



PARADISO GRANDE TOWNHOMES

Park Square HOMES

4-UNIT: (NAUTILUS, LATITUDE)

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

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D3	STRUCTURAL DETAILS
D4	STRUCTURAL DETAILS
D5	STRUCTURAL DETAILS
D6	STRUCTURAL DETAILS

REVISION SCHEDULE:

NO.	DATE:	DESCRIPTION:	BY:
1	09/09/21	DEVELOPED NEW CD'S FOR 4-UNIT 2-STORY CMU (PARADISO GRANDE)	C.C.
2	11/05/21	REVISED ELEVATIONS TO REFLECT A SINGLE HUNG WINDOW I/O OF FIXED GLASS IN THE FRONT ELEVATION BEDROOMS AND DINING ROOM. REVISED FIRE SEPARATION DETAIL FROM RAKED CONC. BEAM TO UL 373 IN ATTIC SPACE	C.C.
3	02/01/22	UPDATED UNIT NAMES TO NAUTILUS AND LATITUDE	C.C.
4	09/09/22	REMOVED STUCCO TRIM OVER GARAGE DOOR.	C.C.
5	02/10/23	REVISED MODEL PER VARIOUS EMAILS RECEIVED FROM PSH - SEE JOB FOLDER FOR DETAILS	C.C.
6	03/30/23	APPLIED REVISIONS RECEIVED FROM PSH	C.C.
7	05/16/23	APPLIED REVISIONS RECEIVED FROM PSH	C.C.
8	05/19/23	PERMIT REJECTIONS	C.C.
9	09/26/23	SHOW A FIBER GLASS UNIT SHOWER IN BATH #5 I/O RECESS.	G.P.
10	10/10/23	PROTOTYPE FRAME WALK REVISIONS	G.P.
11	1/24/24	WP. OUTLET AND COACH LIGHT MOVED	G.P.
12	3/4/24	3 SHELVES WERE ADDED TO ALL PANTRIES, AGAINST THE WALL OF ALL UNITS.	G.P.
13	6/11/24	UPDATE ON THE STAIRCASE AND UPDATE SECOND FLOOR WINDOWS HEADER HEIGHT.	D.M.
14	7/18/24	ADDED PLUMBING RISER FOR WASHER AND DRYER BOX.	D.M.

DISTRIBUTED LIVE LOAD (IN POUNDS PER SQ. FT.)	ENGINEERING KEY
UNINHABITABLE ATTICS WITHOUT STORAGE 10	DESIGN REQUIREMENTS
UNINHABITABLE ATTICS WITH LIMITED STORAGE 20	A. ROOF LIVE LOAD IS 20 PSF
HABITABLE ATTICS & ATTICS SERVED WITH FIXED STAIRS 30	B. FLOORS LIVE LOAD IS 40 PSF. BALCONIES, DECKS, STAIRS, LIVE LOAD IS 60PSF
BALCONIES (EXTERIOR) AND DECKS 40	NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE (RESIDENTIAL 8TH EDITION)
FIRE ESCAPES 40	1. WIND EXPOSURE - CATEGORY (C)
GUARDS AND HANDRAILS 200	2. ULTIMATE WIND SPEED - 140MPH
GUARD INFILL COMPONENTS 40	NOMINAL WIND SPEED - 138MPH
PASSENGER VEHICLE GARAGES 40	3. WIND IMPORTANCE FACTOR - 1.0
ROOMS OTHER THAN SLEEPING ROOMS 30	4. INTERNAL PRESSURE COEFFICIENT - 1.8
SLEEPING ROOMS 30	21 p.s.f./28.1 p.s.f. UNLESS NOTED OTHERWISE.
STAIRS 40	5. MAXIMUM PRESSURE FOR COMPONENTS AND CLADDING.
	6. SINGLE FAMILY RESIDENCE TO BE RISK CATEGORY II.
	DESIGN STATEMENT
	THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2023) FLORIDA BUILDING CODE (RESIDENTIAL 8TH EDITION)
	EFFECTIVE WIND AREA (SQ. FT.)
	WIND PRESSURE AND SUCTION (PSF.)
	(+) VALUE DENOTES PRESSURE
	(-) VALUE DENOTES SUCTION
	AREA
	(4)
	(5)
	10
	(+) 28.4 (-) 31.9
	(+) 29.4 (-) 39.4
	20
	(+) 28.1 (-) 30.6
	(+) 28.1 (-) 36.7
	50
	(+) 28.3 (-) 28.8
	(+) 28.3 (-) 33.2
	100
	(+) 28.0 (-) 27.5
	(+) 25.0 (-) 30.6
	GARAGE DOORS
	16'-0" x 8'-0"
	(+) 21.7
	(+) 21.9
	(+) 24.4
	(-) 28.3
	(-) 26.7
	(-) 27.2
	9'-0" x 8'-0"
	(+) 25.80
	(+) 25.9
	(-) 29.2
	(-) 29.2
	8'-0" x 8'-0"
	(+) 22.9
	(+) 23.1
	(-) 29.0
	(-) 29.0
	OVERHANG
	(-) 55.30
	WIND PRESSURE AND SUCTION DIAGRAM
	GENERAL PRESSURE NOTES
	NOTES:
	1" W/ END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS.
	INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES. OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
	FLORIDA BUILDING CODE: (FBC) 2023 (8TH EDITION)
	DESIGN CRITERIA:
	2023 FLORIDA BUILDING CODE (BUILDING) - 8TH EDITION.
	2023 FLORIDA BUILDING CODE (RESIDENTIAL) - 8TH EDITION.
	2023 FLORIDA BUILDING CODE (PLUMBING) - 8TH EDITION.
	2023 FLORIDA BUILDING CODE (MECHANICAL) - 8TH EDITION.
	2023 FLORIDA BUILDING CODE (FUEL/GAS) - 8TH EDITION.
	2023 FLORIDA BUILDING CODE (EXISTING BUILDING) 8TH EDITION.
	2023 FLORIDA BUILDING CODE (ACCESSIBILITY) 8TH EDITION.
	2023 FLORIDA BUILDING CODE (ENERGY CONSERVATION) 8TH EDITION.
	2023 FLORIDA FIRE PREVENTION CODE (7TH EDITION).
	2023 NATIONAL ELECTRICAL CODE (NEC)
	2021 NFPA 101-1 - LIFE SAFETY CODE
	OCCUPANCY CLASSIFICATION: GROUP R-3 (TOWNHOMES)
	CONSTRUCTION TYPE: TYPE IV (FBC-R 602.3)
	SPRINKLED: NO (FBC-8 SECTION 903)
	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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GROUP (PARADISO GRANDE RESIDENTIAL)

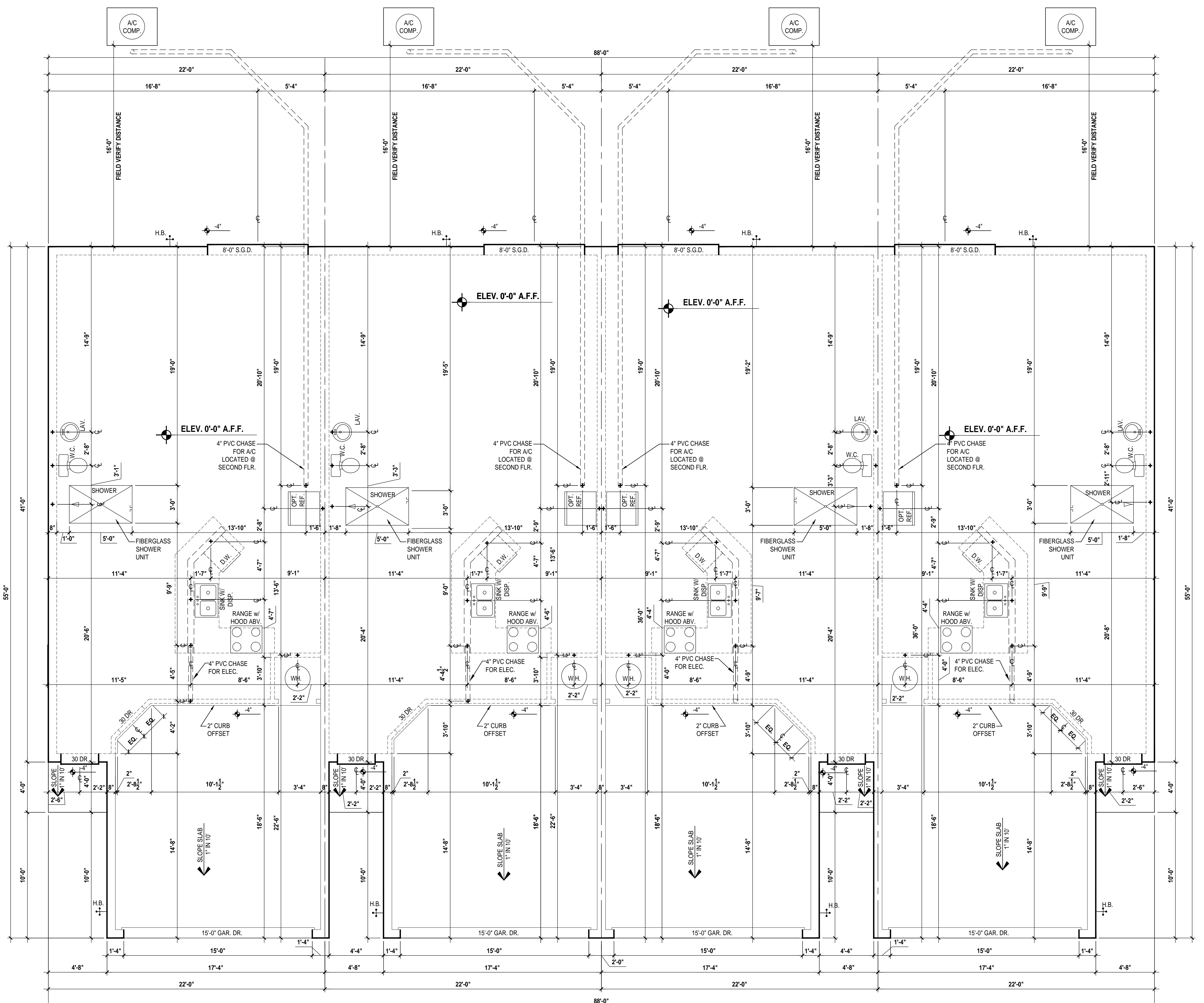
4-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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

Park Square HOMES

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

COVER PAGE
A0



Nautilus
LOT# XX

Latitude
LOT# XX

Latitude (Rev.)
LOT# XX

Nautilus (Rev.)
LOT# XX

GENERAL NOTES KEY:

- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
- DO NOT SCALE PRINTS. CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
- WATER HEATER T & P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR WATER HEATED AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE AN APPROVED THERMAL EXPANSION DEVICE.
- PAVERS MAY BE USED I/O CONCRETE SLAB AT PATIO, PORCH, DRIVE AND WALKWAY.
- IN LIEU OF TREATING THE SOIL AN ALTERNATIVE TO TREAT TREATED SOIL CAN BE TERMICIDE.
- BIOA-CARE TO BE APPLIED ON INTERIOR WALLS IAW MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS. PURSUANT TO FBC-R318.
- EQUIPMENT AND APPLIANCES SUPPORTED FROM THE GROUND SHALL BE LEVEL AND FIRMLY SUPPORTED ON A CONCRETE SLAB PER FBC-R M305.1.4.1.
- GRADE TO SLOPE AWAY FROM FOUNDATION WALLS AT A RATE OF NOT LESS THAN 6 INCHES PER 10 FEET.
- ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).

DOOR NOTE KEY:

- DOOR SIZE CALL-OUT:
- 20 = 2'-0" 40 B.F. = 4'-0" BF-FOLD
 - 24 = 2'-4" 50 B.F. = 5'-0" BF-FOLD
 - 26 = 2'-6" 60 B.F. = 6'-0" BF-FOLD
 - 28 = 2'-8" 70 B.F. = 7'-0" BF-FOLD
 - 30 = 3'-0"

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

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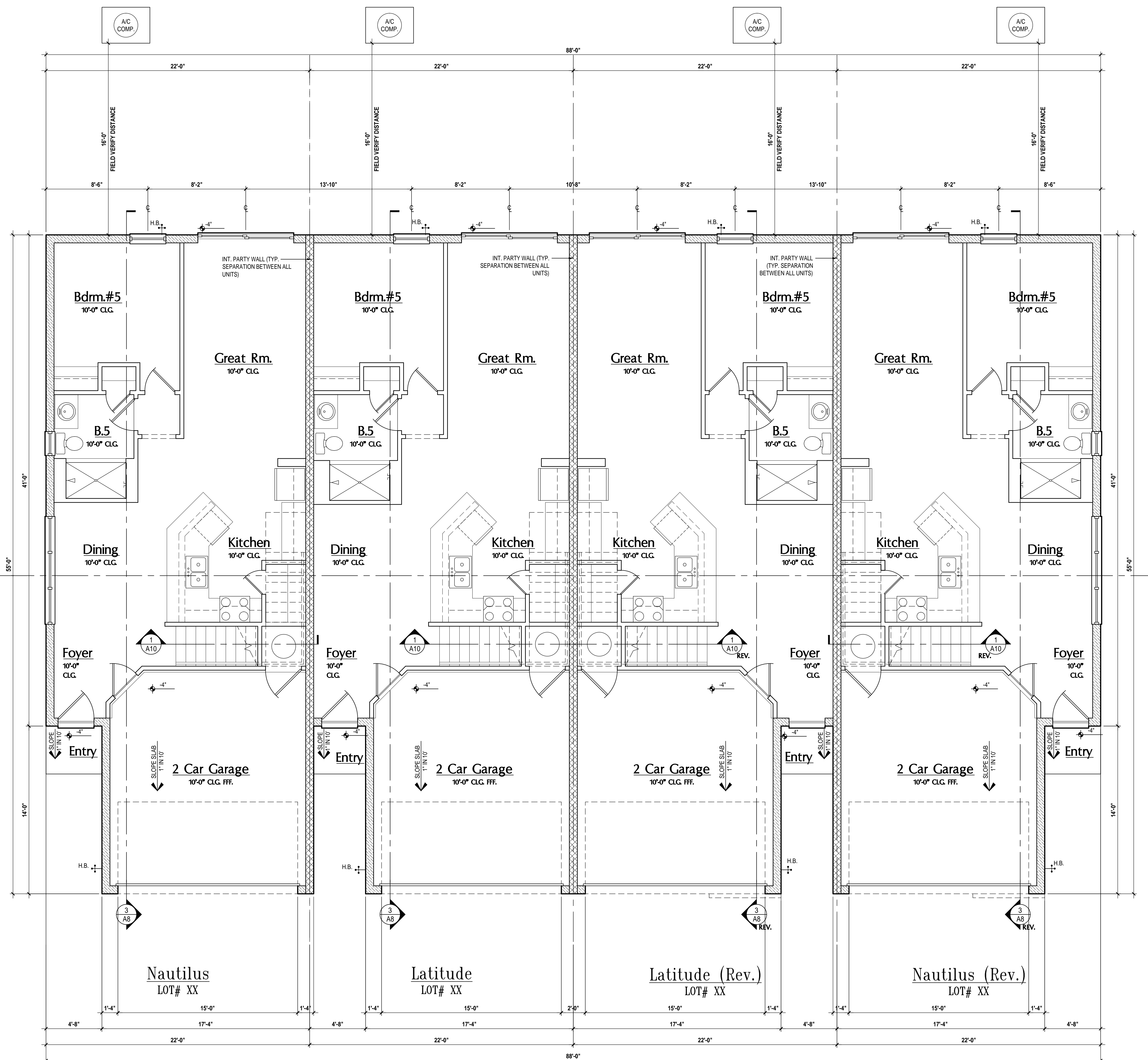
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 Lot# XX-XX, Subdivision
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 City, State, Zip Code

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ISSUE DATE: 11/14/2023
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 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

SLAB PLAN
A1

ALL DIMENSIONS IN THIS PUBLICATION ARE PROTECTED UNDER THE COPYRIGHT LAW. REPRODUCTION OF THE ILLUSTRATIONS OR WORKING DRAWINGS BY ANY MEANS IS STRICTLY PROHIBITED UNLESS LICENSED BY MJS, INC.
 MJS DESIGNERS GROUP SHALL HAVE PRESENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND MJS, INC. MUST BE NOTIFIED IN WRITING OF ANY CHANGES TO THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.



GENERAL NOTES KEY:

- THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2023) FLORIDA BUILDING CODE (8TH EDITION)
- ABBREVIATIONS:**
- 2 - # OF DOORS
 - 2 - # OF WINDOWS
 - MT - METAL THRESHOLD
 - FR - FRENCH DOORS
 - SL - SIDE LIGHT
 - FG - FIXED GLASS
 - TR - TRANSOM
 - GB - GLASS BLOCK
 - PKT - POCKET DOOR
 - OBS - OBSCURED GLASS
 - TEMP - TEMPERED GLASS
 - SH - SINGLE HUNG
 - DH - DOUBLE HUNG
 - HR - HORIZONTAL ROLLER
 - BF - BIFOLD
 - BF - BIFOLD
 - TYP - TYPICAL
- NOTES:**
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 - DO NOT SCALE PRINTED 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 FC-R M307.2 & FBC M 304.
 - PROVIDE RECESS H2O WATER W/ DRAIN & WASHER SPACE.
 - VENT DRYER THRU EXTERIOR WALL U.N.O.
 - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 - PROVIDE RECESS H2O WATER W/ DRAIN & WASHER SPACE.
 - SAG RESISTANT DRYWALL ON ALL CEILING WITH FRAMING MEMBER AT 24" O.C. SHALL HAVE DRYWALL INSTALLED PERPENDICULAR TO FRAMING TO MINIMIZE SAGGING PER FBC R 702.3.5.
 - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISHES.
 - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 1/2" U.N.O.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1/2" U.N.O.
 - ALL INT. FIRST FLOOR CEILING AT 8'-0" U.N.O.
 - ALL INT. SECOND FLOOR CEILING AT 8'-0" U.N.O.
 - CMU & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNTERMINATED LENGTH OF 12' OR MORE SHALL BE CONSIDERED SHEAR WALL SVS - SHEAR WALL SEGMENTS.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ A 20 MIN. FIRE RATED SOLID WOOD OR HOLLOW CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC R302.5.1.
 - INSTALL 5/8" TYP. X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP).
 - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 140 M.P.H.
 - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 - ALL OPERABLE WINDOWS LOCATED MORE THAN 20" ABV. SURFACE BELOW SHALL HAVE THE LOWEST POSITION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SEVER PER FBC R312.2.
 - ALL EXTER. EGRESS OPENING SHALL BE IN ACCORDANCE W/ SECTION FBC R310.
 - ALL INT. DOORS TO BE 6'-0" TALL U.N.O. OR PER BUILDER / CLIENT.
 - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DOORING.
 - 1/2" GYPSUM BOARD APPLIED TO THE ACCESSIBLE AREA UNDER STAIR SURFACE AND SIDES.
 - THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" MIN. GYPSUM WALLBOARD, 2x10" HIGH 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 NECESSARY FIRE TEST OF SP-219.
 - ADDRESS IDENTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC R318.
 - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH GROUND FLASH PANELS (OR SIMILAR).
 - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
 - ATTC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC R302.4.
 - 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 C1278), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ABSORBENT FIBER-CEMENT BACKER BOARD (ASTM C1278) OR NON-ABSORBENT FIBER REINFORCED CONCRETE/STUCCO BACKER UNITS (ASTM C1278) SHALL BE USED PER FBC R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW NOTE KEY:

WINDOW SIZE CALCULT:	ALL WINDOW CALCULTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
2000 x 2'-0" x 6'-0"	
2000 x 2'-0" x 8'-0"	

DOOR NOTE KEY:

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

BRG. HT. LEGEND



Area Tabulations

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

4-Unit: (Paradiso TH)

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

ISSUE DATE: 11/14/2023
 REVISIONS:

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

First Floor Plan

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

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4-Unit: (Paradiso TH)
 Models: Nautilus, Latitude
 Building Plat # XX
 Lot# XX-XX, Subdivision
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First Floor Plan
 SCALE: 1/4" = 1'-0"

FIRST FLR. OVERALL
A2

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

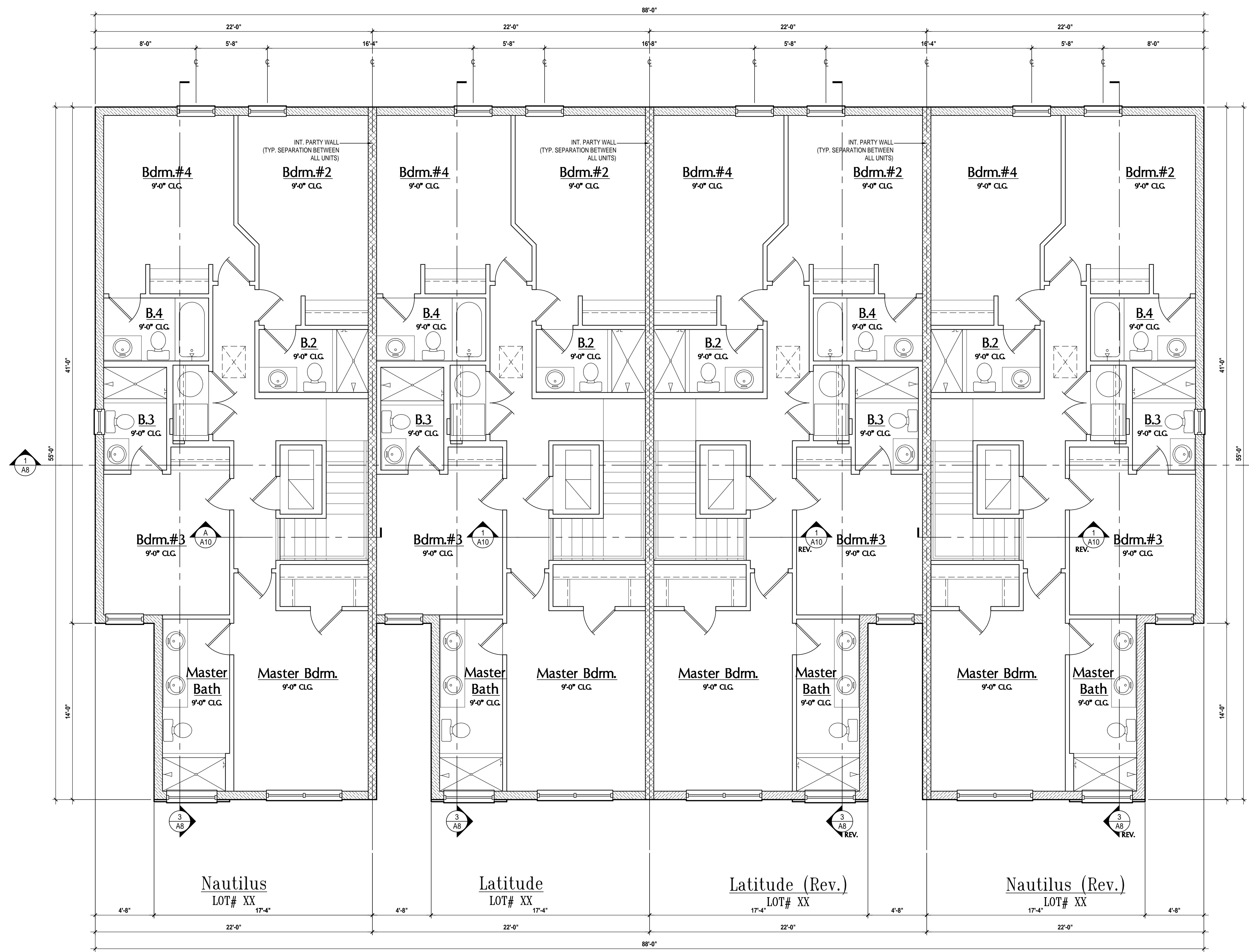
GENERAL NOTES KEY:

THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2023) FLORIDA BUILDING CODE (8TH EDITION)

- | | |
|----------------------|------------------------|
| ABBREVIATIONS: | PKT - POCKET DOOR |
| 2 - # OF DOORS | OBS - OBSCURED GLASS |
| 2 - # OF WINDOWS | TEMP - TEMPERED GLASS |
| MT - METAL THRESHOLD | SH - SINGLE HUNG |
| FR - FRENCH DOORS | DH - DOUBLE HUNG |
| SL - SLIDE LIGHT | HR - HORIZONTAL ROLLER |
| FG - FIXED GLASS | BF - BYPASS |
| TR - TRANSOM | BF - BIFOLD |
| GB - GLASS BLOCK | TYP - TYPICAL |

NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
- MINIMUM SCALE PRINTS: CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DIMENSIONS OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
- MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
- A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC 9 M307.2 & FBC 4 M 304.
- PROVIDE RECESS H2O WATER W/ DRAIN @ WASHER SPACE.
- VENT DRYER THRU EXTERIOR WALL U.O.
- PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
- PROVIDE RECESS H2O WATER W/ DRAIN @ WASHER SPACE.
- SAG RESISTANT DRYWALL ON ALL CEILING WITH FRAMING MEMBER AT 24" O.C. SHALL HAVE DRYWALL KICKOUT PERPENDICULAR TO FRAMING TO MINIMIZE SAGGING PER FBC 9.02.3.5.
- PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
- REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPEC.
- REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
- ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3 1/2" U.O.
- ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7 1/2" U.O.
- ALL INT. FIRST FLOOR CEILING AT 10' U.O.
- ALL INT. SECOND FLOOR CEILING AT 10' U.O.
- C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNRESTRICTED LENGTH OF 12' OR MORE SHALL BE CONSIDERED SHEAR WALLS - SHEAR WALL SEGMENTS.
- OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ A 20 MIN. FIRE RATED SOLID WOOD OR NON-COMBUSTIBLE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC 9.03.2.1.
- METAL 5/8" TYP. X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP).
- GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 140 M.P.H.
- ALL TUB & SHOWERS UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
- ALL EXTERIOR WINDOWS LOCATED MORE THAN 17' ABOV. SURFACE SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 34" ABOVE FINISHED FLOOR BEING SERVED PER FBC 9.03.2.2.
- ALL LEAD-IMPREG. GLASS OPENING SHALL BE IN ACCORDANCE W/ SECTION FBC 9.03.1.
- ALL INT. DOORS TO BE 6'-8" TALL U.O. OR PER BUILDER / CLIENT
- 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
- 1/2" GYPSUM BOARD APPLIED TO THE ACCESSIBLE AREA UNDER STAIR SURFACE AND SIDES.
- THERMAL BARRIER: FIBERGLASS INSULATION SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" (12.5 MM) GYPSUM WALLBOARD, 3/32" (1.25 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 INTENSITY FIRE TEST OF NFPA 215.
- ADDRESS IDENTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC 9.03.9.
- ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH GASKET-LASH PANELS (OR SIMILAR).
- SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
- ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO BE EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC 9.03.2.4.
- FILL JOINTS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPING.
- ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
- WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT OVER FIBERGLASS PANELS WITH 1/2" (12.5 MM) FIBER REINFORCED GYPSUM PANELS (ASTM C1378), NON-ASBESTOS FIBER CEMENT BACKER BOARD (ASTM C1208) OR NON-ASBESTOS FIBER REINFORCED CONCRETE BACKER UNITS (ASTM C1205) SHALL BE USED PER FBC 9.03.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.



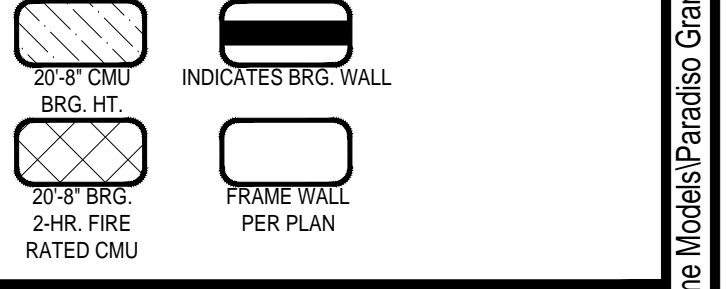
WINDOW NOTE KEY:

WINDOW SIZE CALLOUT:	ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
2060 = 2'-0" x 6'-0"	
2050 = 2'-0" x 5'-0"	
2060 = 2'-0" x 6'-0"	

DOOR NOTE KEY:

DOOR SIZE CALLOUT:	ALL DOOR CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
20'-0" x 7'-0"	40 B.F. = 4'-0" BIFOLD
24'-0" x 7'-0"	50 B.F. = 5'-0" BIFOLD
28'-0" x 7'-0"	60 B.F. = 6'-0" BIFOLD
30'-0" x 7'-0"	

BRG. HT. LEGEND



4-Unit: (Paradiso TH)

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

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

ISSUE DATE	11/14/2023
REVISIONS	

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

Second Floor Plan

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

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 residential-commercial-architecture

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AI **BD**

GOBA
 GROUP OF ARCHITECTS ASSOCIATION

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

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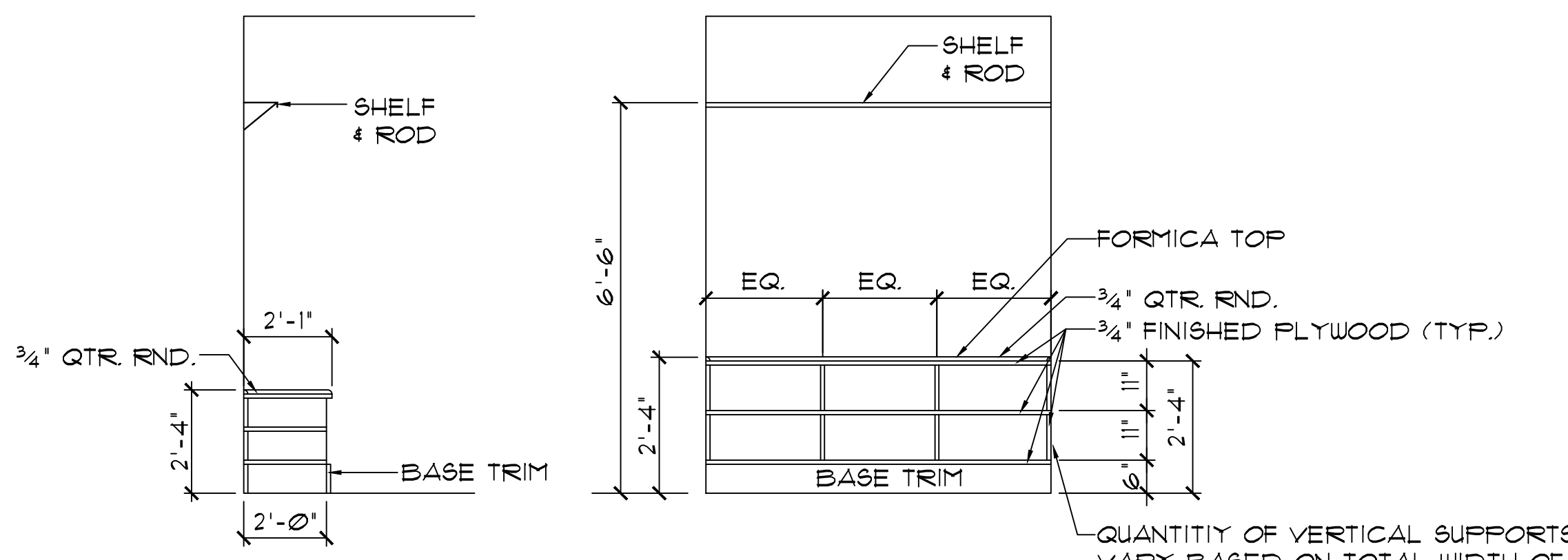
Park Square HOMES

Mar 03, 2025, 9:51 am
 Daniel V:\Park Square Homes\MODELSTOWNHOME (Orlando)\1 - Townhome Models\Paradiso Grande (CMU-Raised Feet)\4-UNIT\43 Second Floor Overall.dwg

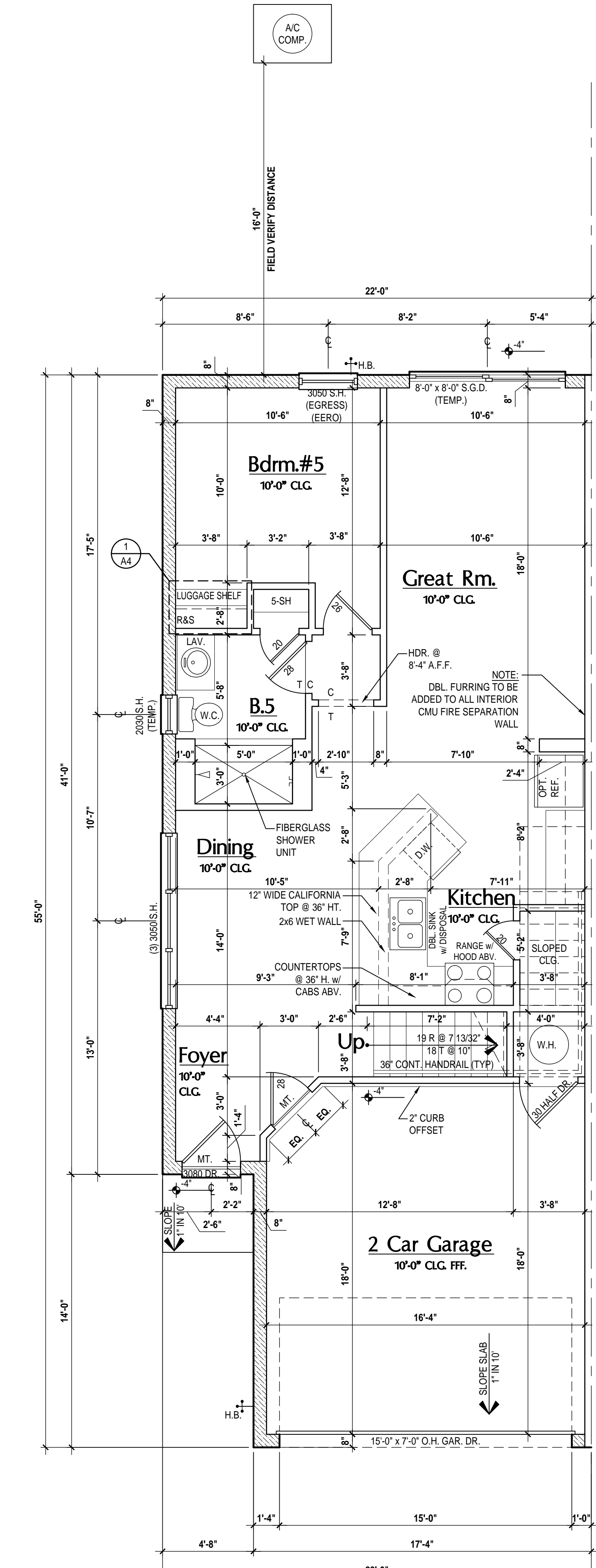
ISSUE DATE: 11/14/2023
 REVISIONS:
 PROJECT: 21-1257
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

SECOND FLR. OVERALL
A3

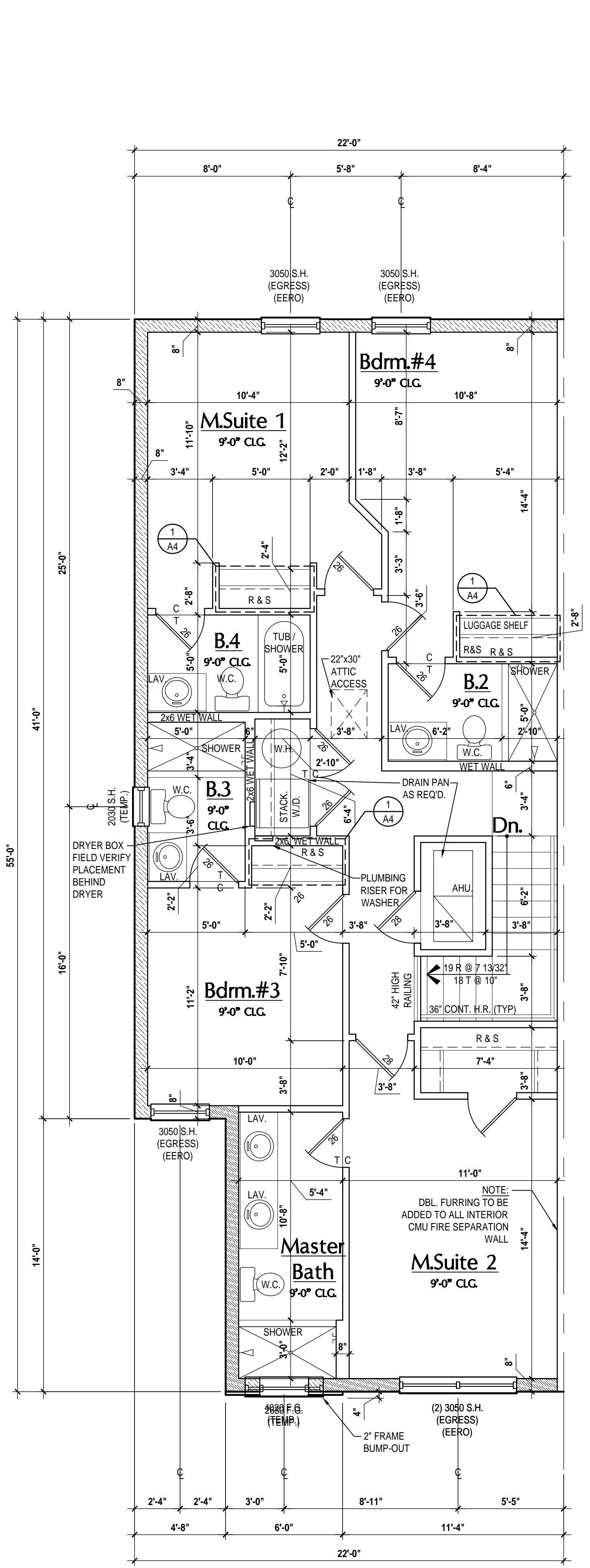
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND M.S., INC. MUST BE NOTIFIED IN WRITING OF ANY CHANGES IN THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.



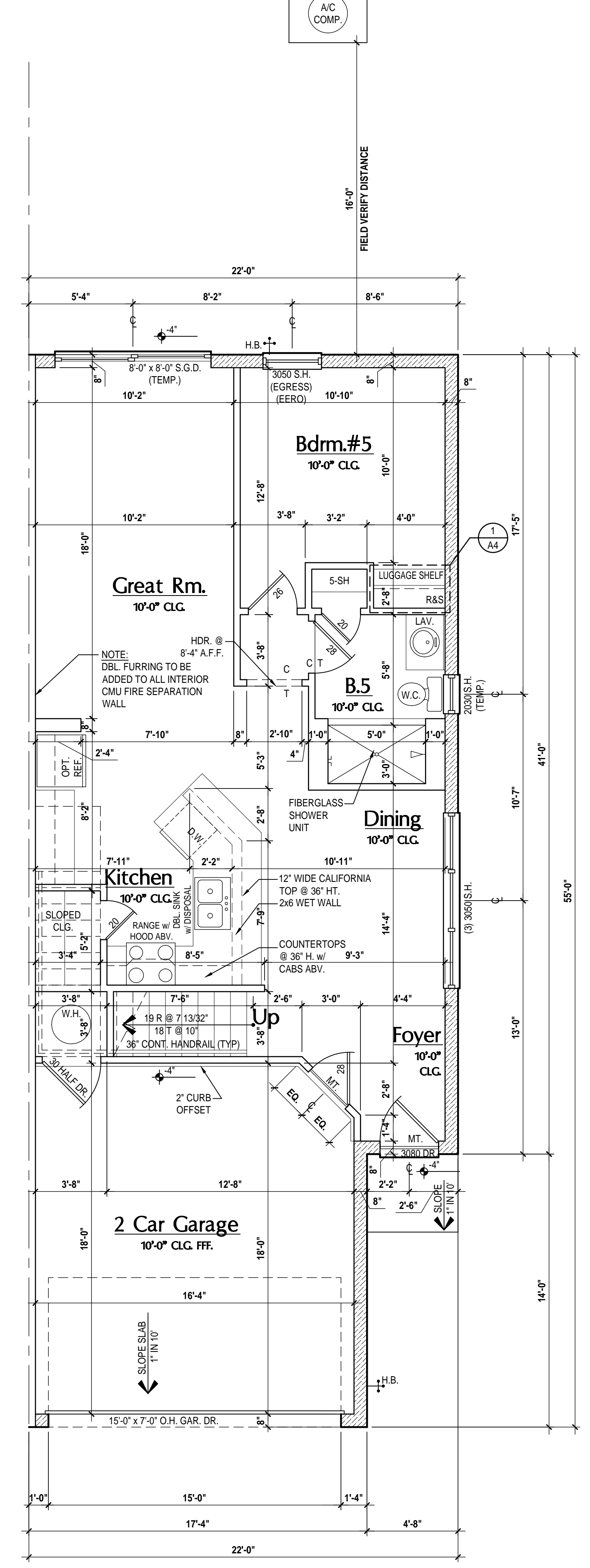
1 Luggage Shelf Detail
SCALE: N.T.S.



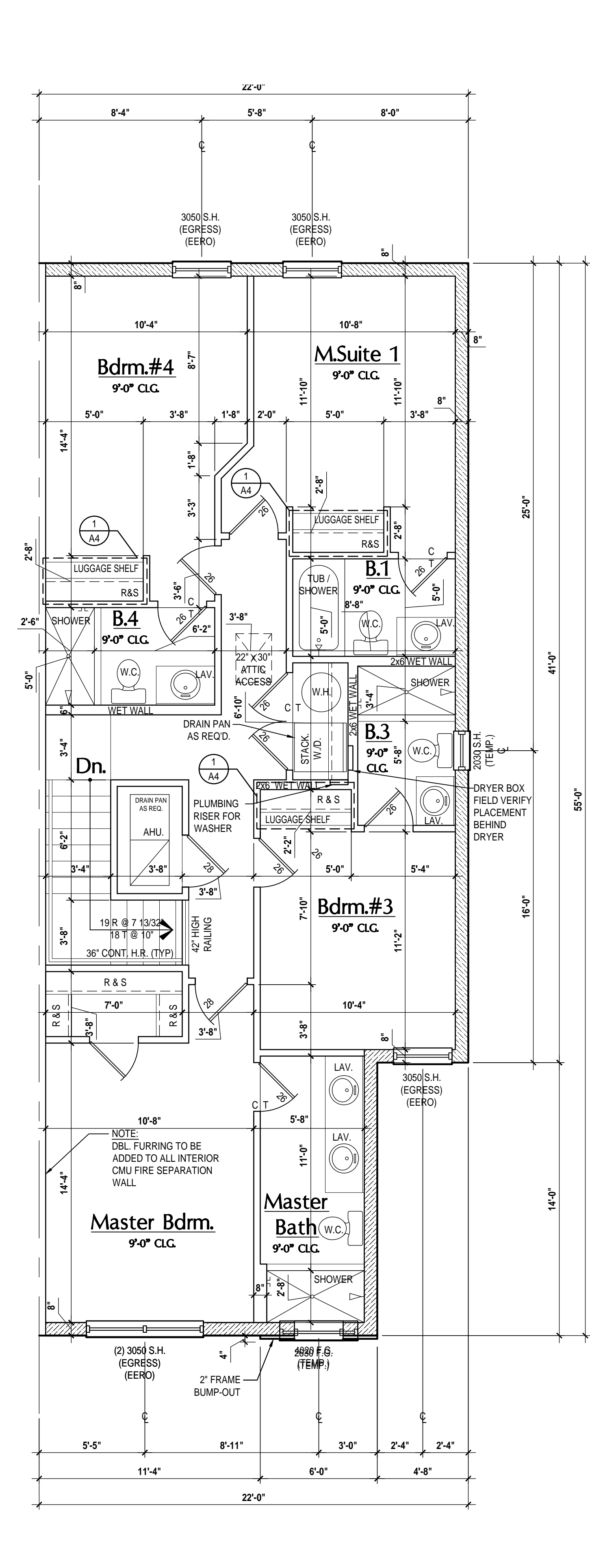
First Floor
SCALE: 1/4" = 1'-0"



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



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



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

GENERAL NOTES KEY:

- THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2023) FLORIDA BUILDING CODE (8TH EDITION)
- ABBREVIATIONS:
 - 2 - # OF DOORS
 - 2 - # OF WINDOWS
 - MT - METAL THRESHOLD
 - FR - FRENCH DOORS
 - SL - SIDE LIGHT
 - FG - FIXED GLASS
 - TR - TRANSOM
 - GB - GLASS BLOCK
 - PKT - POCKET DOOR
 - OBS - OBSCURED GLASS
 - TEMP - TEMPERED GLASS
 - SH - SINGLE HUNG
 - DH - DOUBLE HUNG
 - HR - HORIZONTAL ROLLER
 - BP - BYPASS
 - BF - BIFOLD
 - TYP - TYPICAL
 - NOTES:
 1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 2. DO NOT SCALE PRINTED CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS. ONLY DIMENSIONS OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 3. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMPANY AND COUNTY CODES.
 4. AC CONDENSATE LINT TO BE ANCHORED TO SLAB PER CODE FC-R M307.2 & FC-M 304.
 5. PROVIDE RECESS H2O WATER W DRAIN & WASHER SPACE.
 6. VENT DRYER THRU EXTERIOR WALL U.O.D.
 7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 8. PROVIDE RECESS H2O WATER W DRAIN & WASHER SPACE.
 9. BAG RESISTANT DRYWALL ON ALL CEILING WITH FRAMING MEMBER AT 3" C.C. SHALL HAVE DRYWALL INSTALLED PERPENDICULAR TO FRAMING TO MINIMIZE SAGGING PER FC-R 702.3.5.
 10. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 11. REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISHES.
 12. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 13. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 1 1/2" U.O.D.
 14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1 1/2" U.O.D.
 15. ALL INT. FIRST FLOOR CEILING AT 8'-0" U.O.D.
 16. ALL INT. SECOND FLOOR CEILING AT 8'-0" U.O.D.
 17. CMU & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SVS - SHEAR WALL SEGMENTS.
 18. 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 FC-R 702.5.1.
 19. INSTALL 1/2" TYPE X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP).
 20. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 140 M.P.H.
 21. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 22. ALL OPERABLE WINDOWS LOCATED MORE THAN 27" MIN. SURFACE BELOW SHALL HAVE THE LOWEST POSITION OF WINDOW PANELS OPENING A MIN. OF 2" ABOVE FINISHED FLOOR BEING SERVER PER FC-R 702.3.2.
 23. ALL EXTERIOR EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH SECTION FC-R 101.
 24. ALL INT. DOORS TO BE 6'-8" TALL U.O.D. OR PER BUILDER / CLIENT.
 25. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DOORING.
 26. 1/2" GYPSUM BOARD APPLIED TO THE ACCESSIBLE AREA UNDER STAIR SURFACE AND SIDE.
 27. THERMAL BARRIER FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING AND NOT LESS THAN 1/8" MIN. 1/2" MIN. GYPSUM WALLBOARD, 2 1/8" MIN. 1/2" MIN. WOOD STRUCTURAL PANEL OR A MATRICK THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF ASTM D717.
 28. ADDRESS IDENTIFICATION SHALL BE IN ACCORDANCE WITH SECTION FC-R 101.5.
 29. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH GROMMETS (OR SMILARS).
 30. SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
 31. ATTIC ACCESS OPENINGS SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FC-R 702.4.
 32. FILL VOID OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACUSTIC DAMPENING.
 33. ADD ACUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
 34. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS GLASS MAT FIBER BACKING PANELS (ASTM C127), FIBER REINFORCED GYPSUM PANELS (ASTM C127), NON-ARIBSTIC FIBER-CEMENT BACKER BOARD (ASTM C120) OR NON-ARIBSTIC FIBER REINFORCED CONCRETE BACKER UNITS (ASTM C120) SHALL BE USED PER FC-R 702.4. FIBER-CEMENT BOARD SHALL NOT BE USED.

WINDOW NOTE KEY:

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

DOOR NOTE KEY:

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

BRG. HT. LEGEND

- POURED CONCRETE FLEED CELL WITHIN AN 8" CMU WALL, U.O.D. @ 10' VERT. AS REBAR CONT. FROM FOUNDATION SLAB TO SOING BEAM (MIN. OF 2" LAP ON ALL STEEL REINFORCING BARS)
- 20" x 8" CMU INDICATES BRG. WALL
 - 20" x 8" BRG. 3-HR. FIRE RATED CMU
 - INDICATES BRG. WALL PER PLAN

Area Tabulations

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

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

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GOBA
GENERAL OVERSIGHT ARCHITECTS

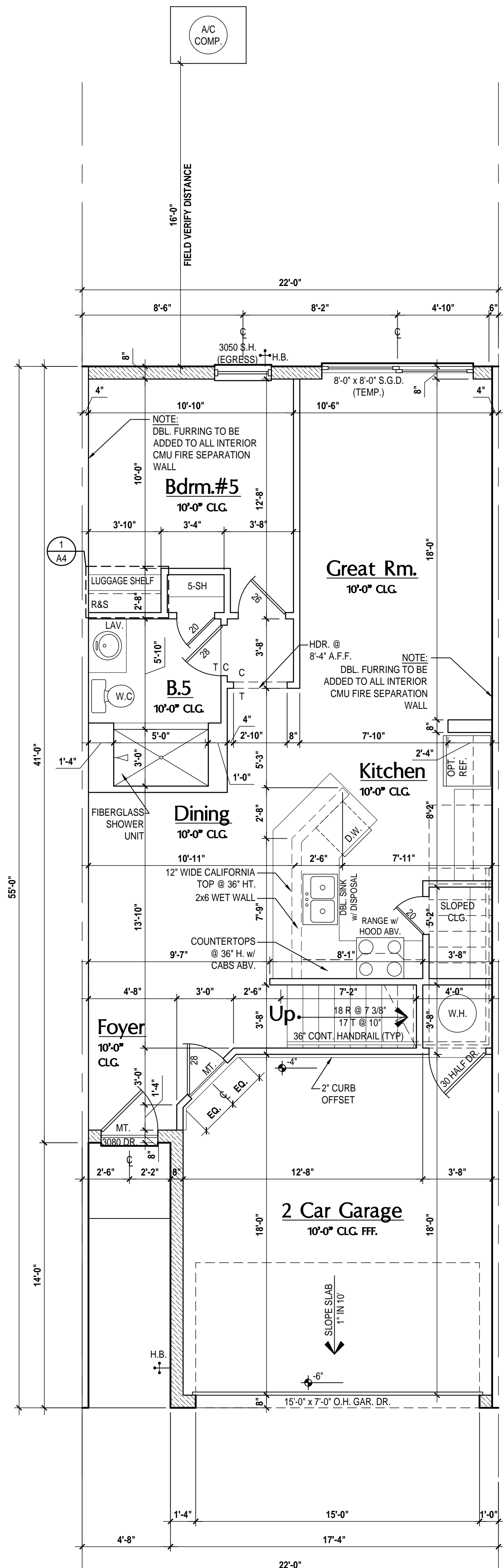
4-Unit: (Paradiso TH)
Models: Nautilus, Latitude
Building Plat # XXX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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

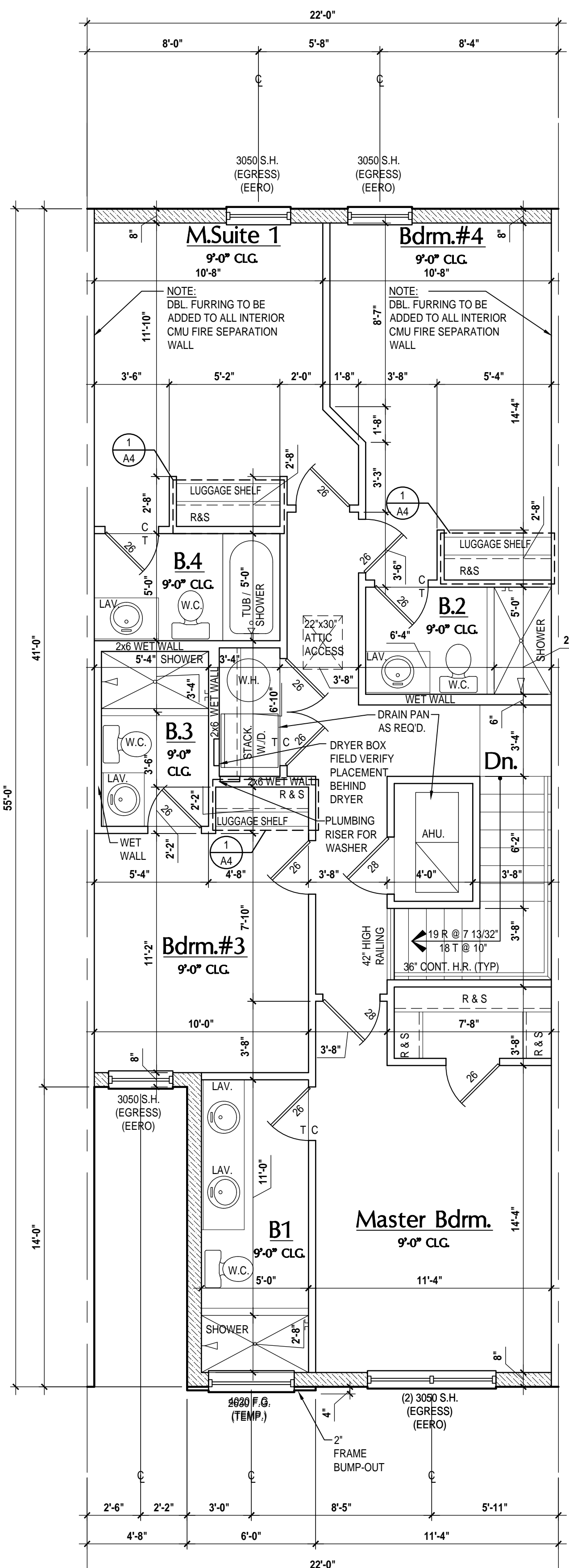
Park Square HOMES

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

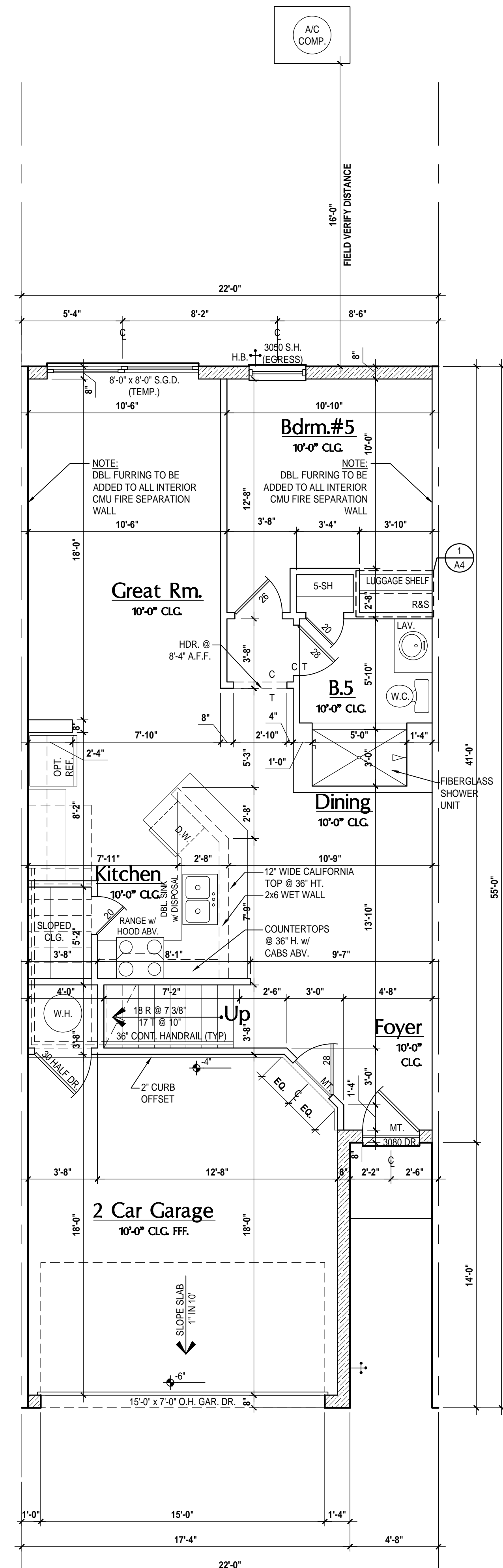
NAUTILUS FLR. PLAN
A4



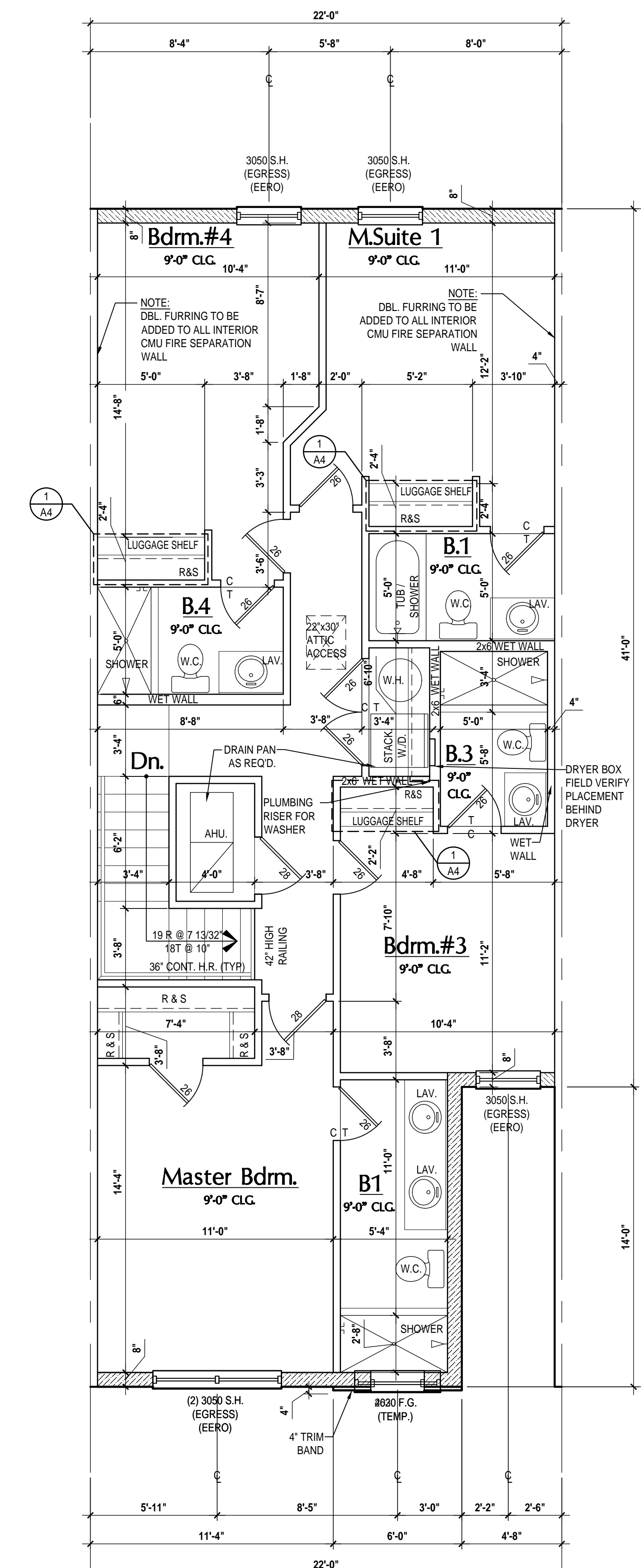
First Floor
SCALE: 1/4" = 1'-0"



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



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



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

GENERAL NOTES KEY:

- THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2023) FLORIDA BUILDING CODE (8TH EDITION)
- ABBREVIATIONS:**
- 2 - # OF DOORS
 - 2 - # OF WINDOWS
 - MT - METAL THRESHOLD
 - FR - FRENCH DOORS
 - SL - SIDE LIGHT
 - FG - FIXED GLASS
 - TR - TRANSOM
 - GB - GLASS BLOCK
 - PKT - POCKET DOOR
 - OBS - OBSCURED GLASS
 - TEMP - TEMPERED GLASS
 - SH - SINGLE HUNG
 - DH - DOUBLE HUNG
 - HR - HORIZONTAL ROLLER
 - BF - BYPASS
 - BF - BIFOLD
 - TYP - TYPICAL
- NOTES:**
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 - DO NOT SCALE PRINTED CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS. ONLY DIMENSIONS ON DRAWINGS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMPANY AND COUNTY CODES.
 - A/C CONDENSATE LINT TO BE ANCHORED TO SLAB PER CODE FC-R M307.2 & FC-M 304.
 - PROVIDE RECESS H2O WATER W/ DRAIN & WASHER SPACE.
 - VENT DRYER THRU EXTERIOR WALL U.N.O.
 - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 - PROVIDE RECESS H2O WATER W/ DRAIN & WASHER SPACE.
 - SAG RESISTANT DRYWALL ON ALL CEILING WITH FRAMING MEMBER AT 3" C.C. SHALL HAVE DRYWALL INSTALLED PERPENDICULAR TO FRAMING TO MINIMIZE SAGGING PER FC-R 702.3.5.
 - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISHES.
 - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 - ALL EXTERIOR FRAME WALL DIMENSIONS TO BE 1/2" U.N.O.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1/2" U.N.O.
 - ALL INT. FIRST FLOOR CEILING AT 8'-0" U.N.O.
 - ALL INT. SECOND FLOOR CEILING AT 8'-0" U.N.O.
 - CMU & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SVS - SHEAR WALL SEGMENTS.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FC-R302.5.1.
 - INSTALL 5/8" TYP. X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP).
 - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 140 M.P.H.
 - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 - ALL OPERABLE WINDOWS LOCATED MORE THAN 12" MIN. SURFACE BELOW SHALL HAVE THE LOWEST POSITION OF WINDOW CLOSING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVED PER FC-R312.3.
 - ALL EGRESS OPENING SHALL BE IN ACCORDANCE W/ SECTION FC-R310.
 - ALL INT. DOORS TO BE 6" TALL U.N.O. OR PER BUILDER / CLIENT.
 - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
 - 1/2" GYPSUM BOARD APPLIED TO THE ACCESSIBLE AREA UNDER STAIR SURFACE AND SIDES.
 - THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" MIN. 3/4" MINIMUM WOOD LAMINATE, 2x10 INCH (2x10) 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 INTERFERRY FIRE TEST OF APP. 215.
 - ADDRESS IDENTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FC-R315.
 - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH GROMMETS (OR SIMILAR).
 - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
 - ATTC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO PREVENT AIR LEAKAGE TO INSULATION ON THE SURROUNDING AREAS PER FC-R302.4.
 - FILL VOID OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACUSTIC DAMPING.
 - ADD ACUSTIC 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 DRYWALL BACKING PANELS (ASTM C120), FIBER-REINFORCED GYPSUM PANELS (ASTM C129), NON-ARRESTOR FIBER-CEMENT BACKER BOARD (ASTM C120), NON-ARRESTOR FIBER-REINFORCED GYPSUM BACKER UNITS (ASTM C120) SHALL BE USED PER FC-R 702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW NOTE KEY:

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

DOOR NOTE KEY:

DOOR SIZE CALLOUT: 24 x 2'-0" 40 B.F. 4'-0" B.F.O.D. 24 x 2'-4" 50 B.F. 5'-0" B.F.O.D. 28 x 2'-8" 60 B.F. 6'-0" B.F.O.D. 30 x 3'-0"	
---	--

BRG. HT. LEGEND

- POURED CONCRETE FLEED CELL WITHIN AN 8" CMU WALL, U.N.O. 4" VERT. AS REBAR CONT. FROM FOUNDATION SLAB TO BOND BEAM (MIN. OF 25" LAP ON ALL STEEL REINFORCING BARS)
- INDICATES BRG. WALL
 - BRG. HT.
 - INDICATES BRG. WALL
 - FRAME WALL PER PLAN

Area Tabulations

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

Floor Plan

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

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MJS
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AI BD

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GEOGRAPHIC INFORMATION SYSTEMS

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

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Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE: 11/14/2023
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SCALE: AS NOTED
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DESIGNED BY: MJS

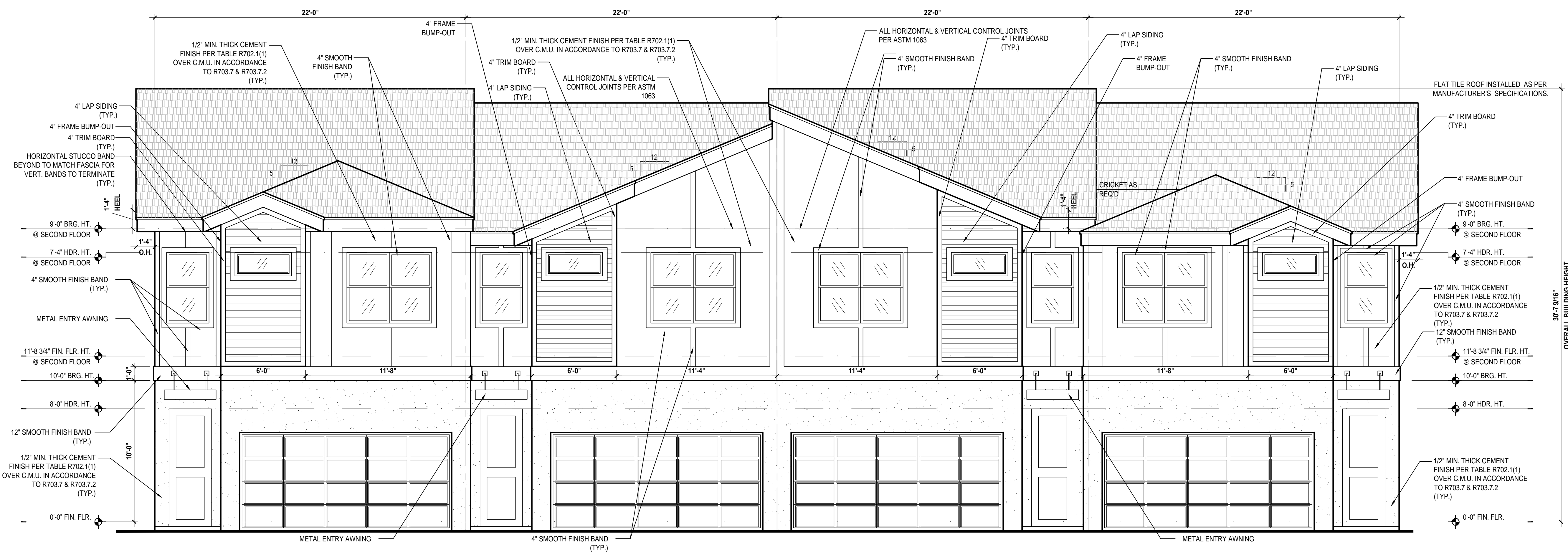
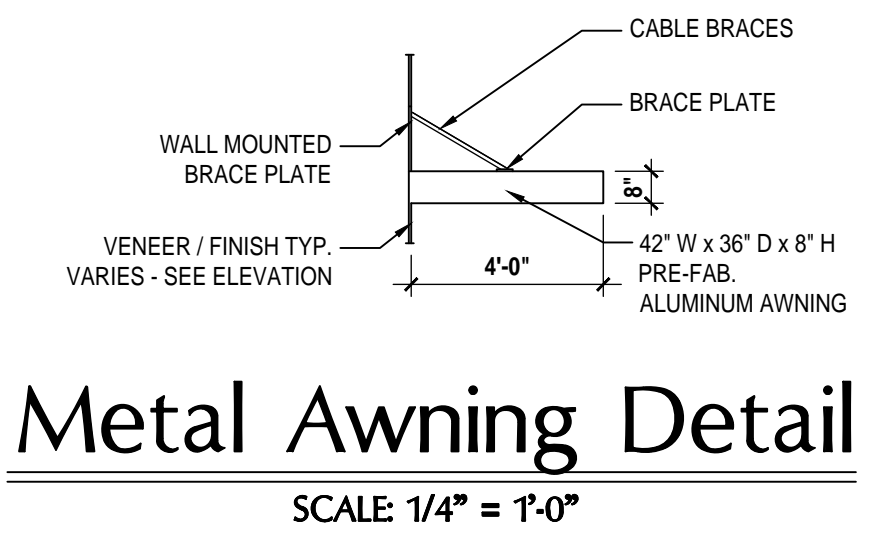
LATITUDE FLR. PLAN
A5

DATE: 03/2025 9:52am
daniel V/Park Square Homes/DESIGN/NOVIE/NOVIE/STOWNHOMES (Orlando) | T: Downtown Models/Paradiso Grande (CMU-Pressed) | Unit# 4-UNIT# 4 Floor Plans (Latitude) | DWG

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

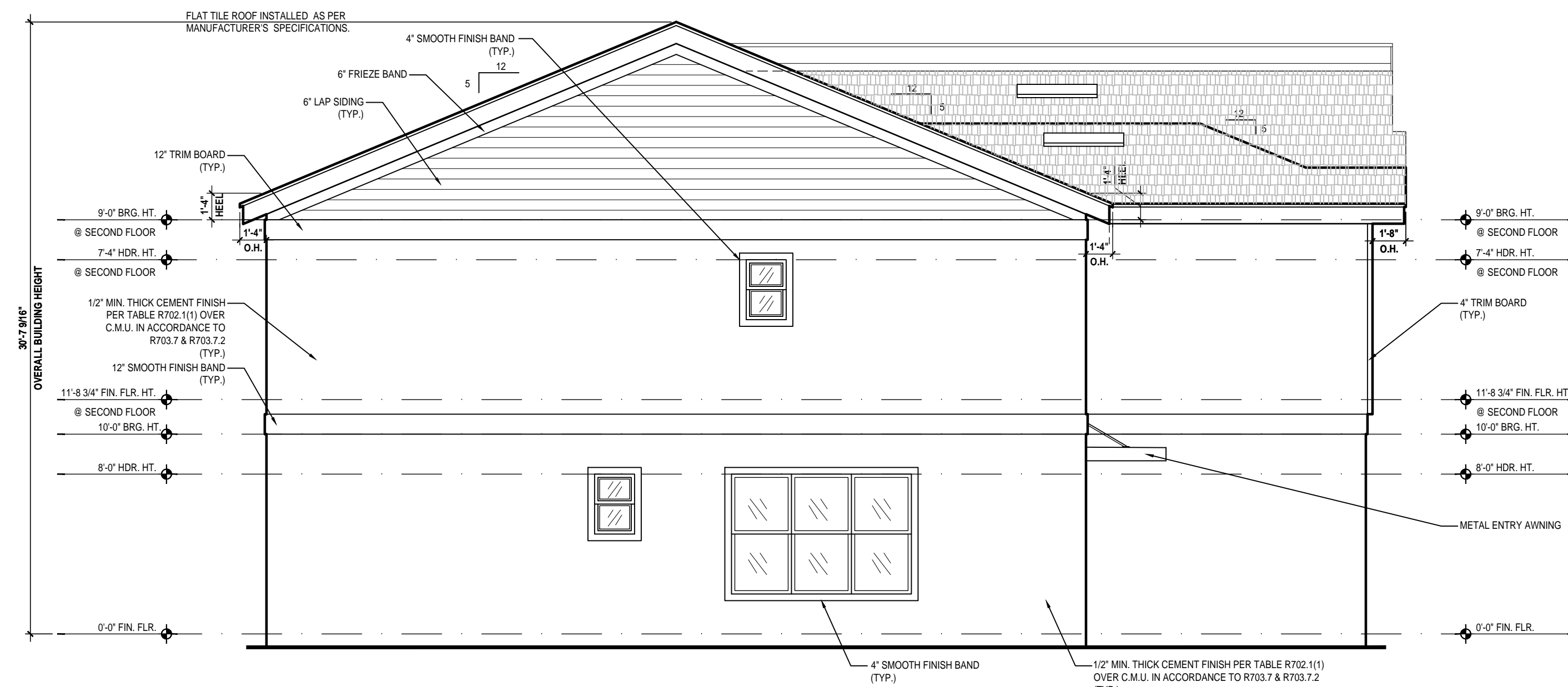
ELEVATION NOTES

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

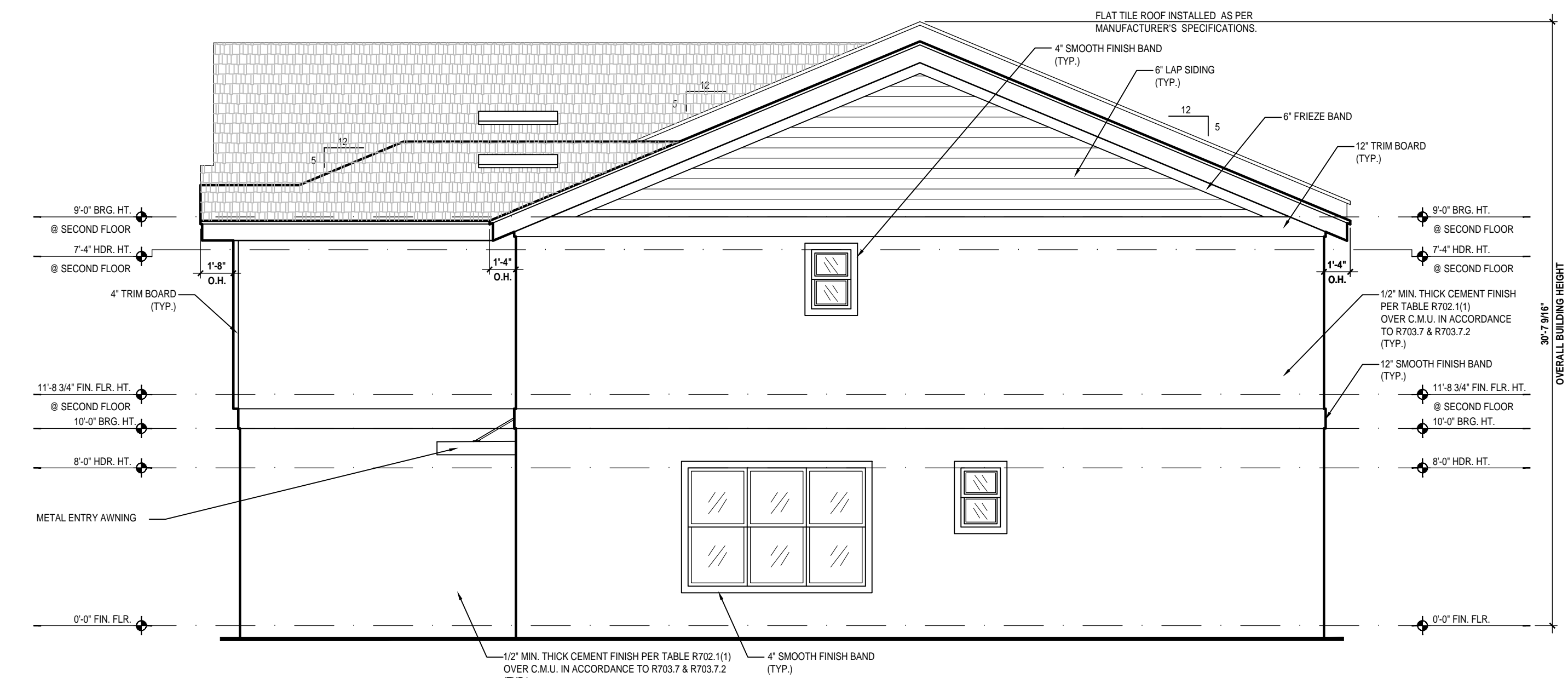


Nautilus LOT# XX **Latitude** LOT# XX **Latitude (Rev.)** LOT# XX **Nautilus (Rev.)** LOT# XX

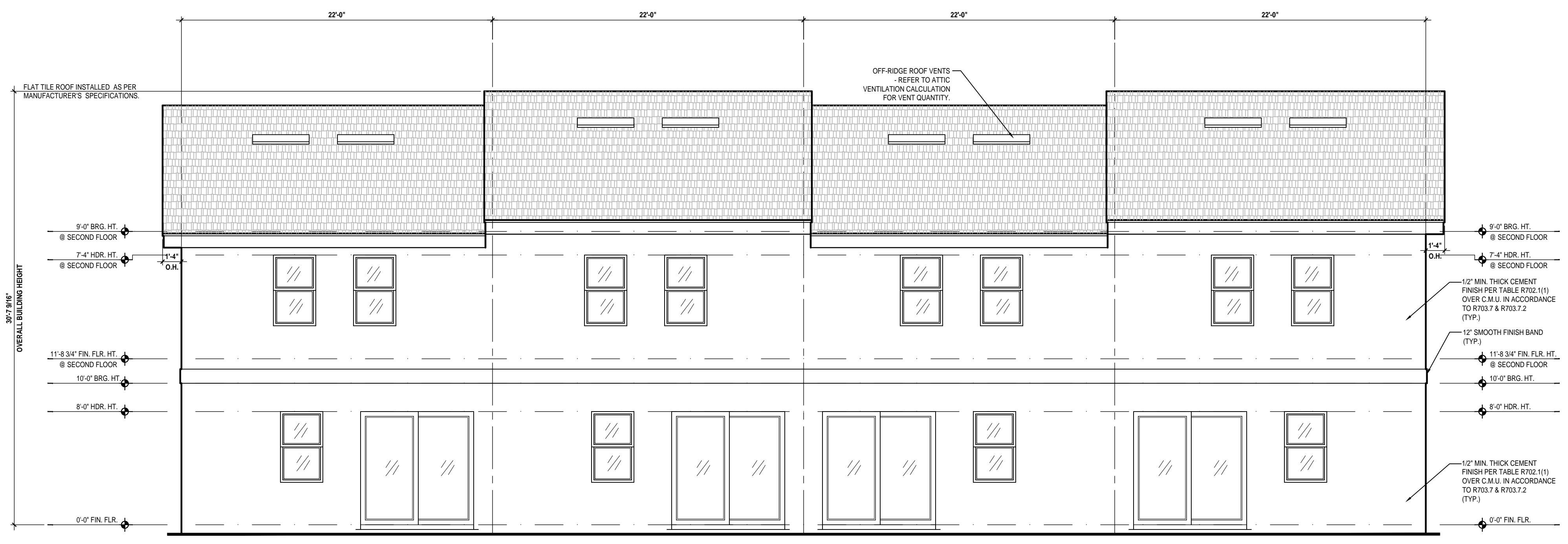
Front Elevation "A"
(Standard)
SCALE 1/4" = 1'-0"



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



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



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

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

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Park Square HOMES

ISSUE DATE: 11/14/2023

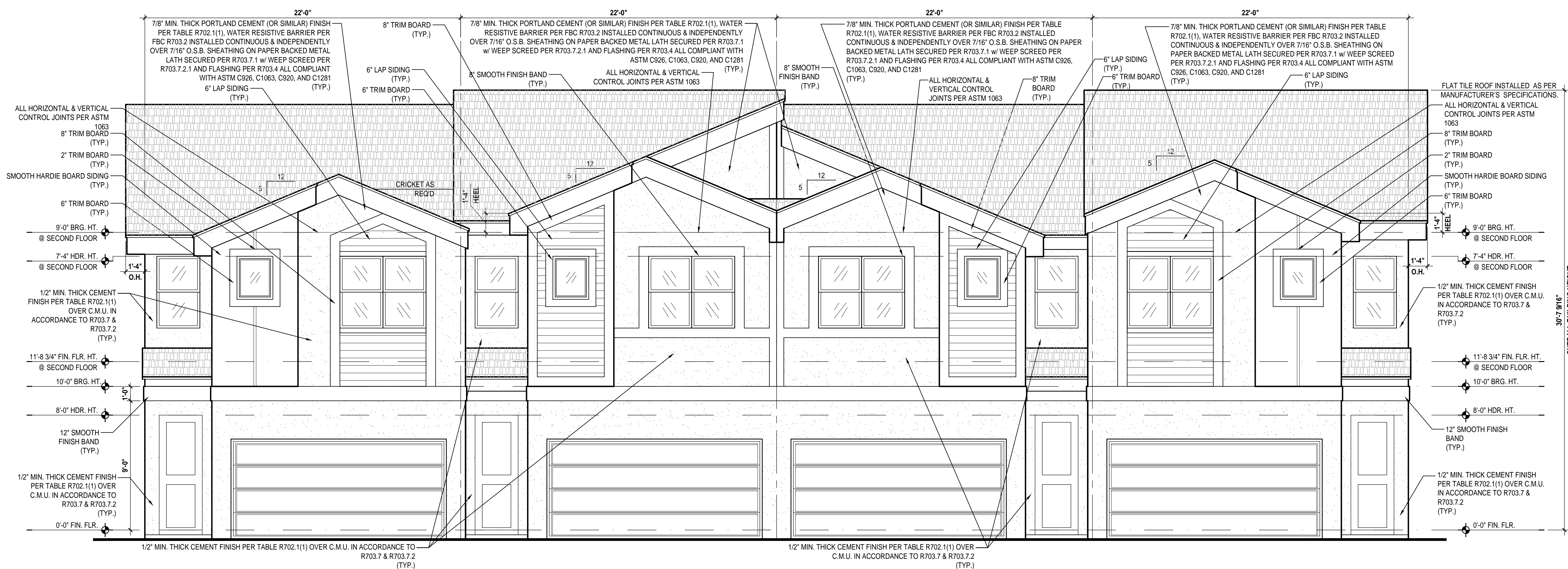
NO.	DATE	DESCRIPTION

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

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ELEVATION NOTES

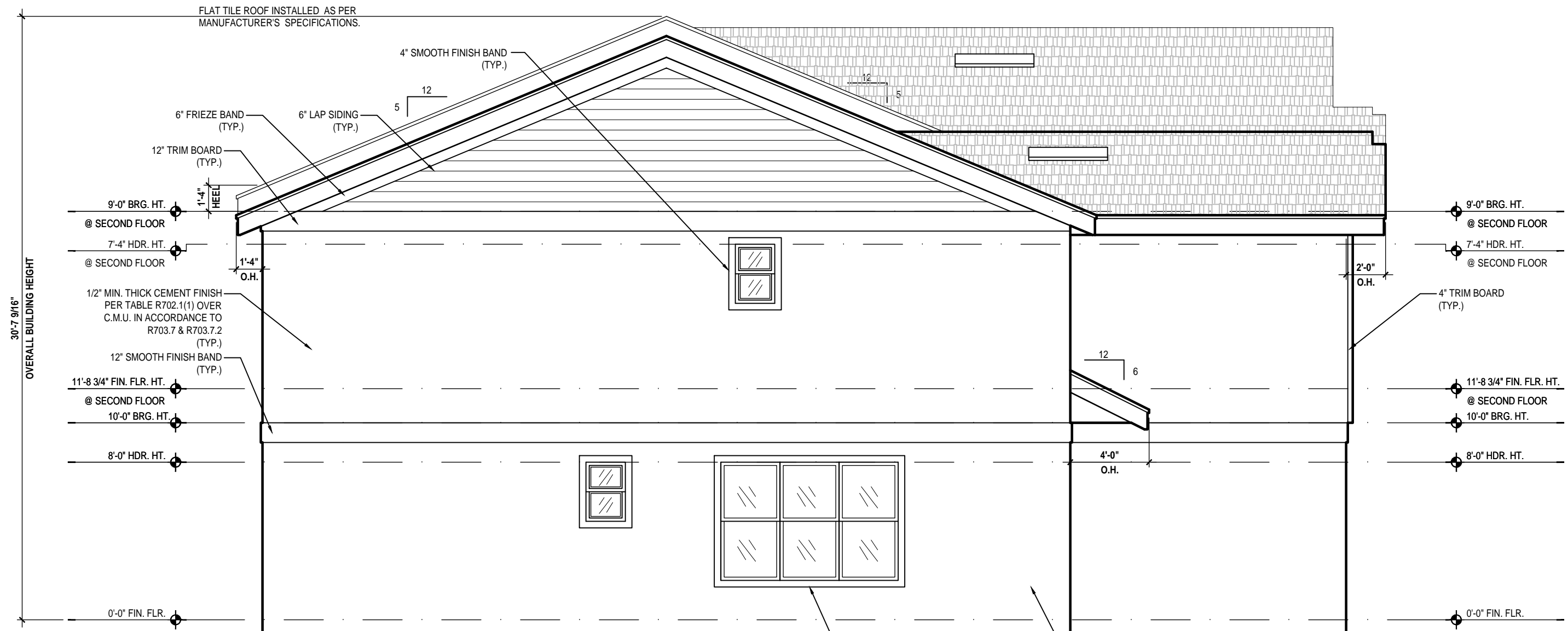
1. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE w/ SECTION FBC-R319.



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

Front Elevation "B"

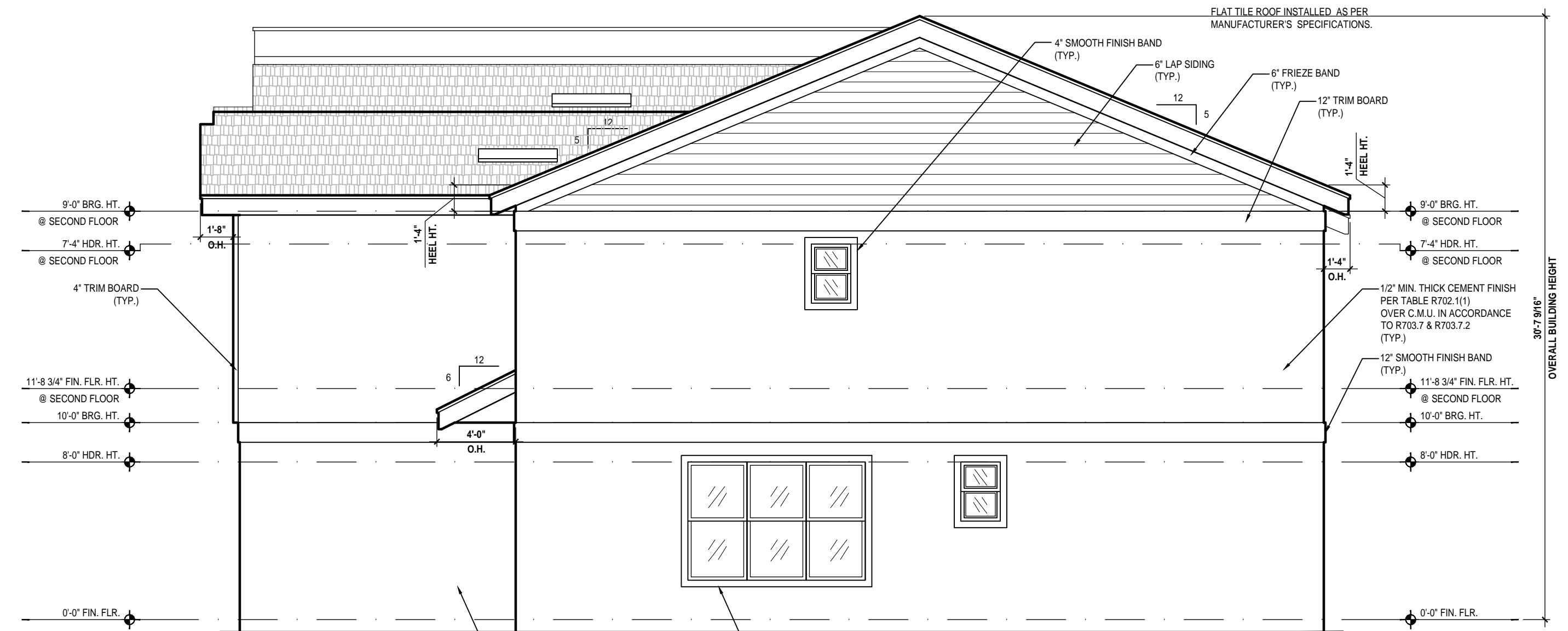
(Standard)
SCALE 1/4" = 1'-0"



Nautilus

Left Elevation "B"

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



Nautilus-Rev.

Right Elevation "B"

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



Rear Elevation "B"

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

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AI
BID

GOBA
 GROUP OF BUSINESS ASSOCIATES

4-Unit: (Paradiso TH)
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 Phone: (407) 529-3000

Park Square HOMES

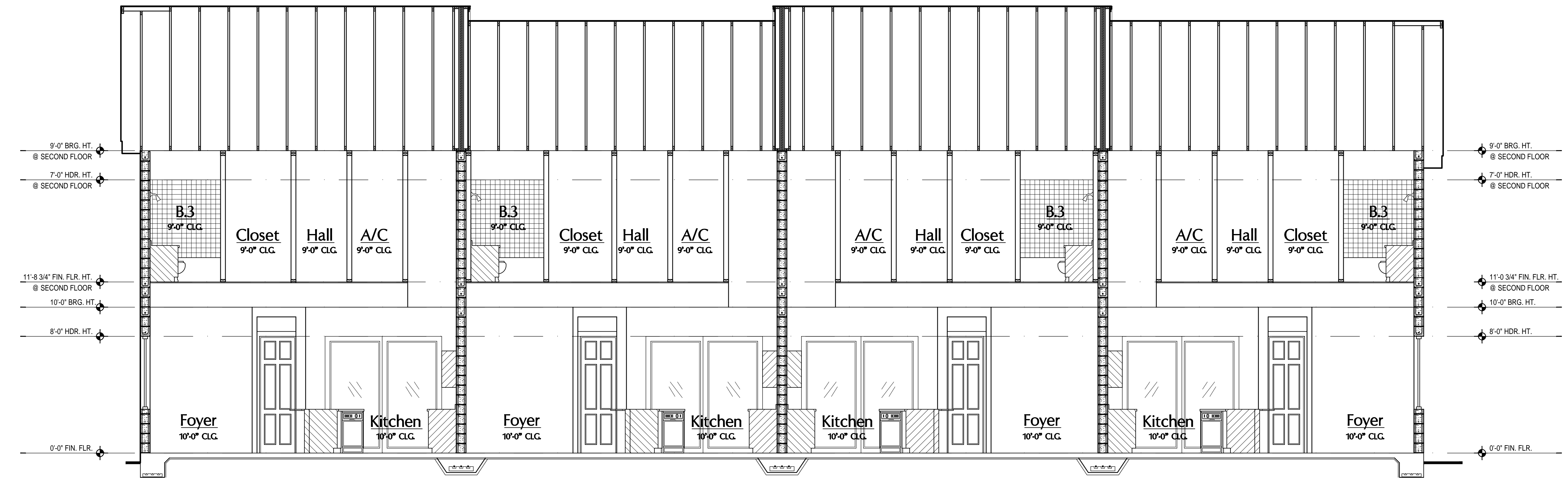
ISSUE DATE: 11/14/2023
 REVISIONS:

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

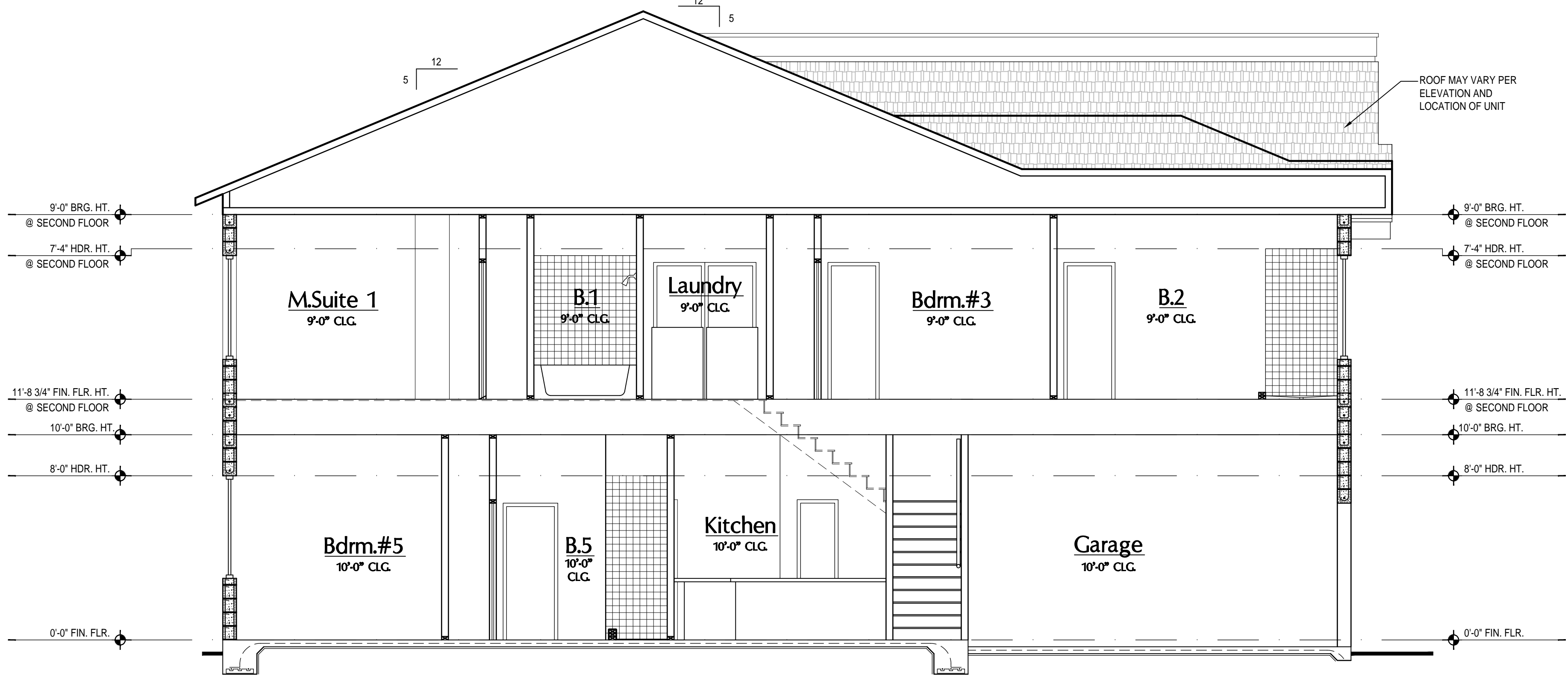
ELEVATIONS
A7

MJS 03/2025 9:52am daniel V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1 - Townhome Models\Paradiso TH\4-UNIT\AT Elevations Elev. B.dwg
 WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and MJS, Inc. must be notified in writing of any changes in the dimensions, conditions and specifications appearing on these plans.

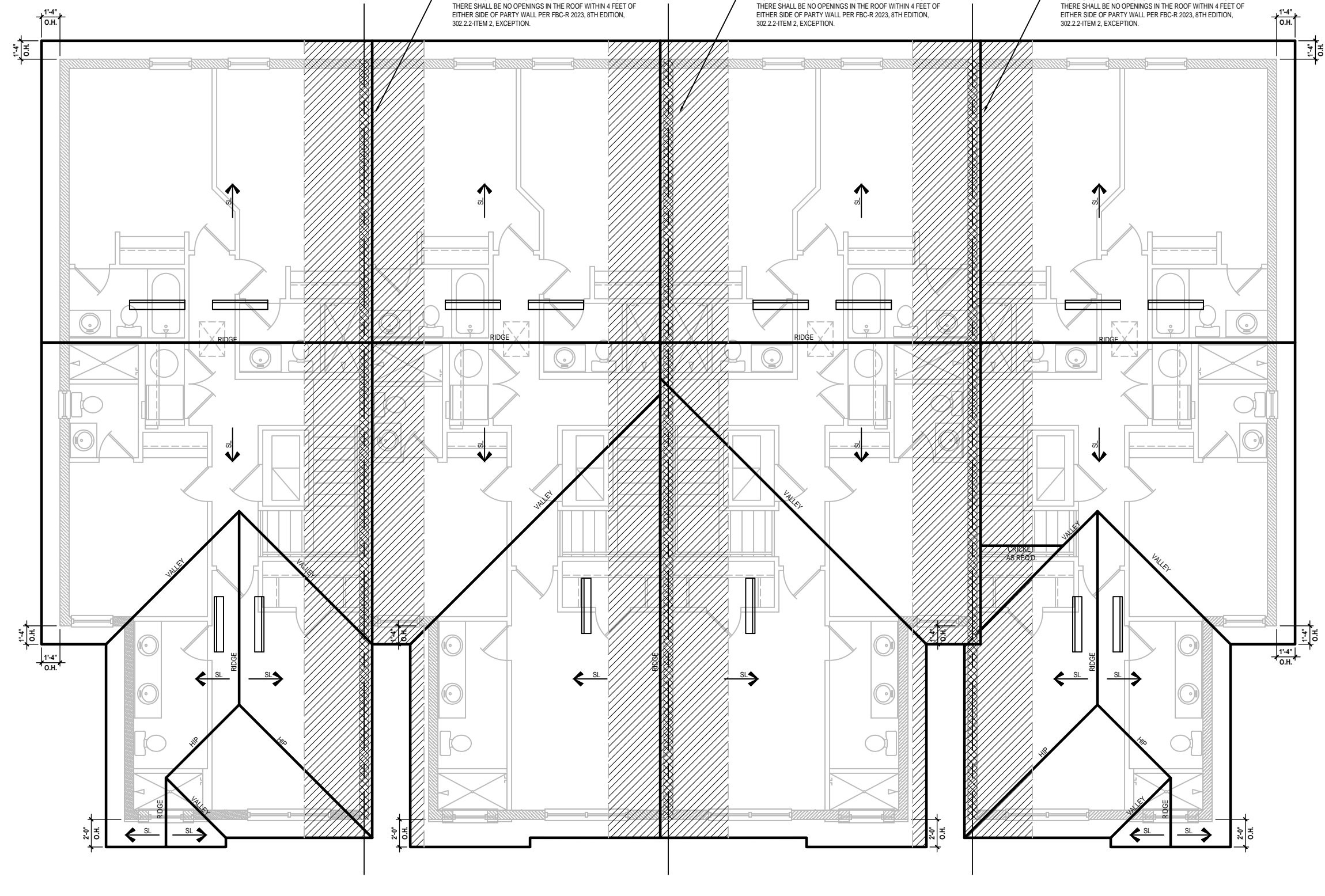
ATTIC VENT CALC'S:
 2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R808
 MIN. 40% - MAX 50% OF REQUIRED VENTILATION TO BE IN
 UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE
 IN LOWER PORTION (EAVES).
 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)
 MINIMUM NET VENTILATION AREA SHALL BE
 1/150 OF VENTED SPACE.
NAUTILUS UNIT:
 TOTAL VENTED: 1,320/900 = 4.4 SQ. FT.
 UPPER PORTION VENTILATION TOTAL w/ OFF-RIDGE
 VENTS (40%): 1.76 SQ. FT. / .852 = 2.09 VENTS-3 VENTS
 LOWER PORTION VENTILATION TOTAL w/ SOFFITS @
 EAVE (60%): 2.64 SQ. FT. / 80.00 LF = .033 SQ. FT. PER
 VENTING-LF.
LATITUDE UNIT:
 TOTAL VENTED: 1,169/900 = 3.89 SQ. FT.
 UPPER PORTION VENTILATION TOTAL w/ OFF-RIDGE
 VENTS (40%): 1.55 SQ. FT. / .852 = 2.38 VENTS-3 VENTS
 LOWER PORTION VENTILATION TOTAL w/ SOFFITS @
 EAVE (60%): 2.33 SQ. FT. / 80.00 LF = .029 SQ. FT. PER
 VENTING-LF.



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



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



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

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AIBD
 ARCHITECTS IN BUSINESS DESIGN ASSOCIATION

GOBA
 GROUP OF BUILDING OFFICIALS ASSOCIATION

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

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

Park Square HOMES

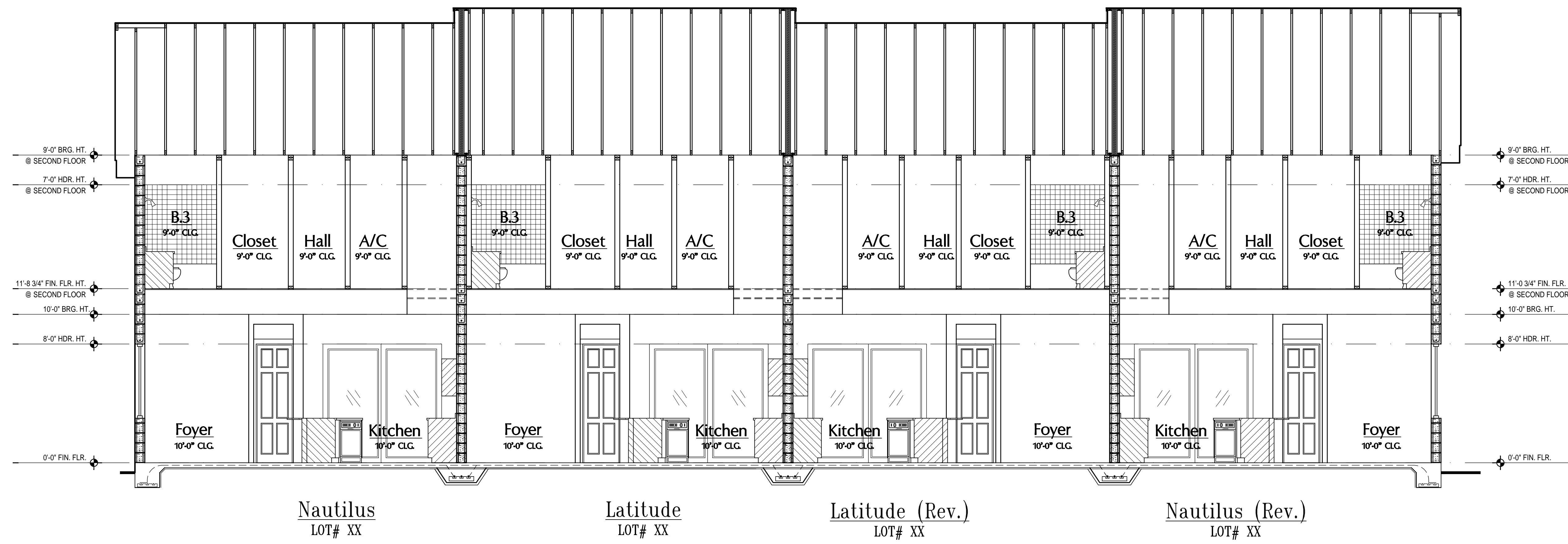
ISSUE DATE: 11/14/2023
 REVISIONS:
 PROJECT: 21-1257
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

SECTION
A8

Mar. 03, 2025, 9:52am
 Daniel V:\Park Square Homes\MODELS\TOWNHOME MODEL\ST\TOWNHOME (Orlando)\1-Townhome Models\Paradiso Grande (CMU-Raised Feet)\4-UNIT\TAB Sections-Elev_A.rvt

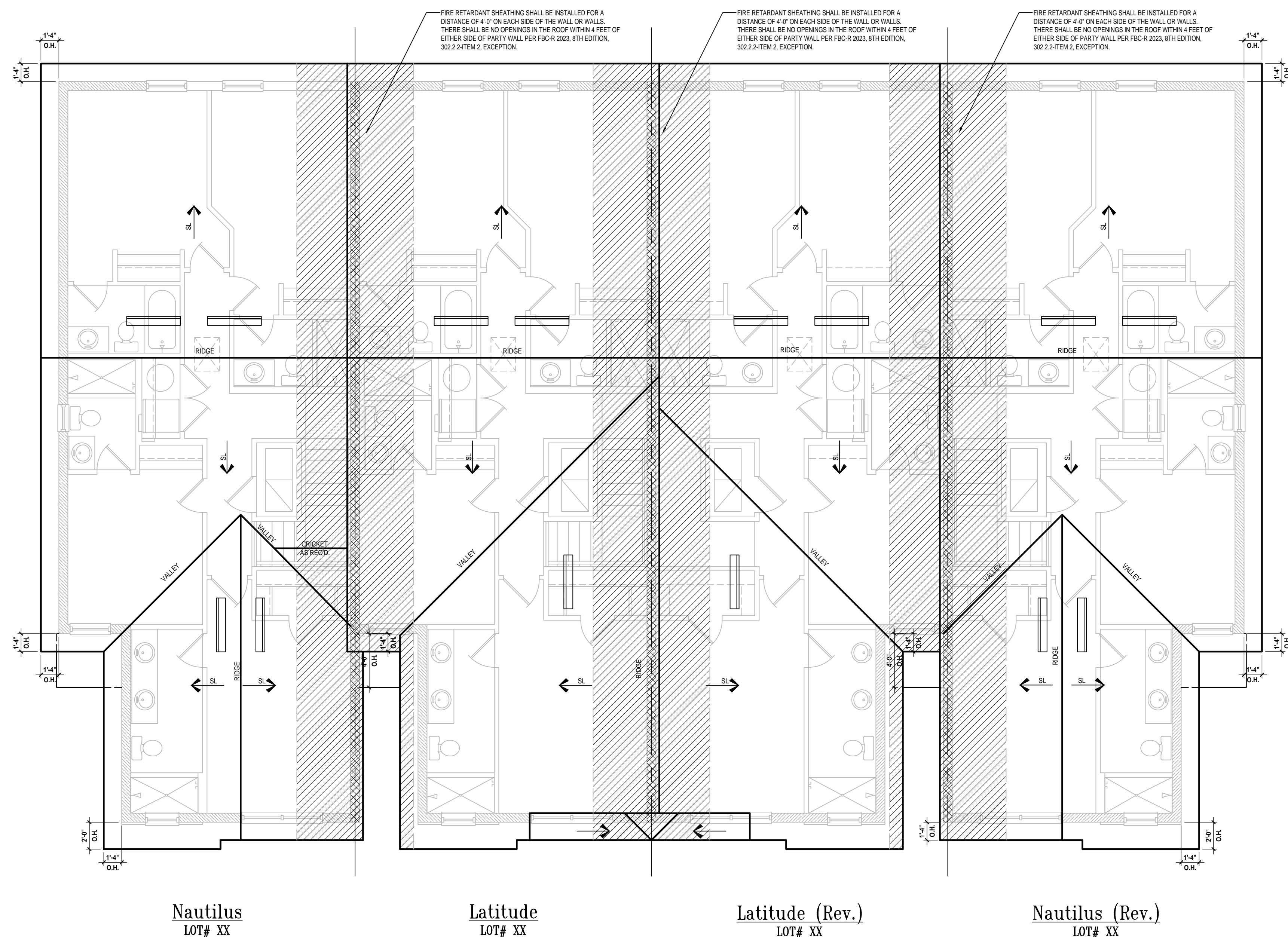
Mar. 03, 2025, 9:52am
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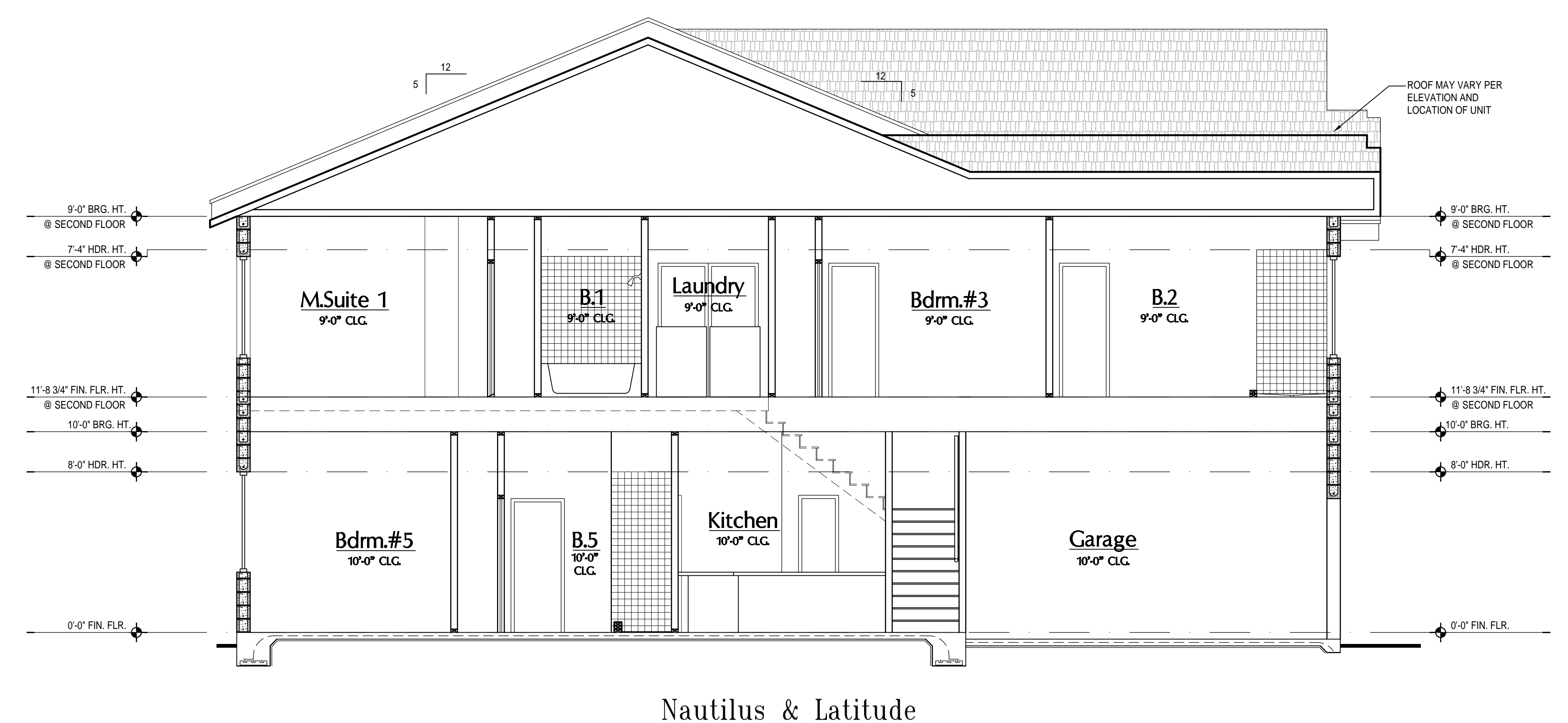


1 Building Section "B"
SCALE 1/4" = 1'-0"

ATTIC VENT CALC'S:
 2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION 909.1
 MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).
 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)
 MINIMUM NET VENTILATION AREA SHALL BE 1/150 OF VENTED SPACE.
NAUTILUS UNIT:
 TOTAL VENTED: 1,320/300 = 4.4 SQ. FT.
 UPPER PORTION VENTILATION TOTAL w/ OFF-RIDGE VENTS (40%): 1.76 SQ. FT. / .652 = 2.69 VENTS @ 3" EAVE (60%): 2.64 SQ. FT. / .60.00 LF = .033 SQ. FT. PER VENTING LF.
LATITUDE UNIT:
 TOTAL VENTED: 1,160/300 = 3.89 SQ. FT.
 UPPER PORTION VENTILATION TOTAL w/ OFF-RIDGE VENTS (40%): 1.55 SQ. FT. / .652 = 2.39 VENTS @ 3" EAVE (60%): 2.33 SQ. FT. / .60.00 LF = .029 SQ. FT. PER VENTING LF.



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



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

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MJS
 designers group
 residential/commercial architecture

A I B D

GOBA
 GROUP

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

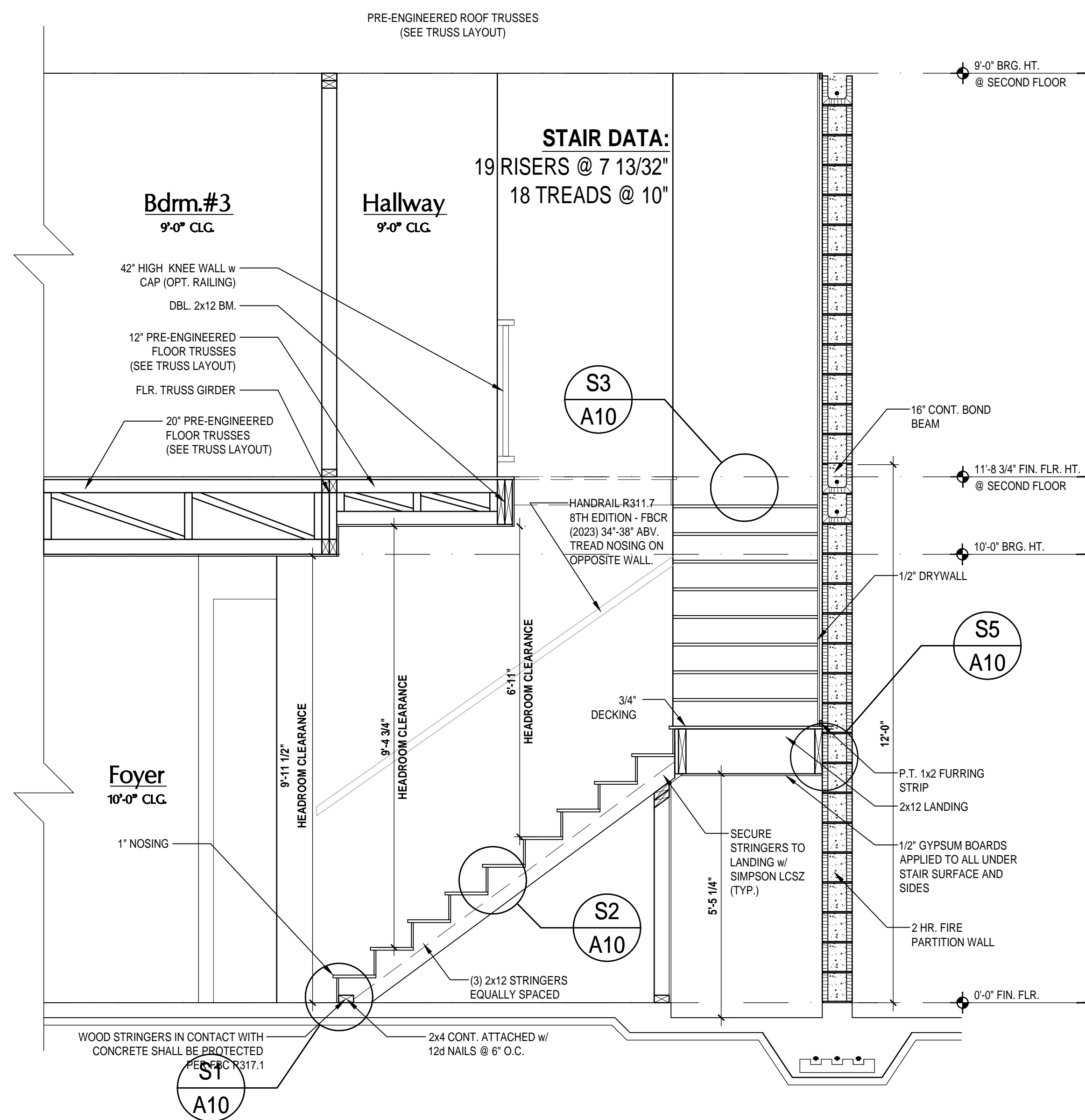
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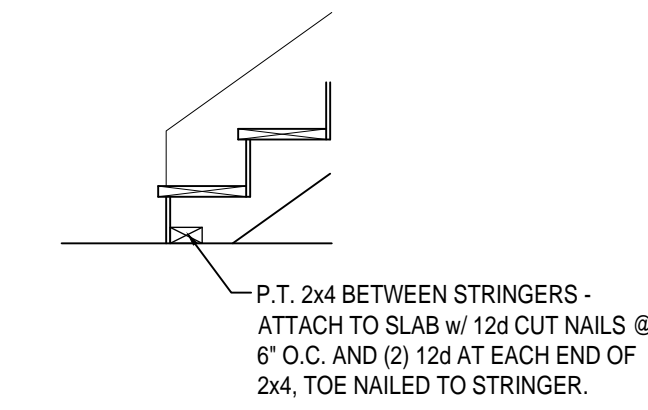
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 DRAWN BY: C.C.
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SECTIONS
 A9

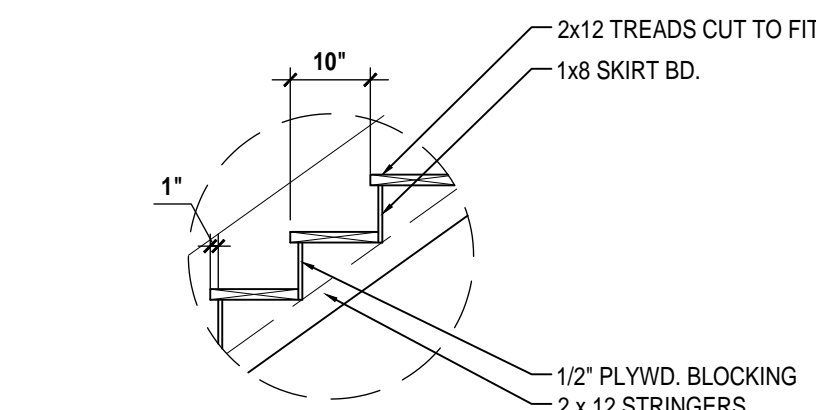
Mar 03, 2025 9:52am
 Daniel V. Park Square Homes MODEL-STONEMORE MODEL-STONEMORE (Orlando) LT-Townhome Model/Paradiso Grande (CMM-Paradiso) Unit A9 Sections- Elev.B.dwg
 WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and MJS, Inc. must be notified in writing of any changes in the dimensions, conditions and specifications appearing on these plans.



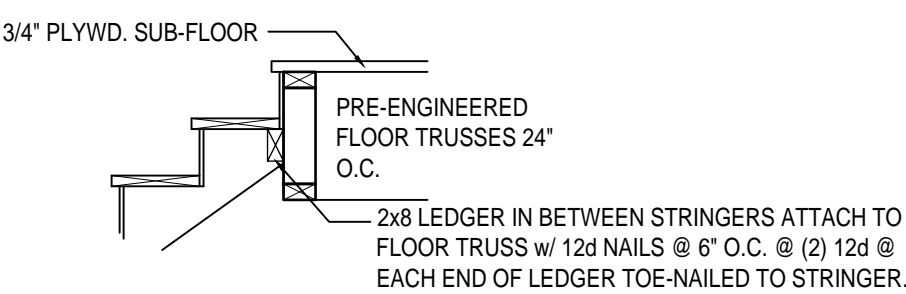
1 Stair Section "B"
A10 SCALE: 1/2" = 1'-0"



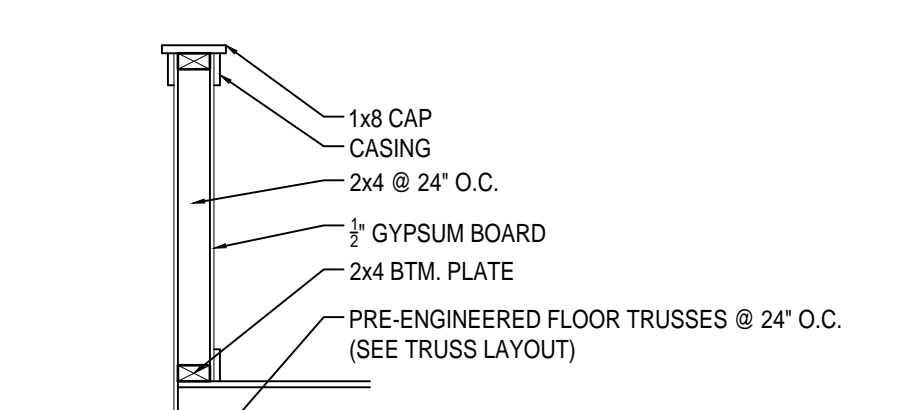
S1 TYP. STAIR CONNECT.
A10 SCALE: 1/2" = 1'-0"



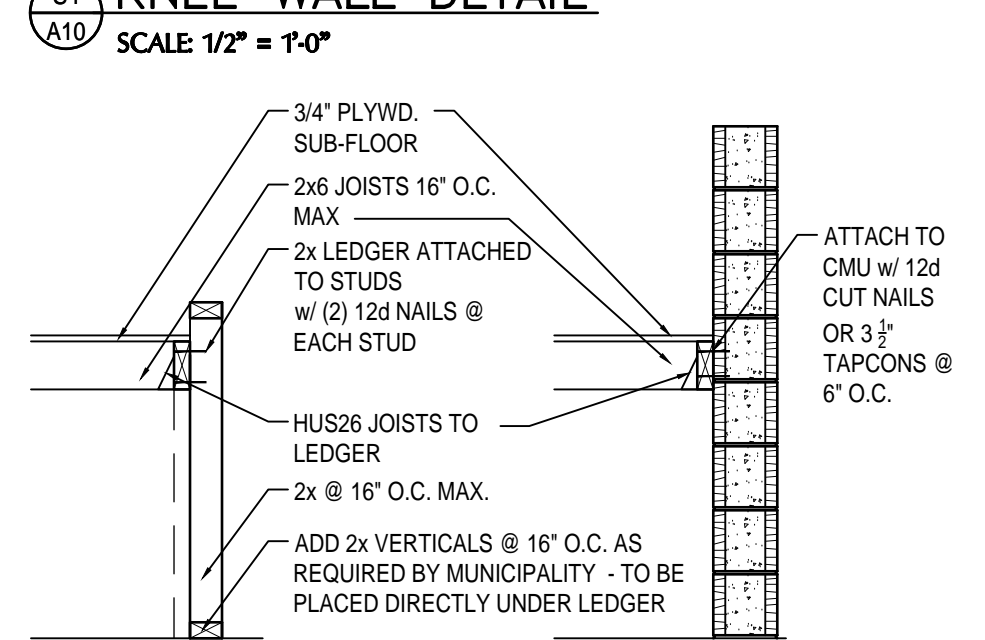
S2 TREAD & RISER DETAIL
A10 SCALE: 1/2" = 1'-0"



S3 STAIR CONNECT. @ FLR. TRUSS
A10 SCALE: 1/2" = 1'-0"



S4 KNEE WALL DETAIL
A10 SCALE: 1/2" = 1'-0"



S5 LANDING CONNECTION DETAIL
A10 SCALE: 1/2" = 1'-0"

- NOTES:
1. STAIRWAY CONSTRUCTION TO CONFORM TO FBCR 2023, 6TH EDITION SECTION R311.7
 2. STAIRWAY SHALL NOT BE LESS THAN 36" MIN. IN WIDTH.
 3. HEADROOM SHALL NOT BE LESS THAN 6 FEET 8 INCHES MIN. IN CLEARANCE.
 4. RISERS SHALL BE AT A MAX HGT. OF 7.34"
 5. TREAD DEPTH SHALL NOT BE LESS THAN 10 INCHES.
 6. TREAD NOSING SHALL HAVE A MAX. RADIUS CURVATURE OF 9/16", AND A PROJECTION OF 3/4" BUT NOT MORE THAN 1 1/4". NOSING PROJECTION NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11 INCHES.
 7. 3/16" MAX VARIATION IN RISERS / TREADS ADJACENT TO EACH OTHER.
 8. 3/8" MAX VARIATION IN ANY RISE / TREAD.
 9. HAND RAIL CIRCULAR CROSS SECTION DIA. TO BE 1 1/4" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY.
 10. UNDER MIN. 6" WIDE @ NARROW END.
 11. HANDRAIL HGT. SHALL BE NOT LESS THAN 34" BUT NOT GREATER THAN 38".

