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Tyler

Jackson

Grant

Jackson

Monroe

# (SUBDIVISION NAME) TOWNHOMES

# Park Square HOMES

5-UNIT:

(TYLER, JACKSON, GRANT, JACKSON & MONROE)

PAD SIZE 110'-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 FRONT & REAR ELEVATIONS- "ELEV. A"
- A7 LEFT & RIGHT ELEVATIONS- "ELEV. A"
- A8 FRONT & REAR ELEVATIONS- "ELEV. B"
- A9 LEFT & RIGHT ELEVATIONS- "ELEV. B"
- A10 ROOF LAYOUT & BUILDING SECTION - "ELEV. A"
- A11 ROOF LAYOUT & BUILDING SECTION - "ELEV. B"
- A12 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	01/19/23	MASTER REVISIONS	C.C.
4	07/24/23	REMOVED DETAIL BUBBLES REFERENCING UL FIRE WALL ASSEMBLY	C.C.
5	07/26/23	RELOCATED ELEC. PANEL TO GARAGE	C.C.
6	08/29/23	REVISED MASTER PER REVISIONS RECEIVED FROM FRAME WALK ON BRIXTON BLDG.11	G.P.
7	15/05/23	PANTRY AND REF RELOCATED TO THE REAR WALL IN THE TYLER BASE	G.P.
8	12/21/23	TV WALL EXTENDED ON MONROE UNIT AND ELECTRIC CHANGES	G.P.
9	1/10/24	CENTER LINES IN ALL FIXTURES	G.P.
10	1/16/24	ELECTRICAL MARKUPS	G.P.
11	2/22/24	DRAIN PAN NOTE AT THE WASHERS ON THE SECOND FLOOR ALL UNITS	G.P.
12	3/4/24	PAVERS AT LANAI & COURTYARD IN ALL UNITS	G.P.
13	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	DESIGN REQUIREMENTS
UNINHABITABLE ATTICS WITH LIMITED STORAGE 30	A. ROOF LIVE LOAD IS 20 PSF
HABITABLE ATTICS & ATTICS SERVED WITH FIXED STAIRS 30	B. FLOOR LIVE LOAD IS 40 PSF, BALCONIES, DECKS, STAIRS, LIVE LOAD IS 80PSF
BALCONIES (EXTERIOR) AND DECKS 30	NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2023) FLORIDA BUILDING CODE RESIDENTIAL (8TH EDITION)
FIRE ESCAPES 30	1. WIND EXPOSURE - CATEGORY (C)
GUARDS AND HANDRAILS 200	2. ULTIMATE WIND SPEED - 140MPH.
GUARD INFILL COMPONENTS 30	NORMAL WIND SPEED - 108MPH.
PASSENGER VEHICLE GARAGES 30	3. WIND IMPORTANCE FACTOR - 1.0
ROOMS OTHER THAN SLEEPING ROOMS 30	4. INTERNAL PRESSURE COEFFICIENT- 18
SLEEPING ROOMS 30	5. MAXIMUM PRESSURE FOR COMPONENTS AND CLADDING, 21.0 p.s.f./28.1 p.s.f. UNLESS NOTED OTHERWISE.
STAIRS 30	6. SINGLE FAMILY RESIDENCE TO BE RISK CATEGORY II.
	DESIGN STATEMENT
	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
	GARAGE DOORS
	16'-0" x 8'-0" 16'-0" x 7'-0" 18'-0" x 8'-0"
	(+) 21.7 (-) 26.3 (+) 19.9 (-) 27.2
	9'-0" x 8'-0" 9'-0" x 7'-0"
	(+) 25.8 (-) 29.2 (+) 25.9 (-) 29.2
	8'-0" x 8'-0" 8'-0" x 7'-0"
	(+) 22.9 (-) 28.1 (+) 23.1 (-) 29.0
	OVERHANG (-) 55.30
	WIND PRESSURE AND SUCTION DIAGRAM
	GENERAL CONTRACTOR:
	IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL ALL MATERIALS MEETING FLORIDA APPROVAL, COMPLIANCE TO AVOID WATER INTRUSION AND MOISTURE INTRUSION ON WINDOWS, DOORS, ROOF, AND ANY OTHER AREA AROUND EACH UNIT/ HOUSE/ APARTMENT/ CONDOMINIUM/ TOWNHOUSE.
	GENERAL PRESSURE NOTES
	NOTES
	1. 7" END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS.
	2. INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
	FLORIDA BUILDING CODE: (FBC) 2023 (8TH EDITION)
	DESIGN CRITERIA
	• 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.
	• 2010 NFPA 101 - LIFE SAFETY CODE
	• 2020 FLORIDA FIRE PREVENTION CODE (7TH EDITION).
	• 2020 NATIONAL ELECTRICAL CODE (NEC)
	• 2010 NFPA 101 - LIFE SAFETY CODE
	• OCCUPANCY CLASSIFICATION: GROUP R-3 (TOWNHOMES)
	• CONSTRUCTION TYPE: TYPE V-B (FBC-R 602.3)
	• SPRINKLED: NO (FBC-8 SECTION 803)
	• NUMBER OF STORIES: 2 STORIES
	SPECIFIC PARAMETERS FROM FBC 2023 USED FOR DESIGN INCLUDE:
	• CONCRETE MASONRY RESIDENTIAL
	• CONSTRUCTION WOOD FRAME CONSTRUCTION
	• AMERICAN SOCIETY OF CIVIL ENGINEERS

**ITEG**  
THOMPSON ENGINEERING GROUP, INC.  
815 Orienta Ave., Suite #1040  
Altamonte Springs, FL 32701  
Ph: (407) 629-6711  
Fax: (407) 629-6776  
www.thompsonengineeringgroup.com  
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**MJS**  
designers group  
residential-commercial-architecture

**AIBD**

**GOBA**  
GOVERNMENT BIDDING ASSISTANCE

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

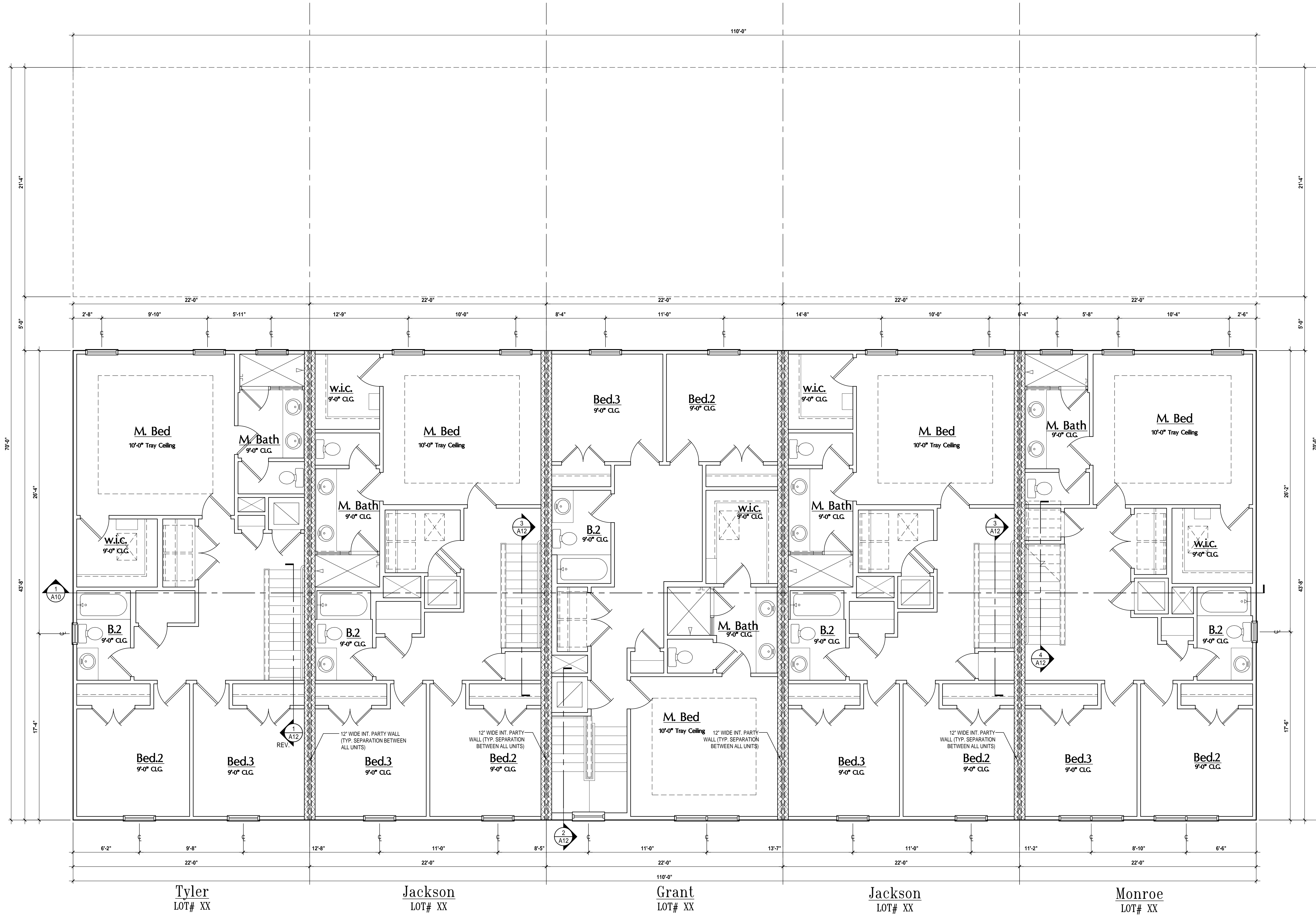
A division of Park Square Enterprises Inc.  
5200 Vineland Rd., Suite #200  
Orlando, FL 32811  
Phone: (407) 529-3000

ISSUE DATE: 11/17/2023  
REVISIONS:  
PROJECT: 22-1148  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS  
COVER PAGE  
A0





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**GENERAL NOTES KEY:**

- |                      |                        |
|----------------------|------------------------|
| ABBREVIATIONS        | OSB - OBTAINED GLASS   |
| MT - METAL THRESHOLD | TEMP - TEMPERED GLASS  |
| FR - FRENCH DOORS    | SH - SINGLE HUNG       |
| SL - SIDE LIGHT      | DH - DOUBLE HUNG       |
| FG - FIXED GLASS     | CSMT - CASSEMENT       |
| TR - TRANSOM         | HR - HORIZONTAL ROLLER |
| GB - GLASS BLOCK     | BP - BYPASS            |
| RD - ROCKET DOOR     | BT - BYPASS            |
| SVC - SERVICE DOOR   | TYP. - TYPICAL         |
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
  - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
  - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
  - A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R 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
  - 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 1/2" U.O.
  - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7 1/2" 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-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (12.7 MM) GYPSUM BOARD.
  - GARAGE DOOR TO BE CERTIFIED BY MPR FOR MIN. 150 M.P.H.
  - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
  - ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVER PER (FBC-R312.2).
  - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
  - SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
  - ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC-R312.2.2.2.2.2.
  - 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.
  - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1.
  - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL UNDERSIDE OF DECKING.
  - 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE.
  - THERMAL BARRIER-FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" INCH (12.7 MM) GYPSUM WALLBOARD, 2020 INCH (18.8 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
  - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE w/ SECTION FBC-R319.
  - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH GULFISH PANELS (OR SIMILAR).
  - ATTIC ACCESS OPENING 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 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-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  
 30 = 3'-0"
- ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

**BRG. HT. LEGEND**



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

**Second Floor Overall**

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

**ITEG**  
 THOMPSON ENGINEERING GROUP, INC.  
 4401 Vineland Road, Suite 46, Orlando, FL 32811  
 Ph: (407) 734-1450  
 Fax: (407) 734-1750  
 www.iteg.com

815 Oriente Ave., Suite #1040  
 Altamonte Springs, FL 32701  
 Ph: (407) 629-6711  
 Fax: (407) 629-6776  
 www.mjsdesignsgroup.com  
 MJS DESIGNSGROUP, INC.  
 400 WINDY ROAD, SUITE 100, ORLANDO, FL 32811  
 Ph: (407) 734-1450  
 Fax: (407) 734-1750  
 www.iteg.com

**MJS**  
 designers group  
 residential-commercial-architecture

**A I B D**

**GOBA**  
 GROUP OF BUILDING OFFICIALS ASSOCIATION

**5-Unit: Rear Load Detached**  
 Models: Tyler, Jackson, Grant, Jackson & 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: 11/17/2023

REVISIONS:

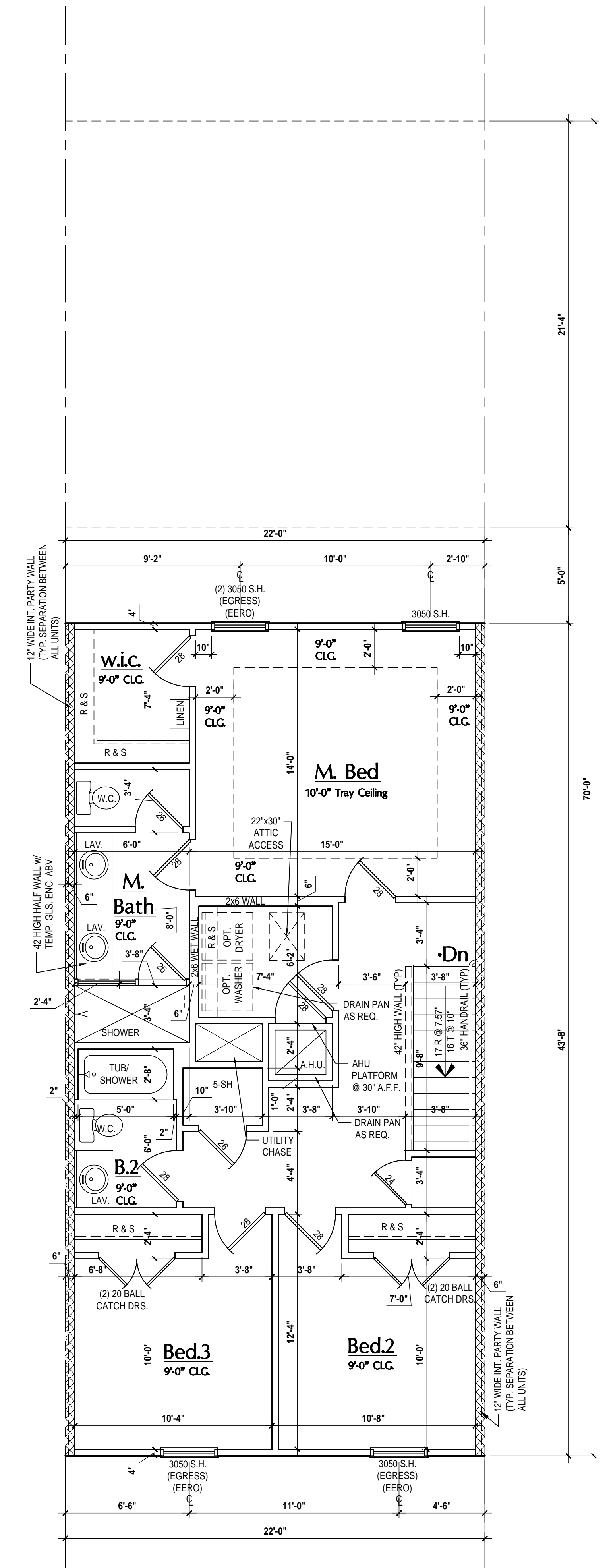
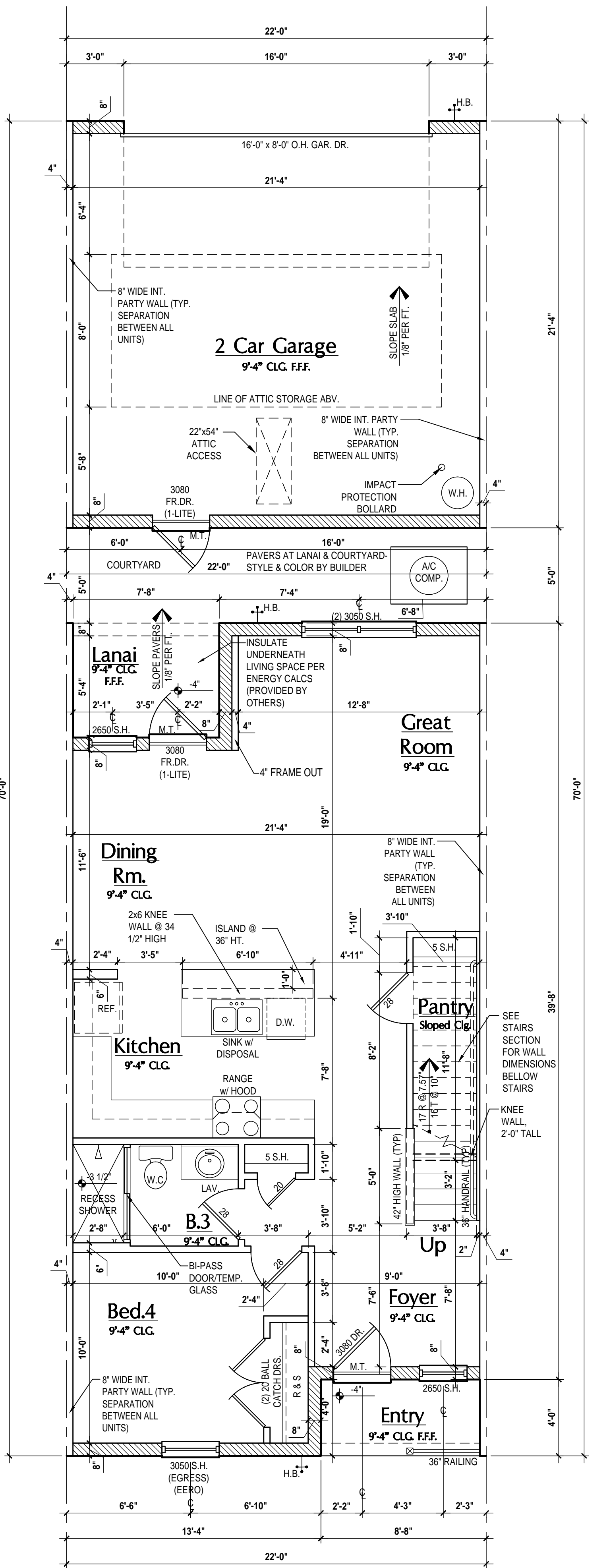
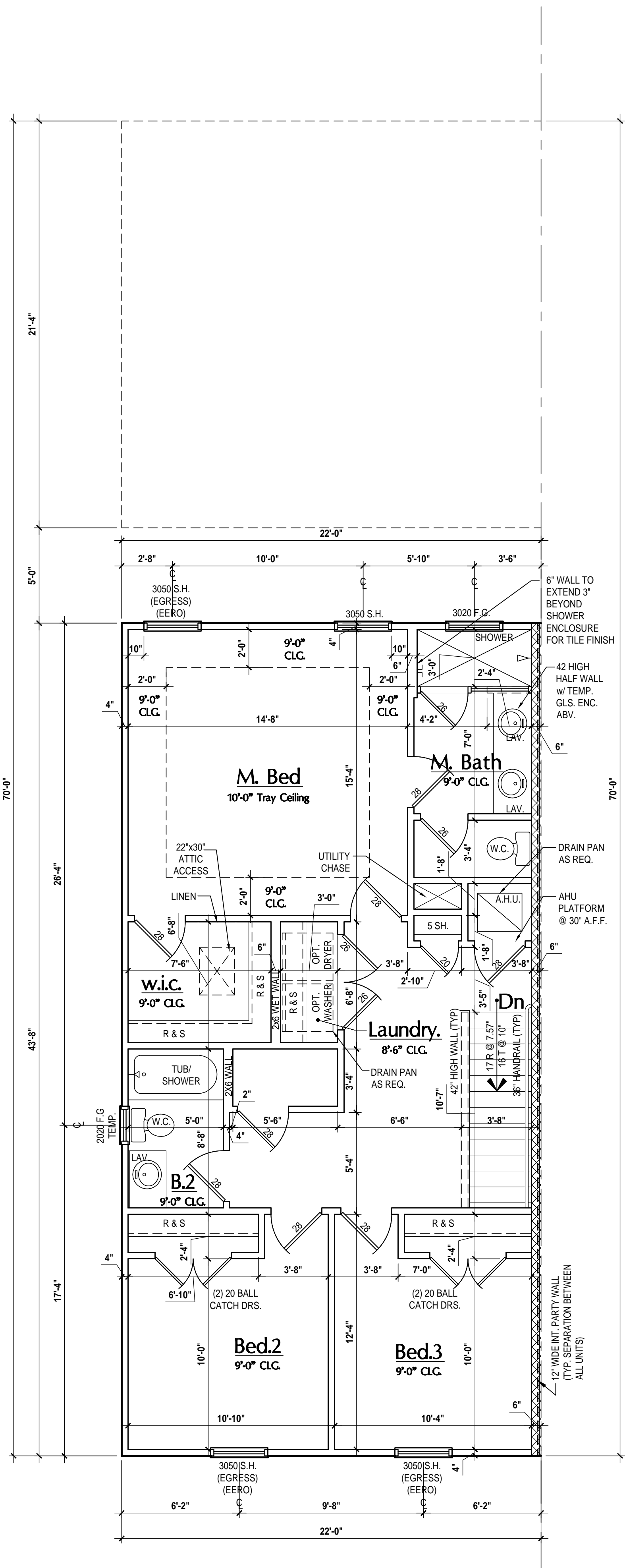
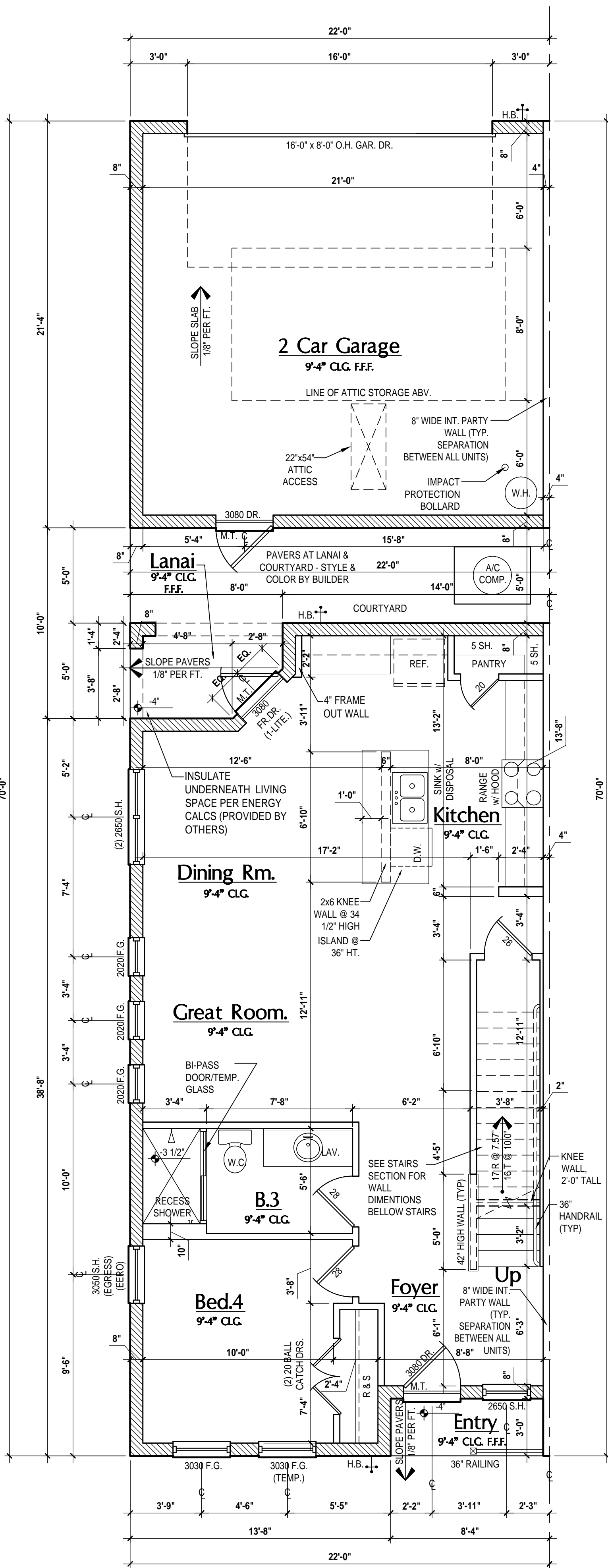
PROJECT: 22-1148  
 SCALE: AS NOTED  
 DRAWN BY: C.C.  
 DESIGNED BY: MJS

Aug 30, 2024, 11:48am

SECOND FLOOR

**A3**

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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"

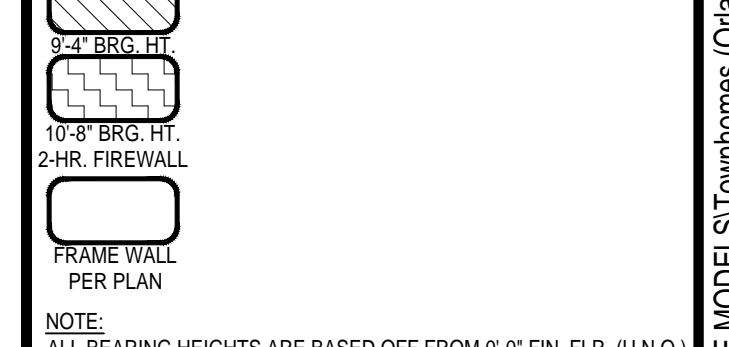
**GENERAL NOTES KEY:**

- ABBREVIATIONS: MT - METAL THRESHOLD, FR - FRENCH DOORS, SL - SIDE LIGHT, FG - FIXED GLASS, TR - TRANSOM, GB - GLASS BLOCK, BK - POCKET DOOR, SVC - SERVICE DOOR, OBS - OBSCURED GLASS, TEMP - TEMPERED GLASS, SH - SINGLE HUNG, DR - DOUBLE HUNG, CMNT - CASEMENT, HS - HORIZONTAL ROLLER, BP - BYPASS, BK - POCKET DOOR, TYP - TYPICAL, NOTES: 1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
- 2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
- 3. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
- 4. A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC R M307.2 & FBC 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
- 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 & 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" (1/2" MIN. 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 7' ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVED PER (FBC-R312).
- 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.
- 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 CONTRACTED TO 98% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR / OWNER.
- 24. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20 MIN. FIRE RATED 1/2" 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. 58" TYP. 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" MIN. 1/2" MIN. GYPSUM BOARD. 2 1/2" 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.
- 28. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R319.
- 29. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKLASH PANELS (OR SIMILAR).
- 30. ATTIC ACCESS OPENINGS SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC R 402.2.4.
- 31. FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPING.
- 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 C178), 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 5'-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  
30 = 3'-0"  
ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BLDG.

**BRG. HT. LEGEND**



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

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"

Aug 30, 2024 11:48am  
dldgd - V:\Park Square Homes\MODELS\Townhomes (Orange)\1 - Townhome Models\Rear Load Detached Towns (Rear Load)\UnitA4 Floor Plans (1) (1) (Jackson).dwg

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THOMPSON ENGINEERING GROUP, INC.  
14077 724-1500  
Ph: (407) 629-6711  
Fax: (407) 629-6776  
www.mjsdesignersgroup.com

815 Orienta Ave., Suite #1040  
Altamonte Springs, FL 32701  
Ph: (407) 629-6711  
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**MJS**  
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residential-commercial-architecture

5-Unit: Rear Load Detached Towns (Rear Load)\UnitA4 Floor Plans (1) (1) (Jackson).dwg

**AIBD**  
GOBA  
DESIGN BUILDERS INC. AN AFFILIATE OF MJS

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

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

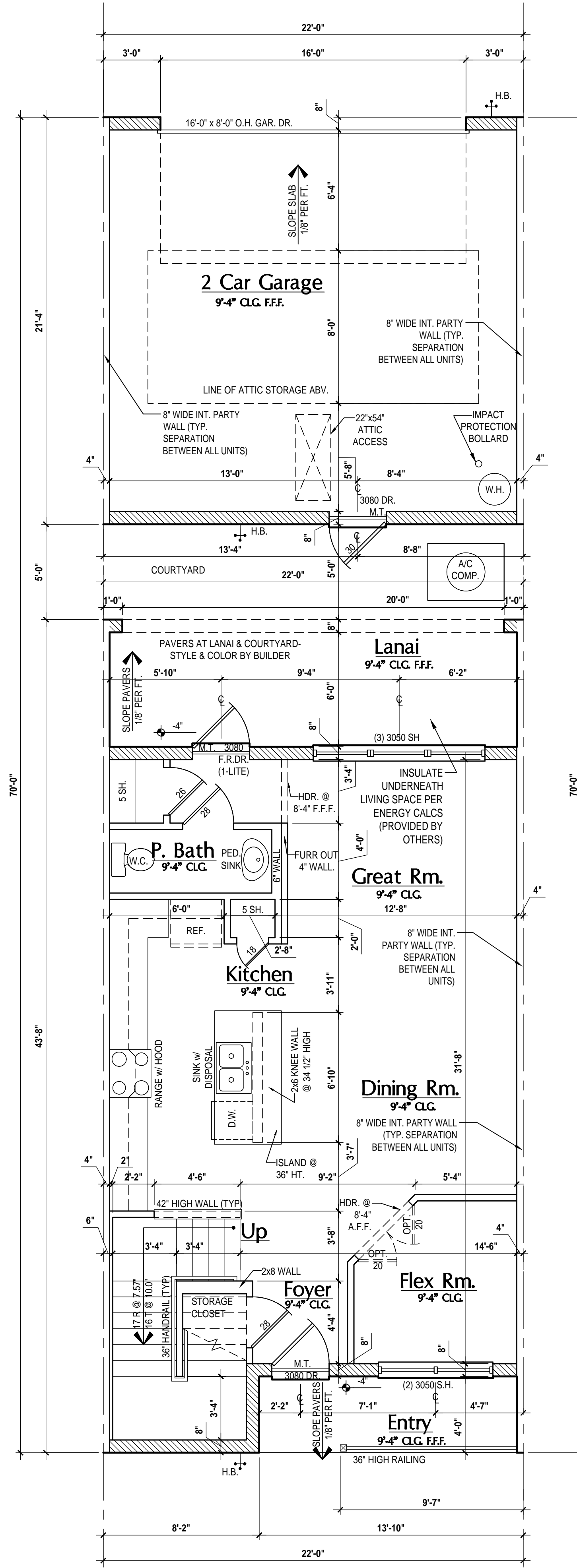
ISSUE DATE: 11/17/2023

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

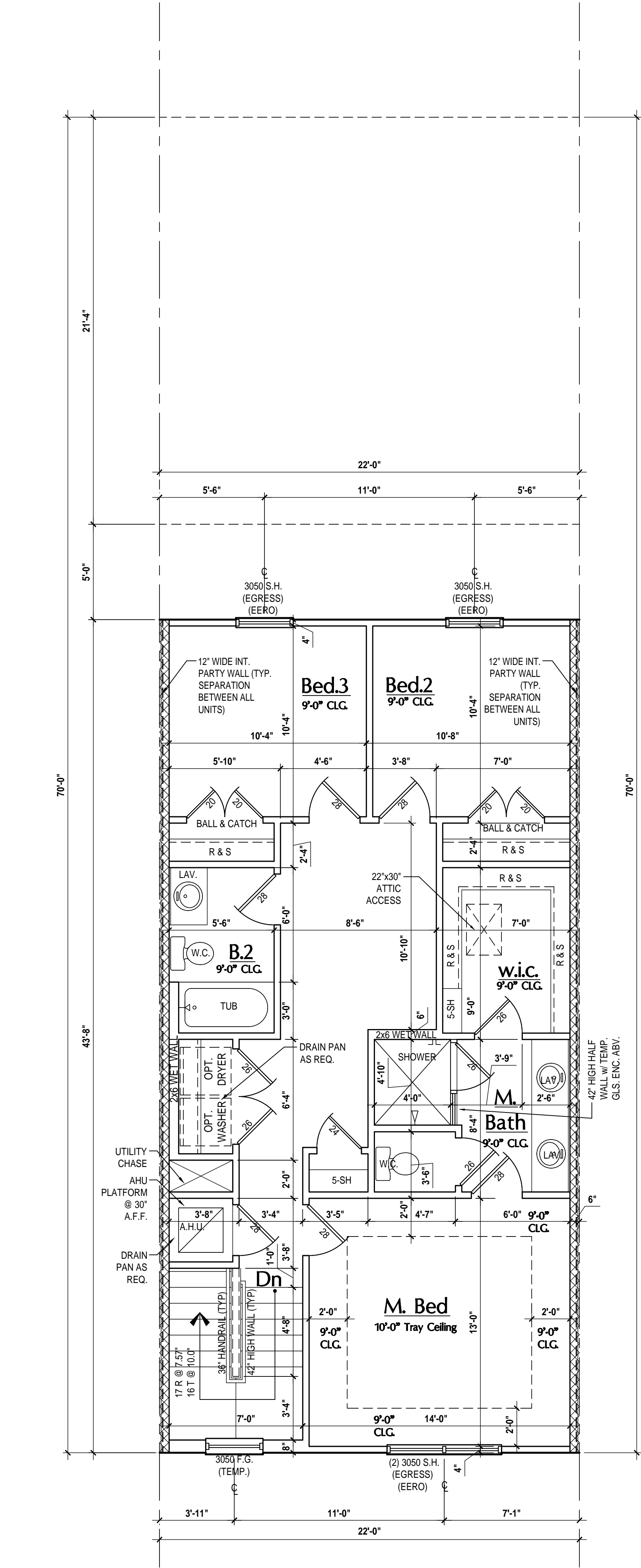
FLOOR PLANS

**A4**

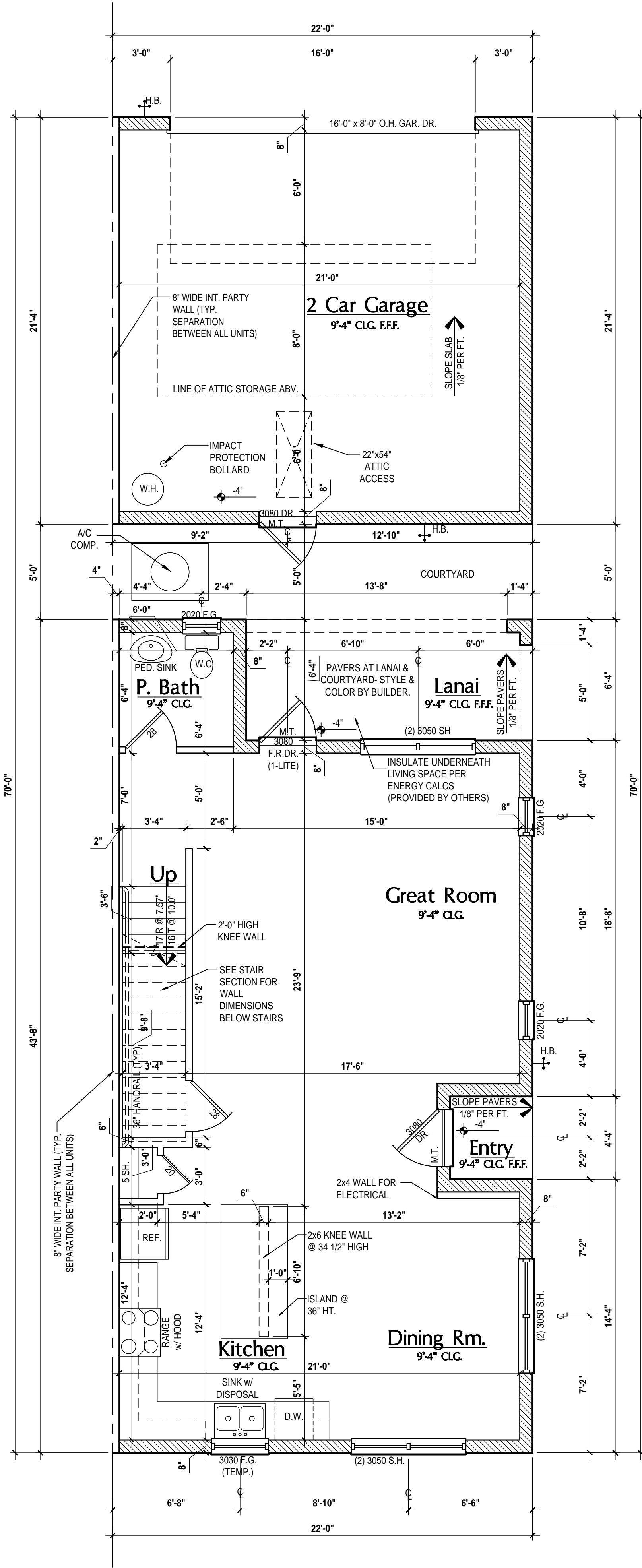
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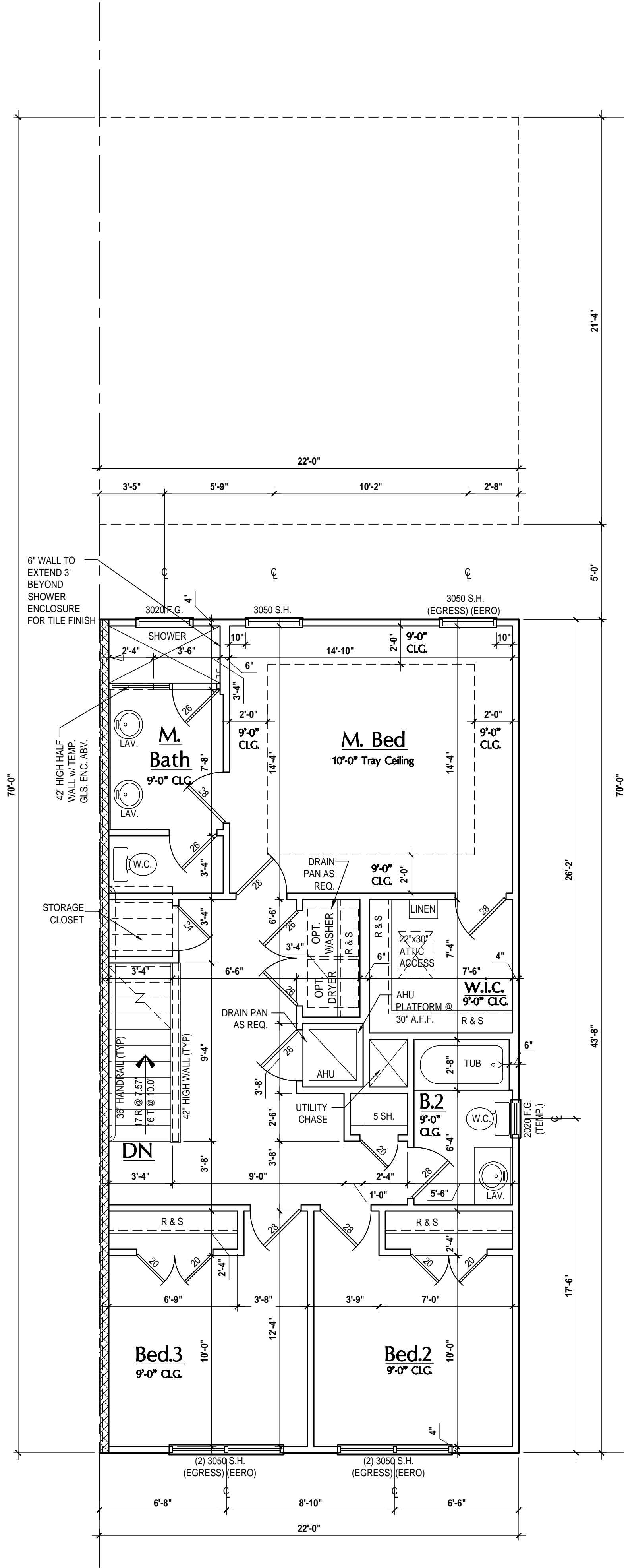
**Grant: First Floor Plan**  
SCALE: 1/4" = 1'-0"



**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
<b>Total Living:</b>	<b>1,662 sf</b>
entry:	55 sf
garage:	469 sf
lanai:	147 sf
courtyard:	110 sf
<b>Total Area:</b>	<b>2,443 sf</b>

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

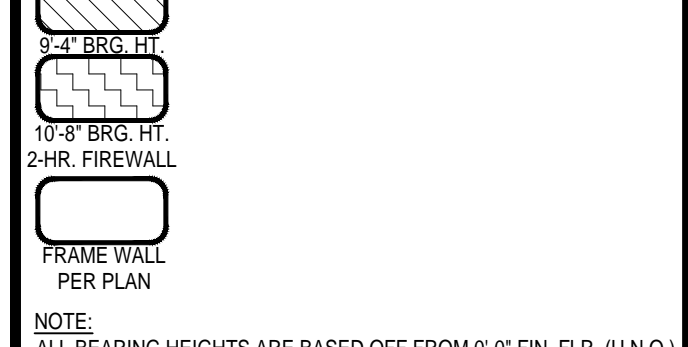
**GENERAL NOTES KEY:**

- ABBREVIATIONS:**  
 MT - METAL THRESHOLD  
 FD - FRENCH DOORS  
 SL - SIDE LIGHT  
 FG - FIXED GLASS  
 TR - TRANSOM  
 GB - GLASS BLOCK  
 RCT - ROCKET DOOR  
 SVC - SERVICE DOOR  
 TYP. - TYPICAL
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.**
- DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
  - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
  - 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
  - PROVIDE RECESS H2O WATER W DRAIN @ WASHER SPACE.
  - VENT DRYER THRU EXTERIOR WALL U.O.
  - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
  - PROVIDE RECESS H2O WATER W DRAIN @ WASHER SPACE.
  - SAG RESISTANT DRYWALL ON ALL CEILINGS.
  - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
  - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
  - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
  - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3 1/2" U.O.
  - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7 1/2" U.O.
  - C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALLS WITH SHEAR WALL SEGMENTS.
  - 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" X 1/2" (1/2" MIN. GYPSUM BOARD).
  - GARAGE DOOR TO BE IDENTIFIED BY MFR. FOR MIN. 150 M.P.H. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 2" ABOVE FINISHED FLOOR BEING SEVER PER FBC-R302.2.
  - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
  - OPERABLE WINDOWS LOCATED MORE THAN 22" ABOVE SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 2" ABOVE FINISHED FLOOR BEING SEVER PER FBC-R302.2.
  - 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-R302.2.2.2.2.2.
  - SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED; THE DESIGN TEAM AT MJS & E.O.R. STRONGLY RECOMMEND A SOIL TEST TO DETERMINE SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL (2000 PSF MIN.) FILL MATERIAL SHALL BE COMPACTED TO 95% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR/OWNER.
  - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 2" 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 INSURE OF BEARING.
  - 8" TYPE S 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" (1/2" MIN.) GYPSUM BOARD; 2 1/2" (1 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 GULFLOSH PANELS (OR SIMILAR).
  - ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R402.2.4.
  - FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
  - ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
  - WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C1178), FIBER REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC-R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

**WINDOW / DOOR NOTE KEY:**

- WINDOW SIZE CALLOUT:**  
 2040 = 2'-0" x 4'-0"  
 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"    80 B.F. = 8'-0" BI-FOLD  
 30 = 3'-0"
- ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

**BRG. HT. LEGEND**



**Area Tabulations**

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

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

**ITEG**  
THOMPSON ENGINEERING GROUP, INC.  
4401 Vineland Road, Suite 46, Orlando, FL 32811  
Ph: (407) 734-1450 Fax: (407) 734-1750 www.iteg.com

**MJS**  
designers group  
residential-commercial-architecture  
815 Oriole Ave., Suite #1040  
Altamonte Springs, FL 32701  
Ph: (407) 629-6711  
Fax: (407) 629-6776  
www.mjsdesignersgroup.com  
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**AIB**  
5-Unit: Rear Load Detached  
Models: Tyler, Jackson, Grant, Jackson & Monroe  
Building Pair #XXX  
Lot# XX-XX, Subdivision  
Street Address  
City, State, Zip Code

**GOBA**  
Gypsum Board Association

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

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

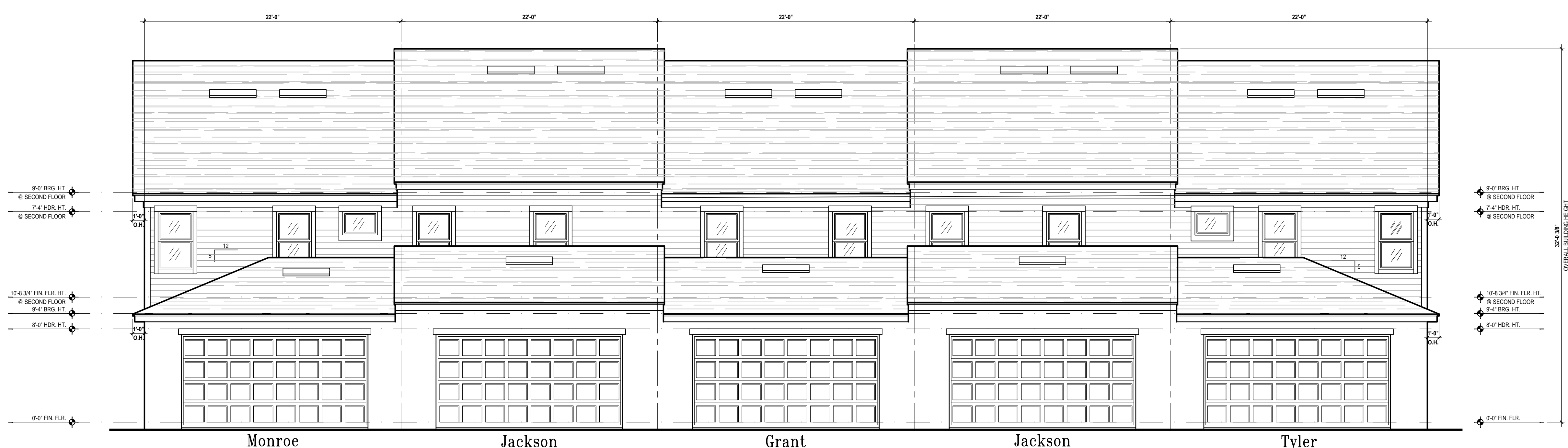
ISSUE DATE: 11/17/2023  
REVISIONS:

Aug 30, 2024, 11:48am

FLOOR PLANS  
**A5**



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



**Rear Elevation**  
SCALE: 3/16" = 1'-0"



**Rear Elevation: Courtyard**  
SCALE: 3/16" = 1'-0"

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THOMPSON ENGINEERING GROUP, INC.  
10000 Sub 40 Orlando, FL 32811  
Ph: (407) 724-4500  
Fax: (407) 724-1790  
www.iteg.com

815 Orienta Ave., Suite #1040  
Altamonte Springs, FL 32701  
Ph: (407) 629-6711  
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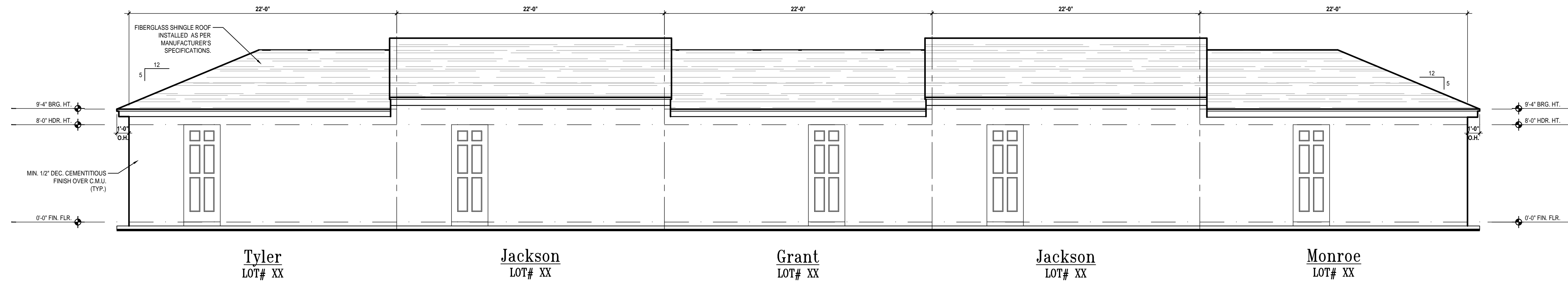
**GOBA**  
GREAT BAY AREA BUILDING ASSOCIATION

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

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

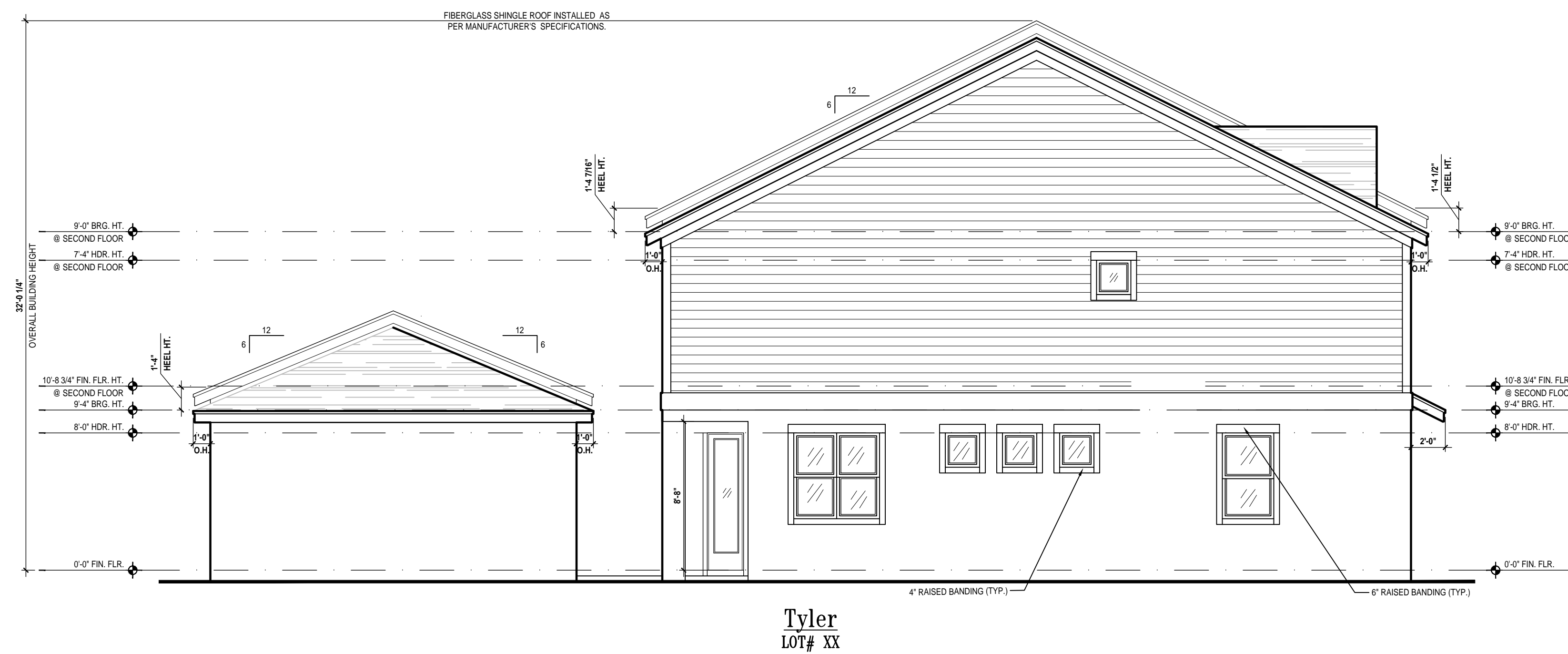
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PROJECT:	22-1148
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DESIGNED BY:	MJS



**Front Elevation: Garage**

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



**Left Elevation**

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



**Right Elevation**

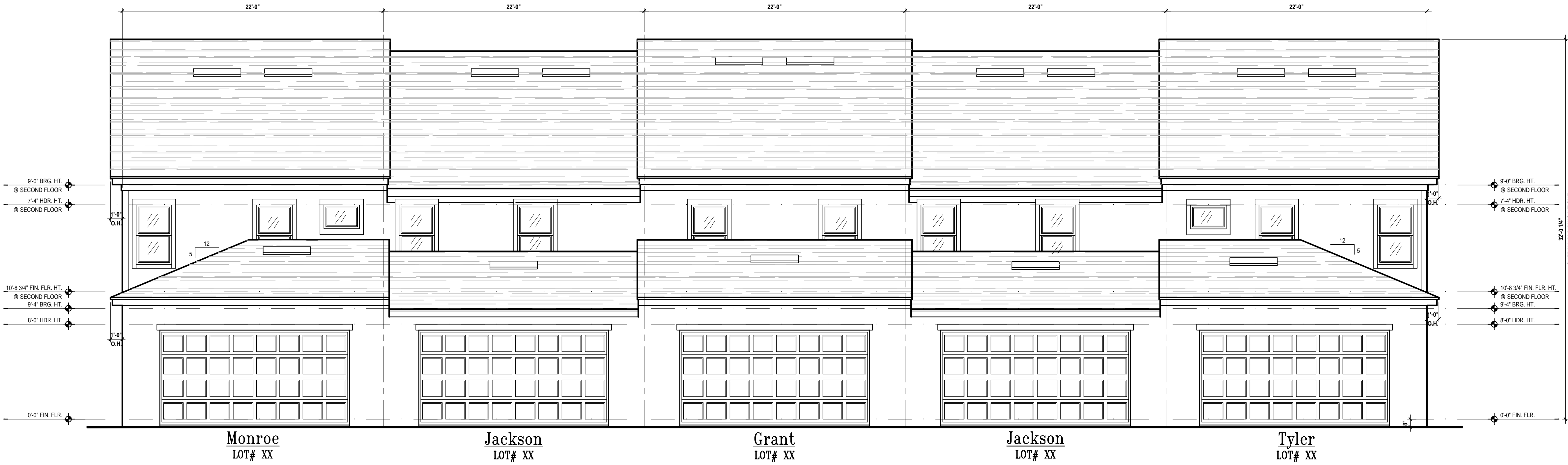
SCALE: 3/16" = 1'-0"

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**Front Elevation "B"**  
SCALE 3/16" = 1'-0"



**Rear Elevation**  
SCALE 3/16" = 1'-0"



**Rear Elevation: Courtyard**  
SCALE 3/16" = 1'-0"

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Ph: (407) 724-4500  
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www.teg.com

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**A I B D**

**GOBA**  
GREAT BAY AREA BUILDERS ASSOCIATION

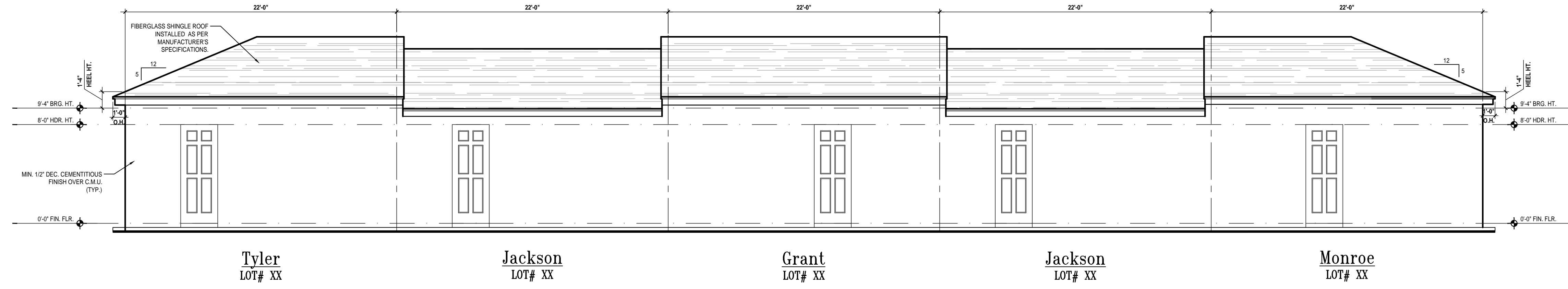
**5-Unit: Rear Load Detached**  
Models: Tyler, Jackson, Grant, Jackson & Monroe  
Building Part #XX  
Lot# XX-XX-XX, Subdivision  
Street Address  
City, State, Zip Code

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**Park Square HOMES**

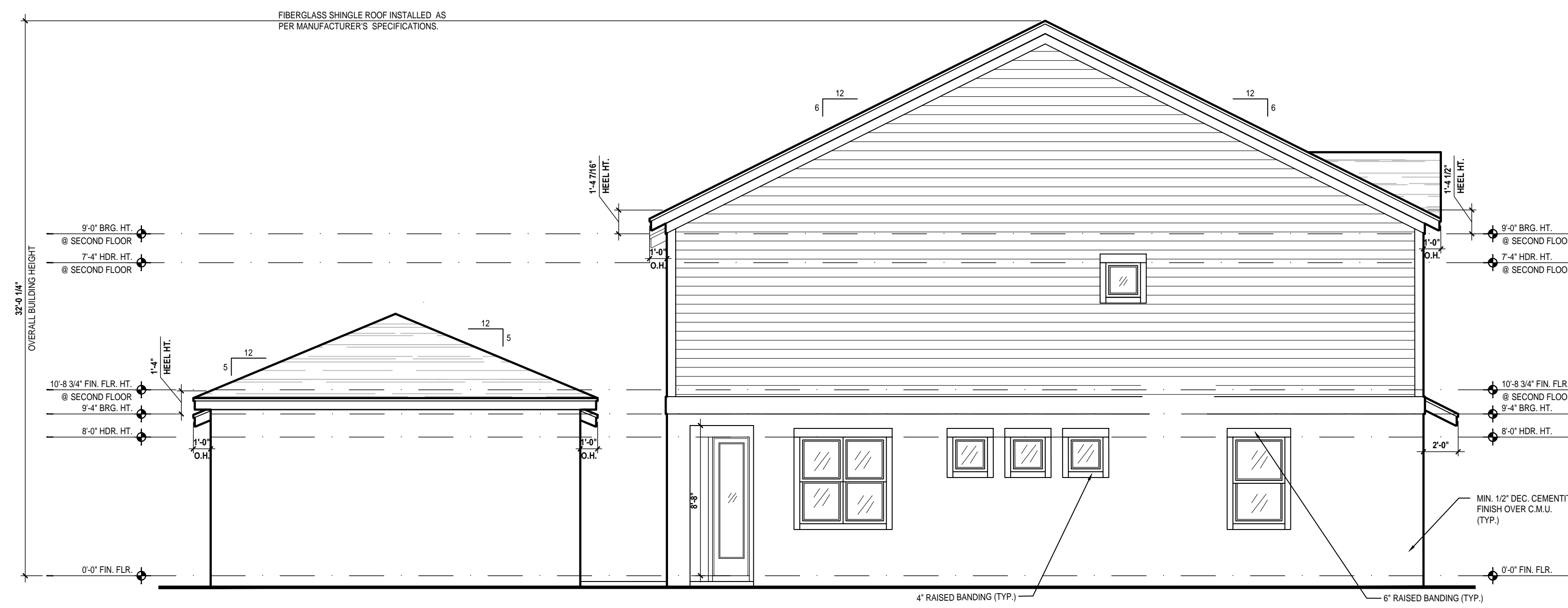
ISSUE DATE	11/17/2023
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PROJECT:	22-1148
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

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**Front Elevation: Garage**

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



**Tyler  
LOT# XX  
Left Elevation**

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

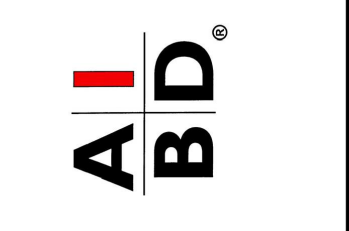


**Monroe  
LOT# XX  
Right Elevation**

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



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

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

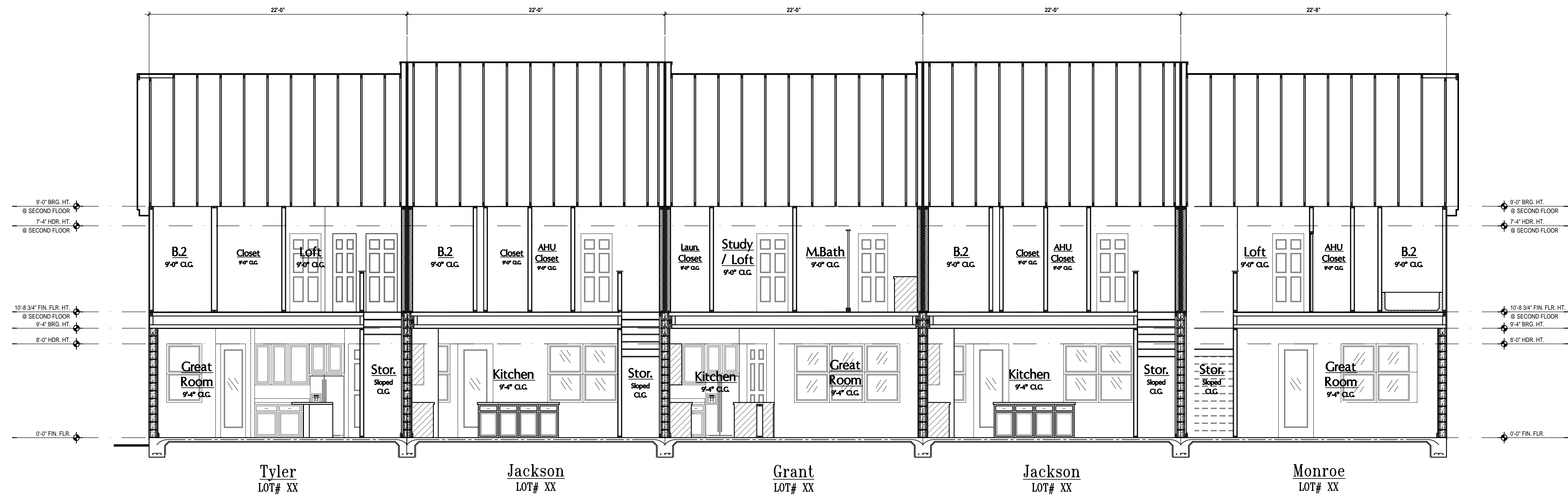


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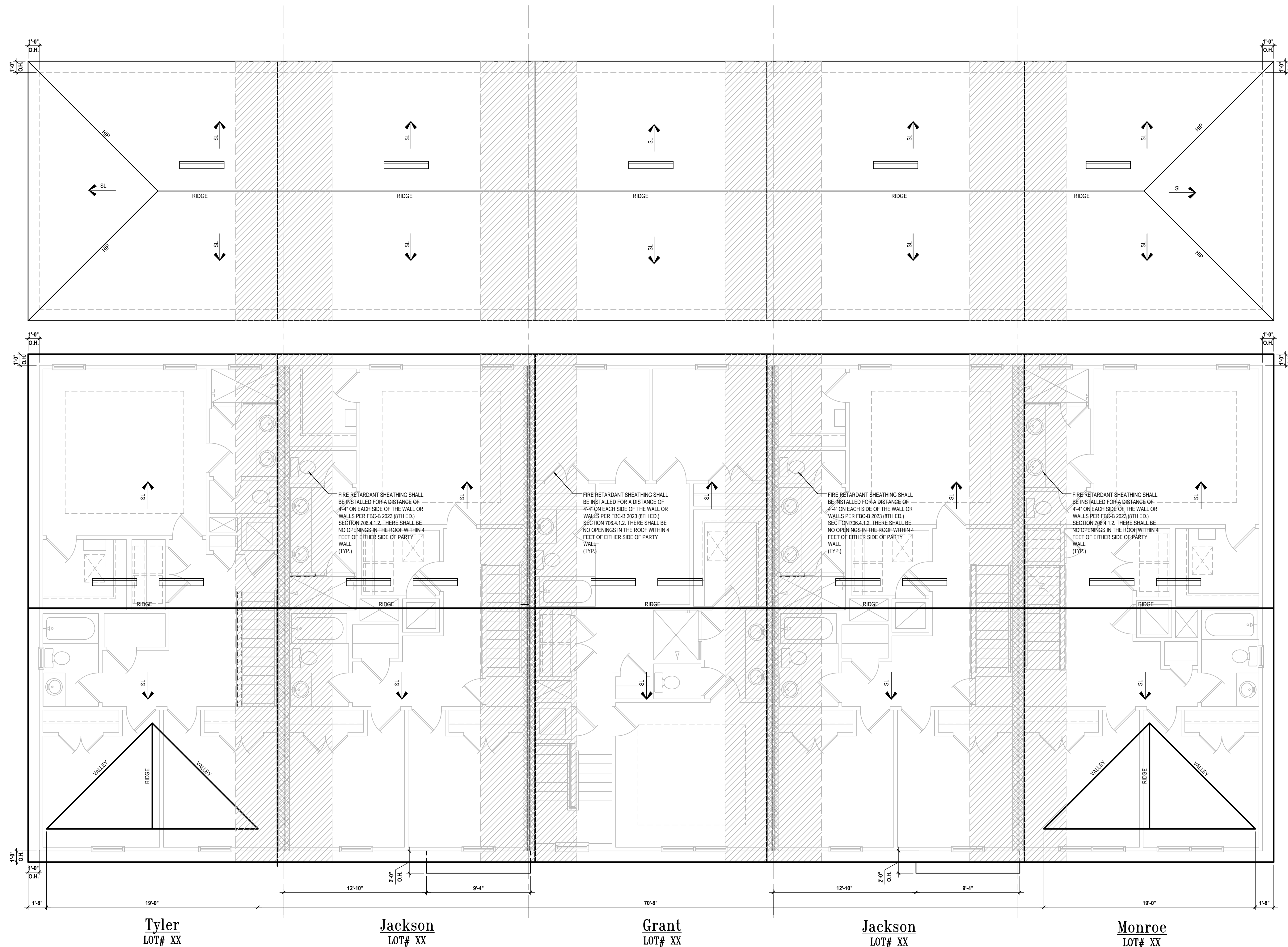
PROJECT:	22-1148
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ELEVATIONS  
**A9**

