



Park Square HOMES

4-UNIT: (TYLER, JACKSON, GRANT & MONROE)

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

SHEET INDEX:

A0	COVER SHEET
A1	SLAB PLAN
A2	FIRST FLOOR OVERALL
A3	SECOND FLOOR OVERALL
A4	FLOOR PLANS (TYLER) (JACKSON)
A5	FLOOR PLANS (GRANT) (MONROE)
A6	EXT. ELEVATIONS- "ELEV. A"
A7	EXT. ELEVATIONS- "ELEV. B"
A8	ROOF LAYOUT & BUILDING SECTION - "ELEV. A"
A9	ROOF LAYOUT & BUILDING SECTION - "ELEV. B"
A10	STAIR SECTIONS
E1	FLOOR PLANS (TYLER) (JACKSON)
E2	FLOOR PLANS (GRANT) (MONROE)
S1	FOUNDATION PLAN
S2	LINTEL PLAN
S3	FLOOR TRUSSES
S4	ROOF TRUSSES
D1	STRUCTURAL DETAILS
D2	STRUCTURAL DETAILS
D3	STRUCTURAL DETAILS
D4	STRUCTURAL DETAILS
D5	STRUCTURAL DETAILS
D6	STRUCTURAL DETAILS
D7	STRUCTURAL DETAILS
D8	STRUCTURAL DETAILS
D9	UNIT WALL DETAILS
D10	UNIT WALL DETAILS

REVISION SCHEDULE:

NO.	DATE:	DESCRIPTION:	BY:
1	06/08/22	MASTER CREATED	M.C.
2	12/16/22	MASTER REVISIONS	C.C.
3	07/24/23	REMOVED DETAIL BUBBLES REFERENCING UL FIRE WALL ASSEMBLY	C.C.
4	07/26/23	RELOCATED ELEC. PANEL TO GARAGE	C.C.
5	08/29/23	REVISED MASTER PER REVISIONS RECEIVED FROM FRAME WALK ON BRIXTON BLDG.11	G.P.
6	15/05/23	PANTRY AND REF RELOCATED TO THE REAR WALL IN THE TYLER BASE	G.P.
7	12/21/23	TV WALL EXTENDED ON MONROE UNIT AND ELECTRIC CHANGES	G.P.
8	1/10/24	CENTER LINES IN ALL FIXTURES	G.P.
9	1/16/24	ELECTRICAL MARKUPS	G.P.
10	2/22/24	DRAIN PAN NOTE AT THE WASHERS ON THE SECOND FLOOR ALL UNITS	G.P.
11	3/5/24	PAVERS AT LANAI & COURTYARD IN ALL UNITS	G.P.
12	5/3/24	UPDATE BHG. H. ON GARAGE, ELECTRICAL UPDATES DOGHOUSE, METERS ON-Q PANEL AND DOOR CHANGED AT LAUNDRY	D.M.
13	8/12/24	CHANGES ON FLOOR PLANS, ELEVATIONS AND ELECTRICAL PER COMMENTS.	D.M.

DISTRIBUTED LIVE LOAD (IN POUNDS PER SQ. FT.)	ENGINEERING KEY
UNINHABITABLE ATTICS WITHOUT STORAGE 20 UNINHABITABLE ATTICS WITH LIMITED STORAGE 30 HABITABLE ATTICS & ATTICS SERVED WITH FIXED STAIRS 30 BALCONIES (EXTERIOR) AND DECKS 30 FIRE ESCAPES 40 GUARDS AND HANDRAILS 200 GUARD INFILL COMPONENTS 50 PASSENGER VEHICLE GARAGES 50 ROOMS OTHER THAN SLEEPING ROOMS 30 SLEEPING ROOMS 30 STAIRS 30	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 (2023) FLORIDA BUILDING CODE RESIDENTIAL (8TH 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 226-1998 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. THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS SEPARATED INTO TWO AREAS: 1. AIR-CONDITIONED SPACE 2. NON-AIR-CONDITIONED SPACE (GARAGES, PATIOS, PORCHES, BREEZEWAYS)	THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2023) FLORIDA BUILDING CODE RESIDENTIAL (8TH 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.	
GENERAL CONTRACTOR:	GENERAL PRESSURE NOTES
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.	NOTES: 1. 7' 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.
FLORIDA BUILDING CODE:	DESIGN CRITERIA
(FBC) 2023 (8TH EDITION)	<ul style="list-style-type: none"> 2023 FLORIDA BUILDING CODE (BUILDING) - 8TH EDITION. 2023 FLORIDA BUILDING CODE (RESIDENTIAL) - 8TH EDITION. 2023 FLORIDA BUILDING CODE (PLUMBING) - 8TH EDITION. 2023 FLORIDA BUILDING CODE (MECHANICAL) - 8TH EDITION. 2023 FLORIDA BUILDING CODE (FUEL/GAS) - 8TH EDITION. 2023 FLORIDA BUILDING CODE (EXISTING BUILDING) 8TH EDITION. 2023 FLORIDA BUILDING CODE (ACCESSIBILITY) 8TH EDITION. 2023 FLORIDA BUILDING CODE (ENERGY CONSERVATION) 8TH EDITION. 2020 FLORIDA FIRE PREVENTION CODE (7TH EDITION). 2020 NATIONAL ELECTRICAL CODE (NEC) 2018 NFPA 101 - LIFE SAFETY CODE OCCUPANCY CLASSIFICATION: GROUP R-3 (TOWNHOMES) CONSTRUCTION TYPE: TYPE V-B (FBC-R 802.3) SPRINKLED: NO (FBC-8 SECTION 803) NUMBER OF STORIES: 2 STORIES
FLORIDA BUILDING CODE:	SPECIFIC PARAMETERS FROM FBC 2023 USED FOR DESIGN INCLUDE:
(FBC) 2023 (8TH EDITION)	<ul style="list-style-type: none"> CONCRETE MASONRY RESIDENTIAL CONSTRUCTION WOOD FRAME CONSTRUCTION AMERICAN SOCIETY OF CIVIL ENGINEERS

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MJS
designers group
residential-commercial-architecture

A I B D

GOBA
DESIGN PARTNERS FOR THE RESIDENTIAL

4-Unit: Rear Load Detached
Models: Tyler, Jackson, Grant & Monroe
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

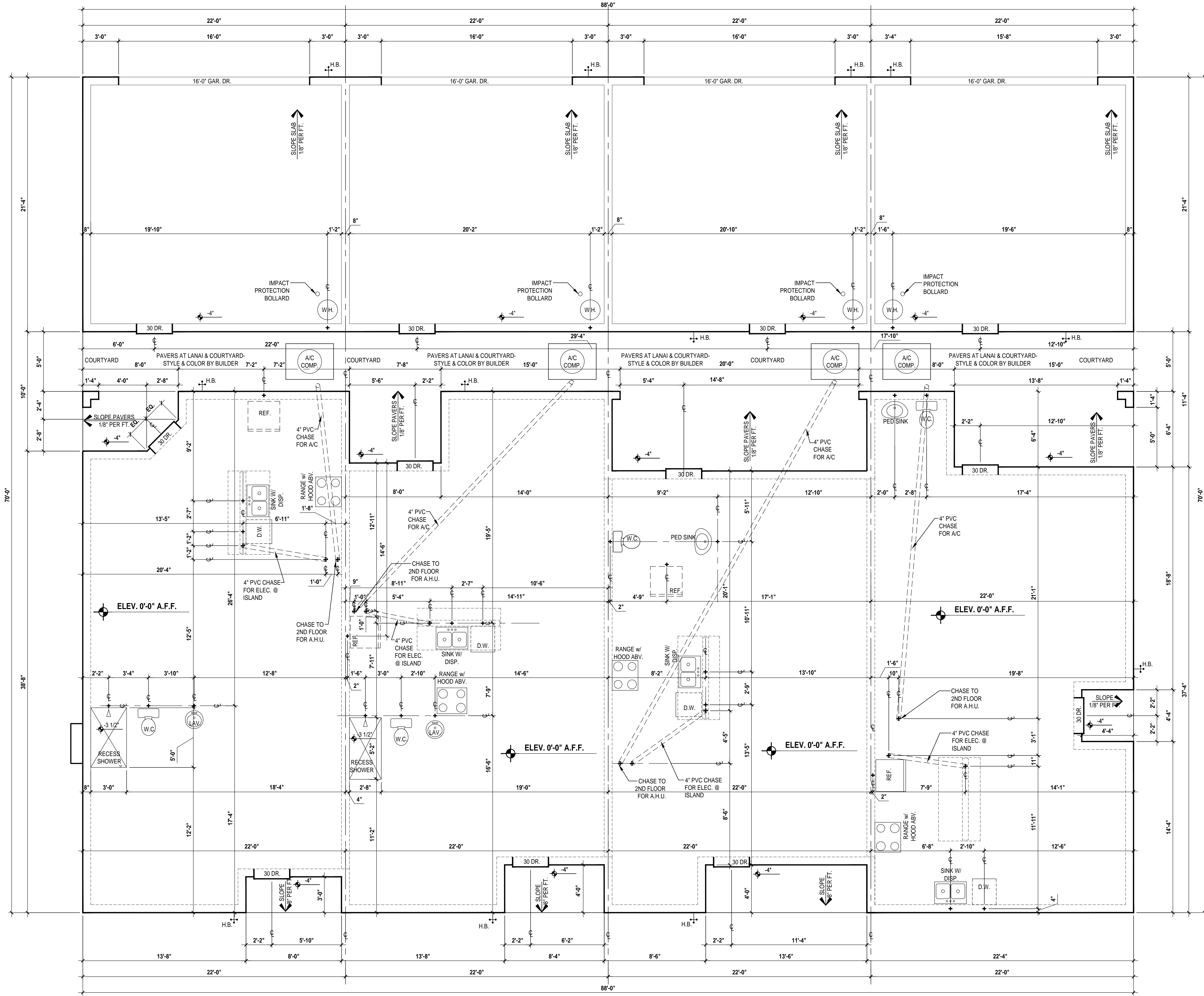
A division of Park Square Enterprises Inc.
5200 Vineland Rd., Suite #200
Orlando, FL 32811
Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE: 01/04/2024
REVISIONS:
PROJECT: 22-1148
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS
COVER PAGE
A0

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Tyler
LOT# XX

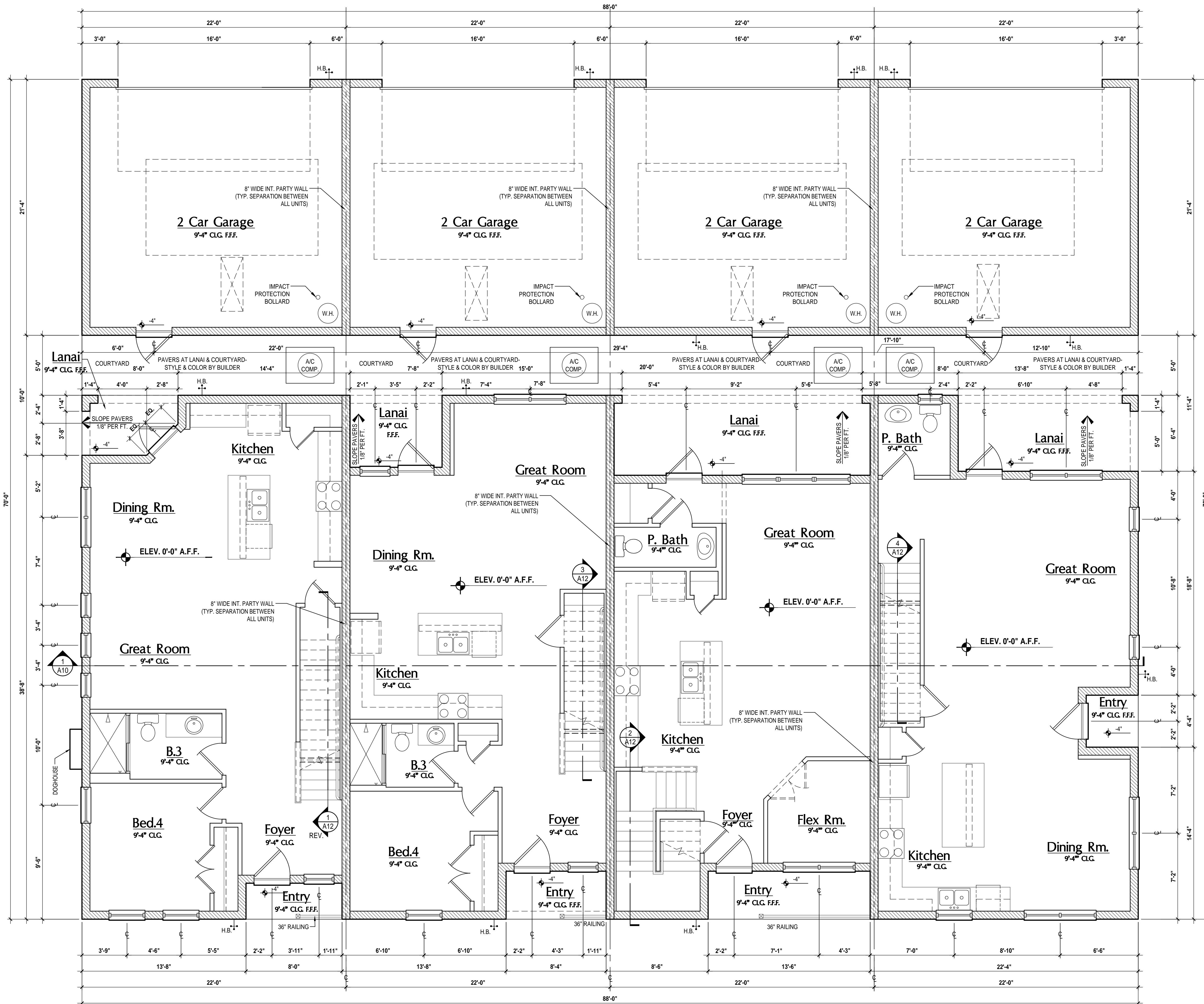
Jackson
LOT# XX

Grant
LOT# XX

Monroe
LOT# XX

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

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Tyler
LOT# XX

Jackson
LOT# XX

Grant
LOT# XX

Monroe
LOT# XX

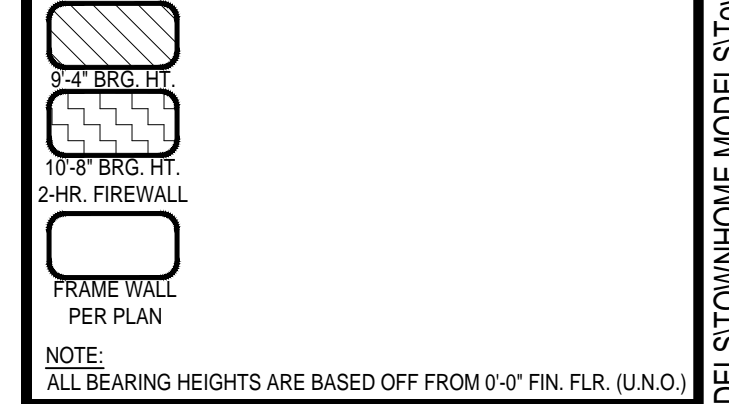
GENERAL NOTES KEY:

- ABBREVIATIONS: MT - METAL THRESHOLD, FR - FRENCH DOORS, SL - SIDE LIGHT, FG - FIXED GLASS, TR - TRANSOM, GB - GLASS BLOCK, PKT - POCKET DOOR, SVC - SERVICE DOOR, OBS - OBSOURED GLASS, TEMP - TEMPERED GLASS, SH - SINGLE HUNG, DH - DOUBLE HUNG, CMNT - CASSEMENT, HB - HORIZONTAL ROLLER, BP - BYPASS, TYP. - TYPICAL, NOTES: 1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
- 2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
- 3. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
- 4. A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC R M1307.2 & FBC R 304. AND SHALL BE SUPPORTED ON CONCRETE SLAB OR OTHER APPROVED MATERIAL. NOTES LESS THAN 3" ABOVE ADJOINING GROUND, PER FBC R M1305.1.4.1
- 5. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
- 6. VENT DRYER THRU EXTERIOR WALL U.O.
- 7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
- 8. PROVIDE RECESS 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 3/2" U.O.
- 14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/2" U.O.
- 15. C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALLS WITH 3/8" SHEAR WALL SEGMENTS.
- 16. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (12.7 MM) GYPSUM BOARD.
- 17. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
- 18. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
- 19. ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABOVE SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVED PER (FBC-R312.2).
- 20. SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
- 21. SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
- 22. ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC R310.2.1.
- 23. 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.
- 24. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 30 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1.
- 25. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERLIE DECKING.
- 26. 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE.
- 27. THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2-INCH 1/2.1 MM GYPSUM WALLBOARD; 2 1/2-INCH (63.5 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION-FIRE TEST AND THE INTEGRITY-FIRE TEST OF NFPA 275.
- 28. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R319.
- 29. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH CURB FLASH PANELS (OR SIMILAR).
- 30. ATTIC ACCESS OPENINGS SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBCEC R402.2.4.
- 31. FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
- 32. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
- 33. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT 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"
2050 = 2'-0" x 5'-0"
2060 = 2'-0" x 6'-0"
- ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
- DOOR SIZE CALLOUT:
20 = 2'-0" 40 B.F. = 4'-0" BI-FOLD
24 = 2'-4" 50 B.F. = 5'-0" BI-FOLD
26 = 2'-6" 60 B.F. = 6'-0" BI-FOLD
28 = 2'-8"
30 = 3'-0"
- ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

BRG. HT. LEGEND



Area Tabulations

Living:	
1st floor:	3,383 sf
2nd floor:	3,687 sf
Total Living:	7,070 sf
entry:	134 sf
garage:	1,876 sf
lanai:	327 sf
courtyard:	440 sf
Total Area:	9,847 sf

First Floor Overall

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

Aug 30, 2024 11:26am

dlgdp - V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orange)\1 - Townhome Models\Rear Load Detached Towns (Rear Load)\UnitA2 First Floor Overall.dwg

Modals: Tyler, Jackson, Grant & Monroe

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

ISSUE DATE: 01/04/2024

REVISIONS

PROJECT: 22-1148

SCALE: AS NOTED

DRAWN BY: M.C.

DESIGNED BY: MJS

FIRST FLOOR

A2

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MJS
designers group
residential-commercial-architecture

AIBD
GOBA
GOVERNMENT BUILDING DESIGN

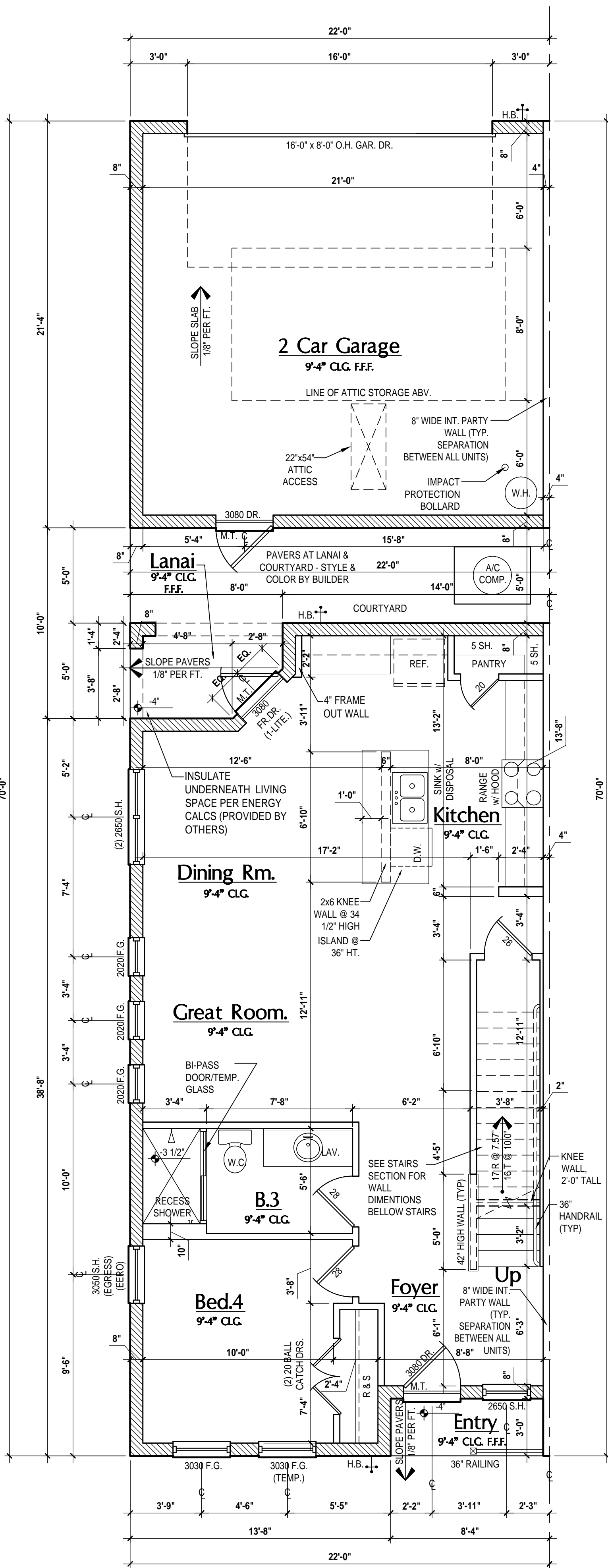
4-Unit: Rear Load Detached
Modals: Tyler, Jackson, Grant & Monroe
Building Plat #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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

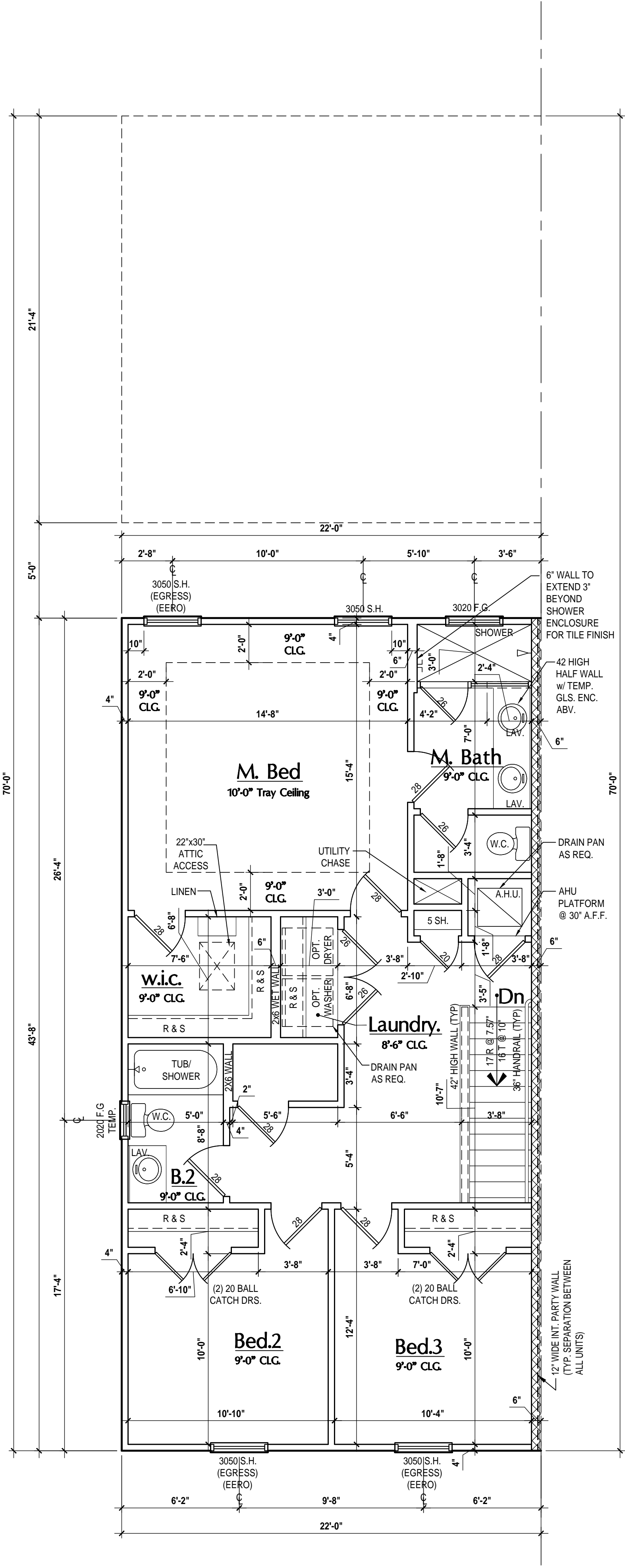
Park Square HOMES

FIND US ON FACEBOOK & HOZZ AT MJS CUSTOM HOME DESIGNS

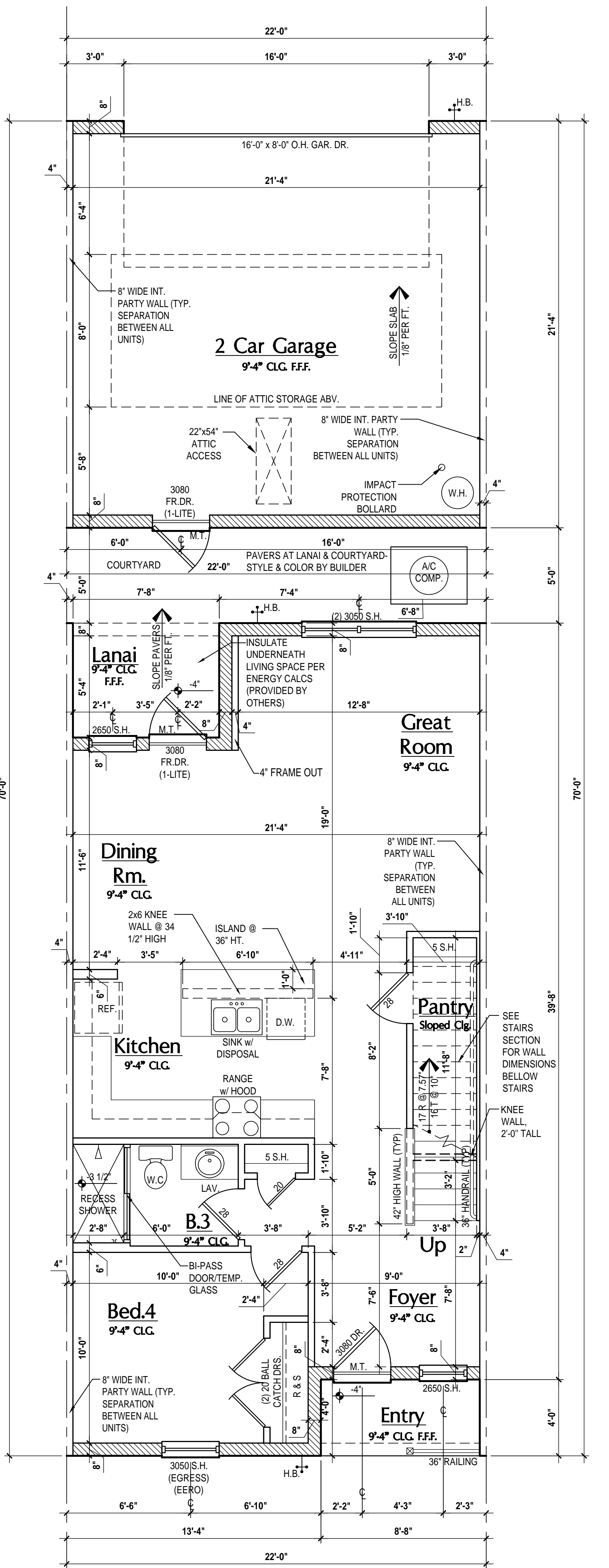
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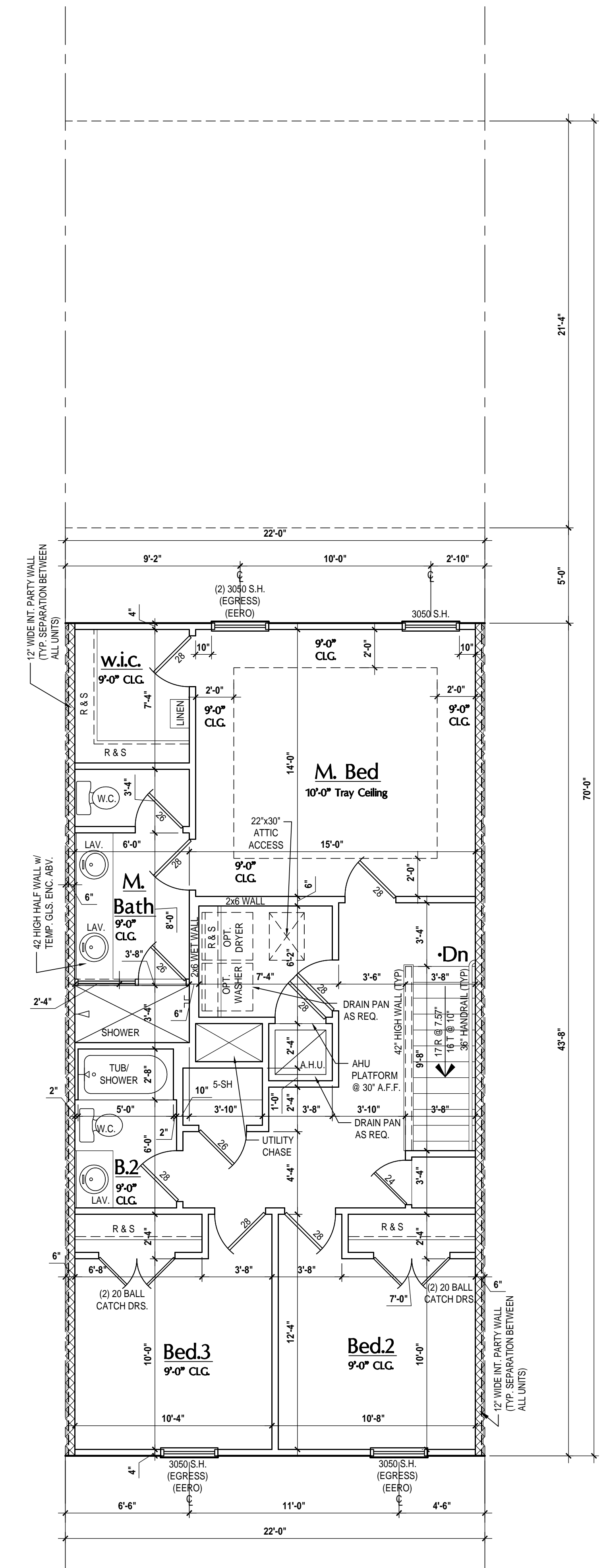
Tyler: First Floor
SCALE: 1/4" = 1'-0"



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



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



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

Area Tabulations	
Living:	Tyler Unit
1st floor:	899 sf
2nd floor:	926 sf
Total Living:	1,825 sf
entry:	25 sf
garage:	469 sf
lanai:	37 sf
courtyard:	110 sf
Total Area:	2,466 sf

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

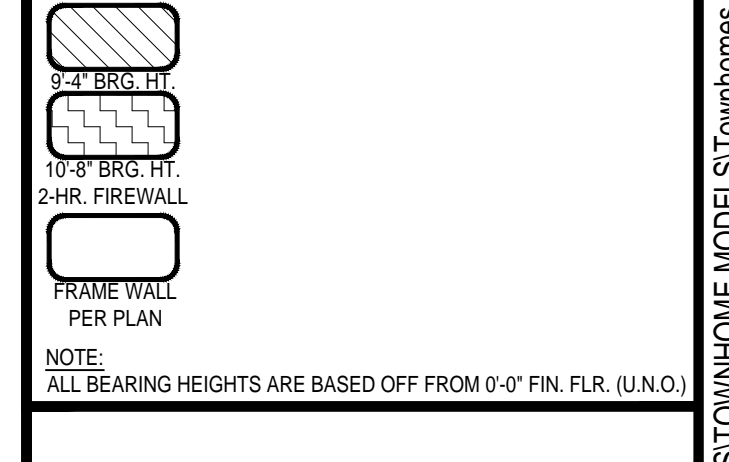
GENERAL NOTES KEY:

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- DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
- MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
- A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R M307.2 & FBC-R 304, AND SHALL BE SUPPORTED ON CONCRETE SLAB OR OTHER APPROVED MATERIAL NOT LESS THAN 3" ABOVE ADJOINING GROUND, PER FBC-R M305.1.4.1
- 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.
- SAG RESISTANT DRYWALL ON ALL CEILINGS.
- PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
- REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
- REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
- ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/2" U.O.
- ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/2" U.O.
- C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALLS - SHEAR WALL SEGMENTS.
- ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (1/2" MIN. GYPSUM BOARD).
- GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
- ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
- ALL OPERABLE WINDOWS LOCATED MORE THAN 7' ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVER PER (FBC-R312.2).
- SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
- SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
- ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC-R310.2.
- SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & E OR 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 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 UNDERLIE DECKING.
- 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE.
- THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" MIN. 1/2" MIN. GYPSUM WALLBOARD; 2" (2" MIN. 1/2" MIN. WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION-FIRE TEST AND THE 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 QUICK LASH PANELS (OR SIMILAR).
- ATTIC ACCESS OPENINGS SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R 402.2.4.
- FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
- ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
- WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C178), FIBER REINFORCED GYPSUM BOARD (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-R 702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW / DOOR NOTE KEY:

- WINDOW SIZE CALLOUT:**
 2040 = 2'-0" x 4'-0"
 2050 = 2'-0" x 5'-0"
 2060 = 2'-0" x 6'-0"
 ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
- DOOR SIZE CALLOUT:**
 20 = 2'-0" 40 B.F. = 4'-0" BI-FOLD
 24 = 2'-4" 50 B.F. = 5'-0" BI-FOLD
 26 = 2'-6" 60 B.F. = 6'-0" BI-FOLD
 28 = 2'-8" 30 = 3'-0"
 ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

BRG. HT. LEGEND



Area Tabulations

Area Tabulations	
Living:	Jackson Unit
1st floor:	878 sf
2nd floor:	928 sf
Total Living:	1,806 sf
entry:	35 sf
garage:	469 sf
lanai:	48 sf
courtyard:	110 sf
Total Area:	2,468 sf

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

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AIBD
 ASSOCIATION OF INDEPENDENT BUILDERS

GOBA
 GYPSUM BOARD ASSOCIATION

4-Unit: Rear Load Detached
 Models: Tyler, Jackson, Grant & Monroe
 Building Plat #XX
 Lot# XX-XX-XX Subdivision
 Street Address
 City, State, Zip Code

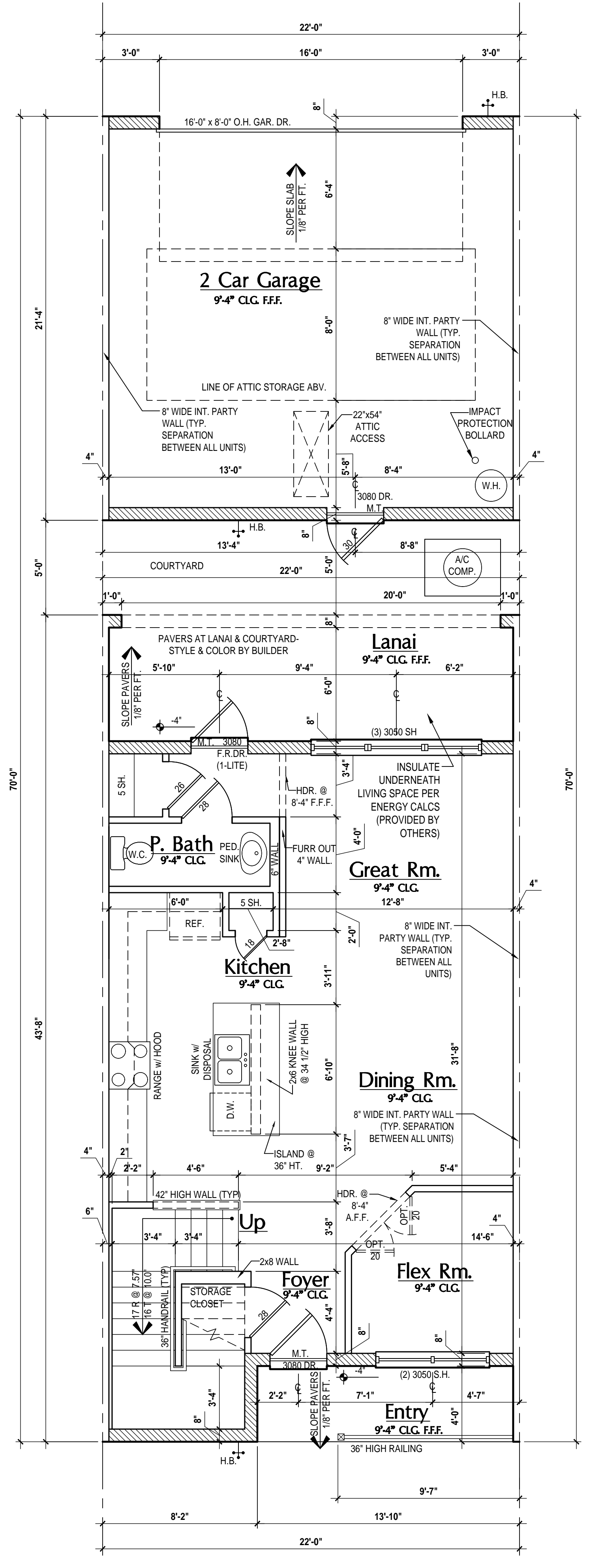
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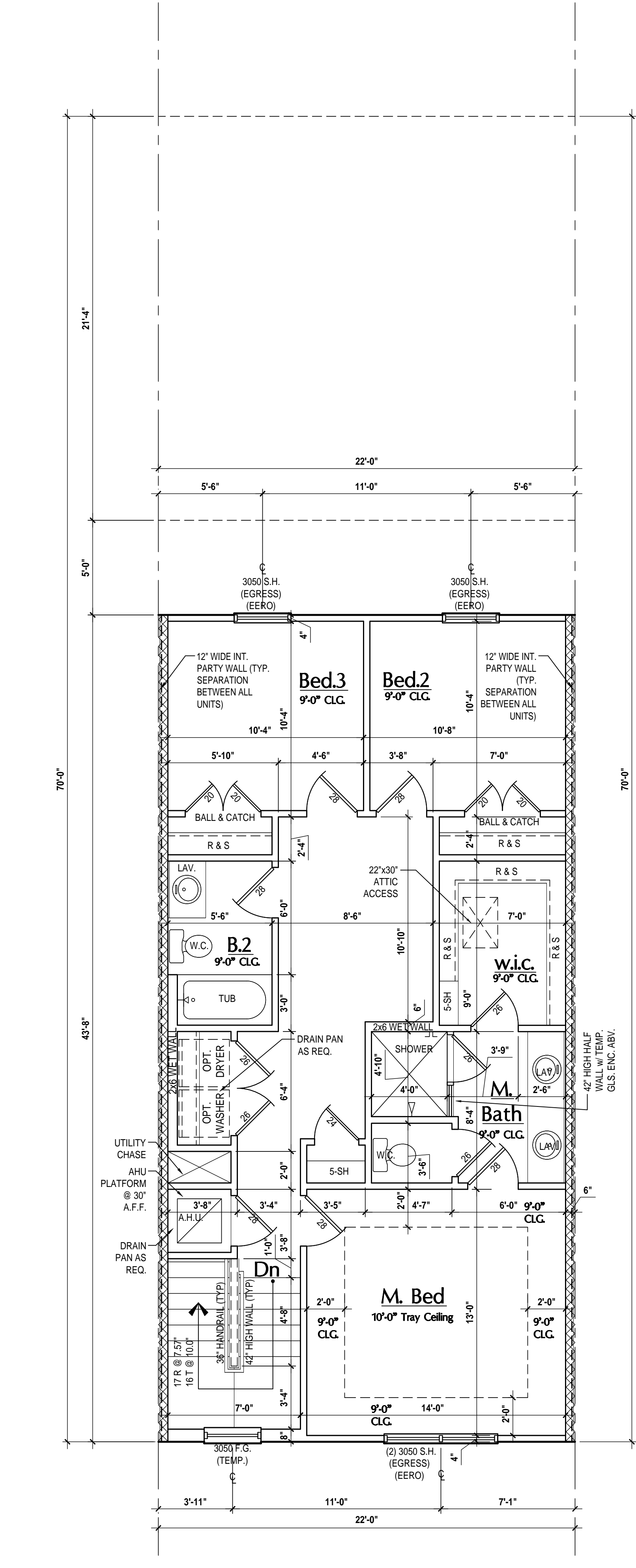
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 REVISIONS:
 PROJECT: 22-1148
 SCALE: AS NOTED
 DRAWN BY: M.C.
 DESIGNED BY: MJS

FLOOR PLANS
A4

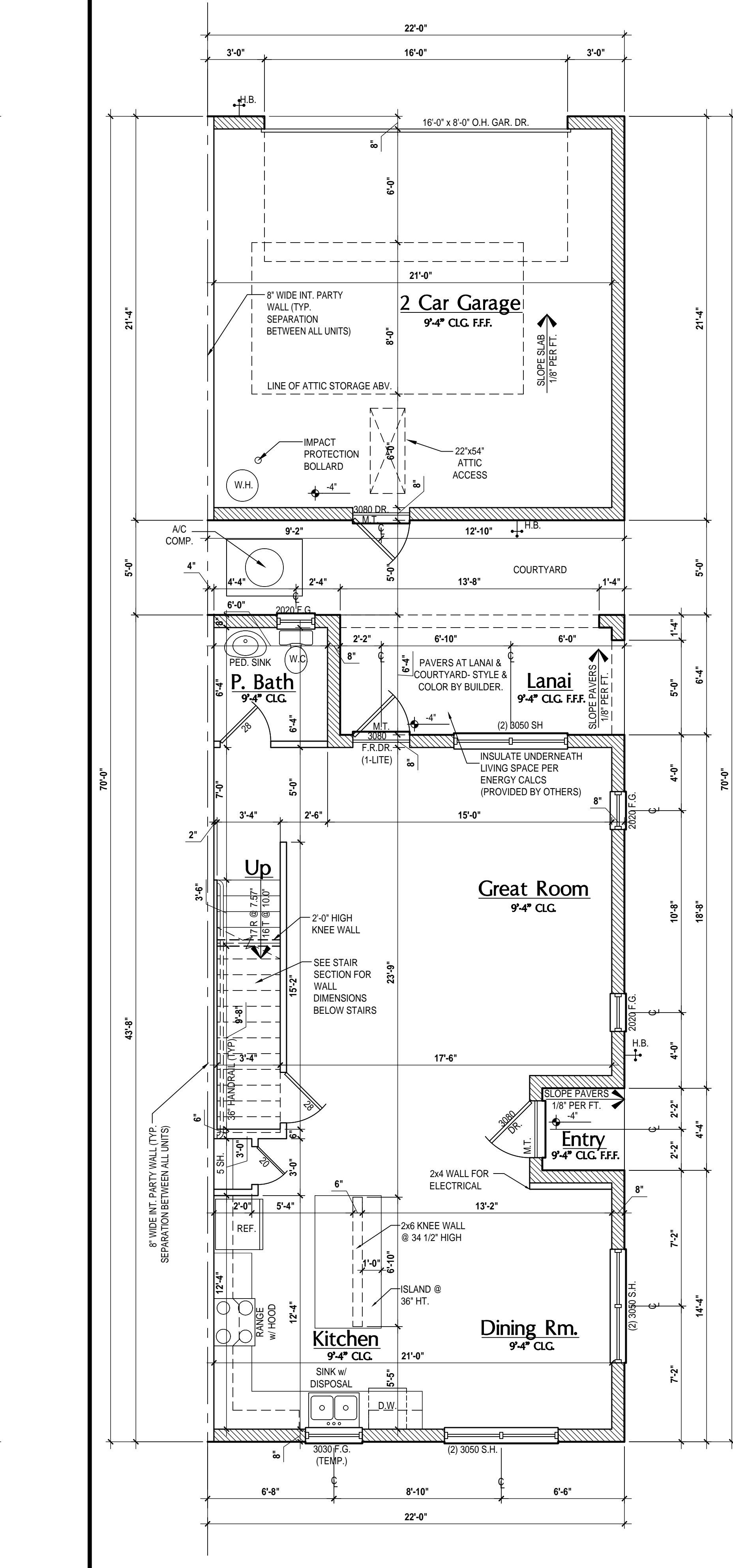
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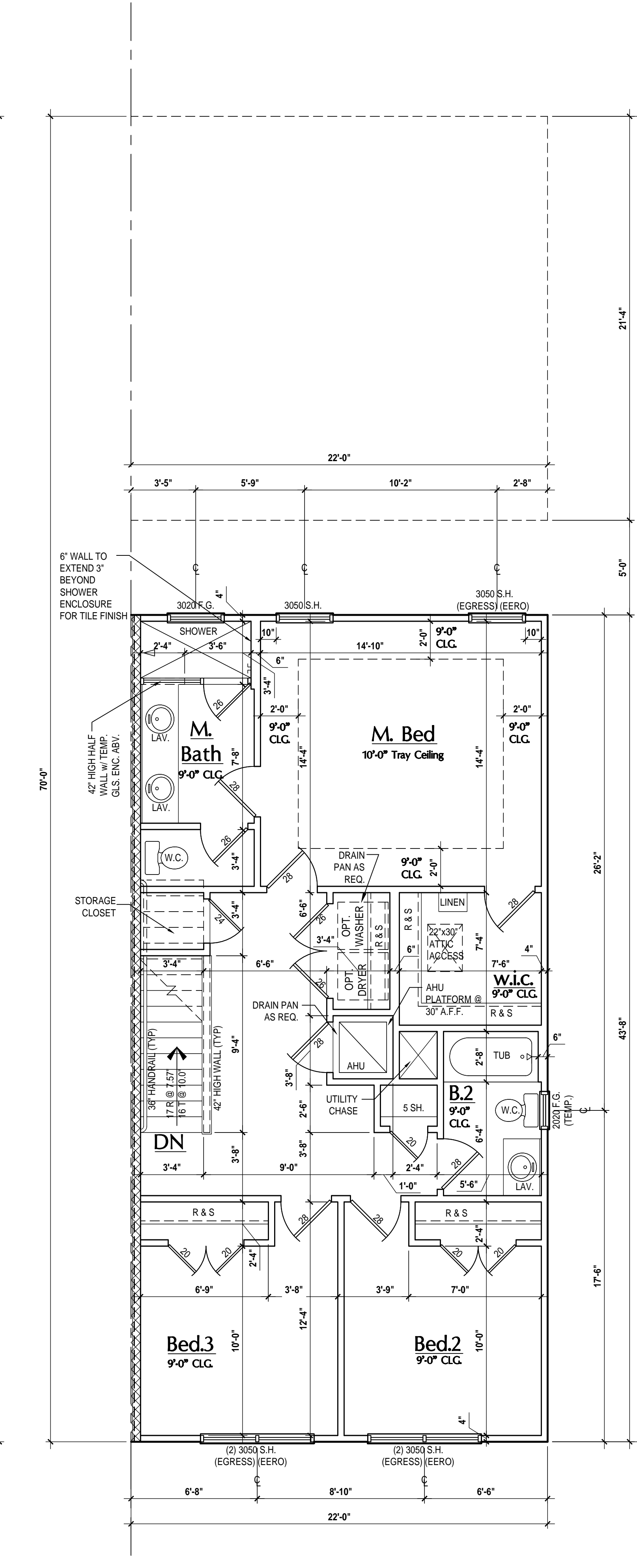
Grant: First Floor Plan
SCALE: 1/4" = 1'-0"



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



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



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

Area Tabulations	
Living:	Grant Unit
1st floor:	759 sf
2nd floor:	903 sf
Total Living:	1,662 sf
entry:	55 sf
garage:	469 sf
lanai:	147 sf
courtyard:	110 sf
Total Area:	2,443 sf

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

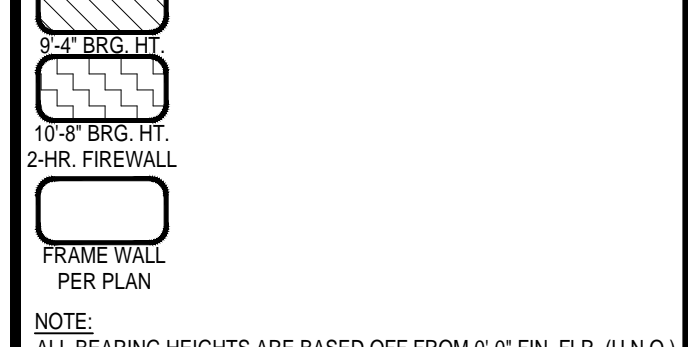
GENERAL NOTES KEY:

- ABBREVIATIONS:**
 MT - METAL THRESHOLD
 FD - FRENCH DOORS
 SL - SIDE LIGHT
 FG - FIXED GLASS
 TR - TRANSOM
 GB - GLASS BLOCK
 RCT - ROCKET DOOR
 SVC - SERVICE DOOR
 OSG - OBSCURED GLASS
 SH - SINGLE HUNG
 DH - DOUBLE HUNG
 CSMT - CASSEMENT
 HE - HORIZONTAL ROLLER
 BP - BYPASS
 RFT - RIBBED
 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. AC CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R M307.2 & FBC-M 304, AND SHALL BE SUPPORTED ON CONCRETE SLAB OR OTHER APPROVED MATERIAL, NOT LESS THAN 3" ABOVE ADJOINING GROUND, PER FBC-R M305.1.4.1
 5. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 6. VENT DRYER THRU EXTERIOR WALL U.O.
 7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 8. PROVIDE RECESS 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.O.
 14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7 1/2" U.O.
 15. C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALLS & SHEAR WALL SEGMENTS.
 16. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SCOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (12.7 MM) GYPSUM BOARD.
 17. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
 18. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 19. ALL OPERABLE WINDOWS LOCATED MORE THAN 22" ABOVE SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVER PER FBC-R302.2.
 20. SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
 21. SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
 22. ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC-R302.2 ERO.
 23. 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.
 24. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 30 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1.
 25. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO INSURE FIRE RESISTANCE.
 26. 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE.
 27. THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" (12.7 MM) GYPSUM BOARD; 2023 INCH (16.51 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.
 28. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R319.
 29. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH GULFLOSH PANELS (OR SIMILAR).
 30. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R402.4.
 31. FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
 32. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
 33. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C1778), 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"
 2050 = 2'-0" x 5'-0"
 2060 = 2'-0" x 6'-0"
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- DOOR SIZE CALLOUT:**
 20 = 2'-0" 40 B.F. = 4'-0" BI-FOLD
 24 = 2'-4" 2 = 2'-0" BI-FOLD
 26 = 2'-6" 60 B.F. = 6'-0" BI-FOLD
 30 = 3'-0"
- ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

BRG. HT. LEGEND



NOTE: ALL BEARING HEIGHTS ARE BASED OFF FROM 0'-0" FIN. FLR. (U.O.)

Area Tabulations	
Living:	Monroe Unit
1st floor:	847 sf
2nd floor:	930 sf
Total Living:	1,777 sf
entry:	19 sf
garage:	469 sf
lanai:	95 sf
courtyard:	110 sf
Total Area:	2,470 sf

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

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A.I.D.
ASSOCIATION OF INDEPENDENT DESIGNERS

GOBA
GROUP OF BUILDERS ASSOCIATION

4-Unit: Rear Load Detached
Models: Tyler, Jackson, Grant & Monroe
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

ISSUE DATE: 01/04/2024
REVISIONS:
PROJECT: 22-1148
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

FLOOR PLANS
A5



Front Elevation "A"

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



Rear Elevation

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



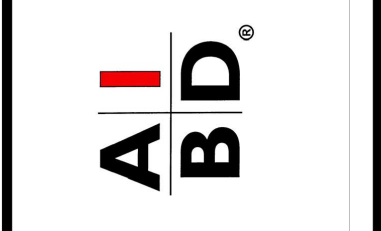
Rear Elevation: Courtyard

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

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4-Unit: Rear Load Detached
Models: Tyler, Jackson, Grant & Monroe
Building Part #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

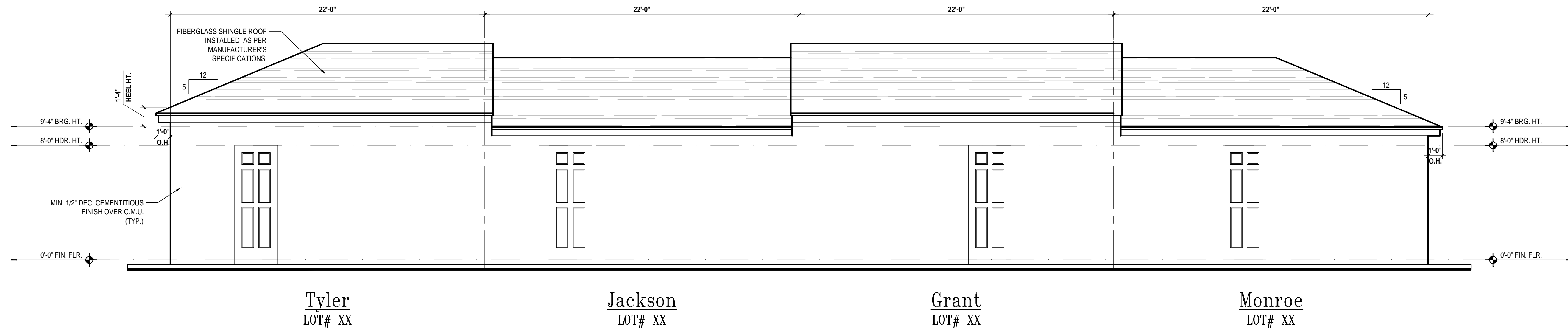
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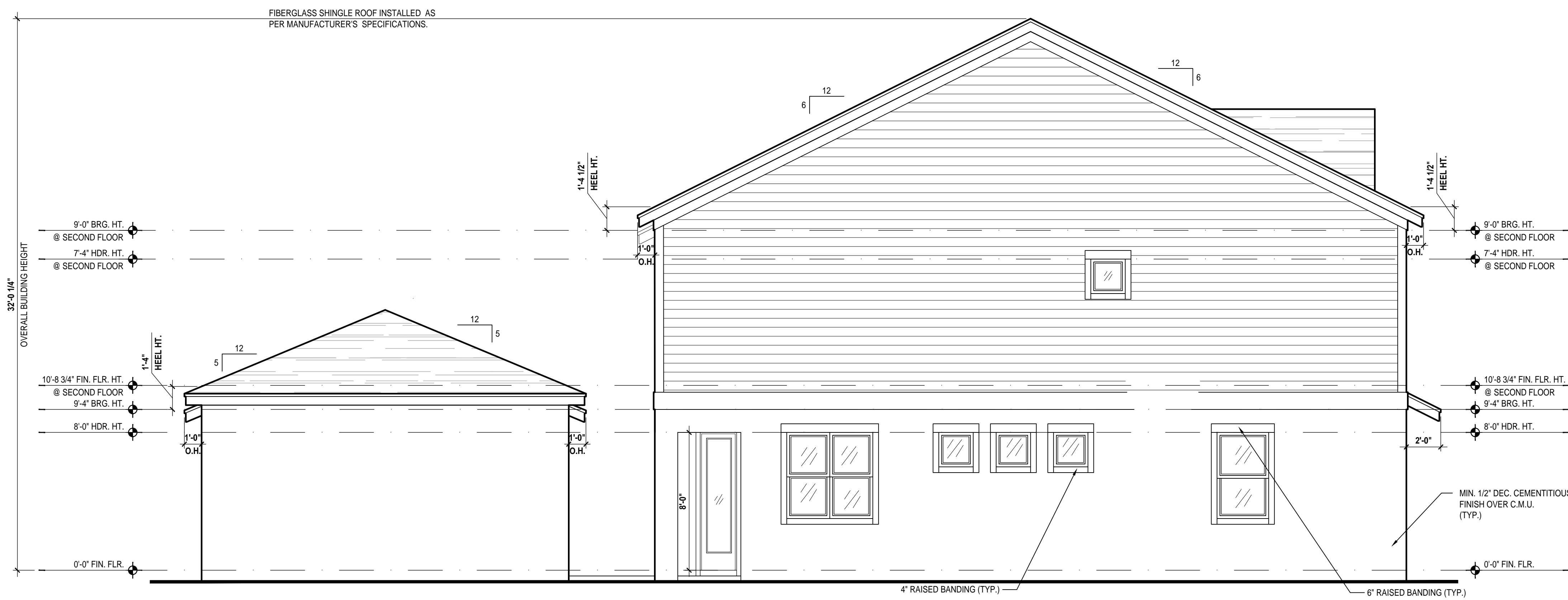
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PROJECT:	22-1148
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

ELEVATIONS
A6

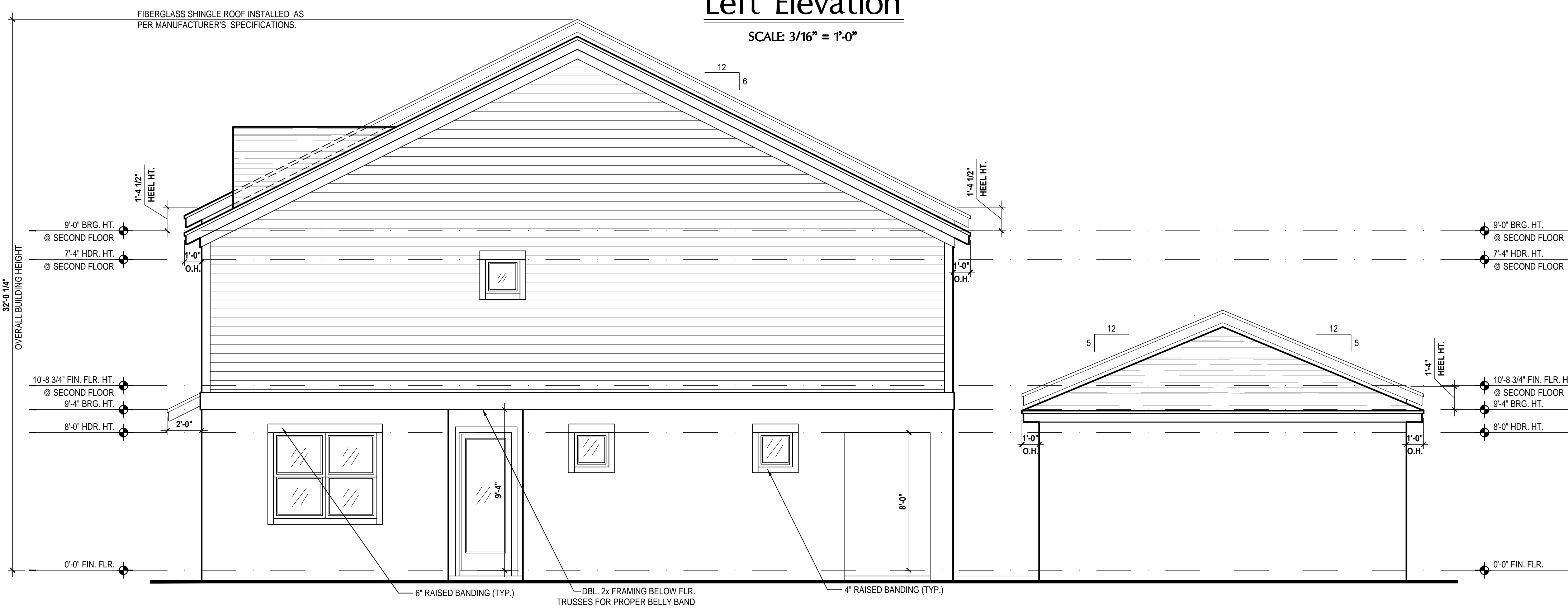
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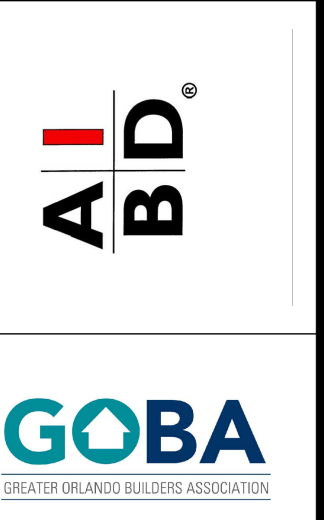
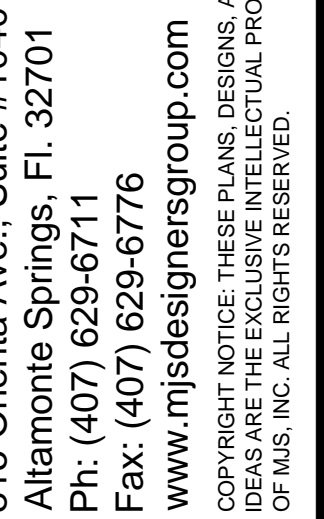
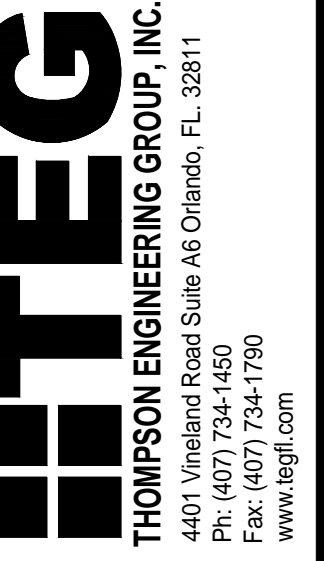
Front Elevation: Garage
SCALE 3/16" = 1'-0"



Tyler Left Elevation
SCALE 3/16" = 1'-0"



Monroe Right Elevation
SCALE 3/16" = 1'-0"



4-Unit: Rear Load Detached
Models: Tyler, Jackson, Grant & Monroe
Building Part #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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Front Elevation "B"

