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Tyler

Jackson

Grant

Jackson

Monroe

(SUBDIVISION NAME) TOWNHOMES



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

PAD SIZE 110'-0" X 70'-0"

SHEET INDEX:

- A0 COVER SHEET
- A1 SLAB PLAN
- A2 FIRST FLOOR OVERALL
- A3 SECOND FLOOR OVERALL
- A4 FLOOR PLANS (TYLER) (JACKSON)
- A5 FLOOR PLANS (GRANT) (MONROE)
- A6 FRONT & REAR ELEVATIONS- "ELEV. A"
- A7 LEFT & RIGHT ELEVATIONS- "ELEV. A"
- A8 FRONT & REAR ELEVATIONS- "ELEV. B"
- A9 LEFT & RIGHT ELEVATIONS- "ELEV. B"
- A10 ROOF LAYOUT & BUILDING SECTION - "ELEV. A"
- A11 ROOF LAYOUT & BUILDING SECTION - "ELEV. B"
- A12 STAIR SECTIONS
- E1 FLOOR PLANS (TYLER) (JACKSON)
- E2 FLOOR PLANS (GRANT) (MONROE)
- S1 FOUNDATION PLAN
- S2 LINTEL PLAN
- S3 FLOOR TRUSSES
- S4 ROOF TRUSSES
- D1 STRUCTURAL DETAILS
- D2 STRUCTURAL DETAILS
- D3 STRUCTURAL DETAILS
- D4 STRUCTURAL DETAILS
- D5 STRUCTURAL DETAILS
- D6 STRUCTURAL DETAILS
- D7 STRUCTURAL DETAILS
- D8 STRUCTURAL DETAILS
- D9 UNIT WALL DETAILS
- D10 UNIT SEPARATION WALL DETAILS

REVISION SCHEDULE:

NO.	DATE	DESCRIPTION	BY:
1	06/08/22	MASTER CREATED	M.C.
2	12/16/22	MASTER REVISIONS	C.C.
3	01/19/23	MASTER REVISIONS	C.C.
4	07/24/23	REMOVED DETAIL BUBBLES REFERENCING UL FIRE WALL ASSEMBLY	C.C.
5	07/26/23	RELOCATED ELEC. PANEL TO GARAGE	C.C.
6	08/29/23	REVISED MASTER PER REVISIONS RECEIVED FROM FRAME WALK ON BRIXTON BLDG.11	G.P.
7	15/05/23	PANTRY AND REF RELOCATED TO THE REAR WALL IN THE TYLER BASE	G.P.
8	12/21/23	TV WALL EXTENDED ON MONROE UNIT AND ELECTRIC CHANGES	G.P.
9	1/10/24	CENTER LINES IN ALL FIXTURES	G.P.
10	1/16/24	ELECTRICAL MARKUPS	G.P.
11	2/22/24	DRAIN PAN NOTE AT THE WASHERS ON THE SECOND FLOOR ALL UNITS	G.P.
11	3/4/24	PAVERS AT LANAI & COURTYARD IN ALL UNITS	G.P.

DISTRIBUTED LIVE LOAD (IN POUNDS PER SQ. FT.)	ENGINEERING KEY															
UNINHABITABLE ATTICS WITHOUT STORAGE 10 UNINHABITABLE ATTICS WITH LIMITED STORAGE 15 HABITABLE ATTICS & ATTICS SERVED WITH FIXED STAIRS 20 BALCONIES (EXTERIOR) AND DECKS 30 FIRE ESCAPES 40 GUARDS AND HANDRAILS 200 GUARD RAIL COMPONENTS 50 PASSENGER VEHICLE GARAGES 40 ROOMS OTHER THAN SLEEPING ROOMS 40 SLEEPING ROOMS 30 STAIRS 30	DESIGN REQUIREMENTS A. ROOF LIVE LOAD IS 20 PSF B. FLOORS LIVE LOAD IS 40 PSF, BALCONIES, DECKS, STAIRS, LIVE LOAD IS 80PSF NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2023) FLORIDA BUILDING CODE (RESIDENTIAL, 8TH EDITION) 1. WIND EXPOSURE - CATEGORY (C) 2. ULTIMATE WIND SPEED - 140MPH. 3. WIND IMPORTANCE FACTOR - 1.0 4. INTERNAL PRESSURE COEFFICIENT - 18 5. MAXIMUM PRESSURE FOR COMPONENTS AND CLADDING, 21.0 p.s.f. ± 28.1 p.s.f. UNLESS NOTED OTHERWISE. 6. SINGLE FAMILY RESIDENCE TO BE RISK CATEGORY II.															
ANSI STANDARD FOR MEASURING HOUSES	DESIGN STATEMENT															
THE ANSI STANDARD FOR MEASURING HOUSES: NATIONAL STANDARD Z390-1988 NEW CONSTRUCTION THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS FOR ATTACHED UNITS. THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS ARE NOT USED IN THIS SYSTEM OF MEASURING. THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS FOR ATTACHED UNITS. THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS ARE NOT USED IN THIS SYSTEM OF MEASURING.	THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2023) FLORIDA BUILDING CODE (RESIDENTIAL, 8TH EDITION) EFFECTIVE WIND WIND PRESSURE AND SUCTION (PSF.) <table border="1" style="width: 100%; font-size: 8px;"> <thead> <tr> <th>AREA (SQ. FT.)</th> <th>(+) VALUE DENOTES PRESSURE</th> <th>(-) VALUE DENOTES SUCTION</th> </tr> </thead> <tbody> <tr> <td>10</td> <td>(+) 29.4 (-) 31.9</td> <td>(+) 29.4 (-) 39.4</td> </tr> <tr> <td>20</td> <td>(+) 28.1 (-) 30.6</td> <td>(+) 28.1 (-) 36.7</td> </tr> <tr> <td>50</td> <td>(+) 26.3 (-) 28.8</td> <td>(+) 26.3 (-) 33.2</td> </tr> <tr> <td>100</td> <td>(+) 25.0 (-) 27.5</td> <td>(+) 25.0 (-) 30.6</td> </tr> </tbody> </table>	AREA (SQ. FT.)	(+) VALUE DENOTES PRESSURE	(-) VALUE DENOTES SUCTION	10	(+) 29.4 (-) 31.9	(+) 29.4 (-) 39.4	20	(+) 28.1 (-) 30.6	(+) 28.1 (-) 36.7	50	(+) 26.3 (-) 28.8	(+) 26.3 (-) 33.2	100	(+) 25.0 (-) 27.5	(+) 25.0 (-) 30.6
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GENERAL CONTRACTOR: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL ALL MATERIALS MEETING FLORIDA APPROVAL, COMPLIANCE TO AVOID WATER INTRUSION AND MOISTURE INTRUSION ON WINDOWS, DOORS, ROOF, AND ANY OTHER AREA AROUND EACH UNIT/ HOUSE/ APARTMENT/ CONDOMINIUM/ TOWNHOUSE.	WIND PRESSURE AND SUCTION DIAGRAM 															
GENERAL PRESSURE NOTES NOTES: 1. "E" END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS. 2. INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LARGER EFFECTIVE AREA. RKE																
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. • 2020 FLORIDA FIRE PREVENTION CODE (7TH EDITION). • 2020 NATIONAL ELECTRICAL CODE (NEC) • 2018 NFPA 101 - LIFE SAFETY CODE • OCCUPANCY CLASSIFICATION: GROUP R-3 (TOWNHOMES) • CONSTRUCTION TYPE: TYPE IVB (FBC-R 902.3) • SPRINKLED: NO (FBC-B 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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AIBD
 ARCHITECTS IN BUSINESS DESIGN

GOBA
 GROUP OF BUSINESS ARCHITECTS

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

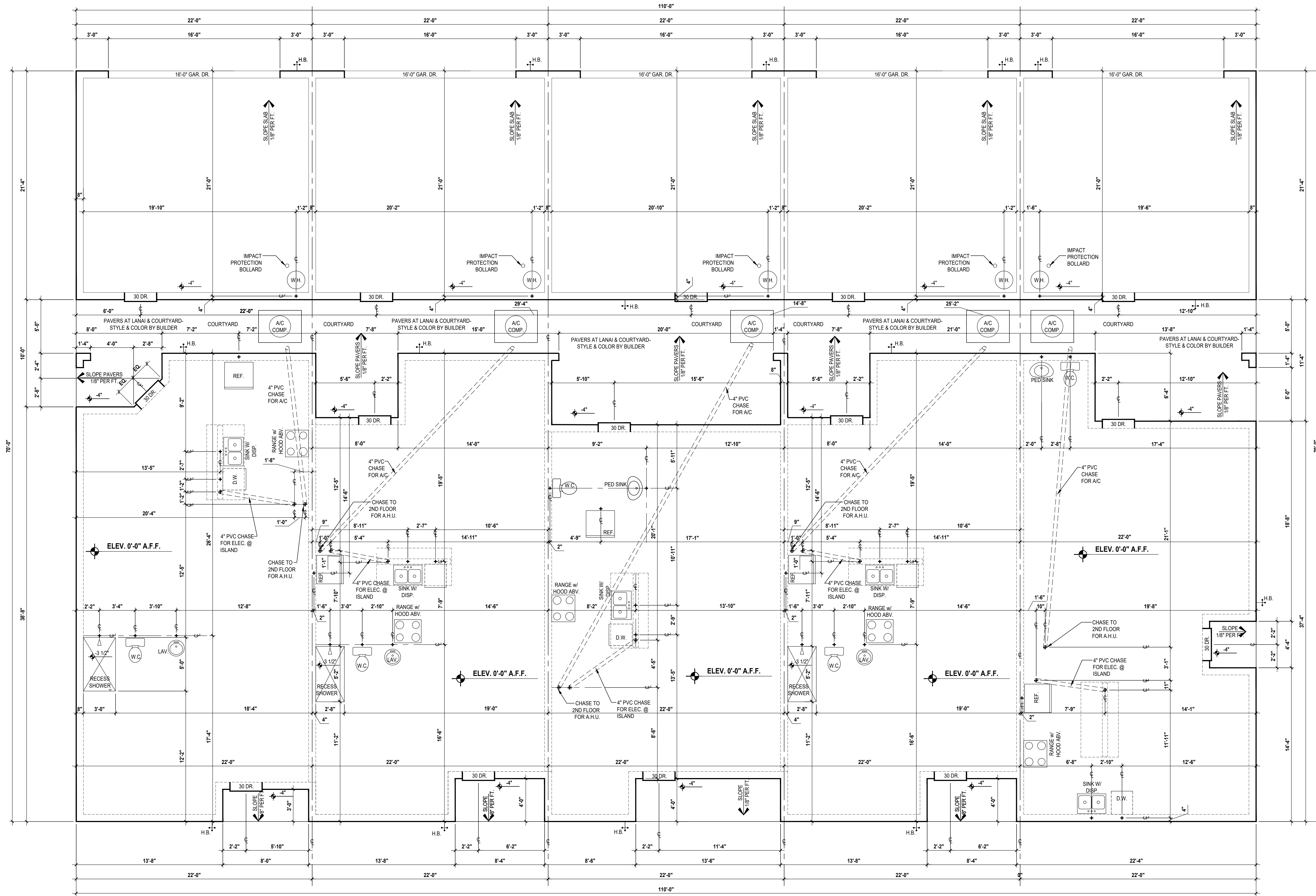
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 Phone: (407) 529-3000

Park Square HOMES

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

COVER PAGE
A0

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Tyler
LOT# XX

Jackson
LOT# XX

Grant
LOT# XX

Jackson
LOT# XX

Monroe
LOT# XX

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

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

SLAB PLAN
A1

dlggo V:\Park Square Homes\MODEL\TOWNHOME MODEL\ST\Townhomes (Orlando)\1 - Townhome Models\Rear Load Detached Towns (Raised Heel)\S\UNIT1 Slab Plan.dwg

5-Unit: Rear Load Detached

Models: Tyler, Jackson, Grant, Jackson & Monroe

Building Per #XXX

Lot# XX-XX, Subdivision

Street Address

City, State, Zip Code

GOBA
GROUP OF ASSOCIATED BUILDING OFFICIALS

A I B D

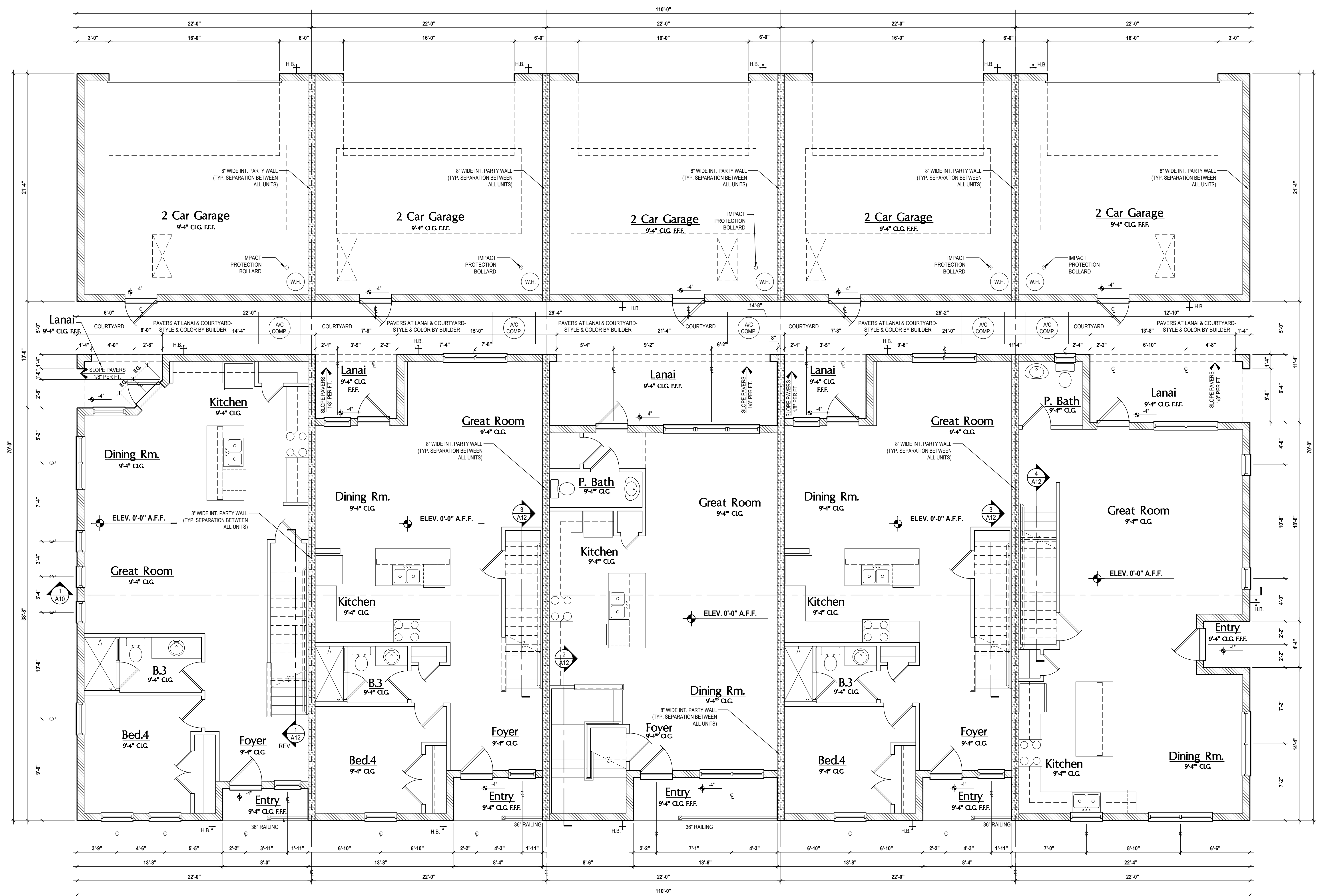
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Tyler LOT# XX Jackson LOT# XX Grant LOT# XX Jackson LOT# XX Monroe LOT# XX

GENERAL NOTES KEY:

- ABBREVIATIONS: MT - METAL THRESHOLD, FR - FRENCH DOORS, SL - SIDE LIGHT, FG - FIXED GLASS, TR - TRANSOM, GB - GLASS BLOCK, PKT - POCKET DOOR, SVC - SERVICE DOOR, OBS - OBSCURED GLASS, TEMP - TEMPERED GLASS, SH - SINGLE HUNG, DR - DOUBLE HUNG, CMNT - CASEMENT, HS - HORIZONTAL ROLLER, BP - BYPASS, TYP. - TYPICAL.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 - A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R M307.2 & FBC-M 304.
 - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 - VENT DRYER THRU EXTERIOR WATER U.O.
 - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 - SAG RESISTANT DRYWALL ON ALL CEILINGS.
 - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
 - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/4" U.O.D.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/8" U.O.D.
 - C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 2' OR MORE SHALL BE CONSIDERED SHEAR WALL SWS + 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 FBC-R302.1.
 - ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS UNDER STAIR SURFACE AND ANY SLOTTES PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.
 - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
 - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 - ALL OPERABLE WINDOWS LOCATED MORE THAN 7' ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVED PER (FBC-R312.2).
 - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
 - SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
 - ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC-R310.2 EERO.
 - SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & E O R STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL. (2000 PSF MIN.). FILL MATERIAL SHALL BE COMPACTED TO 98% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR/OWNER.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.1.
 - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
 - 5/8" TYP. X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE.
 - THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM WALLBOARD, 2003 INCH (51.8 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
 - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R319.
 - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
 - ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R402.2.
 - FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
 - ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
 - WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS AND GYPSUM BACKING PANELS (ASTM C1178), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ABRASIVE FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ABRASIVE FIBER MATT REINFORCED GEMENTIOUS BACKER UNITS (ASTM C1205) SHALL BE USED PER FBC-R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW / DOOR NOTE KEY:

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

BRG. HT. LEGEND



Area Tabulations

Living:	
1st floor:	4,261 sf
2nd floor:	4,615 sf
Total Living:	8,876 sf
entry:	169 sf
garage:	2,345 sf
lanai:	375 sf
courtyard:	550 sf
Total Area:	12,315 sf

First Floor Overall

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

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MJS
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AIBD

GOBA
 GOVERNMENT OFFICIALS ASSOCIATION

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

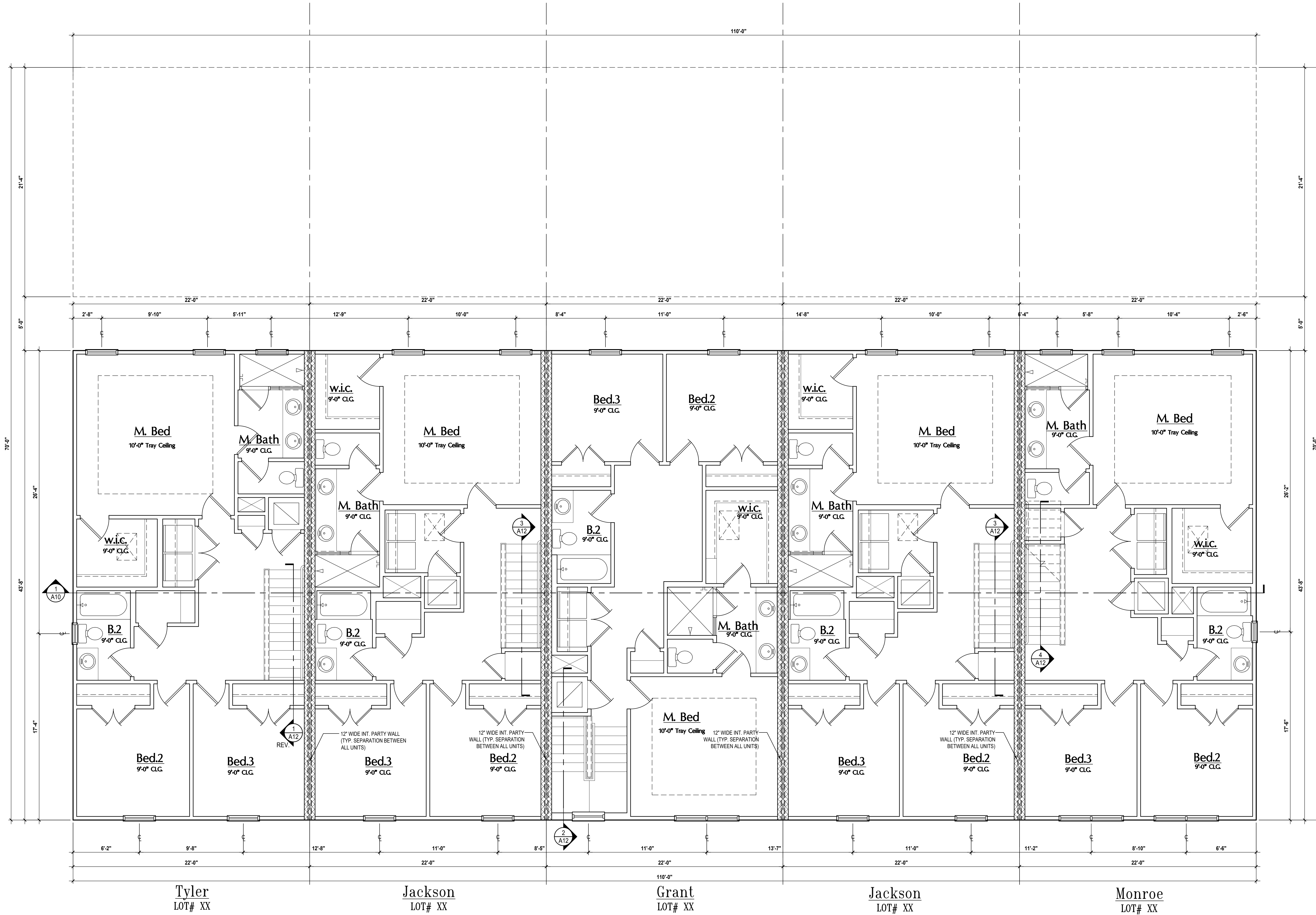
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 5200 Vineland Rd., Suite #200
 Orlando, FL 32811
 Phone: (407) 529-3000

Park Square HOMES

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

APR 09, 2024, 3:47pm
 FIRST FLOOR
A2

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GENERAL NOTES KEY:

- | | |
|----------------------|------------------------|
| ABBREVIATIONS | OSB - OBTAINED GLASS |
| MT - METAL THRESHOLD | TEMP - TEMPERED GLASS |
| RL - FRENCH DOORS | SH - SINGLE HUNG |
| SL - SIDE LIGHT | DH - DOUBLE HUNG |
| FG - FIXED GLASS | CSMT - CASEMENT |
| TR - TRANSOM | HR - HORIZONTAL ROLLER |
| GB - GLASS BLOCK | BP - BYPASS |
| RD - ROCKET DOOR | TYP - TYPICAL |
| SVC - SERVICE DOOR | |
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 - A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R 1307.2 & FBC-M 304.
 - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 - VENT DRYER THRU EXTERIOR WALL U.O.
 - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 - SAG RESISTANT DRYWALL ON ALL CEILINGS.
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 - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
 - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/4" U.O.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/8" U.O.
 - C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12' 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 FBC-R302.5.1
 - ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.
 - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
 - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 - ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABOVE SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVER PER (FBC-R312.2).
 - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
 - SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
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 - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
 - 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE
 - THERMAL BARRIER FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM WALL BOARD, 2000 P.S.F. (18.2 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
 - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R519.
 - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
 - ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R402.2.4.
 - FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
 - ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
 - WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C1178), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1208) OR NON-ASBESTOS FIBER MAT REINFORCED GEMINTICUS BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC R702.4 PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW / DOOR NOTE KEY:

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

5-Unit: Rear Load Detached

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

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

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

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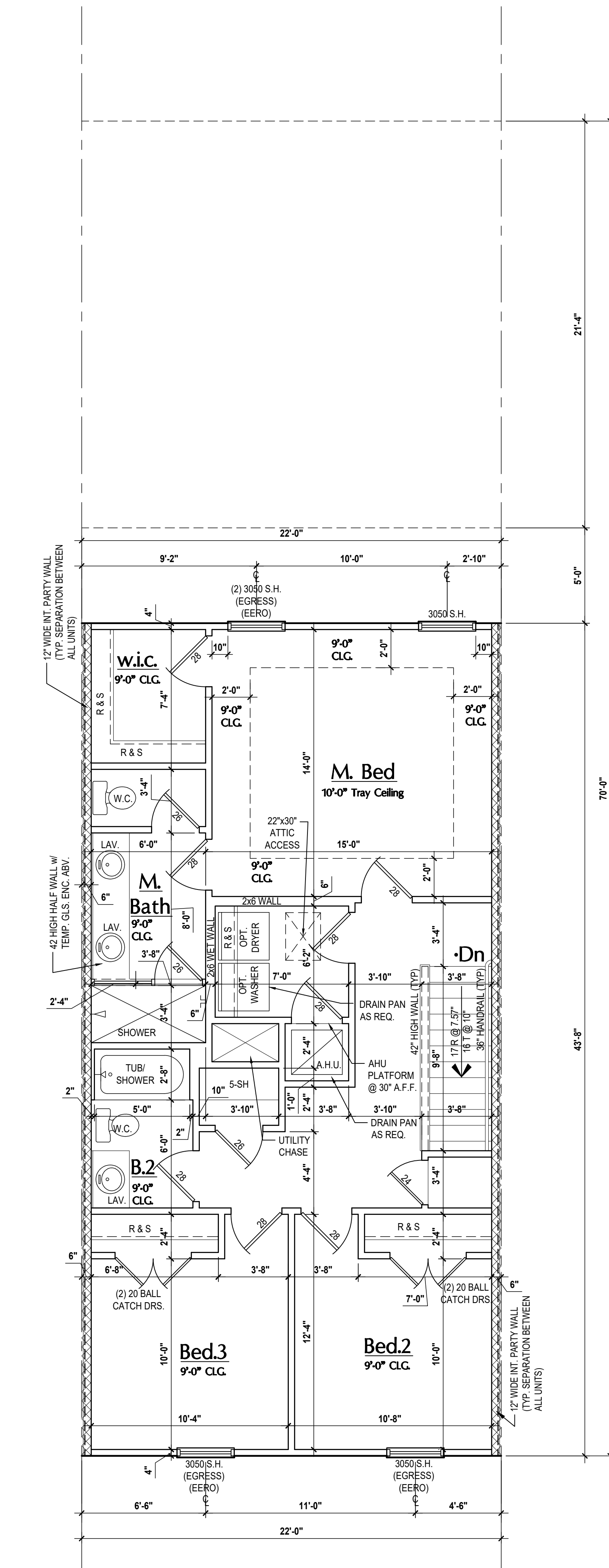
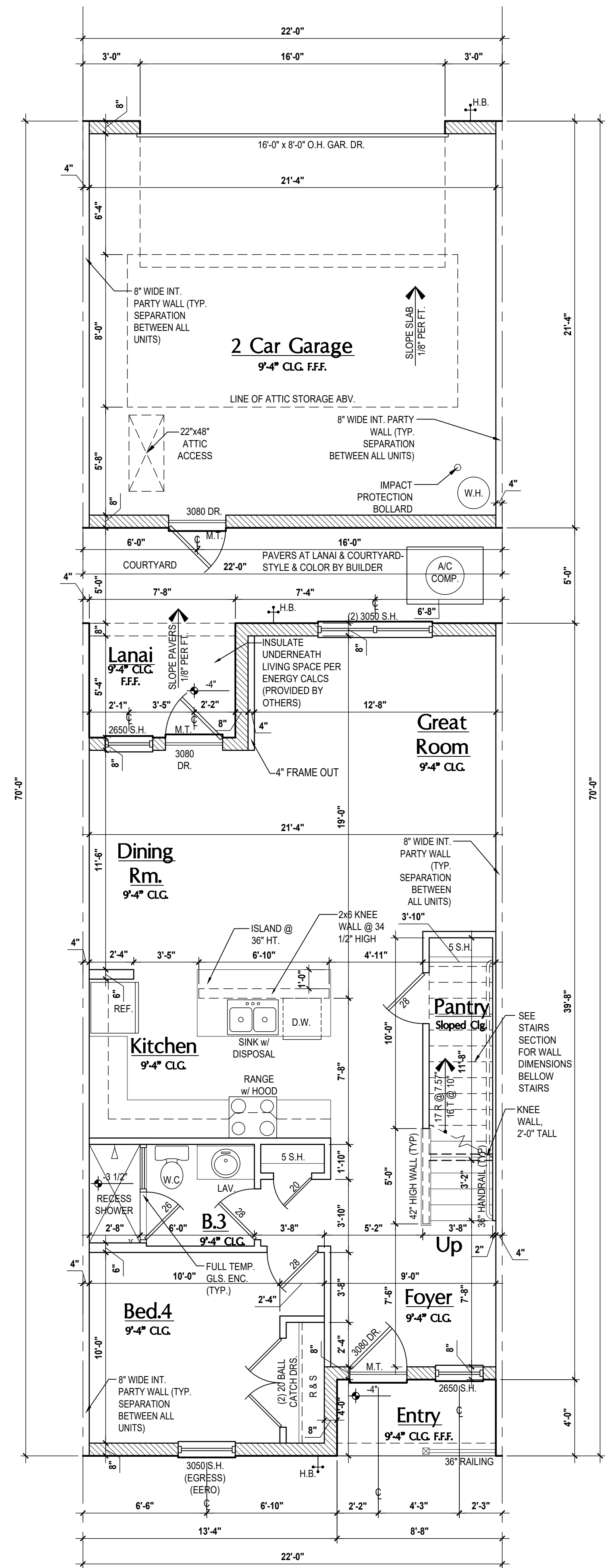
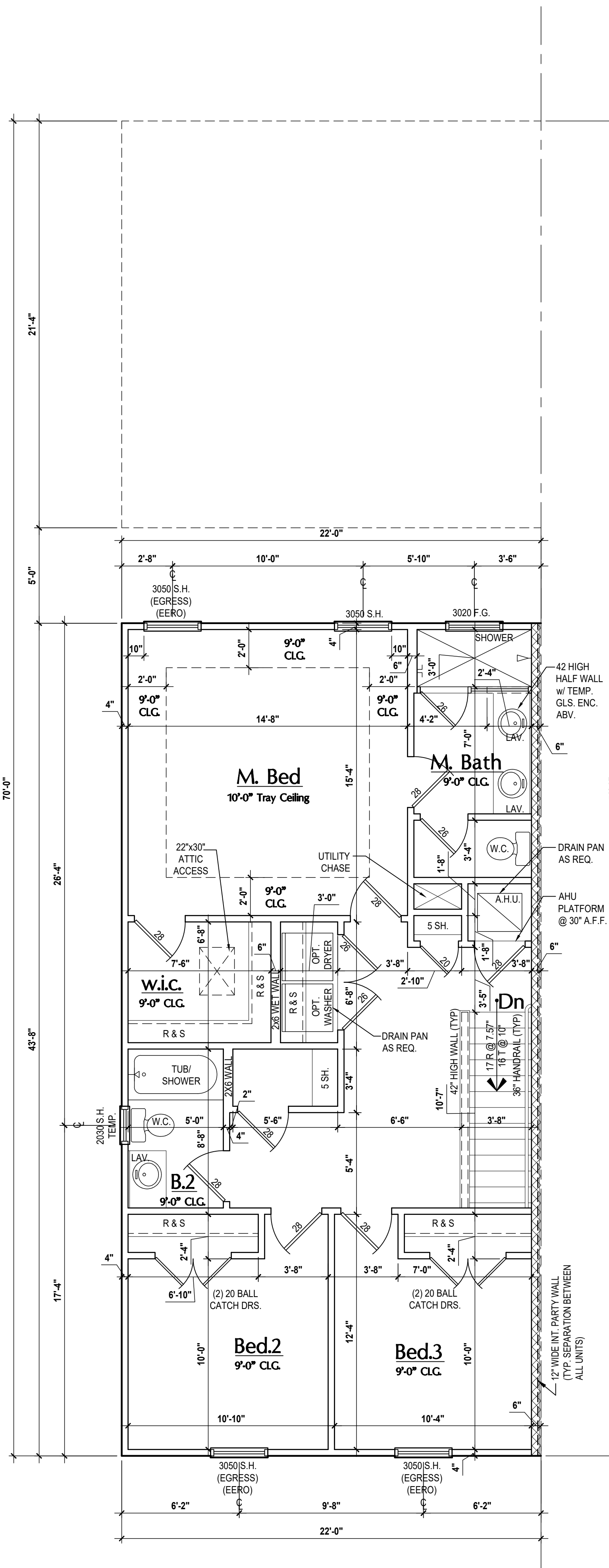
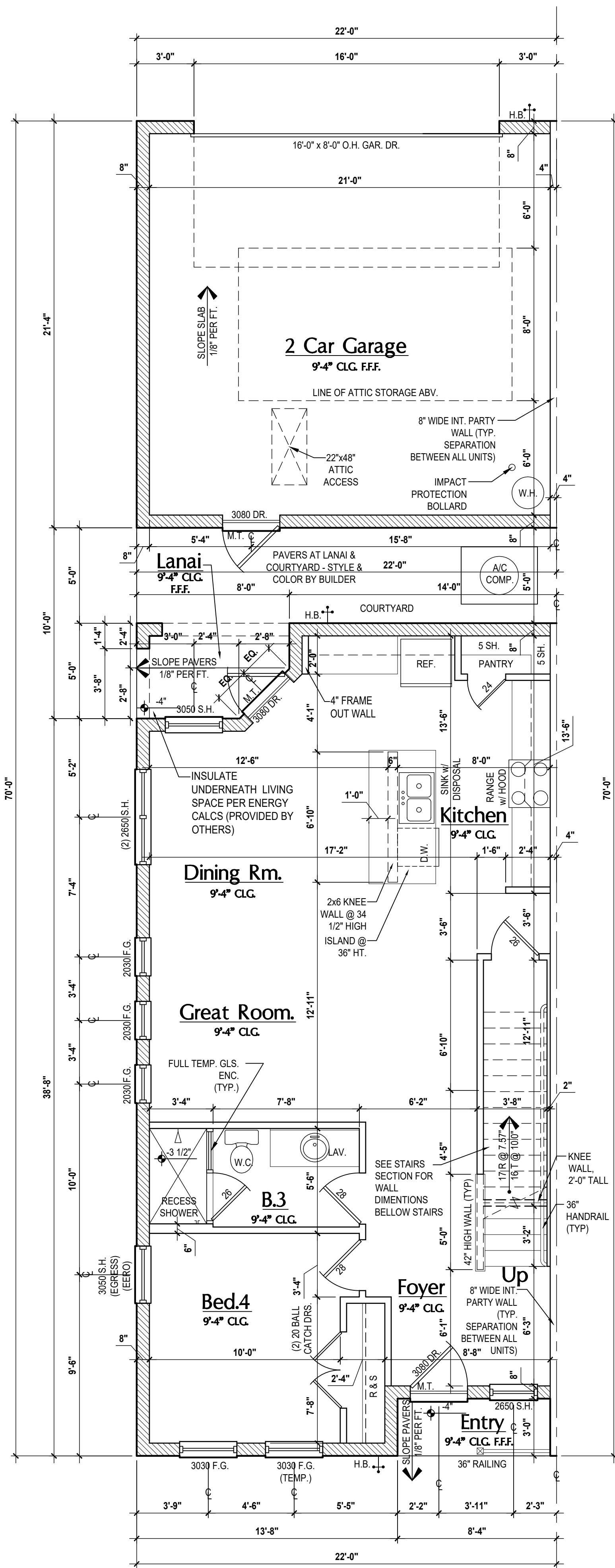
GOBA
 GROUP OF BUILDING OFFICIALS ASSOCIATION

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

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

Park Square HOMES
 ISSUE DATE: 11/17/2023
 REVISIONS:
 PROJECT: 22-1148
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS
 SECOND FLOOR
A3

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

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

GENERAL NOTES KEY:

- | | |
|----------------------|------------------------|
| ABBREVIATIONS | OB - OBSOURED GLASS |
| MT - METAL THRESHOLD | TEMP - TEMPERED GLASS |
| FK - FRENCH DOORS | SH - SINGLE HUNG |
| SL - SIDE LIGHT | DR - DOUBLE HUNG |
| FG - FIXED GLASS | CM - CASEMENT |
| TR - TRANSOM | HS - HORIZONTAL SLIDER |
| GB - GLASS BLOCK | BP - BYPASS |
| PKT - POCKET DOOR | SVC - SERVICE DOOR |
| SVC - SERVICE DOOR | TYP - TYPICAL |
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 - A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R M307.2 & FBC-M 304.
 - PROVIDE RECESS H&C 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 H&C WATER W/ DRAIN @ WASHER SPACE.
 - SAG RESISTANT DRYWALL ON ALL CEILINGS.
 - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
 - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/2" U.N.O.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/2" U.N.O.
 - C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12' OR MORE SHALL BE CONSIDERED SHEAR WALL SWS + SHEAR WALL SEGMENTS.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.1.1.
 - ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS UNDER STAIR SURFACE AND ANY SLOTTED PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.
 - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
 - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 - ALL OPERABLE WINDOWS LOCATED MORE THAN 7' ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BE SERVPER PER (FBC-R312.4).
 - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
 - SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
 - ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC-R310.2 EERO.
 - SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & E.O.R. STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL. (2000 P.S.F. MIN.) FILL MATERIAL SHALL BE COMPACTED TO 98% DENSITY OF A STANDARD PROCTOR TO BE VERIFIED BY GENERAL CONTRACTOR'S ENGINEER.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.1.1.
 - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
 - 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE.
 - THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" HIGH (12.7 MM) GYPSUM BOARD, 2000 INCH (18.2 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
 - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R319.
 - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
 - ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R402.2.4.
 - FILL VOIDS OR 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 AND GYPSUM BACKING PANELS (ASTM C117), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ABRASIVE FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ABRASIVE FIBER MATT REINFORCED GYPSUM BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC-R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.
 - ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

WINDOW / DOOR NOTE KEY:

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

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

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

Apr 09, 2024, 3:47pm

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

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ISSUE DATE: 11/17/2023

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

REVISIONS

FLOOR PLANS
A4

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AIBD
ARCHITECTURAL INTERIORS BUILDING DESIGN

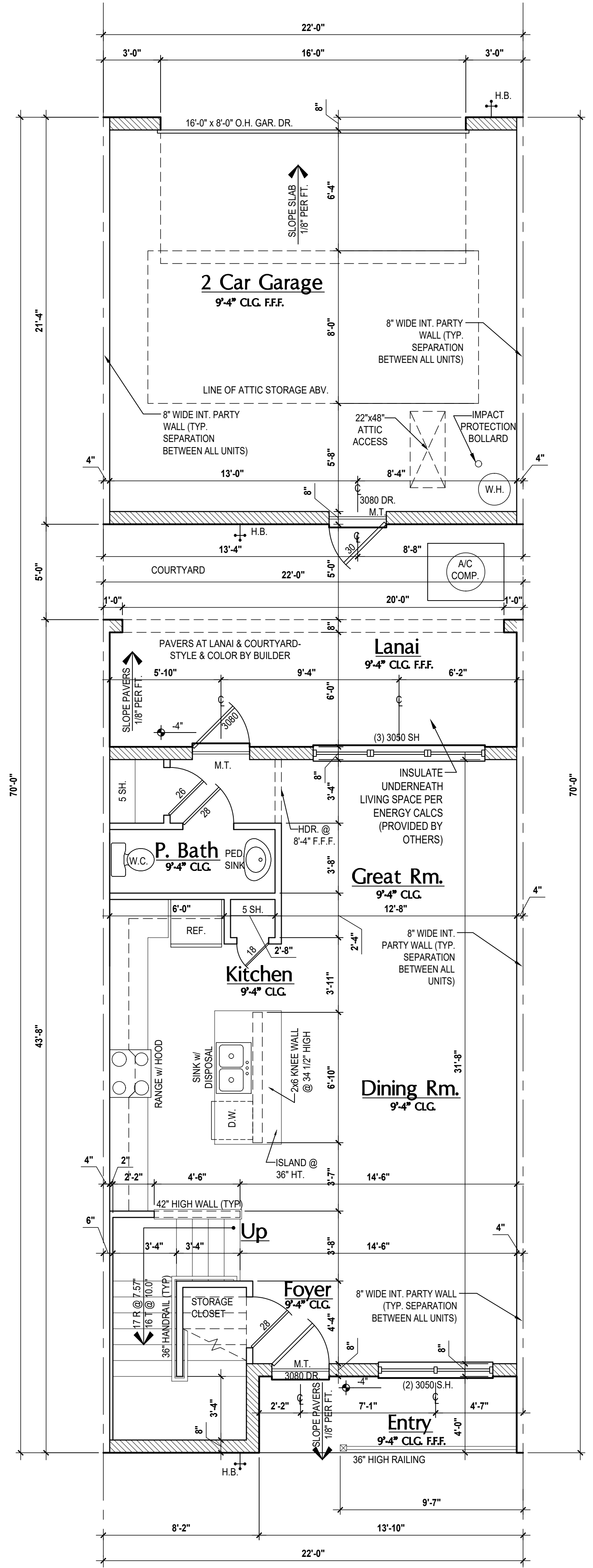
GOBA
GENERAL OVERSIGHT BUILDING ARCHITECTURE

