



PARADISO GRANDE TOWNHOMES



4-UNIT: (NAUTILUS, LATITUDE)

PAD SIZE 88'-0" x 70'-0"

SHEET INDEX:

A0	COVER SHEET
A1	SLAB PLAN
A2	FIRST FLOOR OVERALL
A3	SECOND FLOOR OVERALL
A4	FLOOR PLAN- "NAUTILUS"
A5	FLOOR PLAN- "LATITUDE"
A6	ELEVATIONS- ELEV. "A"
A7	ELEVATIONS- ELEV. "B"
A8	BUILDING SECTIONS & ROOF LAYOUT- ELEV. "A"
A9	BUILDING SECTIONS & ROOF LAYOUT- ELEV. "B"
A10	STAIR SECTION
A11	ARCHITECTURAL DETAILS
E1	ELECTRICAL LAYOUT- "NAUTILUS"
E2	ELECTRICAL LAYOUT- "LATITUDE"
S1.0	HELICAL PILE NUMBER LOCATION
S1.1	HELICAL PILE FOUNDATION PLAN
S1.2	FOUNDATION PLAN (DOWEL LOC.)
S1.3	2ND FLOOR DOWEL PLAN
S2	FIRST FLR. LINTEL PLAN
S3	SECOND FLR. LINTEL PLAN
S4	FLOOR TRUSSES
S5	ROOF TRUSSES- ELEV. "A"
S6	DETAILS
D1	STRUCTURAL DETAILS
D2	STRUCTURAL DETAILS
D3	STRUCTURAL DETAILS
D4	STRUCTURAL DETAILS
D5	STRUCTURAL DETAILS
D6	STRUCTURAL DETAILS

REVISION SCHEDULE:

NO.	DATE	DESCRIPTION	BY:
1	09/09/21	DEVELOPED NEW CD'S FOR 4-UNIT 2-STORY CMU (PARADISO GRANDE)	C.C.
2	11/05/21	REVISED ELEVATIONS TO REFLECT A SINGLE HUNG WINDOW I/O OF FIXED GLASS IN THE FRONT ELEVATION BEDROOMS AND DINING ROOM. / REVISED FIRE SEPARATION DETAIL FROM RAKED CONC. BEAM TO UL 373 IN ATTIC SPACE	C.C.
3	02/01/22	UPDATED UNIT NAMES TO NAUTILUS AND LATITUDE	C.C.
4	09/09/22	REMOVED STUCCO TRIM OVER GARAGE DOOR.	C.C.
5	02/10/23	REVISED MODEL PER VARIOUS EMAILS RECEIVED FROM PSH - SEE JOB FOLDER FOR DETAILS	C.C.
6	03/30/23	APPLIED REVISIONS RECEIVED FROM PSH	C.C.
7	05/16/23	APPLIED REVISIONS RECEIVED FROM PSH	C.C.
8	05/19/23	PERMIT REJECTIONS	C.C.
9	09/26/23	SHOW A FIBER GLASS UNIT SHOWER IN BATH #5 I/O RECESS.	G.P.
10	10/10/23	PROTOTYPE FRAME WALK REVISIONS	G.P.

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 INFILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	40
ROOMS OTHER THAN SLEEPING ROOMS	30
SLEEPING ROOMS	30
STAIRS	40

ANSI STANDARD FOR MEASURING HOUSES

THE ANSI STANDARD FOR MEASURING HOUSES: NATIONAL STANDARD Z98-1989 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 WERE 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 WERE 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:

AREA (SQ. FT.)	(+) VALUE DENOTES PRESSURE	(-) VALUE DENOTES SUCTION
10	(+) 28.4 / (-) 31.9	(+) 28.4 / (-) 38.4
20	(+) 28.1 / (-) 30.6	(+) 28.1 / (-) 36.7
50	(+) 26.3 / (-) 28.8	(+) 26.3 / (-) 33.2
100	(+) 25.0 / (-) 27.5	(+) 25.0 / (-) 30.6

GENERAL CONTRACTOR:

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

ENGINEERING KEY

DESIGN REQUIREMENTS
 A. ROOF LIVE LOAD IS 20 PSF
 B. FLOORS LIVE LOAD IS 40 PSF. BALCONIES, DECKS, STAIRS, LIVE LOAD IS 60PSF
 NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE (RESIDENTIAL 7TH EDITION)
 1. WIND EXPOSURE - CATEGORY (C)
 2. ULTIMATE WIND SPEED - 140MPH
 3. WIND IMPORTANCE FACTOR - 1.0
 4. INTERNAL PRESSURE COEFFICIENT - 18
 5. MAXIMUM PRESSURE FOR COMPONENTS AND CLADDING, 21 p.s.f./28.1 p.s.f. UNLESS NOTED OTHERWISE.
 6. SINGLE FAMILY RESIDENCE TO BE RISK CATEGORY II.

DESIGN STATEMENT

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

WIND PRESSURE AND SUCTION (PSF.)

AREA	(+) VALUE DENOTES PRESSURE	(-) VALUE DENOTES SUCTION
10	(+) 28.4 / (-) 31.9	(+) 28.4 / (-) 38.4
20	(+) 28.1 / (-) 30.6	(+) 28.1 / (-) 36.7
50	(+) 26.3 / (-) 28.8	(+) 26.3 / (-) 33.2
100	(+) 25.0 / (-) 27.5	(+) 25.0 / (-) 30.6

WIND PRESSURE AND SUCTION DIAGRAM

GENERAL PRESSURE NOTES

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

FLORIDA BUILDING CODE:

(FBC) 2020 (7TH EDITION)
 DESIGN CRITERIA:
 • 2020 FLORIDA BUILDING CODE (BUILDING) - 7TH EDITION.
 • 2020 FLORIDA BUILDING CODE (RESIDENTIAL) - 7TH EDITION.
 • 2020 FLORIDA BUILDING CODE (PLUMBING) - 7TH EDITION.
 • 2020 FLORIDA BUILDING CODE (MECHANICAL) - 7TH EDITION.
 • 2020 FLORIDA BUILDING CODE (FUEL/GAS) - 7TH EDITION.
 • 2020 FLORIDA BUILDING CODE (EXISTING BUILDING) 7TH EDITION.
 • 2020 FLORIDA BUILDING CODE (ACCESSIBILITY) 7TH EDITION.
 • 2020 FLORIDA BUILDING CODE (ENERGY CONSERVATION) 7TH 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 III (FBC-R 602.3)
 • SPRINKLED: NO (FBC-8 SECTION 903)
 • NUMBER OF STORIES: 2 STORIES
 SPECIFIC PARAMETERS FROM FBC 2020 USED FOR DESIGN INCLUDE:
 • CONCRETE MASONRY RESIDENTIAL
 • CONSTRUCTION WOOD FRAME CONSTRUCTION
 • AMERICAN SOCIETY OF CIVIL ENGINEERS

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MJS designsgroup.com
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AI **BD**

GOBA
 GROUP (PLANO) BUILDING SOLUTIONS

4-Unit: (Paradiso TH)
 Models: Nautilus, Latitude
 Building Pad #XX
 Lot# XX-XX, Subdivision
 Street Address
 City, State, Zip Code

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

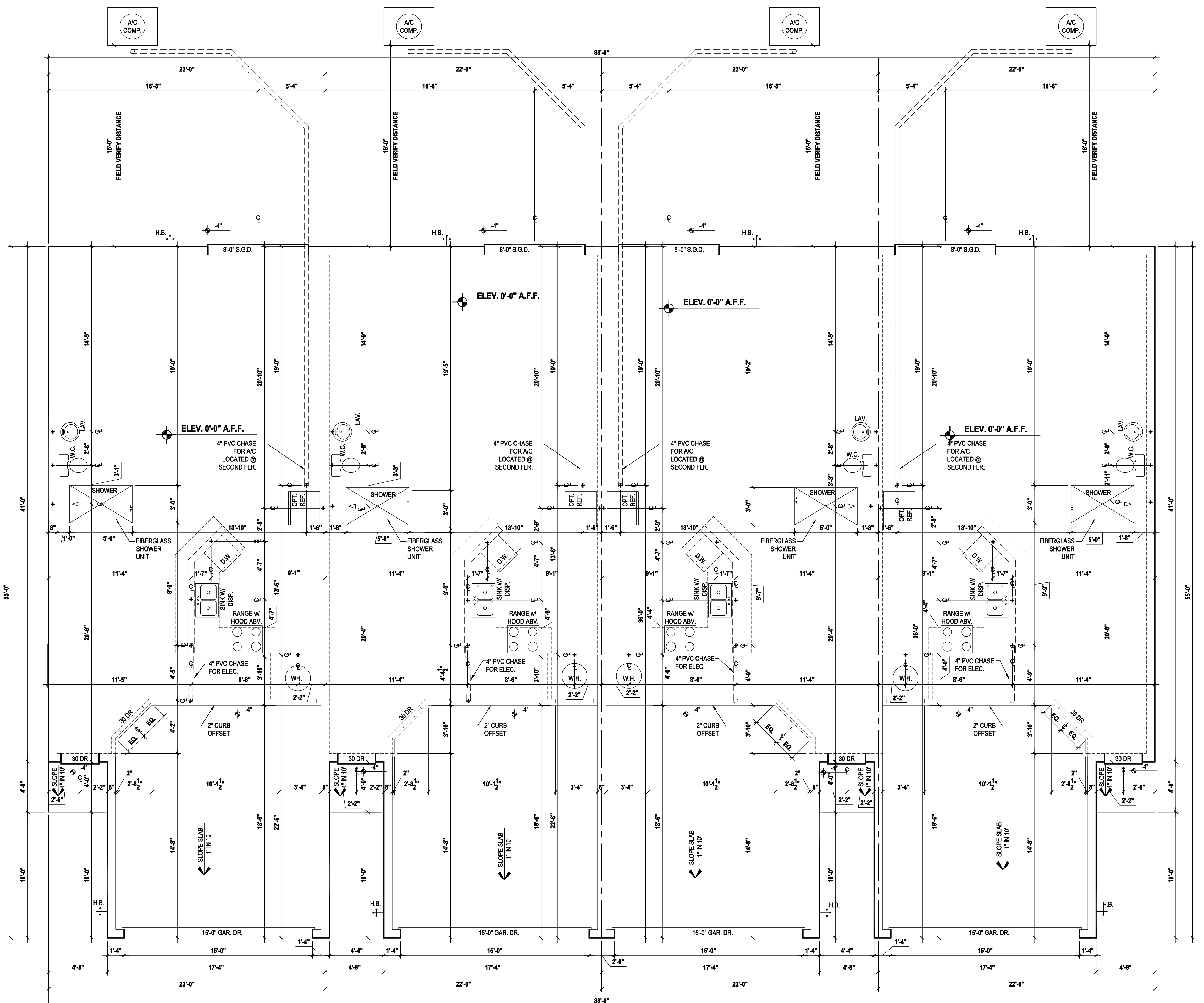
Park Square HOMES

ISSUE DATE: 11/14/2023
 REVISIONS:
 PROJECT: 21-1257
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

COVER PAGE
A0

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

Dec 03 2023 5:16pm Design/C:\Users\Design\OneDrive - Thompson Engineering Group\Desktop\Paradiso Grande (CMU- Raised Heel) 2024\2023-UNIT One Flies\Paradiso TH (Raised Heel 4-Unit) 1042023\040 Cover Sheet.dwg All designs/plans in this publication are protected under the copyright law. Reproduction of the illustrations or working drawings by any means is strictly prohibited unless licensed by M.S., Inc.



Nautilus
LOT# XX

Latitude
LOT# XX

Latitude (Rev.)
LOT# XX

Nautilus (Rev.)
LOT# XX

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 I/O CONCRETE SLAB AT PATIO, PORCH, DRIVE AND WALKWAY.
- IN LIEU OF TREATING THE SOIL AN ALTERNATIVE TO TERTMITE TREATED SOIL CAN BE TERMICIDE.
- BORA-CARE TO BE APPLIED ON INTERIOR WALLS IAW MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS. PURSUANT TO FBC-R018.
- EQUIPMENT AND APPLIANCES SUPPORTED FROM THE GROUND SHALL BE LEVEL AND FIRMLY SUPPORTED ON A CONCRETE SLAB PER FBC-R M1305.1.4.1
- GRADE TO SLOPE AWAY FROM FOUNDATION WALLS AT A RATE OF NOT LESS THAN 6 INCHES PER 10 FEET.
- ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).

DOOR NOTE KEY:

- DOOR SIZE CALL-OUT:
- 20 = 2'-0" 40 B.F. = 4'-0" B.F. FOLD
 - 24 = 2'-4" 60 B.F. = 6'-0" B.F. FOLD
 - 28 = 2'-8" 80 B.F. = 8'-0" B.F. FOLD
 - 30 = 3'-0"

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

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MJS
 designers group
 residential commercial architecture

AI
BD

GOBA
 GROUP OF ARCHITECTS

4-Unit: (Paradiso TH)
 Models: Nautilus, Latitude
 Building Pad #XX
 Lot# XX-XX, Subdivision
 Street Address
 City, State, Zip Code

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

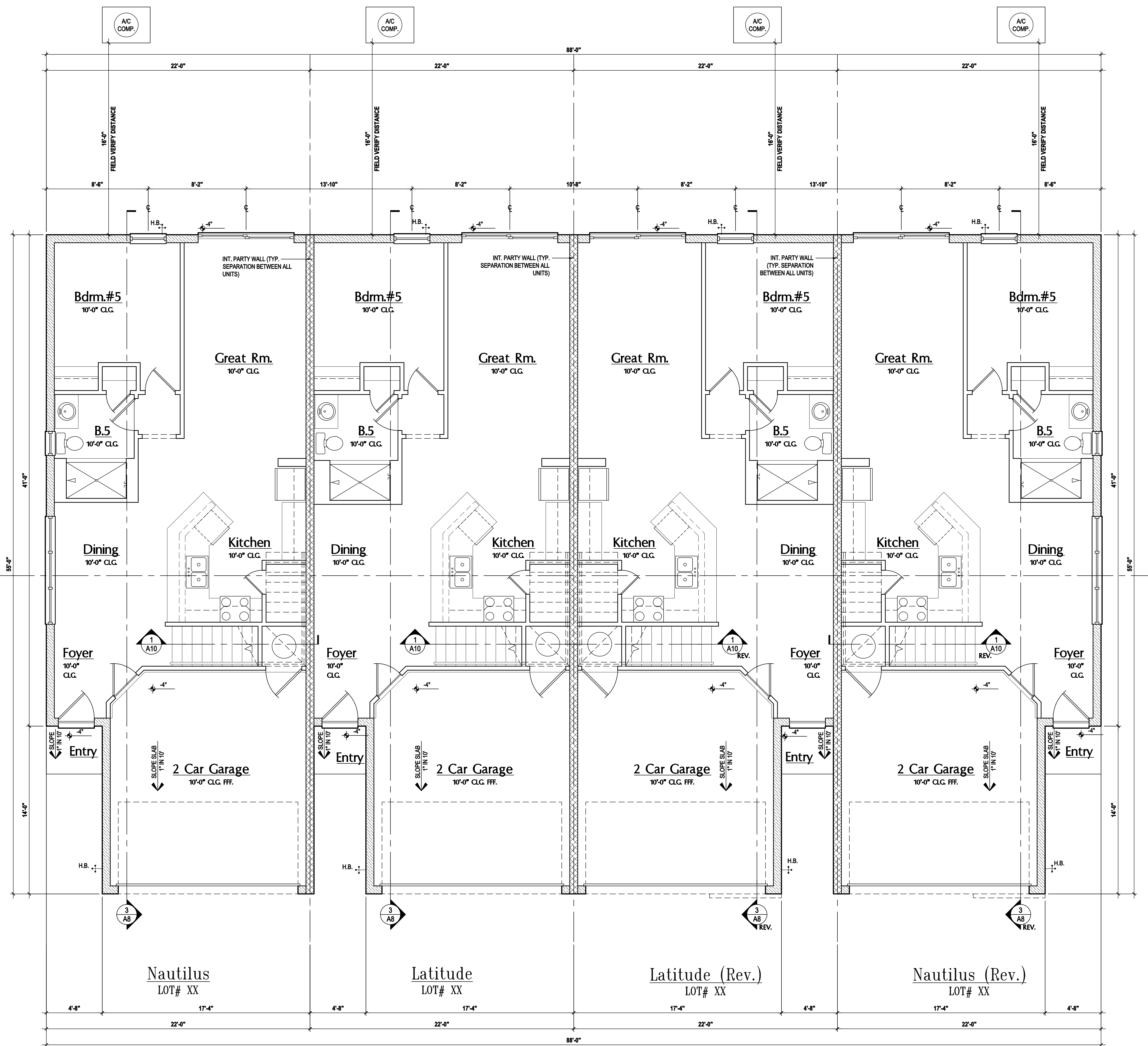
Park Square HOMES

ISSUE DATE	11/14/2023
REVISIONS	
PROJECT:	21-1257
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

PROJECT: 21-1257
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

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

Dec 04, 2023, 1:14pm
 mjsuser\p\Park Square Homes\MODEL\STOWNHOME MODEL\STOWNHOME (Chandoji)- Townhome Models\Paradiso Grande (CMU)-Raised floor\4-UNIT\4-UNIT\Slab Plan.dwg



GENERAL NOTES KEY:

- THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF 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
- 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.
 - AC CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R M307.2 & FBC-M 304.
 - PROVIDE RECESS HWC WATER W/ DRAIN @ WASHER SPACE.
 - VENT DRYER THRU EXTERIOR WALL U.O.
 - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 - PROVIDE RECESS HWC WATER W/ DRAIN @ WASHER SPACE.
 - SAG RESISTANT DRYWALL ON ALL CEILING.
 - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 - 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 CEILING AT 10'-0" U.O.
 - ALL INT. SECOND FLOOR CEILING AT 9'-0" U.O.
 - CALL U & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALLS - SHEAR WALL SEGMENTS.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ 2 1/2" MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE FIBER DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.1.
 - INSTALL 60# TYP 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-SLIPPING DEVICES INSTALLED.
 - ALL OPERABLE WINDOWS LOCATED MORE THAN 72" A.B.V. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 20" ABOVE FINISHED FLOOR BEING SERVED PER (FBC-R102.2).
 - ALL EGRESS OPENING SHALL BE IN ACCORDANCE W/ SECTION FBC-R101.
 - ALL INT. DOORS TO BE 4" TALL U.O. OR PER BUILDER / CLIENT
 - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF BEAMS.
 - 1/2" GYPSUM BOARD APPLIED TO THE ACCESSIBLE AREA UNDER STAIR SURFACE AND SIDES.
 - THERMAL BARRIER FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" (1/2" MIN) GYPSUM WALLBOARD, 1/2" (1/2" MIN) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE THERMAL BARRIER TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
 - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R119.
 - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
 - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
 - ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R102.1.
 - FILL JOGS 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 GYPSUM BACKING PANELS (ASTM C1278), FIBER-REINFORCED GYPSUM PANELS (ASTM C1279), NON-ABRASIVE FIBER-CEMENT BACKER BOARD (ASTM C1201) OR NON-ABRASIVE FIBER-MAT REINFORCED CONCRETE BACKER UNITS (ASTM C1202) SHALL BE USED PER FBC-R102.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

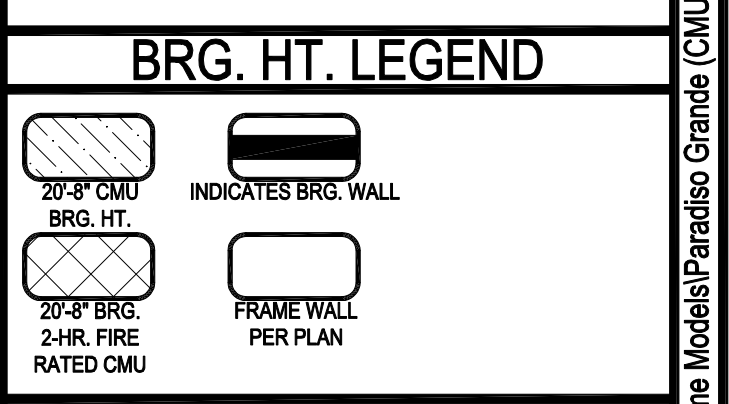
WINDOW NOTE KEY:

WINDOW SIZE CALLOUT: 2000 x 2'-0" x 4'-0" 2000 x 2'-0" x 6'-0" 2000 x 2'-0" x 8'-0"	ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
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DOOR NOTE KEY:

DOOR SIZE CALLOUT: 20 x 2'-0" 40 B.F. = 4'-0" BIFOLD 24 x 2'-4" 50 B.F. = 5'-0" BIFOLD 28 x 2'-8" 60 B.F. = 6'-0" BIFOLD 28 x 2'-8" 30 x 3'-0"
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BRG. HT. LEGEND



Area Tabulations

Living:	
1st floor:	3,252 sf
2nd floor:	4,536 sf
Total Living:	7,788 sf
entry:	72 sf
garage:	1,324 sf
Total Area:	9,184 sf

4-Unit: (Paradiso TH)

Models: Nautilus, Latitude
Building Plat #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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

ISSUE DATE: 11/14/2023
REVISIONS:

PROJECT: 21-1257
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

First Floor Plan

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

MJS DESIGNERS GROUP
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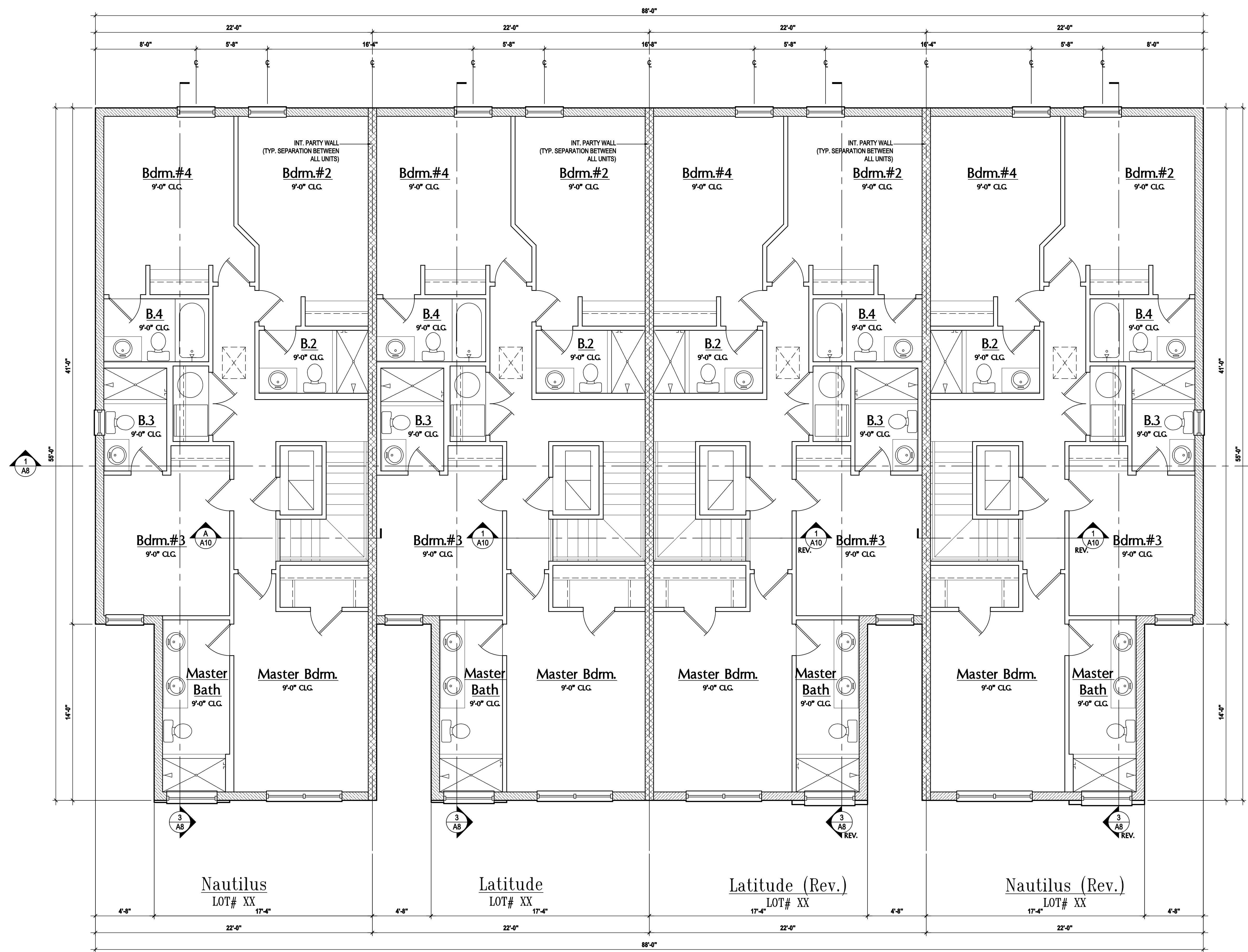
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GENERAL BUILDING CONTRACTORS ASSOCIATION OF FLORIDA

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Park Square HOMES

Dec 04, 2023 11:14pm
MJSUBSVP@Park Square HomesMODELSTOWNHOME MODELSTOWNHOME (Chandoli) - Townhome ModelParadiso Grande (CMU- Raised Heel)4-UNIT#2 First Floor Overall.dwg

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



"Elev. A"
SCALE: 1/4" = 1'-0"

GENERAL NOTES KEY:

- THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF 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
- 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 FBCR M307.2 & FBC-M 304.
 - PROVIDE RECESS H2O WATER W DRAIN @ WASHER SPACE.
 - VENT DRYER THRU EXTERIOR WALL U.O.
 - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 - PROVIDE RECESS H2O WATER W DRAIN @ WASHER SPACE.
 - SAG RESISTANT DRYWALL ON ALL CEILING.
 - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
 - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 - ALL EXTERIOR FRAME WALL DIMENSIONS TO BE 3/16" U.O.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1/2" U.O.
 - ALL INT. FIRST FLOOR CEILING AT 8'-0" U.O.
 - ALL INT. SECOND FLOOR CEILING AT 8'-0" U.O.
 - C WALL & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALLS & 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 IRC-R602.1.1.
 - INSTALL 5/8" TYP. 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-SLIPPING DEVICES INSTALLED.
 - ALL OPERABLE WINDOWS LOCATED MORE THAN 7'2" SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVED PER IRC-R310.2.3.
 - ALL EGRESS OPENINGS SHALL BE IN ACCORDANCE W SECTION FBCR-101.1.
 - ALL INT. DOORS TO BE 8'-0" TALL U.O. OR PER BUILDER / CLIENT
 - 1"2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
 - 1"2" GYPSUM BOARD APPLIED TO THE ACCESSIBLE AREA UNDER STAIR SURFACE AND SIDES.
 - THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BALCONY BY NOT LESS THAN 1/2" (127 MM) GYPSUM WALLBOARD, 2X2X2 INCH (50.8 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 25.
 - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W SECTION FBCR-101.1.
 - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICK LASH PANELS (OR SIMILAR).
 - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
 - ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREA PER FBCR-602.2.4.
 - 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 GYPSUM BACKING PANELS (ASTM C1779), FIBER-REINFORCED GYPSUM PANELS (ASTM C1779), NON-ASBESTOS FIBER-REINFORCED GYPSUM BOARD (ASTM C1208) OR NON-ASBESTOS FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS (ASTM C1208) SHALL BE USED PER FBCR-705.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

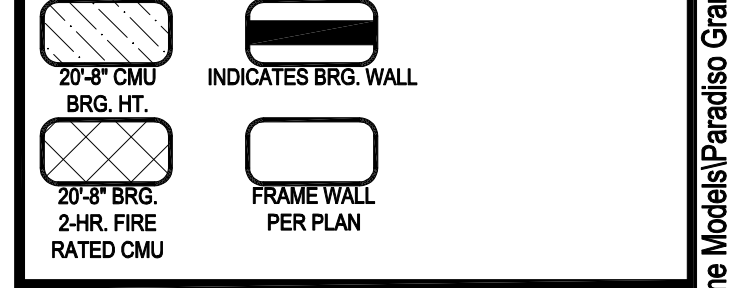
WINDOW NOTE KEY:

- WINDOW SIZE CALLOUT:
- ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
 - 2040 = 2'-0" x 4'-0"
 - 2090 = 2'-0" x 9'-0"
 - 2060 = 2'-0" x 6'-0"

DOOR NOTE KEY:

- DOOR SIZE CALLOUT:
- 20'-2" x 4'-0" BIFOLD
 - 24'-4" x 8'-0" BIFOLD
 - 28'-2" x 6'-0" BIFOLD
 - 28'-8" x 8'-0" BIFOLD
 - 30'-3" x 8'-0" BIFOLD

BRG. HT. LEGEND



HTEG
THOMPSON ENGINEERING GROUP, INC.
4401 Wheeler Road, Suite A2, Orlando, FL 32811
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designers group
residential-commercial-architecture

A I B D
CREATOR BRAND BUILDERS ASSOCIATION

GOBA
CREATOR BRAND BUILDERS ASSOCIATION

4-Unit: (Paradiso TH)
Model: Nautilus, Latitude
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

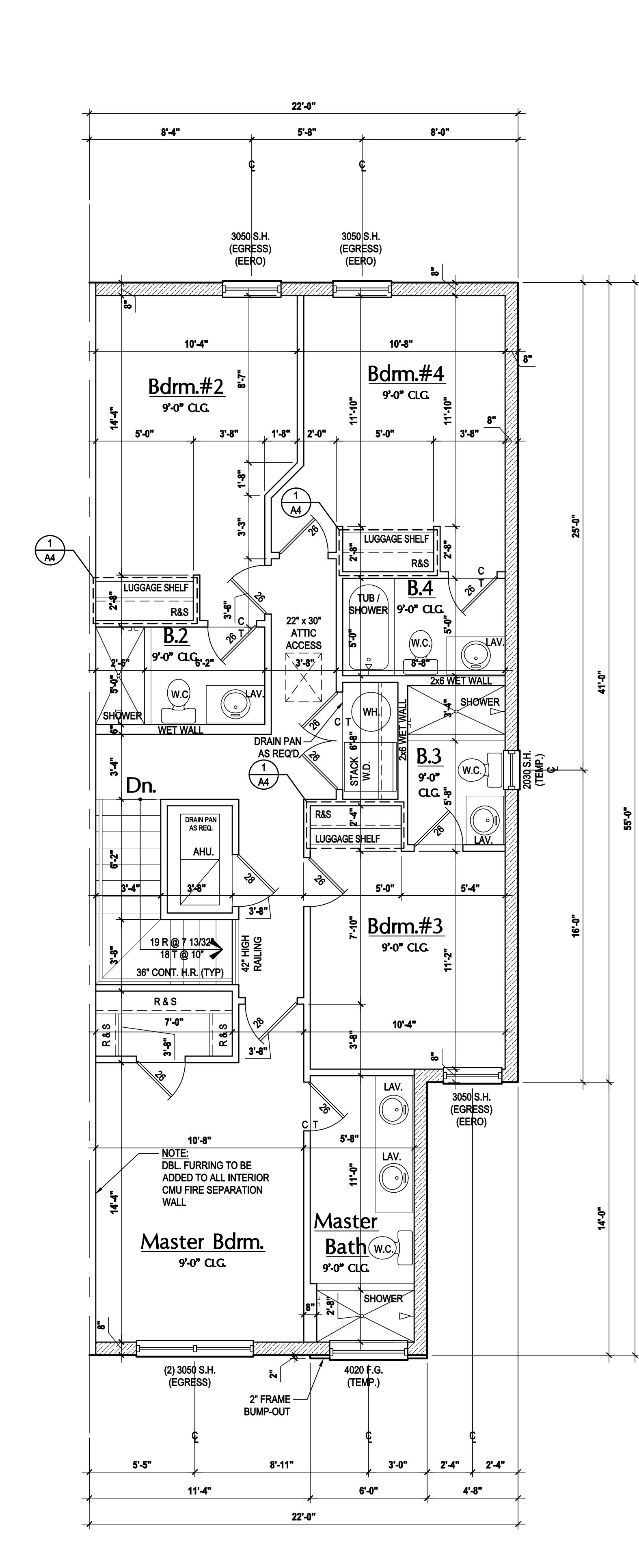
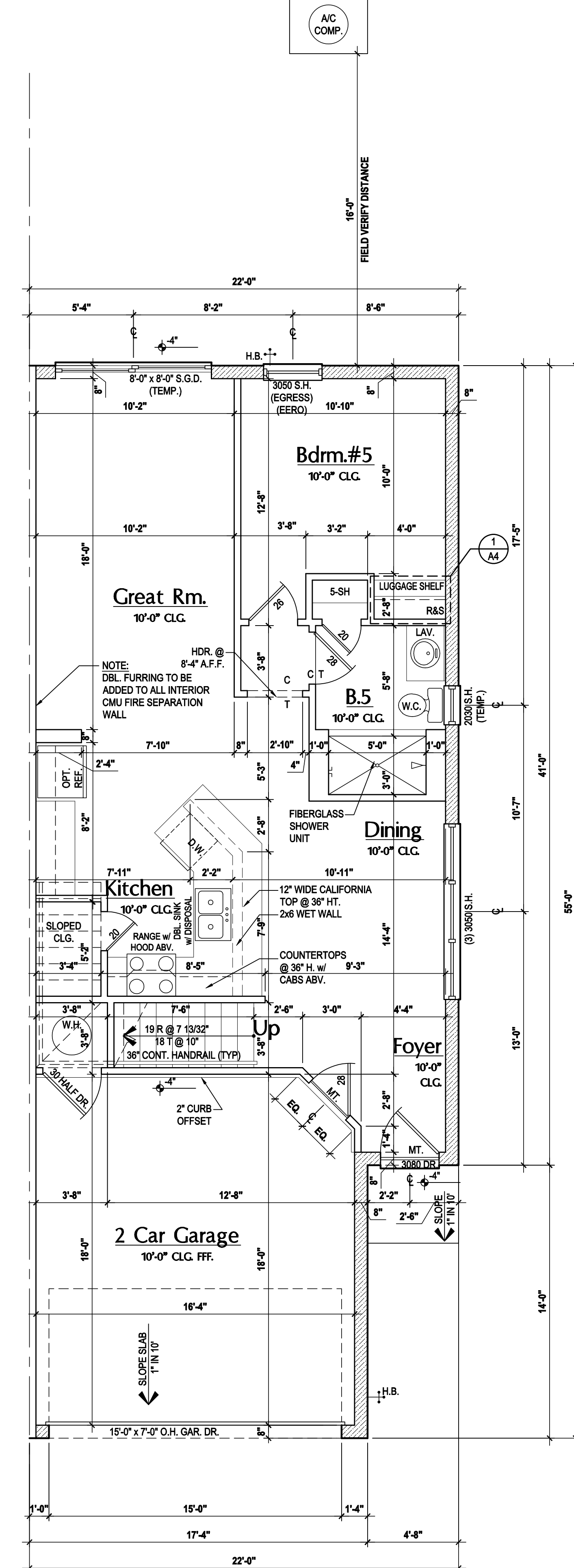
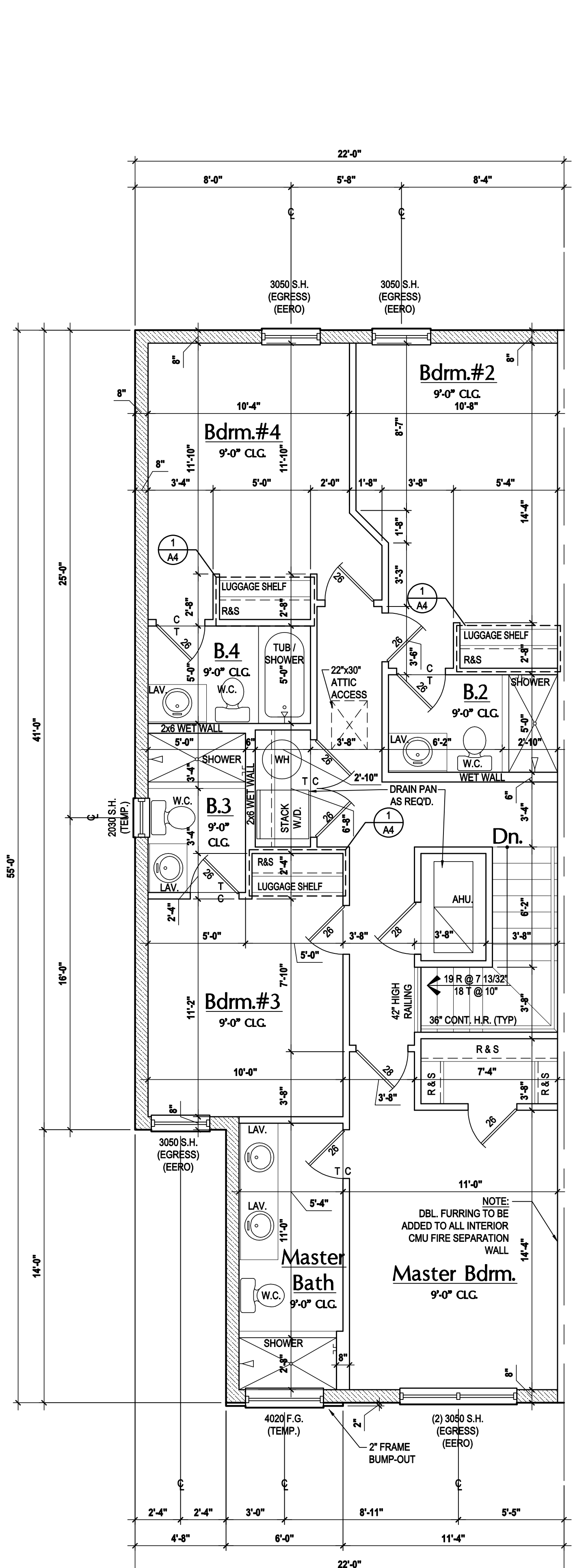
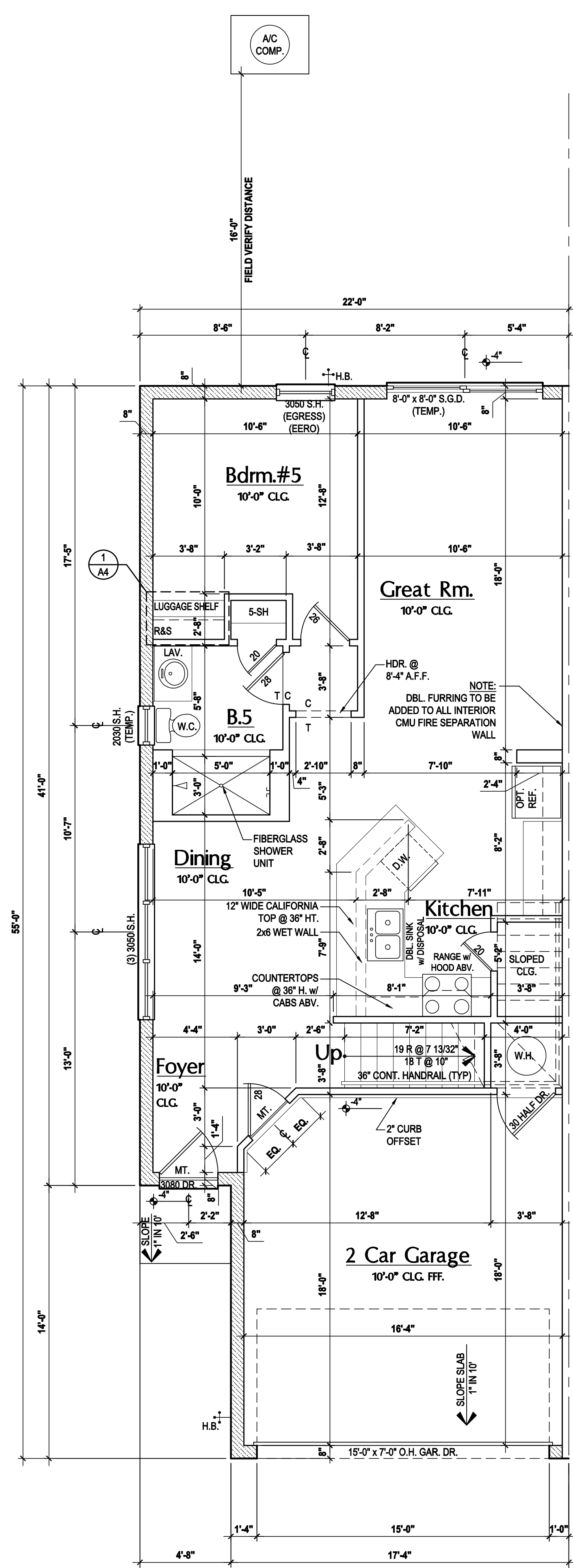
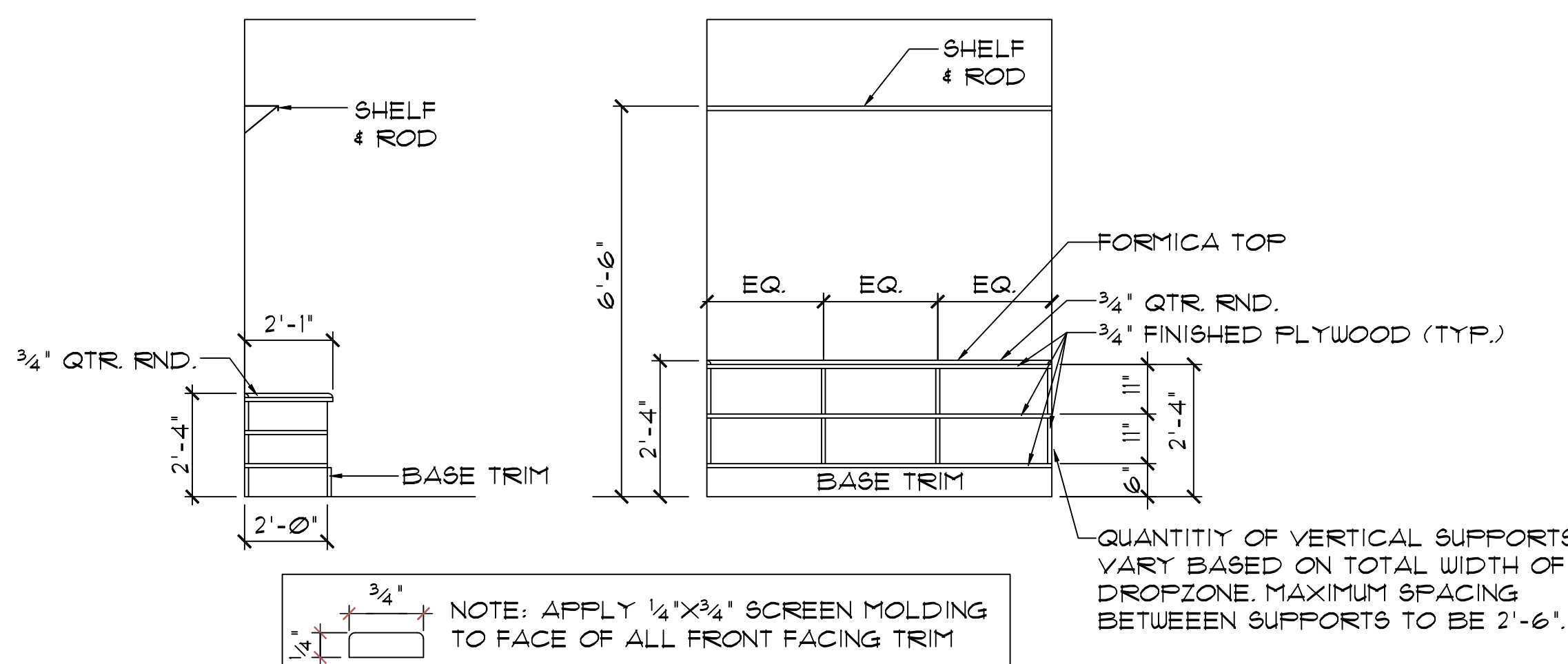
ISSUE DATE: 11/14/2023
REVISIONS:
PROJECT: 21-1257
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

Dec 04, 2023, 11:59am

MSJLSBTV\Park Square Homes\MODEL\STOWNHOMES (Orlando)\1-Townhome Model\Paradiso\Paradiso (CMU)-Raised Heel\4-UNIT A3-Second Floor Overall.dwg

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

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



GENERAL NOTES KEY:

- THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2020) FLORIDA BUILDING CODE (7TH EDITION)
- ABBREVIATIONS:
- 2 - # OF DOORS
 - 2 - # OF WINDOWS
 - MT - METAL THRESHOLD
 - FR - FRENCH DOORS
 - SL - SLIDE LIGHT
 - FG - FIXED GLASS
 - TR - TRANSOM
 - GB - GLASS BLOCK
 - PKT - POCKET DOOR
 - OBS - OBTURATED GLASS
 - TEMP - TEMPERED GLASS
 - SH - SINGLE HUNG
 - DH - DOUBLE HUNG
 - HR - HORIZONTAL ROLLER
 - BP - BYPASS
 - BF - BIFOLD
 - 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.
 - AC CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBCR 1307.2 & FBCR 304.
 - PROVIDE RECESS HWC WATER W/ DRAIN @ WASHER SPACE.
 - VENT DRYER THRU EXTERIOR WALL U.O.
 - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 - PROVIDE RECESS HWC WATER W/ DRAIN @ WASHER SPACE.
 - SAG RESISTANT DRYWALL ON ALL CEILINGS.
 - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPEC.
 - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/16" U.O.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/16" U.O.
 - ALL INT. FIRST FLOOR CEILINGS AT 12'-0" U.O.
 - ALL INT. SECOND FLOOR CEILINGS AT 8'-0" U.O.
 - CMU & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SWLS + SHEAR WALL SEGMENTS.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 2" MIN. FIRE RATED SOLID WOOD OR FIBERGLASS CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBCR 903.2.1.
 - 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 SHALL HAVE ANTI-SLIPPING DEVICES INSTALLED.
 - ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 37" ABOVE FINISHED FLOOR BEING SERVED PER (FBCR) 212.2.
 - ALL EERO / EGRESS OPENING SHALL BE IN ACCORDANCE WITH SECTION FBCR 910.
 - 12" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF BEAMING.
 - 12" GYPSUM BOARD APPLIED TO THE ACCESSIBLE AREA UNDER STAIR SHELTERS AND SIDES.
 - THERMAL BARRIER FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" (MIN) GYPSUM WALLBOARD, GYPSUM OR 1/2" (MIN) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE THERMAL BARRIER TRANSMISSION TEST AND THE NOTIFICATION TEST OF NFPA 275.
 - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE WITH SECTION FBCR 919.
 - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
 - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
 - ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER IRC R 802.2.1.
 - FILL JOISTS 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 TILES ARE INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C1278), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ABRASIVE FIBER-CEMENT BACKER BOARD (ASTM C1201) OR NON-ABRASIVE FIBER-REINFORCED CONCRETE BACKER UNITS (ASTM C1202) SHALL BE USED PER FBCR 4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

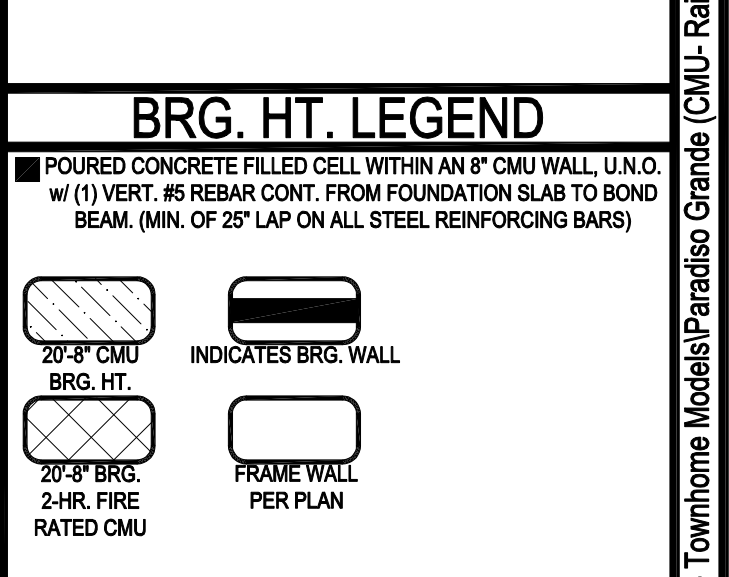
WINDOW NOTE KEY:

WINDOW SIZE CALLOUT:	ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
2000 S.H. (TEMP.)	2000 x 2'-0" x 6'-0"
2000 S.H. (TEMP.)	2000 x 2'-0" x 6'-0"
2000 S.H. (TEMP.)	2000 x 2'-0" x 6'-0"

DOOR NOTE KEY:

DOOR SIZE CALLOUT:	ALL DOOR CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
20'-0" CMU	20'-0" x 4'-0" x 6'-0" BIFOLD
20'-0" CMU	20'-0" x 4'-0" x 6'-0" BIFOLD
20'-0" CMU	20'-0" x 4'-0" x 6'-0" BIFOLD

BRG. HT. LEGEND



Area Tabulations

Living:	Nautilus
1st floor:	813 sf
2nd floor:	1,134 sf
Total Living:	1,947 sf
entry:	18 sf
garage:	331 sf
Total Area:	2,296 sf

Floor Plan

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

ATEG
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Fax: (407) 629-6776
WWW.thompsonengr.com

MJS
designers group
residential commercial architecture

AI **BD**

GOBA
GREEN BUILDING ASSOCIATION

4-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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

Park Square HOMES

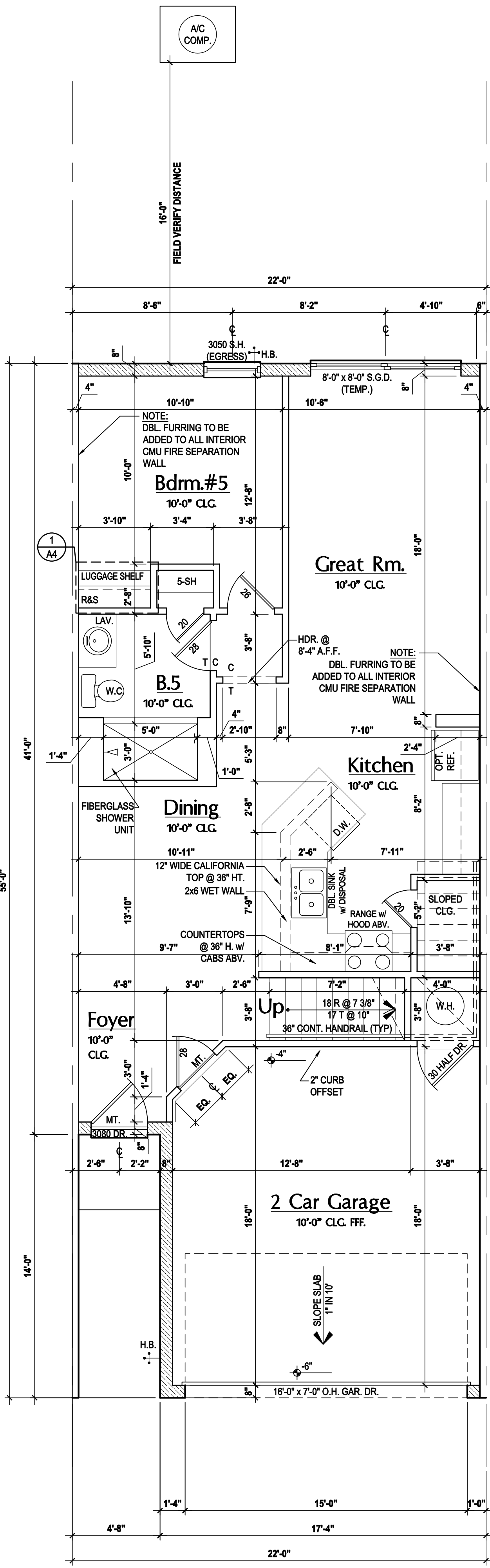
ISSUE DATE: 11/14/2023
REVISIONS:
PROJECT: 21-1257
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

NAUTILUS FLR. PLAN
A4

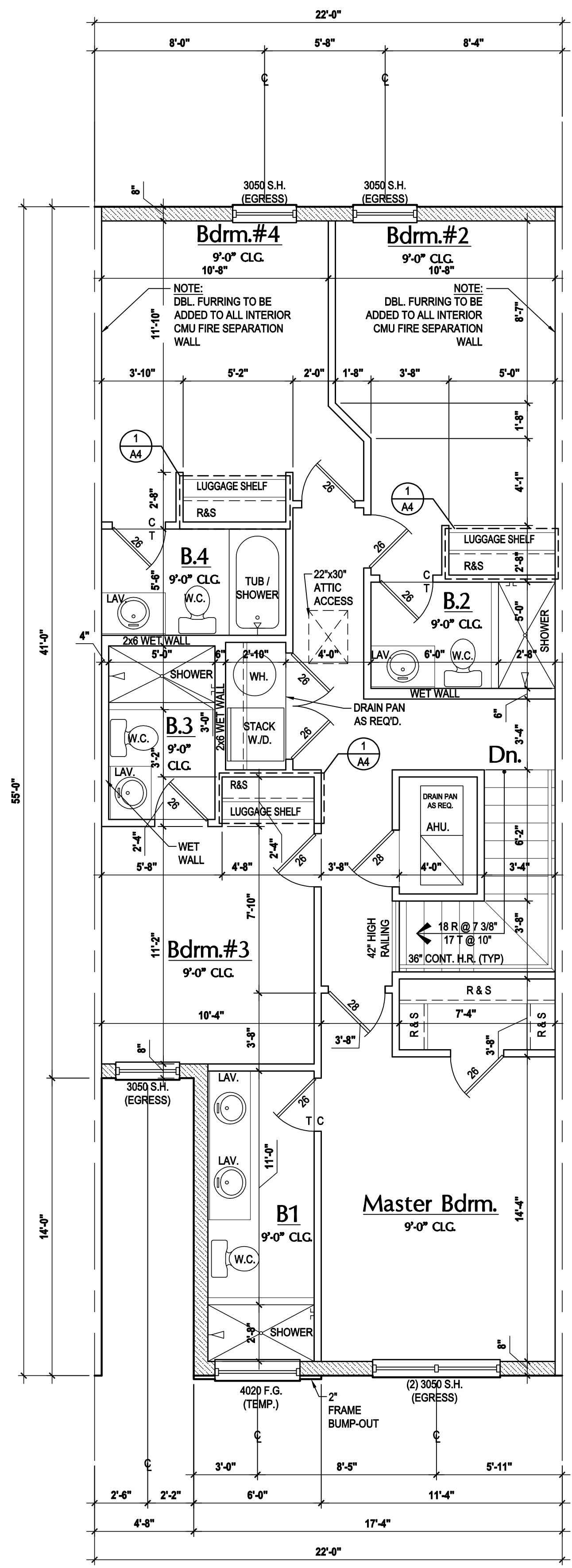
Dec 04, 2023, 11:50pm mjsuser@park-square-homes.com MODEL:STOWNHOME MODEL:STOWNHOME (Chango) L: Townhome Model:Paradiso Grande (CMU-Faced) 4-UNIT 4-Floor Plans (Nautilus) .dwg

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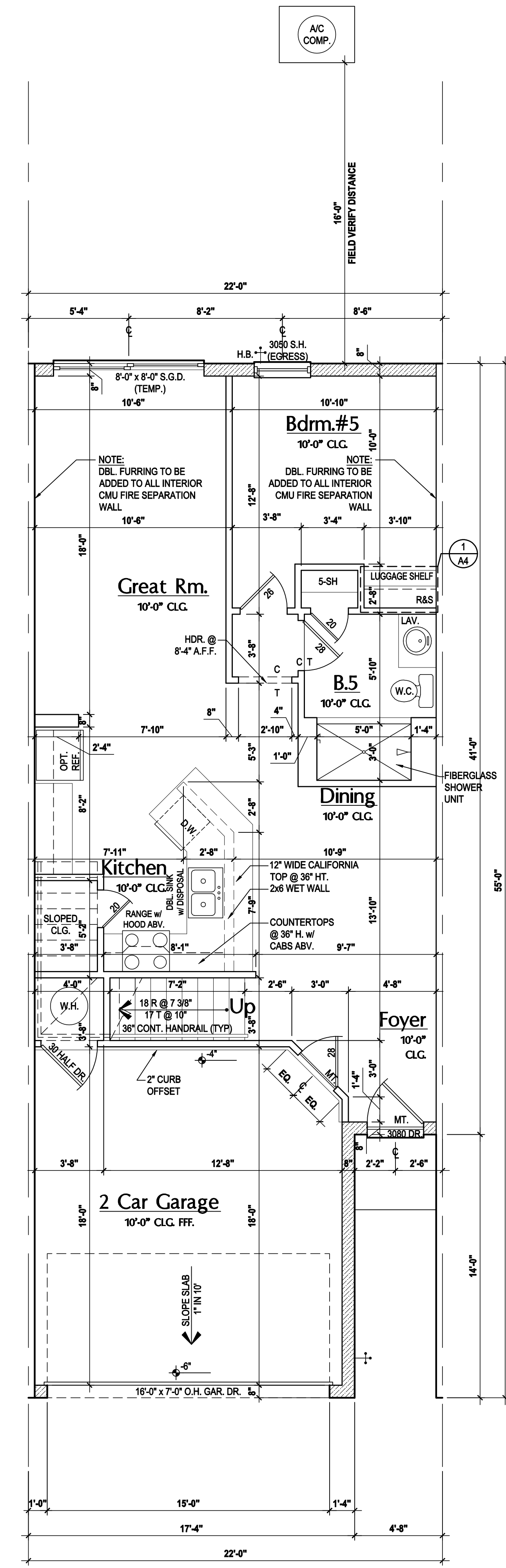
WRITER DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and MJS, Inc. must be notified in writing of any change in the dimensions, conditions and specifications appearing on these plans.



