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## (SUBDIVISION NAME) TOWNHOMES

# Park Square HOMES

## 6-UNIT: (TYLER, JACKSON, GRANT, JACKSON, GRANT & MONROE)

PAD SIZE 132'-0" X 70'-0"

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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	1/16/24	ELECTRICAL MARKUPS	G.P.
10	2/22/24	DRAIN PAN NOTE AT THE WASHERS ON THE SECOND FLOOR ALL UNITS	G.P.
11	3/4/24	PAVERS AT LANAI & COURTYARD IN ALL UNITS	G.P.
12	5/15/24	METERS BANK RELOCATED, LAUNDRY DOOR RELOCATED ON JACKSON MODEL & BRG. HT. LEGEND UPDATED	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 UNINHABITABLE ATTICS WITH LIMITED STORAGE HABITABLE ATTICS & ATTICS SERVED WITH FIXED STAIRS BALCONIES (EXTERIOR) AND DECKS FIRE ESCAPES GUARDS AND HANDRAILS GUARD INFILL COMPONENTS PASSENGER VEHICLE GARAGES ROOMS OTHER THAN SLEEPING ROOMS SLEEPING ROOMS STAIRS	DESIGN REQUIREMENTS A. ROOF LIVE LOAD IS 20 PSF. B. FLOORS LIVE LOAD IS 40 PSF. BALCONIES, DECKS, STAIRS, LIVE LOAD IS 80PSF. NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2023) FLORIDA BUILDING CODE RESIDENTIAL (8TH EDITION) 1. WIND EXPOSURE - CATEGORY (C) 2. ULTIMATE WIND SPEED - 140MPH. NOMINAL WIND SPEED - 108MPH. 3. WIND IMPORTANCE FACTOR - 1.0 4. INTERNAL PRESSURE COEFFICIENT- .18 5. MAXIMUM PRESSURE FOR COMPONENTS AND CLADDING, 21.0 p.s.f./28.1 p.s.f. UNLESS NOTED OTHERWISE. 6. SINGLE FAMILY RESIDENCE TO BE RISK CATEGORY II.
ANSI STANDARD FOR MEASURING HOUSES	DESIGN STATEMENT
THE ANSI STANDARD FOR MEASURING HOUSES: NATIONAL STANDARD Z323-1988 NEW CONSTRUCTION THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS FOR ATTACHED UNITS. THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS AREN'T USED IN THIS SYSTEM OF MEASURING. THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS FOR ATTACHED UNITS. THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS AREN'T USED IN THIS SYSTEM OF MEASURING.	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
THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS FOR ATTACHED UNITS. THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS AREN'T USED IN THIS SYSTEM OF MEASURING.	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
1. AIR-CONDITIONED SPACE 2. NON-AIR-CONDITIONED SPACE (GARAGES, PATIOS, PORCHES, BREEZEWAYS)	GARAGE DOORS
	16'-0" x 8'-0" (+) 27.7 (-) 28.3 16'-0" x 7'-0" (+) 26.7 (-) 27.2 9'-0" x 8'-0" (+) 25.8 (-) 26.9 9'-0" x 7'-0" (+) 25.2 (-) 26.2 8'-0" x 8'-0" (+) 22.9 (-) 23.1 (-) 29.0 OVERHANG (-) 55.30
	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.
	WIND PRESSURE AND SUCTION DIAGRAM
	GENERAL PRESSURE NOTES
	NOTES: 1. 1/4" END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS. INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LONGER 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 (ENERGY CONSERVATION) 8TH EDITION. • 2020 FLORIDA FIRE PREVENTION CODE (7TH EDITION). • 2010 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

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

**AIBD**

**GOBA**  
GOLF BUILDING GROUP ASSOCIATION

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

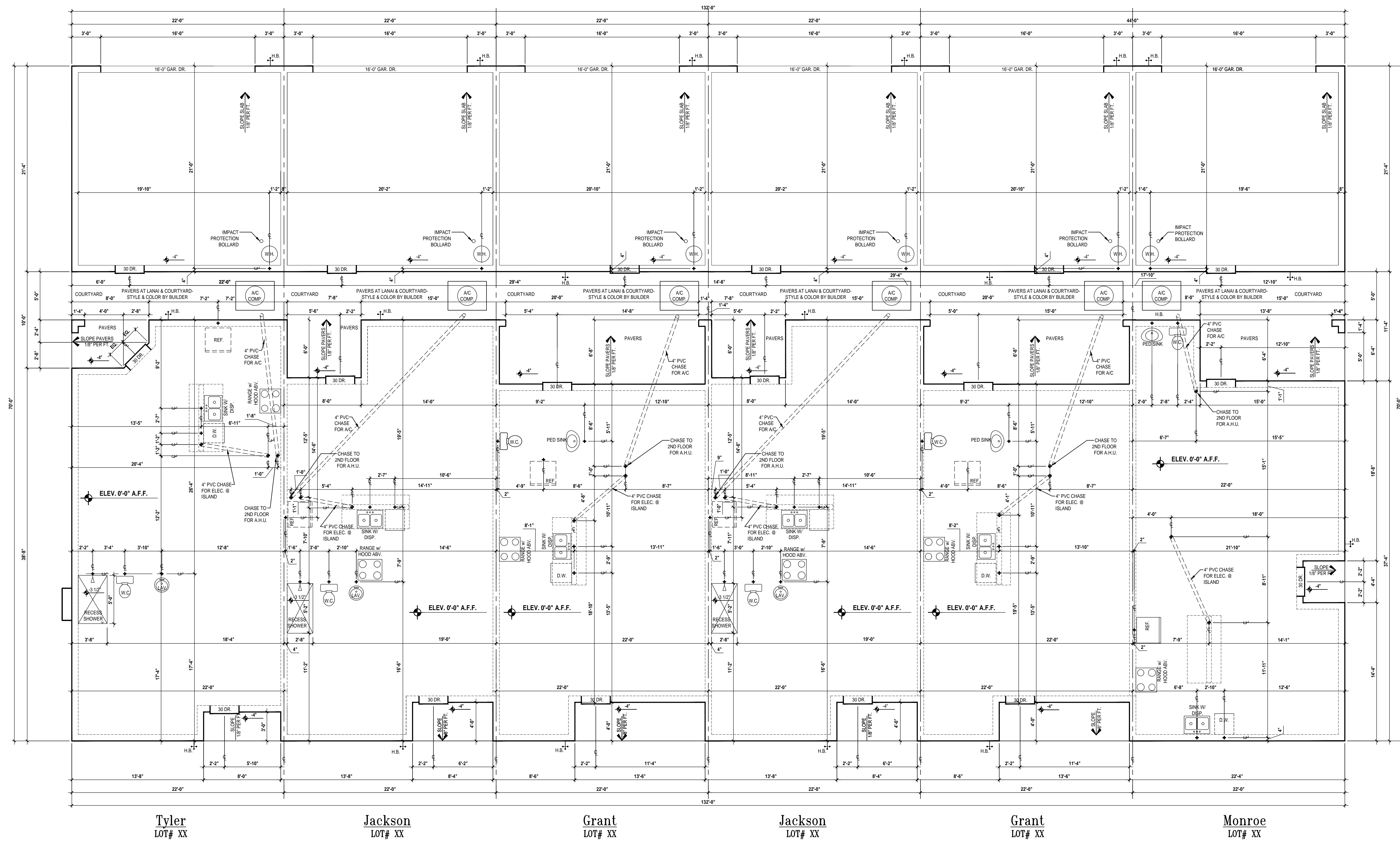
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Phone: (407) 529-3000

**Park Square HOMES**

ISSUE DATE | 02/14/2023  
REVISIONS  
PROJECT: 22-1148  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

COVER PAGE  
**A0**

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Tyler  
LOT# XX

Jackson  
LOT# XX

Grant  
LOT# XX

Jackson  
LOT# XX

Grant  
LOT# XX

Monroe  
LOT# XX

# Slab Plan

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

PROJECT:	22-1148
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS
ISSUE DATE:	02/14/2023
REVISIONS:	

SLAB PLAN  
**A1**

Aug 30, 2024 12:04pm  
dlego - V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orange)\1 - Townhome Models\Rear Load Detached Towns (Raised Heels)\UnitA Slab Plan.dwg

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

**GOBA**  
GOLF ORANGE BUILDERS ASSOCIATION

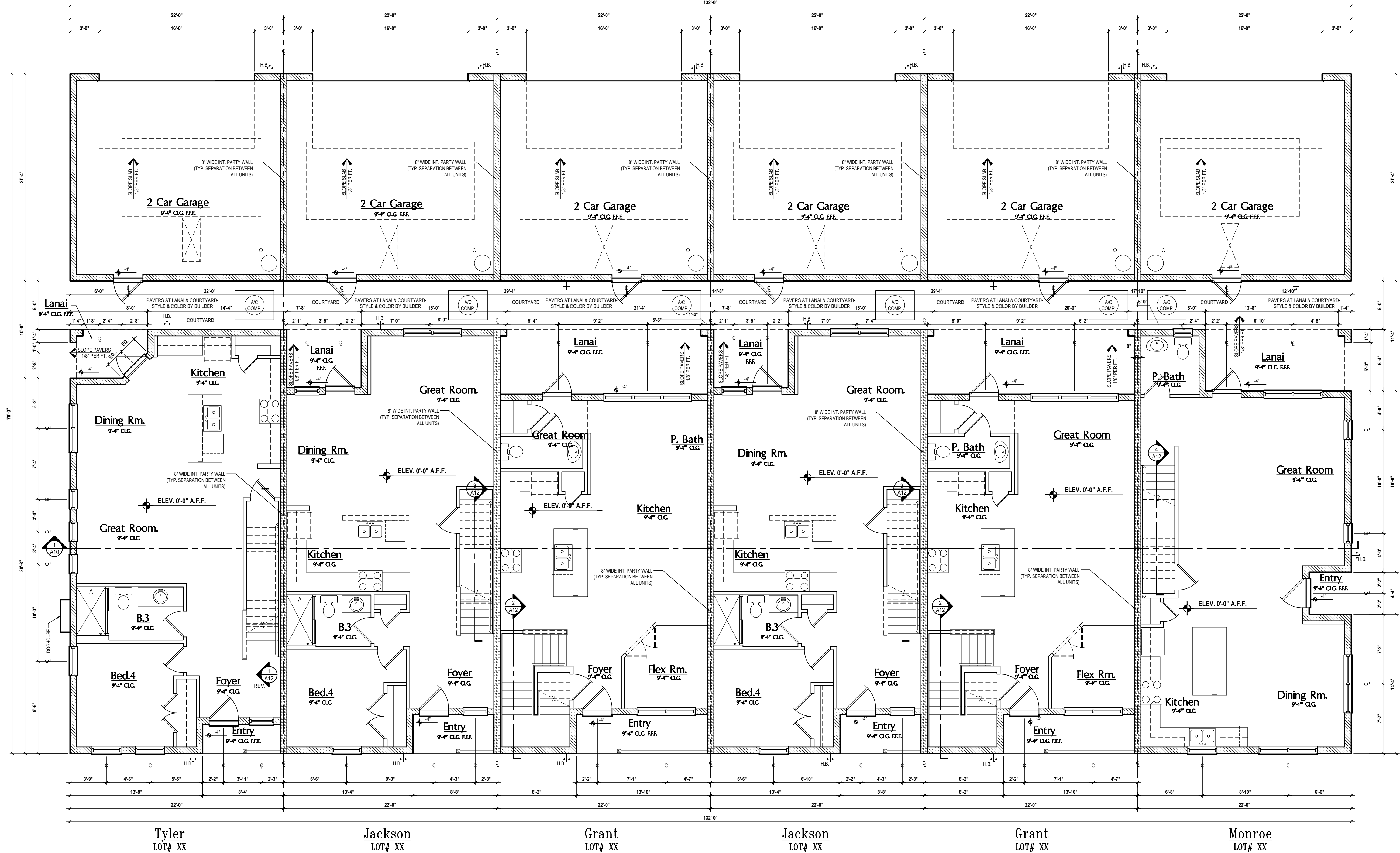
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Tyler  
LOT# XX

Jackson  
LOT# XX

Grant  
LOT# XX

Jackson  
LOT# XX

Grant  
LOT# XX

Monroe  
LOT# XX

**GENERAL NOTES KEY:**

- |                      |                        |
|----------------------|------------------------|
| ABBRVIATIONS         | ONS - OBTAINED         |
| MT - METAL THRESHOLD | SH - SINGLE HUNG       |
| FR - FRENCH DOORS    | DH - DOUBLE HUNG       |
| SL - SIDE LIGHT      | CSMT - CASEMENT        |
| FG - FIXED GLASS     | HR - HORIZONTAL ROLLER |
| TR - TRANSOM         | BP - BYPASS            |
| GB - GLASS BLOCK     | RF - RIFLED            |
| RD - ROCKET DOOR     | HT - TYPICAL           |
| SVC - SERVICE DOOR   |                        |
- 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 H&C WATER W DRAIN @ WASHER SPACE.
  - VENT DRYER THRU EXTERIOR WALL U.O.
  - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
  - PROVIDE RECESS H&C WATER W DRAIN @ WASHER SPACE.
  - SAG RESISTANT DRYWALL ON ALL CEILINGS.
  - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
  - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
  - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
  - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/2" U.O.
  - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/2" U.O.
  - C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALLS & SHEAR WALL SEGMENTS.
  - ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" X 1/2" (1/2" MIN. CYSPUM BOARD).
  - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
  - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
  - ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABOVE SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVED PER FBC-R312.2.
  - 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-R 12.2.2.2.
  - 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.
  - ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABOVE SURFACE WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1.
  - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
  - 8" TUB 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" (12.7 MM) GYPSUM WALLBOARD, 2020 INCH (18.3 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
  - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R319.
  - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH GULFISH PANELS (OR SIMILAR).
  - ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R402.4.
  - FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
  - ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
  - WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MATT GYPSUM BACKING PANELS (ASTM C1778), FIBER REINFORCED GYPSUM PANELS (ASTM C1275), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MATT 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"
  - 24 = 2'-4"
  - 26 = 2'-6"
  - 28 = 2'-8"
  - 30 = 3'-0"
- ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

**BRG. HT. LEGEND**



**Area Tabulations**

Living:	
1st floor:	5,020 sf
2nd floor:	5,518 sf
<b>Total Living:</b>	<b>10,538 sf</b>
entry:	224 sf
garage:	2,814 sf
lanai:	522 sf
courtyard:	660 sf
<b>Total Area:</b>	<b>14,758 sf</b>

**First Floor Overall**

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

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residential-commercial-architecture

**A | B | D**

**GOBA**  
Gypsum Board Association

**6-Unit: Rear Load Detached**  
Models: Tyler, Jackson, Grant, 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: 02/14/2023

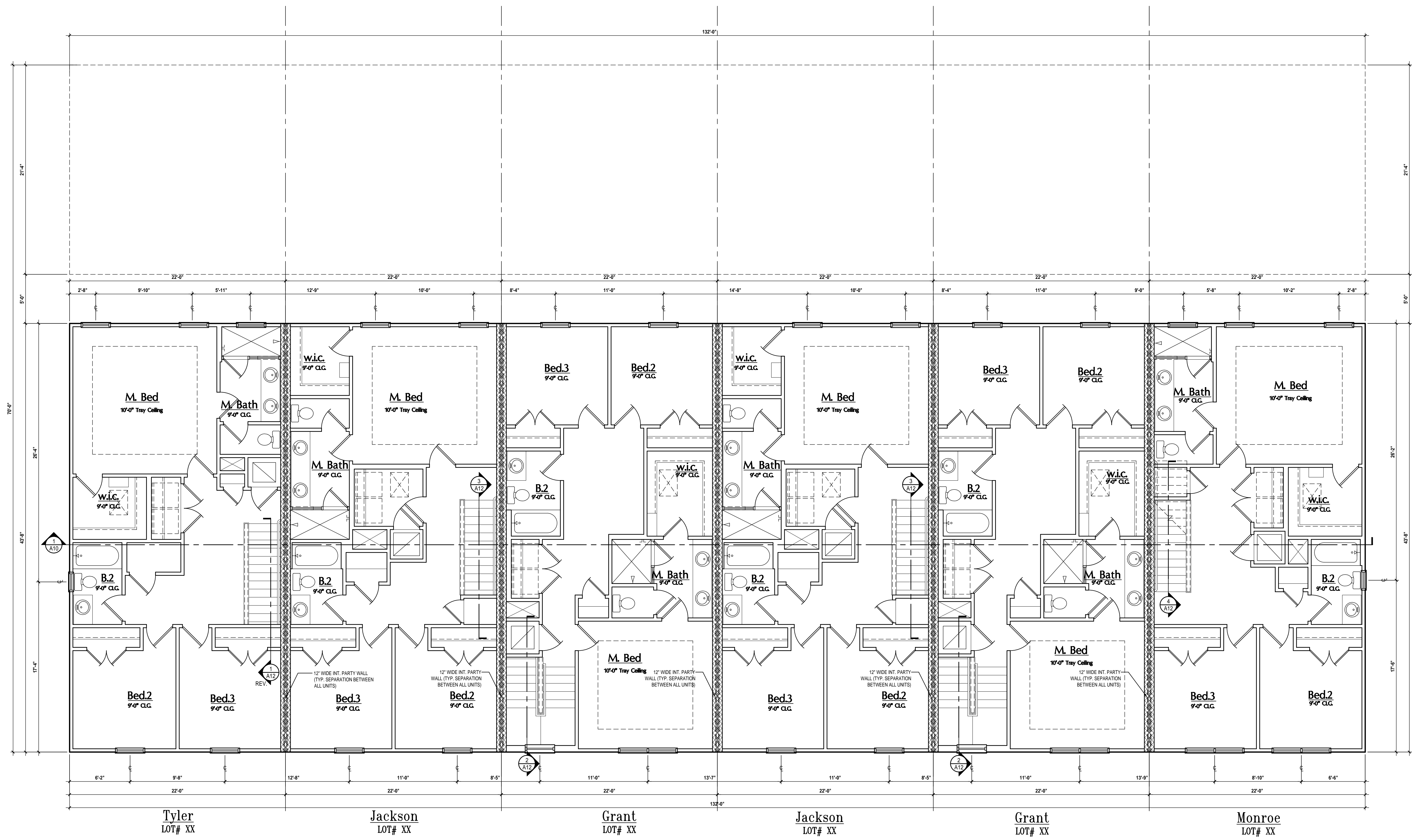
REVISIONS:

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

Aug 30, 2024, 12:04pm

FIRST FLOOR  
**A2**

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**GENERAL NOTES KEY:**

- |                      |                        |
|----------------------|------------------------|
| ABBREVIATIONS        | OBG - OBSCURED GLASS   |
| MT - METAL THRESHOLD | TEMP - TEMPERED GLASS  |
| FR - FRENCH DOORS    | SH - SINGLE HUNG       |
| SL - SIDE LIGHT      | DH - DOUBLE HUNG       |
| FG - FIXED GLASS     | CBMT - CASEMENT        |
| TR - TRANSOM         | HR - HORIZONTAL ROLLER |
| GB - GLASS BLOCK     | BP - BYPASS            |
| PKT - POCKET 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 PER FBC R M1307.2 & FBC R M1304. AND SHALL BE SUPPORTED ON CONCRETE SLAB OR OTHER APPROVED MATERIAL. NOTE: LESS THAN 3" ABOVE ADJOINING GROUND, PER FBC R M1305.1.4.1
  - 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.
  - PROVIDE RECESS H&C 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 3/4" U.O.
  - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/8" U.O.
  - C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SYS. - SHEAR WALL SEGMENTS.
  - ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (12.7 MM) GYPSUM BOARD.
  - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
  - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
  - ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABOVE SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVED PER (FBC-R312.2).
  - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
  - SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
  - ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC R310.2 (EGRESS)
  - SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MUS & E.O.R. STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL. (2000 PSF MIN). FILL MATERIAL SHALL BE COMPACTED TO 98% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR / OWNER.
  - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC R302.5.1.
  - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERLIE 1/2" 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 1/2.1 (MIN. GYPSUM WALLBOARD; 2 1/2-INCH (1.3 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION-FIRE TEST AND THE INTEGRITY-FIRE TEST OF NFPA 275.
  - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R319.
  - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH CURB FLASH PANELS (OR SIMILAR).
  - ATTIC ACCESS OPENINGS SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC R 402.2.4.
  - FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
  - ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
  - WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM 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" BIFOLD
24 = 2'-4"	50 B.F. = 5'-0" BIFOLD
26 = 2'-6"	60 B.F. = 6'-0" BIFOLD
28 = 2'-8"	
30 = 3'-0"	
ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.	

**BRG. HT. LEGEND**

- INDICATES A CONCRETE FILLED CELL WITHIN AN 8" CMU WALL CONTAINING (1) VERT. #5 REBAR CONT. FROM FOUNDATION SLAB TO BOND BEAM. PROVIDE A MIN. OF 2" LAP ON ALL STEEL REINFORCING BARS. (MIN. REBAR GRADE 60).
- INDICATES BRG. WALL
- 9'-4" BRG. HT.
- 11'-0" BRG. HT.
- FOUNDATION
- 2-STORY BRG. FOOTING
- INDICATES 1-HR. FIREWALL
- INDICATES 2-HR. FIREWALL

**Second Floor Overall**  
 SCALE: 3/16" = 1'-0"

**ITEG**  
 THOMPSON ENGINEERING GROUP, INC.  
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 Ft. Lauderdale, FL 33328  
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 Fax: (407) 724-1750  
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 Fax: (407) 629-6776  
 www.mjsdesignsgroup.com  
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**AIBD**  
 ARCHITECTS IN BUSINESS DESIGN

**GOBA**  
 GYPSUM BOARD ASSOCIATION

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

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

**Park Square HOMES**

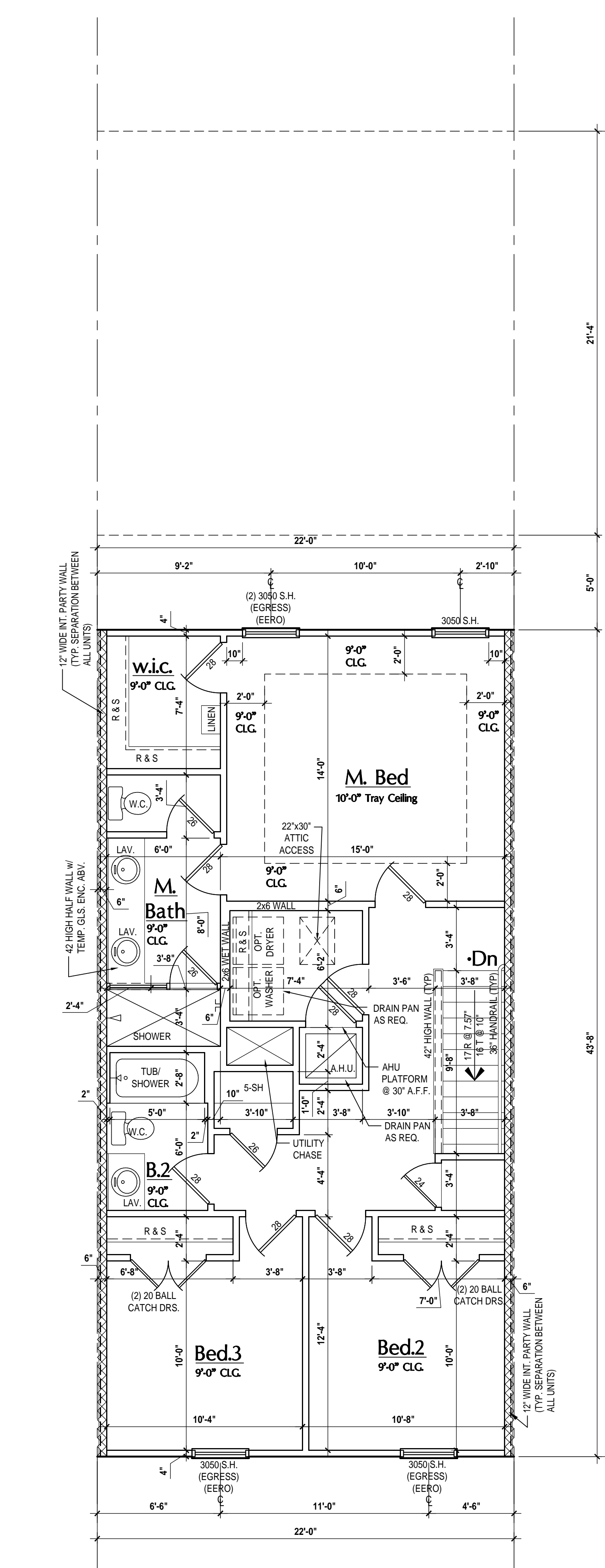
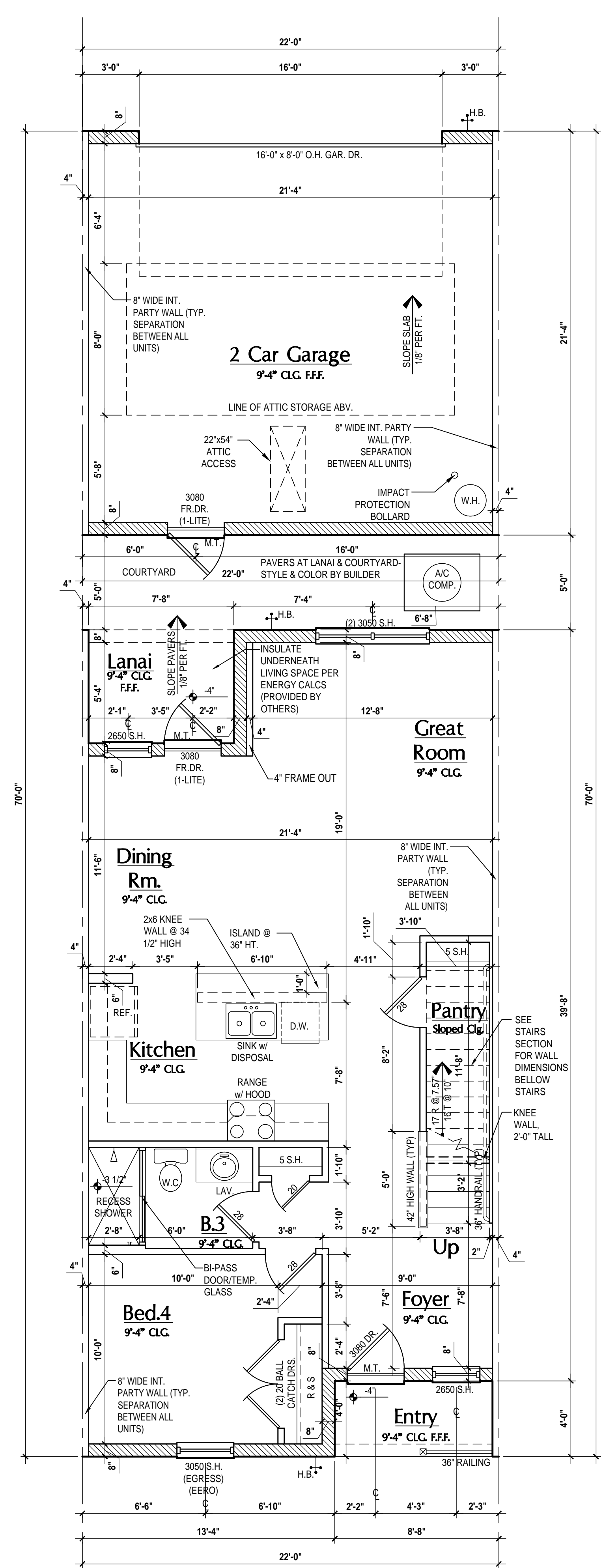
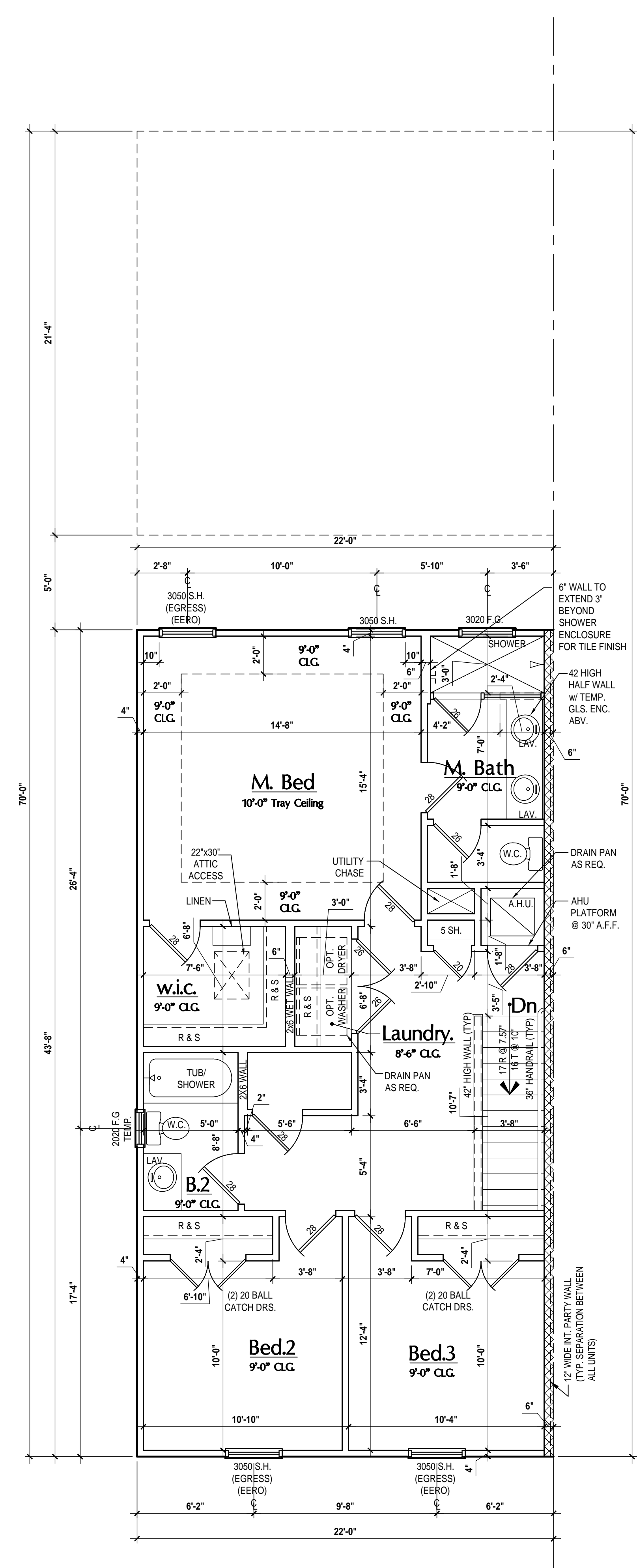
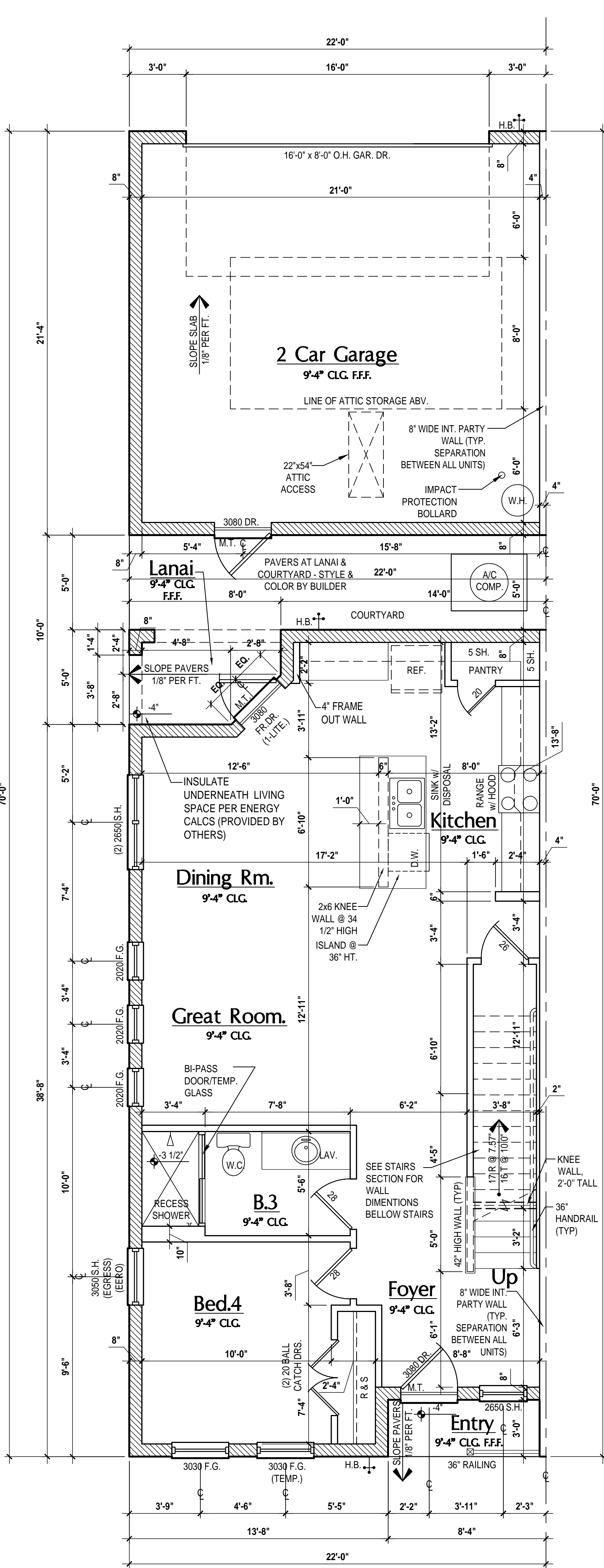
ISSUE DATE: 02/14/2023  
 REVISIONS:

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

**Second Floor Overall**  
 SCALE: 3/16" = 1'-0"

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"

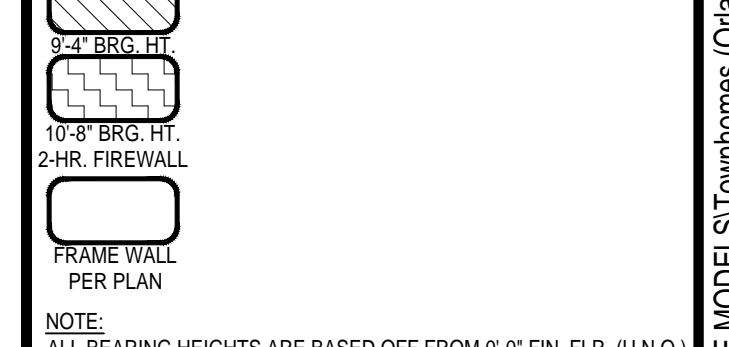
**GENERAL NOTES KEY:**

- 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, DH - DOUBLE HUNG, CMNT - CASSEMENT, 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-R312.2).
- 20. SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
- 21. SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
- 22. ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC R310.
- 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 GLASS WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC R302.5.1.
- 25. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERLIE DECKING.
- 26. 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE.
- 27. THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" MIN. 1/2" MIN. GYPSUM BOARD. 2 1/2" MIN. (1/2" MIN. 3/4" 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 QUICK-ASH 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 DAMPENING.
- 32. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
- 33. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM 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 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 BLDG.

**BRG. HT. LEGEND**



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

**6-Unit: Rear Load Detached Townhomes (Charleston, Townhome Models) / 4-Unit: A-Floor Plans (Jackson) / 4-Unit: A-Floor Plans (Jackson) / 4-Unit: A-Floor Plans (Jackson)**

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

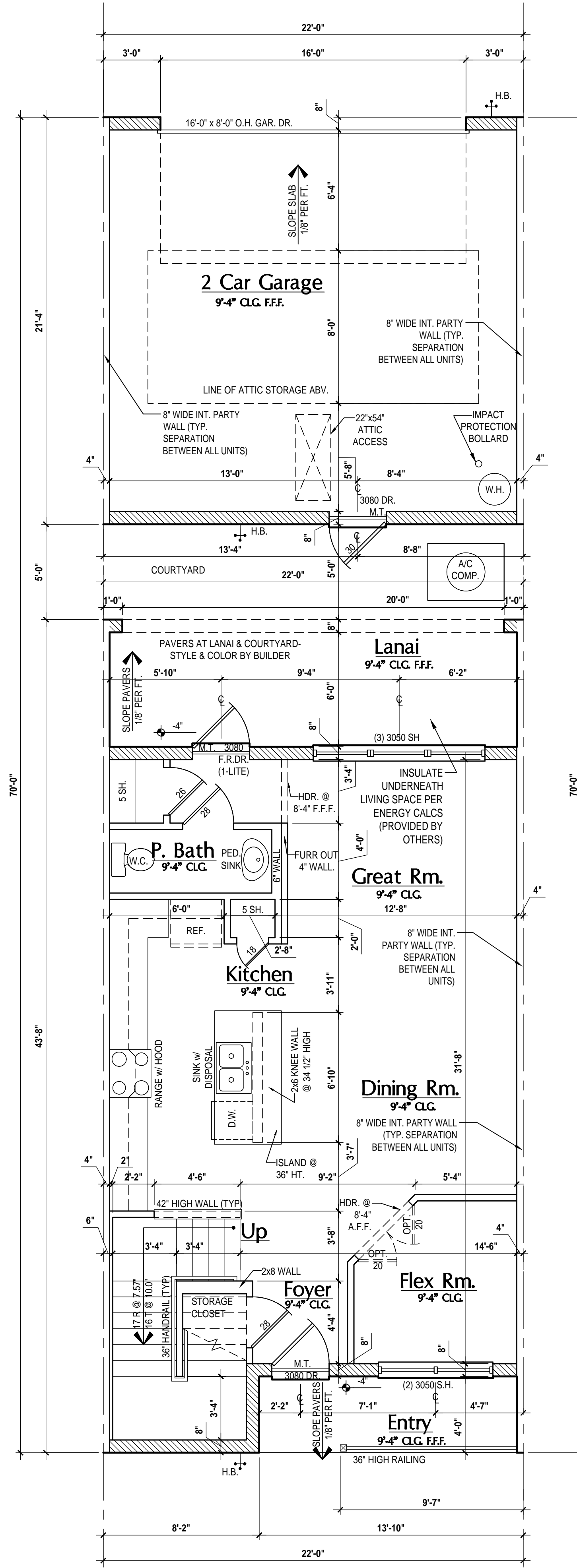
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Phone: (407) 529-3000

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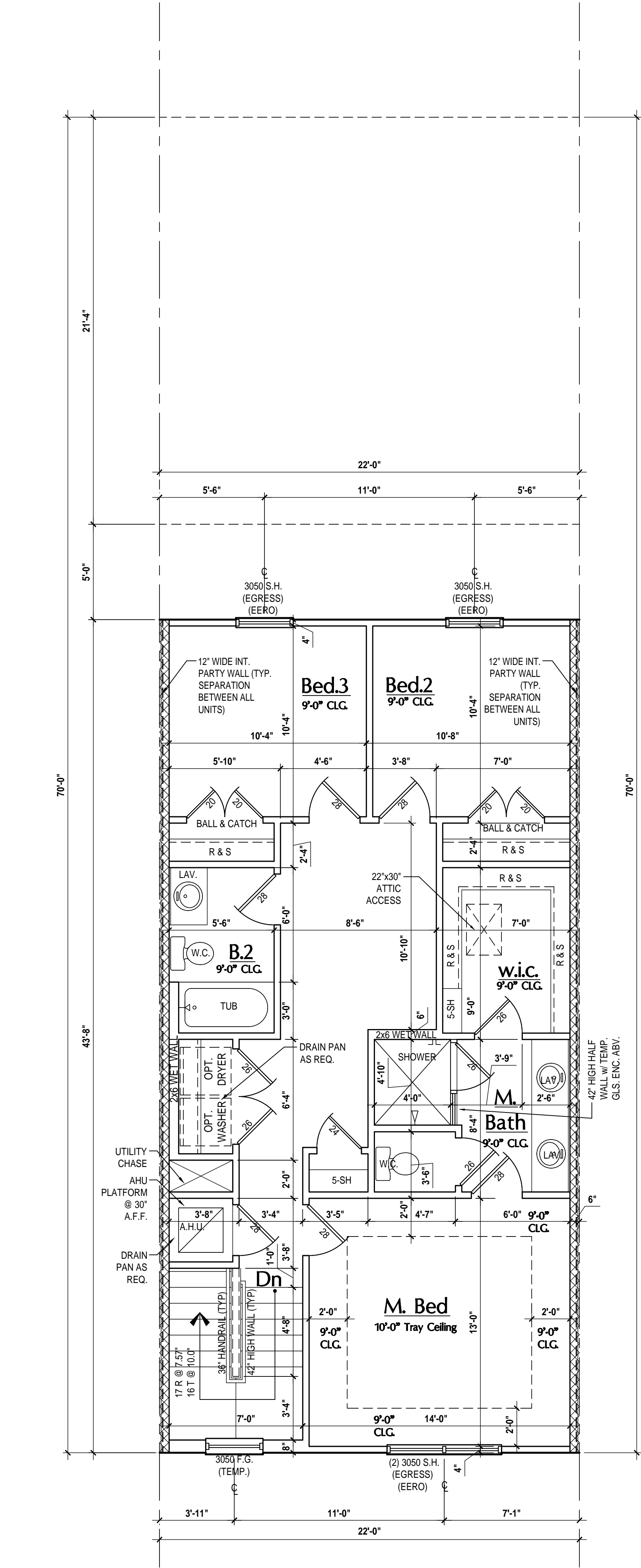
ISSUE DATE: 02/14/2023  
REVISIONS:  
PROJECT: 22-1148  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

FLOOR PLANS  
**A4**

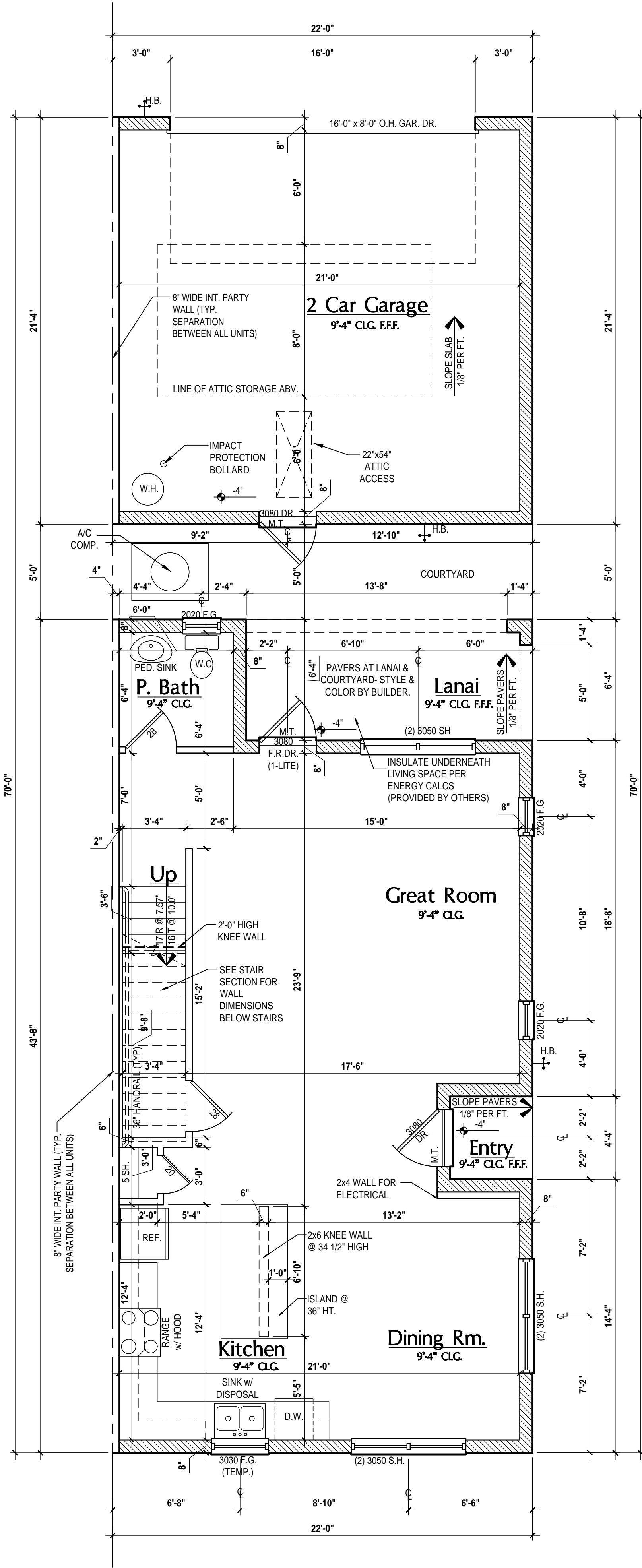
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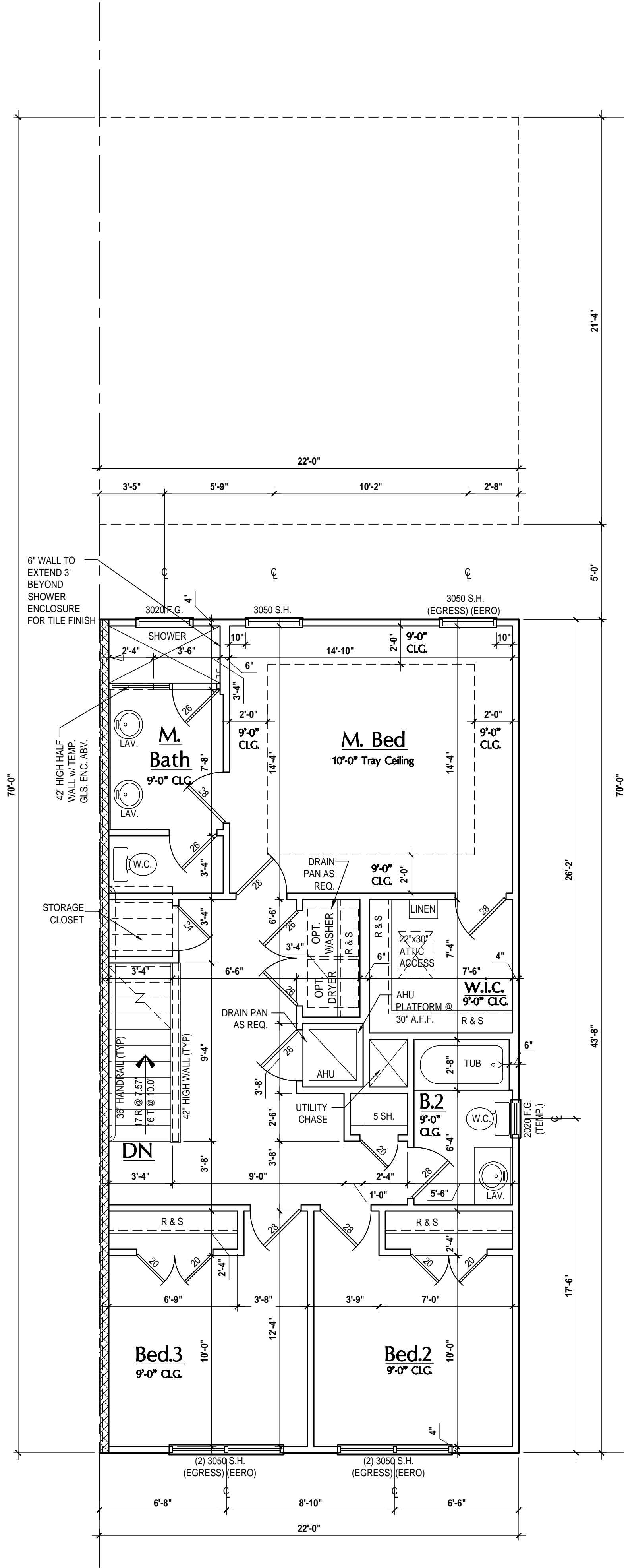
**Grant: First Floor Plan**  
SCALE: 1/4" = 1'-0"



**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"

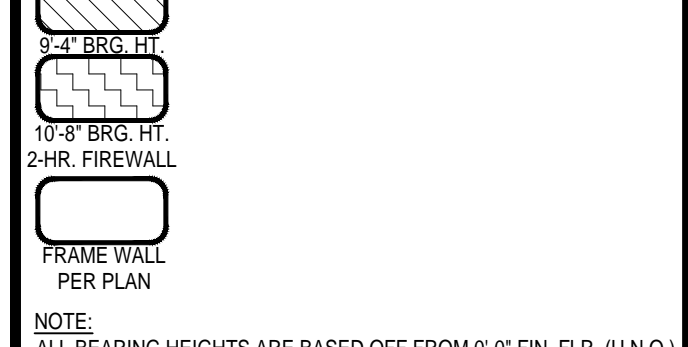
**GENERAL NOTES KEY:**

- ABBREVIATIONS:**  
 MT - METAL THRESHOLD  
 FR - FRENCH DOORS  
 SL - SIDE LIGHT  
 FG - FIXED GLASS  
 TR - TRANSOM  
 GB - GLASS BLOCK  
 RC - 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 H&C WATER W DRAIN @ WASHER SPACE.
  - VENT DRYER THRU EXTERIOR WALL U.O.
  - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
  - PROVIDE RECESS H&C WATER W DRAIN @ WASHER SPACE.
  - S&G 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.
  - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
  - ALL OPERABLE WINDOWS LOCATED MORE THAN 22" ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SEVER 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 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"    2 = 2'-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 BLDG. HT. LEGEND.

**BLDG. HT. LEGEND**



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

Area Tabulations	
Living:	Monroe Unit
1st floor:	847 sf
2nd floor:	930 sf
<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"

4815 Orienta Ave., Suite #1040  
Altamonte Springs, FL 32701  
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Fax: (407) 629-6776  
www.mjsdesignsgroup.com

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www.mjsdesignsgroup.com

6-Unit: Rear Load Detached

Models: Tyler, Jackson, Grant, Monroe

Building Plan #XXX

Lot# XX-XX, Subdivision

City, State, Zip Code

PROJECT: 22-1148

SCALE: AS NOTED

DRAWN BY: C.C.

DESIGNED BY: MJS

ISSUE DATE: 02/14/2023

REVISIONS

PROJECT: 22-1148

SCALE: AS NOTED

DRAWN BY: C.C.

DESIGNED BY: MJS

ISSUE DATE: 02/14/2023

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SCALE: AS NOTED

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DESIGNED BY: MJS

ISSUE DATE: 02/14/2023

REVISIONS

PROJECT: 22-1148

SCALE: AS NOTED

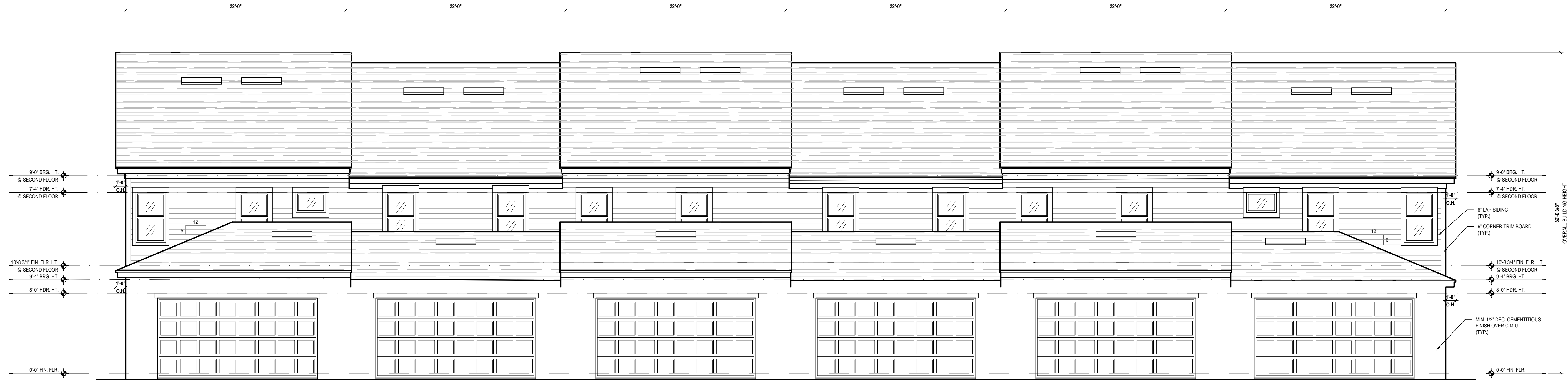
DRAWN BY: C.C.