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

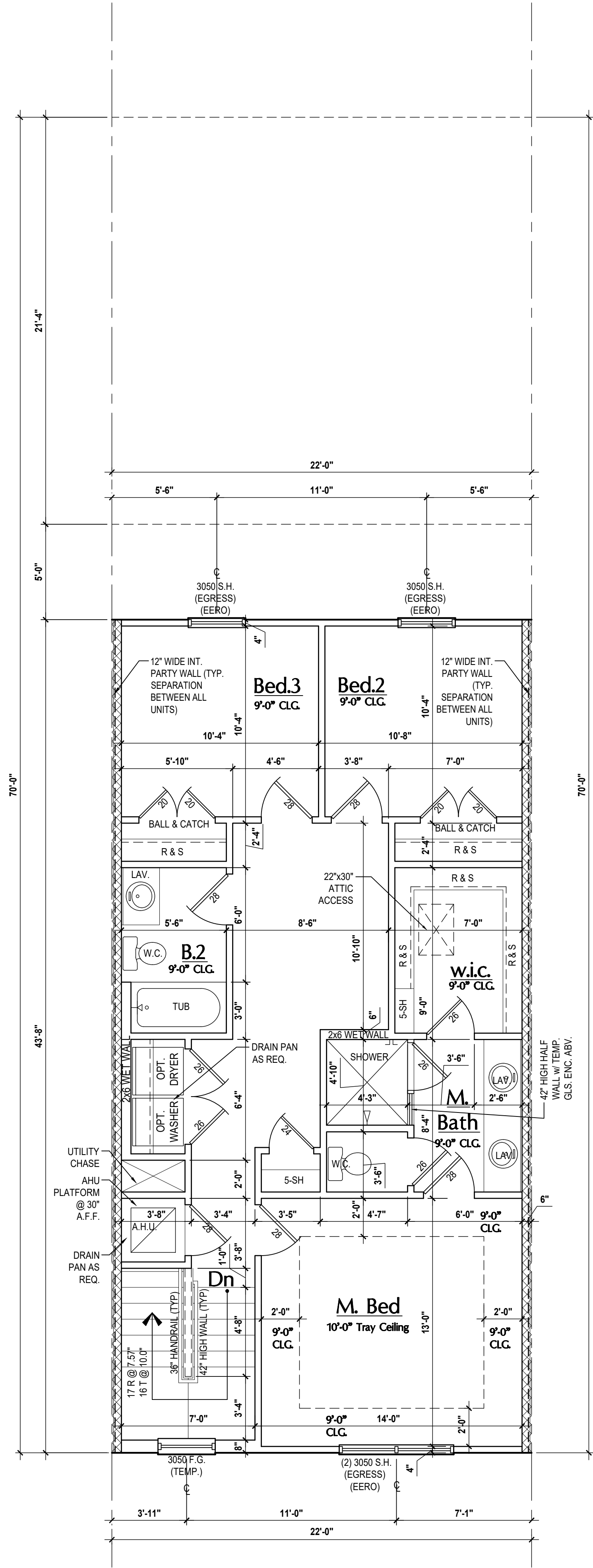
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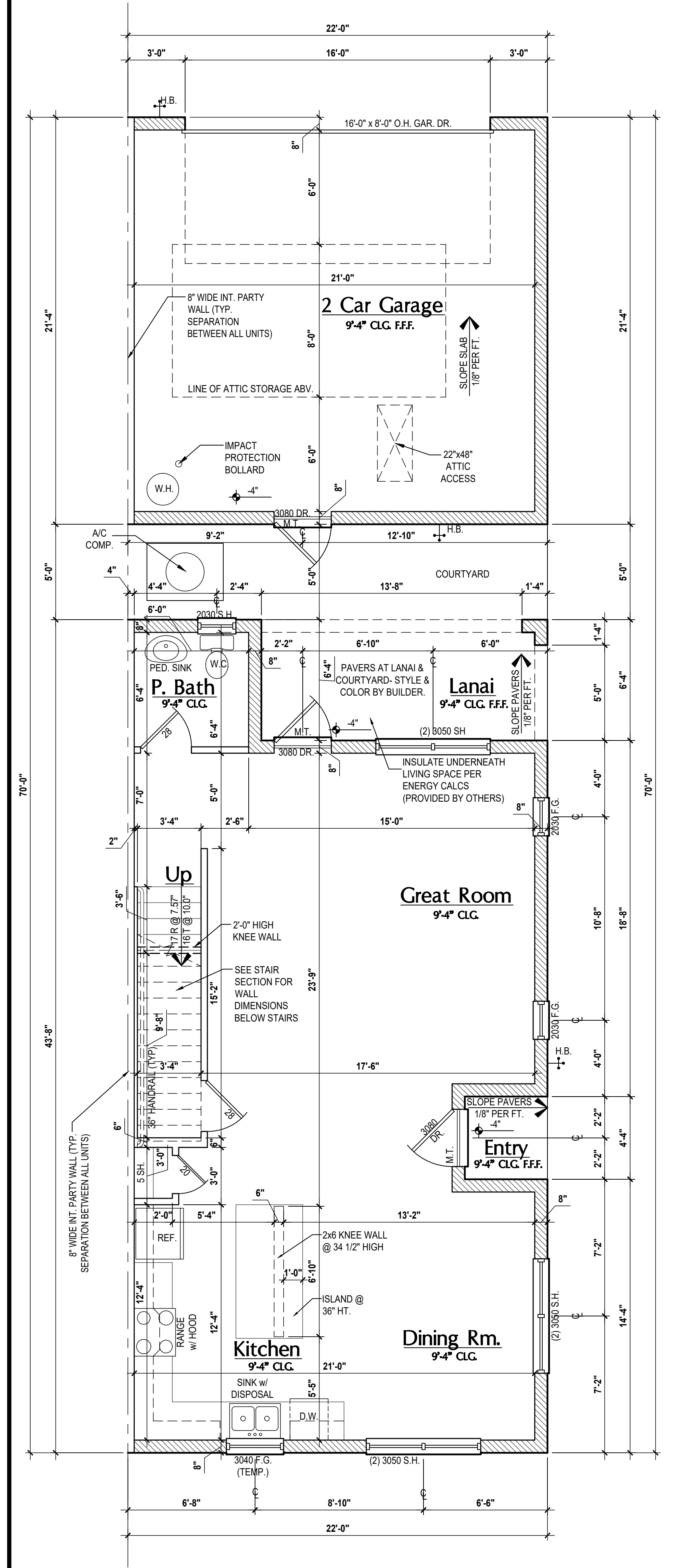
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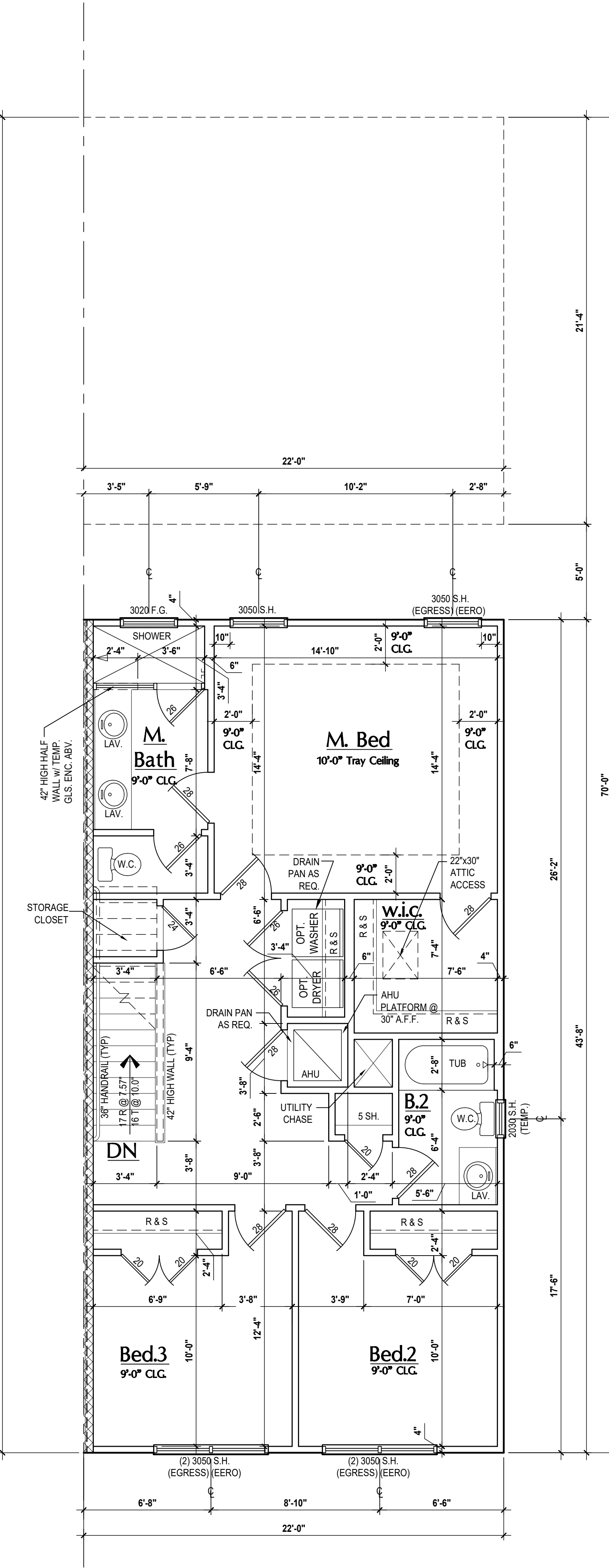
Grant: First Floor Plan
SCALE: 1/4" = 1'-0"



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



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



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

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

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

GENERAL NOTES KEY:

- ABBREVIATIONS:**
 MT - METAL THRESHOLD
 RL - FRENCH DOORS
 SL - SIDE LIGHT
 FG - FIXED GLASS
 TR - TRANSOM
 GB - GLASS BLOCK
 RCT - ROCKET DOOR
 SVC - SERVICE DOOR
- OTHERS:**
 OBS - OBSCURED GLASS
 TEMP - TEMPERED GLASS
 SH - SINGLE HUNG
 DH - DOUBLE HUNG
 CSMT - CASEMENT
 HE - HORIZONTAL ROLLER
 BP - BYPASS
 TYP. - TYPICAL
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 - AC CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R 1307.2 & FBC-M 304.
 - PROVIDE RECESS H&C 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 H&C WATER W/ DRAIN @ WASHER SPACE.
 - SAG RESISTANT DRYWALL ON ALL CEILINGS.
 - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
 - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/4" U.N.O.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/8" U.N.O.
 - C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SVS - SHEAR WALL SEGMENTS.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1
 - ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.
 - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
 - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 - ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABOVE SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVED PER (FBC-R12.2).
 - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
 - SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
 - ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC R102.2 EERO
 - SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & E.D.R. STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL (2000 P.S.F. MIN.) FILL MATERIAL SHALL BE COMPACTED TO 98% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR FOR OWNER.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1
 - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
 - 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE
 - THERMAL BARRIER FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/4-INCH (12.7 MM) GYPSUM WALLBOARD, 2000 NCH (18.2 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
 - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-919.
 - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR)
 - ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R402.2.4
 - FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC 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 MESH GYPSUM BACKER PANEL (ASTM C1119), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MATT REINFORCED GEMINITEOUS BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC R702.4 PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW / DOOR NOTE KEY:

- WINDOW SIZE CALLOUT:**
 2040 = 2'-0" x 4'-0"
 2060 = 2'-0" x 4'-0"
 2080 = 2'-0" x 4'-0"
 * ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
- DOOR SIZE CALLOUT:**
 20 = 2'-0"
 40 B.F. = 4'-0" BI-FOLD
 24 = 2'-4" 50 B.F. = 5'-0" BI-FOLD
 26 = 2'-6" 60 B.F. = 6'-0" BI-FOLD
 30 = 3'-0"
- * ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

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

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

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

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MJS
 designers group
 residential-commercial-architecture

A.I.D.

GOBA
 GROUP OF BUILDERS ASSOCIATION

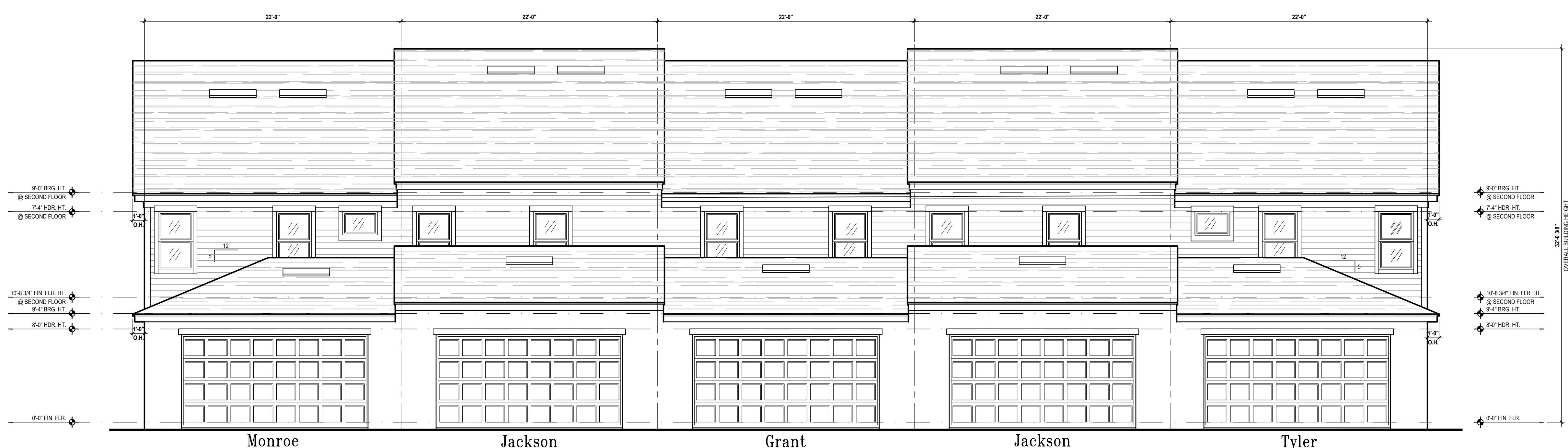
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 A Division of Park Square Enterprises Inc.
 5200 Vineland Rd., Suite #200
 Orlando, FL 32811
 Phone: (407) 529-3000

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

FLOOR PLANS
A5



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



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



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

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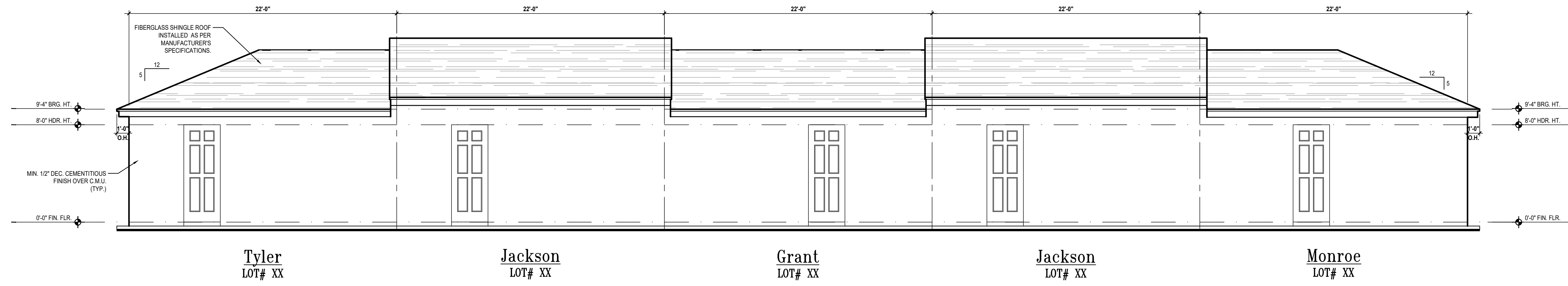
GOBA
GOLF COURSE & RESORTS ASSOCIATION

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

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

Park Square HOMES

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



Front Elevation: Garage

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



Left Elevation

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



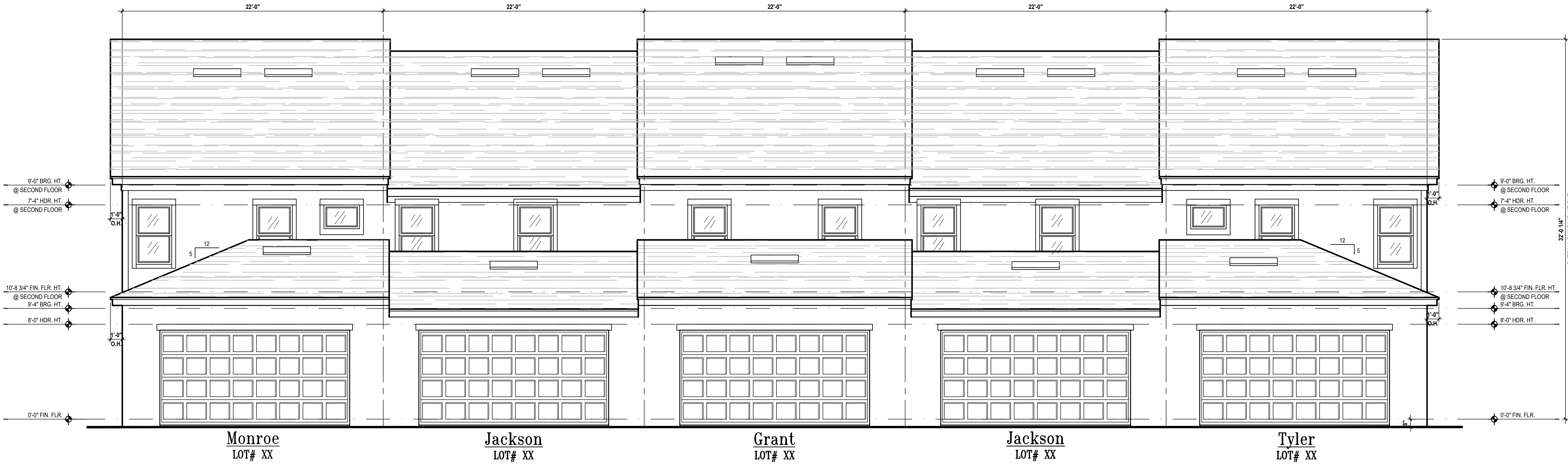
Right Elevation

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

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



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



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

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residential-commercial-architecture

A I B D

GOBA
GREAT BAY AREA BUILDERS ASSOCIATION

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

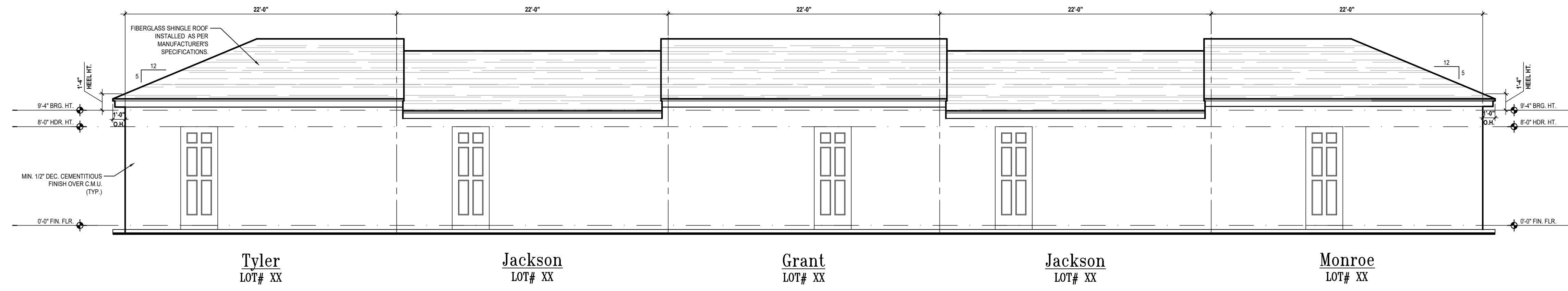
A Division of Park Square
Enterprises Inc.
5200 Vineland Rd., Suite #200
Orlando, FL 32811
Phone: (407) 529-3000

Park Square HOMES

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

ELEVATIONS
A8

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Front Elevation: Garage

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



**Tyler
LOT# XX
Left Elevation**

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

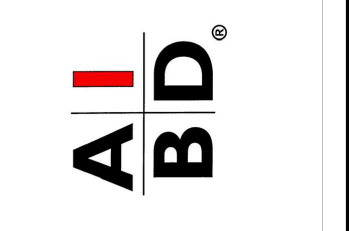


**Monroe
LOT# XX
Right Elevation**

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



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

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

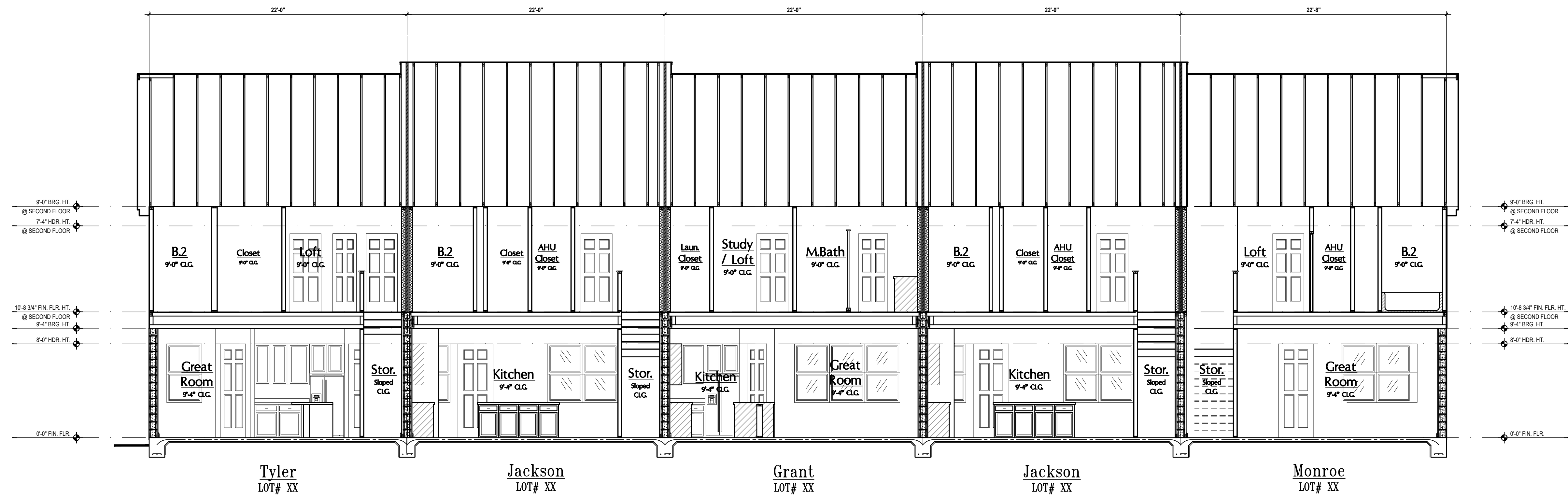


ISSUE DATE	11/17/2023
REVISIONS	

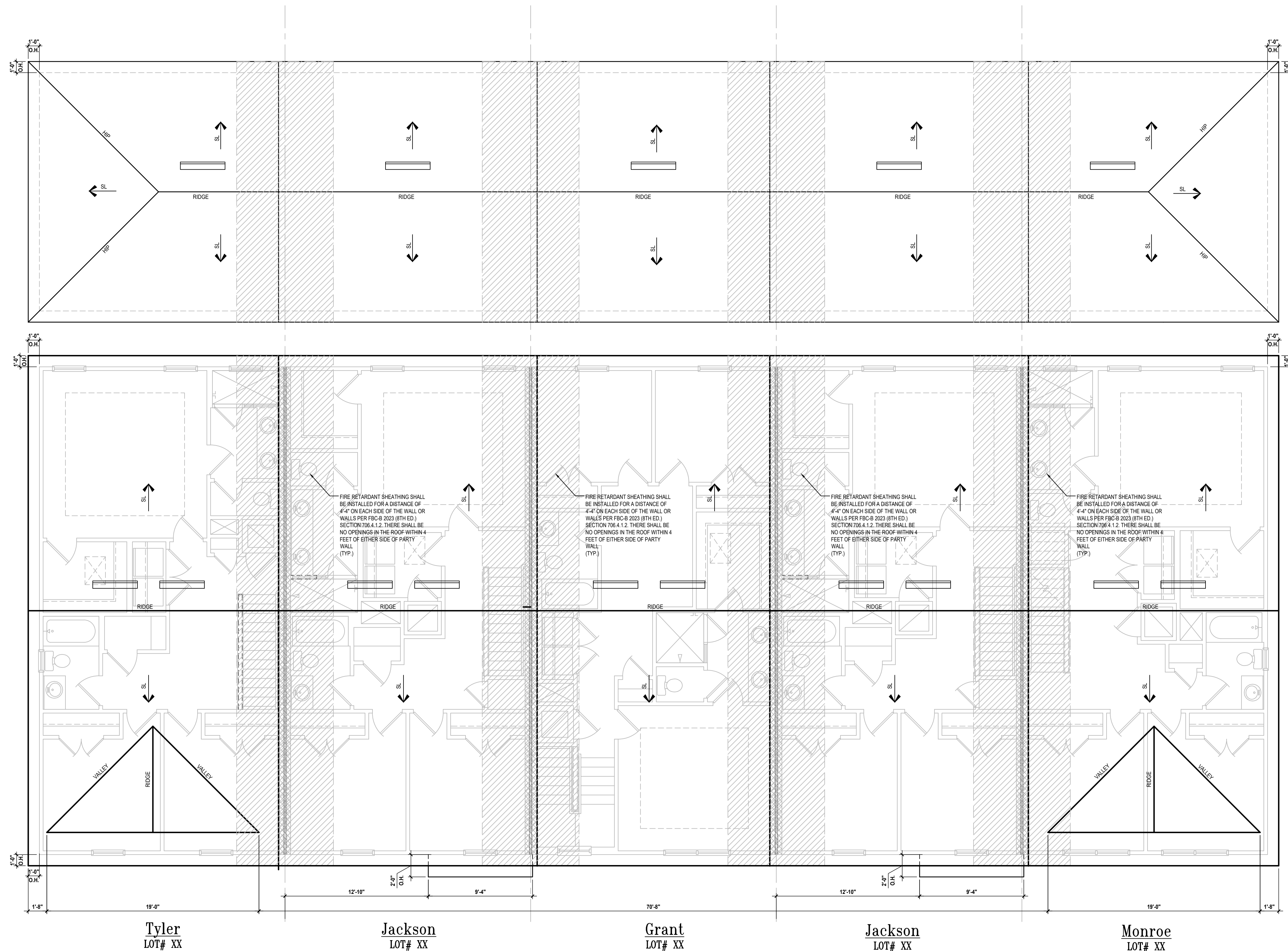
PROJECT:	22-1148
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELEVATIONS
A9

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



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

TYLER UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA: =(1,050/300) = 3.5 SQ. FT. / 2 = 1.75 SQ. FT. 1.75 x 144 = 252 SQ. IN. 252 SQ. IN / 101.5" = 2.48 VENTS NEEDED	1,050 SQ. FT.
AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: 550 SQ. FT. =(550/300) = 1.83 SQ. FT. / 2 = 0.915 SQ. FT. 0.915 x 144 = 132 SQ. IN. 132 SQ. IN / 98.75" = 1.33 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R808 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
JACKSON UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA: =(1,005/300) = 3.35 SQ. FT. / 2 = 1.675 SQ. FT. 1.675 x 144 = 241.2 SQ. IN. 241.2 SQ. IN / 101.5" = 2.37 VENTS NEEDED	1,005 SQ. FT.
AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: 486 SQ. FT. =(486/300) = 1.62 SQ. FT. / 2 = 0.81 SQ. FT. 0.81 x 144 = 116.64 SQ. IN. 116.64 SQ. IN / 98.75" = 1.18 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R808 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
GRANT UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA: =(1,005/300) = 3.35 SQ. FT. / 2 = 1.675 SQ. FT. 1.675 x 144 = 241.2 SQ. IN. 241.2 SQ. IN / 101.5" = 2.37 VENTS NEEDED	1,005 SQ. FT.
AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: 541 SQ. FT. =(541/300) = 1.80 SQ. FT. / 2 = 0.901 SQ. FT. 0.901 x 144 = 129.84 SQ. IN. 129.84 SQ. IN / 98.75" = 1.31 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R808 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
MONROE UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA: =(1,050/300) = 3.5 SQ. FT. / 2 = 1.75 SQ. FT. 1.75 x 144 = 252 SQ. IN. 252 SQ. IN / 101.5" = 2.48 VENTS NEEDED	1,050 SQ. FT.
AV REQUIRED: (3) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: 523 SQ. FT. =(523/300) = 1.74 SQ. FT. / 2 = 0.87 SQ. FT. 0.87 x 144 = 125.52 SQ. IN. 125.52 SQ. IN / 98.75" = 1.27 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R808 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	

Apr. 09, 2024, 3:48pm c:\dsgp - v:\Park Square Homes\MODELS\TOWNHOME MODELS\ST/Townhomes (Chancellor) - Townhome Models\Rear Load Detached Towns (Raised Heli)\5-Unit\A10 Roof Layout (ELEV A).dwg

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

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

ISSUE DATE	11/17/2023
REVISIONS	
PROJECT:	22-1148
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS
ROOF LAYOUT	A10

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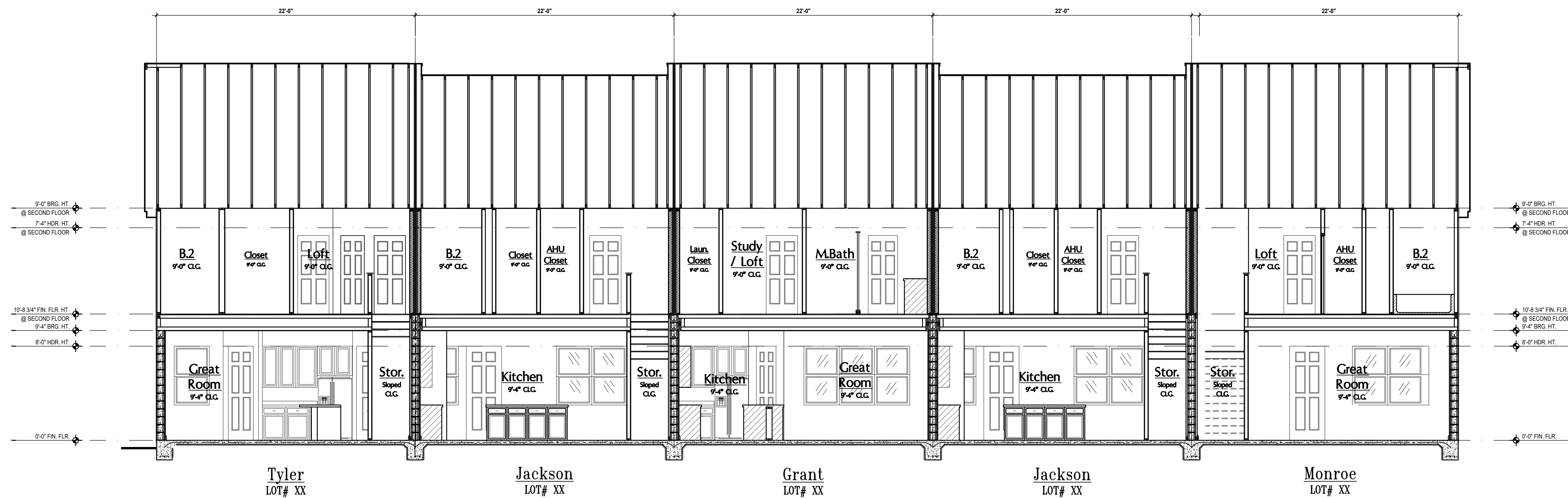
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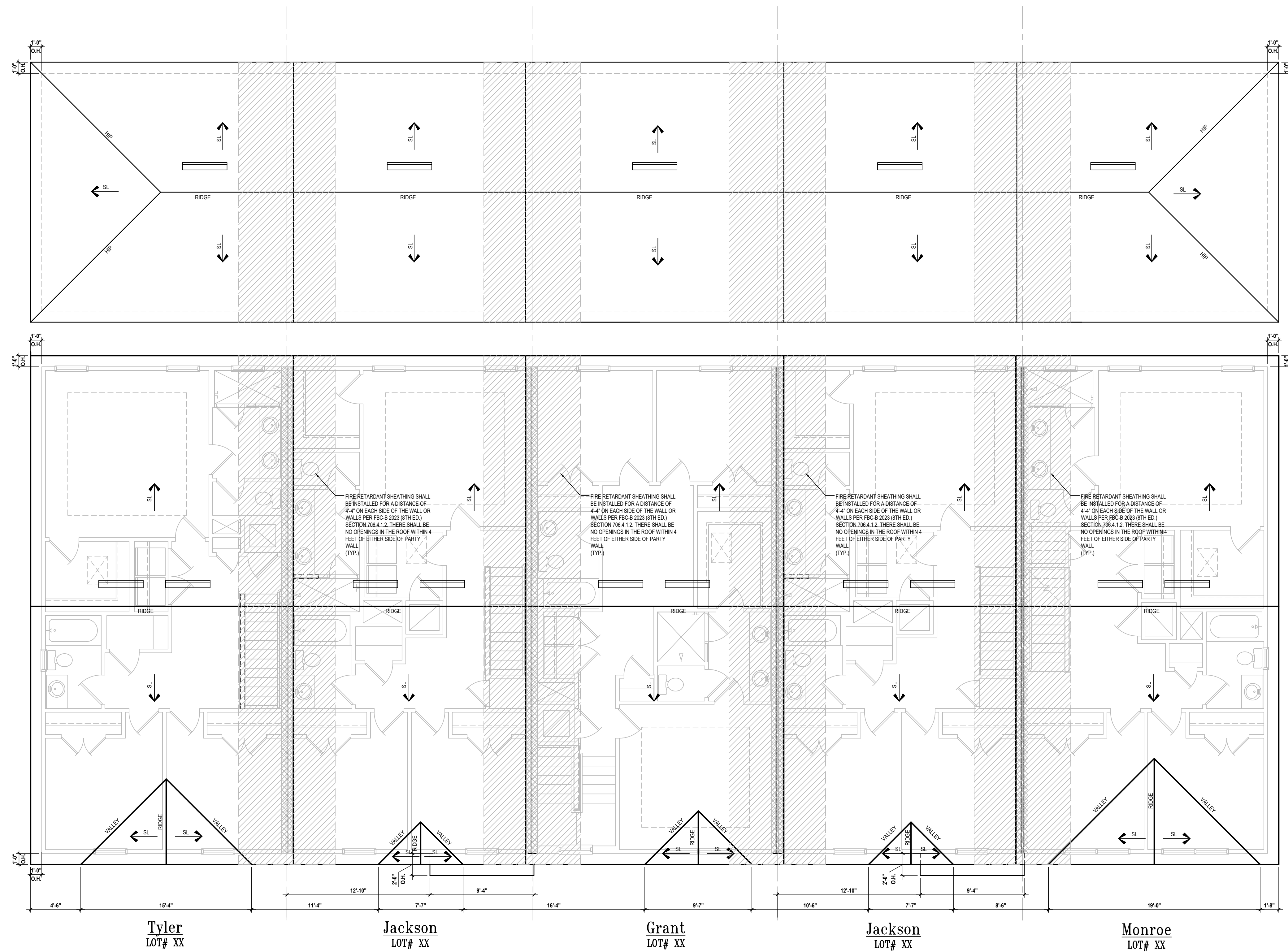
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GOBA
GOLF BUILDING ASSOCIATION

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



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

TYLER UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA:	1,050 SQ. FT.
= (1,050 / 300) = 3.5 SQ. FT. / 2 = 1.75 SQ. FT.	
175 x 144 = 252 SQ. IN.	
252 SQ. IN. / 101.5" = 2.48 VENTS NEEDED	
AV REQUIRED:	(2) VENTS NEEDED
GARAGE AV VOLUME ROOF AREA:	
= (550 / 300) = 1.83 SQ. FT. / 2 = 0.915 SQ. FT.	
915 x 144 = 132 SQ. IN.	
132 SQ. IN. / 98.75" = 1.33 VENTS NEEDED	
AV REQUIRED:	(1) VENTS NEEDED
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R808 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
JACKSON UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA:	1,005 SQ. FT.
= (1,005 / 300) = 3.35 SQ. FT. / 2 = 1.675 SQ. FT.	
1675 x 144 = 241.2 SQ. IN.	
241.2 SQ. IN. / 101.5" = 2.37 VENTS NEEDED	
AV REQUIRED:	(2) VENTS NEEDED
GARAGE AV VOLUME ROOF AREA:	
= (486 / 300) = 1.62 SQ. FT. / 2 = 0.81 SQ. FT.	
81 x 144 = 116.64 SQ. IN.	
116.64 SQ. IN. / 98.75" = 1.18 VENTS NEEDED	
AV REQUIRED:	(1) VENTS NEEDED
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R808 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
GRANT UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA:	1,005 SQ. FT.
= (1,005 / 300) = 3.35 SQ. FT. / 2 = 1.675 SQ. FT.	
1675 x 144 = 241.2 SQ. IN.	
241.2 SQ. IN. / 101.5" = 2.37 VENTS NEEDED	
AV REQUIRED:	(2) VENTS NEEDED
GARAGE AV VOLUME ROOF AREA:	
= (541 / 300) = 1.80 SQ. FT. / 2 = 0.901 SQ. FT.	
901 x 144 = 129.84 SQ. IN.	
129.84 SQ. IN. / 98.75" = 1.31 VENTS NEEDED	
AV REQUIRED:	(1) VENTS NEEDED
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R808 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
MONROE UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA:	1,050 SQ. FT.
= (1,050 / 300) = 3.5 SQ. FT. / 2 = 1.75 SQ. FT.	
175 x 144 = 252 SQ. IN.	
252 SQ. IN. / 101.5" = 2.48 VENTS NEEDED	
AV REQUIRED:	(3) VENTS NEEDED
GARAGE AV VOLUME ROOF AREA:	
= (523 / 300) = 1.74 SQ. FT. / 2 = 0.871 SQ. FT.	
871 x 144 = 125.52 SQ. IN.	
125.52 SQ. IN. / 98.75" = 1.27 VENTS NEEDED	
AV REQUIRED:	(1) VENTS NEEDED
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R808 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	

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

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Phone: (407) 529-3000

ISSUE DATE: 11/17/2023
REVISIONS:

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

ROOF LAYOUT
A11

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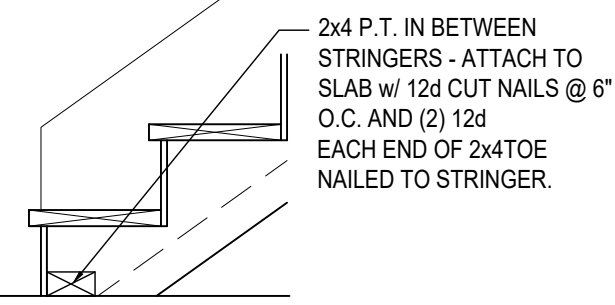
A I B D

GOBA
GOLF BUILDING ASSOCIATION

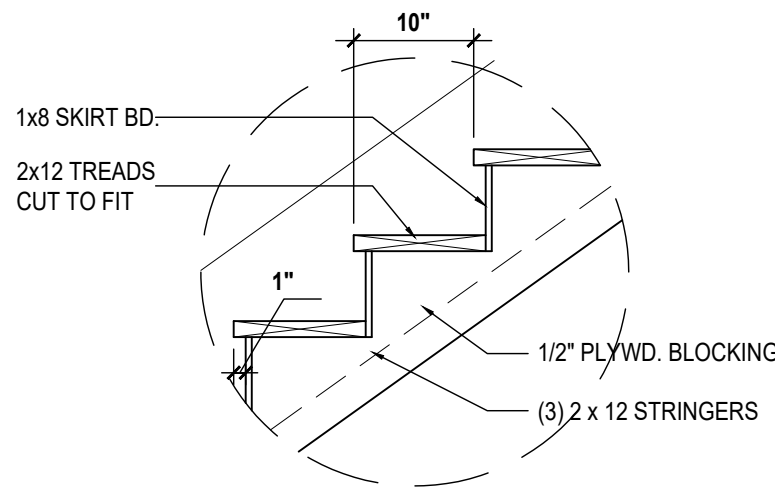
Park Square HOMES

NOTES:

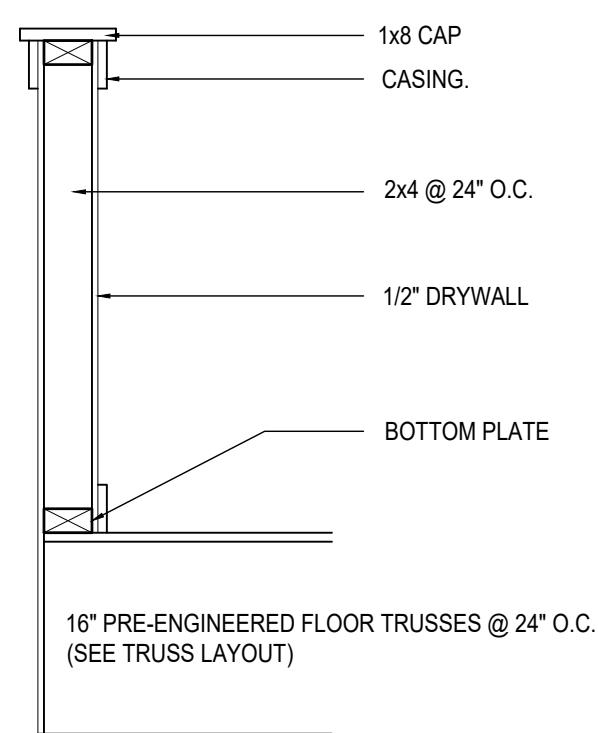
1. STAIRWAY CONSTRUCTION TO CONFORM TO FBC-R 2023, 8TH EDITION SECTION R311.7
2. MAX HT. OF RISER TO BE 7 3/4".
3. MIN. WIDTH OF TREAD TO BE 9" (EXCLUSIVE OF NOSING).
4. ALL TREADS LESS THAN 10" IN WIDTH SHALL HAVE APPROX. 1" OF NOSING.
5. 3/16" MAX VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER.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



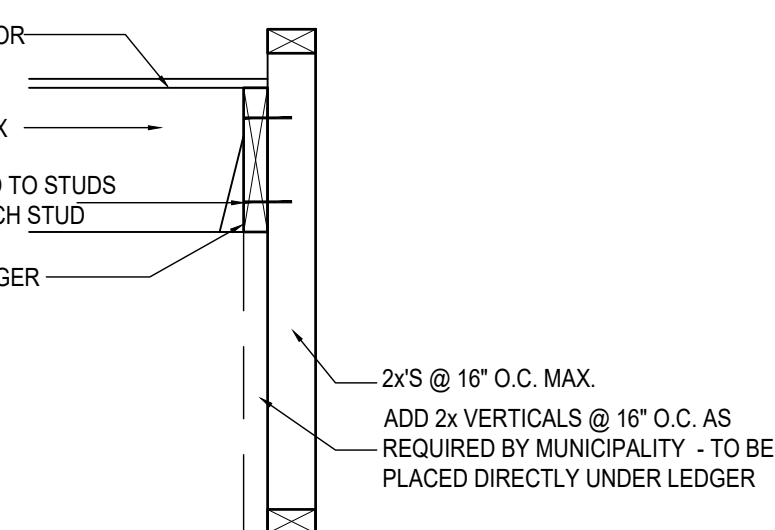
S1 TYP. STAIR CONNECT.
SCALE: 3/4" = 1'-0"



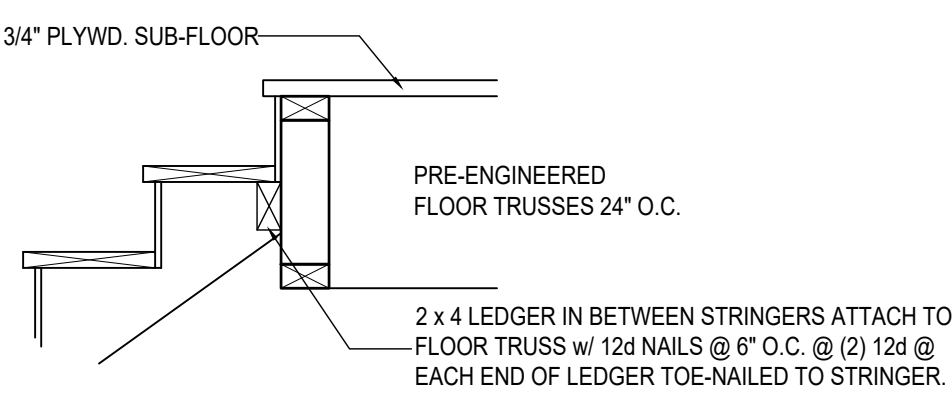
S2 TREAD & RISER DETAIL
SCALE: 3/4" = 1'-0"