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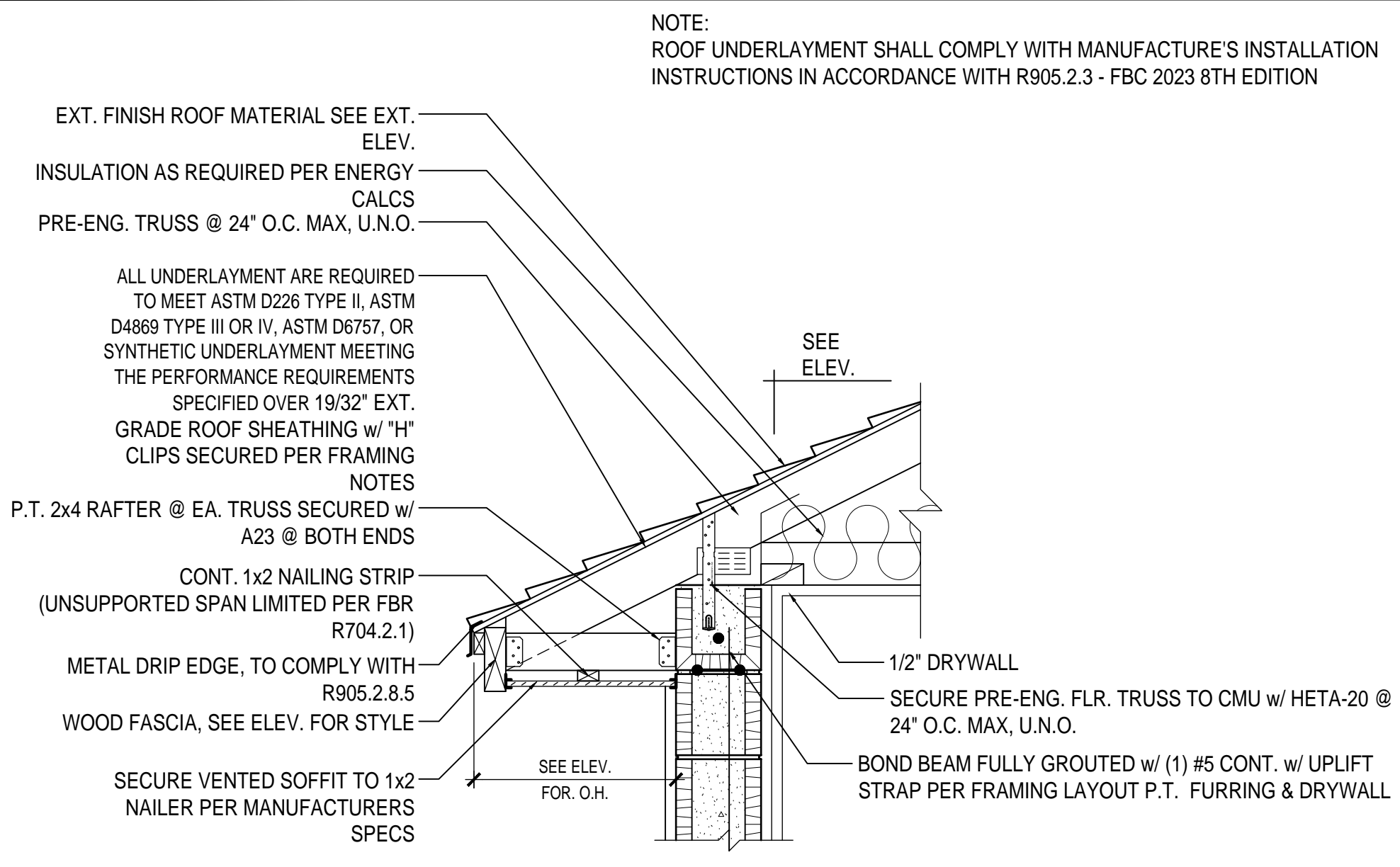
4-Unit: (Paradiso TH)
Modis: Nautilus, Latitude
Building Pad #XXX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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Orlando, FL 32811
Phone: (407) 592-3000

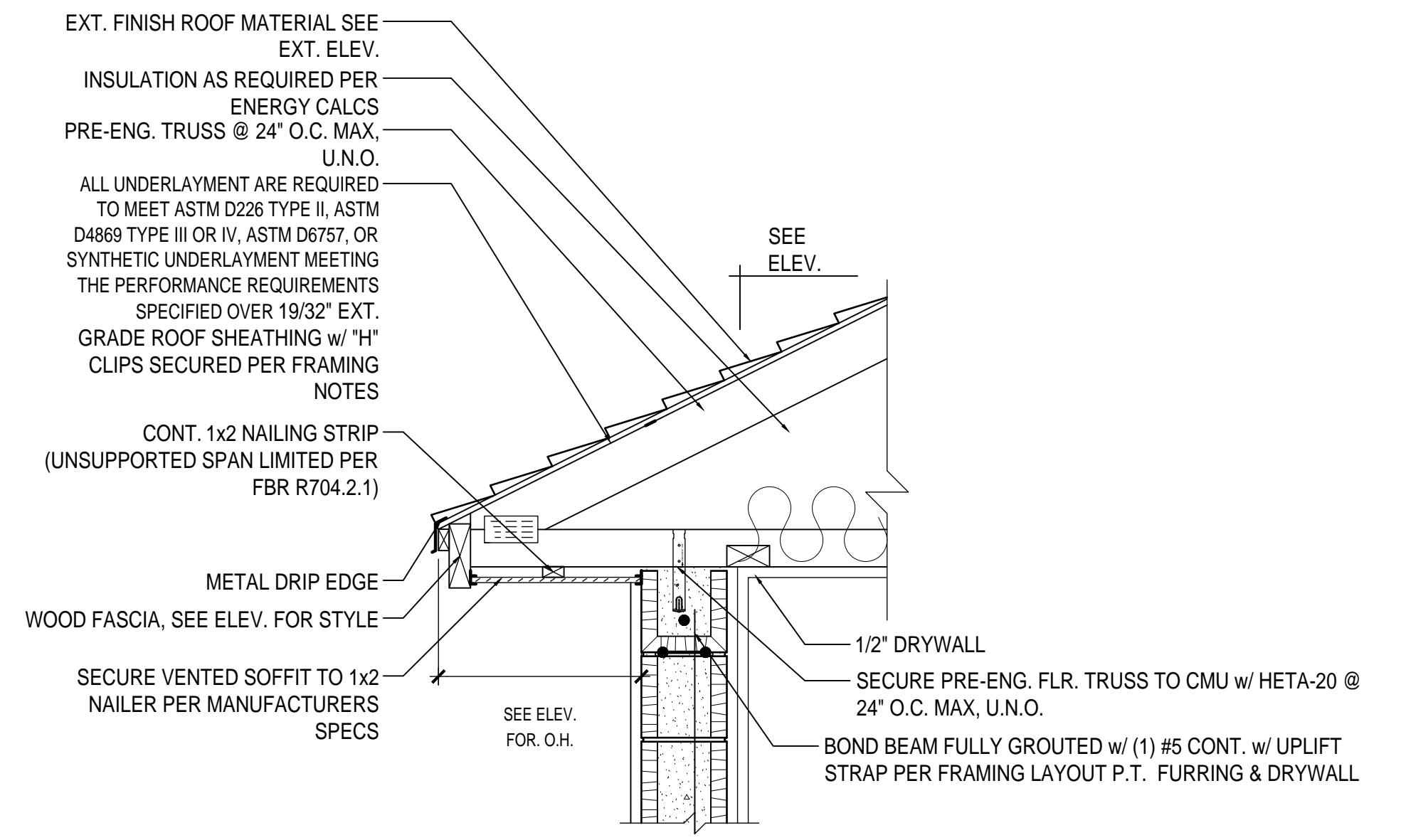
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ISSUE DATE	11/14/2023
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SECTIONS	
A10	

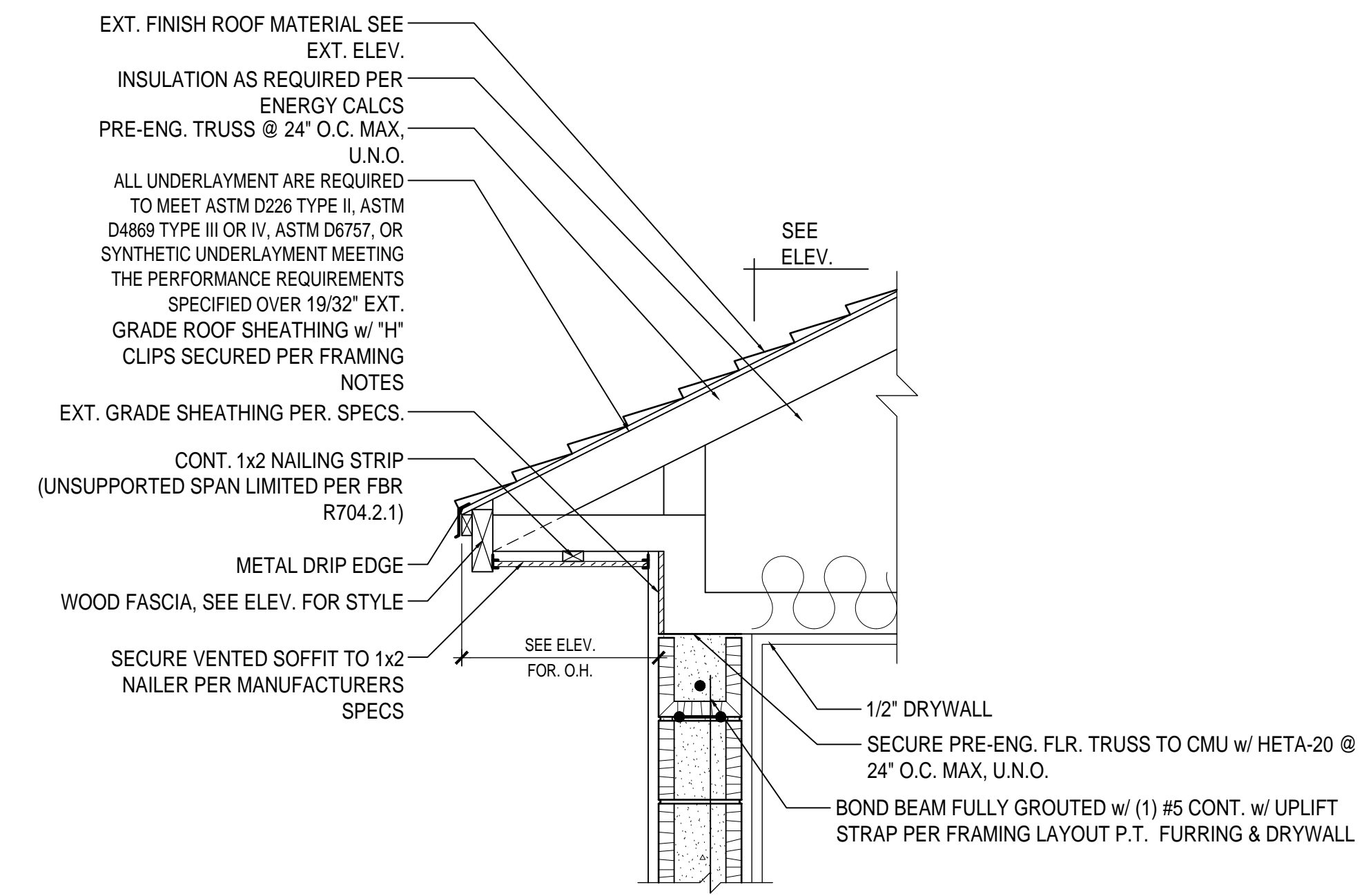
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NOMINAL HEEL CONDITION

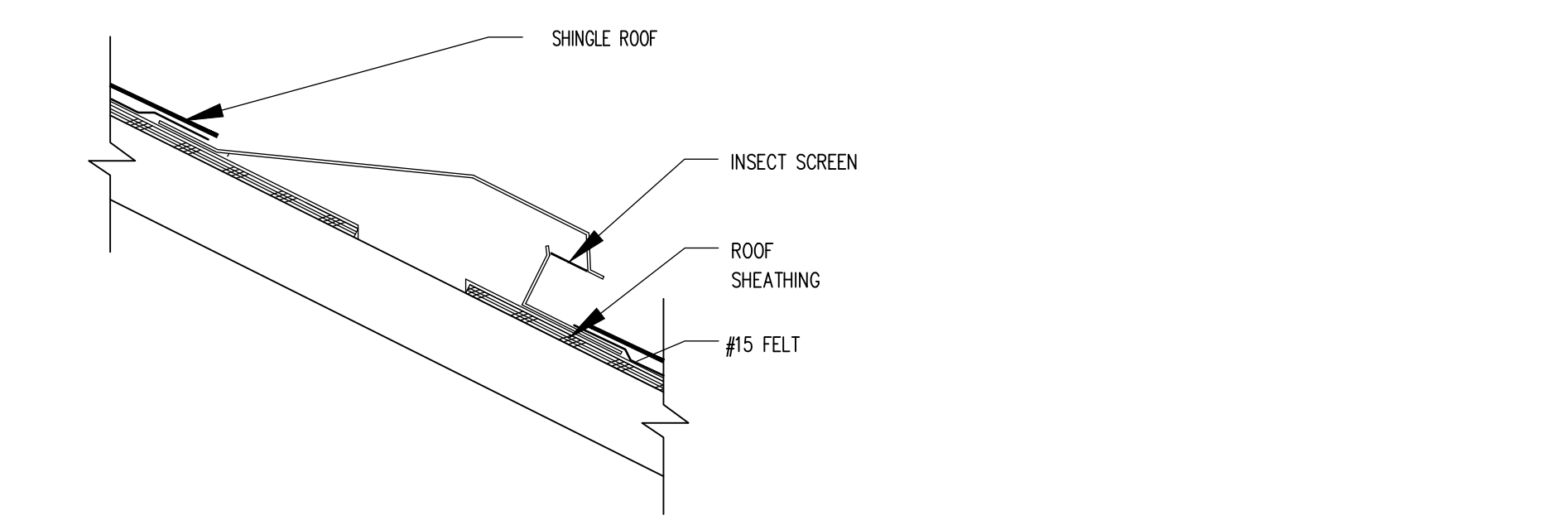


CANTILEVERED BTM. CHORD CONDITION

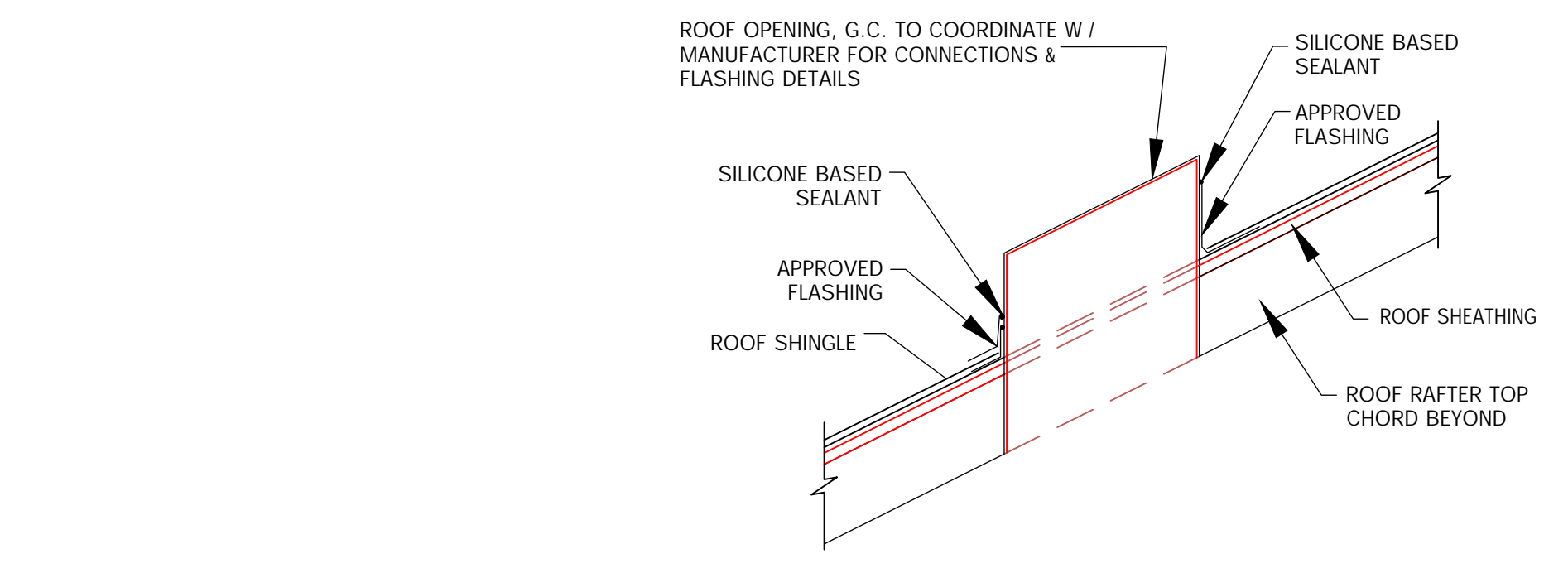


RAISED HEEL CONDITION

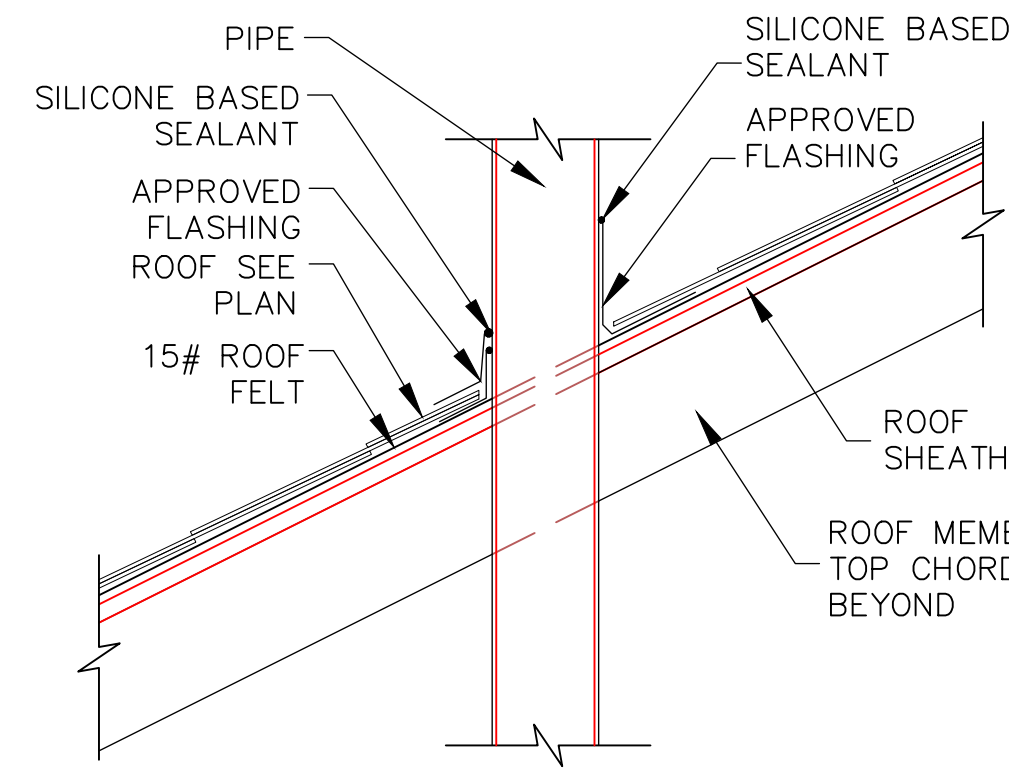
1 SOFFIT OVERHANG DETAIL SCALE: N.T.S.



OFF-RIDGE VENT PENETRATION THRU ROOF

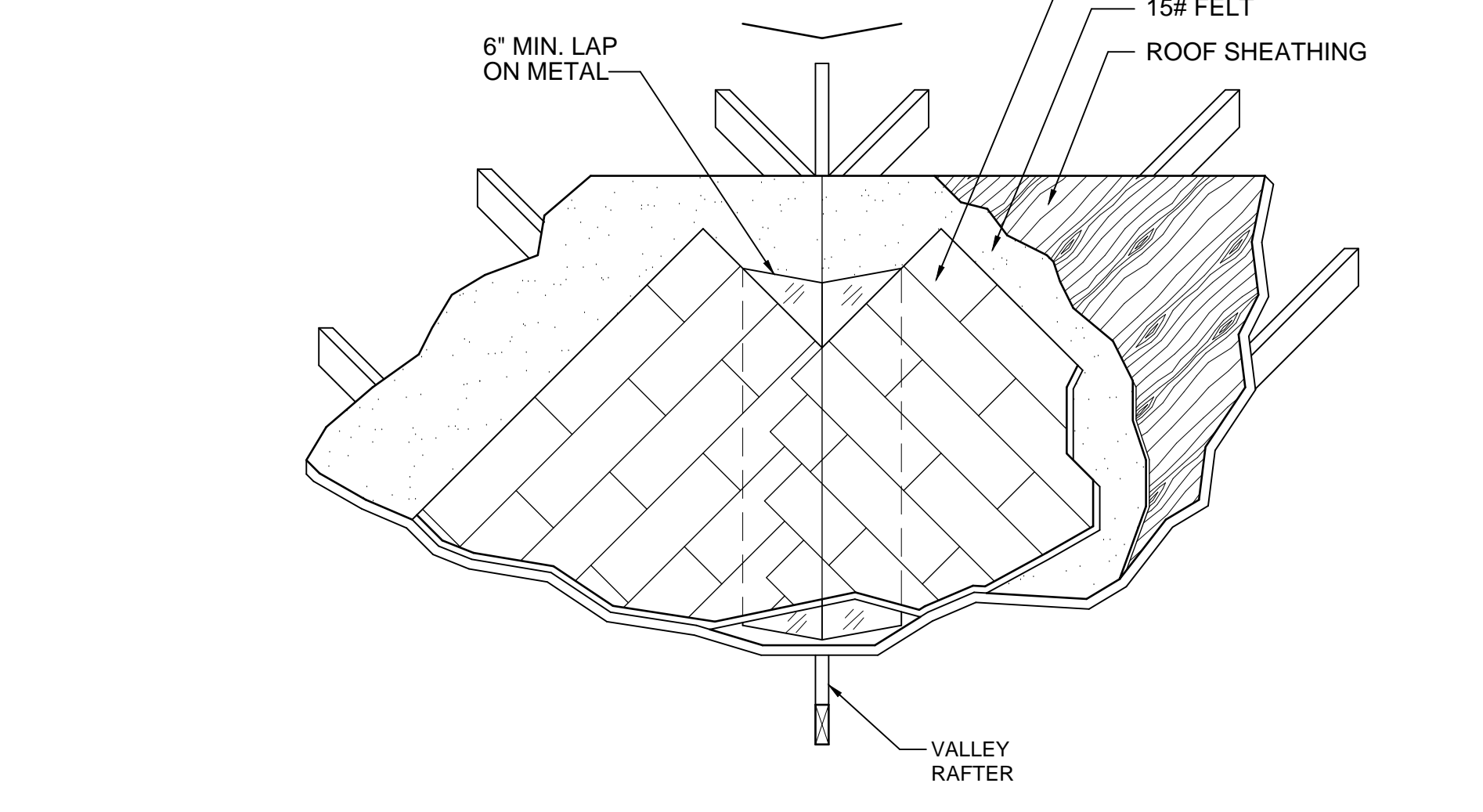
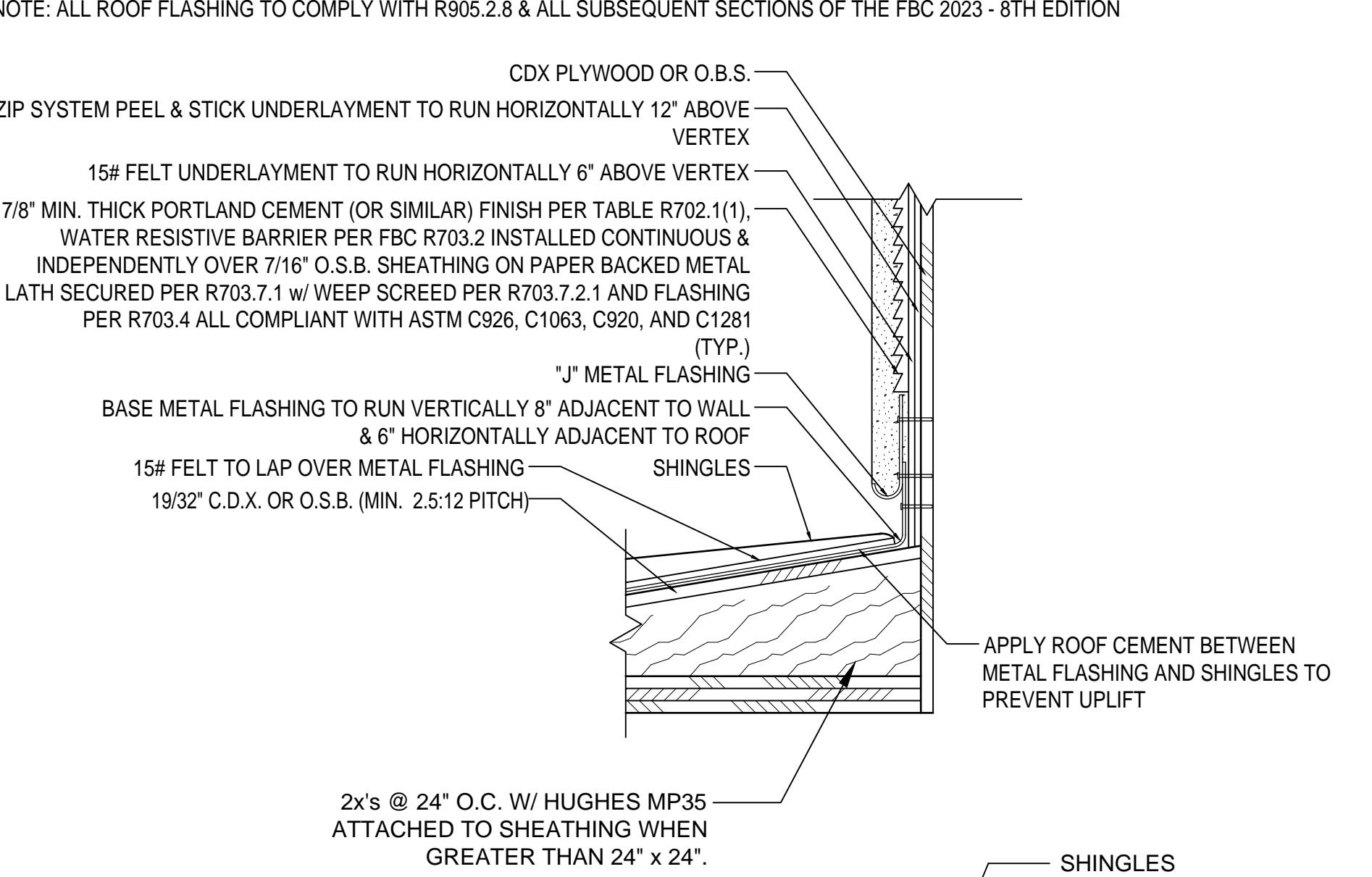


OPENING PENETRATION THRU ROOF

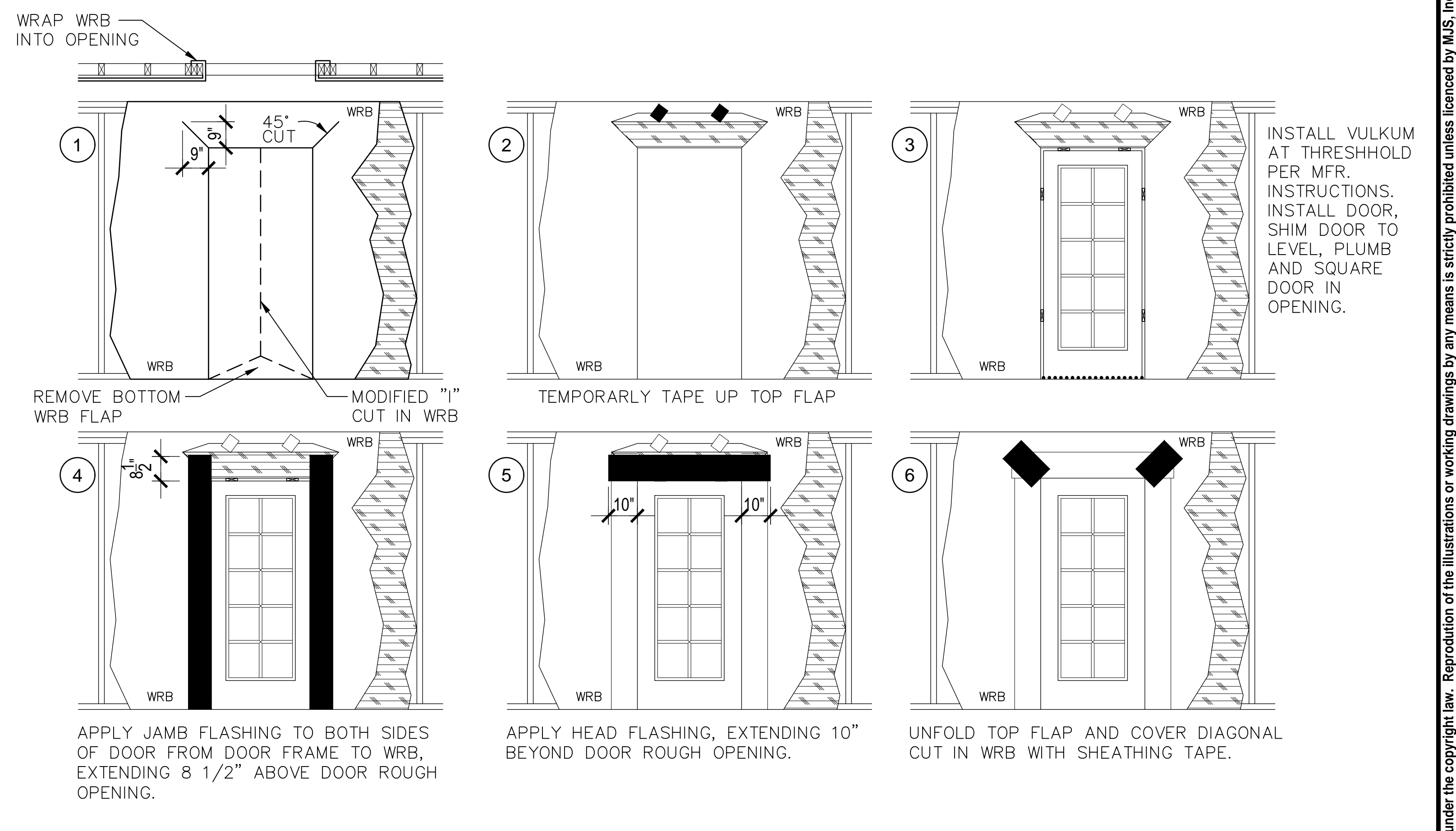


PIPE PENETRATION THRU ROOF

2 ROOF PENETRATION DETAIL SCALE: N.T.S.

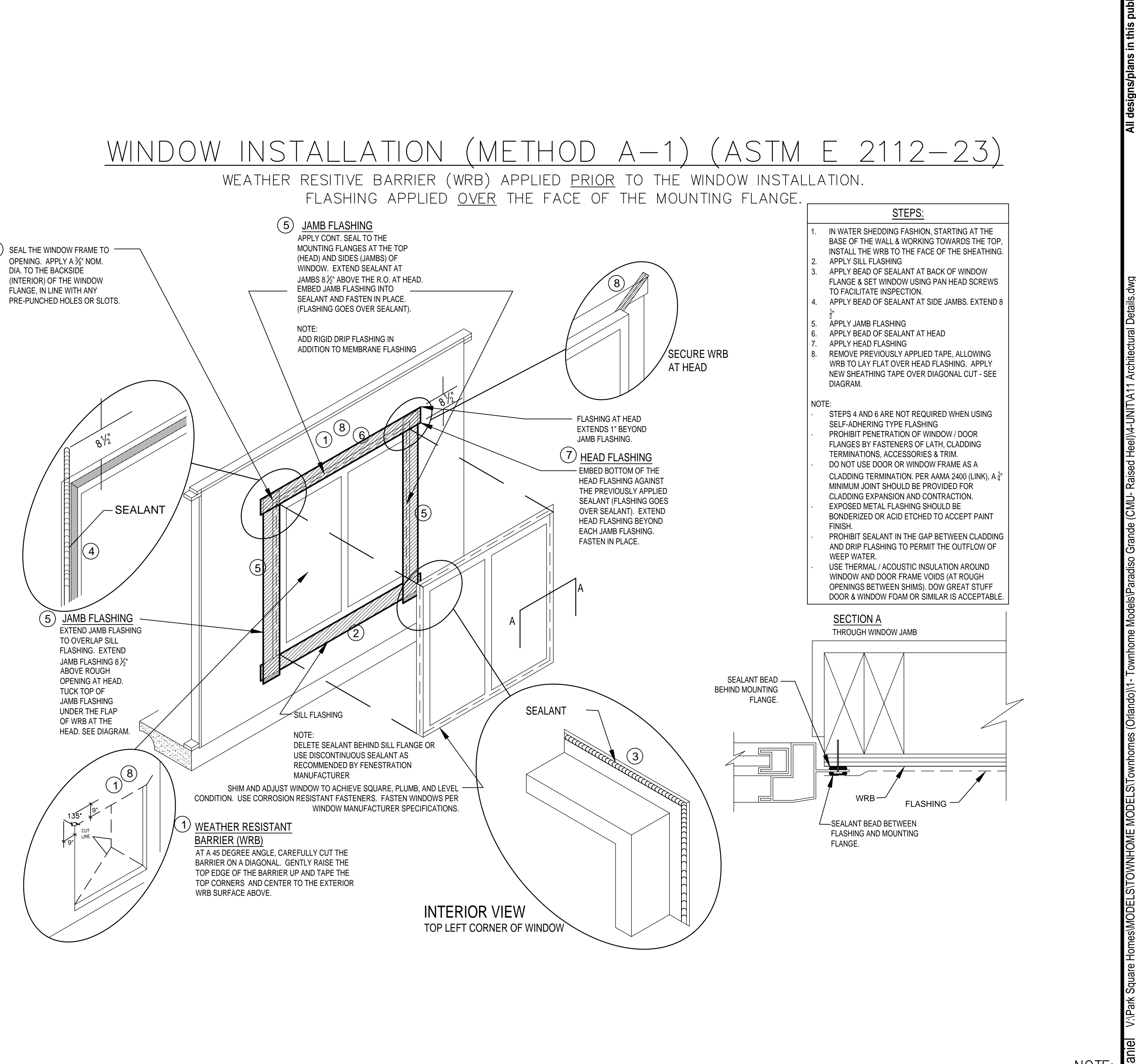


3 CRICKET/FLASHING DETAIL SCALE: N.T.S.



EXTERIOR DOOR FLASHING SCALE: N.T.S.

WINDOW INSTALLATION (METHOD A-1) (ASTM E 2112-23) WEATHER RESISTIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.



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

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

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GROUP OF PROFESSIONALS ASSOCIATION

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

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

Park Square HOMES

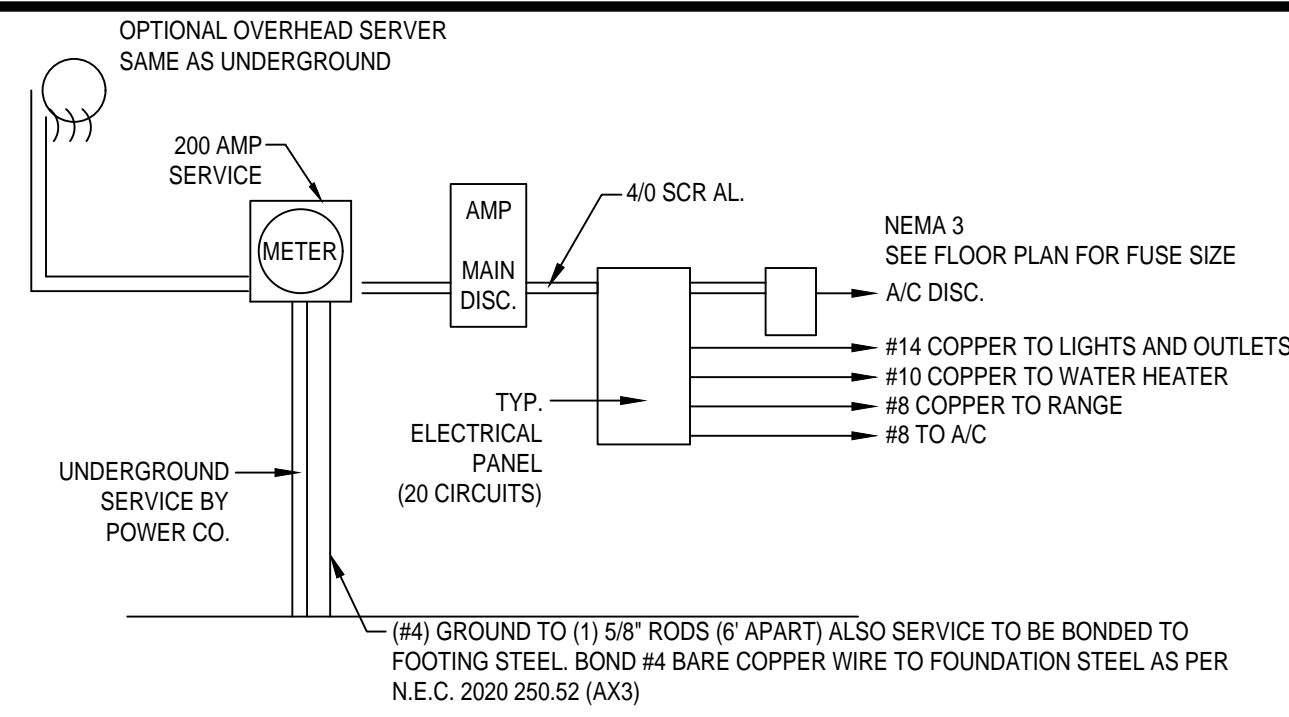
ISSUE DATE 11/14/2023
REVISIONS

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

DETAILS
A11

Mar 03, 2025 9:52am
Daniel V. Park Square Homes MODEL STY: W/ HOME (Orlando) IT - Townhome Model: Paradiso Grande (CMU- Raised Height) 4-UNIT A11 Architectural Details.dwg

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



NOTE:
 ALL ELECTRICAL WORK AND MATERIAL PROVIDED SHALL COMPLY WITH THE FLORIDA BUILDING CODE (2023)
 THE ABOVE ELECTRICAL LAYOUT IS FOR BID PURPOSE ONLY.
 ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE 200.52 (A)(1) TO (6), LOCAL CODES AND THE LOCAL POWER COMPANY

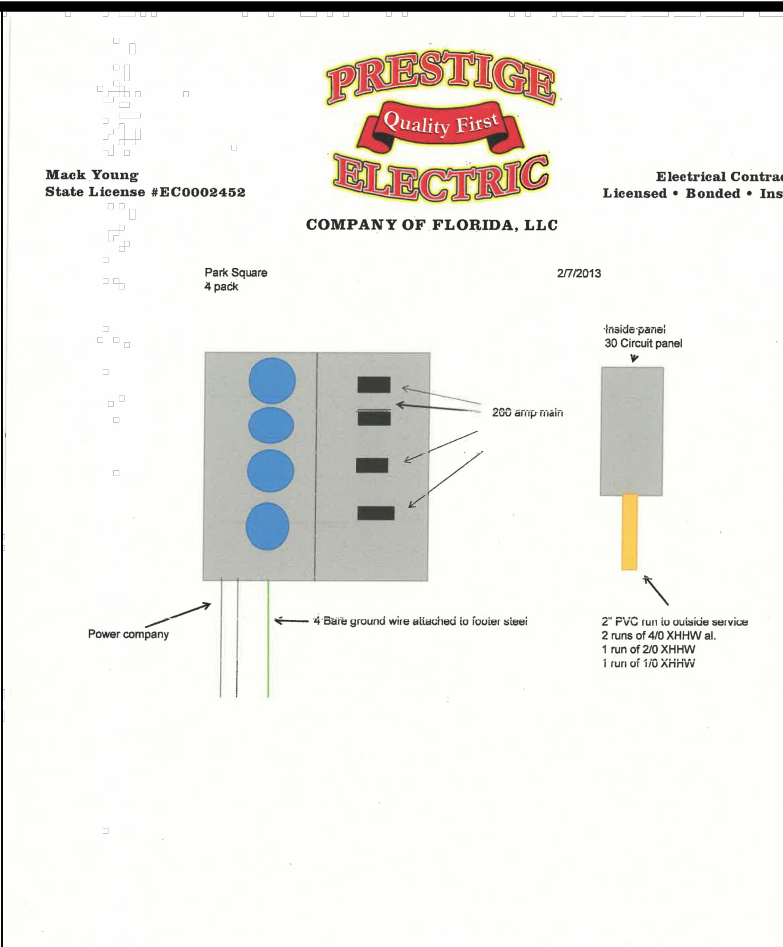
200 AMP ELECTRICAL RISER

PRESTIGE ELECTRIC COMPANY OF FLORIDA, LLC

Mark Young State License #EC0000000 Electrical Contractor Licensed • Bonded • Insured

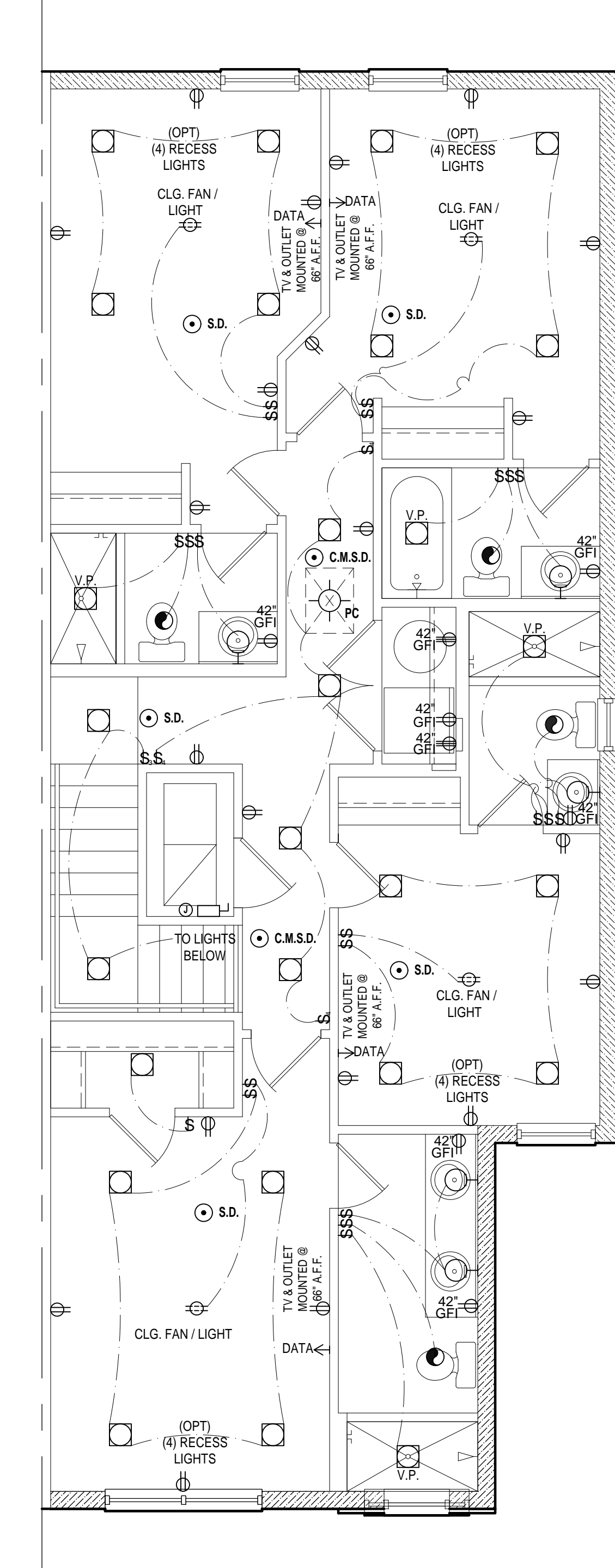
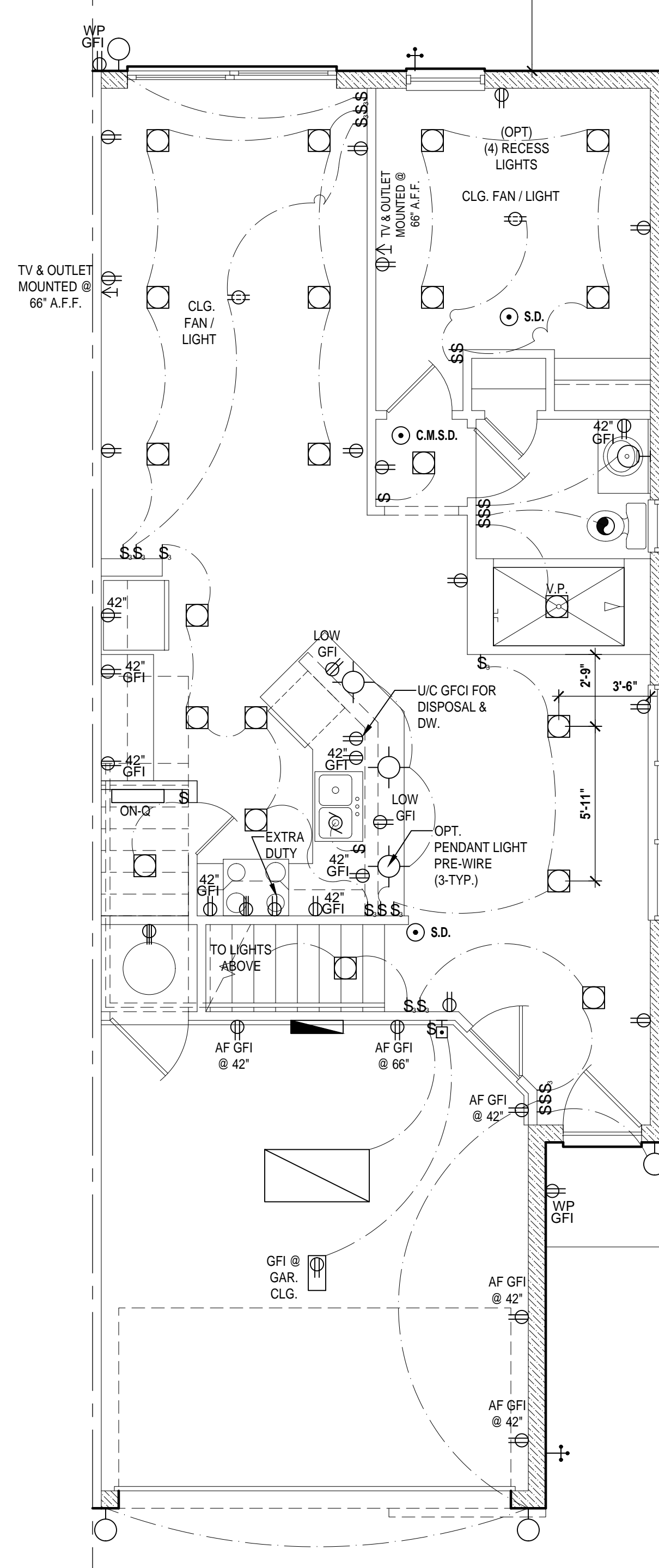
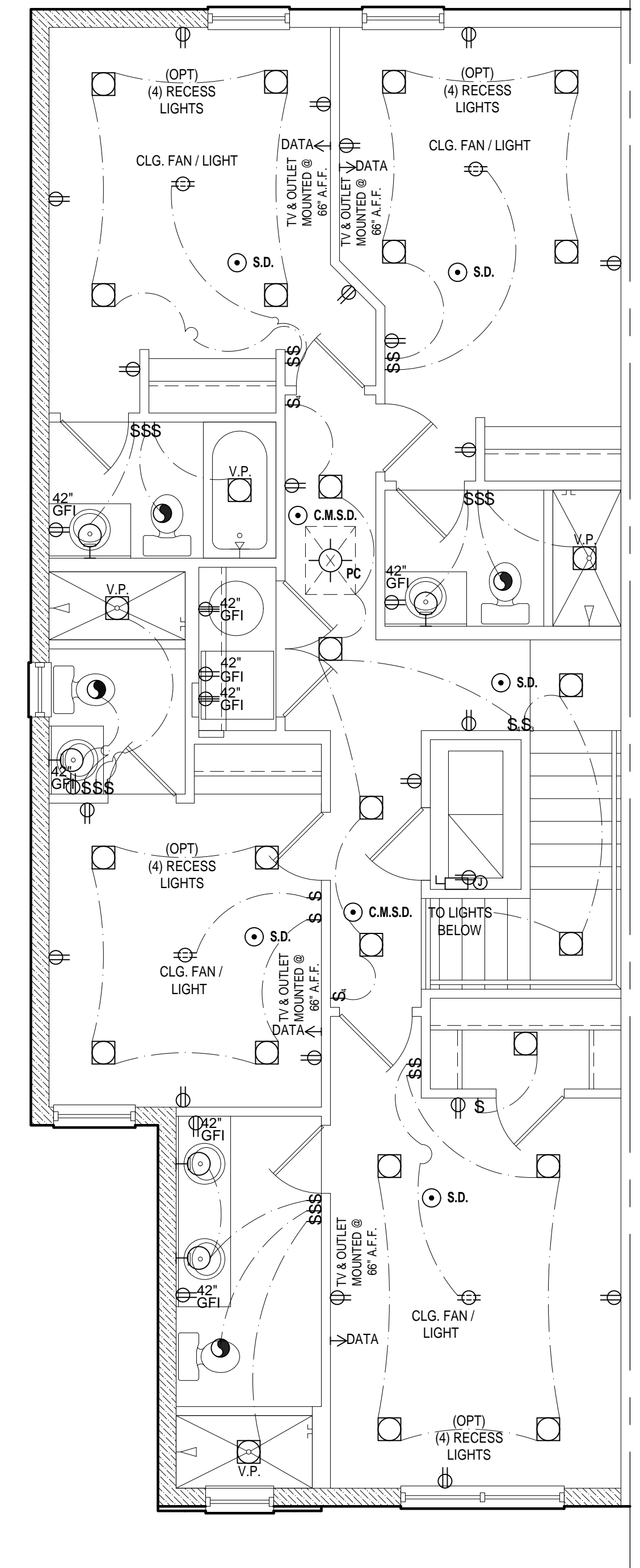
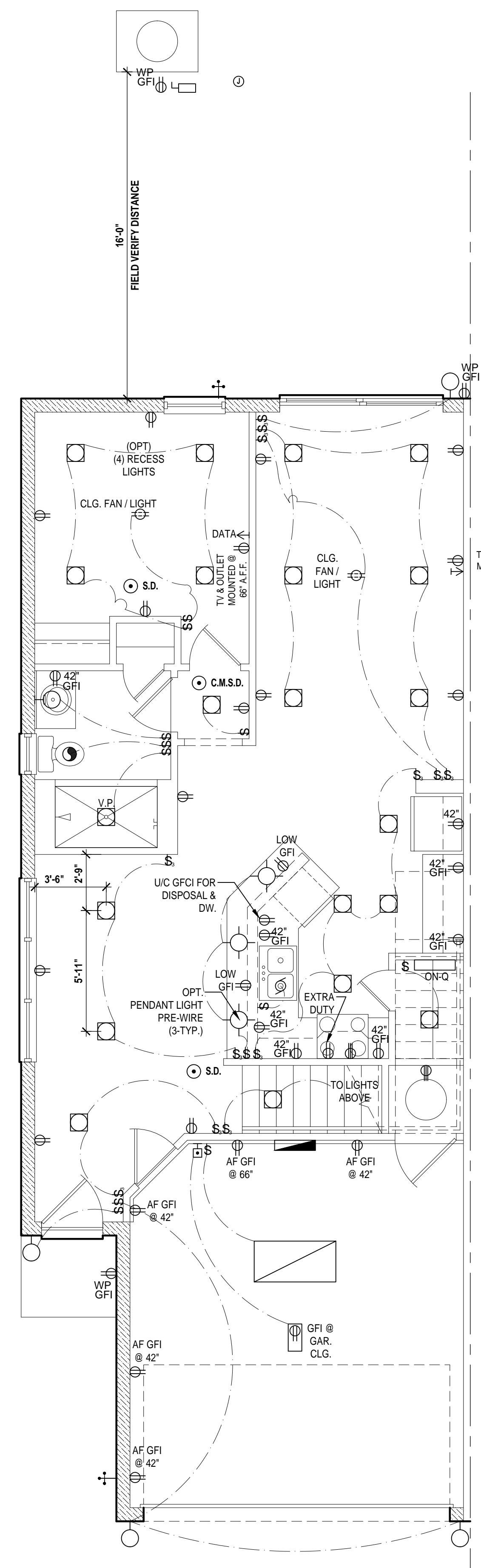
Park Square Paradise Town Home 2702022 270 2nd Service

General Lighting @ 3 watts/sq. ft.	1900	5700
Small appliance @1500 watt	1200	3600
Laundry	1500	1500
Range	8000	8000
Pool	4000	4000
Dishwasher	1200	1200
Disposal	1000	1000
Dryer	8000	8000
Pool Heater	8000	8000
Sub Total		34800
Final 10 KVA @ 100%		4400
Recessed @ 40 %		10500
Air Conditioner Load @ 100%	5200	5200
Heat Pump @ 25%	8000	2000
VA 240 Vols + Service Area		29400
		100000.00



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 GARAGE DISPOSAL ARE TO BE GFCI PROTECTED.
 - EXCEPTIONS TO THE GFCI STIPULATION WILL BE ALLOWED ONLY IF ALLOWED PER CURRENT NFPA / NEC.
 - OUTLETS LOCATED IN THE LAUNDRY ARE TO BE GFCI AND AFCI PROTECTED.
 - OUTLETS LOCATED WITHIN 6'-0" OF A WET AREA ARE TO BE GFCI PROTECTED.
 - ALL OUTLETS OVER COUNTERTOPS TO BE 42" A.F.F. (J.N.O.).
 - ALL SMOKE/CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED, INTERCONNECTED AND AFCI PROTECTED.
 - 6'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
 - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
 - RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FBCEC R402.4.5. FIXTURES SHALL BE IC-RATED (FOR ZERO CLEARANCE INSULATION CONTACT) AND SEALED AIR TIGHT. ALSO SEE FBCEC 410.116.
- NOTES:
 THIS DIAGRAMMATIC PLAN IS INTENDED TO SHOW LIGHTING AND CONVENIENCE OUTLETS ONLY. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO VERIFY THE REQUIREMENT AND LOCATIONS OF ALL ELECTRICAL EQUIPMENT, INCLUDING KITCHEN EQUIPMENT) AND PROVIDE AND INSTALL COMPLETE ELECTRICAL SERVICE AS REQUIRED PER NFPA, NEC, FBC CODES AND ALL REIGNING 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.
 ELECTRICAL BOXES IN FIRE-RATED WALLS SHALL BE STEEL OR LISTED FIRE-RATED EQUI. AND THE ANNULAR SPACE BETWEEN THE MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8" PER FBC-R 302.4.2. IF THE ANNULAR SPACE EXCEEDS 1/8" FIRE-RATED SEALANT MAY BE USED TO FILL THE GAP.
- SMOKE DETECTOR REQUIREMENTS:
 ALL SMOKE/CARBON DETECTOR LOCATIONS MUST BE A MINIMUM OF 3' FROM ANY BATHROOM PER FBC-R314.3.14). THEY MUST ALSO BE LOCATED NO MORE THAN 10' FROM ANY BEDROOM DOOR OPENING PER FBC-R315.1.



ELECTRICAL KEY:

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

Electrical Plan

SCALE 1/4" = 1'-0"

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 GROUP BY APPOINTMENT

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

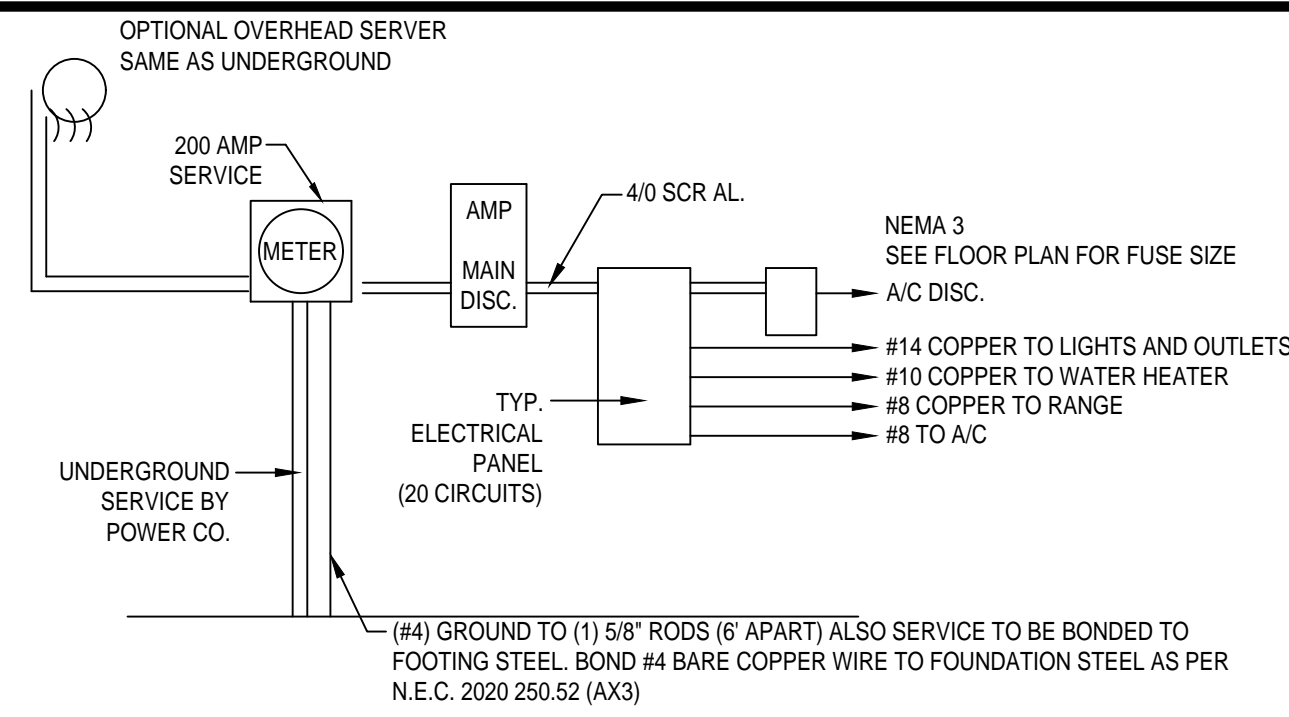
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 PROJECT: 21-1257
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

ELECTRICAL LAYOUT
E1

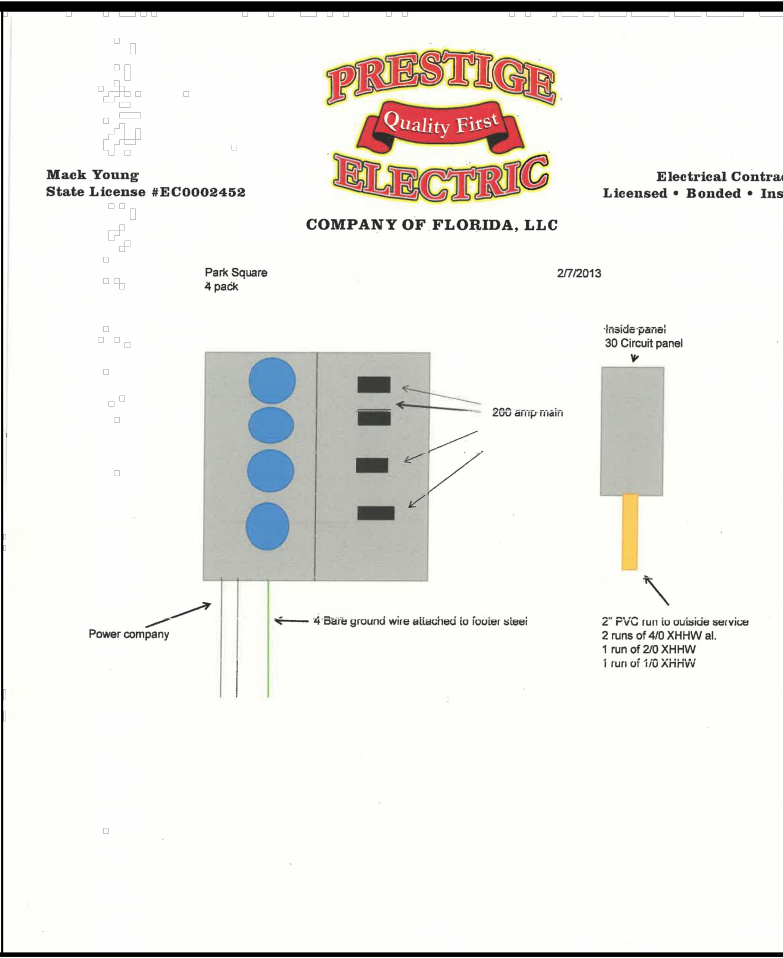
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and MJS, Inc. must be notified in writing of any changes in the dimensions, conditions and specifications appearing on these plans.



