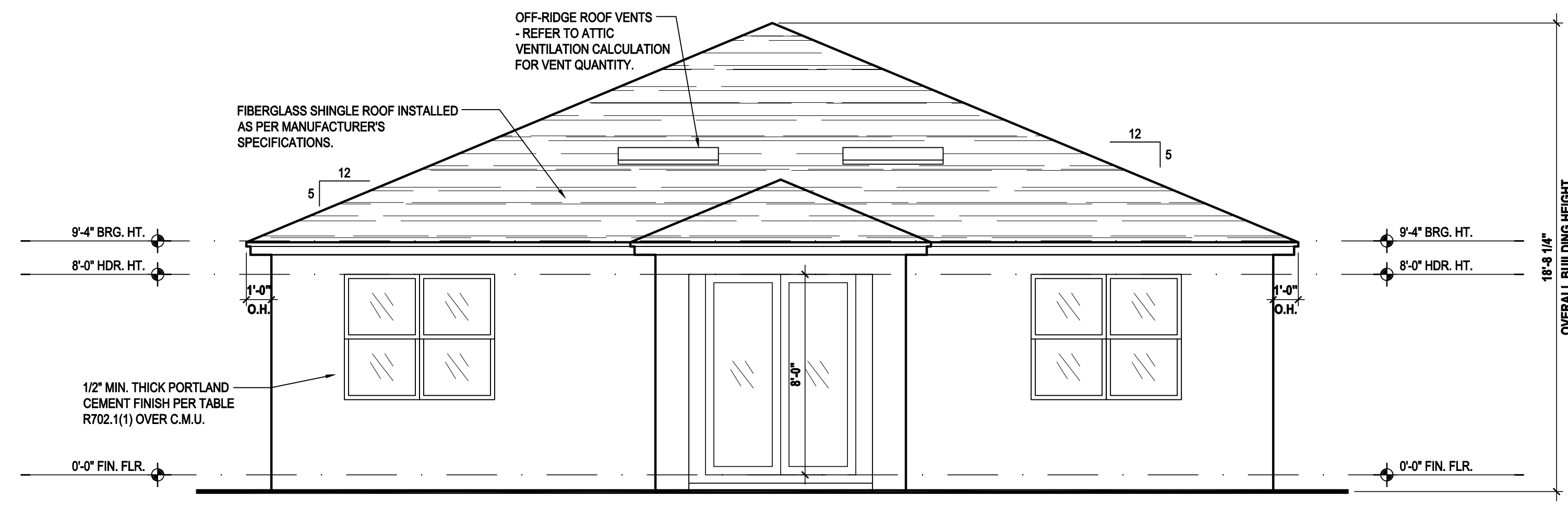
(Opt. Lanai)

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



Entry Detail

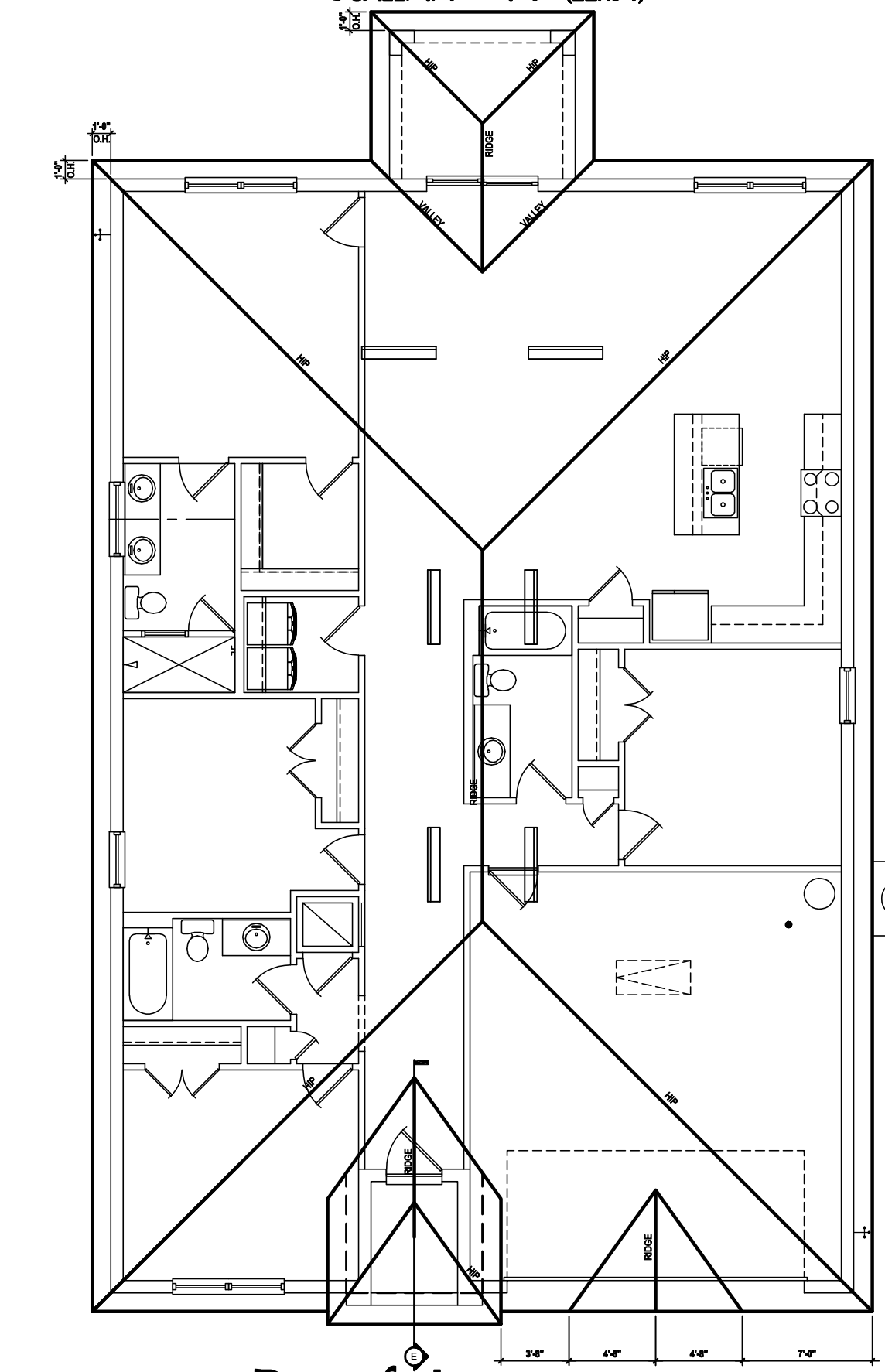
SCALE: 1/4" = 1'-0" (22x34)



Rear Elevation "C"

(Opt. Lanai)

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



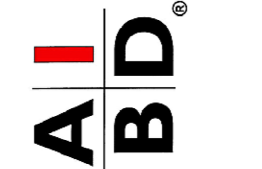
Roof Layout

(Opt. Lanai)

SCALE: 1/16" = 1'-0" (11x17) 1/8" = 1'-0" (22x34)



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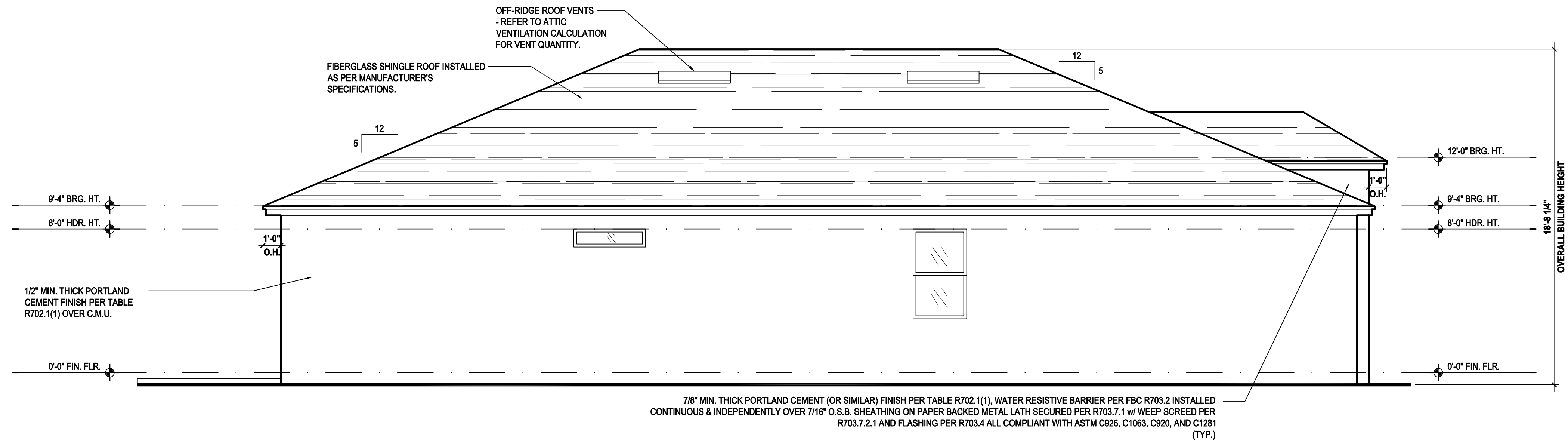
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 5200 Vineland Rd. Suite #200
 Orlando, FL. 32811
 Phone: (407) 529-3000



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REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	S.B.
DESIGNED BY:	MJS

ELEVATIONS "C"
A3.C1

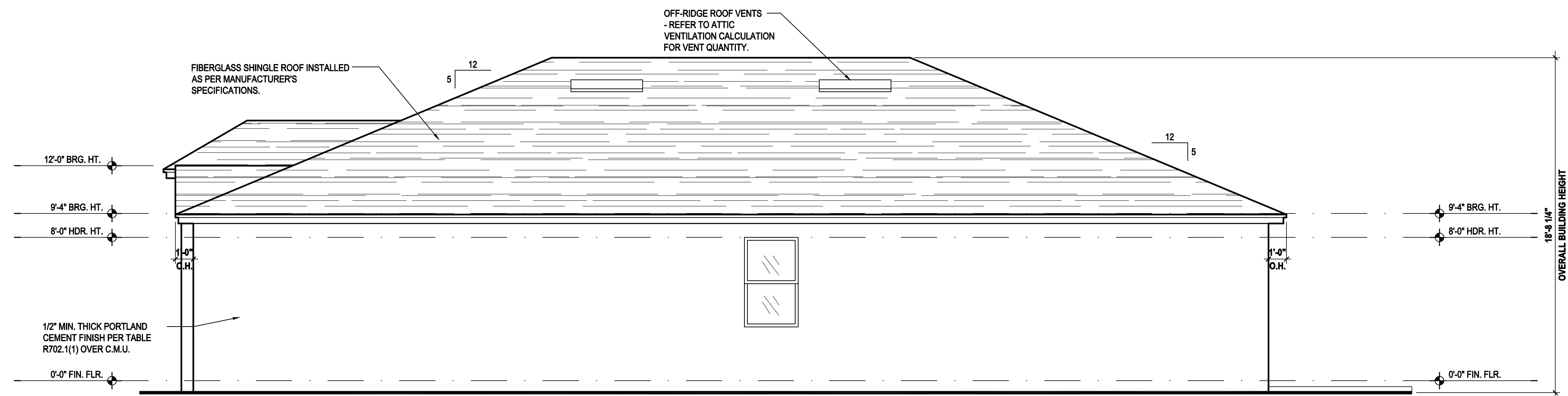
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Left Elevation "A"

(Standard)

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

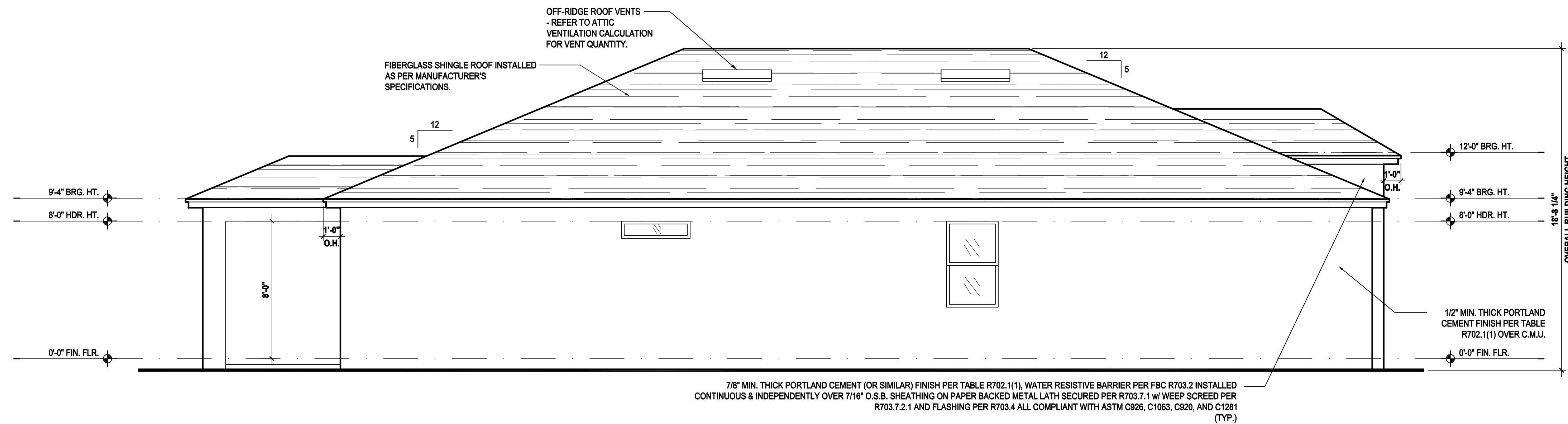


Right Elevation "A"

(Standard)

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

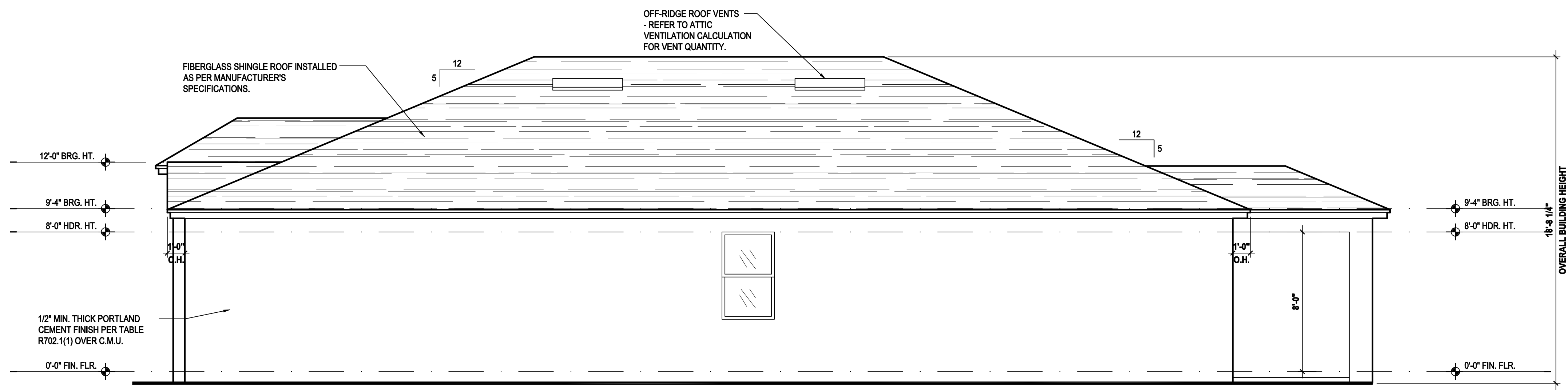
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Left Elevation "A"

(Opt. Lanai)

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



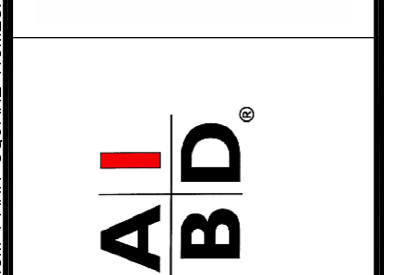
Right Elevation "A"

(Opt. Lanai)

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



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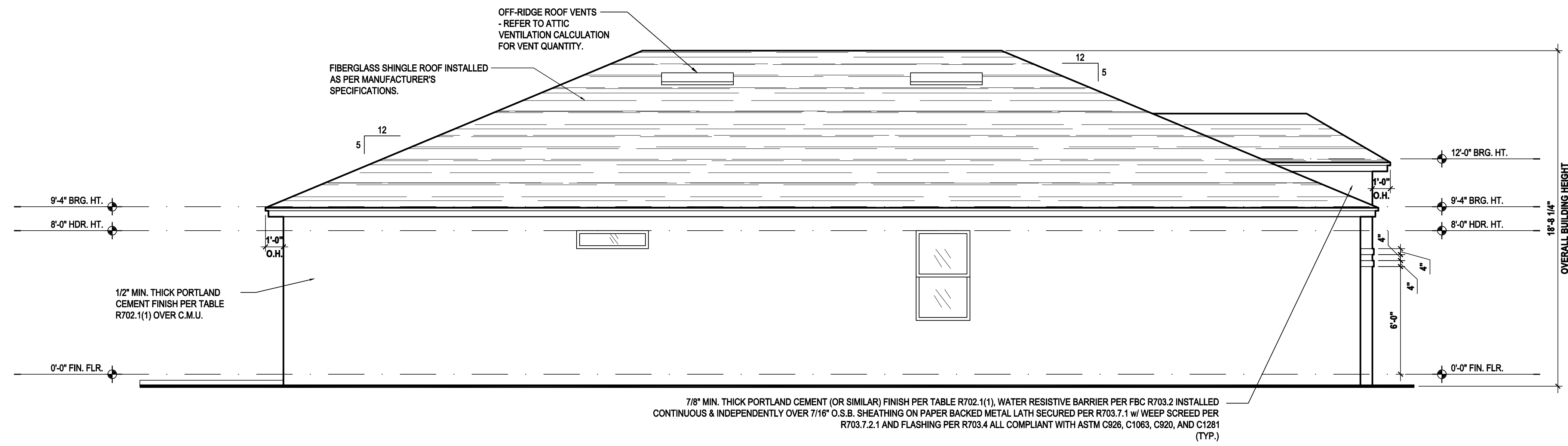
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Phone: (407) 529-3000



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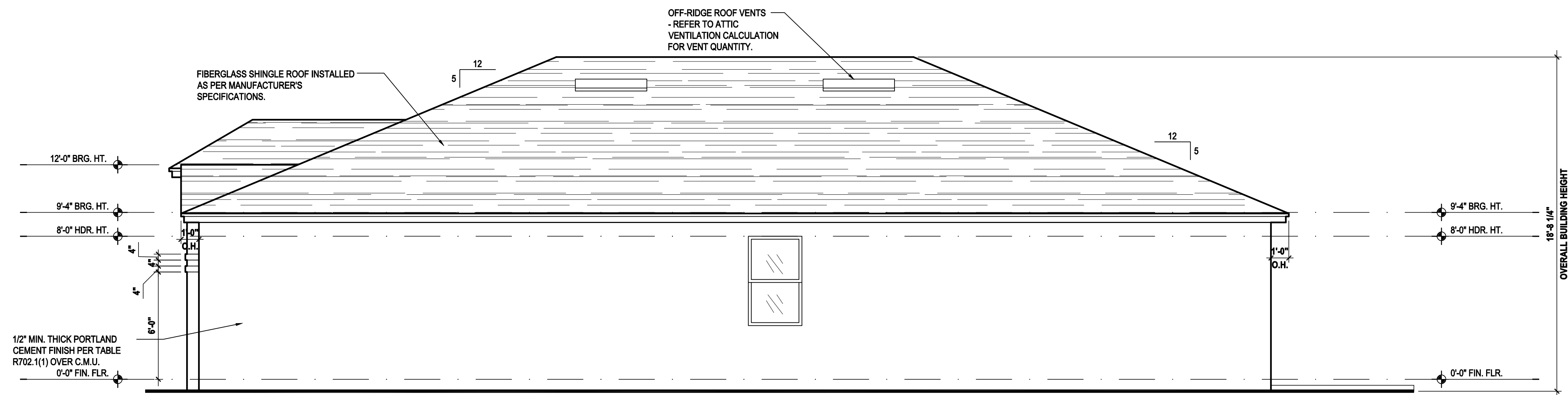
ELEVATIONS "A"
A4.A1

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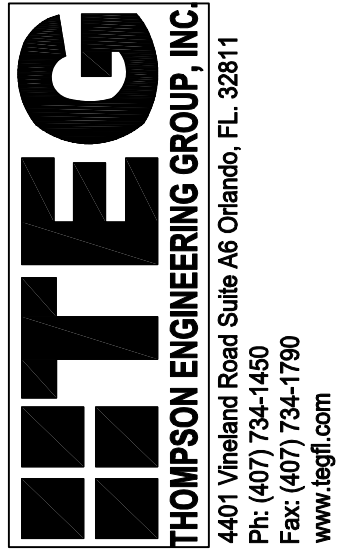
Left Elevation "B"
(Standard)

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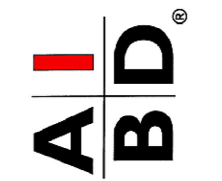


Right Elevation "B"
(Standard)

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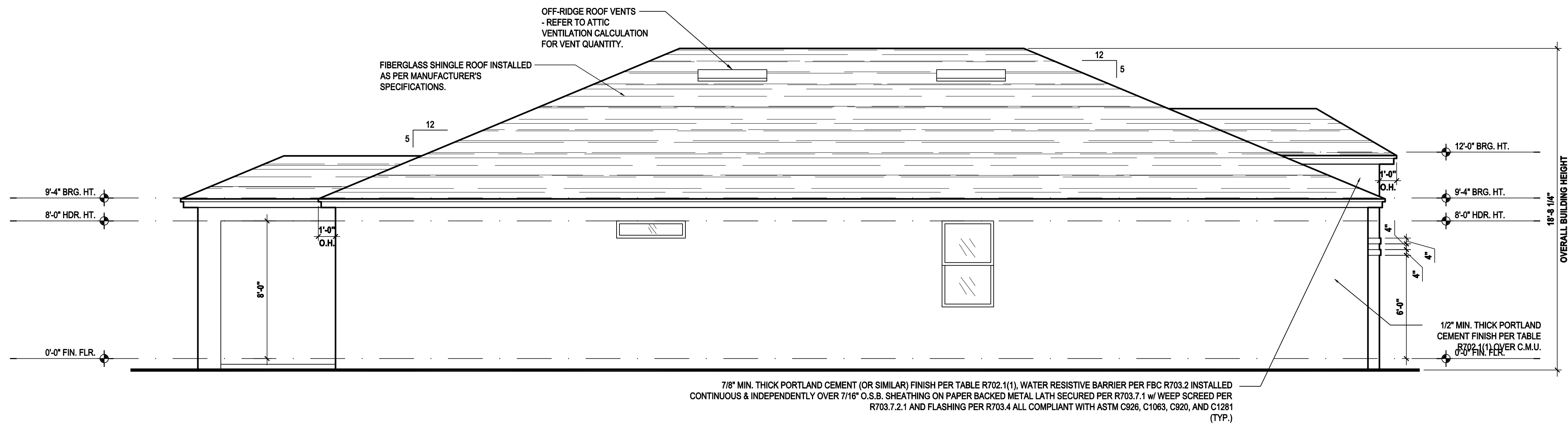
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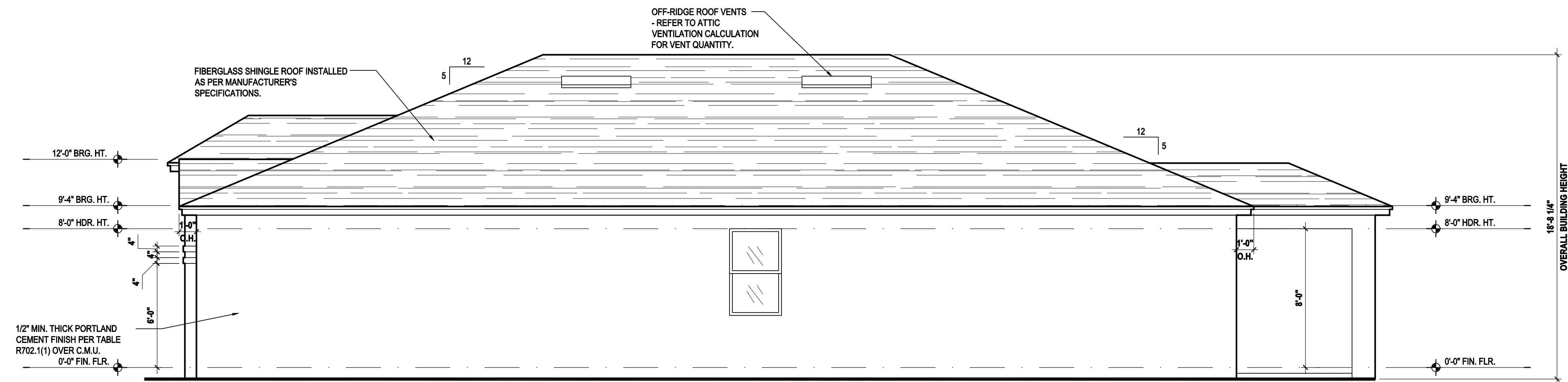
ELEVATIONS "B"
A4.B

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Left Elevation "B"
(Opt. Lanai)

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Right Elevation "B"
(Opt. Lanai)

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

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MJS
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AIBD

GOBA
GREATER ORLANDO BUILDERS ASSOCIATION

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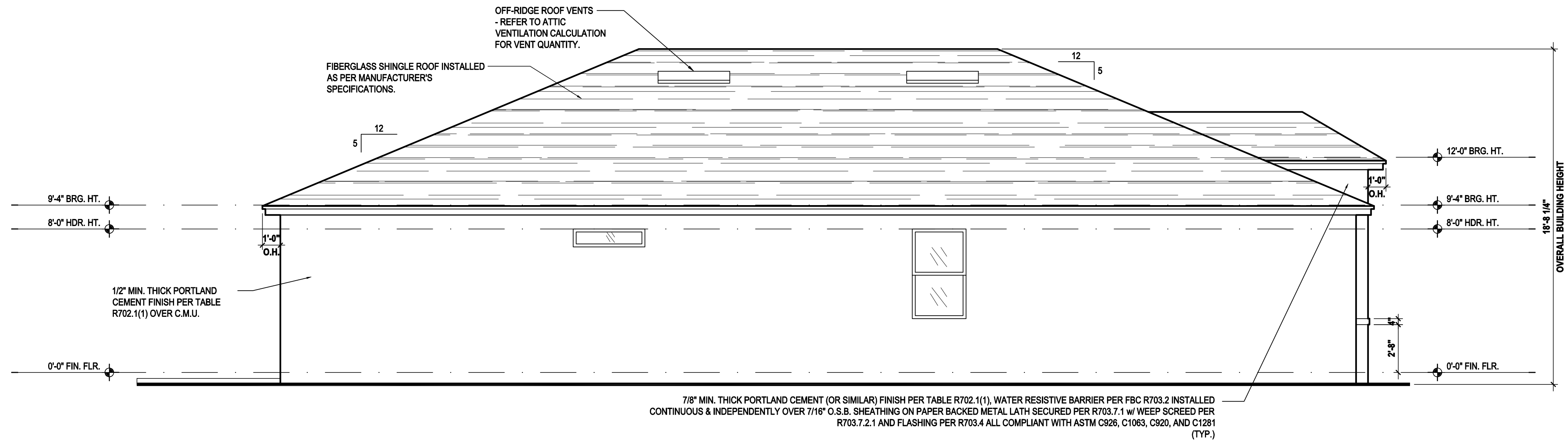
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ELEVATIONS "B"
A4.B1

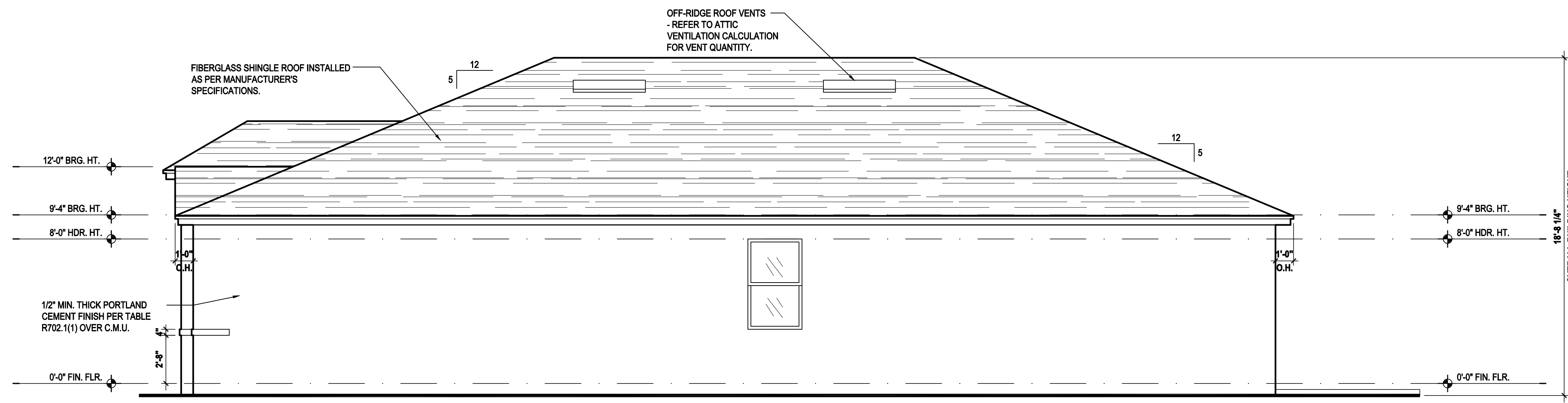
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Left Elevation "C"

(Standard)

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

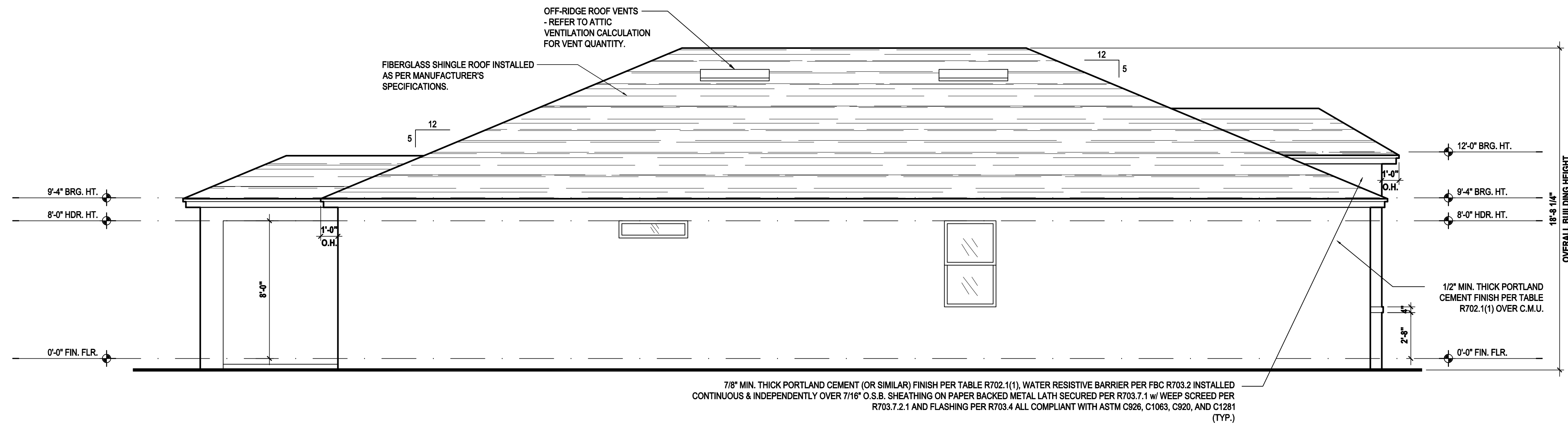


Right Elevation "C"

(Standard)

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

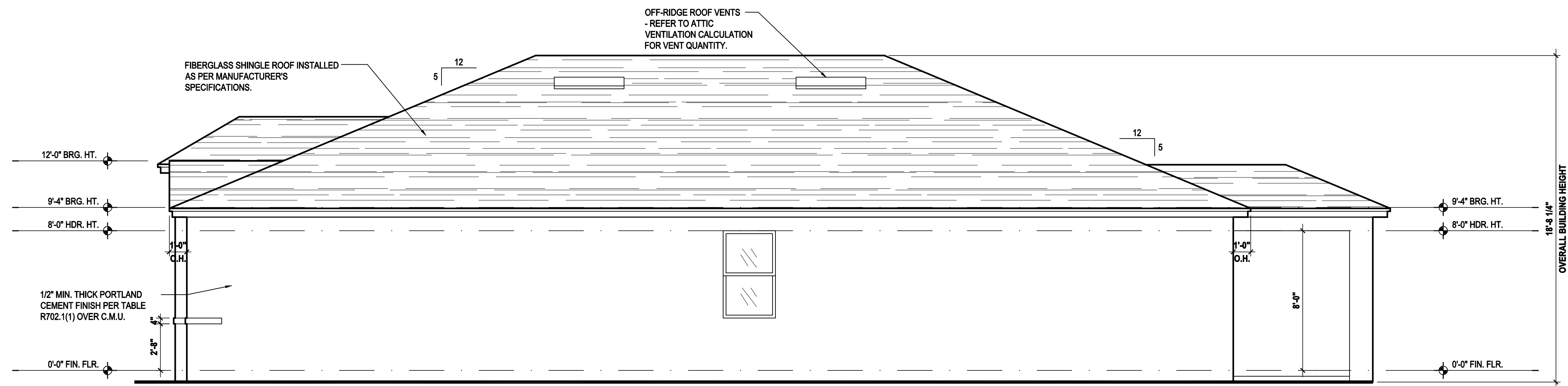
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Left Elevation "C"

(Opt. Lanai)

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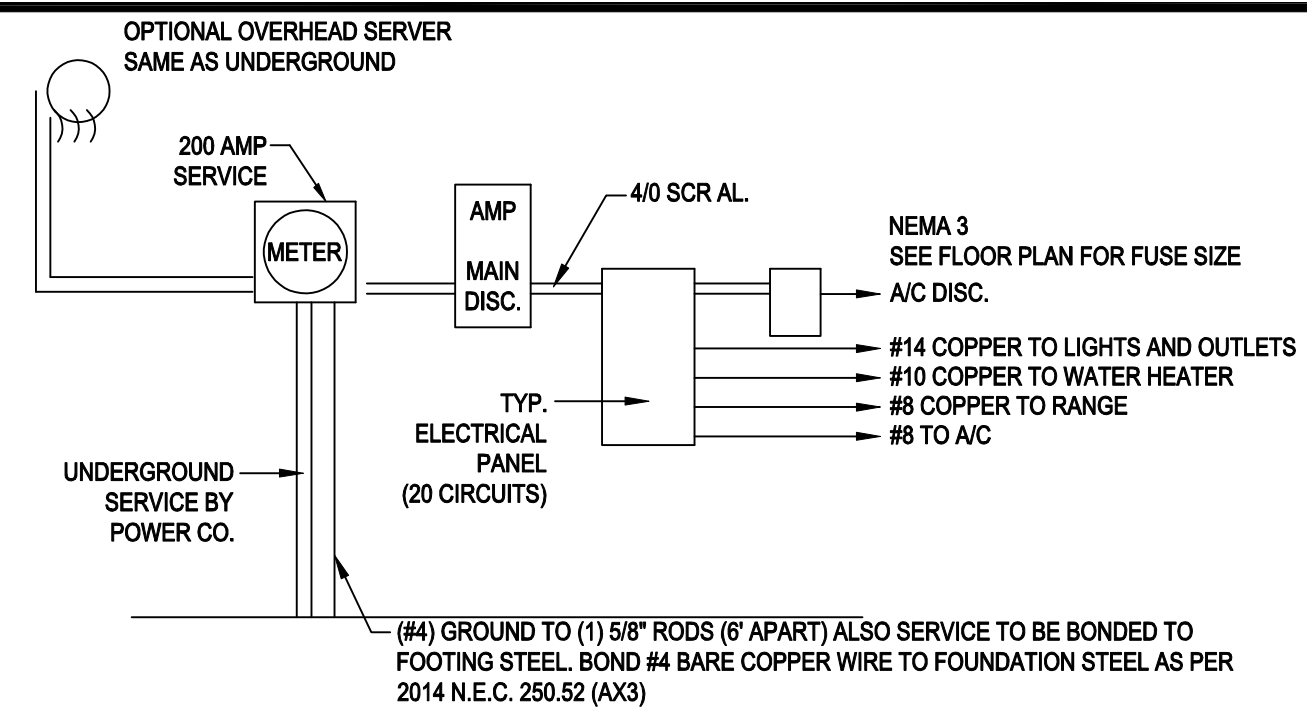
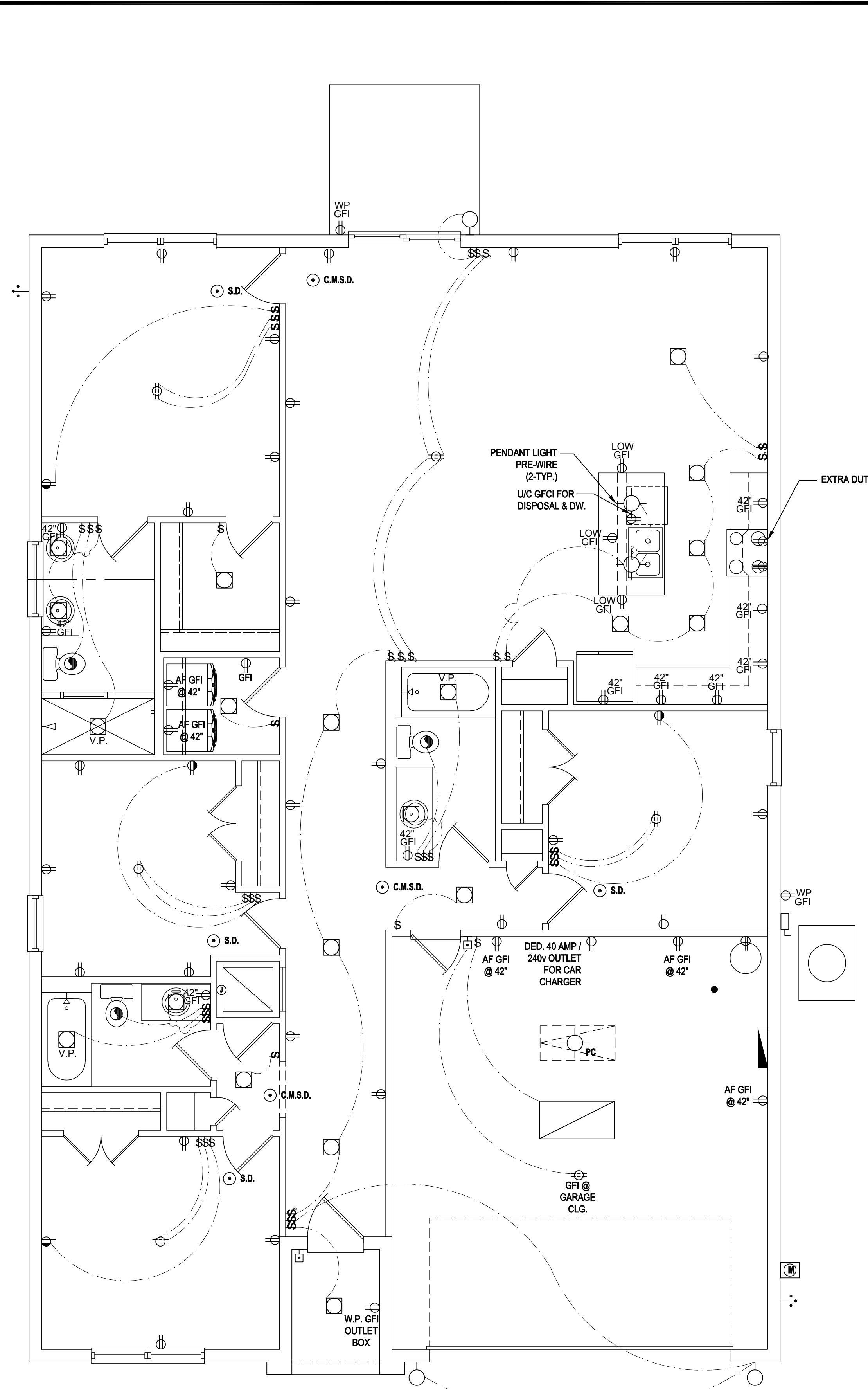