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

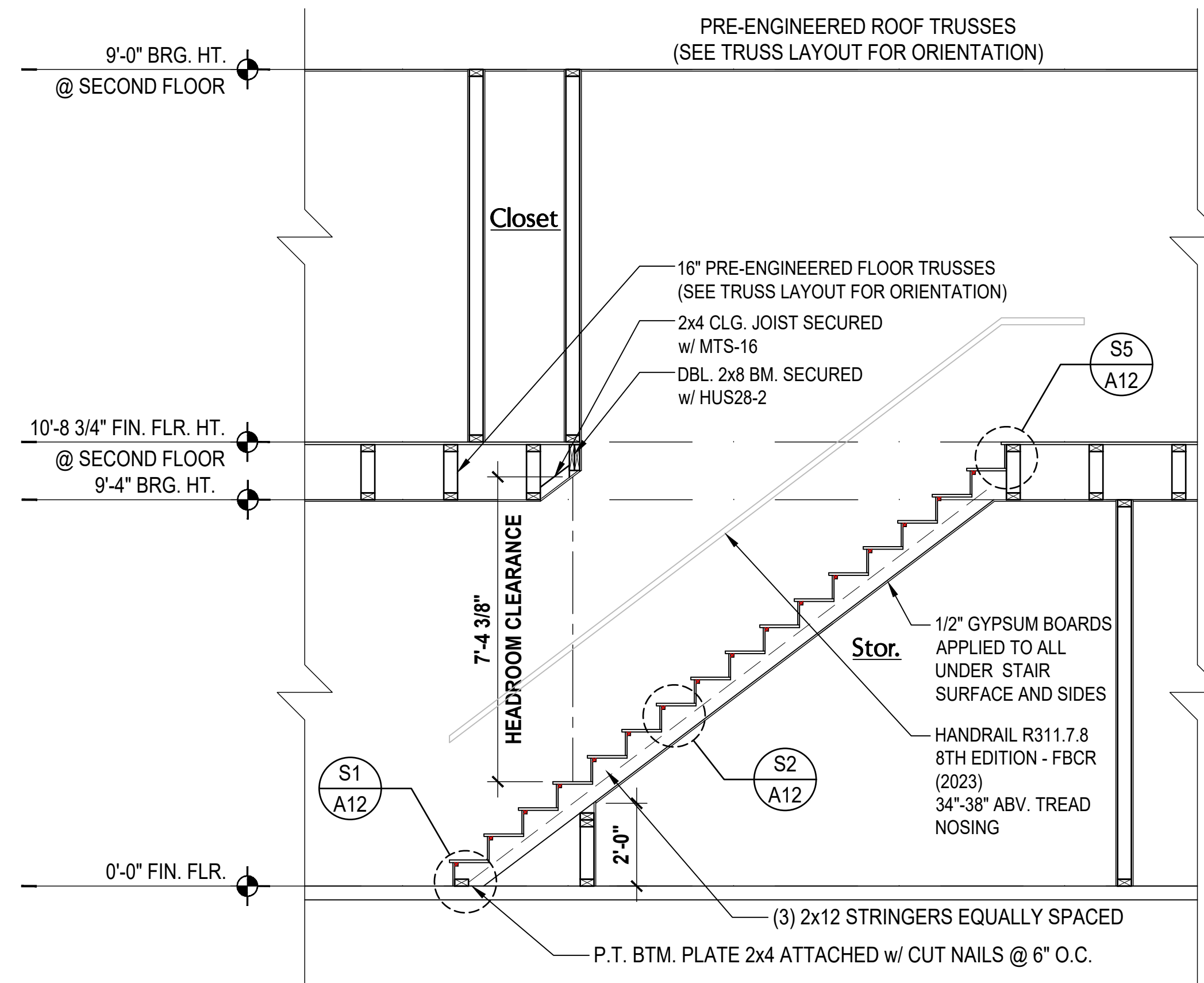


S4 LANDING CONNECT. DETAIL
SCALE: 3/4" = 1'-0" PLATFORM FRAMING

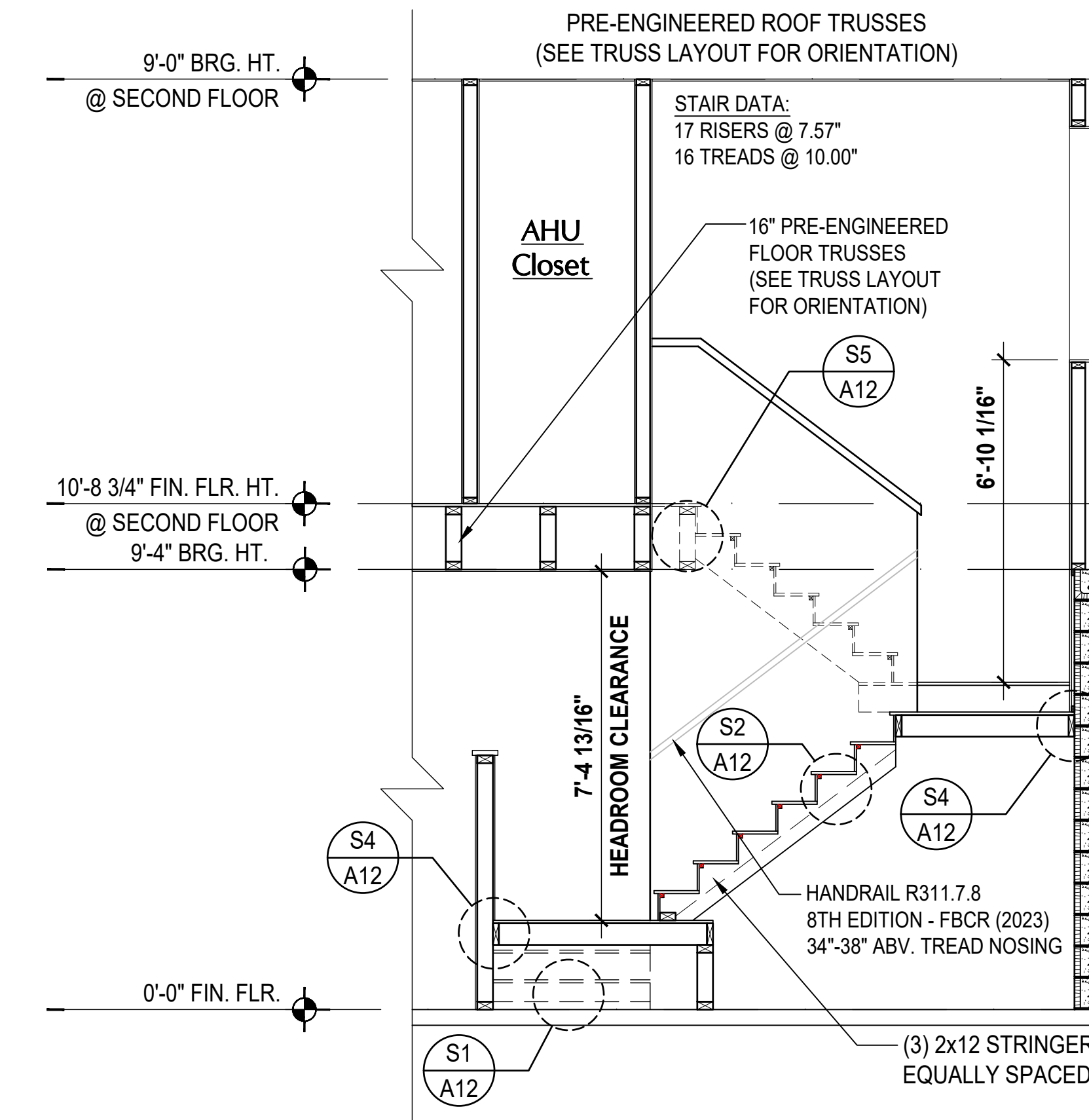


S5 STAIR CONNECT. @ FLR. TRUSS
SCALE: 3/4" = 1'-0" STRINGER TO FLOOR TRUSS

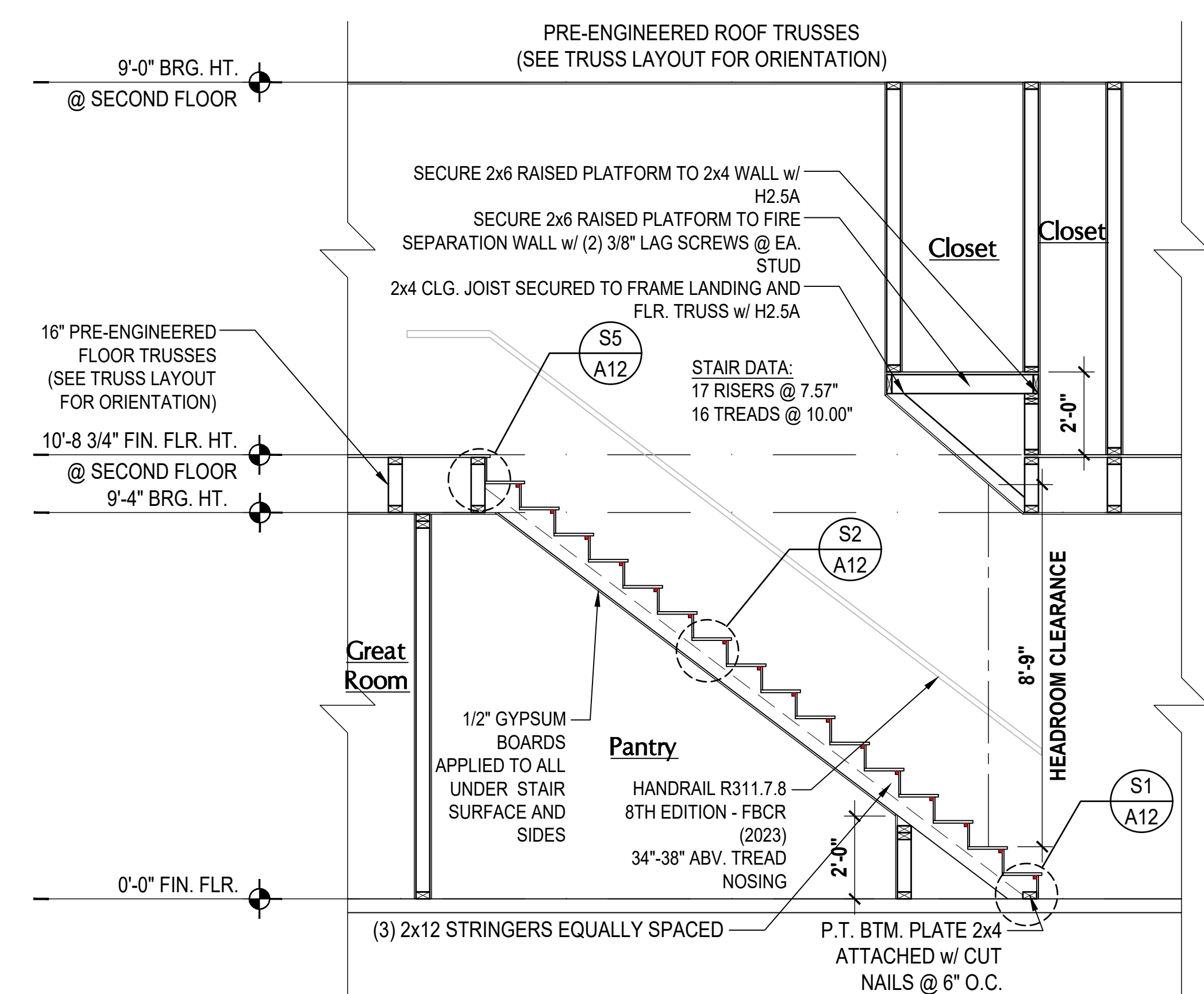
Stair Details
SCALE: 1/4" = 1'-0"



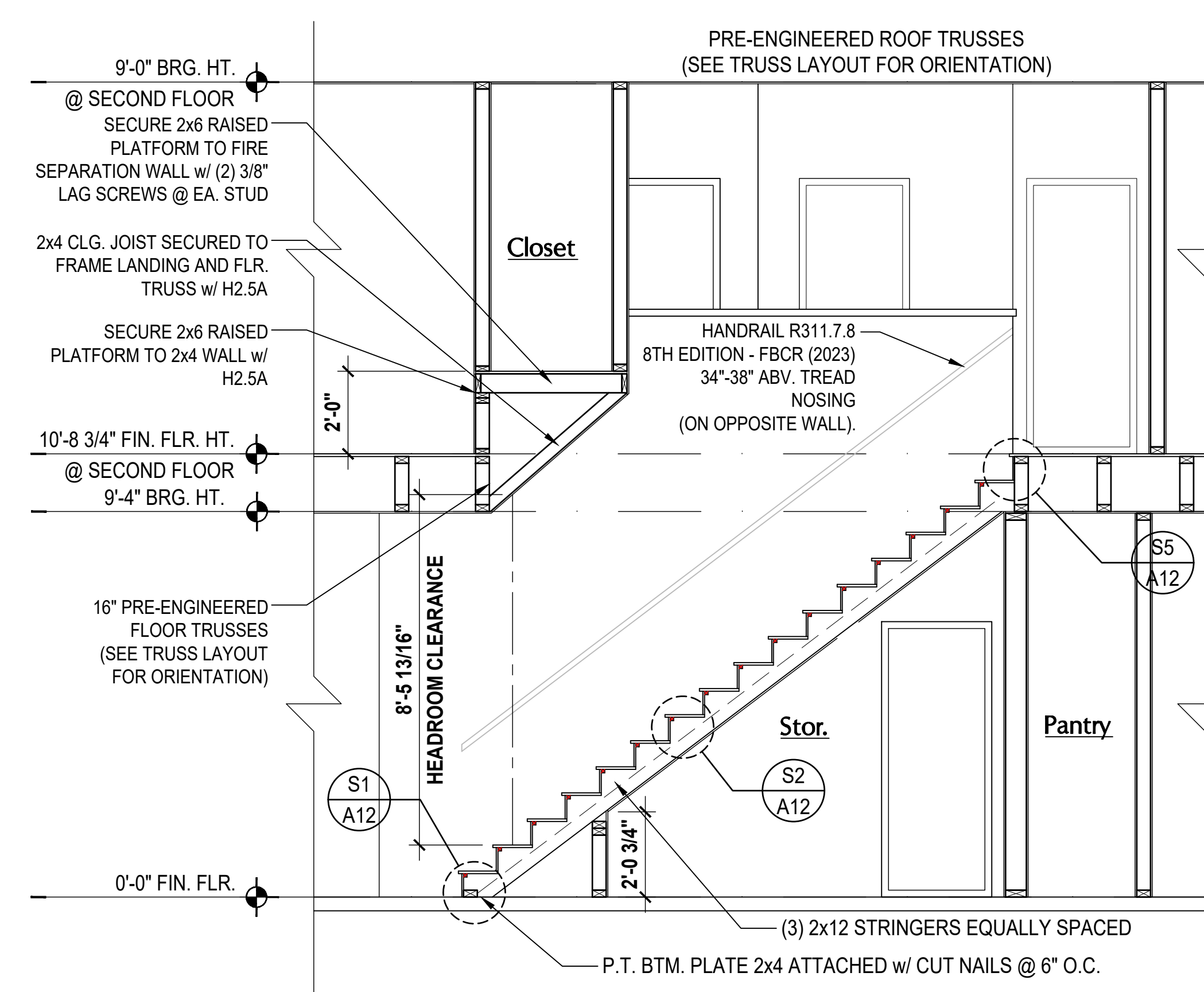
1 TYLER STAIR SECTION
SCALE: 3/8" = 1'-0"



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



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

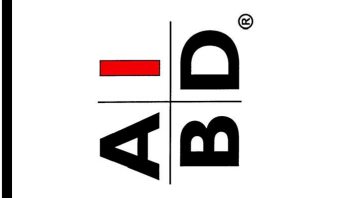


4 MONROE STAIR SECTION
SCALE: 3/8" = 1'-0"

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

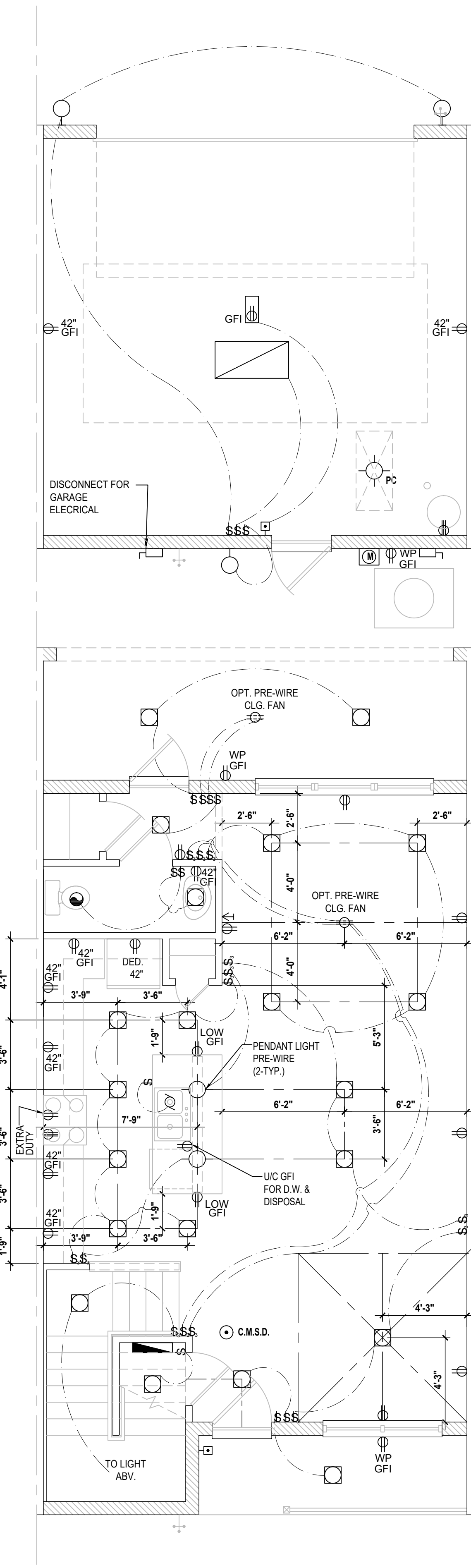
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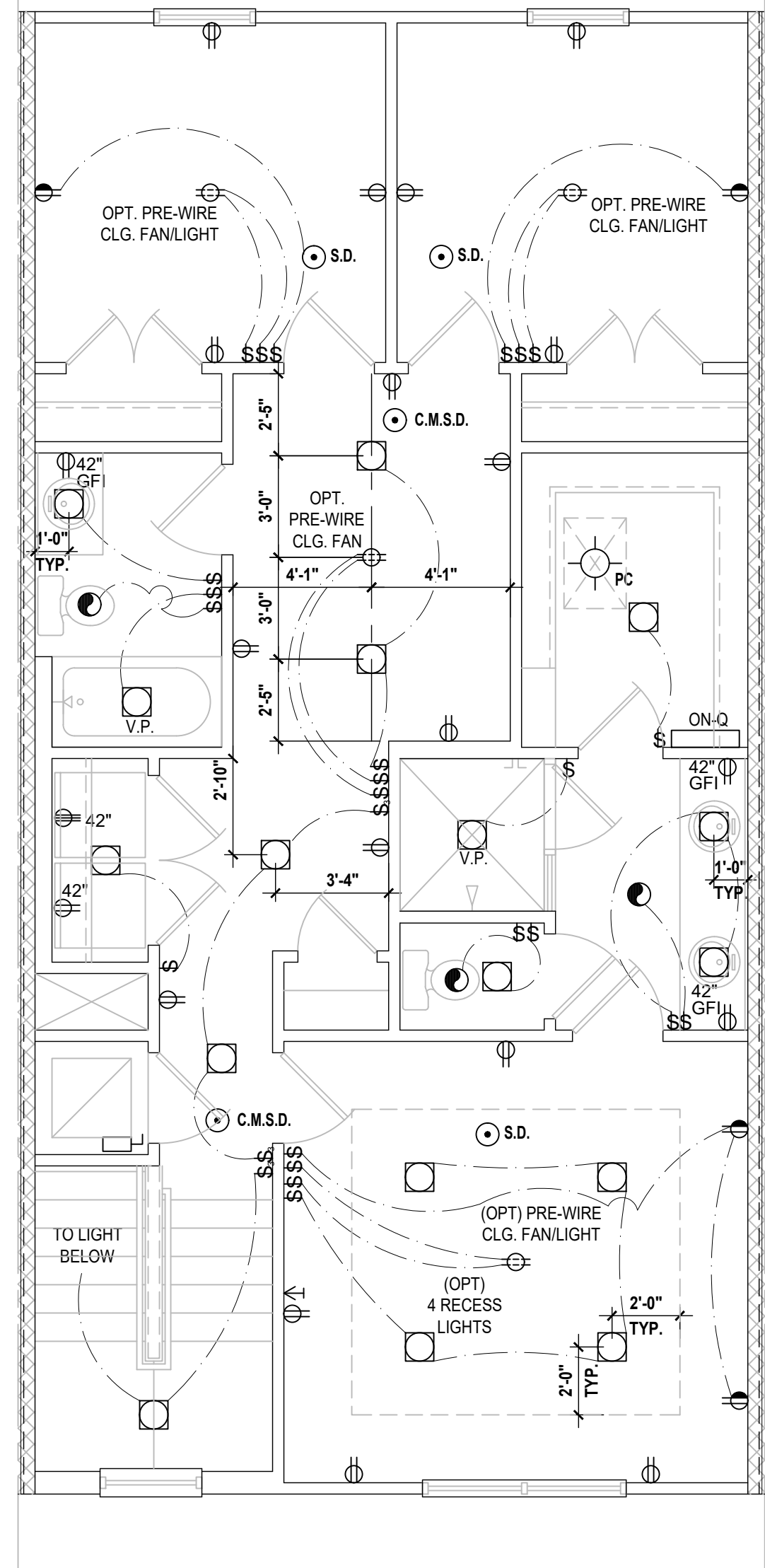
ISSUE DATE	11/17/2023
REVISIONS	
PROJECT	22-1148
SCALE	AS NOTED
DRAWN BY	C.C.
DESIGNED BY	MJS

SECTIONS
A12

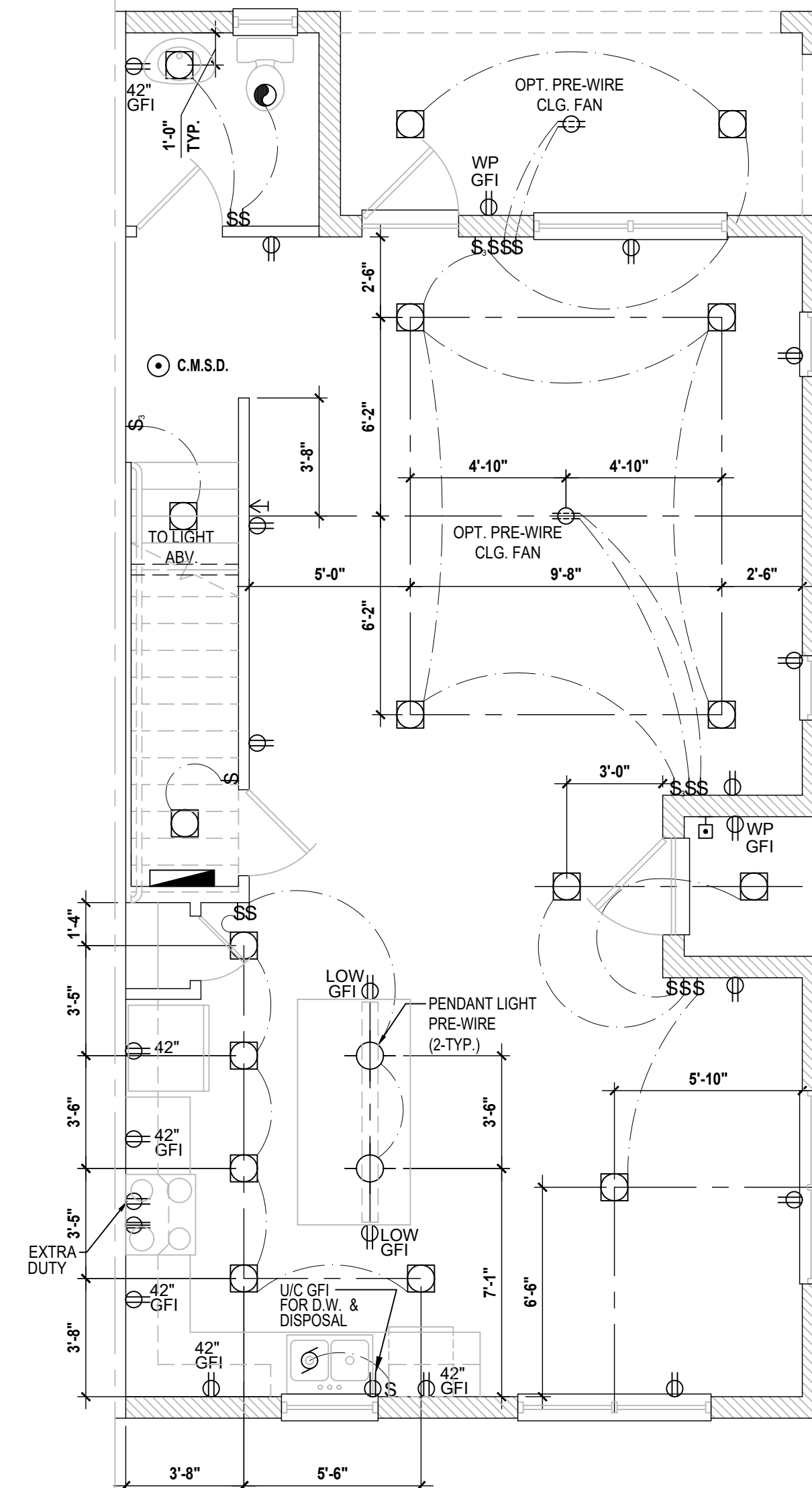
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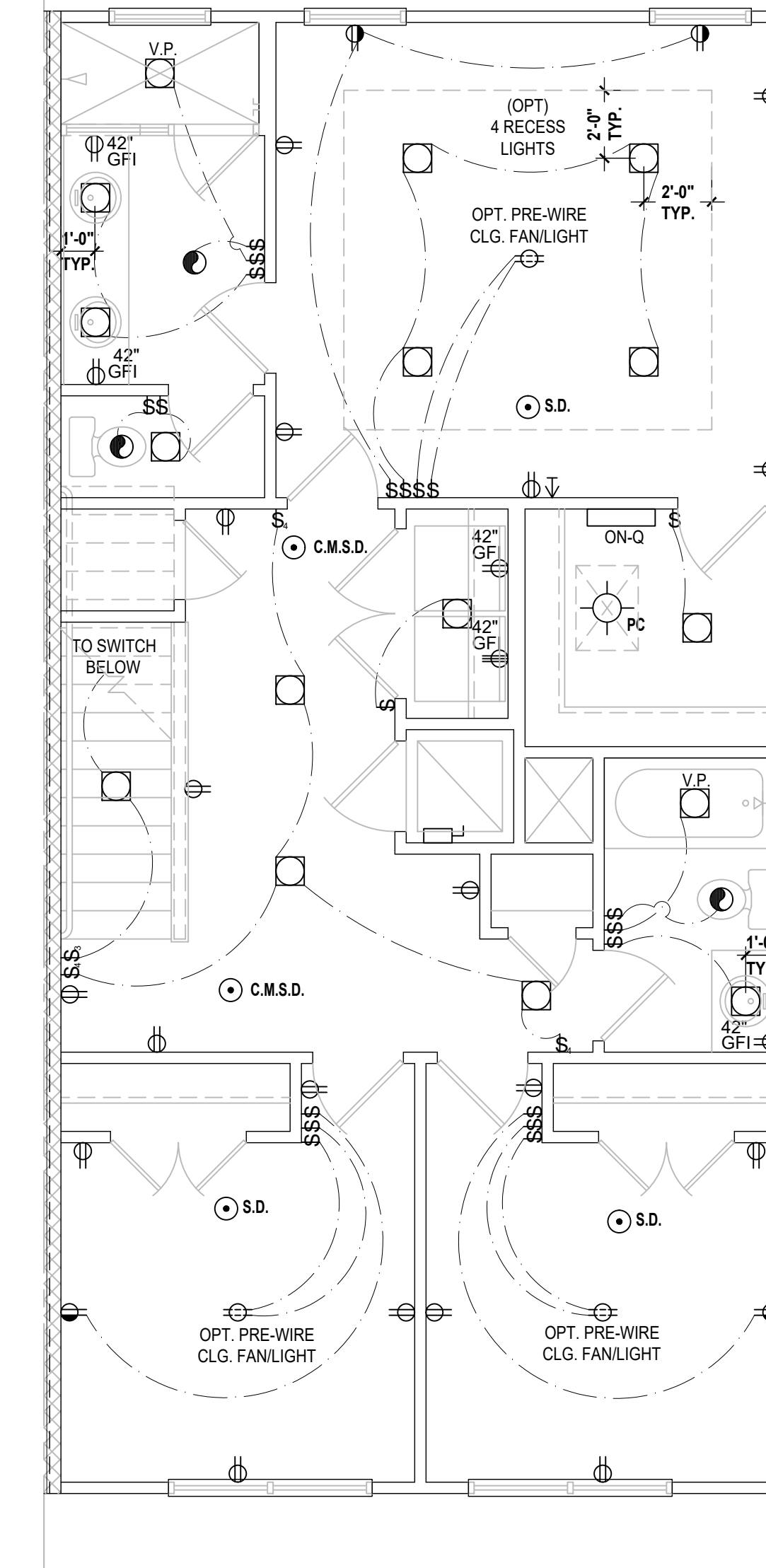
Grant First Floor
SCALE 1/4" = 1'-0"



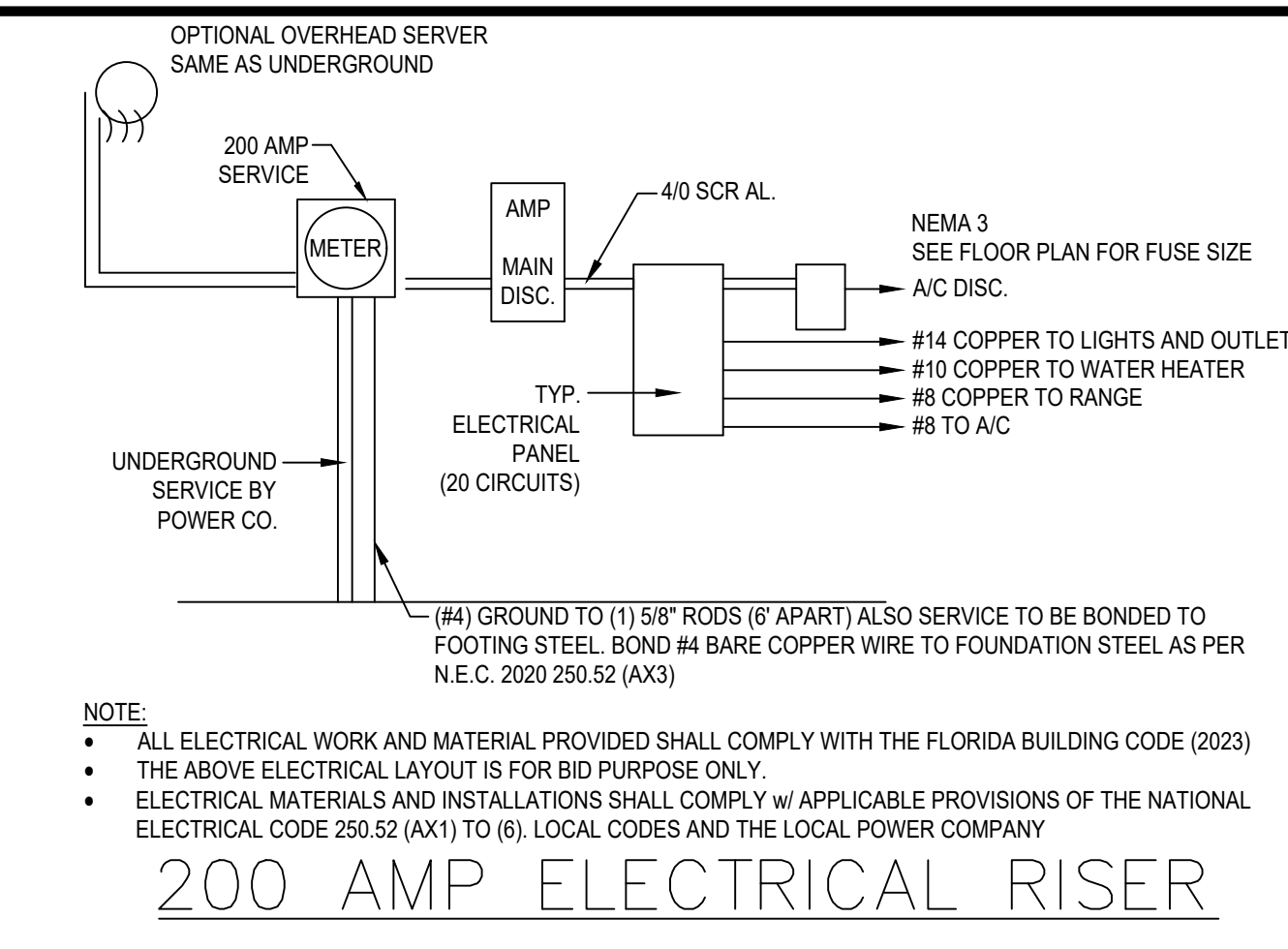
Grant Second Floor
SCALE 1/4" = 1'-0"



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



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



- GENERAL NOTES KEY:**
- BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETS IN FIELD.
 - ALL OUTLETS ARE TO BE AFCI PROTECTED.
 - ALL 15A AND 20A 120V BRANCH CIRCUITS WILL BE AFCI PROTECTED.
 - ALL 15A AND 20A 120V BRANCH CIRCUITS LOCATED IN THE GARAGE AND LAUNDRY WILL BE GFCI PROTECTED.
 - ALL GARAGE BAYS WILL HAVE DEDICATED GFCI OUTLET.
 - ALL OUTLETS LOCATED IN THE KITCHEN AND BATHROOMS ARE TO BE GFCI PROTECTED.
 - DW. AND GARBAGE DISPOSAL ARE TO BE GFCI PROTECTED.
 - EXCEPTIONS TO THE GFCI STIPULATION WILL BE ALLOWED ONLY IF ALLOWED PER CURRENT NFPA / NEC AND AFCI PROTECTED.
 - OUTLETS LOCATED IN THE LAUNDRY ARE TO BE GFCI AND AFCI PROTECTED.
 - OUTLETS LOCATED WITHIN 6'-0" OF A WET AREA ARE TO BE GFCI PROTECTED.
 - ALL OUTLETS OVER COUNTERTOPS TO BE 42" A.F.F. (U.N.O.).
 - ALL SMOKE/CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED, INTERCONNECTED AND AFCI PROTECTED.
 - 8'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
 - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
 - RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FBC R404.5. FIXTURES SHALL BE COATED FOR ZERO CLEARANCE (INSULATION CONTACT) AND SEALED AIR TIGHT. ALSO SEE FBC 410.116.
- SMOKE DETECTOR REQUIREMENTS:
ALL SMOKE/CARBON DETECTOR LOCATIONS MUST BE A MINIMUM OF 3' FROM ANY BATHROOM PER FBC-R314.3 (4). THEY MUST ALSO BE LOCATED NO MORE THAN 10' FROM ANY BEDROOM DOOR OPENING PER FBC-R315.1.
- NOTES:
- THIS DIAGRAMMATIC PLAN IS INTENDED TO SHOW LIGHTING AND CONVENIENCE OUTLETS ONLY. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO VERIFY THE REQUIREMENT AND LOCATIONS OF ALL ELECTRICAL EQUIPMENT, INCLUDING KITCHEN EQUIPMENT AND PROVIDE AND INSTALL COMPLETE ELECTRICAL SERVICE AS REQUIRED PER NFPA, NEC, FBC CODES AND ALL RELEVANT MUNICIPALITY CODES, STANDARDS AND ORDINANCES.
 - LOCATION OF FIXTURES AND/OR OUTLETS ARE SUGGESTED LOCATIONS AND MEET MOST LOCAL CODE REQUIREMENTS. ADDITIONS OR ADJUSTMENTS MAY BE MADE BETWEEN THE OWNER AND BUILDER IN THE FIELD.
 - ALL ELECTRICAL WORK AND APPLIANCES ARE IN FULL COMPLIANCE WITH N.F.P.A., N.E.C., F.B.C. 8TH EDITION (2023) RESIDENTIAL AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
 - VARIOUS SYMBOLS ON ELECTRICAL LEGEND MAY OR MAY NOT BE USED ON THIS PLAN.

ELECTRICAL KEY:

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

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

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

ISSUE DATE: 11/17/2023
REVISIONS:

E2

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MJS
designers group
residential-commercial-architecture

A I D
BD

GOBA
GROUP OF ARCHITECTS BELONGS TO ASSOCIATION

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

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

Park Square HOMES

Apr 09, 2024, 3:48pm

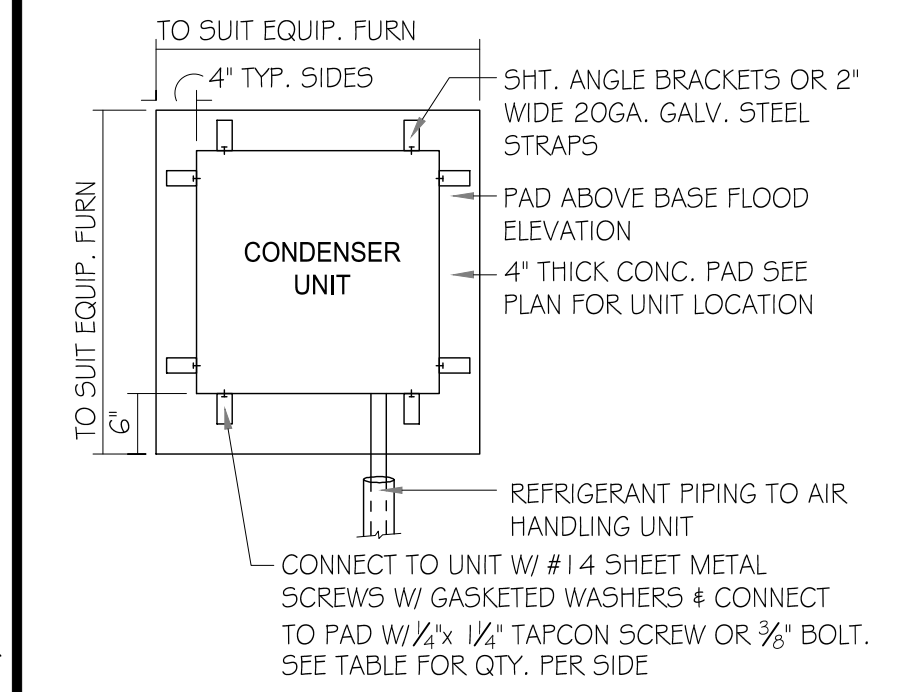
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VERIFICATION OF FIELD CONDITIONS:

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

FIELD REPAIR NOTES

- 1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEC PROPOXY 300 OR SIMPSON SET OR E/F 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 TRUSSES IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS 1 2 @ TOP AND BOTTOM PLATE.



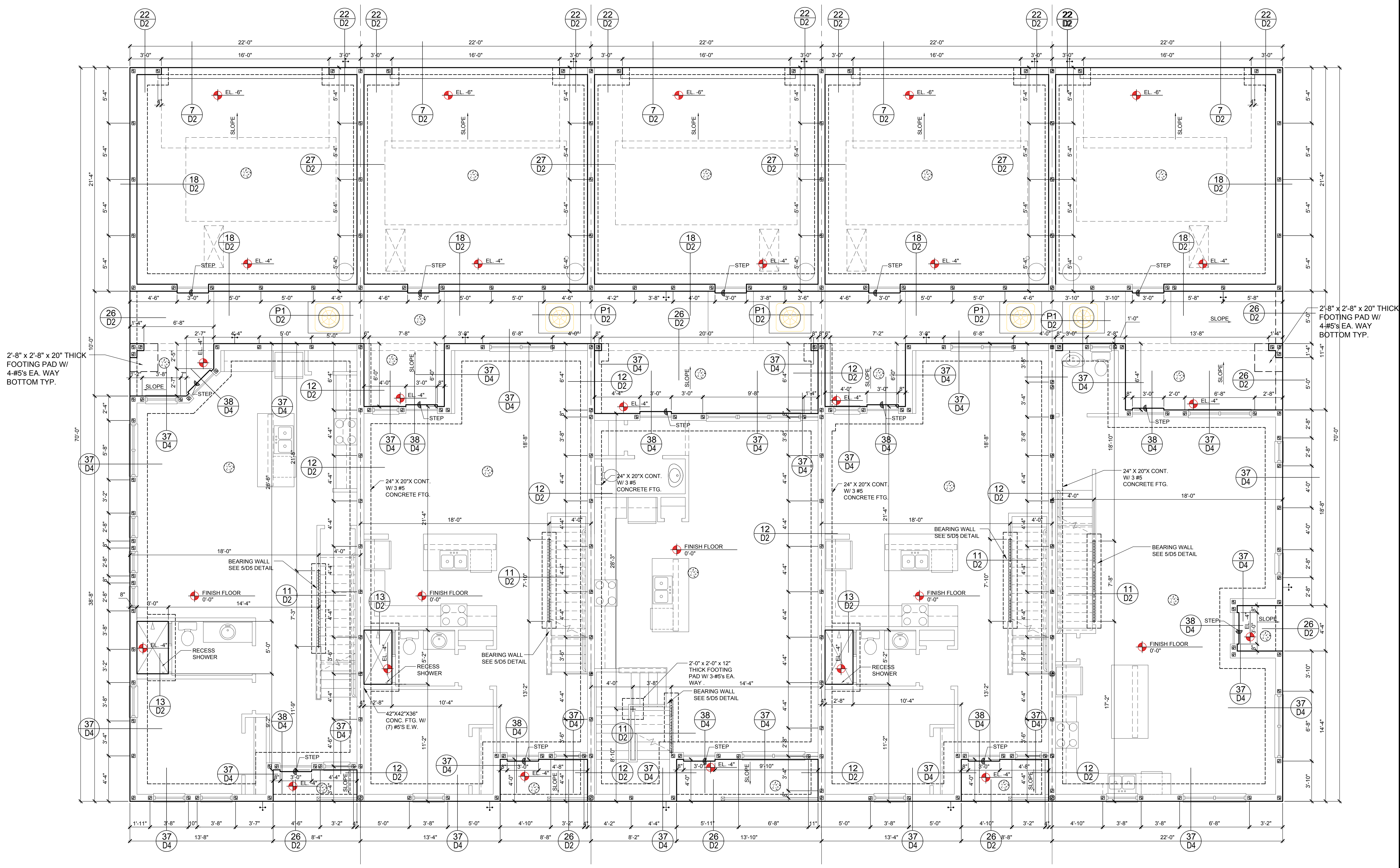
ANCHOR SPACING TABLE

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

1 COND. ANCHOR DETAIL

FOUNDATION NOTES

- 1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
- 2. (1) DENOTES FILL CELL REINF. W/ CONC. W/ (1) #5 REBAR, GRADE GO.
- 3. (2) DENOTES FILL CELL REINF. W/ CONC. W/ (2) #5 REBAR, GRADE GO.
- 3. (3) DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 3000 P.S. I. 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. W/ MIN. 1" COVER TERMITE TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. W/VF 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. G-1-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE.
- 6. PAVERS MAY BE USED I/O CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
- 7. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
- 8. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMITICIDE.
- 9. BORA - CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.
- 10. WOOD STAIRS STRINGERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY AN IMPERVIORUS MOISTURE BARRIER OR SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD PER IRC R3.17.1



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

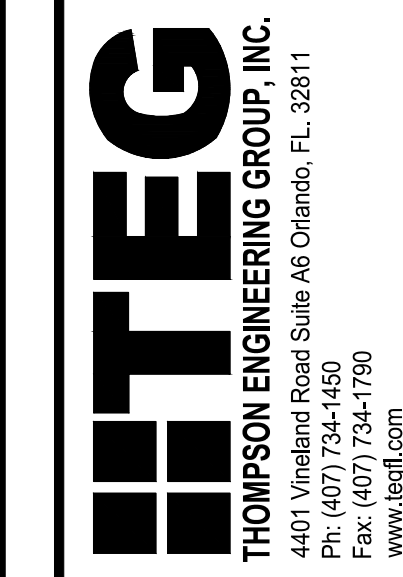
Tyler LOT# XX

Jackson LOT# XX

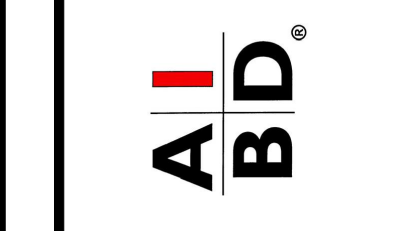
Grant LOT# XX

Jackson LOT# XX

Monroe LOT# XX



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

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



ISSUE DATE: 11/17/2023

REVISIONS

NO.	DESCRIPTION

FOUNDATION PLAN
ELEV. A 5 UNIT
S1

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F24-1B/1T	GARAGE DOOR
L-2	4'-6"	8R12-1B/1T	GARAGE/FRONT DR
L-3	4'-6"	8F16-1B/1T	VARIES
L-4	4'-0"	8F16-1B/1T	VARIES
L-5	7'-6"	8F16-1B/1T	(2) 3050 S.H.
L-6	10'-6"	8F16-1B/1T	VARIES
L-7	3'-6"	8F16-1B/1T	VARIES
L-8	6'-6"	8F16-1B/1T	VARIES
L-9	15'-4"	8F16-1B/1T	VARIES
L-10	21'-4"	8F16-1B/1T	VARIES
L-11	9'-4"	8F16-1B/1T	VARIES (C.T.F.)
L-12	5'-4"	8F8-1B/1T	VARIES