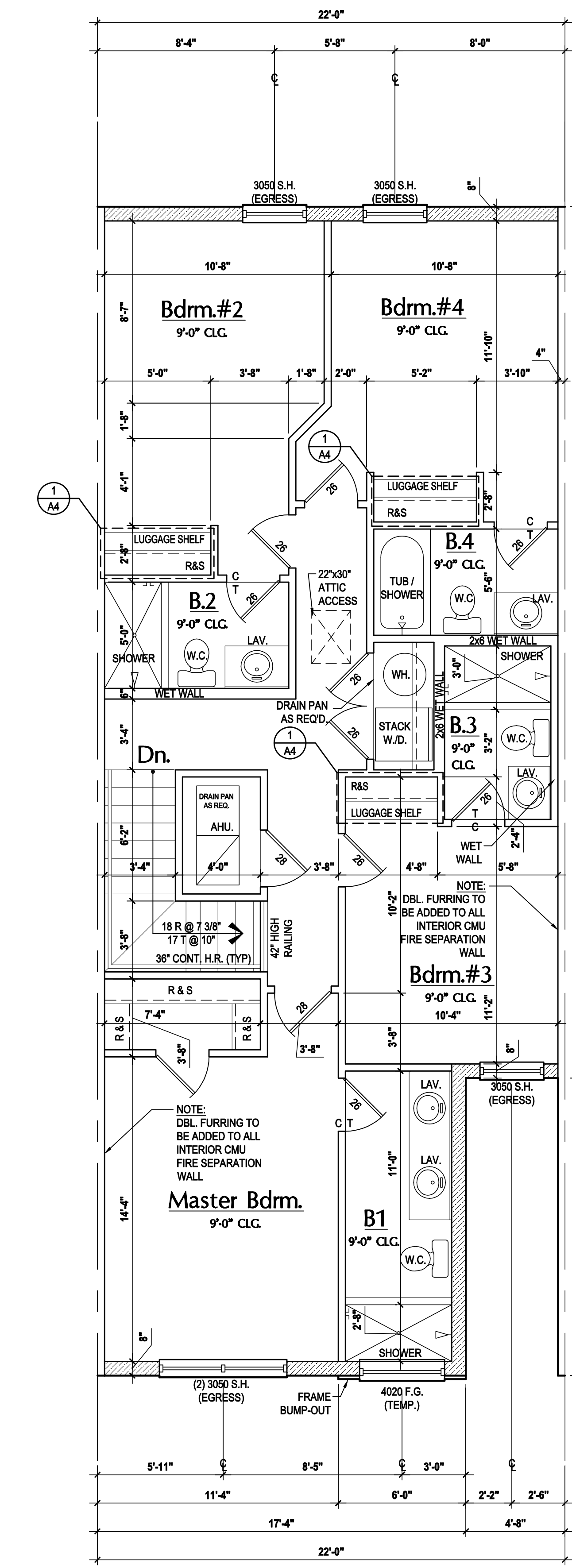
First Floor
SCALE: 1/4" = 1'-0"



Second Floor - "Elev. A"
SCALE: 1/4" = 1'-0"



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



Second Floor - Rev. - "Elev. A"
SCALE: 1/4" = 1'-0"

GENERAL NOTES KEY:

- THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2020) FLORIDA BUILDING CODE (7TH EDITION)
- ABBREVIATIONS:**
- 2 - # OF DOORS
 - 2 - # OF WINDOWS
 - MT - METAL THRESHOLD
 - FR - FRENCH DOORS
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 - FG - FIXED GLASS
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 - 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
- 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.
 - AC CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R 1307.2 & FBC-M 304.
 - PROVIDE RECESS HVAC WATER W/DRAN @ WASHER SPACE.
 - VENT DRYER THRU EXTERIOR WALL U.O.
 - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 - PROVIDE RECESS HVAC WATER W/DRAN @ 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 3/16" U.O.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 3/16" U.O.
 - ALL INT. FIRST FLOOR CEILINGS AT 10'-0" U.O.
 - ALL INT. SECOND FLOOR CEILINGS AT 9'-0" U.O.
 - CALL A FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SWLS + SHEAR WALL SEGMENTS.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH MIN. FIRE RATED SOLID WOOD OR FIBERGLASS CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.1.
 - INSTALL 6" 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 SHALL HAVE ANTI-SLIPPING DEVICES INSTALLED.
 - ALL OPERABLE WINDOWS LOCATED MORE THAN 7'2" ABOVE SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 20" ABOVE FINISHED FLOOR BEING SERVED PER FBC-R310.2.
 - ALL EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH SECTION FBC-R310.
 - 12" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF BEAMING.
 - 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" (1/2") GYPSUM WALLBOARD, 2" (2") MIN. WOOD STRUCTURAL FRAME OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE THERMAL TRANSMISSION TEST AND THE INTEGRITY FIRE TEST OF NFPA 278.
 - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE WITH SECTION FBC-R319.
 - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
 - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
 - ATTN: ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R312.1.
 - FILL JOGS 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 GYPSUM BACKING PANELS (ASTM C1278), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ABRASIVE FIBER-CEMENT BACKER BOARD (ASTM C1201) OR NON-ABRASIVE FIBER-REINFORCED CONCRETE BACKER UNITS (ASTM C1205) SHALL BE USED PER FBC-R312.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

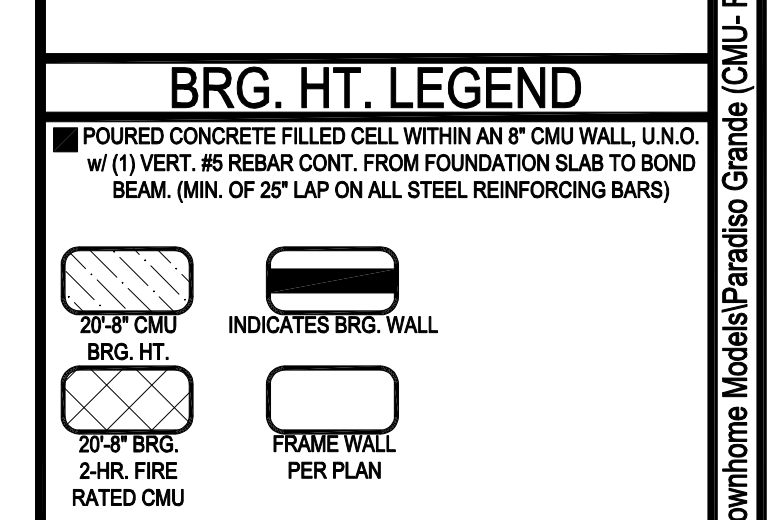
WINDOW NOTE KEY:

WINDOW SIZE CALLOUT:	ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
2000 x 2'-0" x 6'-0"	
2000 x 2'-0" x 6'-0"	
2000 x 2'-0" x 6'-0"	

DOOR NOTE KEY:

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

BRG. HT. LEGEND



Area Tabulations

	Latitude
1st floor:	813 sf
2nd floor:	1,134 sf
Total Living:	1,947 sf
entry:	18 sf
garage:	331 sf
Total Area:	2,296 sf

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

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Fax: (407) 629-6776
www.iteg.com

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AI **BD**

GOBA
GEOGRAPHIC ORIENTATION BASED ARCHITECTURE

4-Unit: (Paradiso TH)
Models: Nambius, Latitude
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address, Zip Code
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: 11/14/2023
REVISIONS:

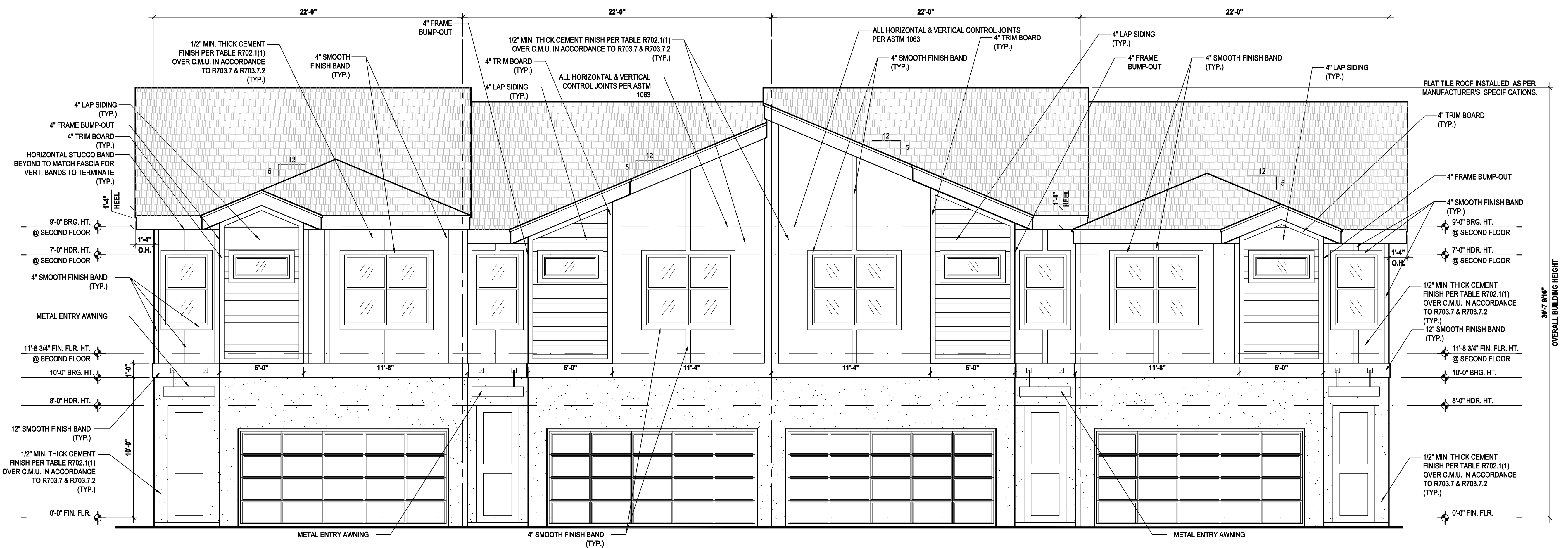
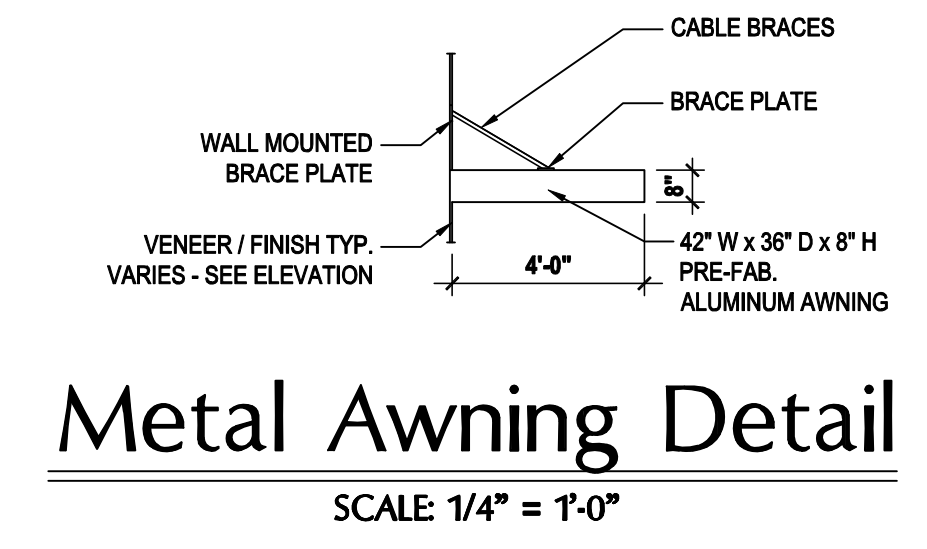
PROJECT: 21-1257
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

LATITUDE FLR. PLAN
A5

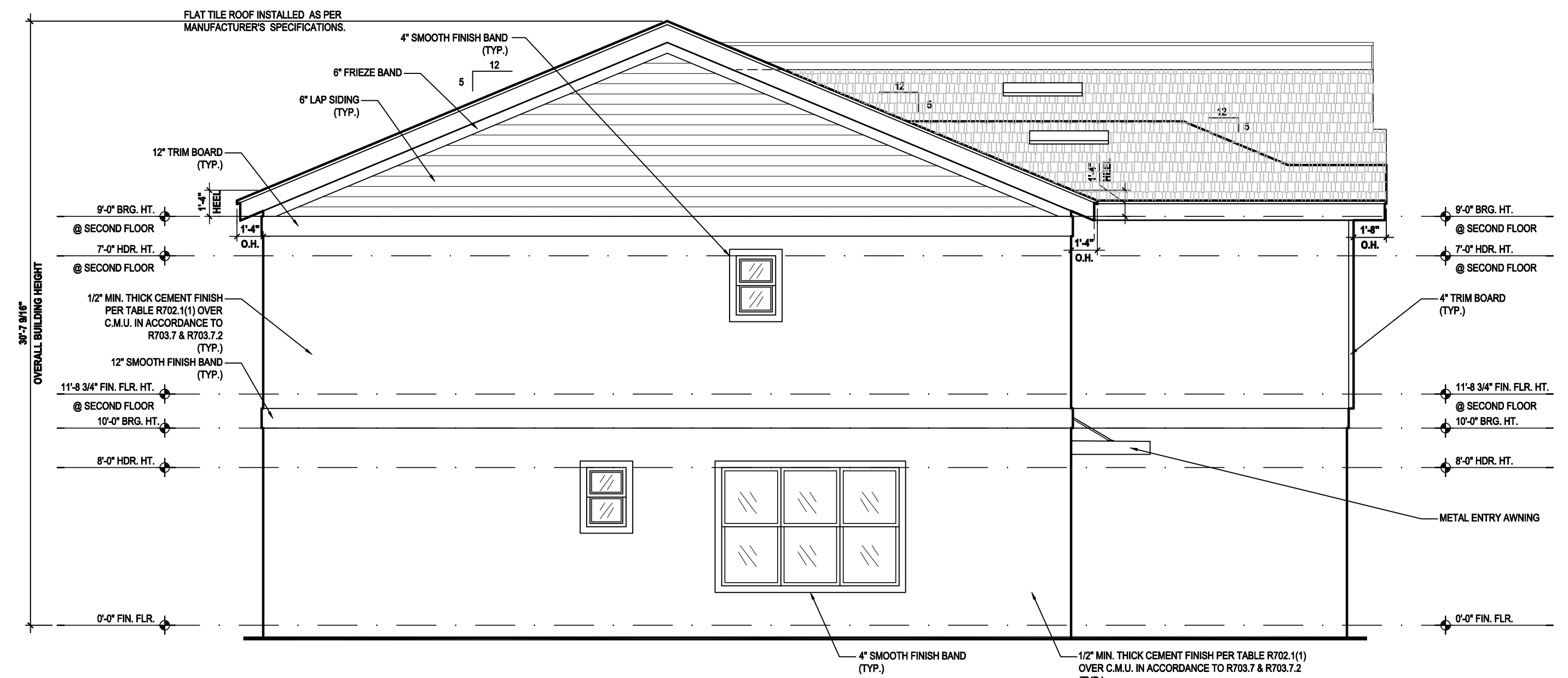
Dec 04, 2023, 1:15pm
mjsuser@park-square-homes.com
SCALE DIMENSIONS: CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND M.S., INC. MUST BE NOTIFIED IN WRITING OF ANY CHANGES IN THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS OBTAINED ON THESE PLOTS.

ELEVATION NOTES

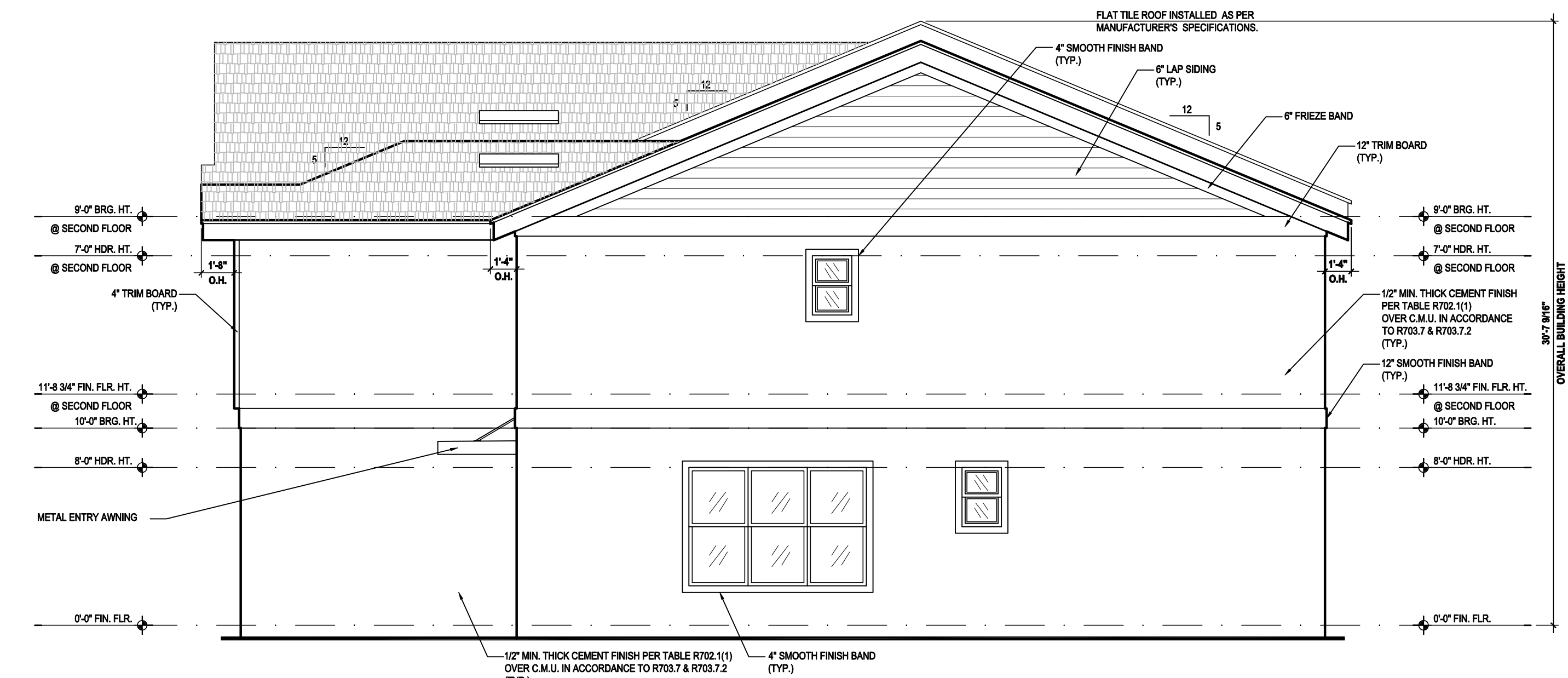
1. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R319.



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



Left Elevation "A"
(Standard)
SCALE 3/16" = 1'-0"



Right Elevation "A"
(Standard)
SCALE 3/16" = 1'-0"



Rear Elevation "A"
(Standard)
SCALE 3/16" = 1'-0"

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THOMPSON ENGINEERING GROUP, INC.
401 Vineland Road Suite 40 Orlando, FL 32811
Tel: (407) 724-1790
www.iteg.com

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residential commercial architecture

AI
BID

GOBA
GENERAL BUILDING CONTRACTORS

4-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Plat # XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

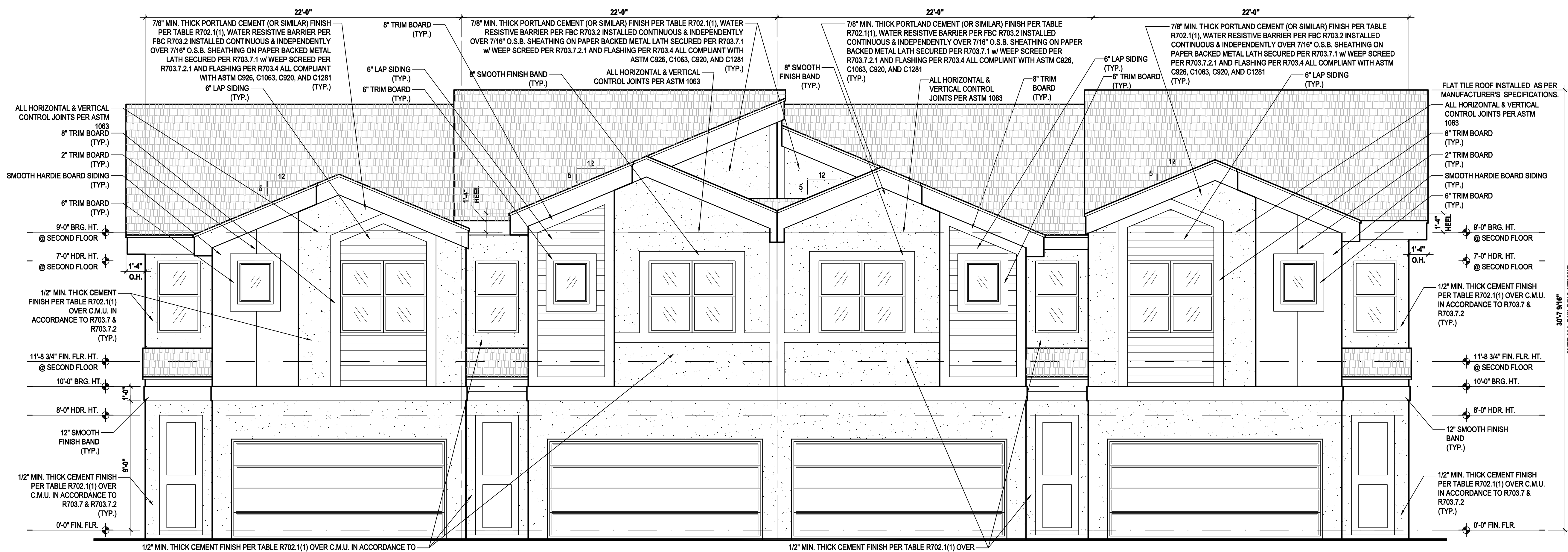
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3200 Vineland Rd, Suite #200
Orlando, FL 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE: 11/14/2023
REVISIONS:
PROJECT: 21-1257
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

ELEVATIONS
A6

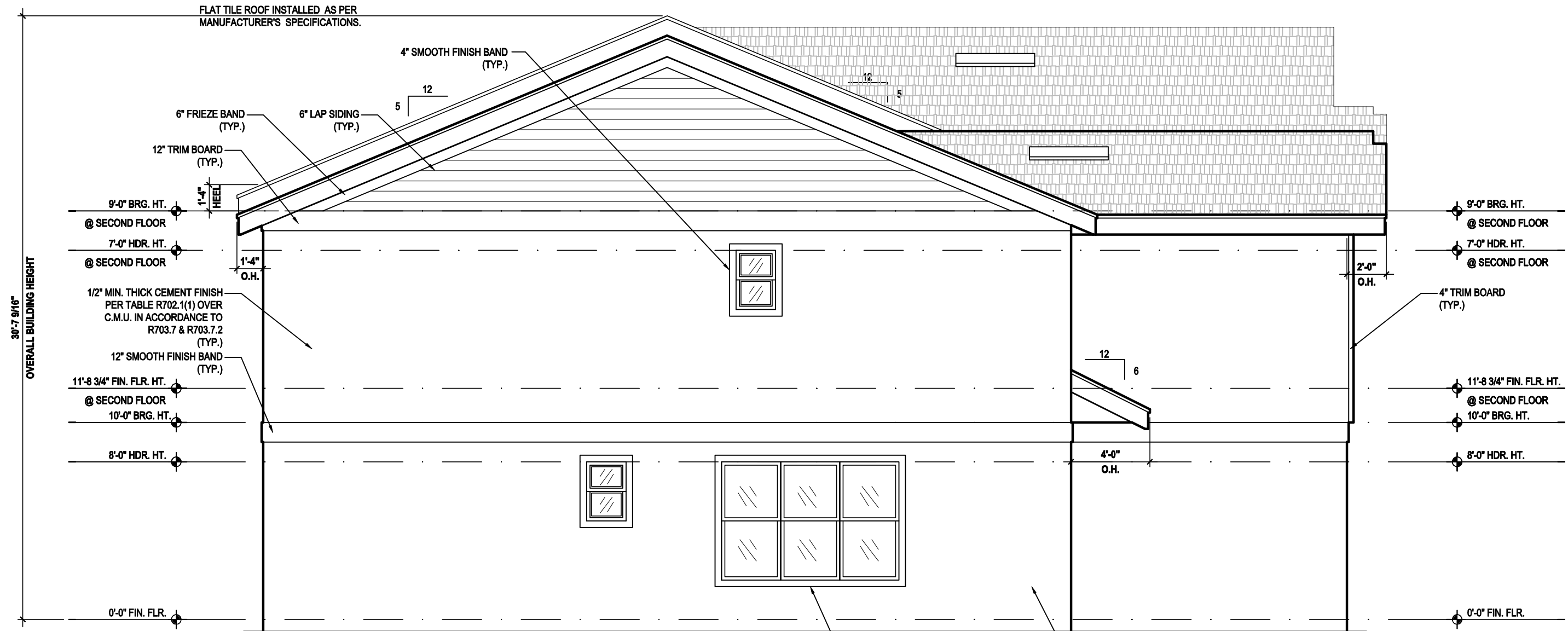
ELEVATION NOTES
 1. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE WITH SECTION FBC-R319.



Nautilus LOT# XX Latitude LOT# XX Latitude (Rev.) LOT# XX Nautilus (Rev.) LOT# XX

Front Elevation "B"

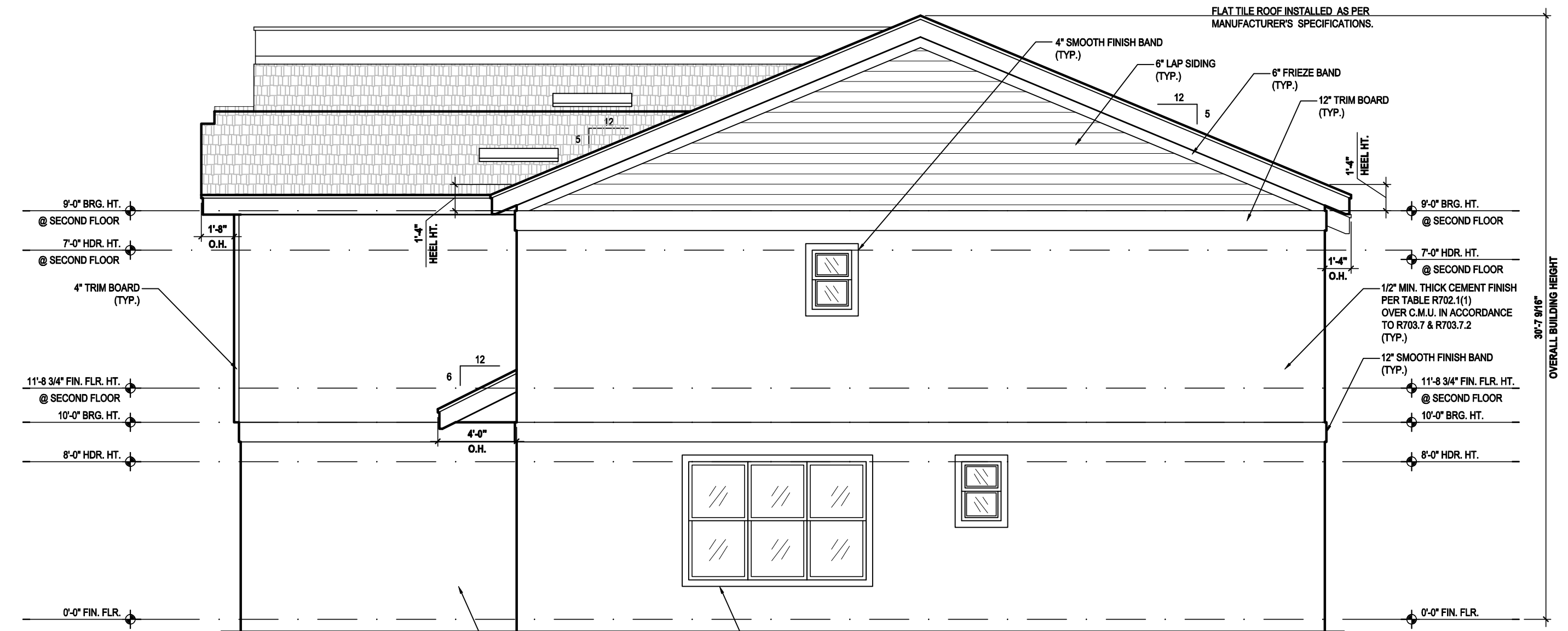
(Standard)
 SCALE 1/4" = 1'-0"



Nautilus

Left Elevation "B"

(Standard)
 SCALE 3/16" = 1'-0"



Nautilus-Rev.

Right Elevation "B"

(Standard)
 SCALE 3/16" = 1'-0"



Rear Elevation "B"

(Standard)
 SCALE 3/16" = 1'-0"

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 THOMPSON ENGINEERING GROUP, INC.
 4601 Vineland Road Suite 40 Orlando, FL 32811
 Ph: (407) 629-6711 Fax: (407) 629-6776
 WWW.ITEGDESIGNSGROUP.COM
 WE ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF MJS, INC. ALL RIGHTS RESERVED.

MJS
 designsgroup
 residentialcommercialarchitecture

AIBD

GOBA
 GROUP OF BUSINESS ASSOCIATES

4-Unit: (Paradiso TH)
 Models: Nautilus, Latitude
 Building Plat #XX
 Lot# XX-XX, Subdivision
 Street Address
 City, State, Zip Code

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

Park Square HOMES

ISSUE DATE 11/14/2023
 REVISIONS
 PROJECT: 21-1257
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

ELEVATIONS
A7

ATTIC VENT CALC'S:

2023 FLORIDA BUILDING CODE (17TH EDITION) SECTION R608
 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)

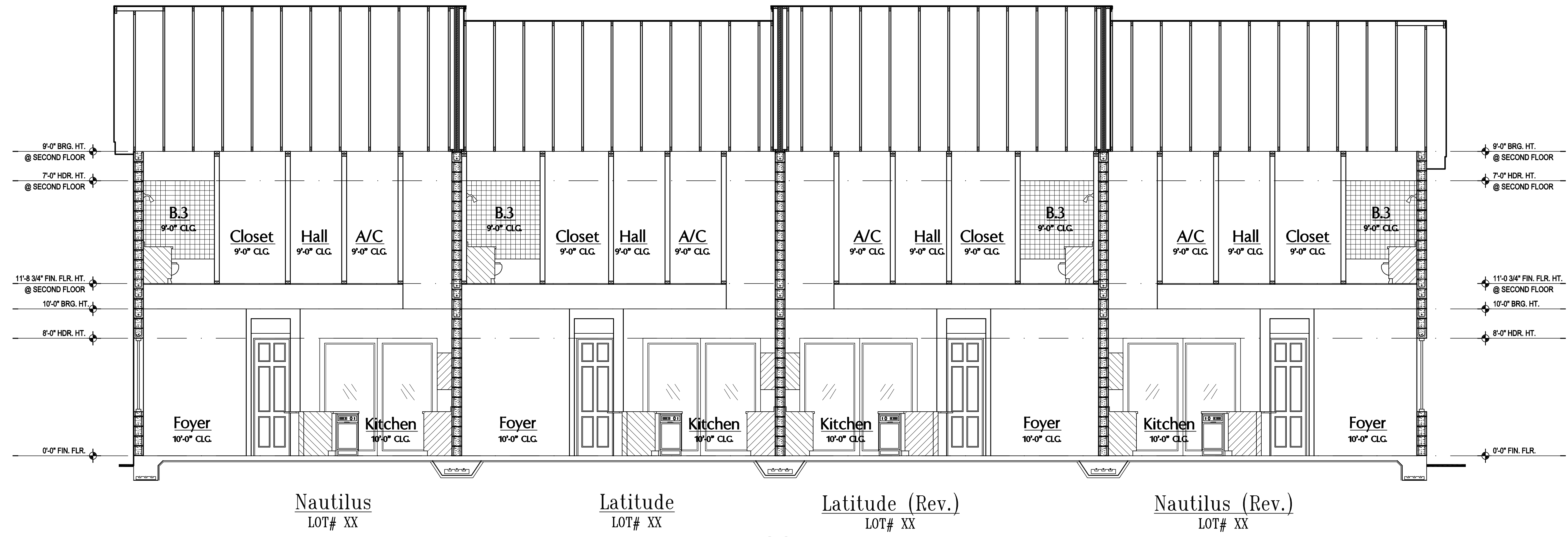
MINIMUM NET VENTILATION AREA SHALL BE 1/150 OF VENTED SPACE.

NAUTILUS UNIT:

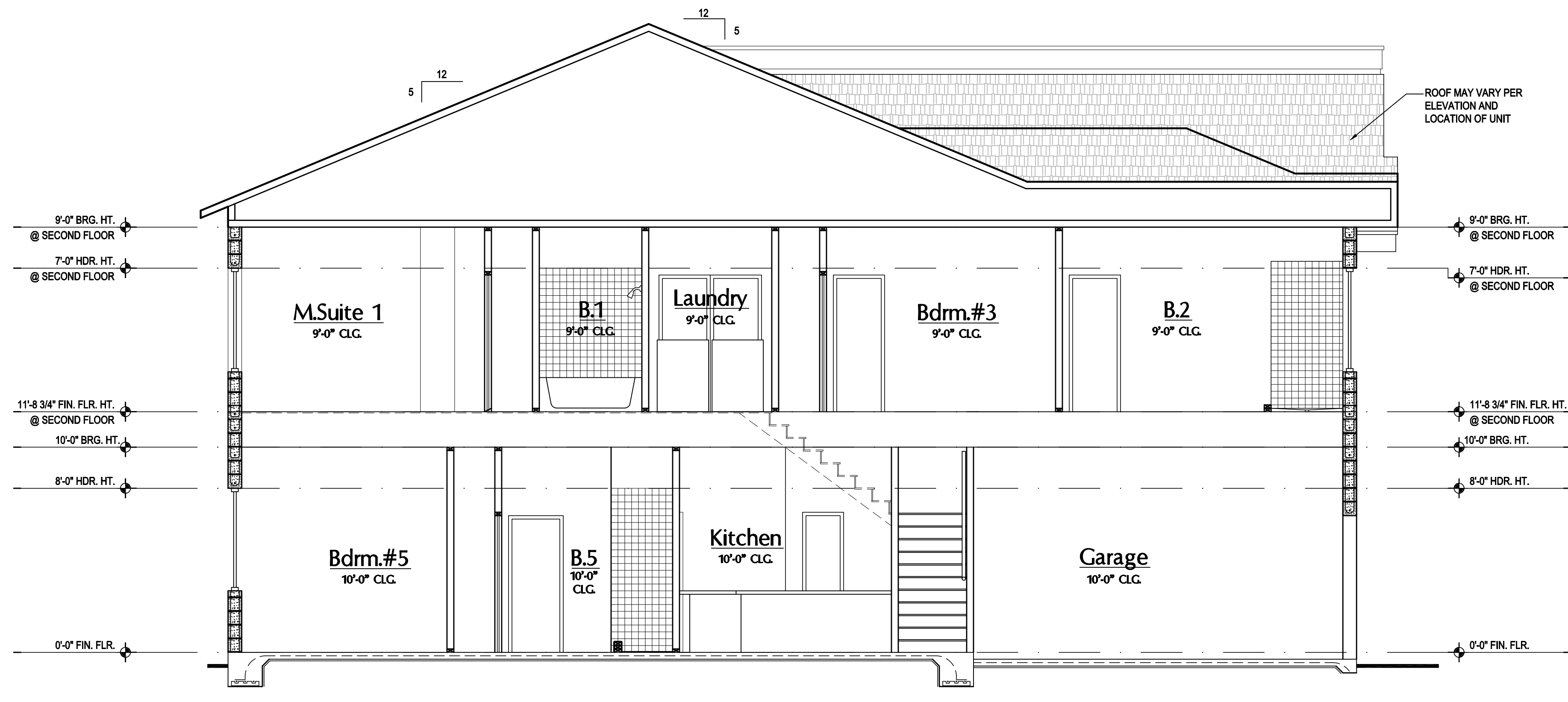
- TOTAL VENTED: 1,820,300 = 4.4 SQ. FT.
- UPPER PORTION VENTILATION TOTAL w/ OFF-RIDGE VENTS (40%): 1,736 SQ. FT. / .652 = 2.69 VENTS= 3 VENTS
- LOWER PORTION VENTILATION TOTAL w/ SOFFITS @ EAVE (60%): 2.84 SQ. FT. / .600 LF = .033 SQ. FT. PER VENTING LF.

LATITUDE UNIT:

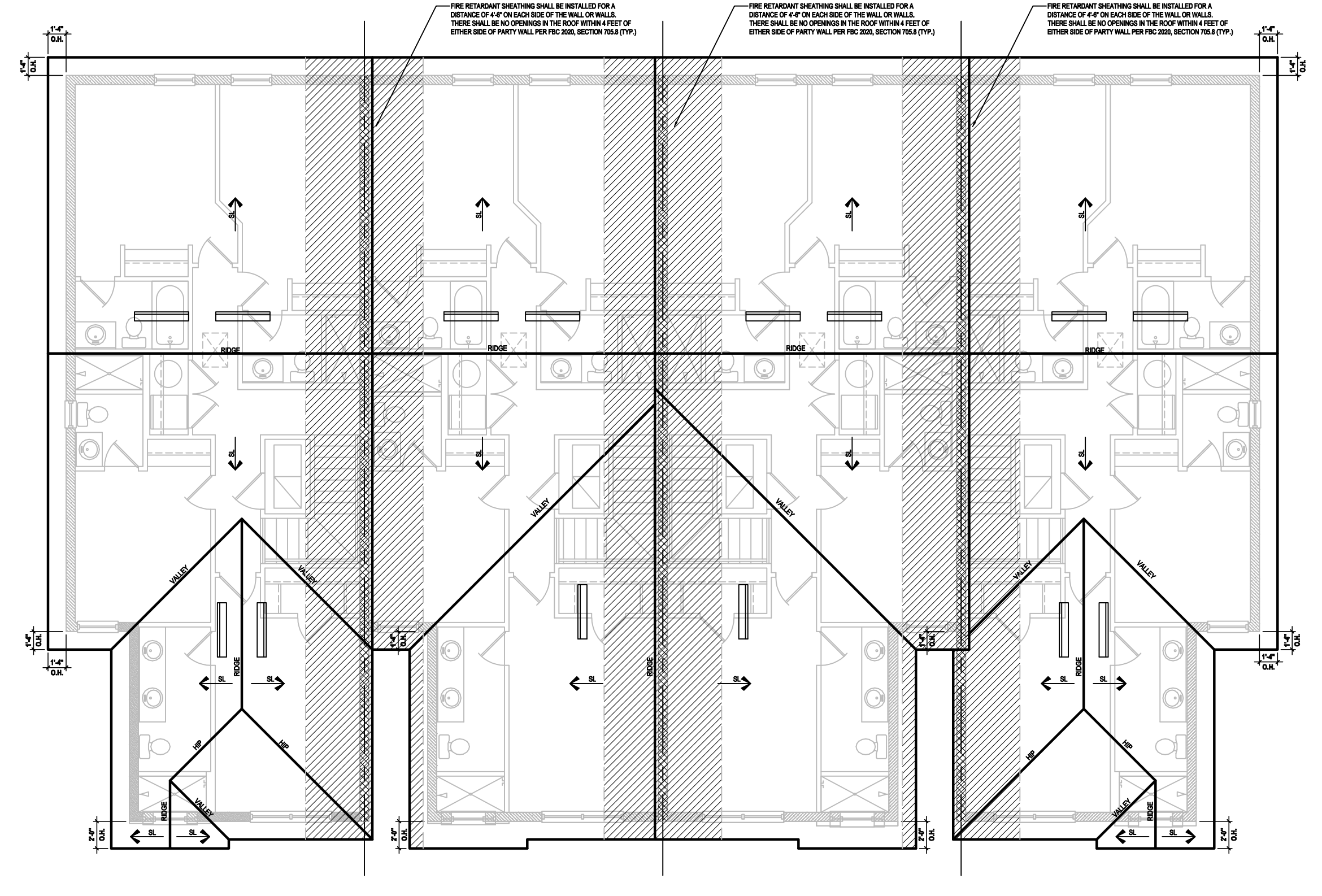
- TOTAL VENTED: 1,169,300 = 3.89 SQ. FT.
- UPPER PORTION VENTILATION TOTAL w/ OFF-RIDGE VENTS (40%): 1,155 SQ. FT. / .652 = 2.30 VENTS= 3 VENTS
- LOWER PORTION VENTILATION TOTAL w/ SOFFITS @ EAVE (60%): 2.33 SQ. FT. / .600 LF = .029 SQ. FT. PER VENTING LF.



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



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



2 Roof Layout "A"
 SCALE 1/8" = 1'-0"

HTEC
 THOMPSON ENGINEERING GROUP, INC.
 815 Orienta Ave., Suite #1040
 Altamonte Springs, FL 32701
 Ph: (407) 629-6711
 Fax: (407) 629-6776
 www.mjsdesignersgroup.com

MJS
 designers group
 residential-commercial-architecture

AIBD

GOBA
 GREAT ORLANDO BUILDERS ASSOCIATION

4-Unit: (Paradiso TH)
 Model: Nautilus, Latitude
 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

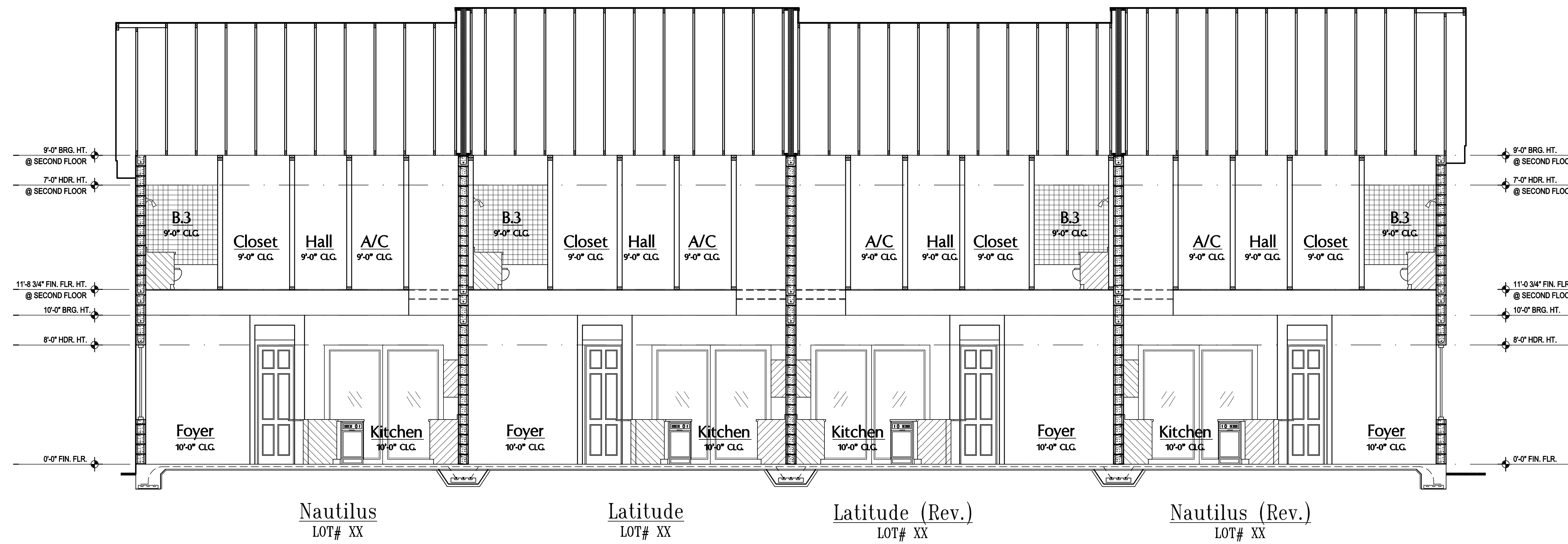
ISSUE DATE: 11/14/2023
 REVISIONS:
 PROJECT: 21-1257
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

SECTIONS
A8

Dec 04, 2023, 1:50pm
 MJSUBSSTV\Park Square Homes\MODELS\TOWNHOME\MODEL\ST\Townhomes (Orlando)\1 - Townhomes Model\Paradiso Grande (Cali - Based)\Unit A8 Sections - Elev. A.dwg

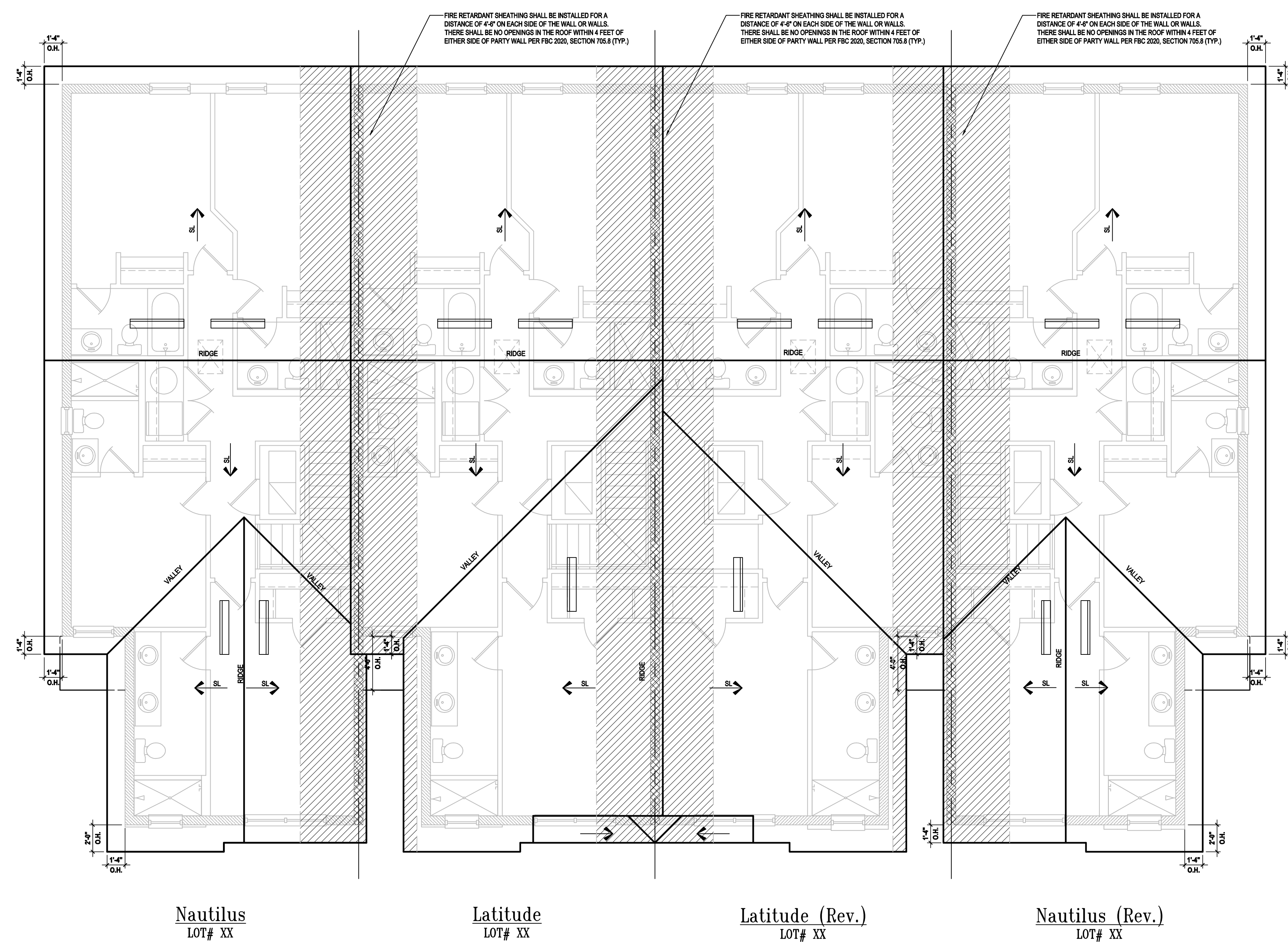
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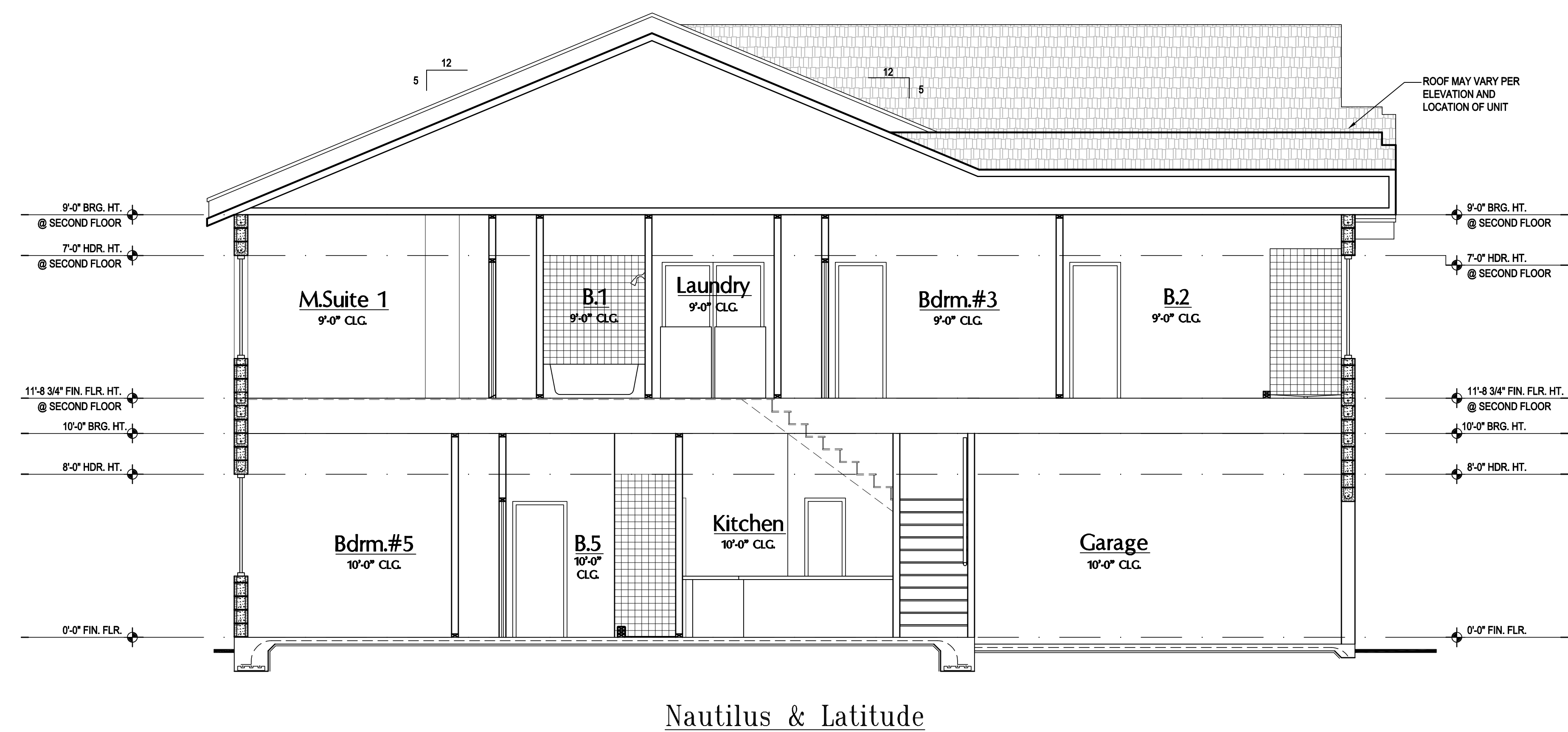


1 Building Section "B"
SCALE: 1/4" = 1'-0"

ATTIC VENT CALC'S:
 2020 FLORIDA BUILDING CODE (7TH EDITION) SECTION R808
 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.
NAUTILUS UNIT:
 • TOTAL VENTED: 1,320/300 = 4.4 SQ. FT.
 • UPPER PORTION VENTILATION TOTAL w/ OFF-RIDGE VENTS (40%): 1.76 SQ. FT. / .652 = 2.69 VENTS @ EAVE (60%): 2.64 SQ. FT. / 80.00 LF = .033 SQ. FT. PER VENTING LF.
LATITUDE UNIT:
 • TOTAL VENTED: 1,169/300 = 3.89 SQ. FT.
 • UPPER PORTION VENTILATION TOTAL w/ OFF-RIDGE VENTS (40%): 1.55 SQ. FT. / .652 = 2.39 VENTS @ EAVE (60%): 2.33 SQ. FT. / 80.00 LF = .029 SQ. FT. PER VENTING LF.