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1 Elevation "A": Building Section  
A10 SCALE 3/16" = 1'-0"



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

TYLER UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA:	1,050 SQ. FT.
$= (1,050 / 300) = 3.5$ SQ. FT. / 2 = 1.75 SQ. FT.	
1.75 x 144 = 252 SQ. IN.	
252 SQ. IN. / 101.5' = 2.48 VENTS NEEDED	
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 SQ. FT.
$= (1,005 / 300) = 3.35$ 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	
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 SQ. FT.
$= (1,005 / 300) = 3.35$ 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	
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 SQ. FT.
$= (1,050 / 300) = 3.5$ SQ. FT. / 2 = 1.75 SQ. FT.	
1.75 x 144 = 252 SQ. IN.	
252 SQ. IN. / 101.5' = 2.48 VENTS NEEDED	
AV REQUIRED:	(2) 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)	

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

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

**Park Square HOMES**

ISSUE DATE: 11/17/2023  
 REVISIONS:

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

ROOF LAYOUT  
**A10**

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

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 designers group  
 residential-commercial-architecture

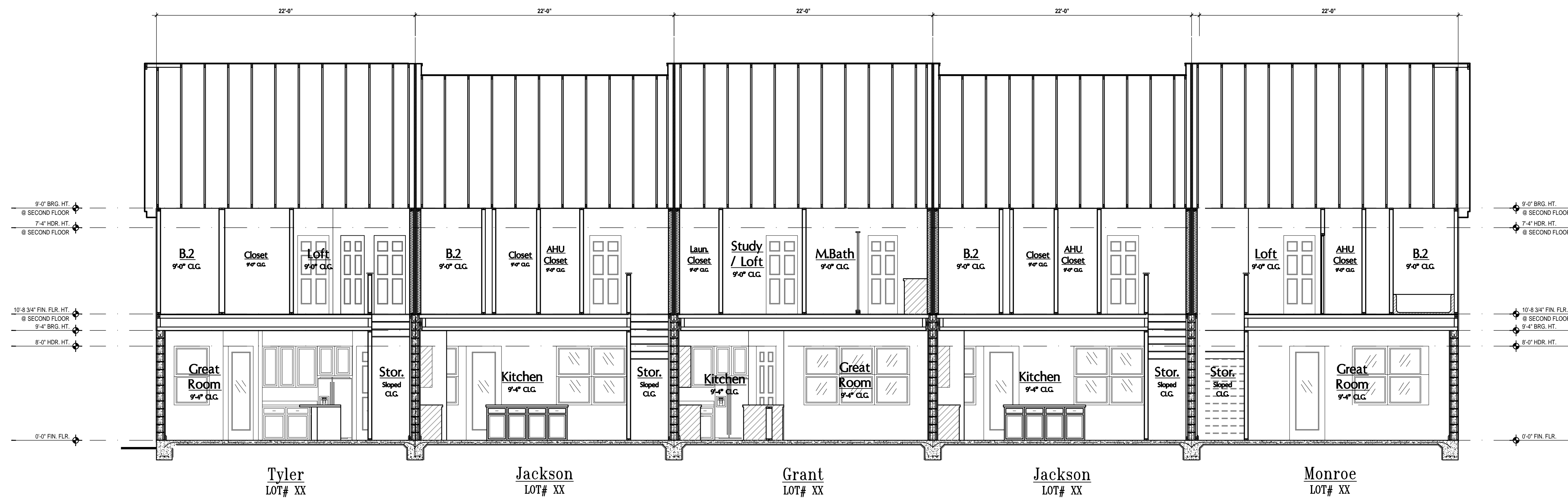
**A I B D**

**GOBA**  
 GROUP OF BUILDING OFFICIALS ASSOCIATION

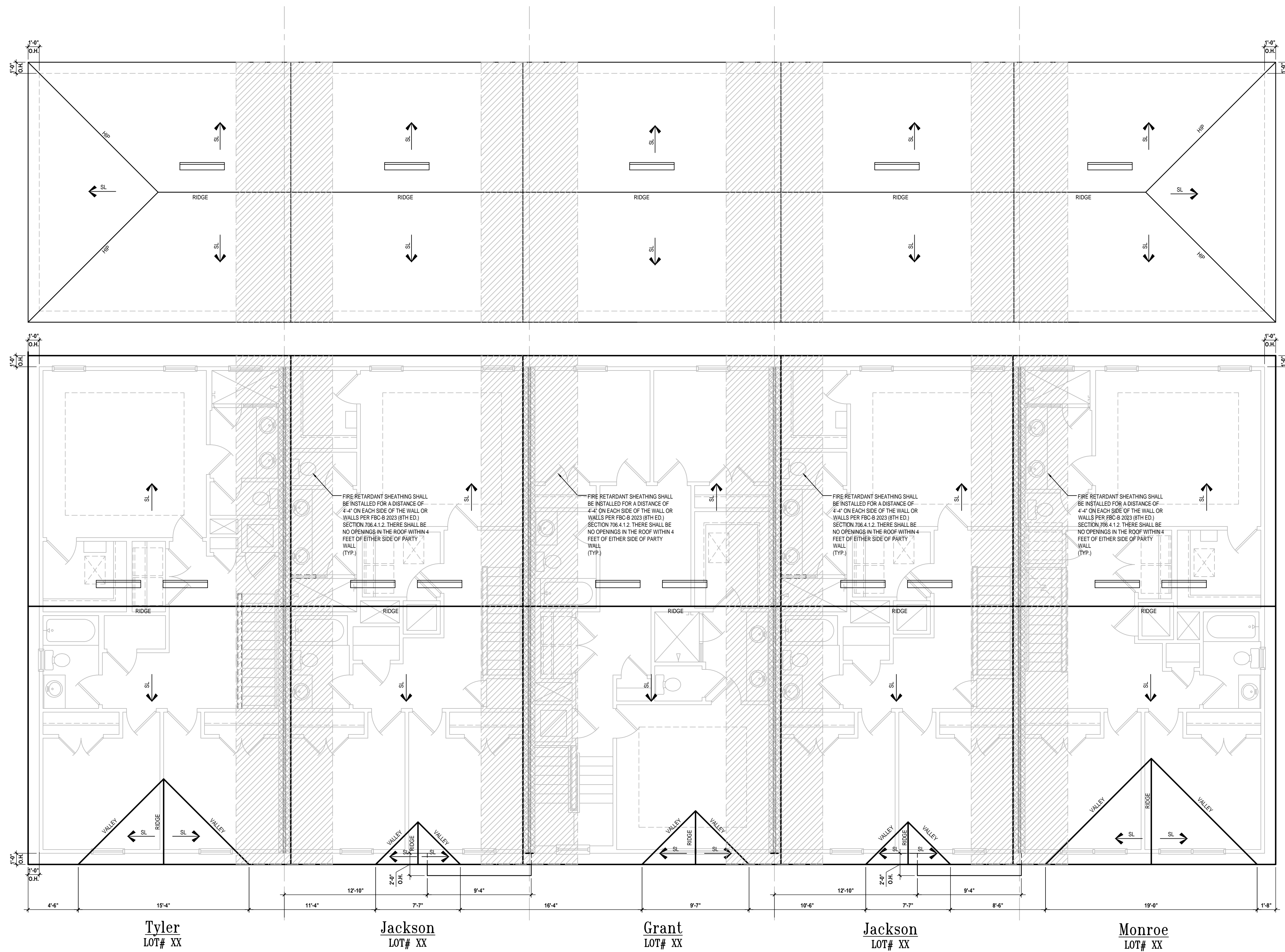
**Park Square HOMES**

Aug 30, 2024 11:56am  
 04890\_V-Park Square Homes (MODEL) STOWNHOME MODEL (STOWNHOME) (Chancel) - Townhome Models (Rear Load Detached) Units A10 Roof Layout (ELEV A).dwg

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1 Elevation "B": Building Section  
A9 SCALE 3/16" = 1'-0"



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

TYLER UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA:	1,050 SQ. FT.
= (1,050 / 300) = 3.5 SQ. FT. / 2 = 1.75 SQ. FT.	
175 x 144 = 252 SQ. IN.	
252 SQ. IN. / 101.5" = 2.48 VENTS NEEDED	
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 SQ. FT.
= (1,005 / 300) = 3.35 SQ. FT. / 2 = 1.675 SQ. FT.	
1675 x 144 = 241.2 SQ. IN.	
241.2 SQ. IN. / 101.5" = 2.37 VENTS NEEDED	
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 SQ. FT.
= (1,005 / 300) = 3.35 SQ. FT. / 2 = 1.675 SQ. FT.	
1675 x 144 = 241.2 SQ. IN.	
241.2 SQ. IN. / 101.5" = 2.37 VENTS NEEDED	
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 SQ. FT.
= (1,050 / 300) = 3.5 SQ. FT. / 2 = 1.75 SQ. FT.	
175 x 144 = 252 SQ. IN.	
252 SQ. IN. / 101.5" = 2.48 VENTS NEEDED	
AV REQUIRED:	(3) 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)	

Aug 30, 2024, 11:56am  
 PROJECT: 22-1148  
 SCALE: AS NOTED  
 DRAWN BY: C.C.  
 DESIGNED BY: MJS  
 ISSUE DATE: 11/17/2023  
 REVISIONS:  
 ROOF LAYOUT  
**A11**

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

815 Orienta Ave., Suite #1040  
 Altamonte Springs, FL 32701  
 Ph: (407) 629-6711  
 Fax: (407) 629-6776  
 www.mjsdesignsgroup.com  
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residential-commercial-architecture

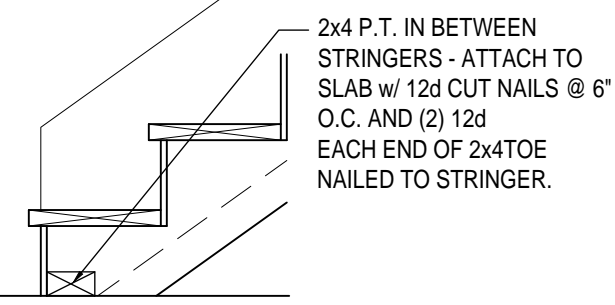
ARCHITECTS IN BUSINESS DESIGN

GROUP OF BUSINESS ASSOCIATES

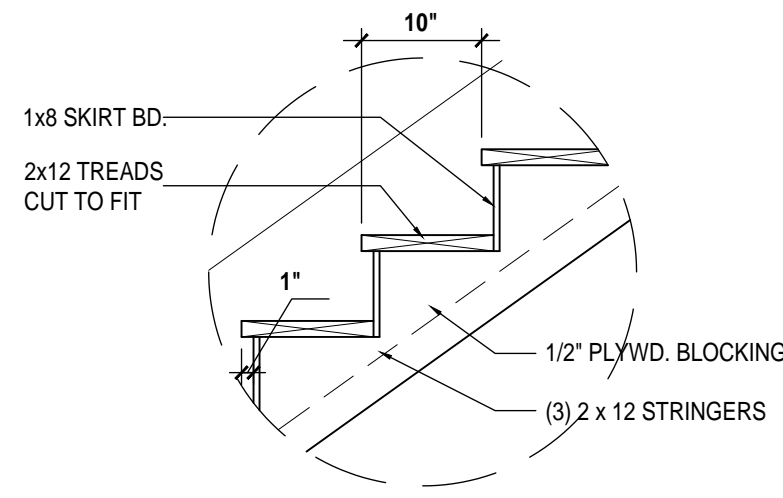
A division of Park Square Enterprises Inc.  
 5200 Vineland Rd., Suite #200  
 Orlando, FL 32811  
 Phone: (407) 529-3000

**NOTES:**

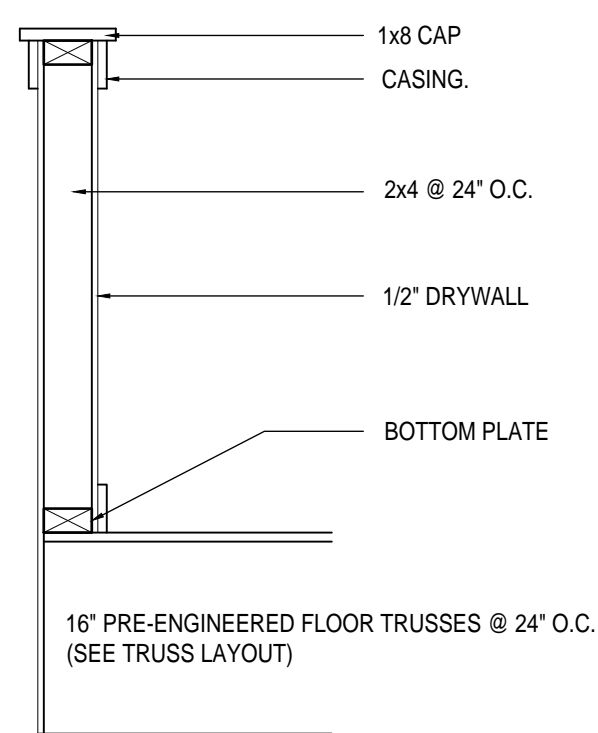
1. STAIRWAY CONSTRUCTION TO CONFORM TO FBC-R 2023, 8TH EDITION SECTION R311.7
2. MAX HT. OF RISER TO BE 7 3/4".
3. MIN. WIDTH OF TREAD TO BE 9" (EXCLUSIVE OF NOSING.
4. ALL TREADS LESS THAN 10" IN WIDTH SHALL HAVE APPROX. 1" OF NOSING.
5. 3/16" MAX VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER.
6. 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".



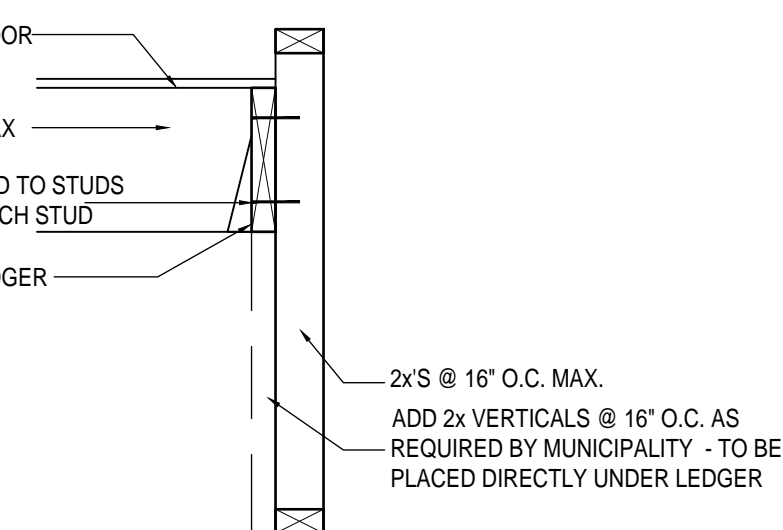
**S1 TYP. STAIR CONNECT.**  
SCALE: 3/4" = 1'-0"



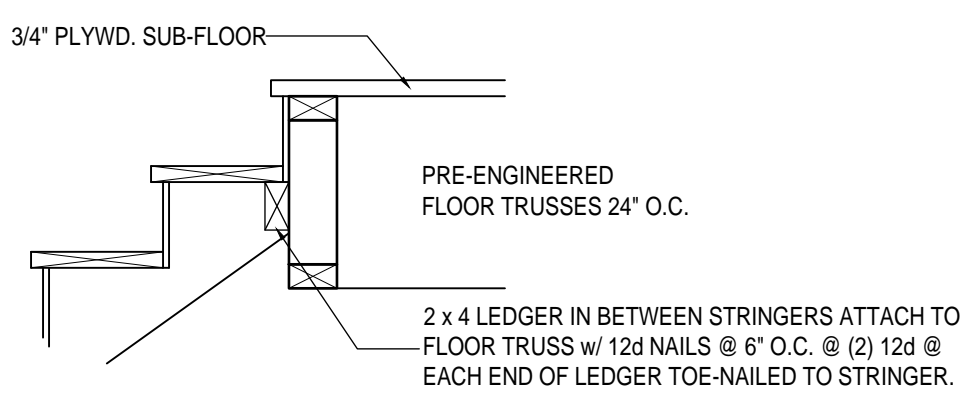
**S2 TREAD & RISER DETAIL**  
SCALE: 3/4" = 1'-0"



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

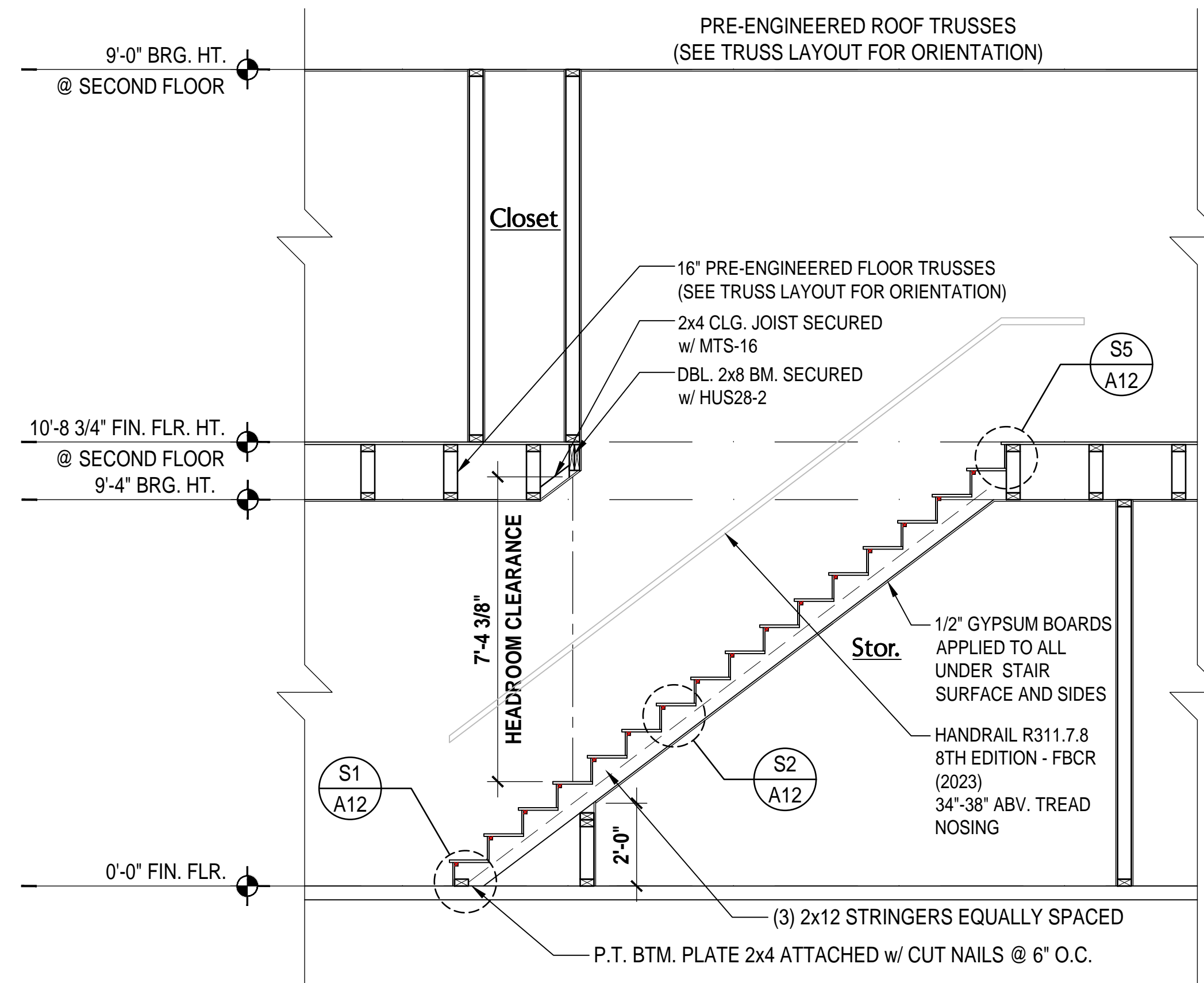


**S4 LANDING CONNECT. DETAIL**  
SCALE: 3/4" = 1'-0" PLATFORM FRAMING

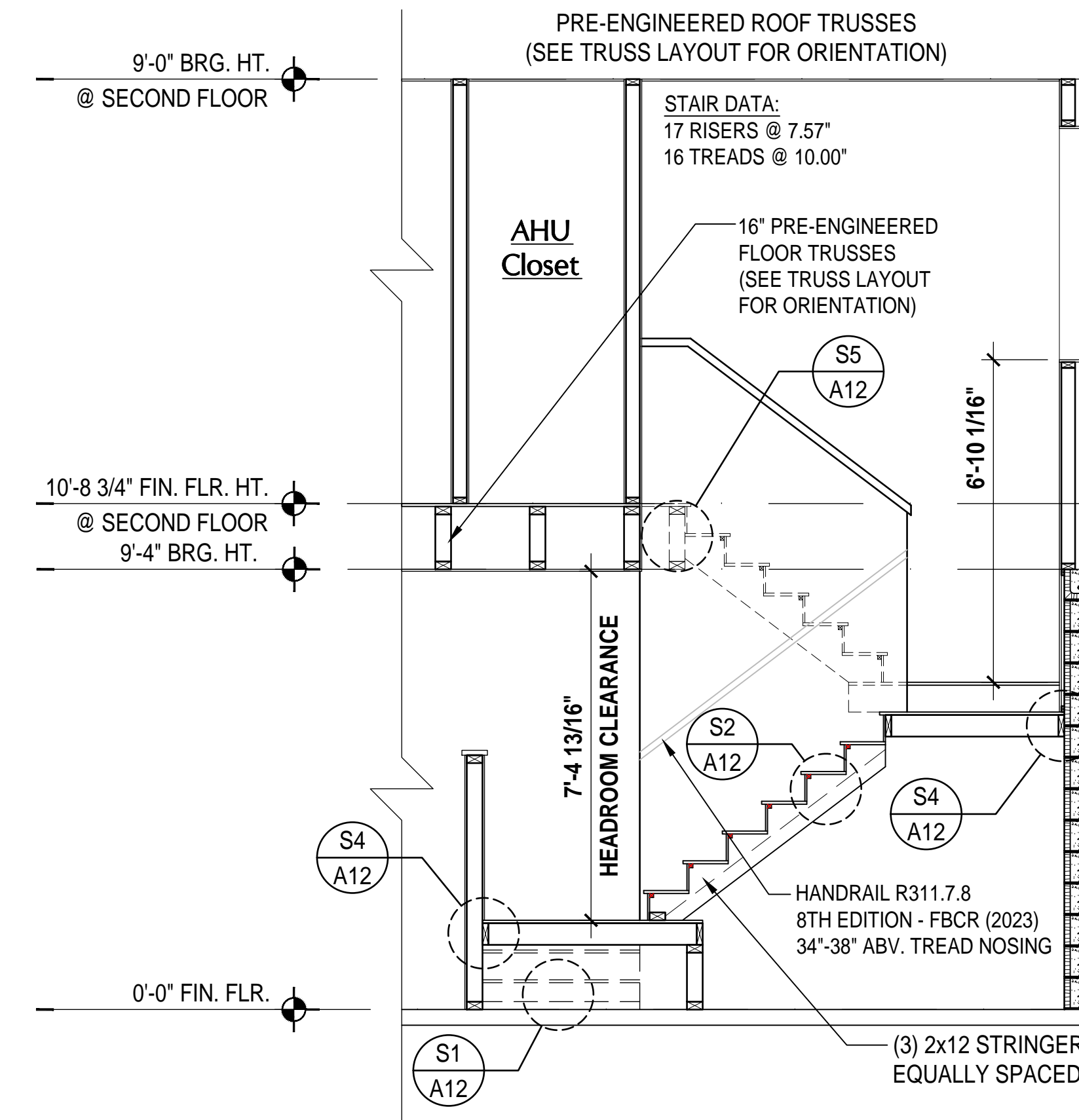


**S5 STAIR CONNECT. @ FLR. TRUSS**  
SCALE: 3/4" = 1'-0" STRINGER TO FLOOR TRUSS

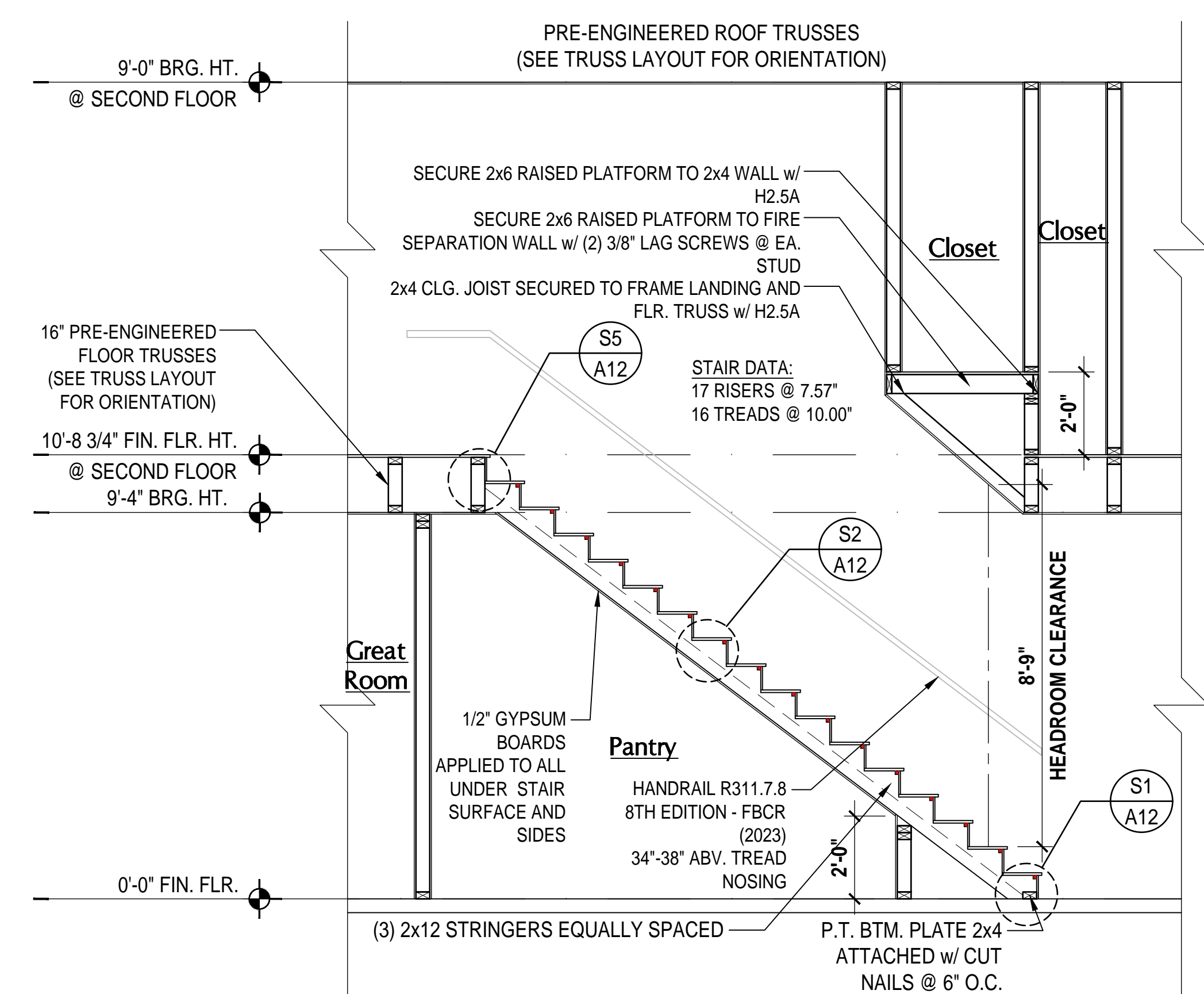
**Stair Details**  
SCALE: 1/4" = 1'-0"



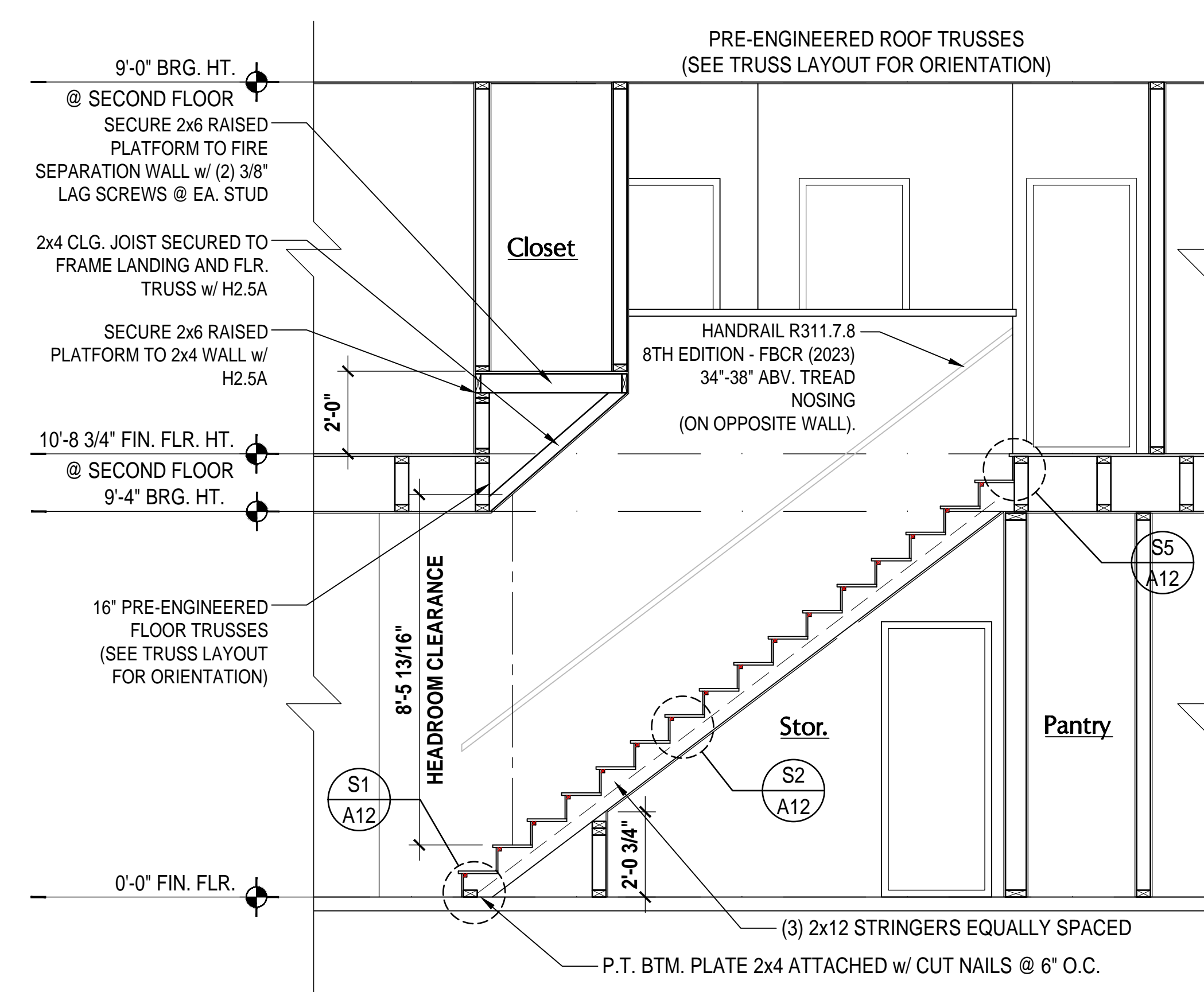
**1 TYLER STAIR SECTION**  
SCALE: 3/8" = 1'-0"



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

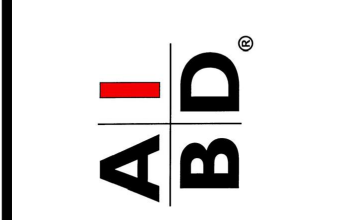
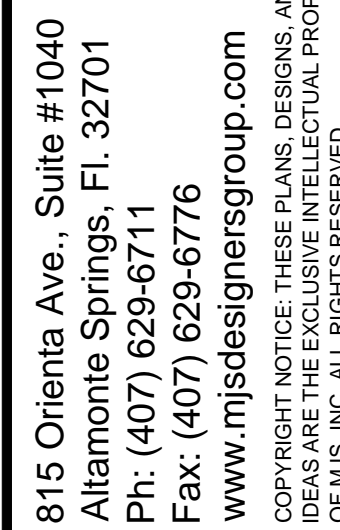


**3 JACKSON STAIR SECTION**  
SCALE: 3/8" = 1'-0"



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

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

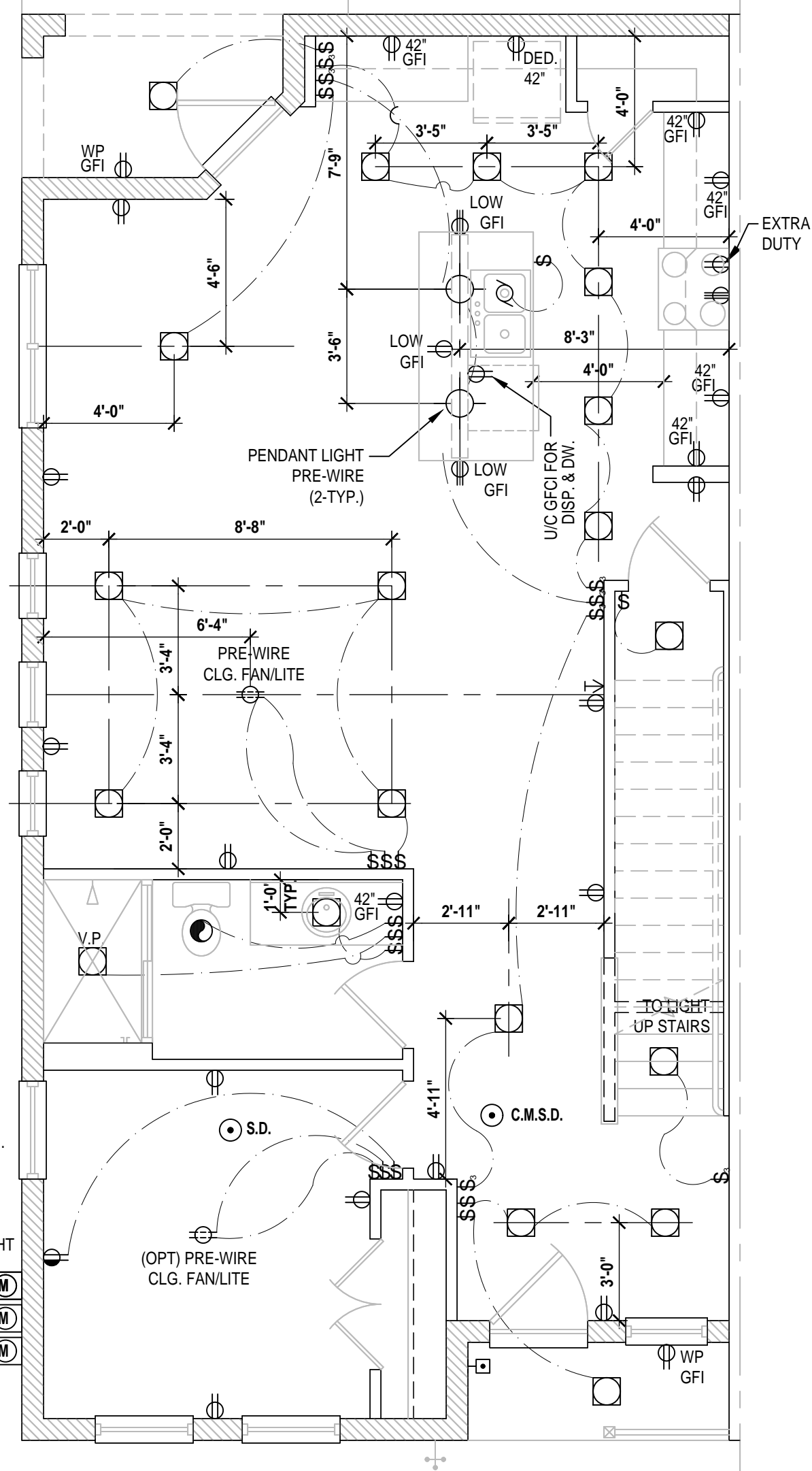
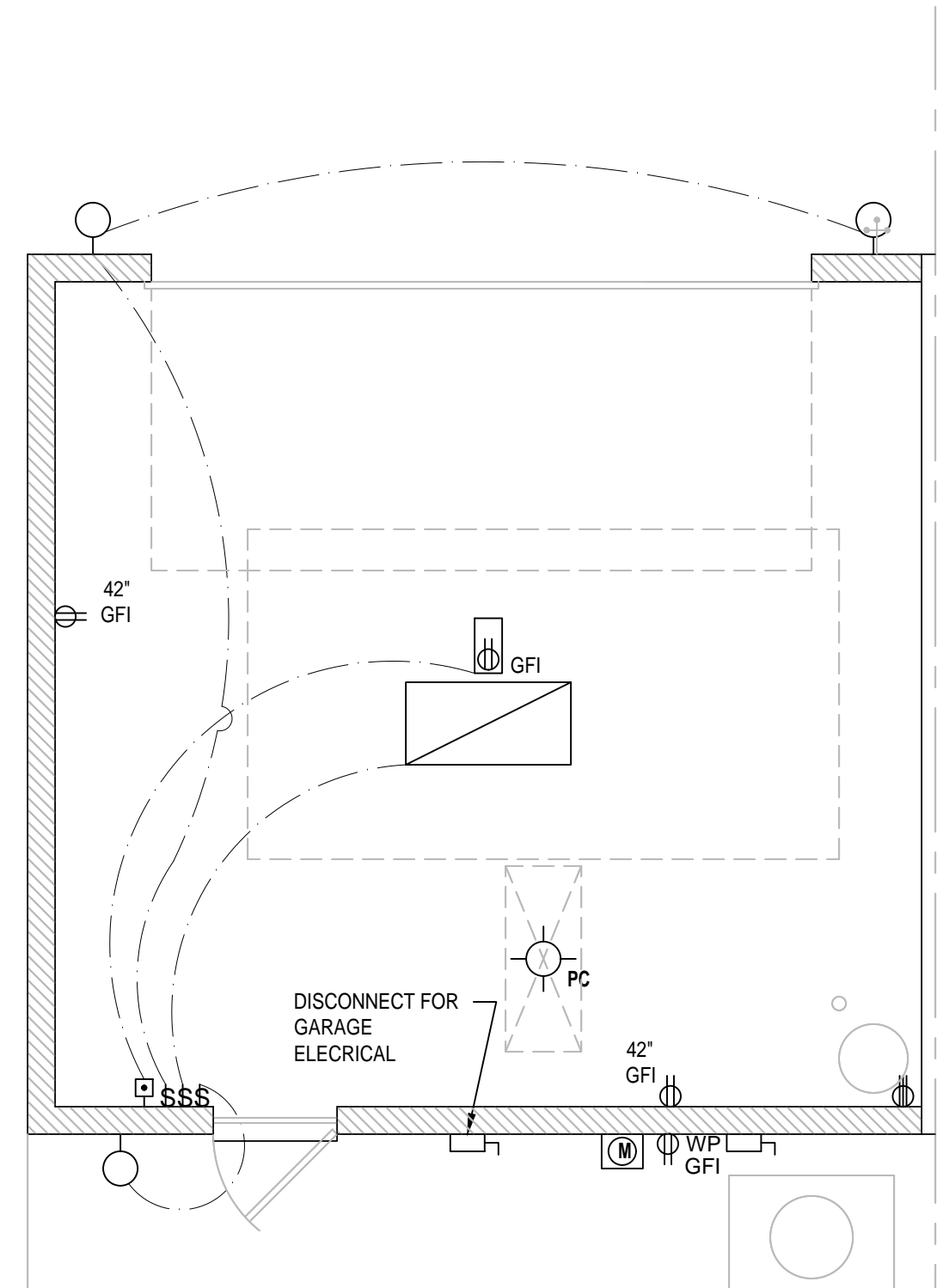
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5200 Vineland Rd. Suite #200  
Orlando, FL 32811  
Phone: (407) 529-3000



ISSUE DATE	11/17/2023
REVISIONS	
PROJECT:	22-1148
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

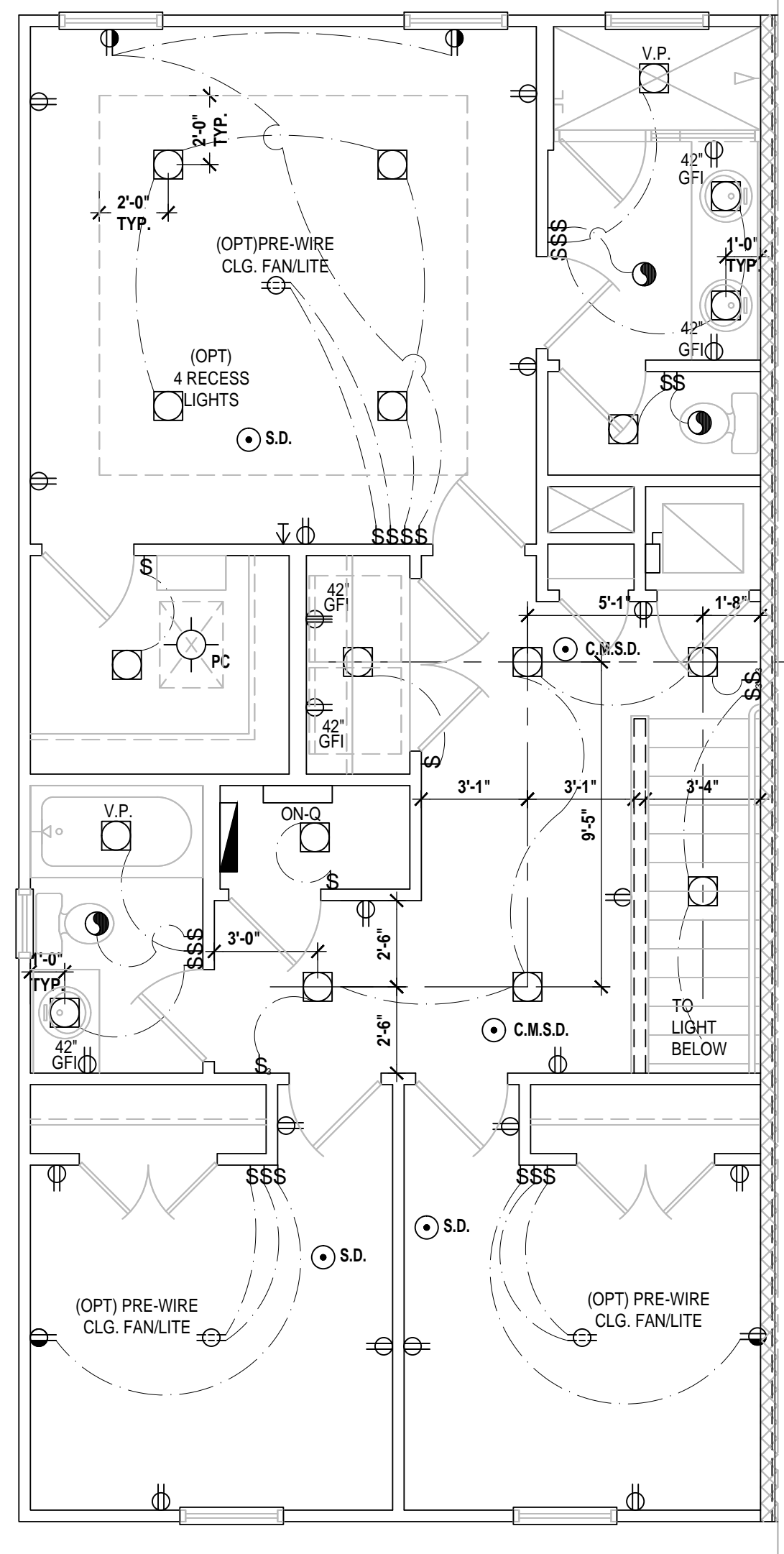
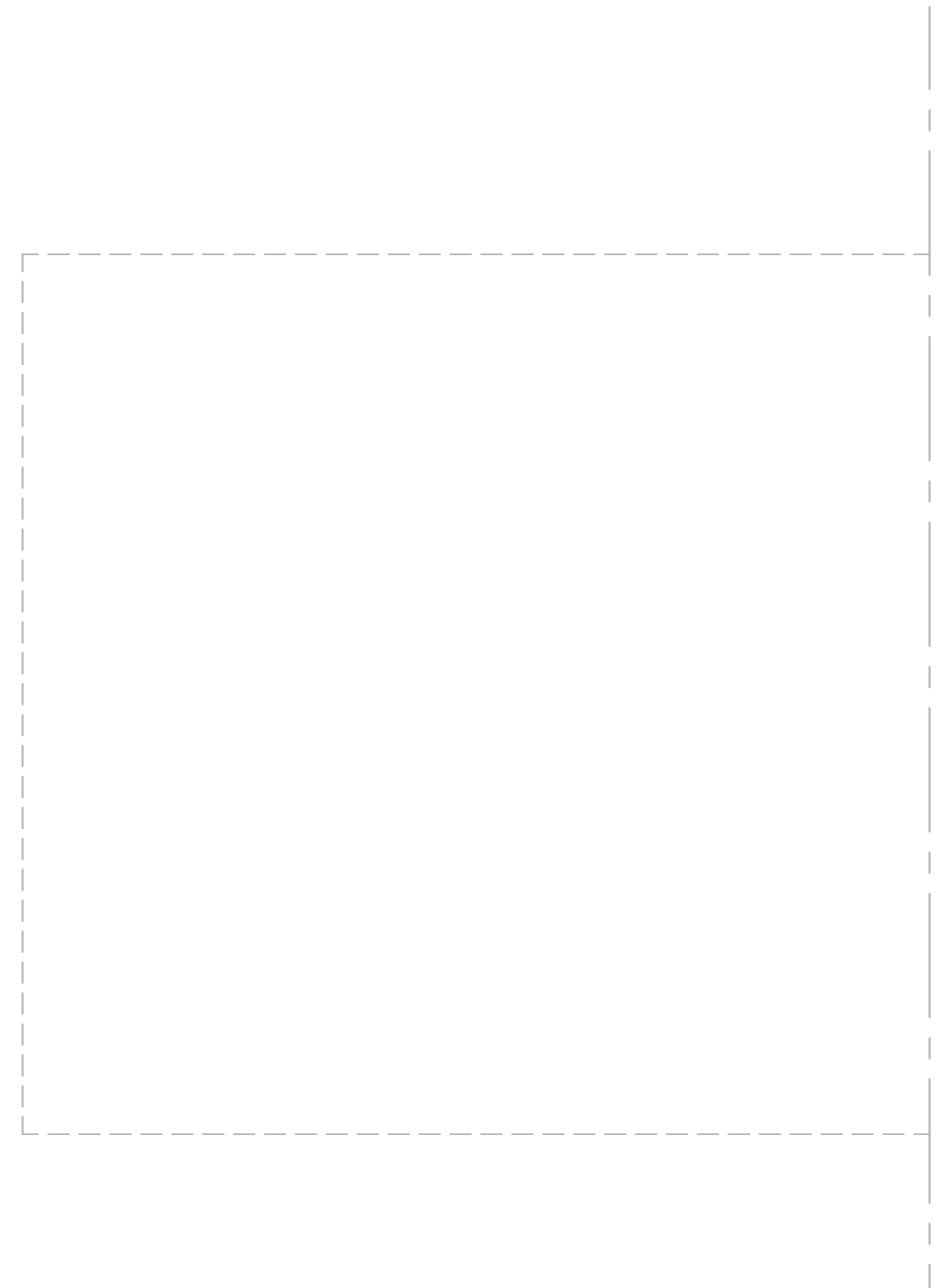
SECTIONS  
**A12**

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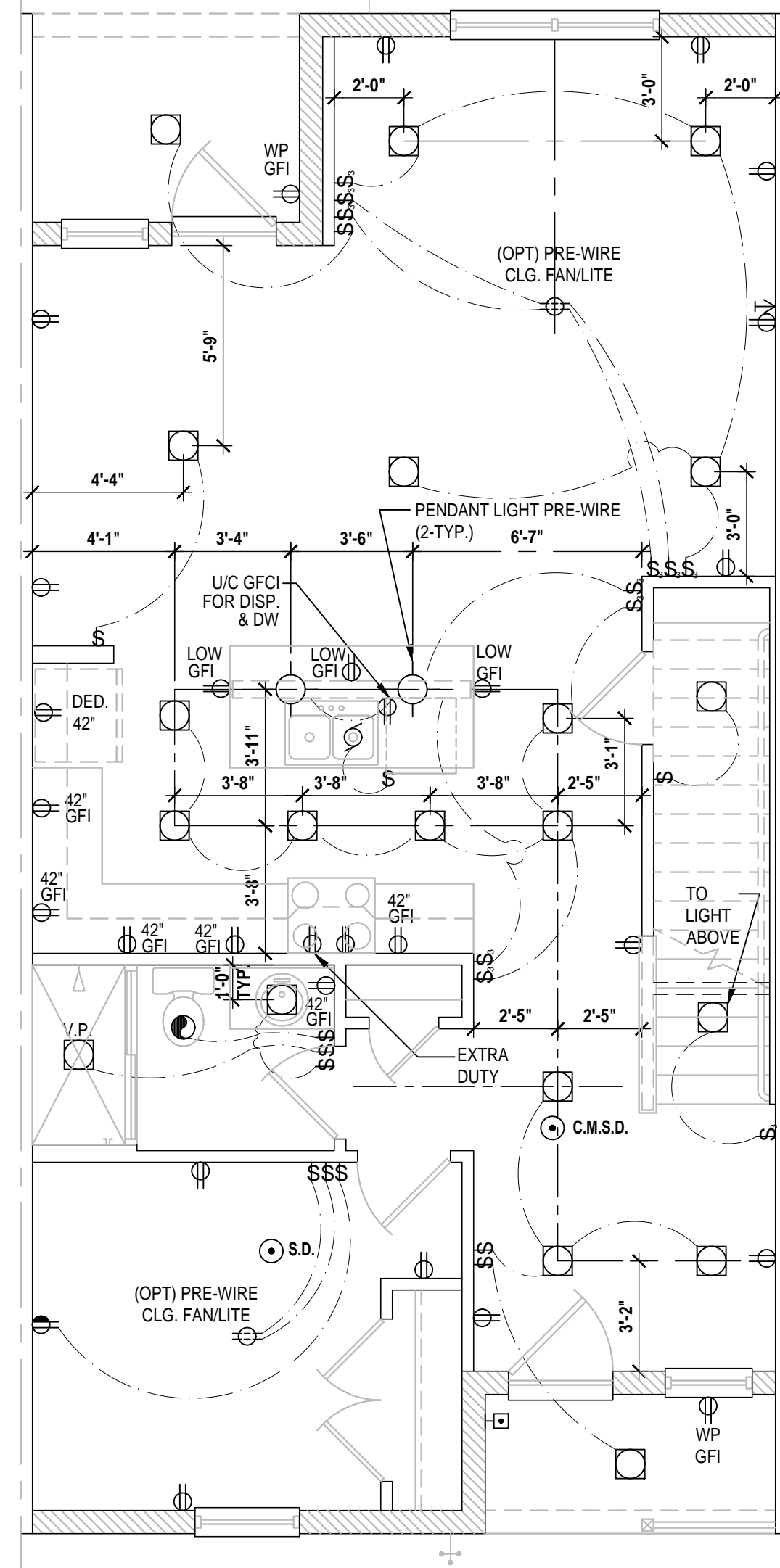
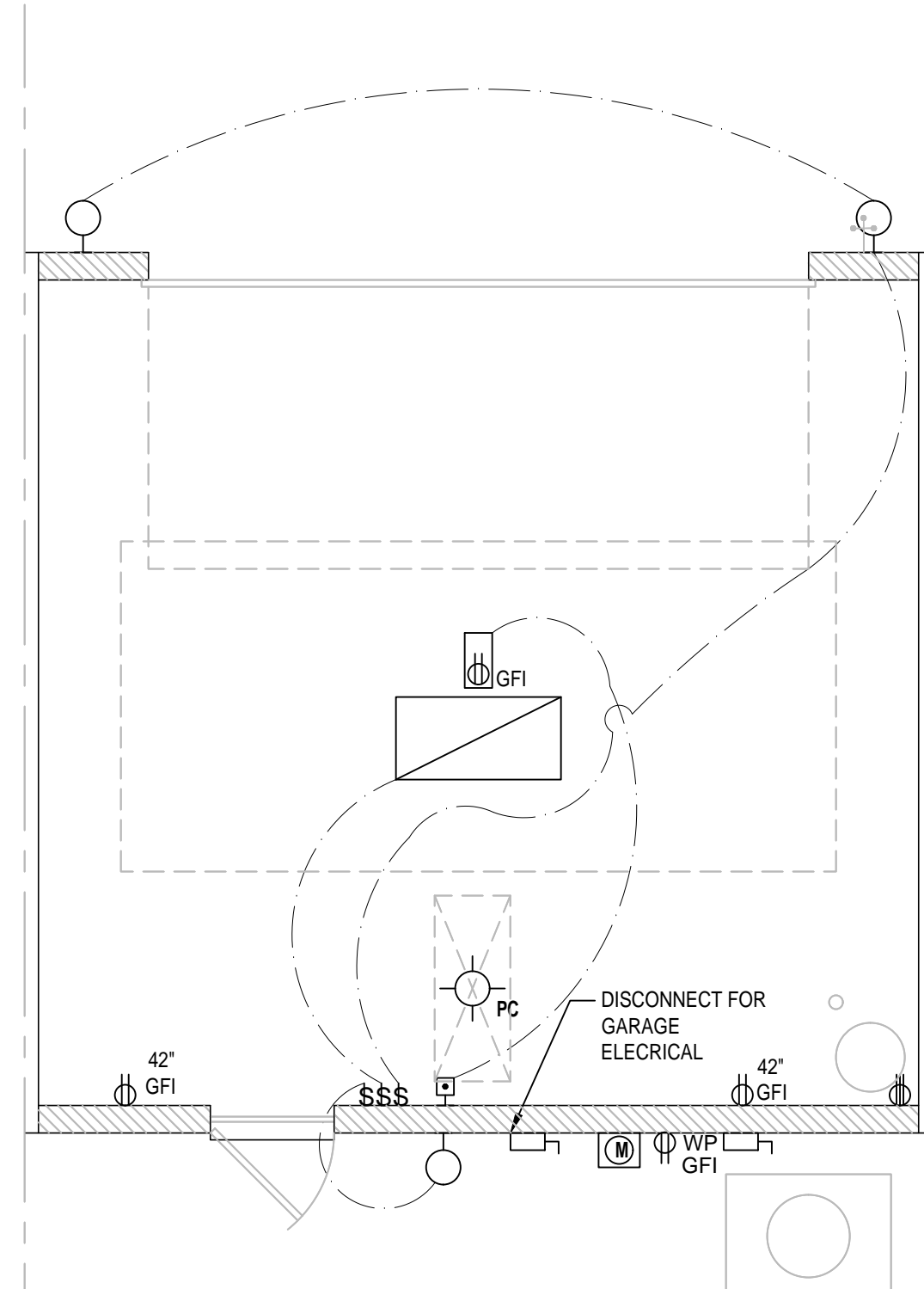
**Tyler First Floor**

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



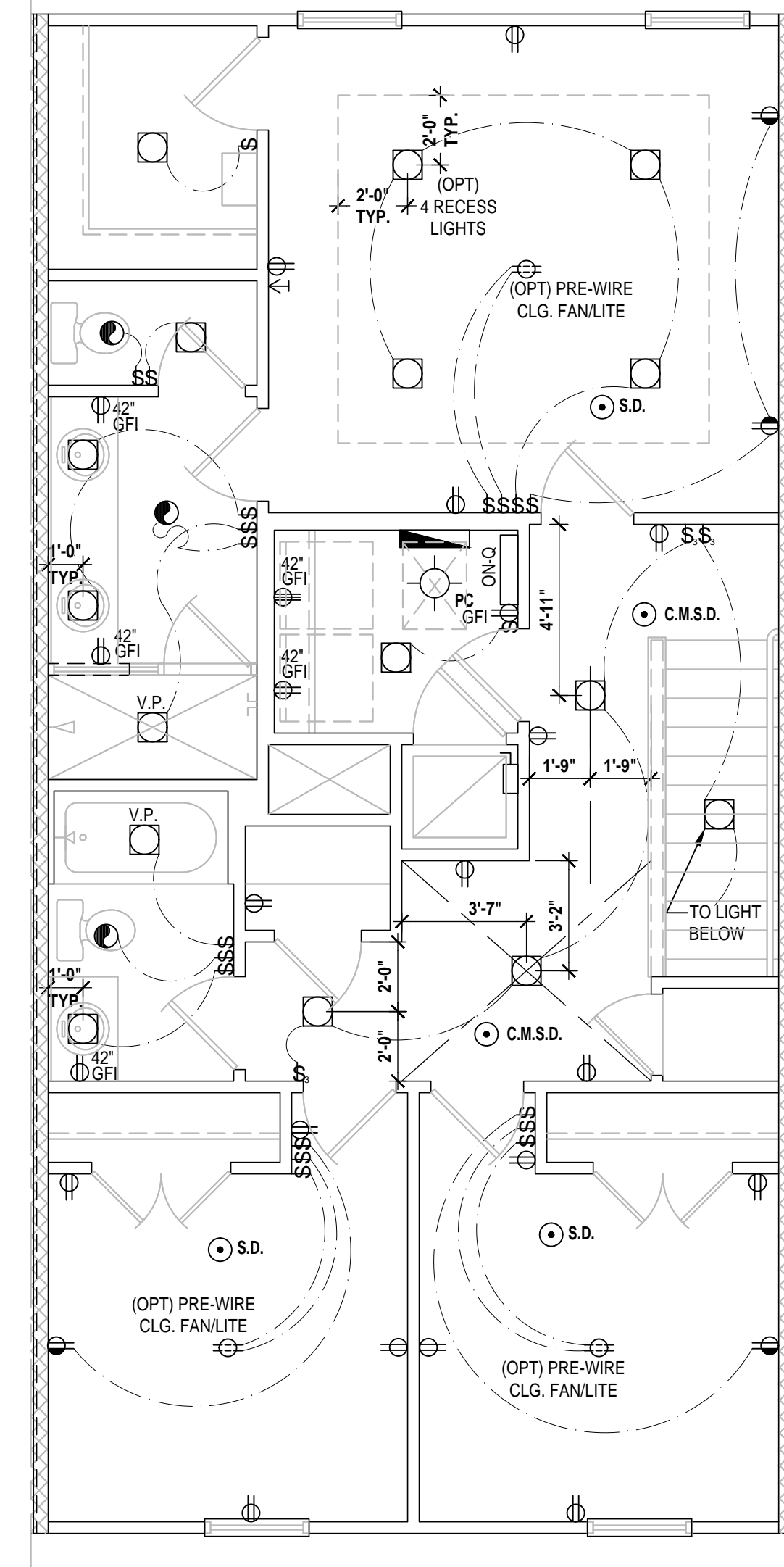
**Tyler Second Floor**

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



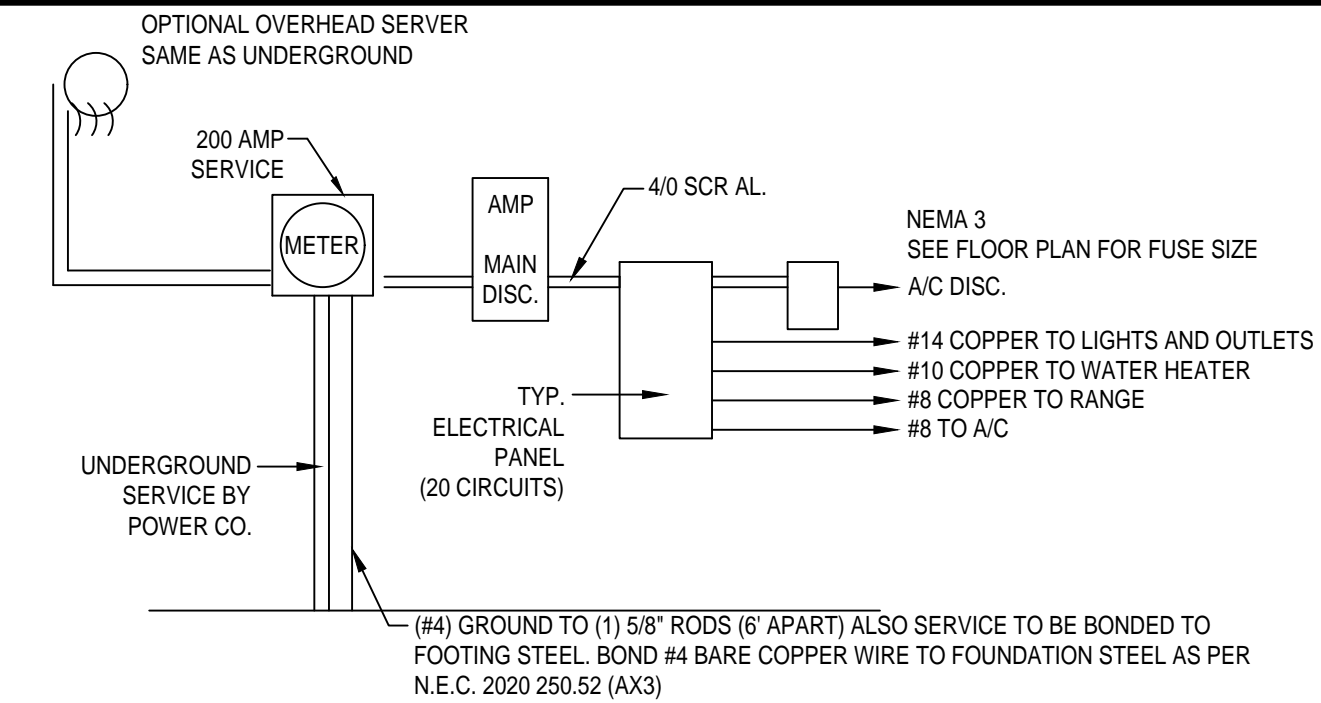
**Jackson First Floor**

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

NOTES:  
THIS DIAGRAMMATIC PLAN IS INTENDED TO SHOW LIGHTING AND CONVENIENCE OUTLETS ONLY. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO VERIFY THE REQUIREMENT AND LOCATIONS OF ALL ELECTRICAL EQUIPMENT, INCLUDING KITCHEN EQUIPMENT AND PROVIDE AND INSTALL COMPLETE ELECTRICAL SERVICE AS REQUIRED PER NFPA, NEC, FBC CODES AND ALL RELEVANT MUNICIPALITY CODES, STANDARDS AND ORDINANCES.  
LOCATION OF FIXTURES AND/OR OUTLETS ARE SUGGESTED LOCATIONS AND MEET MOST LOCAL CODE REQUIREMENTS. ADDITIONS OR ADJUSTMENTS MAY BE MADE BETWEEN THE OWNER AND BUILDER IN THE FIELD.  
ALL ELECTRICAL WORK AND APPLIANCES ARE IN FULL COMPLIANCE WITH N.F.P.A., N.E.C., F.B.C. 8TH EDITION (2023) RESIDENTIAL AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.  
VARIOUS SYMBOLS ON ELECTRICAL LEGEND MAY OR MAY NOT BE USED ON THIS PLAN.