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

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

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

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

GENERAL NOTES

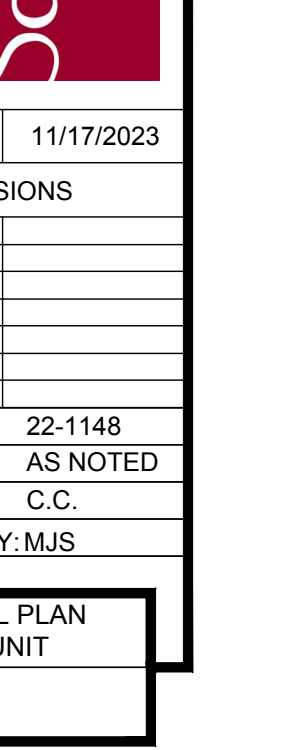
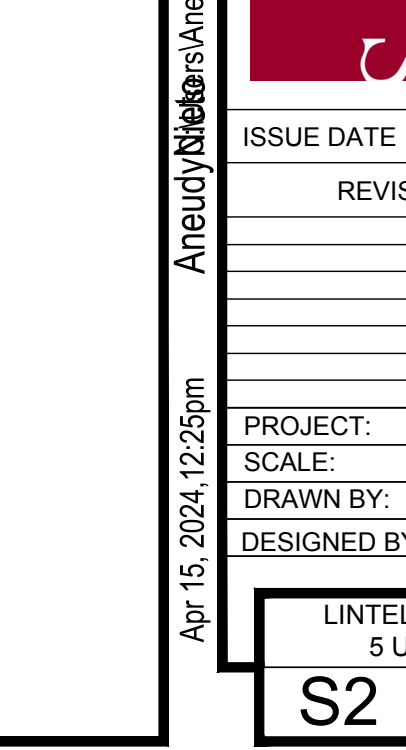
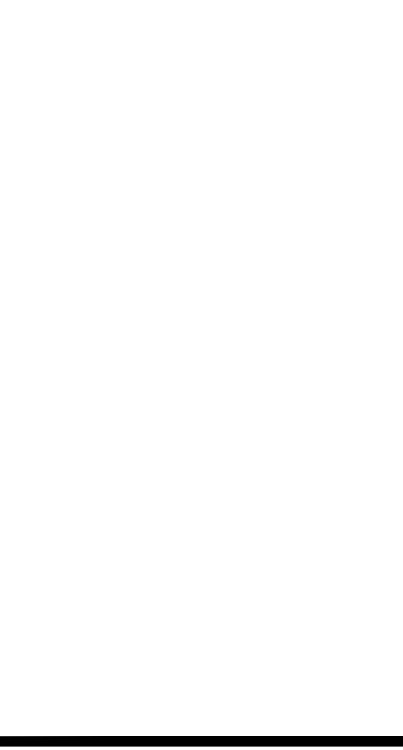
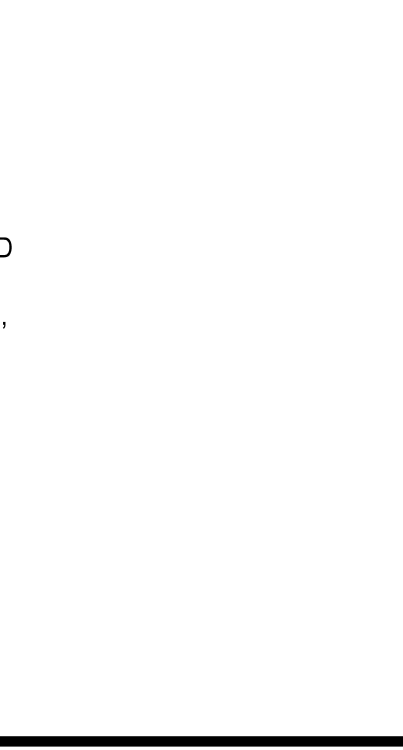
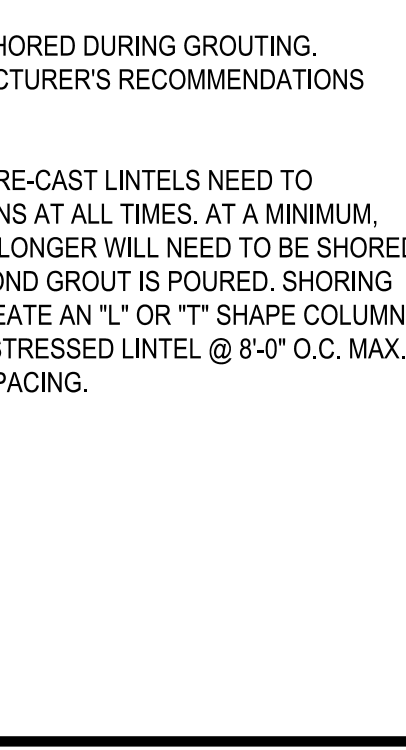
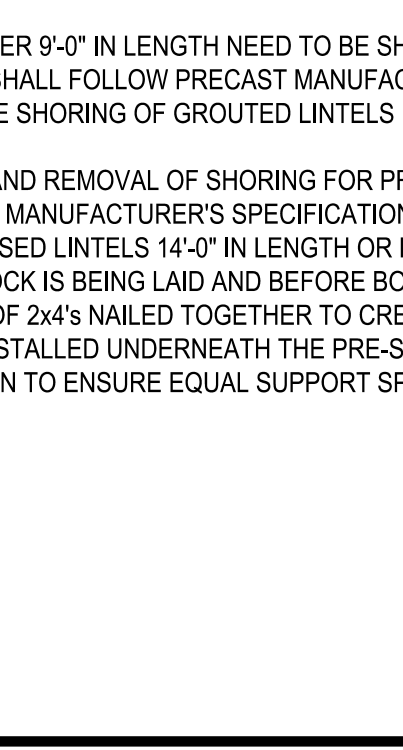
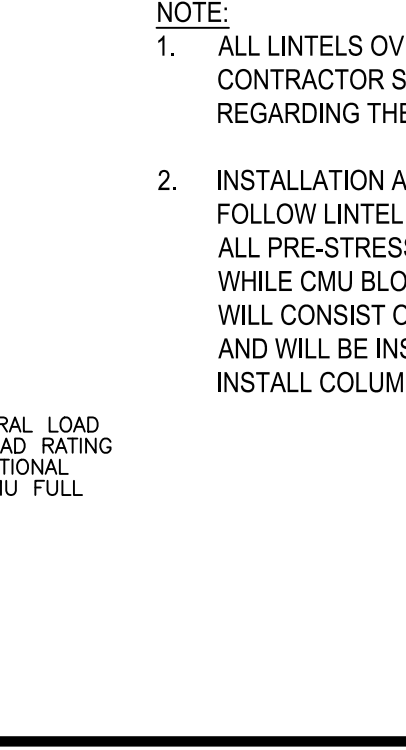
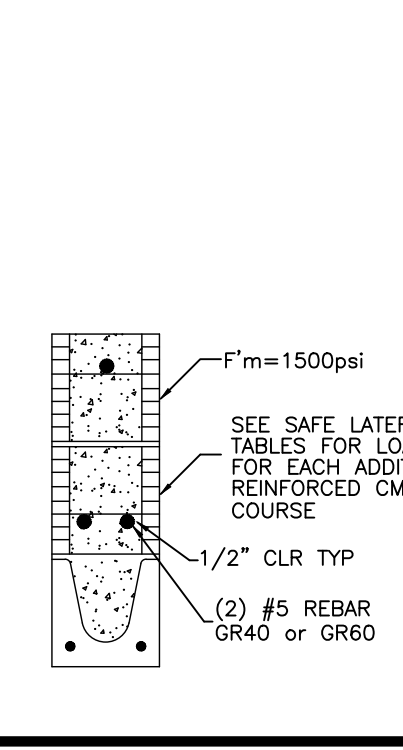
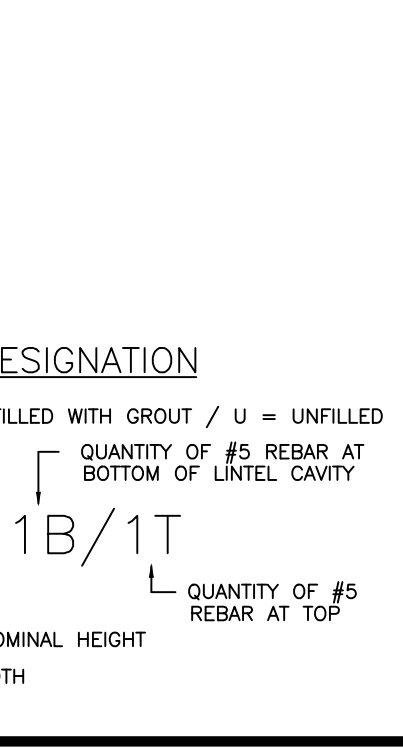
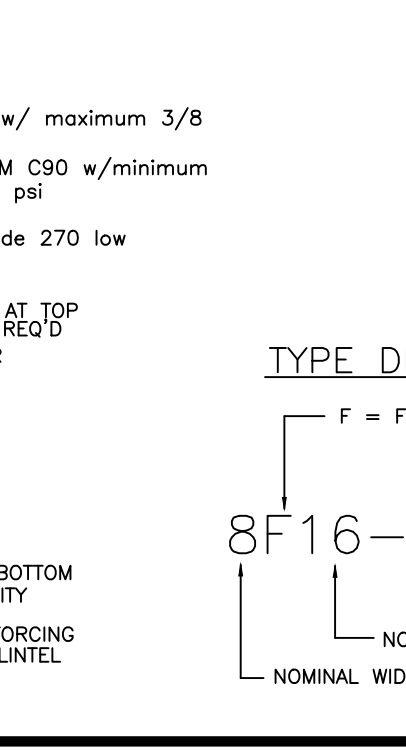
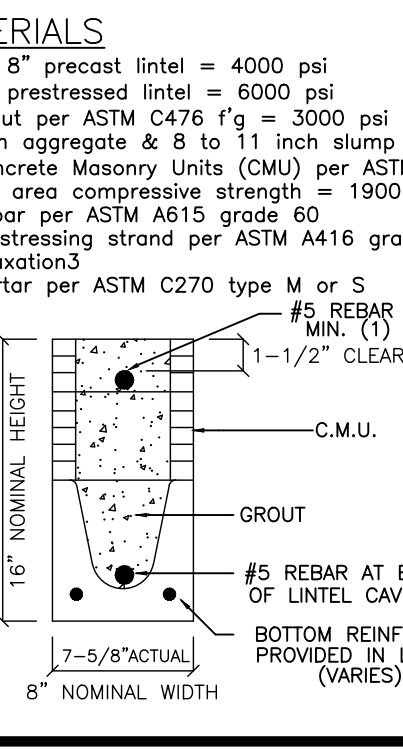
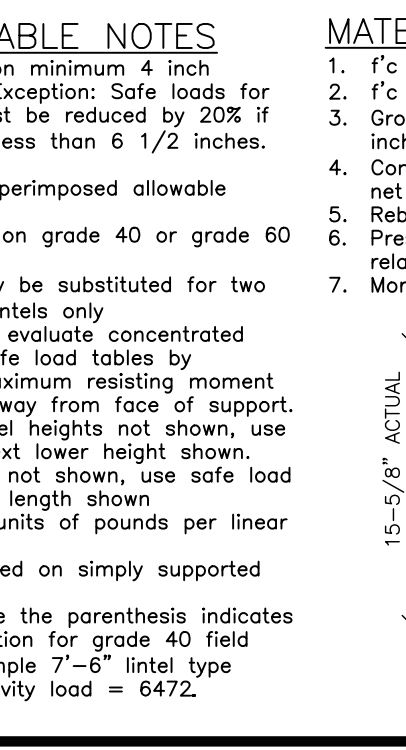
- Provide full lintel and head joints.
- Shore filled lintels as required.
- Installation of lintel must comply with the architectural and/or structural documents.
- U-Lintels are manufactured with 5 1/2" long notches at the ends to accommodate vertical wall reinforcing and grouting.
- Reference the CAST-CRETE Load Deflection Graph brochure for lintel deflection information.
- Bottom field added rebar to be located at the bottom of the lintel cavity.
- 7/32" diameter wire stirrups are welded to the bottom steel for mechanical ties.
- 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 resulting moment and shear at d-away from face of support.
- For composite lintel heights not shown, use safe load from next lower height shown.
- For lintel lengths not shown, use safe load from next longest length shown.
- All safe loads in units of pounds per linear foot.
- All safe loads based on simply supported span.
- The number in the parenthesis indicates the percent reduction for grade 40 field added rebar.
- Additional lateral load capacity can be obtained by the designer by providing additional reinforced concrete masonry above the lintel. See detail at right.

SAFE LOAD TABLE NOTES

- All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6 1/2 inches.
- N.R. = Not Rated
- Safe loads are superimposed allowable loads.
- Safe loads based on grade 40 or grade 60 field rebar.
- 7/32" diameter wire stirrups are welded to the bottom steel for mechanical ties.
- 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 resulting moment and shear at d-away from face of support.
- For composite lintel heights not shown, use safe load from next lower height shown.
- For lintel lengths not shown, use safe load from next longest length shown.
- All safe loads in units of pounds per linear foot.
- All safe loads based on simply supported span.
- The number in the parenthesis indicates the percent reduction for grade 40 field added rebar.
- Additional lateral load capacity can be obtained by the designer by providing additional reinforced concrete masonry above the lintel. See detail at right.

MATERIALS

- 8" precast lintel = 4000 psi
- 1/2" clear
- Grout per ASTM C476 f_g = 3000 psi w/ maximum 3/8 inch aggregate & 8 to 11 inch slump
- Concrete Masonry Units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi
- Rebar per ASTM A615 grade 60
- Prestressing strand per ASTM A416 grade 270 low relaxation
- Mortar per ASTM C270 type M or S



Tyler
LOT# XX

Jackson
LOT# XX

Grant
LOT# XX

Jackson
LOT# XX

Monroe
LOT# XX

Jackson
LOT# XX

Monroe
LOT# XX

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

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

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A.I.D.
DESIGNER ASSOCIATION

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Park Square HOMES

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

5-Unit: Rear Load Detached

Models: Tyler, Jackson, Grant, Jackson & Monroe

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

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

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

Lintel Plan

SCALE 1/4" = 1'-0"

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

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

5-Unit: Rear Load Detached

Models: Tyler, Jackson, Grant, Jackson & Monroe

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

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

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

Lintel Plan

SCALE 1/4" = 1'-0"

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

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

5-Unit: Rear Load Detached

Models: Tyler, Jackson, Grant, Jackson & Monroe

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

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

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

Lintel Plan

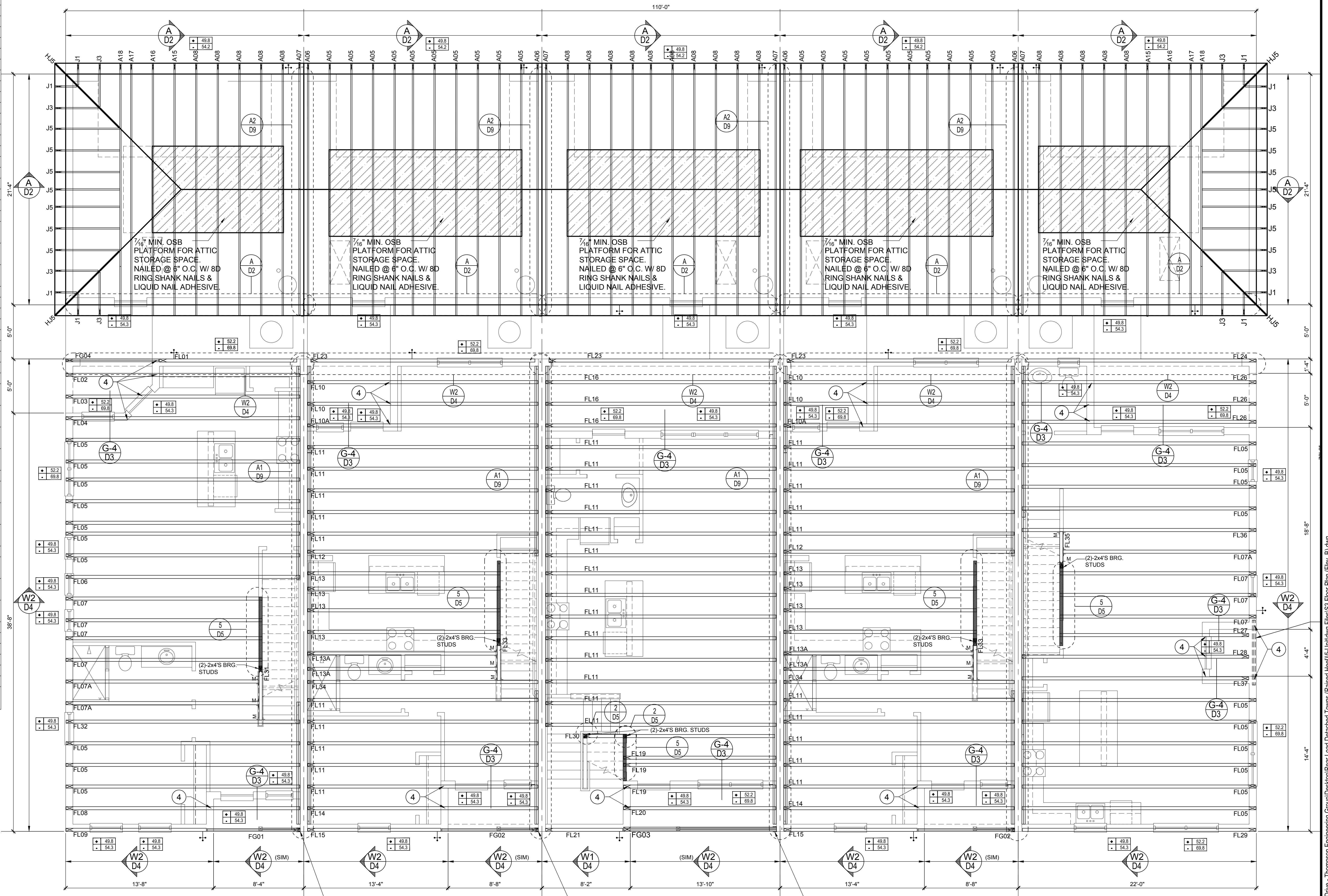
SCALE 1/4" = 1'-0"

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

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8d x 1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	365	280 / 303
35	A35F	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A
89	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"x5/8" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2"x2-1/2" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8d 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 1/4"x3" (2) 7/8" BLT	3,990	N/A
104	HU8-SDS2.5	7/8" BLT / 20-SDS 1/4"x2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
168	U46	H: 8-10d / J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: (14)-16d / J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: (12)-1/4"x2-1/2" SDS J: (6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: (18)-1/4"x2-1/2" TITEN T. J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU: (18)-1/4"x2-1/2" TITEN T. J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22) 0.162"x3" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4x8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10d x 1 1/2" / P: 10-10d x 1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8" BLTS / GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS / GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLTS / GIR: 16-10d	9,250	N/A
401	SUR/L14	FACE: 18-16d / JST: 8-16d	1,700	N/A

- NOTES**
- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
 - TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
 - PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
 - ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL REG. ENG.
 - TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDINGS & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS. TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPIWTCAS BCSI 1.
 - REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
 - ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
 - SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
 - OFF RIDGE VENTS MAXIMUM OPENING SIZES:
 - LOMANCO: (2) 8 1/2" DIA CIRCLES
 - MILLENNIUM METAL: 2 1/2" x 46" HOLE
- 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 6" DEEP HOLE FILLED W/ UNITEX. PROPOXY 300 OR SIMPSON SET OR ETP 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 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE.



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Apr 18, 2024, 12:25pm

APR 18, 2024, 12:25pm - Anasol/10/10/2024/Anasol/10/10/2024/Drive - Thompson Engineering Group/Desktop/Rear Load Detached Towns (Rear Load) (5-Unit) (Rear Load) (5-Unit) Floor Plan (Elev. B) (dwg)

ISSUE DATE: 11/17/2023

REVISIONS:

PROJECT: 22-1148

SCALE: AS NOTED

DRAWN BY: C.C.

DESIGNED BY: MJS

FLOOR PLAN 5 UNIT

S3

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AIBD

GOBA
GEOGRAPHIC ORIENTED BUILDING ASSOCIATION

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

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

Park Square HOMES

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

STRUCTURAL NOTES

- THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 8TH EDITION, FBCR 2023 (WIND LOAD @ 140 MPH.)
LIVE LOAD ROOF: 20 PSF.
FLOOR: 40 PSF, BALCONIES & STAIRS: 40 PSF
OCCUPANCY= 1.0
BUILDING CATEGORY R3, WIND EXPOSURE C
INTERNAL PRESSURE COEFFICIENTS = +0.18 AND -0.18
- WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBCR SECTION R301
- ALL FLOOR SLABS TO BE OF 3,000 PSI CONC. PLANT MIX MIN. 4" THICK WITH 6x6 10/10 WIRE MESH 6 MIL. POLY. VAPOR-BARRIER OVER TERMITE TREATED COMPACTED CLEAN FILL.
- CONCRETE MASONRY UNITS SHALL MEET: CH. 1-3 OF ACI 530-02/ ASCE 5-02/TMS 402-02 OR BIA BUILDING CODE REQUIREMENTS.
- MORTAR TO BE TYPE "M" OR "S", GROUT - 3,000 PSI @ 28 DAYS.
- MASONRY CLEAN OUTS REQUIRED @ GROUT GREATER THAN FIVE (5) FEET IN HEIGHT AND ALL VERTICALS.
- REBAR TO BE # 5'S GRADE 60, W/ MIN. LAP OF 25". USE "L" BARS @ CORNERS AND USE STANDARD HOOKS @ CHANGE IN DIRECTION WITH MIN. LAP 12"
- GYP. BD. CEILING SHALL BE INSTALLED PERP. TO FRAMING & NAILED @ 7" O.C. WITH 5d NAILS. GYP. BD. WALLS SHALL BE NAILED @ 8" O.C. WITH 5d NAILS
- UPLIFT CONNECTOR'S TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER ENCLOSED DETAILS.
- EPOXY ANCHOR ALTERNATIVE:
THREADED ANCHOR ROD MAY BE USED IN LIEU OF ANCHOR BOLTS FOR USE AS PLATE ANCHORS OR HURRICANE ANCHORS.
THE FOLLOWING CRITERIA MUST BE MET:

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

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

- SOIL BEARING CAPACITY 2000 PSF MINIMUM

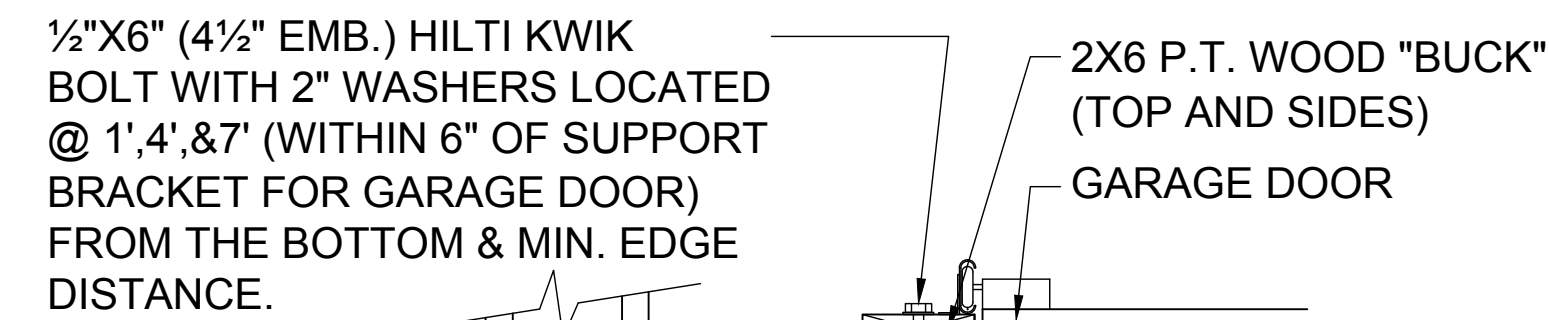
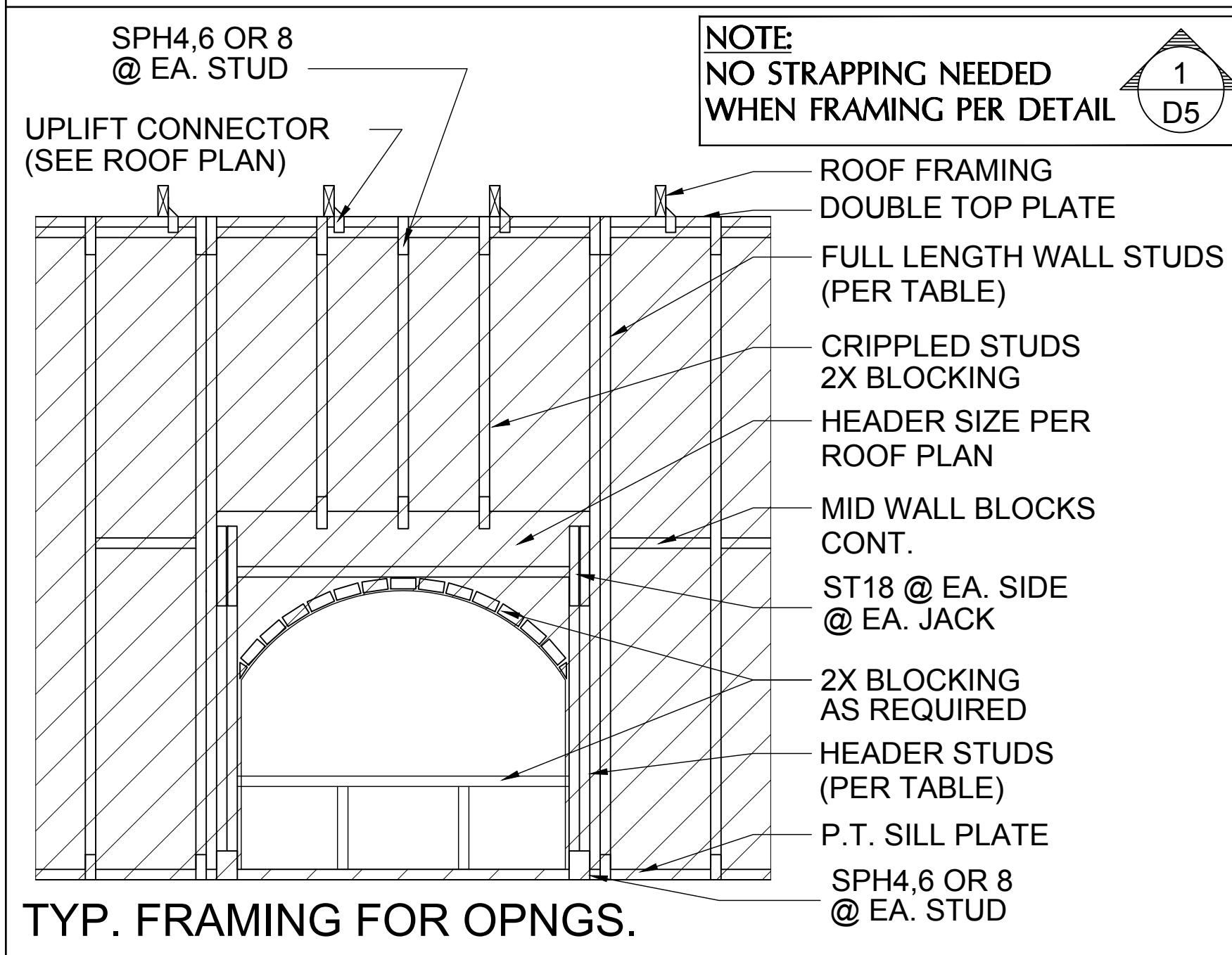
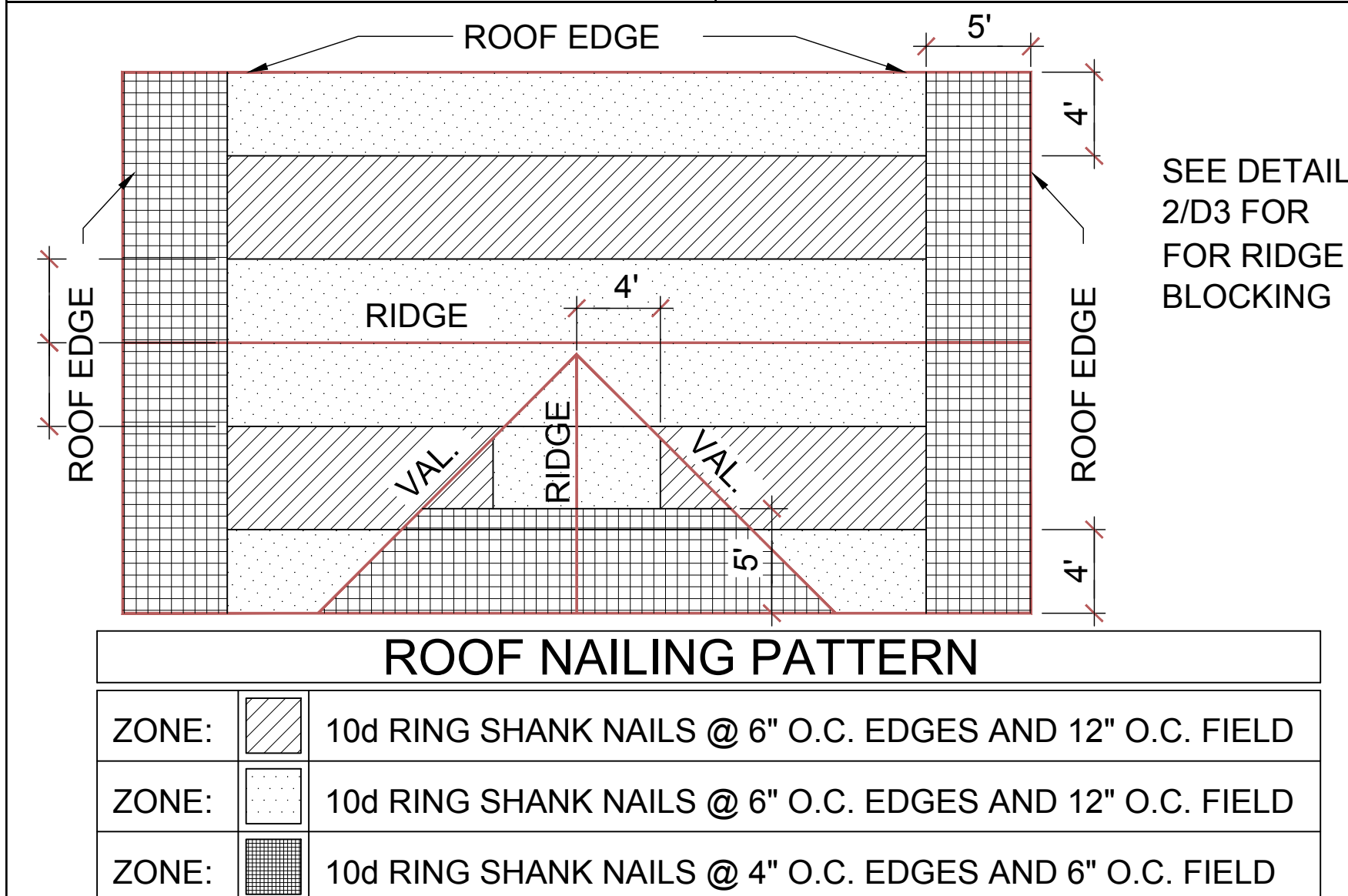
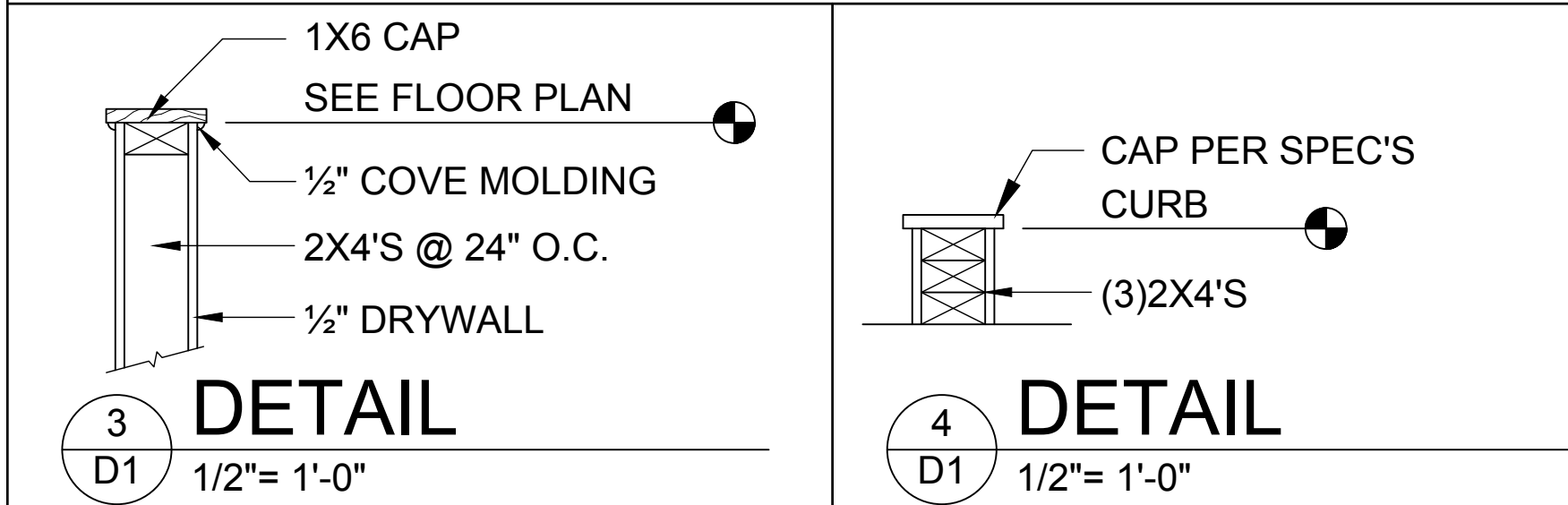
WOOD STRUCTURAL NOTES

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

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

FIELD REPAIR NOTES

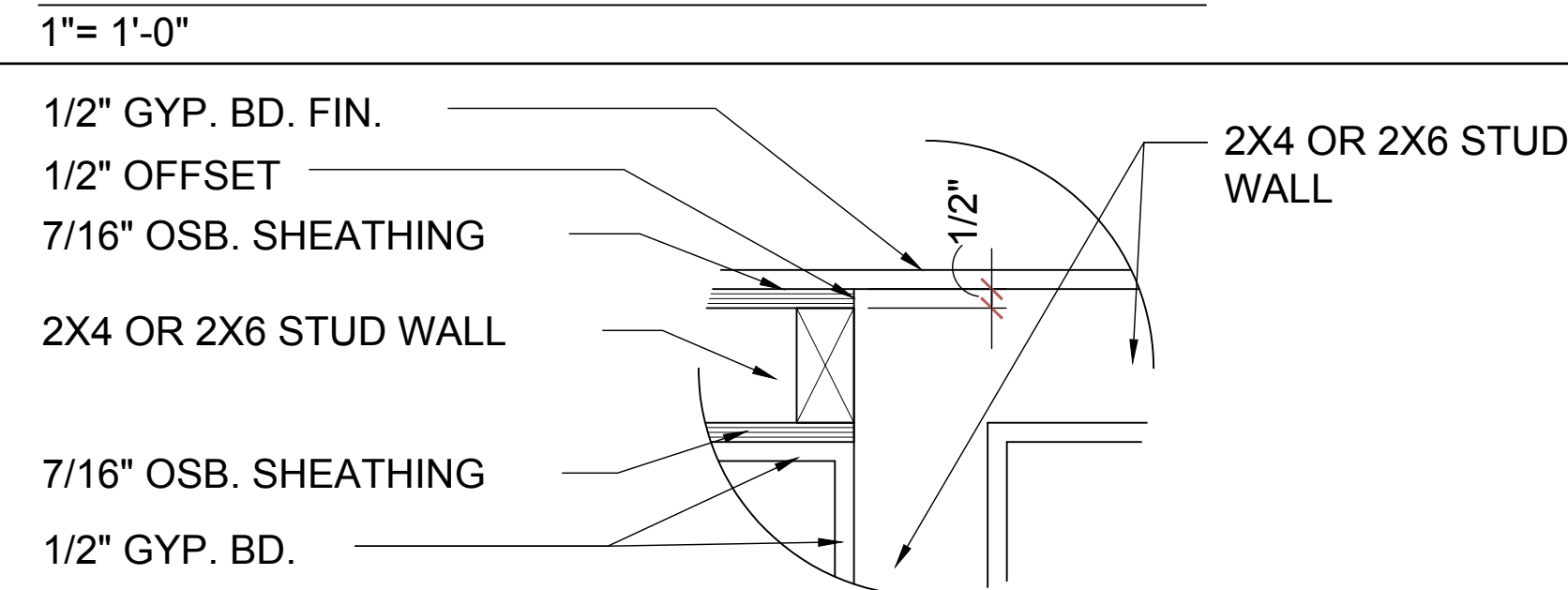
- MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) -1/4" X 2-1/4" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW. IF GIRGER TRUSS CONNECTIONS ARE MISSED CONTACT ENGINEER FOR SUBSTITUTION
- MISSED J-BOLTS FOR FRAMED EXTERIOR/ BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. X 7" LONG WEDGE ANCHORS (REDHEADS).
- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. X 6" DEEP HOLE FILLED W/ UNITEK PROPOXY 300 OR SIMPSON SET OR ETE 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



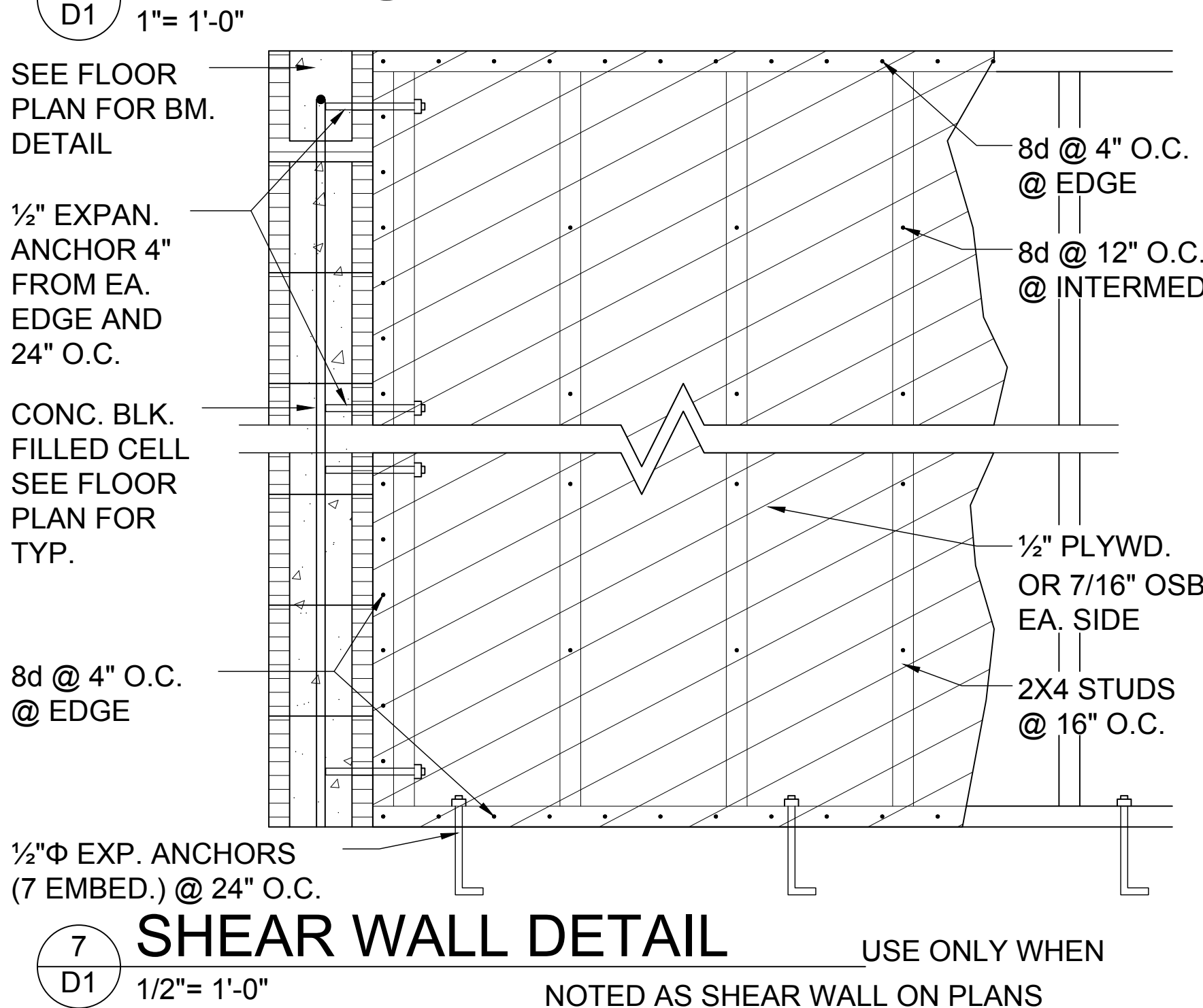
- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/ 1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT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

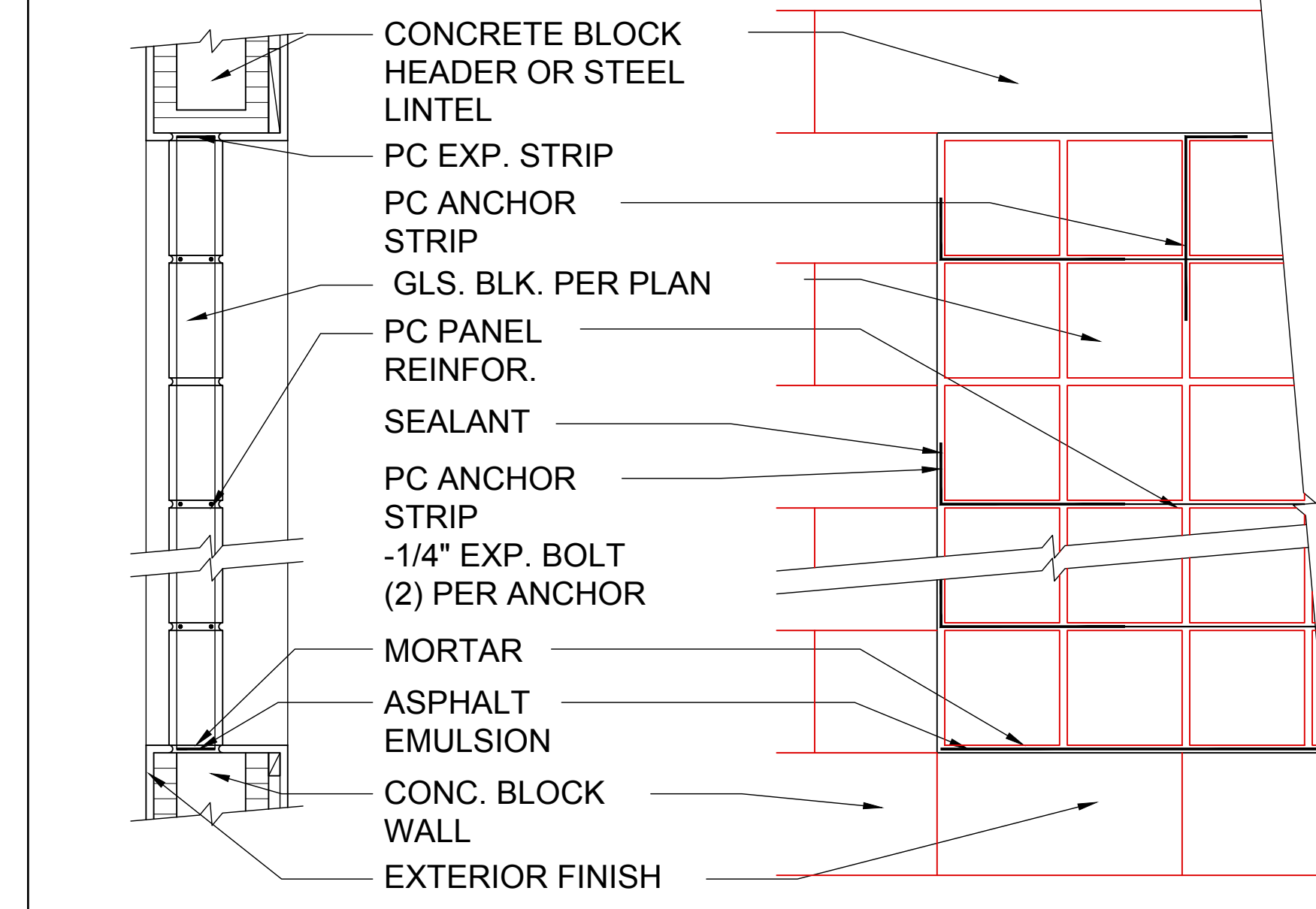
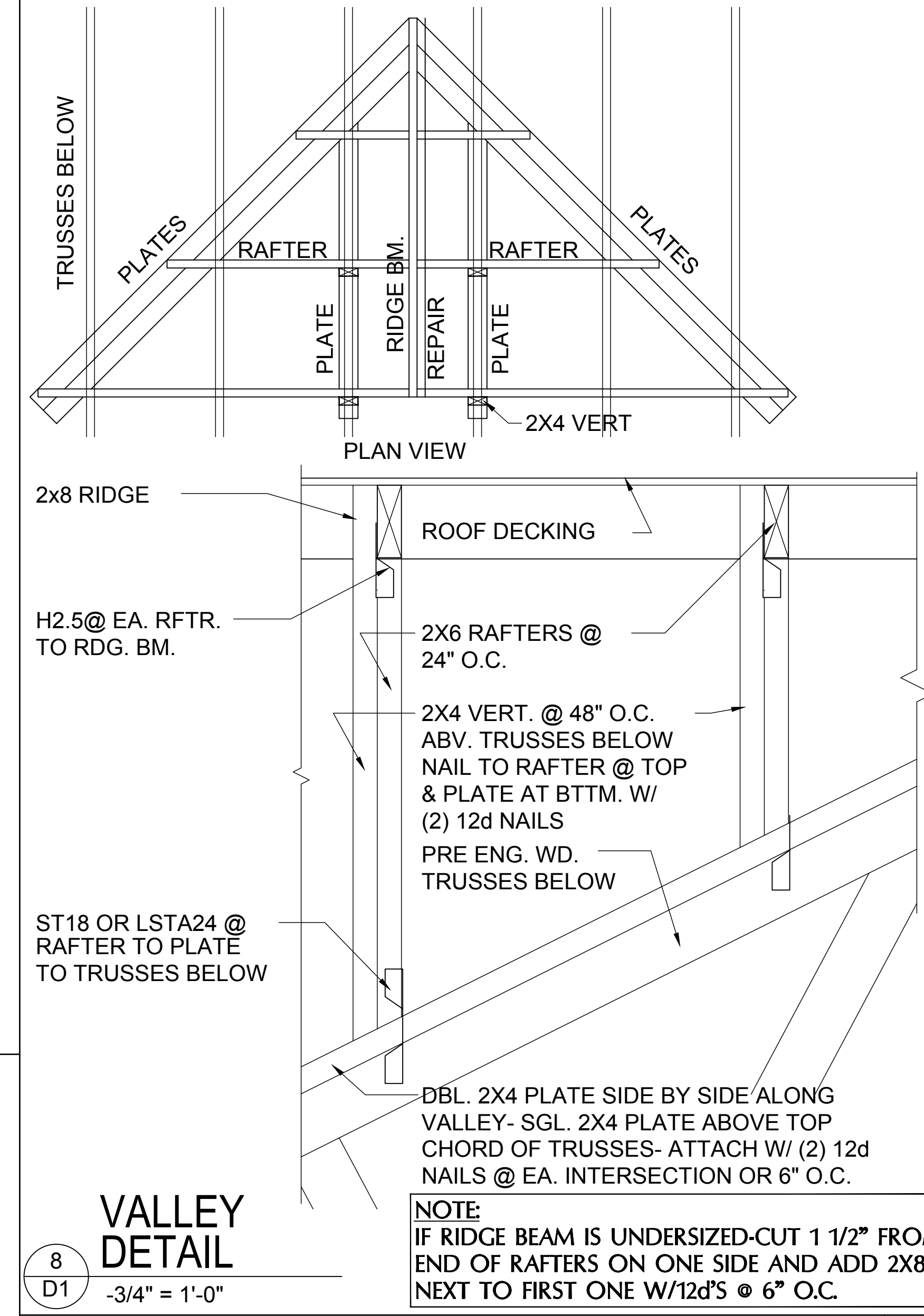


