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PARADISO GRANDE TOWNHOMES



8-UNIT:

(NAUTILUS, LATITUDE)

PAD SIZE 176'-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	FLOOR PLAN- "LATITUDE II"
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A8	ELEVATIONS- ELEV. "B"
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S1.1	HELICAL PILE FOUNDATION PLAN
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S2	FIRST FLR. LINTEL PLAN
S3	SECOND FLR. LINTEL PLAN & DETAIL
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

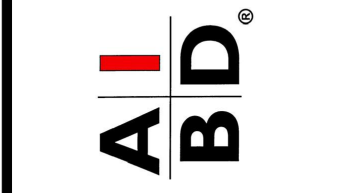
REVISION SCHEDULE:

NO.	DATE:	DESCRIPTION:	BY:
1	05/27/22	CREATED MASTER	M.C.
2	08/16/22	CREATED MASTER W/ ALTERNATING RAISED HEEL	M.C.
3	09/09/22	REMOVED STUCCO TRIM OVER GARAGE DOOR.	C.C.
4	04/10/23	MASTER REVISIONS RECEIVED FROM PSH- SEE PARK SQUARE REDLINE FOLDER MARKED 03/30, 04/04, 04/05, 04/06/23	C.C.
5	06/21/23	PERMIT REJECTIONS	C.C.
6	07/27/23	REVISED BANDING ON FRONT ELEVATION BUMP-OUT FOR ELEV. A	C.C.
7	09/26/23	SHOW A FIBER GLASS UNIT SHOWER IN BATH #5 ILO RECESS.	G.P.
8	10/10/23	PROTOTYPE FRAME WALK REVISIONS	G.P.

DISTRIBUTED LIVE LOAD (N POUNDS PER SQ. FT.)	ENGINEERING KEY
UNINHABITABLE ATTICS WITHOUT STORAGE 20 UNINHABITABLE ATTICS WITH LIMITED STORAGE 20 HABITABLE ATTICS & ATTICS SERVED WITH FIXED STAIRS 20 BALCONIES (EXTERIOR) AND DECKS 20 FIRE ESCAPES 40 GUARDS AND HANDRAILS 200 GUARD INFILL COMPONENTS 20 PASSENGER VEHICLE GARAGES 20 ROOMS OTHER THAN SLEEPING ROOMS 20 SLEEPING ROOMS 20 STAIRS 20	DESIGN REQUIREMENTS A. ROOF LIVE LOAD IS 20 PSF. B. FLOORS LIVE LOAD IS 40 PSF. BALCONIES, DECKS, STAIRS, LIVE LOAD IS 80PSF. 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. NOMINAL WIND SPEED - 108MPH. 3. WIND IMPORTANCE FACTOR - 1.0 4. INTERNAL PRESSURE COEFFICIENT - 18 5. MAXIMUM PRESSURE FOR COMPONENTS AND CLADDING, 21.0 p.s.f. ± 28.1 p.s.f. UNLESS NOTED OTHERWISE. 6. SINGLE FAMILY RESIDENCE TO BE RISK CATEGORY II.
ANSI STANDARD FOR MEASURING HOUSES	DESIGN STATEMENT
THE ANSI STANDARD FOR MEASURING HOUSES: NATIONAL STANDARD Z39-198 NEW CONSTRUCTION THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS FOR ATTACHED UNITS. THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS ARE NOT USED IN THIS SYSTEM OF MEASURING. THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS FOR ATTACHED UNITS. THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS ARE NOT USED IN THIS SYSTEM OF MEASURING.	THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE (RESIDENTIAL, 7TH EDITION) EFFECTIVE WIND AREA (SQ. FT.) WIND PRESSURE AND SUCTION (PSF.) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION AREA (4) (5) 10 (+) 29.4 (-) 31.9 (+) 29.4 (-) 39.4 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:	WIND PRESSURE AND SUCTION DIAGRAM
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.	
FLORIDA BUILDING CODE:	GENERAL PRESSURE NOTES
(FBC) 2020 (7TH EDITION)	NOTES: 1. "R" END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS. INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
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) • 2018 NFPA 101 - LIFE SAFETY CODE • OCCUPANCY CLASSIFICATION: GROUP R-4 (TOWNHOMES) • CONSTRUCTION TYPE: TYPE V-B (FBC-R 602.3) • SPRINKLED: YES (FBC-8 SECTION 903) • NUMBER OF STORIES: 2 STORIES	FLORIDA BUILDING CODE: (FBC) 2020 (7TH EDITION)
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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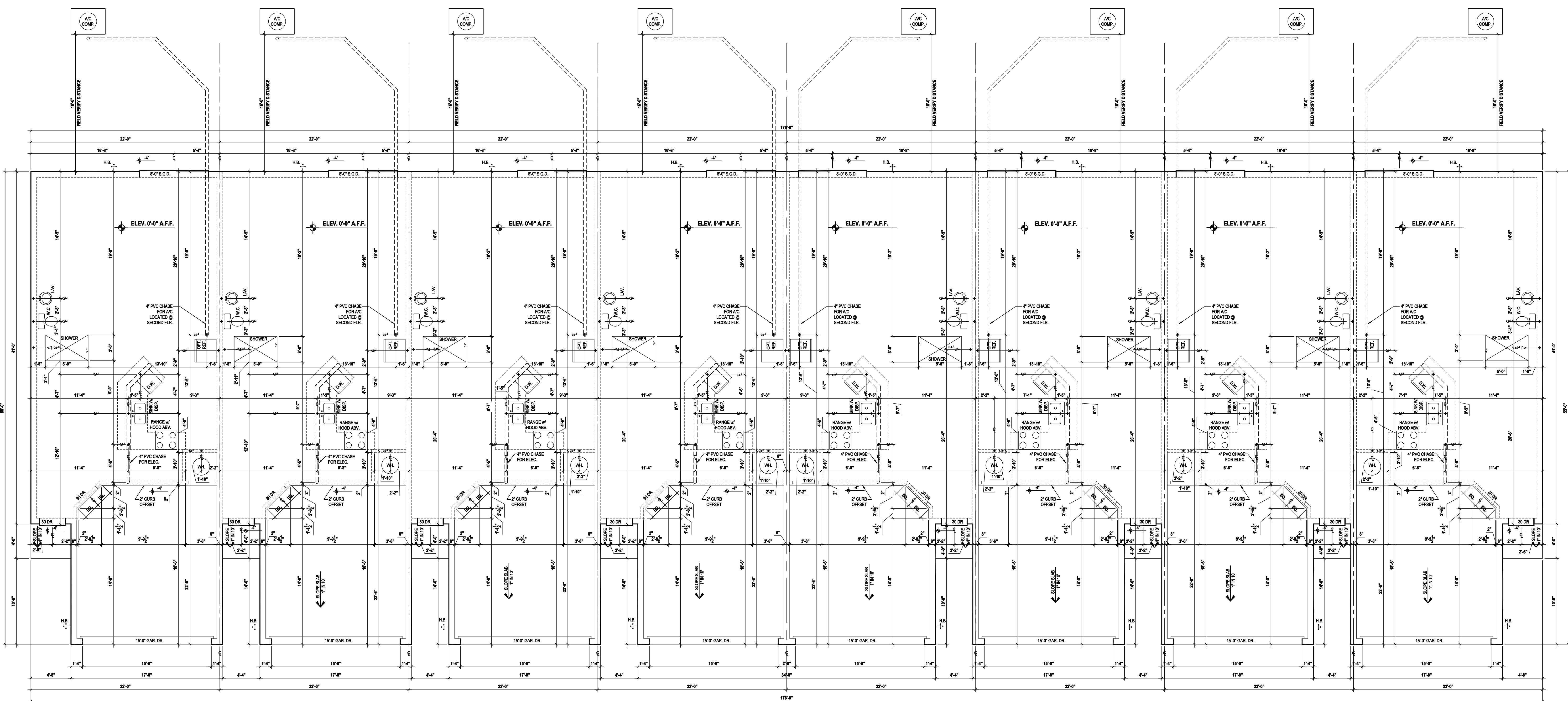
8-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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

ISSUE DATE: 03/06/2023
REVISIONS:
PROJECT: 22-1151
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

COVER PAGE
A0

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Nautilus LOT# XX Latitude II LOT# XX Latitude II LOT# XX Latitude LOT# XX Latitude (Rev.) LOT# XX Latitude II (Rev.) LOT# XX Latitude II (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 ILO CONCRETE SLAB AT PATIO, PORCH, DRIVE AND WALKWAY.
 - IN LIEU OF TREATING THE SOIL AN ALTERNATIVE TO TERMITE TREATED SOIL CAN BE TERMICIDE.
 - BORA-CARE TO BE APPLIED ON INTERIOR WALLS IAW MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS. PURSUANT TO IBC-R318.
 - EQUIPMENT AND APPLIANCES SUPPORTED FROM THE GROUND SHALL BE LEVEL AND FIRMLY SUPPORTED ON A CONCRETE SLAB PER IBC-R 1305.1.4.1
 - 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 QUICKLASH PANELS (OR SIMILAR).

- DOOR NOTE KEY:**
- DOOR SIZE CALL-OUT:
- 20 = 2'-0" 40 B.F. = 4'-0" BI-FOLD
 - 24 = 2'-4" 50 B.F. = 4'-0" BI-FOLD
 - 26 = 2'-6" 60 B.F. = 6'-0" BI-FOLD
 - 28 = 2'-8" 70 B.F. = 6'-0" BI-FOLD
 - 30 = 3'-0"

Slab Plan
SCALE: 3/16" = 1'-0"

ISSUE DATE: 03/06/2023

REVISIONS

PROJECT: 22-1151
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

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

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MJS
designers group
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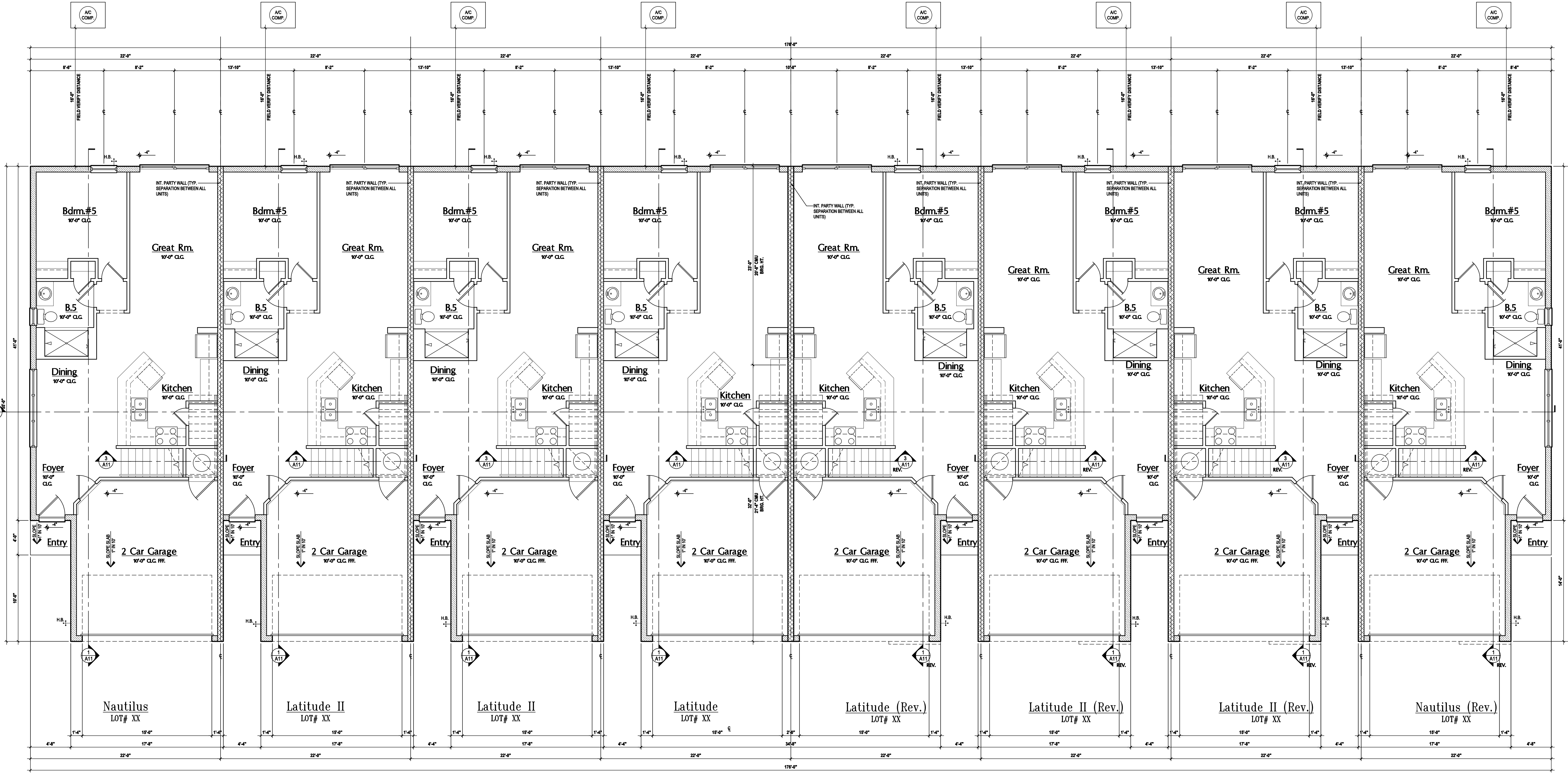
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GOBA
GENERAL OVERSIGHT BY PROFESSIONAL ARCHITECT

Dec 04, 2023 1:59pm
mjsuser\j\Park Square Homes\MODELS\TOWNHOME MODELS\STOWNHOME (Orlando)\1 - Townhome Models\Paradiso Grande (CMU- Raised Head)\8-UNIT\1 Slab Plan.dwg

Park Square HOMES

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GENERAL NOTES KEY:

- ABBREVIATIONS:**
 MT - METAL THRESHOLD
 FR - FRENCH DOORS
 SL - SILE LIGHT
 FG - FIXED GLASS
 TR - TRANSOM
 GB - GLASS BLOCK
 PKT - POCKET DOOR
 SVC - SERVICE DOOR
 OBS - OBSCURED GLASS
 TEMP - THERMO GLASS
 SH - SINGLE HUNG
 DH - DOUBLE HUNG
 CMNT - CASEMENT
 HR - HORIZONTAL ROLLER
 BP - BYPASS
 BF - BIFOLD
 TYP - TYPICAL
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 - DO NOT SCALE PRINTS. CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 - A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R 1507.2 & FBC-M 304.
 - PROVIDE RECESS H/C WATER W DRAIN @ WASHER SPACE.
 - VENT DRYER THRU EXTERIOR WALL U.O.
 - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 - PROVIDE RECESS H/C WATER W DRAIN @ WASHER SPACE.
 - SAG RESISTANT DRYWALL ON ALL CEILING.
 - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
 - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/4" U.O.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/8" U.O.
 - C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED BEAR WALLS. DIV. 5 - SHOWER WALL SEGMENTS.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1.
 - ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY JOISTS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" MIN. (12.7 MM) GYPSUM BOARD.
 - GARAGE DOOR TO BE CERTIFIED BY WFR. FOR MIN. 150 M.P.H.
 - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 - ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVER PER (FBC-R12.2).
 - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
 - SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
 - ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC R101.2 EGRO.
 - SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & E.O.R. STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL (2000 PSF MIN.) FILL MATERIAL SHALL BE COMPACTED TO 98% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR OWNER.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1.
 - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO BE 1/2" MIN. (12.7 MM) GYPSUM BOARD.
 - 1/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE.
 - THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM WALL BOARD, 2020 INCH (18.3 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
 - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R319.
 - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH GULFASH PANELS (OR SIMILAR).
 - ATTIC ACCESS OPENING SHOULD BE HEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R402.2.4.
 - FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
 - ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
 - WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C1178), FIBER REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC-R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW / DOOR NOTE KEY:

WINDOW SIZE CALLOUT:
 2040 = 2'-0" x 4'-0"
 2080 = 2'-0" x 5'-0"
 2080 = 2'-0" x 5'-0"
 * ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.

DOOR SIZE CALLOUT:
 20 = 2'-0"
 24 = 2'-4"
 26 = 2'-6"
 28 = 2'-8"
 30 = 3'-0"
 * ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

Area Tabulations

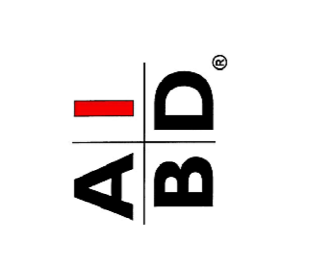
Living:	
1st floor:	6,504 sf
2nd floor:	9,072 sf
Total Living:	15,576 sf
entry:	144 sf
garage:	2,648 sf
Total Area:	18,368 sf

First Floor Plan

SCALE: 3/16" = 1'-0"



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8-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



ISSUE DATE 03/06/2023

REVISIONS	

PROJECT: 22-1151

SCALE: AS NOTED

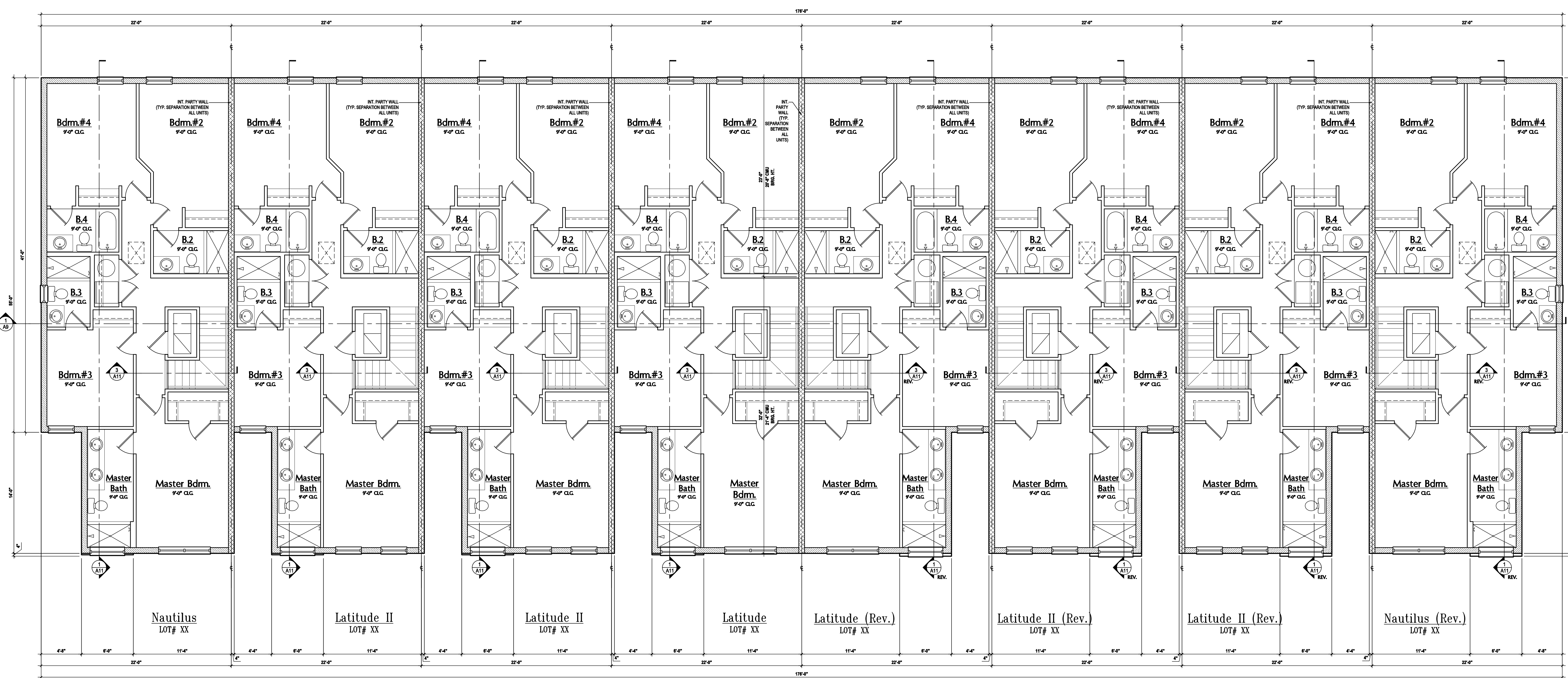
DRAWN BY: M.C.

DESIGNED BY: MJS

FIRST FLOOR

A2

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”Elev. A”
SCALE: 3/16" = 1'-0"

GENERAL NOTES KEY:

- | | |
|---|---|
| ABBREVIATIONS:
MT - METAL THRESHOLD
FR - FRENCH DOORS
SL - SIDE LIGHT
FG - FIXED GLASS
TR - TRANSOM
GB - GLASS BLOCK
PKT - POCKET DOOR
SVC - SERVICE DOOR | OSB - OBTAINED GLASS
TEMP - TEMPERED GLASS
SH - SINGLE HUNG
DH - DOUBLE HUNG
CM - CASEMENT
HR - HORIZONTAL ROLLER
BP - BYPASS
RF - RIFLED
TYP - TYPICAL |
|---|---|
- NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
4. A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R M307.2 & FBC-M 30A.
5. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
6. VENT DRYER THRU EXTERIOR WALL U.N.O.
7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
8. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
9. SAG RESISTANT DRYWALL ON ALL CEILINGS.
10. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
11. REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
12. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
13. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3 1/2" U.N.O.
14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7 1/2" U.N.O.
15. C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12' OR MORE SHALL BE CONSIDERED SHEAR WALL SWS = SHEAR WALL SEGMENTS.
16. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1.
17. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS UNDER STAIR SURFACE AND ANY SCOFFS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.
18. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
19. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
20. ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVICE PER (FBC-R312.2).
21. SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
22. SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
23. ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC R310.2 EERO
24. SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & E.O.R. STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL (2000 PSF MIN). FILL MATERIAL SHALL BE COMPACTED TO 95% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR (OWNER).
25. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1.
26. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
27. 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE
28. THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM INTERIOR OF A BUILDING BY A BARRIER NOT LESS THAN 1/2" (12.7 MM) GYPSUM WALLBOARD, 23/32-INCH (19.2 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
29. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FRC-9019.
30. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
31. ATTS ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FRC-9022.4.
32. FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
33. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
34. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C1178), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ABRASIVE FIBER-CEMENT BACKER BOARD (ASTM C1398) OR NON-ABRASIVE FIBER MAT REINFORCED CEMENTIOUS BACKER UNITS (ASTM C1328) SHALL BE USED PER FRC-9024. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW / DOOR NOTE KEY:

- WINDOW SIZE CALLOUT:
2040 = 2'-0" x 4'-0"
2060 = 2'-0" x 6'-0"
2080 = 2'-0" x 8'-0"
* ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
- DOOR SIZE CALLOUT:
20 = 2'-0" 40 B.F. = 4'-0" BIFOLD
24 = 2'-4" 50 B.F. = 5'-0" BIFOLD
28 = 2'-8" 60 B.F. = 6'-0" BIFOLD
30 = 3'-0"
- * ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

MJS User: Park Square Homes\MOBELS\TOWNHOME MOBELS\Townhomes (Charoiti)\Townhome Model\Paradiso (Charoiti)\Townhome Model\Paradiso (Charoiti)\Units\Second Floor Overall.dwg

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

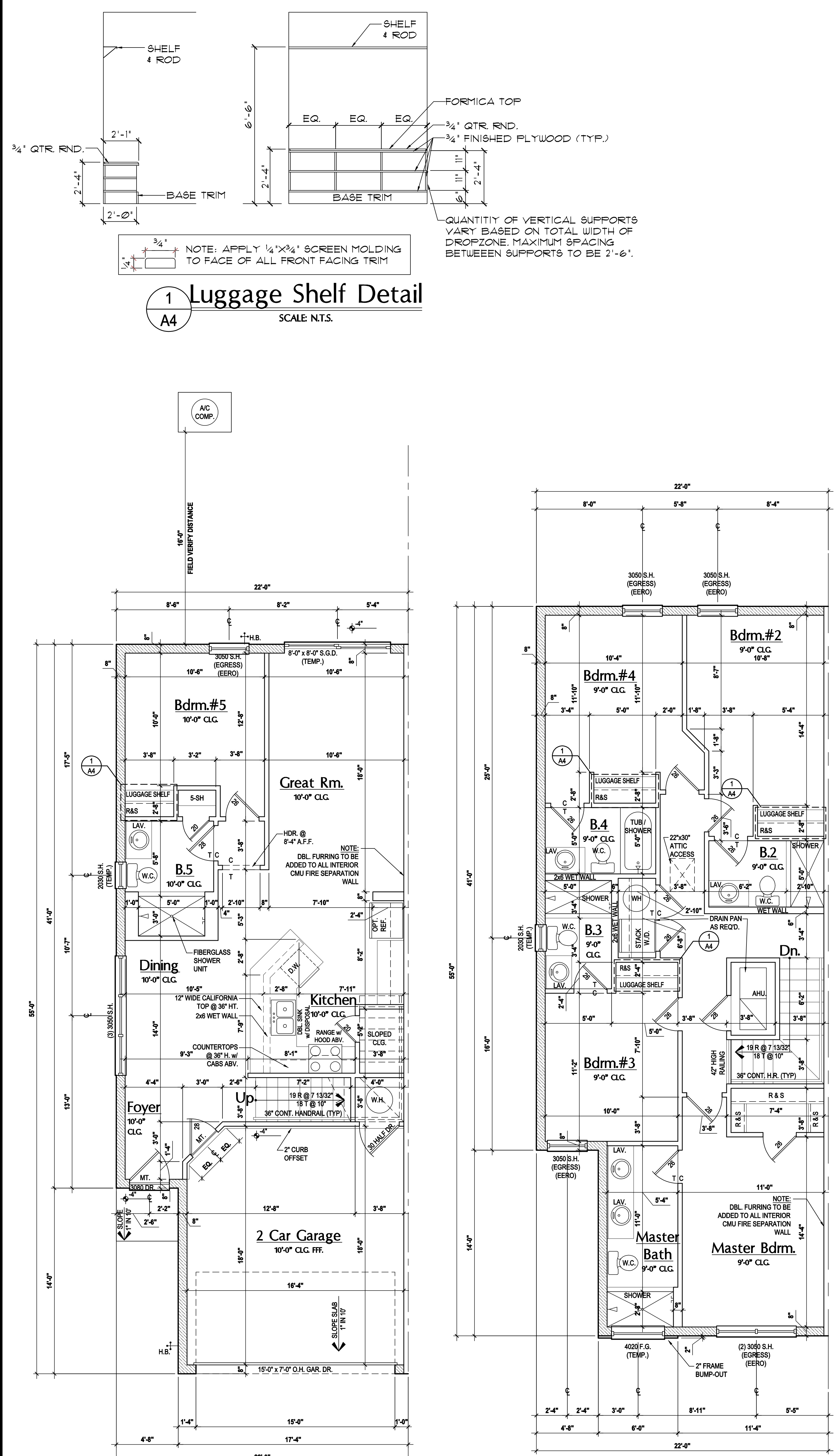
A division of Park Square Enterprises Inc.
5200 Vineyard Rd., Suite #200
Orlando, FL 32811
Phone: (407) 529-3000

PROJECT: 22-1151
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

ISSUED DATE: 03/06/2023
REVISIONS:

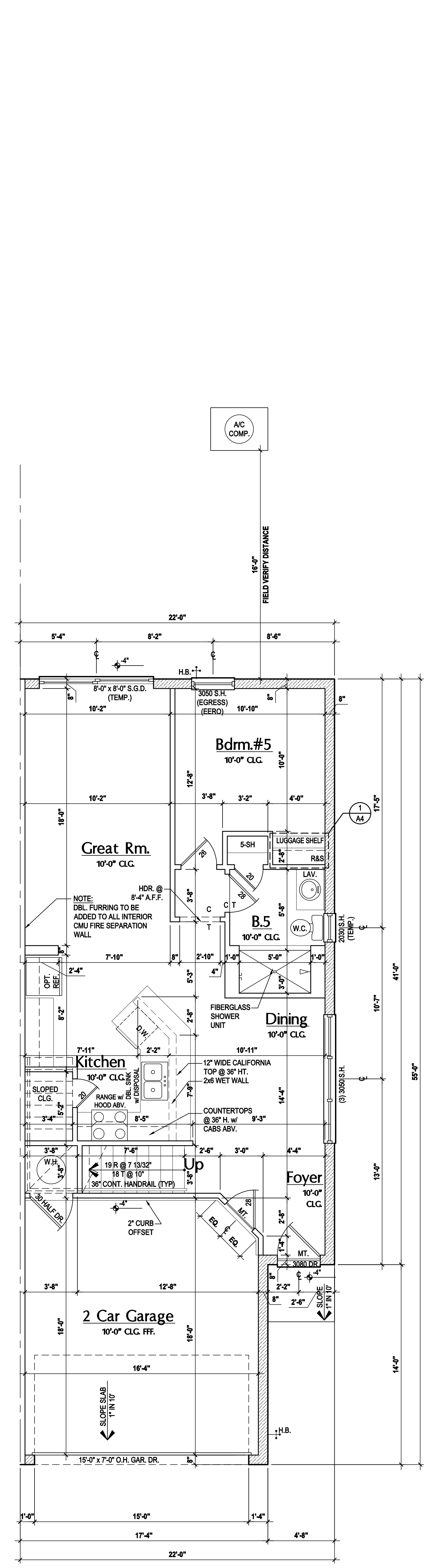
SECOND FLOOR
A3

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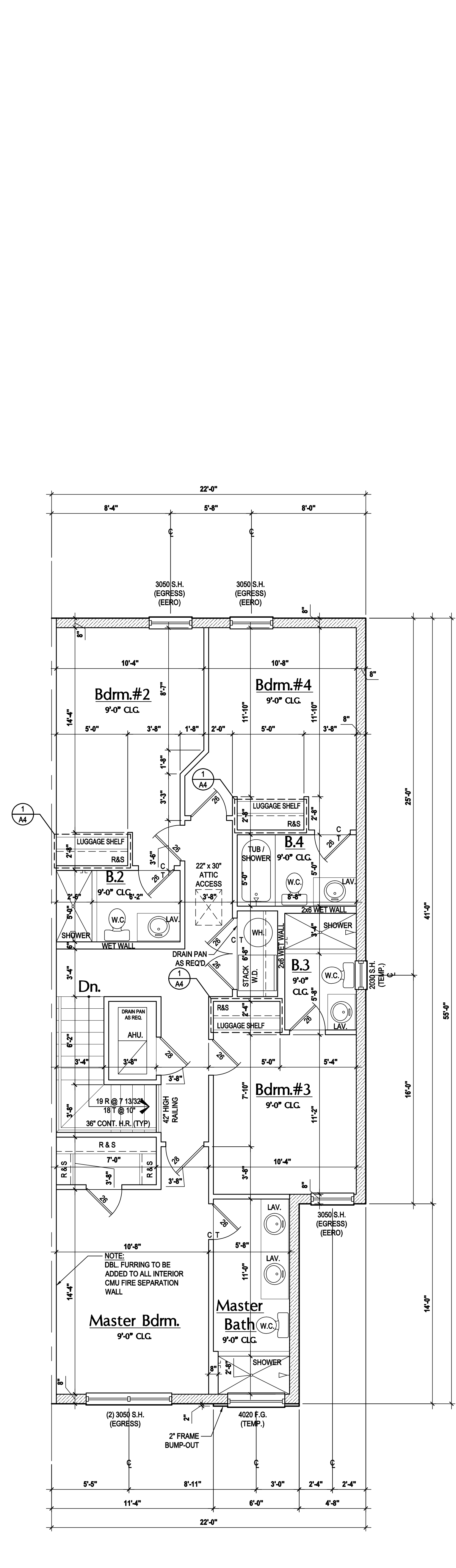


First Floor
SCALE: 1/4" = 1'-0"

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
- 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
- BF - 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 FBC 8.10.307.2 & FBC 8.10.308.
- 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 SPEC'S.
- 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 CEILING AT 10'-0" U.O.
- ALL INT. SECOND FLOOR CEILING AT 10'-0" U.O.
- C.I.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SVS = SHEAR WALL SEGMENTS.
- OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ A 3" MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC 8.02.3.1.
- INSTALL 5/8" TYPE X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP).
- GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 140 M.P.H.
- ALL TUB & SHOWER UNITS WILL HAVE ANTI-SKIDDING DEVICES INSTALLED.
- BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVED PER FBC 8.02.3.2.
- ALL EERO/EGRESS OPENING SHALL BE IN ACCORDANCE W/ SECTION FBC 8.10.
- ALL INT. DOORS TO BE 6'-0" TALL U.O. OR PER BUILDER/CLIENT UNDERSIDE OF DOORING.
- 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 TUBS AND SHOWER AREAS. GLASS MAT GYPSUM BOARDING PANELS (ASTM C175), FIBERGLASS REINFORCED GYPSUM PANELS (ASTM C127), NON-ASBESTOS FIBER-REINFORCED GYPSUM BOARD (ASTM C1336) OR NON-ASBESTOS FIBER-REINFORCED GYPSUM BOARDER UNITS (ASTM C1335) SHALL BE USED PER FBC 8.10.4.1. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.
- ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC 8.11.
- ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICFLASH 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 8.10.4.2.
- FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
- ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
- WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BOARDING PANELS (ASTM C175), FIBERGLASS REINFORCED GYPSUM PANELS (ASTM C127), NON-ASBESTOS FIBER-REINFORCED GYPSUM BOARD (ASTM C1336) OR NON-ASBESTOS FIBER-REINFORCED GYPSUM BOARDER UNITS (ASTM C1335) SHALL BE USED PER FBC 8.10.4.1. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW NOTE KEY:

WINDOW SIZE CALLOUT:
2000 x 20" x 20" = 20" x 20" x 20" (TEMP.)

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

DOOR NOTE KEY:

DOOR SIZE CALLOUT:
24 x 24" = 24" x 24" x 24" (TEMP.)

BRG. HT. LEGEND

POURED CONCRETE FILLED CELL WITHIN AN 8" CMU WALL, U.O. W/ (1) VERT. #3 REBAR CONT. FROM FOUNDATION SLAB TO KING BEAM (MIN. OF 25" LAP ON ALL STEEL REINFORCING BARS)

INDICATES BRG. WALL

FRAME WALL PER PLAN

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"

8-Unit: (Paradiso TH)

Models: Nautilus, Latitude

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

Park Square HOMES

ISSUE DATE: 03/06/2023
REVISIONS:

PROJECT: 22-1151
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

NAUTILUS FLR PLAN
A4

MTEG
THOMPSON ENGINEERING GROUP, INC.
1401 W. WINDY HILL ROAD
ORLANDO, FL 32817
Ph: (407) 724-1790
Fax: (407) 724-1790
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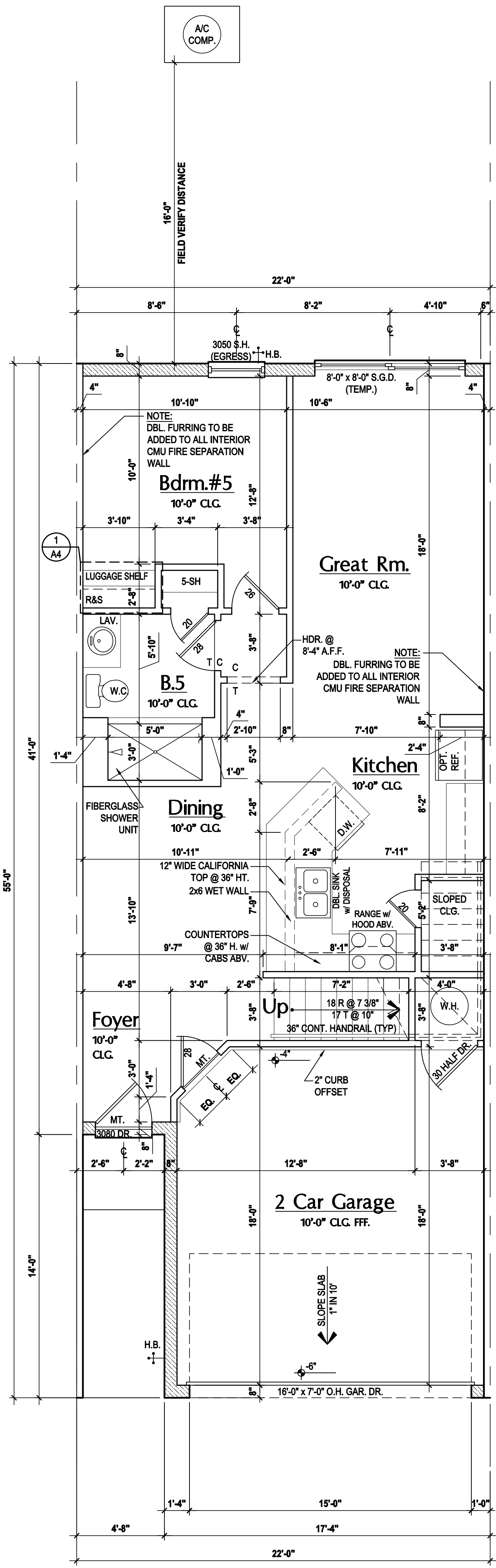
815 Oriole Ave., Suite #1040
Altamonte Springs, FL 32701
Ph: (407) 629-6711
Fax: (407) 629-6776
www.mjsdesignsgroup.com

MJS
designers group
residential/commercial architecture

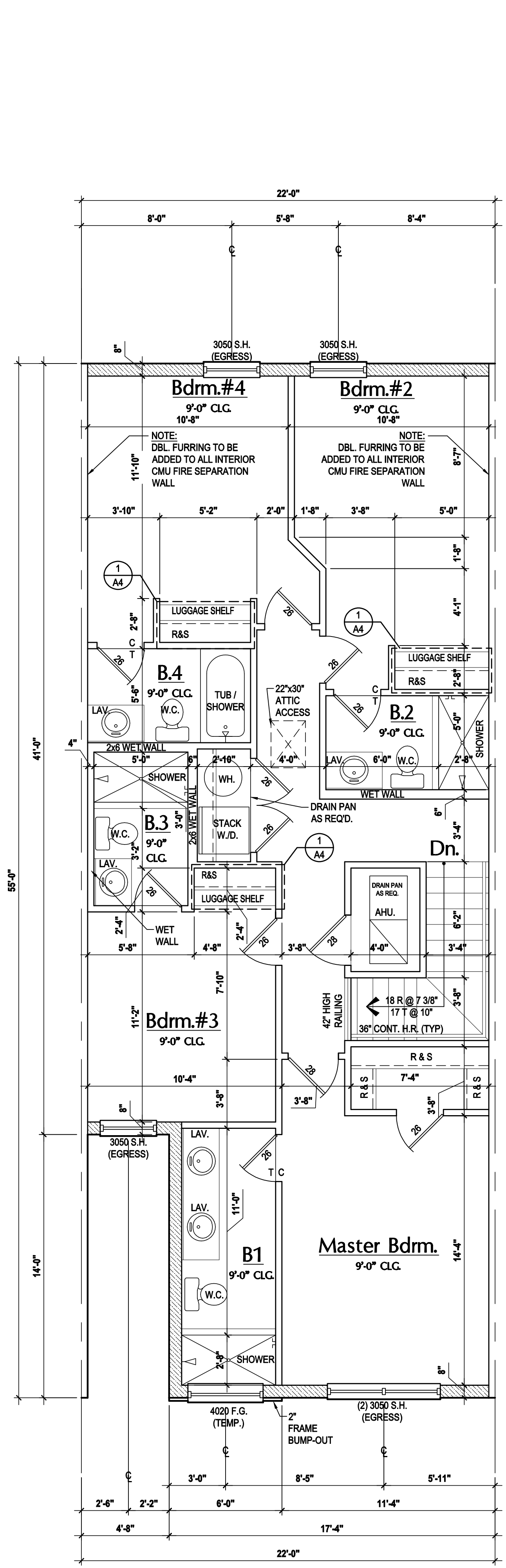
A | B D

GOBA
Gypsum Boarding Association

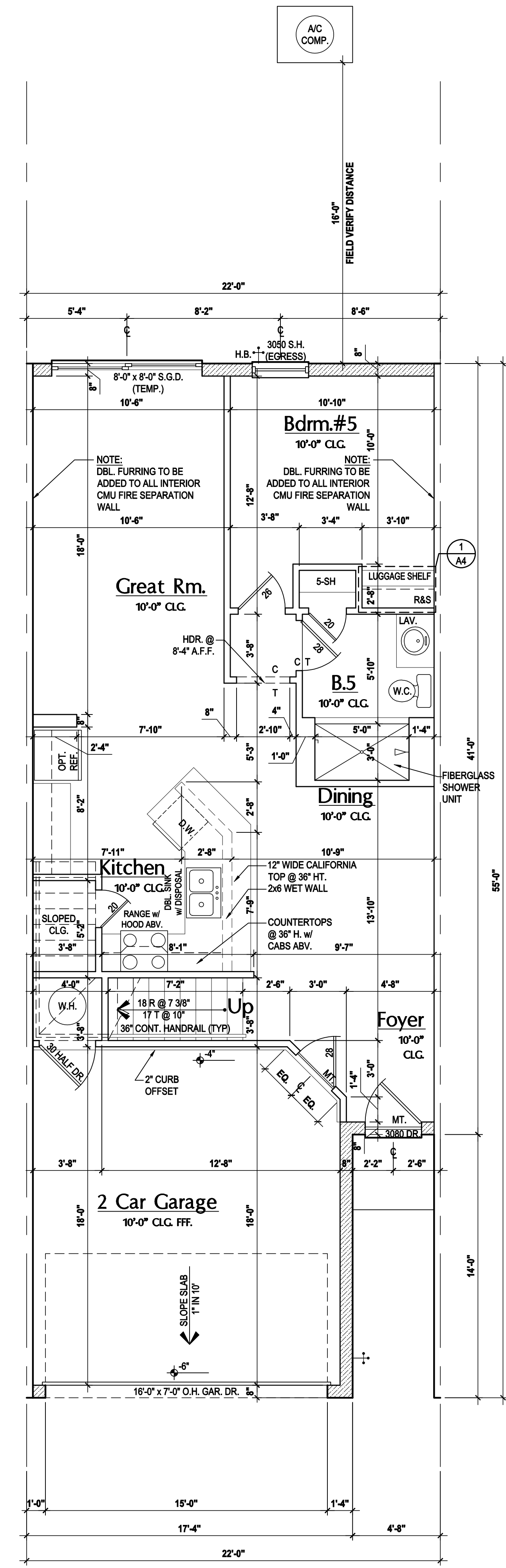
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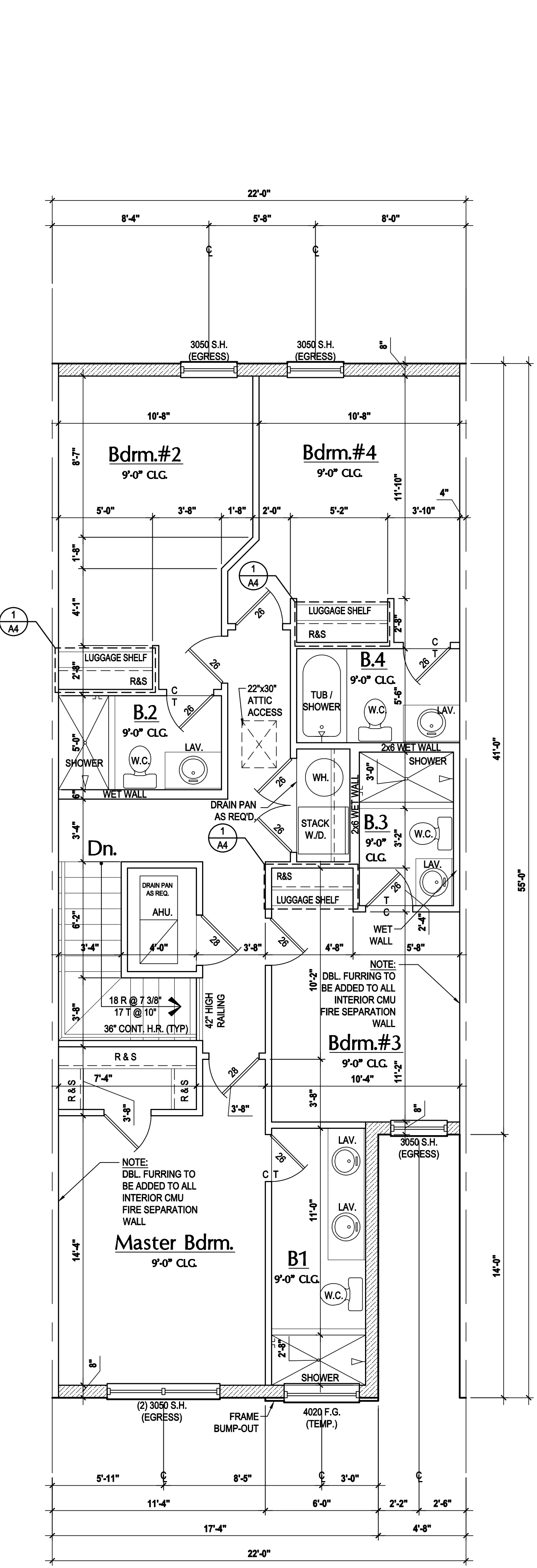
First Floor
SCALE: 1/4" = 1'-0"



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
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- TR - TRANSOM
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- PKT - POCKET DOOR
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- SH - SINGLE HUNG
- DH - DOUBLE HUNG
- HR - HORIZONTAL ROLLER
- BF - 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 FBC 8.10.307.2 & FBC 8.10.308.
- 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 SPEC'S.
- 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 CEILING AT 10'-0" U.O.
- ALL INT. SECOND FLOOR CEILING AT 10'-0" U.O.
- C.L.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SWS - SHEAR WALL SEGMENTS.
- OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED W A 2" MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC R302.2.1.
- 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 WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
- ALL OPERABLE WINDOWS LOCATED MORE THAN 7' ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR FINISH LEVEL PER FBC R310.2.2.
- ALL EERO/EGRESS OPENING SHALL BE IN ACCORDANCE W SECTION FBC R310.
- ALL INT. DOORS TO BE 6'-8" TALL U.O. OR PER BUILDER/CLIENT
- 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DOOR.
- 1/2" GYPSUM BOARD APPLIED TO THE ACCESSIBLE AREA UNDER STAIR SURFACE AND RISER.
- THERMAL BARRIER FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" MIN. GYPSUM WALL BOARD, 2X8 MIN. (2X4 MIN. WOOD STRUCTURAL PANEL OR 4" MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE PERFORMANCE CRITERIA FOR BOTH THE TEMPERATURE TRANSMISSION TEST AND THE INTEGRITY FIRE TEST OF NFPA 276.
- ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W SECTION FBC R311.
- ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICFLASH 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 R310.2.4.
- FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
- ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
- WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MATT GYPSUM BACKING PANELS (ASTM C1276), FIBER-REINFORCED GYPSUM PANELS (ASTM C1276), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1208) OR NON-ASBESTOS FIBER-REINFORCED CEMENTitious BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC R310.2.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW NOTE KEY:

WINDOW SIZE CALLOUT:
2000 x 2'-0" @ 0'-0"
2000 x 2'-0" @ 5'-0"
2000 x 2'-0" @ 9'-0"

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

DOOR NOTE KEY:

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

BRG. HT. LEGEND

POURED CONCRETE FILL CELL WITHIN AN 8" CMU WALL, U.O. W/ (1) VERT. #4 REBAR CONT. FROM FOUNDATION SLAB TO KING BEAM (MIN. OF 2" LAP ON ALL STEEL REINFORCING BARS)

INDICATES BRG. WALL

FRAME WALL PER PLAN

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"

8-Unit: (Paradiso TH)

Models: Nautibus, Latitude

Building Pad: #XX

Lot #: XX-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: 03/06/2023

REVISIONS

PROJECT: 22-1151
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

LATITUDE FLR PLAN

A5

ITEG
THOMPSON ENGINEERING GROUP, INC.
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815 Oriente Ave., Suite #1040
Altamonte Springs, FL 32701
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www.mjsdesignsgroup.com

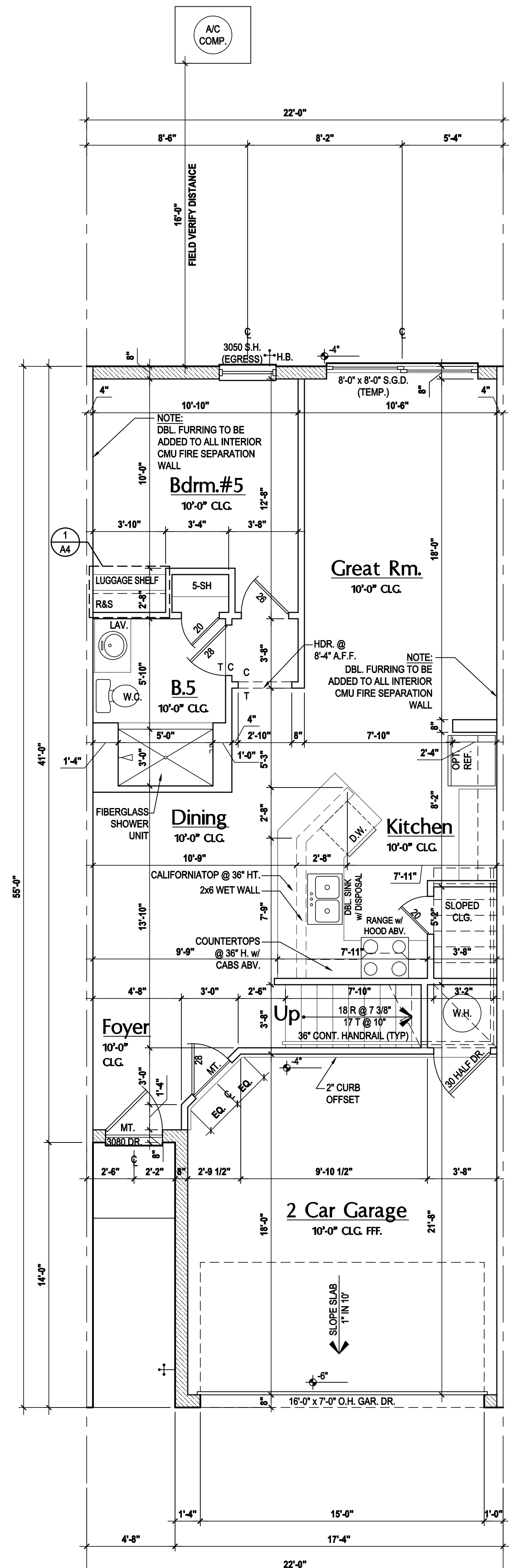
DESIGNERS GROUP
residential/commercial/architecture

MJS
designers group

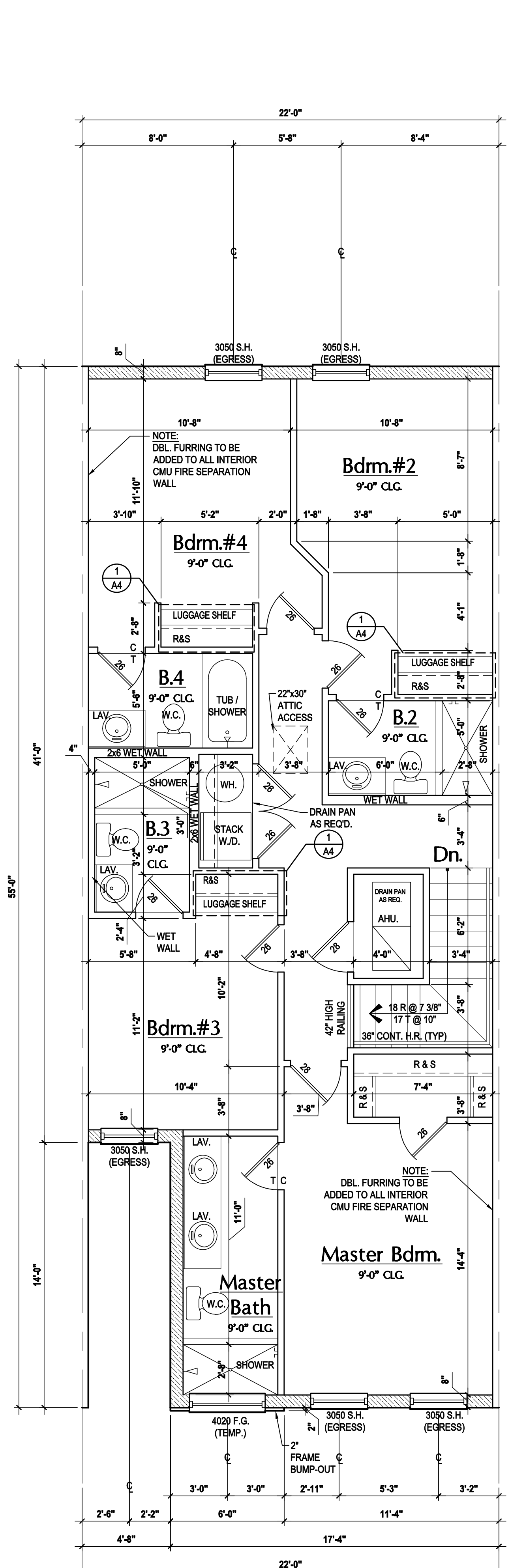
A | B D

GOBA
Gypsum Board Association

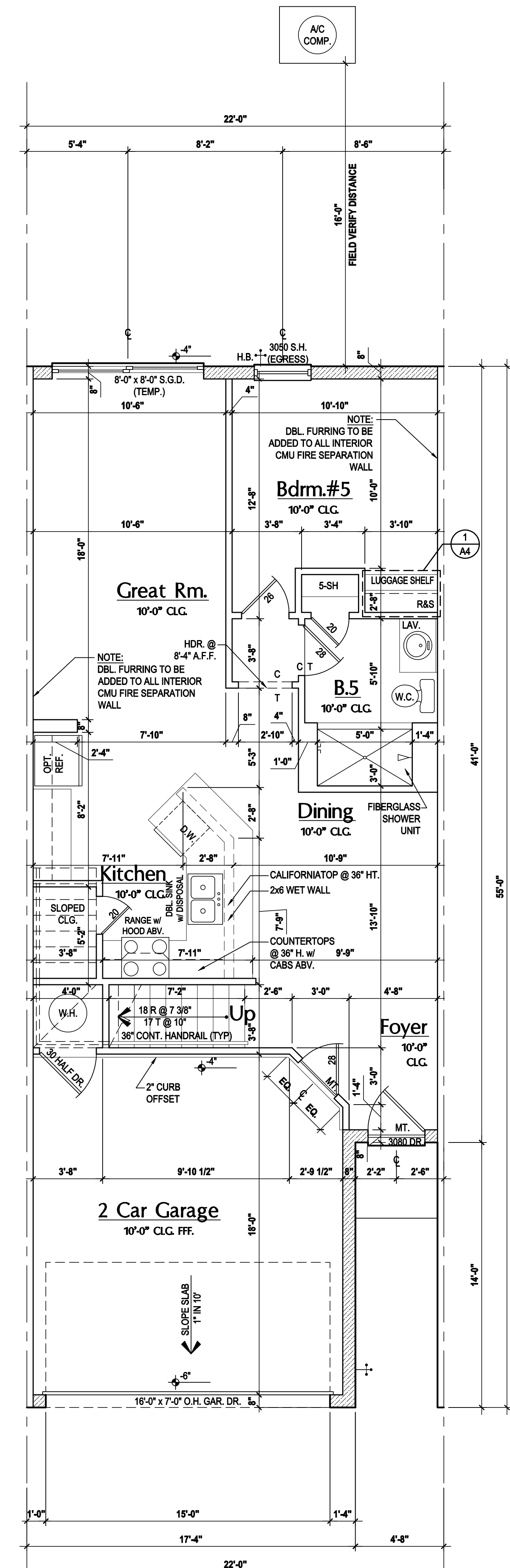
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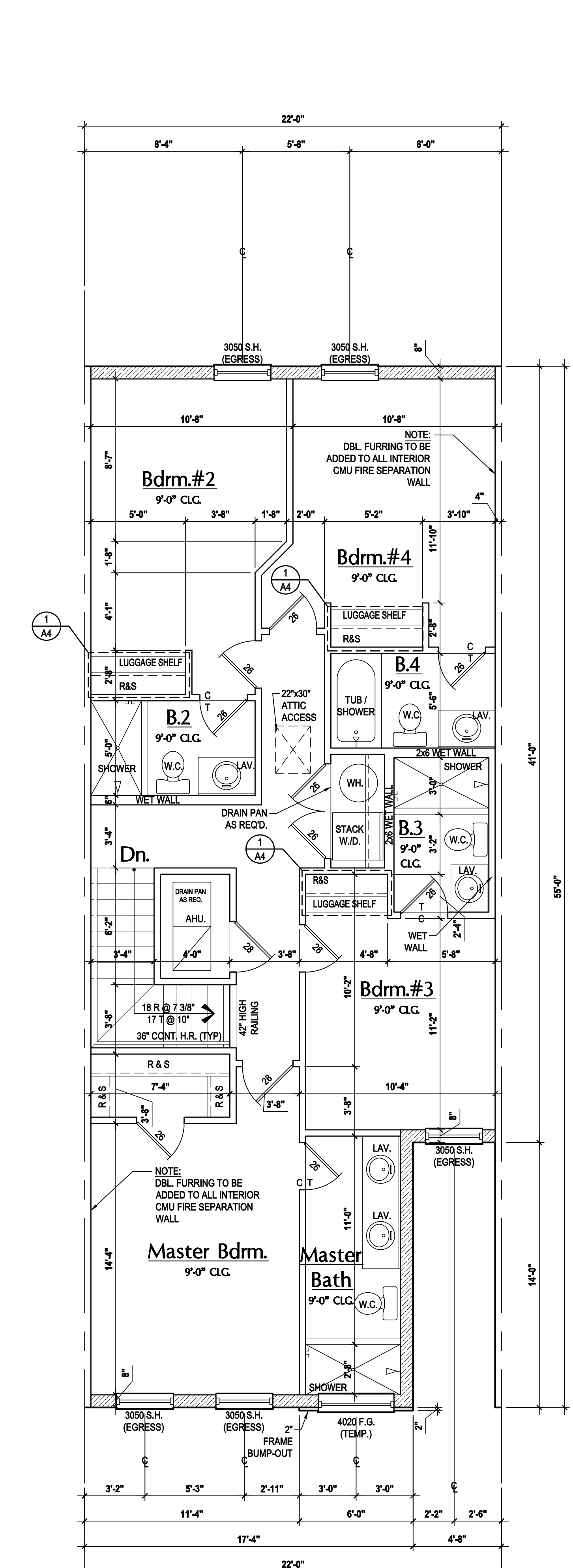
Latitude II First Floor
SCALE: 1/4" = 1'-0"



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



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



Latitude II 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
 - SL - SIDE LIGHT
 - FG - FIXED GLASS
 - TR - TRANSOM
 - GB - GLASS BLOCK
 - PKT - POCKET DOOR
 - OBS - OBSURED GLASS
 - TEMP - TEMPERED GLASS
 - SH - SINGLE HUNG
 - DH - DOUBLE HUNG
 - HR - HORIZONTAL ROLLER
 - BF - BYPASS
 - BF - BIFOLD
 - TYP. - TYPICAL
- NOTES:**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 2. DO NOT SCALE PRINTS. CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 3. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 4. A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC 9-103(2) & FBC 9-103(3).
 5. PROVIDE RECESS H2O WATER W/ DRAIN @ WASHER SPACE.
 6. VENT DRYER THRU EXTERIOR WALL U.N.O.
 7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 8. PROVIDE RECESS H2O WATER W/ DRAIN @ WASHER SPACE.
 9. BAG RESISTANT DRYWALL ON ALL CEILINGS.
 10. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 11. REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPEC'S.
 12. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 13. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/16" U.N.O.
 14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1/2" U.N.O.
 15. ALL INT. FIRST FLOOR CEILINGS AT 10'-0" U.N.O.
 16. ALL INT. SECOND FLOOR CEILINGS AT 10'-0" U.N.O.
 17. C.J.M. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SYS & SHEAR WALL SEGMENTS.
 18. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ A 2" MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC 9-103.2.1.
 19. INSTALL 1/2" TYPE X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP).
 20. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 140 M.P.H. INSTALLED.
 21. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES.
 22. ALL OPERABLE WINDOWS LOCATED MORE THAN 7'2" ABOVE SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVICE PER FBC 9-103.2.2.
 23. ALL EERO/ EGRESS OPENING SHALL BE IN ACCORDANCE W/ SECTION FBC 9-10.1.
 24. ALL INT. DOORS TO BE 6'-8" TALL U.N.O. OR PER BUILDER / CLIENT.
 25. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
 26. 1/2" GYPSUM BOARD APPLIED TO THE ACCESSIBLE AREA UNDER STAIR SURFACE AND BEELS.
 27. THERMAL BARRIER FOM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" MIN. GYPSUM WALL BOARD, 2" MIN. THICK 1/2" MIN. WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE PERFORMANCE CRITERIA FOR BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 276.
 28. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC 9-10.1.
 29. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUO/FLASH PANELS (OR SIMILAR).
 30. SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
 31. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC 9-10.2.4.
 32. FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
 33. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
 34. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MATT GYPSUM BACKING PANELS (ASTM C1216), FIBER-REINFORCED GYPSUM PANELS (ASTM C1276), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1208) OR NON-ASBESTOS FIBER MAT REINFORCED CEMENTitious BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC 9-10.2.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW NOTE KEY:

- WINDOW SIZE CALLOUT:
2000 = 2'-0" x 4'-0"
2020 = 2'-0" x 5'-0"
2060 = 2'-0" x 6'-0"
- ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.