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

**ELECTRICAL KEY:**

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

**Electrical Plan**

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

**ITEG**  
THOMPSON ENGINEERING GROUP, INC.  
4401 Vineland Road, Suite #6 Orlando, FL 32811  
Ph: (407) 734-1450  
Fax: (407) 734-1750  
www.iteg.com

815 Orienta Ave., Suite #1040  
Altamonte Springs, FL 32701  
Ph: (407) 629-6711  
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**AIBD**  
GOBA  
GROUP BRANDS BELONGS ASSOCIATION

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

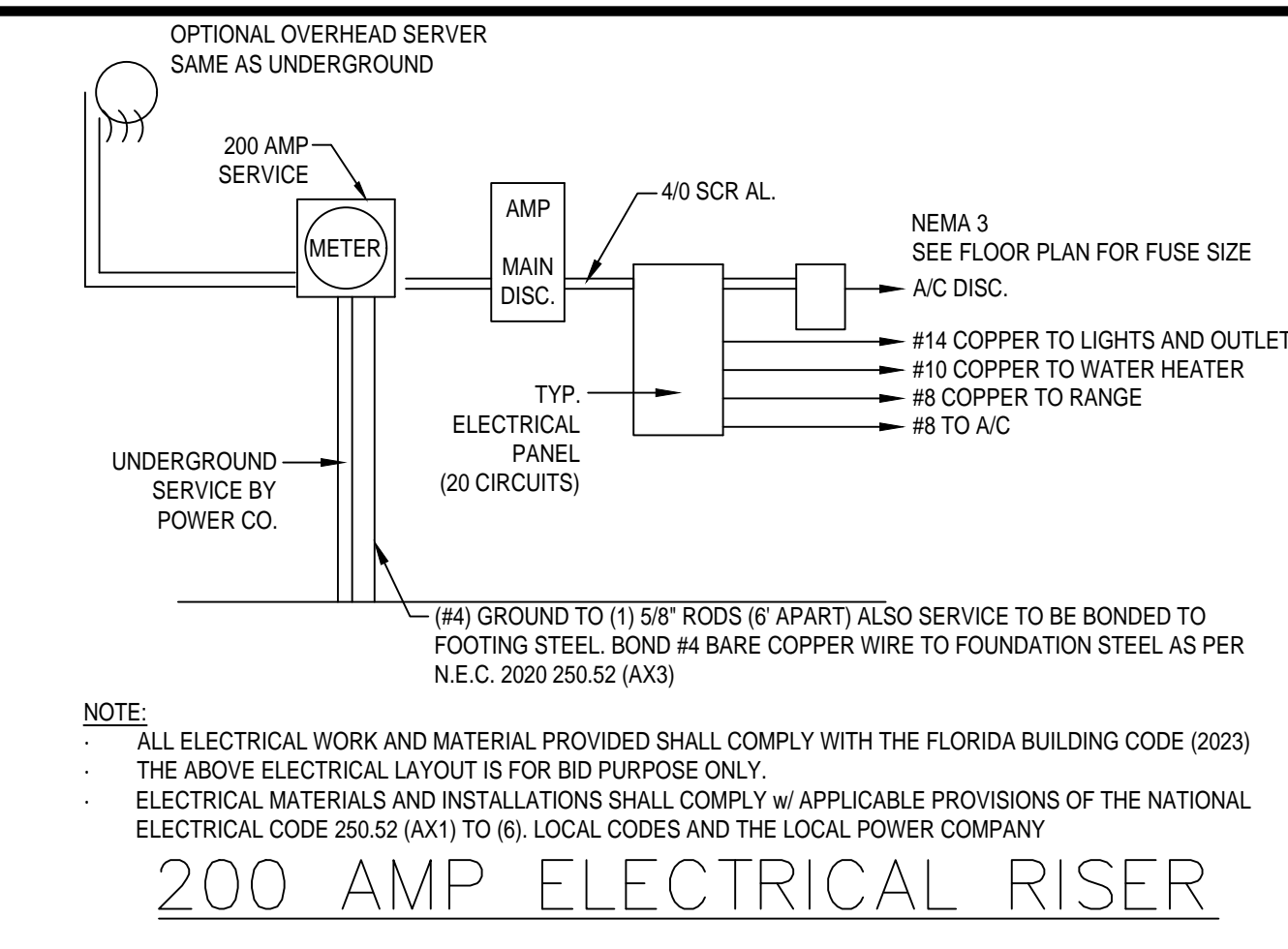
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Orlando, FL 32811  
Phone: (407) 529-3000

ISSUE DATE: 11/17/2023  
REVISIONS:

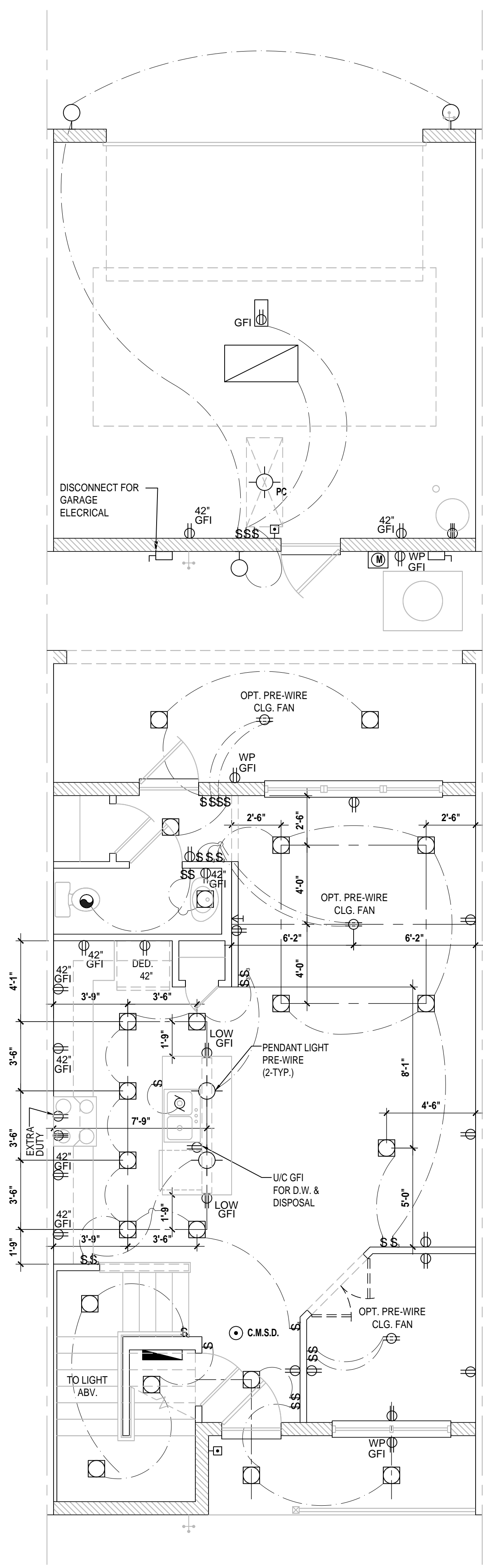
PROJECT: 22-1148  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

ELECTRICAL LAYOUT  
**E1**

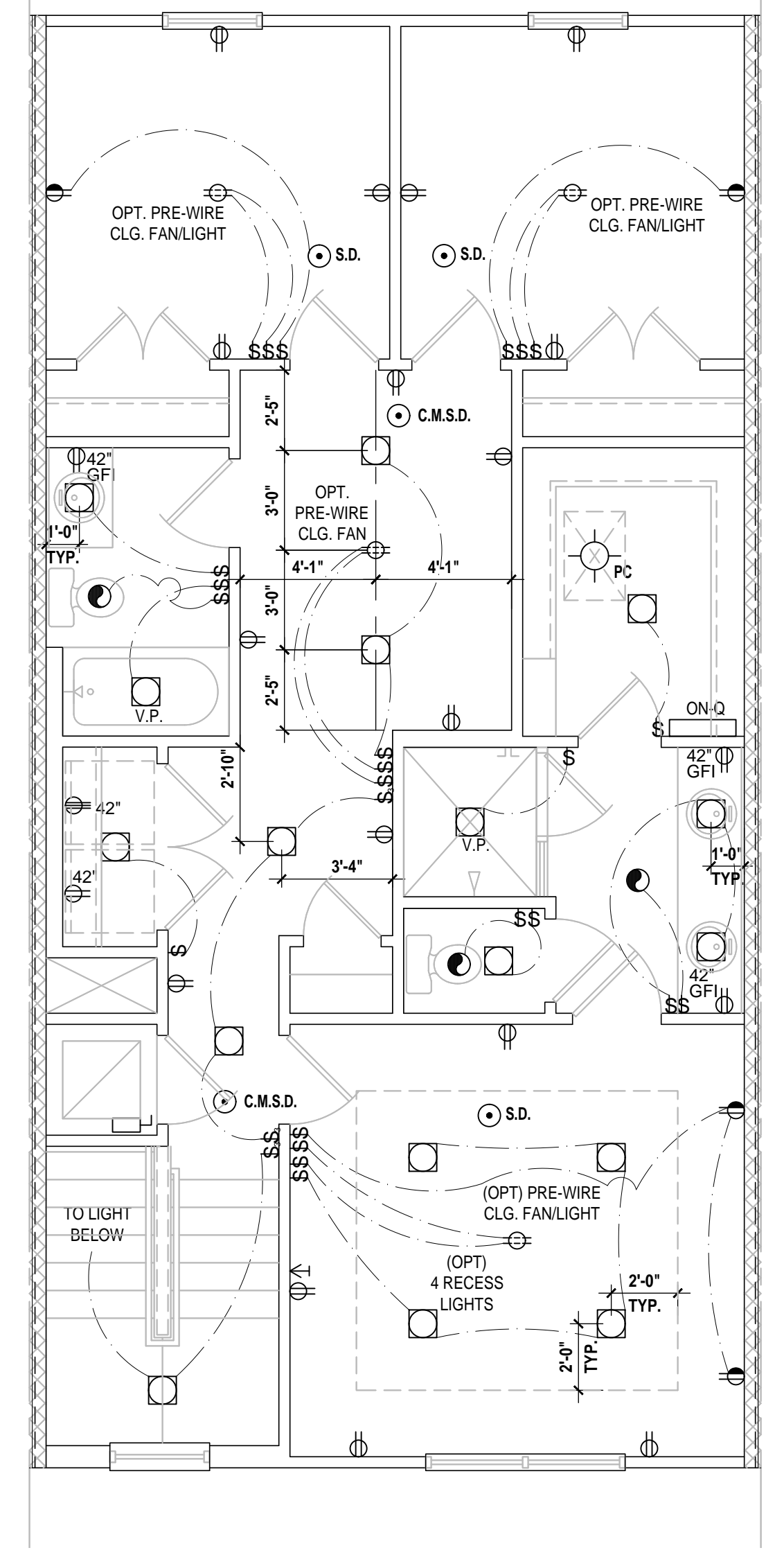
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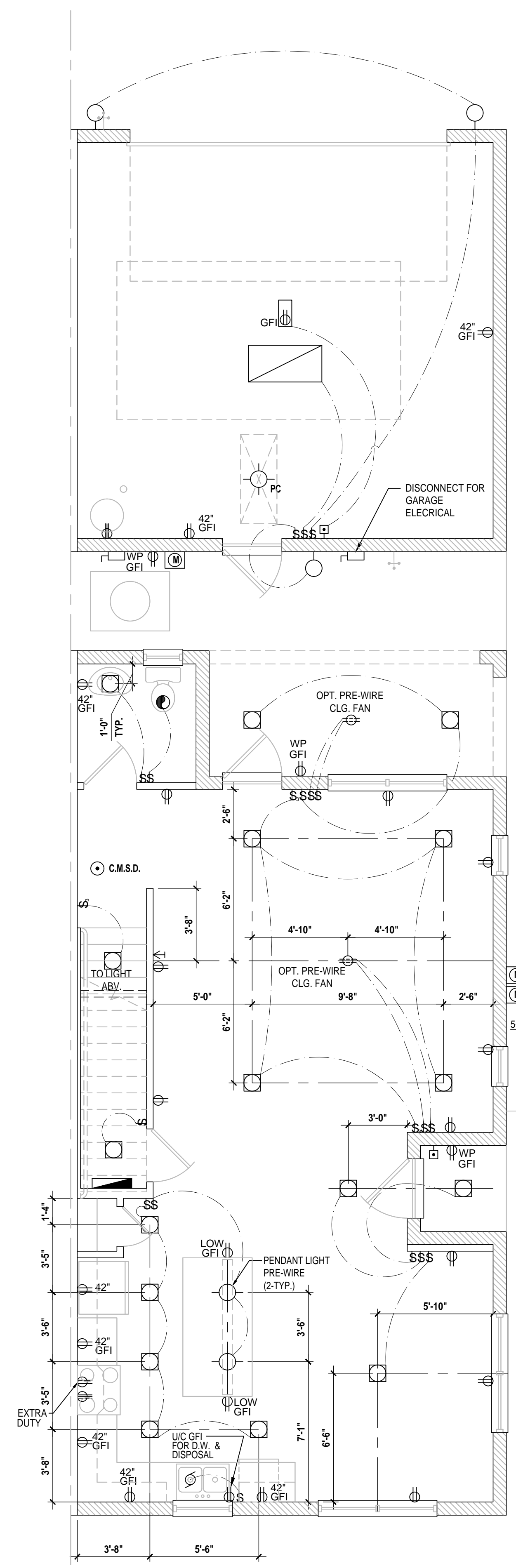
- ### GENERAL NOTES KEY:
- BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETS IN FIELD.
  - ALL OUTLETS ARE TO BE AFCI PROTECTED.
  - ALL 15A AND 20A 120V BRANCH CIRCUITS WILL BE AFCI PROTECTED.
  - ALL 15A AND 20A 120V BRANCH CIRCUITS LOCATED IN THE GARAGE AND LAUNDRY WILL BE GFCI PROTECTED.
  - ALL GARAGE BAYS WILL HAVE DEDICATED GFCI OUTLET.
  - ALL OUTLETS LOCATED IN THE KITCHEN AND BATHROOMS ARE TO BE GFCI PROTECTED.
  - DW, AND GARBAGE DISPOSAL ARE TO BE GFCI PROTECTED.
  - EXCEPTIONS TO THE GFCI STIPULATION WILL BE ALLOWED ONLY IF ALLOWED PER CURRENT NFPA / NEC AND AFCI PROTECTED.
  - OUTLETS LOCATED IN THE LAUNDRY ARE TO BE GFCI AND AFCI PROTECTED.
  - ALL OUTLETS LOCATED WITHIN 6'-0" OF A WET AREA ARE TO BE GFCI PROTECTED.
  - ALL OUTLETS OVER COUNTERTOPS TO BE 42" A.F.F. (U.N.O.).
  - ALL SMOKE/CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED, INTERCONNECTED AND AFCI PROTECTED.
  - 8'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
  - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
  - RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FBC 410.4.5. 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.



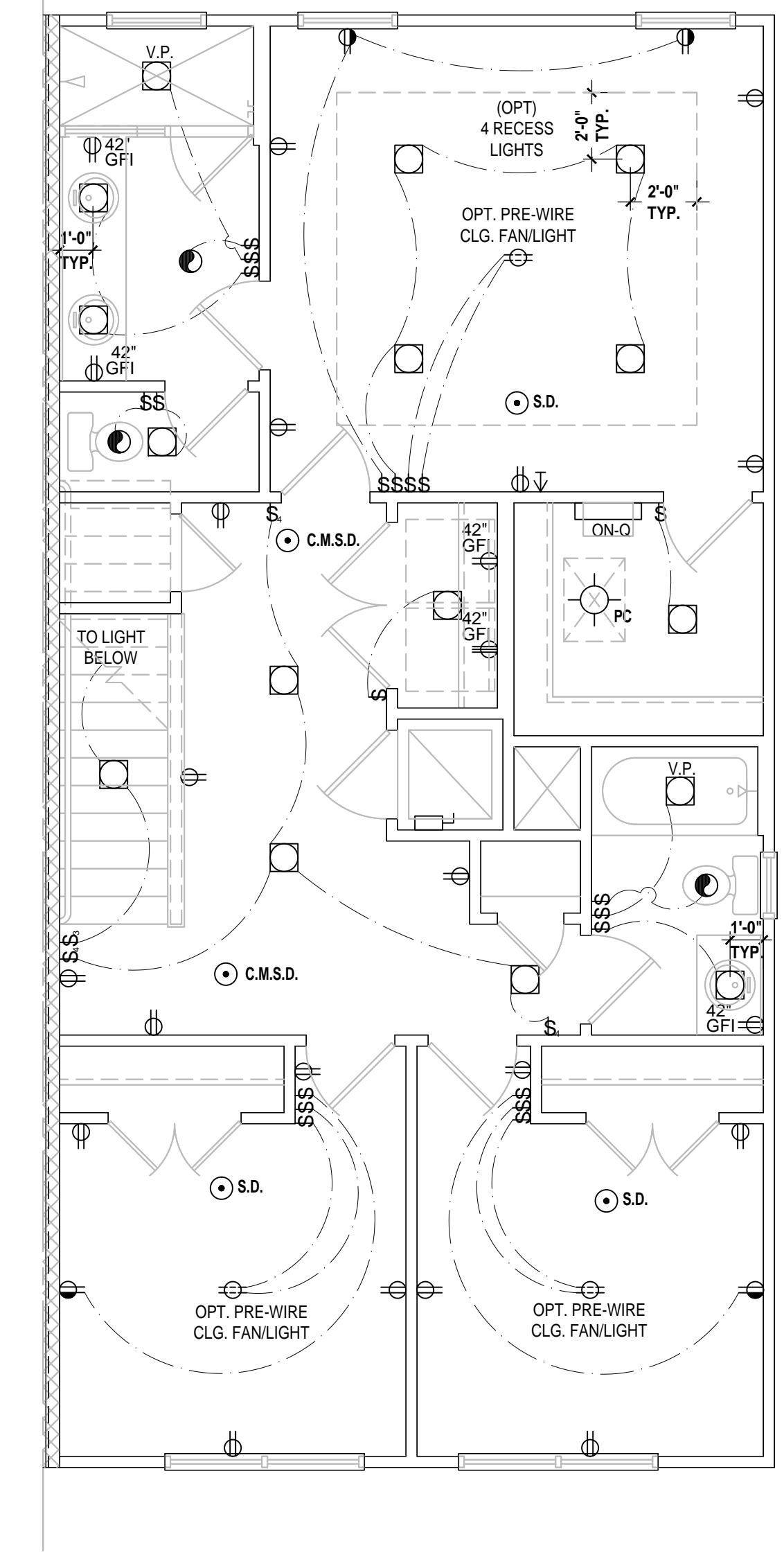
**Grant First Floor**  
SCALE 1/4" = 1'-0"



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



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



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

### ELECTRICAL KEY:

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

### Electrical Plan

SCALE 1/4" = 1'-0"

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

ISSUE DATE: 11/17/2023  
REVISIONS:

Aug 30, 2024, 11:50am

5-Unit: Rear Load Detached

Models: Tyler, Jackson, Grant, Jackson & Monroe

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

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

ELECTRICAL LAYOUT  
**E2**

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4401 Vineland Road, Suite #6 Orlando, FL 32811  
Ph: (407) 734-1450  
Fax: (407) 734-1750  
www.iteg.com

**MJS**  
designers group  
residential-commercial-architecture

**A.I.D.**

**GOBA**  
GROUP BRANDS BELONGS ASSOCIATION

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5200 Vineland Rd. Suite #200  
Orlando, FL 32811  
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**Park Square HOMES**

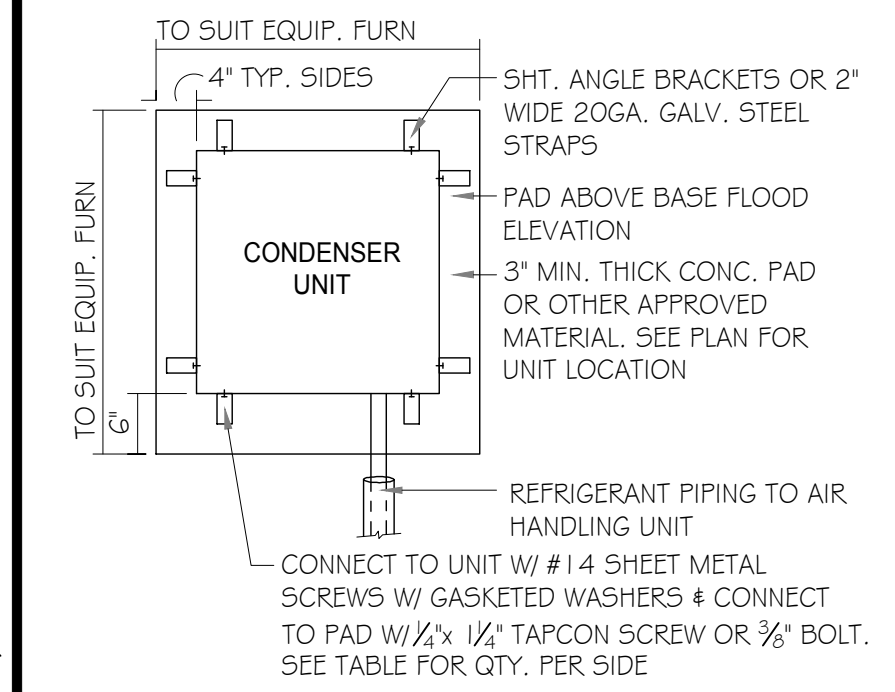
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**VERIFICATION OF FIELD CONDITIONS:**

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 RECORDS (EOR) ATTENTION AND NECESSARY ADJUSTMENTS MADE PER THEIR INSTRUCTIONS.

**FIELD REPAIR NOTES**

- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNIT 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) MTS 1 2 @ TOP AND BOTTOM PLATE.



**ANCHOR SPACING TABLE**

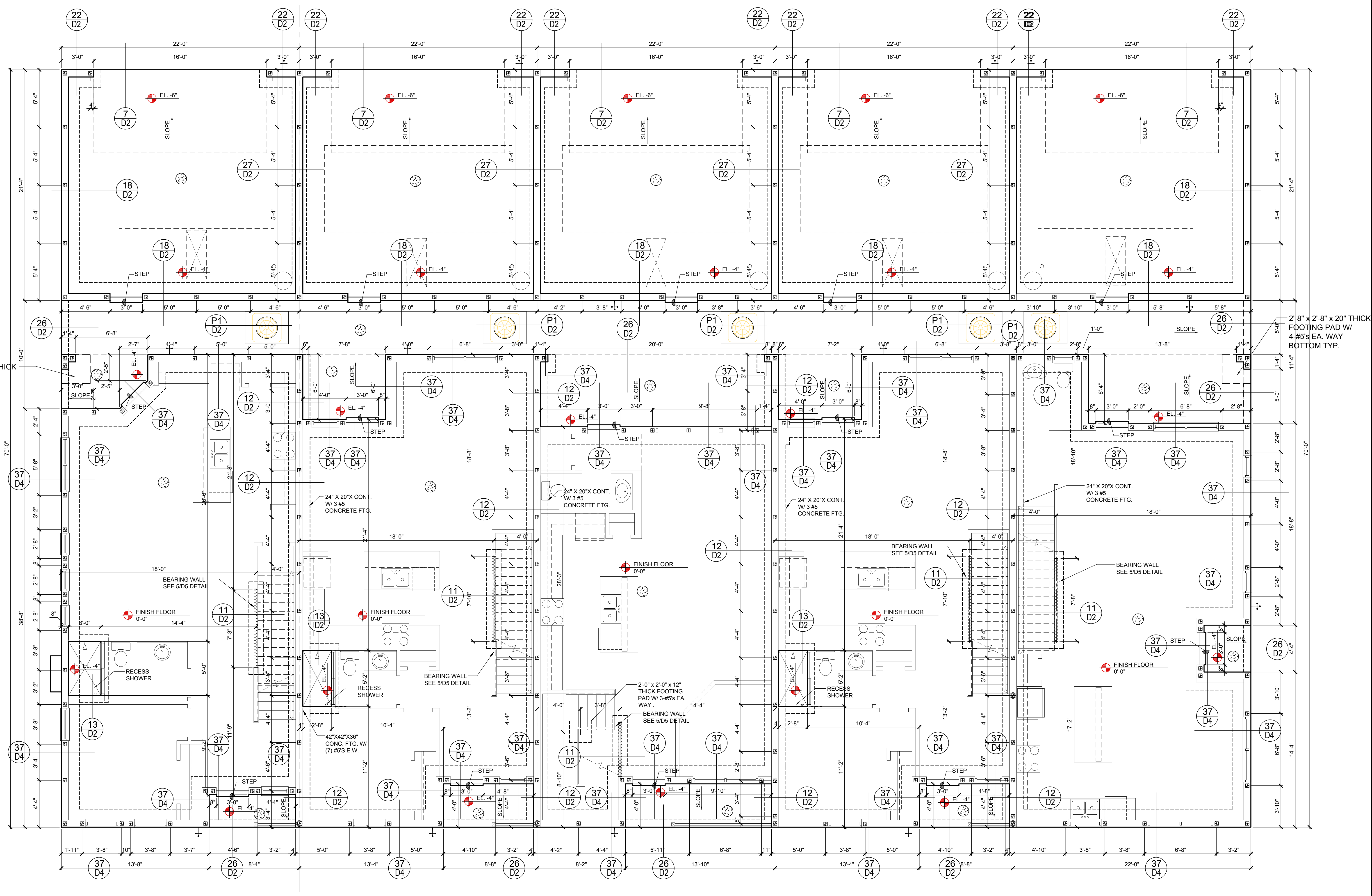
LENGTH/SIDE	NO. OF ANCHORS/SIDES
LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
36" UP # 5 TONS # UP	FOUR / SIDE

**1 COND. ANCHOR DETAIL**

**FOUNDATION NOTES**

- CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
- DENOTES FILL CELL REINF. W/ CONC. W/ (1) #5 REBAR, GRADE GO. □ DENOTES FILL CELL REINF. W/ CONC. W/ (2) #5 REBAR, GRADE GO.
- DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 3000 P.S. I. 1. COVER TERMITE TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. W/FF SHALL BE PLACE IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. \*FIBER MESH REINFORCEMENT MAY BE USED AS ALTERNATIVE TO WIRE.
- DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION.
- 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.
- PAVERS MAY BE USED I/O CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
- MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
- IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMITICIDE.
- BORA - CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.
- WOOD STAIRS STRINGERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY AN IMPERVIORUS MOISTURE BARRIER OR SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD PER IRC R3.17.1

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



Tyler LOT# XX      Jackson LOT# XX      Grant LOT# XX      Jackson LOT# XX      Monroe LOT# XX

**THOMPSON ENGINEERING GROUP, INC.**  
400 Vineland Road, Suite #6 Orlando, FL 32811  
Ph: (407) 734-1450  
Fax: (407) 734-1750  
www.iteg.com

815 Orianta Ave., Suite # 040  
Altamonte Springs, FL 32701  
Ph: (407) 629-6711  
Fax: (407) 629-6716  
www.mjsdesignsgroup.com

**MJS** designers group  
residential-commercial-architecture

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

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

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

ISSUE DATE: 11/17/2023

REVISIONS

PROJECT: 22-1148

SCALE: AS NOTED

DRAWN BY: C.C.

DESIGNED BY: MJS

FOUNDATION PLAN  
ELEV. A 5 UNIT

**S1**

Sep 04, 2024, 12:34pm

AnaCody\Nico\AneCody\Nico\OneDrive - Thompson Engineering Group\Desktop\Rear Load Detached Towns (Raised Heel)\S-Units\Grid Files\S1 Foundation Plan.dwg



**CAST CRETE / LOTTIS / WEKIWA / FLORIDA ROCK  
PRECAST LINTEL SCHEDULE**

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"	8F8-1B/1T	VARIES



**SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS**

LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT											
		8F8-08	8F12-08	8F16-08	8F20-08	8F24-08	8F28-08	8F32-08	8F36-08	8F40-08	8F44-08	8F48-08	8F52-08
3'-6" (42")	PRECAST	2231	3069	3716	4163	4607	5054	5502	5950	6398	6845	7293	
4'-0" (48")	PRECAST	1966	2661	3258	3650	4042	4434	4826	5218	5610	6002	6394	
4'-6" (54")	PRECAST	1599	2093	2587	2980	3372	3764	4156	4548	4940	5332	5724	
5'-4" (64")	PRECAST	1217	1613	1999	2385	2771	3157	3543	3929	4315	4701	5087	
5'-10" (70")	PRECAST	1062	1399	1736	2073	2410	2747	3084	3421	3758	4095	4432	
6'-6" (78")	PRECAST	908	1196	1484	1772	2060	2348	2636	2924	3212	3500	3788	
7'-6" (90")	PRECAST	743	1011	1279	1547	1815	2083	2351	2619	2887	3155	3423	
9'-4" (112")	PRECAST	554	750	946	1142	1338	1534	1730	1926	2122	2318	2514	
10'-6" (126")	PRECAST	475	643	811	979	1147	1315	1483	1651	1819	1987	2155	
11'-4" (136")	PRECAST	362	502	642	782	922	1062	1202	1342	1482	1622	1762	
12'-0" (144")	PRECAST	337	461	585	709	833	957	1081	1205	1329	1453	1577	
13'-4" (160")	PRECAST	296	401	506	611	716	821	926	1031	1136	1241	1346	
14'-0" (168")	PRECAST	279	374	469	564	659	754	849	944	1039	1134	1229	
14'-8" (176")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	
15'-4" (184")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	
17'-4" (208")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	
19'-4" (232")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	
21'-4" (256")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	
22'-0" (264")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	
24'-0" (288")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	

**SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS**

LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT											
		8F8-11	8F12-11	8F16-11	8F20-11	8F24-11	8F28-11	8F32-11	8F36-11	8F40-11	8F44-11	8F48-11	8F52-11
3'-6" (42")	PRECAST	1569	2055	2541	2927	3313	3699	4085	4471	4857	5243	5629	
4'-0" (48")	PRECAST	1363	1785	2207	2629	3051	3473	3895	4317	4739	5161	5583	
4'-6" (54")	PRECAST	1207	1579	1951	2323	2695	3067	3439	3811	4183	4555	4927	
5'-4" (64")	PRECAST	1016	1338	1660	1982	2304	2626	2948	3270	3592	3914	4236	
5'-10" (70")	PRECAST	909	1197	1485	1773	2061	2349	2637	2925	3213	3501	3789	
6'-6" (78")	PRECAST	835	1093	1351	1609	1867	2125	2383	2641	2899	3157	3415	
7'-6" (90")	PRECAST	727	955	1183	1411	1639	1867	2095	2323	2551	2779	3007	
9'-4" (112")	PRECAST	591	787	983	1179	1375	1571	1767	1963	2159	2355	2551	
10'-6" (126")	PRECAST	530	697	864	1031	1198	1365	1532	1699	1866	2033	2200	
11'-4" (136")	PRECAST	474	611	748	885	1022	1159	1296	1433	1570	1707	1844	
12'-0" (144")	PRECAST	430	557	684	811	938	1065	1192	1319	1446	1573	1700	
13'-4" (160")	PRECAST	418	535	652	769	886	1003	1120	1237	1354	1471	1588	
14'-0" (168")	PRECAST	428	545	662	779	896	1013	1130	1247	1364	1481	1598	
14'-8" (176")	PRESTRESSED	239	334	429	524	619	714	809	904	999	1094	1189	
15'-4" (184")	PRESTRESSED	230	325	420	515	610	705	800	895	990	1085	1180	
17'-4" (208")	PRESTRESSED	187	272	367	462	557	652	747	842	937	1032	1127	
19'-4" (232")	PRESTRESSED	166	251	346	441	536	631	726	821	916	1011	1106	
21'-4" (256")	PRESTRESSED	142	227	322	417	512	607	702	797	892	987	1082	
22'-0" (264")	PRESTRESSED	137	222	317	412	507	602	697	792	887	982	1077	
24'-0" (288")	PRESTRESSED	124	209	304	399	494	589	684	779	874	969	1064	

**SAFE GRAVITY LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS**

LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT											
		8R8-08	8R12-08	8R16-08	8R20-08	8R24-08	8R28-08	8R32-08	8R36-08	8R40-08	8R44-08	8R48-08	8R52-08
4'-4" (52")	PRECAST	1635	2163	2691	3219	3747	4275	4803	5331	5859	6387	6915	
4'-6" (54")	PRECAST	1494	1986	2478	2970	3462	3954	4446	4938	5430	5922	6414	
5'-8" (68")	PRECAST	866	1134	1402	1670	1938	2206	2474	2742	3010	3278	3546	
5'-10" (70")	PRECAST	810	1062	1314	1566	1818	2070	2322	2574	2826	3078	3330	
6'-8" (80")	PRECAST	797	1029	1261	1493	1725	1957	2189	2421	2653	2885	3117	
7'-6" (90")	PRECAST	669	871	1073	1275	1477	1679	1881	2083	2285	2487	2689	
9'-8" (116")	PRECAST	411	543	675	807	939	1071	1203	1335	1467	1599	1731	

**SAFE UPLIFT LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS**

LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT											
		8R8-11	8R12-11	8R16-11	8R20-11	8R24-11	8R28-11	8R32-11	8R36-11	8R40-11	8R44-11	8R48-11	8R52-11
4'-4" (52")	PRECAST	905	1193	1481	1769	2057	2345	2633	2921	3209	3497	3785	
4'-6" (54")	PRECAST	887	1165	1443	1721	2000	2278	2556	2834	3112	3390	3668	
5'-8" (68")	PRECAST	675	893	1111	1329	1547	1765	1983	2201	2419	2637	2855	
5'-10" (70")	PRECAST	655	873	1091	1309	1527	1745	1963	2181	2399	2617	2835	
6'-8" (80")	PRECAST	570	750	930	1110	1290	1470	1650	1830	2010	2190	2370	
7'-6" (90")	PRECAST	506	676	846	1016	1186	1356	1526	1696	1866	2036	2206	
9'-8" (116")	PRECAST	395	525	655	785	915	1045	1175	1305	1435	1565	1695	

**SAFE UPLIFT LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS**

**GENERAL NOTES**  
1. Provide full mortar bed and head joints.  
2. Shore filled lintels as required.  
3. Installation of lintel must comply with the architectural and/or structural documents.  
4. U-Lintels are manufactured with 5 1/2" long notches at the ends to accommodate vertical wall reinforcing and grouting.  
5. Reference the CAST-CRETE Load Deflection Graph brochure for lintel deflection information.  
6. Bottom field added rebar to be located at the bottom of the lintel cavity.  
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.  
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.  
9. Safe load rating based on rational design analysis per ACI 318 and ACI 308.  
10. The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C-298 or other approved coating.  
11. Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:  
Applied vertical load + Applied horizontal load ≤ 1.0  
Safe vertical load + Safe horizontal load

**SAFE LOAD TABLE NOTES**  
1. 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.  
2. N.R. = Not Rated.  
3. Safe loads are superimposed allowable loads.  
4. Safe loads based on grade 40 or grade 60 mild rebar.  
5. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.  
6. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resulting moment and shear at d-away from face of support.  
7. For composite lintel heights not shown, use safe load from next lower height shown.  
8. For lintel lengths not shown, use safe load from next longest length shown.  
9. All safe loads in units of pounds per linear foot.  
10. All safe loads based on simply supported span.  
11. The number in the parenthesis indicates the percent reduction for grade 40 field added rebar. Example: 7'-6" lintel type 8F32-18 safe gravity load = 6472.

**MATERIALS**  
1. F = Filled with Grout / U = Unfilled  
2. Quantity of #5 rebar at bottom of lintel cavity.  
3. Quantity of #5 rebar at top of lintel cavity.  
4. F' = 1500 psi  
5. See safe lateral load tables for load rating for each additional reinforced CMU full course.  
6. 1/2" CLR TYP



**TYPE DESIGNATION**  
8F16-1B/1T  
NOMINAL WIDTH  
NOMINAL HEIGHT  
QUANTITY OF #5 REBAR AT TOP



**Lintel Plan**  
SCALE 1/4" = 1'-0"

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

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

**INTENT PLAN**  
5 UNIT  
S2

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**ITEG**  
THOMPSON ENGINEERING GROUP, INC.  
401 Windward Road, Suite 46, Orlando, FL 32811  
PH: (407) 734-4500  
FAX: (407) 734-1750  
www.iteg.com

**MJS**  
designers group  
residential-commercial-architecture  
www.mjsdesignsgroup.com  
PH: (407) 629-6711  
FAX: (407) 629-6711

**ALL BID**

**GOBA**  
GOLF BUILDERS ASSOCIATION

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

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

INTENT PLAN  
5 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	HDBA	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" BOLTS BLOCK: 4"x2"x2" TC JOIST: 7-10d	7,910	N/A
97	MTSM16	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
98	HTT4	H: 4-8dx1 1/2"/P: 4-8dx1 1/2"	440	440 / N/A
99	A35	5/8" BOLT / 26-10d	4,275	N/A
102	HTT5	32-SDS 1/2"x3"(2) 7/8" BLT	3,990	N/A
103	VGTR1L	7/8" BLT / 20-SDS 1/2"x2 1/2"	5,020	N/A
104	HU8-SDS2.5	12-10d x 1 1/2"	520	260 / N/A
110	HCP2	H: 14-16d/J: 6-16d	1,550	N/A
167	HHUS46	H: 8-10d/J: 4-10d	710	N/A
168	U46	H: 8-10d/J: 4-10d	710	N/A
181	HUS26	H: (14)-16d/J: 4-10d	1,085	N/A
184	HUC28-2	H: (12)-14"x2-1/2" SDS J: (6)-1/4"x2-1/2" SDS	2,345	N/A
186	HUCQ210-2 SDS	CMU: (18)-1/4"x2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	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	HD: (22) 0.162"x3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A
214	HUC212-3	HDR: 46-16d/JST: 10-16d	2,720	N/A
215	HGUS210-2	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	3,240	N/A
216	HUS412	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	2,630	N/A
217	HUS212-2	H: 1-ATR34X8 TOP&FACE JOIST: 18-10d	3,145	N/A
219	MBHA412	N/A	1,620	N/A
220	N/A	N/A	2,160	N/A
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	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	1,470	480 / N/A
240	H16	R: 2-10dx1 1/2"/P: 10-10dx1 1/2"	2,000	1015 / 440
241	LG2	(1) 5/8" BLT / GIR: 22-10d	3,965	N/A
301	MGT	LTL: 3/4" BLT / GIR: 8-10d	6,485	N/A
302	HGT-2 or 3	LTL: 3/4" BLT / GIR: 16-10d	9,250	N/A
303	HGT-4	FACE: 18-16d/JST: 8-16d	1,700	N/A
401	SUR/L414	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 TPWTCG A8C8.1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- SHINGLE ROOF UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
- OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

**COMPONENT & CLADDING DESIGN WIND PRESSURES**

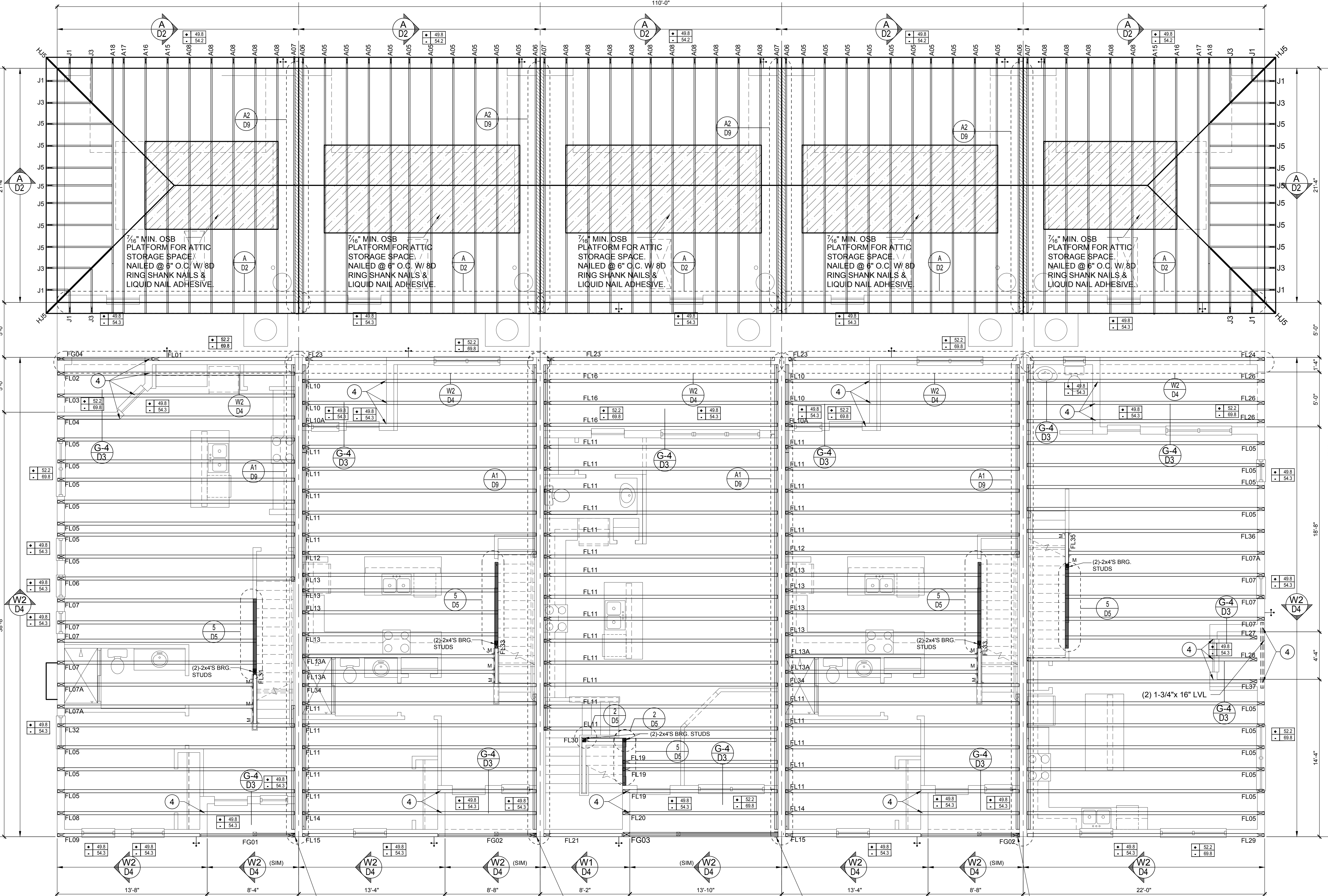
SEE PLAN DESIGN WIND PRESSURE

ULTIMATE DESIGNED POSITIVE PRESSURE  
ULTIMATE DESIGNED NEGATIVE PRESSURE

NOTE: DESIGN PRESSURES BASED ON ULTIMATE WIND SPEED TO OBTAIN NOMINAL "AS" 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" DIA. x 8" DEEP HOLE FILLED W/ UNITEK PROPOXY 300 OR SIMPSON SET OR ETP ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 78" - NO REPAIR NECESSARY 78" TO 12" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 12" - REQUIRE SPECIAL ENGINEERING LETTER.
- PENETRATION OF PLUMBING PIPES/DRYER VENTS THROUGH BEARING WALLS MAY OCCUR PROVIDED DR. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 7" 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\" FLITCH PLATE W/ SIMPSON HGUM5.25-SDS (13\" H.) (RIGHT FLANGE CONCEALED) SEE A3/D9 DETAIL

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

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

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

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

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SEP 04, 2024 12:34pm A:\BUD\Bldgs\New\New\Drive - Thompson Engineering Group\Desktop\Rear Load Detached Towns (Rear) (5 - Units) (Floor Plan) (Rev. A) (dwg)

ISSUE DATE: 11/17/2023  
REVISIONS:

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

FLOOR PLAN  
5 UNIT  
S3

FIND US ON FACEBOOK & HOZZ AT MJS CUSTOM HOME DESIGNS

**ITEG**  
THOMPSON ENGINEERING GROUP, INC.  
11000 Sub 40 Orlando, FL 32811  
PH: (407) 734-1400  
FAX: (407) 734-1790  
WWW.ITEG.COM

815 Oriole Ave., Suite #1040  
Altamonte Springs, FL 32701  
PH: (407) 629-6711  
FAX: (407) 629-6776  
WWW.MJSDSIGNSGROUP.COM

**MJS**  
designers group  
residential-commercial-architecture

**AIBD**  
DESIGNERS GROUP

**GOBA**  
GENERAL BUILDING CONTRACTORS ASSOCIATION

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

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

ISSUE DATE: 11/17/2023  
REVISIONS:

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

FLOOR PLAN  
5 UNIT  
S3

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

# 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 BLOCK: 4-1/2"x2-1/2" TC JOIST: 7-10d	7,910	N/A
97	MTSM16	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	HT15	5/8" BOLT / 26-10d	4,275	N/A
103	VGTRL	32-SDS/2"x3"(2) 7/8" BLT	3,990	N/A
104	HU8-SDS2.5	7/8" BLT/20-SDS 1/2"x2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HUS46	H: 14-16d/J: 6-16d	1,550	N/A
168	U46	H: 8-10d/J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: (14)-16d/J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: (12)-1/4"x2-1/2" SDS J: (6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	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	2,720	N/A
216	HUS412	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10dx1 1/2"/P: 10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2,000	1015 / 440
301	MG1	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4"BLTS./GIR: 8-10d	6,485	N/A
303	HGT-4	LTL: 3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d/JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

- ### 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 6TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
  - ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REC. 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 TPWTC A BCSI 1.
  - REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
  - ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
  - SHINGLE ROOF UNDERLAYMENT TO BE INSTALLED IAW FIBC 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

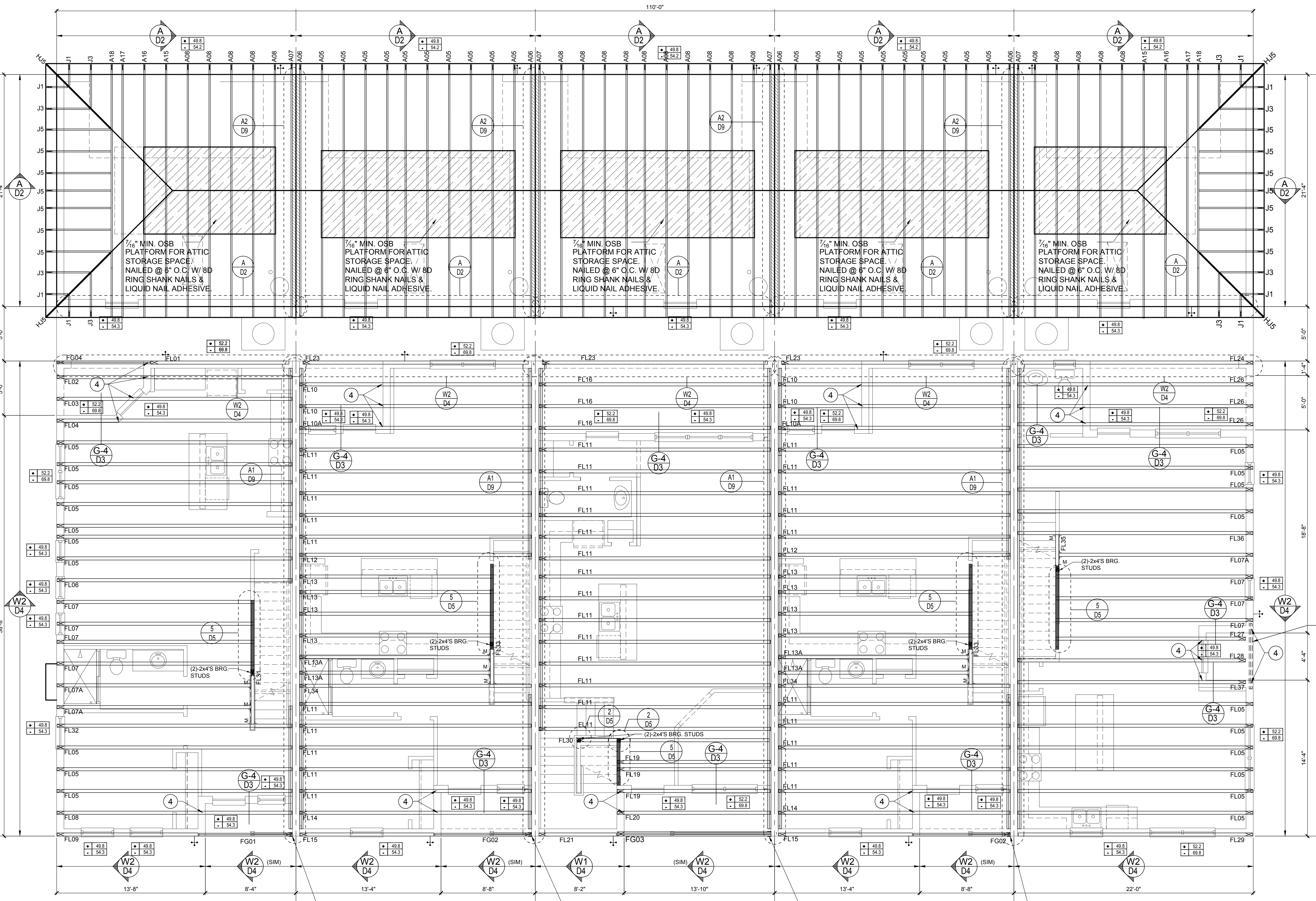
SEE PLAN DESIGN WIND PRESSURE

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

NOTE: DESIGN PRESSURES BASED ON ULTIMATE WIND SPEED TO OBTAIN NOMINAL "AS" 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 8" DEEP HOLE FILLED W/ UNIFLEX 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) IMPRINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/2" - REQUIRE SPECIAL ENGINEERING LETTER
- PENETRATION OF FLUIMING PRESERVERS VENTS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS 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

Jackson  
LOT# XX

Grant  
LOT# XX

Jackson  
LOT# XX

Monroe  
LOT# XX

## Floor Trusses "B"

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

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

**MJS**  
designers group  
residential-commercial-architecture

**AIBD**

**GOBA**  
GENERAL BUILDING CONTRACTORS ASSOCIATION

**5-Unit: Rear Load Detached**  
Models: Tyler, Jackson, Grant, Jackson & 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: 11/17/2023  
REVISIONS:

PROJECT: 22-1148  
SCALE: AS NOTED  
DRAWN BY: C.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: 6-8d 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: 4-1/4" 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: 4" 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)-10.162" x 3" / 2" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d / JST: 10-16d BLOCK: 10-1/4" x 1 1/2" TC JOIST: 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	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 SIZED 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 TRPVWTCB 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, D4889 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1.
  - OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

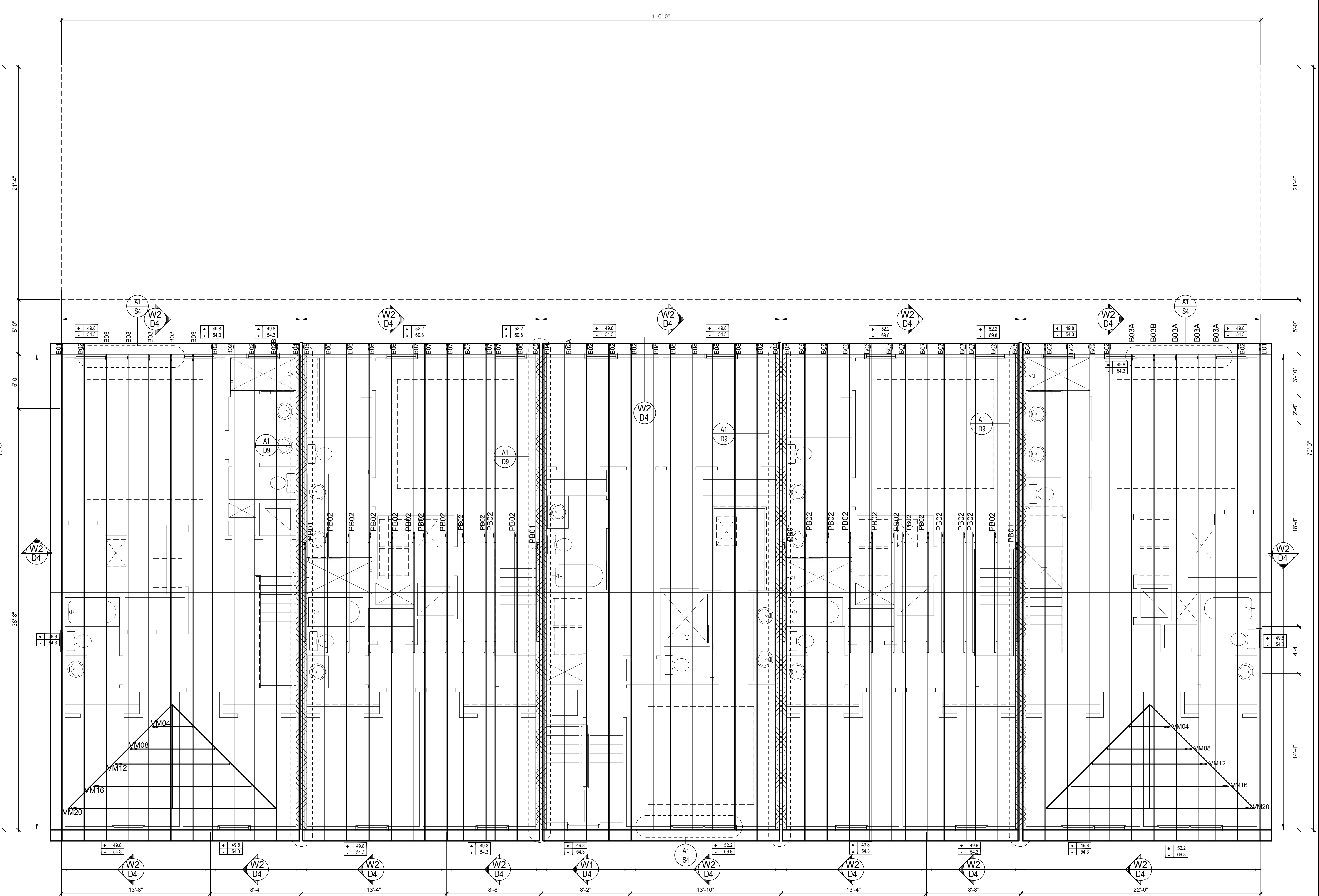
**COMPONENT & CLADDING DESIGN WIND PRESSURES**

SEE PLAN DESIGN WIND PRESSURE

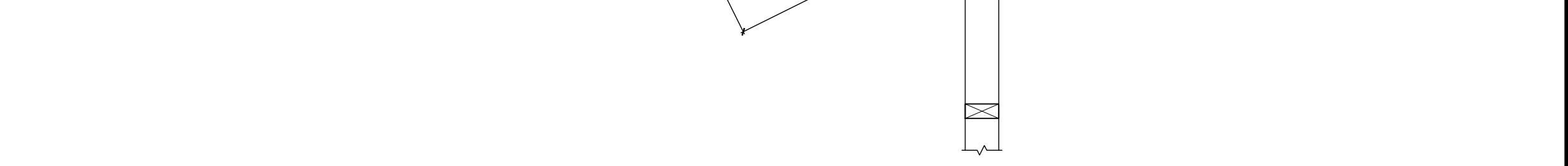
XXX	ULTIMATE DESIGNED POSITIVE PRESSURE
-XXX	ULTIMATE DESIGNED NEGATIVE PRESSURE

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

- FIELD REPAIR NOTES**
- MISSING FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #6 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEC PROPOXY 300 OR SIMPSON SET OR EFT ADHESIVES.
  - BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" NO REPAIR NECESSARY 7/8" TO 1 1/2". ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED 1 1/2" - REQUIRE SPECIAL ENGINEERING LETTER.
  - PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES & TRUSS TO TRUSS CONNECTIONS PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 5" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE



**EXPOSED RAFTER DETAIL**



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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: 4-1/4"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" (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), 162"x3"x3" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4x8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10dx1 1/2" / P: 10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8" BOLTS / GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BOLTS / GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BOLTS / 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 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/TCA 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, D4889 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1.
  - OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

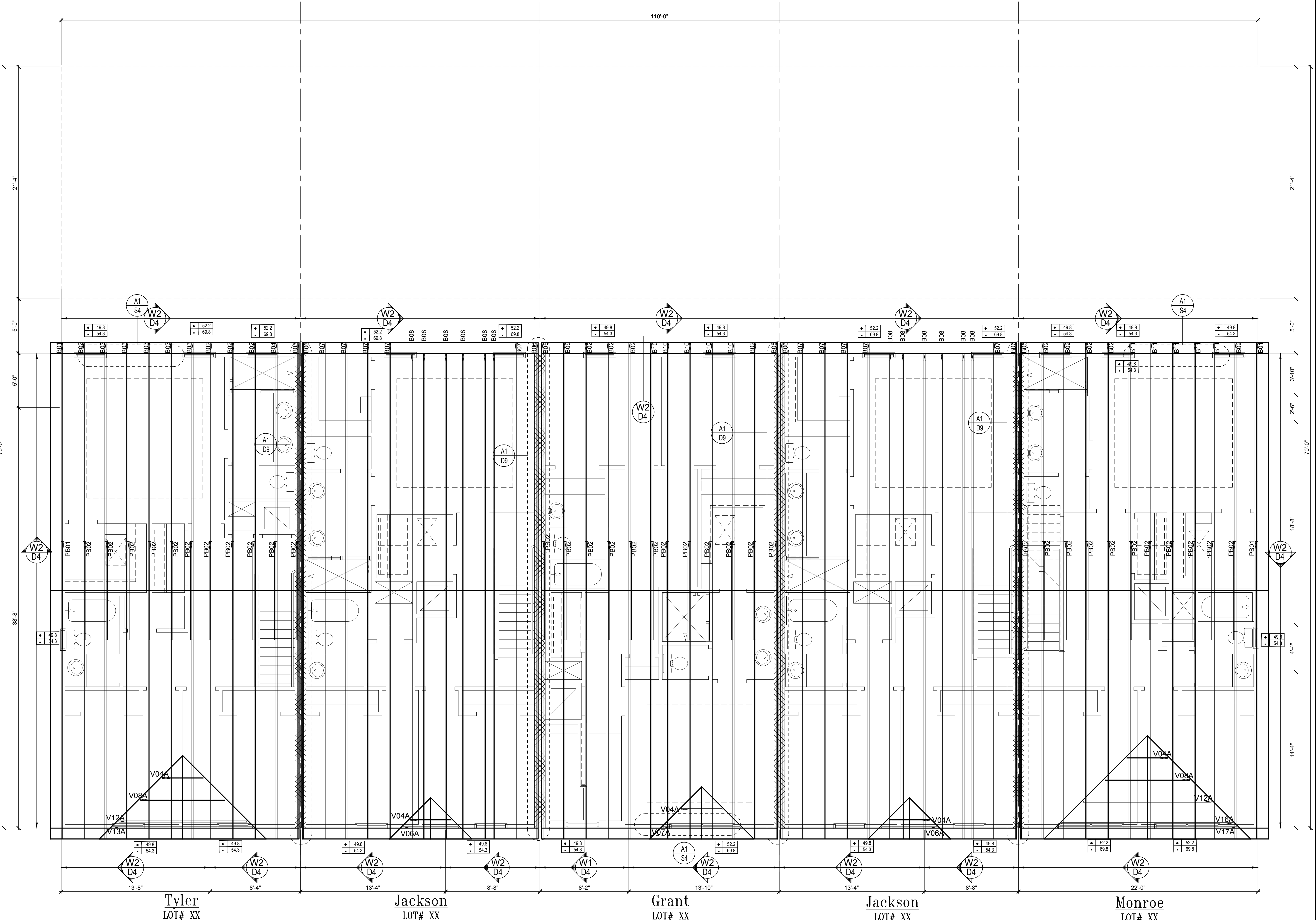
**COMPONENT & CLADDING DESIGN WIND PRESSURES**