DESIGNED BY: MJS

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



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



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

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

815 Orienta Ave., Suite #1040  
 Altamonte Springs, FL 32701  
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 Fax: (407) 629-6776  
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**MJS**  
 designers group  
 residential-commercial-architecture

**AIBD**

**GOBA**  
 GROUP OF BUSINESS ASSOCIATES

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

**Park Square HOMES**

ISSUE DATE: 02/14/2023  
 REVISIONS:

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

ELEVATIONS  
**A6**

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



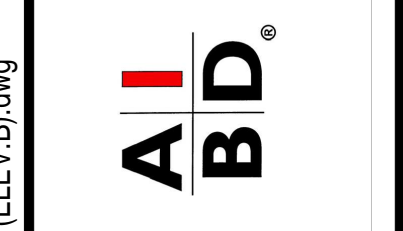
**Rear Elevation**  
SCALE 3/16" = 1'-0"



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



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Altamonte Springs, FL 32701  
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**6-Unit: Rear Load Detached**  
Models: Tyler, Jackson, Grant, Jackson, Grant & Monroe  
Building Part #XX  
Lot# XX-XX-XX, Subdivision  
Street Address  
City, State, Zip Code

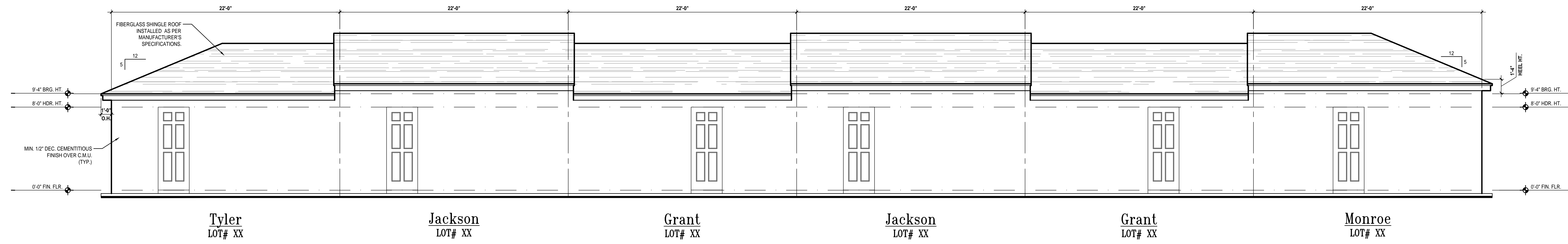
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Enterprises Inc.  
5200 Vineland Rd. Suite #200  
Orlando, FL 32811  
Phone: (407) 529-3000



ISSUE DATE: 02/14/2023  
REVISIONS:

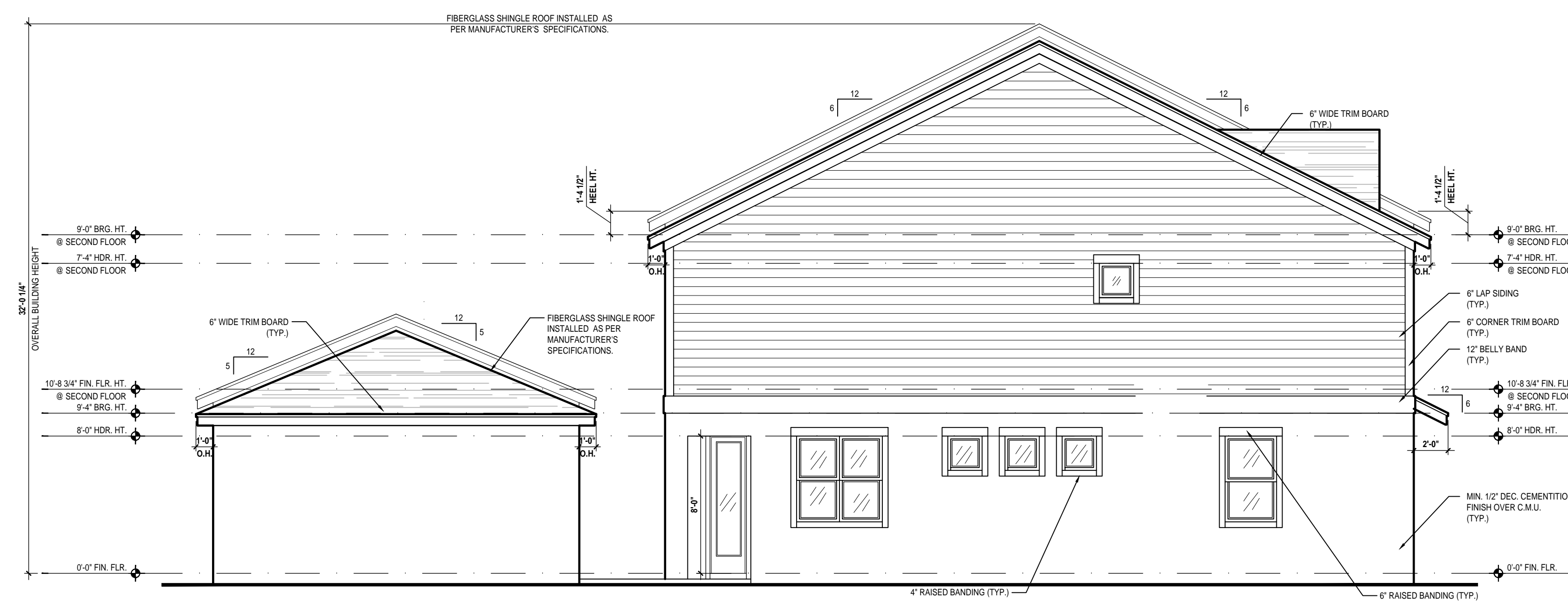
PROJECT: 22-1148  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS





**Front Elevation: Garage**

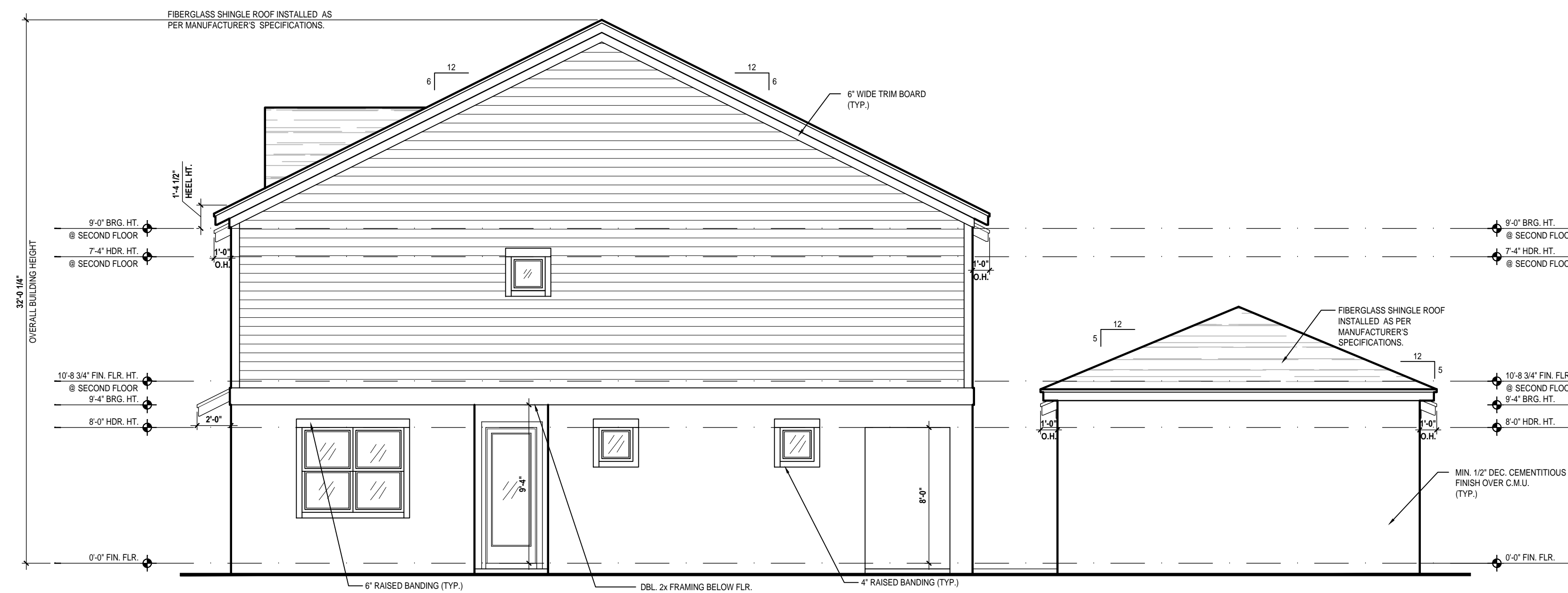
SCALE: 3/16" = 1'-0"



Tyler

**Left Elevation**

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



Monroe

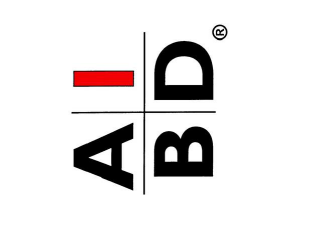
**Right Elevation**

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

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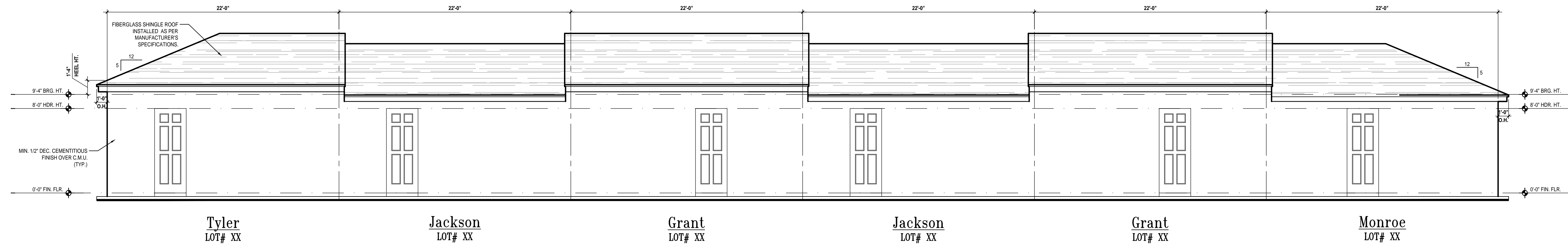
**6-Unit: Rear Load Detached**  
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 Building Part #XX  
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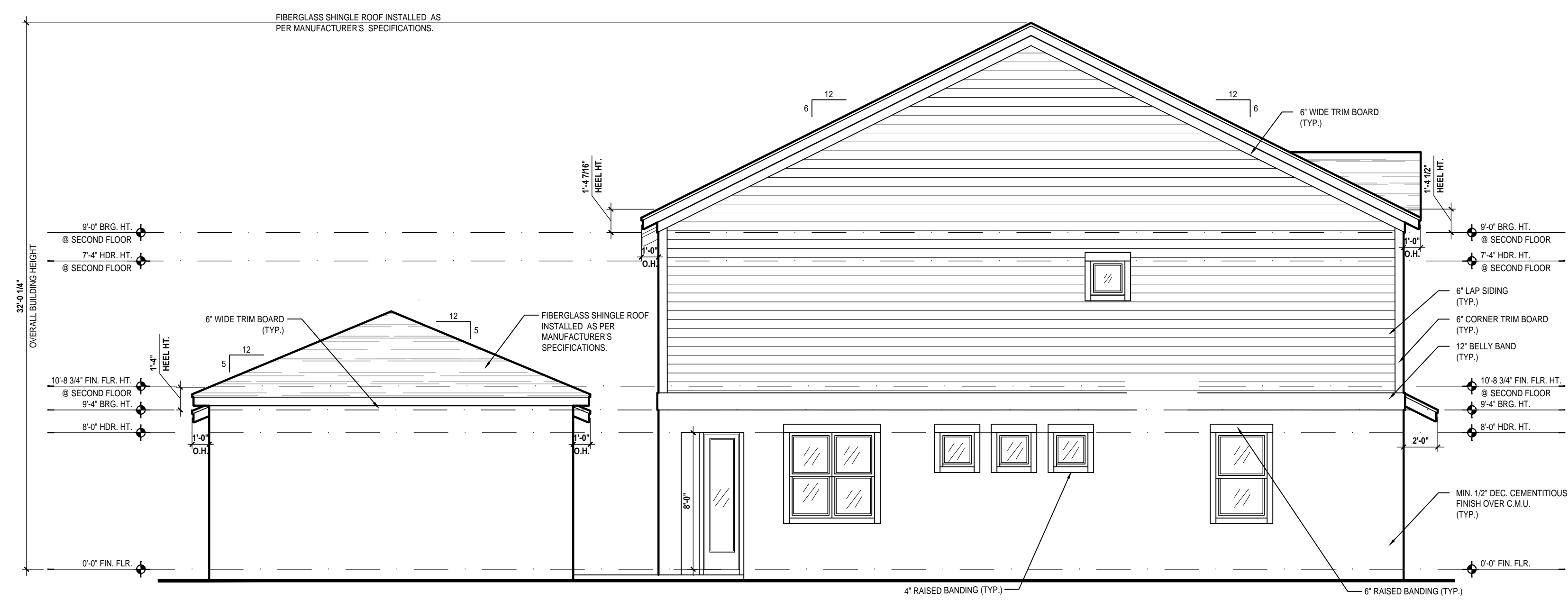


PROJECT:	22-1148
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS
ELEVATIONS	
A7	

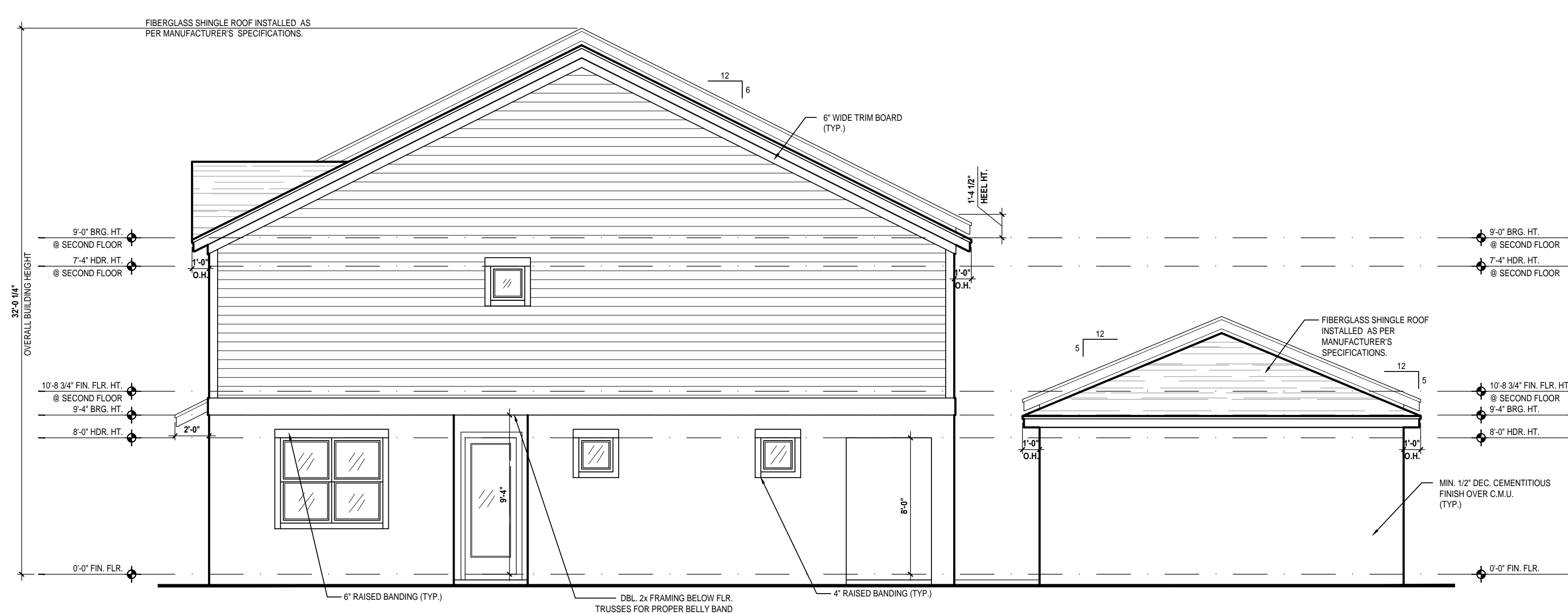
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**Front Elevation: Garage**  
SCALE 3/16" = 1'-0"



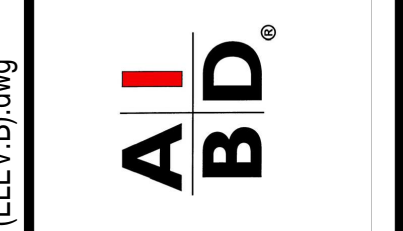
**Left Elevation**  
SCALE 3/16" = 1'-0"



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



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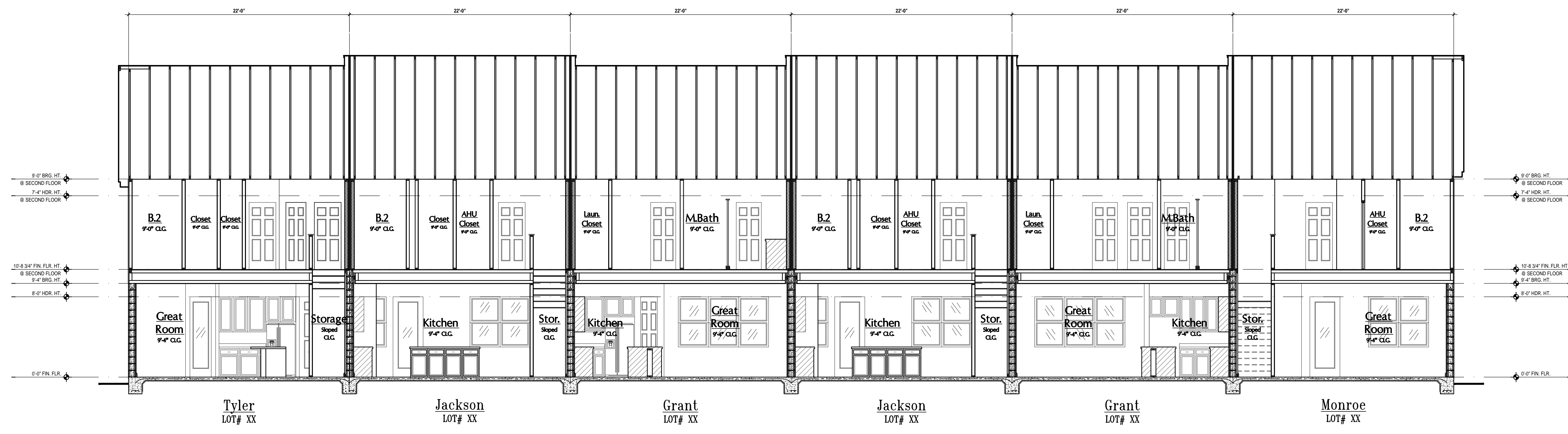
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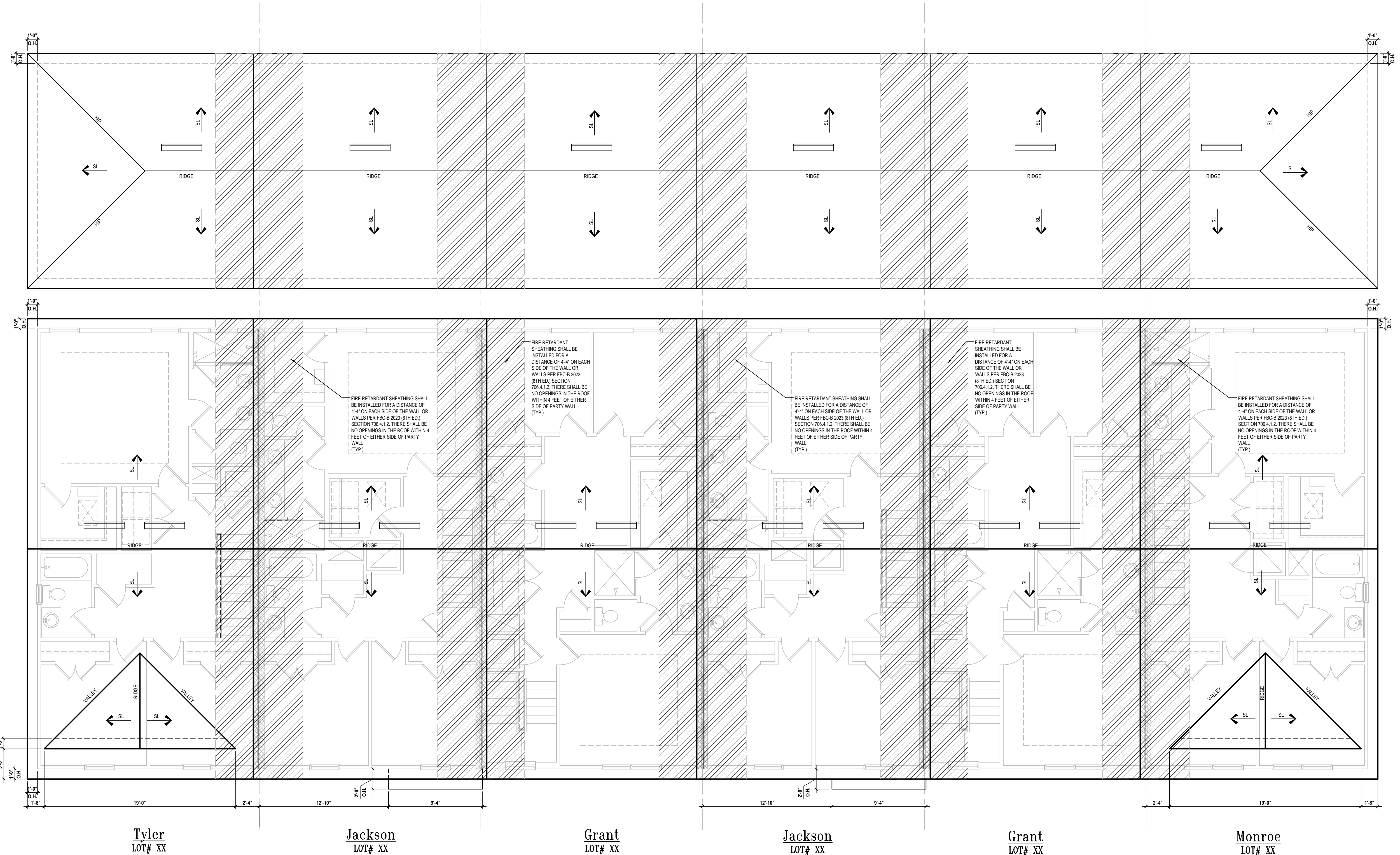


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PROJECT:	22-1148
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DRAWN BY:	C.C.
DESIGNED BY:	MJS

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1 Elevation "A": Building Section  
A10 SCALE 1/4" = 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 / 300) = 3.5 SQ. FT. / 2 = 1.75 SQ. FT. 1.75 x 144 = 252 SQ. IN. 252 SQ. IN. / 101.5" = 2.48 VENTS NEEDED	1,050 SQ. FT.
AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: = (550 / 300) = 1.83 SQ. FT. / 2 = 0.915 SQ. FT. 0.915 x 144 = 132 SQ. IN. 132 SQ. IN. / 98.75" = 1.33 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
JACKSON UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA: = (1,005 / 300) = 3.35 SQ. FT. / 2 = 1.675 SQ. FT. 1.675 x 144 = 241.2 SQ. IN. 241.2 SQ. IN. / 101.5" = 2.37 VENTS NEEDED	1,005 SQ. FT.
AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: = (486 / 300) = 1.62 SQ. FT. / 2 = 0.81 SQ. FT. 0.81 x 144 = 116.64 SQ. IN. 116.64 SQ. IN. / 98.75" = 1.18 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
GRANT UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA: = (1,005 / 300) = 3.35 SQ. FT. / 2 = 1.675 SQ. FT. 1.675 x 144 = 241.2 SQ. IN. 241.2 SQ. IN. / 101.5" = 2.37 VENTS NEEDED	1,005 SQ. FT.
AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: = (541 / 300) = 1.80 SQ. FT. / 2 = 0.90 SQ. FT. 0.90 x 144 = 129.84 SQ. IN. 129.84 SQ. IN. / 98.75" = 1.31 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
MONROE UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA: = (1,050 / 300) = 3.5 SQ. FT. / 2 = 1.75 SQ. FT. 1.75 x 144 = 252 SQ. IN. 252 SQ. IN. / 101.5" = 2.48 VENTS NEEDED	1,050 SQ. FT.
AV REQUIRED: (3) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: = (523 / 300) = 1.74 SQ. FT. / 2 = 0.87 SQ. FT. 0.87 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)	

6-Unit: Rear Load Detached  
Models: Tyler, Jackson, Grant, Jackson, Grant & Monroe  
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**A.I.D.**  
BD

**GOBA**  
Greater Orlando Builders Association

Building Path #XX  
Lot# XX-XX, Subdivision  
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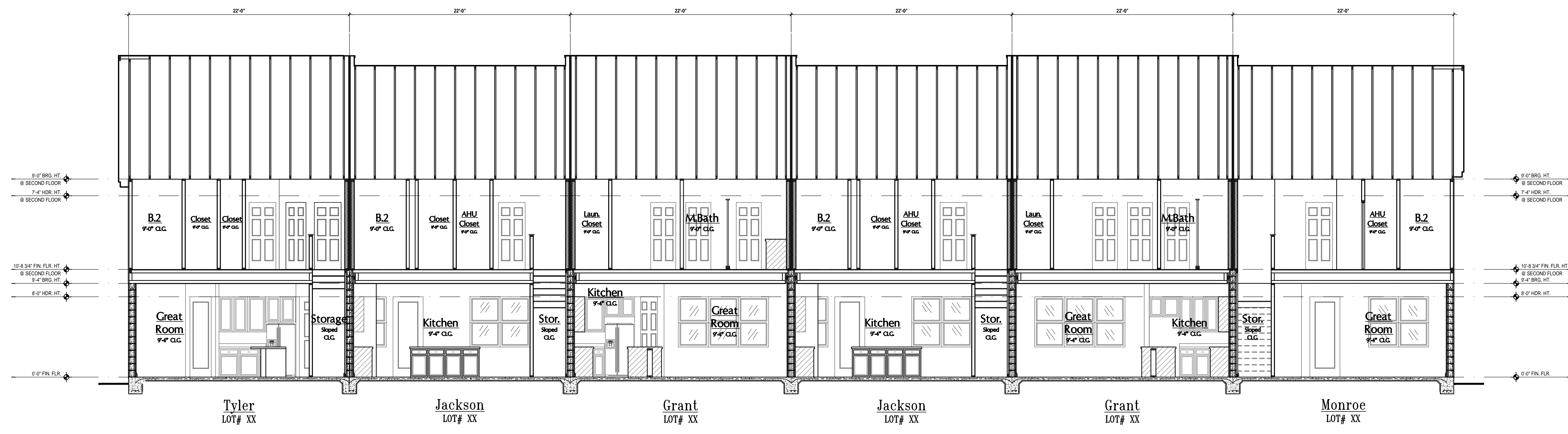
ISSUE DATE: 02/14/2023  
REVISIONS

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

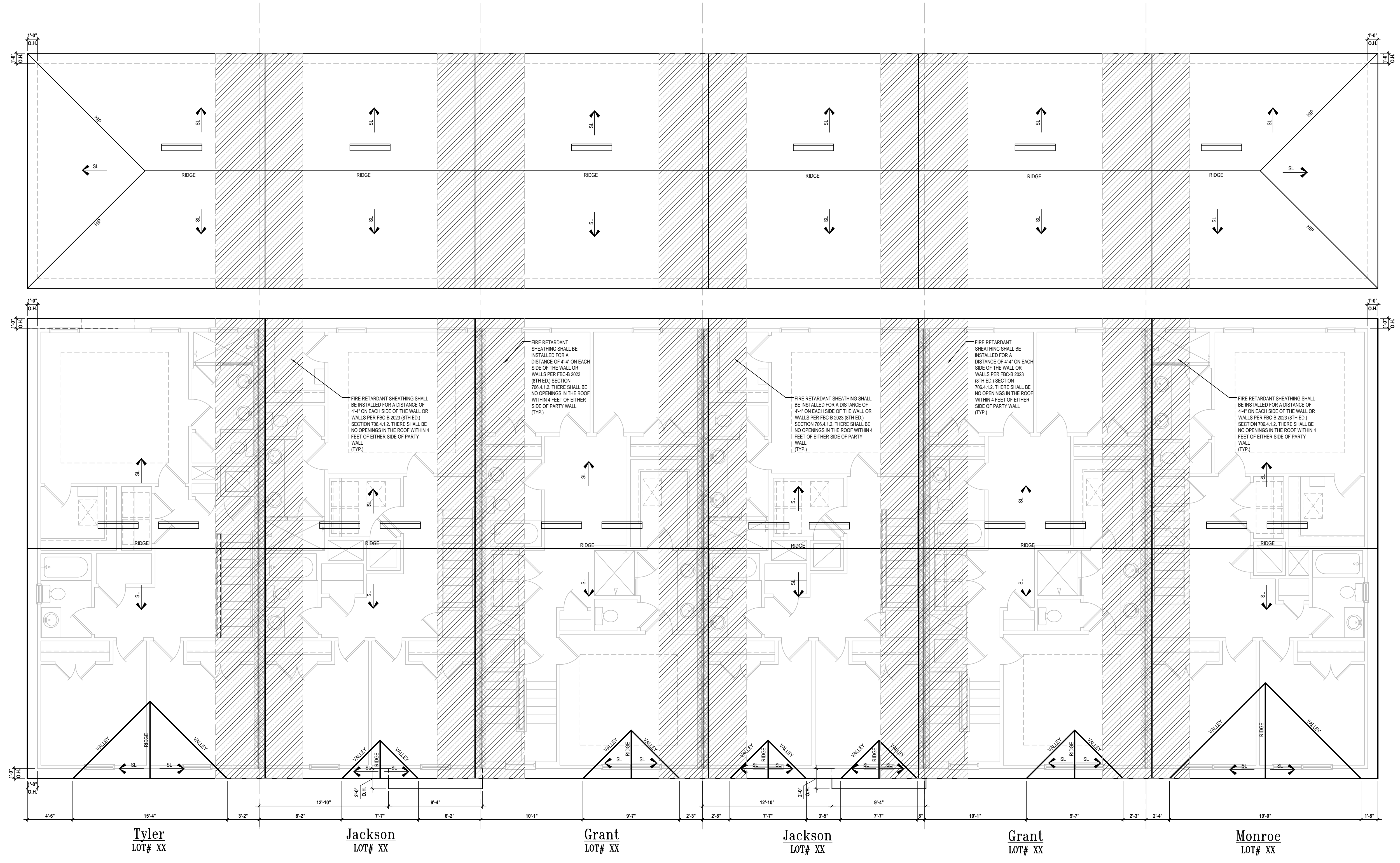
Aug 30, 2024, 12:05pm

ROOF LAYOUT  
**A8**

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



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

TYLER UNIT ATTIC VENT CALCS.	
MAIN AV VOLUME ROOF AREA: = (1,050 / 300) = 3.5 SQ. FT. / 2 = 1.75 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	1,050 SQ. FT.
AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: 550 SQ. FT. = (550 / 300) = 1.83 SQ. FT. / 2 = 0.915 SQ. FT. = 0.915 x 144 = 132 SQ. IN. 132 SQ. IN. / 98.75" = 1.33 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
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JACKSON UNIT ATTIC VENT CALCS.	
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AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: 486 SQ. FT. = (486 / 300) = 1.62 SQ. FT. / 2 = 0.81 SQ. FT. = 0.81 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 CALCS.	
MAIN AV VOLUME ROOF AREA: = (1,005 / 300) = 3.35 SQ. FT. / 2 = 1.675 SQ. FT. = 1.675 x 144 = 241.2 SQ. IN. 241.2 SQ. IN. / 101.5" = 2.37 VENTS NEEDED	1,005 SQ. FT.
AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: 541 SQ. FT. = (541 / 300) = 1.80 SQ. FT. / 2 = 0.90 SQ. FT. = 0.90 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 CALCS.	
MAIN AV VOLUME ROOF AREA: = (1,050 / 300) = 3.5 SQ. FT. / 2 = 1.75 SQ. FT. = 1.75 x 144 = 252 SQ. IN. 252 SQ. IN. / 101.5" = 2.48 VENTS NEEDED	1,050 SQ. FT.
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AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	

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**A.I.D.**  
B.D.

**GOBA**  
Greater Orlando Builders Association

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

A Division of Park Square Enterprises Inc.  
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**Park Square HOMES**

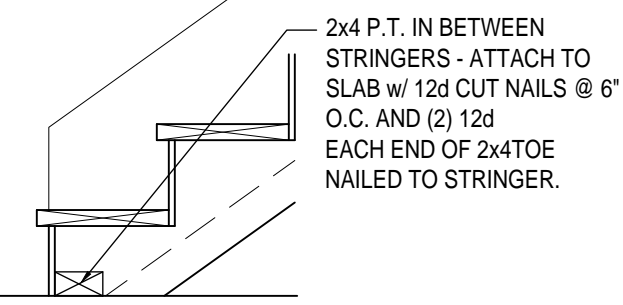
ISSUE DATE: 02/14/2023  
REVISIONS

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

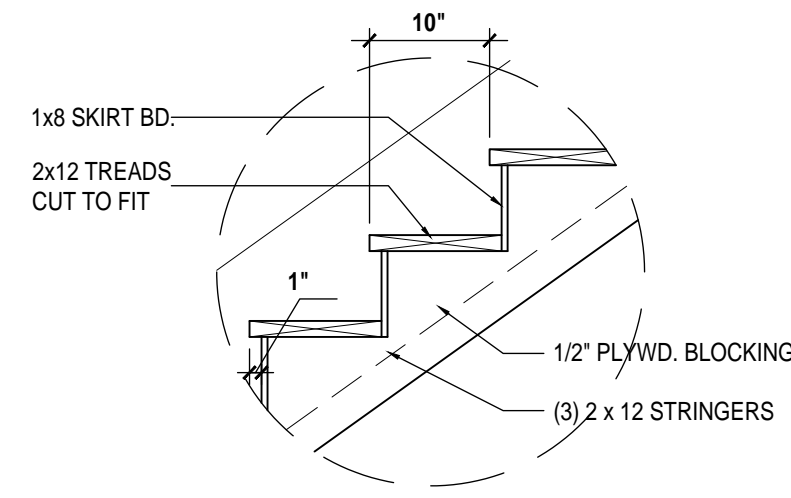
ROOF LAYOUT  
**A8**

**NOTES:**

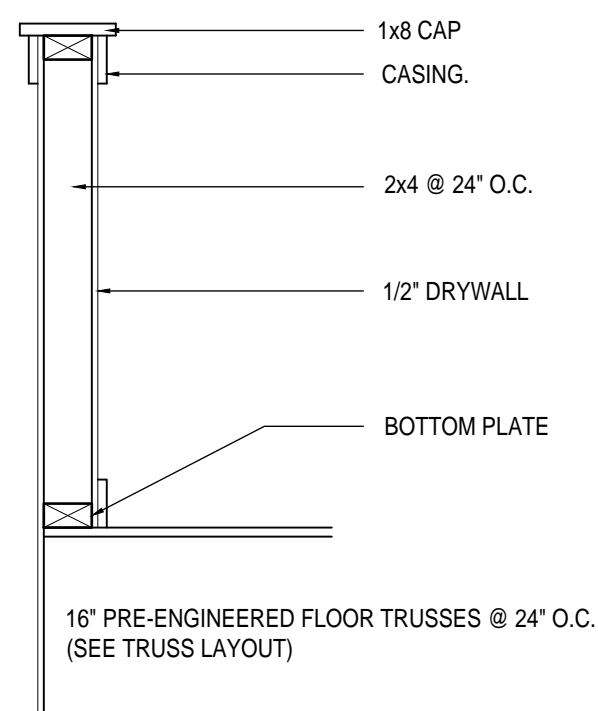
1. STAIRWAY CONSTRUCTION TO CONFORM TO FBC-R 2023, 8TH EDITION SECTION R311.7
2. MAX HT. OF RISER TO BE 7 3/4".
3. MIN. WIDTH OF TREAD TO BE 9" (EXCLUSIVE OF NOSING.
4. ALL TREADS LESS THAN 10" IN WIDTH SHALL HAVE APPROX. 1" OF NOSING.
5. 3/16" MAX VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER.
6.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



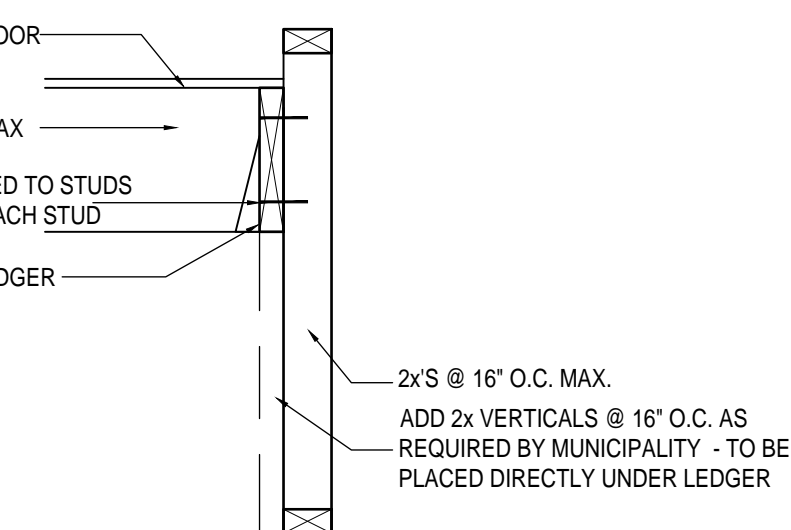
**S1 TYP. STAIR CONNECT.**  
SCALE: 3/4" = 1'-0"



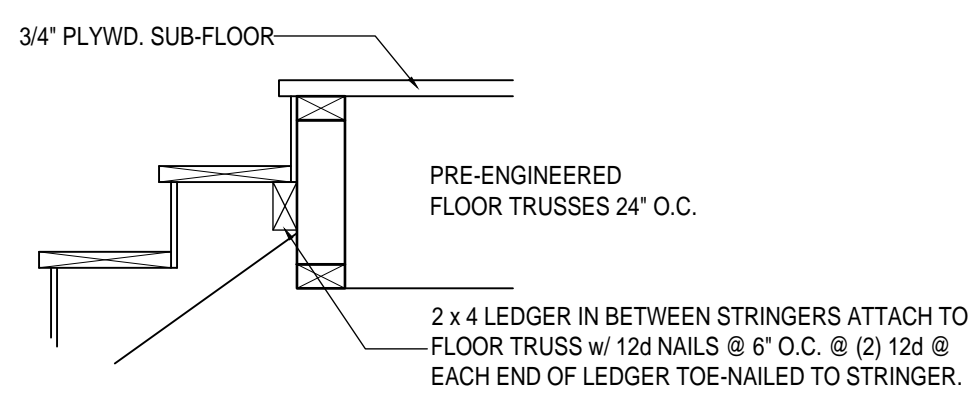
**S2 TREAD & RISER DETAIL**  
SCALE: 3/4" = 1'-0"



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

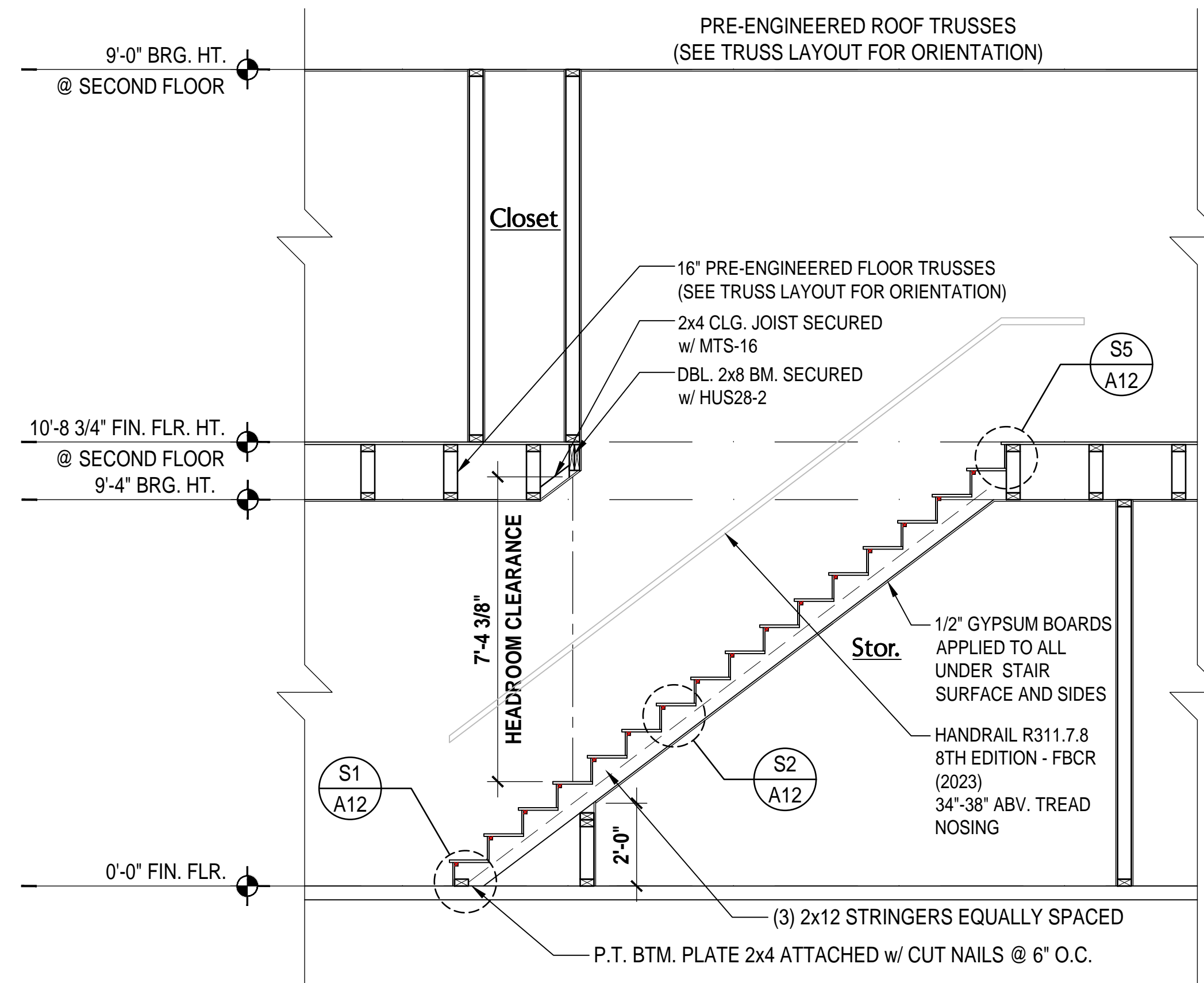


**S4 LANDING CONNECT. DETAIL**  
SCALE: 3/4" = 1'-0" PLATFORM FRAMING

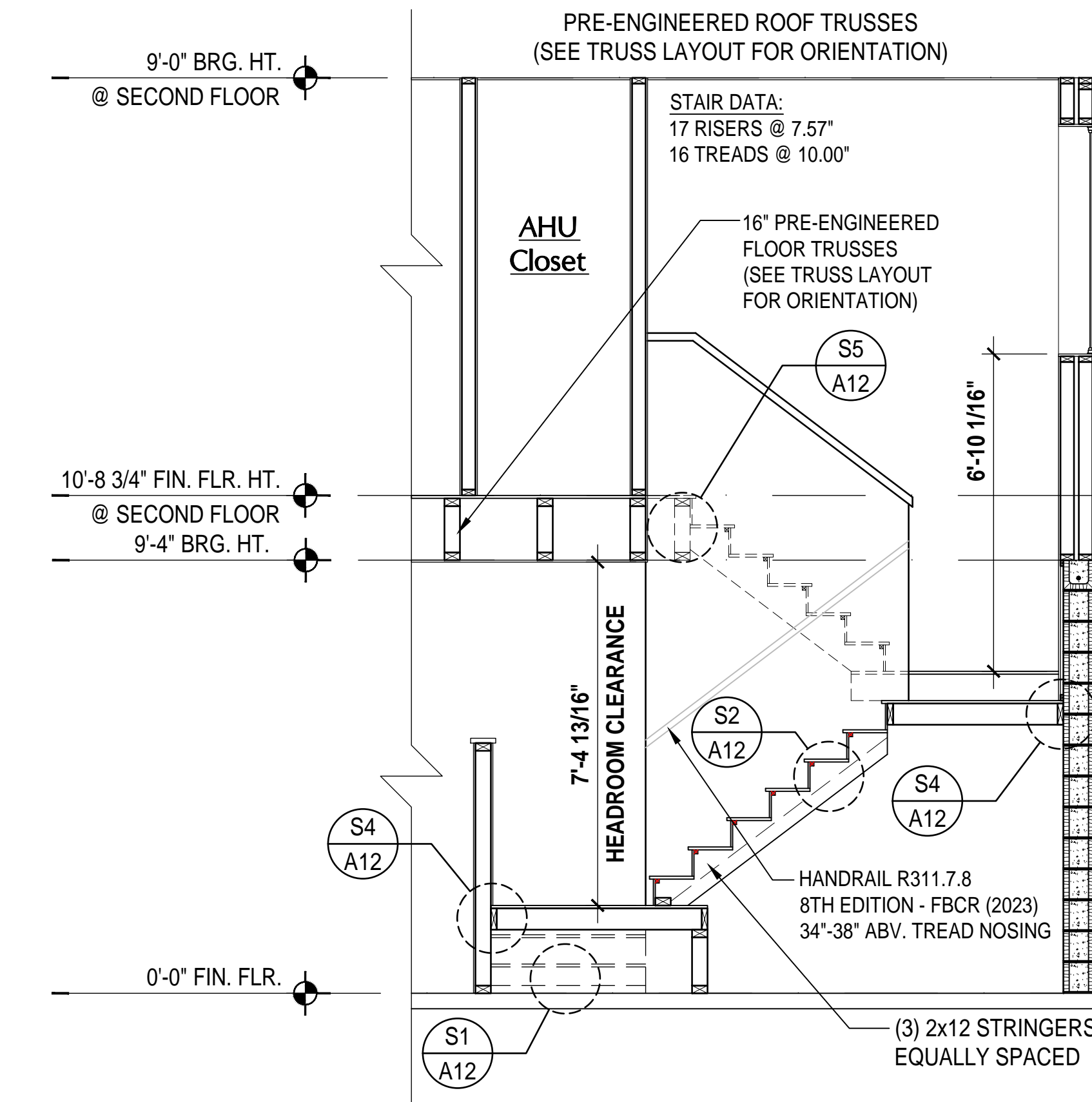


**S5 STAIR CONNECT. @ FLR. TRUSS**  
SCALE: 3/4" = 1'-0" STRINGER TO FLOOR TRUSS

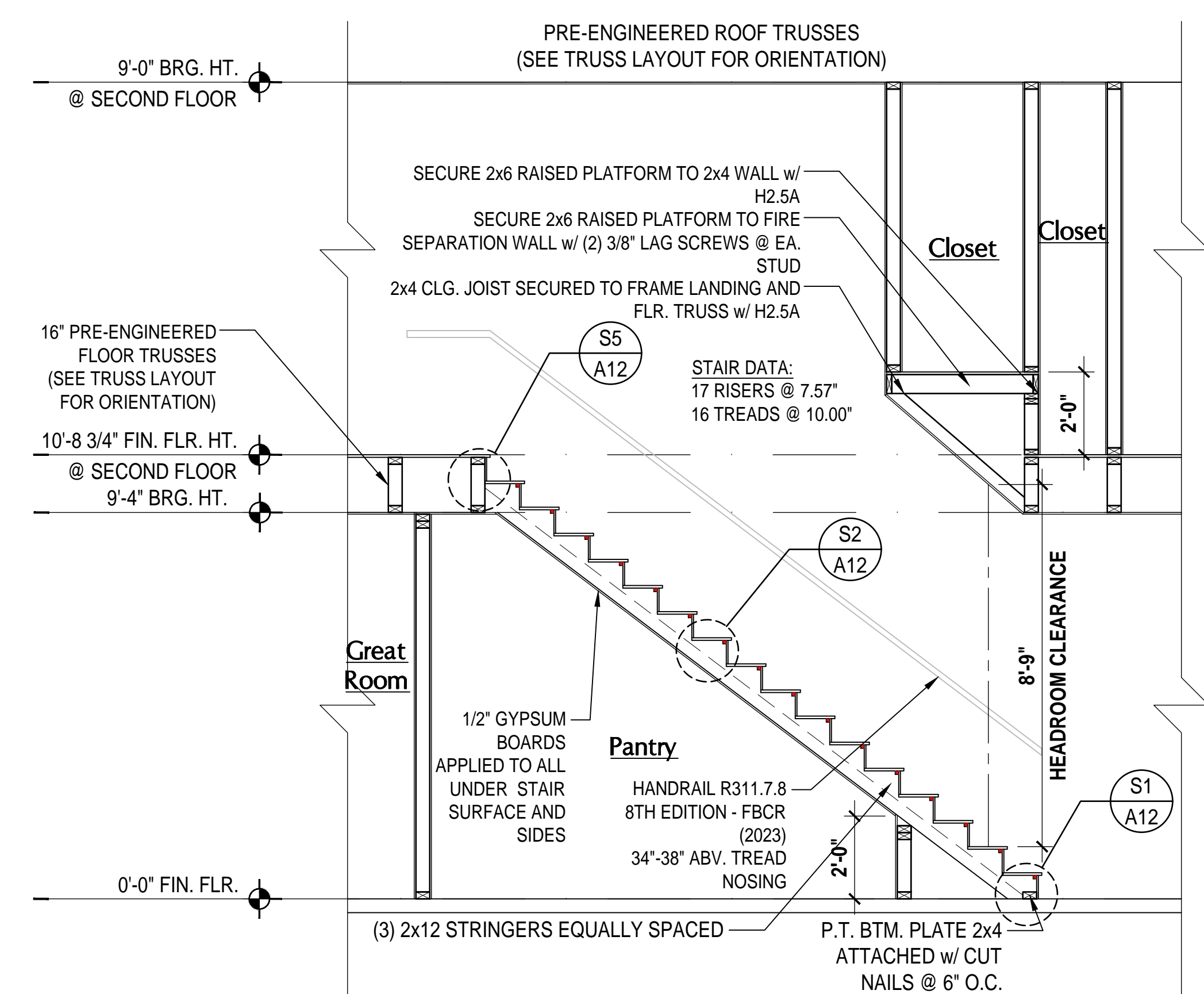
**Stair Details**  
SCALE: 1/4" = 1'-0"



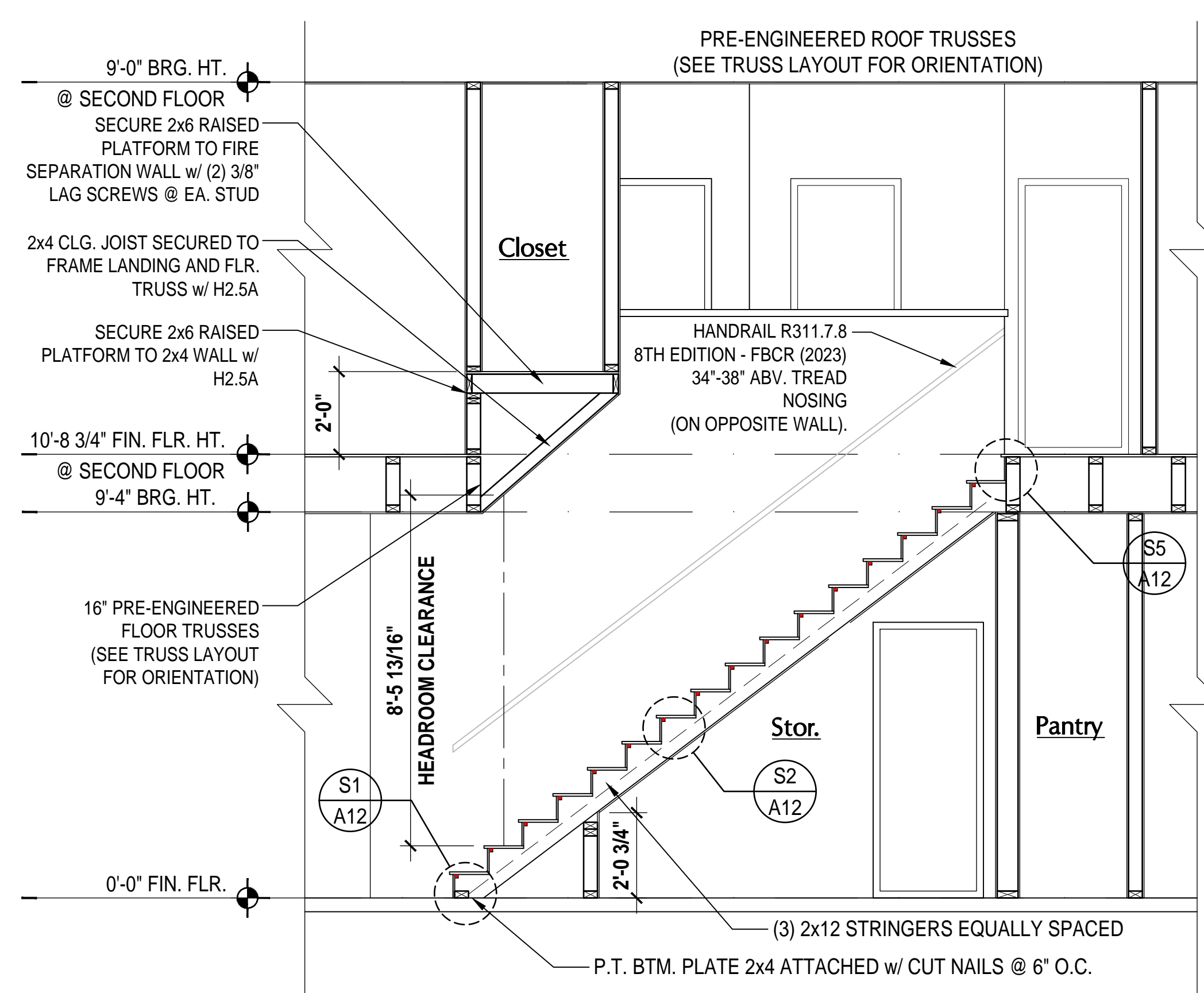
**1 TYLER STAIR SECTION**  
SCALE: 3/8" = 1'-0"



**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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**AIBD**  
Architectural Institute of Building Designers

**GOBA**  
Greater Orlando Building Association

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

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ISSUE DATE: 02/14/2023

REVISIONS

PROJECT: 22-1148

SCALE: AS NOTED

DRAWN BY: C.C.