Right Elevation "C"

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200 AMP ELECTRICAL RISER

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.
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 - ALL OUTLETS OVER COUNTERTOPS TO BE 42" A.F.F. (U.N.O.).
 - ALL SMOKE/CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED, INTERCONNECTED AND AFCI PROTECTED.
 - 8'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
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ELECTRICAL KEY:

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

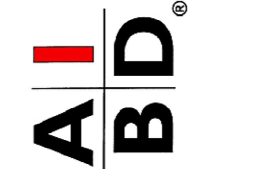
Electrical Plan

(Standard)

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



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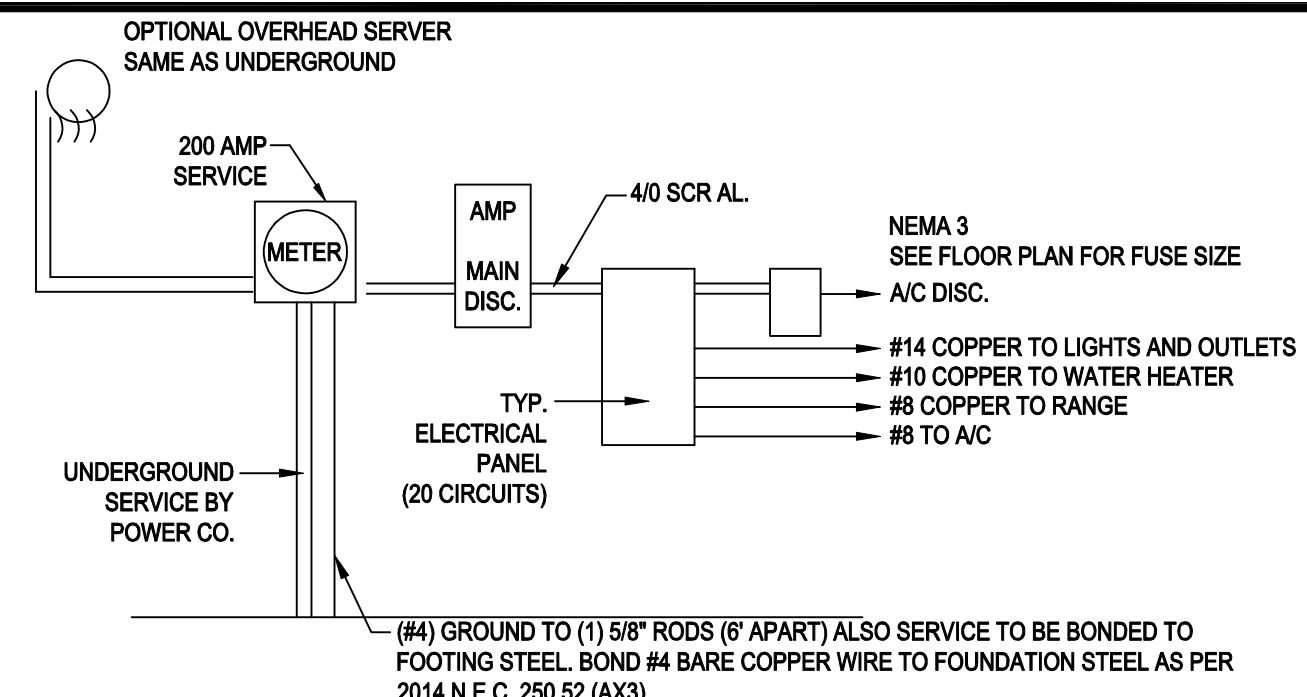
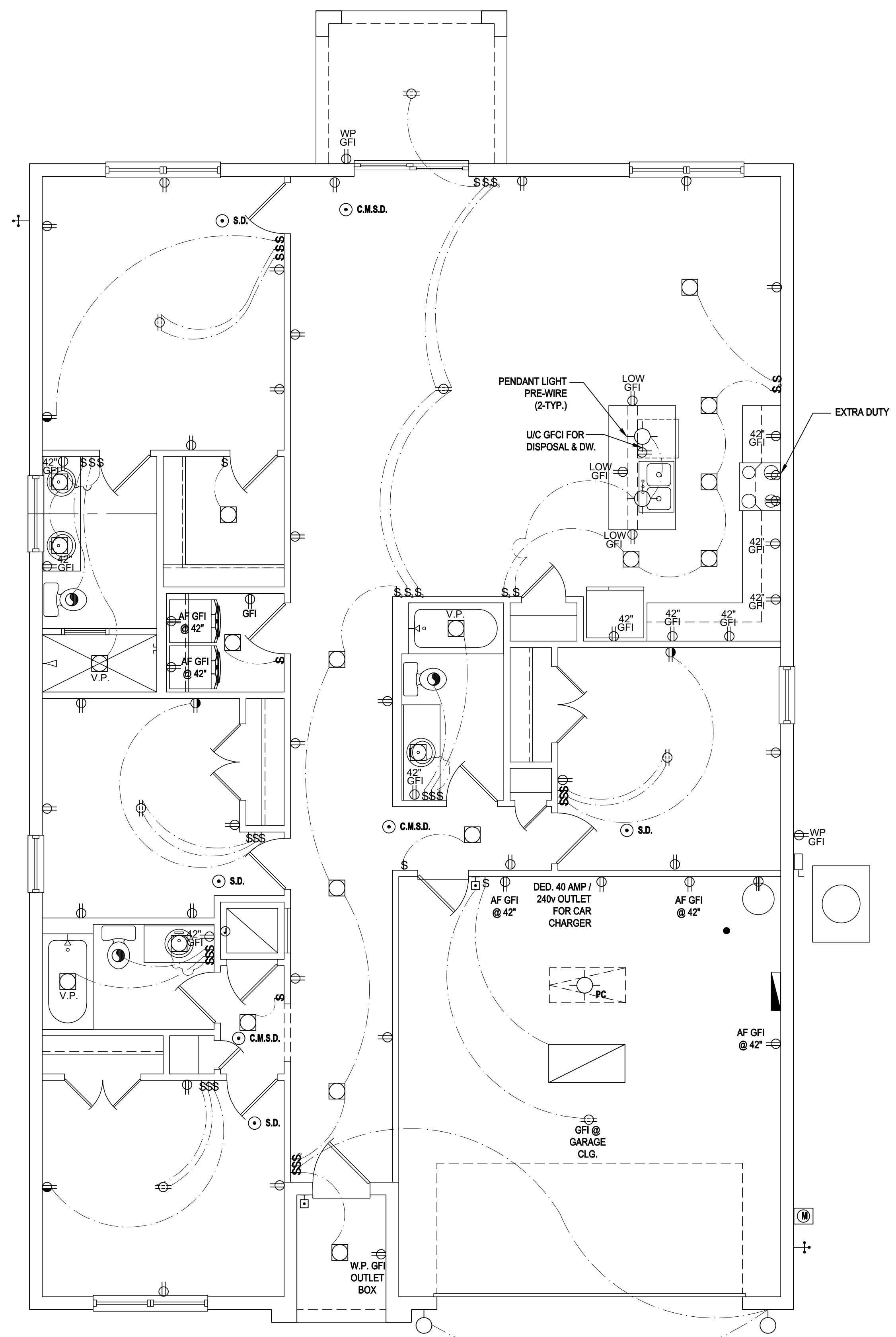
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ELECTRICAL LAYOUT
A5

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	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

Electrical Plan

(Opt. Lanai)

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



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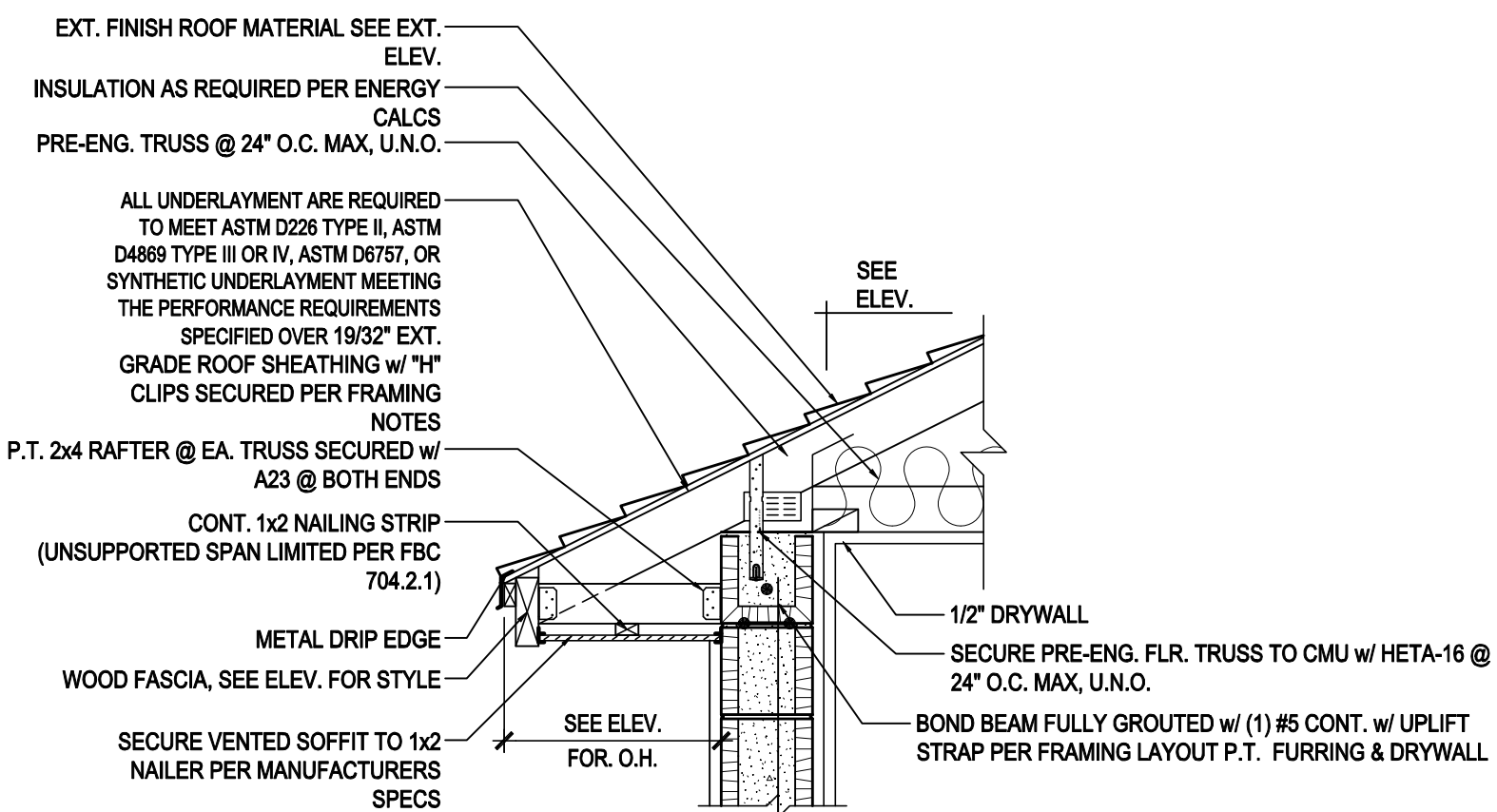


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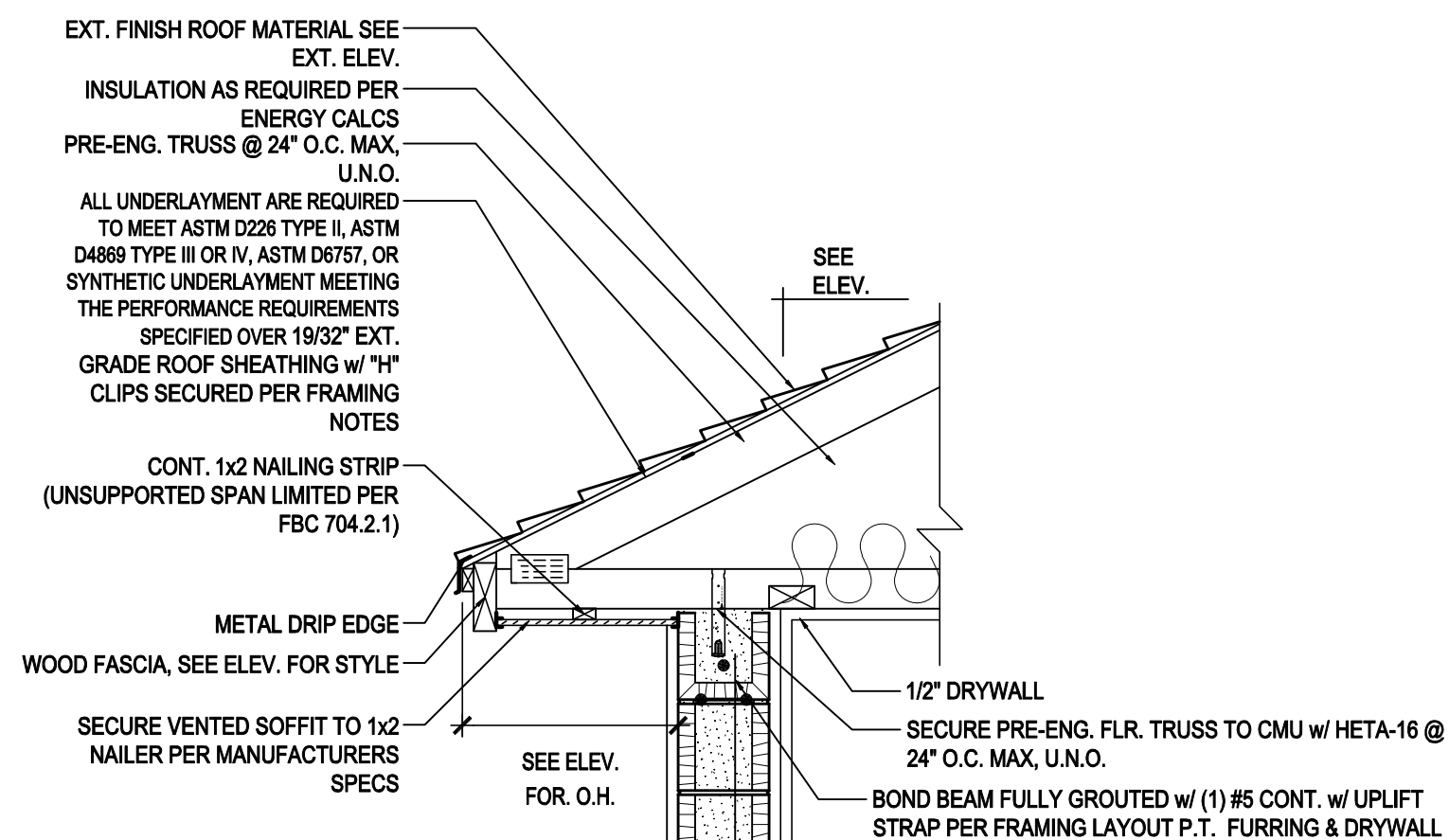
ELECTRICAL LAYOUT
A5.1

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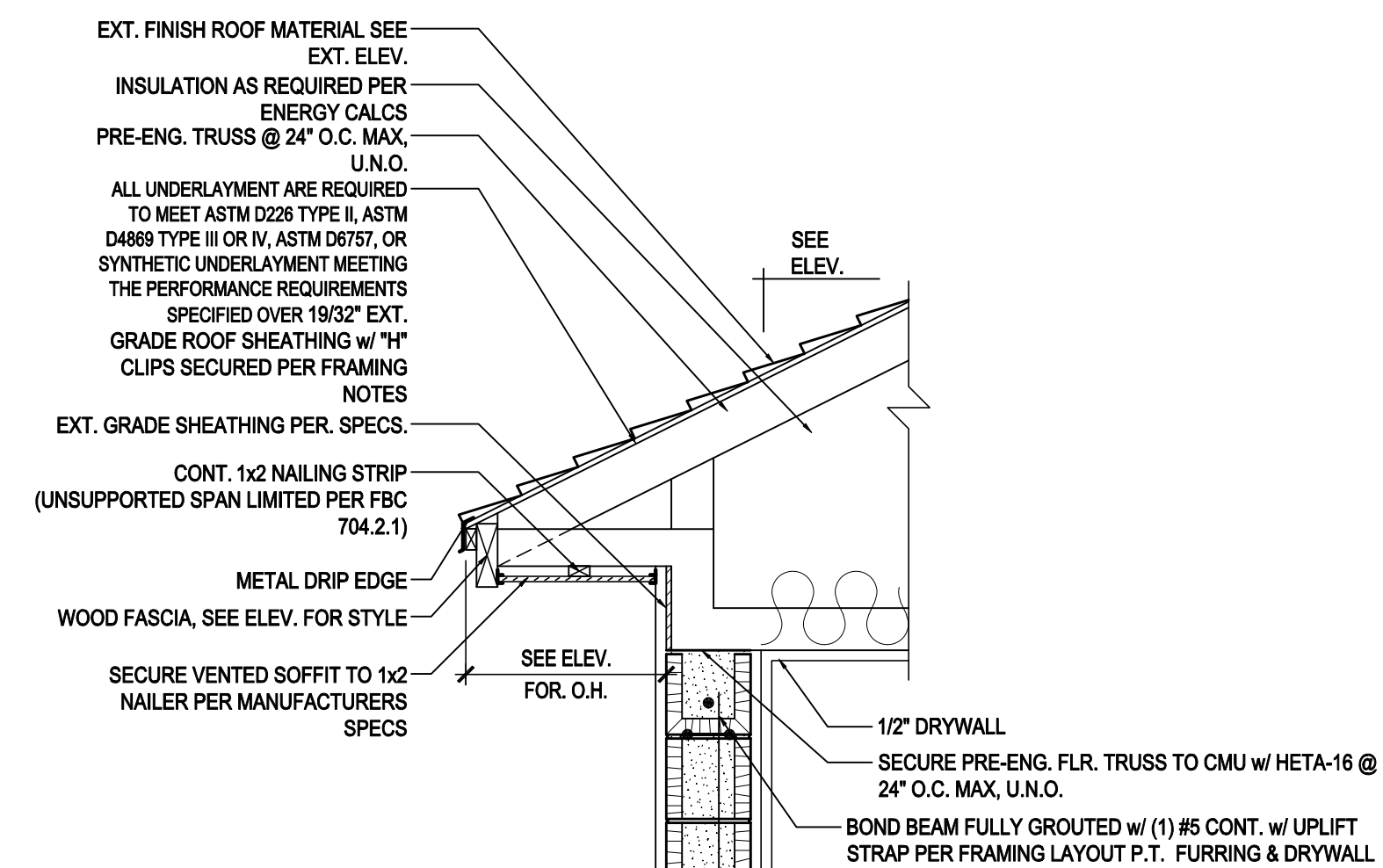
NOTE: ROOF UNDERLAYMENT SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS IN ACCORDANCE WITH R905.33 - FBC 2020 7TH EDITION



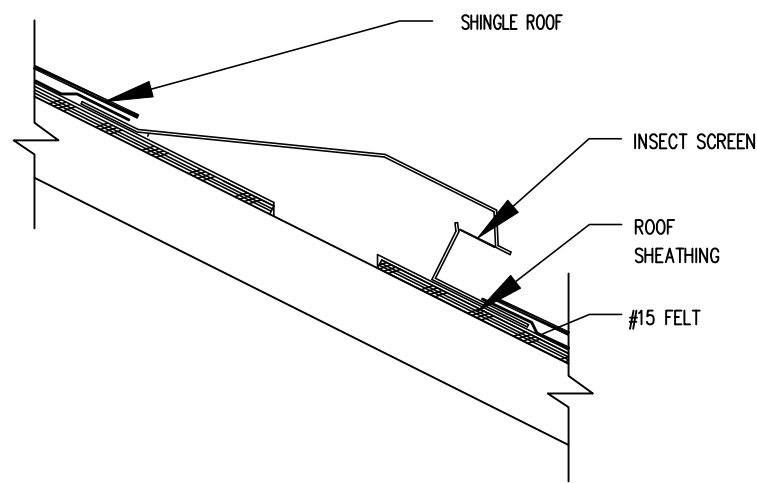
NOMINAL HEEL CONDITION



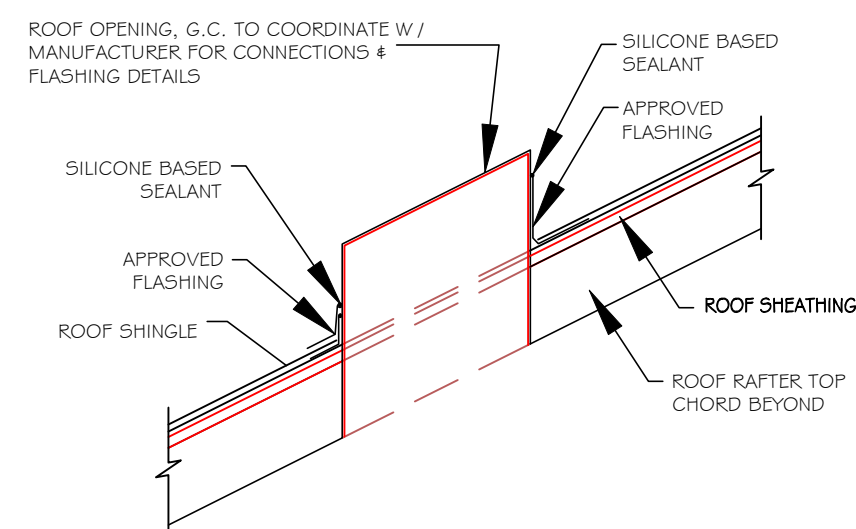
CANTILEVERED BTM. CHORD CONDITION



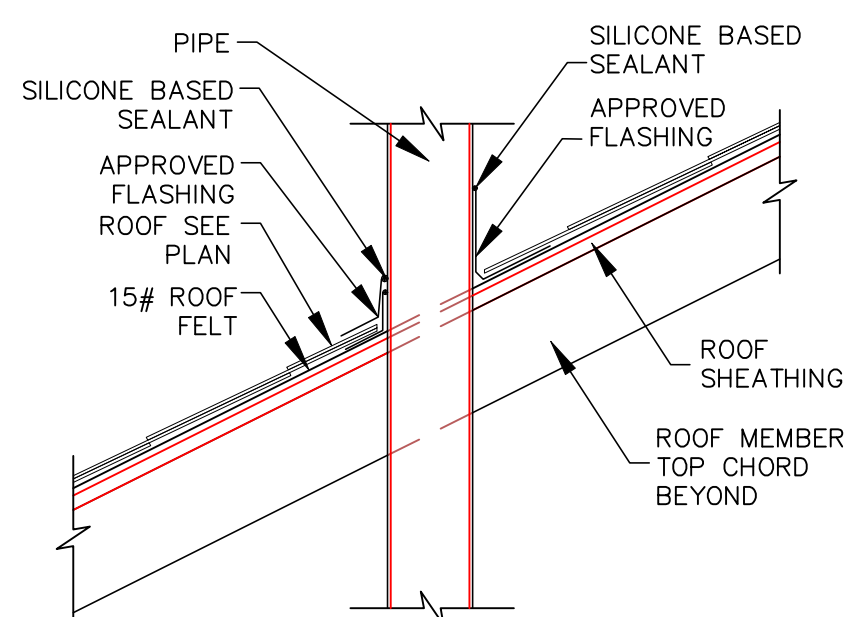
RAISED HEEL CONDITION



OFF-RIDGE VENT PENETRATION THRU ROOF



OPENING PENETRATION THRU ROOF

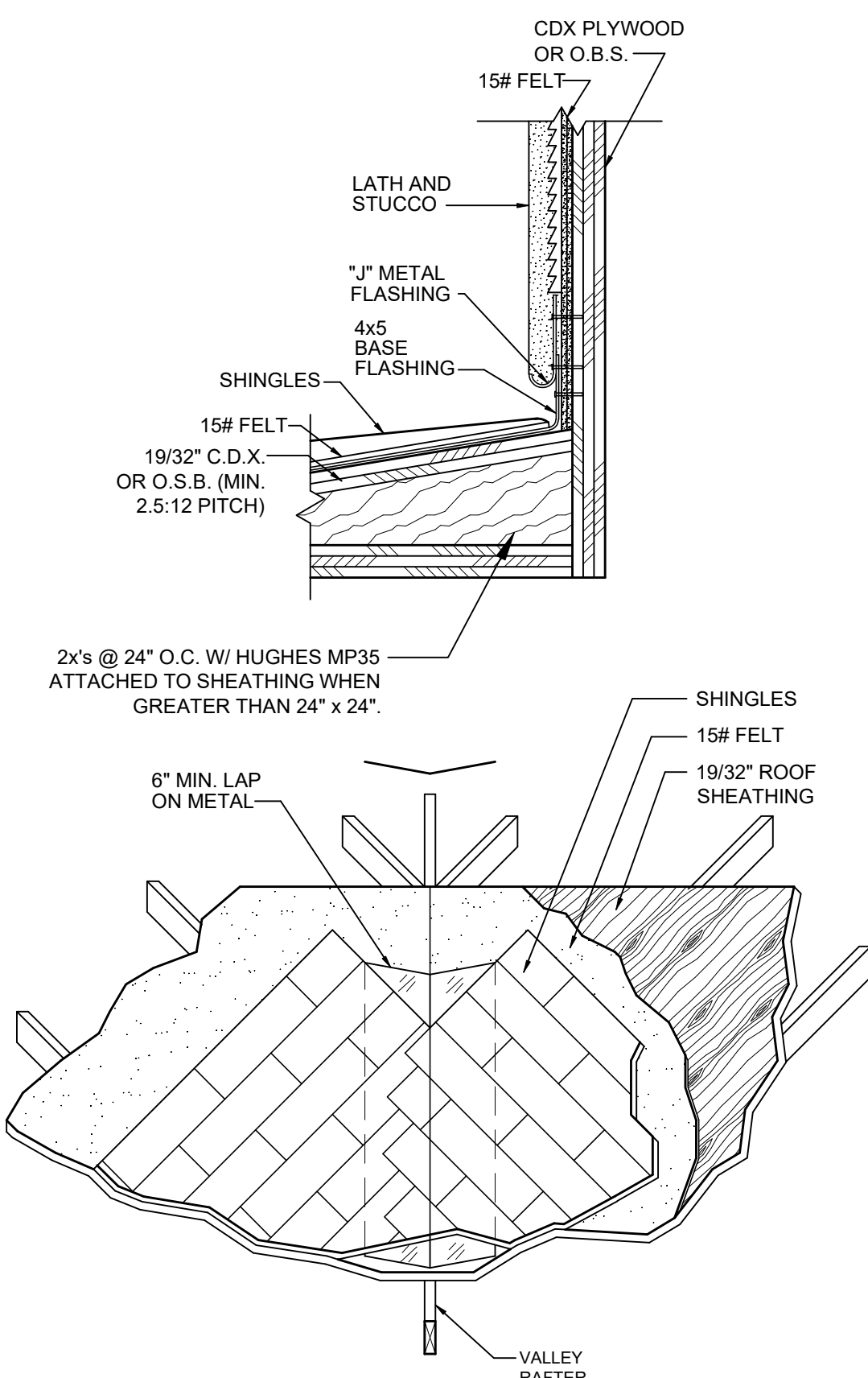


PIPE PENETRATION THRU ROOF

2 ROOF PENETRATION DETAIL

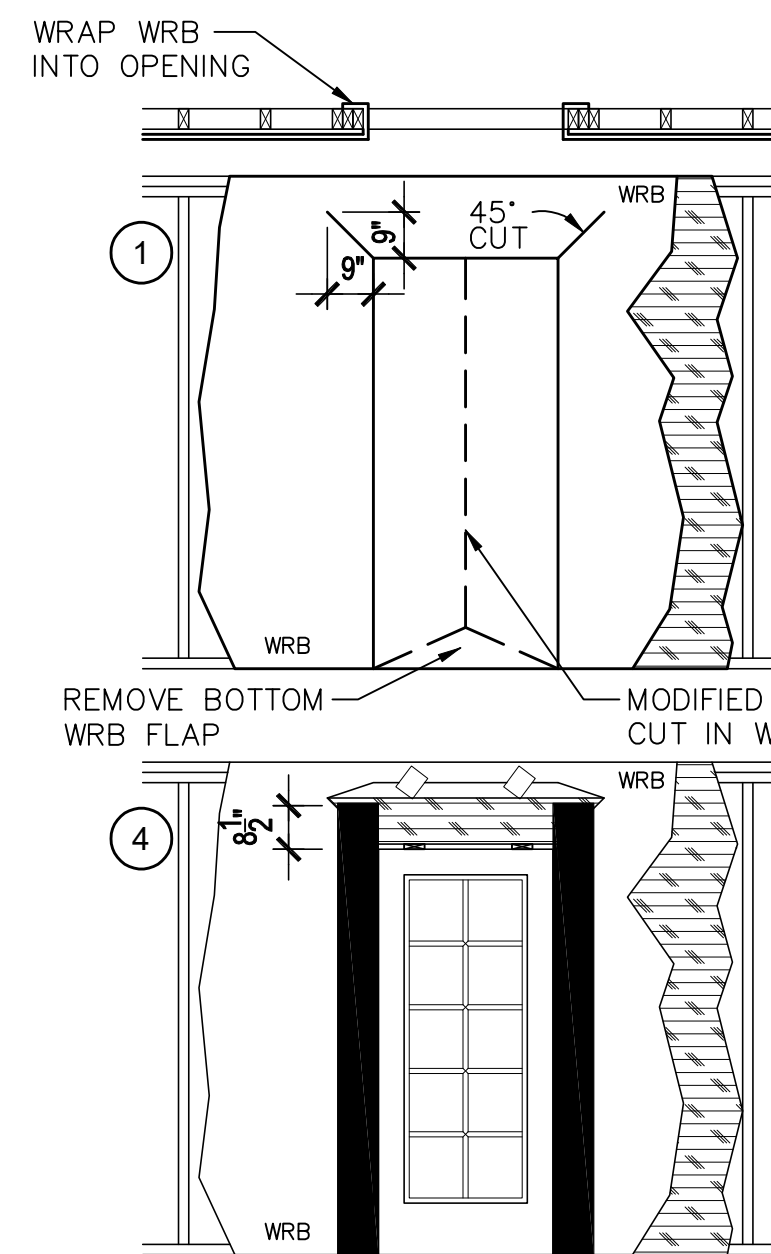
SCALE: N.T.S.

NOTE: FLASHING DETAIL TO COMPLY WITH R903.2 OF THE FBC 2020 - 7TH EDITION

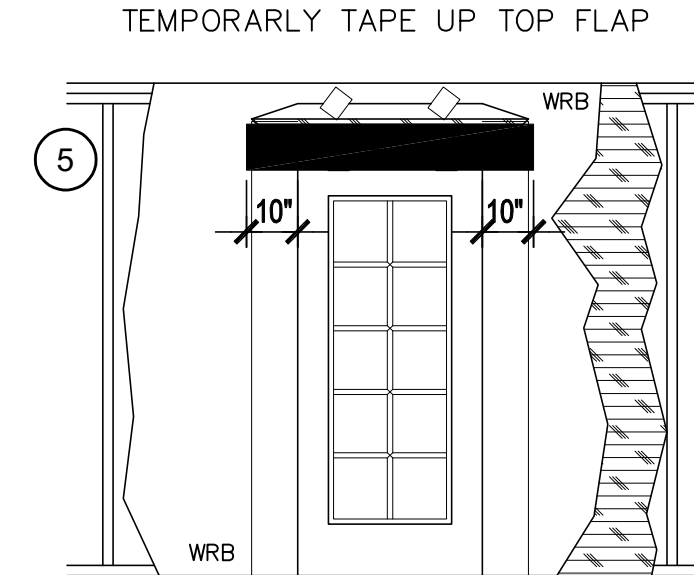
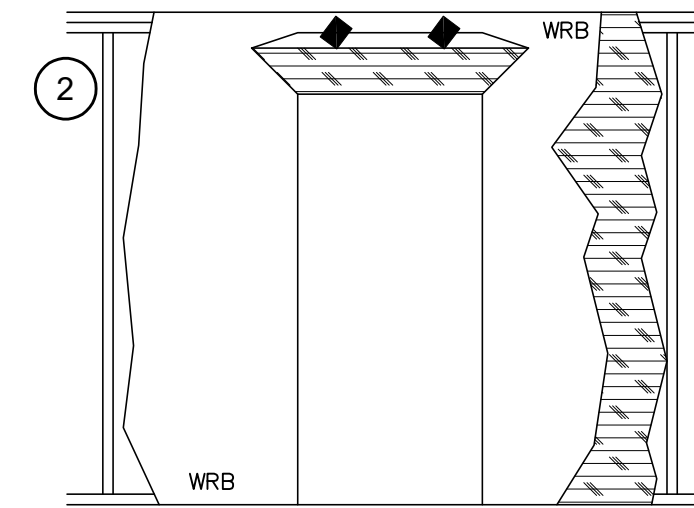


3 CRICKET/FLASHING DETAIL

SCALE: N.T.S.



REMOVE BOTTOM WRB FLAP



UNFOLD TOP FLAP AND COVER DIAGONAL CUT IN WRB WITH SHEATHING TAPE.

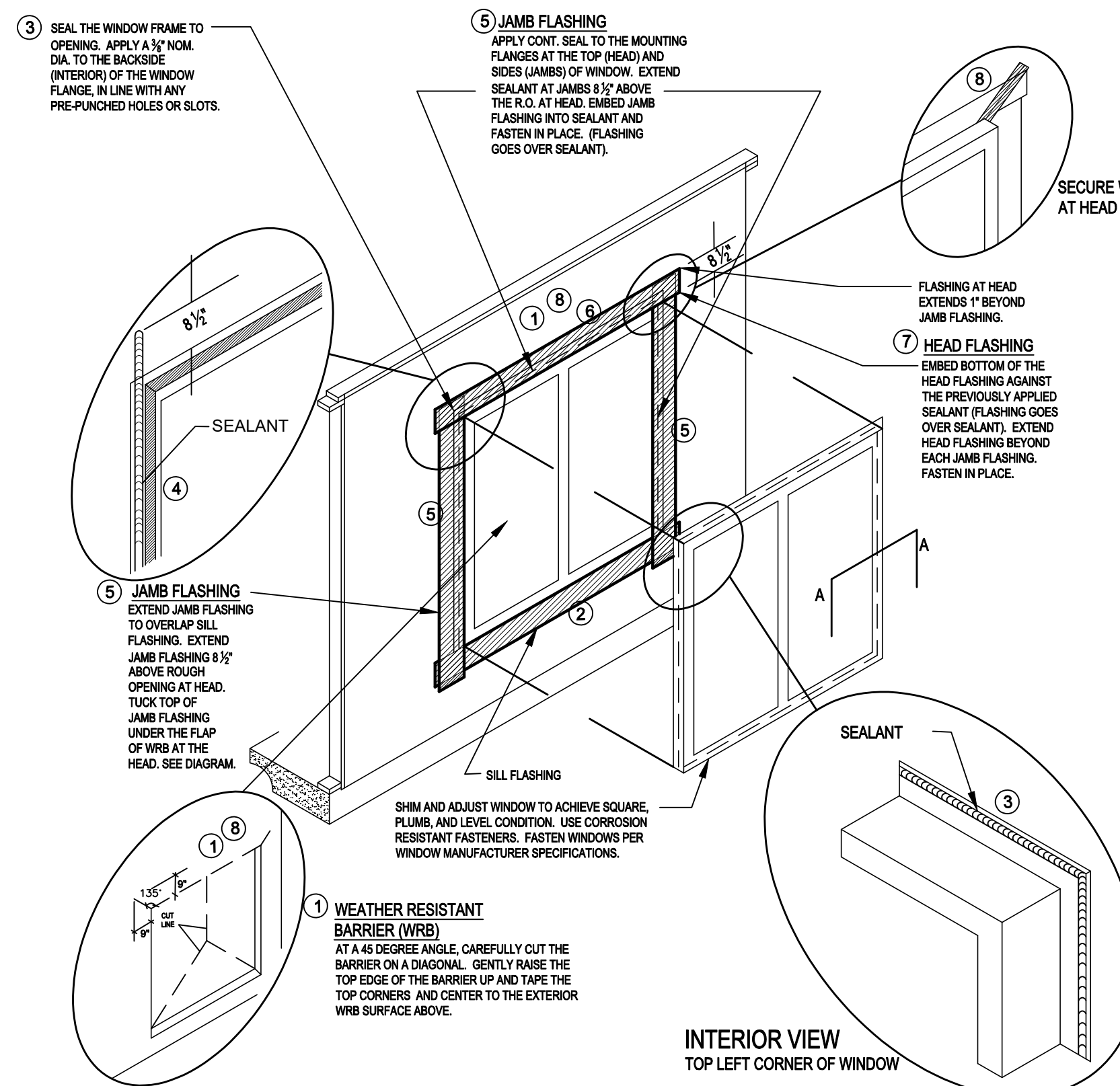
EXTERIOR DOOR FLASHING

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

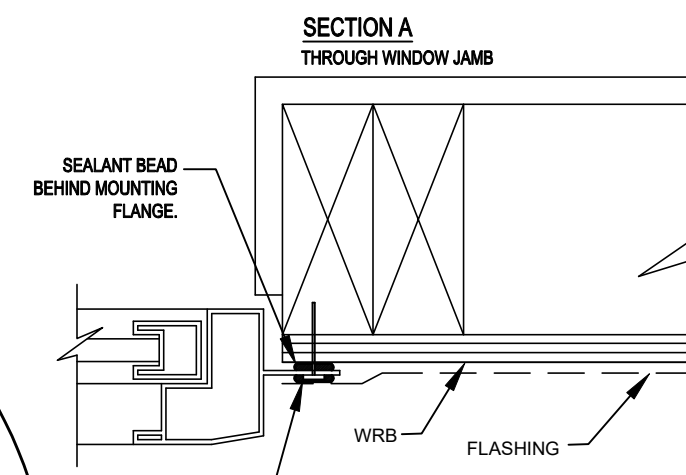
SCALE: N.T.S.

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

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



- STEPS:**
- 1 IN WATER SHEEDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
 - 2 APPLY SILL FLASHING
 - 3 APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
 - 4 APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8\"/>
- NOTE: STEPS 4 AND 6 ARE NOT REQUIRED WHEN USING SELF-ADHERING TYPE FLASHING



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

SCALE: N.T.S.

1 SOFFIT OVERHANG DETAIL

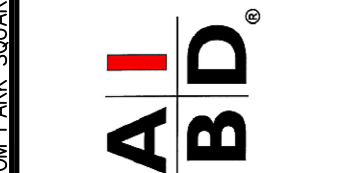
SCALE: N.T.S.

WINDOW FLASHING "METHOD A-1"

SCALE: N.T.S.



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ISSUE DATE 11/27/2023

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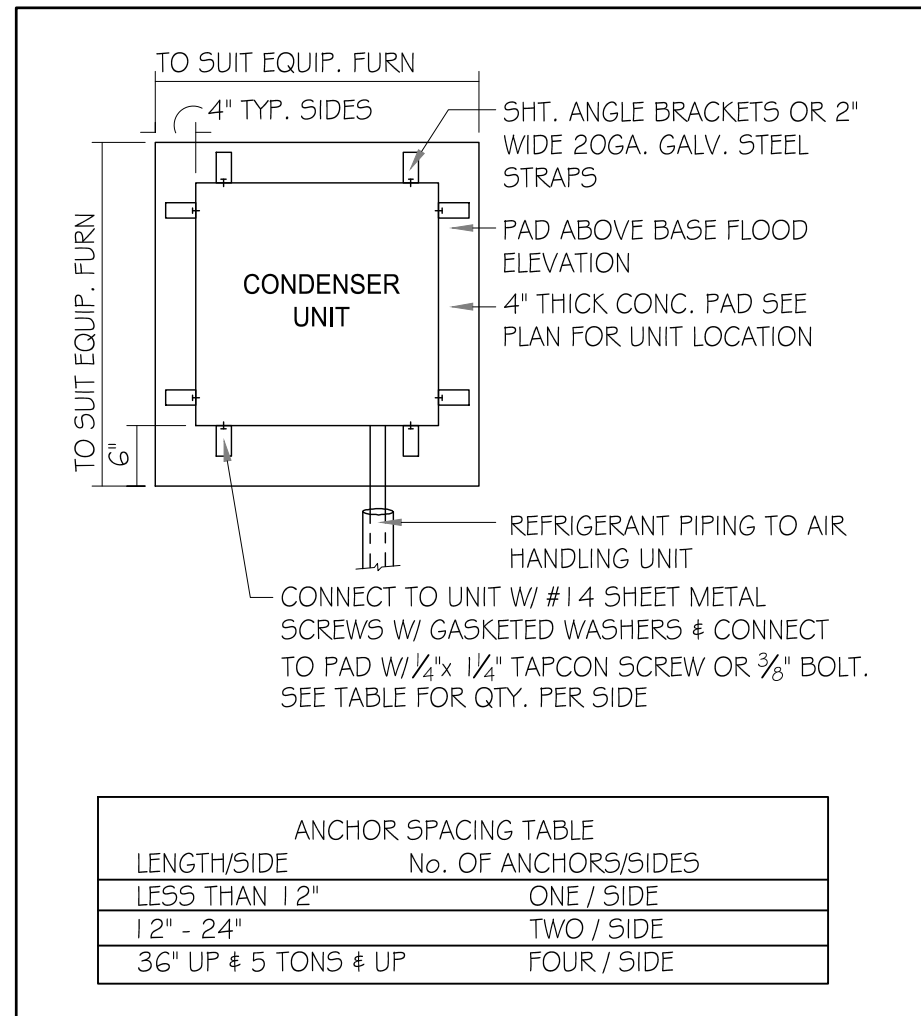
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DESIGNED BY: MJS

DETAILS

A6

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1 COND. ANCHOR DETAIL
N.T.S.