SEE PLAN DESIGN WIND PRESSURE

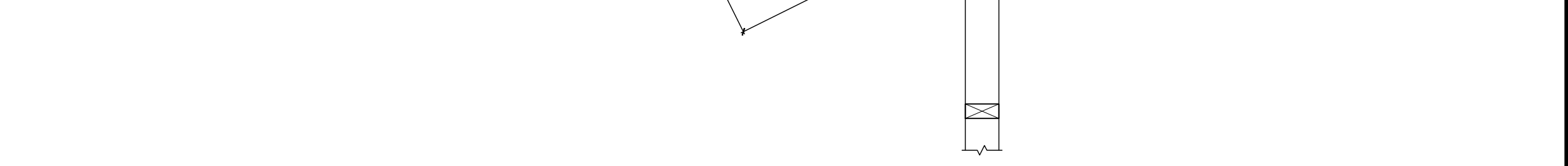
XXX	ULTIMATE DESIGNED POSITIVE PRESSURE
XXX	ULTIMATE DESIGNED NEGATIVE PRESSURE

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

- FIELD REPAIR NOTES**
- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #6 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEK PROPOXY 300 OR SIMPSON SET OR ETT ADHESIVES.
  - BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" NO REPAIR NECESSARY 7/8" TO 1 1/2". ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED 1 1/2" - REQUIRE SPECIAL ENGINEERING LETTER.
  - PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 5" AND TRUSS FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE



**EXPOSED RAFTER DETAIL**



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**ITEG**  
THOMPSON ENGINEERING GROUP, INC.  
400 Vineyard Road, Suite 46 Orlando, FL 32811  
Ph: (407) 734-4501  
Fax: (407) 734-1790  
www.iteg.com

815 Oriole Ave., Suite # 040  
Altamonte Springs, FL 32701  
Ph: (407) 629-6711  
Fax: (407) 629-6776  
www.mjsdesignsgroup.com  
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**MJS**  
designers group  
residential-commercial-architecture

**A I D**

**GOBA**  
GROUP OF ASSOCIATES

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

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

**Park Square HOMES**

ISSUE DATE: 11/17/2023  
REVISIONS:  
PROJECT: 22-1148  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

FLOOR PLAN  
5 UNIT  
**S4**

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

## 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

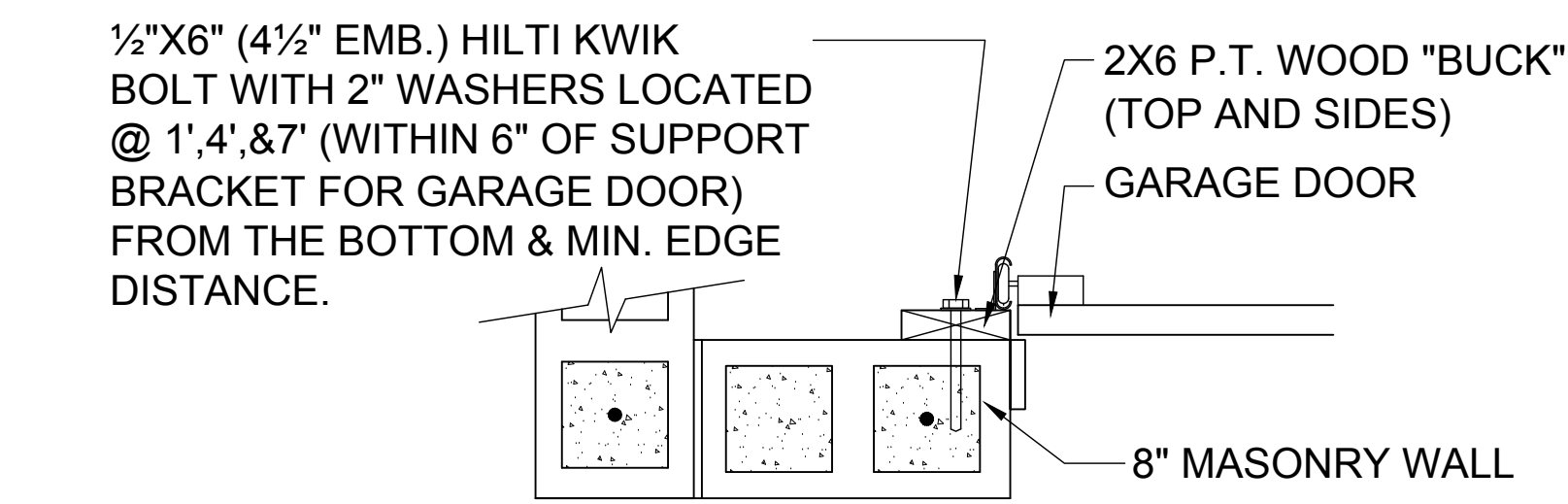
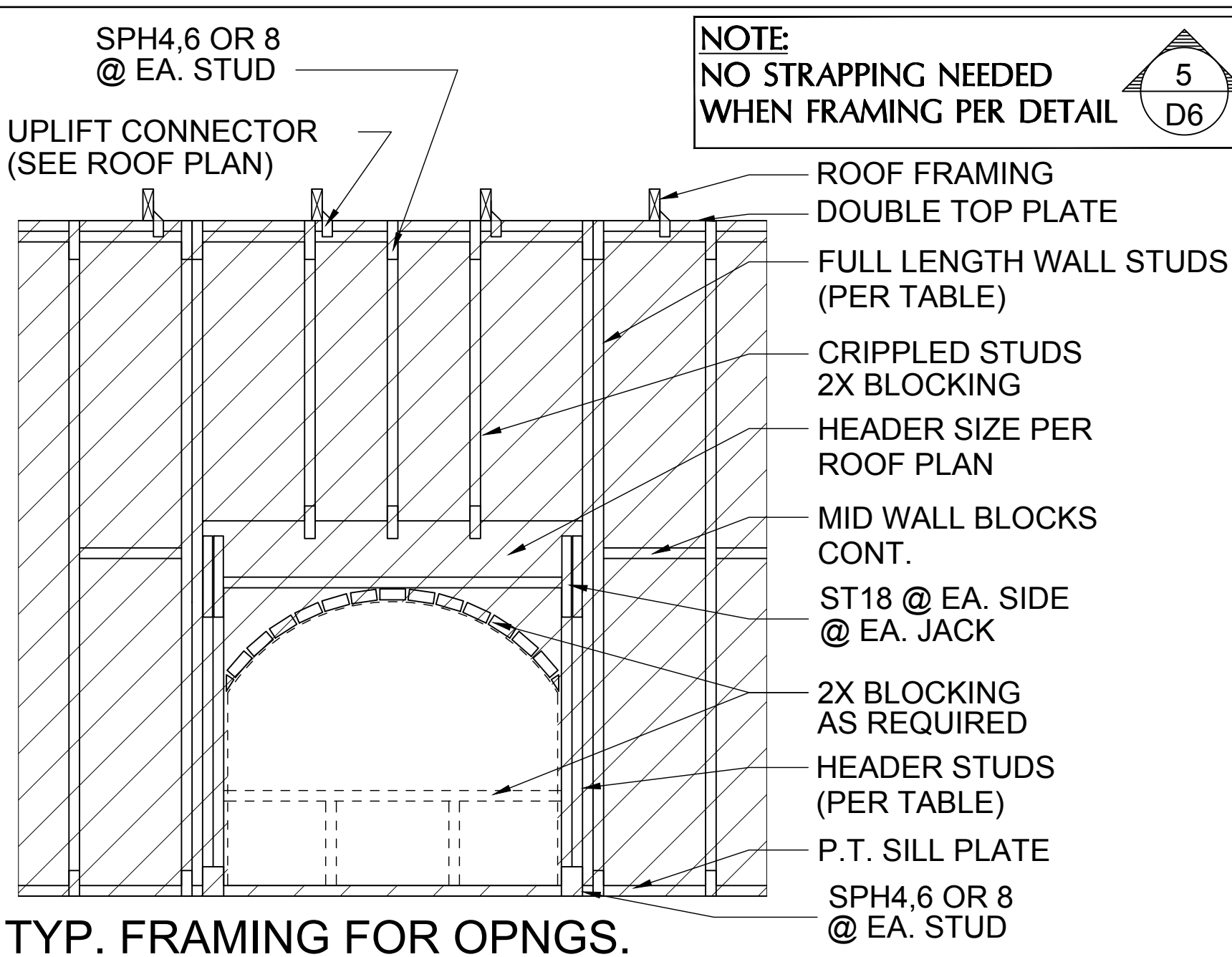
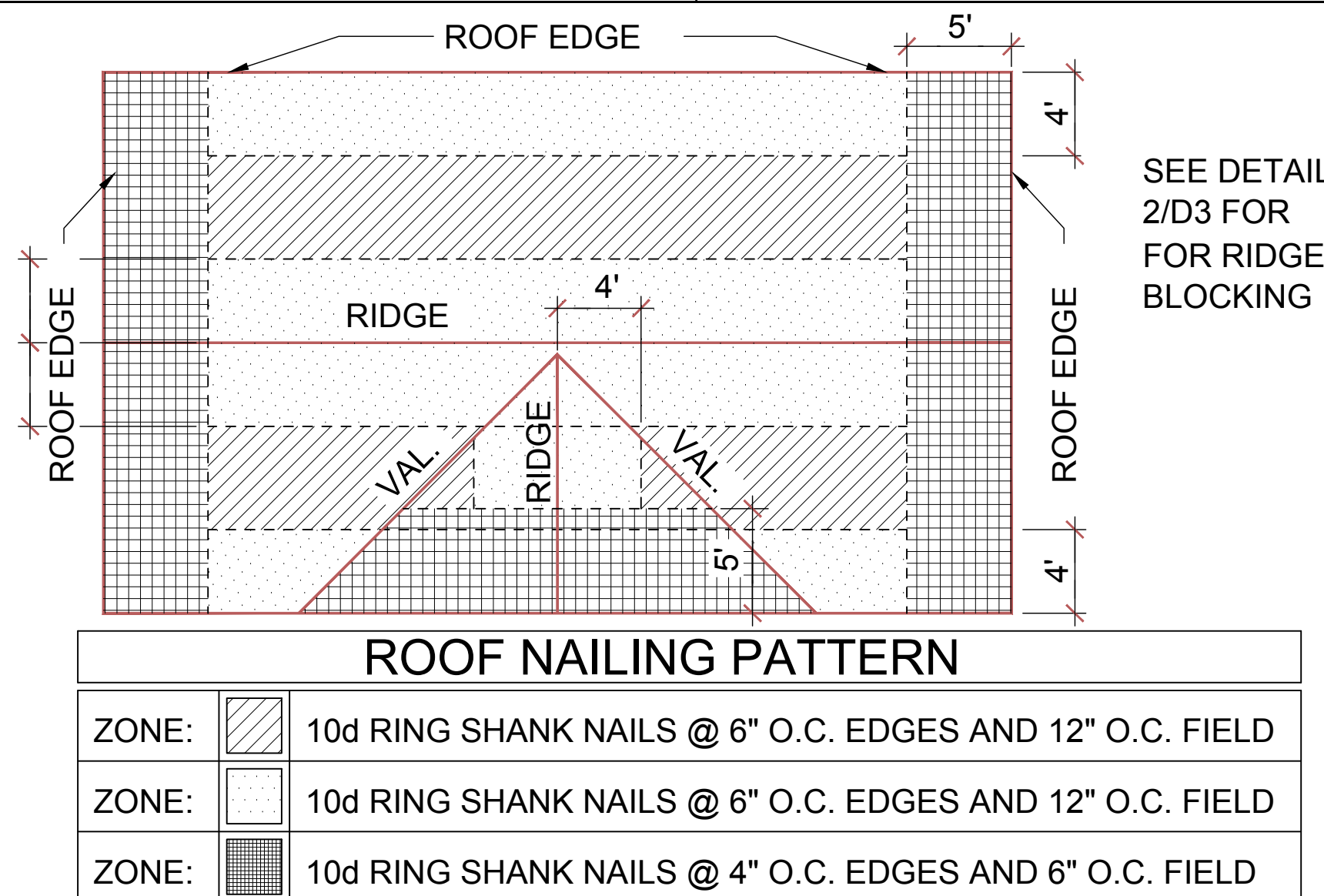
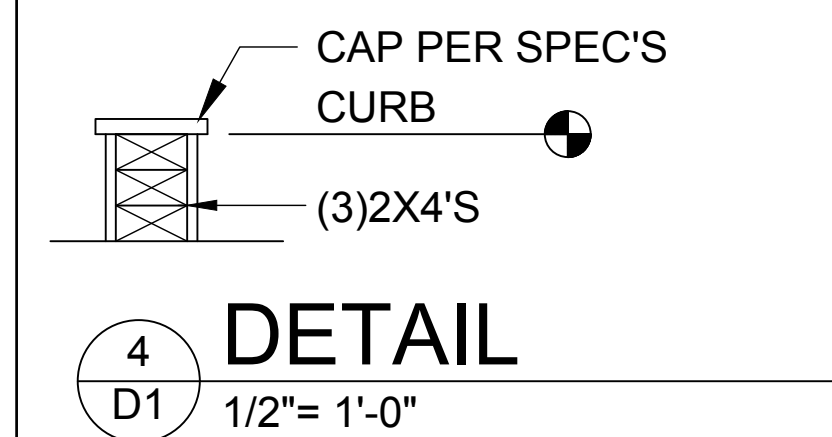
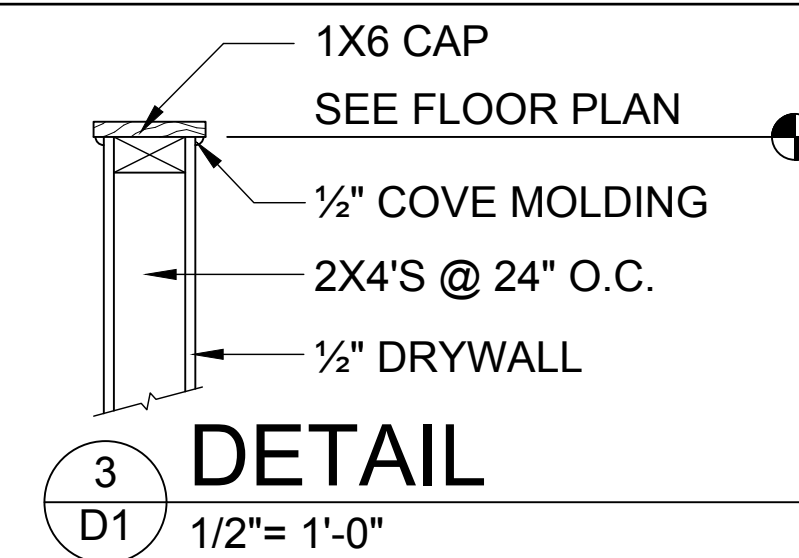
## WOOD STRUCTURAL NOTES

- 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

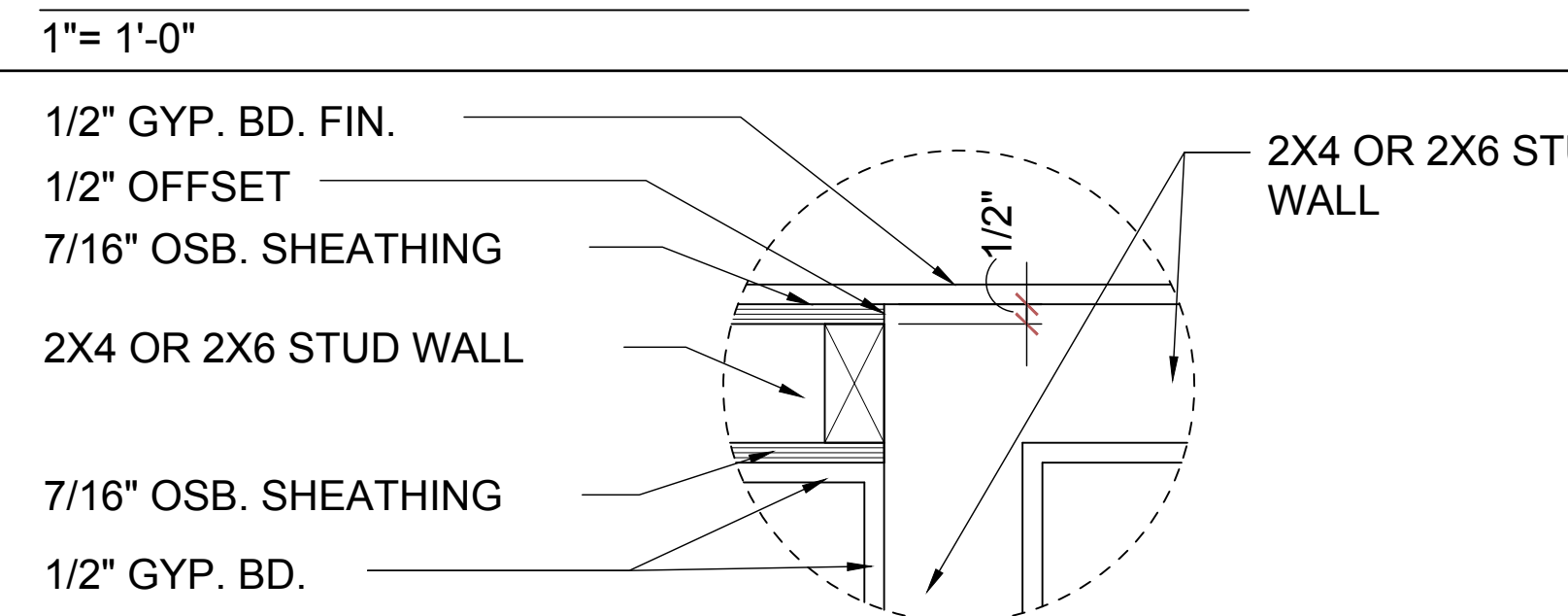
- MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) -1/4" X 2-1/4" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR 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



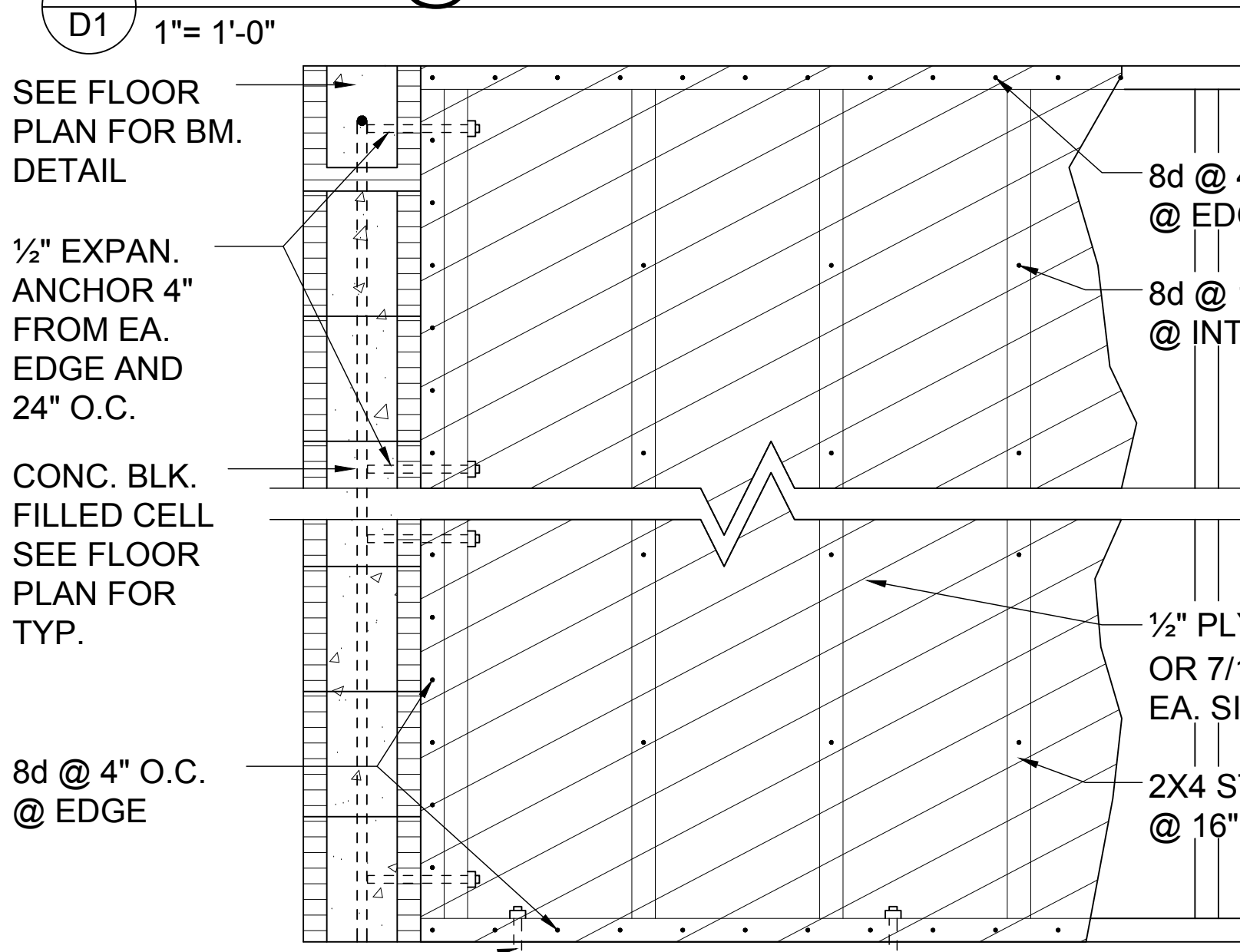
- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/ 1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT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

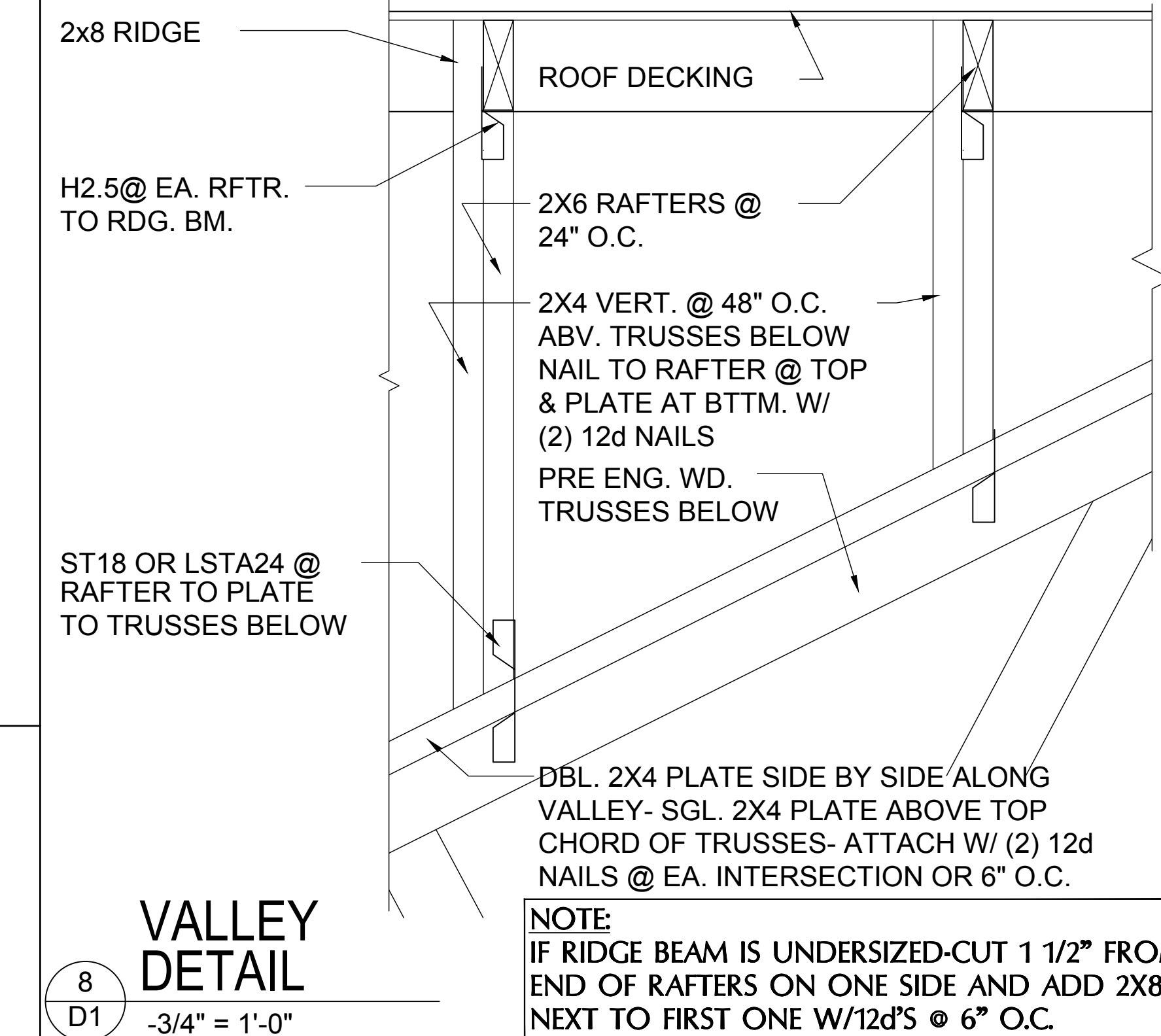
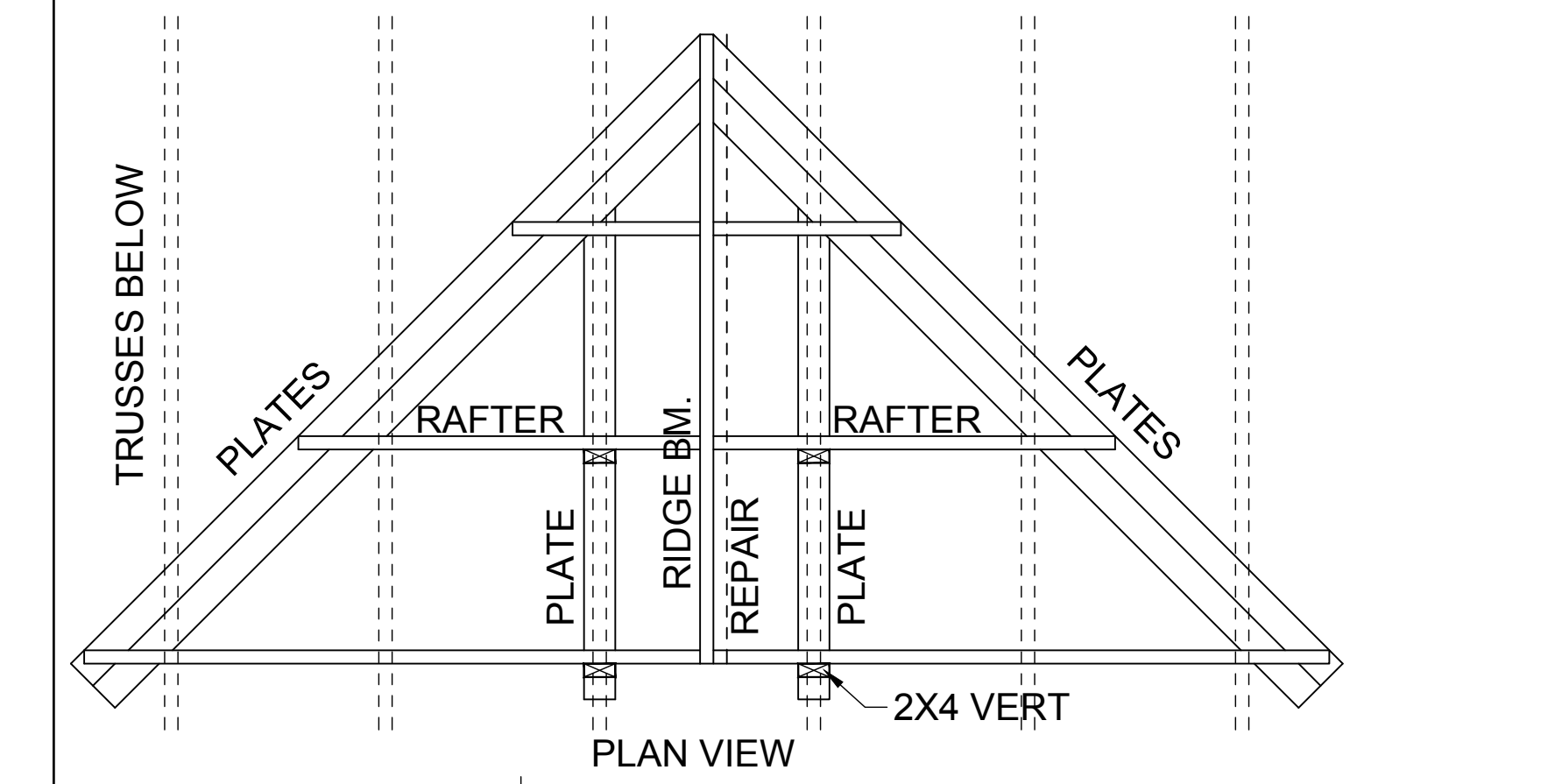


## SHEAR WALL DETAIL

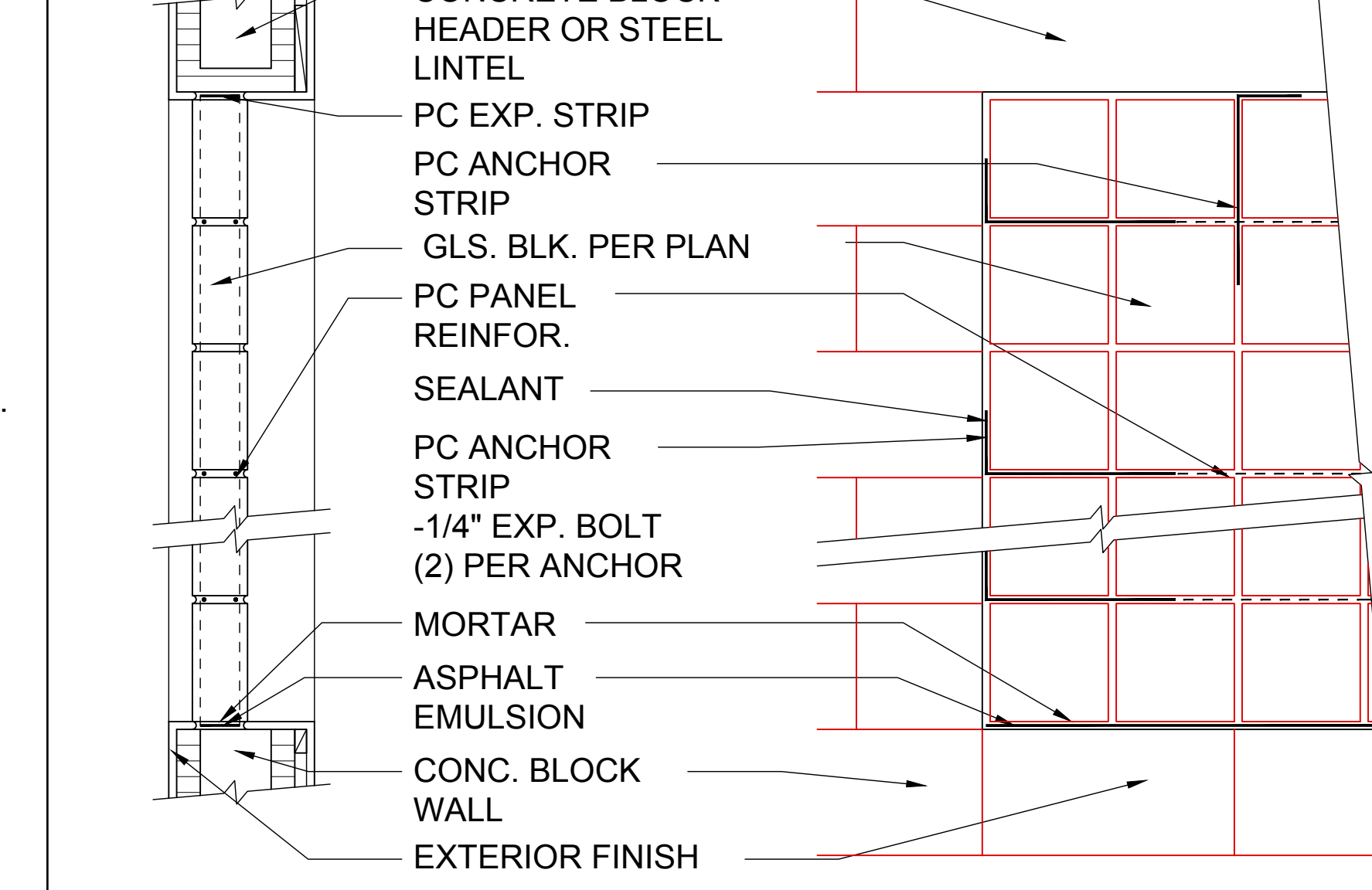


## MIN. WALL AND HEADER REQUIREMENTS

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	



## VALLEY DETAIL



## 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



**ITEG**  
THOMPSON ENGINEERING GROUP, INC.  
1401 N. US HWY 90, SUITE 400, ORLANDO, FL 32811  
PH: (407) 734-4500  
FAX: (407) 734-1790  
www.iteg.com

815 Oriole Ave., Suite #1040  
Altamonte Springs, FL 32701  
PH: (407) 629-6711  
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**AIBD**  
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DESIGN BUILDING GROUP

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

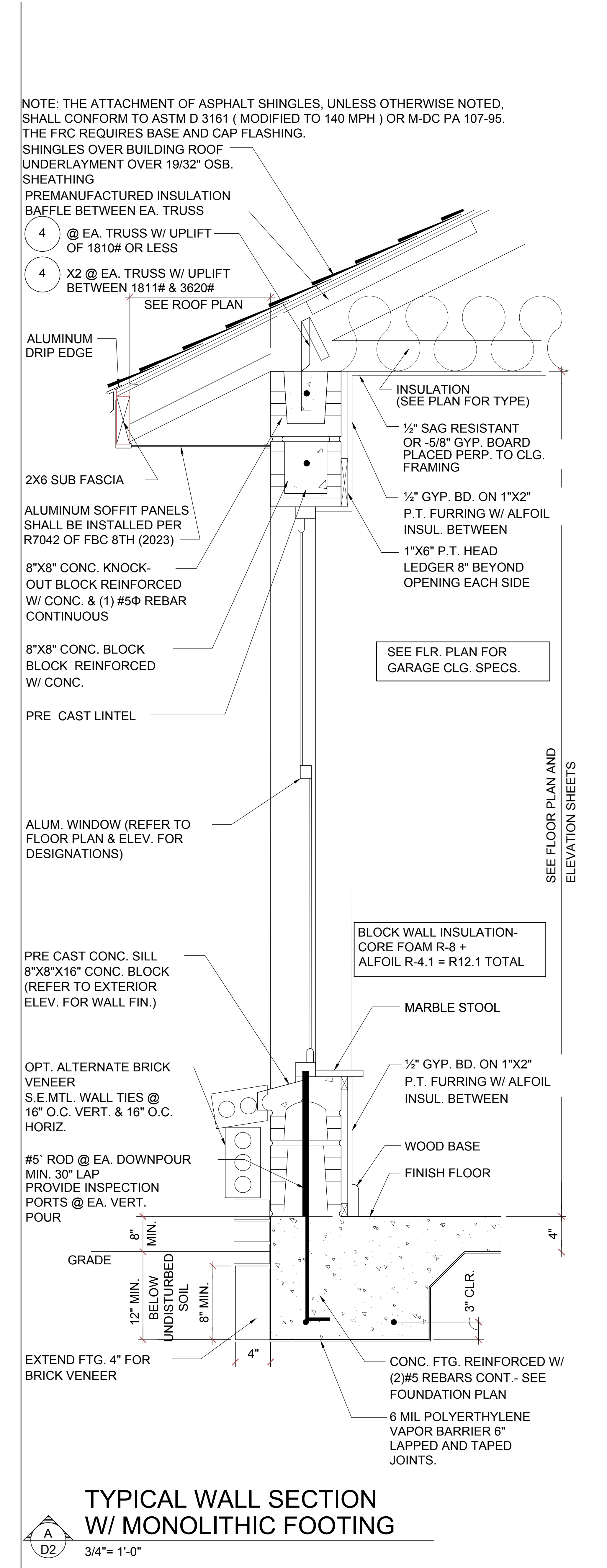
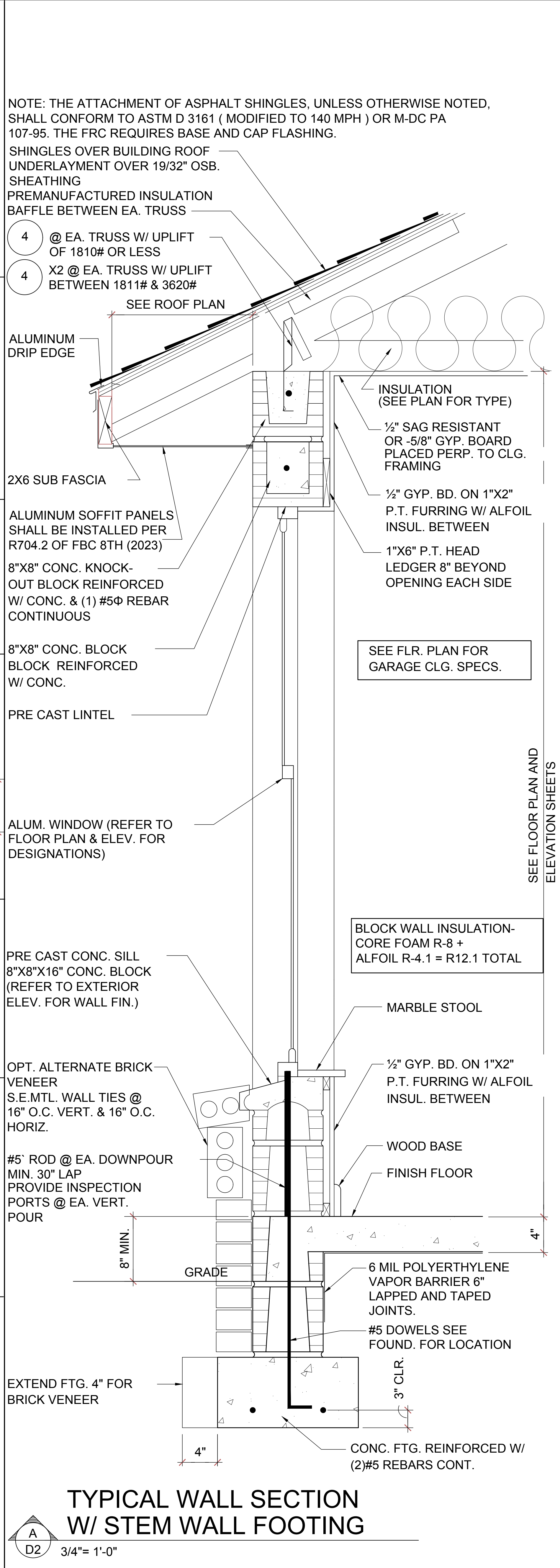
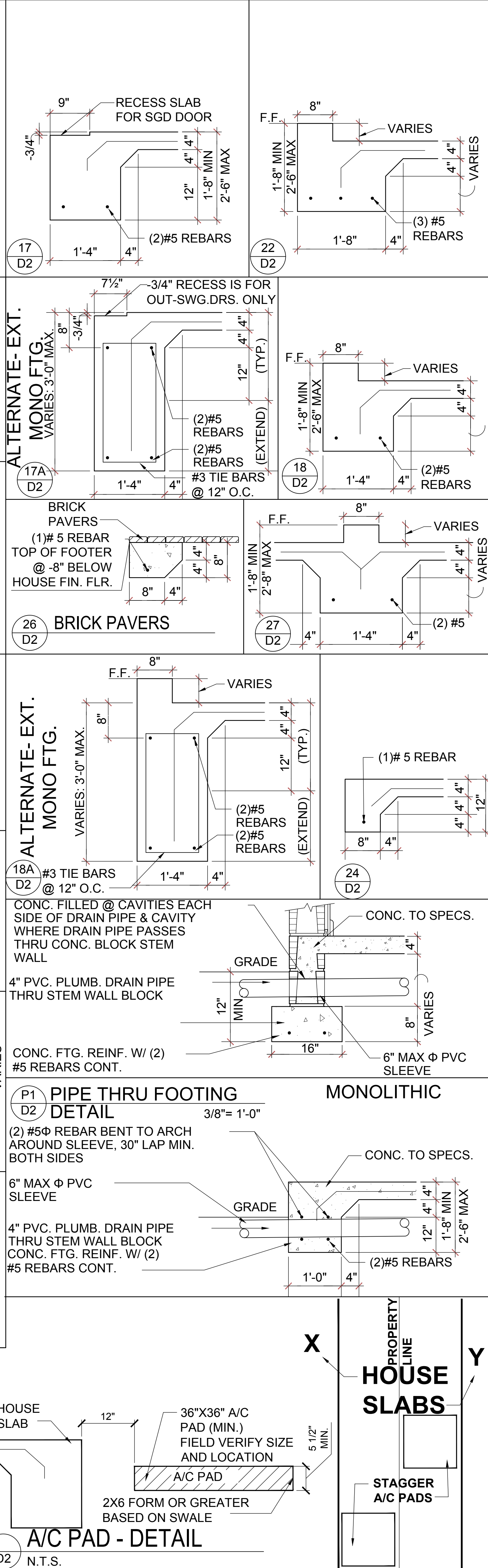
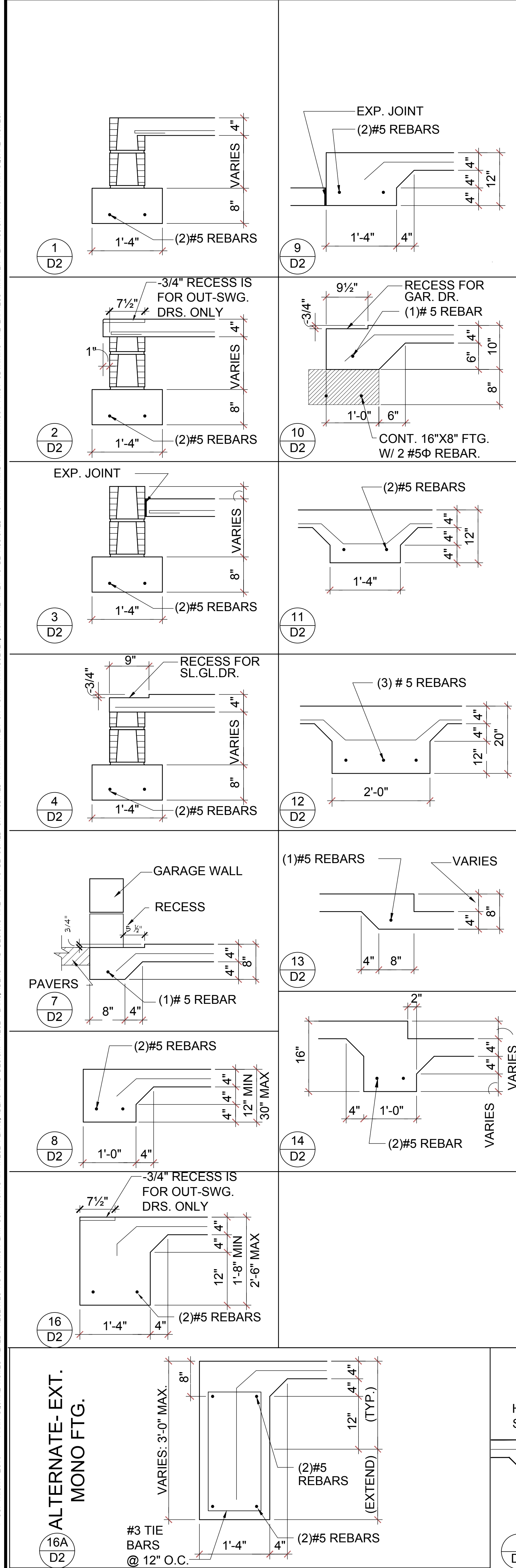
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5200 Vineland Rd., Suite #200  
Orlando, FL 32811  
Phone: (407) 529-3000

**Park Square HOMES**

ISSUE DATE: 11/17/2023  
REVISIONS:  
PROJECT: 22-1148  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS  
STRUCTURAL NOTES & DETAILS  
**D1**

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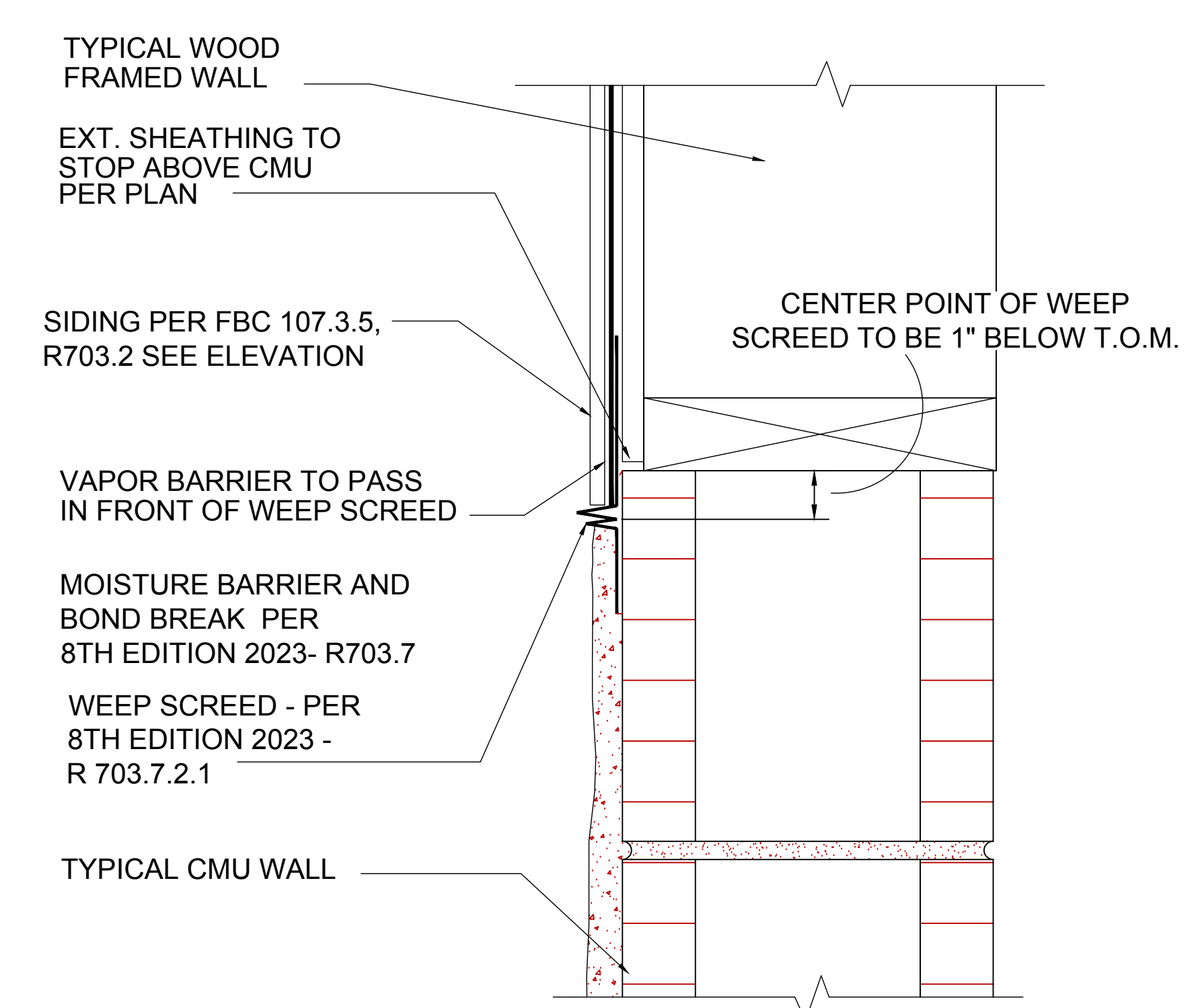
**GOBA**  
 GROUP OF BUILDERS ASSOCIATION

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

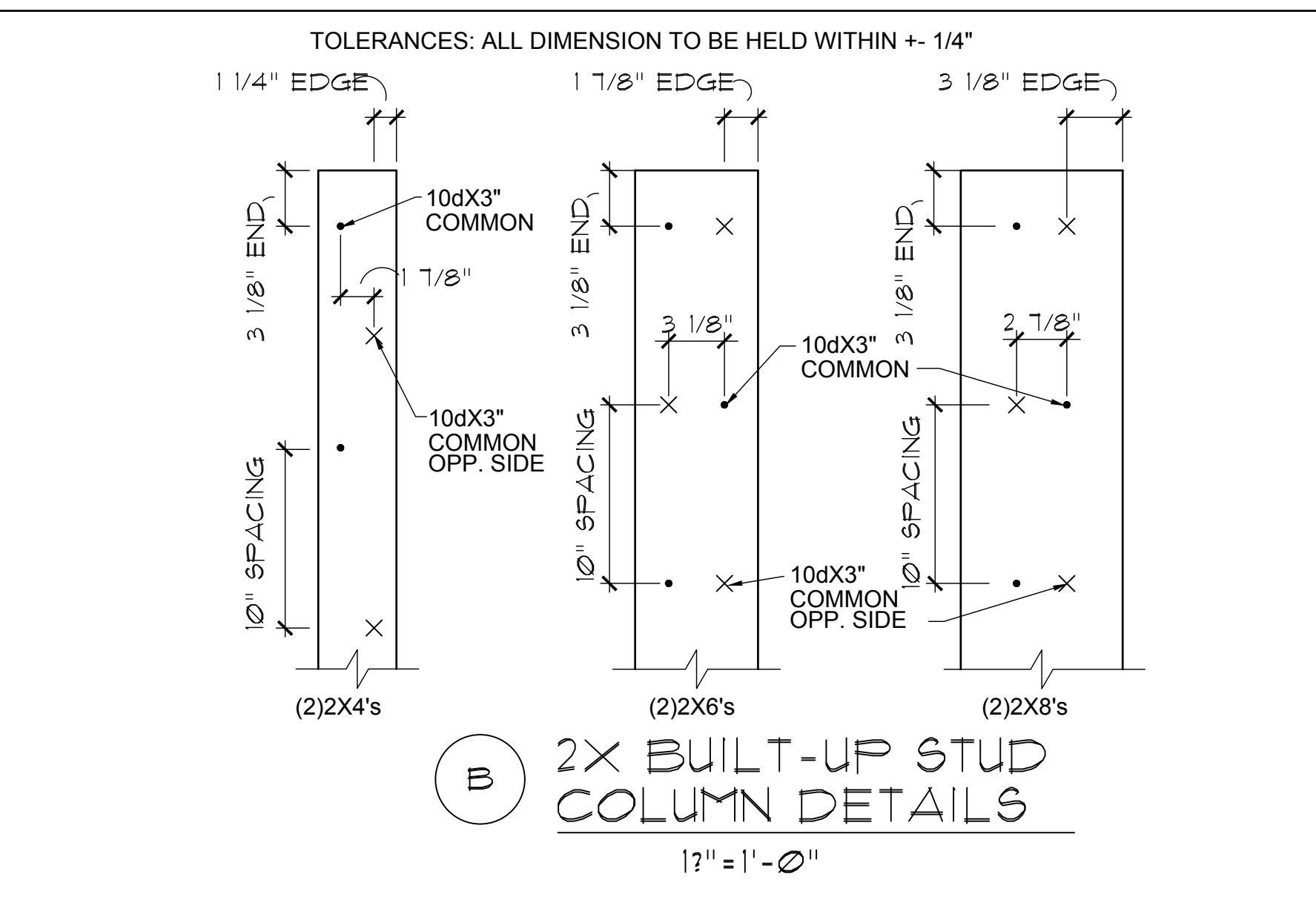
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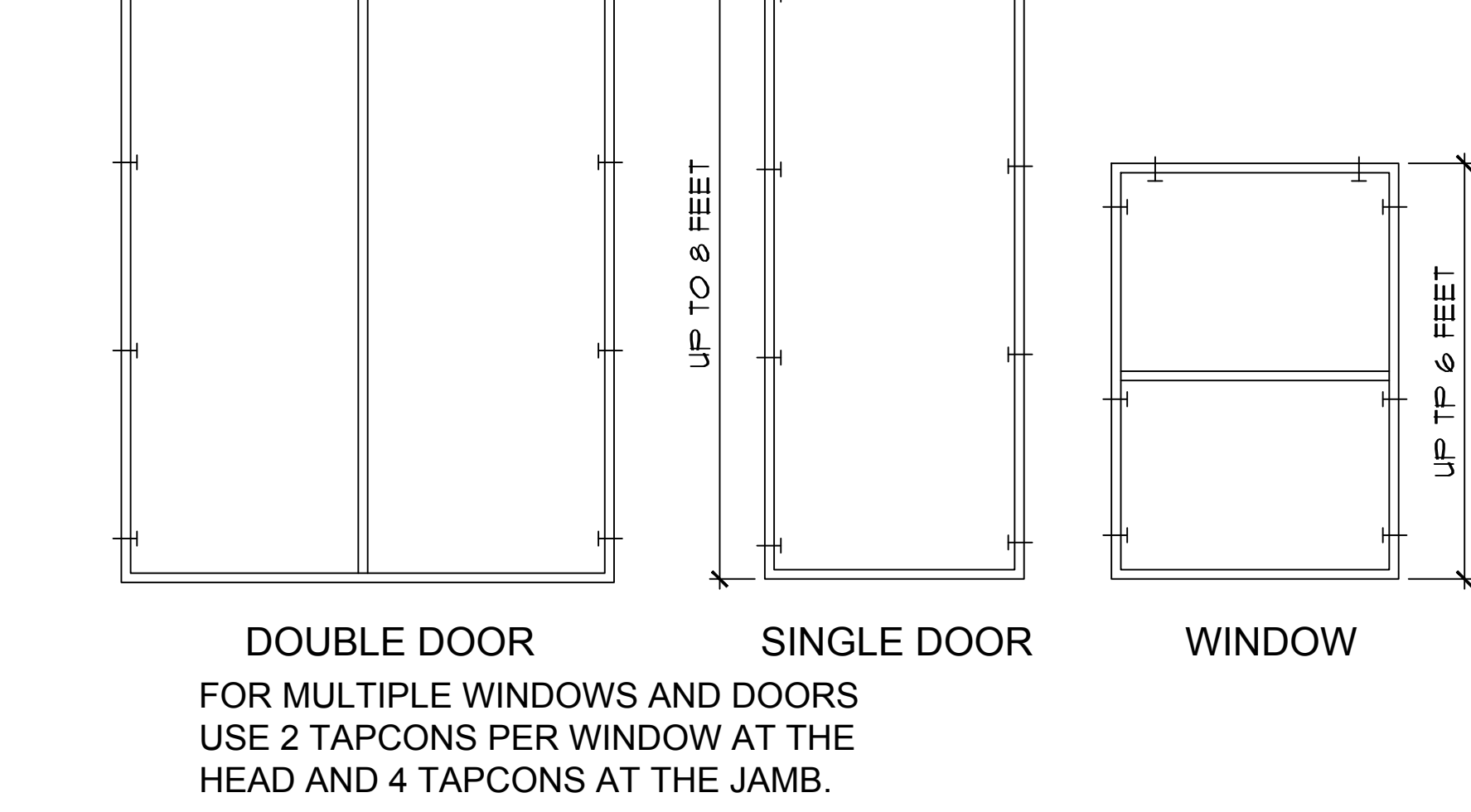
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**A**  
D3  
**FLASHING DETAIL**



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

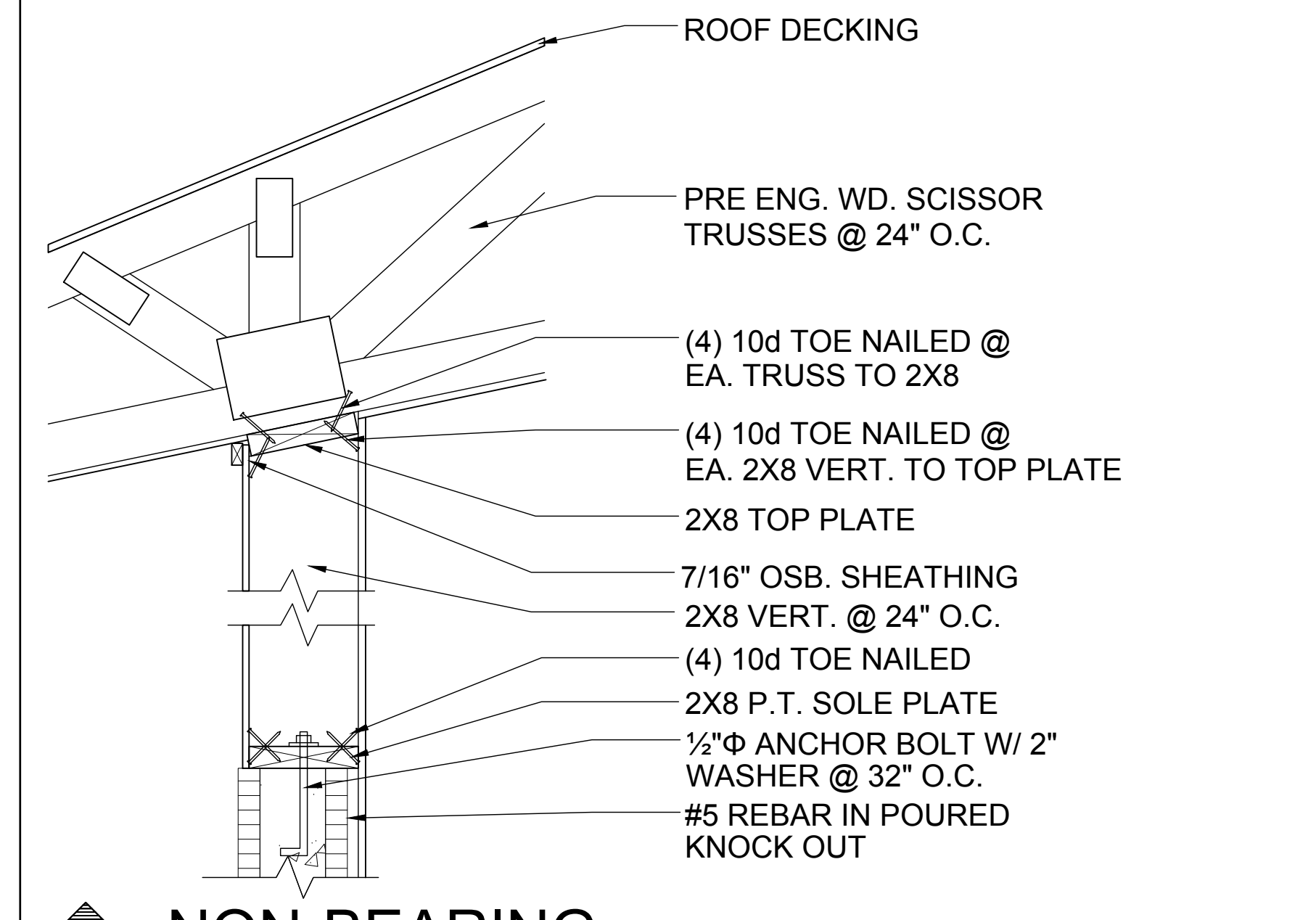


**BUCK ATTACHMENT DATA**

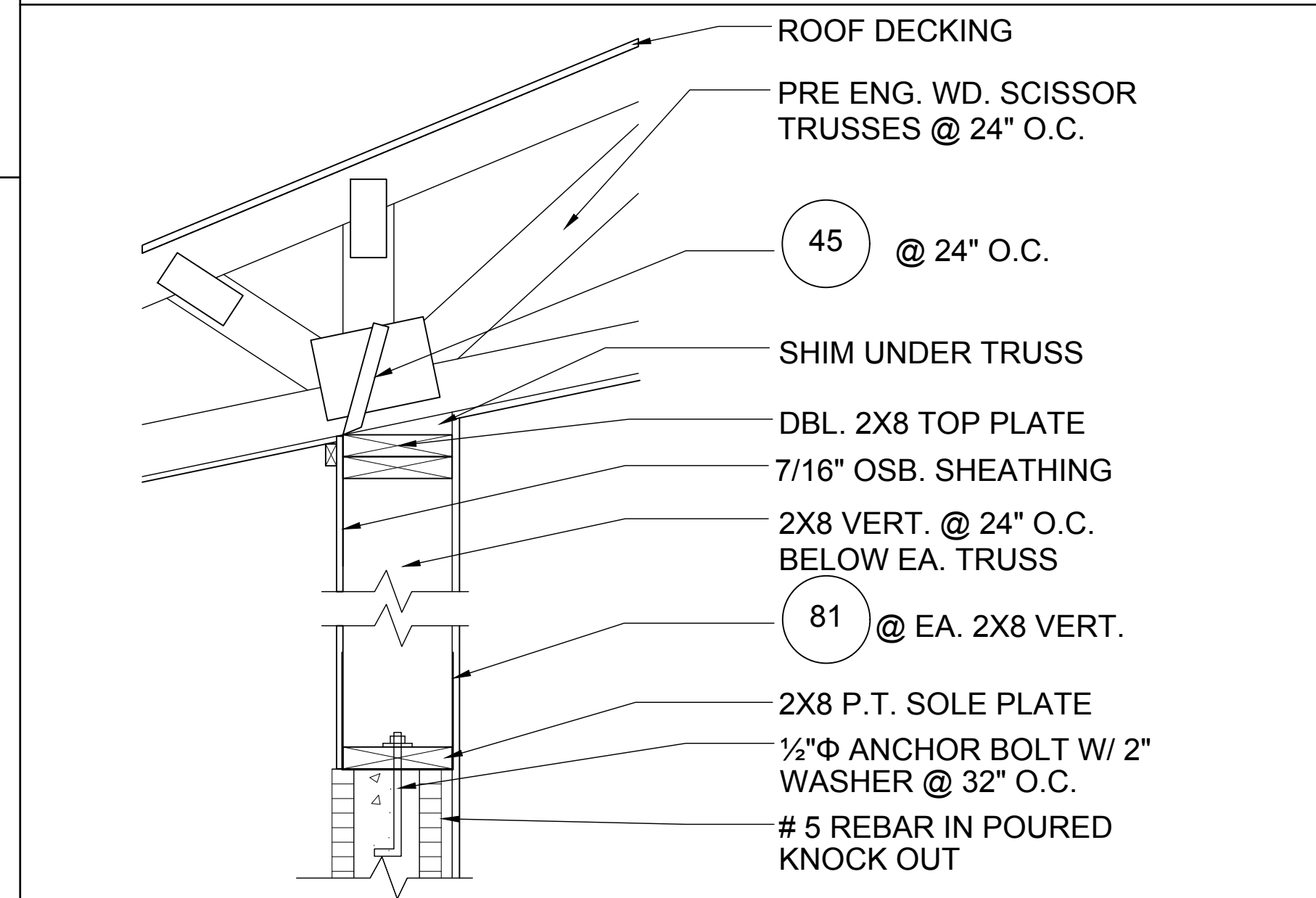
BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN PINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS w/ 2 T-NAILS TOP AND BOTTOM AND 8" O.C. STAGGERED IN THE FIELD.