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



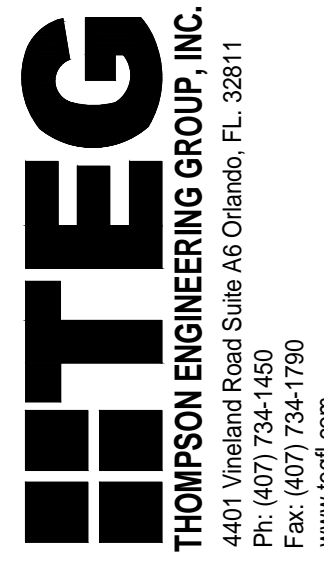
Rear Elevation

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

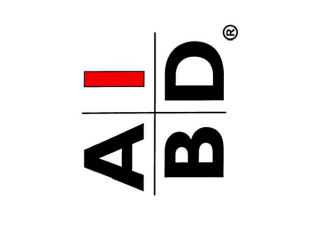


Rear Elevation: Courtyard

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



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4-Unit: Rear Load Detached
Models: Tyler, Jackson, Grant & Monroe
Building Part #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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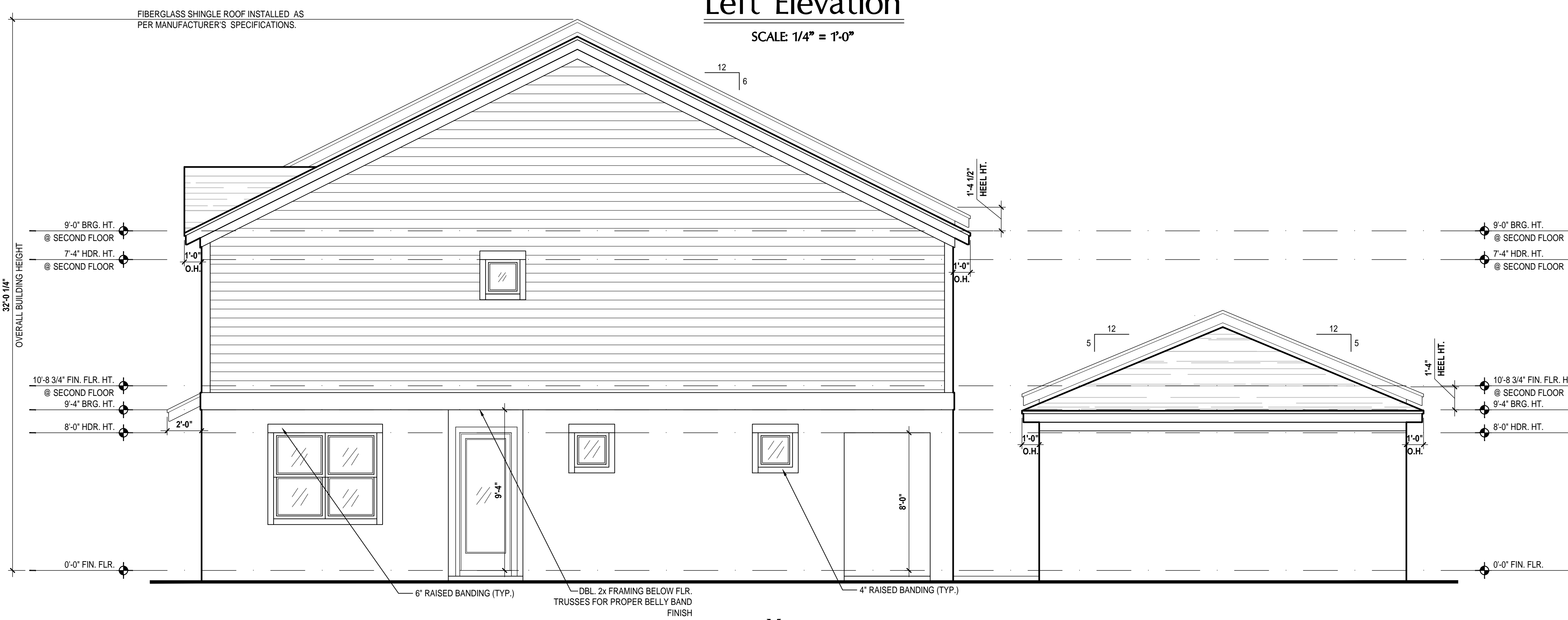
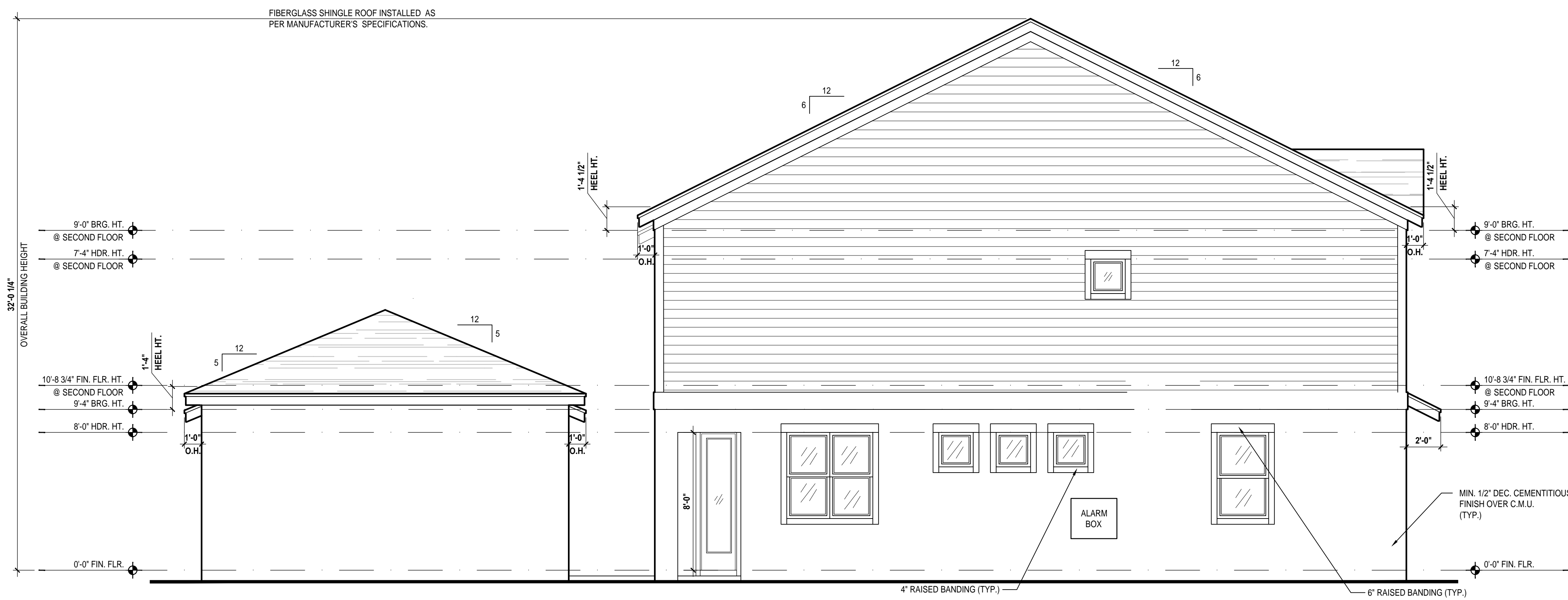
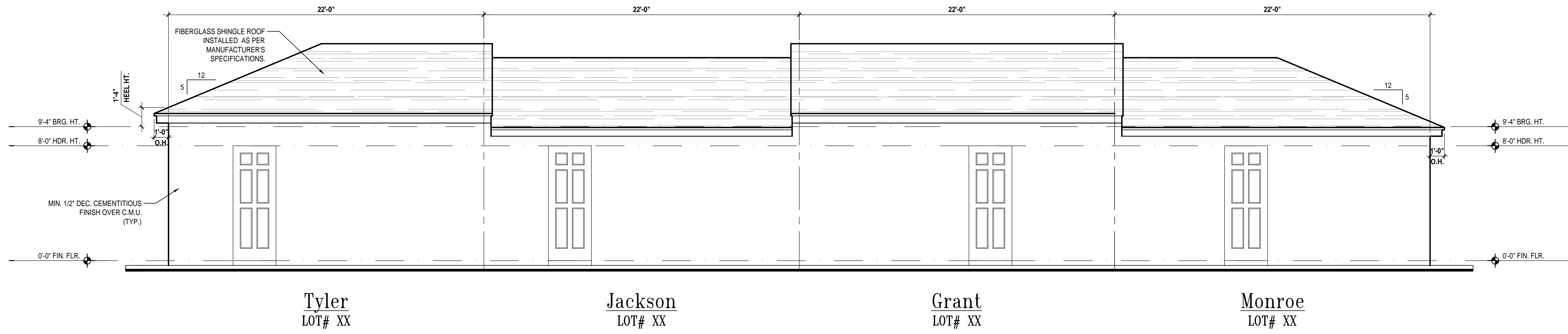


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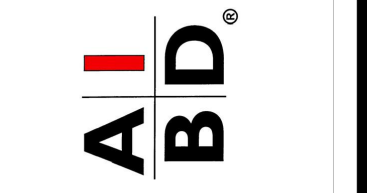
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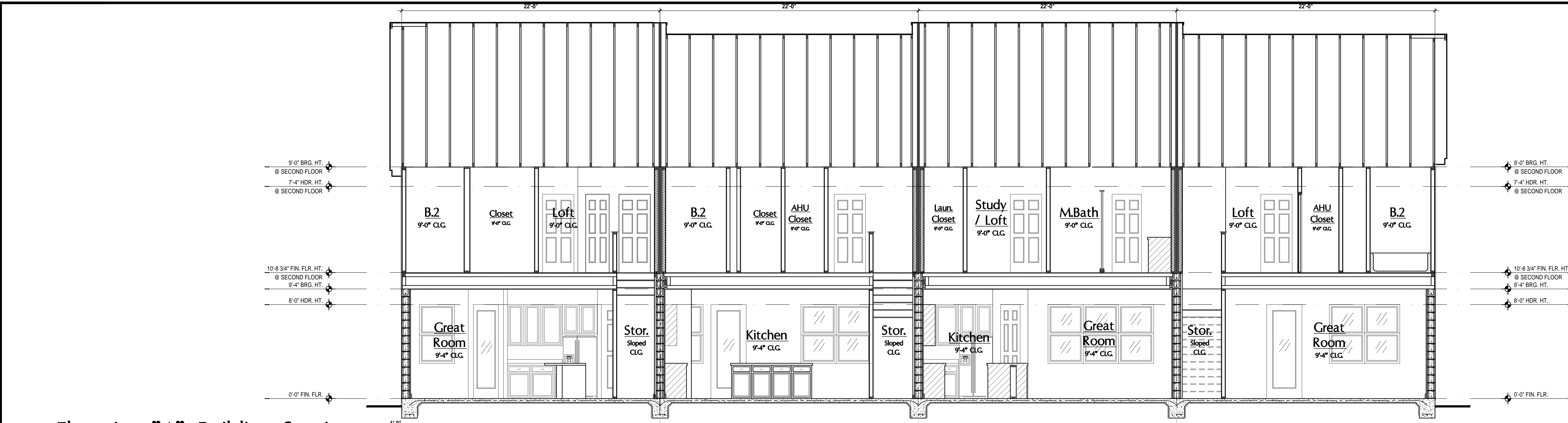
4-Unit: Rear Load Detached
Models: Tyler, Jackson, Grant & Monroe
Building Part #XX
Lot# XX-XX, Subdivision
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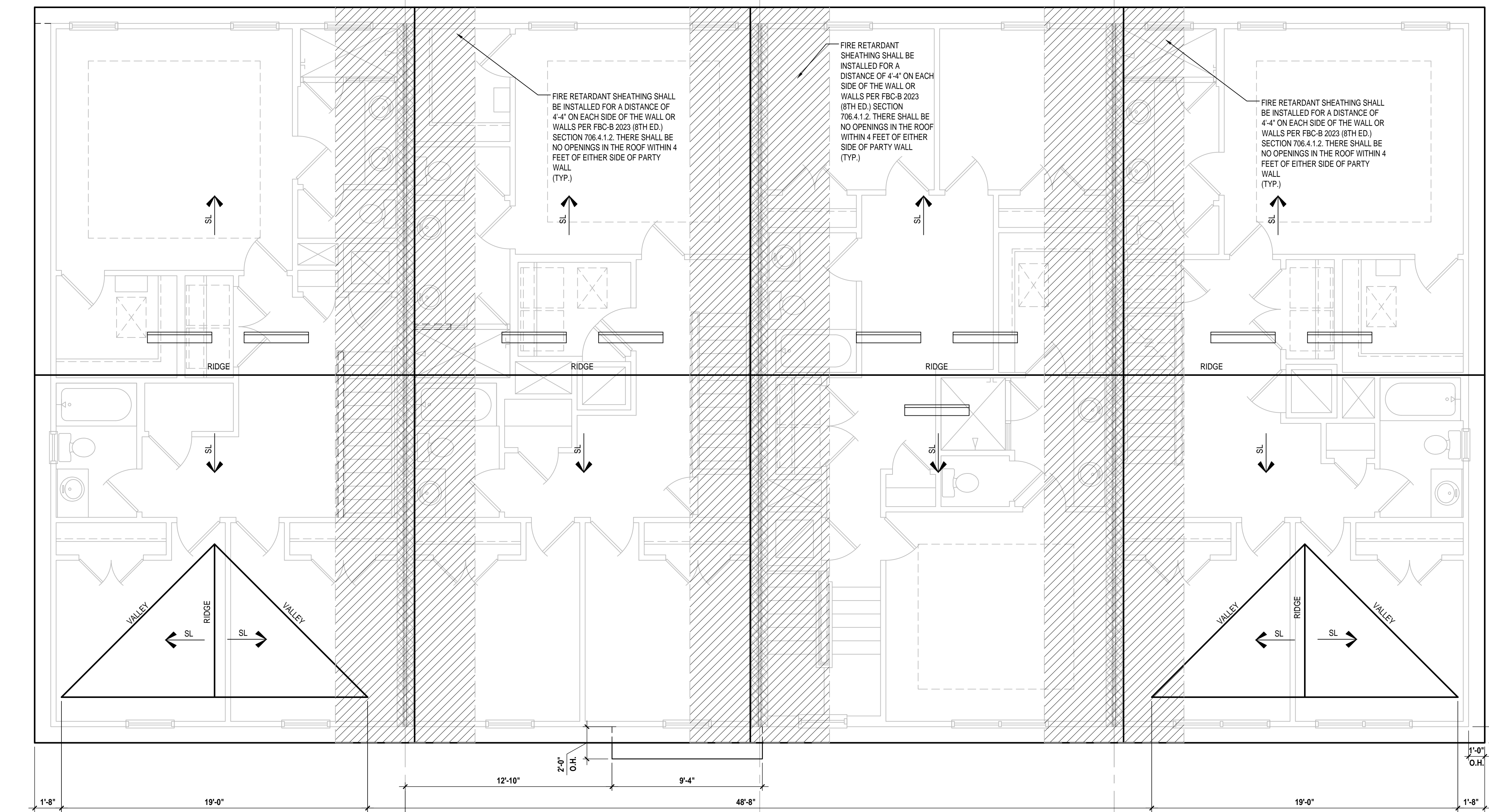
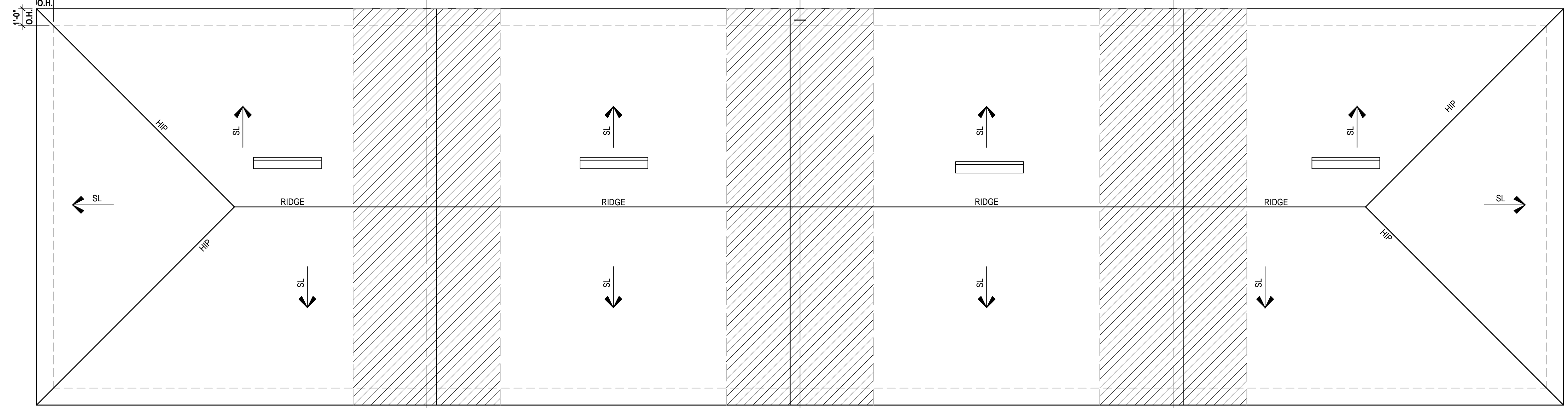


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1 Elevation "A": Building Section
 A10 SCALE 1/4" = 1'-0"



Elevation "A": Roof Layout
 SCALE 1/4" = 1'-0"

TYLER UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA: = (1,050 / 300) = 3.5 SQ. FT. / 2 = 1.75 SQ. FT. 1.75 x 144 = 252 SQ. IN. 252 SQ. IN. / 101.5" = 2.48 VENTS NEEDED	1,050 SQ. FT.
AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: = (550 / 300) = 1.83 SQ. FT. / 2 = .916 SQ. FT. .916 x 144 = 132 SQ. IN. 132 SQ. IN. / 98.75" = 1.33 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
JACKSON UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA: = (1,005 / 300) = 3.35 SQ. FT. / 2 = 1.675 SQ. FT. 1.675 x 144 = 241.2 SQ. IN. 241.2 SQ. IN. / 101.5" = 2.37 VENTS NEEDED	1,005 SQ. FT.
AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: = (486 / 300) = 1.62 SQ. FT. / 2 = .81 SQ. FT. .81 x 144 = 116.64 SQ. IN. 116.64 SQ. IN. / 98.75" = 1.18 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
GRANT UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA: = (1,005 / 300) = 3.35 SQ. FT. / 2 = 1.675 SQ. FT. 1.675 x 144 = 241.2 SQ. IN. 241.2 SQ. IN. / 101.5" = 2.37 VENTS NEEDED	1,005 SQ. FT.
AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: = (541 / 300) = 1.80 SQ. FT. / 2 = .901 SQ. FT. .901 x 144 = 129.84 SQ. IN. 129.84 SQ. IN. / 98.75" = 1.31 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
MONROE UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA: = (1,050 / 300) = 3.5 SQ. FT. / 2 = 1.75 SQ. FT. 1.75 x 144 = 252 SQ. IN. 252 SQ. IN. / 101.5" = 2.48 VENTS NEEDED	1,050 SQ. FT.
AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: = (523 / 300) = 1.74 SQ. FT. / 2 = .871 SQ. FT. .871 x 144 = 125.52 SQ. IN. 125.52 SQ. IN. / 98.75" = 1.27 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	

4-Unit: Rear Load Detached

Models: Tyler, Jackson, Grant & Monroe
 Building Part #XX
 Lot# XX-XX, Subdivision
 Street Address
 City, State, Zip Code

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ISSUE DATE: 01/04/2024
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PROJECT: 22-1148
 SCALE: AS NOTED
 DRAWN BY: M.C.
 DESIGNED BY: MJS

ROOF LAYOUT
A10

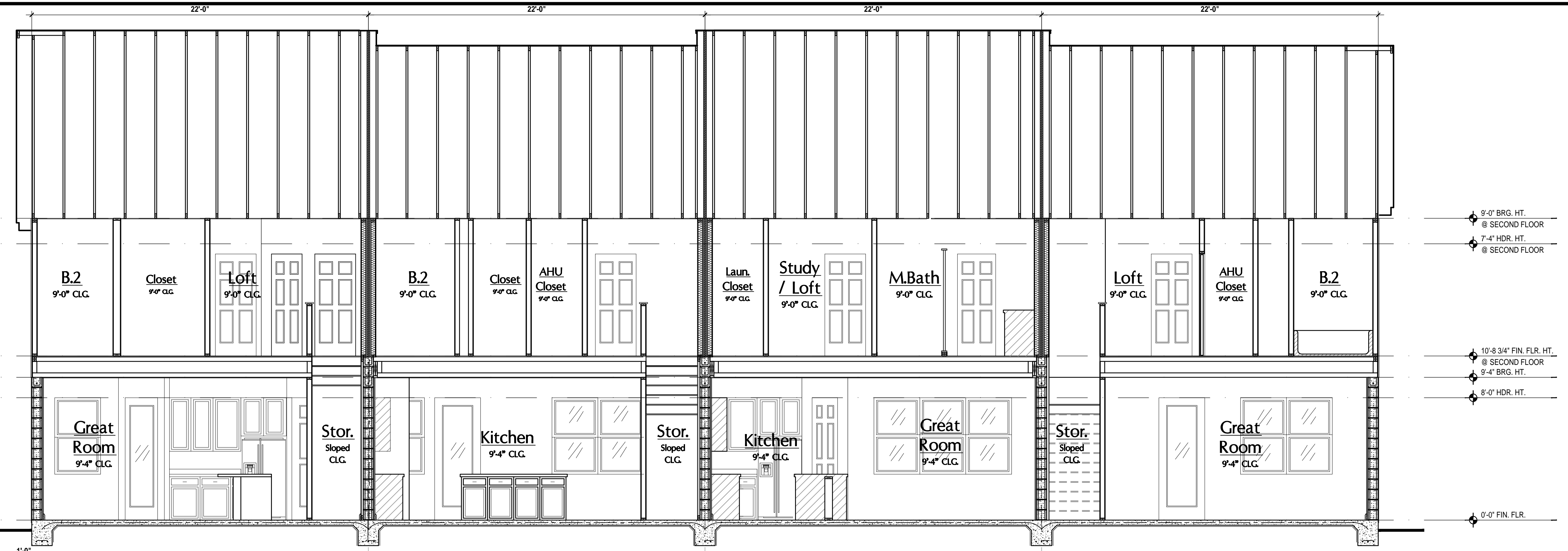
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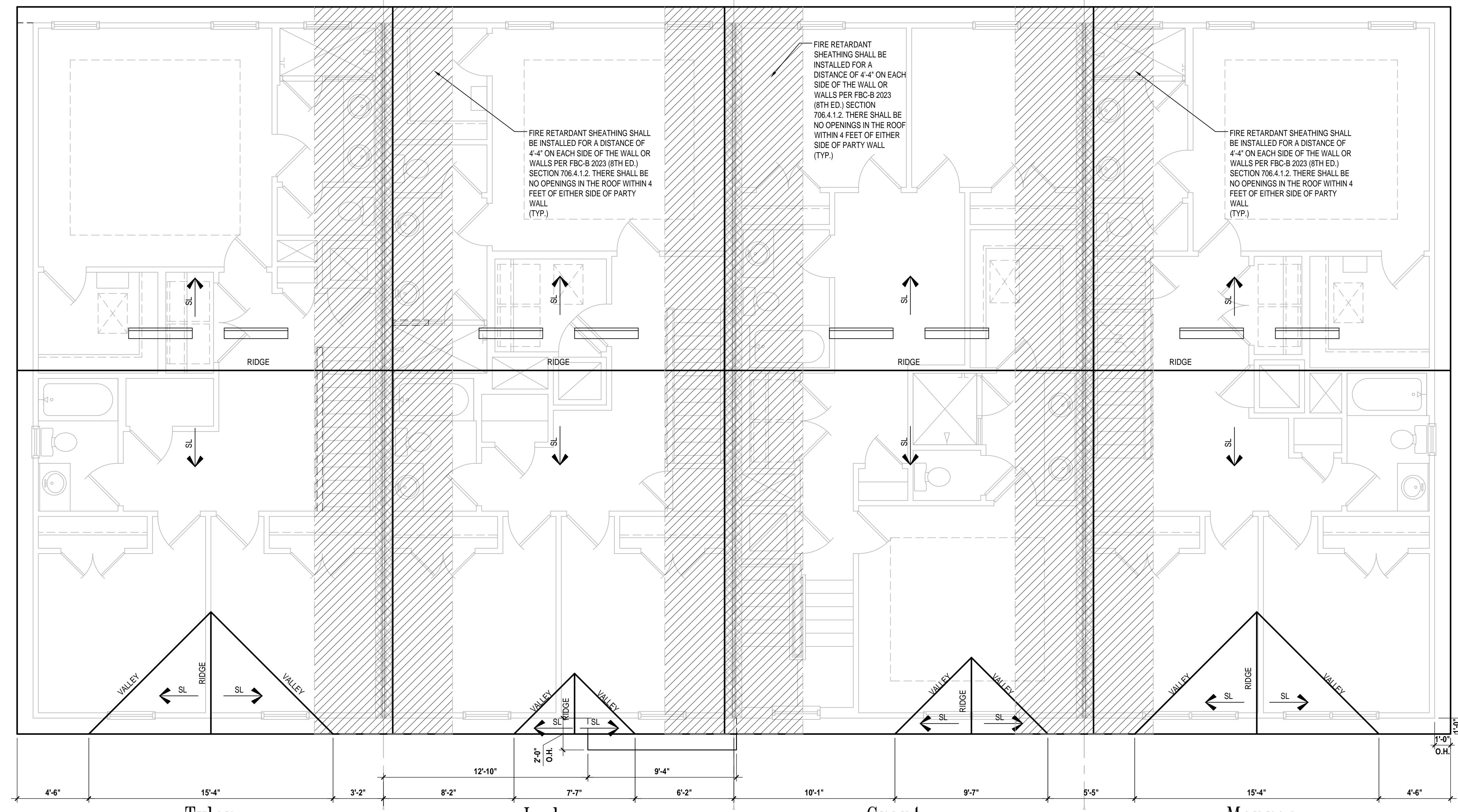
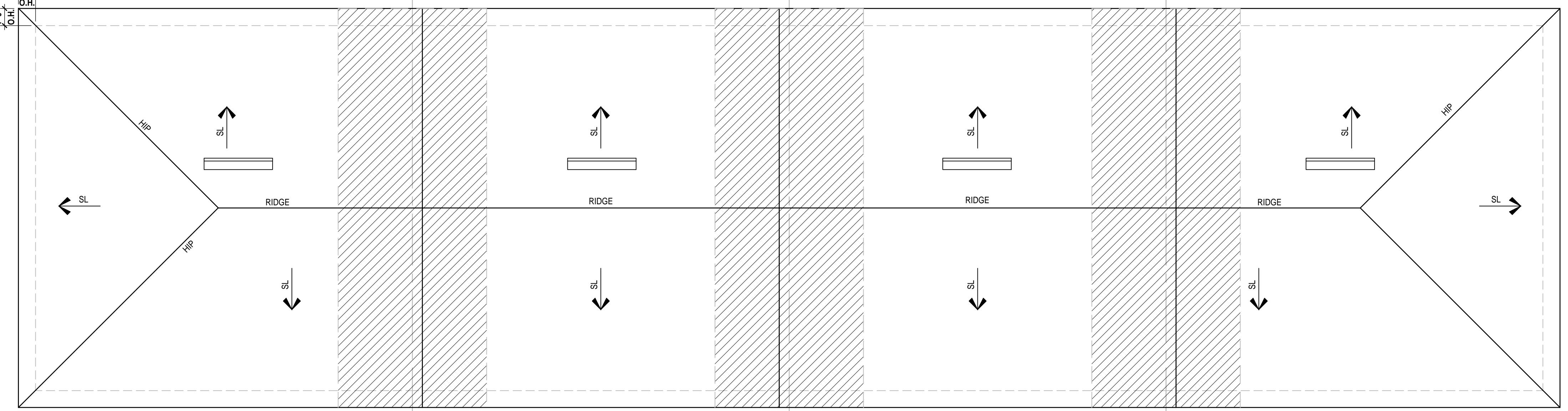
A I B D

GOBA
 GROUP OF BUILDERS ASSOCIATION

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



Elevation "B": Roof Layout
 SCALE 1/4" = 1'-0"

TYLER UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA: = (1,050 / 300) = 3.5 SQ. FT. / 2 = 1.75 SQ. FT. = (1,75 x 144) = 252 SQ. IN. 252 SQ. IN. / 101.5" = 2.48 VENTS NEEDED	1,050 SQ. FT.
AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: 550 SQ. FT. = (550/300) = 1.83 SQ. FT. / 2 = .916 SQ. FT. = (.916 x 144) = 132 SQ. IN. 132 SQ. IN. / 98.75" = 1.33 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
JACKSON UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA: = (1,005 / 300) = 3.35 SQ. FT. / 2 = 1.675 SQ. FT. = (1.675 x 144) = 241.2 SQ. IN. 241.2 SQ. IN. / 101.5" = 2.37 VENTS NEEDED	1,005 SQ. FT.
AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: 486 SQ. FT. = (486/300) = 1.62 SQ. FT. / 2 = .81 SQ. FT. = (.81 x 144) = 116.64 SQ. IN. 116.64 SQ. IN. / 98.75" = 1.18 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
GRANT UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA: = (1,005 / 300) = 3.35 SQ. FT. / 2 = 1.675 SQ. FT. = (1.675 x 144) = 241.2 SQ. IN. 241.2 SQ. IN. / 101.5" = 2.37 VENTS NEEDED	1,005 SQ. FT.
AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: 541 SQ. FT. = (541/300) = 1.80 SQ. FT. / 2 = .901 SQ. FT. = (.901 x 144) = 129.84 SQ. IN. 129.84 SQ. IN. / 98.75" = 1.31 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
MONROE UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA: = (1,050 / 300) = 3.5 SQ. FT. / 2 = 1.75 SQ. FT. = (1.75 x 144) = 252 SQ. IN. 252 SQ. IN. / 101.5" = 2.48 VENTS NEEDED	1,050 SQ. FT.
AV REQUIRED: (3) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: 523 SQ. FT. = (523/300) = 1.74 SQ. FT. / 2 = .871 SQ. FT. = (.871 x 144) = 125.52 SQ. IN. 125.52 SQ. IN. / 98.75" = 1.27 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	

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A.I. B.D.

GOBA
GRAND ORANGE BUILDERS ASSOCIATION

4-Unit: Rear Load Detached
 Models: Tyler, Jackson, Grant & Monroe
 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

ISSUE DATE: 01/04/2024

REVISIONS

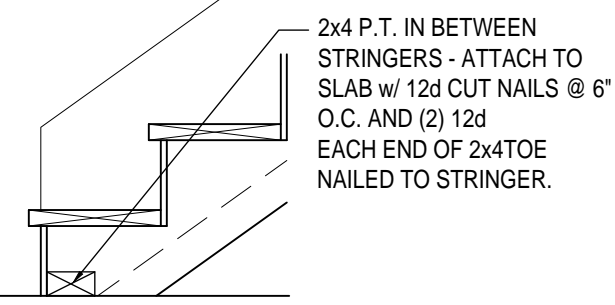
PROJECT: 22-1148
 SCALE: AS NOTED
 DRAWN BY: M.C.
 DESIGNED BY: J.S.

Aug 30, 2024, 11:27am

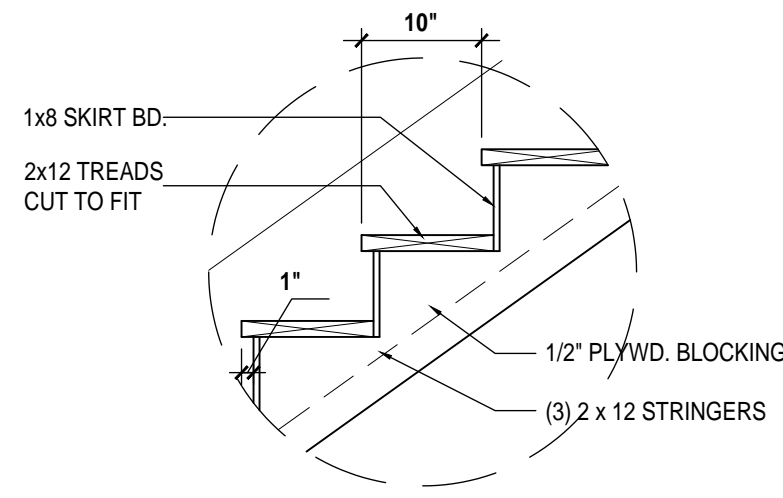
ROOF LAYOUT
A11

NOTES:

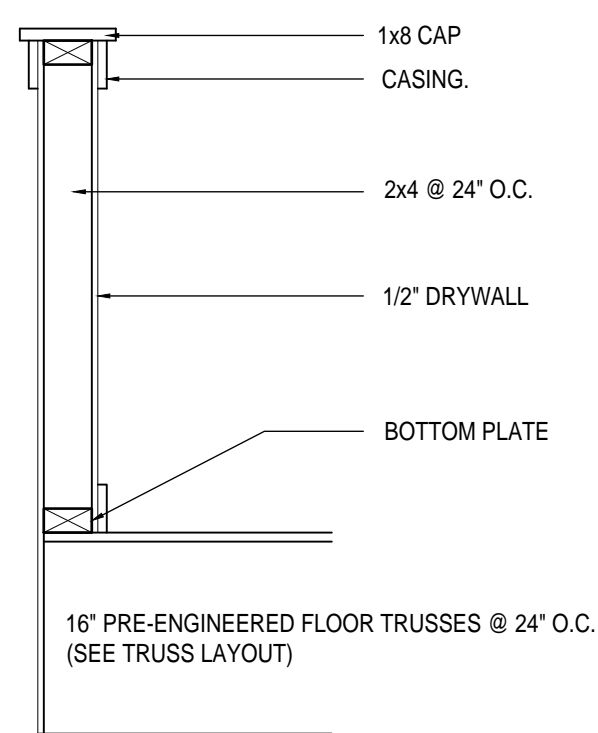
1. STAIRWAY CONSTRUCTION TO CONFORM TO FBC-R 2023, 8TH EDITION SECTION R311.7
2. MAX HT. OF RISER TO BE 7 3/4".
3. MIN. WIDTH OF TREAD TO BE 9" (EXCLUSIVE OF NOSING.
4. ALL TREADS LESS THAN 10" IN WIDTH SHALL HAVE APPROX. 1" OF NOSING.
5. 3/16" MAX VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER.
6. 3/8" MAX VARIATION IN ANY RISE/TREAD.
7. HAND RAIL CIRCULAR CROSS SECTION DIA. TO BE 1 1/4" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY.
8. UNDER MIN. 6" WIDE @NARROW END.
9. 34'-38" HANDRAIL HT.
10. HEADROOM CLEARANCE MIN 6'-8".



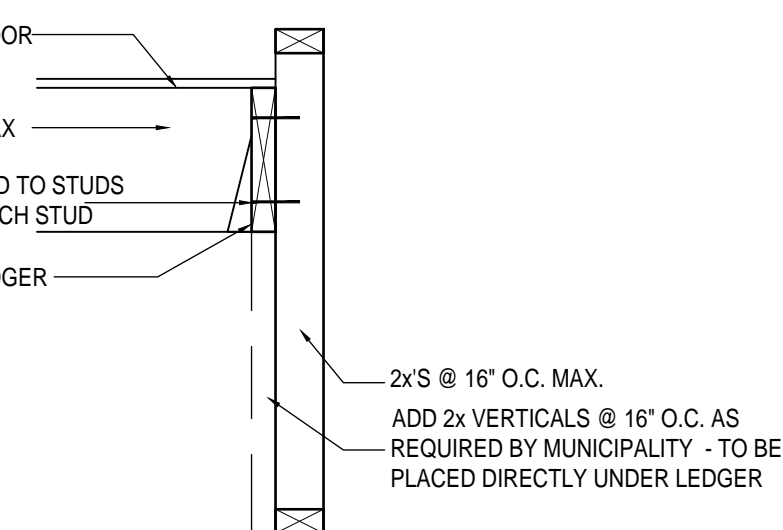
S1 TYP. STAIR CONNECT.
SCALE: 3/4" = 1'-0"



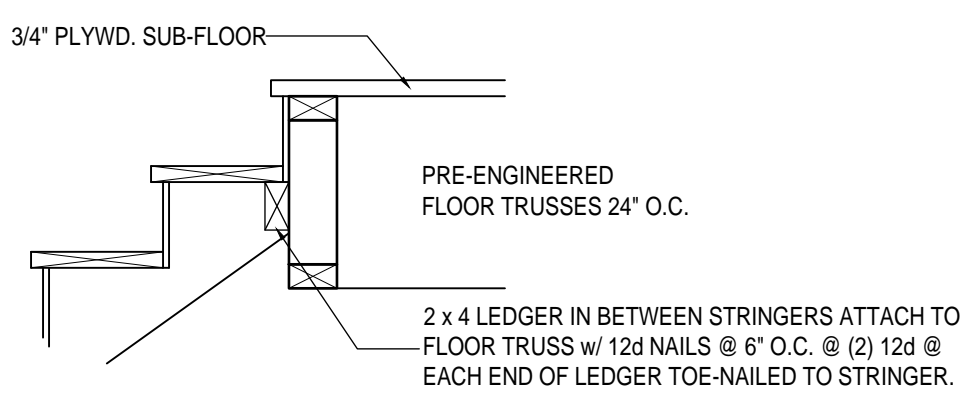
S2 TREAD & RISER DETAIL
SCALE: 3/4" = 1'-0"



S3 HALF WALL DETAIL
SCALE: 3/4" = 1'-0"

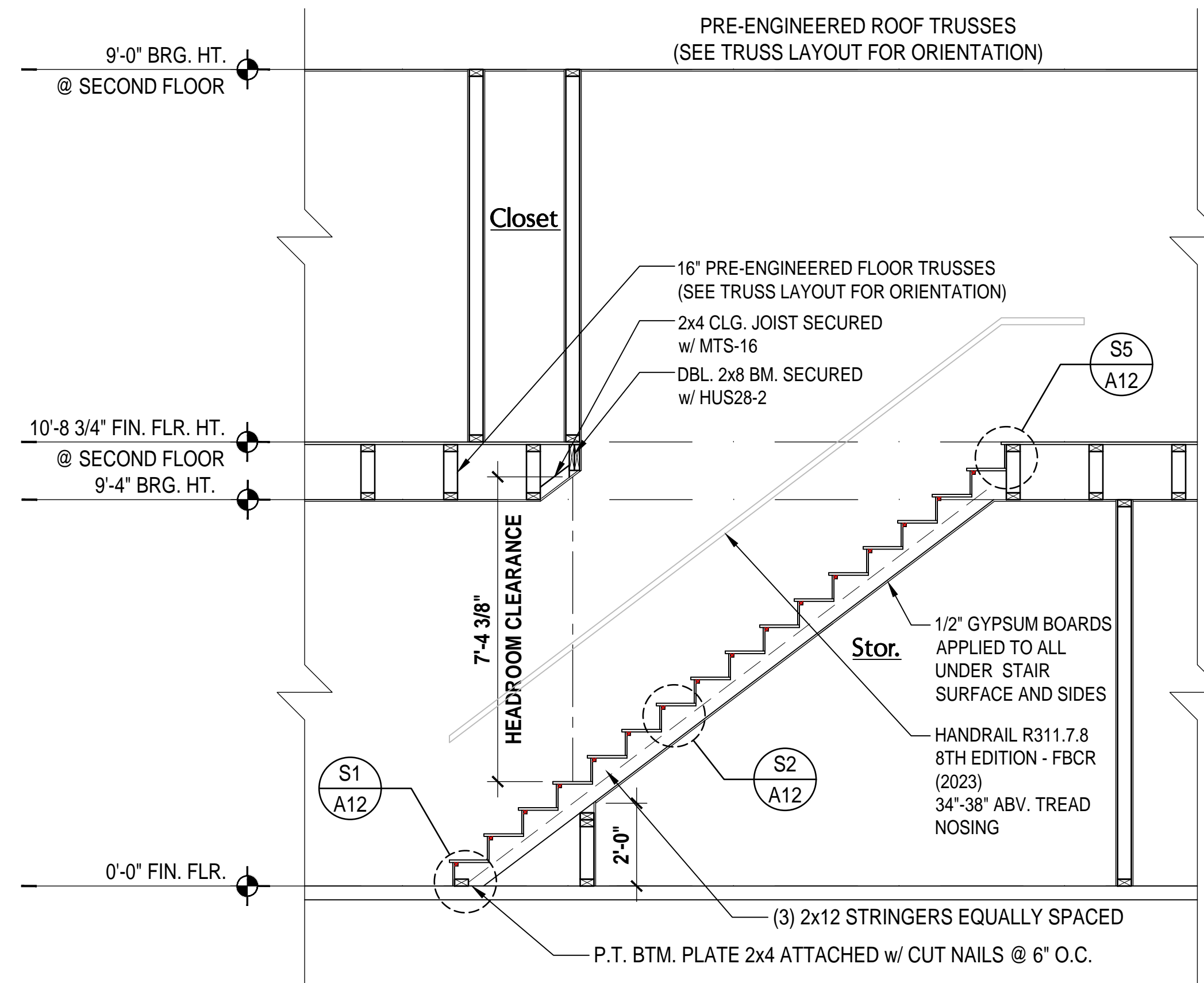


S4 LANDING CONNECT. DETAIL
SCALE: 3/4" = 1'-0" PLATFORM FRAMING

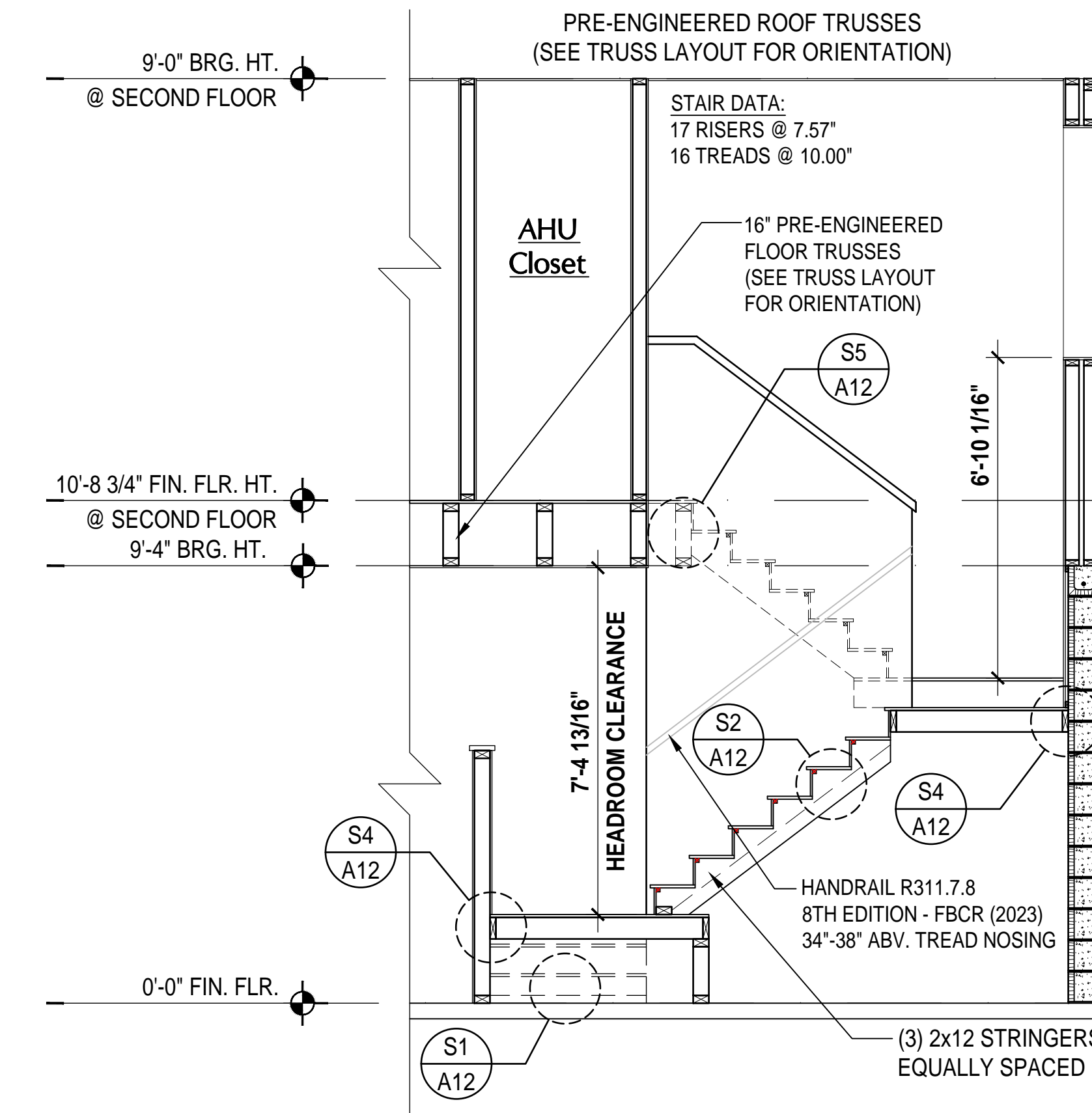


S5 STAIR CONNECT. @ FLR. TRUSS
SCALE: 3/4" = 1'-0" STRINGER TO FLOOR TRUSS

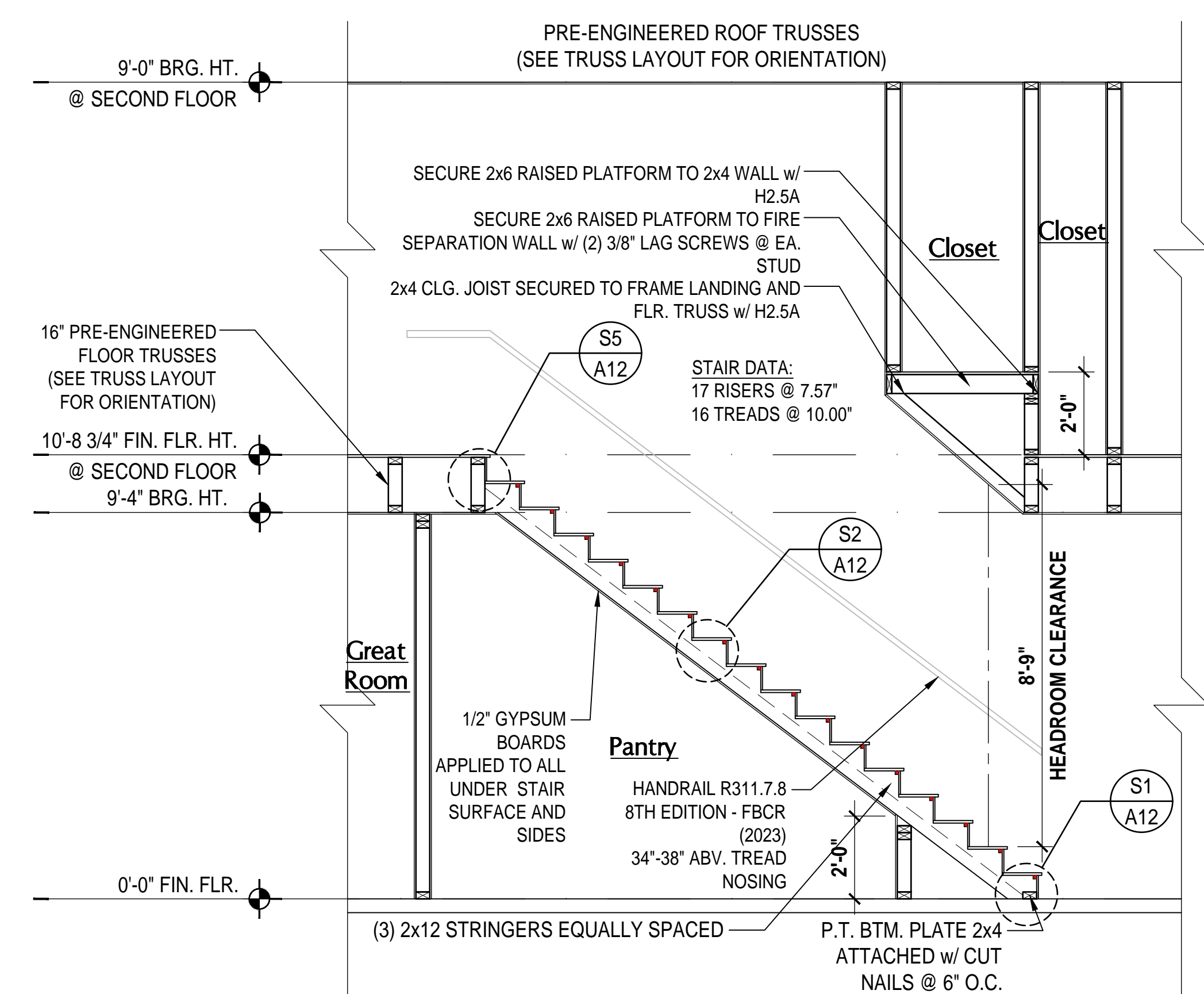
Stair Details
SCALE: 1/4" = 1'-0"



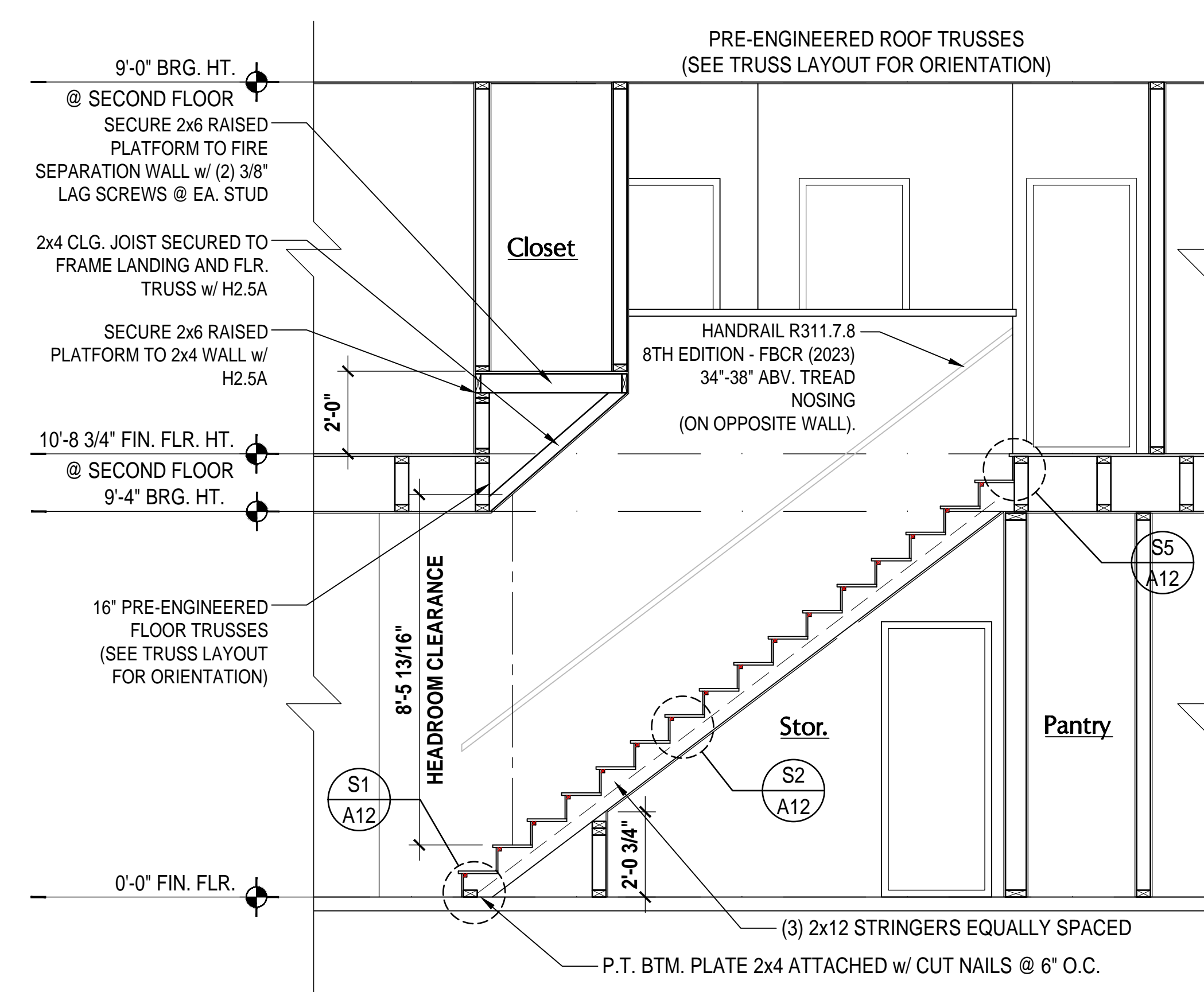
1 TYLER STAIR SECTION
SCALE: 3/8" = 1'-0"



2 GRANT STAIR SECTION
SCALE: 3/8" = 1'-0"

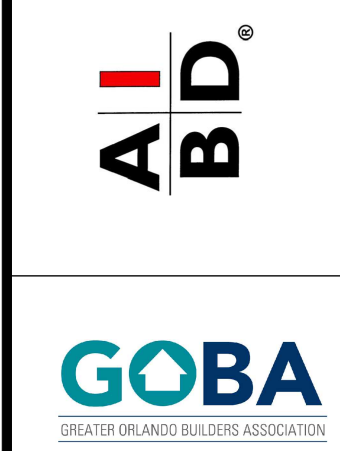
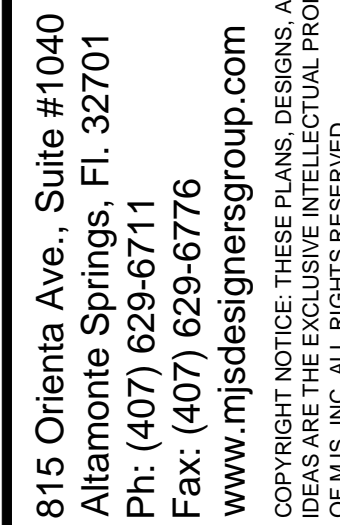


3 JACKSON STAIR SECTION
SCALE: 3/8" = 1'-0"



4 MONROE STAIR SECTION
SCALE: 3/8" = 1'-0"

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4-Unit: Rear Load Detached
Modals: Tyler, Jackson, Grant & Monroe
Building Part #XX
Lot# XX-XX-XX Subdivision
Street Address
City, State, Zip Code

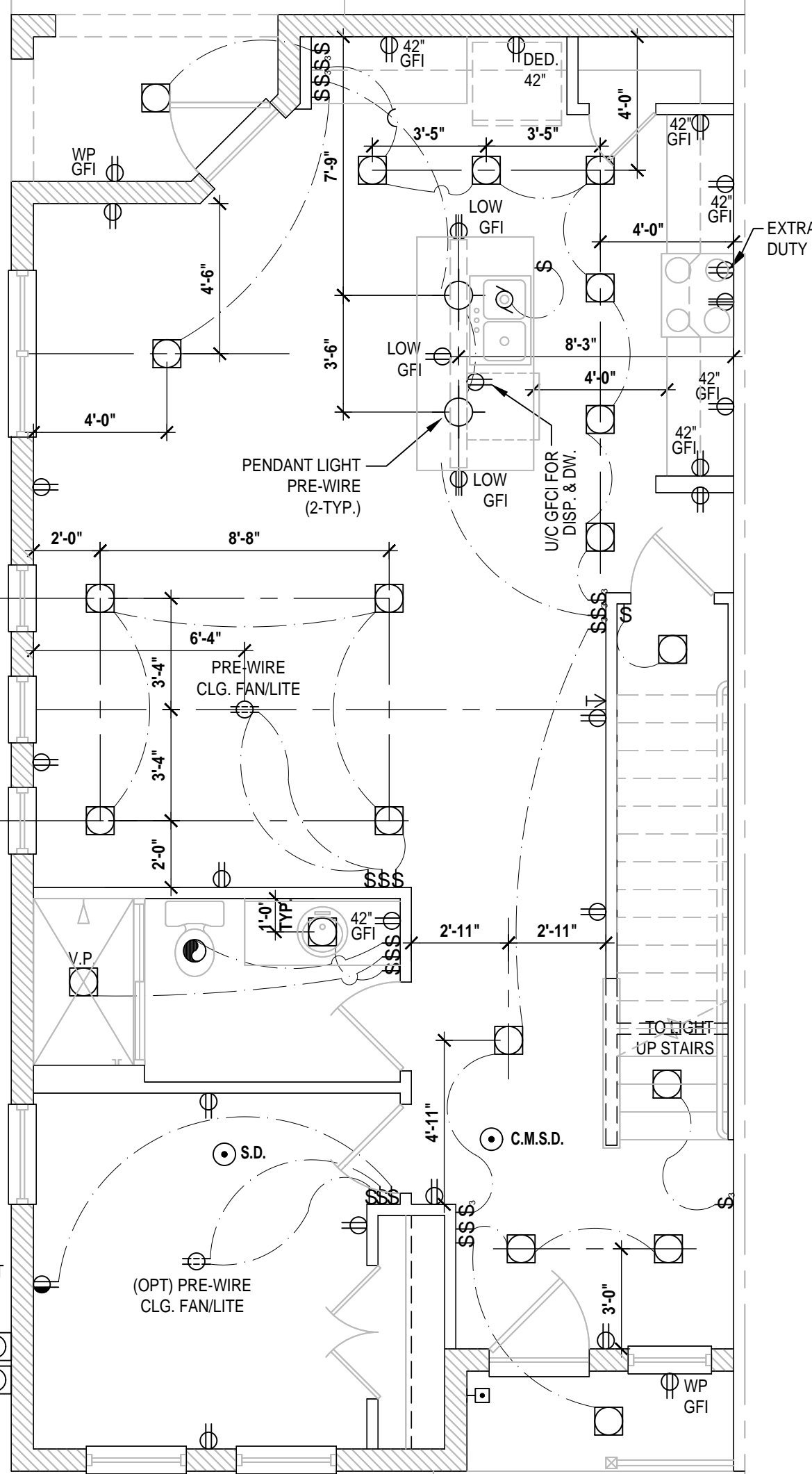
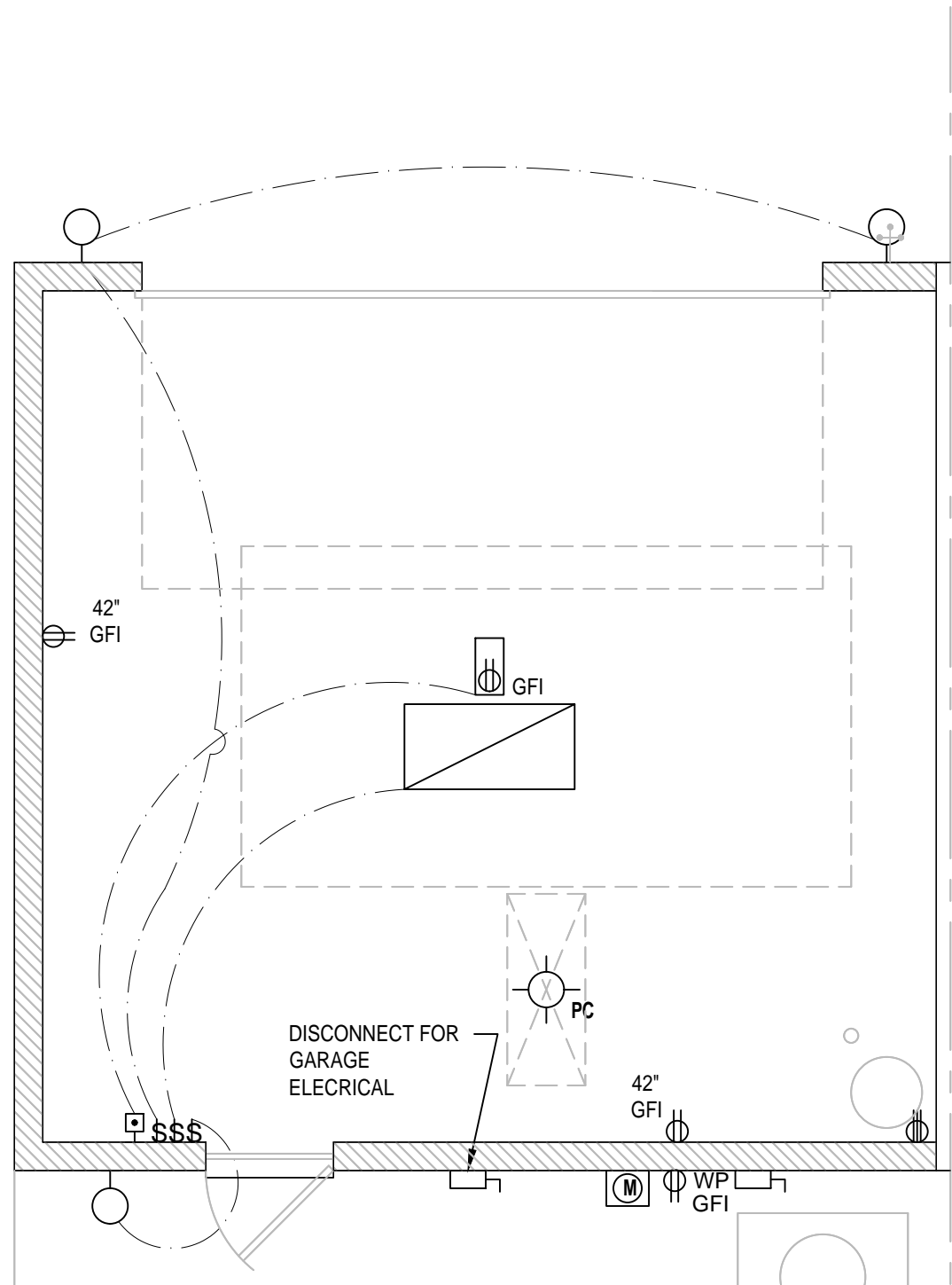
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Phone: (407) 529-3000



ISSUE DATE	01/04/2024
REVISIONS	
PROJECT	22-1148
SCALE	AS NOTED
DRAWN BY	M.C.
DESIGNED BY	MJS

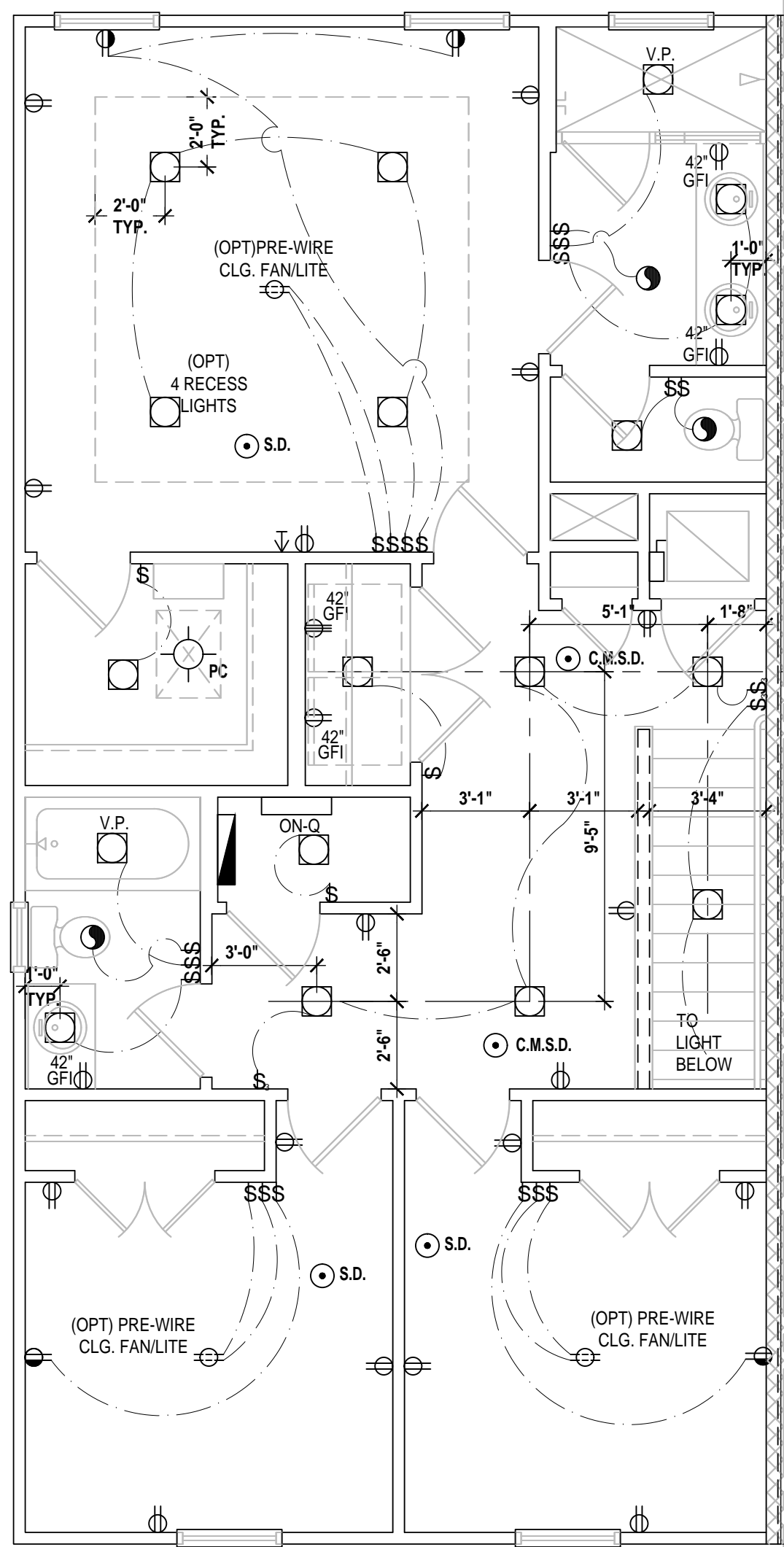
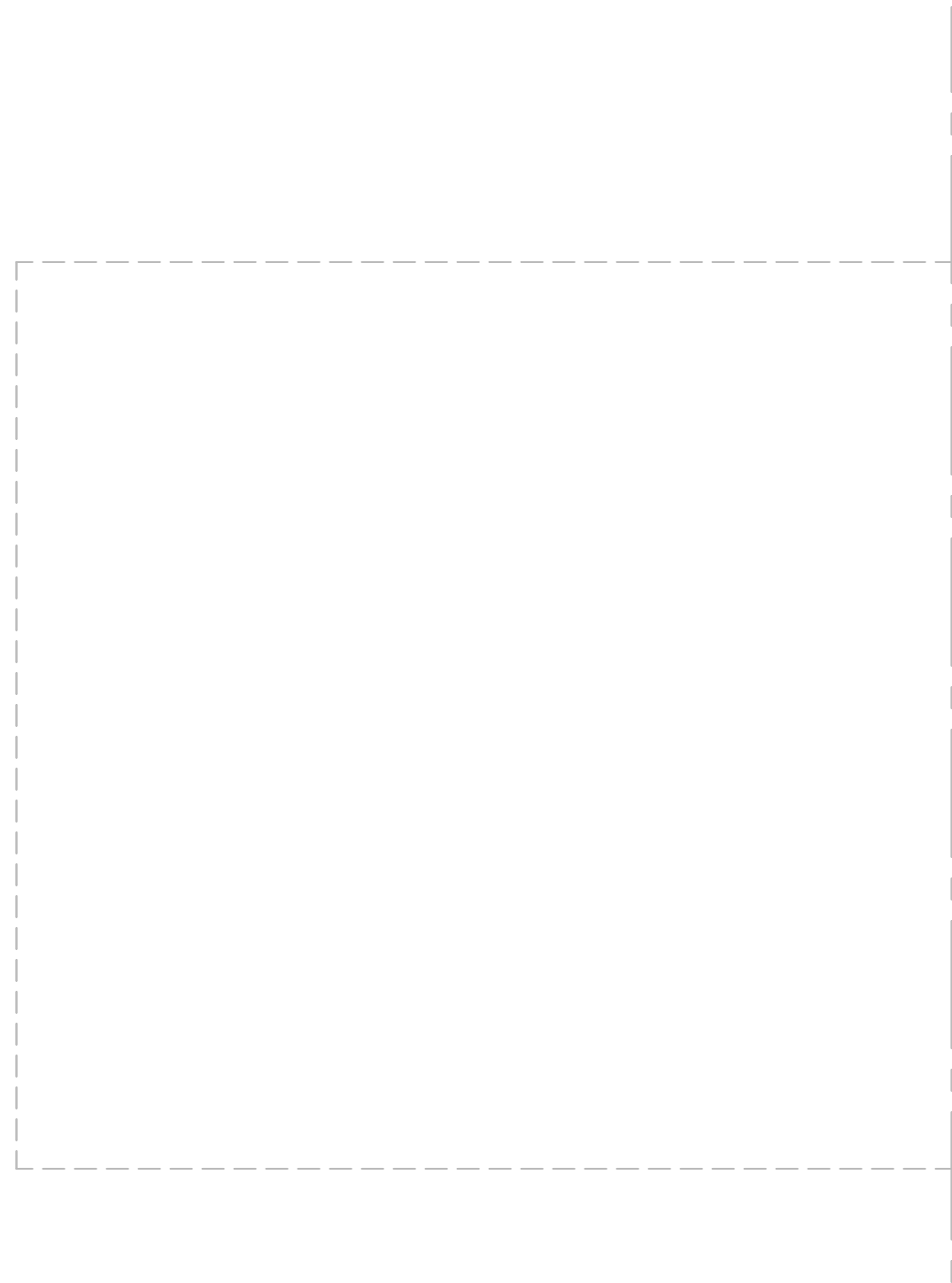
SECTIONS
A12