FIELD REPAIR NOTES

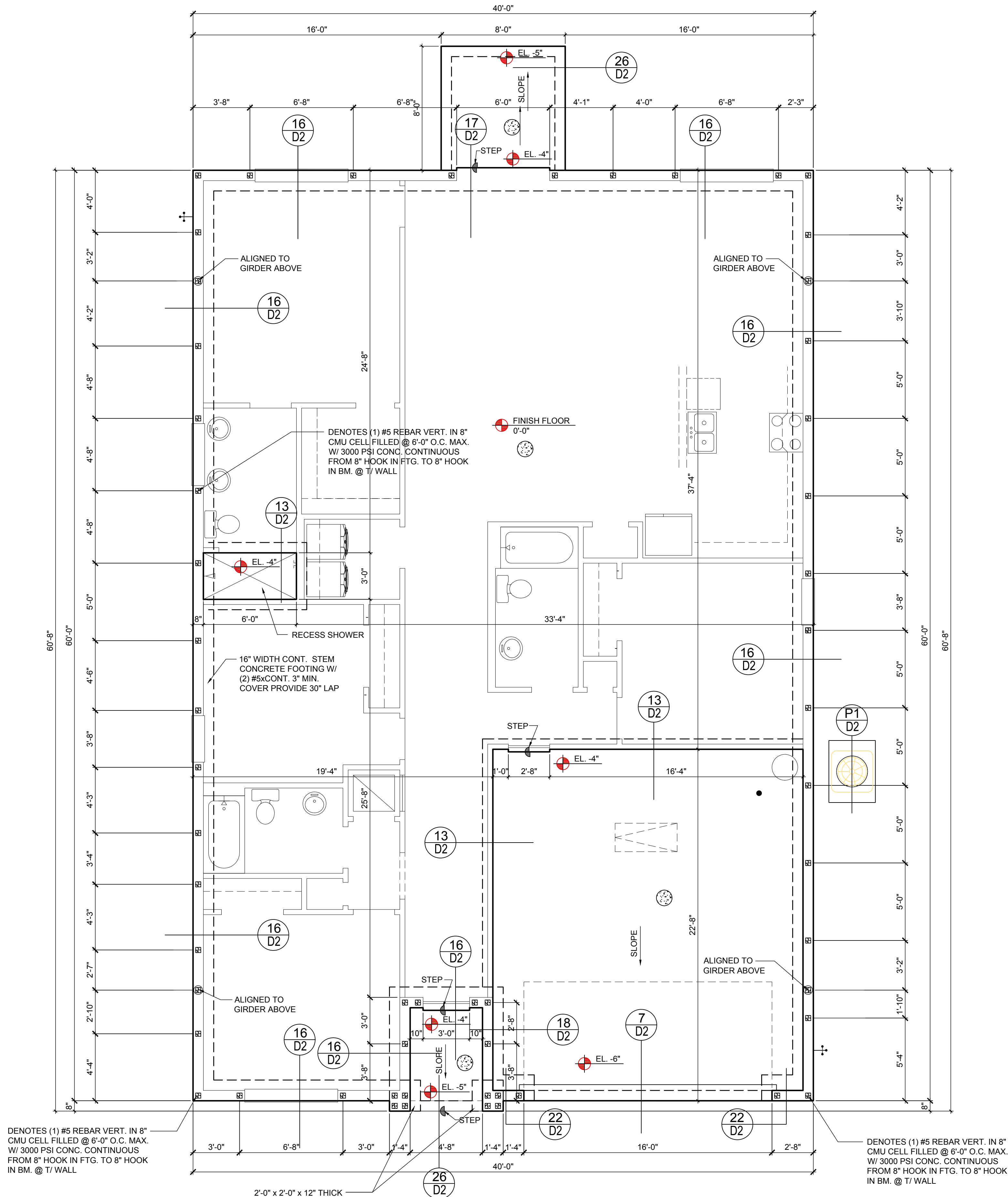
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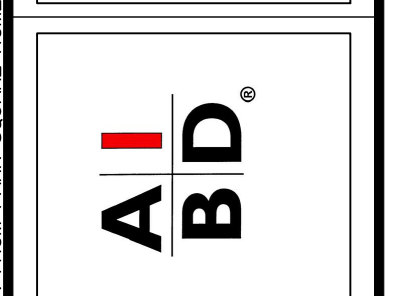
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A, B, C (STANDARD)
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x34)



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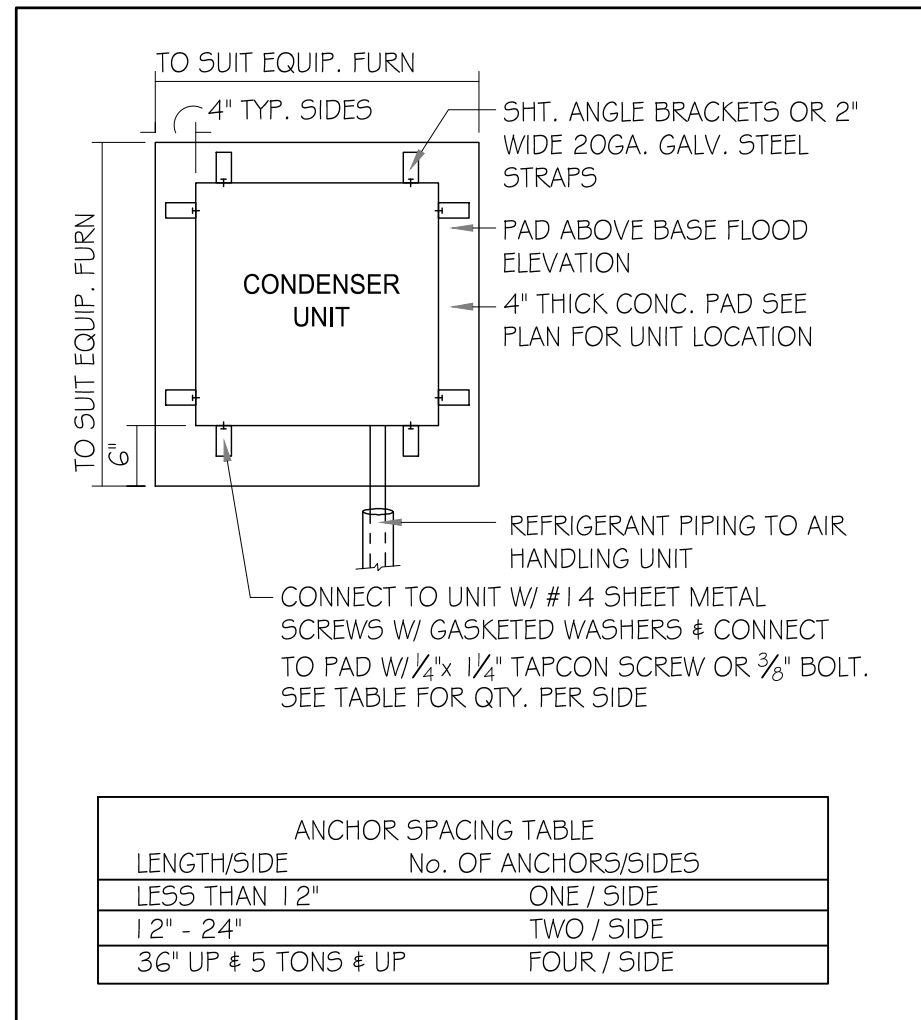
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ANCHOR SPACING TABLE	
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LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
36" UP & 5 TONS & UP	FOUR / SIDE

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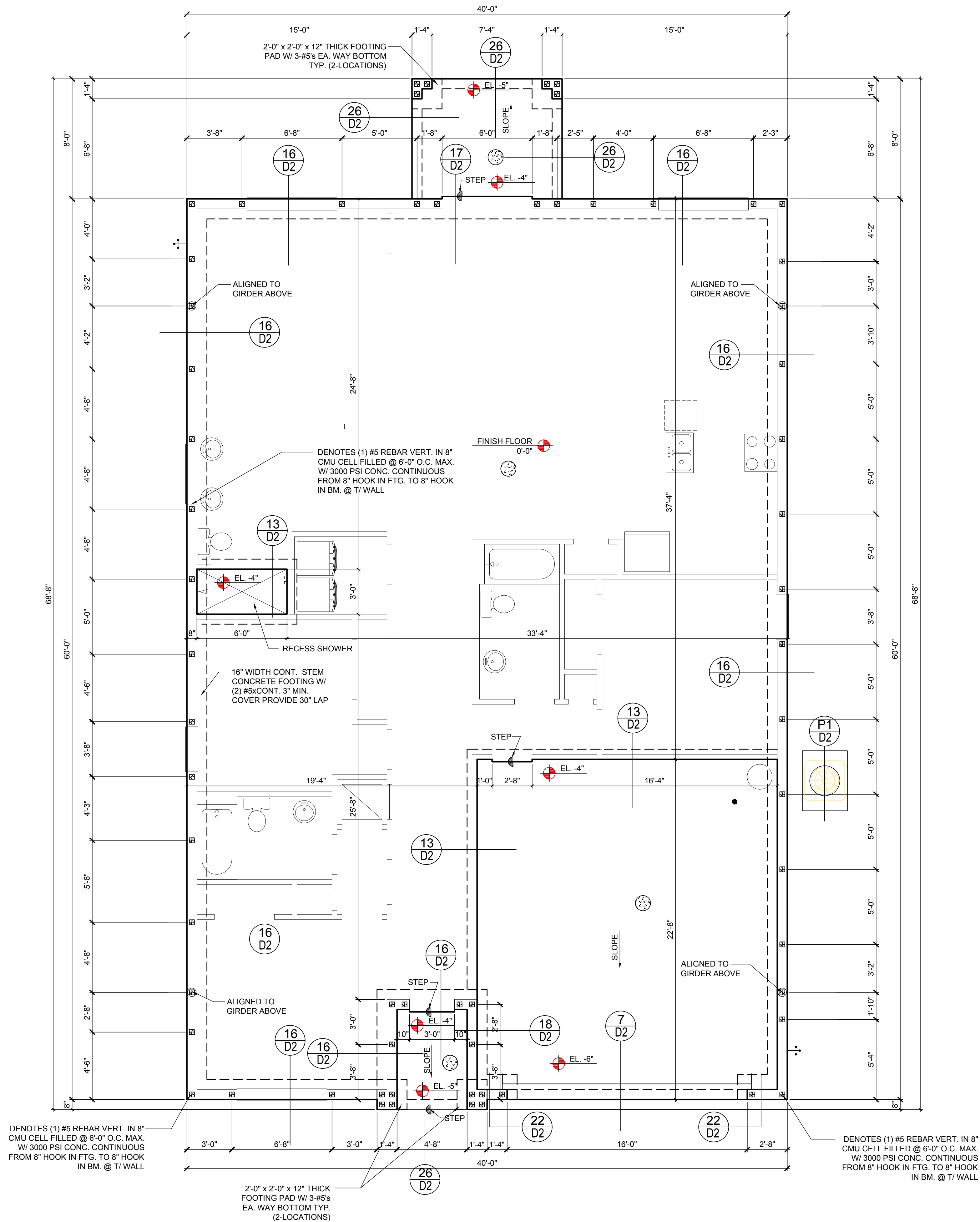
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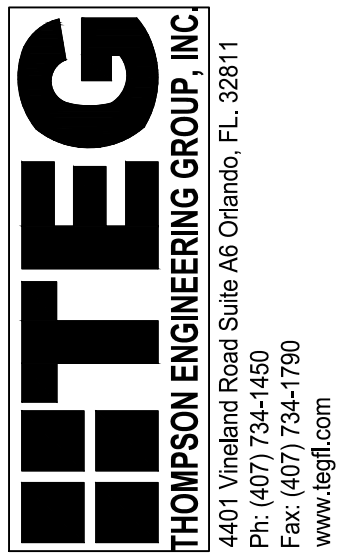
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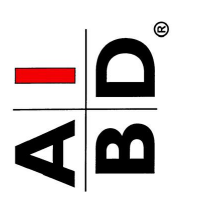
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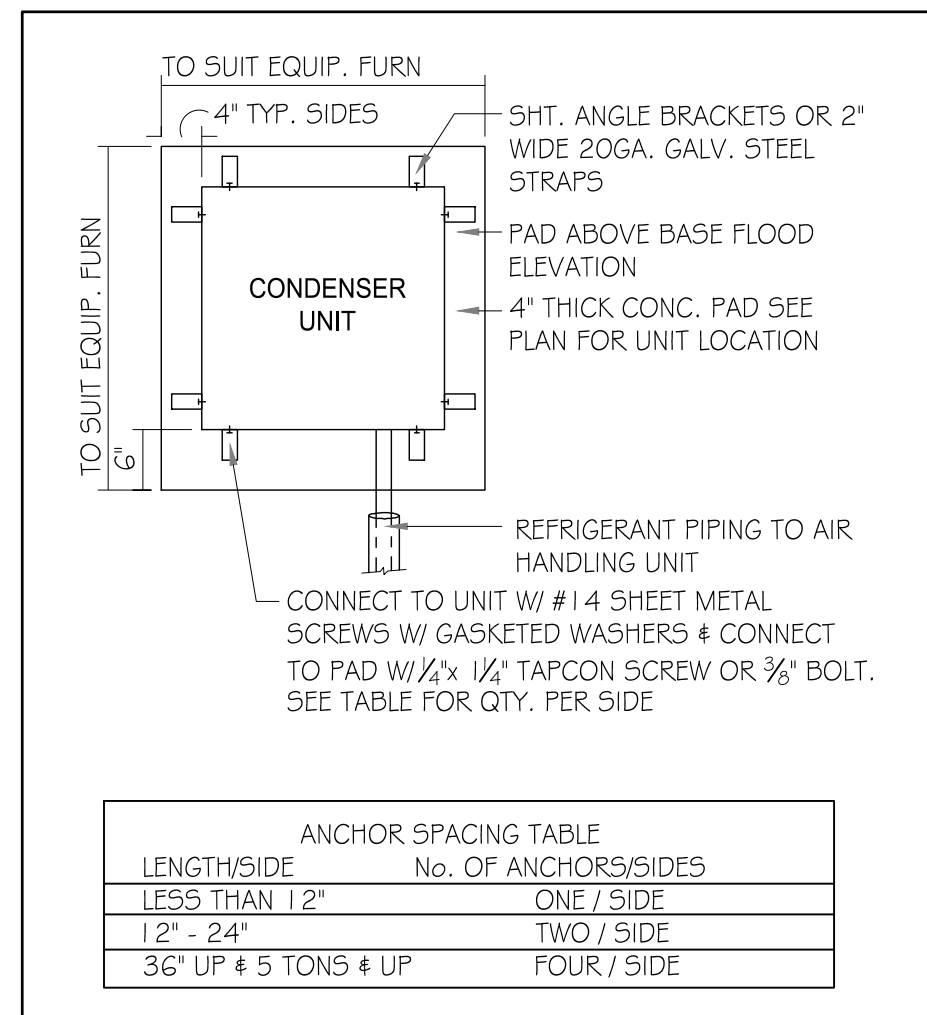
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FOUNDATION PLAN
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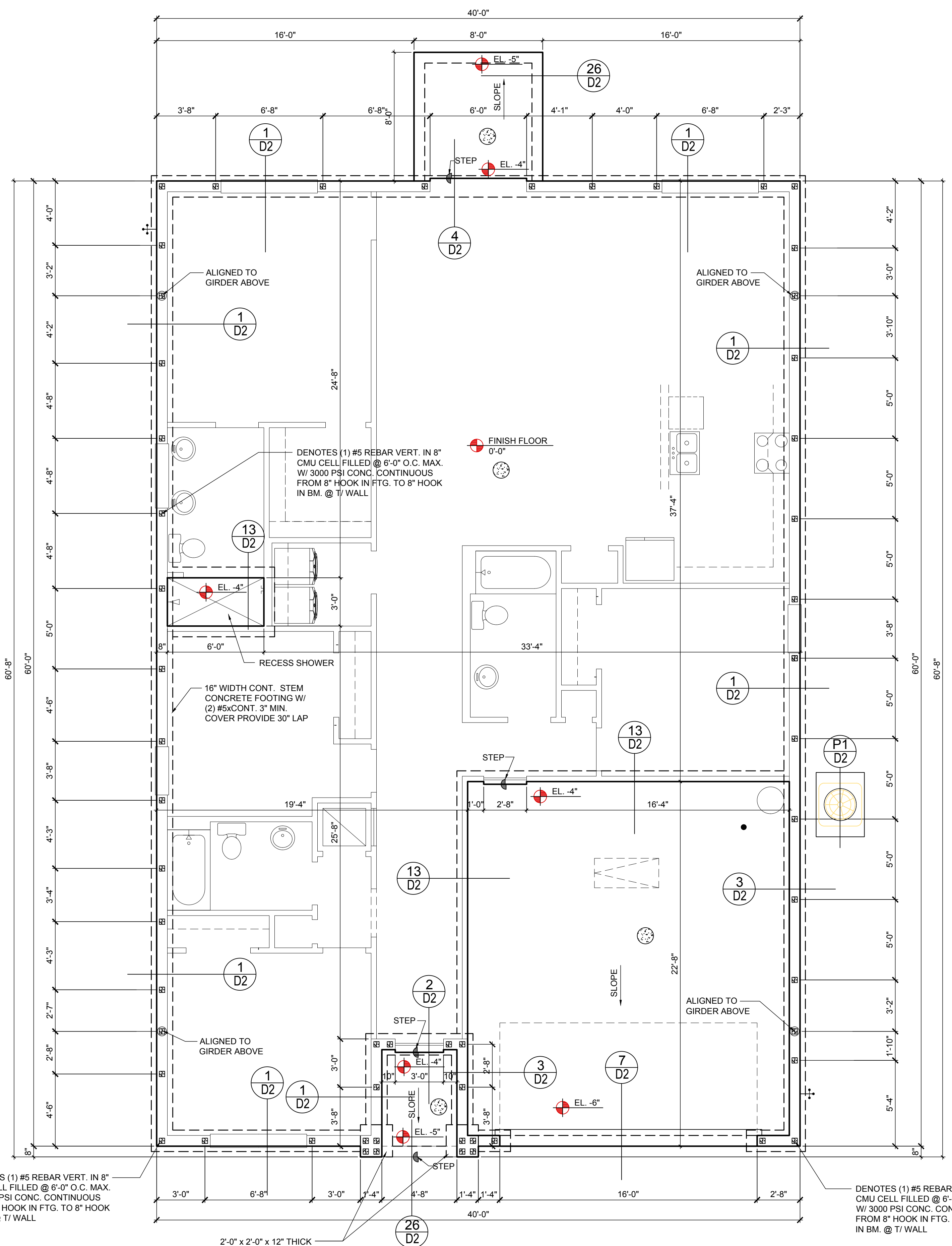
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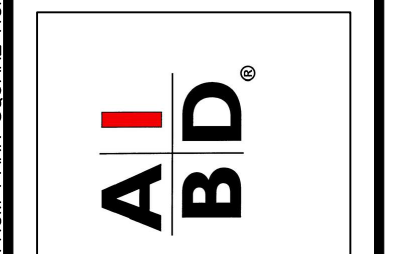
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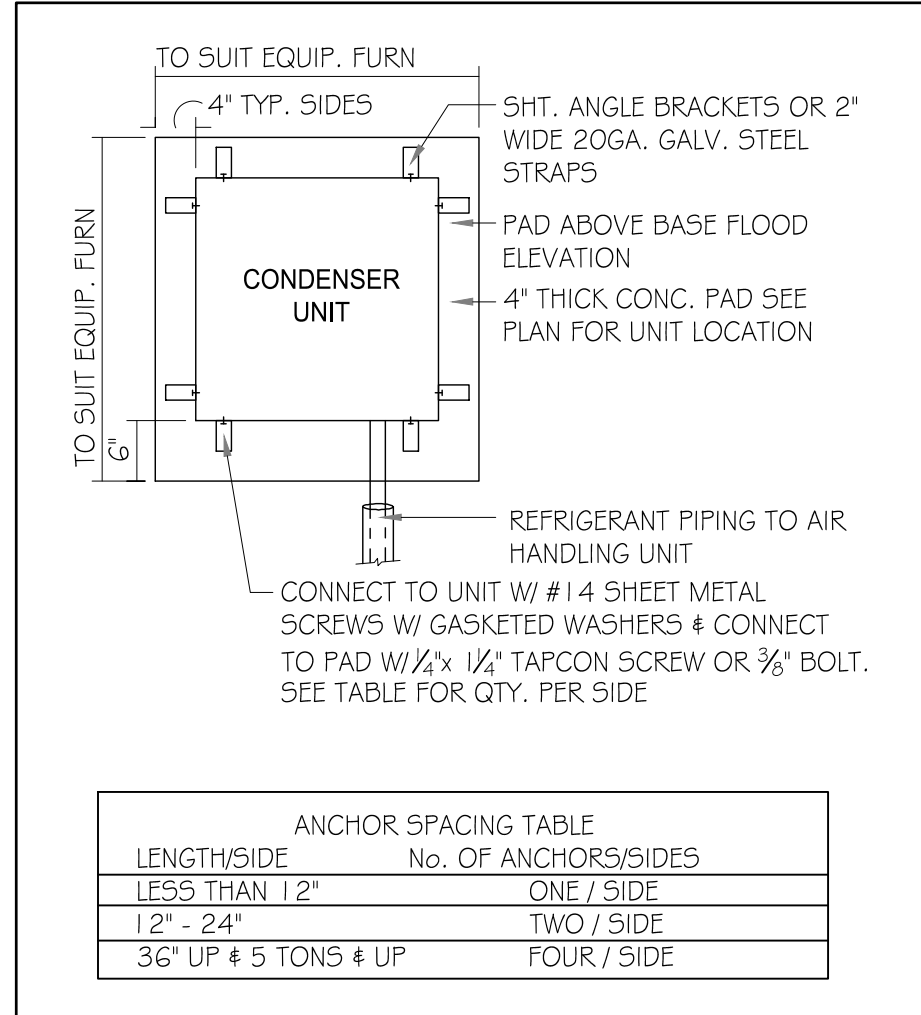
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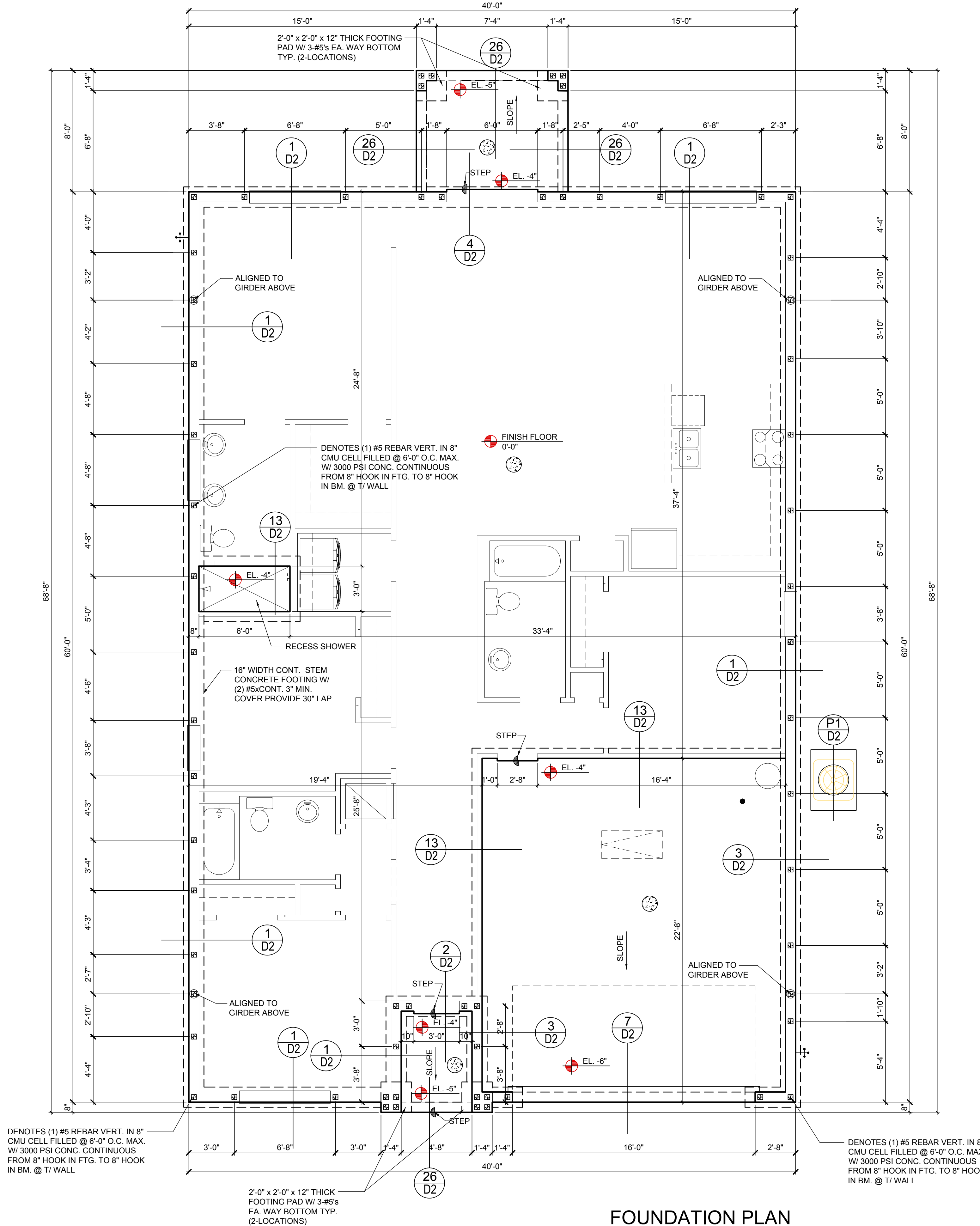
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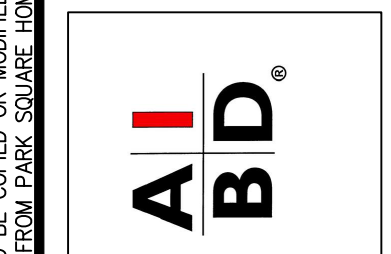
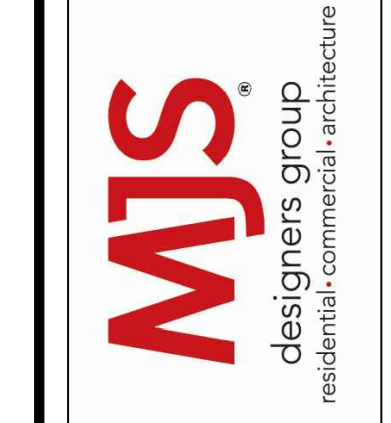
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S1.3

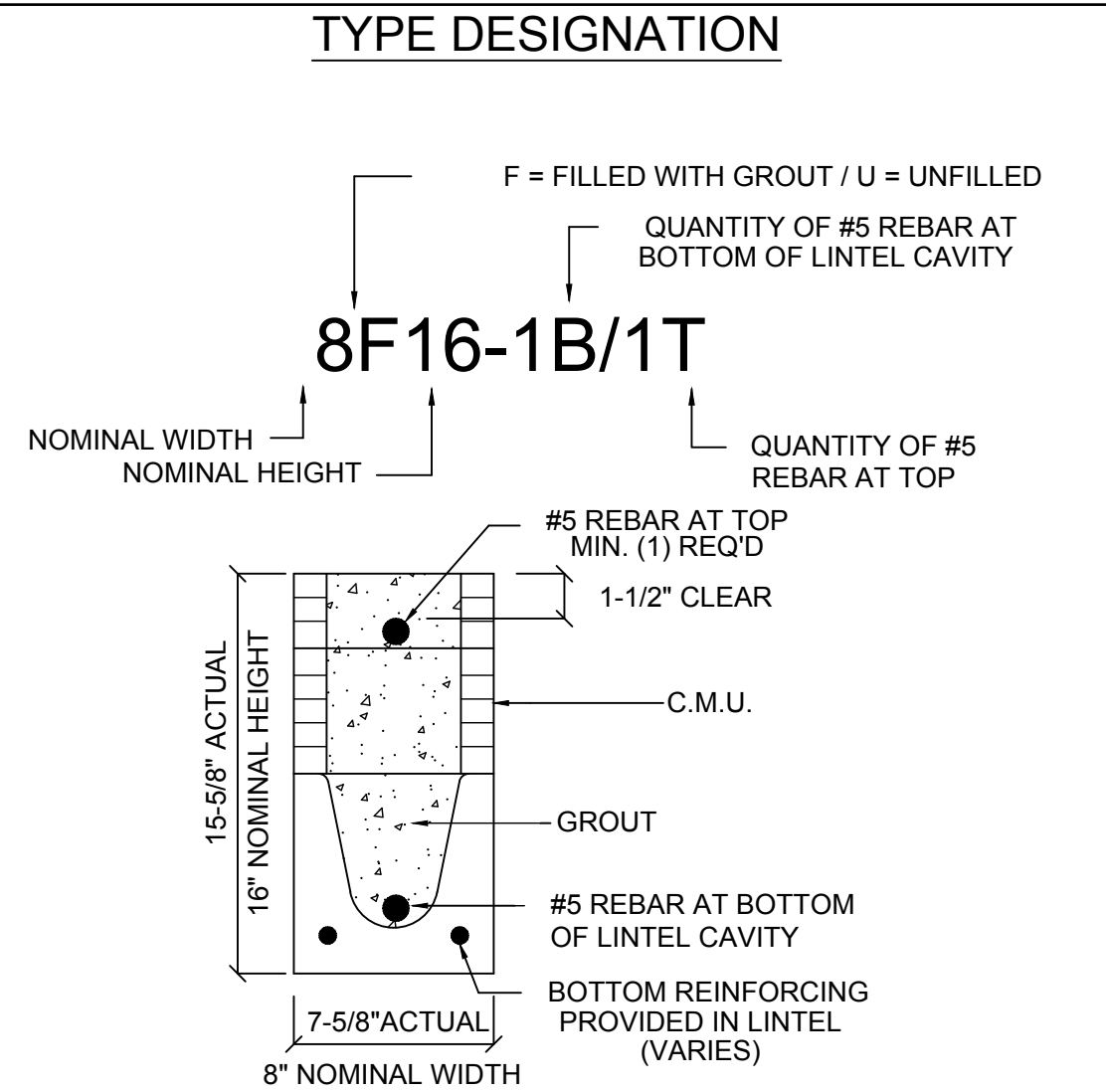
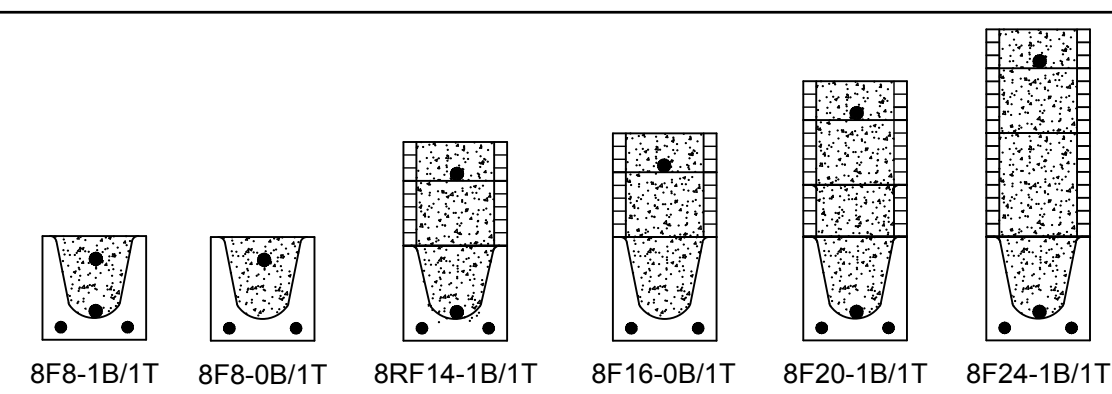
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SAFE LOAD TABLES FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS									
GRAVITY									
LENGTH	TYPE	8U8	8F8-0B 8F8-1B	8F12-0B 8F12-1B	8F16-0B 8F16-1B	8F20-0B 8F20-1B	8F24-0B 8F24-1B	8F28-0B 8F28-1B	8F32-0B 8F32-1B
2'-10" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
3'-6" (42")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
4'-0" (48")	PRECAST	2029	2646	4473	6039	7526	9004	10472	11936
4'-6" (54")	PRECAST	1651	1787	1913	2657	3403	4149	4896	5644
5'-4" (64")	PRECAST	1184	1665	2889	5057	6096	5400	6424	7450
5'-10" (70")	PRECAST	972	1459	2464	4144	5458	4437	5280	6122
6'-6" (78")	PRECAST	937	1255	2101	3263	2746	3358	3971	4585
7'-6" (90")	PRECAST	767	1029	1675	2385	1994	2439	2886	3333
8'-0" (96")	PRECAST	670	830	1362	1927	1602	1961	2320	2680
8'-8" (104")	PRECAST	618	767	1257	1779	1479	1810	2142	2474
9'-4" (112")	PRECAST	573	632	1049	1469	1210	1462	1754	2027
10'-6" (126")	PRECAST	456	482	802	1125	915	1122	1328	1535
11'-4" (136")	PRECAST	445	598	935	1365	1854	2441	3155	4044
12'-0" (144")	PRECAST	414	545	864	1254	1689	2074	1570	1818
13'-4" (160")	PRECAST	362	427	726	1028	1331	1635	1224	1418
14'-0" (168")	PRECAST	338	485	748	1076	1438	1855	2343	2920
14'-8" (176")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
15'-4" (184")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
17'-4" (208")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
19'-4" (232")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
21'-4" (256")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
22'-0" (264")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
24'-0" (288")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR

8" PRECAST W/ 2" RECESS DOOR U-LINTELS									
GRAVITY									
LENGTH	TYPE	8RU6	8RF6-0B 8RF6-1B	8RF10-0B 8RF10-1B	8RF14-0B 8RF14-1B	8RF18-0B 8RF18-1B	8RF22-0B 8RF22-1B	8RF26-0B 8RF26-1B	8RF30-0B 8RF30-1B
4'-4" (52")	PRECAST	1489	1591	3053	2982	3954	4929	5904	6880
4'-6" (54")	PRECAST	1357	1827	3412	4982	6472	7947	9416	10878
5'-8" (68")	PRECAST	785	832	1602	1550	2058	2566	3075	3585
5'-10" (70")	PRECAST	735	1103	2051	3811	6472	6516	5450	6411
6'-8" (80")	PRECAST	822	907	1677	2933	2576	3223	3872	4522
7'-6" (90")	PRECAST	665	761	1377	2252	1958	2451	2944	3439
8'-8" (116")	PRECAST	371	764	1377	2329	3609	5492	6624	5132
			420	834	1253	1071	1342	1614	1886
			535	928	1497	2179	2618	3595	2875

8" PRECAST & PRESTRESSED U-LINTELS										
UPLIFT										
LENGTH	TYPE	8U8	8F8-1T 8F8-2T	8F12-1T 8F12-2T	8F16-1T 8F16-2T	8F20-1T 8F20-2T	8F24-1T 8F24-2T	8F28-1T 8F28-2T	8F32-1T 8F32-2T	LATERAL
2'-10" (34")	PRECAST	2021	2727	2878	4101	5332	6569	7811	9055	2021
3'-6" (42")	PRECAST	1257	2727	2784	3981	5190	6407	7630	8857	1257
4'-0" (48")	PRECAST	938	1878	1989	2832	3680	4532	5387	6245	938
4'-6" (54")	PRECAST	727	1660	1762	2507	3257	4010	4767	5525	727
5'-4" (64")	PRECAST	505	1393	1484	2110	2741	3375	4010	4648	505
5'-10" (70")	PRECAST	418	1272	1357	1930	2505	3084	3665	4247	418
6'-6" (78")	PRECAST	887	1141	1182	1684	2192	2703	3216	3732	707
7'-6" (90")	PRECAST	657	959	912	1475	1914	2354	2797	3240	591
9'-4" (112")	PRECAST	630	801	612	980	1289	1580	1852	2144	454
10'-6" (126")	PRECAST	493	716	611	1039	1369	1711	2034	2358	396
11'-4" (136")	PRECAST	556	666	439	696	899	1104	1309	1515	363
12'-0" (144")	PRECAST	494	631	400	631	816	1001	1186	1372	340
13'-4" (160")	PRECAST	398	500	340	532	686	841	997	1153	302
14'-0" (168")	PRECAST	360	548	378	629	922	1254	1567	1816	286
14'-8" (176")	PRESTRESSED	357	243	295	459	591	724	857	990	N.R.
15'-4" (184")	PRESTRESSED	325	228	278	430	553	677	801	925	N.R.
17'-4" (208")	PRESTRESSED	257	188	236	361	464	567	670	774	N.R.
19'-4" (232")	PRESTRESSED	204	165	207	313	401	490	578	667	N.R.
21'-4" (256")	PRESTRESSED	172	145	186	278	356	433	512	590	N.R.
22'-0" (264")	PRESTRESSED	161	140	180	268	343	418	493	568	N.R.
24'-0" (288")	PRESTRESSED	135	127	165	244	312	380	447	515	N.R.



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

- ### GENERAL NOTES
1. Provide full mortar head and bed joints.
 2. Shore filled lintels as required.
 3. Installation of lintel must comply with the architectural and/or structural drawings.
 4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
 5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
 6. Bottom field added rebar to be located at the bottom of the lintel cavity.
 7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
 8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
 9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530.