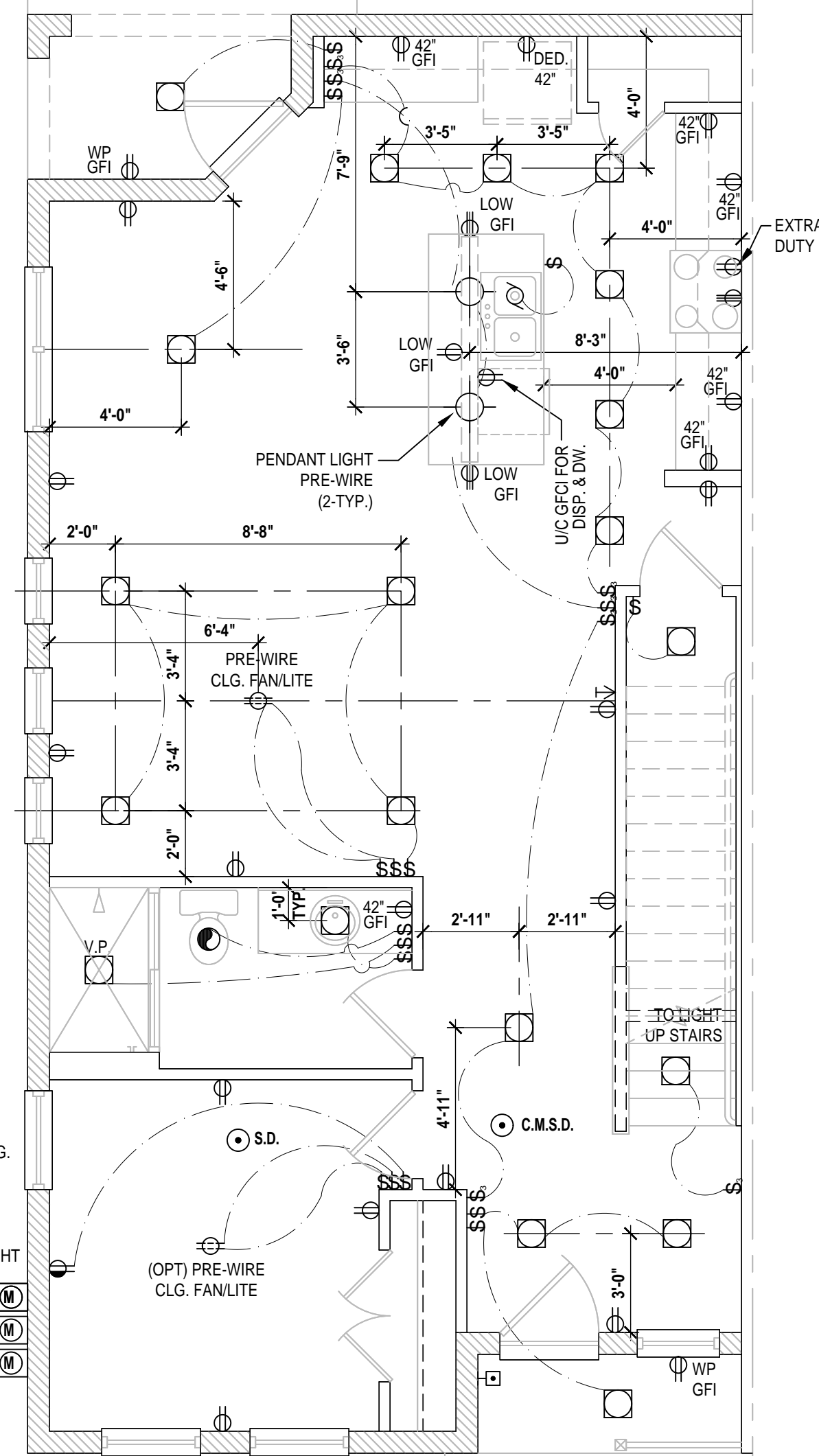
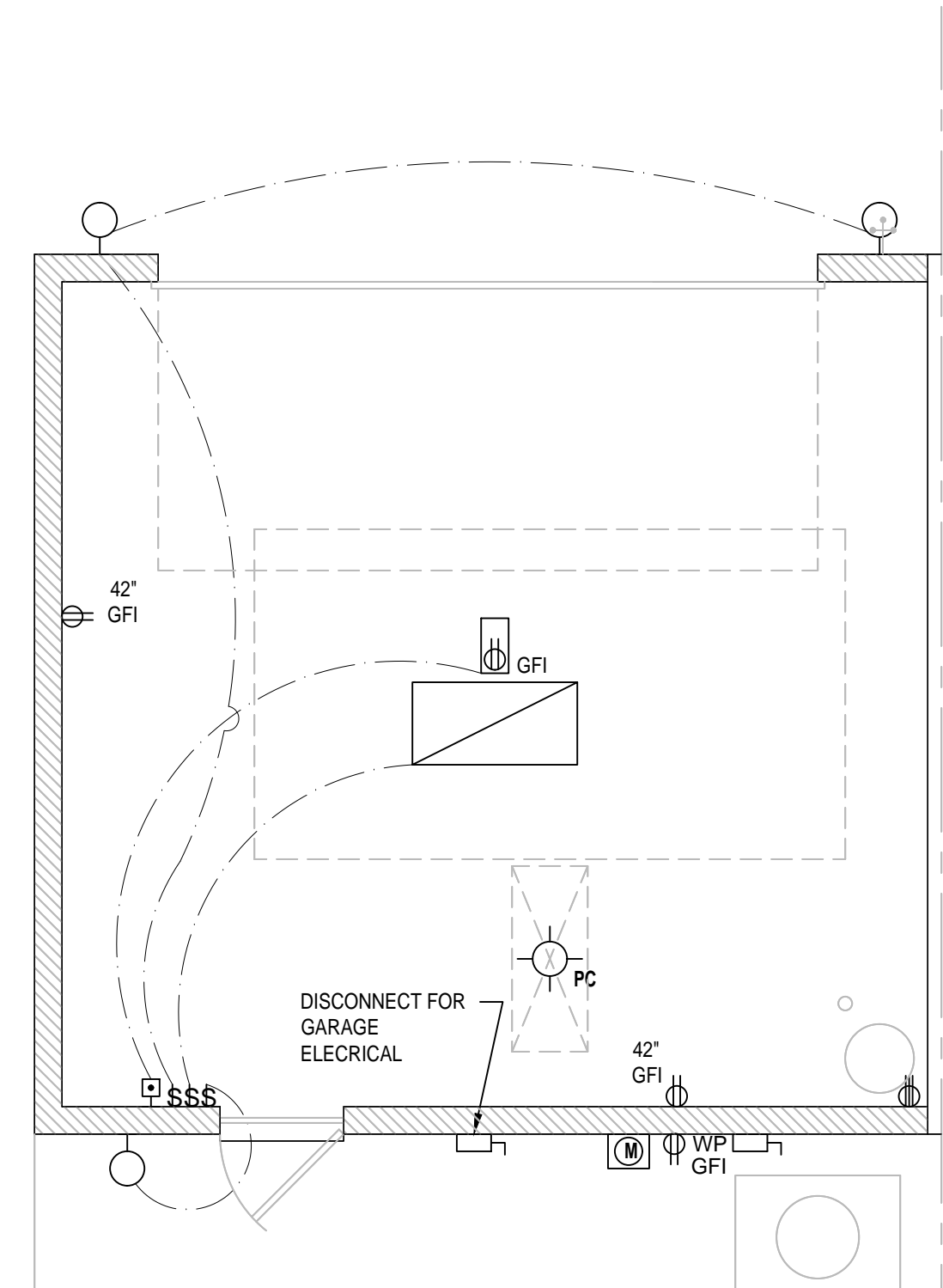
DESIGNED BY: MJS

SECTIONS

**A9**

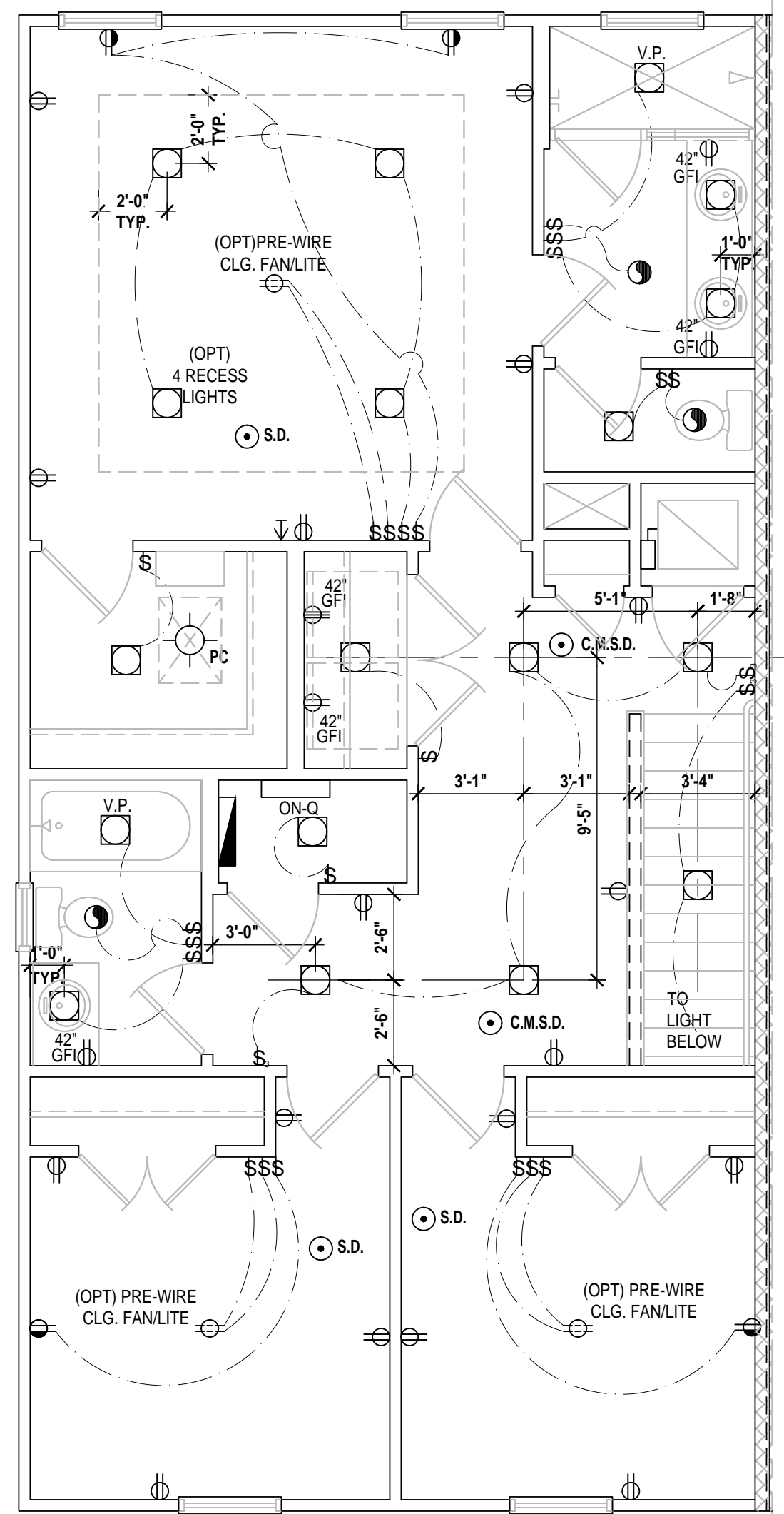
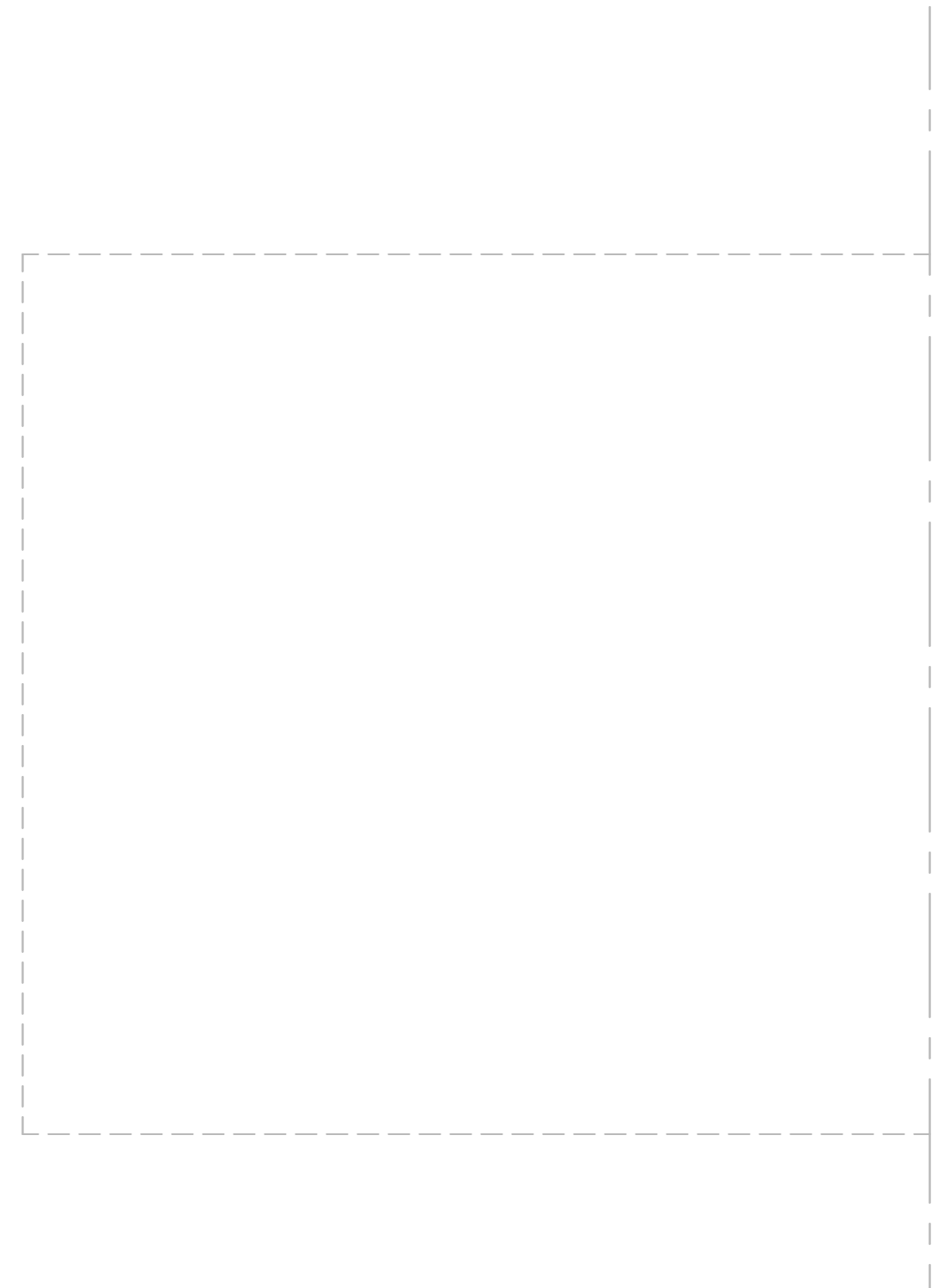
Aug 30, 2024 12:05pm  
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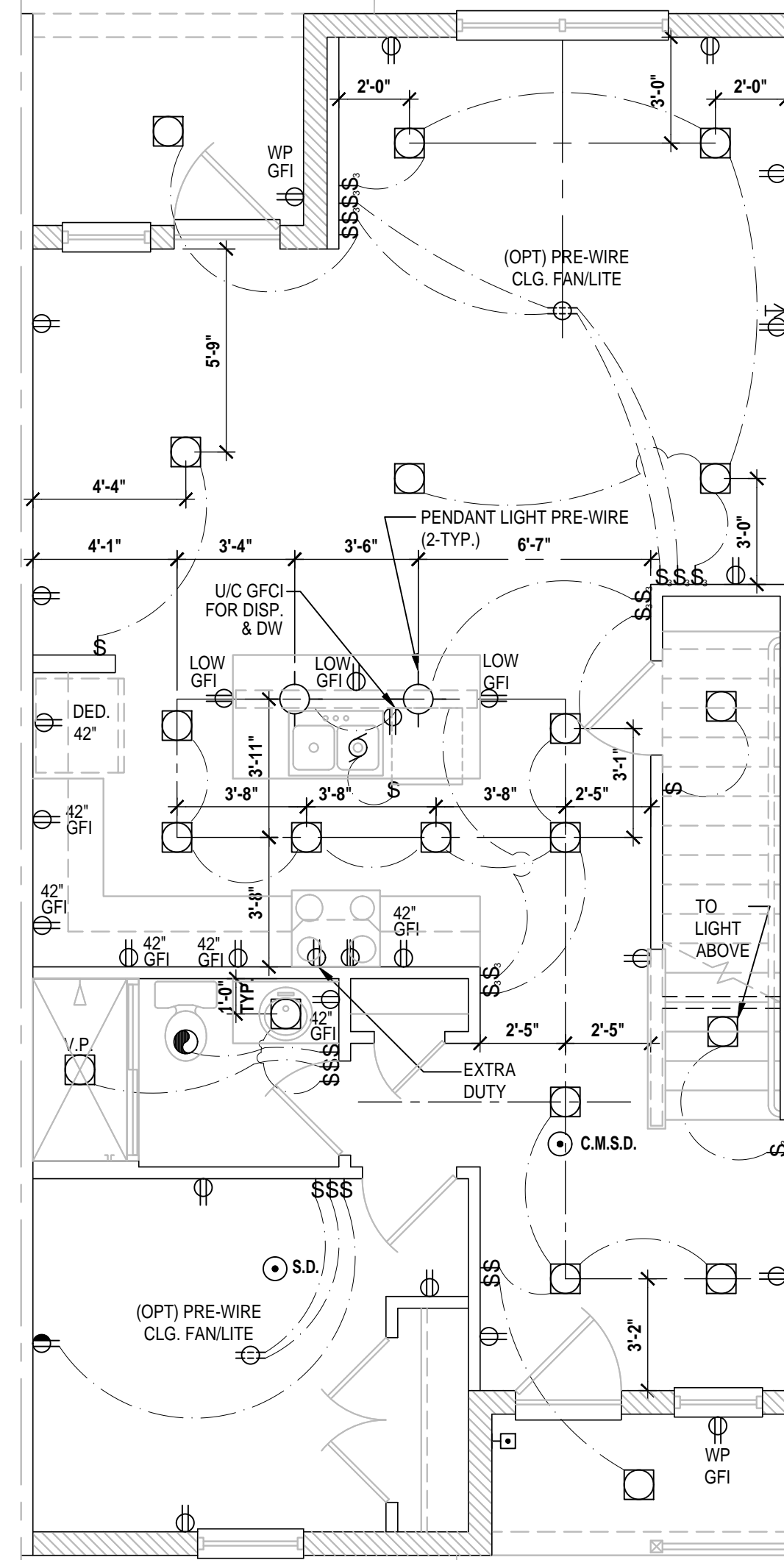
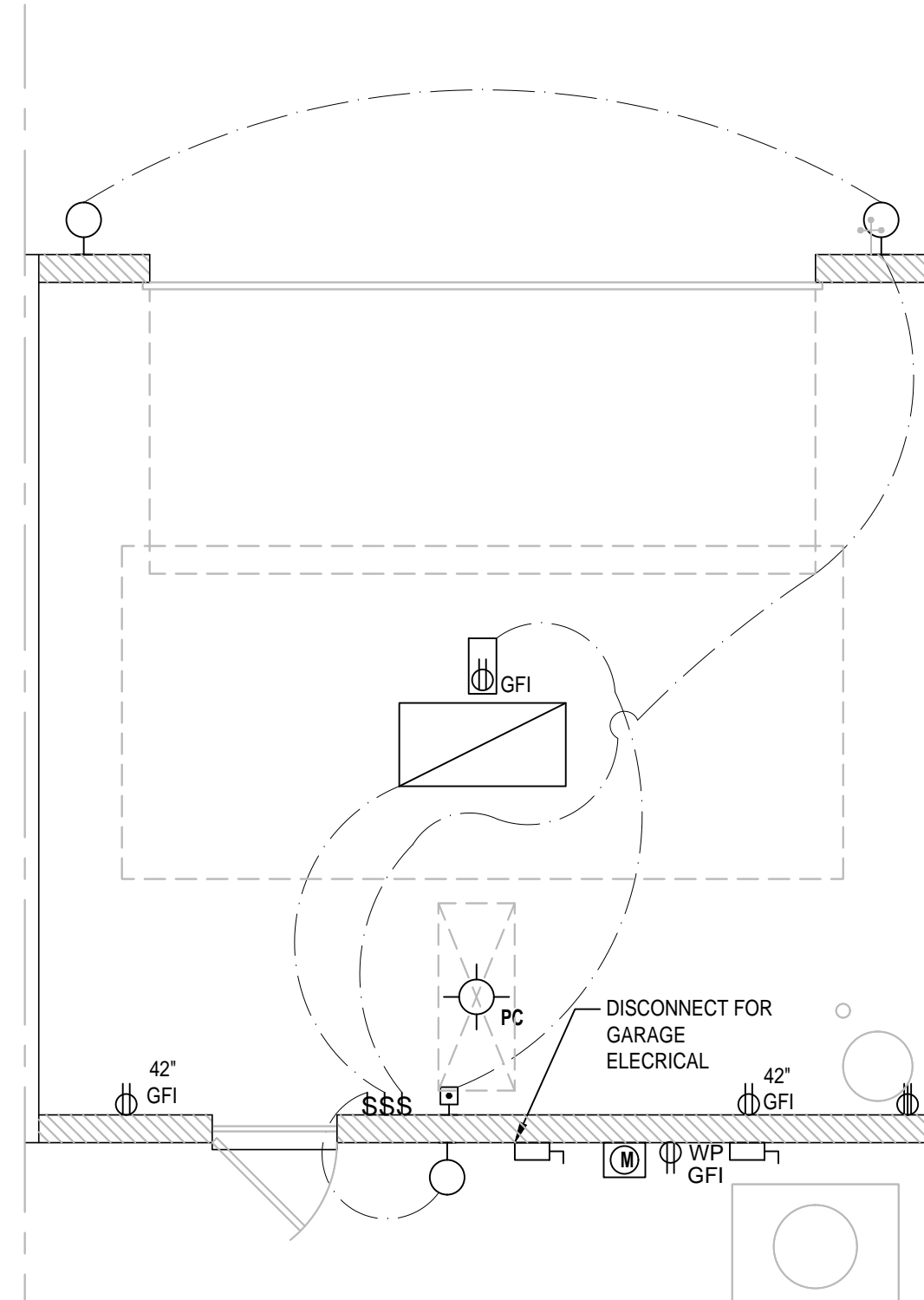
**Tyler First Floor**

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



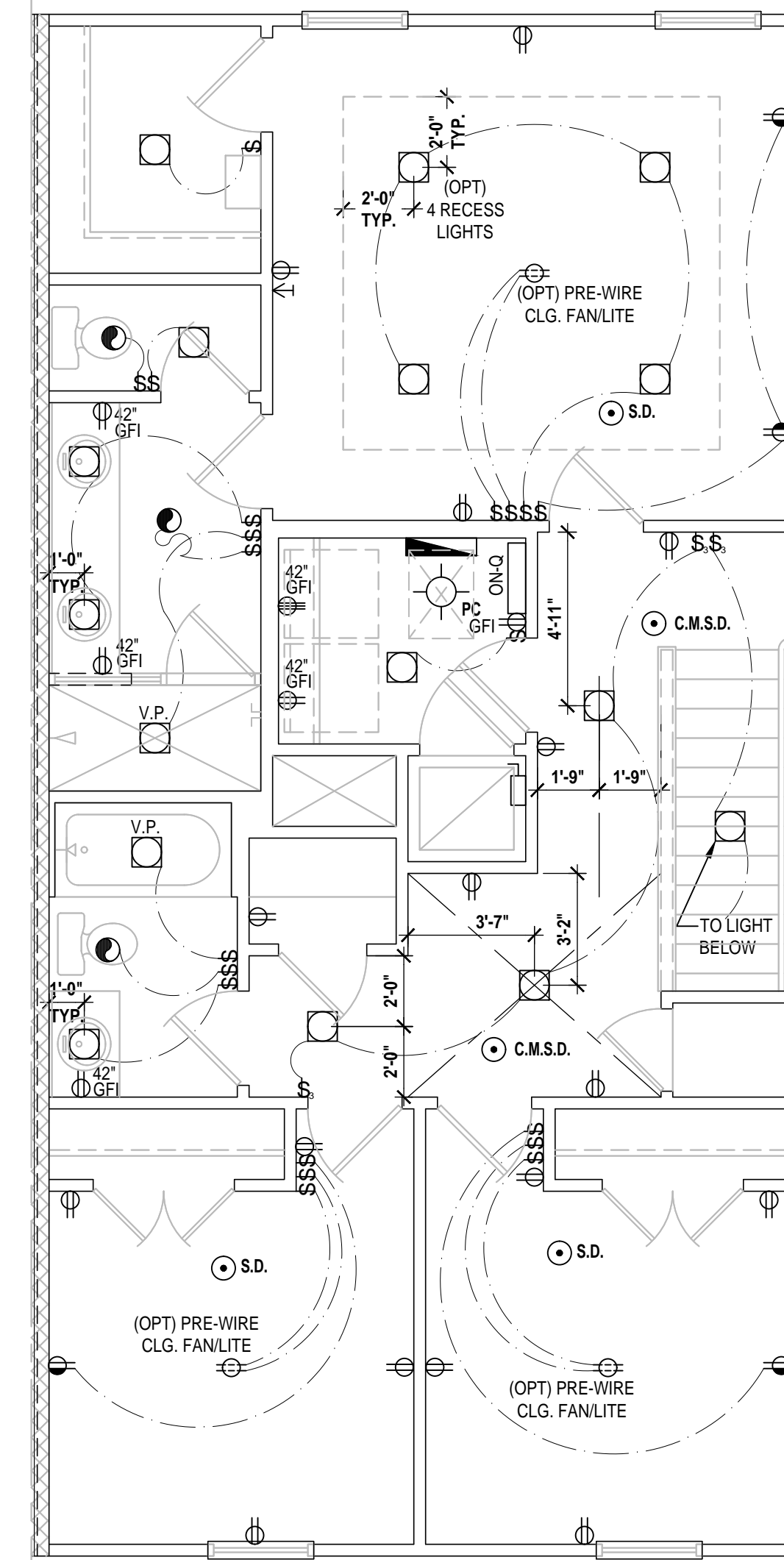
**Tyler Second Floor**

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



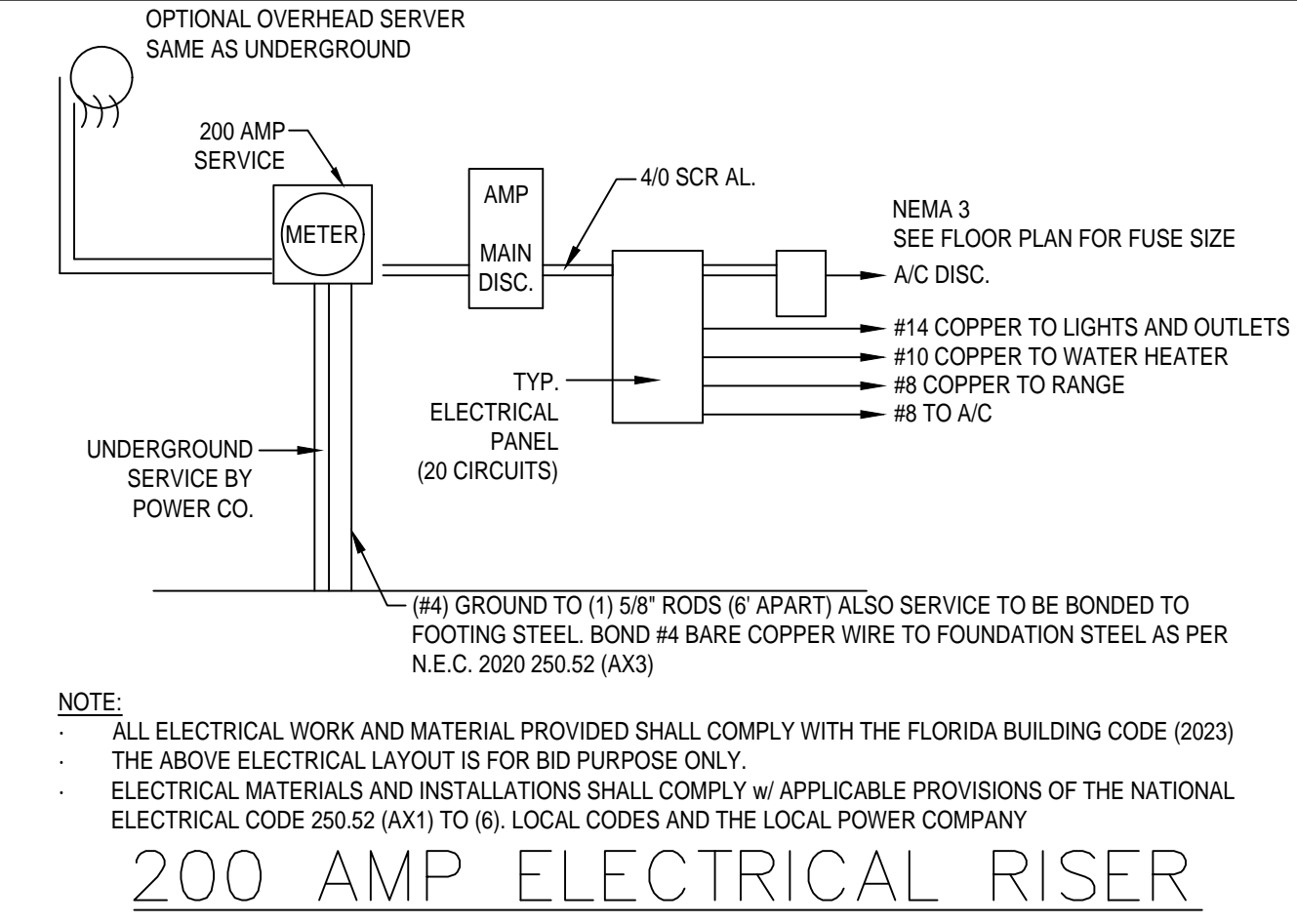
**Jackson First Floor**

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



**Jackson Second Floor**

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



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 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 AND AFCI PROTECTED.
- 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 R400.4.5. 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 CONTRACTOR'S 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 MONOXIDE 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**  
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**MJS**  
 designers group  
 residential-commercial-architecture

**AIBD**  
 ASSOCIATION OF ILLUSTRATED BUILDING DESIGNERS

**GOBA**  
 GROUP OF BUILDING OFFICIALS ASSOCIATION

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

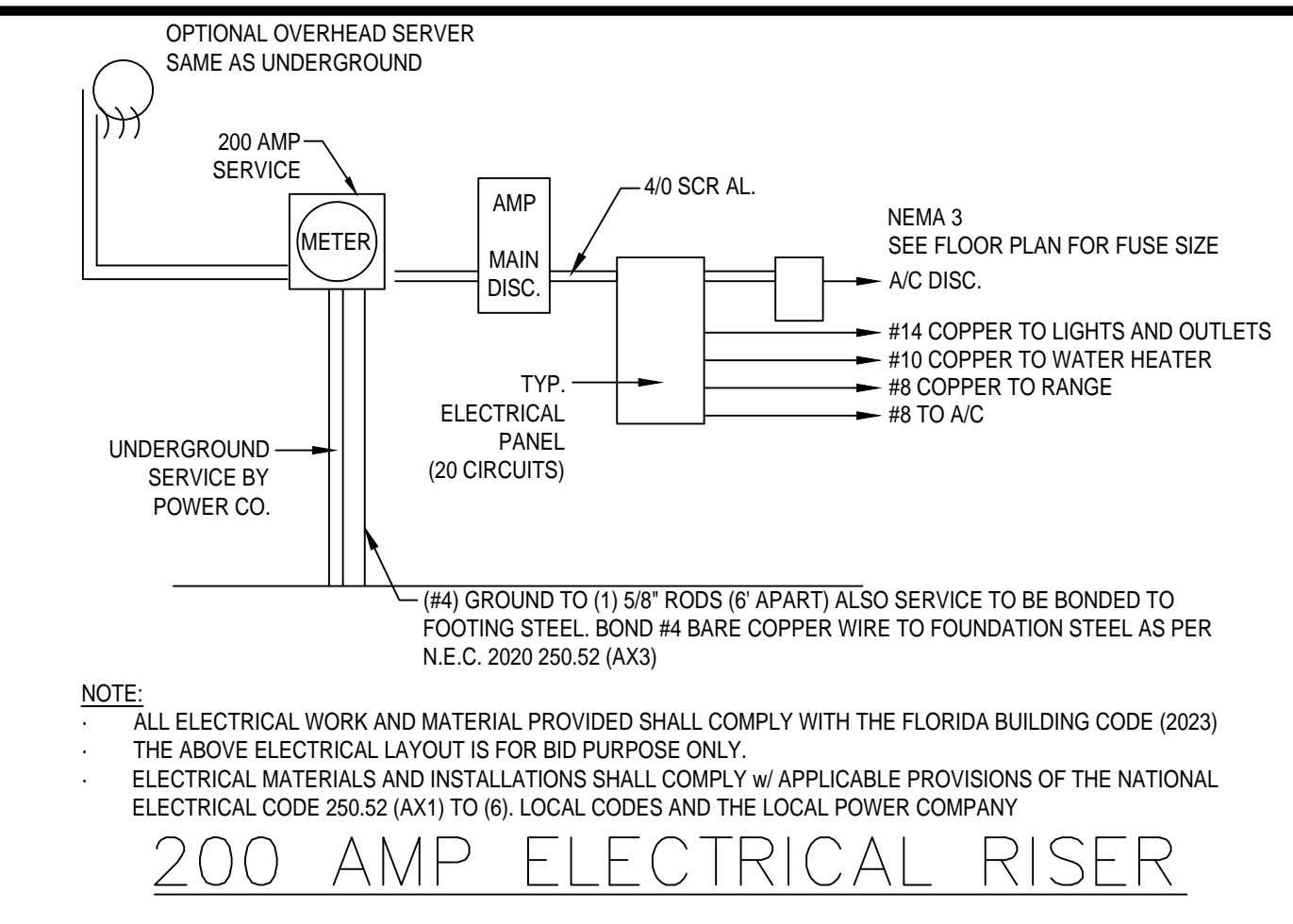
A division of Park Square Enterprises Inc.  
 5200 Vineland Rd. Suite #200  
 Orlando, FL 32811  
 Phone: (407) 529-3000

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

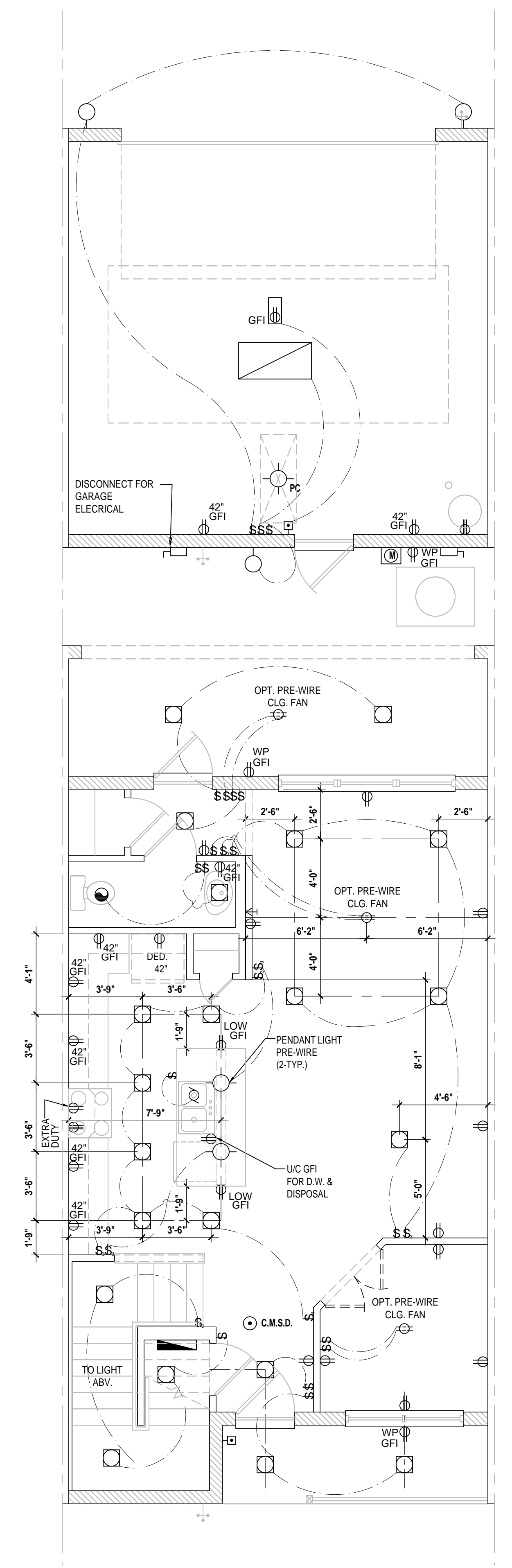
ISSUE DATE: 02/14/2023  
 REVISIONS:

ELECTRICAL LAYOUT  
**E1**

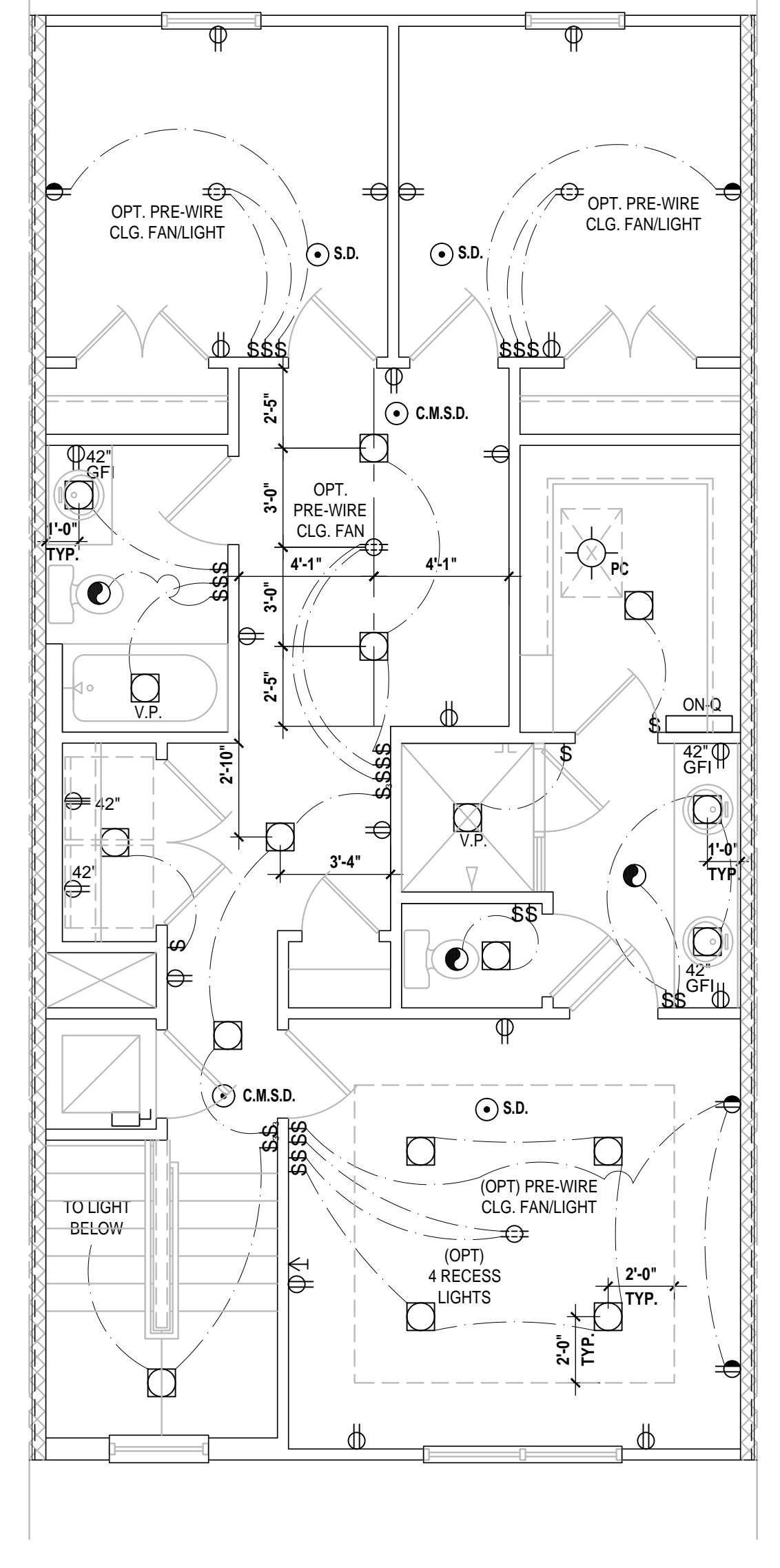
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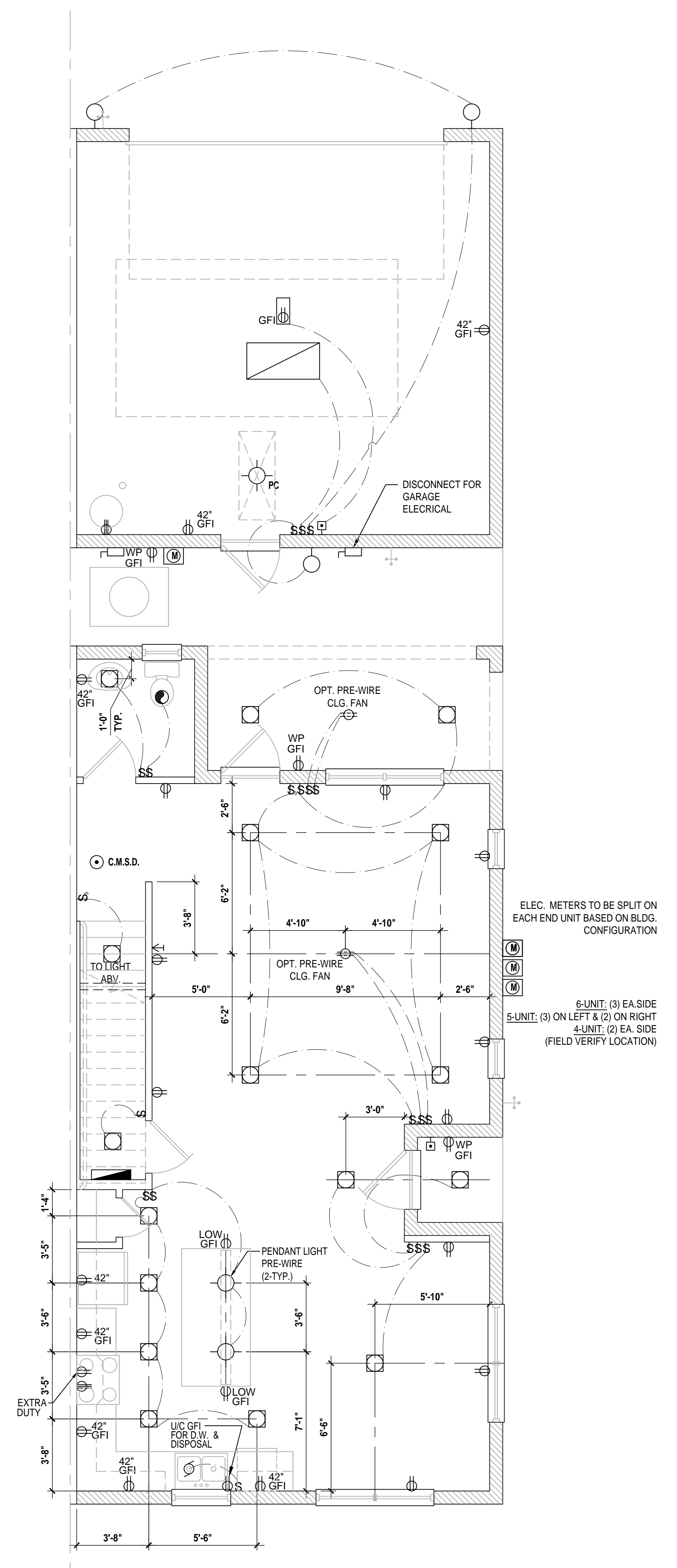
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  - 13. 8'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
  - 14. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
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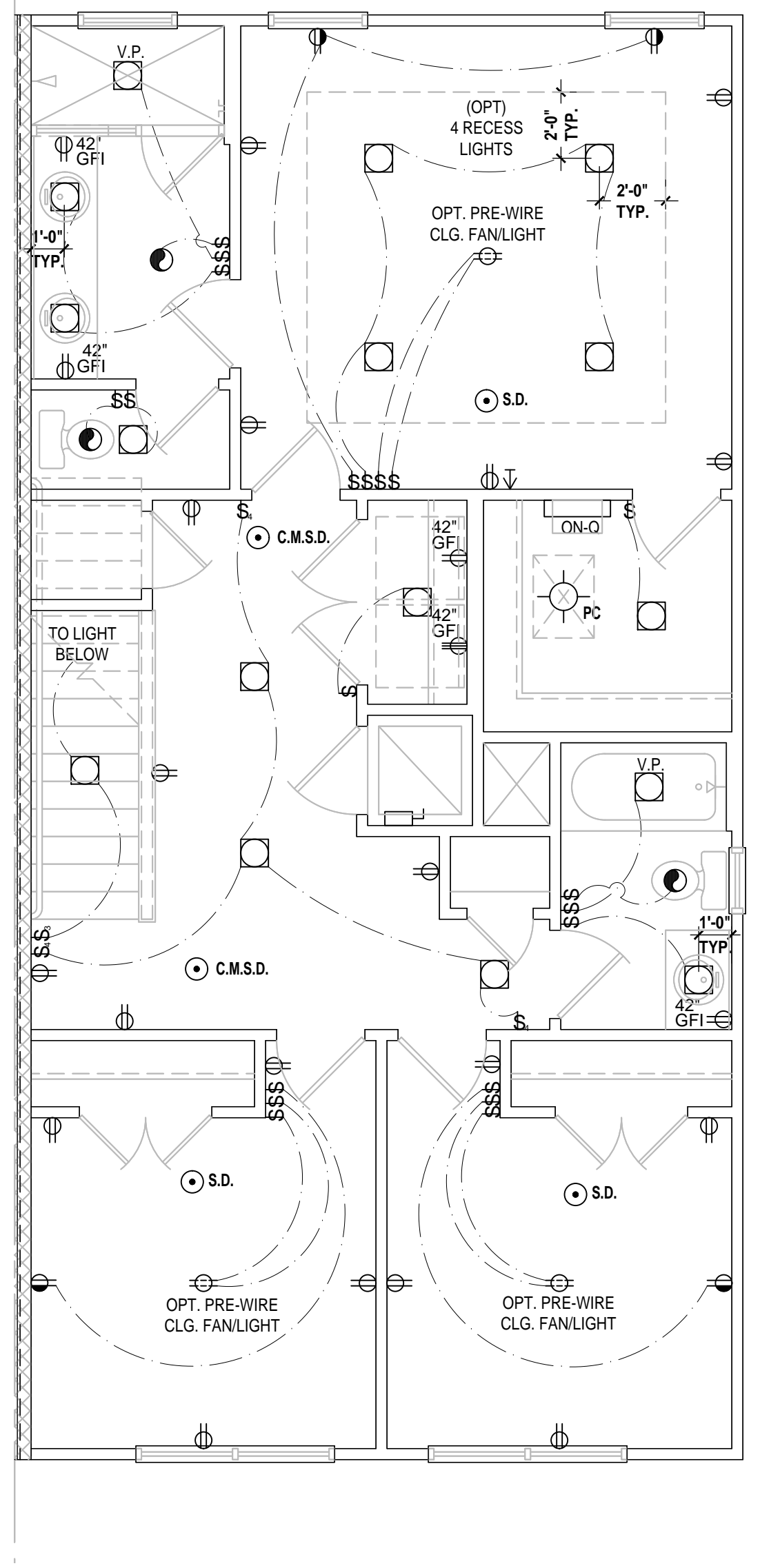
Grant First Floor  
SCALE 1/4" = 1'-0"



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
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	FLOOR RECEPTACLE
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	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
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	GARBAGE DISPOSAL MOTOR
	SPEAKER
	JUNCTION BOX
	L.V. LOW VOLTAGE
	V.P. VAPOR PROOF
	A.F. ARC FAULT PROTECTION
	I.C. INTERCOM

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

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**AI BID**

**GOBA**  
GRAND ORLANDO BUILDERS ASSOCIATION

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

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

Aug 30, 2024, 12:05pm  
PROJECT: 22-1148  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

ISSUE DATE	02/14/2023
REVISIONS	

**E2**

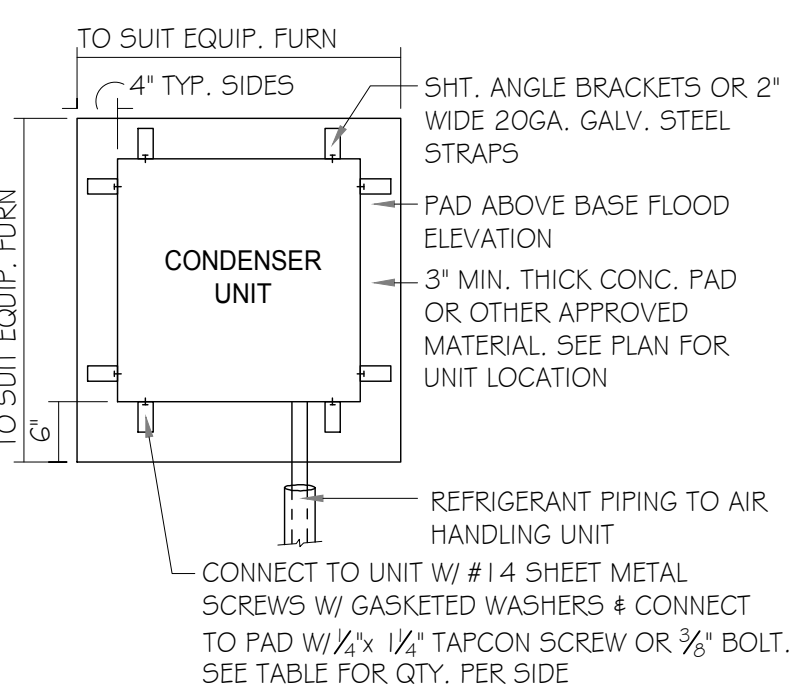
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**VERIFICATION OF FIELD CONDITIONS:**

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

**FIELD REPAIR NOTES**

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



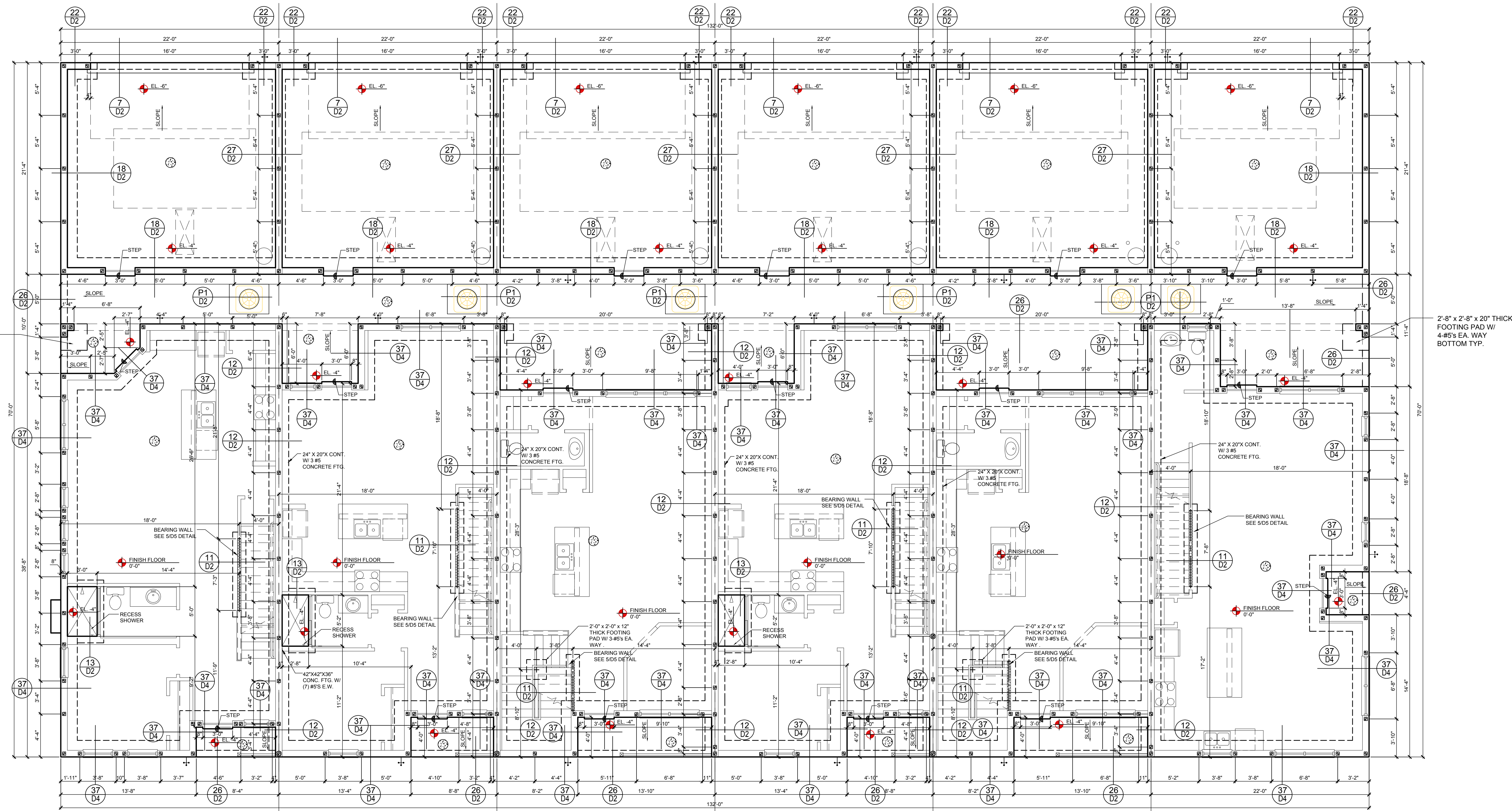
ANCHOR SPACING TABLE	
LENGTH/SIDE	NO. OF ANCHORS/SIDES
LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
36" UP # 5 TONS # UP	FOUR / SIDE

**1 COND. ANCHOR DETAIL**  
N.T.S.

**FOUNDATION NOTES**

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. ■ DENOTES FILL CELL REINF. W/ CONC. W/ (1) #5 REBAR, GRADE GO.  
● DENOTES FILL CELL REINF. W/ CONC. W/ (2) #5 REBAR, GRADE GO.
3. ○ DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 3000 P.S. I, 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. W/ MIN. 1" COVER TERMITIC TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WAF SHALL BE PLACE IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. "FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO WIRE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
5. WATER HEATER TAP RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL G-1-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE
6. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
7. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
8. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITIC TREATED SOIL CA BE PREMISE 75 WP TERMITICIDE.
9. BORA-CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.
10. WOOD STAIRS STRINGERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER OR SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD PER IRC R3.17.1

**NOTE:**  
-THE CONTRACTOR SHALL MAINTAIN MIN. OF 16" FOOTING EMBED BELOW GRADE FOR ONE-STORY, USE ALTERNATIVE FOOTAGE AS NEEDED 16A, 17A, #18A.  
-SHALL MAINTAIN MIN. 20" FOOTING EMBED BELOW GRADE FOR TWO-STORY, USE ALTERNATIVE FOOTAGE AS NEEDED 37A/D4, 38A/D4, 39A/D4 AND 44A/D4 WHEN THE TRANSITION GRADE IS GREATER THAN 30".



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

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

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**A.I. B.D.**  
**GOBA**  
GROUP OF ASSOCIATED BUILDERS ASSOCIATION

Issue Date: 02/14/2023

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

Foundation Plan

FOUNDATION PLAN  
**S1**



CAST CRETE / LOTT'S / 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 DOOR
L-3	4'-6"	8F16-1B/1T	VARIES
L-4	4'-0"	8F16-1B/1T	VARIES
L-5	7'-6"	8F16-1B/1T	(2) 3050 S.H.
L-6	10'-6"	8F16-1B/1T	VARIES
L-7	3'-6"	8F16-1B/1T	VARIES
L-8	6'-6"	8F16-1B/1T	VARIES
L-9	15'-4"	8F16-1B/1T	VARIES
L-10	21'-4"	8F16-1B/1T	VARIES
L-11	9'-4"	8F16-1B/1T	VARIES (C.T.F.)
L-12	5'-4"	8F16-1B/1T	VARIES

SAFE LOAD TABLES  
FOR GRAVITY, UPLIFT & LATERAL LOADS  
8" PRECAST & PRESTRESSED U-LINTELS

		GRAVITY													
LENGTH	TYPE	8F8-08	8F12-08	8F16-08	8F20-08	8F24-08	8F28-08	8F32-08	8F8-08	8F12-08	8F16-08	8F20-08	8F24-08	8F28-08	8F32-08
2'-10" (34")	PRECAST	2302	3186	4473	6039	7826	9004	10472	11536	1536	2124	2856	3744	4704	5736
3'-6" (42")	PRECAST	2302	3186	4473	6039	7826	9004	10472	11536	1536	2124	2856	3744	4704	5736
4'-0" (48")	PRECAST	2029	2846	4473	6039	7826	9004	10472	11536	1536	2124	2856	3744	4704	5736
4'-6" (54")	PRECAST	1651	2170	4027	5039	7026	8004	10472	11536	1536	2124	2856	3744	4704	5736
5'-4" (64")	PRECAST	1184	1665	2889	3507	4906	5400	8424	9400	1200	1656	2256	3000	3840	4800
5'-10" (70")	PRECAST	972	1459	2464	3104	4248	4656	7200	8064	1056	1440	1968	2640	3360	4320
6'-6" (78")	PRECAST	837	1255	2101	2683	3584	3971	6000	6864	9000	12000	16000	21000	27000	35000
7'-6" (90")	PRECAST	767	1029	1875	2310	3039	3396	5184	5904	7800	10200	13600	18000	23400	30000
9'-4" (112")	PRECAST	573	832	1349	1689	2210	2482	3756	4284	5616	7464	9936	13200	17400	22800
10'-6" (126")	PRECAST	456	658	1025	1258	1658	1858	2808	3216	4176	5544	7392	9744	12744	16608
11'-4" (138")	PRECAST	445	638	935	1165	1564	1764	2664	3072	4032	5400	7248	9600	12600	16560
12'-0" (144")	PRECAST	414	585	864	1084	1483	1683	2520	2928	3888	5136	6984	9336	12336	16296
13'-4" (160")	PRECAST	362	527	778	978	1377	1577	2316	2724	3684	4932	6780	9132	12132	16092
14'-0" (168")	PRECAST	338	488	738	938	1337	1537	2276	2684	3644	4892	6740	9092	12092	16052
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.	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.	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.	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.	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.	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.	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.	N.R.	N.R.	N.R.