DOOR NOTE KEY:

- DOOR SIZE CALLOUT:
24 = 2'-4" x 6'-8" = 4'-0" BIFOLD
24 = 2'-4" x 6'-8" = 5'-0" BIFOLD
28 = 2'-4" x 6'-8" = 6'-0" BIFOLD
30 = 3'-0" x 6'-0"

BRG. HT. LEGEND

- 20'-0" CMU INDICATES BRG. WALL
- 20'-0" BRG. HT. INDICATES BRG. HT.
- 20'-0" BRG. HT. RATED CMU INDICATES BRG. HT. RATED CMU
- FRAME WALL PER PLAN

Area Tabulations

	Latitude II
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"

8-Unit: (Paradiso TH)
Models: Nautibus, 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: 03/06/2023
REVISIONS:

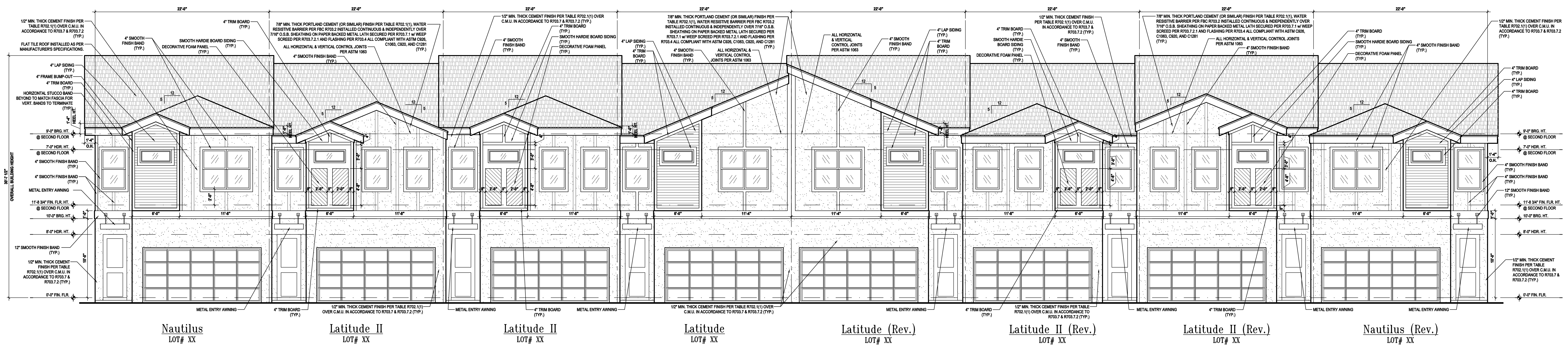
PROJECT: 22-1151
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

Dec 04, 2023 2:00pm
MJS/SJS/CP/Park Square Homes/Model/STOWNHOME MODELS/STOWNHOME (Cherry) 11 - Townhome Model/STOWNHOME (Cherry) 11 - Unit/1st Floor Plans (Latitude II).dwg

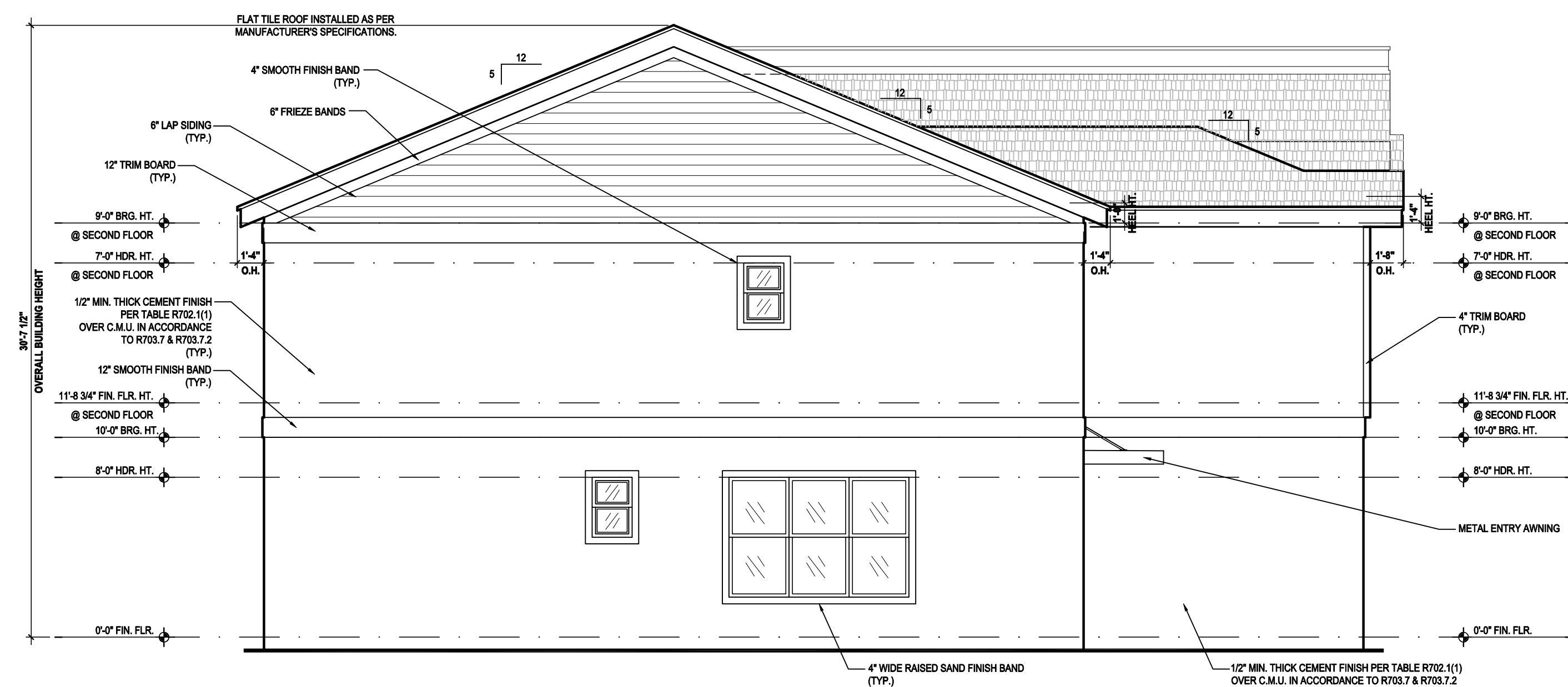
Latitude II FLR. PLAN
A6

ELEVATION NOTES

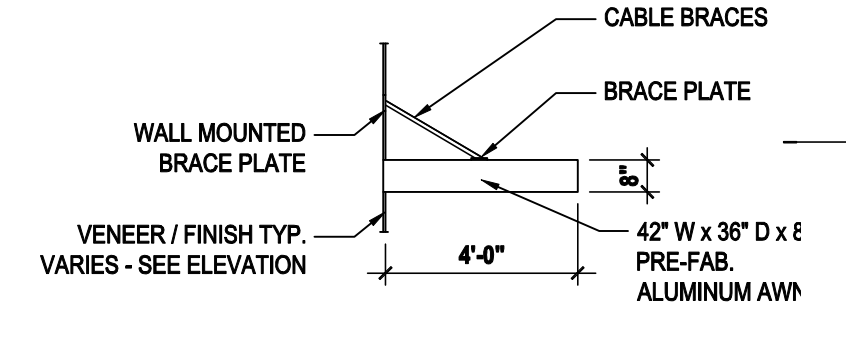
1. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W SECTION FBC-R319.



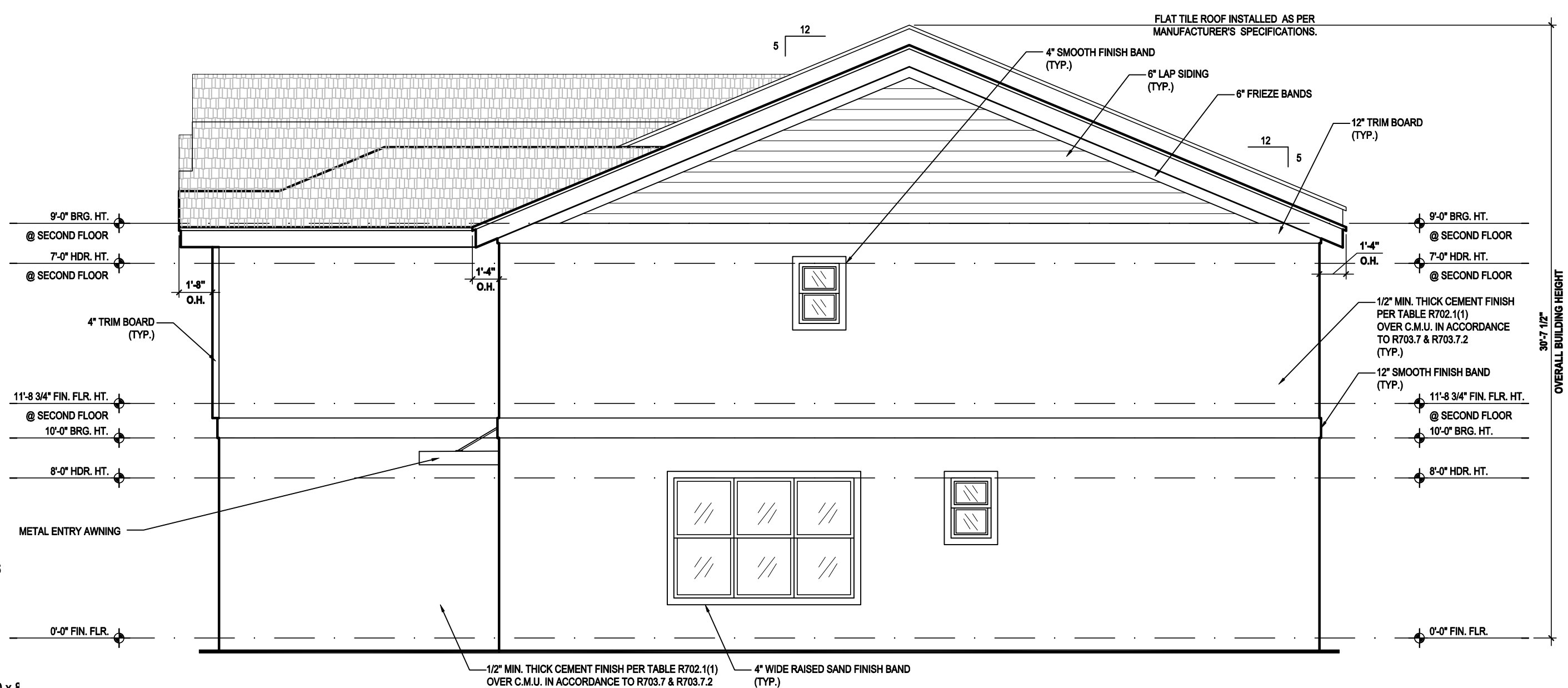
Front Elevation "A"
(Standard)
SCALE: 3/16" = 1'-0"



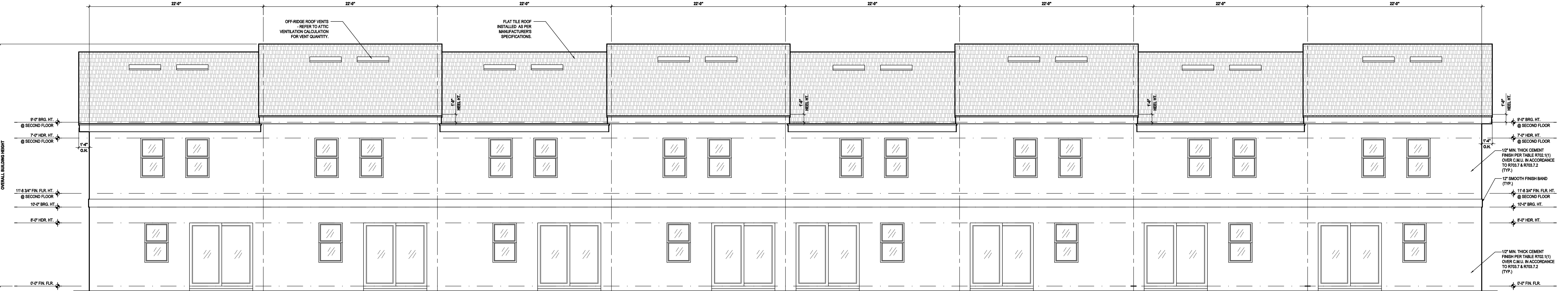
Left Elevation "A"
(Standard)
SCALE: 3/16" = 1'-0"



Metal Awning Detail
SCALE: 1/4" = 1'-0"



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



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

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AI
BD

GOBA
GROUP OF BUSINESS ARCHITECTS

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

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Park Square HOMES

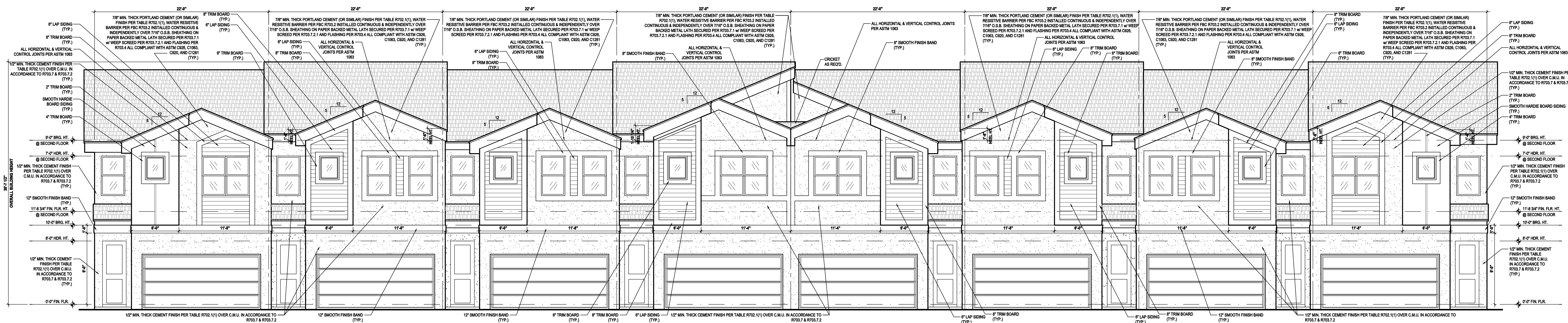
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PROJECT: 22-1151
SCALE: AS NOTED
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ELEVATIONS
A7

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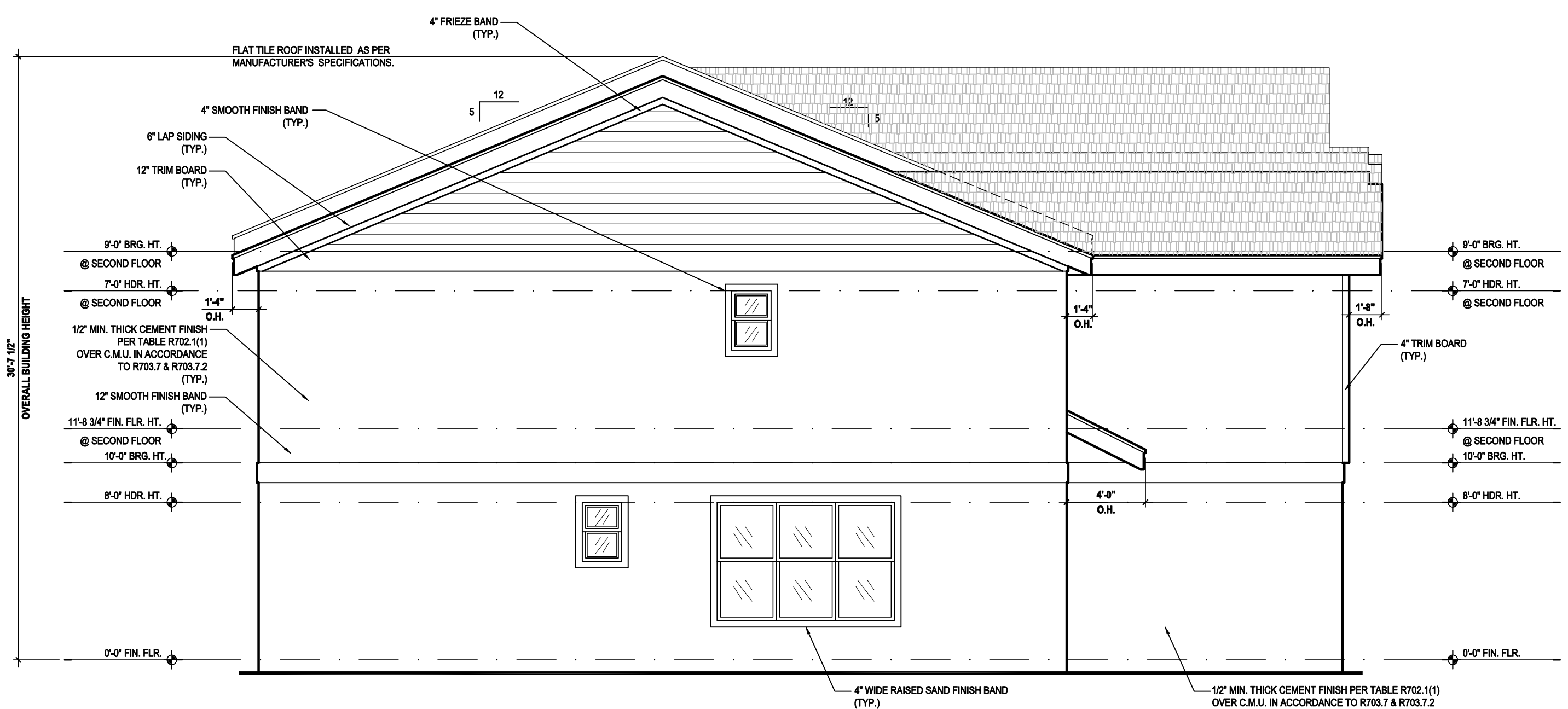
ELEVATION NOTES

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



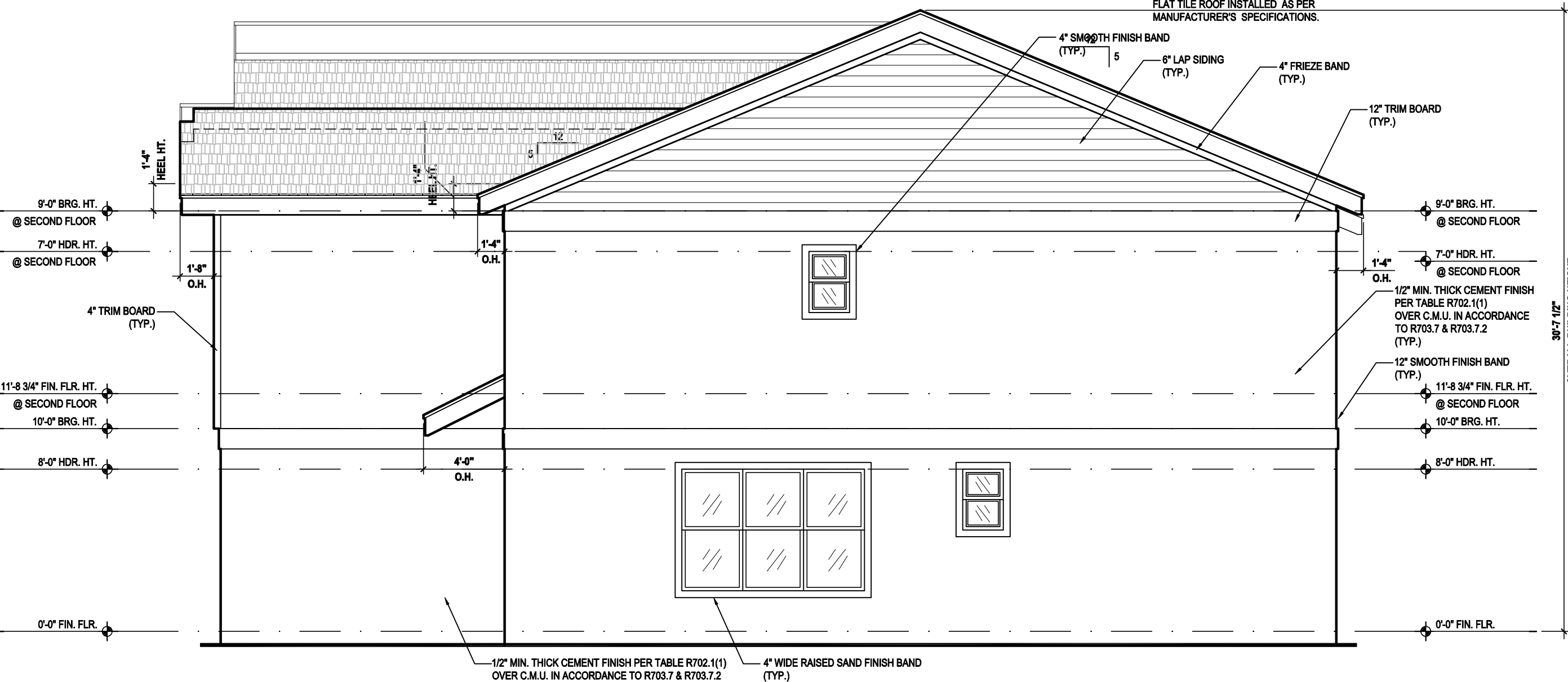
Front Elevation "B"

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



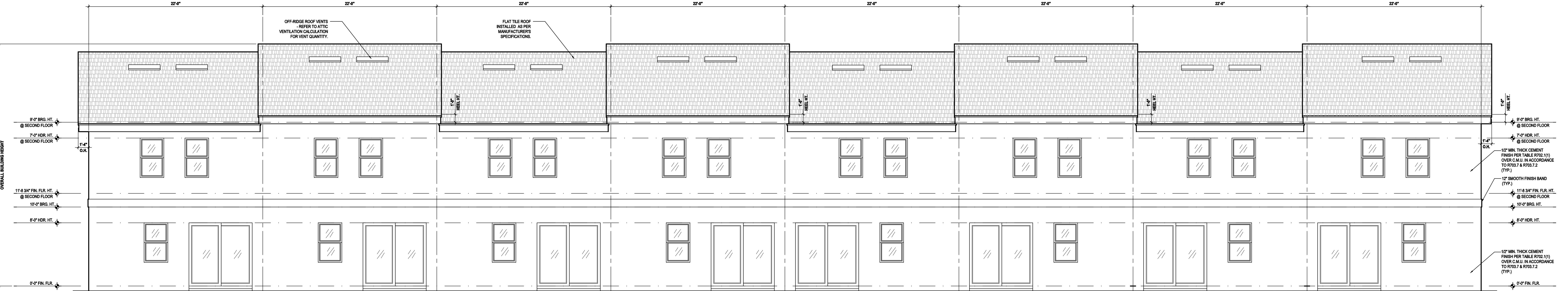
Left Elevation "B"

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



Right Elevation "B"

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



Rear Elevation "B"

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

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AI
BD

GOBA
GOLF OCEAN BAY AREA ASSOCIATION

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

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Park Square HOMES

ISSUE DATE: 03/06/2023
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PROJECT: 22-1151
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ELEVATIONS
A8

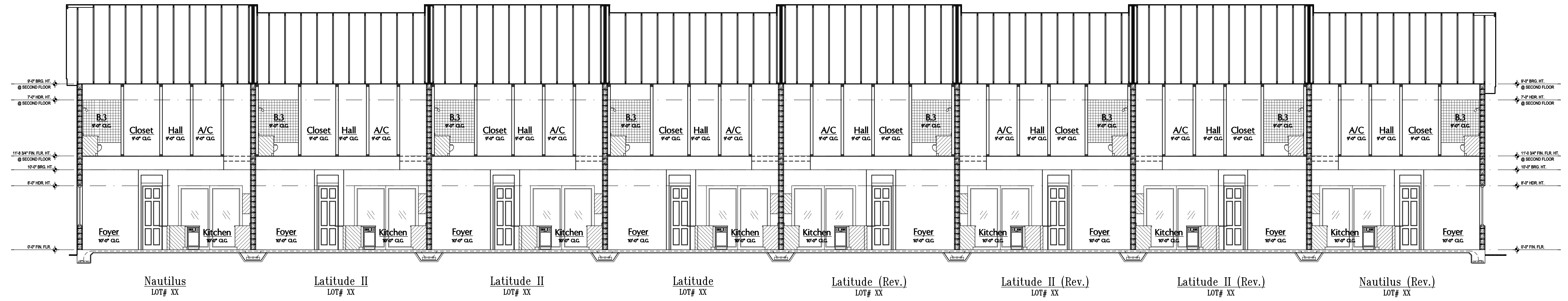
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ATTIC VENT CALC'S:

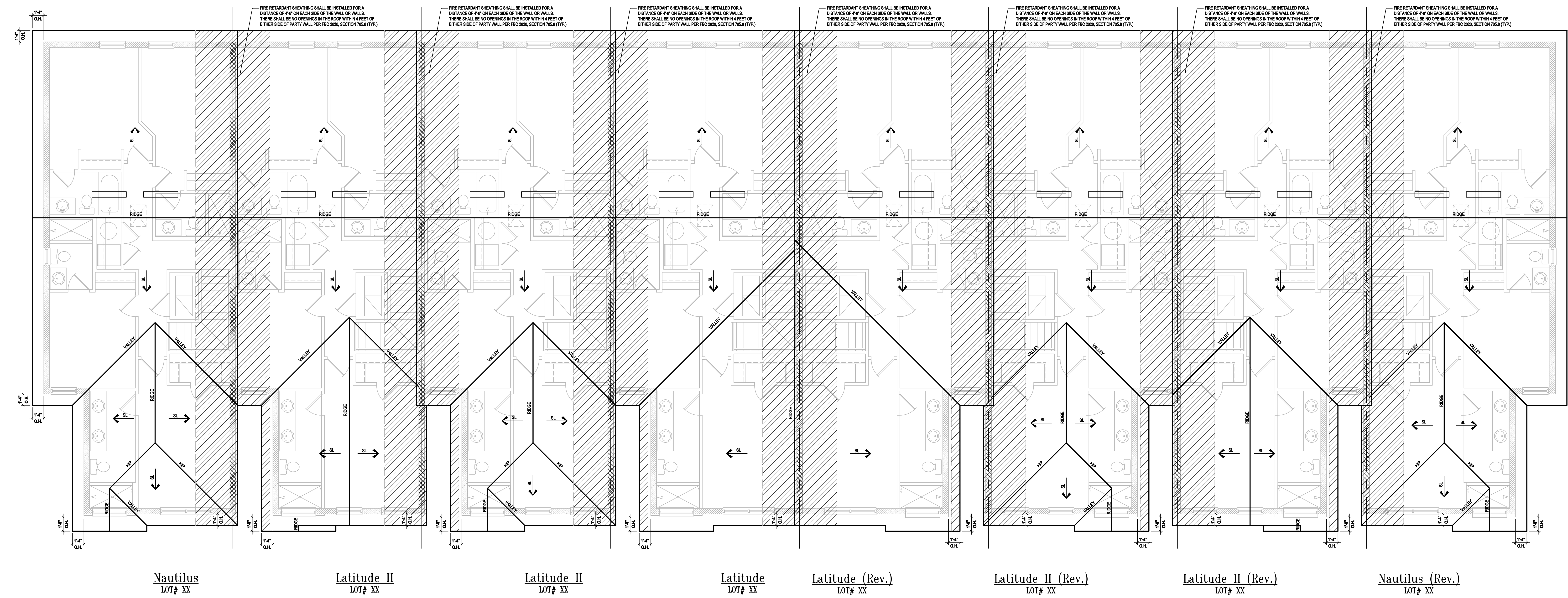
2020 FLORIDA BUILDING CODE (17TH EDITION) SECTION 806.0
 MIN. 40% - MAX 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES)
 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)
 MINIMUM NET VENTILATION AREA SHALL BE 1/150 OF VENTED SPACE.

NAUTILUS UNIT:
 TOTAL VENTED: 1,320/900 = 4.4 SQ. FT.
 UPPER PORTION VENTILATION TOTAL w/ OFF-RIDGE VENTS (40%): 1.76 SQ. FT. / .852 = 2.05 VENTS = 3 VENTS
 LOWER PORTION VENTILATION TOTAL w/ SOFFITS @ EAVE (60%): 2.64 SQ. FT. / 80.00 LF = .033 SQ. FT. PER VENTINGLF.

LATITUDE UNIT:
 TOTAL VENTED: 1,166/900 = 3.89 SQ. FT.
 UPPER PORTION VENTILATION TOTAL w/ OFF-RIDGE VENTS (40%): 1.55 SQ. FT. / .852 = 2.39 VENTS = 3 VENTS
 LOWER PORTION VENTILATION TOTAL w/ SOFFITS @ EAVE (60%): 2.33 SQ. FT. / 80.00 LF = .029 SQ. FT. PER VENTINGLF.



1 Building Section "A"
 A9 SCALE 3/16" = 1'-0"



1 Roof Layout "A"
 A9 SCALE 3/16" = 1'-0"

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AIBD

GOBA
 GROUP OF BUSINESS ASSOCIATES

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

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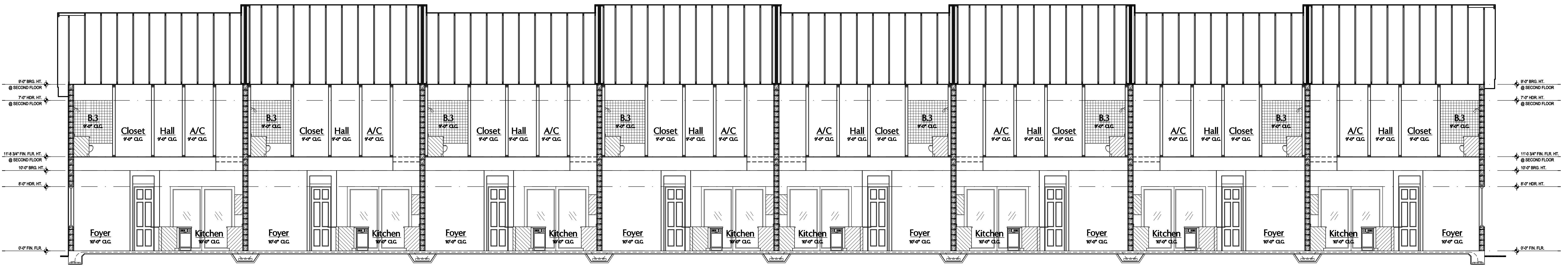
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 PROJECT: 22-1151
 SCALE: AS NOTED
 DRAWN BY: M.C.
 DESIGNED BY: MJS

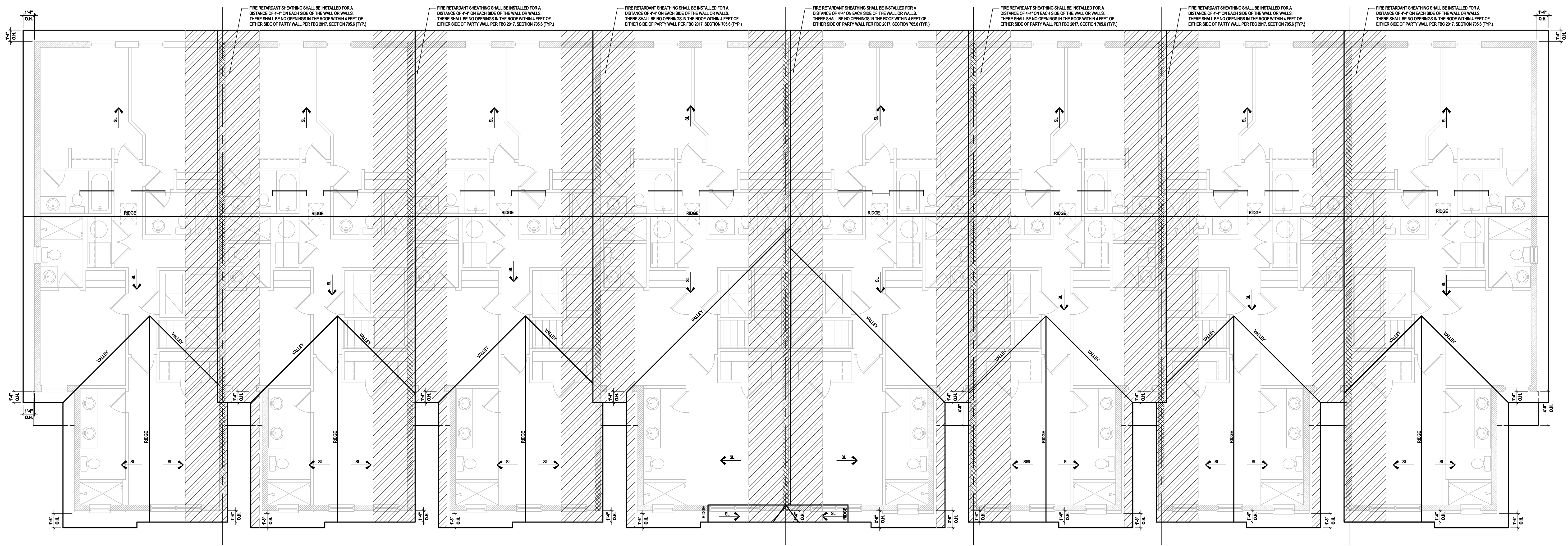
SECTIONS
 A9

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ATTIC VENT CALC'S:	
2020 FLORIDA BUILDING CODE (17TH EDITION) SECTION R806	
MIN. 40% - MAX 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES)	
(OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
MINIMUM NET VENTILATION AREA SHALL BE 1/150 OF VENTED SPACE.	
NAUTILUS UNIT:	
TOTAL VENTED:	1,320/900 = 4.4 SQ. FT.
UPPER PORTION VENTILATION TOTAL w/ OFF-RIDGE VENTS (40%):	1.76 SQ. FT. / .852 = 2.05 VENTS = 3 VENTS
LOWER PORTION VENTILATION TOTAL w/ SOFFITS @ EAVE (60%):	2.64 SQ. FT. / 80.00 LF = .033 SQ. FT. PER VENTINGLF.
LATITUDE UNIT:	
TOTAL VENTED:	1,166/900 = 3.89 SQ. FT.
UPPER PORTION VENTILATION TOTAL w/ OFF-RIDGE VENTS (40%):	1.55 SQ. FT. / .852 = 1.82 VENTS = 3 VENTS
LOWER PORTION VENTILATION TOTAL w/ SOFFITS @ EAVE (60%):	2.33 SQ. FT. / 80.00 LF = .029 SQ. FT. PER VENTINGLF.



1 Building Section "B"
A10 SCALE 3/16" = 1'-0"



1 Roof Layout "B"
A10 SCALE 3/16" = 1'-0"

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GENERAL BUILDING CONTRACTORS

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

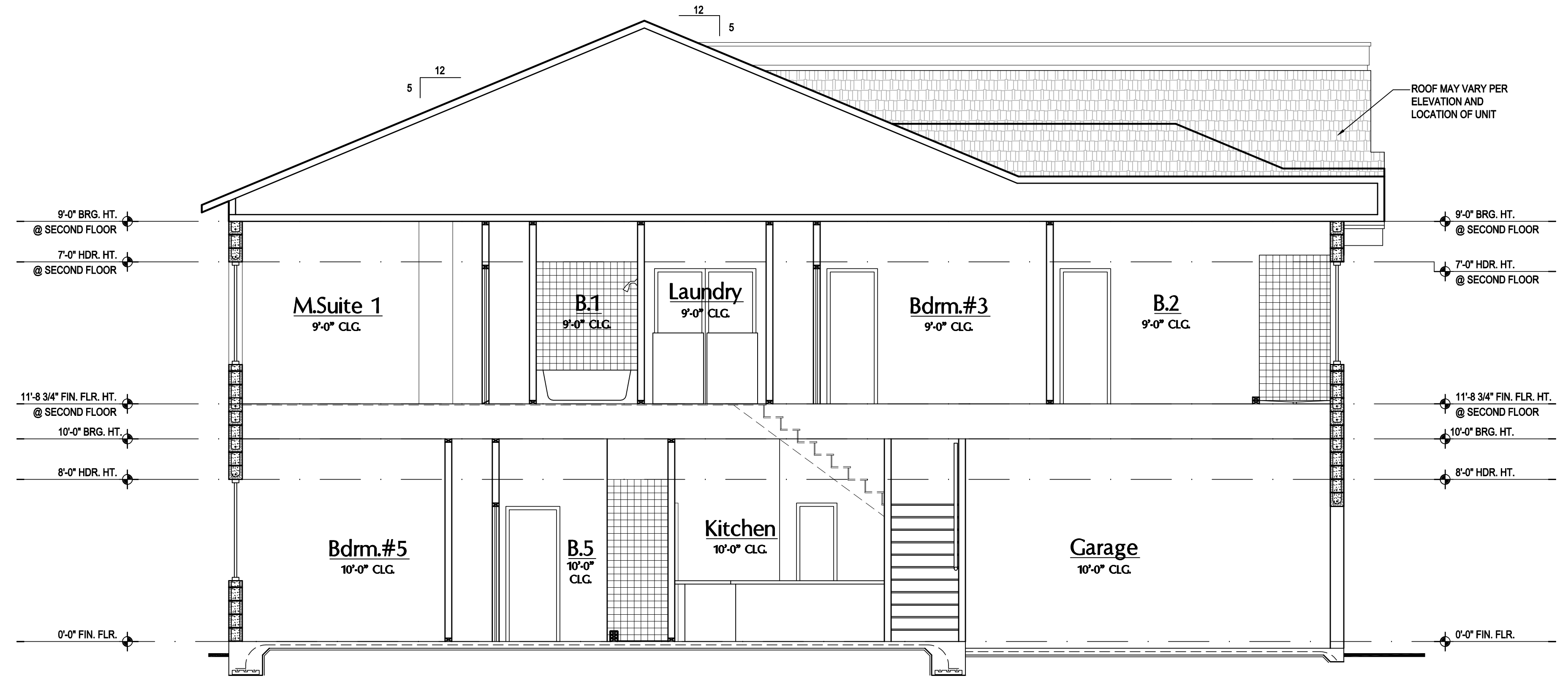
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Park Square HOMES

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DESIGNED BY:	MJS

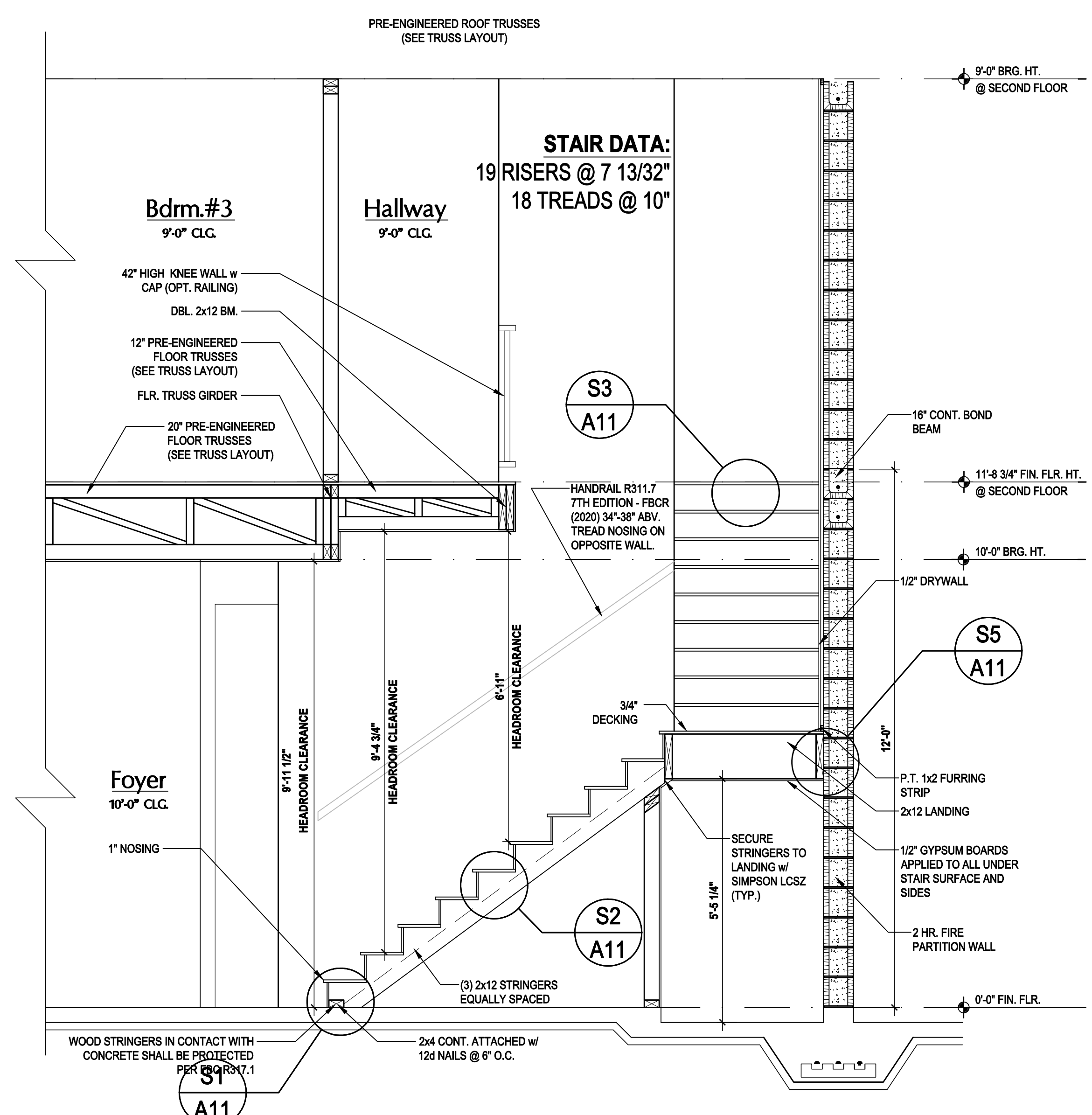
SECTIONS
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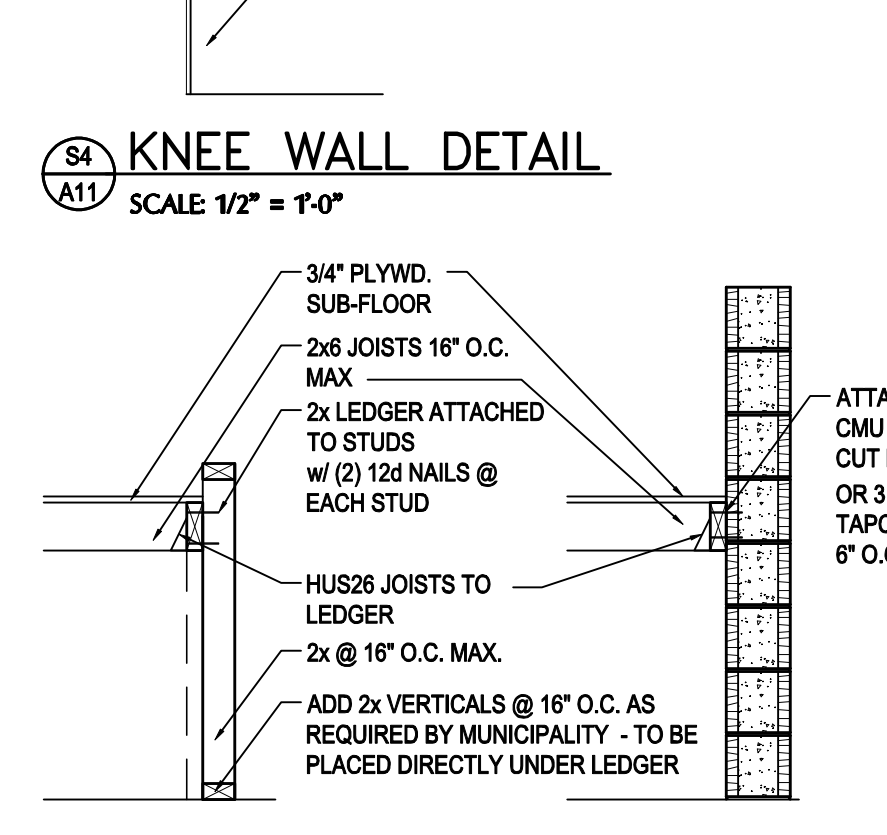
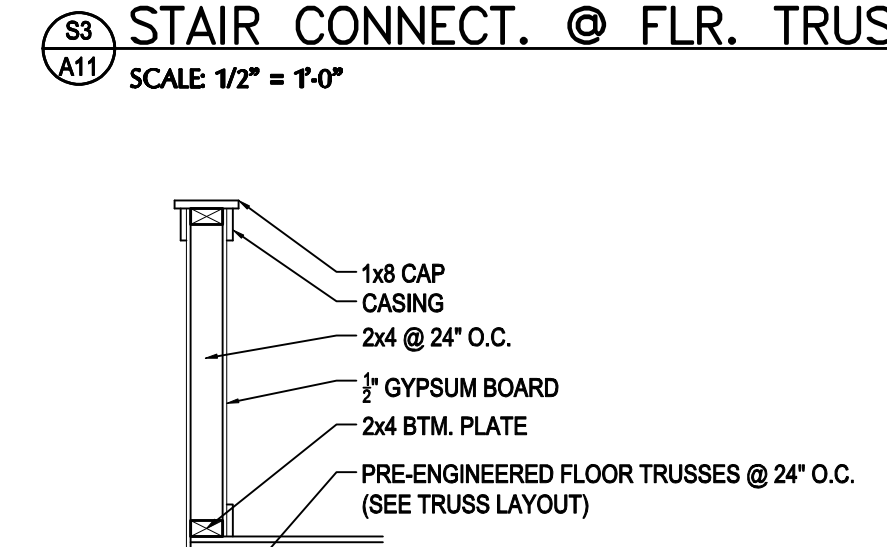
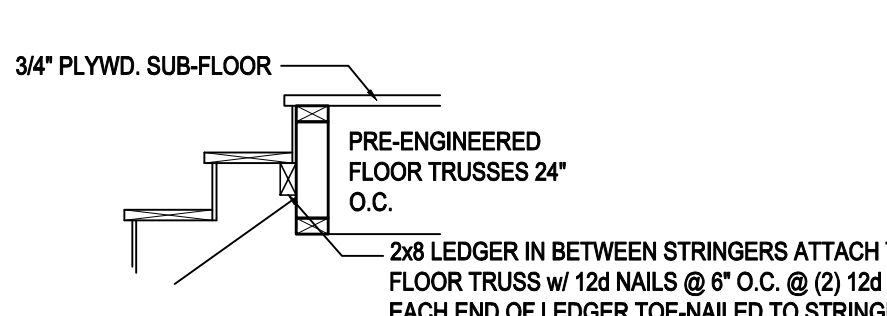
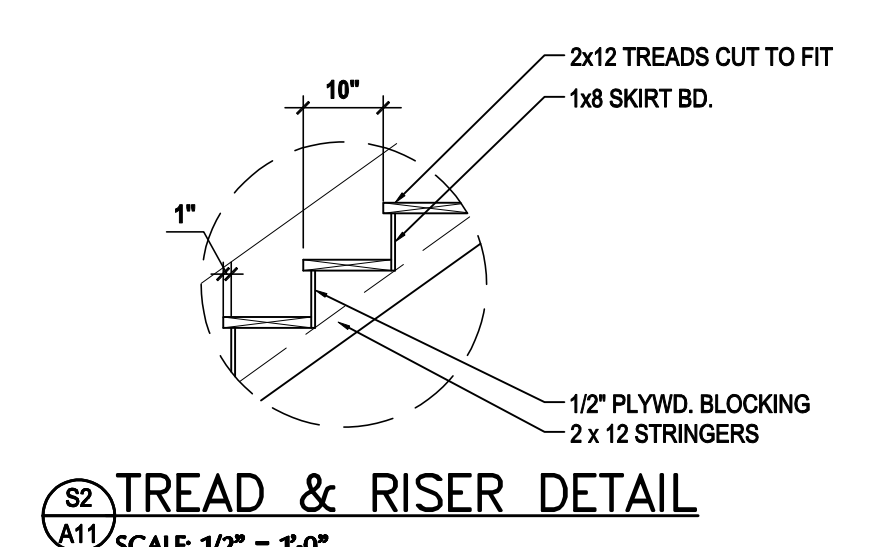
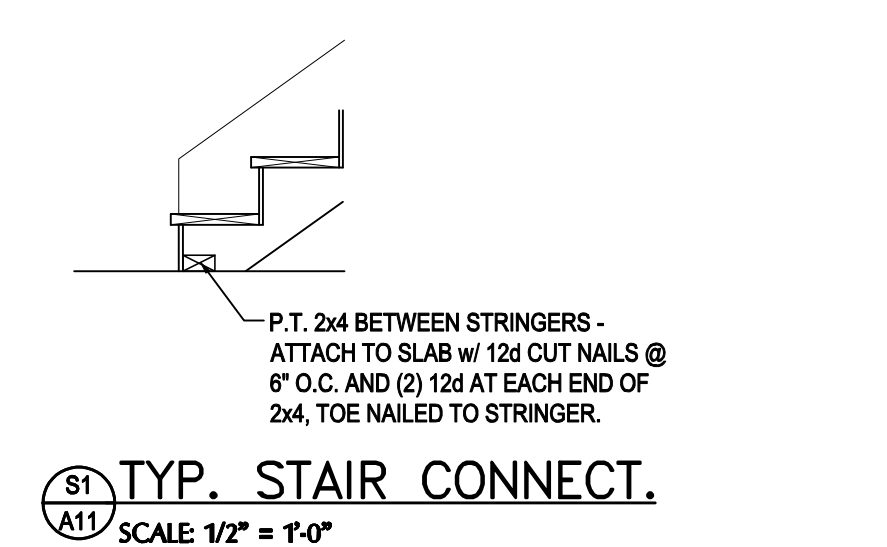


Nautilus & Latitude

1 Building Section "A"
A11 SCALE: 1/4" = 1'-0"



3 Stair Section
A11 SCALE: 1/2" = 1'-0"



- FRAME CONDITION** CMU CONDITION
- NOTES:**
1. STAIRWAY CONSTRUCTION TO CONFORM TO FBCR 2020, 7TH EDITION SECTION R311.7
 2. STAIRWAY SHALL NOT BE LESS THAN 36" MIN. IN WIDTH.
 3. HEADROOM SHALL NOT BE LESS THAN 6 FEET 8 INCHES MIN. IN CLEARANCE.
 4. RISERS SHALL BE AT A MAX HGT. OF 7 3/4".
 5. TREAD DEPTH SHALL NOT BE LESS THAN 10 INCHES.
 6. TREAD NOSING SHALL HAVE A MAX. RADIUS CURVATURE OF 3/16", AND A PROJECTION OF 3/4" BUT NOT MORE THAN 1 1/4". NOSING PROJECTION NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11 INCHES.
 7. 3/16" MAX VARIATION IN RISERS / TREADS ADJACENT TO EACH OTHER.
 8. 3/8" MAX VARIATION IN ANY RISE / TREAD.
 9. HAND RAIL CIRCULAR CROSS SECTION DIA. TO BE 1 1/4" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY.
 10. UNDER MIN. 6" WIDE @ NARROW END.
 11. HANDRAIL HGT. SHALL BE NOT LESS THAN 34" BUT NOT GREATER THAN 38".