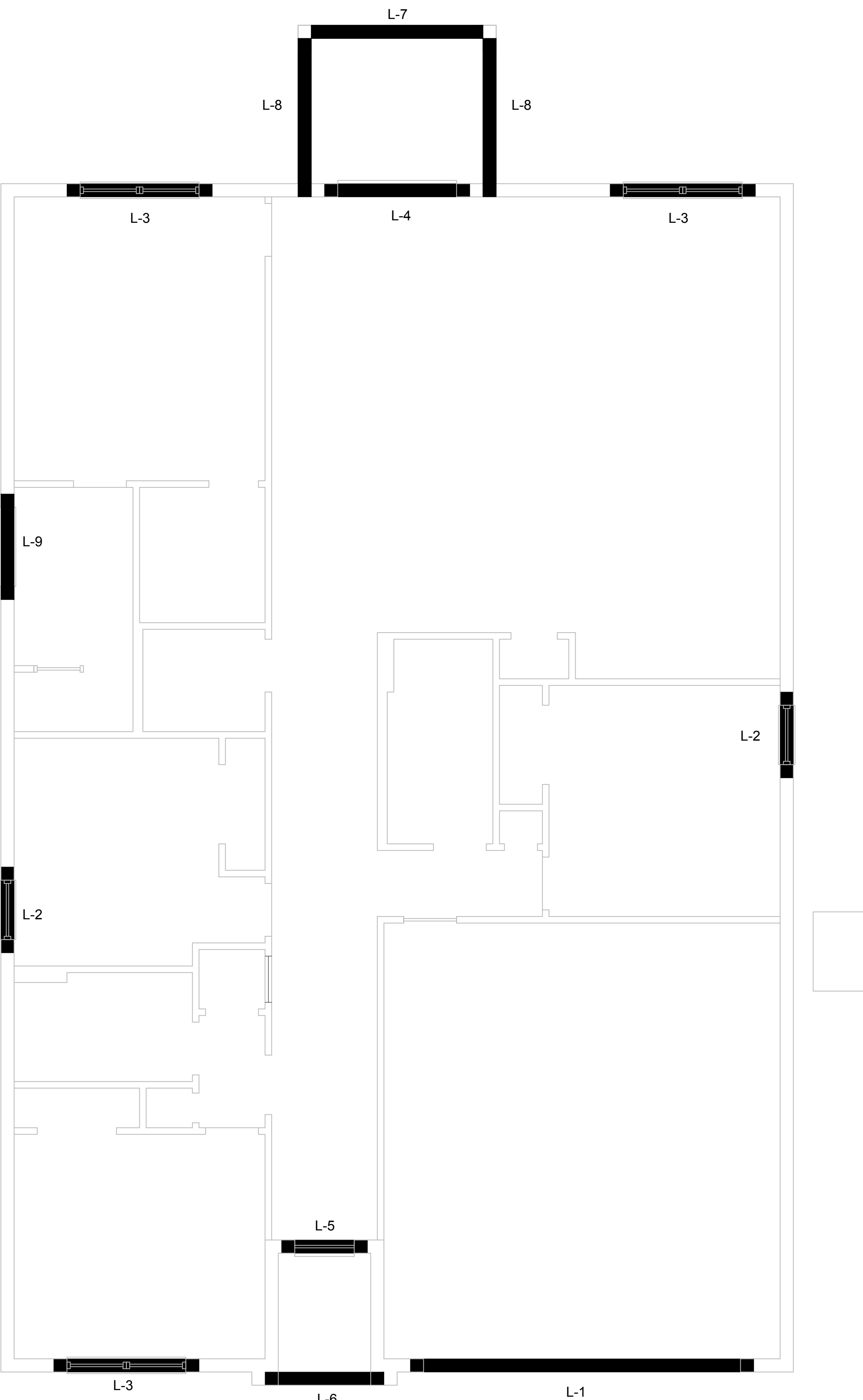
SAFE LOAD TABLE NOTES

1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
2. N.R. = Not Rated.
3. Safe loads are total superimposed allowable load on the section specified.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel.
6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
7. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from the face of support.
8. For composite lintel heights not shown, use safe load from next lower height.
9. All safe loads in units of pounds per linear foot.

8" PRECAST W/ 2" RECESS DOOR U-LINTELS										
UPLIFT										
LENGTH	TYPE	8RU6	8RF6-1T 8RF6-2T	8RF10-1T 8RF10-2T	8RF14-1T 8RF14-2T	8RF18-1T 8RF18-2T	8RF22-1T 8RF22-2T	8RF26-1T 8RF26-2T	8RF30-1T 8RF30-2T	LATERAL
4'-4" (52")	PRECAST	932	1244	1573	2413	3280	4112	4967	5825	932
4'-6" (54")	PRECAST	853	1192	1507	2311	3121	3937	4756	5577	853
5'-8" (68")	PRECAST	501	924	1172	1795	2423	3055	3689	4325	501
5'-10" (70")	PRECAST	469	896	1132	1741	2357	2978	3603	4230	469
6'-8" (80")	PRECAST	830	778	882	1513	2042	2573	3107	3642	830
7'-6" (90")	PRECAST	941	778	956	1468	1987	2509	3035	3563	710
9'-8" (116")	PRECAST	614	688	697	1325	1810	2280	2753	3227	516
			688	849	1302	1762	2225	2690	3157	
			533	433	808	1123	1413	1704	1995	
			533	527	1009	1369	1728	2088	2450	

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

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	1'-4"	8F32-1B/1T	GARAGE
L-2	4'-6"	8F16-1B/1T	3050 S.H.
L-3	7'-6"	8F16-1B/1T	(2) 3050 S.H.
L-4	7'-6"	8F16-1B/1T	6'-0" x 8'-0" S.G.D.
L-5	4'-6"	8RF14-1B/1T	3080 DR.
L-6	6'-0"	8F8-1B/1T	ENTRY
L-7	8'-8"	8F16-1B/1T	LANAI
L-8	8'-0"	8F16-1B/1T	LANAI
L-9	5'-4"	8F16-1B/1T	BATHROOM



PRE-CAST LINTEL PLAN C (STANDARD) 1/8"=1'-0" (11x17) 1/4"=1'-0" (22x34)

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A | B | D

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GREATER ORLANDO BUILDERS ASSOCIATION

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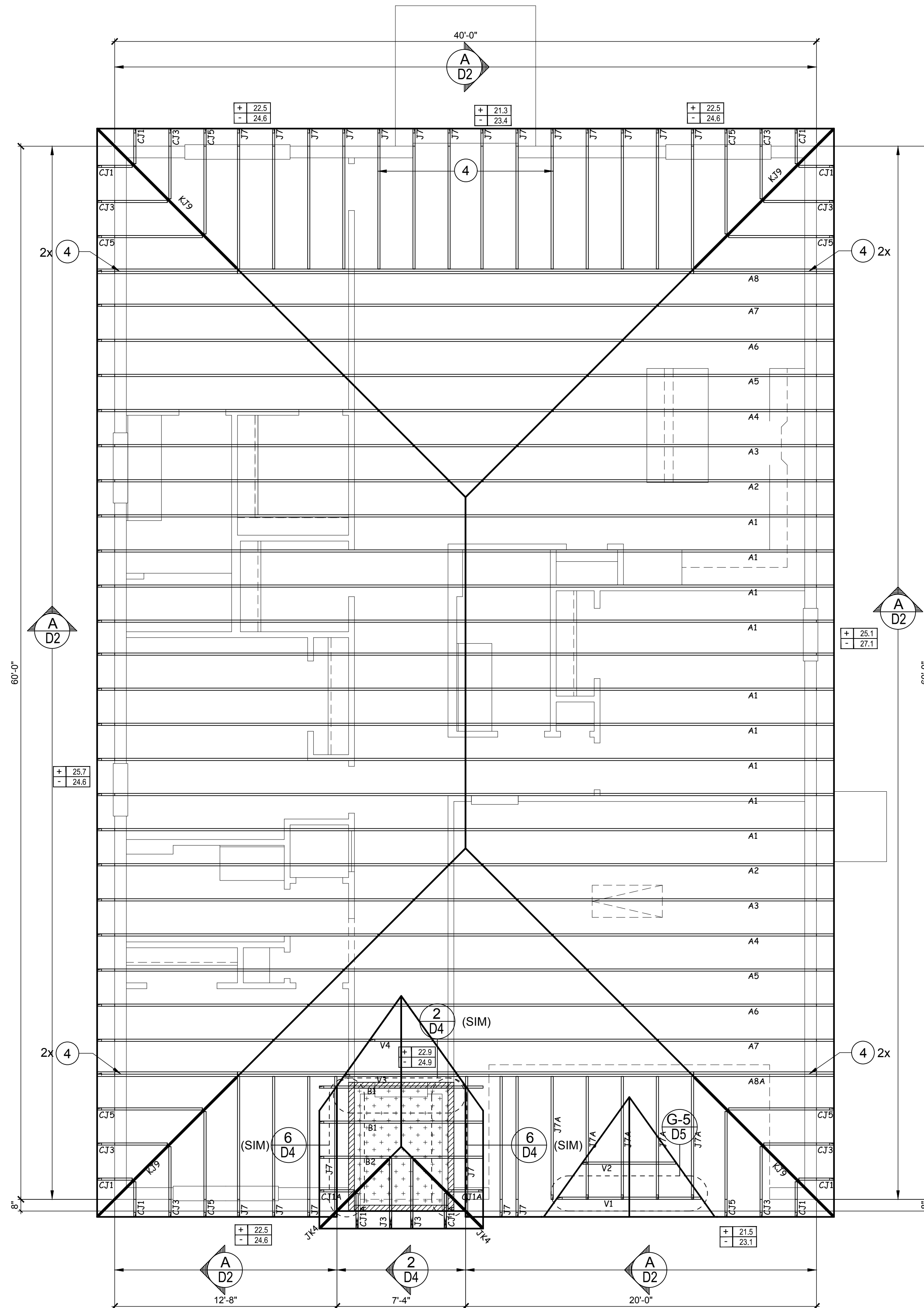
Park Square HOMES

ISSUE DATE 01/07/2021
REVISIONS
PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: S.B.
DESIGNED BY: MJS
PRECAST LINTEL PLAN & NOTES
(A STANDARD)
S2

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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA16	9-10d x 1 1/2"	1,810	340 / 770
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	475	485 / 165
22	H10S	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	LS50	(8) 0.148x1 1/2"	N/A	580
37	HTS16	14-10d	1,310	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4- 1/4"x2 1/4" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/2"x3" / (2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT / 20-SDS 1/4"x2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
168	U46	H: 8-10d / J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: 14-16d / J: 4-10d	1,085	N/A
214	HUC212-3TF	HD: 16-3/16"x1 1/2" TAPCON BM: 6-16d	1,135	N/A
215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10- 1/4"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10- 1/4"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	HGAM10KTA	(4) 1/4"x2 3/4" TITEN	810	875 / 1105
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10dx1 1/2" / P: 10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8" BLTS. / GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS. / GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLTS. / GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d / JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



WALL KEY

- T.O. WALL 9'-4"
- CEILING 12'-0"
- BEARING 12'-0"

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 #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - 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 DEL. 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 KIN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTC A BCSI 1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
- OFF RIDGE VENTS MAXIMUM OPENING SIZES:
 - LOMANCO: (2) 9/2" DIA. CIRCLES
 - MILLENNIUM METAL: 2 1/2"x46" HOLE

ROOF FRAMING PLAN
A, B, C (STANDARD)
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x37)

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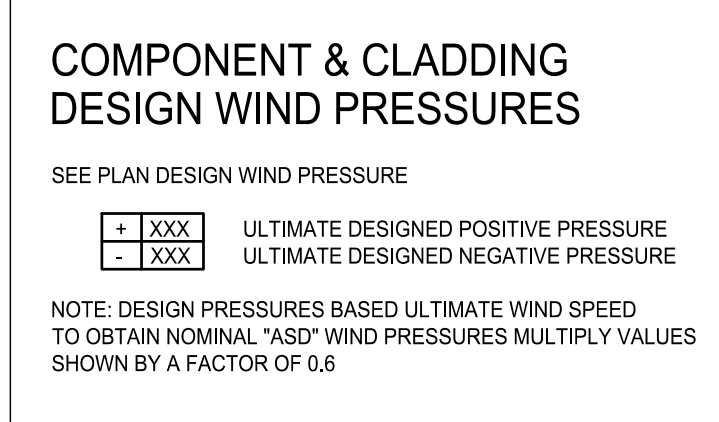
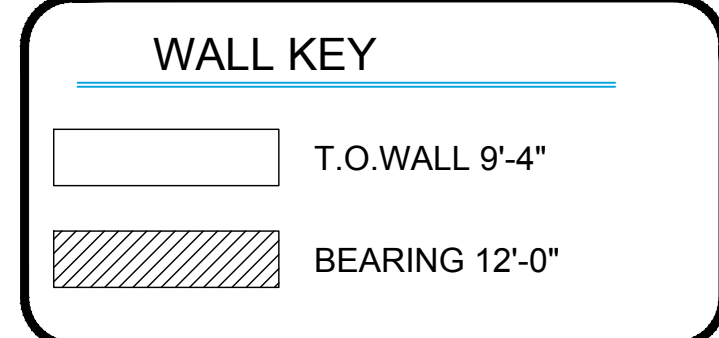
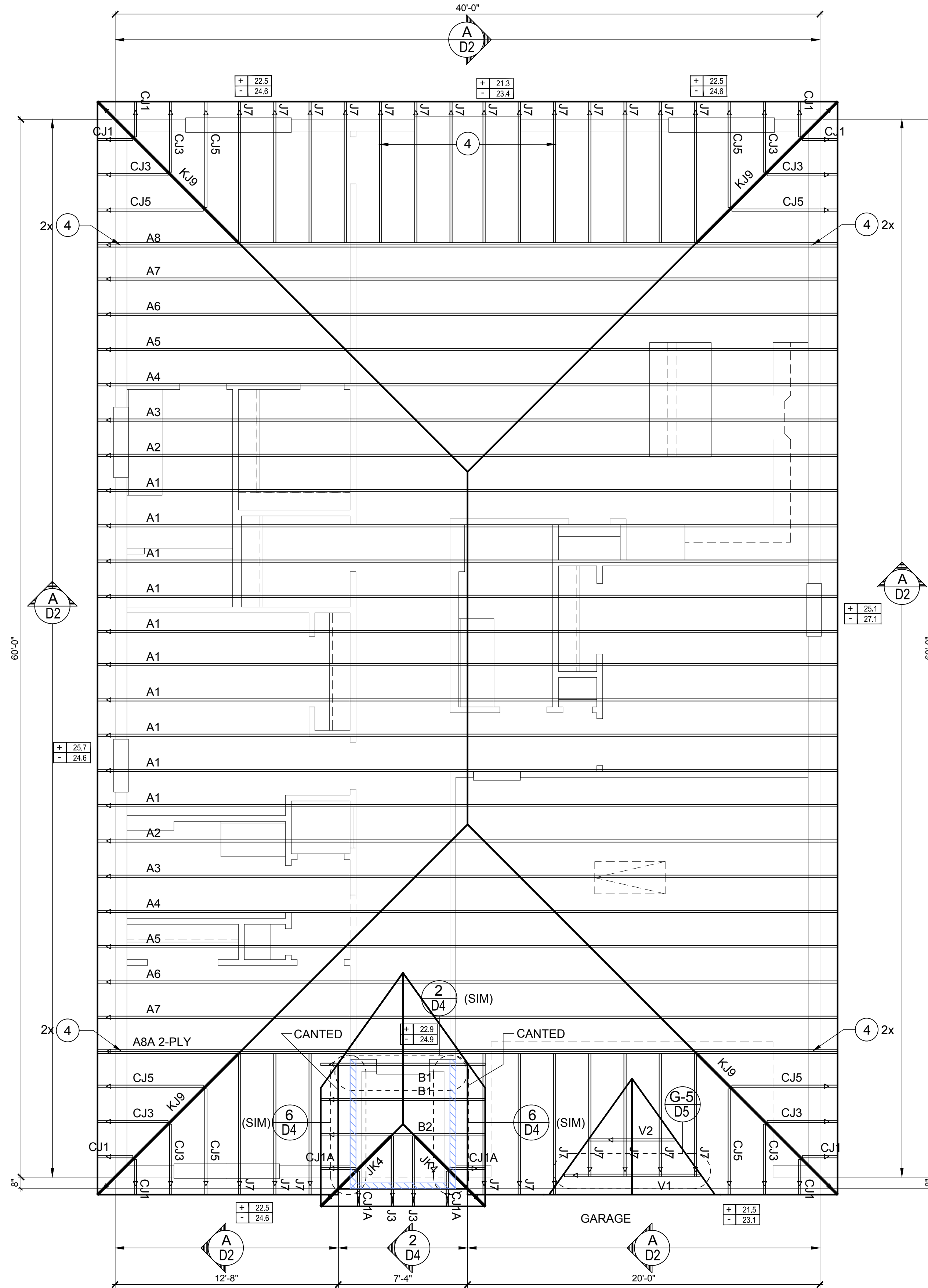
ISSUE DATE: 01/07/2021
REVISIONS:
PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: S.B.
DESIGNED BY: MJS

ROOF FRAMING PLAN
A,B,C (STANDARD)
S3

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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA16	9-10d x 1 1/2"	1,810	340 / 770
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	475	485 / 165
22	H10S	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	LS50	(8) 0.148x1 1/2"	N/A	580
37	HTS16	14-10d	1,310	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/4"x2 1/4" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/2"x3"(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT / 20-SDS 1/4"x2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
168	U46	H: 8-10d / J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: 14-16d / J: 4-10d	1,085	N/A
214	HUC212-3TF	HD: 16-3/16"x1 1/2" TAPCON BM: 6-16d	1,135	N/A
215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	HGAM10KTA	(4) 1/4"x2 3/4" TITEN	810	875 / 1105
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10dx1 1/2" / P: 10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8" BLTS. / GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS. / GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLTS. / GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d / JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



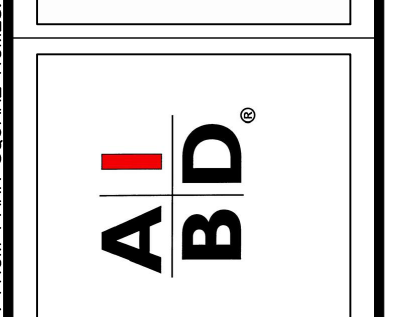
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ROOF FRAMING PLAN
A, B, C (STANDARD)
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x37)



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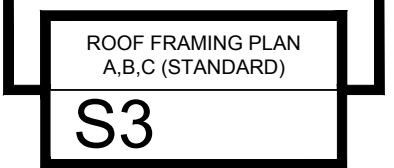


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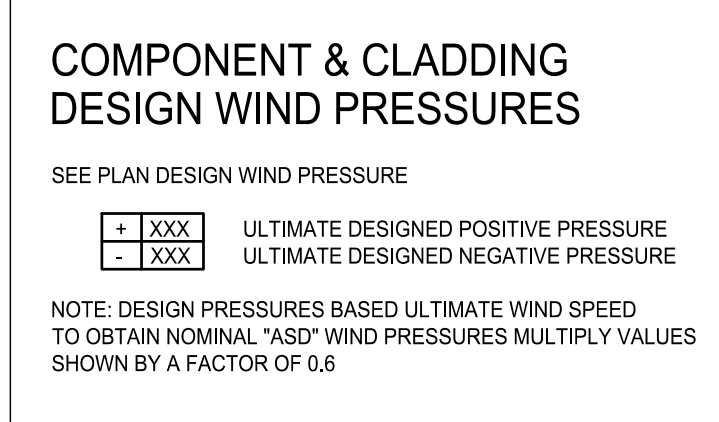
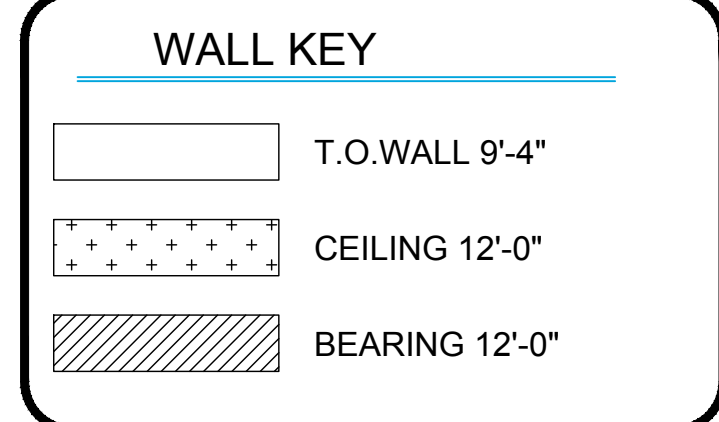
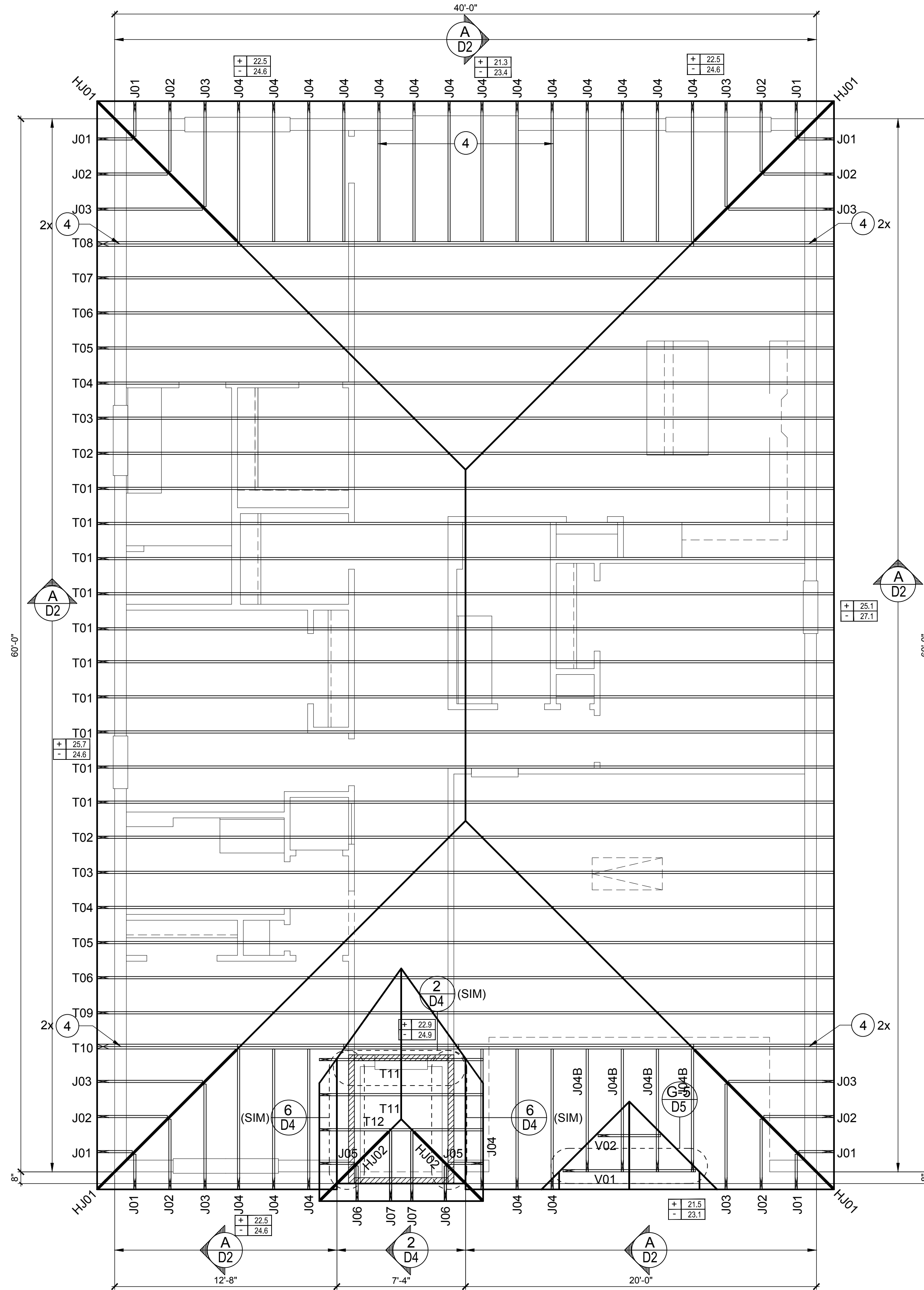
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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA16	9-10d x 1 1/2"	1,810	340 / 770
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	475	485 / 165
22	H10S	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	LS50	(8) 0.148x1 1/2"	N/A	580
37	HTS16	14-10d	1,310	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/4"x2 1/4" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/2"x3"(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT / 20-SDS 1/4"x2 1/2"	5,020	N/A
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167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
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184	HUC28-2	H: 14-16d / J: 4-10d	1,085	N/A
214	HUC212-3TF	HD: 16-3/16"x1 1/2" TAPCON BM: 6-16d	1,135	N/A
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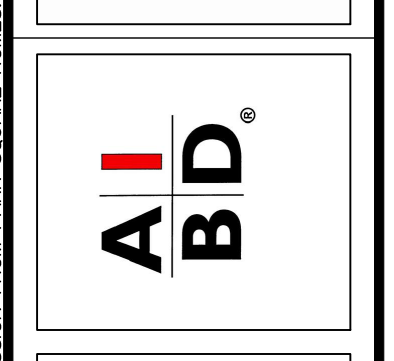
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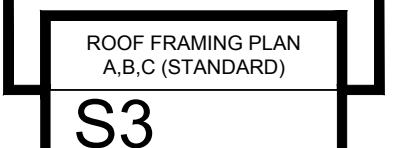


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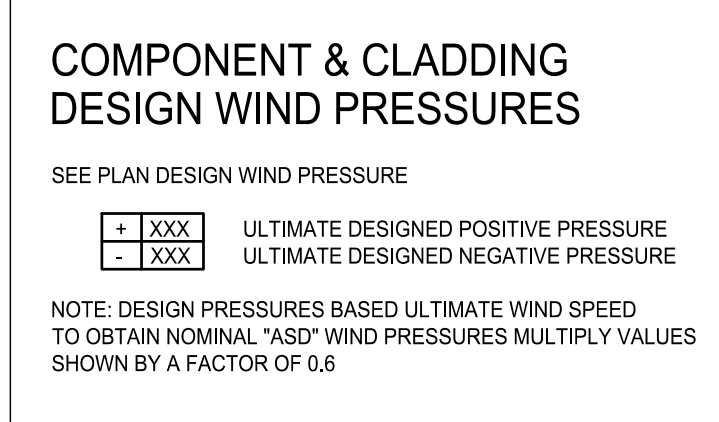
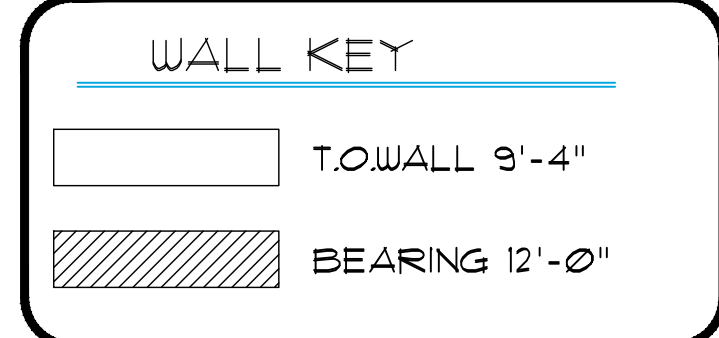
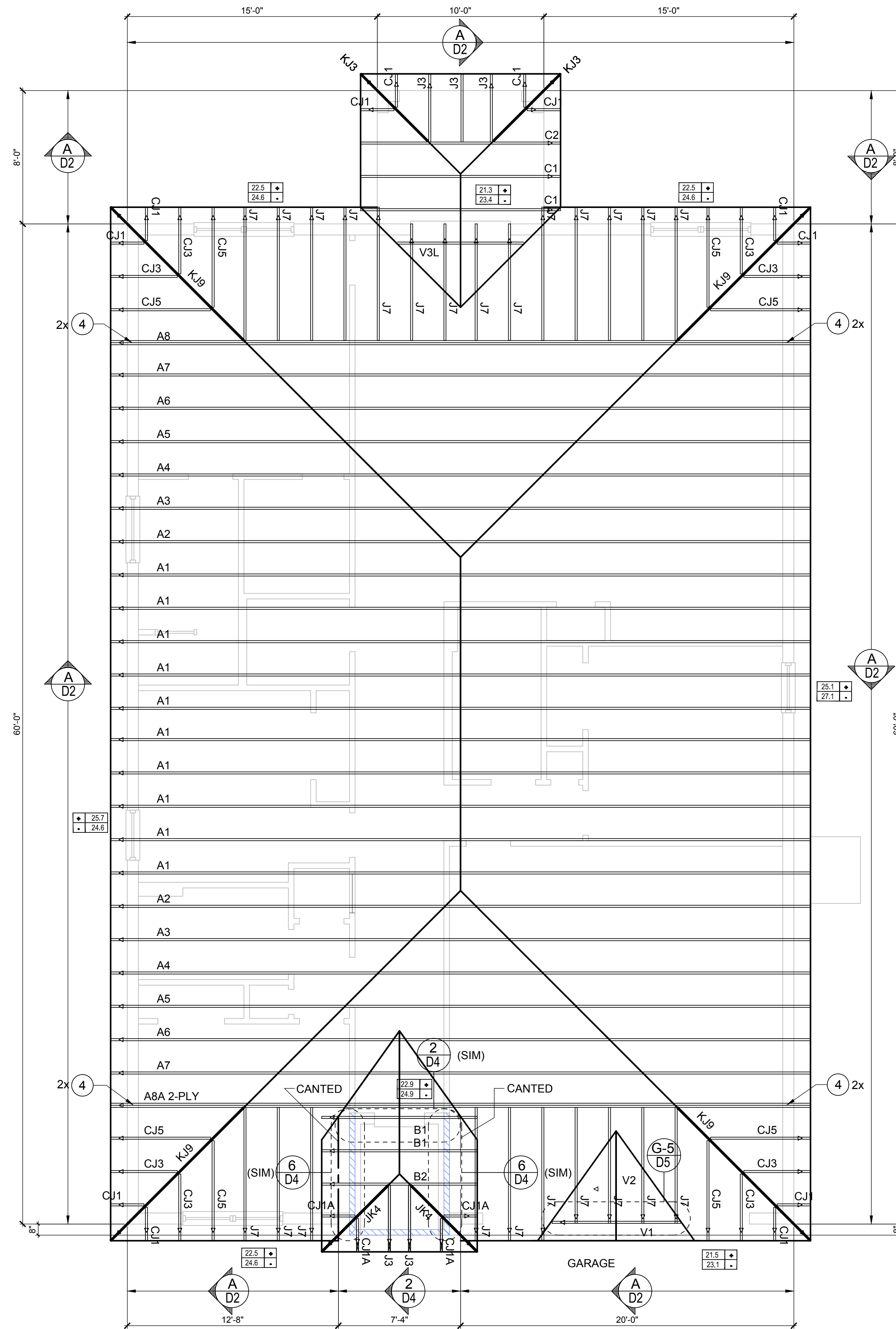
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22	H10S	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
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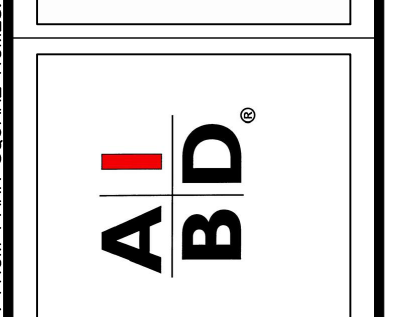
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ROOF FRAMING PLAN
C (STANDARD)
1/8"=1'-0" (11x17) 1/4"=1'-0" (22x37)



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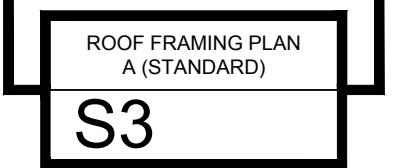


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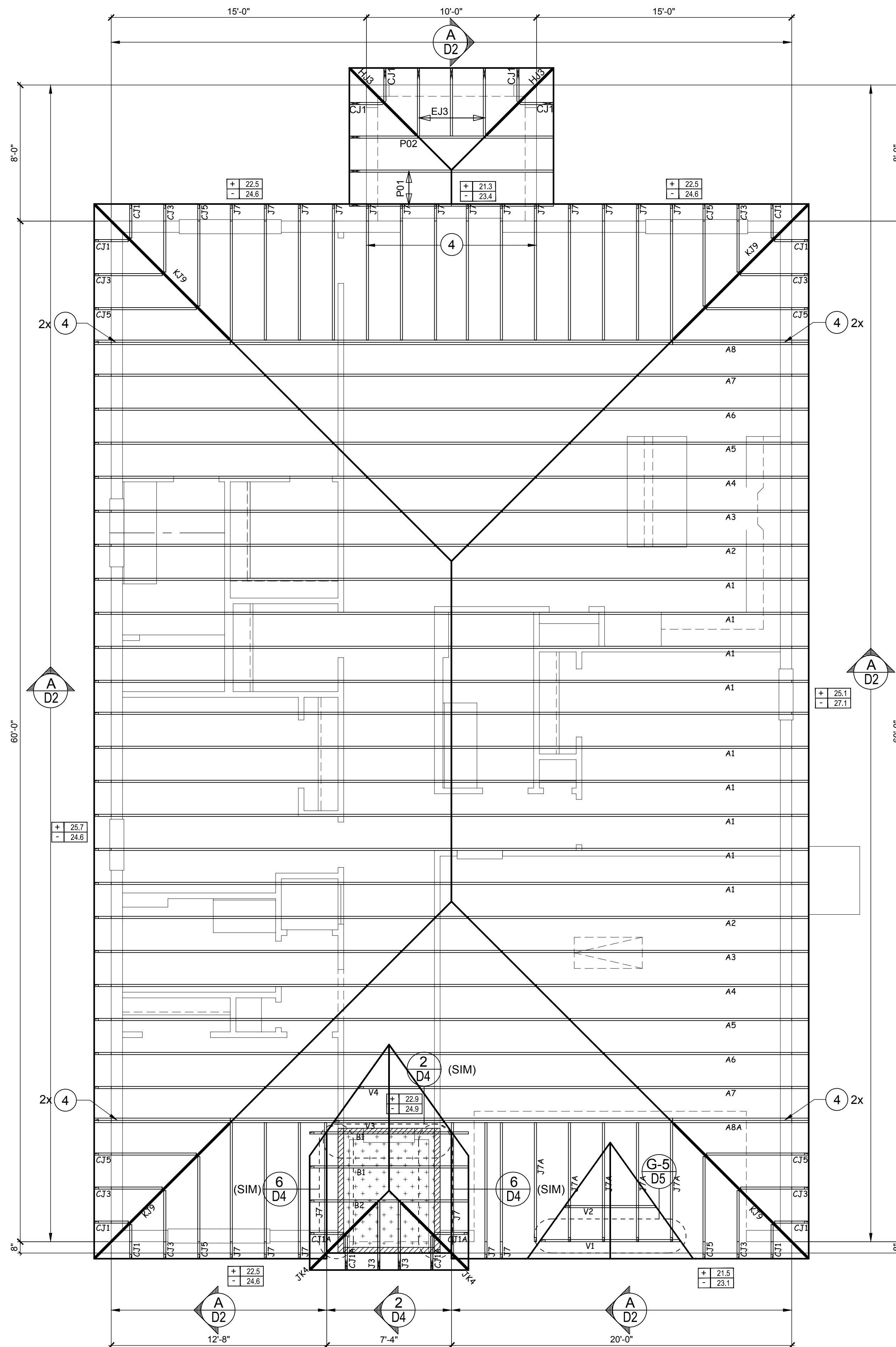
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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA16	9-10d x 1 1/2"	1,810	340 / 770
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	475	485 / 165
22	H10S	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	LS50	(8) 0.148x1 1/2"	N/A	580
37	HTS16	14-10d	1,310	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/4"x2 1/4" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/2"x3" / (2) 7/8" BLT	3,990	N/A
104	HU8-SDS2.5	7/8" BLT / 20-SDS 1/4"x2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
168	U46	H: 8-10d / J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: 14-16d / J: 4-10d	1,085	N/A
214	HUC212-3TF	HD: 16-3/16"x1 1/2" TAPCON BM: 6-16d	1,135	N/A
215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	3,240	N/A
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219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	HGAM10KTA	(4) 1/4"x2 3/4" TITEN	810	875 / 1105
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
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240	H16	R: 2-10dx1 1/2" / P: 10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8" BLTS. / GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS. / GIR: 8-10d	6485	N/A
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T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			



WALL KEY

- T.O. WALL 9'-4"
- CEILING 12'-0"
- BEARING 12'-0"

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 #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEK PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
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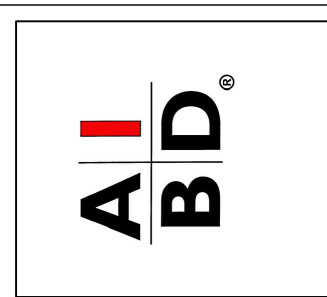
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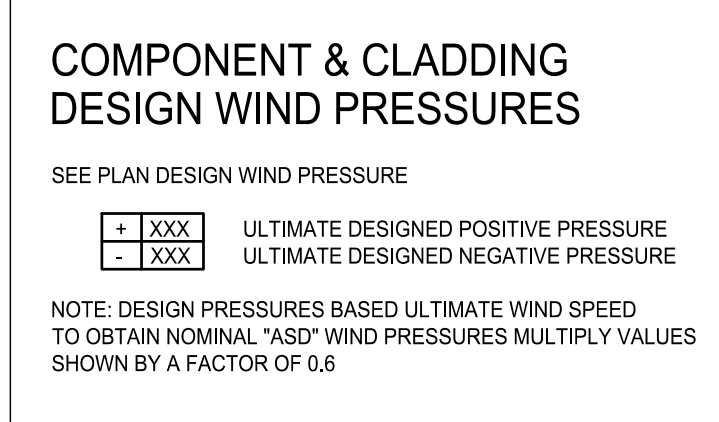
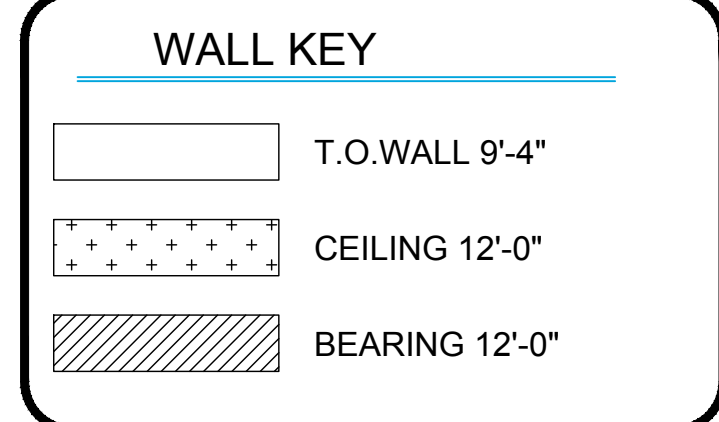
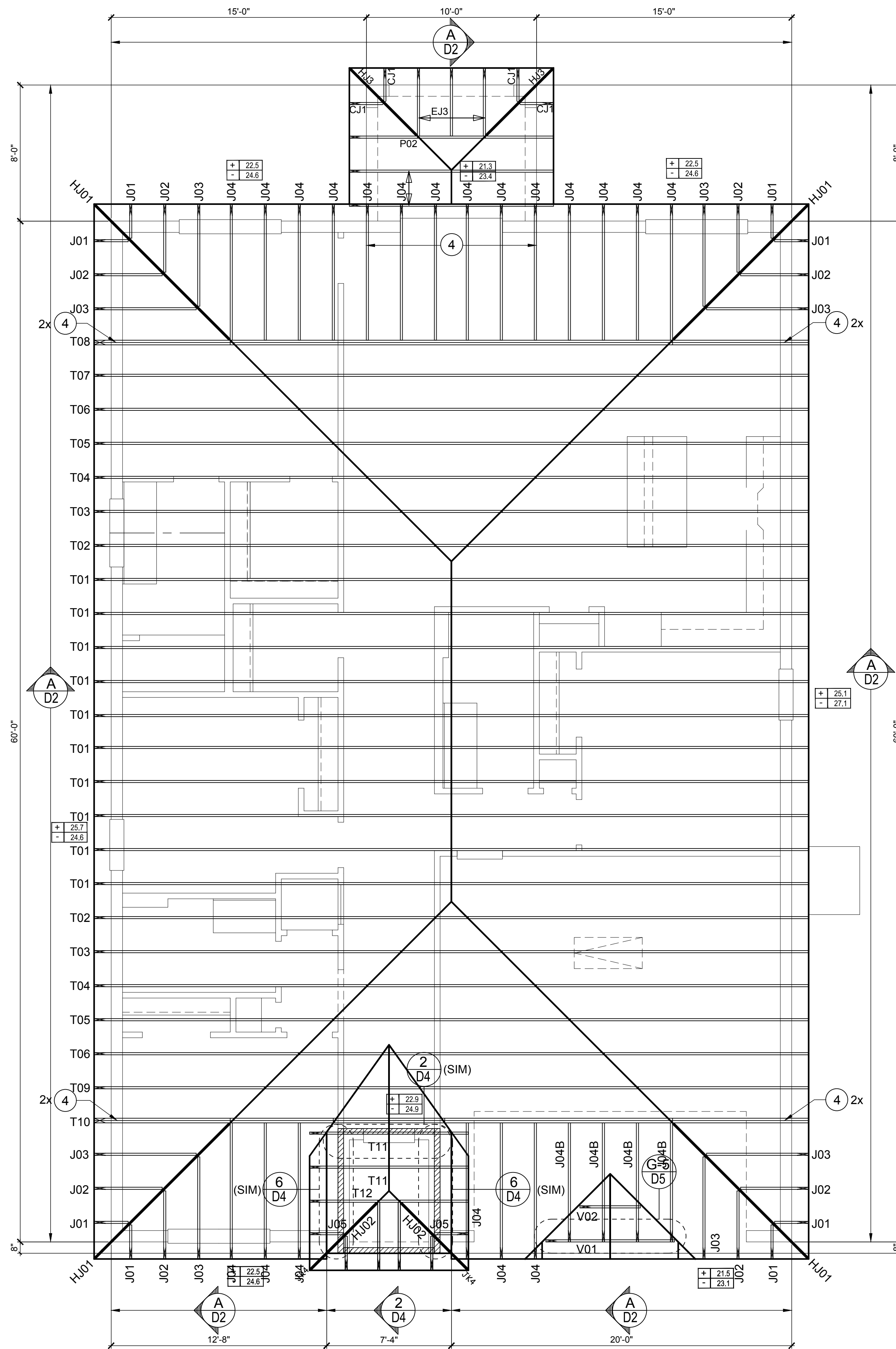
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ROOF FRAMING PLAN
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24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
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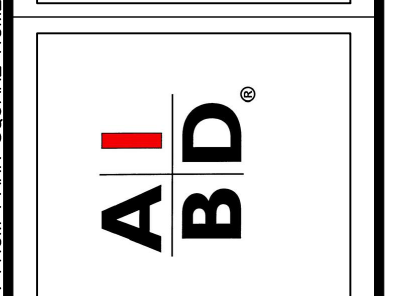
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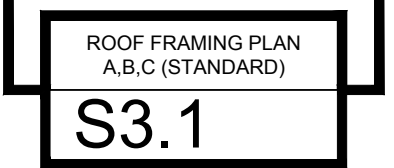