NOTE:
 ALL ELECTRICAL WORK AND MATERIAL PROVIDED SHALL COMPLY WITH THE FLORIDA BUILDING CODE (2023)
 THE ABOVE ELECTRICAL LAYOUT IS FOR BID PURPOSE ONLY.
 ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE 200.52 (A)1 TO (6), LOCAL CODES AND THE LOCAL POWER COMPANY

200 AMP ELECTRICAL RISER

Make/Type	Quantity	Unit Price	Total
General Lighting @ 3 watts/sq ft	1900	5700	
Small appliance @ 1500 watt	1200	3600	
Laundry	1500	1500	
Range	8000	8000	
Pool	4000	4000	
Dishwasher	1200	1200	
Disposal	1000	1000	
Dryer	8000	8000	
Pool Heater	8000	8000	
Sub Total		34800	
Final 10 KVA @ 100%		4400	
Remainder @ 40 %		10600	
Air Conditioner Load @ 100%	5200	5200	
Heat Pump @ 85%	8000	6800	
29400			
VA 240 Vols + Service Size Amps		100 (20000)	



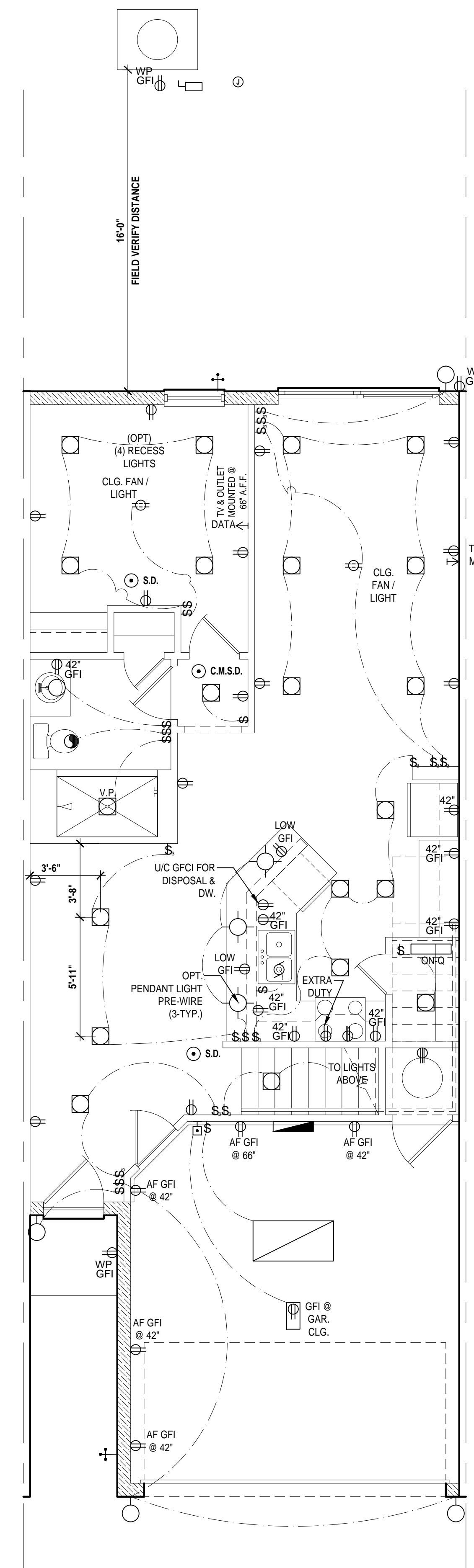
GENERAL NOTES KEY:

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

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

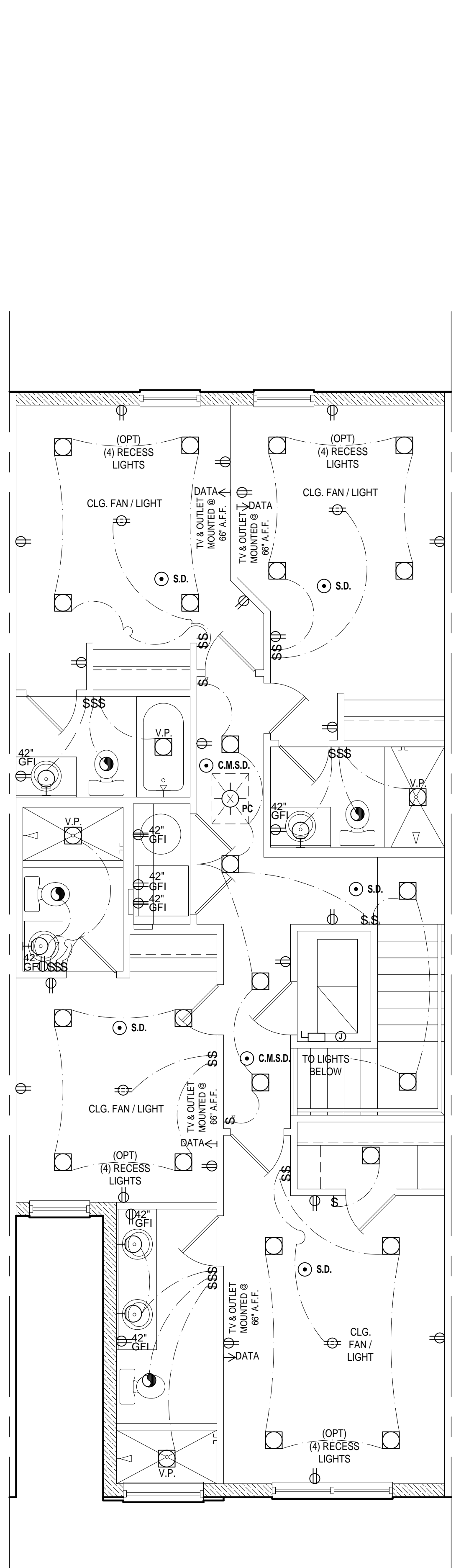
ELECTRICAL KEY:

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



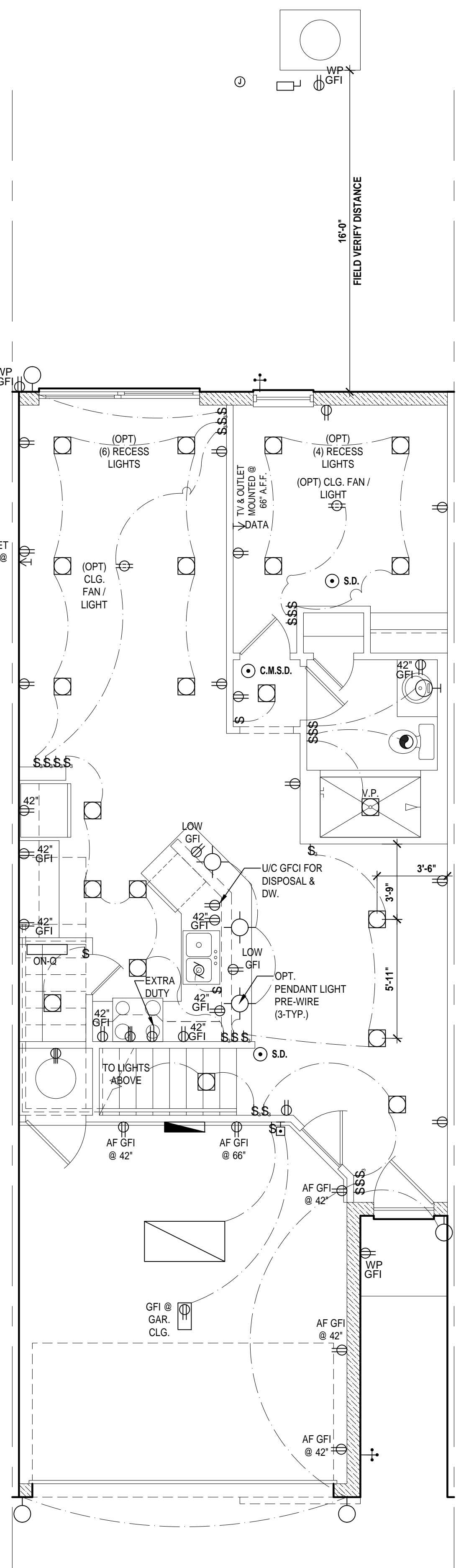
Latitude First Floor

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



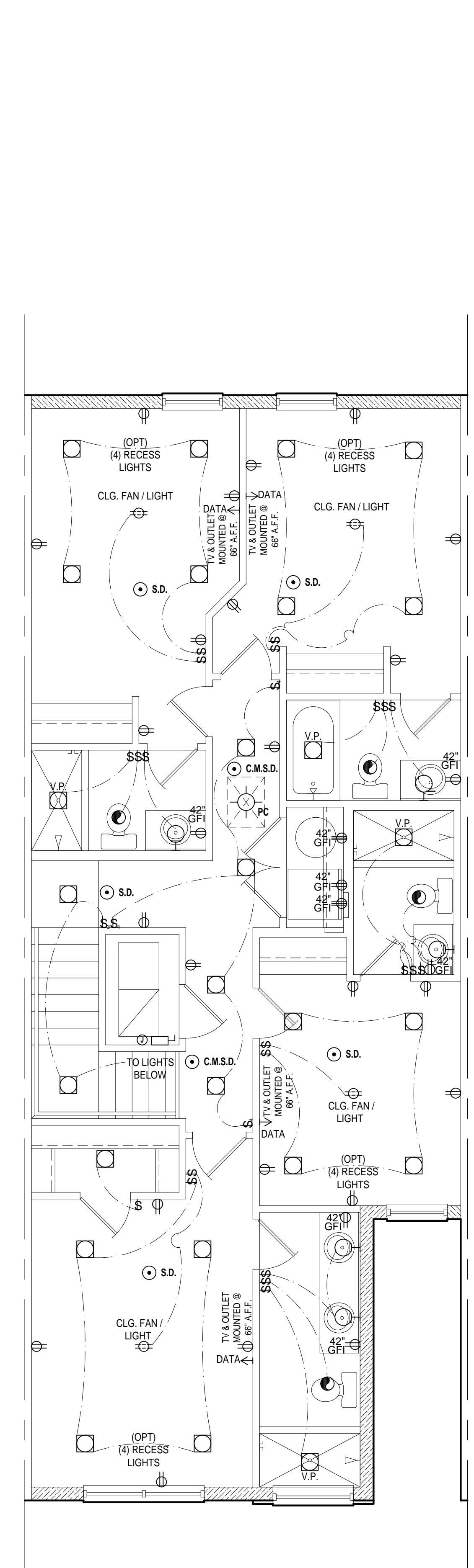
Latitude Second Floor "Elev. A&B" (Elev. "A" shown)

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



Latitude First Floor - (Rev.)

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



Latitude Second Floor-(Rev.) "Elev. A&B" (Elev. "A" shown)

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

Electrical Plan

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

THOMPSON ENGINEERING GROUP, INC.
 401 Vineland Road Suite #6 Orlando, FL 32811
 Ph: (407) 629-6711
 Fax: (407) 629-6776
 www.thompsoneng.com

MJS design group
 residential/commercial/architecture

AI BID

GOBA
 GROUP BRANDS BELONG TO GOBA

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

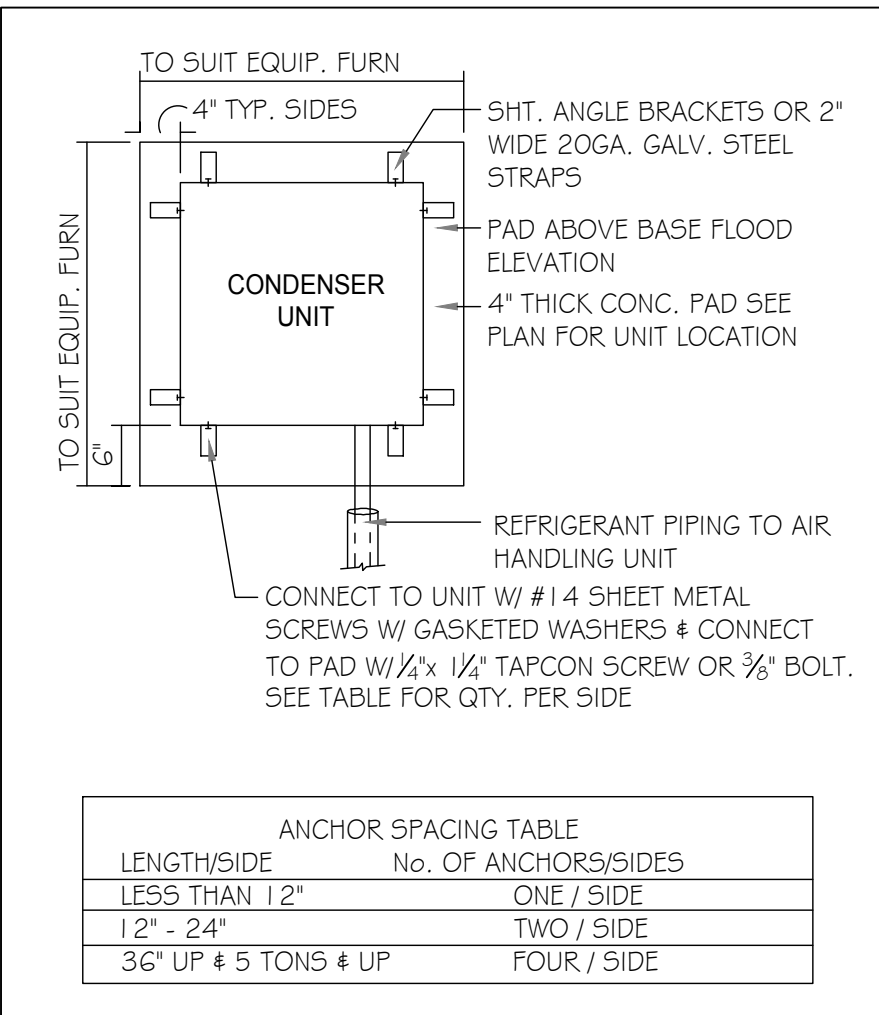
A division of Park Square Enterprises Inc.
 5200 Vineland Rd. Suite #200
 Orlando, FL 32811
 Phone: (407) 529-3000

Park Square HOMES

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

ELECTRICAL LAYOUT
E2

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1 COND. ANCHOR DETAIL

FIELD REPAIR NOTES

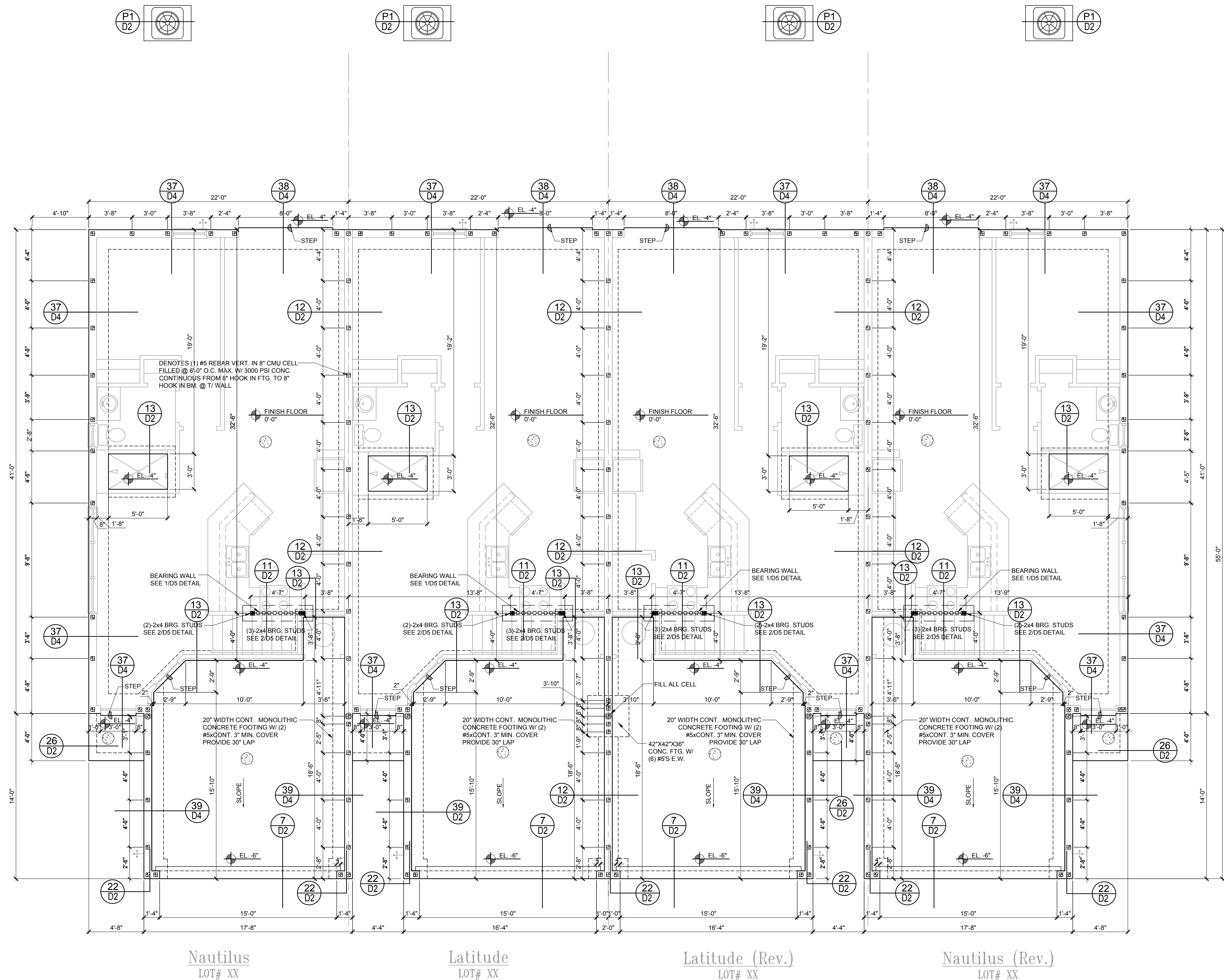
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- 2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/4" - REQUIRE SPECIAL ENGINEERING LETTER.
- 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 12 @ TOP AND BOTTOM PLATE.

VERIFICATION OF FIELD CONDITIONS:

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

FOUNDATION NOTES

- 1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
- 2. [Symbol] DENOTES FILL CELL REINF. W/ CONC. W/ 1-#5 REBAR, GRADE 60. [Symbol] DENOTES FILL CELL RE INF. W/ CONC. W/ 2-#5 REBAR, GRADE 60.
- 3. DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I., 4" THICK WITH 6x6 1010 GAUGE REINFORCING MAT. W/ MIN. 1" COVER TERMITE TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. W/F SHALL BE PLACE IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. FIBER MESH REINFORCEMENT MAY BE USED AS ALTERNATIVE TO WIRE.
- 4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION.
- 5. WATER HEATER TAP RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL 6'-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 TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMITIDE.
- 9. BORA - CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



Nautilus LOT# XX

Latitude LOT# XX

Latitude (Rev.) LOT# XX

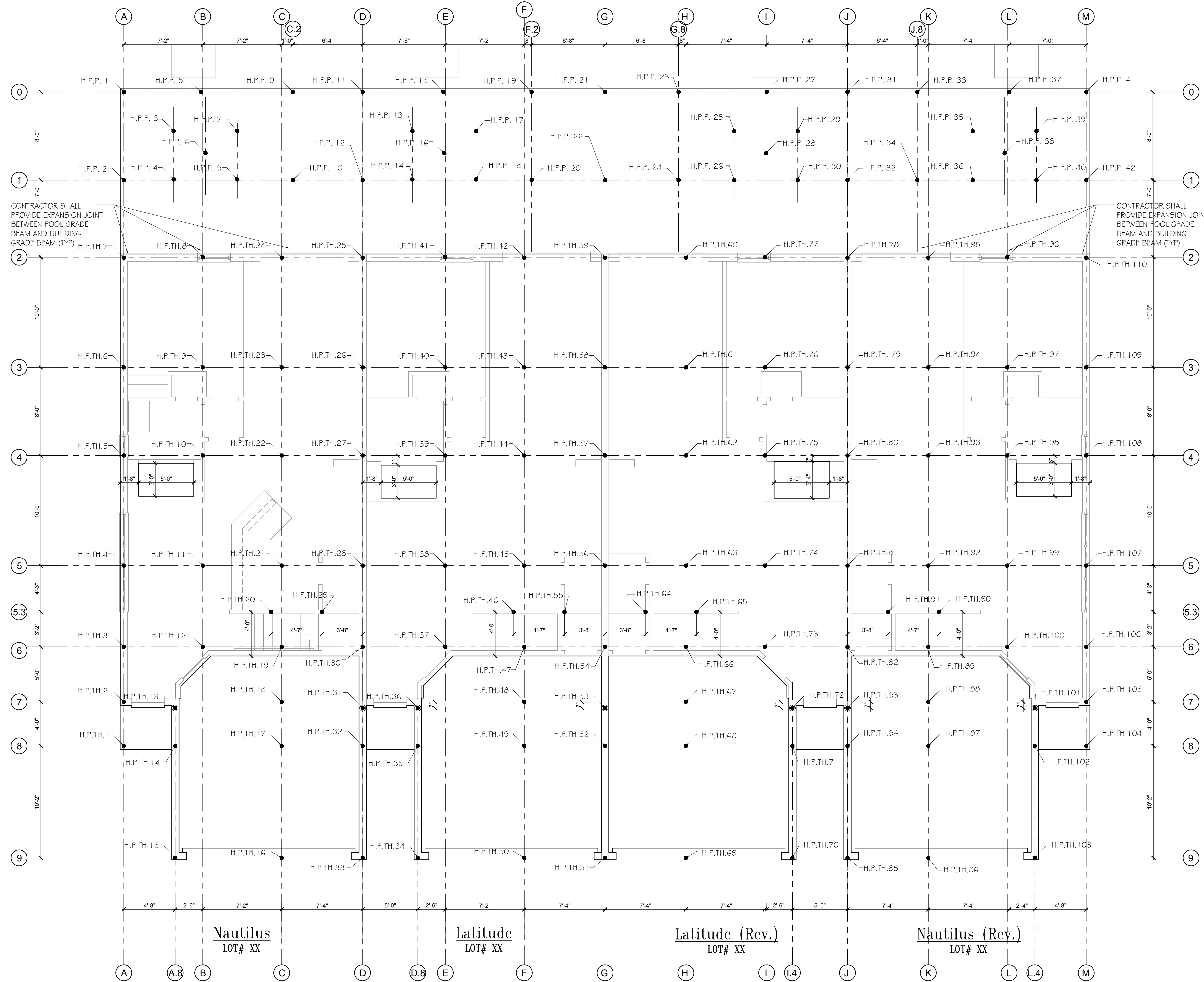
Nautilus (Rev.) LOT# XX

Foundation Plan

SCALE 1/4" = 1'-0"

Vertical sidebar containing logos for HTEG, MJS designers group, AIBD, GOBA, and Park Square Homes. It also lists contact information for MJS (407) 629-6711 and Park Square Homes (407) 529-3000.

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



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

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

NOTE:
 THE DEVELOPER TO RETAIN GEOTECHNICAL ENGINEER TO PROVIDE INSPECTION SERVICES DURING THE SIDE PREPARATION PROCEDURES FOR CONFIRMATIONS OF THE ADEQUACY OF THE EARTHWORK OPERATIONS. FIELD TESTS AND OBSERVATIONS INCLUDE VERIFICATION OF FOUNDATION SUBGRADE BY MONITORING EARTHWORK OPERATIONS AND PERFORMING QUALITY ASSURANCE TESTS OF THE PLACEMENT OF COMPACTED STRUCTURAL FILL COURSES.
 IN-PLACE DENSITY TESTS SHALL BE PERFORMED WITHIN TWO FEET OF THE BOTTOM OF ALL FOUNDATIONS AND IN EACH LIFT OF STRUCTURAL FILL TO VERIFY PROPER COMPACTION OF THE SUBGRADE SOILS.
 THE MINIMUM ALLOWABLE NET SOIL BEARING PRESSURE SHALL BE 1,500 PSF.

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

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

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ANEADU\Stiles\Aready\Neo\OneDrive - Thompson Engineering Group\Desktop\Paradiso Grande (CMU - Raised Feet)\4-UNIT\Ting Files\1.0 File Number Location (H.P. & Pool).dwg

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 THOMPSON ENGINEERING GROUP, INC.
 400 Vineland Road Suite A6 Orlando, FL 32811
 Ph: (407) 734-1450
 Fax: (407) 734-1150
 www.iteg.com

815 Oriole Ave., Suite #1040
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 Ph: (407) 629-6711
 Fax: (407) 629-6776
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MJS
 designers group
 residential-commercial-architecture

AI
 BD

GOBA
 GROUP OF PROFESSIONALS ASSOCIATE

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

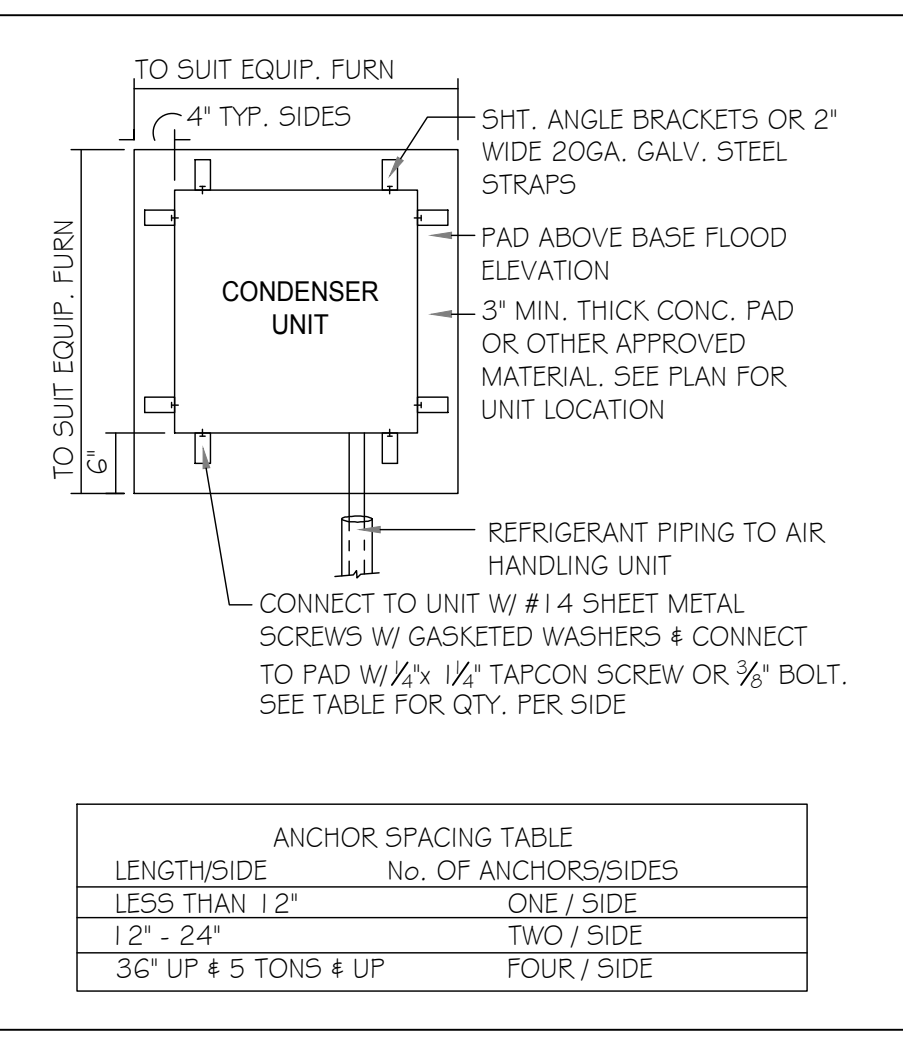
A division of Park Square Enterprises Inc.
 5200 Vineland Rd. Suite #200
 Orlando, FL 32811
 Phone: (407) 529-3000

Park Square HOMES

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

FOUNDATION PLAN

S1.0



1 COND. ANCHOR DETAIL
N.T.S.

- FIELD REPAIR NOTES**
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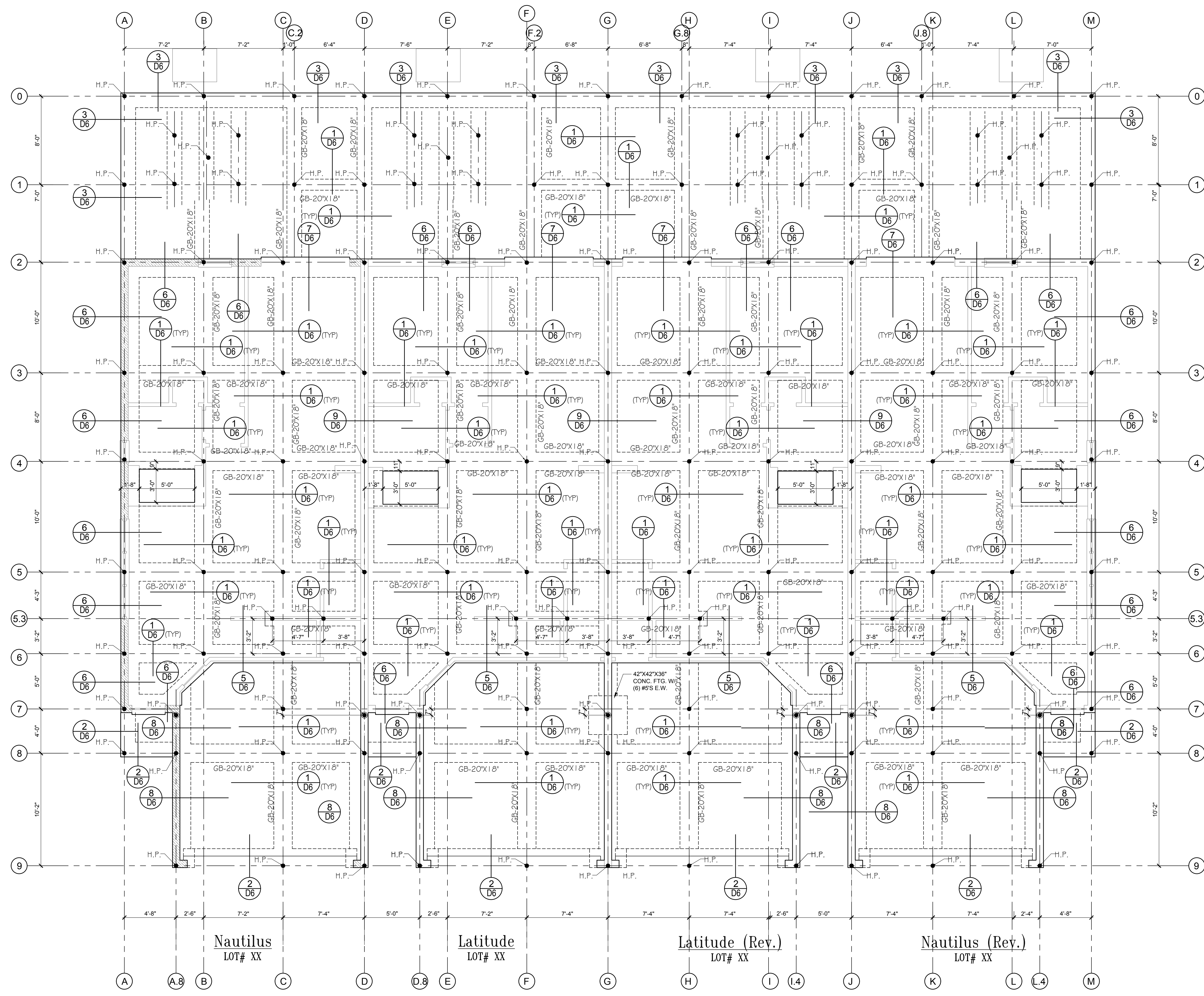
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 - POOL AND DECK PERMITTED SEPARATELY.

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



Foundation Plan
SCALE 1/4" = 1'-0"

NOTE:
WORK THIS SHEET WITH FOUNDATION PLAN (DOWEL PLAN)

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Fax: (407) 734-1750
www.iteg.com

MJS
designers group
residential-commercial-architecture

AIBD

GOBA
GROUP OF PROFESSIONALS ASSOCIATION

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

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

Park Square HOMES

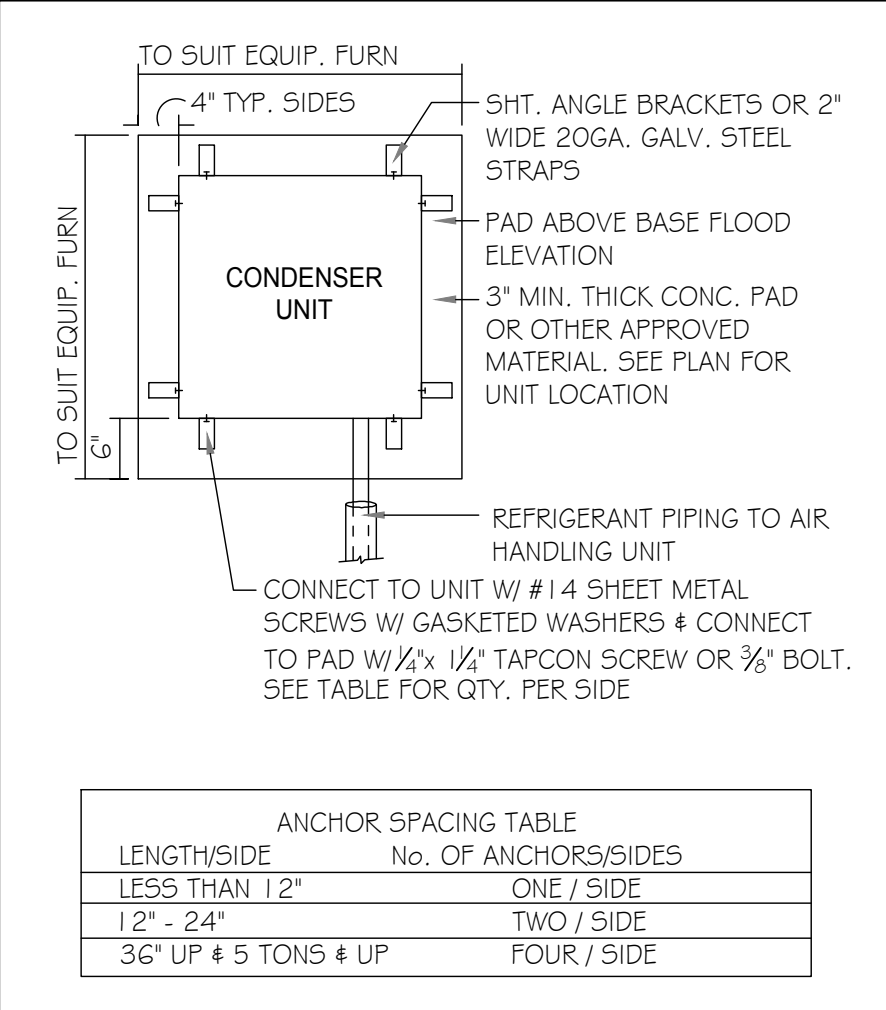
ISSUE DATE: 11/14/2023
REVISIONS:
PROJECT: 21-1257
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

FOUNDATION PLAN
S1

Mar 04, 2023, 3:33pm A:\READY\210303\A-Ready\Nao\OneDrive - Thompson Engineering Group\Desktop\Paradiso Grande (CMU - Raised Feet)\4-UNIT.dwg Files\5.1.1 Foundation Plan (H.P. & Pool.dwg)

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ANCHOR SPACING TABLE	
LENGTH	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.

FIELD REPAIR NOTES

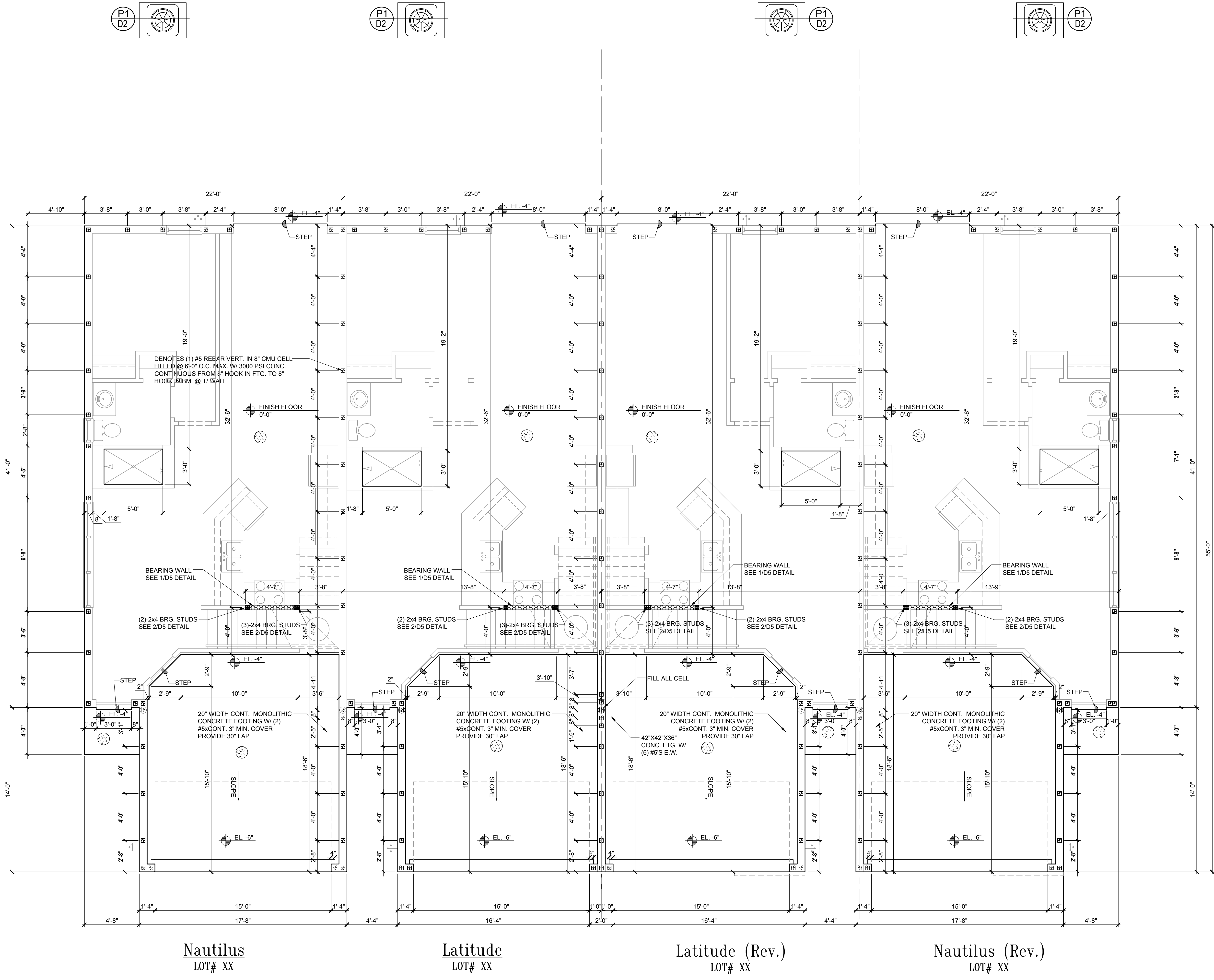
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- Ⓢ DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I., 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. W/ MIN. 1" COVER TERMITE TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL WWF SHALL BE PLACE IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. *FIBER MESH REINFORCEMENT MAY BE USED AS ALTERNATIVE TO WIRE.
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- BORA CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



Nautilus
LOT# XX

Latitude
LOT# XX

Latitude (Rev.)
LOT# XX

Nautilus (Rev.)
LOT# XX

Foundation Plan

SCALE 1/4" = 1'-0"

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

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Altamonte Springs, FL 32701
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www.mjsdesignsgroup.com
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designers group
residential-commercial-architecture

AIBD

GOBA
GROUP OF PROFESSIONALS ASSOCIATION

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

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Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE: 11/14/2023
REVISIONS:

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

FOUNDATION PLAN

S1.2



FIELD REPAIR NOTES

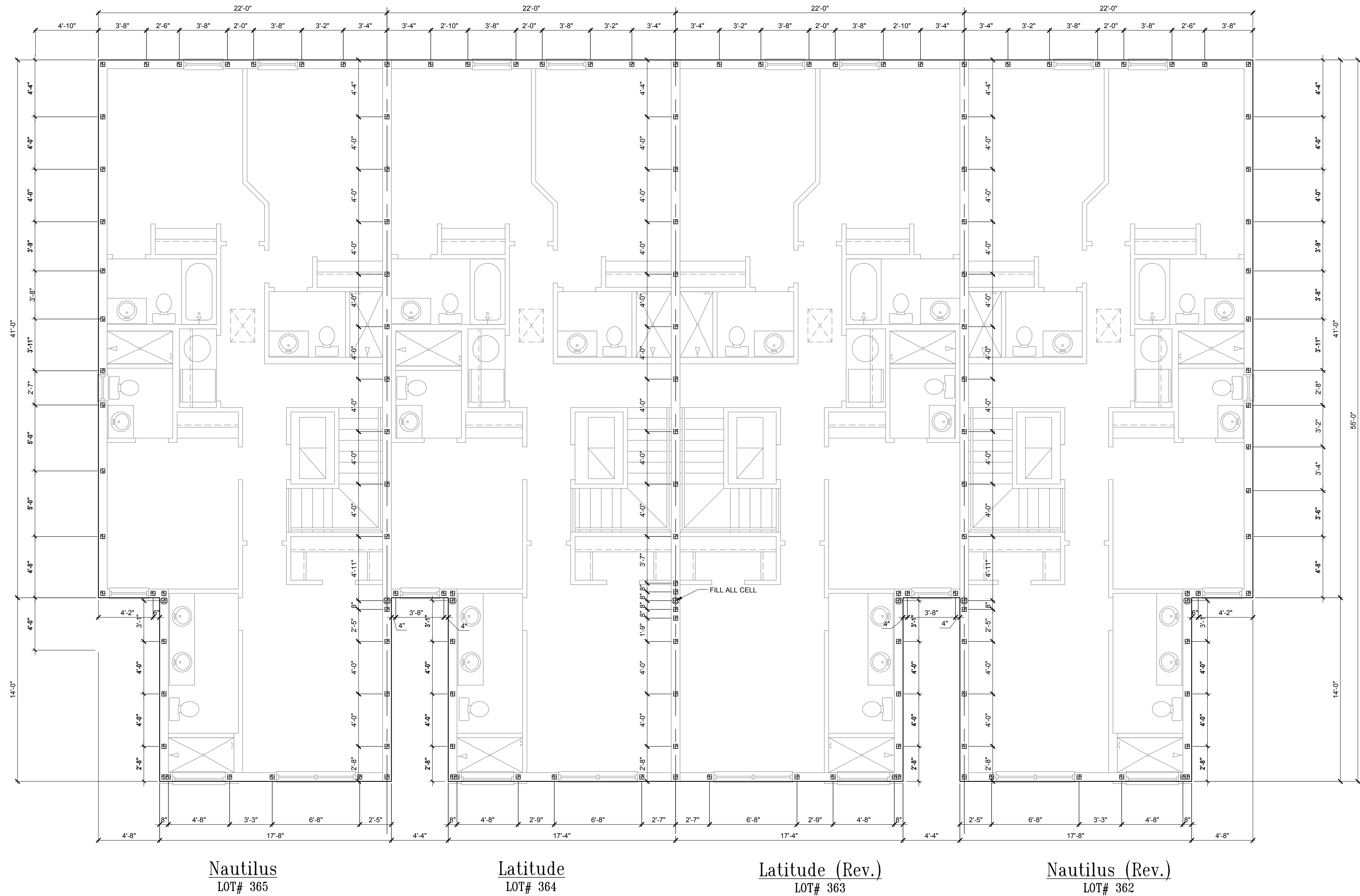
- 1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. X 6" DEEP HOLE FILLED W/ UNITEK PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- 2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT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

VERIFICATION OF FIELD CONDITIONS:

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

FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2.  DENOTES FILL CELL REIN. W/ CONC. W/ #5 REBAR, GRADE 60.
3.  DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I., 4" THICK WITH GIG. 10/10 GAUGE REINFORCING MAT. W/ MIN. 1" COVER TERMITE TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACED IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. FIBER MESH REINFORCEMENT MAY BE USED AS ALTERNATIVE TO WIRE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
5. WATER HEATER TAP RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL 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 TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMITICIDE.
9. BORA - CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



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

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AIBD
ARCHITECTS IN BUSINESS DESIGN ASSOCIATES

GOBA
GENERAL BUILDING CONTRACTORS ASSOCIATION

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

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

Park Square HOMES

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

Mar 04, 2025 3:34pm

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

DOWEL PLAN
S1.3

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

FIELD REPAIR NOTES

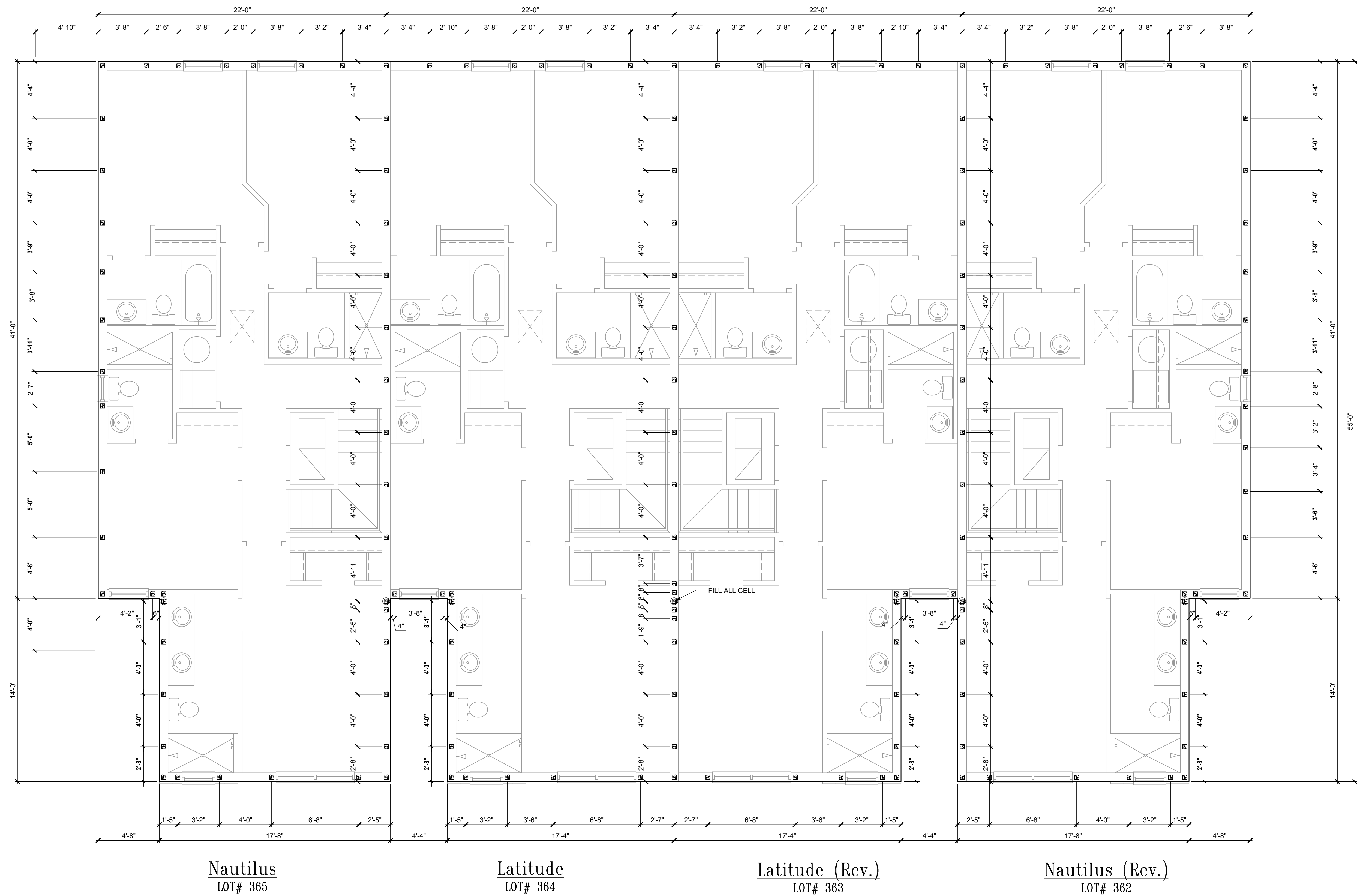
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- 3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSSES IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS @ TOP AND BOTTOM PLATE.

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FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. DENOTES FILL CELL REINF. W/ CONC. W/ 1-#5 REBAR, GRADE 60.
 DENOTES FILL CELL REINF. W/ CONC. W/ 2-#5 REBAR, GRADE 60.
3. DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2,500 P.S.I. 4" THICK WITH GIG. 10/10 GAUGE REINFORCING MAT. W/ MIN. 1" COVER TERMIT TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACED IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. FIBER MESH REINFORCEMENT MAY BE USED AS ALTERNATIVE TO WIRE.
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Nautilus
LOT# 365

Latitude
LOT# 364

Latitude (Rev.)
LOT# 363

Nautilus (Rev.)
LOT# 362

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

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 designers group
 residential-commercial-architecture

A I B D

GOBA
 GROUP OF BUSINESS ASSOCIATES

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

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 5200 Vineland Rd., Suite #200
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Park Square HOMES

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

DOWEL PLAN
S.1.1

Mar 04, 2025 3:34pm **ANREADY** \Users\Arady\OneDrive - Thompson Engineering Group\Desktop\Paradiso Grande (CMU - Raised Feet)\4-Unit\dwg Files\3.2 and floor dowel plan ELEV. B.dwg

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

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

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F40-1B/1T	GARAGE DOOR
L-2	4'-4"	8RF22-1B/1T	FRONT DOOR
L-3	10'-6"	8F24-1B/1T	(3) 3060 S.H.
L-4	3'-6"	8F24-0B/1T	2030 S.H.
L-5	4'-6"	8F24-0B/1T	3050 S.H.
L-6	9'-4"	8F24-1B/1T	8'-0" X 8'-0" S.G.D.
L-7	7'-6"	8F24-1B/1T	(2) 3050 S.H.
L-8	5'-4"	8F24-0B/1T	4020 F.G. (TEMP)-ELEV. A

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

TYPE DESIGNATION

F = FILLED WITH GROUT / U = UNFILLED
QUANTITY OF #5 REBAR AT BOTTOM OF LINTEL CAVITY

8F16-1B/1T

NOMINAL WIDTH NOMINAL HEIGHT QUANTITY OF #5 REBAR AT TOP

#5 REBAR AT TOP MIN. (1) REQD. 1-1/2" CLEAR C.M.U. GROUT #5 REBAR AT BOTTOM OF LINTEL CAVITY BOTTOM REINFORCING PROVIDED IN LINTEL (VARIES) 7-5/8" ACTUAL 8" NOMINAL WIDTH

MATERIALS

1. Cast concrete = 3500 psi.
2. Cast concrete = 6000 psi.
3. Grout = 3000 psi w/ maximum 3/8" aggregate.
4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
5. Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
6. Prestressing strand per ASTM A416 grade 270 low relaxation.
7. 7/32 wire per ASTM A510.
8. Mortar per ASTM C270 type M or S.

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cl. reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530.

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

GRAVITY

LENGTH	TYPE	8F8-1B	8F8-0B	8RF14-1B	8F16-0B	8F20-1B	8F24-1B
4'-4" (52")	PRECAST	1489	1591	3053	2882	3954	4629
4'-6" (54")	PRECAST	1357	1702	3412	4082	5472	7947
5'-8" (68")	PRECAST	785	832	1602	1550	2058	2568
5'-10" (70")	PRECAST	736	1103	2051	3811	6472	8510
6'-8" (80")	PRECAST	822	907	1677	2933	2676	3223
7'-6" (90")	PRECAST	665	761	1377	2292	1995	2491
9'-8" (116")	PRECAST	371	420	834	1253	1071	1342

8" PRECAST & PRESTRESSED U-LINTELS

UPLIFT

LENGTH	TYPE	8F8-1T	8F8-0T	8RF14-1T	8F16-0T	8F20-1T	8F24-1T
2'-10" (34")	PRECAST	2727	2878	4101	5332	6569	7811
3'-6" (42")	PRECAST	2193	2289	3260	4227	5219	6204
4'-0" (48")	PRECAST	1879	1989	2832	3690	4532	5387
4'-6" (54")	PRECAST	1660	1762	2507	3257	4010	4767
5'-4" (64")	PRECAST	1367	1424	2110	2741	3375	4010
5'-10" (70")	PRECAST	1272	1357	1930	2505	3084	3665
6'-6" (78")	PRECAST	1141	1182	1684	2192	2703	3216
7'-6" (90")	PRECAST	959	912	1475	1914	2354	2787
9'-4" (112")	PRECAST	601	612	980	1289	1560	1852
10'-6" (126")	PRECAST	516	498	753	1027	1261	1498
11'-4" (136")	PRECAST	466	435	665	850	1054	1288
12'-0" (144")	PRECAST	407	380	631	816	1001	1188
13'-4" (160")	PRECAST	353	340	532	686	841	997
14'-0" (168")	PRECAST	319	316	493	635	778	922
14'-8" (176")	PRECAST	243	255	459	601	724	857
15'-4" (184")	PRECAST	228	278	436	583	677	811
17'-4" (208")	PRESTRESSED	188	236	361	464	567	670
19'-4" (232")	PRESTRESSED	165	207	313	401	499	578
21'-4" (256")	PRESTRESSED	145	186	278	356	433	512
22'-0" (264")	PRESTRESSED	142	182	338	477	535	607
24'-0" (288")	PRESTRESSED	127	165	244	312	380	447

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

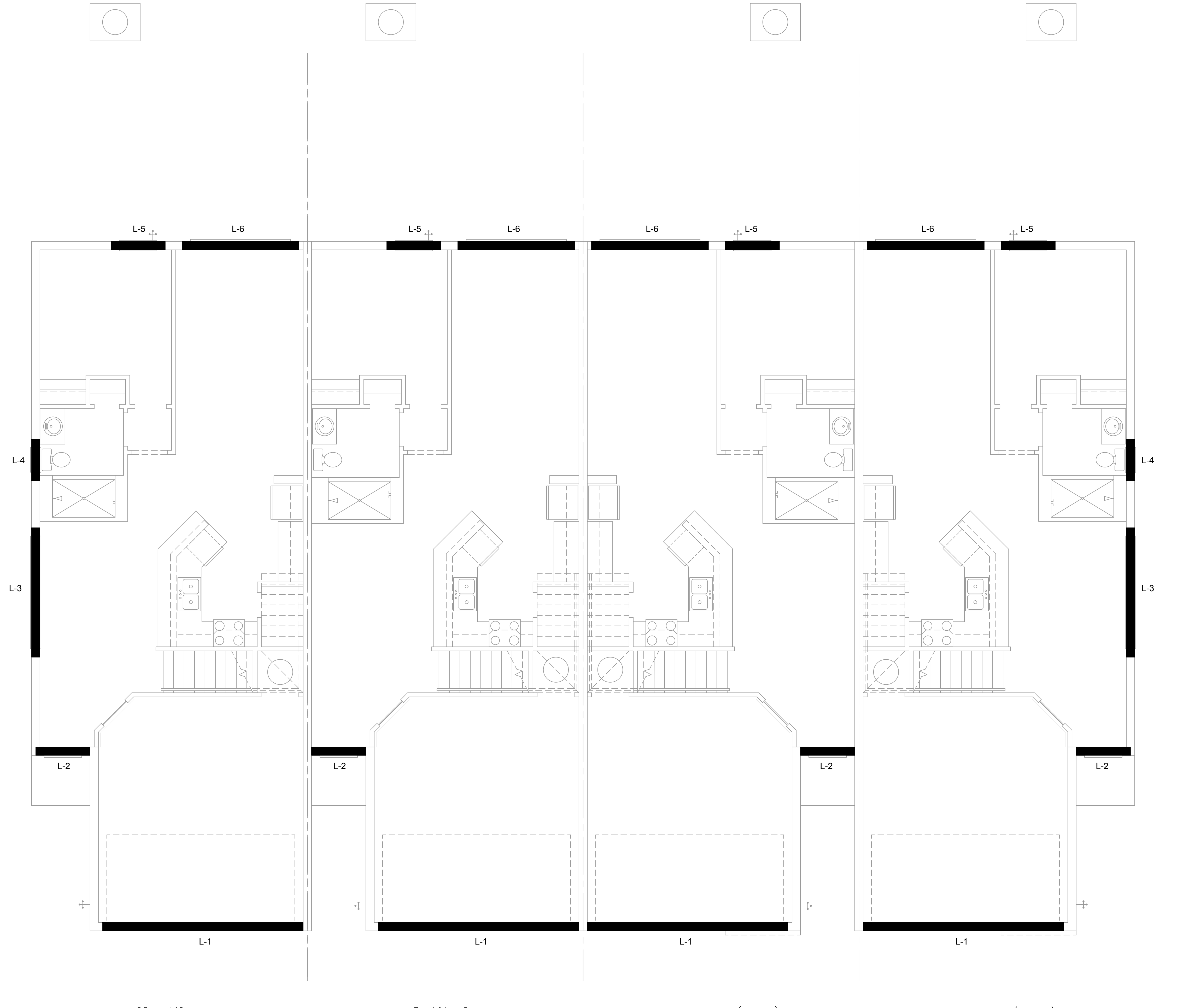
UPLIFT

LENGTH	TYPE	8RF11T	8RF10T	8RF12T	8RF14T	8RF16T	8RF18T	8RF20T	8RF24T	8RF28T	8RF32T
4'-4" (52")	PRECAST	1244	1573	2413	3200	4112	4987	5825	6625	7392	8125
4'-6" (54")	PRECAST	1192	1495	2240	3036	3837	4643	5453	6265	7080	7897
5'-8" (68")	PRECAST	924	1172	1795	2423	3055	3689	4325	4963	5603	6243
5'-10" (70")	PRECAST	890	1138	1742	2352	2985	3621	4258	4895	5533	6171
6'-8" (80")	PRECAST	778	982	1513	2042	2571	3107	3642	4177	4712	5247
7'-6" (90")	PRECAST	688	840	1302	1762	2225	2690	3157	3624	4091	4558
9'-8" (116")	PRECAST	533	627	1009	1369	1729	2089	2450	2811	3172	3533

LATERAL

LENGTH	TYPE	BRU6	BRF6
4'-4" (52")	PRECAST	932	932
4'-6" (54")	PRECAST	853	853
5'-8" (68")	PRECAST	501	501
5'-10" (70")	PRECAST	469	469
6'-8" (80")	PRECAST	830	1100
7'-6" (90")	PRECAST	710	941
9'-8" (116")	PRECAST	516	614

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



Nautilus
LOT# XX

Latitude
LOT# XX

Latitude (Rev.)
LOT# XX

Nautilus (Rev.)
LOT# XX

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Phone: (407) 529-3000

Park Square HOMES

ISSUE DATE: 11/14/2023
REVISIONS:

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

LINTEL PLAN
S2

Mar 04, 2023 3:34pm
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LINEAL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F40-1B/1T	GARAGE DOOR
L-2	4'-4"	8RF22-1B/1T	FRONT DOOR
L-3	10'-6"	8F24-1B/1T	(3) 3060 S.H.
L-4	3'-6"	8F24-0B/1T	2030 S.H.
L-5	4'-6"	8F24-0B/1T	3050 S.H.
L-6	9'-4"	8F24-1B/1T	8'-0" X 8'-0" S.G.D.
L-7	7'-6"	8F24-1B/1T	(2) 3050 S.H.
L-8	5'-4"	8F24-0B/1T	4020 F.G. (TEMP)-ELEV. A

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

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L-4	3'-6"	8F24-0B/1T	2030 S.H.
L-5	4'-6"	8F24-0B/1T	3050 S.H.
L-6	9'-4"	8F24-1B/1T	8'-0" X 8'-0" S.G.D.
L-7	7'-6"	8F24-1B/1T	(2) 3050 S.H.
L-8	5'-4"	8F24-0B/1T	4020 F.G. (TEMP)-ELEV. A

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

GRAVITY			
LENGTH	TYPE	8R8	8F8
2'-10" (34")	PRECAST	2302	2302
3'-6" (42")	PRECAST	2302	2302
4'-0" (48")	PRECAST	2029	2029
4'-6" (54")	PRECAST	1651	1651
5'-4" (64")	PRECAST	1184	1184
5'-10" (70")	PRECAST	972	972
6'-6" (78")	PRECAST	937	937
7'-6" (90")	PRECAST	707	707
8'-0" (96")	PRECAST	670	670
8'-8" (104")	PRECAST	618	618
9'-4" (112")	PRECAST	573	573
10'-6" (126")	PRECAST	456	456
11'-4" (136")	PRECAST	445	445
12'-0" (144")	PRECAST	414	414
13'-4" (160")	PRECAST	362	362
14'-0" (168")	PRECAST	338	338
14'-8" (176")	PRESTRESSED	N.R.	N.R.
15'-4" (184")	PRESTRESSED	N.R.	N.R.
17'-4" (208")	PRESTRESSED	N.R.	N.R.
19'-4" (232")	PRESTRESSED	N.R.	N.R.
21'-4" (256")	PRESTRESSED	N.R.	N.R.
22'-0" (264")	PRESTRESSED	N.R.	N.R.
24'-0" (288")	PRESTRESSED	N.R.	N.R.

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

LENGTH	TYPE	8R8	8F8
4'-4" (52")	PRECAST	1489	1489
4'-6" (54")	PRECAST	1357	1357
5'-8" (68")	PRECAST	785	785
5'-10" (70")	PRECAST	732	732
6'-8" (80")	PRECAST	826	826
7'-6" (90")	PRECAST	665	665
9'-8" (116")	PRECAST	371	371

8" PRECAST & PRESTRESSED U-LINTELS UPLIFT

LENGTH	TYPE	8R8	8F8
2'-10" (34")	PRECAST	2727	2727
3'-6" (42")	PRECAST	2165	2165
4'-0" (48")	PRECAST	1879	1879
4'-6" (54")	PRECAST	1660	1660
5'-4" (64")	PRECAST	1297	1297
5'-10" (70")	PRECAST	1272	1272
6'-6" (78")	PRECAST	1141	1141
7'-6" (90")	PRECAST	959	959
9'-4" (112")	PRECAST	801	801
10'-6" (126")	PRECAST	716	716
11'-4" (136")	PRECAST	666	666
12'-0" (144")	PRECAST	607	607
13'-4" (160")	PRECAST	531	531
14'-0" (168")	PRECAST	500	500
14'-8" (176")	PRESTRESSED	243	243
15'-4" (184")	PRESTRESSED	228	228
17'-4" (208")	PRESTRESSED	188	188
19'-4" (232")	PRESTRESSED	165	165
21'-4" (256")	PRESTRESSED	145	145
22'-0" (264")	PRESTRESSED	142	142
24'-0" (288")	PRESTRESSED	127	127

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

Nautilus
LOT# 365

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

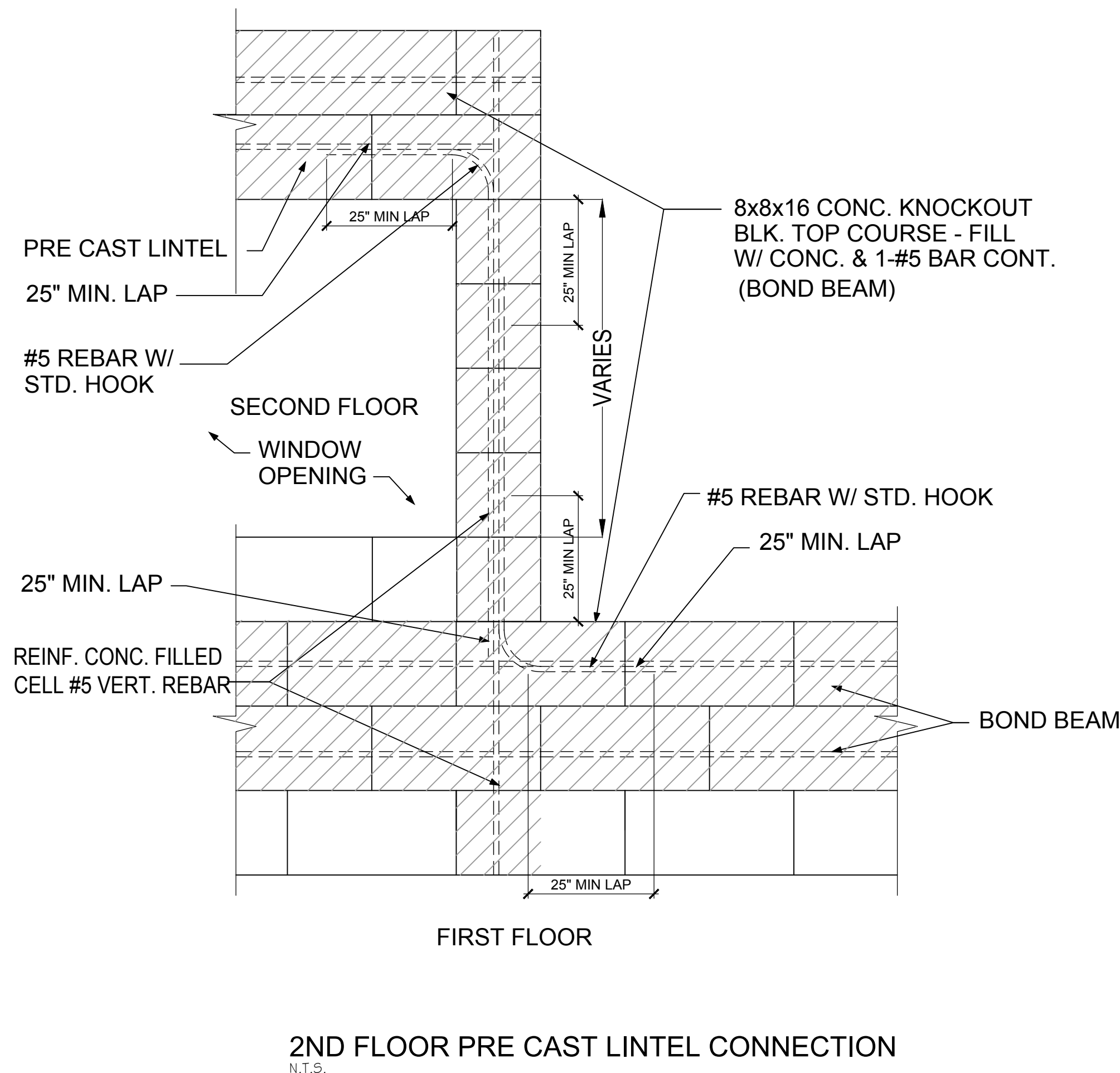
LENGTH	TYPE	8R8	8F8
4'-4" (52")	PRECAST	1244	1244
4'-6" (54")	PRECAST	1192	1192
5'-8" (68")	PRECAST	924	924
5'-10" (70")	PRECAST	890	890
6'-8" (80")	PRECAST	890	890
7'-6" (90")	PRECAST	688	688
9'-8" (116")	PRECAST	533	533

SAFE LOAD TABLE NOTES

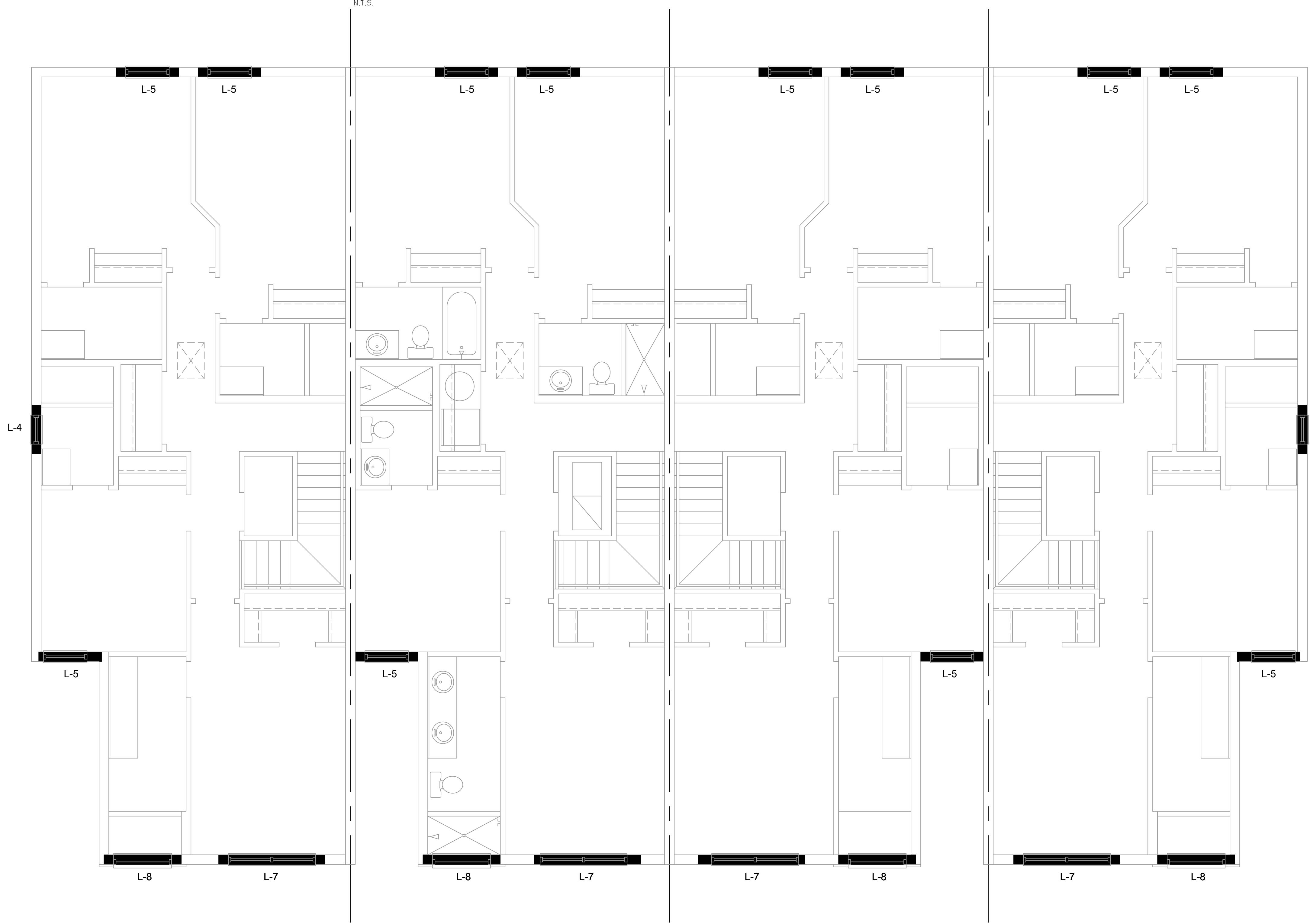
- All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
- N.R. = Not Rated.
- Safe loads are total superimposed allowable load on the section specified.
- Safe loads based on grade 40 or grade 60 field rebar.
- Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel.
- One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
- The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from the face of support.
- For composite lintel heights not shown, use safe load from next lower height.
- All safe loads in units of pounds per linear foot.