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A | B | D

GOBA
GENERAL CONTRACTORS

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

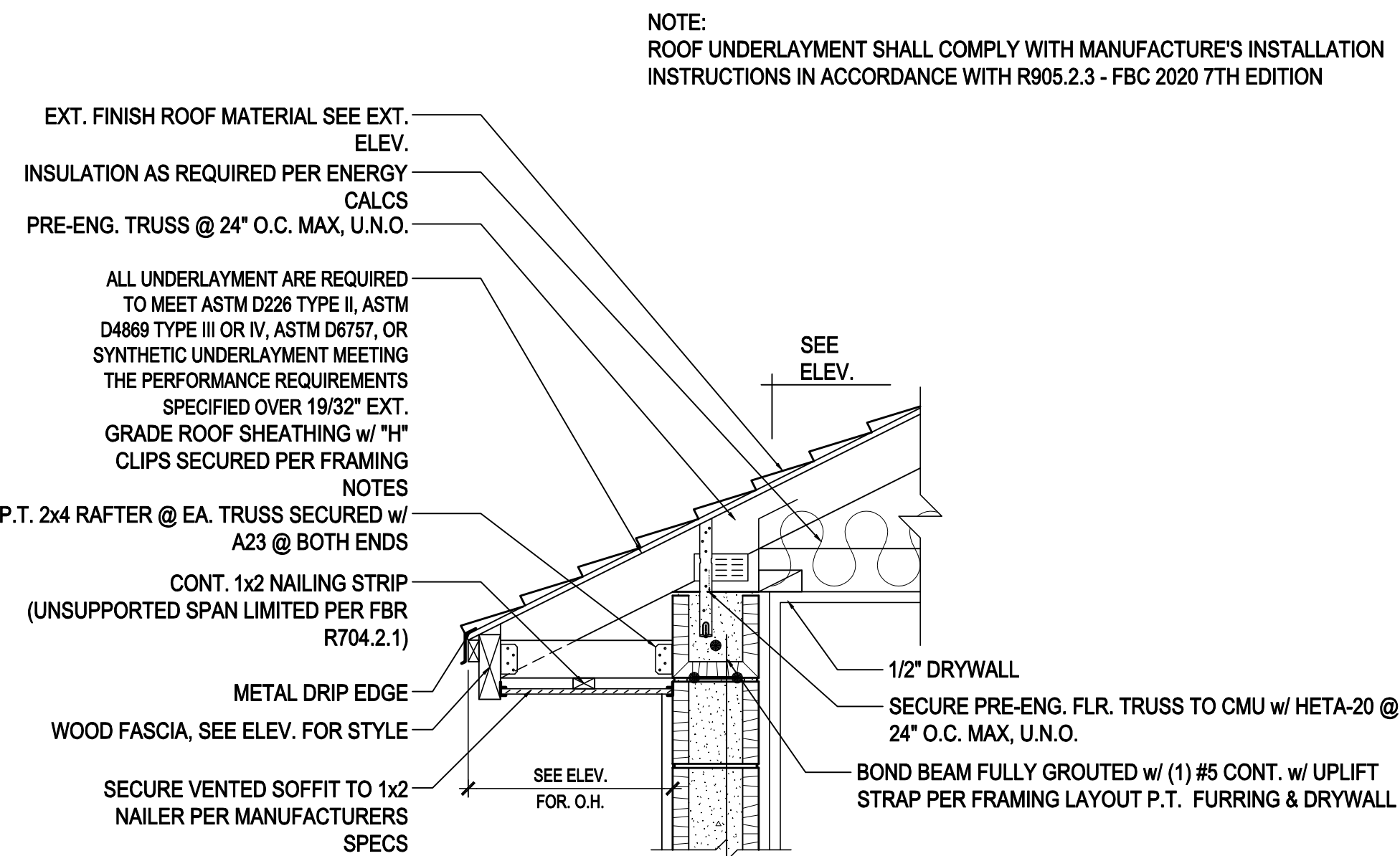
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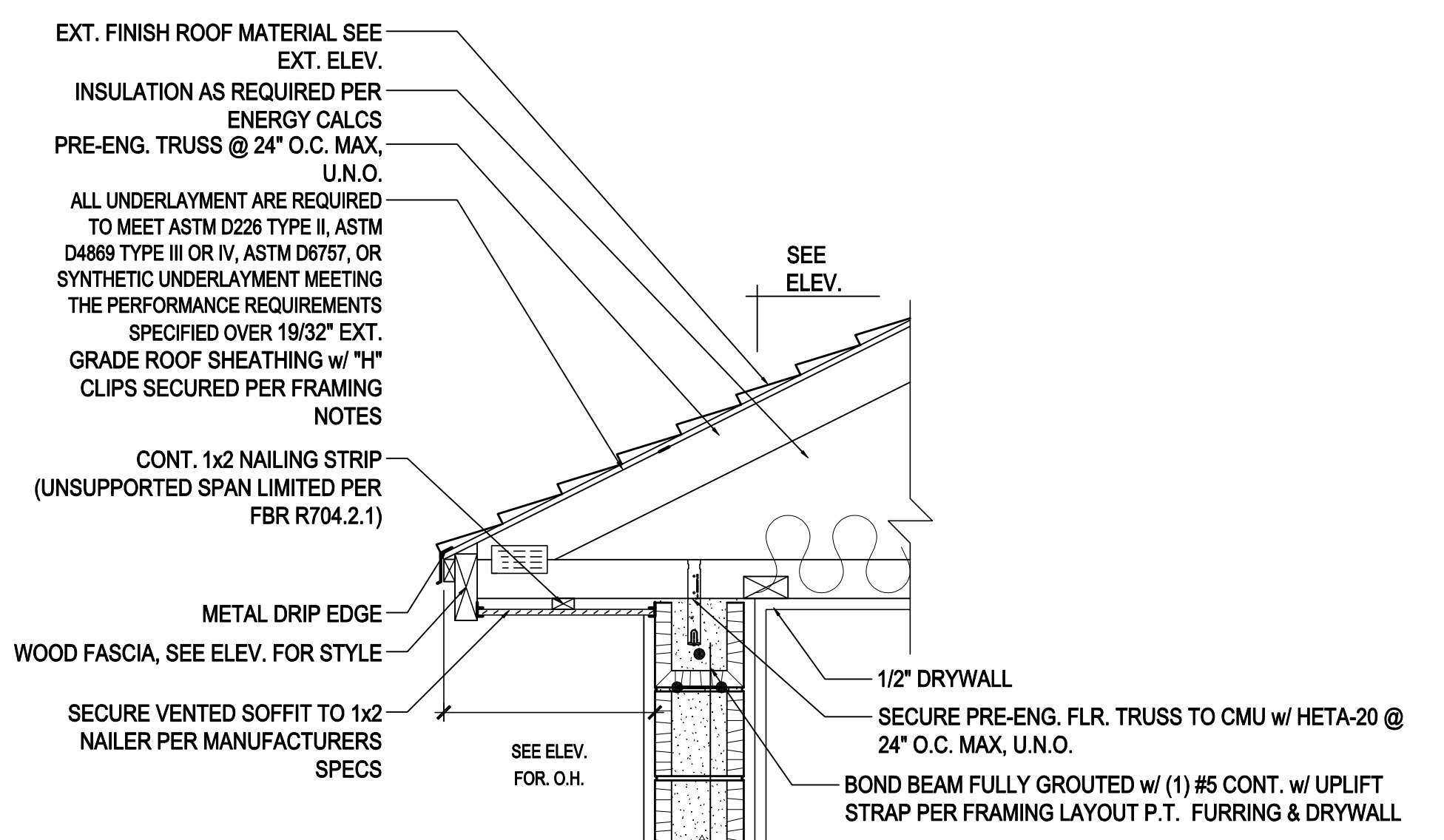
ISSUE DATE: 03/06/2023
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PROJECT: 22-1151
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

SECTIONS
A11

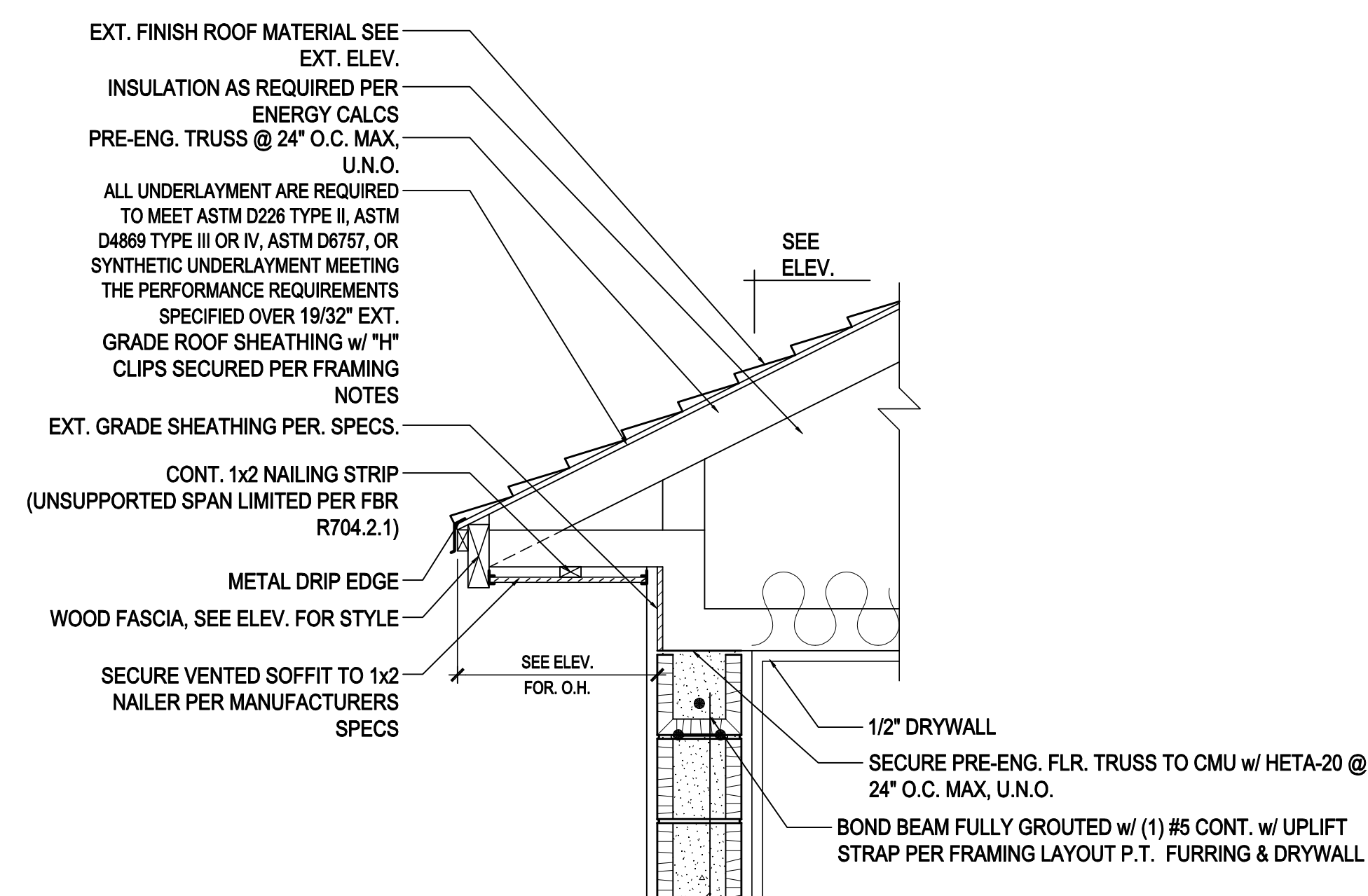
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NOMINAL HEEL CONDITION



CANTILEVERED BTM. CHORD CONDITION



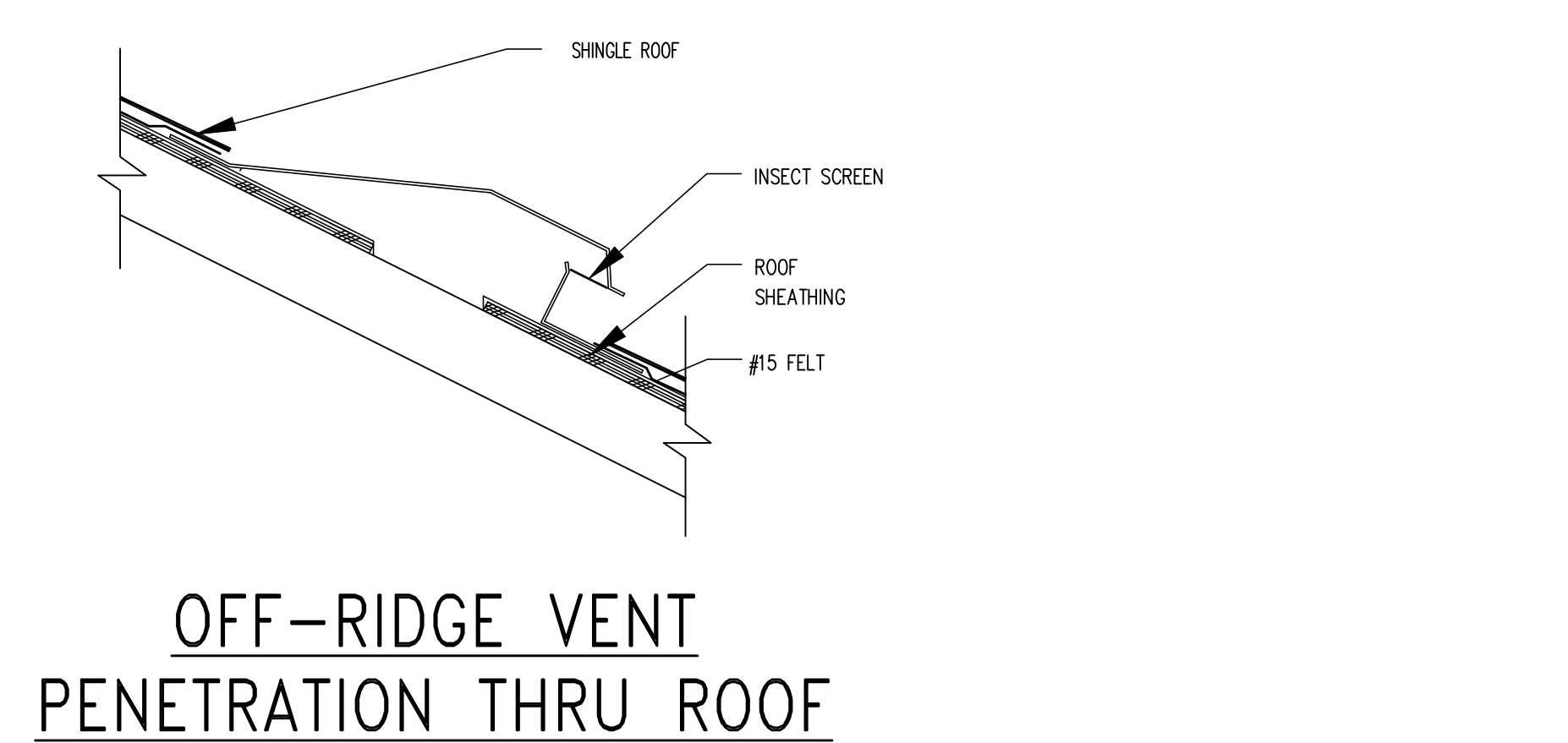
RAISED HEEL CONDITION

1 SOFFIT OVERHANG DETAIL

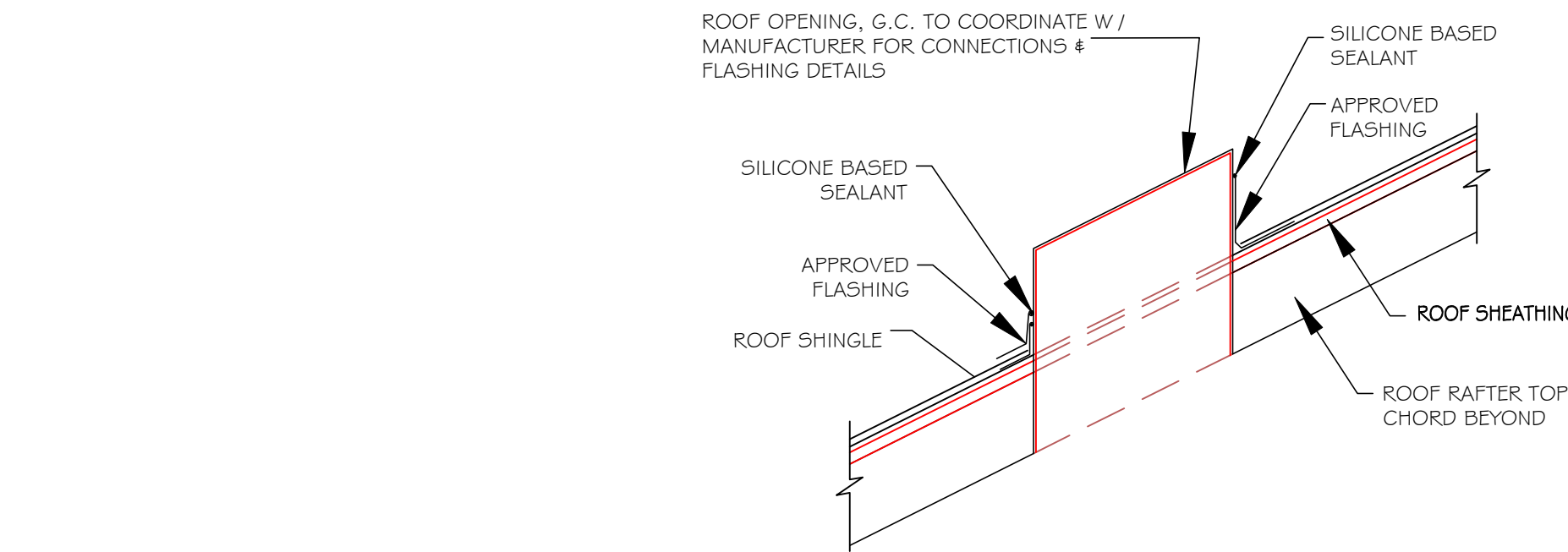
SCALE: N.T.S.

3 CRICKET/FLASHING DETAIL

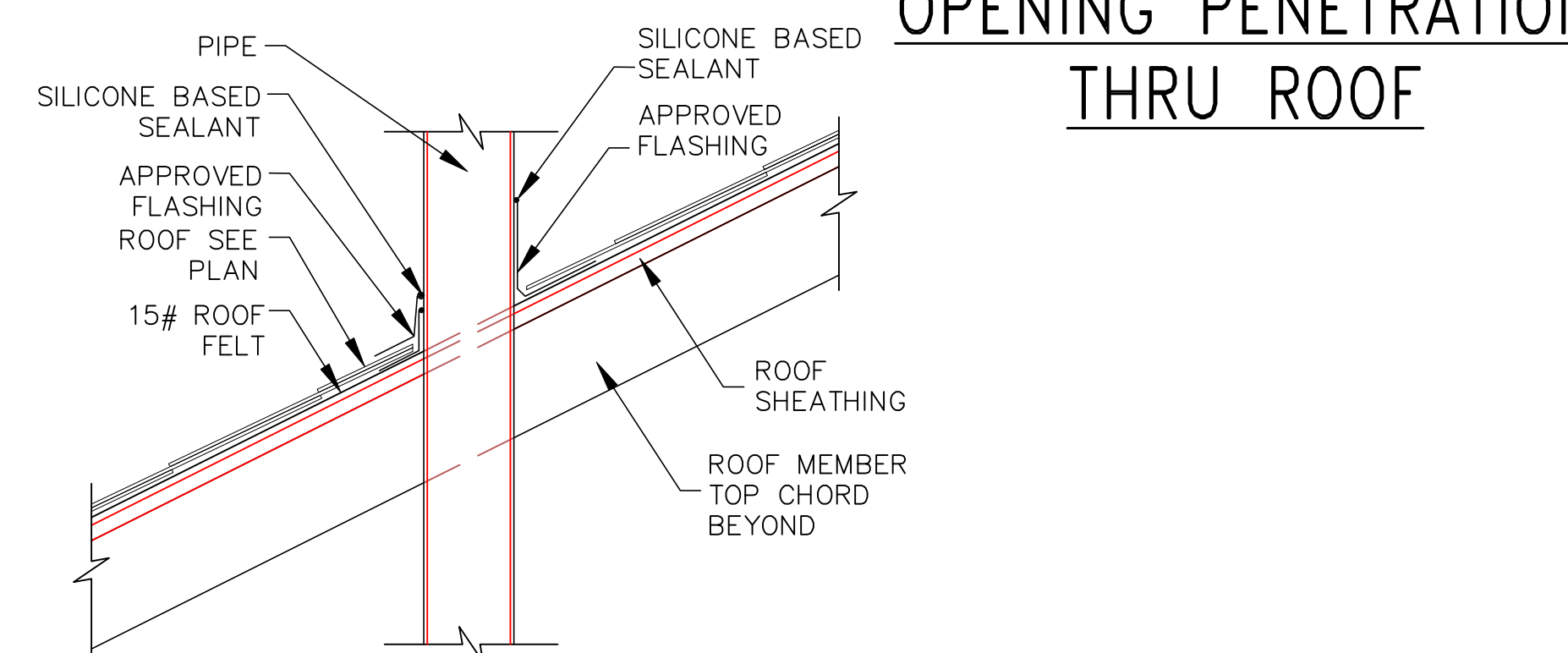
SCALE: N.T.S.



OFF-RIDGE VENT PENETRATION THRU ROOF



OPENING PENETRATION THRU ROOF

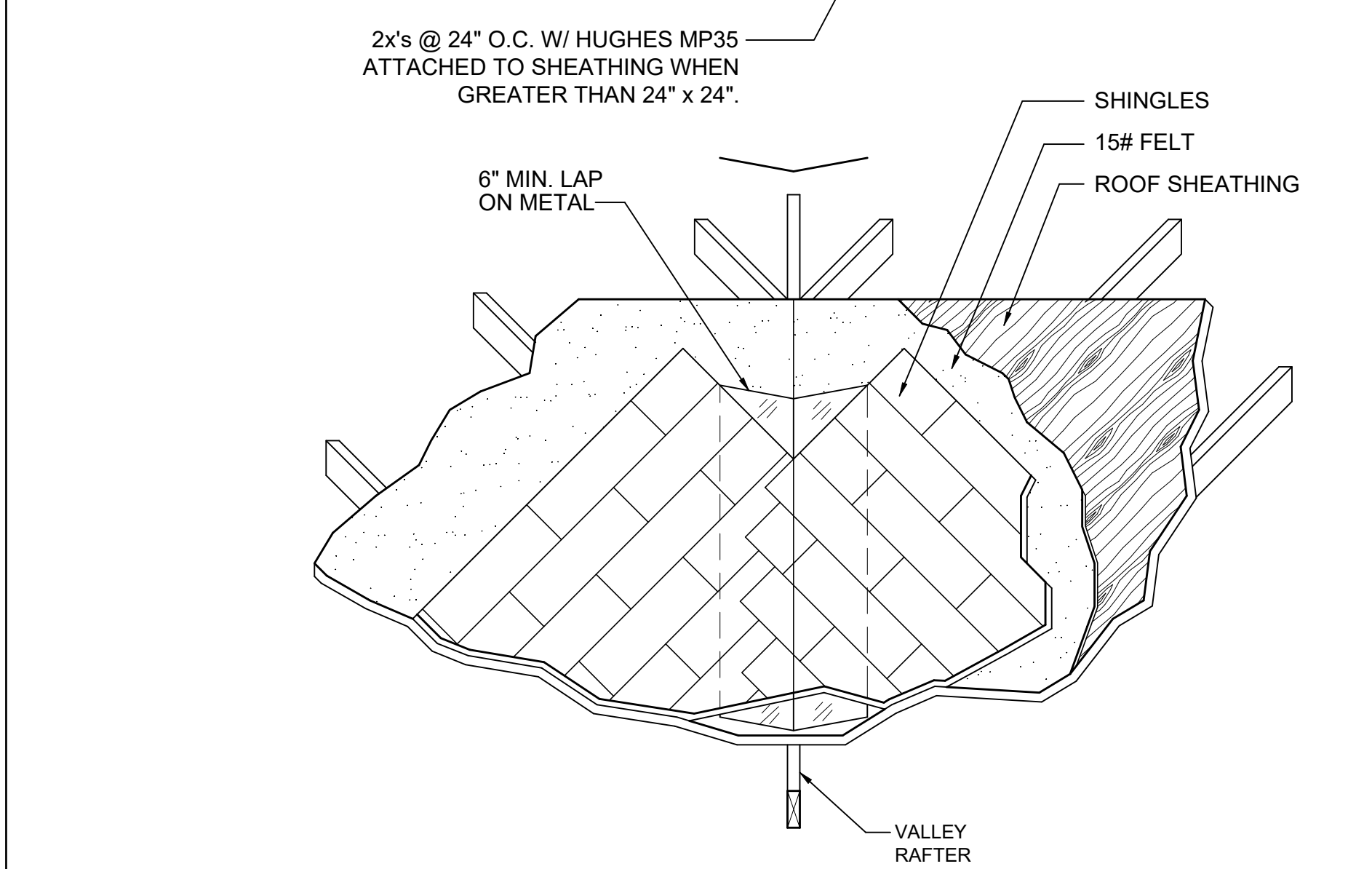
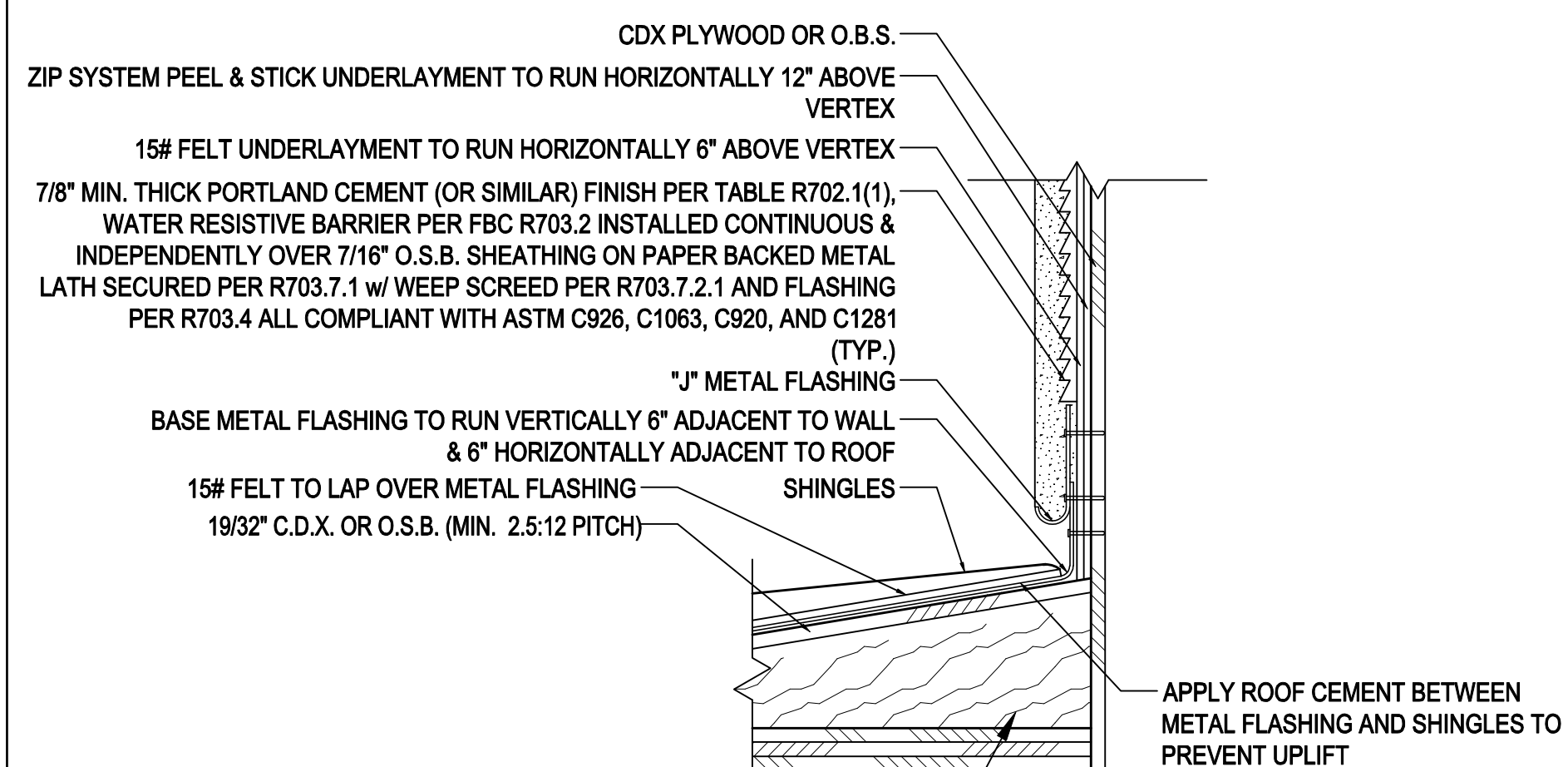


PIPE PENETRATION THRU ROOF

2 ROOF PENETRATION DETAIL

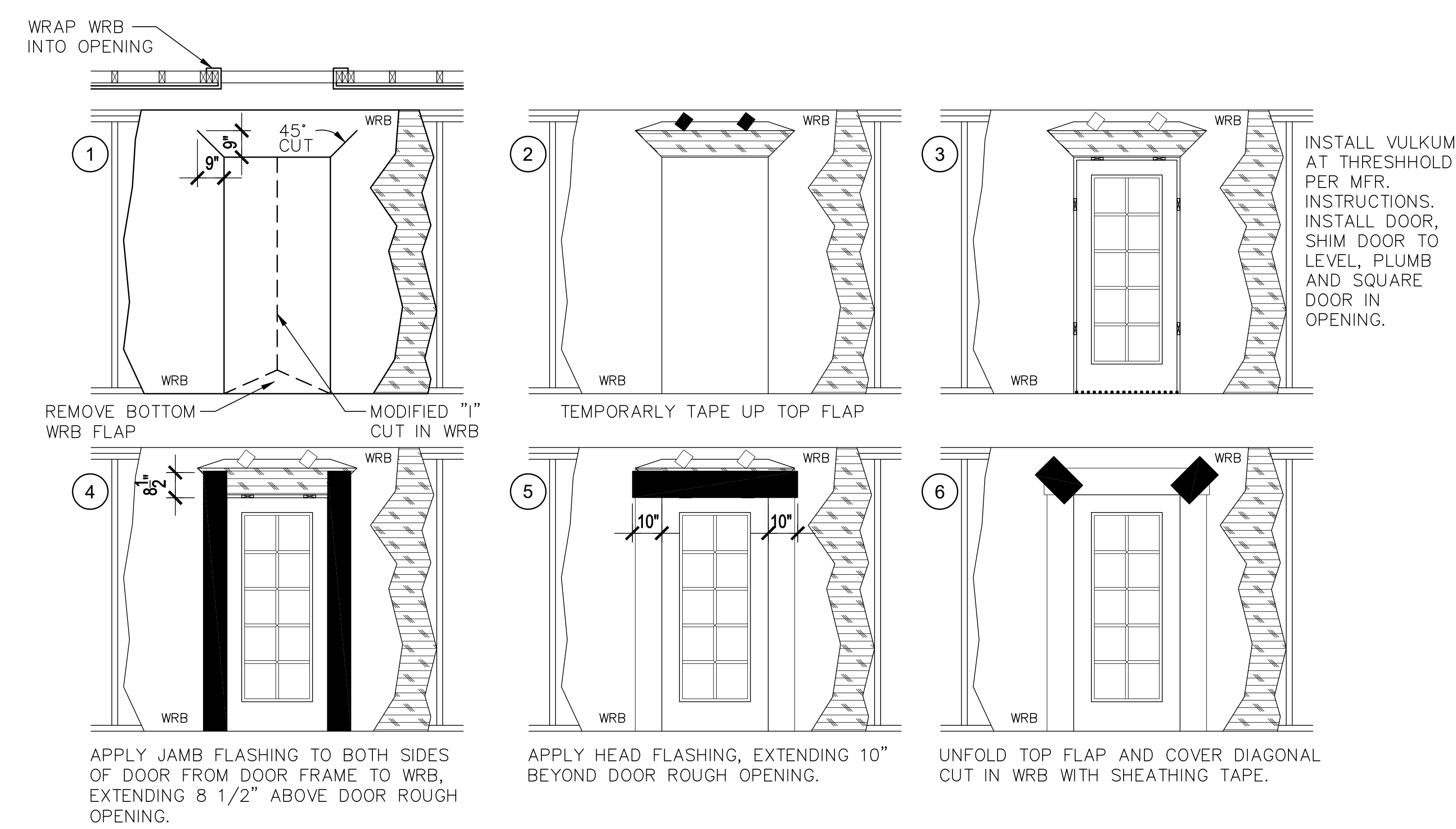
SCALE: N.T.S.

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



3 CRICKET/FLASHING DETAIL

SCALE: N.T.S.



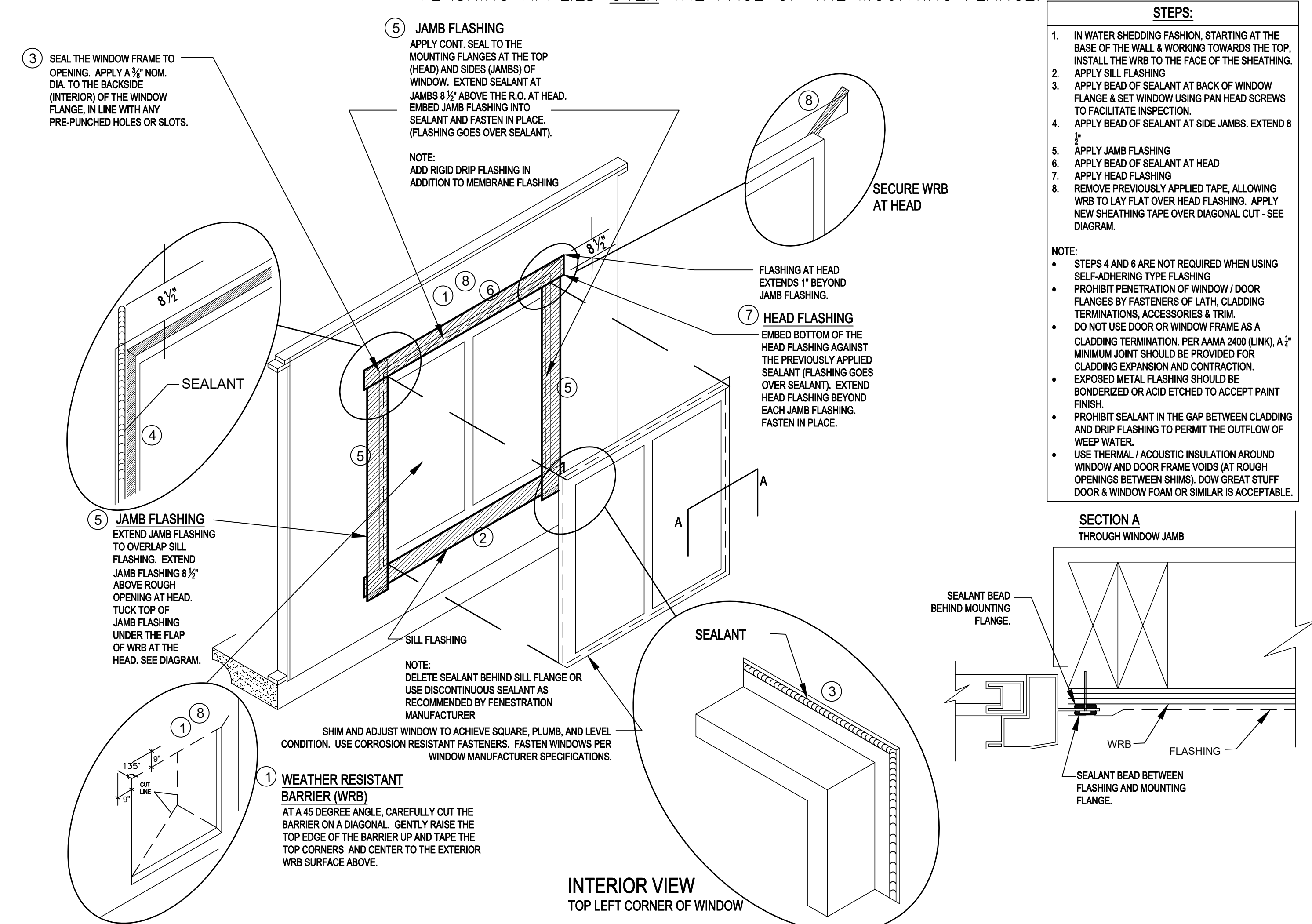
EXTERIOR DOOR FLASHING

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.

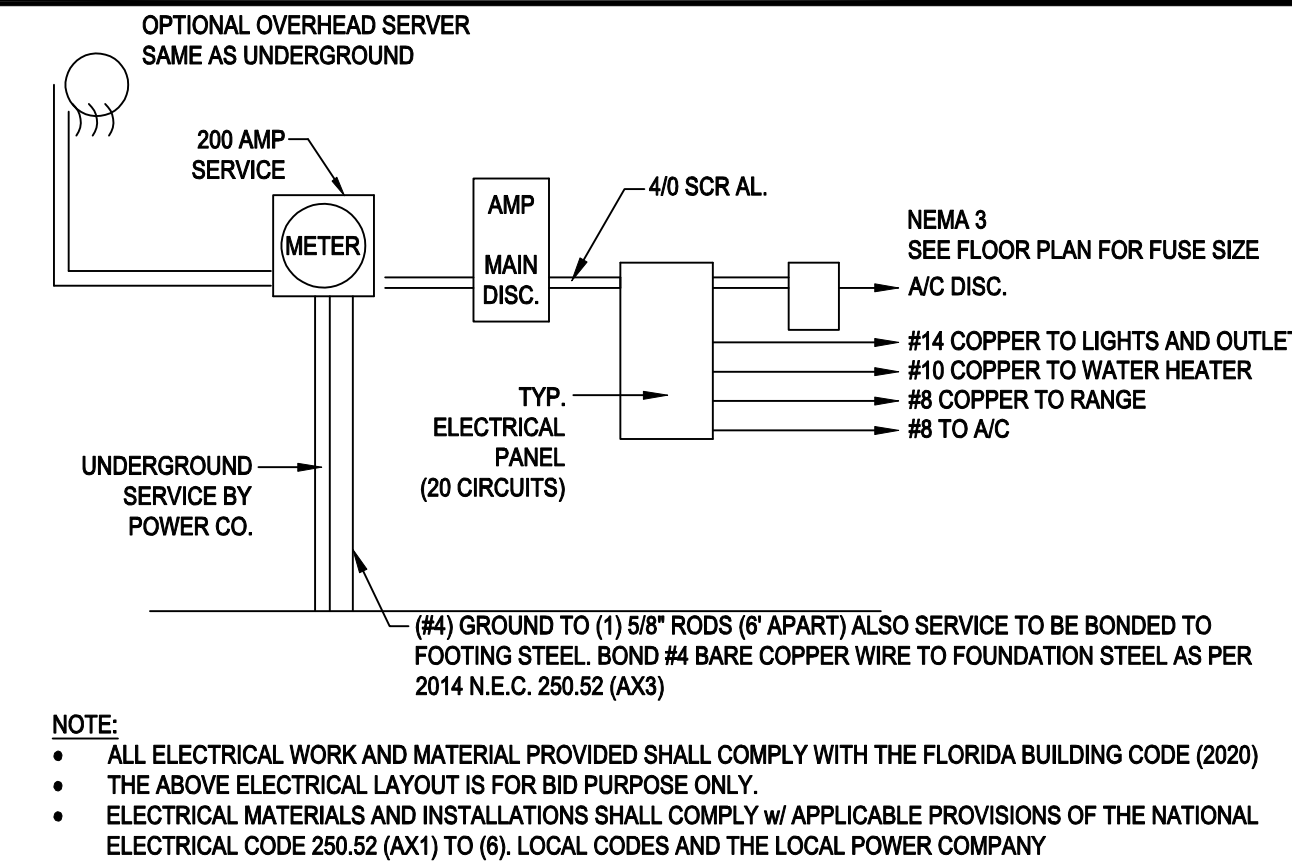


WINDOW FLASHING "METHOD A-1"

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

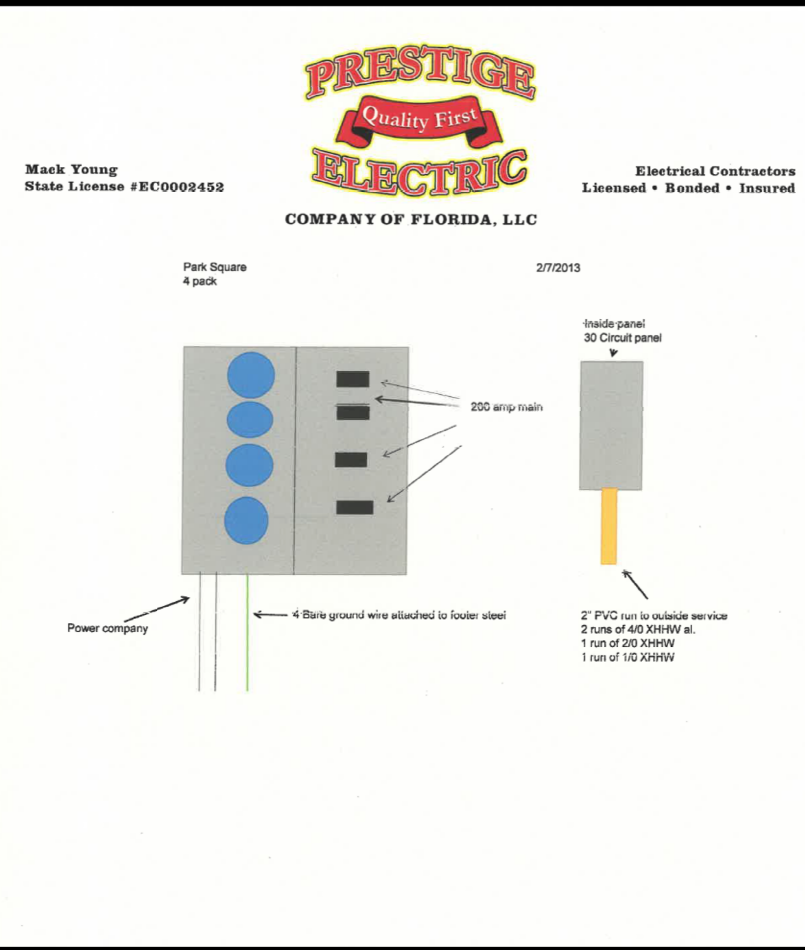
SCALE: N.T.S.

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200 AMP ELECTRICAL RISER

Park Square Paradise Town Home	200 amp Service	
General Lighting @ 3 watts/sq.	1800	5700
Small Appliance @ 1500 watts	1500	3000
Laundry	1500	1500
Refr.	8000	8000
Range	4000	4000
Dishwasher	1200	1200
Dryer	1000	1000
Pool Heater	8000	8000
		29400
		34800
Final 1% KVA @ 100%		34800
Reimbursed @ 40.1%		10000
Air Conditioner Load @ 100%	5200	5200
Heat Pump @ 80%	8000	2000
		29400
VA 240 Volts - Service Size Amps		100/200/100

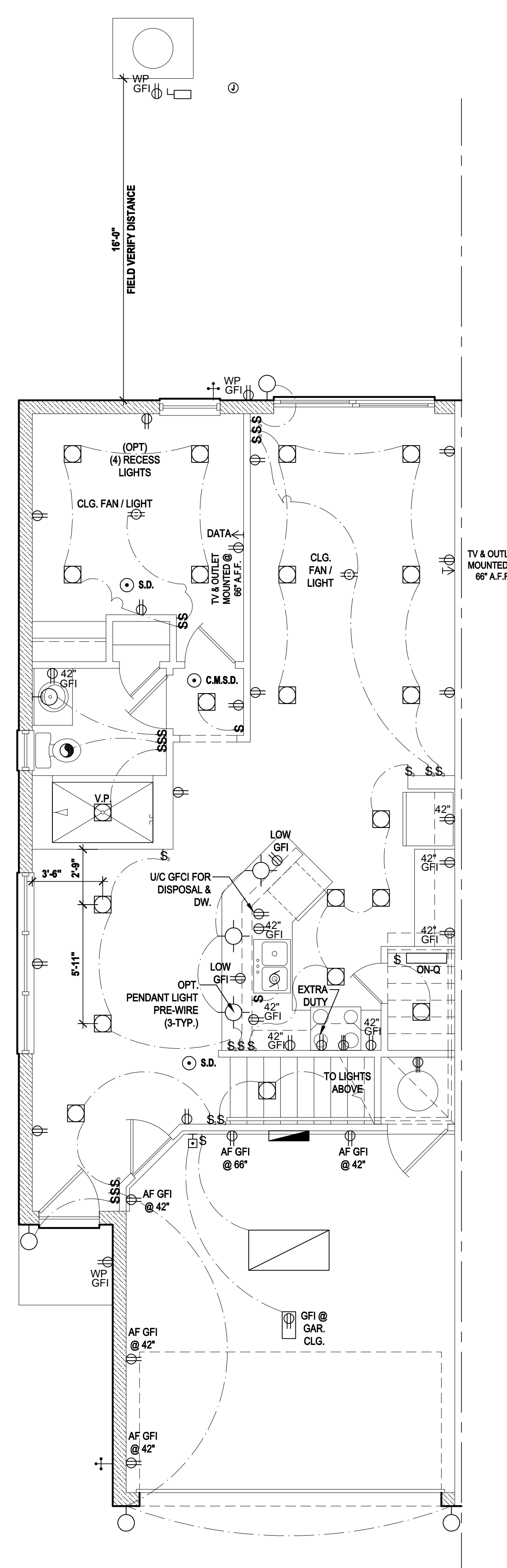


GENERAL NOTES KEY:

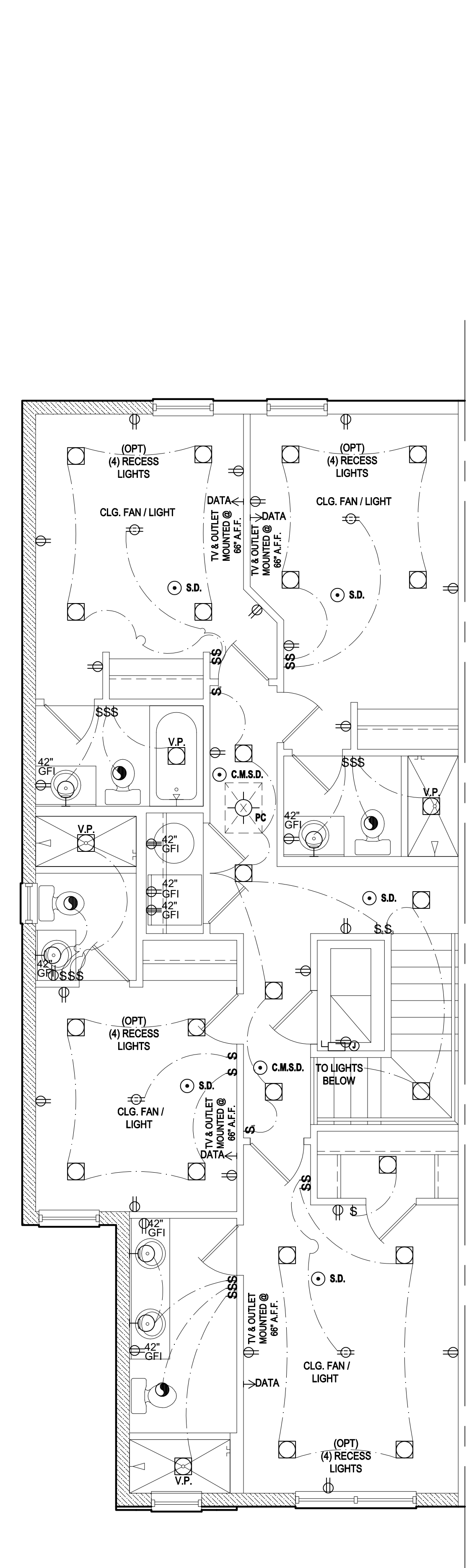
- BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETS IN FIELD.
- ALL OUTLETS ARE TO BE AFCI PROTECTED.
- ALL 15A AND 20A 120V BRANCH CIRCUITS WILL BE AFCI PROTECTED.
- ALL 15A AND 20A 120V BRANCH CIRCUITS LOCATED IN THE GARAGE AND LAUNDRY WILL BE GFCI PROTECTED.
- ALL GARAGE BAYS WILL HAVE DEDICATED GFCI 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 AREA 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.
- 6'-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 FBCEC 410.114.

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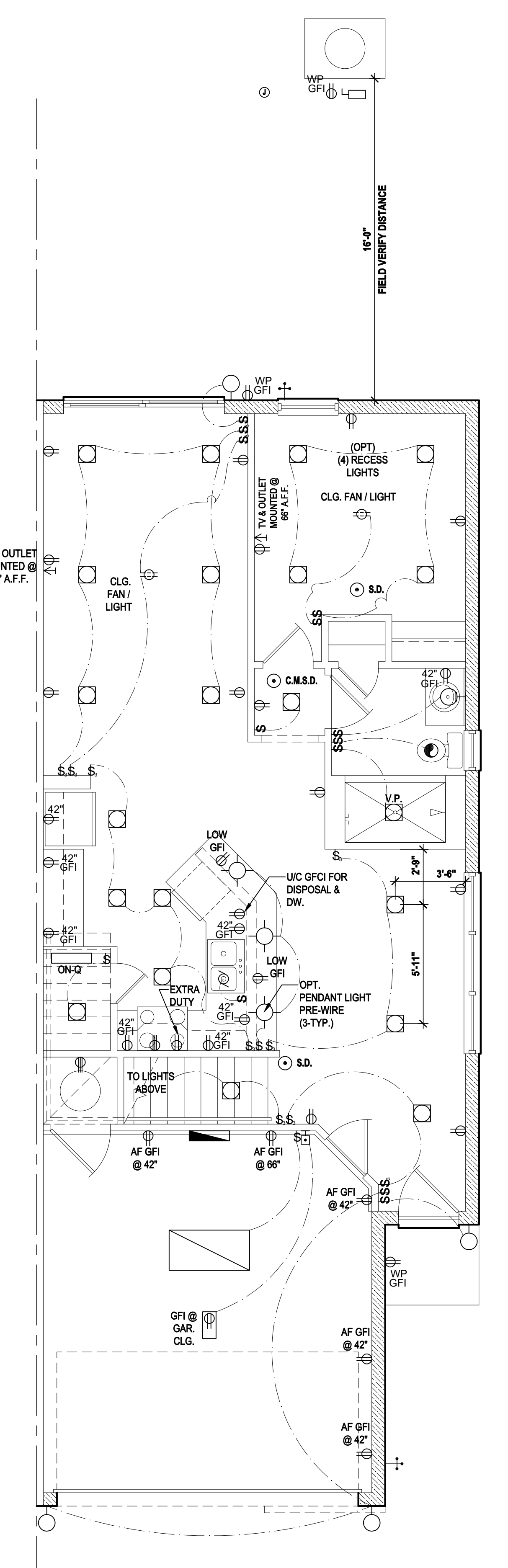
SMOKE DETECTOR REQUIREMENTS:
 ALL SMOKE/CARBON DETECTOR LOCATIONS MUST BE A MINIMUM OF 3" FROM ANY BATHROOM PER FBC-R314.3 (4). THEY MUST ALSO BE LOCATED NO MORE THAN 10' FROM ANY BEDROOM DOOR OPENING PER FBC-R315.1.



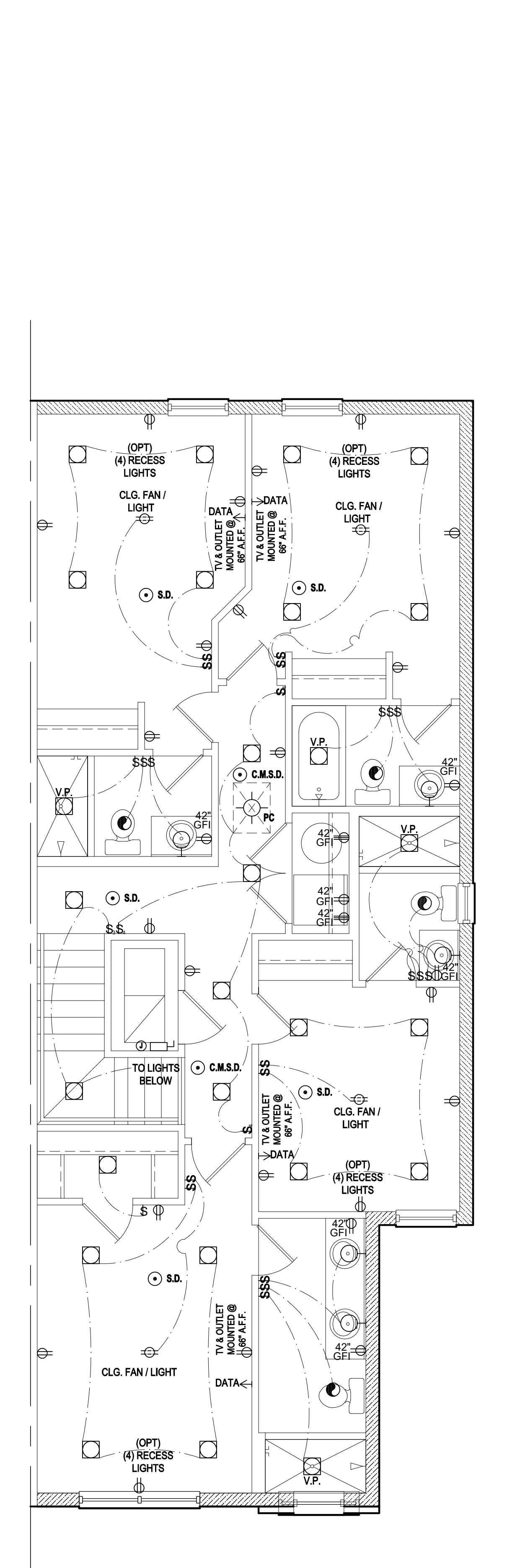
Nautilus First Floor
 SCALE: 1/4" = 1'-0"



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

8-Unit: (Paradise TH)
 Models: Nautilus, Latitude

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

ISSUE DATE: 03/06/2023
 REVISIONS:

PROJECT: 22-1151
 SCALE: AS NOTED
 DRAWN BY: M.C.
 DESIGNED BY: MJS

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

E1

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 THOMPSON ENGINEERING GROUP, INC.
 815 Orienta Ave., Suite #1040
 Altamonte Springs, FL 32701
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 www.itedesigngroup.com

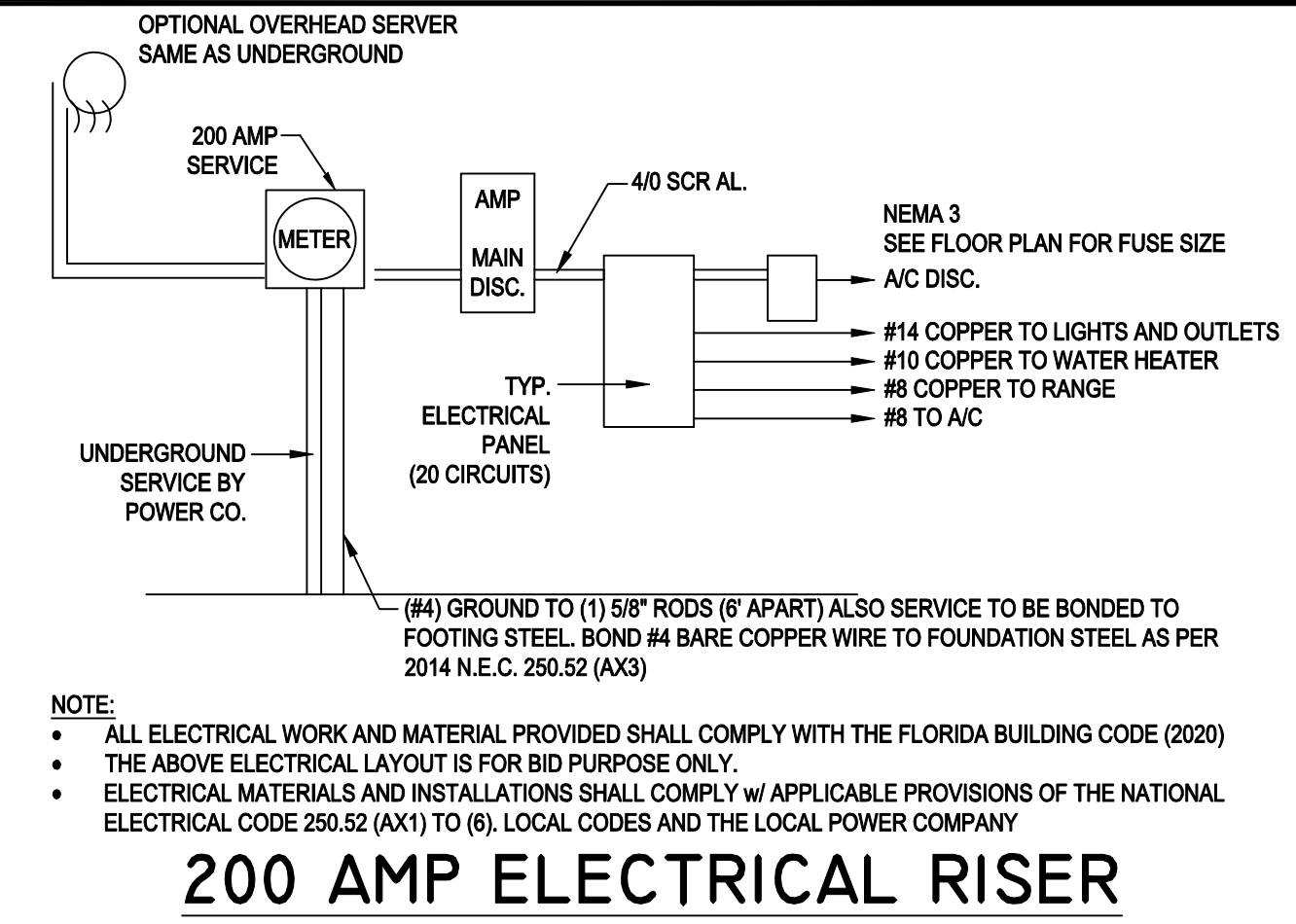
MJS
 designers group
 residential-commercial architecture

A I B I D

GOBA
 GROUP OF BUSINESS ARCHITECTS

Dec 04, 2023 2:01pm
 mjsuser\p\Park Square Homes\MODELS\TOWNHOME MODEL\STOWNHOMES (Cherry)\1 - Townhome Model\Paradise Grande (CML - Raised Height)\8-UNIT\Electrical Layout (Nautilus)dwg

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PRESTIGE
COMPANY OF FLORIDA, LLC

Mark Young
Mark Young 000000000000

Electrical Drawings
Licensed Electrical Engineer

Park Square
Paradise Town Home

200 amp Service

General Lighting @ 3 watts sq	1500	5700
Small Appliances @ 1500 watts	1500	3000
Laundry	1500	1500
Range	8000	8000
Fridge	4000	4000
Dishwasher	1200	1200
Disposal	1000	1000
Dryer	8000	8000
Pool Heater	8000	8000
		34900

Sub Total 34900

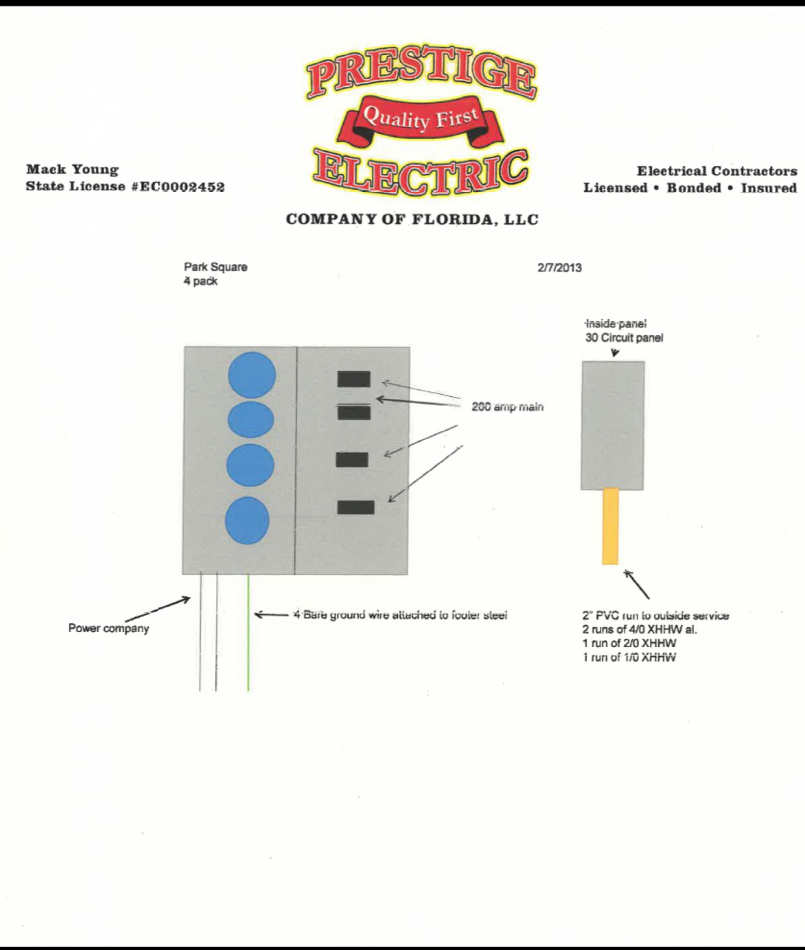
Final 1% (V) @ 100% 34900

Remainder @ 4% 13960

Air Conditioner Load @ 100% 5300

Heat Pump @ 80% 8000

VA 240 Volts - Service Drop Amps **120 (200%)**



- ### GENERAL NOTES KEY:
- BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETS IN FIELD.
 - ALL OUTLETS ARE TO BE AFCI PROTECTED.
 - ALL 15A AND 20A 120V BRANCH CIRCUITS WILL BE AFCI PROTECTED.
 - ALL 15A AND 20A 120V BRANCH CIRCUITS LOCATED IN THE GARAGE AND LAUNDRY WILL BE GFCI PROTECTED.
 - ALL GARAGE BAYS WILL HAVE DEDICATED GFCI OUTLET.
 - ALL OUTLETS LOCATED IN THE KITCHEN AND BATHROOMS ARE TO BE GFCI PROTECTED.
 - DW. AND GARBAGE DISPOSAL ARE TO BE GFCI PROTECTED.
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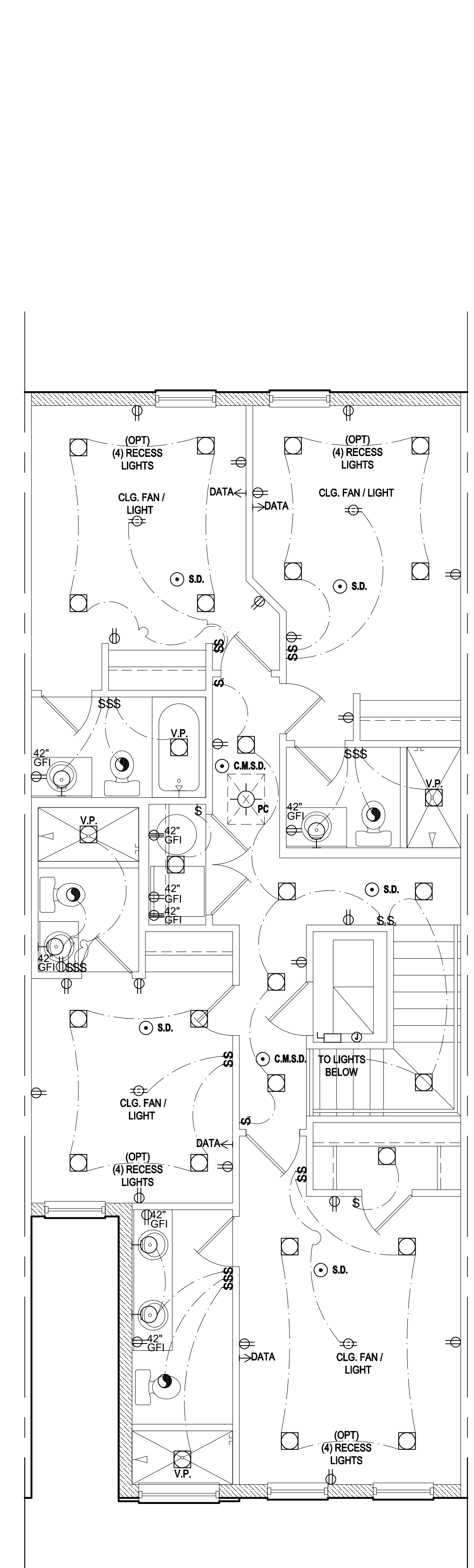
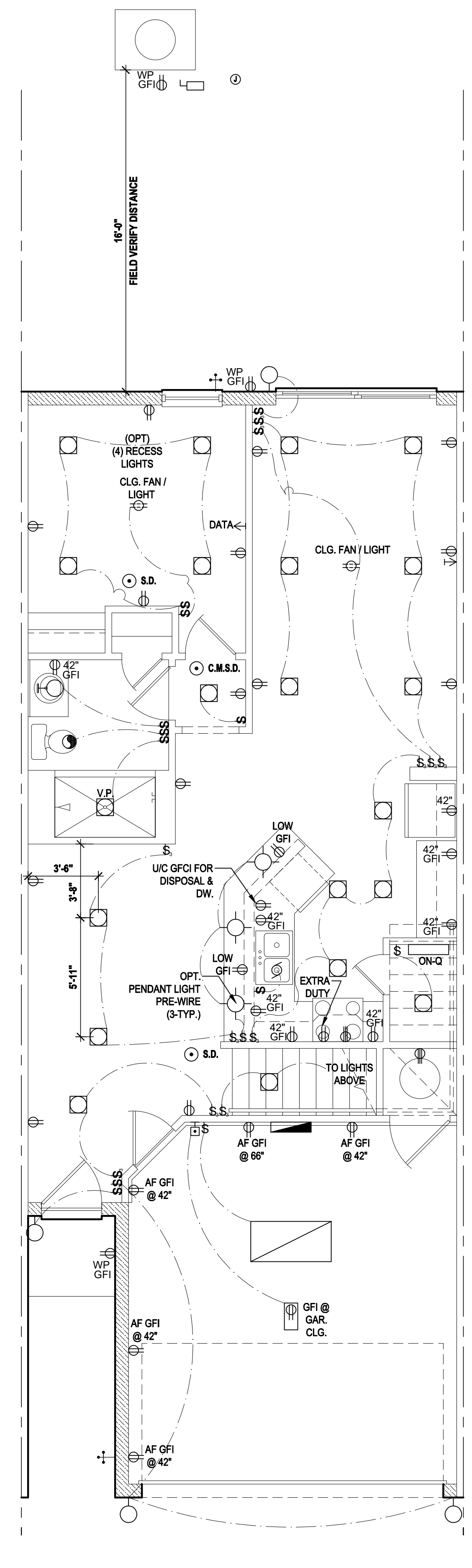
TEG
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Orlando, FL 32811
Ph: (407) 734-1790
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Fax: (407) 629-6776
www.mjsdesignsgroup.com