2 Roof Layout "B"
SCALE: 3/16" = 1'-0"



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

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MJS DESIGNERS GROUP
 residential commercial architecture

A I B D

GOBA

4-Unit: (Paradiso TH)
 Models: Nautilus, Latitude
 Building Pad #XX
 Lot# XX-XX, Subdivision
 Street Address
 City, State, Zip Code

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

Park Square HOMES

PROJECT: 21-1257
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

ISSUE DATE: 11/14/2023
 REVISIONS:

SECTIONS
 A9

Dec 04, 2023, 11:16pm
 MJSUSP/VPark Square Homes/MODELSTOWNHOME MODELSTOWNHOME (Chandoli) - Townhome Model/Paradiso Grande (Chandoli) - Raised (The)4-UNIT/4 Sections- Elev.B.dwg
 MJSUSP/VPark Square Homes/MODELSTOWNHOME MODELSTOWNHOME (Chandoli) - Townhome Model/Paradiso Grande (Chandoli) - Raised (The)4-UNIT/4 Sections- Elev.B.dwg

815 Oriole Ave., Suite #1040
 Altamonte Springs, FL 32701
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A I B D

GOBA

4-Unit: (Paradiso TH)
 Models: Nautilus, Latitude
 Building Pad #XX
 Lot# XX-XX, Subdivision
 Street Address
 City, State, Zip Code

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

Park Square HOMES

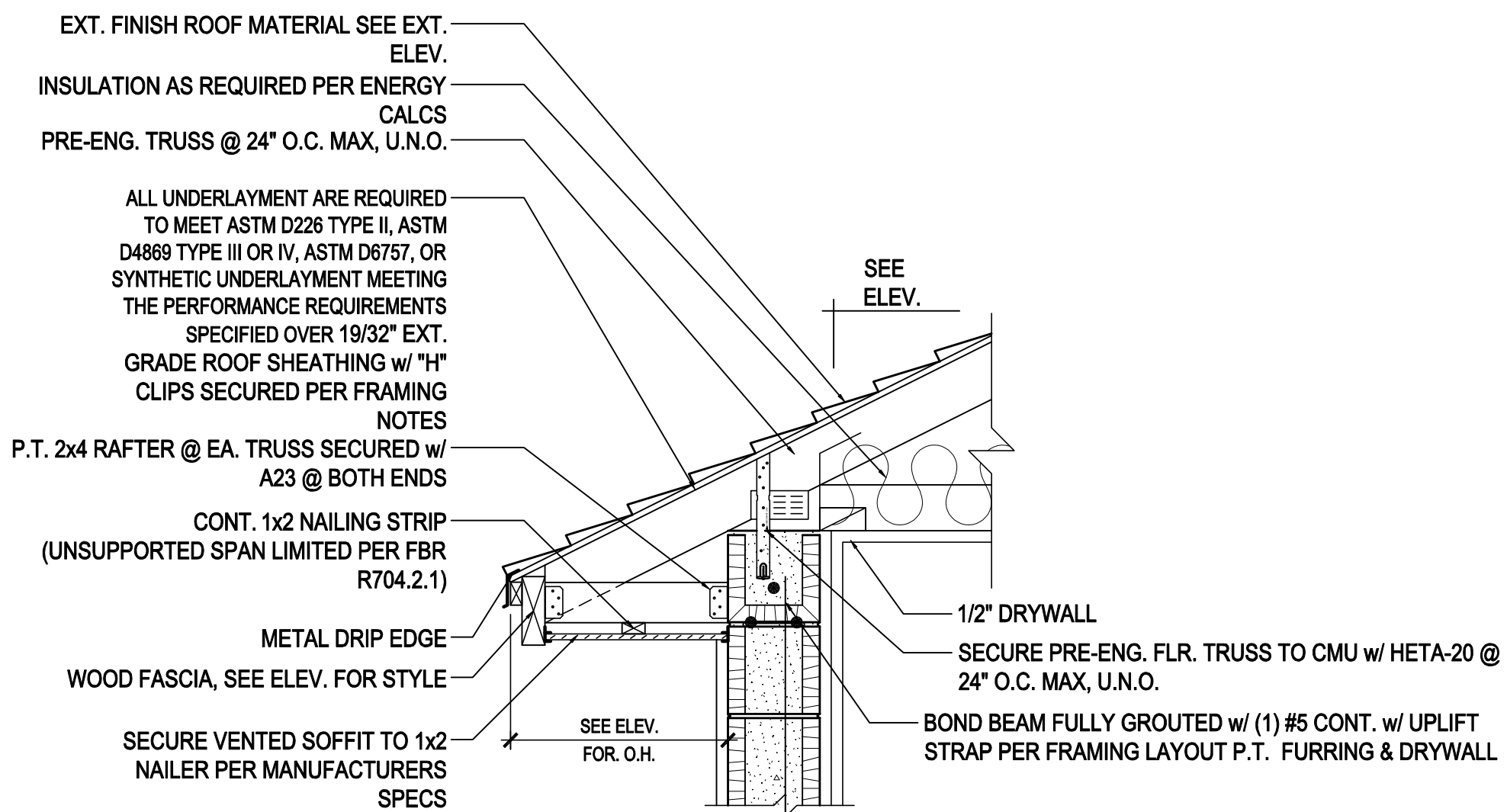
PROJECT: 21-1257
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

ISSUE DATE: 11/14/2023
 REVISIONS:

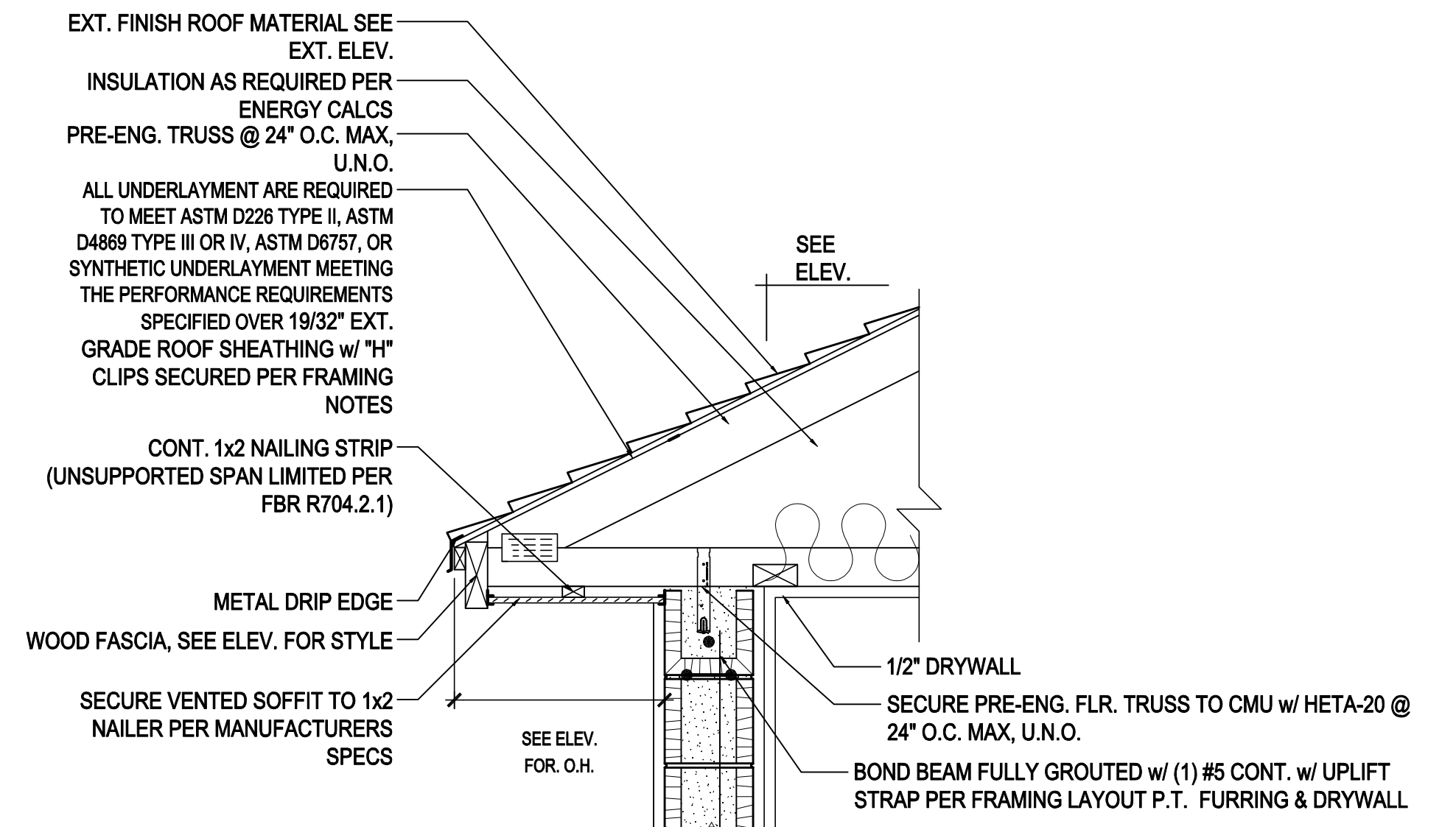
SECTIONS
 A9

Dec 04, 2023, 11:16pm
 MJSUSP/VPark Square Homes/MODELSTOWNHOME MODELSTOWNHOME (Chandoli) - Townhome Model/Paradiso Grande (Chandoli) - Raised (The)4-UNIT/4 Sections- Elev.B.dwg
 MJSUSP/VPark Square Homes/MODELSTOWNHOME MODELSTOWNHOME (Chandoli) - Townhome Model/Paradiso Grande (Chandoli) - Raised (The)4-UNIT/4 Sections- Elev.B.dwg

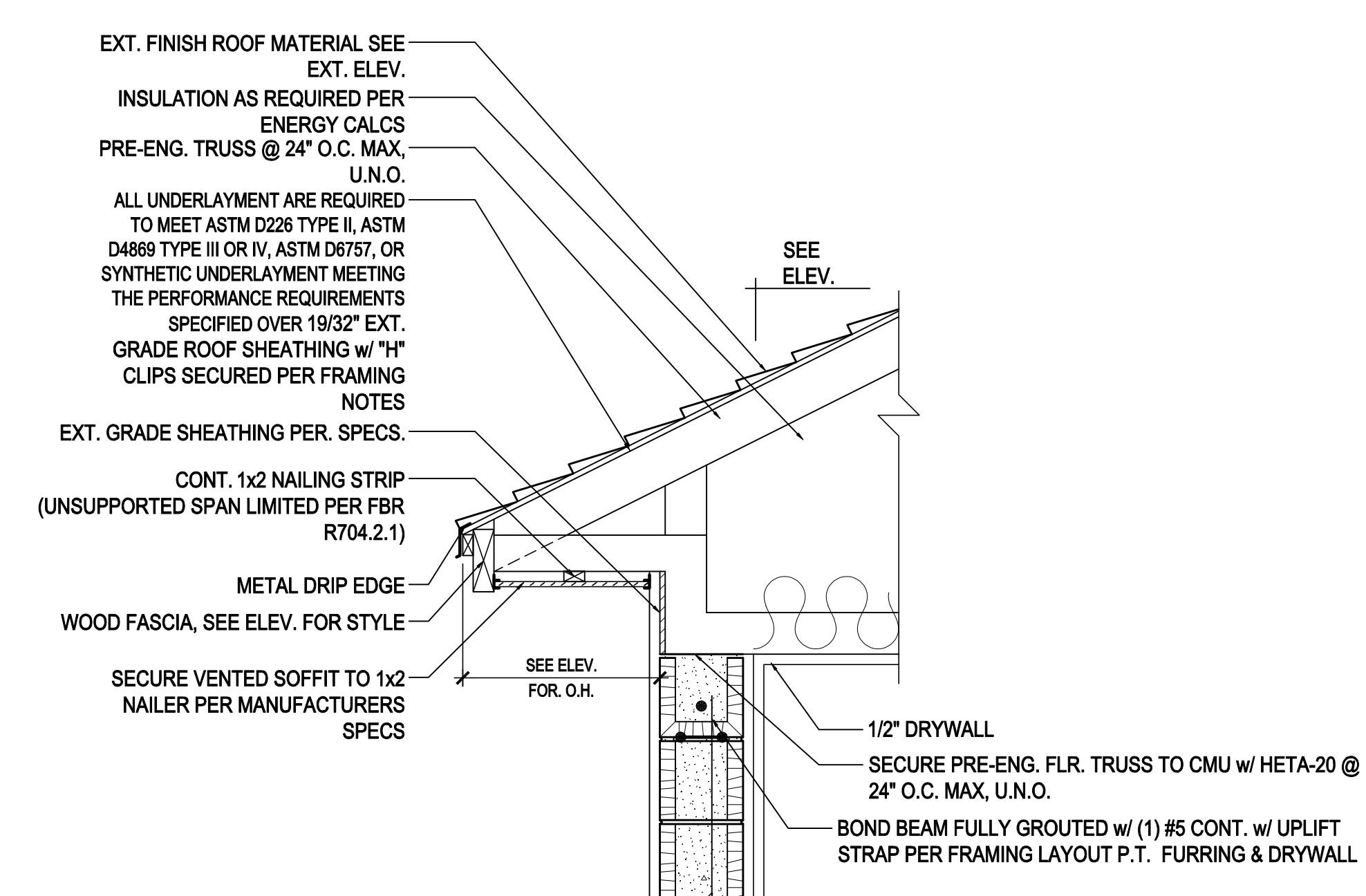
NOTE:
ROOF UNDERLAYMENT SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS IN ACCORDANCE WITH R905.2.3 - FBC 2020 7TH EDITION



NOMINAL HEEL CONDITION

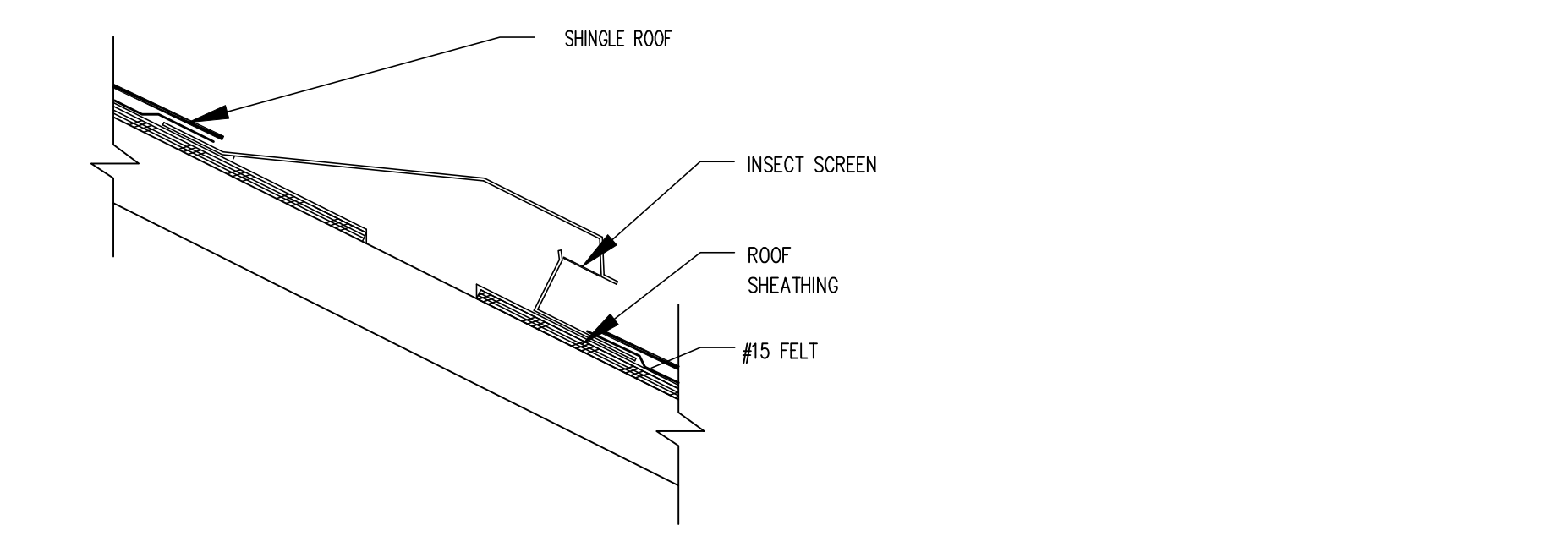


CANTILEVERED BTM. CHORD CONDITION

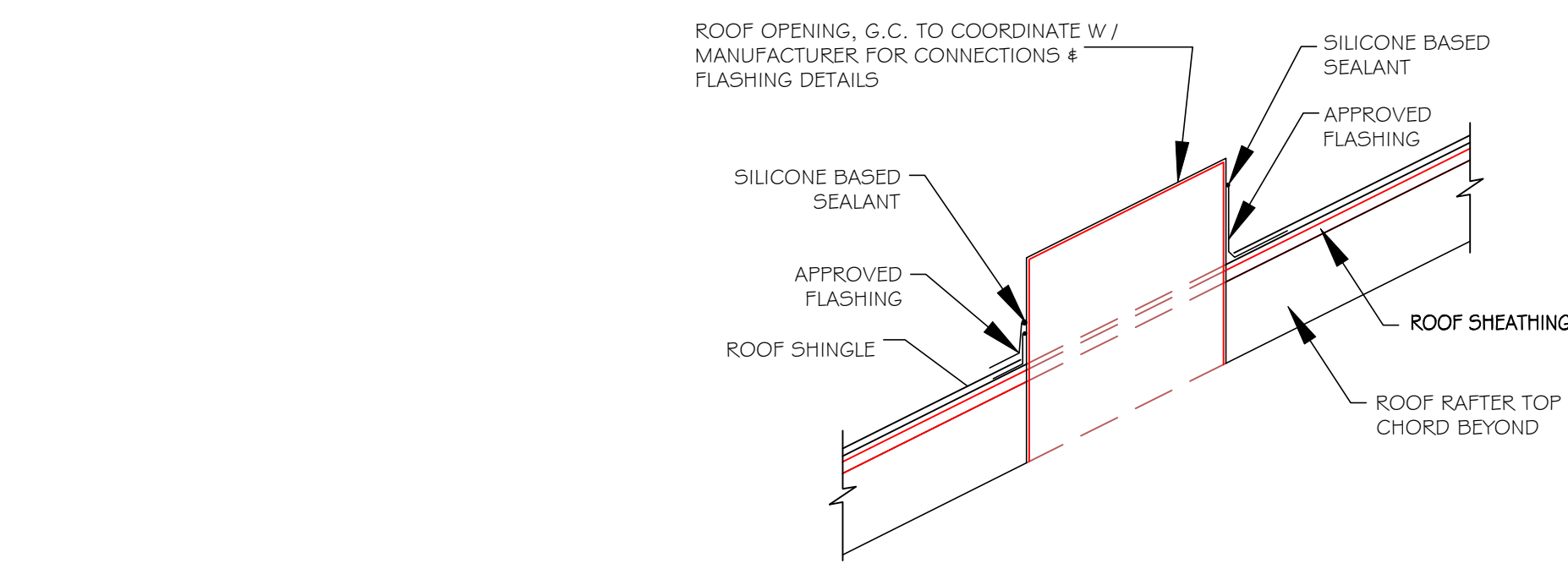


RAISED HEEL CONDITION

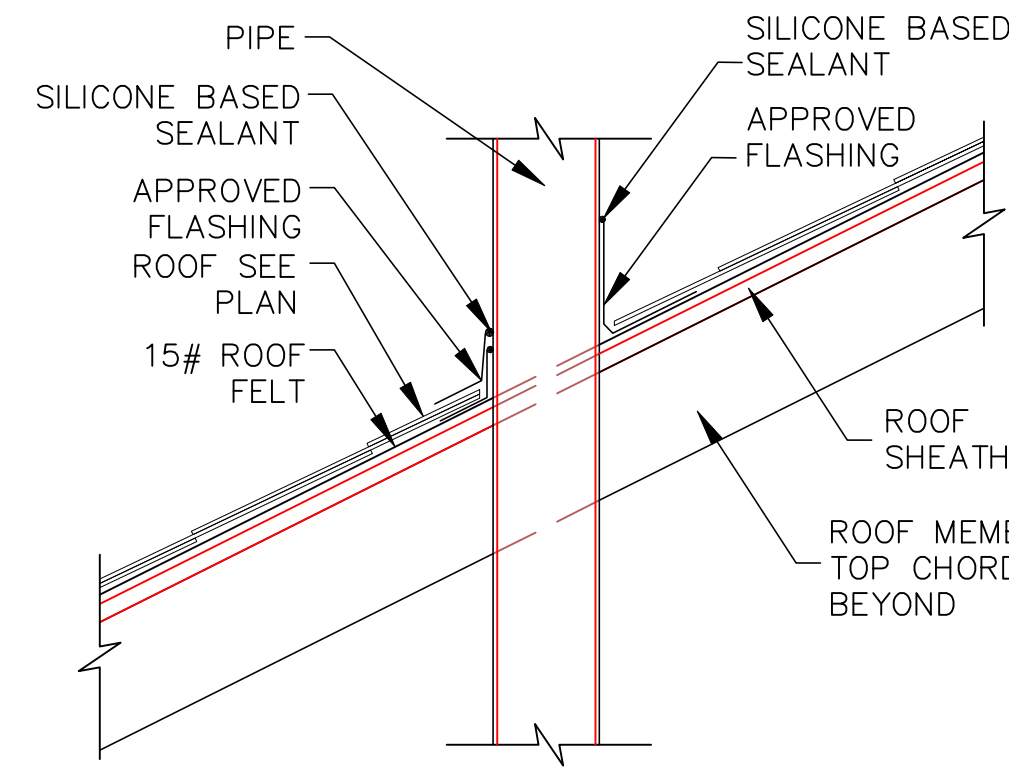
1 SOFFIT OVERHANG DETAIL SCALE: N.T.S.



OFF-RIDGE VENT PENETRATION THRU ROOF



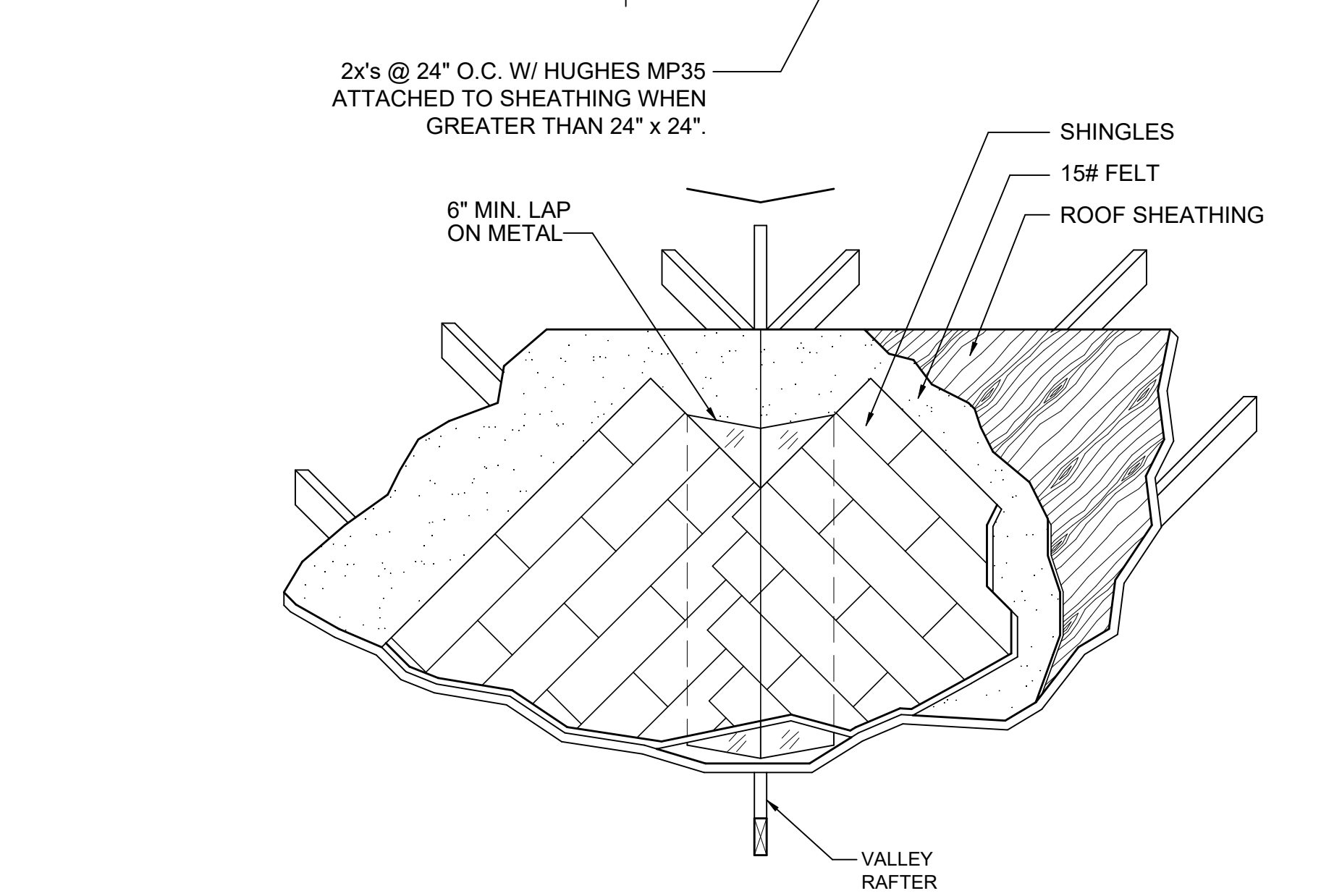
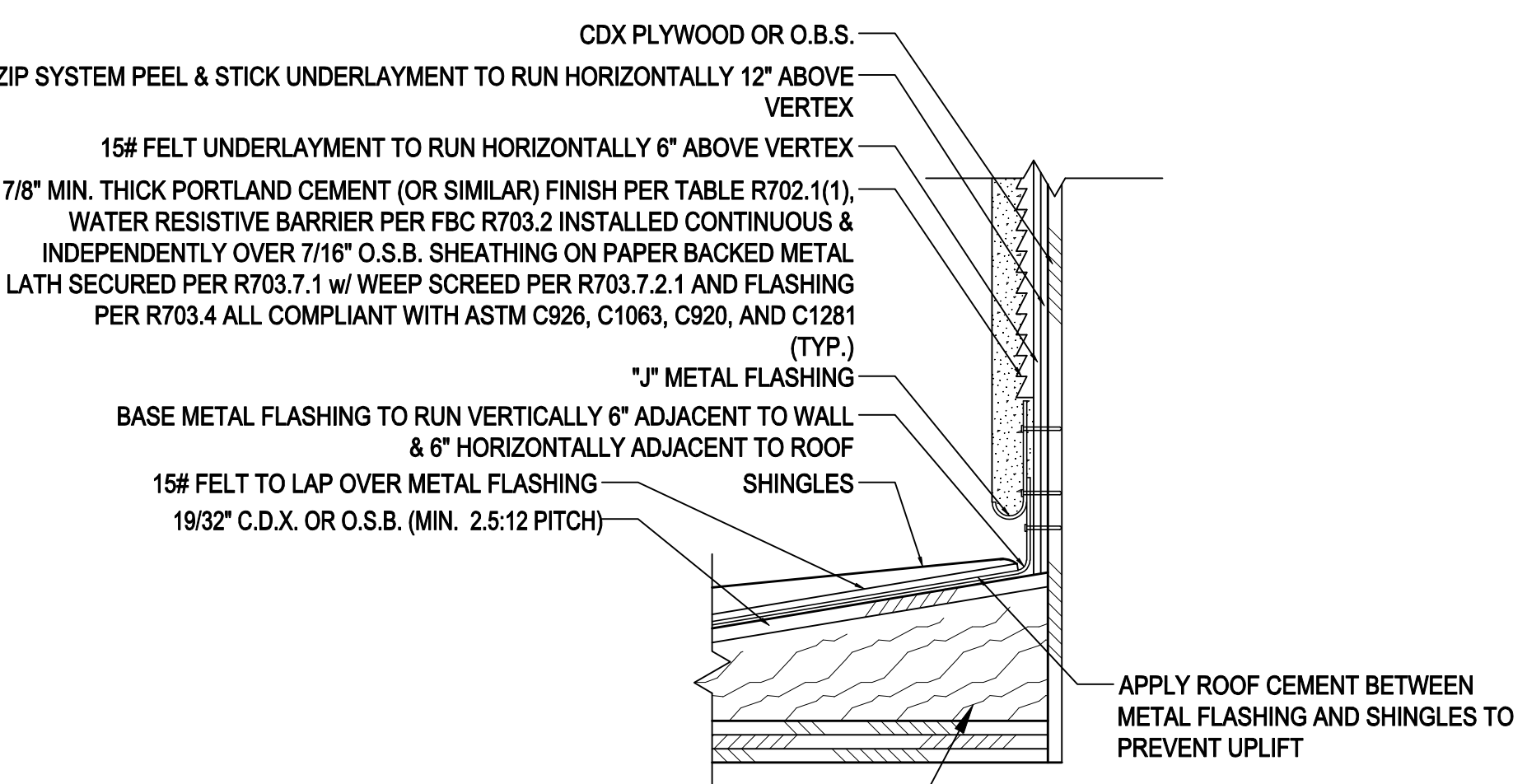
OPENING PENETRATION THRU ROOF



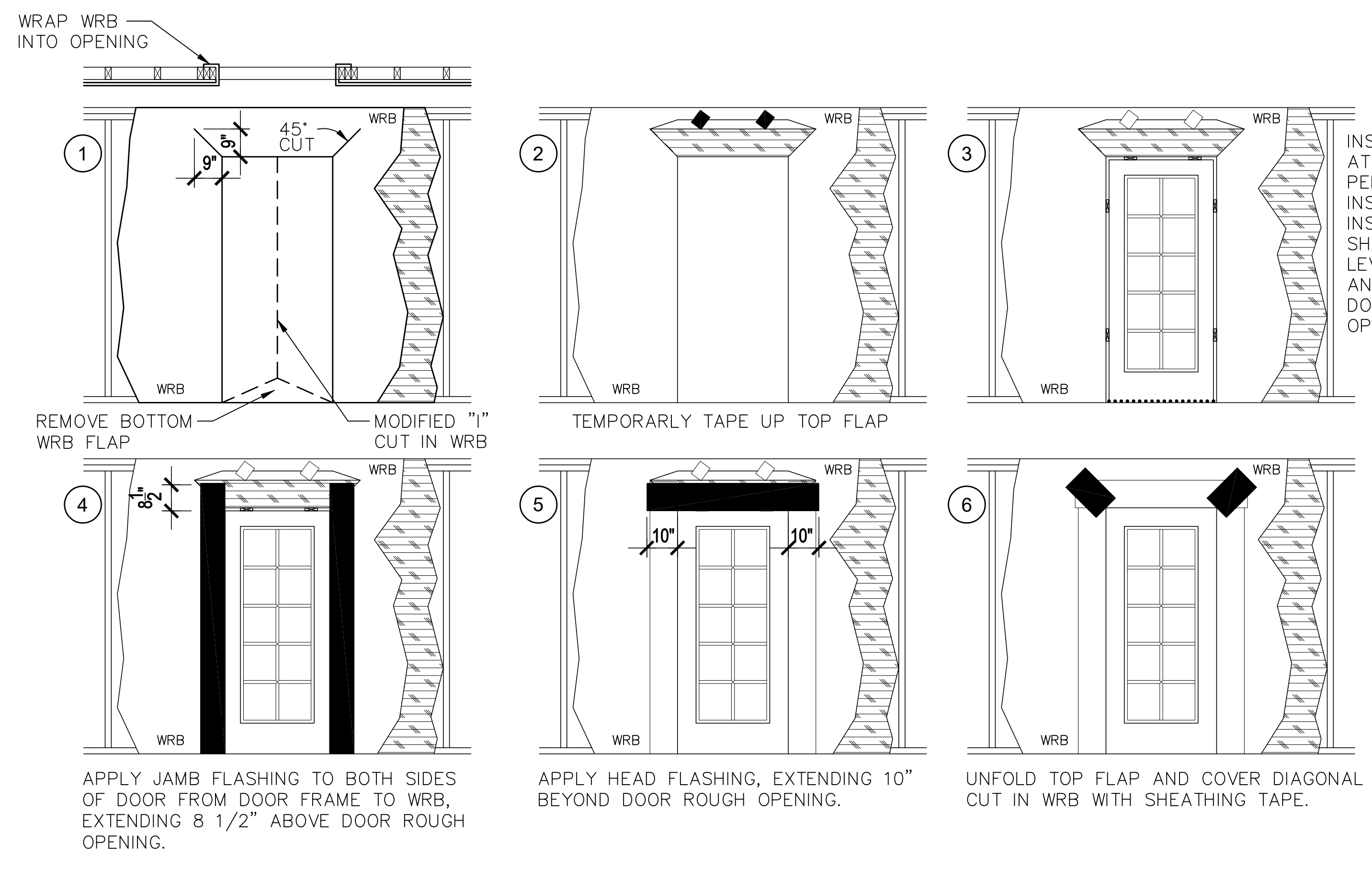
PIPE PENETRATION THRU ROOF

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.



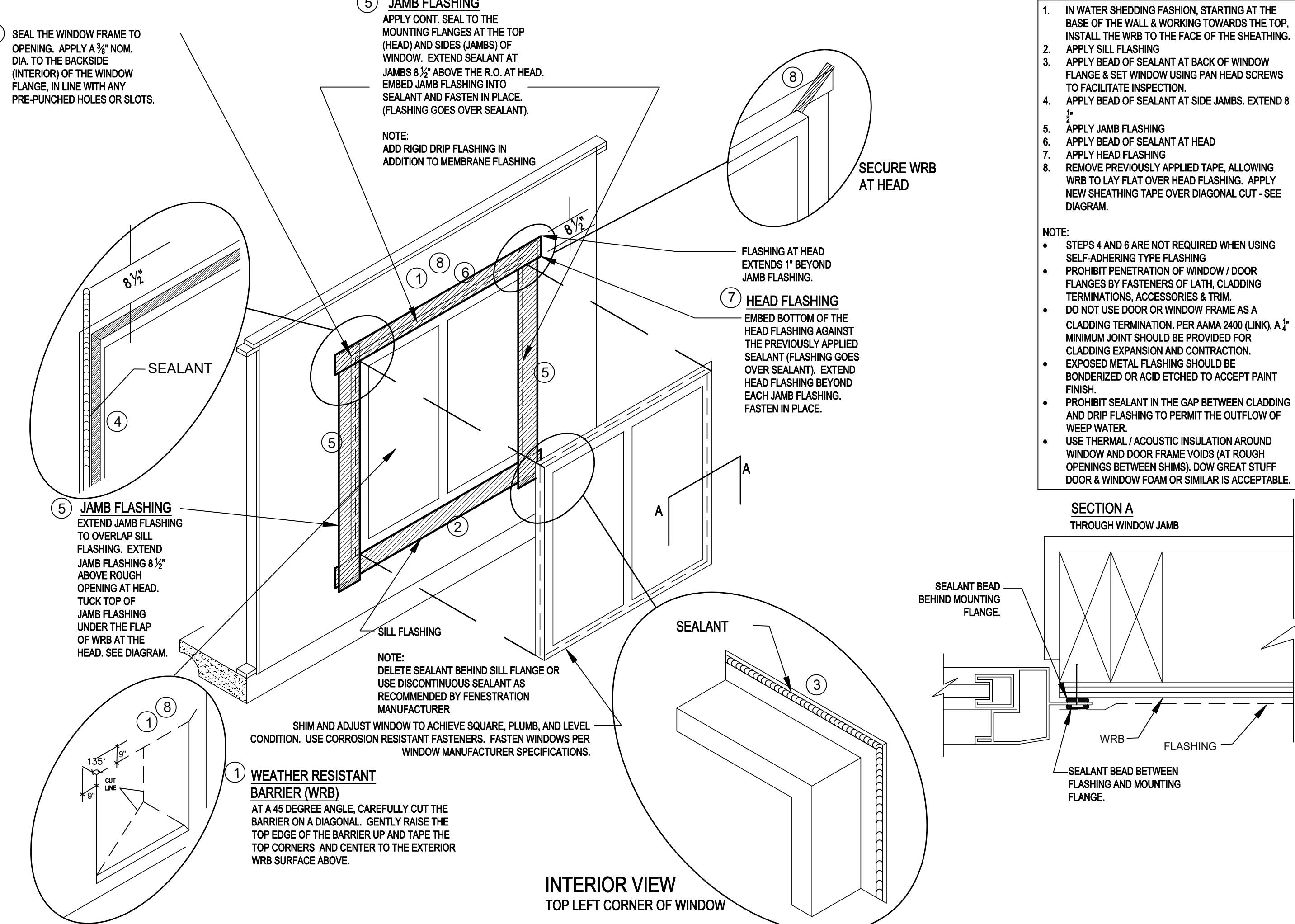
EXTERIOR DOOR FLASHING

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.



WINDOW FLASHING "METHOD A-1" SCALE: N.T.S.

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

SCALE: N.T.S.

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residential-commercial-architecture

AIBD

GOBA
GROUP OF BUSINESS ASSOCIATION

4-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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

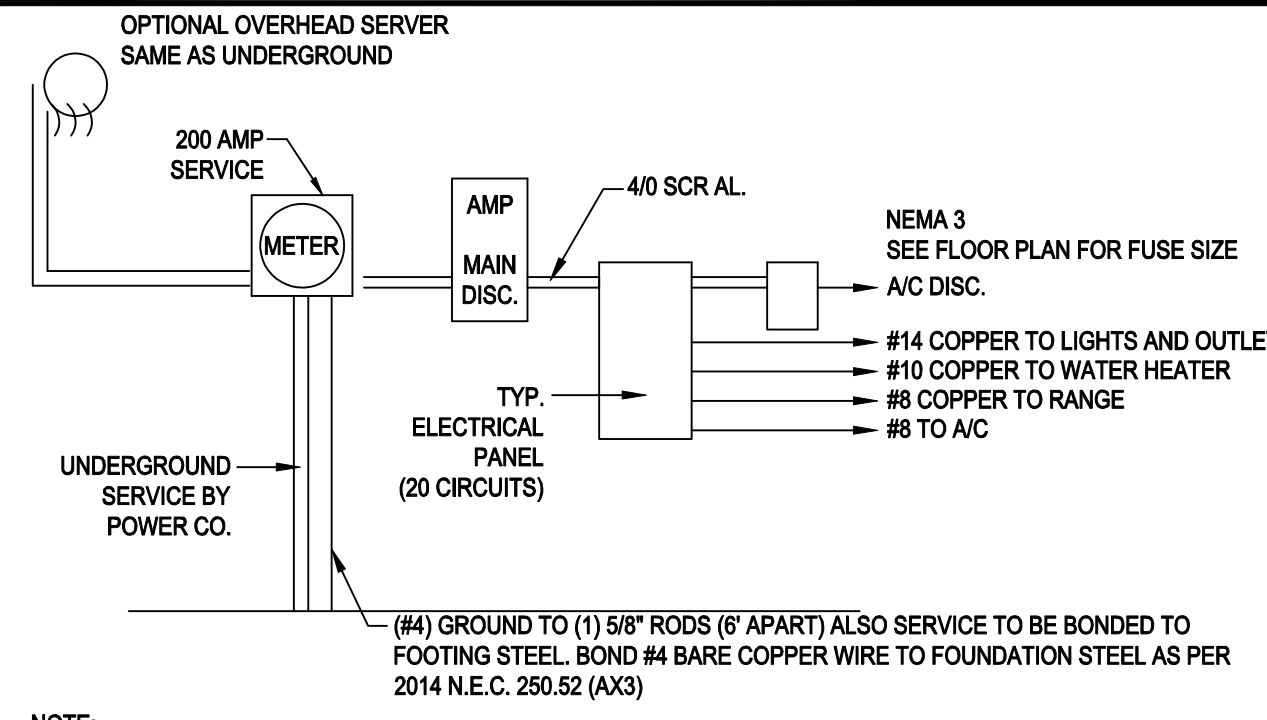
ISSUE DATE: 11/14/2023
REVISIONS:

PROJECT: 21-1257
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

DETAILS
A11

Dec 04, 2023, 1:16pm
MJSUSER\Park Square Homes\MODEL\STOWNHOME MODEL\STOWNHOME (Orlando)\1 - Townhome Models\Paradiso Grande (CMU)-Raised Head\4-UNIT\A11 Architectural Details.dwg

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



NOTE:

- ALL ELECTRICAL WORK AND MATERIAL PROVIDED SHALL COMPLY WITH THE FLORIDA BUILDING CODE (2020)
- THE ABOVE ELECTRICAL LAYOUT IS FOR BID PURPOSE ONLY.
- ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE 290.52 (A)(1) TO (6), LOCAL CODES AND THE LOCAL POWER COMPANY

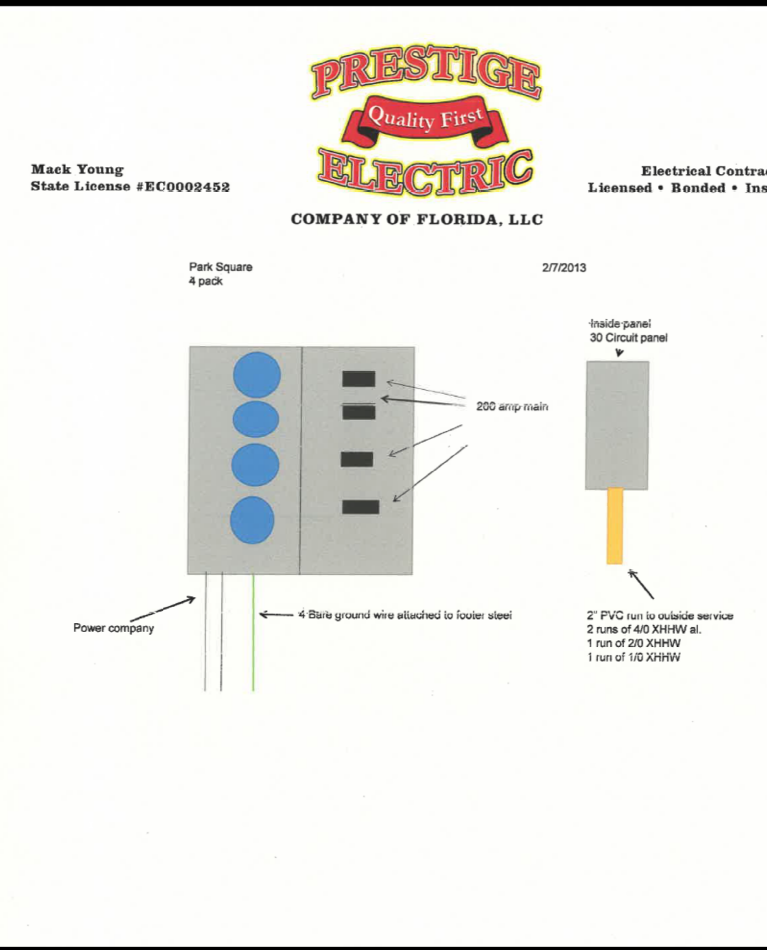
200 AMP ELECTRICAL RISER

PRESTIGE ELECTRIC
COMPANY OF FLORIDA, LLC

Mark Young
Mark Young PRECISE

Electrical Contract
Licensed • Bonded • Insured

Park Square Paradise Town Home	2772022	200 amp Service
General Lighting @ 3 watts sq	1500	5700
2 Small appliance @1500 watt	1500	3000
1 Range	8000	8000
1 Pool	4500	4500
1 Dishwasher	1200	1200
1 Disposal	1000	1000
1 Dryer	8000	8000
1 Pool Heater	8000	8000
Sub Total		34800
Price @ 10% @ 100%		4480
Remainder @ 45 %		15500
Air Conditioner Load @ 300%	5280	5280
Heat Pump @ 60%	8000	8000
		23480
VA 240 Volts = Service Size Amps		200 AMP



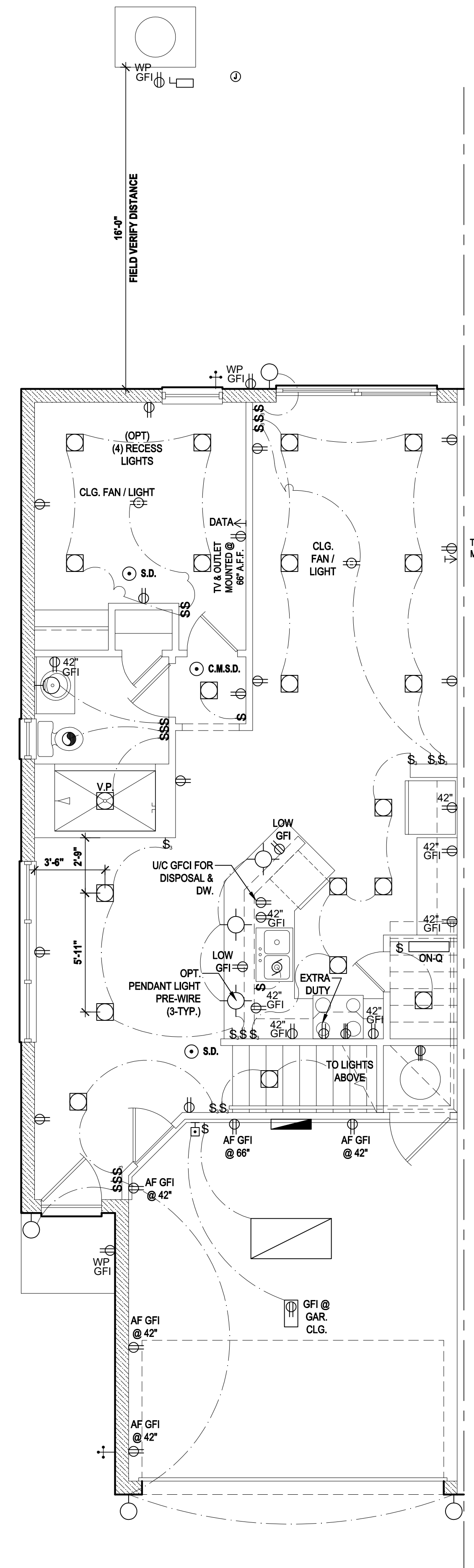
GENERAL NOTES KEY:

- BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETS IN FIELD.
- ALL OUTLETS ARE TO BE AFCI PROTECTED.
- ALL 15A AND 20A 120V BRANCH CIRCUITS WILL BE AFCI PROTECTED.
- ALL 15A AND 20A 120V BRANCH CIRCUITS LOCATED IN THE GARAGE AND LAUNDRY WILL BE GFCI PROTECTED.
- ALL GARAGE BAYS WILL HAVE DEDICATED GFCI OUTLET.
- ALL OUTLETS LOCATED IN THE KITCHEN AND BATHROOMS ARE TO BE GFCI PROTECTED.
- DW. AND GARBAGE DISPOSAL ARE TO BE GFCI PROTECTED.
- EXCEPTIONS TO THE GFCI STIPULATION WILL BE ALLOWED ONLY IF ALLOWED PER CURRENT NFPA / NEC.
- OUTLETS LOCATED IN THE LAUNDRY ARE TO BE GFCI AND AFCI PROTECTED.
- OUTLETS LOCATED WITHIN 6'-0" OF A WET AREA ARE TO BE GFCI PROTECTED.
- ALL OUTLETS OVER COUNTERTOPS TO BE 42" A.F.F. (U.N.O.).
- ALL SMOKE/CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED, INTERCONNECTED AND AFCI PROTECTED.
- 8'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
- ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FBCEC R402.4.5. FIXTURES SHALL BE IC-RATED (FOR ZERO CLEARANCE INSULATION CONTACT) AND SEALED AIR TIGHT. ALSO SEE FBCE 410.116.

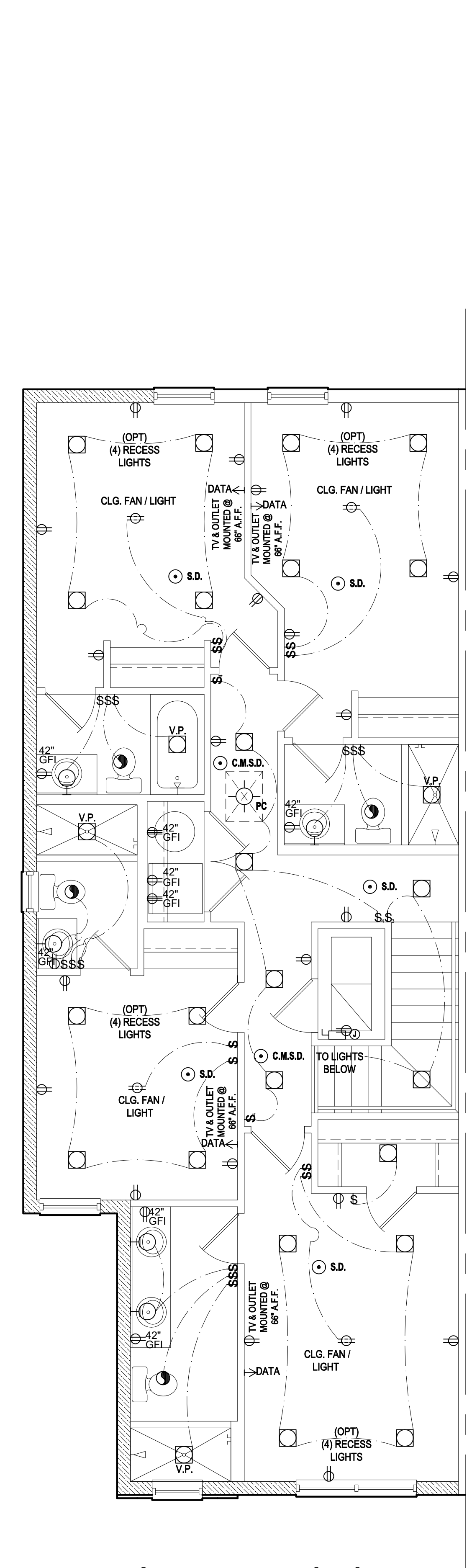
NOTES:

- THIS DIAGRAMMATIC PLAN IS INTENDED TO SHOW LIGHTING AND CONVENIENCE OUTLETS ONLY. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO VERIFY THE REQUIREMENT AND LOCATIONS OF ALL ELECTRICAL EQUIPMENT (INCLUDING KITCHEN EQUIPMENT) AND PROVIDE AND INSTALL COMPLETE ELECTRICAL SERVICE AS REQUIRED PER NFPA, NEC, FBC CODES AND ALL RELEVANT MUNICIPALITY CODES, STANDARDS AND ORDINANCES.
- LOCATION OF FIXTURES AND/OR OUTLETS ARE SUGGESTED LOCATIONS AND MEET MOST LOCAL CODE REQUIREMENTS. ADDITIONS OR ADJUSTMENTS MAY BE MADE BETWEEN THE OWNER AND BUILDER IN THE FIELD.
- ALL ELECTRICAL WORK AND APPLIANCES ARE IN FULL COMPLIANCE WITH F.P.A., N.E.C., F.B.C. 7TH EDITION (2020) RESIDENTIAL, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
- VARIOUS SYMBOLS ON ELECTRICAL LEGEND MAY OR MAY NOT BE USED ON THIS PLAN.

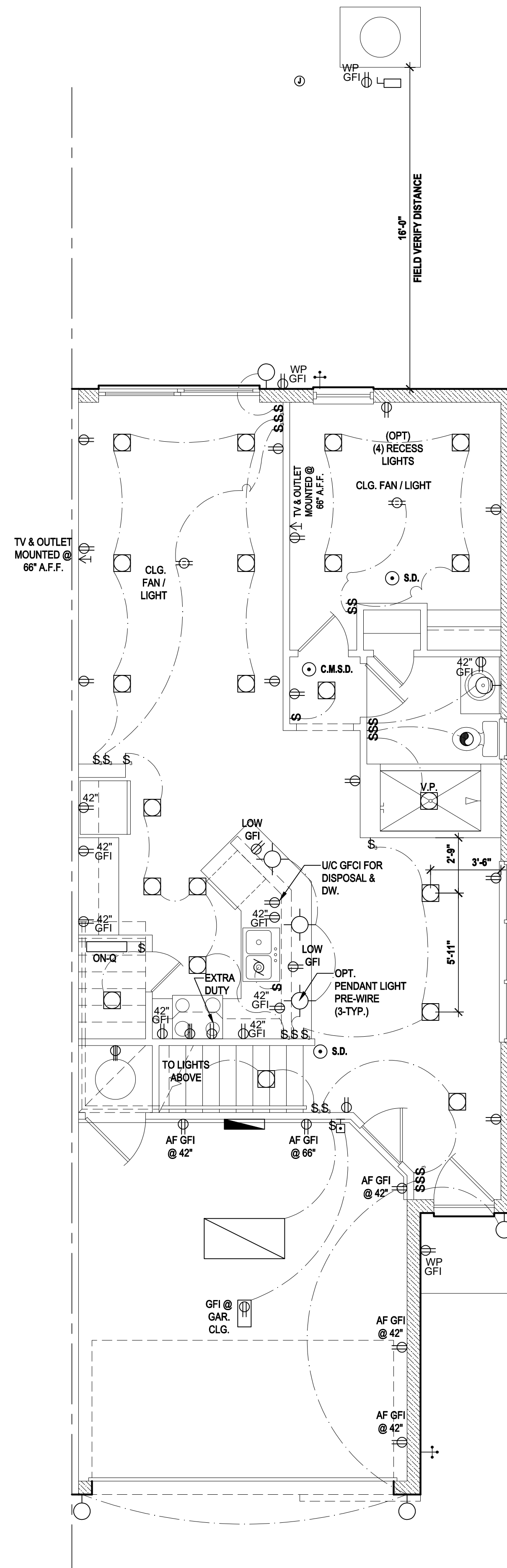
SMOKE DETECTOR REQUIREMENTS:
ALL SMOKE/CARBON DETECTOR LOCATIONS MUST BE A MINIMUM OF 3' FROM ANY BATHROOM PER FBC-R314.3 (4). THEY MUST ALSO BE LOCATED NO MORE THAN 10' FROM ANY BEDROOM DOOR OPENINGS PER FBC-R315.1.