SAFE LOAD TABLES  
FOR GRAVITY, UPLIFT & LATERAL LOADS  
8" PRECAST & PRESTRESSED U-LINTELS

		GRAVITY													
LENGTH	TYPE	8F8-08	8F12-08	8F16-08	8F20-08	8F24-08	8F28-08	8F32-08	8F8-08	8F12-08	8F16-08	8F20-08	8F24-08	8F28-08	8F32-08
4'-4" (52")	PRECAST	1489	1827	3412	4862	6472	7847	9416	10878	1428	2016	2748	3636	4608	5736
4'-6" (54")	PRECAST	1367	1749	3272	4642	6242	7617	9186	10648	1408	1996	2728	3616	4588	5716
5'-8" (68")	PRECAST	785	1133	2162	3074	4218	4712	7152	8128	1072	1456	2016	2748	3636	4608
5'-10" (70")	PRECAST	735	1078	2050	2962	4106	4600	7040	8016	1072	1456	2016	2748	3636	4608
6'-8" (80")	PRECAST	632	907	1677	2393	3316	3810	5760	6636	8960	11920	16320	21720	28120	35520
7'-6" (90")	PRECAST	665	764	1377	2029	2808	3202	4824	5544	7440	9912	13360	17800	23200	29600
9'-8" (116")	PRECAST	371	535	828	1087	1486	1686	2524	2932	3892	5140	7000	9352	12352	16312

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

		GRAVITY													
LENGTH	TYPE	8R8-08	8R12-08	8R16-08	8R20-08	8R24-08	8R28-08	8R32-08	8R8-08	8R12-08	8R16-08	8R20-08	8R24-08	8R28-08	8R32-08
4'-4" (52")	PRECAST	1489	1827	3412	4862	6472	7847	9416	10878	1428	2016	2748	3636	4608	5736
4'-6" (54")	PRECAST	1367	1749	3272	4642	6242	7617	9186	10648	1408	1996	2728	3616	4588	5716
5'-8" (68")	PRECAST	785	1133	2162	3074	4218	4712	7152	8128	1072	1456	2016	2748	3636	4608
5'-10" (70")	PRECAST	735	1078	2050	2962	4106	4600	7040	8016	1072	1456	2016	2748	3636	4608
6'-8" (80")	PRECAST	632	907	1677	2393	3316	3810	5760	6636	8960	11920	16320	21720	28120	35520
7'-6" (90")	PRECAST	665	764	1377	2029	2808	3202	4824	5544	7440	9912	13360	17800	23200	29600
9'-8" (116")	PRECAST	371	535	828	1087	1486	1686	2524	2932	3892	5140	7000	9352	12352	16312

8" PRECAST & PRESTRESSED U-LINTELS

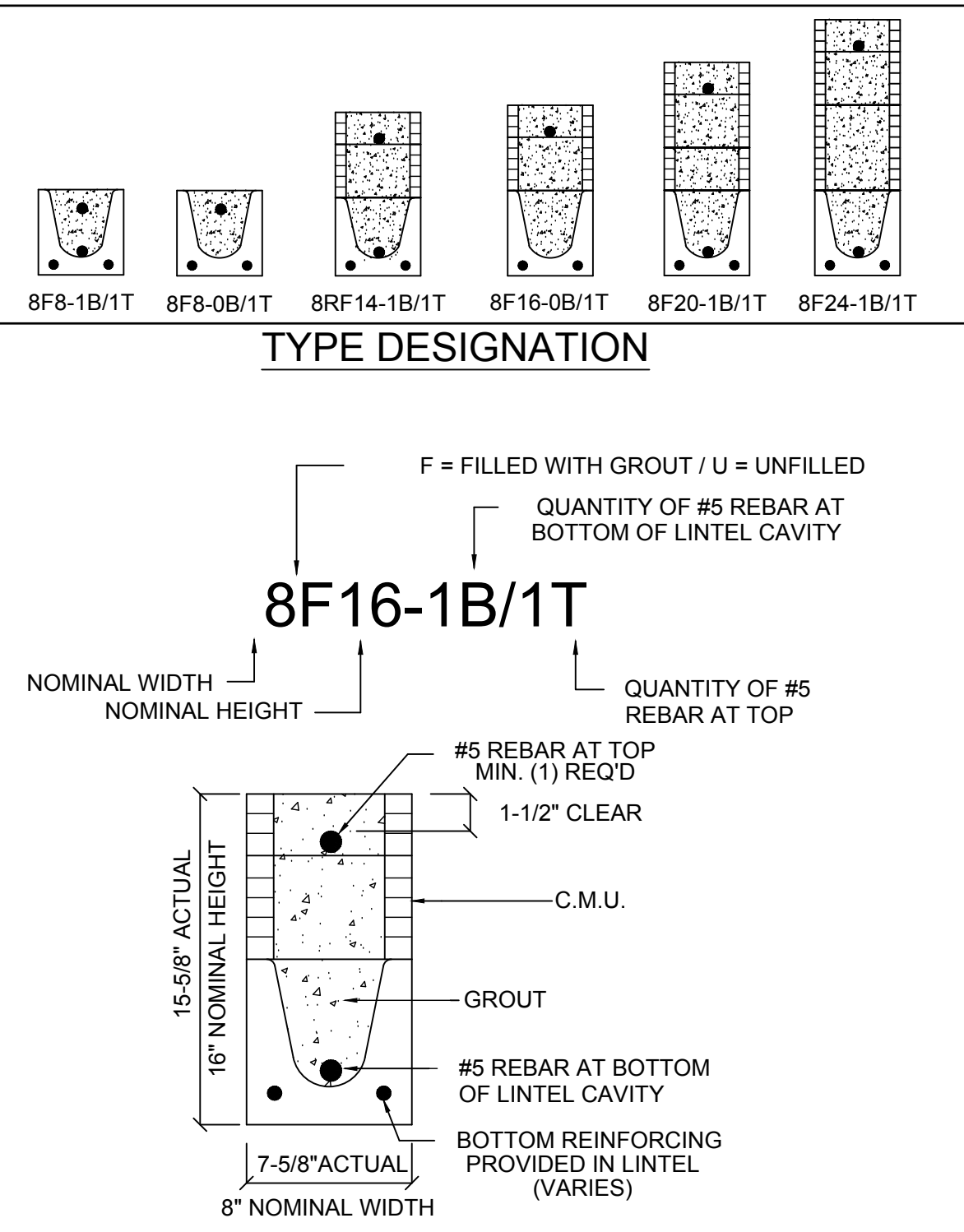
		UPLIFT												LATERAL	
LENGTH	TYPE	8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	8R8	8R12	8R16	8R20	8R24	8R28	8R32
2'-10" (34")	PRECAST	2727	3879	5401	7323	9569	11111	13055	2021	2021	2021	2021	2021	2021	2021
3'-6" (42")	PRECAST	2165	2889	4237	5719	7524	8782	10527	1257	1257	1257	1257	1257	1257	1257
4'-0" (48")	PRECAST	1878	2615	3750	5083	6726	7884	9529	938	938	938	938	938	938	938
4'-6" (54")	PRECAST	1680	2282	3327	4479	5920	6978	8423	727	727	727	727	727	727	727
5'-4" (64")	PRECAST	1363	1867	2790	3713	4954	5812	7057	605	605	605	605	605	605	605
5'-10" (70")	PRECAST	1272	1727	2550	3473	4614	5472	6717	518	518	518	518	518	518	518
6'-6" (78")	PRECAST	1141	1546	2369	3292	4433	5291	6536	418	418	418	418	418	418	418
7'-6" (90")	PRECAST	997	1352	2075	2998	4139	4997	6242	361	361	361	361	361	361	361
9'-4" (112")	PRECAST	801	1106	1629	2252	3093	3616	4461	300	300	300	300	300	300	300
10'-6" (126")	PRECAST	716	971	1444	2067	2908	3431	4276	264	264	264	264	264	264	264
11'-4" (138")	PRECAST	667	892	1365	1988	2829	3352	4207	248	248	248	248	248	248	248
12'-0" (144")	PRECAST	631	856	1329	1952	2793	3316	4167	232	232	232	232	232	232	232
13'-4" (160")	PRECAST	578	793	1266	1889	2730	3253	4107	206	206	206	206	206	206	206
14'-0" (168")	PRECAST	542	767	1230	1853	2694	3217	4067	190	190	190	190	190	190	190
14'-8" (176")	PRESTRESSED	243	328	491	676	921	1079	1324	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
16'-4" (194")	PRESTRESSED	228	278	431	616	861	1019	1264	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
17'-4" (208")	PRESTRESSED	188	238	391	576	821	979	1224	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
19'-4" (232")	PRESTRESSED	165	215	368	553	798	956	1201	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
21'-4" (256")	PRESTRESSED	142	192	345	530	775	933	1178	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
22'-0" (264")	PRESTRESSED	140	190	343	528	773	931	1176	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
24'-0" (288")	PRESTRESSED	127	177	330	515	760	918	1163	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.

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

		UPLIFT												LATERAL	
LENGTH	TYPE	8R8-1T	8R12-1T	8R16-1T	8R20-1T	8R24-1T	8R28-1T	8R32-1T	8R8	8R12	8R16	8R20	8R24	8R28	8R32
4'-4" (52")	PRECAST	1244	1573	2413	3360	4504	5223	6468	932	932	932	932	932	932	932
4'-6" (54")	PRECAST	1192	1527	2311	3212	4356	5075	6320	853	853	853	853	853	853	853
5'-8" (68")	PRECAST	824	1172	1795	2423	3264	3889	4832	601	601	601	601	601	601	601
5'-10" (70")	PRECAST	786	1138	1742	2370	3211	3836	4779	569	569	569	569	569	569	569
6'-8" (80")	PRECAST	688	999	1499	2099	2940	3565	4508	500	500	500	500	500	500	500
7'-6" (90")	PRECAST	688	999	1499	2099	2940	3565	4508	500	500	500	500	500	500	500
9'-8" (116")	PRECAST	533	744	1144	1544	2144	2544	3144	400	400	400	400	400	400	400

\*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

\*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



**MATERIALS**

1.  $f_c$  precast lintels = 3500 psi.  
 $f_c$  prestressed lintels = 6000 psi.  
Mortar per ASTM C270 Type M or S.

**GENERAL NOTES**

1. Provide full mortar head and bed joints. Shore filled lintels as required.

2. Installation of lintel must comply with the architectural and/or structural drawings.

3. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.

4. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.

5. Bottom field added rebar to be located at the bottom of the lintel cavity.

6. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.

7. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.

8. Safe load ratings based on rational design analysis per ACI 318 and ACI 530.

**SAFE LOAD TABLE NOTES**

1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.

2. N.R. = Not Rated.

3. Safe loads are total superim

# CONNECTOR SCHEDULE

CONNECTOR TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETA20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A
89	ABU66	12-16d	2,240	N/A
90	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"x5/8" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2"x2 1/2" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/4"x3" (2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT / 20-SDS 1/4"x2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
168	U46	H: 8-10d / J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: (14)-16d / J: 4-10d	1,085	N/A
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: (220)-162"x3 1/2" TAPCON BM: (10)-0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" 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: 2-10dx1 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" BLT / GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLT / GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLT / GIR: 16-10d	9,250	N/A
401	SURL144	FACE: 18-16d / JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

- ### NOTES
- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
  - TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
  - PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
  - ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
  - TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH 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 IN ACCORDANCE WITH 8TH EDITION 905.1.1 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 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
  - OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

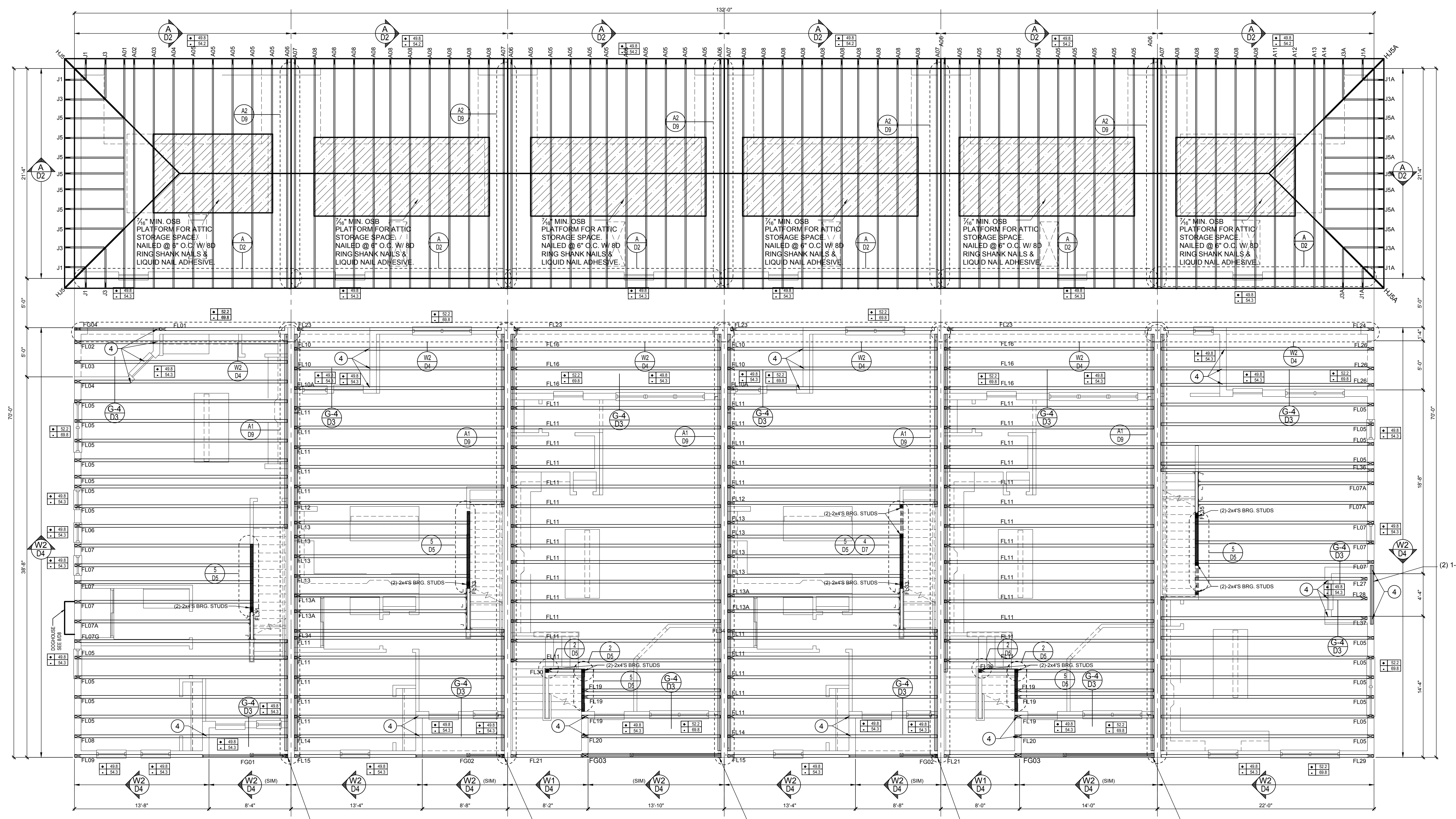
### COMPONENT & CLADDING DESIGN WIND PRESSURES

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/ UNITEC PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
  - BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY UP TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1101 - REQUIRE SPECIAL ENGINEERING LETTER.
  - PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED 3/8" STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE.



**Tyler LOT# XX** FLOOR TRUSS W/ 2X8 & 3/4" FLITCH PLATE W/ SIMPSON HGUM5 25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3109 DETAIL

**Jackson LOT# XX** FLOOR TRUSS W/ 2X8 & 3/4" FLITCH PLATE W/ SIMPSON HGUM5 25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3109 DETAIL

**Grant LOT# XX** FLOOR TRUSS W/ 2X8 & 3/4" FLITCH PLATE W/ SIMPSON HGUM5 25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3109 DETAIL (SIM)

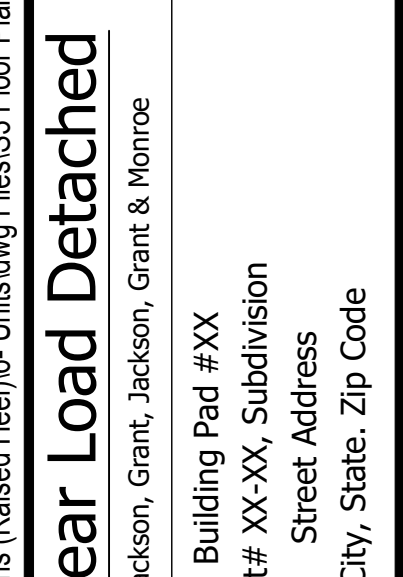
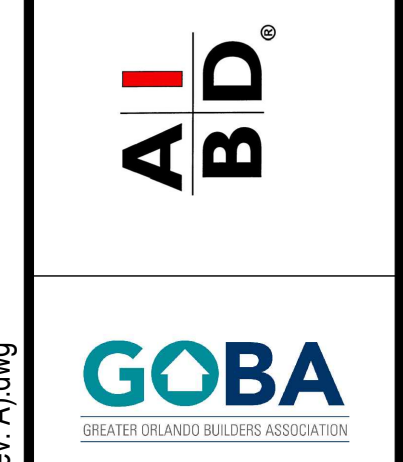
**Jackson LOT# XX** FLOOR TRUSS W/ 2X8 & 3/4" FLITCH PLATE W/ SIMPSON HGUM5 25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3109 DETAIL

**Grant LOT# XX** FLOOR TRUSS W/ 2X8 & 3/4" FLITCH PLATE W/ SIMPSON HGUM5 25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3109 DETAIL (SIM)

**Monroe LOT# XX** FLOOR TRUSS W/ 2X8 & 3/4" FLITCH PLATE W/ SIMPSON HGUM5 25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3109 DETAIL (SIM)



815 Oriole Ave., Suite #1040  
Altamonte Springs, FL 32701  
Ph: (407) 629-6711  
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**6-Unit: Rear Load Detached**  
Models: Tyler, Jackson, Grant, Jackson, Grant & Monroe  
Building Pad #XX  
Lot# XX-XX-Subdivision  
Street Address  
City, State, Zip Code

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



ISSUE DATE	02/14/2023
REVISIONS	
PROJECT	22-1148
SCALE	AS NOTED
DRAWN BY	C.C.
DESIGNED BY	MJS
FLOOR TRUSSES	S3

# CONNECTOR SCHEDULE

CONNECTOR 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"x5/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2"x2-1/2" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/2"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	HHUS46	H: 14-16d / J: 6-16d	1,520	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: 4-16d / 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" 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 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 IAW FBOR 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4989 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 RECOMMENDATIONS.

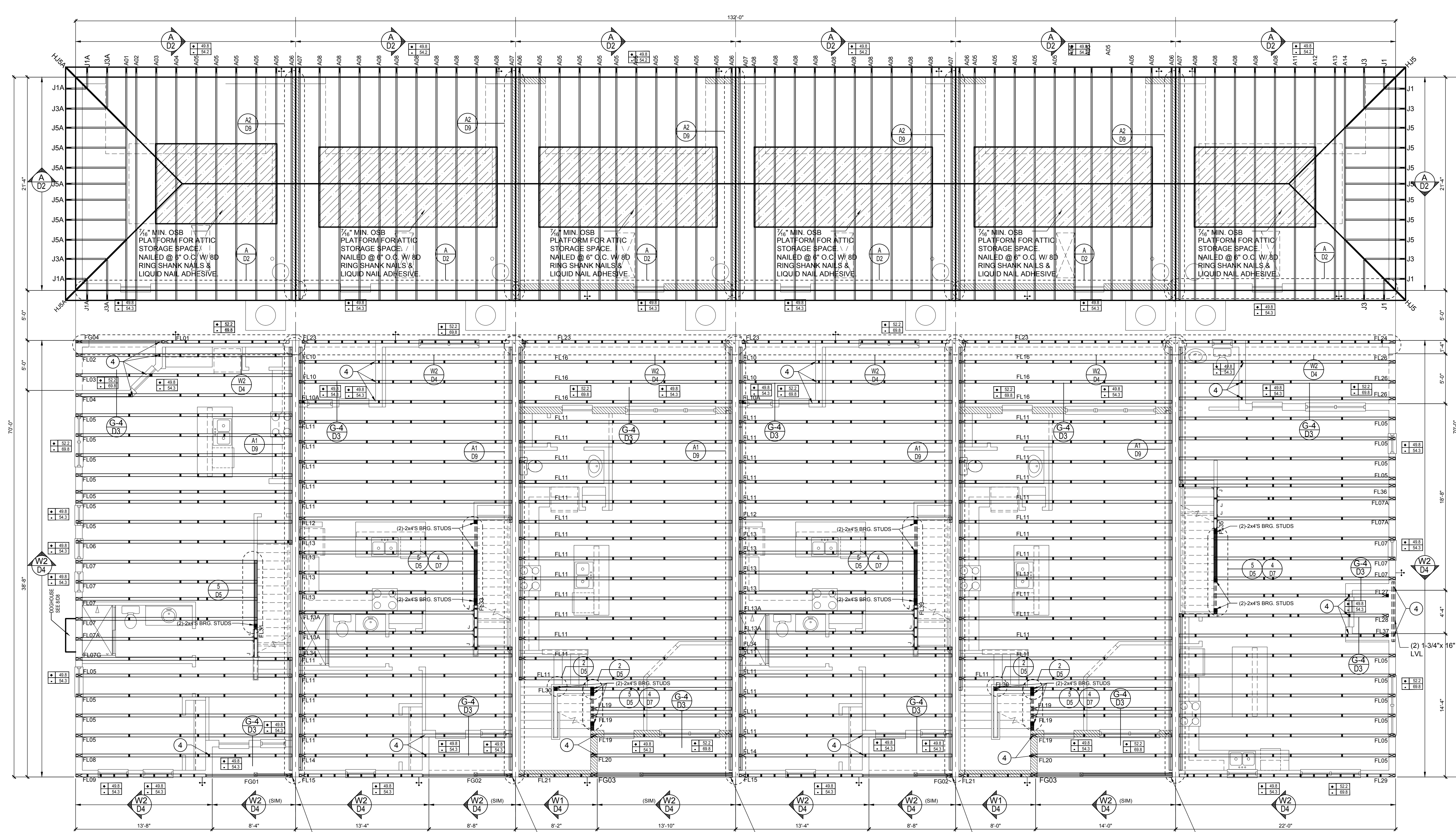
### COMPONENT & CLADDING DESIGN WIND PRESSURES

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
- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNIFIX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
  - BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 78" NO REPAIR NECESSARY 78" TO 112" ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 112" - REQUIRE SPECIAL ENGINEERING LETTER.
  - PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE.



**Tyler LOT# XX** FLOOR TRUSS W/ 2X8 & 1/2" FLITCH PLATE W/ SIMPSON HGUM5 25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3109 DETAIL

**Jackson LOT# XX** FLOOR TRUSS W/ 2X8 & 1/2" FLITCH PLATE W/ SIMPSON HGUM5 25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3109 DETAIL

**Grant LOT# XX** FLOOR TRUSS W/ 2X8 & 1/2" FLITCH PLATE W/ SIMPSON HGUM5 25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3109 DETAIL (SIM)

**Jackson LOT# XX** FLOOR TRUSS W/ 2X8 & 1/2" FLITCH PLATE W/ SIMPSON HGUM5 25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3109 DETAIL

**Grant LOT# XX** FLOOR TRUSS W/ 2X8 & 1/2" FLITCH PLATE W/ SIMPSON HGUM5 25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3109 DETAIL (SIM)

**Monroe LOT# XX** FLOOR TRUSS W/ 2X8 & 1/2" FLITCH PLATE W/ SIMPSON HGUM5 25-SDS (13" H.) (RIGHT FLANGE CONCEALED) SEE A3109 DETAIL (SIM)

**ITEG**  
THOMPSON ENGINEERING GROUP, INC.  
13811 W. US HWY 90, SUITE 400, ORLANDO, FL 32811  
PH: (407) 794-1400  
FAX: (407) 794-1790  
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815 Oriole Ave., Suite #1040  
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www.mjsdesignersgroup.com  
MJS DESIGNERS GROUP, INC.  
DESIGNERS OF THE FUTURE  
RESIDENTIAL COMMERCIAL ARCHITECTURE

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

**AIBD**  
ARCHITECTURAL INTERIOR BUILDING DESIGN

**GOBA**  
GENERAL OVERLAY BOARD ASSOCIATION

**6-Unit: Rear Load Detached**  
Models: Tyler, Jackson, Grant, Monroe  
Building Per #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: 02/14/2023  
REVISIONS:  
PROJECT: 22-1148  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

FLOOR TRUSSES  
**S3**

# CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8d x 1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	365	280 / 303
35	A35F	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 8-10d	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 5/8" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2" x 2-1/2" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 7/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
102	HTT5	7/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/2" x 3/8" (2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT / 20-SDS 1/2" x 2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
168	U46	H: 8-10d / J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: (14)-16d / J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: (12)-1/4" x 2-1/2" SDS J: (6)-1/4" x 2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: (18)-1/4" x 2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU: (18)-1/4" x 2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22) 0.162" x 3/2" 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" x 1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/2" x 1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR34X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10d x 1 1/2" / P: 10-10d x 1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8" BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d / JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

- ### NOTES
- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
  - TYPICAL ROOF EAVES OVERHANG TO BE 10" 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 P.L. 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 TP1/WTC/BGS 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. UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1.
  - OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

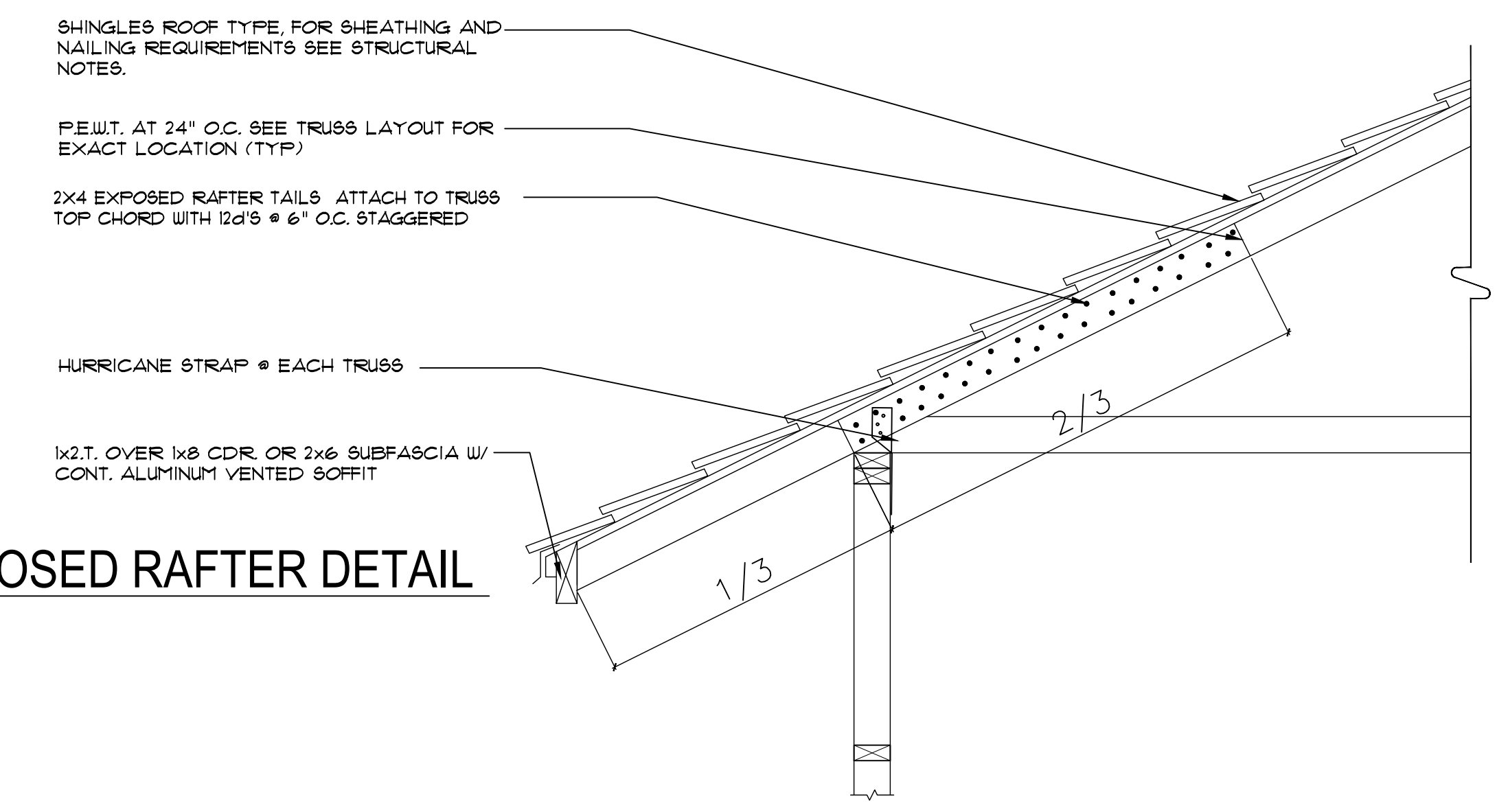
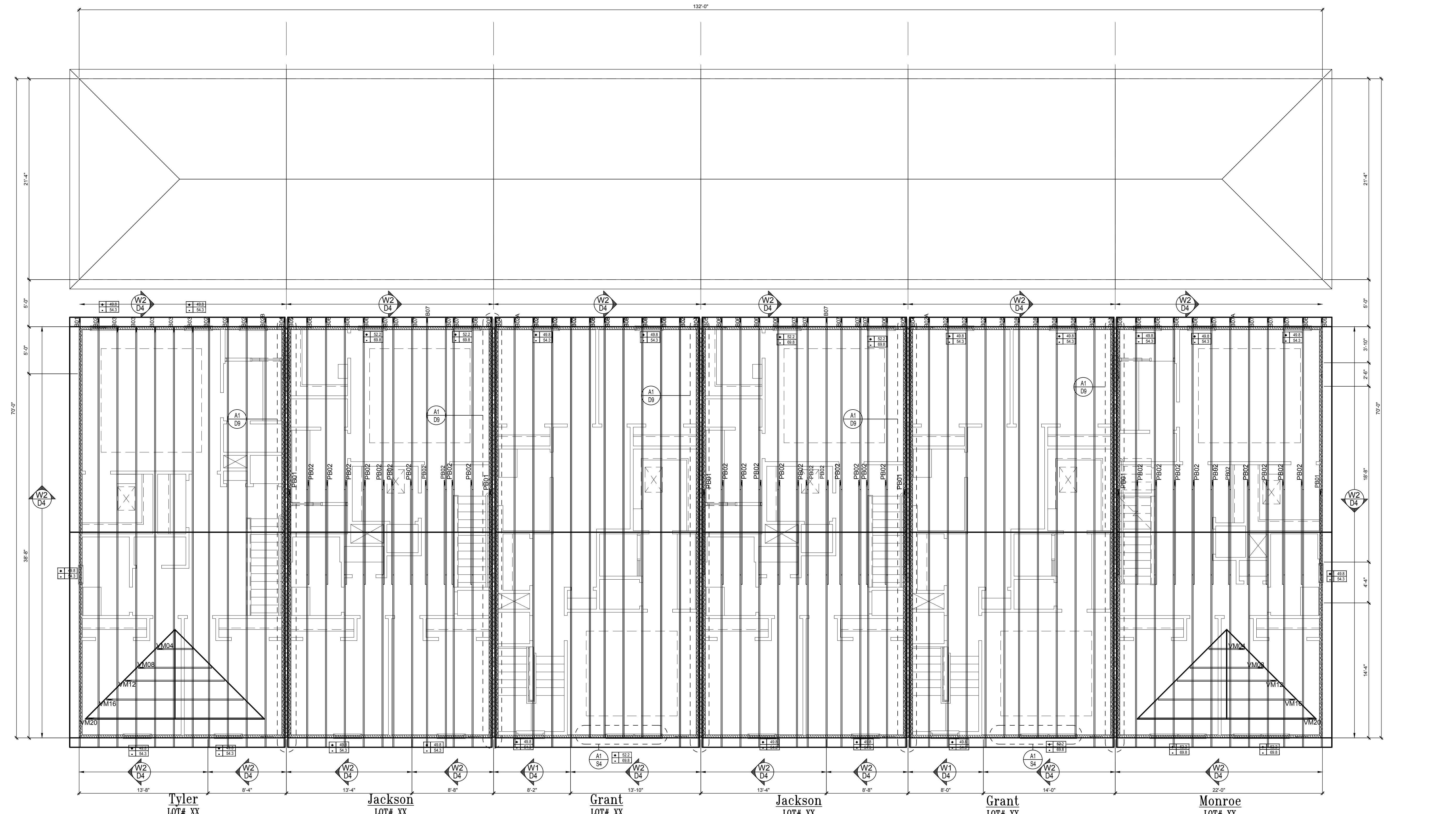
### COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

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

NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO 60 MPH NOMINAL 1"00' WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.8

- ### FIELD REPAIR NOTES
- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #6 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEC, PROPOXY 300 OR SIMPSON SET OR ETC 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) OR 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 2" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE



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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: 8-10d	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 5/2" BOLTS	7,910	N/A
97	MSTM16	BLOCK: 4-1/2" x 2-1/2" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/2" x 3/32" (2) 7/8" BLT	3,990	N/A
104	HDU8-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
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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" TITEN T." J: (6)-1/4" x 2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: (18)-1/4" x 2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU: (18)-1/4" x 2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22) 0.162" x 3/2" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
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217	HUS212-2	BLOCK: 10-1/2" x 1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4x8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
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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	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
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  - TYPICAL ROOF EAVES OVERHANG TO BE 10" UNLESS OTHERWISE NOTED.
  - PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
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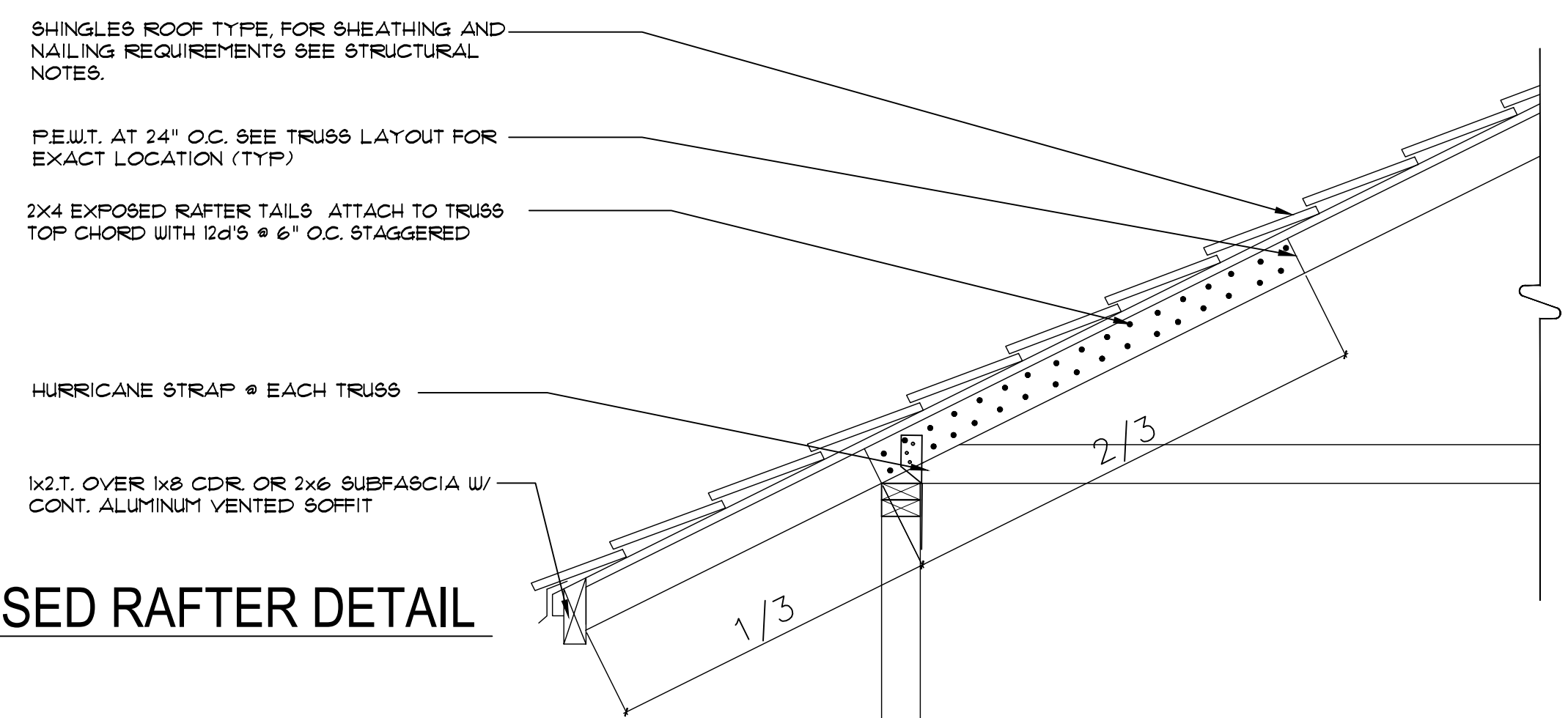
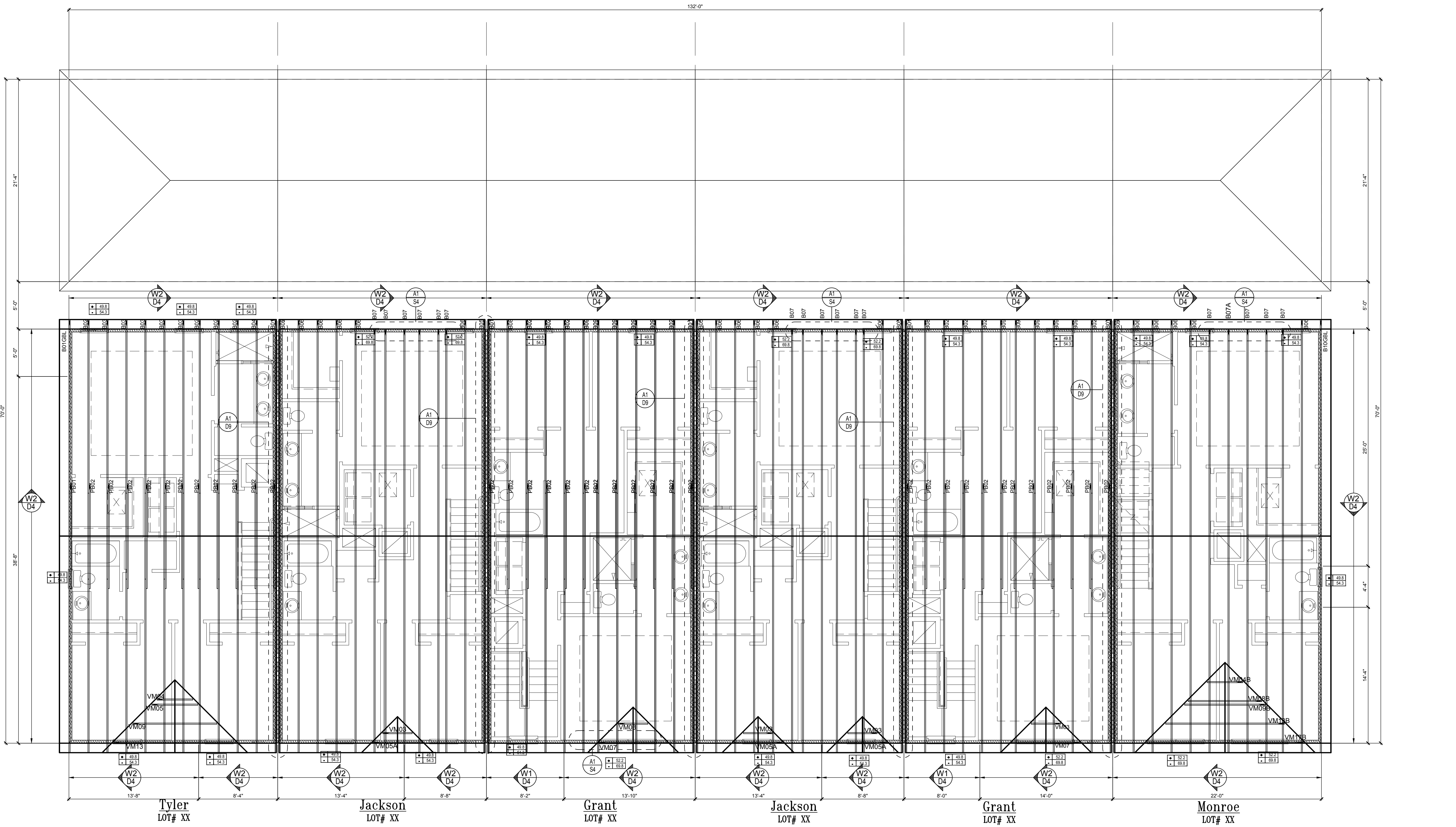
### COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

+	ULTIMATE DESIGNED POSITIVE PRESSURE
-	ULTIMATE DESIGNED NEGATIVE PRESSURE

NOTE: DESIGN PRESSURES BASED ON ULTIMATE WIND SPEED TO 0.048 NOMINAL 30' WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.8

- ### 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 E/F 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) OR 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 2" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE



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**GOBA**  
GOLF BUILDING ASSOCIATION

**6-Unit: Rear Load Detached**  
Models: Tyler, Jackson, Grant, Jackson, Grant & Monroe  
Building Per # XXX  
Lot# XX-XX, Subdivision  
Street Address  
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A Division of Park Square Enterprises Inc.  
5200 Vineland Rd. Suite # 200  
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**Park Square HOMES**

ISSUE DATE: 02/14/2023  
REVISIONS:  
PROJECT: 22-1148  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

ROOF TRUSSES  
**S4**

**Roof Trusses "B"**  
SCALE 3/16" = 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

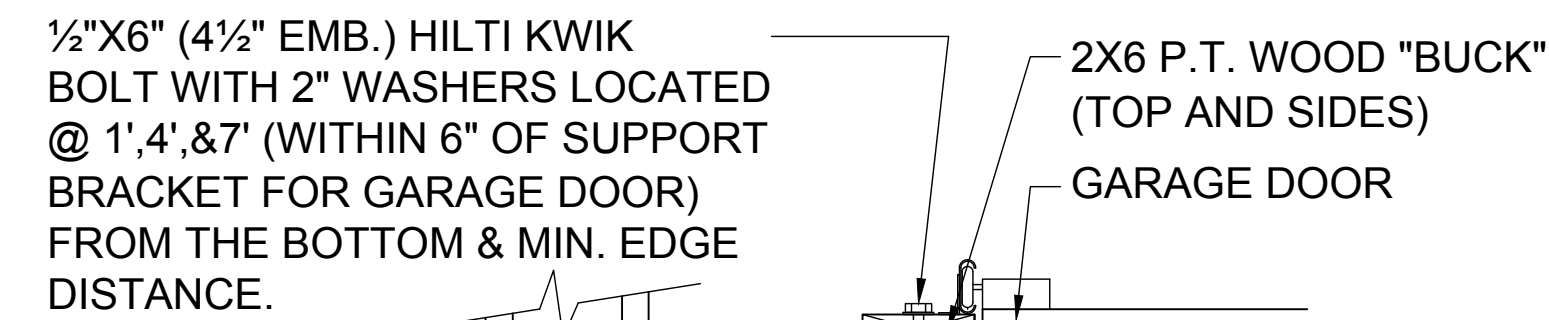
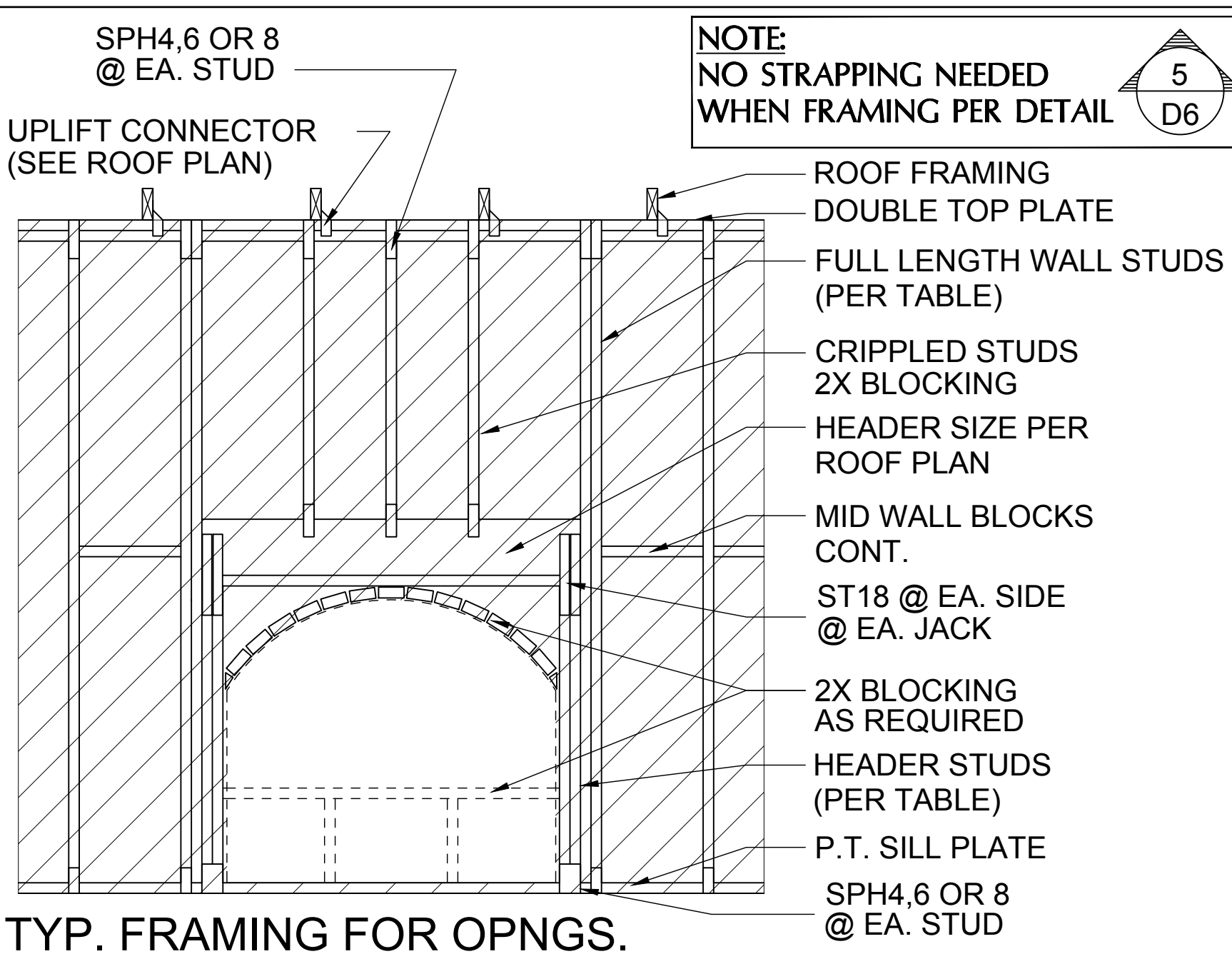
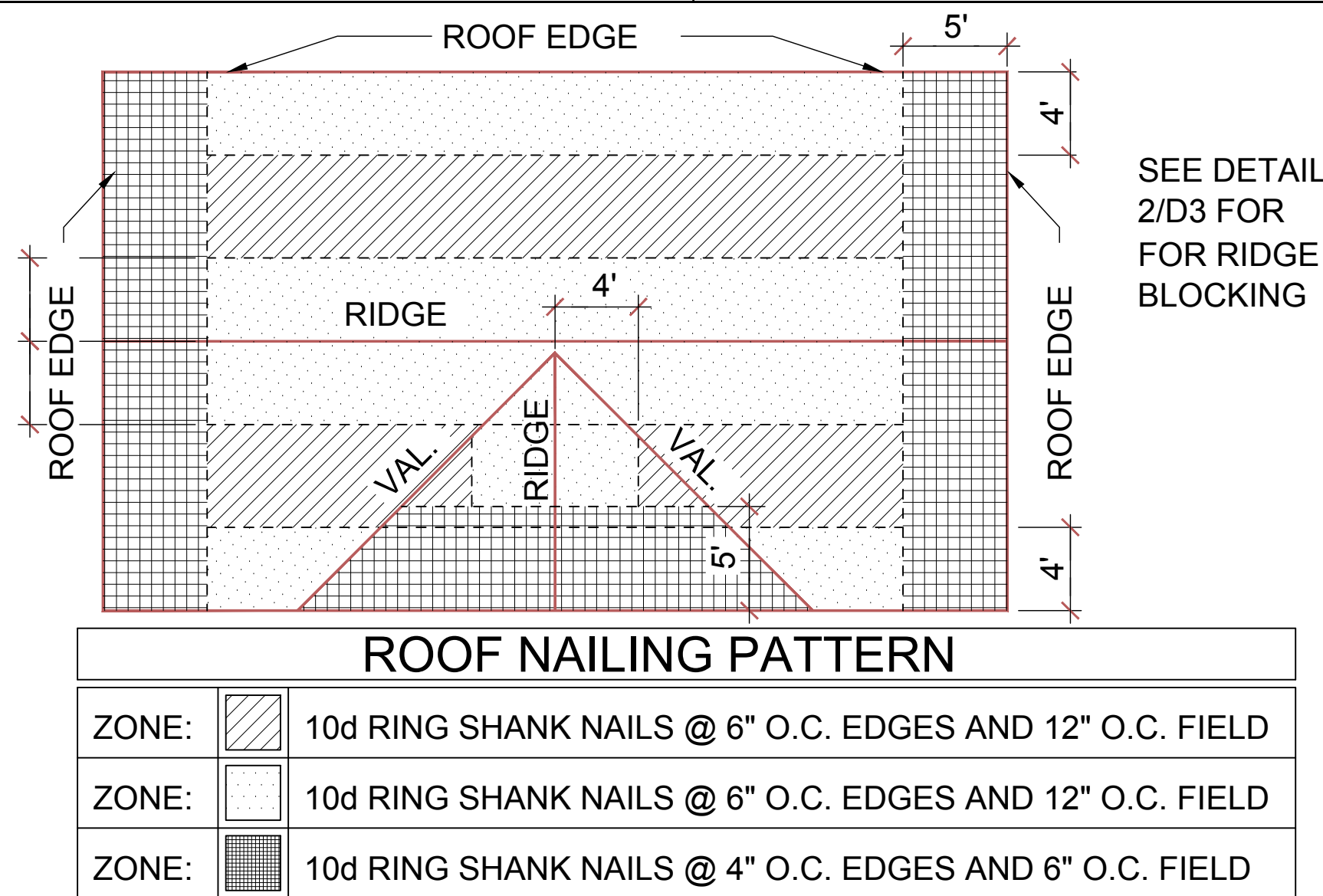
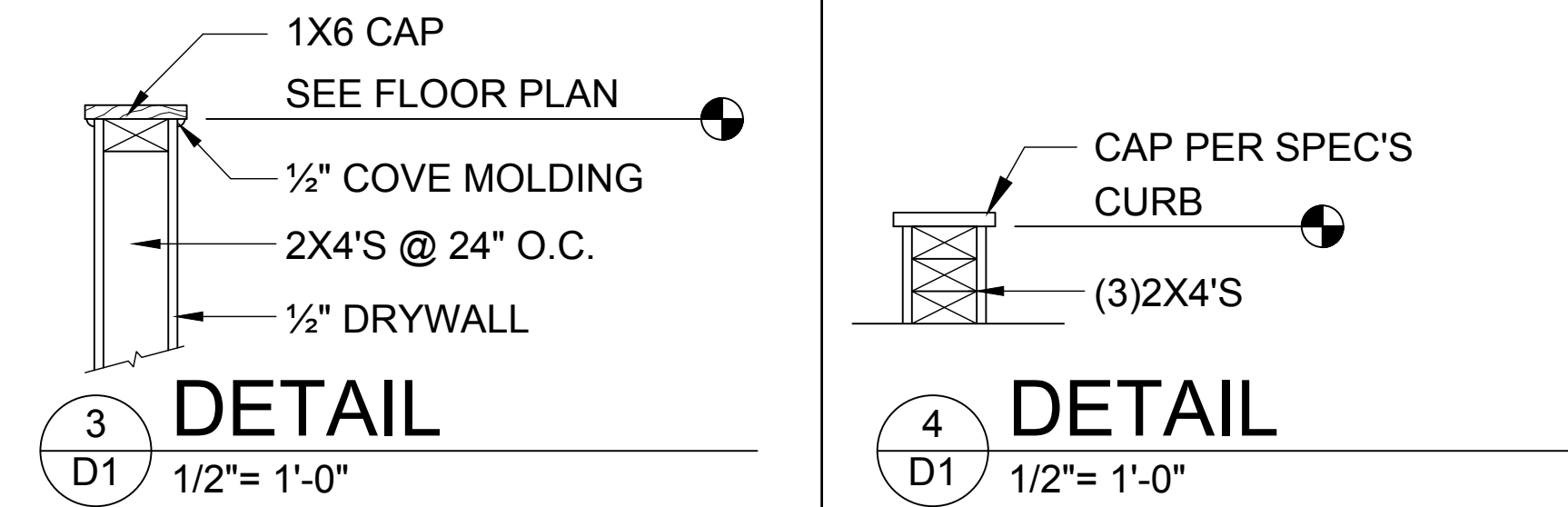
## WOOD STRUCTURAL NOTES

- 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

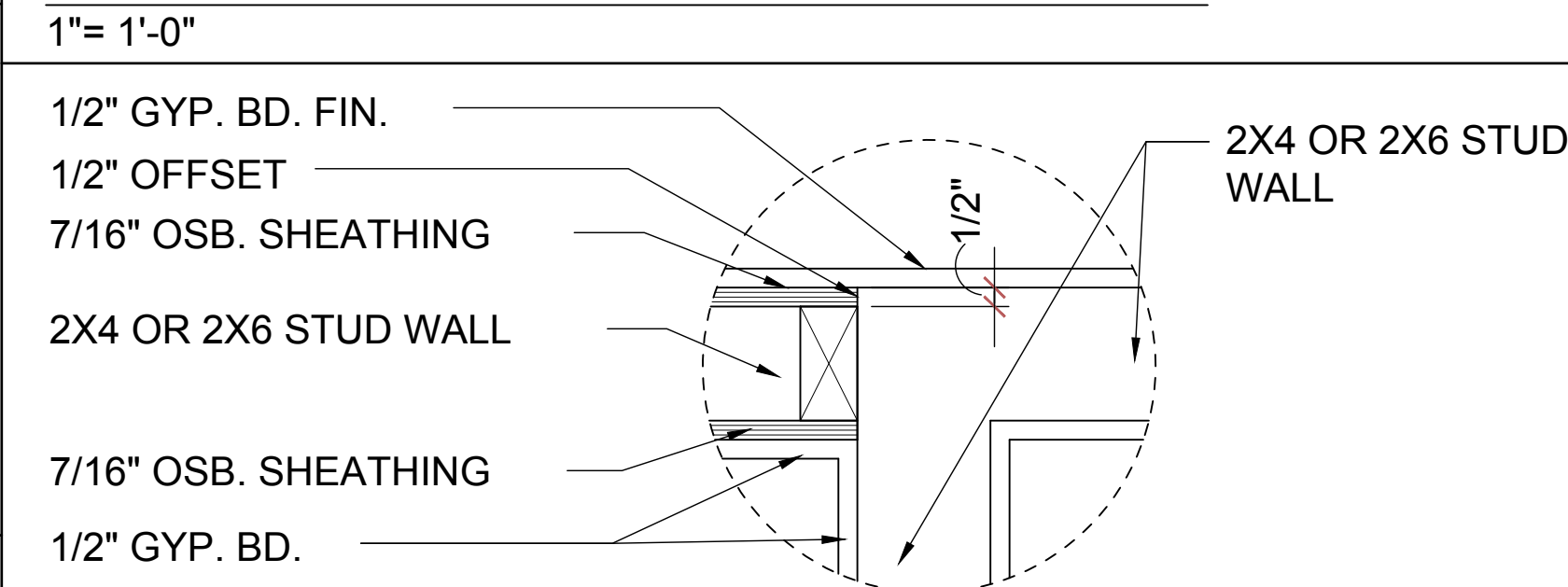


- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/ 1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT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

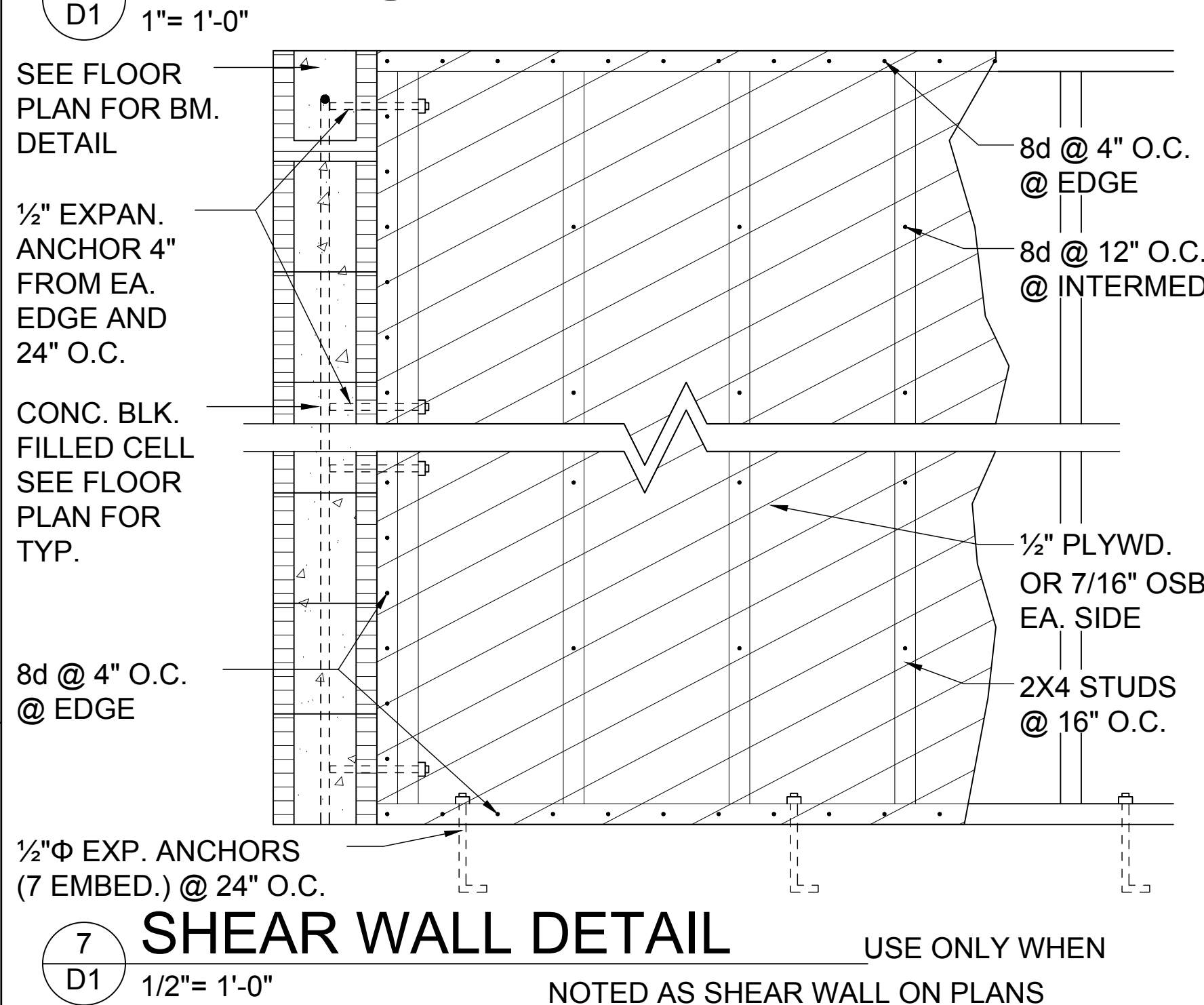
- THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:

- 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

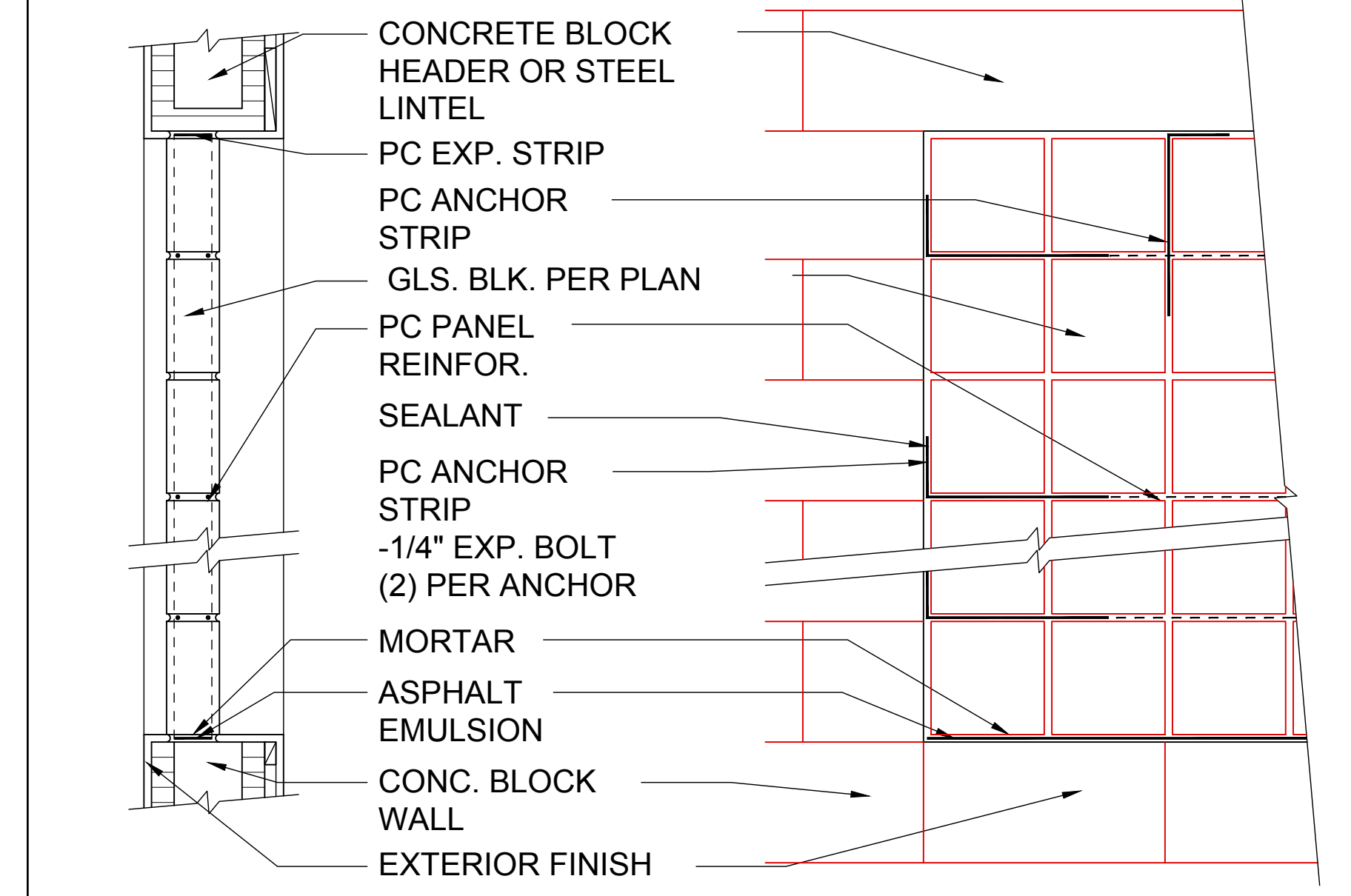
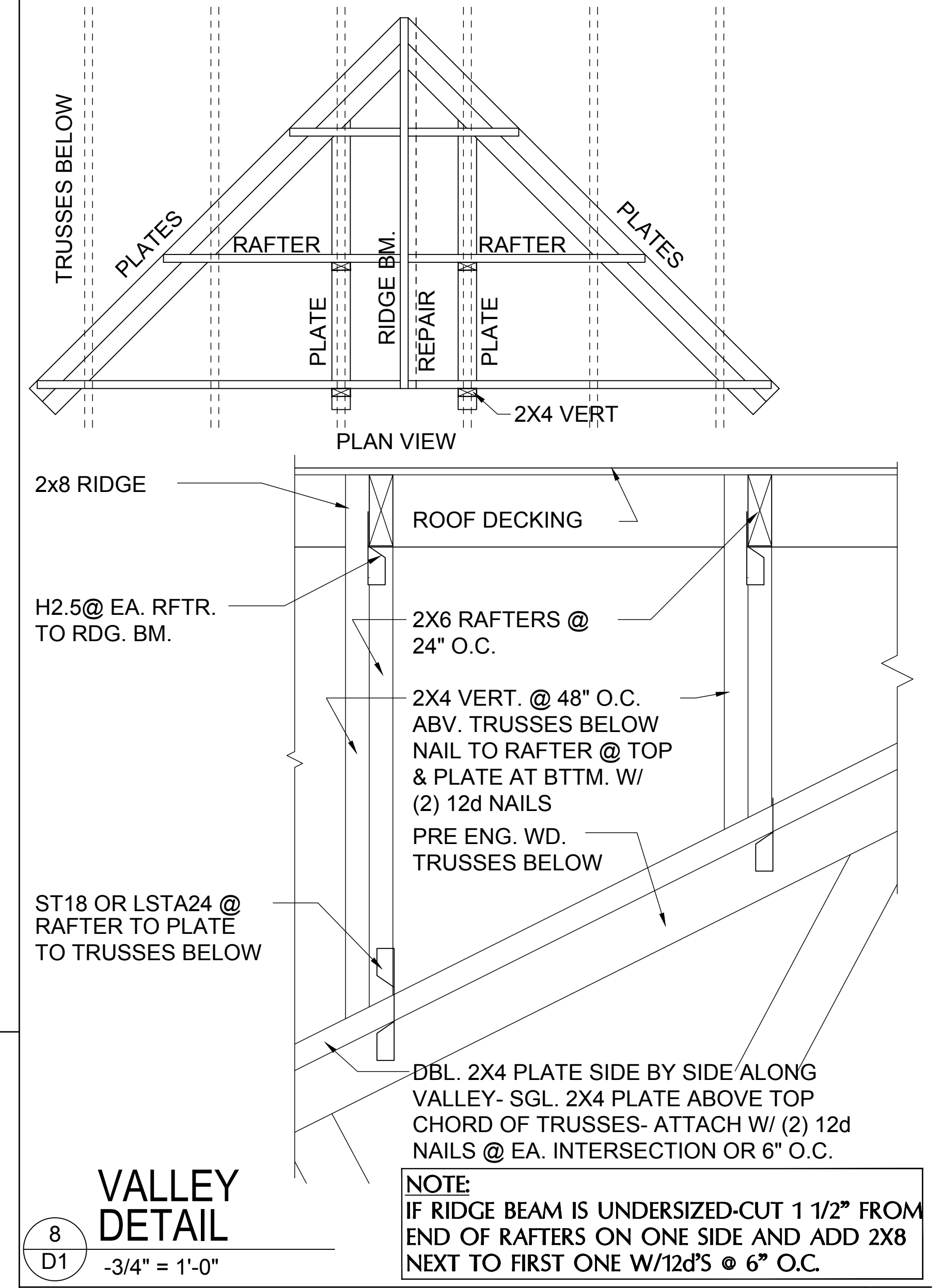


## DETAIL @ CONN. TO REG. WALL



## MIN. WALL AND HEADER REQUIREMENTS

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



## PANEL ANCHOR CONSTRUCTION

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

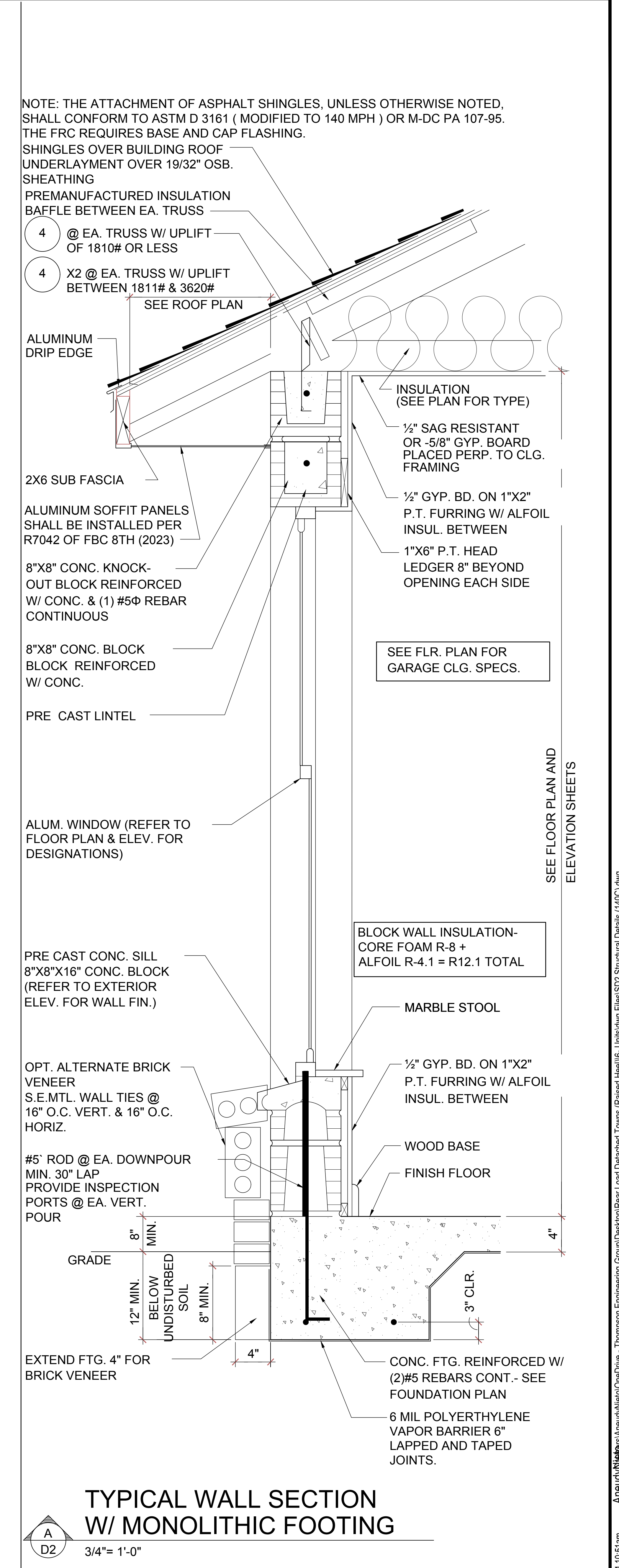
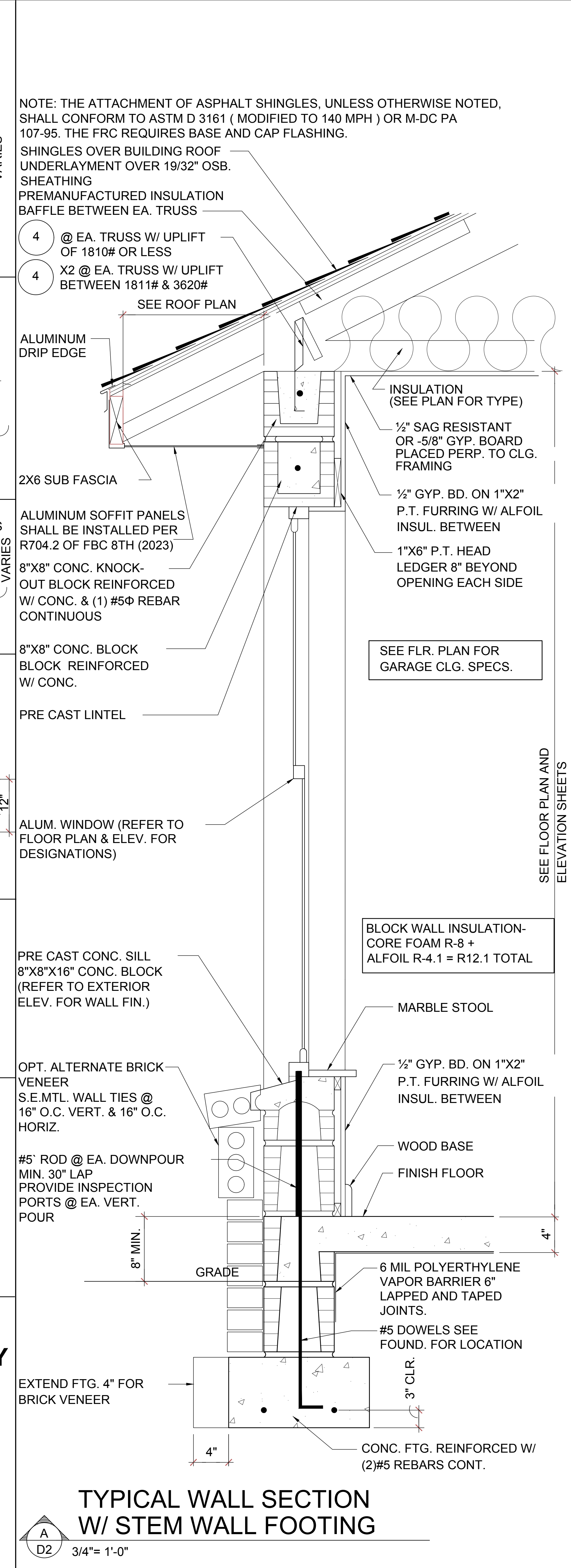
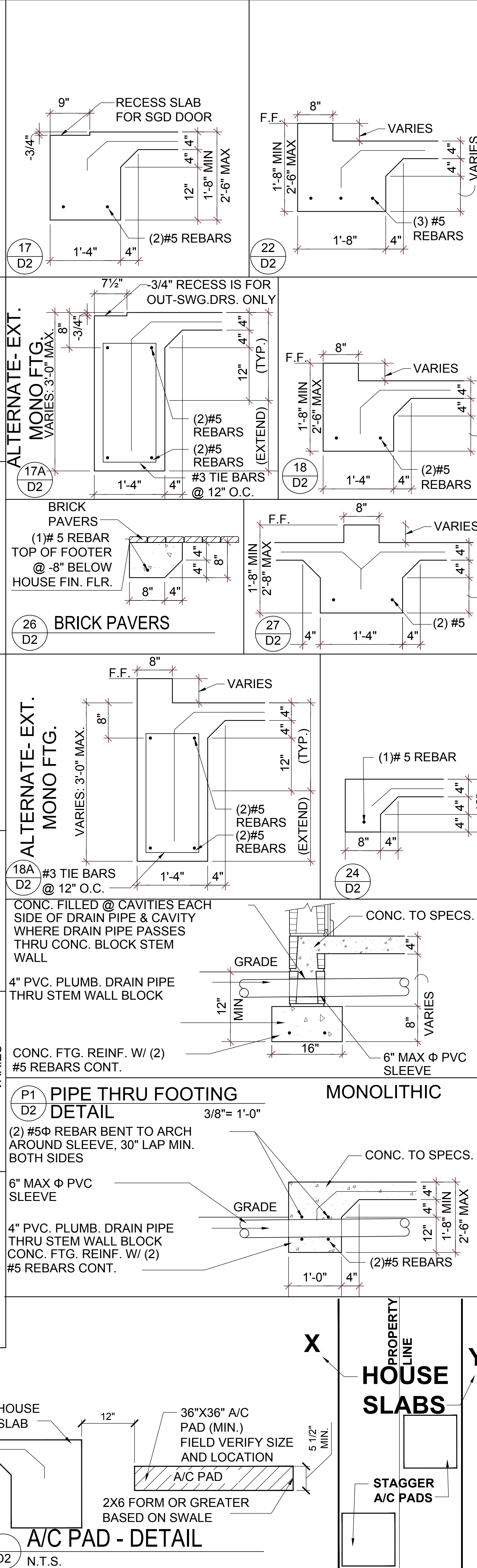
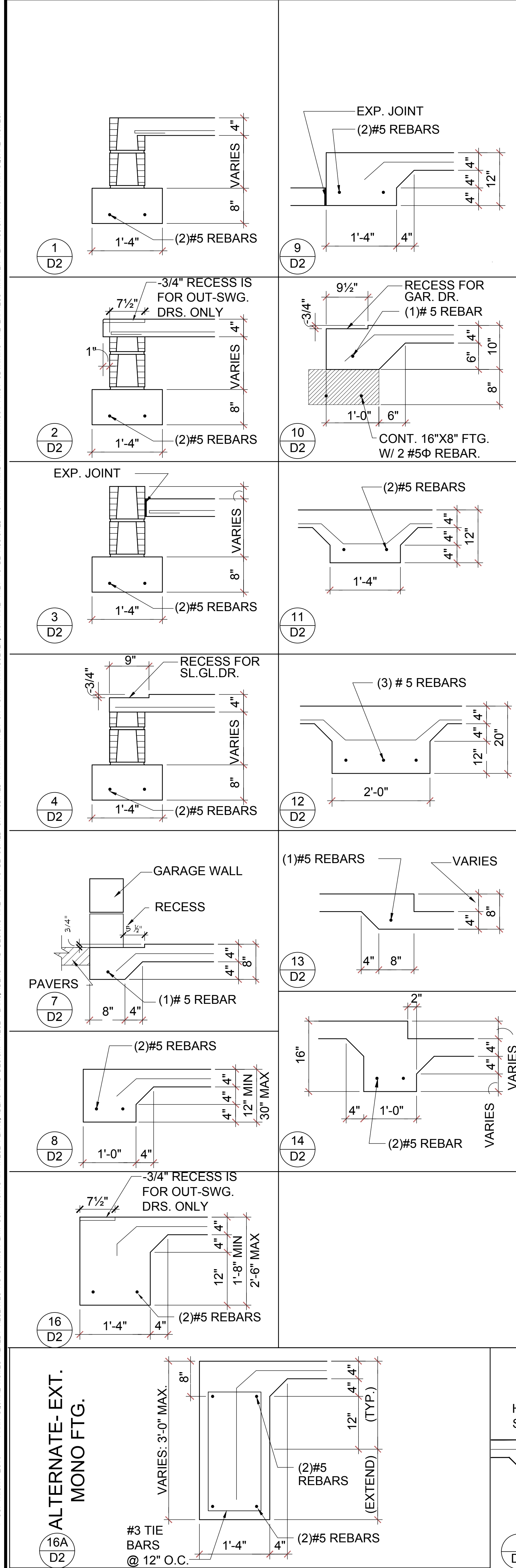
PC PANEL ANCHORS (MIDDLE): ARE USED TO TIE PITTSBURGH CORNING GLASS BLOCK PANELS INTO THE SURROUNDING FRAMEWORK WHEN CHANNELS ARE NOT USED. FORMED FROM 20 GAUGE PERFORATED- THEN GALVANIZED STEEL STRIPS, PANEL ANCHORS ARE AVAIL. IN 1-3/4" WIDTHS X 24" LENGTHS.

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

## GLASS BLOCK DETAIL



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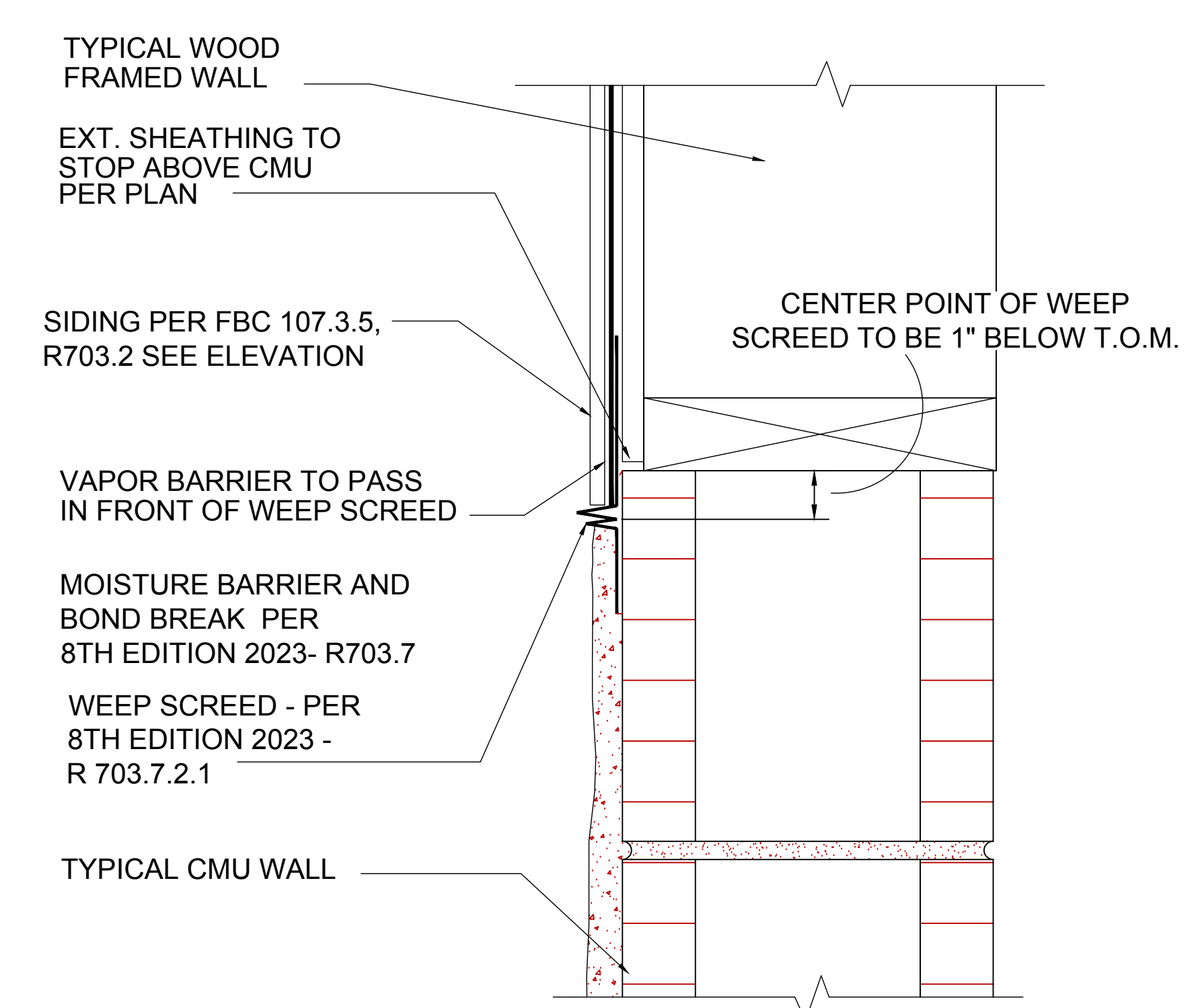
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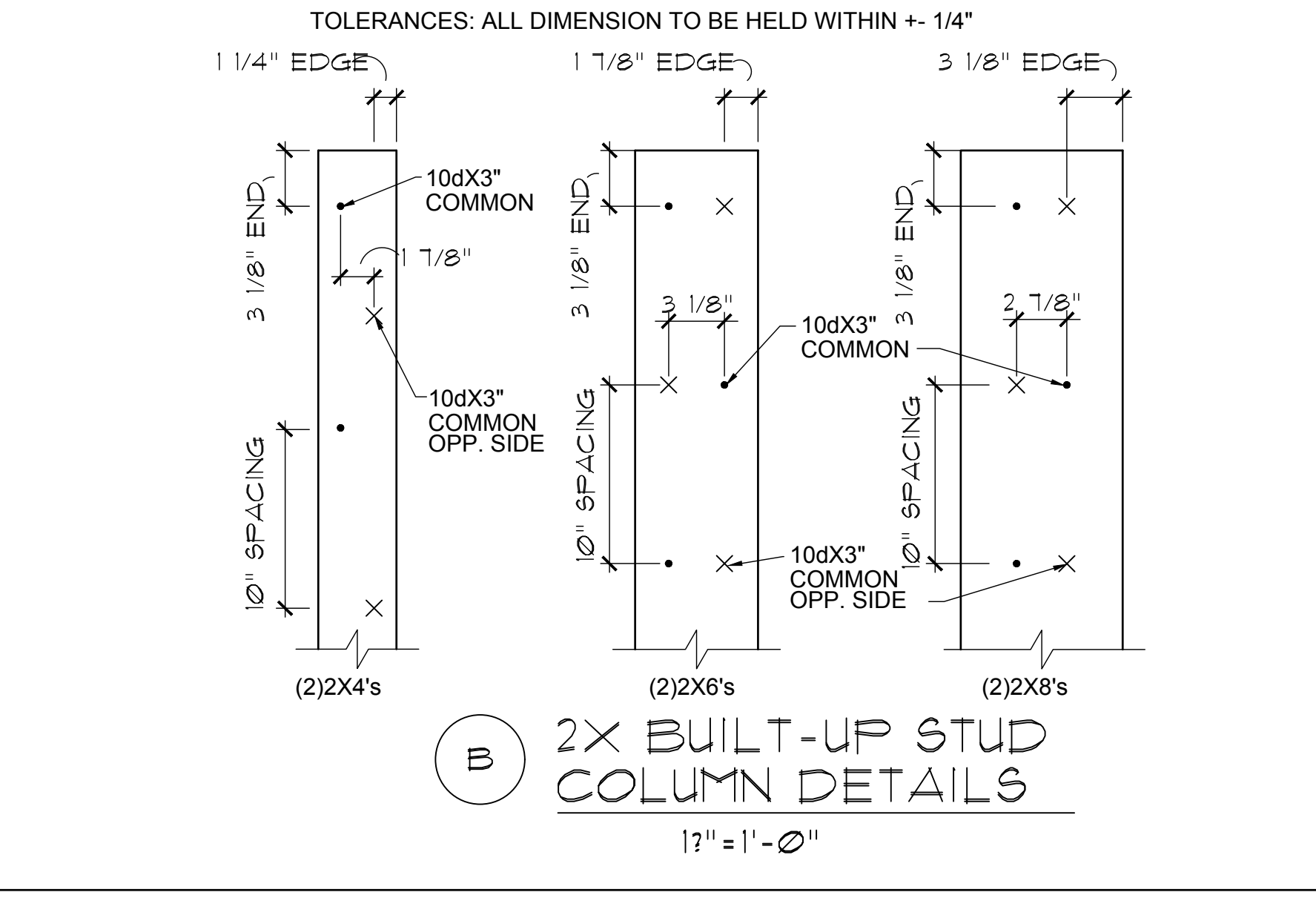
PROJECT: 22-1148  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

STRUCTURAL DETAILS  
**D2**

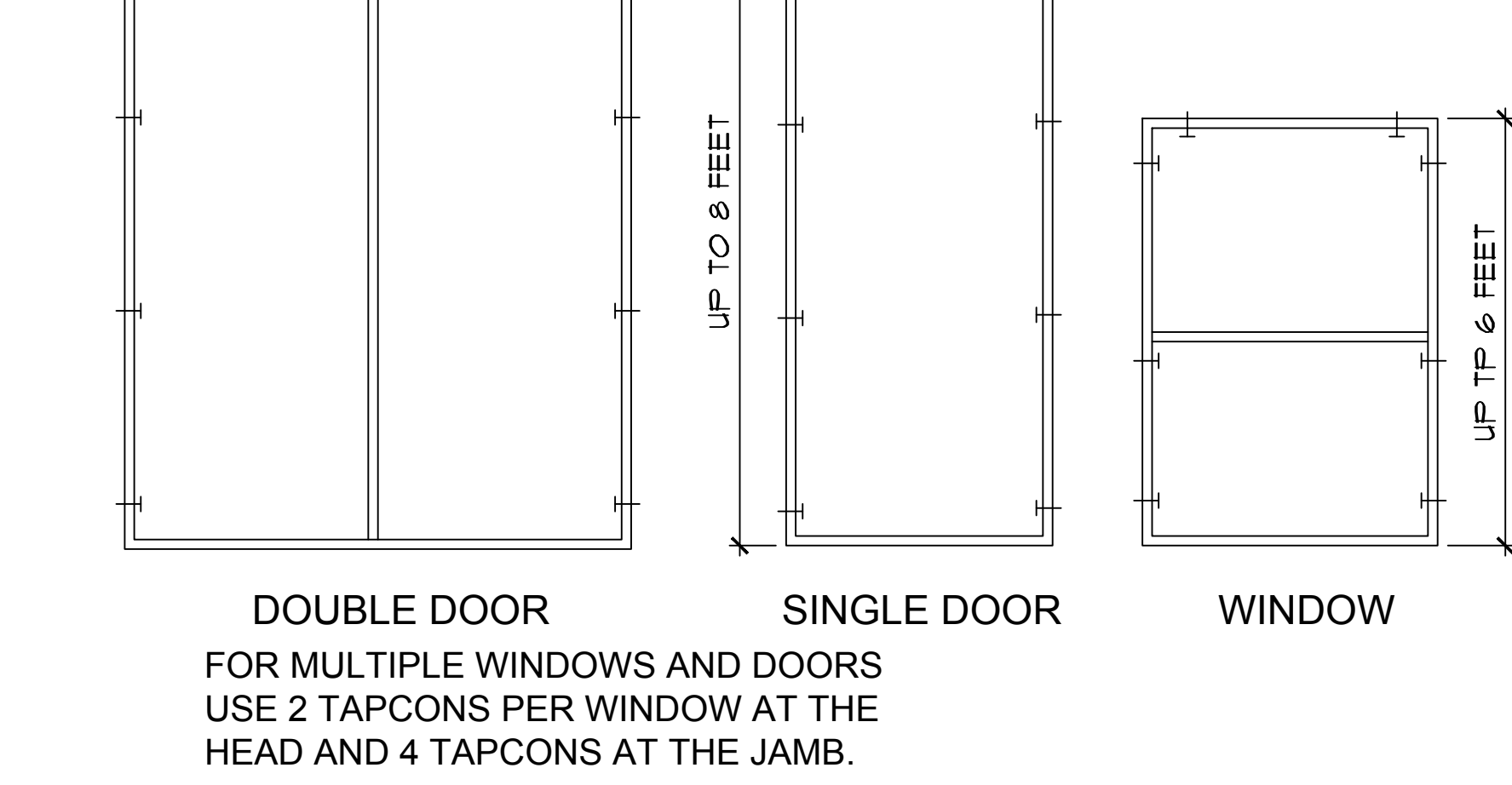
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**A**  
D3  
**FLASHING DETAIL**



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

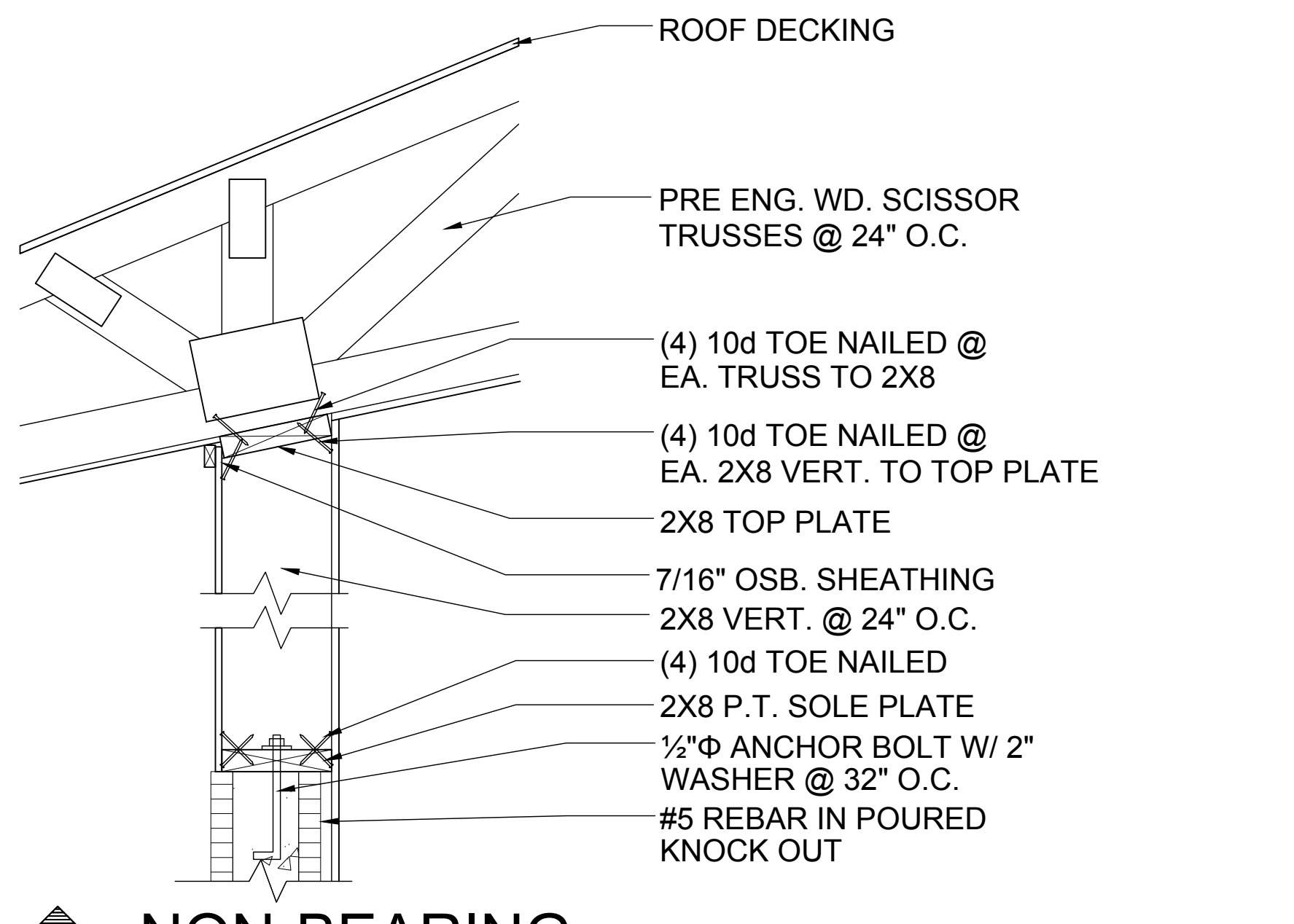


**BUCK ATTACHMENT DATA**

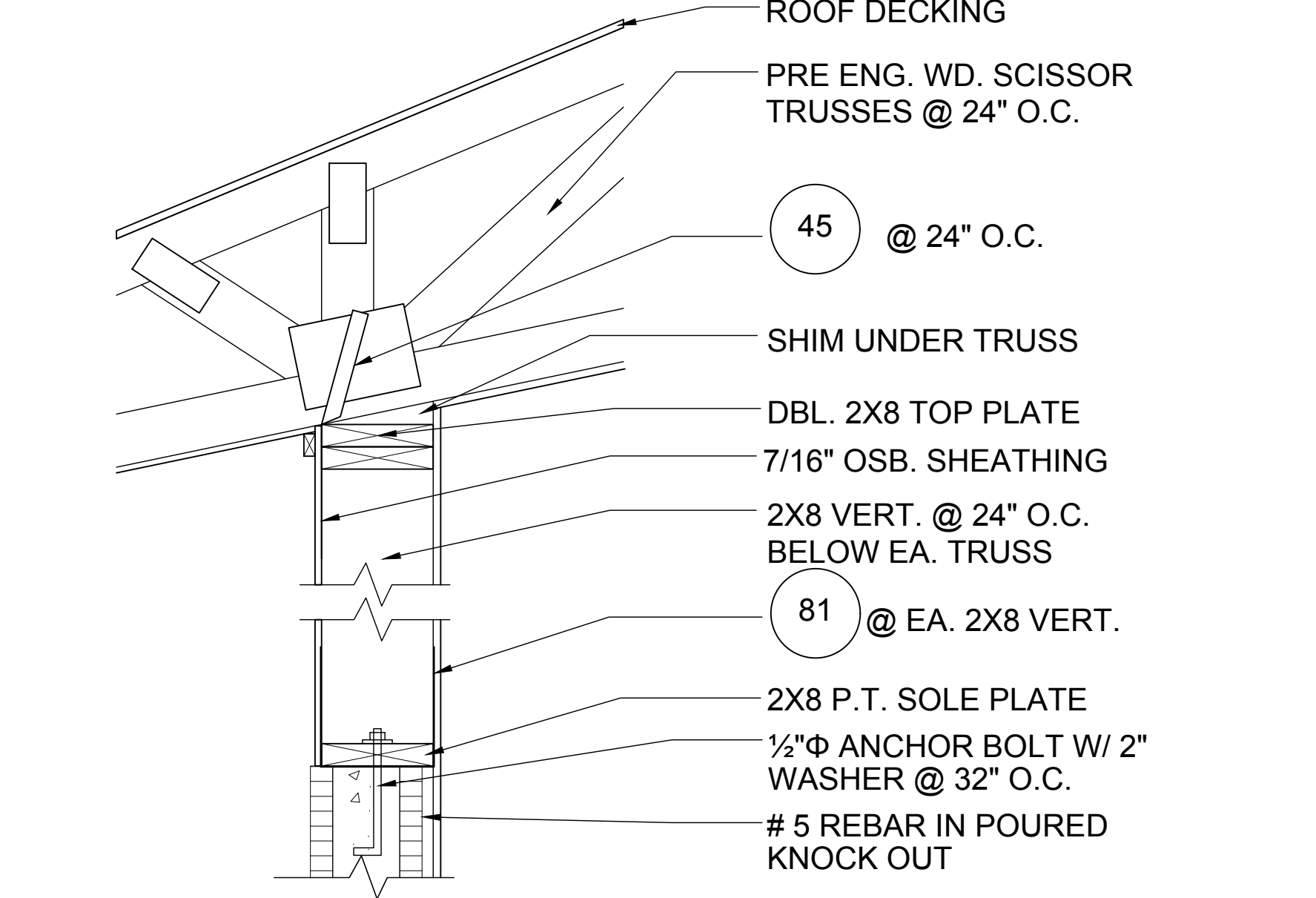
BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN PINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS w/ 2 T-NAILS TOP AND BOTTOM AND 8" O.C. STAGGERED IN THE FIELD.

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.

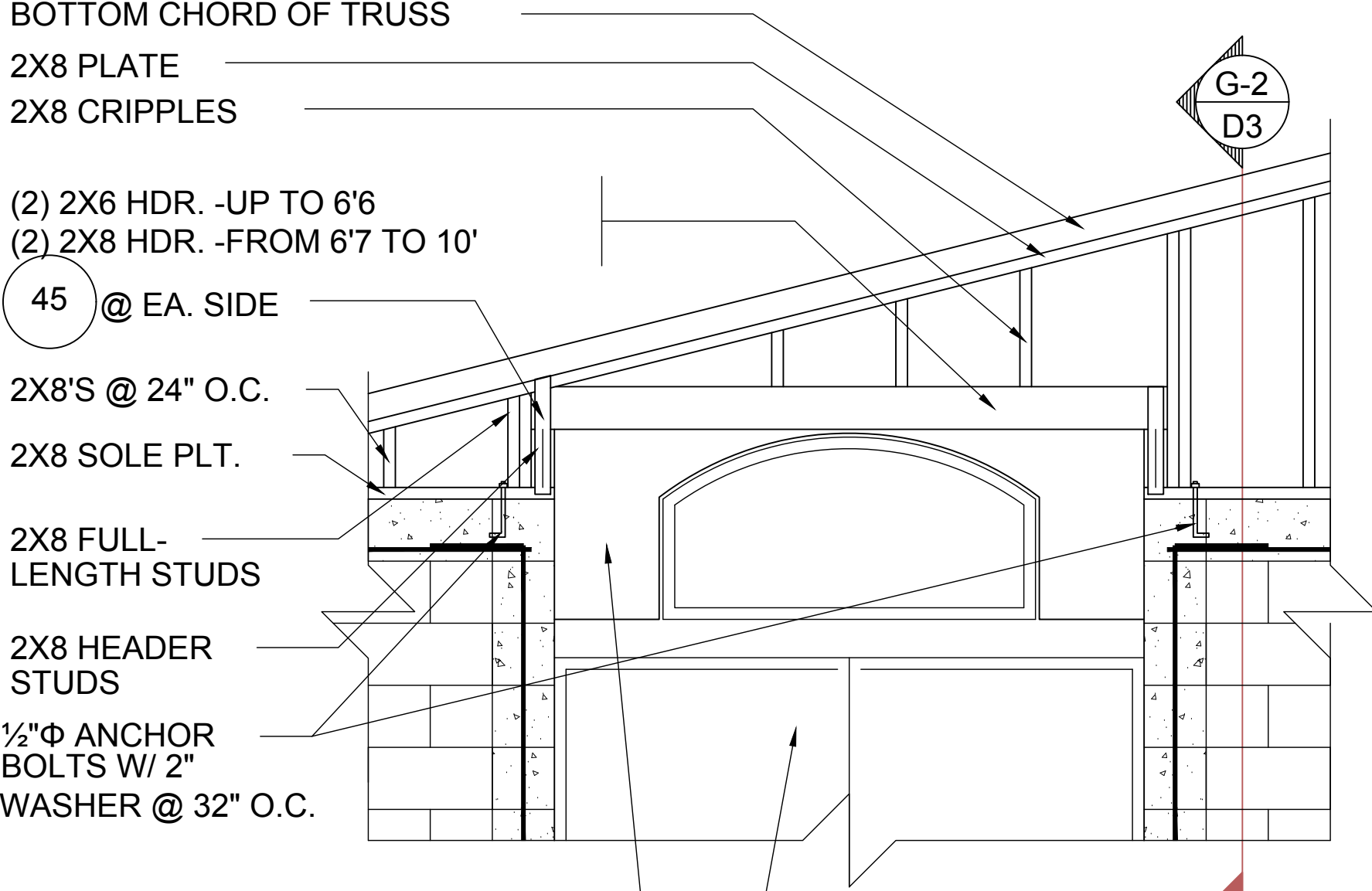
**NOTE**  
IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4"x1-3/4" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE CENTER.



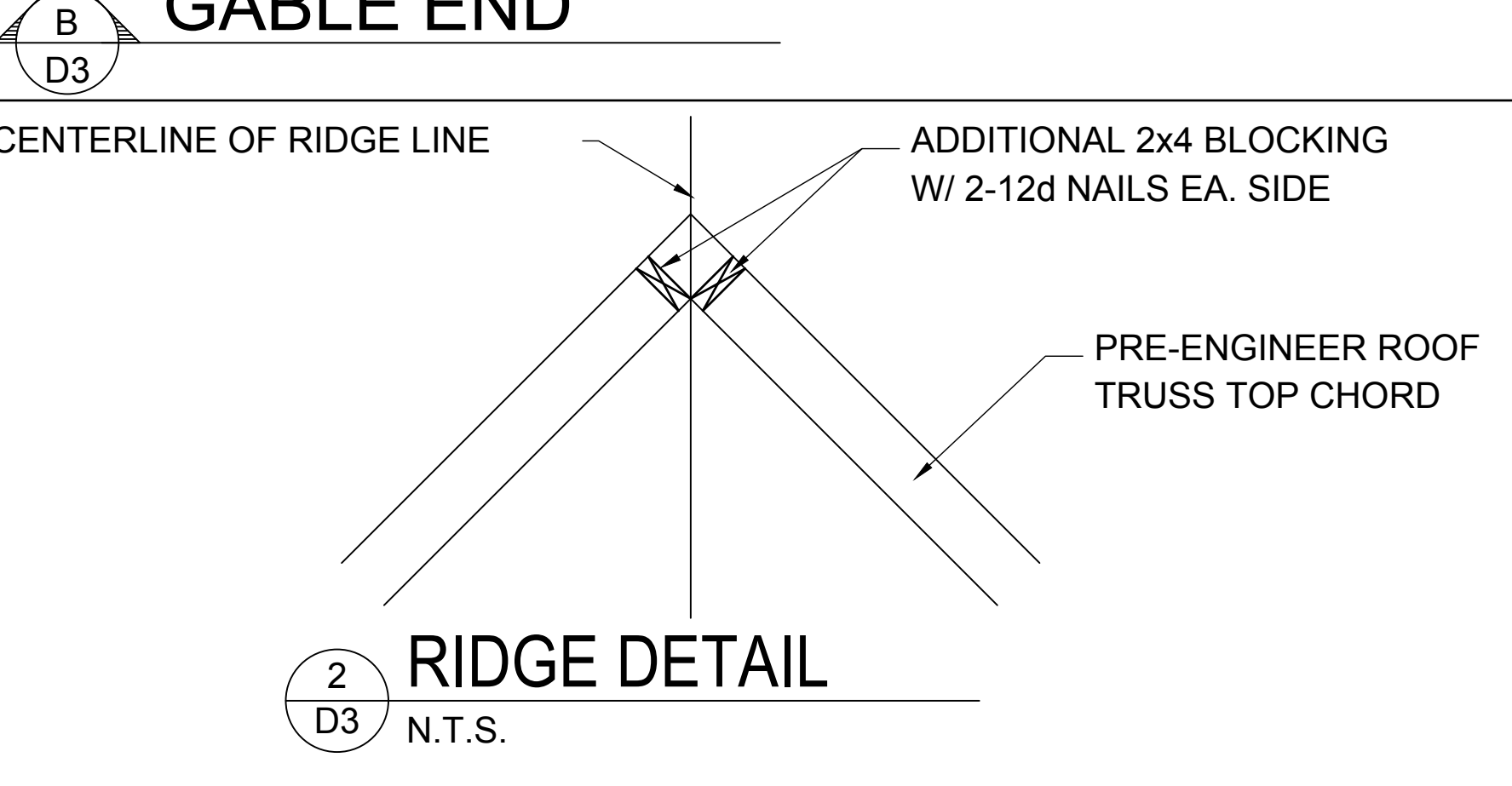
**G-6**  
D3  
**NON-BEARING**



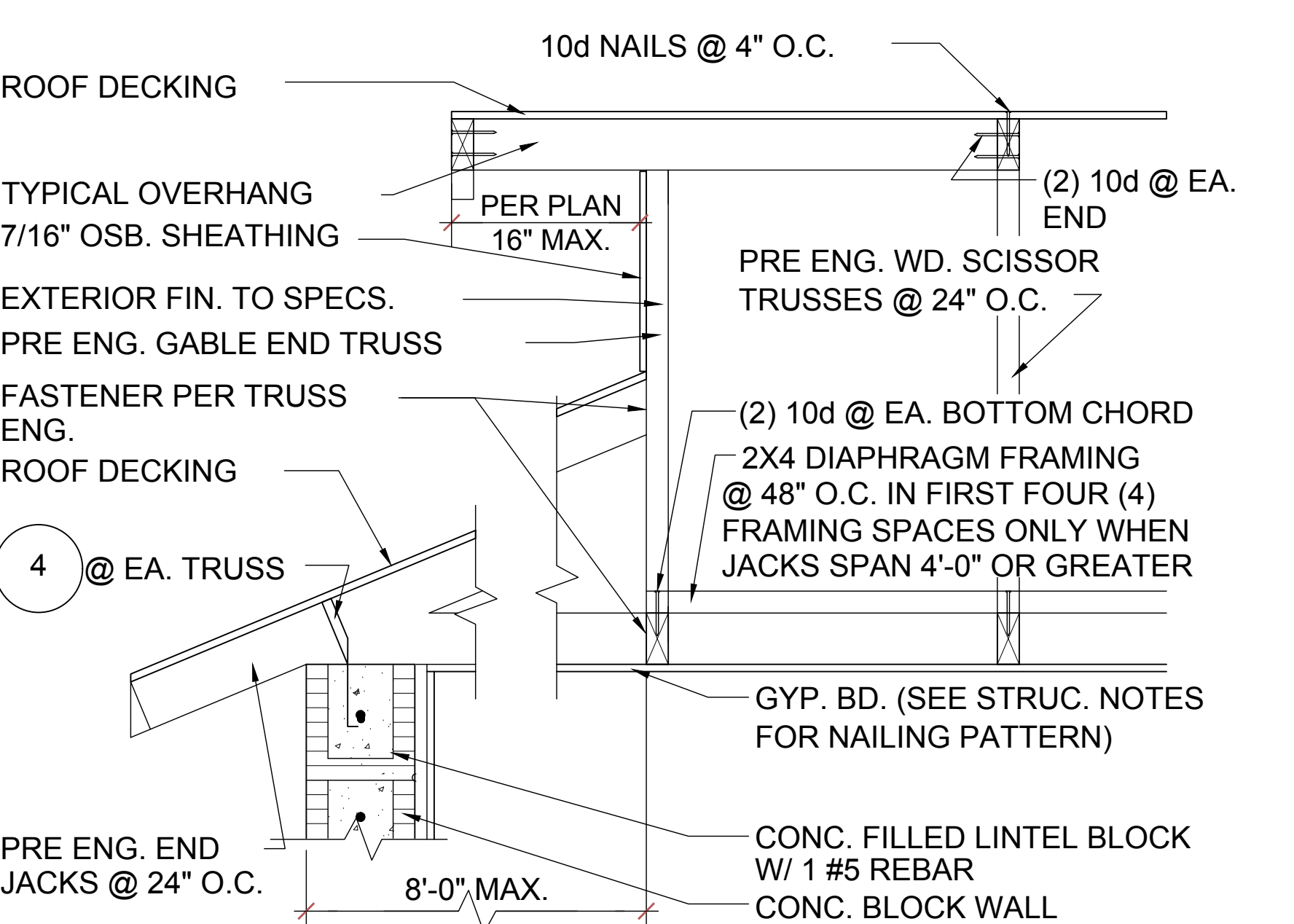
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D3  
**BEARING**



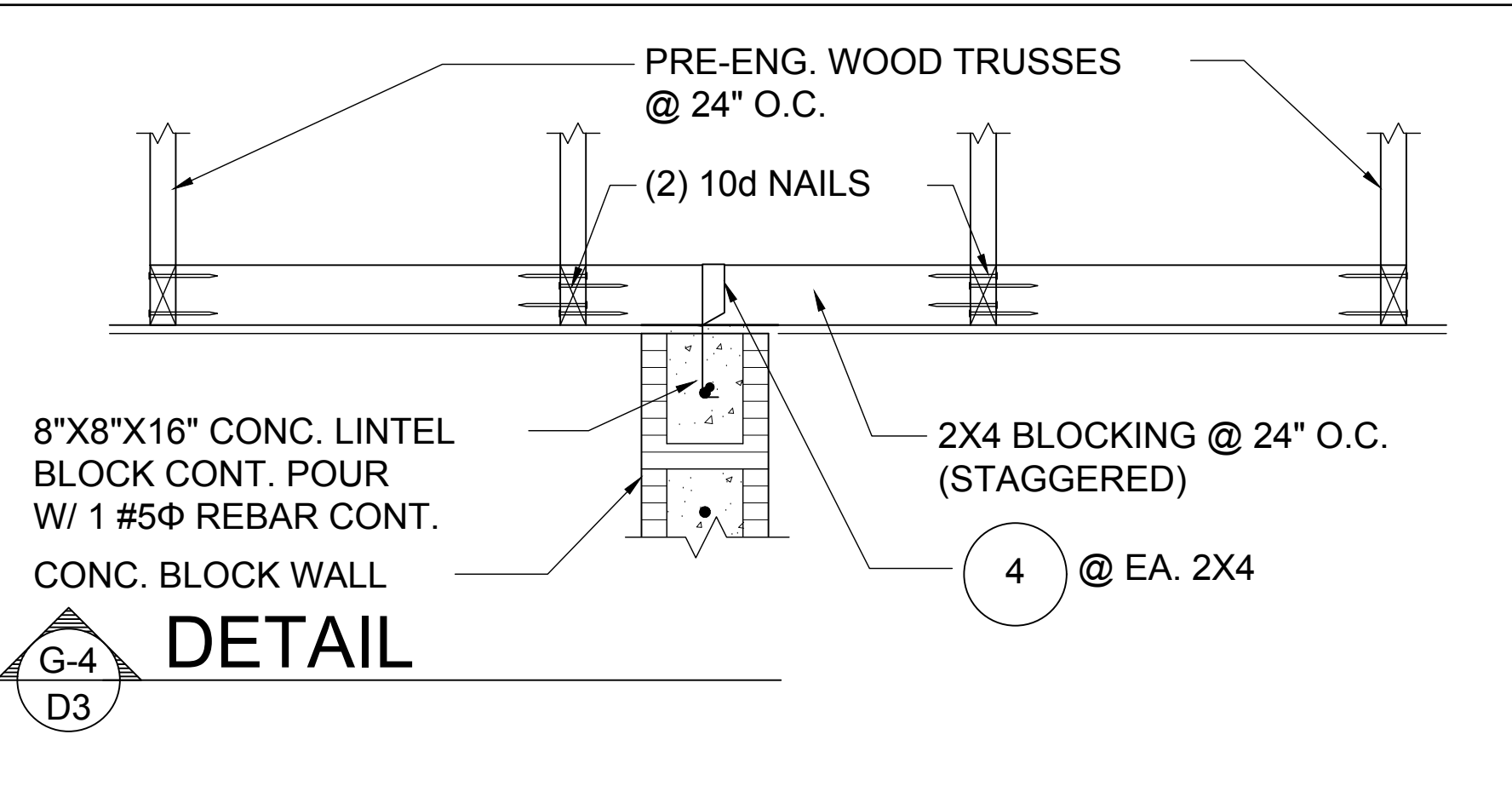
**B**  
D3  
**GABLE END**



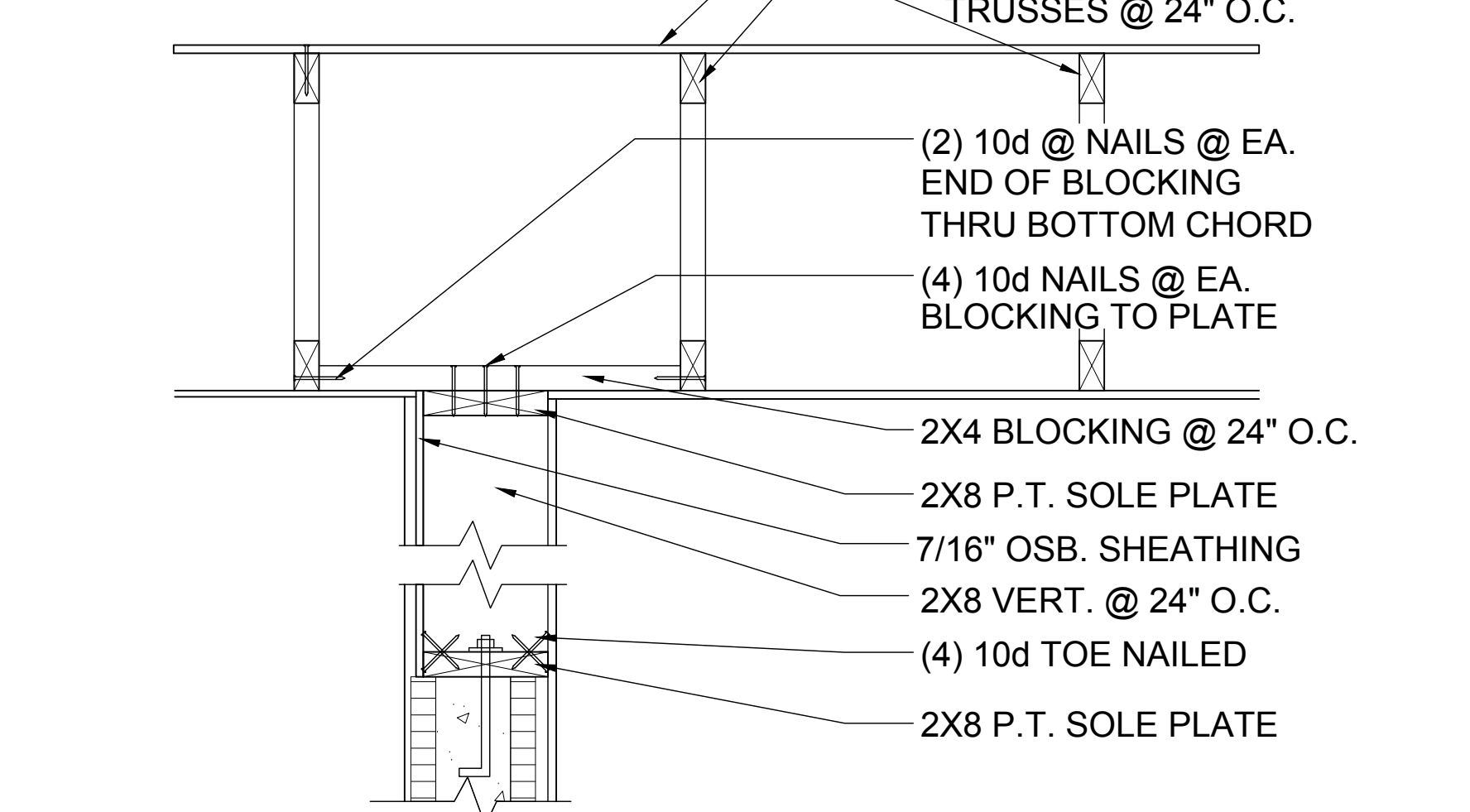
**2**  
D3  
**RIDGE DETAIL**  
N.T.S.