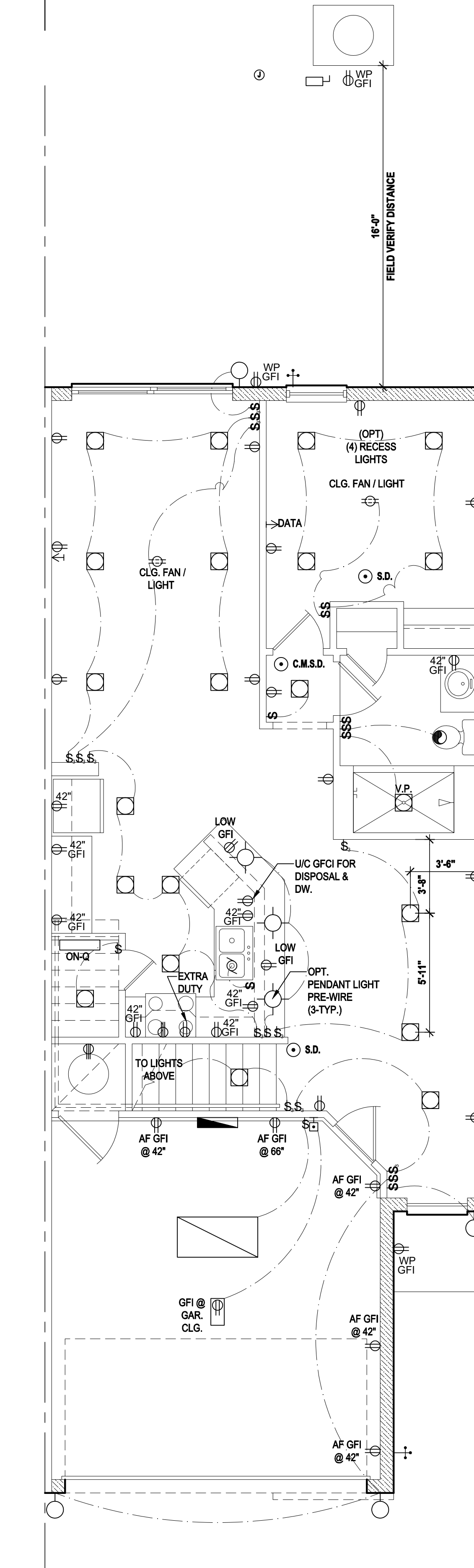
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designers group
residential-commercial architecture

A I B D

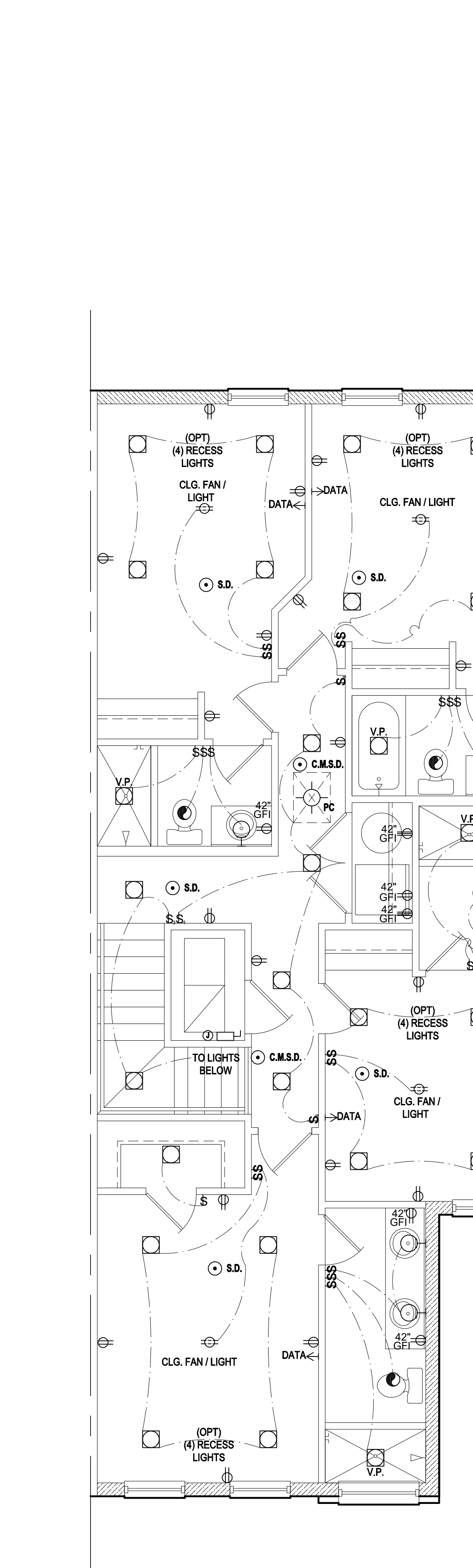
GOBA
GENERAL CONTRACTORS



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



Latitude II First Floor - (Rev.)
"Elev. A&B" (Elev. "A" shown)
SCALE 1/4" = 1'-0"



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

ELECTRICAL KEY:

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

Electrical Plan

SCALE 1/4" = 1'-0"

ISSUE DATE	03/06/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

ISSUE DATE 03/06/2023

REVISIONS

PROJECT: 22-1151

SCALE: AS NOTED

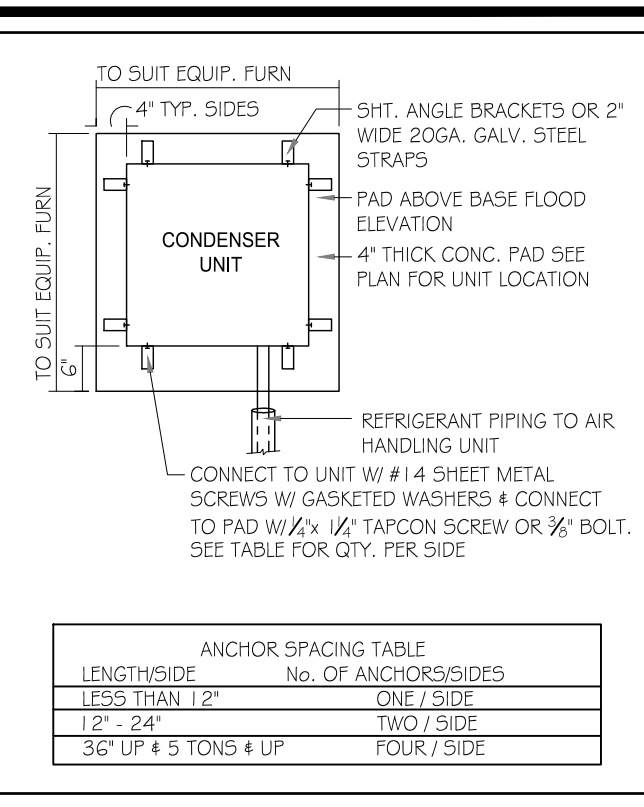
DRAWN BY: M.C.

DESIGNED BY: MJS

ELECTRICAL LAYOUT

E3

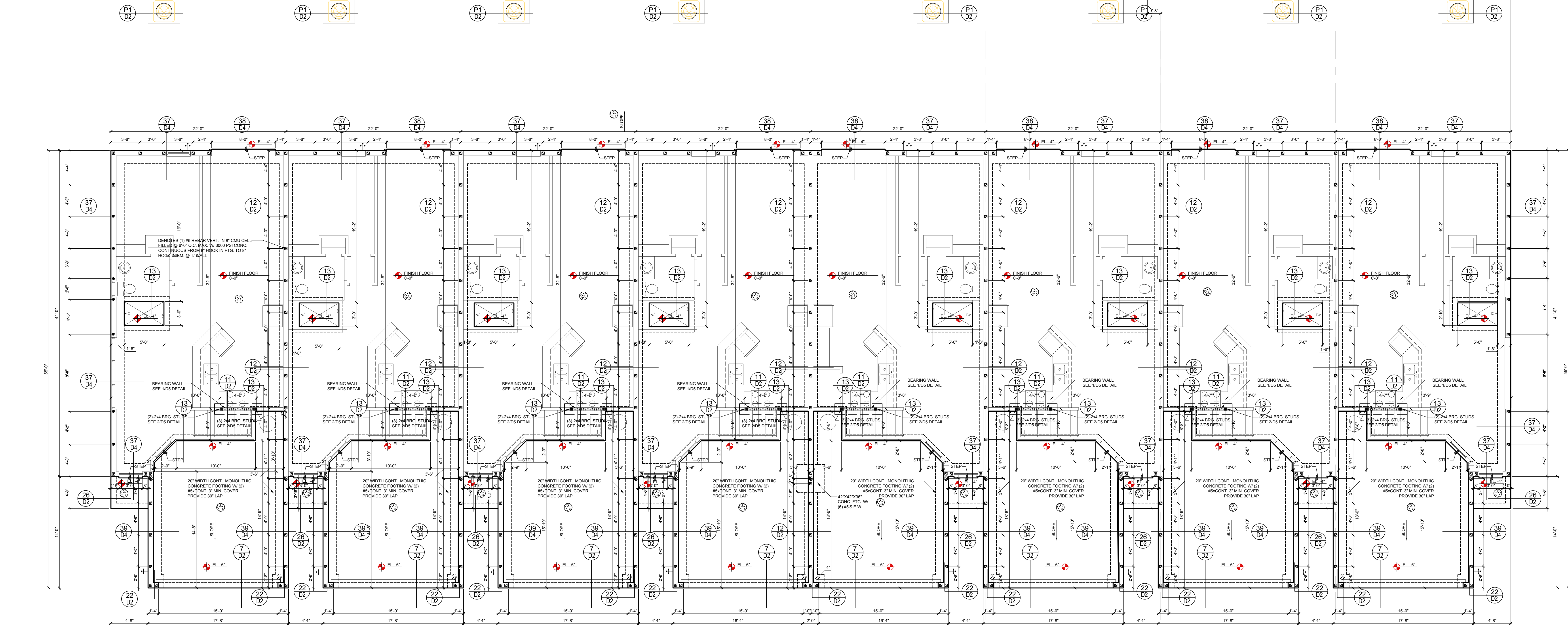
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- FOUNDATION NOTES**
- CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
 - ⊕ DENOTES FILL CELL REIN. W/ CONC. W/ 1-#5 REBAR. GRADE 60. ⊙ DENOTES FILL CELL RE. W/ CONC. W/ 2-#5 REBAR. GRADE 60.
 - ⊕ DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I., 4" THICK WITH 6#1 @ 12" O.C. REINFORCING MAT. W/ MIN. 1" COVER. TREATED SOIL WITH 0.005% (6#) POTENTIOMINE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACED IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BIDDING. 1" REIN. MESH REINFORCEMENT MAY BE USED AS ALTERNATIVE TO WWF.
 - 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 TAP RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL 61. FALL IN A PAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE.
 - PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
 - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 - IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TREATMENT SOIL CAN BE PREMISE 75 WP TERMICIDE.
 - DOKA-CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.
 - WOOD STAIRS STRINGERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER OR SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD PER FBC R317.1.

- FIELD REPAIR NOTES**
- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNIT PROXY 300 OR DAMPON SET OR EEP ADHESIVE.
 - 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/DRY 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) NETS @ 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 ARCHITECTS AND OR TO THE ENGINEER OF RECORDS (EOR) ATTENTION AND NECESSARY ADJUSTMENTS MADE PER THEIR INSTRUCTIONS.



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

Foundation Plan
SCALE 3/16" = 1'-0"

Design Location: Users\Design\OneDrive - Thompson Engineering Group\Desktop\Paradiso Grande (CML - Raised Head) 12/4/2023\8-UNIT (Wing Files)\Paradiso TH (Raised Head 8-Unit) 12/04/2023\1 Foundation Plan.dwg

PROJECT: 22-1151
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

Dec 08, 2023 4:27pm

ISSUE DATE: 03/06/2023
REVISIONS:

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

FOUNDATION PLAN
S1

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Dec 08, 2023 4:27pm

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

FOUNDATION PLAN
S1

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designers group
residential-commercial-architecture

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CREATED IN FLORIDA BELONGS TO FLORIDA

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

Park Square HOMES

- FOUNDATION NOTES**
1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
 2. ● 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 4 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.

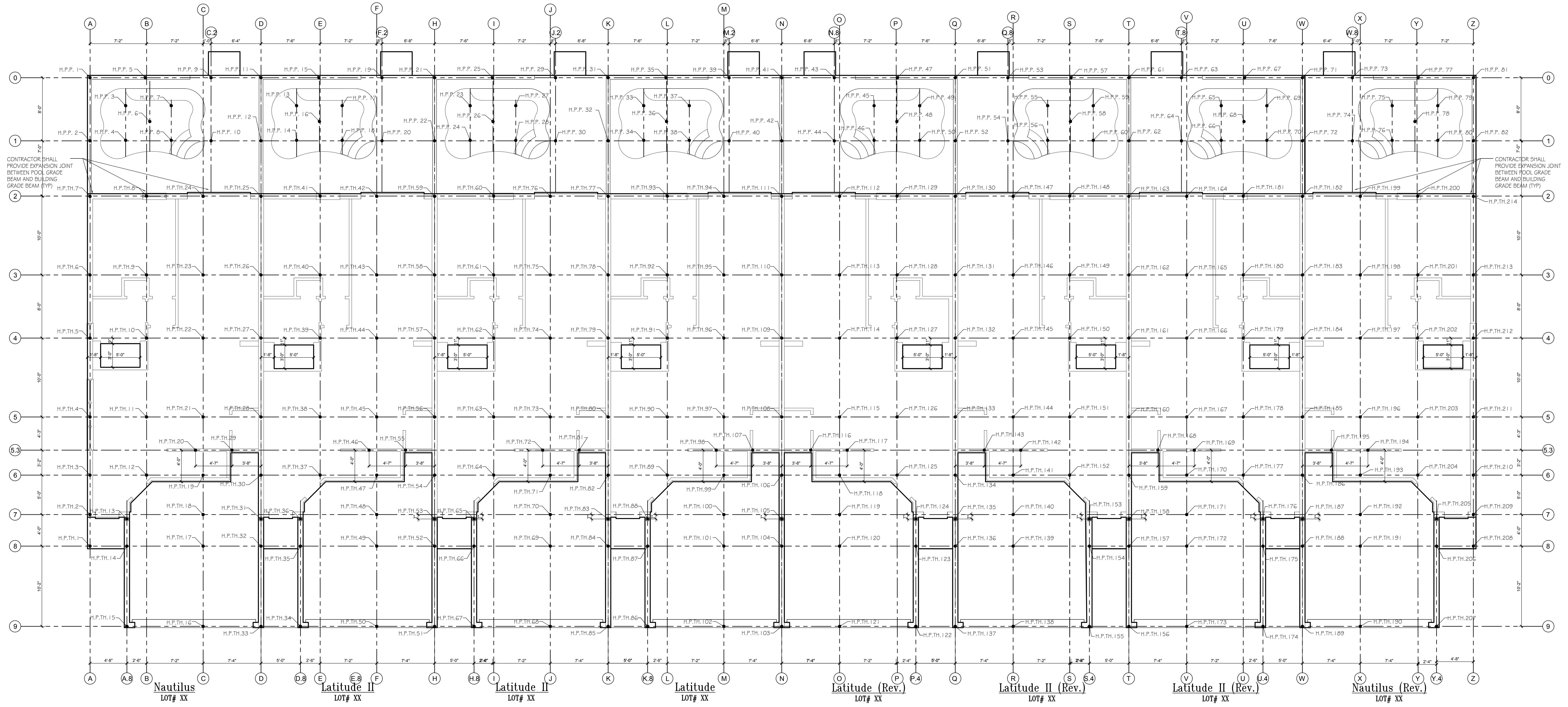
IN-PLACE DENSITY TESTS SHALL BE PERFORMED WITHIN TWO FEET OF THE BOTTOM OF ALL FOUNDATIONS AND IN EACH LIFT OF STRUCTURAL FILL TO VERIFY PROPER COMPACTION OF THE SUBGRADE SOILS.

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

VERIFICATION OF FIELD CONDITIONS:

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

HELICAL PILE TOWNHOMES --- 214
HELICAL PILE POOLS ----- 82
TOTAL HELICAL PILES ----- 296



Pile Number location
SCALE 1/4" = 1'-0"

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

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FIELD REPAIR NOTES

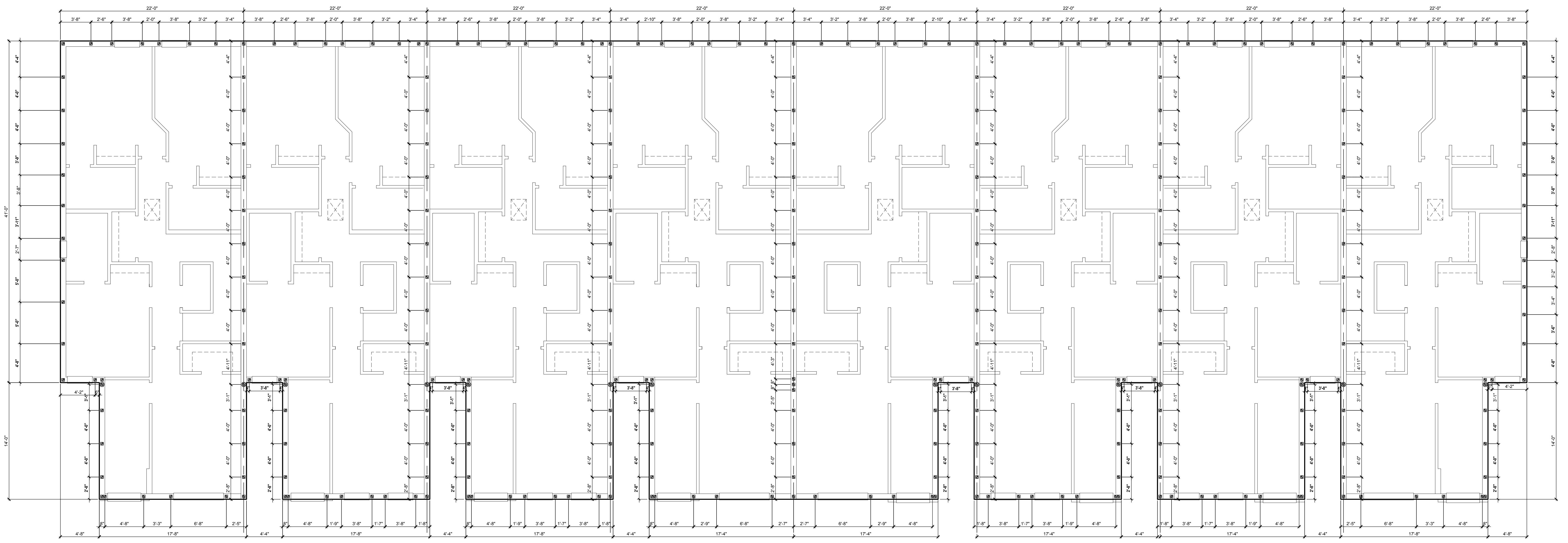
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2. BLOCK WALL OVERRUNNING SLAB CONDITION: UP TO 7" - NO REPAIR NECESSARY 7" TO 14" - 400 FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS WITH STEEL IN AREAS AFFECTED. 14" + - REQUIRE SPECIAL ENGINEERING LETTER.
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2. DENOTES FILL CELL REIN. W/ CONC. W/ 1-#5 REBAR. GRADE GO.
3. DENOTES FILL CELL REIN. W/ CONC. W/ 2-#5 REBAR. GRADE GO.
4. DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I. 4" THICK WITH 6X6 10" O.D GAUGE REINFORCING MAT. W/ MIN. 1" COVER TREATS TREATED SOIL WITH 600GSM (6M) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. W/IF SHALL BE PLACE IN MODULE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLTS/STRIPS. FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO WIRE.
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. WATER HEATER T&P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL (E1-FALL 0 IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE.
7. PAVERS MAY BE USED ELO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. GLEETE SLAB IN AREAS PAVERS ARE USED.
8. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
9. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TREATMENT TREATED SOIL CA BE PROVIDED TO W/ TREATING.
10. SORA CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



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

Second Floor dowel plan
"Elev. A"
 SCALE: 3/16" = 1'-0"

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FIELD REPAIR NOTES

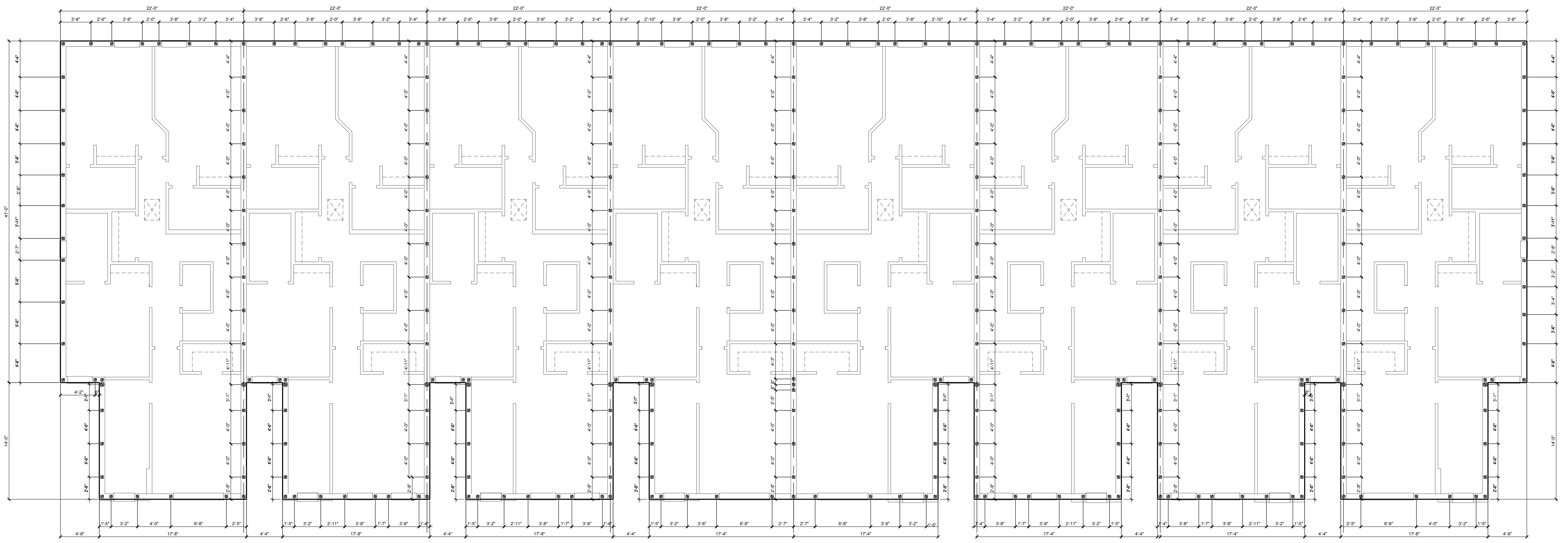
1. MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3" DIA. x 6" DEEP HOLE FILLED W/ UNITEK PROPOXY 300 OR SIMPSON SET OR EIT ADHESIVES.
2. BLOCK WALL OVERRANGING SLAB CONDITION: UP TO 7"Ø - NO REPAIR NECESSARY 7"Ø TO 14"Ø - FILL CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS WITH STEEL IN AREAS AFFECTED. 14"Ø+ - REQUIRE SPECIAL ENGINEERING LETTER.
3. PENETRATION OF PLUMBING PIPES/DRAIN VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DR. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) M1512 @ 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 ARCHITECTS AND OR TO THE ENGINEER OF RECORDS (EOR) ATTENTION AND NECESSARY ADJUSTMENTS MADE FOR THEIR INSTRUCTIONS.

FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. DENOTES FILL CELL REIN. W/ CONC. W/ 1-#5 REBAR, GRADE GO.
3. DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I., 4" THICK WITH 6X6 (O) D GAUGE REINFORCING MAT, W/ MIN. 1" COVER TREATS TREATED SOIL WITH 0.005" (5/8") POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. W/IF SHALL BE PLACE IN MODULE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLTS/STIFFENERS. FIBER MESH REINFORCEMENT MAY 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 TWP RELIEF VALVE SHALL F FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL (E) - FILL C IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE.
6. PAVERS MAY BE USED ELO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. GLEETE SLAB IN AREAS PAVERS ARE USED.
7. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
8. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TREATMENT TREATED SOIL CA BE PROVIDED TO W/ TREATING.
9. SORA CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



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

Second Floor dowel plan
"Elev. B"
 SCALE: 3/16" = 1'-0"

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Dec 08, 2023 4:27pm

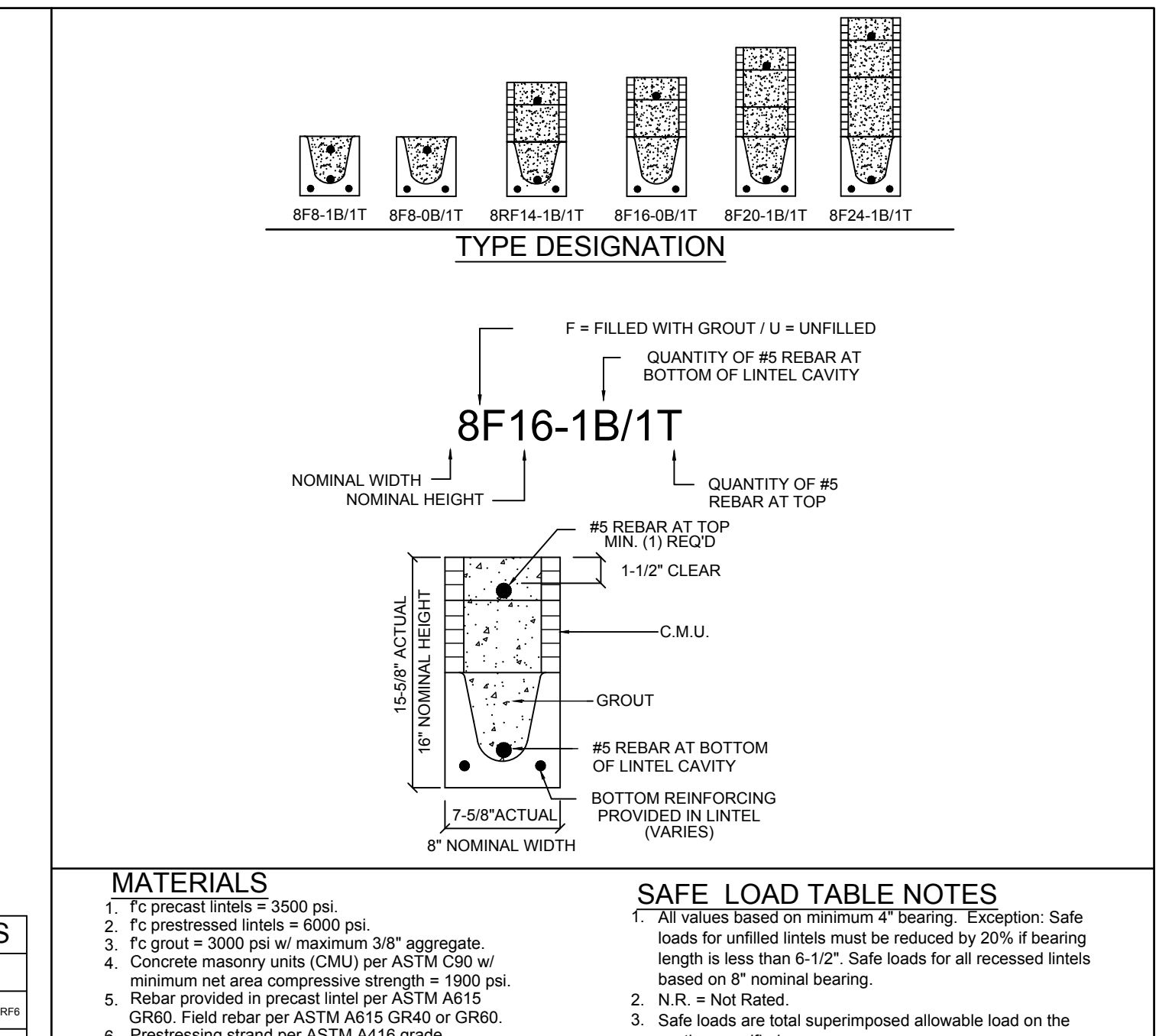
Design Path: Users\Design\OneDrive - Thompson Engineering Group\Desktop\Paradiso Grande (CMU - Raised Heel) 12/04/2023 8-UNIT (Orig) Files\Paradiso TH (Raised Heel 8-Unit) - 12/04/2023\12 2nd floor dowel plan ELEV.B.dwg

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SAFE LOAD TABLES FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINETS	
GRAVITY	
LENGTH	TYPE
2'-10" (34") PRECAST	2100
3'-0" (42") PRECAST	2300
4'-0" (48") PRECAST	2500
4'-6" (54") PRECAST	2600
5'-0" (60") PRECAST	2700
5'-6" (66") PRECAST	2800
6'-0" (72") PRECAST	2900
6'-6" (78") PRECAST	3000
7'-0" (84") PRECAST	3100
7'-6" (90") PRECAST	3200
8'-0" (96") PRECAST	3300
8'-6" (102") PRECAST	3400
9'-0" (108") PRECAST	3500
9'-6" (114") PRECAST	3600
10'-0" (120") PRECAST	3700
10'-6" (126") PRECAST	3800
11'-0" (132") PRECAST	3900
11'-6" (138") PRECAST	4000
12'-0" (144") PRECAST	4100
12'-6" (150") PRECAST	4200
13'-0" (156") PRECAST	4300
13'-6" (162") PRECAST	4400
14'-0" (168") PRECAST	4500
14'-6" (174") PRECAST	4600
15'-0" (180") PRECAST	4700
15'-6" (186") PRECAST	4800
16'-0" (192") PRECAST	4900
16'-6" (198") PRECAST	5000
17'-0" (204") PRECAST	5100
17'-6" (210") PRECAST	5200
18'-0" (216") PRECAST	5300
18'-6" (222") PRECAST	5400
19'-0" (228") PRECAST	5500
19'-6" (234") PRECAST	5600
20'-0" (240") PRECAST	5700
20'-6" (246") PRECAST	5800
21'-0" (252") PRECAST	5900
21'-6" (258") PRECAST	6000

8" PRECAST & PRESTRESSED U-LINETS	
UPLIFT	
LENGTH	TYPE
2'-10" (34") PRECAST	2100
3'-0" (42") PRECAST	2300
4'-0" (48") PRECAST	2500
4'-6" (54") PRECAST	2600
5'-0" (60") PRECAST	2700
5'-6" (66") PRECAST	2800
6'-0" (72") PRECAST	2900
6'-6" (78") PRECAST	3000
7'-0" (84") PRECAST	3100
7'-6" (90") PRECAST	3200
8'-0" (96") PRECAST	3300
8'-6" (102") PRECAST	3400
9'-0" (108") PRECAST	3500
9'-6" (114") PRECAST	3600
10'-0" (120") PRECAST	3700
10'-6" (126") PRECAST	3800
11'-0" (132") PRECAST	3900
11'-6" (138") PRECAST	4000
12'-0" (144") PRECAST	4100
12'-6" (150") PRECAST	4200
13'-0" (156") PRECAST	4300
13'-6" (162") PRECAST	4400
14'-0" (168") PRECAST	4500
14'-6" (174") PRECAST	4600
15'-0" (180") PRECAST	4700
15'-6" (186") PRECAST	4800
16'-0" (192") PRECAST	4900
16'-6" (198") PRECAST	5000
17'-0" (204") PRECAST	5100
17'-6" (210") PRECAST	5200
18'-0" (216") PRECAST	5300
18'-6" (222") PRECAST	5400
19'-0" (228") PRECAST	5500
19'-6" (234") PRECAST	5600
20'-0" (240") PRECAST	5700
20'-6" (246") PRECAST	5800
21'-0" (252") PRECAST	5900
21'-6" (258") PRECAST	6000



8" PRECAST W/ 2" RECESS DOOR U-LINETS	
GRAVITY	
LENGTH	TYPE
2'-10" (34") PRECAST	2100
3'-0" (42") PRECAST	2300
4'-0" (48") PRECAST	2500
4'-6" (54") PRECAST	2600
5'-0" (60") PRECAST	2700
5'-6" (66") PRECAST	2800
6'-0" (72") PRECAST	2900
6'-6" (78") PRECAST	3000
7'-0" (84") PRECAST	3100
7'-6" (90") PRECAST	3200
8'-0" (96") PRECAST	3300
8'-6" (102") PRECAST	3400
9'-0" (108") PRECAST	3500
9'-6" (114") PRECAST	3600
10'-0" (120") PRECAST	3700
10'-6" (126") PRECAST	3800
11'-0" (132") PRECAST	3900
11'-6" (138") PRECAST	4000
12'-0" (144") PRECAST	4100
12'-6" (150") PRECAST	4200
13'-0" (156") PRECAST	4300
13'-6" (162") PRECAST	4400
14'-0" (168") PRECAST	4500
14'-6" (174") PRECAST	4600
15'-0" (180") PRECAST	4700
15'-6" (186") PRECAST	4800
16'-0" (192") PRECAST	4900
16'-6" (198") PRECAST	5000
17'-0" (204") PRECAST	5100
17'-6" (210") PRECAST	5200
18'-0" (216") PRECAST	5300
18'-6" (222") PRECAST	5400
19'-0" (228") PRECAST	5500
19'-6" (234") PRECAST	5600
20'-0" (240") PRECAST	5700
20'-6" (246") PRECAST	5800
21'-0" (252") PRECAST	5900
21'-6" (258") PRECAST	6000

8" PRECAST W/ 2" RECESS DOOR U-LINETS	
UPLIFT	
LENGTH	TYPE
2'-10" (34") PRECAST	2100
3'-0" (42") PRECAST	2300
4'-0" (48") PRECAST	2500
4'-6" (54") PRECAST	2600
5'-0" (60") PRECAST	2700
5'-6" (66") PRECAST	2800
6'-0" (72") PRECAST	2900
6'-6" (78") PRECAST	3000
7'-0" (84") PRECAST	3100
7'-6" (90") PRECAST	3200
8'-0" (96") PRECAST	3300
8'-6" (102") PRECAST	3400
9'-0" (108") PRECAST	3500
9'-6" (114") PRECAST	3600
10'-0" (120") PRECAST	3700
10'-6" (126") PRECAST	3800
11'-0" (132") PRECAST	3900
11'-6" (138") PRECAST	4000
12'-0" (144") PRECAST	4100
12'-6" (150") PRECAST	4200
13'-0" (156") PRECAST	4300
13'-6" (162") PRECAST	4400
14'-0" (168") PRECAST	4500
14'-6" (174") PRECAST	4600
15'-0" (180") PRECAST	4700
15'-6" (186") PRECAST	4800
16'-0" (192") PRECAST	4900
16'-6" (198") PRECAST	5000
17'-0" (204") PRECAST	5100
17'-6" (210") PRECAST	5200
18'-0" (216") PRECAST	5300
18'-6" (222") PRECAST	5400
19'-0" (228") PRECAST	5500
19'-6" (234") PRECAST	5600
20'-0" (240") PRECAST	5700
20'-6" (246") PRECAST	5800
21'-0" (252") PRECAST	5900
21'-6" (258") PRECAST	6000

MATERIALS

1. Concrete masonry units (CMU) per ASTM C90 w/ minimum net gross compressive strength = 1900 psi.
2. Rebar provided in precast lintel per ASTM A615 Grade 60.
3. Mortar per ASTM C270 Type M or S.
4. Prestressing strand per ASTM A416 grade 270 low relaxation.
5. 7/32 wire per ASTM A510.
6. Mortar per ASTM C270 Type M or S.

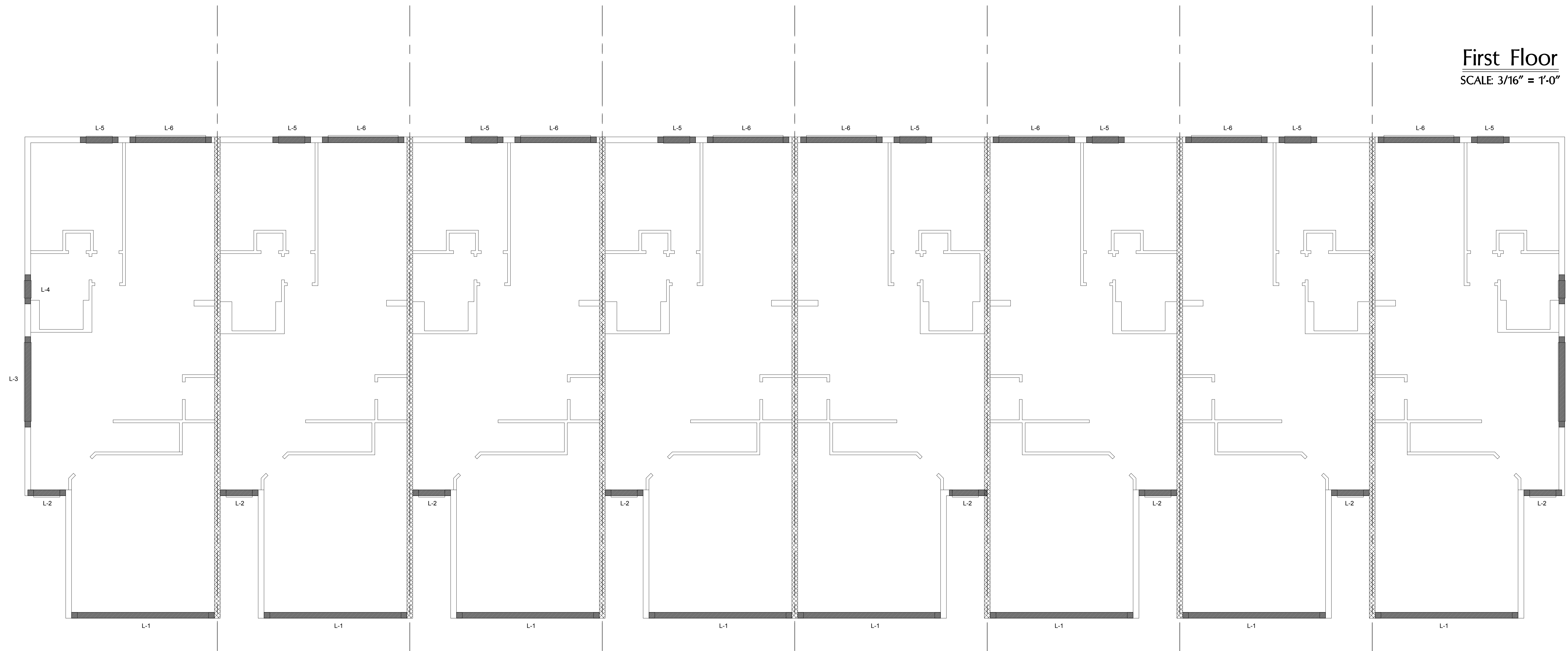
SAFE LOAD TABLE NOTES

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 slab 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 6" 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.

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/250 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/50.
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.

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE			
LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F40-1B/1T	GARAGE DOOR
L-2	4'-6"	8F22-1B/1T	FRONT DOOR
L-3	10'-6"	8F24-1B/1T	(3) 3060 S.H.
L-4	3'-6"	8F24-1B/1T	2030 S.H.
L-5	4'-6"	8F24-1B/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	5'-4"	8F24-1B/1T	FIX GLASS



First Floor
SCALE: 3/16" = 1'-0"

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A.I.D.
BID

GOBA
GROUP OF BUILDING AND DESIGN ASSOCIATES

8-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

Park Square HOMES

PROJECT: 22-1151
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

ISSUE DATE: 03/06/2023
REVISIONS:

Dec 08, 2023 4:27pm
Design Path: Users\Design\OneDrive - Thompson Engineering Group\Desktop\Paradiso Grande (CMU)-Raised Head 8-Unit- 1204-2023\SI Lintel Plan.dwg

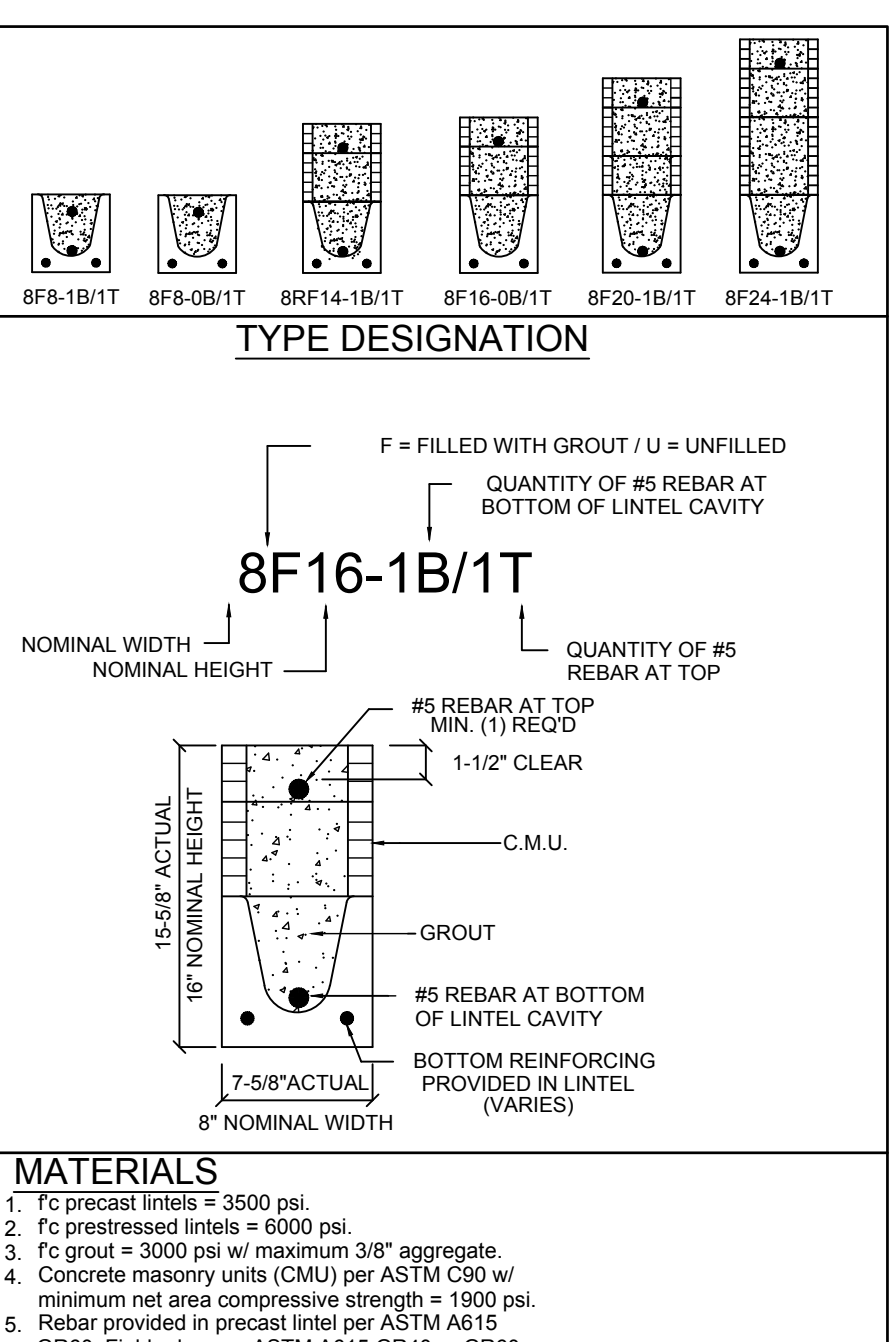
LINTEL PLAN
S2

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SAFE LOAD TABLES FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS

LENGTH	TYPE	GRAVITY											
		8F16-1B	8F16-1B	8F16-1B	8F16-1B	8F16-1B	8F16-1B	8F16-1B	8F16-1B	8F16-1B	8F16-1B	8F16-1B	8F16-1B
2'-10" (34")	PRECAST	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100
2'-6" (42")	PRECAST	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100
4'-0" (48")	PRECAST	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100
4'-6" (54")	PRECAST	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100



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

LENGTH	TYPE	GRAVITY											
		8F22-1B	8F22-1B	8F22-1B	8F22-1B	8F22-1B	8F22-1B	8F22-1B	8F22-1B	8F22-1B	8F22-1B	8F22-1B	
4'-6" (54")	PRECAST	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	
4'-0" (48")	PRECAST	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	
2'-6" (30")	PRECAST	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	
2'-0" (24")	PRECAST	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	

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
 6. GRSB Field rebar per ASTM A615 (GRADE 60)
 7. Prestressing strand per ASTM A416 grade 270 low relaxation
 8. Motor per ASTM C270 type M or S
 9. 7/32 wire per ASTM A510

GENERAL NOTES
 1. Provide full mortar head and bed joints.
 2. Store 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 cast reinforcing and grouting.
 5. All lintels meet or exceed L200 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L150.
 6. Bottom field added rebar to be located at the bottom of the lintel cavity.
 7. 7/32" diameter wire strips are welded to the bottom steel for mechanical anchorage.
 8. Cast-in-place concrete may be provided in composite lintel.
 9. Rebar of concrete masonry units.
 10. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

8" PRECAST & PRESTRESSED U-LINTELS

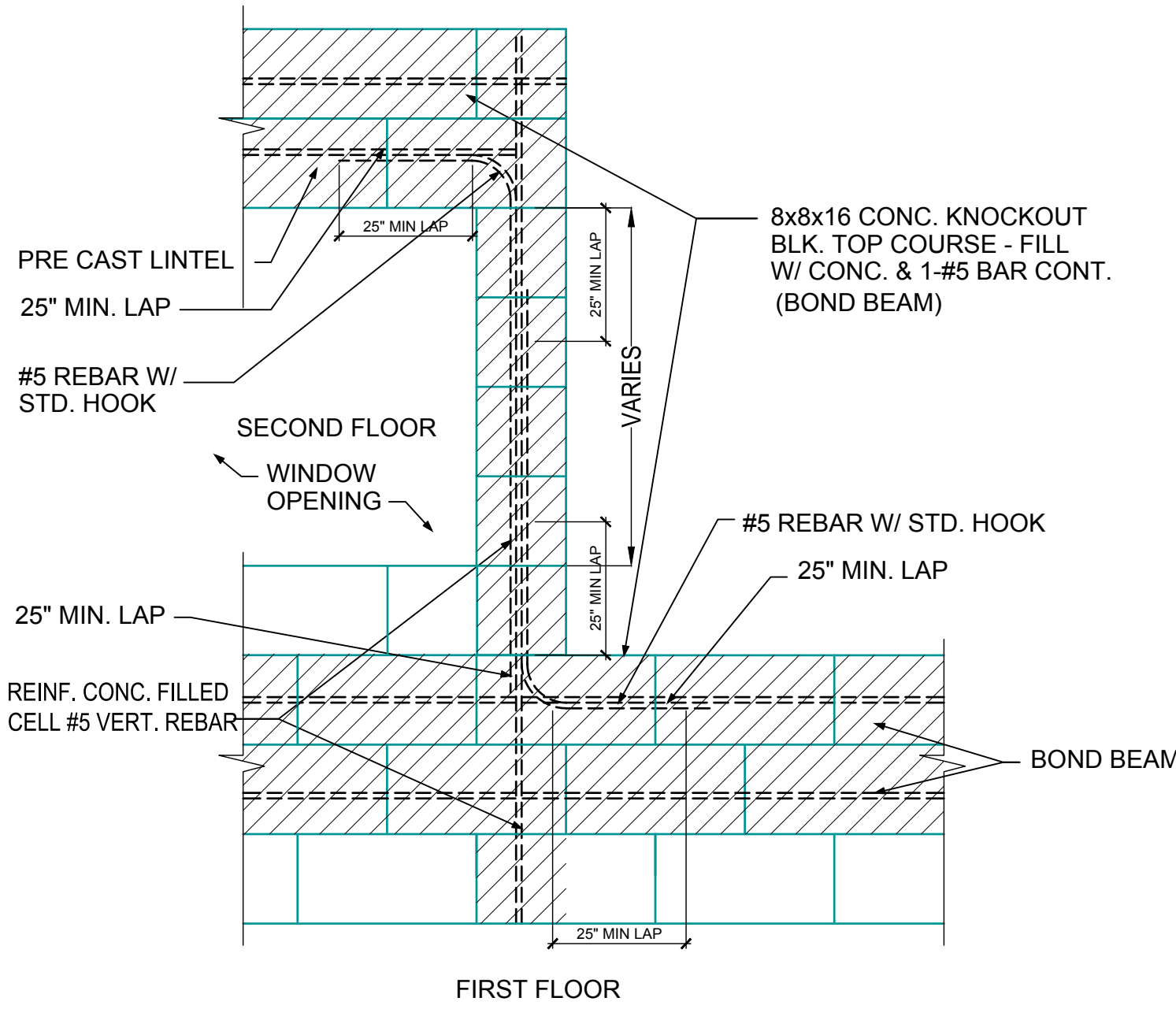
LENGTH	TYPE	UPLIFT						LATERAL	
		8F16-1B	8F16-1B	8F16-1B	8F16-1B	8F16-1B	8F16-1B	RUR	8F8
2'-10" (34")	PRECAST	2122	2122	2122	2122	2122	2122	2122	2122
2'-6" (42")	PRECAST	2100	2100	2100	2100	2100	2100	2100	2100
4'-0" (48")	PRECAST	2100	2100	2100	2100	2100	2100	2100	2100
4'-6" (54")	PRECAST	2100	2100	2100	2100	2100	2100	2100	2100

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 for mechanical anchorage.
 8. For composite lintel heights not shown, use safe load from next lower height.
 9. All safe loads in units of pounds per linear foot.