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STRUCTURAL NOTES

- 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 C
INTERNAL PRESSURE COEFFICIENTS = +0.18 AND -0.18
- WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBCR SECTION R301
- ALL FLOOR SLABS TO BE OF 3,000 PSI CONC. PLANT MIX MIN. 4" 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 - 3,000 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

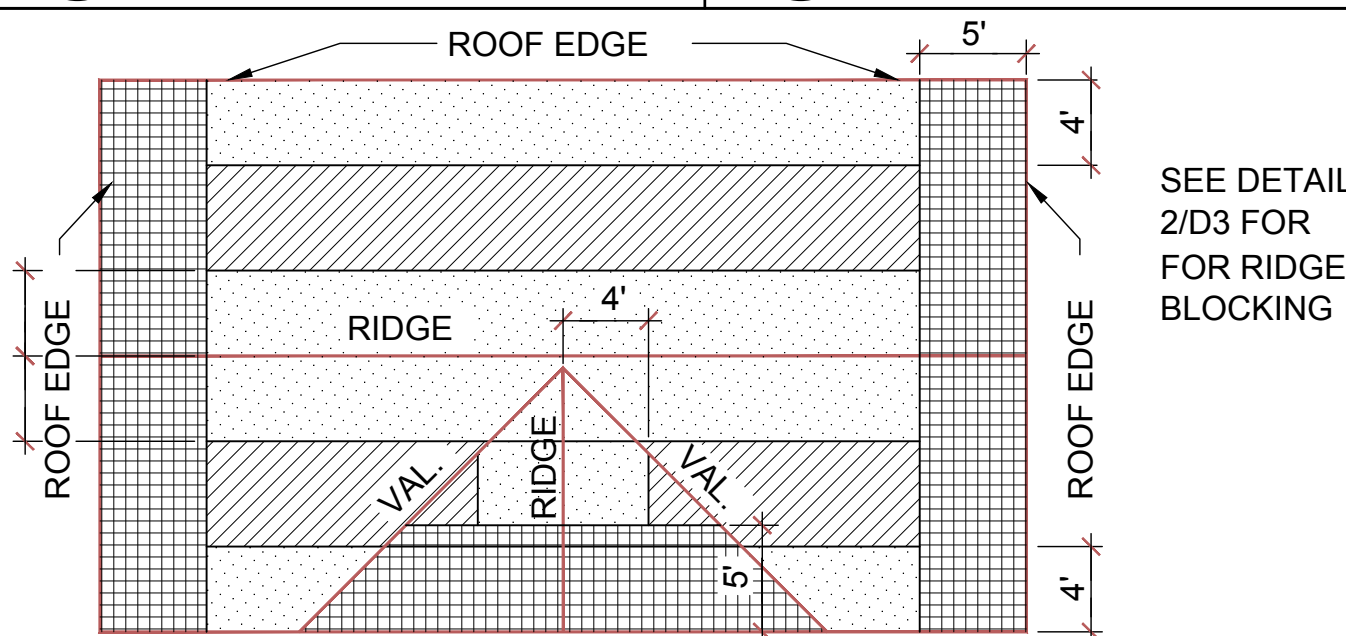
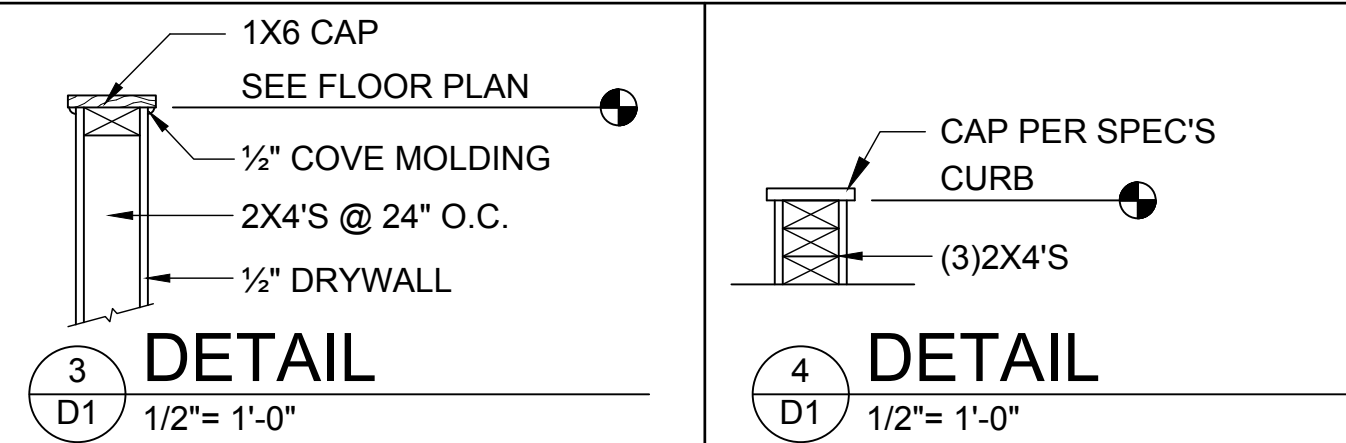
WOOD STRUCTURAL NOTES

- 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. 19/32 OSB, NAILED (10d RING SHANK NAILS) TO ROOF TRUSSES SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
-ROOF SHEATHING FOR TILE ROOF TO BE MIN. 19/32" OSB, 1/2" CDX PLYWOOD OR 1/2" ADVANTECH. NAILED (10d RING SHANK NAILS) TO ROOF TO ROOF TRUSS SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
- FLOOR SHEATHING TO BE MIN. 23/32" PLYWOOD NAILED @ 6" O.C. W/ #8 RING SHANK NAILS AND LIQUID NAIL ADHESIVE.
- ALL FLOOR TRUSSES TO BE END BLOCKED @ BEARING LOCATIONS
- TRUSS BRACING PER TRUSS MANUFACTURE'S DRAWINGS.
- ALL NAILING SPECIFIED TO BE APPLIED BY NAIL GUN OR MANUALLY
- ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- 2000 PSF MINIMUM SOIL BEARING CAPACITY

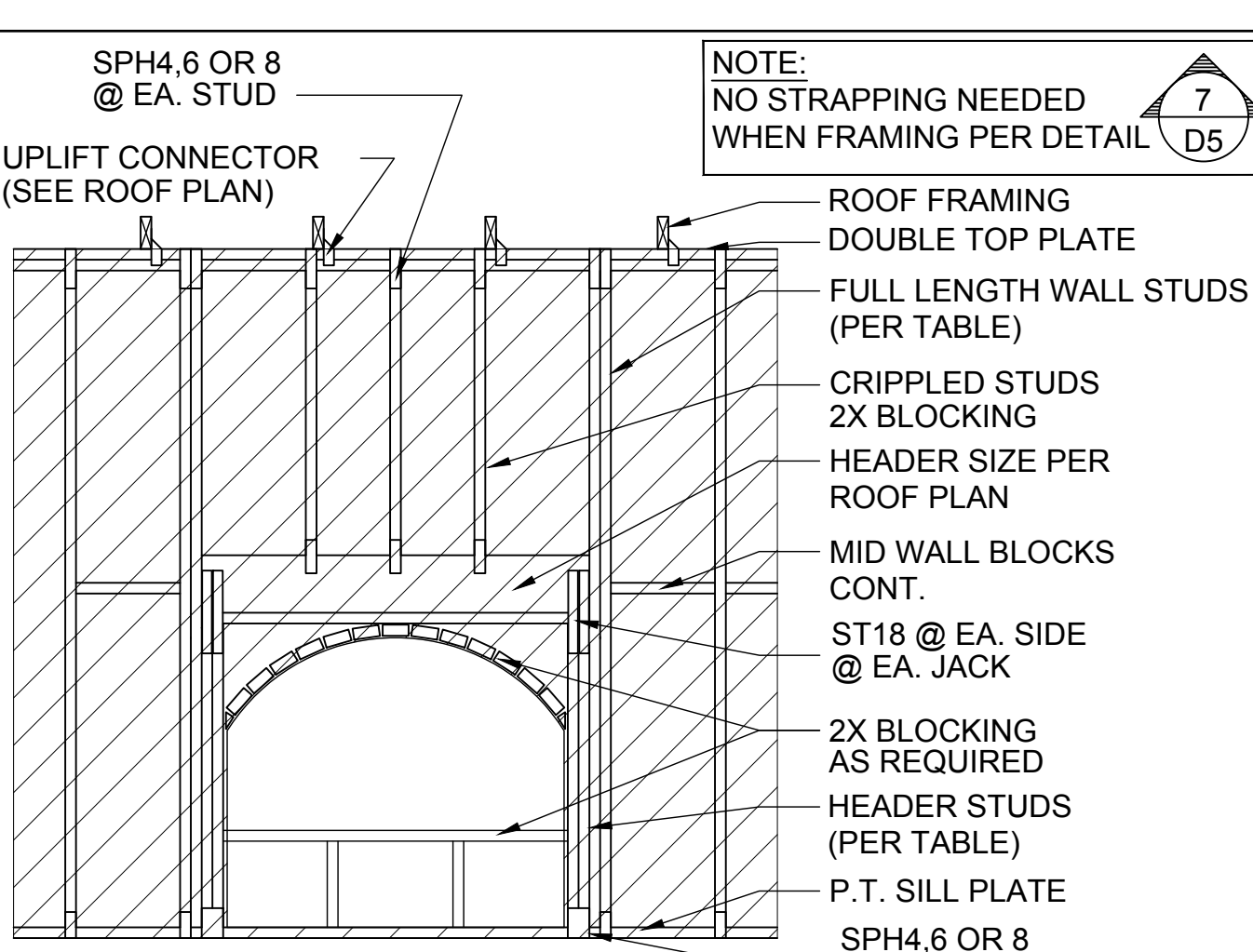
- NON BEARING WALL: 2X4 SPACED AT 24" O.C. UP TO 12'-0" HEIGHT WITH 2 ROWS OF HORIZONTAL 2X4 BLOCKING SPACE AT 4'-0" O.C.

FIELD REPAIR NOTES

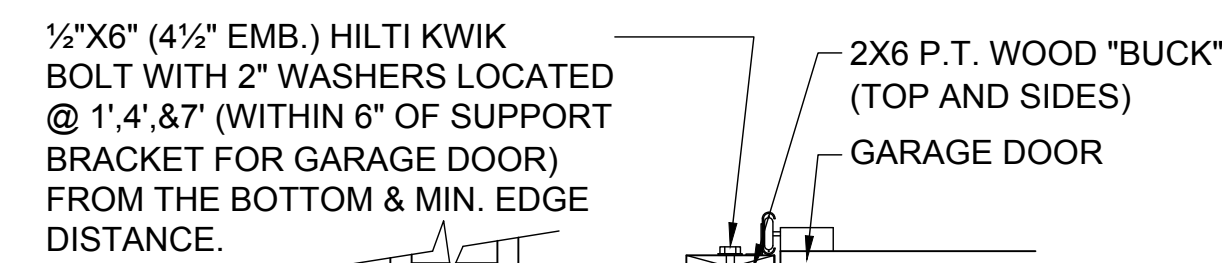
- MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) -1/4" X 2-1/4" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR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



ROOF NAILING PATTERN	
ZONE: [Pattern]	10d RING SHANK NAILS @ 6" O.C. EDGES AND 12" O.C. FIELD
ZONE: [Pattern]	10d RING SHANK NAILS @ 6" O.C. EDGES AND 12" O.C. FIELD
ZONE: [Pattern]	10d RING SHANK NAILS @ 4" O.C. EDGES AND 6" O.C. FIELD



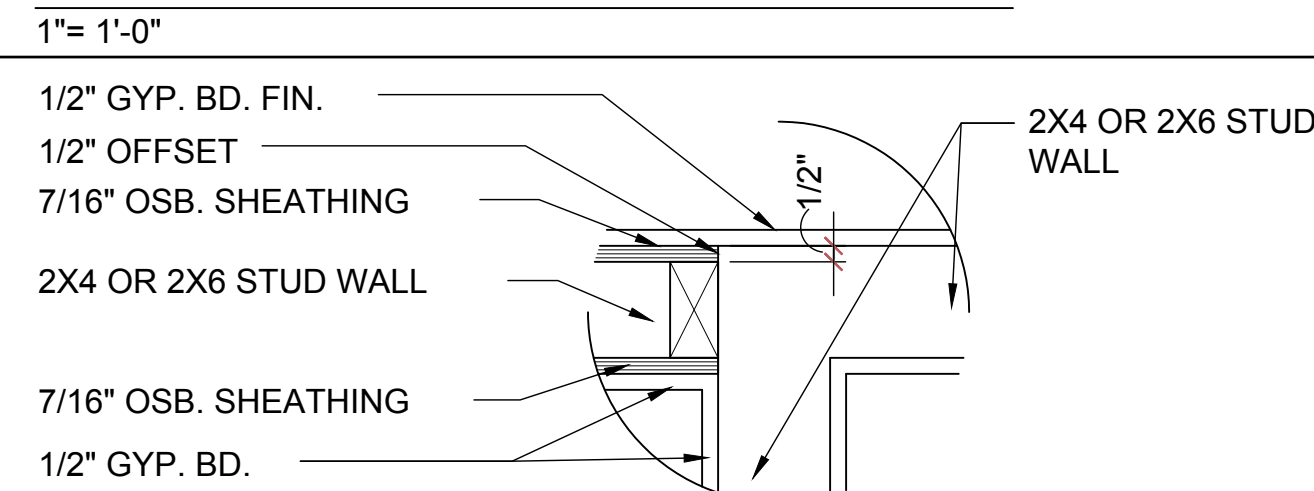
TYP. FRAMING FOR OPNGS.



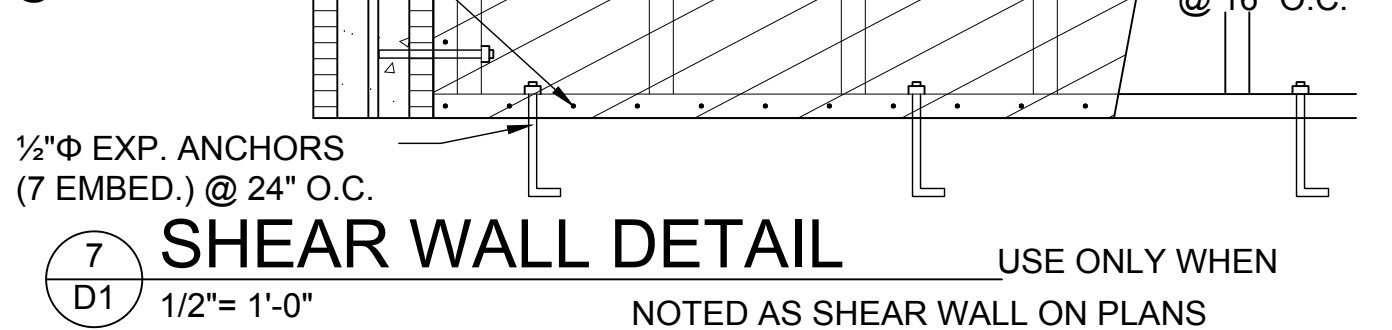
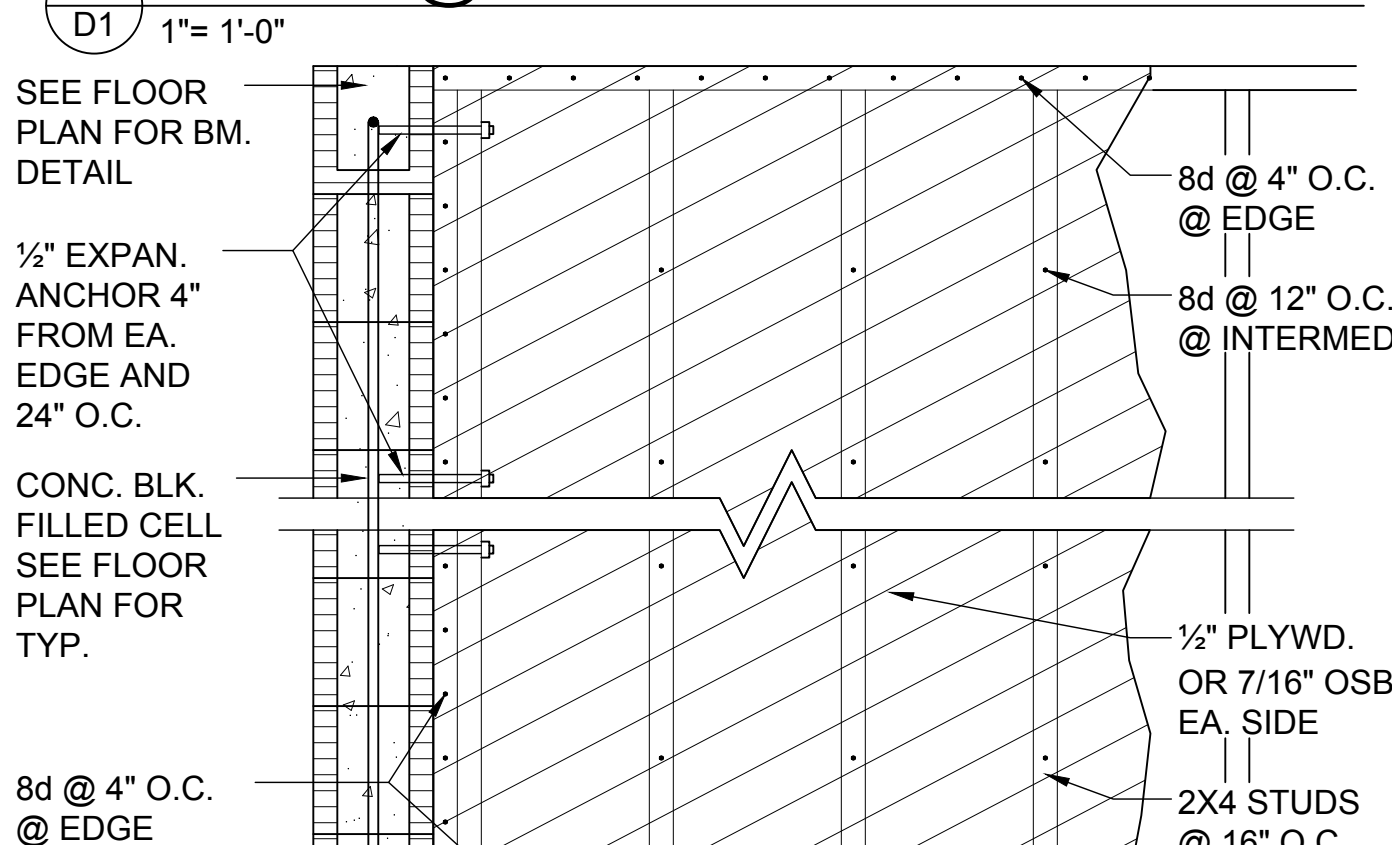
- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/ 1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "AC" DETAILS & DEVELOPMENT LENGTHS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

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

GARAGE BUCK DETAIL

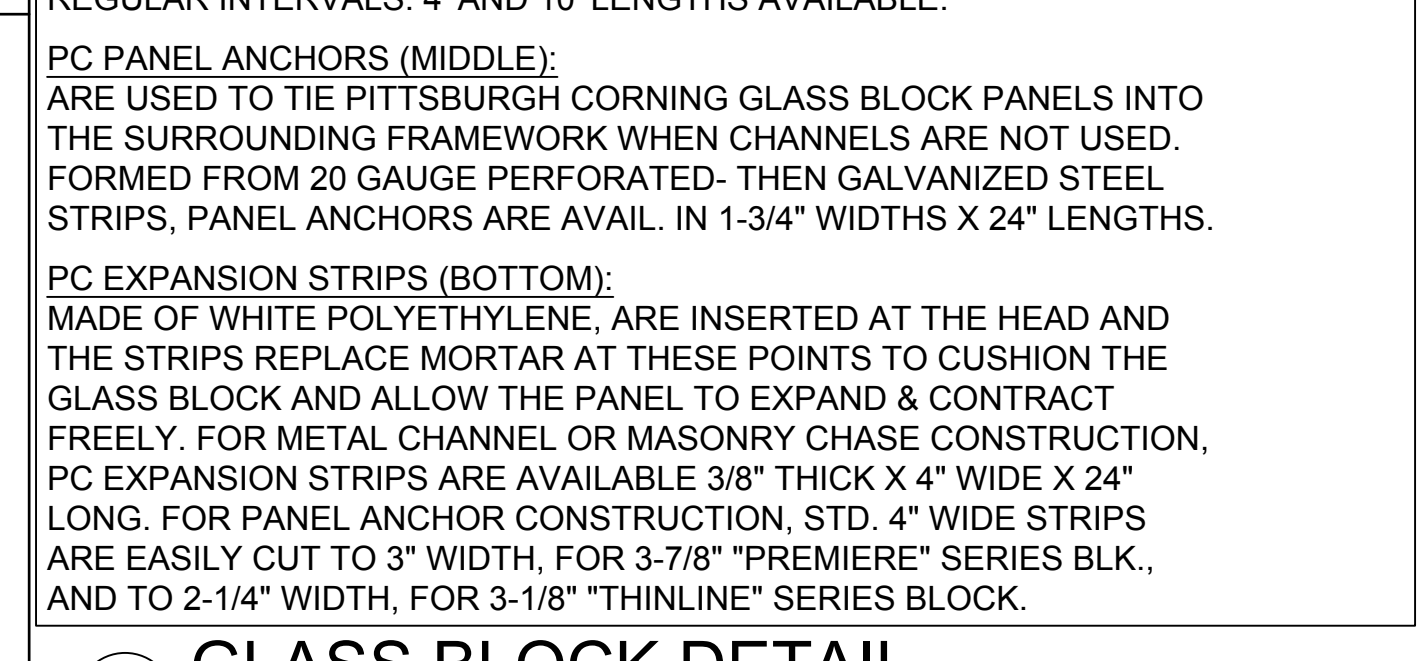
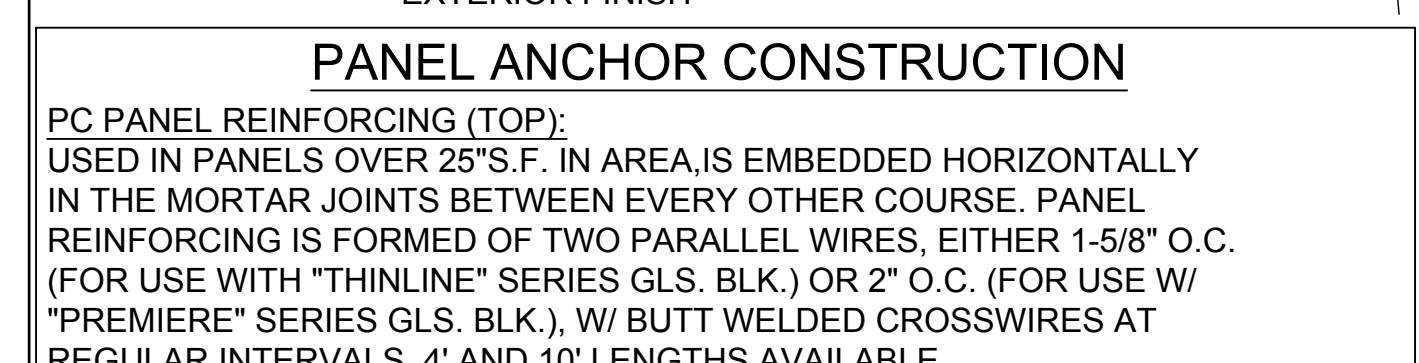
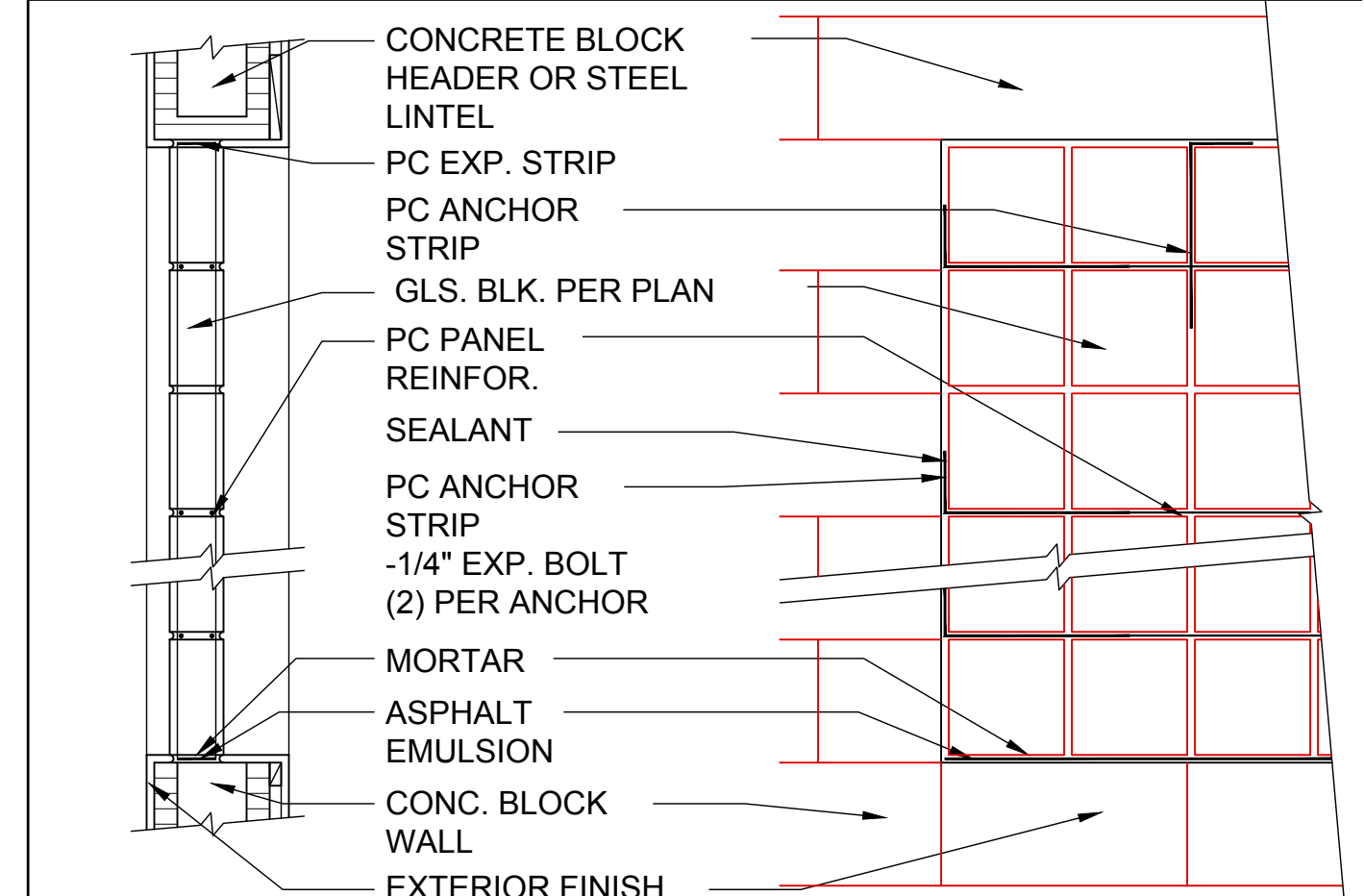
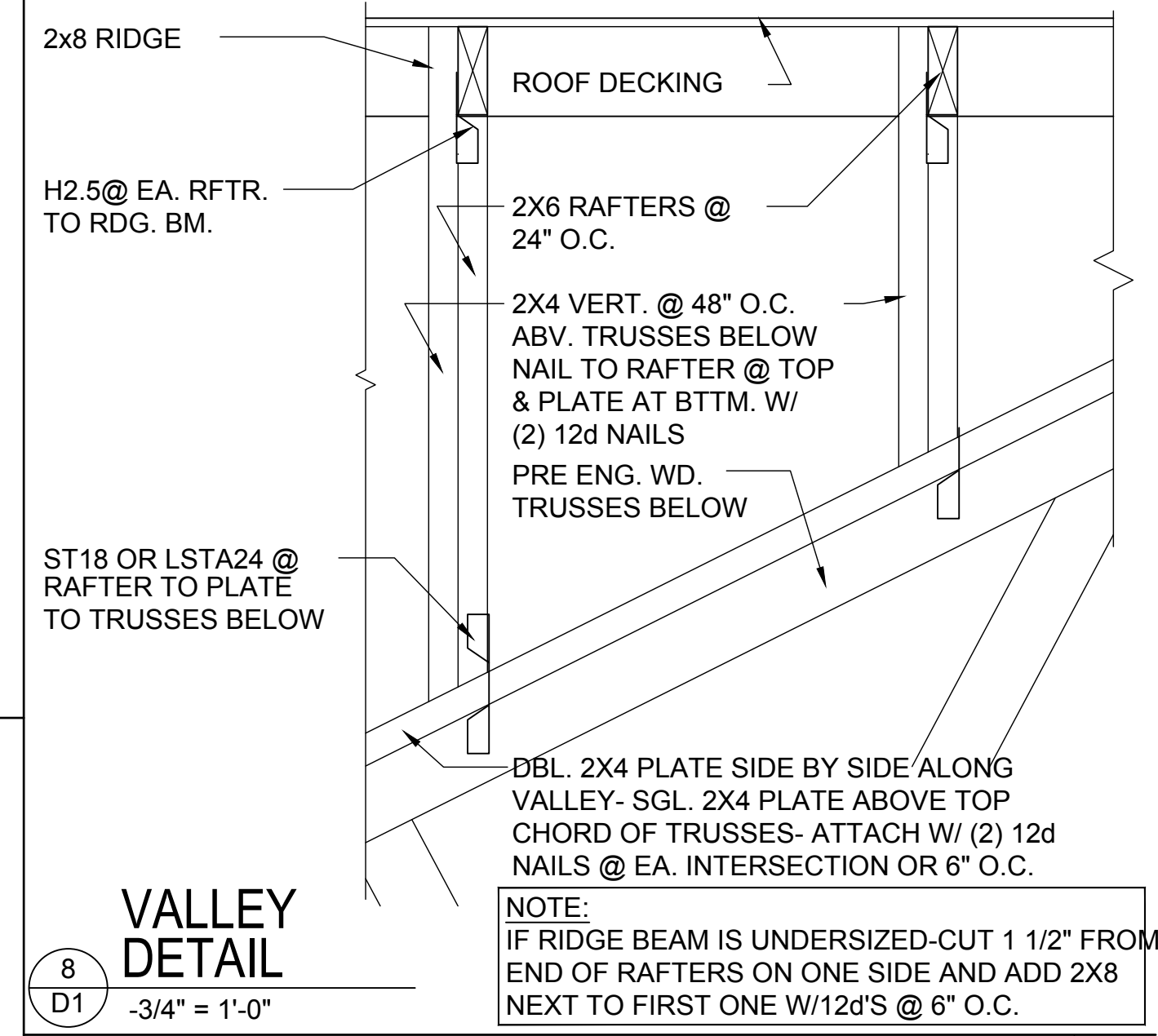
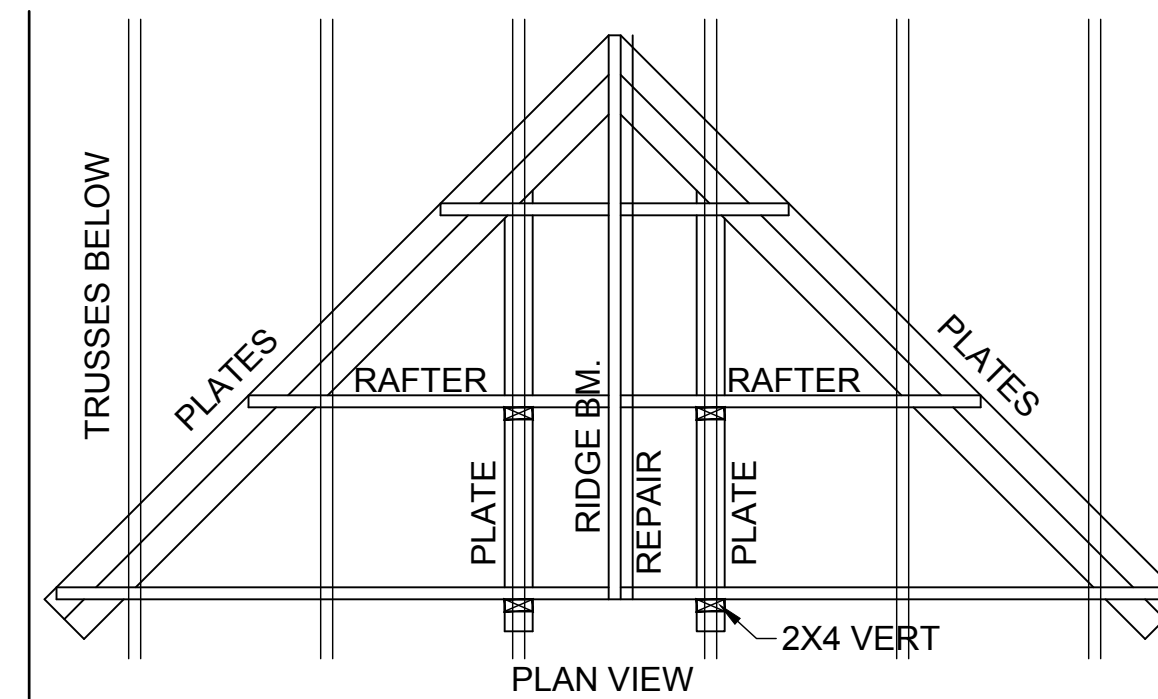


DETAIL @ CONN. TO REG. WALL



MIN. WALL AND HEADER REQUIREMENTS

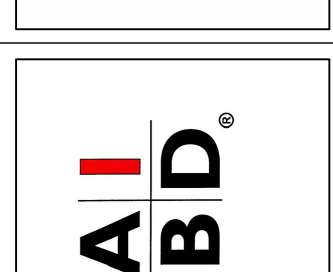
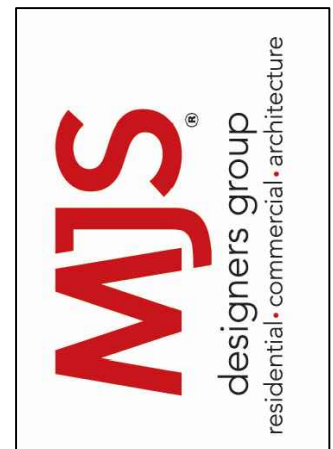
UNSUPPORTED WALL HEIGHT	STUD SPACING	MAXIMUM HEADER SPAN (ft.)					
		3'	6'	9'	12'	15'	18'
10' OR LESS		NUMBER OF HEADER STUDS SUPPORTING END OF HEADER					
		1	1	2	2	2	2
GREATER THAN 10'		NUMBER OF FULL-LENGTH STUDS @ EACH END OF HEADER					
		2	2	3	3	3	3