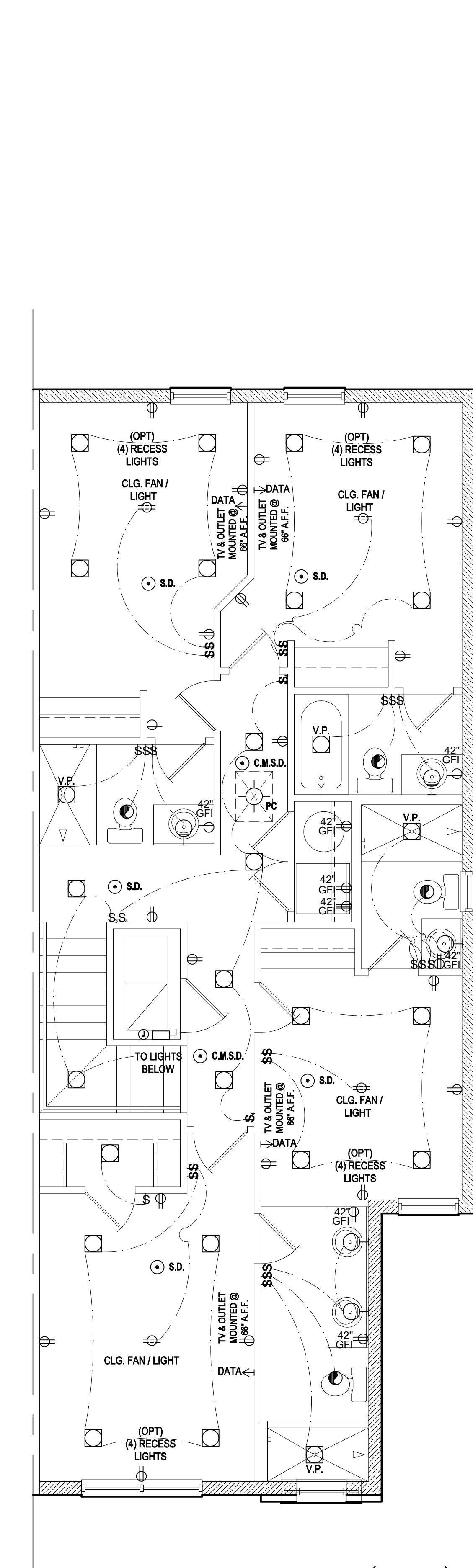
Nautilus First Floor
SCALE: 1/4" = 1'-0"



Nautilus Second Floor "Elev. A&B"-(Elev. "A" shown)
SCALE: 1/4" = 1'-0"



Nautilus First Floor - (Rev.)
SCALE: 1/4" = 1'-0"



Nautilus Second Floor - (Rev.) "Elev. A&B"-(Elev. "A" shown)
SCALE: 1/4" = 1'-0"

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
	CHIME
	DOOR BELL / GARAGE DOOR SWITCH
	DISCONNECT SWITCH
	ELECTRICAL METER
	SMOKE DETECTOR
	CARBON MONOXIDE / SMOKE DETECTOR
	CEILING FAN
	WALL SCONCE
	CHANDELIER
	SPOT LIGHT
	FLUSH MOUNT FLUORESCENT LIGHT
	FAN / LIGHT COMBINATION
	GARBAGE DISPOSAL MOTOR
	SPEAKER
	JUNCTION BOX
	LOW VOLTAGE
	VAPOR PROOF
	ARC FAULT PROTECTION
	INTERCOM

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

HTEG
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441 Vineland Road Suite A6 Orlando, FL 32811
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www.hteg.com

MJS
designers group
residential-commercial-architecture

AIBID

GOBA
GENERAL CONTRACTOR

4-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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

Park Square HOMES

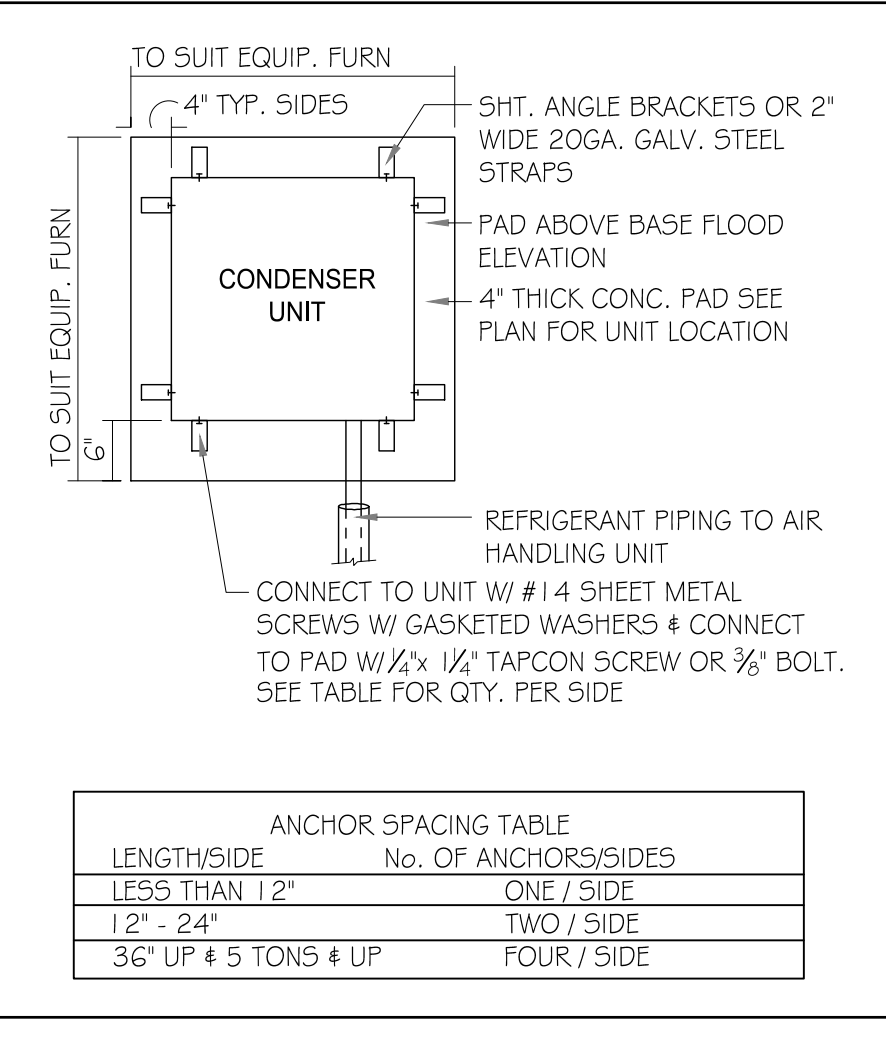
ISSUE DATE: 11/14/2023
REVISIONS:
PROJECT: 21-1257
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

Electrical Plan
E1

Dec 04, 2023 11:16am
mjsuser\VPark Square Homes\MODELS\TOWNHOME MODEL\EST\Townhomes (Orlando)\T-Townhome Model\Paradiso Grande (CMLP-Resid)\14-UNIT\T-Electrical Layout (Nautilus).dwg

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1 COND. ANCHOR DETAIL
N.T.S.

FIELD REPAIR NOTES

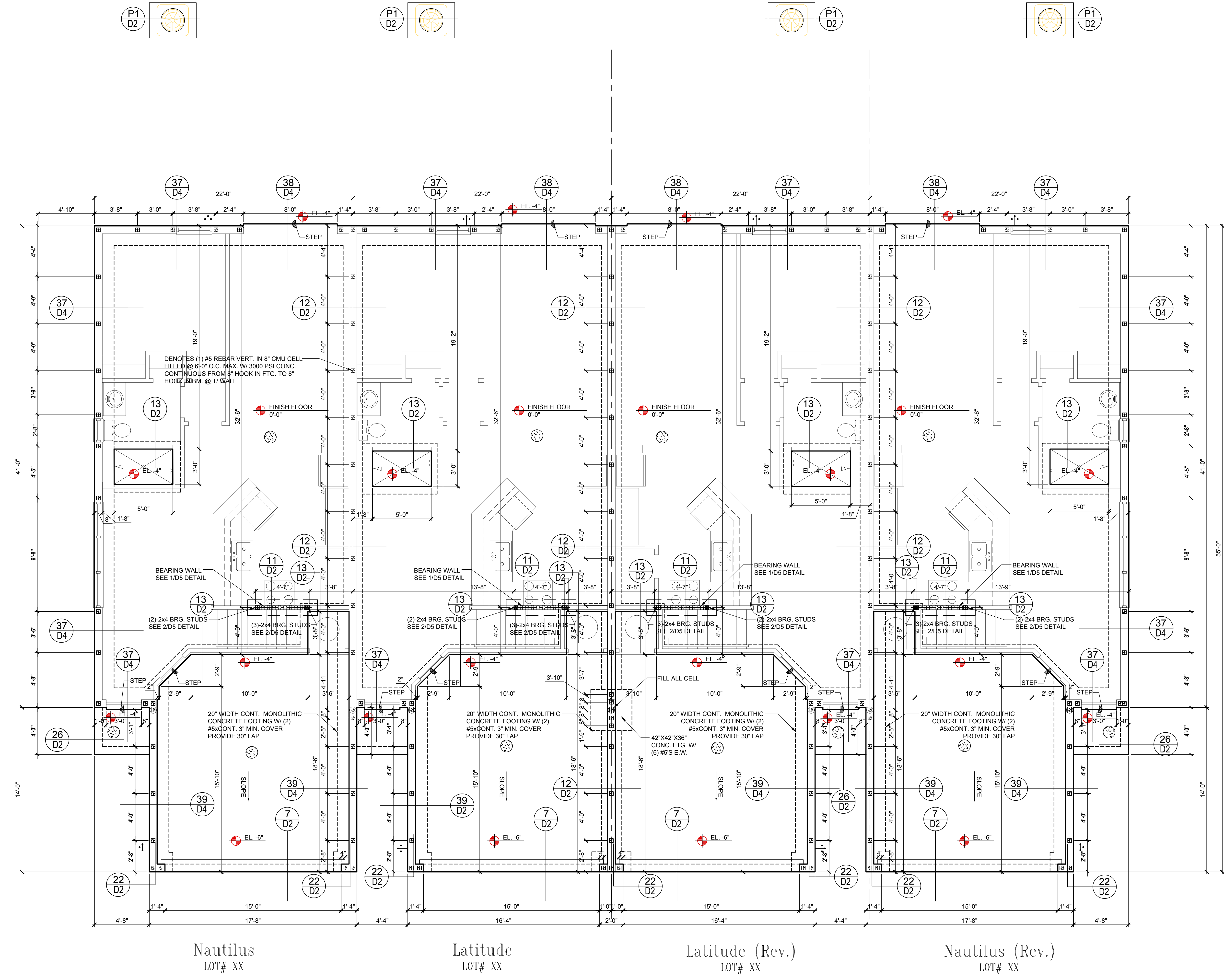
- 1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITX PROPOXY 300 OR SIMPSON SET OR ETV ADHESIVES.
- 2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT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

VERIFICATION OF FIELD CONDITIONS:

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

FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. DENOTES FILL CELL REINF. W/ CONC. W/ 1-#5 REBAR, GRADE 60.
 DENOTES FILL CELL REINF. W/ CONC. W/ 2-#5 REBAR, GRADE 60.
3. DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I., 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. W/ MIN. 1" COVER TERMITE TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL WWF SHALL BE PLACE 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 TAP RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL G1 - FALL E IN A PAN 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 TERMITIDE.
9. BORA CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



Nautilus LOT# XX Latitude LOT# XX Latitude (Rev.) LOT# XX Nautilus (Rev.) LOT# XX

Foundation Plan

SCALE 1/4" = 1'-0"

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MJS
designers group
residential-commercial-architecture

A I B D

GOBA
DESIGN AND CONSTRUCTION MANAGEMENT

4-Unit: (Paradiso TH)
Model: Nautilus, Latitude
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

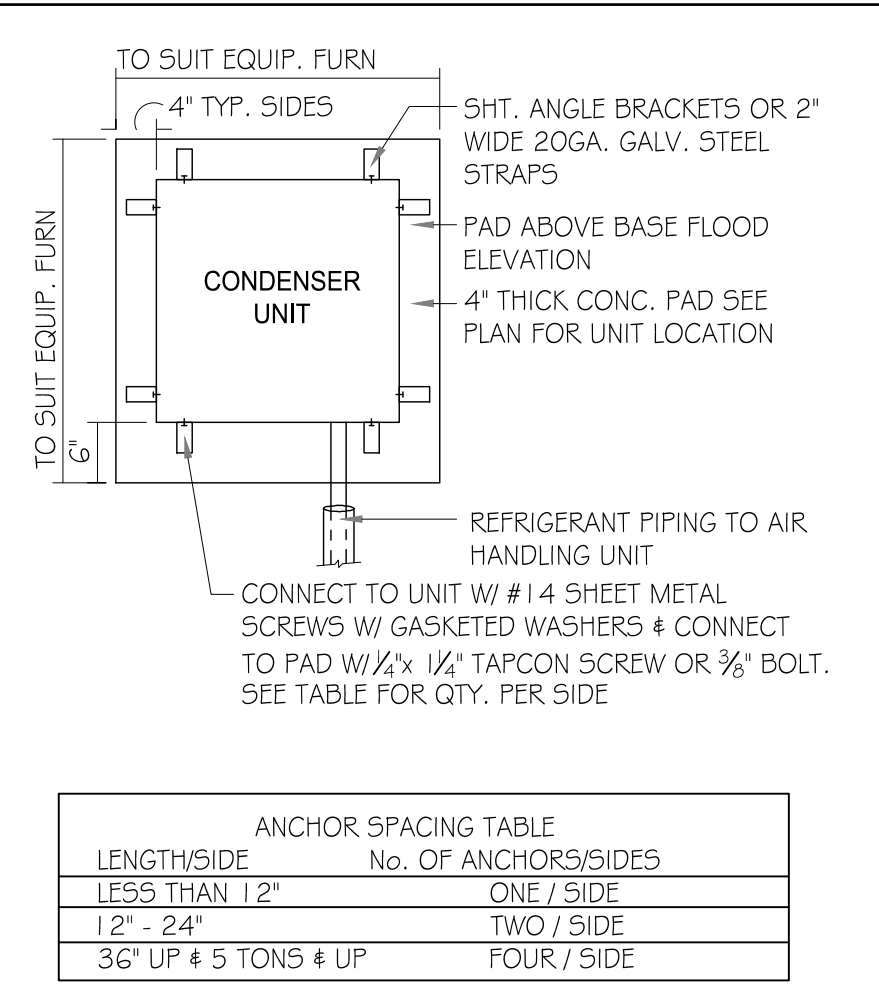
Park Square HOMES

ISSUE DATE	11/14/2023
REVISIONS	
PROJECT:	21-1257
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

FOUNDATION PLAN
S1

Dec 13, 2023, 5:18pm Design\Users\Design\OneDrive - Thompson Engineering Group\Desktop\Paradiso Grande (CAU - Raised Heel)\2024\2023\4-Unit (Ong) Fines Paradise TH (Raised Heel 4-Unit)\2024\2023\1 Foundation Plan.dwg All designs/plans in this publication are protected under the copyright law. Reproduction of the illustrations or working drawings by any means is strictly prohibited unless licensed by MJS, Inc.

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



1 COND. ANCHOR DETAIL
N.T.S.

FIELD REPAIR NOTES

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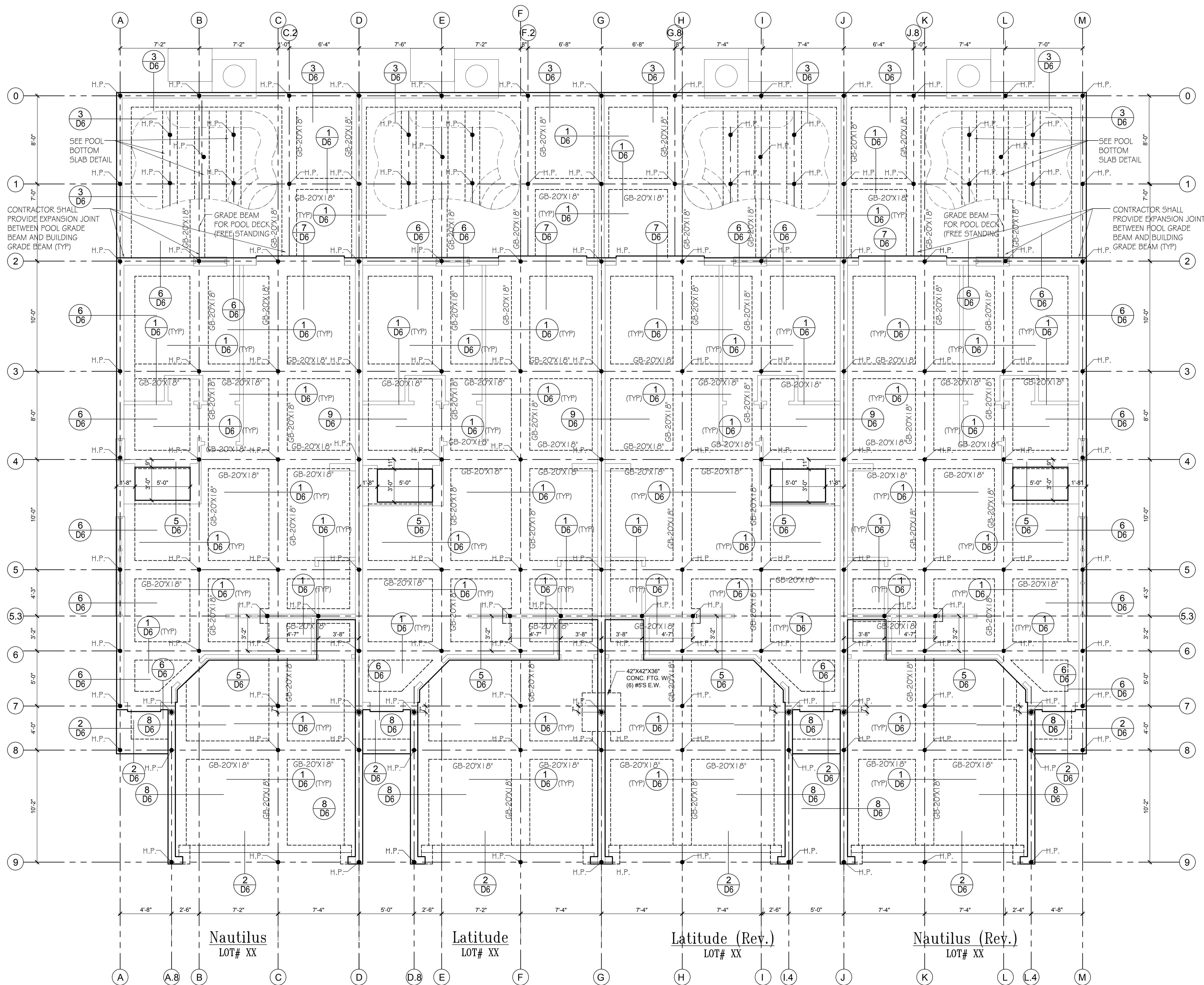
FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
- DENOTES HELICAL ANCHORS.
3. PROVIDE HELICAL ANCHORS AS SPECIFIED TO MEET A MINIMUM CAPACITY OF 35 KIPS ALLOWABLE COMPRESSION PER HELICAL ANCHOR.
4. FLOOR SLAB + GRADE BEAM OF PLANT MIX CONCRETE 3000 P.S.I.
5. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
6. COORDINATE STRUCTURAL AND OTHER DRAWINGS THAT ARE PART OF THE CONTRACT DOCUMENTS FOR ANCHORED, EMBEDDED OR SUPPORTED ITEMS WHICH AFFECT THE STRUCTURAL DRAWINGS.
7. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN SIZE OR STRENGTH WITHOUT PRIOR APPROVAL IN WRITING FROM STRUCTURAL ENGINEER.

NOTE:
THE DEVELOPER TO RETAIN GEOTECHNICAL ENGINEER TO PROVIDE INSPECTION SERVICES DURING THE SIDE PREPARATION PROCEDURES FOR CONFIRMATIONS OF THE ADEQUACY OF THE EARTHWORK OPERATIONS. FIELD TESTS AND OBSERVATIONS INCLUDE VERIFICATION OF FOUNDATION SUBGRADE BY MONITORING EARTHWORK OPERATIONS AND PERFORMING QUALITY ASSURANCE TESTS OF THE PLACEMENT OF COMPACTED STRUCTURAL FILL COURSES.

IN-PLACE DENSITY TESTS SHALL BE PERFORMED WITHIN TWO FEET OF THE BOTTOM OF ALL FOUNDATIONS AND IN EACH LIFT OF STRUCTURAL FILL TO VERIFY PROPER COMPACTION OF THE SUBGRADE SOILS.

THE MINIMUM ALLOWABLE NET SOIL BEARING PRESSURE SHALL BE 1,500 PSF.



Foundation Plan

SCALE 1/4" = 1'-0"

NOTE:
WORK THIS SHEET WITH FOUNDATION PLAN (FILL CELL)

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AIBD
DESIGN AND BUILD ASSOCIATION

GOBA
GENERAL CONTRACTORS ASSOCIATION

4-Unit: (Paradiso TH)
Model: Nautilus, Latitude
Building Pad #XXX
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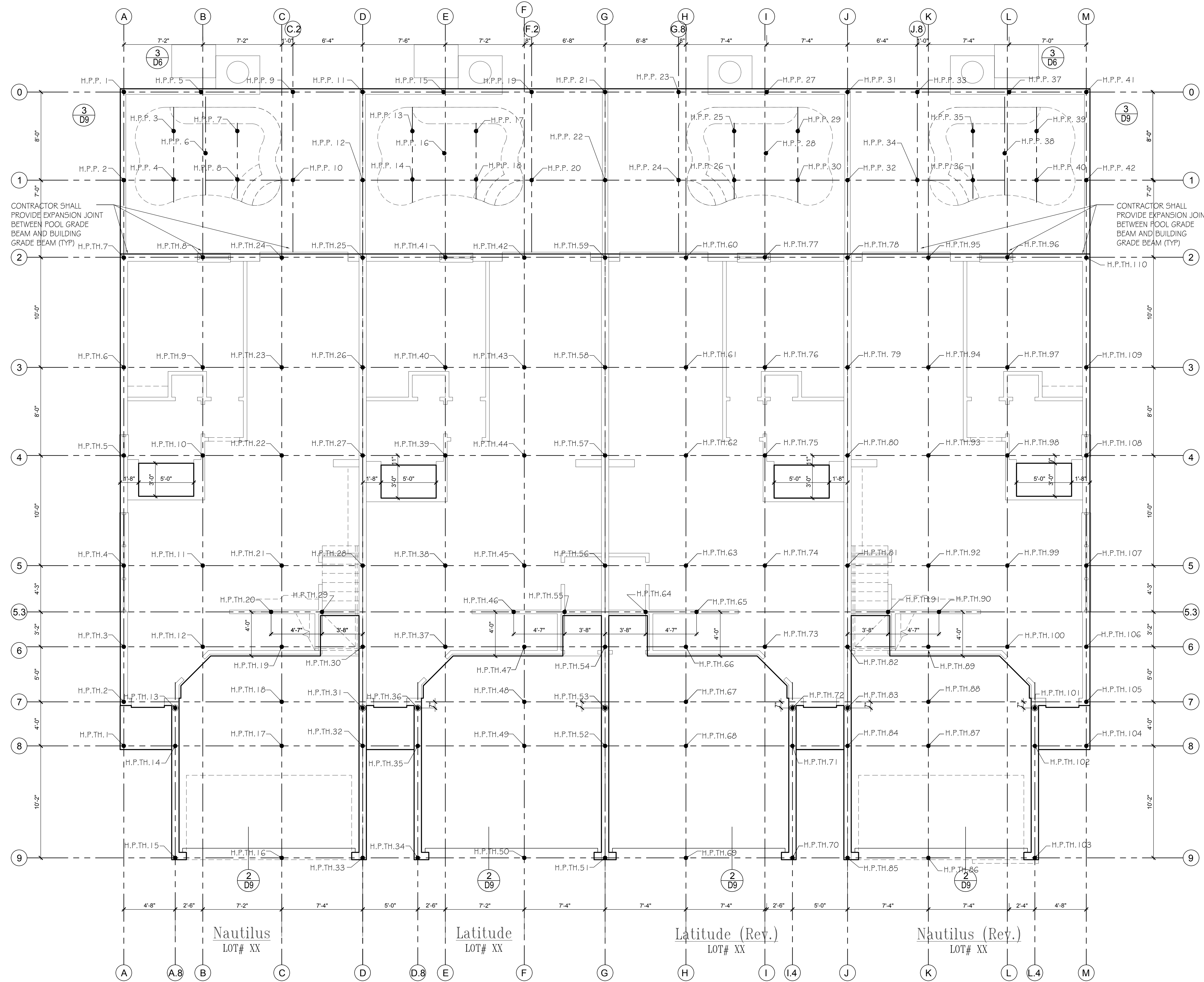
Park Square HOMES

ISSUE DATE	11/14/2023
REVISIONS	
PROJECT:	21-1257
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

FOUNDATION PLAN
S1.1

Dec 13, 2023, 5:10pm Design\Users\Design\OneDrive - Thompson Engineering Group\Desktop\Paradiso Grande (CAL - Raised Heel) 12042023-4-Unit (C) (F) (P) & (R) Designs\Plans in this publication are protected under the copyright law. Reproduction of the illustrations or working drawings by any means is strictly prohibited unless licensed by MJS, Inc.

HELICAL PILE TOWNHOMES --- 110
 HELICAL PILE POOLS ----- 42
 TOTAL HELICAL PILES ----- 152



VERIFICATION OF FIELD CONDITIONS:
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Pile Number location

SCALE 1/4" = 1'-0"

NOTE:
 WORK THIS SHEET WITH FOUNDATION PLAN (GRADE BEAM)

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AIBD

GOBA
 DESIGN AND BUILD ASSOCIATES

4-Unit: (Paradiso TH)
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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	11/14/2023
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DRAWN BY:	C.C.
DESIGNED BY:	MJS

FOUNDATION PLAN
S.1.1

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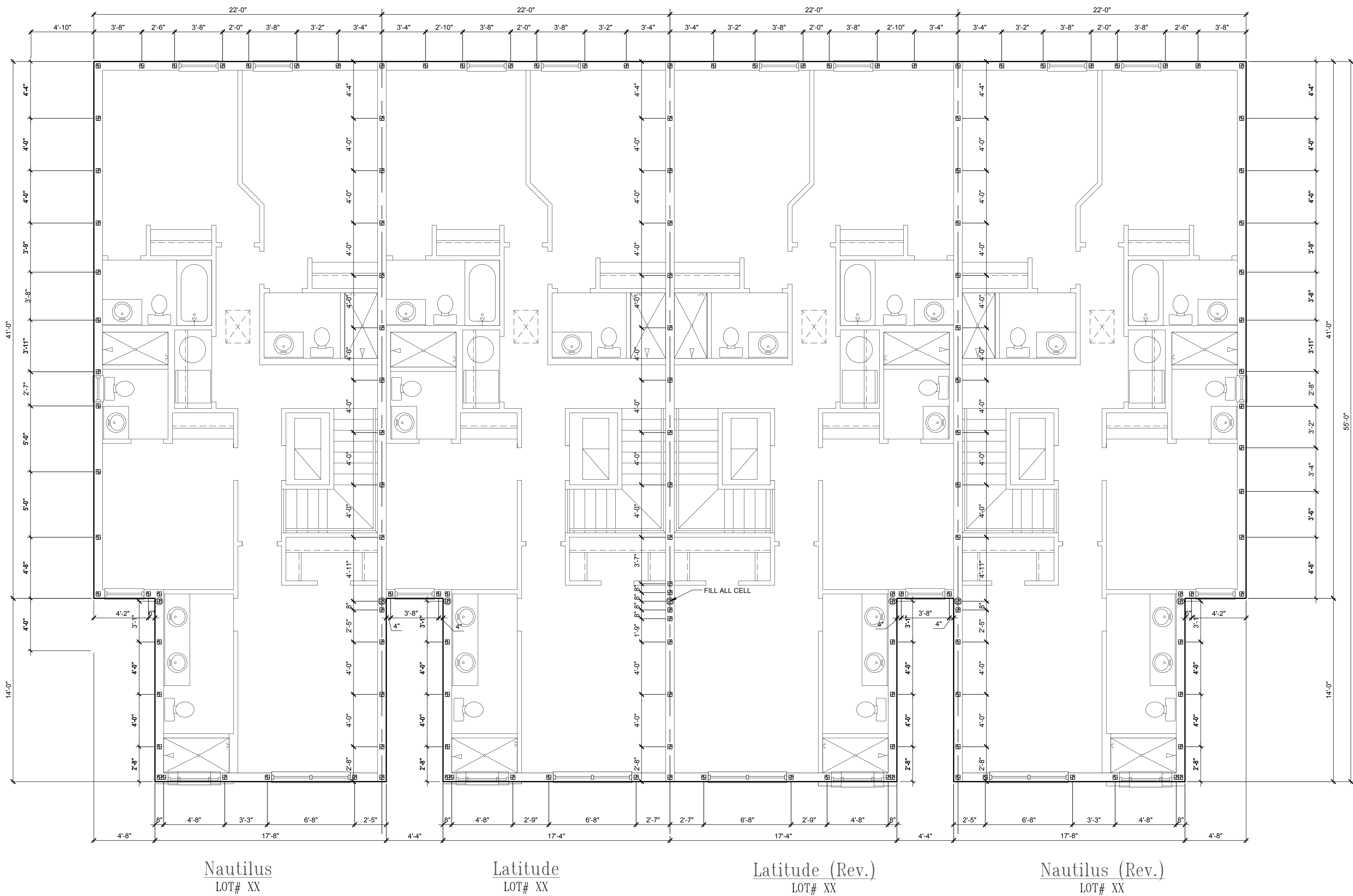
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8. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITIC TREATED SOIL CA BE PREMISE 75 WP TERMITICIDE.
9. BORA - CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



Second floor dowel plan
"Elev. A"
SCALE: 1/4" = 1'-0"

Dec 13, 2023 5:19pm Design\Users\Design\OneDrive - Thompson Engineering Group\Desktop\Paradiso Grande (CAL - Raised Heal)\1204223\4-Unit (w/ Fins)\Paradiso TH (Raised Heal 4-Unit)-1204223\1,2 and floor plan\ELEV.A\designplans in this publication are protected under the copyright law. Reproduction of the illustrations or working drawings by any means is strictly prohibited unless licensed by M.J.S., Inc.

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residential-commercial-architecture

A | B | D

GOBA
GENERAL CONTRACTORS

4-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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

Park Square HOMES

REVISIONS	ISSUE DATE
	11/14/2023

PROJECT: 21-1257
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

PROJECT: 21-1257
SCALE: AS NOTED
DRAWN BY: C.C.
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S1.1

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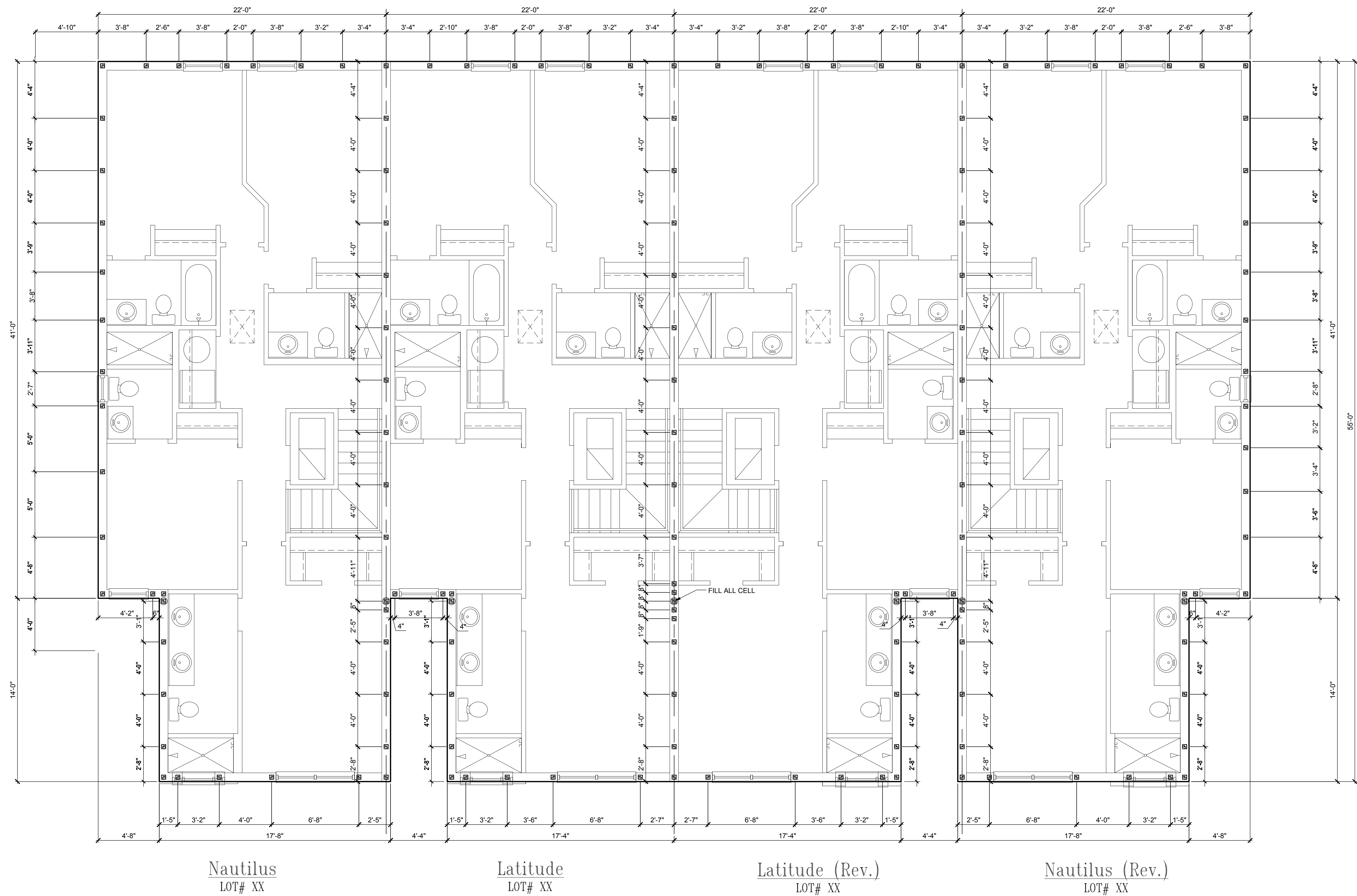
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Second floor dowel plan
"Elev. B"
SCALE: 1/4" = 1'-0"

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AIBD
ASSOCIATION OF INDEPENDENT BUILDERS

GOBA
GOLF BUILDERS ASSOCIATION

4-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

A division of Park Square Enterprises Inc.
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REVISIONS	ISSUE DATE
	11/14/2023

PROJECT:	21-1257
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

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Park Square HOMES

DOWEL PLAN
S.1.1

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

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F40-1B/1T	GARAGE DOOR
L-2	4'-4"	8RF22-1B/1T	FRONT DOOR
L-3	10'-6"	8F24-1B/1T	(3) 3060 S.H.
L-4	3'-6"	8F24-0B/1T	2030 S.H.
L-5	4'-6"	8F24-0B/1T	3050 S.H.
L-6	9'-4"	8F24-1B/1T	8'-0" X 8'-0" S.G.D.
L-7	7'-6"	8F24-1B/1T	(2) 3050 S.H.
L-8	4'-0"	8F24-0B/1T	2630 F.G. (TEMP)-ELEV. B

**SAFE LOAD TABLES
 FOR GRAVITY, UPLIFT & LATERAL LOADS**

8" PRECAST & PRESTRESSED U-LINTELS									
LENGTH	TYPE	GRAVITY							
		8R8	8R12	8R16	8R20	8R24	8R28	8R32	8R36
2'-10" (34")	PRECAST	2302	3106	4473	6039	7826	9004	10472	11936
3'-6" (42")	PRECAST	2302	3196	4473	6039	7826	9004	10472	11936
4'-0" (48")	PRECAST	2029	2846	4473	6039	7826	9004	10472	11936
4'-6" (54")	PRECAST	1651	2170	4027	6039	7826	9004	10472	11936
5'-4" (64")	PRECAST	1184	1253	1301	1909	2317	2826	3336	3846
5'-10" (70")	PRECAST	972	1000	1059	1474	1889	2304	2721	3137
6'-6" (78")	PRECAST	937	1459	2464	4144	5458	6437	7280	8122
7'-6" (90")	PRECAST	767	1029	1675	2385	3192	4533	6513	8487
8'-0" (96")	PRECAST	670	1029	1675	2385	3192	4533	6513	8487
8'-8" (104")	PRECAST	618	767	1257	1779	2479	3380	4479	5678
9'-4" (112")	PRECAST	573	829	1332	2044	2946	4184	6012	7773
10'-6" (126")	PRECAST	456	658	1025	1514	2081	2774	3700	4804
11'-4" (136")	PRECAST	445	598	935	1365	1854	2555	3593	4765
12'-0" (144")	PRECAST	414	545	884	1254	1689	2374	3380	4518
13'-4" (160")	PRECAST	362	427	726	1028	1331	1835	2554	3380
14'-0" (168")	PRECAST	338	405	700	1003	1332	1714	2353	3068
14'-8" (176")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
15'-4" (184")	PRESTRESSED	N.R.	465	705	1074	1479	2045	2810	3765
17'-4" (208")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
19'-4" (232")	PRESTRESSED	N.R.	310	530	950	1400	1850	2500	3250
21'-4" (256")	PRESTRESSED	N.R.	183	330	610	940	1340	1820	2410
22'-0" (264")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
24'-0" (288")	PRESTRESSED	N.R.	160	300	570	870	1250	1680	2220

8" PRECAST W/ 2" RECESS DOOR U-LINTELS

GRAVITY									
LENGTH	TYPE	8R8	8R12	8R16	8R20	8R24	8R28	8R32	8R36
		4'-4" (52")	PRECAST	1489	1827	2412	3092	3854	4829
4'-6" (54")	PRECAST	1357	1702	2312	3092	3854	4829	5904	6880
5'-8" (68")	PRECAST	785	832	1062	1550	2058	2566	3075	3585
5'-10" (70")	PRECAST	735	1153	2162	3092	4022	5052	6082	6839
6'-8" (80")	PRECAST	622	779	1460	2140	2820	3500	4180	4860
7'-6" (90")	PRECAST	665	761	1377	2252	2932	3612	4292	4972
9'-8" (116")	PRECAST	371	420	834	1253	1672	2091	2510	2929

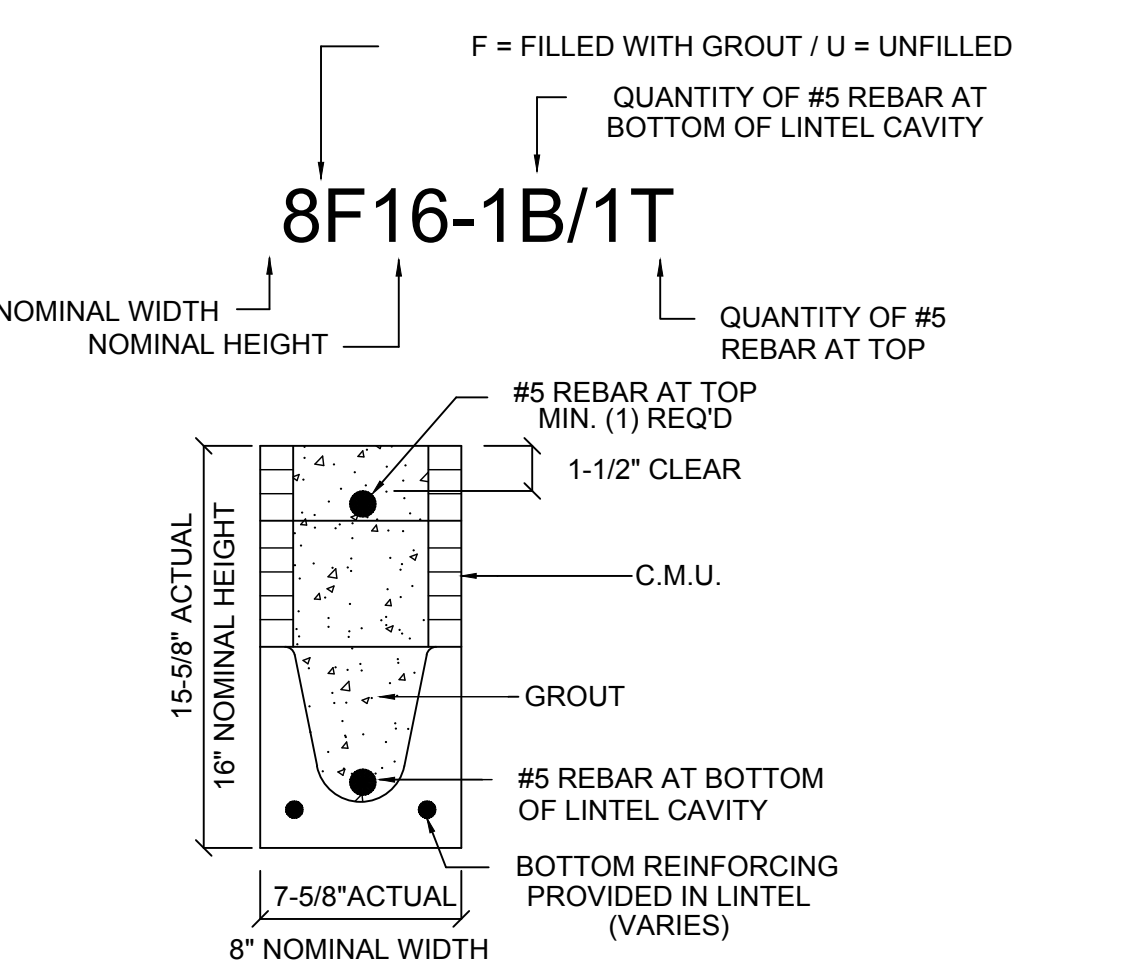
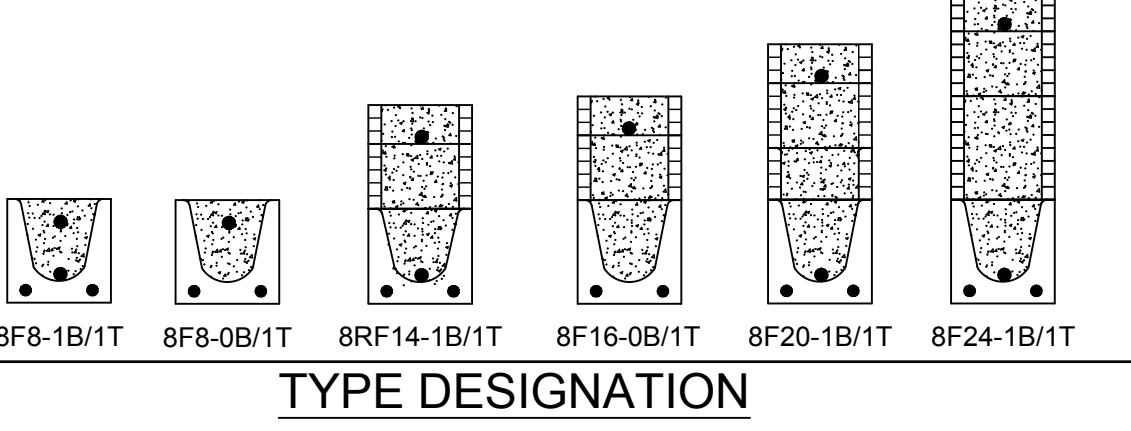
8" PRECAST & PRESTRESSED U-LINTELS

UPLIFT										LATERAL
LENGTH	TYPE	8R8-1T	8R12-1T	8R16-1T	8R20-1T	8R24-1T	8R28-1T	8R32-1T	8R36-1T	8R8
		2'-10" (34")	PRECAST	2727	2878	4101	5332	6569	7811	9055
3'-6" (42")	PRECAST	2165	2215	3165	4125	5091	6061	7036	8015	1257
4'-0" (48")	PRECAST	1878	1969	2832	3680	4532	5387	6245	7105	938
4'-6" (54")	PRECAST	1660	1762	2507	3257	4010	4767	5525	6285	727
5'-4" (64")	PRECAST	1660	1705	2435	3171	3913	4658	5408	6160	727
5'-10" (70")	PRECAST	1272	1315	1875	2441	3010	3583	4157	4733	418
6'-6" (78")	PRECAST	1141	1200	1733	2250	2769	3290	3812	4335	807
7'-6" (90")	PRECAST	959	1029	1486	1907	2351	2797	3245	3695	591
9'-4" (112")	PRECAST	601	612	890	1209	1560	1852	2144	2435	454
10'-6" (126")	PRECAST	507	498	793	1027	1281	1496	1731	1986	418
11'-4" (136")	PRECAST	488	498	793	1027	1281	1496	1731	1986	363
12'-0" (144")	PRECAST	407	400	631	816	1001	1186	1372	1558	302
13'-4" (160")	PRECAST	331	340	532	686	841	997	1153	1309	286
14'-0" (168")	PRECAST	243	243	352	452	552	652	752	852	200
14'-8" (176")	PRESTRESSED	243	352	582	852	1156	1491	1742	1993	357
15'-4" (184")	PRESTRESSED	226	278	430	553	677	801	925	1049	327
17'-4" (208")	PRESTRESSED	188	236	361	464	567	670	774	878	255
19'-4" (232")	PRESTRESSED	165	207	313	401	490	578	667	755	204
21'-4" (256")	PRESTRESSED	145	186	278	356	433	512	590	668	172
22'-0" (264")	PRESTRESSED	140	180	258	328	407	486	565	644	161
24'-0" (288")	PRESTRESSED	127	165	244	312	380	447	515	583	135

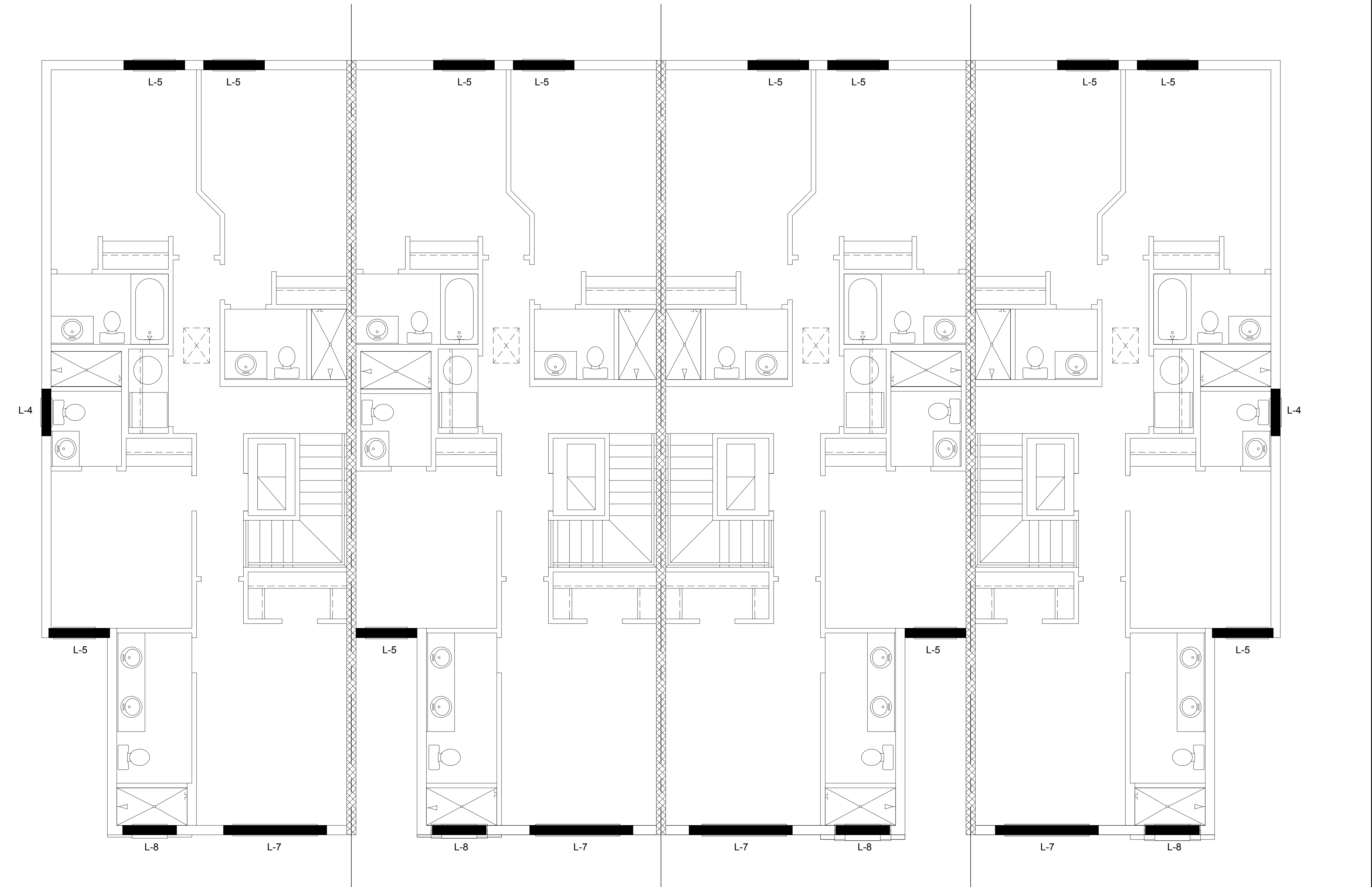
8" PRECAST W/ 2" RECESS DOOR U-LINTELS

UPLIFT										LATERAL
LENGTH	TYPE	8R8-1T	8R12-1T	8R16-1T	8R20-1T	8R24-1T	8R28-1T	8R32-1T	8R36-1T	8R8
		4'-4" (52")	PRECAST	1244	1573	2413	3080	4112	4967	5825
4'-6" (54")	PRECAST	1192	1455	2240	2836	3837	4643	5453	6263	853
5'-8" (68")	PRECAST	924	1172	1795	2423	3055	3689	4326	4963	501
5'-10" (70")	PRECAST	896	1138	1742	2352	2965	3581	4198	4815	469
6'-6" (78")	PRECAST	778	862	1513	2042	2573	3107	3642	4176	400
7'-6" (90")	PRECAST	688	697	1325	1810	2280	2753	3227	3701	941
9'-8" (116")	PRECAST	533	527	1009	1360	1728	2088	2450	2812	516

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



- MATERIALS**
1. Fc precast lintels = 3500 psi.
 2. Fc prestressed lintels = 6000 psi.
 3. Fc grout = 3000 psi w/ maximum 3/8" aggregate.
 4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
 5. Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
 6. Prestressing strand per ASTM A416 grade 270 low relaxation.
 7. 7/32" wire per ASTM A510.
 8. Mortar per ASTM C270 type M or S.
- GENERAL NOTES**
1. Provide full mortar head and bed joints.
 2. Shore filled lintels as required.
 3. Installation of lintel must comply with the architectural and/or structural drawings.
 4. Lintels are manufactured with 5-1/2" long 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/80.
 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.



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MJS designers group
 residential-commercial-architecture
 www.mjsgdesigns.com

AIIBD

GOBA

4-Unit: (Paradiso TH)
 Models: Naudalus, Latitude
 Building Pad #XX
 Lot# XX-XX, Subdivision
 Street Address
 City, State, Zip Code

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

PROJECT: 21-1257
 SCALE: AS NOTED
 DRAWN BY: C.C.C.
 DESIGNED BY: MJS

ISSUE DATE: 11/14/2023
 REVISIONS:

LINTEL PLAN
SS2

Dec 13, 2023 5:39pm Design/Construct/OneDrive - Thompson Engineering Group/Desktop/Paradiso Grande (CMU-Raised) TH (Raised) TH (4-Unit)_17-04-2023 (1).LinTEL Plan_2nd floor ELEV. All tags/signplans in this publication are protected under the copyright law. Reproduction or working drawings by any means is strictly prohibited unless licensed by M.J.S., Inc.
 WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors and verify and be responsible for dimensions and conditions of the job and M.J.S., Inc. must be notified in writing of any changes in the dimensions, conditions and specifications appearing on these plans.

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETA20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2"/PLT: 4-8d	475	485 / 165
22	H10A	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	A35F	H:4-8dx1 1/2"/P:4-8dx1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6,8	12-10d x 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 BLOCK: 4-1/2"x2 1/4" TC JOIST: 7-10d	7,910	N/A
97	MTSM16	SILL: 7/8" BOLT STRAP: 18-16d	4,235	N/A
98	HTT4	A35	440	440 / N/A
99	A35	H:4-8dx1 1/2"/P:4-8dx1 1/2"	440	440 / N/A
102	HTT5	7/8" BOLT / 26-10d	4,275	N/A
103	VGTRL	32-SDS 1/2"x3"(2) 7/8" BLT	3,990	N/A
104	HDS-SDS2.5	7/8" BLT/20-SDS 1/2"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
186	HUCQ210-2 SDS	H:12-1/4"x2-1/2" SDS J:6-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2 SDS	CMU: 18-1/4"x2-1/2" TITEN T." J: 10-0, 14x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22) 162"x3 1/2" TAPCON BM: (10) 0, 148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d/JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/4"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	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R:2-10dx1 1/2"/P:10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2,000	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	6,485	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			

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

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

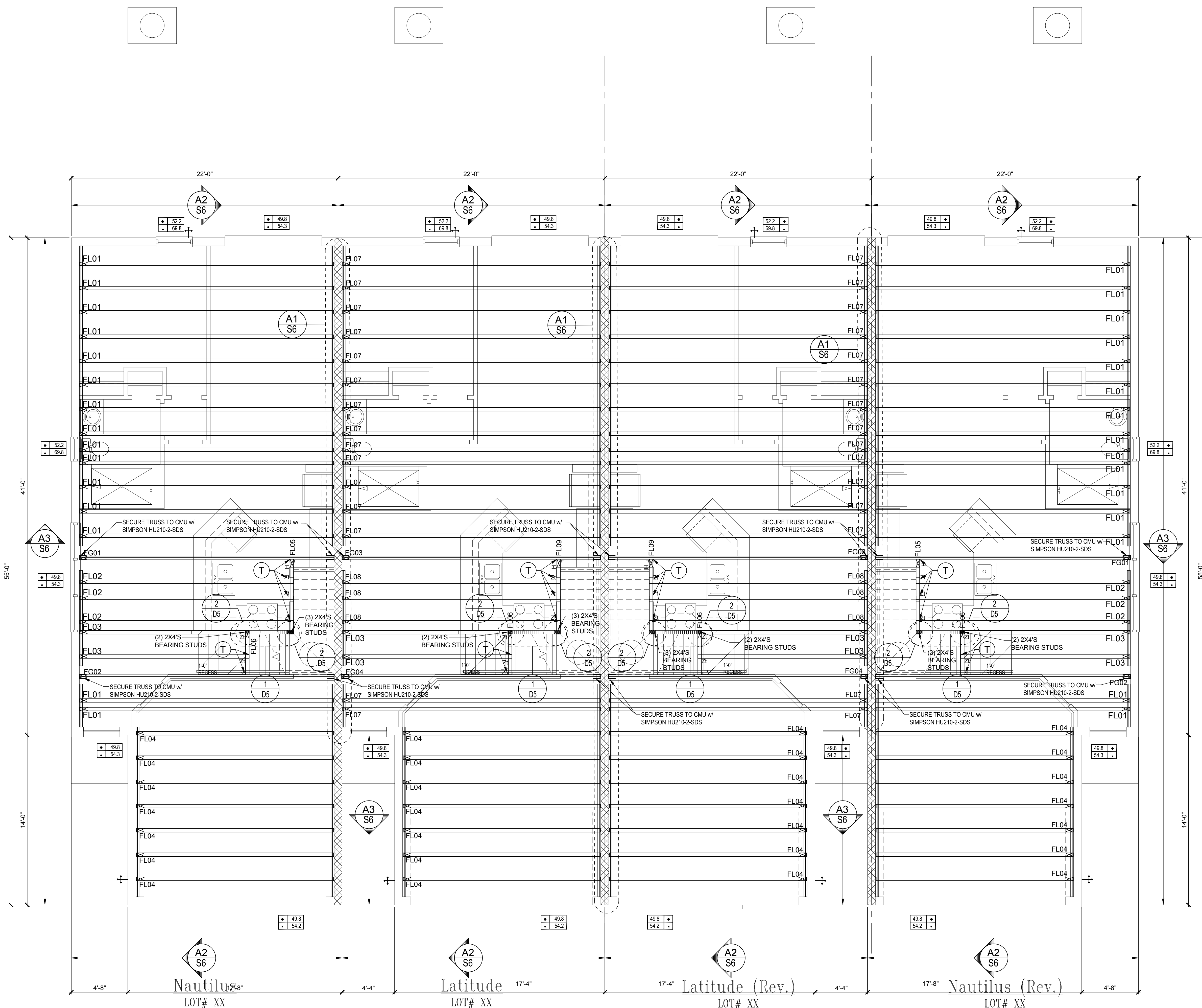
NOTE: DESIGN PRESSURES BASED ON ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES. MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

FIELD REPAIR NOTES

- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #6 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEC. PROPOXY 300 OR SIMPSON SET OR EFC ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY FOR TO 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 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. MIN. 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



Floor Framing Plan

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

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS IN THE DIMENSIONS, CONDITIONS AND APPLICATIONS APPEARING ON THESE PLANS.