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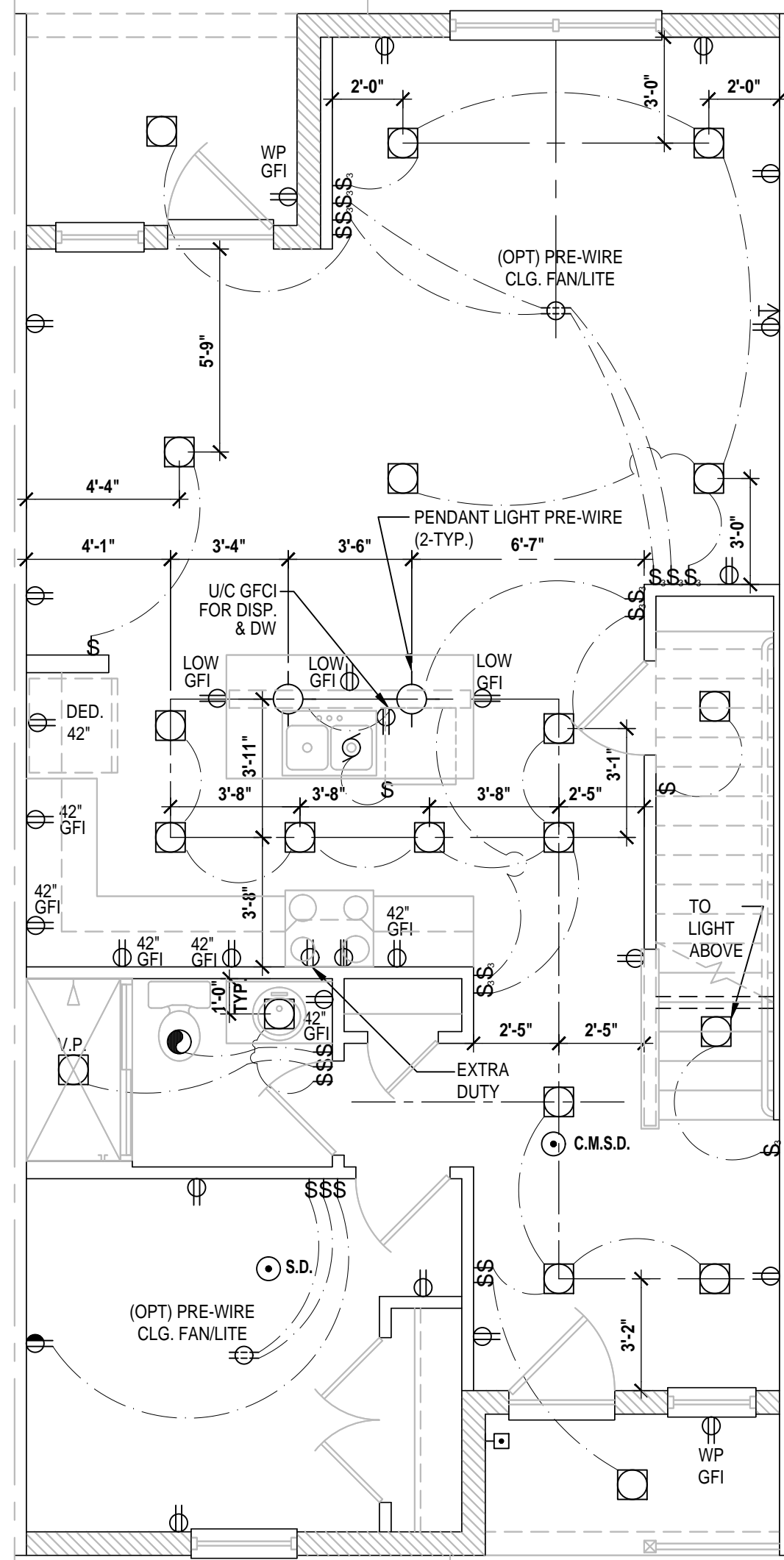
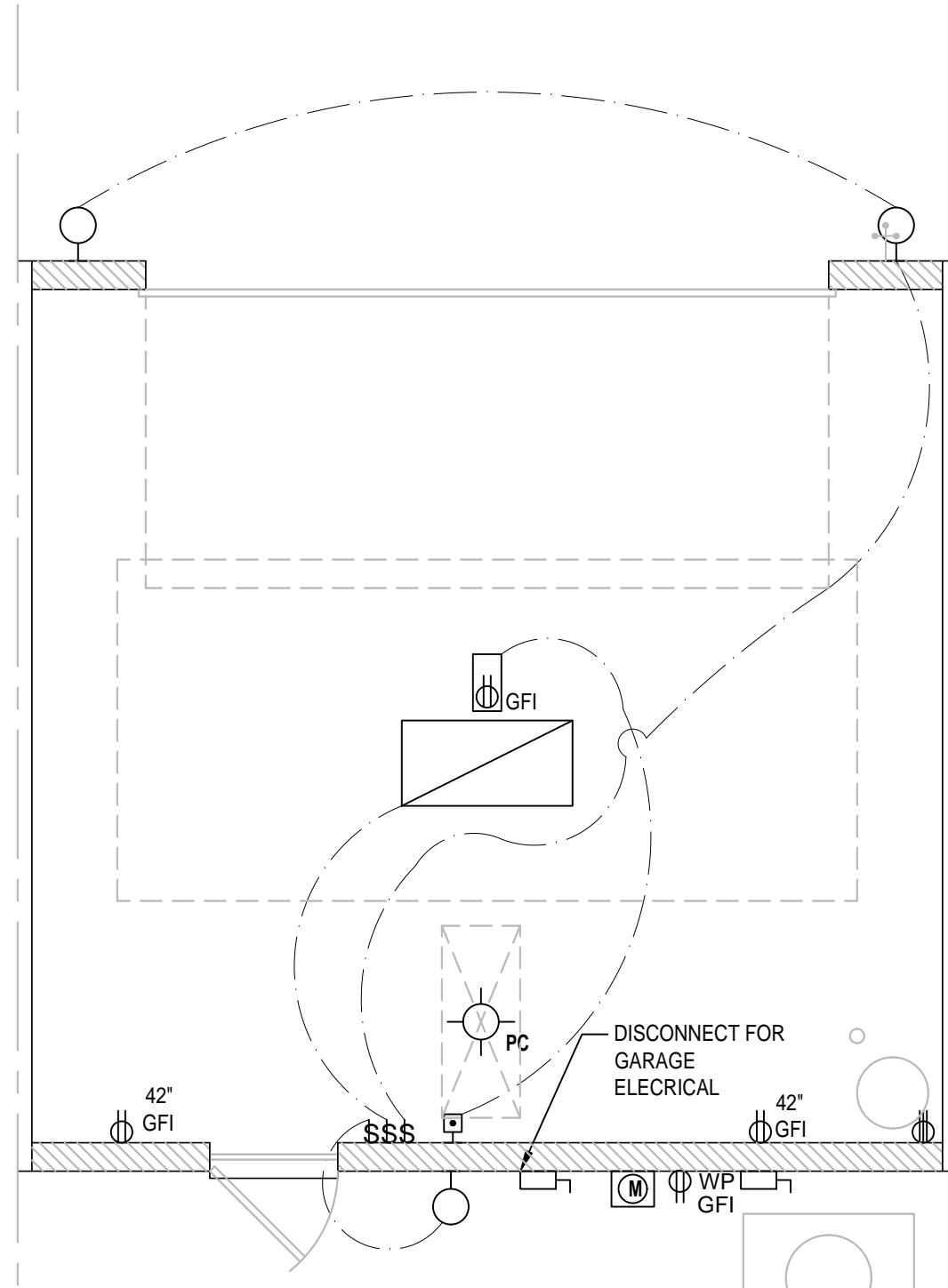
Tyler First Floor

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



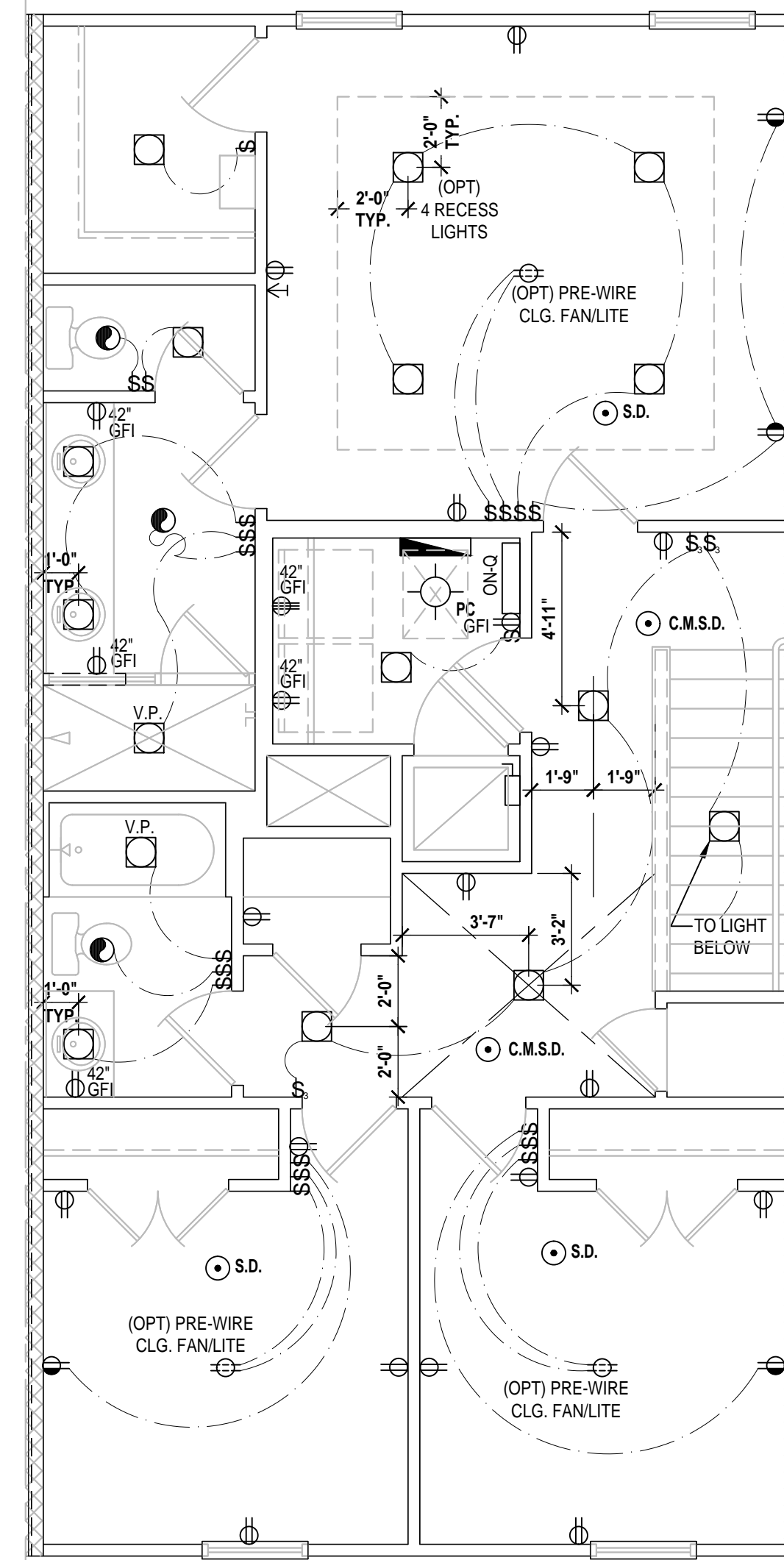
Tyler Second Floor

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



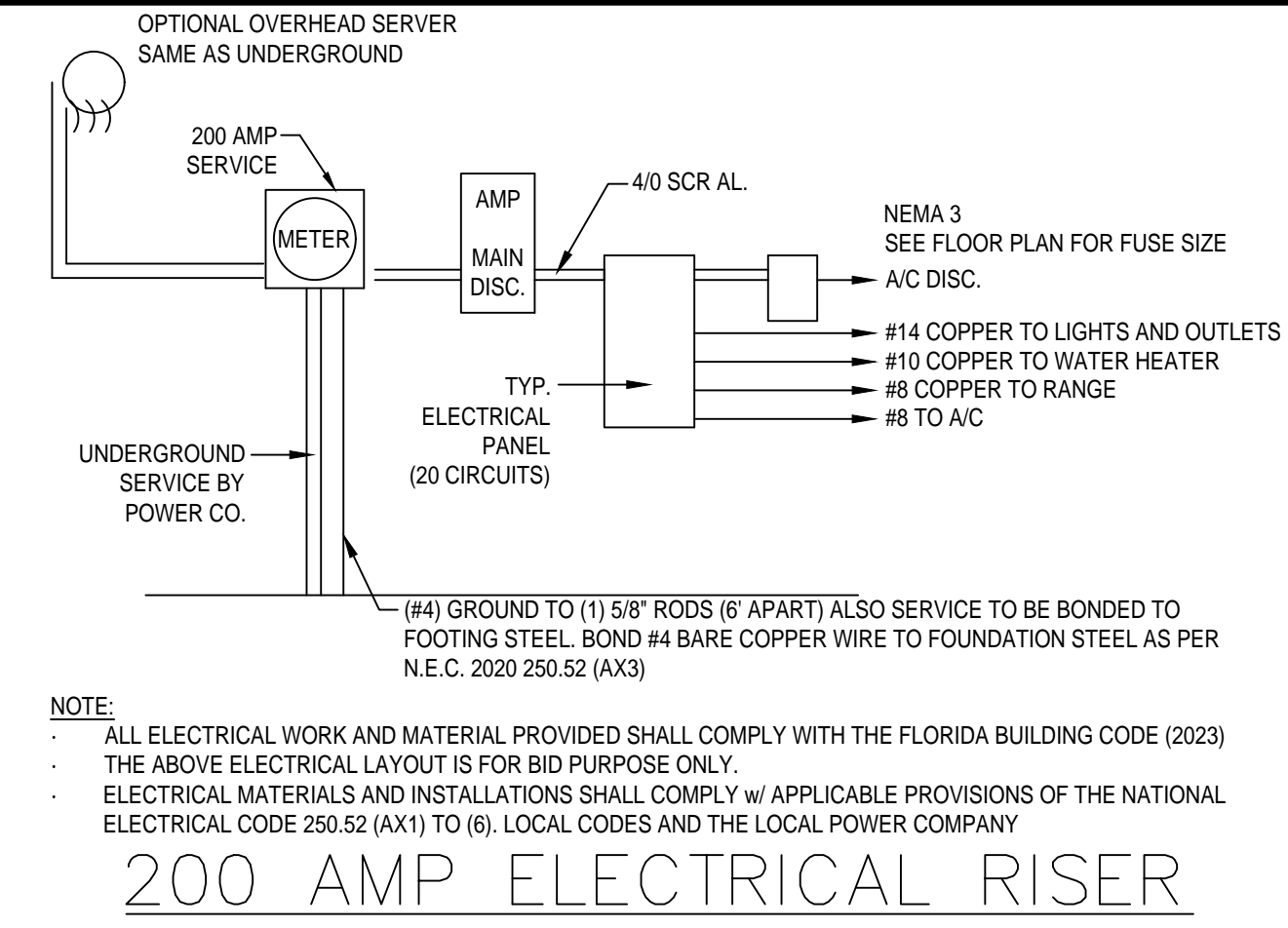
Jackson First Floor

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



Jackson Second Floor

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



NOTE:
 ALL ELECTRICAL WORK AND MATERIAL PROVIDED SHALL COMPLY WITH THE FLORIDA BUILDING CODE (2023) THE ABOVE ELECTRICAL LAYOUT IS FOR BID PURPOSE ONLY.
 ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE 250.52 (A)(1) TO (6), LOCAL CODES AND THE LOCAL POWER COMPANY

200 AMP ELECTRICAL RISER

GENERAL NOTES KEY:

- BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETS IN FIELD.
- ALL OUTLETS ARE TO BE AFCI PROTECTED.
- ALL 15A AND 20A 120V BRANCH CIRCUITS WILL BE AFCI PROTECTED.
- ALL 15A AND 20A 120V BRANCH CIRCUITS LOCATED IN THE GARAGE AND LAUNDRY WILL BE GFCEI PROTECTED.
- ALL GARAGE BAYS WILL HAVE DEDICATED GFCEI OUTLET.
- ALL OUTLETS LOCATED IN THE KITCHEN AND BATHROOMS ARE TO BE GFCEI PROTECTED.
- DW. AND GARBAGE DISPOSAL ARE TO BE GFCEI PROTECTED.
- EXCEPTIONS TO THE GFCEI STIPULATION WILL BE ALLOWED ONLY IF ALLOWED PER CURRENT NFPA / NEC AND AFCI PROTECTED.
- OUTLETS LOCATED IN THE LAUNDRY ARE TO BE GFCEI PROTECTED.
- OUTLETS LOCATED WITHIN 6'-0" OF A WET AREA ARE TO BE GFCEI PROTECTED.
- ALL OUTLETS OVER COUNTERTOPS TO BE 42" A.F.F. (U.N.O.).
- ALL SMOKE/CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED, INTERCONNECTED AND AFCI PROTECTED.
- 8'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
- ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FBC 904.4.5. FIXTURES SHALL BE RATED FOR ZERO CLEARANCE (INSULATION CONTACT) AND SEALED AIR TIGHT. ALSO SEE FBC 410.116.

NOTES:
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 VARIOUS SYMBOLS ON ELECTRICAL LEGEND MAY OR MAY NOT BE USED ON THIS PLAN.

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

ELECTRICAL KEY:

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

Electrical Plan

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

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4-Unit: Rear Load Detached
 Models: Tyler, Jackson, Grant & Monroe
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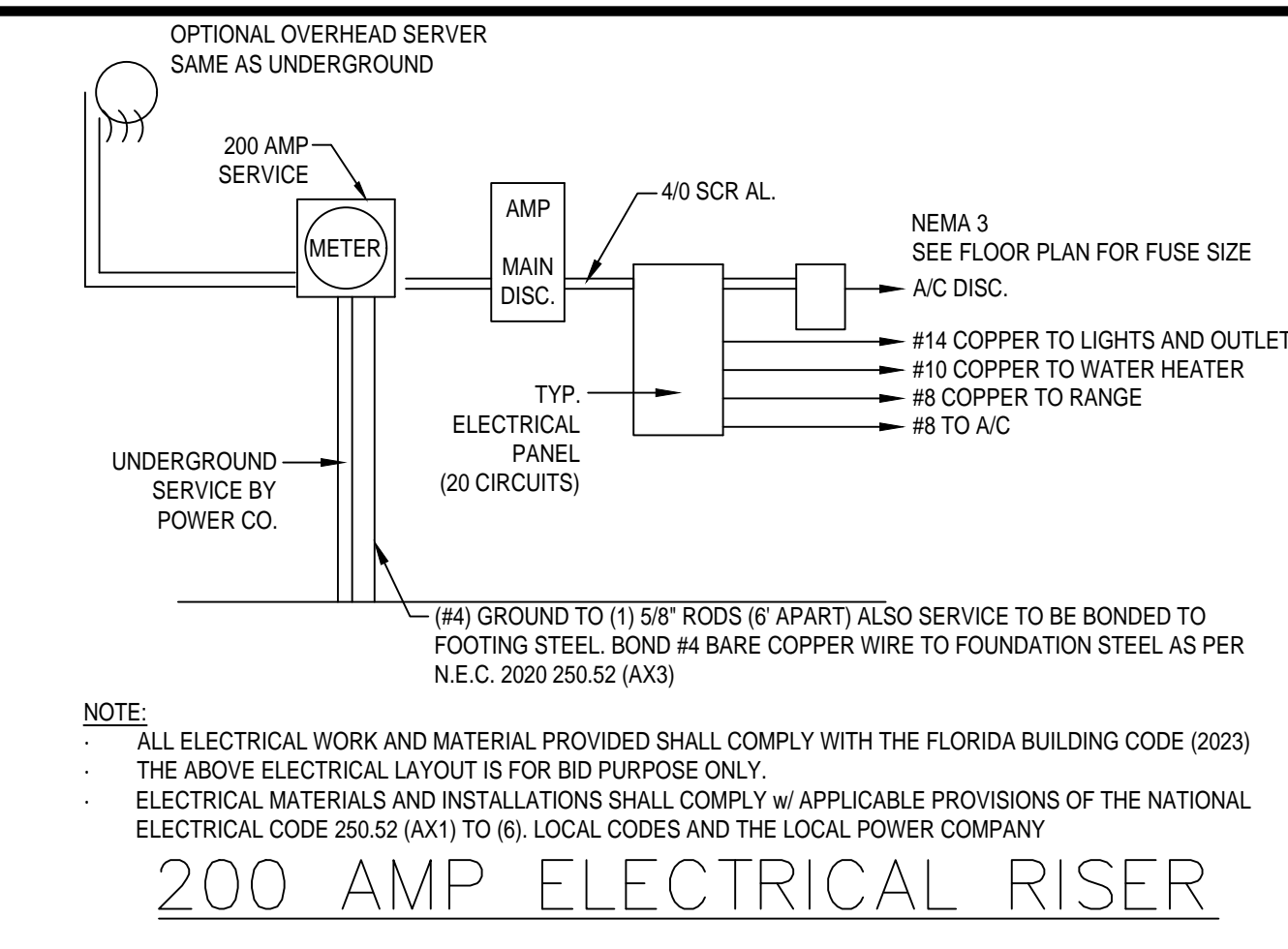
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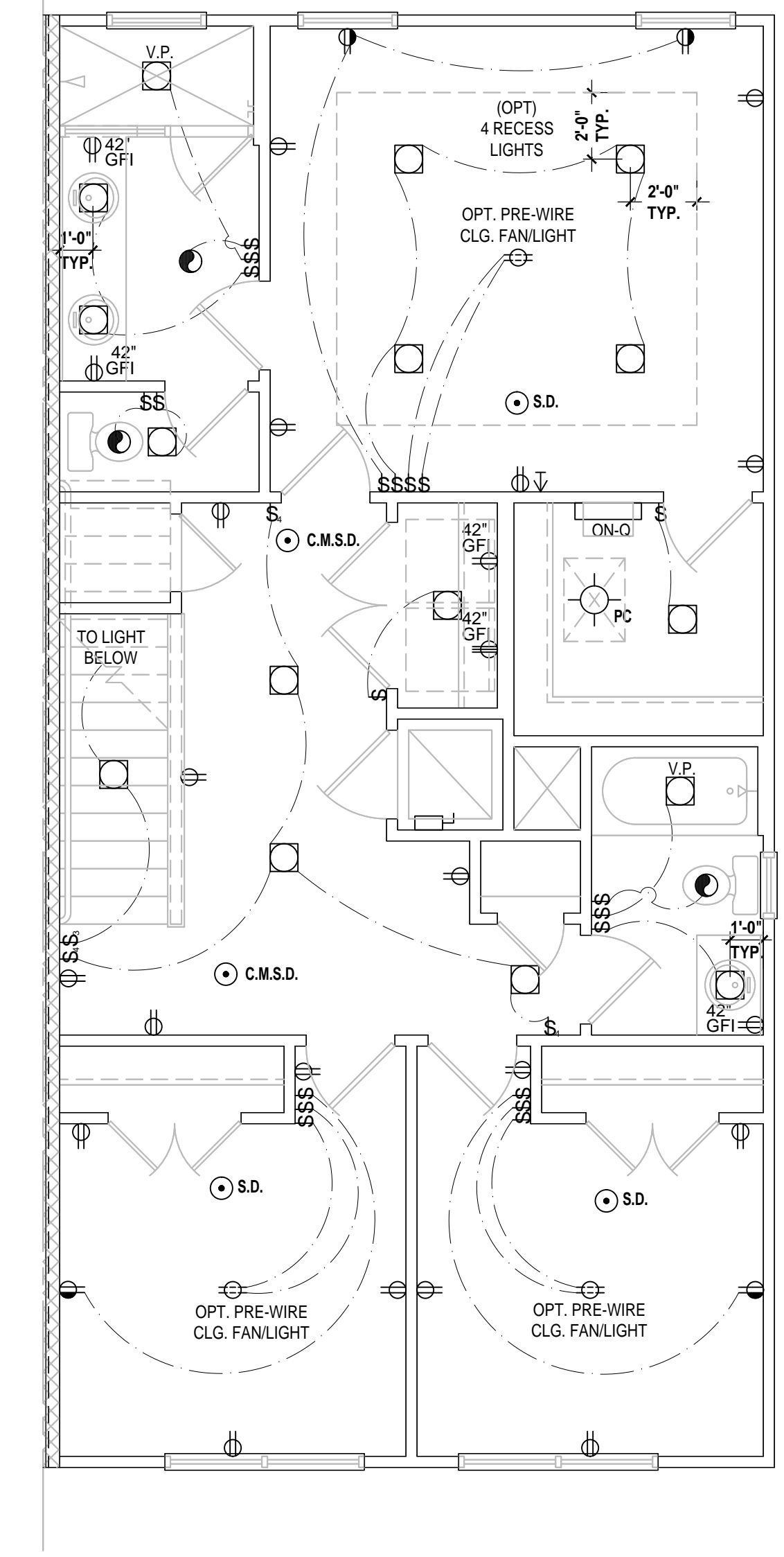
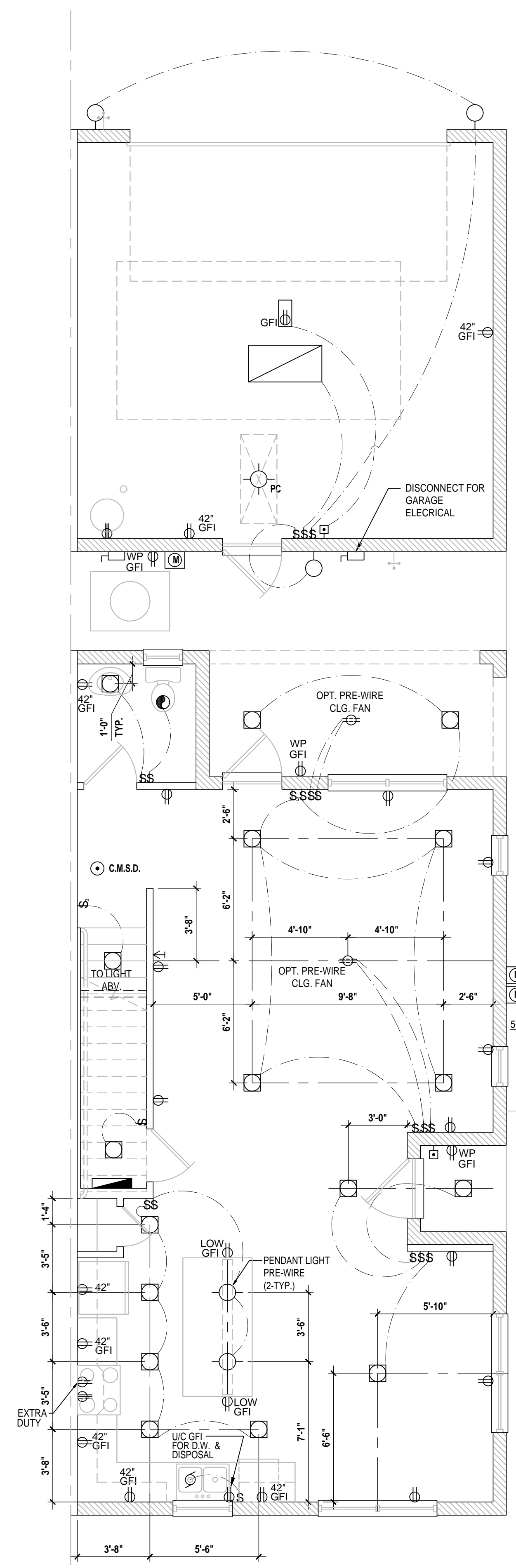
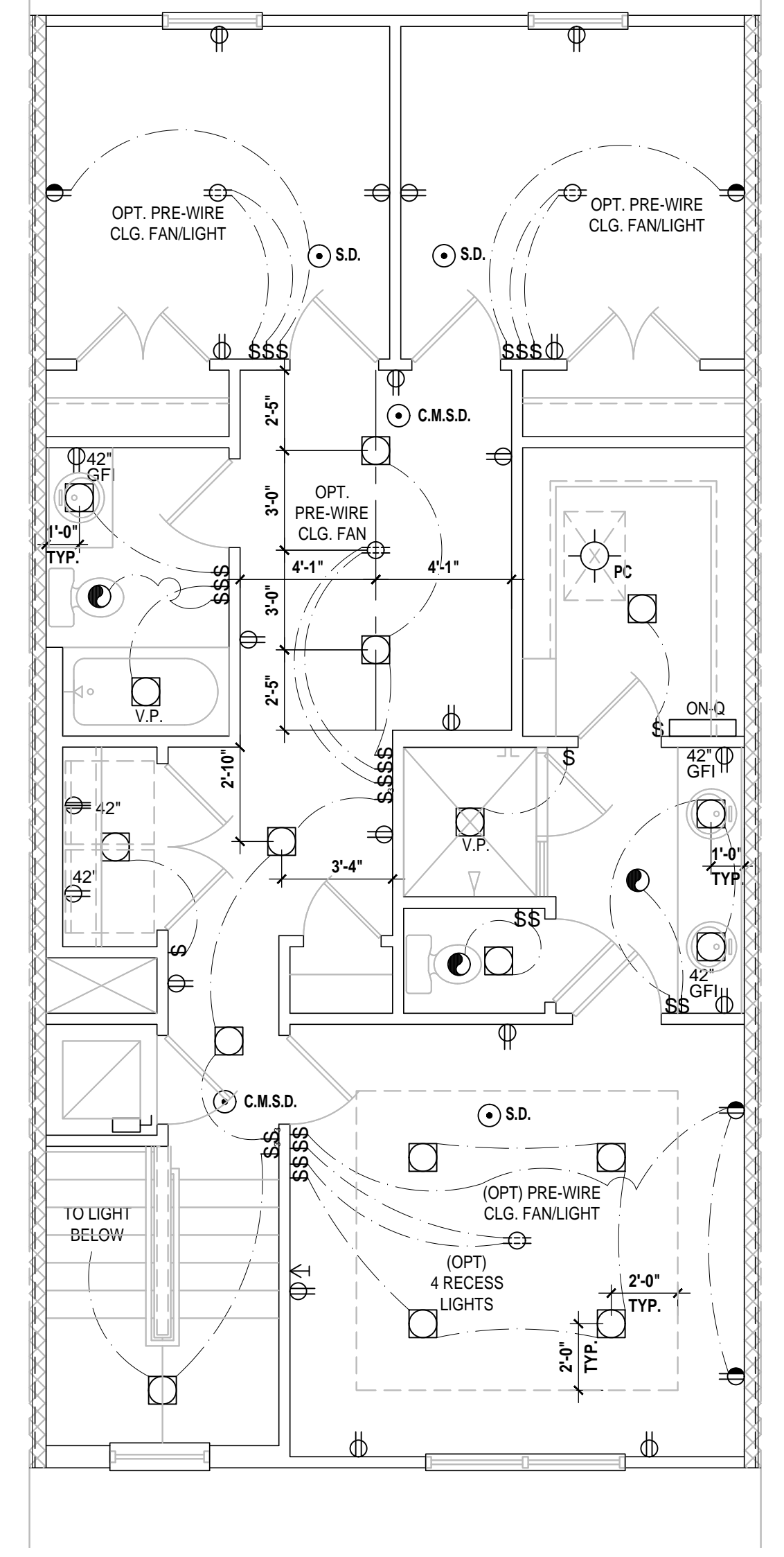
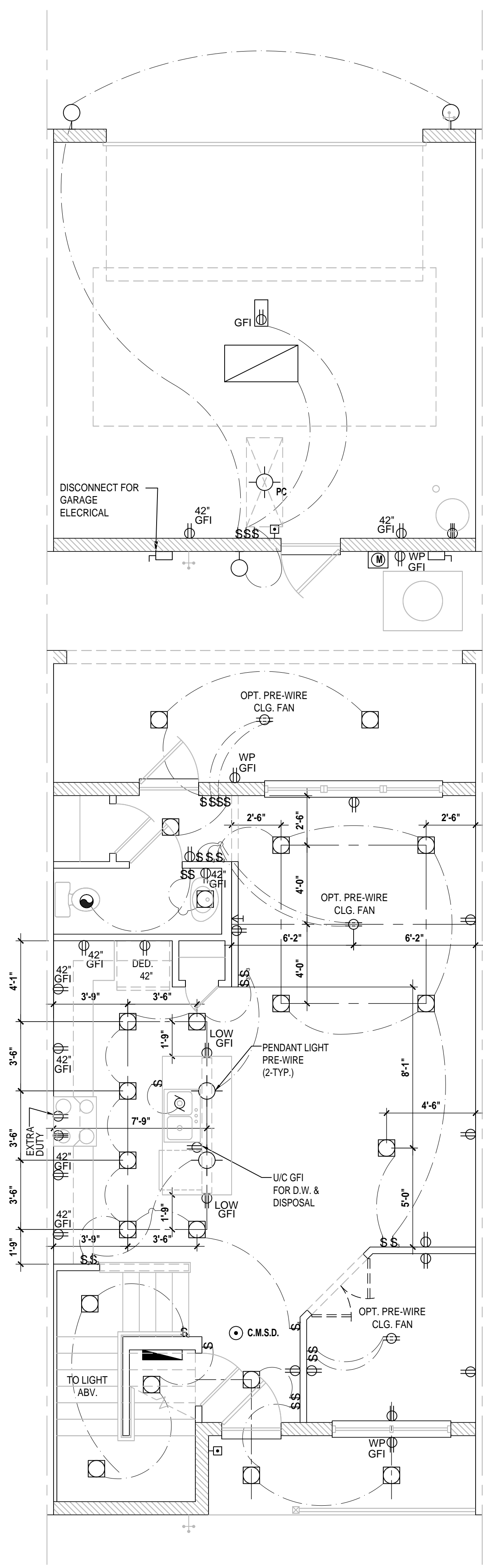
PROJECT: 22-1148
 SCALE: AS NOTED
 DRAWN BY: M.C.
 DESIGNED BY: MJS

Electrical Layout
E1

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 - RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FBC R404.5. FIXTURES SHALL BE RATED FOR ZERO CLEARANCE (INSULATION CONTACT) AND SEALED AIR TIGHT. ALSO SEE FBC 410.116.
- 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.
- NOTES:
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VARIOUS SYMBOLS ON ELECTRICAL LEGEND MAY OR MAY NOT BE USED ON THIS PLAN.



ELECTRICAL KEY:

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	PULL CHAIN LIGHT
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	WALL MOUNTED LIGHT
	WALL WASH RECESSED
	DUPLEX RECEPTACLE
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	1/2 HOT, 1/2 SWITCHED
	WATER PROOF RECEPTACLE
	FLOOR RECEPTACLE
	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
	L.V. LOW VOLTAGE
	V.P. VAPOR PROOF
	A.F. ARC FAULT PROTECTION
	I.C. INTERCOM

Electrical Plan

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

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residential-commercial-architecture

A.I.D.
Architectural Interior Designers

GOBA
GOLF ORANGE BUILDERS ASSOCIATION

4-Unit: Rear Load Detached
Models: Tyler, Jackson, Grant & Monroe

Building Part #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: 01/04/2024
REVISIONS:
PROJECT: 22-1148
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

Aug 30, 2024, 11:27am
E2

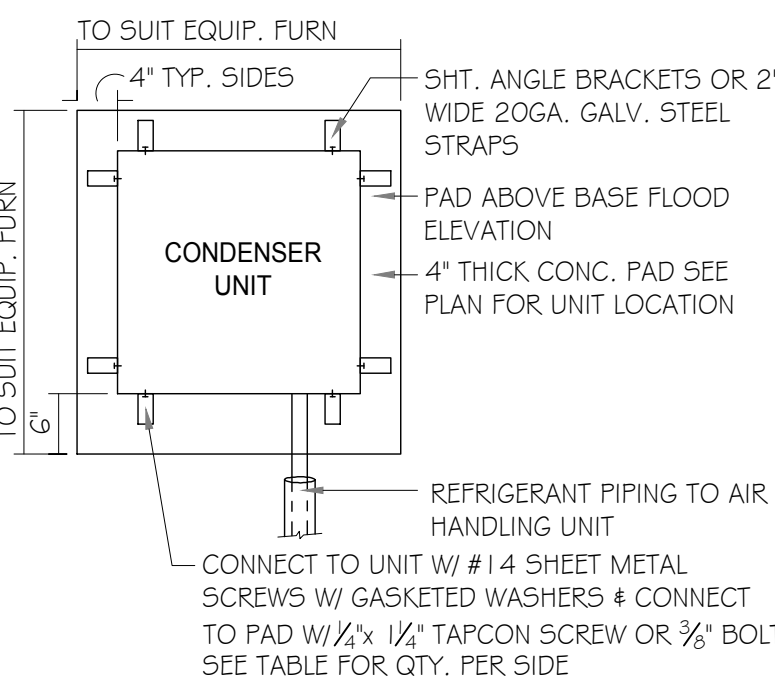
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VERIFICATION OF FIELD CONDITIONS:

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

FIELD REPAIR NOTES

- 1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEC PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- 2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/4" + - REQUIRE SPECIAL ENGINEERING LETTER.
- 3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS1 @ TOP AND BOTTOM PLATE.

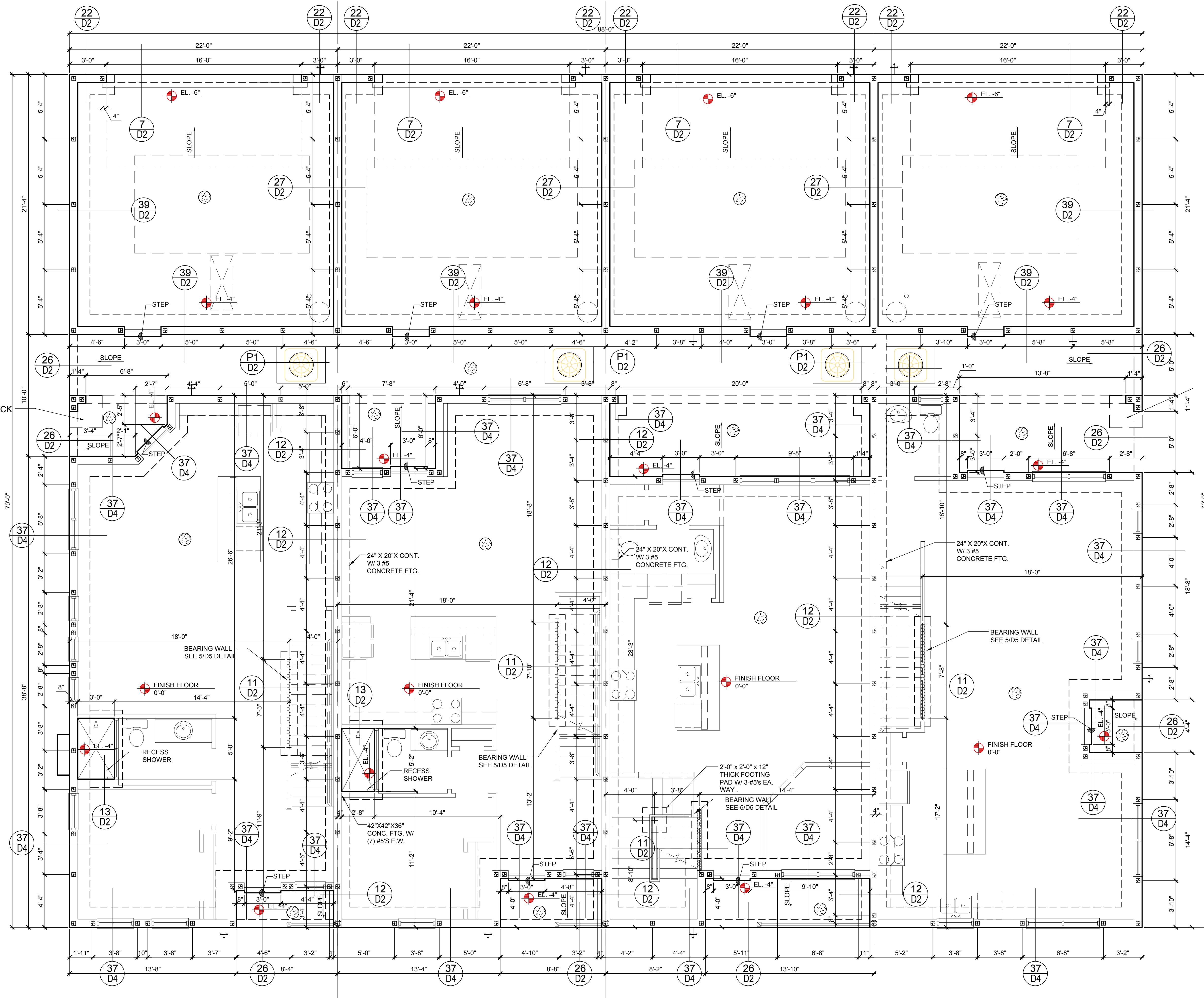


ANCHOR SPACING TABLE	
LENGTH/SIDE	NO. OF ANCHORS/SIDES
LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
36" UP # 5 TONS & UP	FOUR / SIDE

1 COND. ANCHOR DETAIL
N.T.S.

FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. ■ DENOTES FILL CELL REINF. W/ CONC. W/ (1) #5 REBAR, GRADE GO.
● DENOTES FILL CELL REINF. W/ CONC. W/ (2) #5 REBAR, GRADE GO.
3. ○ DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 3000 P.S. I.
○ 4" THICK WITH 6x6 10/10 GAUGE REINFORCING MAT. W/ MIN. 1" COVER TERMITED TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WAF SHALL BE PLACE IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. *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 SUPER-VISOR FOR CLARIFICATION.
5. WATER HEATER TAP RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL G-1-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE.
6. PAVERS MAY BE USED I/O CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
7. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
8. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITED TREATED SOIL CA BE PREMISE 75 WP TERMITICIDE.
9. BORA-CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.
10. WOOD STAIRS STRINGERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER OR SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD PER IRC R3.17.1



Tyler
LOT# XX

Jackson
LOT# XX

Grant
LOT# XX

Monroe
LOT# XX

2'-8" x 2'-8" x 20" THICK
FOOTING PAD W/
4-#5's EA. WAY
BOTTOM TYP.

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

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F24-1B/1T	GARAGE DOOR
L-2	4'-6"	8R12-1B/1T	GARAGE/FRONT DR
L-3	4'-6"	8F16-1B/1T	VARIES
L-4	4'-0"	8F16-1B/1T	VARIES
L-5	7'-6"	8F16-1B/1T	(2) 3050 S.H.
L-6	10'-6"	8F16-1B/1T	VARIES
L-7	3'-6"	8F16-1B/1T	VARIES
L-8	6'-6"	8F16-1B/1T	VARIES
L-9	15'-4"	8F16-1B/1T	VARIES
L-10	21'-4"	8F16-1B/1T	VARIES
L-11	9'-4"	8F16-1B/1T	VARIES (C.T.F.)
L-12	5'-4"	8F16-1B/1T	VARIES



SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS	
LENGTH	TYPE
3'-6" (42")	PRECAST
4'-0" (48")	PRECAST
4'-6" (54")	PRECAST
5'-4" (64")	PRECAST
5'-10" (70")	PRECAST
6'-6" (78")	PRECAST
7'-6" (90")	PRECAST
9'-4" (112")	PRECAST
10'-6" (126")	PRECAST
11'-4" (136")	PRECAST
12'-0" (144")	PRECAST
13'-4" (160")	PRECAST
14'-0" (168")	PRECAST
14'-8" (176")	PRESTRESSED
15'-4" (184")	PRESTRESSED
17'-4" (208")	PRESTRESSED
19'-4" (232")	PRESTRESSED
21'-4" (256")	PRESTRESSED
22'-0" (264")	PRESTRESSED
24'-0" (288")	PRESTRESSED

SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS	
LENGTH	TYPE
3'-6" (42")	PRECAST
4'-0" (48")	PRECAST
4'-6" (54")	PRECAST
5'-4" (64")	PRECAST
5'-10" (70")	PRECAST
6'-6" (78")	PRECAST
7'-6" (90")	PRECAST
9'-4" (112")	PRECAST
10'-6" (126")	PRECAST
11'-4" (136")	PRECAST
12'-0" (144")	PRECAST
13'-4" (160")	PRECAST
14'-0" (168")	PRECAST
14'-8" (176")	PRESTRESSED
15'-4" (184")	PRESTRESSED
17'-4" (208")	PRESTRESSED
19'-4" (232")	PRESTRESSED
21'-4" (256")	PRESTRESSED
22'-0" (264")	PRESTRESSED
24'-0" (288")	PRESTRESSED

SAFE GRAVITY LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS	
LENGTH	TYPE
4'-4" (52")	PRECAST
4'-6" (54")	PRECAST
5'-8" (68")	PRECAST
5'-10" (70")	PRECAST
6'-8" (80")	PRECAST
7'-6" (90")	PRECAST
9'-8" (116")	PRECAST

SAFE UPLIFT LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS	
LENGTH	TYPE
4'-4" (52")	PRECAST
4'-6" (54")	PRECAST
5'-8" (68")	PRECAST
5'-10" (70")	PRECAST
6'-8" (80")	PRECAST
7'-6" (90")	PRECAST
9'-8" (116")	PRECAST



GENERAL NOTES

- Provide full mortar bed and head joints.
- Shore filled lintels as required.
- Installation of lintel must comply with the architectural and/or structural documents.
- U-Lintels are manufactured with 5 1/2" long notches at the ends to accommodate vertical wall reinforcing and grouting.
- Reference the CAST-CRETE Load Deflection Graph brochure for lintel deflection information.
- Bottom field added rebar to be located at the bottom of the lintel cavity.
- 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
- Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
- Safe load rating based on rational design analysis per ACI 318 and ACI 430.
- The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C-296 or other approved coating.
- Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:
- All safe loads based on simply supported span.
- The number in the parenthesis indicates the percent reduction for grade 40 field added rebar.
- Example 7'-6" lintel type 8F32-1B safe gravity load = 6472.

SAFE LOAD TABLE NOTES

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

MATERIALS

- f'c precast lintel = 4000 psi
- f'c prestressed lintel = 6000 psi
- Grout per ASTM C476 f'g = 3000 psi w/ maximum 3/8 inch aggregate & 9 to 11 inch slump
- Concrete Masonry Units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi
- Rebar per ASTM A615 grade 60
- Prestressing strand per ASTM A416 grade 270 low relaxation
- Mortar per ASTM C270 type M or S
- One #7 rebar may be substituted for two #5 rebars in 8" lintels only
- MIN. (1) REBAR AT TOP
- MIN. (1) REBAR AT BOTTOM OF LINTEL CAVITY
- QUANTITY OF #5 REBAR AT TOP
- QUANTITY OF #5 REBAR AT BOTTOM

NOTE:

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

Lintel Plan

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

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residential-commercial-architecture

A.I.D.
BID

GOBA
GOLF BUILDERS ASSOCIATION

4-Unit: Rear Load Detached
Models: Tyler, Jackson, Grant & Monroe

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

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REVISIONS

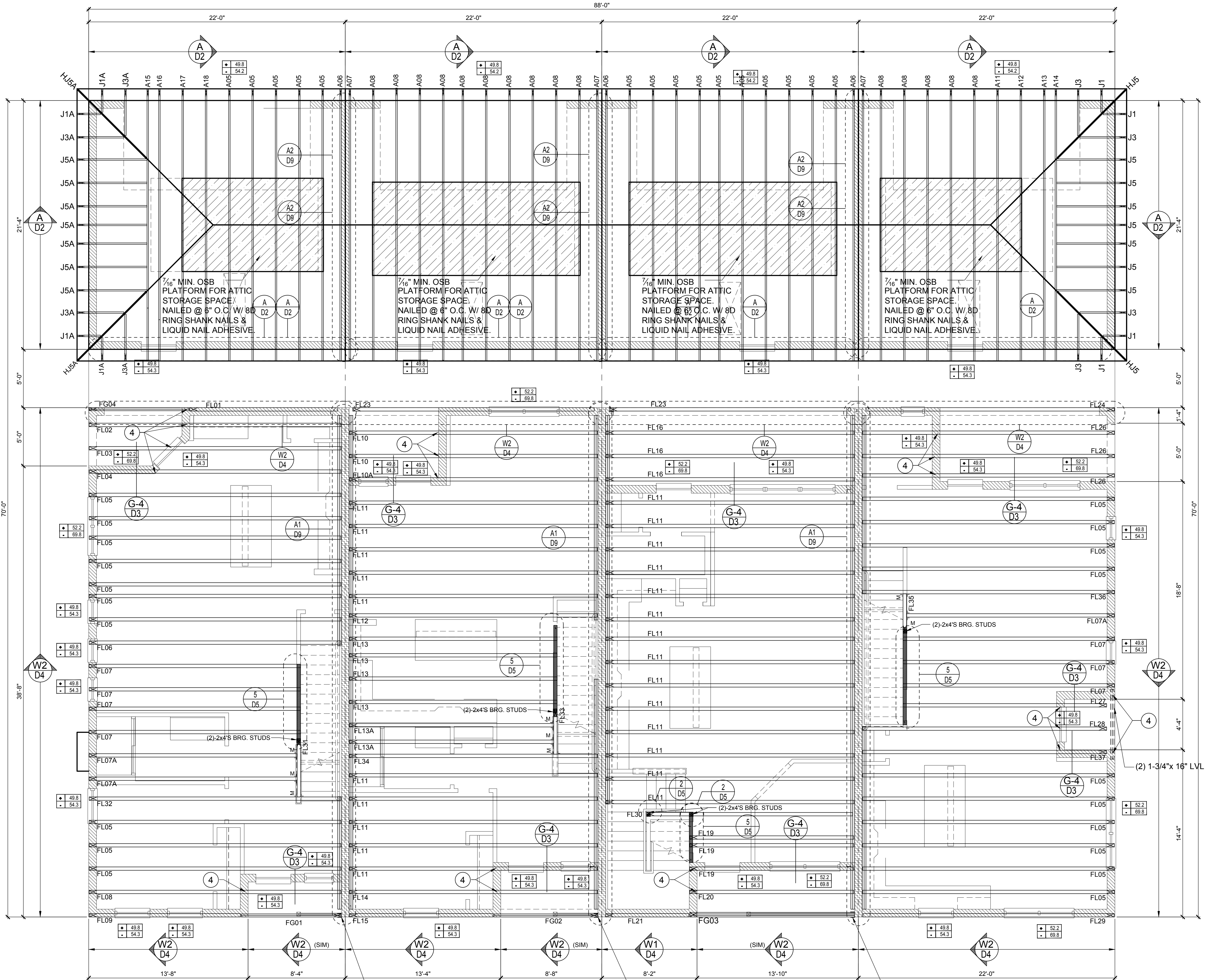
INTTEL PLAN
6 UNIT
S2

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: 6-8dx1 1/2"/PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660/550
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H-4-8dx1 1/2"/P-4-8dx1 1/2"	365	280 / 303
35	A35F	H-4-8dx1 1/2"/P-4-8dx1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2"x2 1/2" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H-4-8dx1 1/2"/P-4-8dx1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR1L	32-SDS1/2"x3/4"/(2) 7/8" BLT	3,990	N/A
104	HDS-SDS2.5	7/8" BLT/20-SDS 1/2"x2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H-14-16d/J-6-16d	1,550	N/A
168	U46	H-8-10d/J-4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H-(14)-16d/J-4-10d	1,085	N/A
186	HUCQ210-2 SDS	H-(12)-1/4"x2-1/2" SDS* J-(6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: (18)-1/4"x2-1/2" TITEN T.* J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU: (18)-1/4"x2-1/2" TITEN T.* J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22)-0.162"x3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d/JST: 10-16d BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H-1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R-2-10dx1 1/2"/P-10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MG1	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d/JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

- NOTES**
- TYPICAL ROOF CABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
 - TYPICAL ROOF EAVES OVERHANG TO BE 16" 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 TPW/TC4 BCSI 1.
 - REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS CONNECTIONS.
 - ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
 - SHINGLE ROOF UNDERLAYMENT TO BE INSTALLED IAW FBRC 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1.
 - OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

- COMPONENT & CLADDING DESIGN WIND PRESSURES**
- SEE PLAN DESIGN WIND PRESSURE
- | | | |
|---|-----|-------------------------------------|
| + | XXX | ULTIMATE DESIGNED POSITIVE PRESSURE |
| - | XXX | ULTIMATE DESIGNED NEGATIVE PRESSURE |
- NOTE: DESIGN PRESSURES BASED ON ULTIMATE WIND SPEED TO OBTAIN NOMINAL 150-MPH WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6
- FIELD REPAIR NOTES**
- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #6 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
 - BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL AND VERTICAL STEEL MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED 1 1/2" - REQUIRE SPECIAL ENGINEERING LETTER
 - PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE



Tyler
LOT# XX
FLOOR TRUSS W/ 2X8 & 3/4" FLITCH PLATE W/ SIMPSON HGUM5.25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL

Jackson
LOT# XX
FLOOR TRUSS W/ 2X8 & 3/4" FLITCH PLATE W/ SIMPSON HGUM5.25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL

Grant
LOT# XX
FLOOR TRUSS W/ 2X8 & 3/4" FLITCH PLATE W/ SIMPSON HGUM5.25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL (SIM)

Monroe
LOT# XX
FLOOR TRUSS W/ 2X8 & 3/4" FLITCH PLATE W/ SIMPSON HGUM5.25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL (SIM)

Floor Trusses "A"
SCALE: 1/4" = 1'-0"

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MJS
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A I B D

GOBA
GOLF BALL AND GOLF BALL ASSOCIATION

4-Unit: Rear Load Detached
Models: Tyler, Jackson, Grant & Monroe
Building Per # XXX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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

FLOOR PLAN
5 UNIT
S3

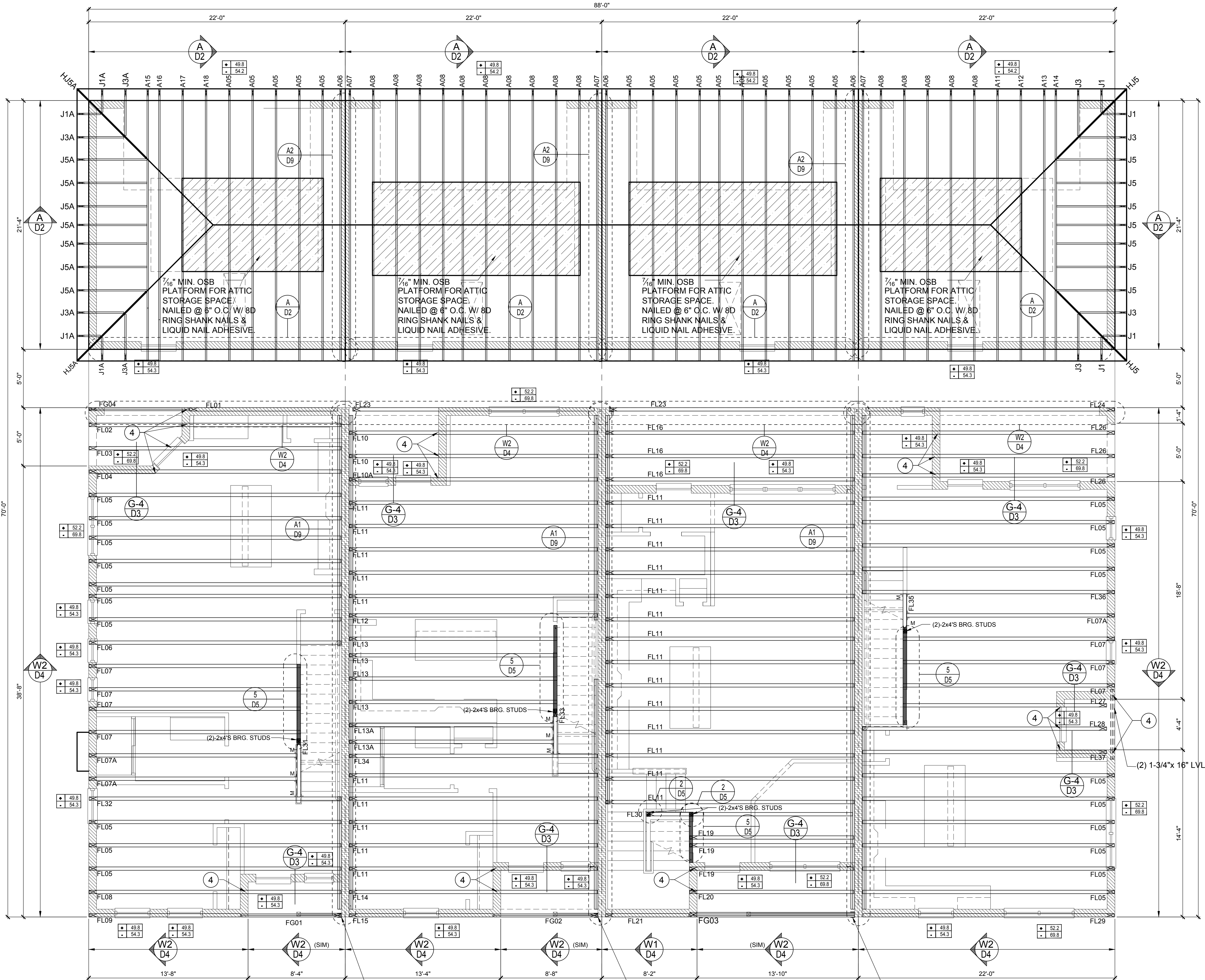
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CONNECTOR SCHEDULE

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: 6-8dx1 1/2"/PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660/550
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8dx1 1/2"/P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2"/P: 4-8dx1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2"x2-1/2" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8dx1 1/2"/P: 4-8dx1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/2"x3 3/4" (2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/ 20-SDS 1/2"x2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d/J: 6-16d	1,550	N/A
168	U46	H: 8-10d/J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: (14)-16d/J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: (12)-1/4"x2-1/2" SDS J: (6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: (18)-1/4"x2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U, 5,095 D.	N/A
191	HU410/HUC410	CMU: (18)-1/4"x2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U, 5,095 D.	N/A
214	HUC212-3	HD: (22)-0.162"x3 3/4" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d/JST: 10-16d BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10dx1 1/2"/P: 10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MG1	(1) 5/8" BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d/JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

- NOTES**
- TYPICAL ROOF CABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
 - TYPICAL ROOF EAVES OVERHANG TO BE 16" 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. ENG. E.G.
 - TRUSSES SHALL BE BRACED TO PREVENT ROTATION & LATERAL STABILITY. KON 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 TPW/TCA BCSI 1.
 - REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
 - ROOF OVERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
 - SHINGLE ROOF UNDERLAYMENT TO BE INSTALLED IN ACCORDANCE WITH 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1.
 - OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

- COMPONENT & CLADDING DESIGN WIND PRESSURES**
- SEE PLAN DESIGN WIND PRESSURE
- | | | |
|---|-----|-------------------------------------|
| + | xxx | ULTIMATE DESIGNED POSITIVE PRESSURE |
| - | xxx | ULTIMATE DESIGNED NEGATIVE PRESSURE |
- NOTE: DESIGN PRESSURES BASED ON ULTIMATE WIND SPEED. TO OBTAIN NOMINAL WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6
- FIELD REPAIR NOTES**
- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #6 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
 - BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" NO REPAIR NECESSARY 7/8" TO 1 1/2" ADD FILLED CELL (NO VERTICAL STEEL MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED 1/2" - REQUIRE SPECIAL ENGINEERING LETTER.
 - PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF 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.



Tyler LOT# XX FLOOR TRUSS W/ 2X8 & 3/4" FLITCH PLATE W/ SIMPSON HGUM5.25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL

Jackson LOT# XX FLOOR TRUSS W/ 2X8 & 3/4" FLITCH PLATE W/ SIMPSON HGUM5.25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL

Grant LOT# XX FLOOR TRUSS W/ 2" FLITCH PLATE W/ SIMPSON HGUM5.25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL (SIM)

Monroe LOT# XX FLOOR TRUSS W/ 2" FLITCH PLATE W/ SIMPSON HGUM5.25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL (SIM)

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MJS designers group
residential-commercial-architecture

A.I. B.D.