GLASS BLOCK DETAIL



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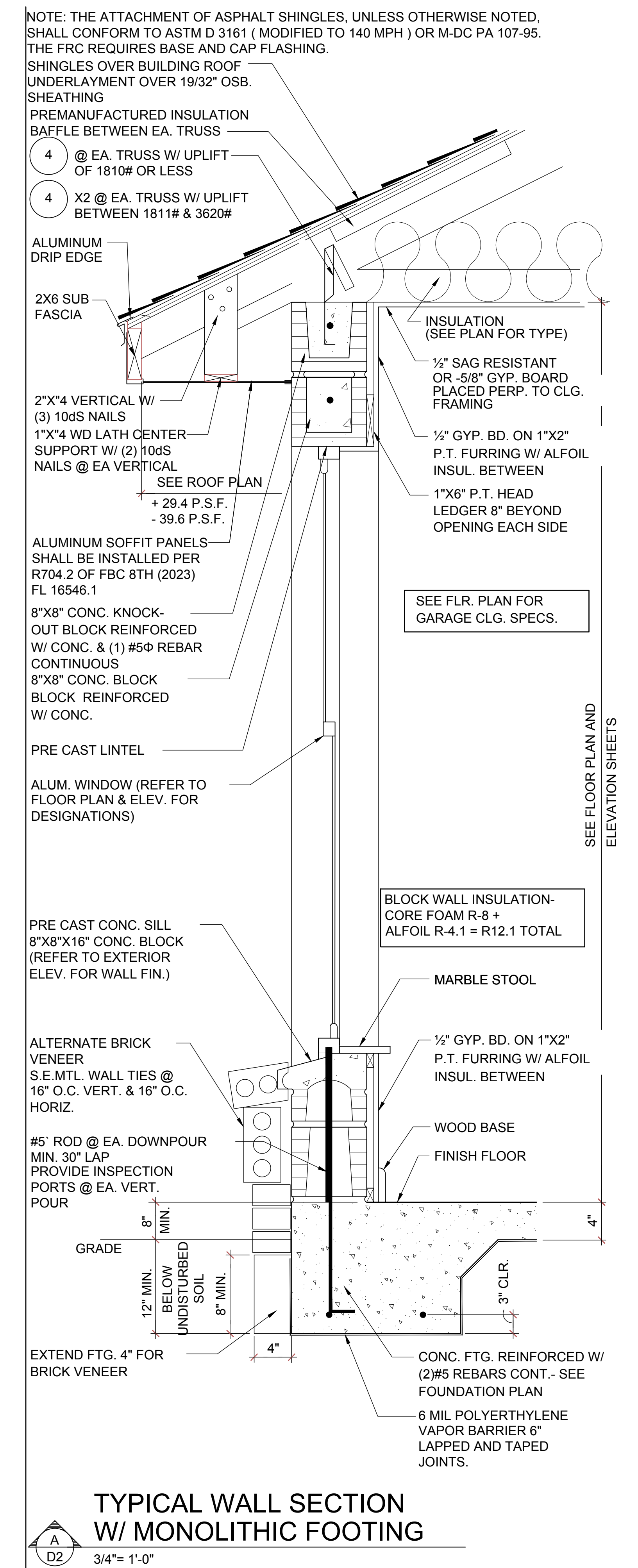
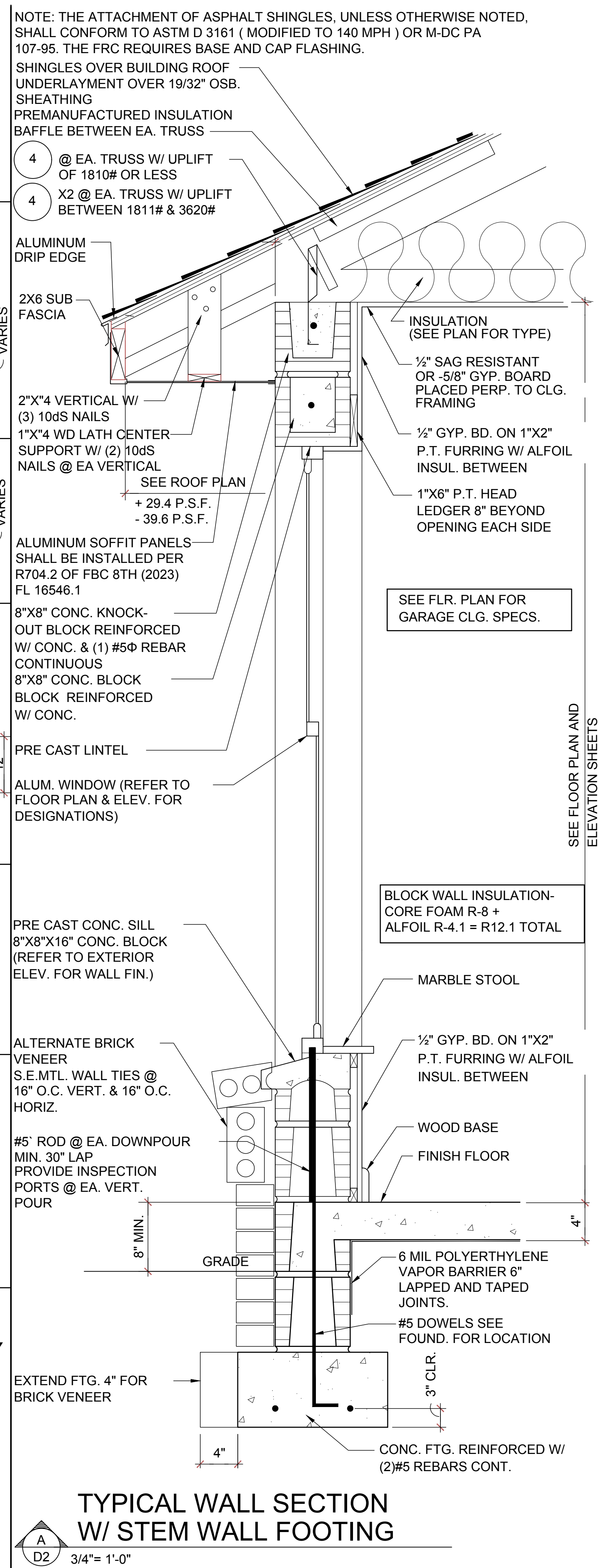
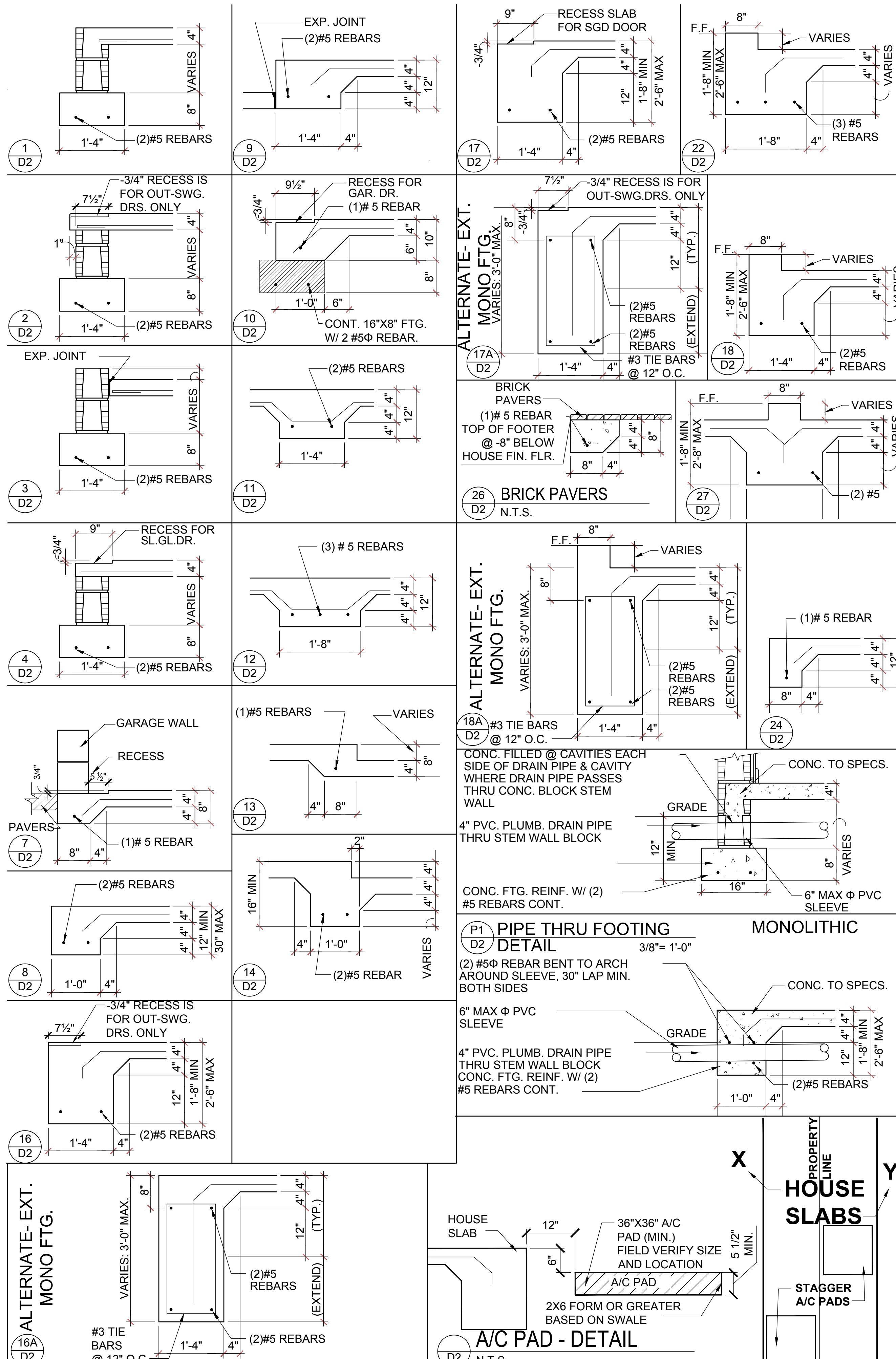
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DESIGNED BY:	MJS

STRUCTURAL NOTES & DETAILS
D1

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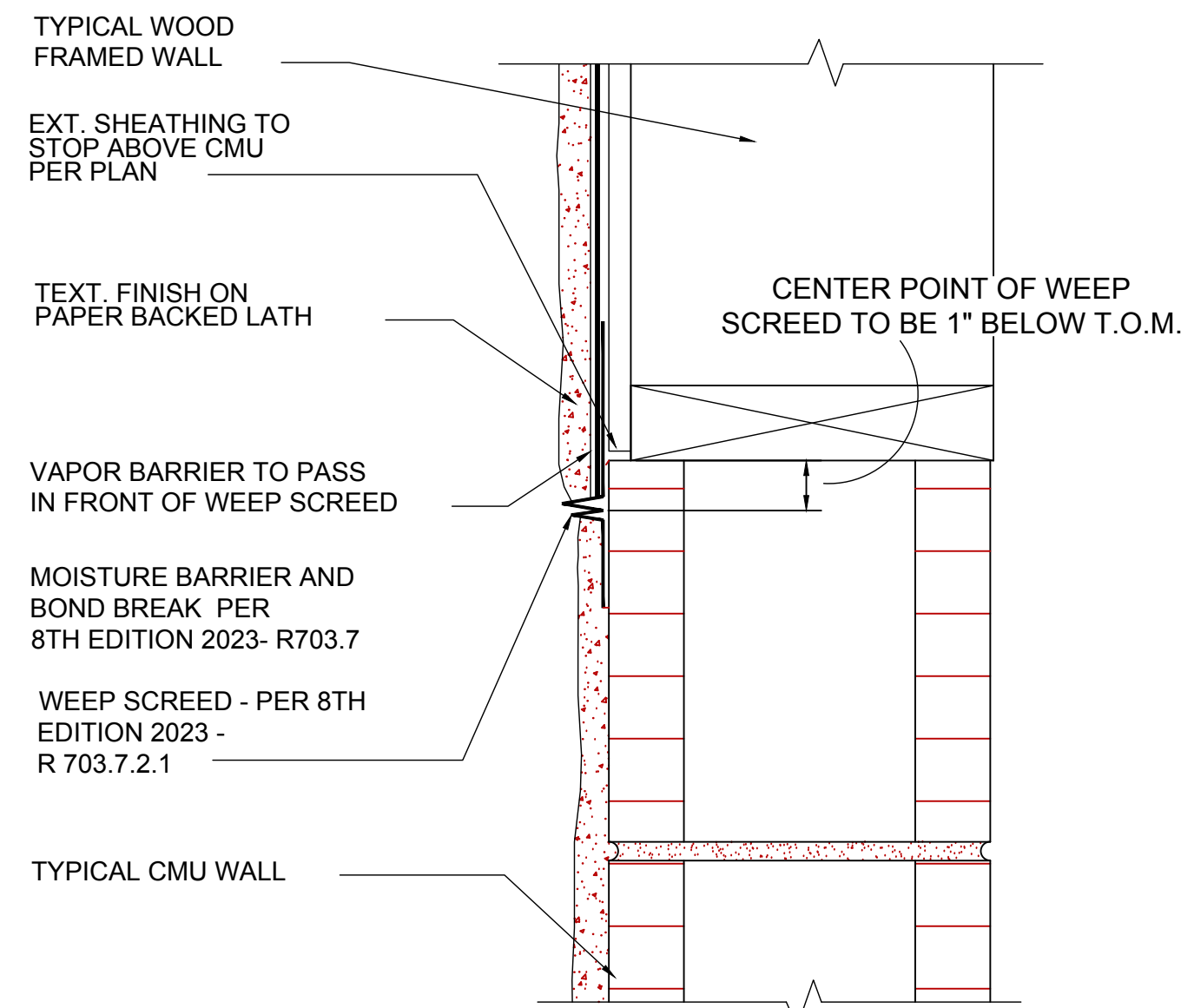
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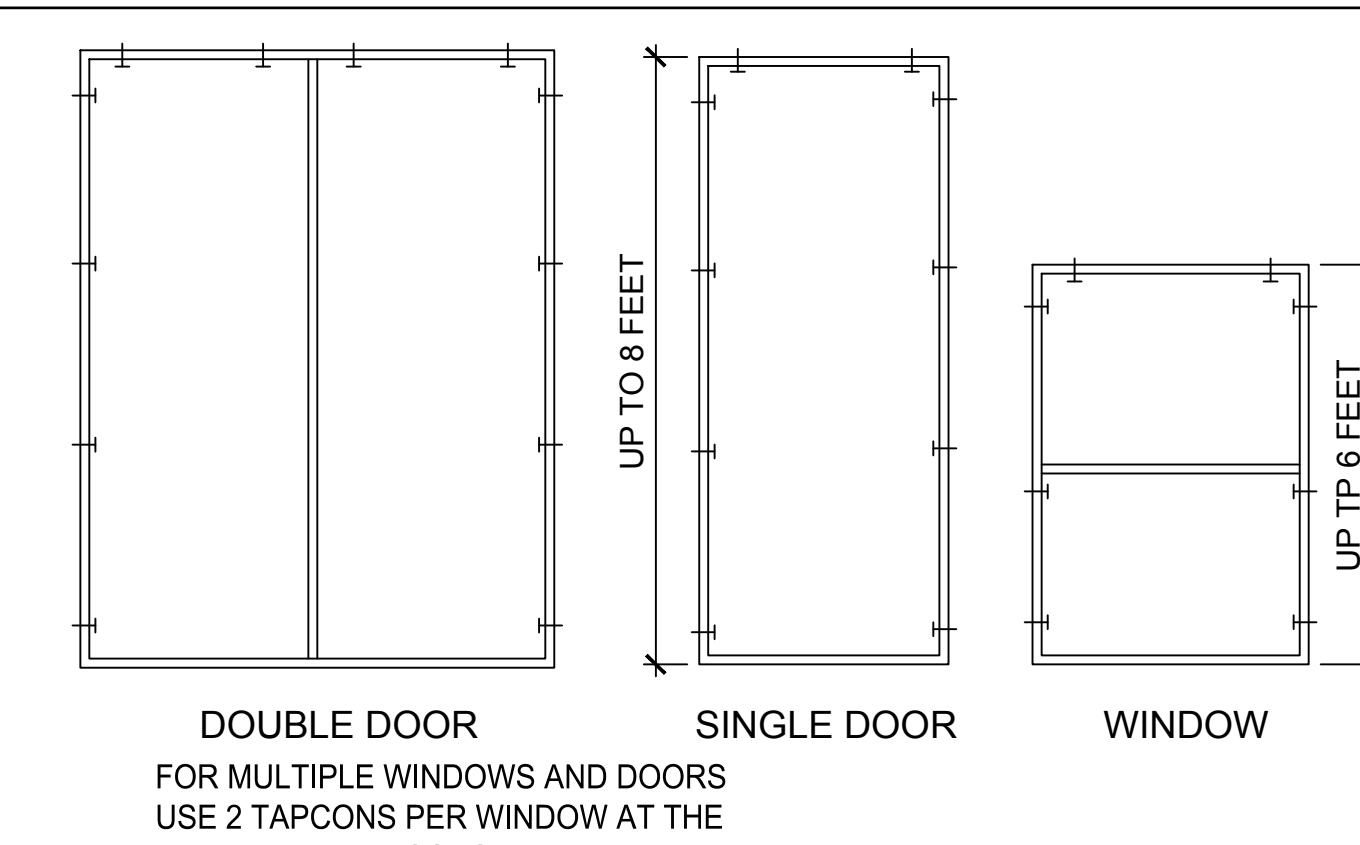
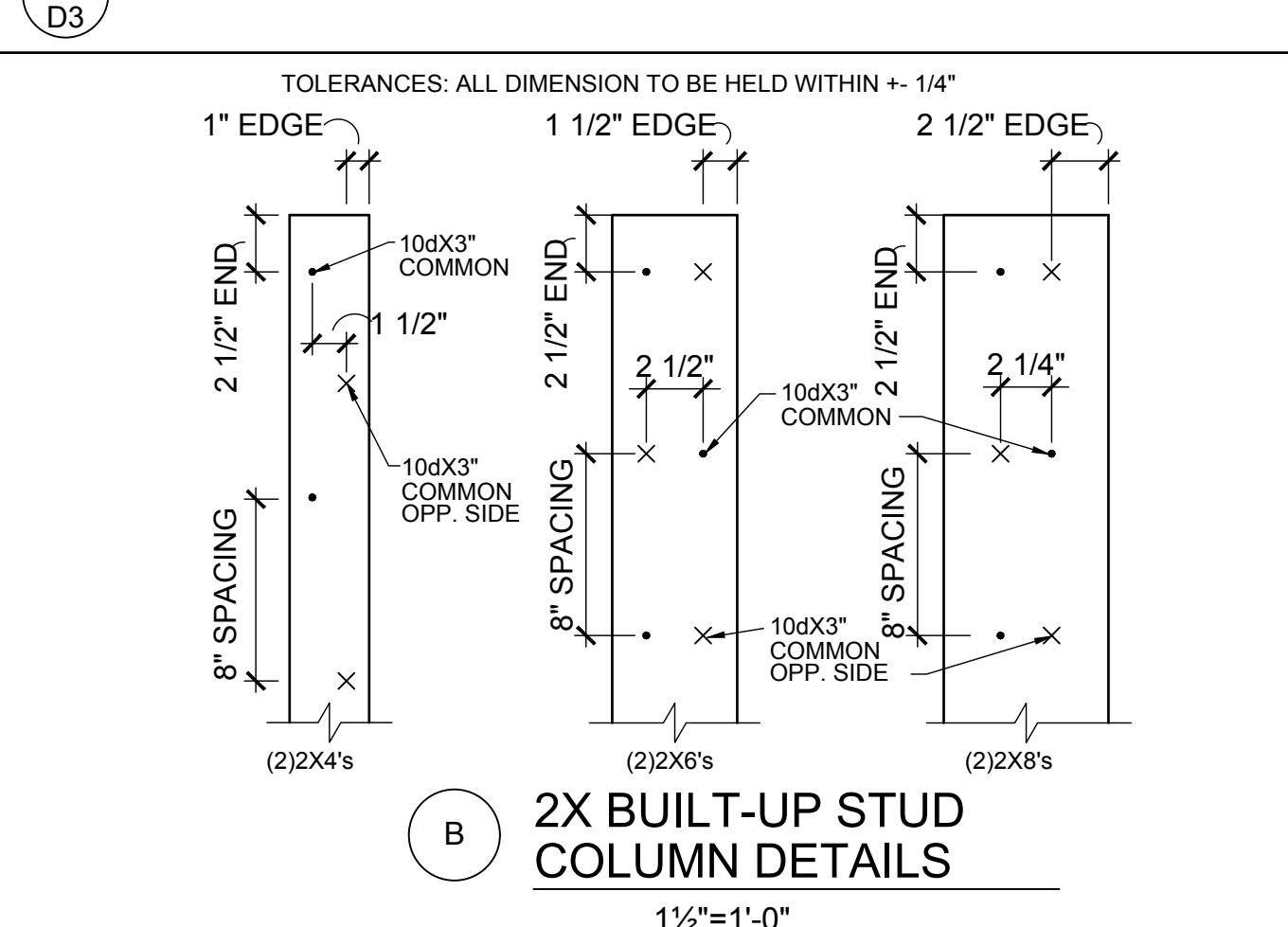
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STRUCTURAL DETAILS
D2



FLASHING DETAIL



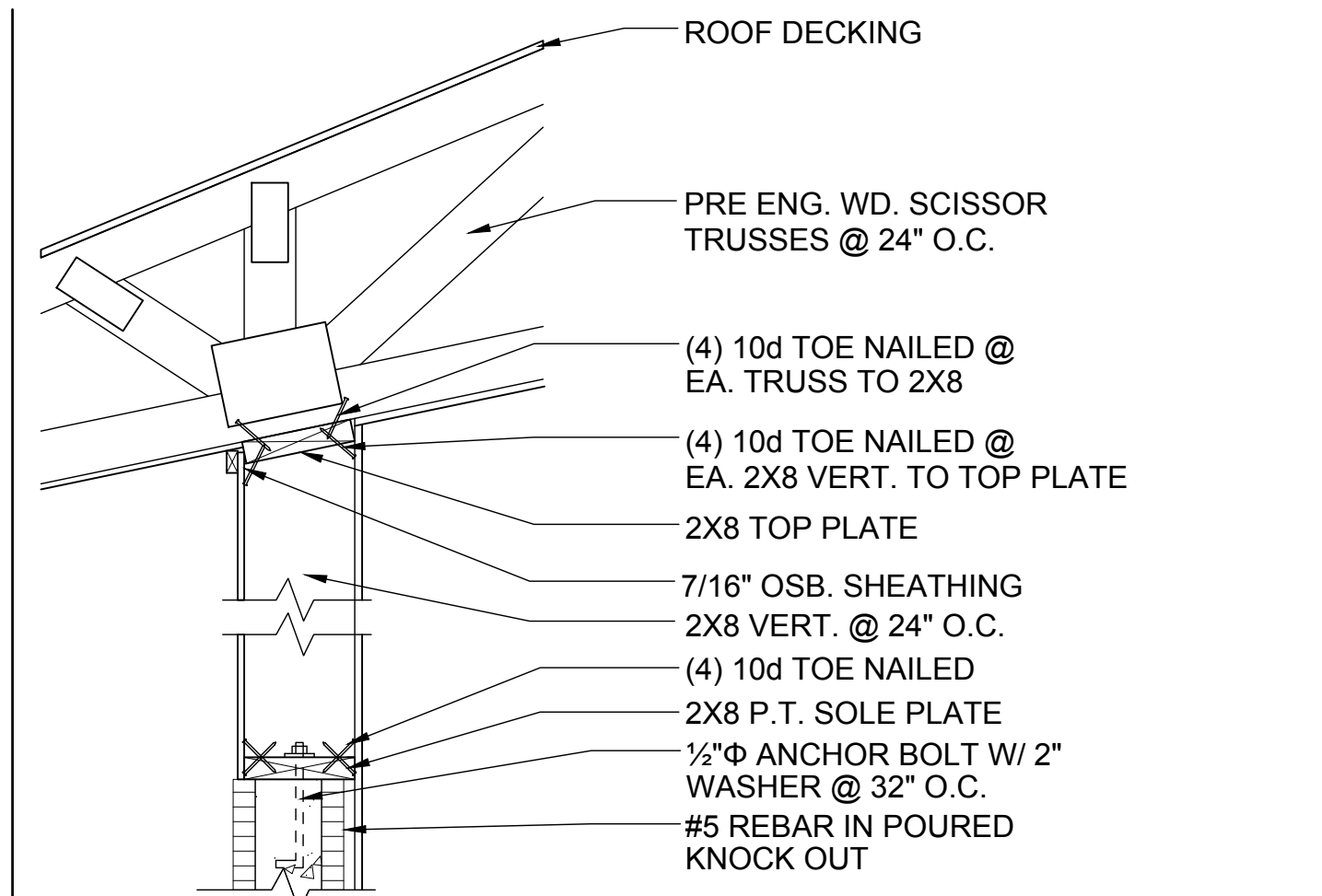
BUCK ATTACHMENT DATA

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.

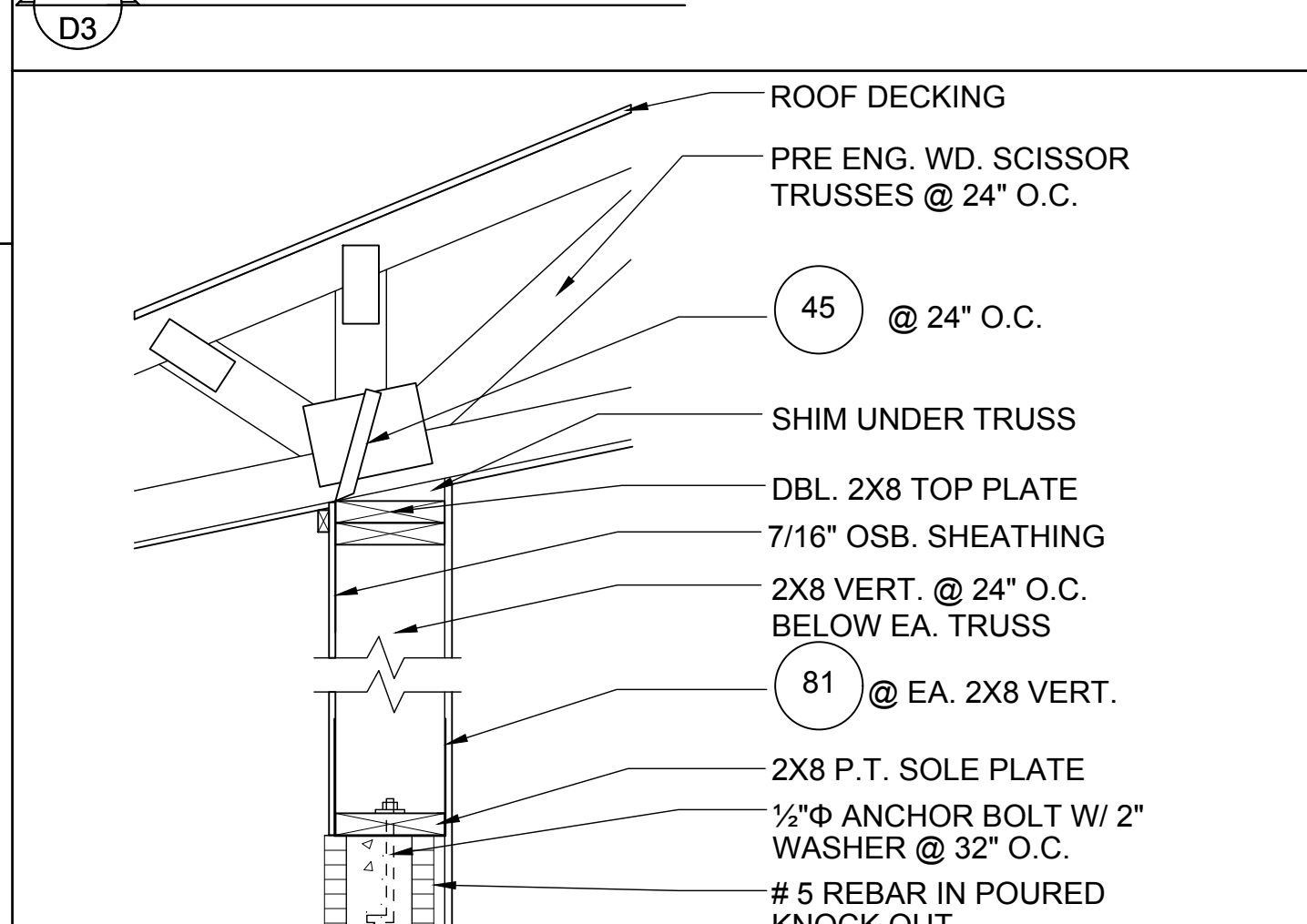
USE MIN. 2-1/4" T-NAILS w/ 1x BUCK. USE MIN. -1/4" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 6" OF CORNERS AND 30" ON CENTER MAXIMUM.

NOTE

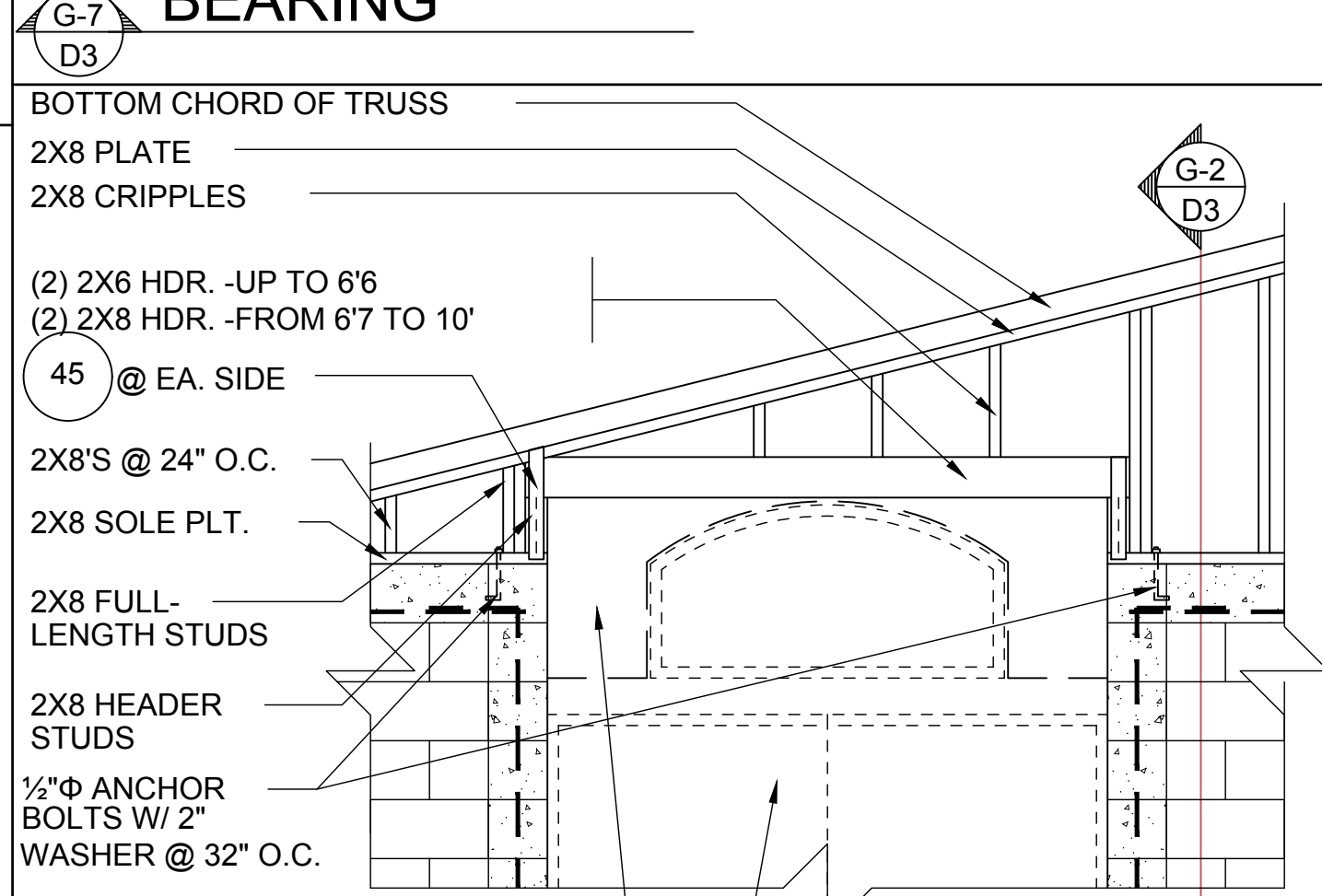
IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4"x1-3/4" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE CENTER.



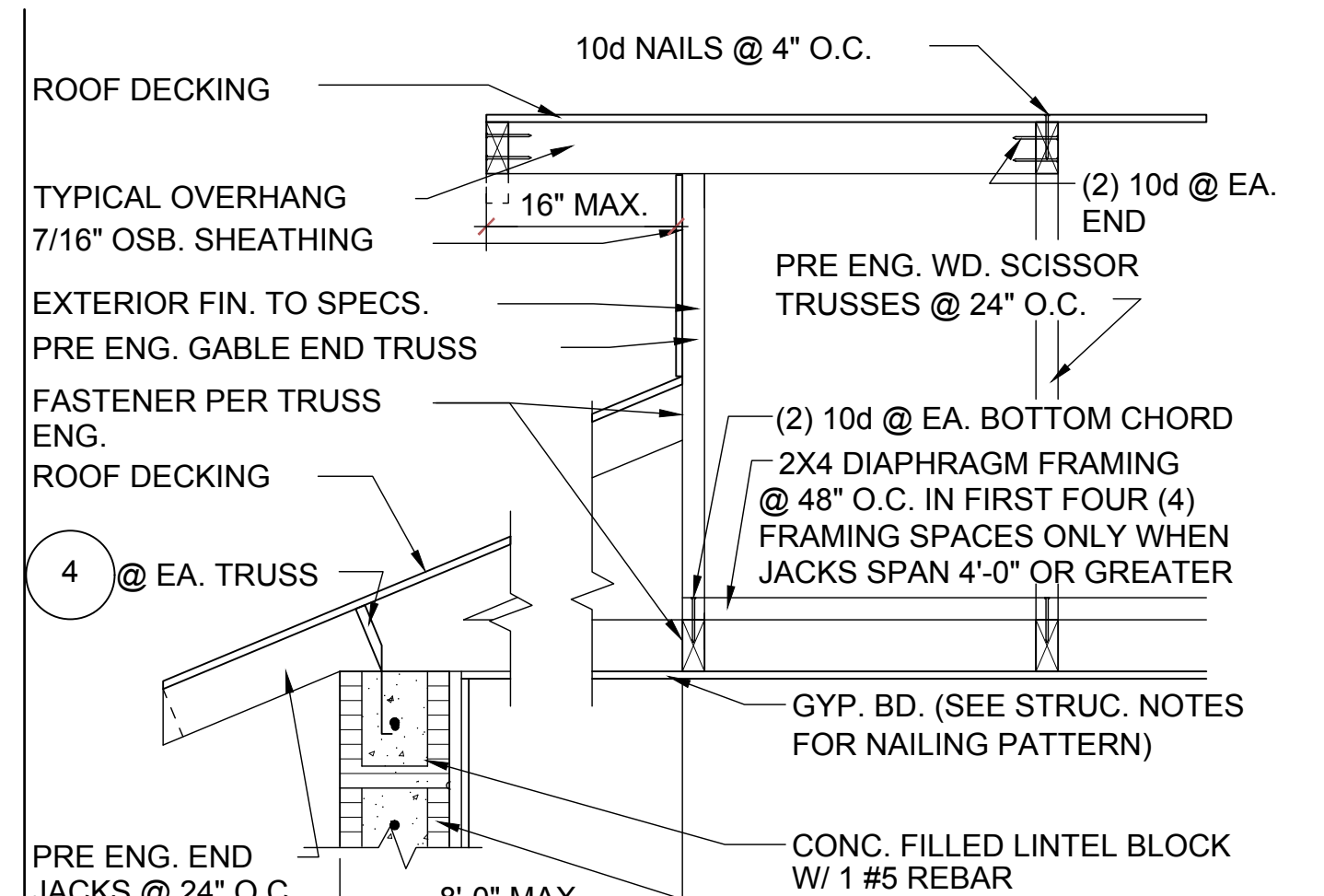
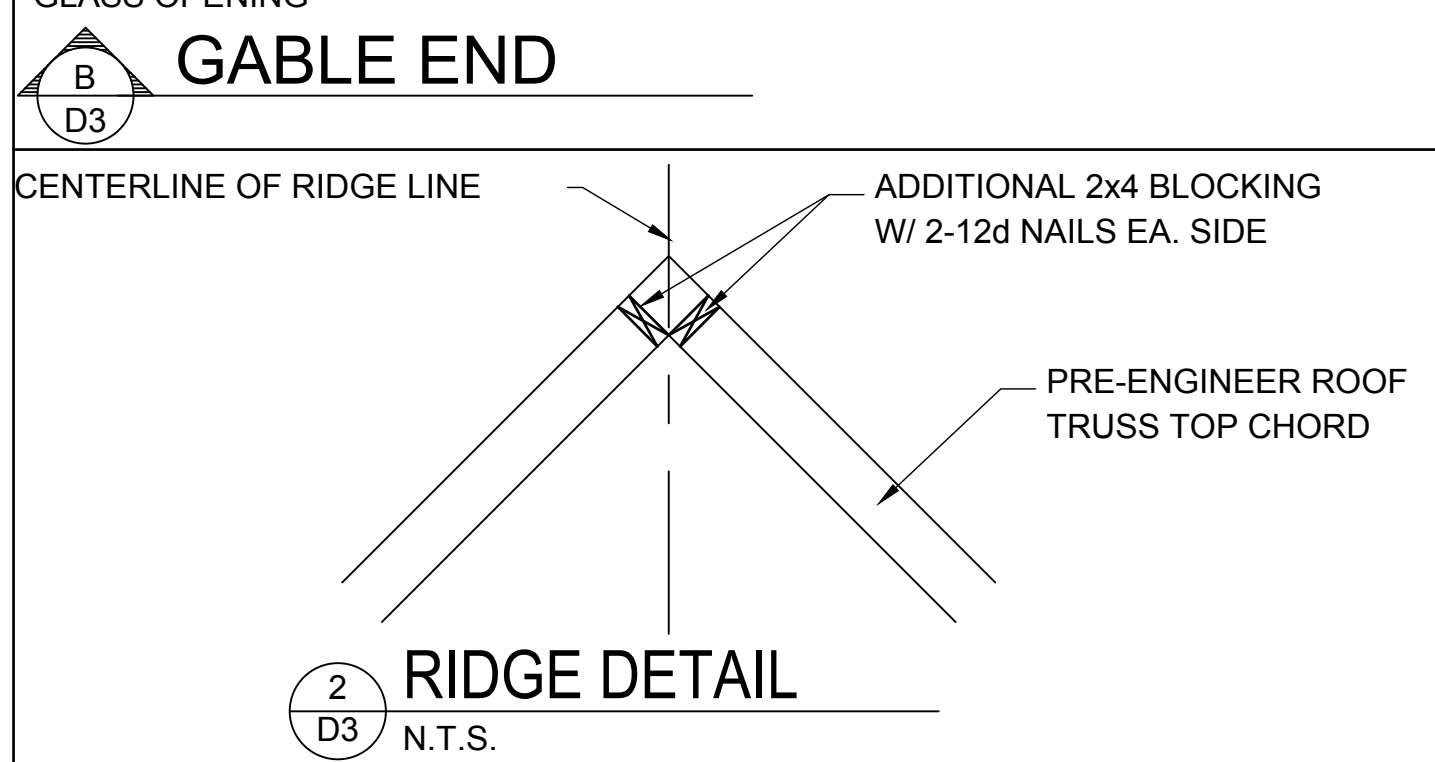
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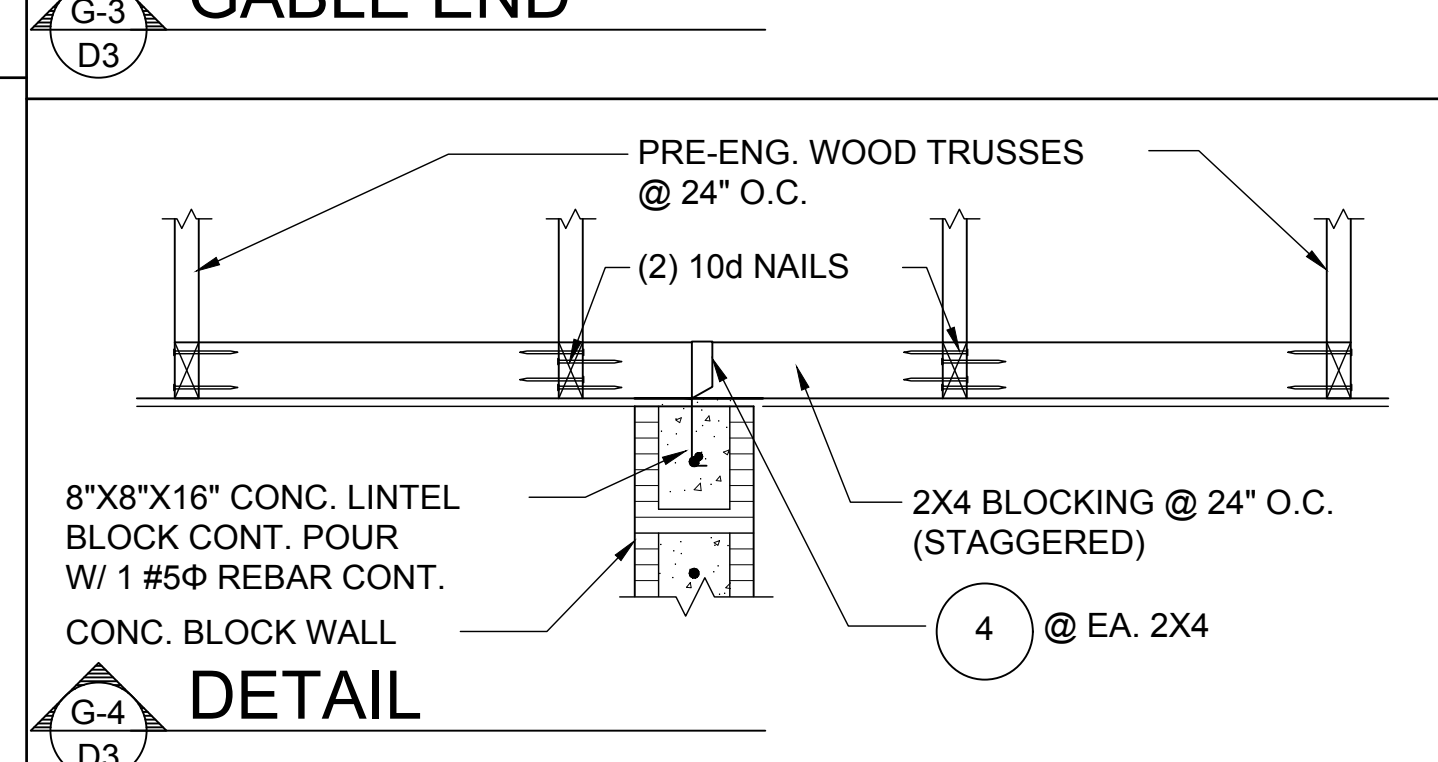
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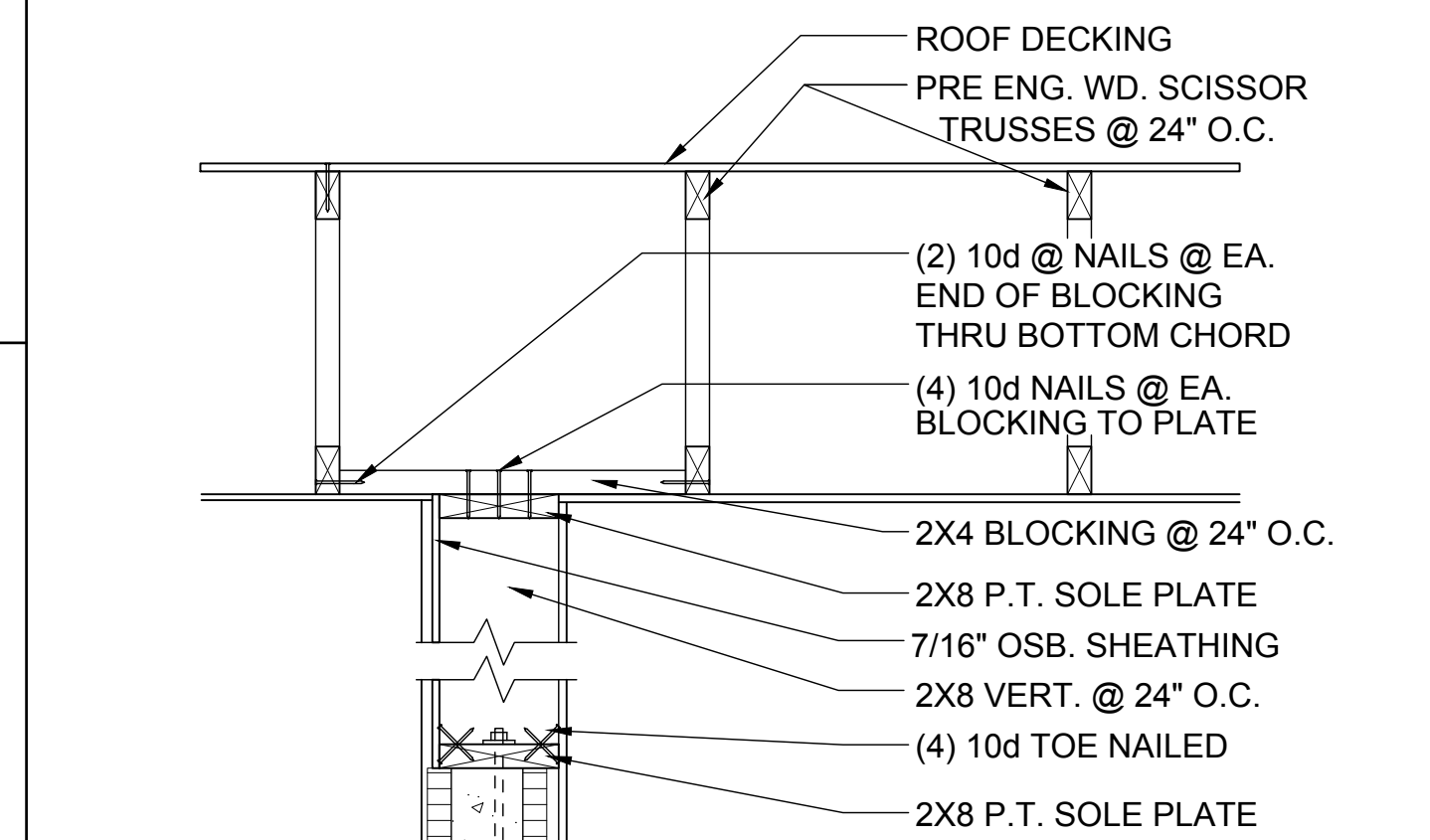
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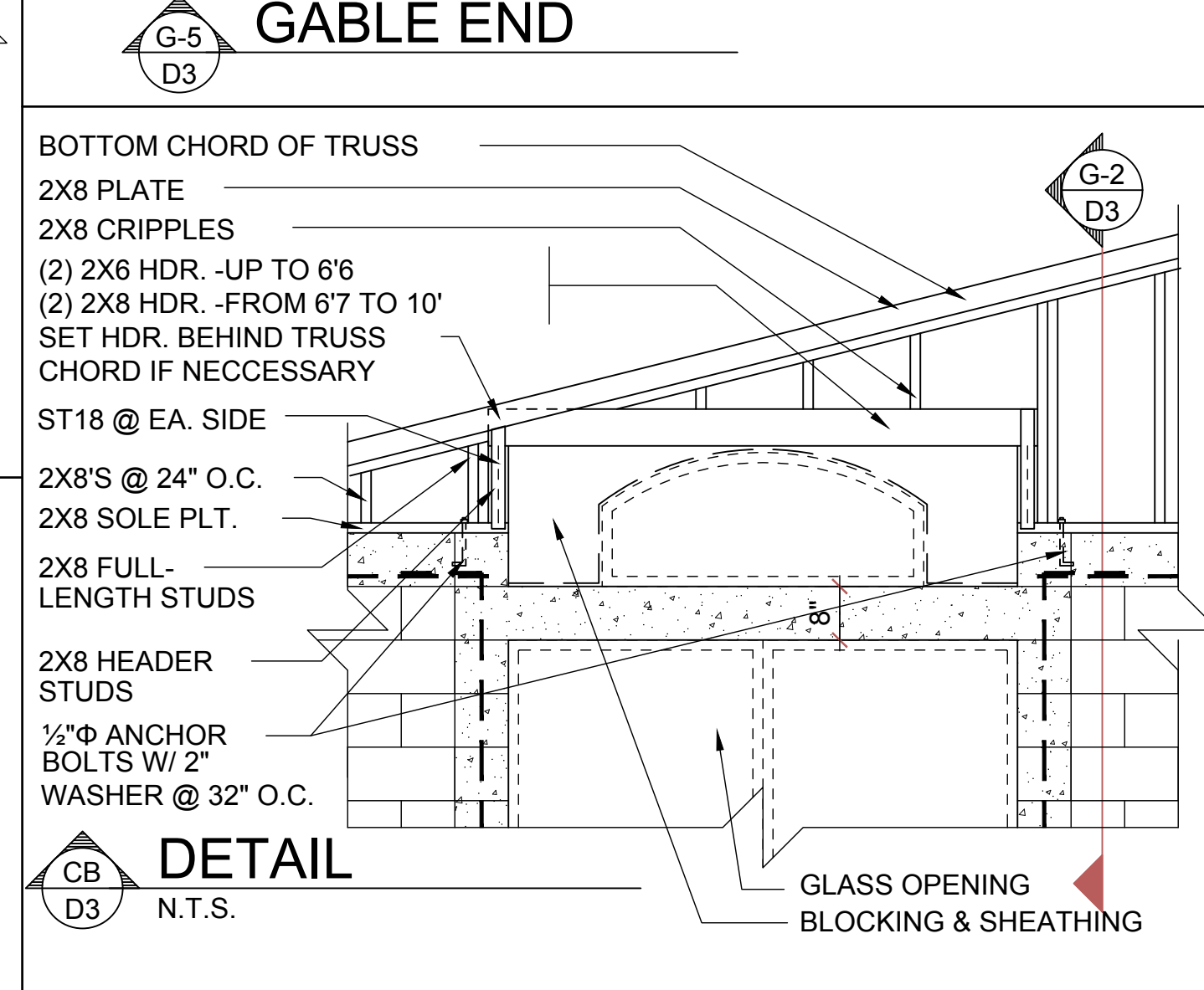
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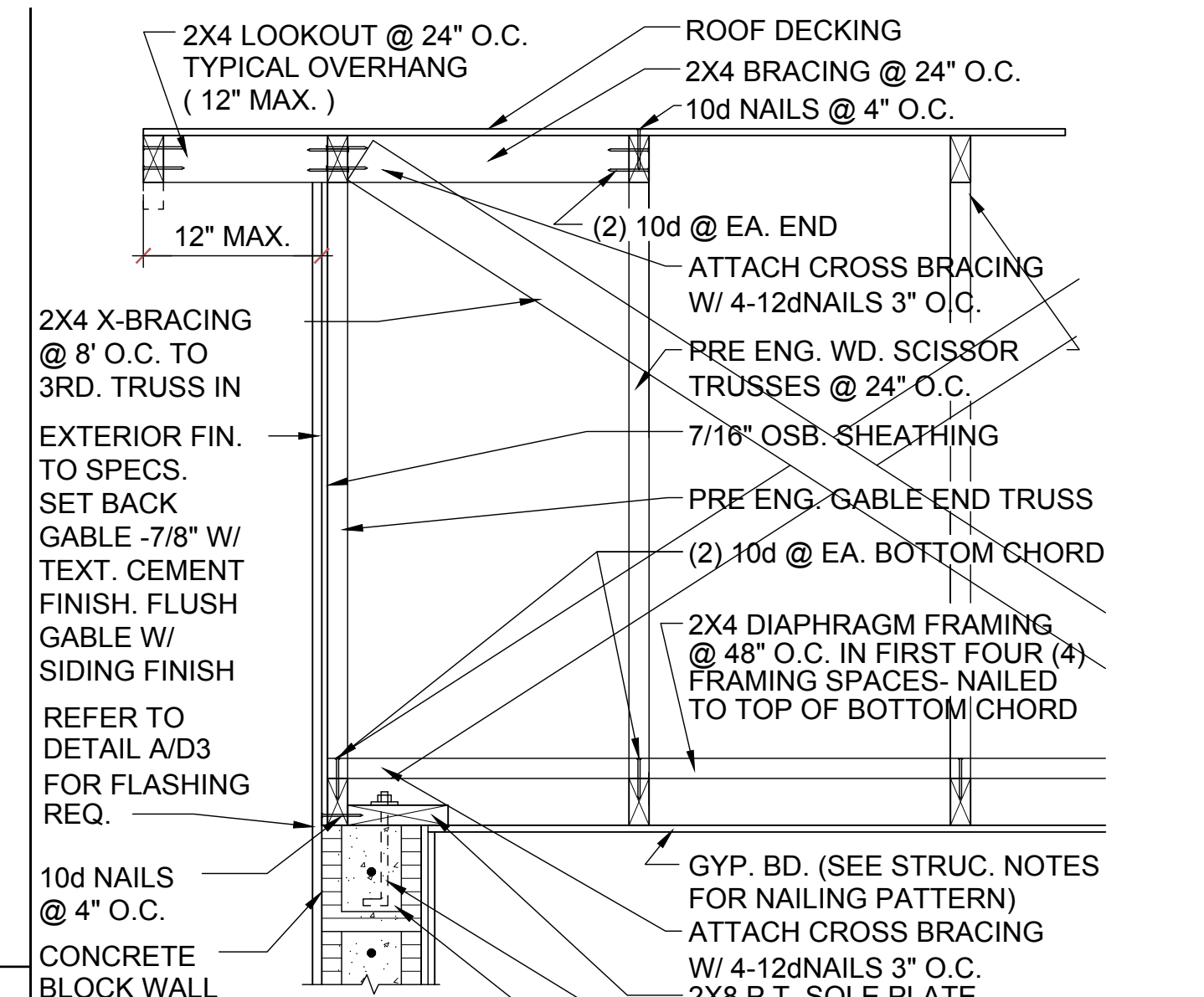