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Dec. 13, 2023, 5:18pm Design\Users\Design\OneDrive - Thompson Engineering Group\Desktop\Paradiso Grande (CMU - Raised Heel) 12042023\4-UNIT (Wing Files)\Paradiso TH (Raised Heel 4-Unit) 12042023\4-Floor Trusses.dwg

4-Unit: (Paradiso TH)

Models: Nautilus, Latitude

Building Pad #XX

Lot# XX-XX, Subdivision

Street Address

City, State, Zip Code

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

PROJECT: 21-1257
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

ISSUE DATE: 11/14/2023

REVISIONS

FLOOR TRUSSES

S4

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETA20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2"/PLT: 4-8d	475	485 / 165
22	H10A	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	A35F	H:4-8dx1 1/2"/P: 4-8dx1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6,8	12-10d x 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: 4-1/2"x2 1/4" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 7/8" 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	7/8" BOLT / 26-10d	4,275	N/A
103	VGTRL	32-SDS 1/2"x3"(2) 7/8" BLT	3,990	N/A
104	HDS-SDS2.5	7/8" BLT/20-SDS 1/2"x2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A
186	HUCQ210-2 SDS	H:12-1/4"x2-1/2" SDS J:6-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2 SDS	CMU: 18-1/4"x2-1/2" TITEN T." J: 10-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22) 0.162"x3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d/JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/4"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	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R:2-10dx1 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	SURL414	FACE: 18-16d/JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

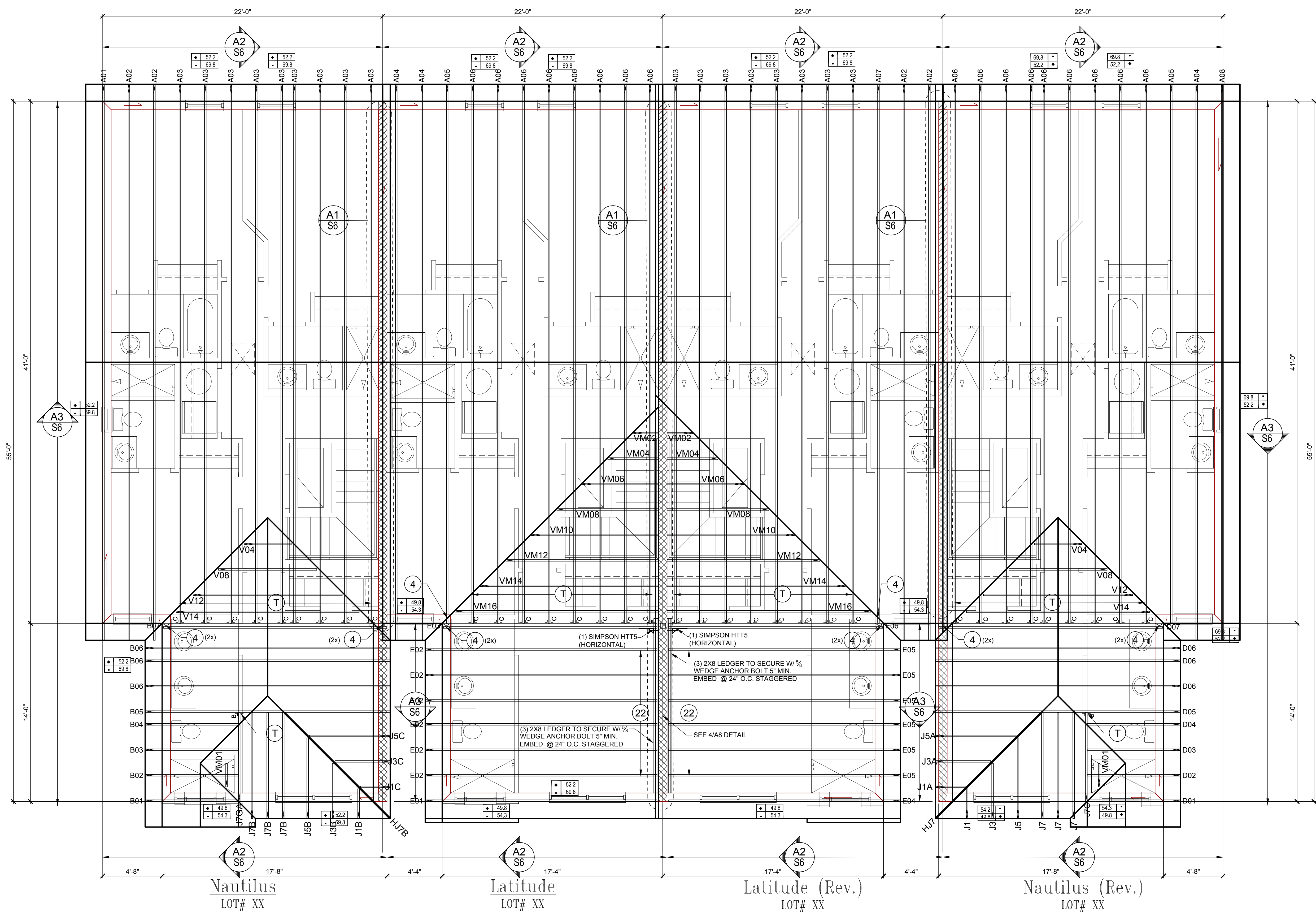
+ XXX ULTIMATE DESIGNED POSITIVE PRESSURE
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FIELD REPAIR NOTES

- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #6 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEC. PROPOXY 300 OR SIMPSON SET OR ETP ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY FOR 10" TO 14" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 10" - 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 SIZED BY TRUSS MANUFACTURER OR FL. REG. ENG.
 - TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY. MIN. 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/TCACSI 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) 9/8" DIA. CIRCLES
 - MILLENNIUM METAL: 25"x46" HOLE



Roof Framing Plan
 "Elev. A"
 SCALE: 1/4" = 1'-0"

ITEG
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MJS
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 residential-commercial-architecture

AI
 BD
 DESIGN PROFESSIONAL ASSOCIATE

GOBA
 DESIGN PROFESSIONAL ASSOCIATE

4-Unit: (Paradiso TH)
 Models: Nautilus, Latitude
 Building Pad # XXX
 Lot# XX-XX, Subdivision
 Street Address
 City, State, Zip Code

Design: C:\Users\Design1\OneDrive - Thompson Engineering Group\Desktop\Paradiso Grande (CMU - Raised Heel) 12042023\4-Unit (Cmg) Files\Paradiso TH (Raised Heel 4-Unit) 12042023\SS Roof Trusses A.dwg

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

ISSUE DATE: 11/14/2023

REVISIONS

PROJECT: 21-1257
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

PROJECT: 21-1257
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

ROOF PLAN ELEV. A
S5

Dec. 13, 2023, 5:18pm

FIND US ON FACEBOOK, HOZZZ & ZILLOW AT MJS CUSTOM HOME DESIGNS

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETA20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2"/PLT: 4-8d	475	485 / 165
22	H10A	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	A35F	H:4-8dx1 1/2"/P:4-8dx1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 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"x5/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2"x2-1/4" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 7/8" 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	7/8" BOLT / 26-10d	4,275	N/A
103	VGTRL	32-SDS 1/2"x3/4"(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT / 20-SDS 1/2"x2/2"	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
186	HUCQ210-2 SDS	H:12-1/4"x2-1/2" SDS J:6-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2 SDS	CMU: 18-1/4"x2-1/2" TITEN T." J: 10-0, 148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22) 0.162"x3/4" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d/JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/4"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	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R:2-10dx1 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			

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

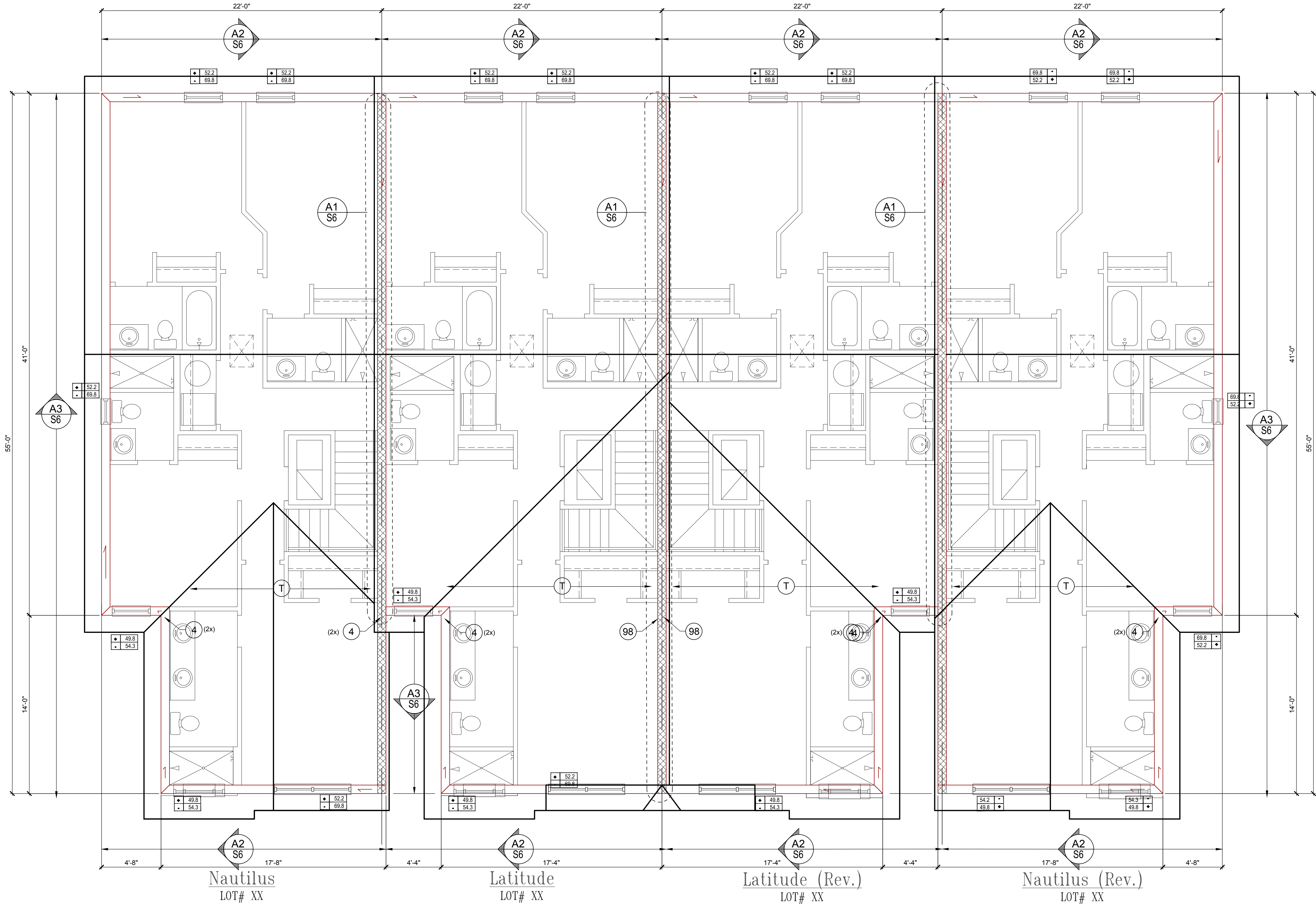
+ XXX ULTIMATE DESIGNED POSITIVE PRESSURE
- XXX ULTIMATE DESIGNED NEGATIVE PRESSURE

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

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Roof Framing Plan
"Elev. B"
 SCALE: 1/4" = 1'-0"

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MJS
 designers group
 residential-commercial-architecture

AIBD
 ARCHITECTS IN BUSINESS DESIGNERS

GOBA
 DESIGN AND ARCHITECTURE ASSOCIATES

4-Unit: (Paradiso TH)
 Models: Nautilus, Latitude
 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

Dec. 13, 2023, 5:20pm
 Design: C:\Users\Design1\OneDrive - Thompson Engineering Group\Desktop\Paradiso Grande (CMU - Raised Heel) 12042423\4-UNIT (Cmg Files)\Paradiso TH (Raised Heel 4-Unit) 1204-0223\SS Roof Trusses B.dwg

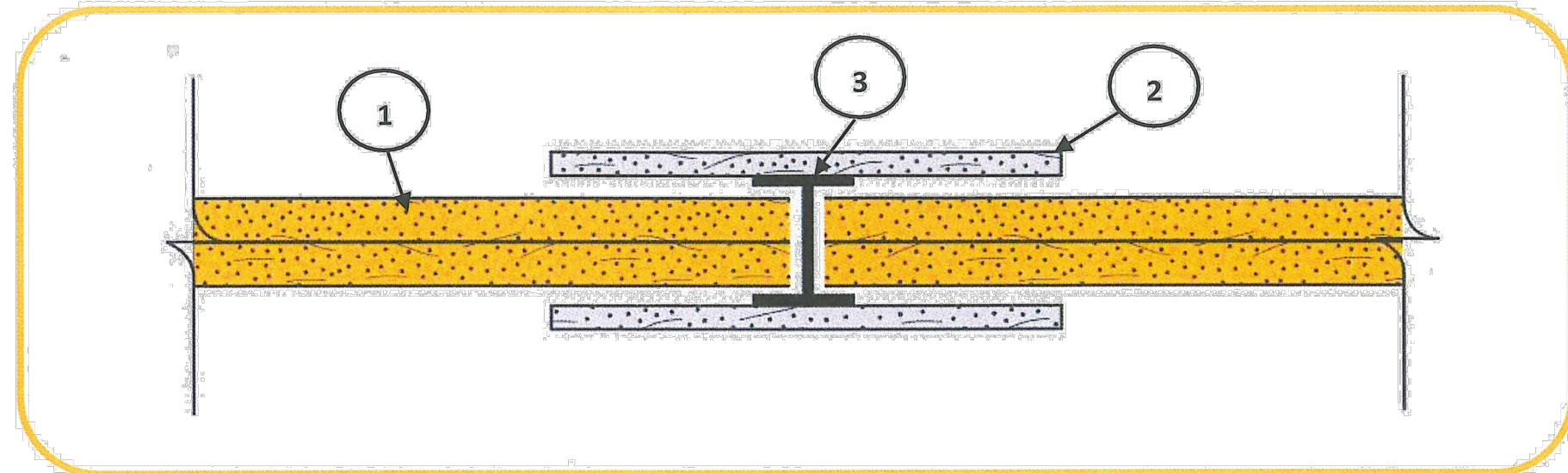
ISSUE DATE: 11/14/2023
 REVISIONS:

PROJECT: 21-1257
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

ROOF PLAN ELEV. B
S5

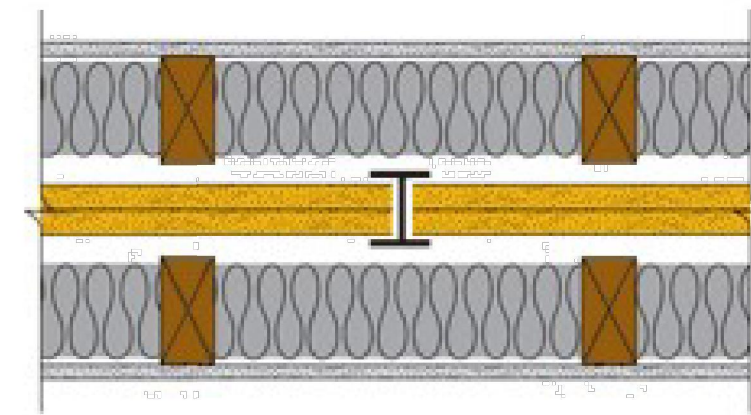
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND M.J.S., INC. MUST BE NOTIFIED IN WRITING OF ANY CHANGES IN THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.

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



- CERTIFIED MANUFACTURER:** Georgia-Pacific Gypsum, LLC
CERTIFIED PRODUCT: Gypsum Shaftliner
CERTIFIED MODEL: ToughRock Shaftliner or DensGlass Shaftliner
Gypsum Shaftliner: Two layers 1-in. (25.4 mm) ToughRock Shaftliner or DensGlass Shaftliner inserted in H-Studs 24-in. (610 mm) o.c.
- Gypsum Board:** Metal covered using 6-in. (152 mm) wide ½-in. (12.7 mm) DensArmor Plus Fireguard C Interior Panels or ½-in. (12.7 mm) ToughRock Fireguard C gypsum board.
- Steel Studs:** 'H' shaped Studs, 1-1/2-in. (38.1 mm) wide x 2-in. (50.8 mm) deep, roll-formed from minimum 0.018-in. thick galvanized steel. Cut to length ½-in. less than the openings height and spaced a maximum of 24-in. (610 mm) o.c.

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



Approved for Assembly:
DensGlass® Shaftliner Panel
ToughRock Shaftliner
DensArmor Plus Fireguard C
ToughRock Fireguard C

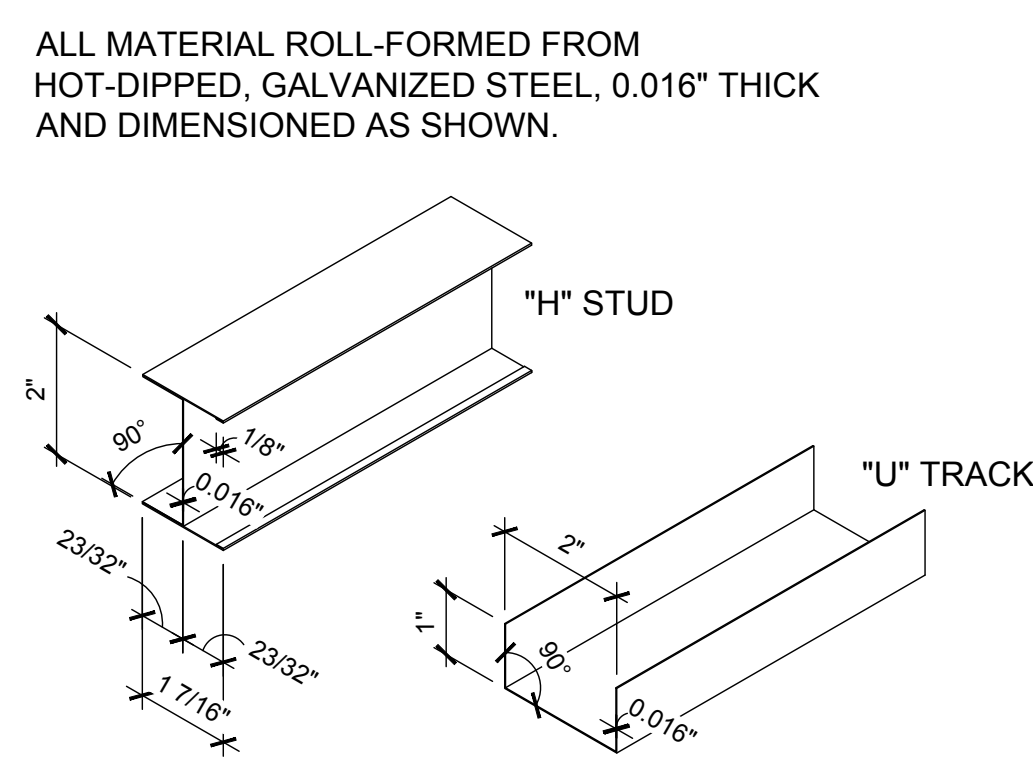
Hourly Rating: **2-hour**
STC Rating: **65-69 STC**
Fire Test Reference: **UL U373, ULC W312, WHI GP/WA 120-04, cUL U373, GA ASW 0810**
Sound Test Reference: **RAL TL10-291**

NOTE: 6" STRIPS OVER "H" STUD IS NOT REQUIRED IF 3/4" AIR SPACE IS MAINTAINED WHEN USING GP/WA 120-04

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

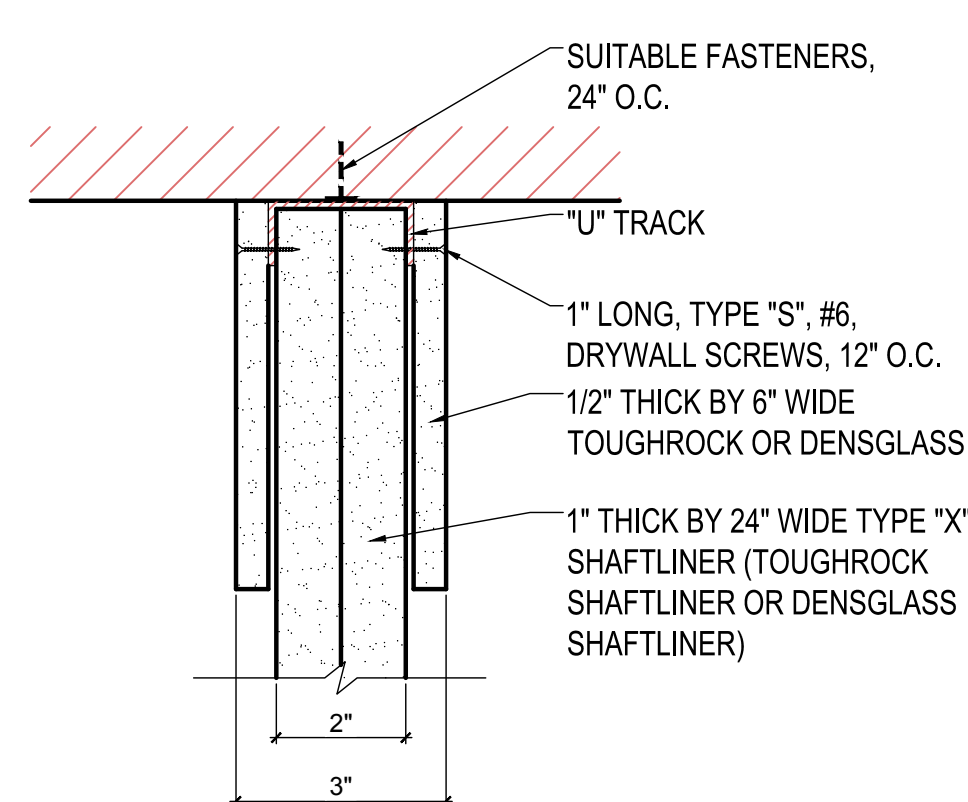
WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744
PAGE 18 OF 40

FIGURE #1
"H" STUD AND "U" TRACK



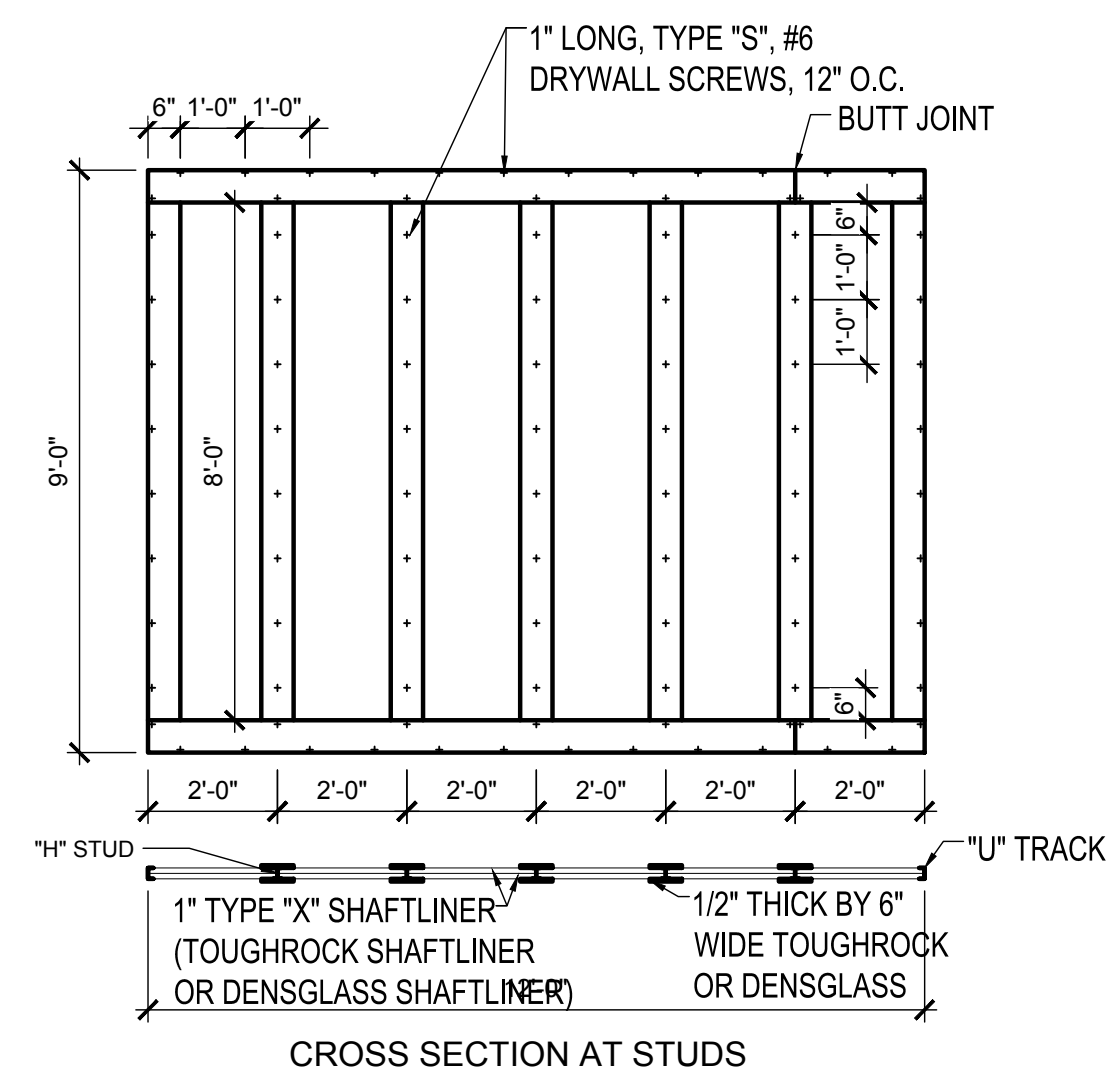
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PAGE 21 OF 40

FIGURE #4
TOP OR BOTTOM DETAIL BETWEEN STUDS OR END DETAIL



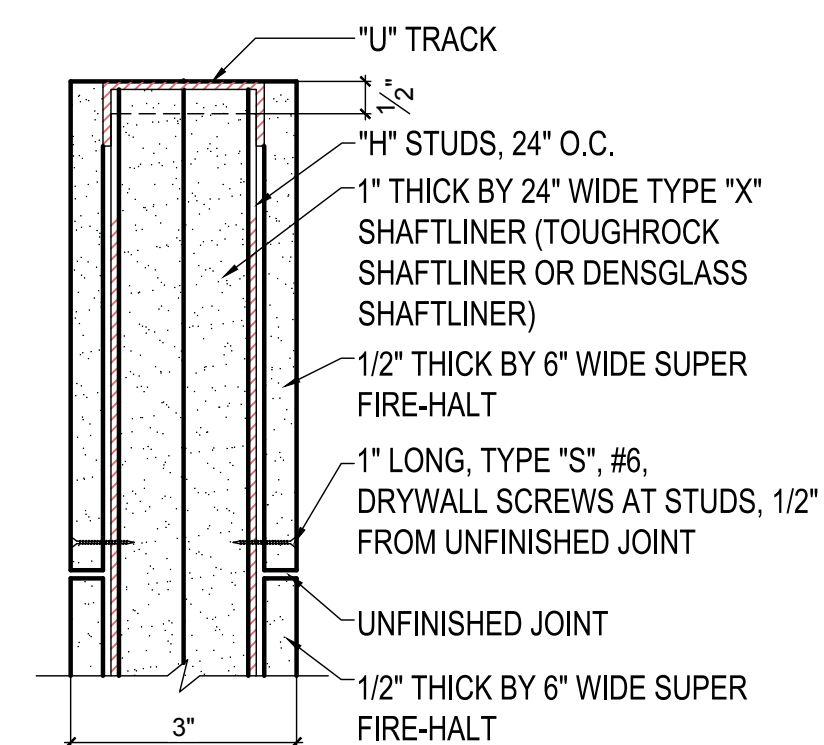
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PAGE 19 OF 40

FIGURE #2
ELEVATION - SCREW LOCATIONS



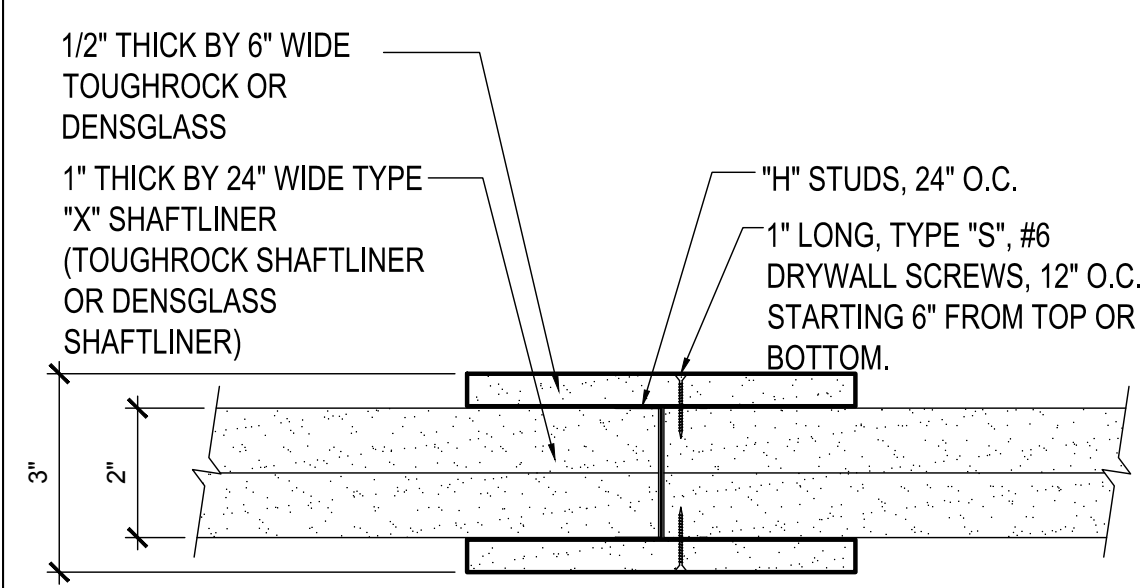
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PAGE 22 OF 40

FIGURE #5
TOP OR BOTTOM DETAIL AT STUDS



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PAGE 20 OF 40

FIGURE #3
CROSS SECTION DETAIL AT STUD



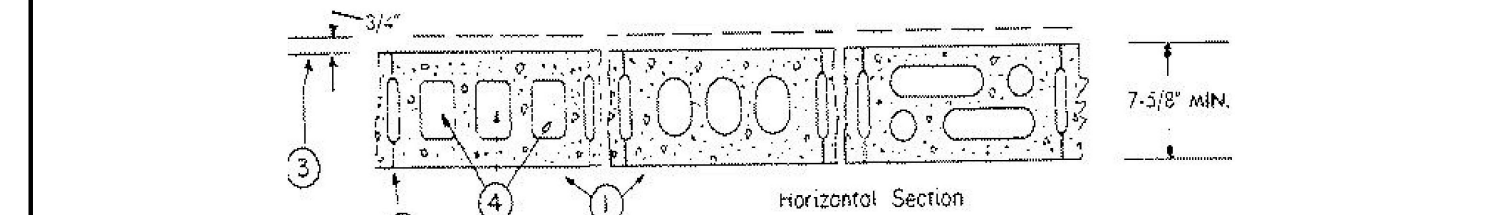
UL Product IQ®
BXUVU905 - Fire-resistance Ratings - ANSI/UL 263

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, systems, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
See General Information for Fire Resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Deviances
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Deviances

Design No. U905
November 09, 2020
Bearing Wall Rating — 2 HR.
Nonbearing Wall Rating — 2 HR.
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



- Concrete Blocks** — Various designs. Classification D-2 (2) 1/2. See Concrete Blocks category for list of eligible manufacturers.
- Mortar** — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
- Portland Cement Stucco or Gypsum Plaster** — Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).
- Loose Masonry Fill** — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kilm Process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.
- Foamed Plastic** — (Optional Not Shown) — 1-1/2 in. thick max. 4 ft wide sheathing attached to concrete blocks (Item 1).

- ATLAS ROOFING CORP.** — EnergShield Pro Wall Insulation; EnergShield Pro 2 Wall Insulation; EnergShield GDF Pro and EnergShield Pro Plus
- CARLISLE COATINGS & WATERPROOFING INC.** — Type B2 - SHEATH
- DUPONT DE MOURS, INC.** — Types Thermo Sheathing, Thermo Light Duty Insulation, Thermo Heavy Duty Insulation, Thermo Metal Building Board, Thermo White Finish Insulation, Thermo G Exterior Insulation, Thermo XAMOR G Exterior Insulation, Thermo H Insulation, Thermo Plus Liner Panel, Thermo Heavy Duty Plus (HDP), TUFF-8® Insulation, Thermo Sider Shield Insulation Board and Thermo Motion Heavy Duty Insulation Board
- FIRESTONE BUILDING PRODUCTS CO. L.L.C.** — "Energis" C1 Full Exterior Wall Insulation and "Energis" C1 Glass Exterior Wall Insulation
- HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC** — Type "60 Class A", "60 Full Class A", "60 2B"
- IMAX, A BUSINESS UNIT OF SIKA CORPORATION** — Types "TSI-6100", "TECOMANU FR", "TSI-6110", "TECOMANU FR WH", "TECOMANU", "TECOMANU FR Air Barrier", "Thermabath-30", "Thermabath-30", "Thermabath-30", "Thermabath-30"
- JOHN MANVILLE** — Type "AF" Foli-Fused Foam Sheathing
- SA Building Uteq** — As an alternate to Items 5, min. 1-in thick polystyrene composite foamed plastic insulation boards, nom. 48 or 96 in.
- HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC** — "60 Class A", "60 Full Class A", "60 2B"
- IMAX, A BUSINESS UNIT OF SIKA CORPORATION** — "Thermabath-30", "TECOMANU FR", "TECOMANU FR WH", "TECOMANU FR", "TECOMANU FR"

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

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F | 2HR. EXT. FIREWALL ASSEMBLY WHI-495-0743

ANSI/UL 263 DESIGN U905

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

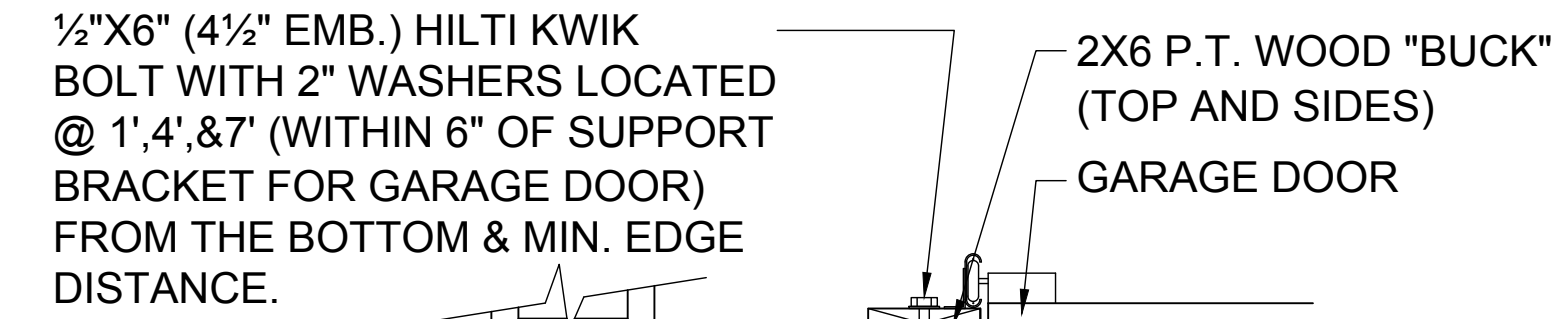
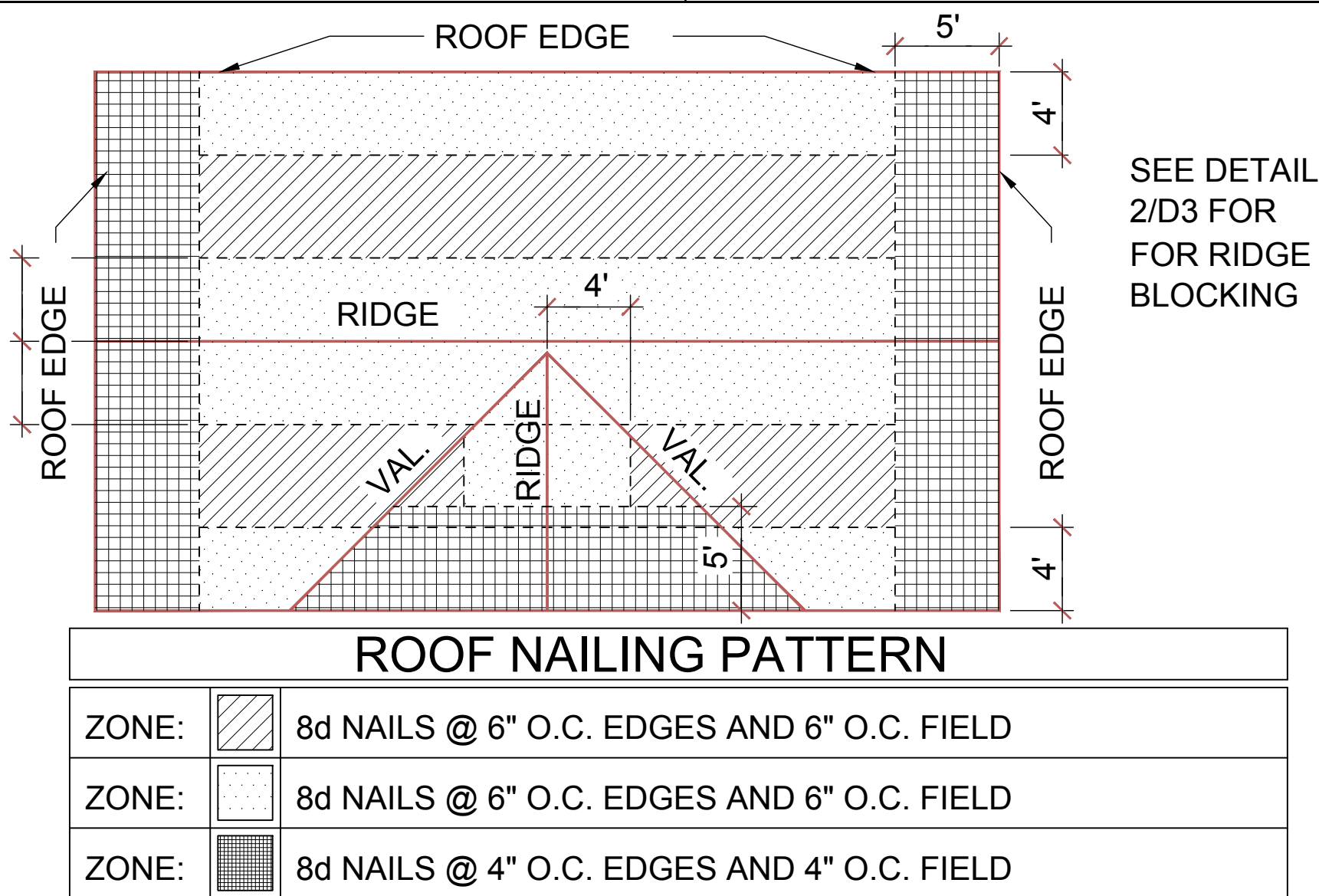
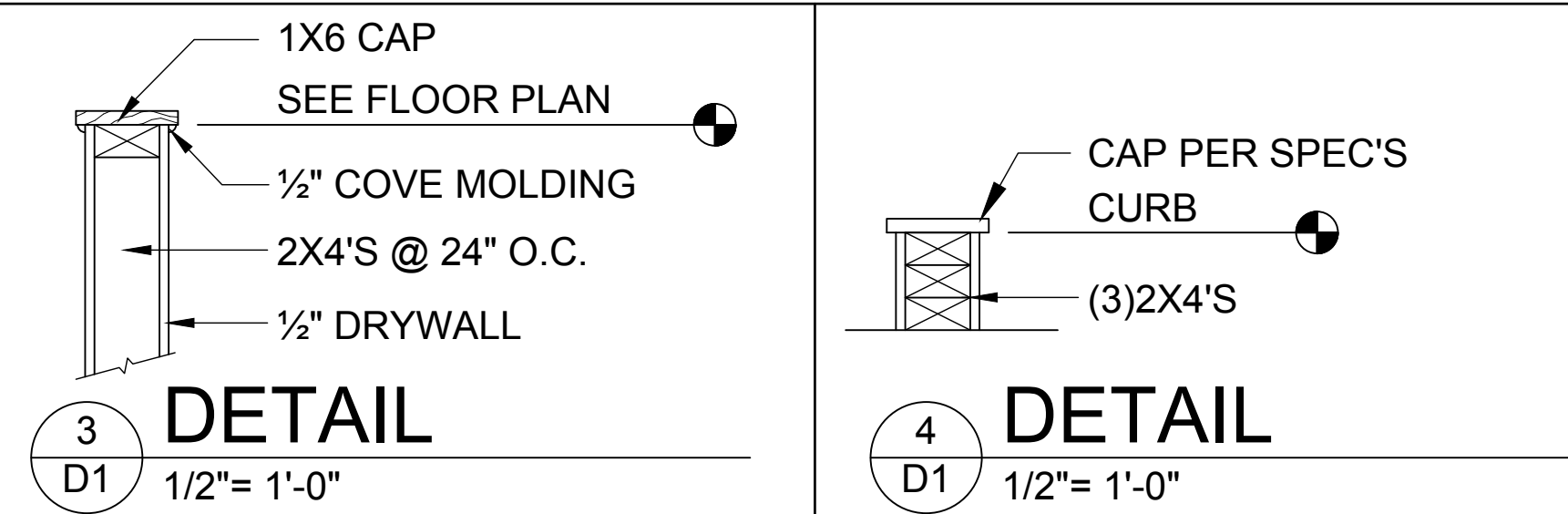
WOOD STRUCTURAL NOTES

- 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. 19/32" OSB, 1/2" CDX PLYWOOD OR 1/2" ADVANTECH. NAILED TO ROOF TO ROOF TRUSS SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
- FLOOR SHEATHING TO BE MIN. 23/32" PLYWOOD NAILED @ 6" O.C. W/ #8 RING SHANK NAILS AND LIQUID NAIL ADHESIVE.
- ALL FLOOR TRUSSES TO BE END BLOCKED @ BEARING LOCATIONS
- TRUSS BRACING PER TRUSS MANUFACTURE'S DRAWINGS.
- ALL NAILING SPECIFIED TO BE APPLIED BY NAIL GUN OR MANUALLY

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

FIELD REPAIR NOTES

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

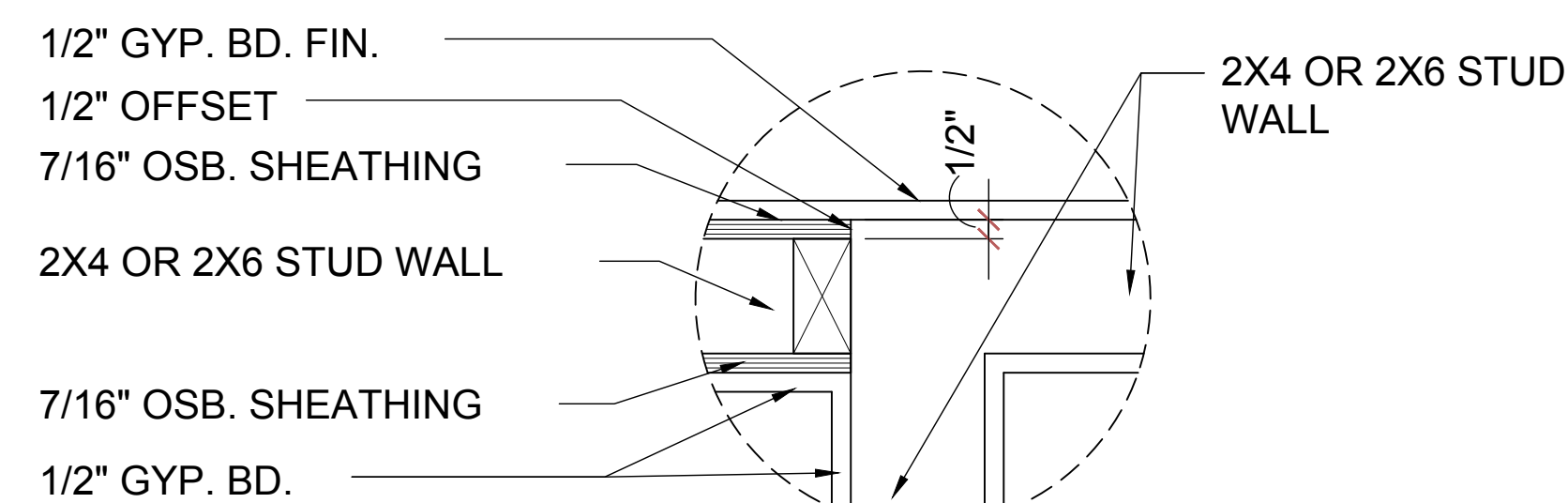


- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/ 1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT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

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

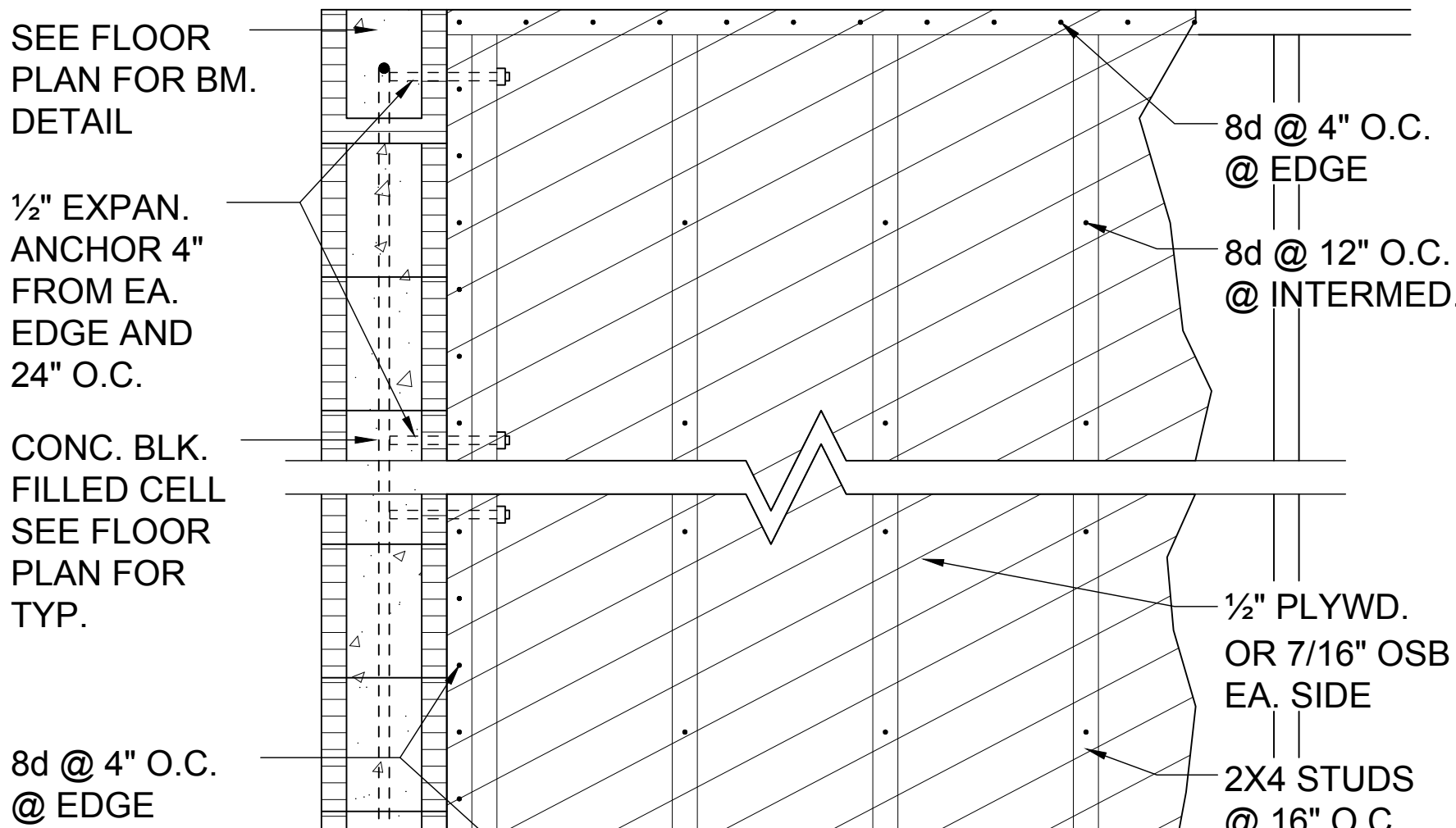
GARAGE BUCK DETAIL

1" = 1'-0"