GOBA
GOLF ONLINE AND BOLD DESIGN ASSOCIATION

4-Unit: Rear Load Detached
Models: Tyler, Jackson, Grant & Monroe
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

ISSUE DATE: 01/04/2024
REVISIONS:
PROJECT: 22-1148
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

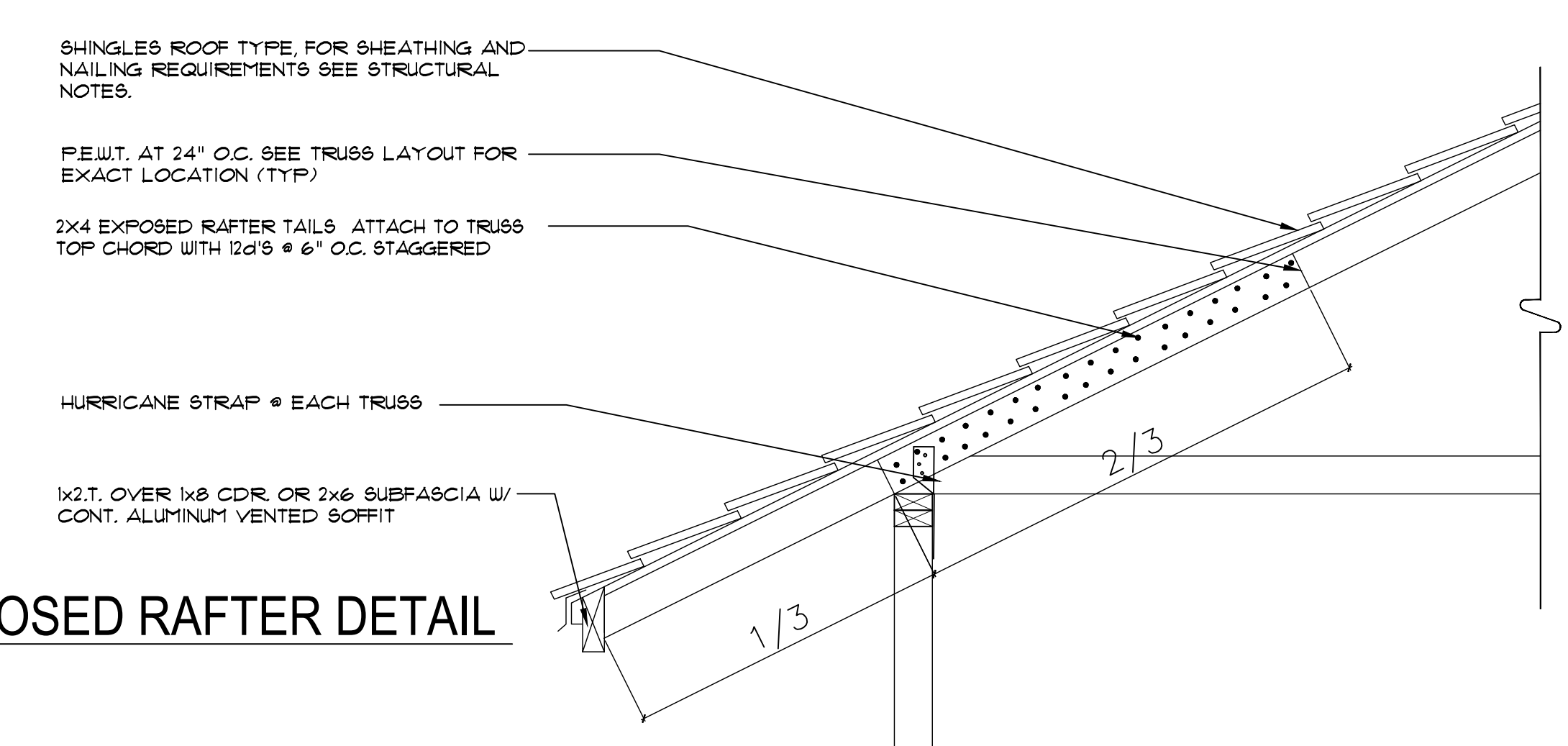
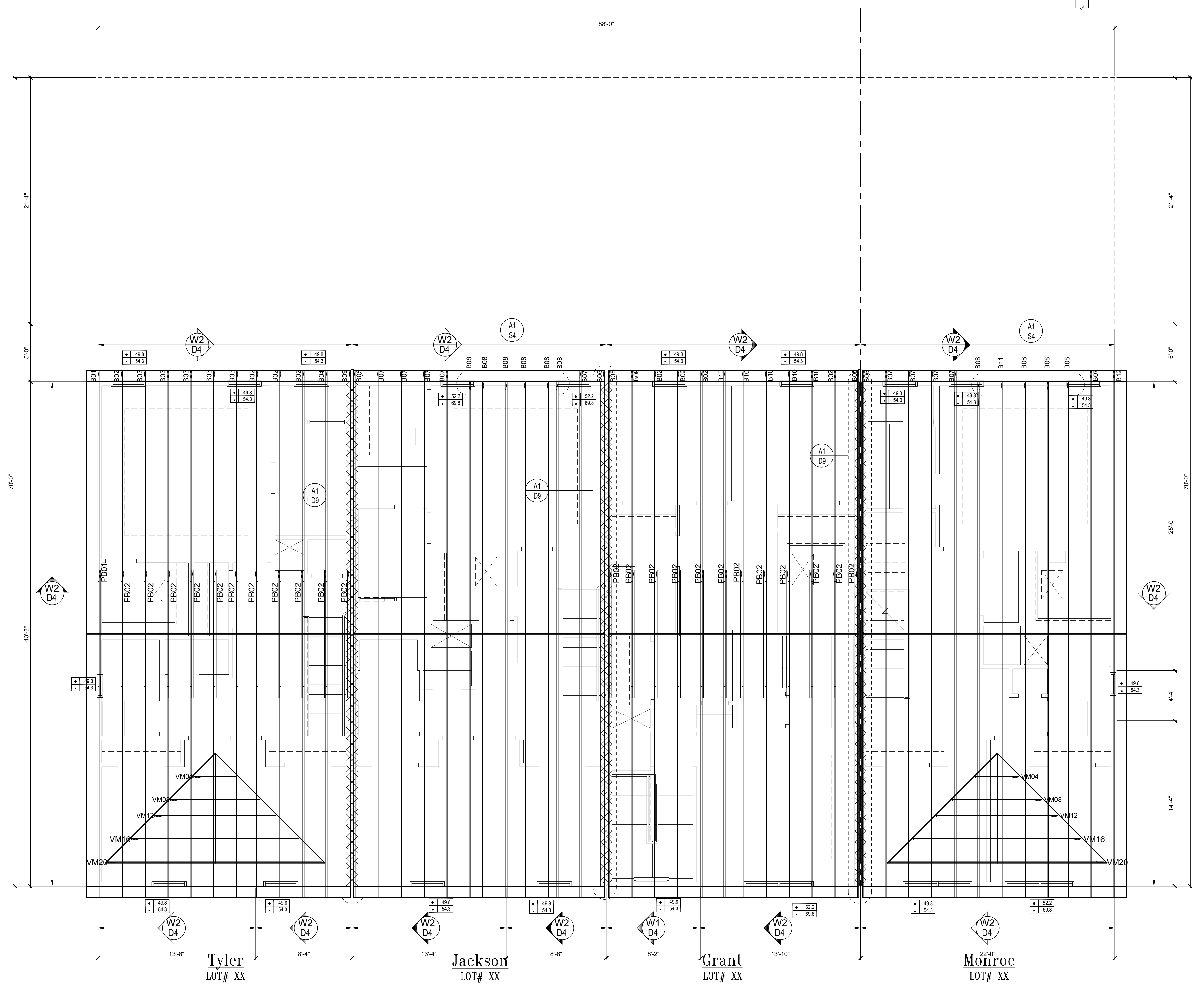
Sep 04, 2024, 3:02pm
FLOOR PLAN 5 UNIT
S3

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	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	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8d 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	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8" x 5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2" x 2 1/4" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/2" x 3/4" (2) 7/8" BLT	3,990	N/A
104	HU8-SDS2.5	7/8" BLT / 20-SDS 1/2" x 2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
168	U46	H: 8-10d / J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: (14)-16d / J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: (12)-1/4" x 2-1/2" SDS J: (6)-1/4" x 2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: (18)-1/4" x 2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU: (18)-1/4" x 2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22) 0.162" x 3/4" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/2" x 1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/2" x 1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4x8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10d 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	MGT	(1) 5/8" BLTS / GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS / GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLTS / GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d / JST: 8-16d	1,700	N/A

T CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS

- ### NOTES
- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
 - TYPICAL ROOF EAVES OVERHANG TO BE 16" 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 TP1WTC4 BC5.1.
 - REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
 - ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
 - SHINGLE ROOF UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D4877 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
 - OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.
- ### COMPONENT & CLADDING DESIGN WIND PRESSURES
- SEE PLAN DESIGN WIND PRESSURE
- | | | |
|---|-----|-------------------------------------|
| + | xxx | ULTIMATE DESIGNED POSITIVE PRESSURE |
| - | xxx | ULTIMATE DESIGNED NEGATIVE PRESSURE |
- NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6
- ### FIELD REPAIR NOTES
- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT REBAR SET IN A 3/4" DIA. x 4" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVE.
 - BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" NO REPAIR NECESSARY 7/8" TO 1 1/2" ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED 1/4" - 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



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residential-commercial-architecture

A I B D

GOBA
GROUP OF BUILDING AND DESIGN ASSOCIATES

4-Unit: Rear Load Detached
Models: Tyler, Jackson, Grant & Monroe
Building Part # 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: 01/04/2024
REVISIONS:

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	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	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	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8" x 5 1/2" BOLTS	7,910	N/A
97	MISM16	BLOCK: 4-1/2" x 2-1/2" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" 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	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/2" x 3" / (2) 7/8" BLT	3,990	N/A
104	HU8-SDS2.5	7/8" BLT / 20-SDS 1/2" x 2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
168	U46	H: 8-10d / J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: (14)-16d / J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: (12)-1/4" x 2-1/2" SDS J: (6)-1/4" x 2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: (18)-1/4" x 2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U, 5,095 D.	N/A
191	HU410/HUC410	CMU: (18)-1/4" x 2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U, 5,095 D.	N/A
214	HUC212-3	HD: (22) 0.162" x 3 3/4" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d / JUST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/4" x 1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/4" x 1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H-1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" 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	MG1	(1) 5/8" BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d / JUST: 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 16" 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 TPWVTCAL BCSI 1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- SHINGLE ROOF UNDERLAYMENT TO BE INSTALLED AS PER 2023 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D8757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
- OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

COMPONENT & CLADDING DESIGN WIND PRESSURES

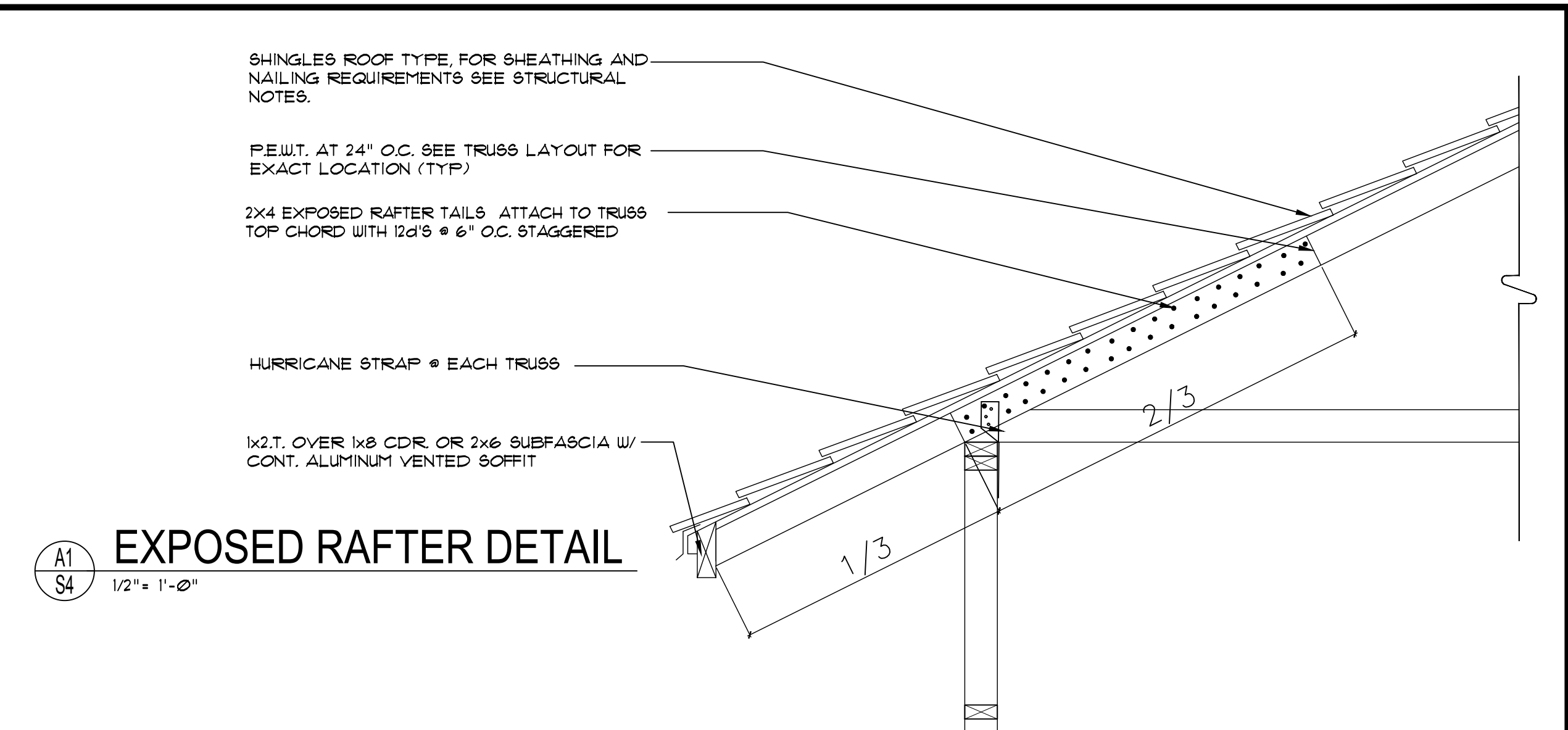
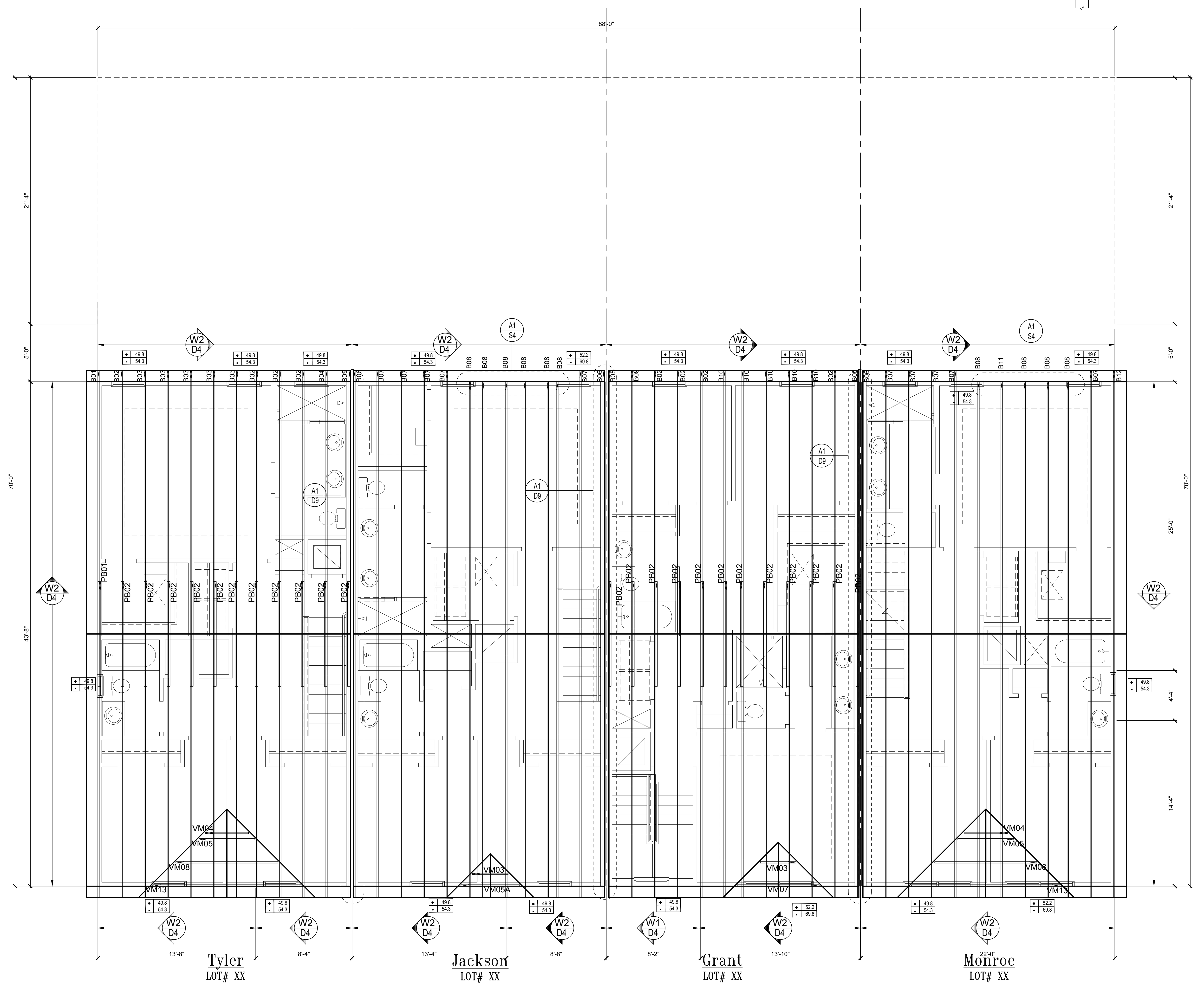
SEE PLAN DESIGN WIND PRESSURE

+	xxx	ULTIMATE DESIGN POSITIVE PRESSURE
-	xxx	ULTIMATE DESIGN NEGATIVE PRESSURE

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

FIELD REPAIR NOTES

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



STRUCTURAL NOTES

- THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 8TH EDITION, FBCR 2023 (WIND LOAD @ 140 MPH.)
LIVE LOAD ROOF: 20 PSF.
FLOOR: 40 PSF, BALCONIES & STAIRS: 40 PSF
OCCUPANCY= 1.0
BUILDING CATEGORY R3, WIND EXPOSURE C
INTERNAL PRESSURE COEFFICIENTS = +0.18 AND -0.18
- WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBCR SECTION R301
- ALL FLOOR SLABS TO BE OF 3,000 PSI CONC. PLANT MIX MIN. 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 - 3,000 PSI @ 28 DAYS.
- MASONRY CLEAN OUTS REQUIRED @ GROUT GREATER THAN FIVE (5) FEET IN HEIGHT AND ALL VERTICALS.
- REBAR TO BE # 5'S GRADE 60, W/ MIN. LAP OF 25". USE "L" BARS @ CORNERS AND USE STANDARD HOOKS @ CHANGE IN DIRECTION WITH MIN. LAP 12"
- GYP. BD. CEILING SHALL BE INSTALLED PERP. TO FRAMING & NAILED @ 7" O.C. WITH 5d NAILS. GYP. BD. WALLS SHALL BE NAILED @ 8" O.C. WITH 5d NAILS
- UPLIFT CONNECTOR'S TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER ENCLOSED DETAILS.
- EPOXY ANCHOR ALTERNATIVE:
THREADED ANCHOR ROD MAY BE USED IN LIEU OF ANCHOR BOLTS FOR USE AS PLATE ANCHORS OR HURRICANE ANCHORS.
THE FOLLOWING CRITERIA MUST BE MET:

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

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

- SOIL BEARING CAPACITY 2000 PSF MINIMUM

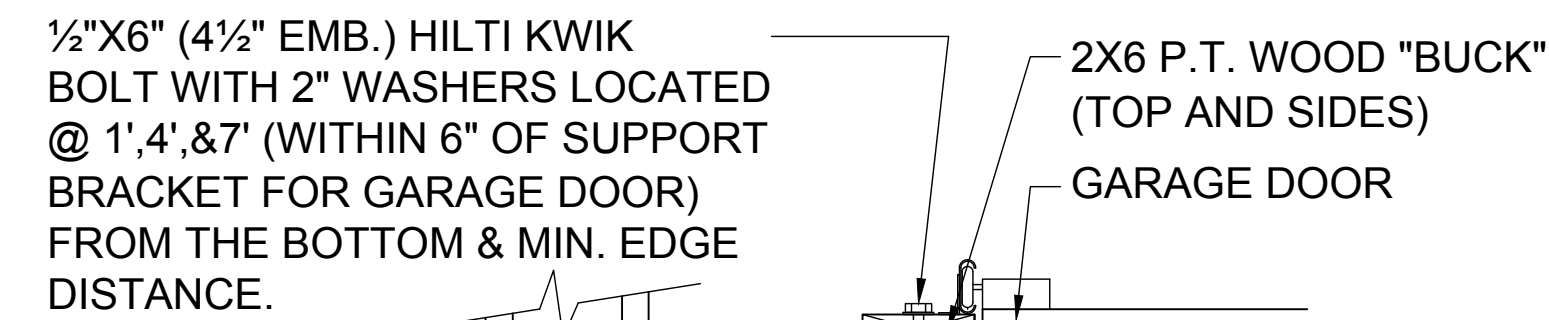
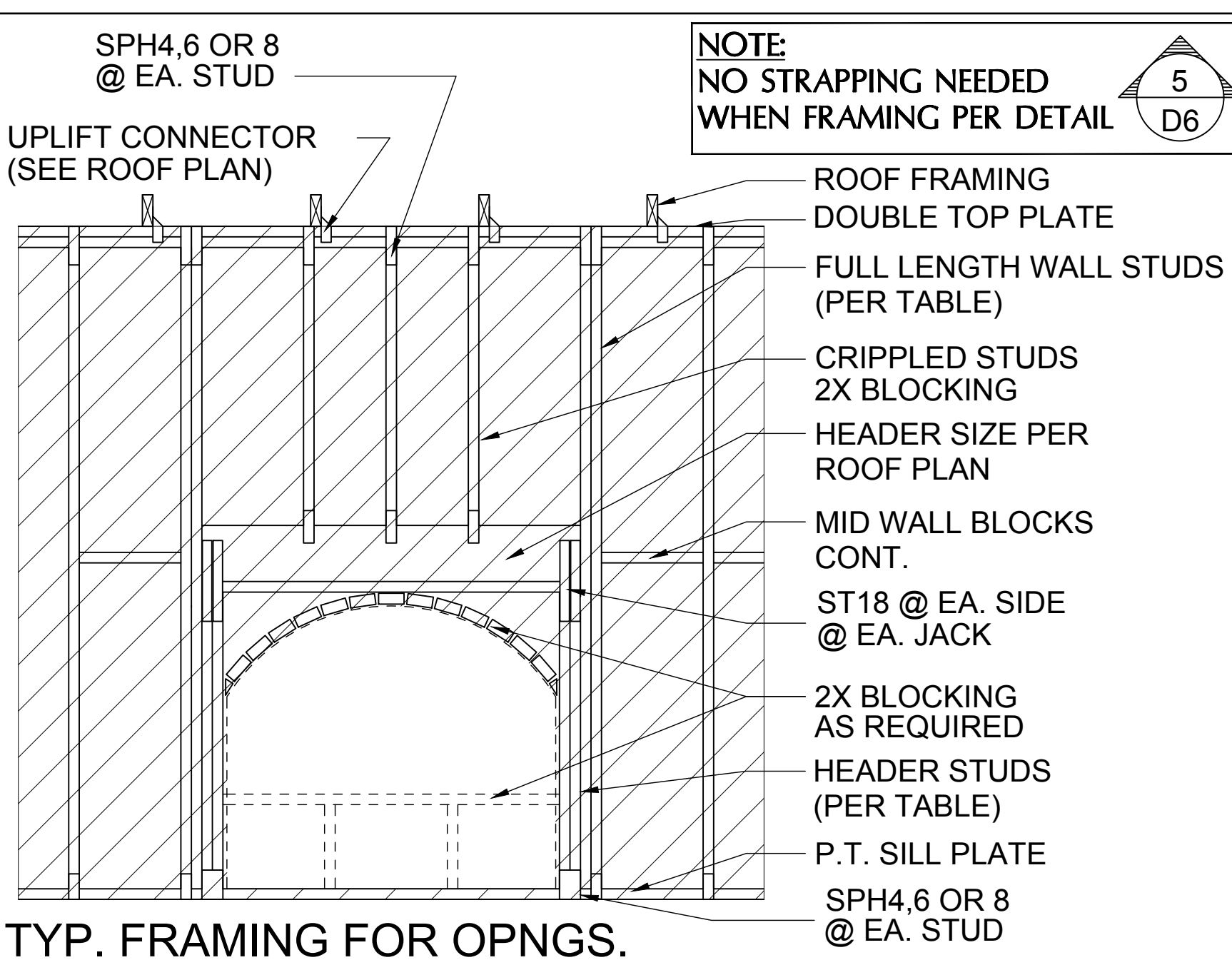
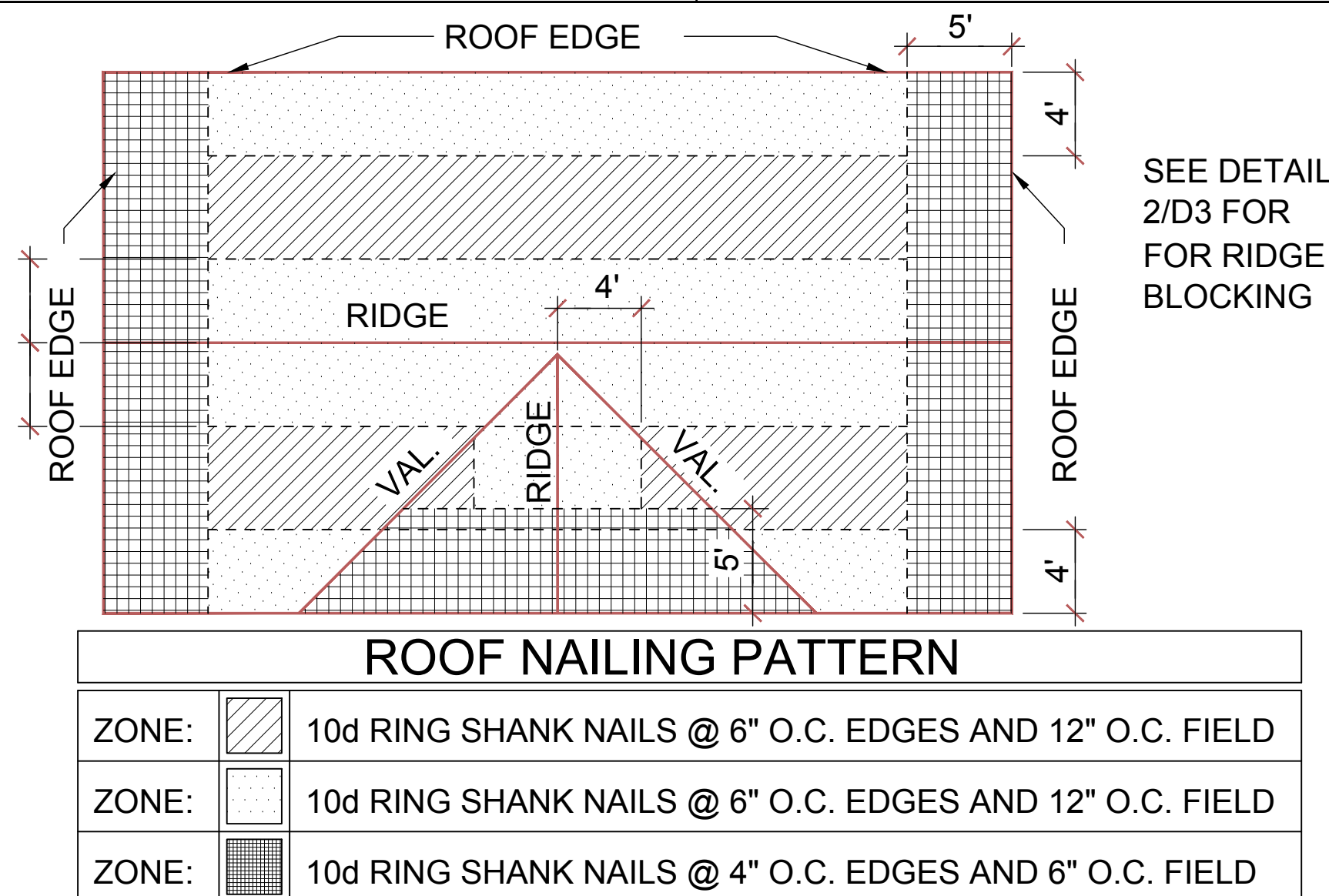
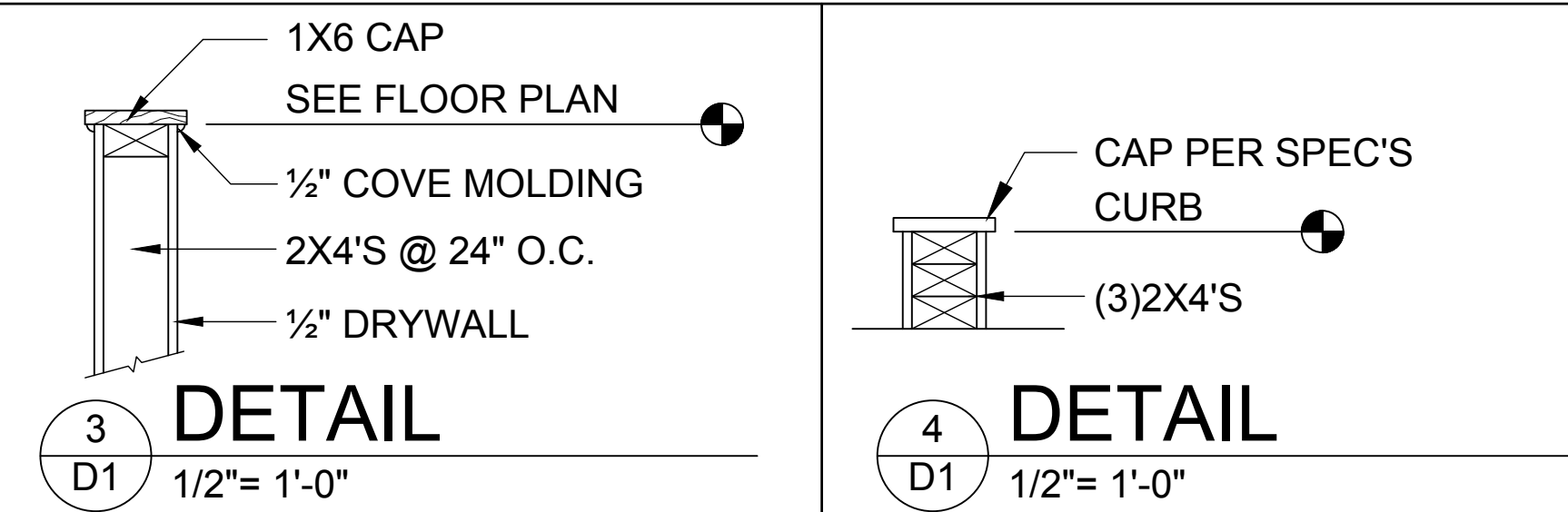
WOOD STRUCTURAL NOTES

- ALL WOOD TO BE SPECIES, GROUP, AND GRADE AS NOTED BELOW. DAMAGED WOOD NOT TO BE USED.
- ALL STRUCTURAL LUMBER SHALL BE SPF (SPRUCE-PINE-FIR) #2 OR BETTER UNLESS OTHERWISE NOTED. (PRE ENG. TRUSSES EXCLUDED)
- END JOINT IN STRUCTURAL DOUBLE TOP PLATE TO BE OFFSET AT LEAST 4". STRUCTURAL DOUBLE PLATES TO BE NAILED @ 6" O.C.
- PLYWOOD OR OSB. WALL SHEATHING NAIL PATTERN TO BE 10d @ 6" O.C., UNLESS OTHERWISE NOTED.
- NUMBER OF HEADER STUDS AND ADJACENT FULL LENGTH STUDS PER WALL AND HEADER STUD REQUIREMENT SCHEDULE.
- MAX. 1" HOLE DRILLED INTO EXTERIOR STRUCTURAL STUDS.
- DBL. STUDS @ EA. END OF SHEAR WALL.
- WHEN ANCHORING MULTIPLE WD. ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE CENTERED.
- NAIL PATTERN
-DOUBLE PLATE 12" O.C., OUTSIDE SPLICE ZONE (SEE NOTE 4)
-DOUBLE STUDS @ 12" O.C..
-DOUBLE OR TRIPLE HEADER @ 6" O.C., @ EDGE @ 12" O.C., INTERMEDIATE.
-HEADER TO STUD @ 4" O.C., EA. HEADER MEMBER.
-STUD TO TOP OR BOTTOM PLATE : (2) 16d THRU PLT. OR (2) 16d EA. SIDE TOE NAILED TO PLT.
- ROOF SHEATHING FOR SHINGLE ROOF TO BE MIN. 19/32 OSB, NAILED (10d RING SHANK NAILS) TO ROOF TRUSSES SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
-ROOF SHEATHING FOR TILE ROOF TO BE MIN. 19/32" OSB, 1/2" CDX PLYWOOD OR 1/2" ADVANTECH. NAILED (10d RING SHANK NAILS) TO ROOF TO ROOF TRUSS SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
- FLOOR SHEATHING TO BE MIN. 23/32" PLYWOOD NAILED @ 6" O.C. W/ #8 RING SHANK NAILS AND LIQUID NAIL ADHESIVE.
- ALL FLOOR TRUSSES TO BE END BLOCKED @ BEARING LOCATIONS
- TRUSS BRACING PER TRUSS MANUFACTURE'S DRAWINGS.
- ALL NAILING SPECIFIED TO BE APPLIED BY NAIL GUN OR MANUALLY
- ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- 2000 PSF MINIMUM SOIL BEARING CAPACITY

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

FIELD REPAIR NOTES

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

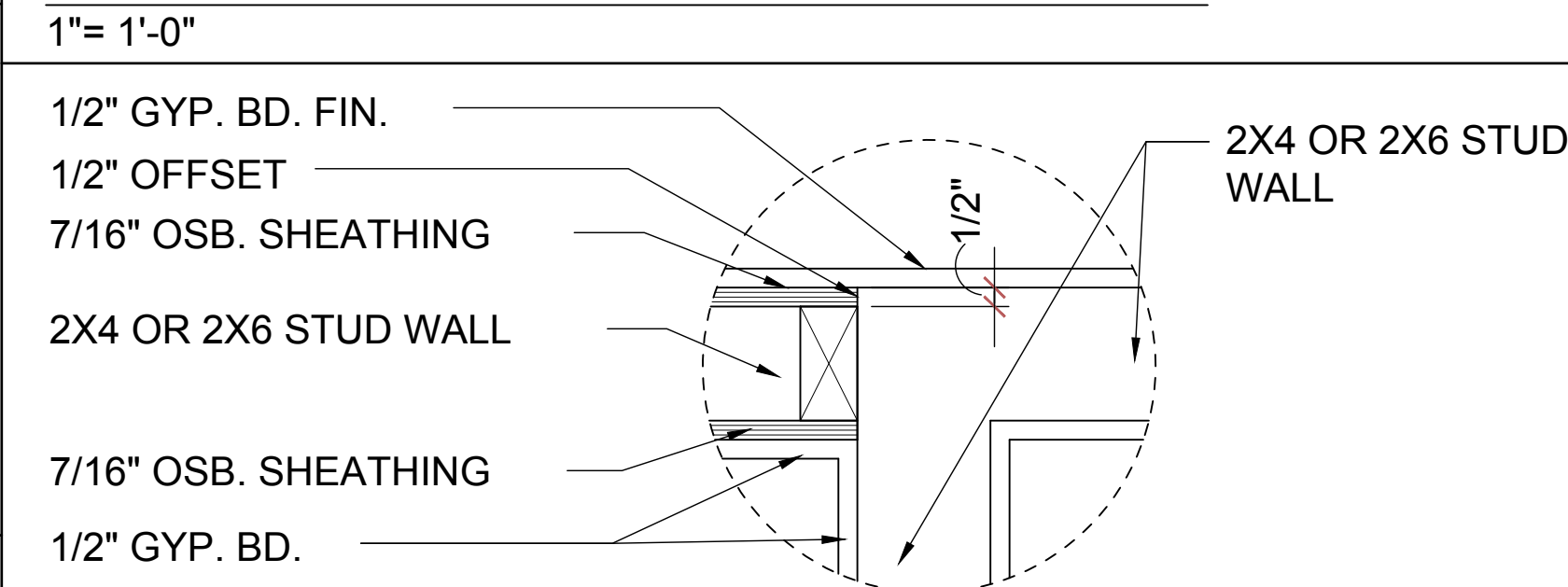


- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/ 1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT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

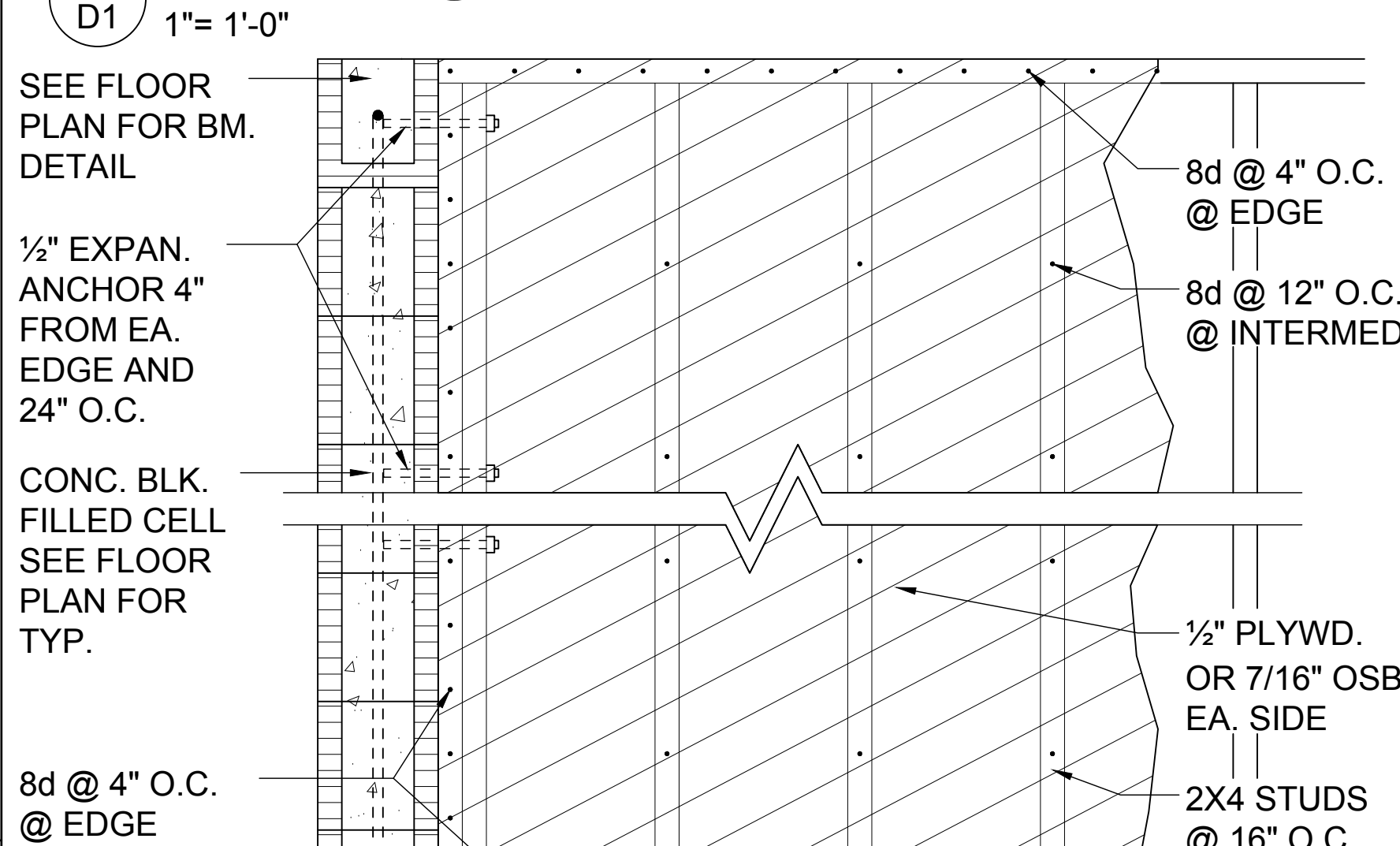
- THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:

- THE DESIGN OF THE DOOR CAN WITHSTAND POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF.
- THE DESIGN OF THE DOOR COMPLIES WITH THE CRITERIA SPECIFIED IN SECTION R609 OF THE 2023 FLORIDA BUILDING CODE RESIDENTIAL, 8TH EDITION
- DOOR SIZE, TYPE AND GLAZING
- TRACK SIZE AND FASTENER DETAILS.
- TRACK BRACKET QUANTITY, SPACING AND FASTENER DETAILS.
- REINFORCING MEMBER QUANTITY, LOCATION, SIZE, TYPE AND FASTENER DETAILS. (IF REQUIRED)

GARAGE BUCK DETAIL

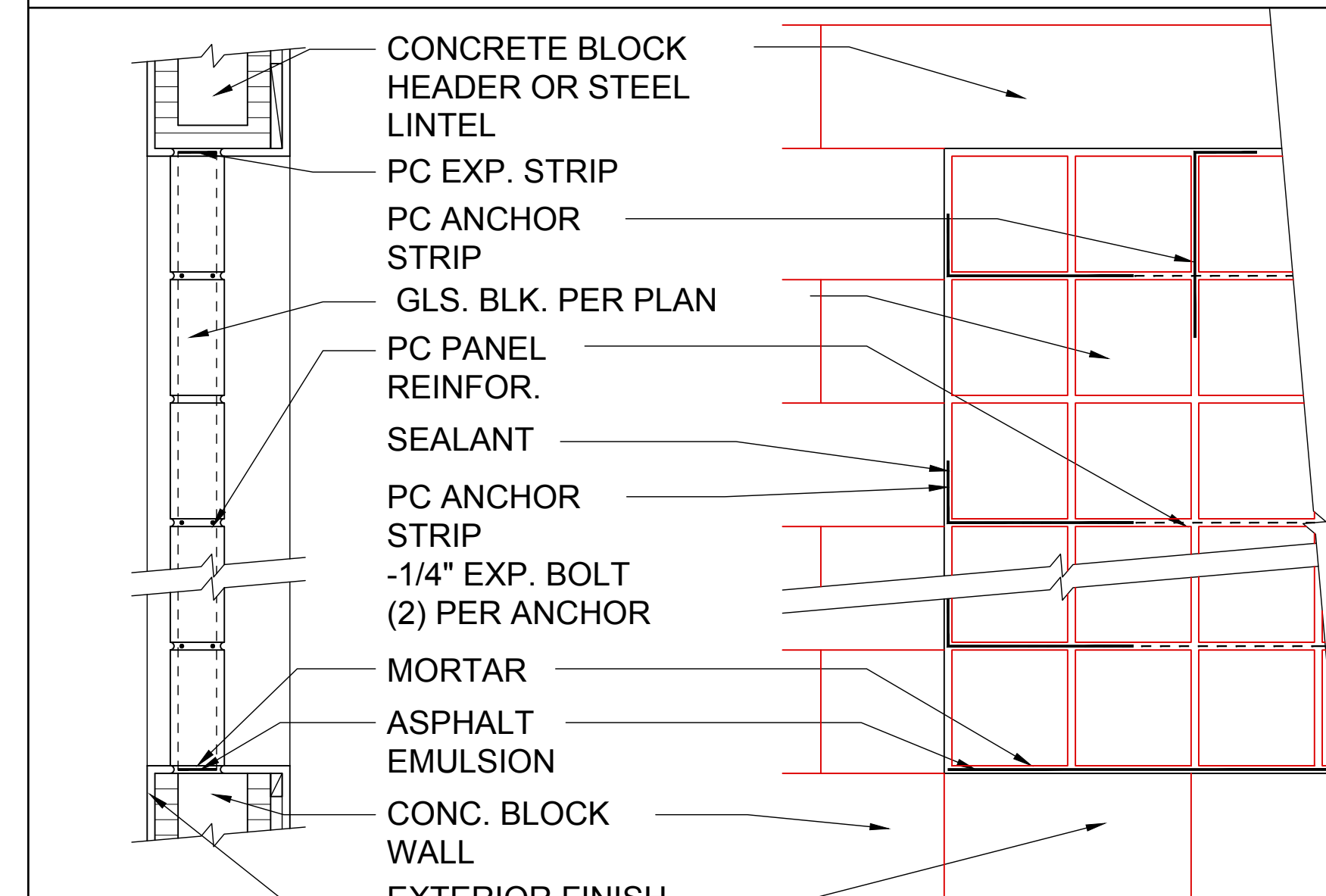
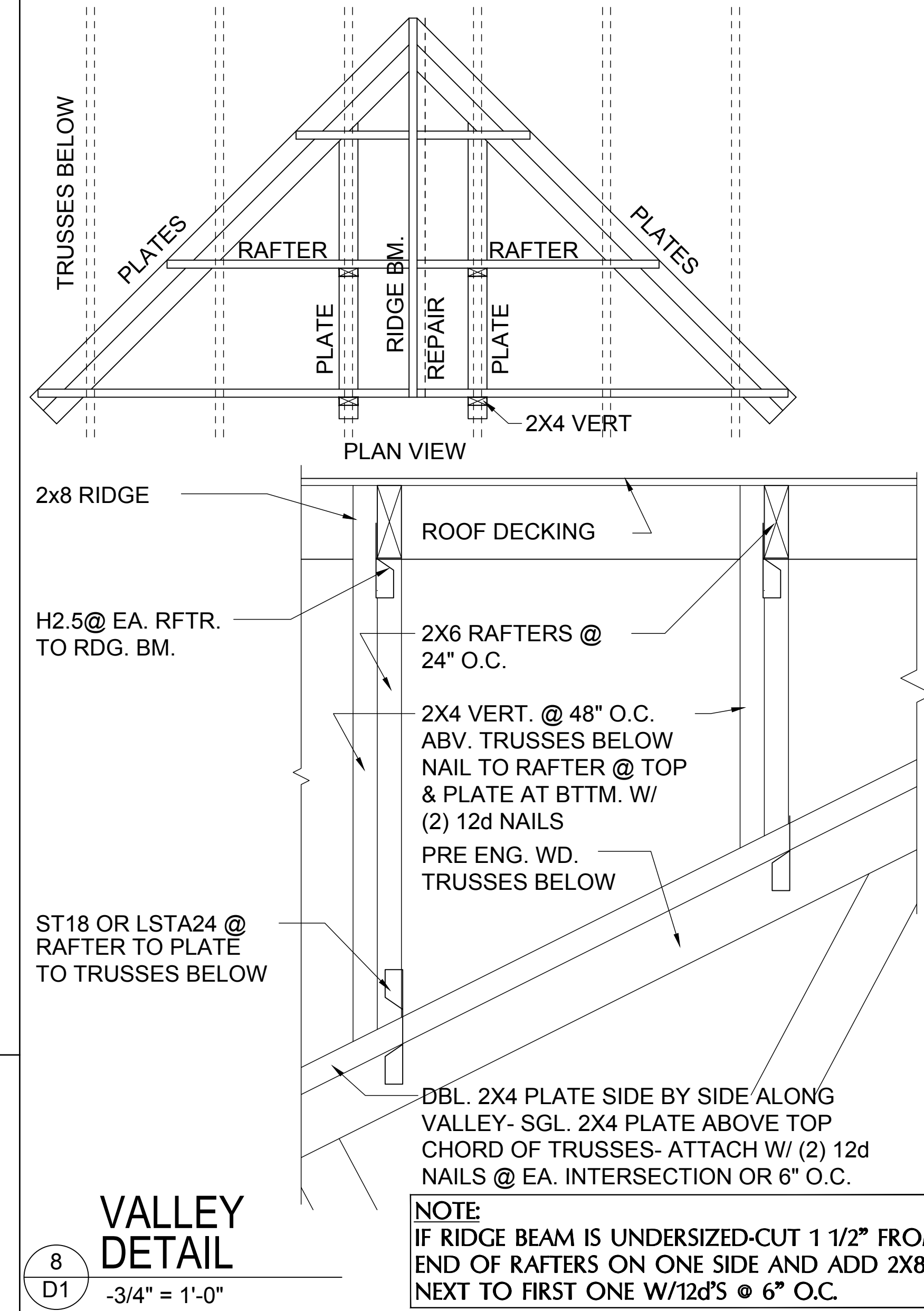


DETAIL @ CONN. TO REG. WALL



MIN. WALL AND HEADER REQUIREMENTS

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



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.

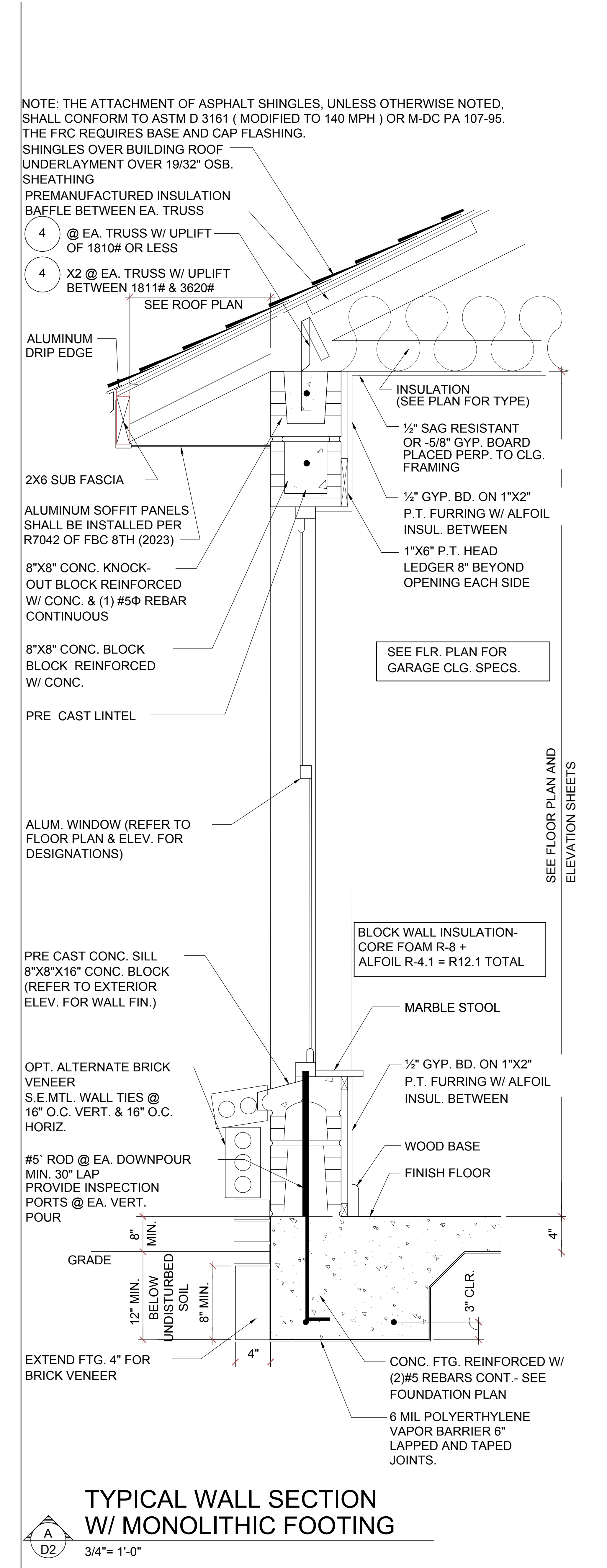
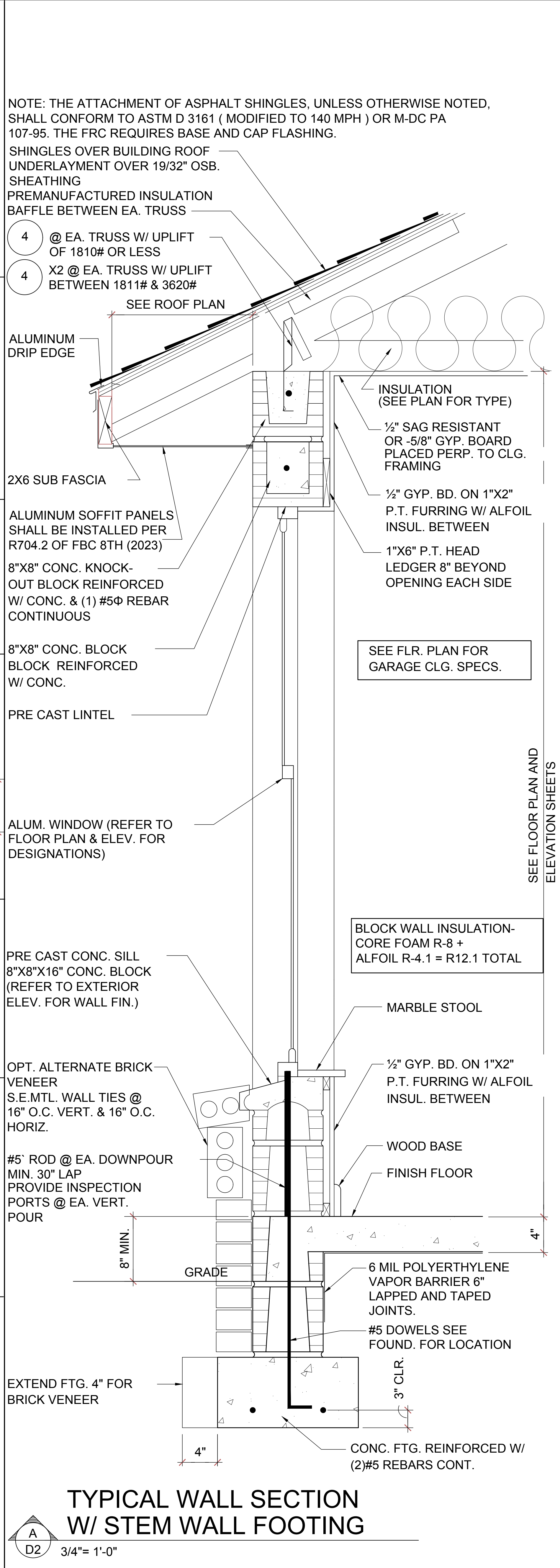
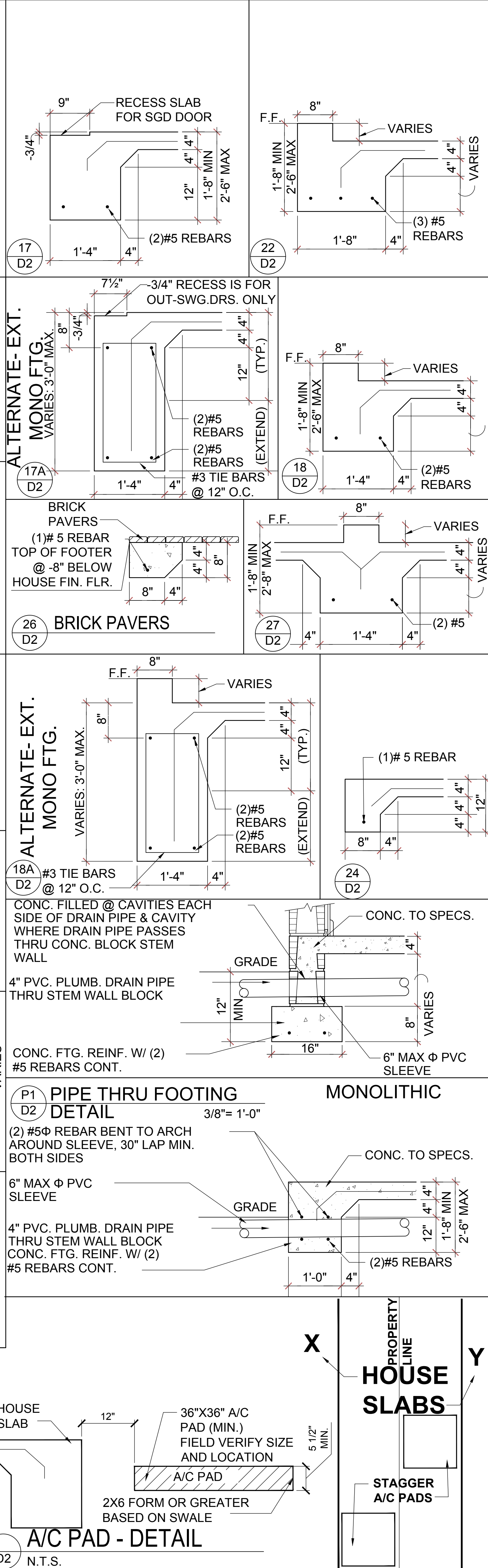
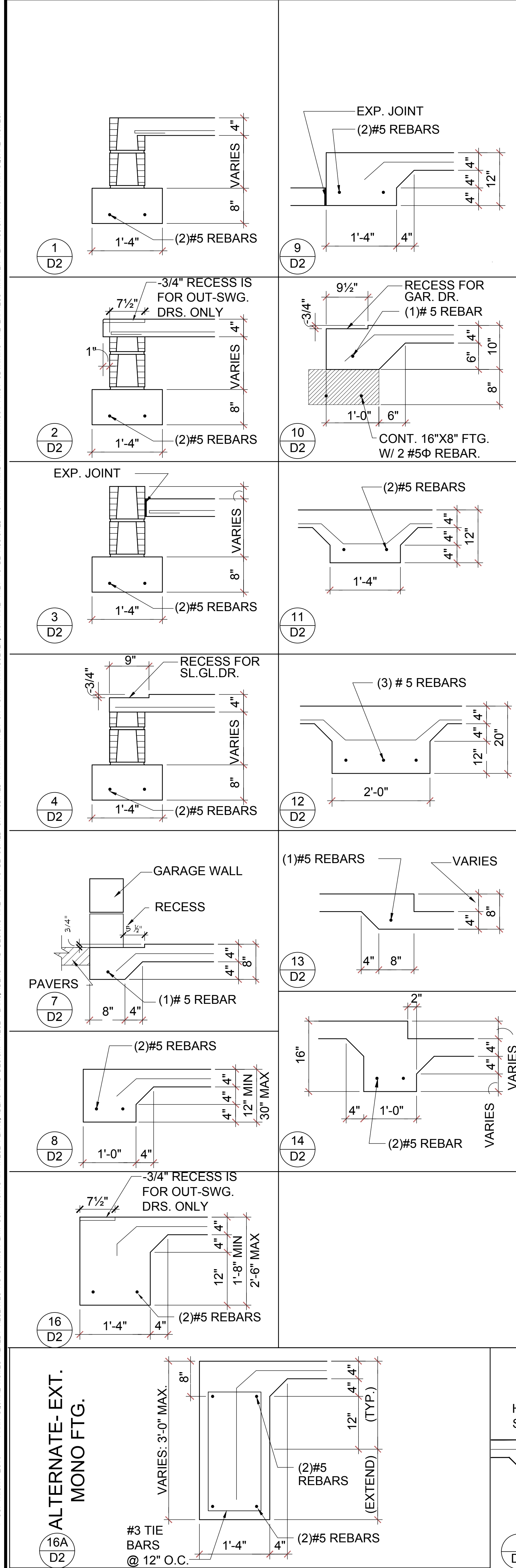
PC EXPANSION STRIPS (BOTTOM): MADE OF WHITE POLYETHYLENE, ARE INSERTED AT THE HEAD AND THE STRIPS REPLACE MORTAR AT THESE POINTS TO CUSHION THE GLASS BLOCK AND ALLOW THE PANEL TO EXPAND & CONTRACT FREELY. FOR METAL CHANNEL OR MASONRY CHASE CONSTRUCTION, PC EXPANSION STRIPS ARE AVAILABLE 3/8" THICK X 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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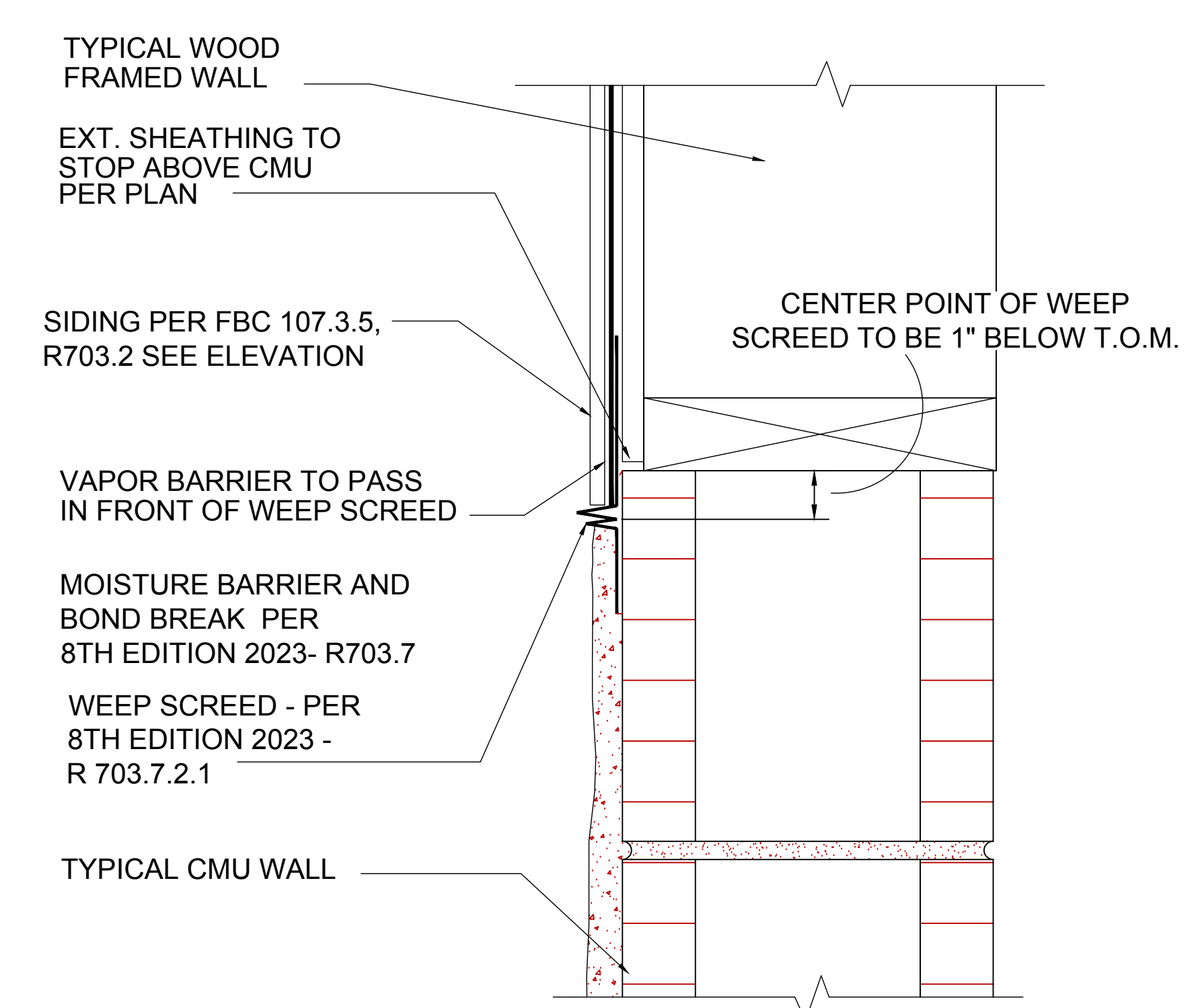
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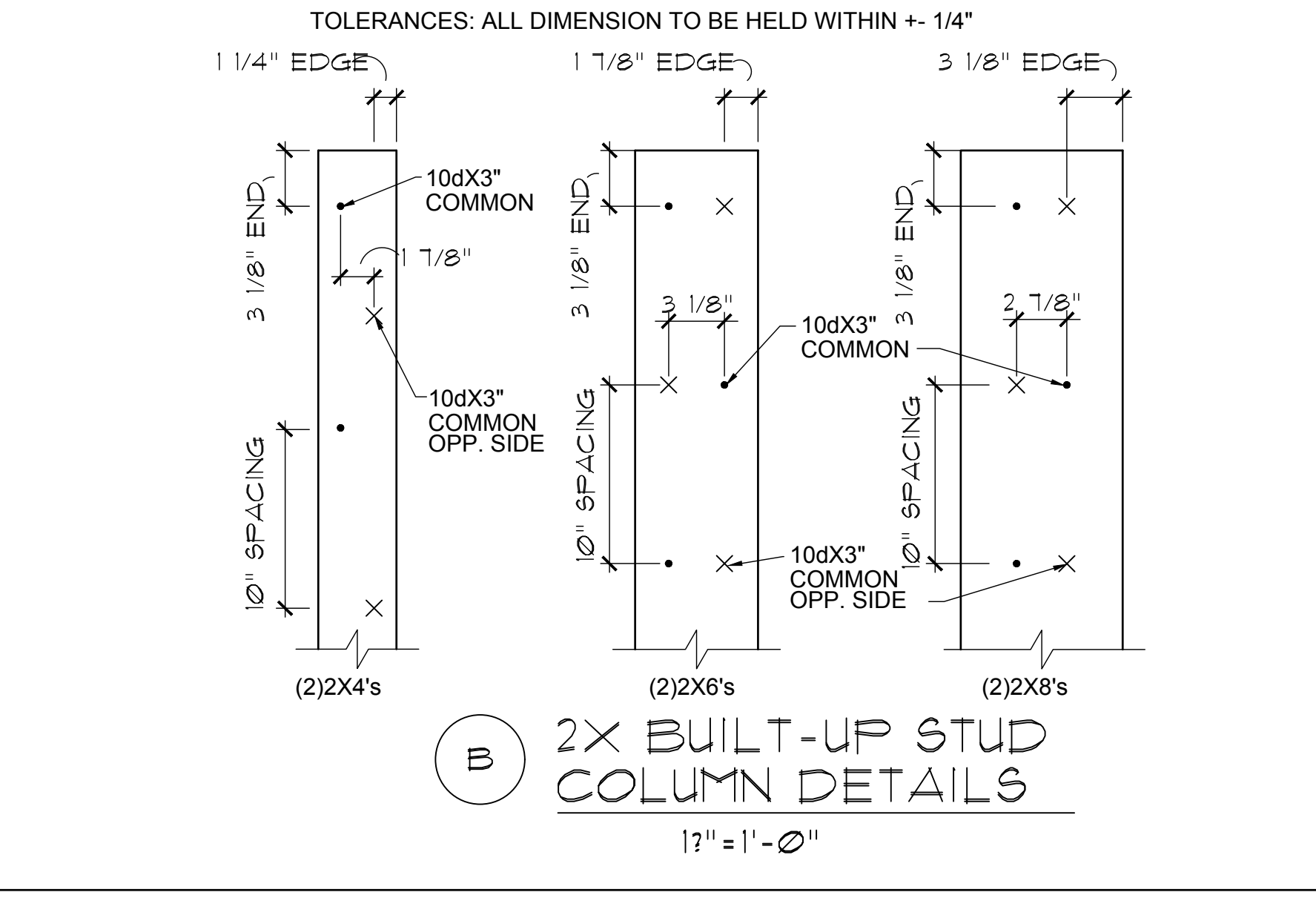
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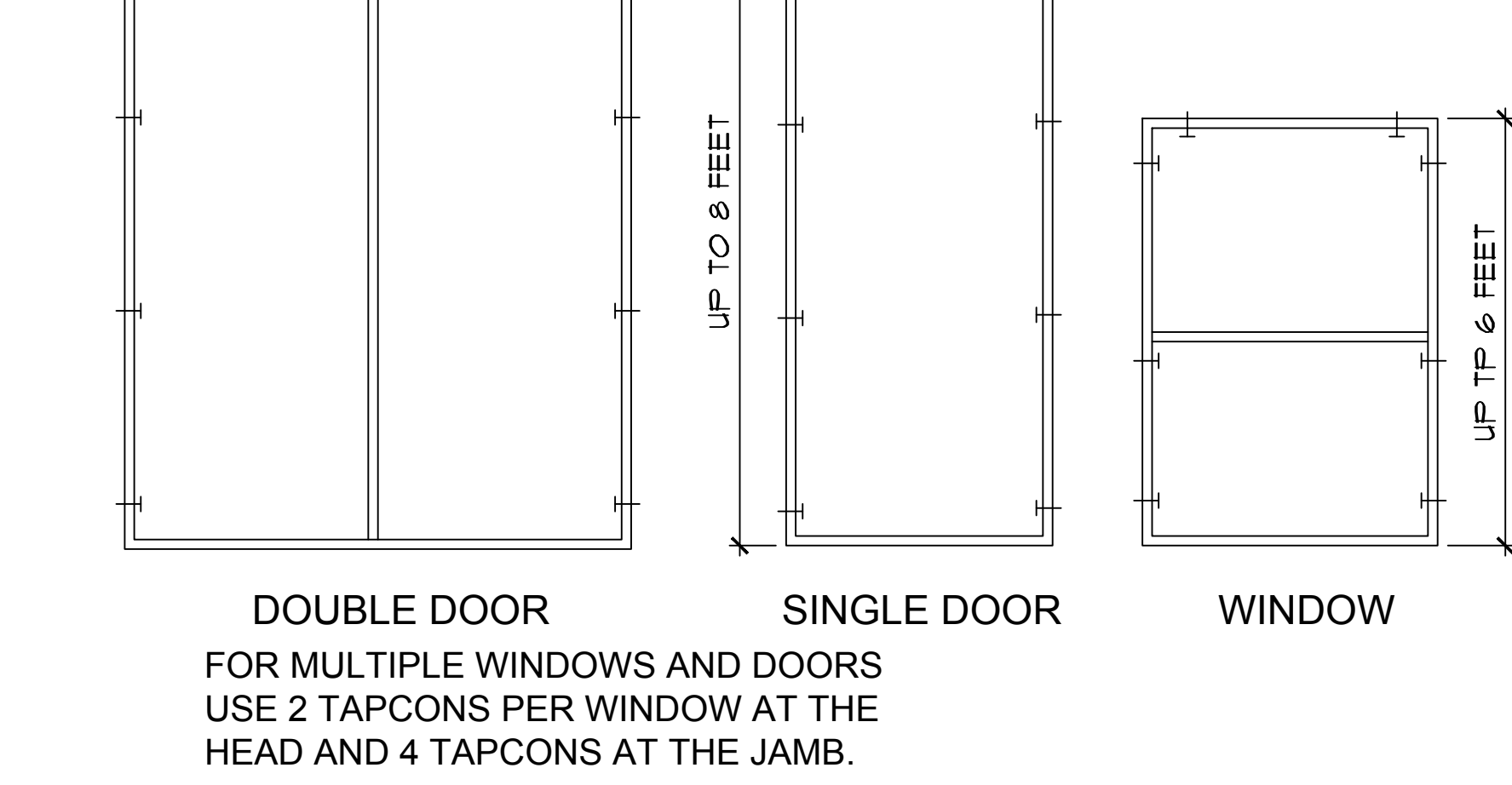
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A
D3
FLASHING DETAIL