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

Latitude
LOT# 364



2ND FLOOR PRE CAST LINTEL CONNECTION



Nautilus
LOT# 365

Latitude
LOT# 364

Latitude (Rev.)
LOT# 363

Nautilus (Rev.)
LOT# 362

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

HITEG ENGINEERING GROUP, INC.
 400 Vineland Road, Suite A6, Orlando, FL 32811
 Ph: (407) 734-1450 Fax: (407) 734-1950
 www.hitegeng.com

MJS designers group
 residential-commercial-architecture

AIBD

GOBA
 DESIGN • PROJECT MANAGER

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

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

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

ISSUE DATE: 11/14/2023
 REVISIONS:

LINTEL PLAN
S3

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A OR MTS12	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010 1000	660 / 550
23	LUS26	HDR: 4-10d / JUST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4, 6, 8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8" x 5 1/2" 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: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/2" x 3" / (2) 7/8" BLT	3,990	N/A
104	HU8-SDS2.5	7/8" BLT / 20-SDS 1/2" x 2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
168	U46	H: 8-10d / J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: 14-16d / J: 4-10d	1,085	N/A
186	HUCQ210-2-SDS	H: 12-1/4" x 2-1/2" SDS" J: 6-1/4" x 2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: 18-1/4" x 2-1/2" TITEN T." J: 10-0.148x3"	1,800 U 5,095 D.	N/A
191	HU28	CMU: 6-1/4" x 2-1/2" TITEN T." J: 10-0.148x1 1/2"	545 U 1,700 D.	N/A
214	HUC212-3TF	HD: 16-3/16" x 1 1/2" TAPCON BM: 6-16d	1,135	N/A
215	HGUS210-2	HDR: 46-16d / JUST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/2" x 1 1/2" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/2" x 1 1/2" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4x8 TOP&FACE JOIST: 18-10d	3,145	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R: 2-10dx1 1/2" / P: 10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MG1	(1) 5/8" BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS./GIR: 8-10d	6,485	N/A
303	HGT-4	LTL: 3/4" BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d / JUST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

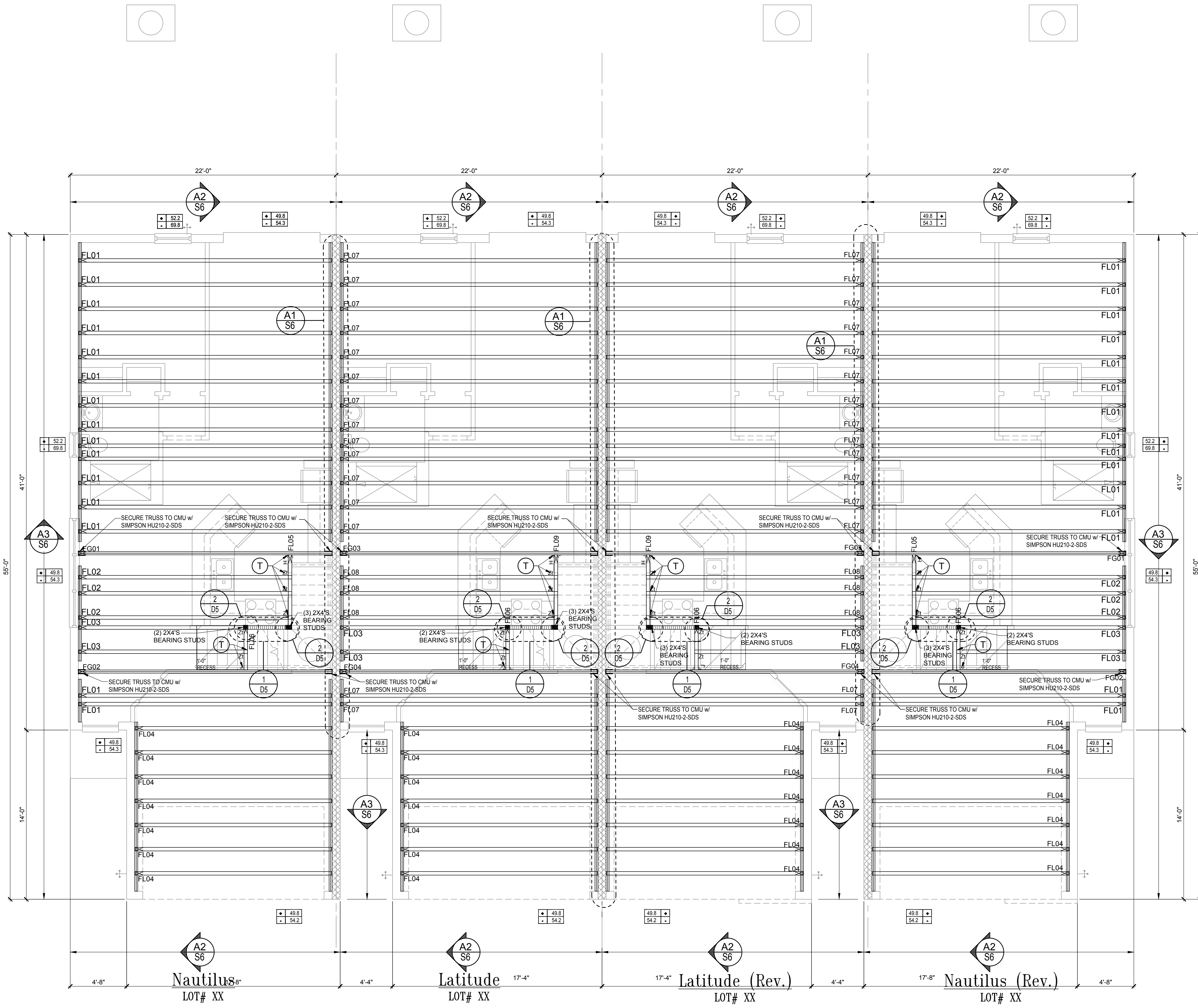
XXX ULTIMATE DESIGNED POSITIVE PRESSURE
XXX ULTIMATE DESIGNED NEGATIVE PRESSURE

NOTE: DESIGN PRESSURES BASED ON ULTIMATE WIND SPEED TO OBTAIN NOMINAL "AS-BUILT" 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" DIA. x 6" DEEP HOLE FILLED W/ URETEK. PROPXY 300 OR SIMPSON SET OR EIF ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/2" - REQUIRE SPECIAL ENGINEERING LETTER.
- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 2' AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE

- NOTES**
- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
 - TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
 - PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
 - ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
 - TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY. KIN 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.
 - TILE ROOF - UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
 - OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.



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

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A I B D

GOBA
 GROUP OF BUILDERS ASSOCIATION

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

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

Park Square HOMES

ISSUE DATE: 11/14/2023
 REVISIONS:

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

Mar 04, 2025 3:34pm

FLOOR TRUSSES
S4

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8d x 1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A OR MTS12	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010 1000	660 / 550
23	LUS26	HDR: 4-10d / JUST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	365	280 / 303
35	A35F	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8" x 5/2" 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: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/2" x 3" / (2) 7/8" BLT	3,990	N/A
104	HU8-SDS2.5	7/8" BLT / 20-SDS 1/2" x 2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
168	U46	H: 8-10d / J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: 14-16d / J: 4-10d	1,085	N/A
186	HUCQ210-2-SDS	H: 12-1/4" x 2-1/2" SDS* J: 6-1/4" x 2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: 18-1/4" x 2-1/2" TITEN T." J: 10-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU28	CMU: 6-1/4" x 2-1/2" TITEN T." J: 10-0.148x1 1/2"	545 U. 1,700 D.	N/A
214	HUC212-3TF	HD: 16-3/16" x 1 1/2" TAPCON BM: 6-16d	1,135	N/A
215	HGUS210-2	HDR: 46-16d / JUST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/2" x 1 1/2" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/2" x 1 1/2" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4x8 TOP&FACE JOIST: 18-10d	3,145	N/A
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	MG1	(1) 5/8" BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS./GIR: 8-10d	6,485	N/A
303	HGT-4	LTL: 3/4" BLTS./GIR: 16-10d	9,250	N/A
401	SURL414	FACE: 18-16d / JUST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

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

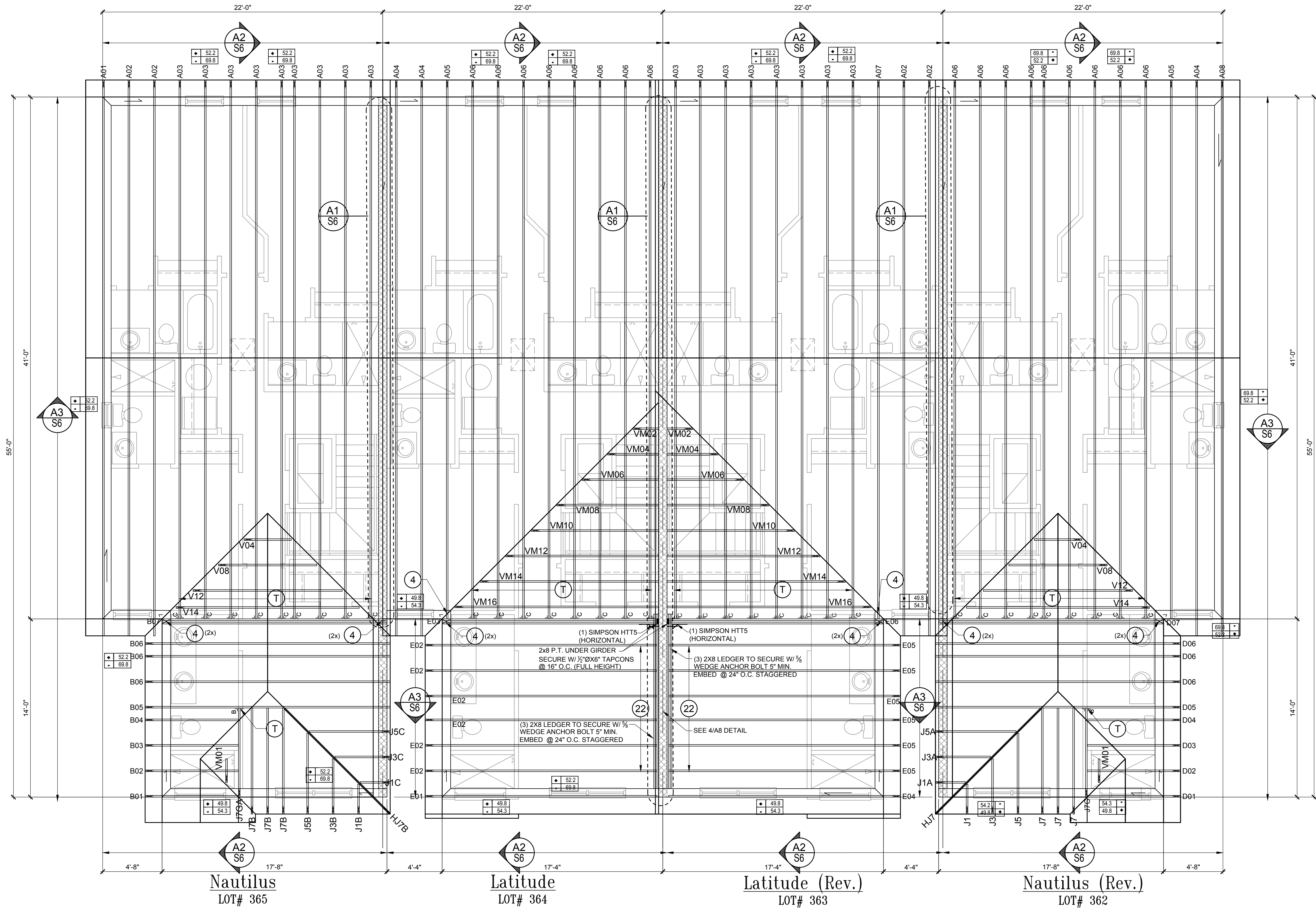
NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.8

FIELD REPAIR NOTES

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

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY. KIN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTC A BCSI 1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
- OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.



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

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

AIBD
ARCHITECTS INC.

GOBA
GENERAL CONTRACTORS ASSOCIATION

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

A division of Park Square Enterprises Inc.
5200 Vineland Rd., Suite #200
Orlando, FL 32811
Phone: (407) 599-3000

ISSUE DATE: 11/14/2023
REVISIONS:

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

ROOF PLAN ELEV. A
S5

Mar 04, 2023 3:34pm

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A OR MTS12	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010 1000	660/550
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2"x2 1/2" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/2"x3"(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	1,550	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	HU28	CMU: 6-1/4"x2-1/2" TITEN T." J: 10-0.148x1 1/2"	545 U. 1,700 D.	N/A
214	HUC212-3TF	HD: 16-3/16"x1 1/2" TAPCON BM: 6-16d	1,135	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
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R: 2-10dx1 1/2" / P: 10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MG1	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SURL14	FACE: 18-16d/JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

XXX ULTIMATE DESIGNED POSITIVE PRESSURE
XXX ULTIMATE DESIGNED NEGATIVE PRESSURE

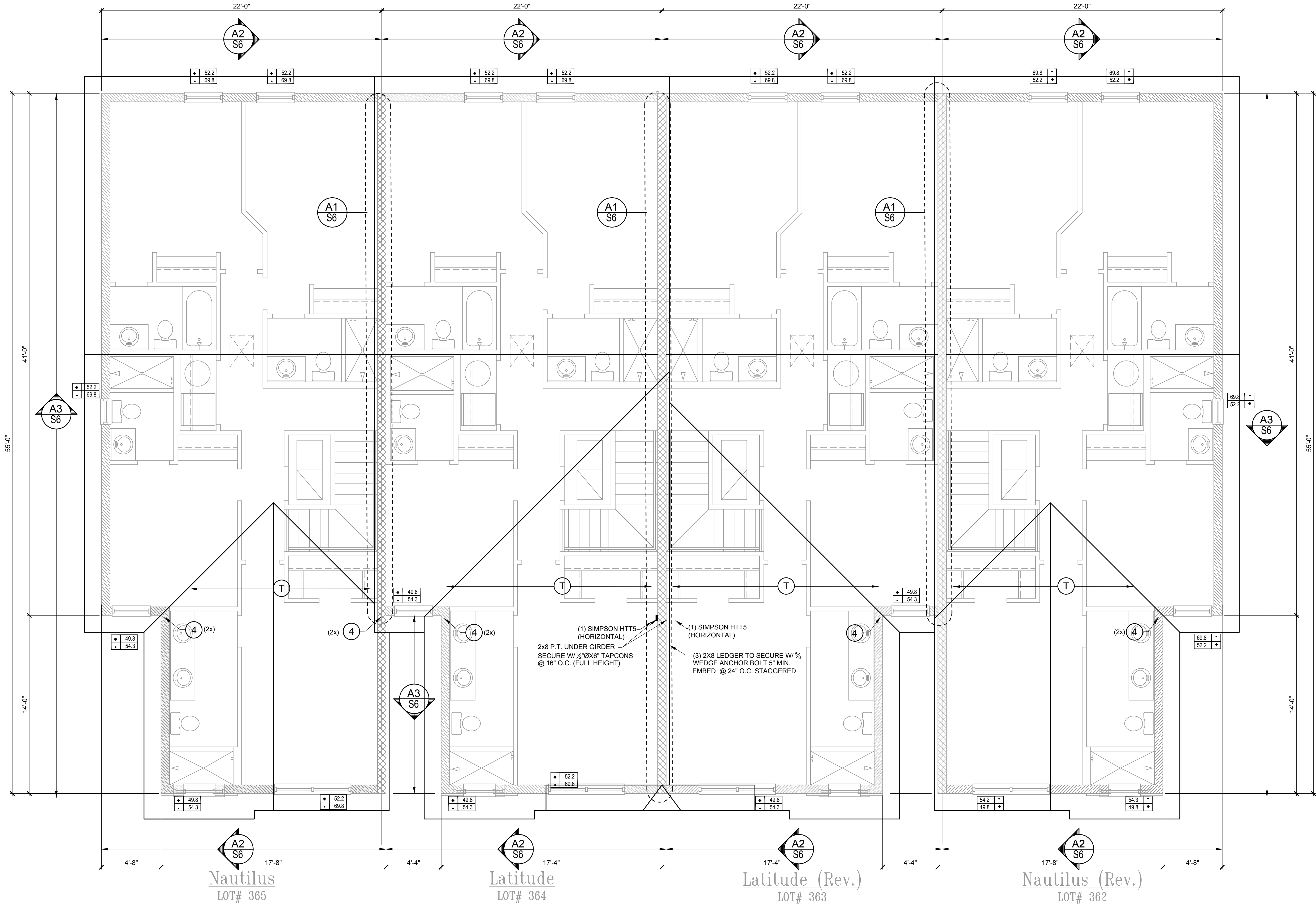
NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

FIELD REPAIR NOTES

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

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY. KIN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTC A BCSI 1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCE 2023, 8TH EDITION R905.1.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D228, 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.



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

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MJS
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 residential-commercial-architecture

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 Phone: (407) 529-3000

AI
 BD

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

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

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

ISSUE DATE: 11/14/2023
 REVISIONS:

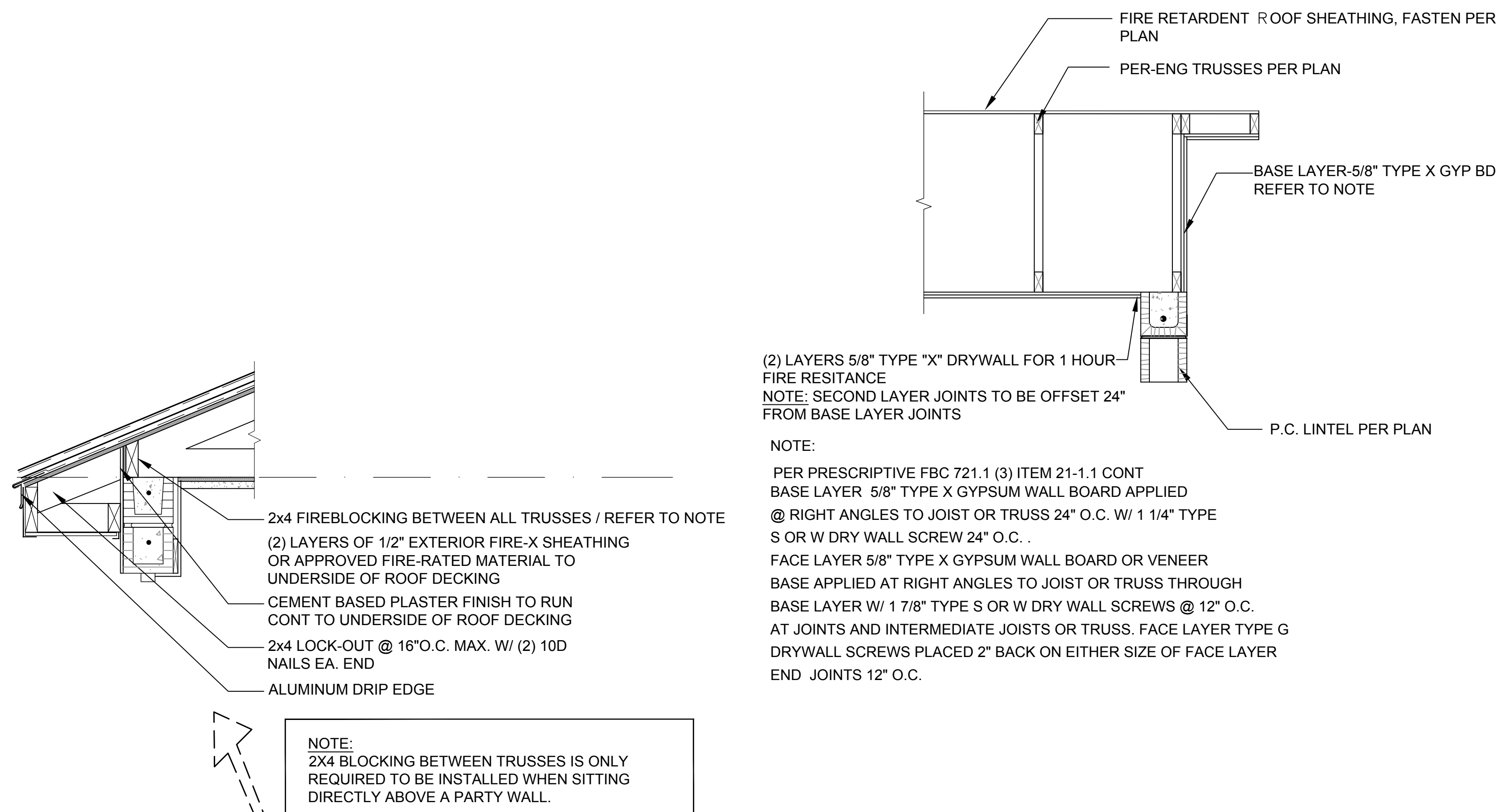
NO.	DATE	DESCRIPTION

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

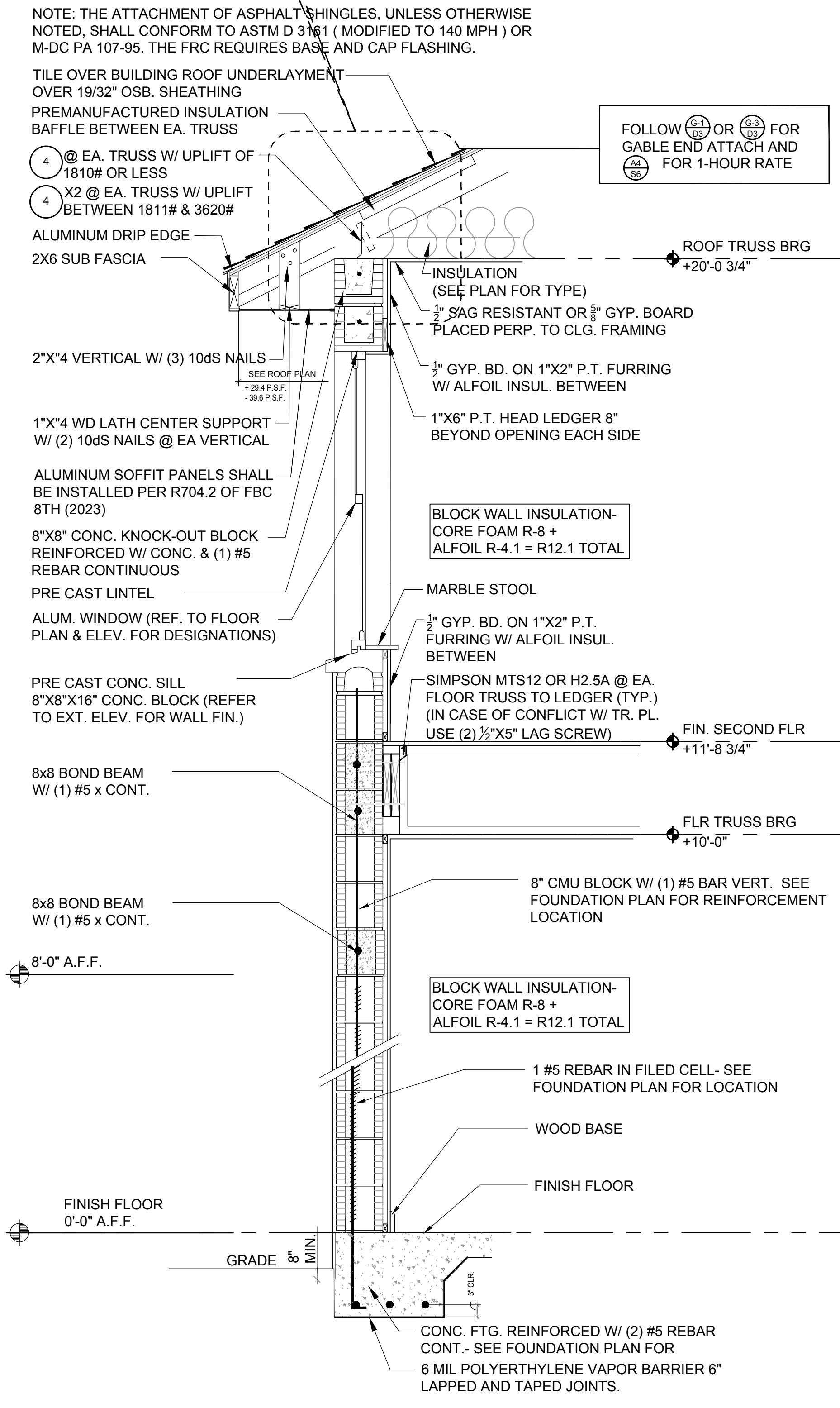
PROJECT: 21-1257
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

ROOF PLAN ELEV. B

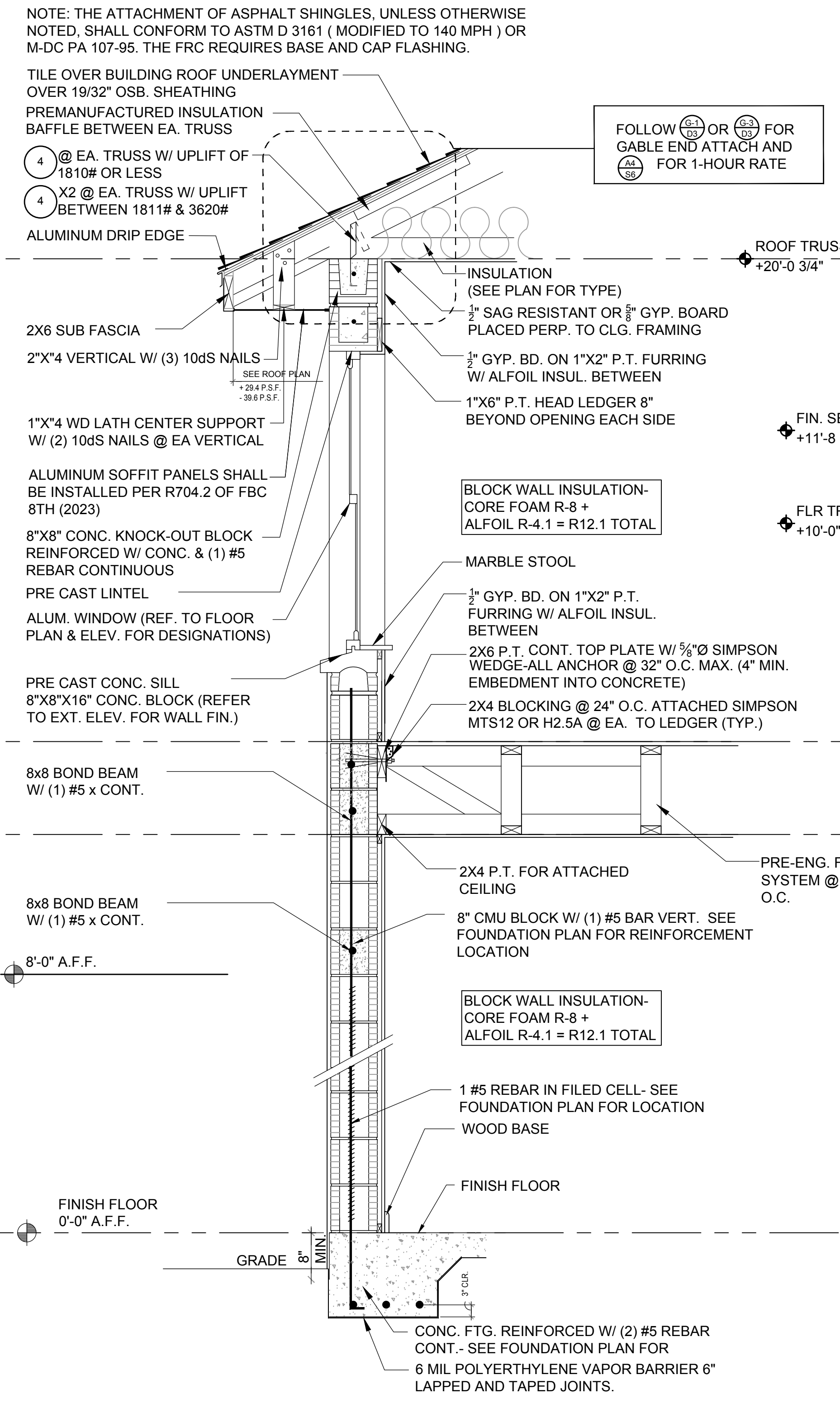
S5



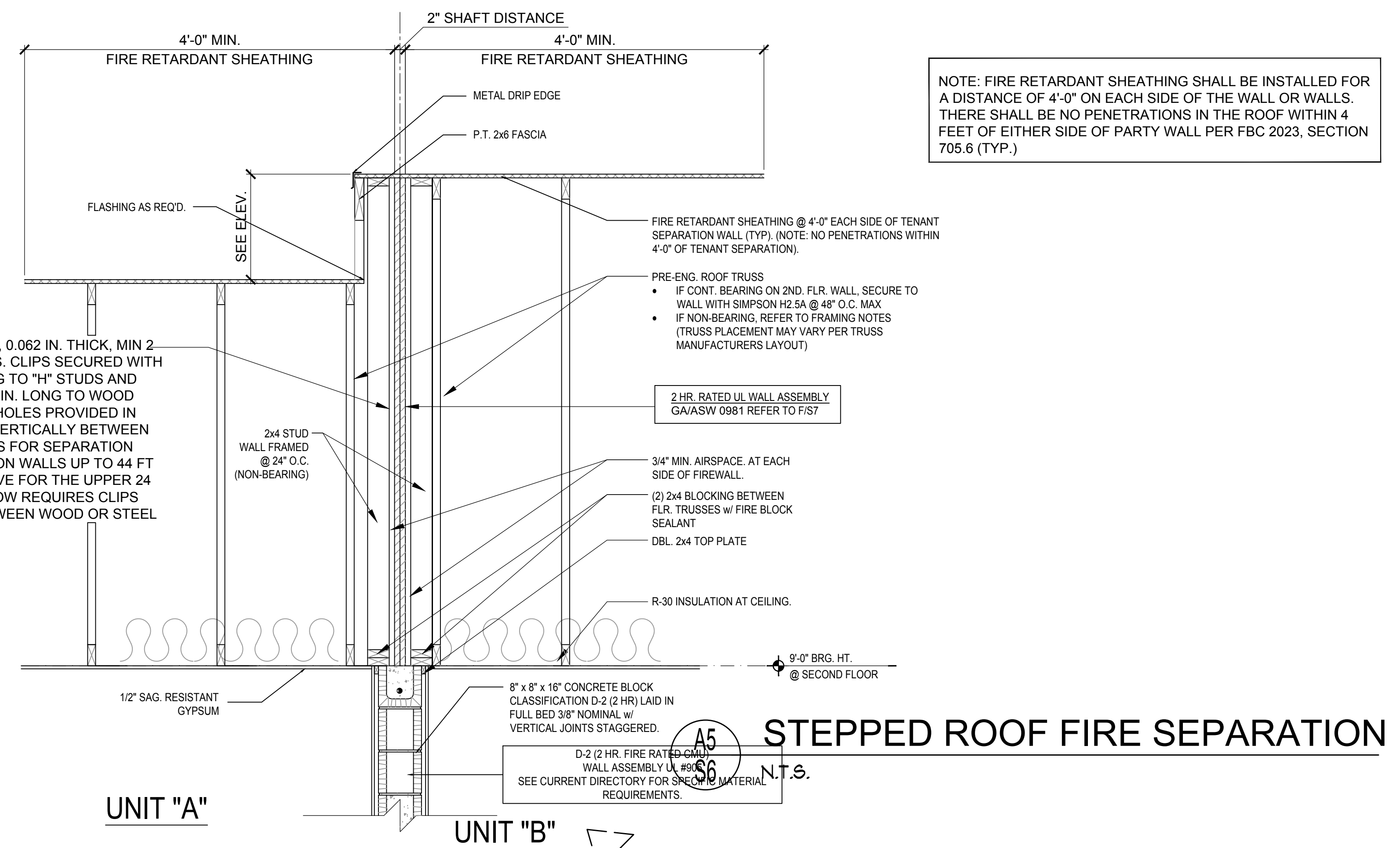
A4
S6
1-HR FIRE RATED @ GABLE
 N.T.S.



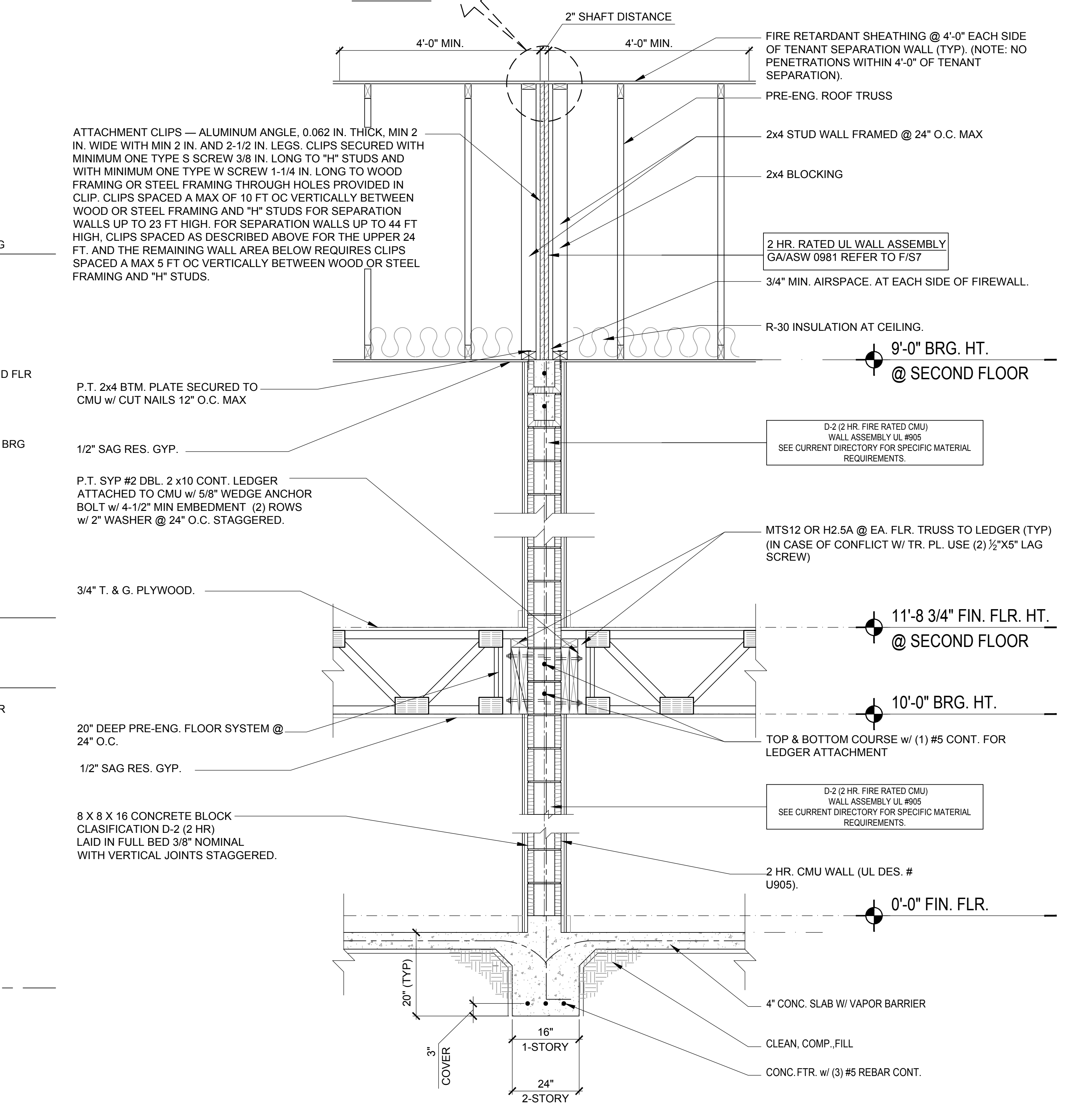
A3
S6
EXTERIOR WALL SECTION
 N.T.S.



A2
S6
EXTERIOR WALL SECTION
 N.T.S.



NOTE: FIRE RETARDANT SHEATHING SHALL BE INSTALLED FOR A DISTANCE OF 4'-0" ON EACH SIDE OF THE WALL OR WALLS. THERE SHALL BE NO PENETRATIONS IN THE ROOF WITHIN 4 FEET OF EITHER SIDE OF PARTY WALL PER FBC 2023, SECTION 705.6 (TYP.)



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

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AIBD

GOBA

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

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 5200 Vineland Rd., Suite #200
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Park Square HOMES

ISSUE DATE: 11/14/2023
 REVISIONS:

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

DETAILS
S6

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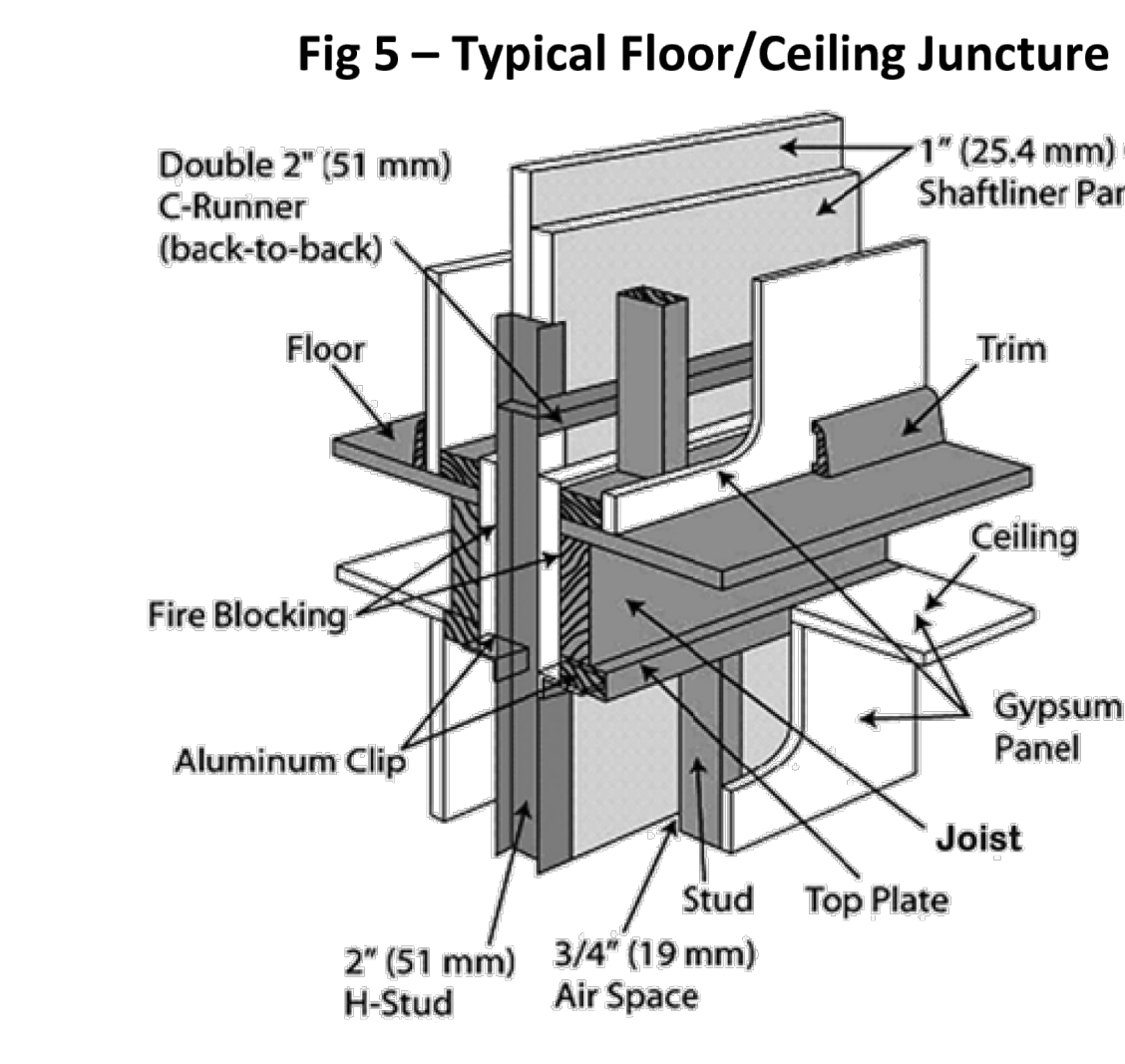
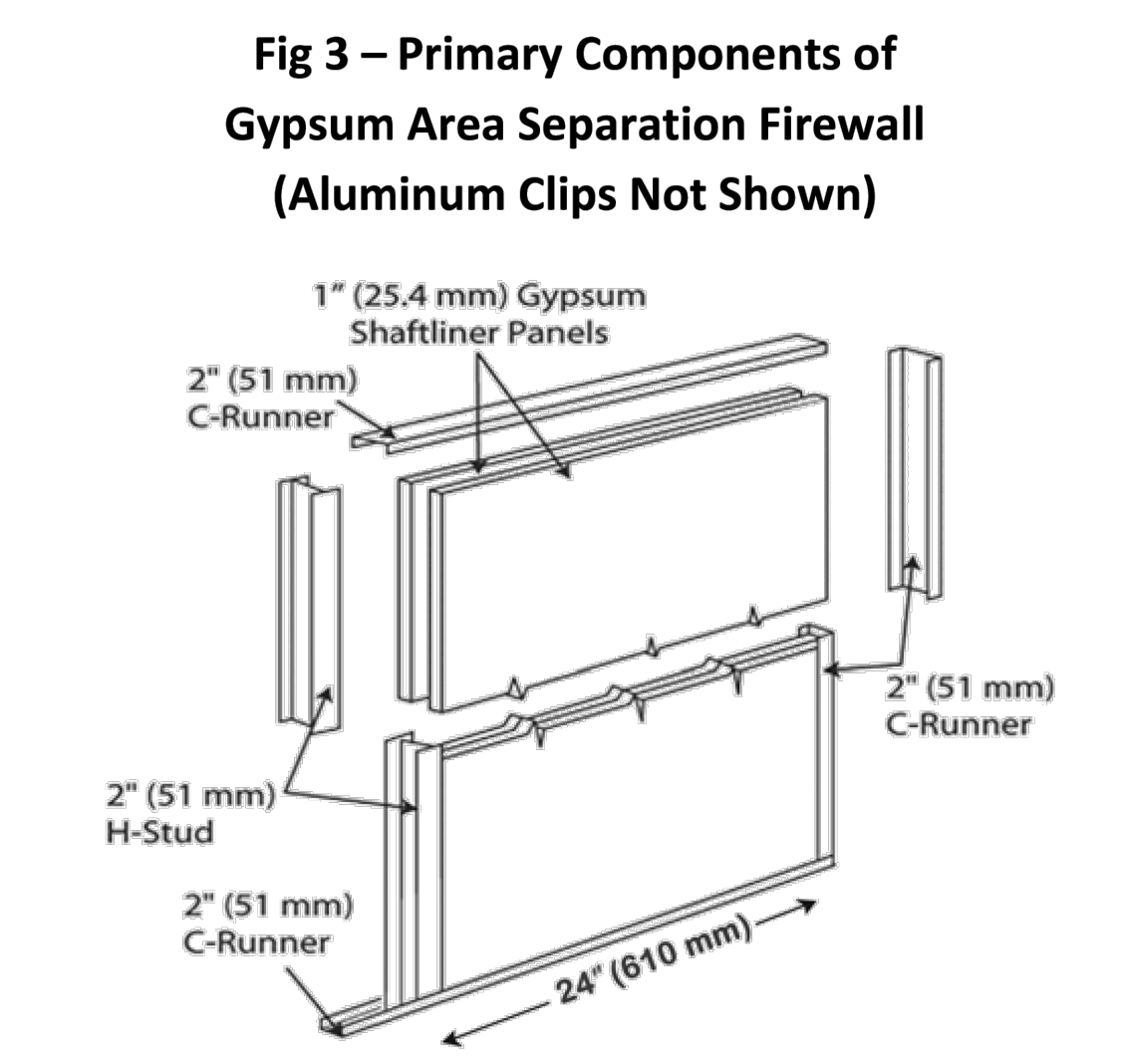
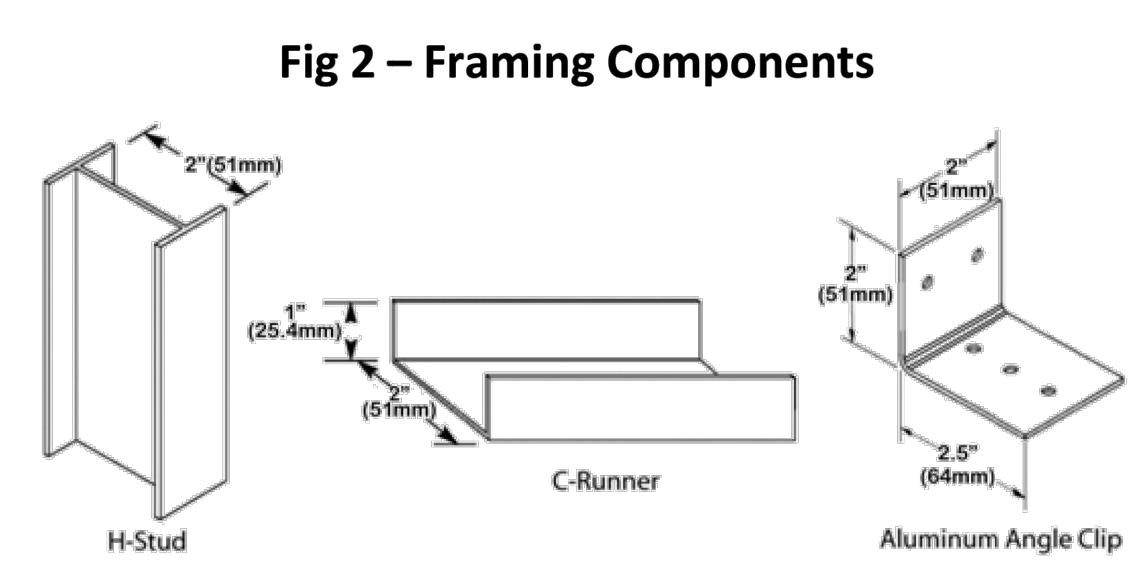
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.

GA FILE NO. ASW 0981	PROPRIETARY*	2 HOUR FIRE	60 to 64 STC SOUND
GYPSUM WALLBOARD, STEEL H STUDS			
Fire Design: Two layers 1" x 24" proprietary type X gypsum panels inserted between 2" floor and ceiling runners with 2" steel H studs between adjacent pairs of gypsum panels. A 3/4" minimum air space must be maintained between steel components and adjacent framing (indicated by dashed lines in sketch). As an alternate, the steel components may be covered with 6" wide battens or full sheets of 1/2" type X gypsum wallboard. Height limitation 66 feet. (NLB) Refer to the manufacturer for the thermal protection of the framing.			
Sound Design: Sound tested with 2 x 4 stud wall faced with 1/2" regular gypsum wallboard each side of assembly and 3-1/2" glass fiber in stud space on both sides.			
PROPRIETARY GYPSUM PANEL PRODUCTS			
National Gypsum Company.....1" Gold Bond® Brand eXP® FIRE SHIELD® Shaftliner		Thickness: Approx. Weight: Fire Test: Sound Test:	3-1/2" (Fire) 11-3/4" (Sound) 9 psf (Fire and Sound) UL R3501, 92NK28896, 6-7-93, UL Design U347, WHI 694-200.6, 10-21 & 24-85 RAL TL05-199, 11-17-05

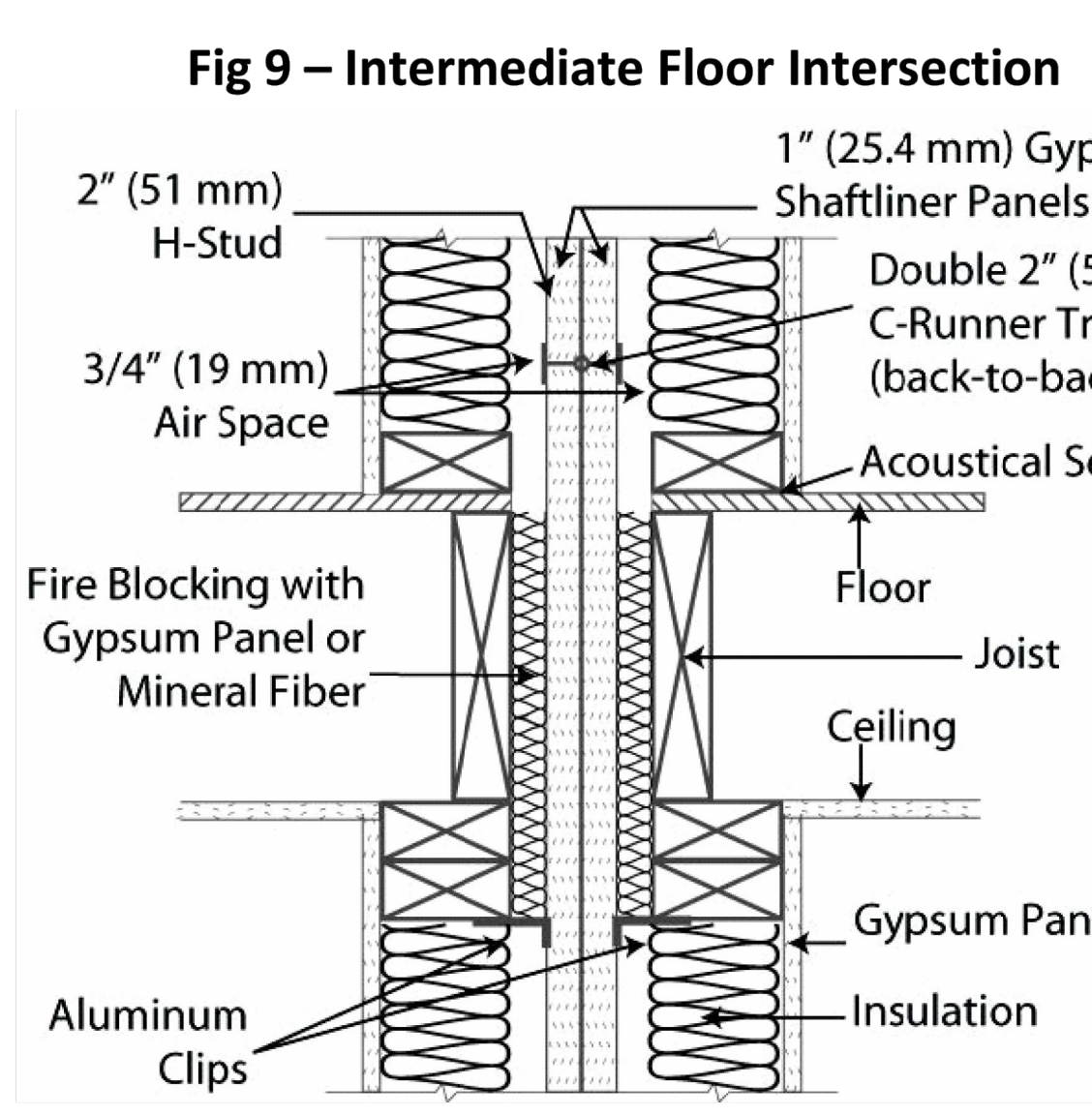
Gold Bond® eXP® Shaftliner

TECHNICAL DATA	
Physical Properties	eXP Shaftliner
Thickness ¹ , Nominal	1" (25.4 mm)
Width ¹ , Nominal	2' (610 mm)
Length ^{1,4} , Standard	8' - 12' (2,438 mm - 3,658 mm)
Weight, Nominal	3.75 lbs./sq. ft. (18.31 k/m ²)
Edges ¹	Double Beveled
Flexural Strength ¹ , Perpendicular	≥ 230 lbf. (1,023 N)
Flexural Strength ¹ , Parallel	≥ 80 lbf. (356 N)
Humidified Deflection ¹	N/A
Nail Pull Resistance ¹	≥ 80 lbf. (356 N)
Hardness ¹ - Core, Edges and Ends	≥ 15 lbf. (67 N)
Thermal Resistance ²	R = .65
Water Absorption ¹ (% of Weight)	≤ 5%
Linear Expansion with Change Moisture	6.25 x 10 ⁻⁴ in./in./%RH
Coefficient of Thermal Expansion	9.26 x 10 ⁻⁴ in./in./°F
Mold Resistance ⁵ , ASTM D3273	Score of 10
Product Standard Compliance	ASTM C1658
Fire-Resistance Characteristics	
Core Type	Type X
UL Type Designation	FSW-7
Combustibility ³	Non-combustible Core
Surface Burning Characteristics ³	Class A
Flame Spread ³	0
Smoke Development ³	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	

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



- Attach the 2" (51 mm) C-runner to the foundation floor or to the top of the footing with power-driven fasteners spaced 24" (610 mm) o.c. and apply acoustical sealant along edges of C-runner to seal the juncture between the C-runner and foundation or footing.
- Install a vertical C-runner to the wall at one end of the Gypsum Area Separation Firewall where the wall abuts either a foundation wall or an exterior wall.



- 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.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States Design Criteria and Allowable Variances

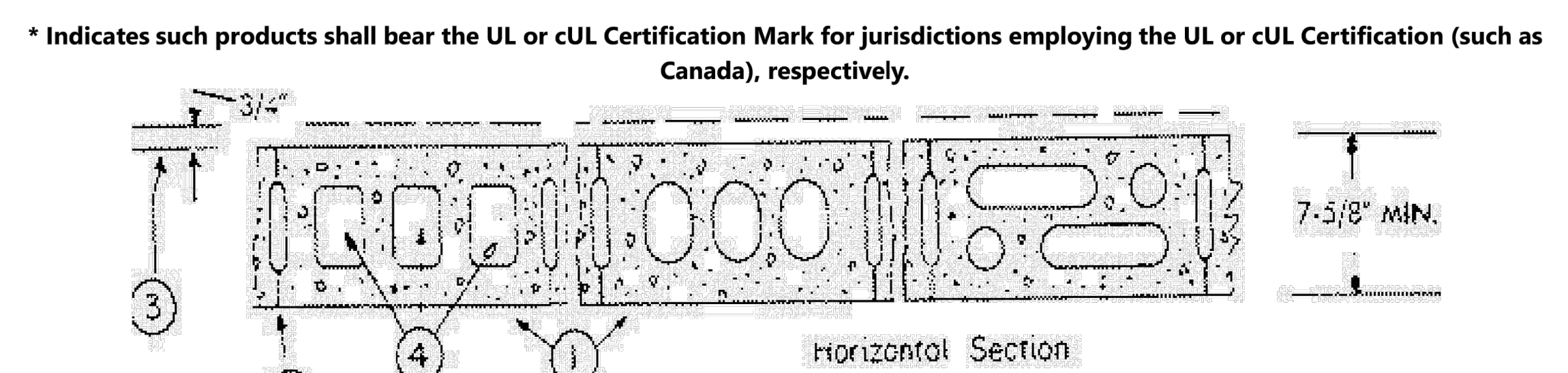
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada Design Criteria and Allowable Variances

Design No. **U905**

April 14, 2023

Bearing Wall Rating — 2 HR.
Nonbearing Wall Rating — 2 HR.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide **BXUV** or **BXUV7**.



- * Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.
- Concrete Blocks*** — Various designs. Classification D-2 (2 hr). See **Concrete Blocks** category for list of eligible manufacturers.
 - Mortar** — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
 - Portland Cement Stucco or Gypsum Plaster** — Add 1/2 hr to classification if used. Where combustible members are framed in wall,
 - 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 add 2 hr to classification.
 - Foamed Plastic*** — (Optional-Not Shown) — 1-1/2 in. thick max. 4 ft wide sheathing attached to concrete blocks (Item 1).
- ATLAS ROOFING CORP** — EnergyShield Pro Wall Insulation, EnergyShield Pro 2 Wall Insulation, EnergyShield CGF Pro, EnergyShield Ply Pro, EnergyShield® CGF, EnergyShield® PanelCast, EnergyShield® and EnergyShield® XR
- DUPONT DE NEMOURS, INC.** — Types Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax XARMOR ci Exterior Insulation, Thermax IH Insulation, Thermax Plus Liner Panel, Thermax Heavy Duty Plus (HDP), TUFF-R™ ci Insulation, Thermax Butler Stylwall Insulation Board and Thermax Morton Heavy Duty Insulation Board
- FIRESTONE BUILDING PRODUCTS CO L L C** — "Enverge™ CI Foil Exterior Wall Insulation" and "Enverge™ 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 SIKA CORPORATION** — Types "TSX-8500", "ECOMAXci FR", "TSX-8510", "ECOMAX xi FR White", "ECOMAXci", "ECOMAXci FR Air Barrier", "Thermasheath-XP", "Thermasheath", "Durasheath"
- JOHNS MANVILLE** — Type "AP Foil-Faced Foam Sheathing"

- 5A. Building Units*** — As an alternate to Items 5, min. 1-in thick polyisocyanurate 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 NB", "Xci Ply"
- RMAX, A BUSINESS UNIT OF SIKA CORPORATION** — "Thermasheath-SI", "ECOBASeci", "ThermaBase-CI", "ECOMAXci FR Ply", "ECOMAXci Ply".