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

LENGTH	TYPE	UPLIFT						LATERAL	
		8F22-1B	8F22-1B	8F22-1B	8F22-1B	8F22-1B	8F22-1B	RUR	8F8
4'-6" (54")	PRECAST	1800	1800	1800	1800	1800	1800	1800	1800
4'-0" (48")	PRECAST	1800	1800	1800	1800	1800	1800	1800	1800
2'-6" (30")	PRECAST	1800	1800	1800	1800	1800	1800	1800	1800
2'-0" (24")	PRECAST	1800	1800	1800	1800	1800	1800	1800	1800

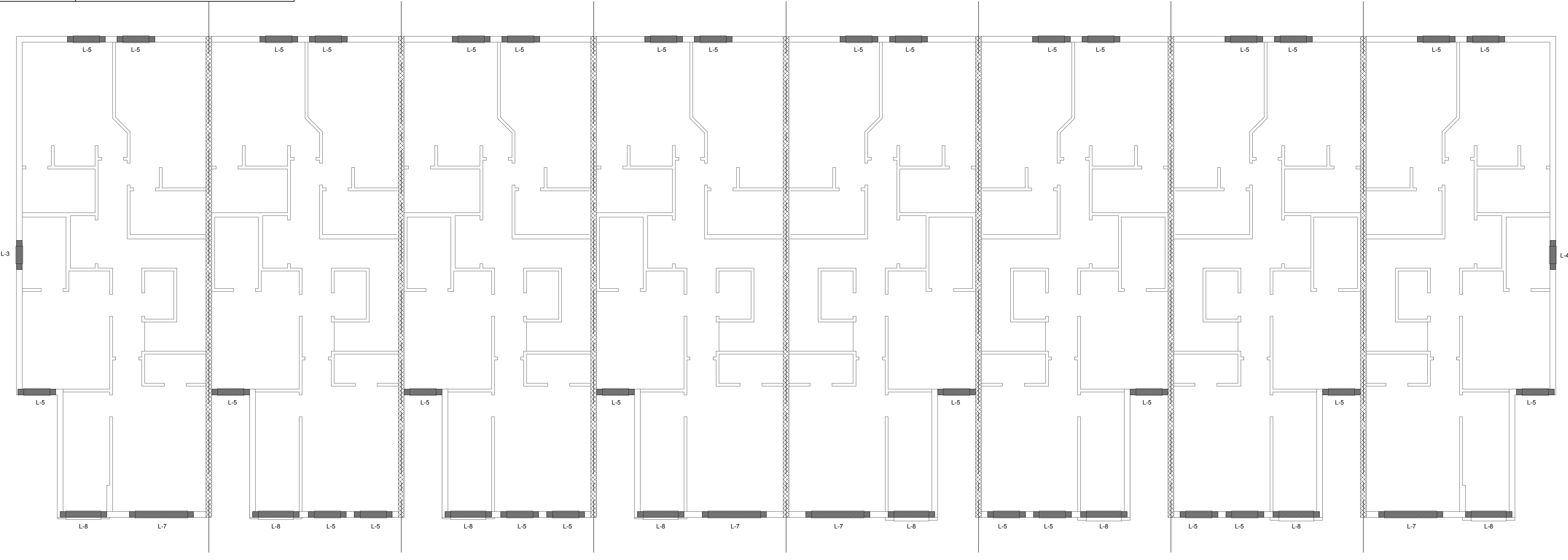
*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



2ND FLOOR PRE-CAST LINTEL CONNECTION

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE			
LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F40-1B/1T	GARAGE DOOR
L-2	4'-6"	8RF22-1B/1T	FRONT DOOR
L-3	10'-6"	8F24-1B/1T	(3) 3060 S.H.
L-4	3'-6"	8F24-1B/1T	2030 S.H.
L-5	4'-6"	8F24-1B/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	5'-4"	8F24-1B/1T	FIX GLASS

Second Floor "Elev. A"
SCALE 3/16" = 1'-0"



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

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MJS
 designers group
 residential-commercial-architecture

A | I | D
 ARCHITECTS

GOPA
 GEORGETOWN PROFESSIONAL ASSOCIATION

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

Park Square HOMES
 ISSUE DATE: 03/06/2023
 REVISIONS:
 PROJECT: 22-1151
 SCALE: AS NOTED
 DRAWN BY: M.C.
 DESIGNED BY: MJS
 LINTEL PLAN
S3

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETA20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8d x 1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A OR MTS12	RFT: 8-8d x 1 1/2" / PLT: 4-8d	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	365	280 / 303
35	A35F	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
37	MTS12	14-10d	1,000	N/A
38	MTS16	14-10d	1,000	N/A
39	MTS30	14-10d	1,000	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	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	HDBA	SILL: 7/8" BOLT STUD: (3) 7/8"x5/2" TC	7,910	N/A
97	MTSM16	BLOCK: 4-1/2"x2-1/2" TC JOIST: 7-10d	860	N/A

98	HTT4	SILL: 7/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
102	HTT5	7/8" BOLT / 26-10d	4,275	N/A
103	VGTRFL	32-SDS / X3 / (2) 7/8" BOLT	3,990	N/A
104	H0UB-SDS2.5	7/8" BOLT / 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: 8-16d	1,550	N/A
168	U46	H: 8-10d / J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC26-2	H: 14-16d / J: 4-10d	1,085	N/A
186	HUCQ210-2-SDS	H: 12-14"x2-1/2" SDS* J: 8-14"x2-1/2" SDS	2,345	N/A
190	HUJ210-2-SDS	CMU: 18-14"x2-1/2" TITEN T. J: 10-0-14d x 3"	1,800 U. 5,095 D.	N/A
214	HUC212-3TF	HD: 16-3/16"x1 1/2" TAPCON BM: 8-16d	1,135	N/A
215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR34X8 TOP&FACE JOIST: 16-10d	3,145	N/A
226	MBHA4.75/12	HDR: (2) 3/4" x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10d x 1 1/2" / P: 10-10d x 1 1/2"	1,470	480 / N/A
241	LGT2	30-16d sinker	2000	1015 / 440
301	LGT7	(1) 5/8" BOLT / GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	L: 1L 3/4" BOLT / GIR: 8-10d	6,485	N/A
303	HGT-4	L: 1L 3/4" BOLT / 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			

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPWVCA RCSI 1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSSES TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- TILE ROOF UNDERLAYMENT TO BE INSTALLED IAW FBOR 2023, 8TH EDITION ROOFS.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1976, D486 AND D6797 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE ROOFS.1.1. UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE ROOFS.1.1.
- OFF RIDGE VENTS MAXIMUM OPENING SIZES: - LOMANCO: (2) 8"; DIA. CIRCLES - MILLERUM METAL: 25" x 48" HOLE

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

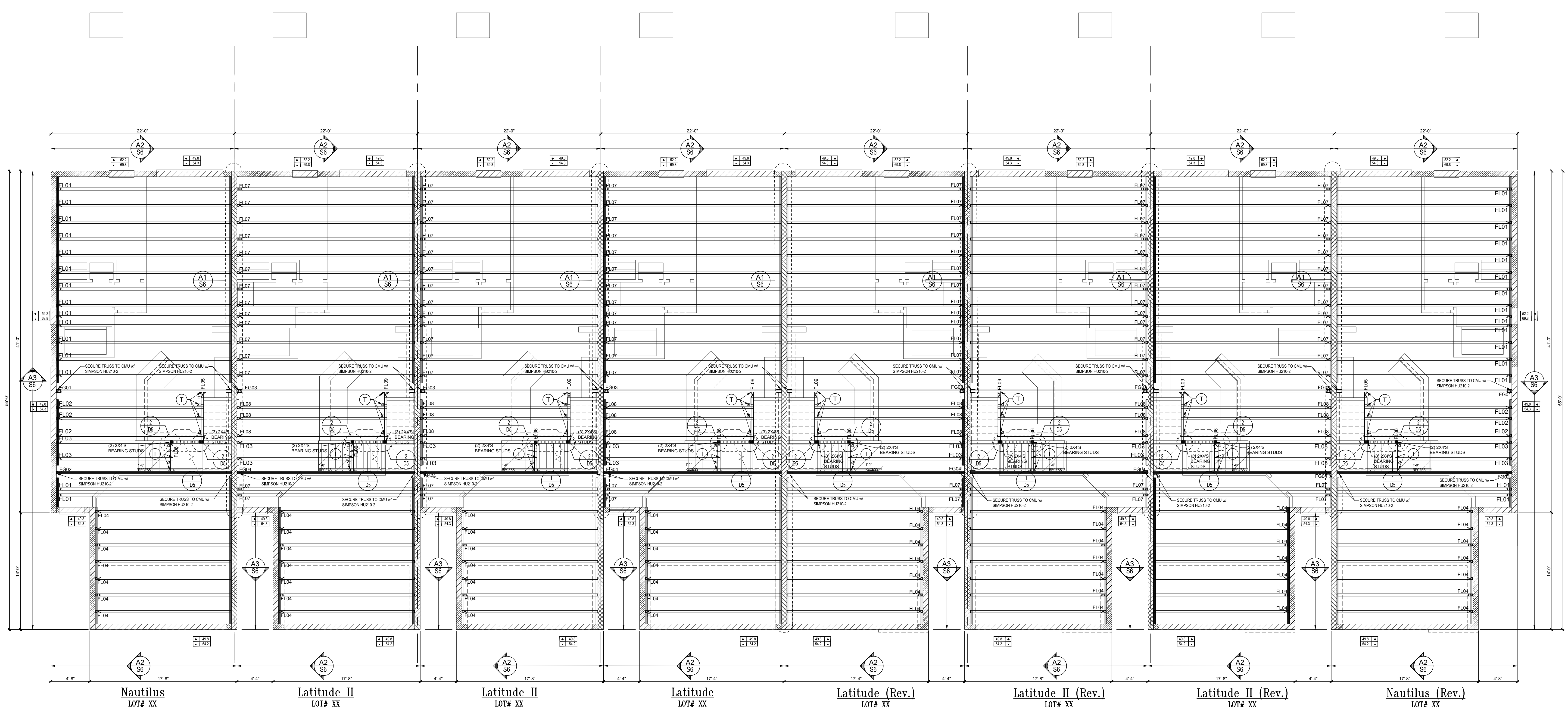
UL-TMATE DESIGNED POSITIVE PRESSURE
UL-TMATE DESIGNED NEGATIVE PRESSURE

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

FIELD REPAIR NOTES

- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT REBAR SET IN A 6" DIA. x 48" DEEP HOLE FILLED W/ INTER. PROPPAN 300 OR SIMPSON SET OR EIT. ANCHORS.
- BLOCK WALL OVERHANGING SLAB CONDITION UP TO 70" NO REPAIR NECESSARY 70" TO 110" ADD FILLED CELL W/ VERTICAL STEEL MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED 110" REQUIRE SPEC. ENGINEERING LETTER.
- PENETRATION OF FLASHING PERS/OVER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DR. STUDS ARE ADDED EITHER SIDE OF PENETRATION WITHIN 2" AND TRUSS/FLOOR TRUSS IS NOT CLOSER THAN 2" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE.
- TILE ROOF UNDERLAYMENT TO BE INSTALLED IAW FBOR 2023, 8TH EDITION ROOFS.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1976, D486 AND D6797 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE ROOFS.1.1. UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE ROOFS.1.1.
- OFF RIDGE VENTS MAXIMUM OPENING SIZES: - LOMANCO: (2) 8"; DIA. CIRCLES - MILLERUM METAL: 25" x 48" HOLE

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Floor Framing Plan
SCALE: 3/16" = 1'-0"

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MJS
designers group
residential-commercial-architecture

A.I. B.D.
GOBA
GOLF BUILDING AND DESIGN ASSOCIATION

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

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

ISSUE DATE: 03/06/2023
REVISIONS:

PROJECT: 22-1151
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

FLOOR PLAN ELEV. A
8 UNIT
S4

Dec. 08, 2023 4:28pm

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETA20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8d x 1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A OR MTS12	RFT: 8-8d x 1 1/2" / PLT: 4-8d	1010	660 / 550
23	LUS26	HDR: 4-10d / JUST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d / PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8d x 1 1/2" / P:4-8d x 1 1/2"	365	280 / 303
35	A35F	H:4-8d x 1 1/2" / P:4-8d x 1 1/2"	440	440 / N/A
37	MTS12	14-10d	1,000	N/A
38	MTS16	14-10d	1,000	N/A
39	MTS30	14-10d	1,000	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	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	HDBA	SILL: 7/8" BOLT / STUD: (3) 7/8"x5/8" BOLT	7,910	N/A
97	MTSM16	BLOCK: 4-1/2"x2-1/2" TC / JOIST: 7-10d	860	N/A

SILL: 7/8" BOLT STRAP: 18-16d	4,235	N/A
98	HTT4	
99	A35	H:4-8d x 1 1/2" / P:4-8d x 1 1/2"
102	HTT5	7/8" BOLT / 26-10d
103	VGTR16	32-SDS / 1/2" x 3/4" (2) 7/8" BOLT
104	HUB-SDS2.5	7/8" BOLT / 20-SDS / 1/2" x 2 1/2"
110	HCP2	12-10d x 1 1/2"
167	HHUS46	H:14-16d / J:8-16d
168	U46	H:8-10d / J:4-10d
181	HUS26	20-16d
184	HUC26.2	
186	HUCQ210-2-SDS	H:14-16d / J:4-10d
190	HUJ210-2-SDS	H:12-14" x 2-1/2" SDS* / J:8-14" x 2-1/2" TITEN T. / J:10-0-148x3"
214	HUC212-3TF	HD: 16-3/16" x 1 1/2" TAPCON / SILL: 5-16d
215	HGUS210-2	HDR: 46-16d / JUST: 10-16d
216	HUS412	BLOCK: 10-1/2" x 1 1/2" TC / JOIST: 10-16d
217	HUS212-2	BLOCK: 10-1/2" x 1 1/2" TC / JOIST: 10-16d
219	MBHA412	H:1-ATR3X4X3 TOP&FACE / JOIST: 16-10d
226	MBHA4.75/12	HDR: (2) 3/4" x 8" / JOIST: 18-10d
231	MBHA3.56/16	HDR: (2) 3/4" x 8" / JOIST: 18-10d
232	MBHA5.50/16	HDR: (2) 3/4" x 8" / JOIST: 18-10d
240	H16	R:2-10d x 1 1/2" / P:10-10d x 1 1/2"
241	LGT2	30-16d-sinker
301	LGT	(1) 5/8" BOLT / GIR: 22-10d
302	HGT-2 or 3	L:1.3/4" BOLT / GIR: 8-10d
303	HGT-4	L:1.3/4" BOLT / GIR: 16-10d
401	SUR/1414	FACE: 18-16d / JUST: 8-16d
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS	

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.
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- OFF RIDGE VENTS MAXIMUM OPENING SIZES: - LOMANCO: (2) 8"; DIA. CIRCLES - MILLERIUM METAL: 26" MAX. HOLE

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

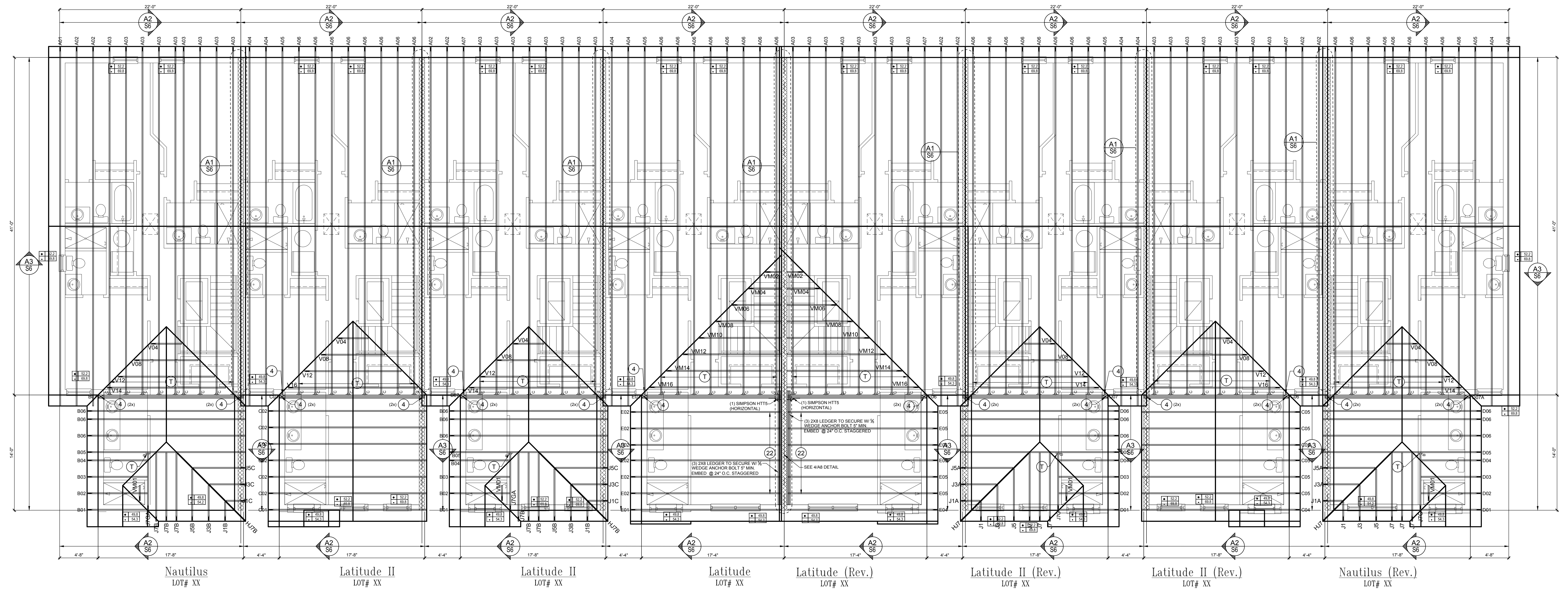
ULTIMATE DESIGN POSITIVE PRESSURE
ULTIMATE DESIGN NEGATIVE PRESSURE

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

FIELD REPAIR NOTES

- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT REBAR SET IN A 6" DIA. X 48" DEEP HOLE FILLED W/ UNTEX. PROPOXY 300 OR SIMPSON SET OR EIT. ANCHORS.
- BLOCK WALL OVERHANGING SLAB CONDITION UP TO 70" NO REPAIR NECESSARY 70" TO 110" ADD FILLED CELL W/ VERTICAL STEEL MOMENT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL IN AREA AFFECTED 15" - REQUIRE SPEC. ENGINEERING LETTER).
- PENETRATION OF FLASHING/PRESERVATION VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DR. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 2" AND TRUSS/FLOOR TRUSS IS NOT CLOSER THAN 2" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE.
- TILE ROOF UNDERLAYMENT TO BE INSTALLED IN ACCORDANCE WITH 2023 8TH EDITION ROOFS 1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1976, D4066 AND D6797 SHALL BEAK A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE ROOFS 1.1. UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE ROOFS 1.1.
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Roof Framing Plan
"Elev. A"
SCALE: 3/16" = 1'-0"

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MJS
designers group
residential-commercial-architecture

AIBD
GOBA
GROUP INC. AN ASSOCIATE OF GOBA ASSOCIATION

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

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Park Square HOMES

ISSUE DATE: 03/06/2023
REVISIONS:

PROJECT: 22-1151
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

ROOF PLAN ELEV. A
S5

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	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8d x 1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A OR MTS12	RFT: 8-8d x 1 1/2" / PLT: 4-8d	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:4-8d x 1 1/2" / P:4-8d x 1 1/2"	365	280 / 303
35	A35F	H:4-8d x 1 1/2" / P:4-8d x 1 1/2"	440	440 / N/A
37	MTS12	14-10d	1,000	N/A
38	MTS16	14-10d	1,000	N/A
39	MTS30	14-10d	1,000	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	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	HDS20	20-10d	1,450	N/A
96	H8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2"x2 1/2" TC JOIST: 7-10d	860	N/A

98	HTT4	SILL: 7/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H:4-8d x 1 1/2" / P:4-8d x 1 1/2"	440	440 / N/A
102	HTT5	7/8" BOLT / 26-10d	4,275	N/A
103	VGTRFL	32-SDS / X3 / (2) 7/8" BOLT	3,990	N/A
104	H0UB-SDS2.5	7/8" BOLT / 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:8-16d	1,550	N/A
168	U46	H:8-10d / J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC26-2	H:14-16d / J:4-10d	1,085	N/A
186	HUCQ210-2-SDS	H:12-14"x2-1/2" SDS* J:8-14"x2-1/2" SDS	2,345	N/A
190	HUJ210-2-SDS	CMU: 18-14"x2-1/2" TITEN T. J: 10-0-148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3TF	HD: 16-3/16"x1 1/2" TAPCON SIL: 8-16d	1,135	N/A
215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3X3X3 TOPSFACE JOIST: 16-10d	3,145	N/A
226	MBHA4.75/12	HDR: (2) 3/4" x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	3,450	N/A
240	H16	R:2-10d x 1 1/2" / P:10-10d x 1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	LGT	(1) 5/8" BOLT / GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BOLT / GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BOLT / 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			

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND / OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPWVCA RCS1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- TILE ROOF UNDERLAYMENT TO BE INSTALLED IAW FBCE 2023, 8TH EDITION ROOFS.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4966 AND D6797 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE ROOFS.1.1. UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE ROOFS.1.1.
- OFF RIDGE VENTS MAXIMUM OPENING SIZES: - LOMANCO: (2) 8"; DIA. CIRCLES - MILLINIUM METAL: 25" x 46" HOLE

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

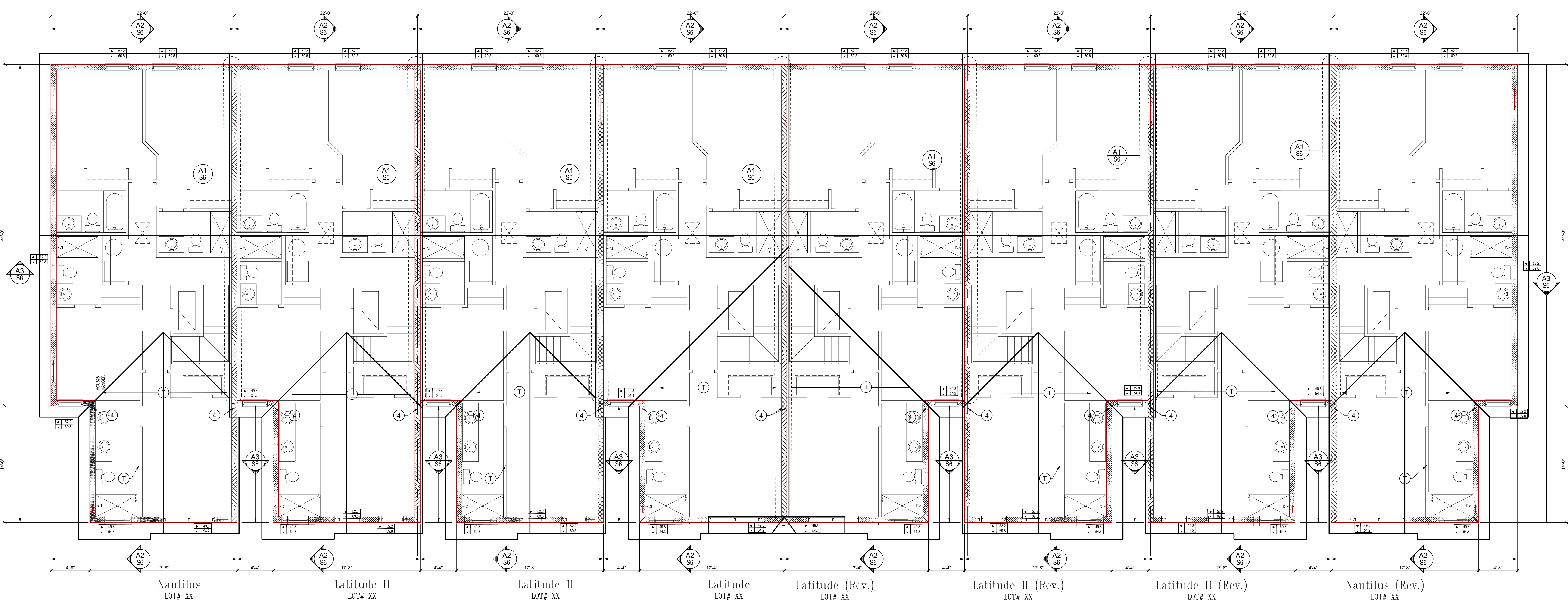
UL-TMATE DESIGNED POSITIVE PRESSURE
UL-TMATE DESIGNED NEGATIVE PRESSURE

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

FIELD REPAIR NOTES

- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT REBAR SET IN A 6" DIA. X 48" DEEP HOLE FILLED W/ UNTEX PROPOXY 300 OR SIMPSON SET OR EIT ANCHORS.
- BLOCK WALL OVERHANGING SLAB CONDITION UP TO 7" - NO REPAIR NECESSARY 7" TO 12" - ADD FILLED CELL NO VERTICAL STEEL MOMENT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED 13" - REQUIRE SPEC. ENGINEERING LETTER.
- PENETRATION OF FLASHING/PRESERVE VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DR. STUDS ARE ADDED EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NOT CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE.

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Roof Framing Plan
"Elev. B"
SCALE: 3/16" = 1'-0"

ITEG
THOMPSON ENGINEERING GROUP, INC.
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designers group
residential-commercial-architecture

A.I.D.
GOBA
GROUP OF ARCHITECTS AND DESIGN ASSOCIATES

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

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

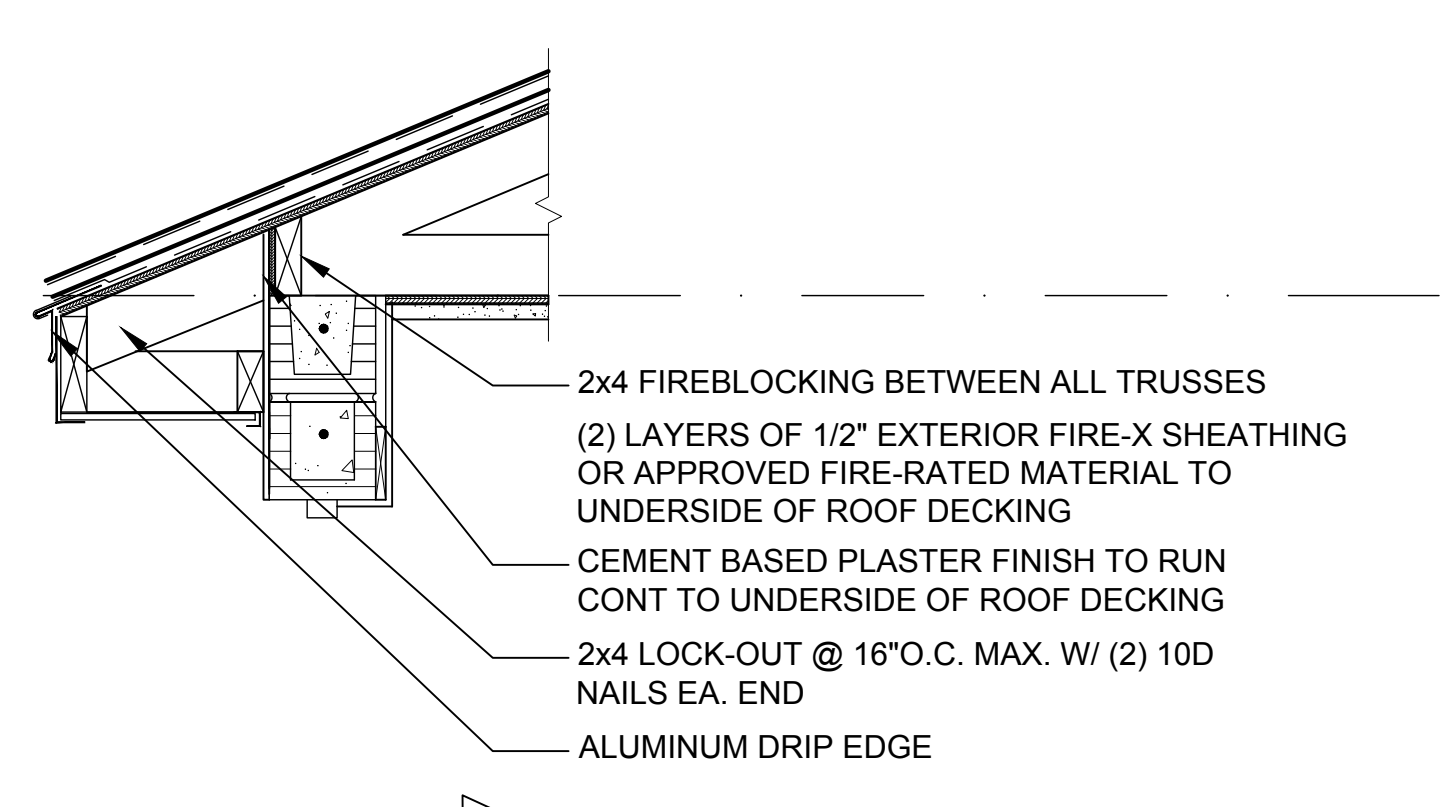
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ISSUE DATE: 03/06/2023
REVISIONS:

PROJECT: 22-1151
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

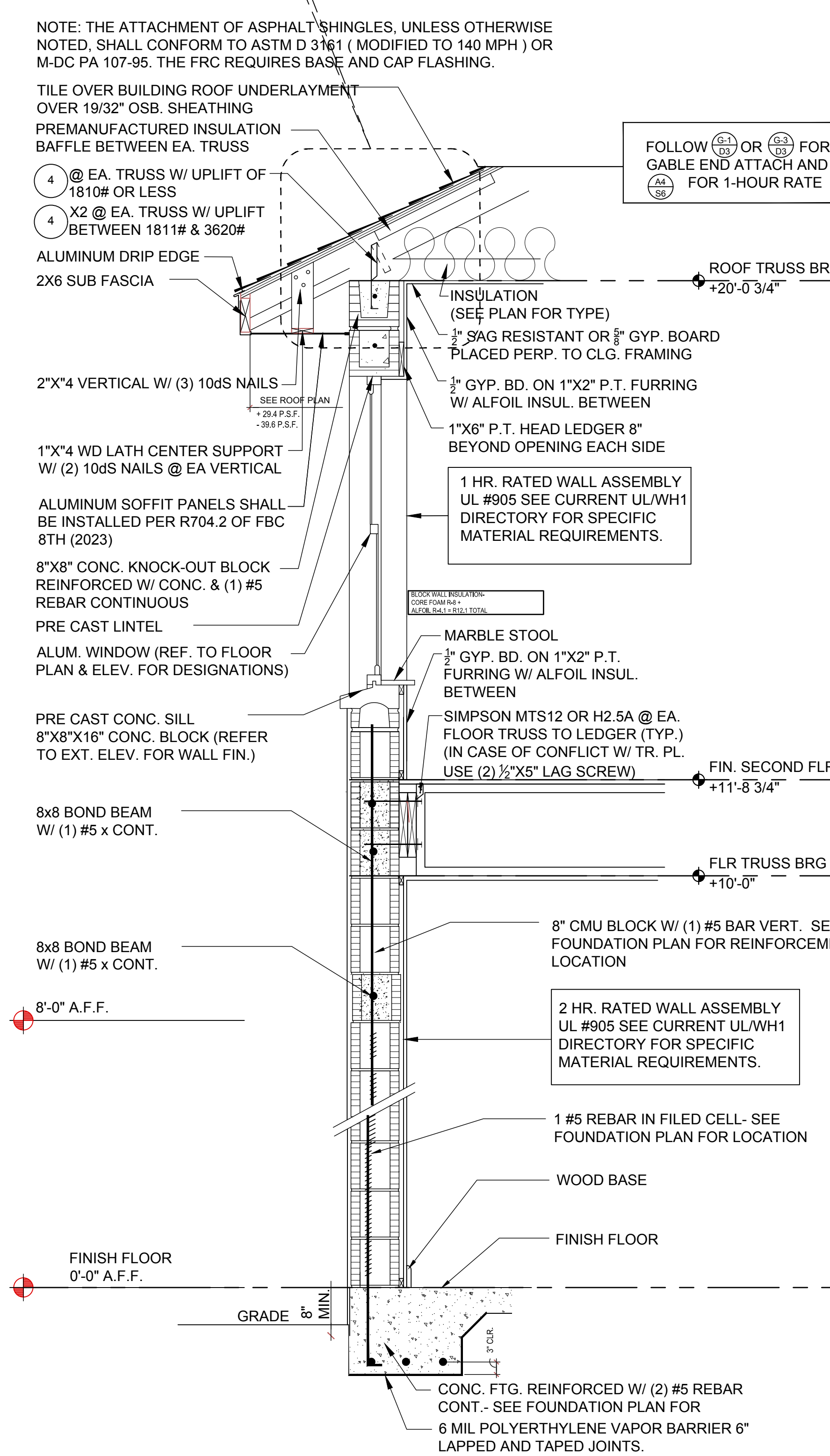
ROOF PLAN ELEV. B
S5

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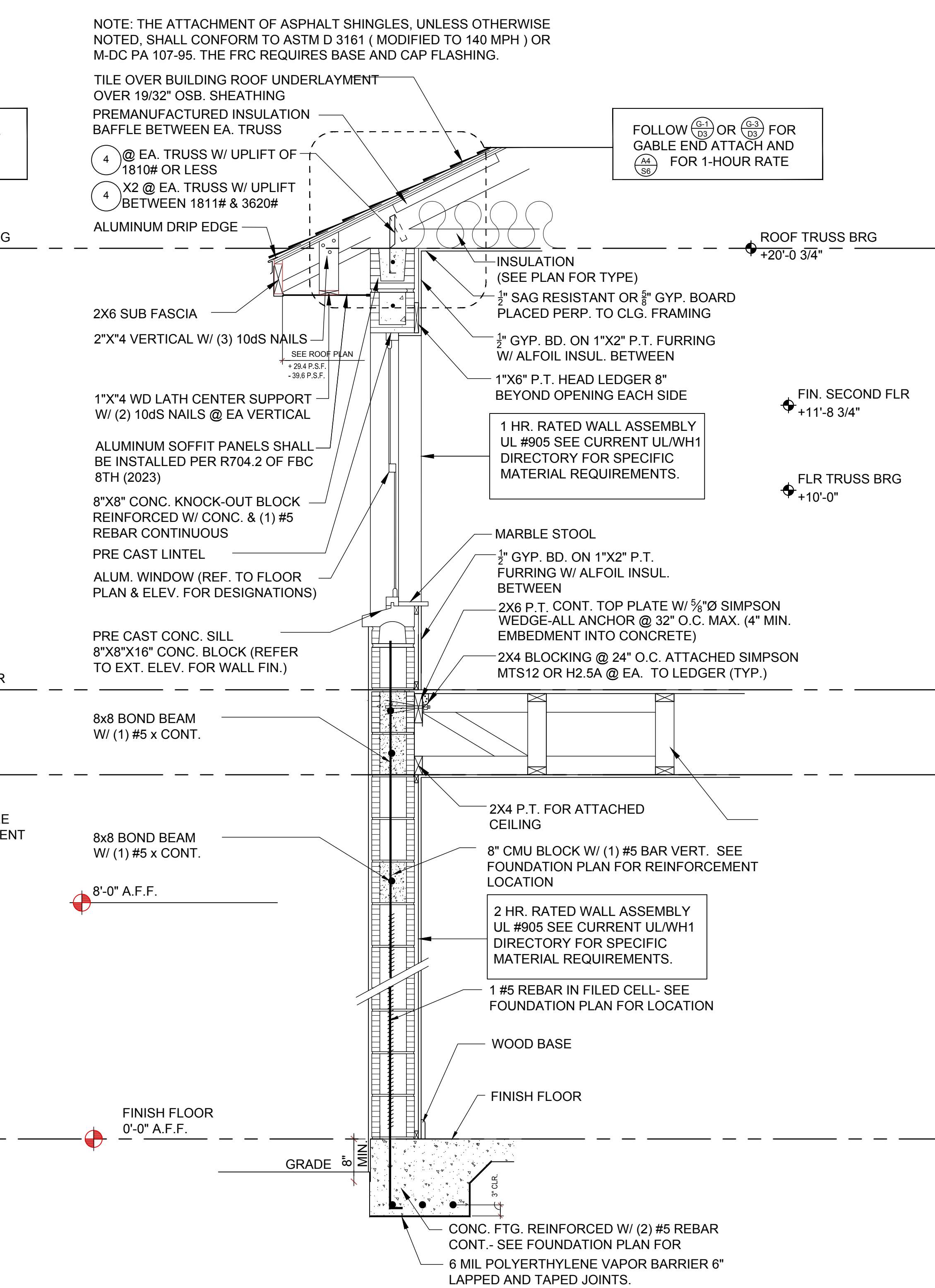


NOTE:
 2x4 BLOCKING BETWEEN TRUSSES IS ONLY REQUIRED TO BE INSTALLED WHEN IS SIT DIRECTLY ABOVE A PARTY WALL.

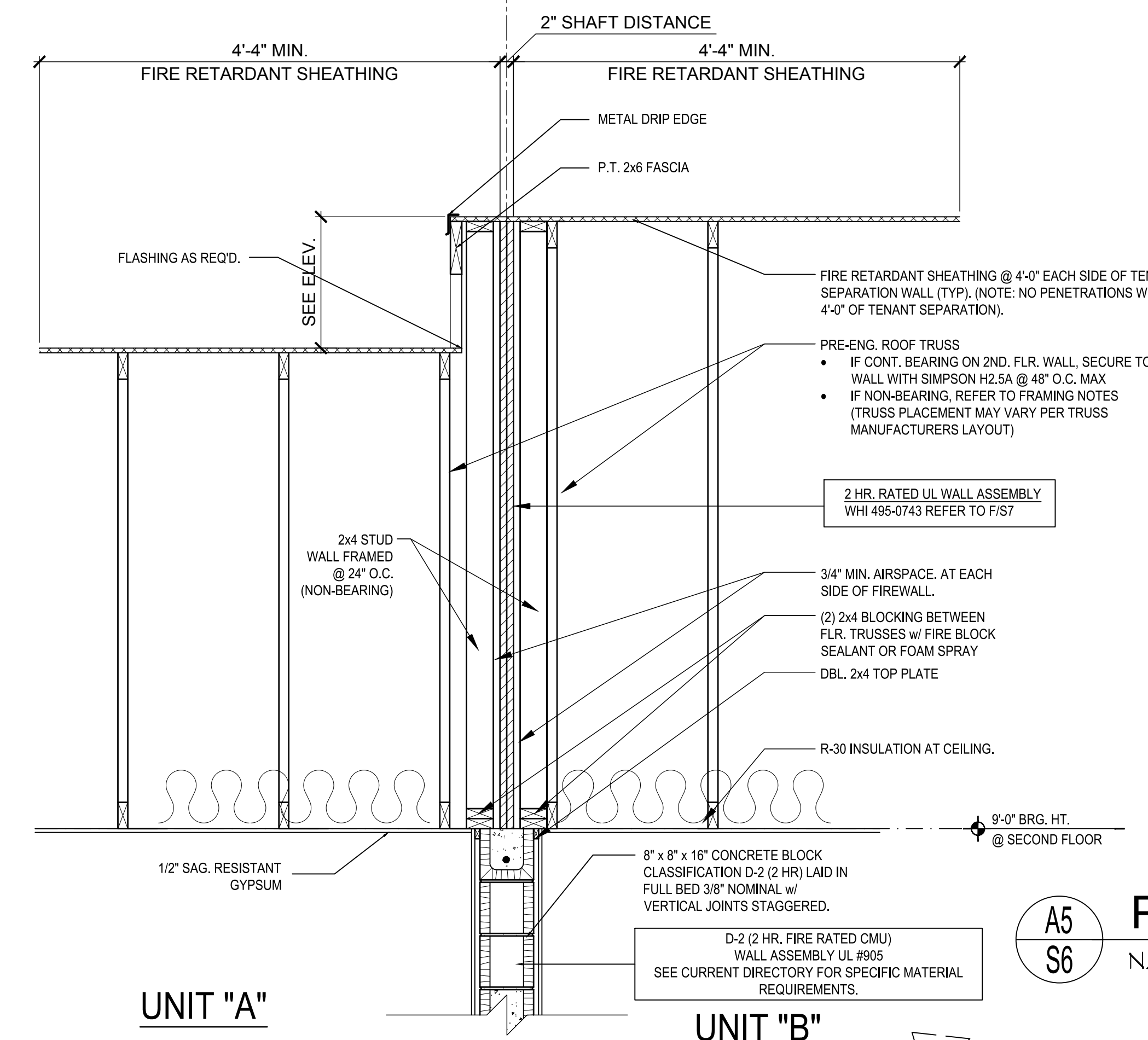
A4
S6
1-HR FIRE RATED @ GABLE
 N.T.S.



A3
S6
EXTERIOR WALL SECTION
 N.T.S.

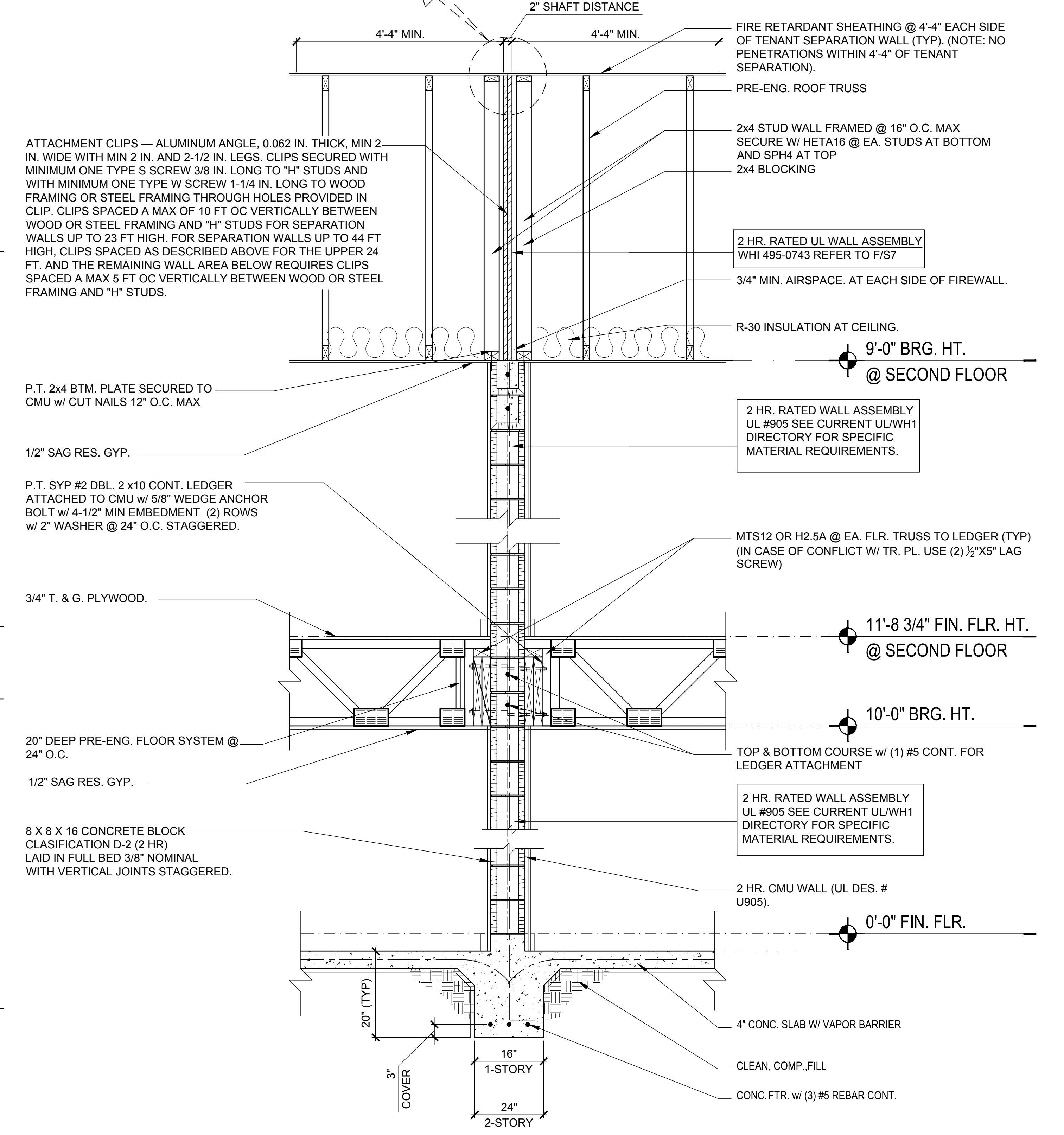


A2
S6
EXTERIOR WALL SECTION
 N.T.S.



NOTE: FIRE RETARDANT SHEATHING SHALL BE INSTALLED FOR A DISTANCE OF 4'-4" ON EACH SIDE OF THE WALL OR WALLS. THERE SHALL BE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF EITHER SIDE OF PARTY WALL PER FBC 2023, SECTION 705.6 (TYP.)

A5
S6
PARAPET WALL FIRE SEPARATION
 N.T.S.



A1
S6
2-STORY FIRE WALL SECTION
 N.T.S.

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A I D
 ARCHITECTS INC.

GOBA
 GROUP OF BUILDING OFFICIALS ASSOCIATION

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

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

Park Square HOMES

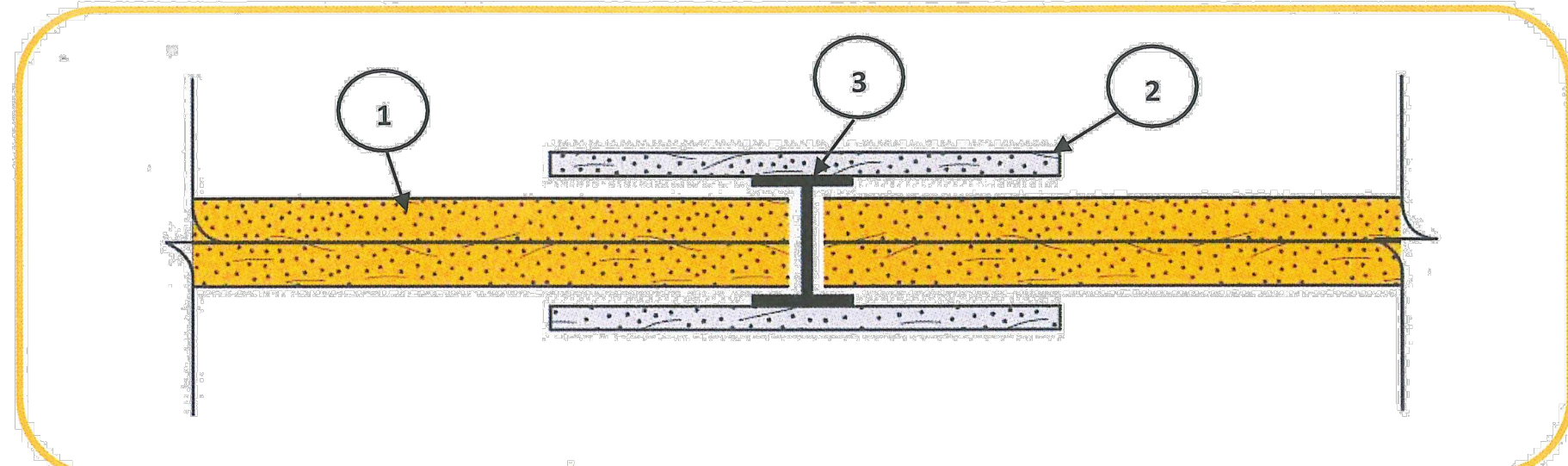
PROJECT: 22-1151
 SCALE: AS NOTED
 DRAWN BY: M.C.
 DESIGNED BY: MJS

ISSUE DATE: 03/06/2023
 REVISIONS:

Dec 08, 2023 4:28pm

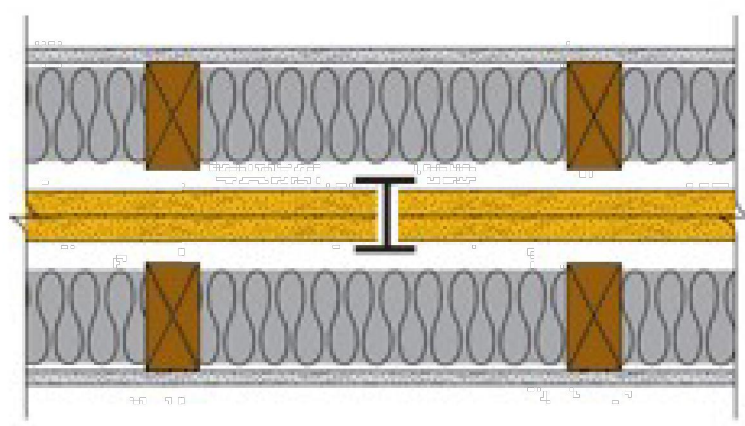
S6

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



1. **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.
2. **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.
3. **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 TL 10-291**

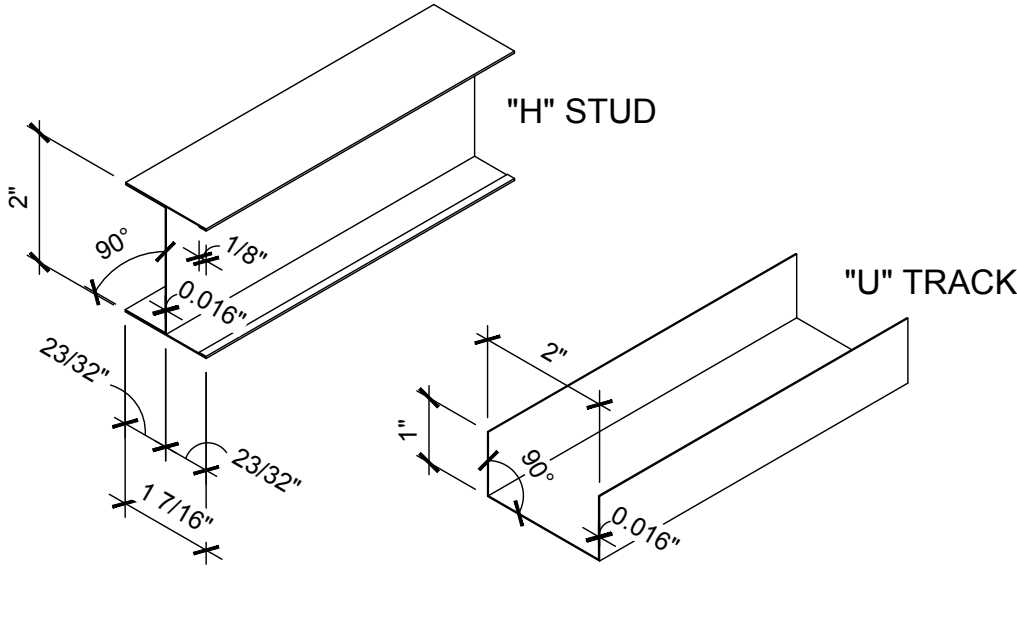
NOTE: 6" STRIPS OVER "H" STUD IS NOT REQUIRED IF 3/4" AIR SPACE IS MAINTAINED WHEN USING GP/WA 120-04

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

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

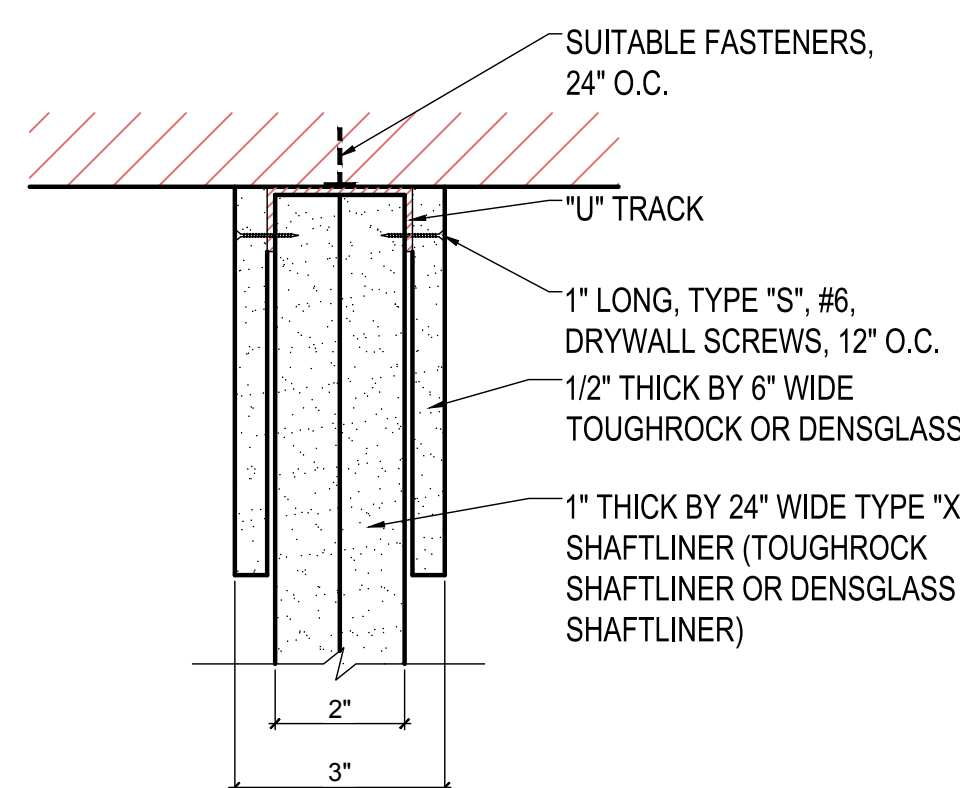
FIGURE #1
"H" STUD AND "U" TRACK

ALL MATERIAL ROLL-FORMED FROM HOT-DIPPED, GALVANIZED STEEL, 0.016" THICK AND DIMENSIONED AS SHOWN.



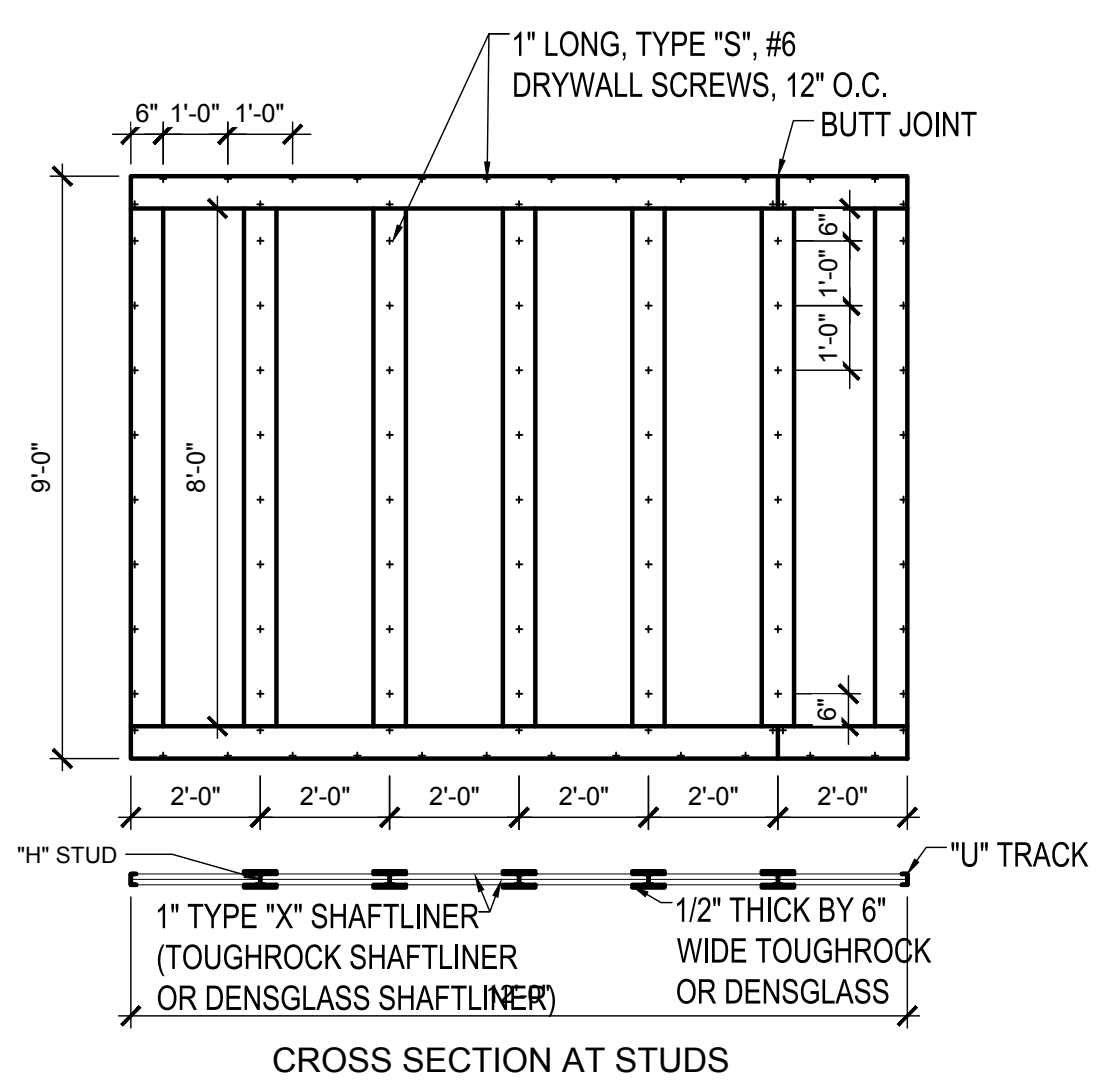
WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 21 OF 40

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



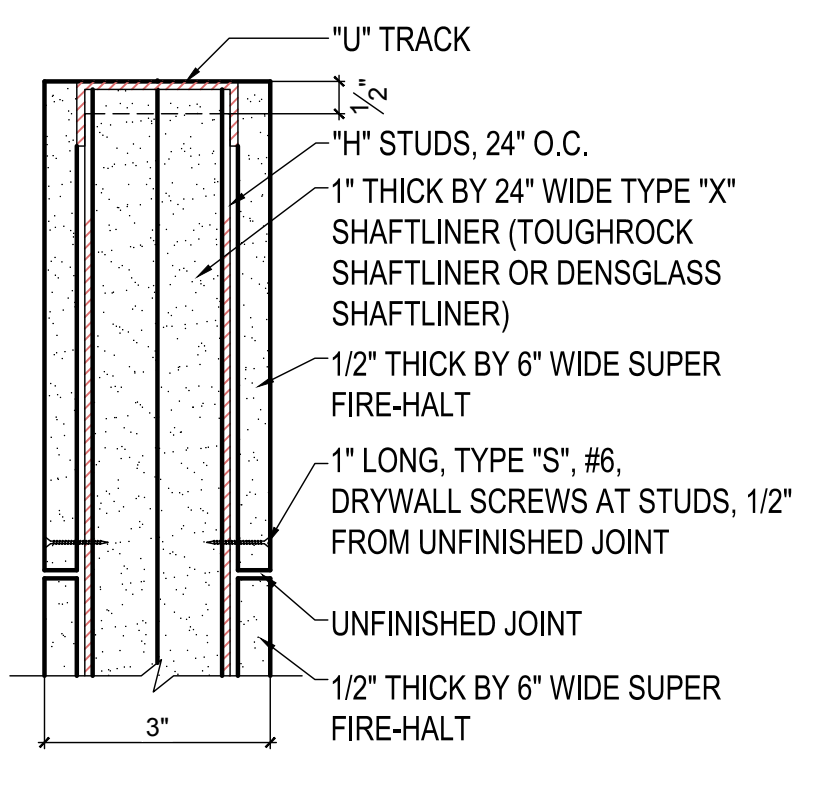
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FIGURE #2
ELEVATION - SCREW LOCATIONS



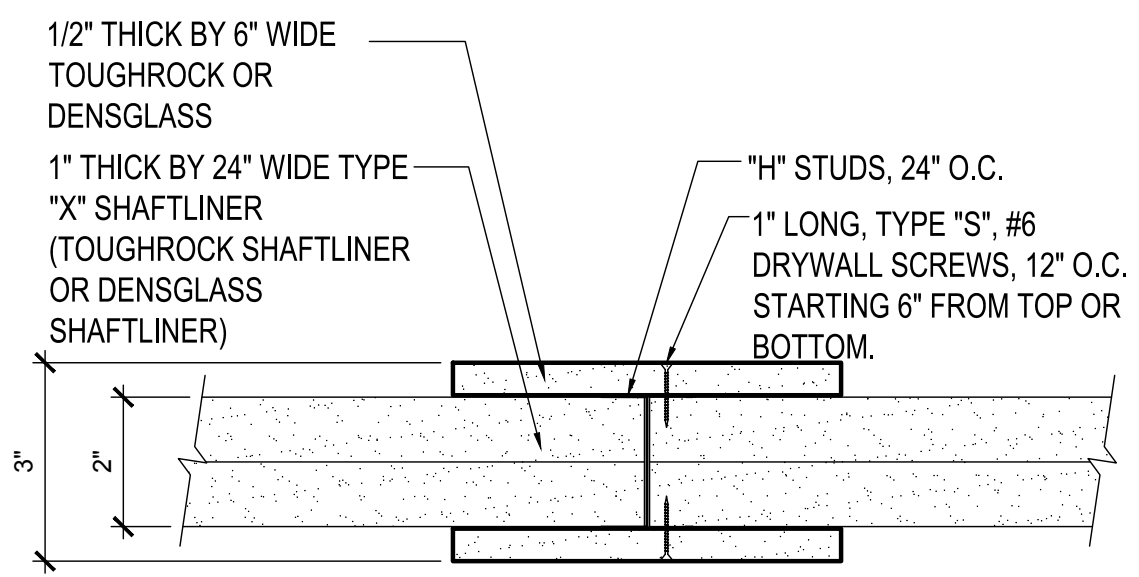
WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 22 OF 40

FIGURE #5
TOP OR BOTTOM DETAIL AT STUDS



WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 20 OF 40

FIGURE #3
CROSS SECTION DETAIL AT STUD



UL Product IQ™

BXUV.U905 - Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

- Author(s) 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.
- Author(s) 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 specific information 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

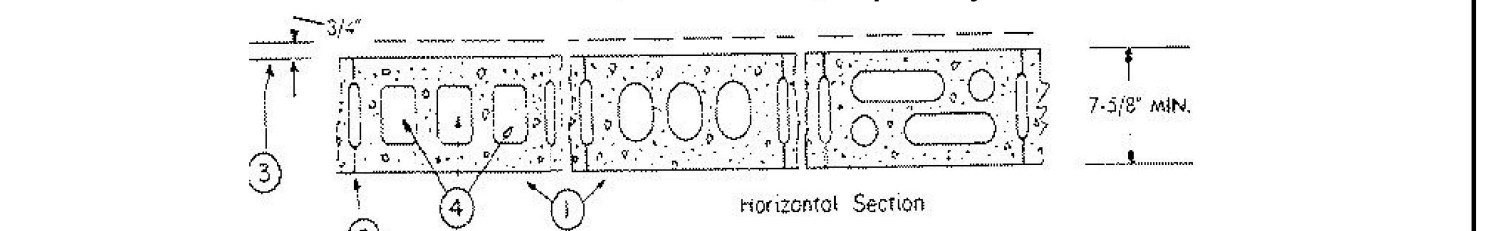
See General Information for Fire Resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variations
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variations