DETAIL @ CONN. TO REG. WALL



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



PANEL ANCHOR CONSTRUCTION

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

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

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

GLASS BLOCK DETAIL



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AIBD

GOBA
GLASS BLOCK ASSOCIATION

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

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

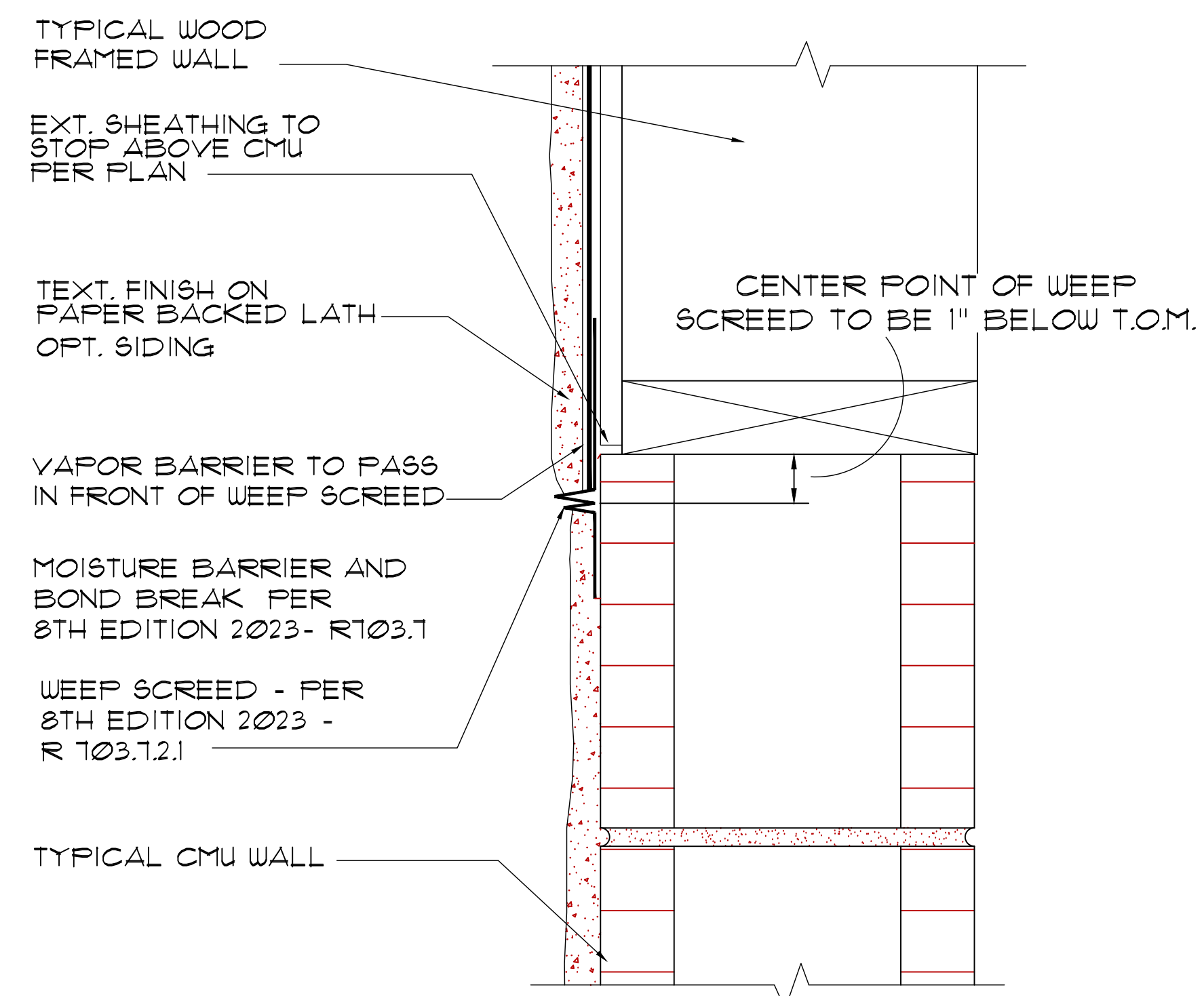
Park Square HOMES

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

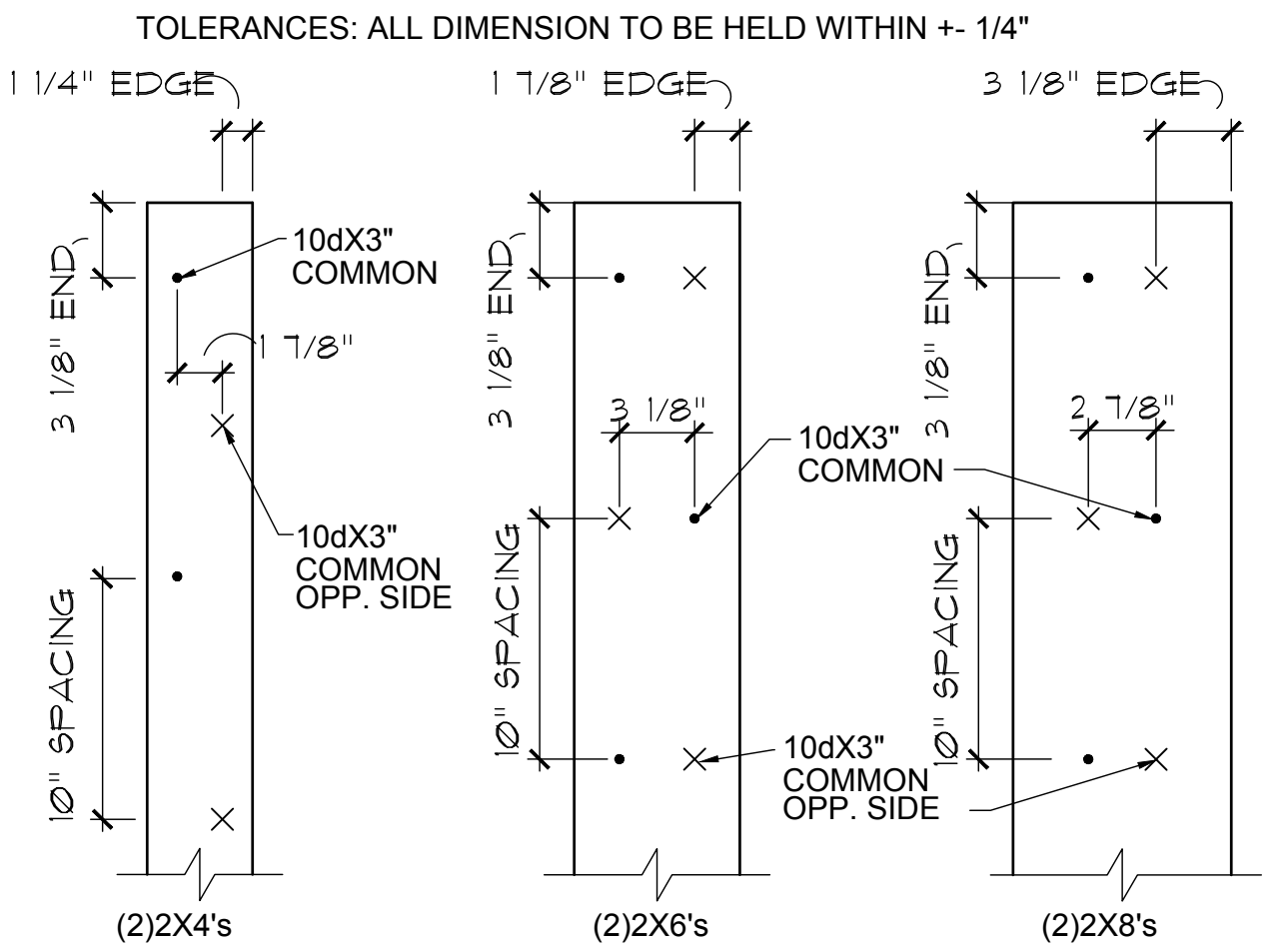
STRUCTURAL NOTES & DETAILS
D1

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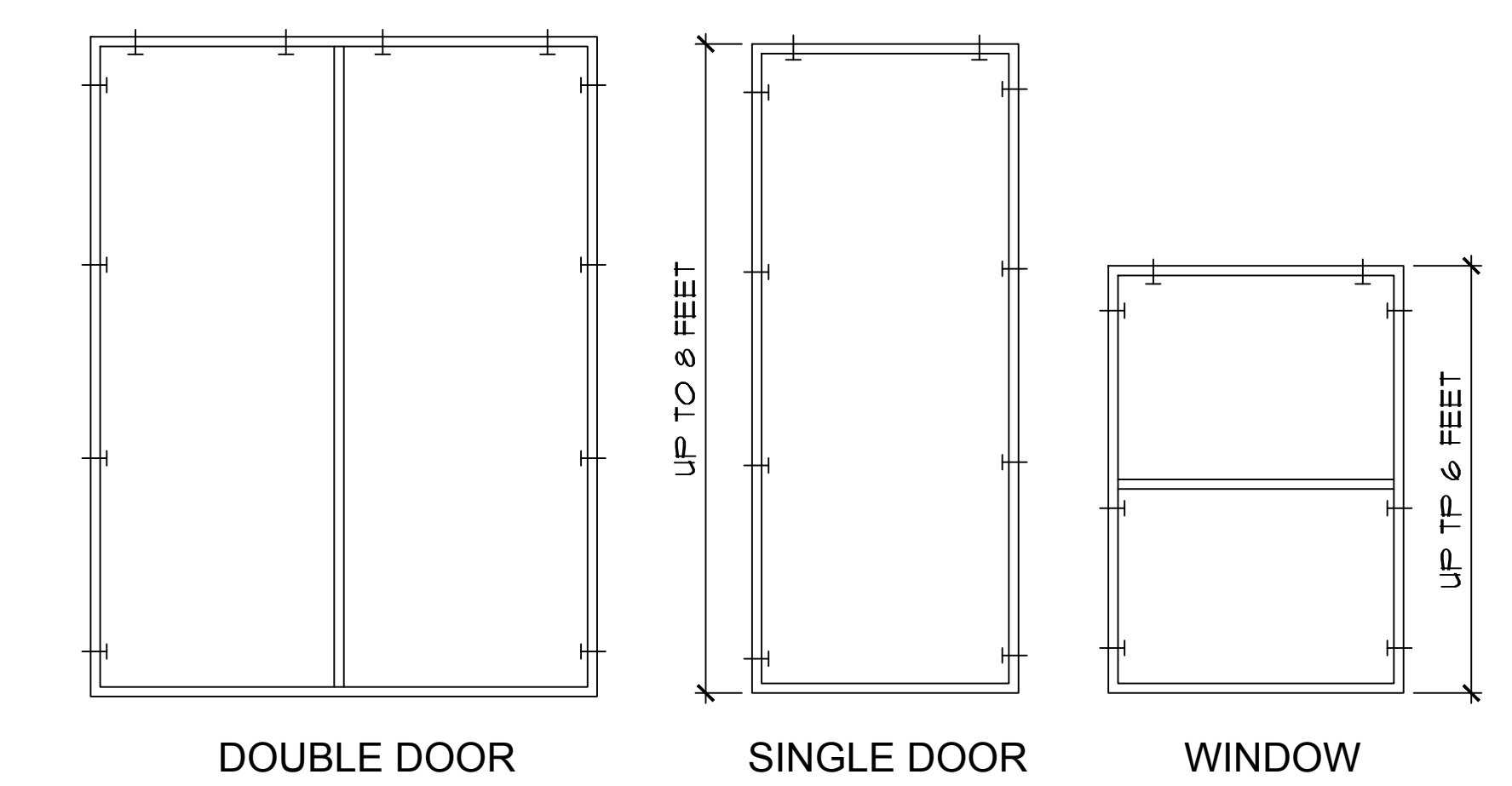
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A
D3
FLASHING DETAIL



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



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

SINGLE DOOR

WINDOW

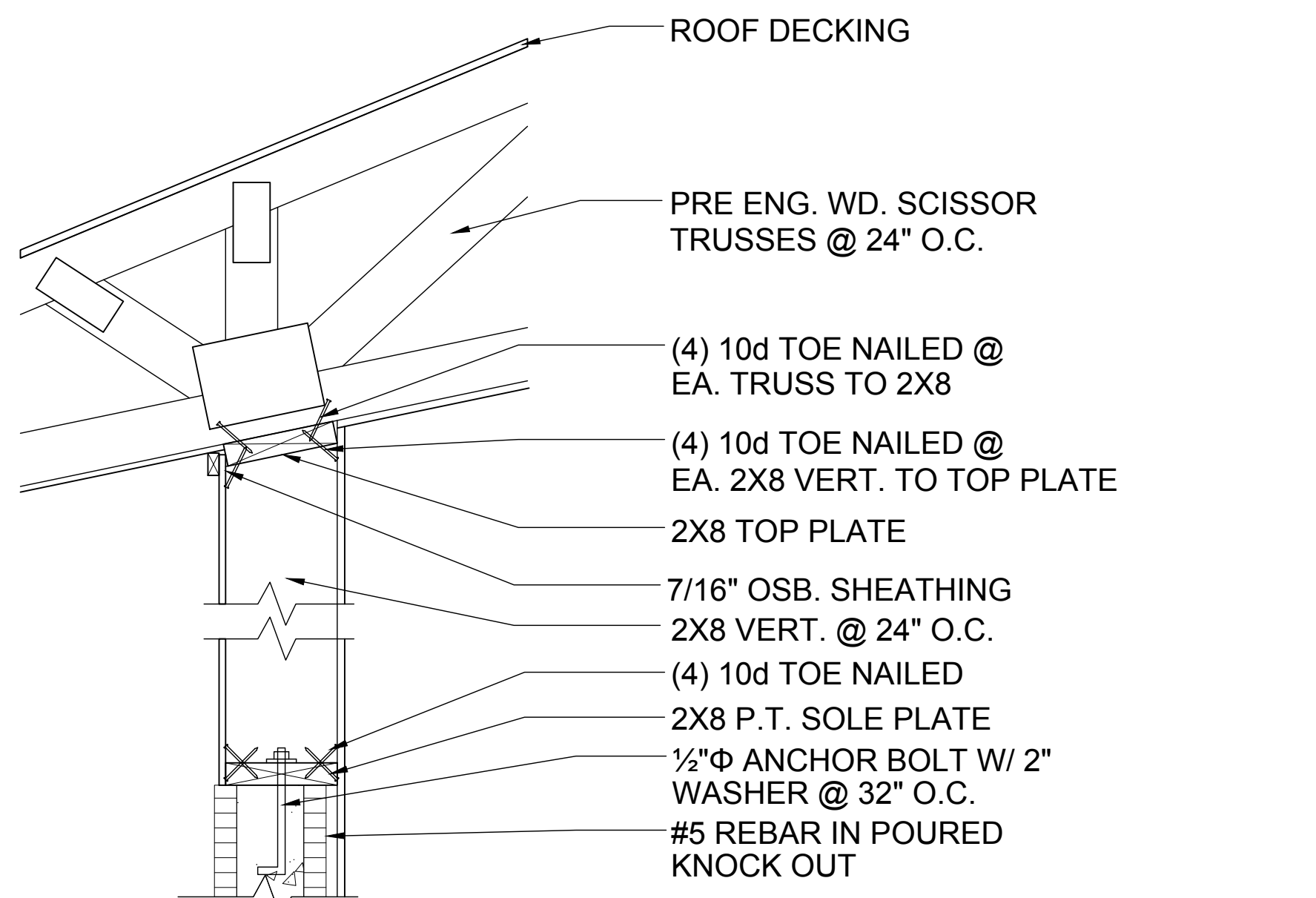
BUCK ATTACHMENT DATA

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

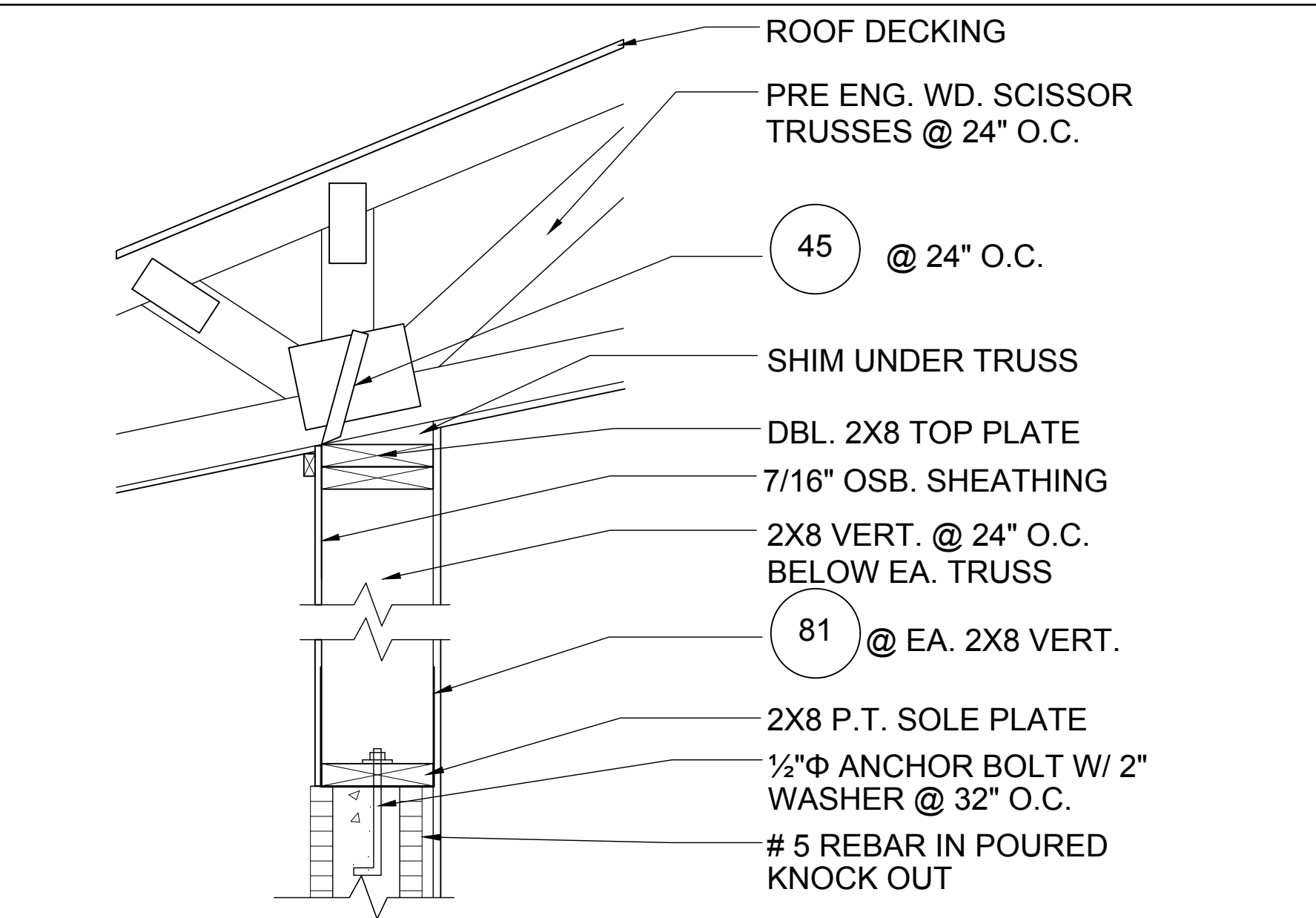
USE MIN. 2-1/4" T-NAILS w/ 1x BUCK. USE MIN. -1/4" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 6" OF CORNERS AND 30" ON CENTER MAXIMUM.

NOTE

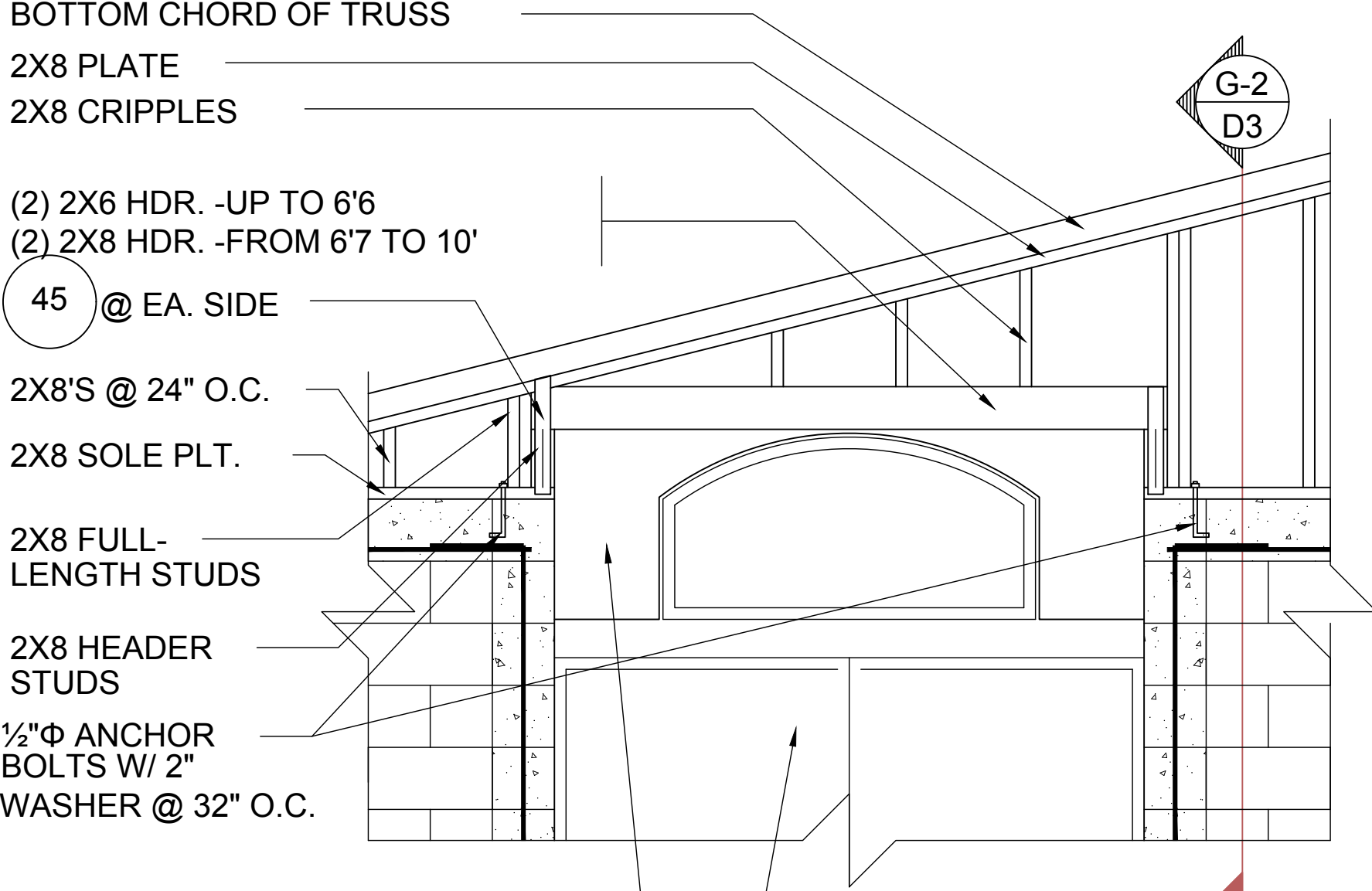
IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4"x1-3/4" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE CENTER.



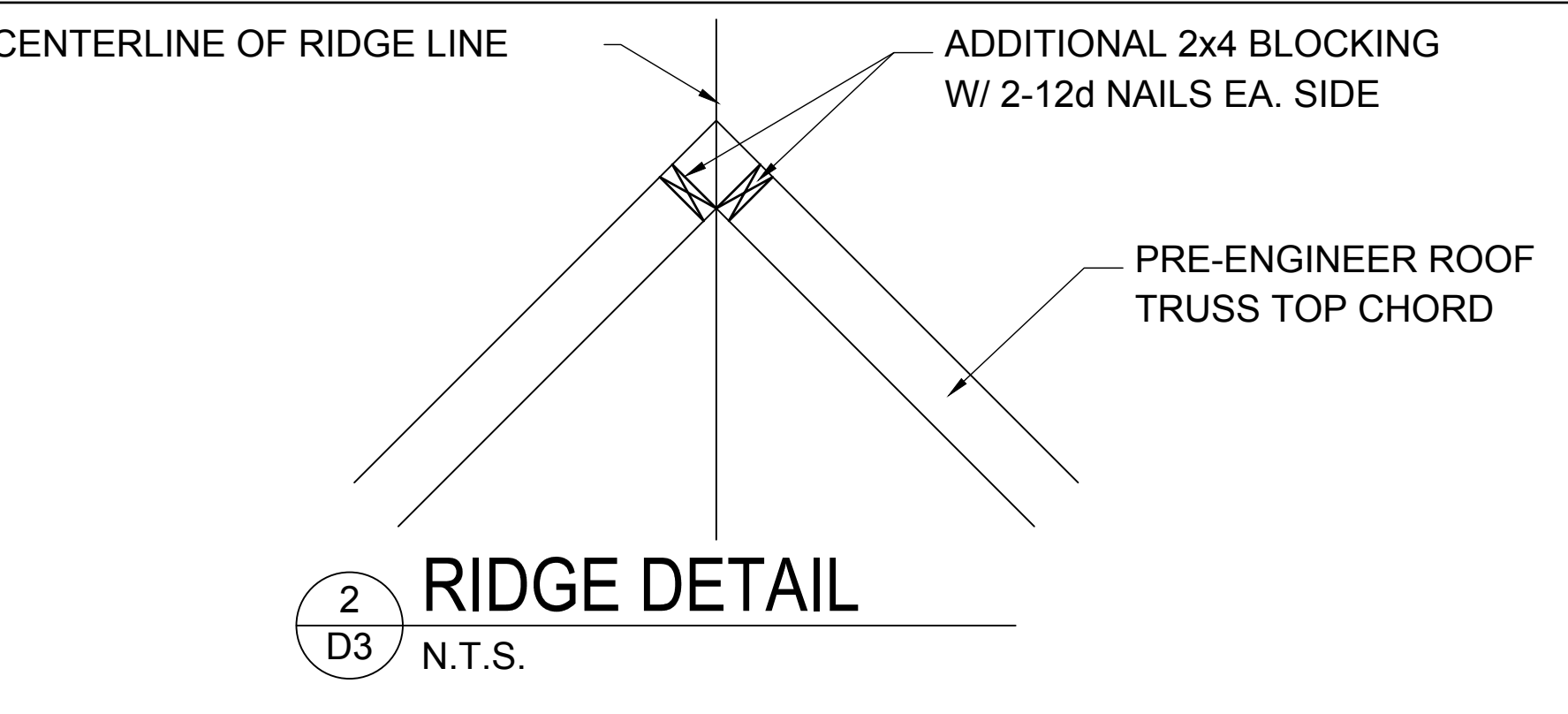
G-6
D3
NON-BEARING



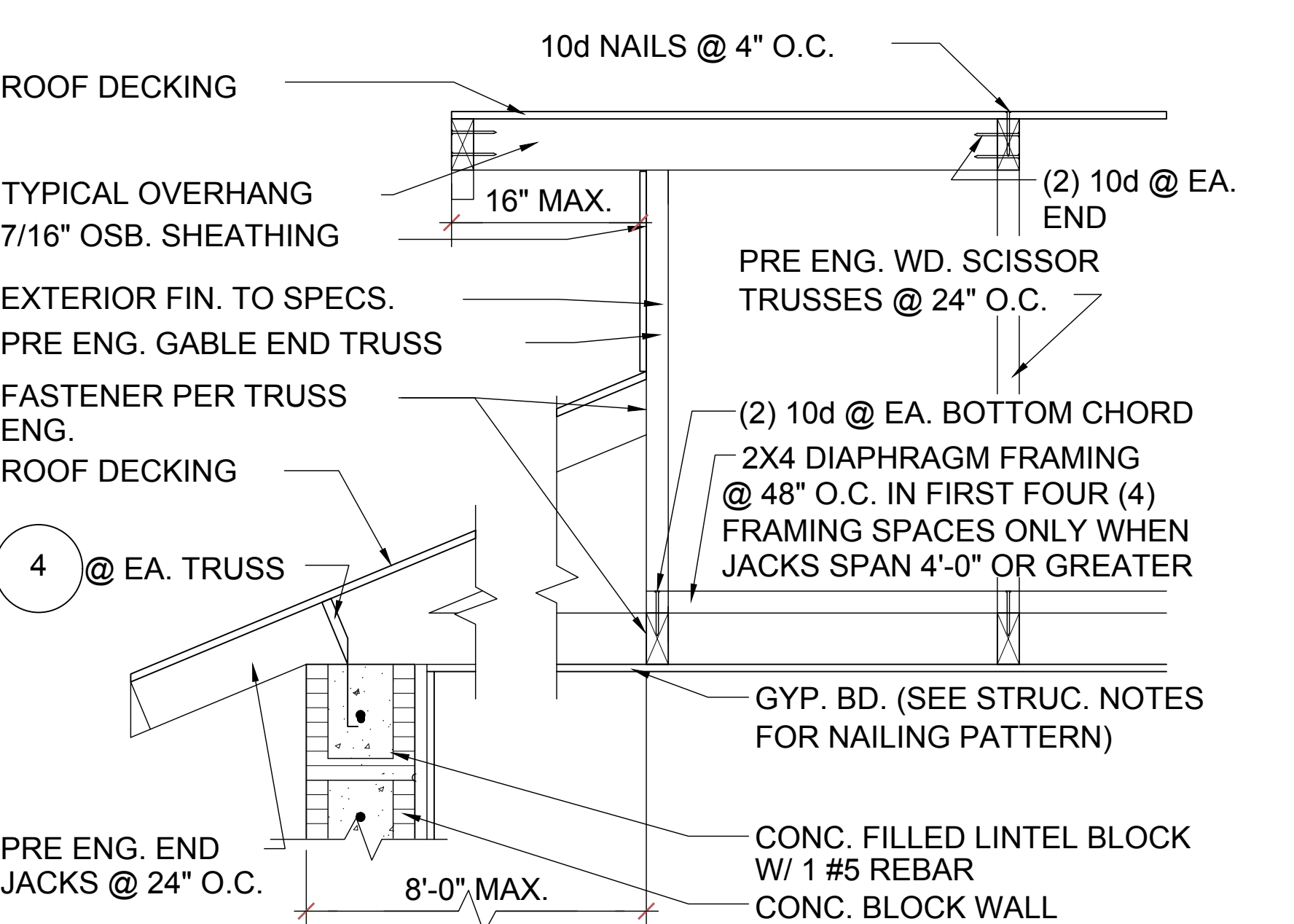
G-7
D3
BEARING



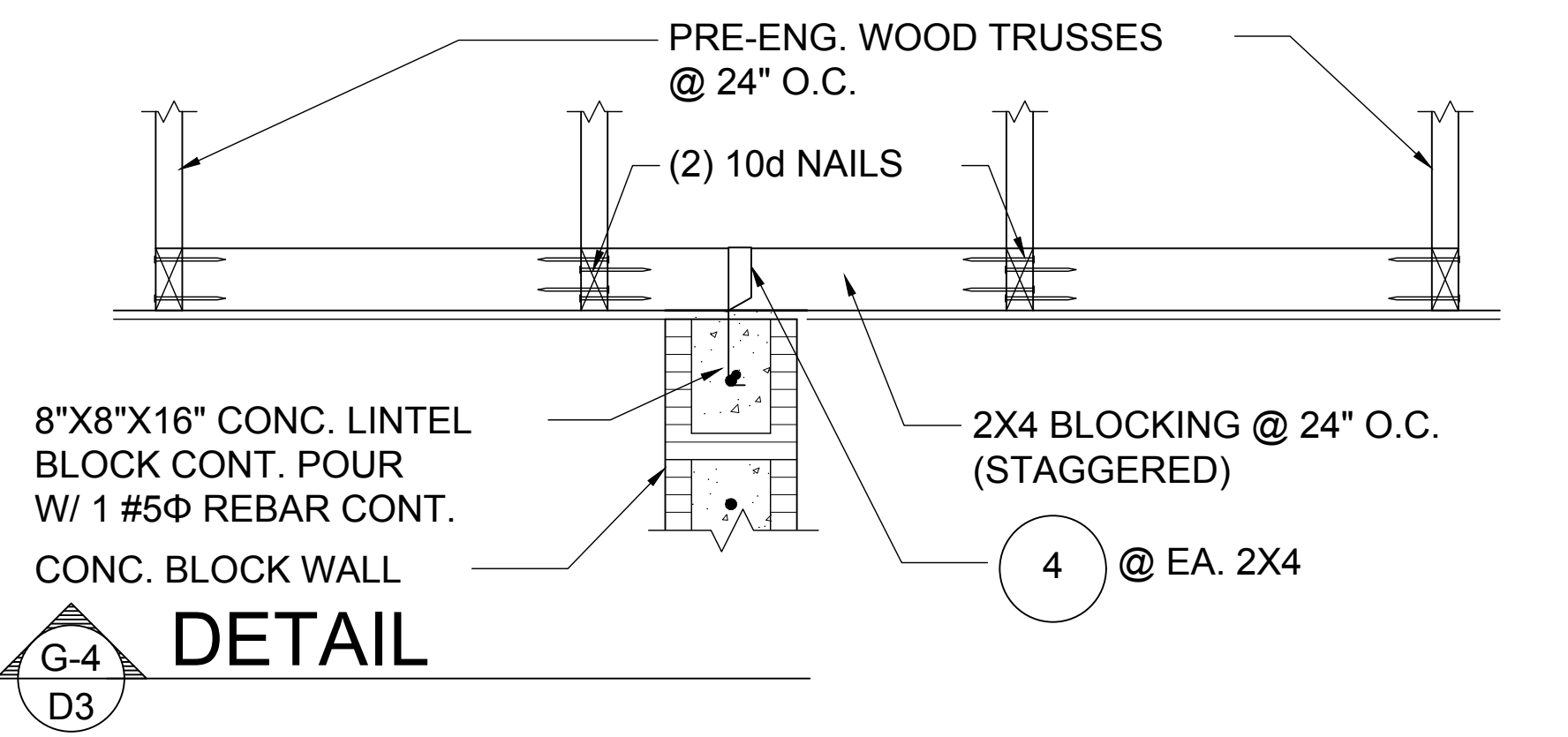
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D3
GABLE END



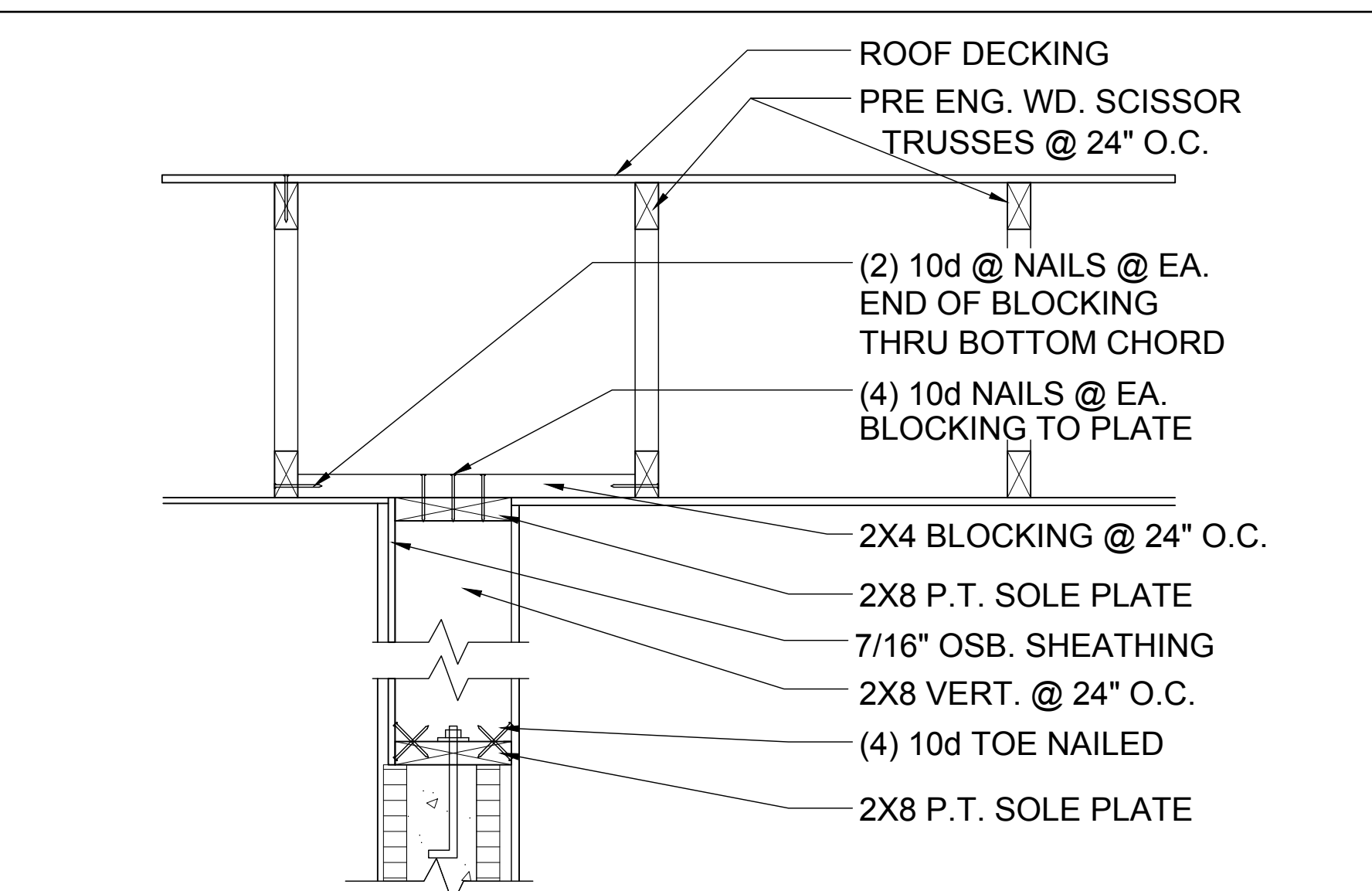
2
D3
RIDGE DETAIL
N.T.S.