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.

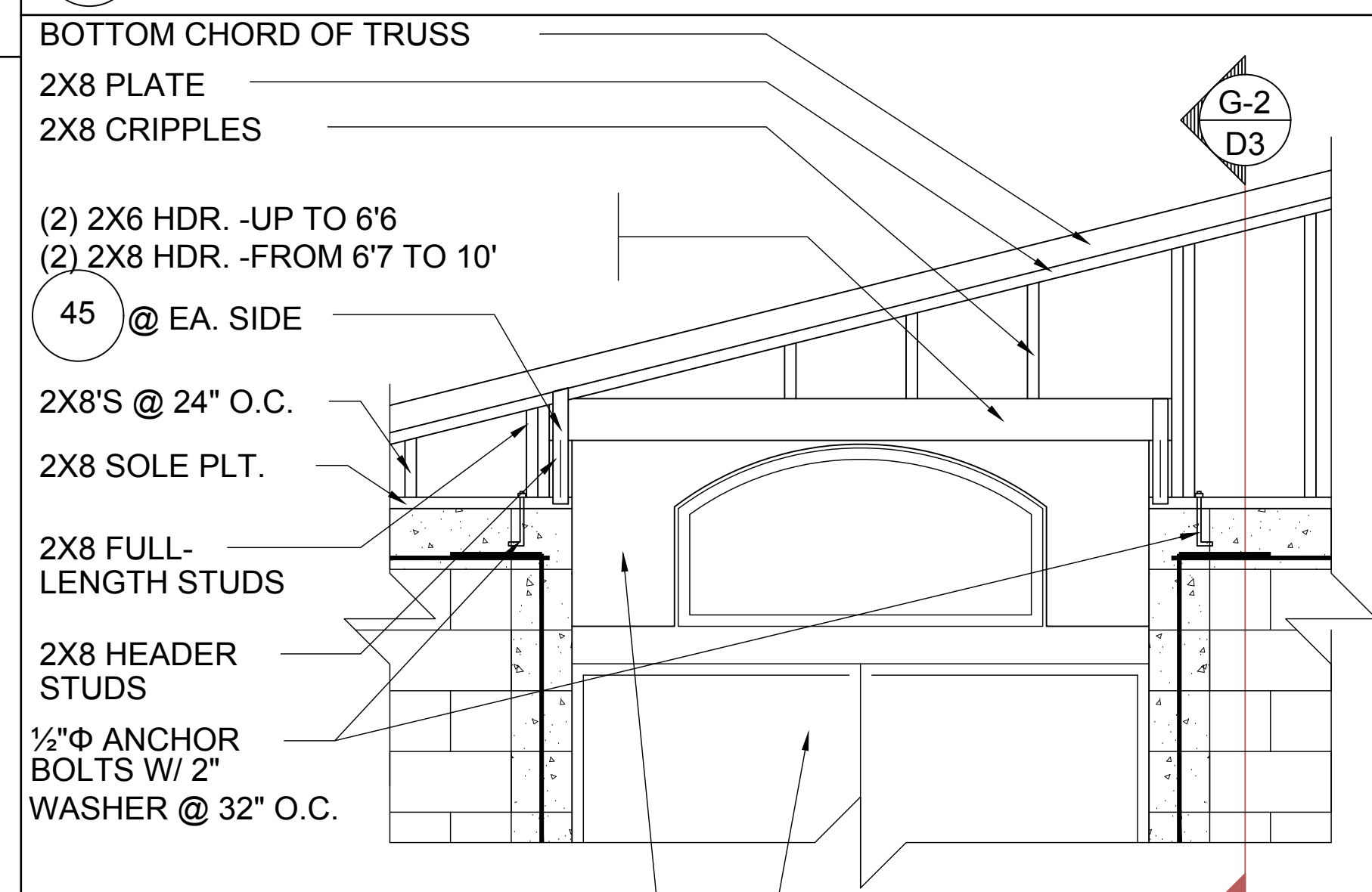
**NOTE**  
IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4"x1-3/4" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE CENTER.



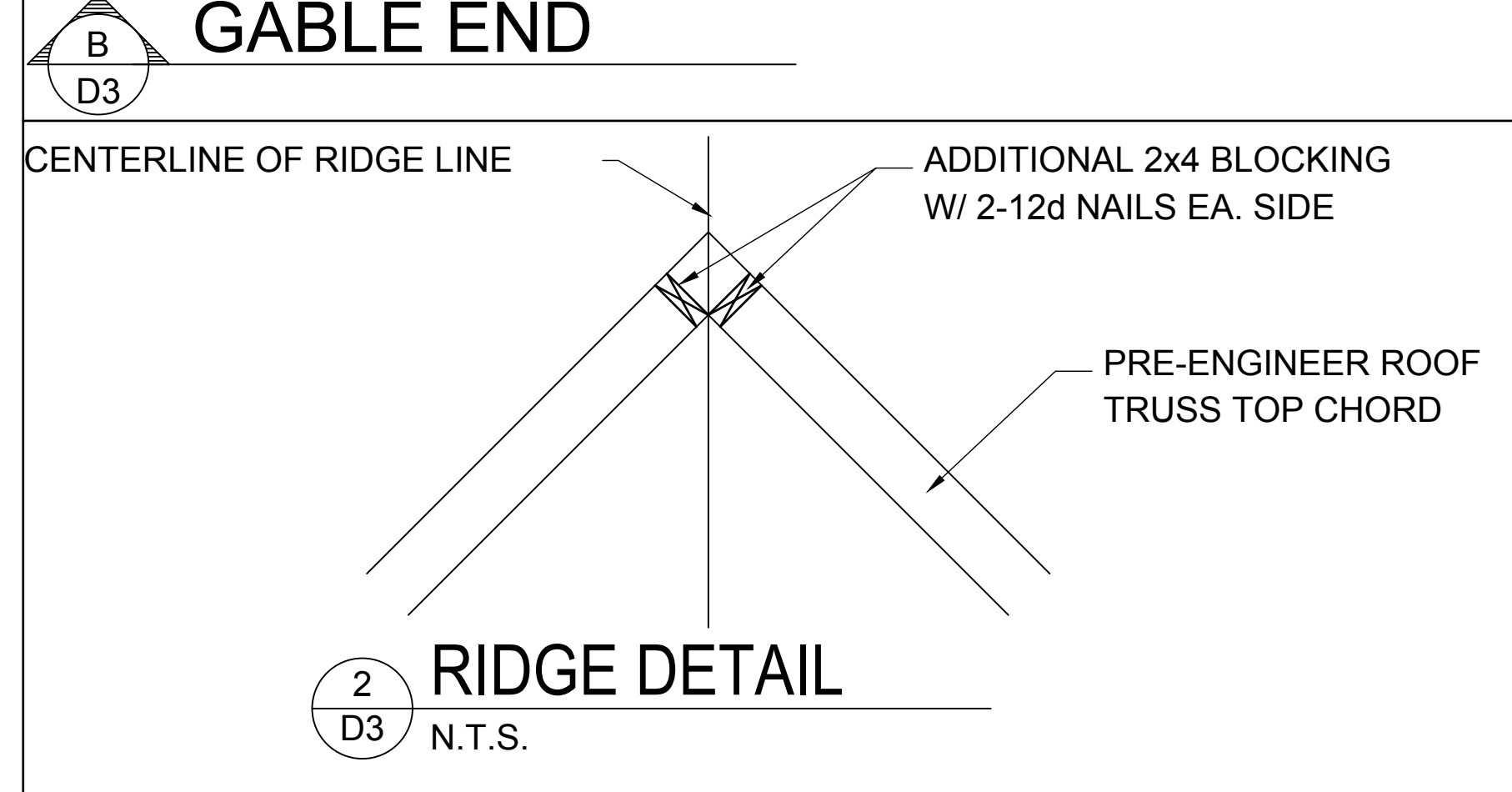
**G-6**  
D3  
**NON-BEARING**



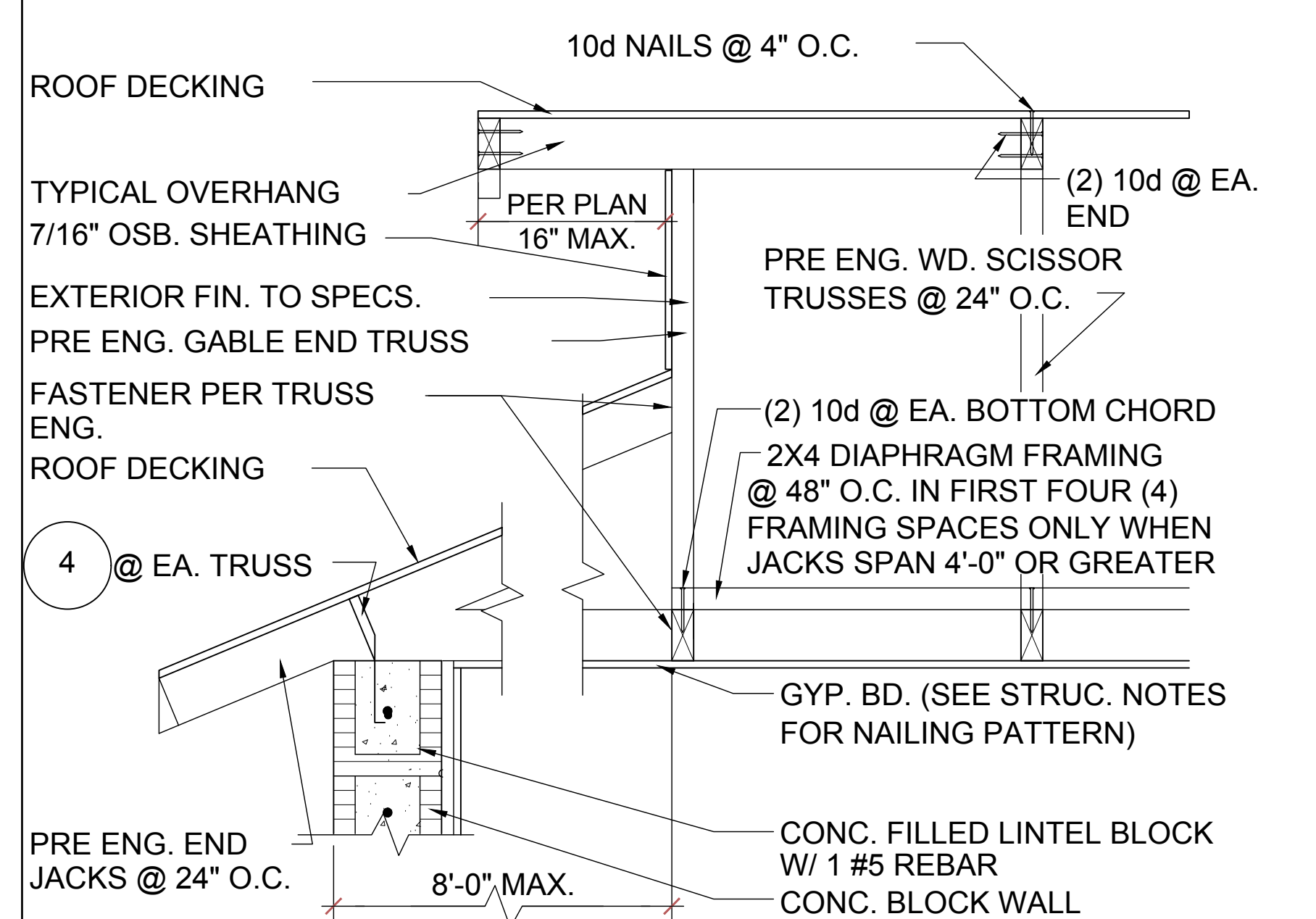
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D3  
**BEARING**



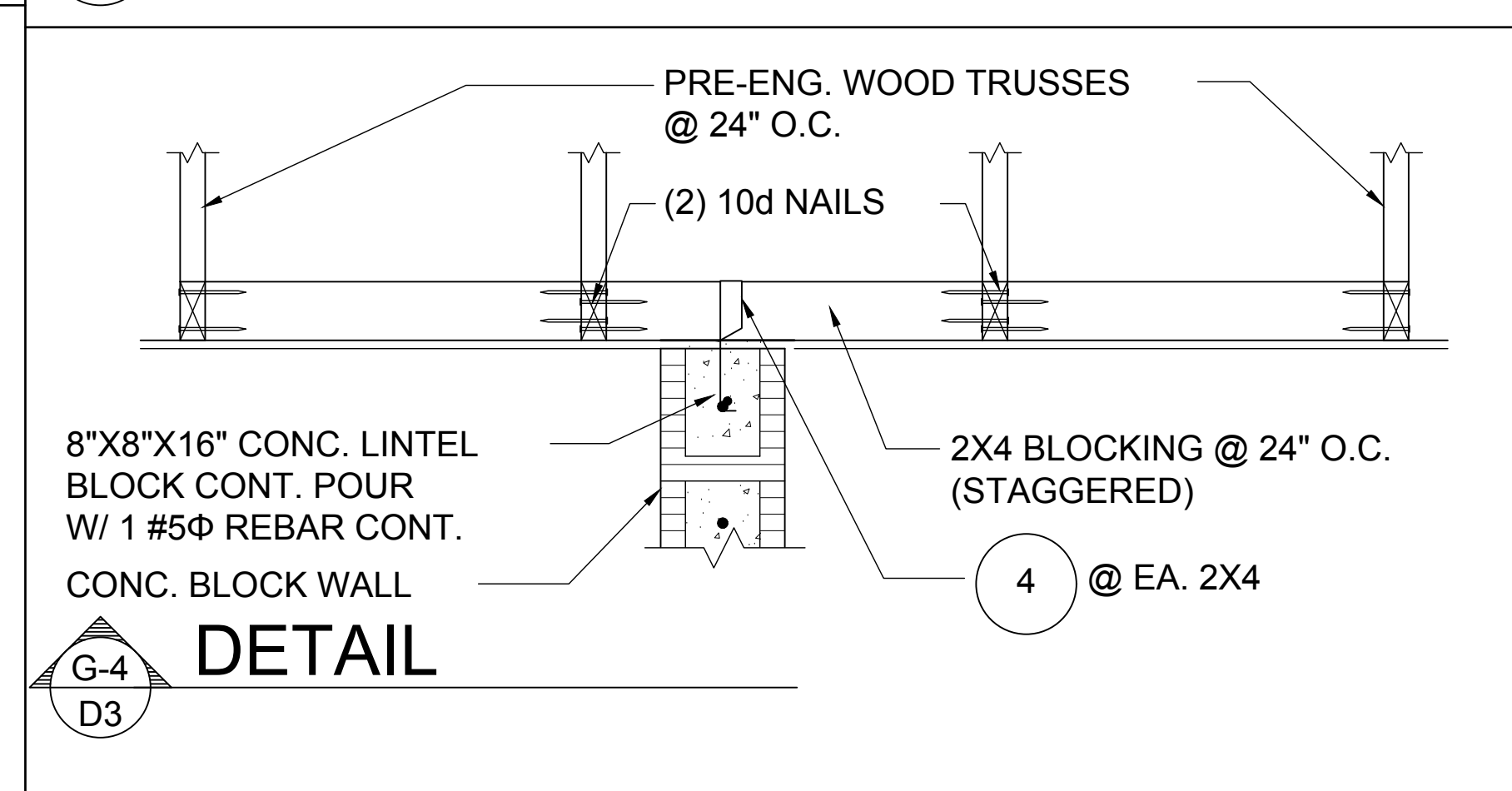
**B**  
D3  
**GABLE END**



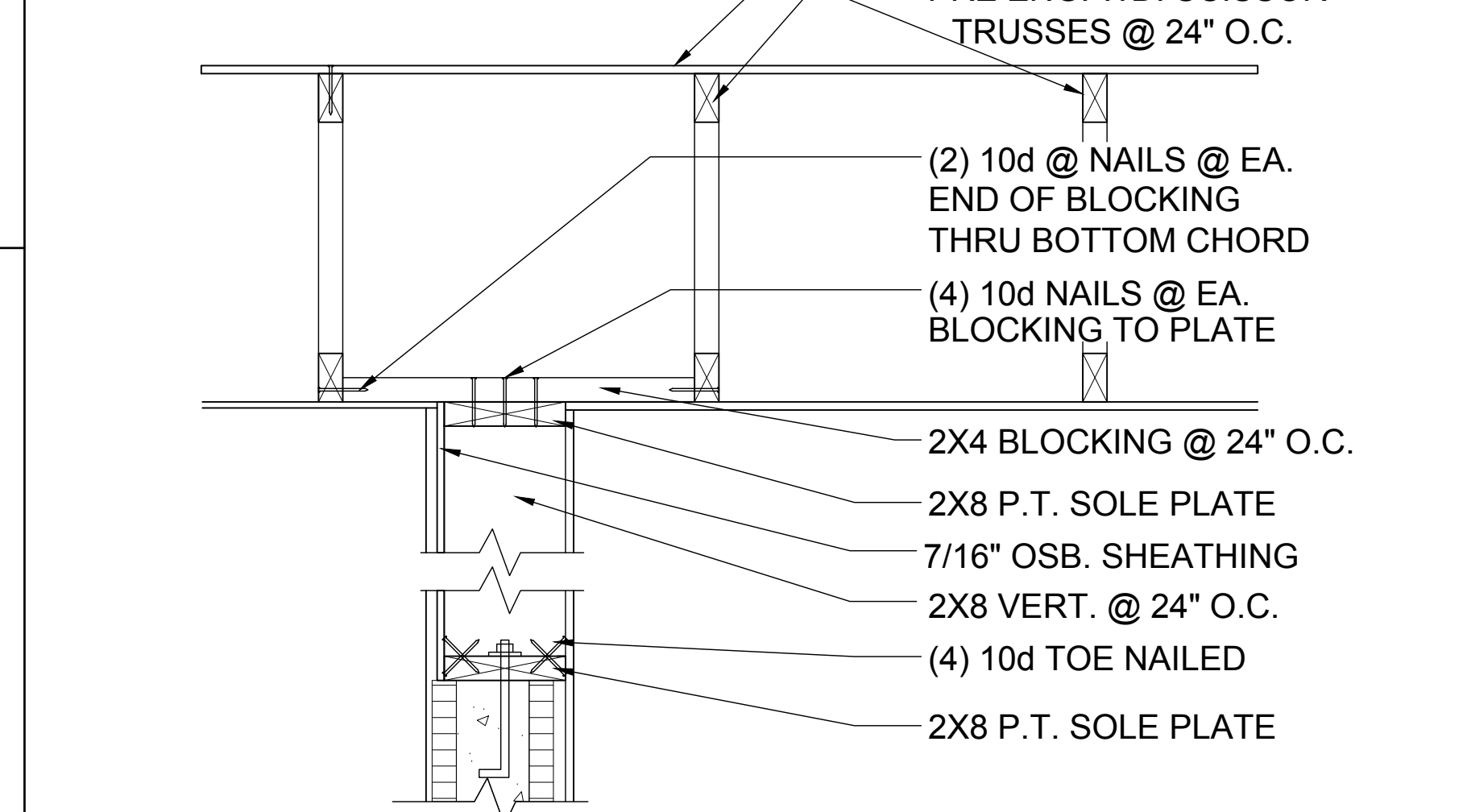
**2**  
D3  
**RIDGE DETAIL**  
N.T.S.



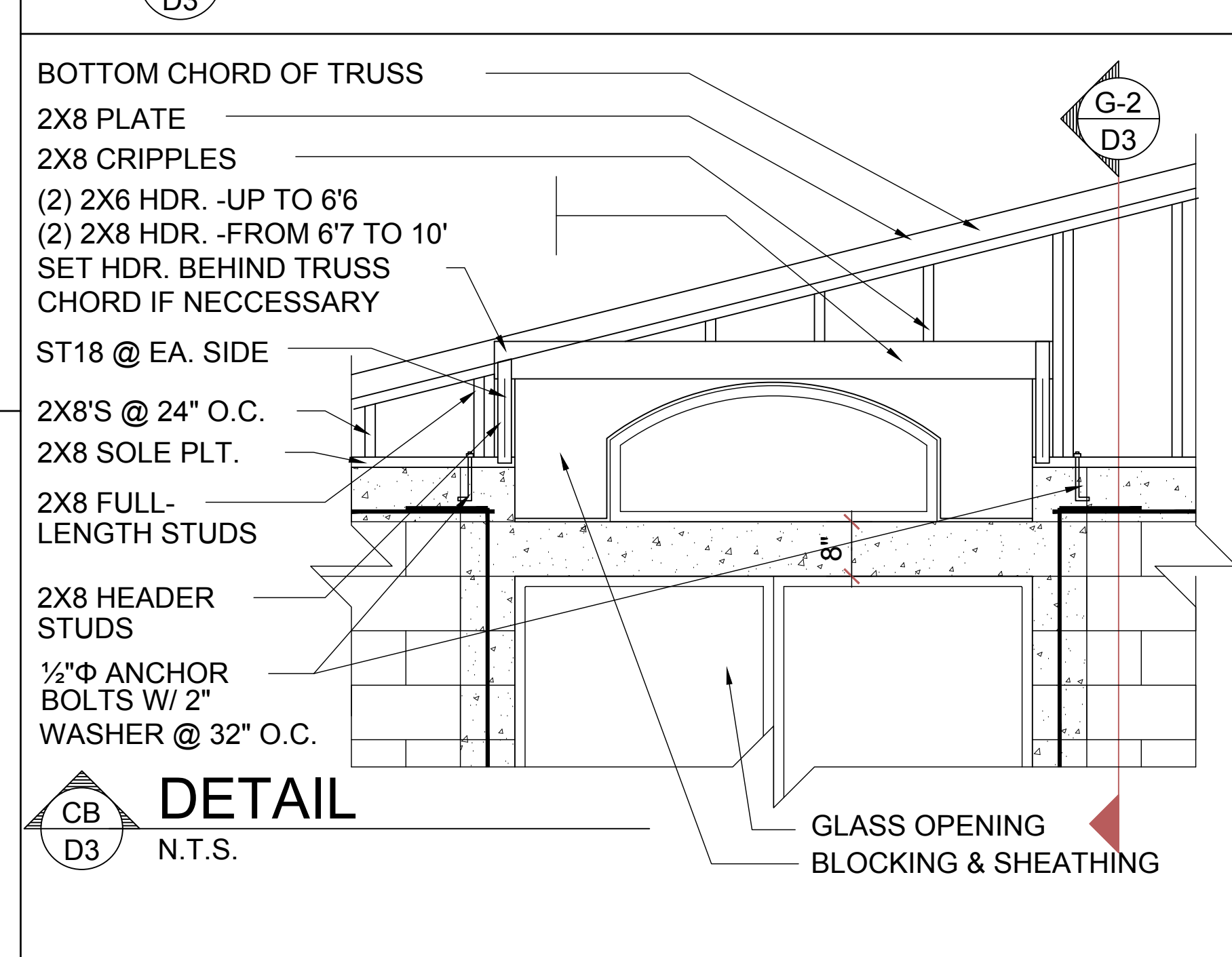
**G-3**  
D3  
**GABLE END**



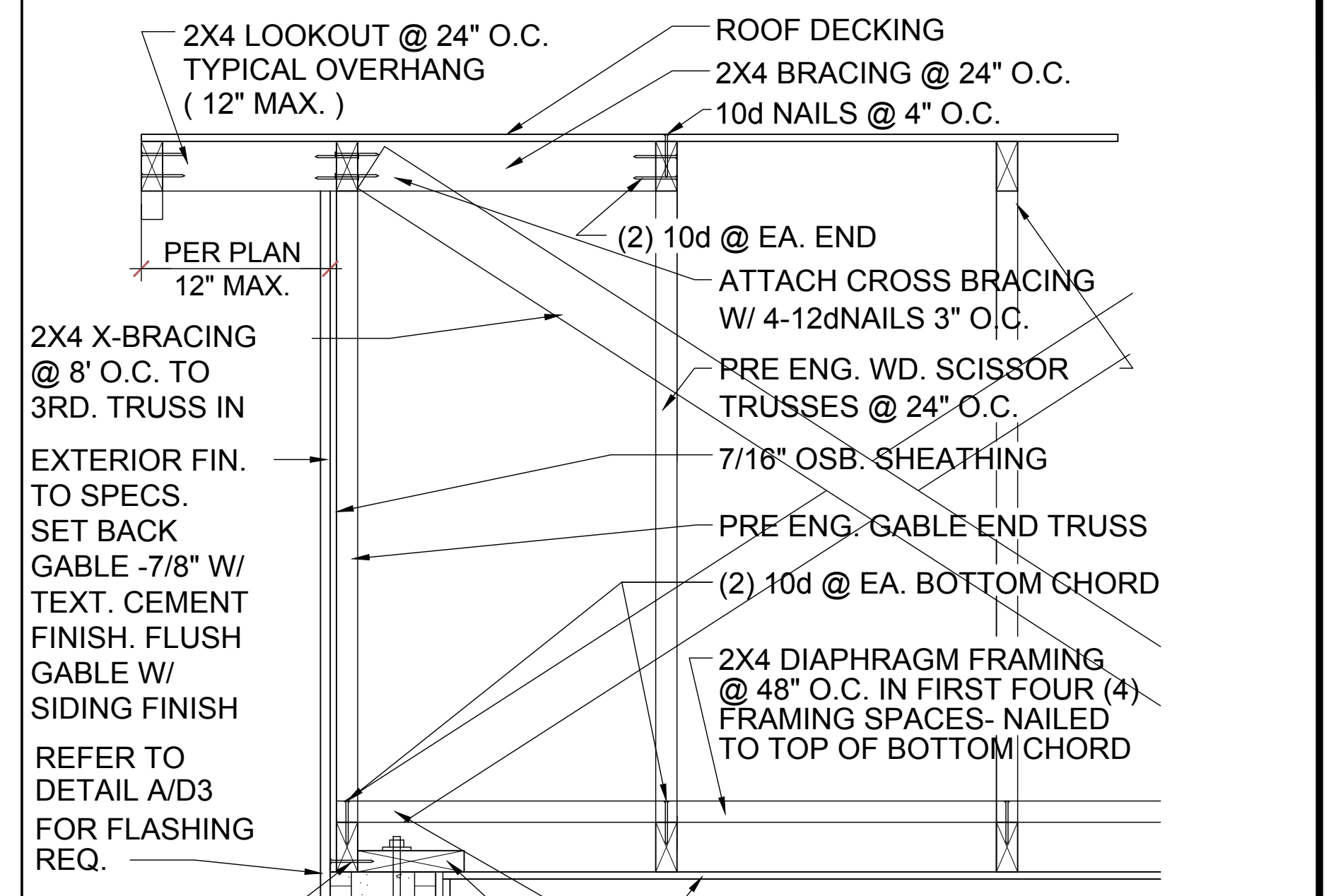
**G-4**  
D3  
**DETAIL**



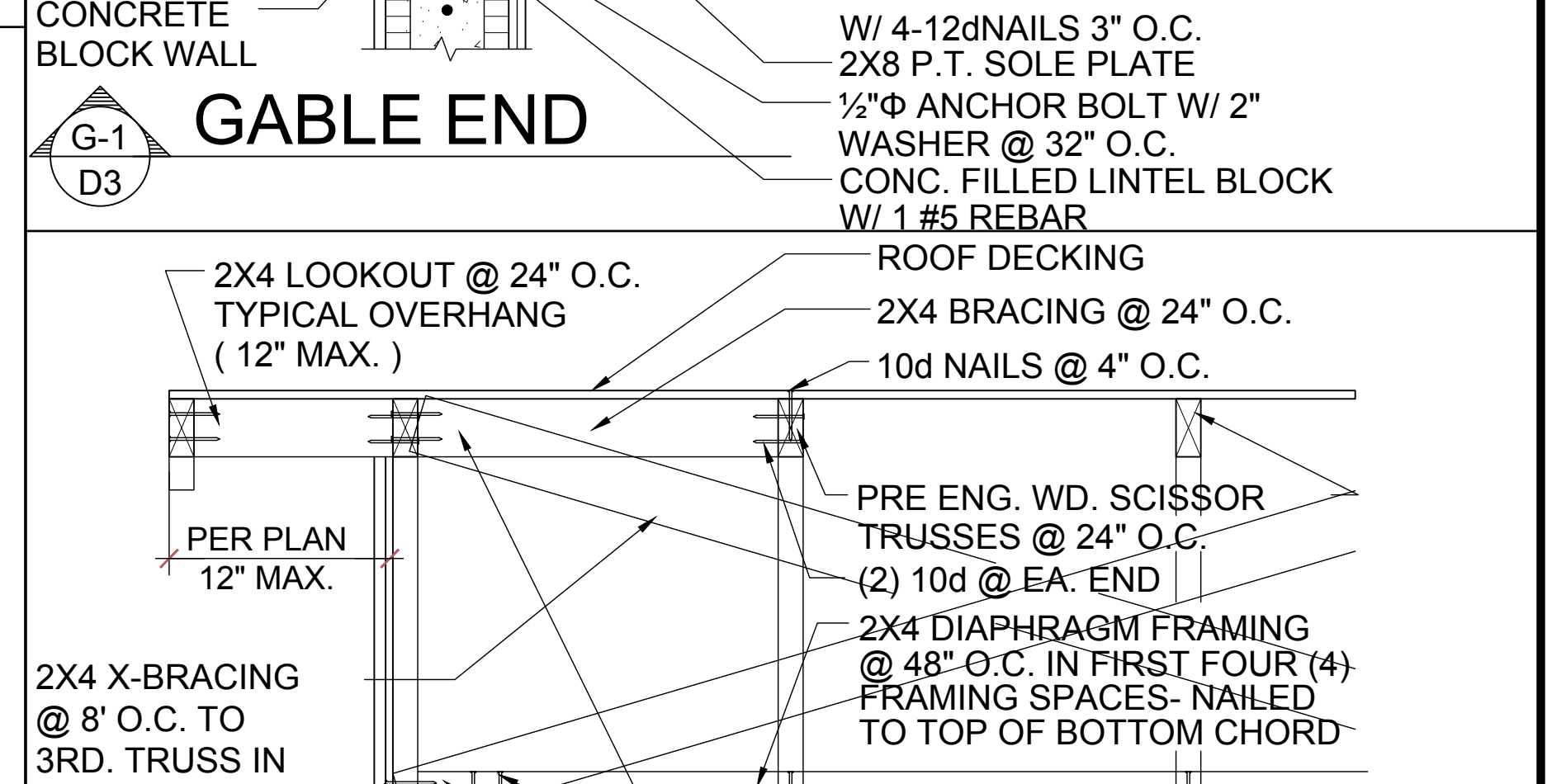
**G-5**  
D3  
**GABLE END**



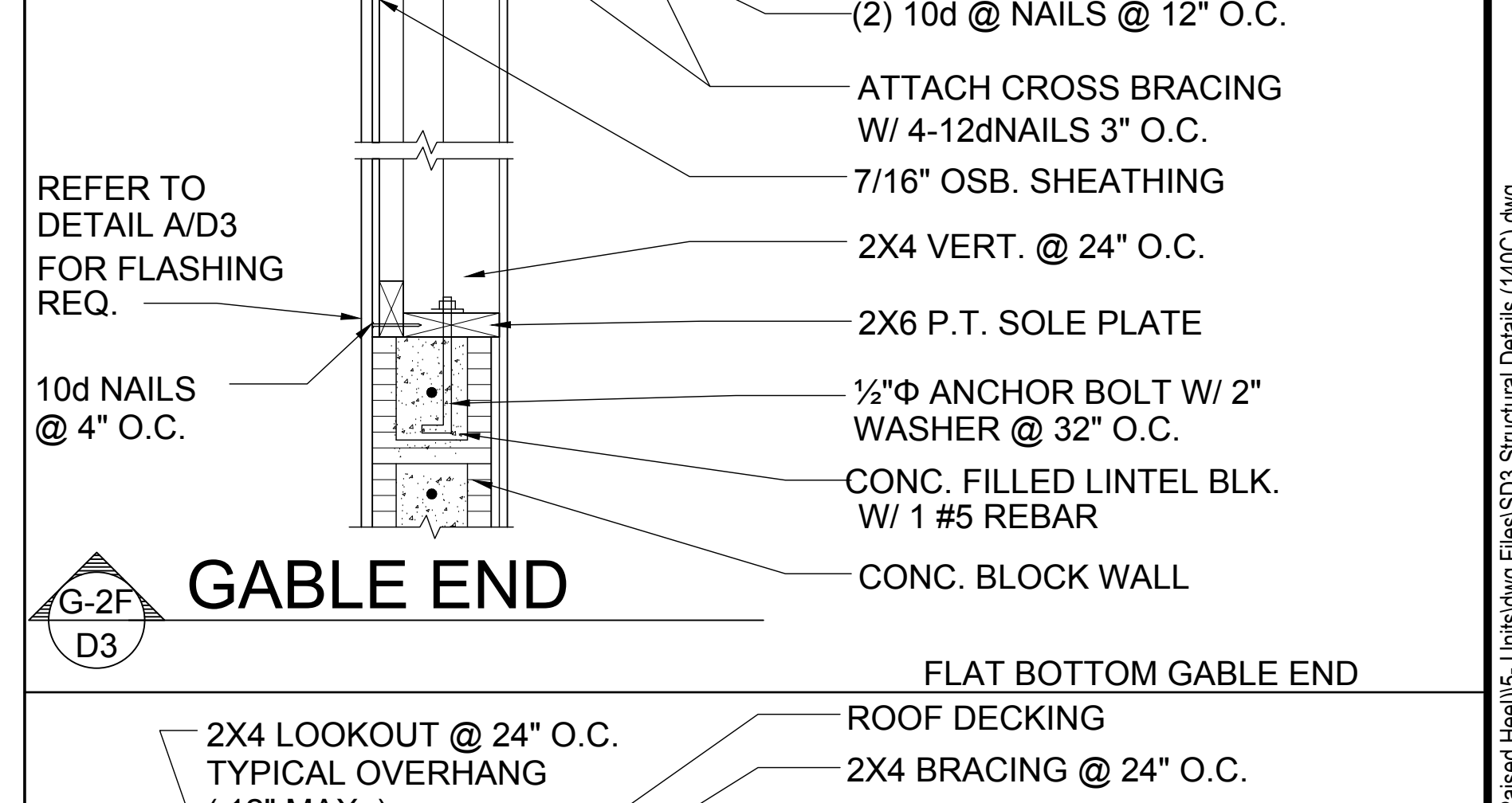
**CB**  
D3  
**DETAIL**  
N.T.S.



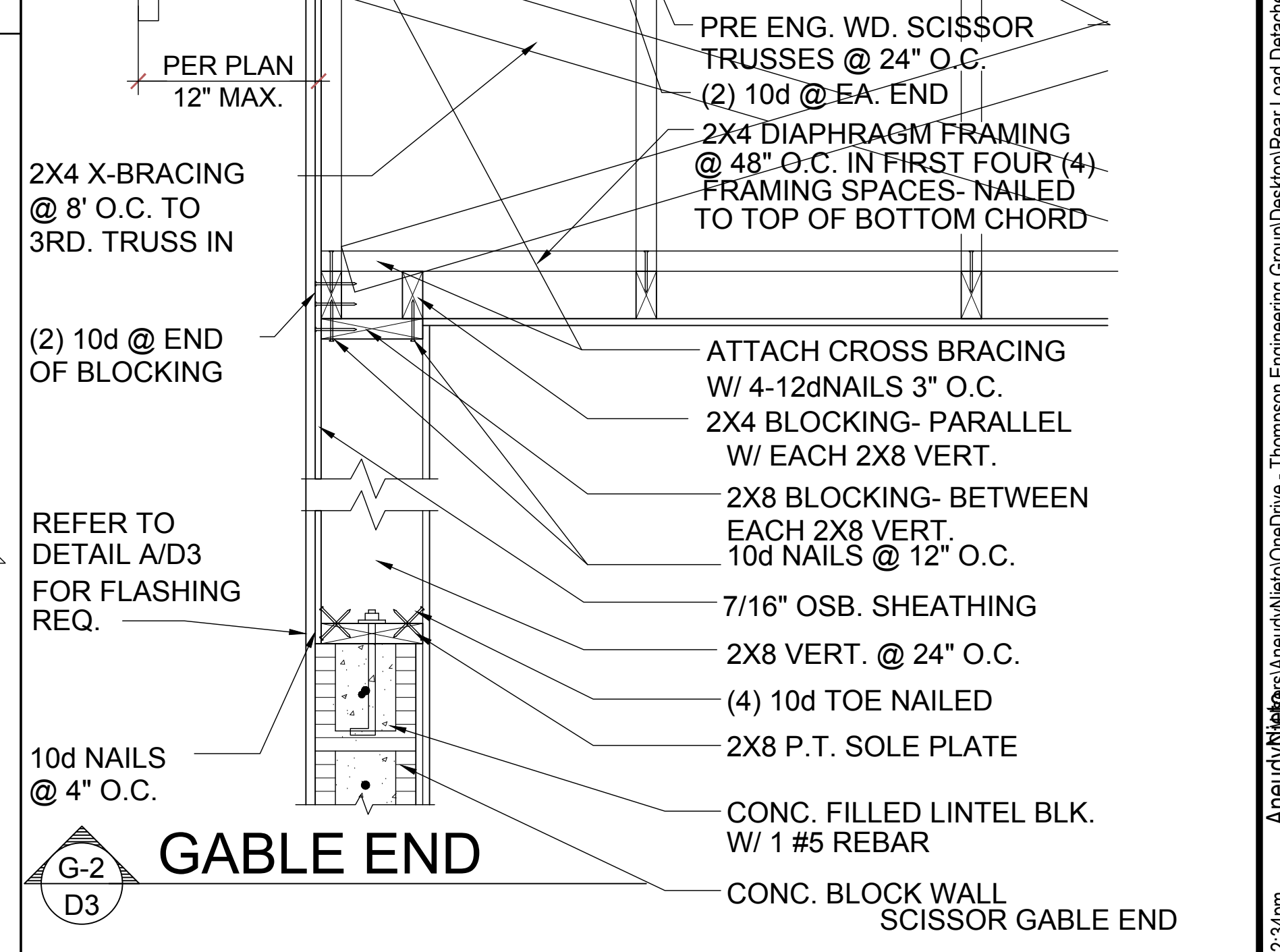
**G-1**  
D3  
**GABLE END**



**G-2F**  
D3  
**GABLE END**



**G-2**  
D3  
**GABLE END**



**G-2**  
D3  
**GABLE END**

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**AIBD**

**GOBA**  
GENERAL BUILDING CONTRACTORS

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

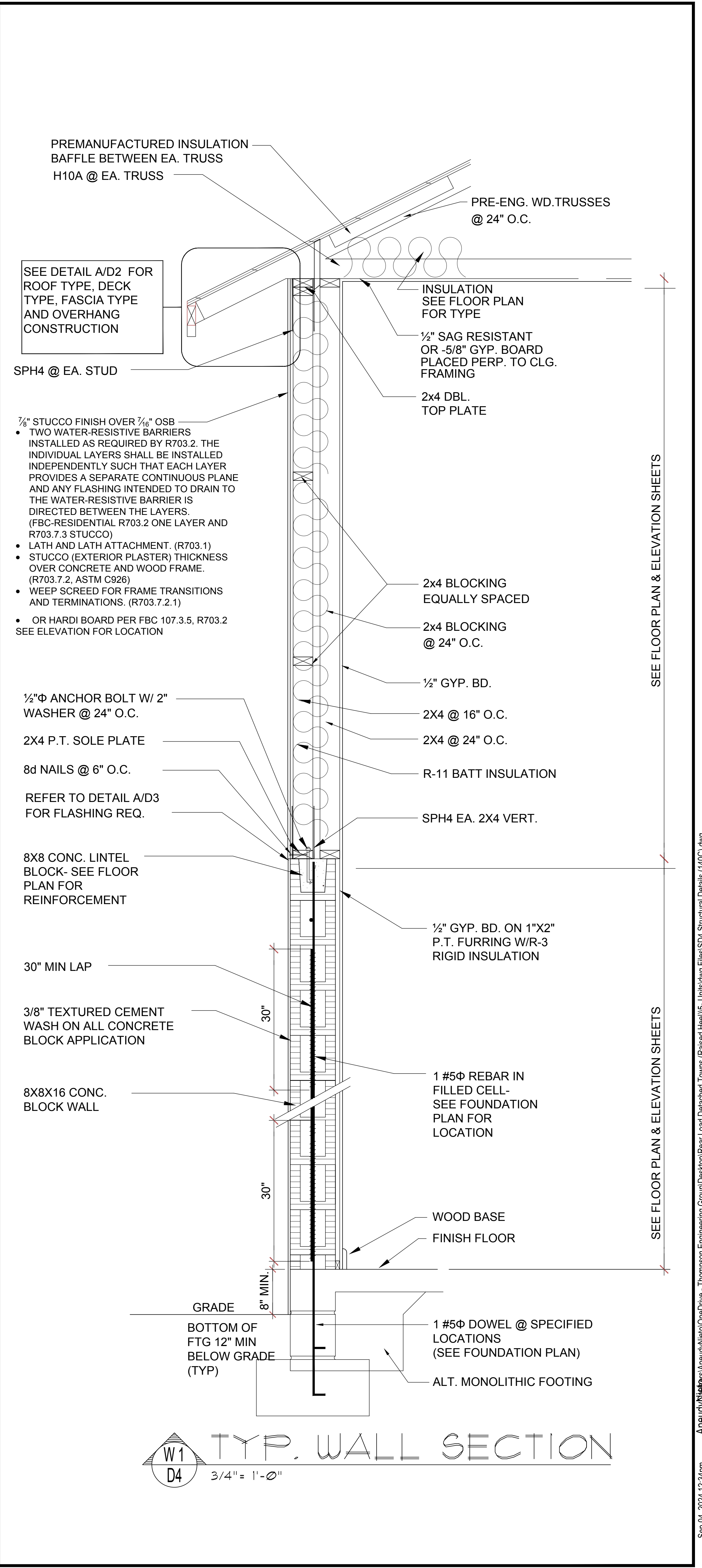
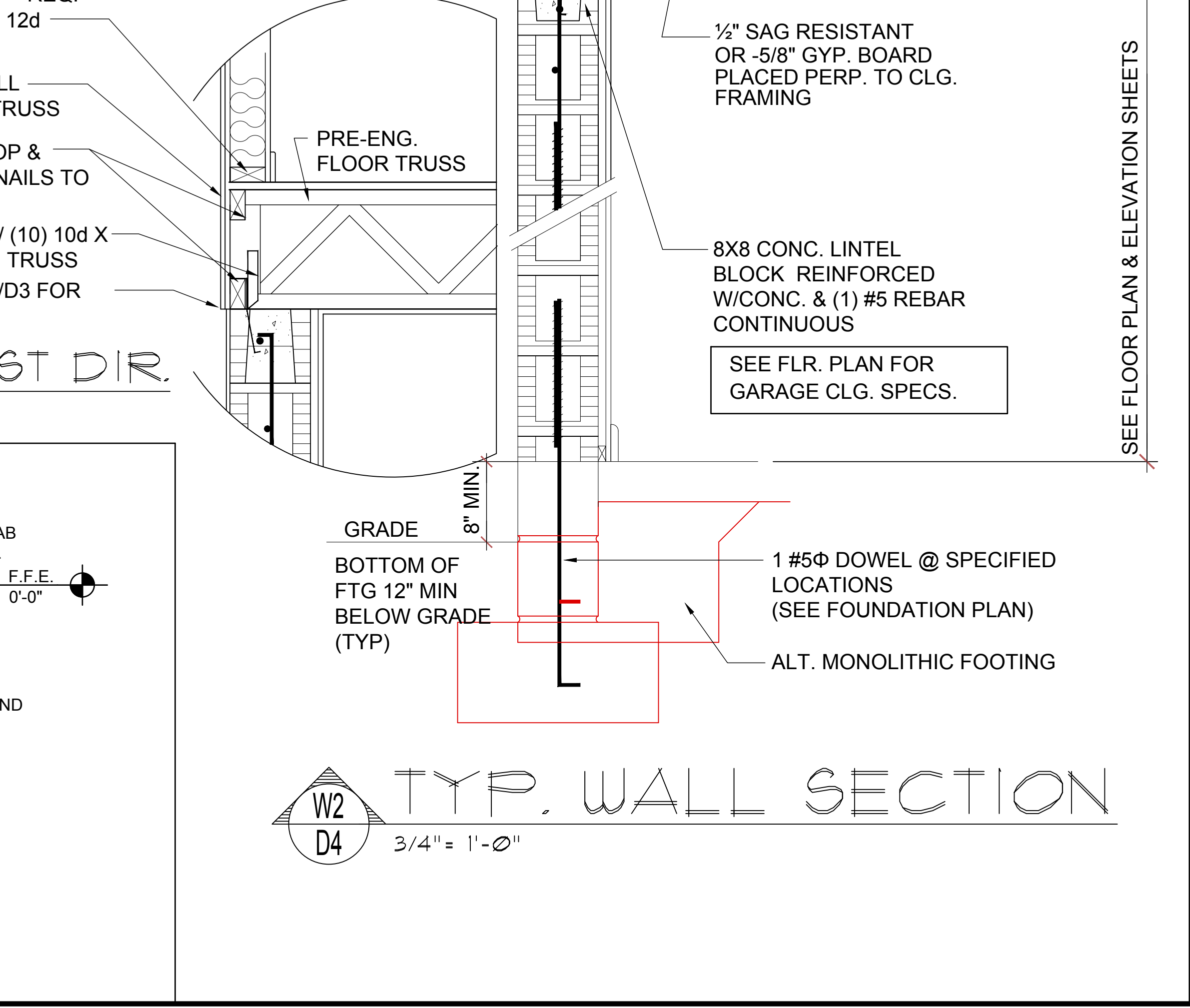
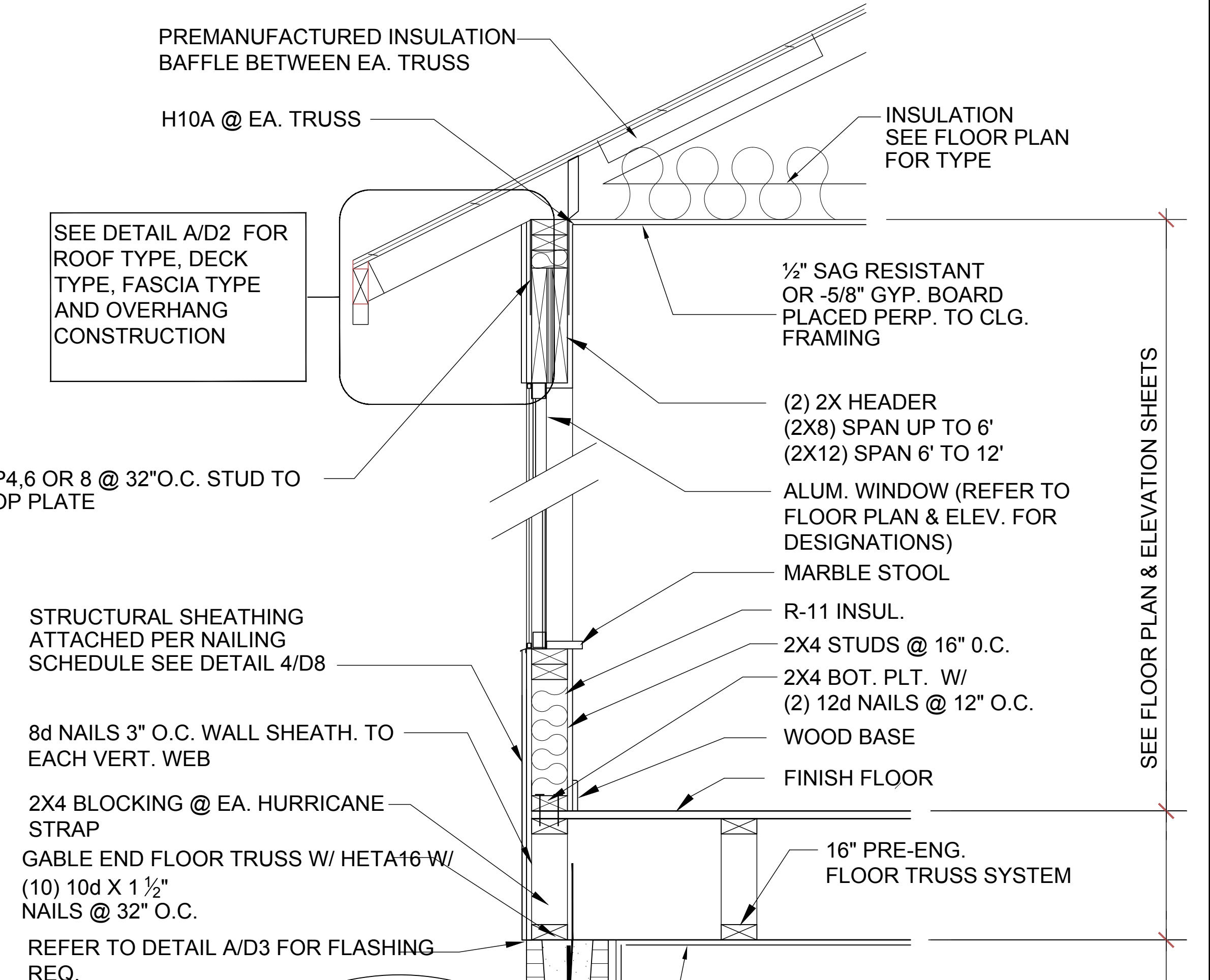
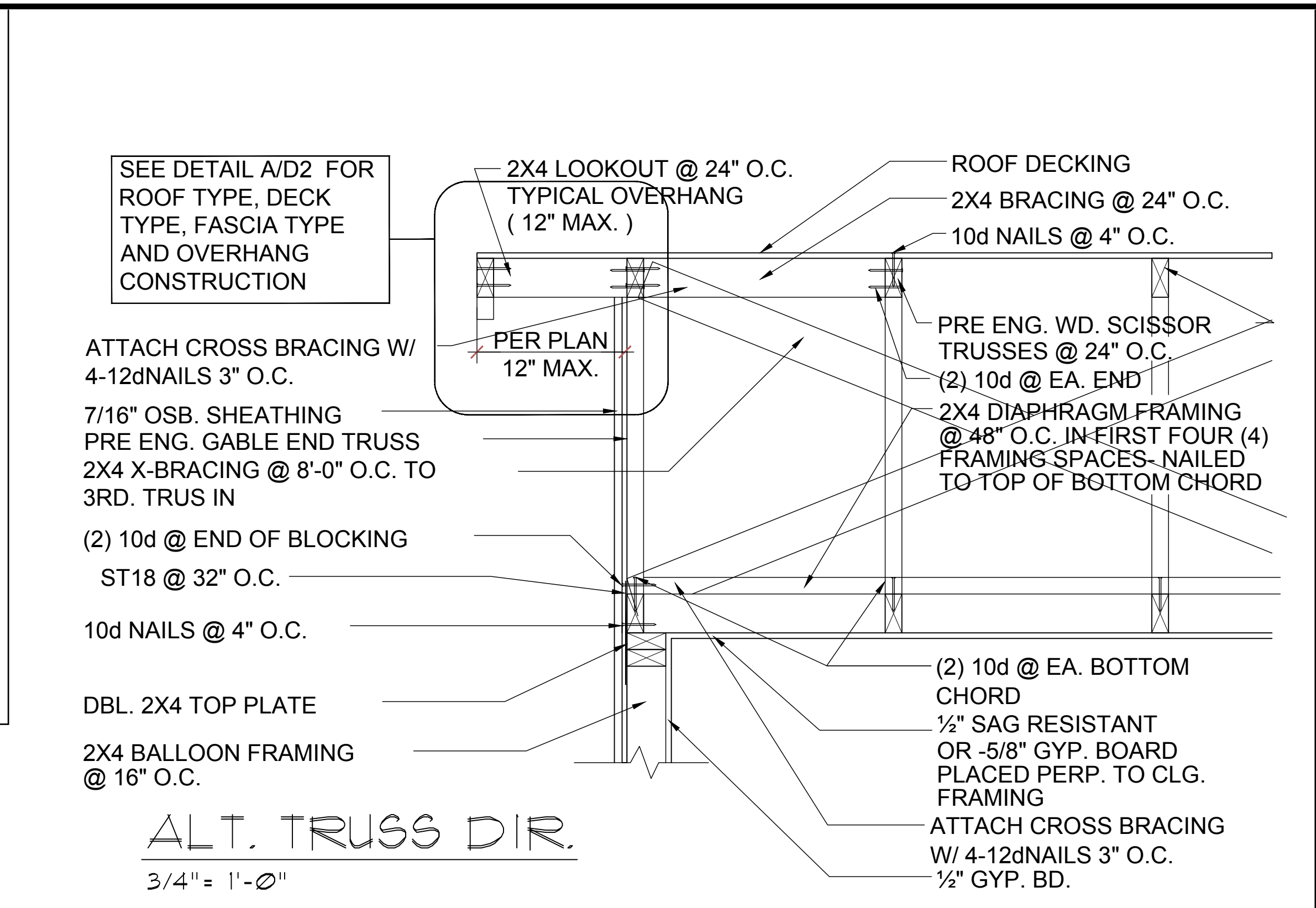
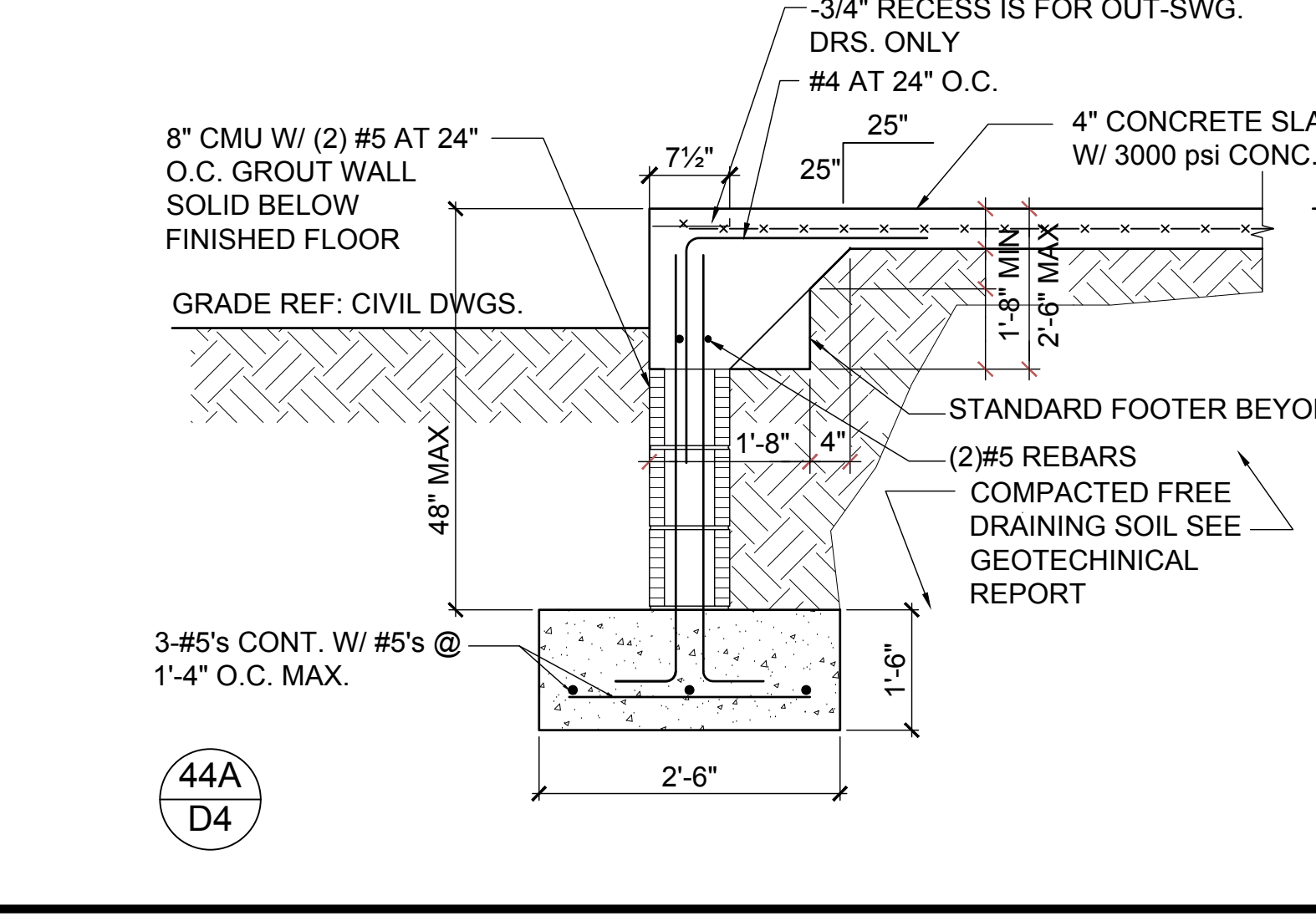
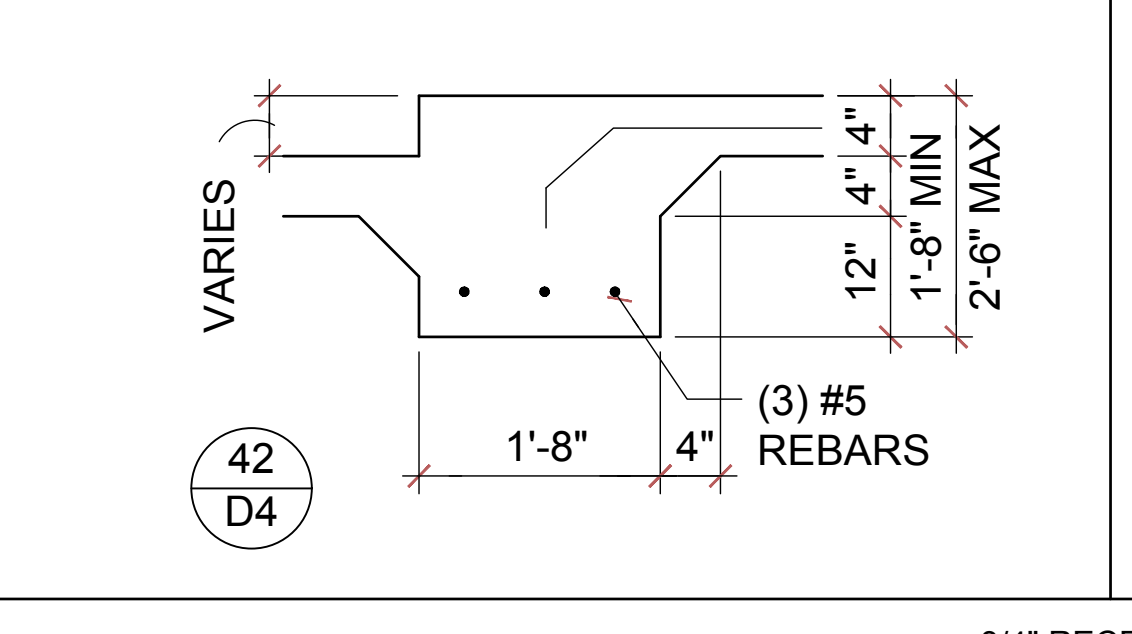
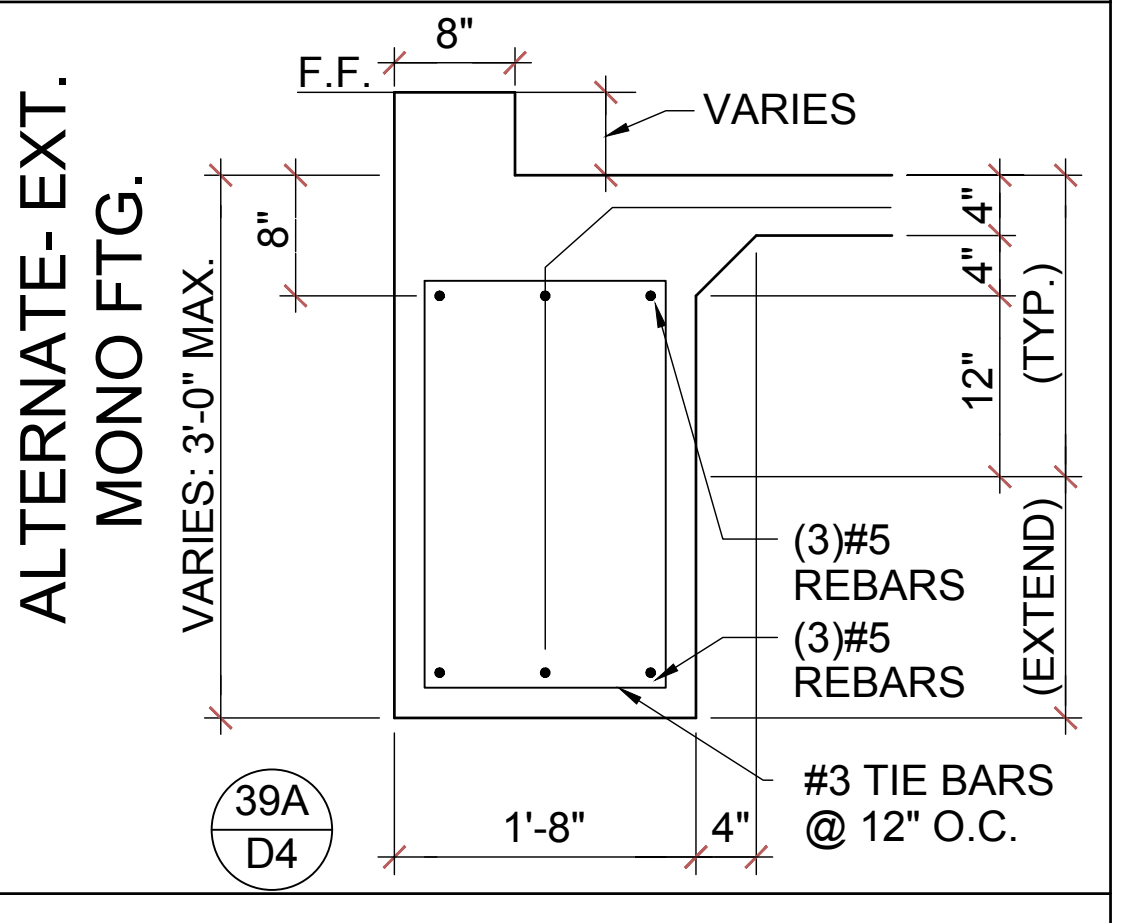
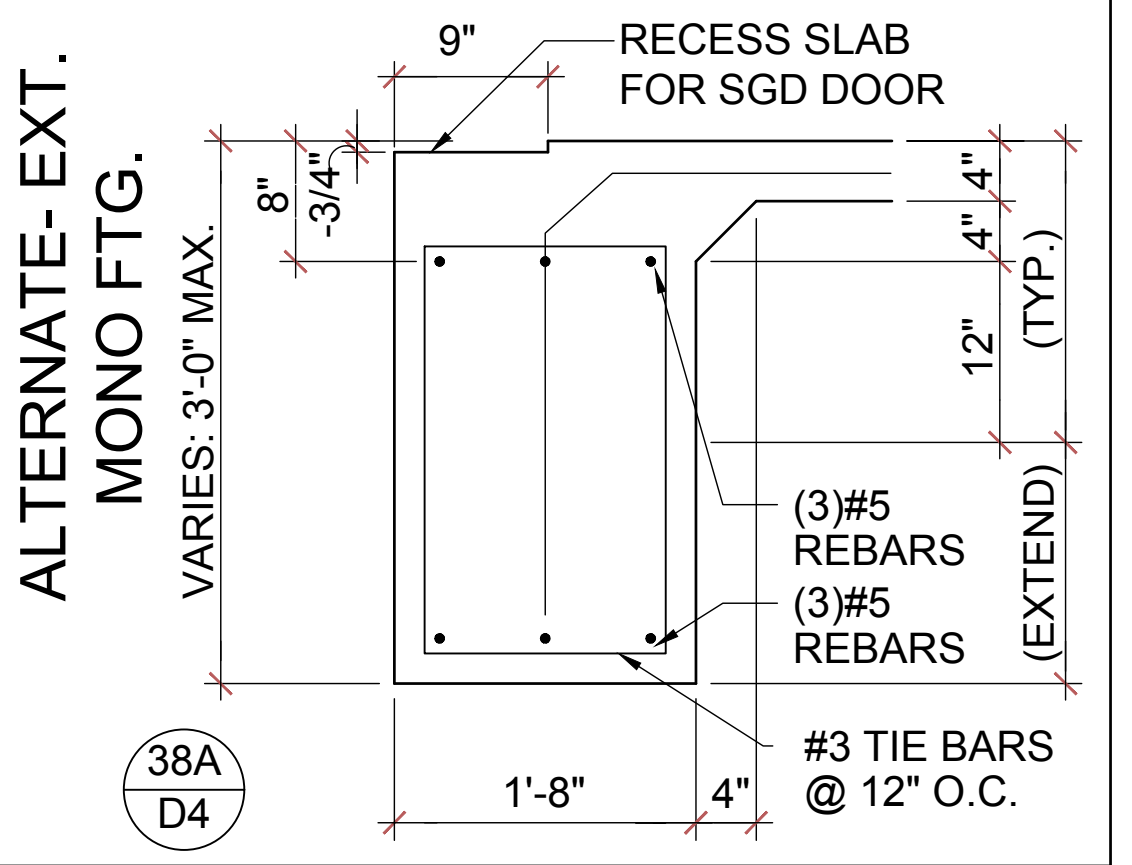
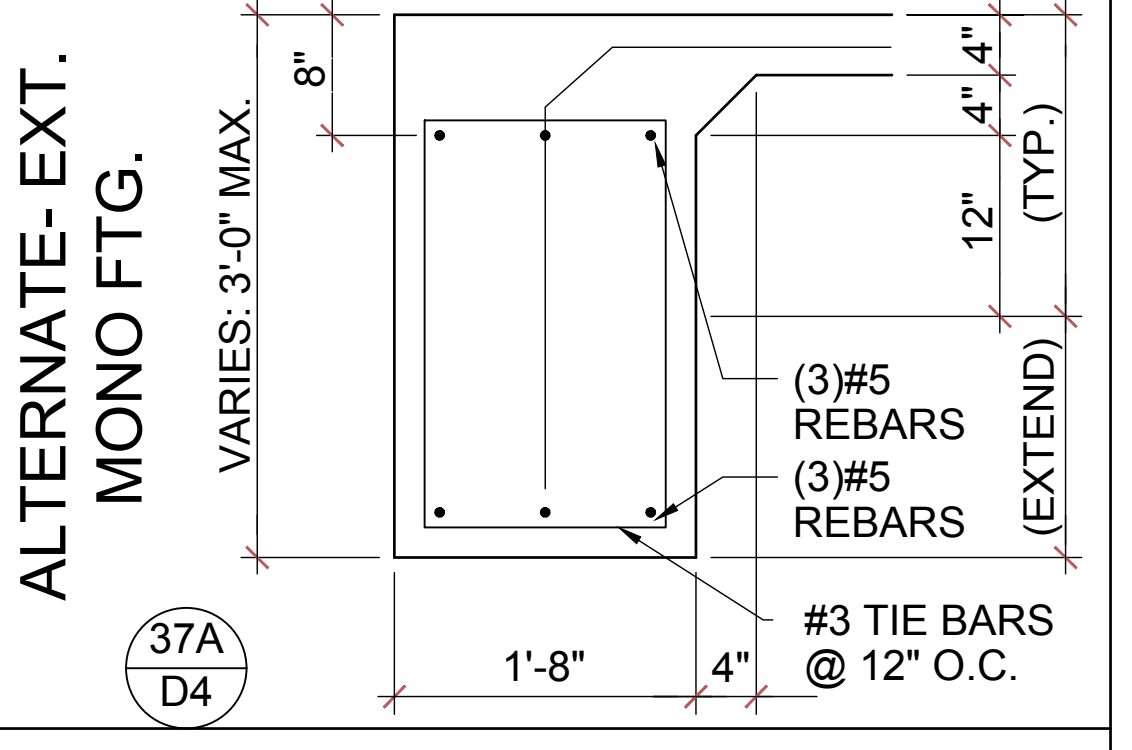
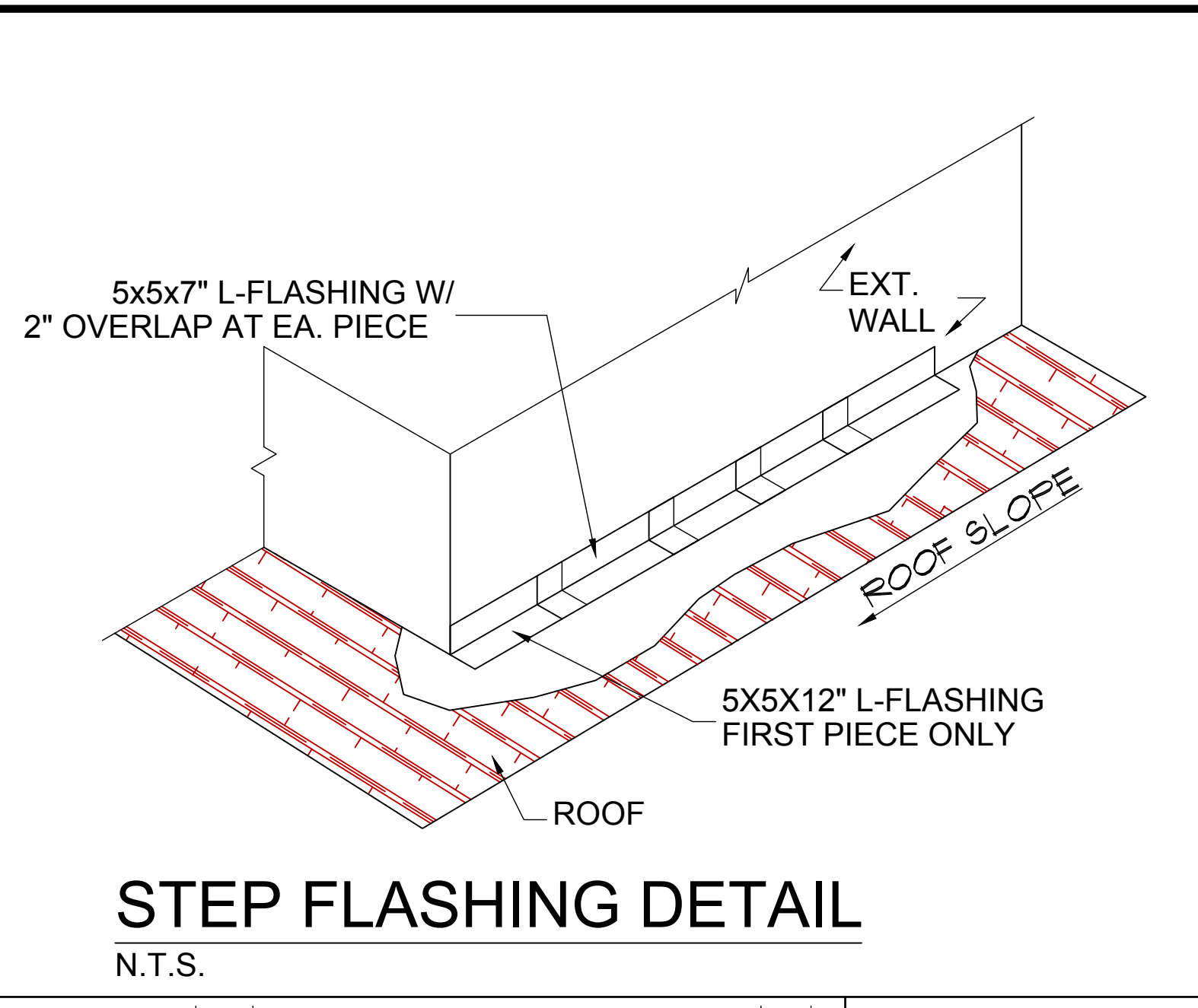
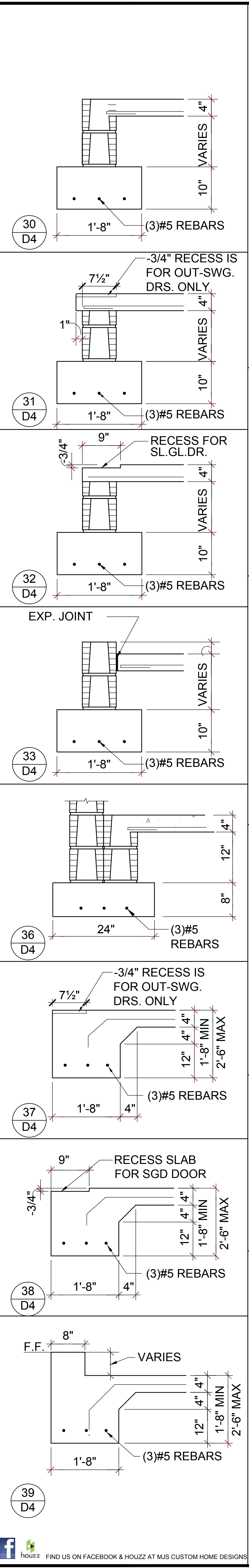
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Phone: (407) 529-3000