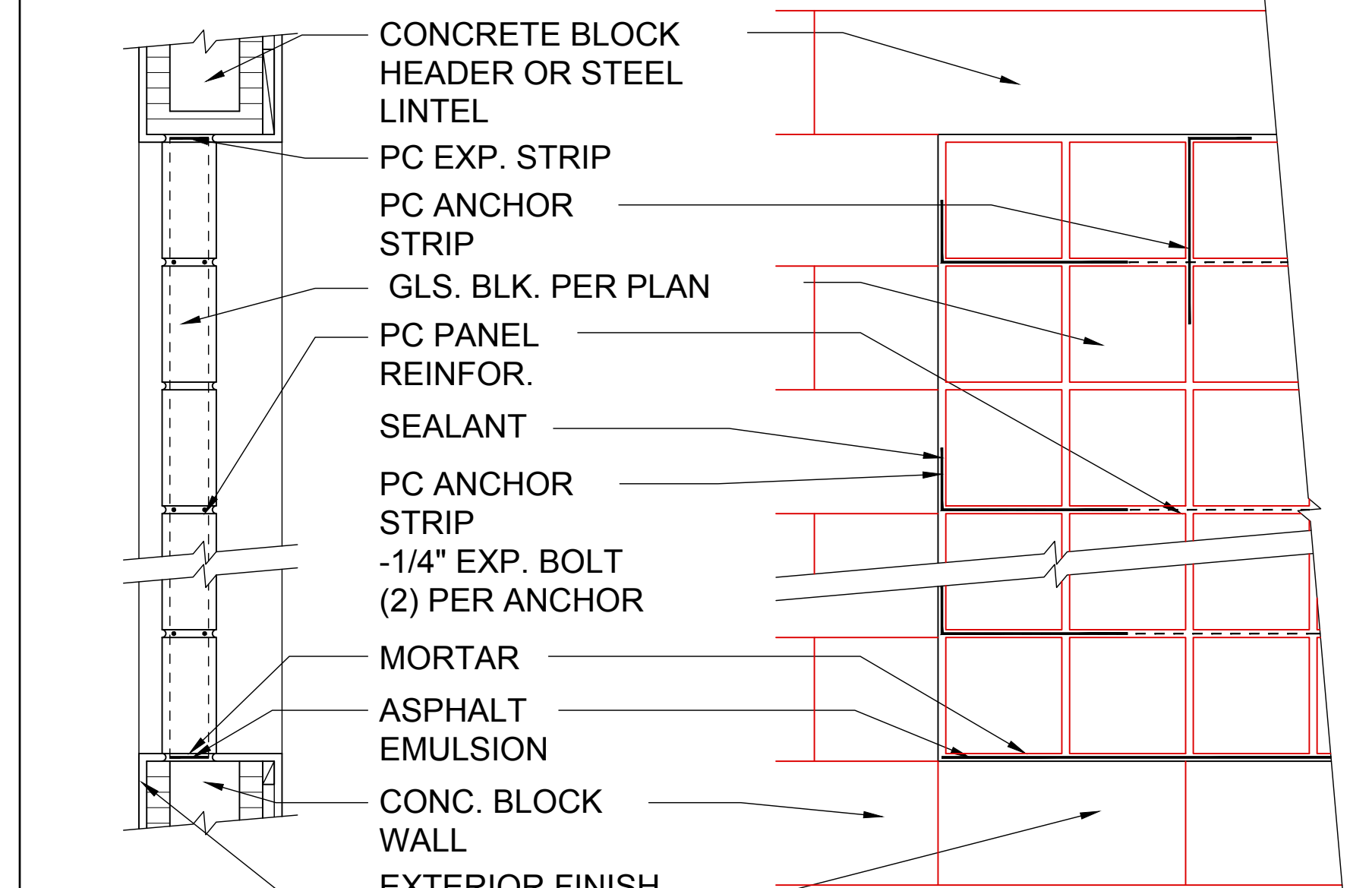
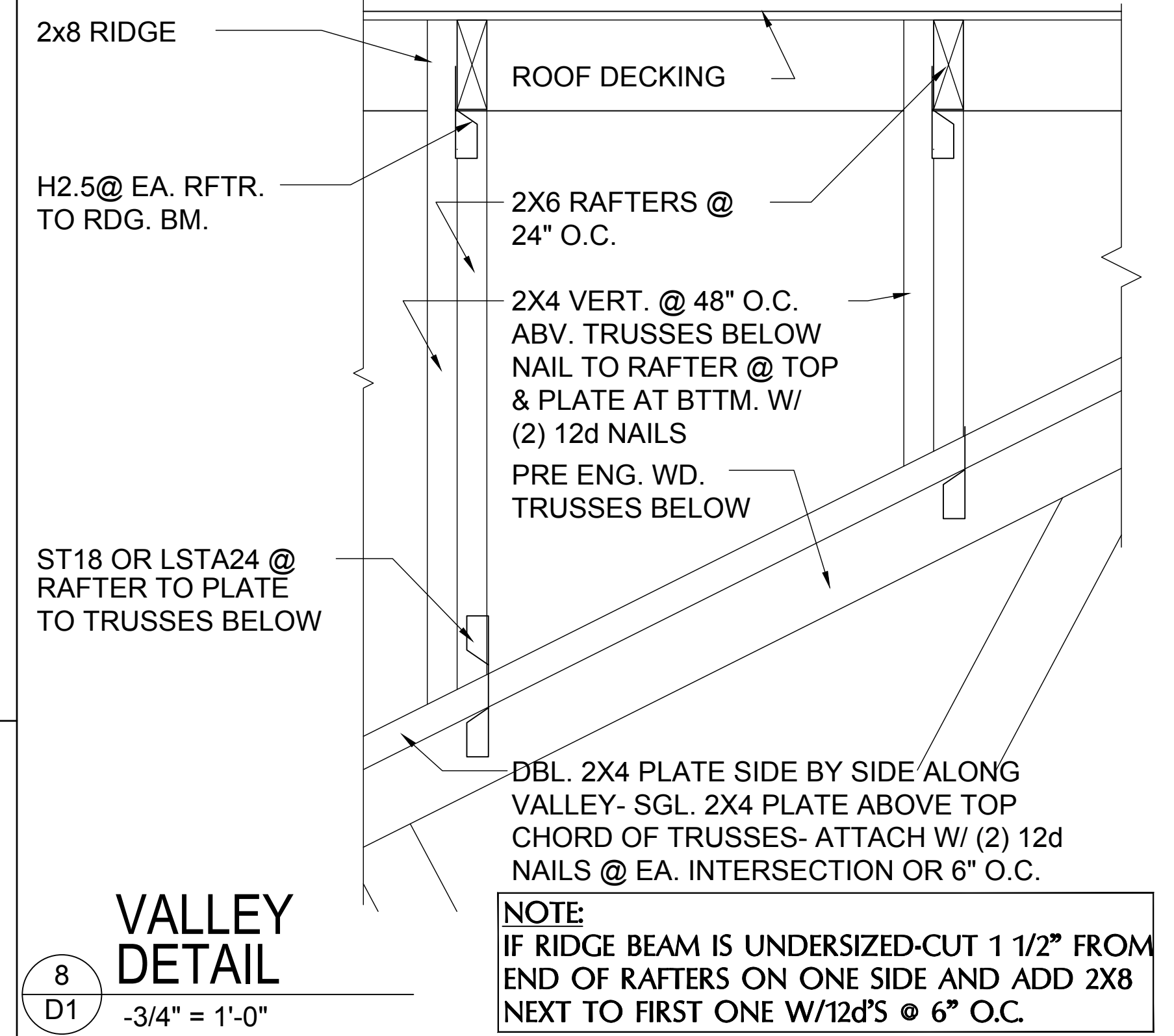
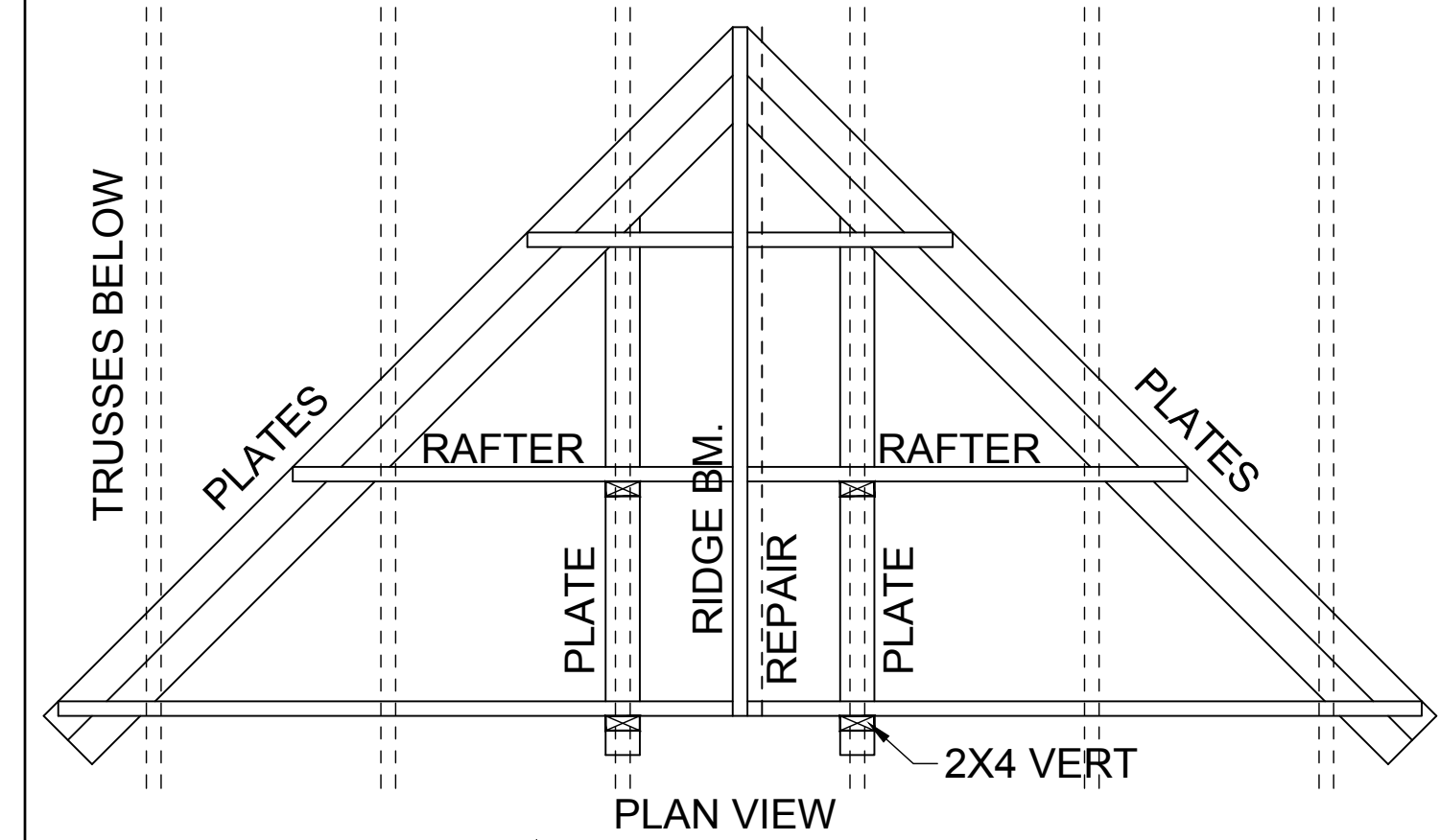
DETAIL @ CONN. TO REG. WALL

1" = 1'-0"



MIN. WALL AND HEADER REQUIREMENTS

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



PANEL ANCHOR CONSTRUCTION

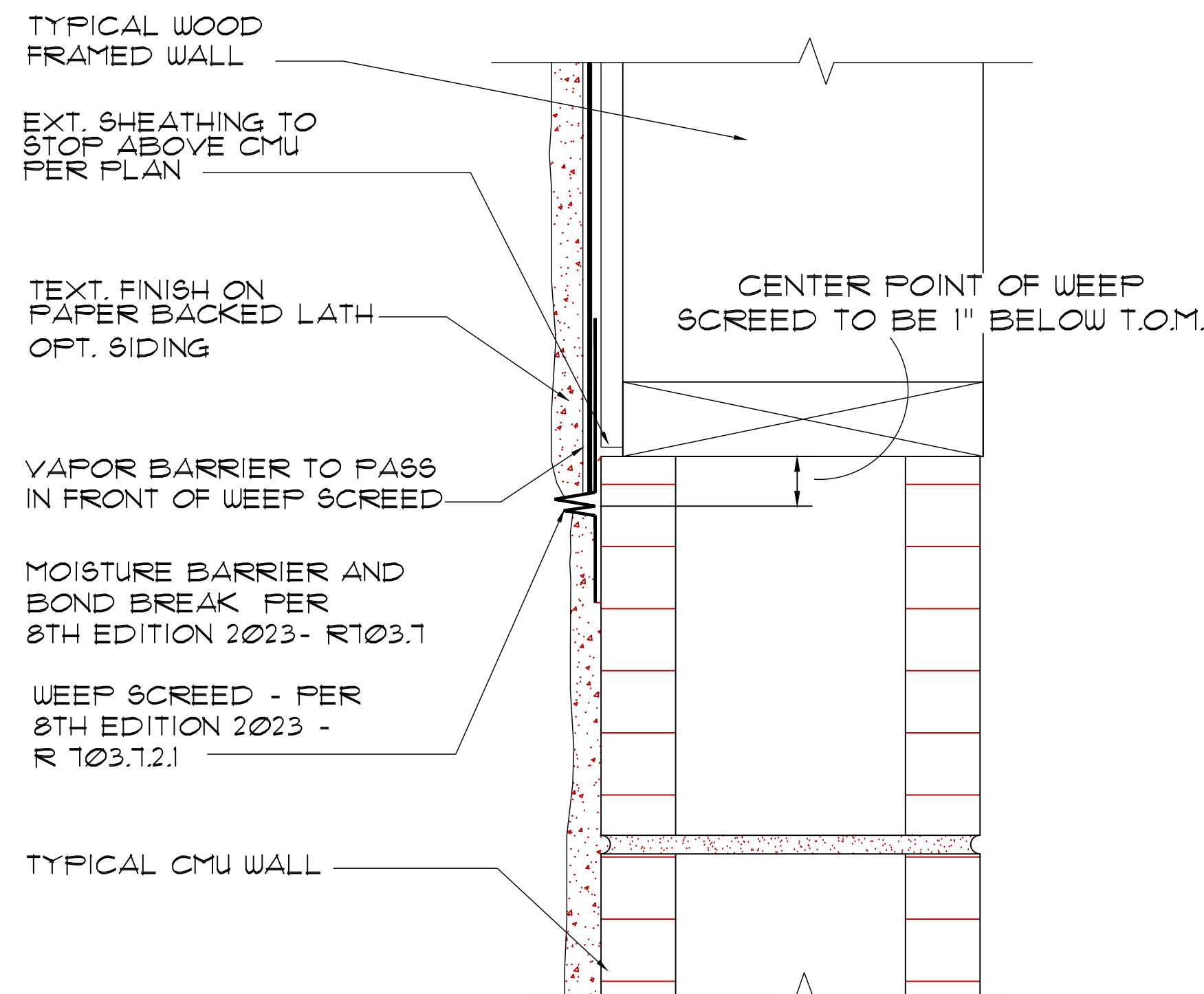
PC PANEL REINFORING (TOP):
USED IN PANELS OVER 25" S.F. IN AREA IS EMBEDDED HORIZONTALLY IN THE MORTAR JOINTS BETWEEN EVERY OTHER COURSE. PANEL REINFORING IS FORMED OF TWO PARALLEL WIRES, EITHER 1-5/8" O.C. (FOR USE WITH "THINLINE" SERIES GLS. BLK.) OR 2" O.C. (FOR USE W/ "PREMIERE" SERIES GLS. BLK.),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

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

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

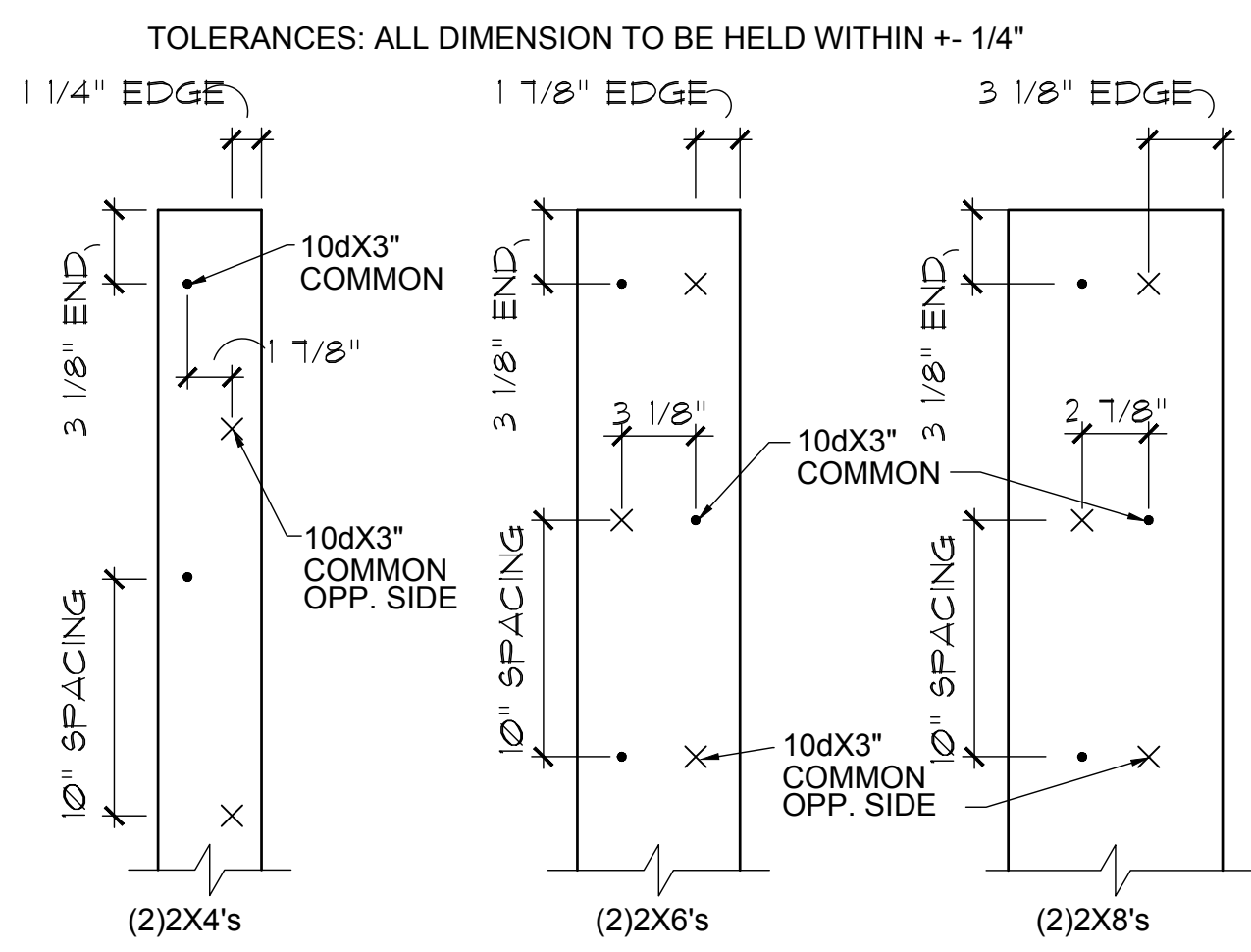
GLASS BLOCK DETAIL

6 D1



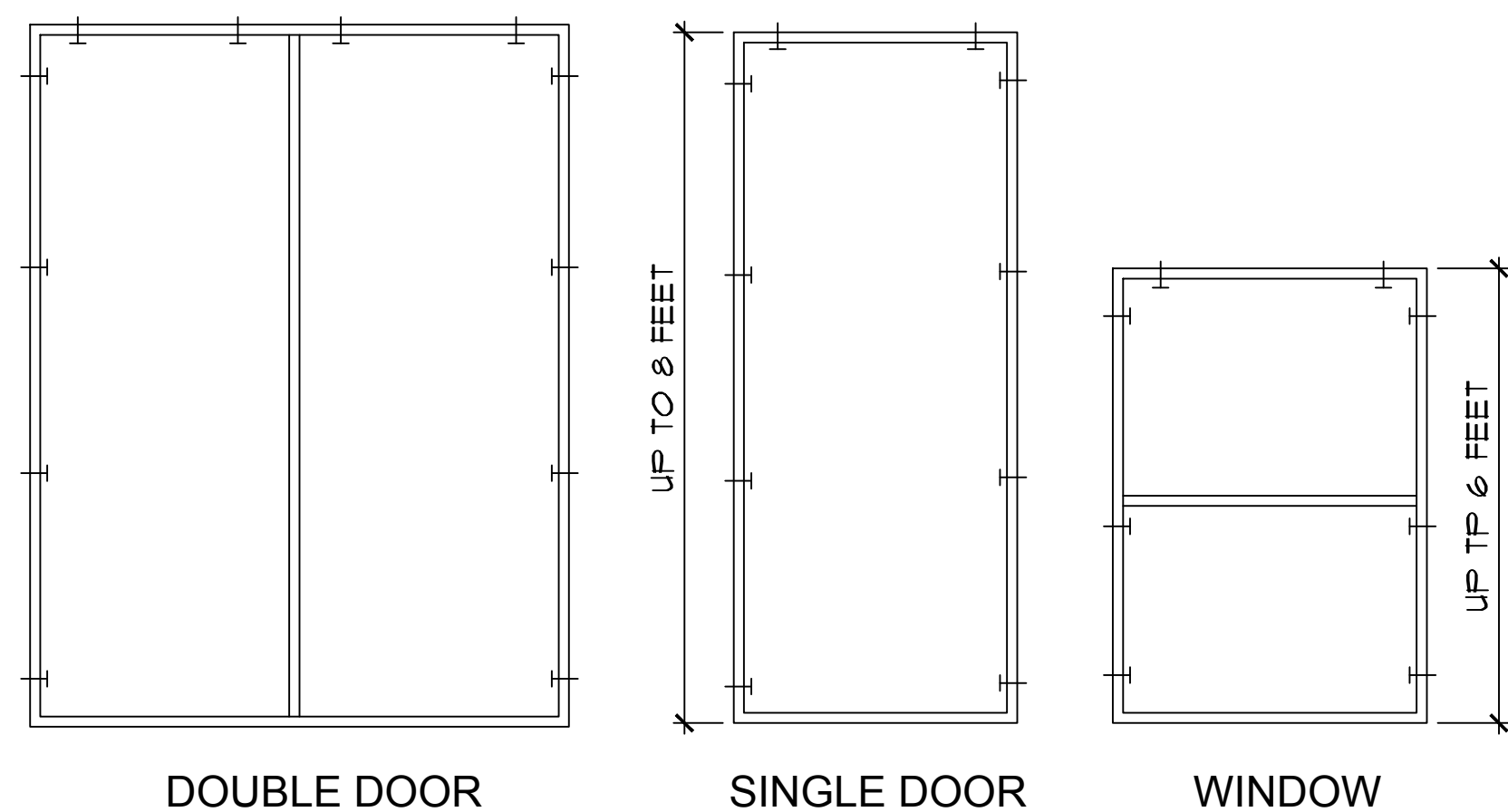
FLASHING DETAIL

A
D3



2X BUILT-UP STUD COLUMN DETAILS

17" = 1" - 0"



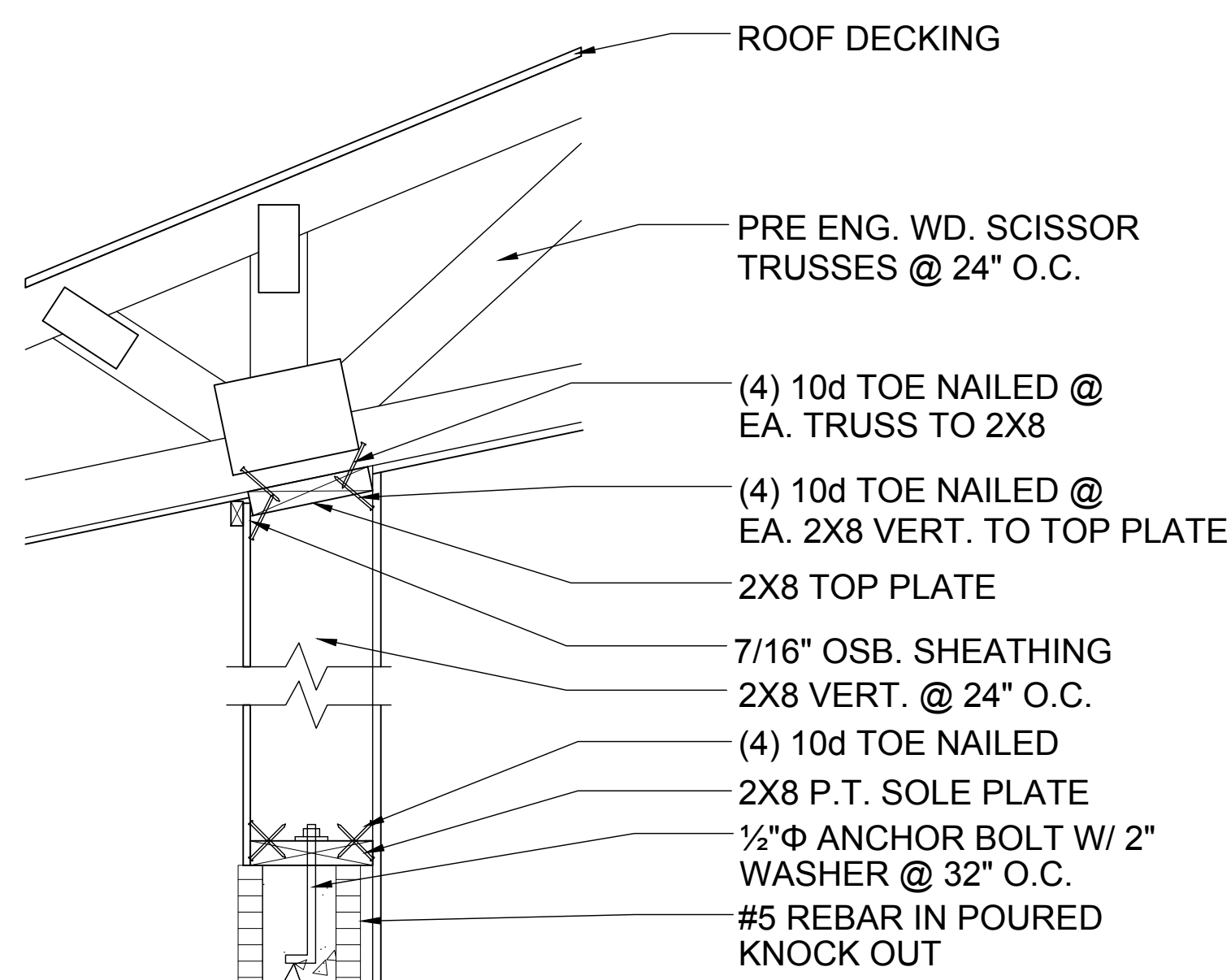
BUCK ATTACHMENT DATA

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

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

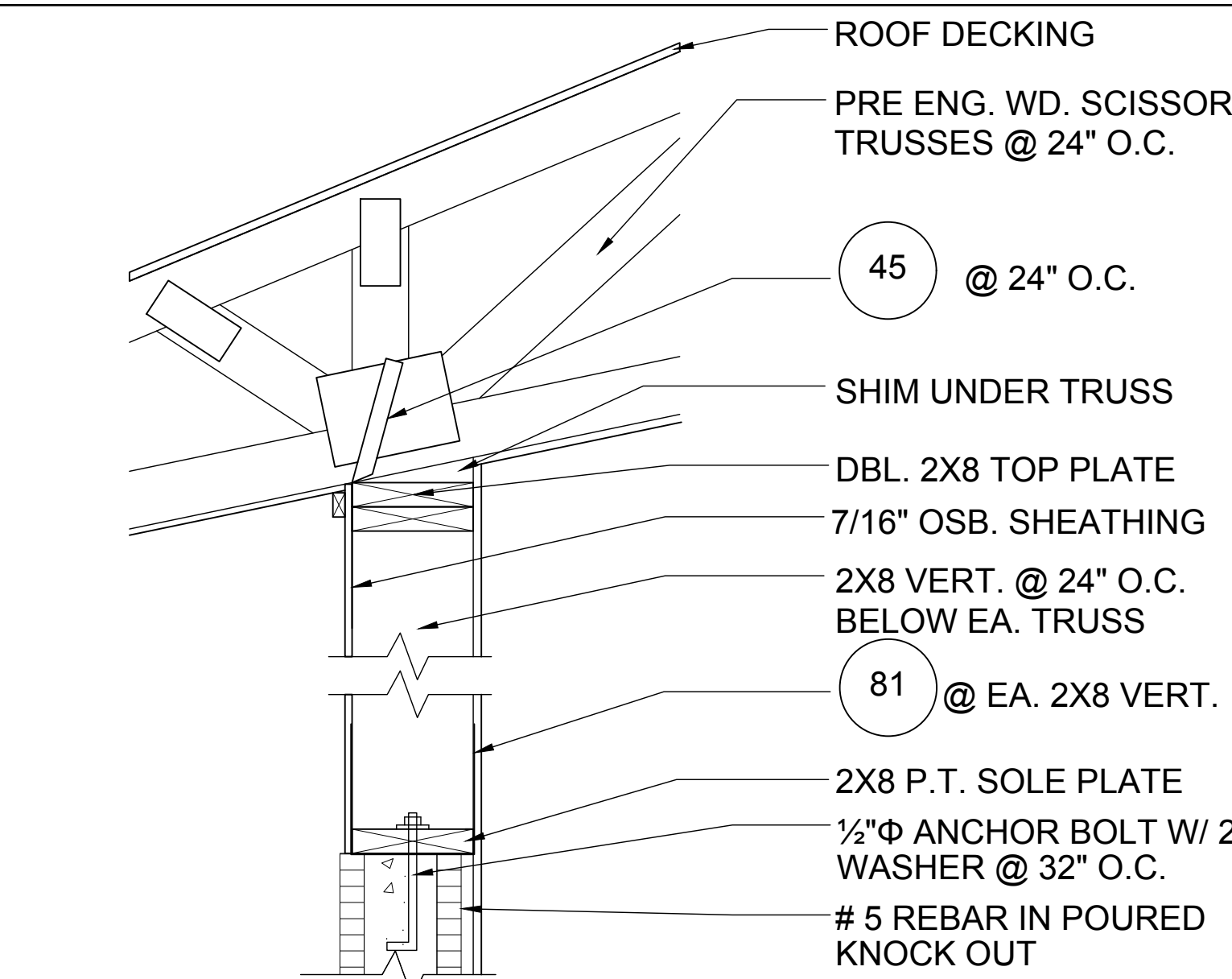
NOTE

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



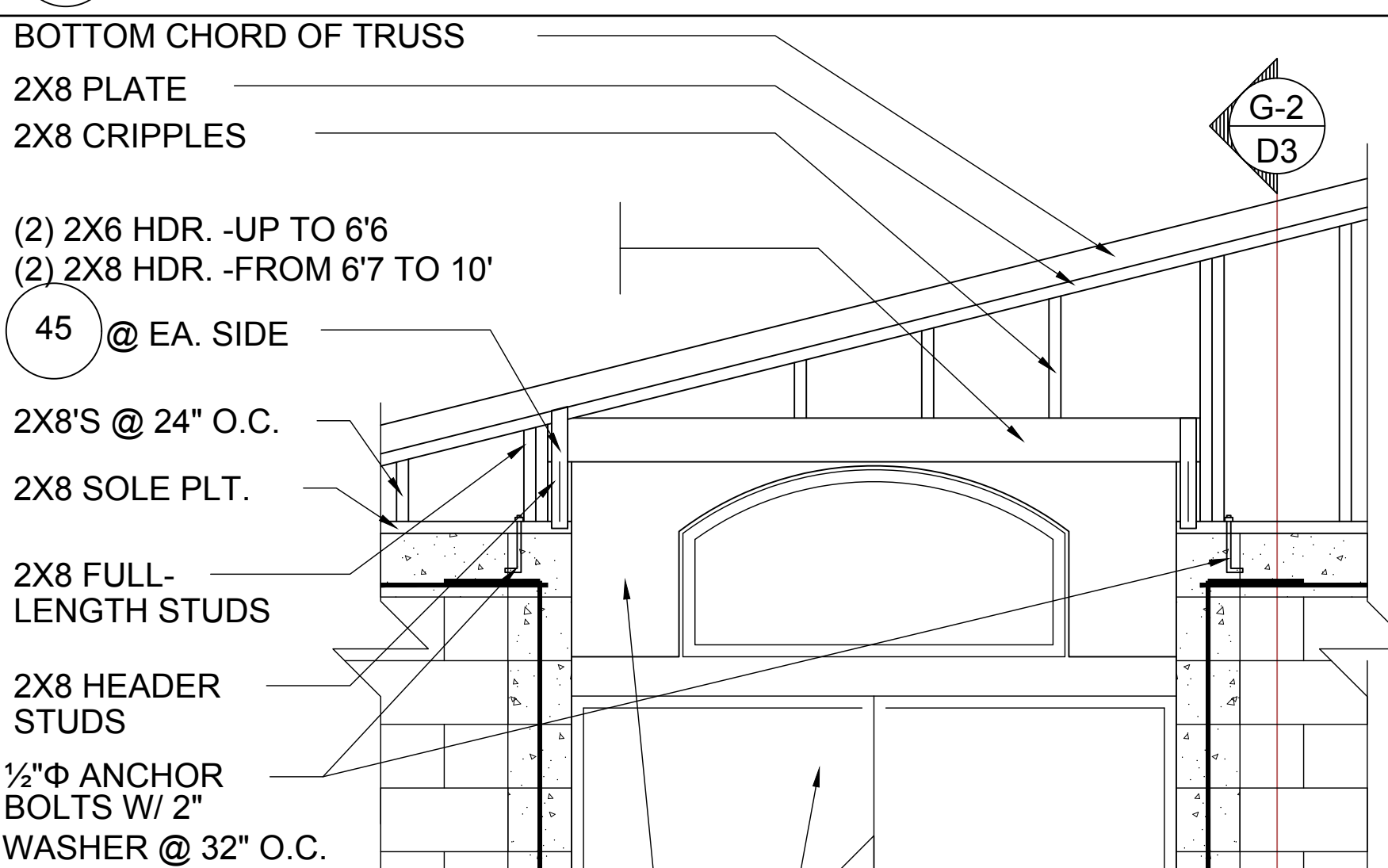
NON-BEARING

G-6
D3



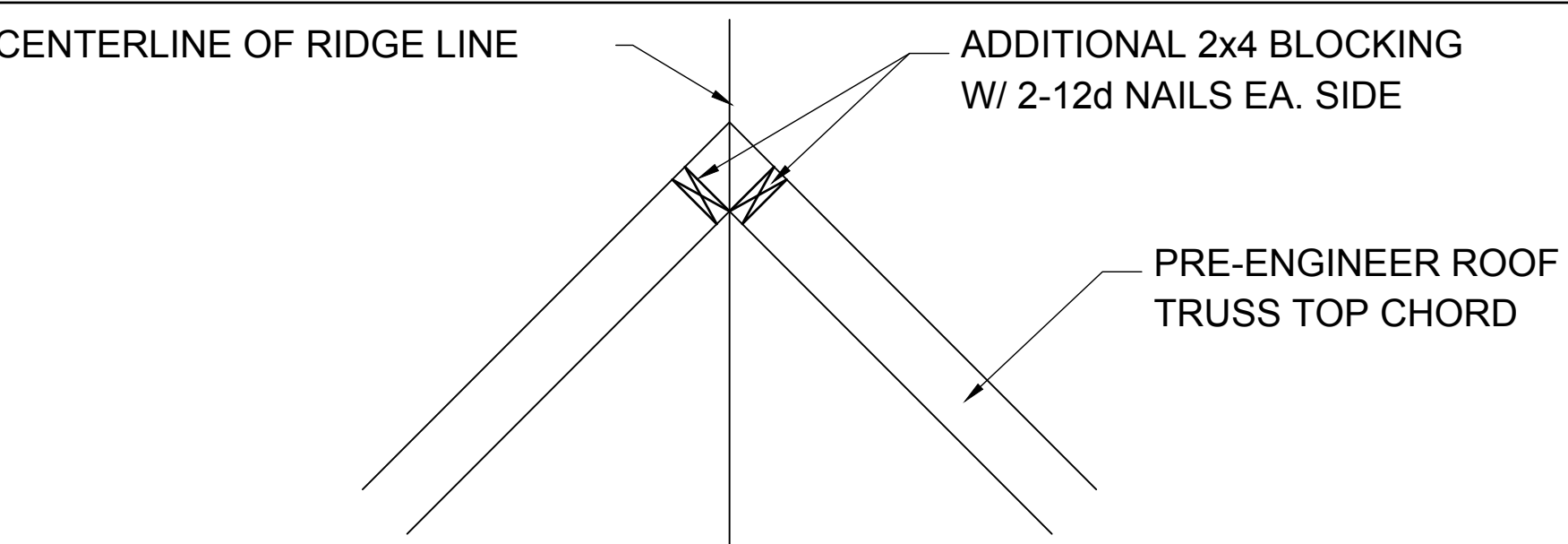
BEARING

G-7
D3



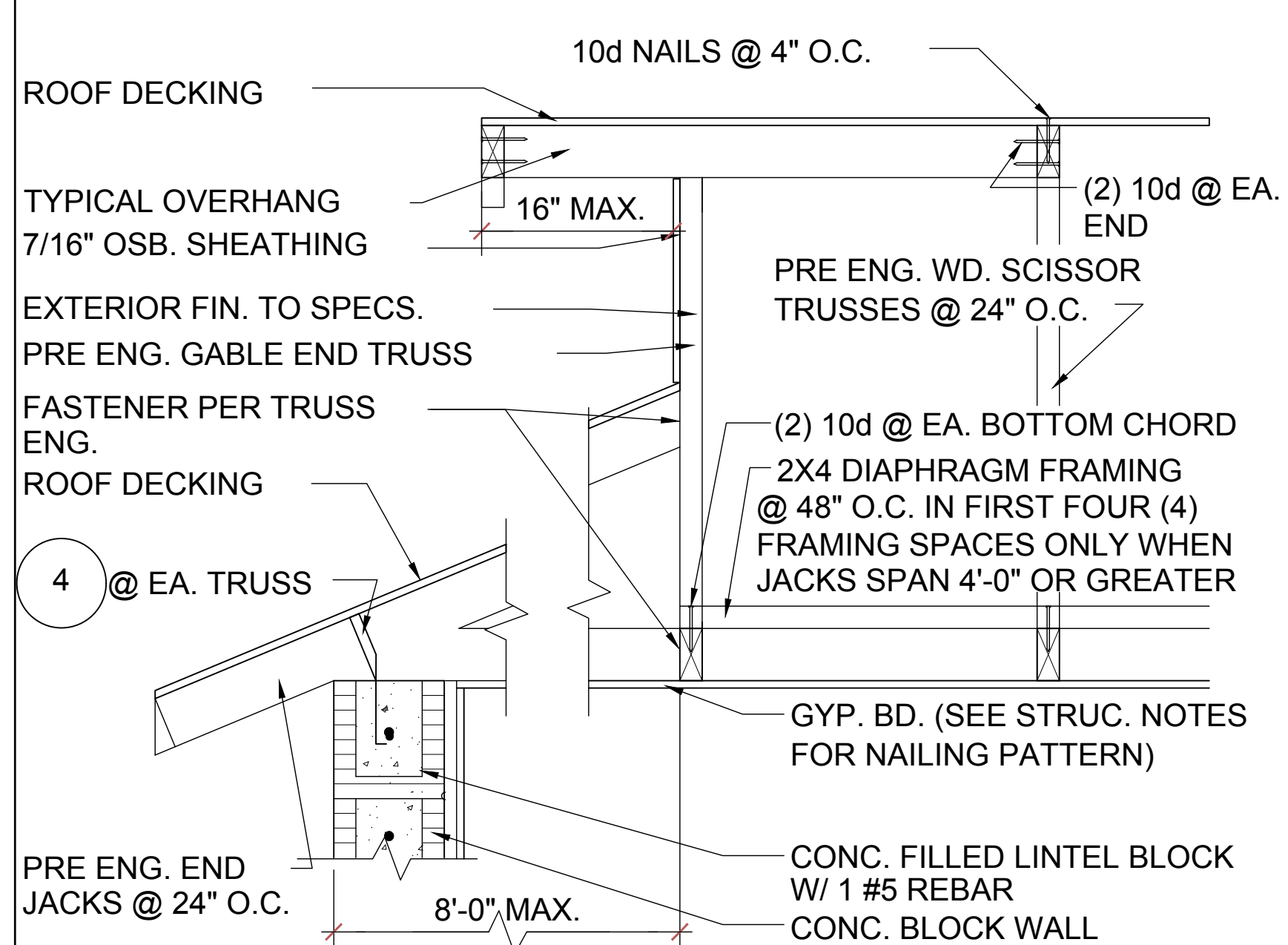
GABLE END

B
D3



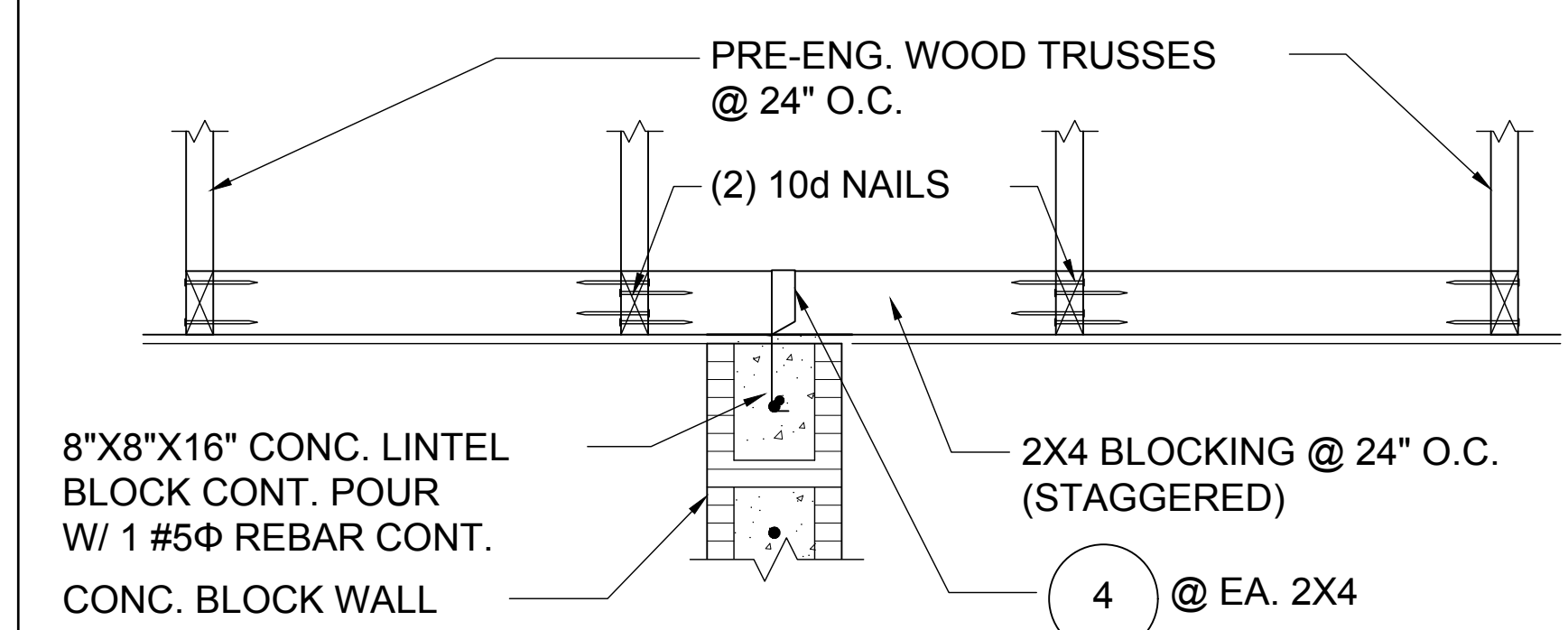
RIDGE DETAIL

2
D3
N.T.S.



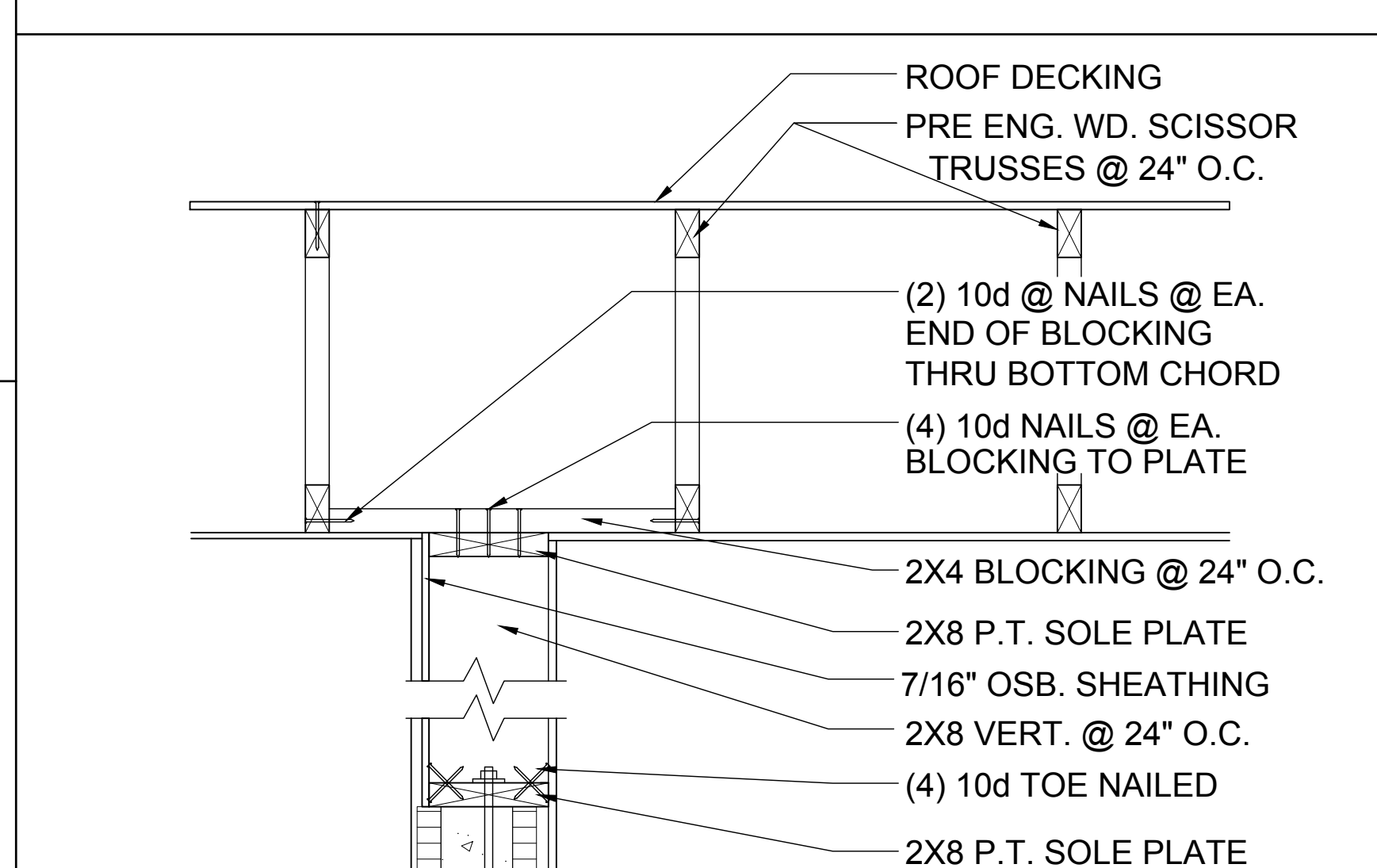
GABLE END

G-3
D3



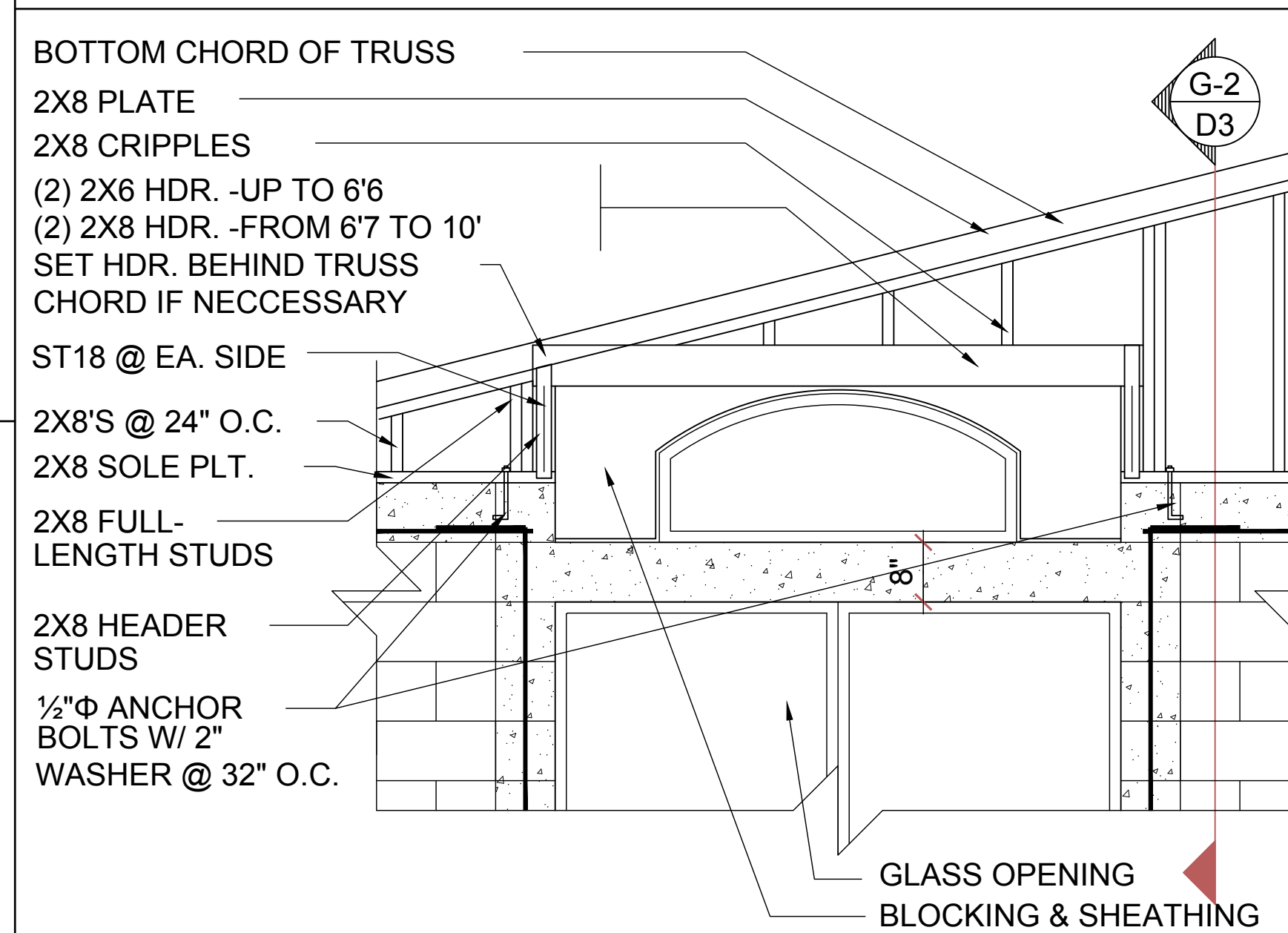
DETAIL

G-4
D3



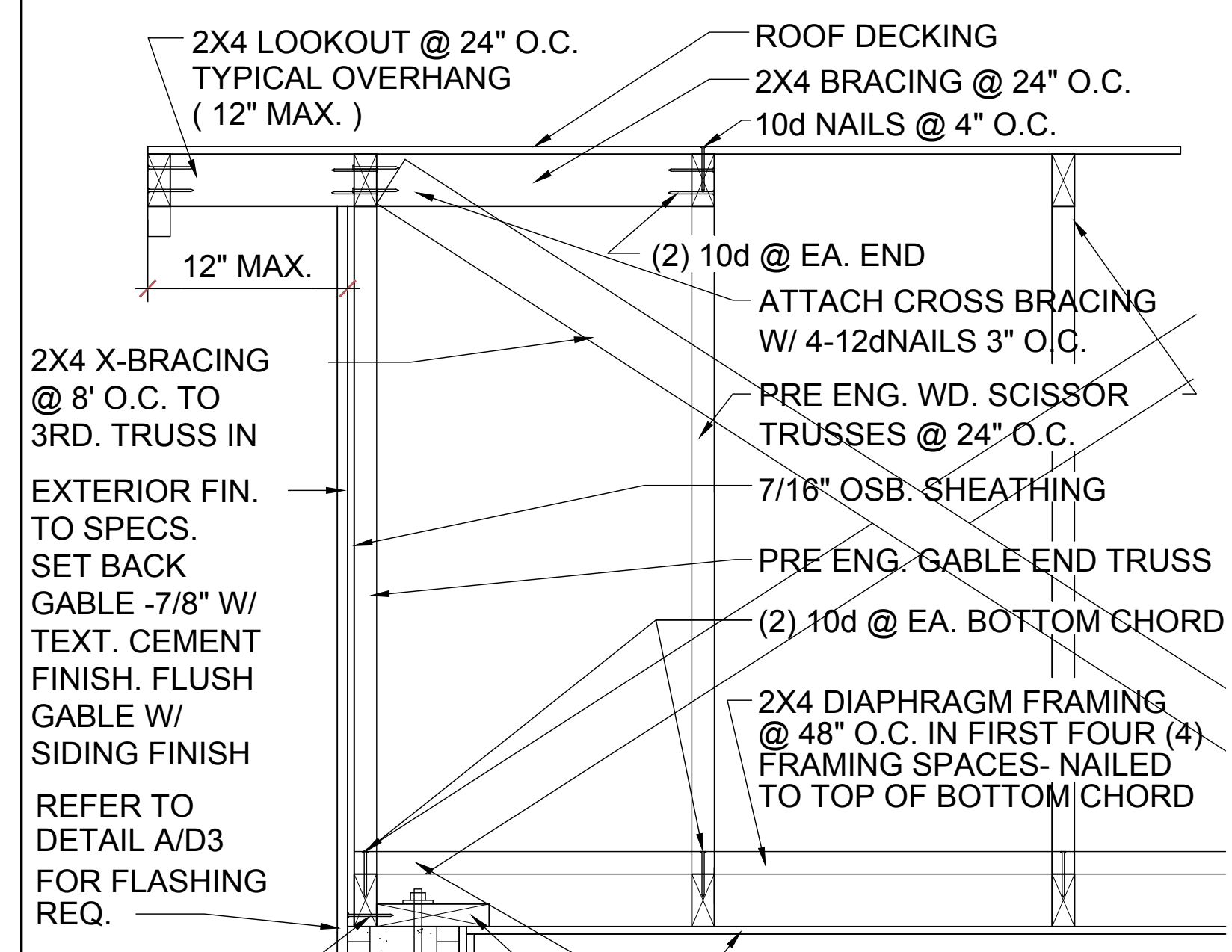
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G-5
D3



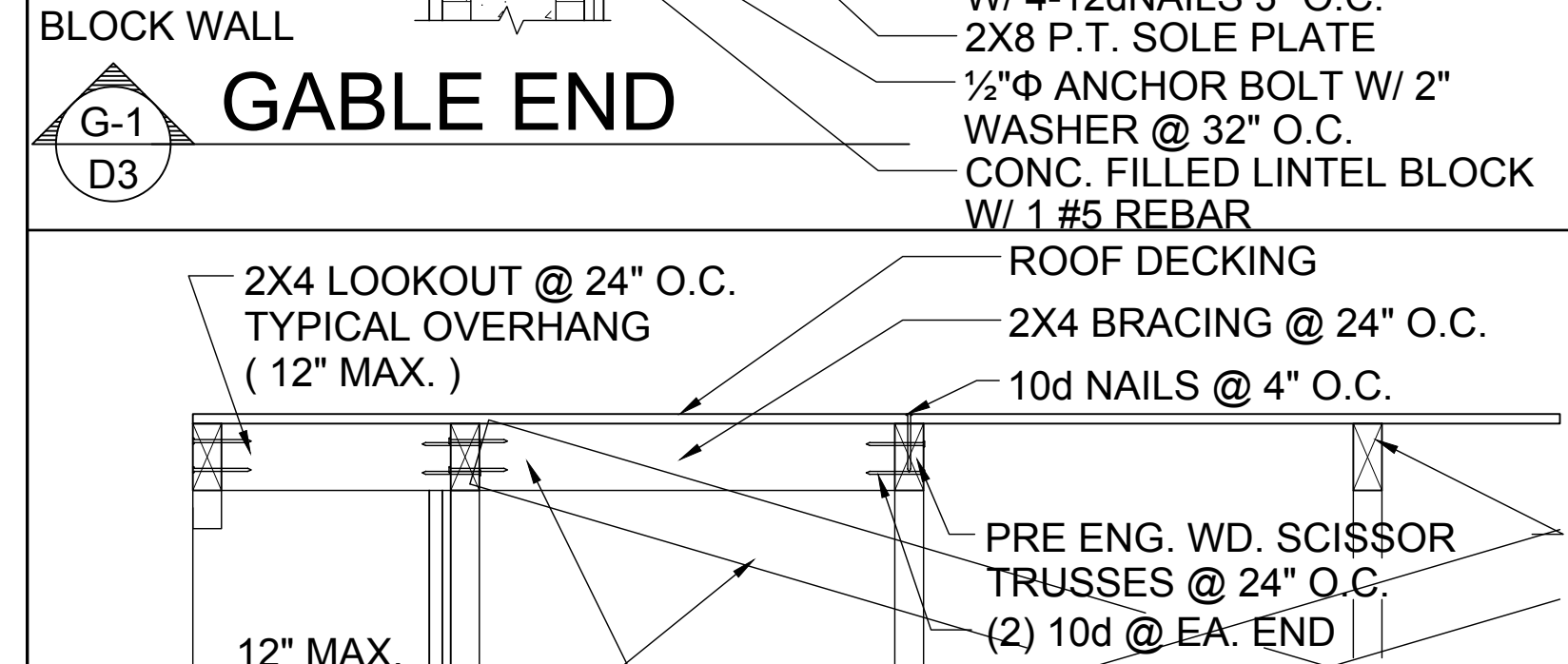
DETAIL

CB
D3
N.T.S.