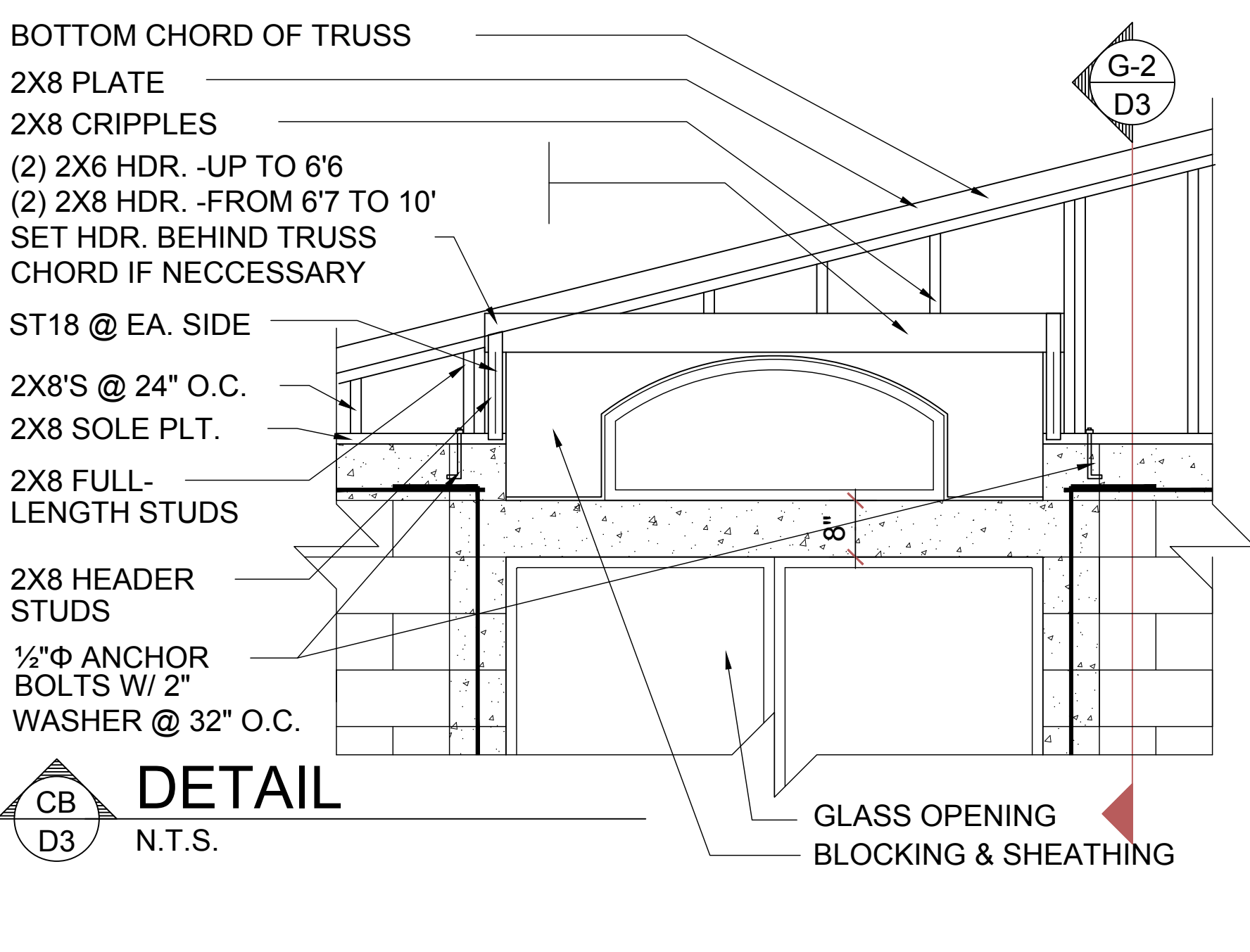
G-3
D3
GABLE END



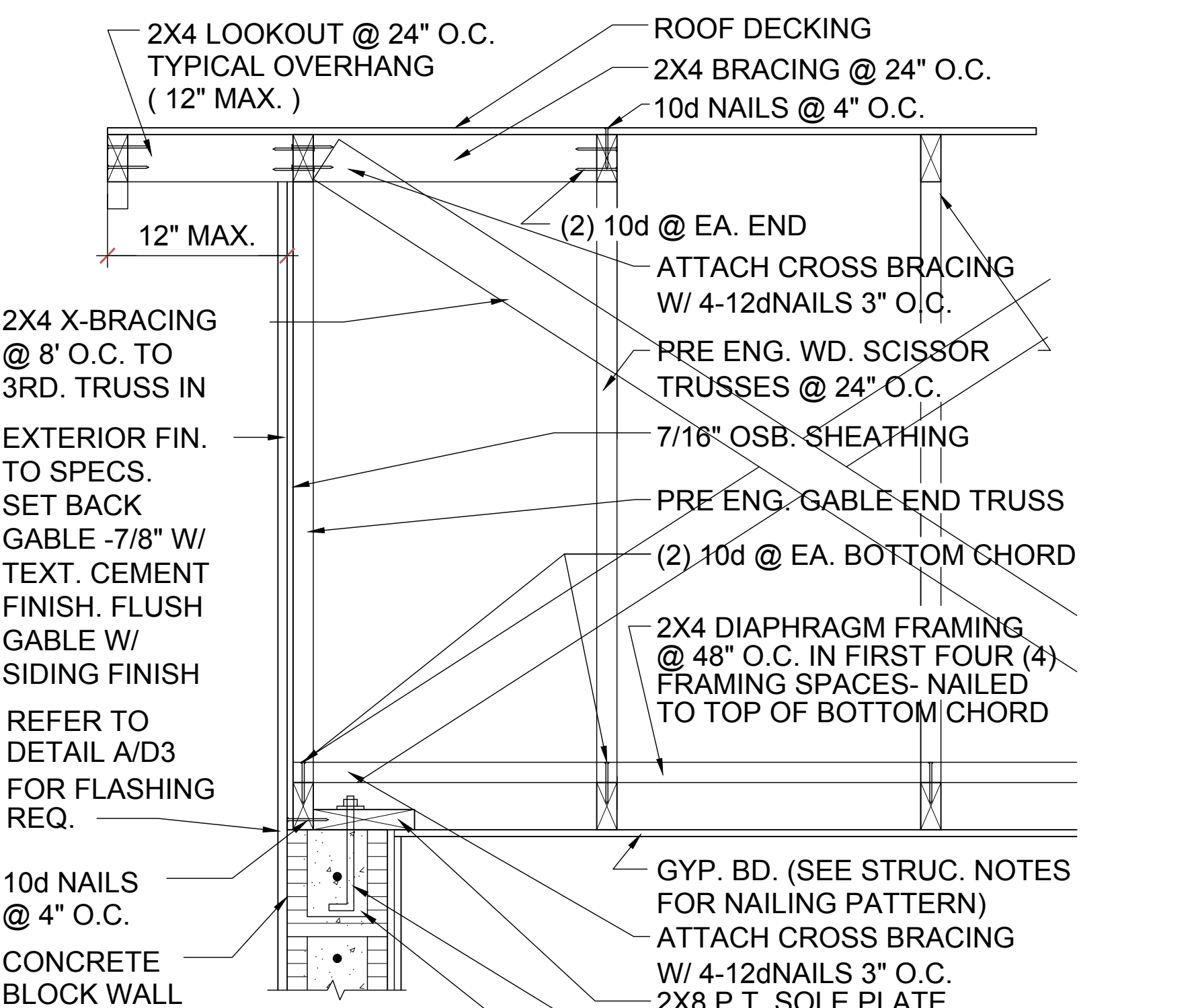
G-4
D3
DETAIL



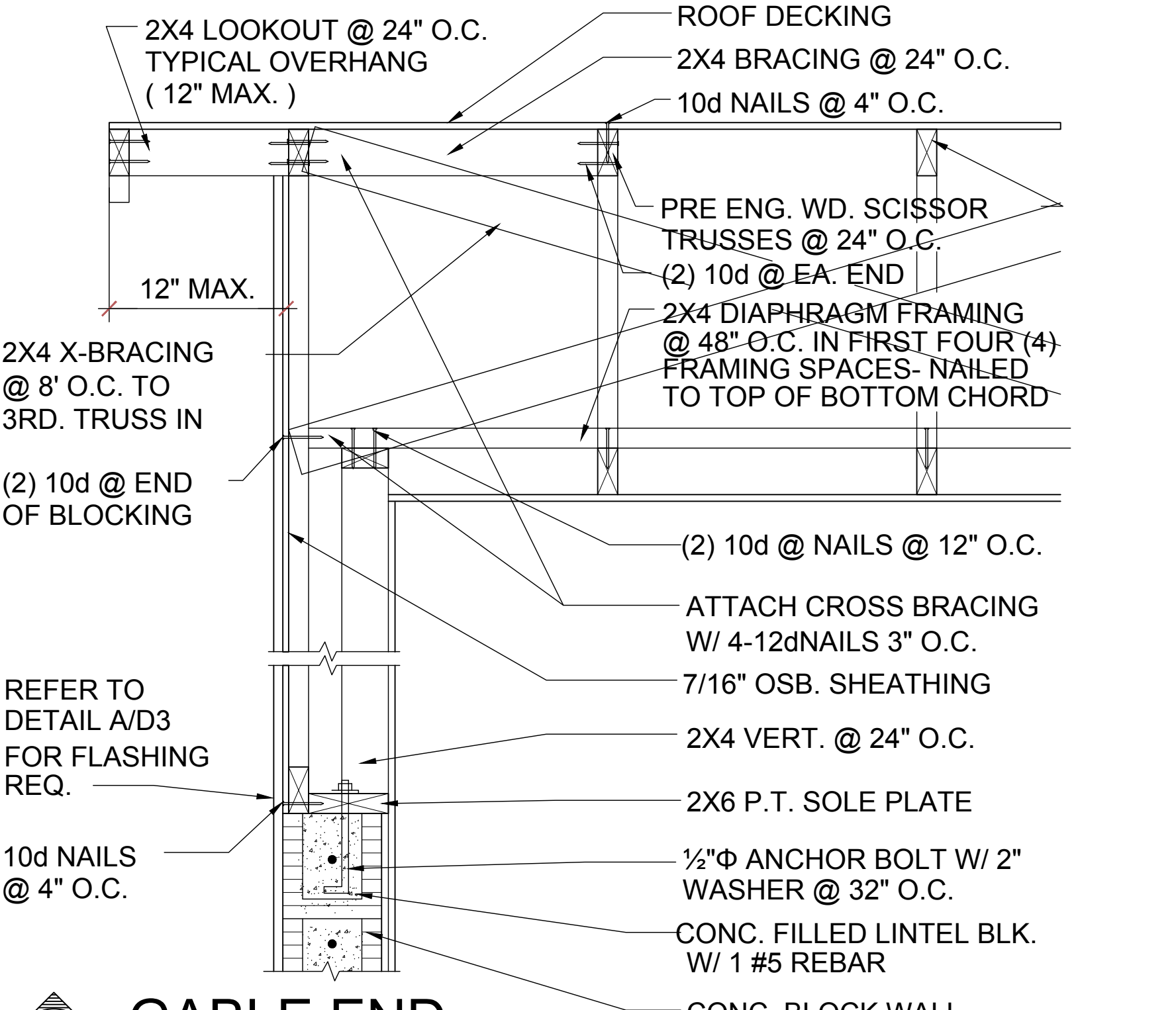
G-5
D3
GABLE END



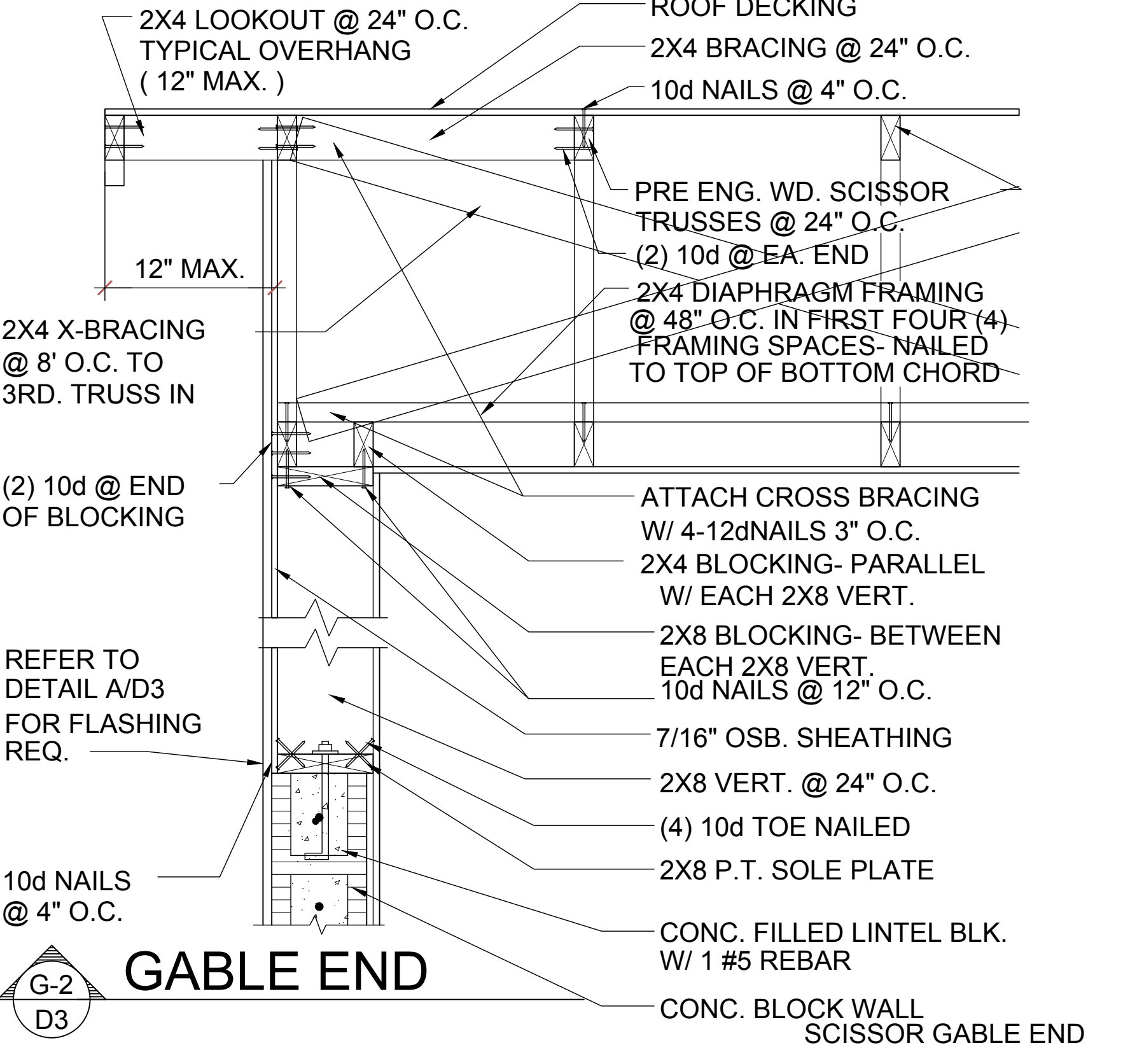
CB
D3
DETAIL
N.T.S.



G-1
D3
GABLE END



G-2F
D3
GABLE END



G-2
D3
GABLE END

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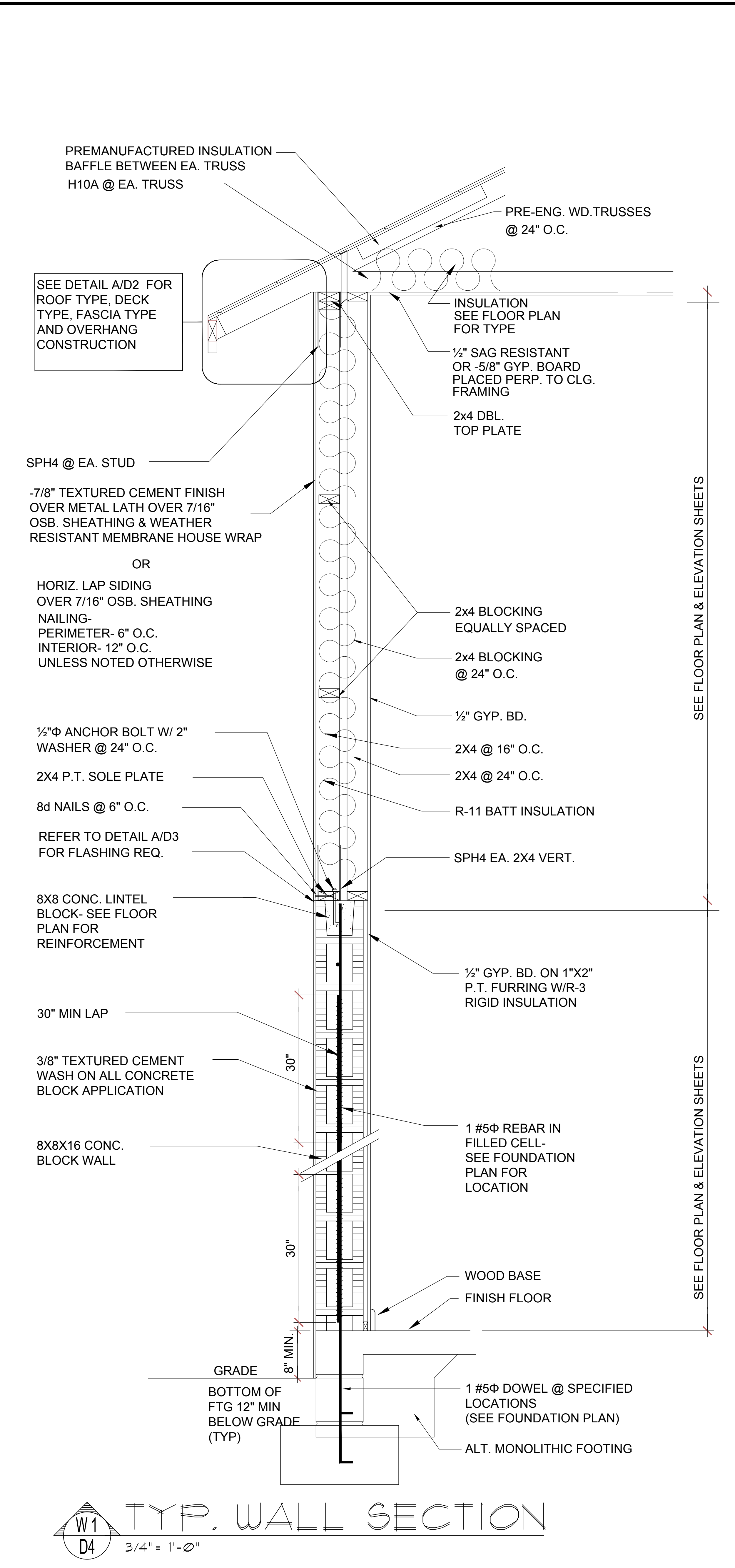
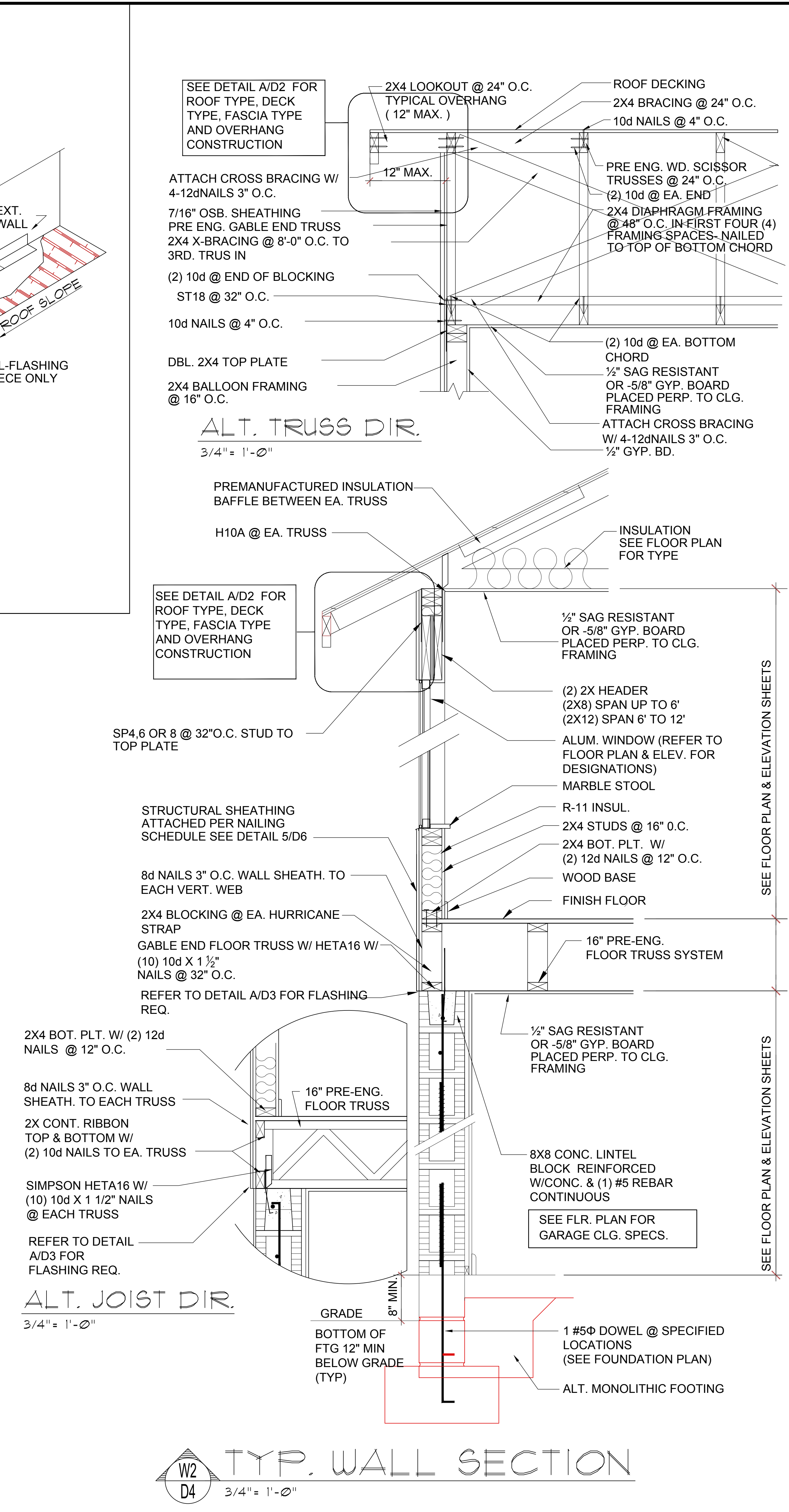
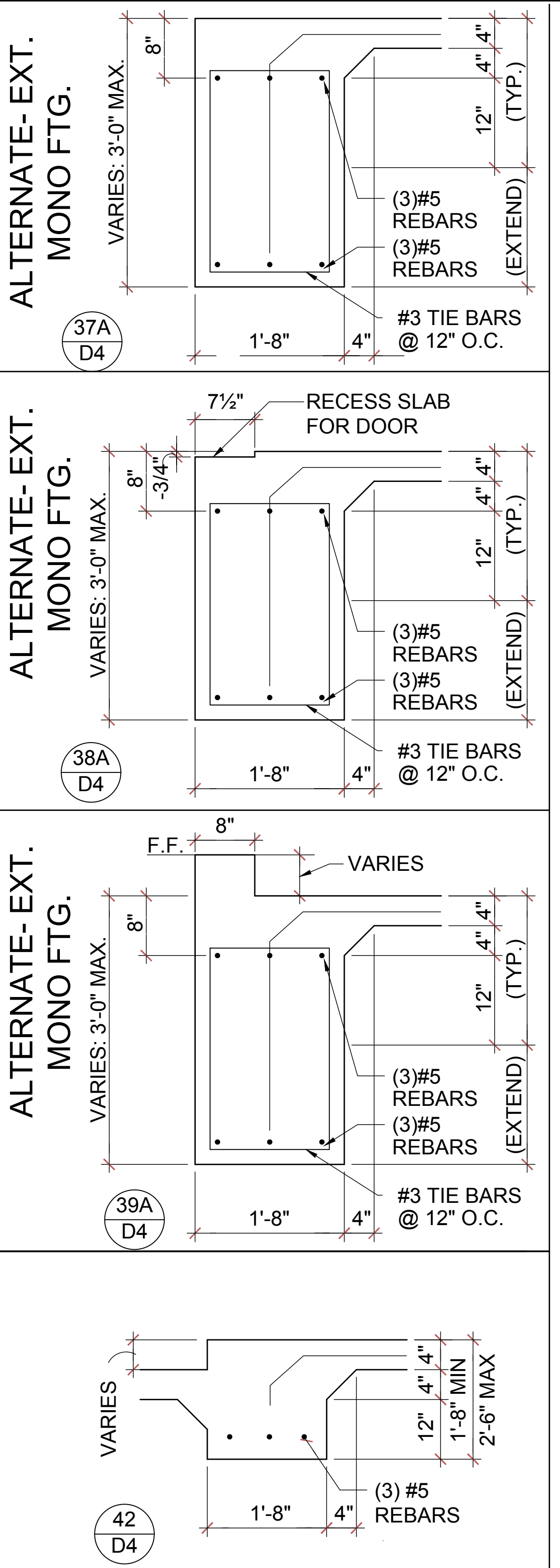
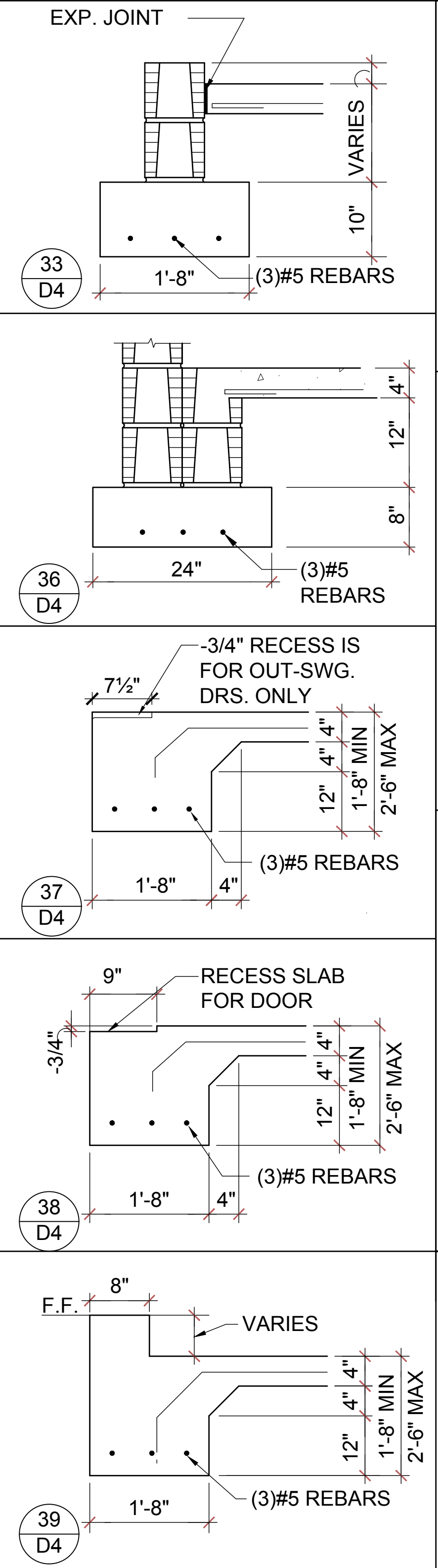
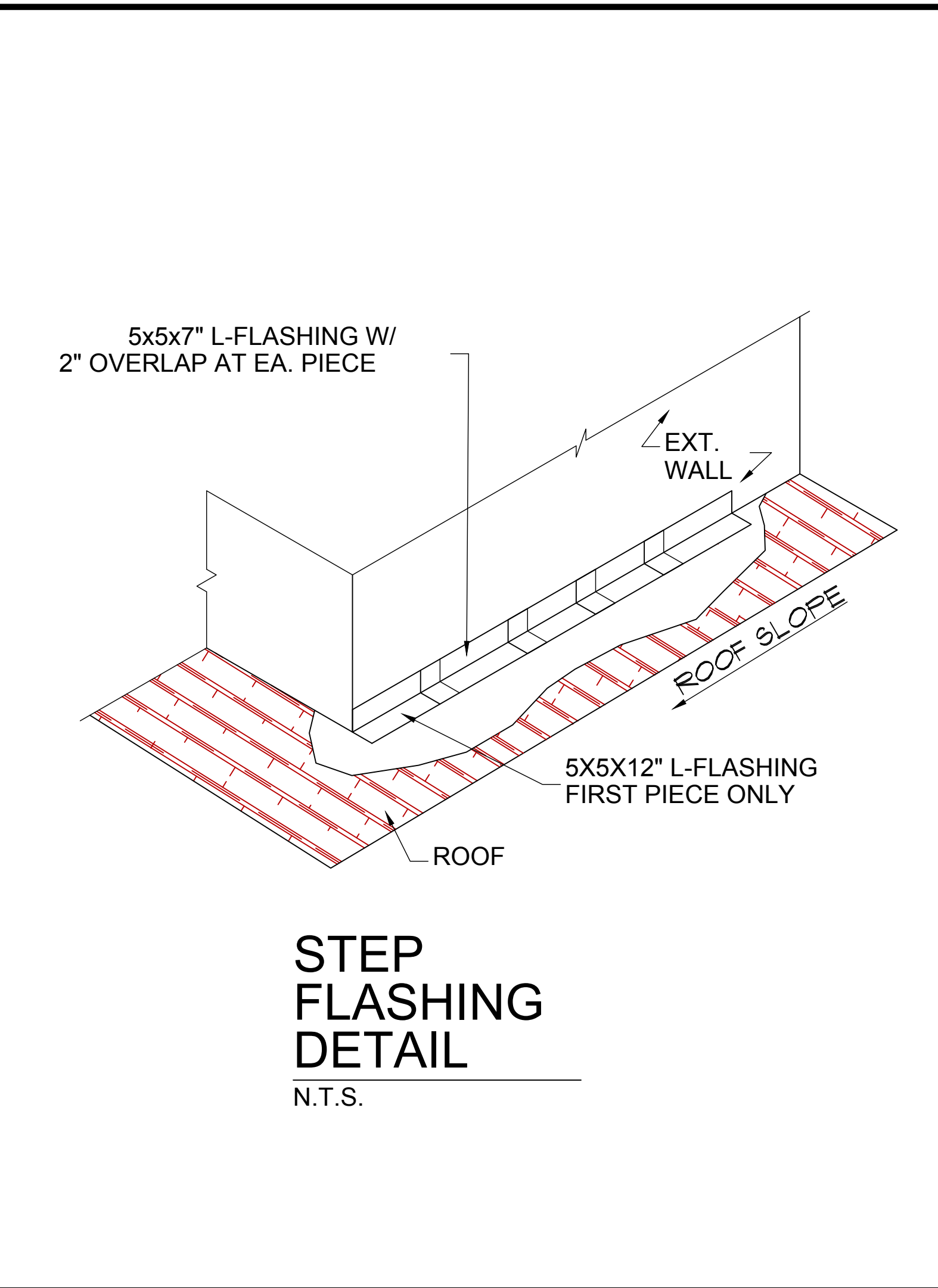
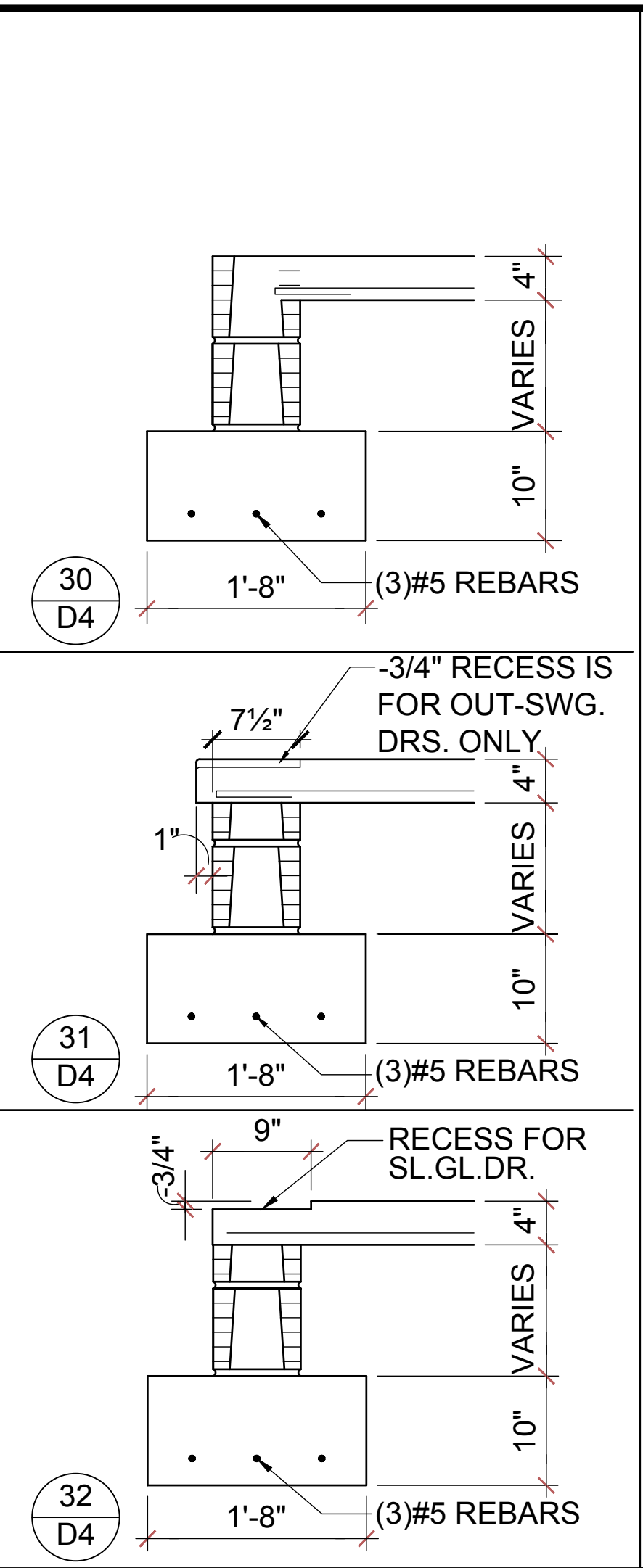
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ISSUE DATE	11/17/2023
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PROJECT	22-1148
SCALE	AS NOTED
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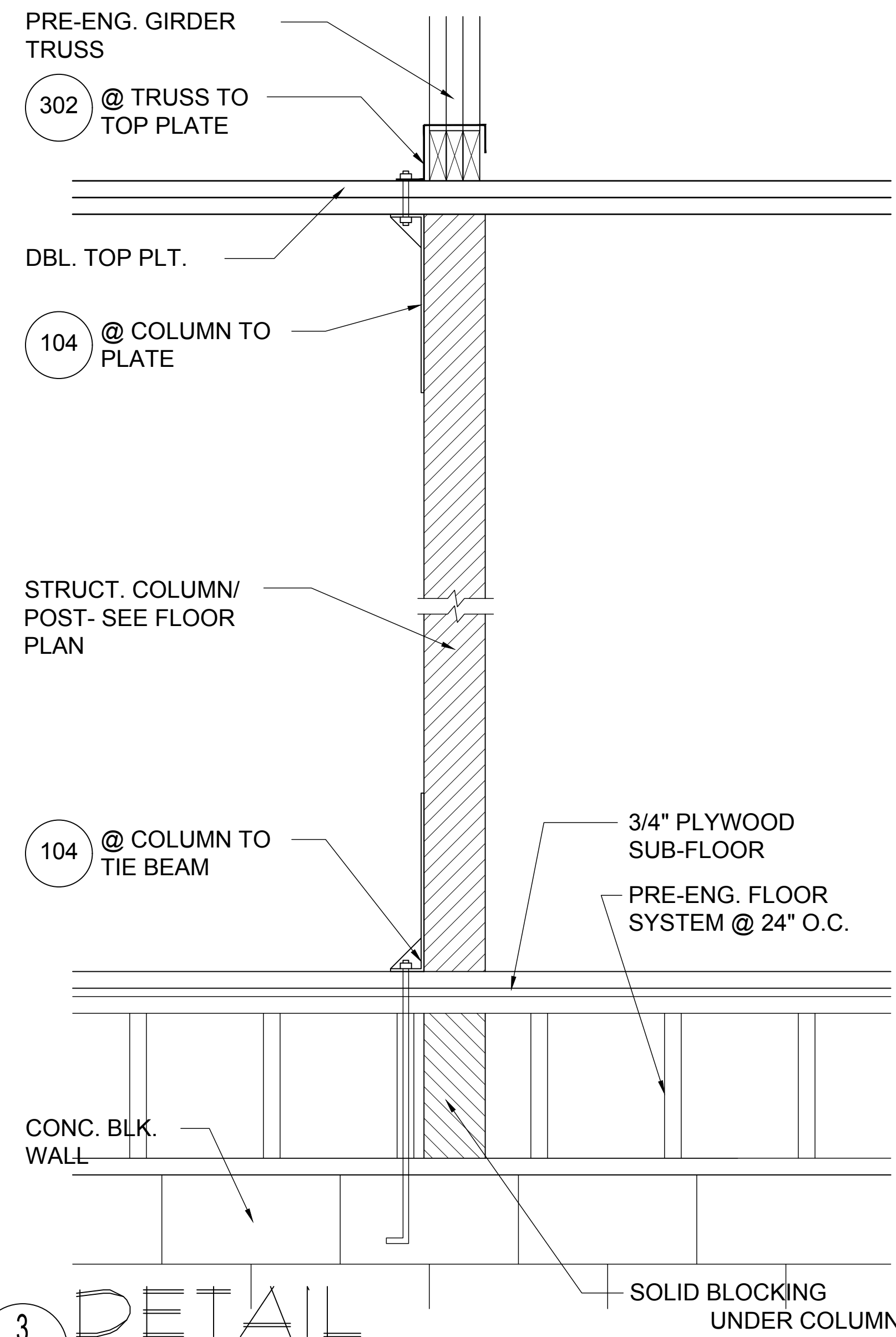
STRUCTURAL DETAILS
D3

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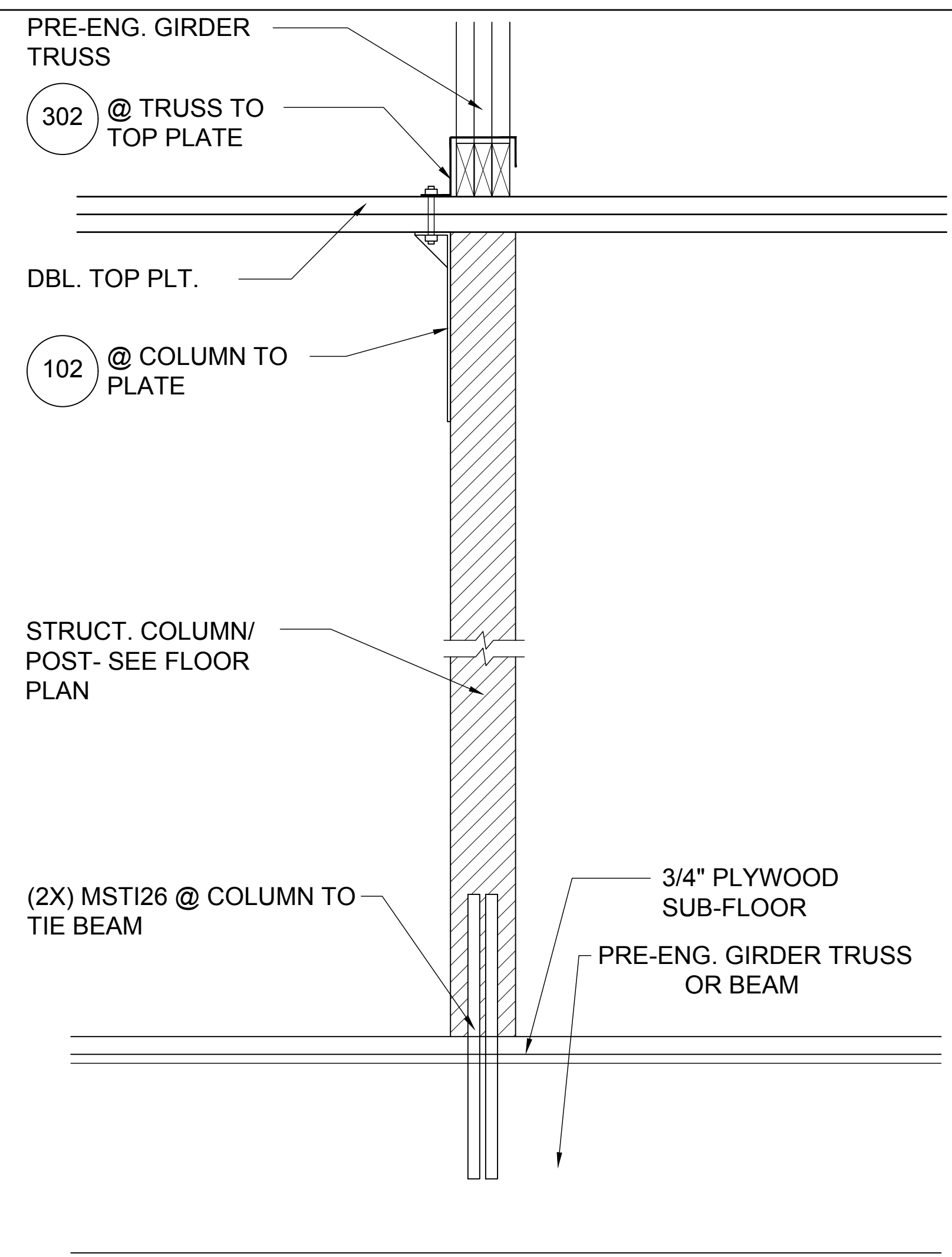


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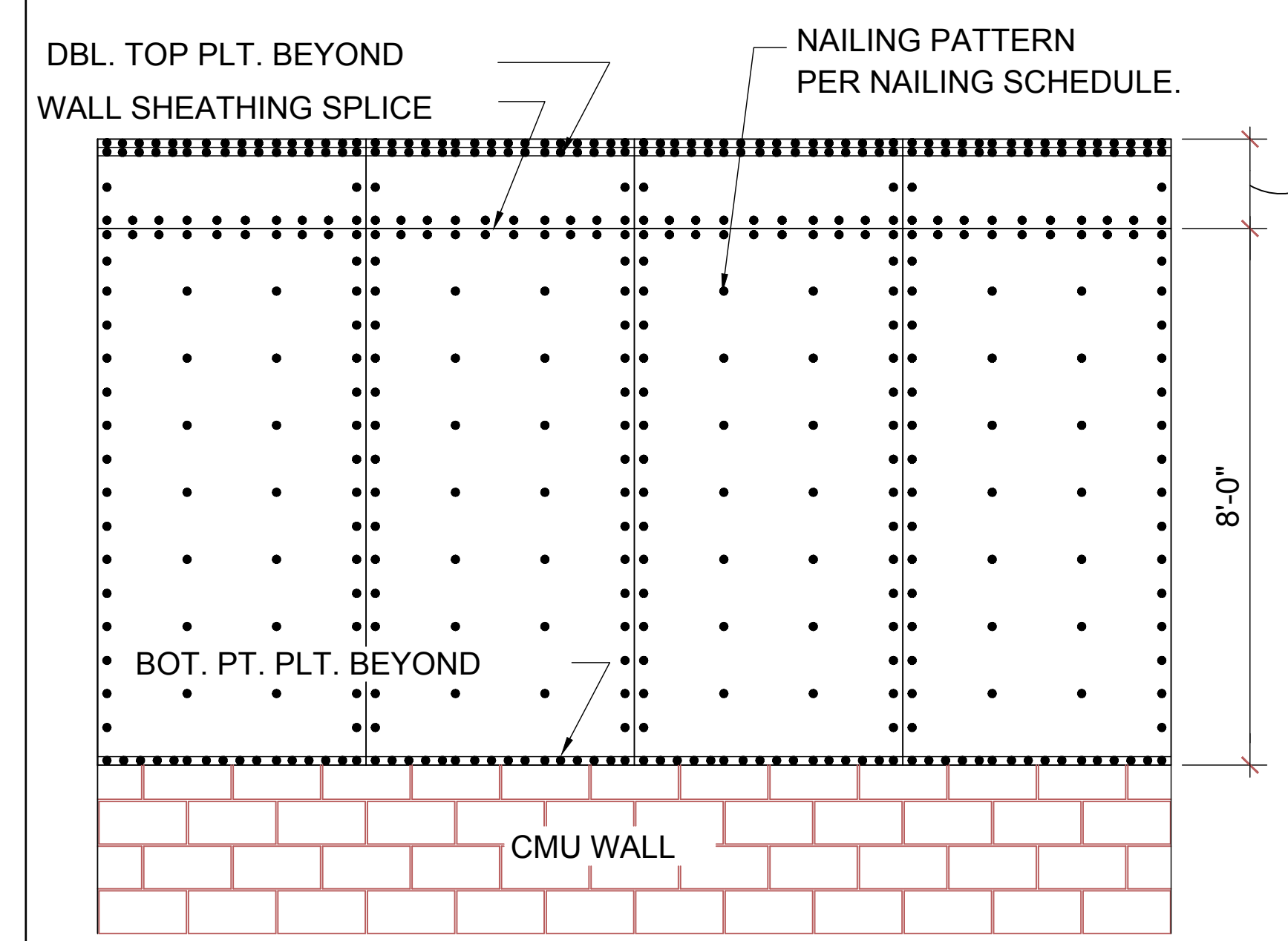
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D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



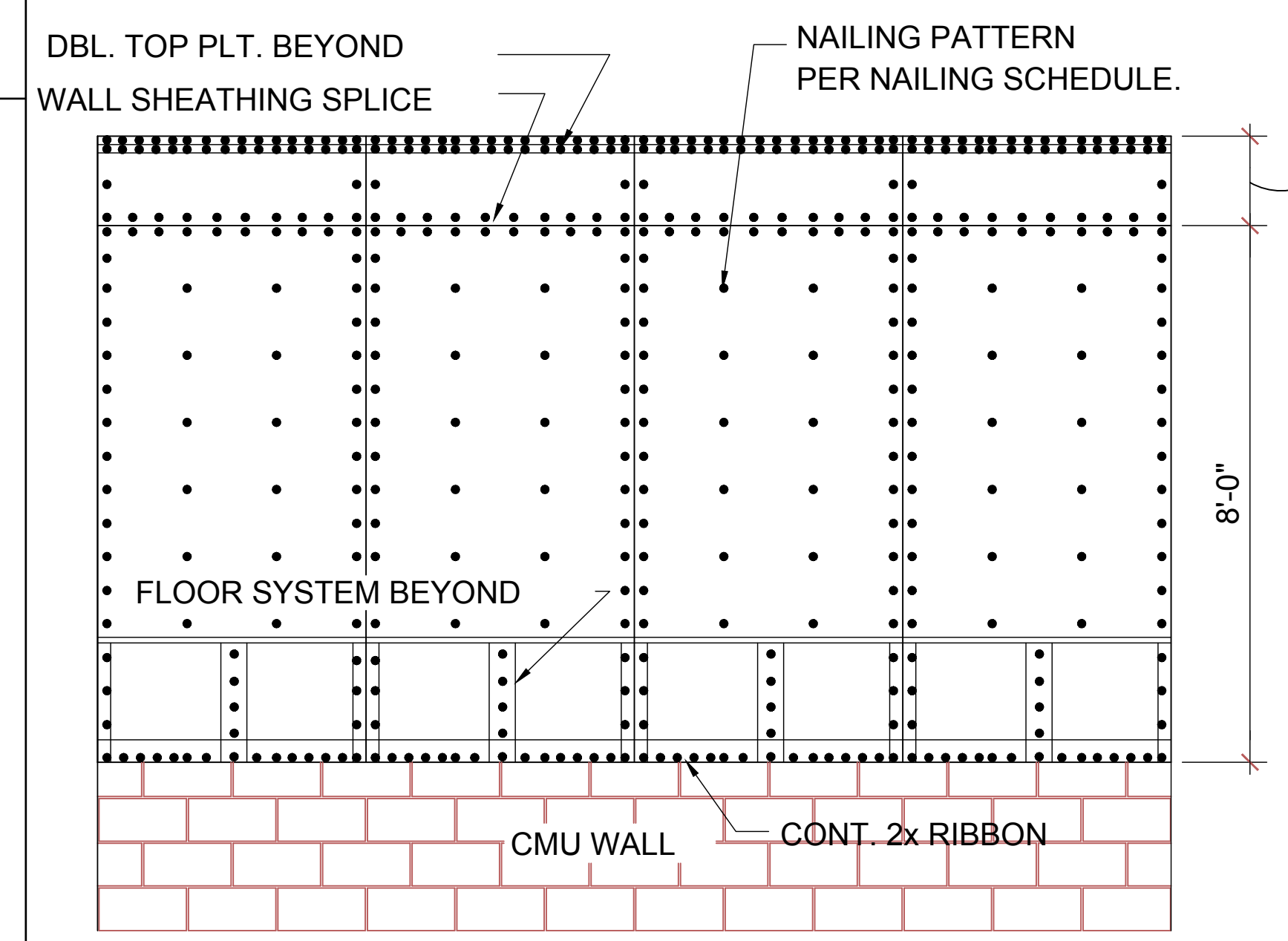
4 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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