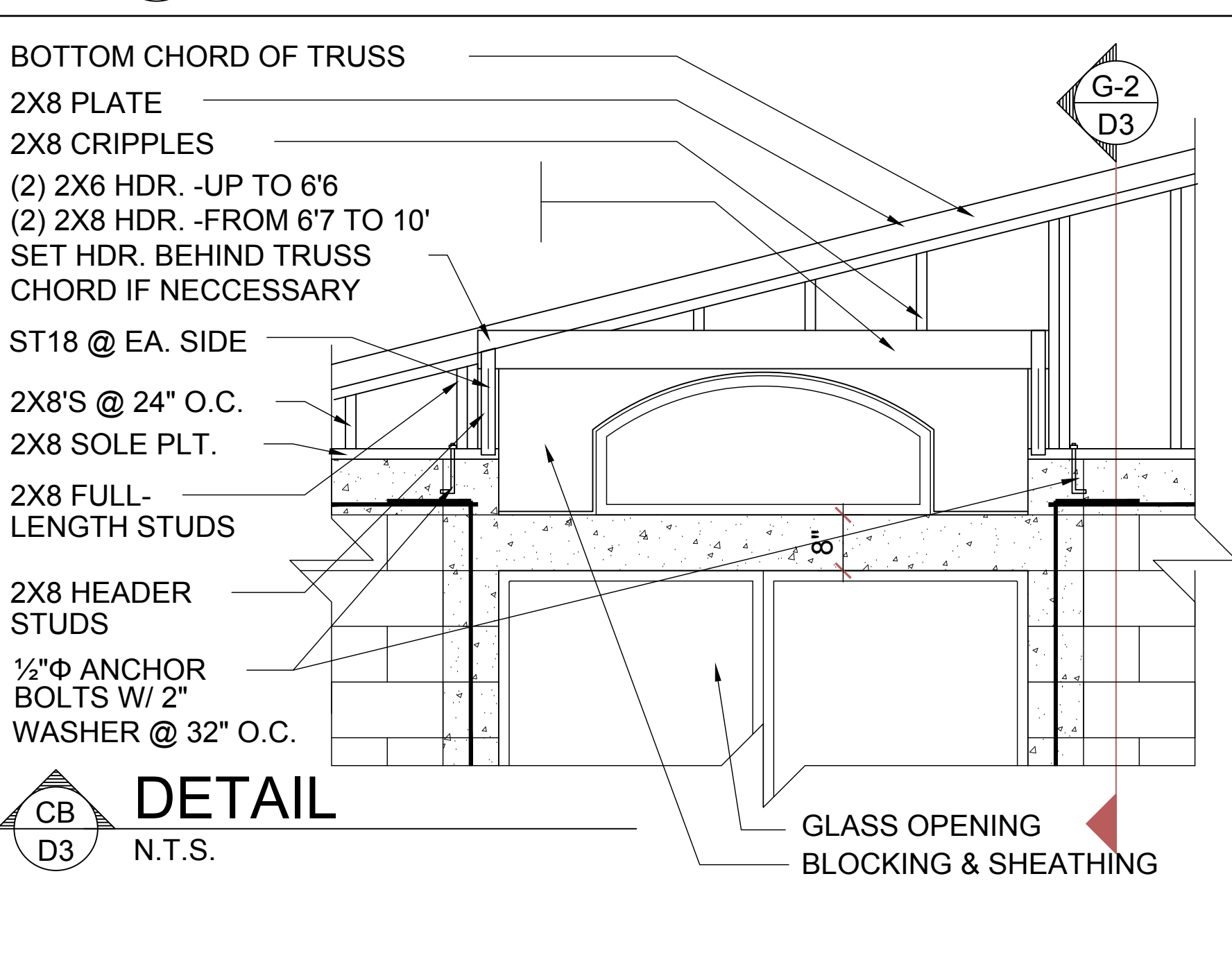
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D3  
**GABLE END**



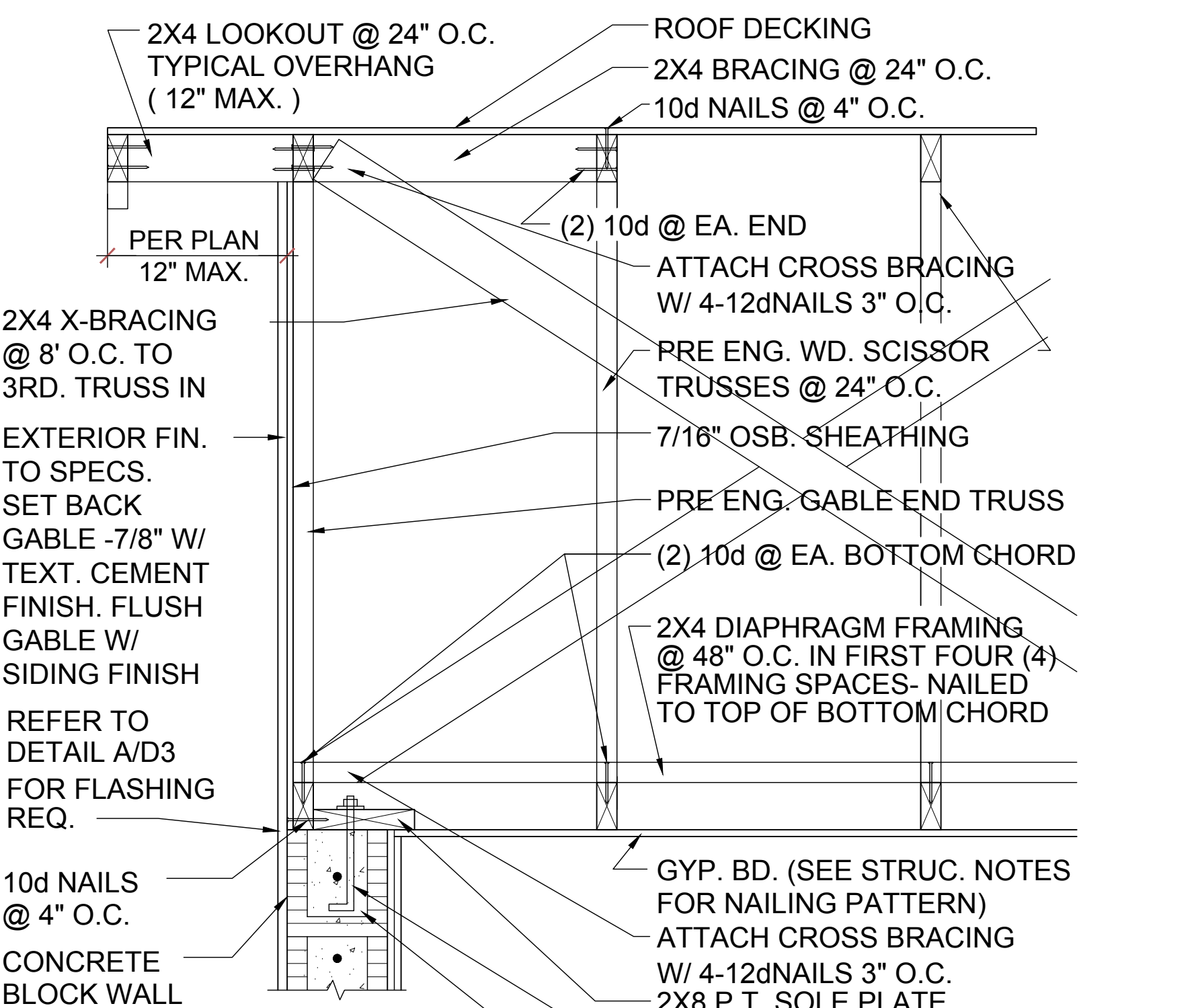
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D3  
**DETAIL**



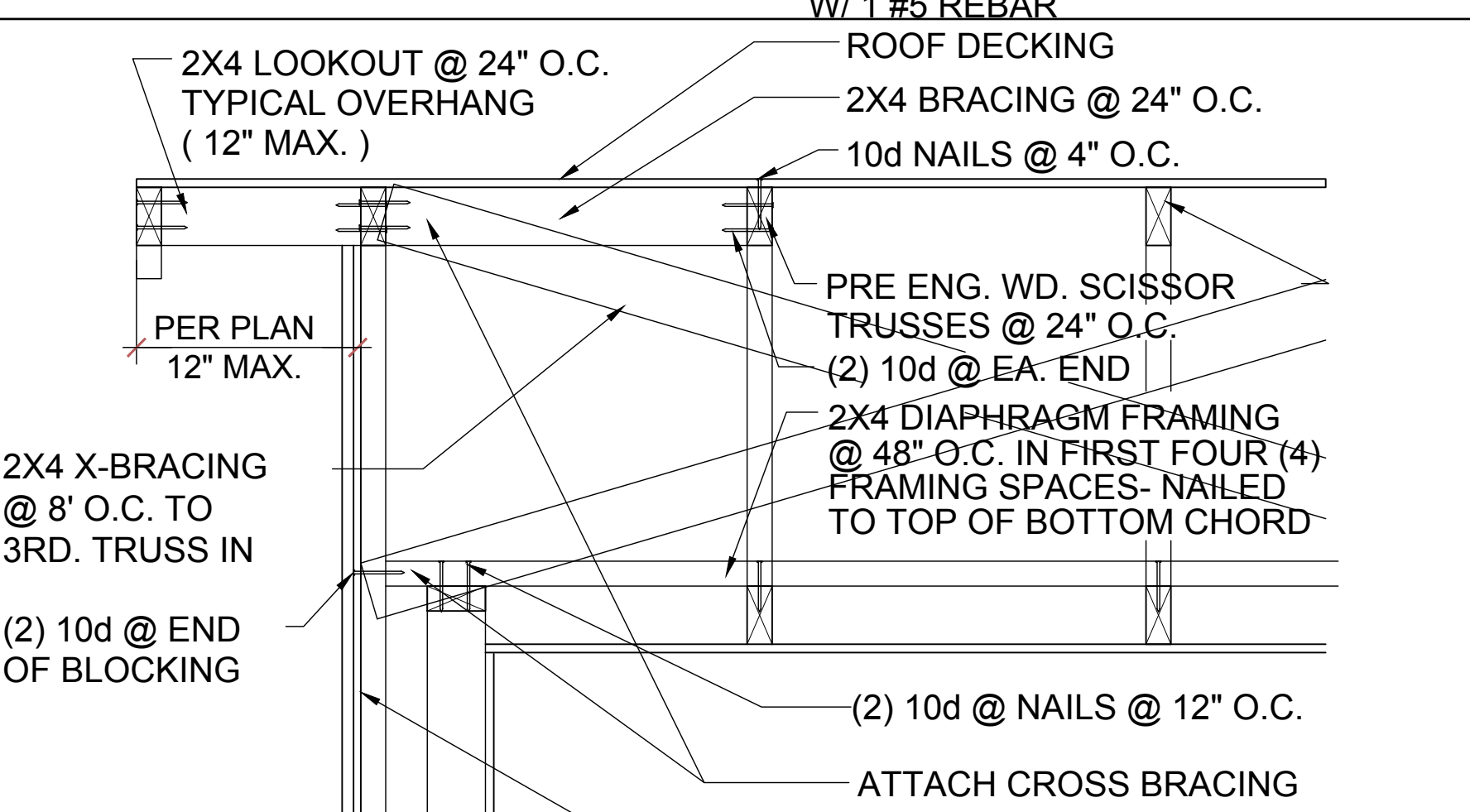
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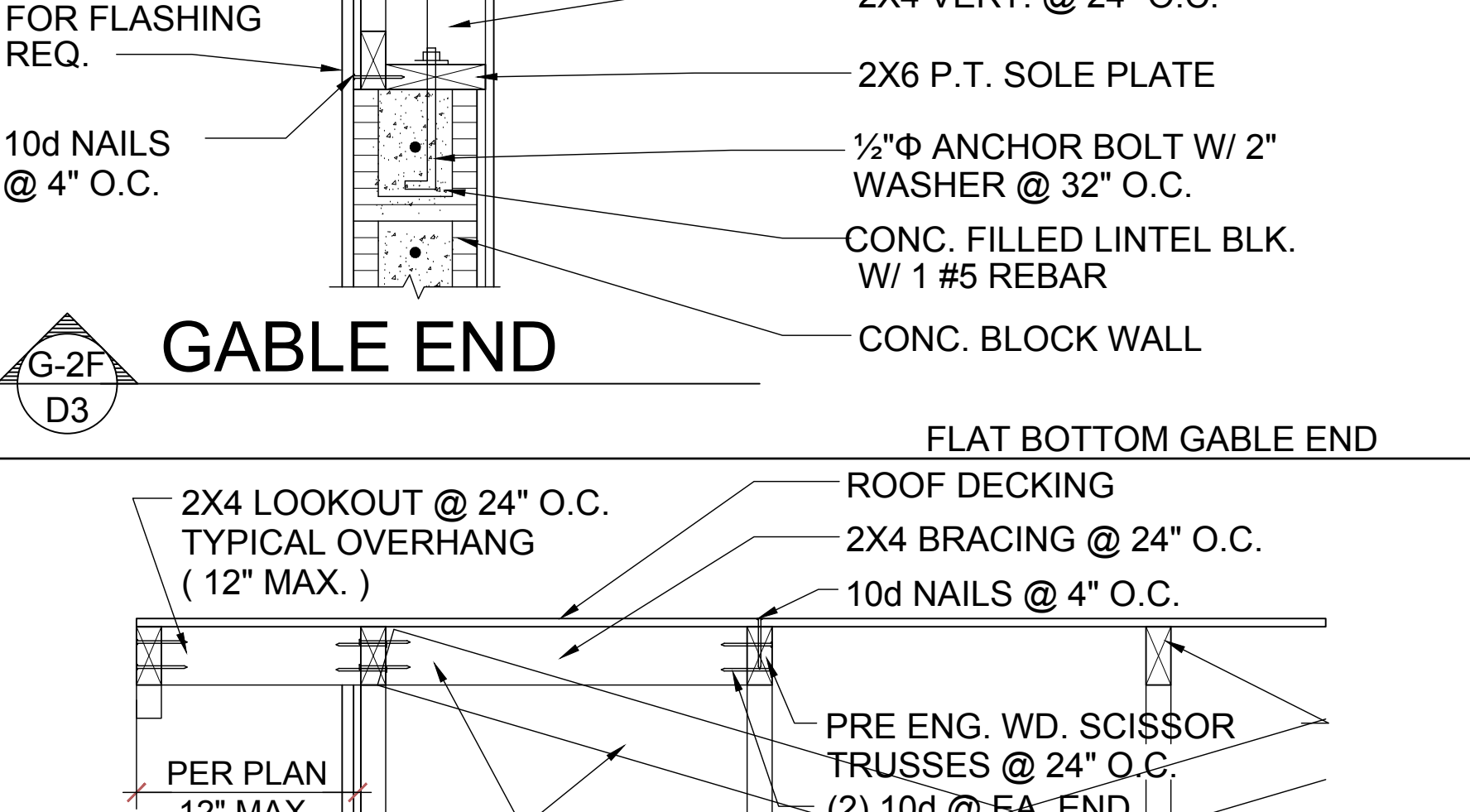
**CB**  
D3  
**DETAIL**  
N.T.S.



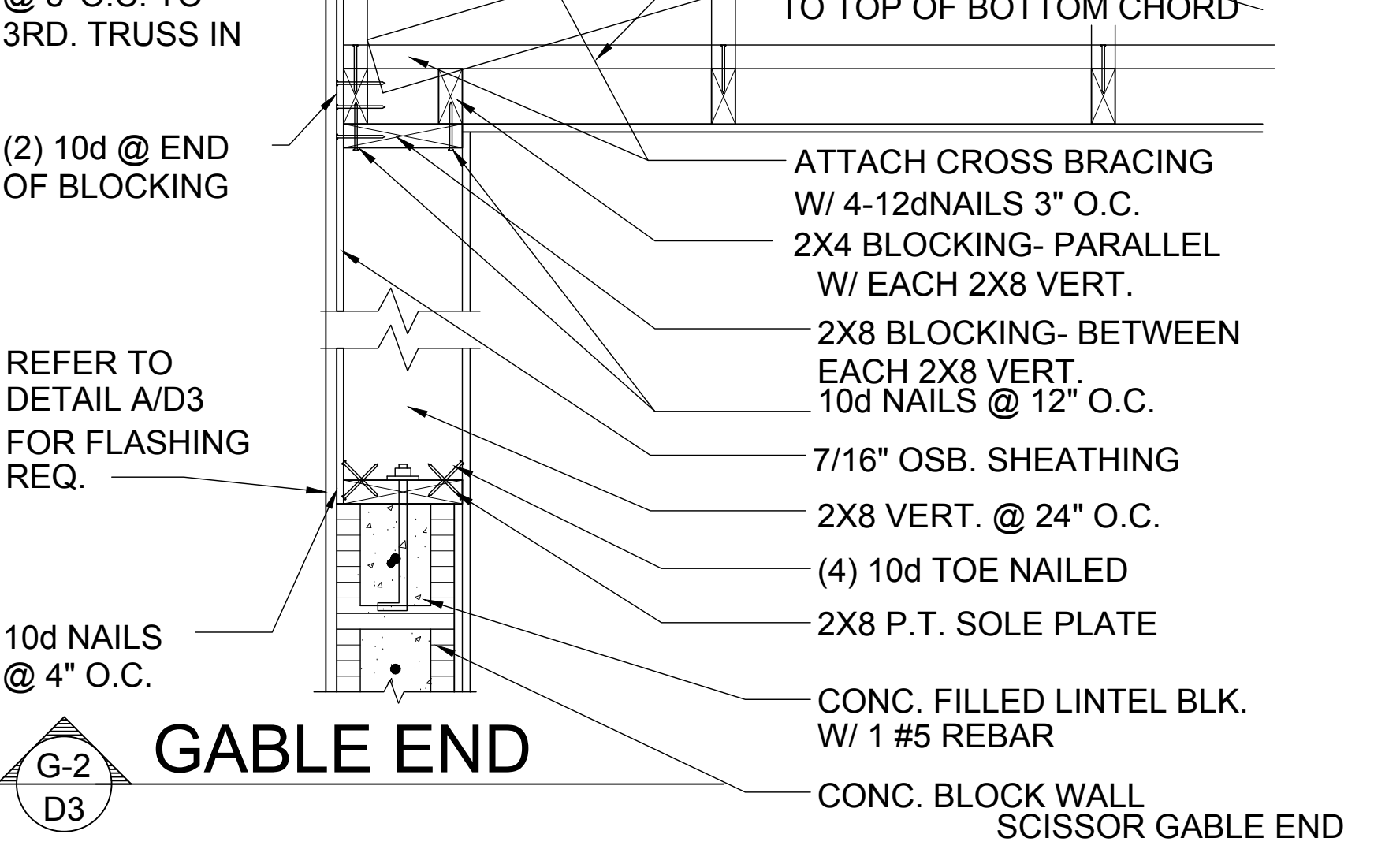
**G-1**  
D3  
**GABLE END**



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



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



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

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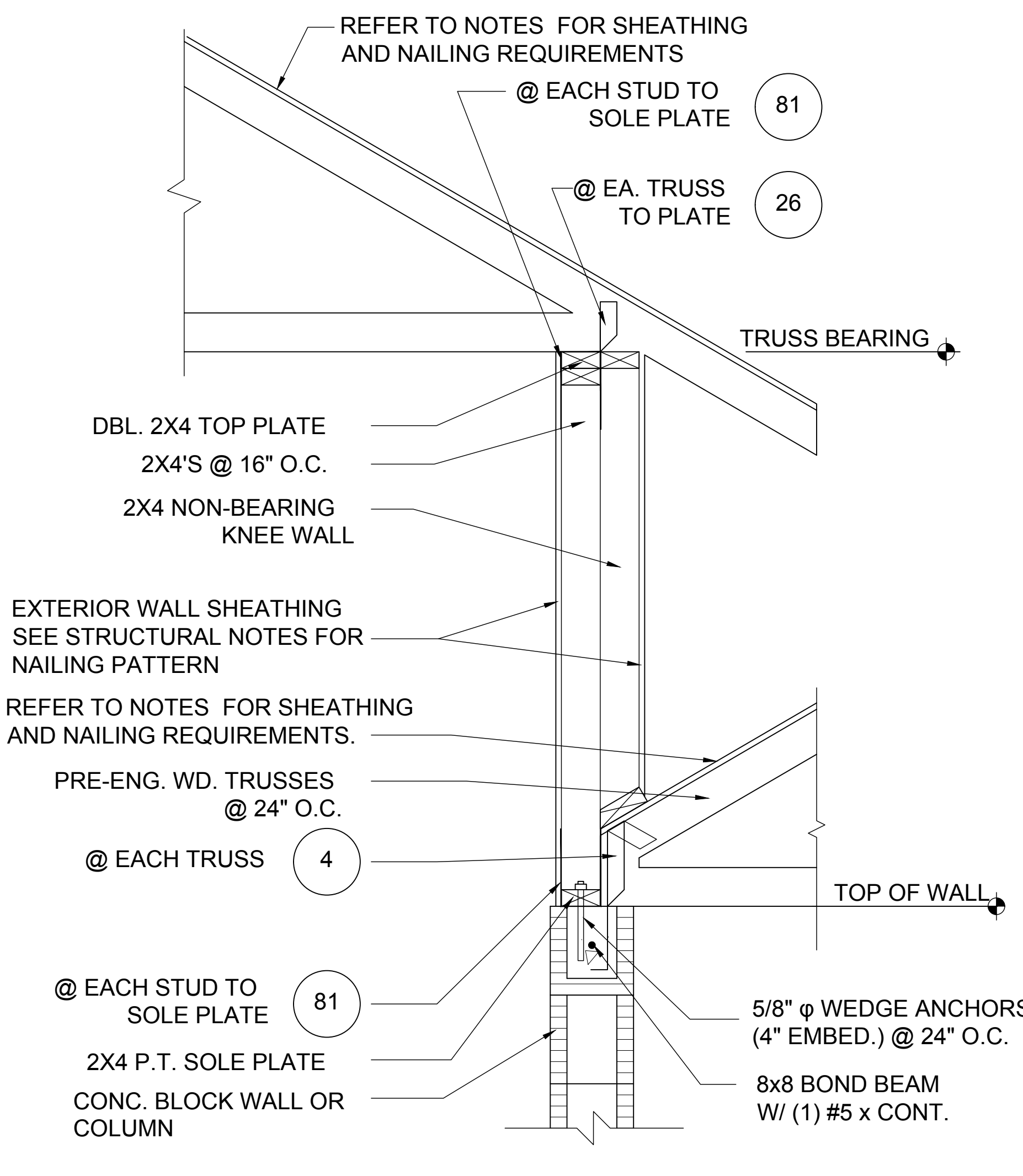
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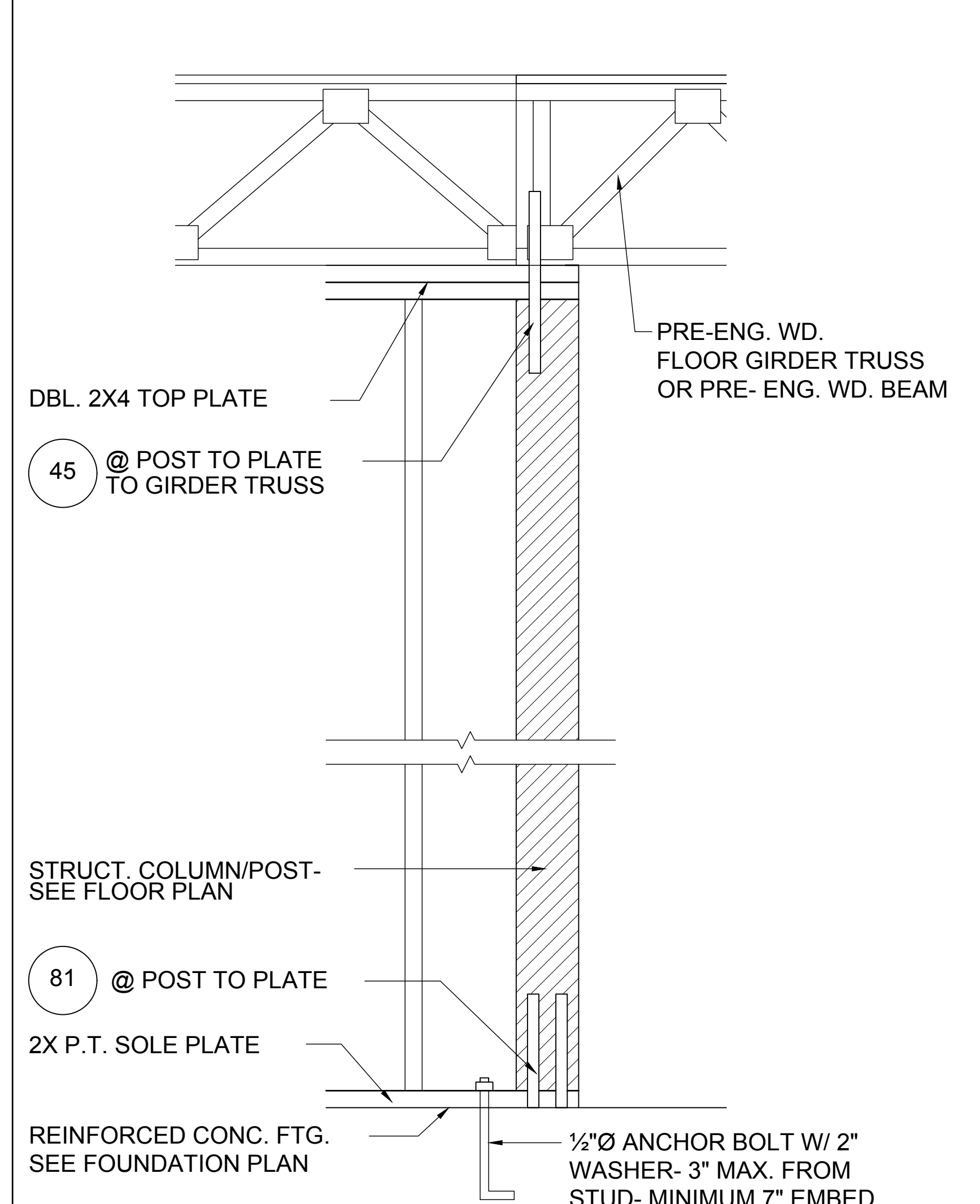




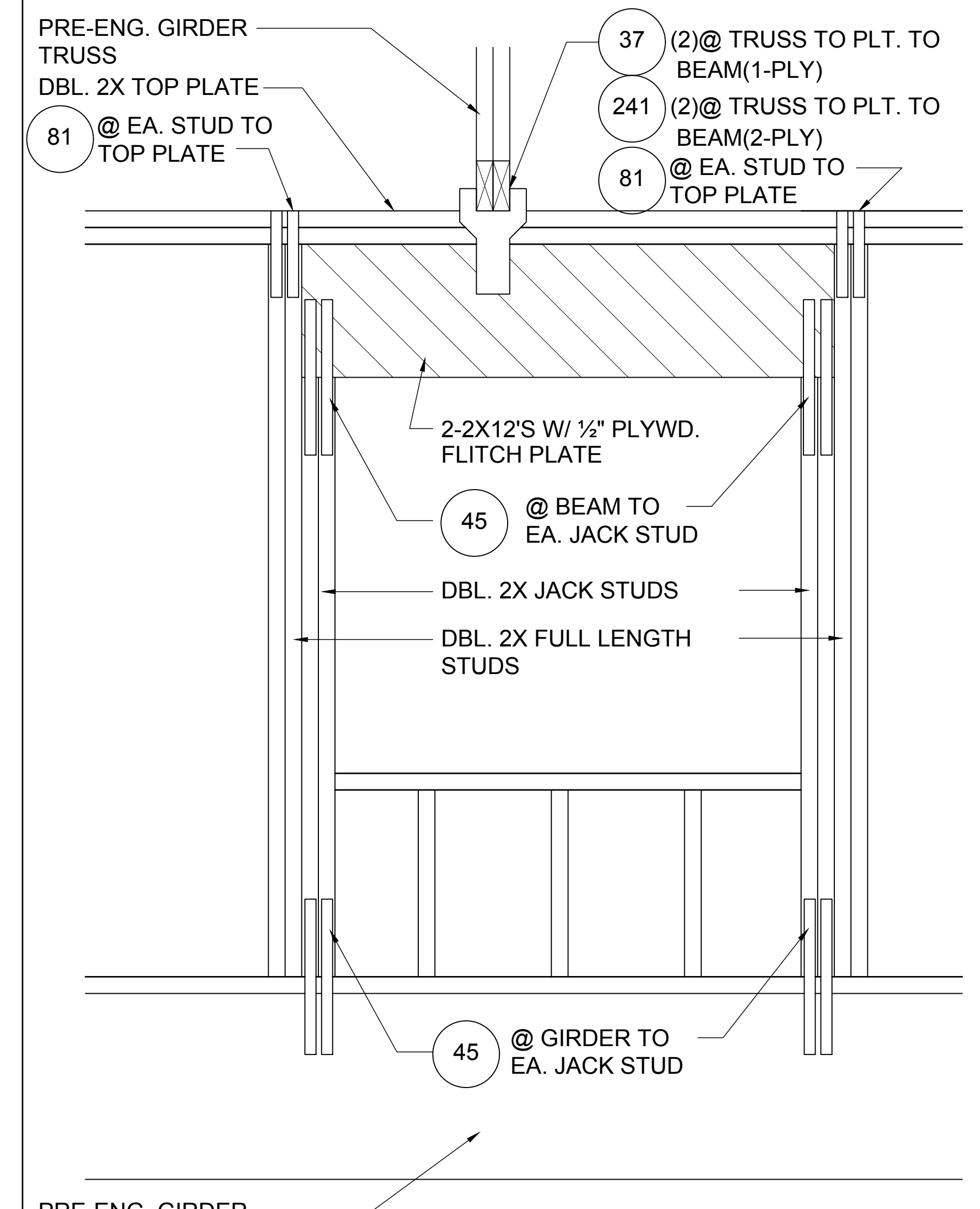
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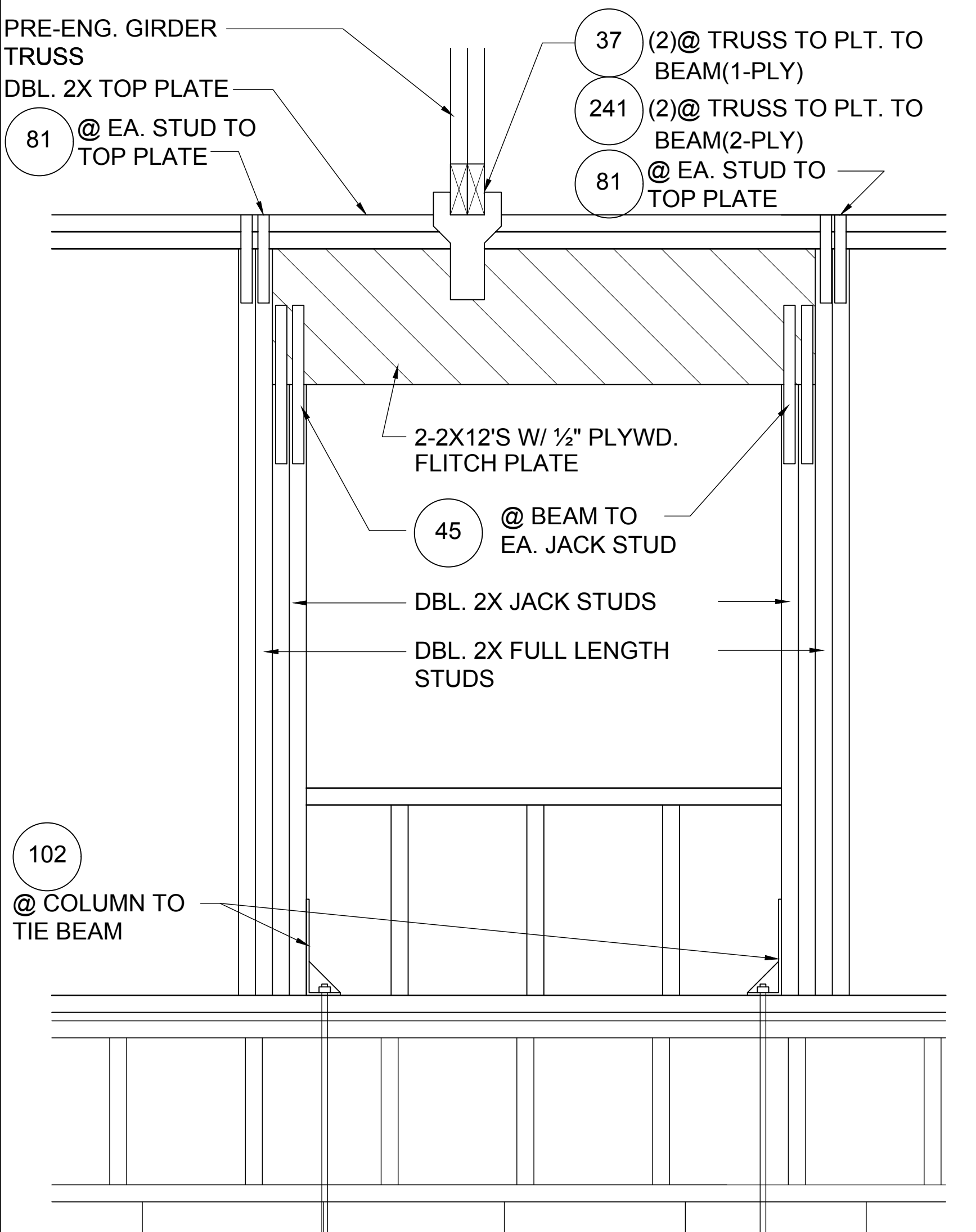
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D5 1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")



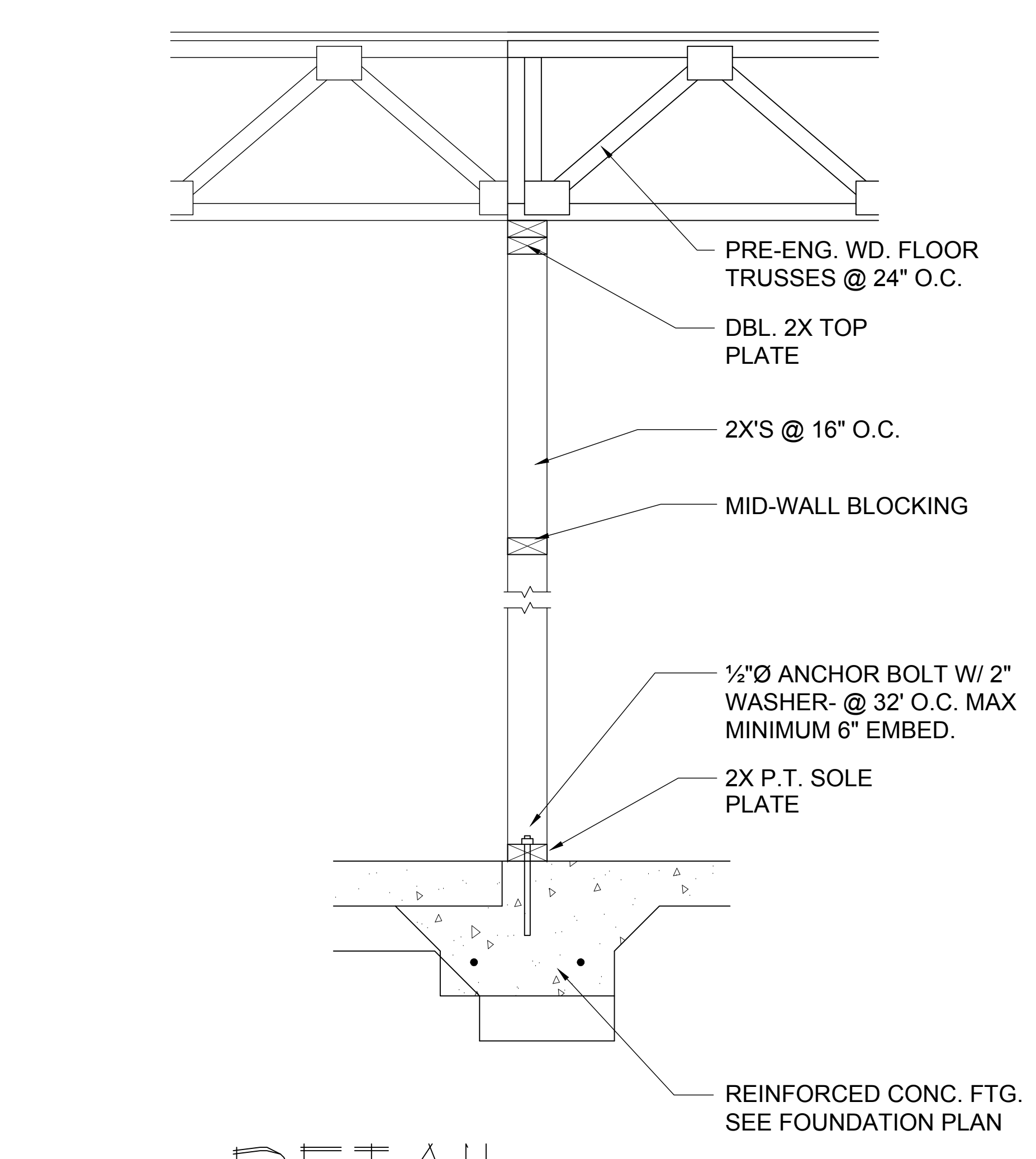
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D5 1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")



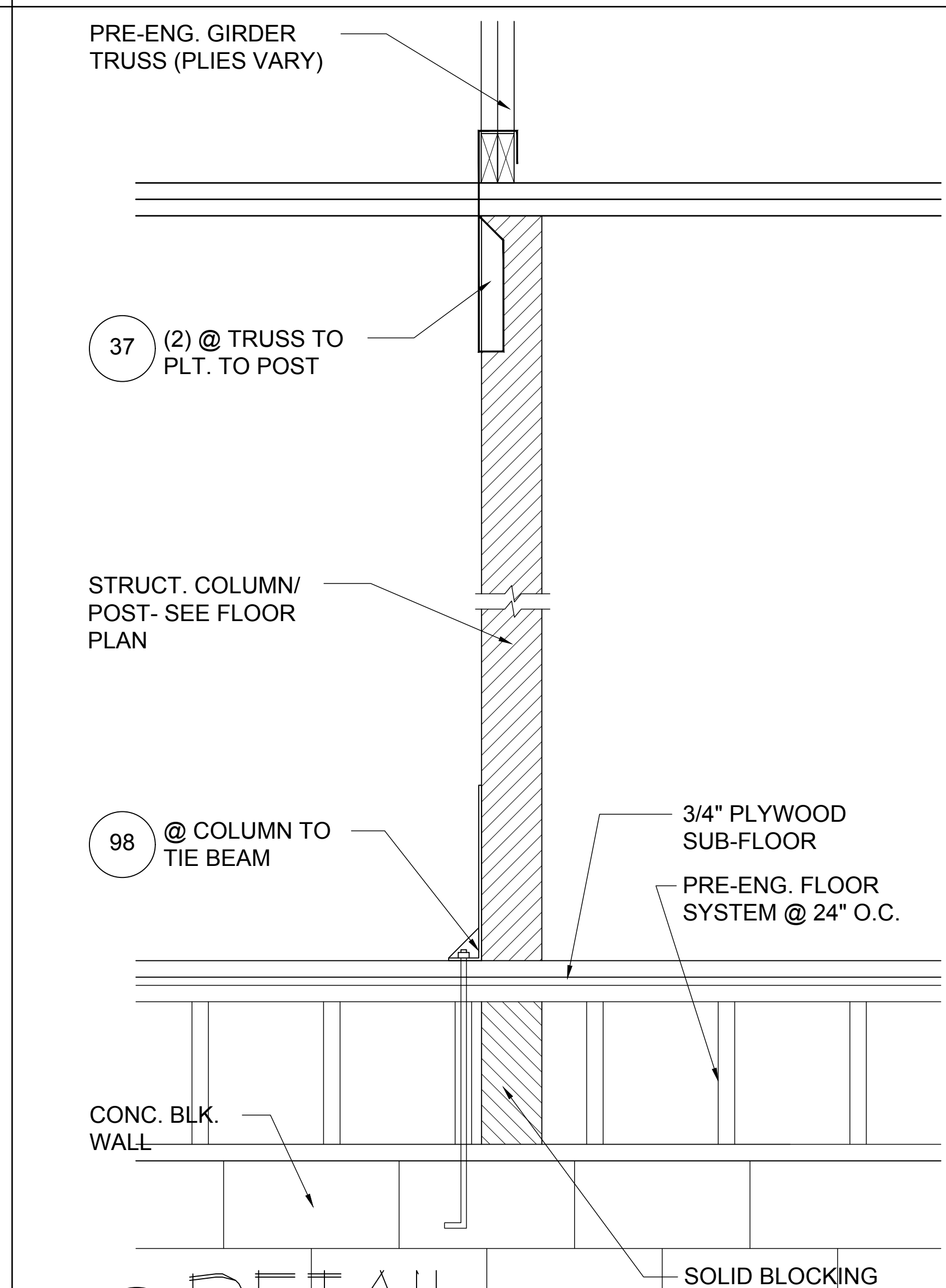
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D5 1/2"= 1'-0" (11X17) 1"= 1'-0" (22X34)



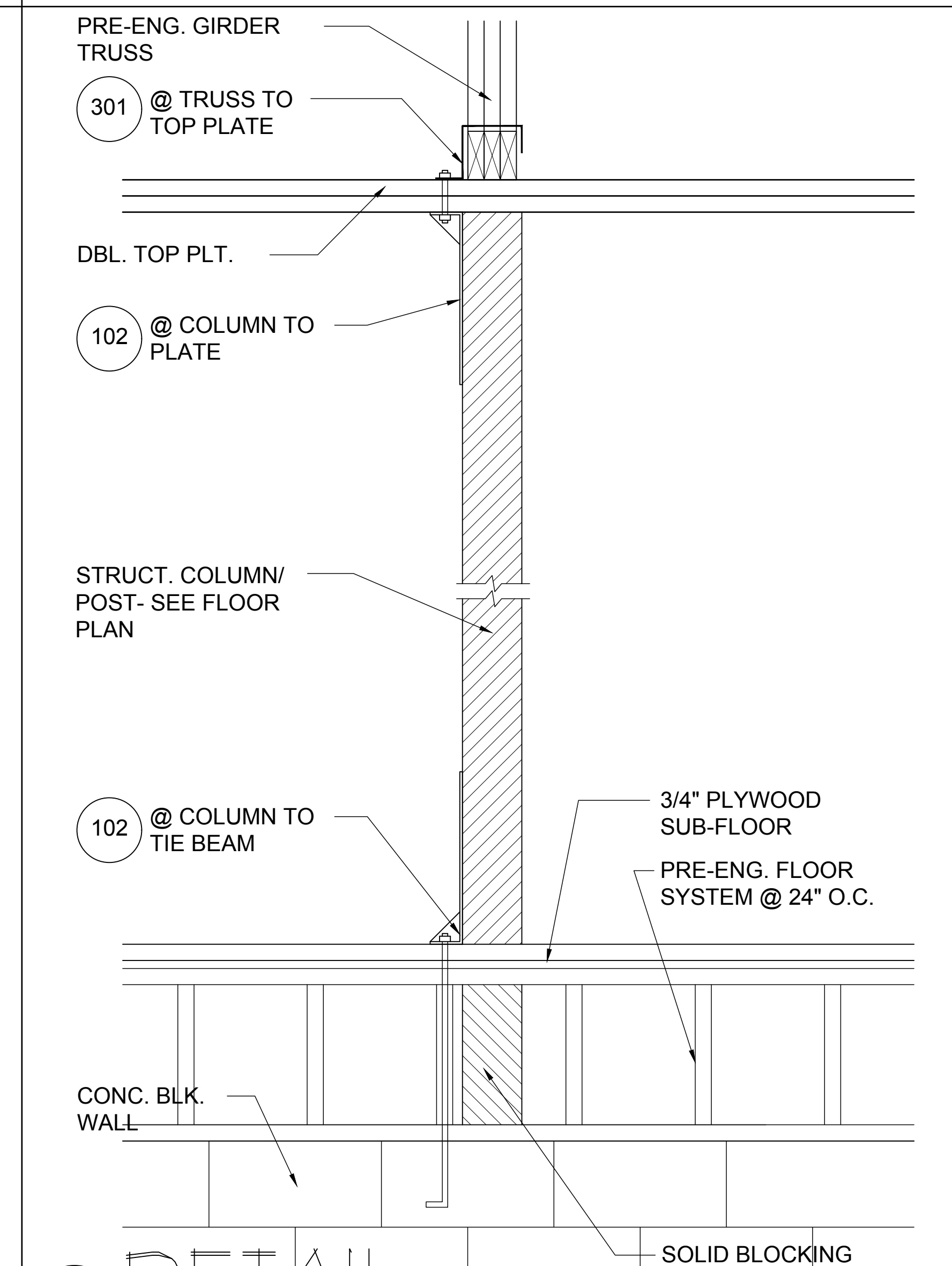
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D5 1/2"= 1'-0" (11X17) 1"= 1'-0" (22X34)



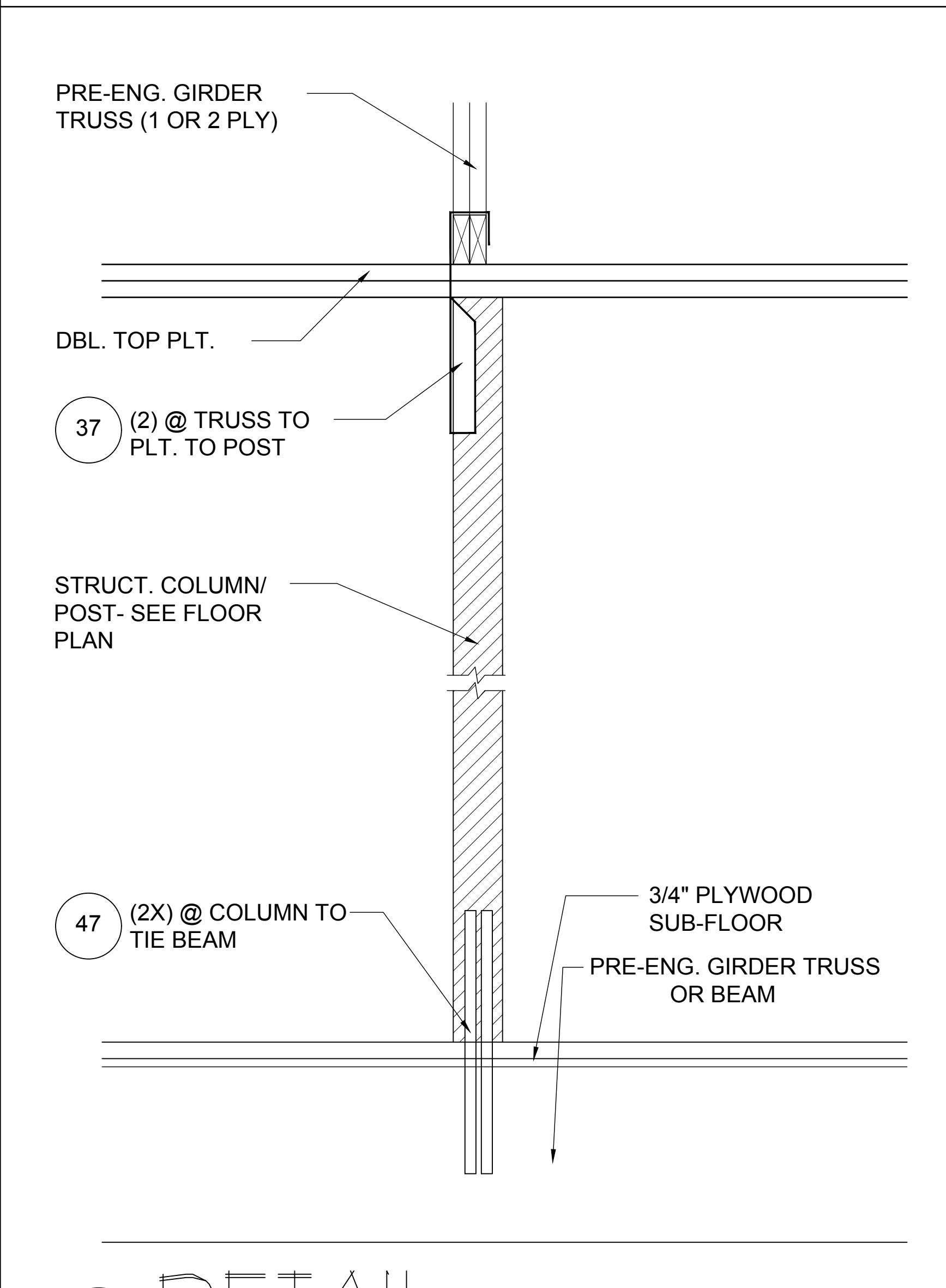
**5 DETAIL**  
D5 1/2"= 1'-0" (11X17) 1"= 1'-0" (22X34)