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.**



1. **Concrete Blocks** — Various designs. Classification D-2 (2 Hr). See Concrete Blocks category for list of eligible manufacturers.
 2. **Mortar** — Blocks laid in full bed of mortar, min. 3/8 in. thick, not less than 2-1/4 in. 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.
 3. **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).
 4. **Loose Masonry Fill** — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kilo Process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.
 5. **Foamed Plastic** — (Optional Not Shown) — 1-1/2 in. thick max. 4 ft wide sheathing attached to concrete blocks (Item 1).
ATLAS ROOFING CORP. — "Everglo® Pro Wall Insulation," "Everglo® Pro 2 Wall Insulation," "Everglo® GSP Pro and Everglo® PLY Pro
- CARLISLE COATINGS & WATERPROOFING INC.** — Type R2+ SHEATH
- DUPONT DE NEMOURS, INC.** — Types Thermo Sheathing, Thermo Light Duty Insulation, Thermo Heavy Duty Insulation, Thermo Metal Building Board, Thermo White Flash Insulation, Thermo D Exterior Insulation, Thermo XAMOR® Exterior Insulation, Thermo H Insulation, Thermo Plus Layer Panel, Thermo Heavy Duty Plus (HDP), "TUFF 8™" KI Insulation, Thermo Butler (Butyl) Insulation Board and Thermo Motion Heavy Duty Insulation Board
- FIRSTONE BUILDING PRODUCTS CO. L.L.C.** — "Everglo™" CI Foil Exterior Wall Insulation™ and "Everglo™" CI Glass Exterior Wall Insulation™
- HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC.** — Type "XCI" Class A, "XCI" Full (Class A), "XCI" 20"
- IMAX, A BUSINESS UNIT OF SKA CORPORATION.** — Types "T50-8500", "ECOMASK® FR", "T50-8510", "ECOMASK® FR White", "ECOMASK", "ECOMASK® FR Air Barrier", "Thermathane®-90", "Thermathane®-100", "Thermathane®-110", "Thermathane®-120", "Thermathane®-130", "Thermathane®-140", "Thermathane®-150", "Thermathane®-160", "Thermathane®-170", "Thermathane®-180", "Thermathane®-190", "Thermathane®-200", "Thermathane®-210", "Thermathane®-220", "Thermathane®-230", "Thermathane®-240", "Thermathane®-250", "Thermathane®-260", "Thermathane®-270", "Thermathane®-280", "Thermathane®-290", "Thermathane®-300", "Thermathane®-310", "Thermathane®-320", "Thermathane®-330", "Thermathane®-340", "Thermathane®-350", "Thermathane®-360", "Thermathane®-370", "Thermathane®-380", "Thermathane®-390", "Thermathane®-400", "Thermathane®-410", "Thermathane®-420", "Thermathane®-430", "Thermathane®-440", "Thermathane®-450", "Thermathane®-460", "Thermathane®-470", "Thermathane®-480", "Thermathane®-490", "Thermathane®-500", "Thermathane®-510", "Thermathane®-520", "Thermathane®-530", "Thermathane®-540", "Thermathane®-550", "Thermathane®-560", "Thermathane®-570", "Thermathane®-580", "Thermathane®-590", "Thermathane®-600", "Thermathane®-610", "Thermathane®-620", "Thermathane®-630", "Thermathane®-640", "Thermathane®-650", "Thermathane®-660", "Thermathane®-670", "Thermathane®-680", "Thermathane®-690", "Thermathane®-700", "Thermathane®-710", "Thermathane®-720", "Thermathane®-730", "Thermathane®-740", "Thermathane®-750", "Thermathane®-760", "Thermathane®-770", "Thermathane®-780", "Thermathane®-790", "Thermathane®-800", "Thermathane®-810", "Thermathane®-820", "Thermathane®-830", "Thermathane®-840", "Thermathane®-850", "Thermathane®-860", "Thermathane®-870", "Thermathane®-880", "Thermathane®-890", "Thermathane®-900", "Thermathane®-910", "Thermathane®-920", "Thermathane®-930", "Thermathane®-940", "Thermathane®-950", "Thermathane®-960", "Thermathane®-970", "Thermathane®-980", "Thermathane®-990", "Thermathane®-1000"
- JOHNS MANVILLE** — Type "XAF" Fib-Faced Form Sheathing™
- SA Building Units** — As an alternate to items 5, min. 1-in thick polystyrene composite foamed plastic insulation boards, nom. 48 by 48 or 96 in.
HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC. — "XCI" NR, "XCI" PY
- IMAX, A BUSINESS UNIT OF SKA CORPORATION.** — "Thermathane®-90", "ECOMASK®-90", "Thermathane®-90-CT", "ECOMASK® FR PLY", "ECOMASK® PLY"

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Last Updated on 2020-11-09

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

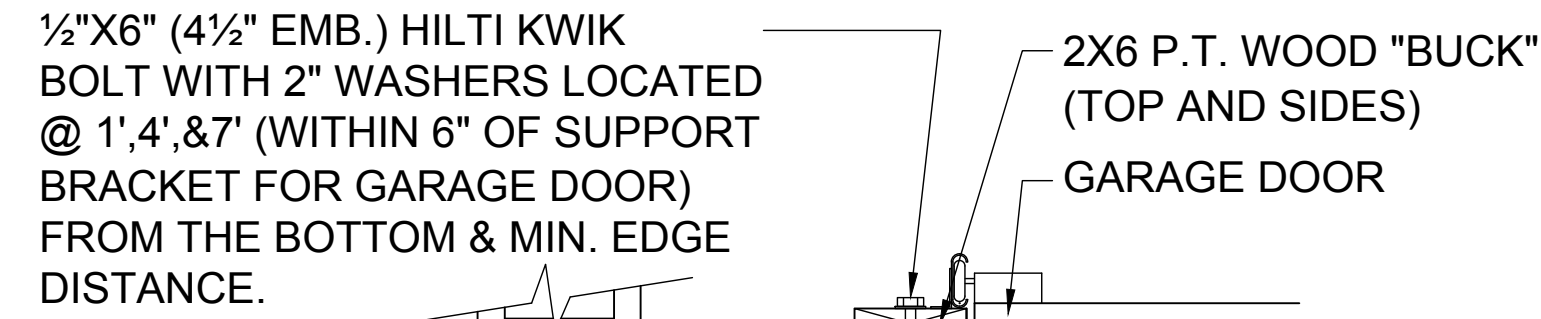
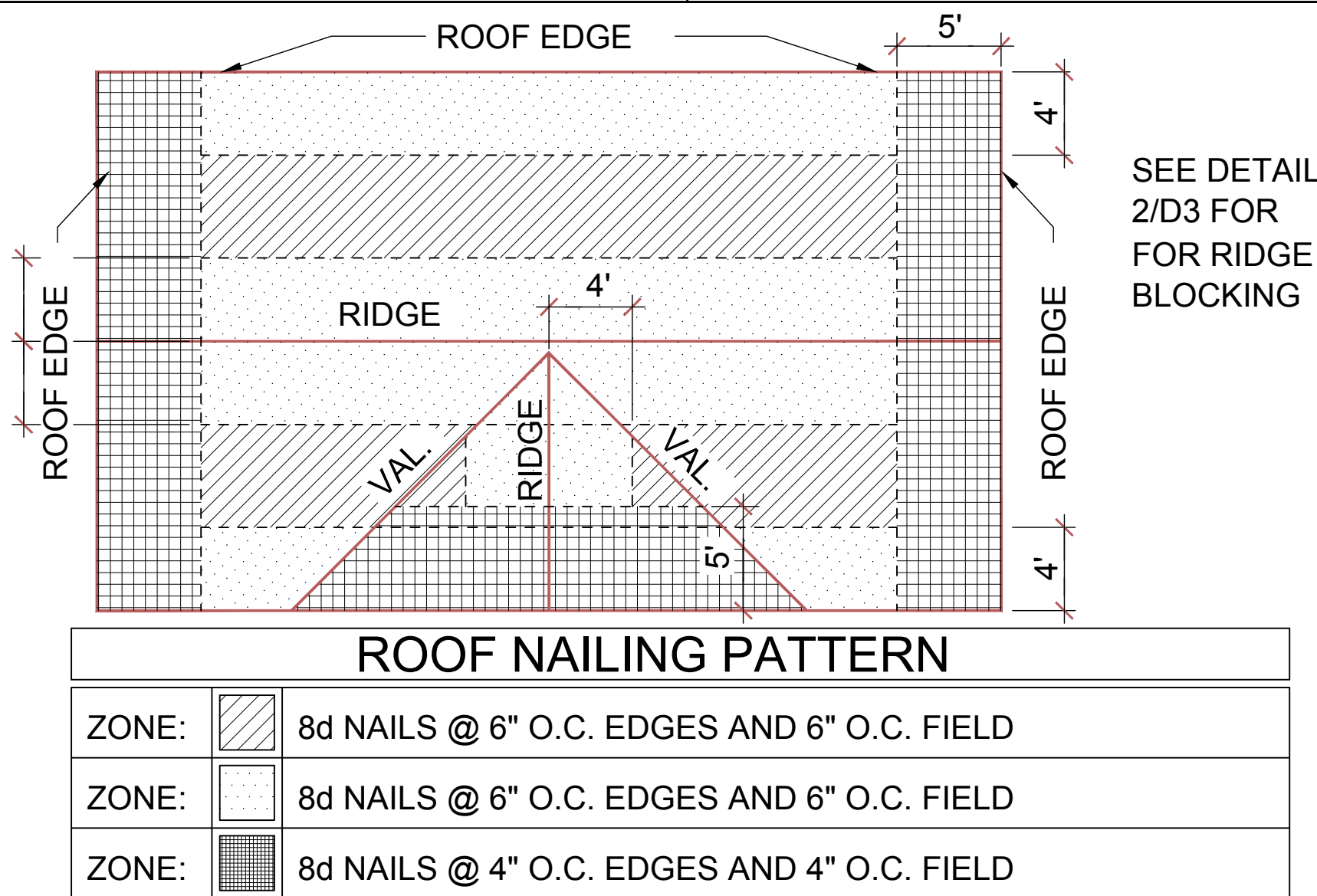
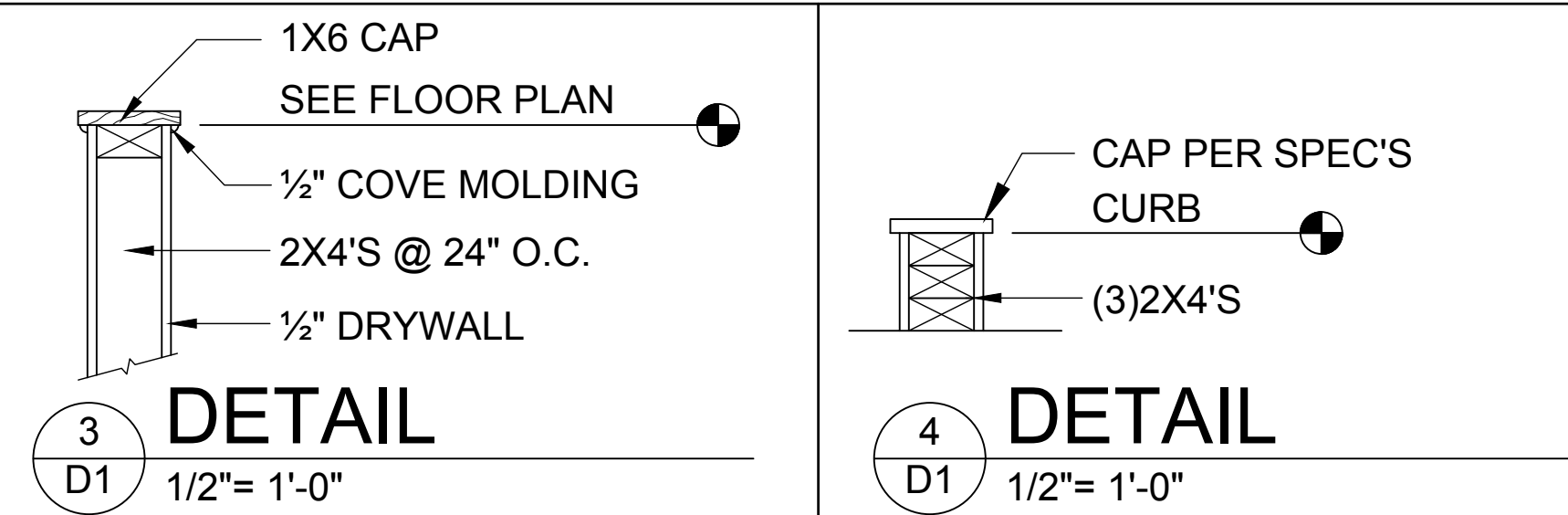
WOOD STRUCTURAL NOTES

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

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

FIELD REPAIR NOTES

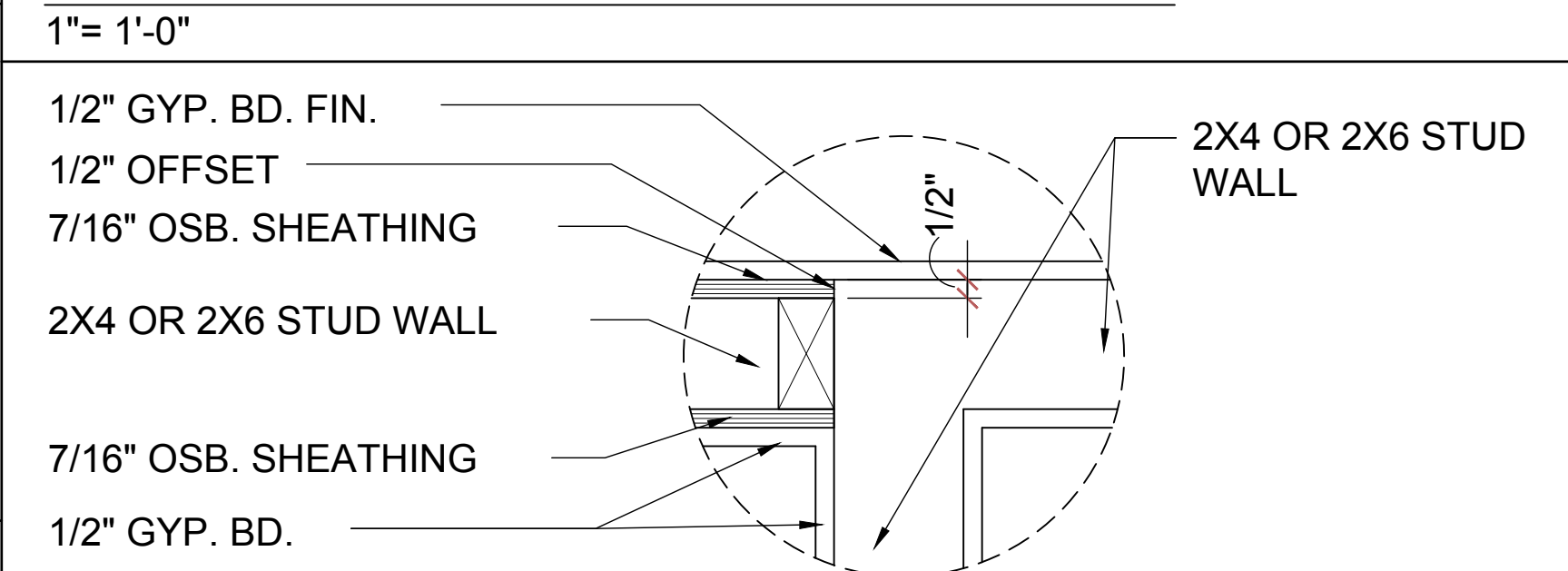
- MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) -1/4" X 2-1/4" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR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



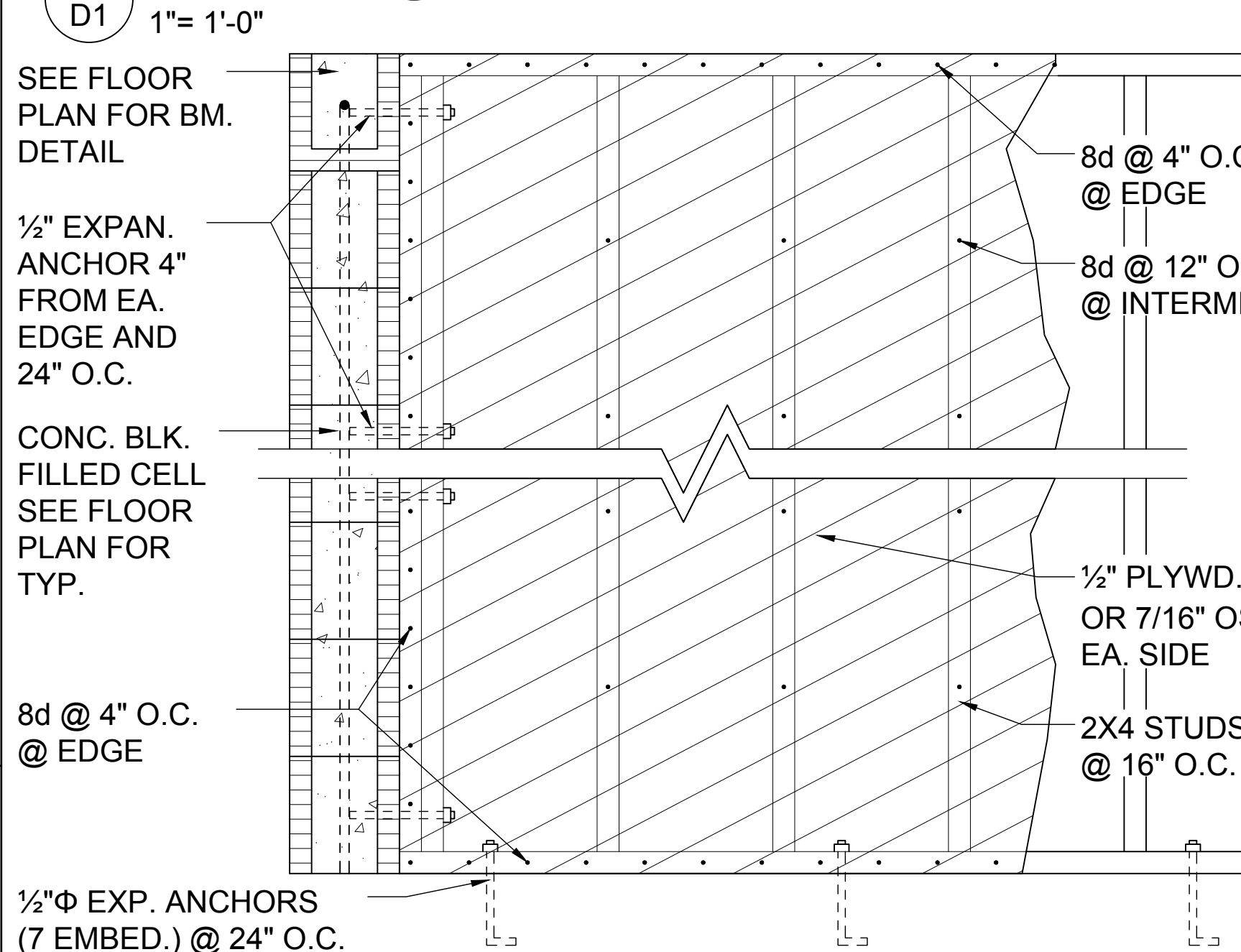
- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/ 1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT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

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

GARAGE BUCK DETAIL



DETAIL @ CONN. TO REG. WALL

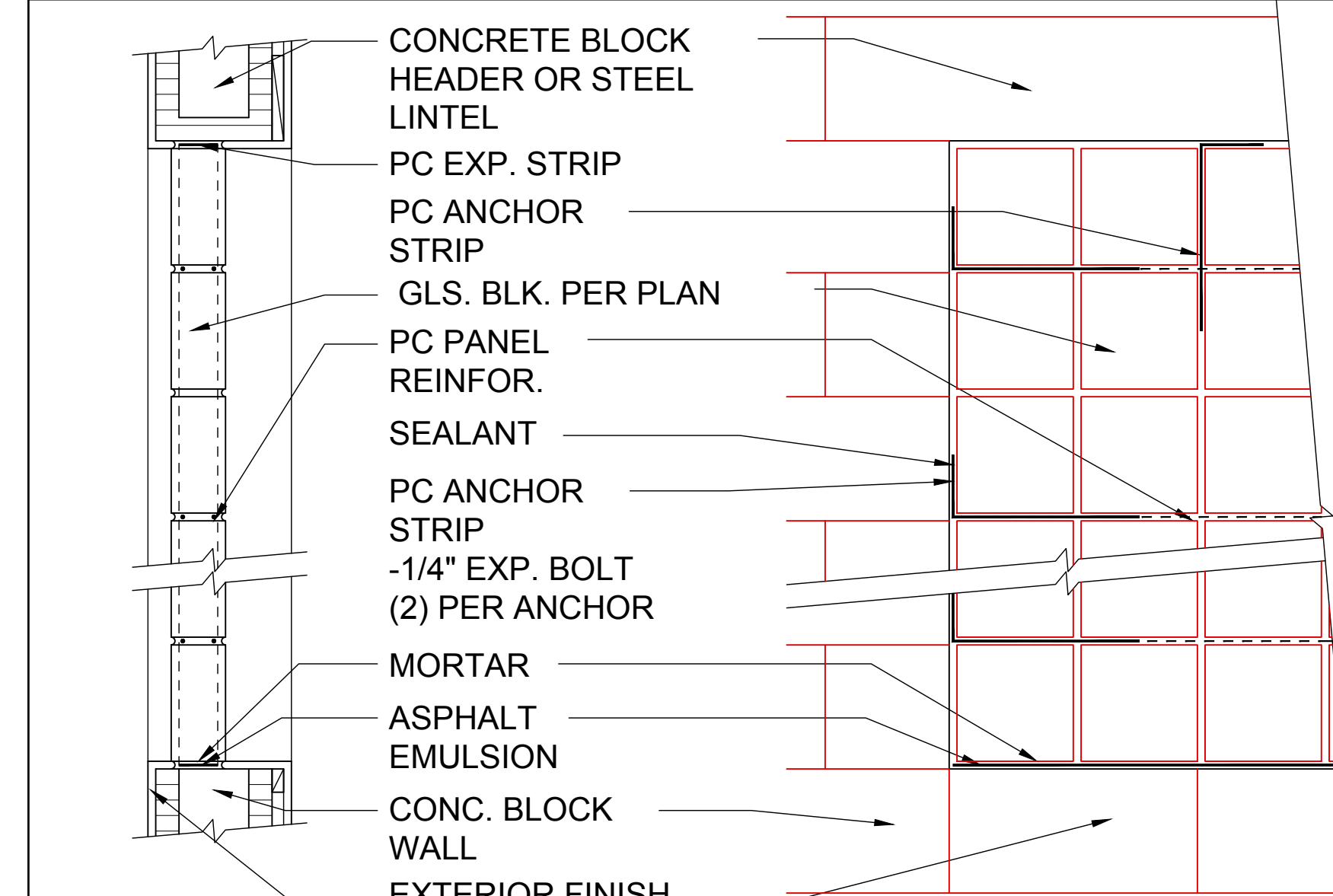
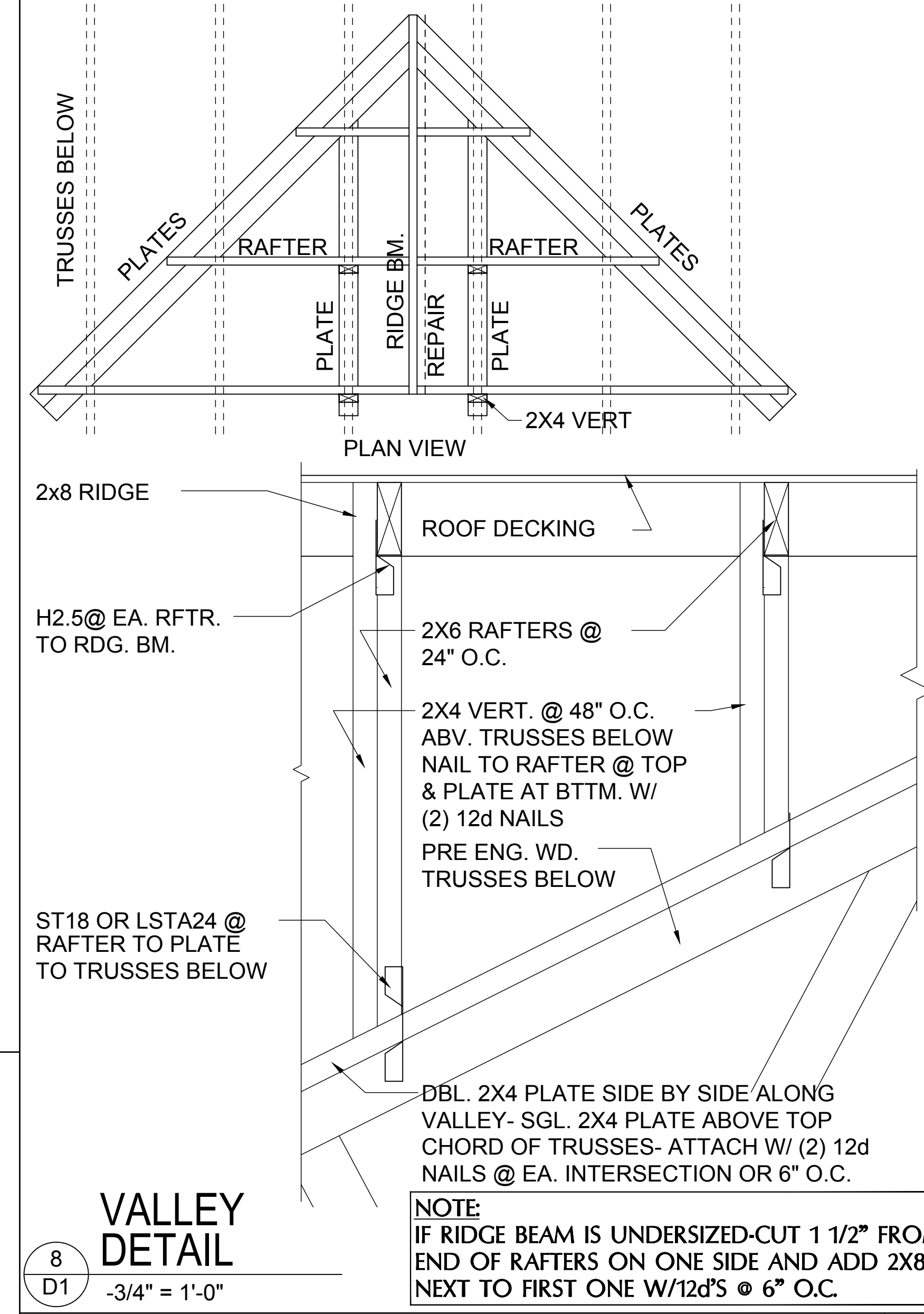


SHEAR WALL DETAIL

USE ONLY WHEN NOTED AS SHEAR WALL ON PLANS

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 REINFORCING (TOP):
USED IN PANELS OVER 25" S.F. IN AREA, IS EMBEDDED HORIZONTALLY IN THE MORTAR JOINTS BETWEEN EVERY OTHER COURSE. PANEL REINFORCING 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.

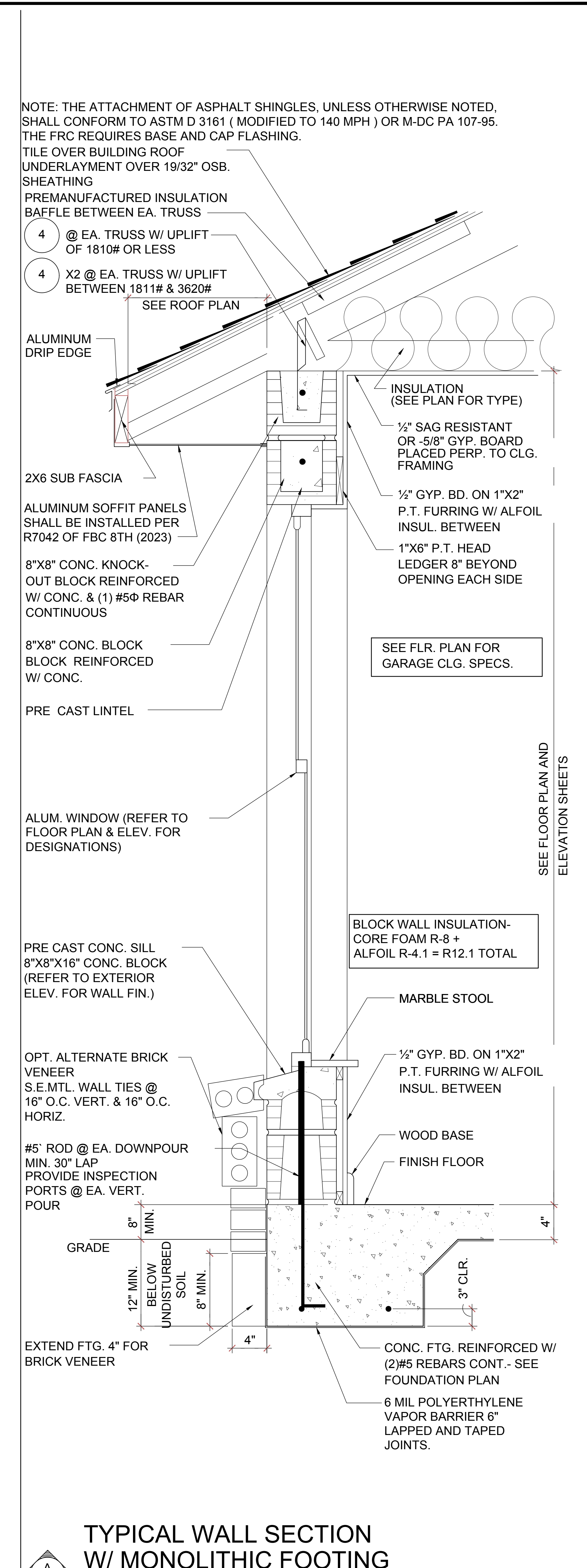
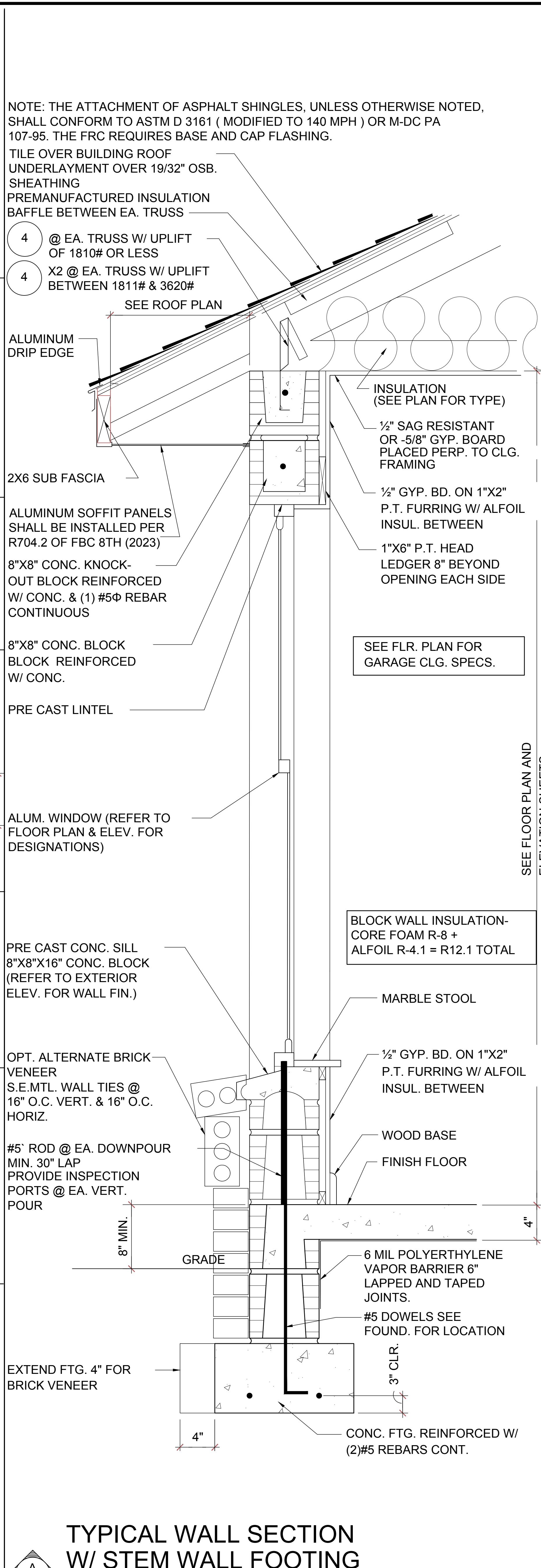
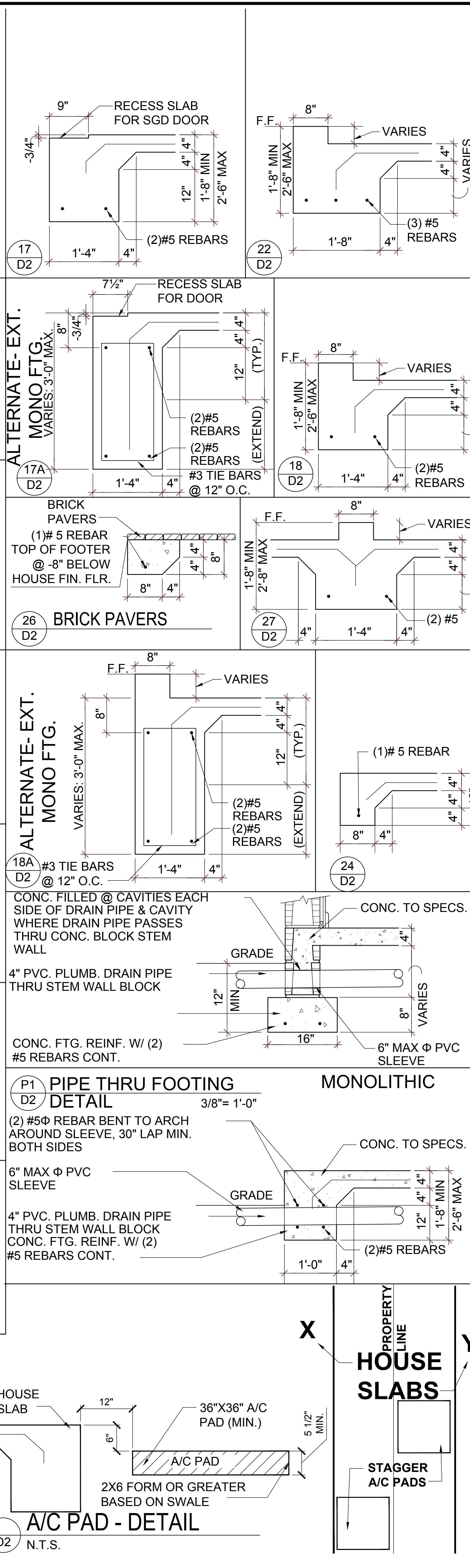
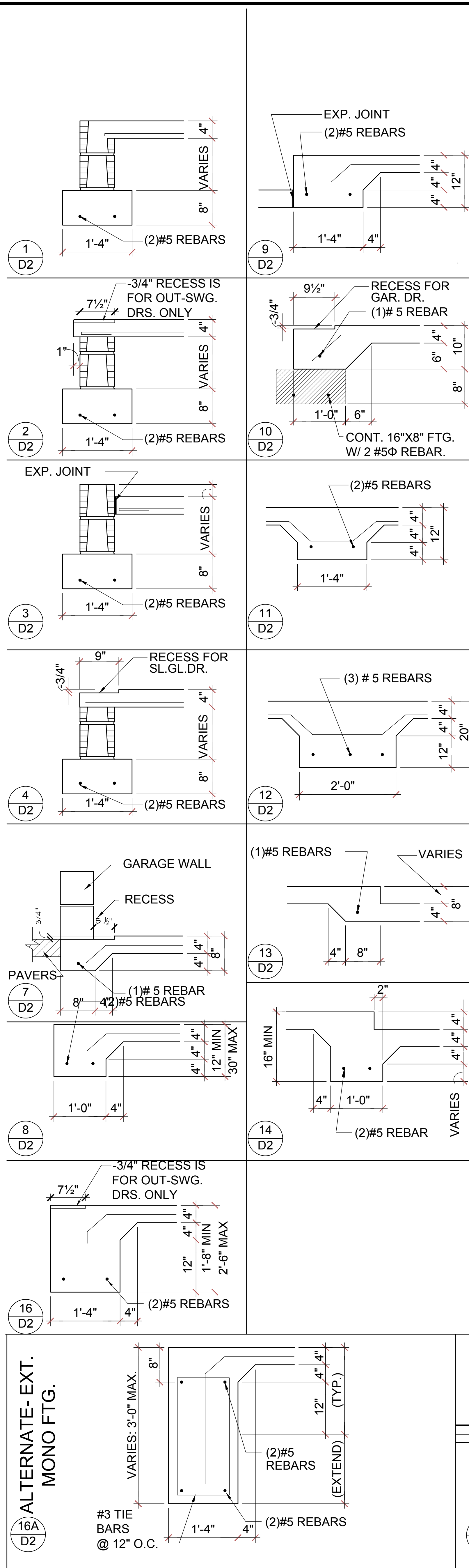
PC EXPANSION STRIPS (BOTTOM):
MADE OF WHITE POLYETHYLENE, ARE INSERTED AT THE HEAD AND THE STRIPS REPLACE MORTAR AT THESE POINTS TO CUSHION THE GLASS BLOCK AND ALLOW THE PANEL TO EXPAND & CONTRACT FREELY. FOR METAL CHANNEL OR MASONRY CHASE CONSTRUCTION, PC EXPANSION STRIPS ARE AVAILABLE 3/8" THICK X 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



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THOMPSON ENGINEERING GROUP, INC.
12042023/84-UNIT-Wing Files/Paradiso TH (Raised Heel 8-Unit) 12/04/2023/SP2 Structural Details.dwg

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MJS
designers group
residential-commercial-architecture

A I B D

GOBA
GENERAL CONTRACTOR

8-Unit: (Paradiso TH)
Models: Neutral, 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: 03/06/2023

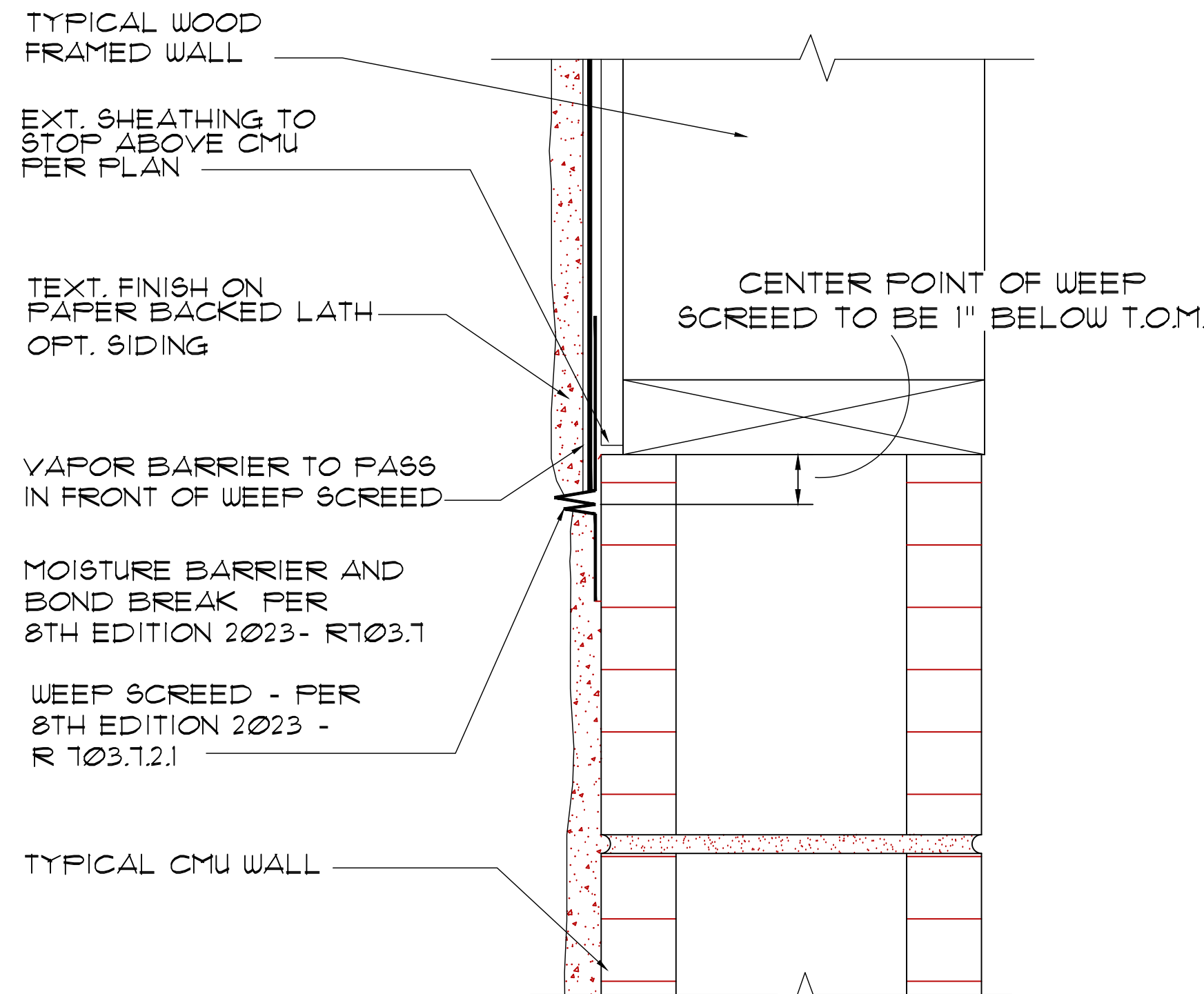
REVISIONS:

NO.	DATE	DESCRIPTION

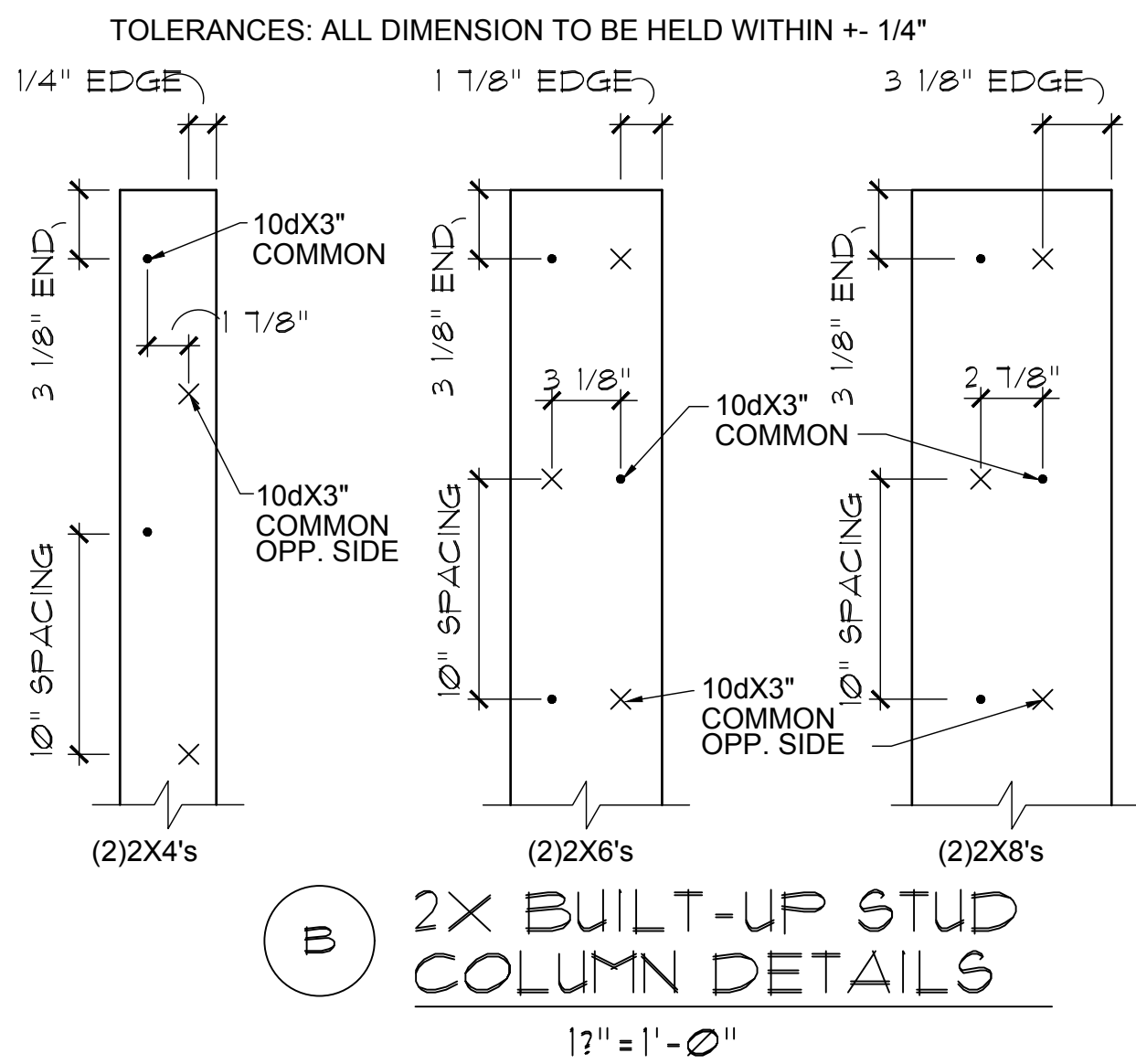
PROJECT: 22-1151
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

STRUCTURAL DETAILS
D2

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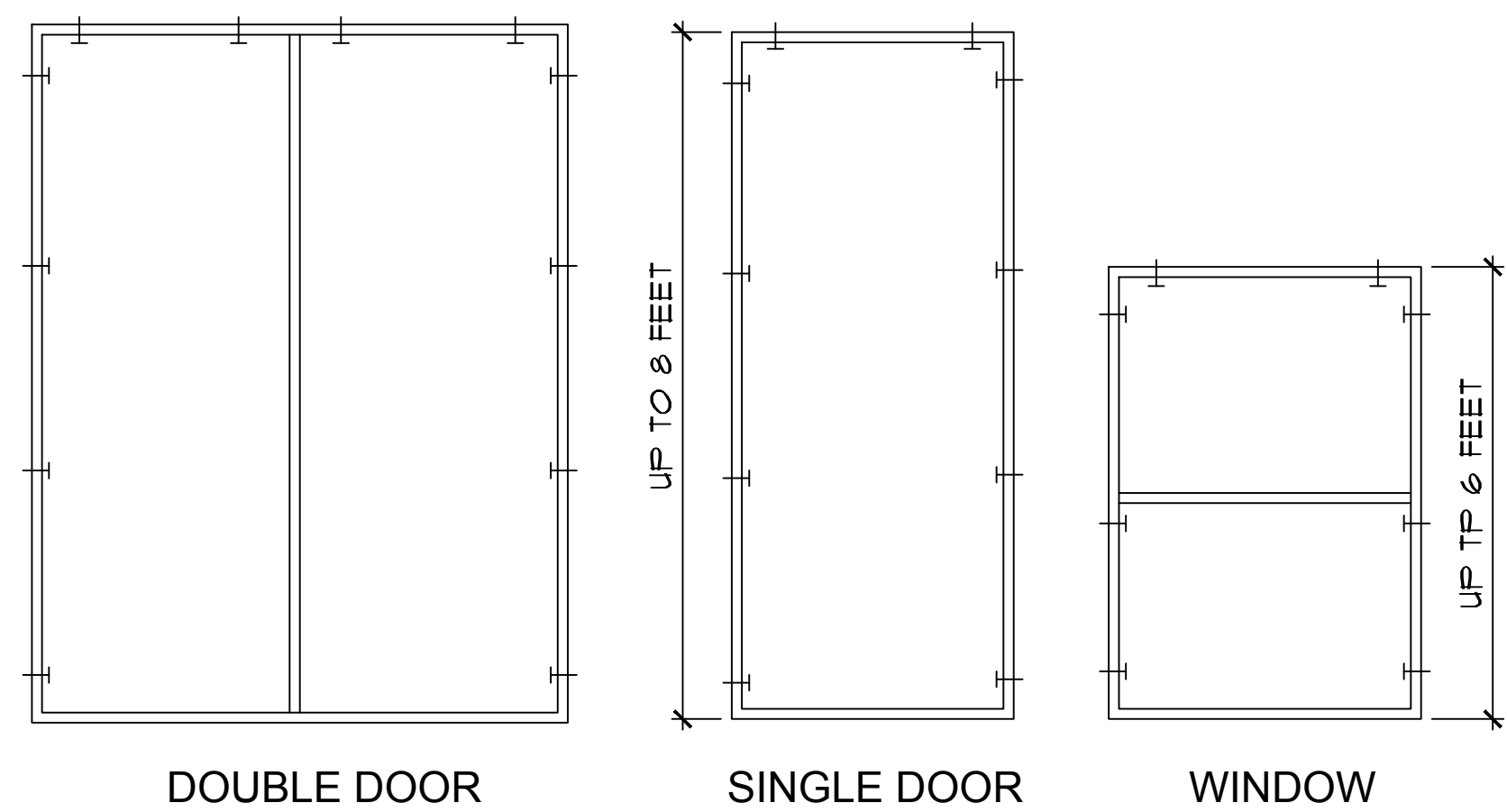


A D3 **FLASHING DETAIL**



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

17" = 1" - Ø"



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

SINGLE DOOR

WINDOW

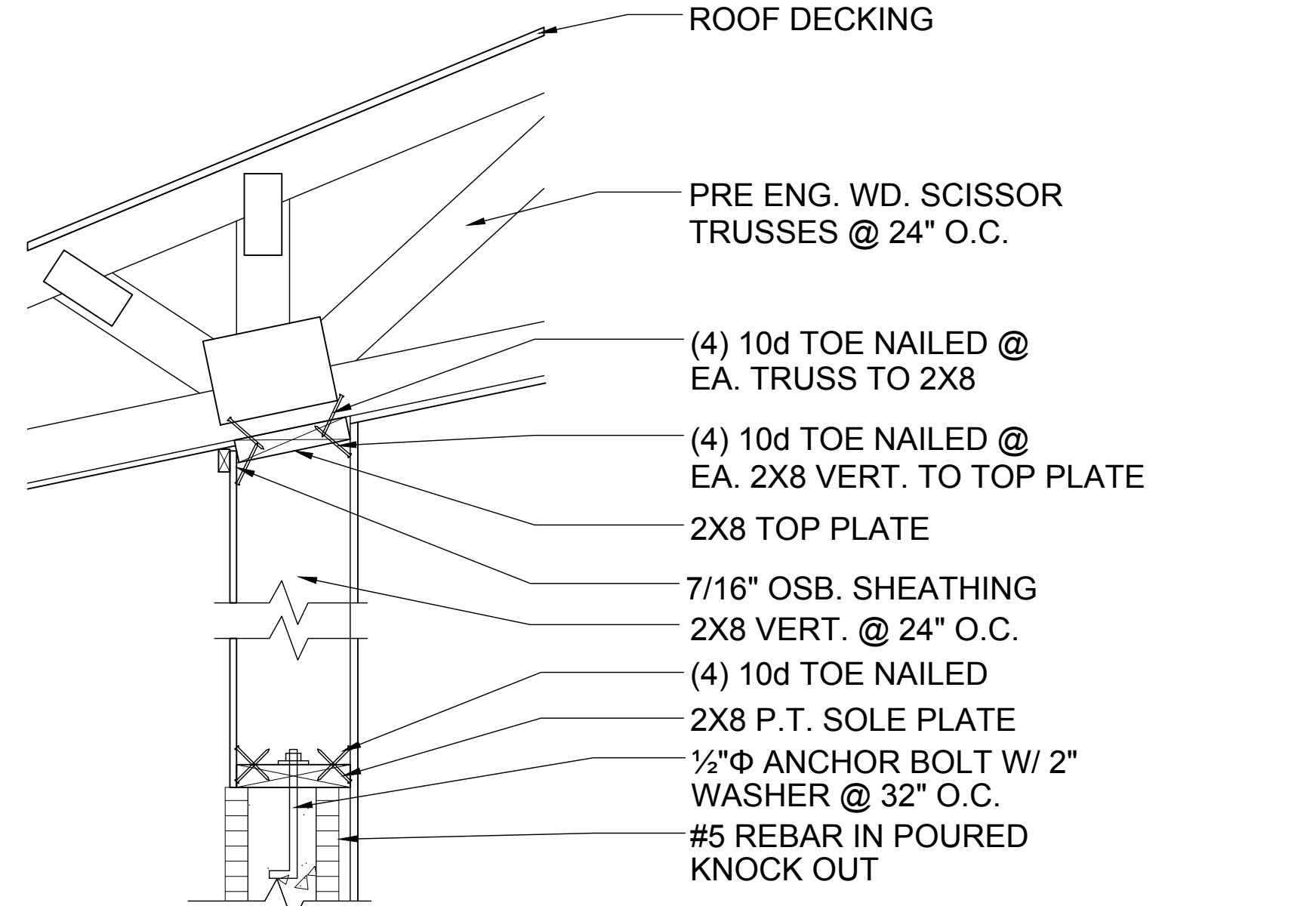
BUCK ATTACHMENT DATA

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.

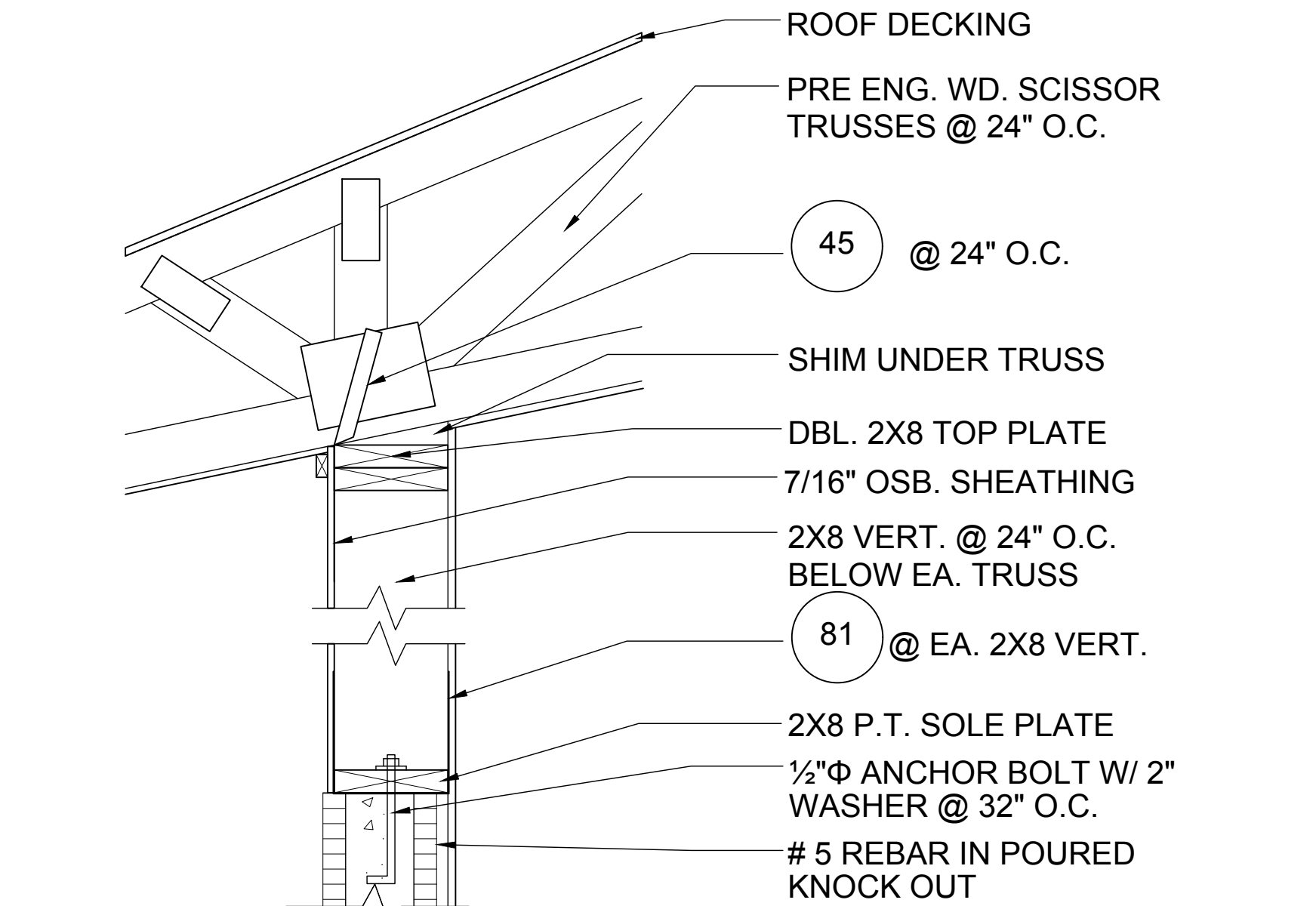
USE MIN. 2-1/4" T-NAILS w/ 1x BUCK. USE MIN. -1/4" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 6" OF CORNERS AND 30" ON CENTER MAXIMUM.

NOTE

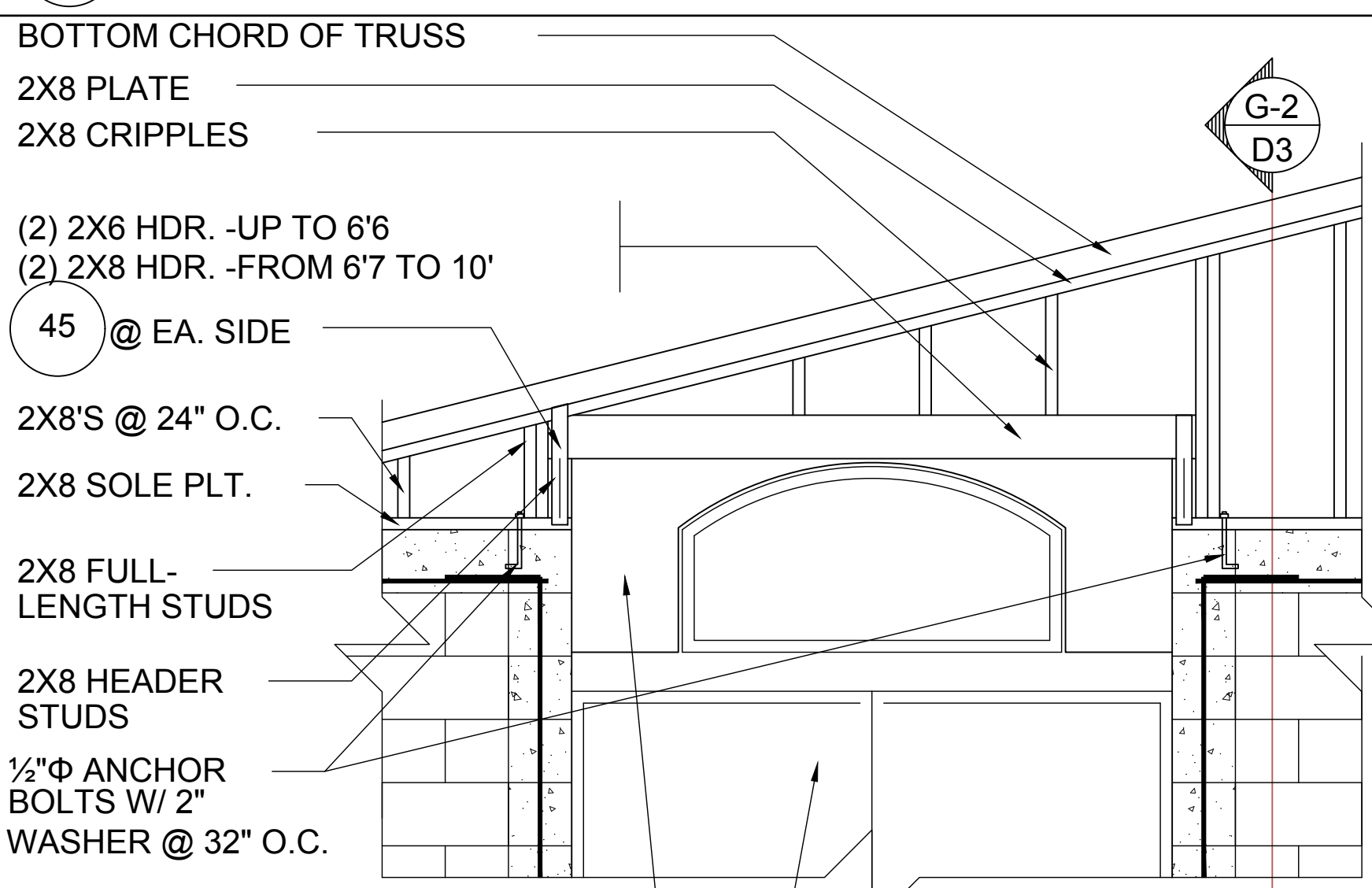
IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4"x1-3/4" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE CENTER.