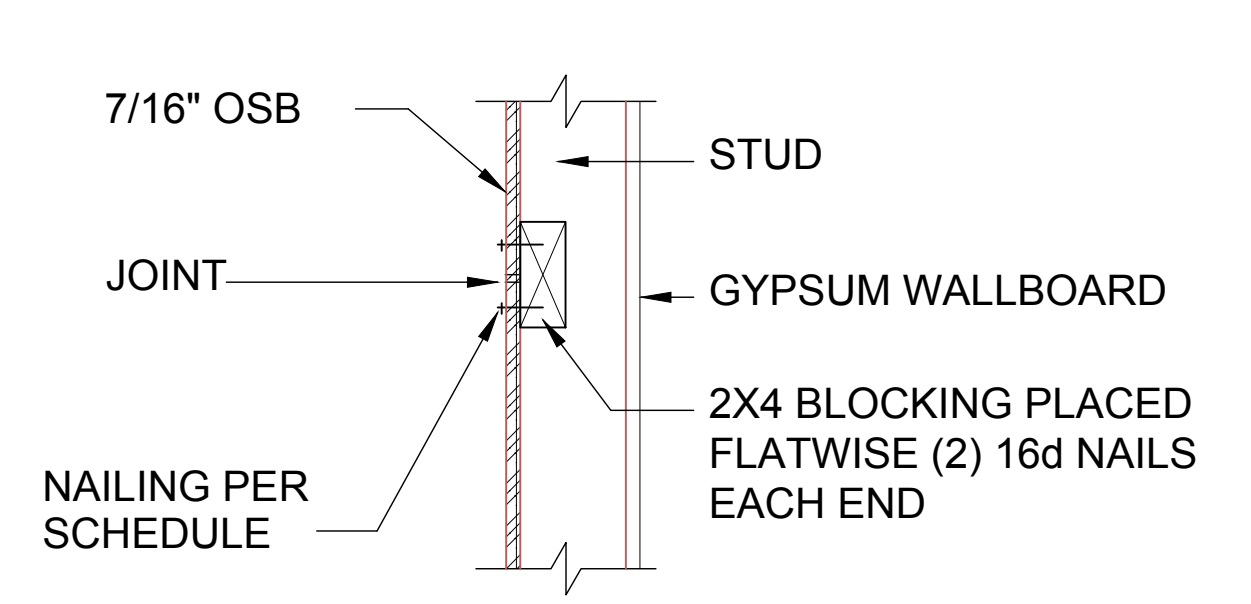
NAILING SCHEDULE:
(2) ROWS @ 3" O.C. AT TOP AND (1) ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



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

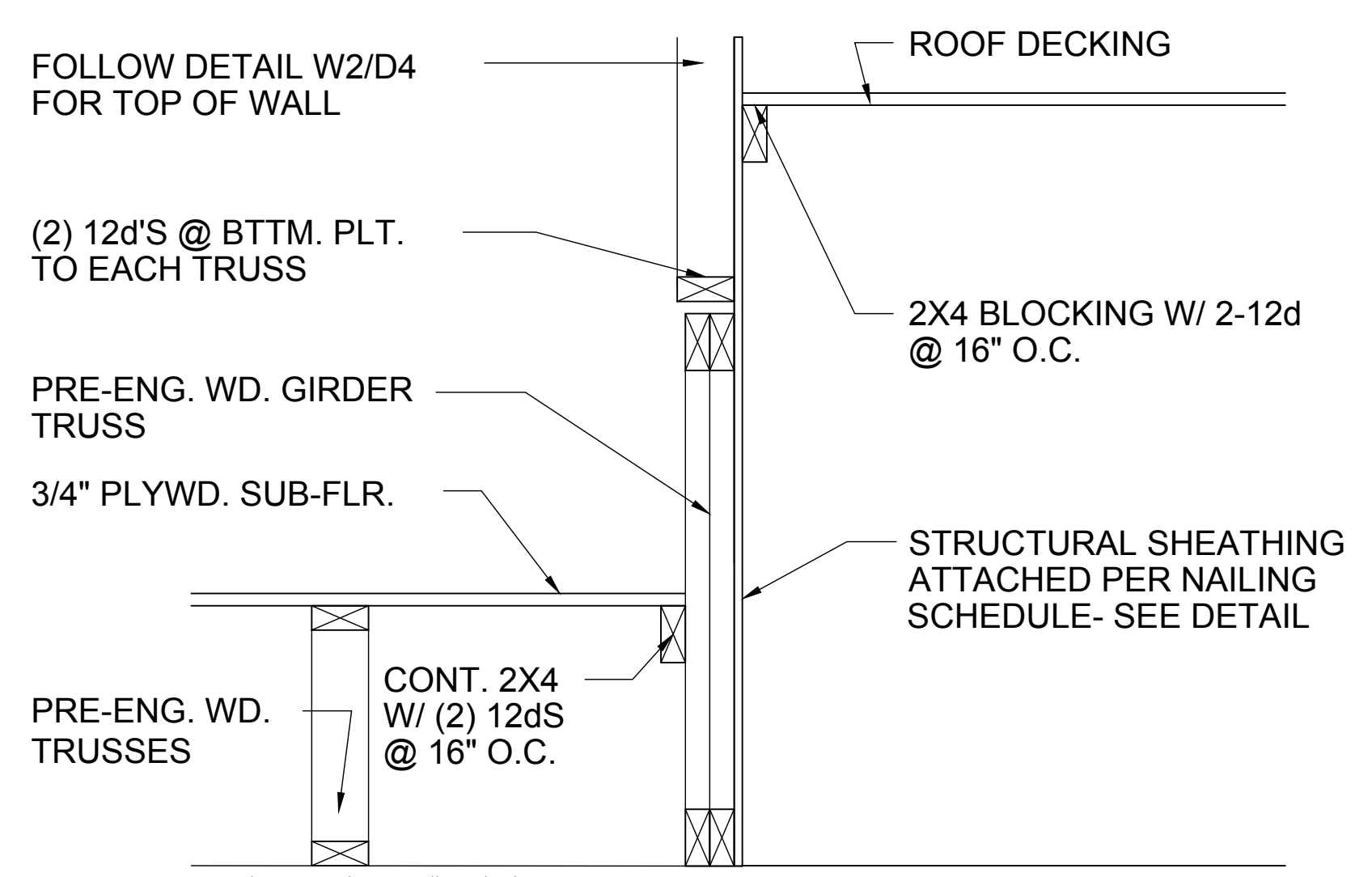


(B) SHEATHING ELEV. 2-STORY FRAMING N.T.S.

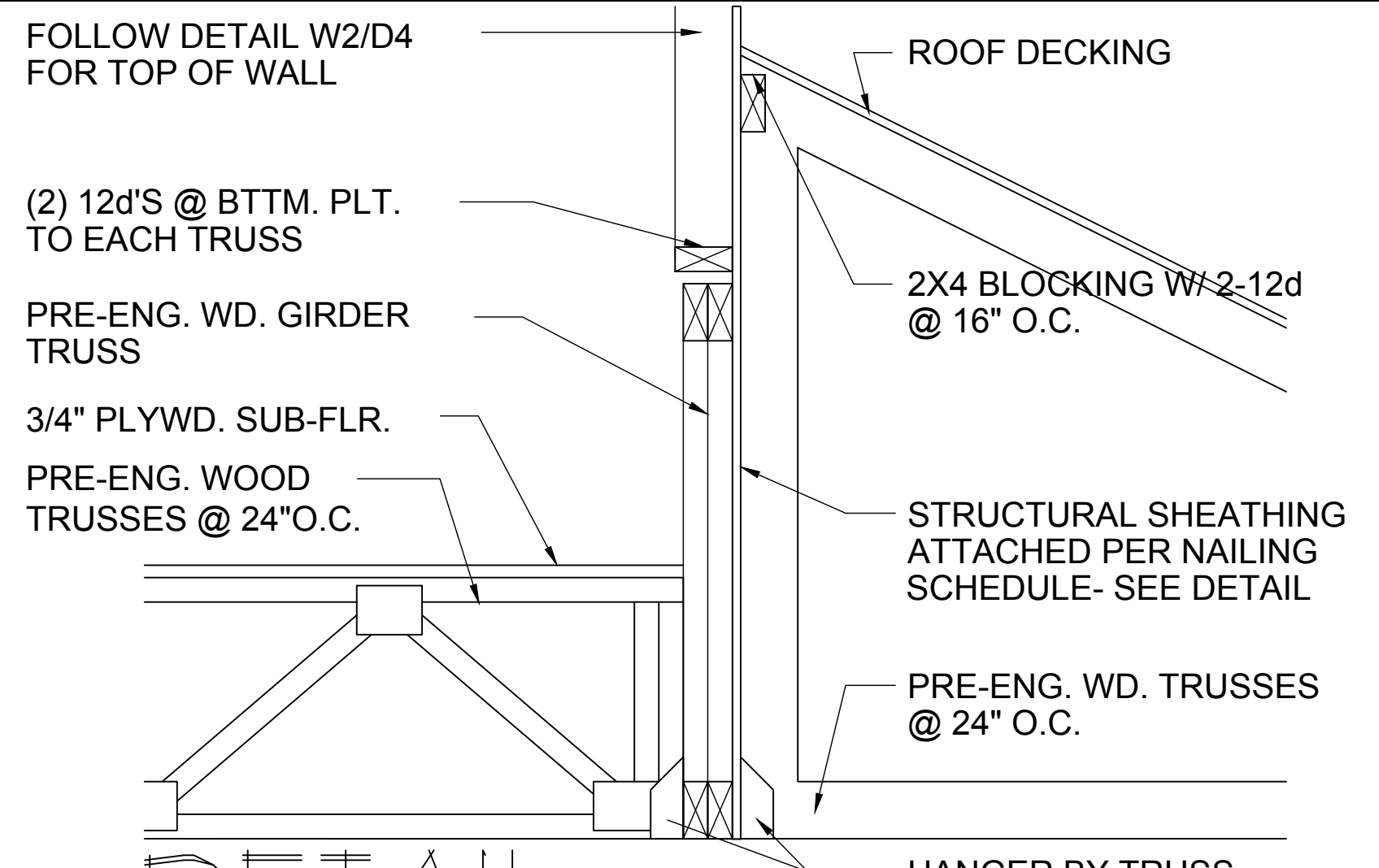


(C) SHEATHING BLOCKING @ HORIZONTAL JOINTS N.T.S.

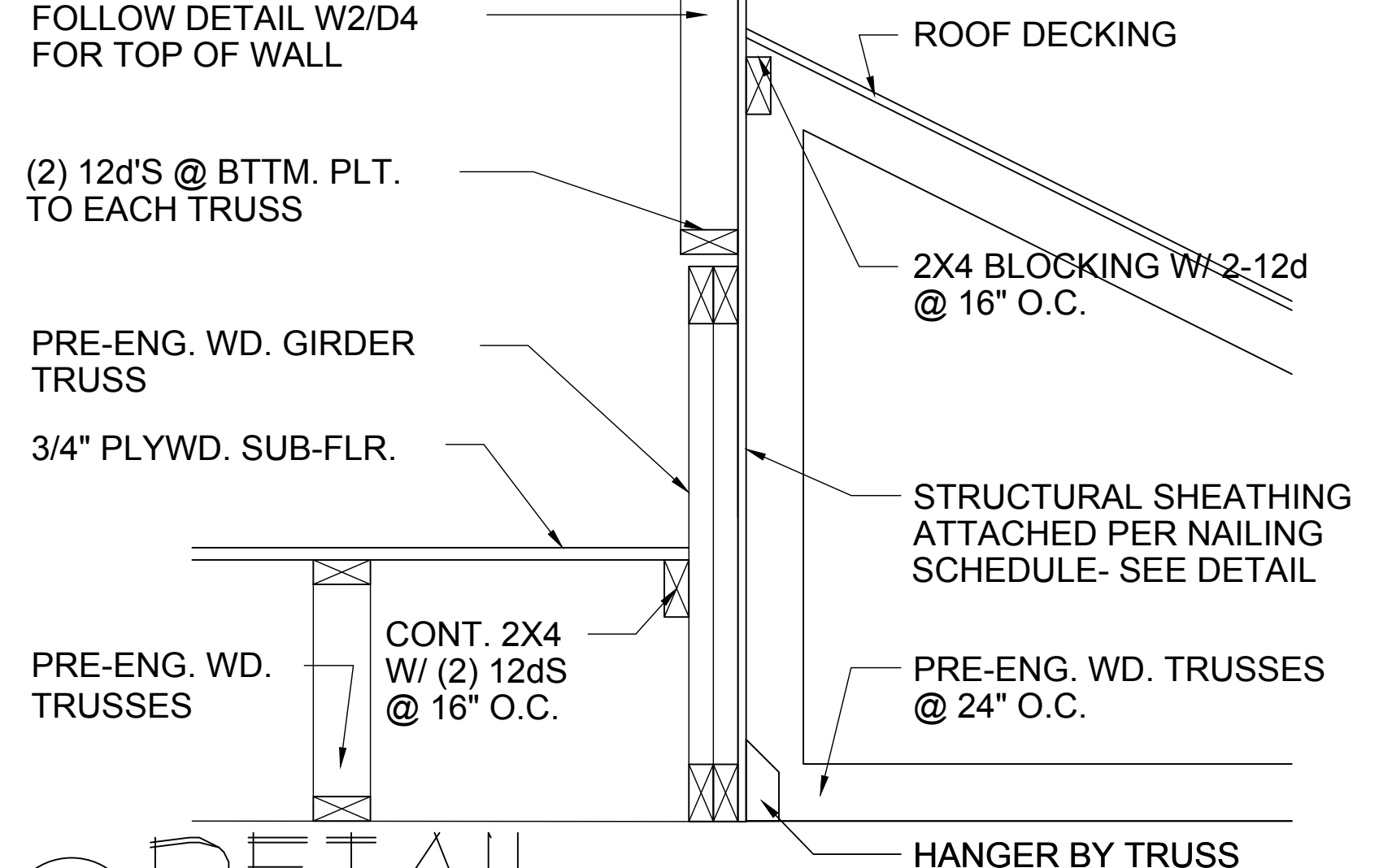
5 SHEATHING UPLIFT DETAILS
D6



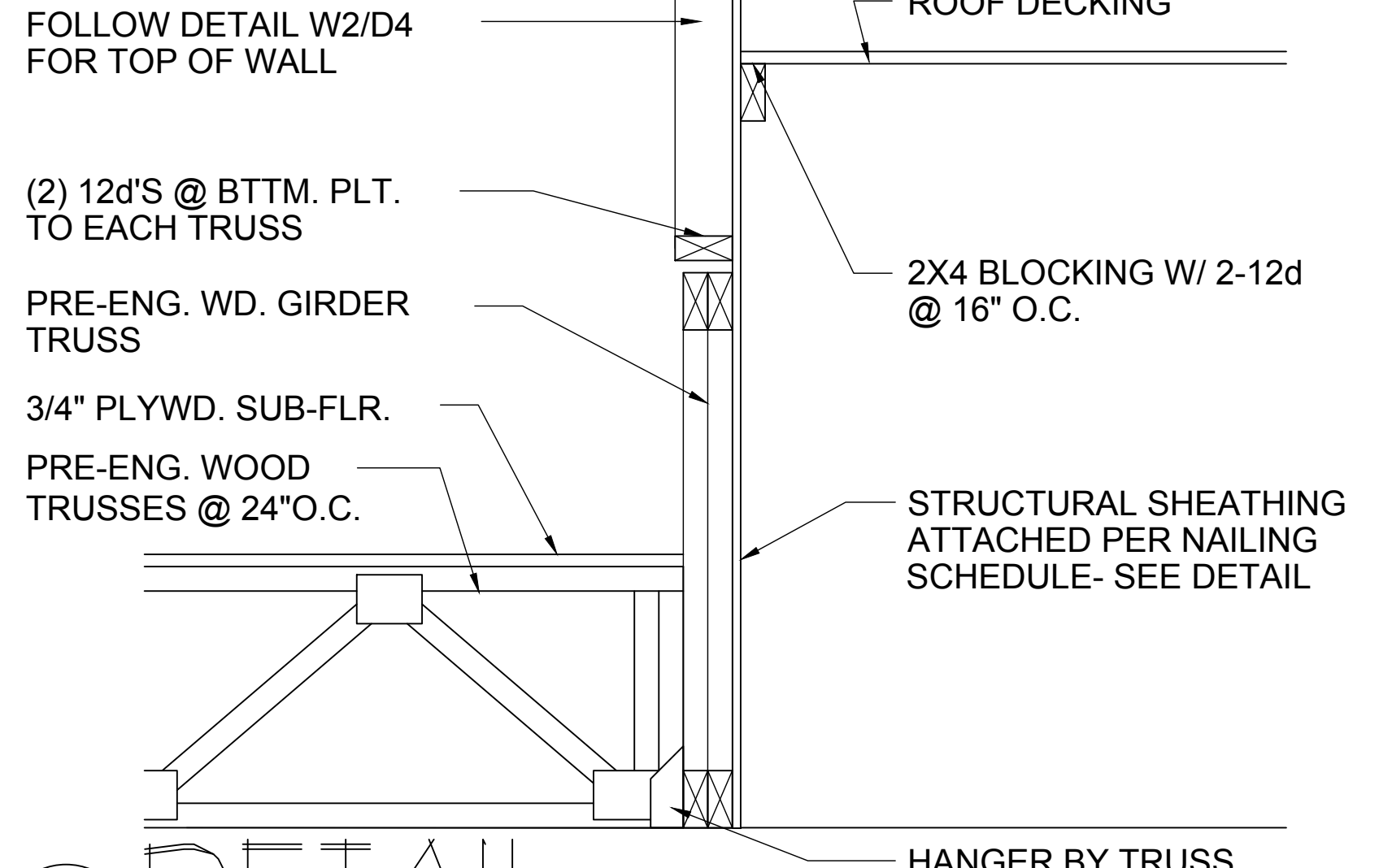
6 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



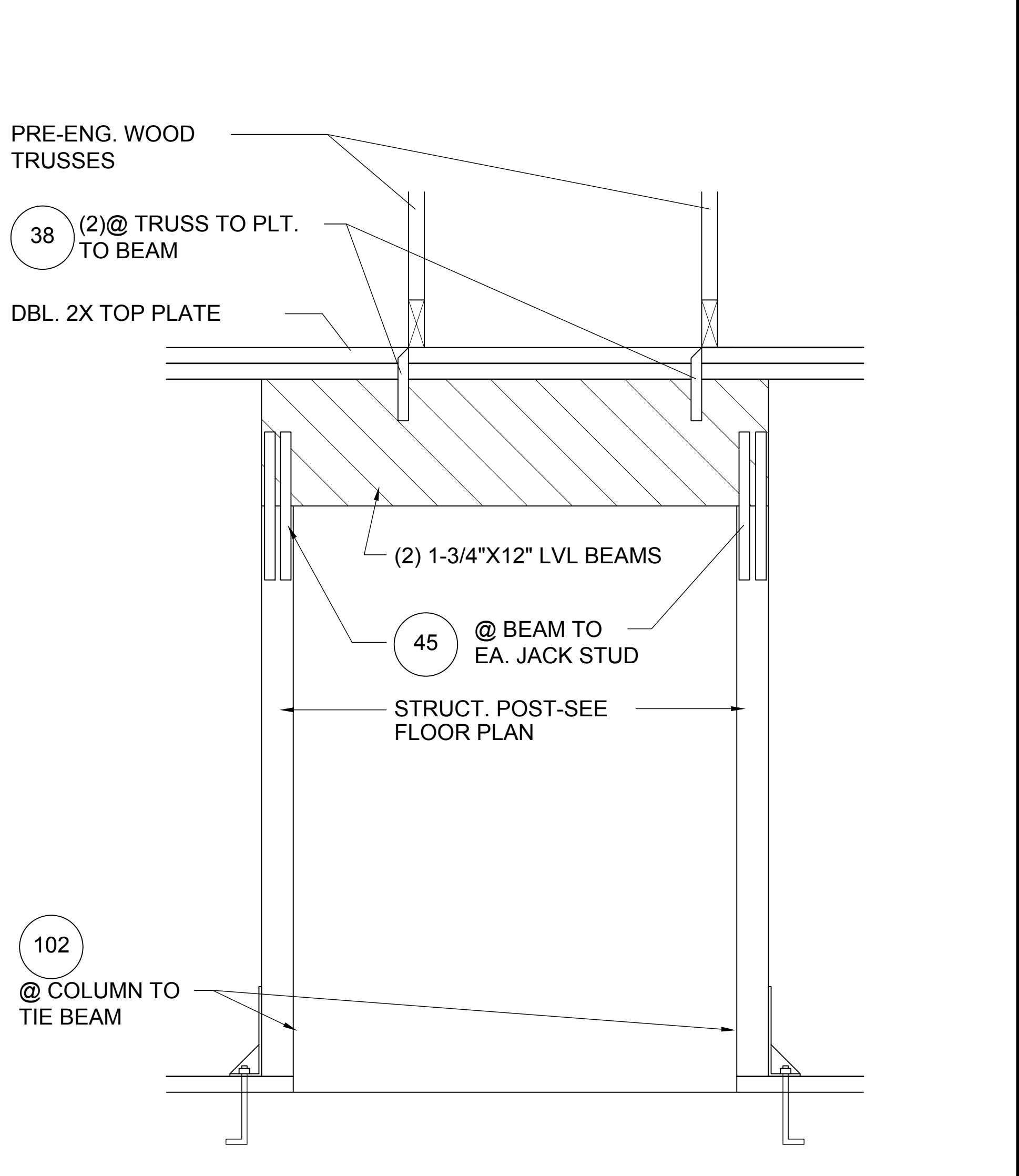
7 DETAIL
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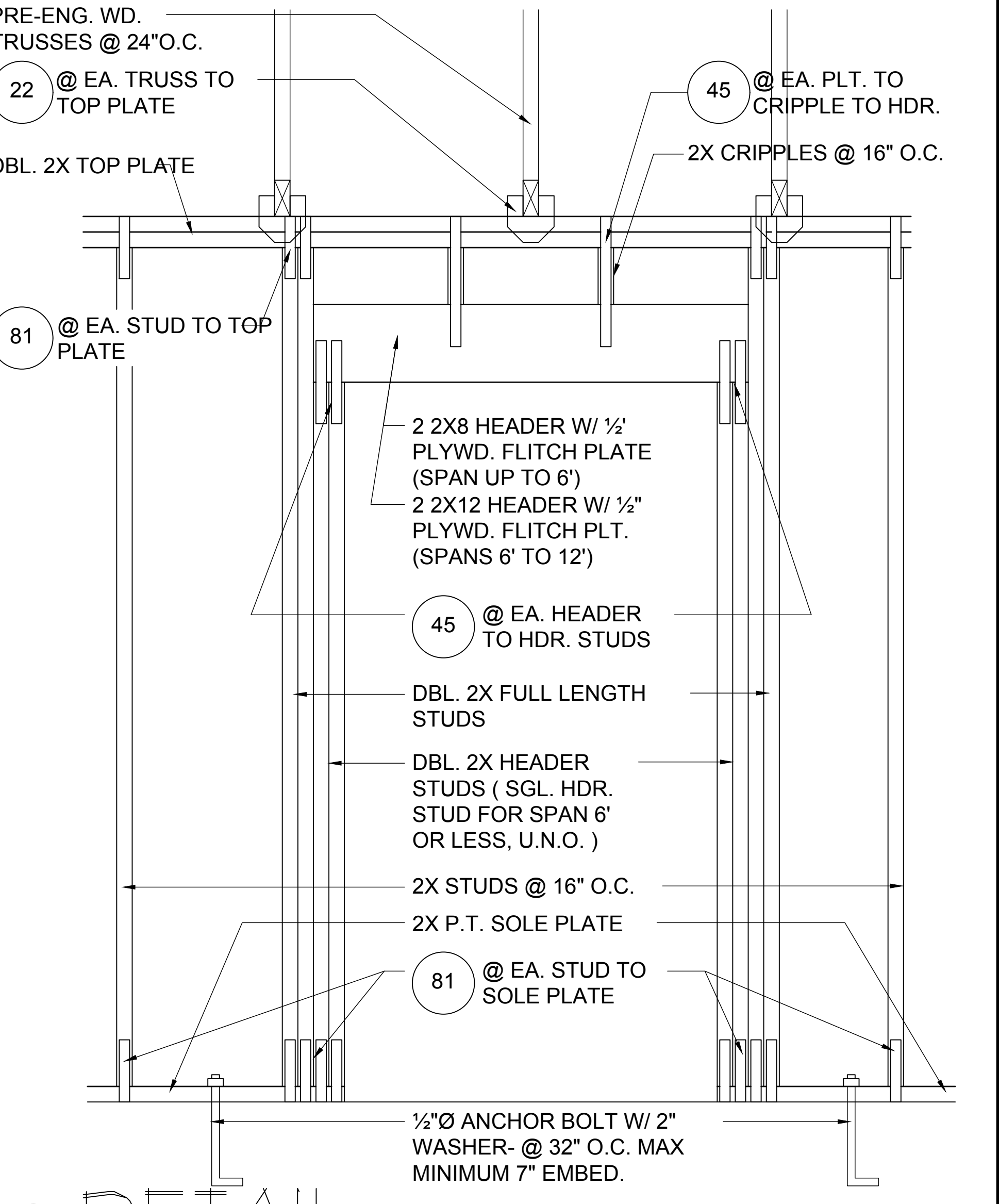
8 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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

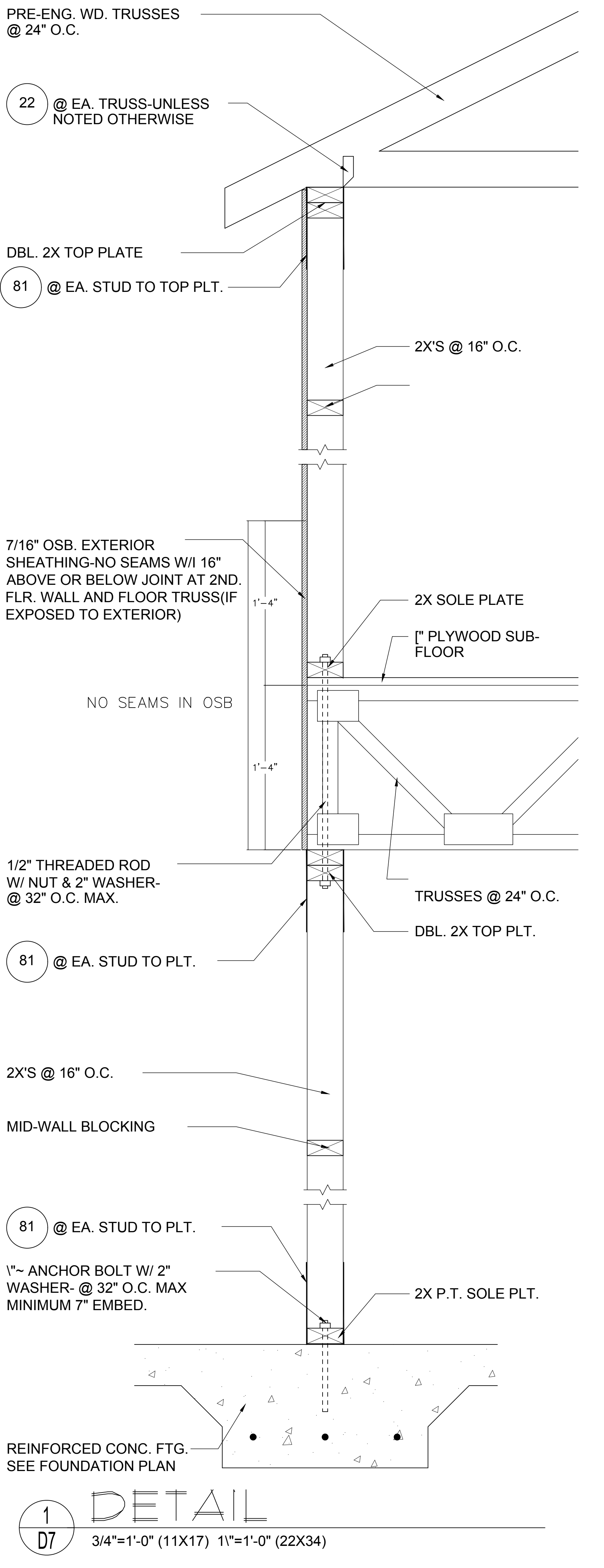
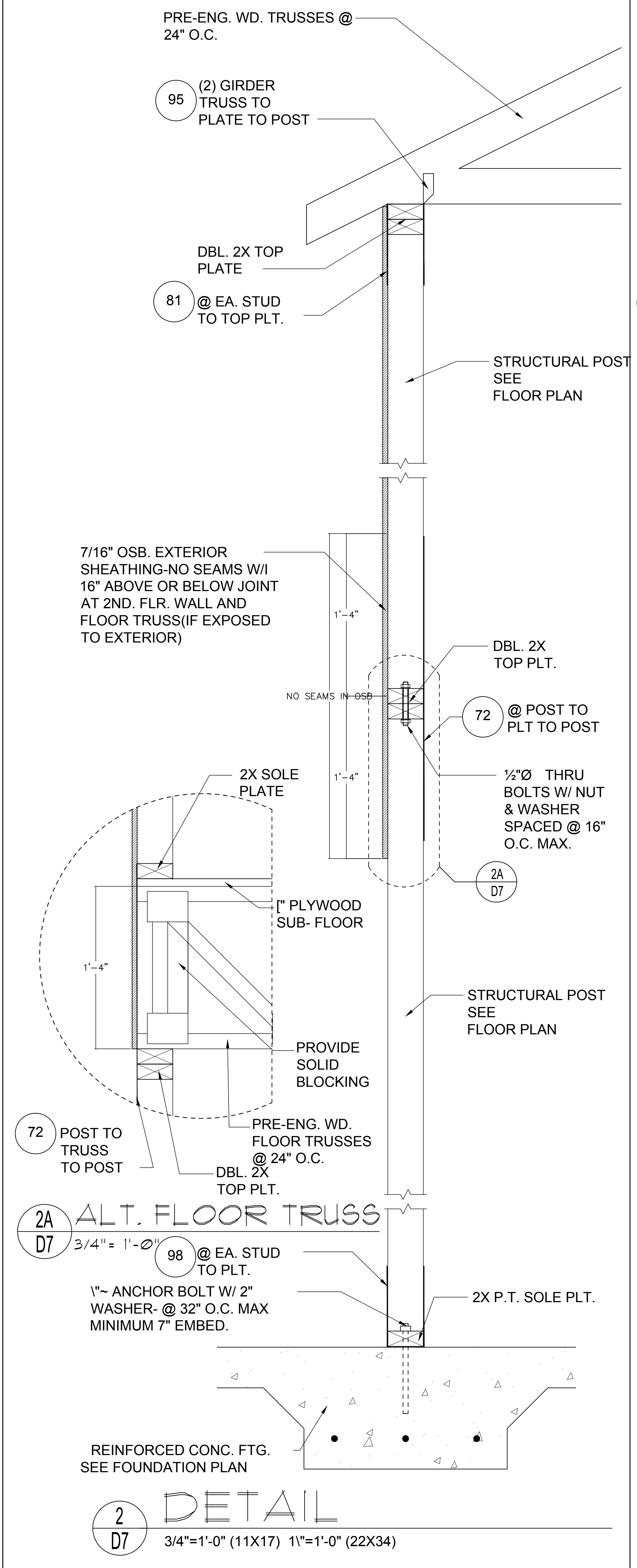
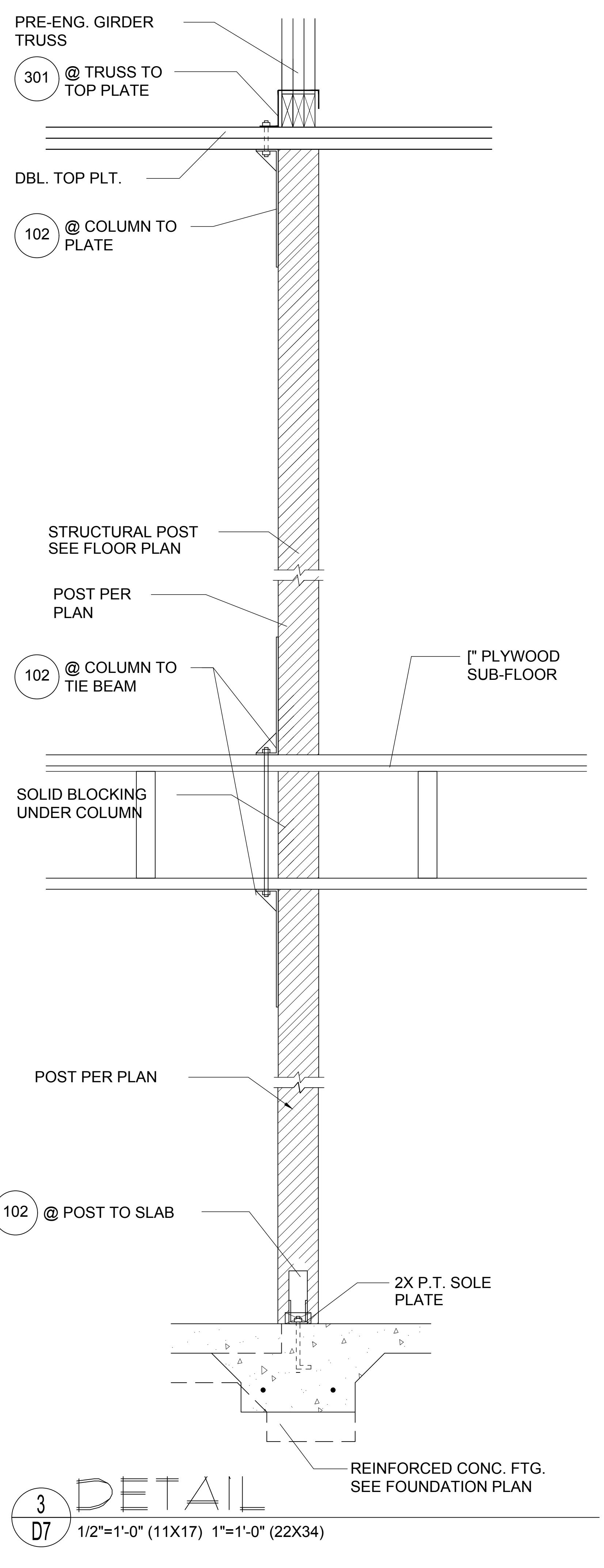
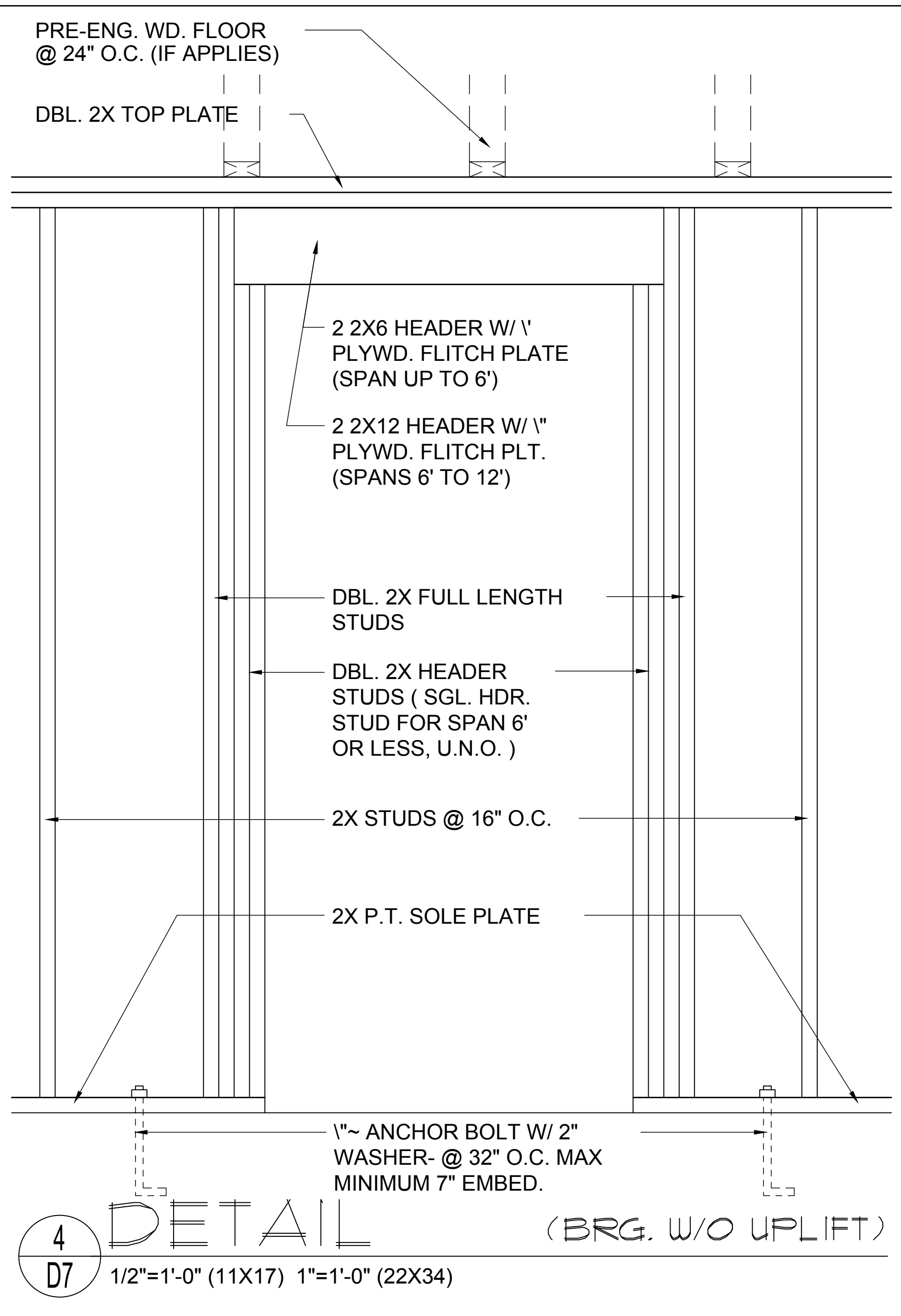
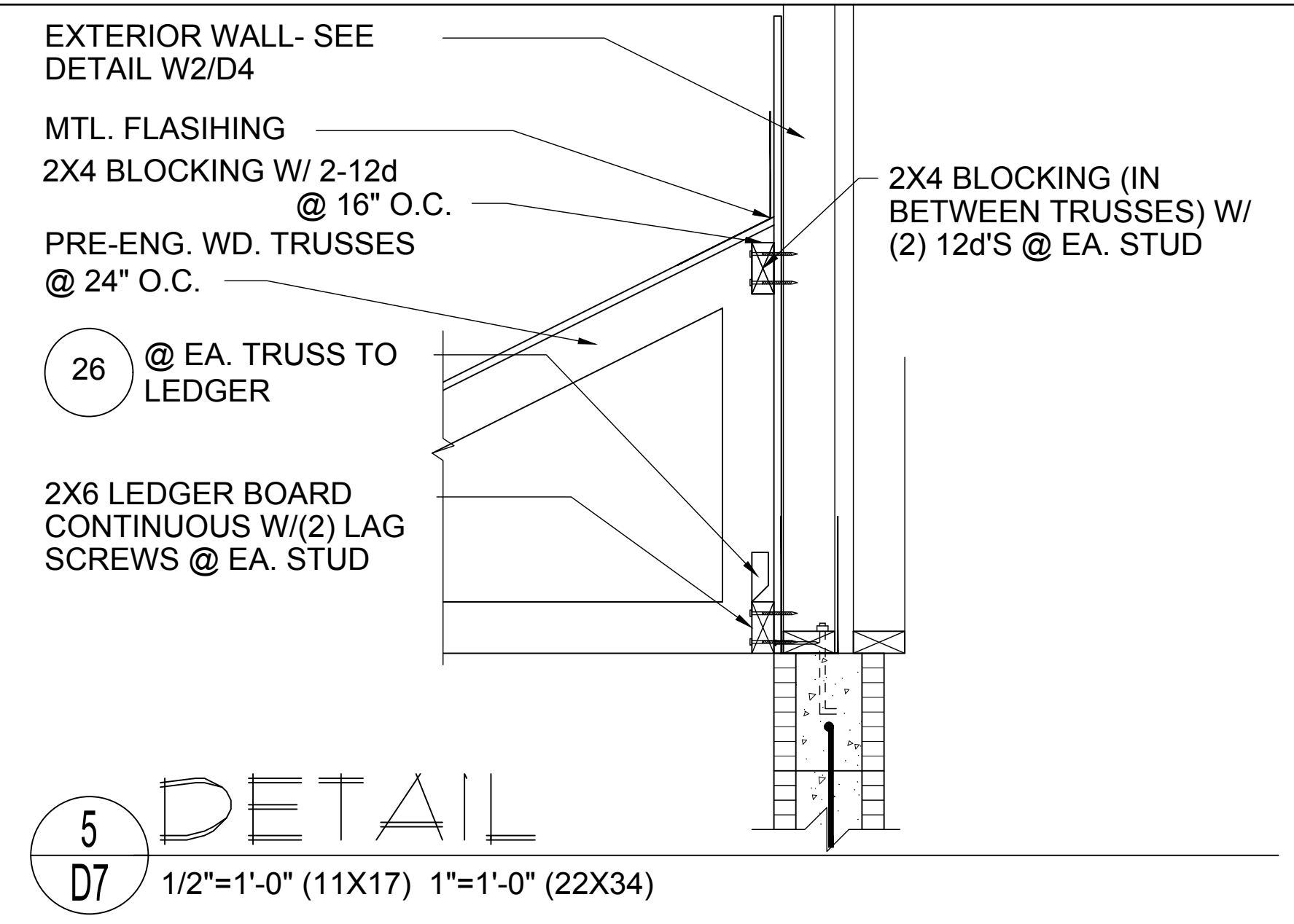
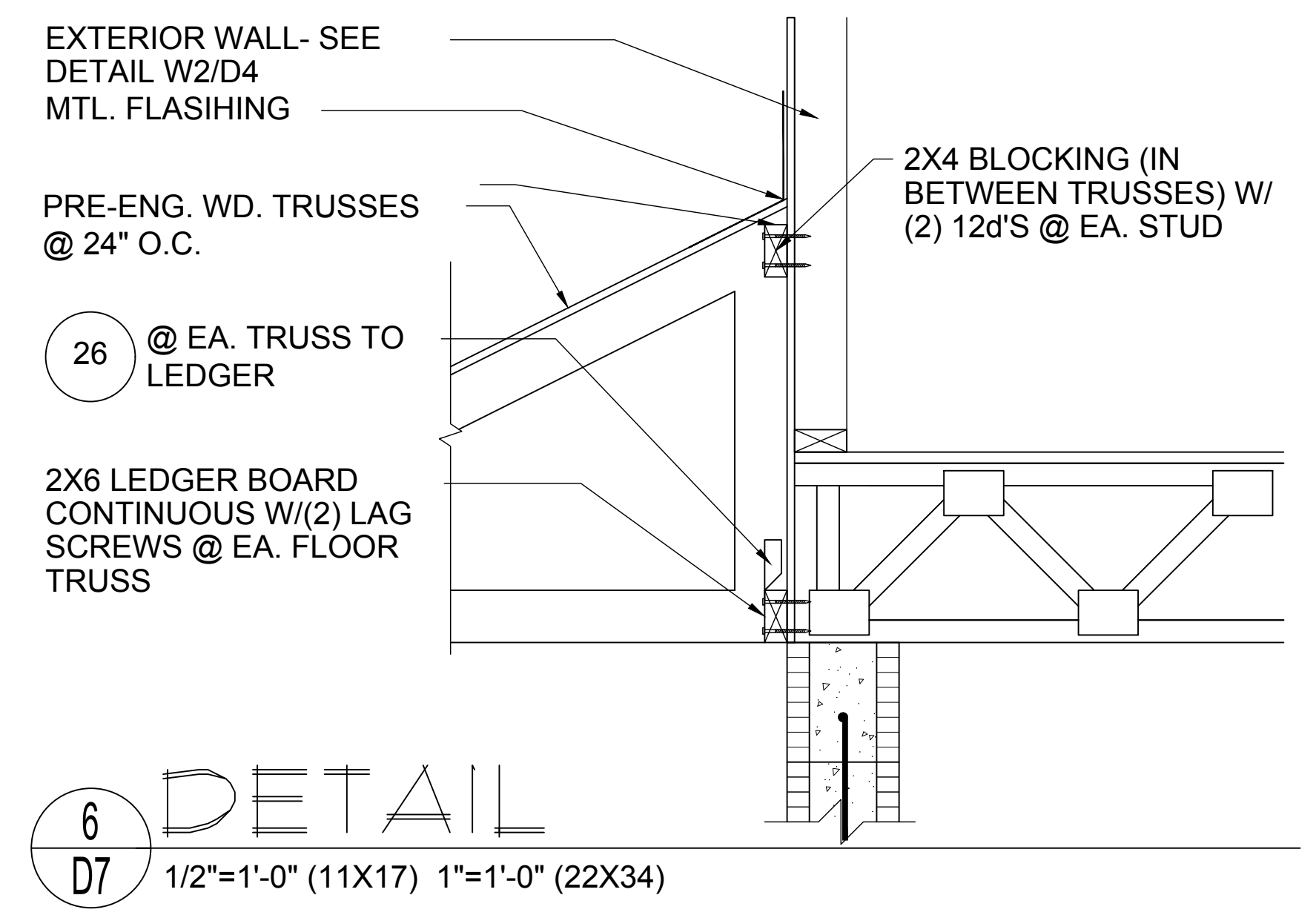