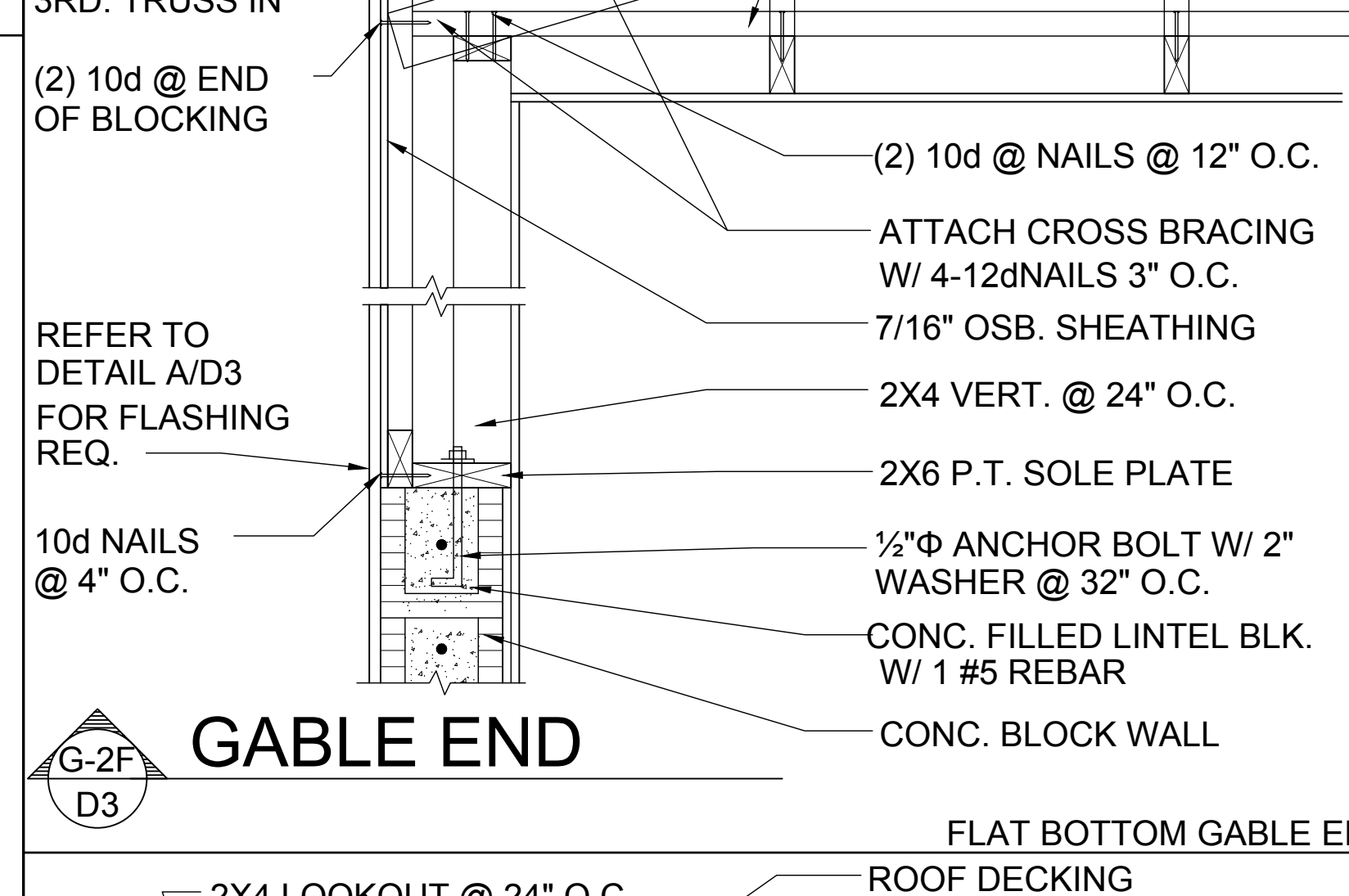
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G-1
D3



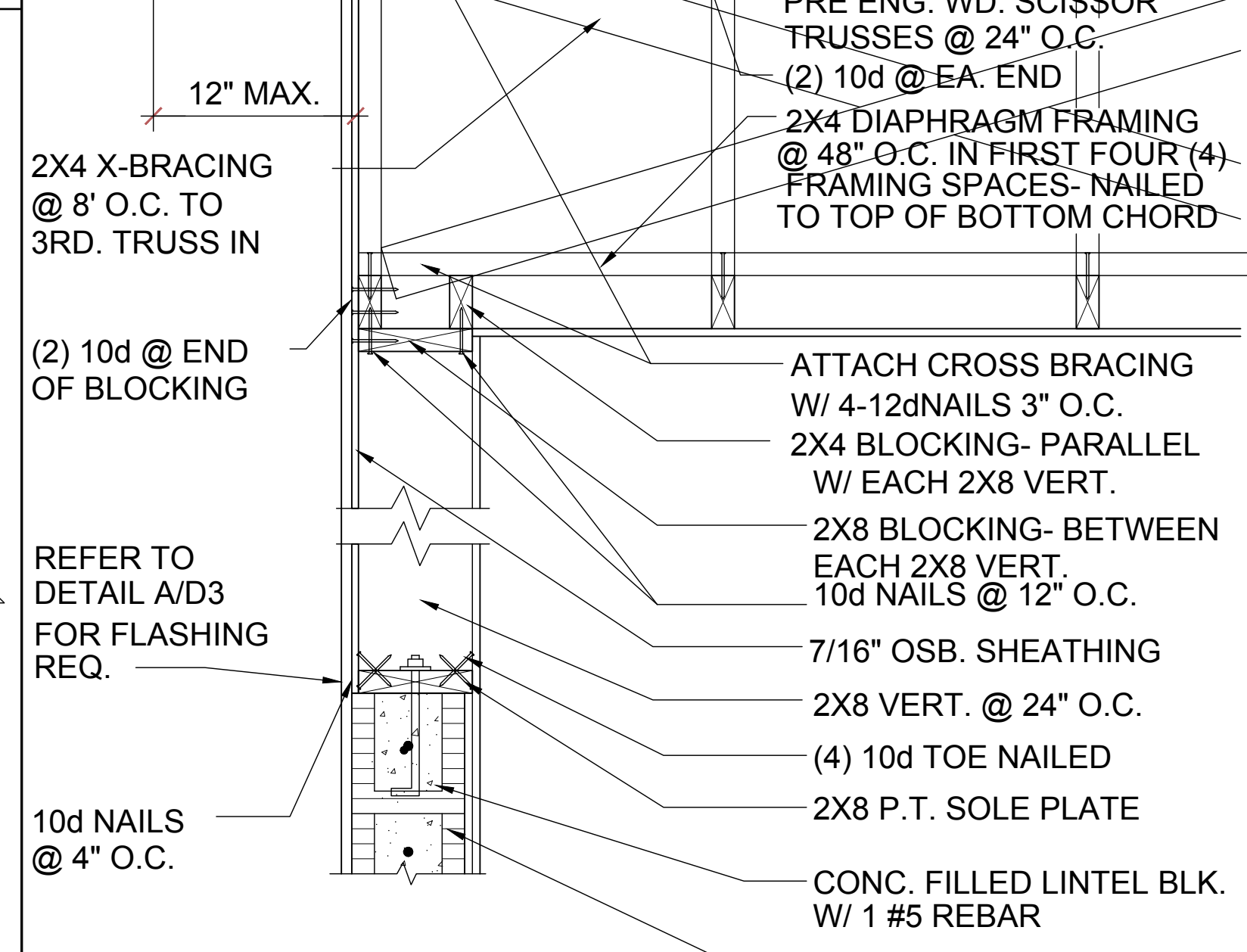
GABLE END

G-2F
D3



GABLE END

G-2
D3



GABLE END

G-2
D3

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GOBA

4-Unit: (Paradiso TH)

Models: Nautilus, Latitude
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

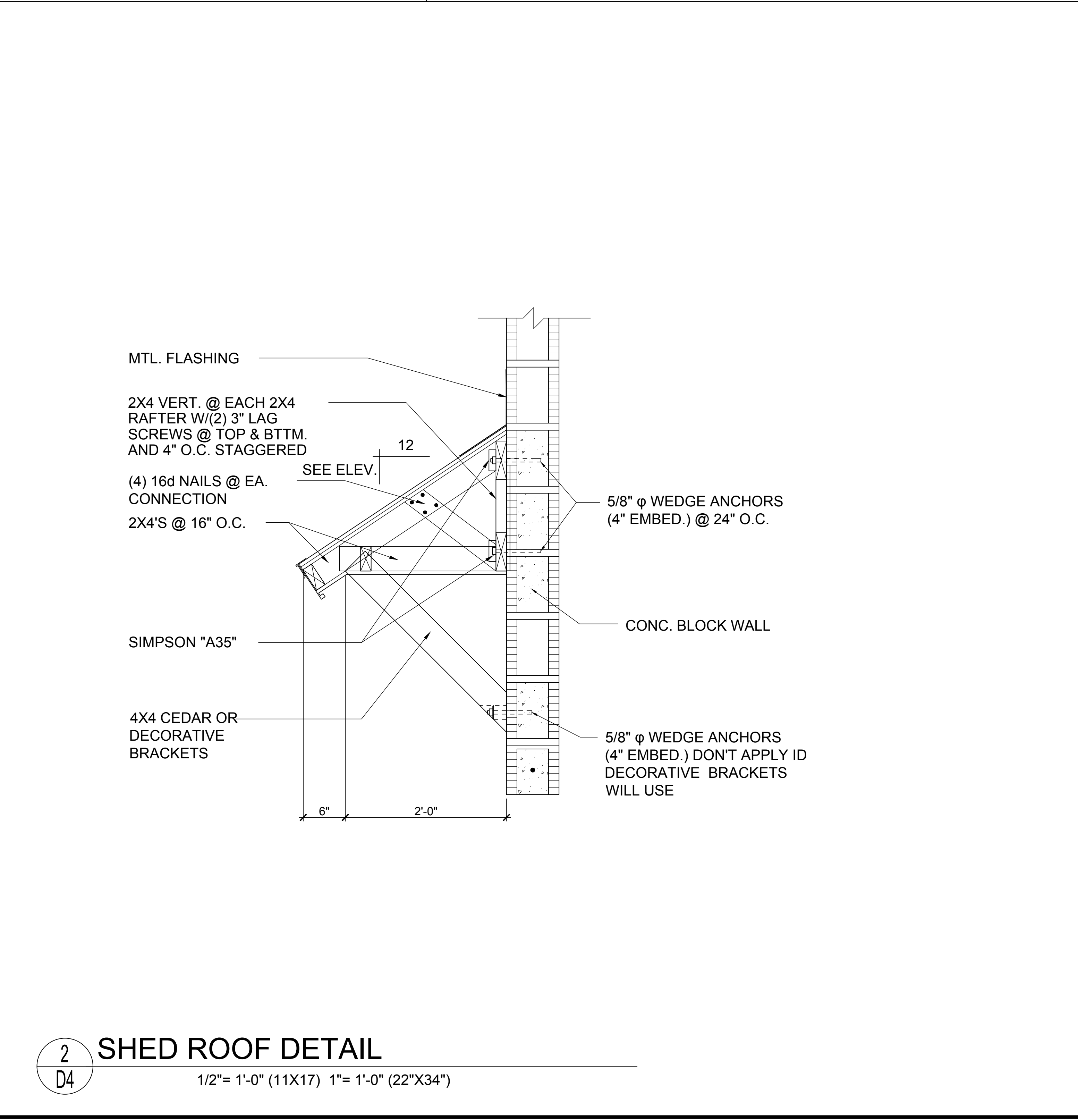
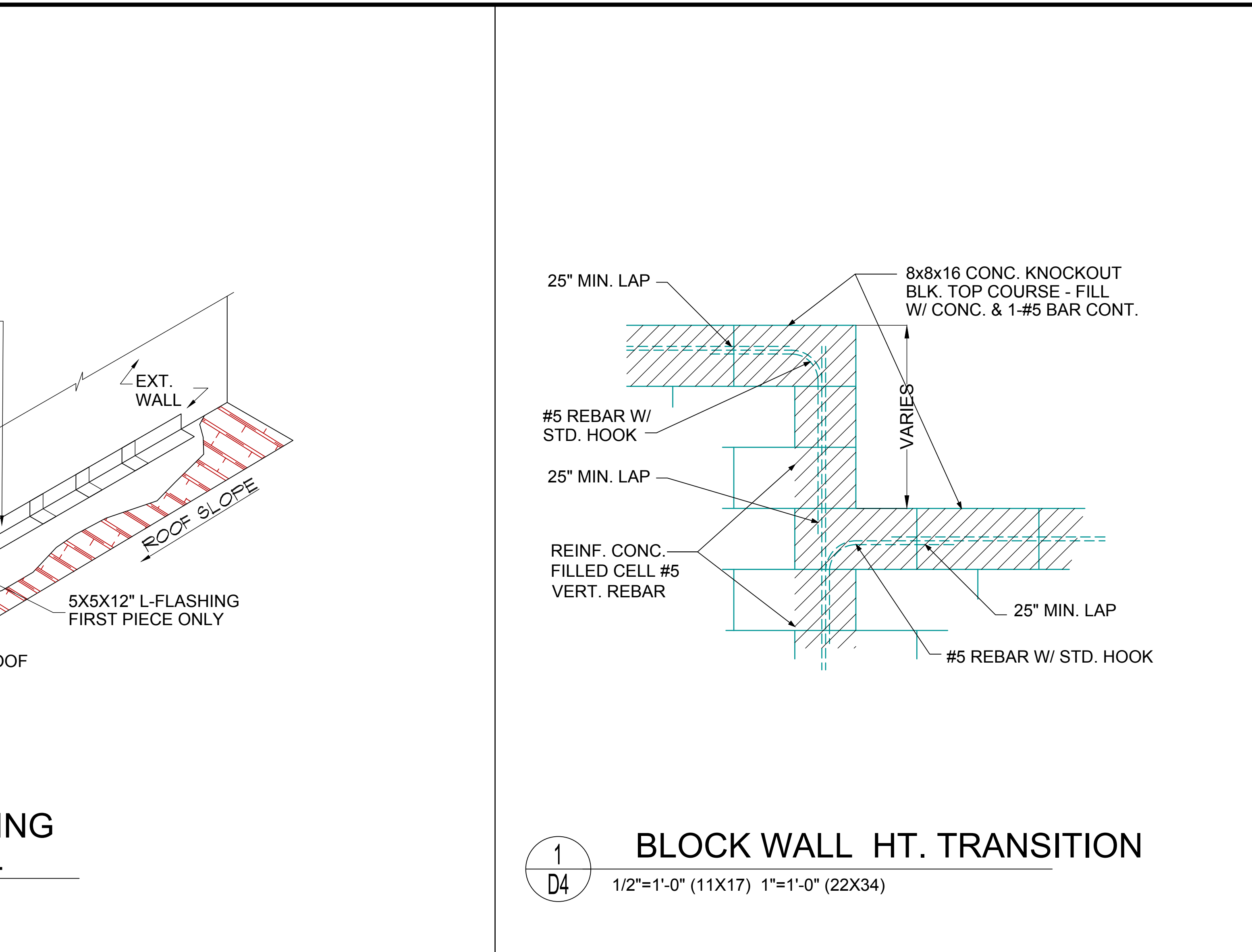
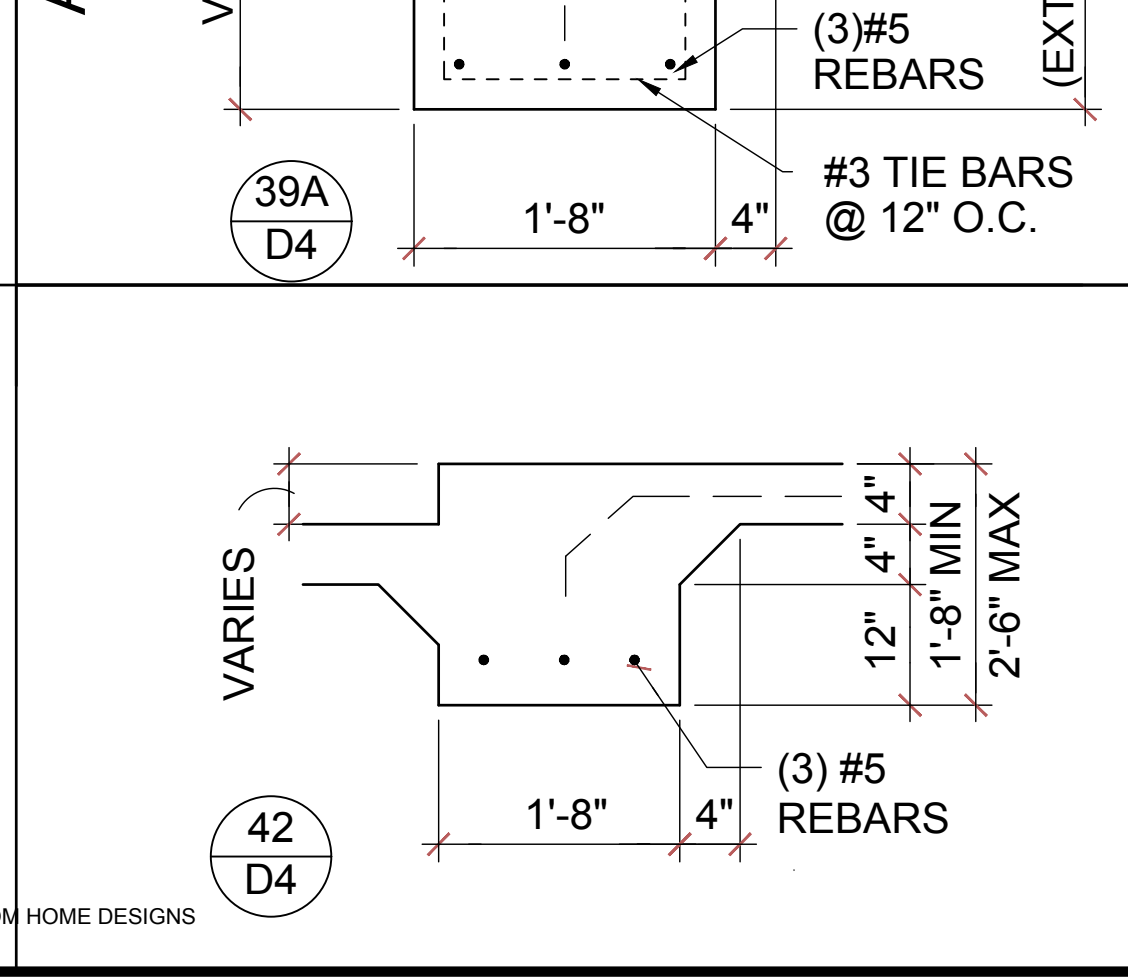
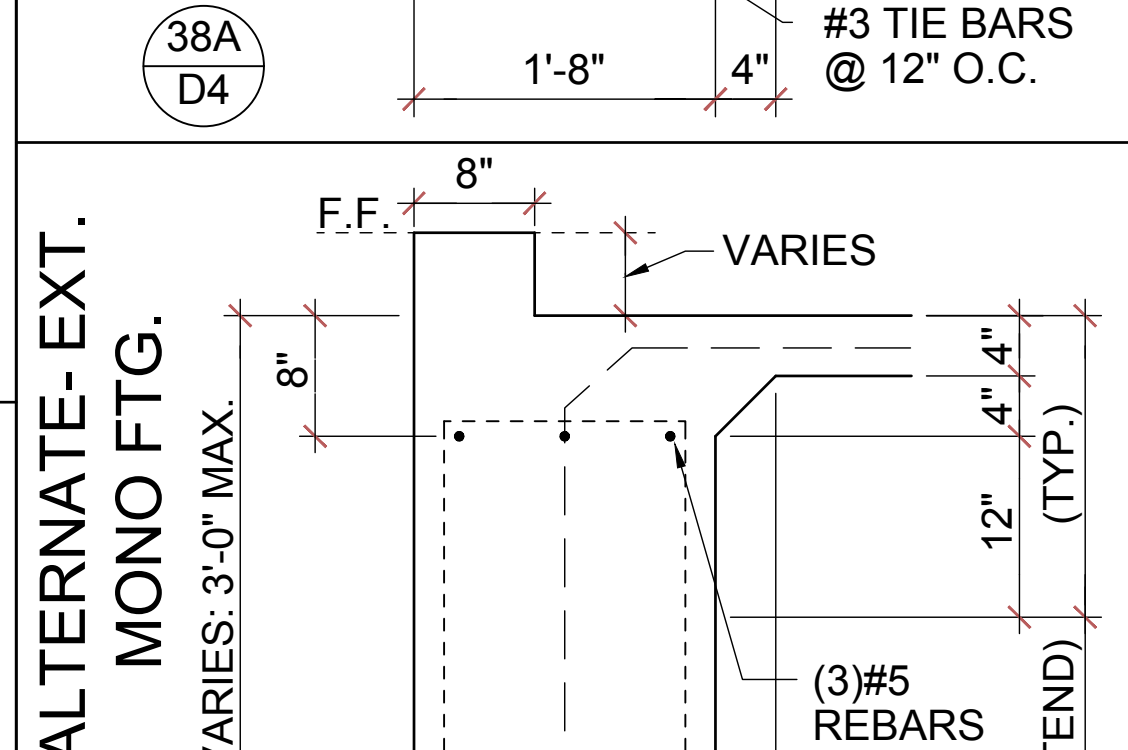
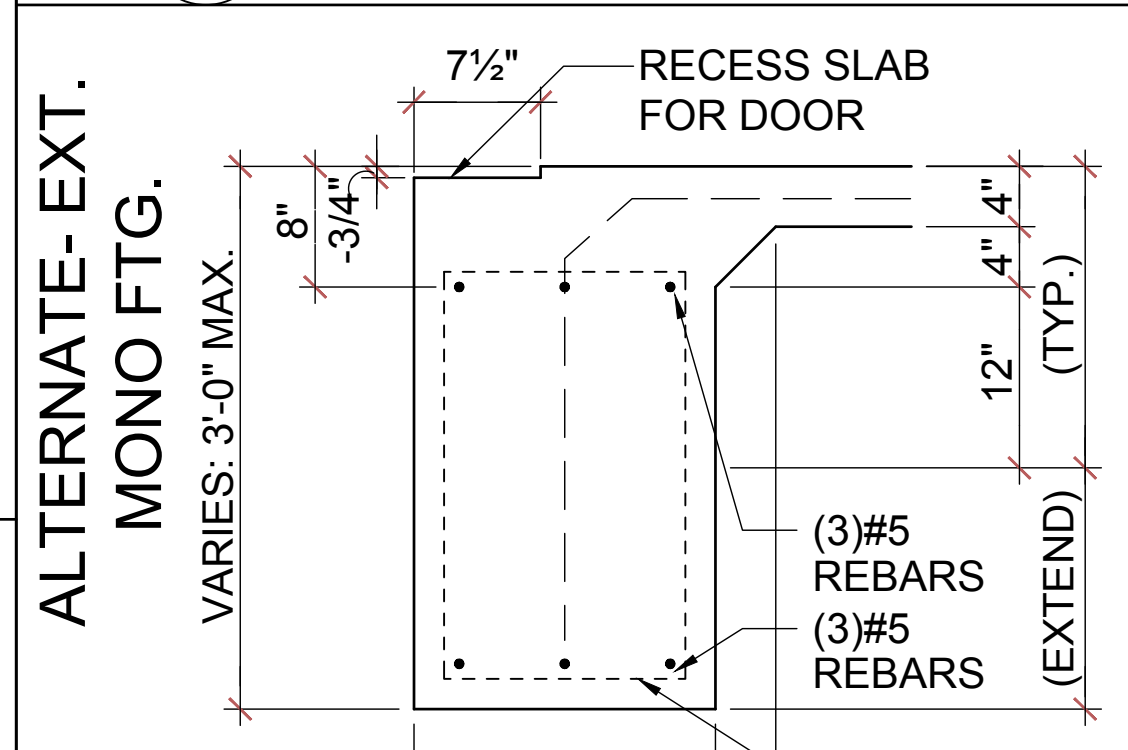
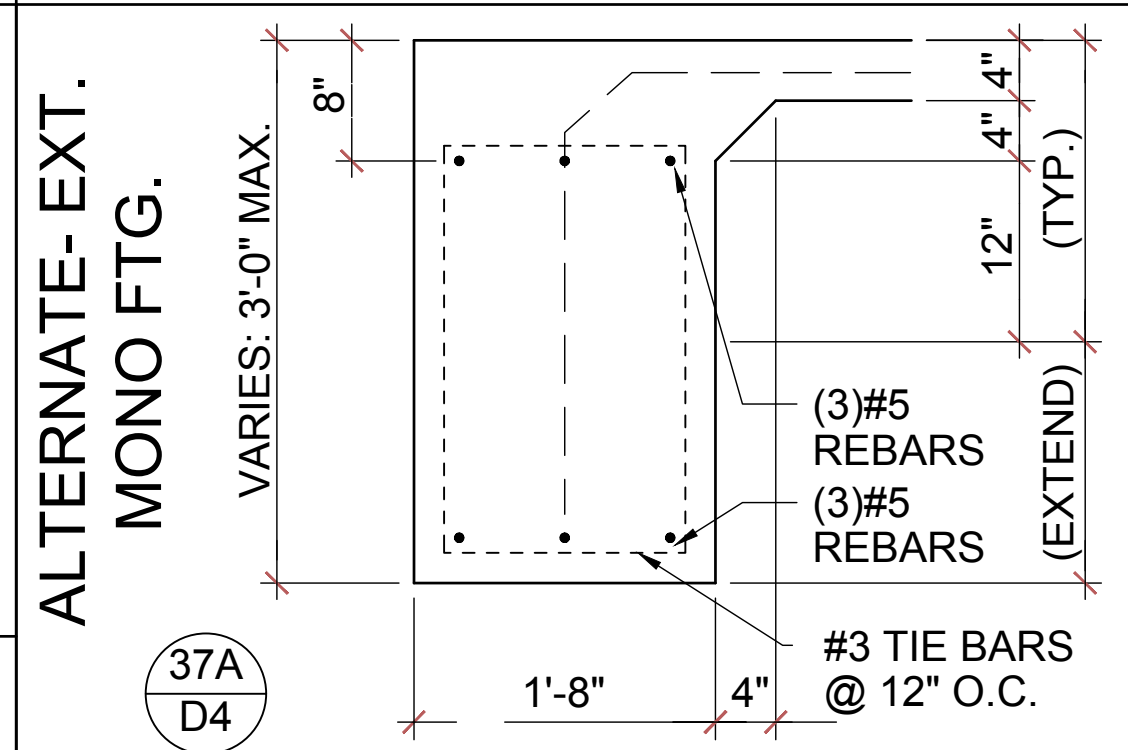
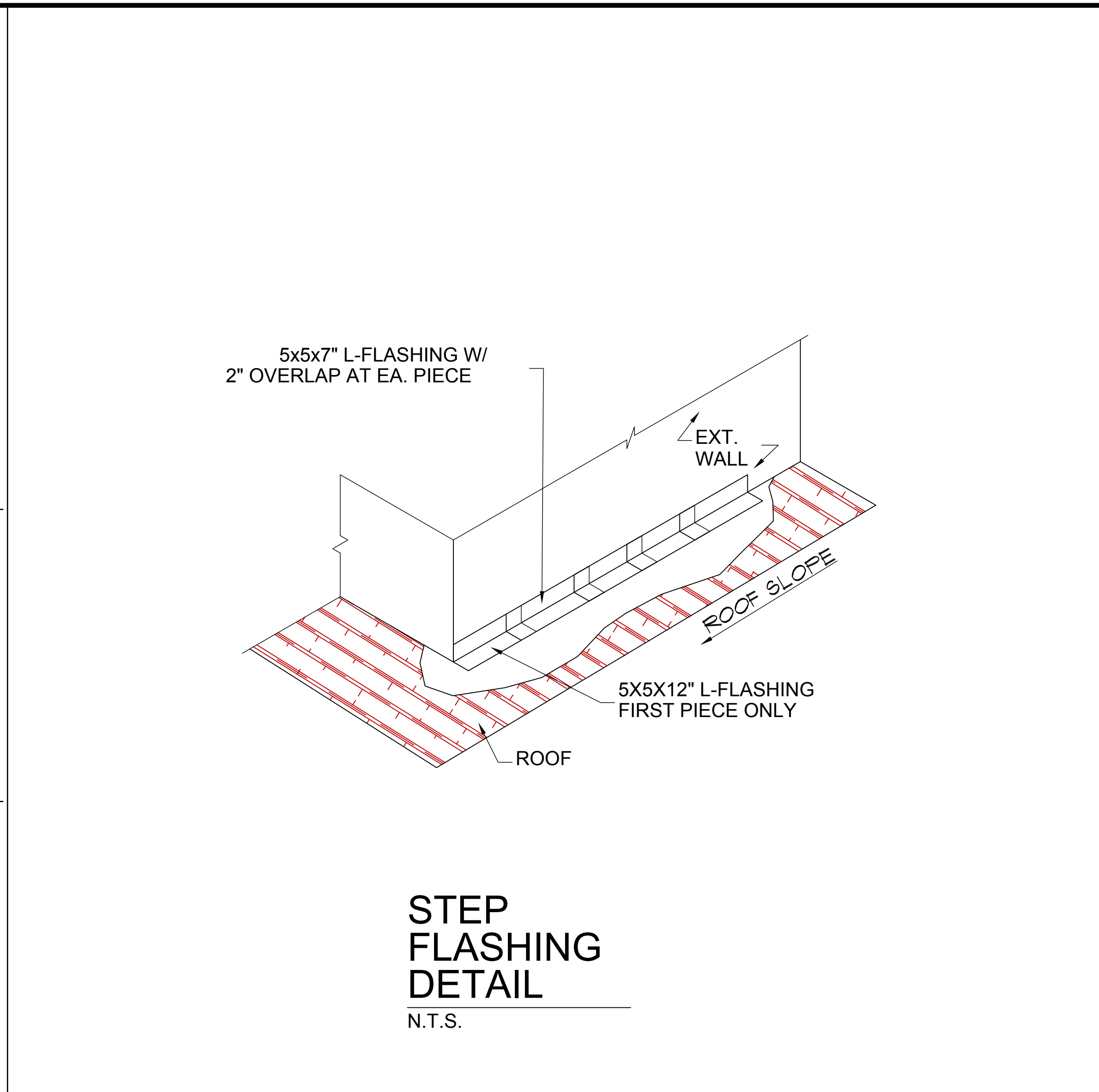
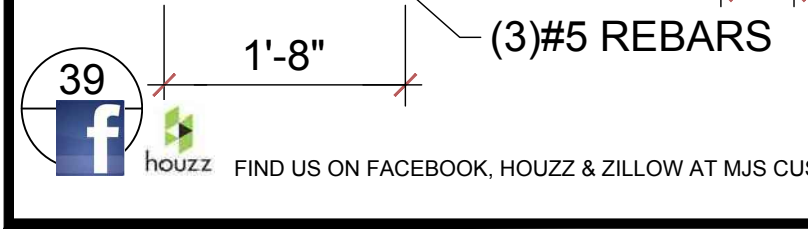
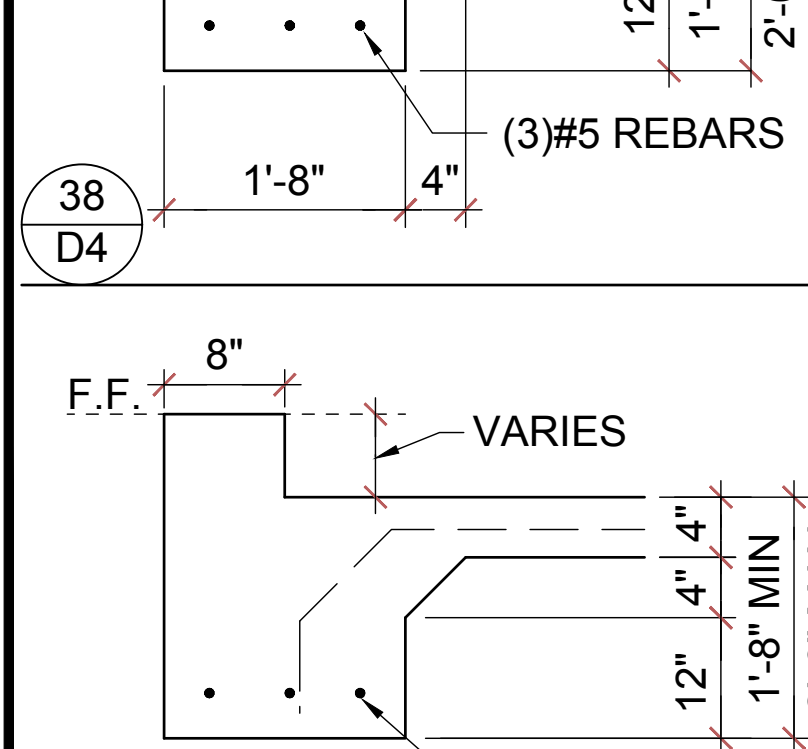
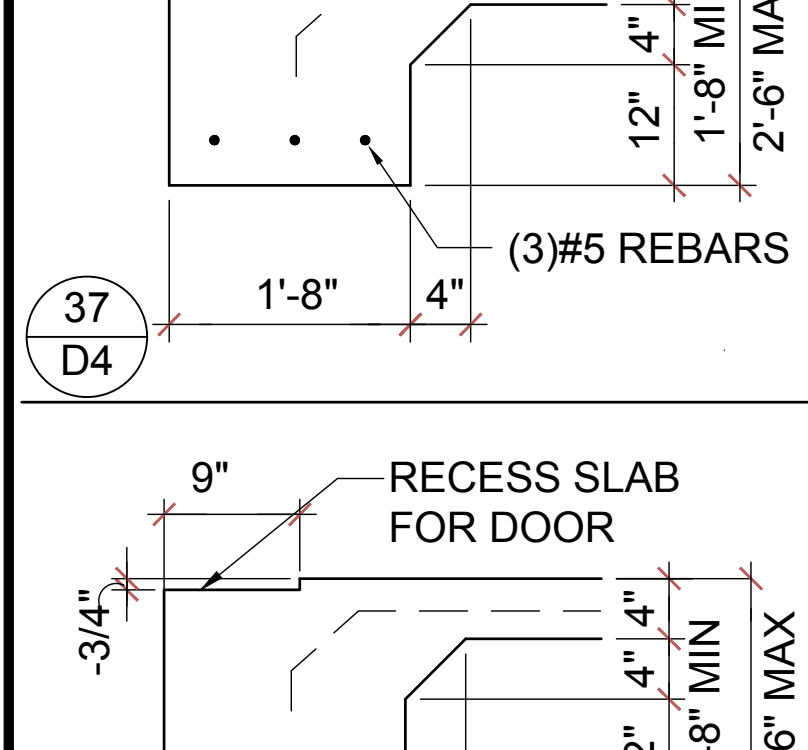
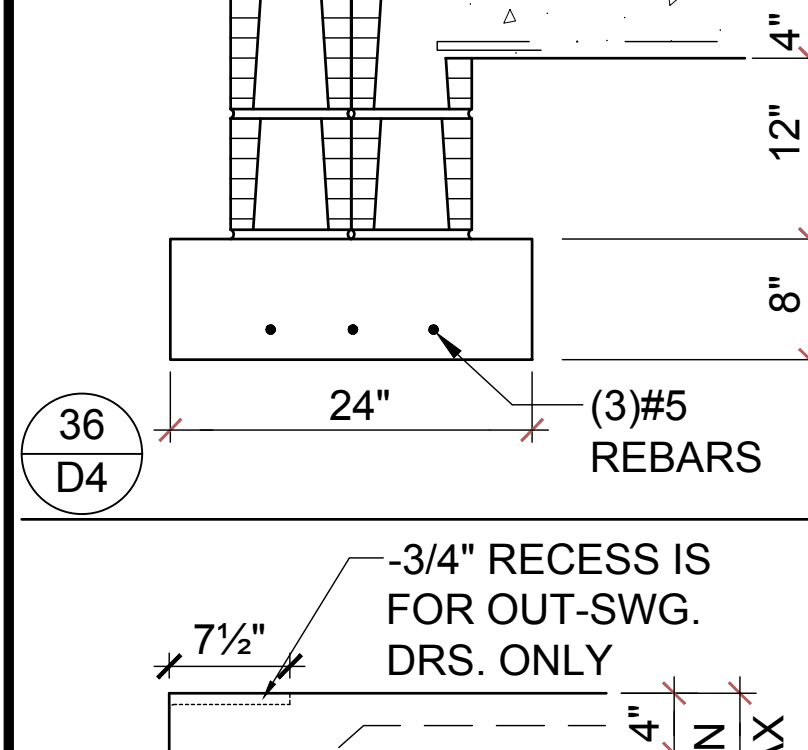
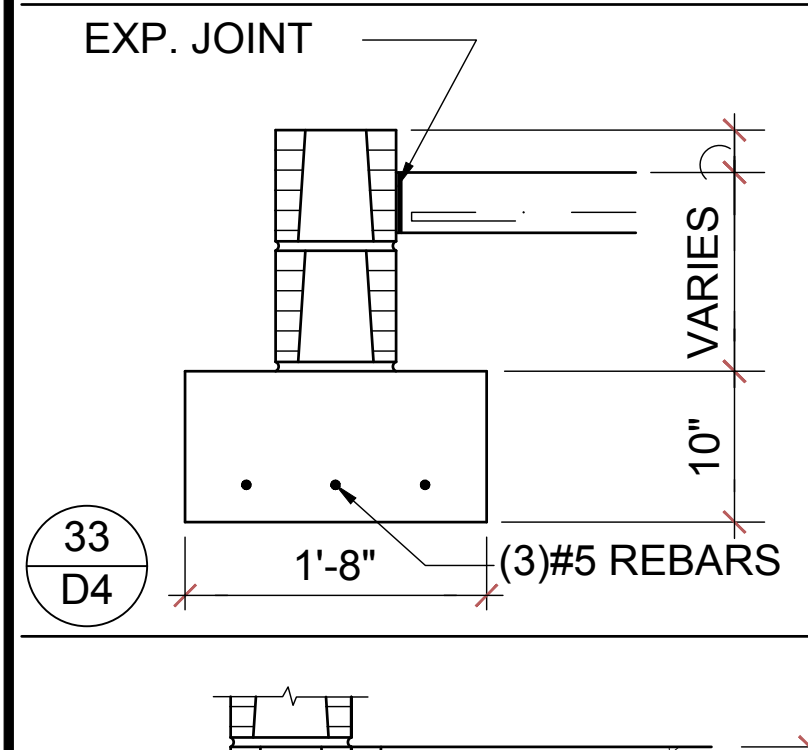
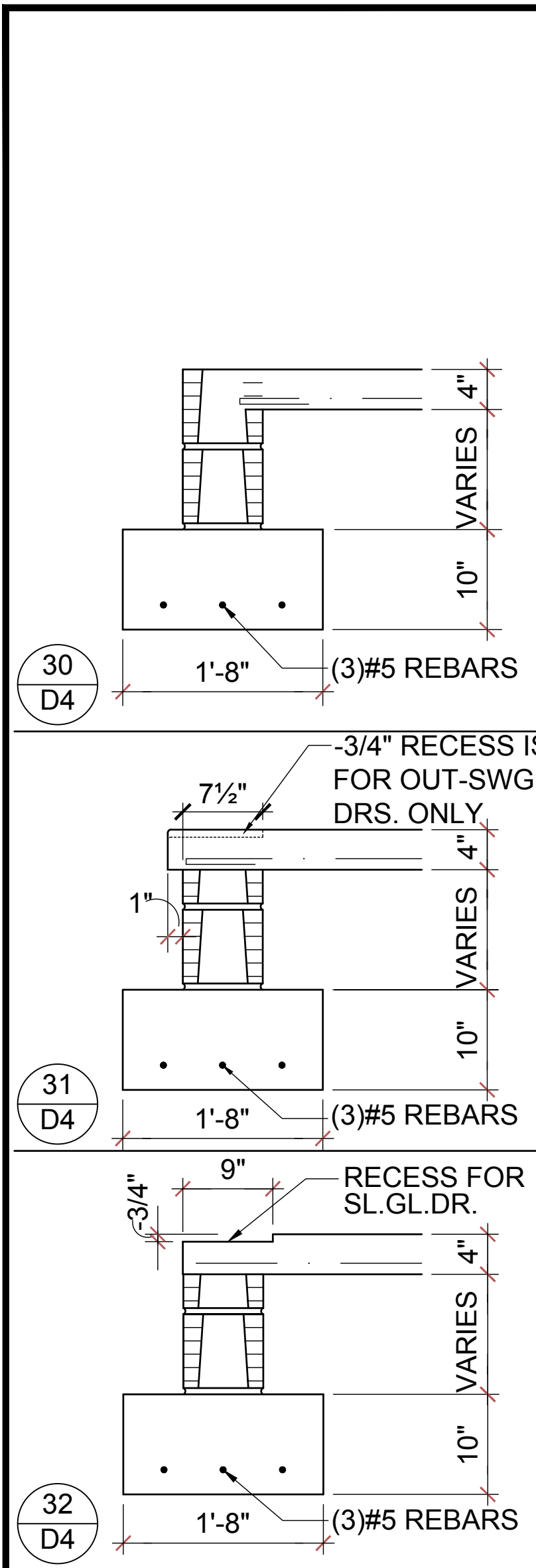
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Phone: (407) 529-3000

ISSUE DATE: 11/14/2023
REVISIONS

PROJECT: 21-1257
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

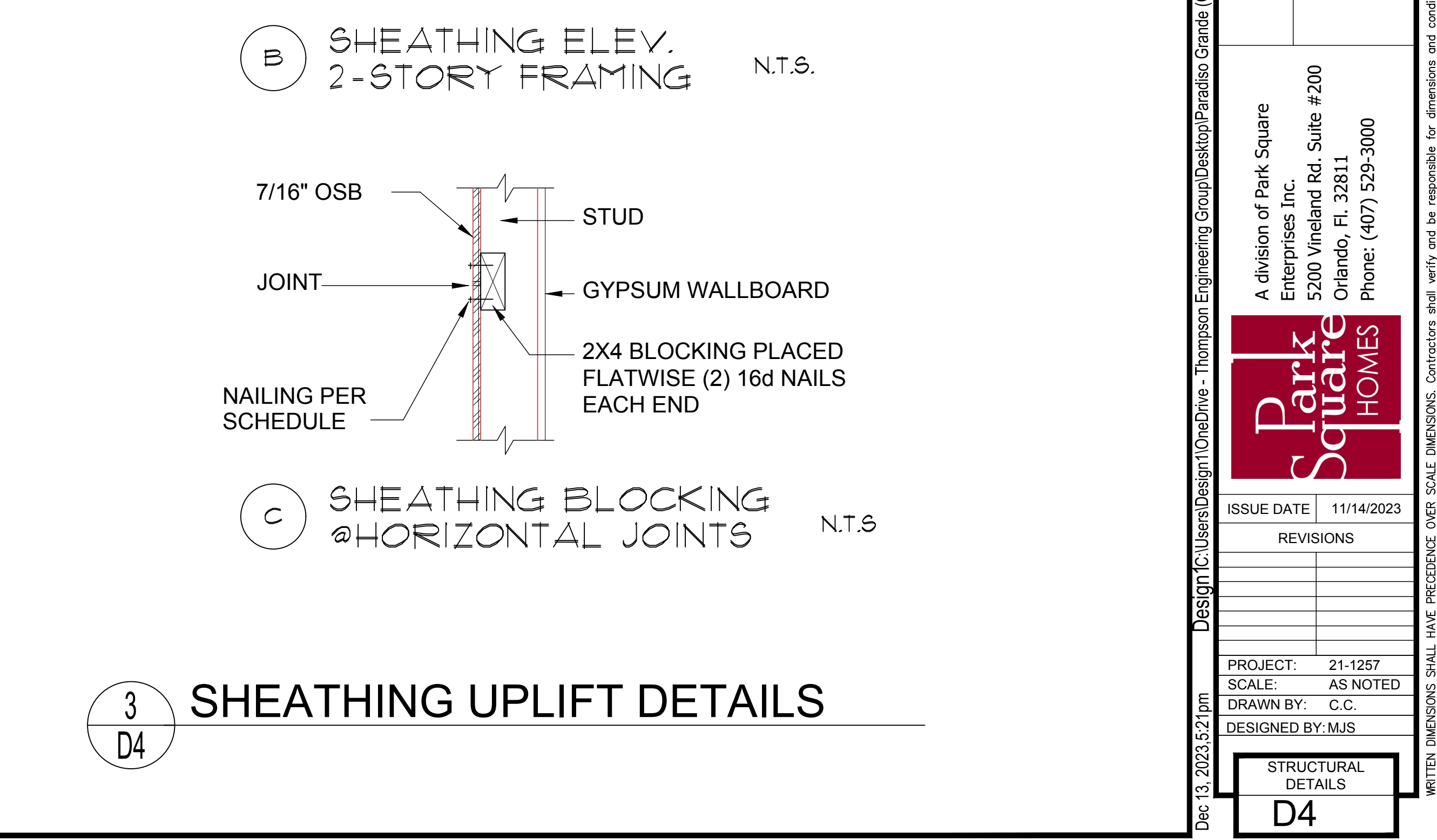
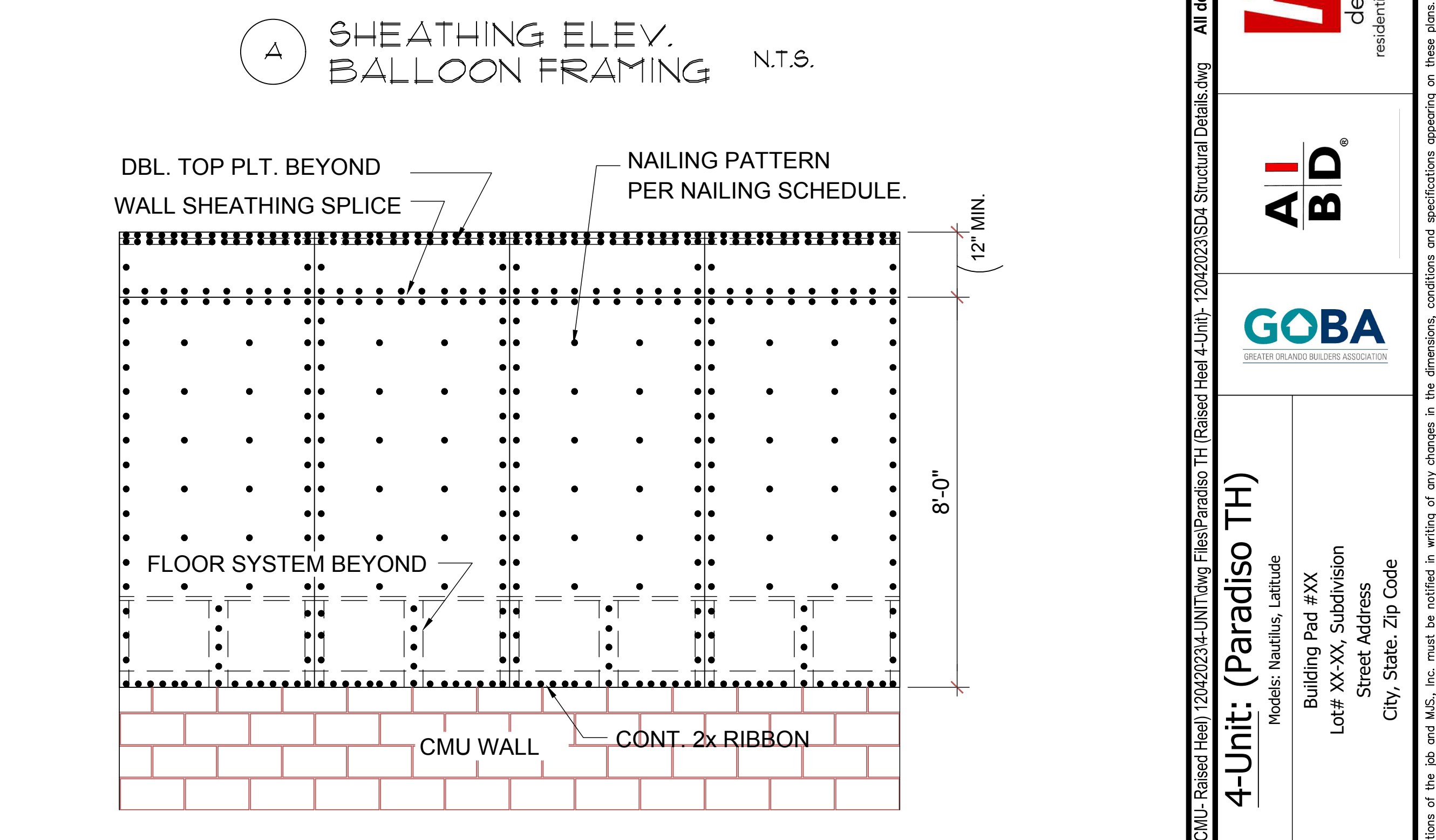
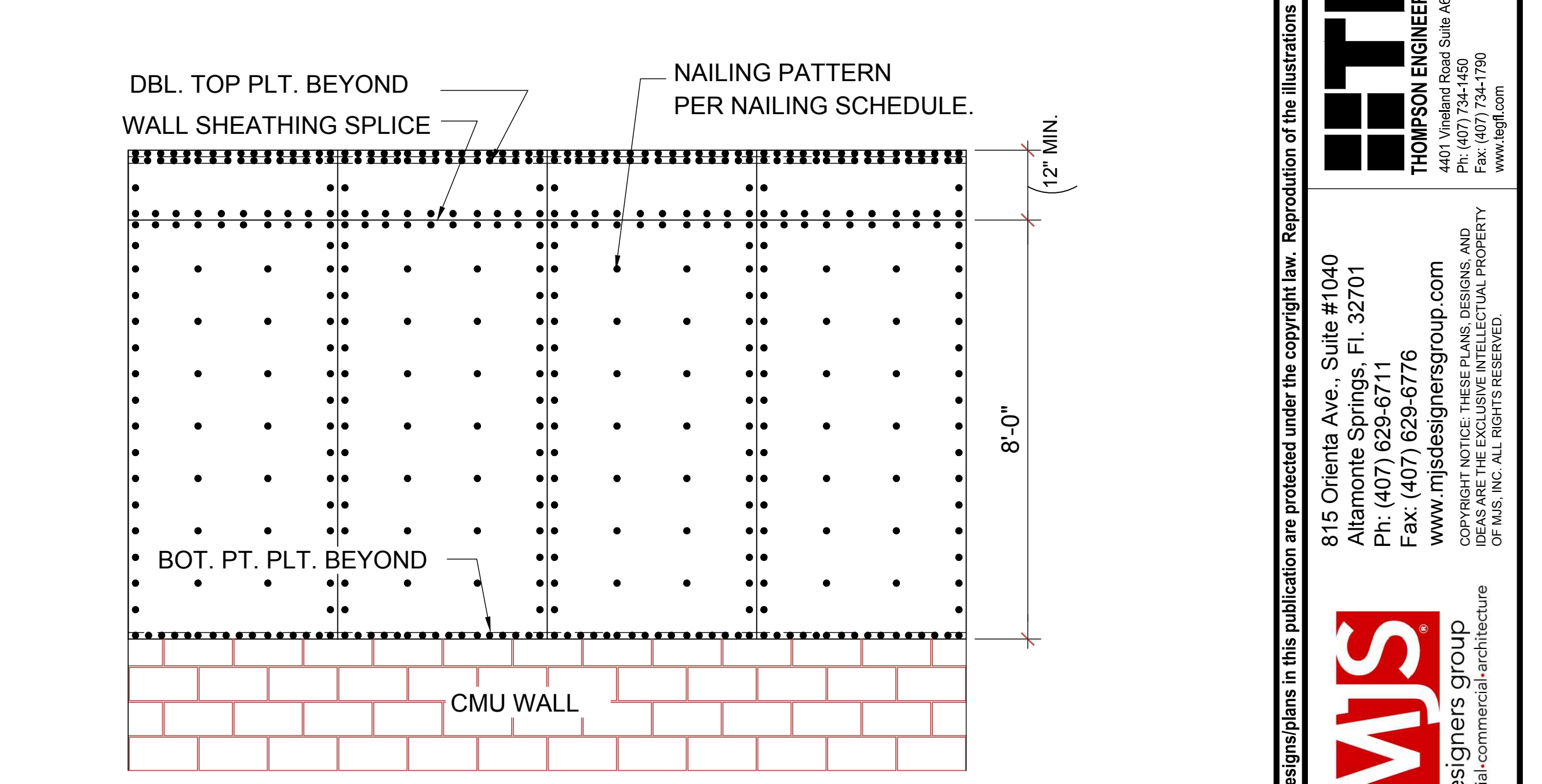
STRUCTURAL DETAILS
D3

Dec 13 2023 5:27pm Design/CUsers/Design/OneDrive - Thompson Engineering Group/Desktop/Paradiso Grande (CMU- Raiser Heel) /2024/2023/UNIT ONLY/Paradiso TH (Raiser Heel 4-Unit) /2024/2023/S03 Structural Details.dwg All designs in this publication are protected under the copyright law. Reproduction of the illustrations or working drawings by any means is strictly prohibited unless licensed by MJS, Inc.



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 P.L.T. 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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GOBA
 GENERAL BUILDING CONTRACTORS

4-Unit: (Paradiso TH)
 Models: Nautilus, Latitude
 Building Pad #XX
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 City, State, Zip Code

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 5200 Vineland Rd, Suite #200
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ISSUE DATE: 11/14/2023
 REVISIONS:
 PROJECT: 21-1257
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

STRUCTURAL DETAILS
D4

Dec 13 2023 5:27pm Design C:\Users\Design1\OneDrive - Thompson Engineering Group\Desktop\Paradiso Grande (CMU-Raised Head) 12042023\4-Unit Only\First\Paradiso TH (Raised Head 4-Unit) - 12042023\SD4 Structural Details.dwg All designs in this publication are protected under the copyright law. Reproduction of the illustrations or working drawings by any means is strictly prohibited unless licensed by MJS, Inc.