B
D3
2X BUILT-UP STUD COLUMN DETAILS
17" = 1" - Ø"

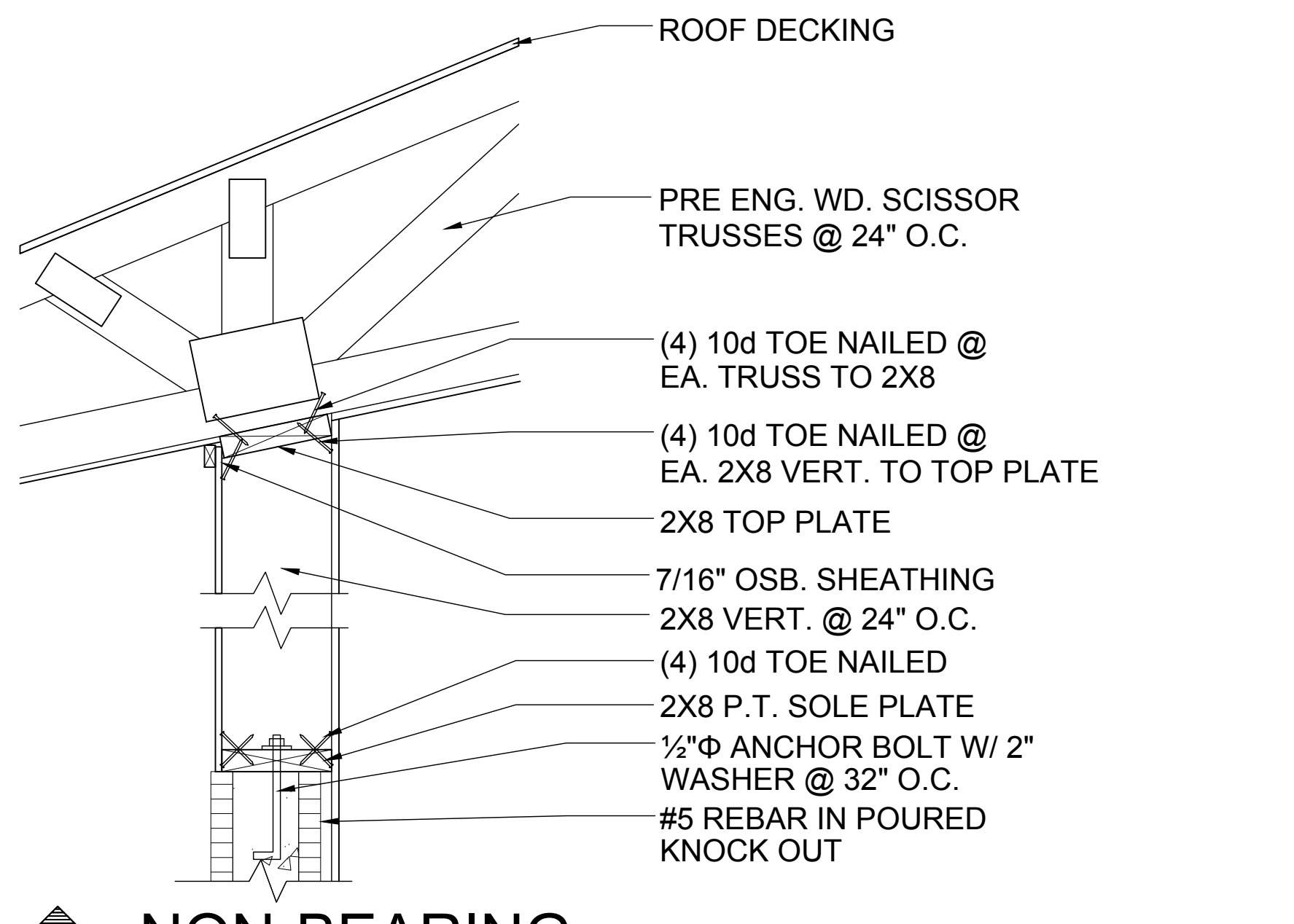


BUCK ATTACHMENT DATA

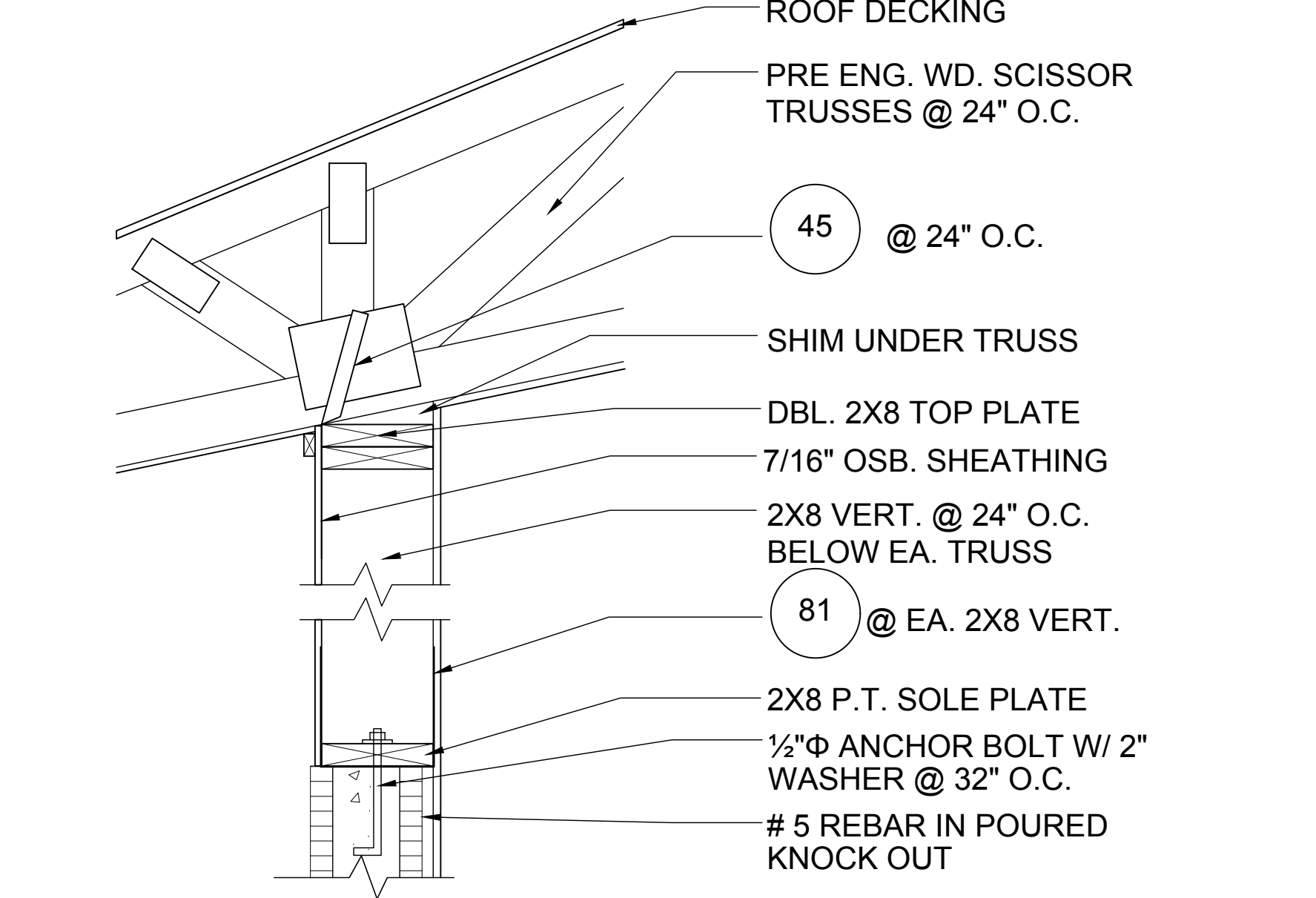
BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN PINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS w/ 2 T-NAILS TOP AND BOTTOM AND 8" O.C. STAGGERED IN THE FIELD.

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.

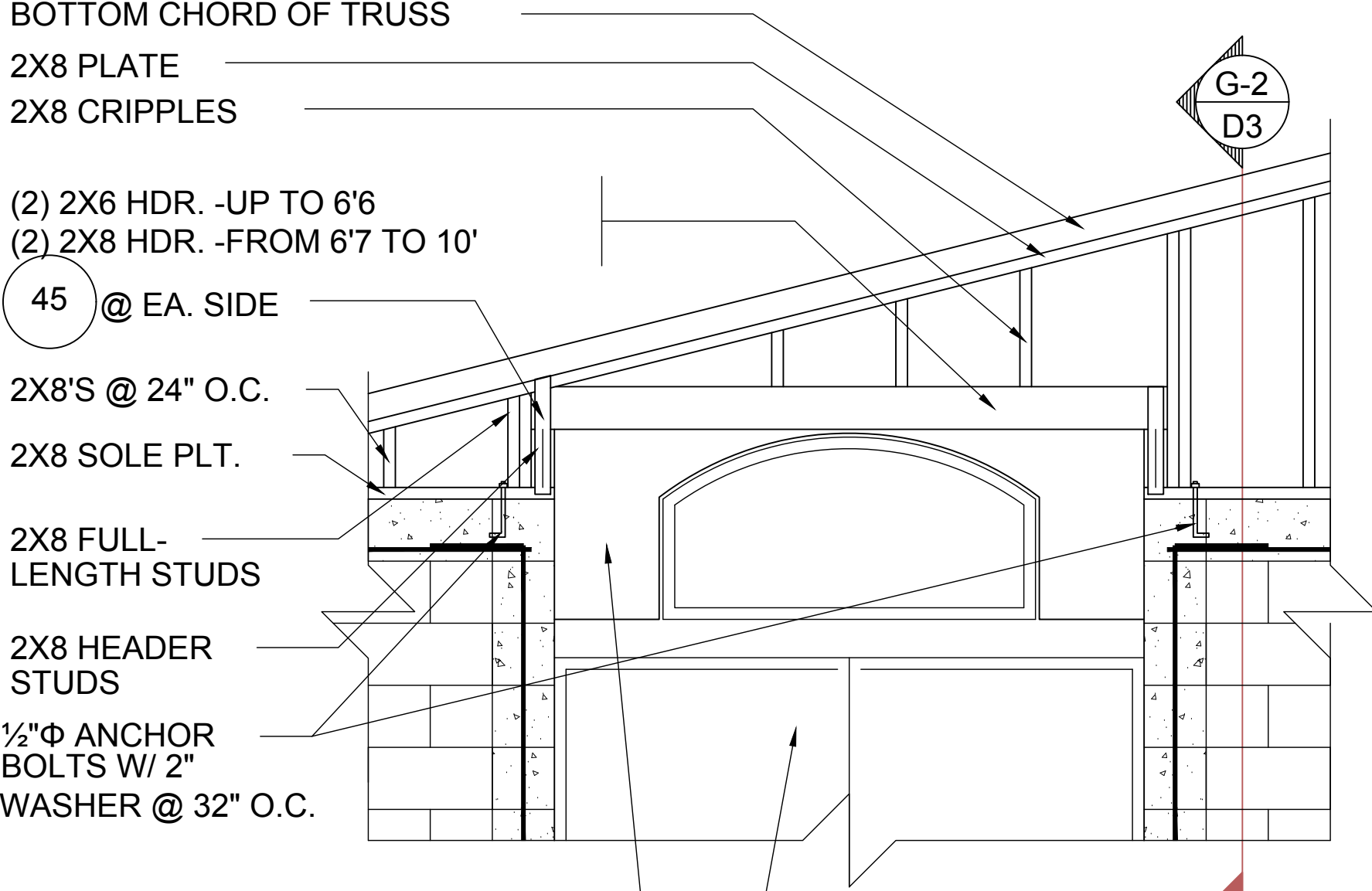
NOTE
IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4"x1-3/4" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE CENTER.



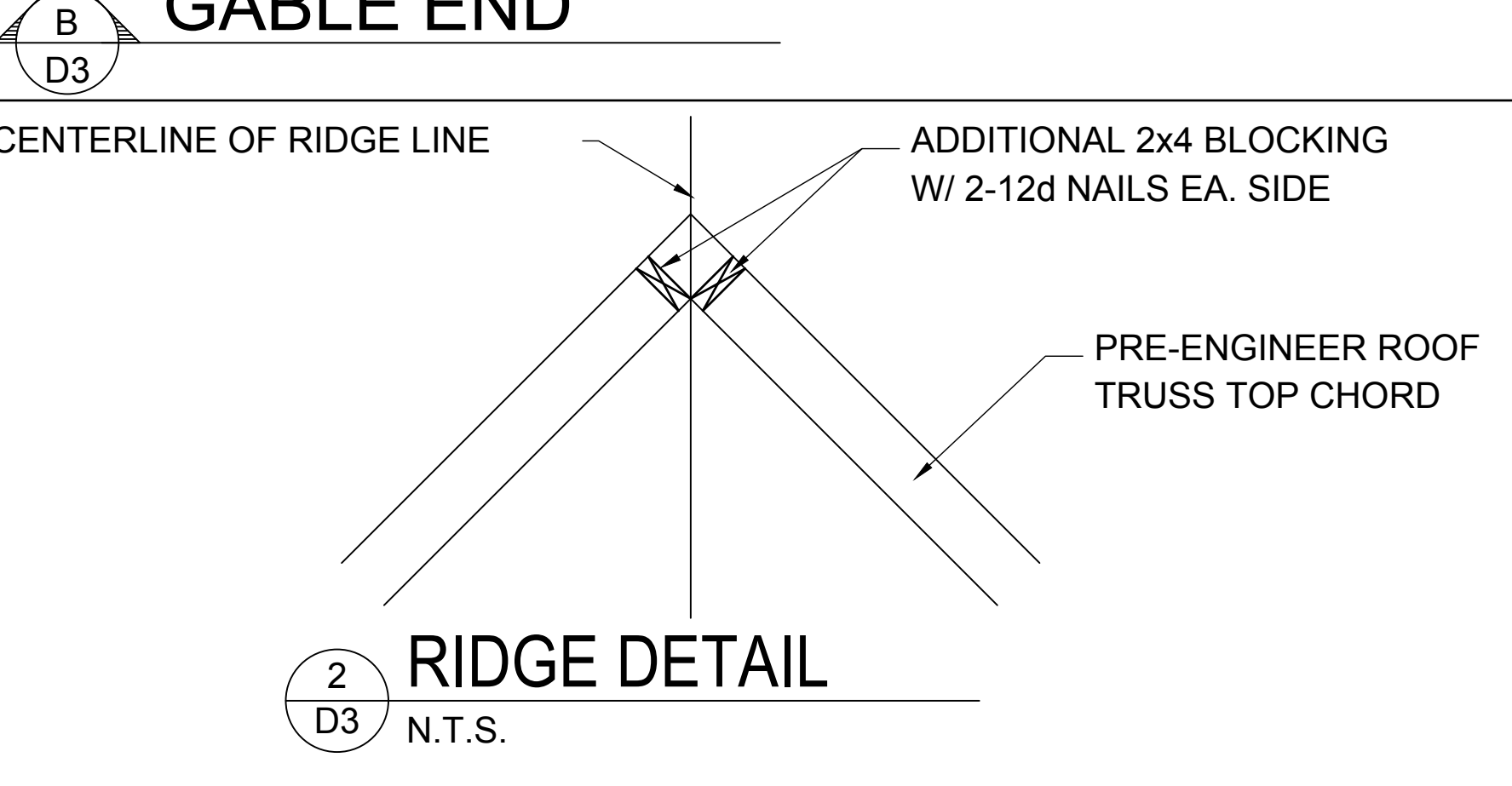
G-6
D3
NON-BEARING



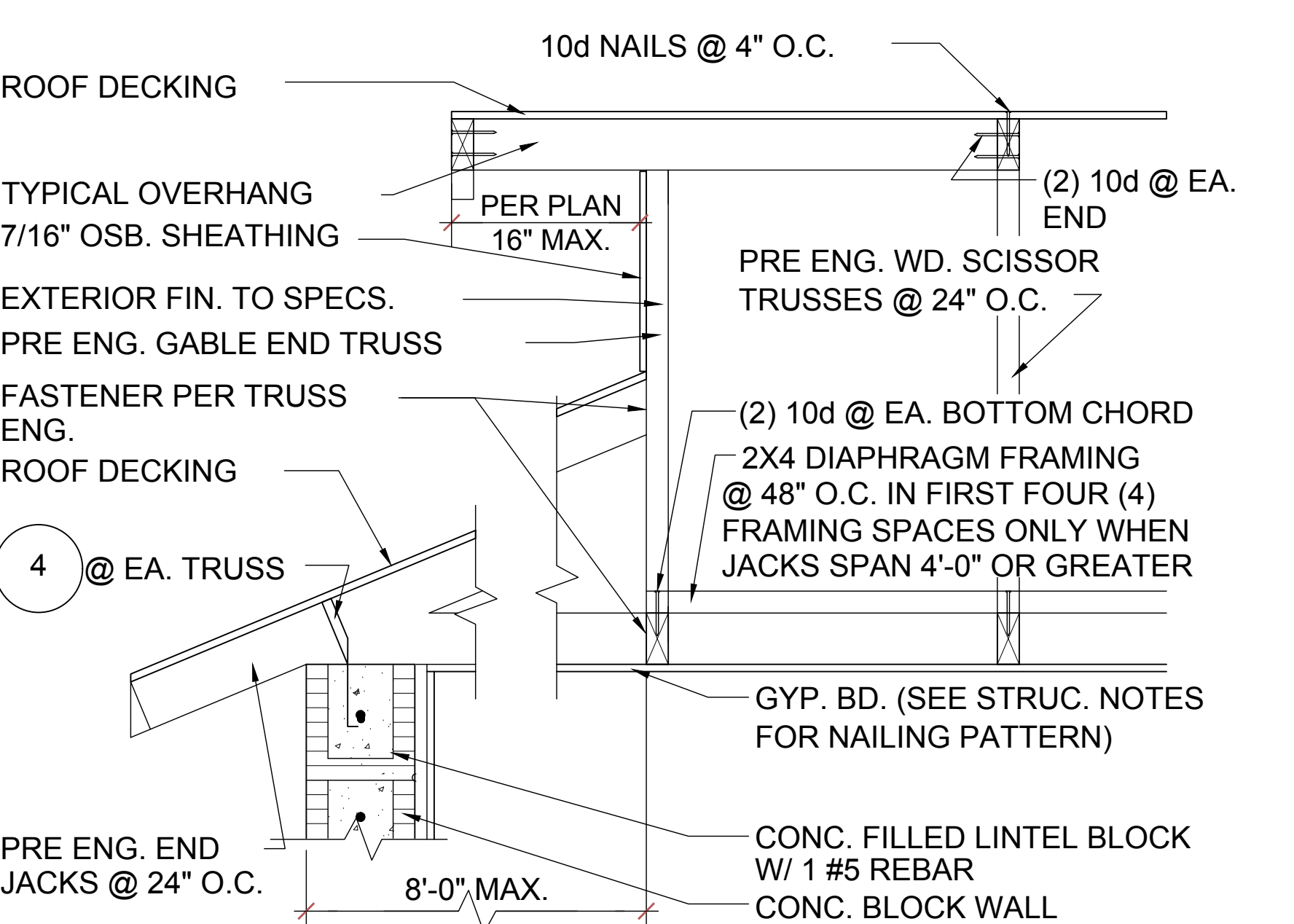
G-7
D3
BEARING



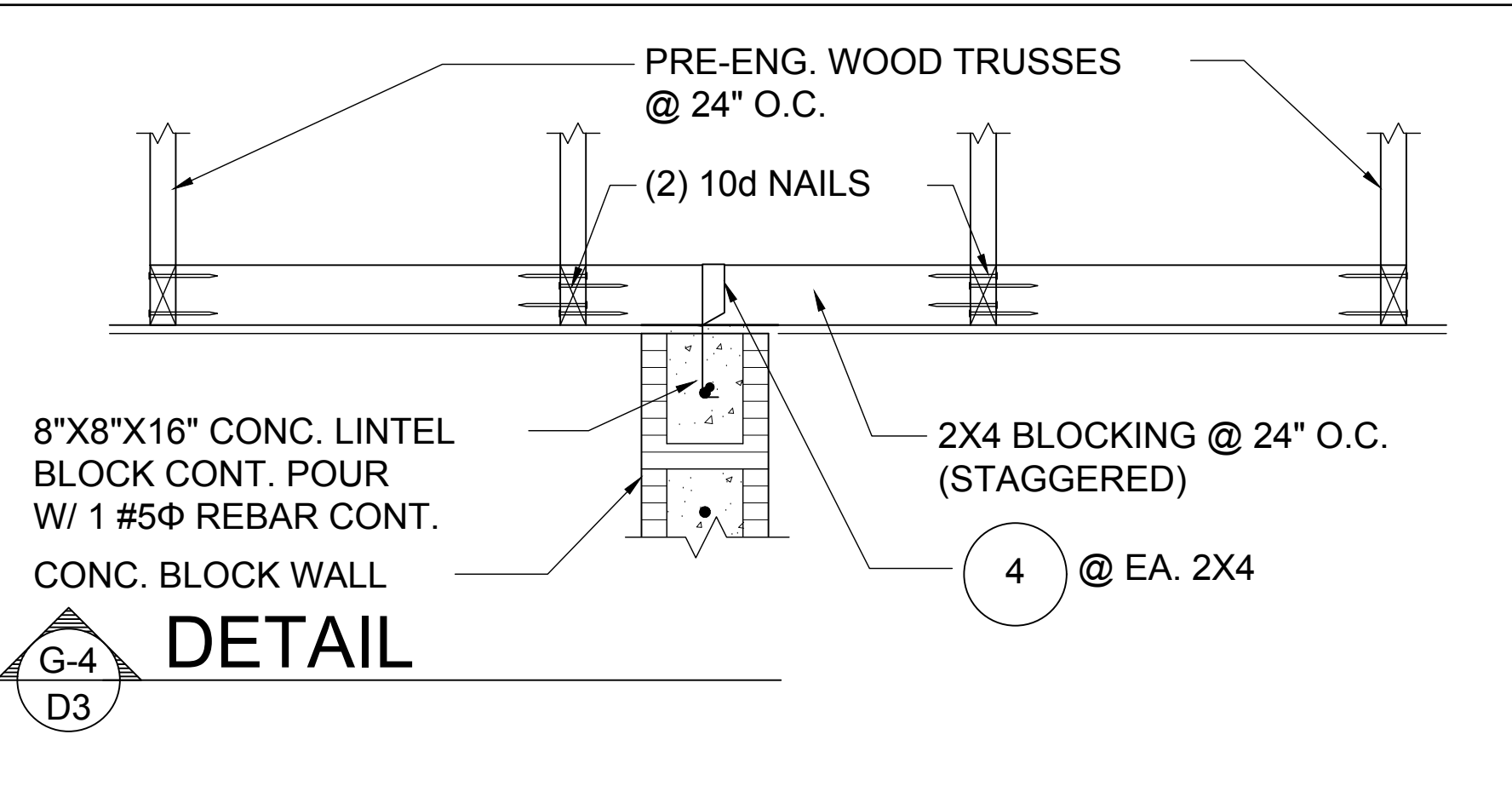
B
D3
GABLE END



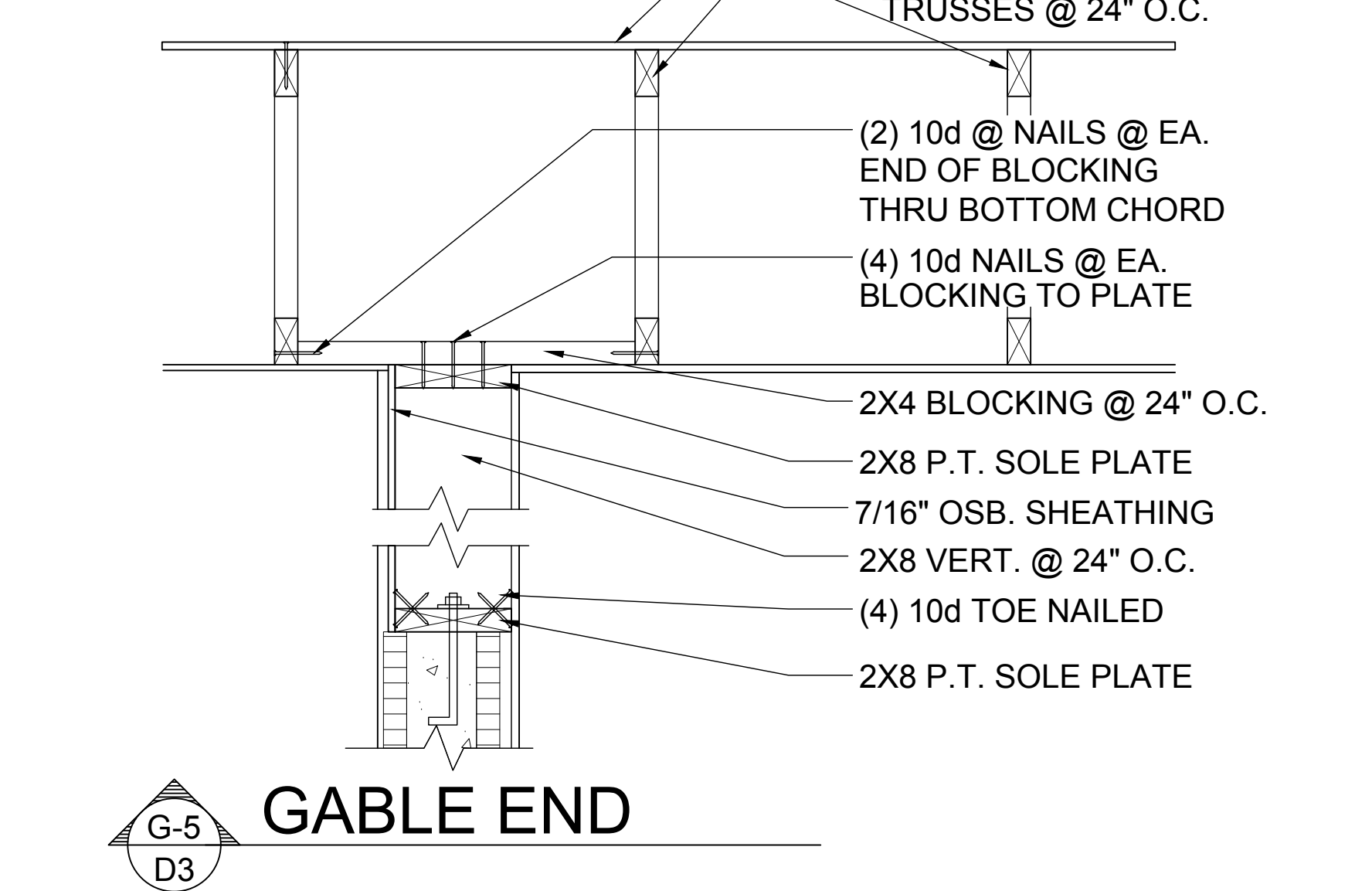
2
D3
RIDGE DETAIL
N.T.S.



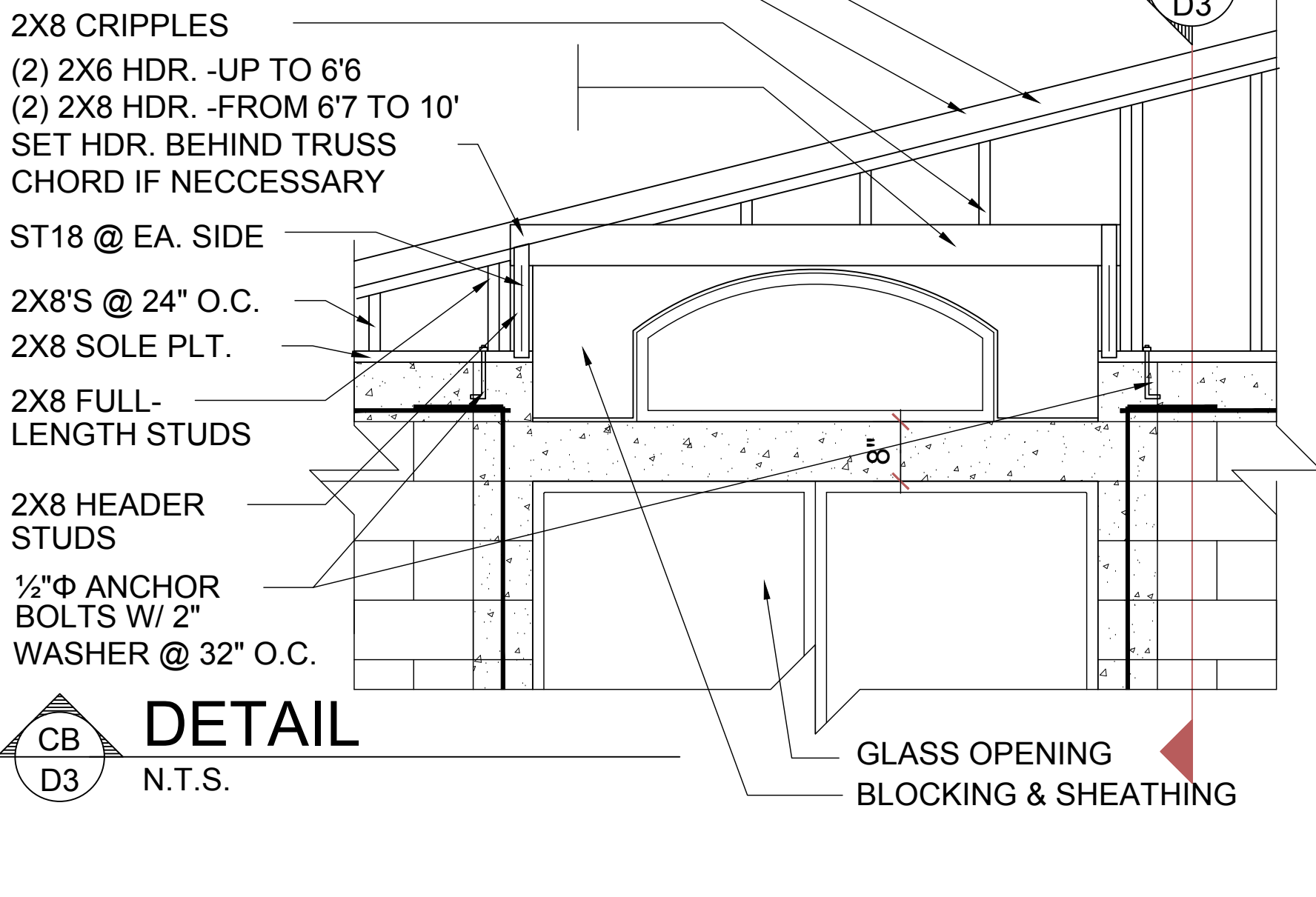
G-3
D3
GABLE END



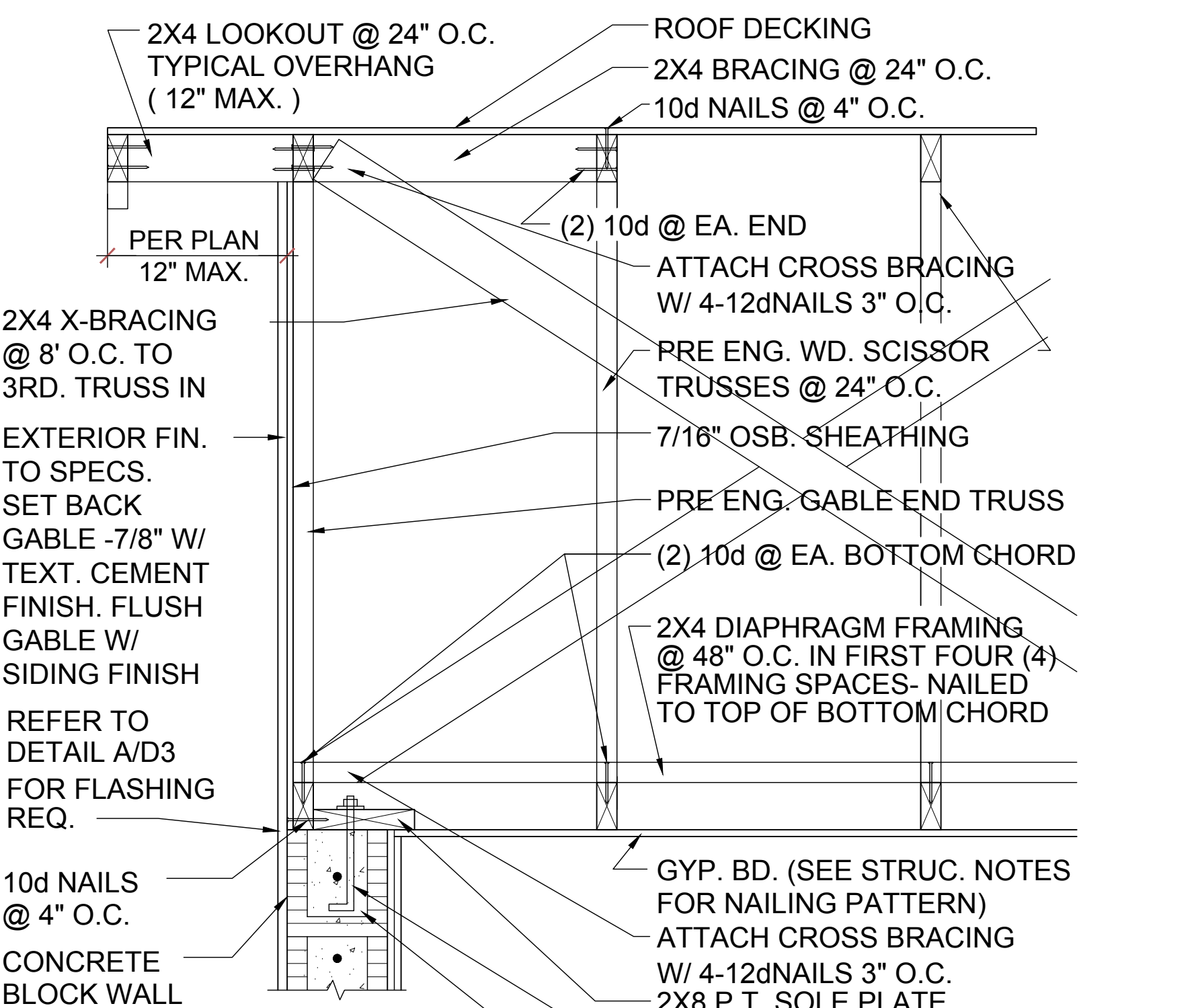
G-4
D3
DETAIL



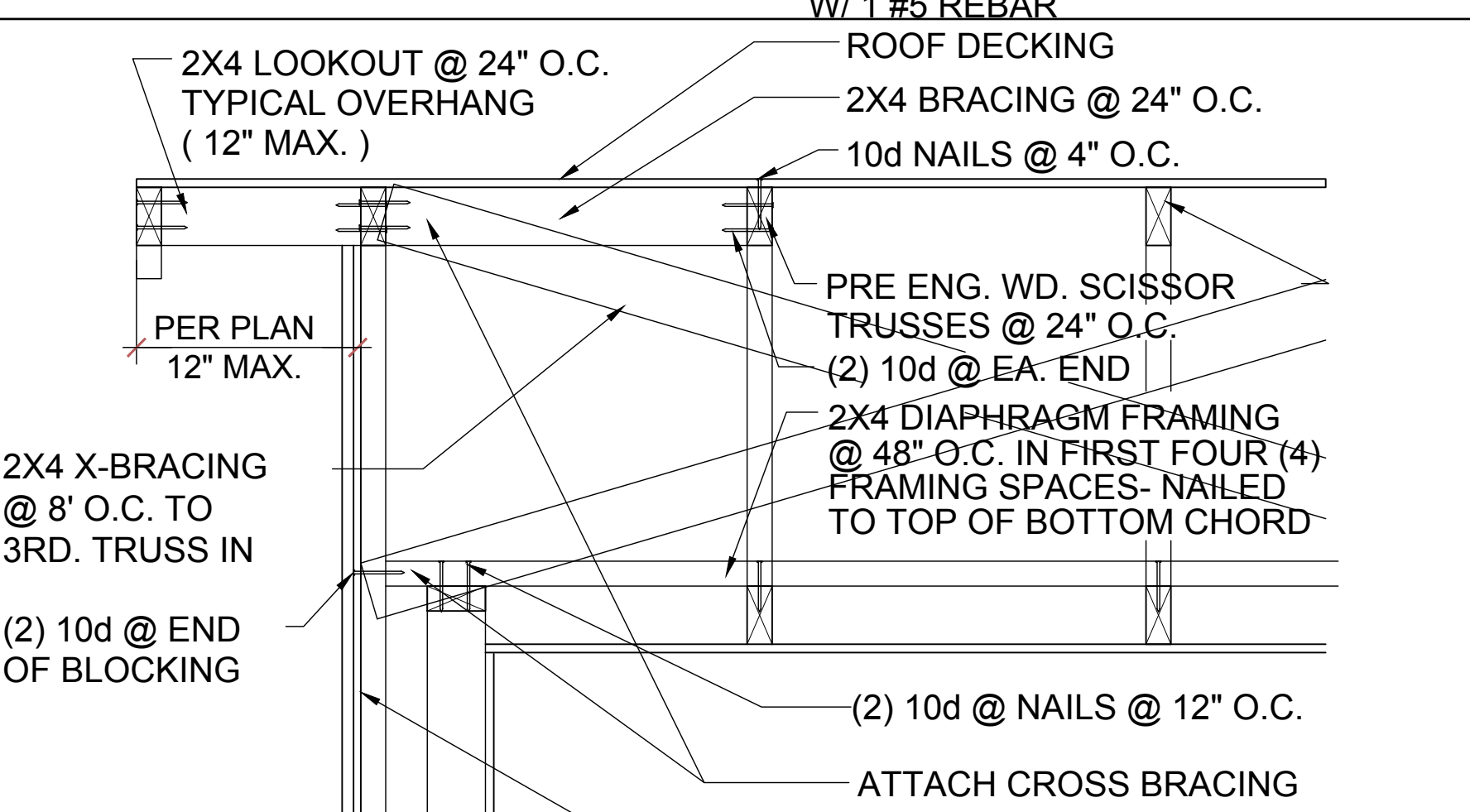
G-5
D3
GABLE END



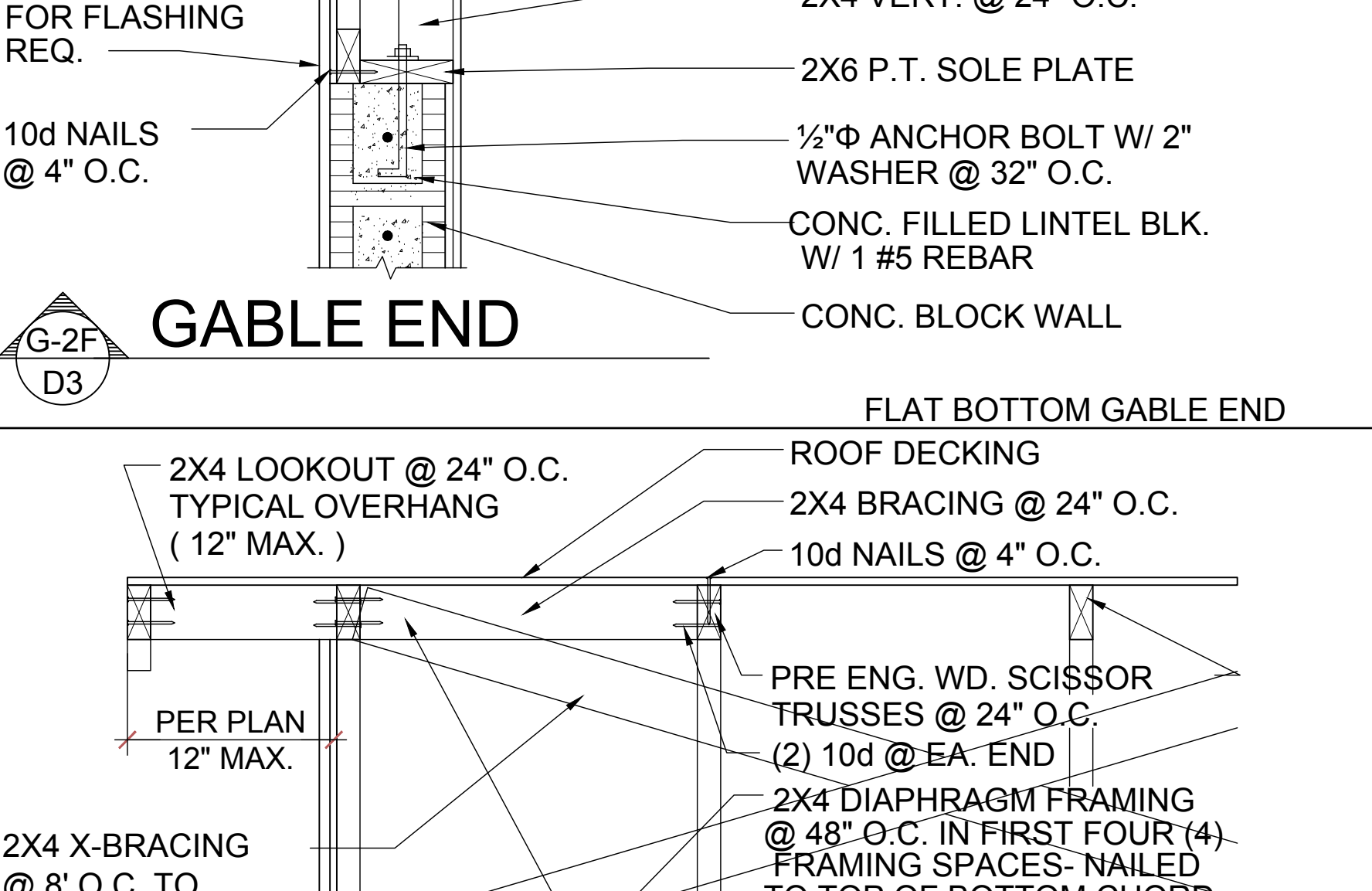
CB
D3
DETAIL
N.T.S.