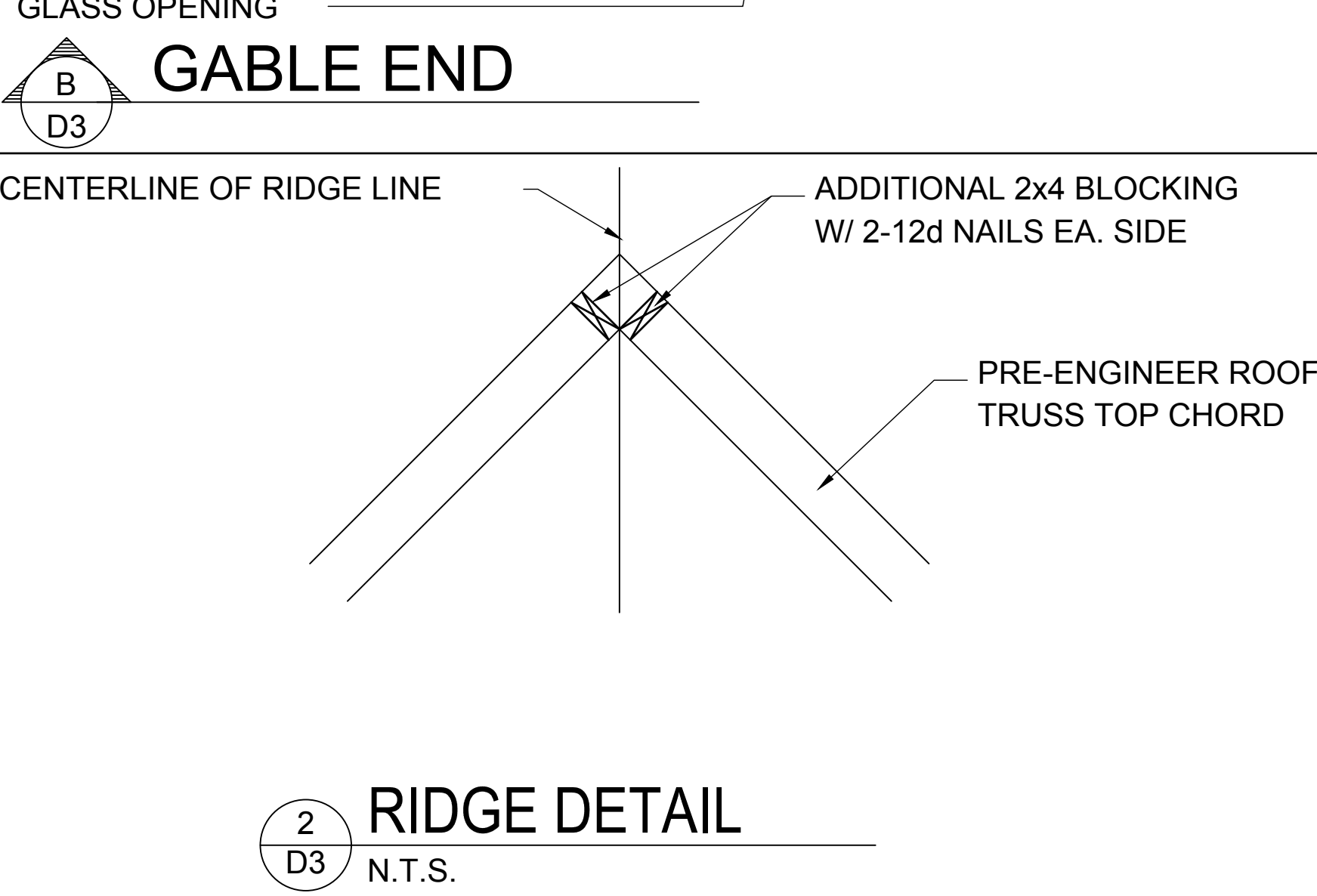
G-6 D3 **NON-BEARING**



G-7 D3 **BEARING**

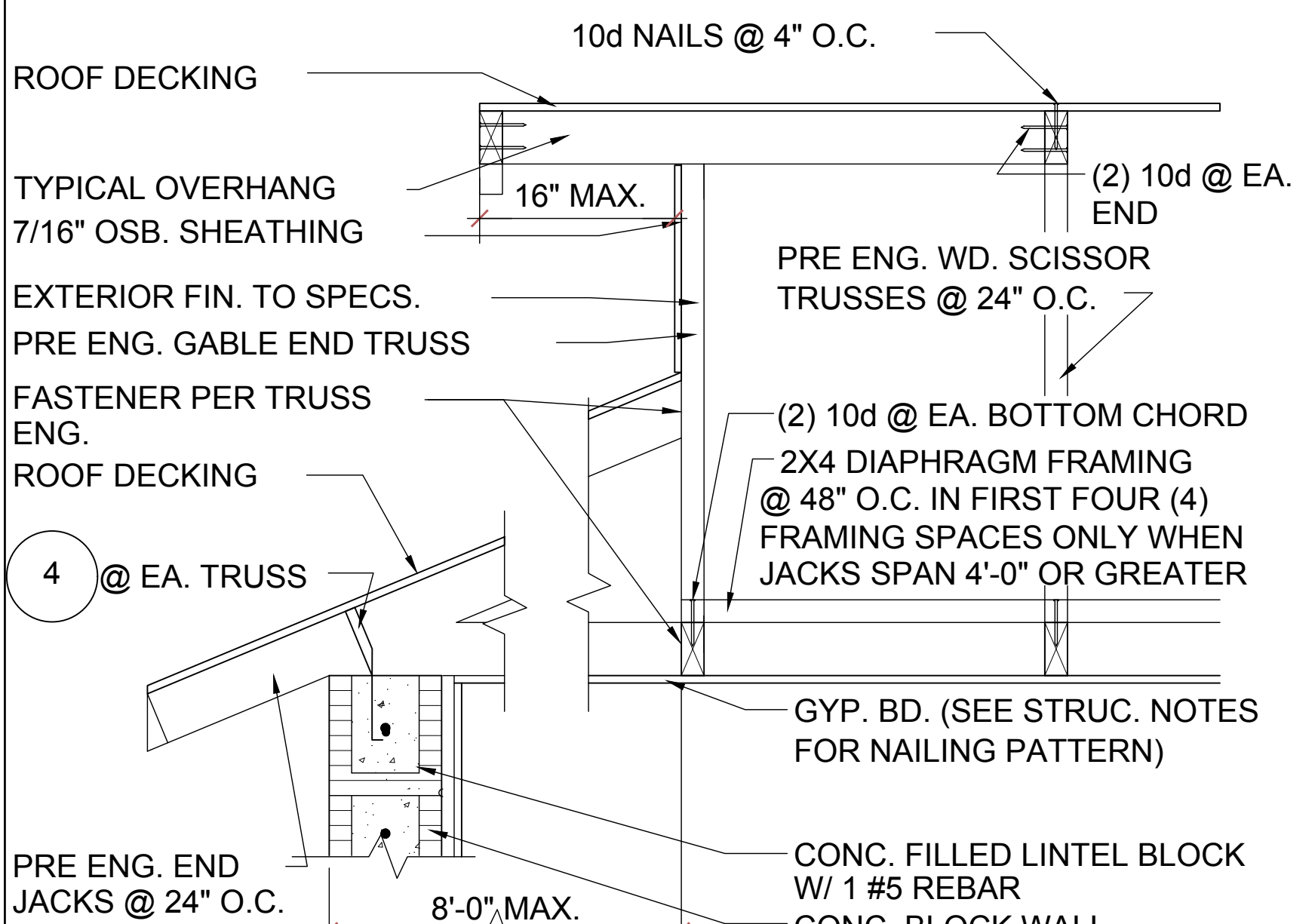


B D3 **GABLE END**

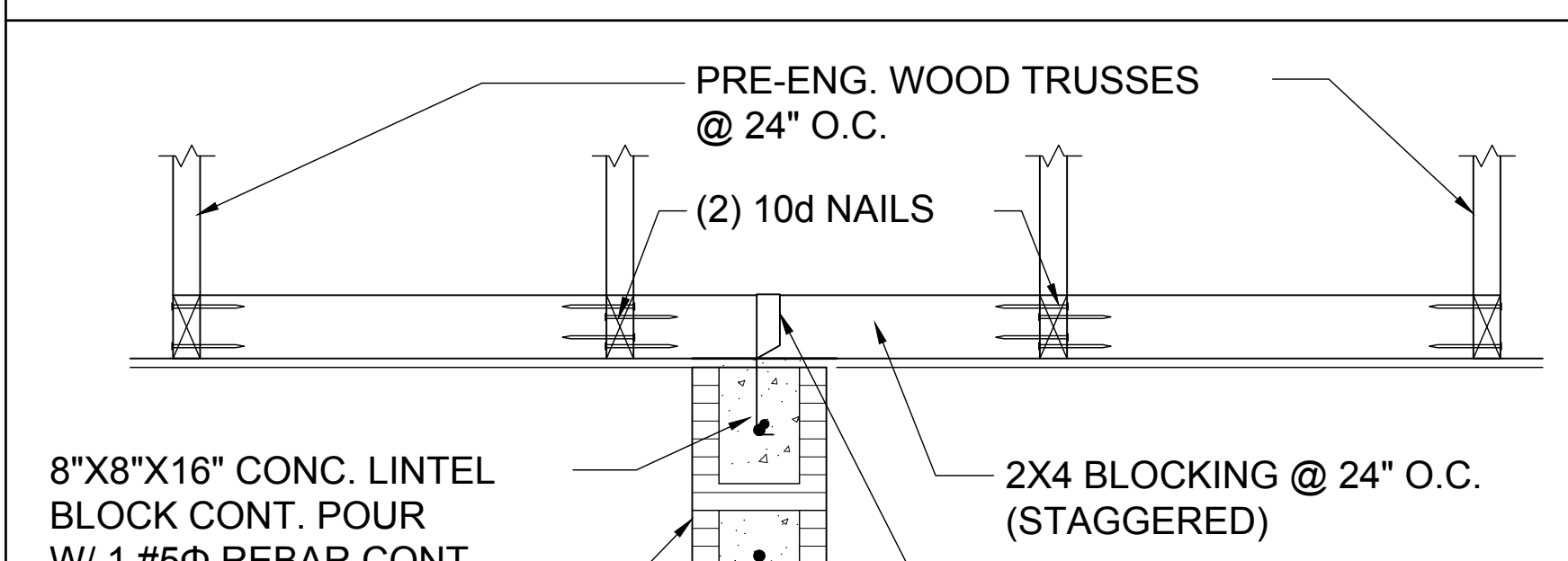


2 D3 **RIDGE DETAIL**

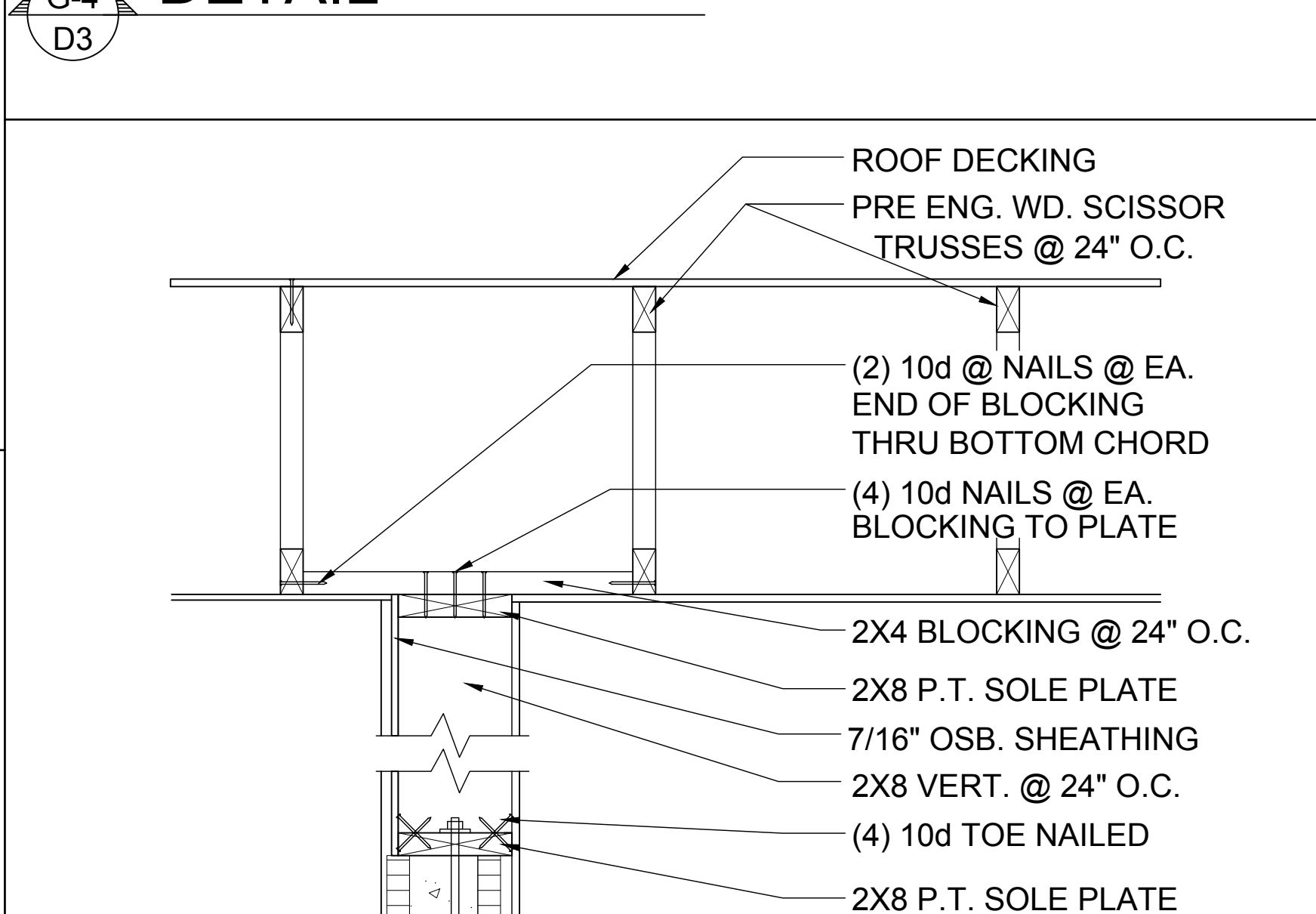
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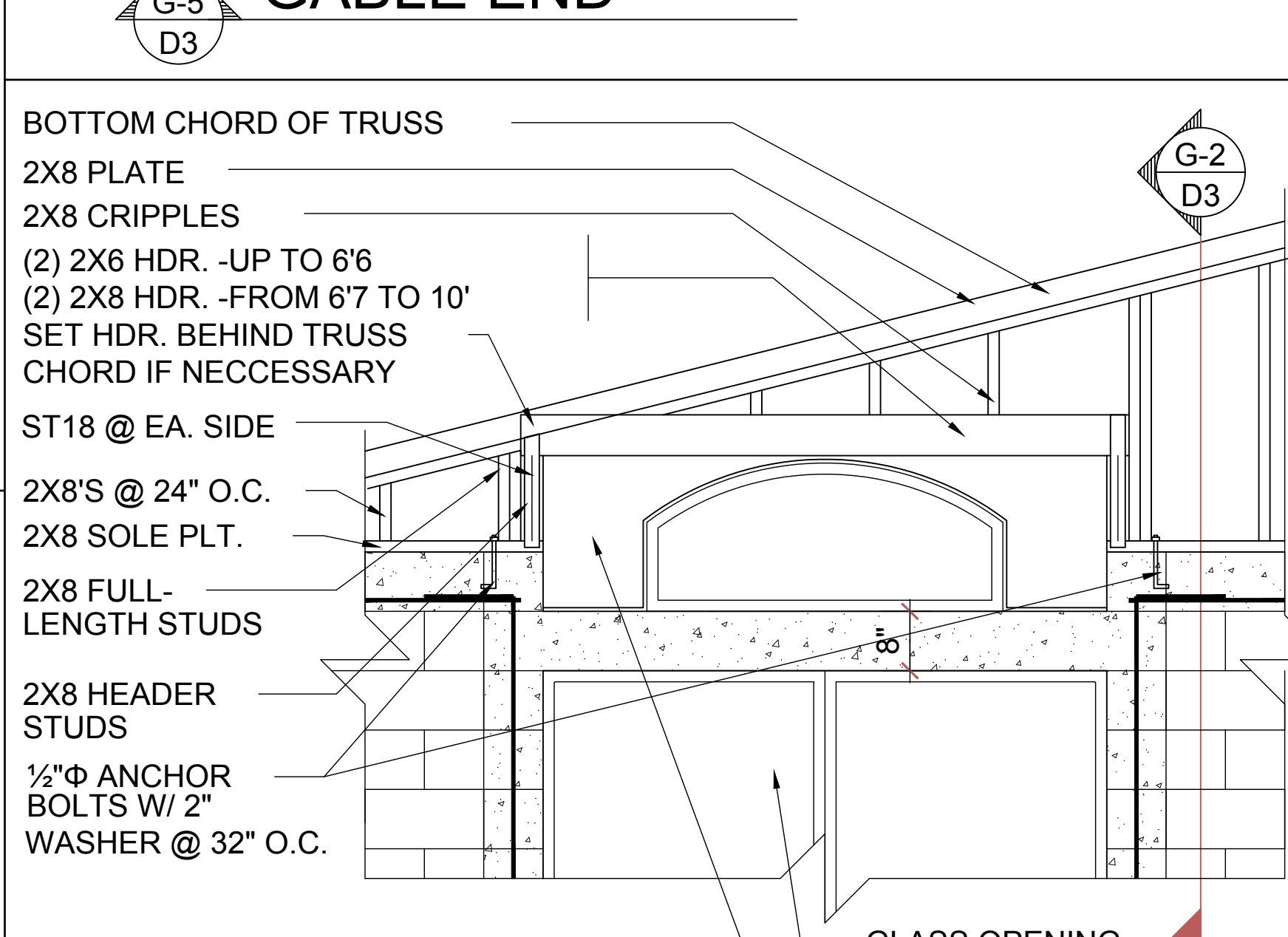
G-3 D3 **GABLE END**



G-4 D3 **DETAIL**

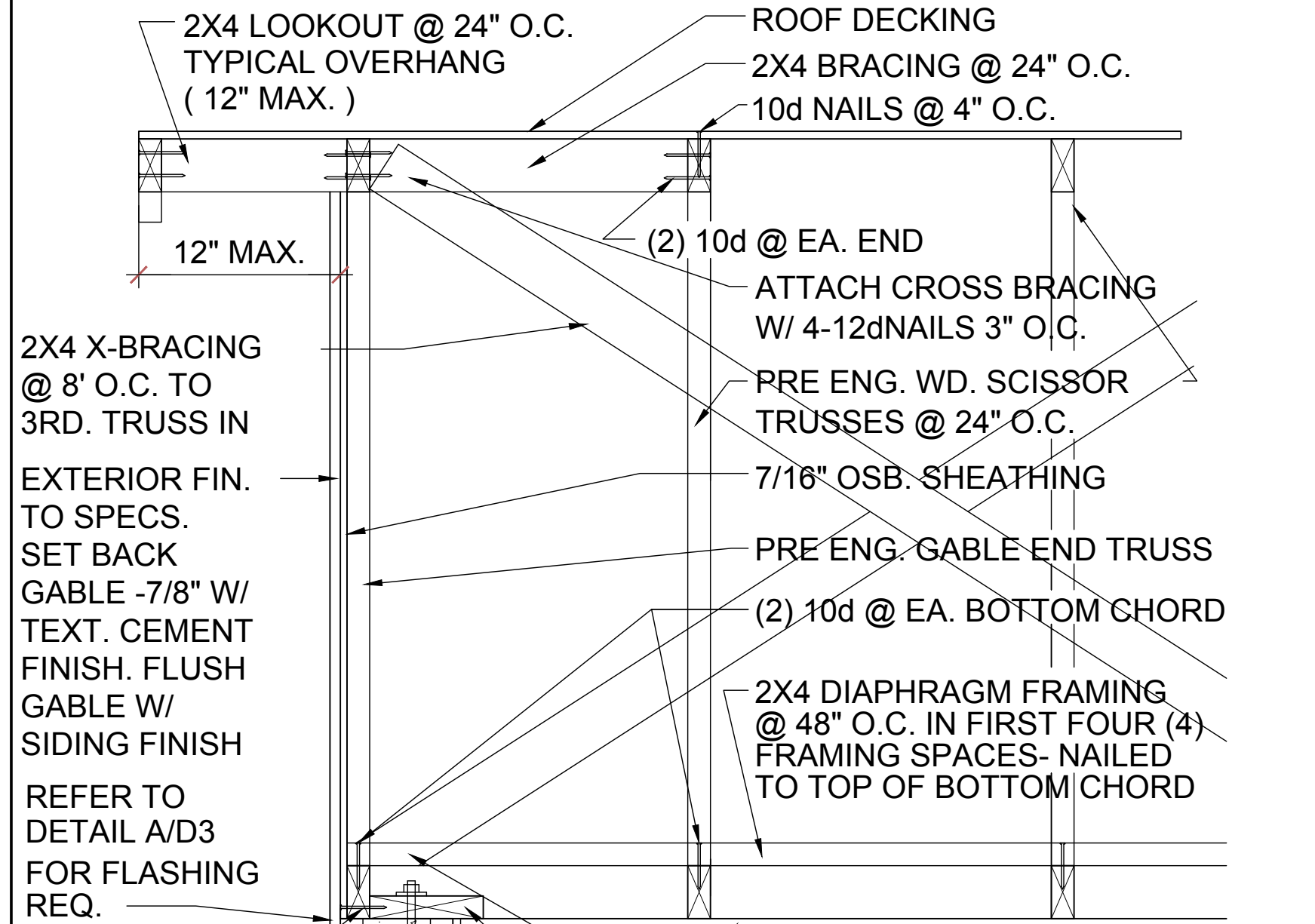


G-5 D3 **GABLE END**

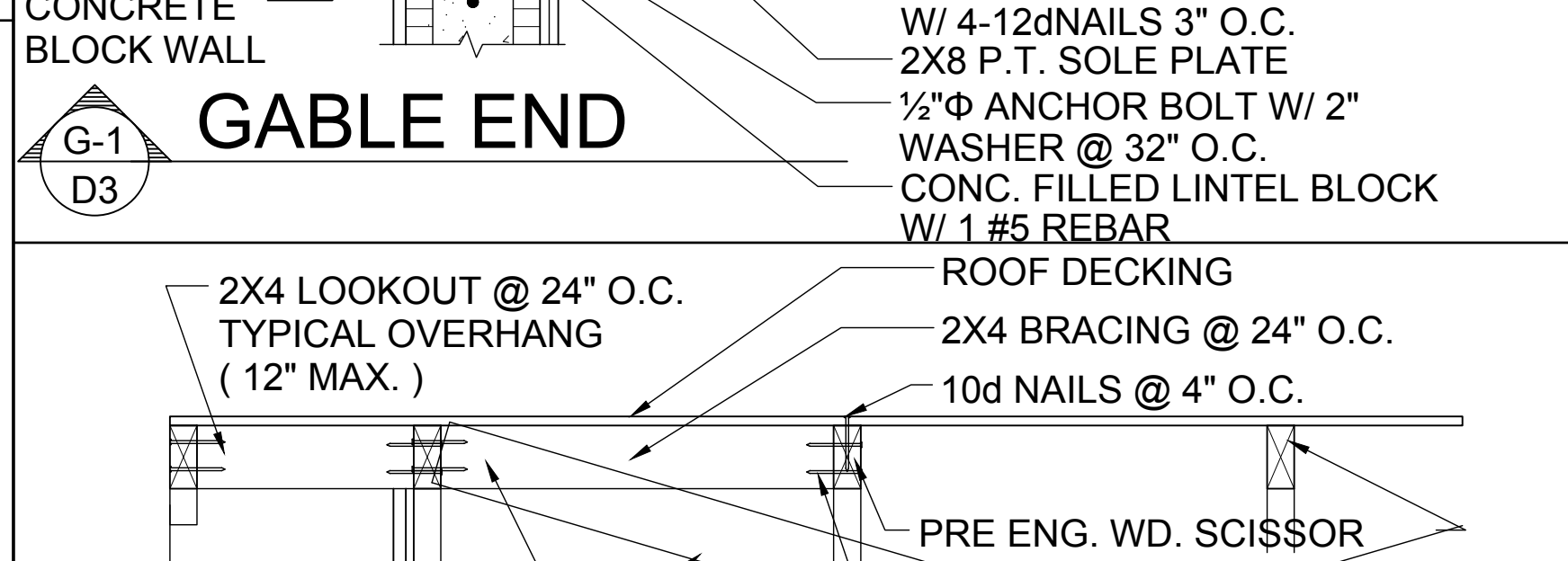


CB D3 **DETAIL**

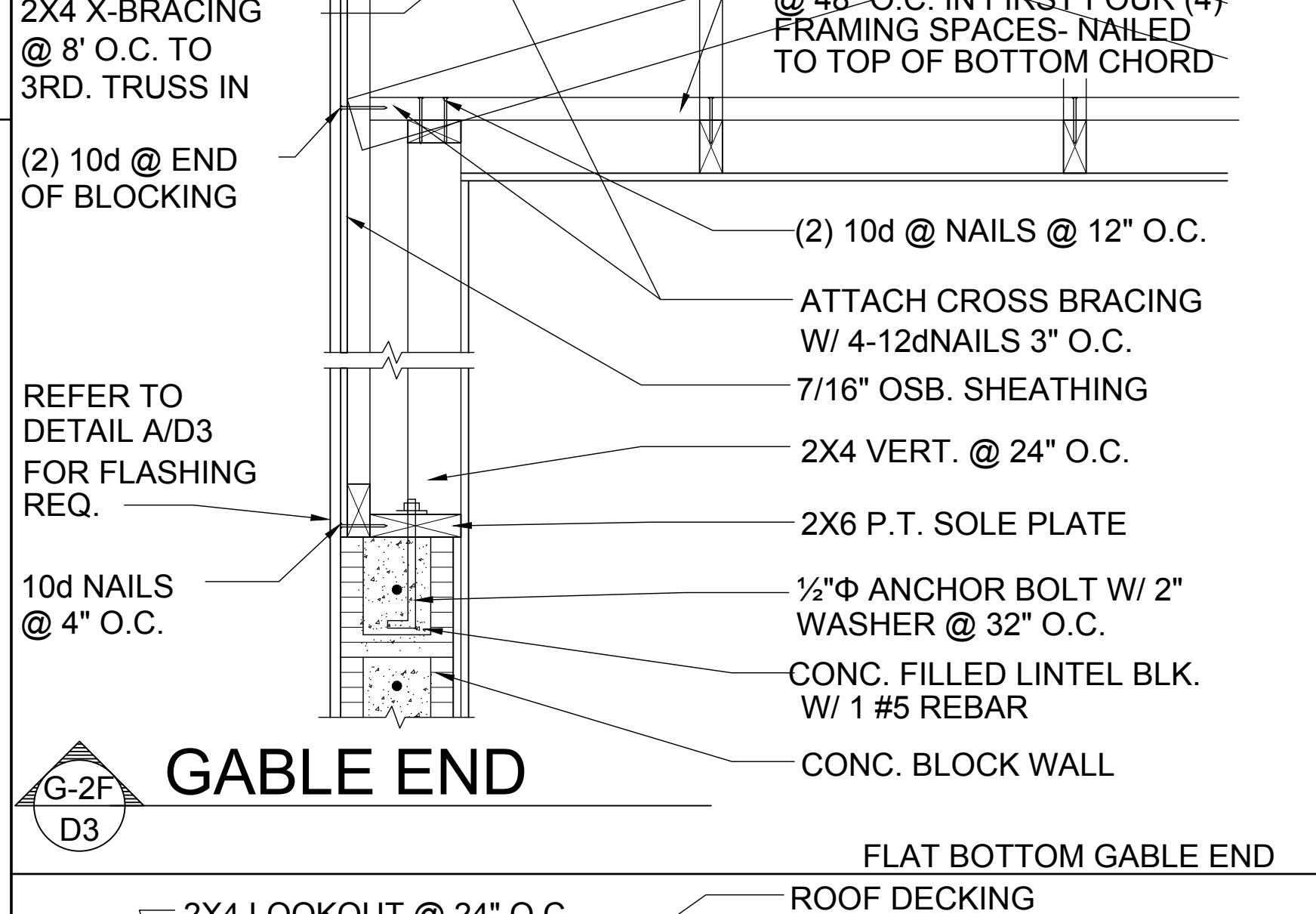
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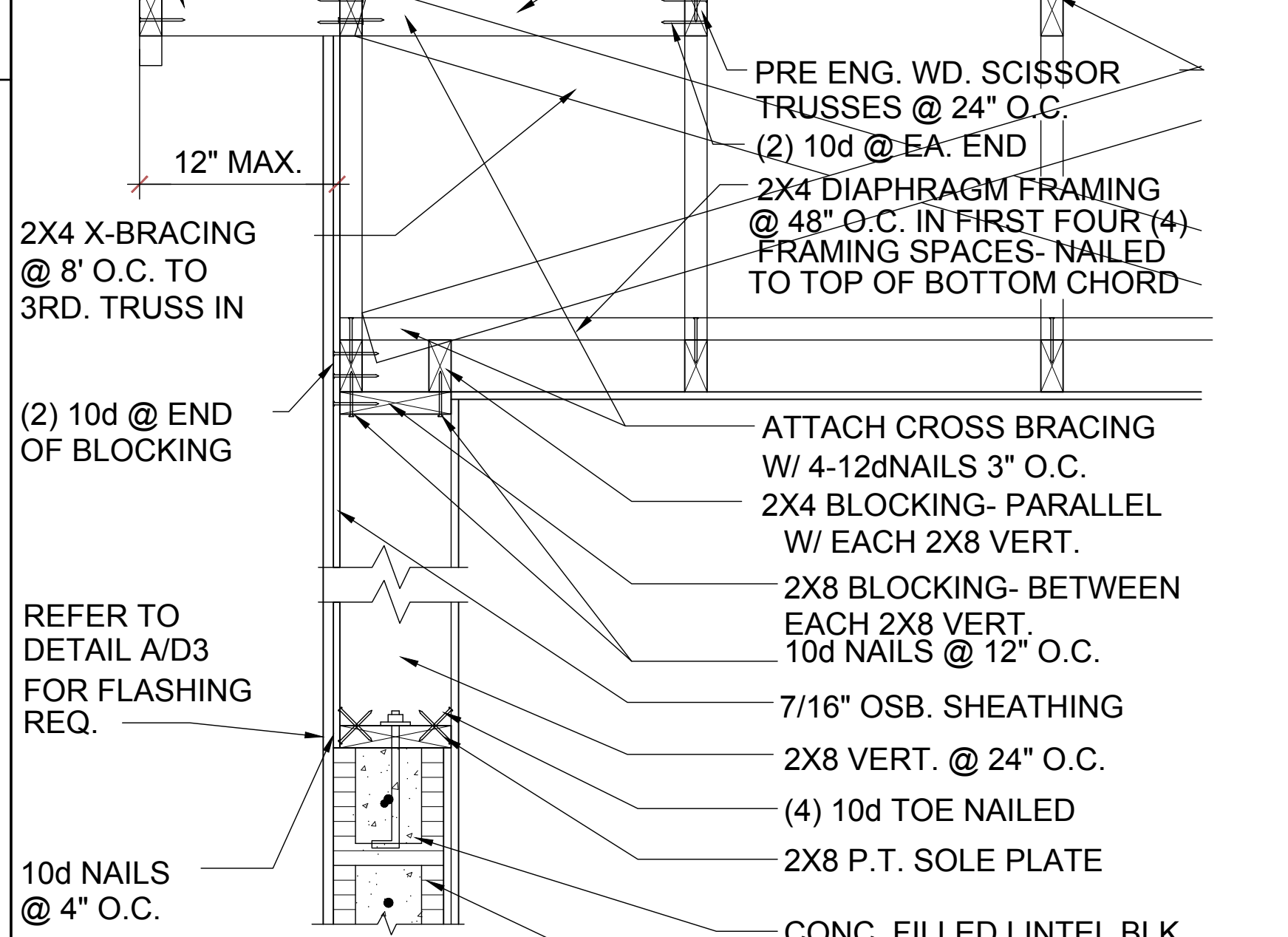
G-1 D3 **GABLE END**



G-1 D3 **GABLE END**



G-2F D3 **GABLE END**



G-2 D3 **GABLE END**

G-2 D3 **GABLE END**

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THOMPSON ENGINEERING GROUP, INC.
12042023B-UNIT-08-Unit-12042023B-Structural Details.dwg
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residential-commercial-architecture

AIBD
ARCHITECTURAL INTERIORS BUILDING DESIGN

GOBA
GENERAL OVERLAY BOARD ASSOCIATION

8-Unit: (Paradiso TH)
Models: Haulibus, Lattide
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

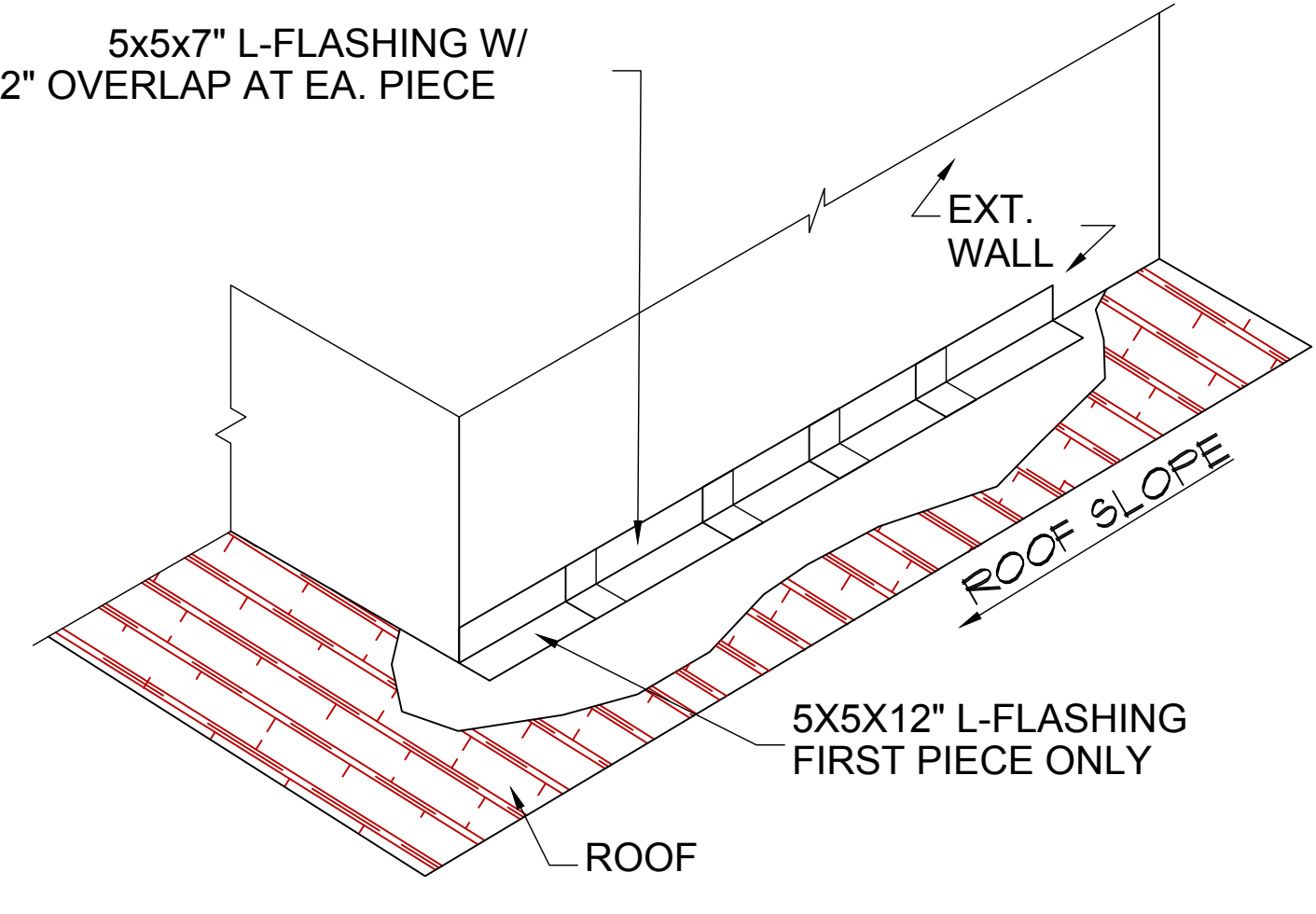
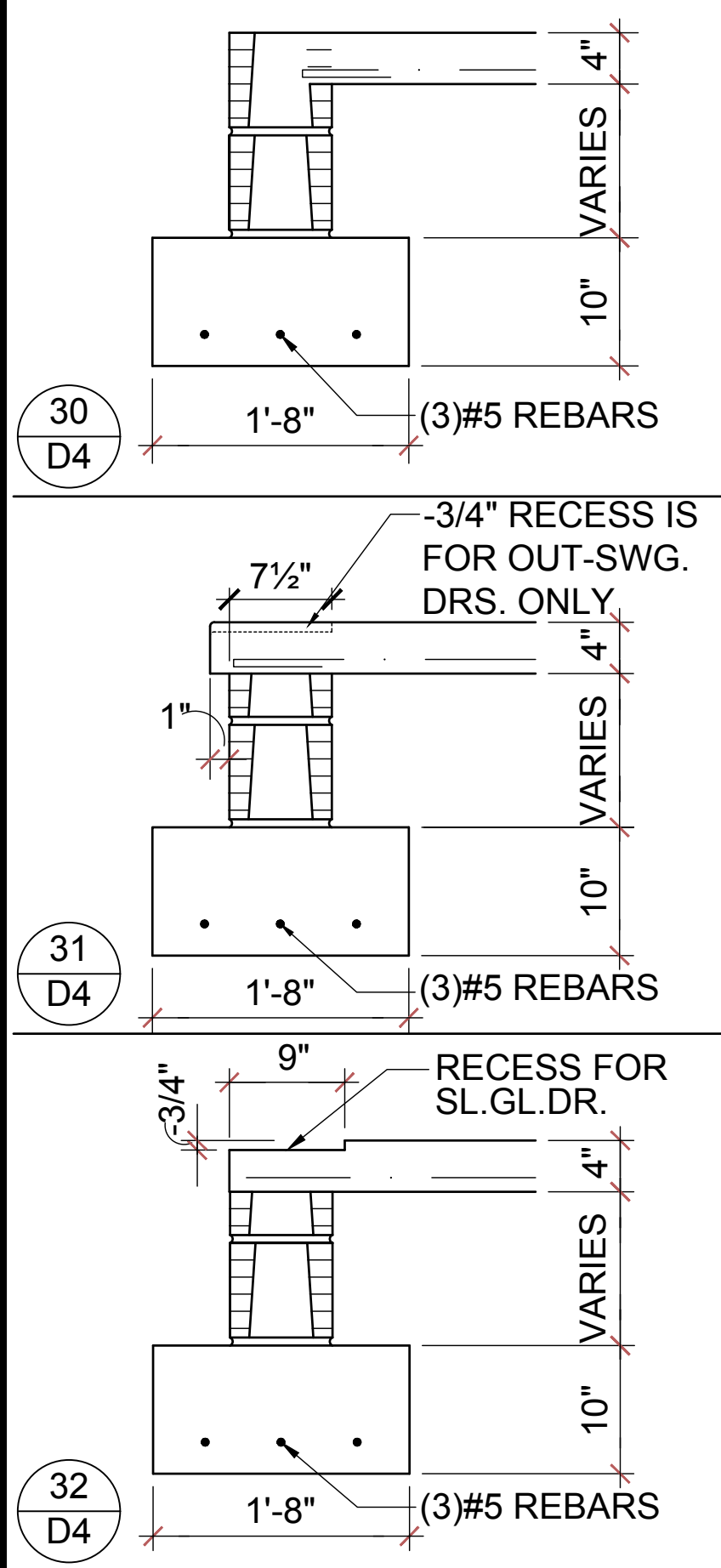
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REVISIONS

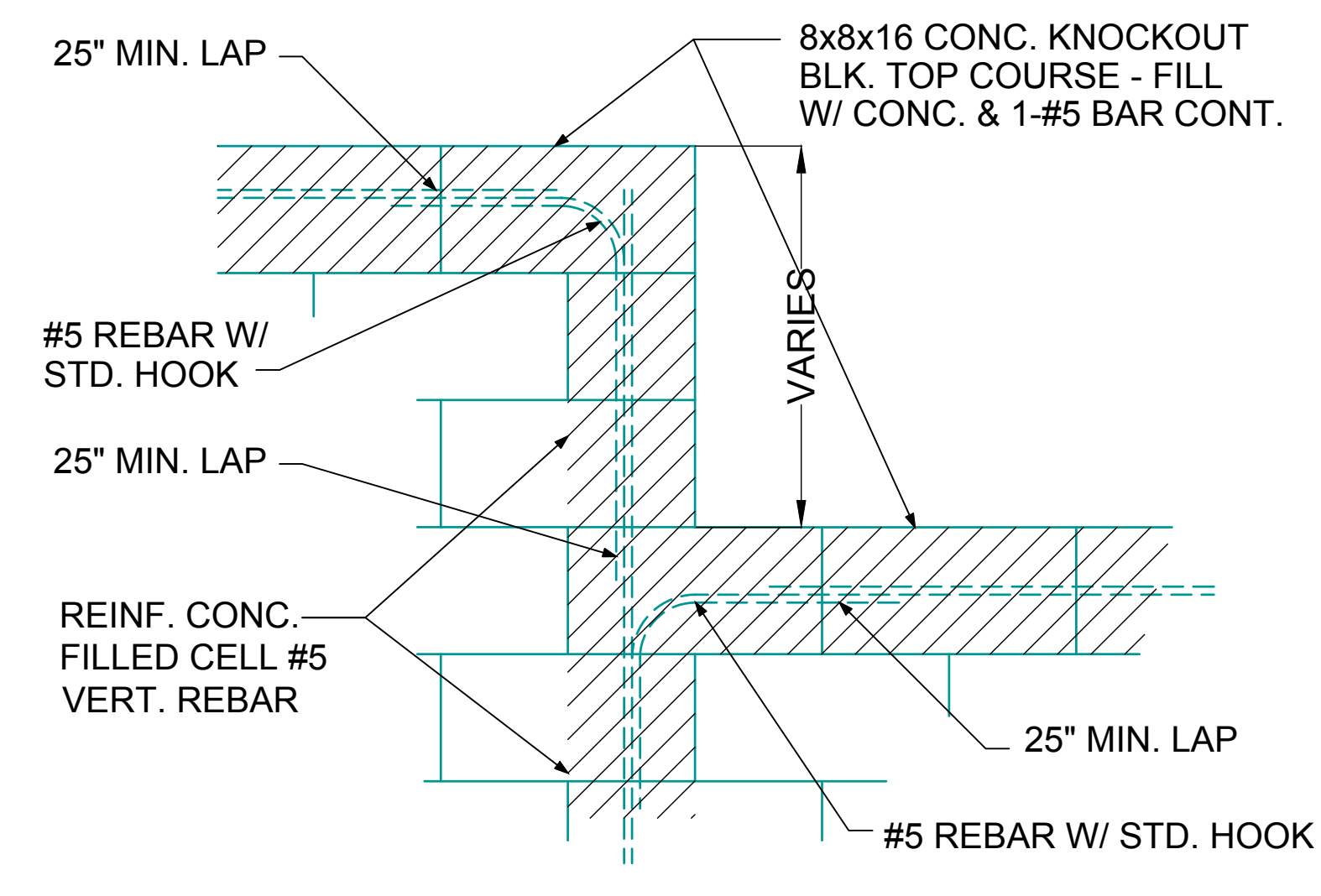
PROJECT: 22-1151
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

STRUCTURAL DETAILS
D3

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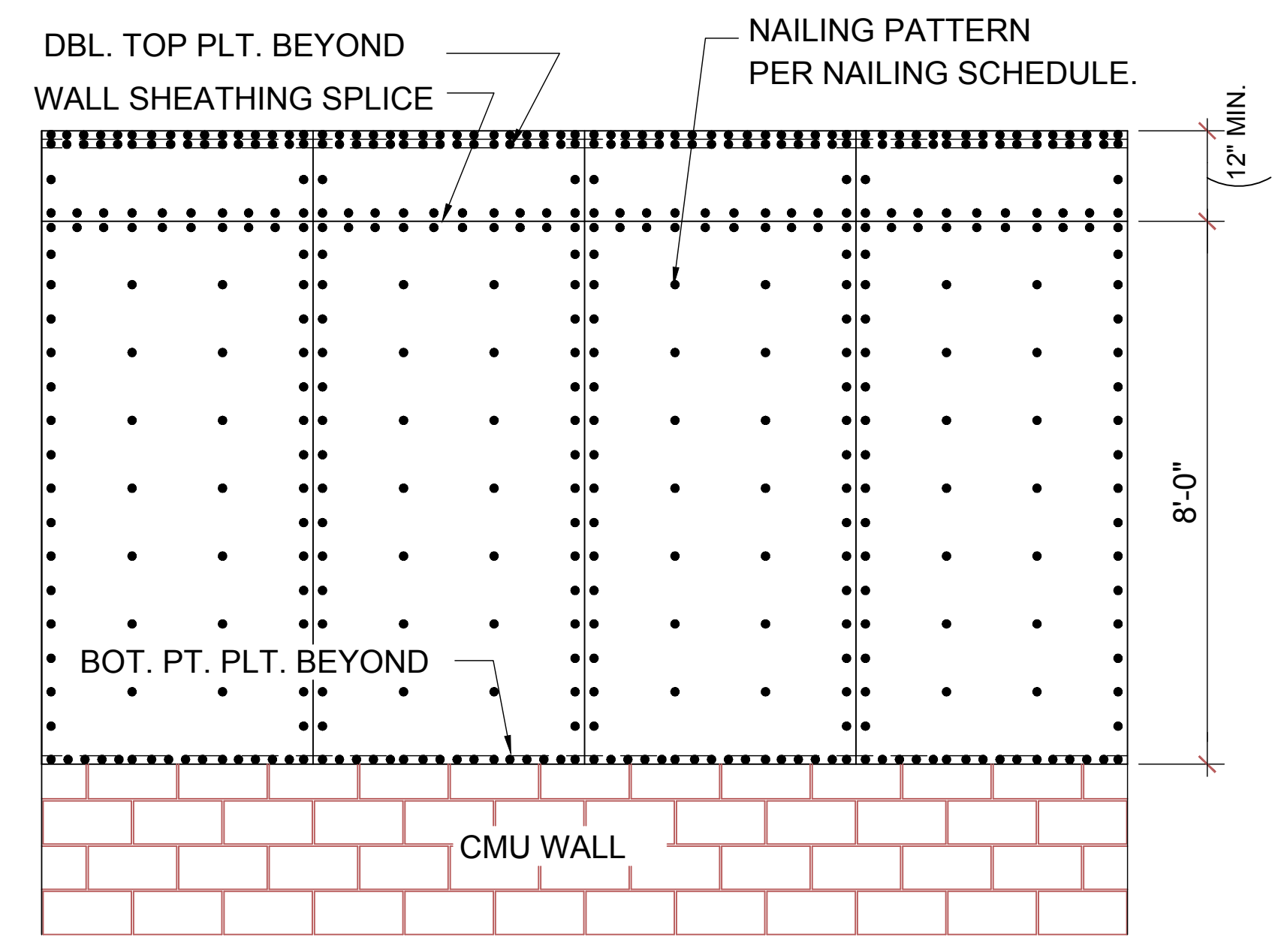
STEP FLASHING DETAIL
N.T.S.



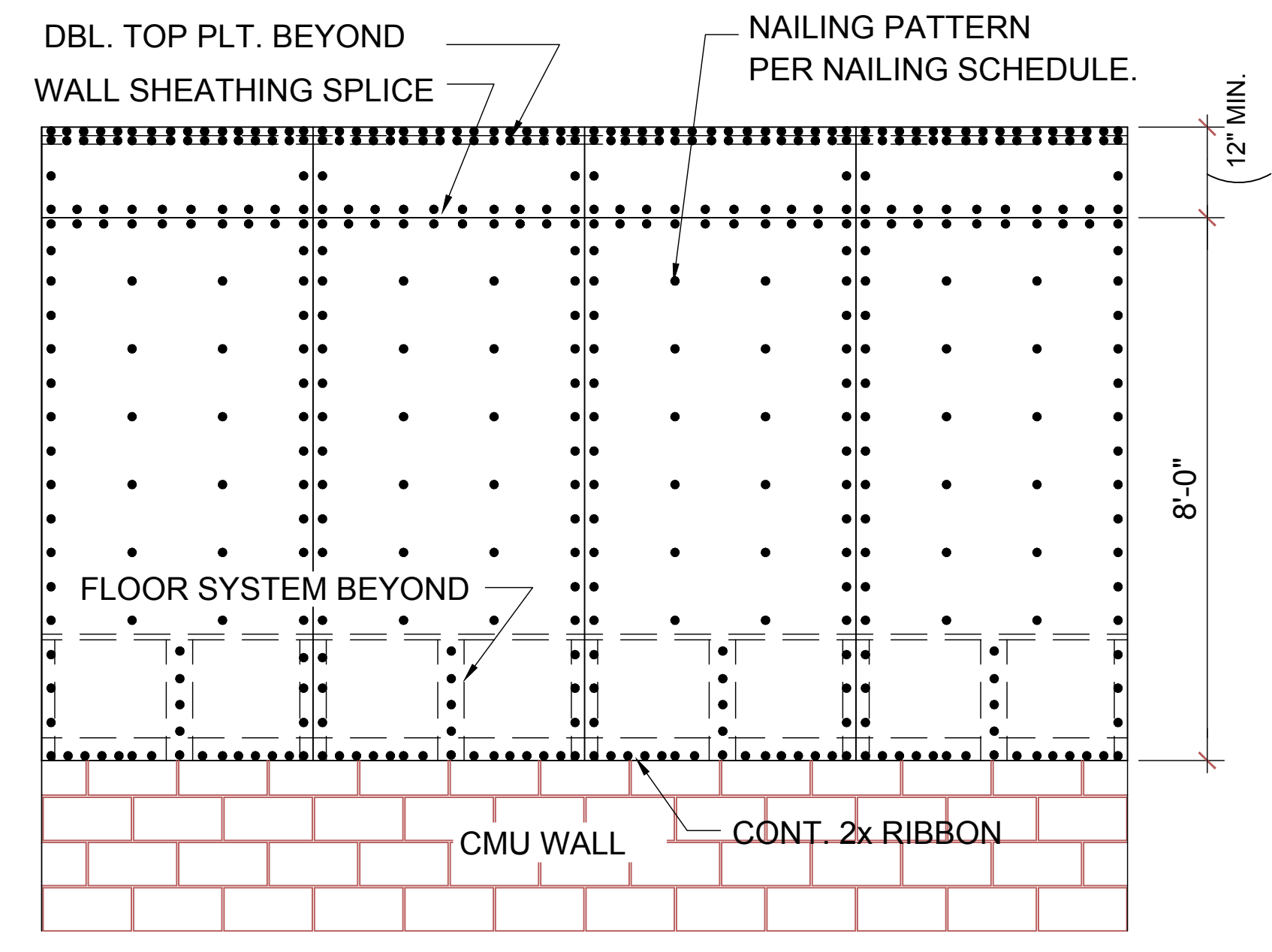
1 BLOCK WALL HT. TRANSITION
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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

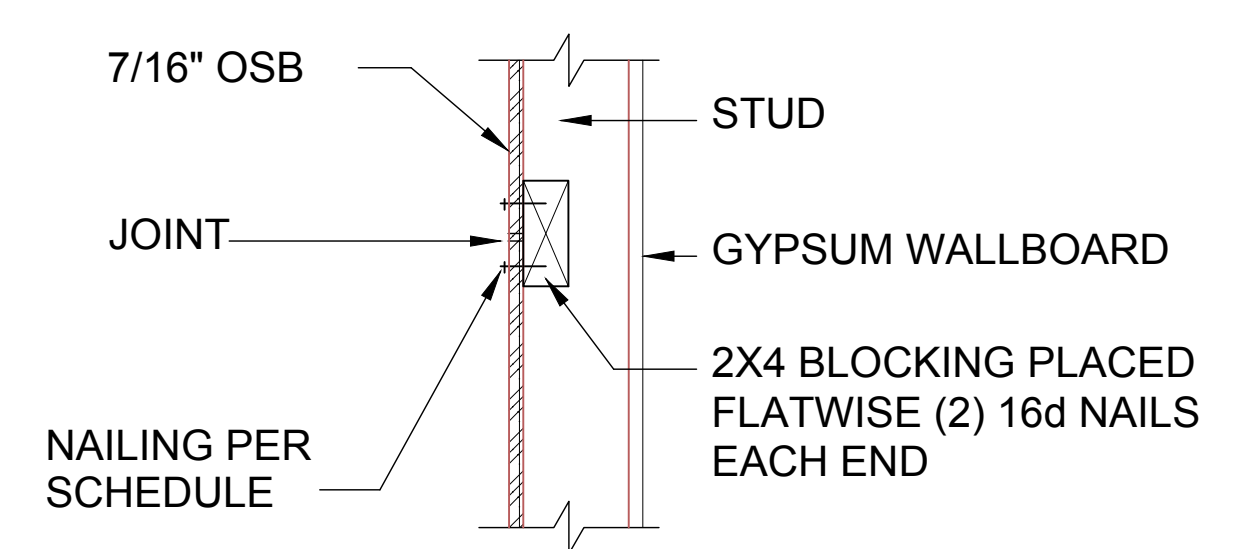
NAILING SCHEDULE:
(2) ROWS @ 3" O.C. AT TOP AND (1) ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



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

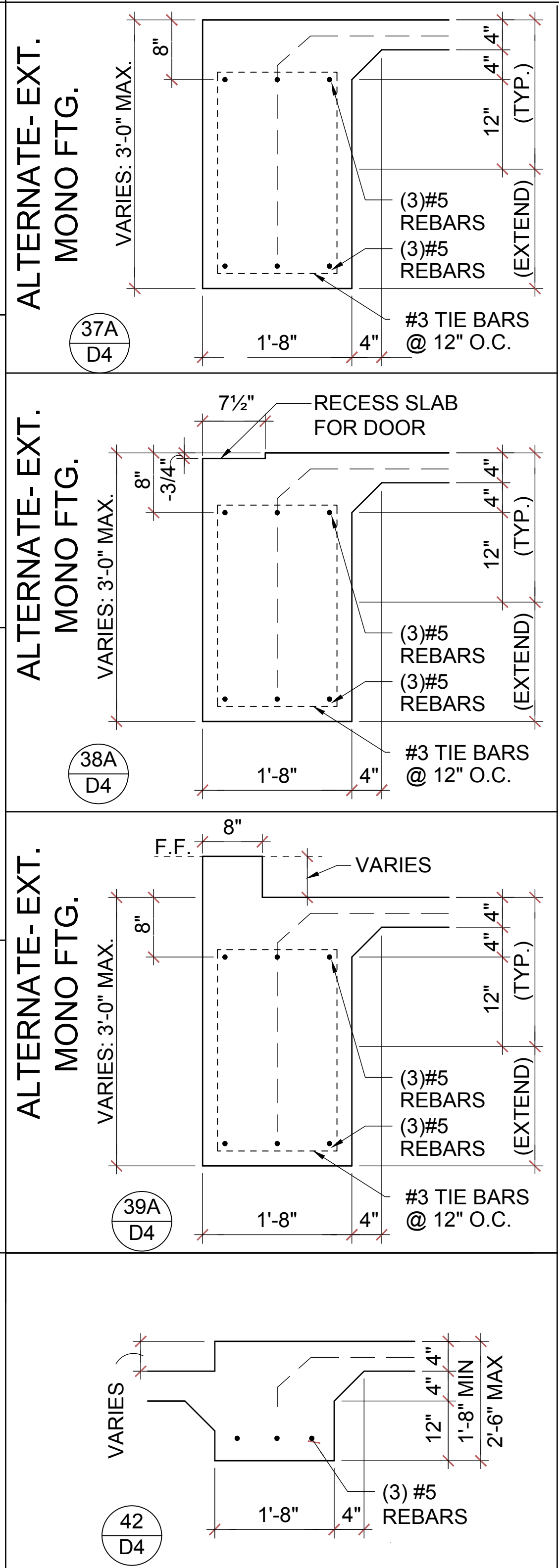
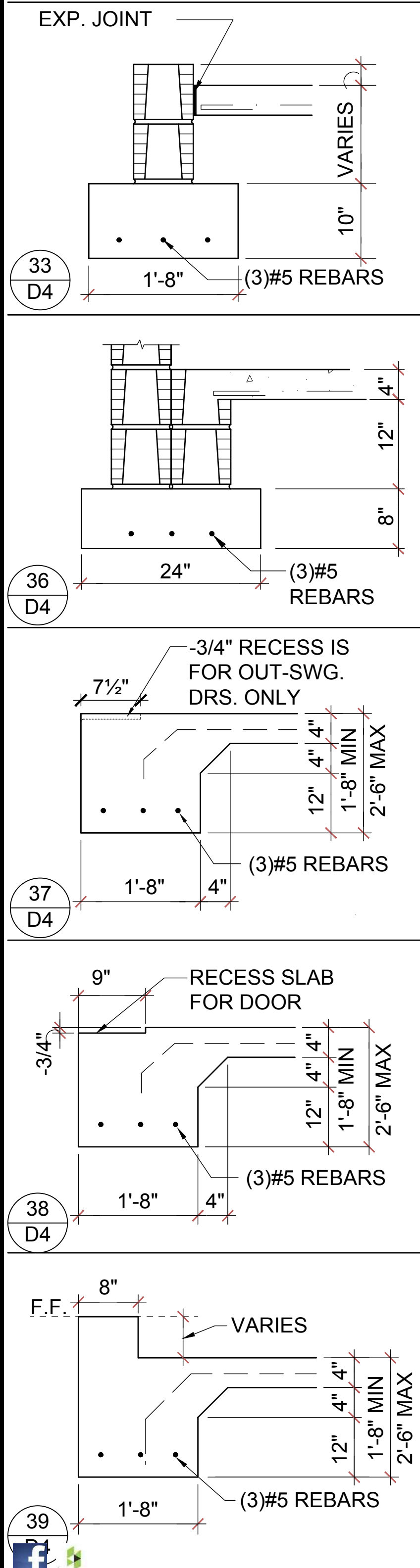


B SHEATHING ELEV. 2-STORY FRAMING N.T.S.