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

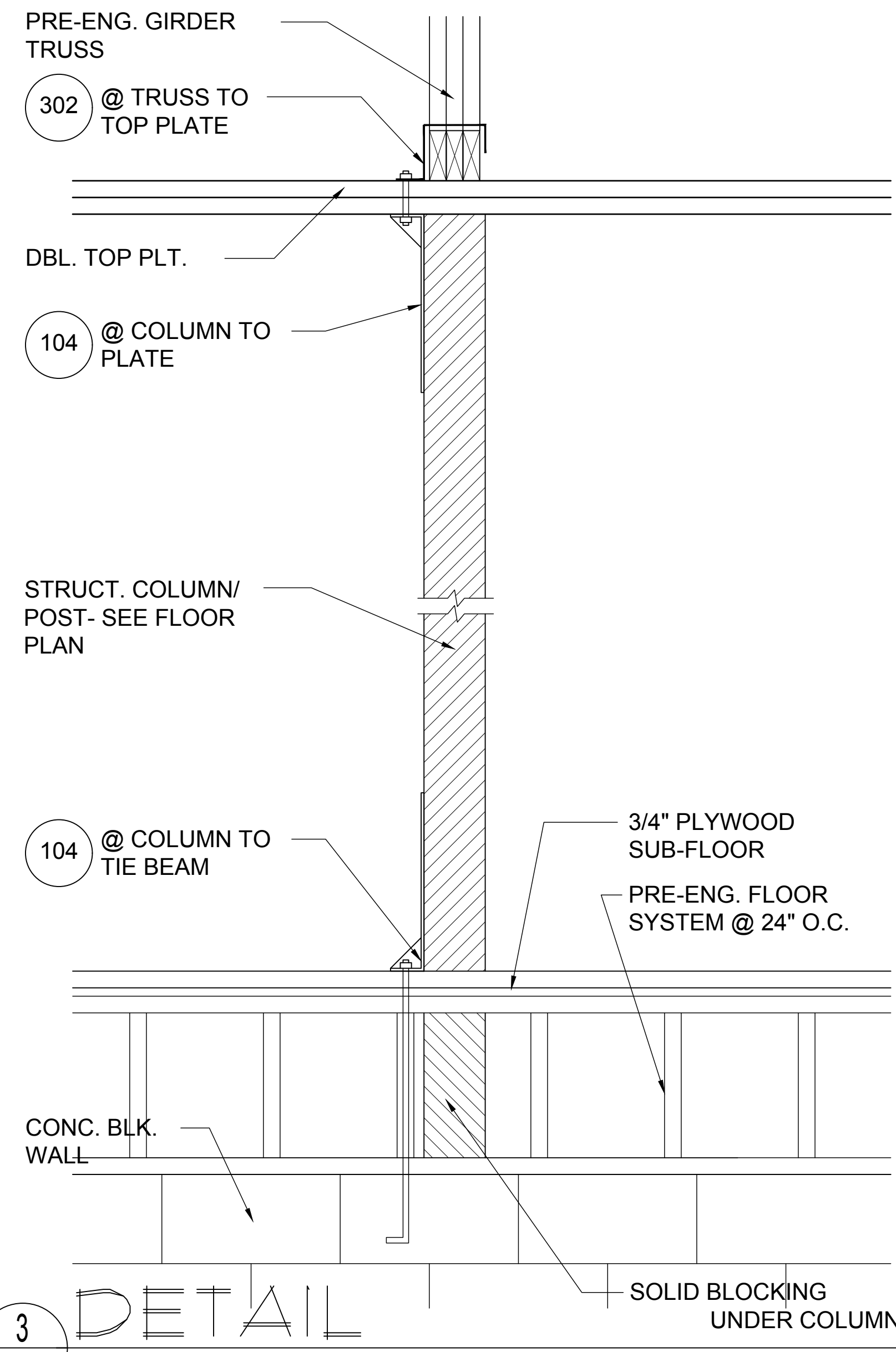


**7 DETAIL**  
D5 1/2"= 1'-0" (11X17) 1"= 1'-0" (22X34)

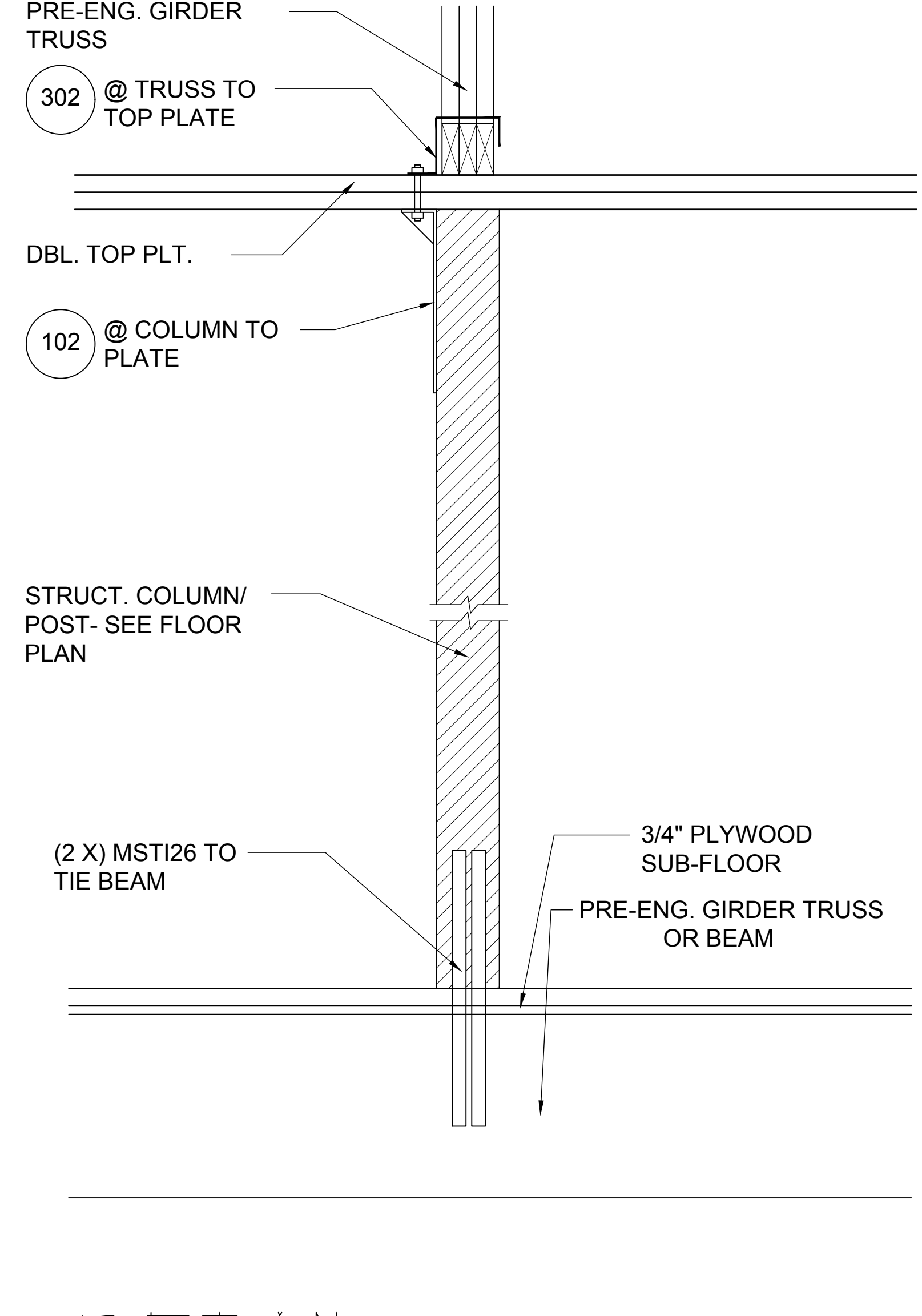


**8 DETAIL**  
D5 1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")

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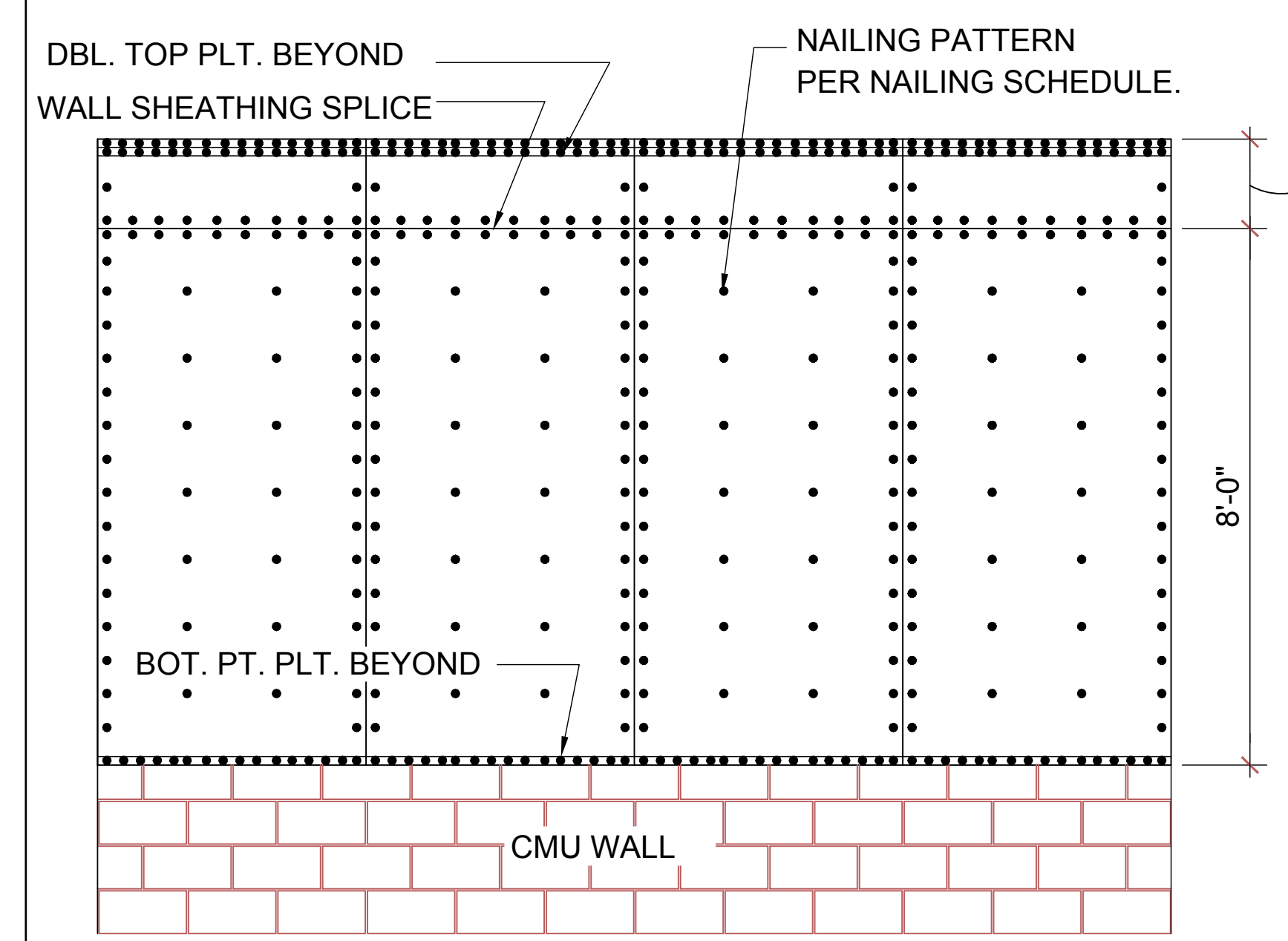
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D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



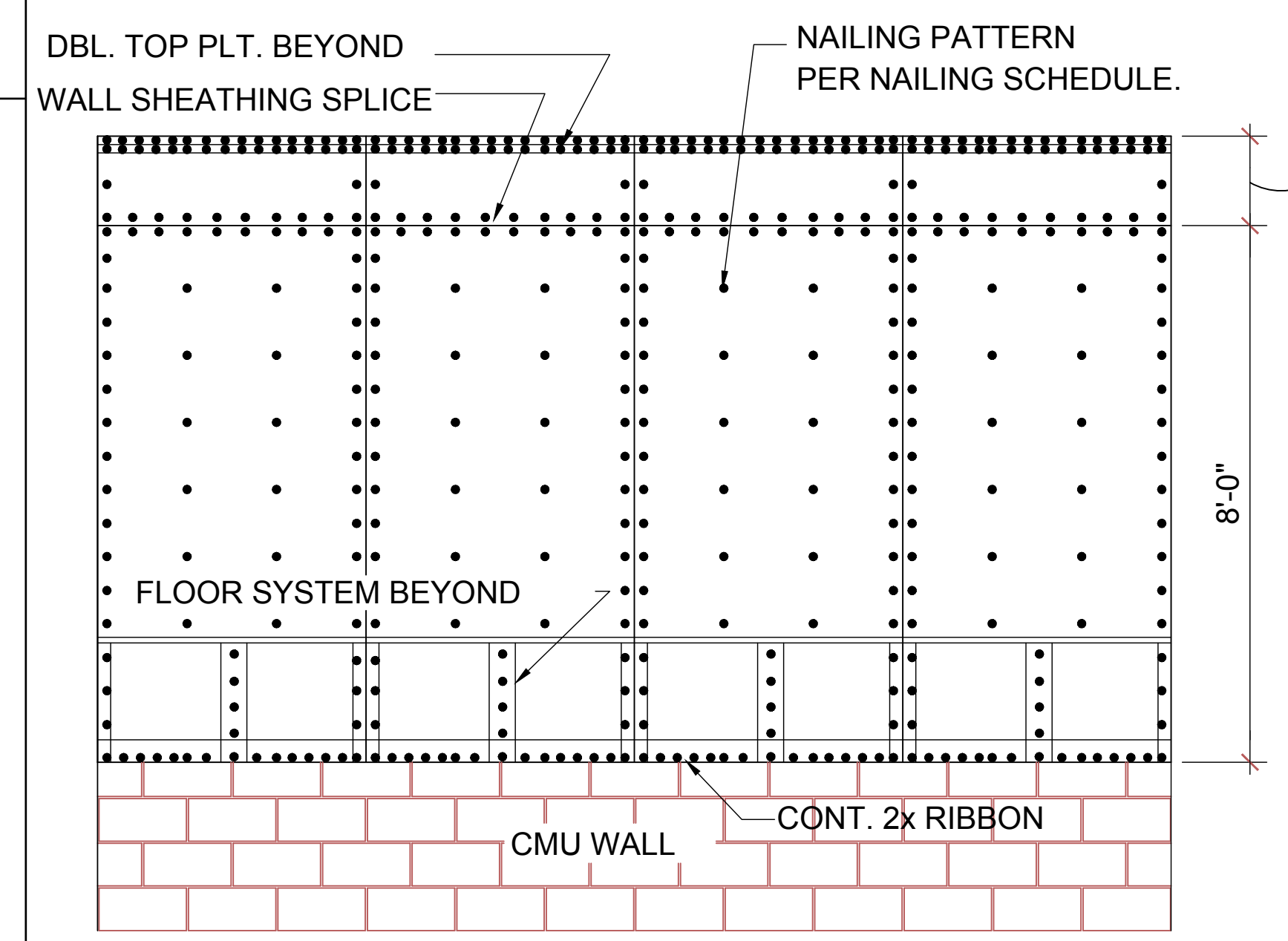
**4 DETAIL**  
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

**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.

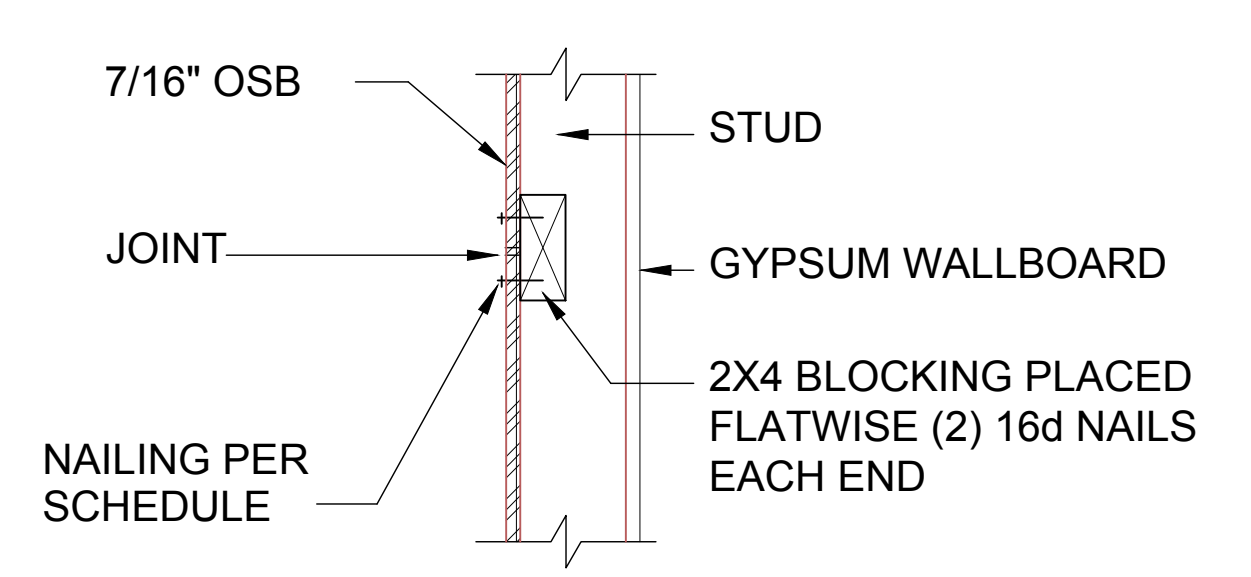
**NAILING SCHEDULE:**  
(2)ROWS @ 3" O.C. AT TOP AND (1)ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



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

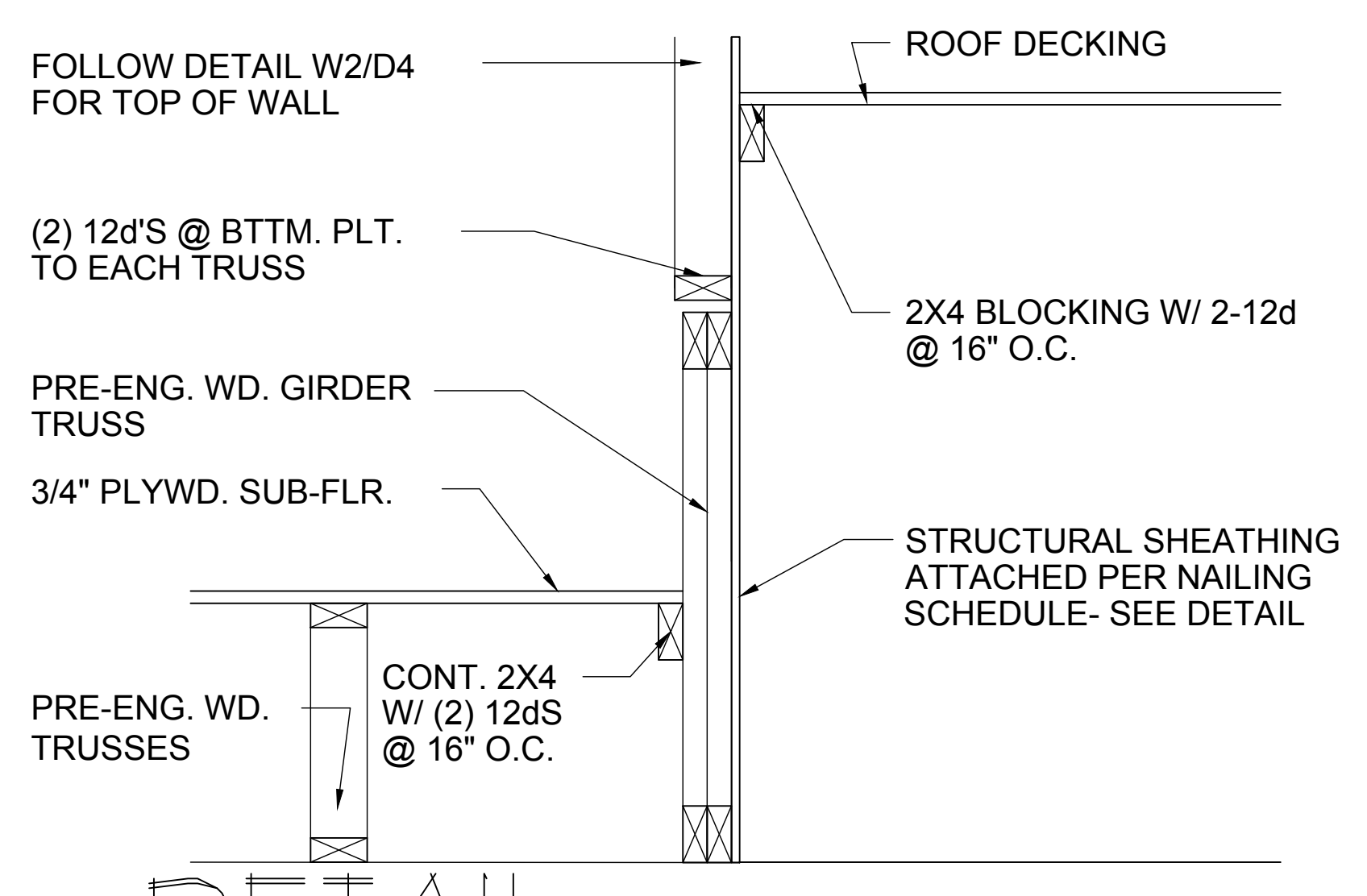


**(B) SHEATHING ELEV. 2-STORY FRAMING** N.T.S.

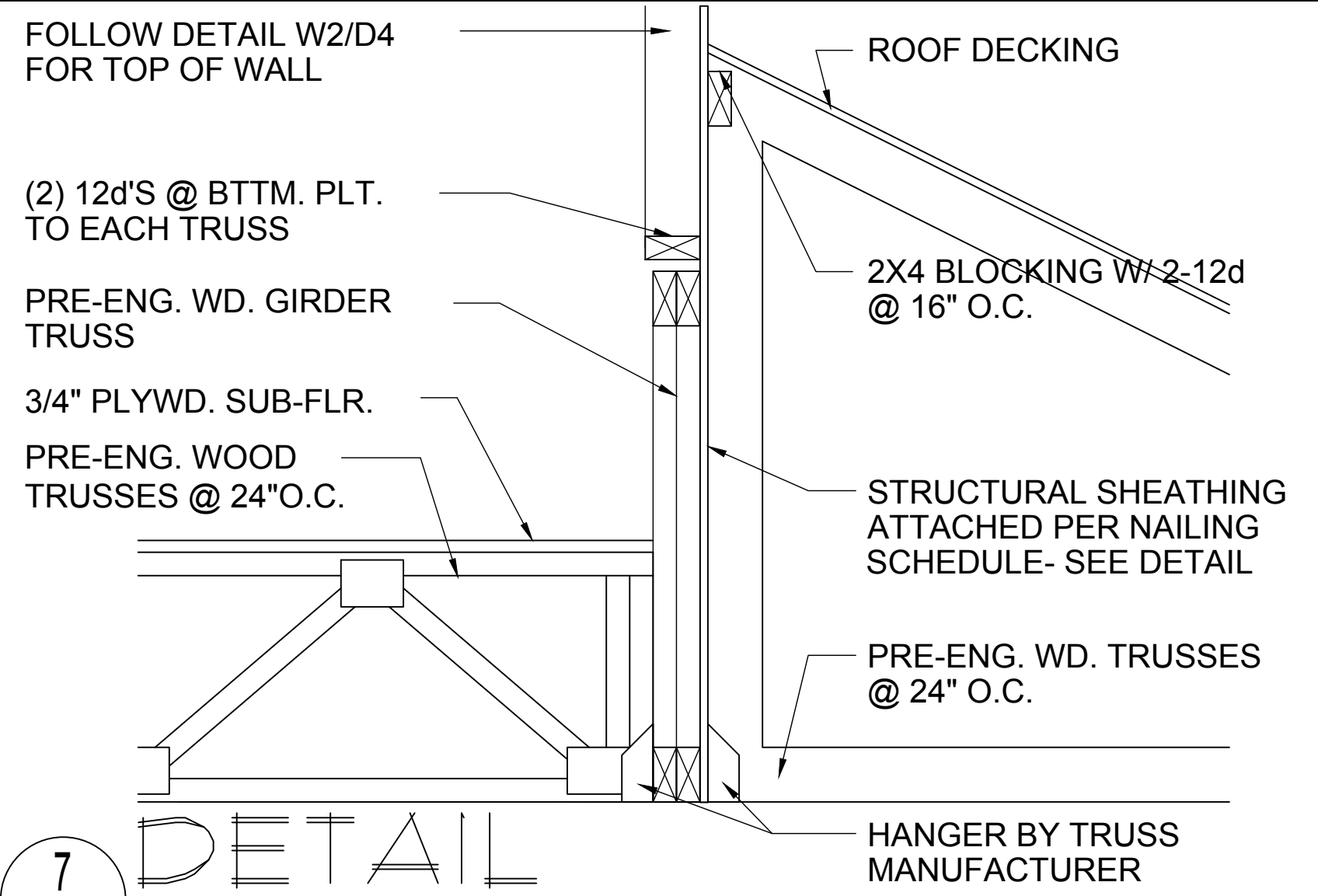


**(C) SHEATHING BLOCKING @ HORIZONTAL JOINTS** N.T.S.

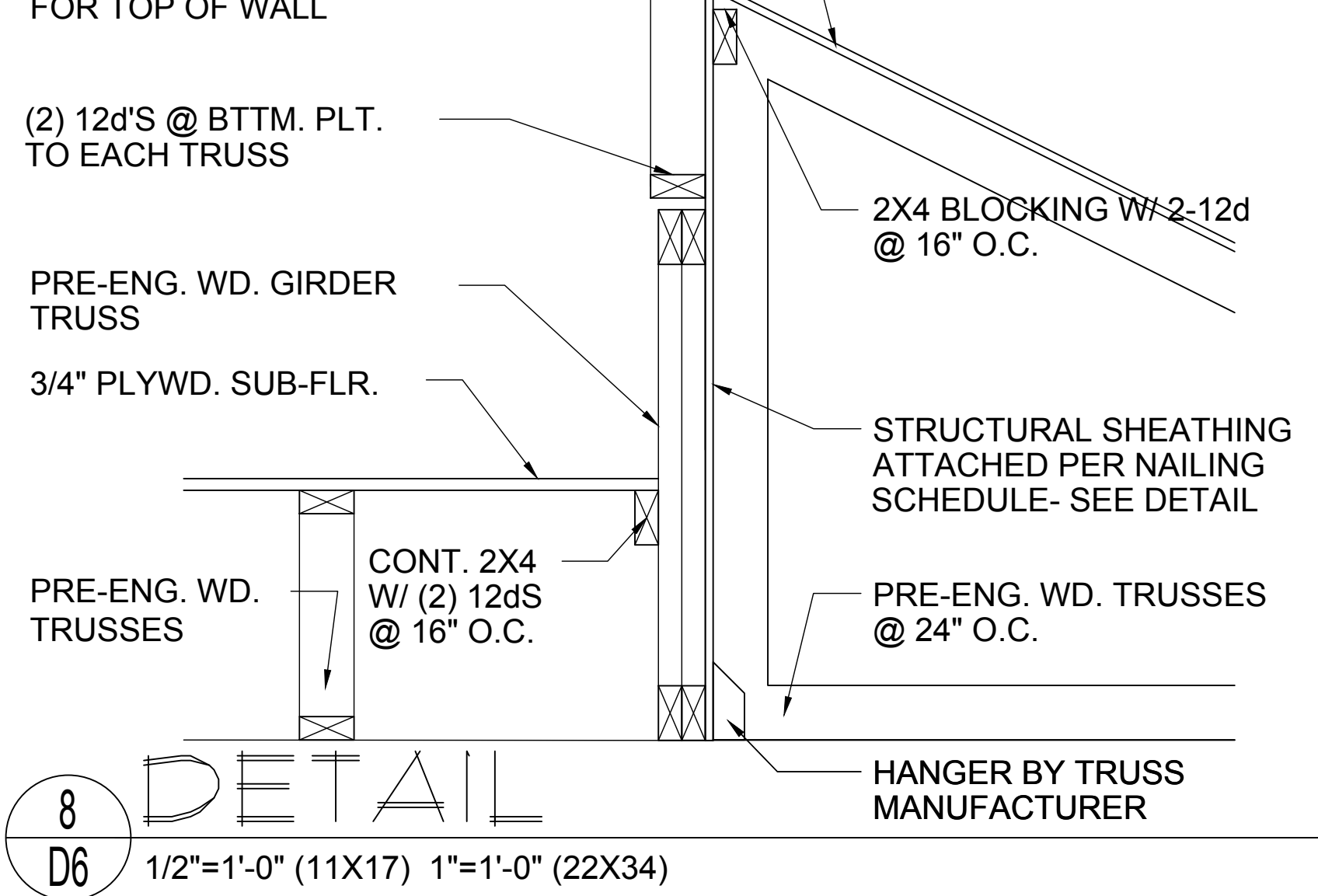
**5 SHEATHING UPLIFT DETAILS**  
D6



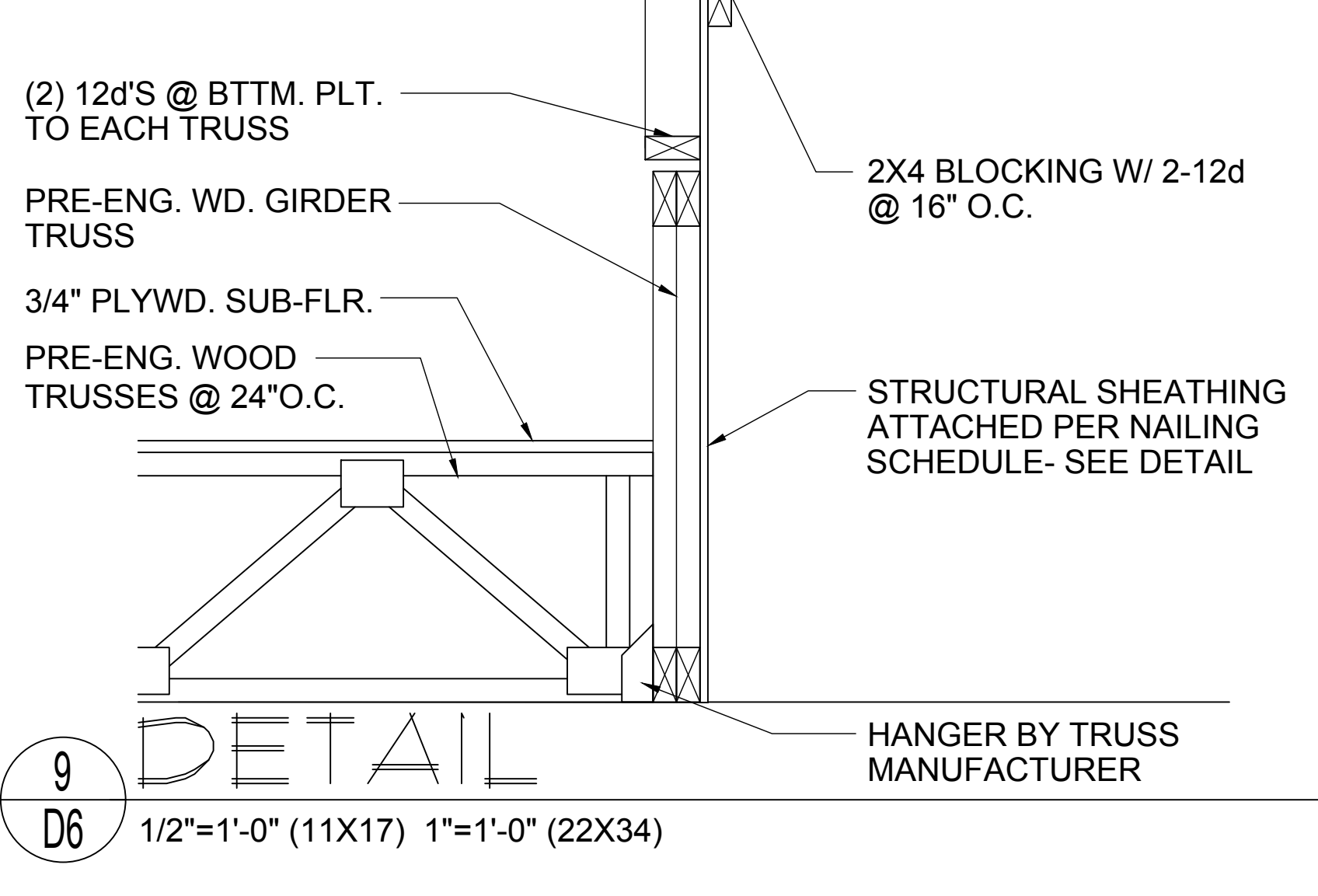
**6 DETAIL**  
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



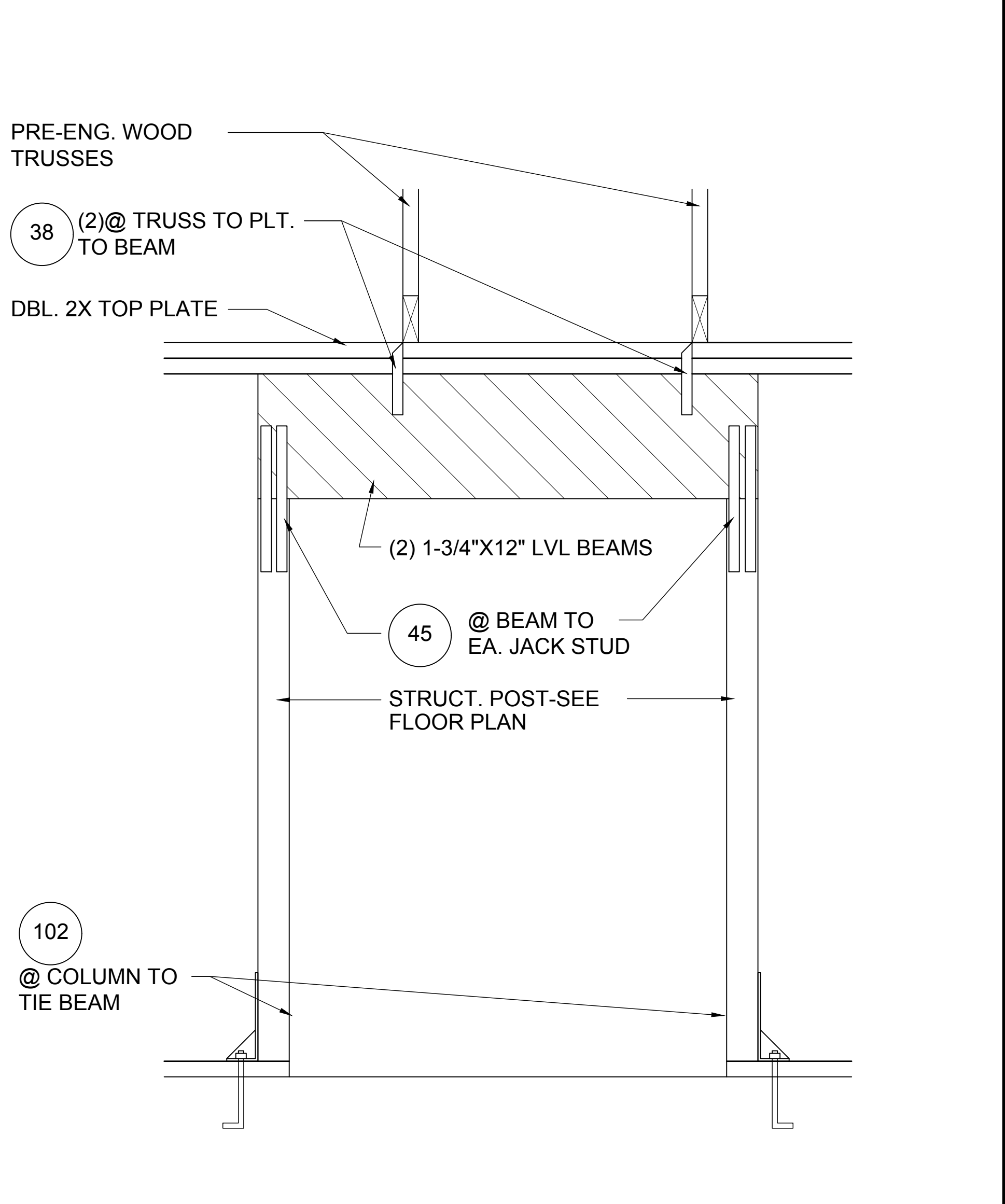
**7 DETAIL**  
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



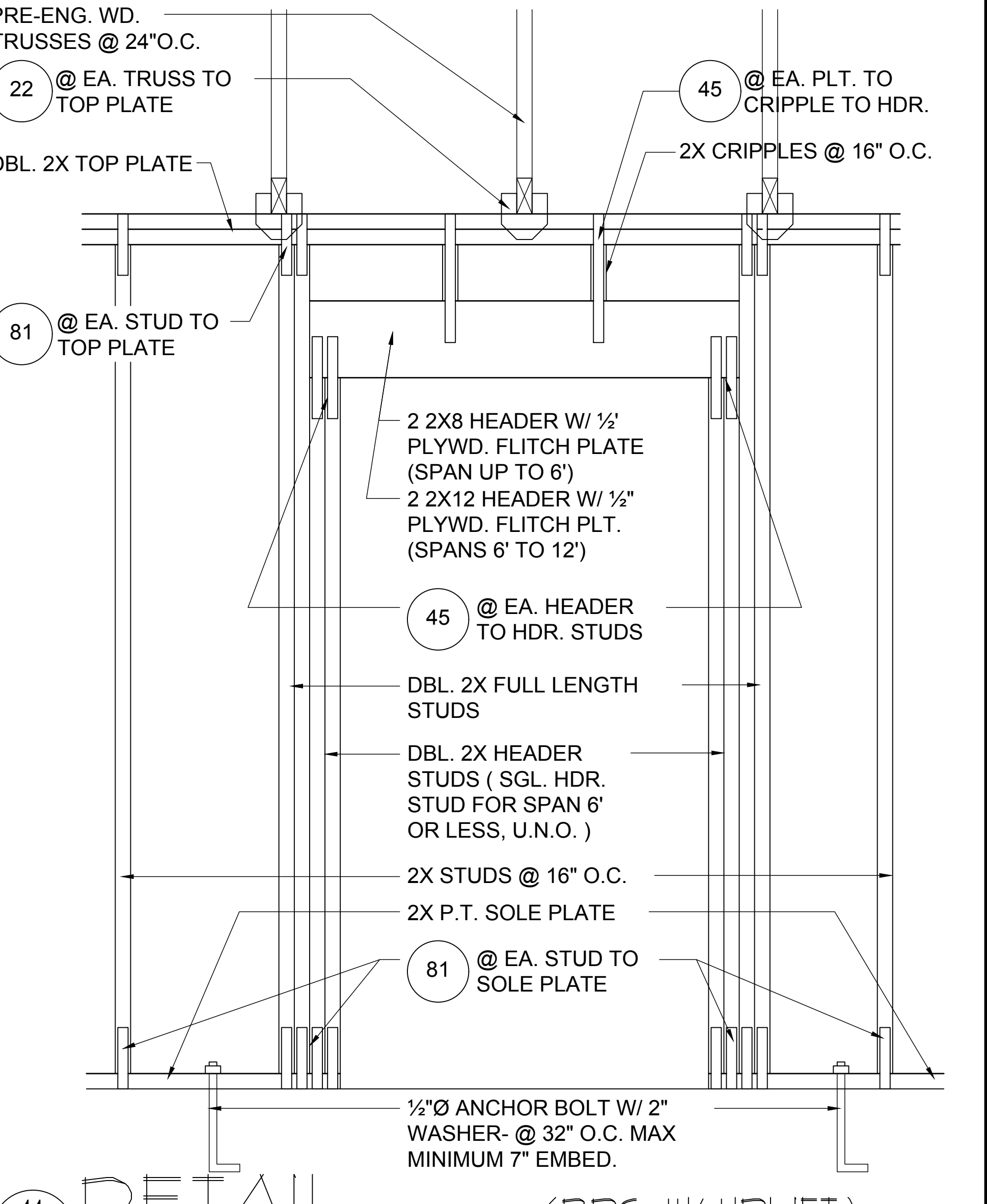
**8 DETAIL**  
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



**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)

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

815 Oriole 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**  
GOLF BUILDERS ASSOCIATION

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

**Park Square HOMES**

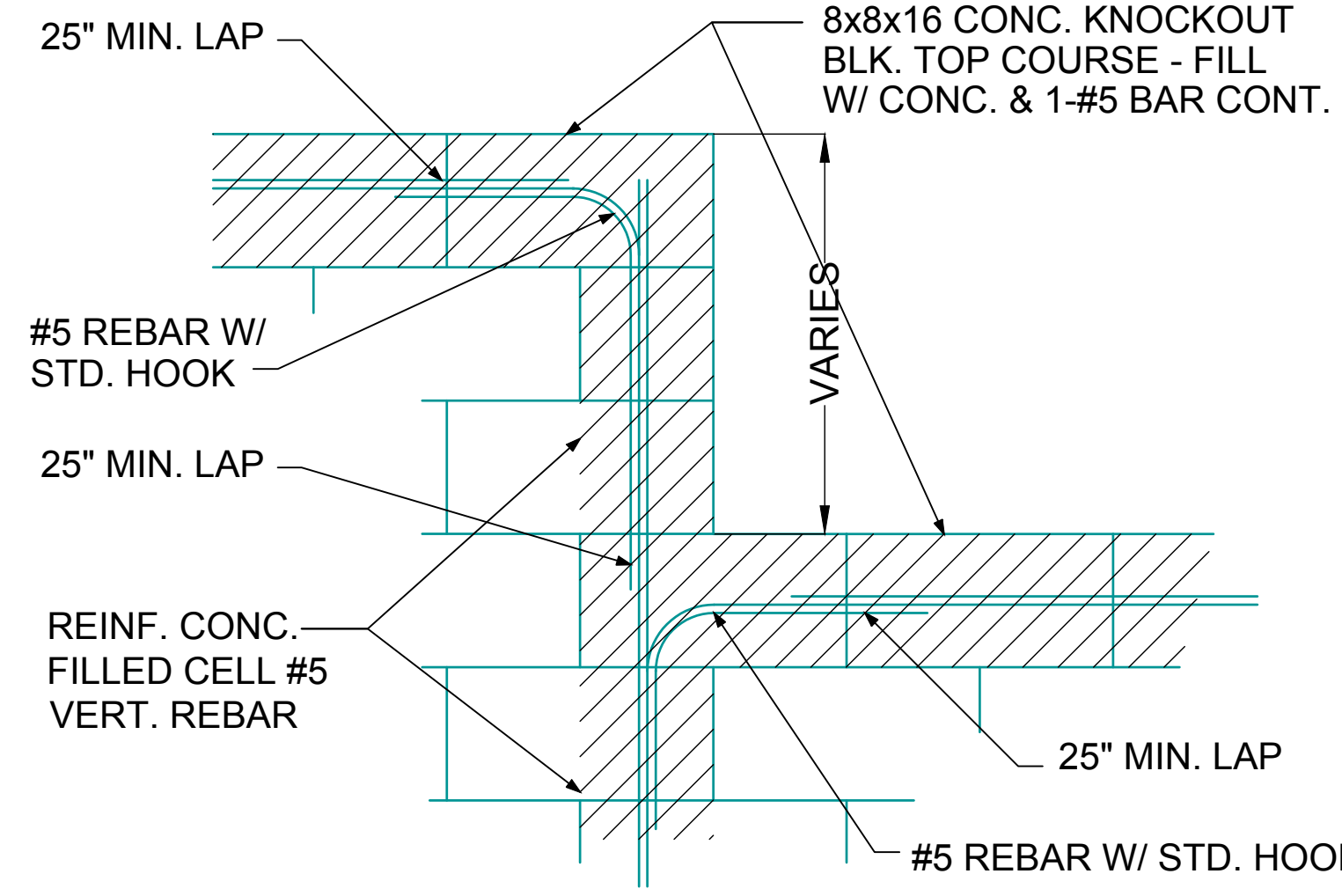
ISSUE DATE: 02/14/2023  
REVISIONS:

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

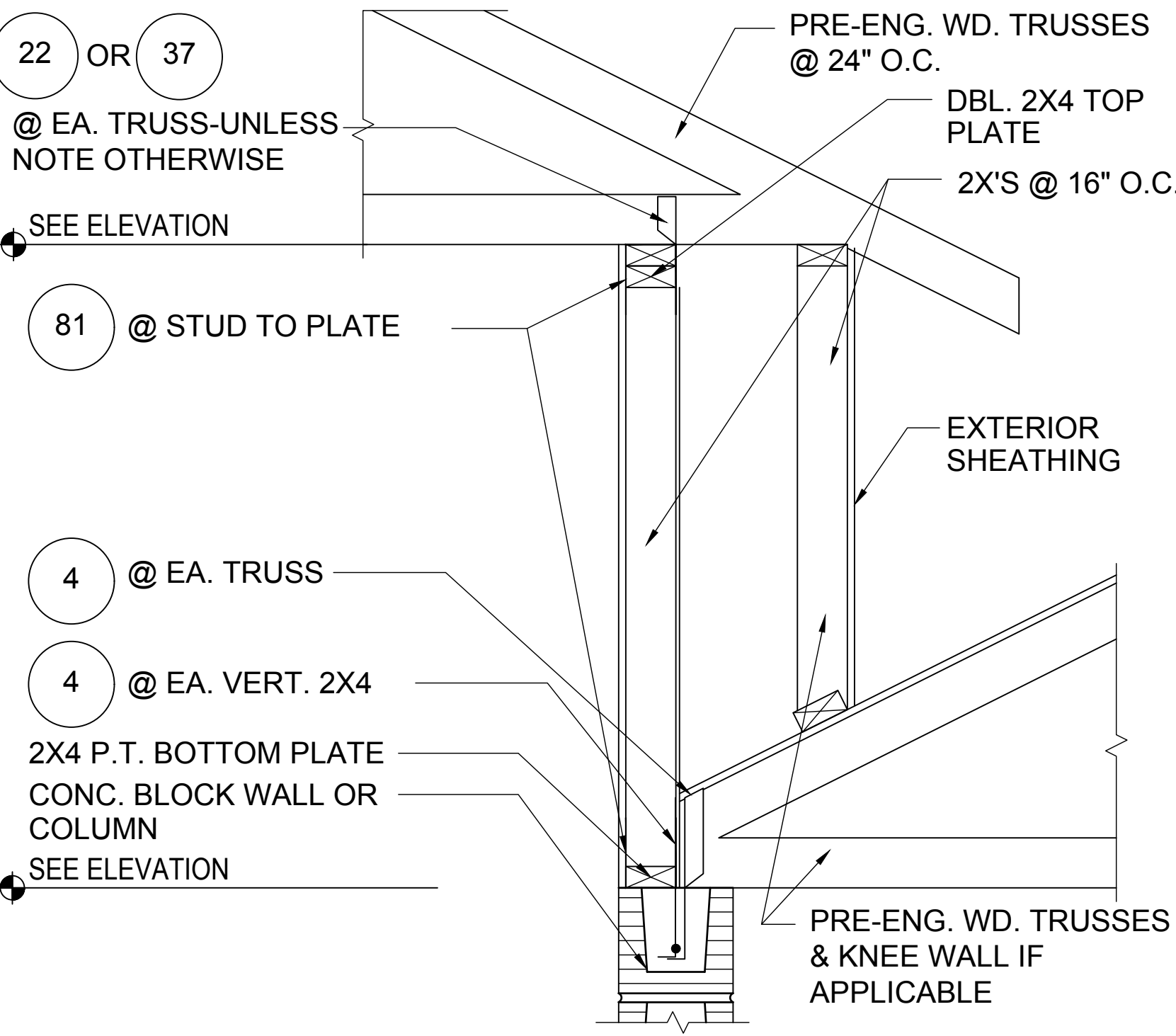
STRUCTURAL DETAILS  
**D6**



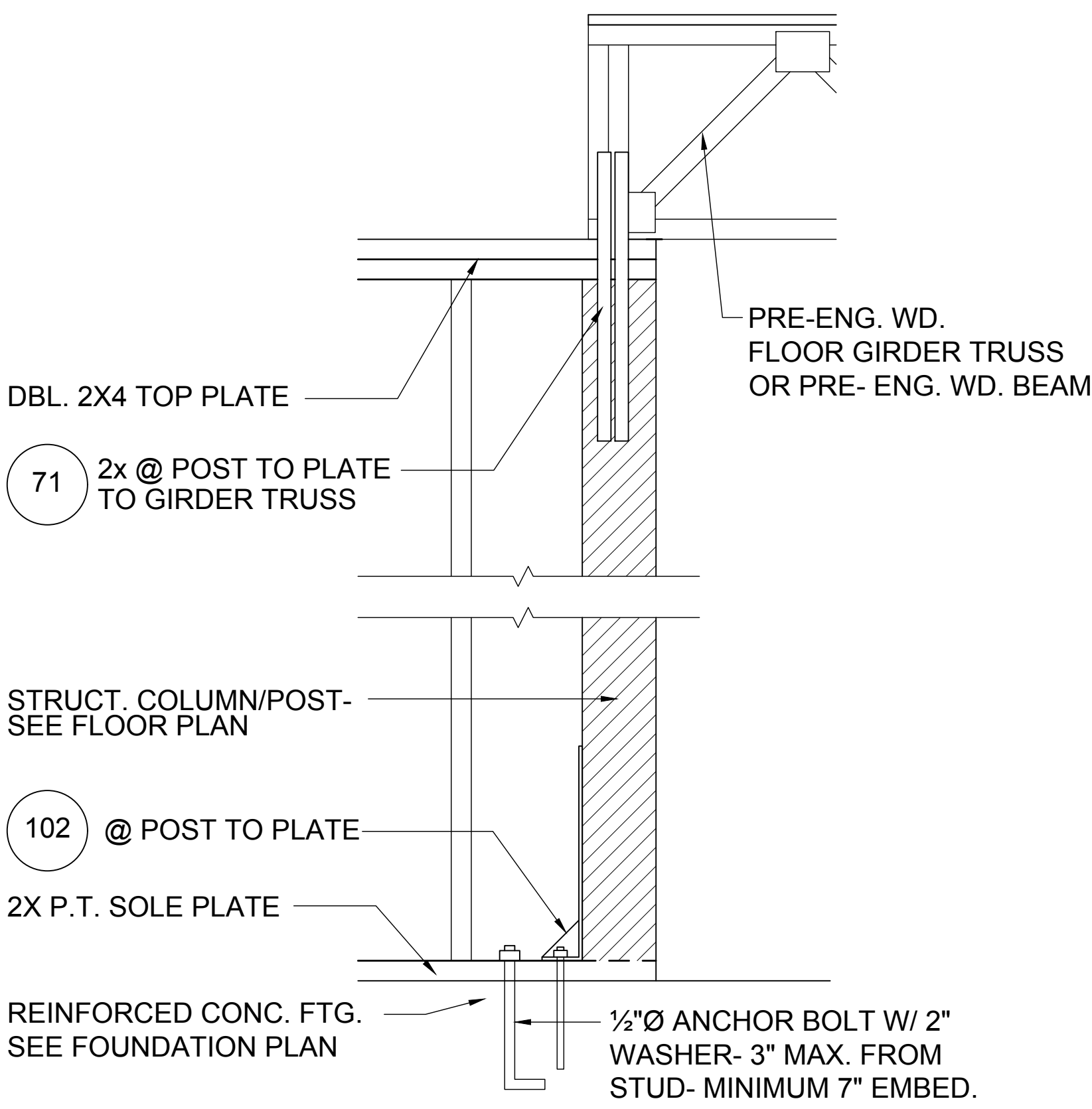
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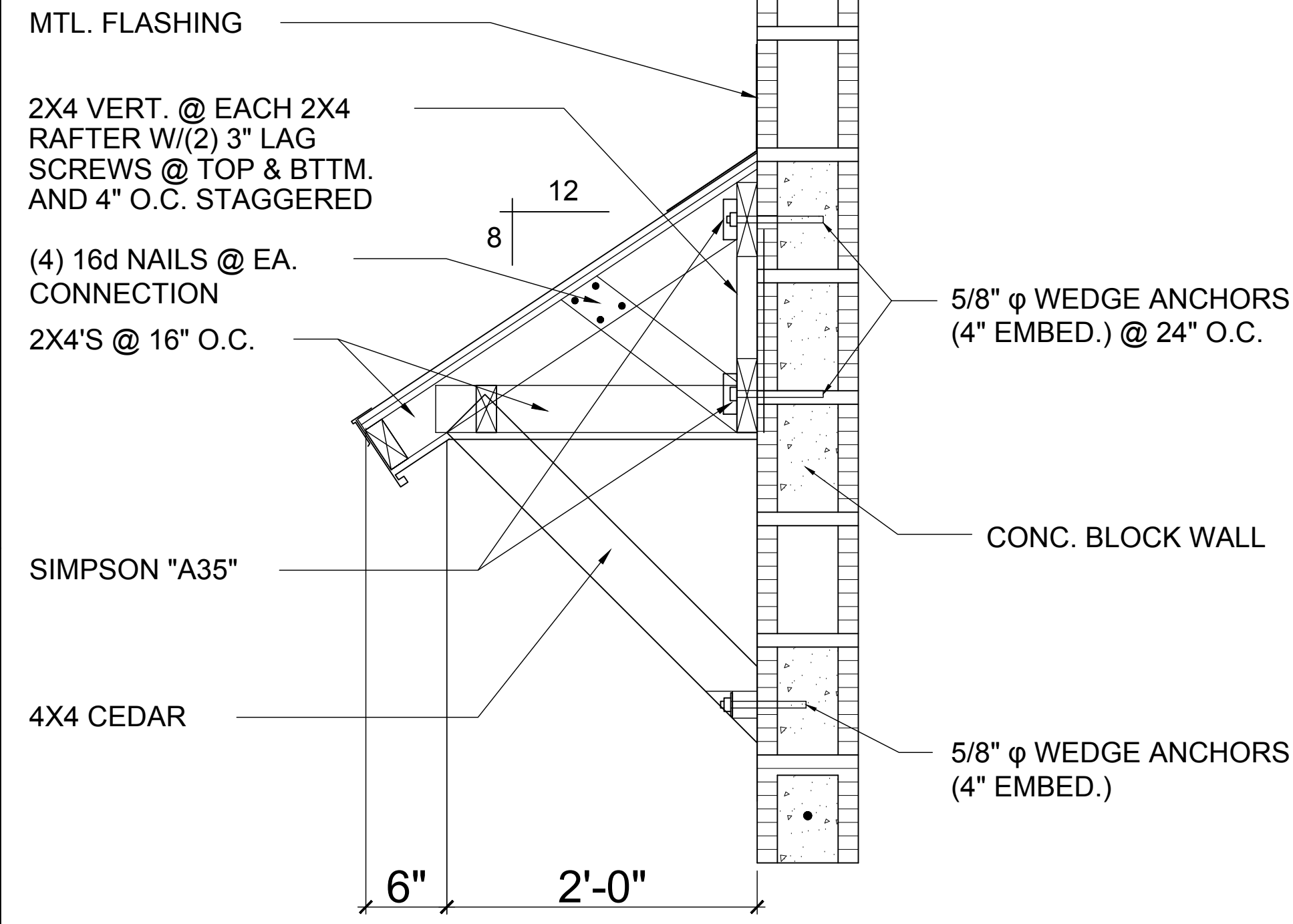
**1** BLOCK WALL HT. TRANSITION  
D8 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



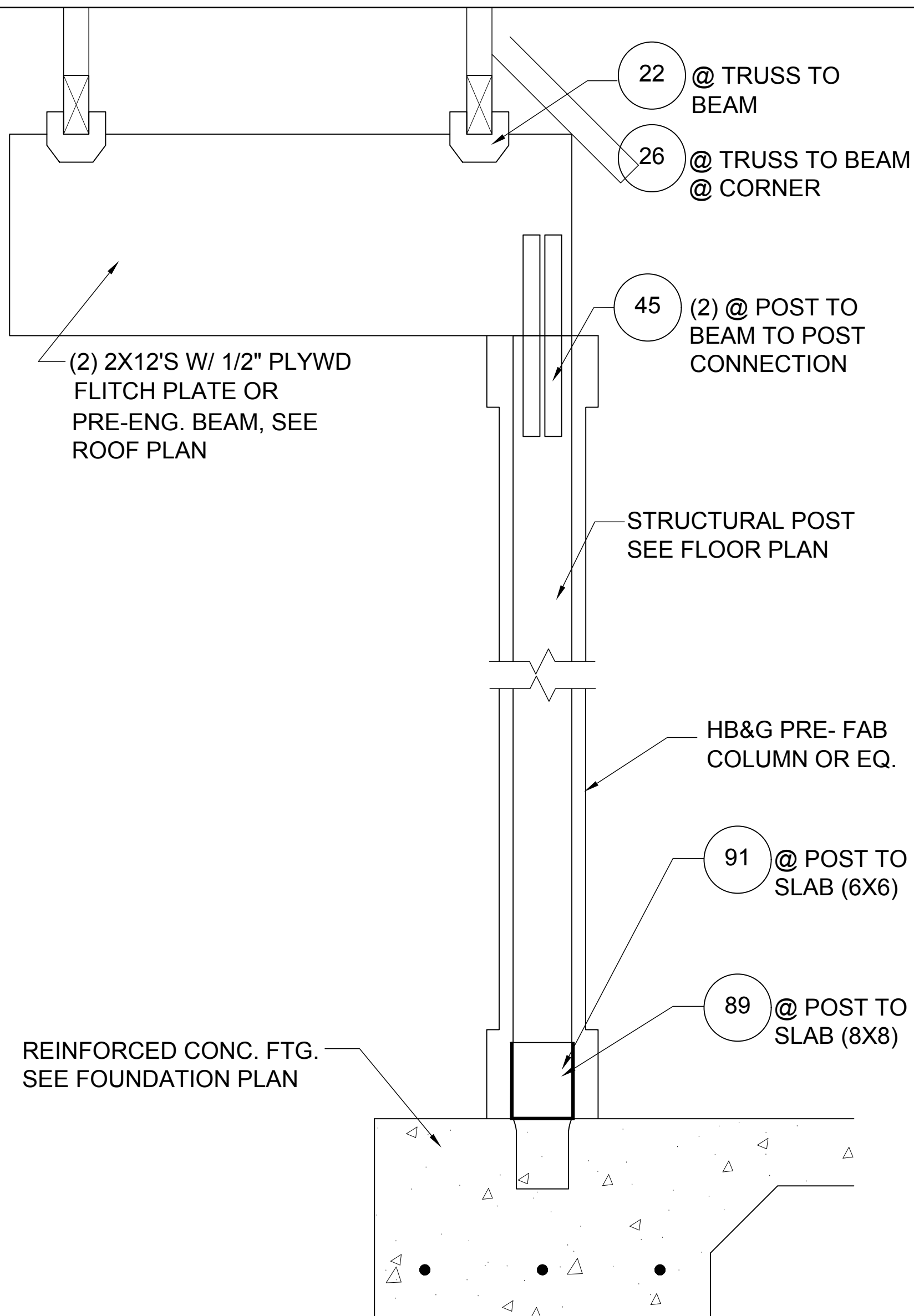
**2** DETAIL  
D8 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