G-1
D3
GABLE END



G-2F
D3
GABLE END



G-2
D3
GABLE END

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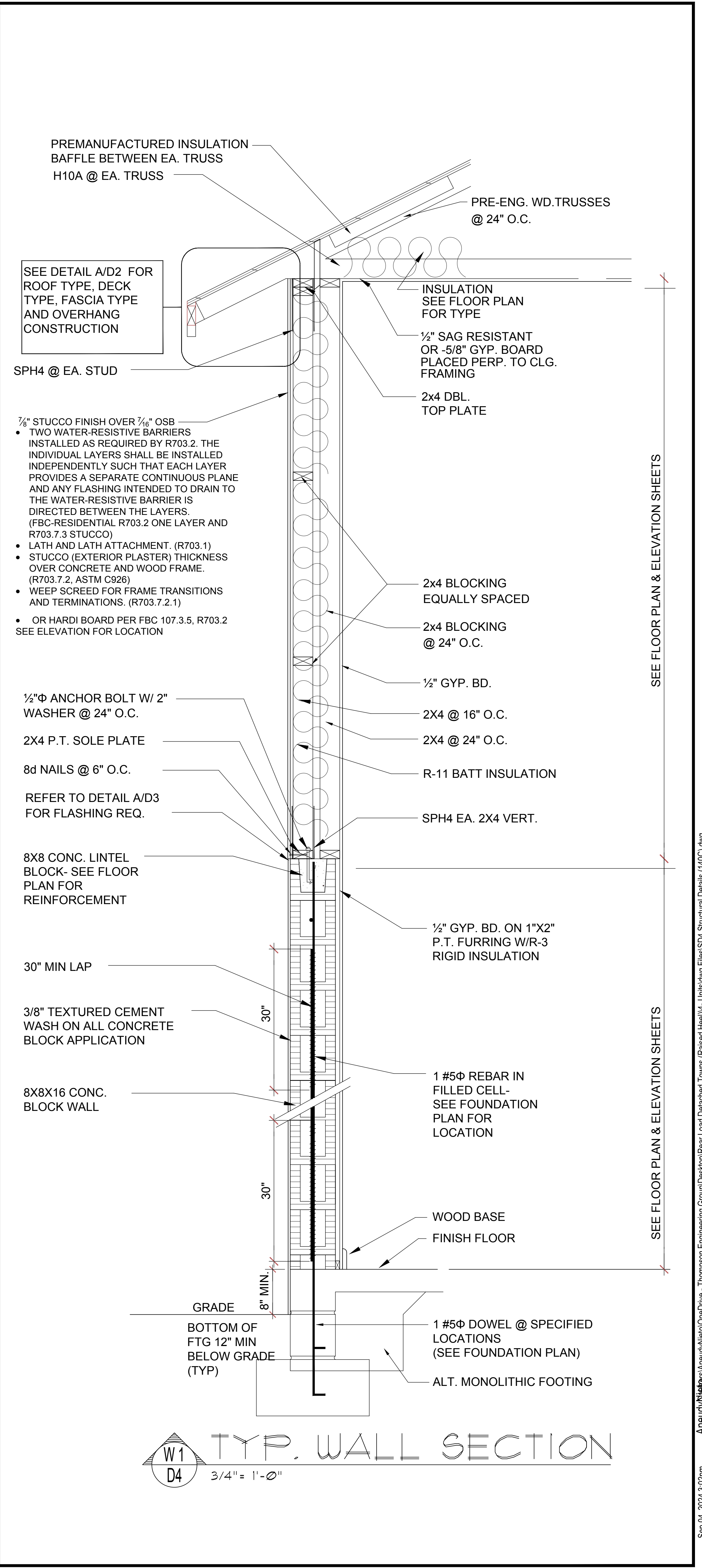
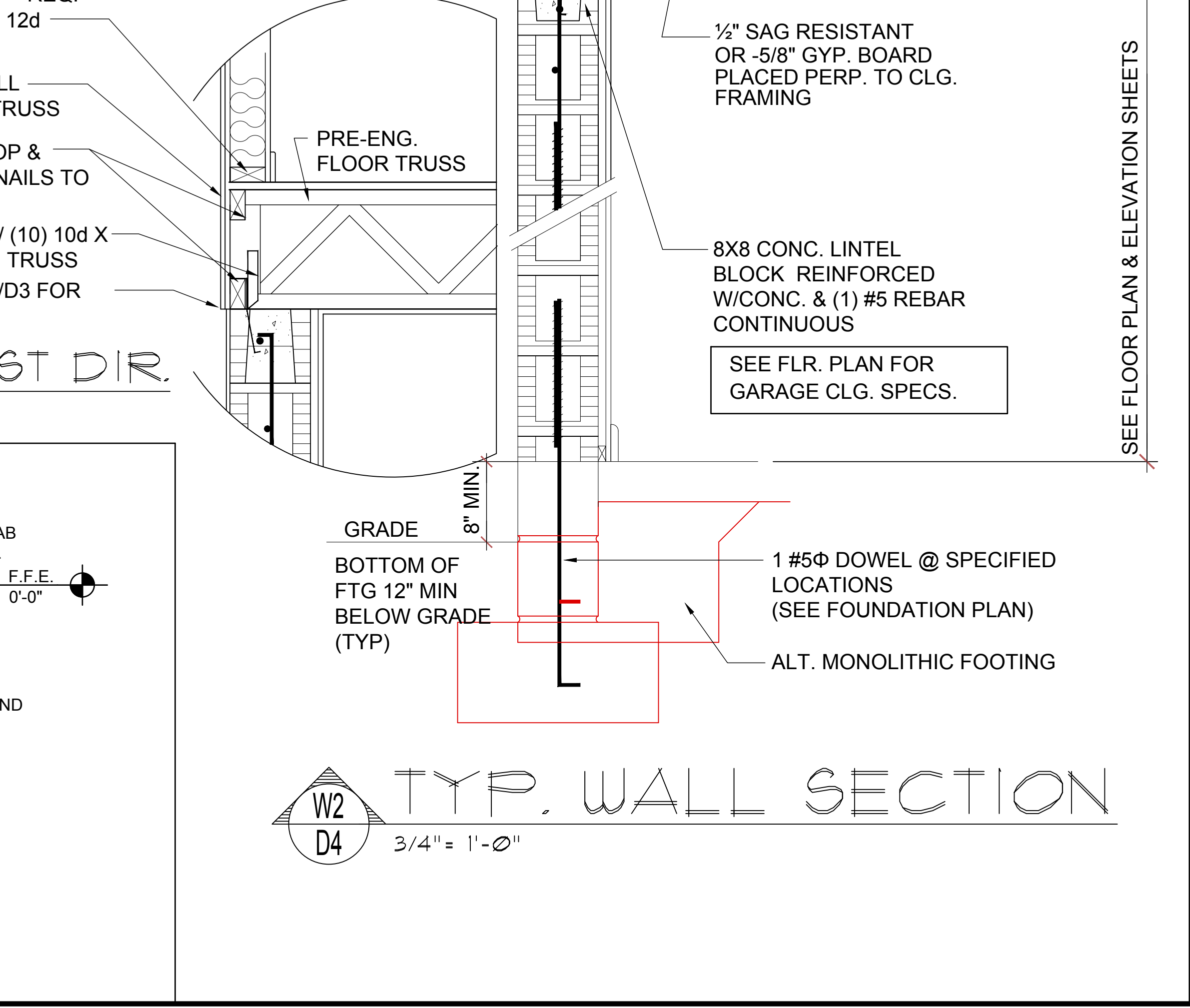
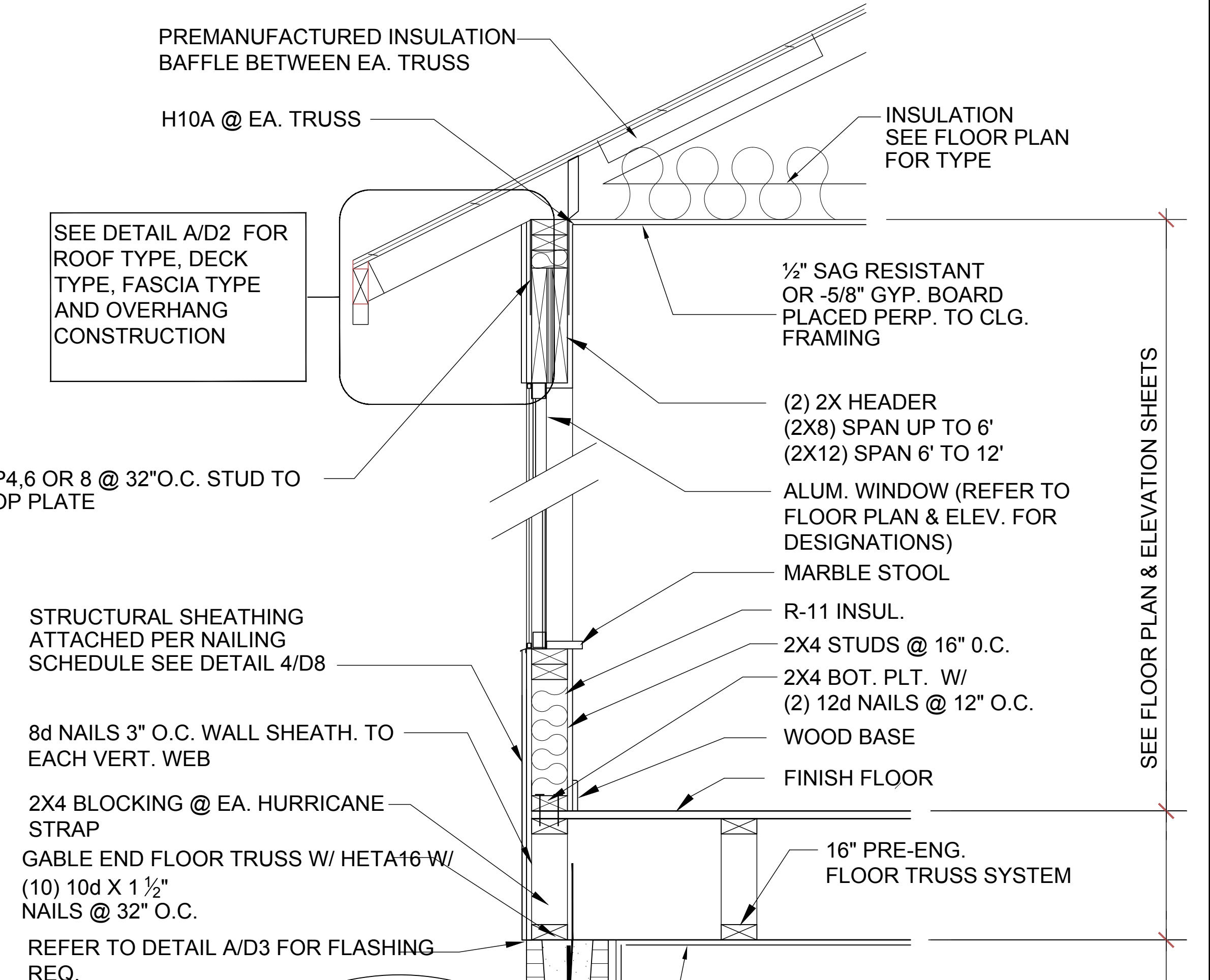
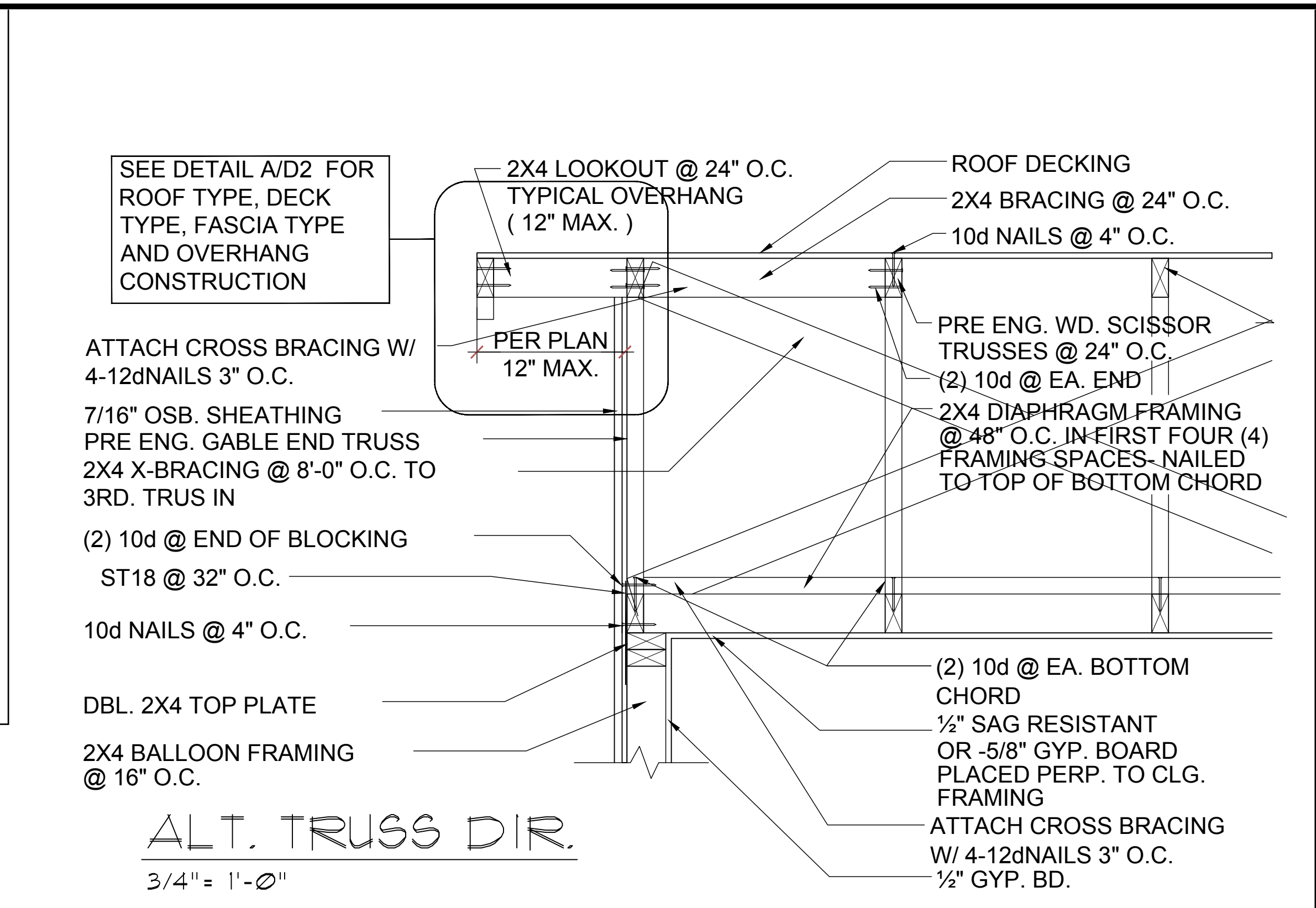
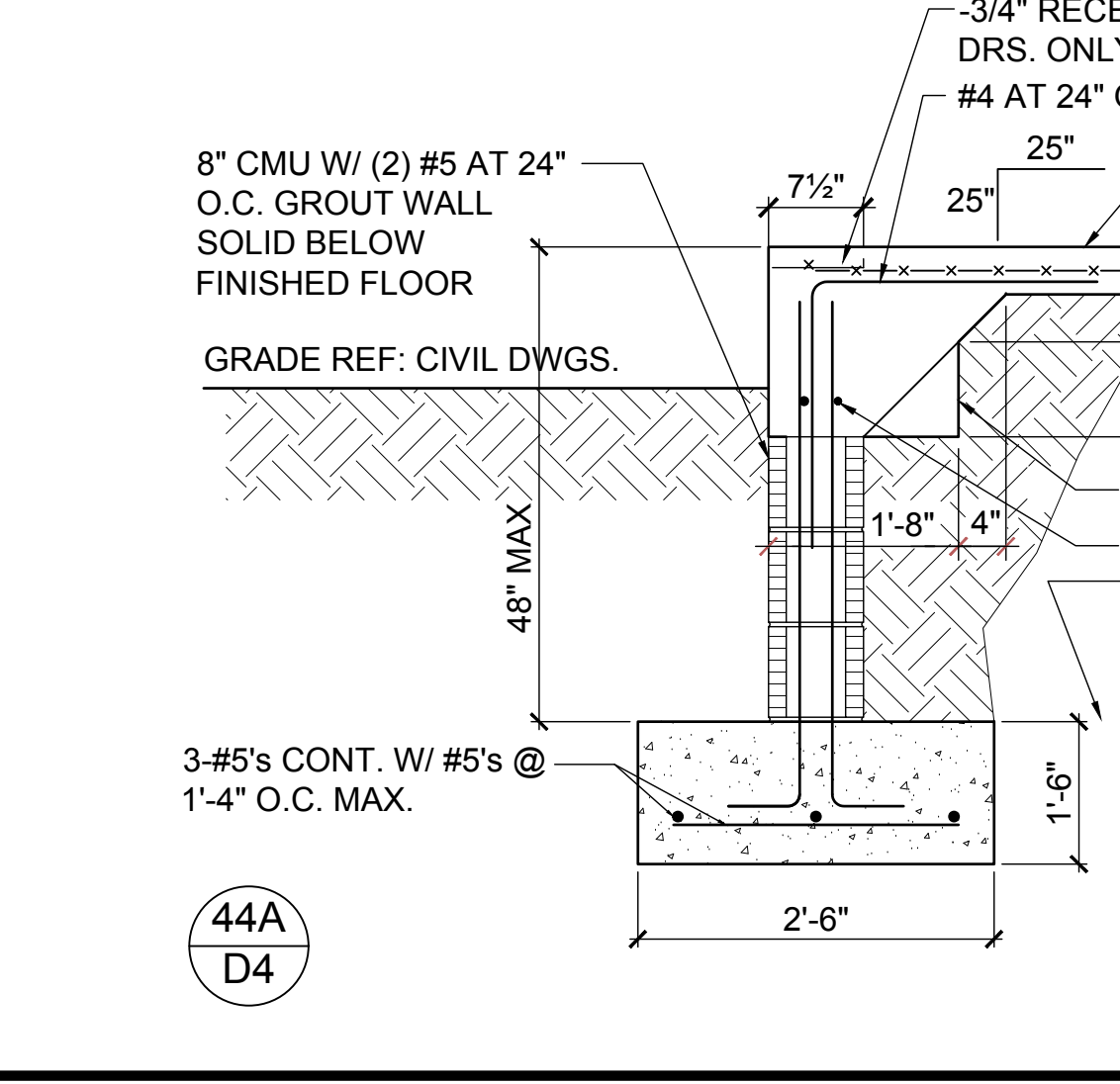
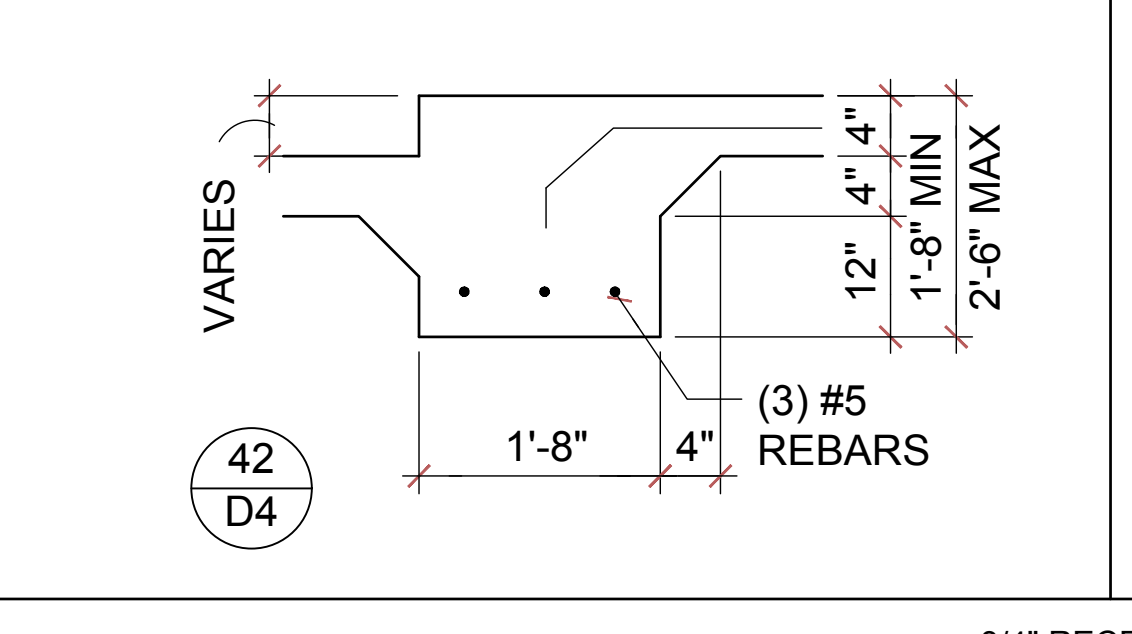
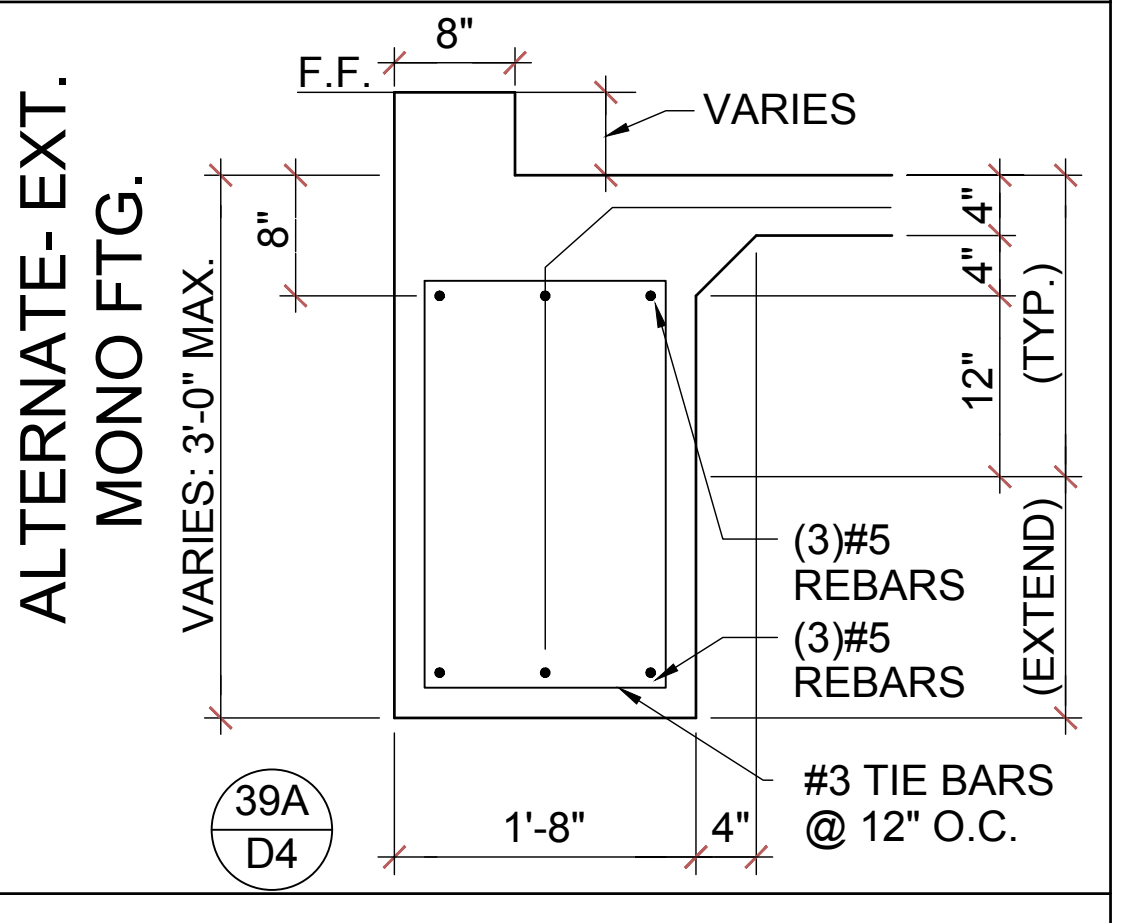
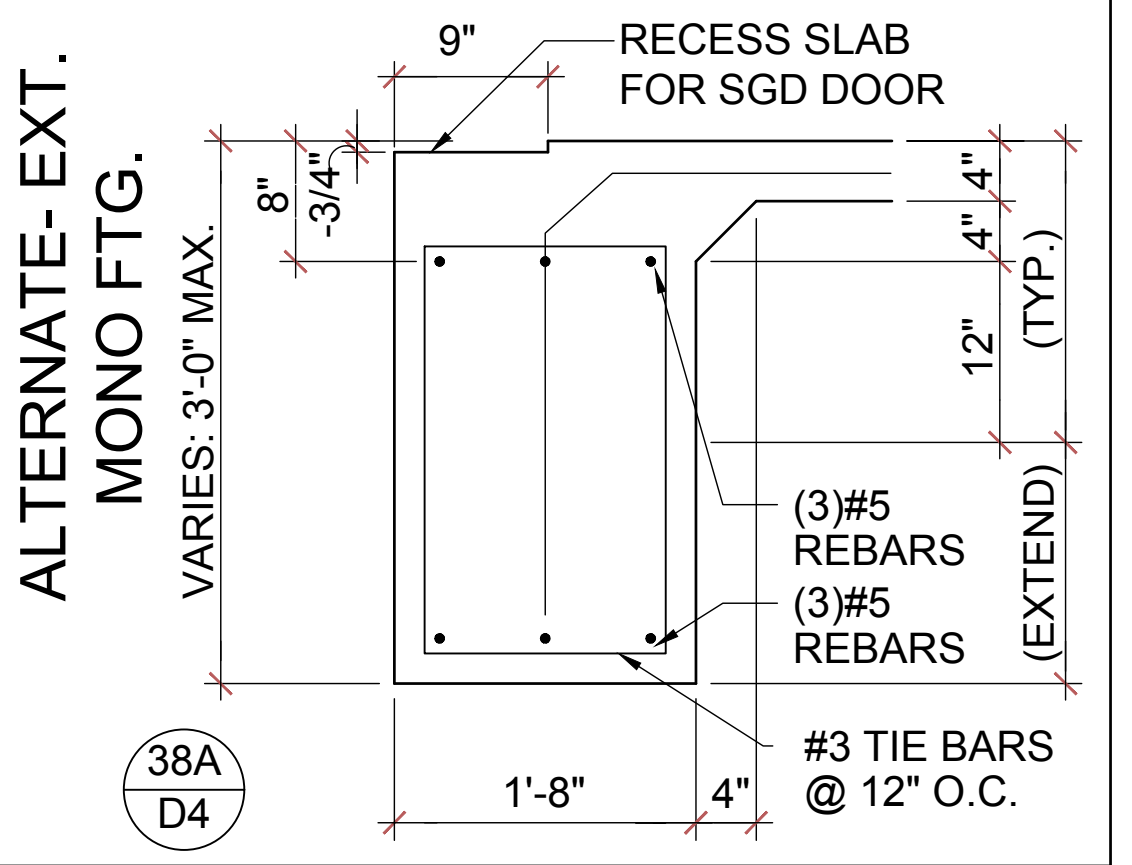
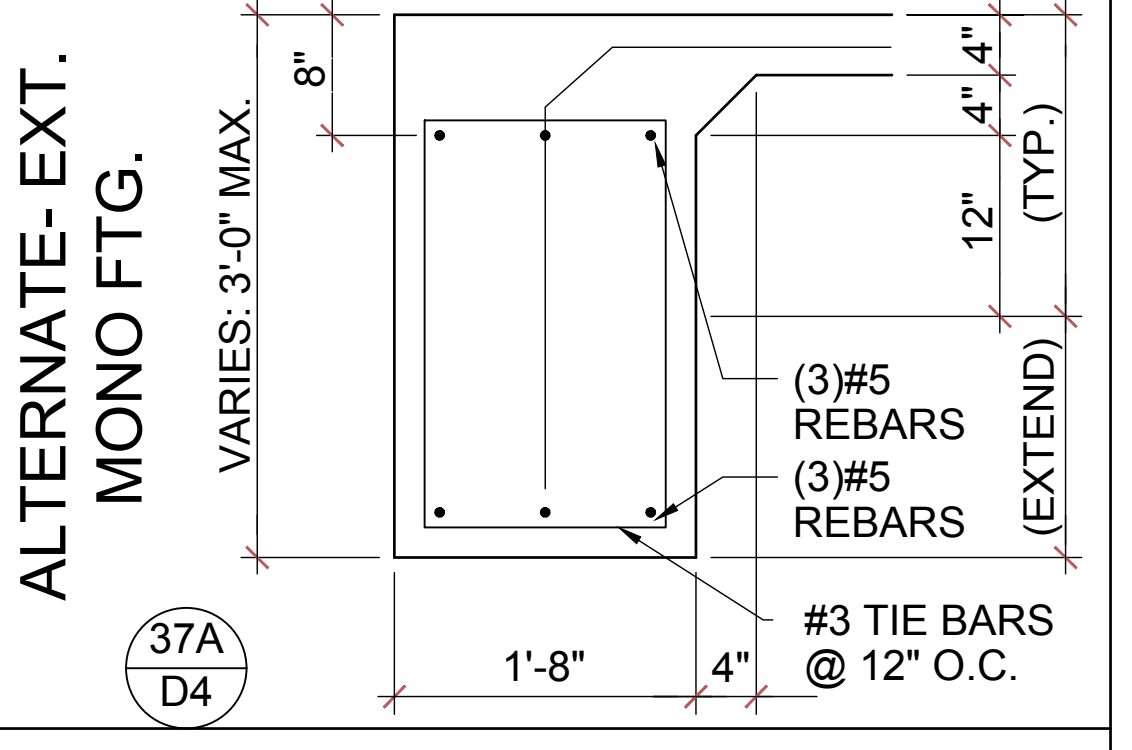
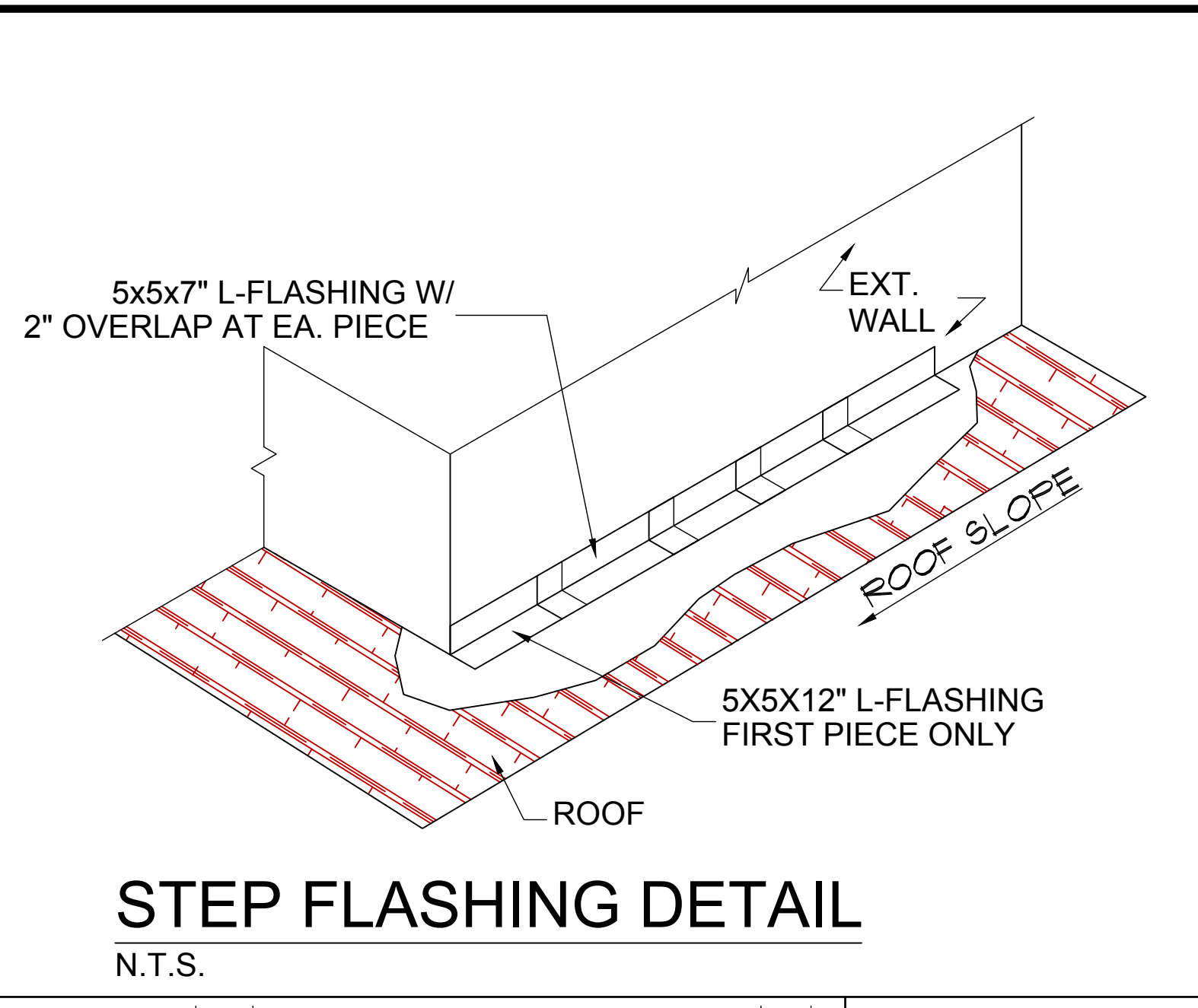
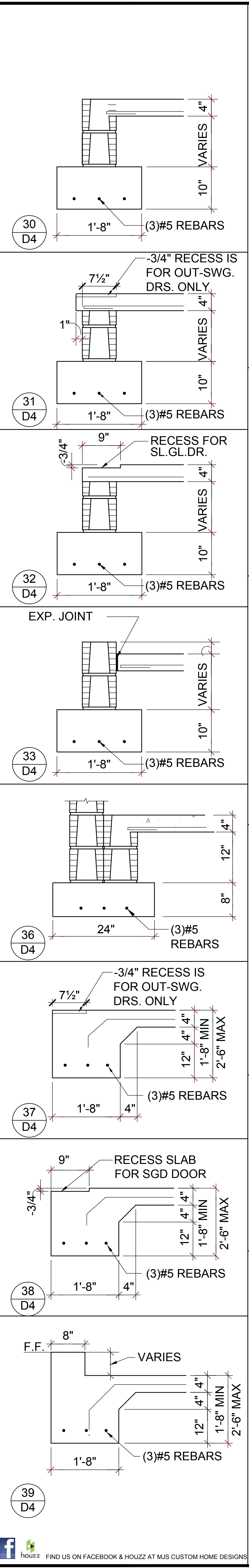
4-Unit: Rear Load Detached
Models: Tyler, Jackson, Grant & Monroe
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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REVISIONS

PROJECT: 22-1148
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS
STRUCTURAL DETAILS
D3

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Models: Tyler, Jackson, Grant & Monroe
Building Pad #XX
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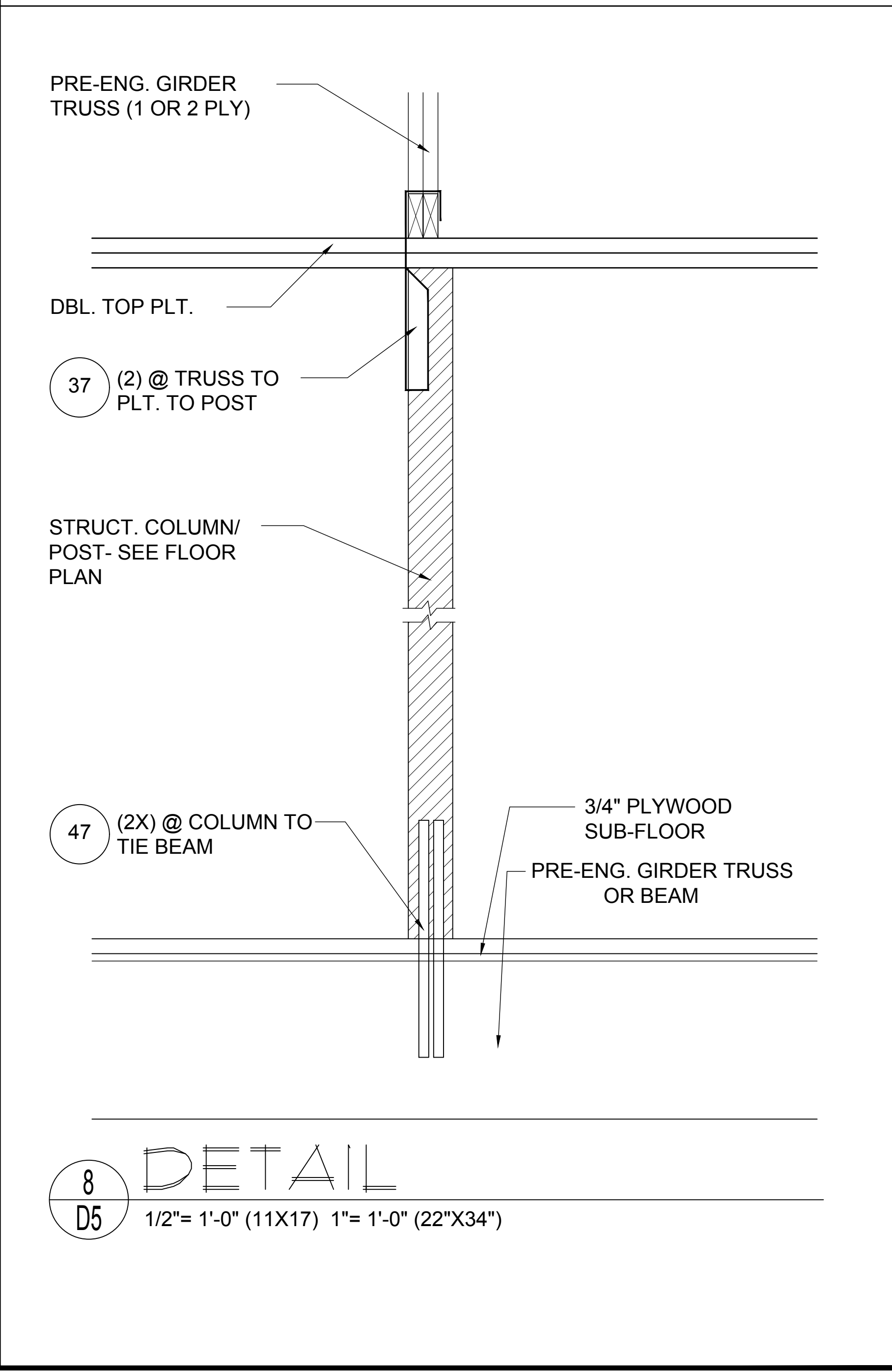
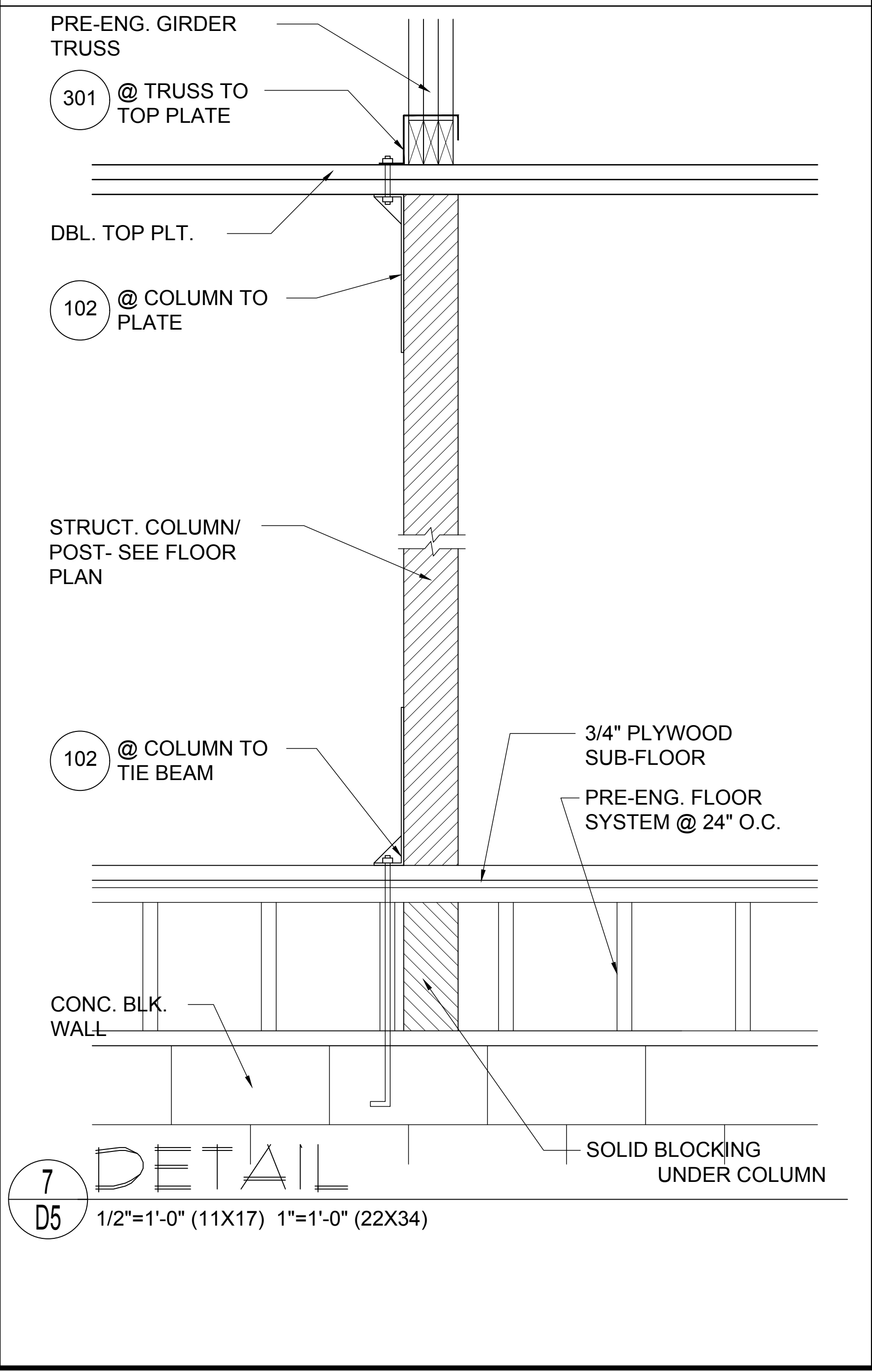
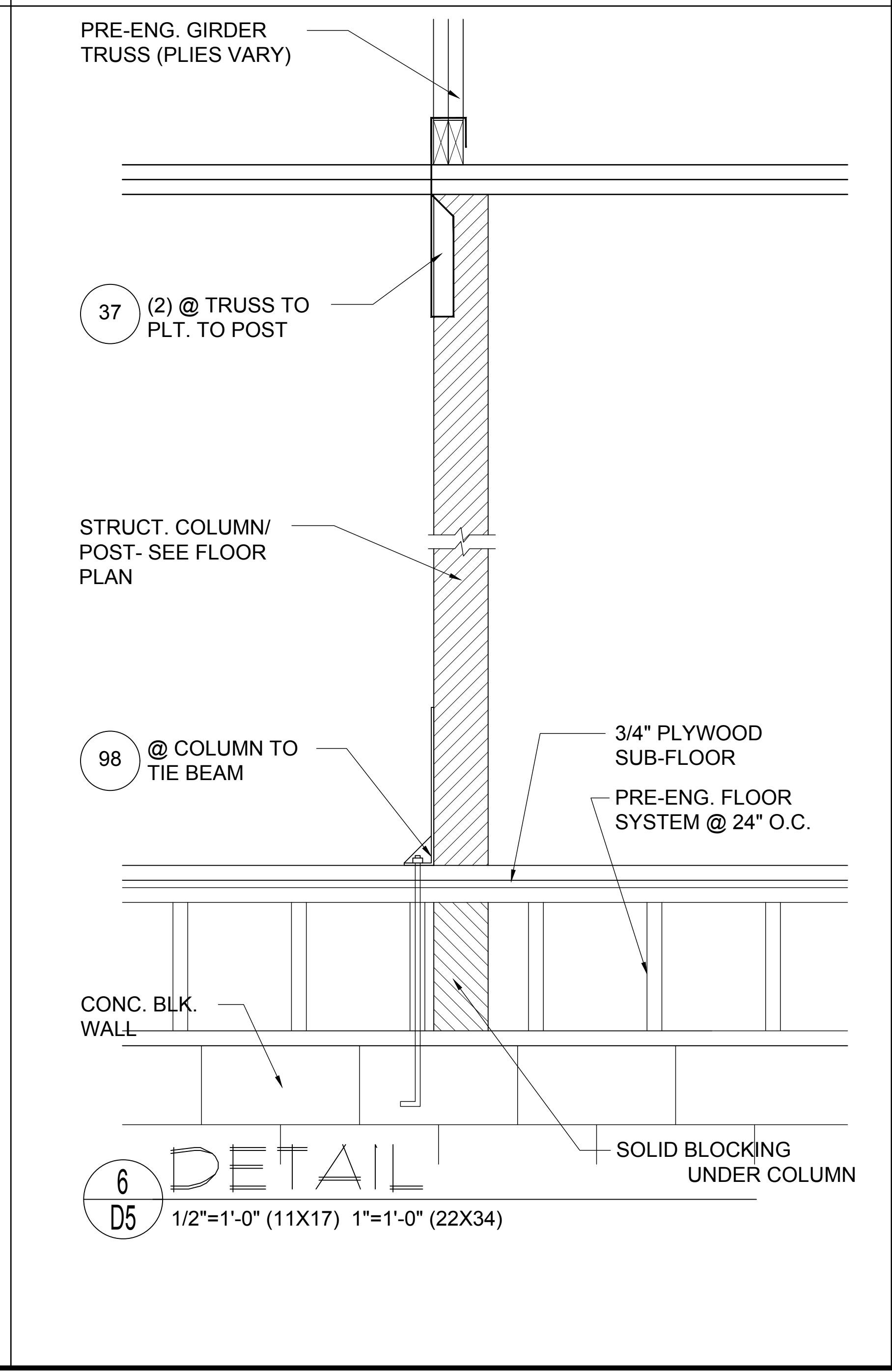
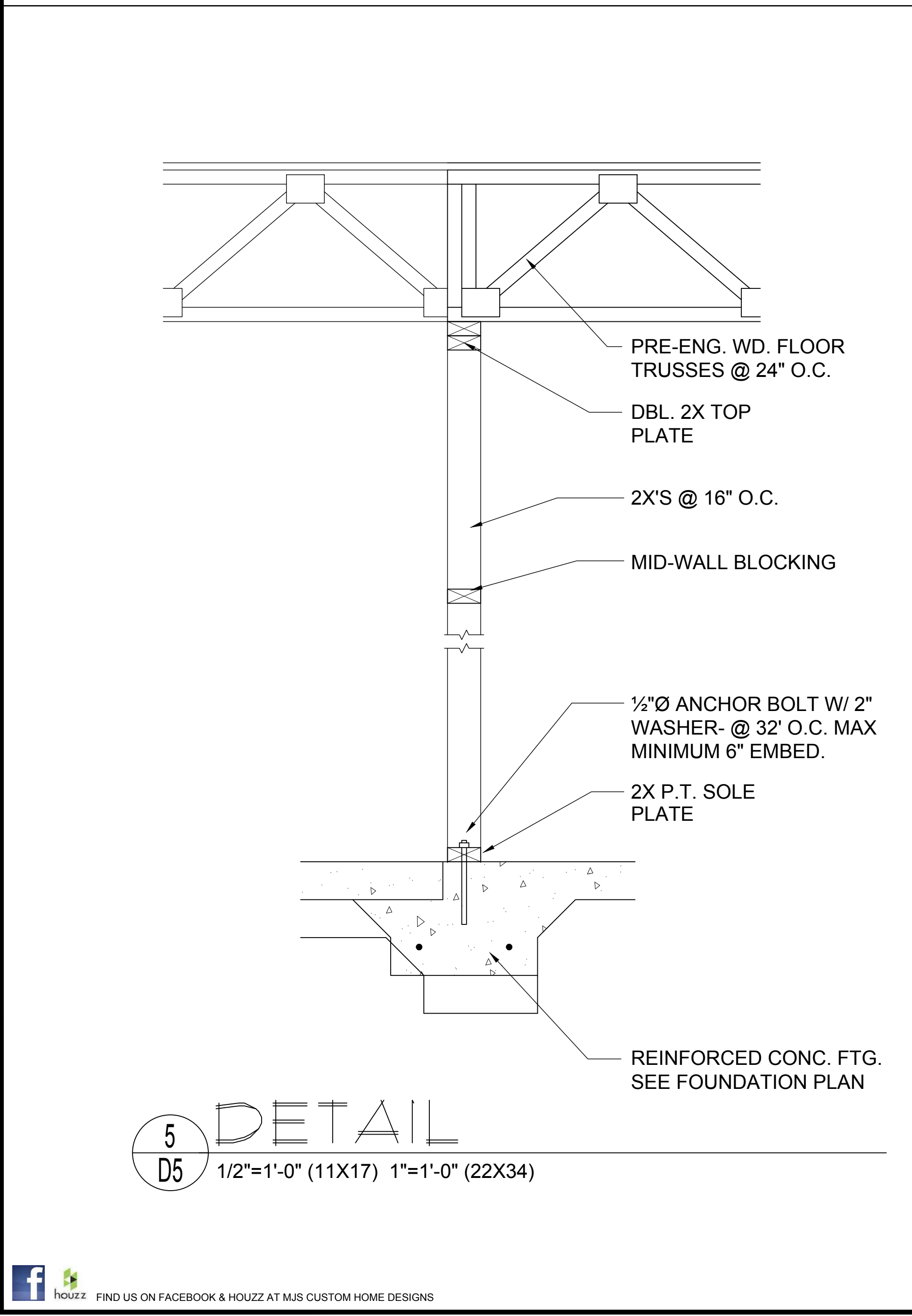
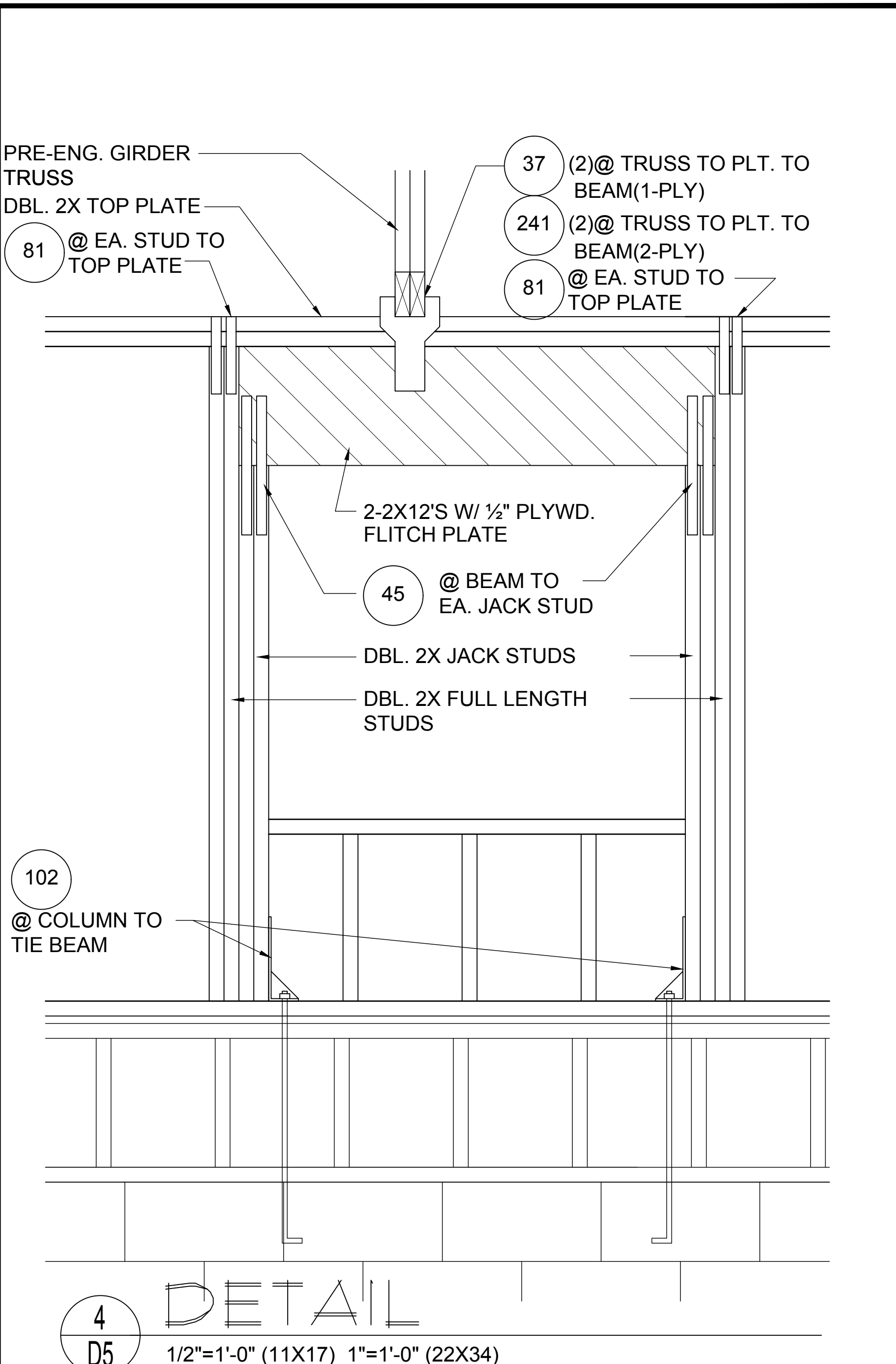
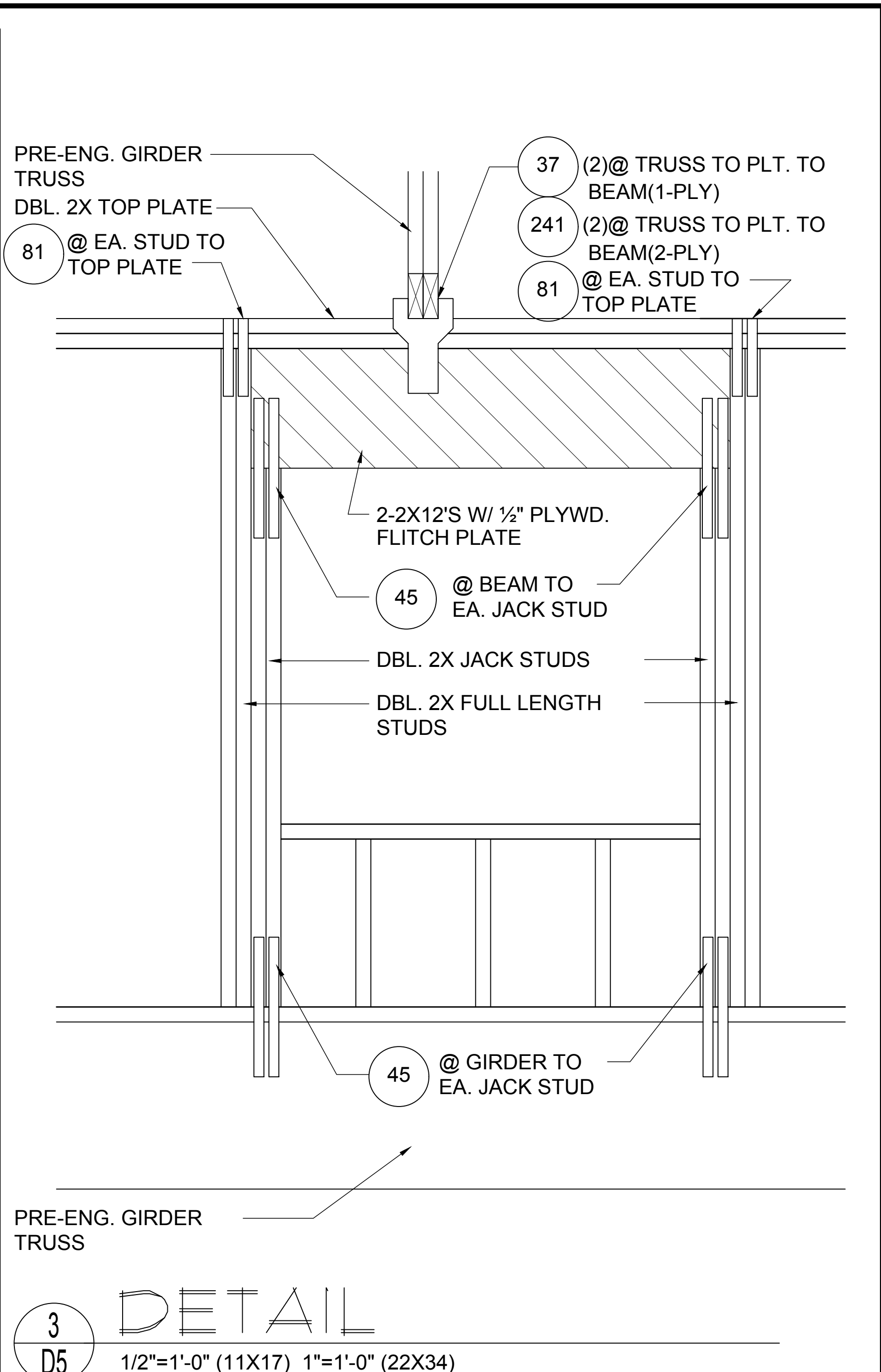
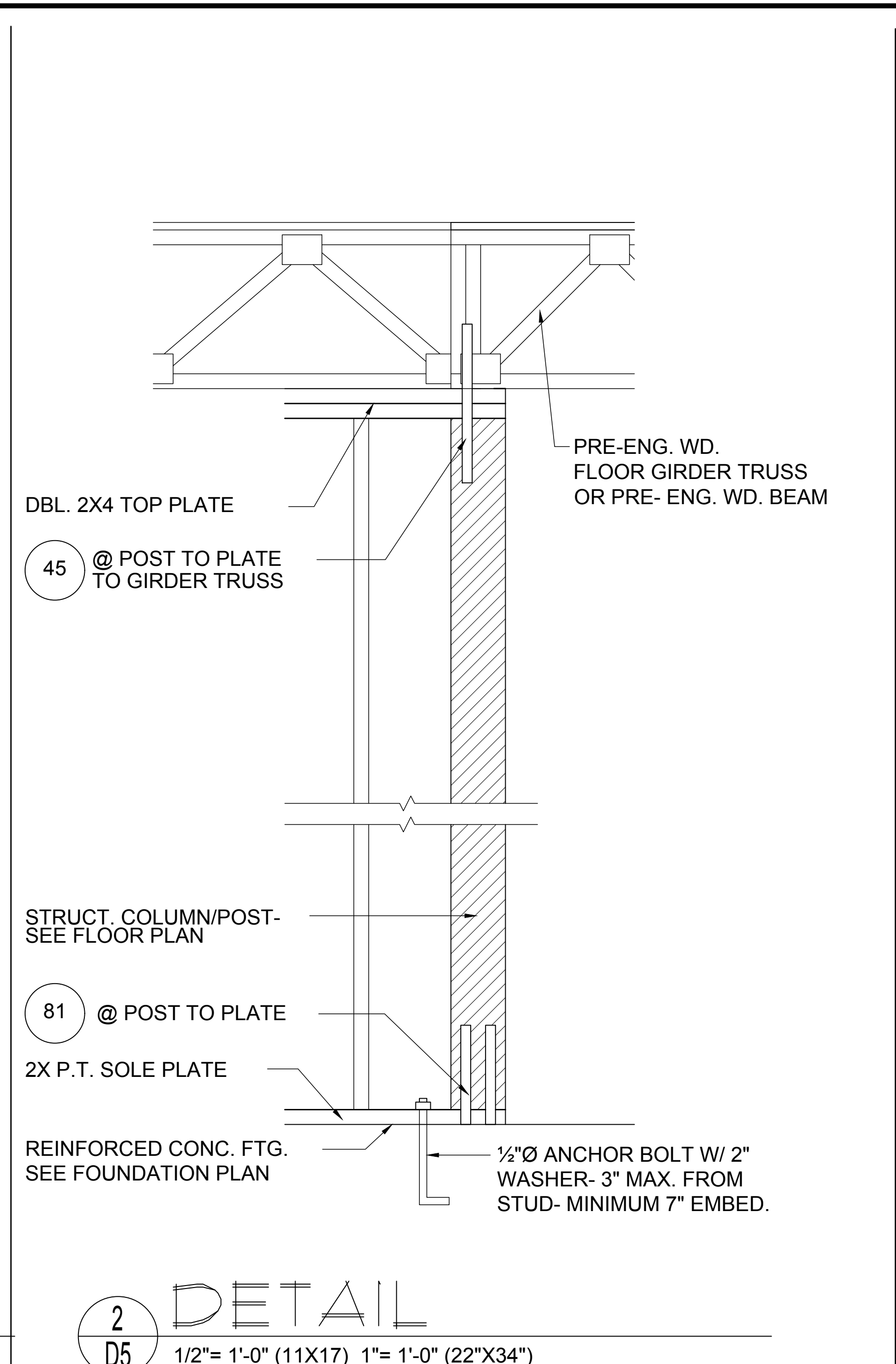
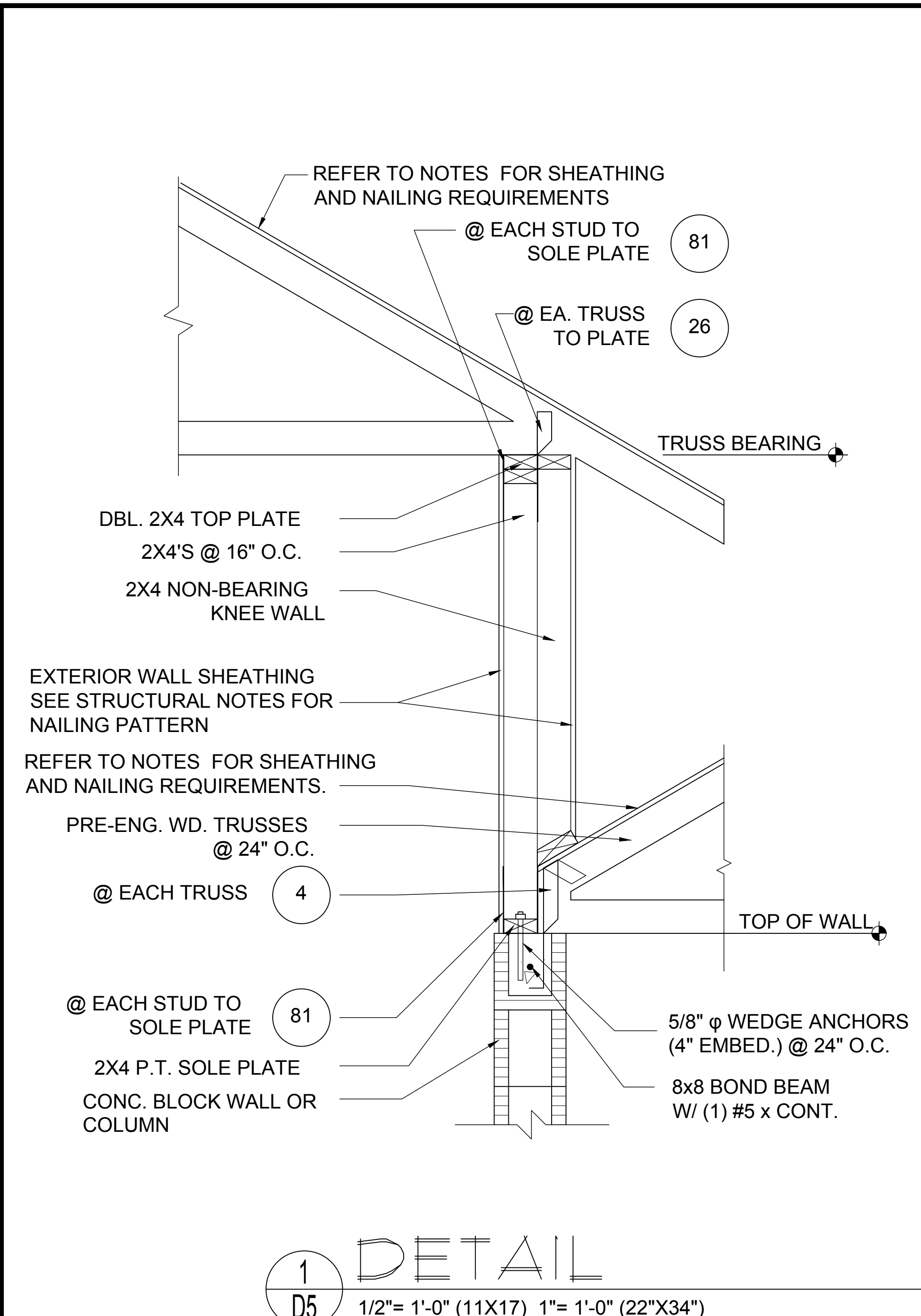
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SCALE: AS NOTED
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DESIGNED BY: MJS

STRUCTURAL DETAILS
D4

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4-Unit: Rear Load Detached
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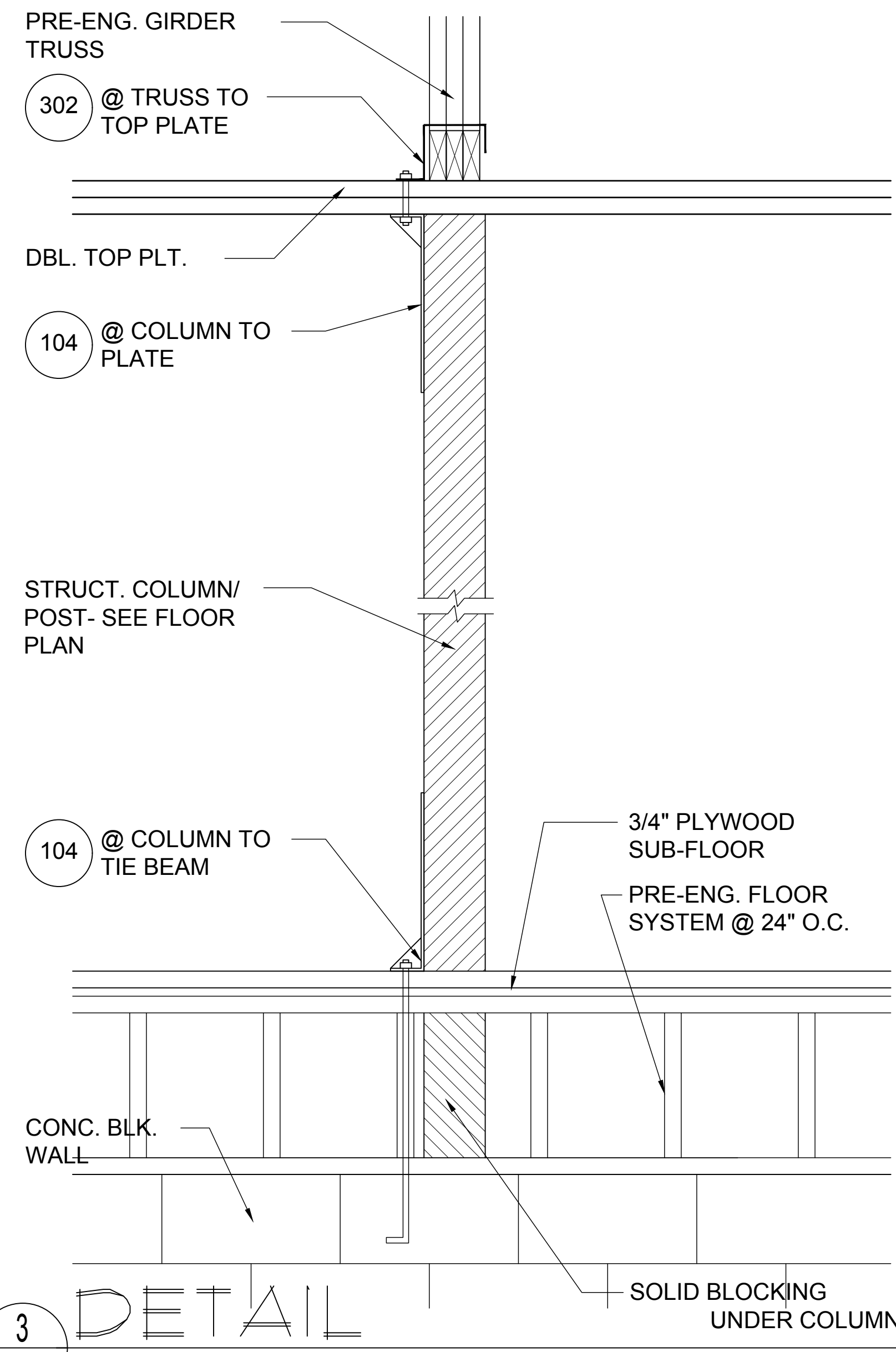
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REVISIONS

PROJECT: 22-1148
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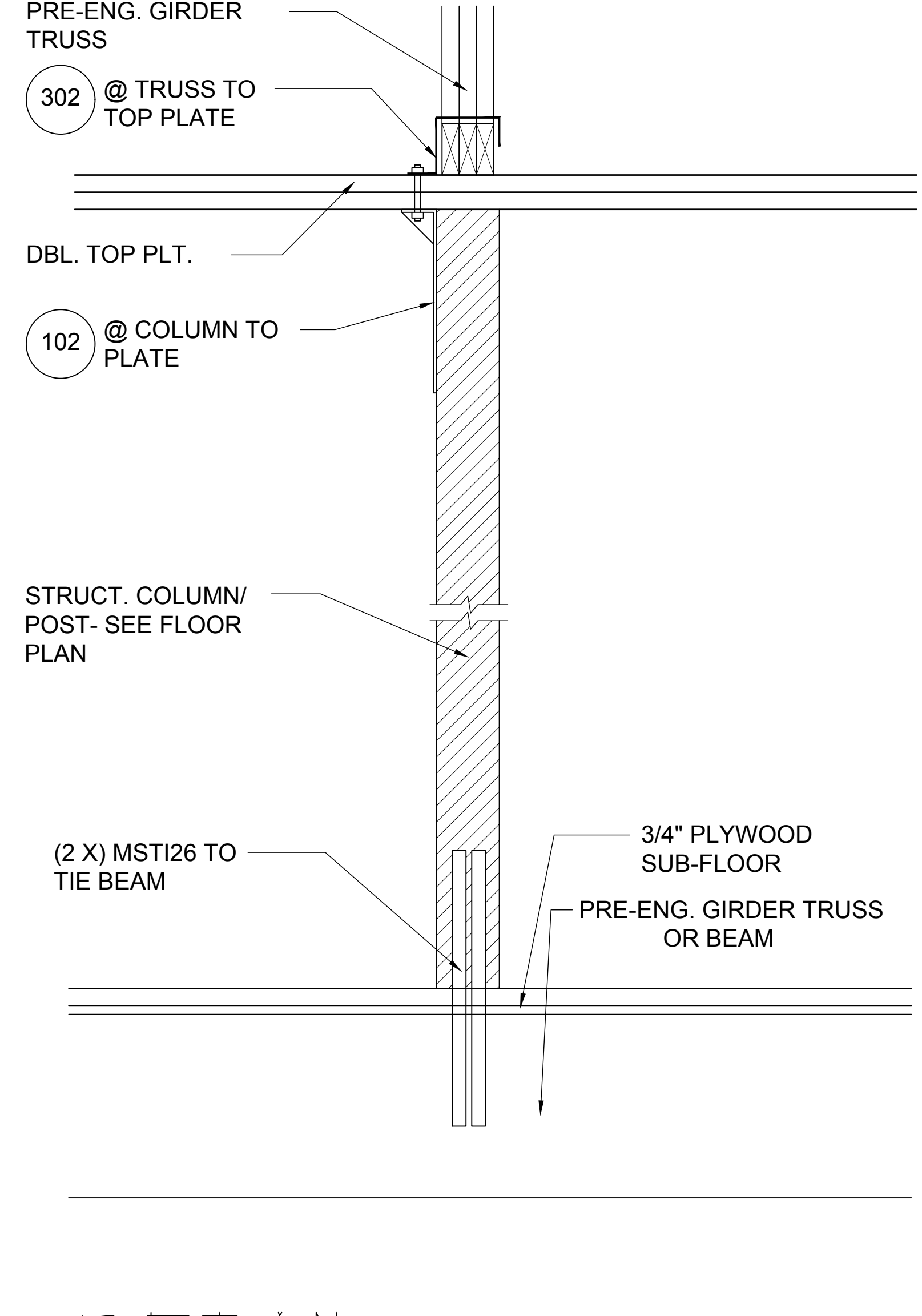
STRUCTURAL DETAILS
D5

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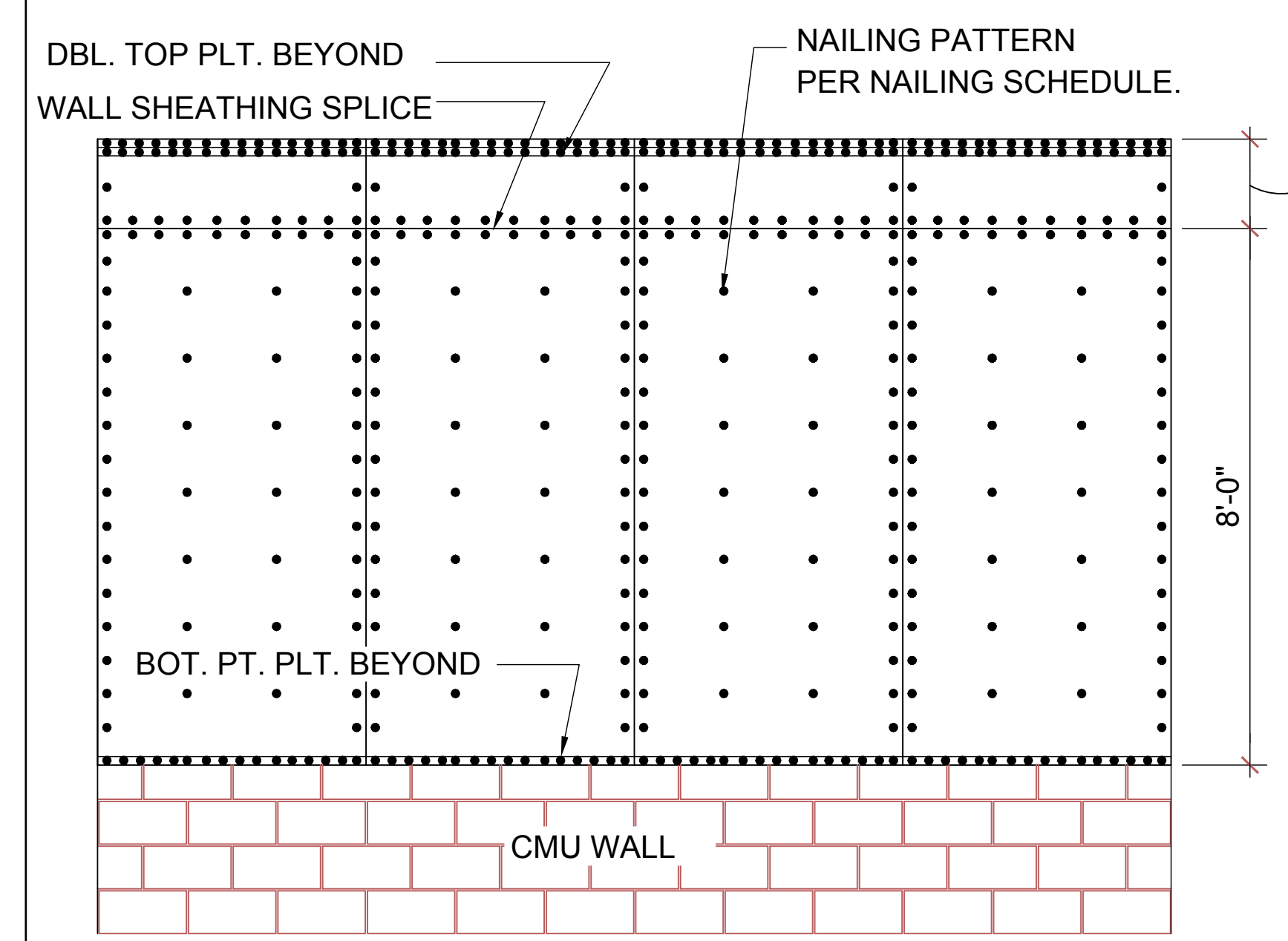
3 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



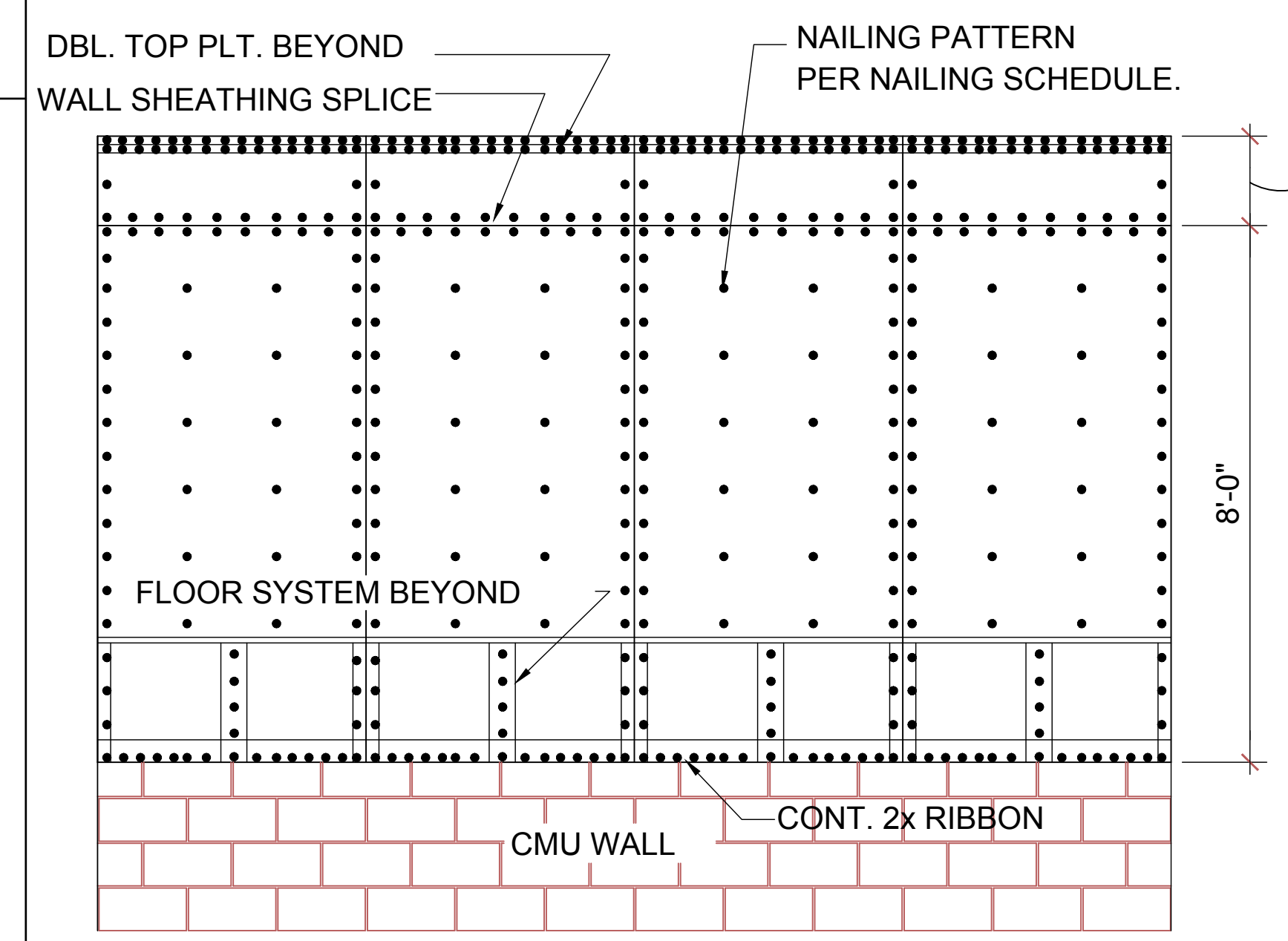
4 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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

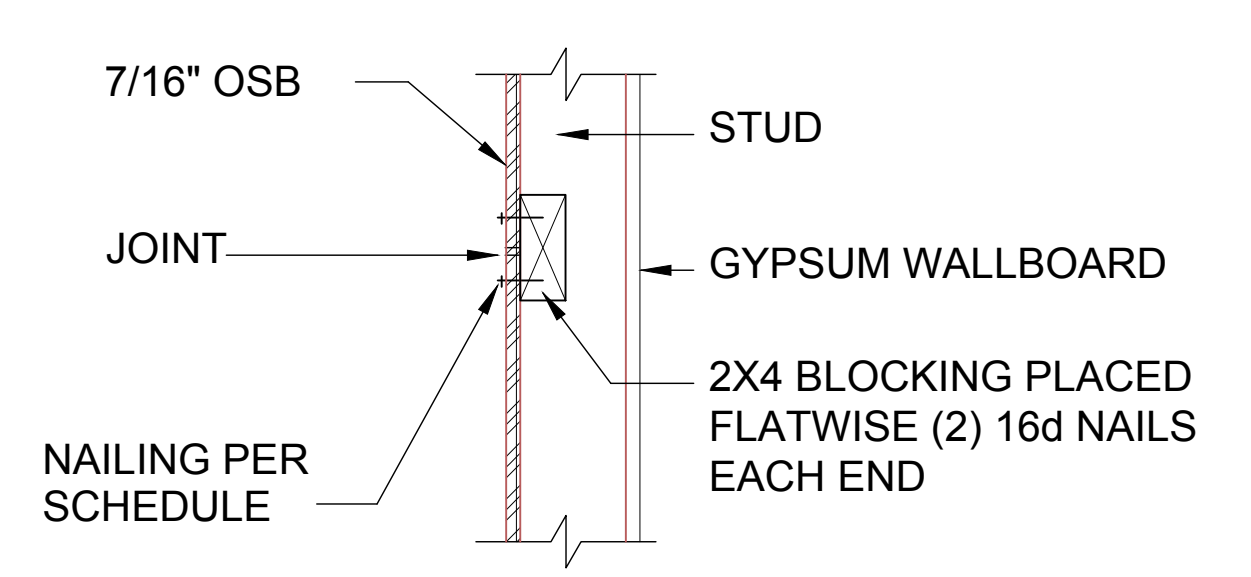
NAILING SCHEDULE:
(2) ROWS @ 3" O.C. AT TOP AND (1) ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



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

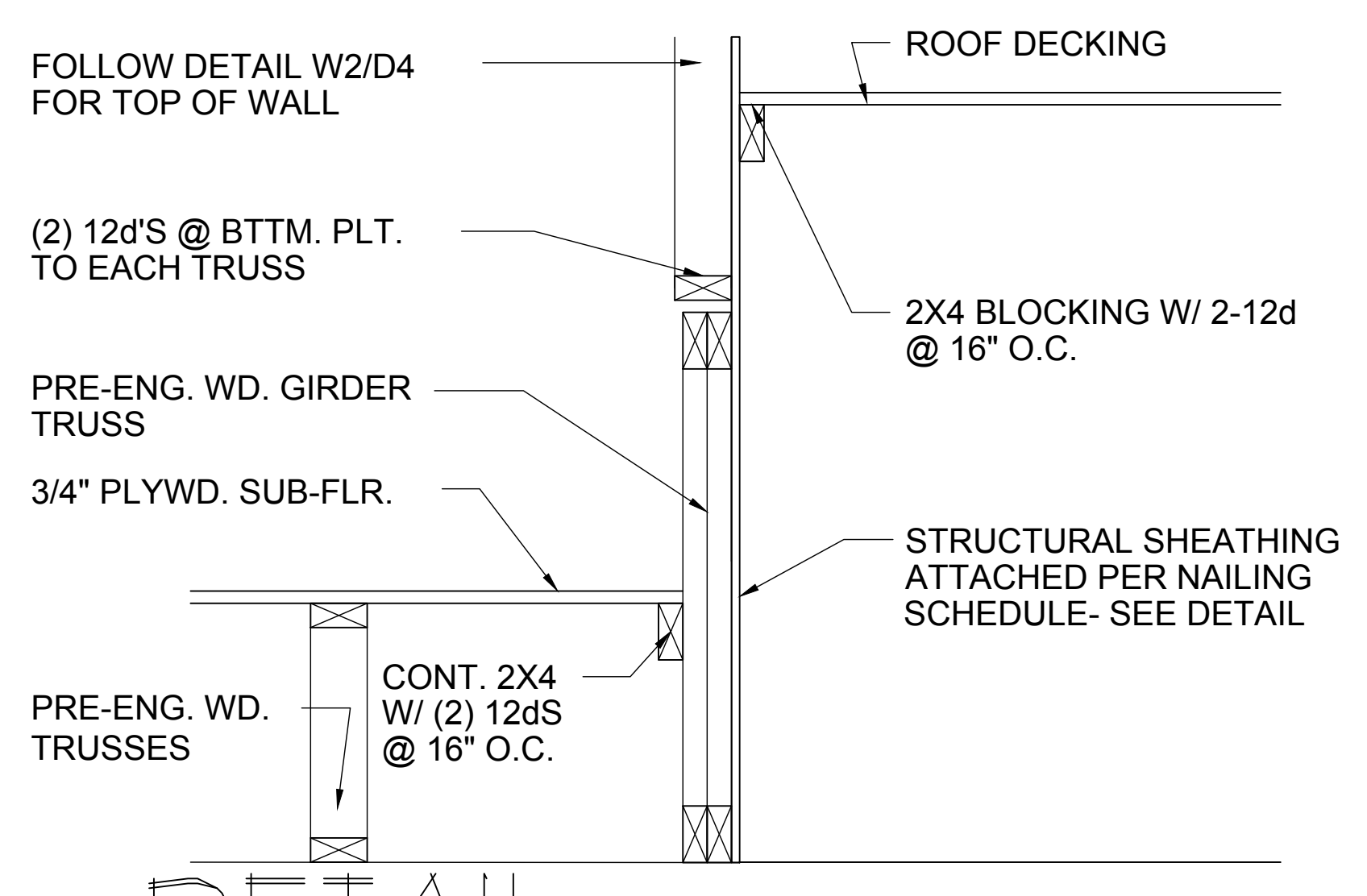


B SHEATHING ELEV. 2-STORY FRAMING N.T.S.