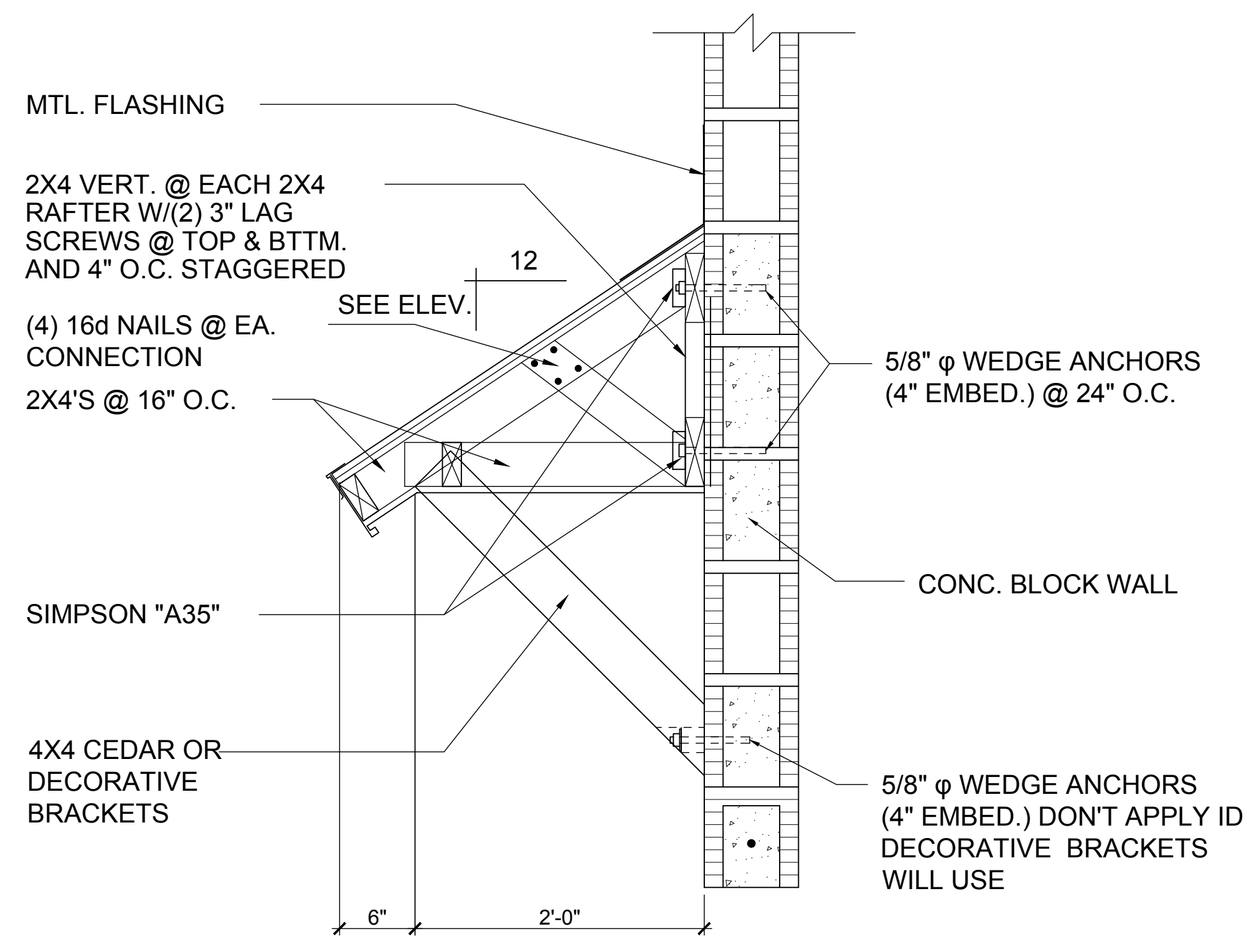


C SHEATHING BLOCKING @ HORIZONTAL JOINTS N.T.S.

3 SHEATHING UPLIFT DETAILS
D4



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



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A I B D

GOBA
GOLF BUILDING GROUP ASSOCIATION

8-Unit: (Paradiso TH)
Models: Heritage, Lettuce
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	03/06/2023
REVISIONS	
PROJECT:	22-1151
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS
STRUCTURAL DETAILS	
D4	

STRUCTURAL ALUMINUM:

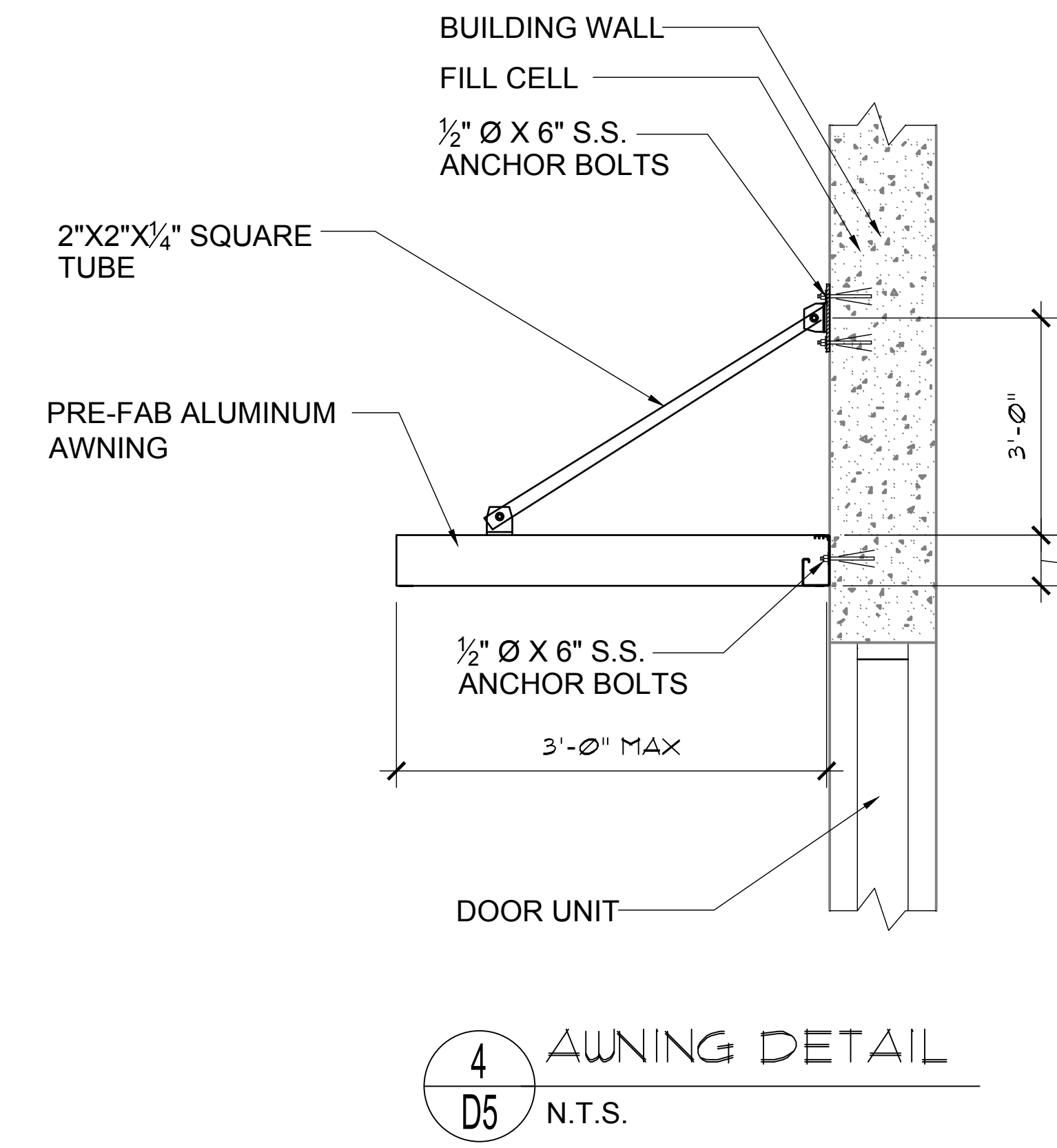
1. Conform to latest edition of Aluminum Association of Florida standard practice for aluminum design.
2. All aluminum shall be 6061-T6 (E= 10,000 ksi; Fy = 35 ksi)

STRUCTURAL STEEL:

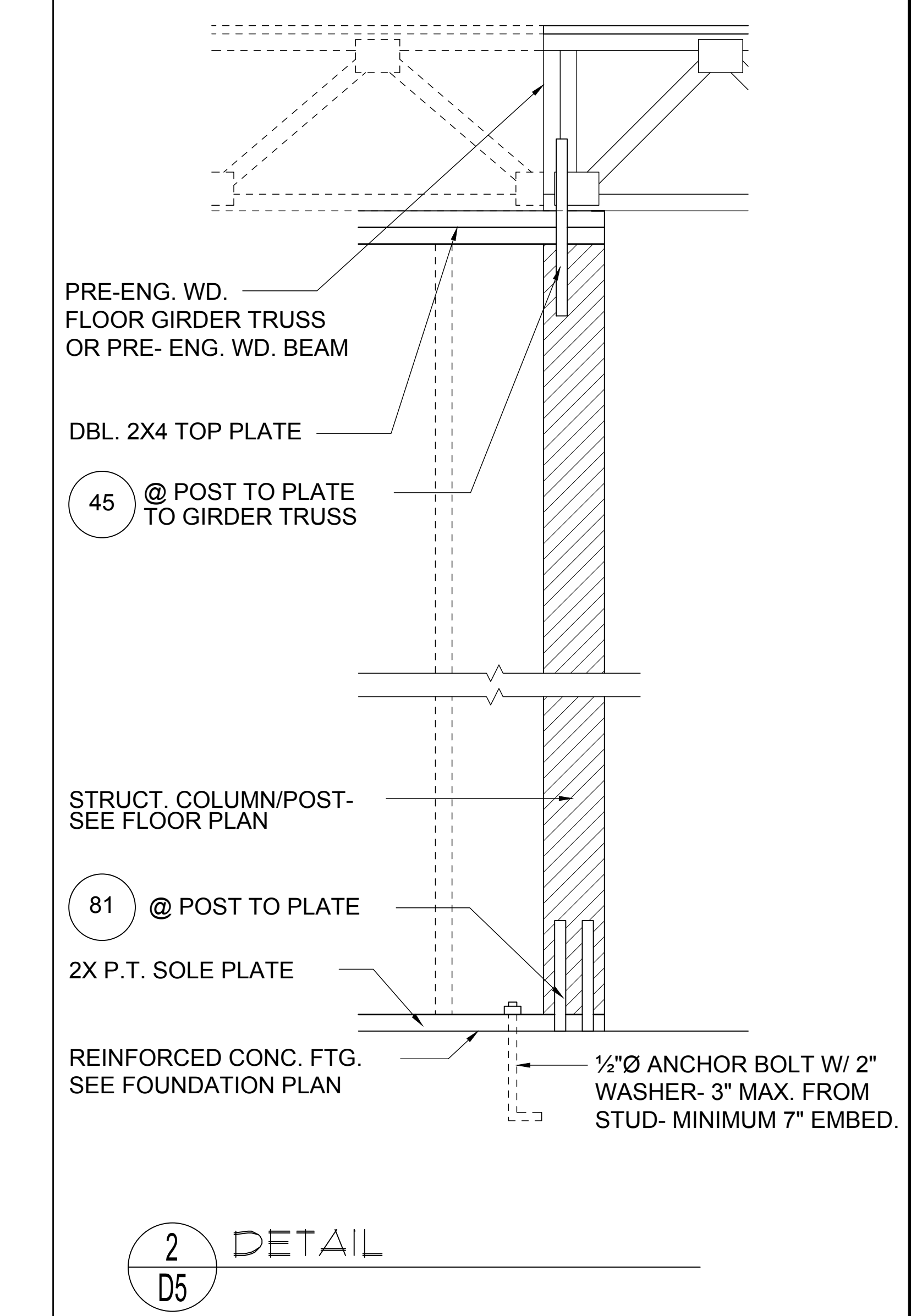
1. Conform to latest edition of AISC "Specification for structural steel building" and AISC "Code of standard practice for steel buildings and bridges".
2. All structural steel shall be ASTM A36, (E= 29,000 ksi; Fy = 36 ksi)
3. Splicing prohibited without prior approval as to location and type.
4. Burning 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 (latest 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 (3/16" min. unless otherwise noted).

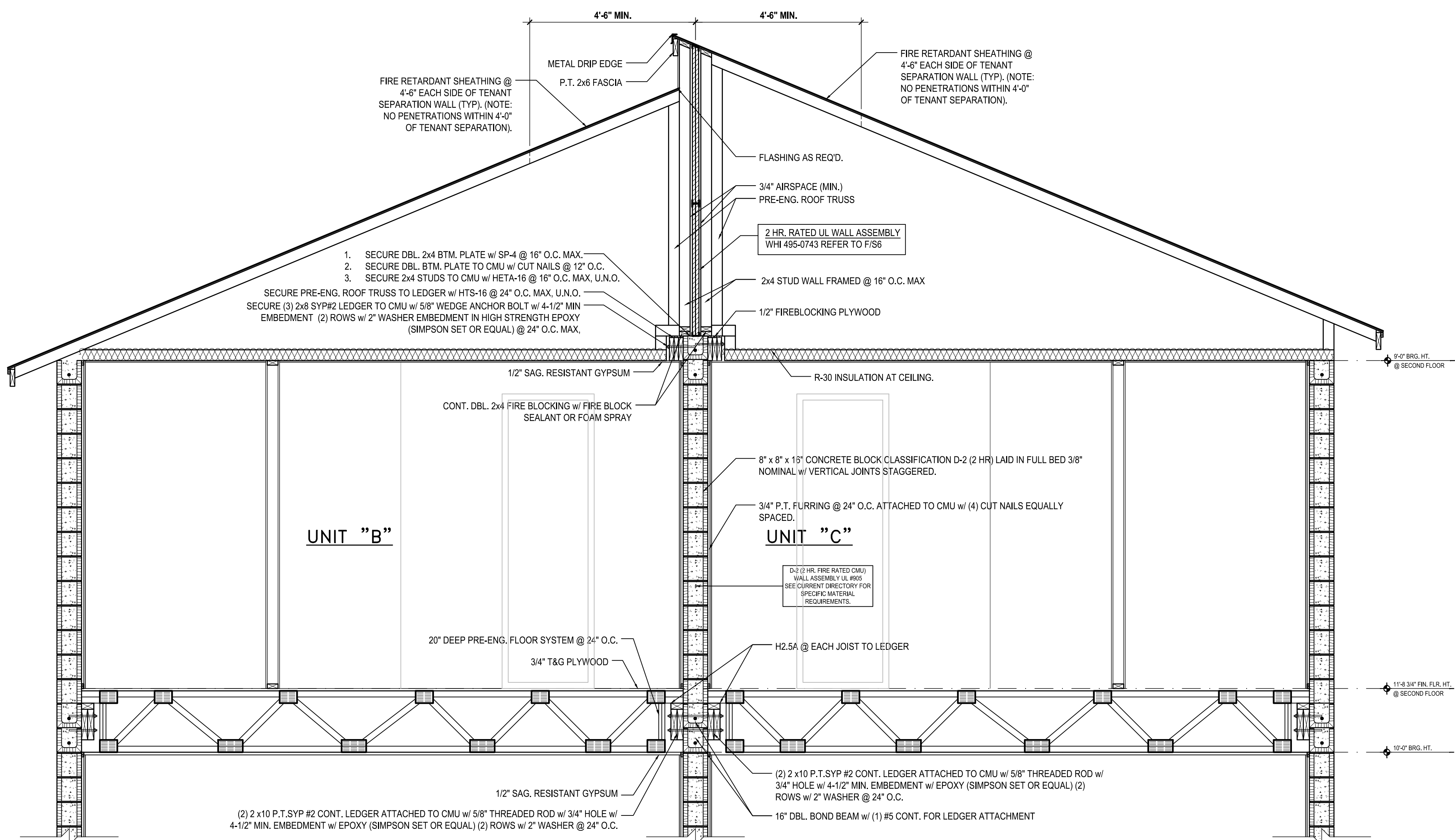


4 AWNING DETAIL
D5 N.T.S.

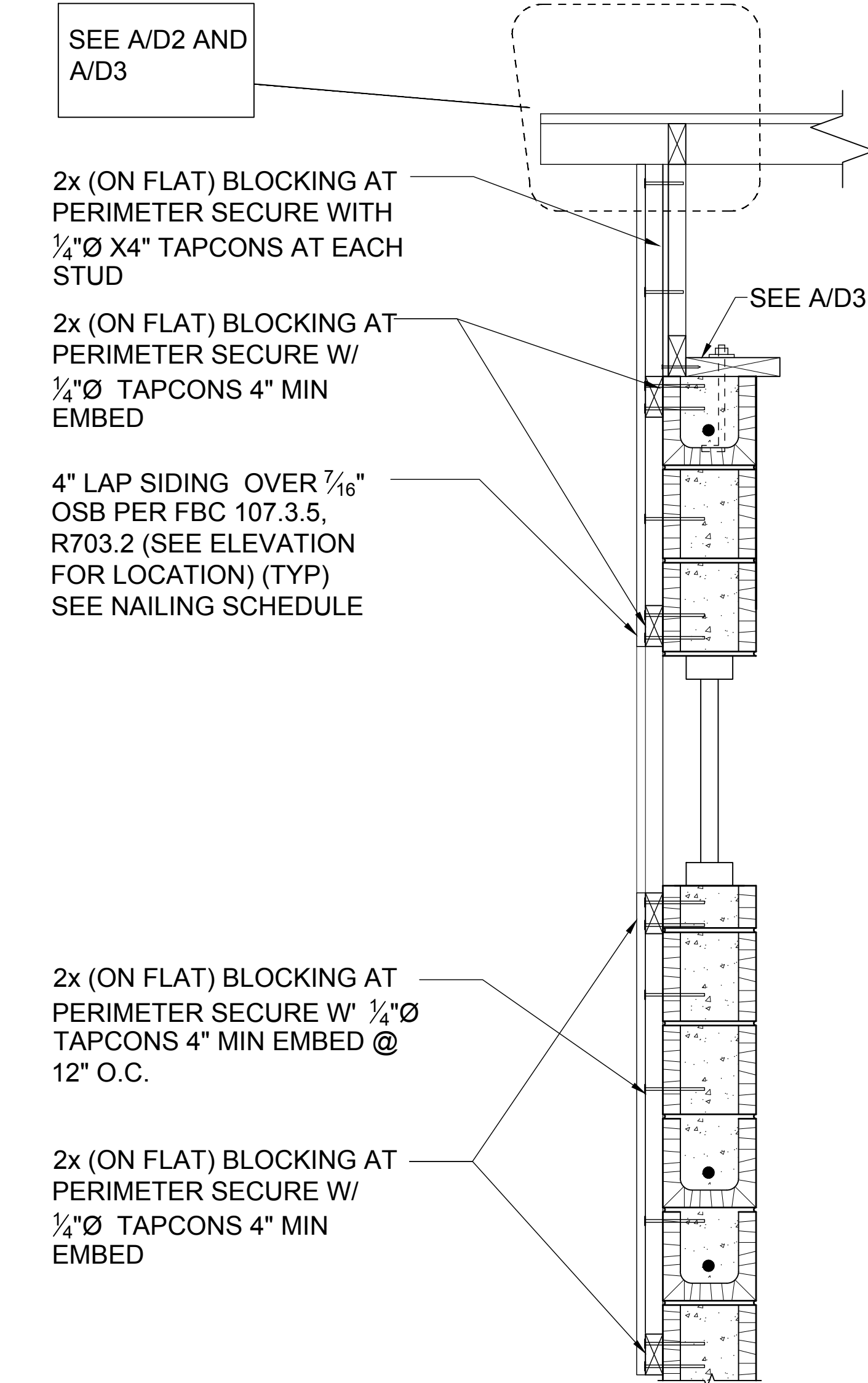


2 DETAIL
D5

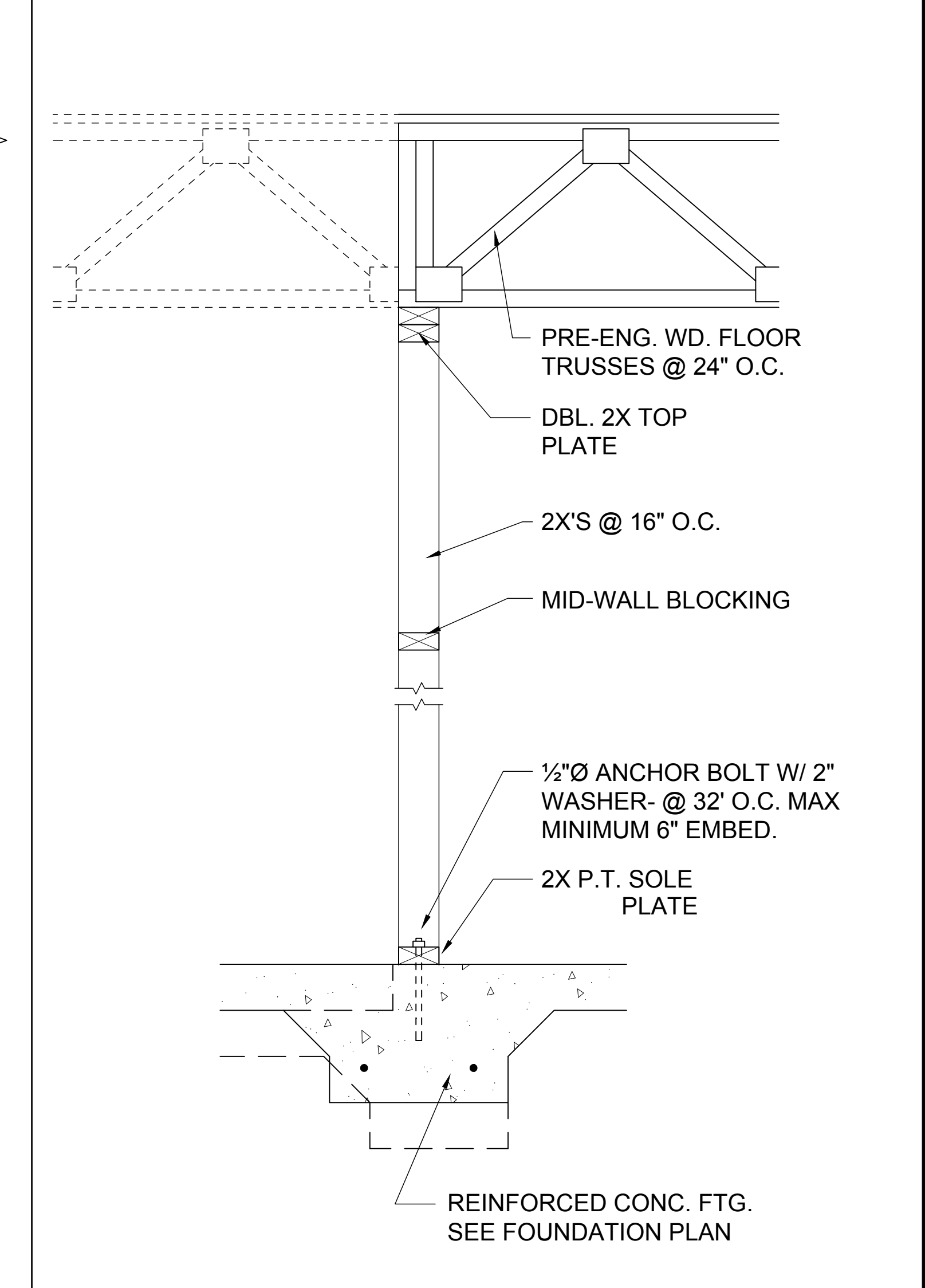
1/2"=1'-0" (11X17) 1"=1'-0" (22"X34")



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)

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A.I. B.D.

GOBA
GROUP OF BUILDING ORGANIZATIONS

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

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

Park Square HOMES

PROJECT: 22-1151
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

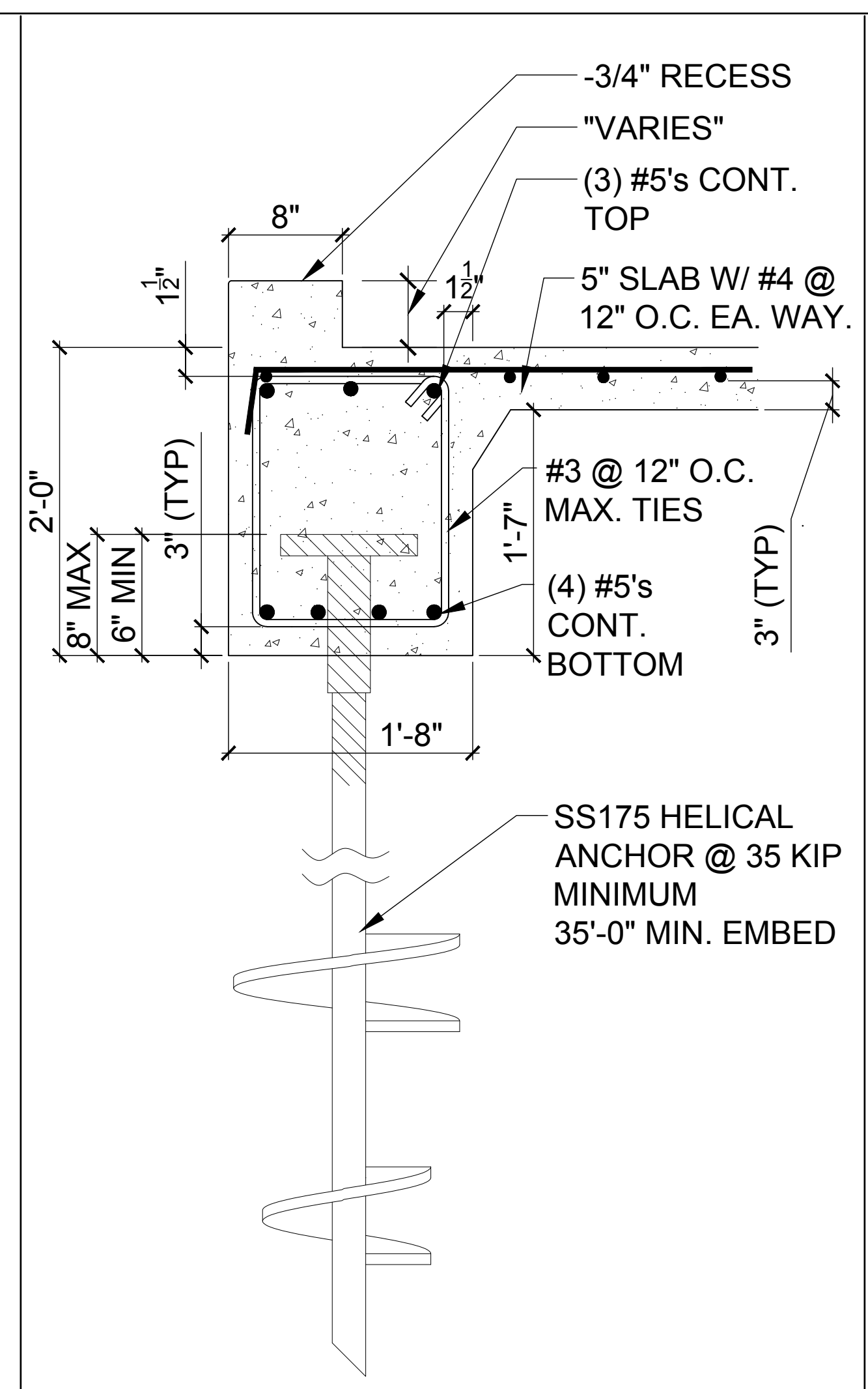
ISSUE DATE: 03/06/2023

REVISIONS

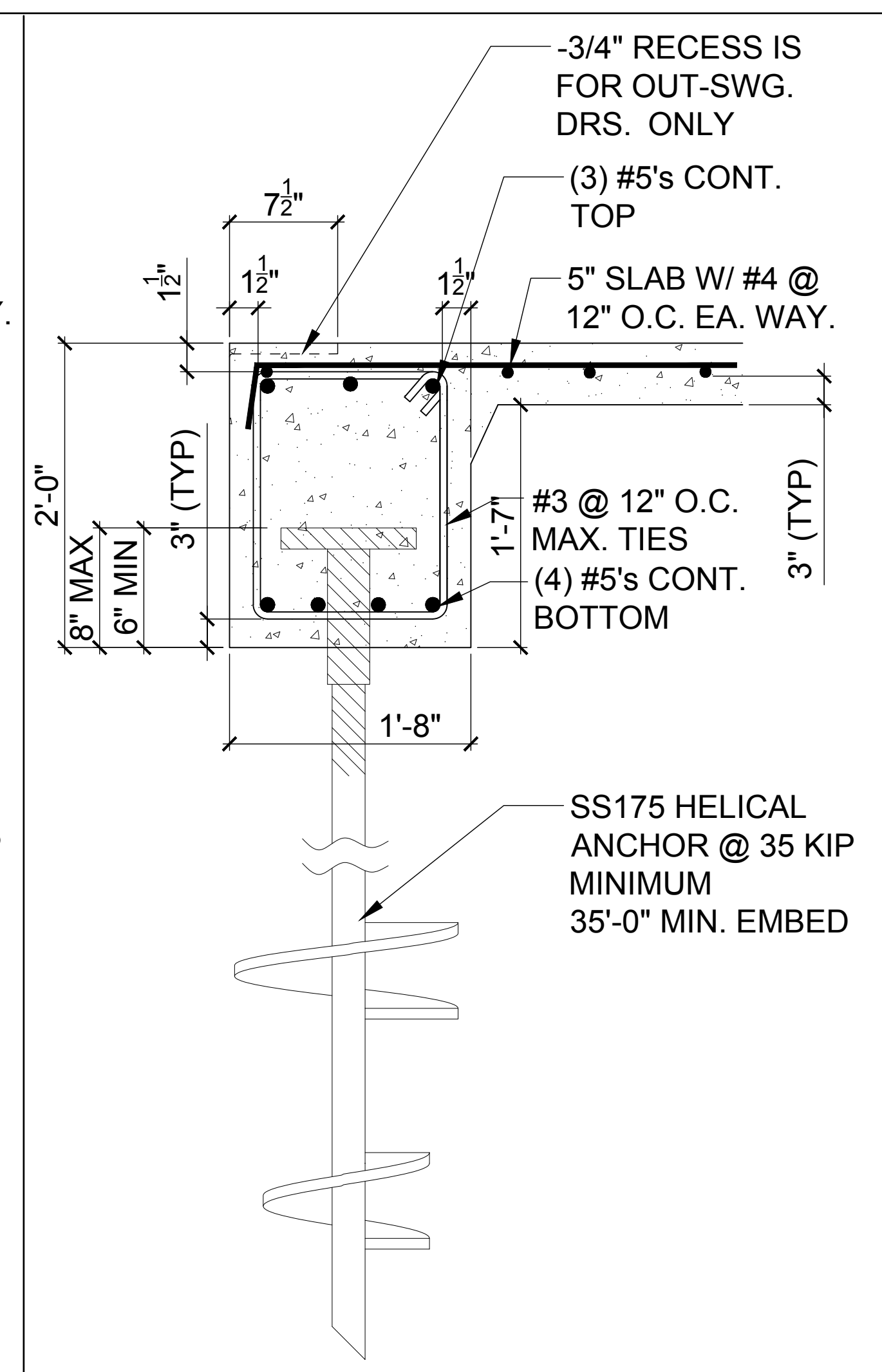
STRUCTURAL DETAILS
D5

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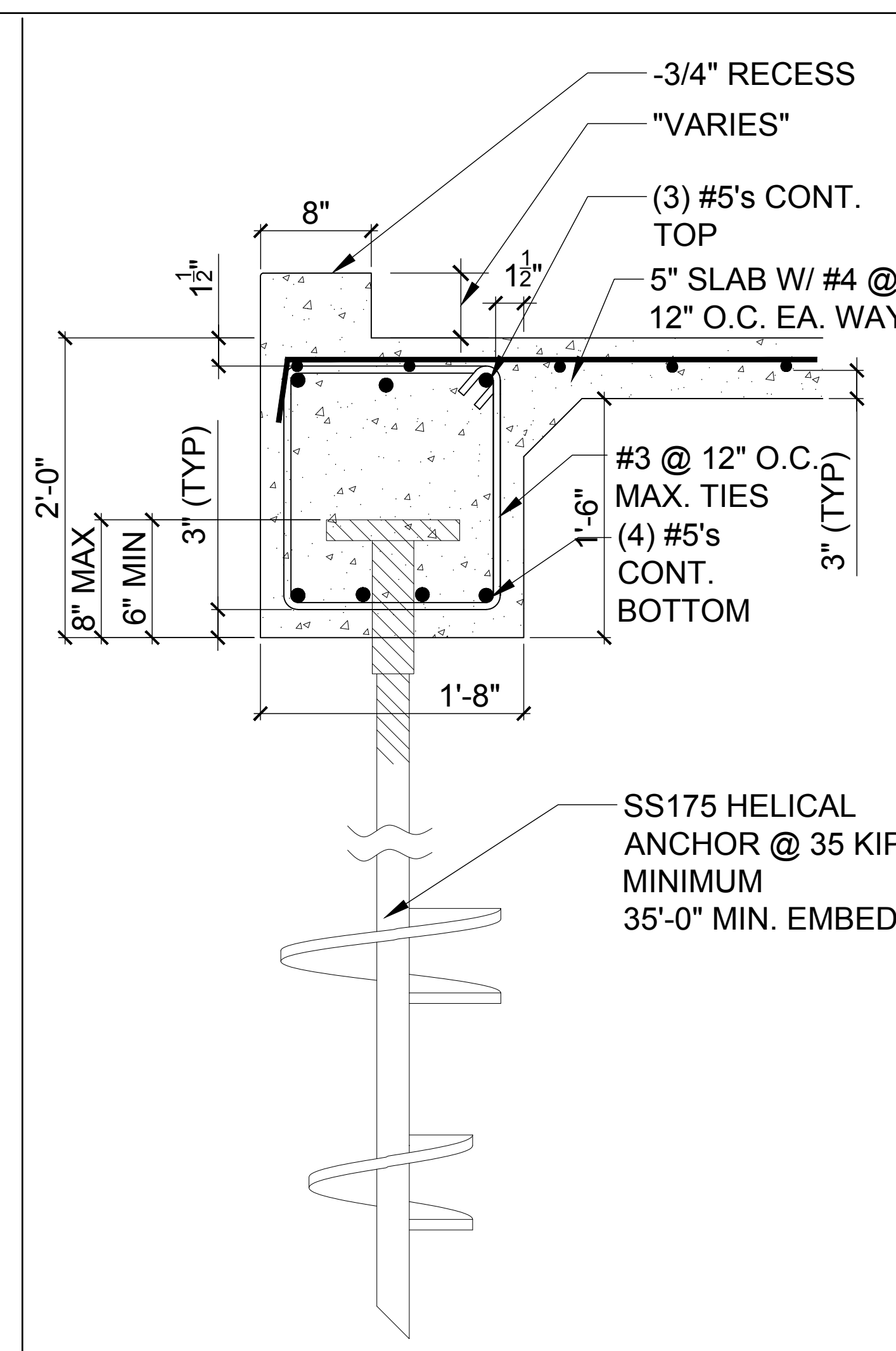
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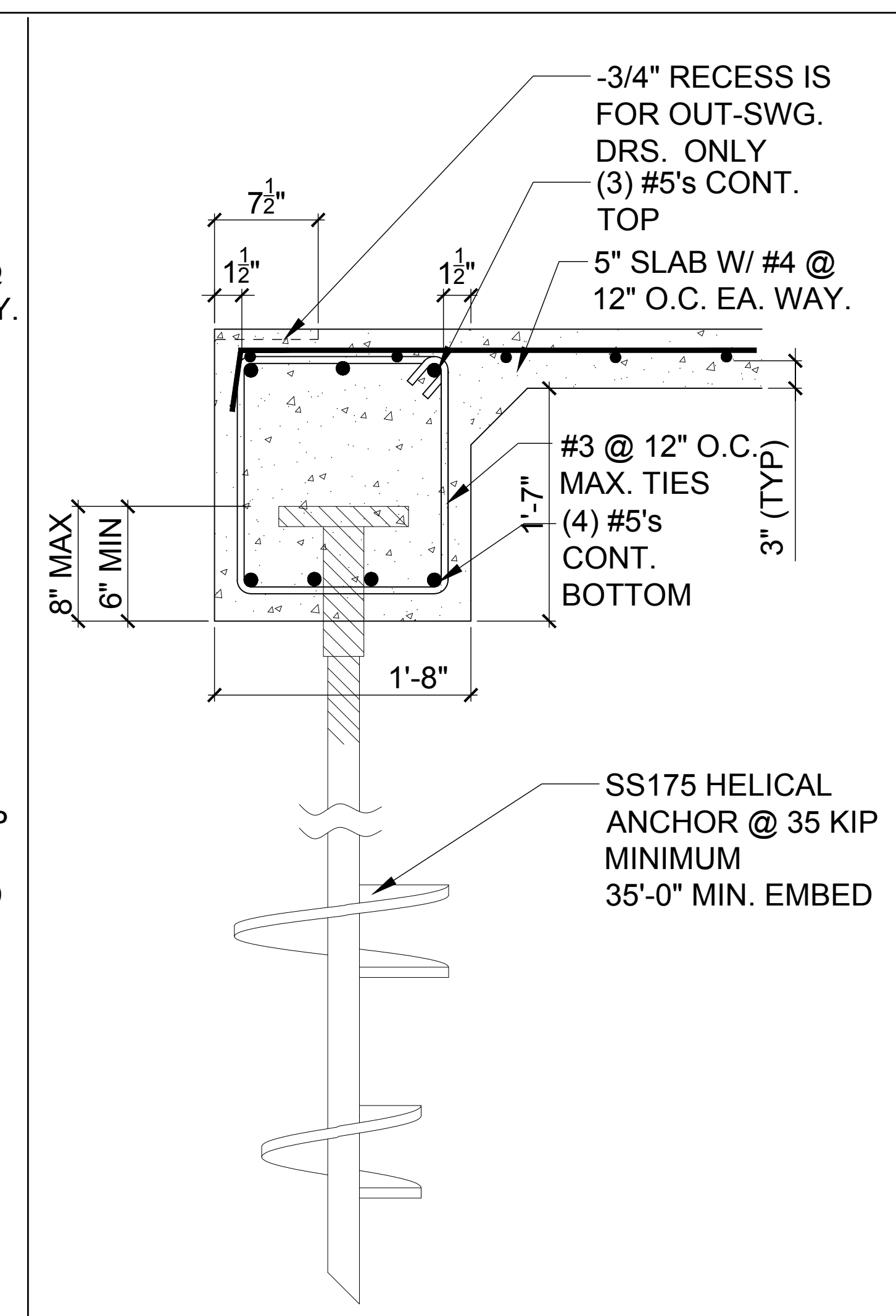
BEARING FOOTER @ CONCRETE CURB SECTION TWO-STORY
 8
 D6 N.T.S.



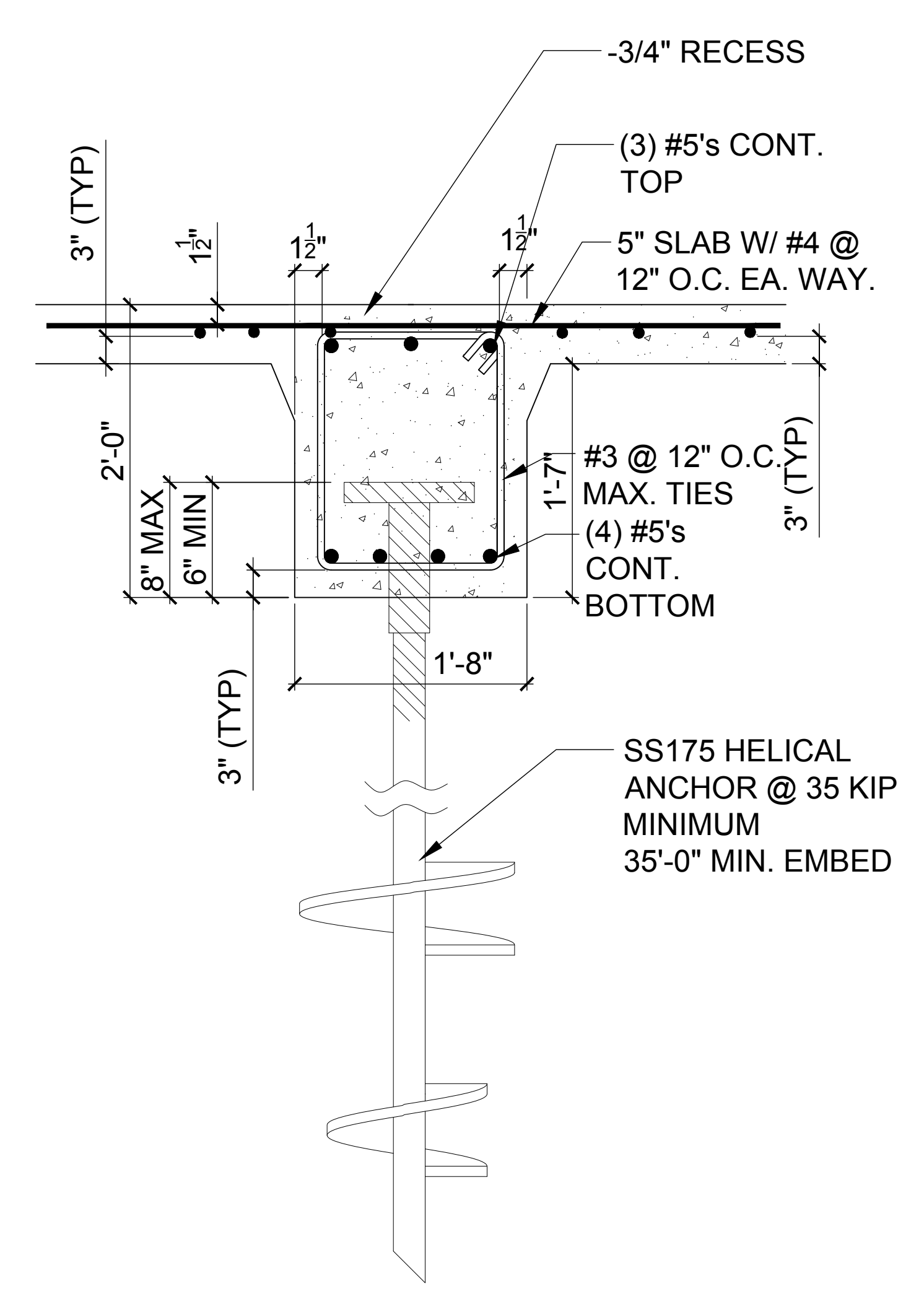
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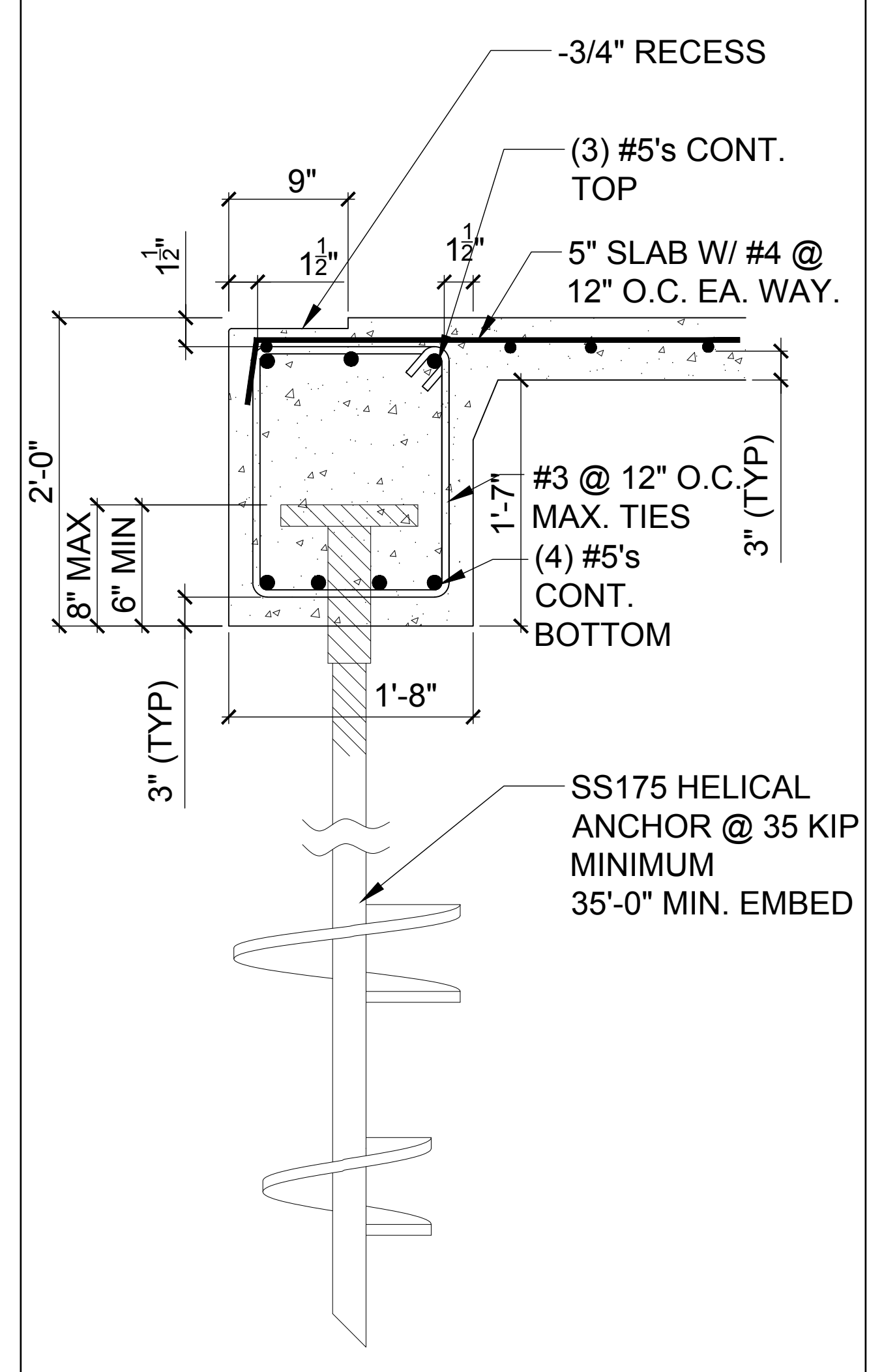
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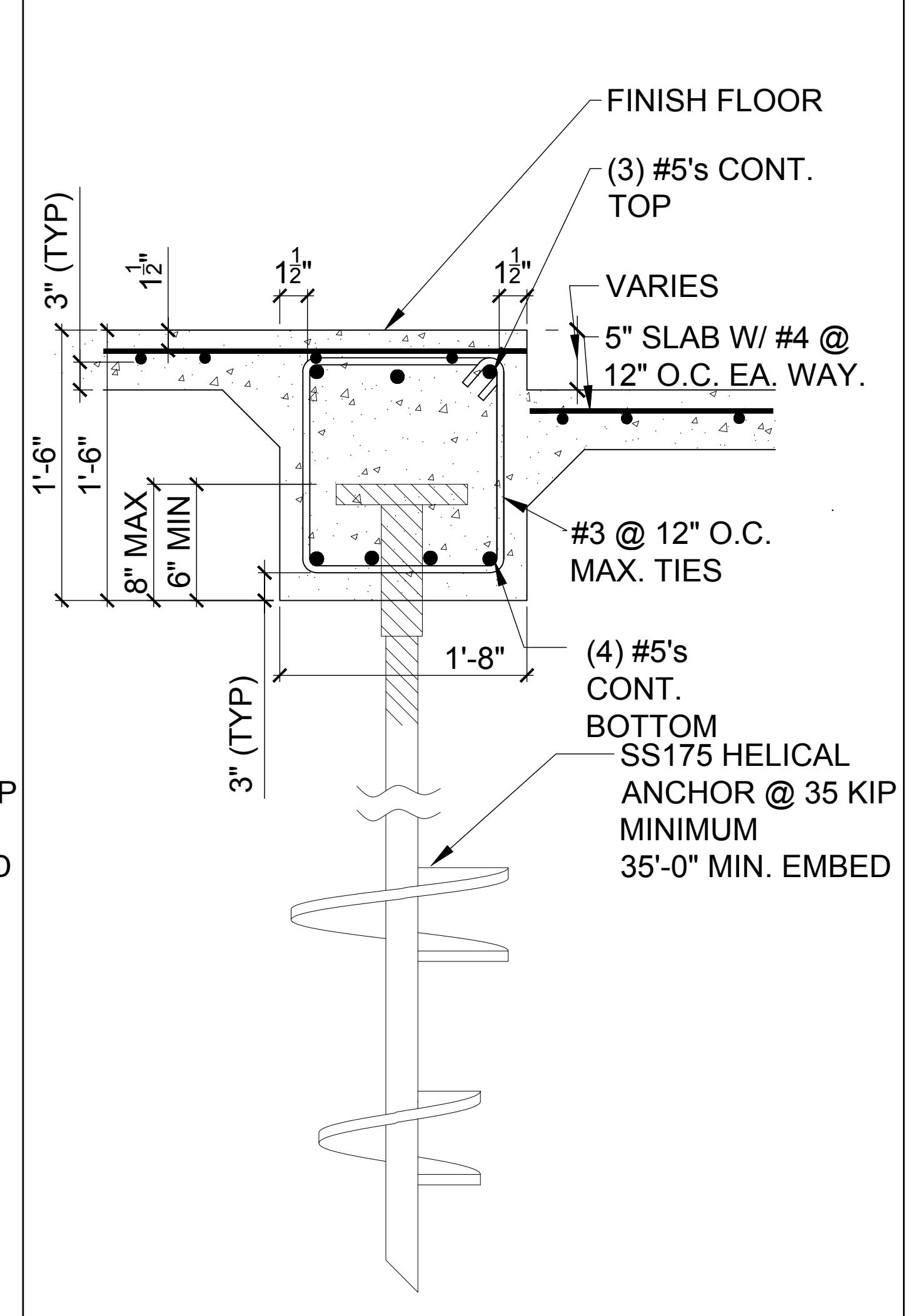
CONT. BEARING FOOTER ONE-STORY DETAIL
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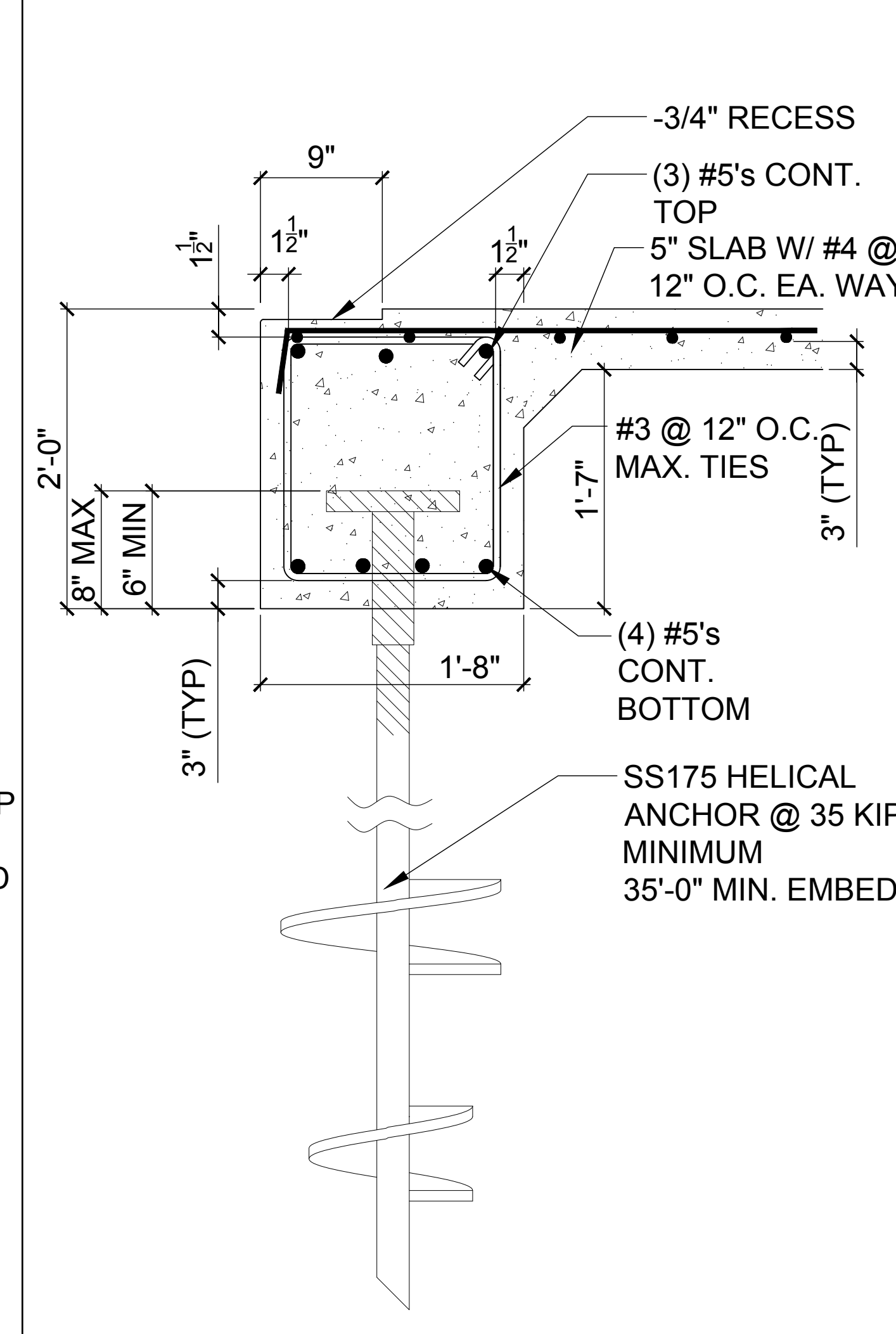
INTERIOR BEARING FOOTER @ TWO-STORY
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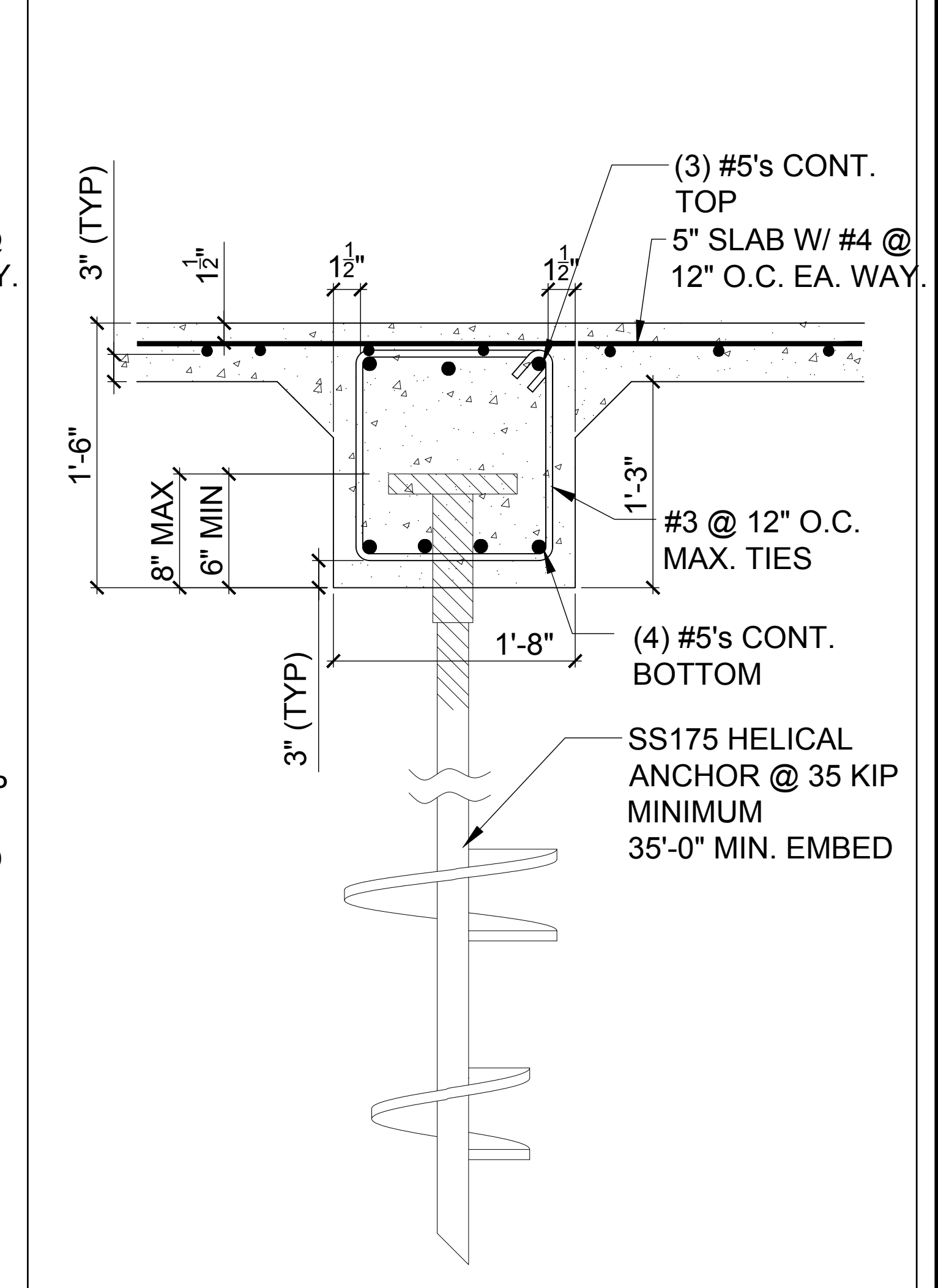
BEARING FOOTER @ CONCRETE RECESS SECTION TWO-STORY
 7
 D6 N.T.S.



BEARING FOOTER @ CONCRETE RECESS SECTION ONE-STORY DET.
 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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A I B D

GOBA
 GROUP OF BUILDERS ASSOCIATION

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

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

Park Square HOMES

ISSUE DATE: 03/06/2023
 REVISIONS:
 PROJECT: 22-1151
 SCALE: AS NOTED
 DRAWN BY: M.C.
 DESIGNED BY: MJS

Dec 08, 2022 4:23pm
 Design I:\Users\Design1\OneDrive - Thompson Engineering Group\Desktop\Paradiso Grande (CML - Raised Heel) 12/4/2023\8-Unit (w/ Files)\Paradiso TH (Raised Heel 8-Unit) - 12/4/2023\SJ06 Wall/Footing Details.dwg

STRUCTURAL DETAILS
D6