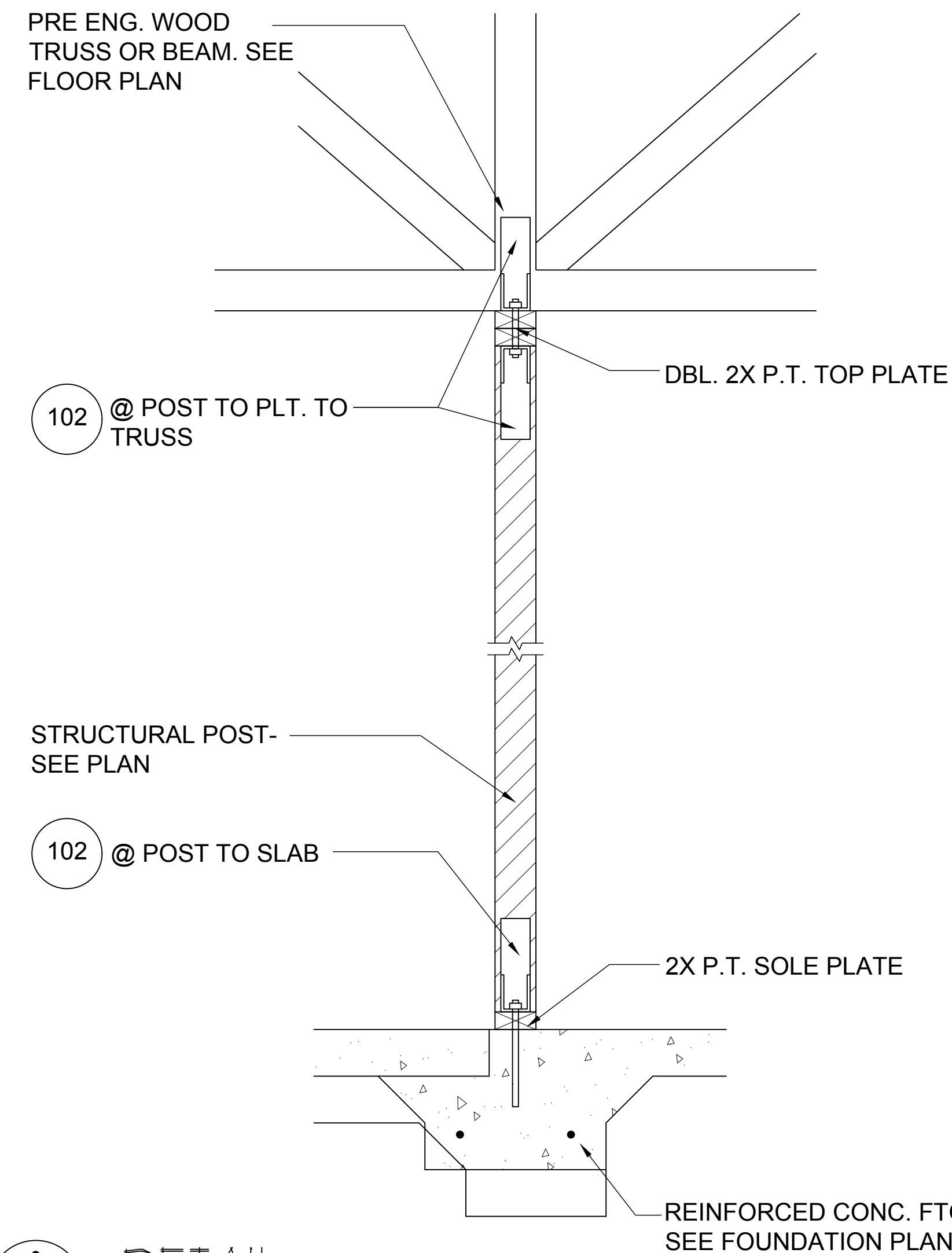
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D8 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



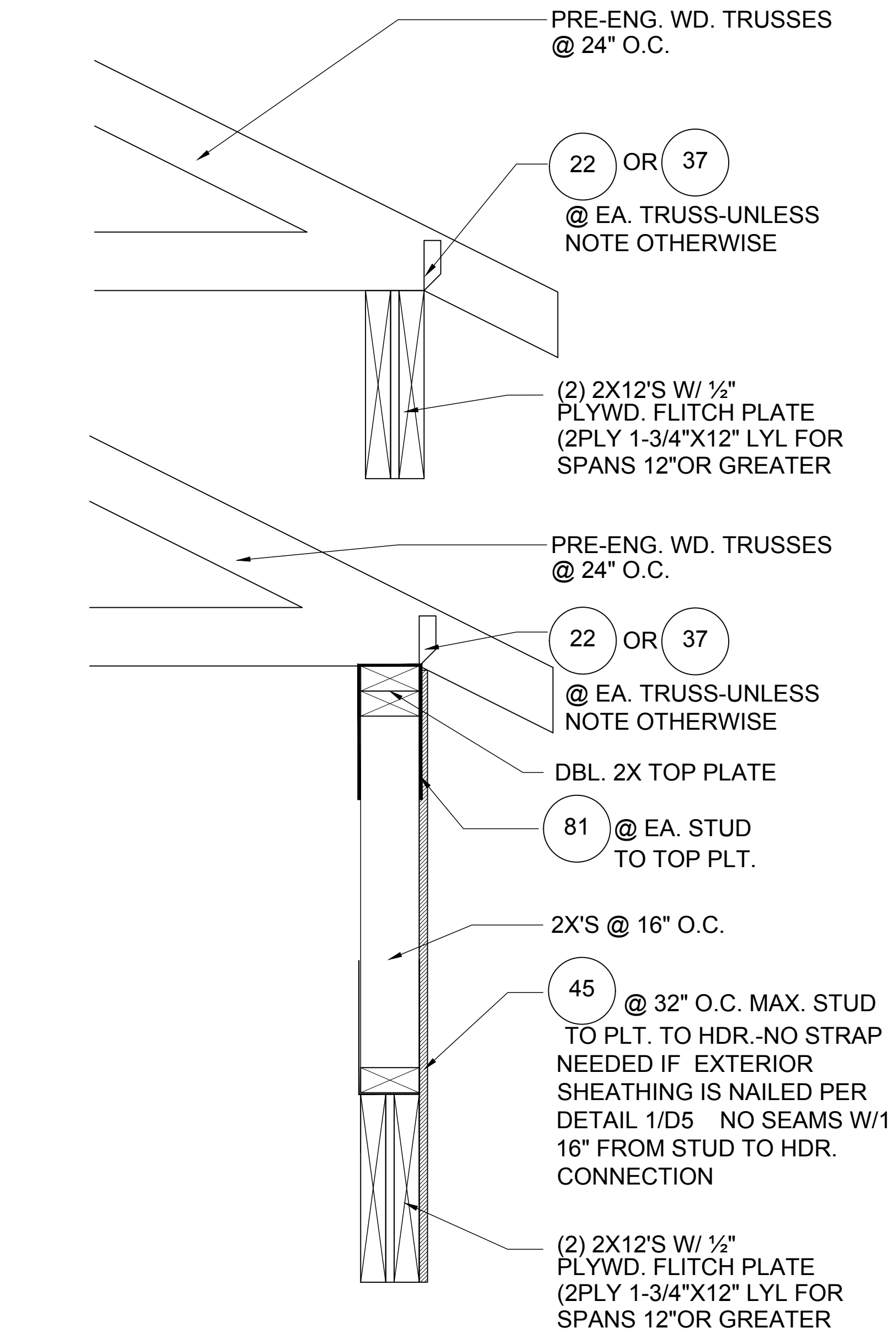
**4** SHED ROOF DETAIL  
D8 1/2"=1'-0" (11X17) 1"=1'-0" (22\"/>



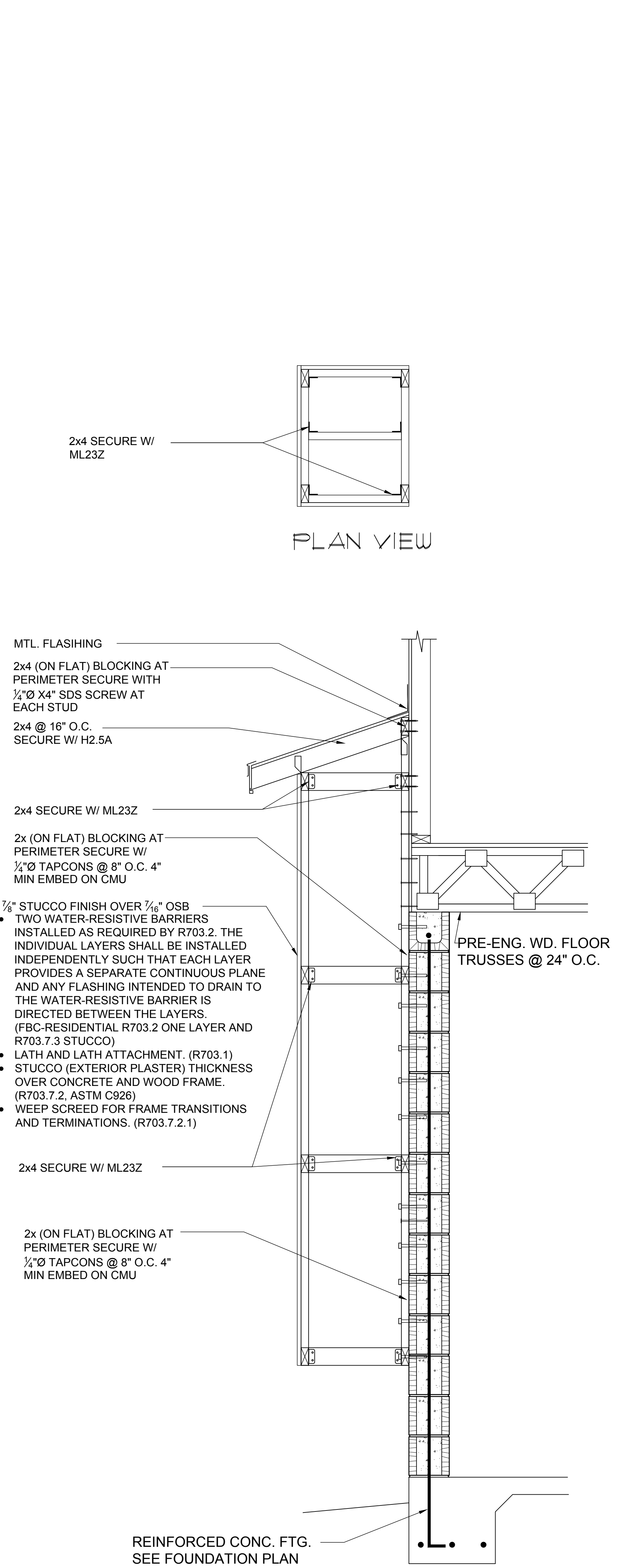
**5** DETAIL  
D8 1/2"=1'-0" (11X17) 1"=1'-0" (22\"/>



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

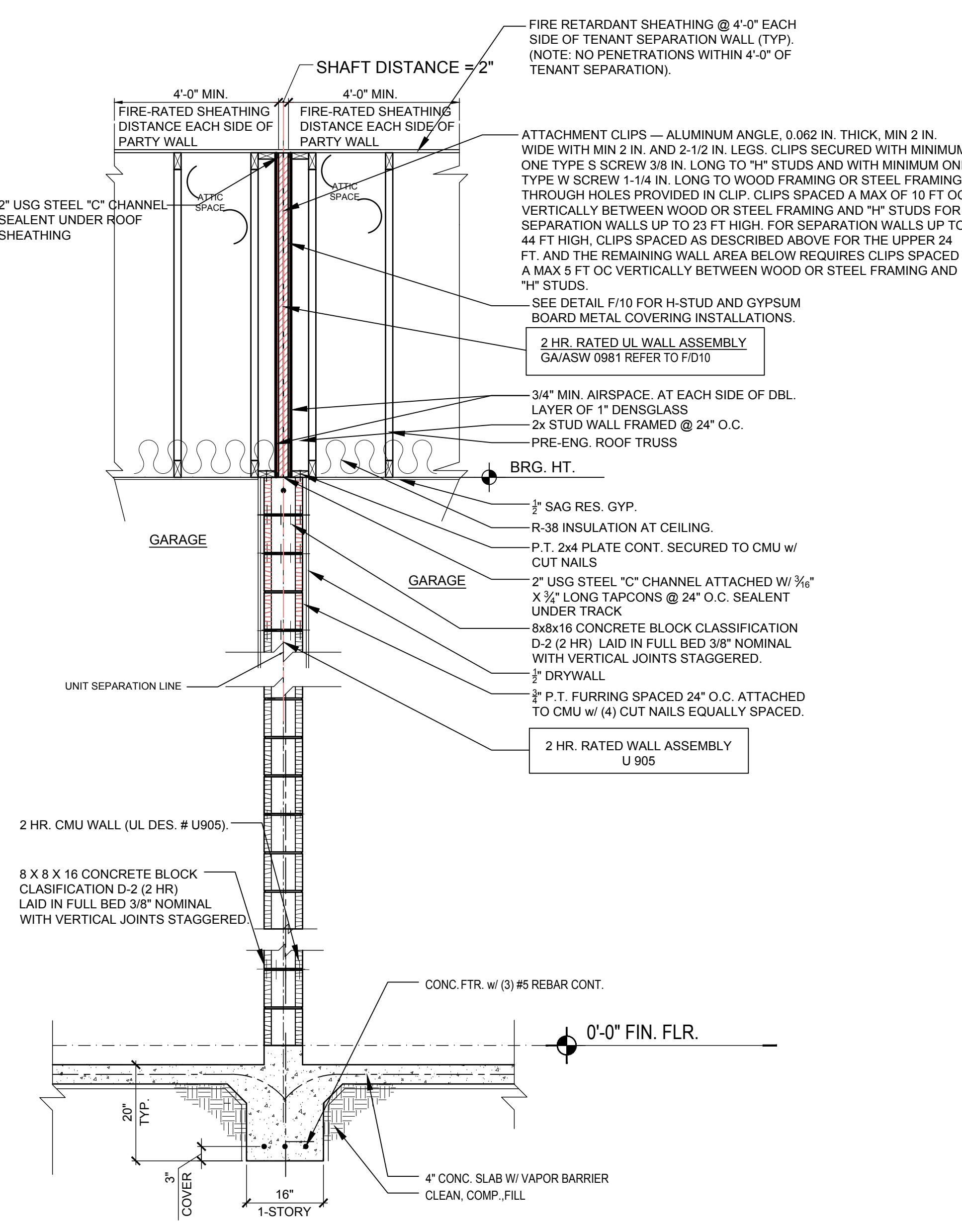


**7** DETAIL  
D8 1/2"=1'-0" (11X17) 1"=1'-0" (22\"/>

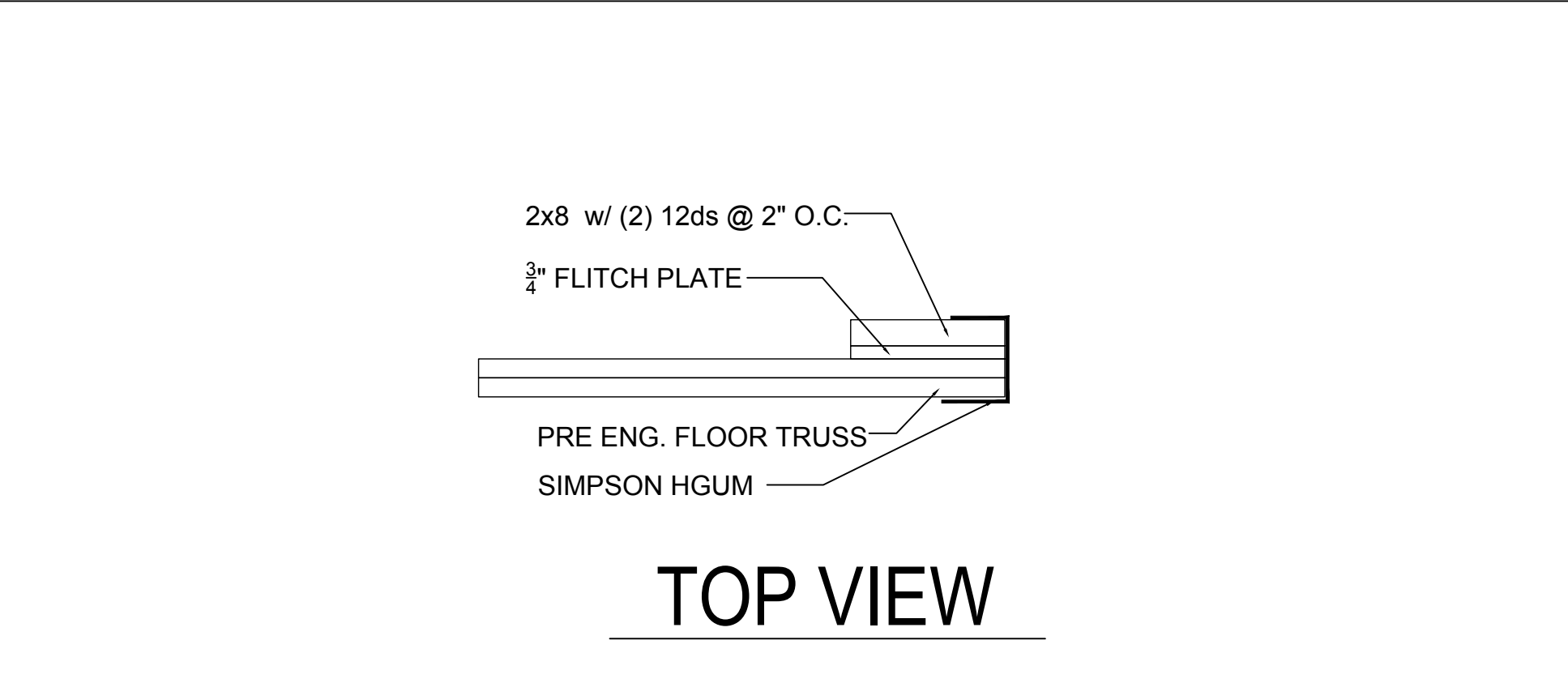


**8** DOGHOUSE DETAIL  
D8 1/2"=1'-0" (11X17) 1"=1'-0" (22\"/>

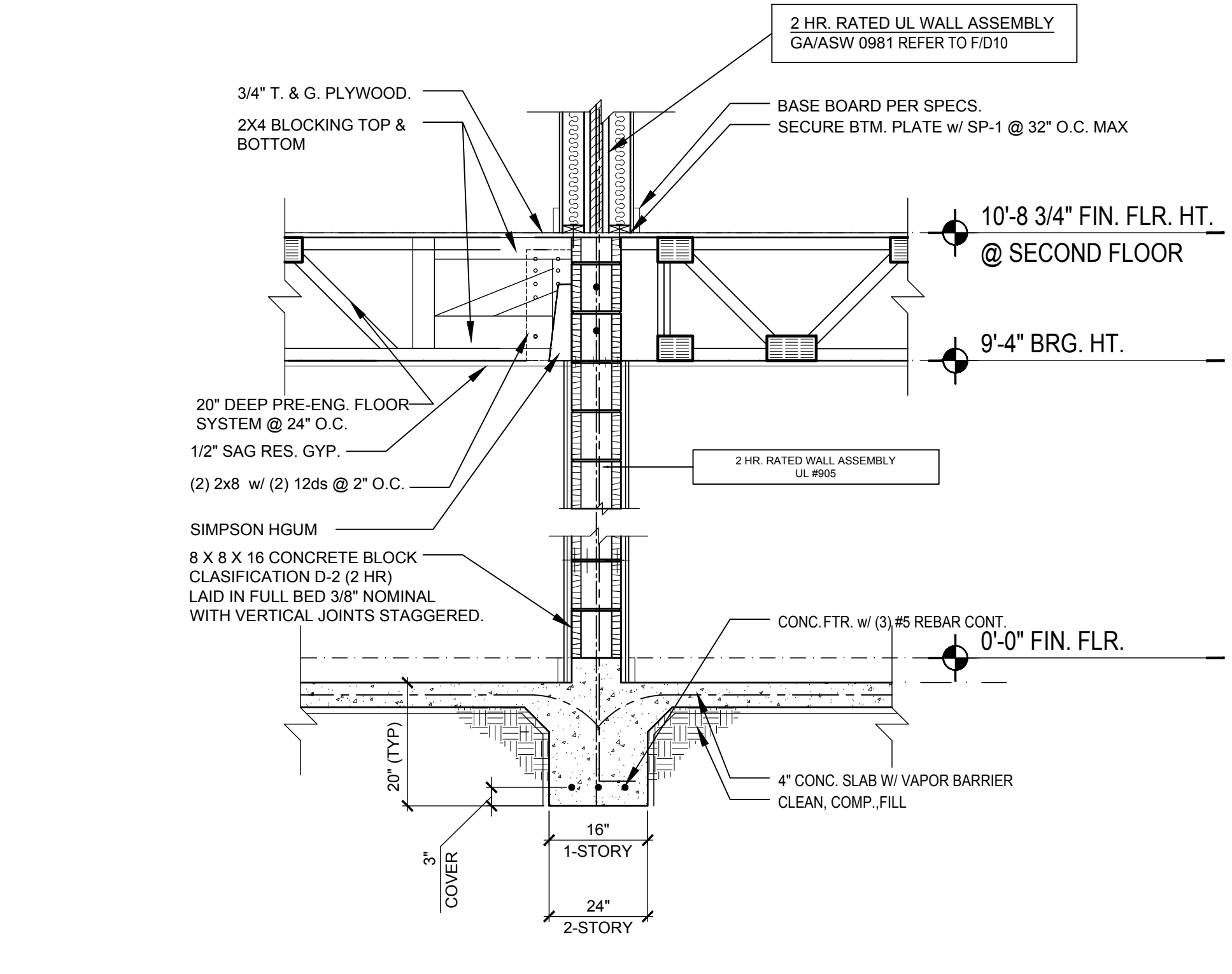
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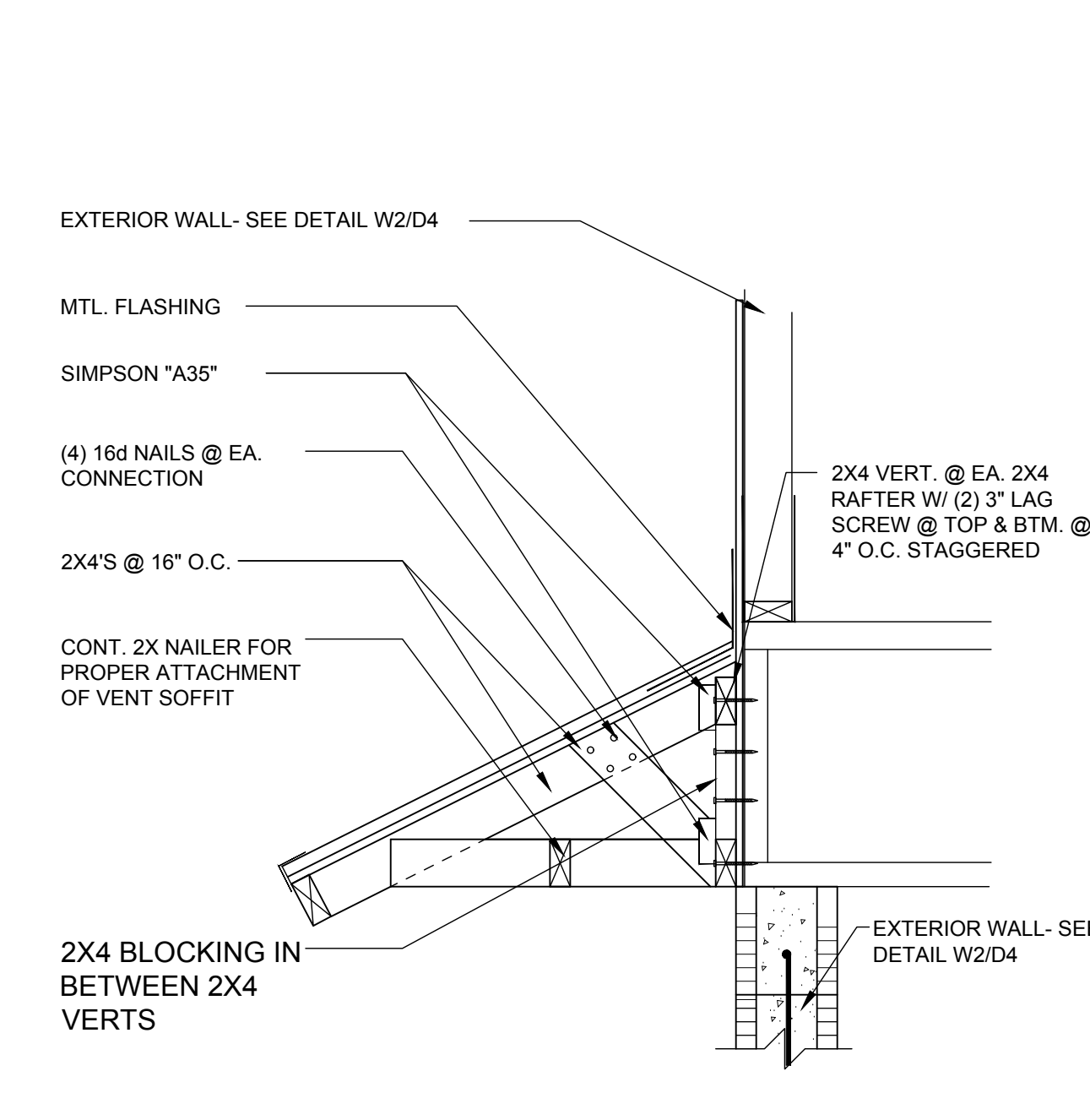
**A2**  
**D9** WALL SECTION AT GARAGE  
N.T.S.



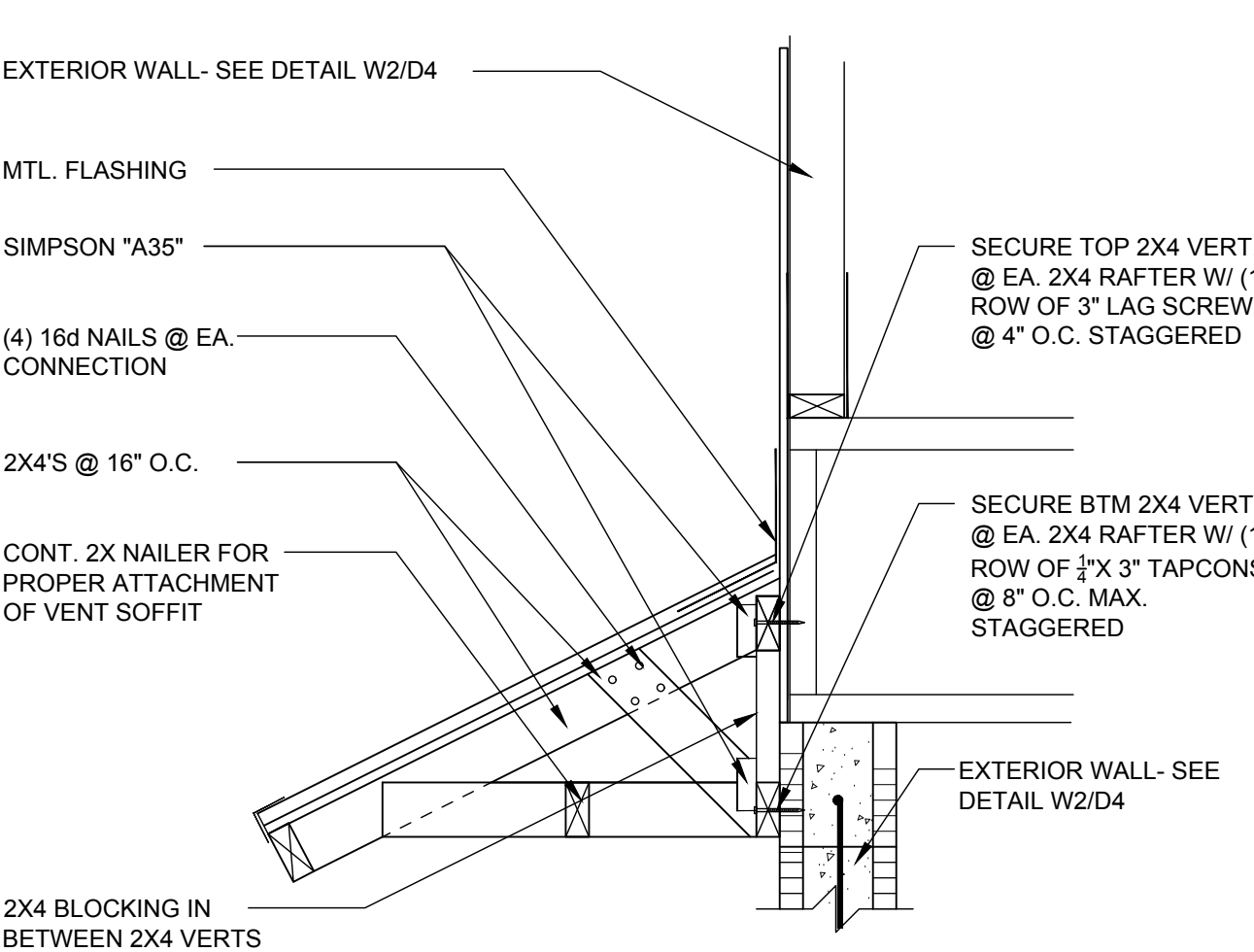
**A2**  
**D9** TOP VIEW  
N.T.S.



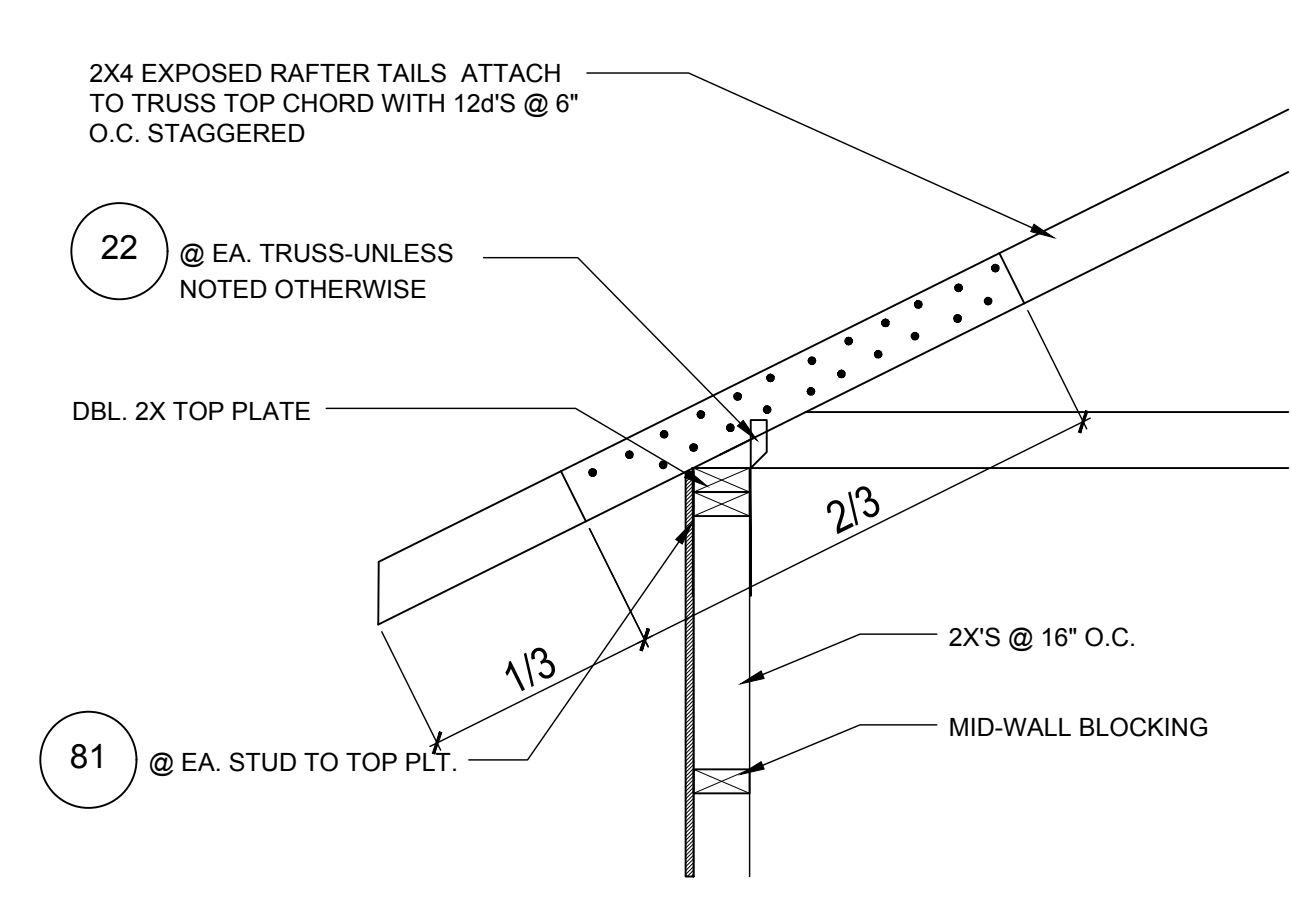
**A3**  
**D9** DETAIL  
N.T.S.



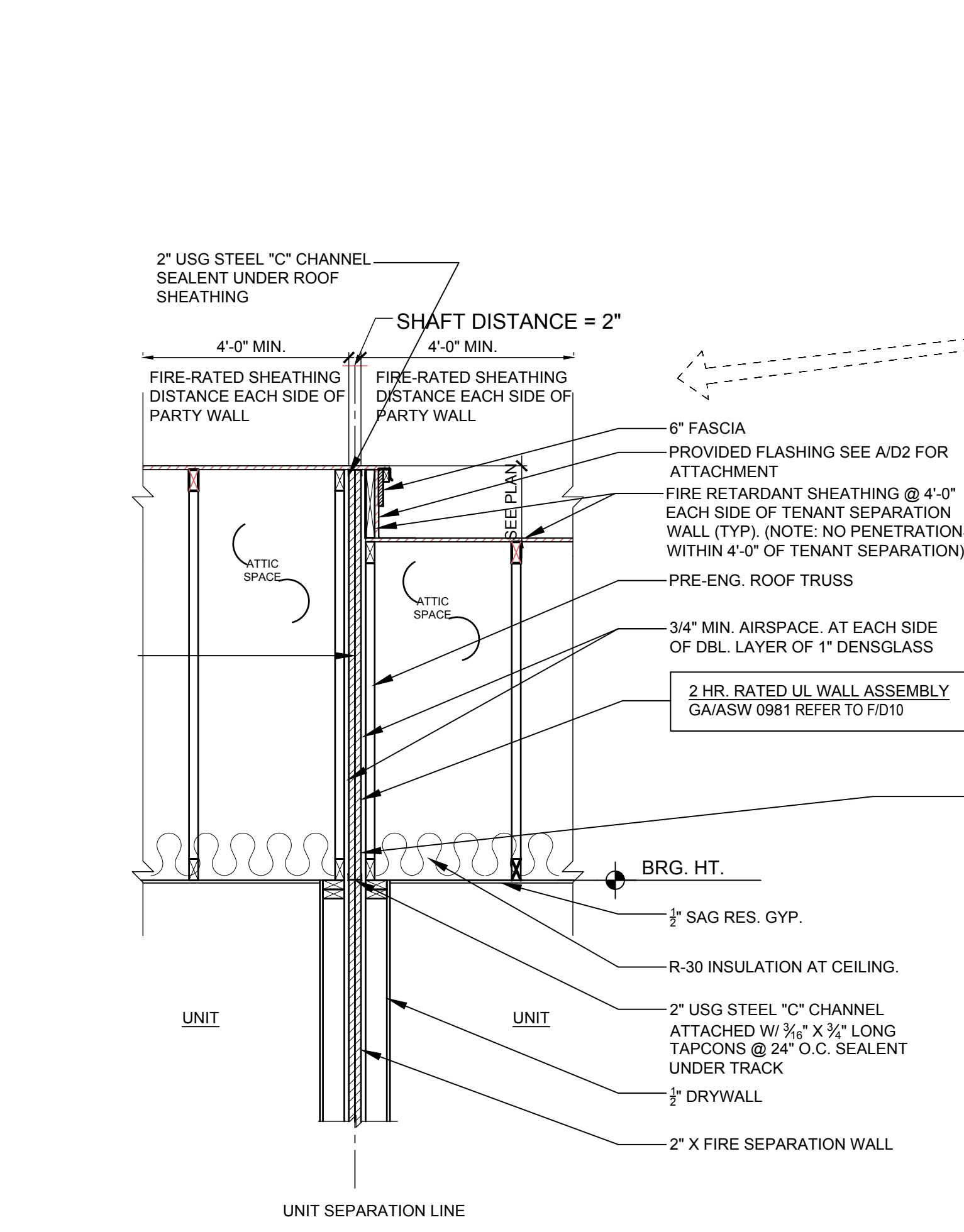
**A4**  
**D9** CONV. FRAME OVERHANG  
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



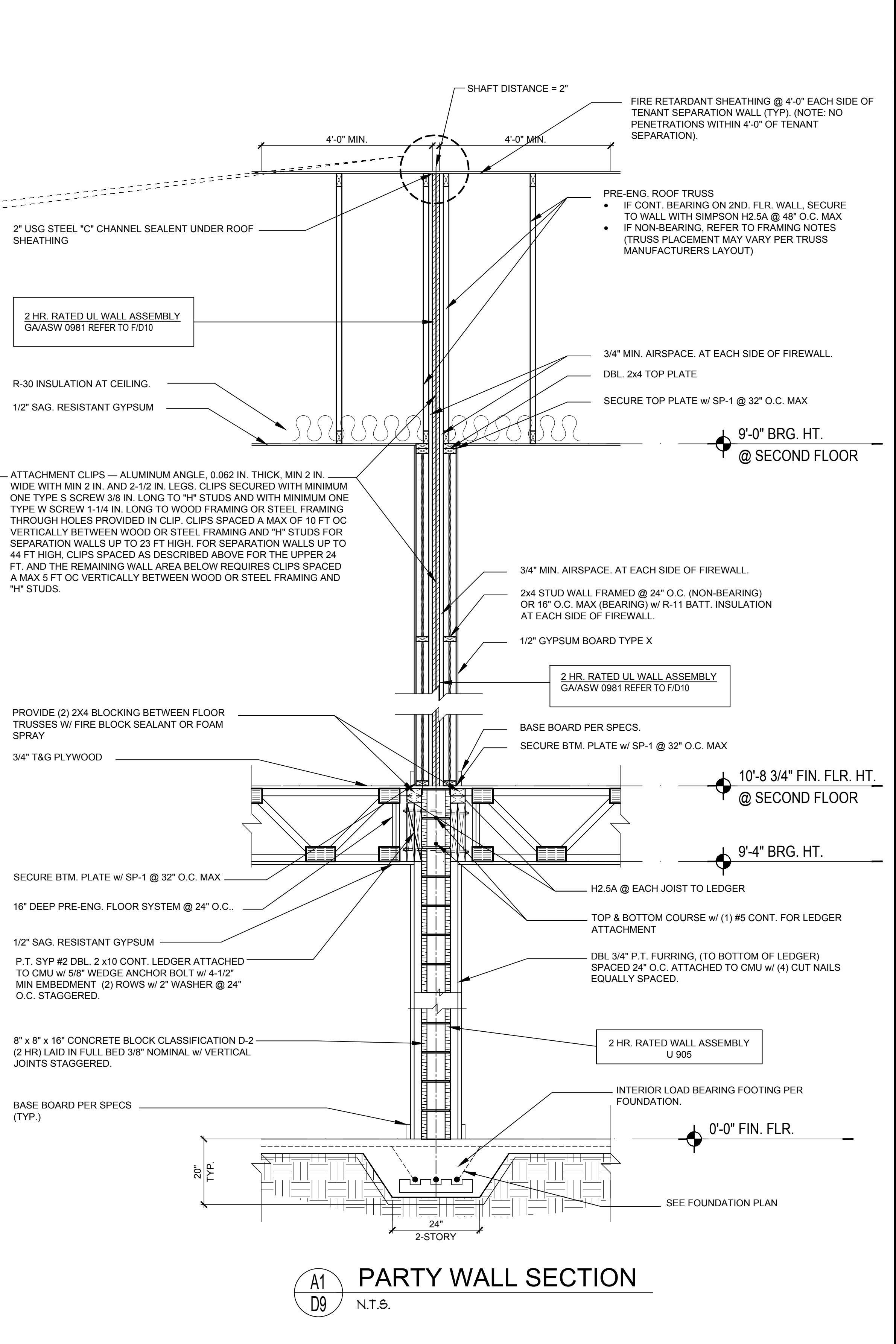
**A4**  
**D9** CONV. FRAME OVERHANG  
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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



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



**A1**  
**D9** PARTY WALL SECTION  
N.T.S.

**TABLE 722.6.2(1)**

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

**TABLE 722.6.2(2)**

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

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6-Unit: Rear Load Detached Towns (Raised Heel) (Units King Files) SD9 Fire Separation Details.dwg

Model: Tyler, Jackson, Grant, & Moore

Building Pad # XXX

Lot# XX-XX, Subdivision

Street Address

City, State, Zip Code

PROJECT: 22-1148

SCALE: AS NOTED

DRAWN BY: C.C.

DESIGNED BY: MJS

ISSUE DATE: 02/14/2023

REVISIONS

PROJECT: 22-1148

SCALE: AS NOTED

DRAWN BY: C.C.

DESIGNED BY: MJS

PROJECT: 22-1148

SCALE: AS NOTED

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6-Unit: Rear Load Detached Towns (Raised Heel) (Units King Files) SD9 Fire Separation Details.dwg

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

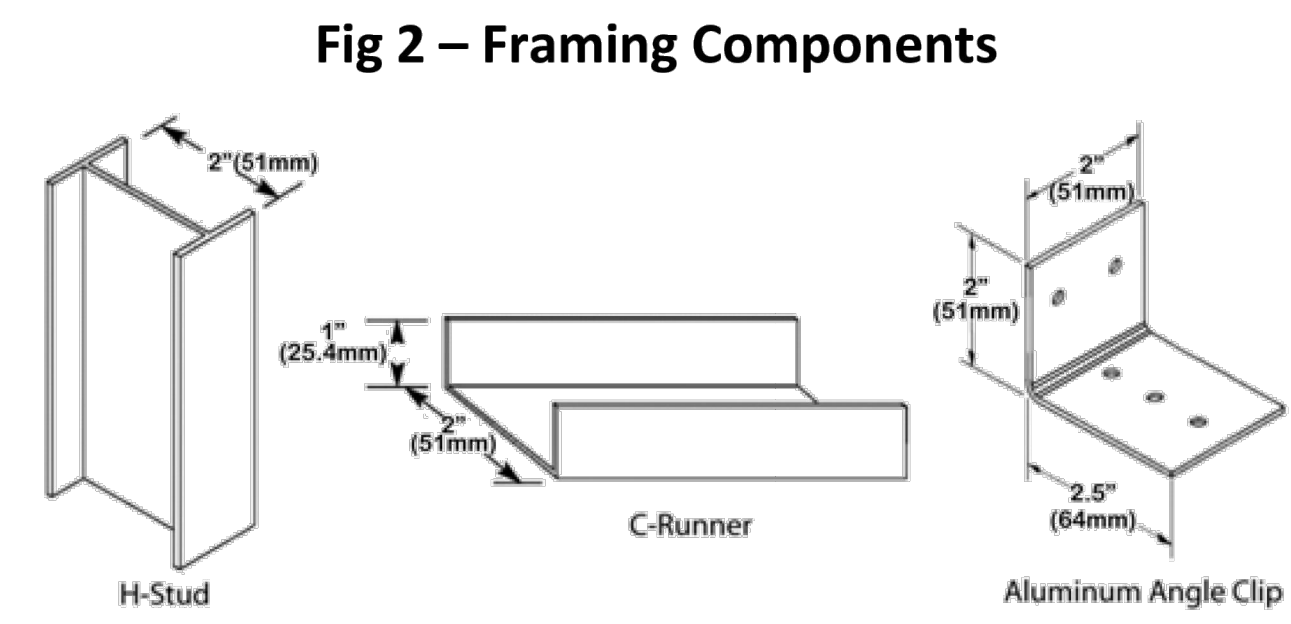
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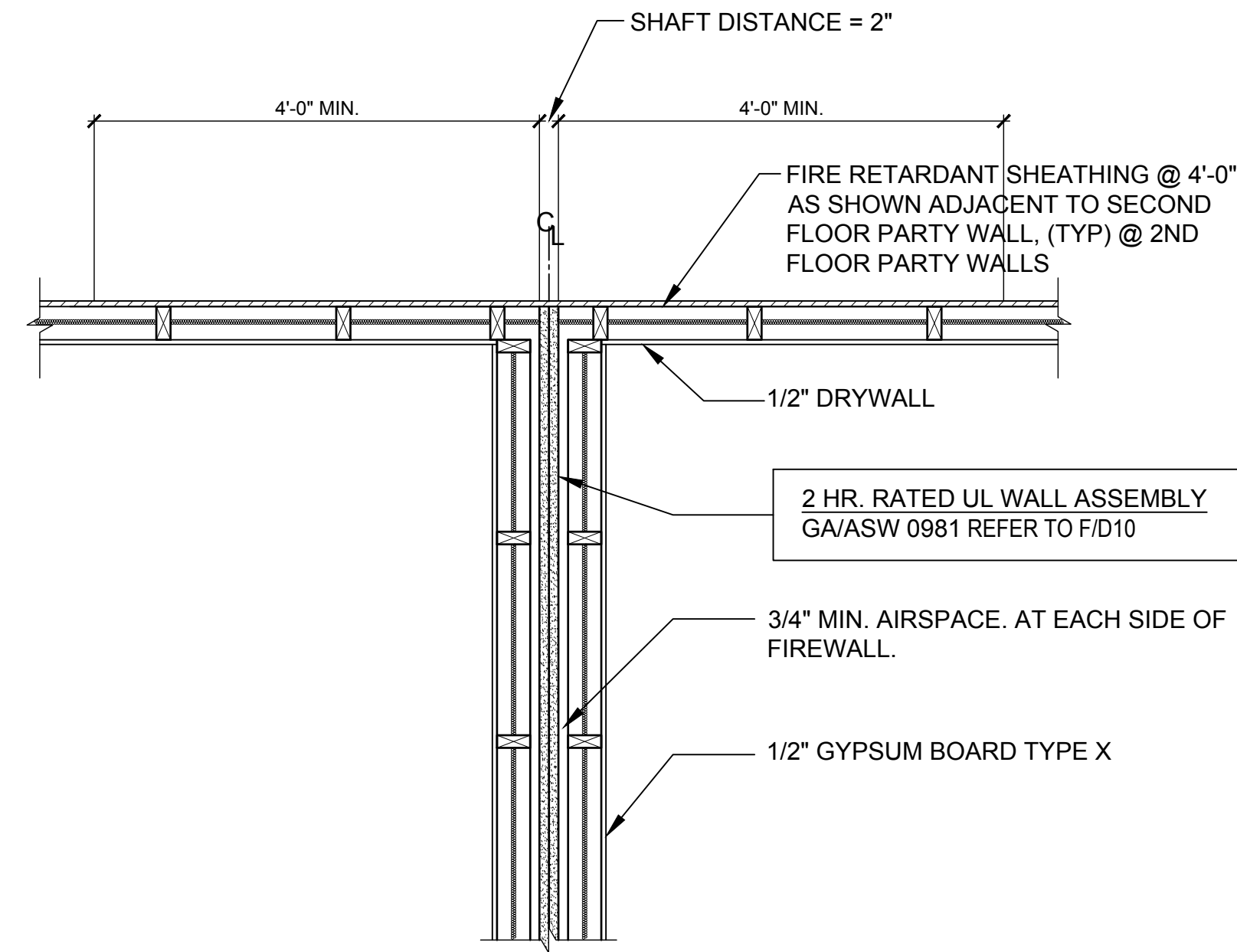
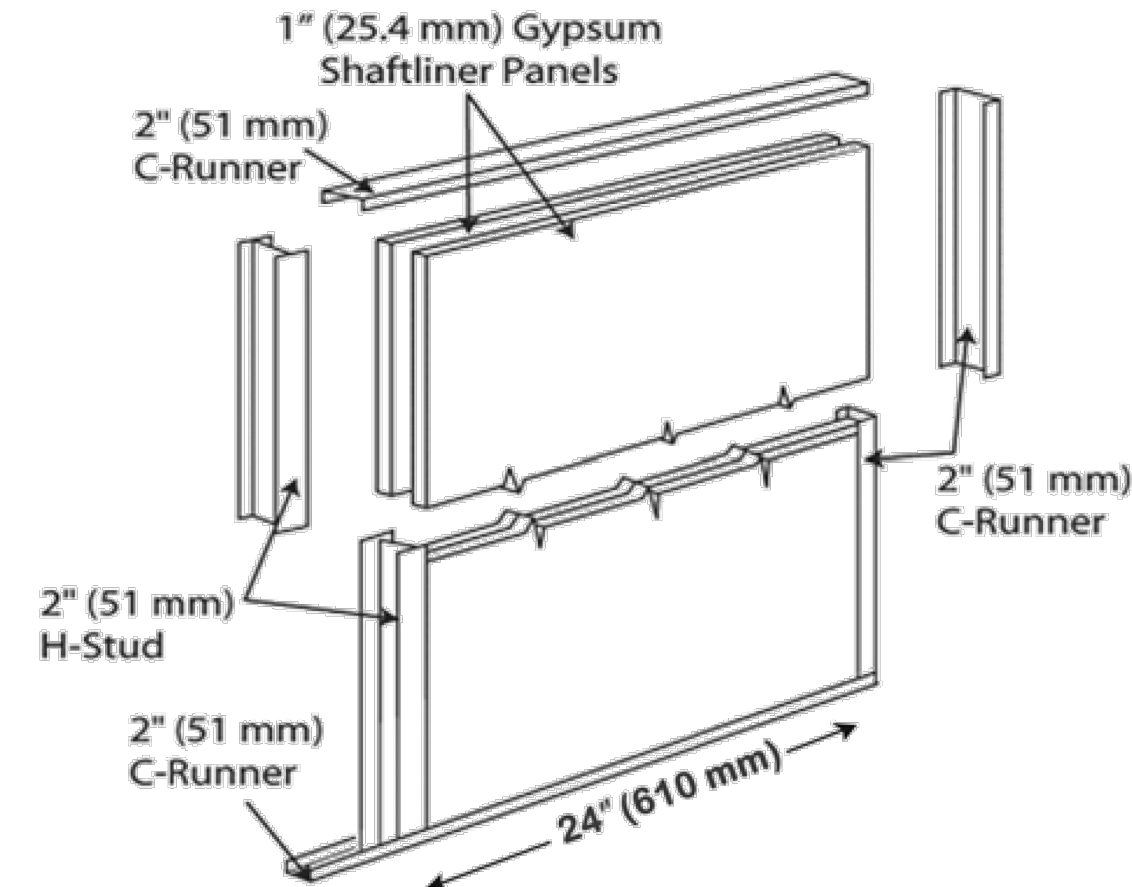
STRUCTURAL DETAILS  
**D9**

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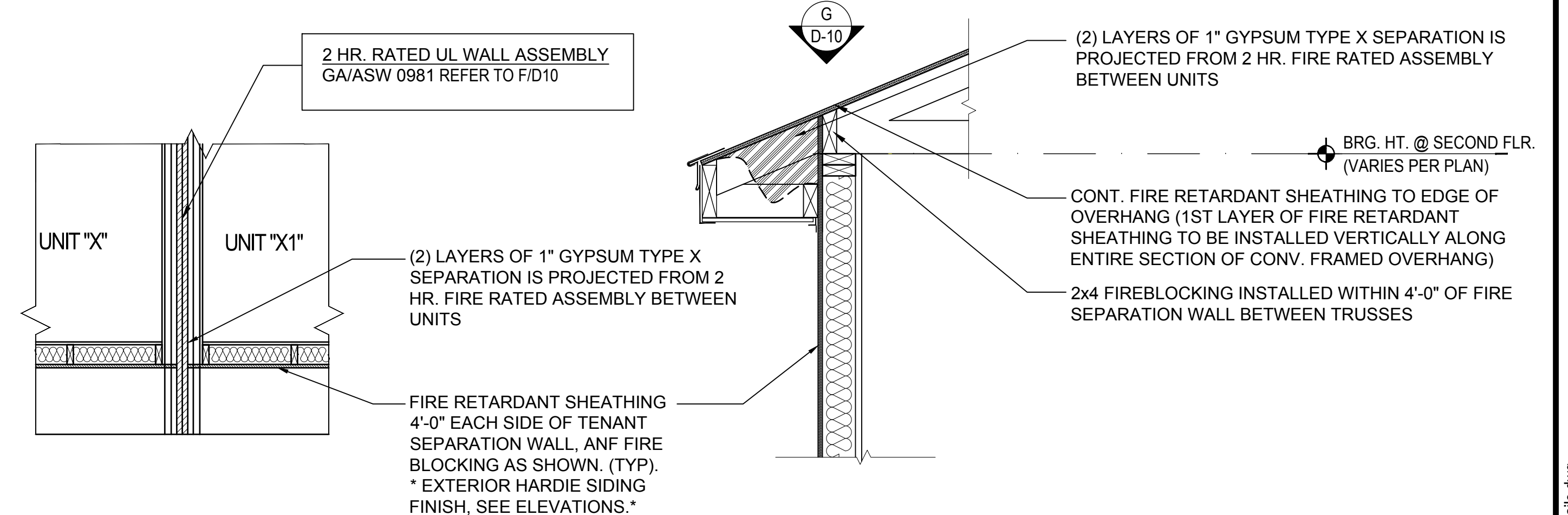
<b>GA FILE NO. ASW 0981</b>	<b>PROPRIETARY*</b>	<b>2 HOUR FIRE</b>	<b>60 to 64 STC SOUND</b>
<b>GYPSUM WALLBOARD, STEEL H STUDS</b>			
<p><b>Fire Design:</b>  <b>Two</b> layers 1" x 24" proprietary type X gypsum panels inserted between 2" floor and ceiling runners with 2" steel H studs between adjacent 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



**Fig 3 - Primary Components of Gypsum Area Separation Firewall (Aluminum Clips Not Shown)**



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



**1 PLAN VIEW**

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

N.T.S.

**UL Product IQ\***

**Design/System/Construction/Assembly Usage Disclaimer**

Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.

Authorities Having Jurisdiction should be consulted before construction.

Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.

When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.

Only products which bear UL's Mark are considered Certified.

**UL Solutions**

**1)**

**4. Loose Masonry Fill** — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation and 2 hr to classification.

**5. Foamed Plastic** — (Optional-Not Shown) — 1-1/2 in. thick max. 4 ft wide sheathing attached to concrete blocks (Item 1).

**ATLAS ROOFING CORP** — EnergyShield® Pro Wall Insulation, EnergyShield Pro 2 Wall Insulation, EnergyShield EGF Pro, EnergyShield Ply Pro, EnergyShield CGF, EnergyShield® PanelCast, EnergyShield® and EnergyShield® XG.

**DUPONT DE NEUMOURS, INC.** — Types Themas Sheathing, Themas Light Duty Insulation, Themas Heavy Duty Insulation, Themas Metal Building Board, Themas White Finish Insulation, Themas Exterior Insulation, Themas XARMOR® Exterior Insulation, Themas IIR Insulation, Themas Plus Liner Panel, Themas Heavy Duty Plus (HDP), TUFF-8™ insulation, Themas Butler® Insulation Board and Themas Motion Heavy Duty Insulation Board.

**FIRSTONE BUILDING PRODUCTS CO L L C** — "Emergen" CI Foil Exterior Wall Insulation and "Emergen" CI Glass Exterior Wall Insulation\*

**HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC** — Types "Xci-Class A", "Xci Foil (Class A)", "Xci 286"

**RMAX, A BUSINESS UNIT OF SISA CORPORATION** — Types "TSX 8500", "ECOMAX® FR", "TSX 8510", "ECOMAX® FR White", "ECOMAX®", "ECOMAX® FR Air Barrier", "Themasheath-XP", "Themasheath", "Durashath®"

**JOHNS MANVILLE** — Type "AP Foil-faced Foam Sheathing"

**5A Building Units\*** — As an alternate to Items 5, min. 1-in thick polystyrene composite foamed plastic insulation boards, nom. 48 by 48 or 96 in.

**ATLAS ROOFING CORP** — EnergyShield® Ply

**HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC** — "Xci 1B", "Xci Ply"

**RMAX, A BUSINESS UNIT OF SISA CORPORATION** — "Themasheath-S", "ECORASEG", "Themasheath-C", "ECOMAX® FR Ply", "ECOMAX® FR".

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively. Last Updated on 2023-04-14

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**Horizontal Section**

**1. Concrete Blocks\*** — Various designs. Classification D-2 (2 hr). See **Concrete Blocks** category for list of eligible manufacturers.

**2. Mortar** — Blocks laid in full bed of mortar, 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.

**3. Portland Cement Stucco or Gypsum Plaster** — Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

**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>6</sup> , Perpendicular	≥ 230 lbf. (1,023 N)
Flexural Strength <sup>6</sup> , Parallel	≥ 80 lbf. (356 N)
Humidified Deflection <sup>7</sup>	N/A
Nail Pull Resistance <sup>8</sup>	≥ 80 lbf. (356 N)
Hardness <sup>9</sup> - Core, Edges and Ends	≥ 15 lbf. (67 N)
Thermal Resistance <sup>10</sup>	R = .65
Water Absorption <sup>11</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>12</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>13</sup>	Non-combustible Core
Surface Burning Characteristics <sup>14</sup>	Class A
Flame Spread <sup>15</sup>	0
Smoke Development <sup>16</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, *NGC Construction Guide*

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

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

**DESIGN NO. U905**

Sep 04, 2024, 10:52am Annuity (Rear Load) OneDrive - Thompson Engineering Group\Desktop\Rear Load Detached Towns (Raised Height) - Uniswing Files\SD10 GA-ASW 0981 Details.dwg