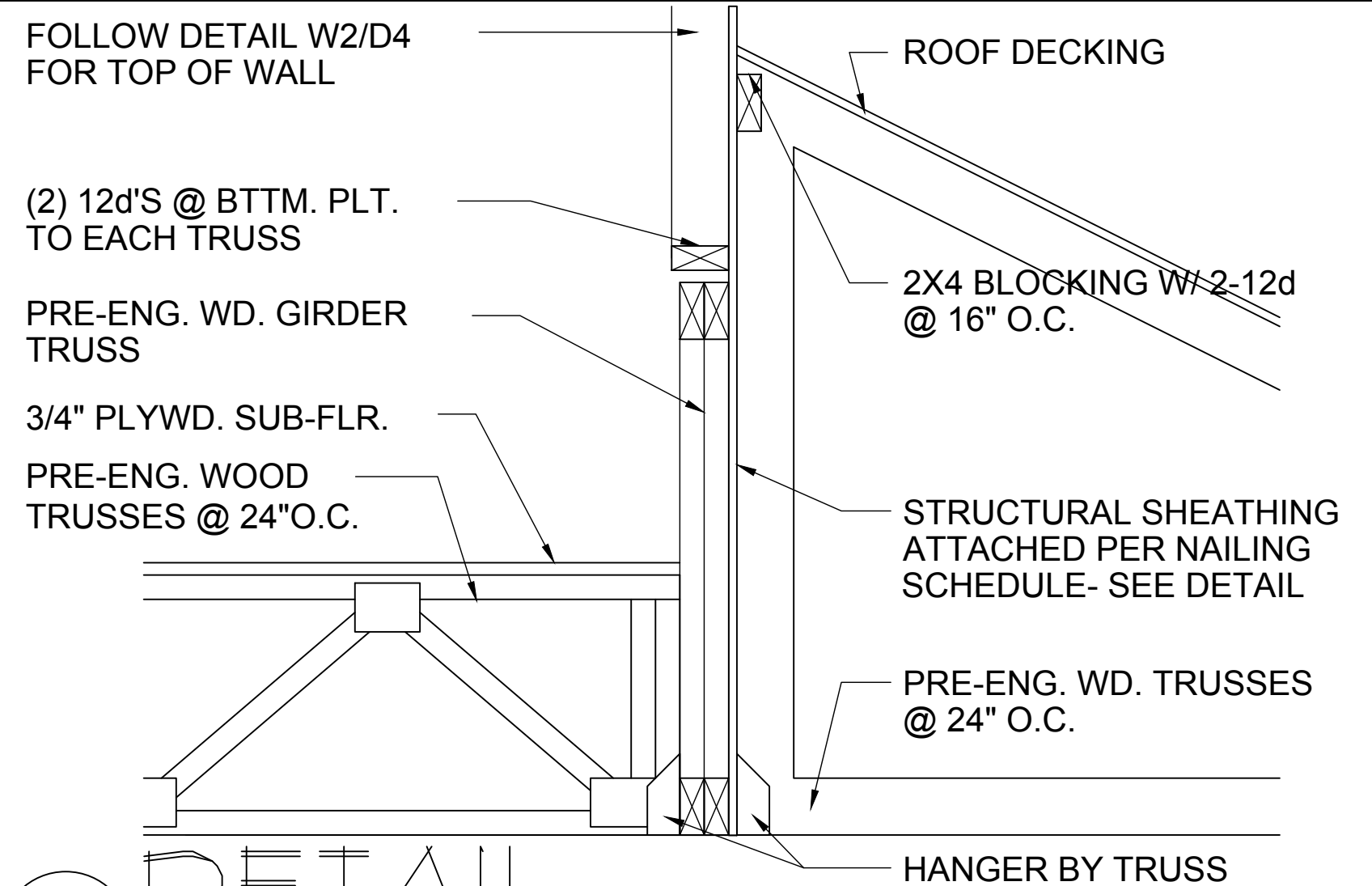


C SHEATHING BLOCKING @ HORIZONTAL JOINTS N.T.S.

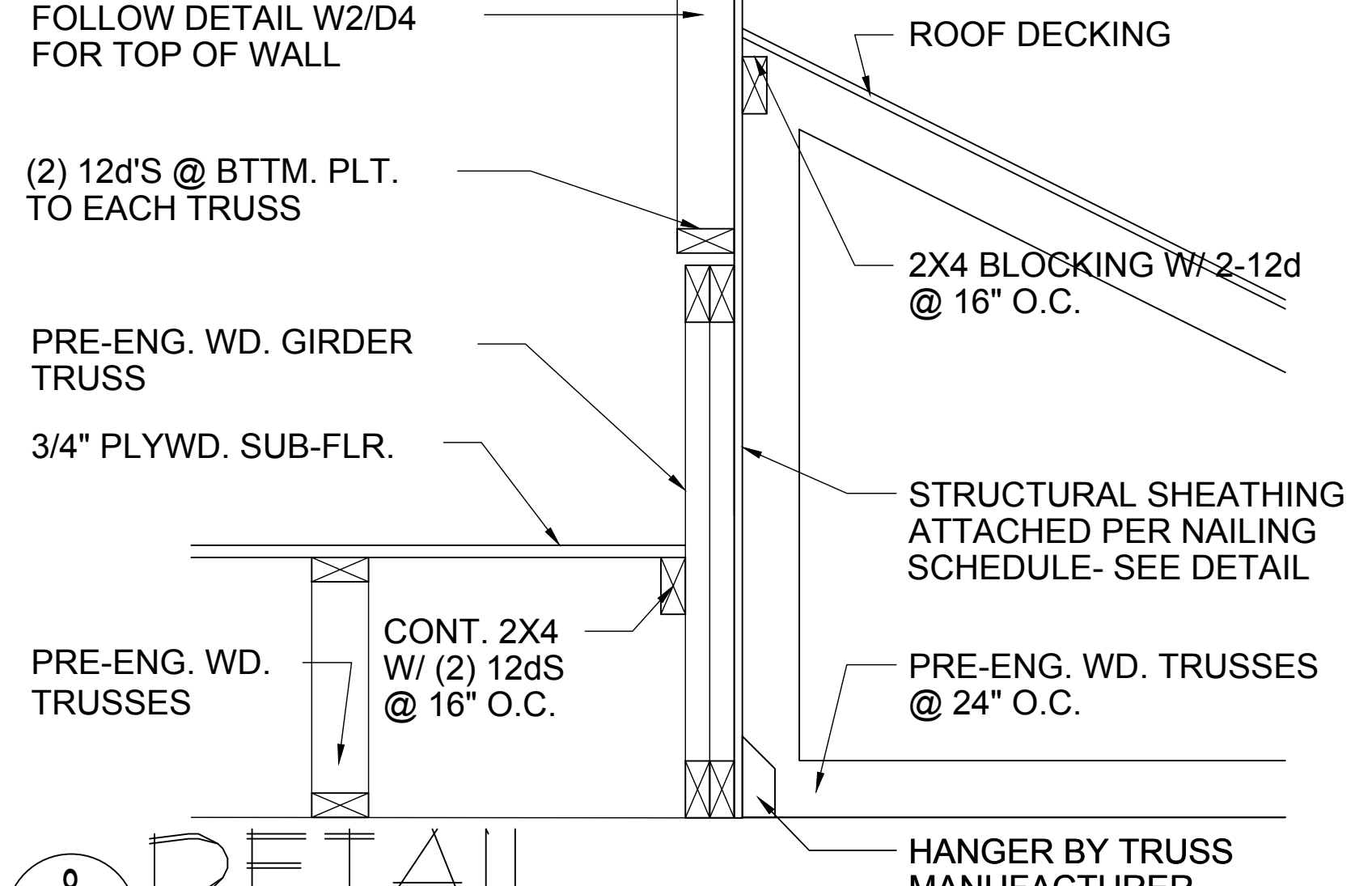
5 SHEATHING UPLIFT DETAILS
D6



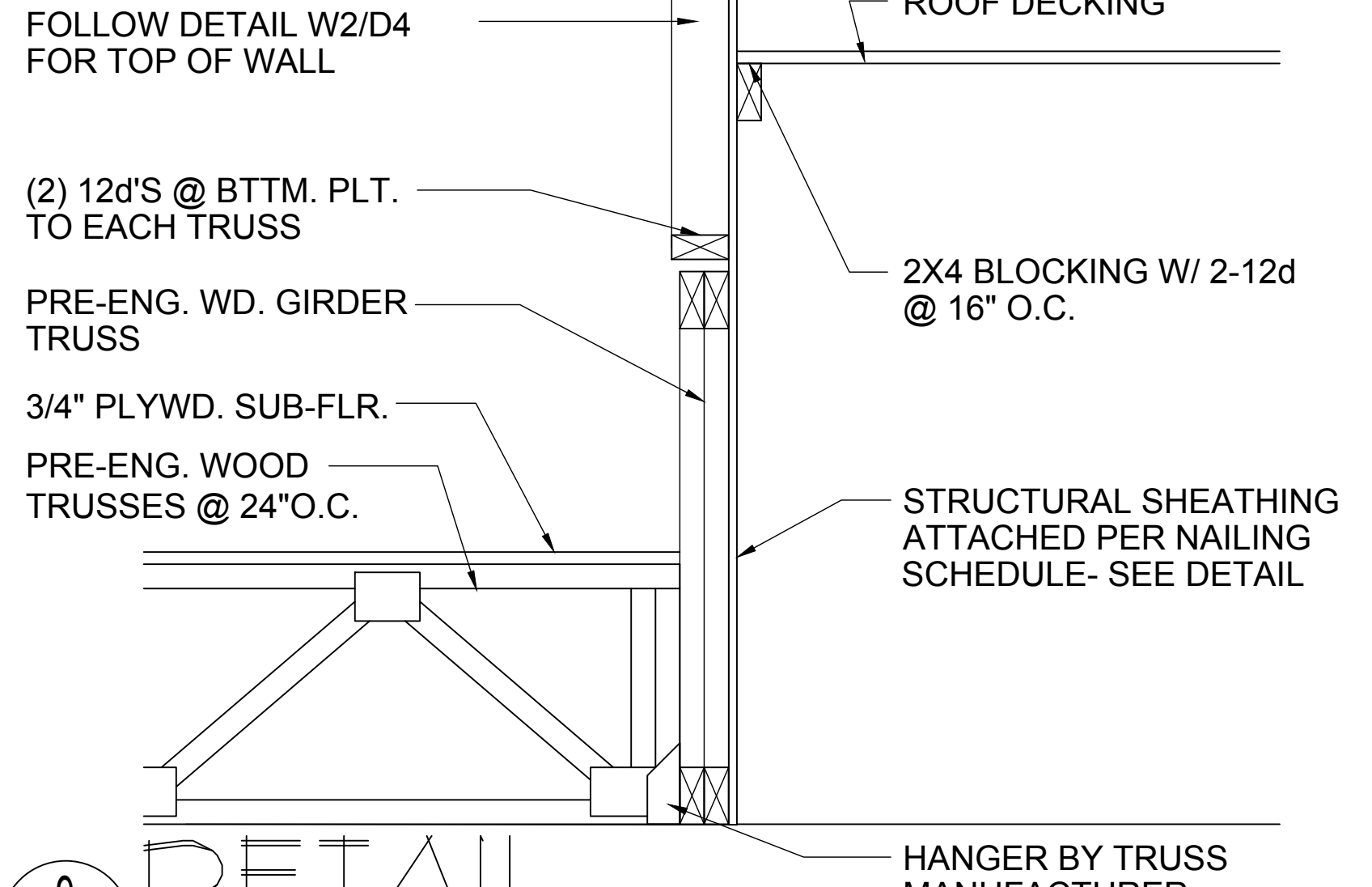
6 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



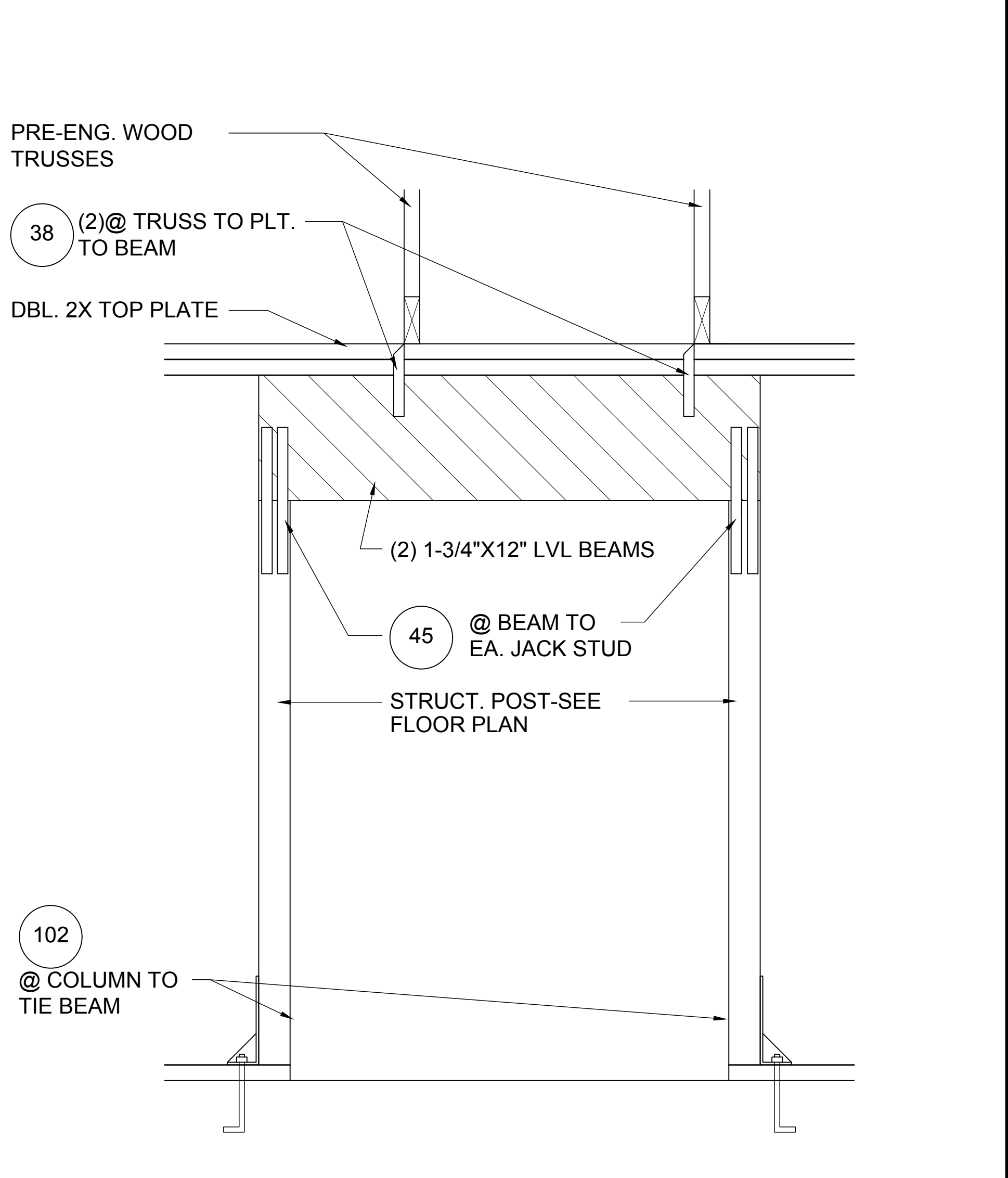
7 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



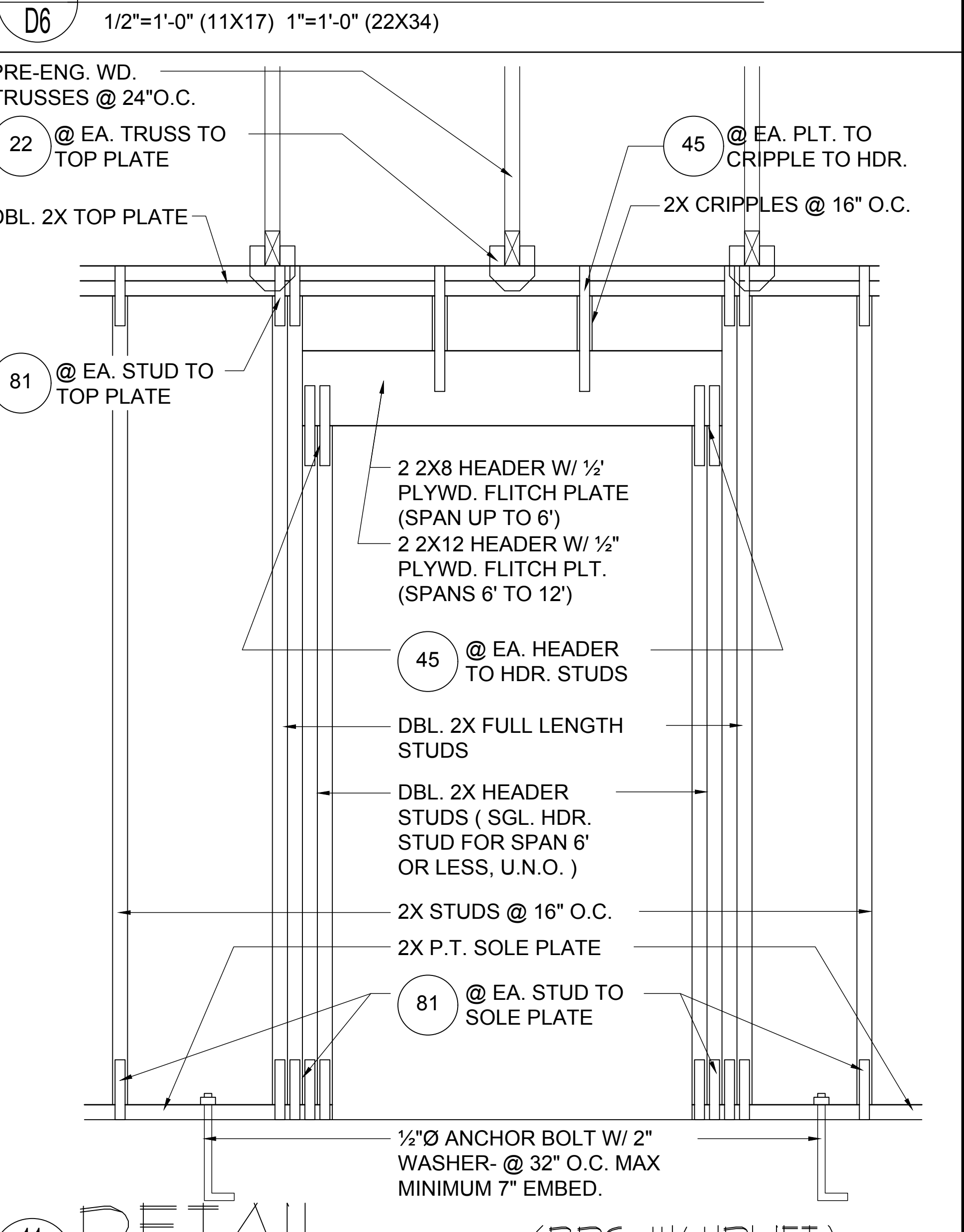
8 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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

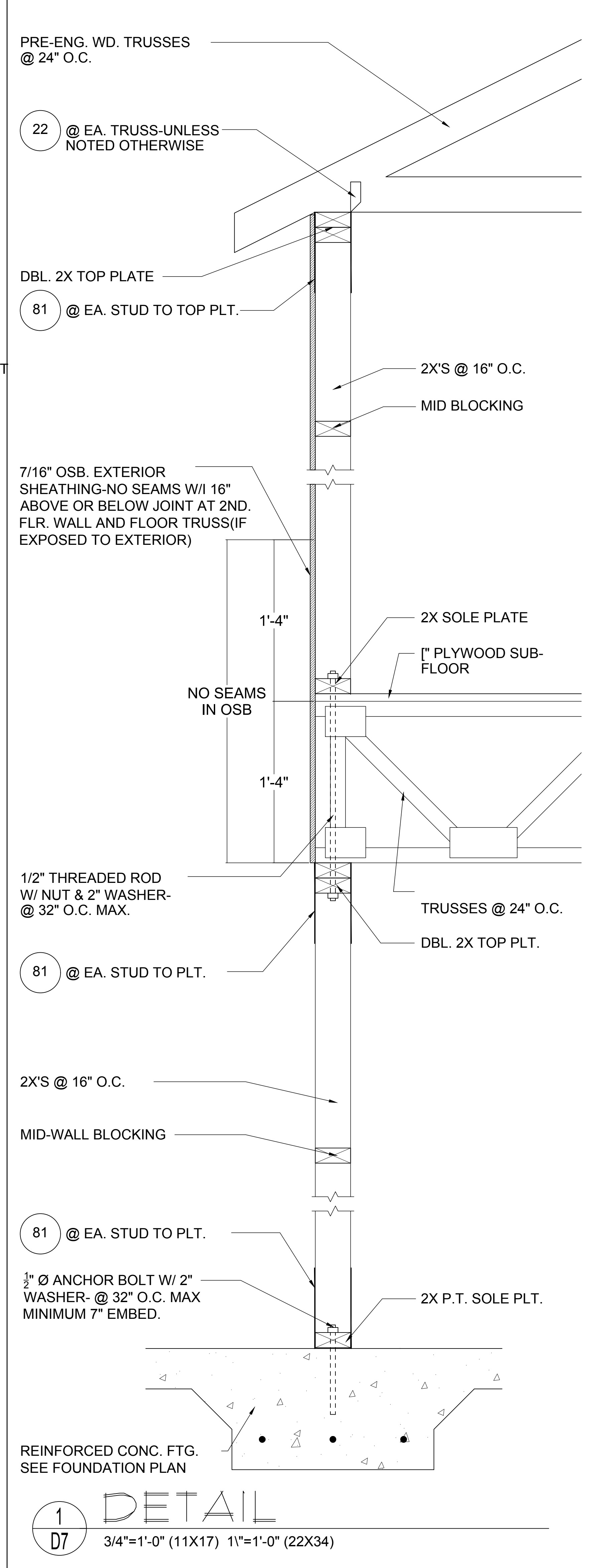
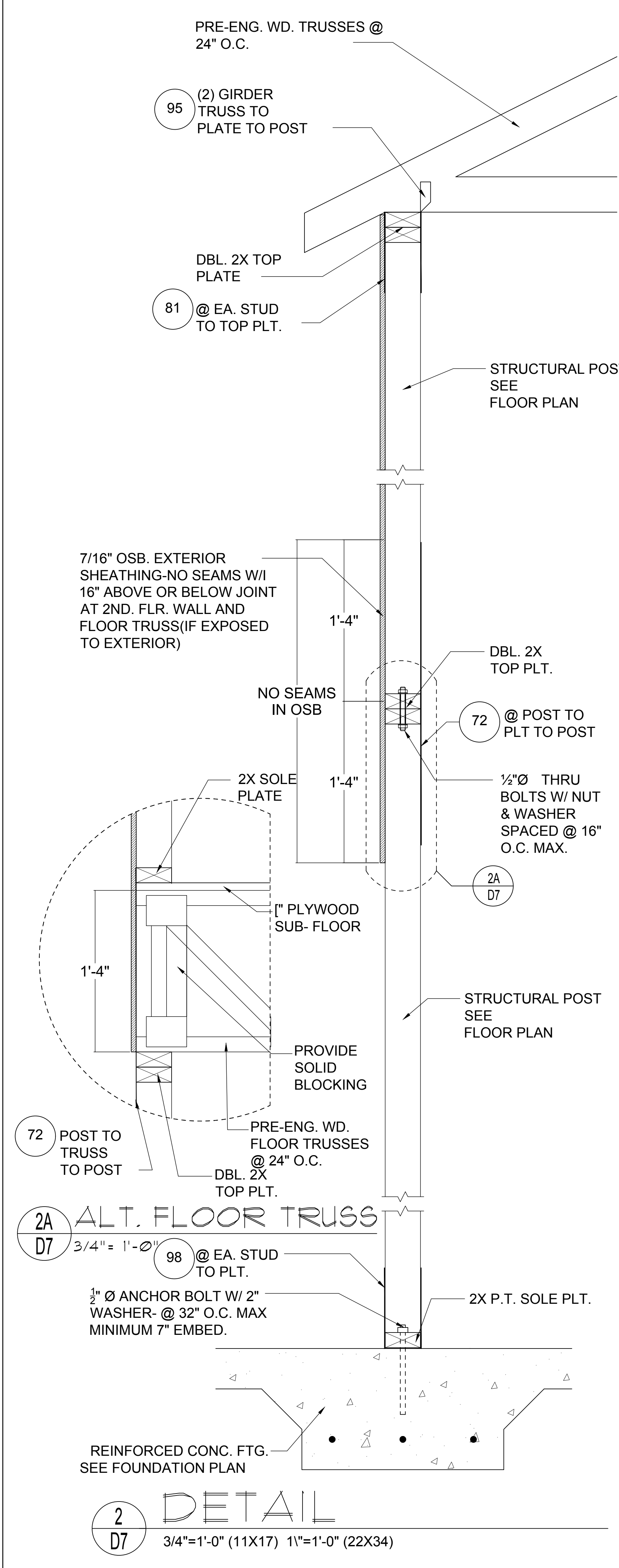
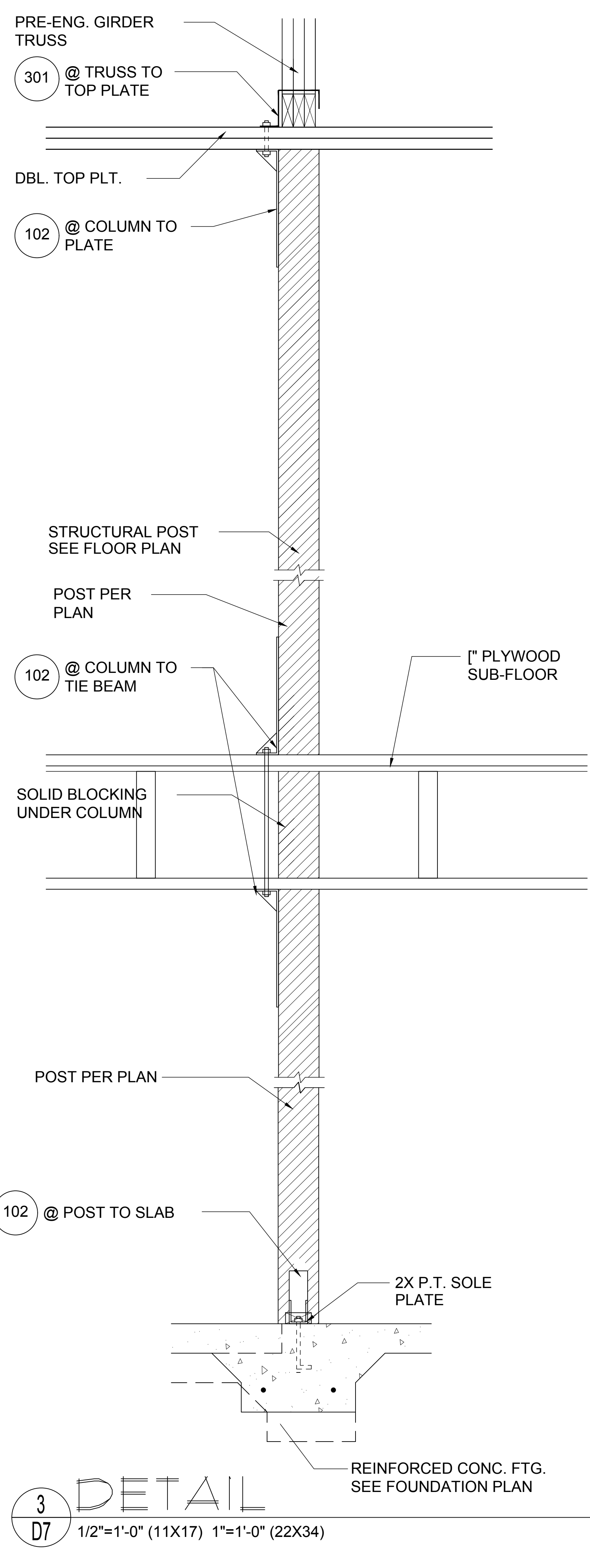
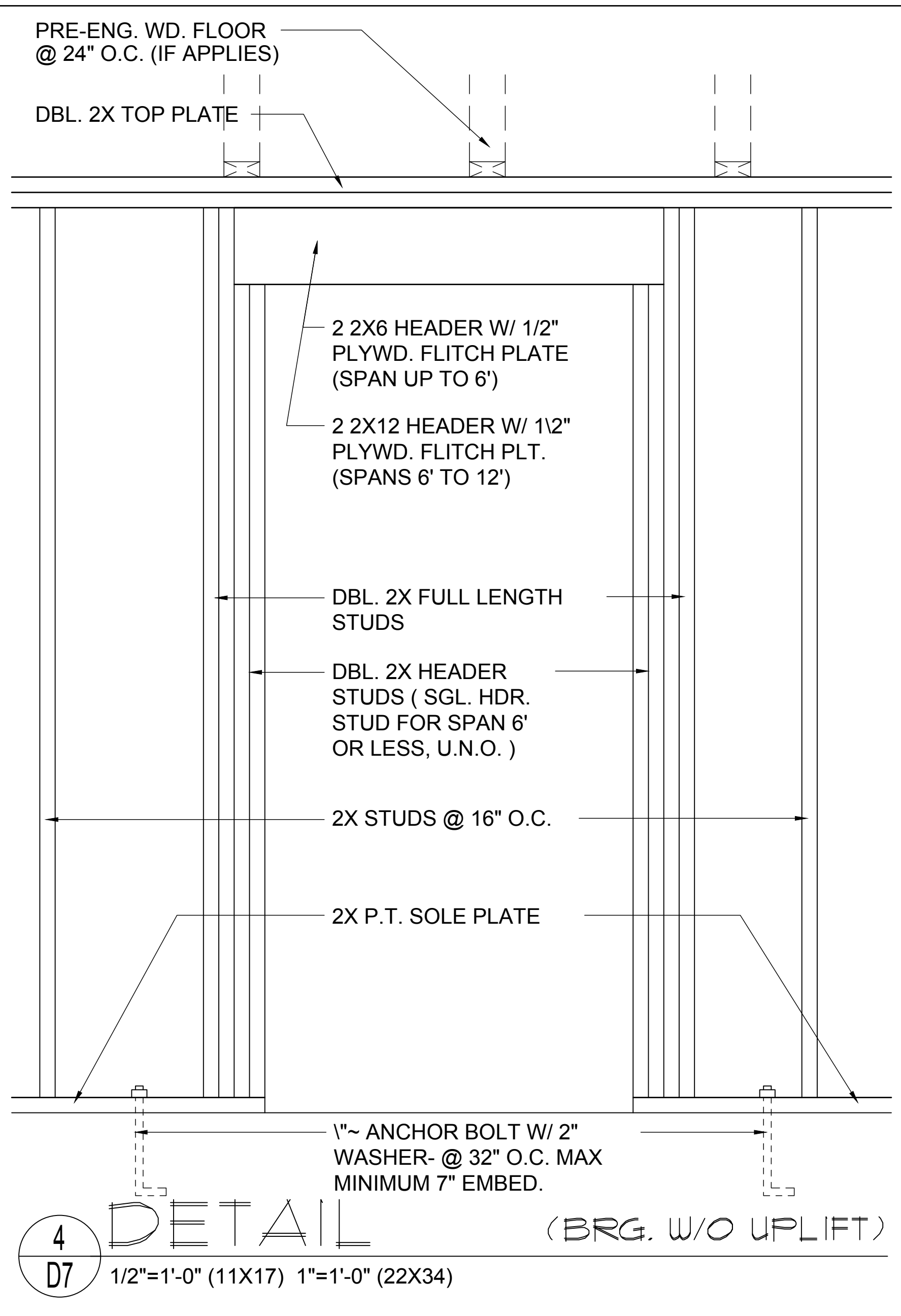
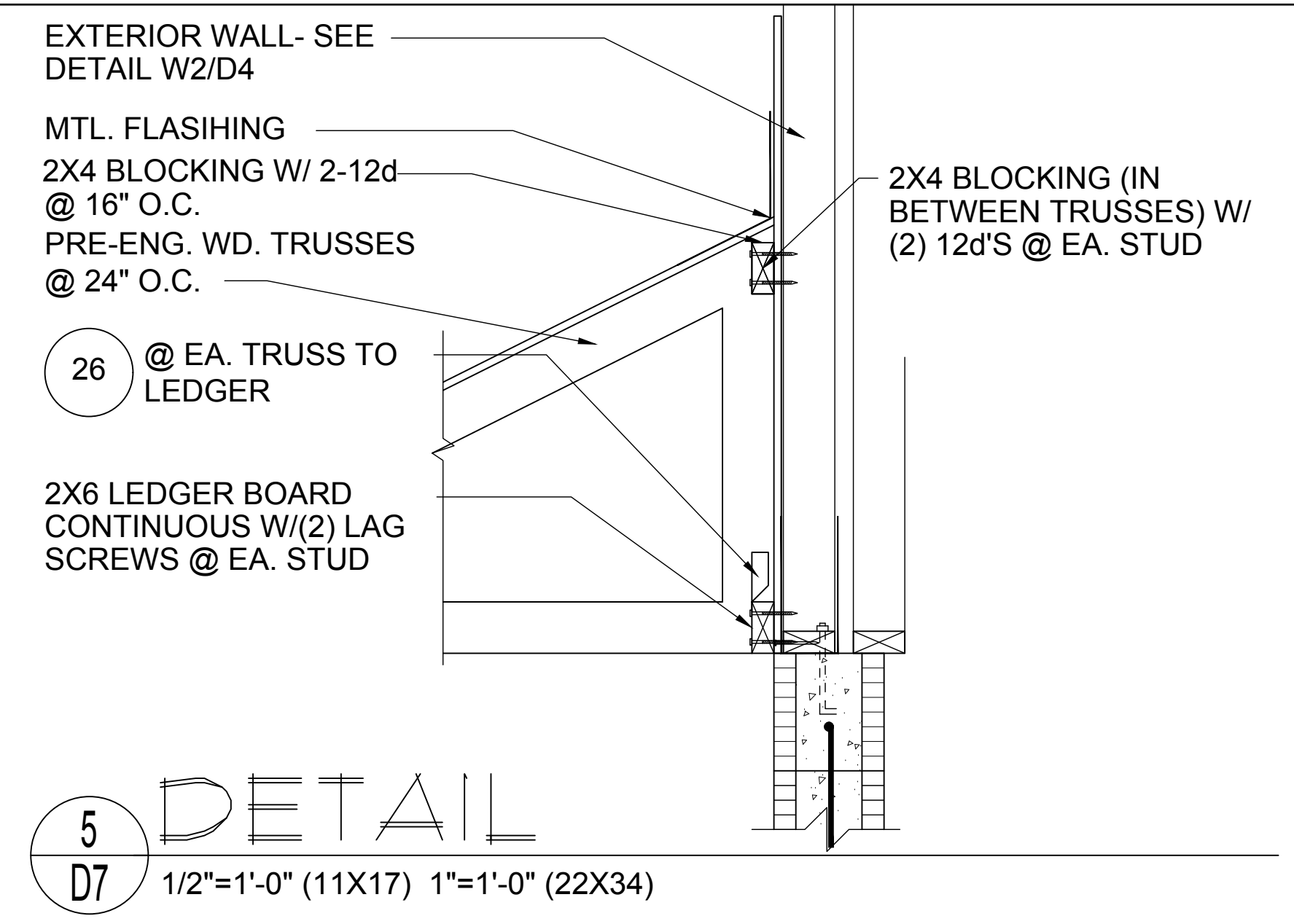
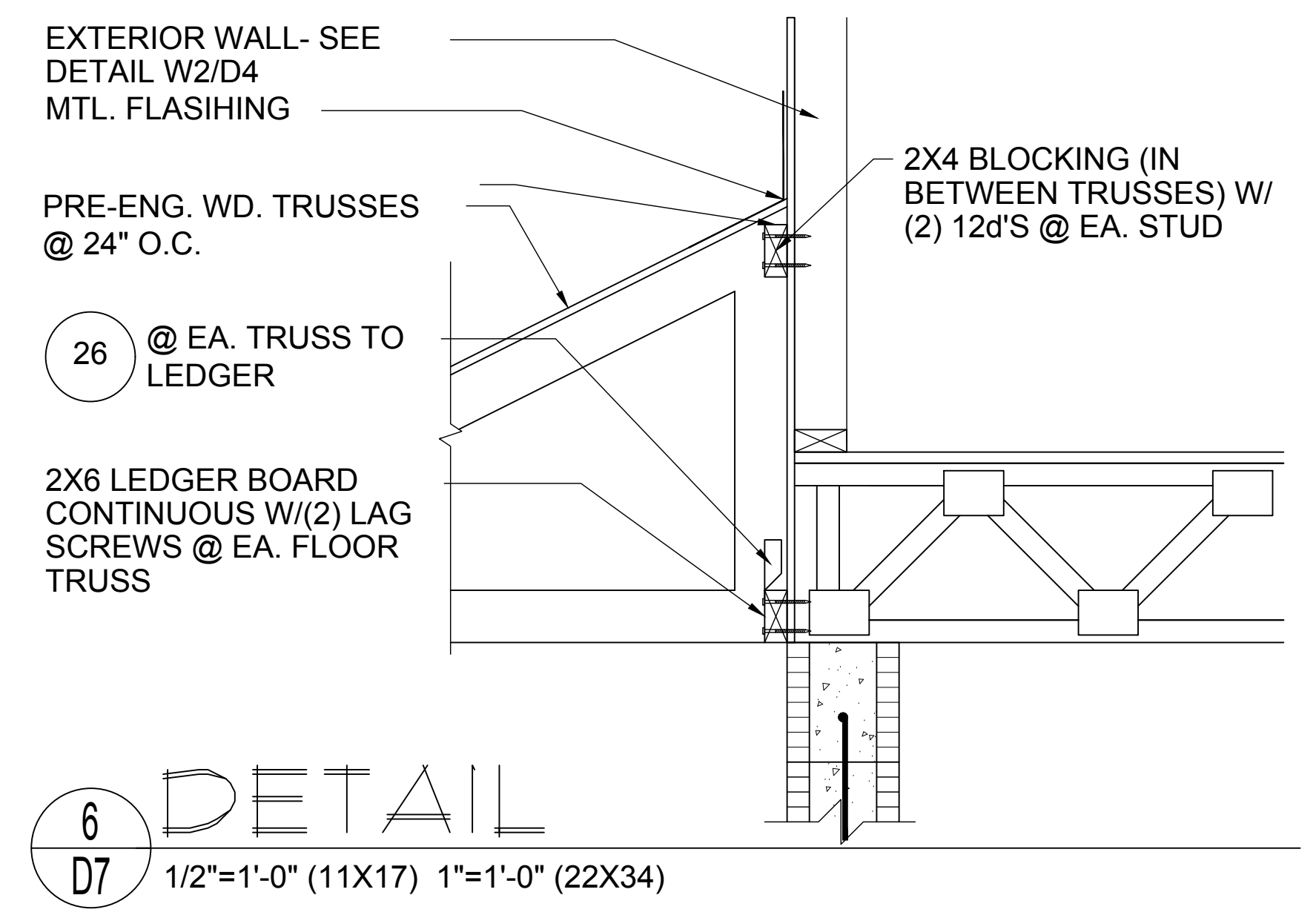


10 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

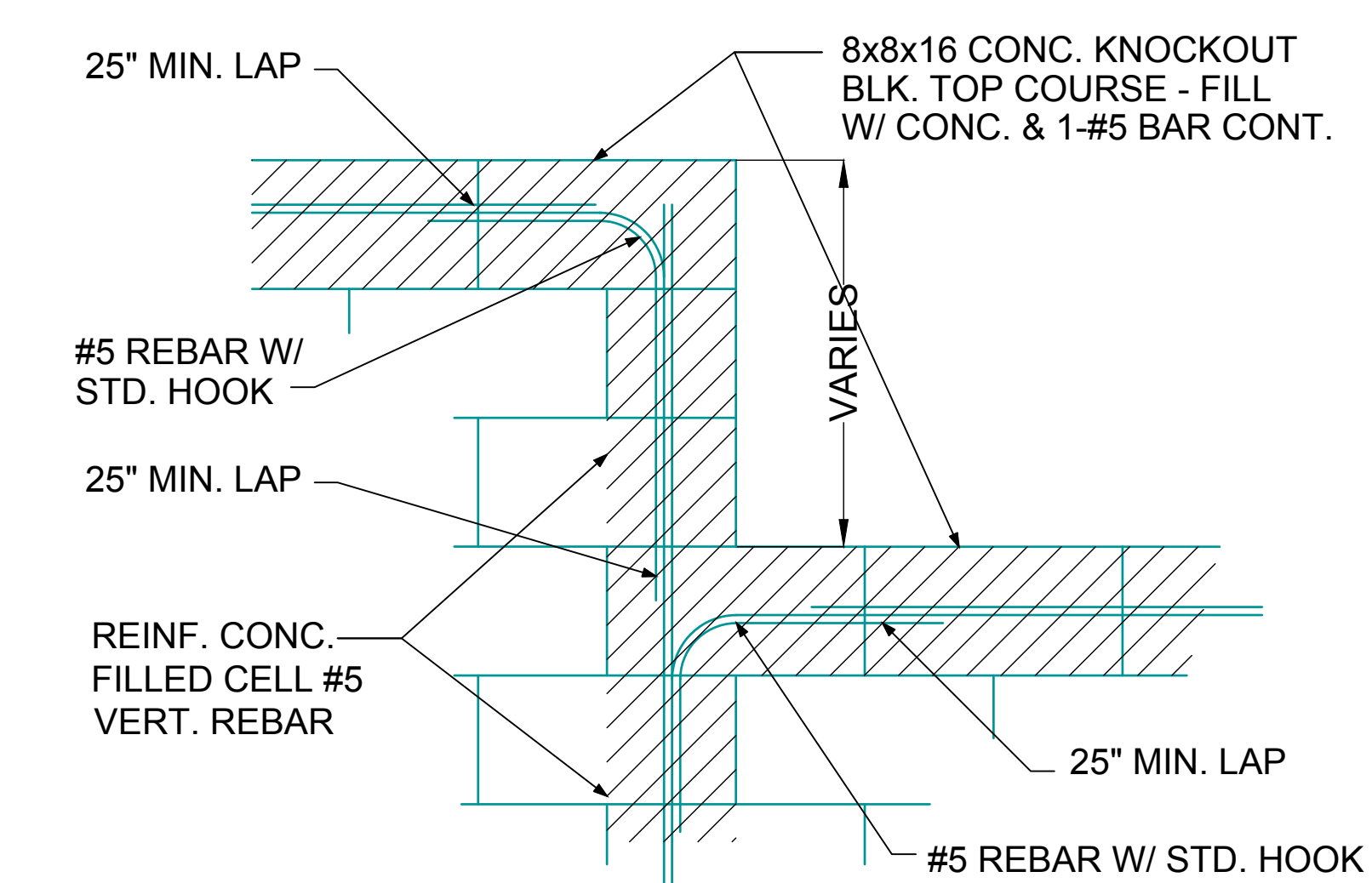


11 DETAIL (BRG. W/ UPLIFT)
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

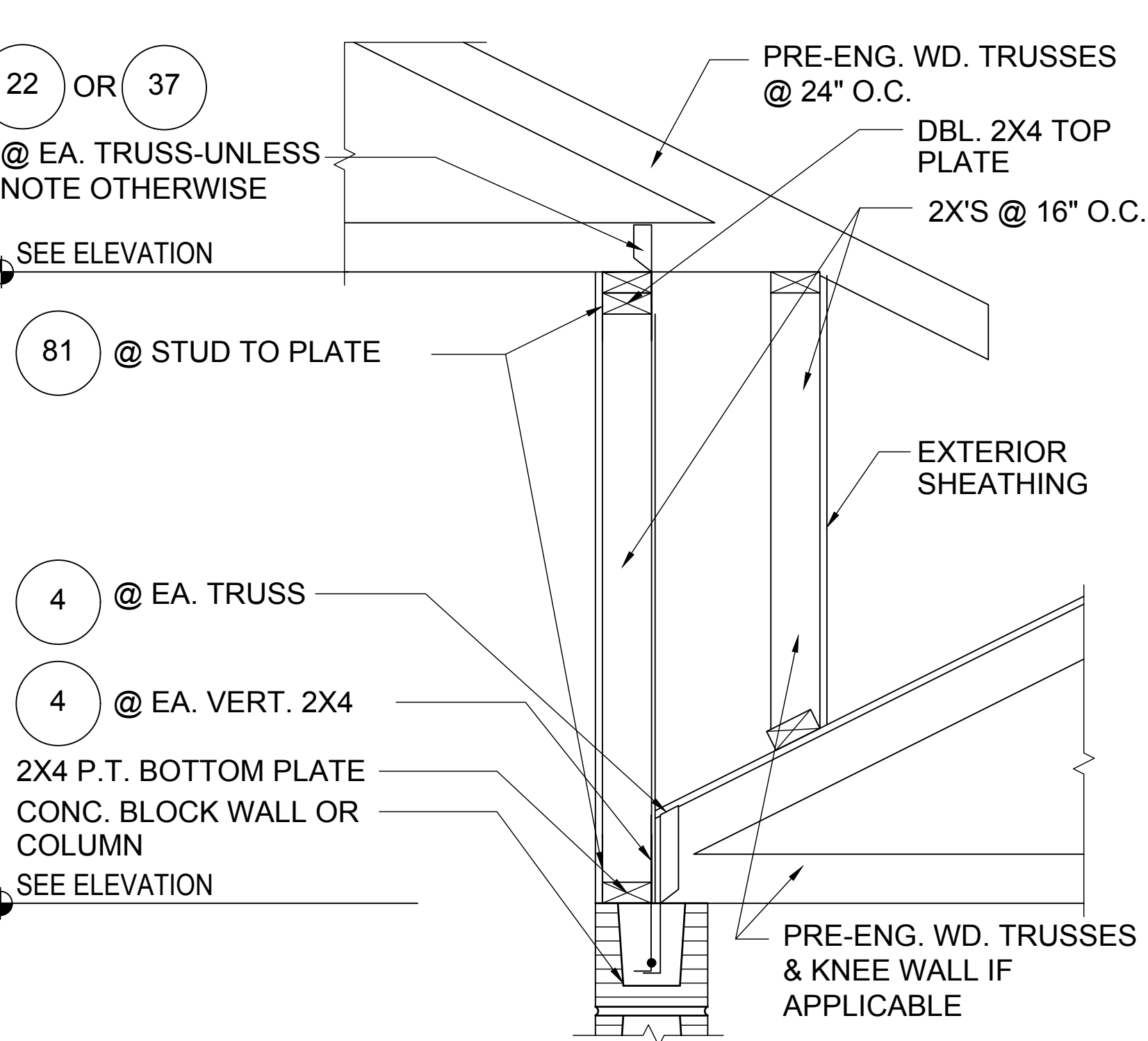
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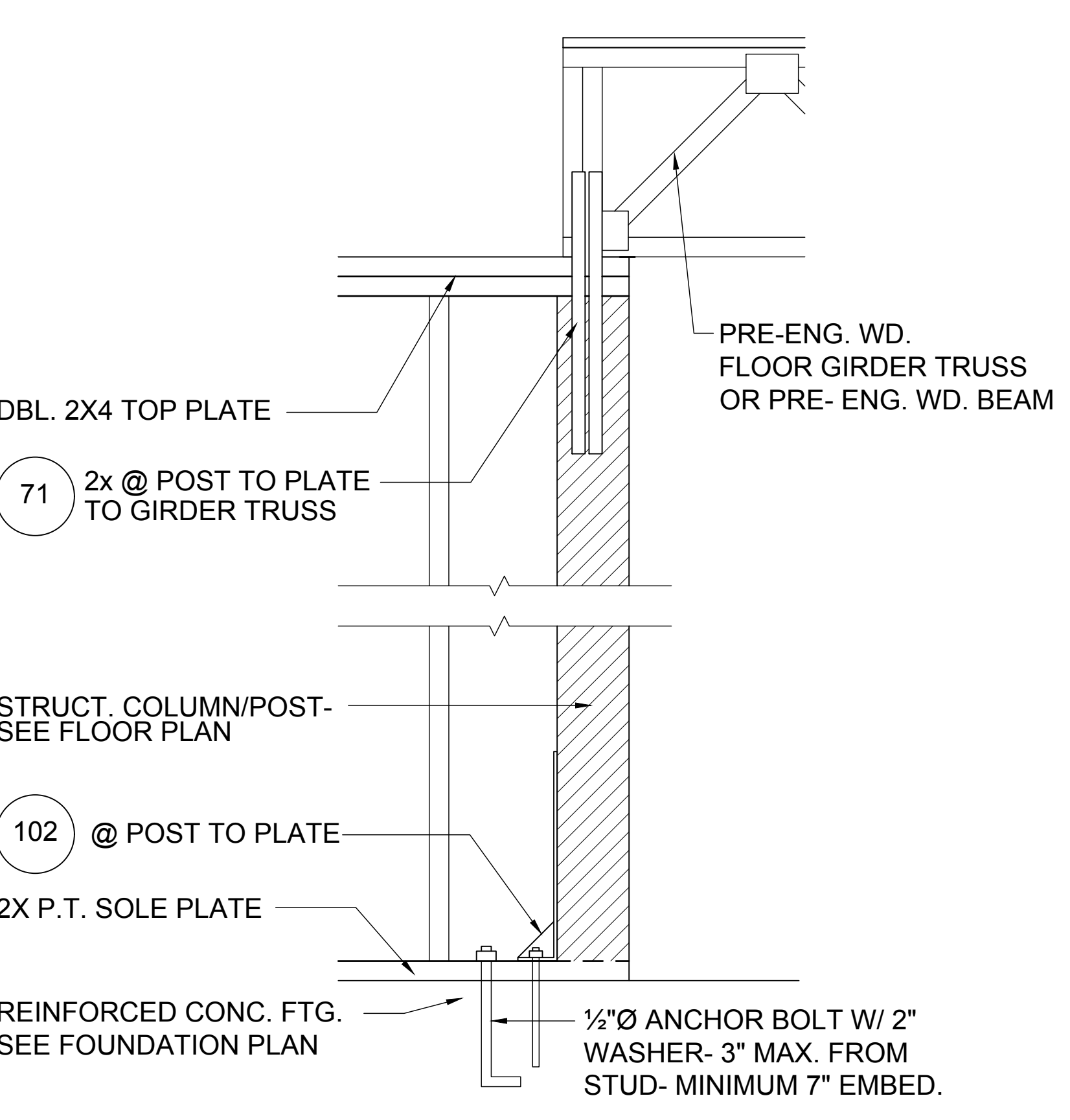
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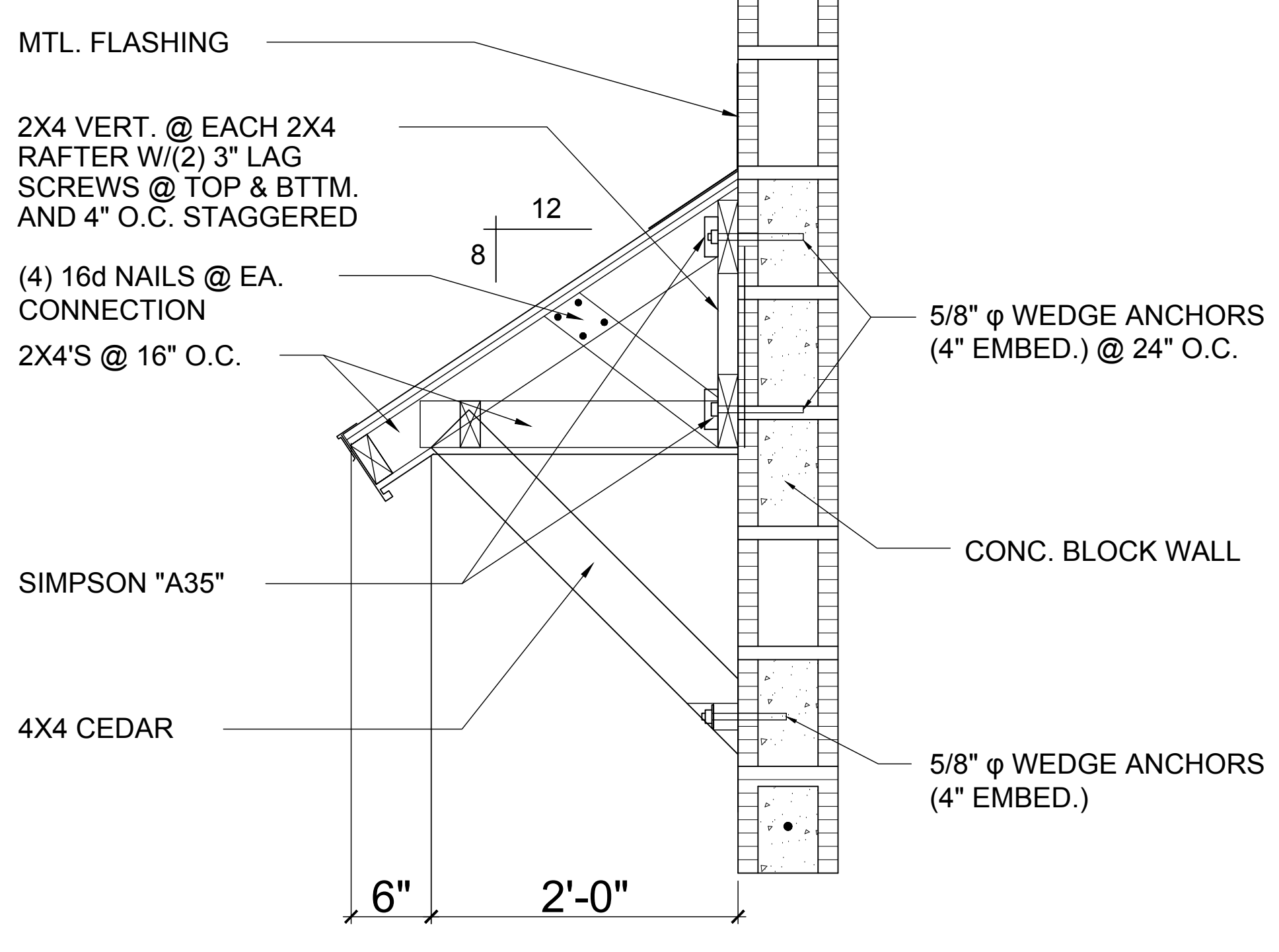
1 BLOCK WALL HT. TRANSITION
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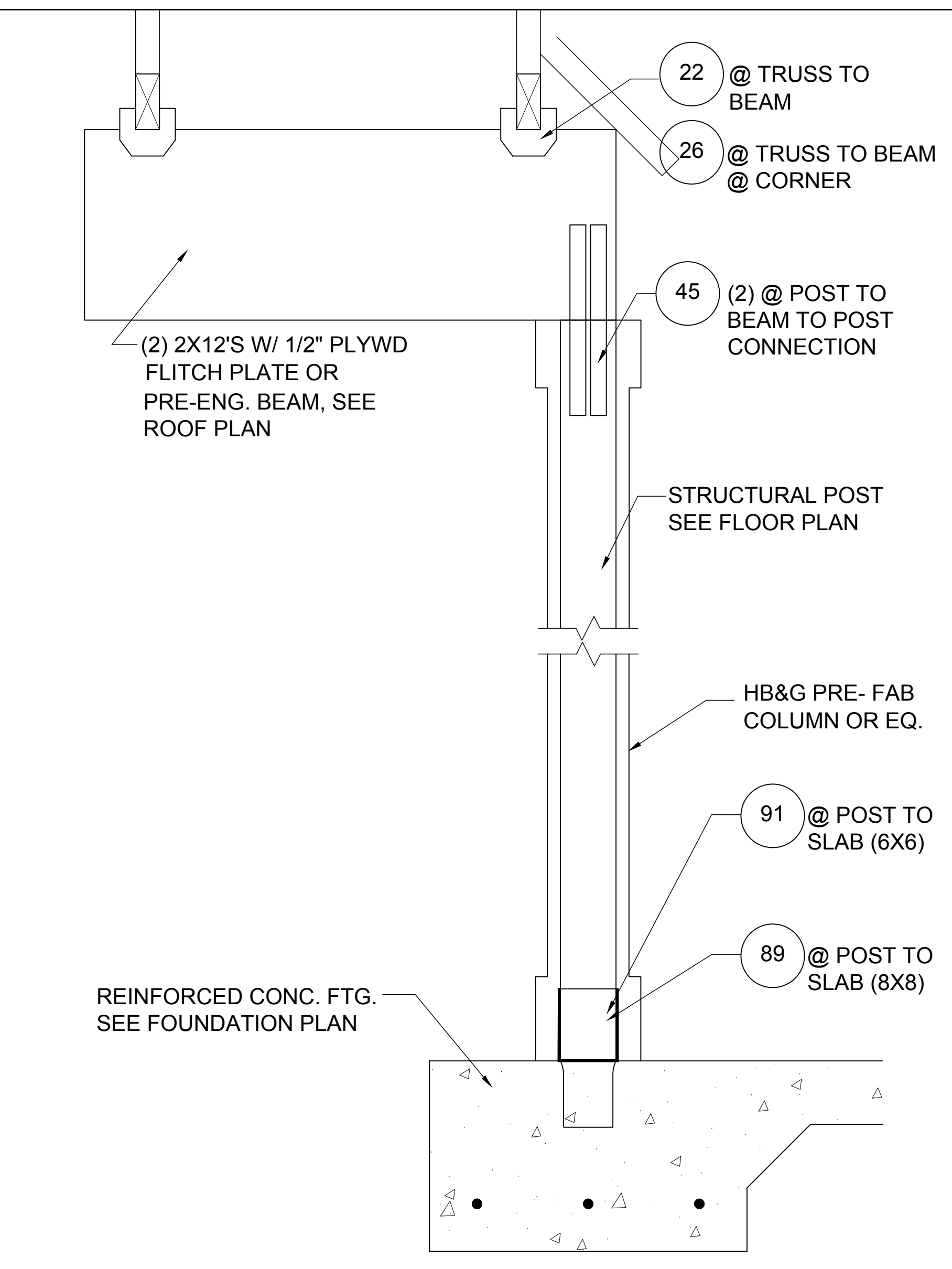
2 DETAIL
 D8 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