ISSUE DATE: 11/17/2023  
REVISIONS

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



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**GOBA**  
GREAT OUTDOOR BUILDING ASSOCIATION

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

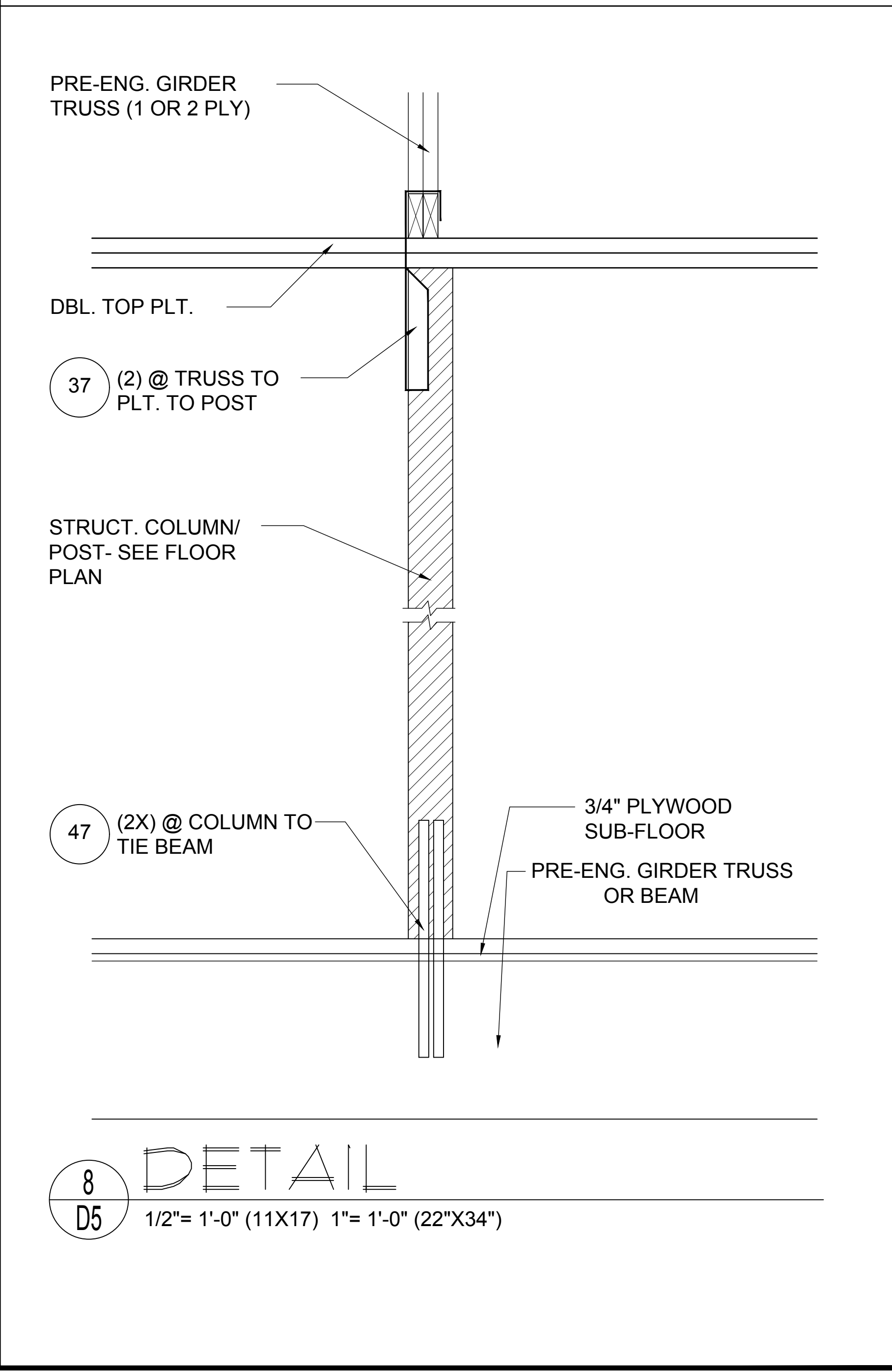
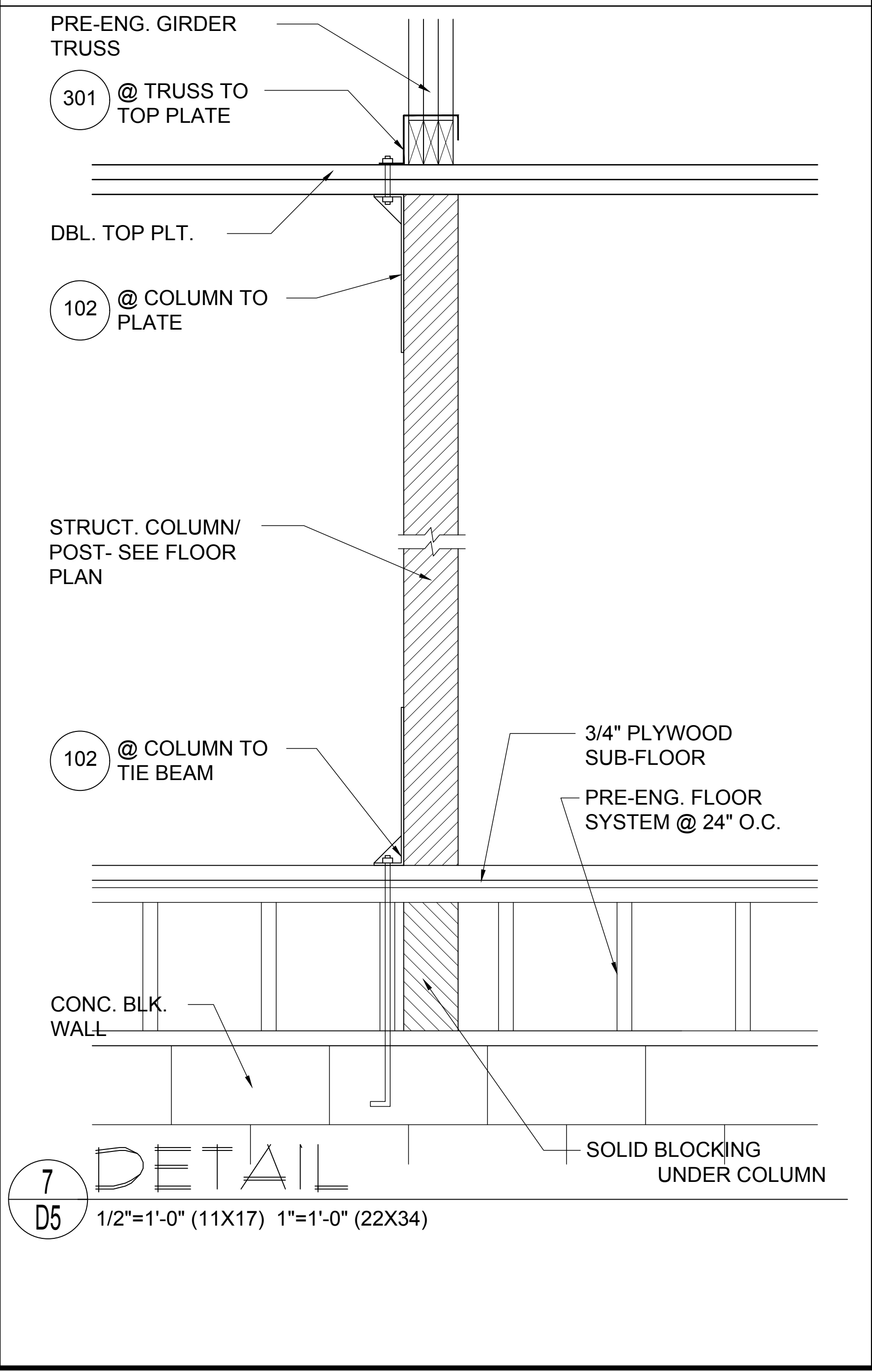
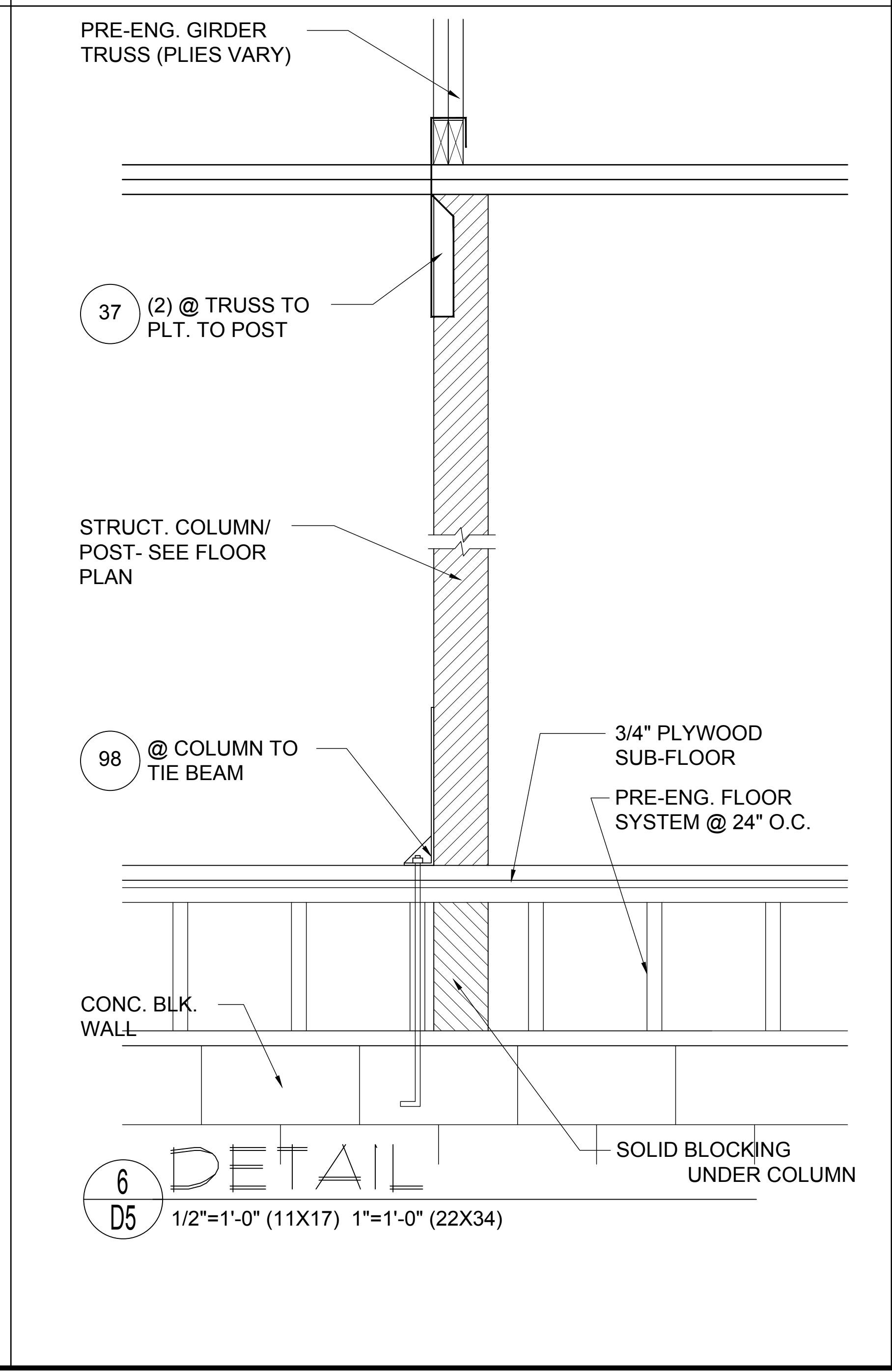
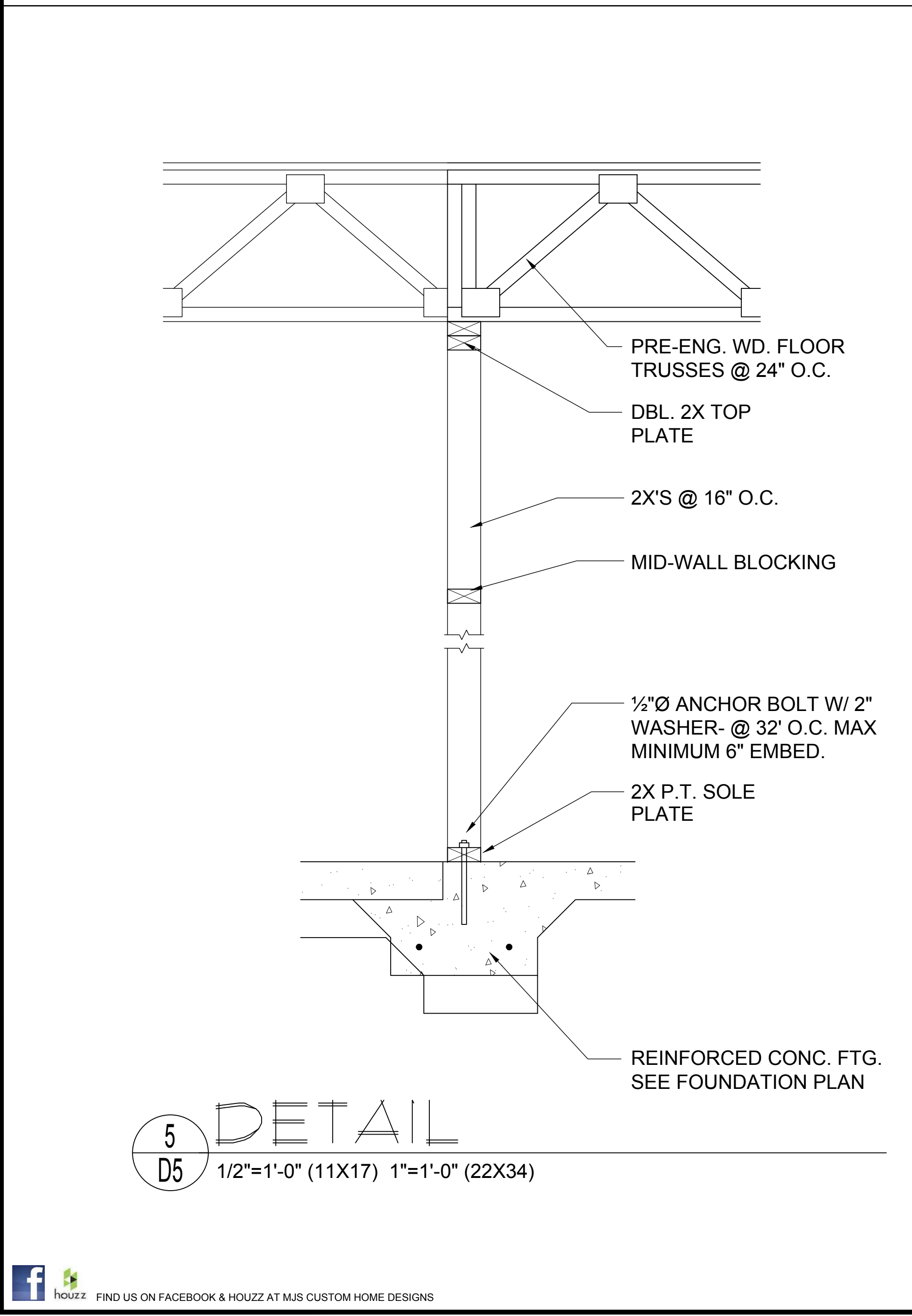
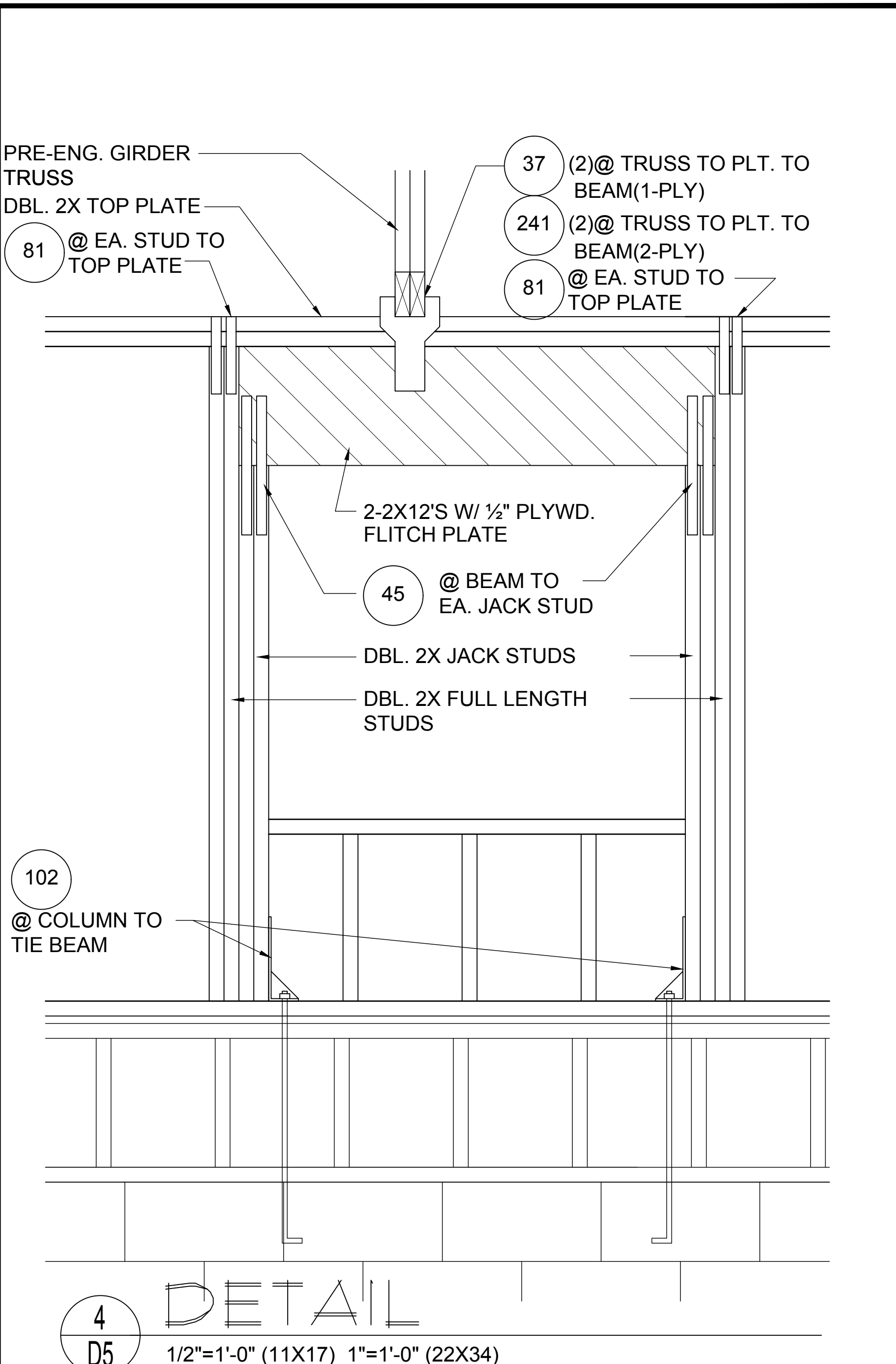
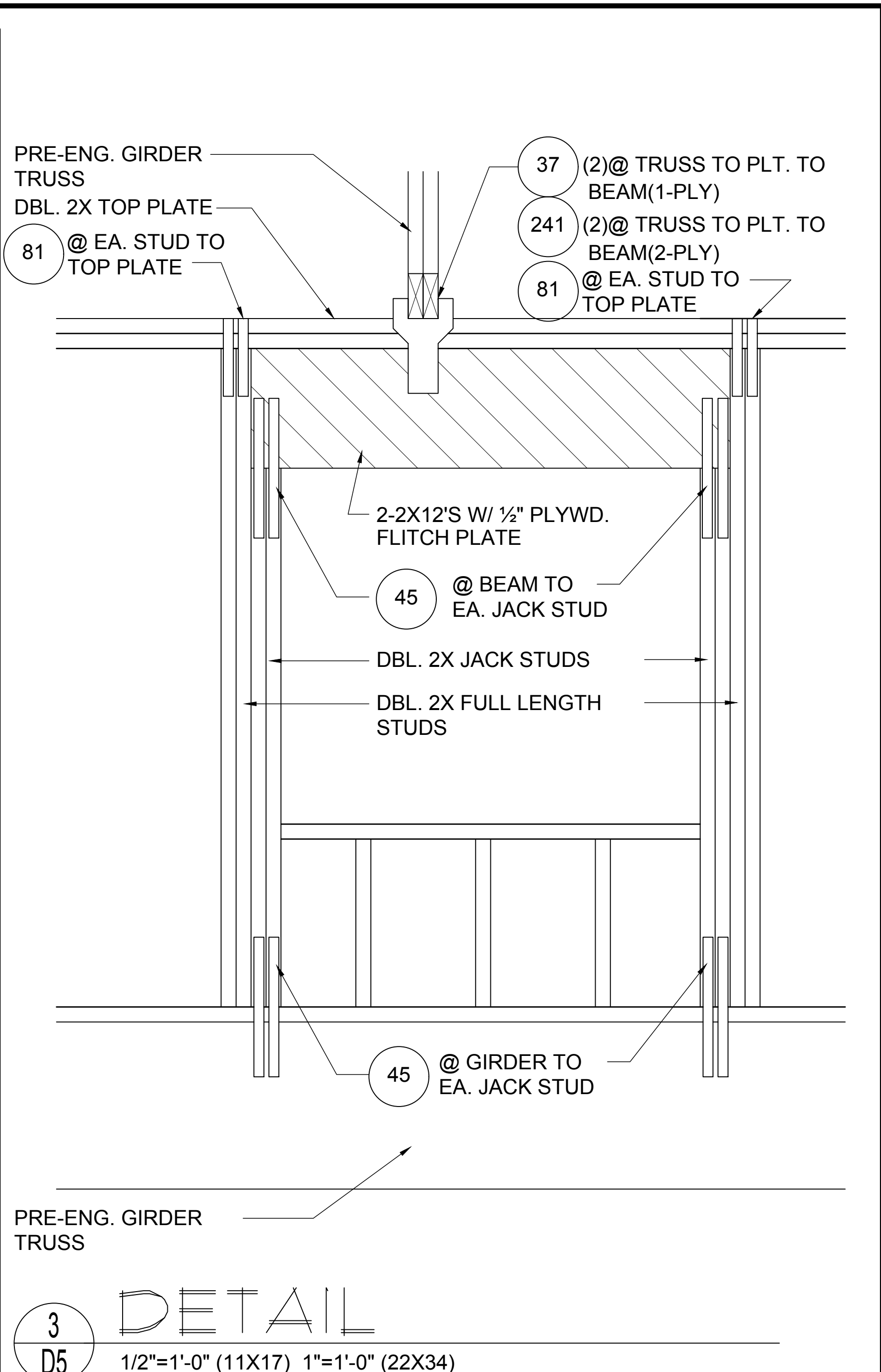
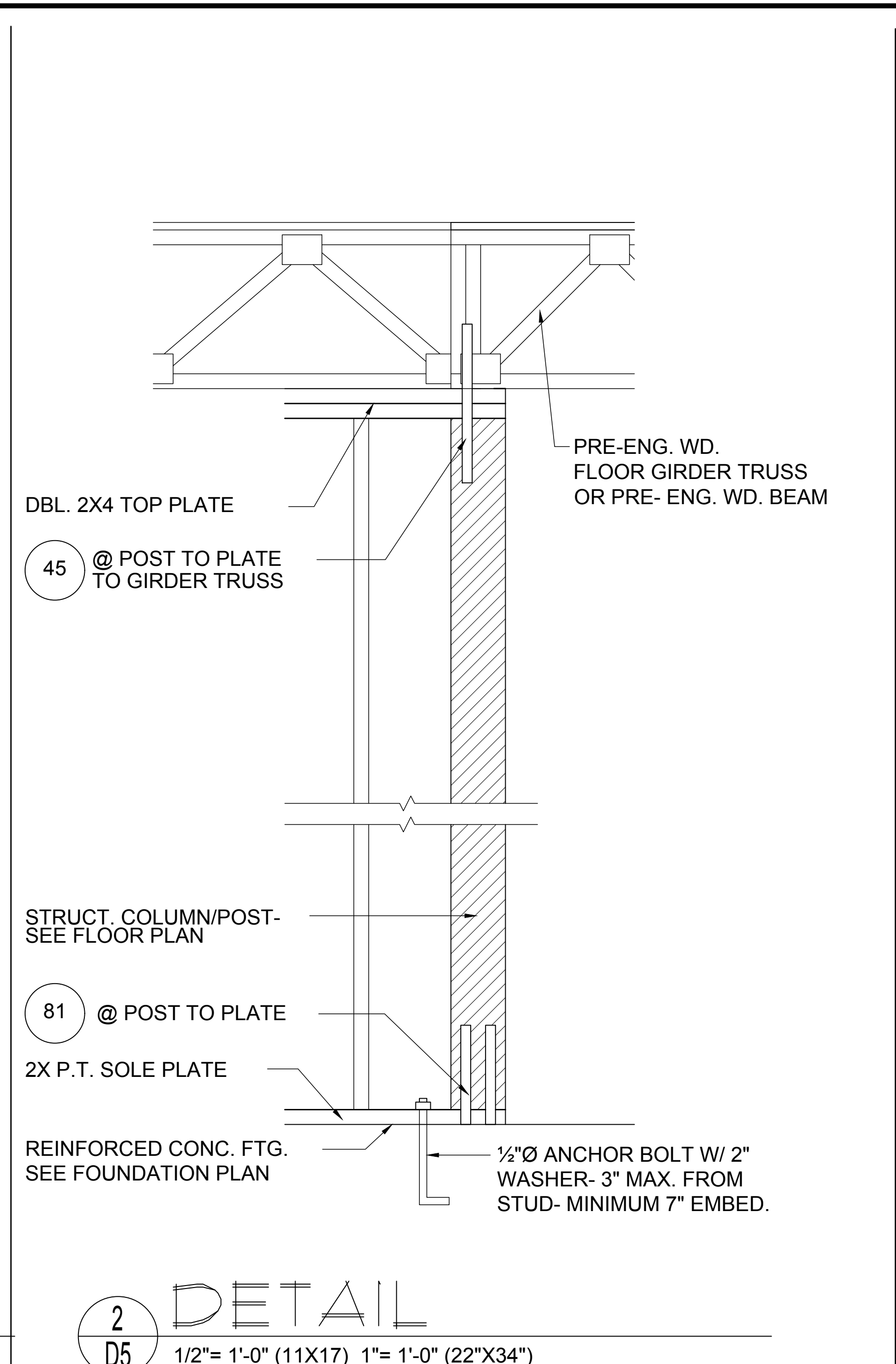
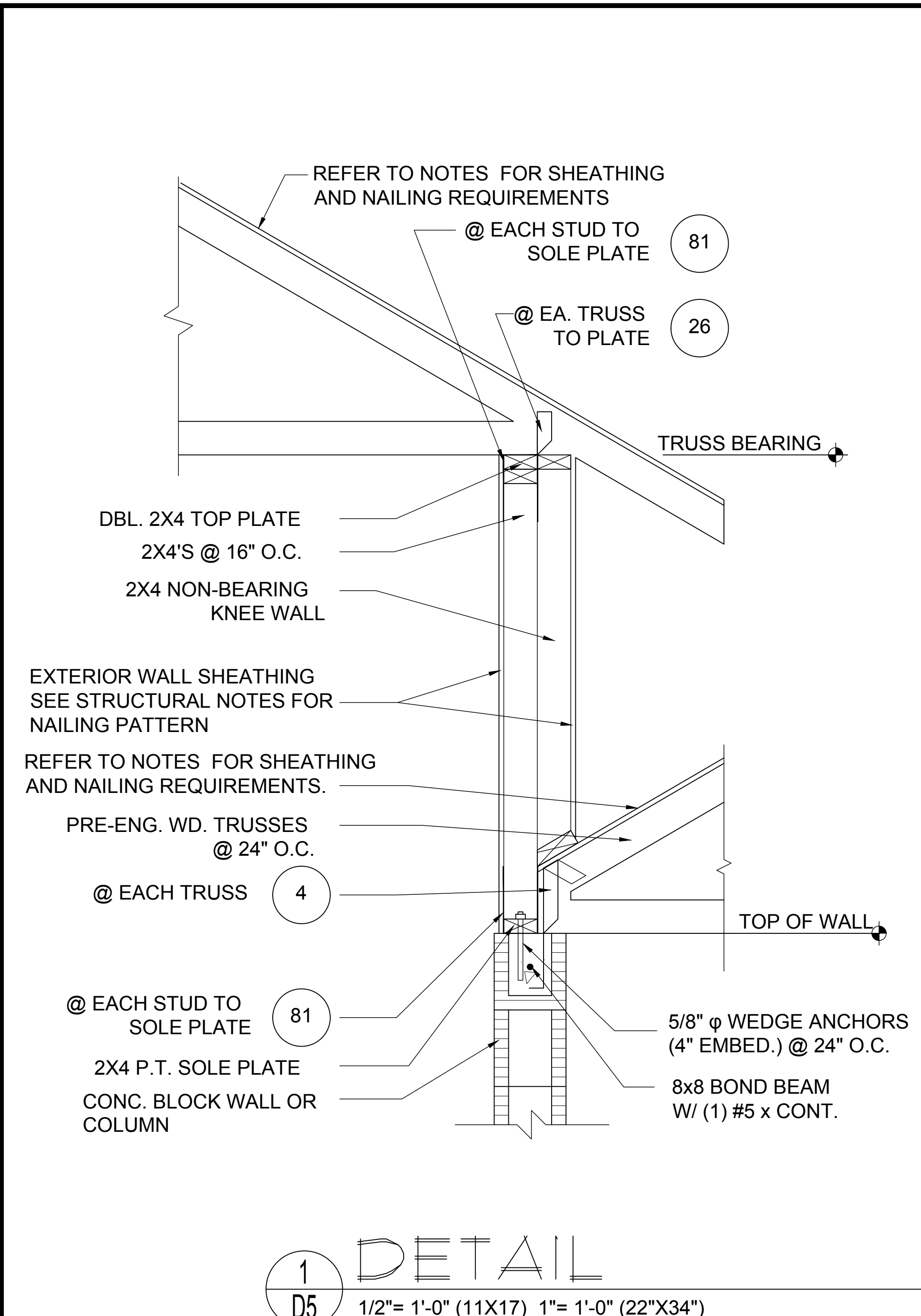
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Orlando, FL 32811  
Phone: (407) 529-3000

**Park Square HOMES**

ISSUE DATE: 11/17/2023  
REVISIONS:  
PROJECT: 22-1148  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

STRUCTURAL DETAILS  
**D4**

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**A I B D**  
**GOBA**  
 GROUP OF ARCHITECTS

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

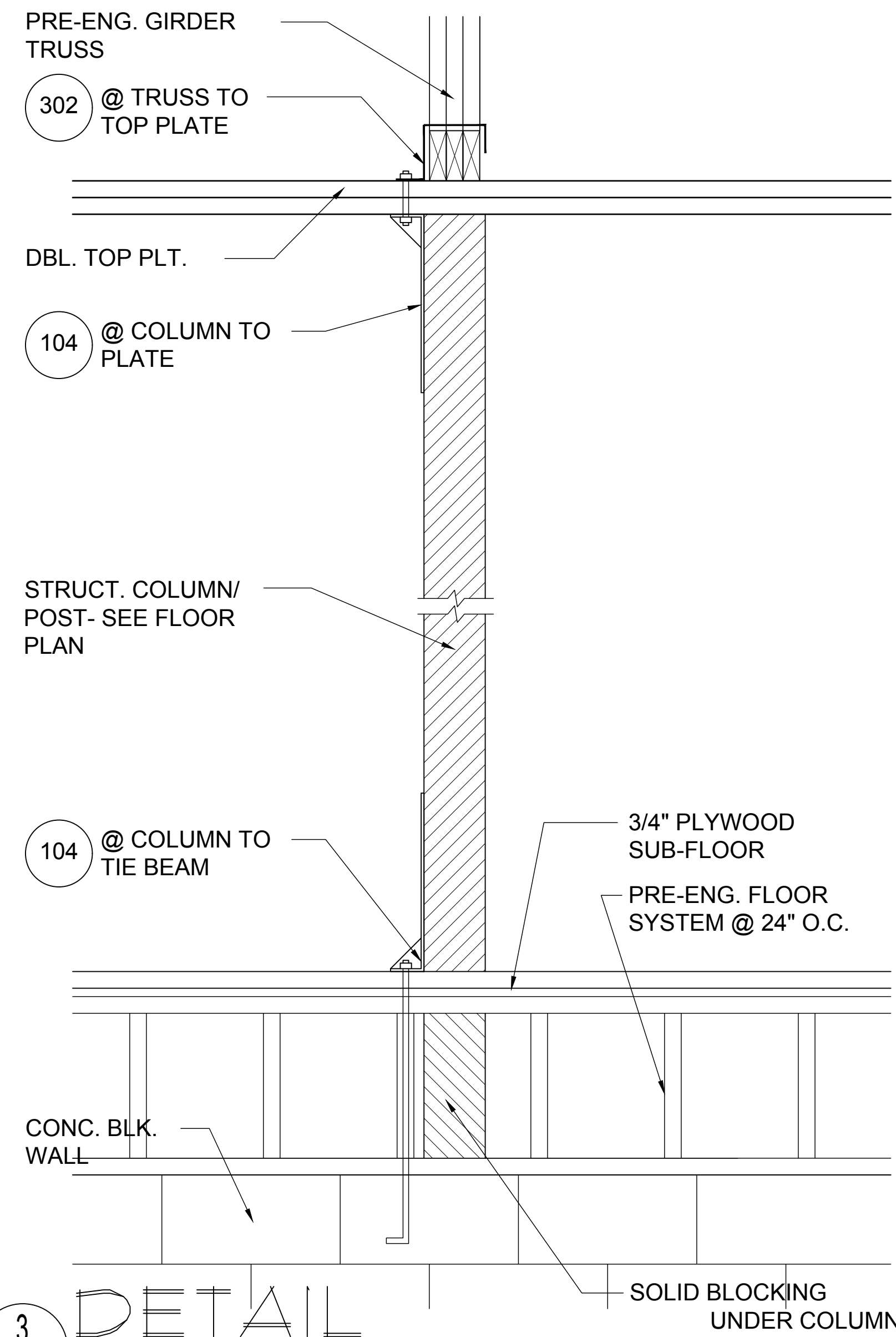
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 Orlando, FL 32811  
 Phone: (407) 529-3000

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

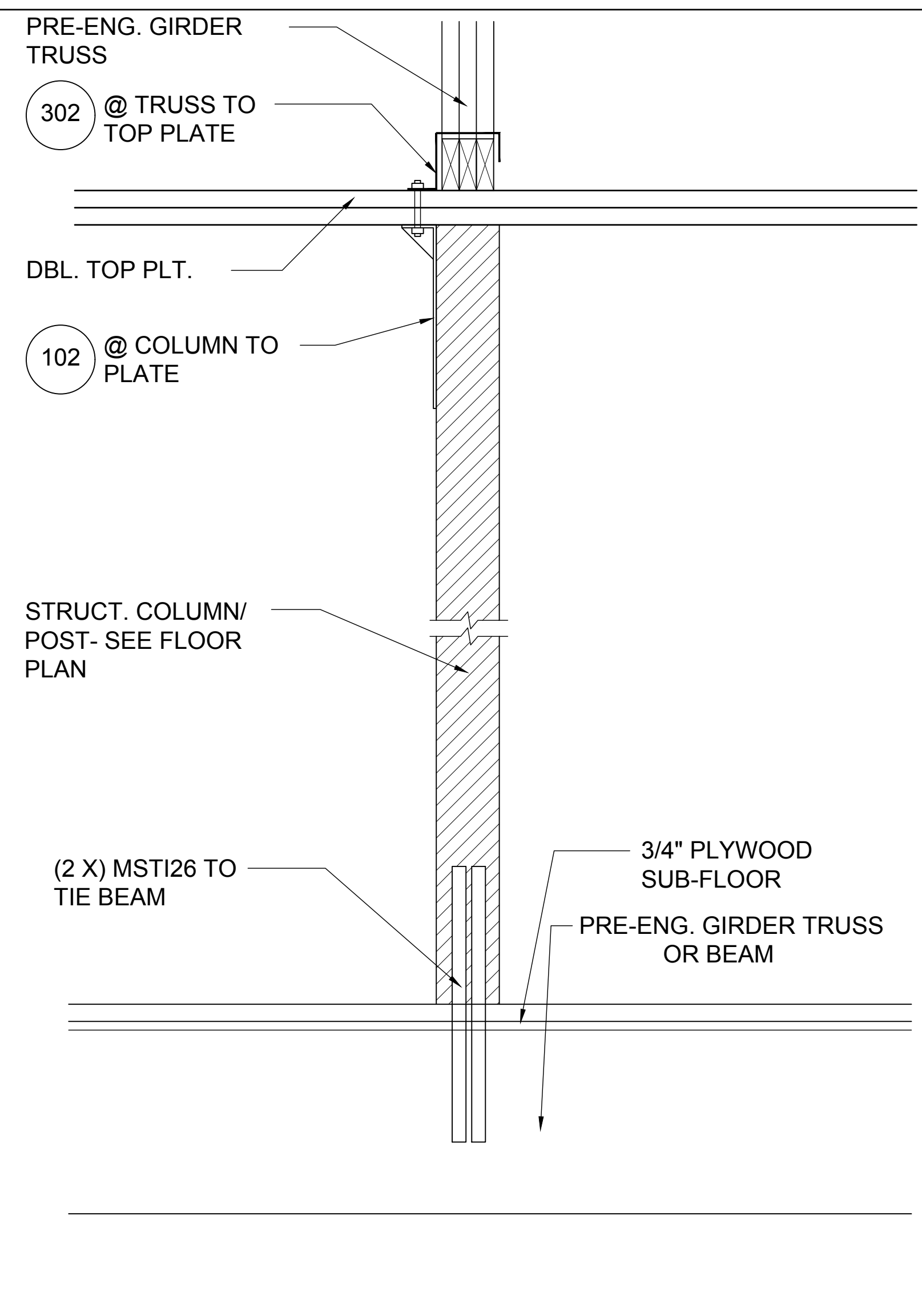
ISSUE DATE: 11/17/2023  
 REVISIONS:

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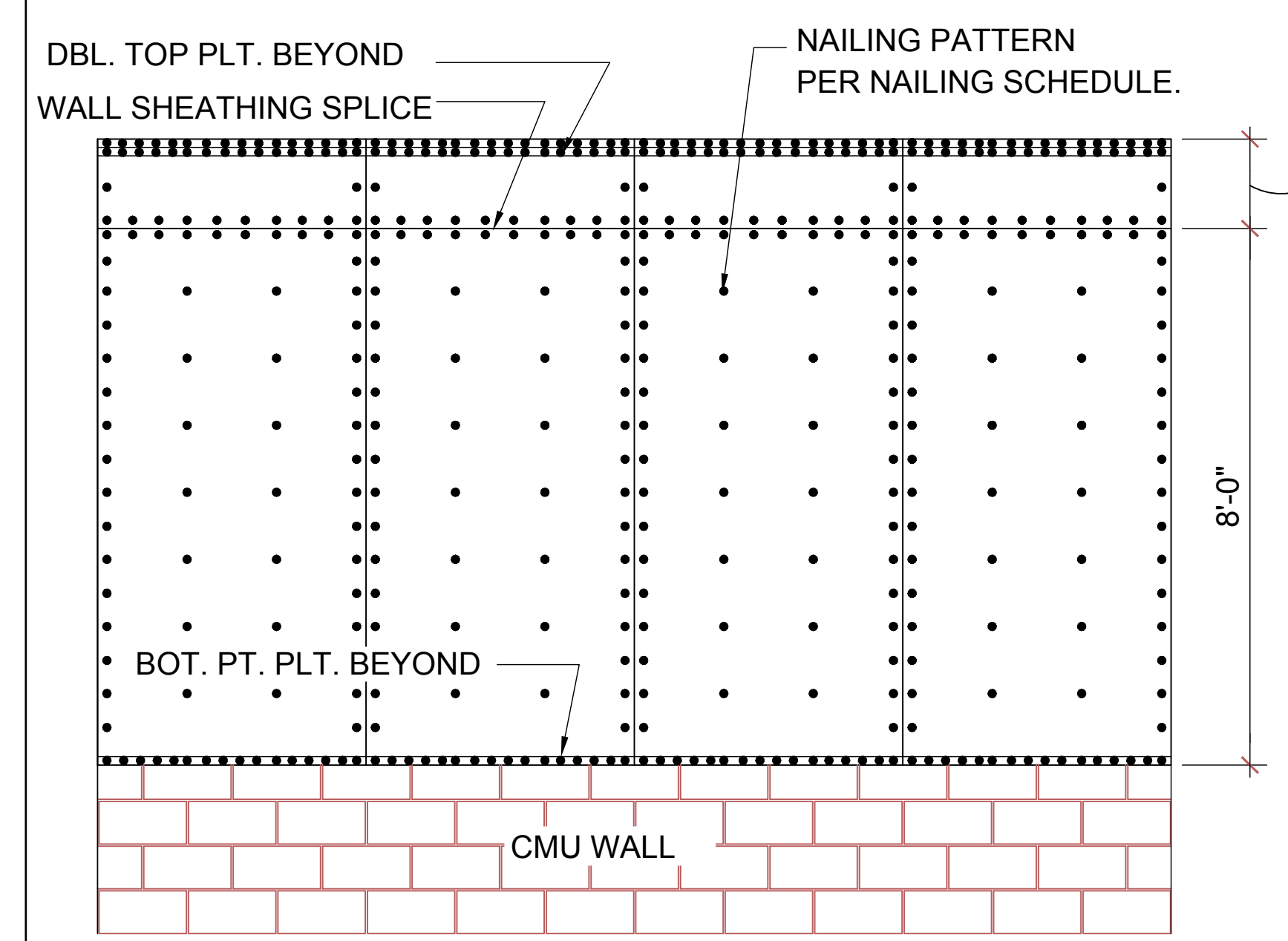
**3 DETAIL**  
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



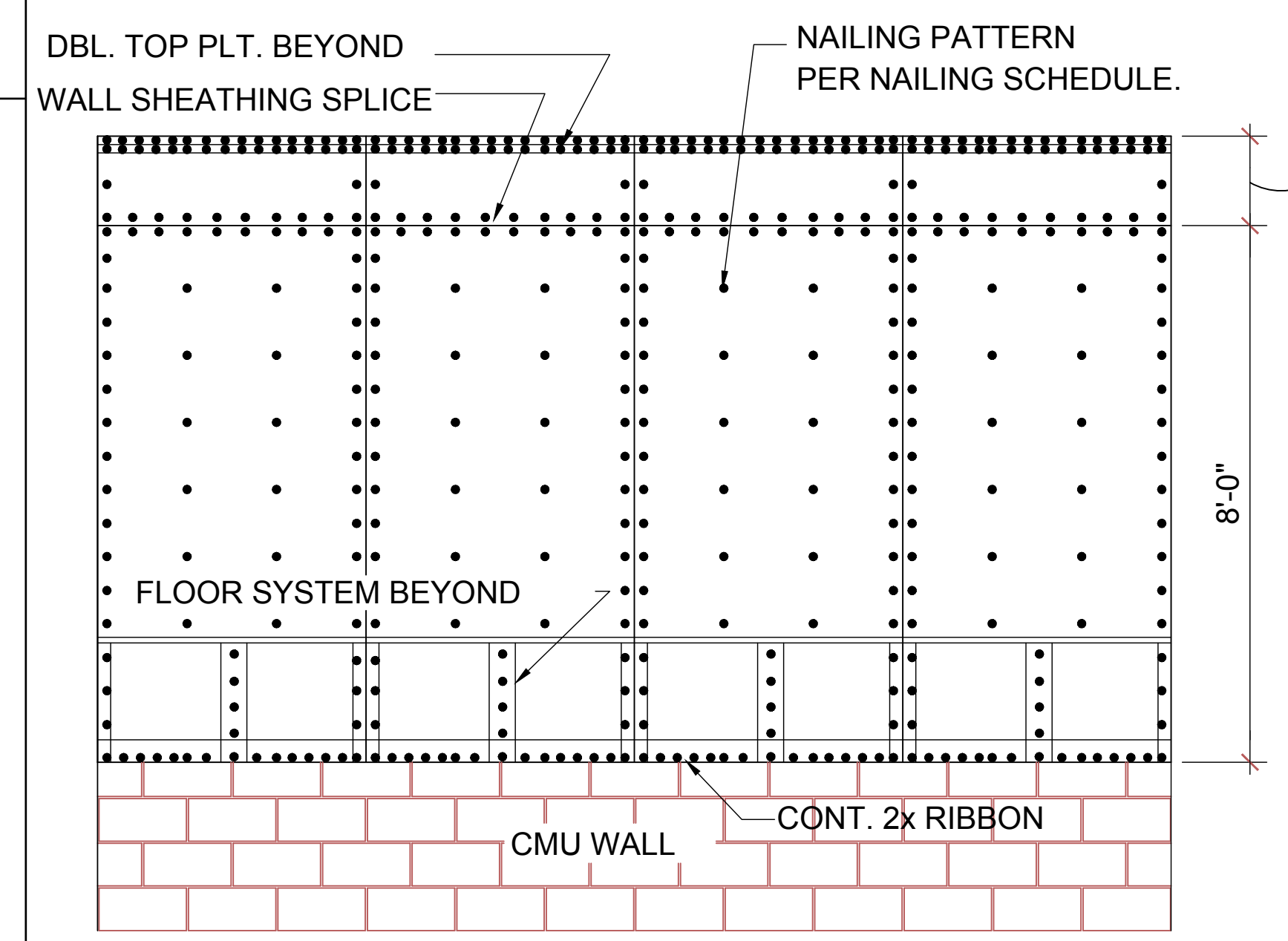
**4 DETAIL**  
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

**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.

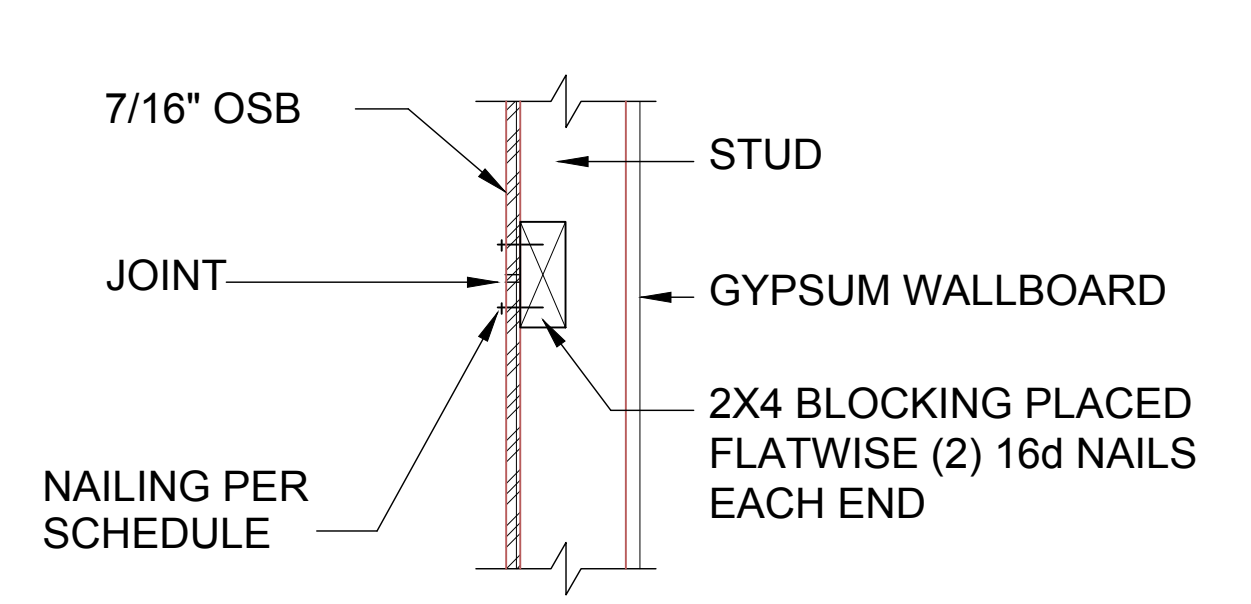
**NAILING SCHEDULE:**  
(2) ROWS @ 3" O.C. AT TOP AND (1) ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