* 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

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

ANSI/UL 263 DESIGN U905

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MJS
designers group
residential-commercial-architecture

AIBD

GOBA
DESIGN AND BUILD ASSOCIATES

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

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

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

FIRE SEPARATION
S7

Mar 04, 2023 3:37pm
ANSI/UL 263-2012 Fire Separation Details.dwg
1307257 Fire Separation Details.dwg

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

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 2500 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 - 2500 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

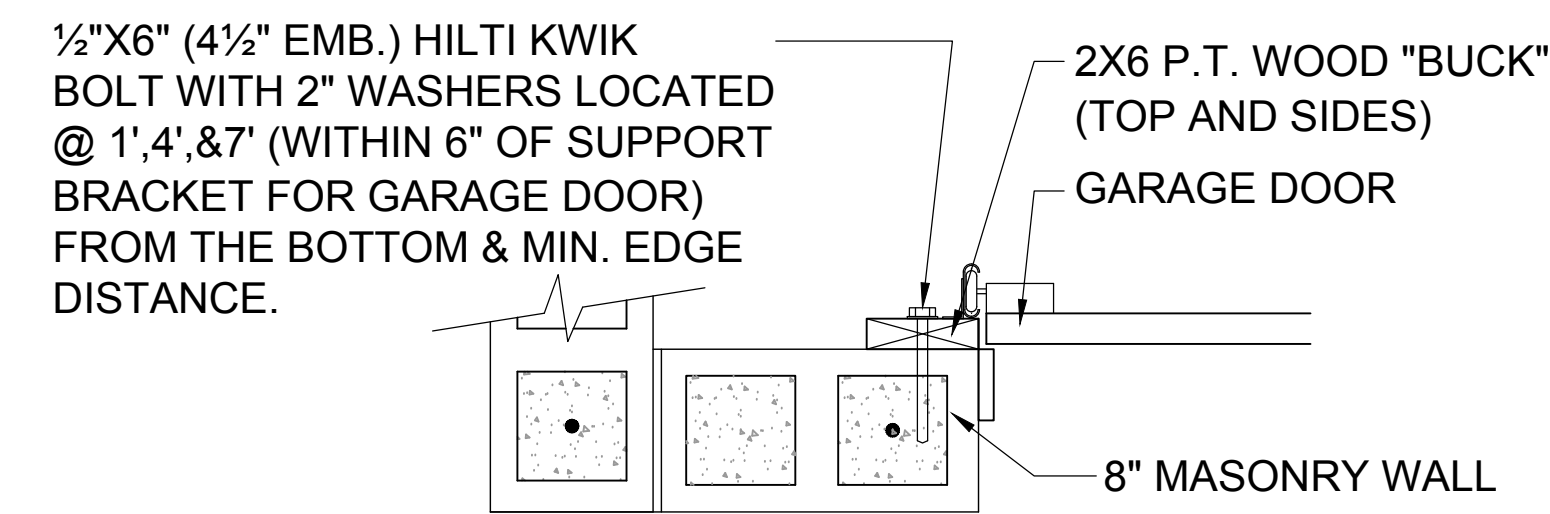
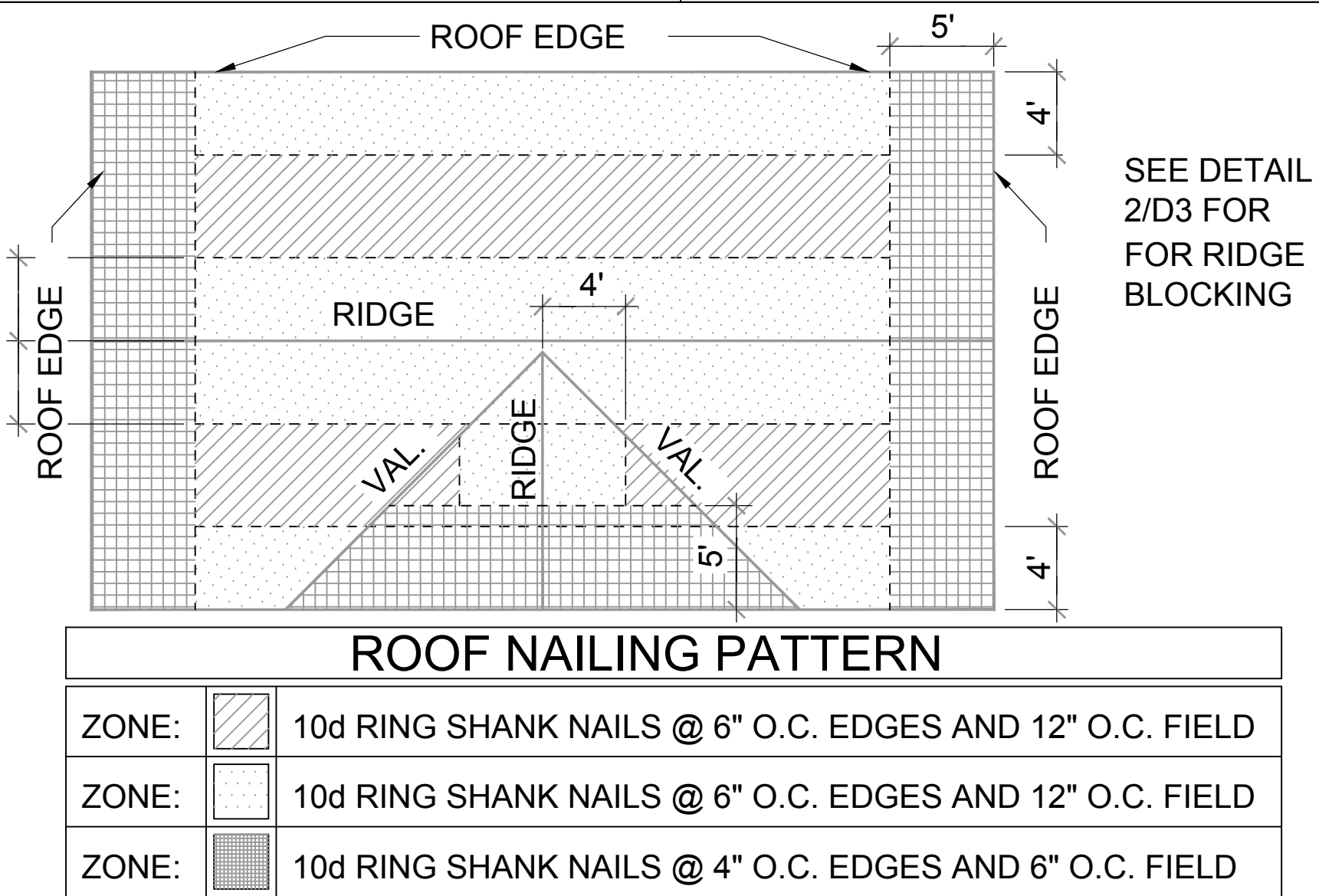
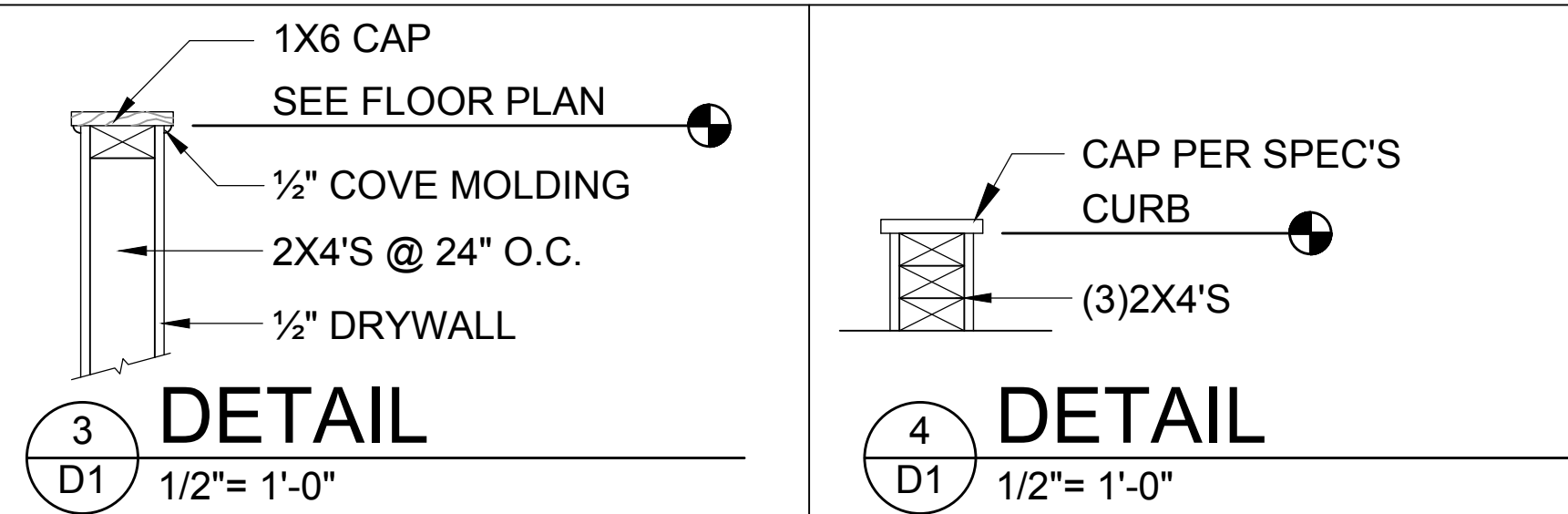
WOOD STRUCTURAL NOTES

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

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

FIELD REPAIR NOTES

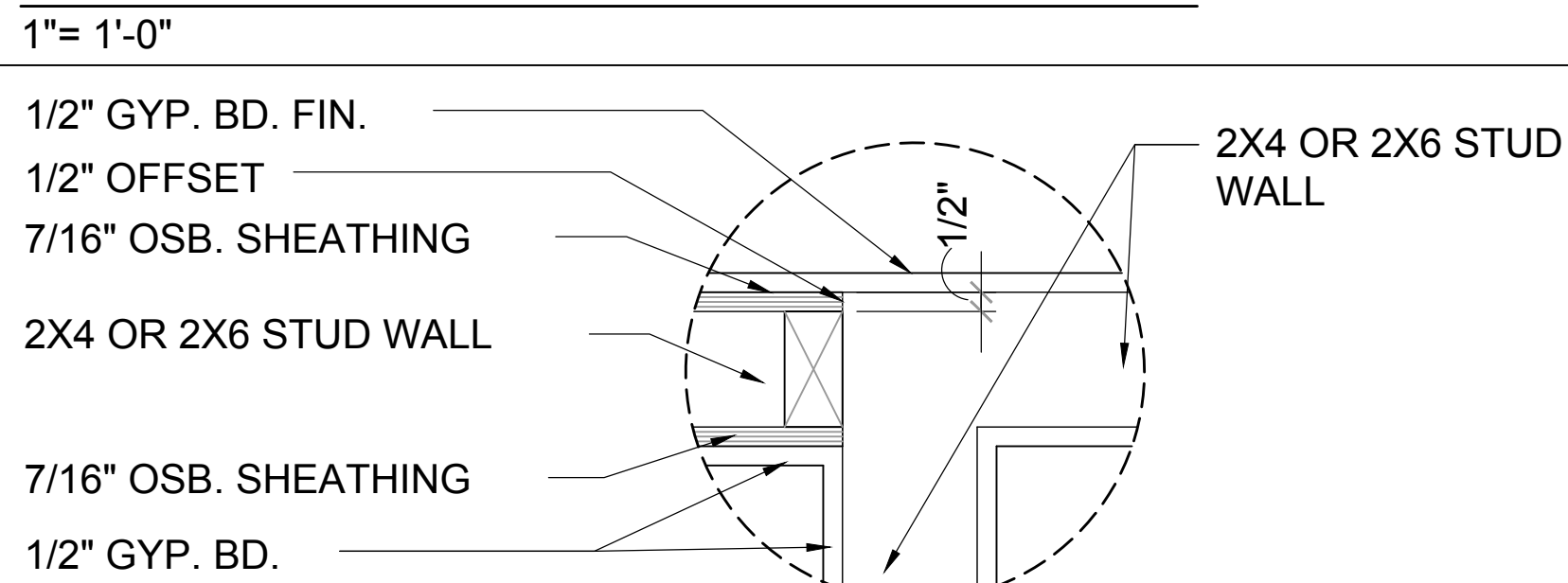
- MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) -1/4" X 2-1/4" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR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



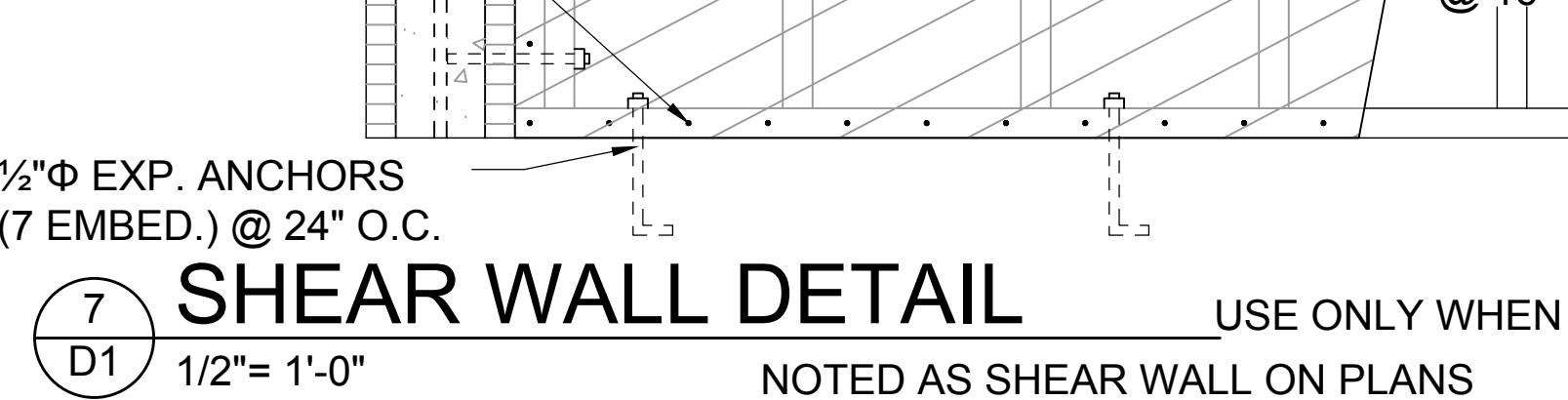
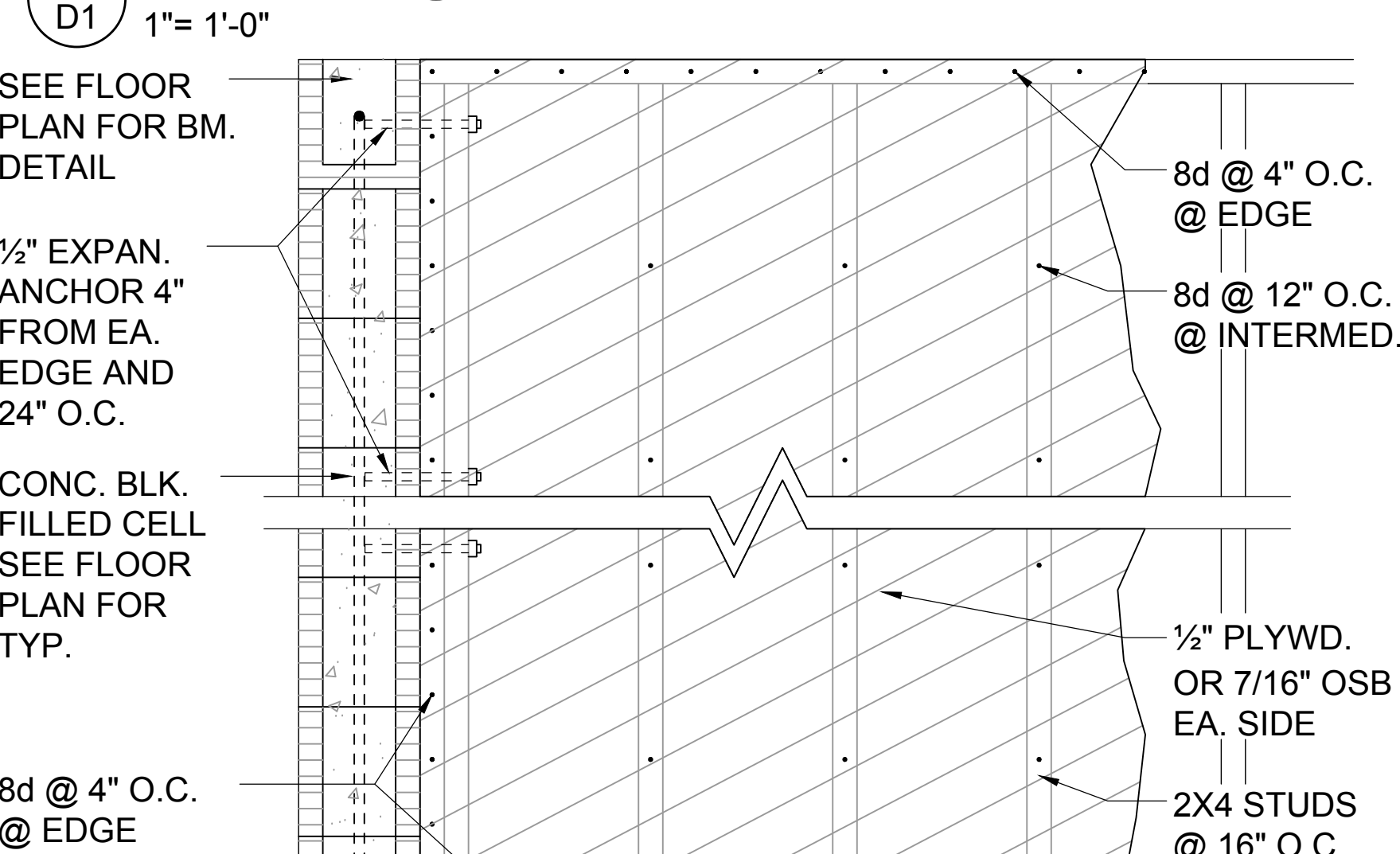
- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/ 1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT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

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

GARAGE BUCK DETAIL

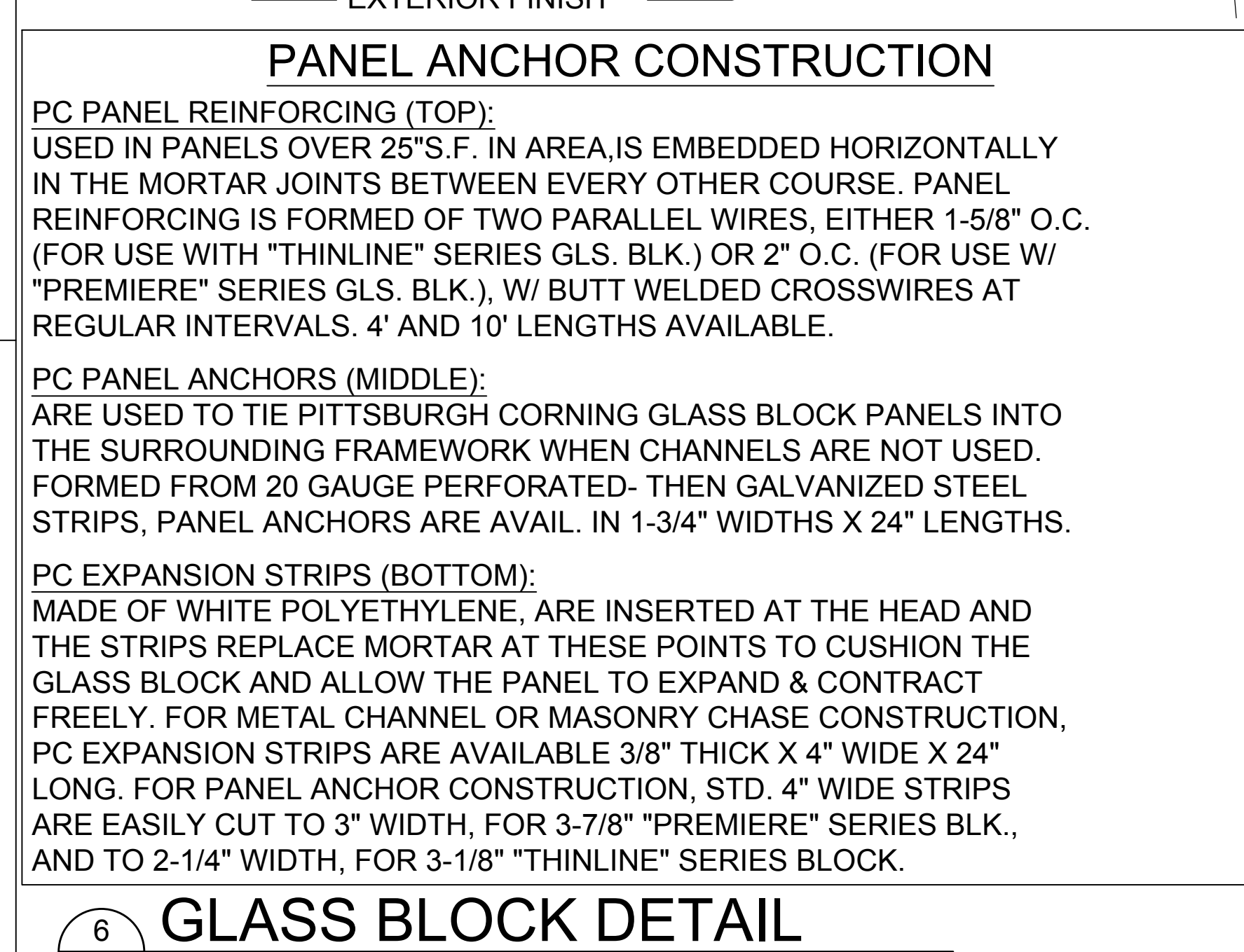
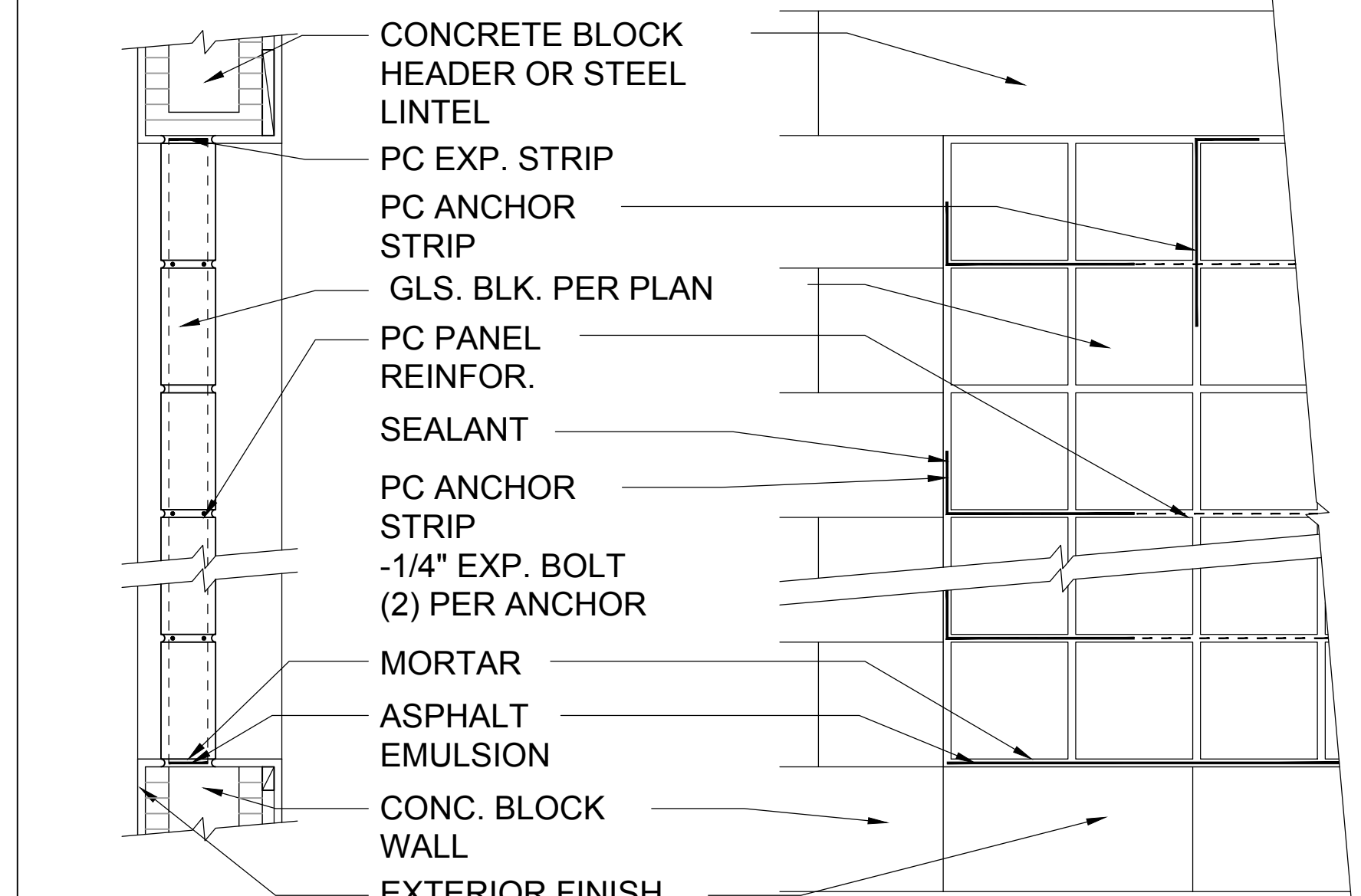
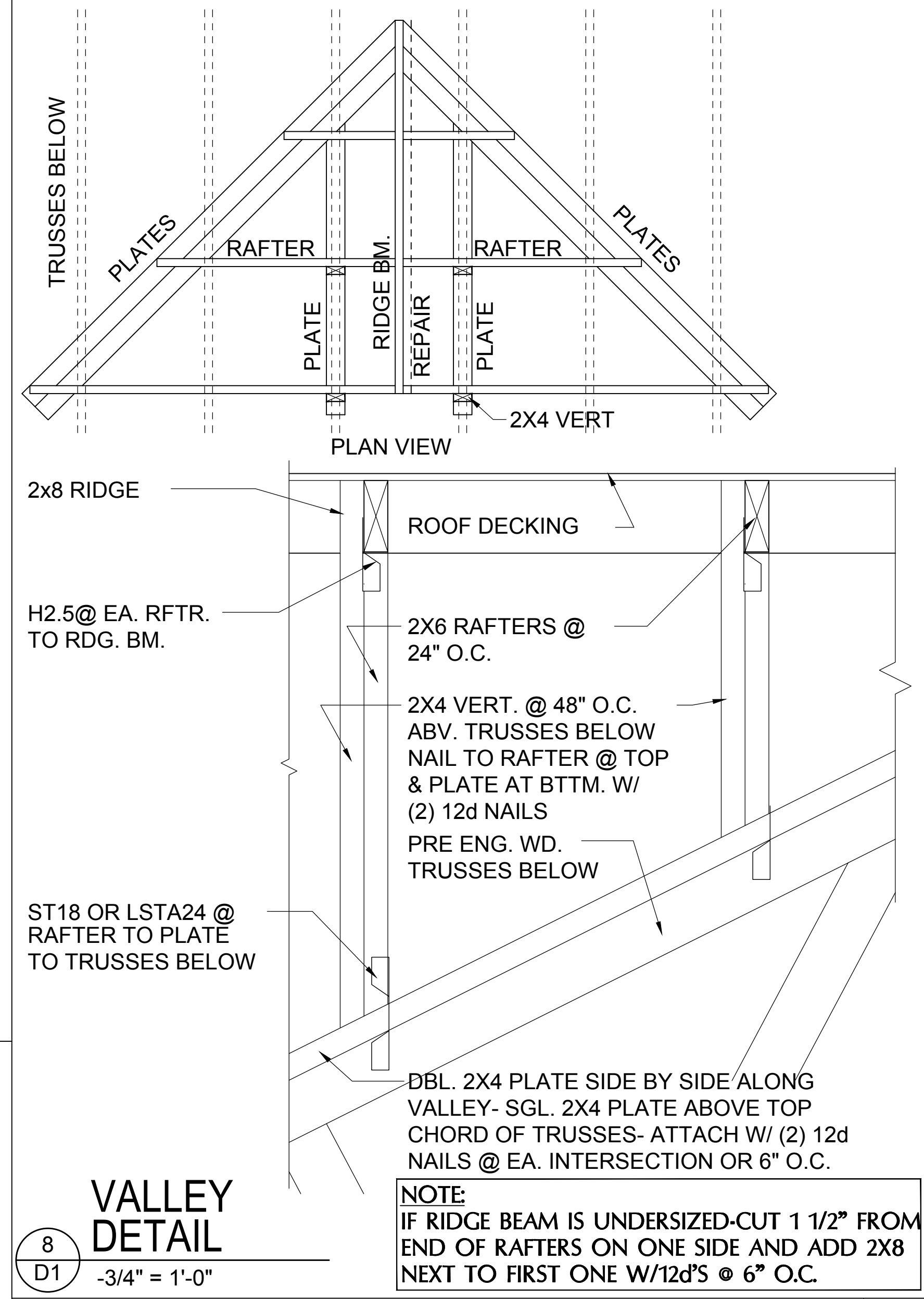


DETAIL @ CONN. TO REG. WALL



MIN. WALL AND HEADER REQUIREMENTS

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



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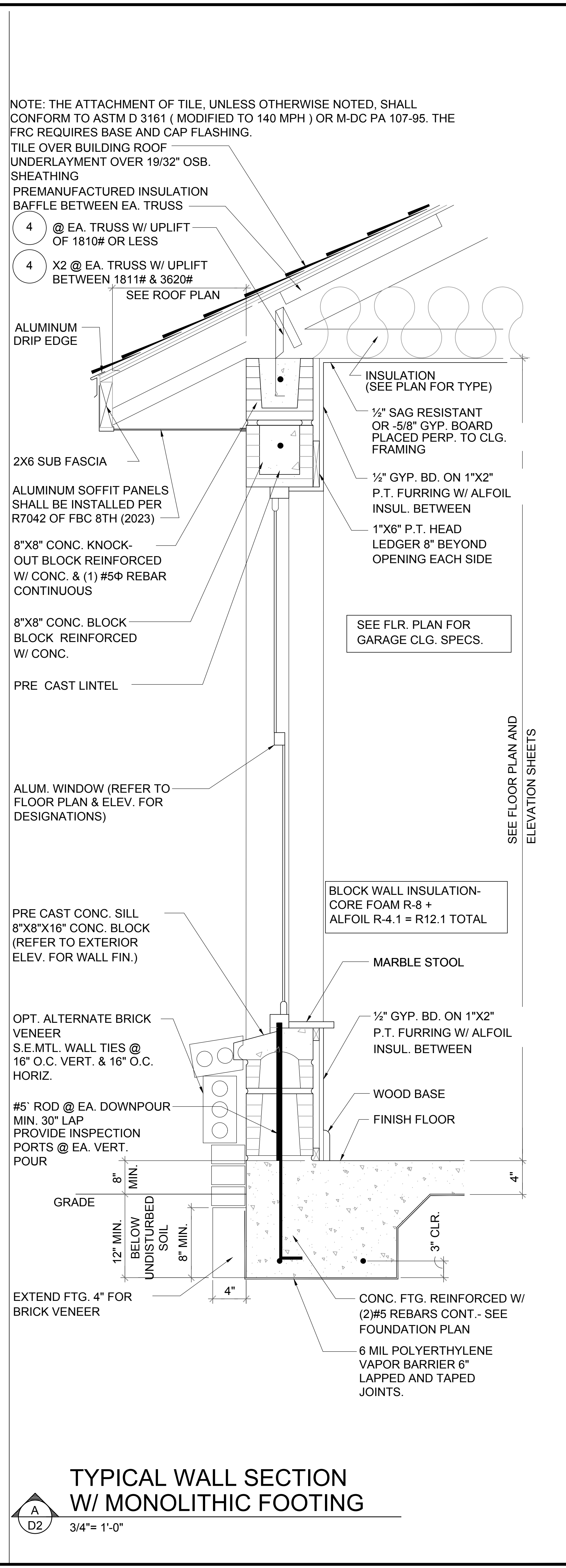
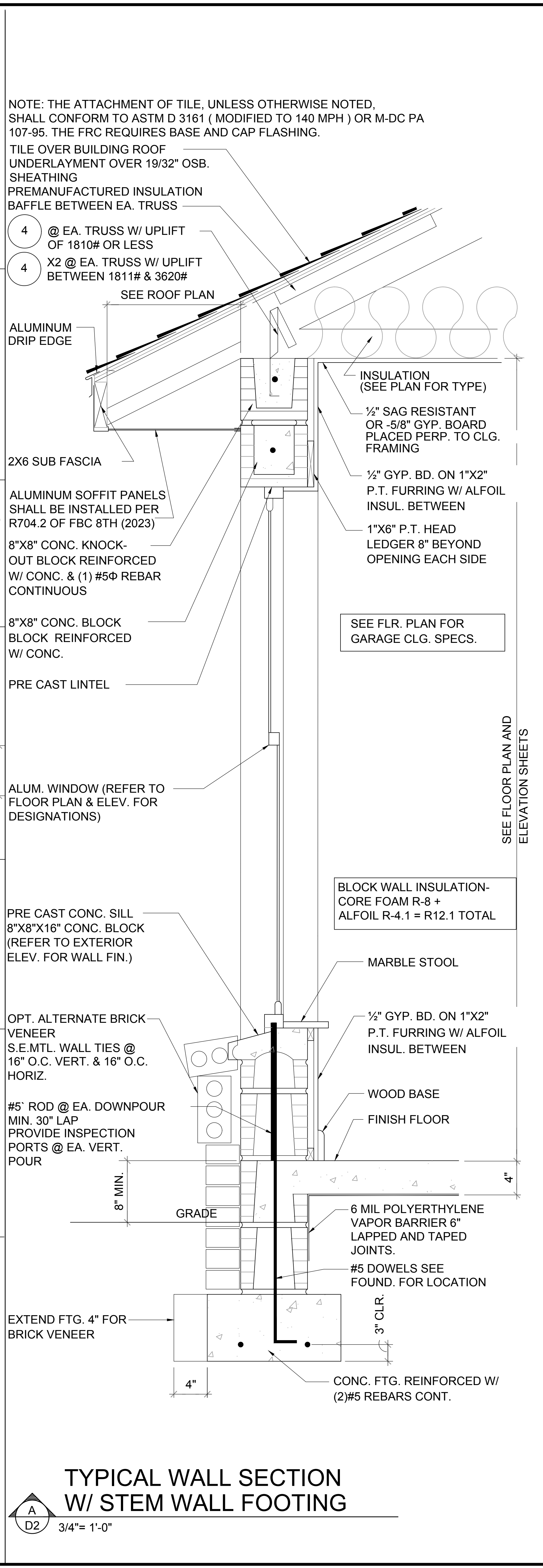
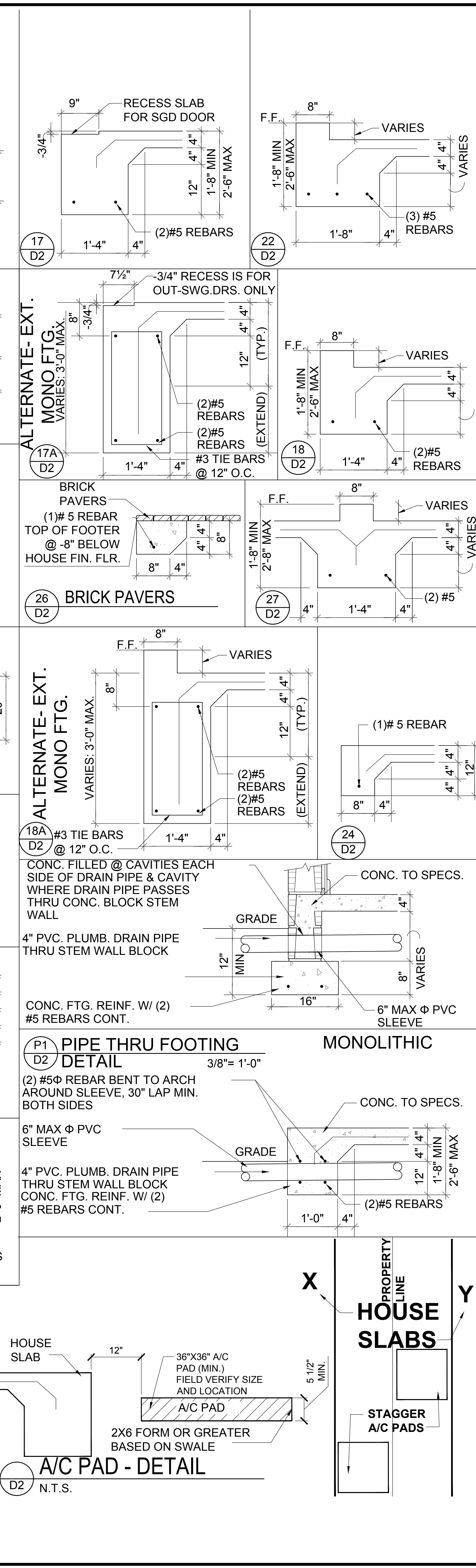
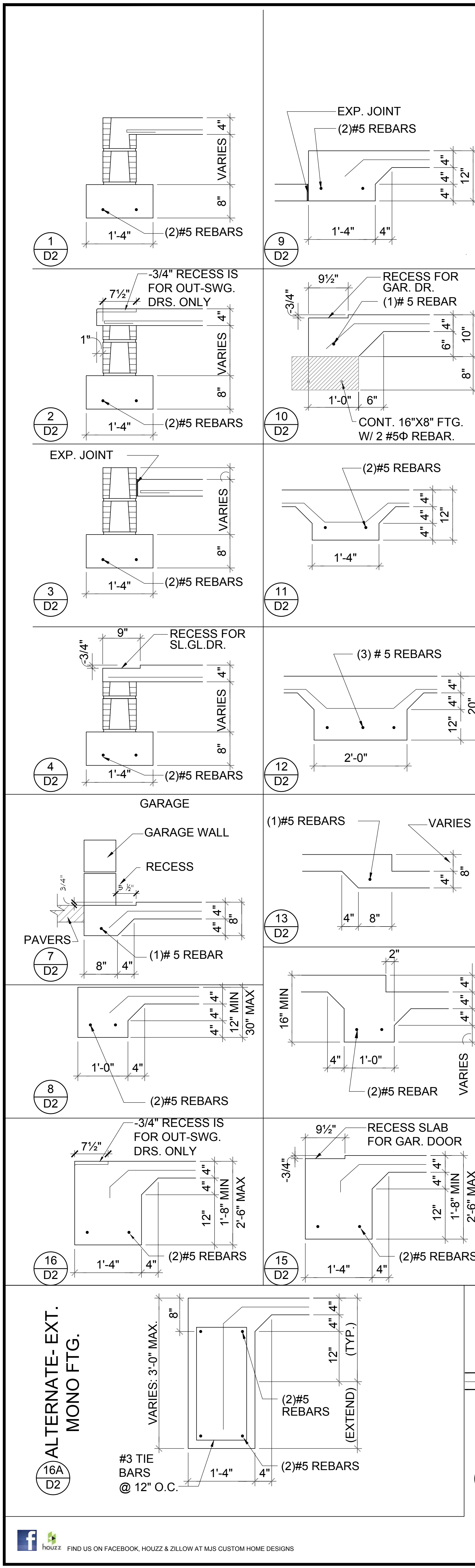
GOBA
GOLF ORANGE BUILDING ASSOCIATION

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

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

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

STRUCTURAL NOTES & DETAILS
D1



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

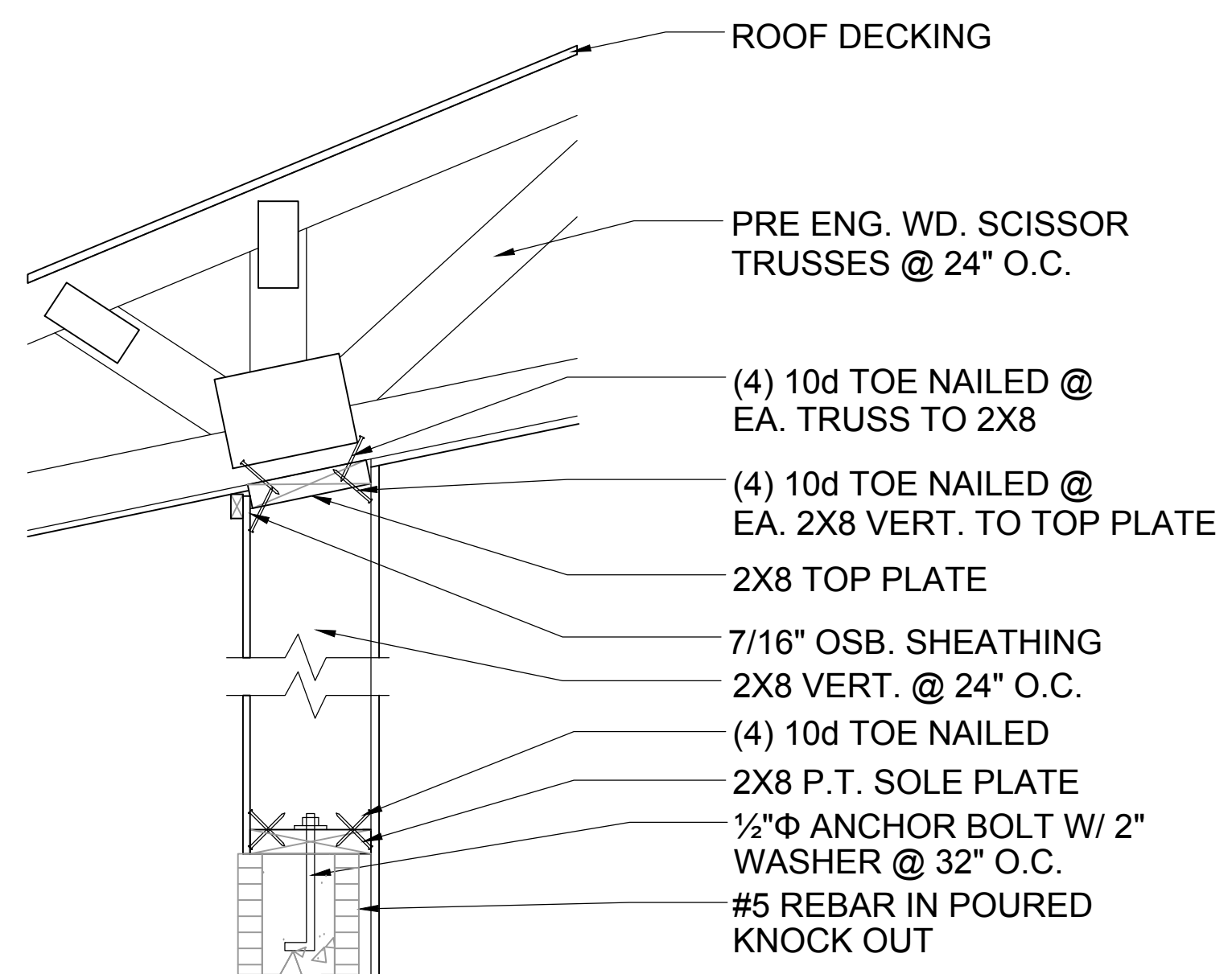
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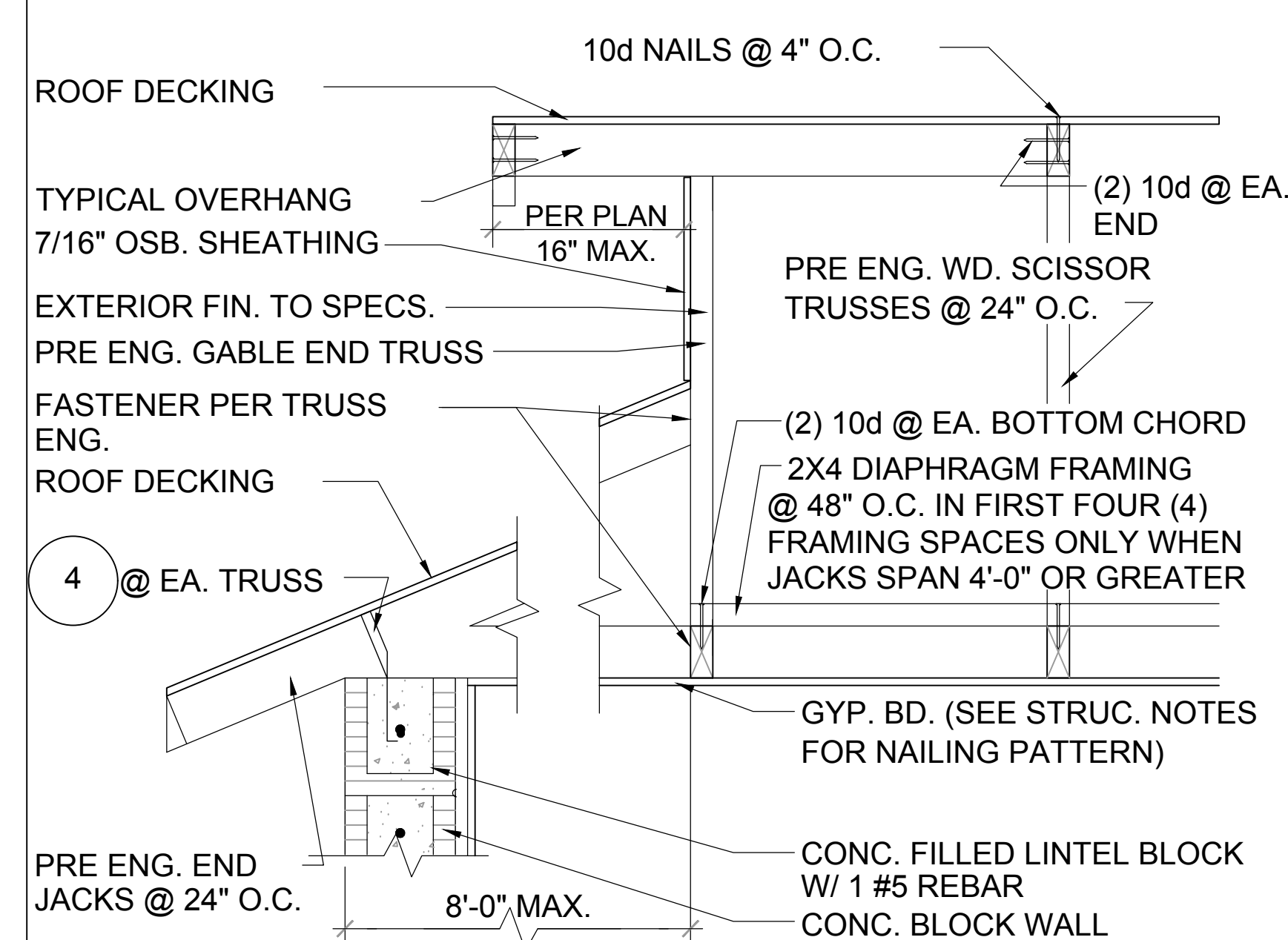
STRUCTURAL DETAILS
D2

Mar 01, 2025, 3:34pm
FIND US ON FACEBOOK, HOUZZ & ZILLOW AT MJS CUSTOM HOME DESIGNS

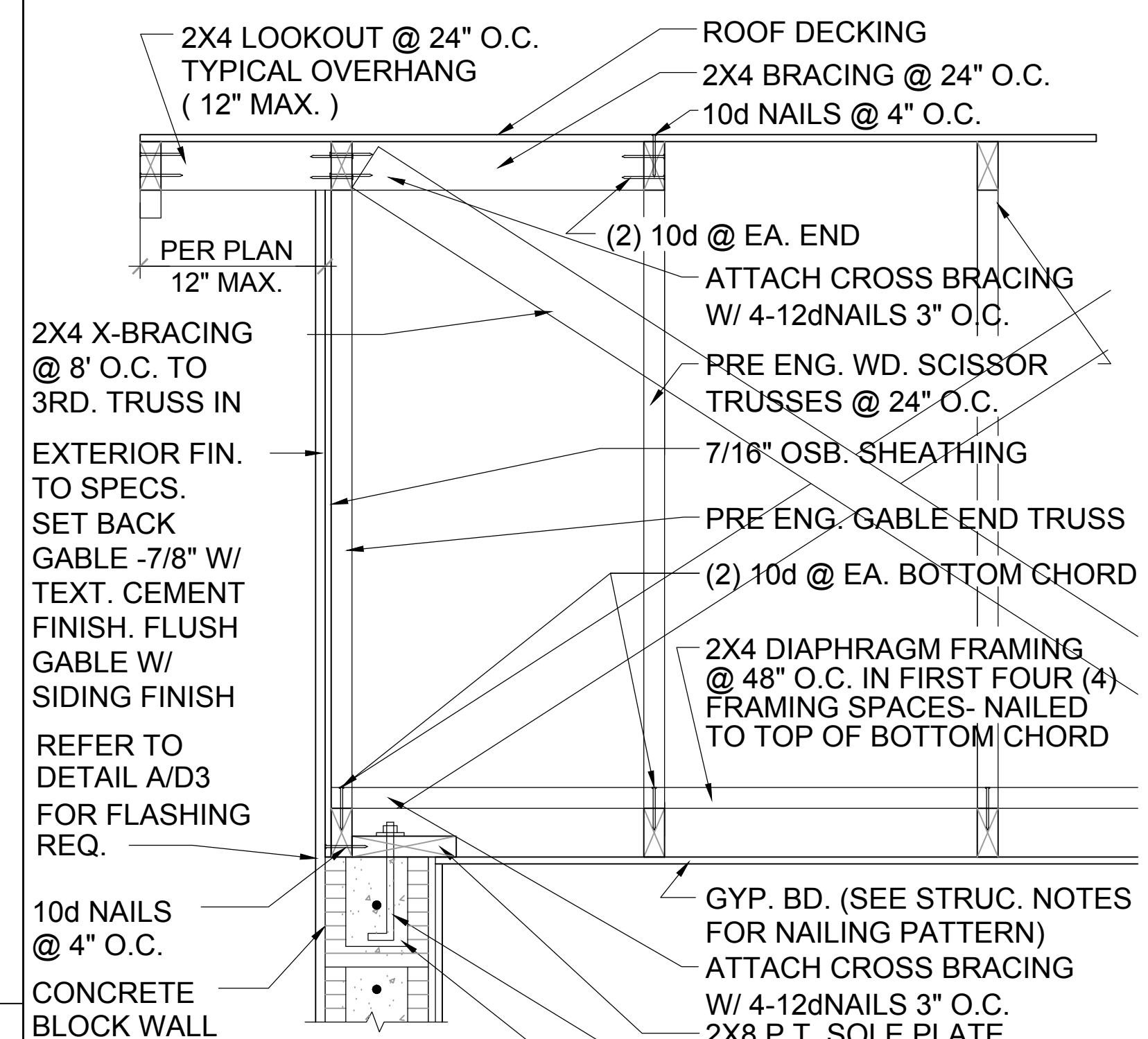
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions in the field. Any changes in the dimensions, conditions and specifications appearing on these plans.



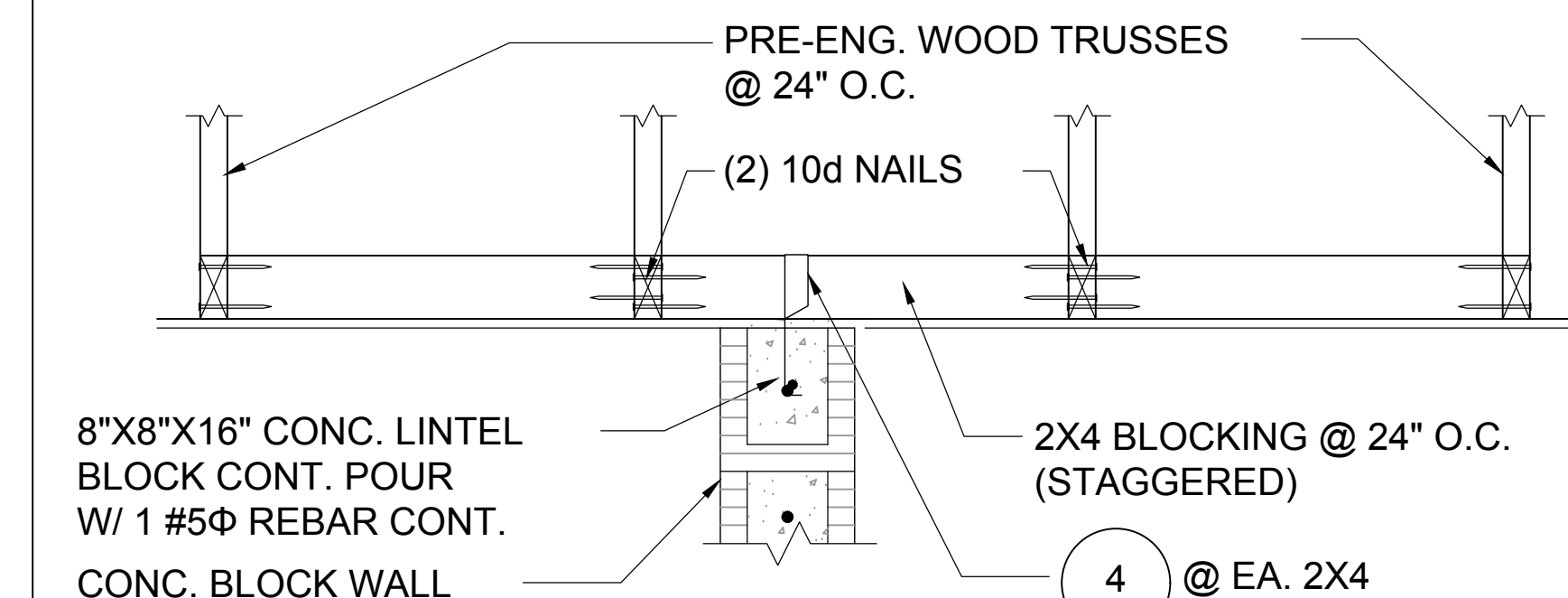
G-6 NON-BEARING
D3



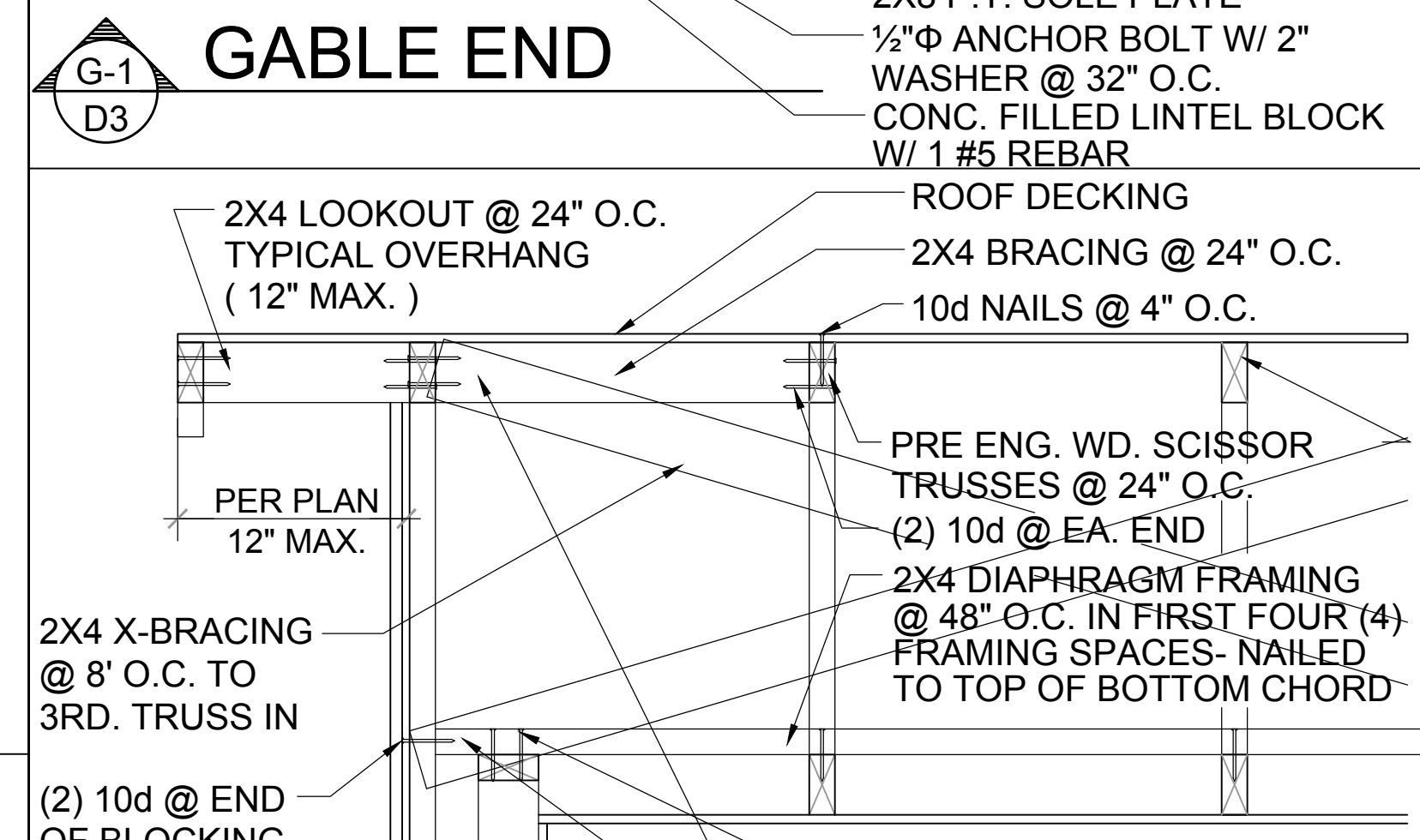
G-3 GABLE END
D3



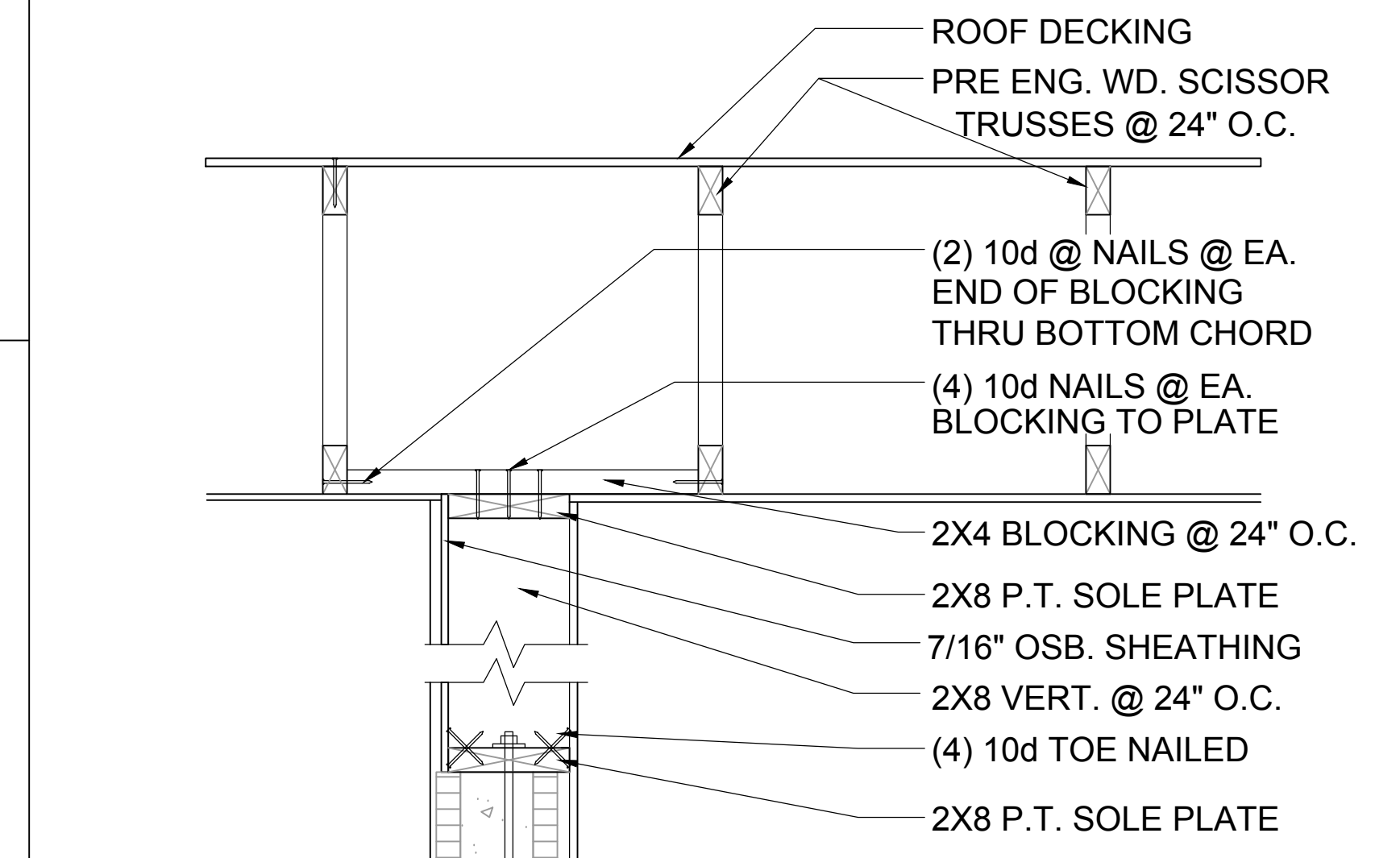
G-1 GABLE END
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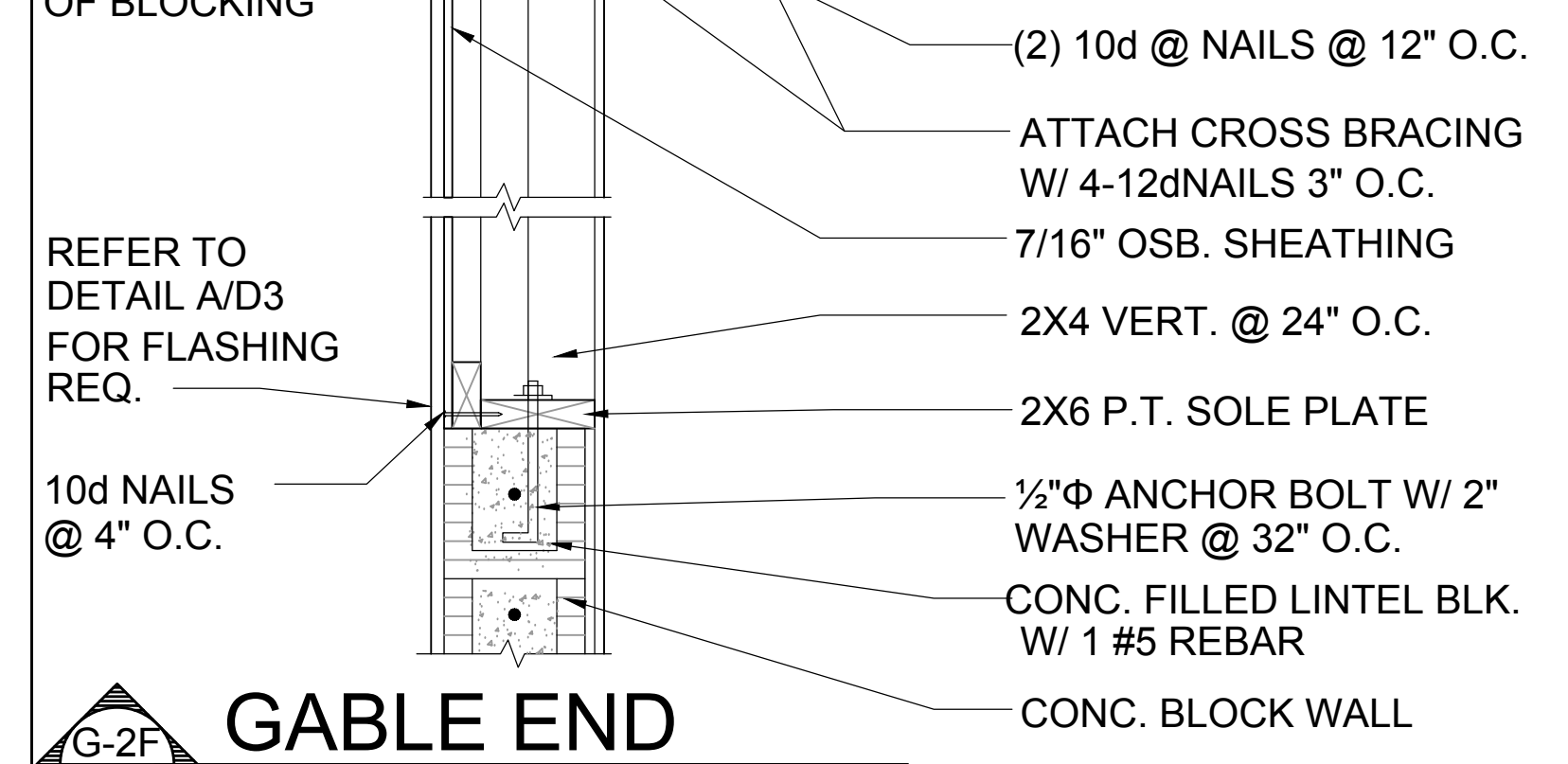
G-4 DETAIL
D3