STRUCTURAL ALUMINUM:

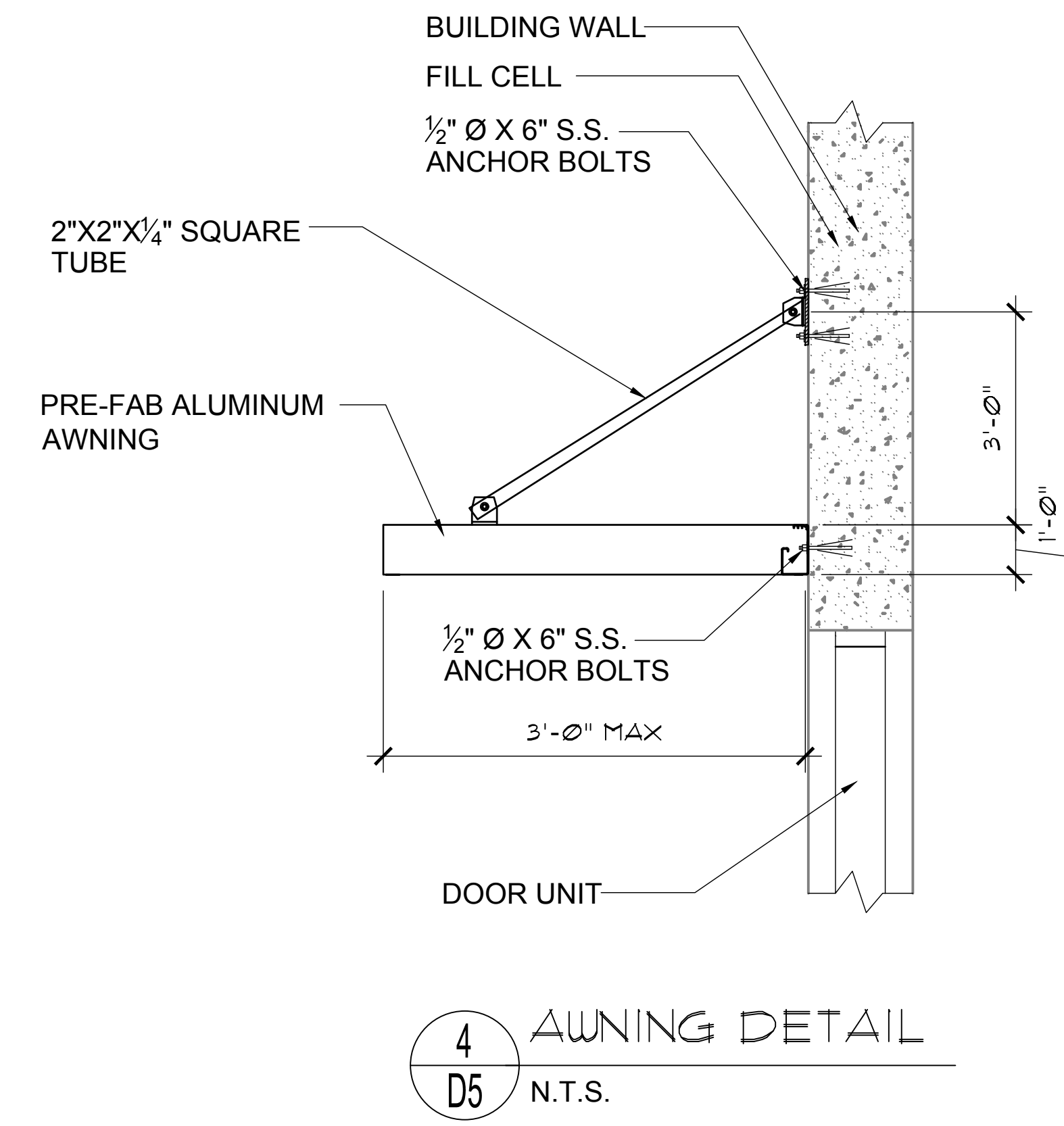
1. Conform to latest edition of Aluminum Association of Florida standard practice for aluminum design.
2. All aluminum shall be 6061-T6 (E= 10,000 ksi; Fy = 35 ksi)

STRUCTURAL STEEL:

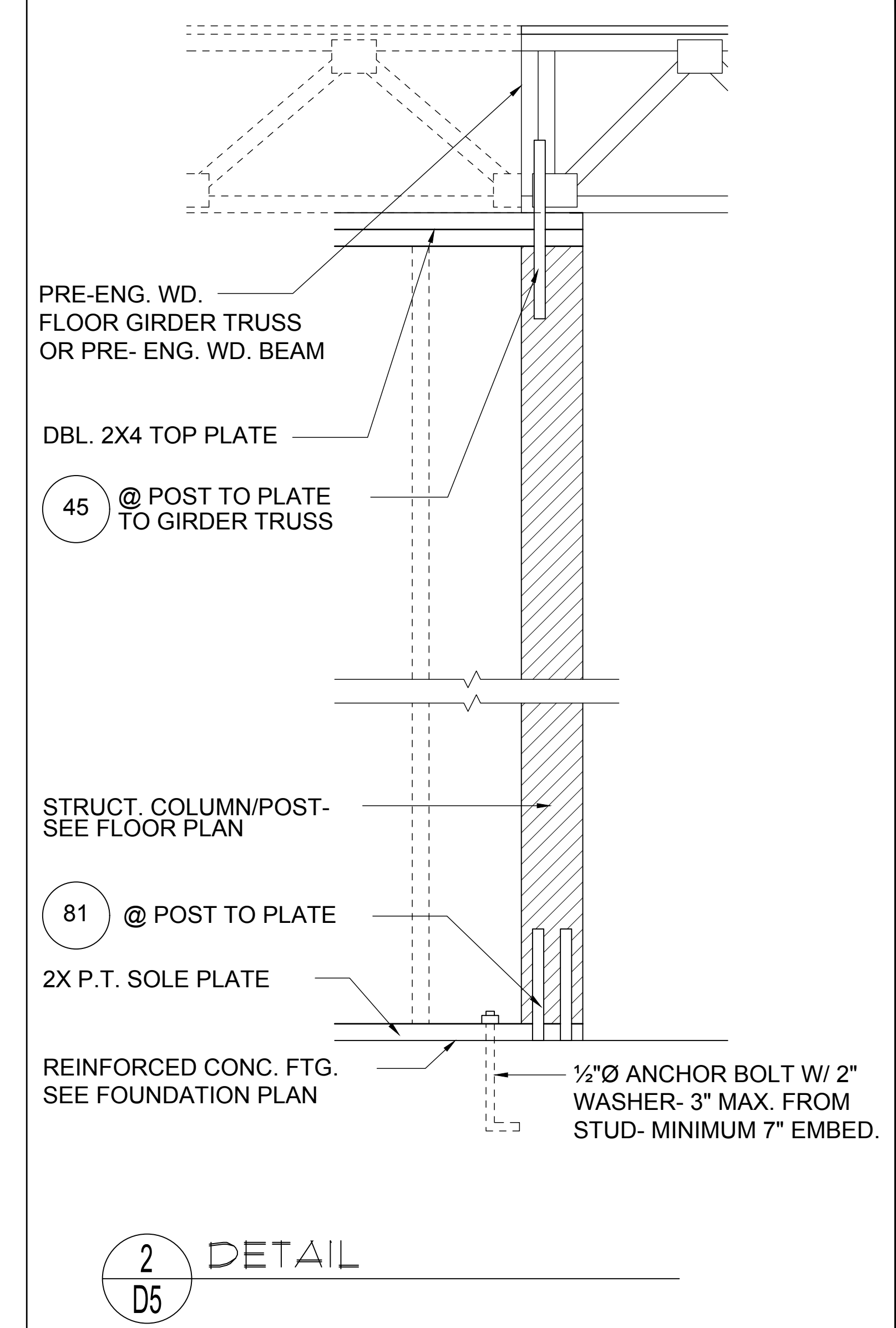
1. Conform to latest edition of AISC "Specification for structural steel building" and AISC "Code of standard practice for steel buildings and bridges".
2. All structural steel shall be ASTM A36, (E= 29,000 ksi; Fy = 36 ksi)
3. Splicing prohibited without prior approval as to location and type.
4. Burning of holes in steel members is prohibited. Any member with burned holes must be replaced.

WELDING:

1. Conformed to "Code for welding in building construction" by the American Welding Society, latest edition.
2. Steel Weld IAW AWS D1.1 (latest edition) -E70XX electrodes
3. Aluminum Weld IAW AWS D1.2 (lasts edition)-Filler Alloy 5356 or equal.
4. Connection welds to be sized for forces and reactions indicated.
5. All steel welds shall be E70XX low hydrogen, 250 degrees min. oven temp.
6. Welds shall be full penetration welds at all points of contact ($\frac{3}{16}$ " min. unless otherwise noted).

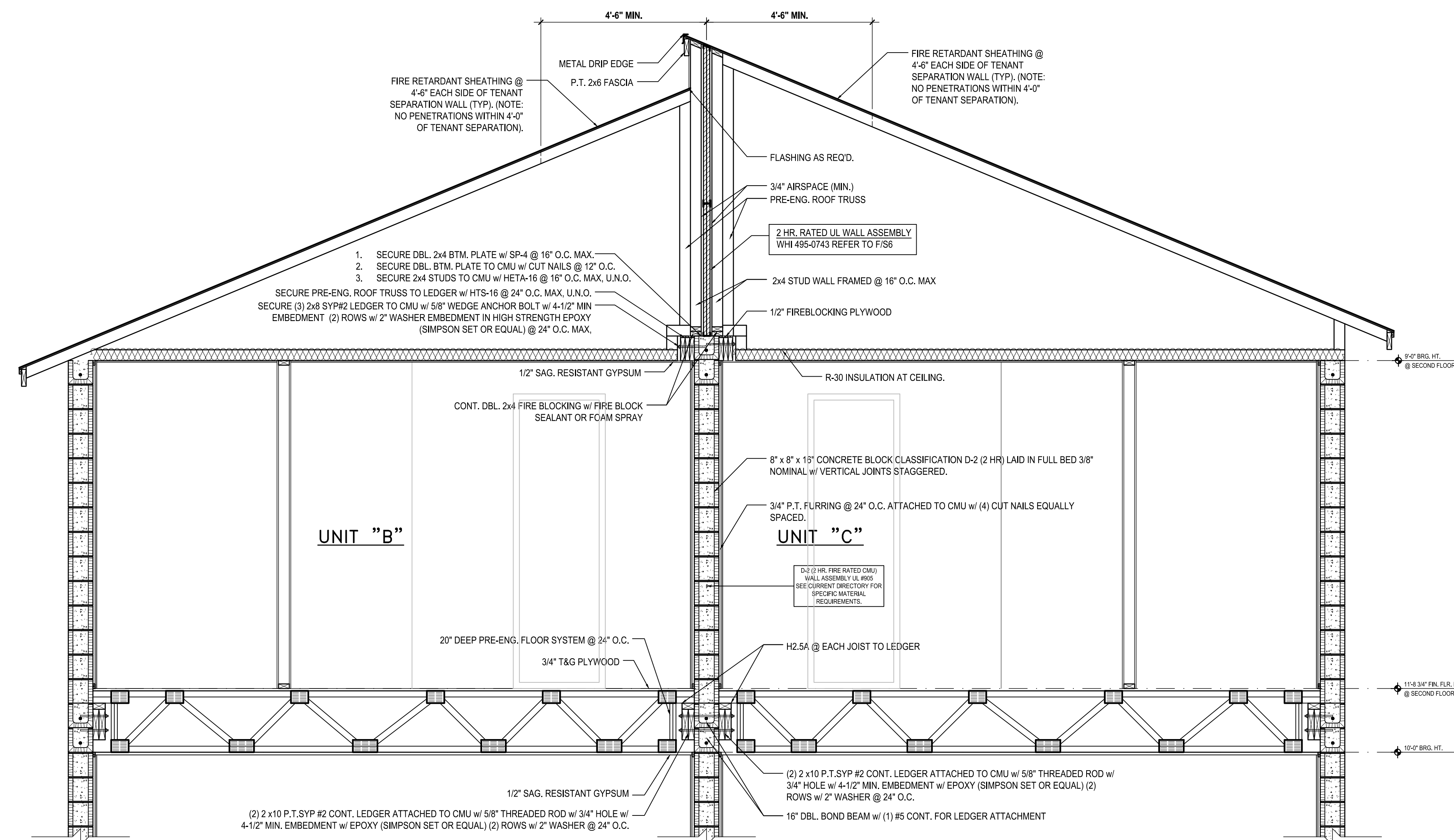


4 AWNING DETAIL
D5 N.T.S.

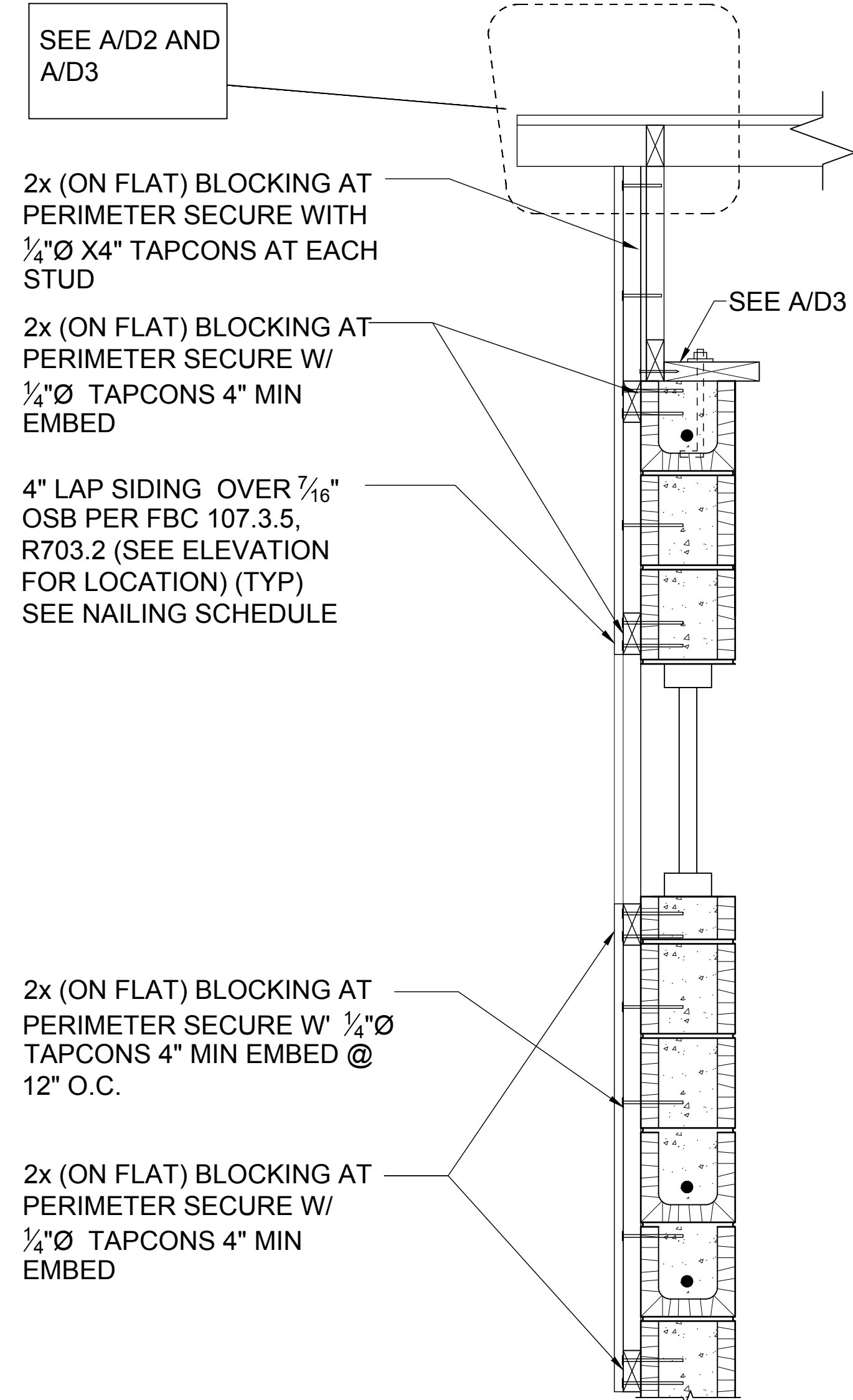


2 DETAIL
D5

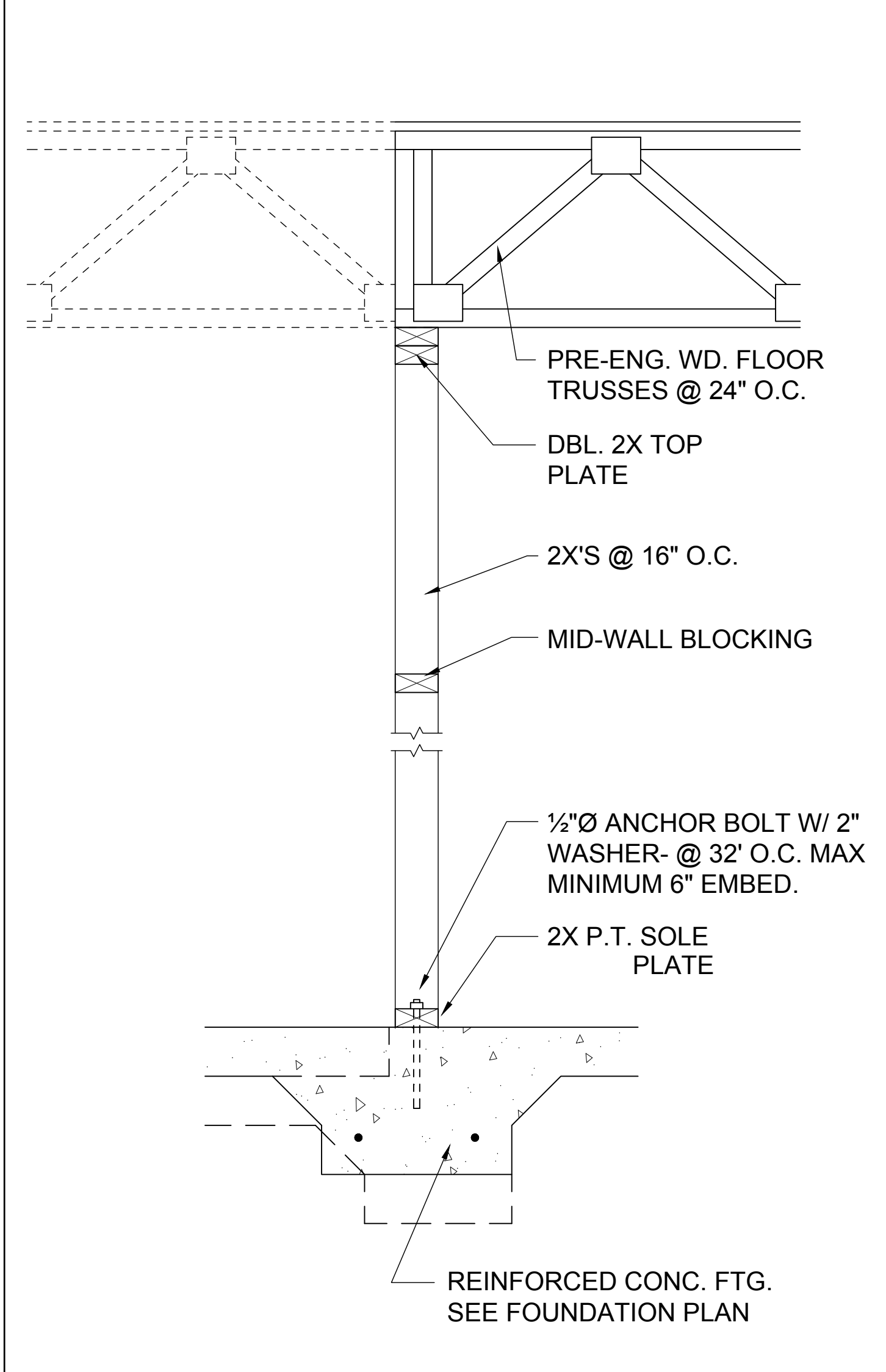
1/2"=1'-0" (11X17) 1"=1'-0" (22"X34")



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



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



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

ITEG
THOMPSON ENGINEERING GROUP, INC.
400 Vineyard Road Suite 40, Orlando, FL 32811
Ph: (407) 734-1450 Fax: (407) 734-1750
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MJS
designers group
residential-commercial-architecture

AIBD
GOBA

4-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Pad #XXX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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

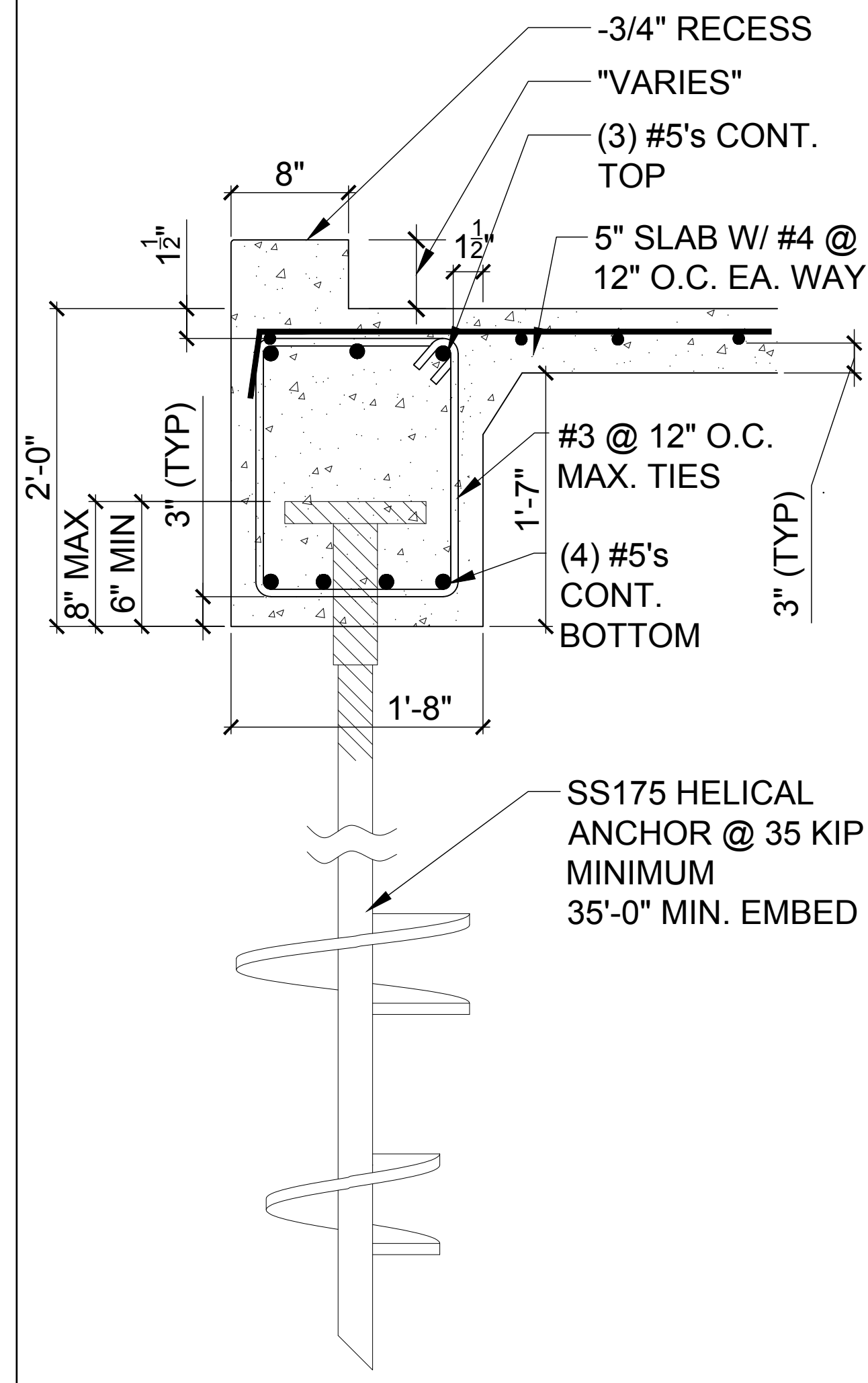
Park Square HOMES

Dec 13, 2023, 5:21pm
PROJECT: 21-1257
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

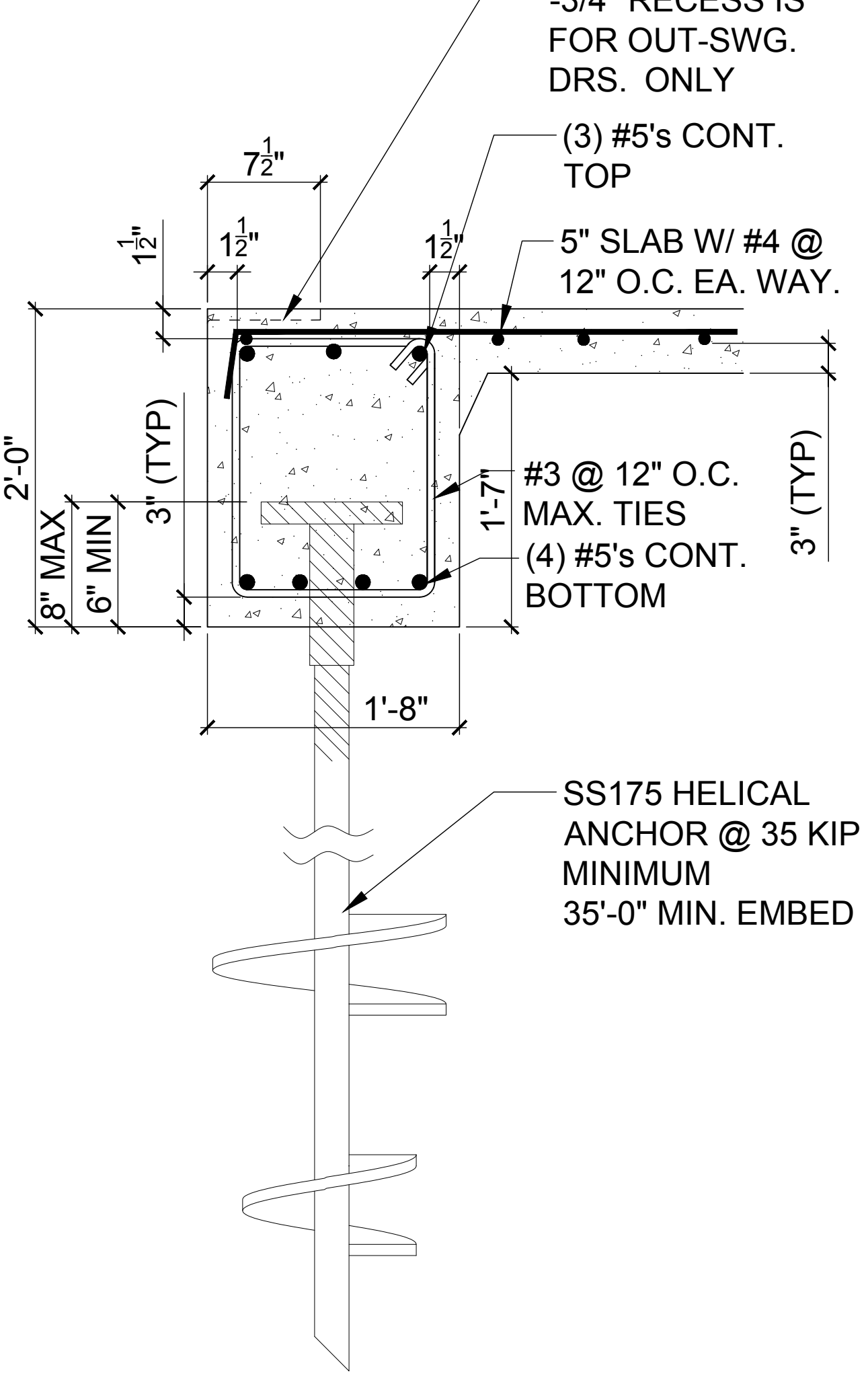
STRUCTURAL DETAILS
D5

Dec 13, 2023, 5:21pm
PROJECT: 21-1257
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

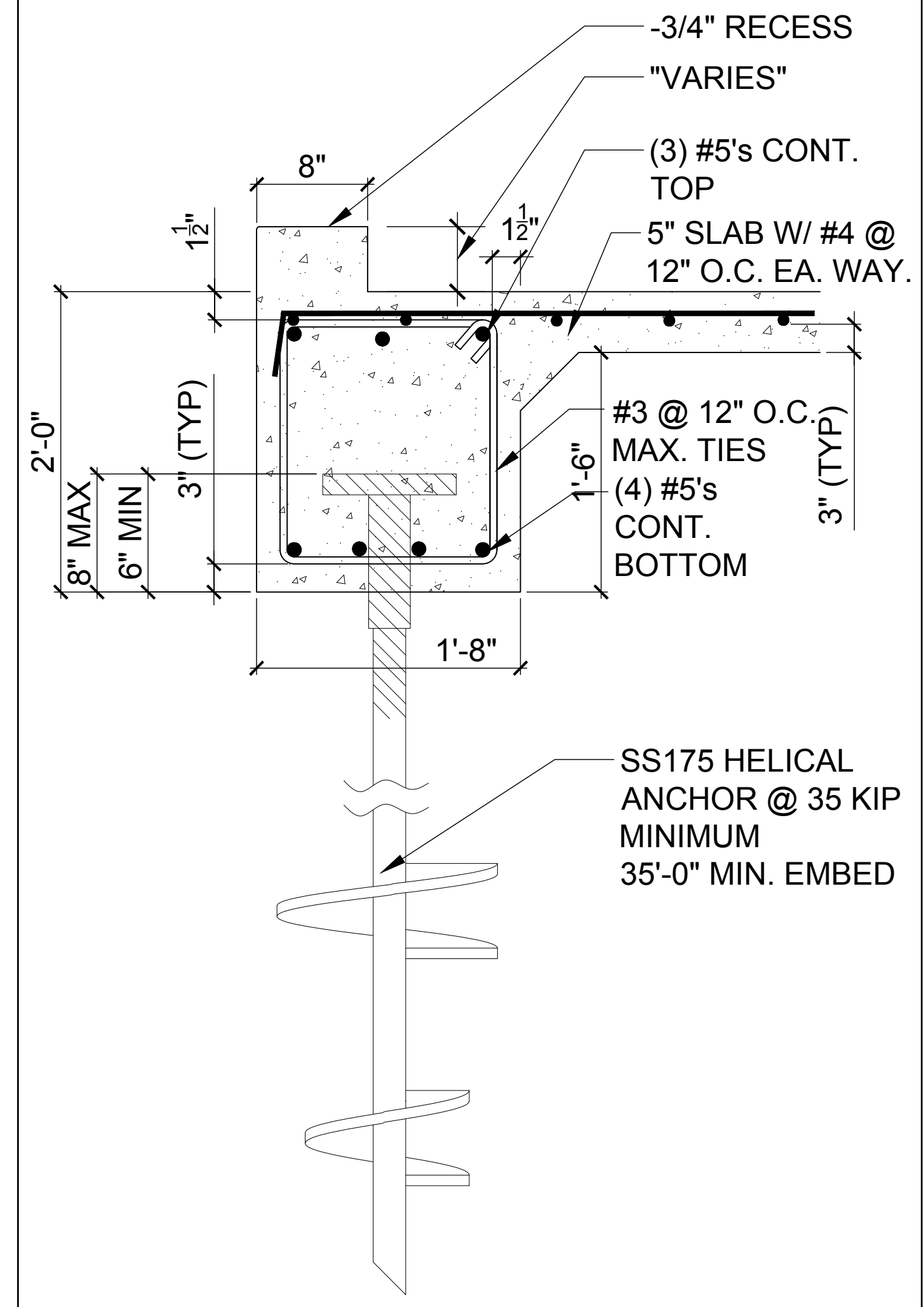
WRITE DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and MJS, Inc. must be notified in writing of any changes in the dimensions, conditions and specifications appearing on these plans.



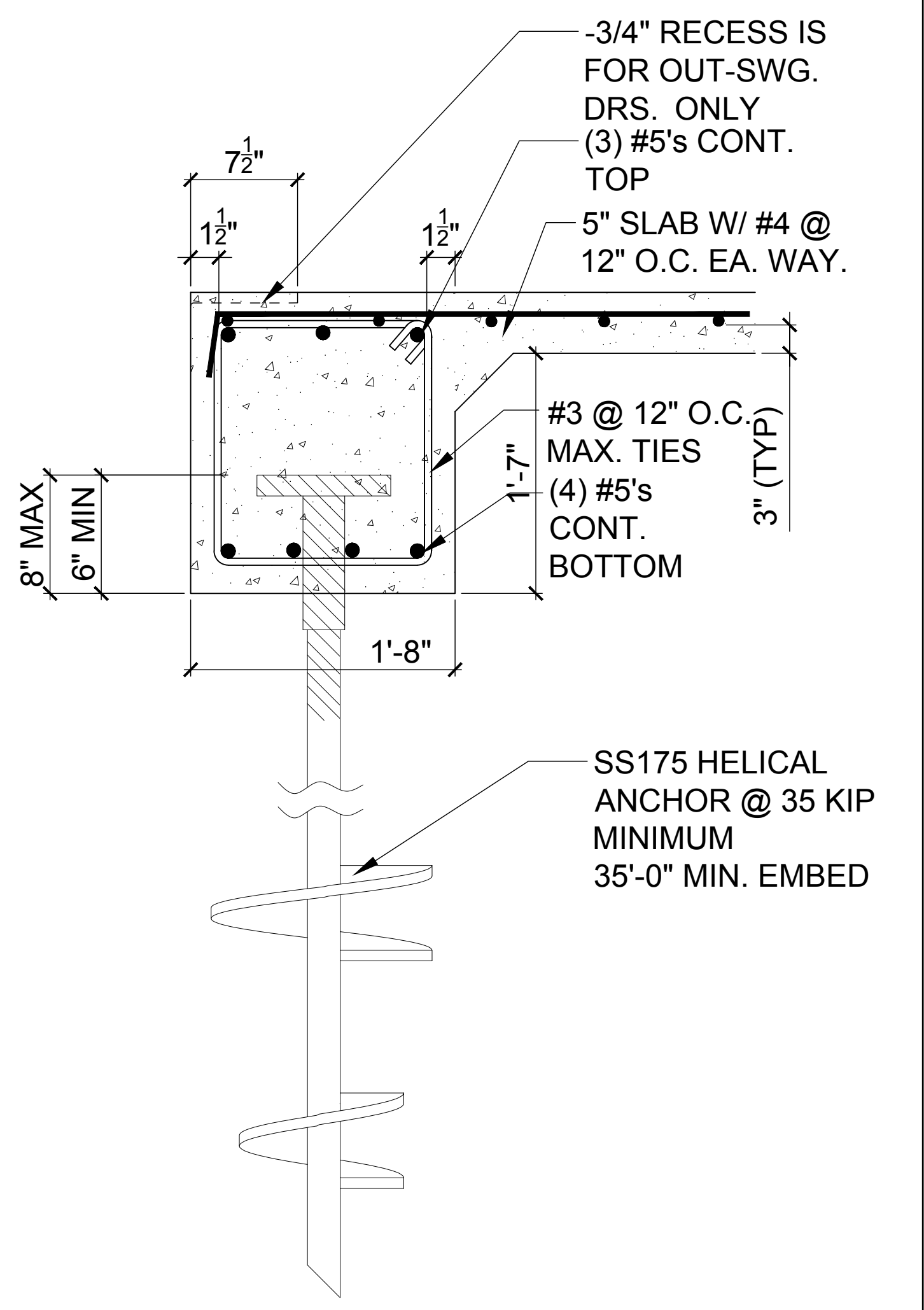
BEARING FOOTER @ CONCRETE CURB SECTION TWO-STORY
 8 D6 N.T.S.



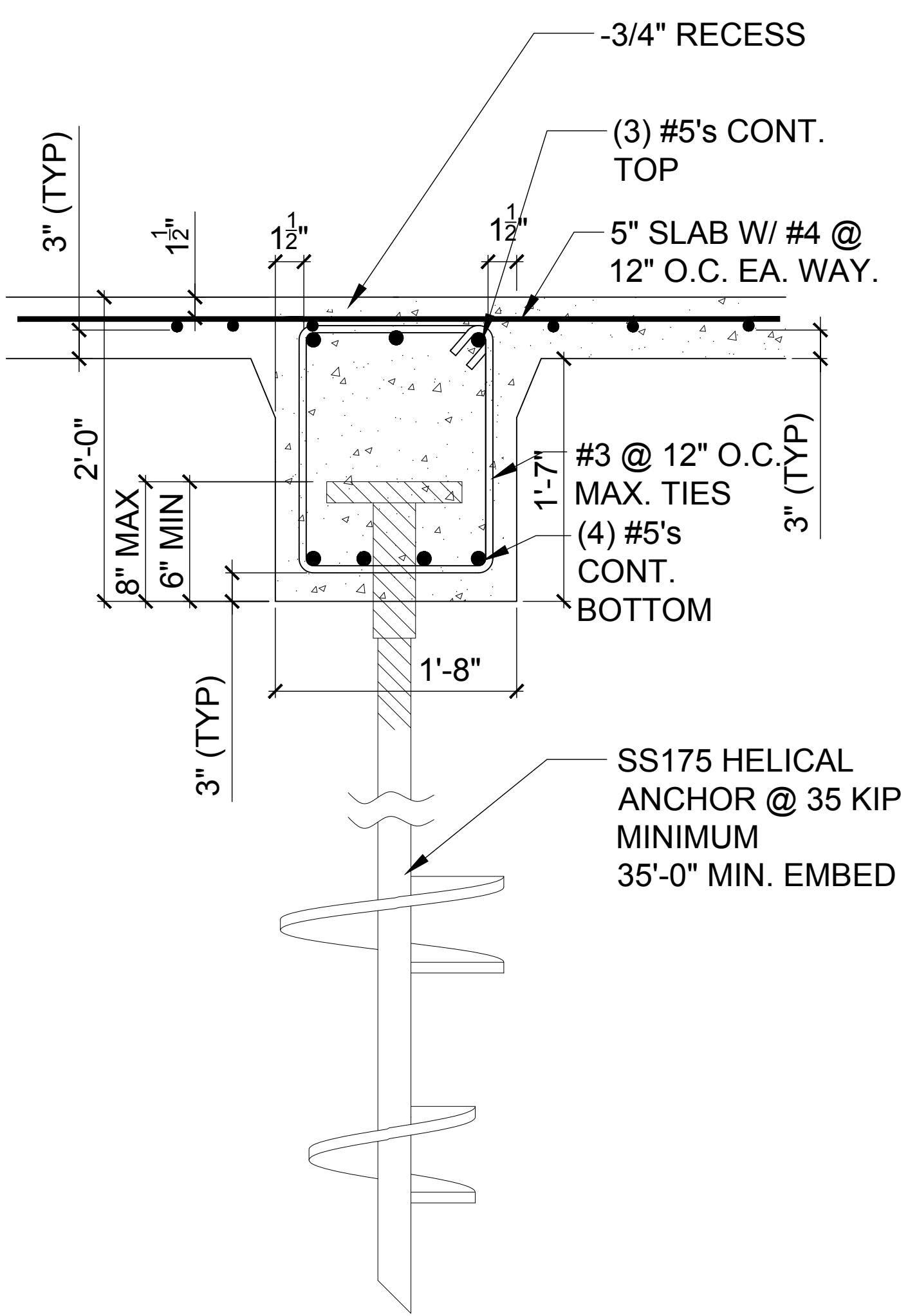
CONT. BEARING FOOTER TWO-STORY DETAIL
 6 D6 N.T.S.



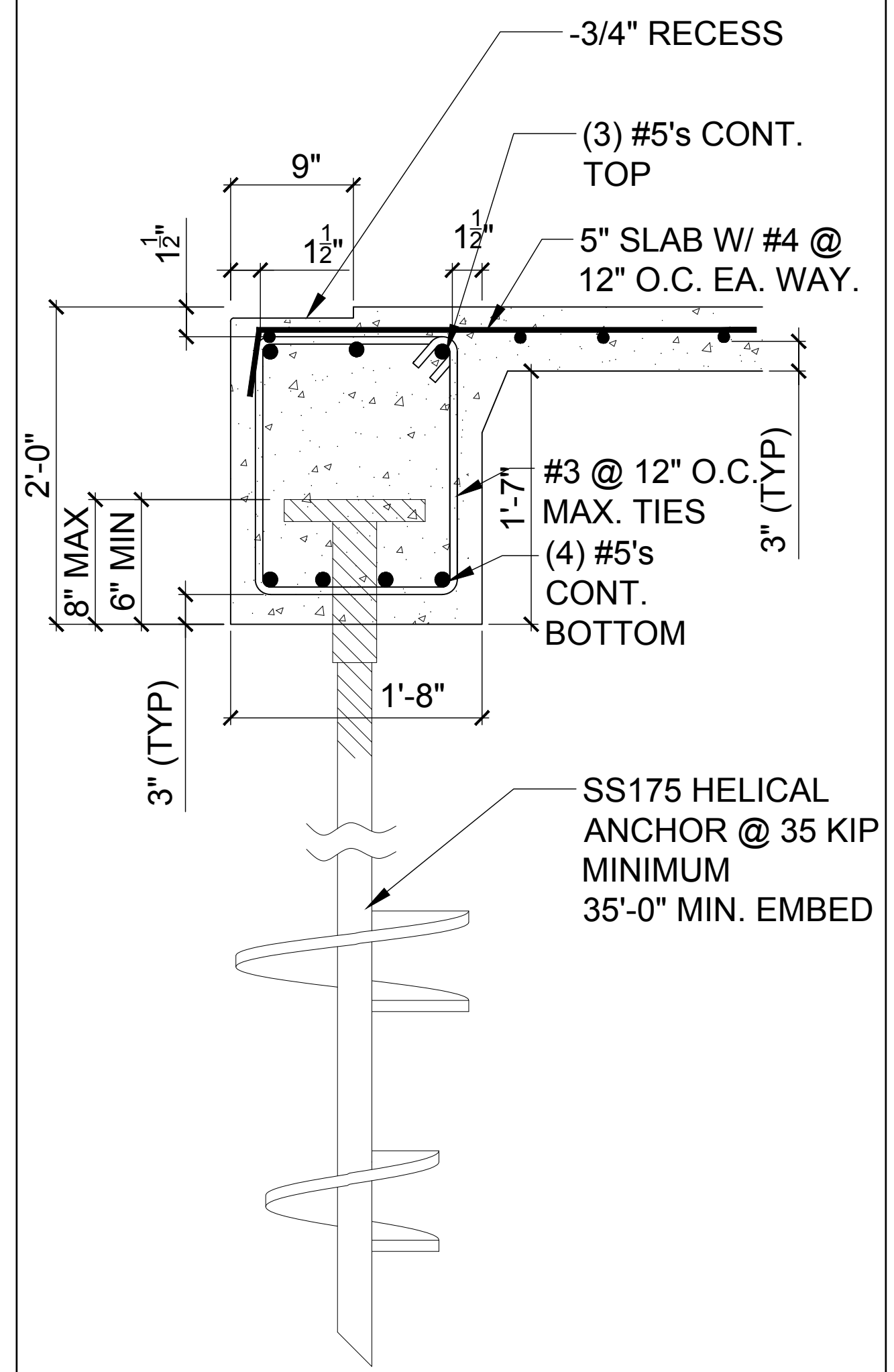
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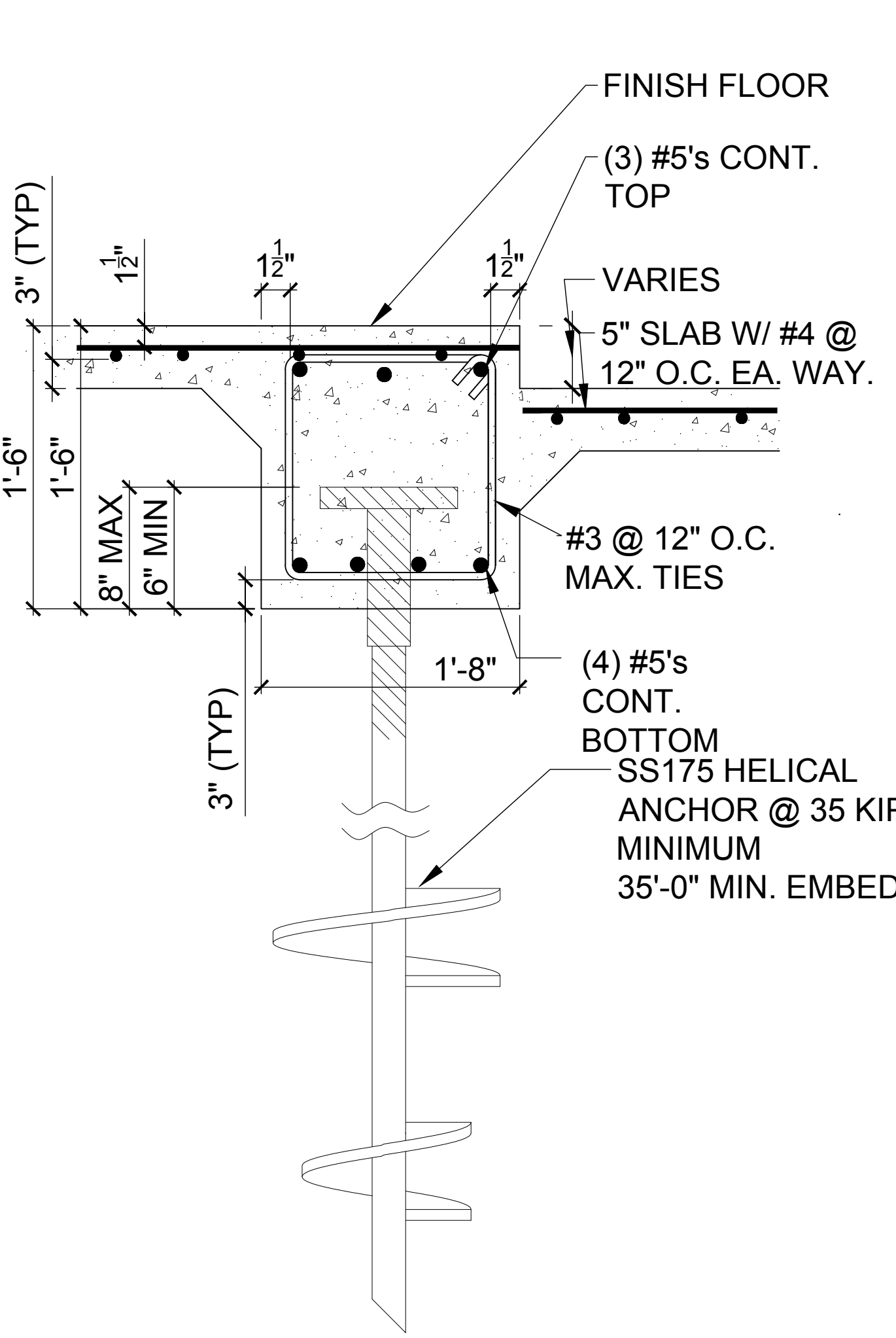
CONT. BEARING FOOTER ONE-STORY DETAIL
 2 D6 N.T.S.



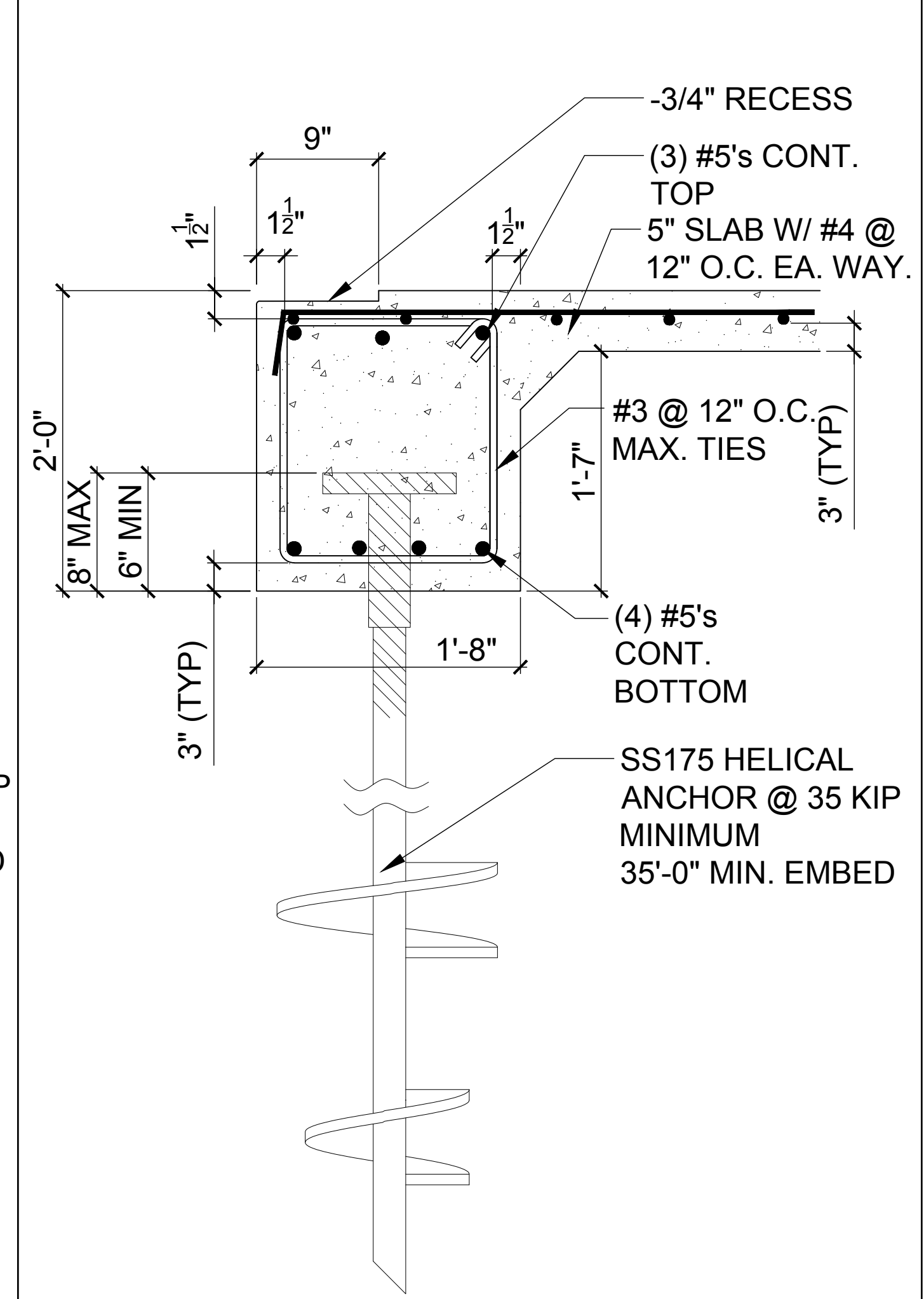
INTERIOR BEARING FOOTER @ TWO-STORY
 9 D6 N.T.S.



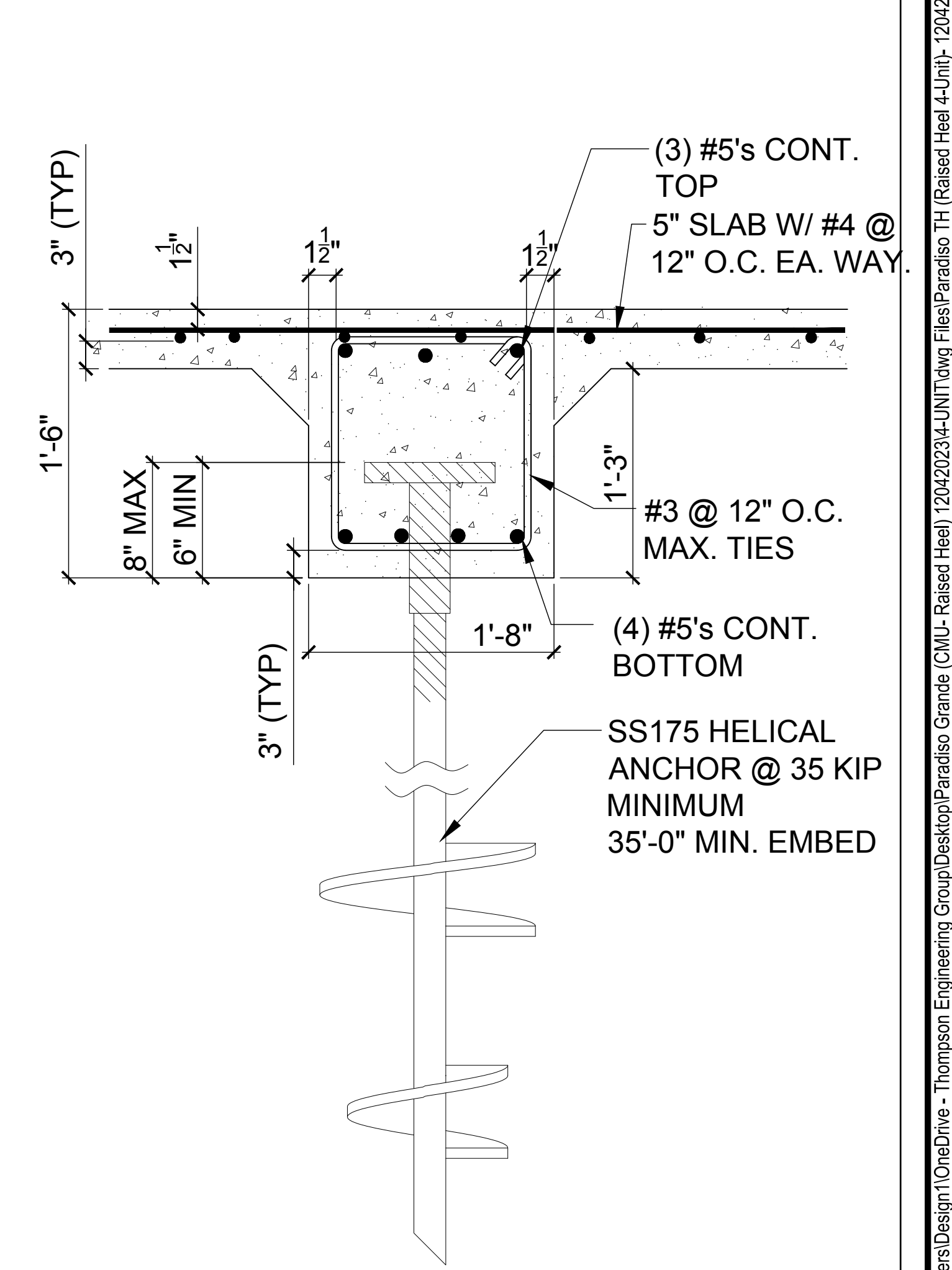
BEARING FOOTER @ CONCRETE RECESS SECTION TWO-STORY
 7 D6 N.T.S.



BEARING FOOTER @ STEPPED SLAB SECTION
 5 D6 N.T.S.



BEARING FOOTER @ CONCRETE RECESS SECTION ONE-STORY DET.
 3 D6 N.T.S.



GRADE BEAM GB-20"X18" SECTION
 1 D6 N.T.S.

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Park Square HOMES

ISSUE DATE: 11/14/2023
 REVISIONS:
 PROJECT: 21-1257
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

Dec 13, 2023 5:21pm
 Design C:\Users\Design1\OneDrive - Thompson Engineering Group\Desktop\Paradiso Grande (CMU - Raised Heel)\1204\2023\4-Unit Only\Paradiso TH (Raised Heel 4-Unit)\1204\2023\06\Waffle Helical Pile Details All designs in this publication are protected under the copyright law. Reproduction of the illustrations or working drawings by any means is strictly prohibited unless licensed by MJS, Inc.

STRUCTURAL DETAILS
 D6

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