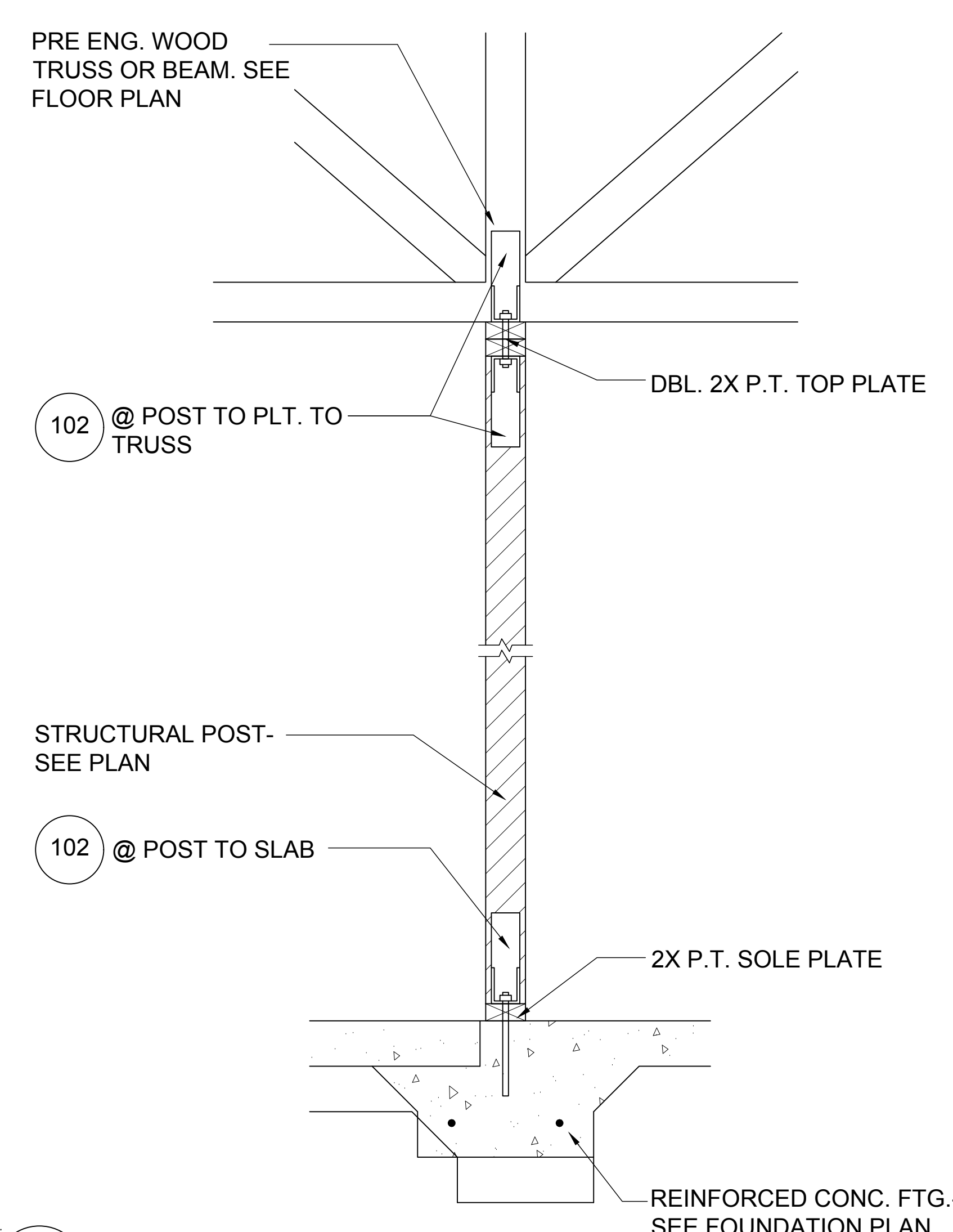
3 DETAIL
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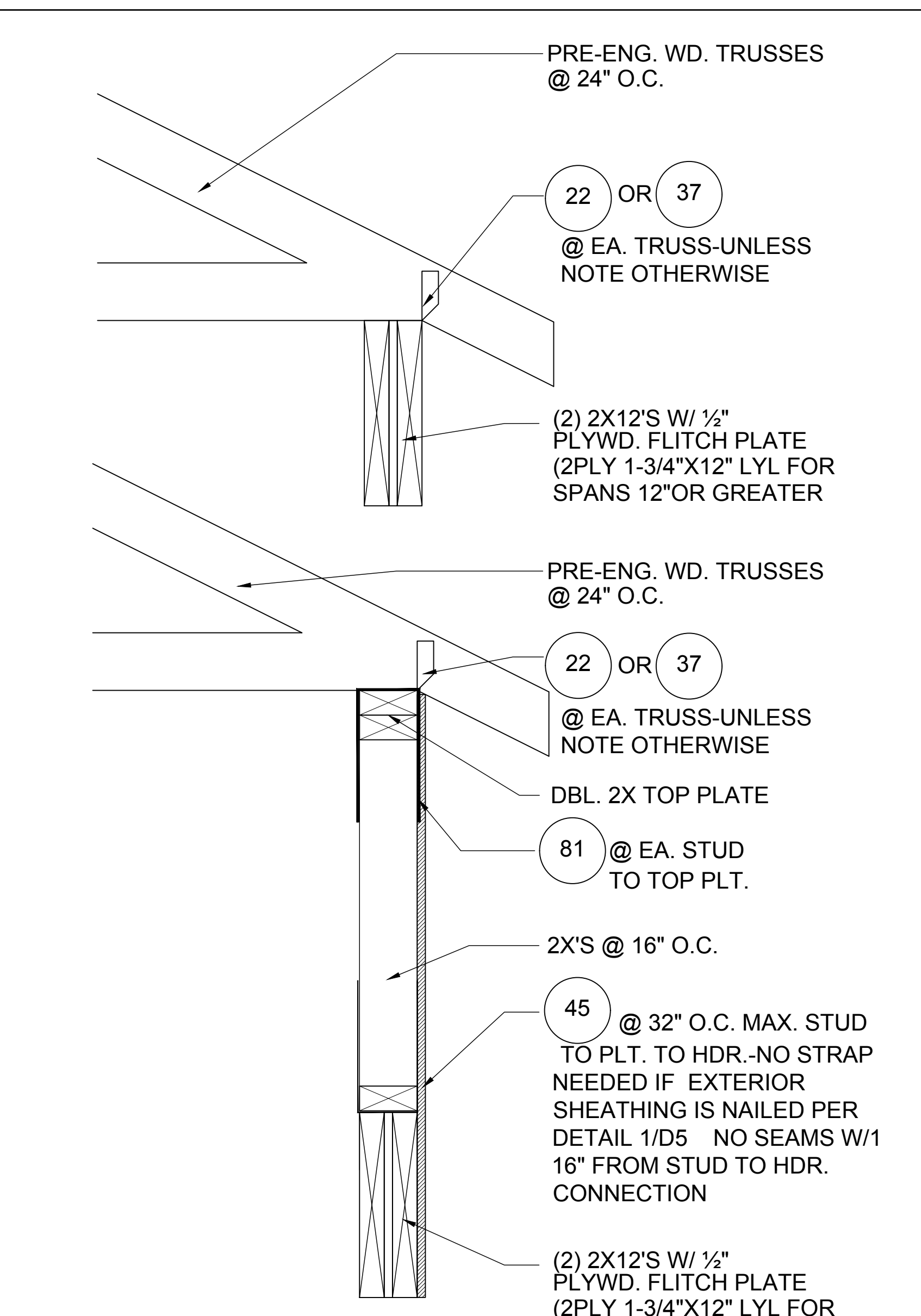
4 SHED ROOF DETAIL
 D8 1/2"=1'-0" (11X17) 1"=1'-0" (22\"/>



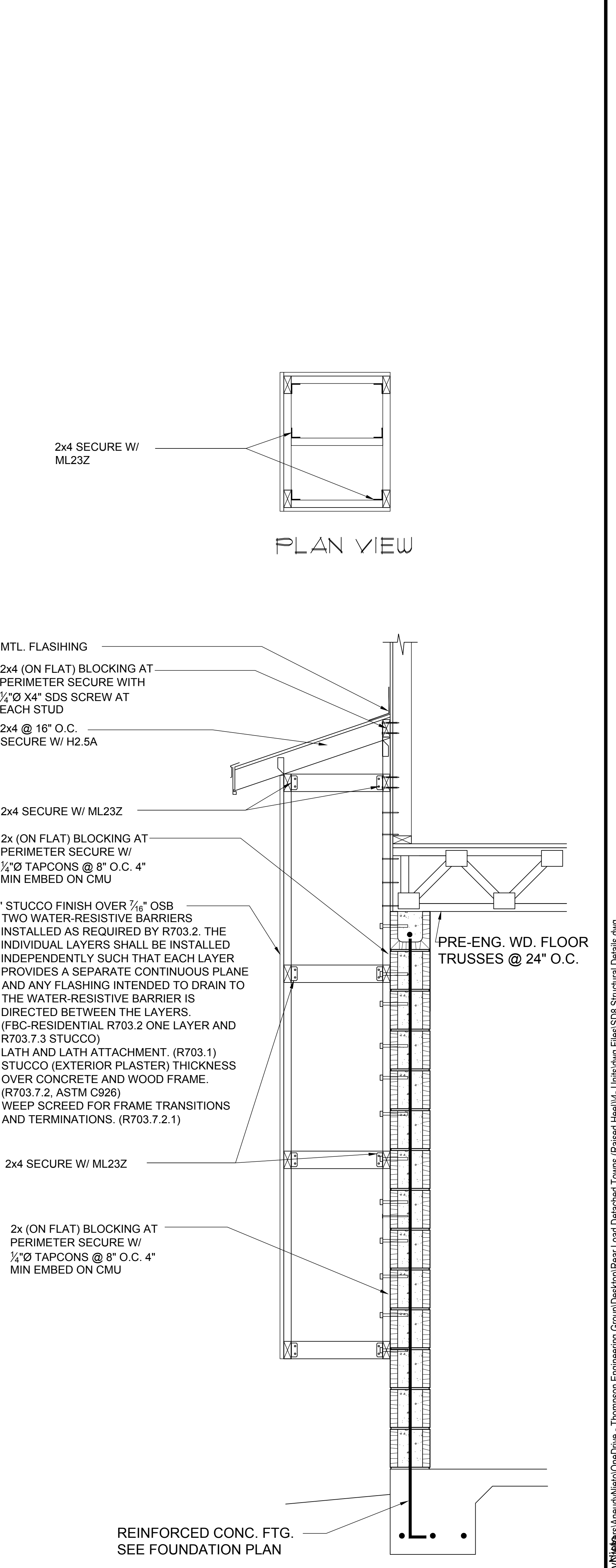
5 DETAIL
 D8 1/2"=1'-0" (11X17) 1"=1'-0" (22\"/>



6 DETAIL
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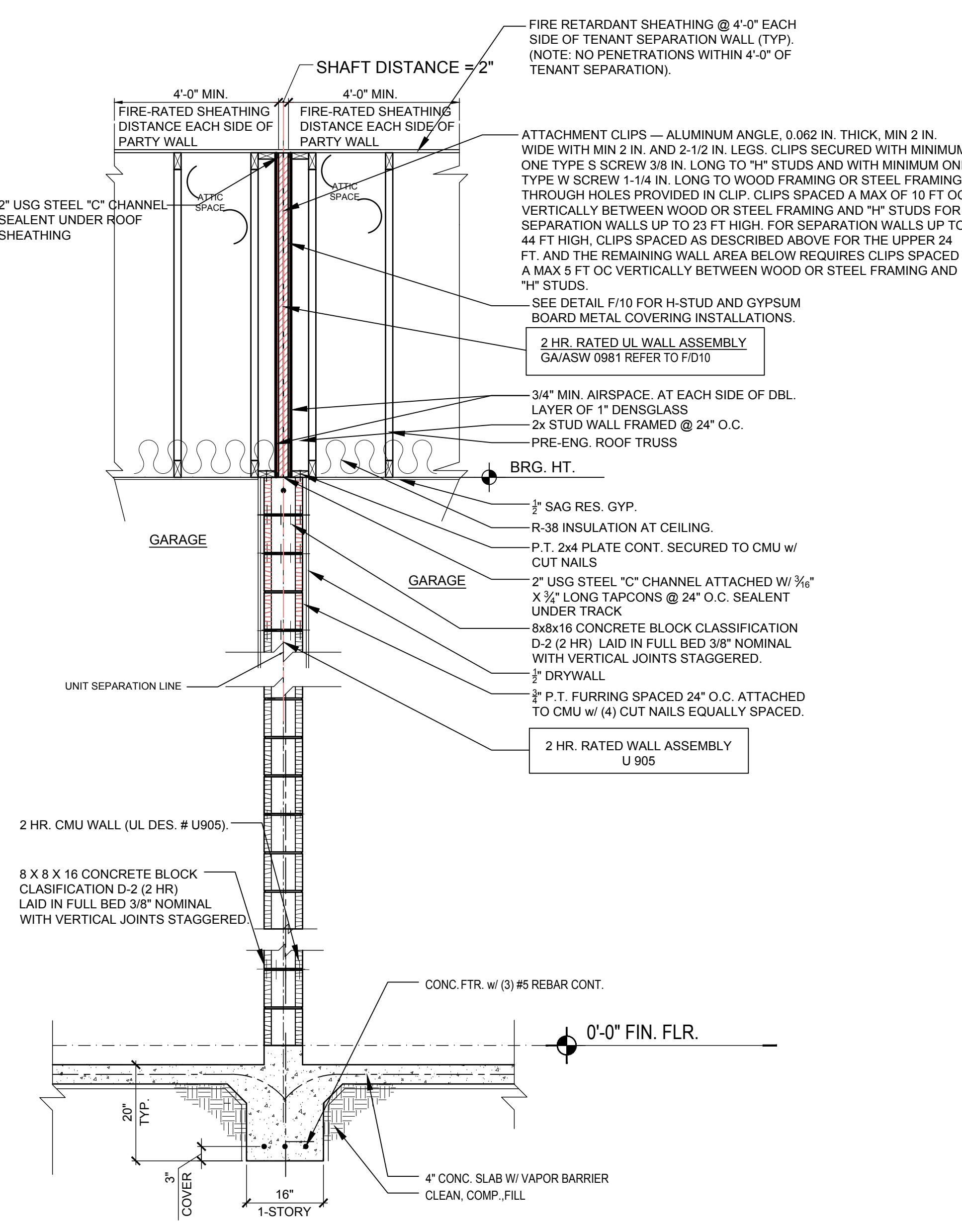


7 DETAIL
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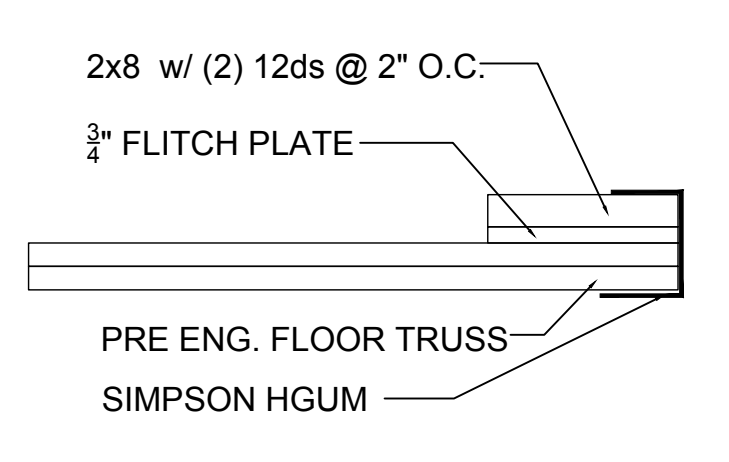


8 DOGHOUSE DETAIL
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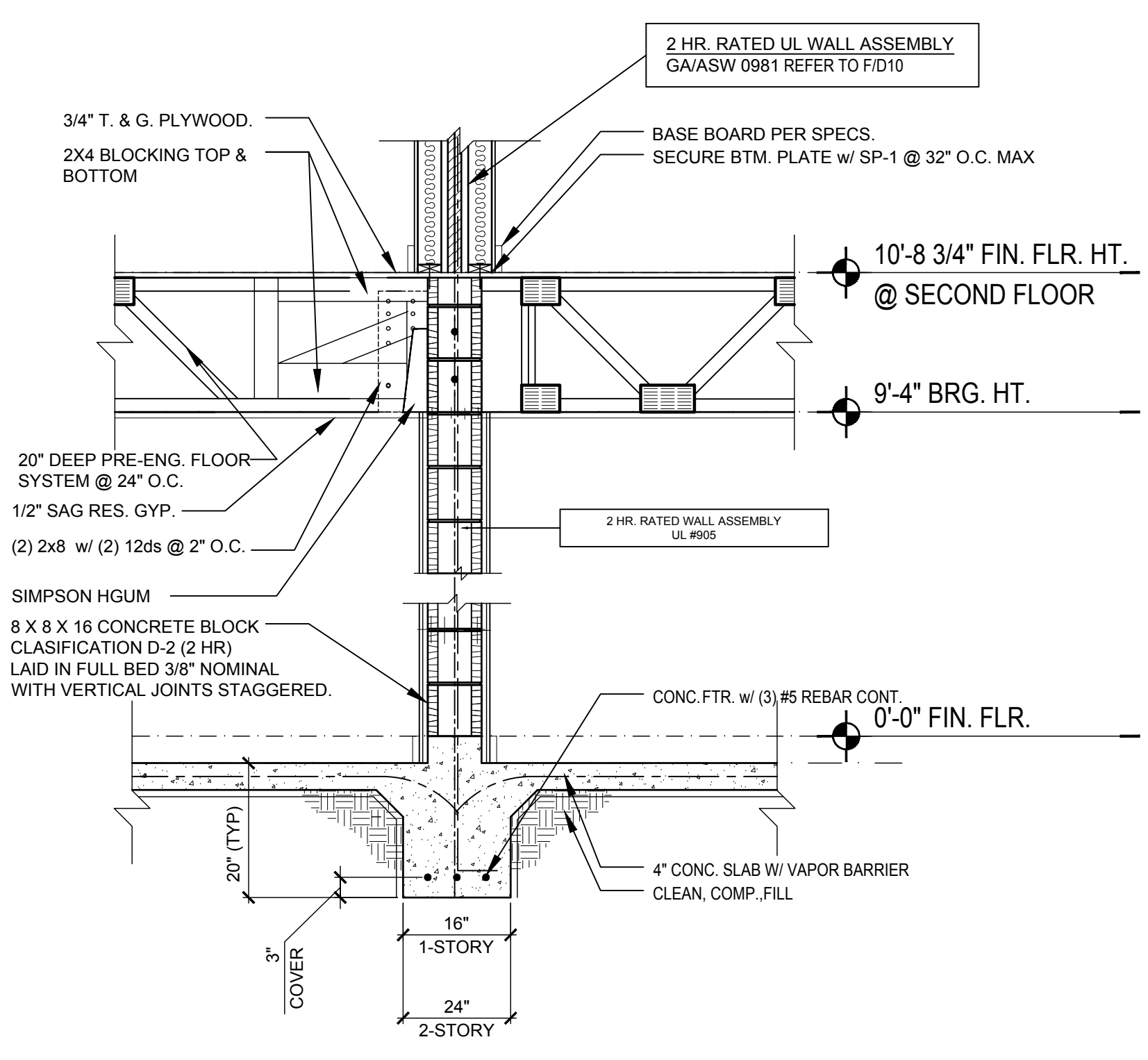
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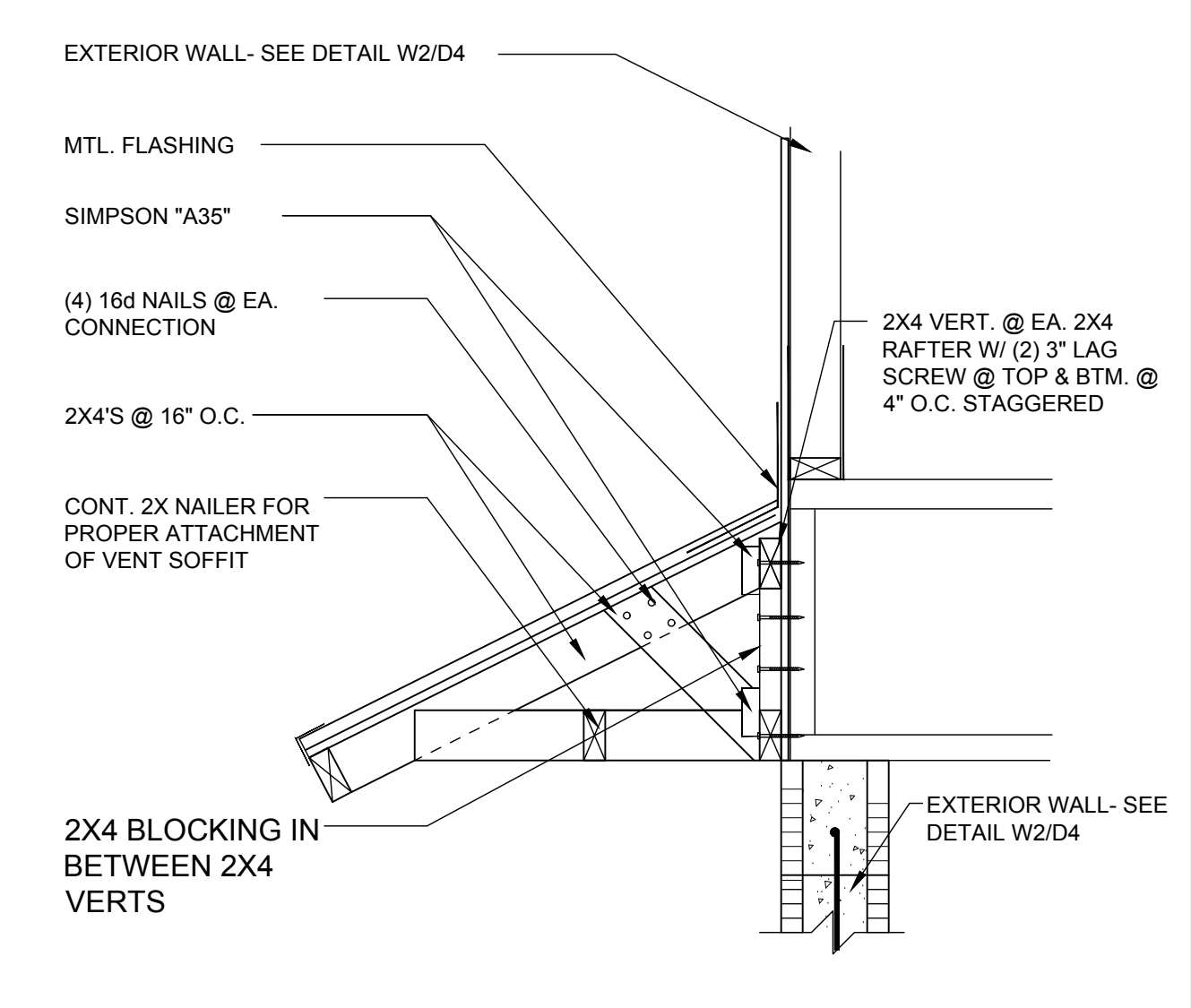
A2
D9 WALL SECTION AT GARAGE
N.T.S.



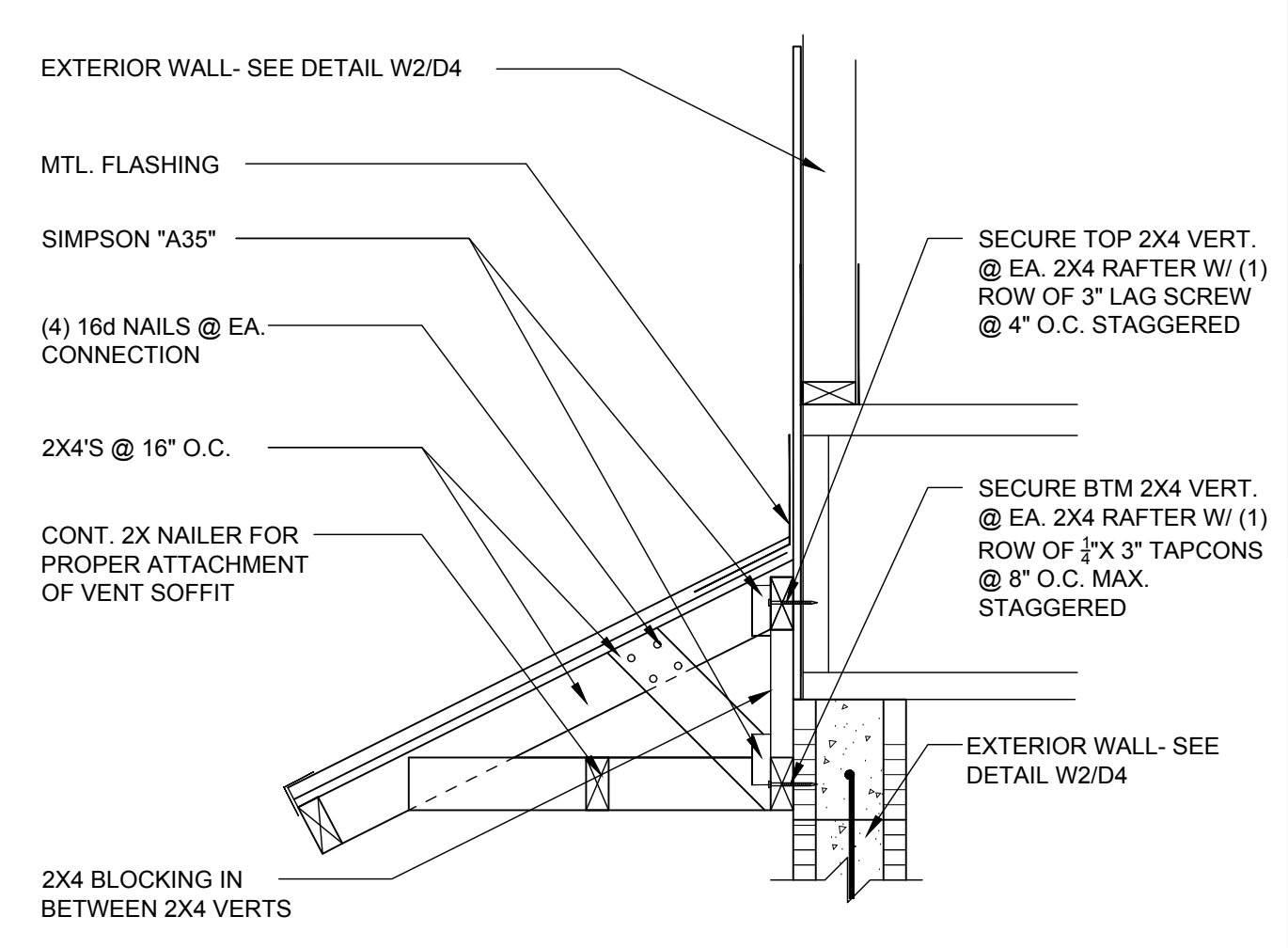
A2
D9 TOP VIEW
N.T.S.



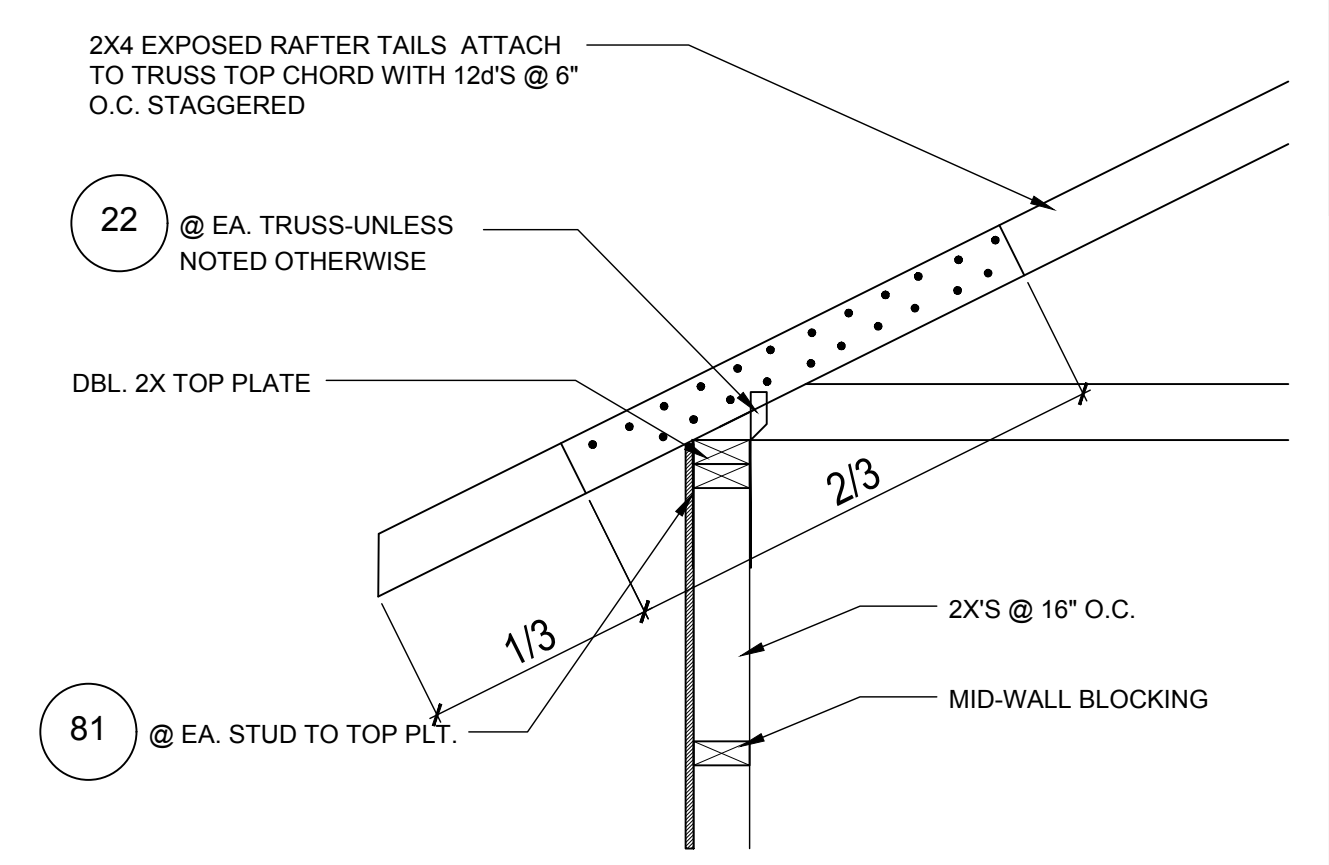
A3
D9 DETAIL
N.T.S.



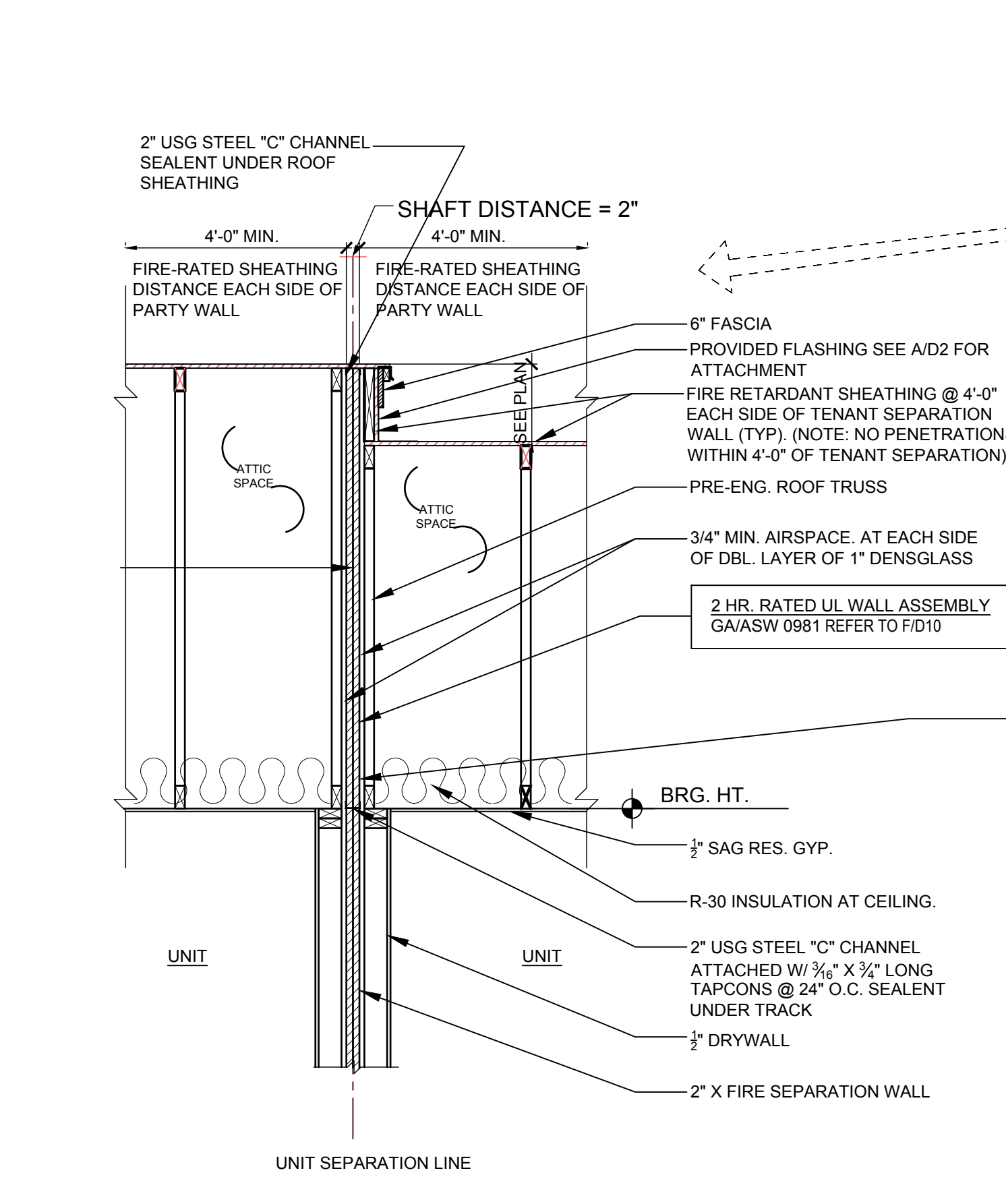
A4
D9 CONV. FRAME OVERHANG
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



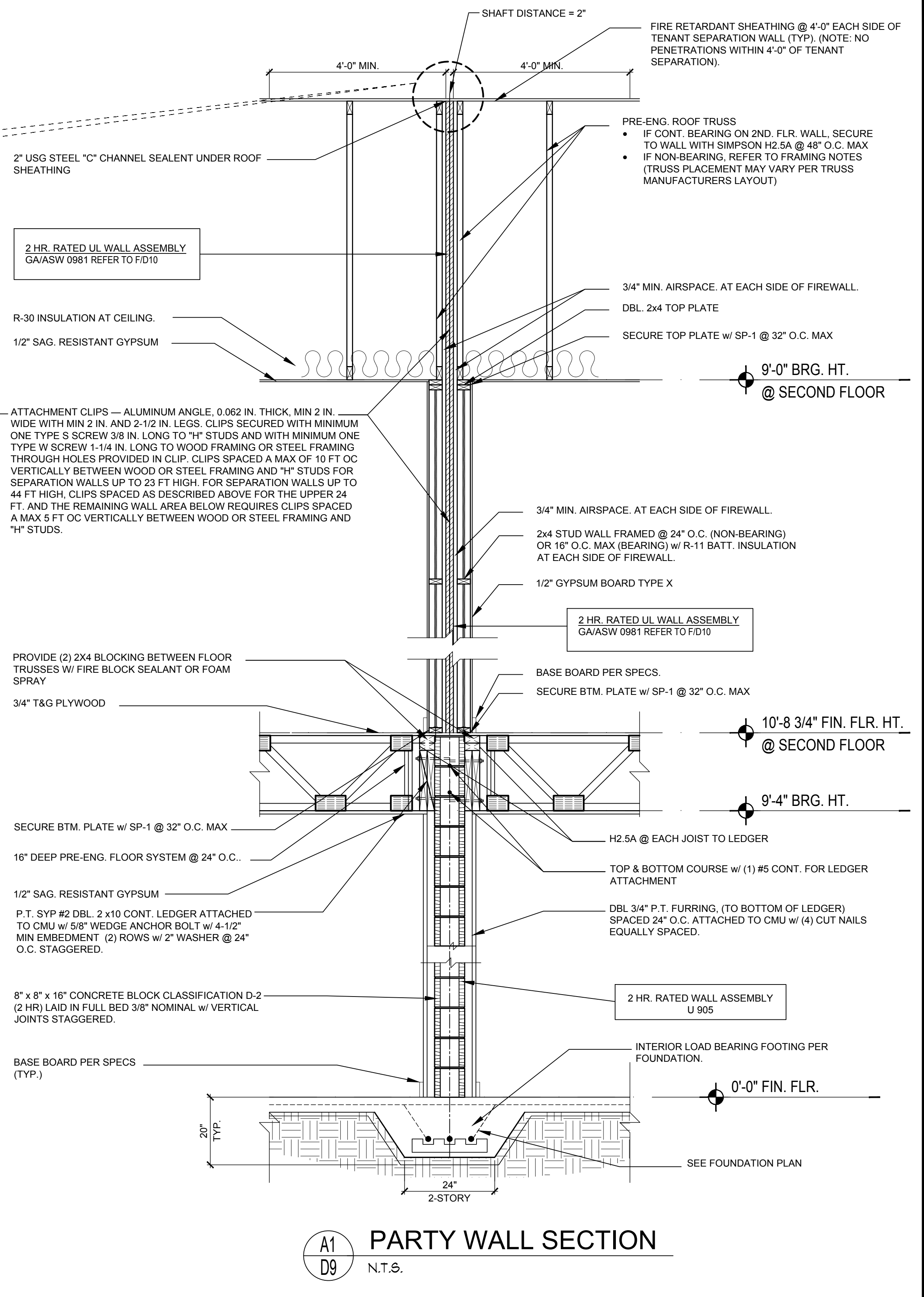
A4
D9 CONV. FRAME OVERHANG
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



A5
D9 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



N.T.S. TYPICAL OVERHANG ELEVATED ROOF



A1
D9 PARTY WALL SECTION
N.T.S.

TABLE 722.6.2(1)

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

TABLE 722.6.2(2)

DESCRIPTION	TIME(MINUTES)
WOOD STUDS 16 INCHES O.C.	20
TOTAL	70 MINUTE EXTERIOR WALL ASSEMBLY

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4-Unit: Rear Load Detached
Models: Tyler, Jackson, Grant & Monroe
Building Pad # XXX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

A I B D
GOBA
GROUP INCORPORATED

PROJECT: 22-1148
SCALE: AS NOTED
DRAWN BY: M.C.
DESIGNED BY: MJS

ISSUE DATE: 01/04/2024
REVISIONS:

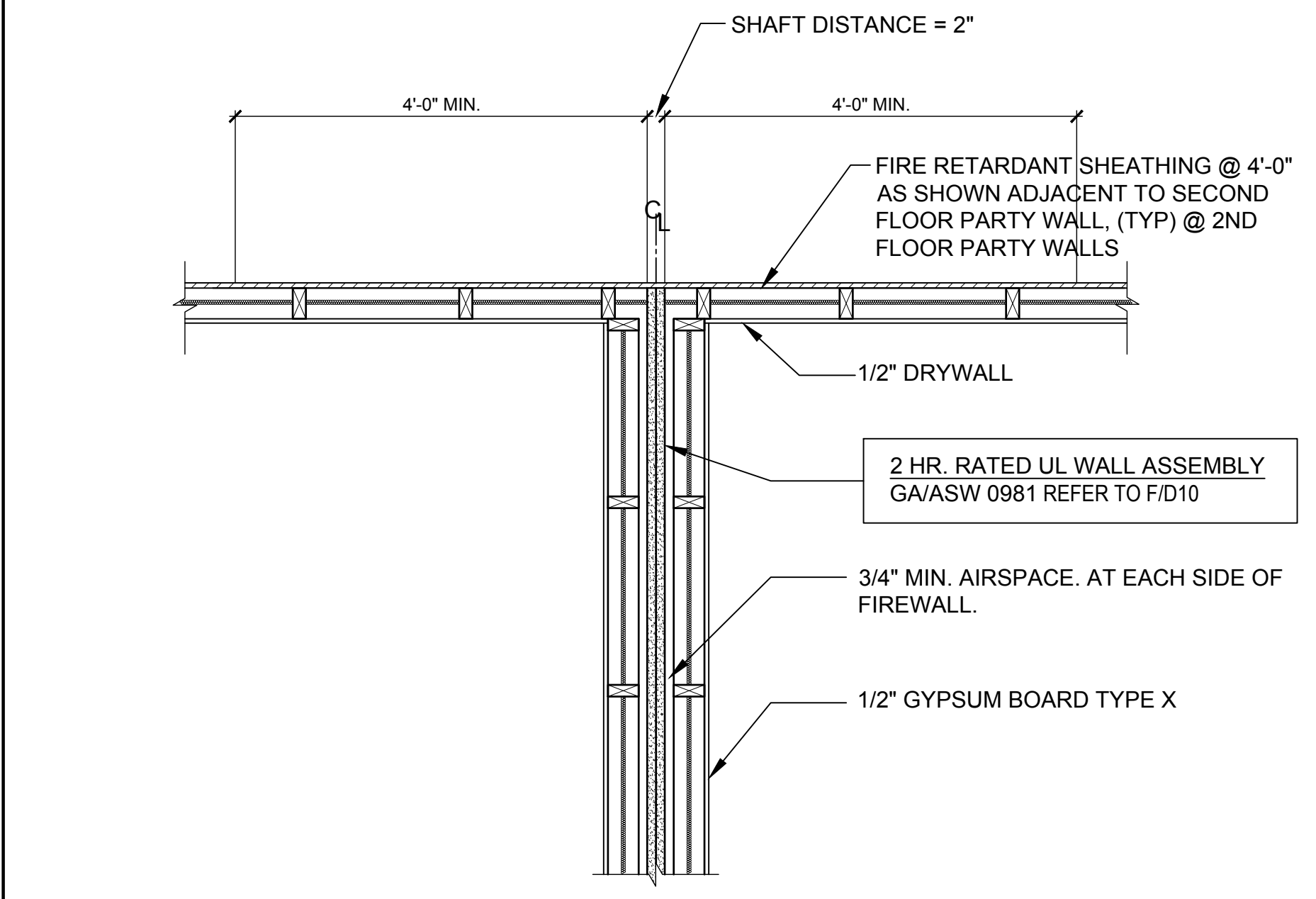
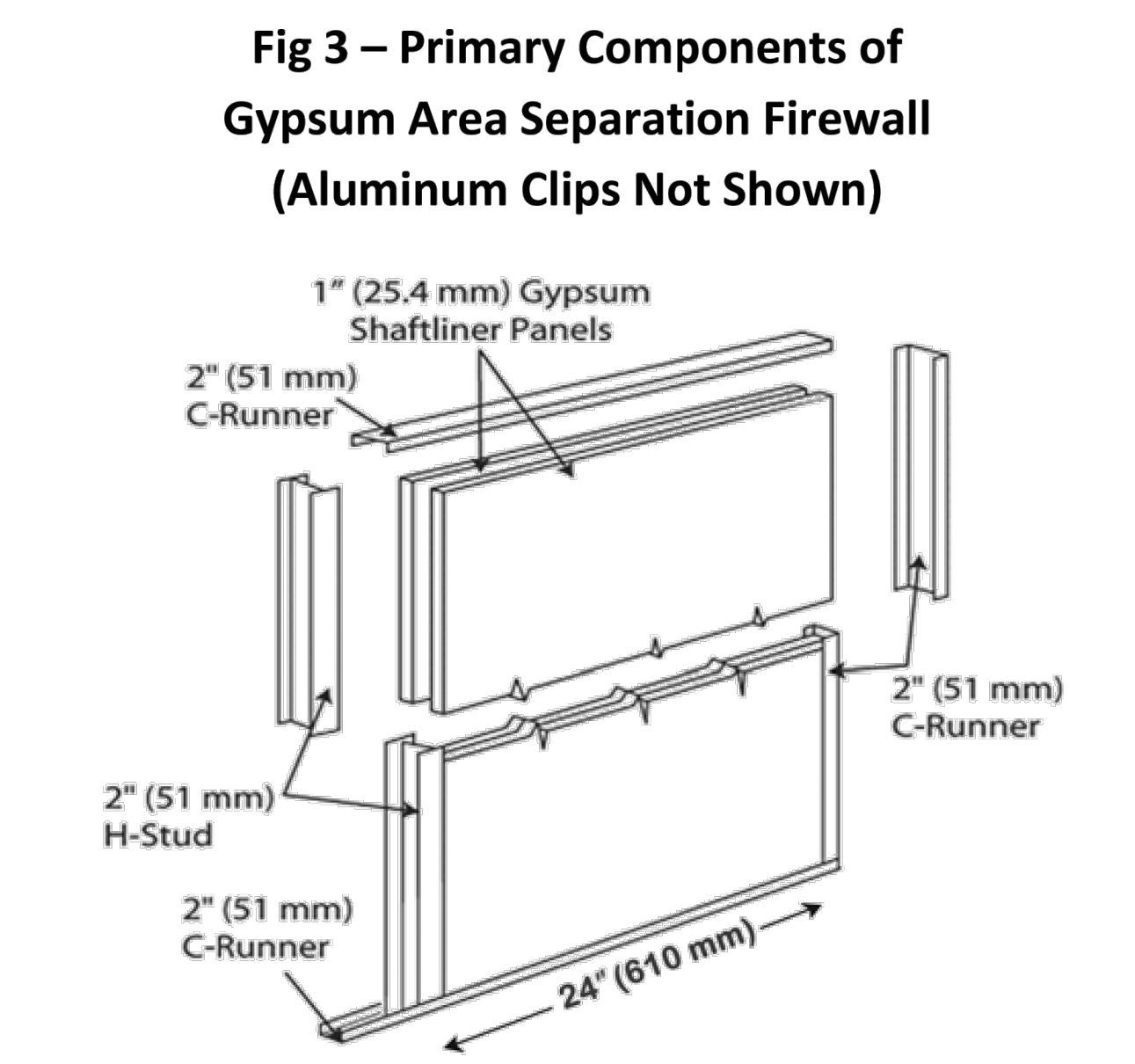
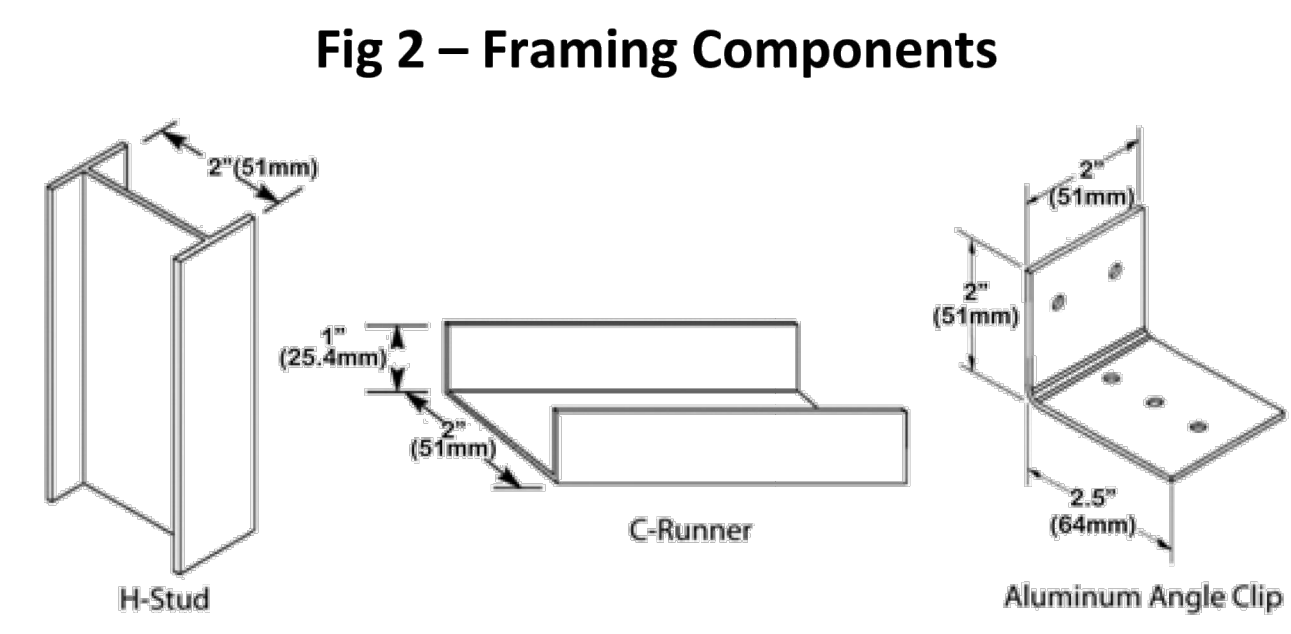
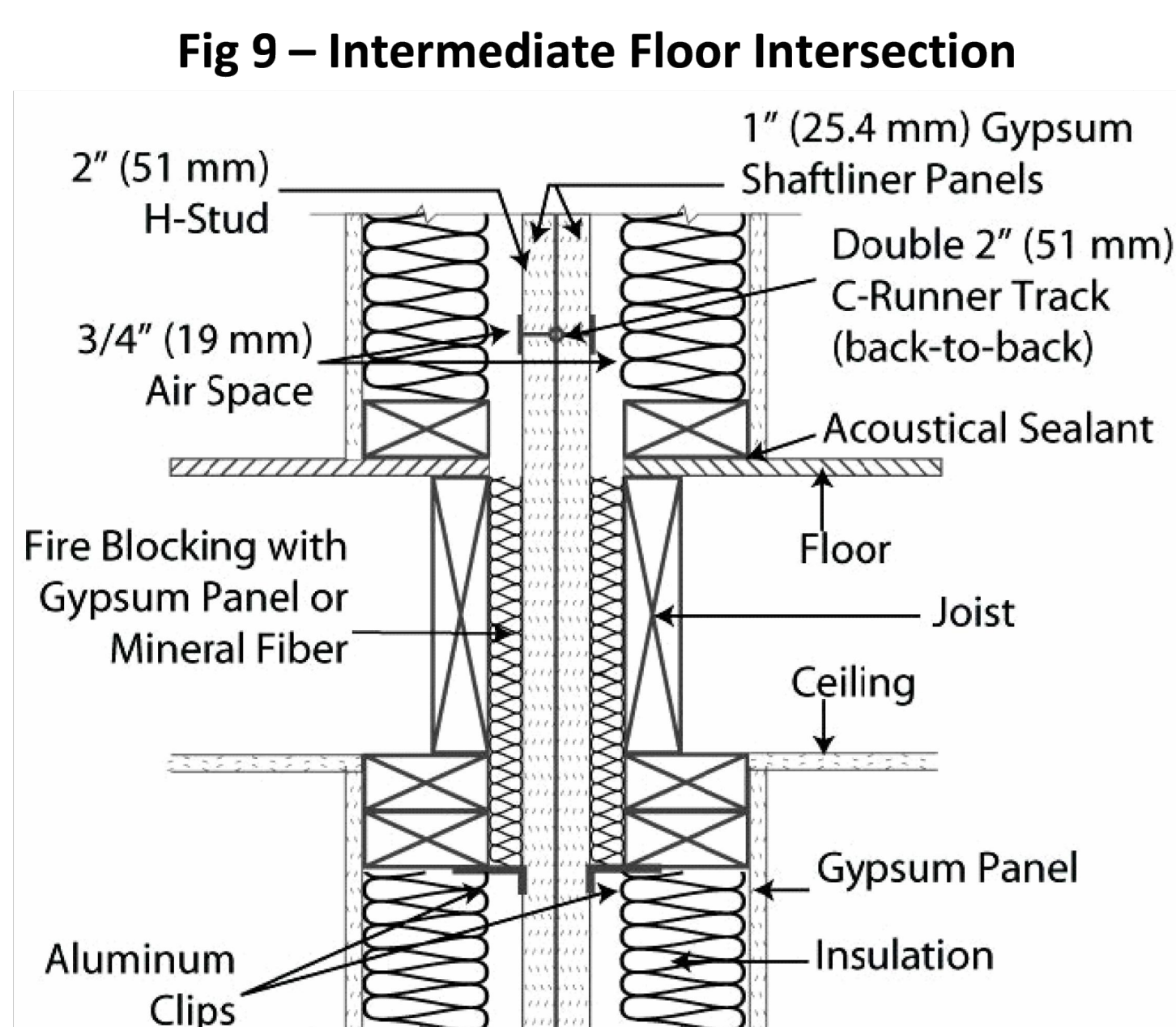
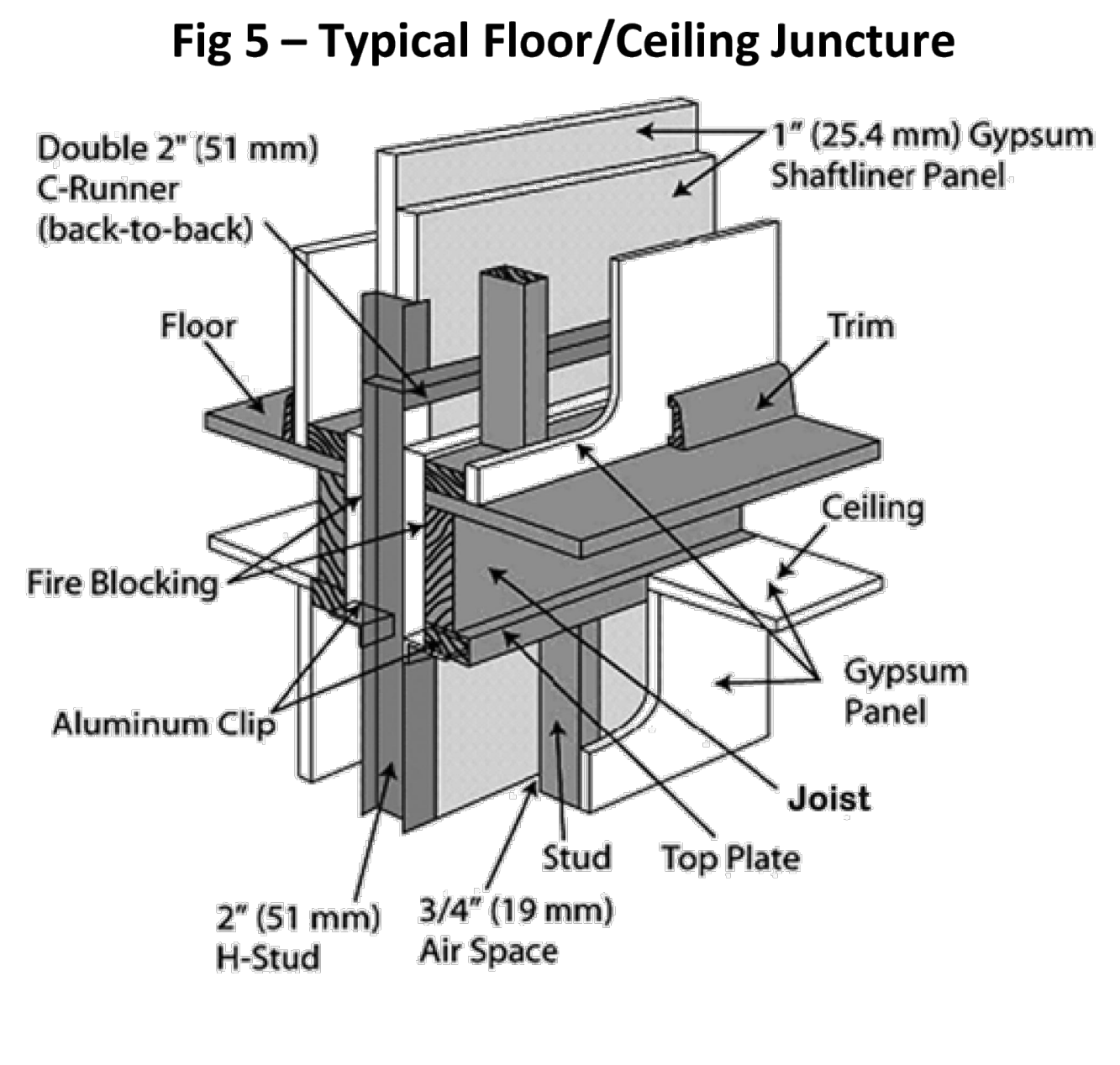
Structural Details
D9

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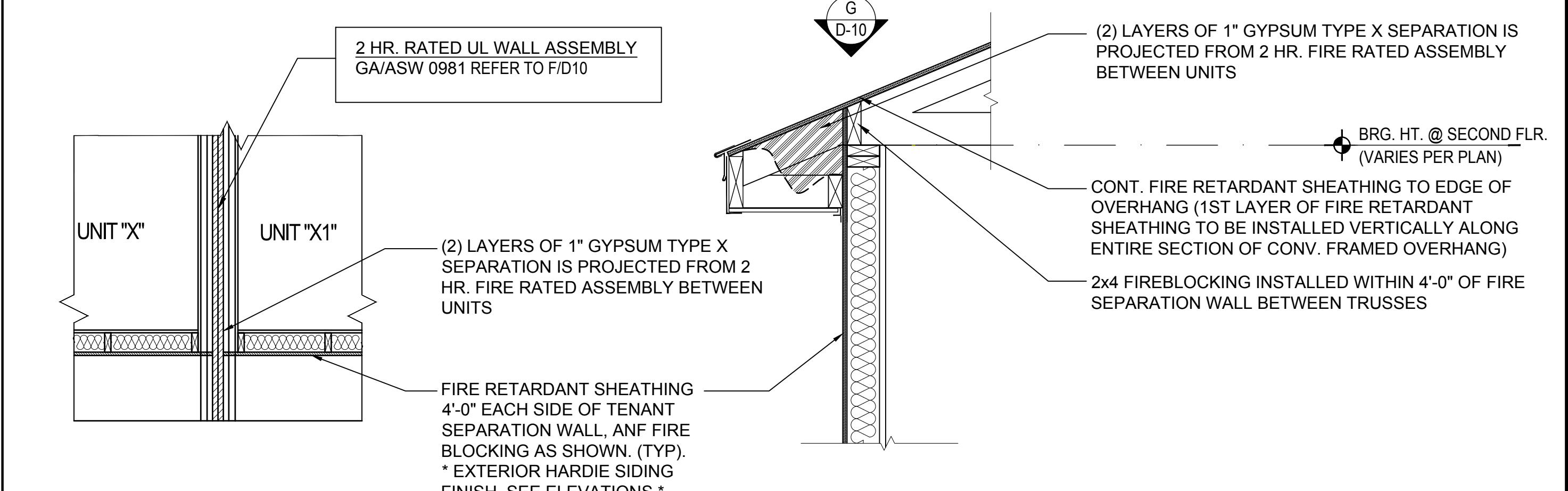
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GA FILE NO. ASW 0981	PROPRIETARY*	2 HOUR FIRE	60 to 64 STC SOUND
GYPSUM WALLBOARD, STEEL H STUDS			
<p>Fire Design: Two layers 1" x 24" proprietary type X gypsum panels inserted between 2" floor and ceiling runners with 2" steel H studs between adjacent pairs of gypsum panels. A 3/4" minimum air space must be maintained between steel components and adjacent framing (indicated by dashed lines in sketch). As an alternate, the steel components may be covered with 6" wide battens or full sheets of 1/2" type X gypsum wallboard. Height limitation 66 feet. (NLB) Refer to the manufacturer for the thermal protection of the framing.</p>			
<p>Sound Design: Sound tested with 2 x 4 stud wall faced with 1/2" regular gypsum wallboard each side of assembly and 3-1/2" glass fiber in stud space on both sides.</p>			
PROPRIETARY GYPSUM PANEL PRODUCTS			
National Gypsum Company 1" Gold Bond® Brand eXP® FIRE SHIELD® Shaftliner			
Thickness:	3-1/2" (Fire)		
Approx. Weight:	11-3/4" (Sound)		
Fire Test:	9 psf (Fire and Sound)		
	UL R3501, 92NK28896, 6-7-93,		
	UL Design U347;		
	WHI 694-200.6, 10-21 & 24-85		
Sound Test:	RAL TL.05-199, 11-17-05		



G 2 HR. FIRE WALL @ 2ND FLOOR FRAME TO FRAME



1 PLAN VIEW

H 2 HR. CONT. SOFFIT PROJECTION @ EAVES

N.T.S.

Gold Bond® eXP® Shaftliner

TECHNICAL DATA

Physical Properties	eXP Shaftliner
Thickness ¹ , Nominal	1" (25.4 mm)
Width ¹ , Nominal	2' (610 mm)
Length ^{1,4} , Standard	8' - 12' (2,438 mm - 3,658 mm)
Weight, Nominal	3.75 lbs./sq. ft. (18.31 kg/m ²)
Edges ⁵	Double Beveled
Flexural Strength ¹ , Perpendicular	≥ 230 lbf. (1,023 N)
Flexural Strength ¹ , Parallel	≥ 80 lbf. (356 N)
Humidified Deflection ¹	N/A
Nail Pull Resistance ¹	≥ 80 lbf. (356 N)
Hardness ¹ - Core, Edges and Ends	≥ 15 lbf. (67 N)
Thermal Resistance ¹	R = .65
Water Absorption ¹ (% of Weight)	≤ 5%
Linear Expansion with Change Moisture	6.25 x 10 ⁻⁴ in./in./%RH
Coefficient of Thermal Expansion	9.26 x 10 ⁻⁴ in./in./°F
Mold Resistance ⁶ , ASTM D3273	Score of 10
Product Standard Compliance	ASTM C1658

Fire-Resistance Characteristics	eXP Shaftliner
Core Type	Type X
UL Type Designation	FSW-7
Combustibility ²	Non-combustible Core
Surface Burning Characteristics ³	Class A
Flame Spread ⁴	0
Smoke Development ⁵	0

- Applicable Standards and References**
- ASTM C473 Standard Test Methods for Physical Testing of Gypsum Panel Products
 - ASTM C518 Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus
 - ASTM C840 Standard Specification for Application and Finishing of Gypsum Board
 - ASTM C1658 Standard Specification for Glass Mat Gypsum Panels
 - ASTM D3273 Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber
 - ASTM E84 Standard Test Method for Surface Burning Characteristics of Building Materials
 - ASTM E96 Standard Test Methods for Water Vapor Transmission of Materials
 - ASTM E119 Standard Test Methods for Fire Tests of Building Construction and Materials
 - ASTM E136 Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750°C
 - Gypsum Association, GA-216, Application and Finishing of Gypsum Panel Products
 - Gypsum Association, GA-238, Guidelines for Prevention of Mold Growth on Gypsum Board
 - Gold Bond Building Products, LLC Manufacturer Standards, NGC Construction Guide

- ASTM C1658, tested in accordance with ASTM C473.
- Tested in accordance with ASTM E136.
- Tested in accordance with ASTM E84.
- Please contact your local sales representative for all non-standard lengths and widths. Minimum order requirements may apply.
- Tested in accordance with ASTM C518.
- Tested in accordance with ASTM D3273 and rated in accordance with ASTM D3274.

F 2HR. EXT. FIREWALL ASSEMBLY GA/ASW 0981-22ND ED. GA-600-2018

UL Product IQ®

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

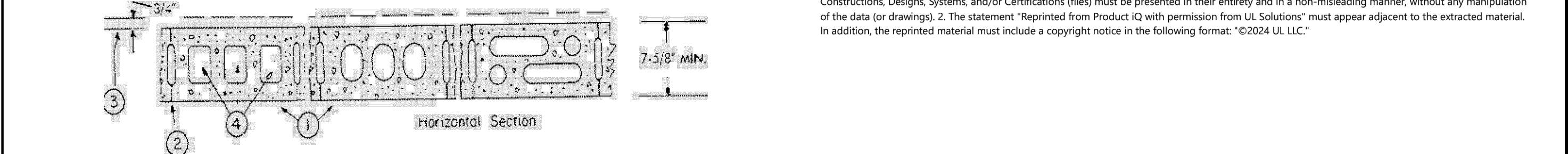
See General Information for Fire Resistance Ratings - ANSULC-5101 Certified for United States
 See General Information for Fire Resistance Ratings - ANSULC-5101 Certified for Canada
 Design Criteria and Allowable Variances

Design No. **U905**

April 14, 2023

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 **Canada**, respectively.

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



- Concrete Blocks** - Various designs, Classification D-2 (2 hr). See **Concrete Blocks** category for list of eligible manufacturers.
- Mortar** - Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4" and not more than 3-1/2" parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
- Portland Cement Stucco or Gypsum Plaster** - Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (item

DESIGN NO. U905

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MJS
 designers group
 residential-commercial-architecture

A I B D

GOBA
 GROUP OF BUILDING ASSOCIATION

4-Unit: Rear Load Detached
 Models: Tyler, Jackson, Grant & Monroe
 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

ISSUE DATE: 01/04/2024

REVISIONS

PROJECT:	22-1148
SCALE:	AS NOTED
DRAWN BY:	M.C.
DESIGNED BY:	MJS

STRUCTURAL DETAILS

D10