**(A) SHEATHING ELEV. BALLOON FRAMING** N.T.S.

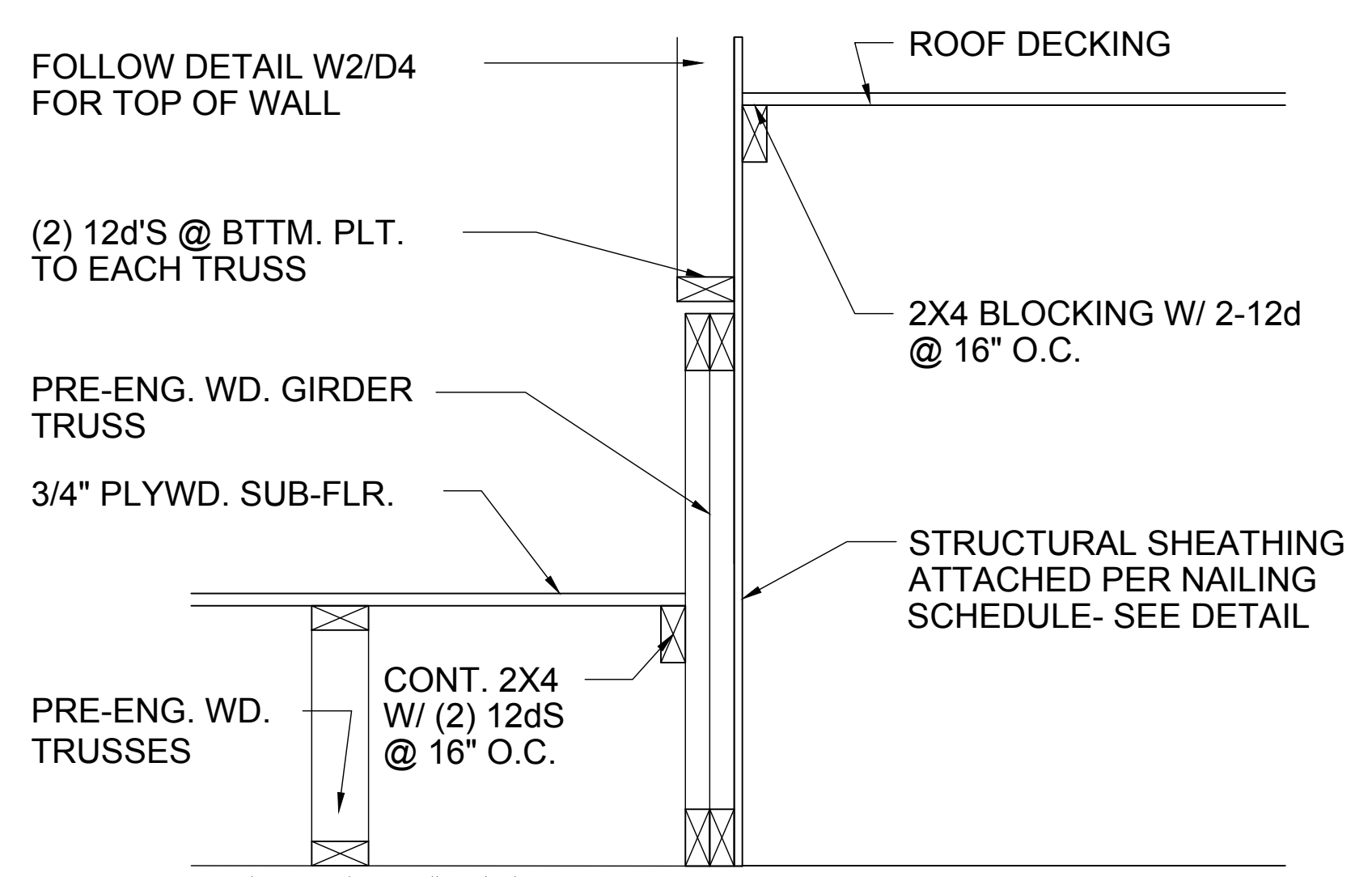


**(B) SHEATHING ELEV. 2-STORY FRAMING** N.T.S.

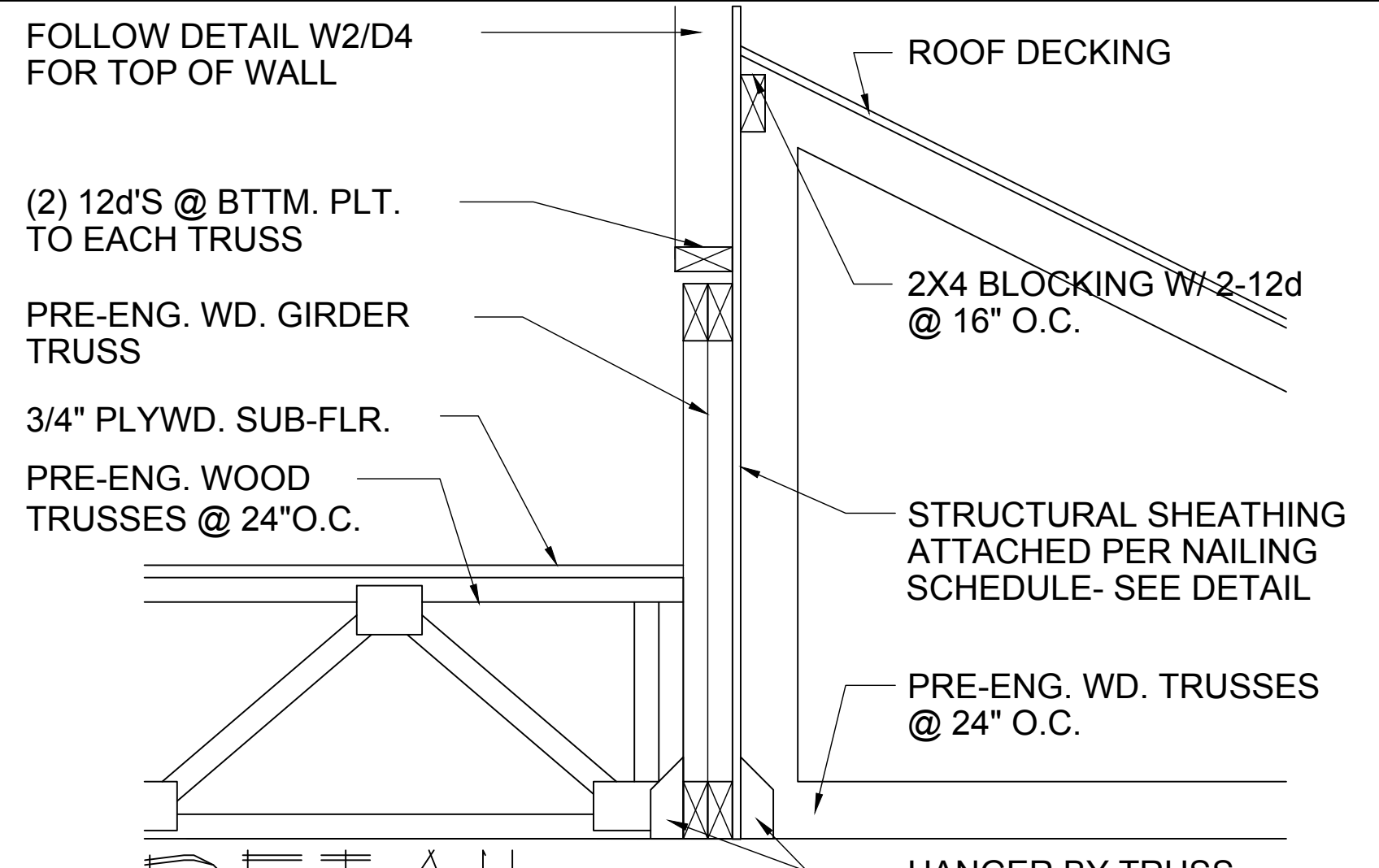


**(C) SHEATHING BLOCKING @ HORIZONTAL JOINTS** N.T.S.

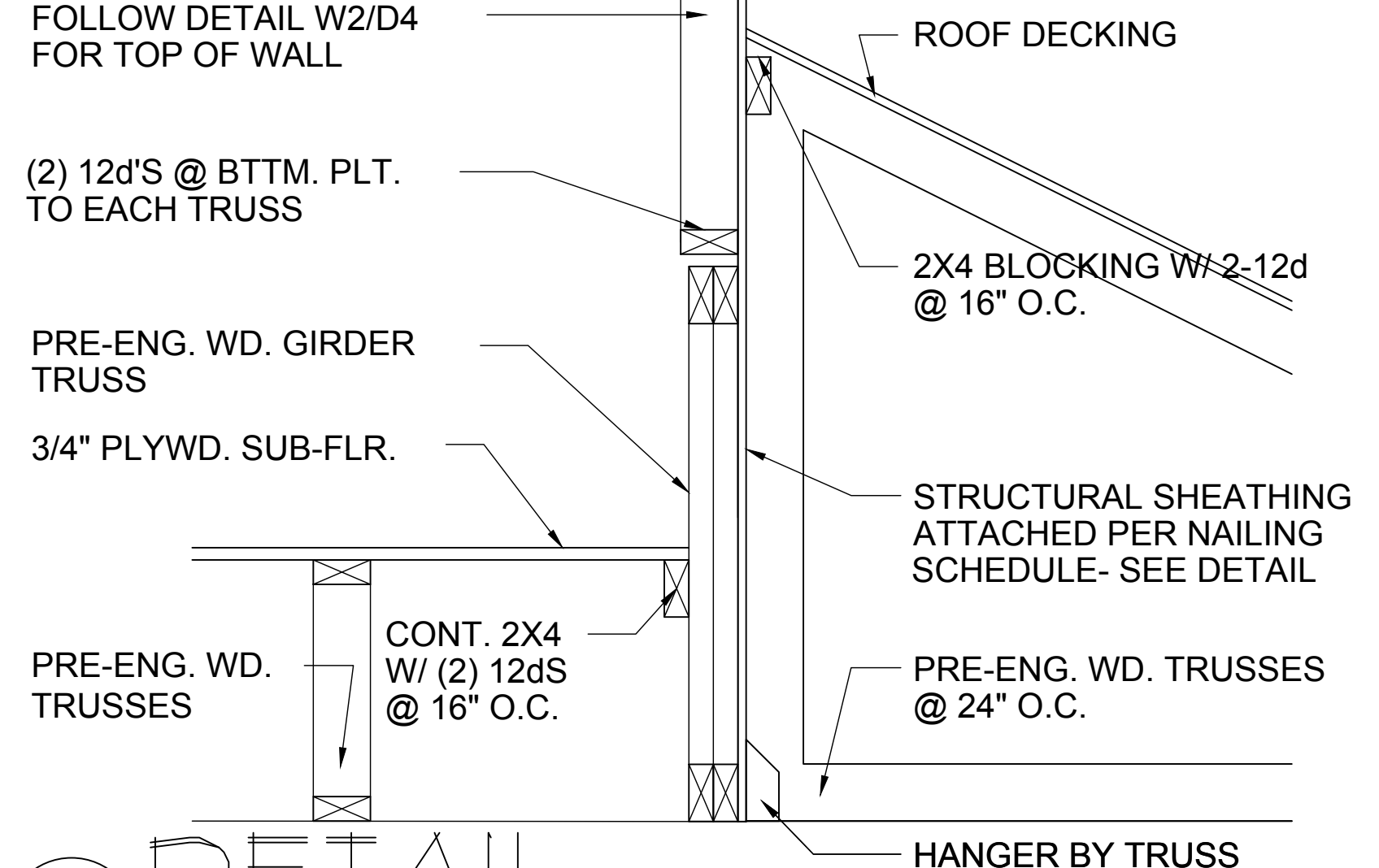
**5 SHEATHING UPLIFT DETAILS**  
D6



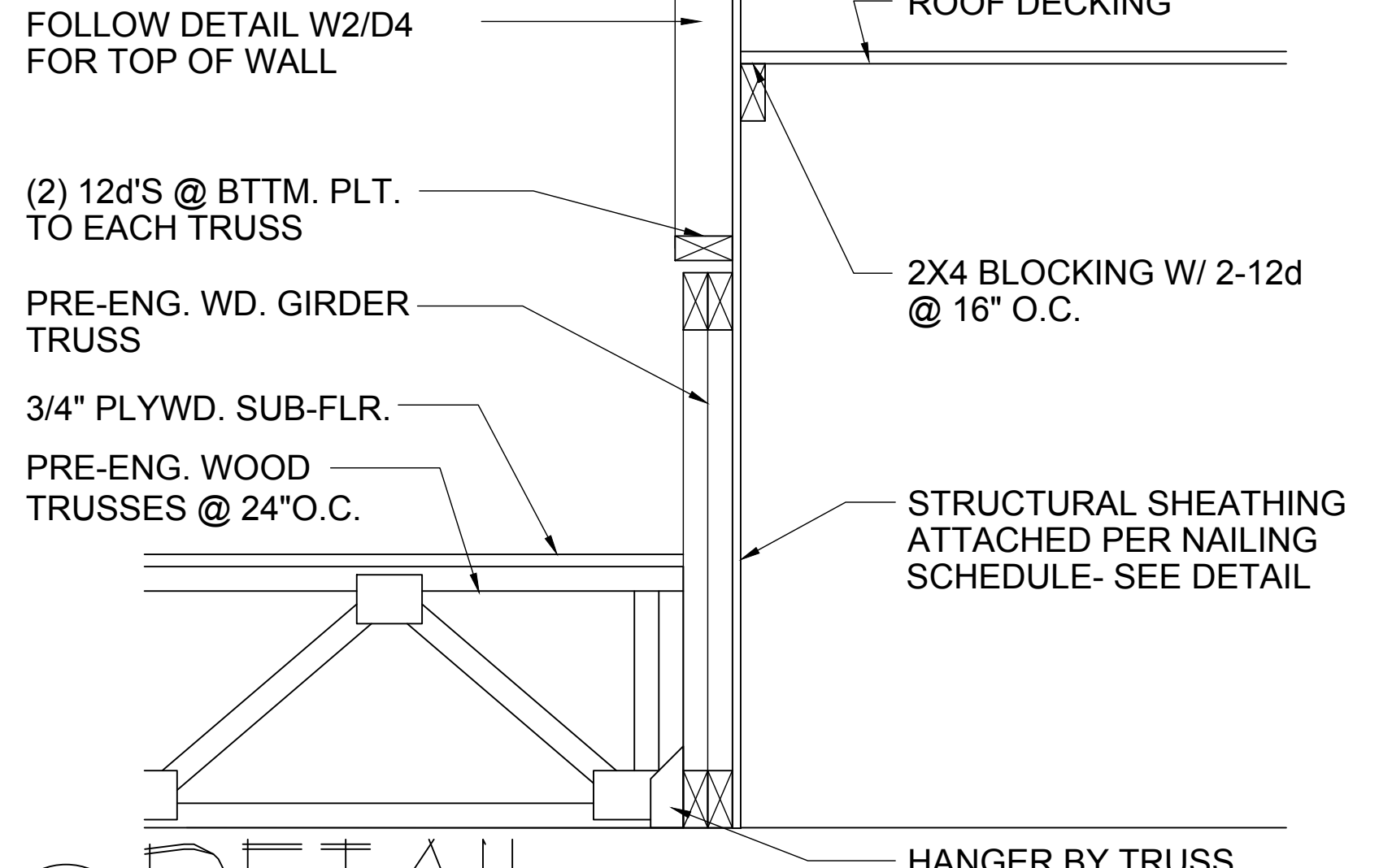
**6 DETAIL**  
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



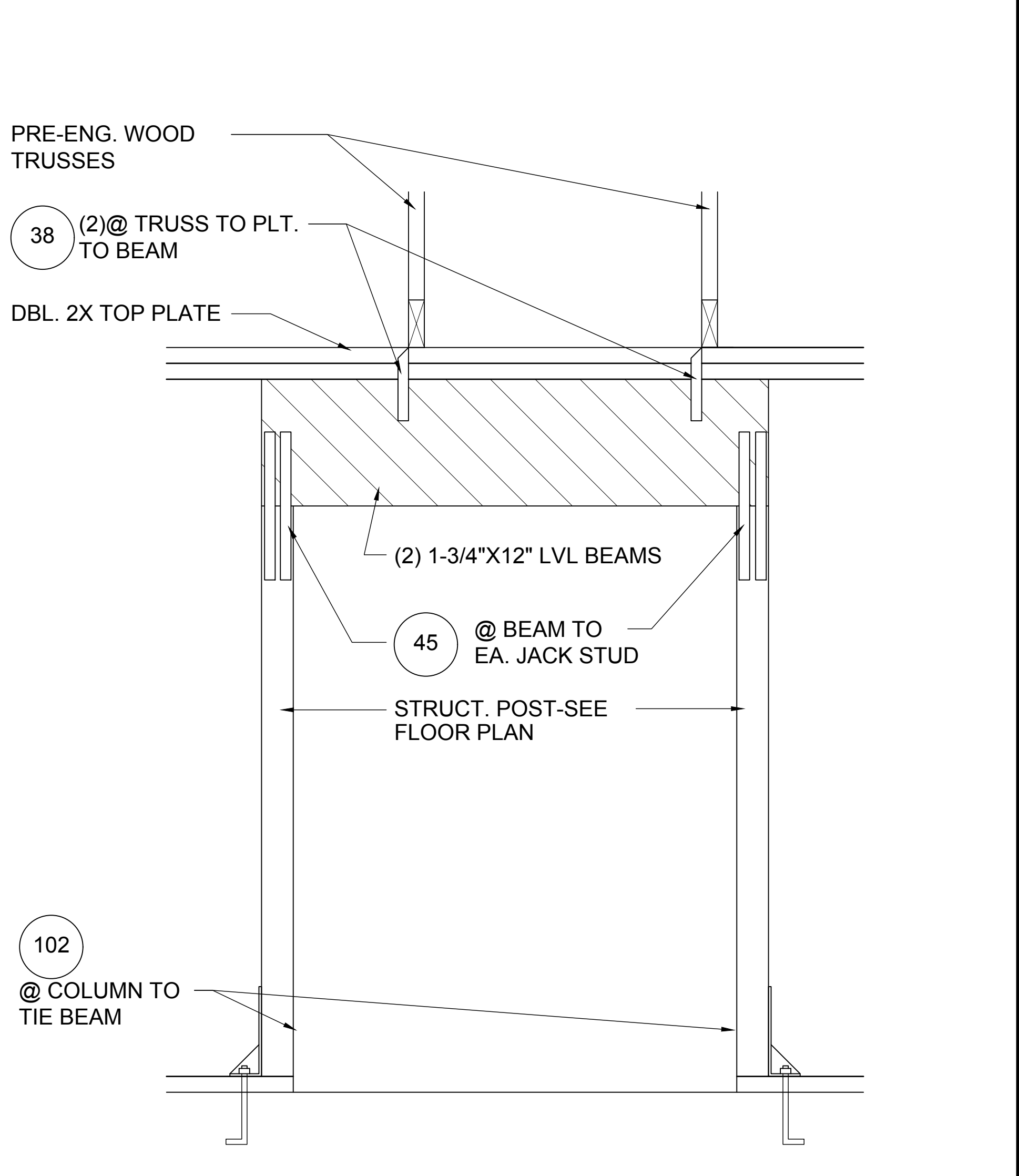
**7 DETAIL**  
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



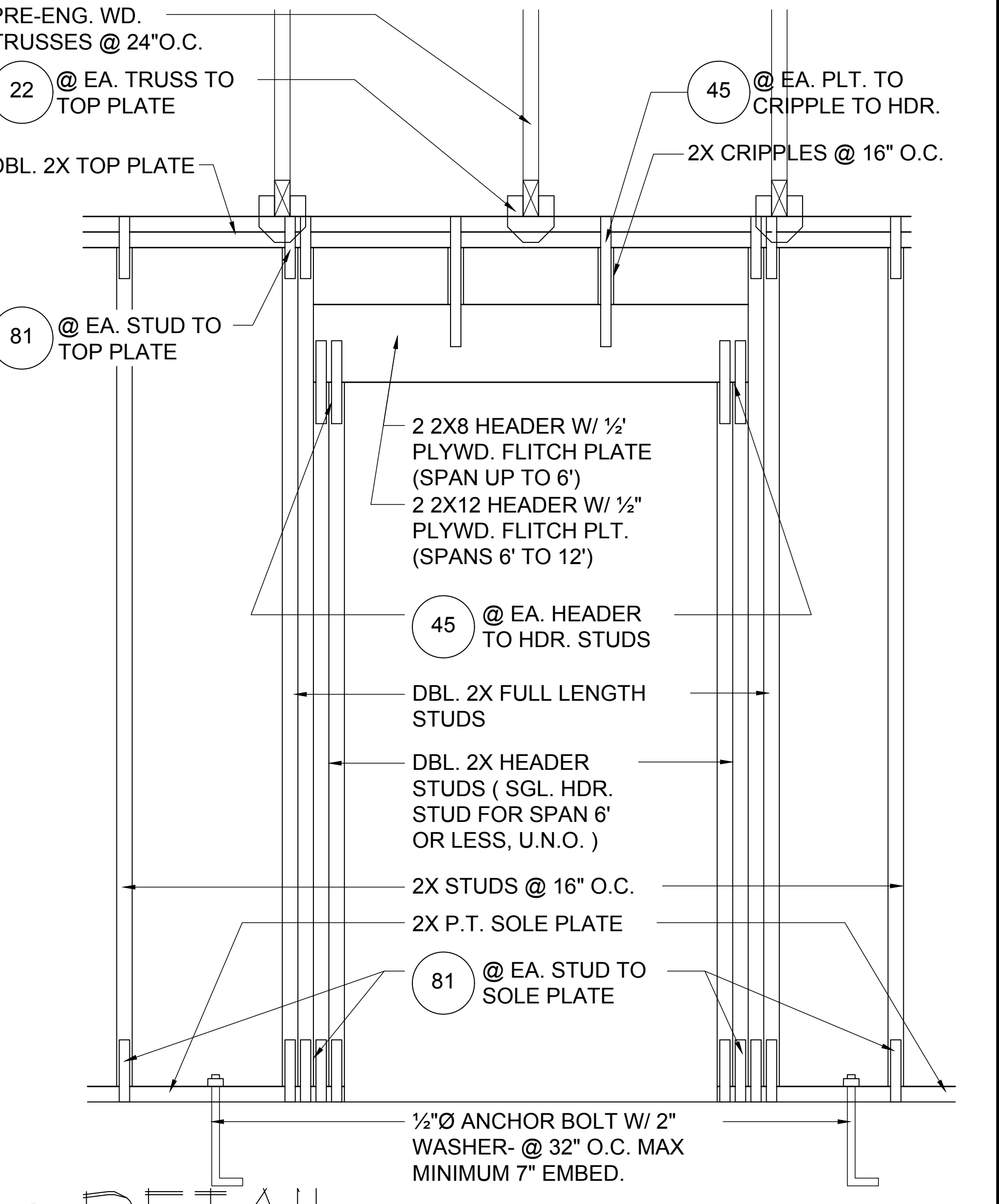
**8 DETAIL**  
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



**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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www.iteg.com

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**A I B D**

**GOBA**  
GUILD OF BUILDING OFFICIALS ASSOCIATION

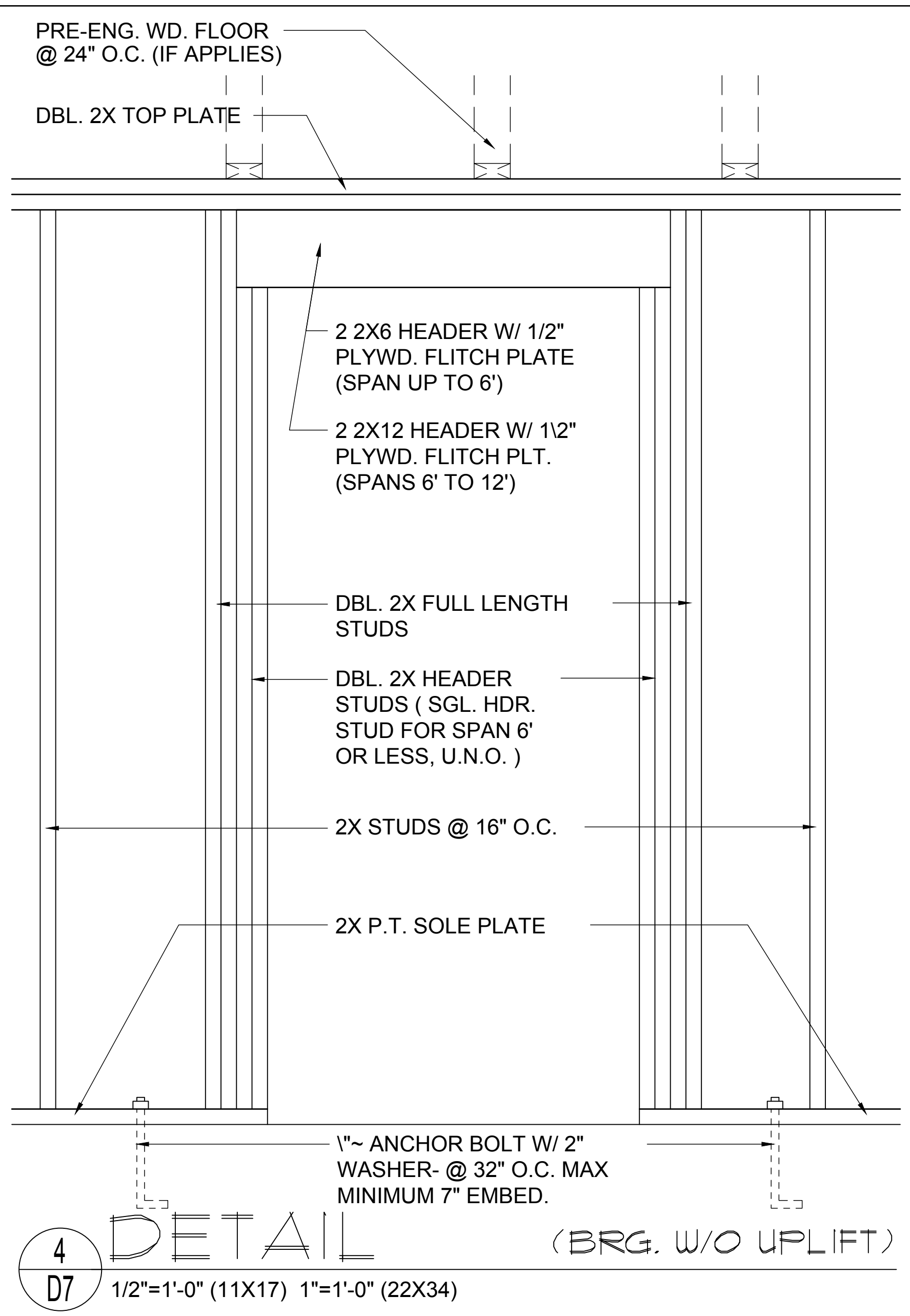
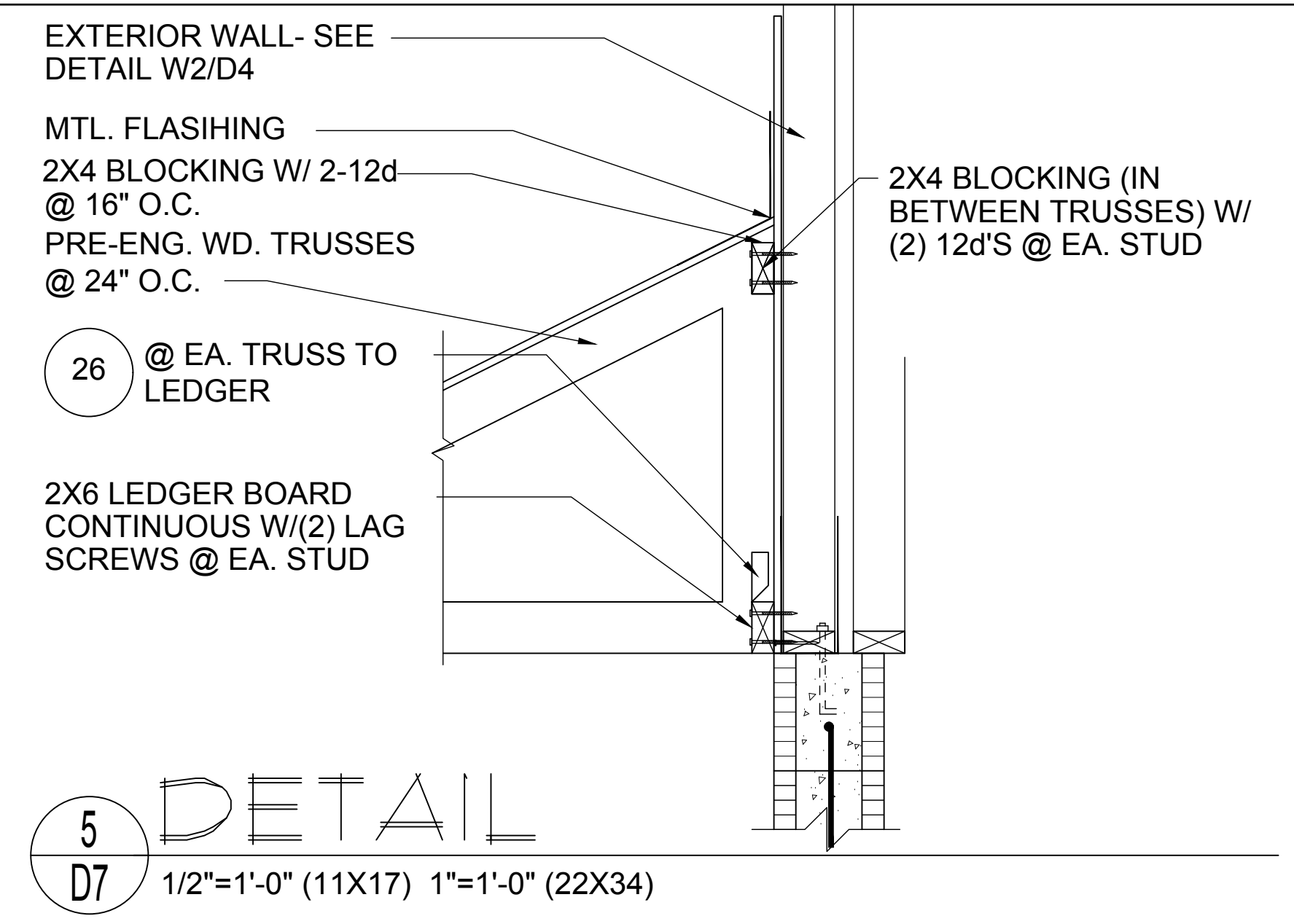
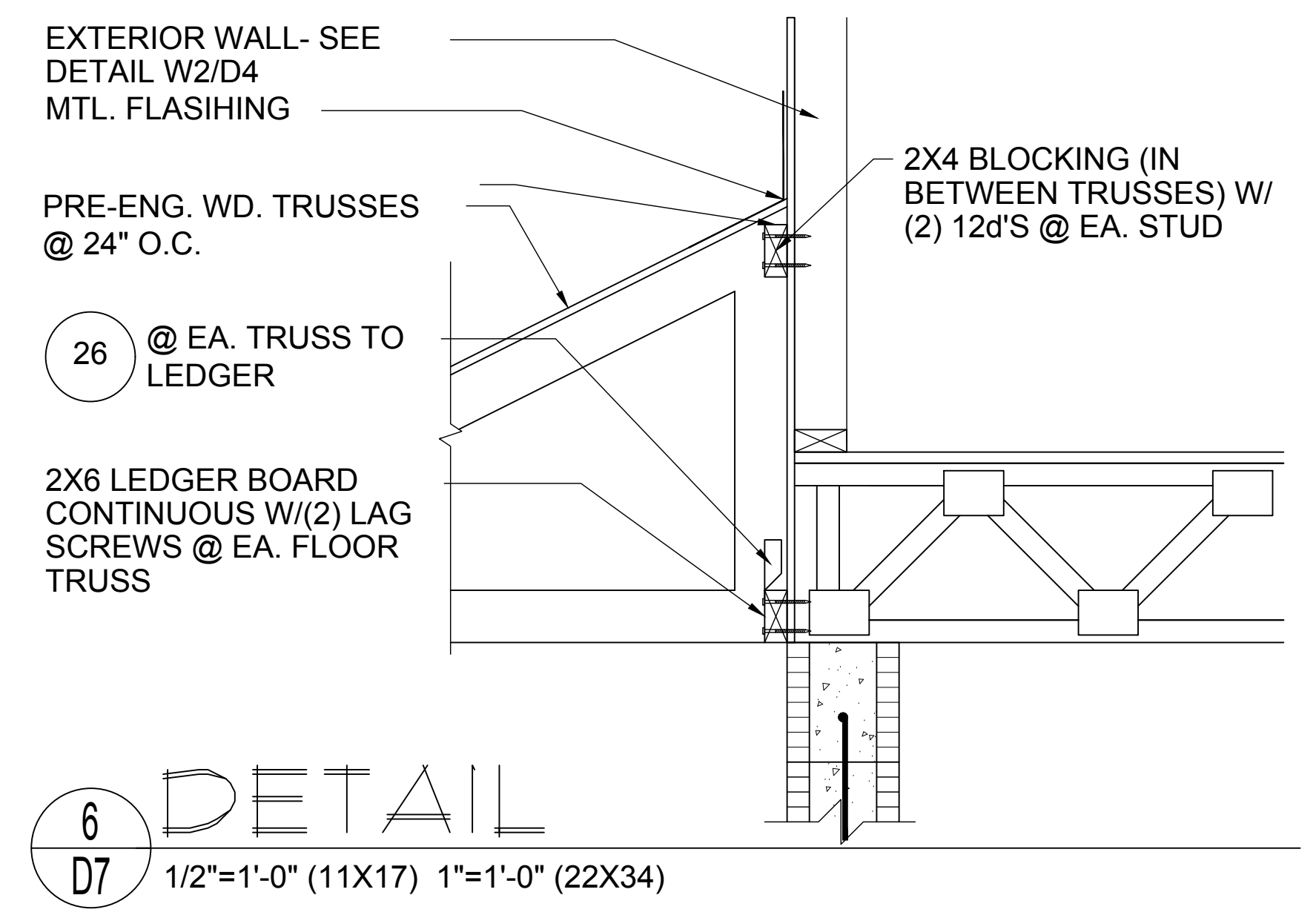
**5-Unit: Rear Load Detached**  
Models: Tyler, Jackson, Grant, Jackson & Monroe  
Building Part #XXX  
Lot# XX-XX, Subdivision  
Street Address  
City, State, Zip Code

A Division of Park Square Enterprises Inc.  
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Orlando, FL 32811  
Phone: (407) 529-3000

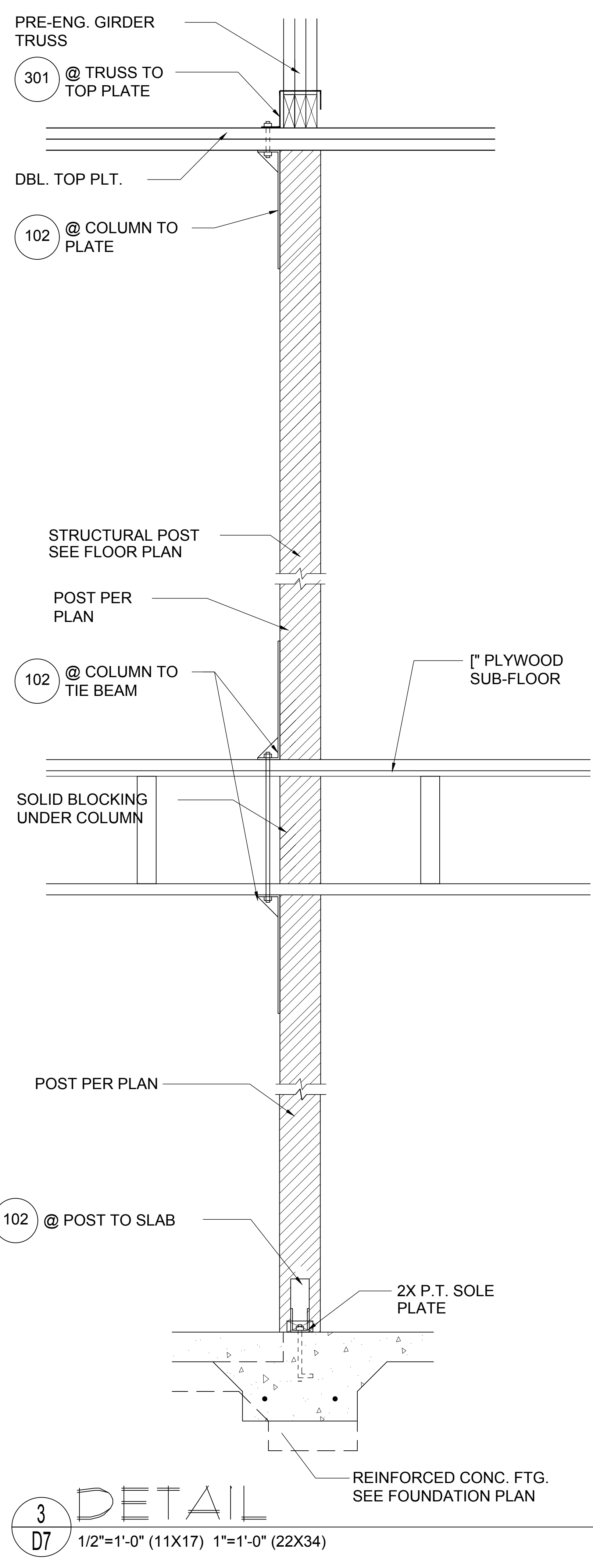
**Park Square HOMES**

PROJECT:	22-1148
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS
ISSUE DATE:	11/17/2023
REVISIONS:	
DATE:	12-3-24
TIME:	12:34pm
FILE:	A:\new\1148\1148-01\1148-01-01\1148-01-01-01\1148-01-01-01-01.dwg
PROJECT:	22-1148
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS
STRUCTURAL DETAILS	
D6	

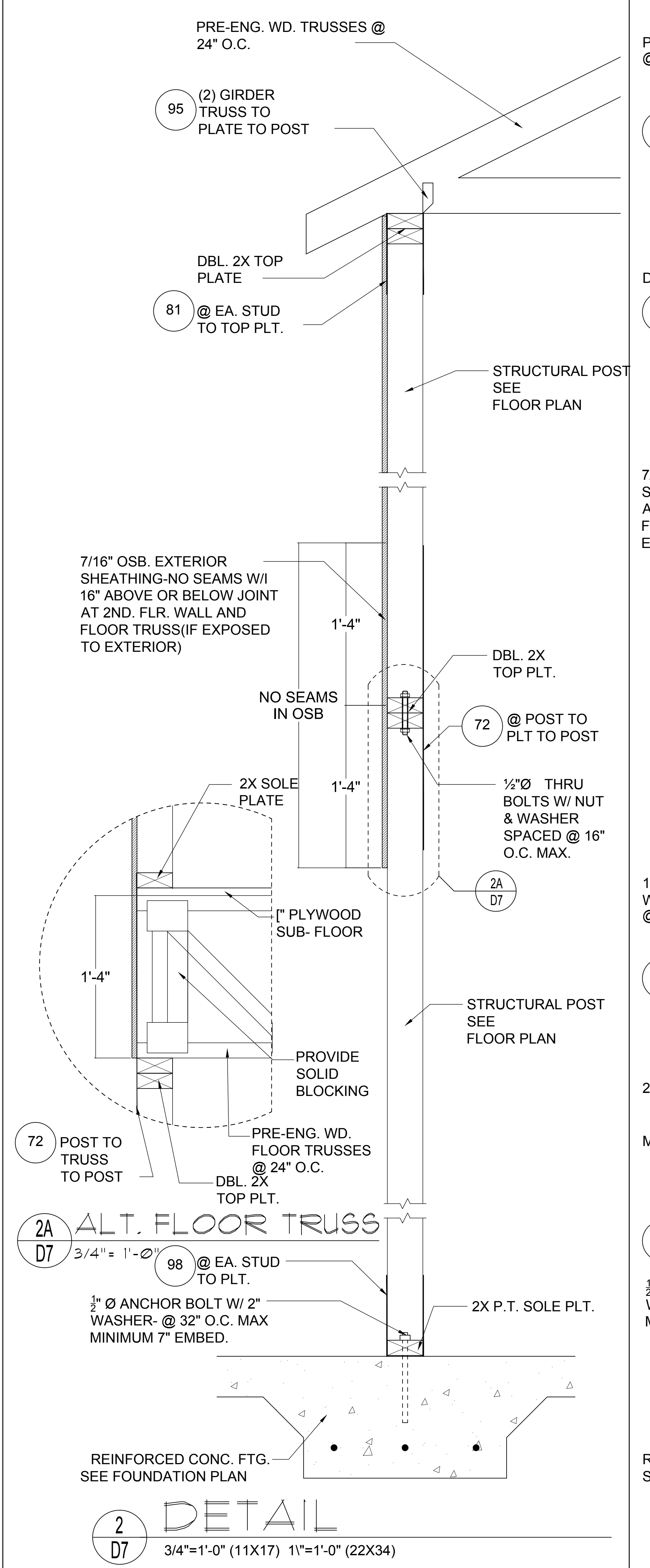
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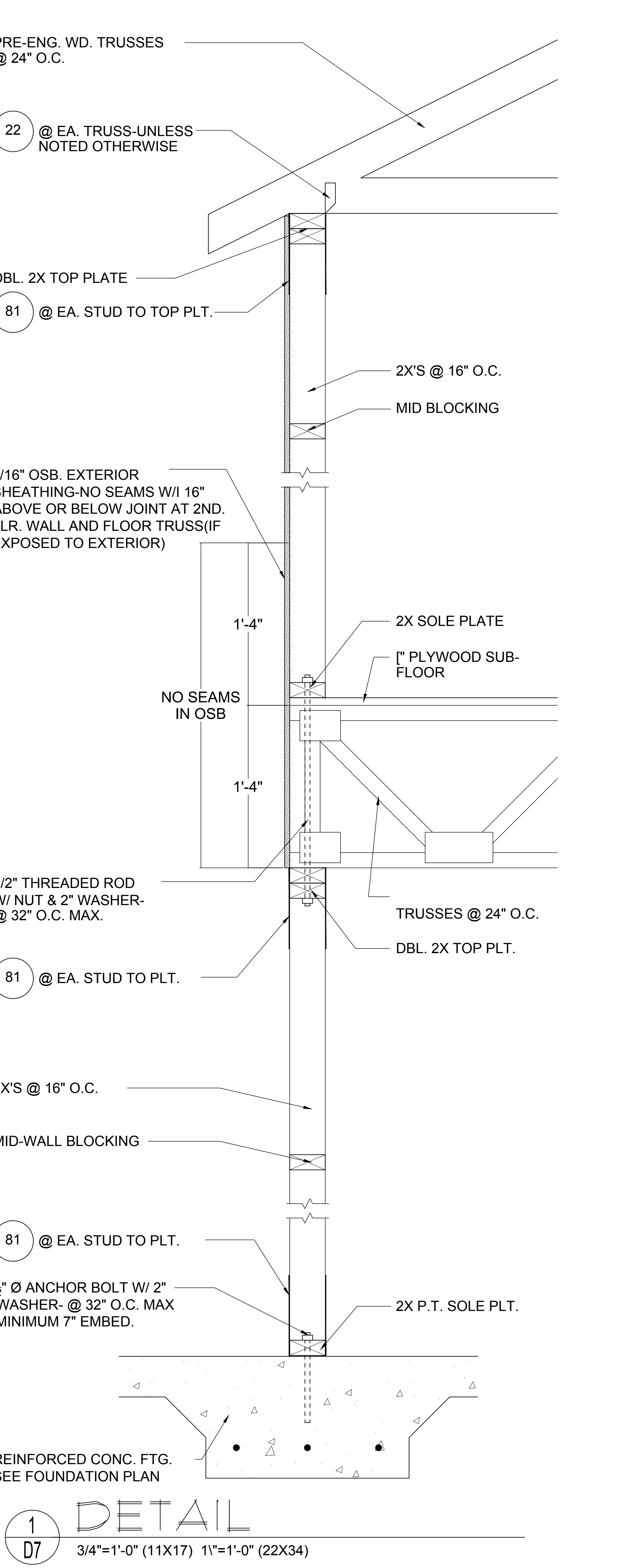
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DETAIL (BRG. W/O UPLIFT)



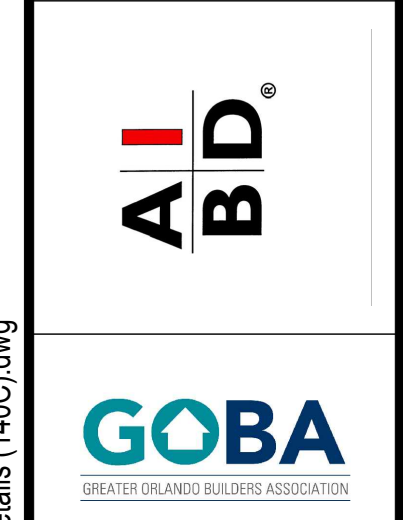
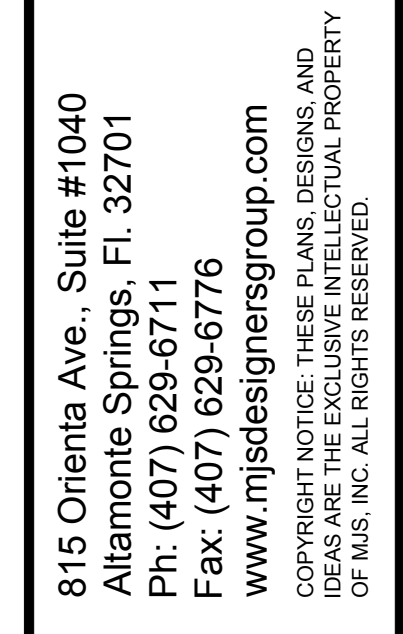
**3** D7 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)  
DETAIL



**2** D7 3/4"=1'-0" (11X17) 1"=1'-0" (22X34)  
DETAIL



**1** D7 3/4"=1'-0" (11X17) 1"=1'-0" (22X34)  
DETAIL



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

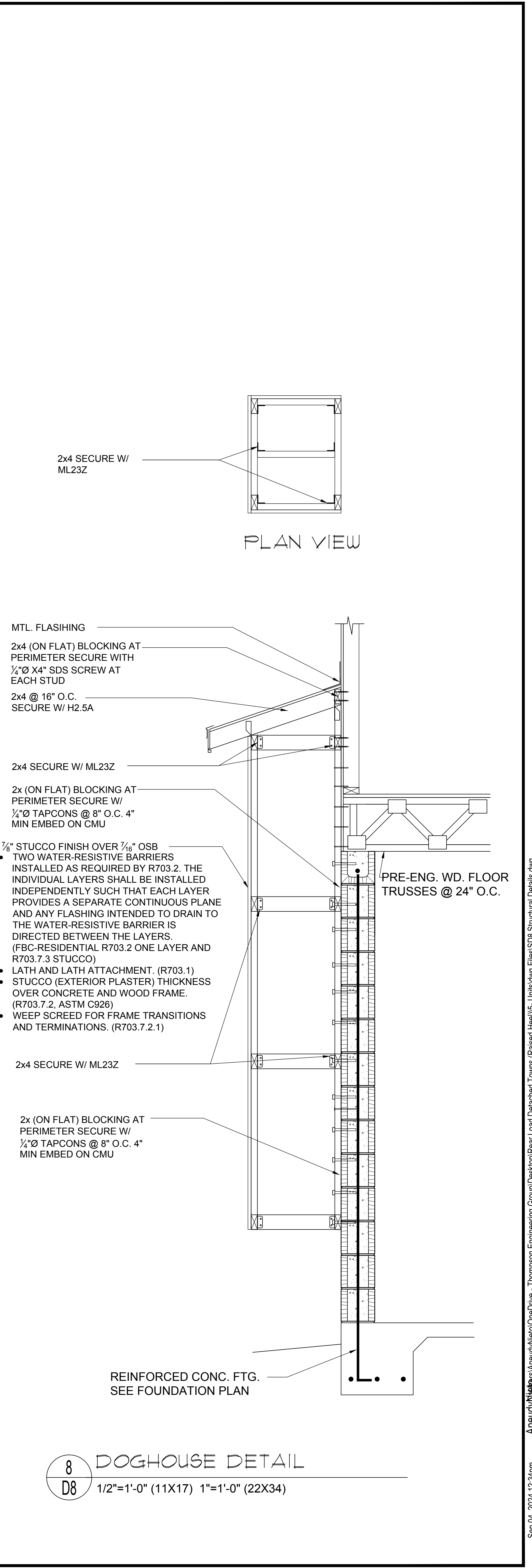
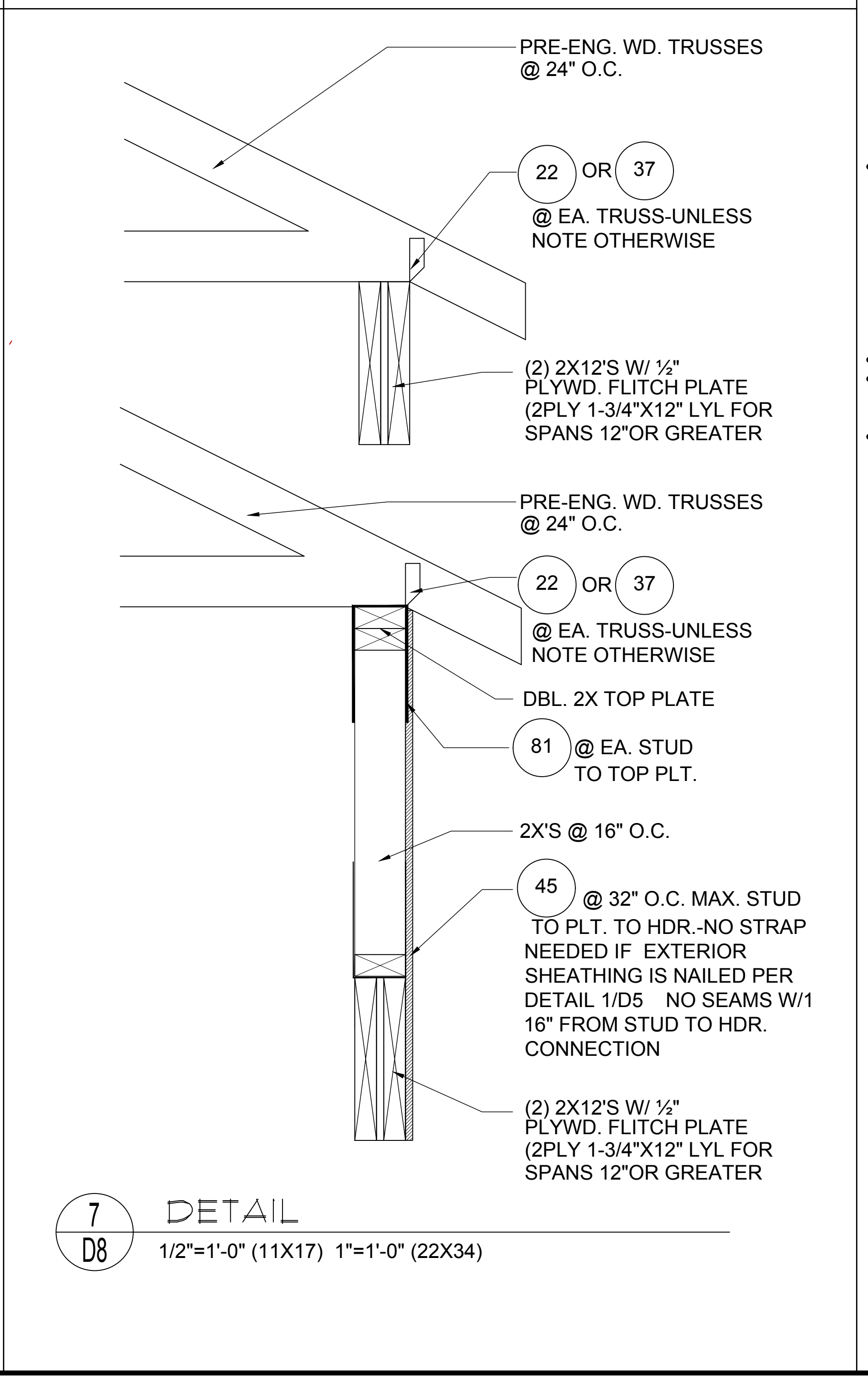
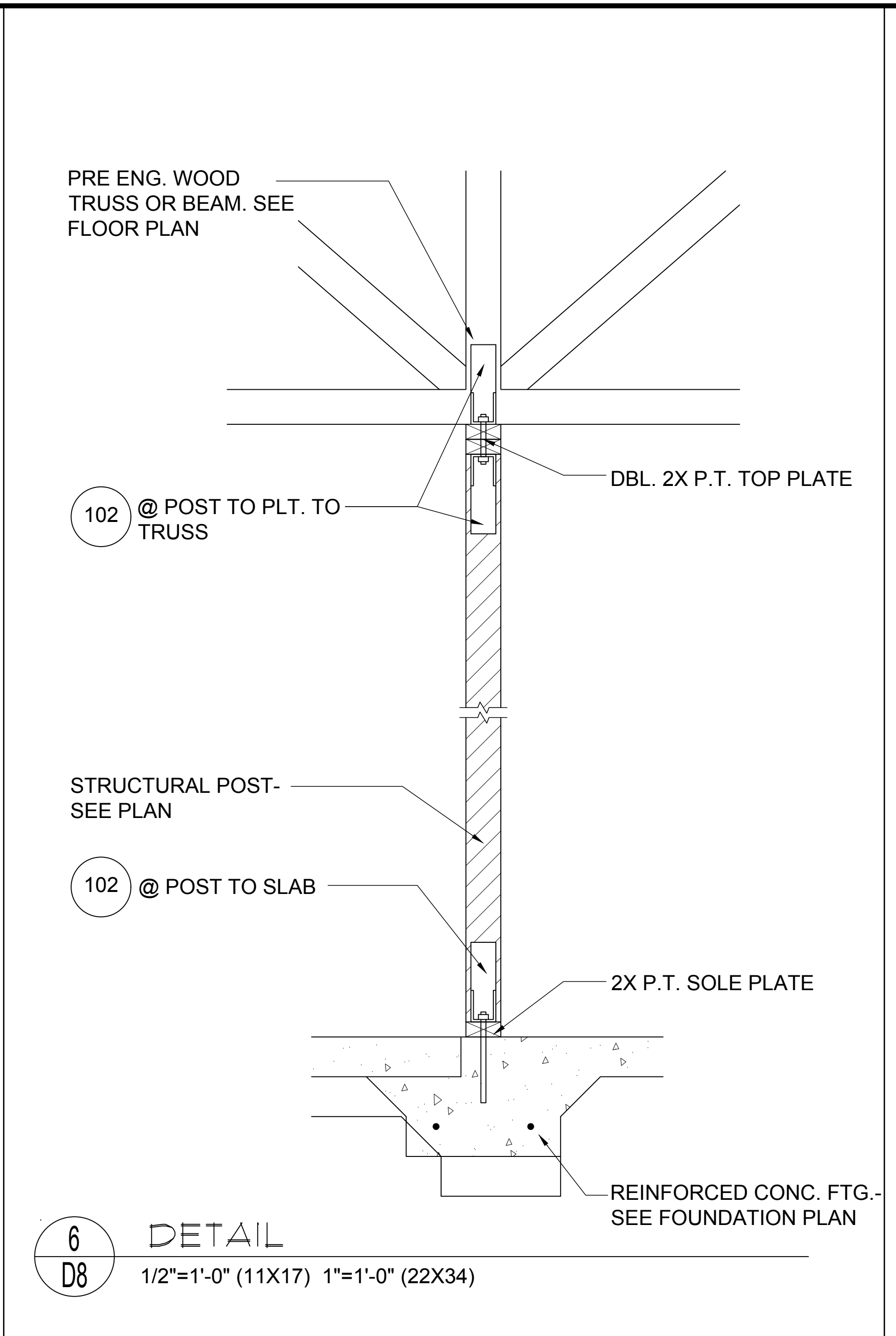
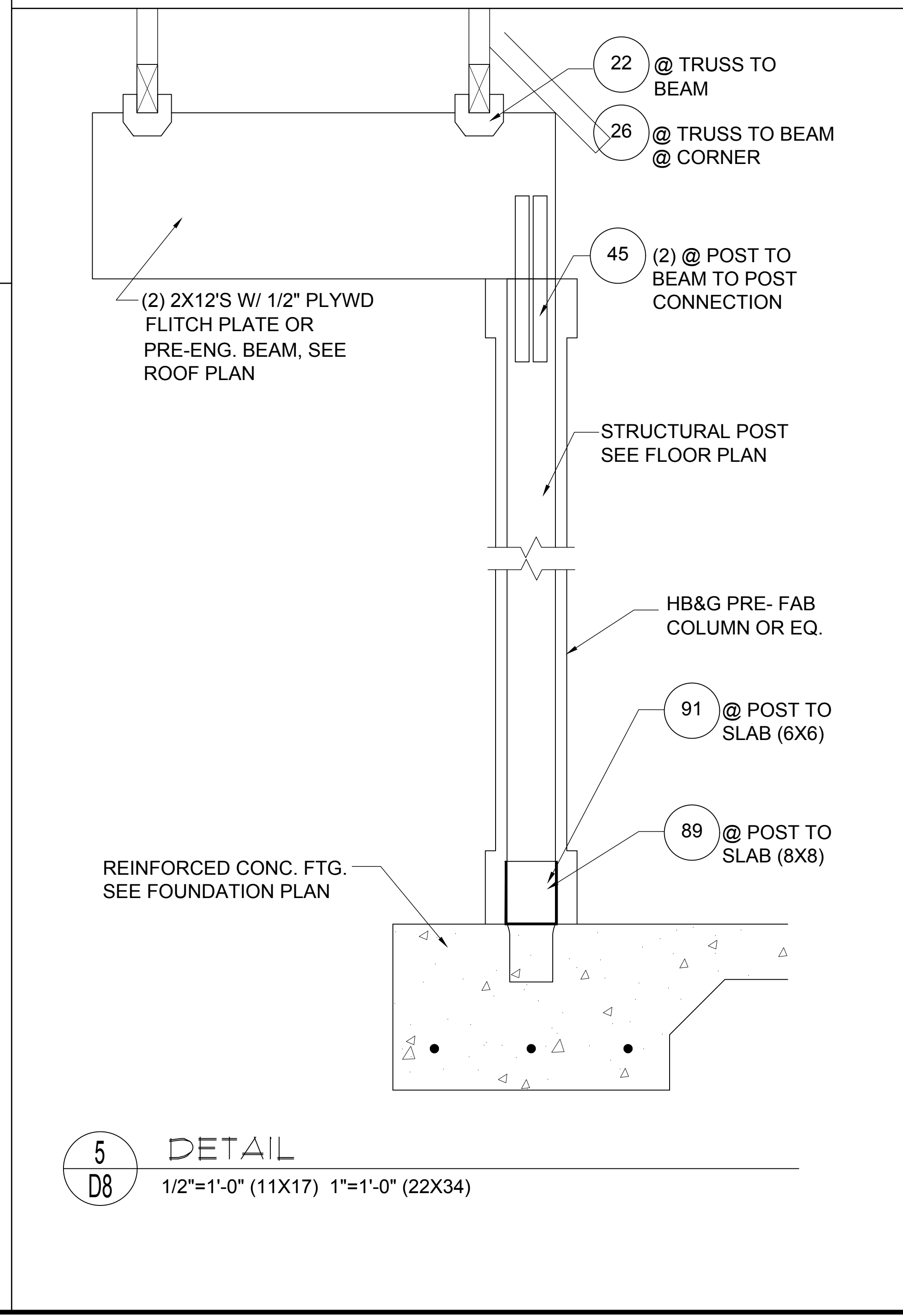
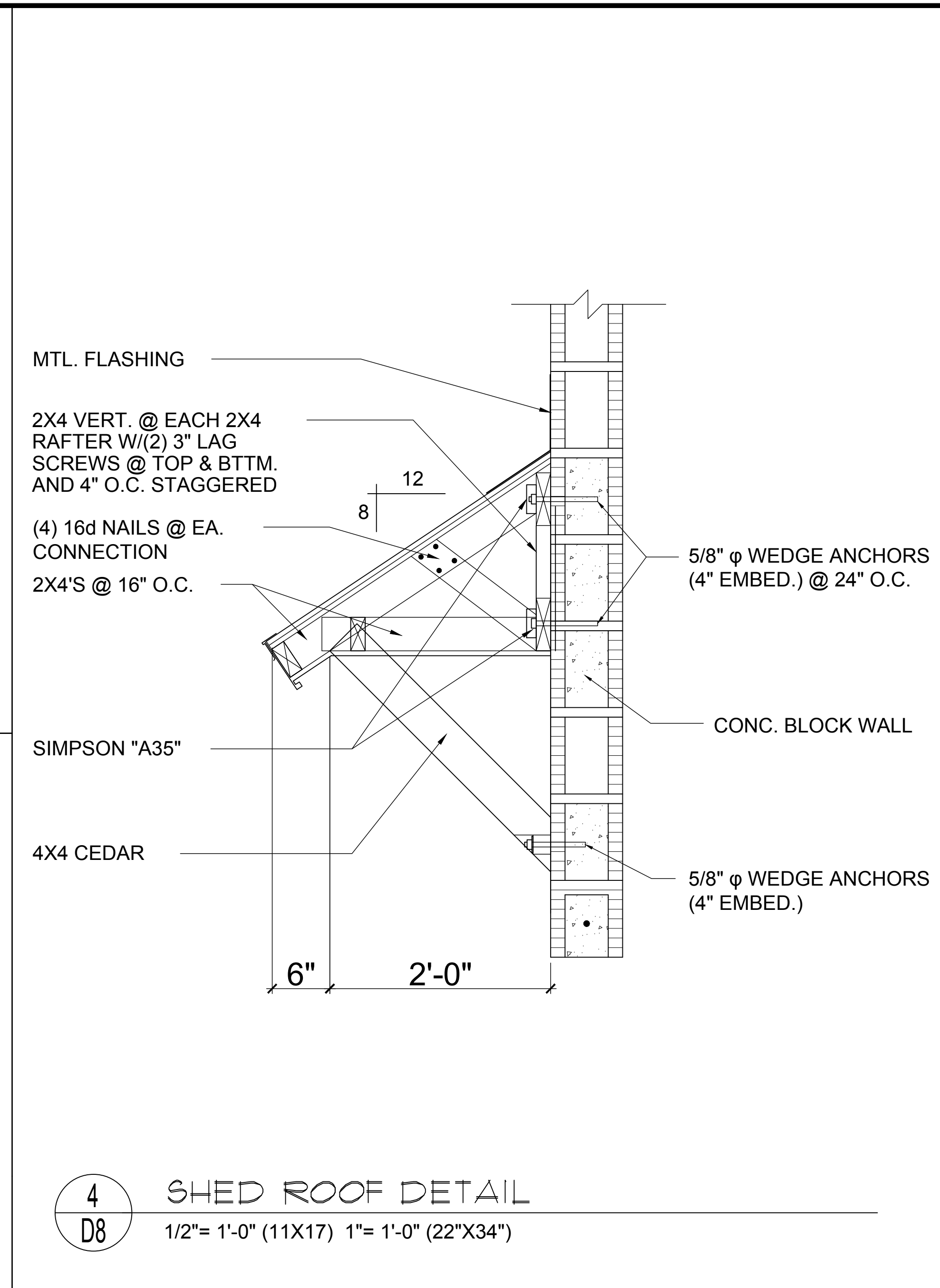
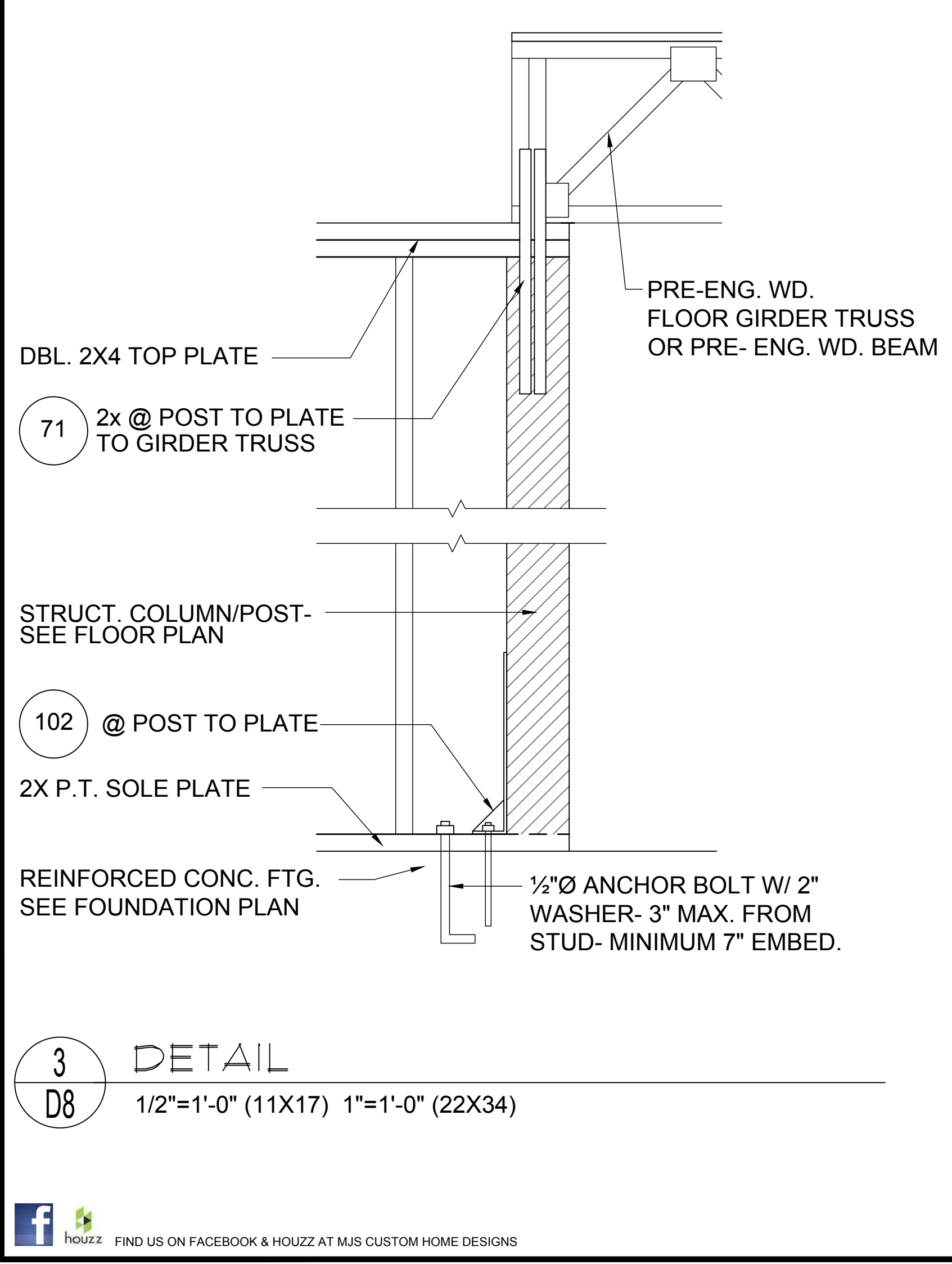
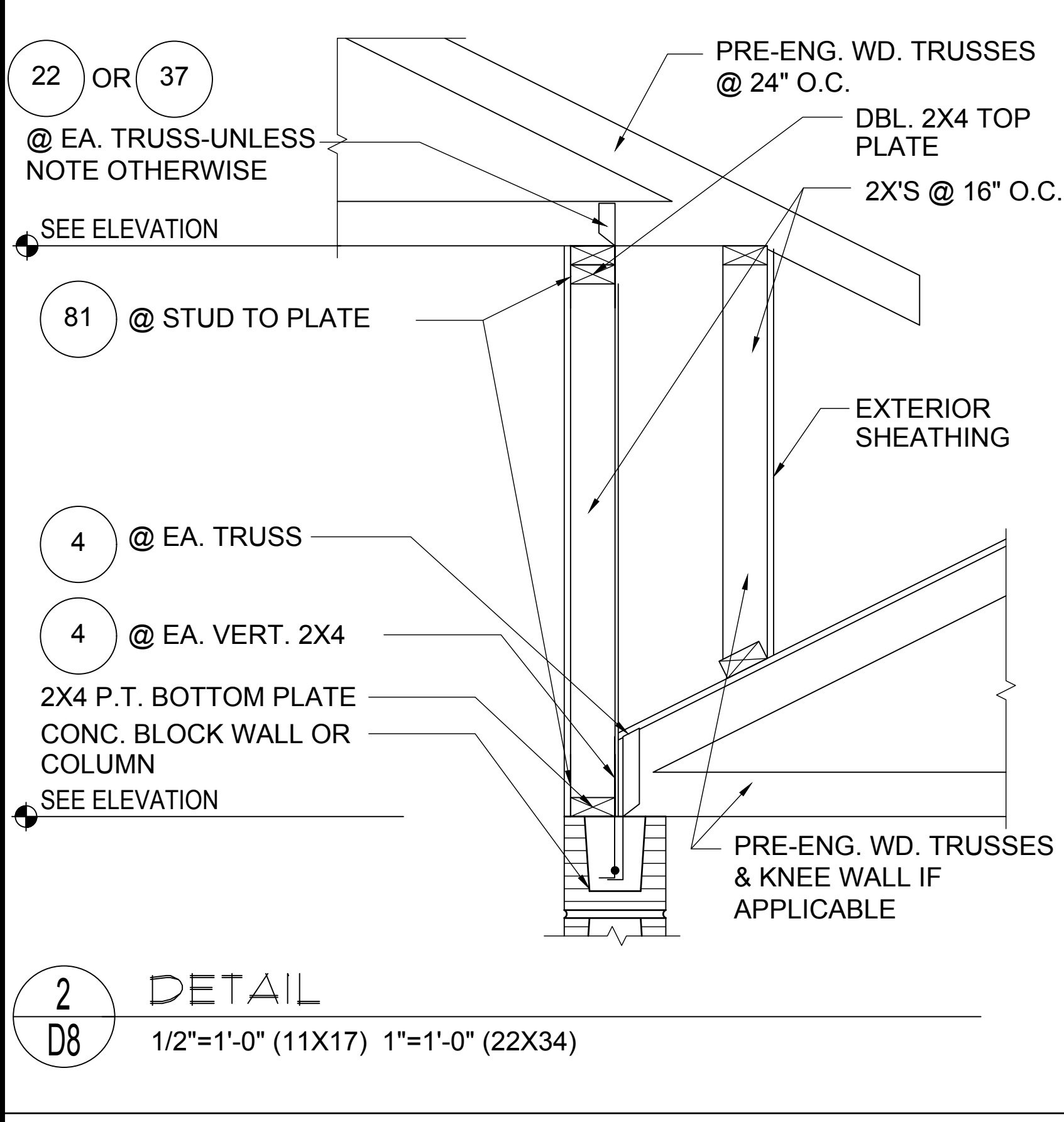
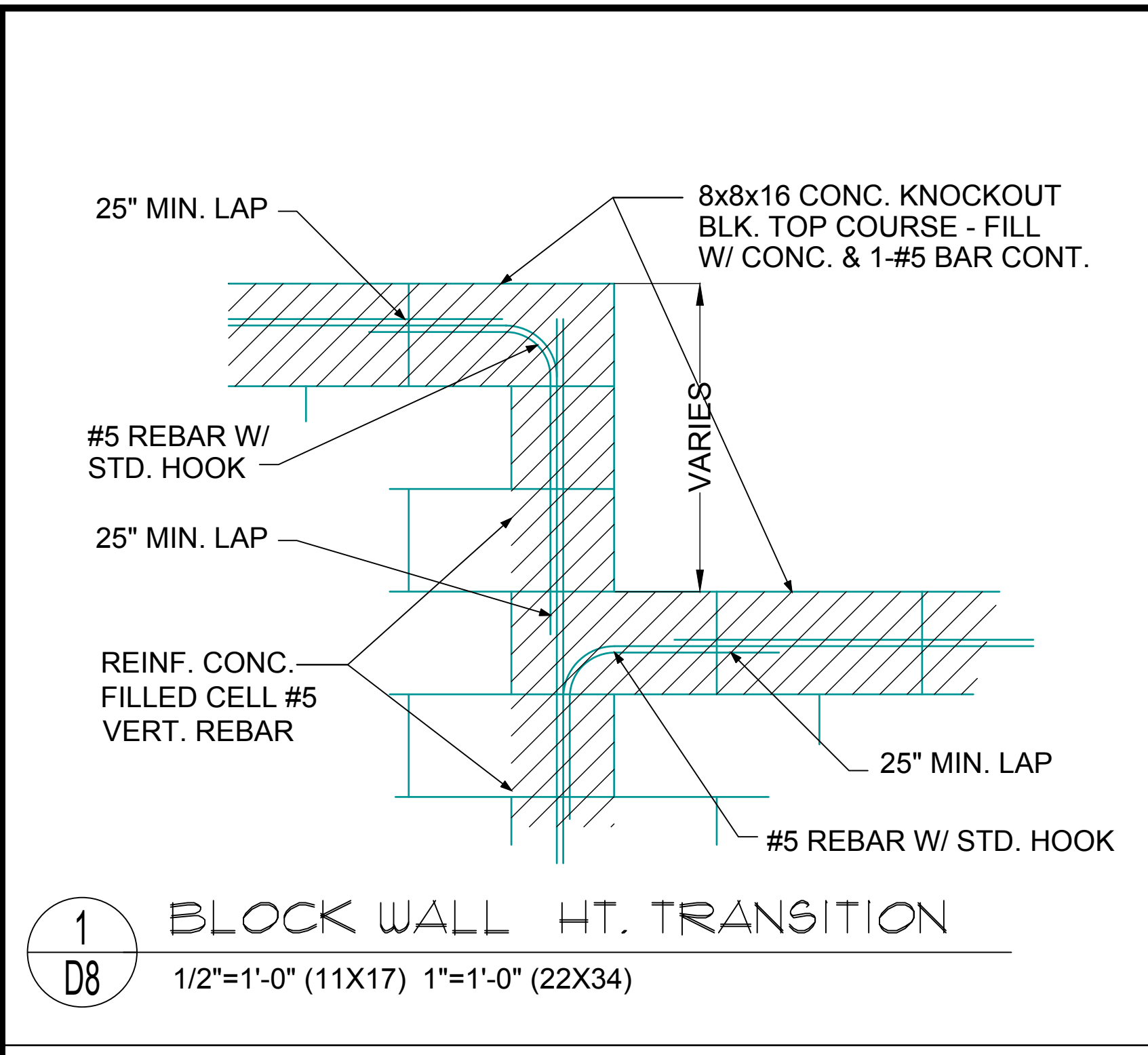
A division of Park Square Enterprises Inc.  
5200 Vineyard Rd., Suite #200  
Orlando, FL 32811  
Phone: (407) 529-3000