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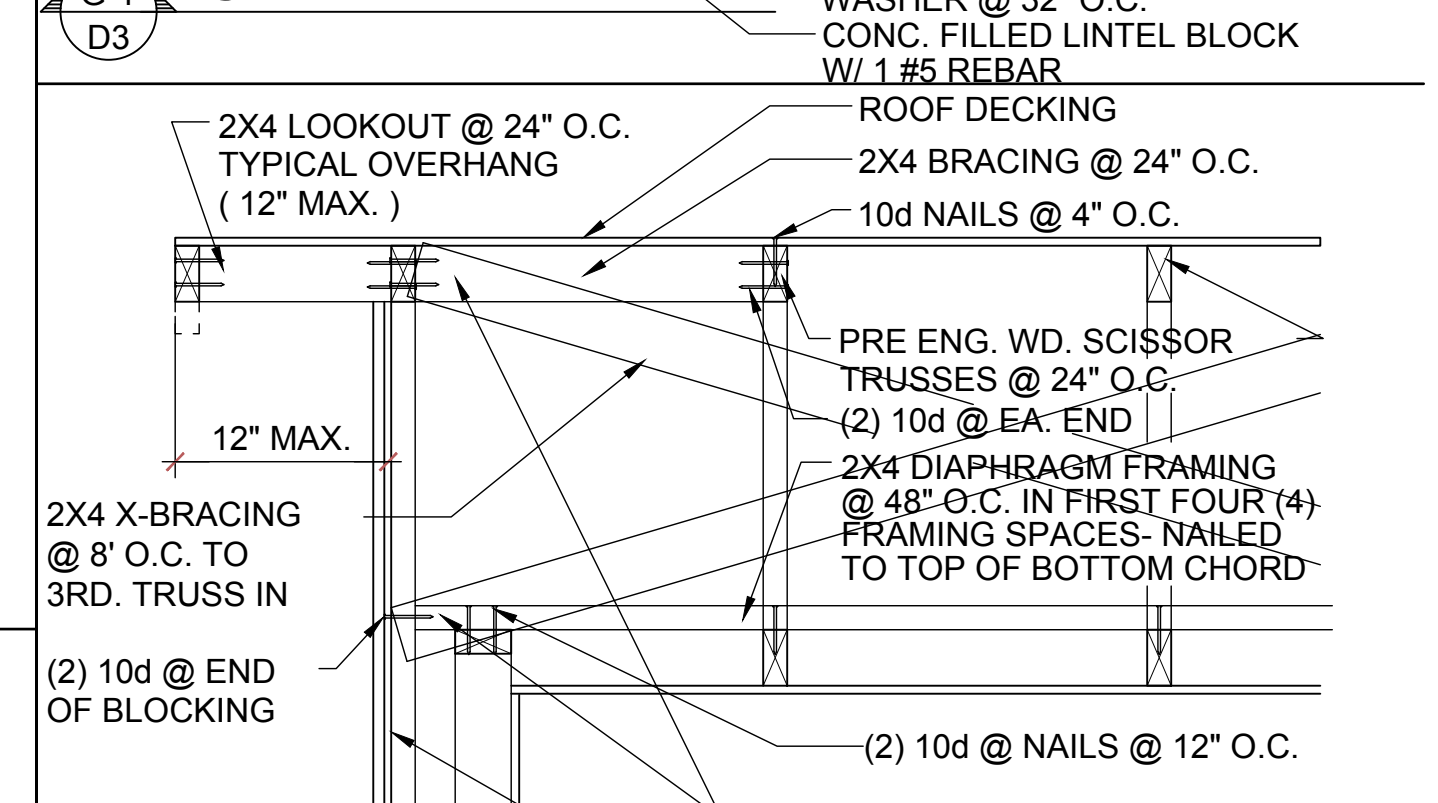


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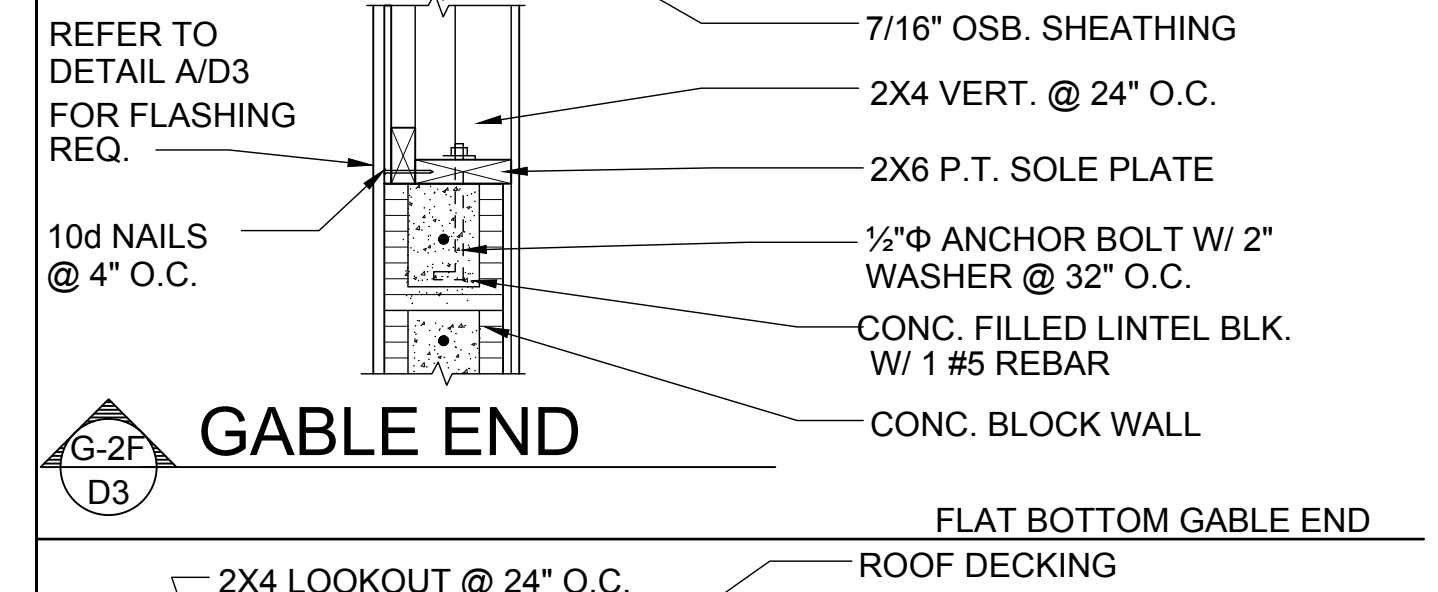
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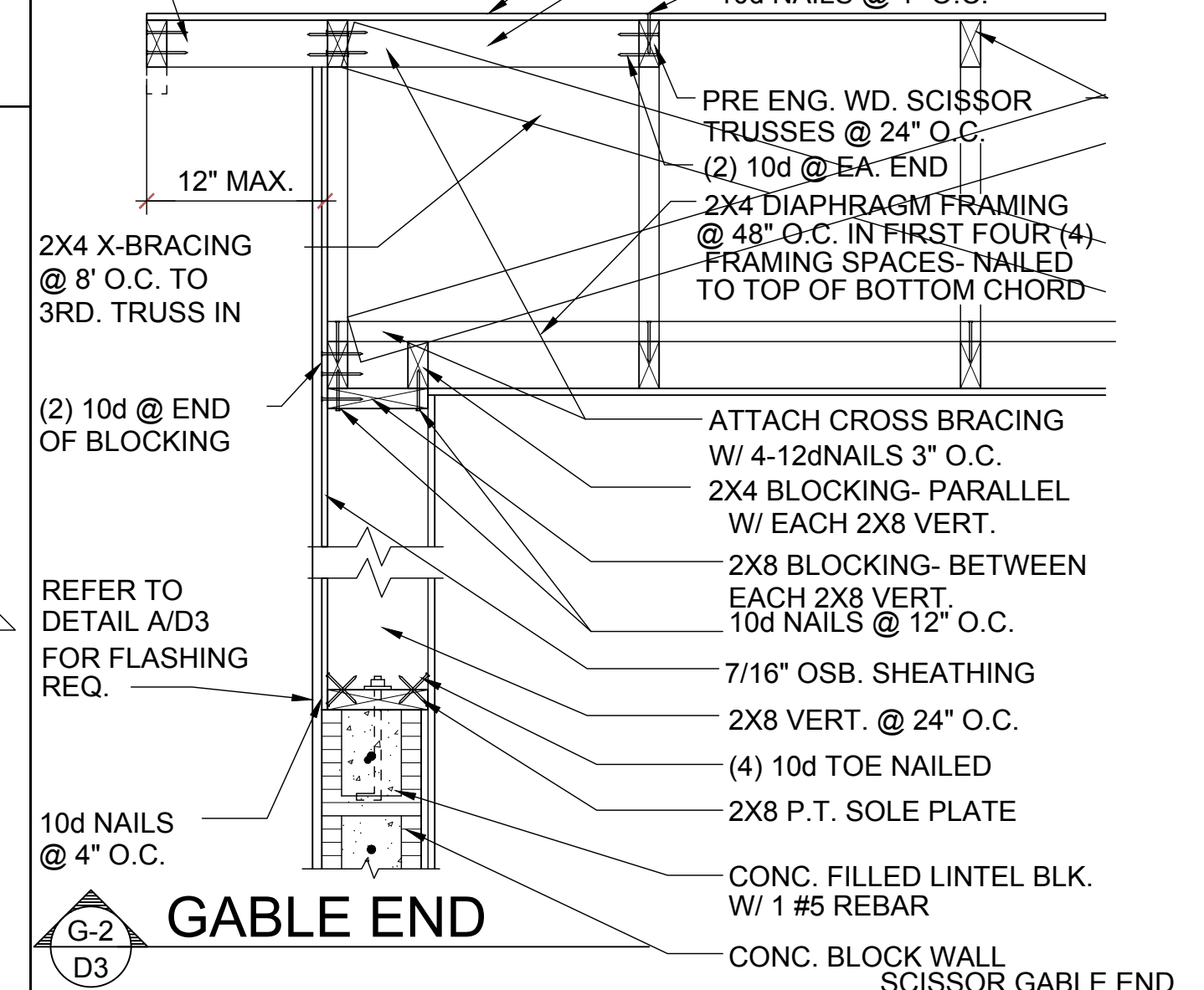
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GABLE END



GABLE END



GABLE END

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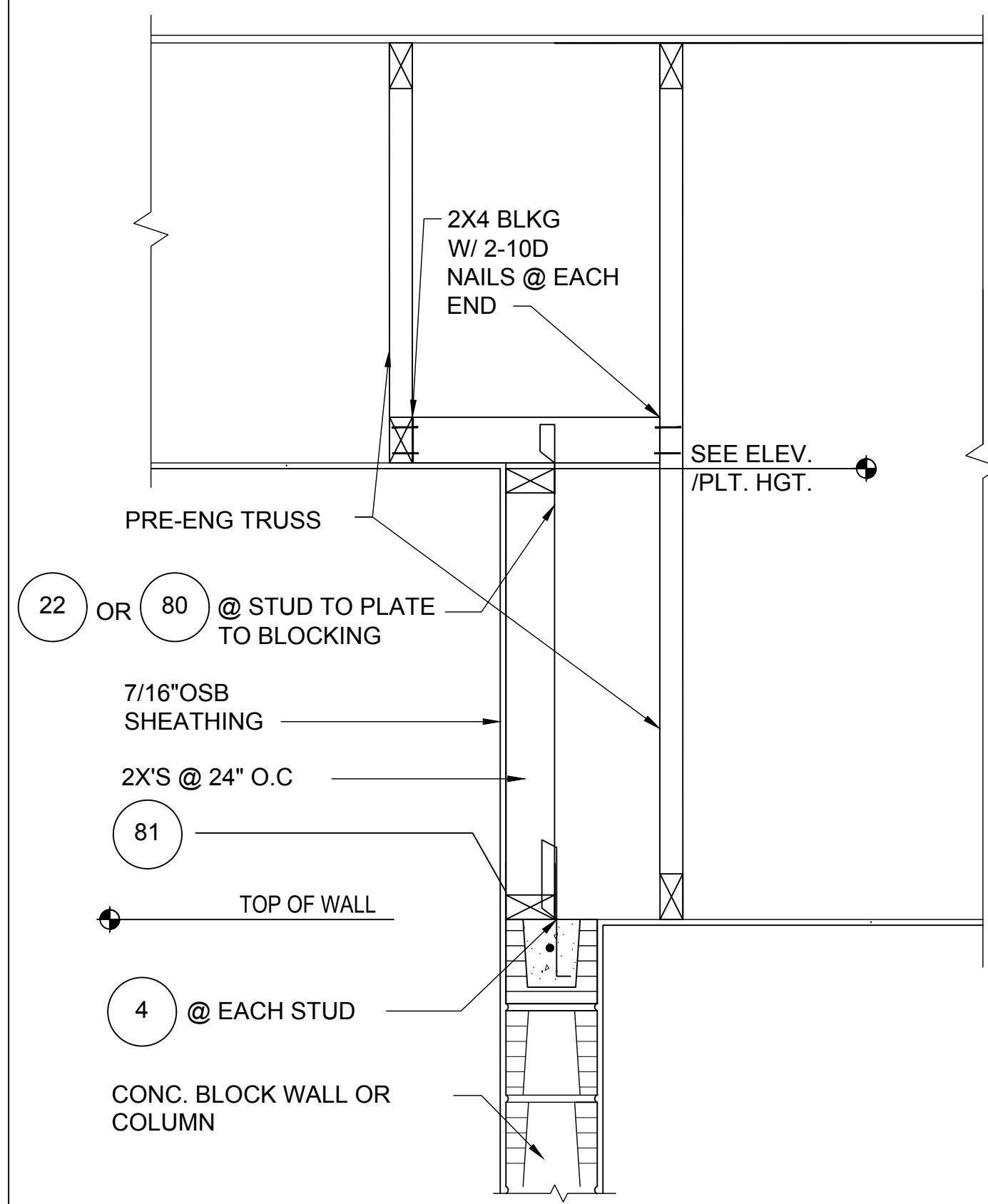
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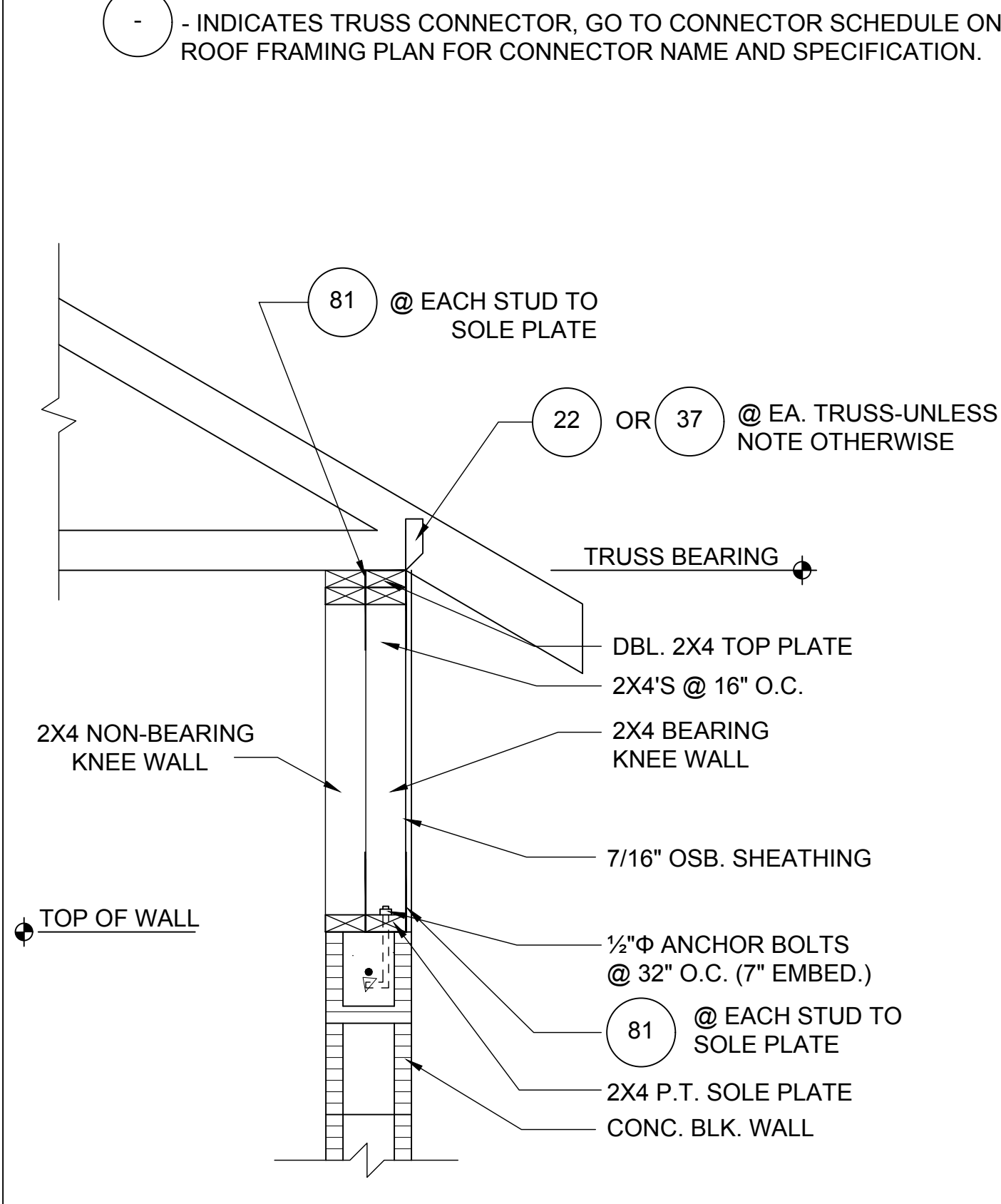
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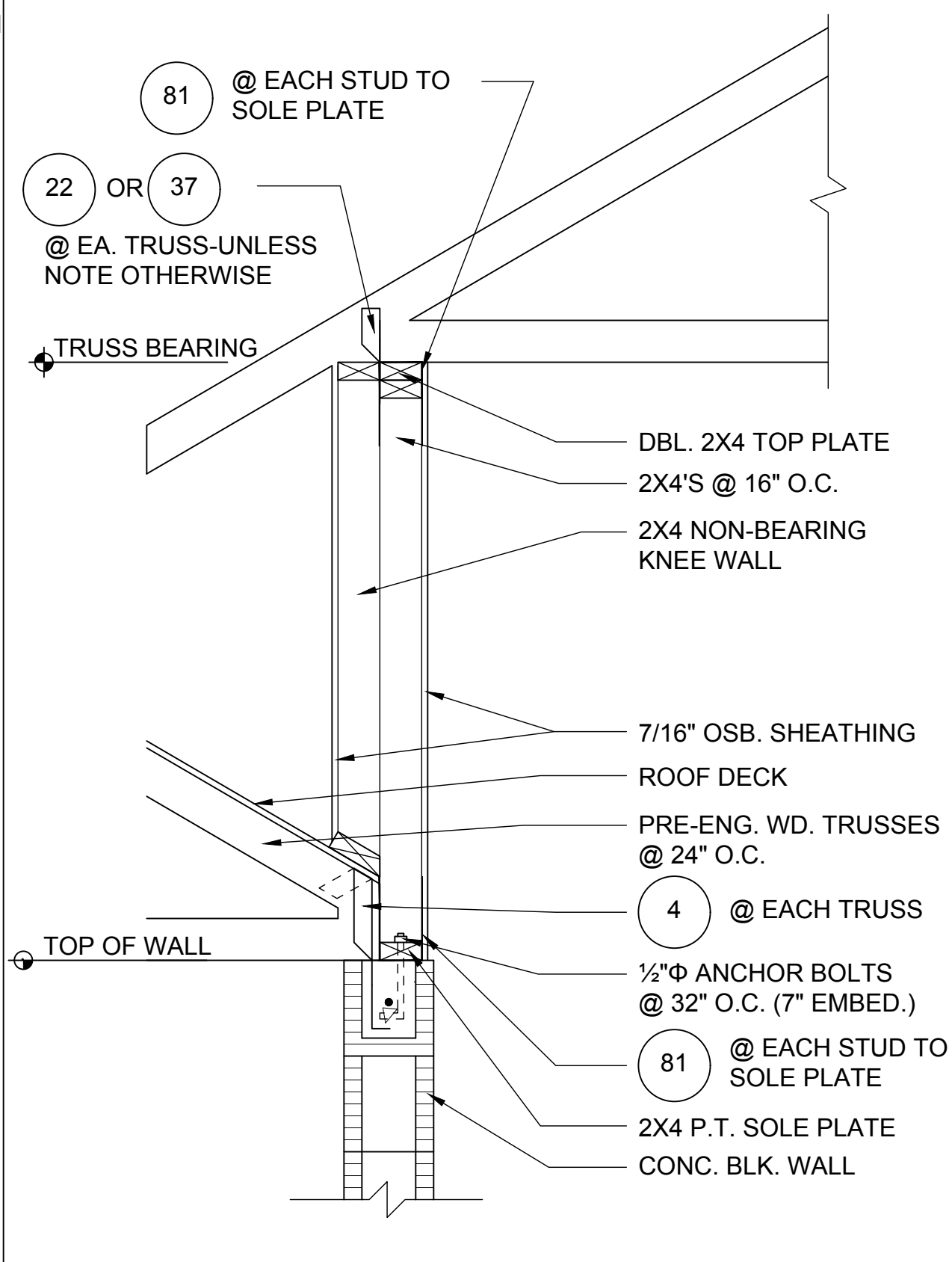
STRUCTURAL DETAILS
D3



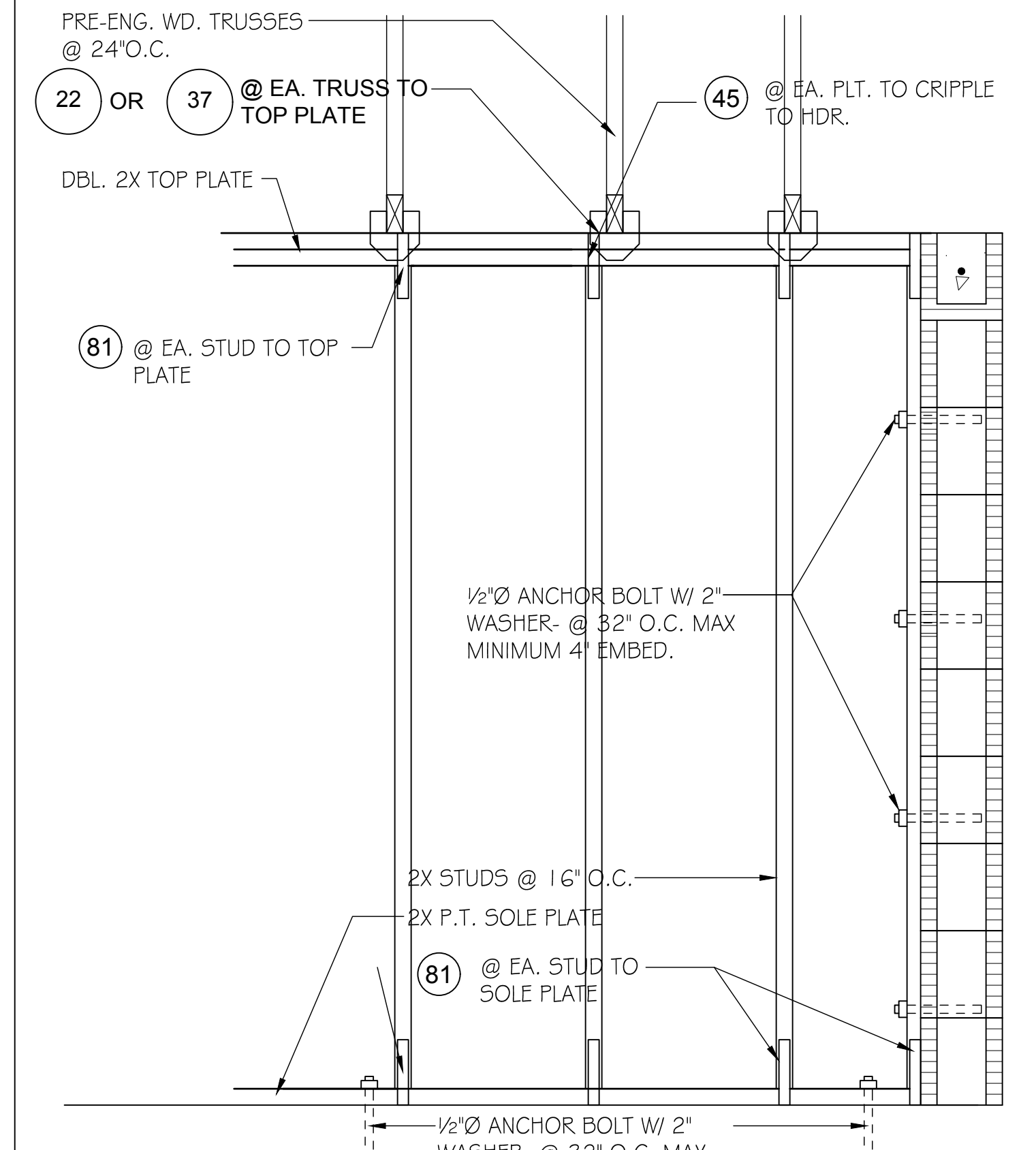
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D4
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



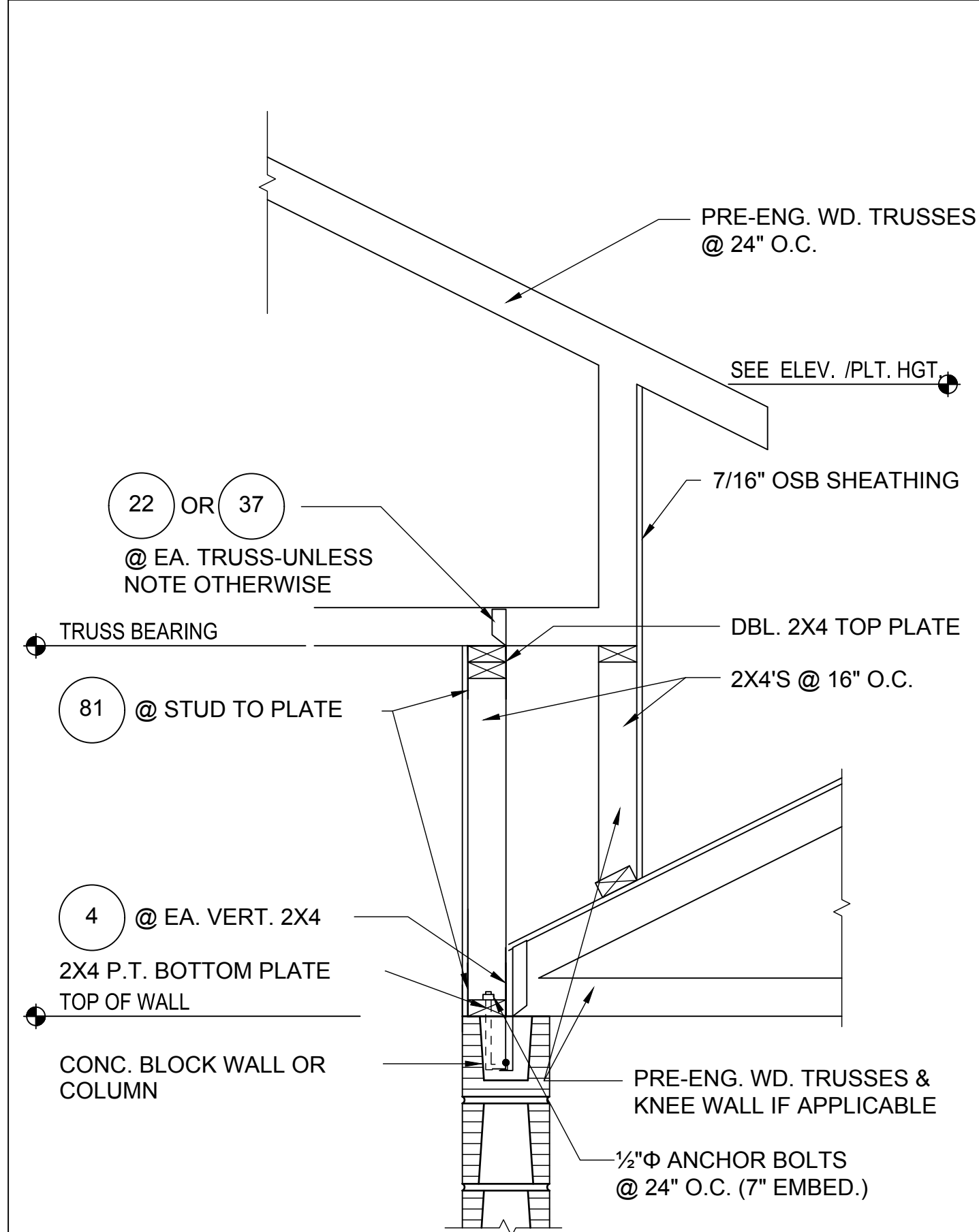
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D4
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



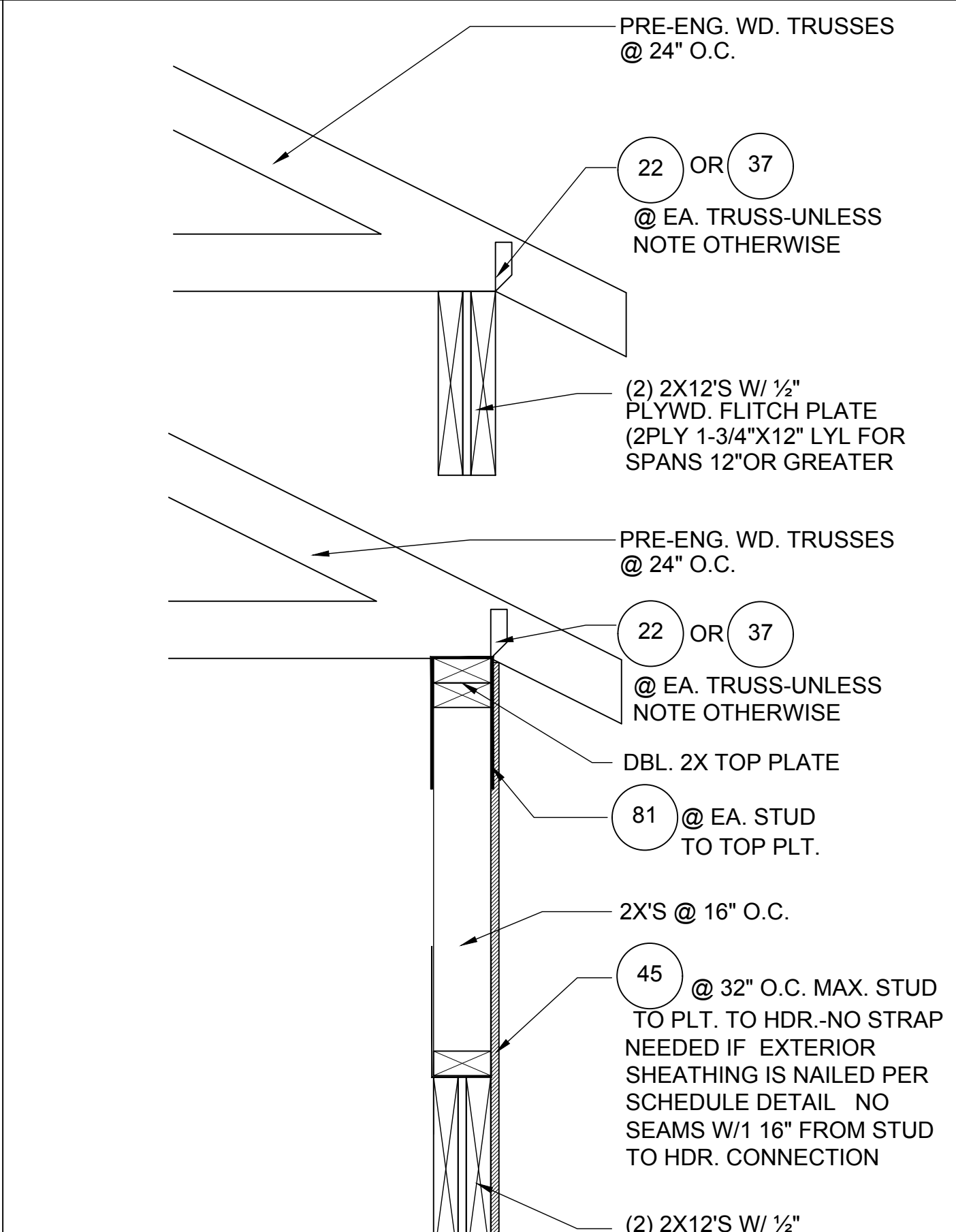
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DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