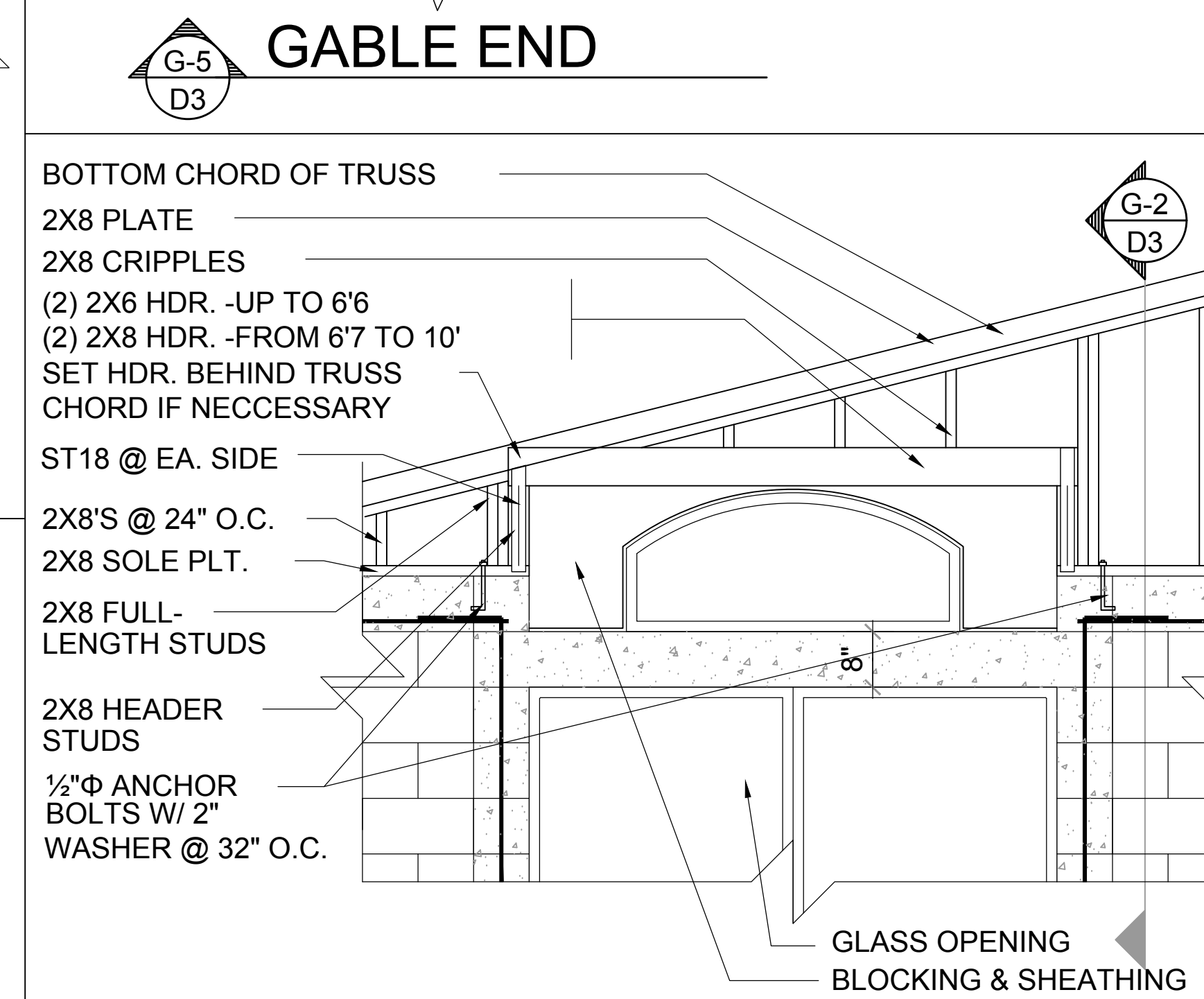
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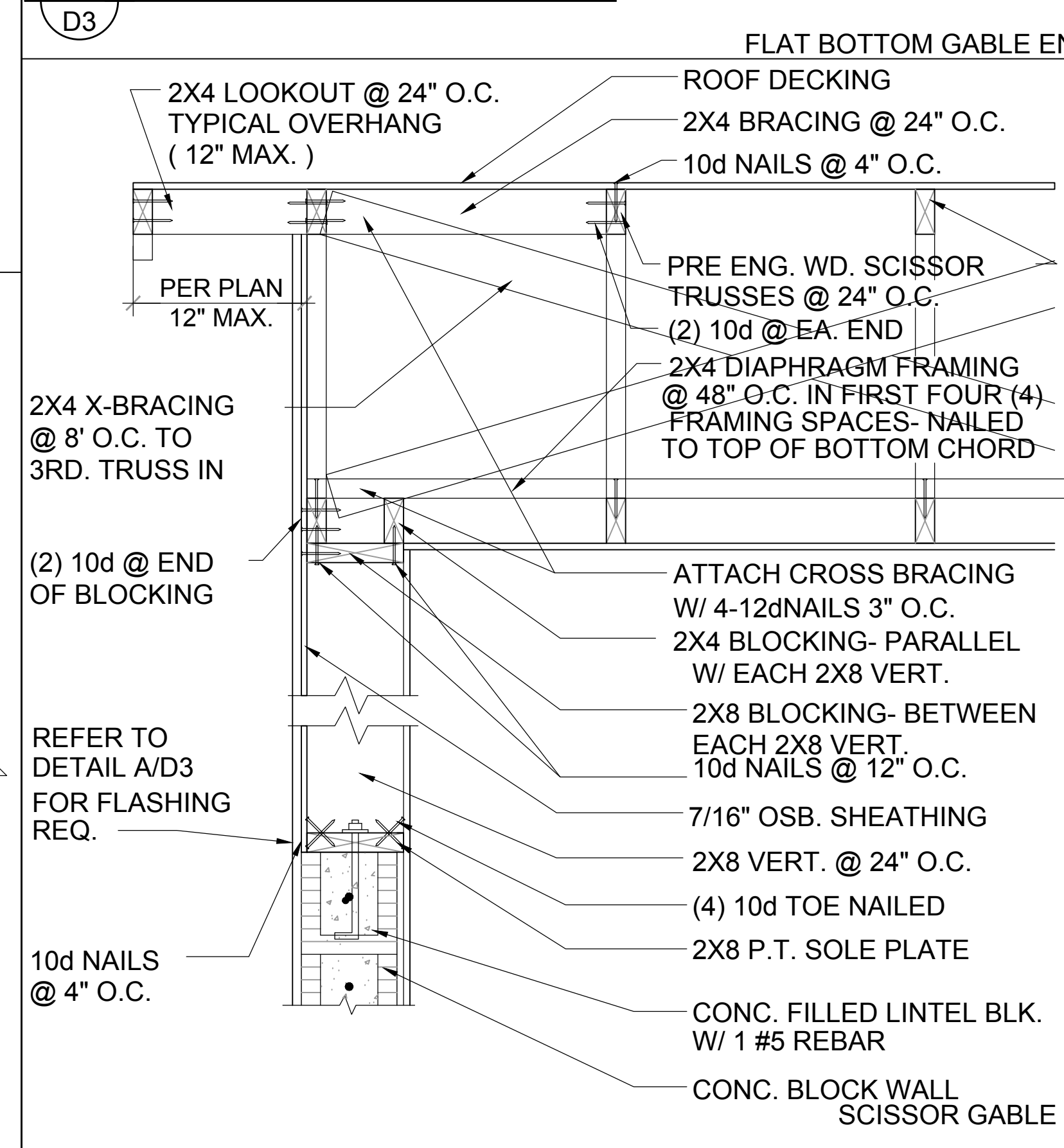
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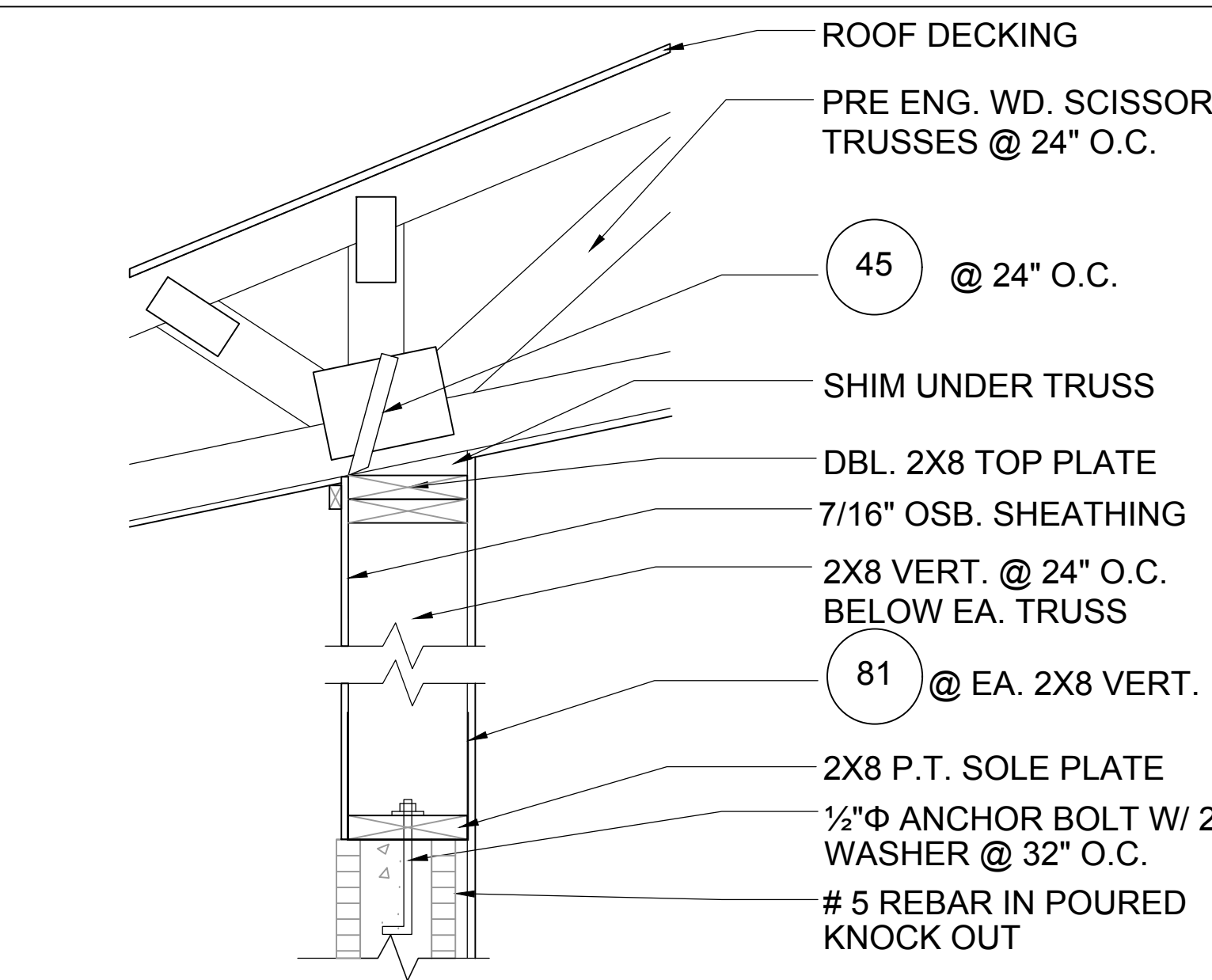
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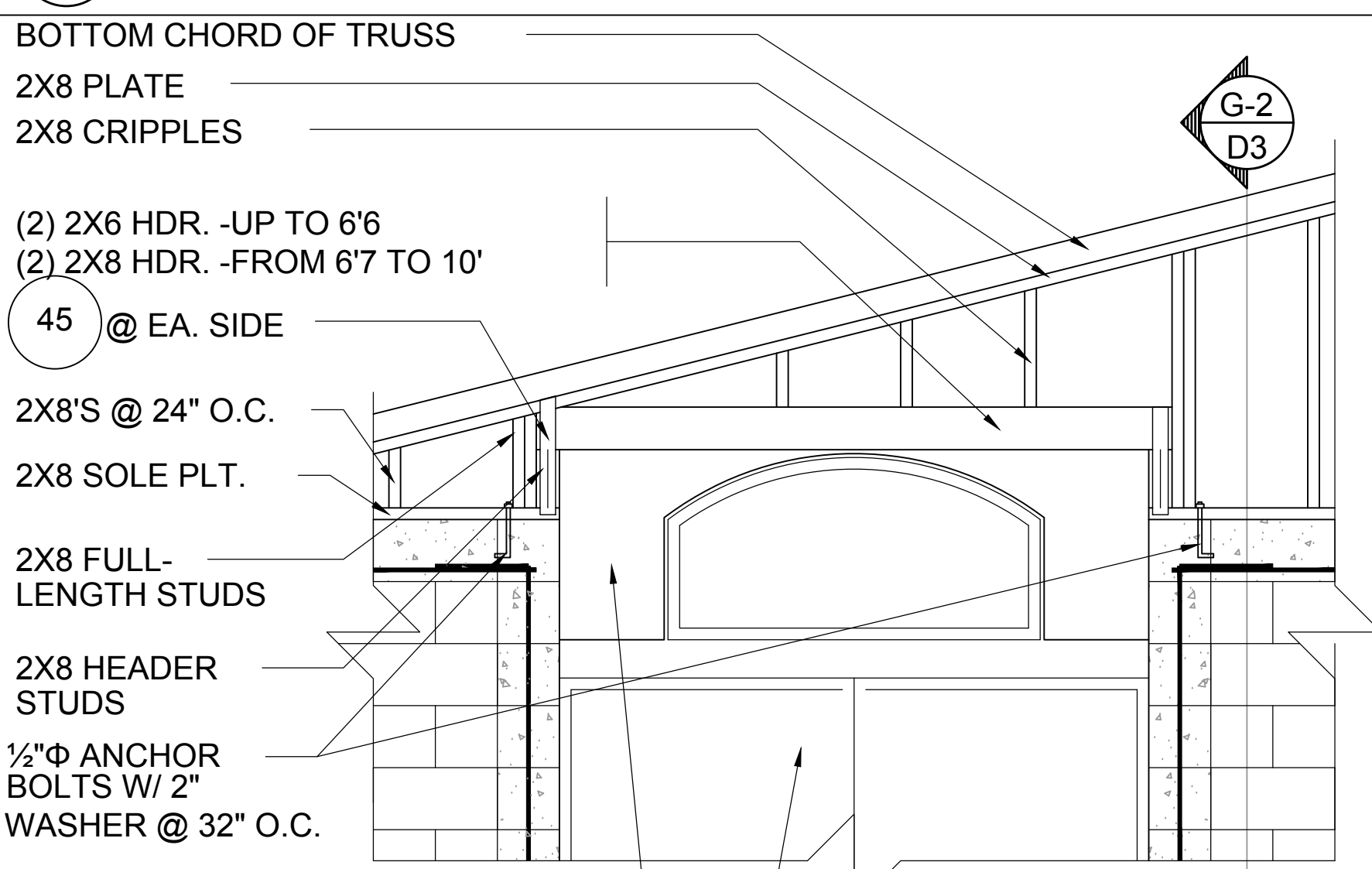
G-2 DETAIL
D3 N.T.S.



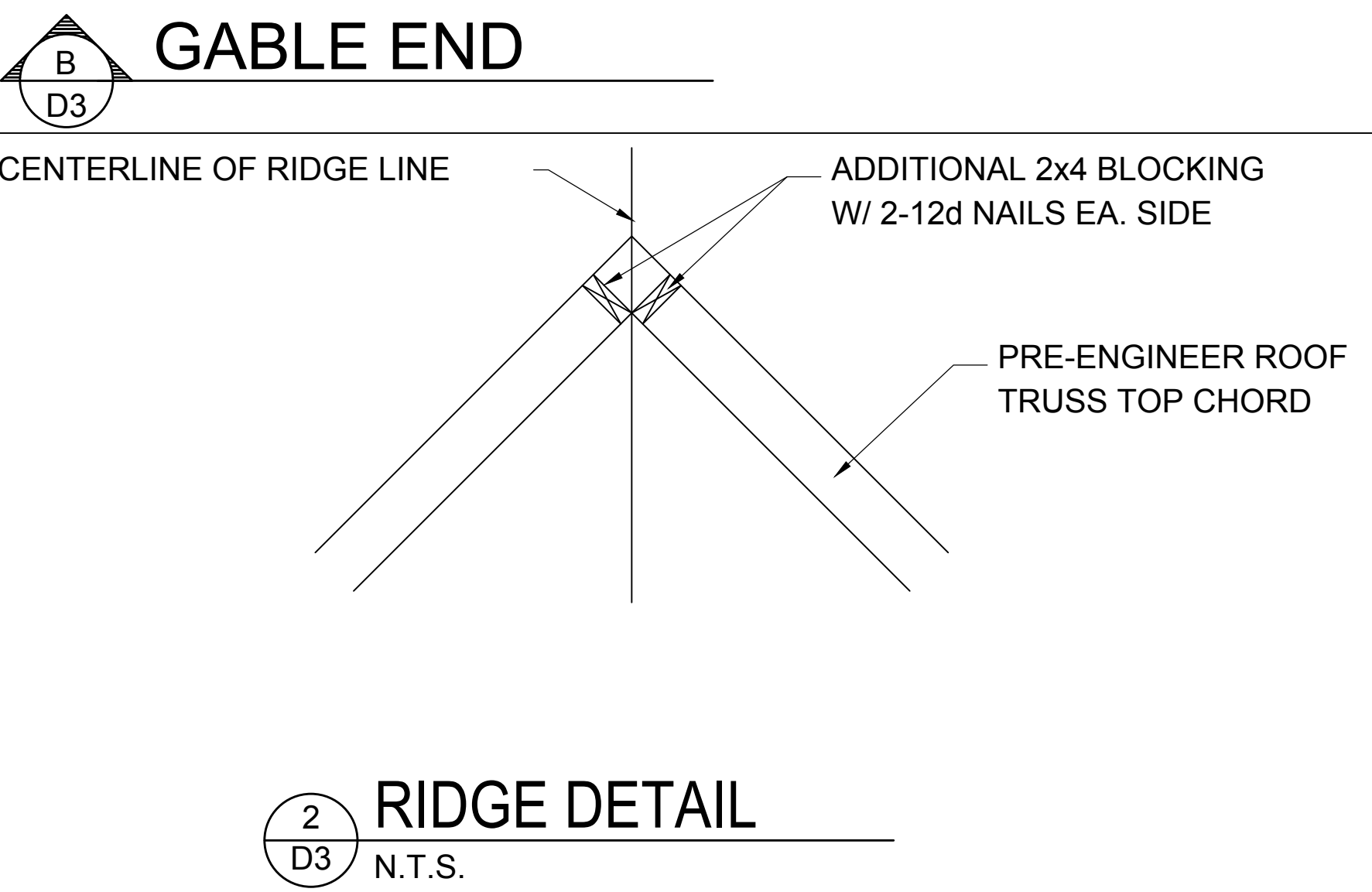
G-2 GABLE END
D3



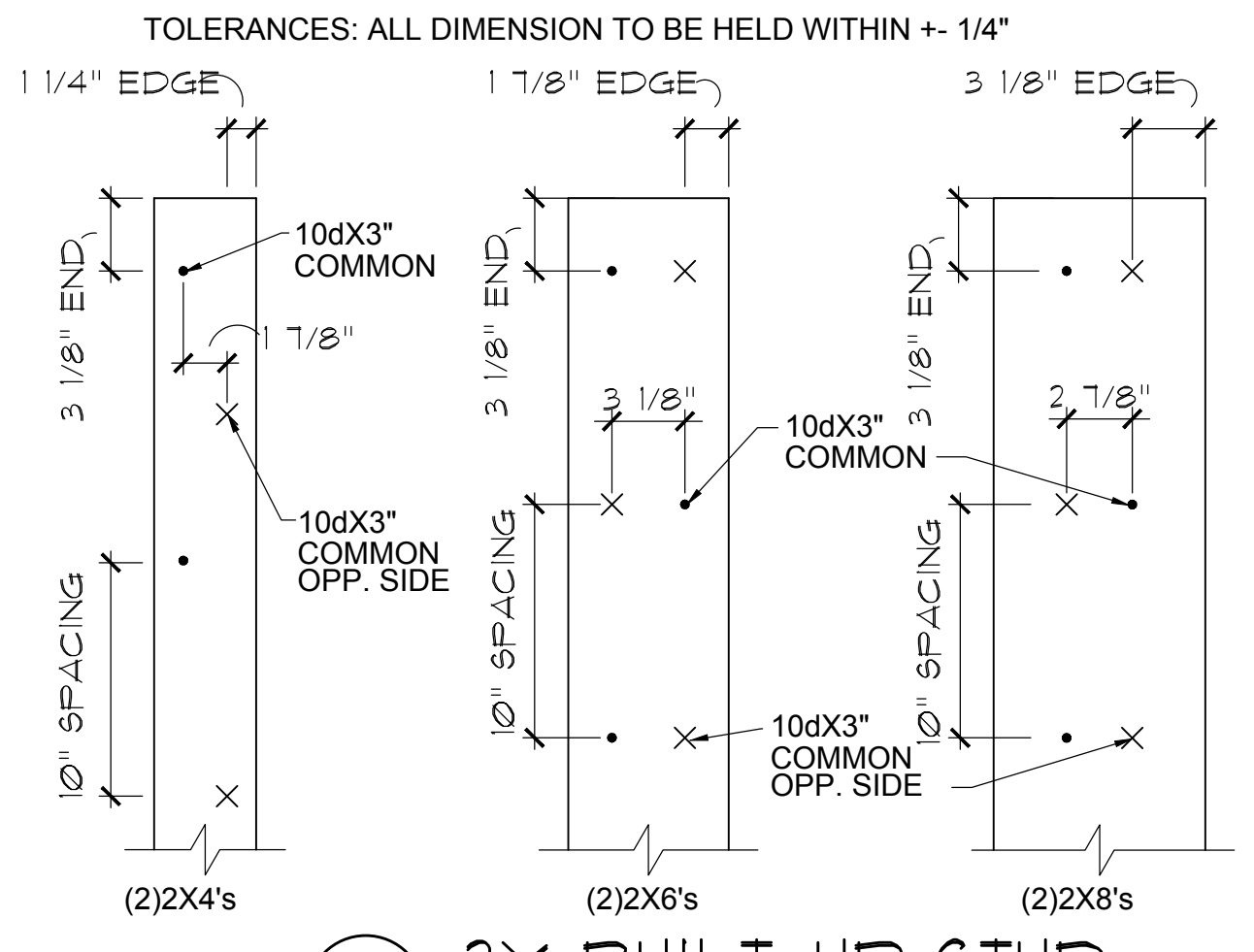
G-7 BEARING
D3



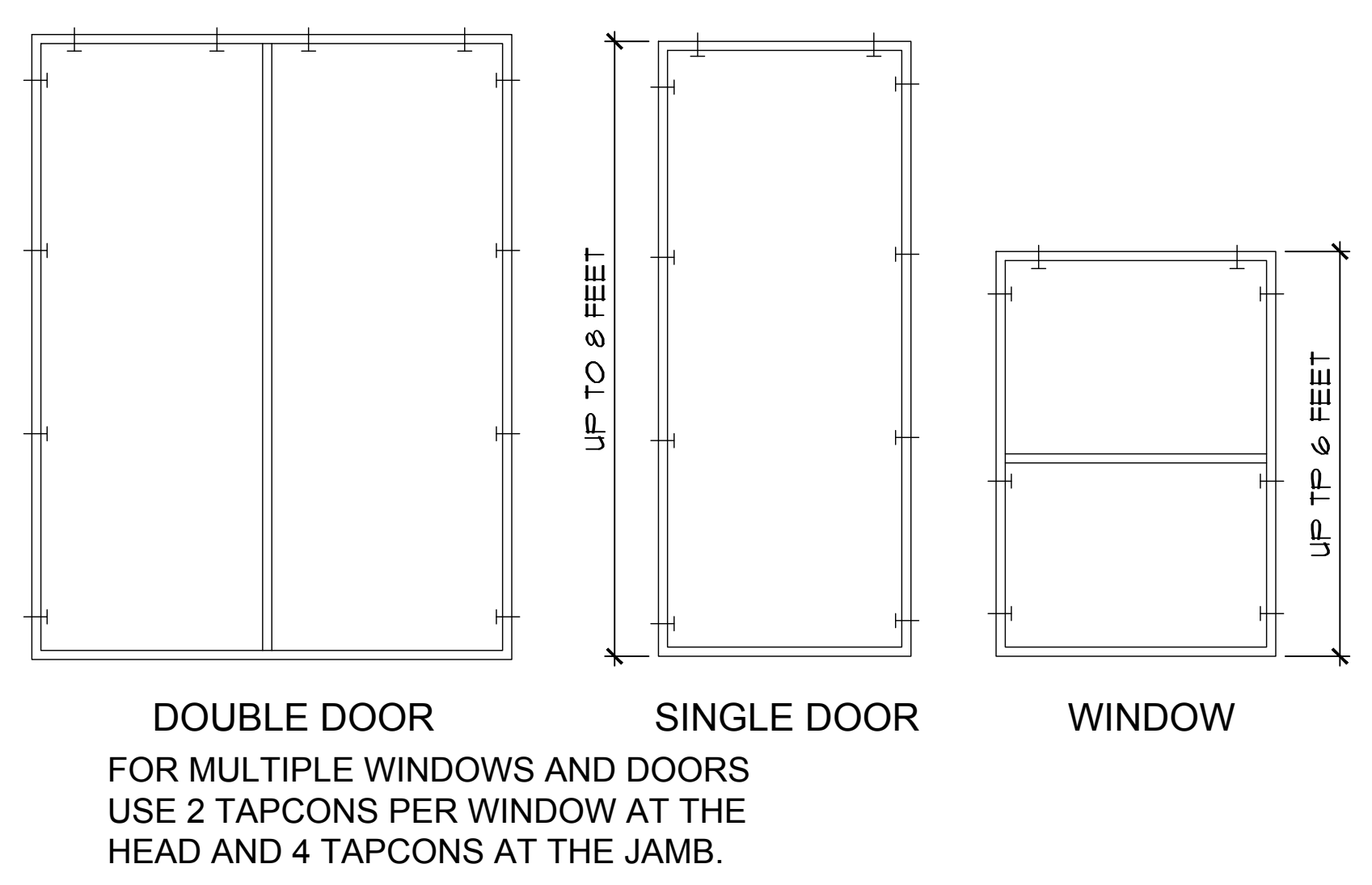
G-2 GABLE END
D3



G-2 RIDGE DETAIL
D3 N.T.S.



B 2X BUILT-UP STUD COLUMN DETAILS
1 7/8\"/>



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\"/>

USE MIN. 2-1/4\"/>

NOTE

IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4\"/>

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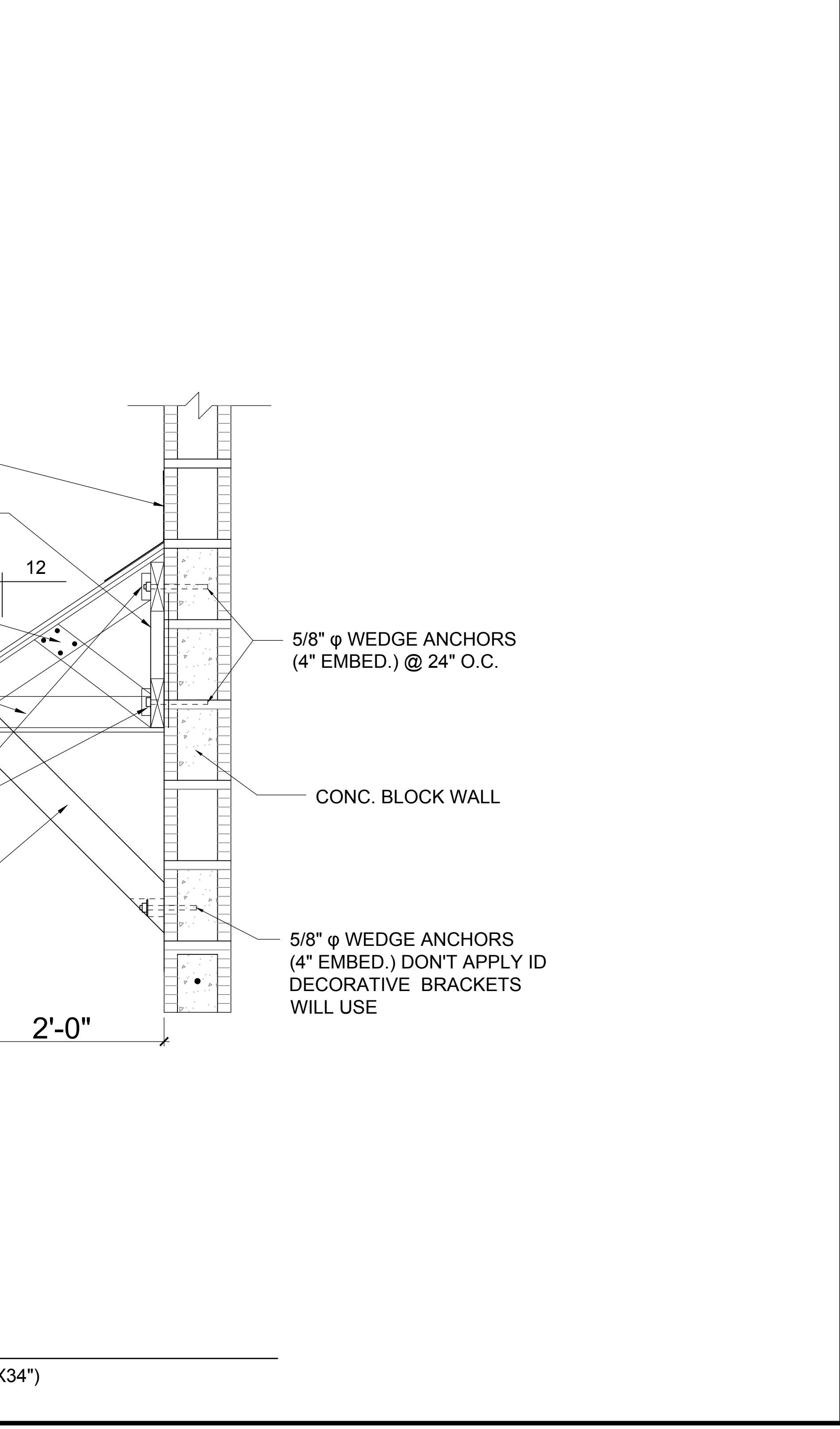
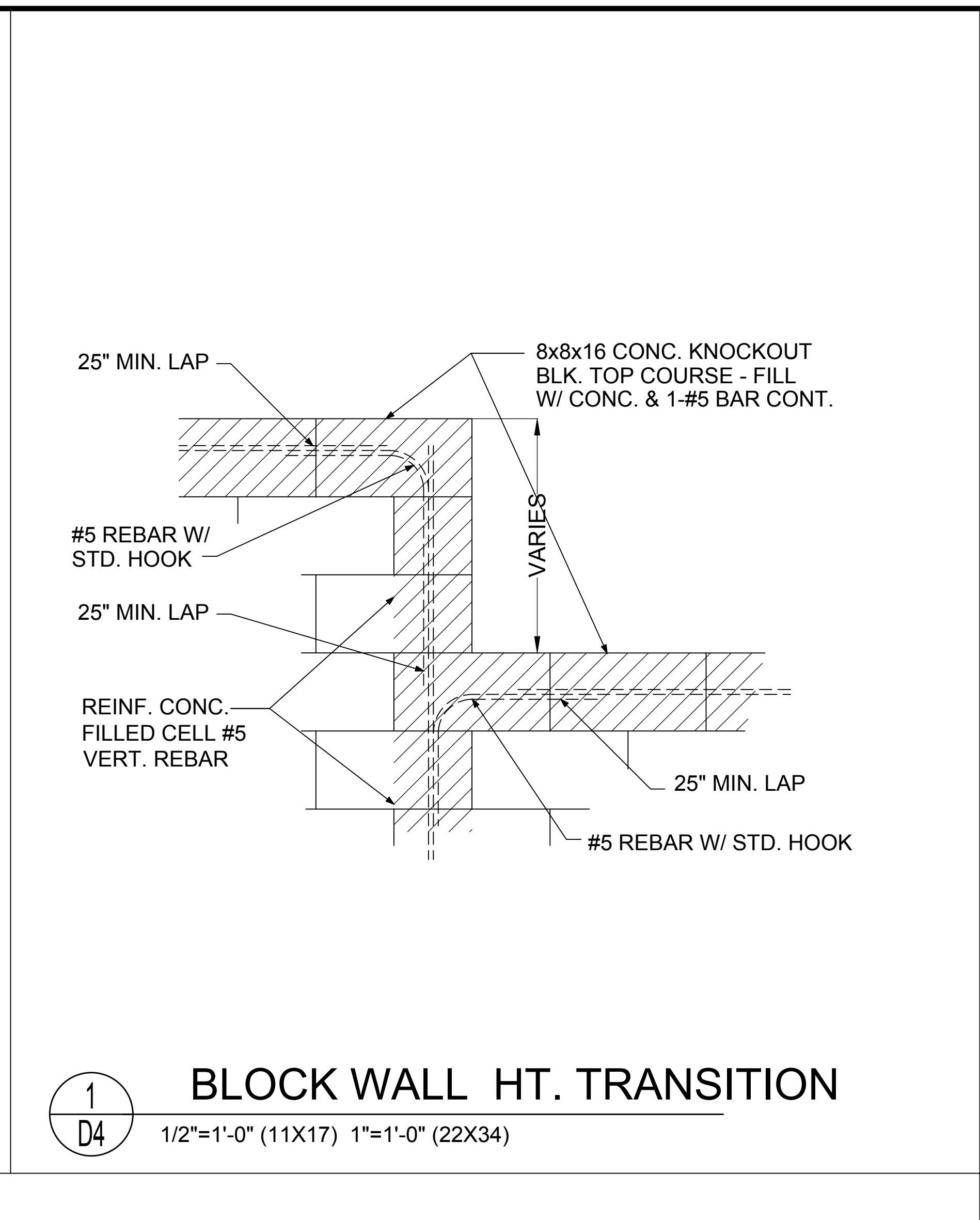
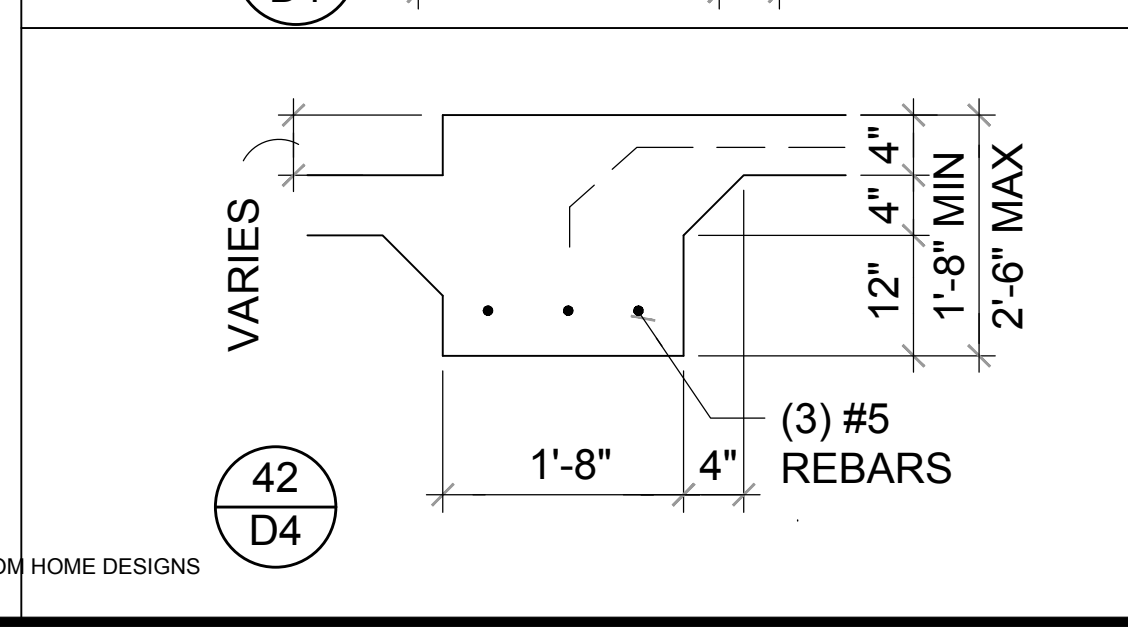
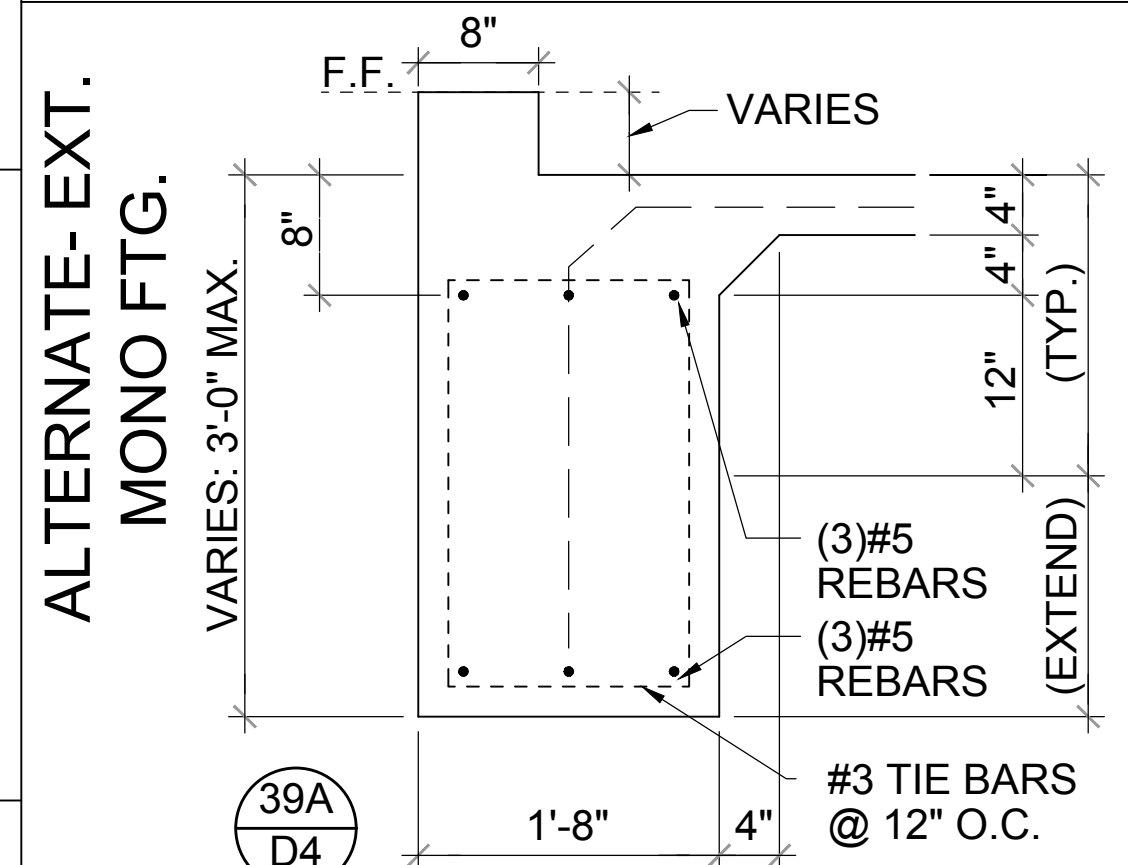
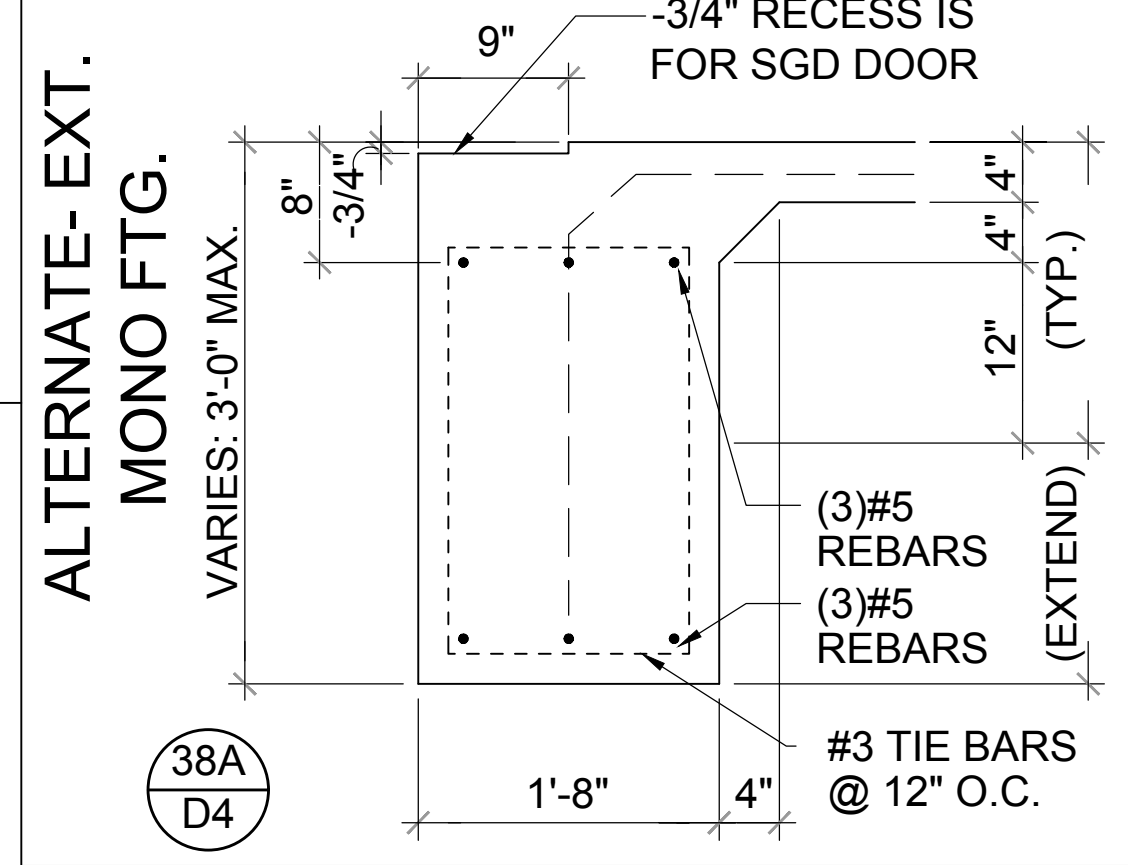
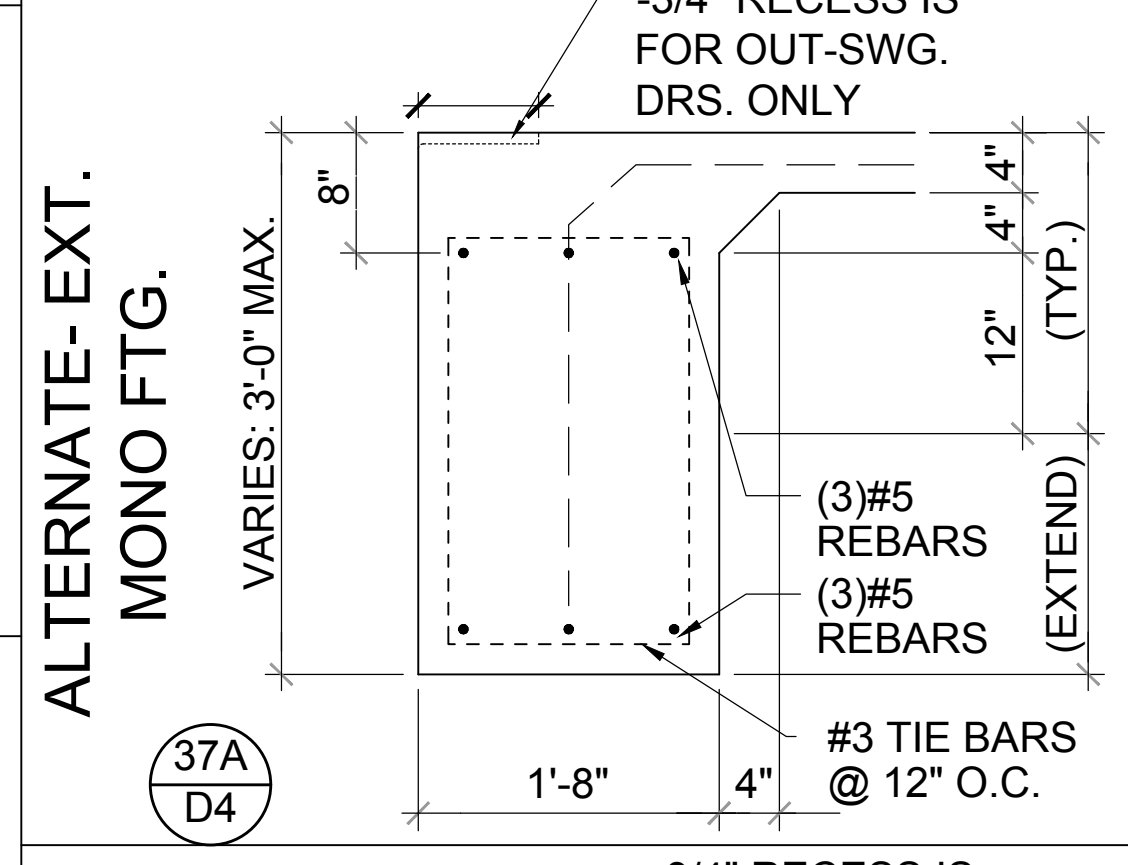
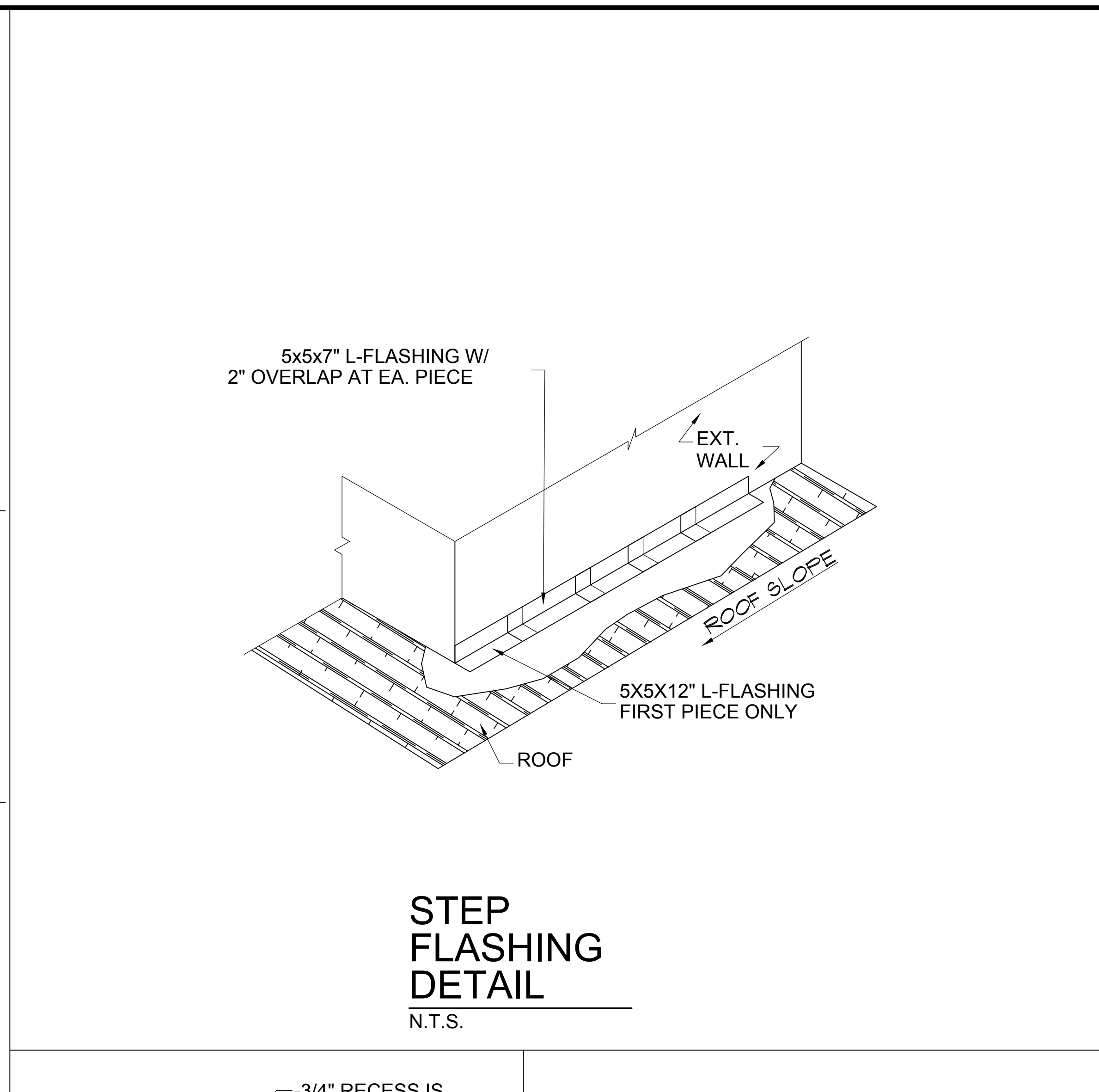
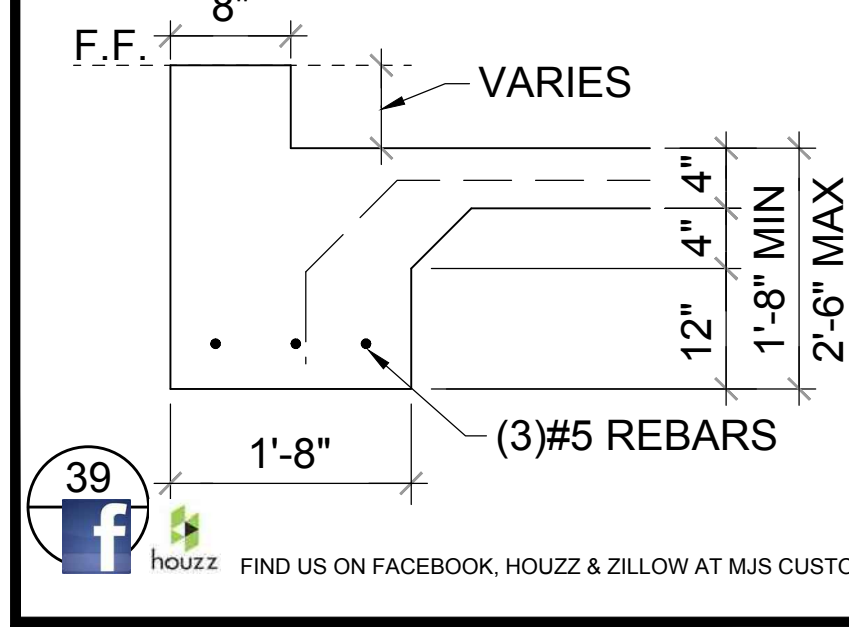
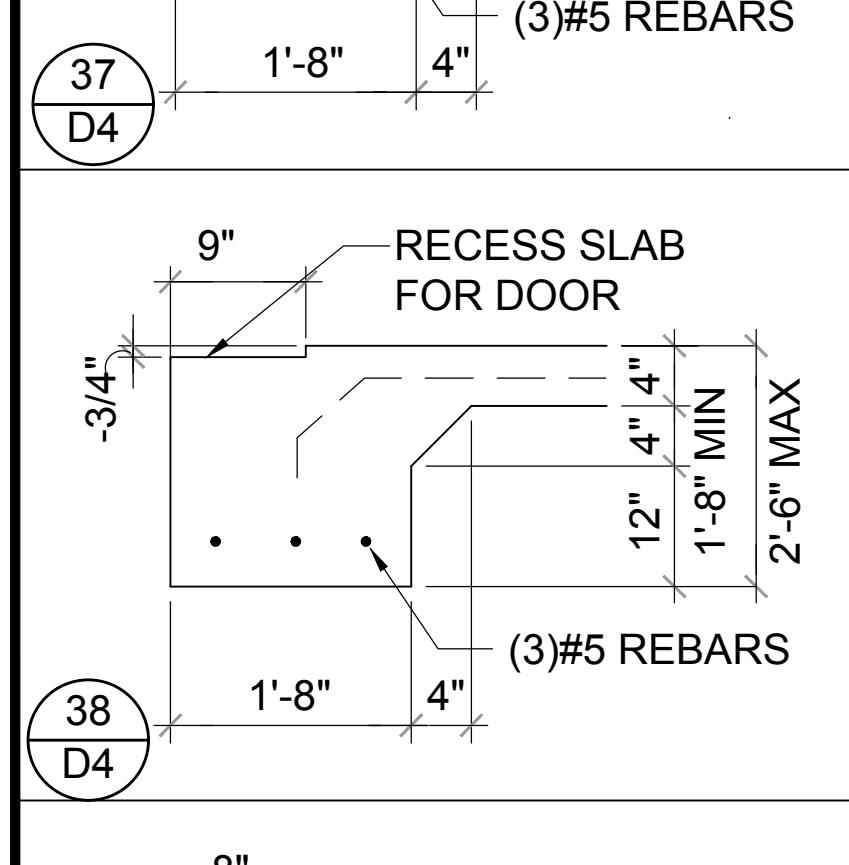
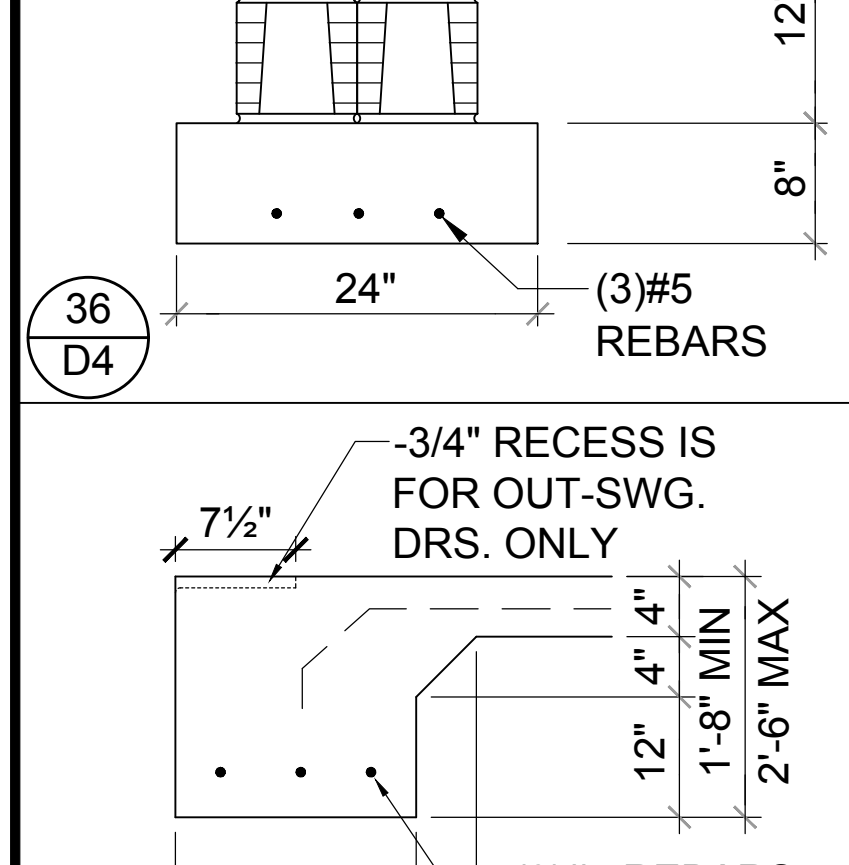
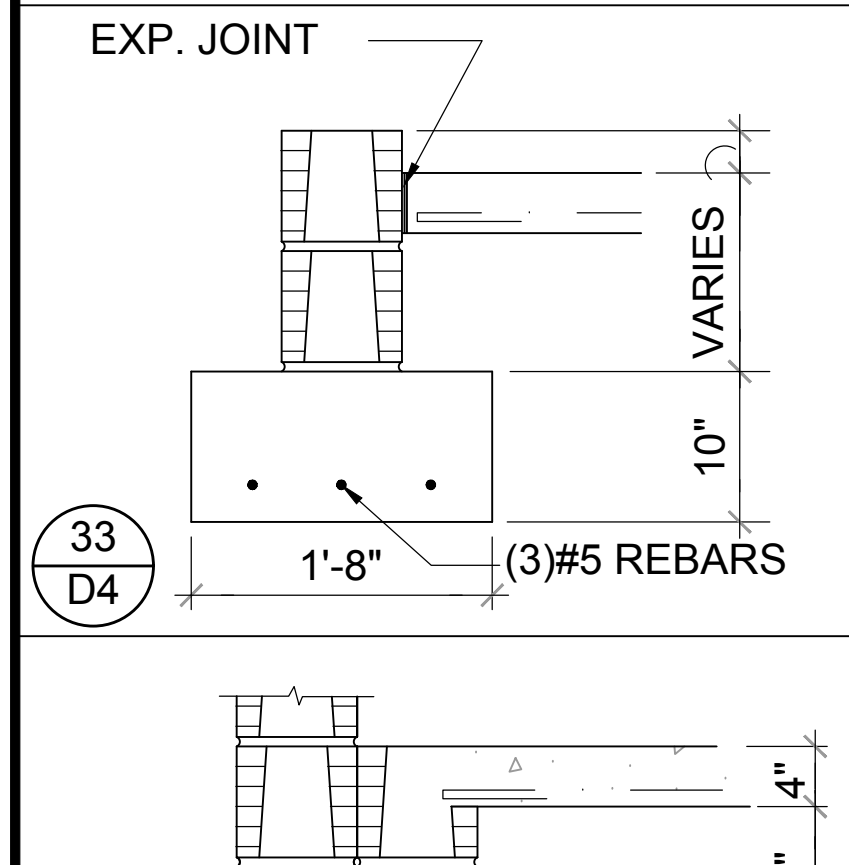
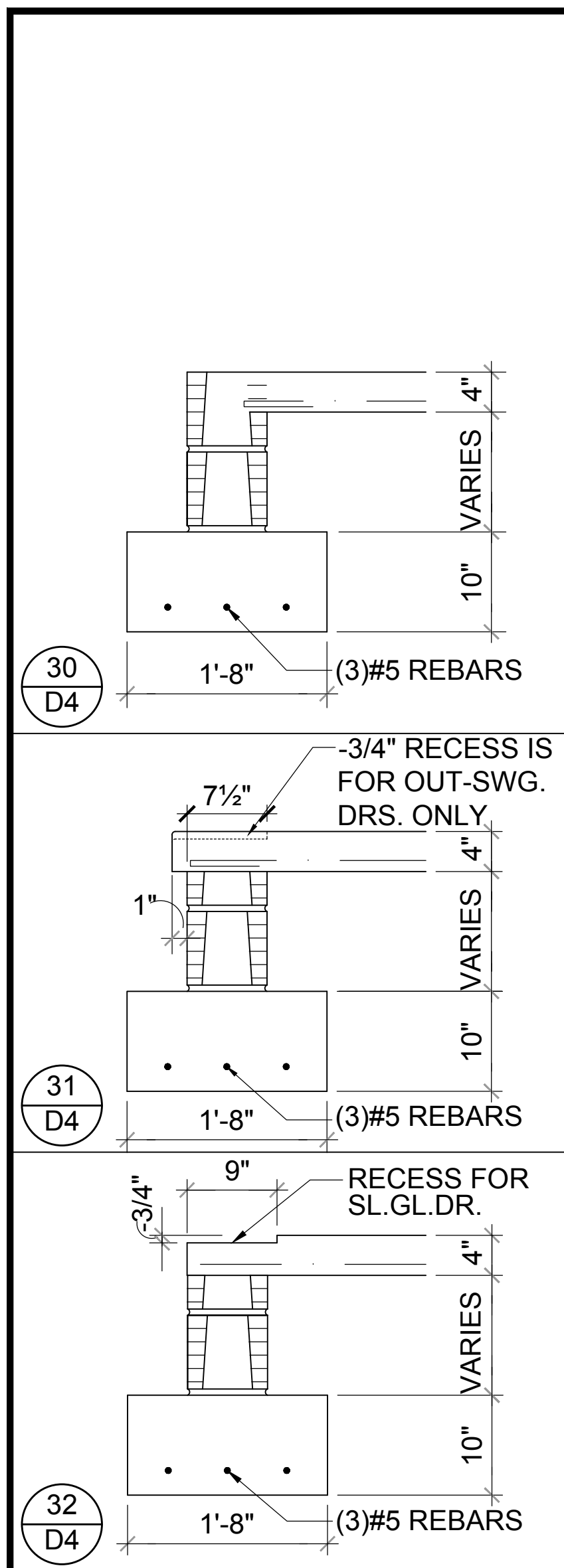
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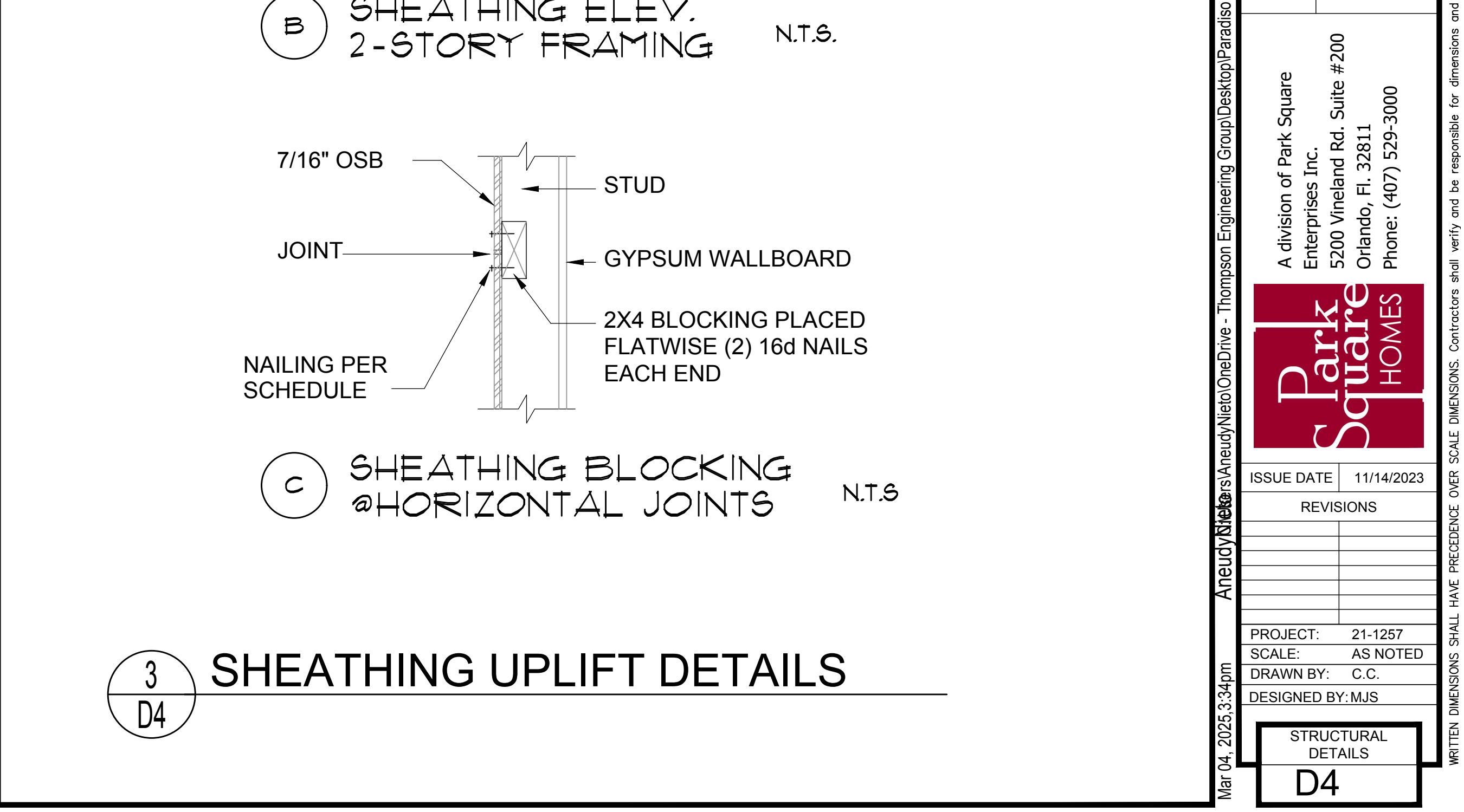
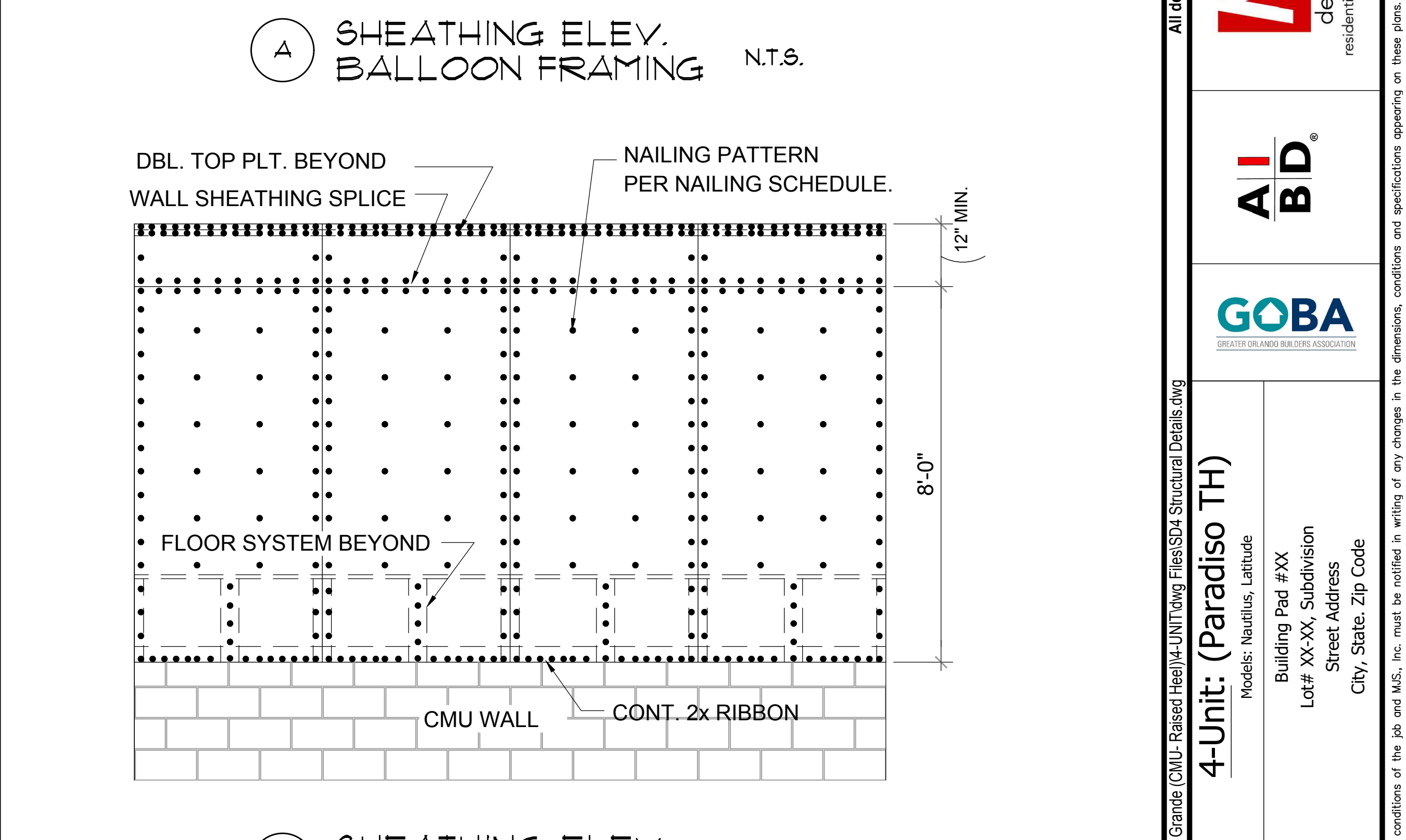
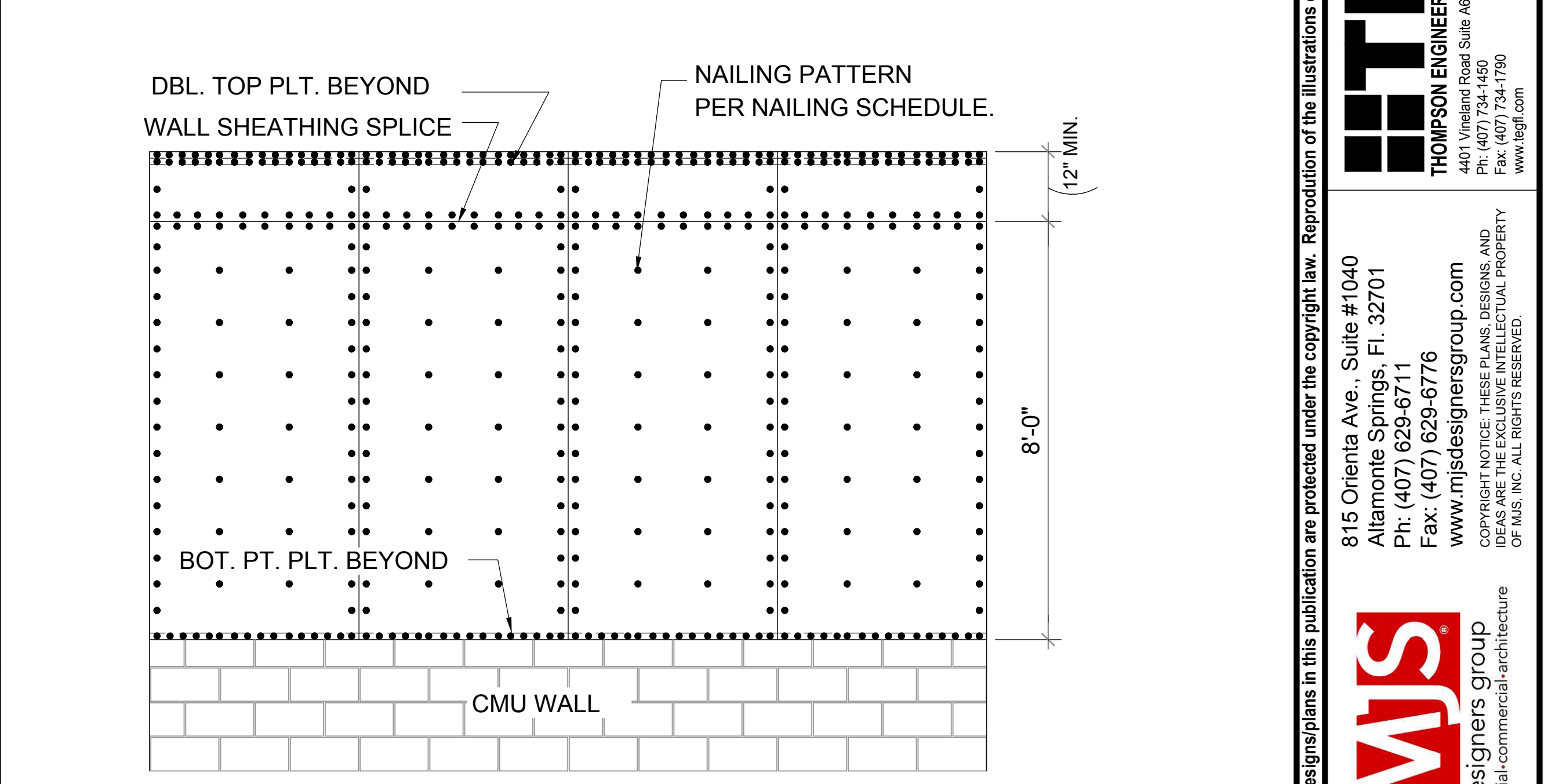
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11/14/2023
 21-1257
 AS NOTED
 C.C.
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NOTE:
1/2" PLYWOOD OR 7/16" O.S.B. TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQD. EXCEPT AS NOTED ON PLANS IN TWO STORY FRAME APPLICATIONS, SHEATHING 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.