ISSUE DATE	11/17/2023
REVISIONS	
PROJECT	22-1148
SCALE	AS NOTED
DRAWN BY	C.C.
DESIGNED BY	MJS

STRUCTURAL DETAILS  
**D7**

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**ITEG**  
THOMPSON ENGINEERING GROUP, INC.  
11000 US Hwy 90 Orlando, FL 32811  
PH: (407) 734-4500  
FAX: (407) 734-1790  
www.iteg.com

815 Orienta Ave., Suite #1040  
Altamonte Springs, FL 32701  
Ph: (407) 629-6711  
Fax: (407) 629-6776  
www.mjsdesignsgroup.com  
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**AIBD**

**GOBA**  
GENERAL BUILDING & BUSINESS ASSOCIATES

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

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5200 Vineyard Rd., Suite #200  
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**Park Square HOMES**

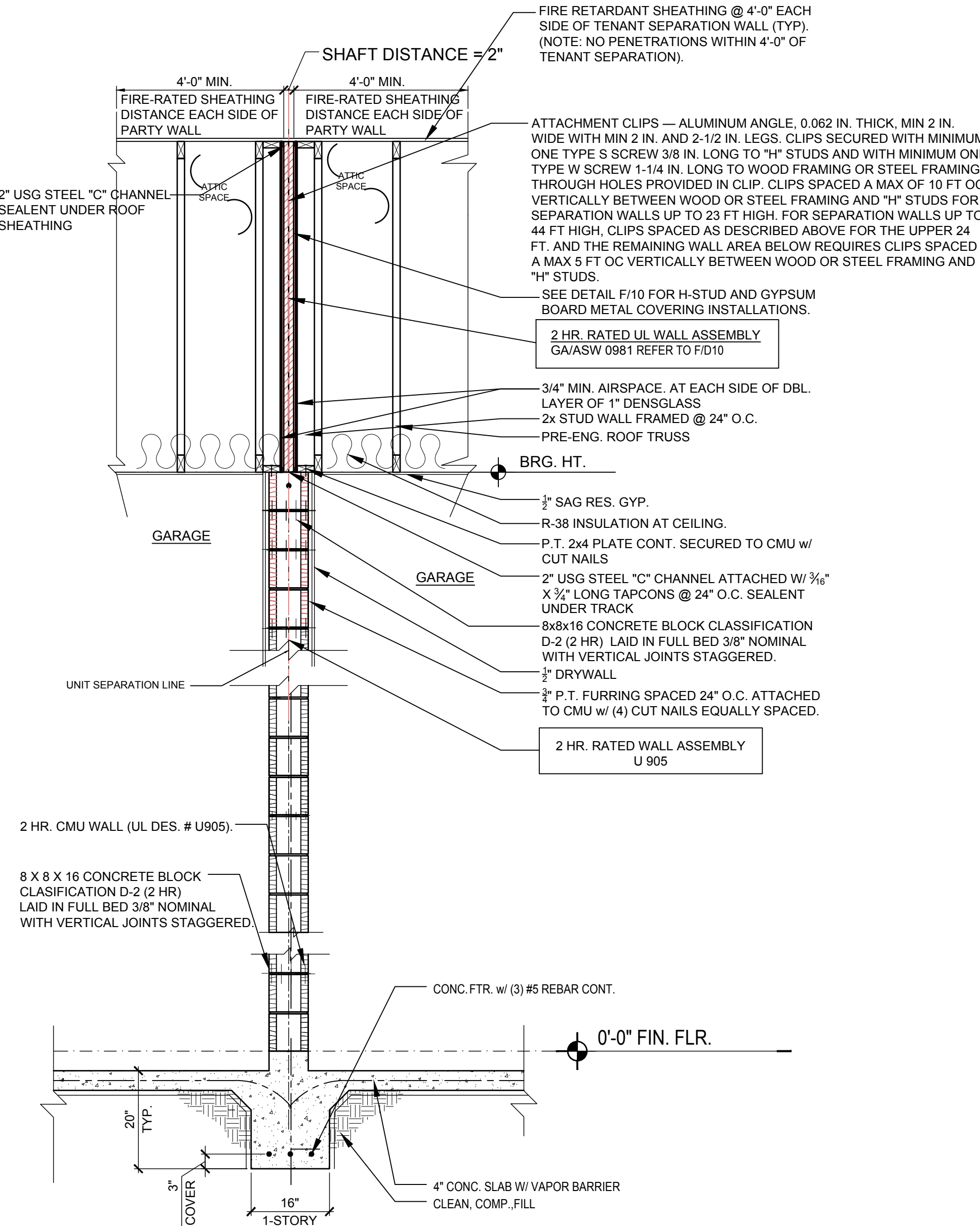
ISSUE DATE: 11/17/2023  
REVISIONS:

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

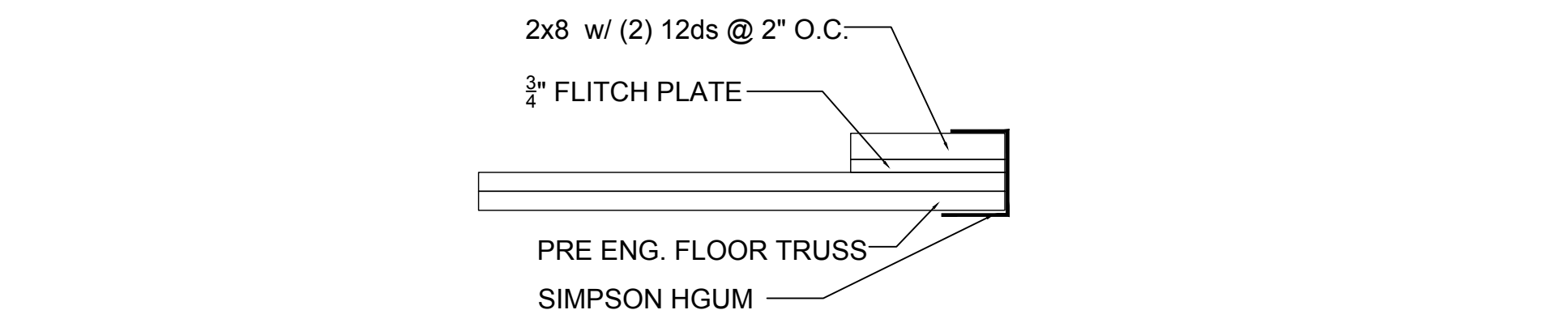
STRUCTURAL DETAILS  
**D8**

DATE: 2024.12.24am

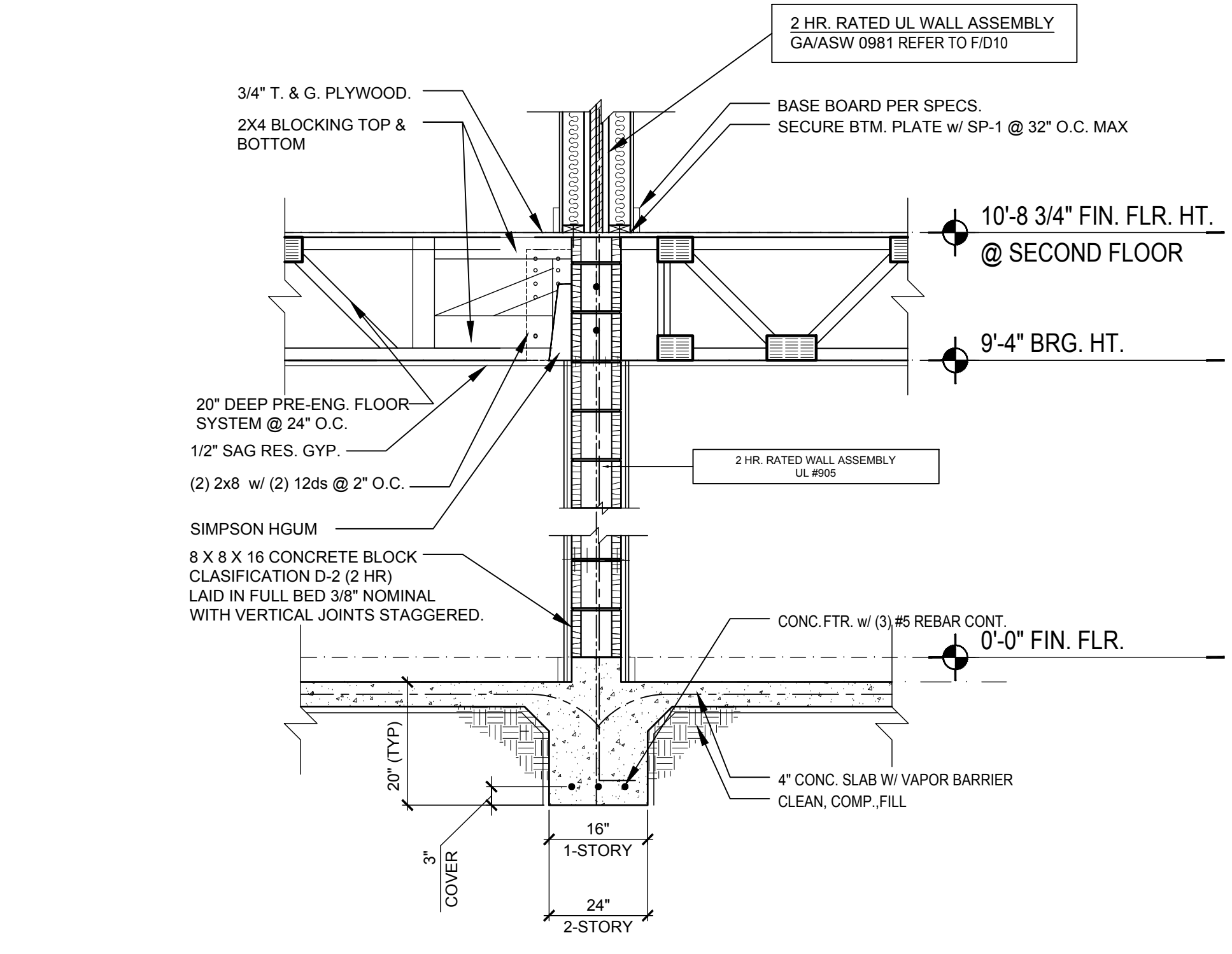
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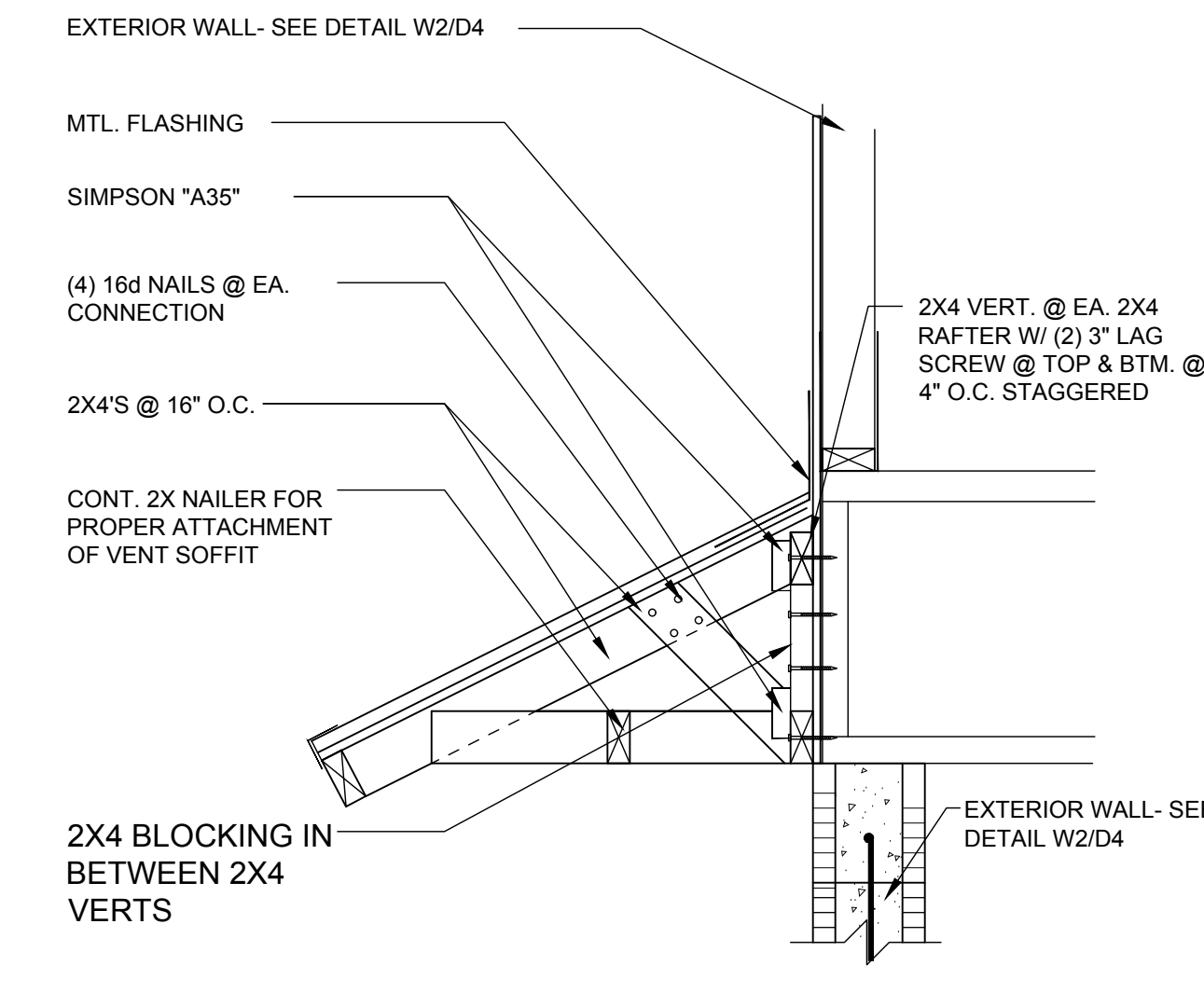
**A2** WALL SECTION AT GARAGE  
N.T.S.



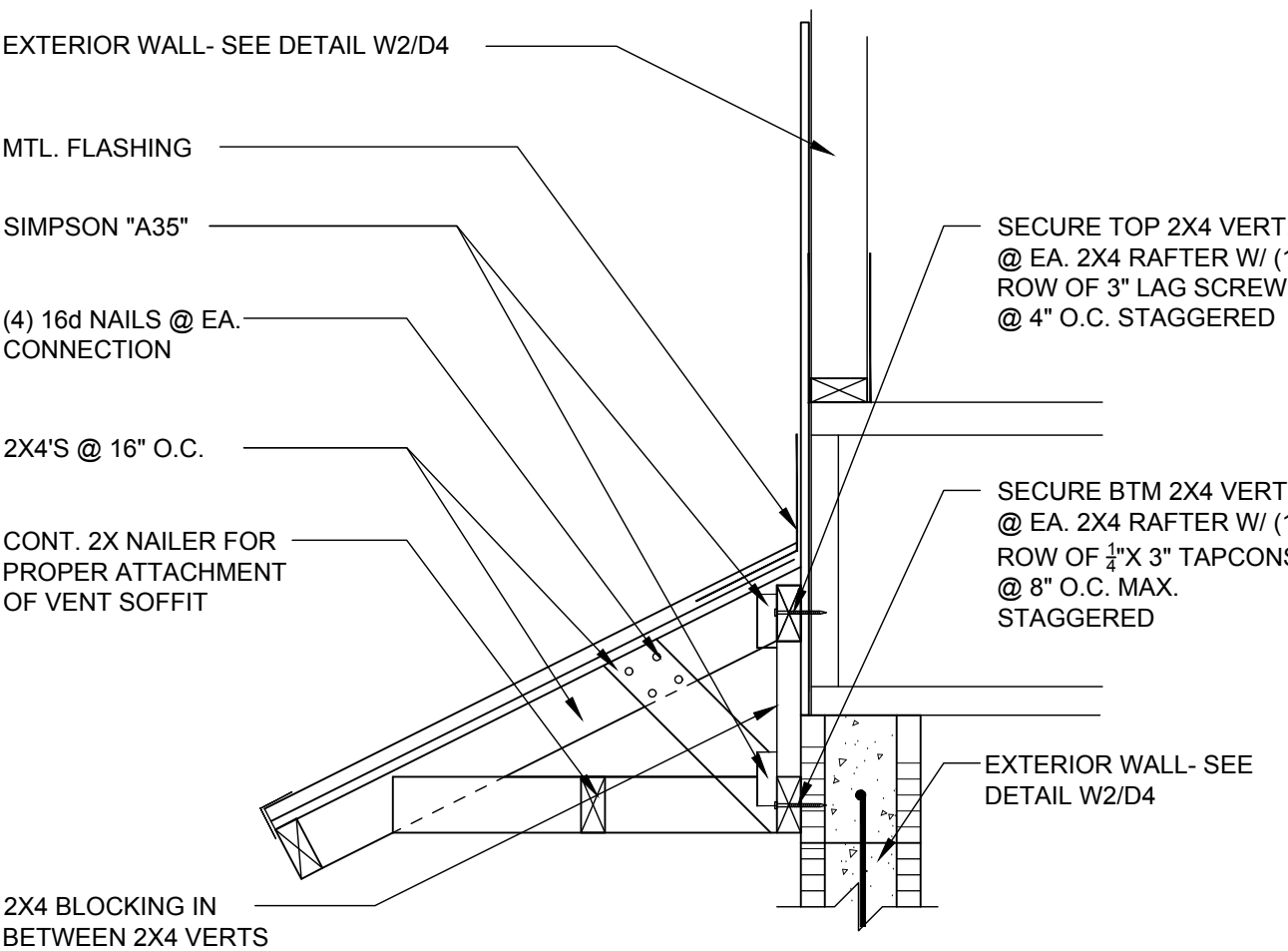
**TOP VIEW**



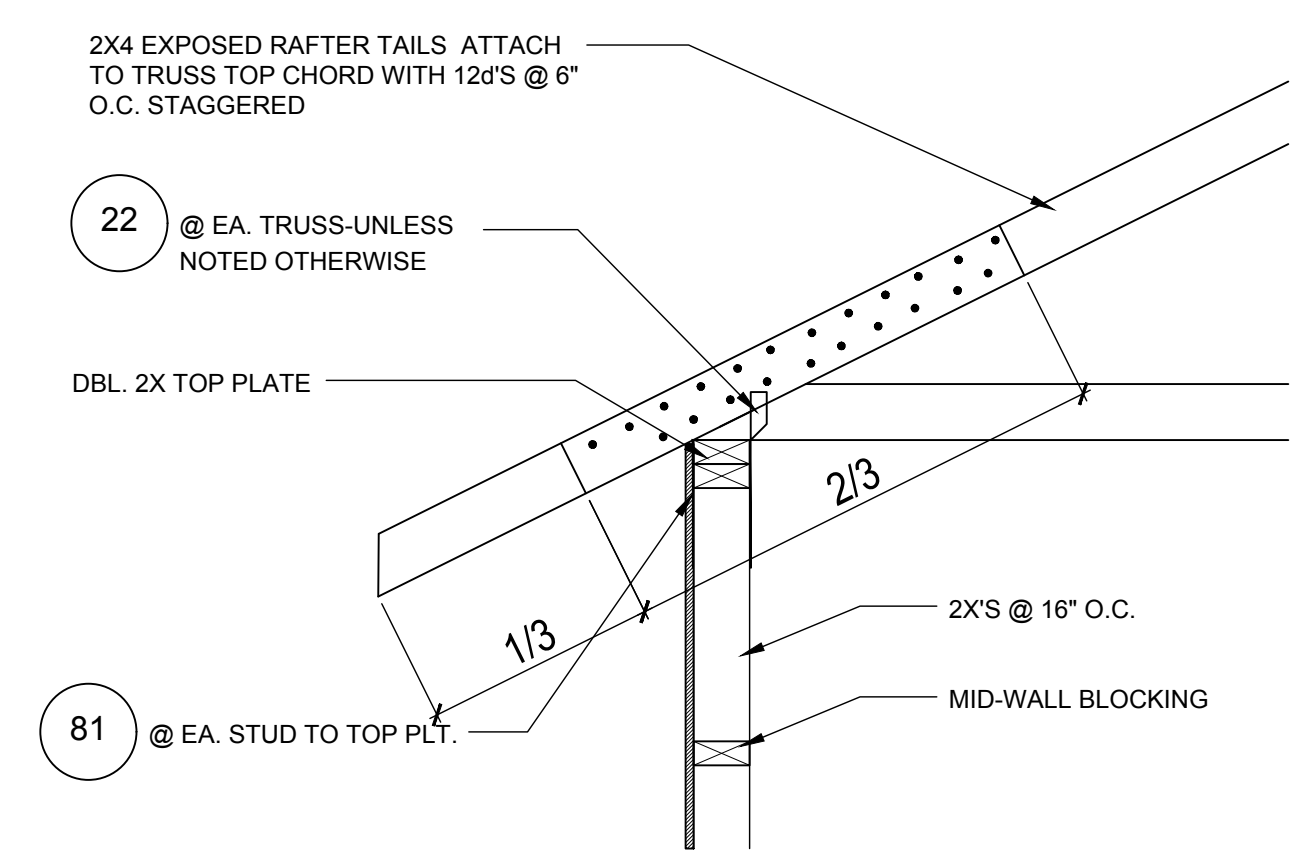
**A3** DETAIL  
**D9** N.T.S.



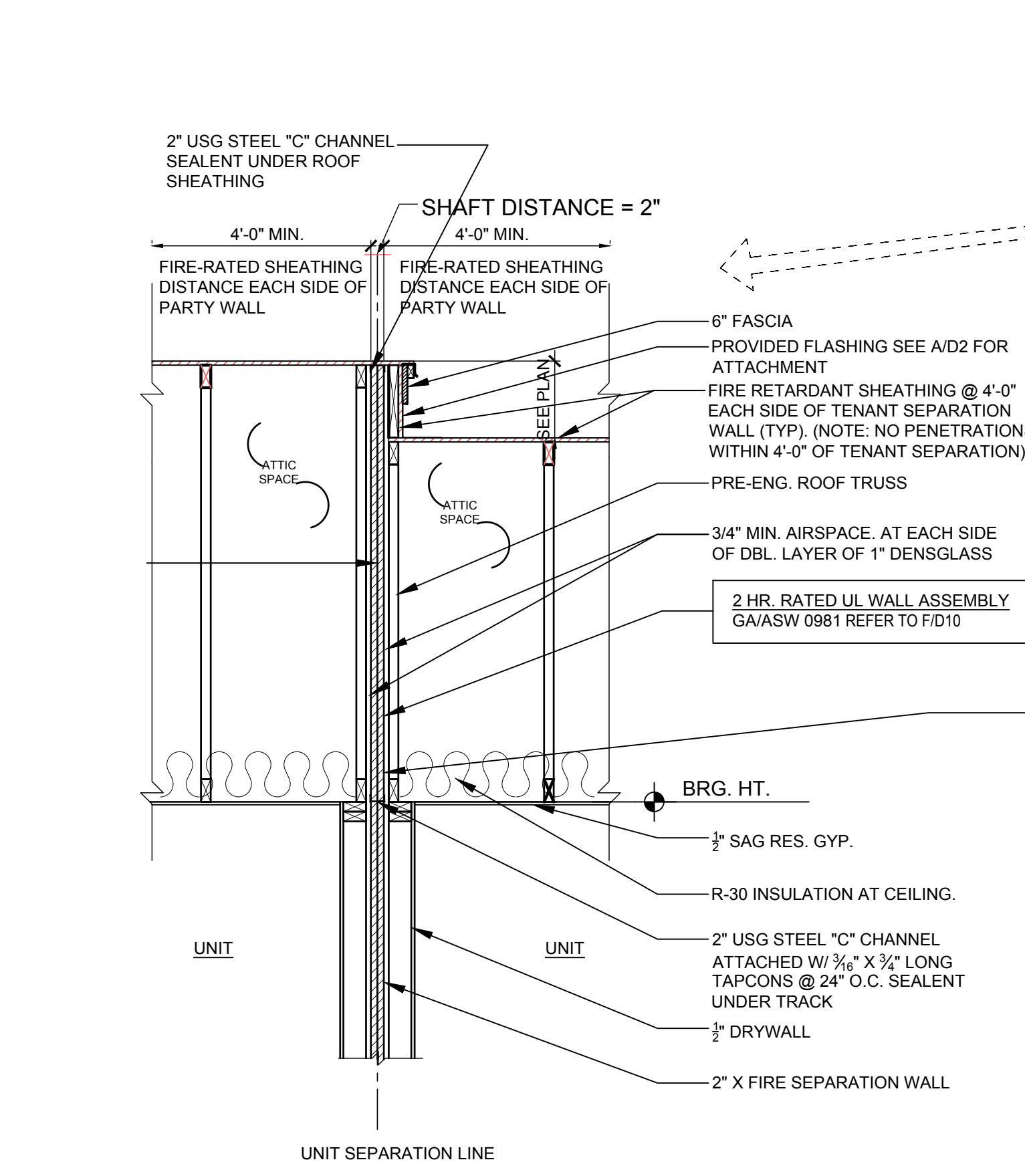
**CONV. FRAME OVERHANG**  
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



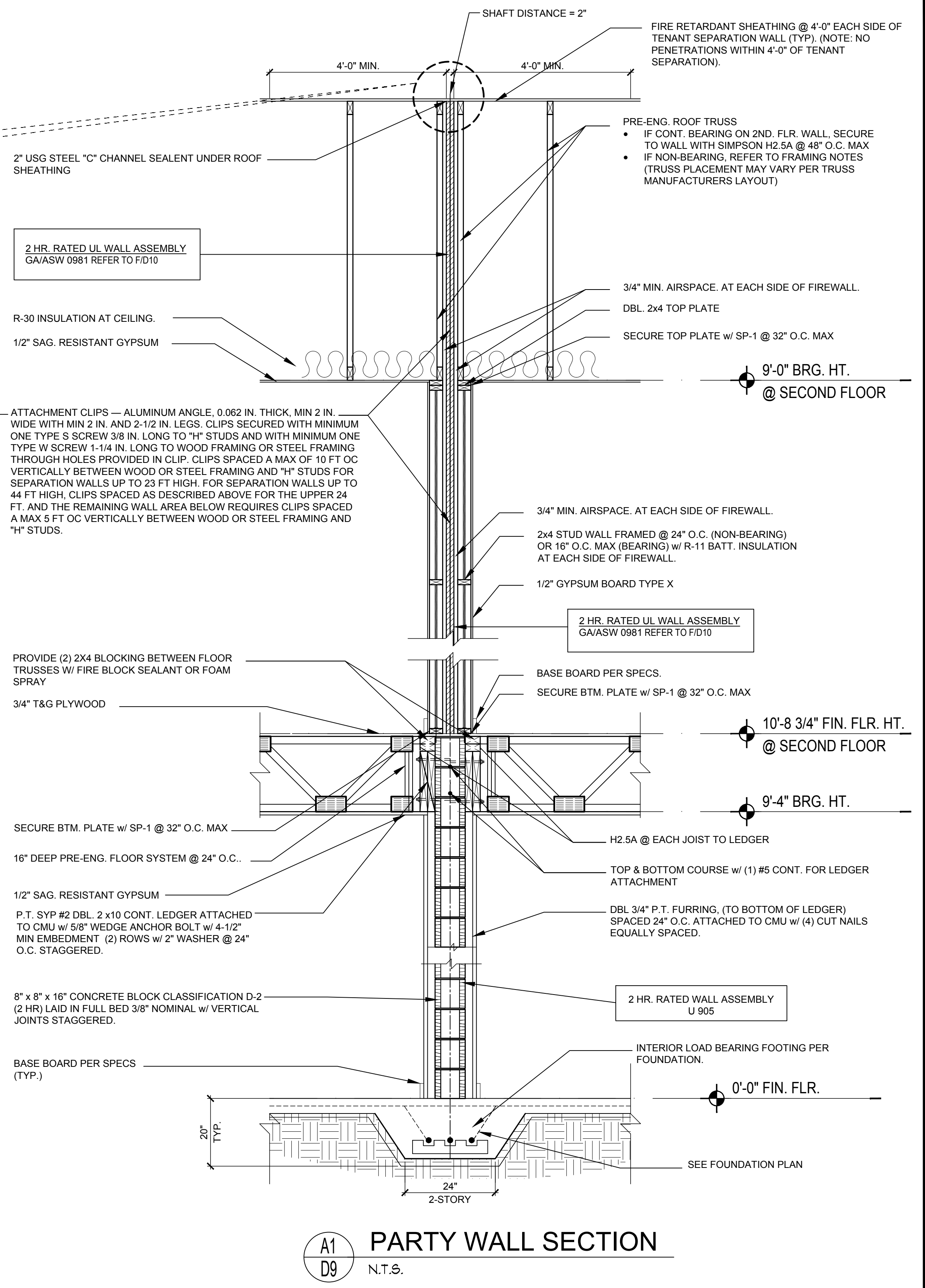
**A4** CONV. FRAME OVERHANG  
**D9** 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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



**TYPICAL OVERHANG ELEVATED ROOF**  
N.T.S.



**A1** PARTY WALL SECTION  
**D9** 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

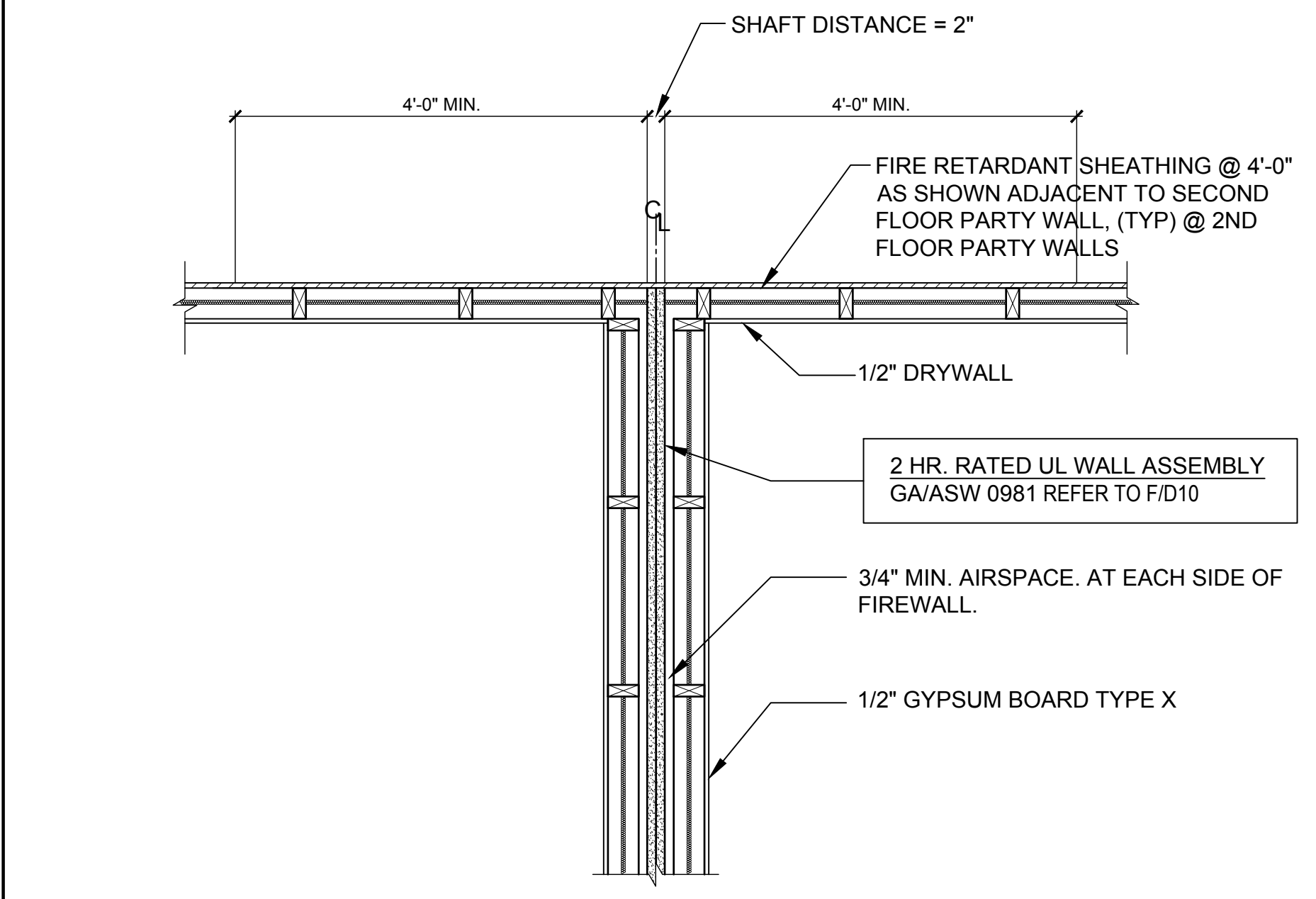
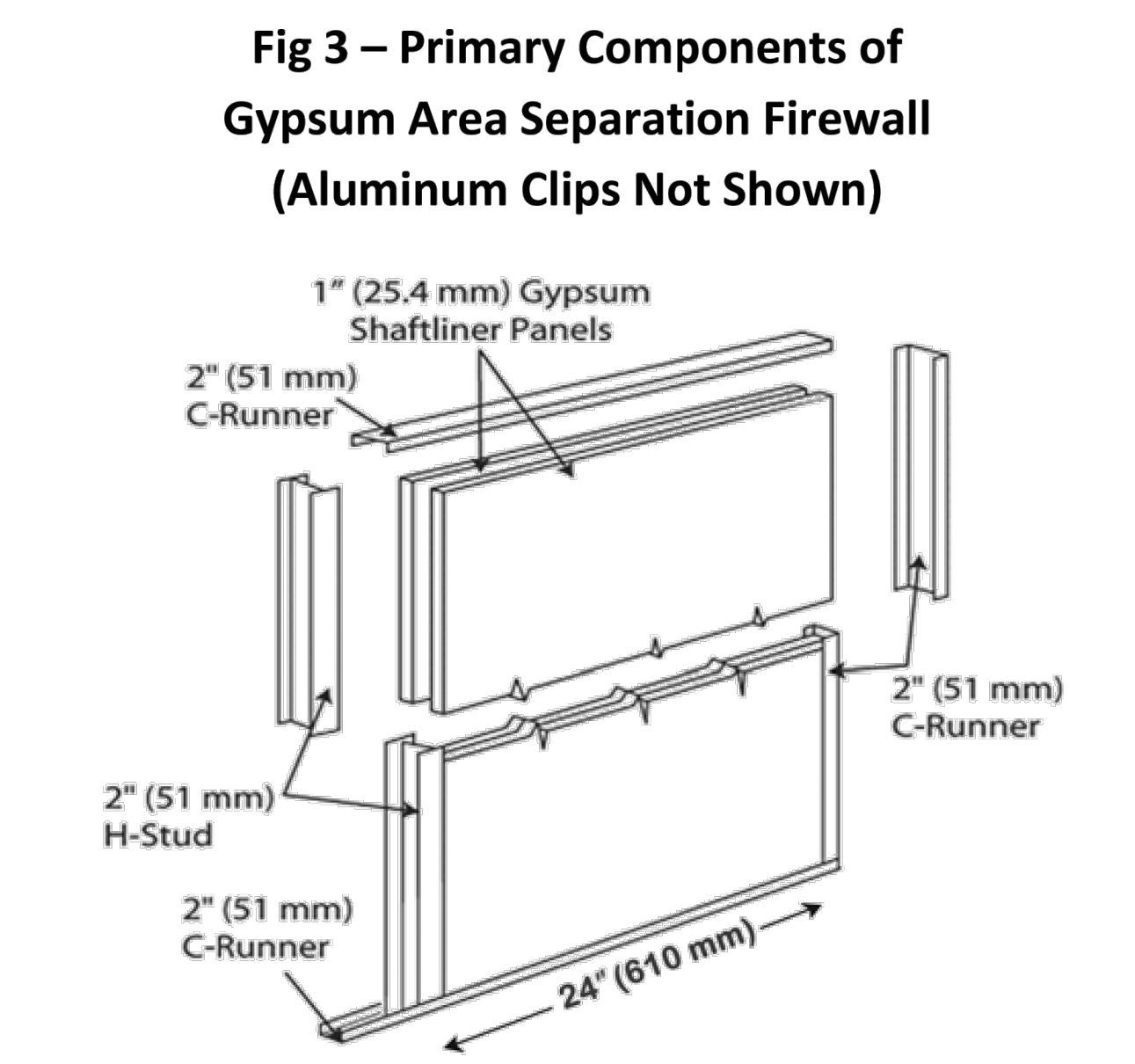
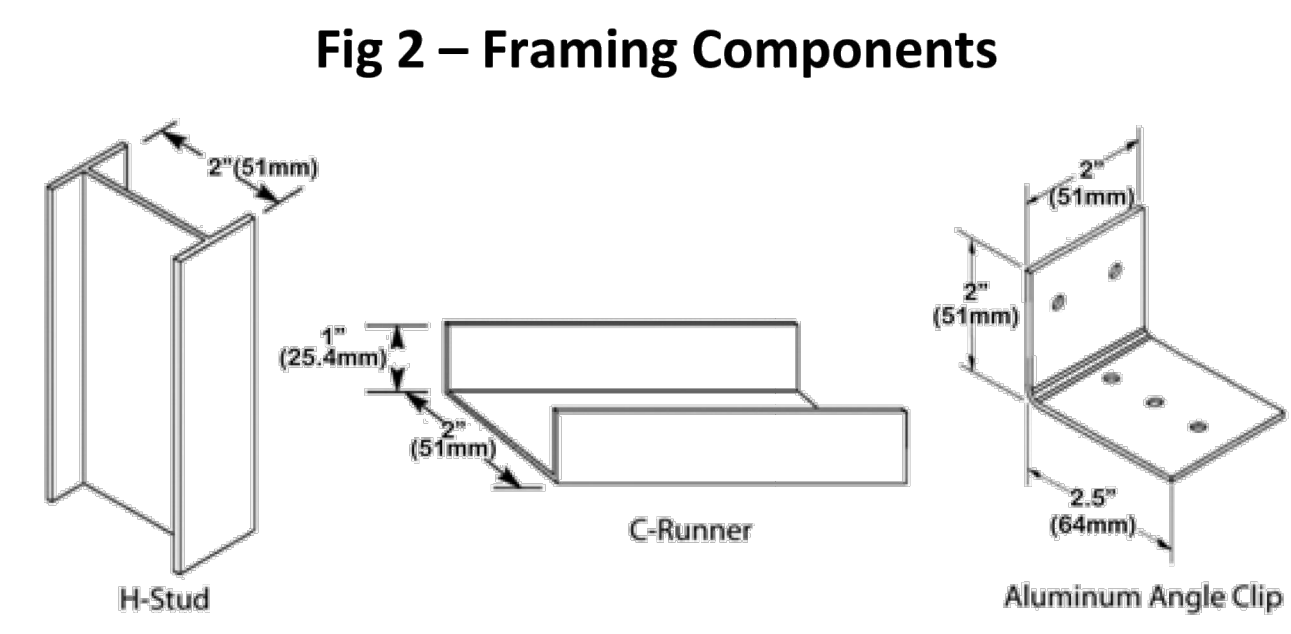
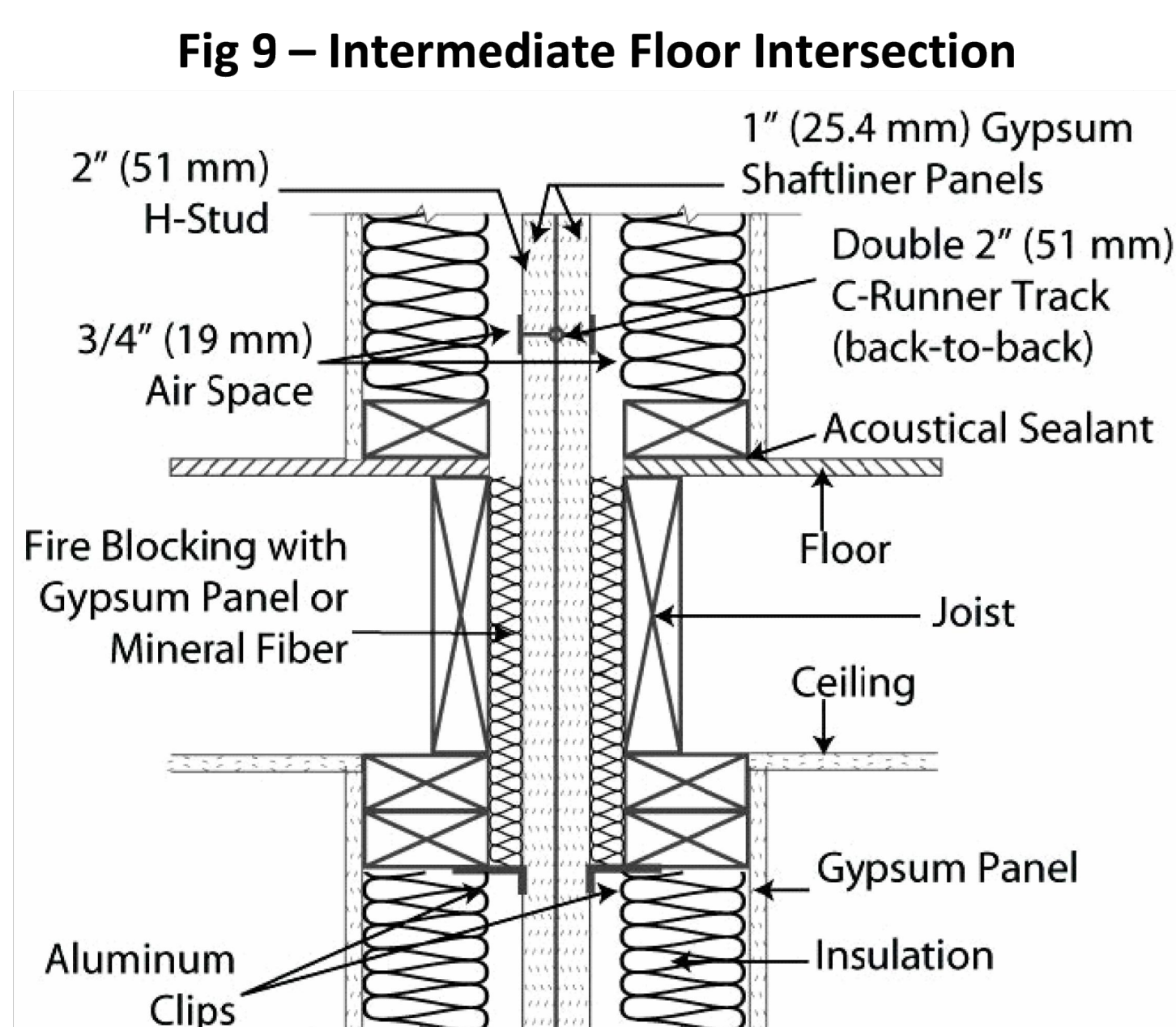
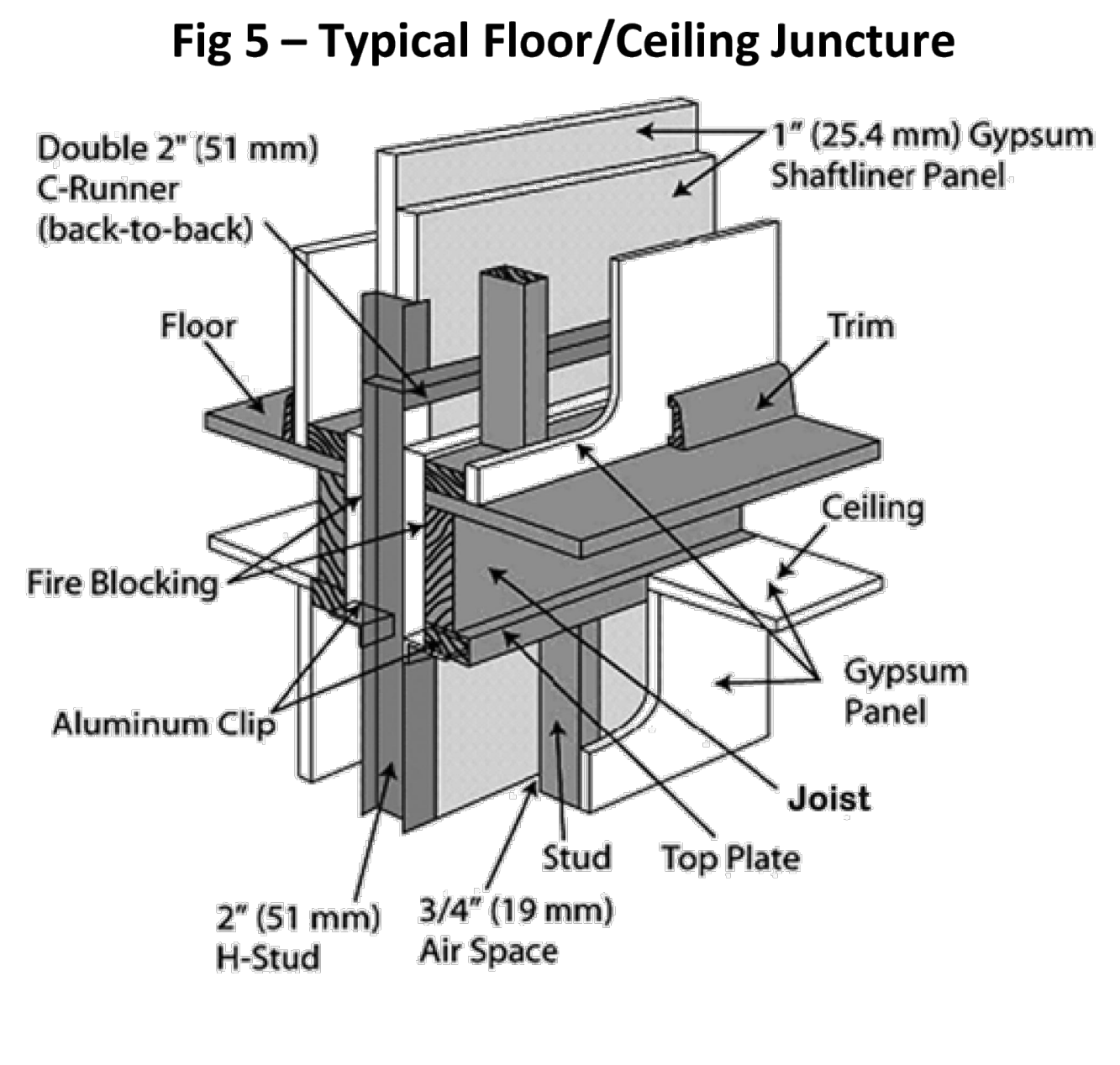
**TABLE 722.6.2(2)**

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

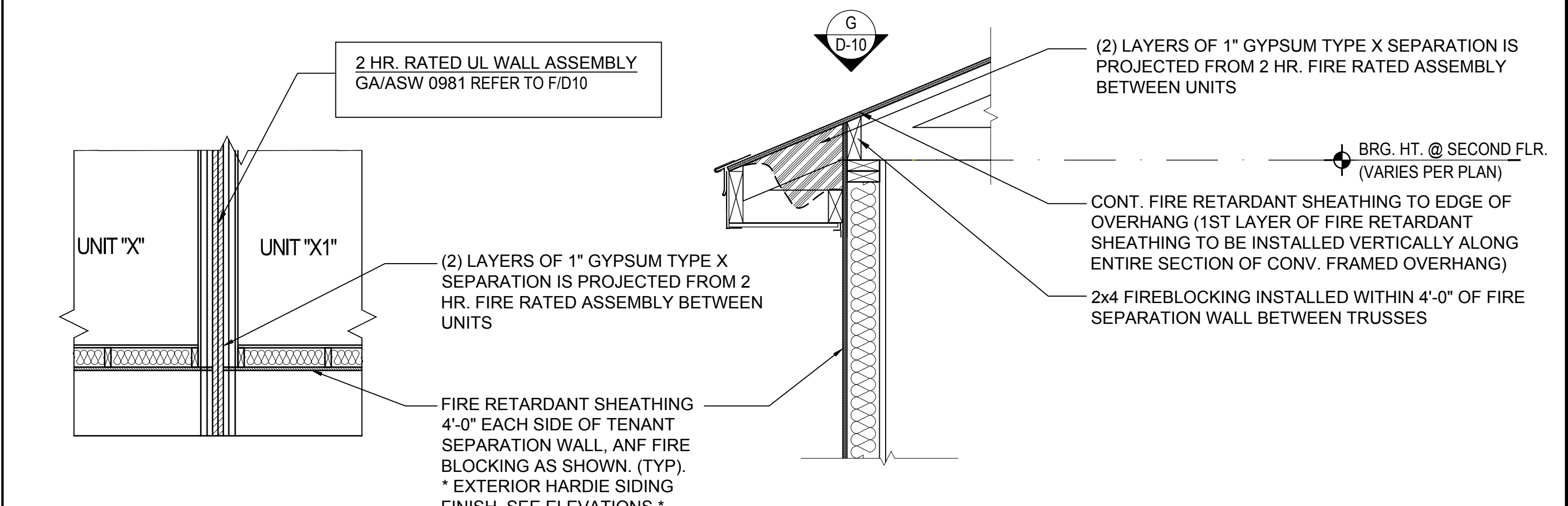
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 815 Oriole Ave., Suite # 040  
 Altamonte Springs, FL 32701  
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**A I B D**  
**GOBA**  
**5-Unit: Rear Load Detached**  
 Models: Tyler, Jackson, Grant, Jackson & Norene  
 Building Pad # XXX  
 Lot# XX-XX, Subdivision  
 Street Address  
 City, State, Zip Code  
 A Division of Park Square Enterprises Inc.  
 5200 Vineland Rd., Suite #200  
 Orlando, FL 32811  
 Phone: (407) 529-3000  
 PROJECT: 22-1148  
 SCALE: AS NOTED  
 DRAWN BY: C.C.  
 DESIGNED BY: MJS  
 ISSUE DATE: 11/17/2023  
 REVISIONS:  
 PROJECT: 22-1148  
 SCALE: AS NOTED  
 DRAWN BY: C.C.  
 DESIGNED BY: MJS  
**STRUCTURAL DETAILS**  
**D9**

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<b>GA FILE NO. ASW 0981</b>	<b>PROPRIETARY*</b>	<b>2 HOUR FIRE</b>	<b>60 to 64 STC SOUND</b>
<b>GYPSUM WALLBOARD, STEEL H STUDS</b>			
<p><b>Fire Design:</b>  <b>Two</b> 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><b>Sound Design:</b>                  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>			
<b>PROPRIETARY GYPSUM PANEL PRODUCTS</b>			
National Gypsum Company.....1" Gold Bond® Brand eXP® FIRE SHIELD® Shaftliner		Thickness:	3-1/2" (Fire) 11-3/4" (Sound)
		Approx. Weight:	9 psf (Fire and Sound)
		Fire Test:	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**



**H 2 HR. CONT. SOFFIT PROJECTION @ EAVES**

**Gold Bond® eXP® Shaftliner**

**TECHNICAL DATA**

Physical Properties	eXP Shaftliner
Thickness <sup>1</sup> , Nominal	1" (25.4 mm)
Width <sup>1</sup> , Nominal	2' (610 mm)
Length <sup>1,4</sup> , Standard	8' - 12' (2,438 mm - 3,658 mm)
Weight, Nominal	3.75 lbs./sq. ft. (18.31 kg/m <sup>2</sup> )
Edges <sup>5</sup>	Double Beveled
Flexural Strength <sup>1</sup> , Perpendicular	≥ 230 lbf. (1,023 N)
Flexural Strength <sup>1</sup> , Parallel	≥ 80 lbf. (356 N)
Humidified Deflection <sup>1</sup>	N/A
Nail Pull Resistance <sup>1</sup>	≥ 80 lbf. (356 N)
Hardness <sup>1</sup> - Core, Edges and Ends	≥ 15 lbf. (67 N)
Thermal Resistance <sup>1</sup>	R = .65
Water Absorption <sup>1</sup> (% of Weight)	≤ 5%
Linear Expansion with Change Moisture	6.25 x 10 <sup>-4</sup> in./in./%RH
Coefficient of Thermal Expansion	9.26 x 10 <sup>-4</sup> in./in./°F
Mold Resistance <sup>6</sup> , 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 <sup>7</sup>	Non-combustible Core
Surface Burning Characteristics <sup>8</sup>	Class A
Flame Spread <sup>9</sup>	0
Smoke Development <sup>10</sup>	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, NCC 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 0981-22<sup>ND</sup> 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.

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

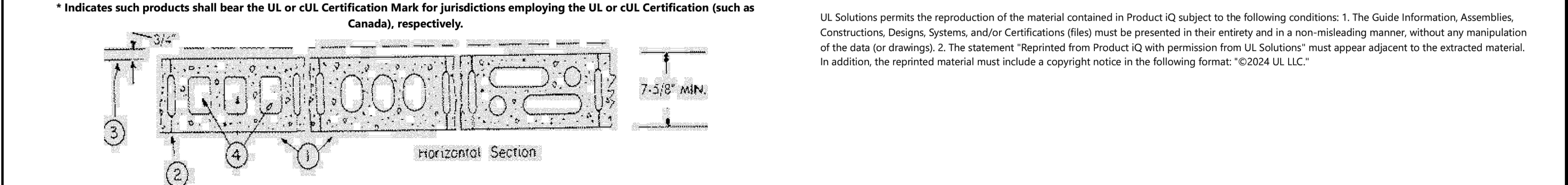
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada  
 Design Criteria and Allowable Variances

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 1).

**DESIGN NO. U905**