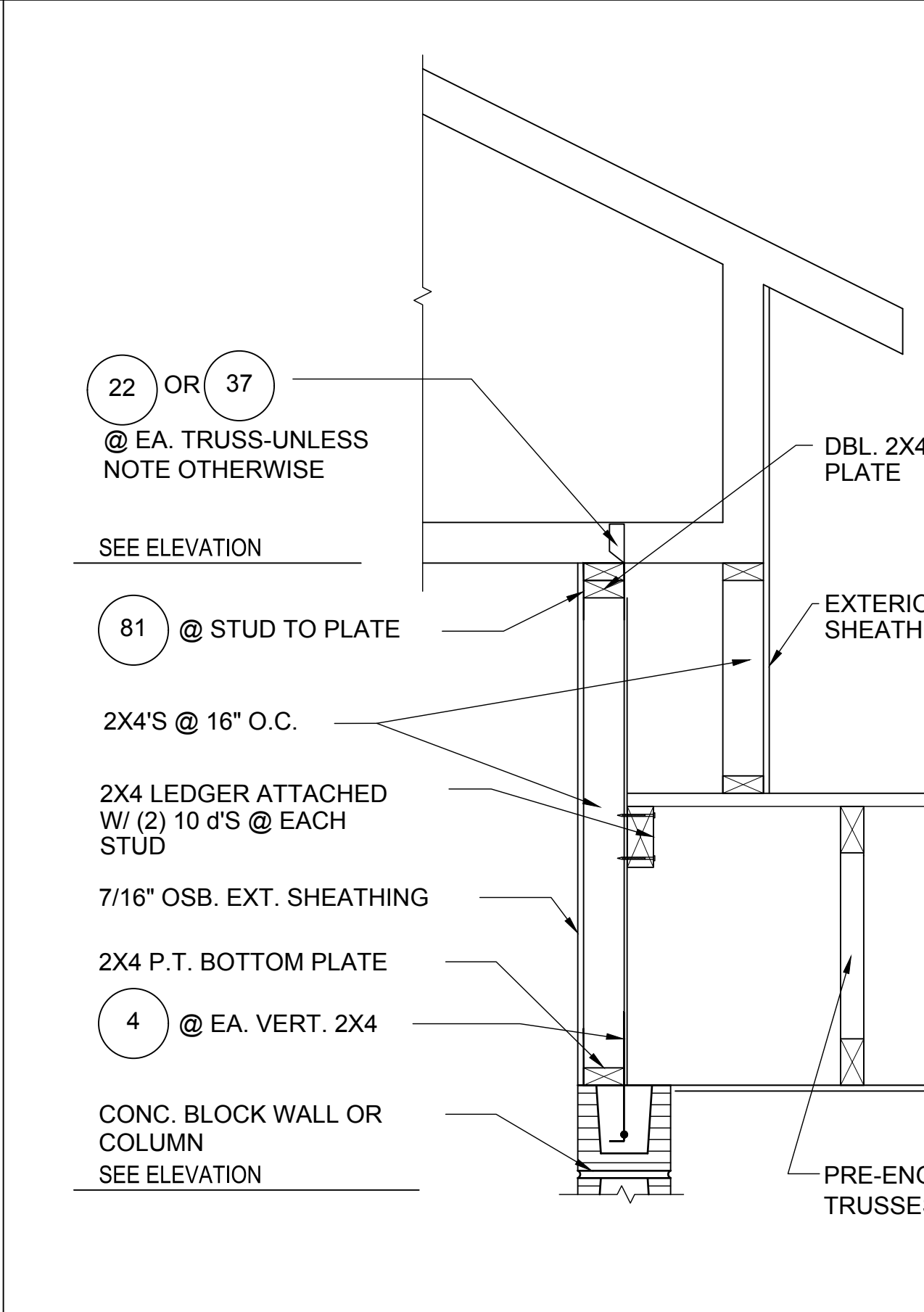
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DETAIL
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(BEARING WALL W/ UPLIFT)



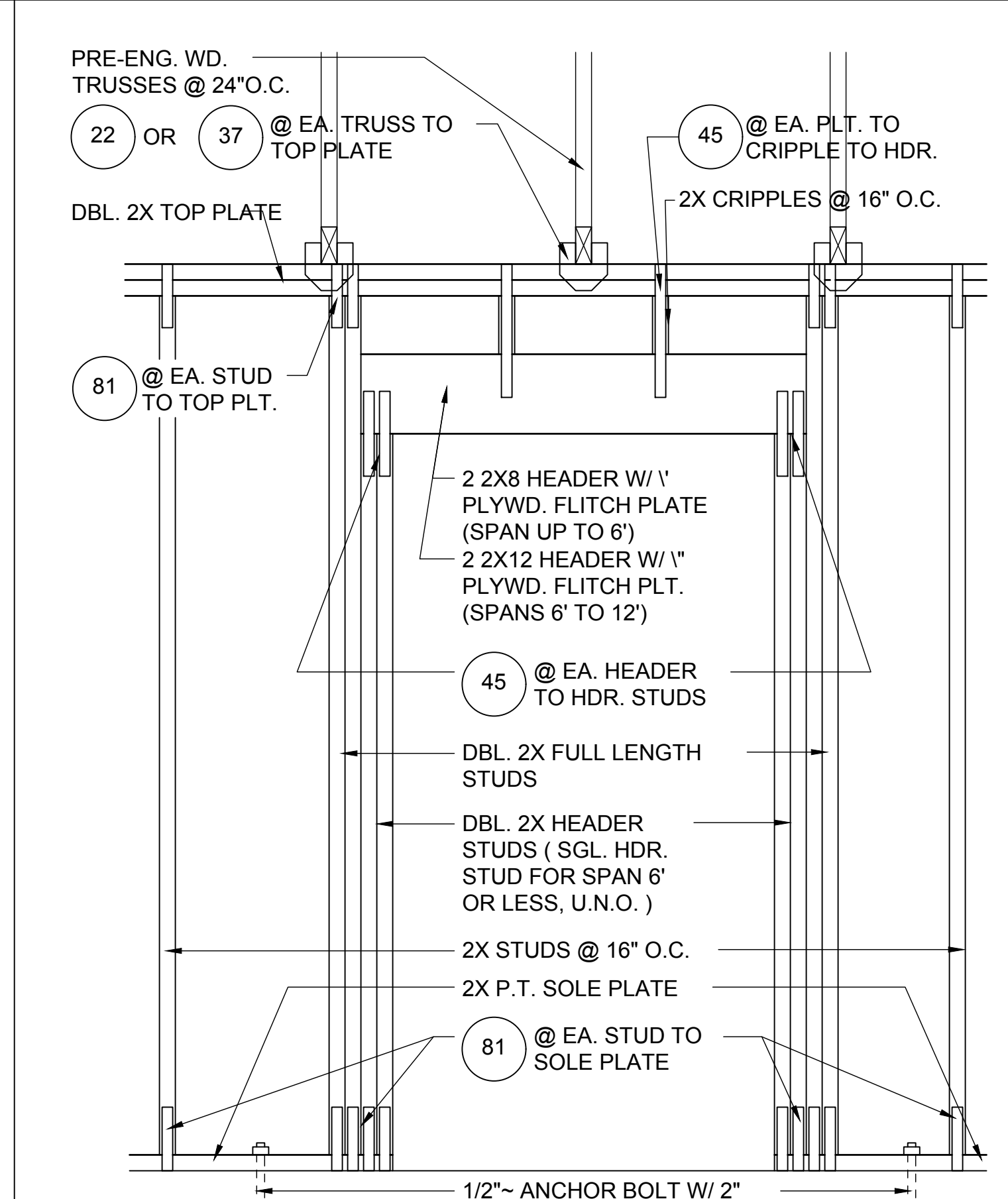
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D4
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



5
D4
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



6
D4
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



8
D4
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)
(BEARING WALL W/ UPLIFT)

○ - INDICATES TRUSS CONNECTOR, GO TO CONNECTOR SCHEDULE ON ROOF FRAMING PLAN FOR CONNECTOR NAME AND SPECIFICATION.

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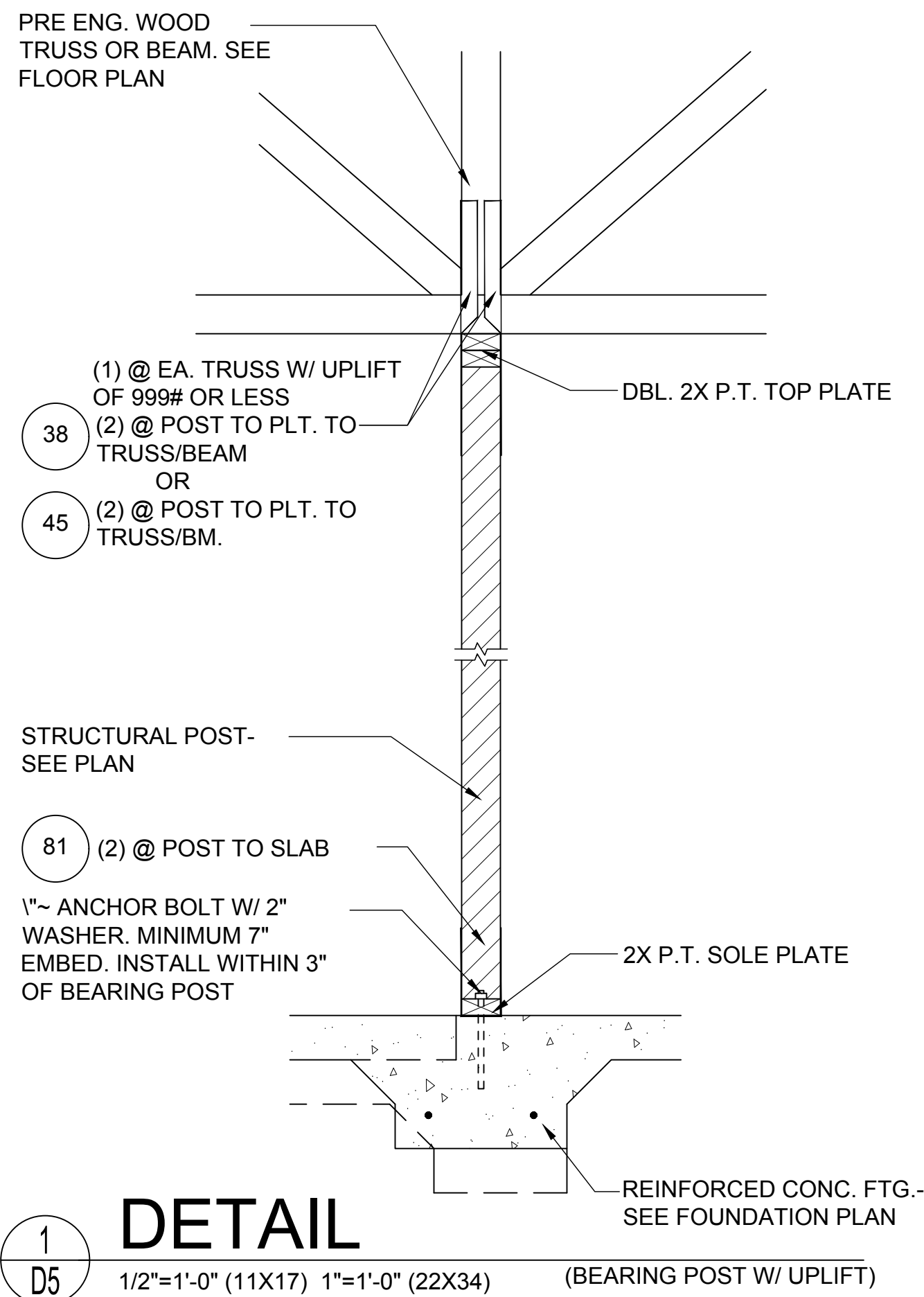
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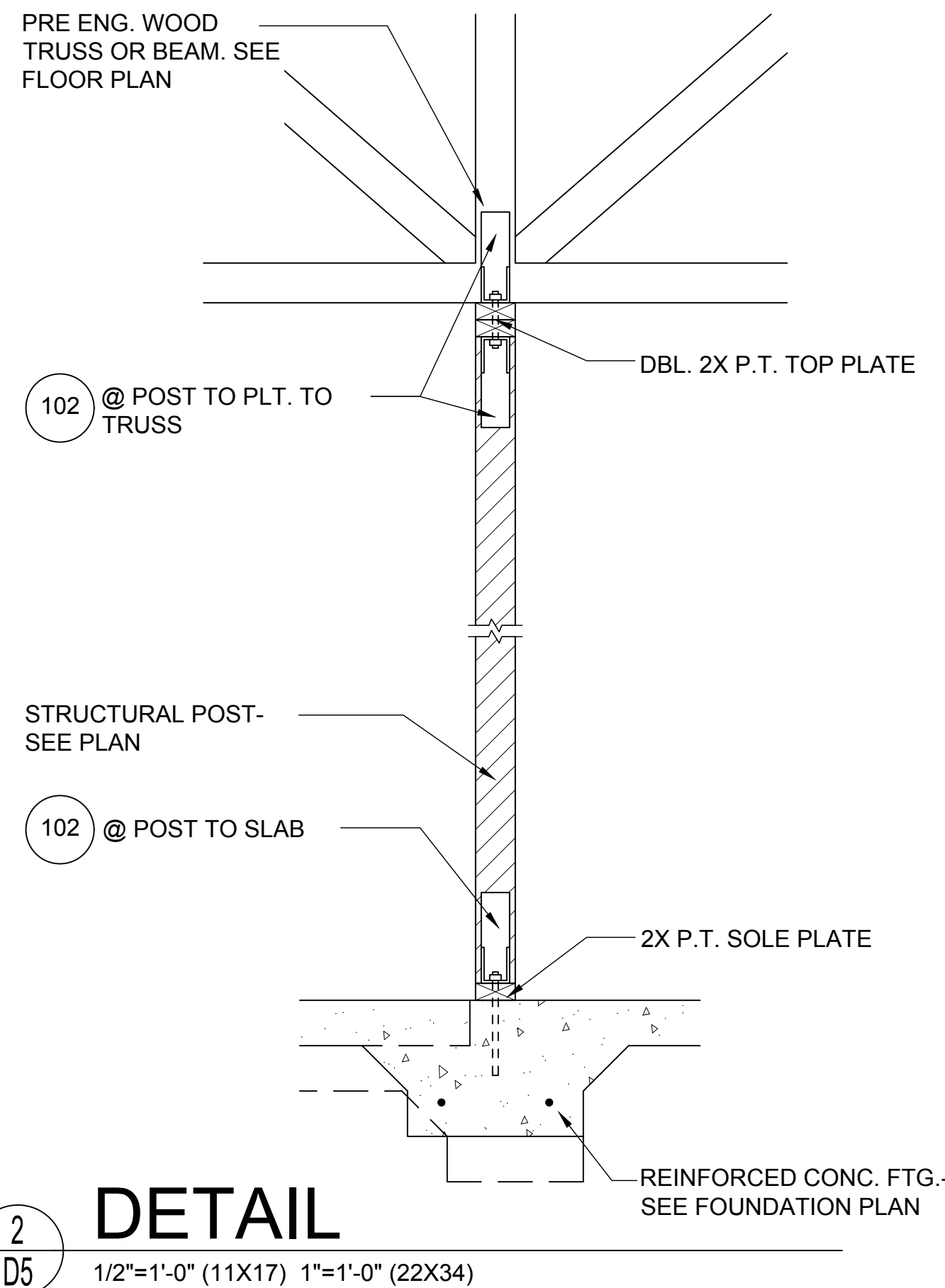
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STRUCTURAL
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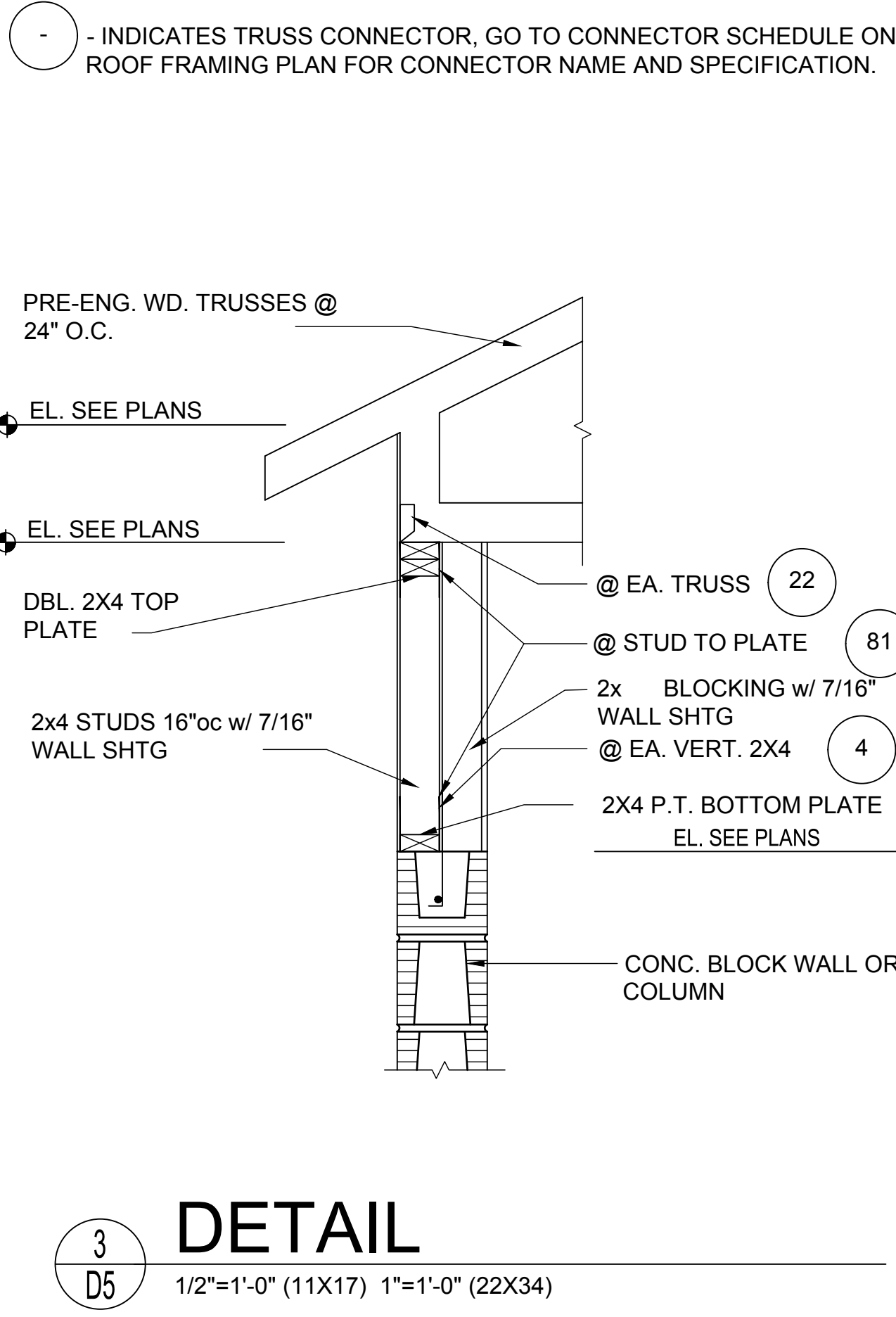
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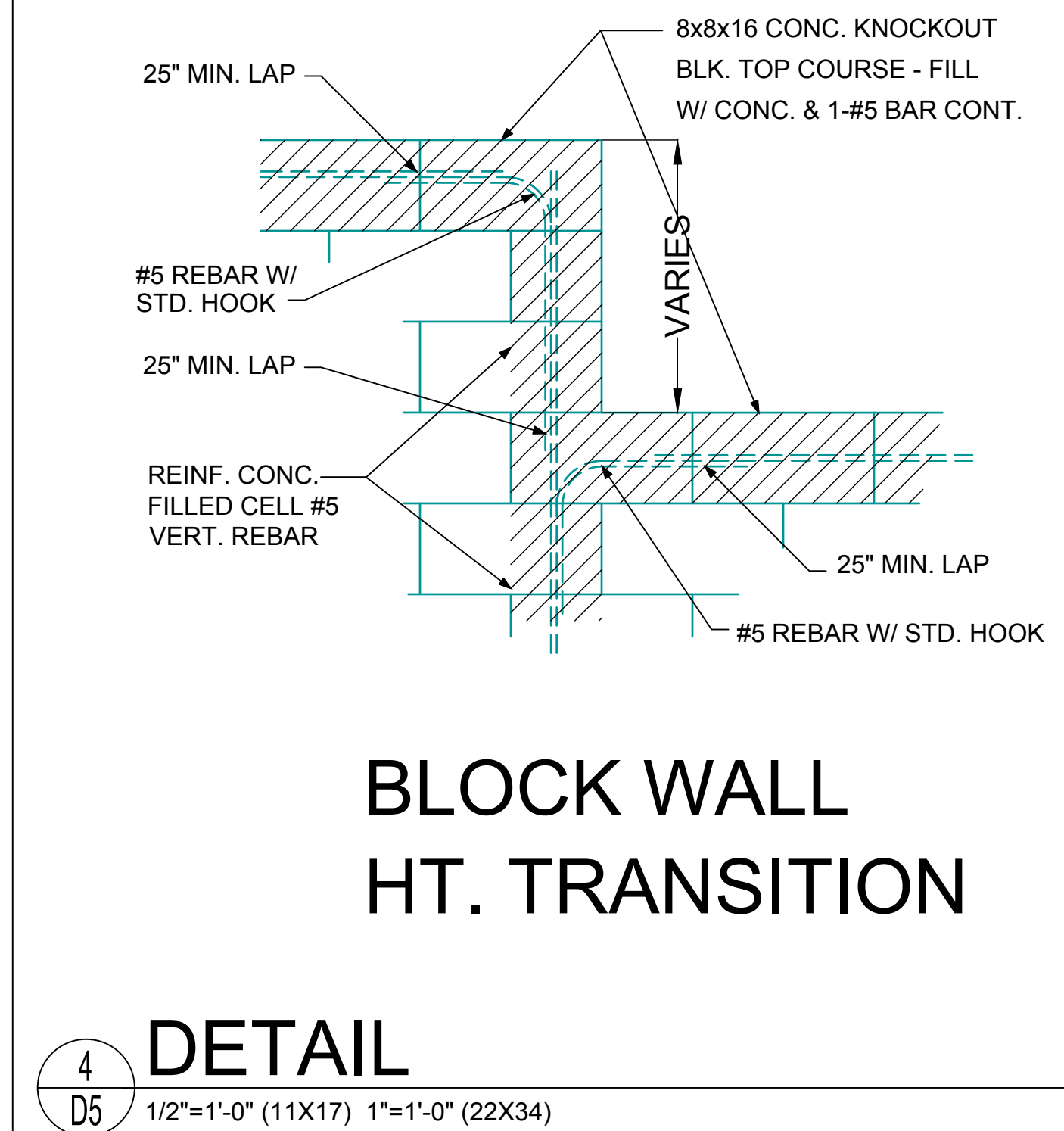
1
D5 1/2"=1'-0" (11X17) 1"=1'-0" (22X34) (BEARING POST W/ UPLIFT)



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



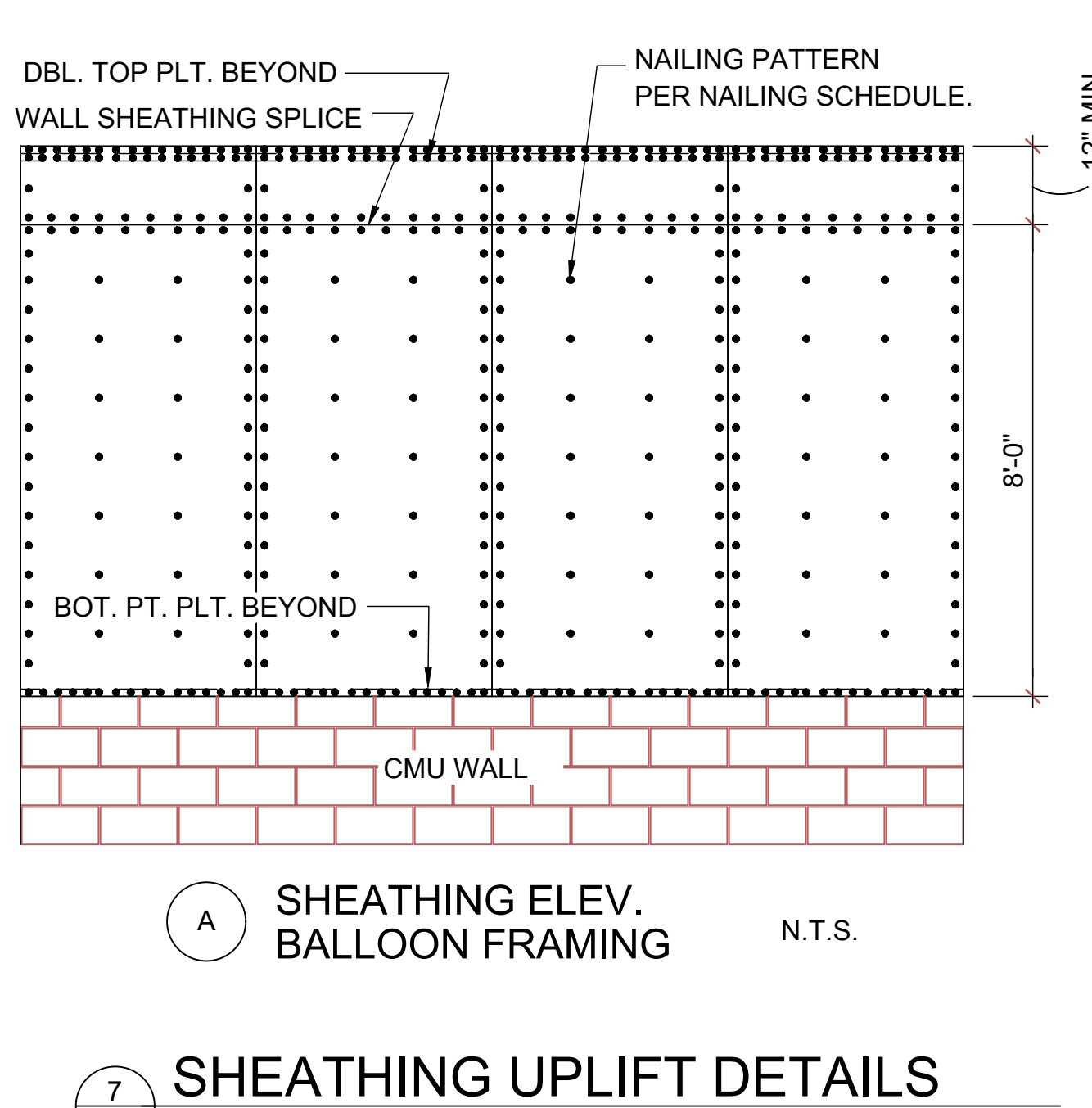
3
D5 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



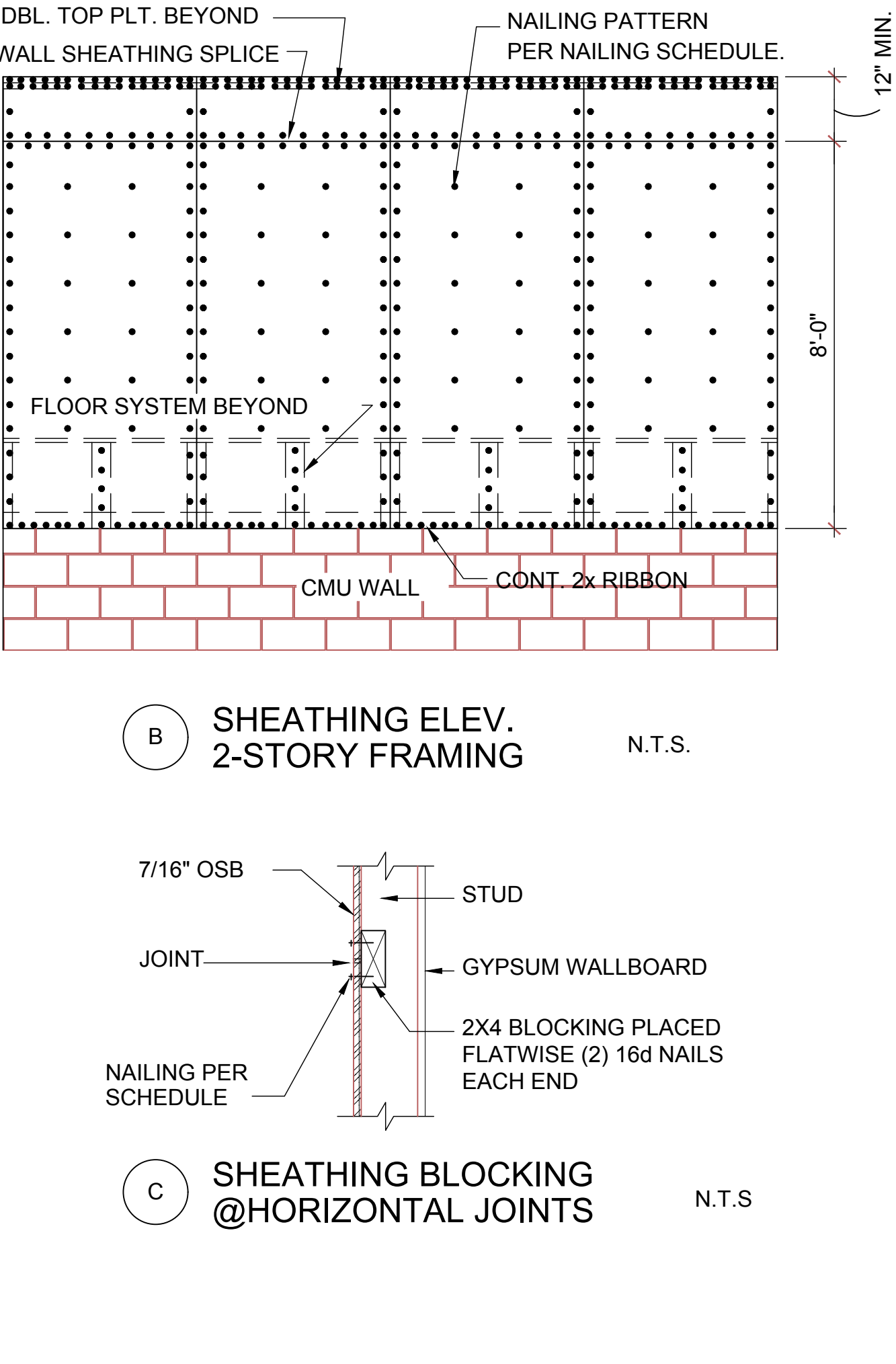
4
D5 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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

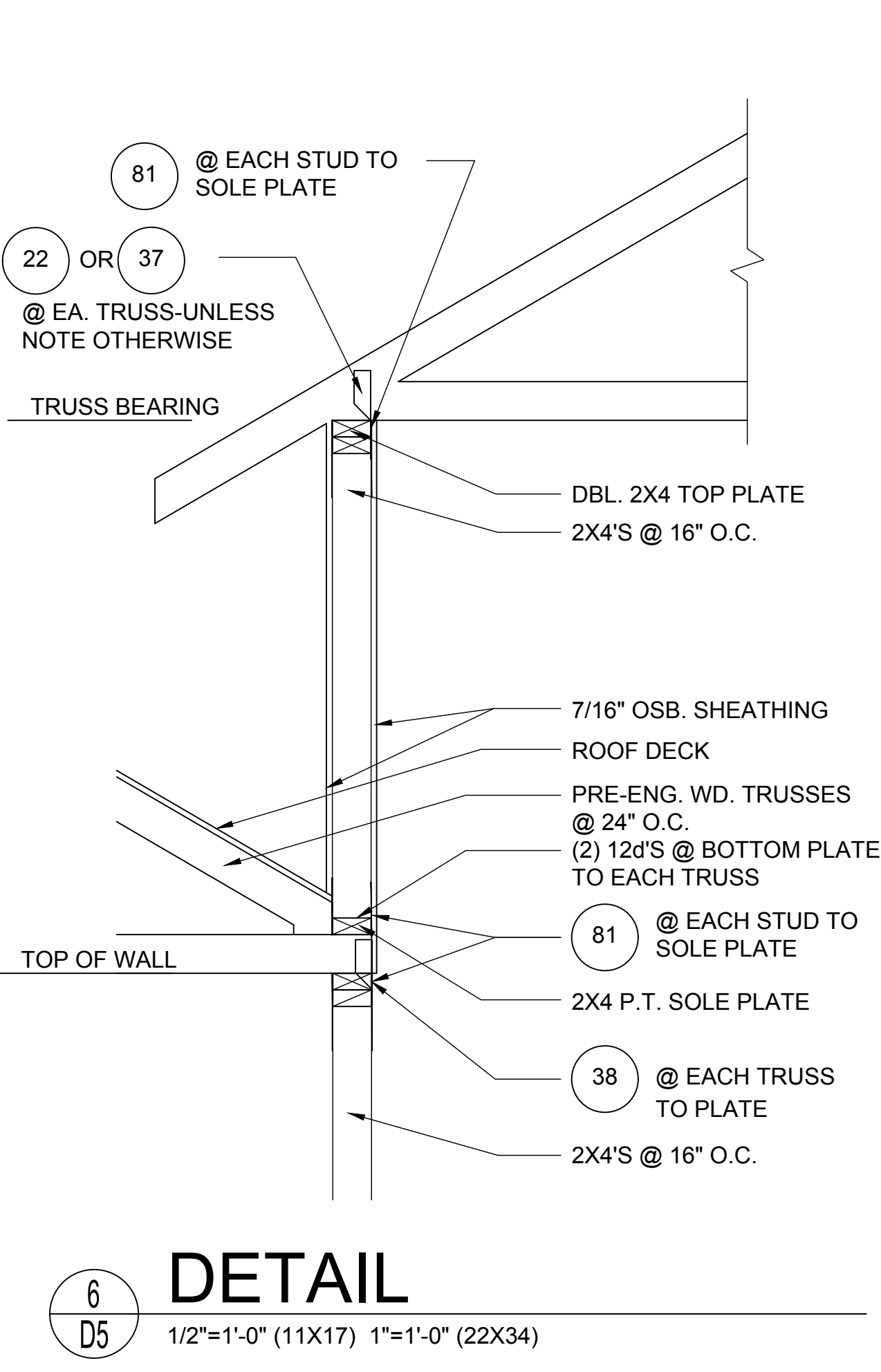
NAILING SCHEDULE:
(2) ROWS @ 3" O.C. AT TOP AND (1) ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



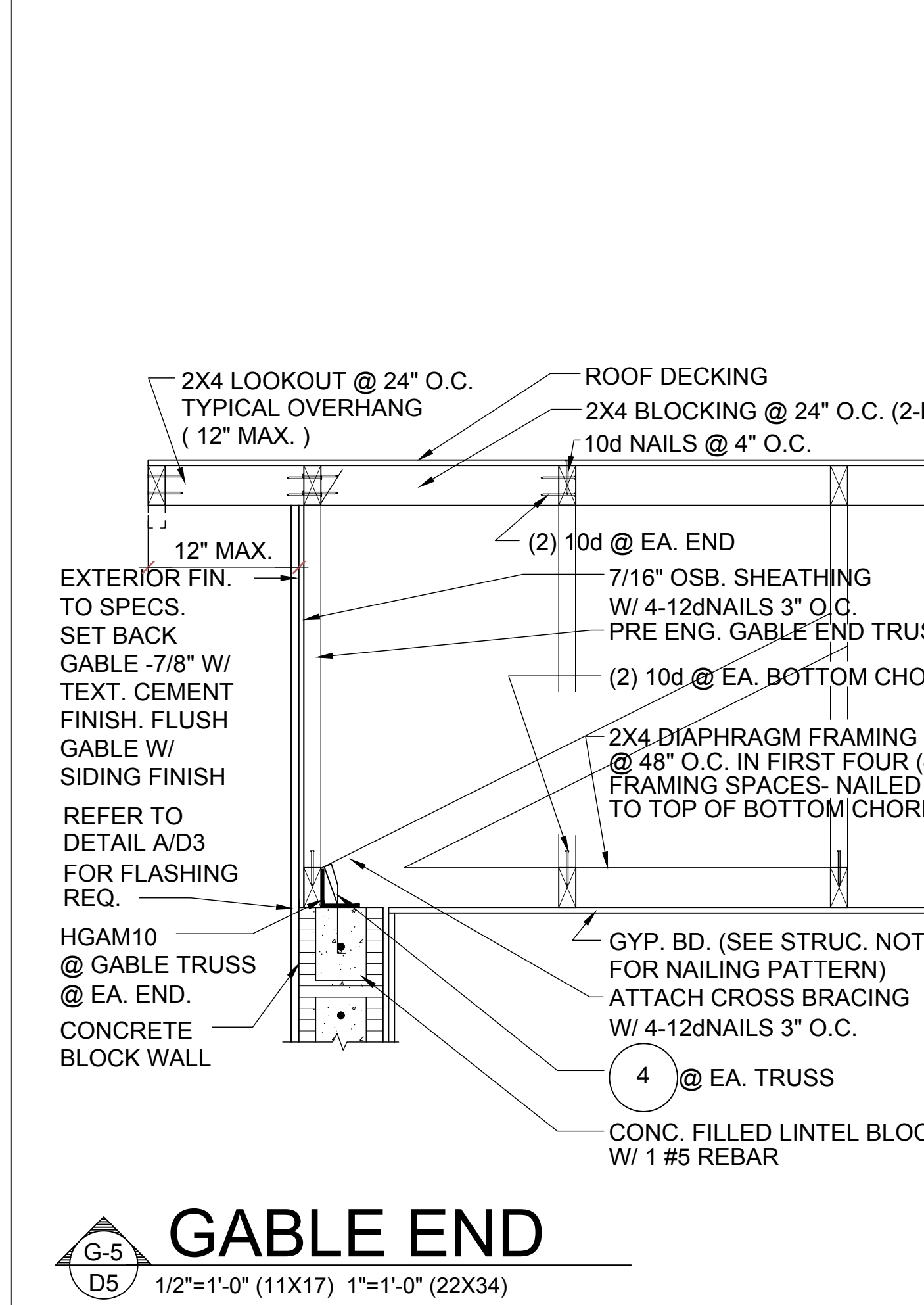
7
D5 SHEATHING UPLIFT DETAILS



B SHEATHING ELEV. 2-STORY FRAMING N.T.S.
C SHEATHING BLOCKING @ HORIZONTAL JOINTS N.T.S.



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



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

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MJS designers group
residential-commercial-architecture

AIBD

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Park Square HOMES

ISSUE DATE	01/07/2021
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	S.B.
DESIGNED BY:	MJS

STRUCTURAL DETAILS
D5

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