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

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

ISSUE DATE: 11/14/2023
REVISIONS

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

STRUCTURAL DETAILS
D4

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STRUCTURAL ALUMINUM:

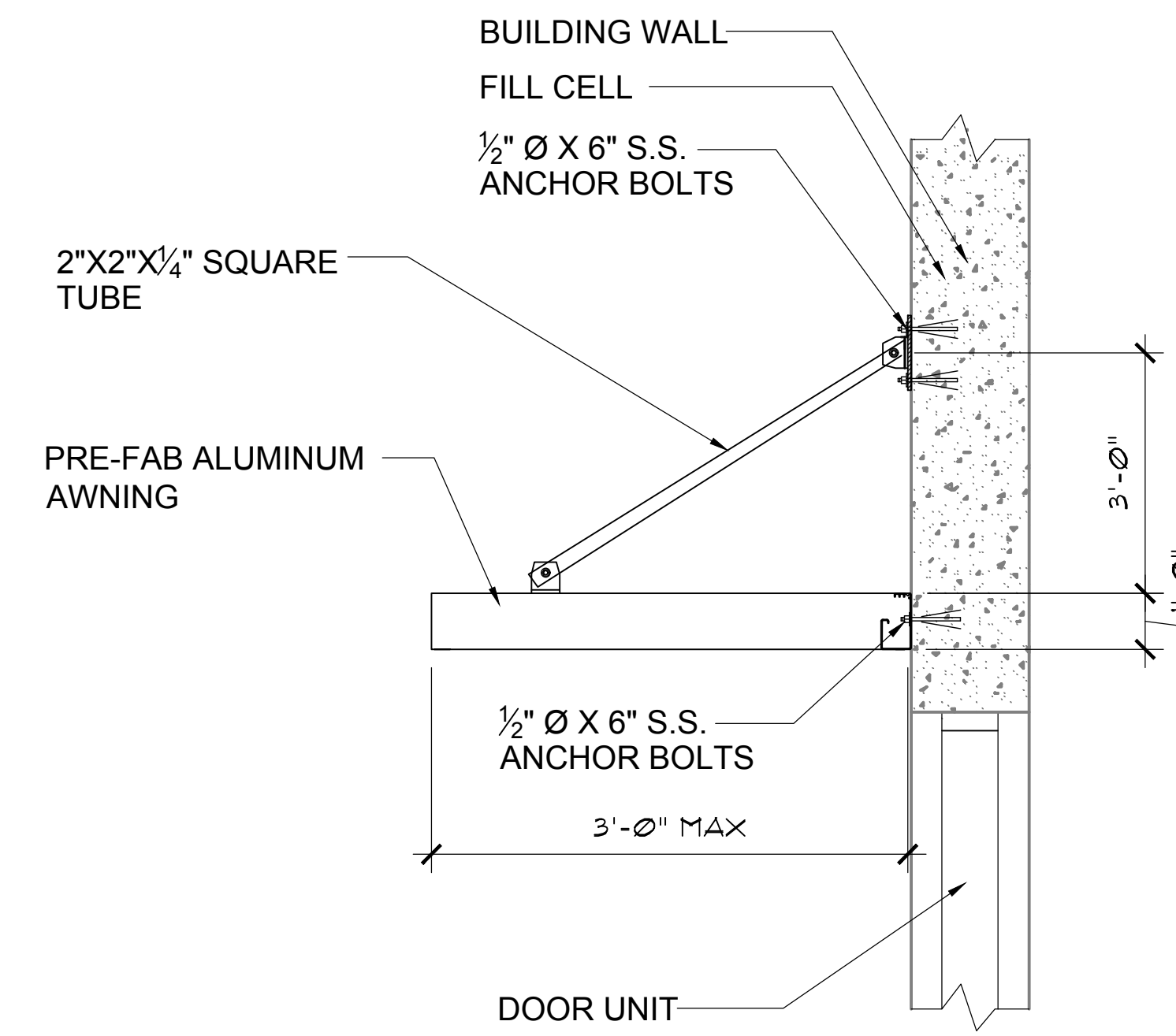
1. Conform to latest edition of Aluminum Association of Florida standard practice for aluminum design.
2. All aluminum shall be 6061-T6 (E= 10,000 ksi; Fy = 35 ksi)

STRUCTURAL STEEL:

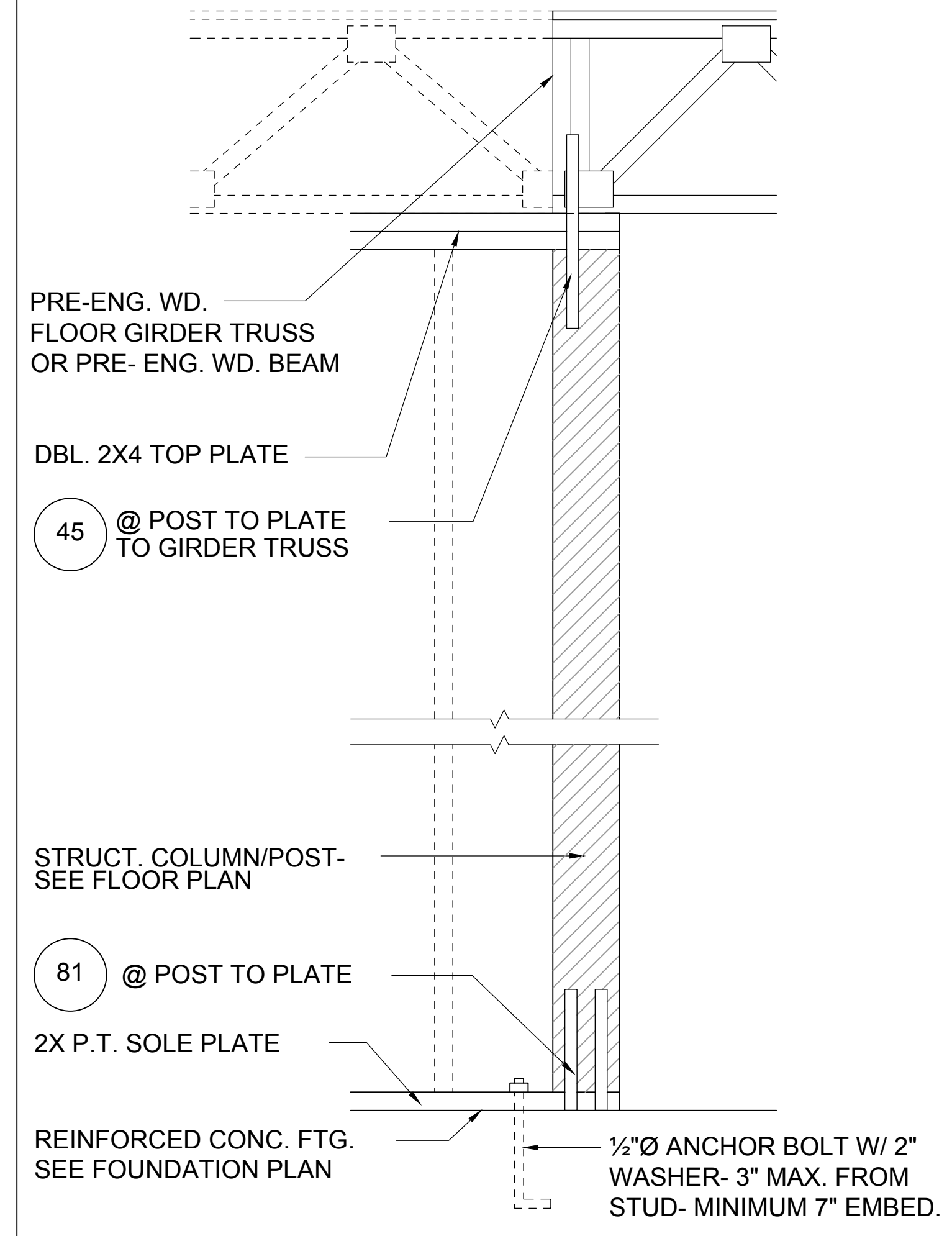
1. Conform to latest edition of AISC "Specification for structural steel building" and AISC "Code of standard practice for steel buildings and bridges".
2. All structural steel shall be ASTM A36, (E= 29,000 ksi; Fy = 36 ksi)
3. Splicing prohibited without prior approval as to location and type.
4. Burning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

WELDING:

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

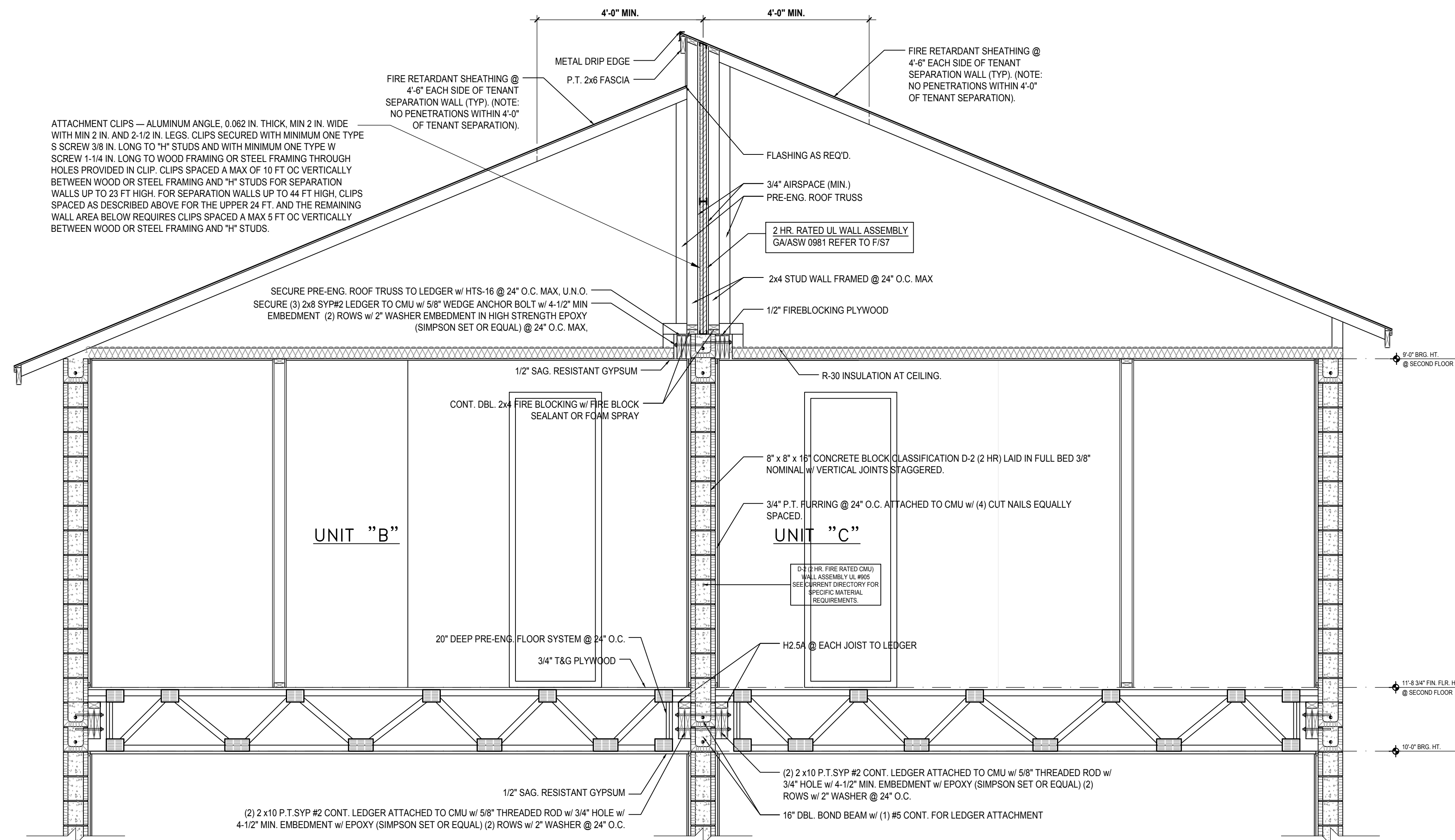


4 AWNING DETAIL
D5 N.T.S.

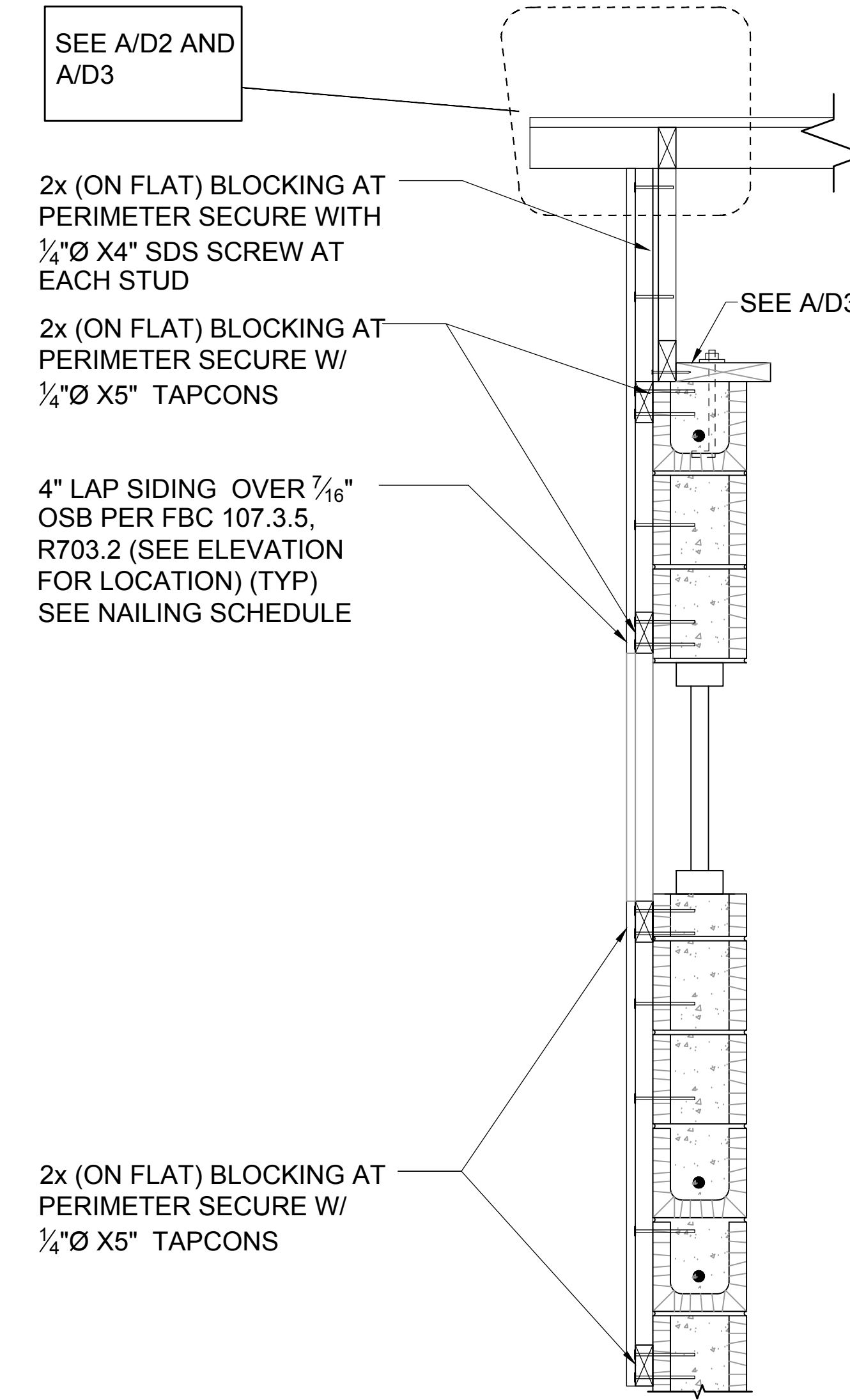


2 DETAIL
D5

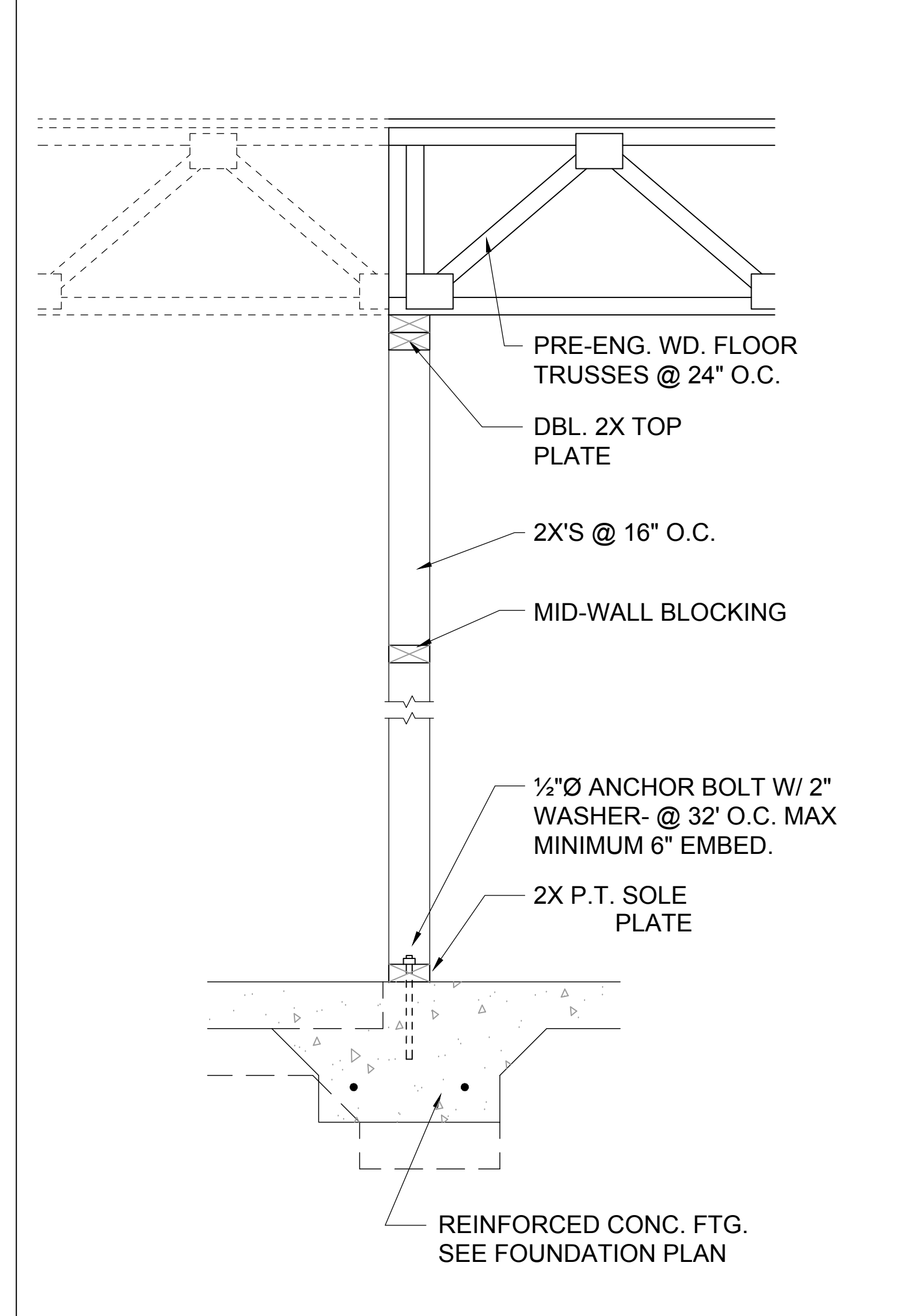
1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")



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



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



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

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Fax: (407) 734-1750
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A I B D
ARCHITECTS INC.

GOBA
Gypsum Board Association

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

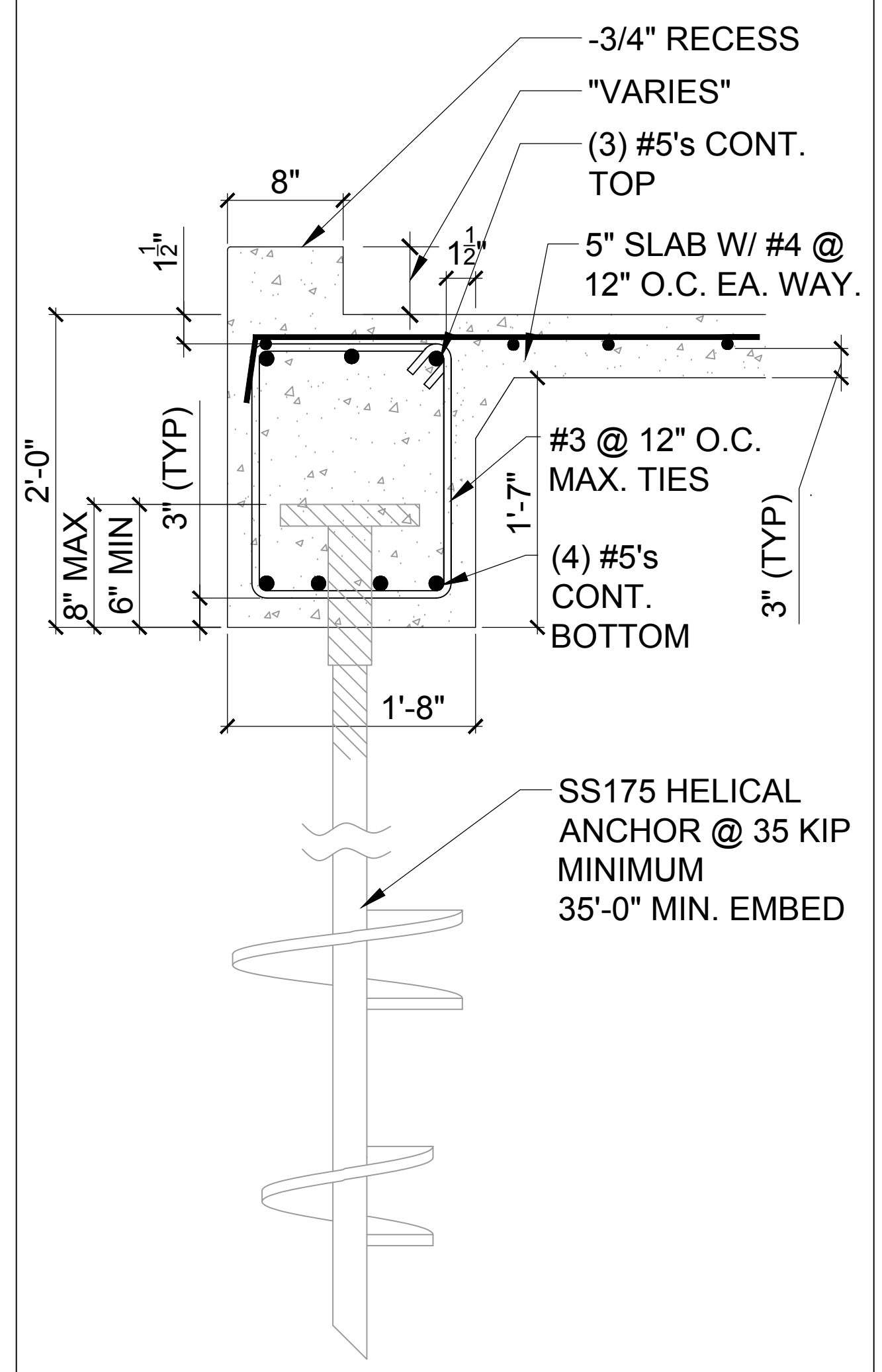
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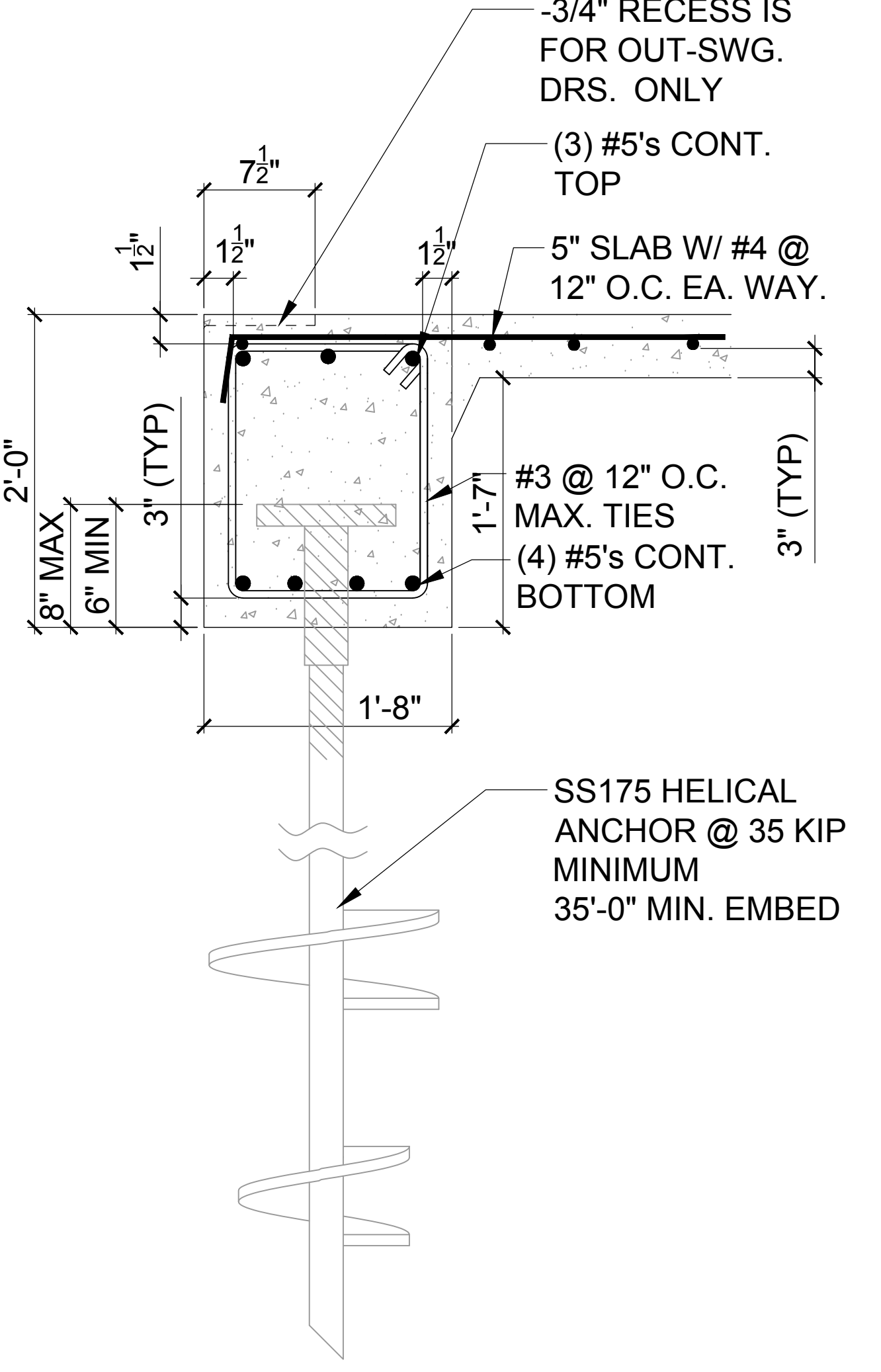
ISSUE DATE | 11/14/2023
REVISIONS
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SCALE: AS NOTED
DRAWN BY: C.C.
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STRUCTURAL DETAILS
D5

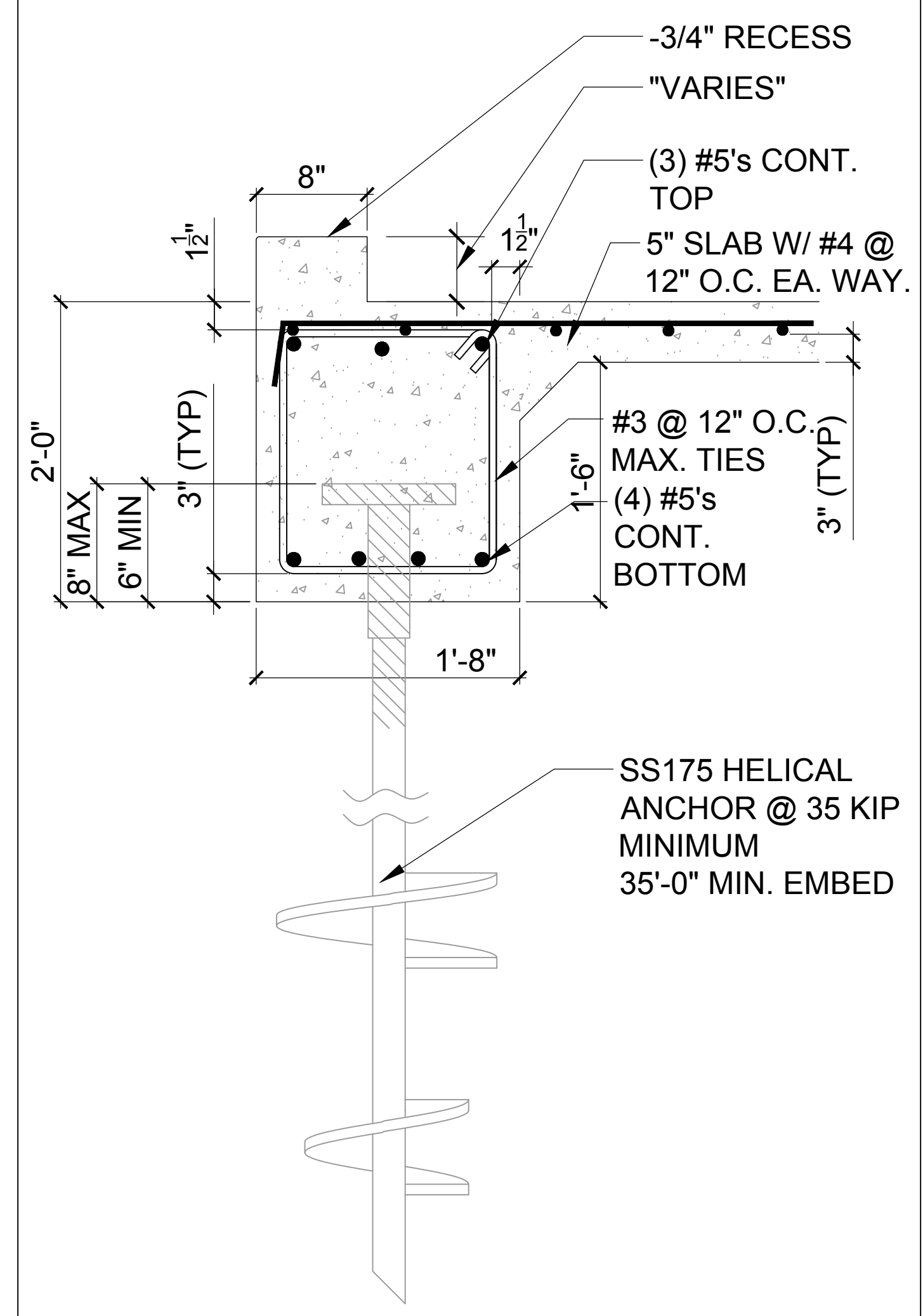
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND M.S., INC. MUST BE NOTIFIED IN WRITING OF ANY CHANGES IN THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.



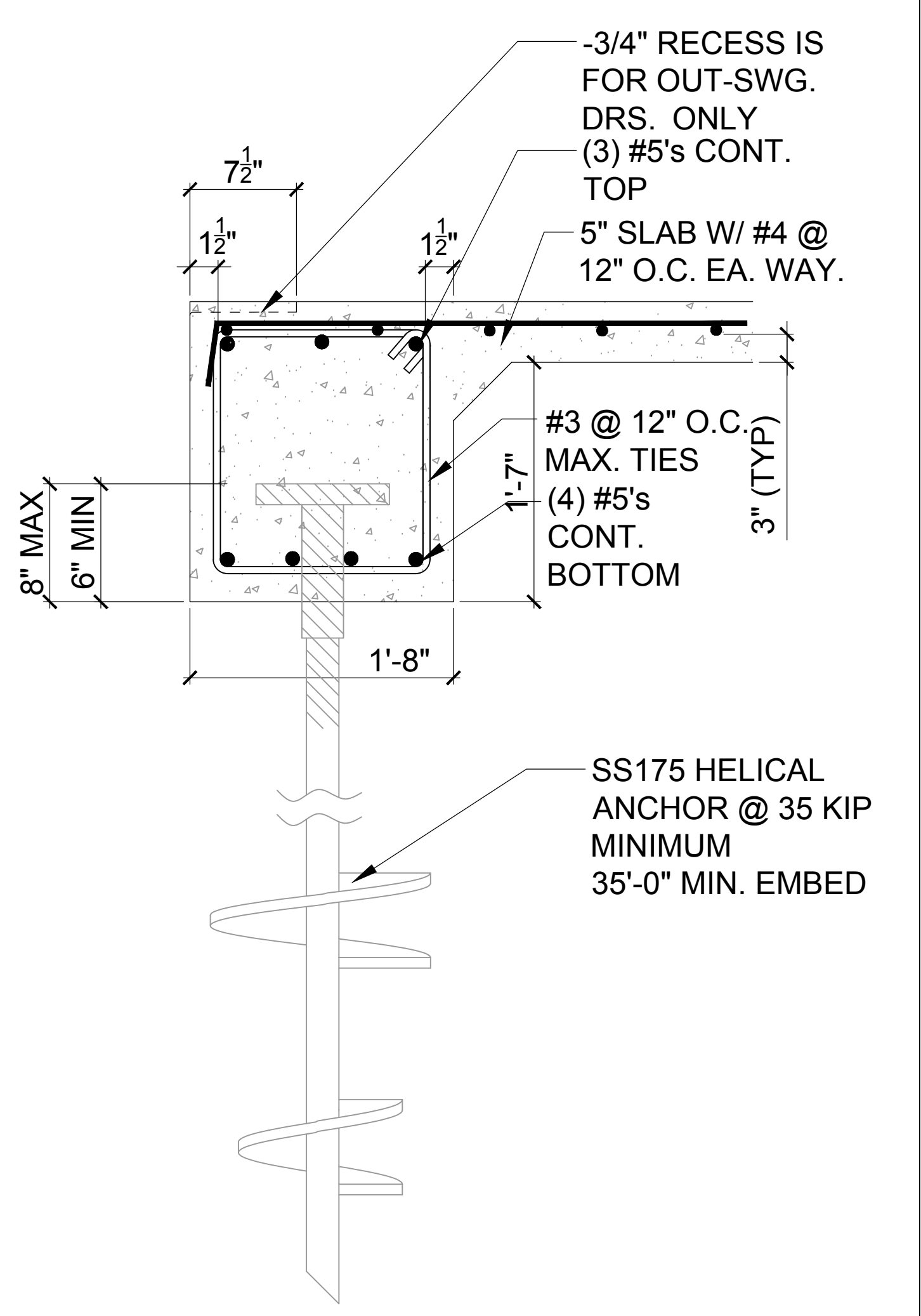
BEARING FOOTER @ CONCRETE CURB SECTION TWO-STORY
 8
 D6 N.T.S.



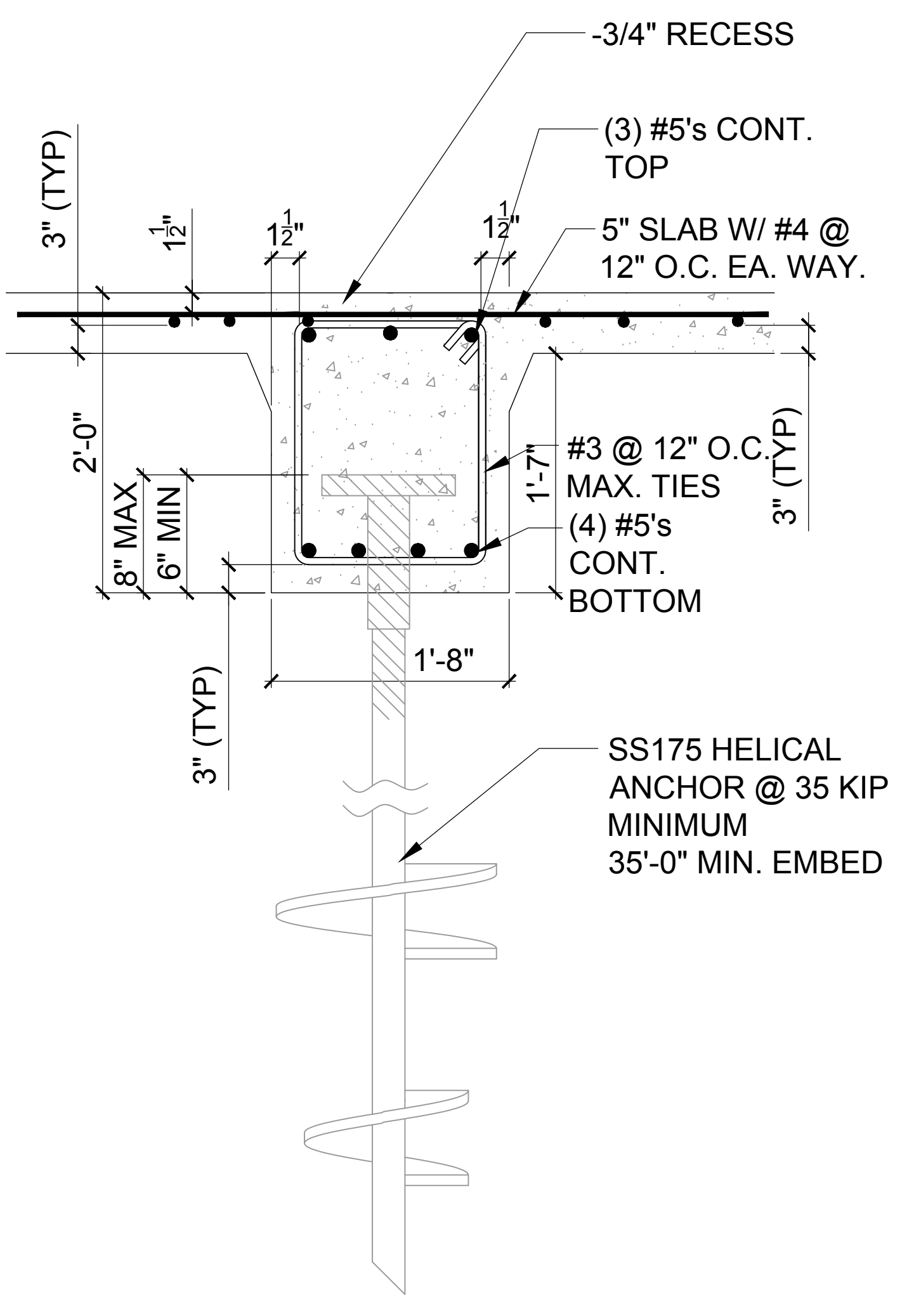
CONT. BEARING FOOTER TWO-STORY DETAIL
 6
 D6 N.T.S.



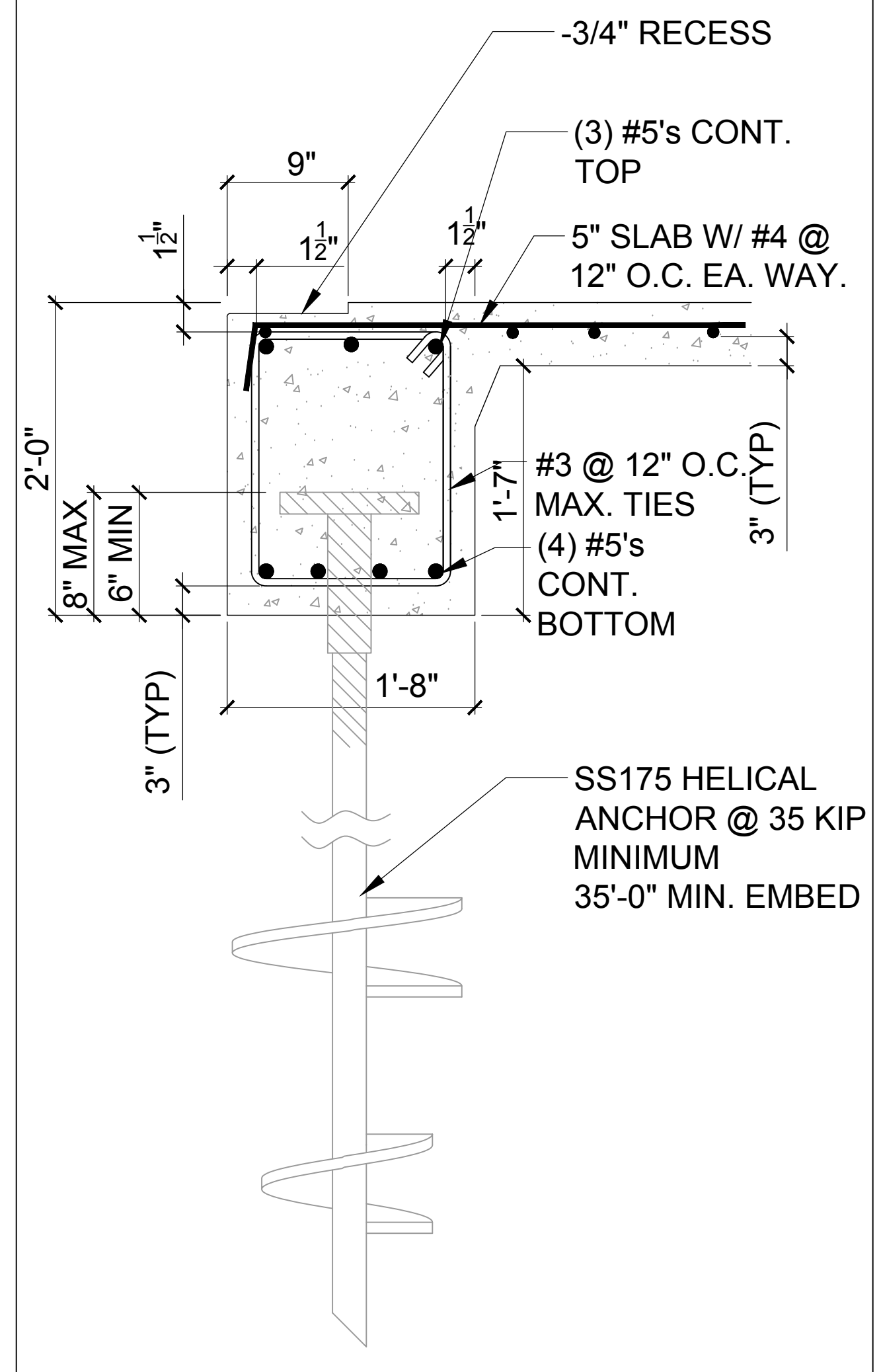
BEARING FOOTER @ CONCRETE CURB SECTION ONE-STORY
 4
 D6 N.T.S.



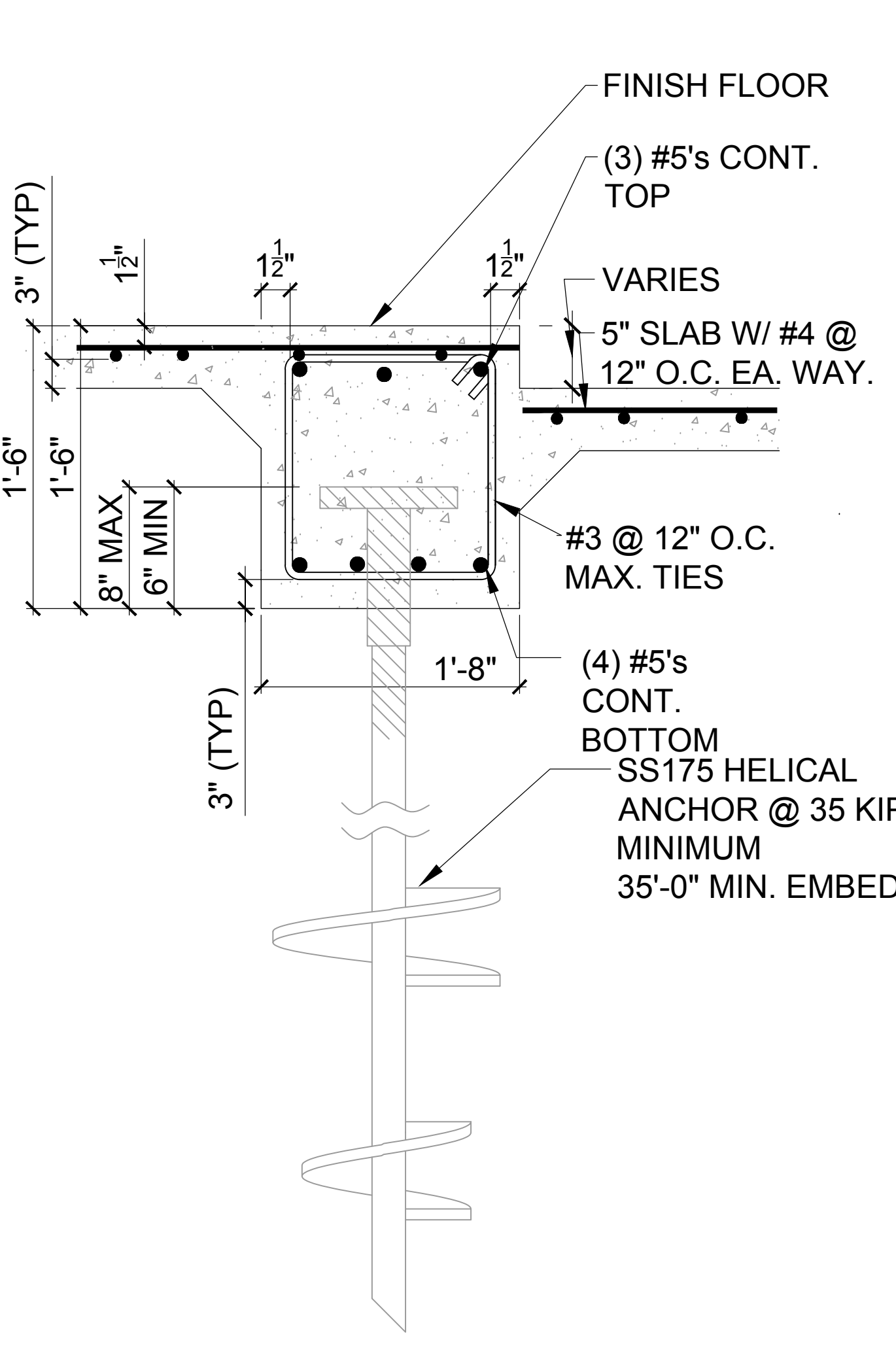
CONT. BEARING FOOTER ONE-STORY DETAIL
 2
 D6 N.T.S.



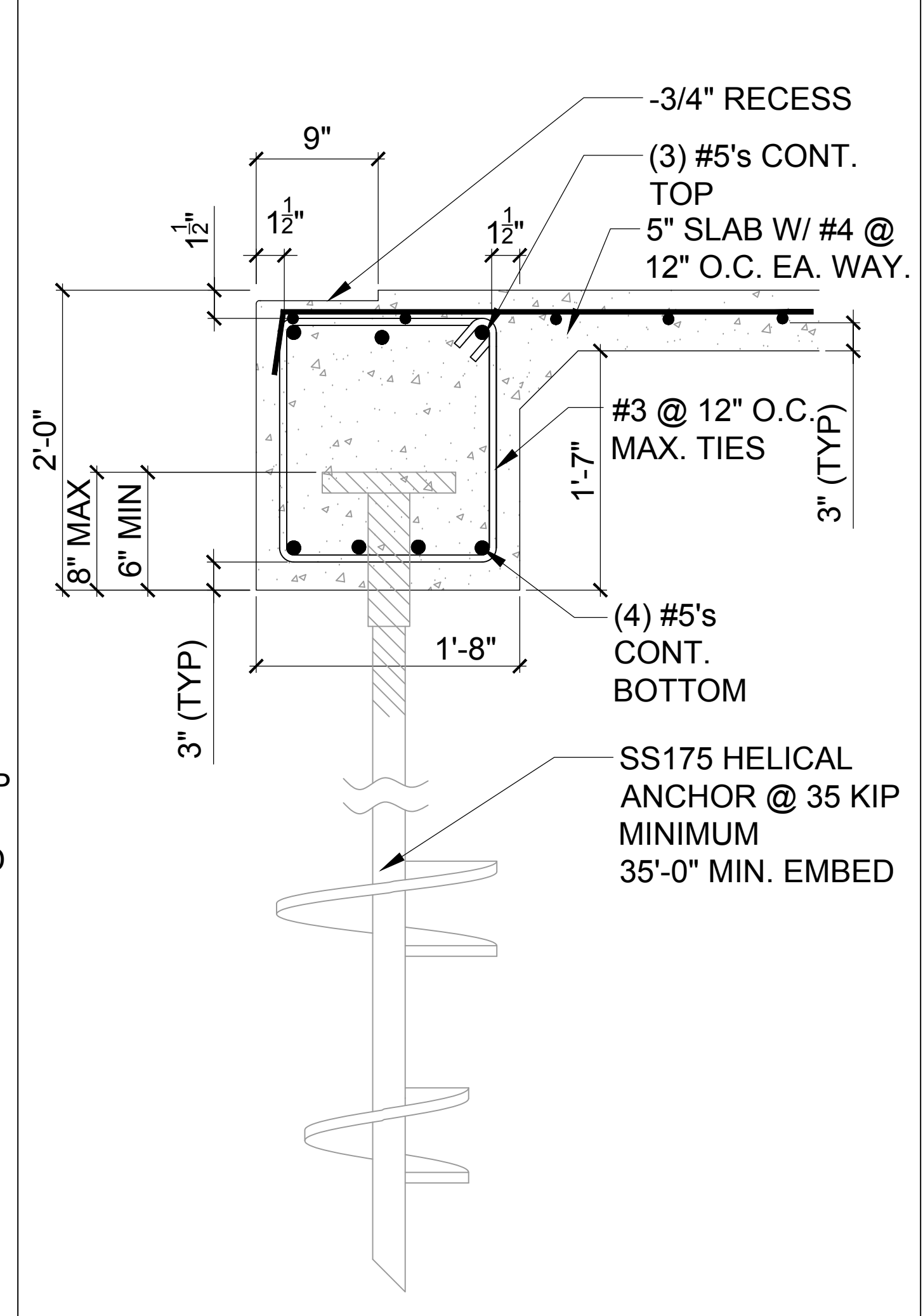
INTERIOR BEARING FOOTER @ TWO-STORY
 9
 D6 N.T.S.



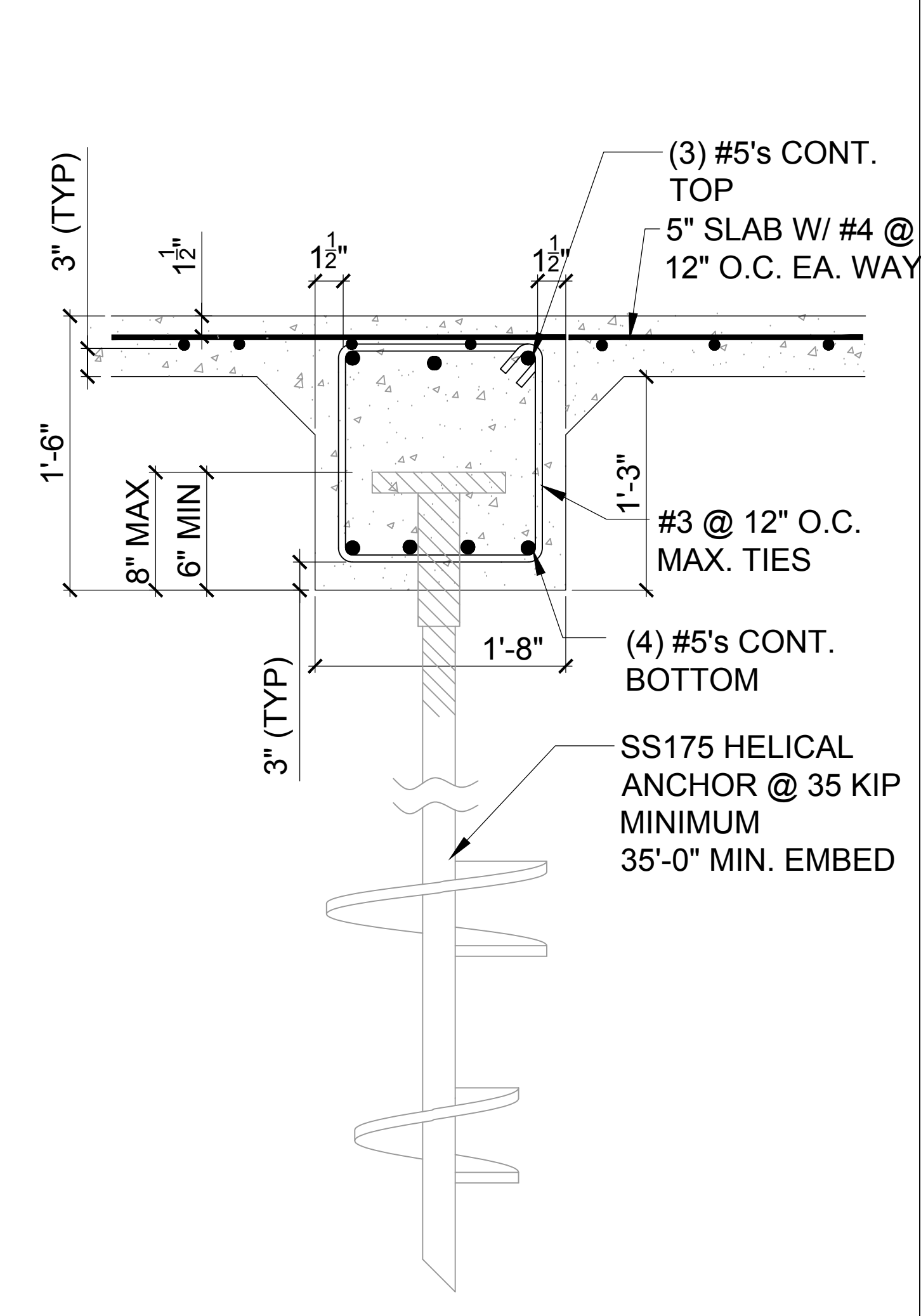
BEARING FOOTER @ CONCRETE RECESS SECTION TWO-STORY
 7
 D6 N.T.S.



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



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



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

ITEG
 THOMPSON ENGINEERING GROUP, INC.
 4401 Vineland Road Suite 44 Orlando, FL 32811
 Ph: (407) 734-1450 Fax: (407) 734-1750 www.iteg.com

MJS
 designers group
 residential-commercial-architecture

AI **BD**

GOBA
 GROUP OF ARCHITECTS ASSOCIATES

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

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

Mar 04, 2023 3:35pm Annuity/Status/Already/Neop/OneDrive - Thompson Engineering Group/Desktop/Paradiso Grande (CMU- Raised Feet)/4-Unit/Typ Files/SD16 Valfie Helical Pile Details.dwg

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

STRUCTURAL DETAILS
D6