10 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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

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Models: Tyler, Jackson, Grant, Jackson & Monroe
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Lot# XX-XX, Subdivision
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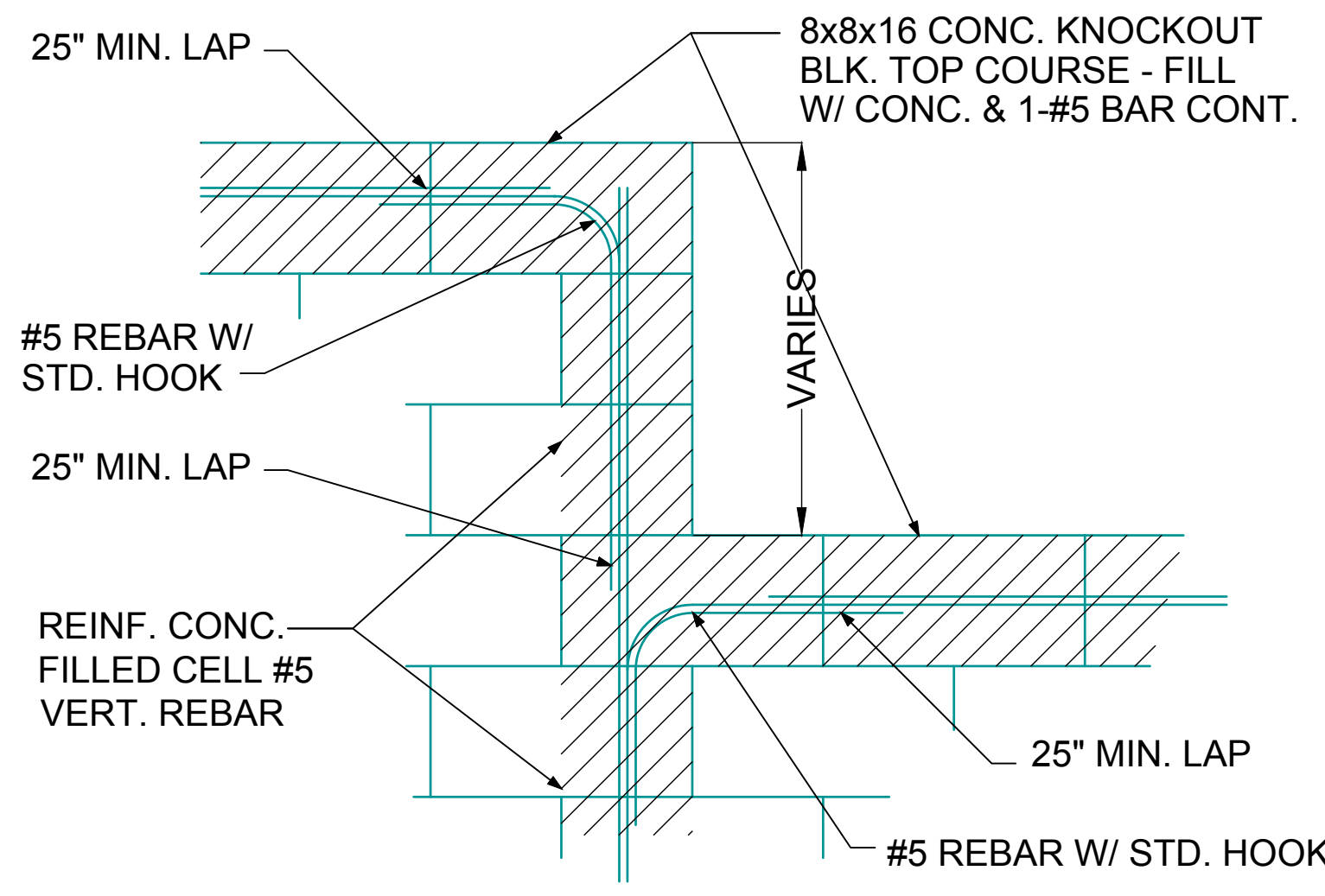
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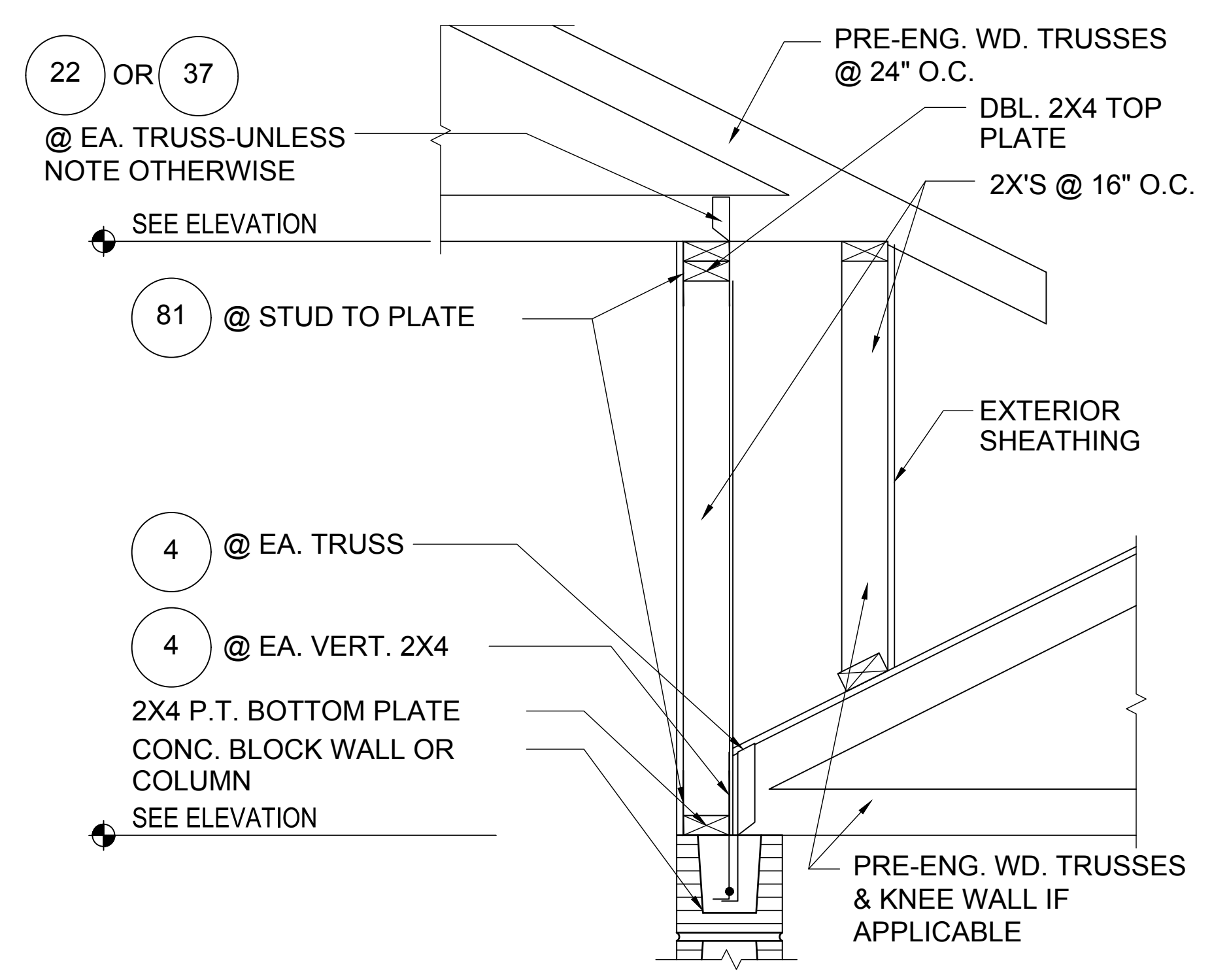
ISSUE DATE: 11/17/2023
REVISIONS:
PROJECT: 22-1148
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

Apr 15, 2024, 12:26pm

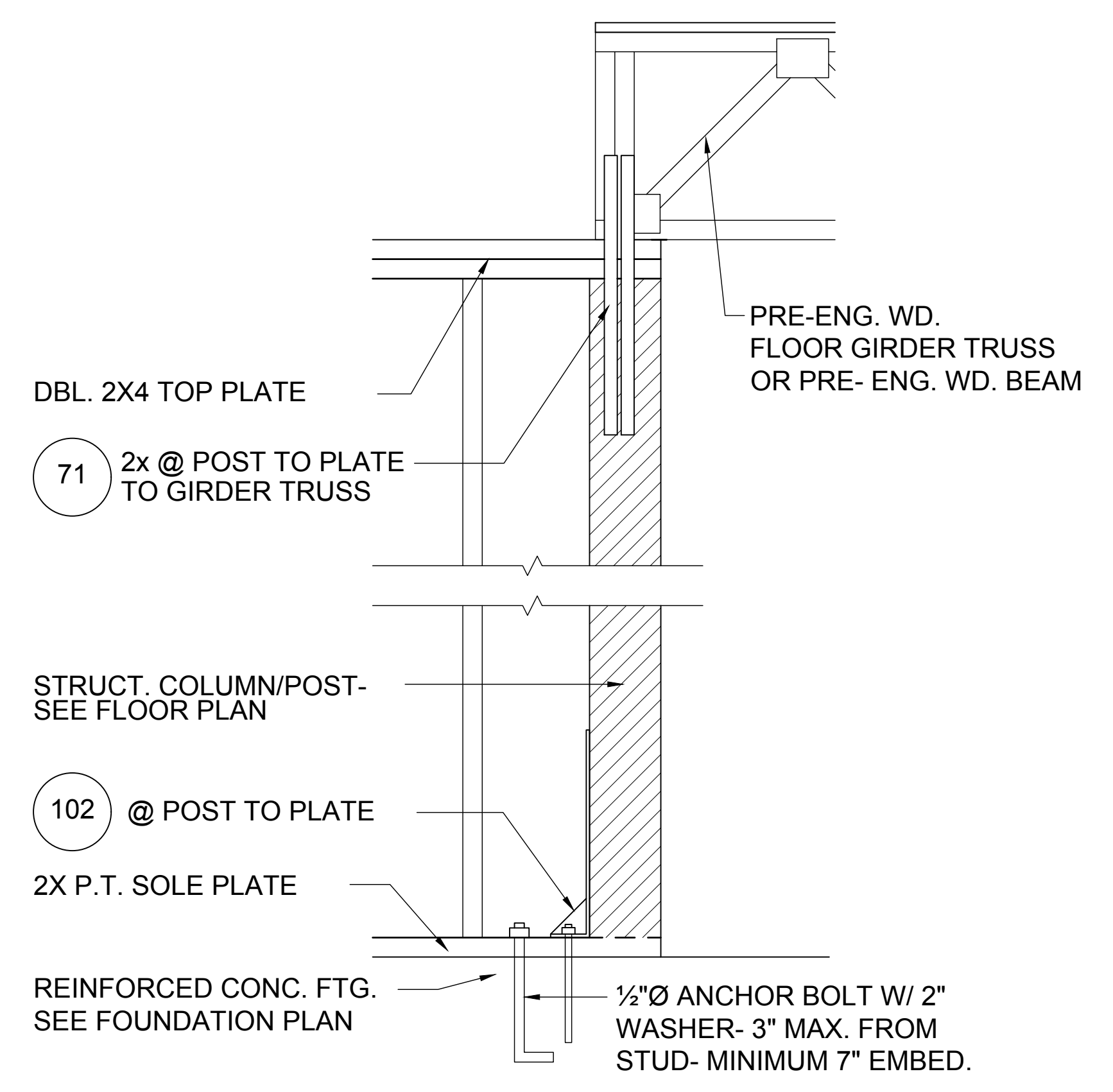
STRUCTURAL DETAILS
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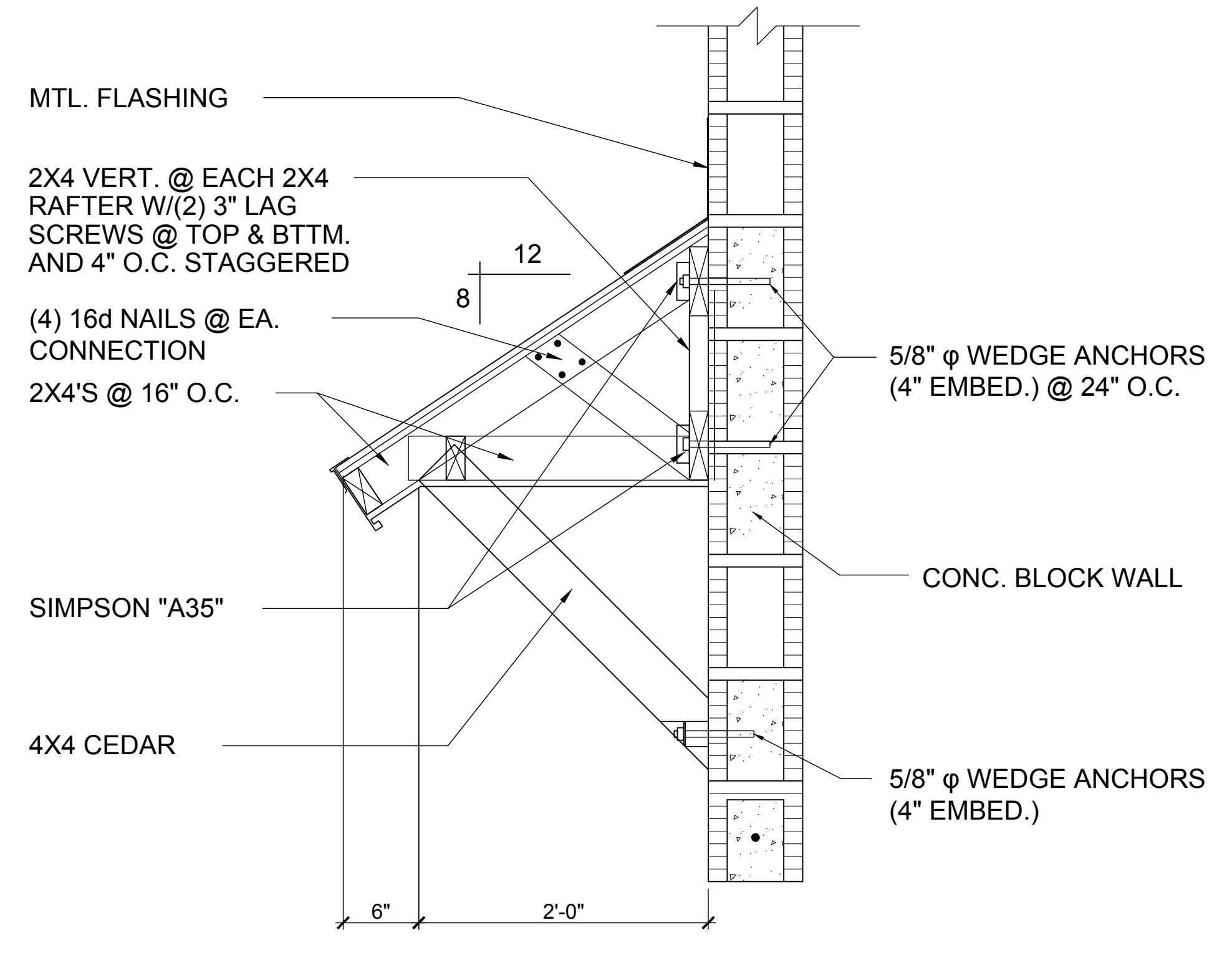
1
D8
BLOCK WALL HT. TRANSITION
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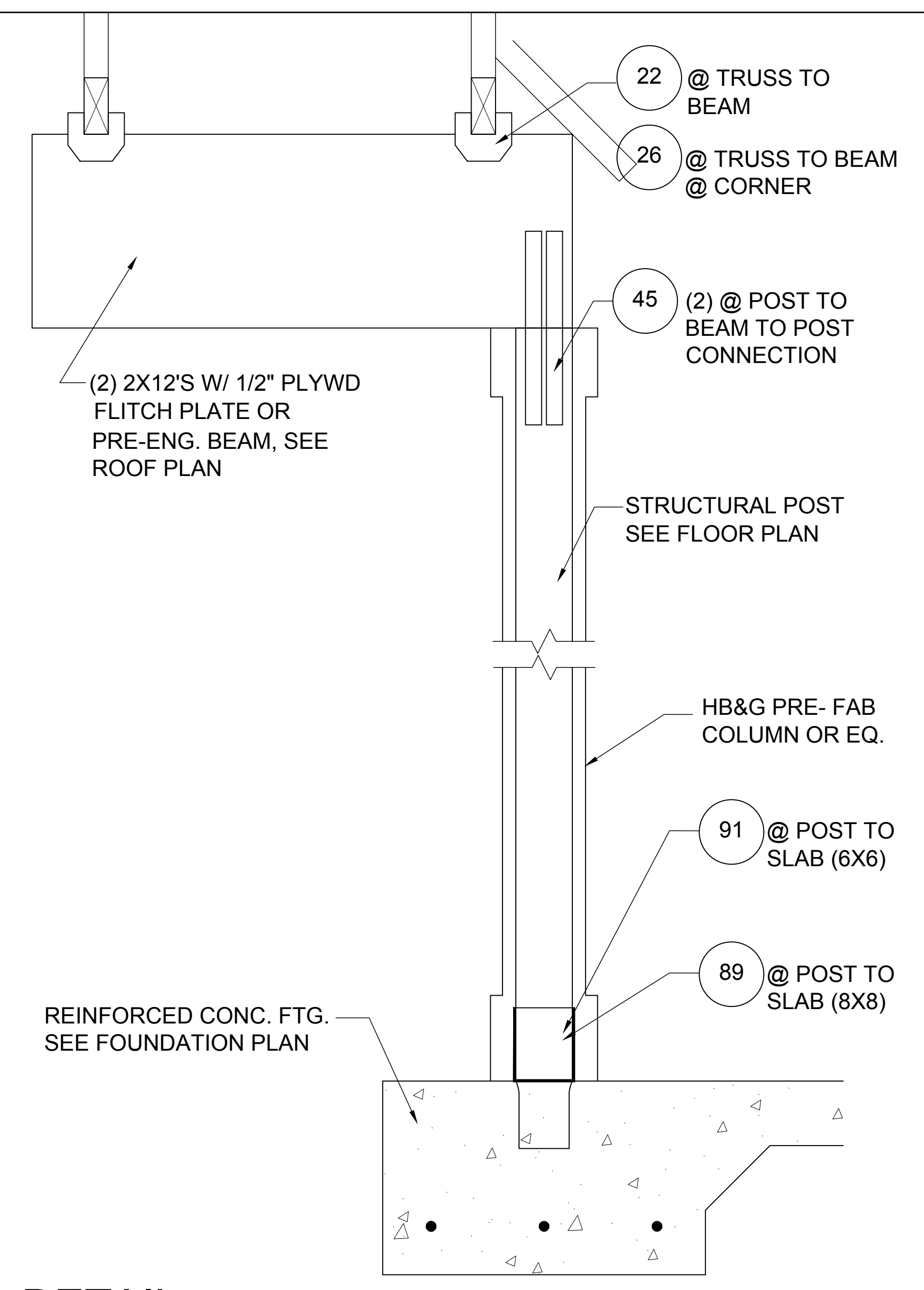
2
D8
DETAIL
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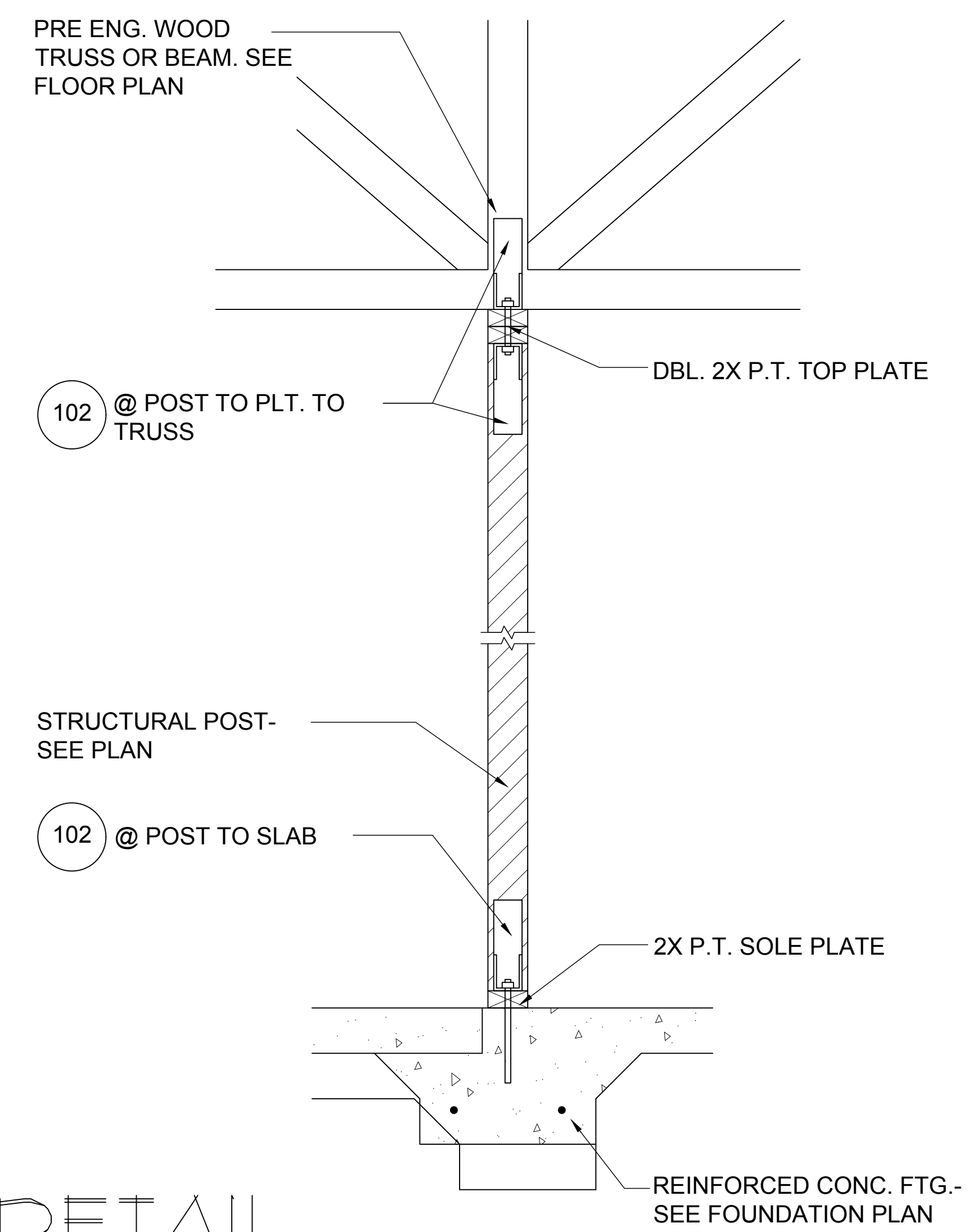
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DETAIL
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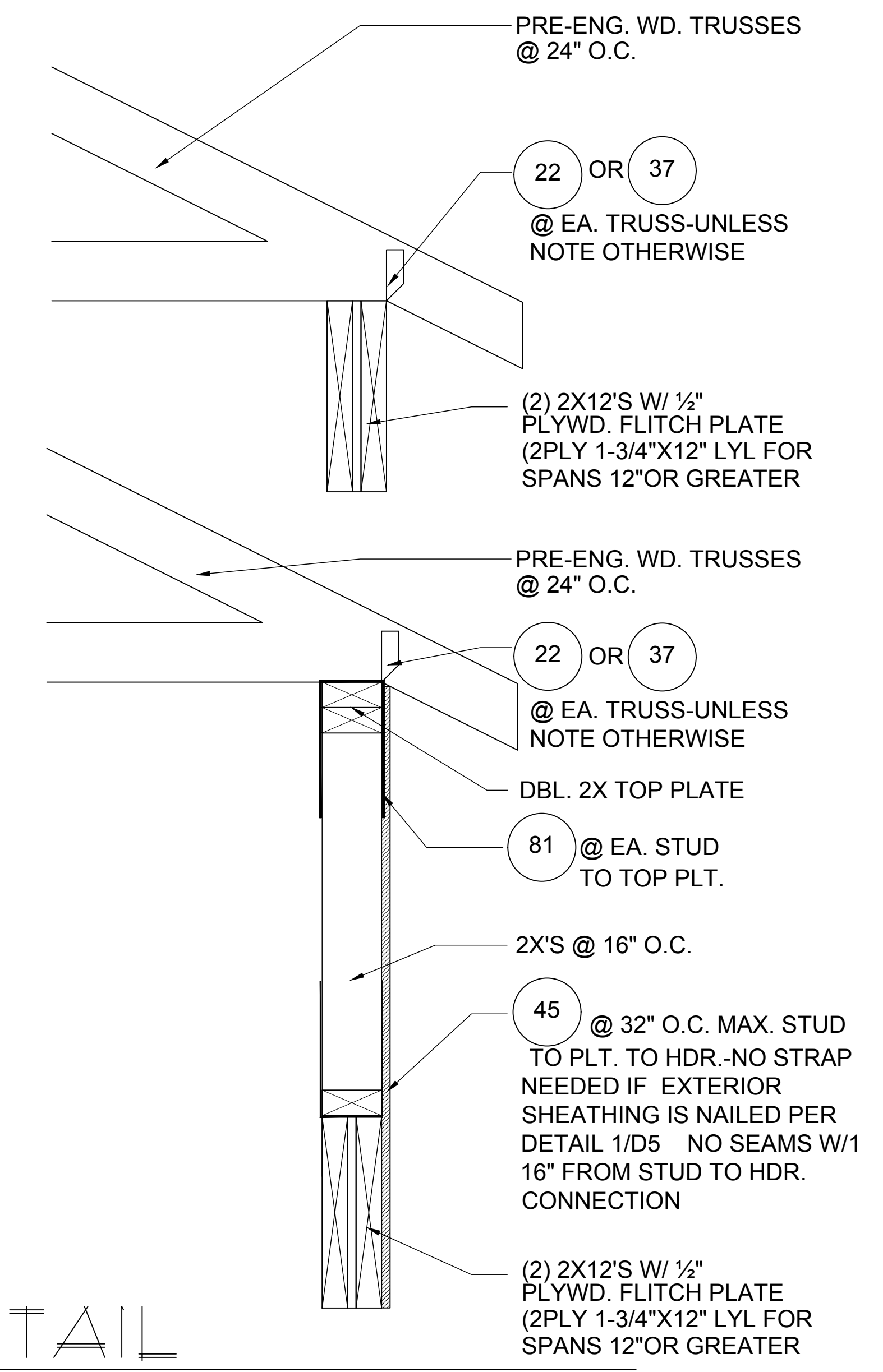
4
D8
SHED ROOF DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



5
D8
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



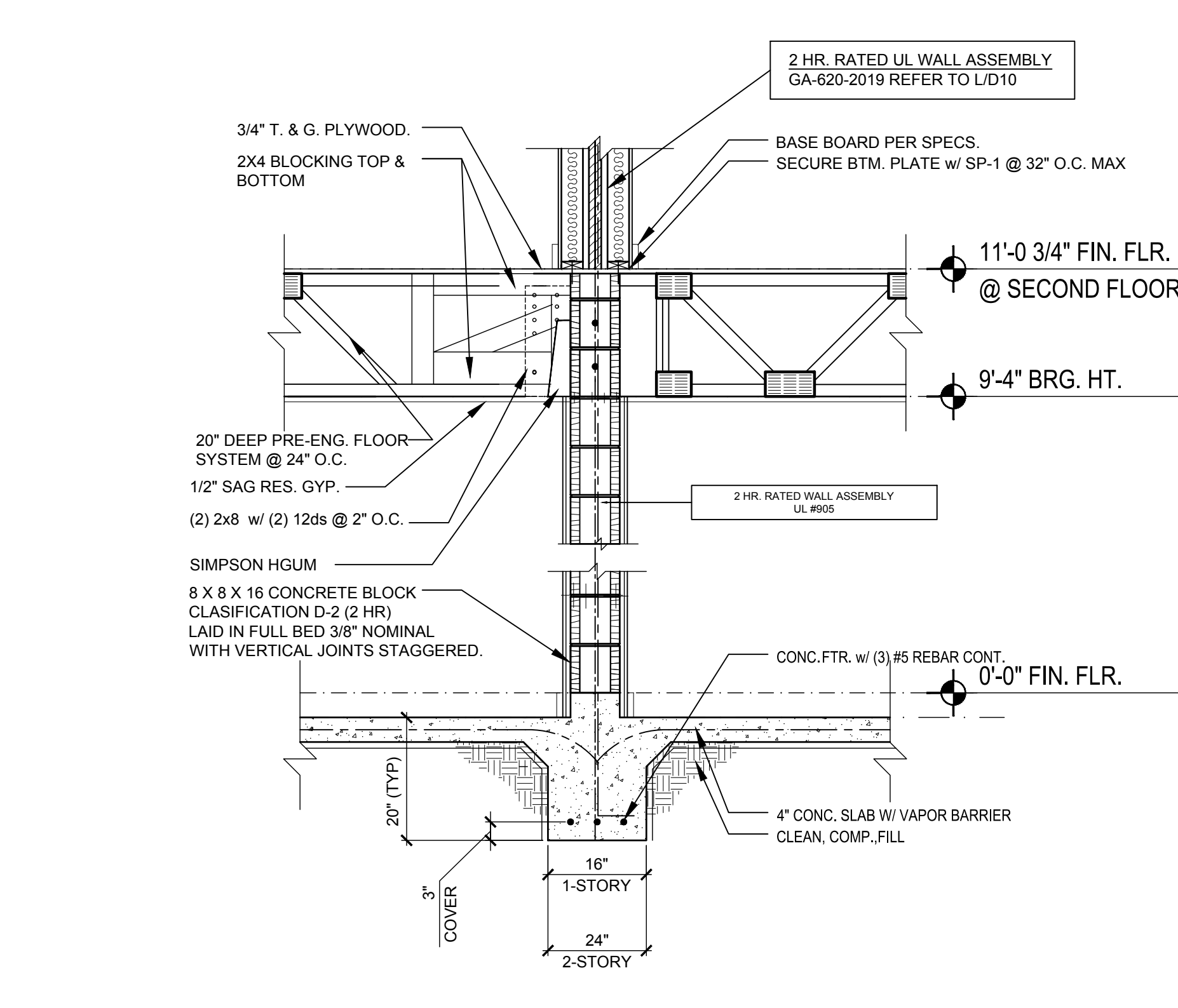
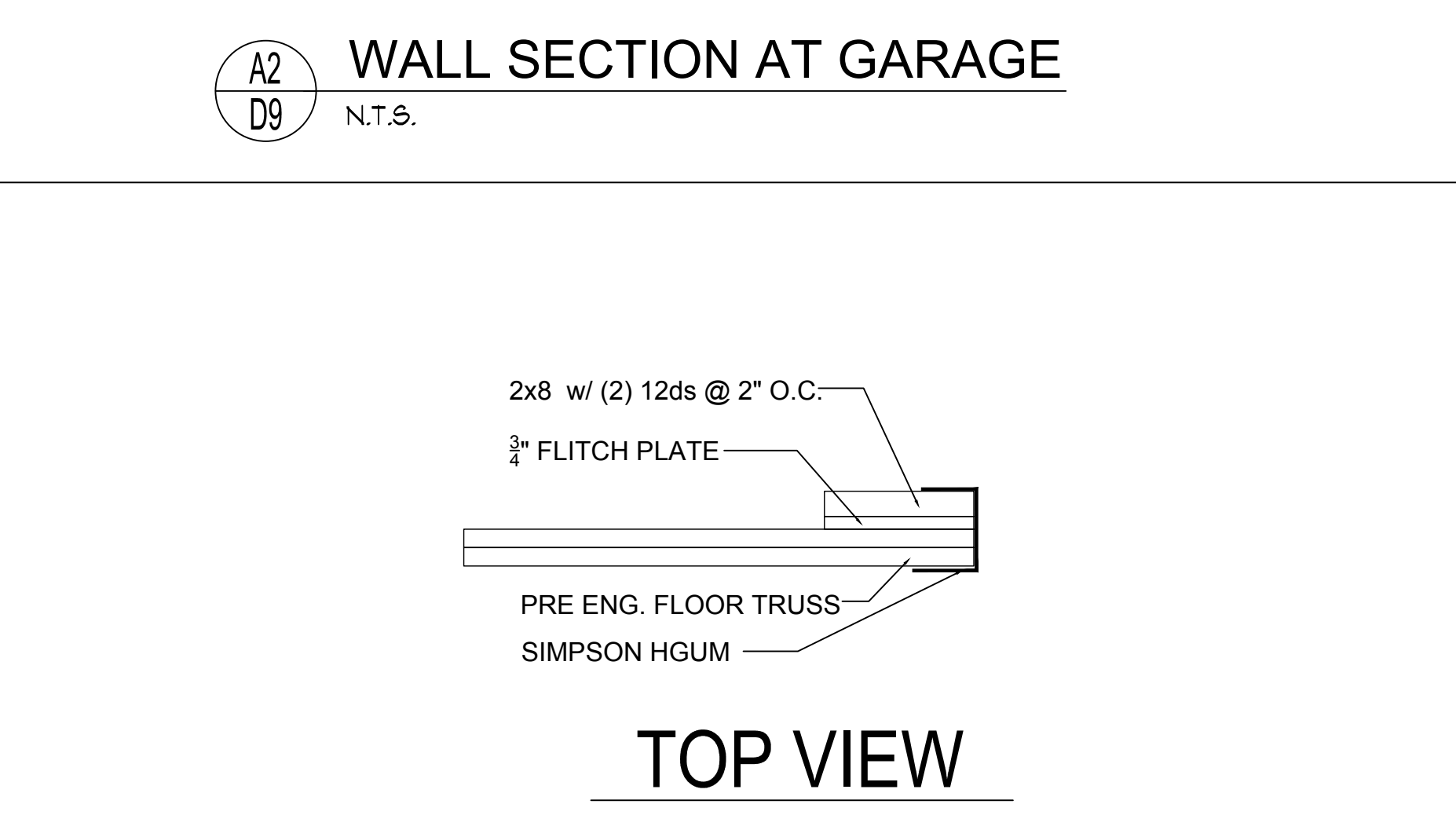
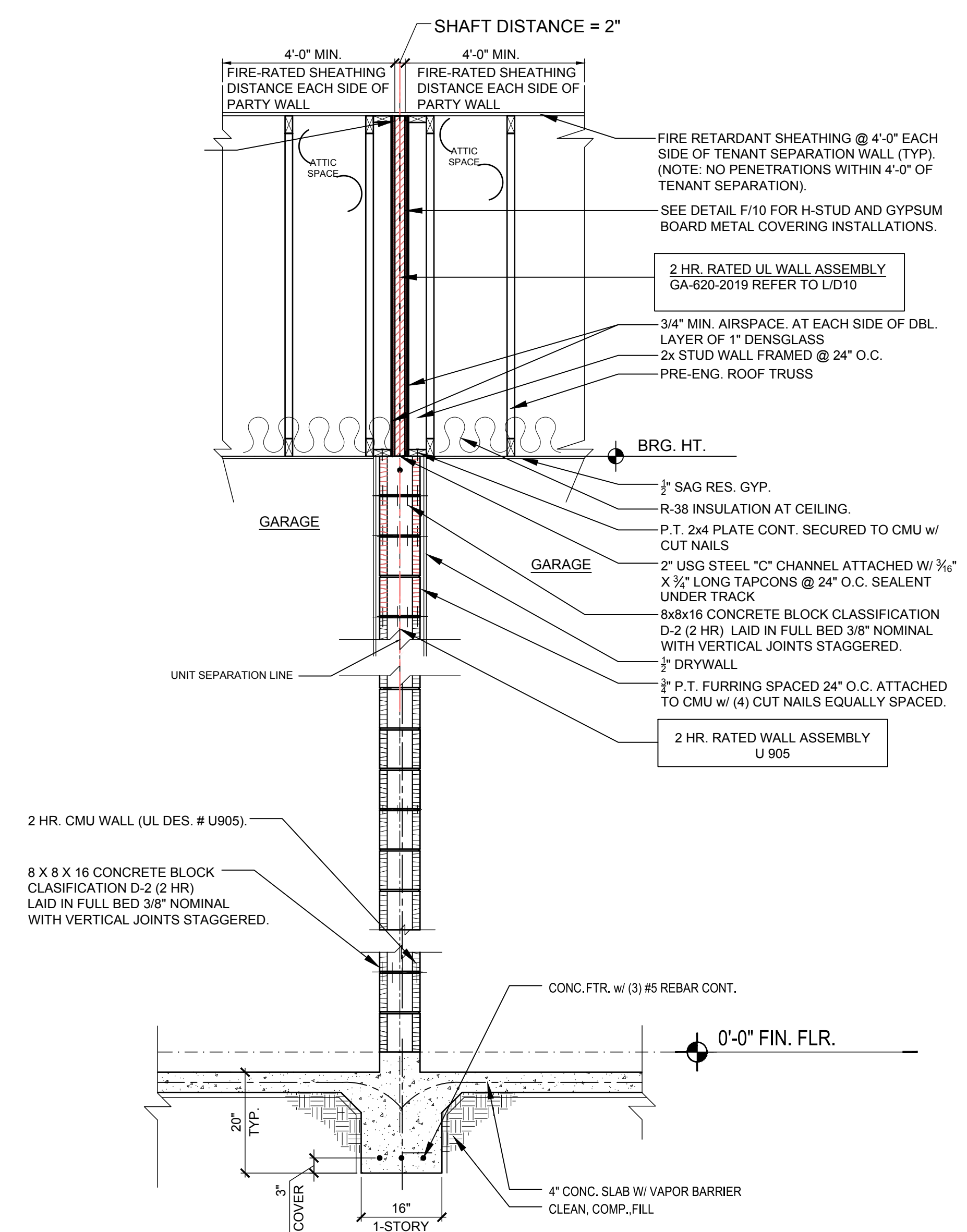
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D8
DETAIL
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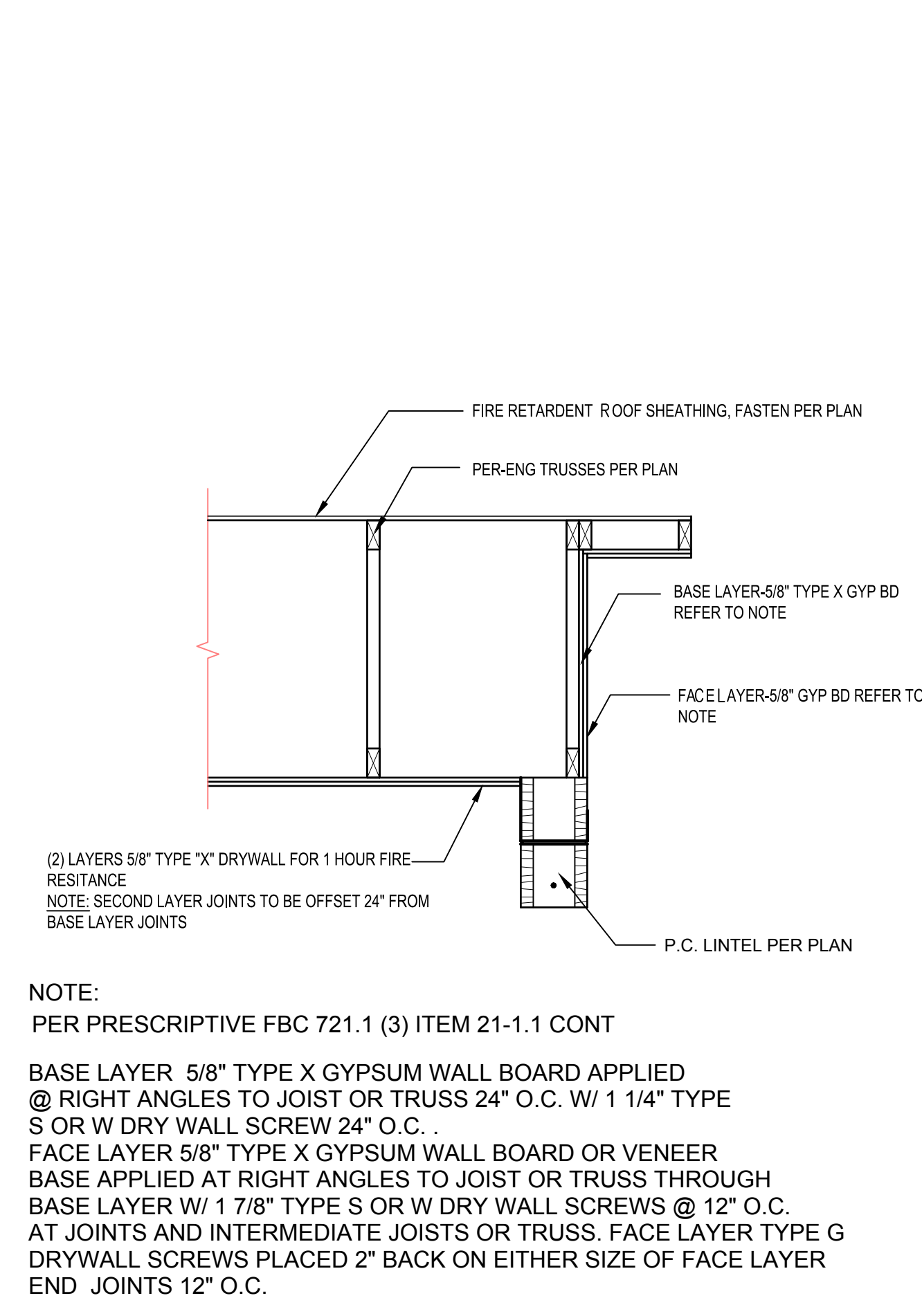
7
D8
DETAIL
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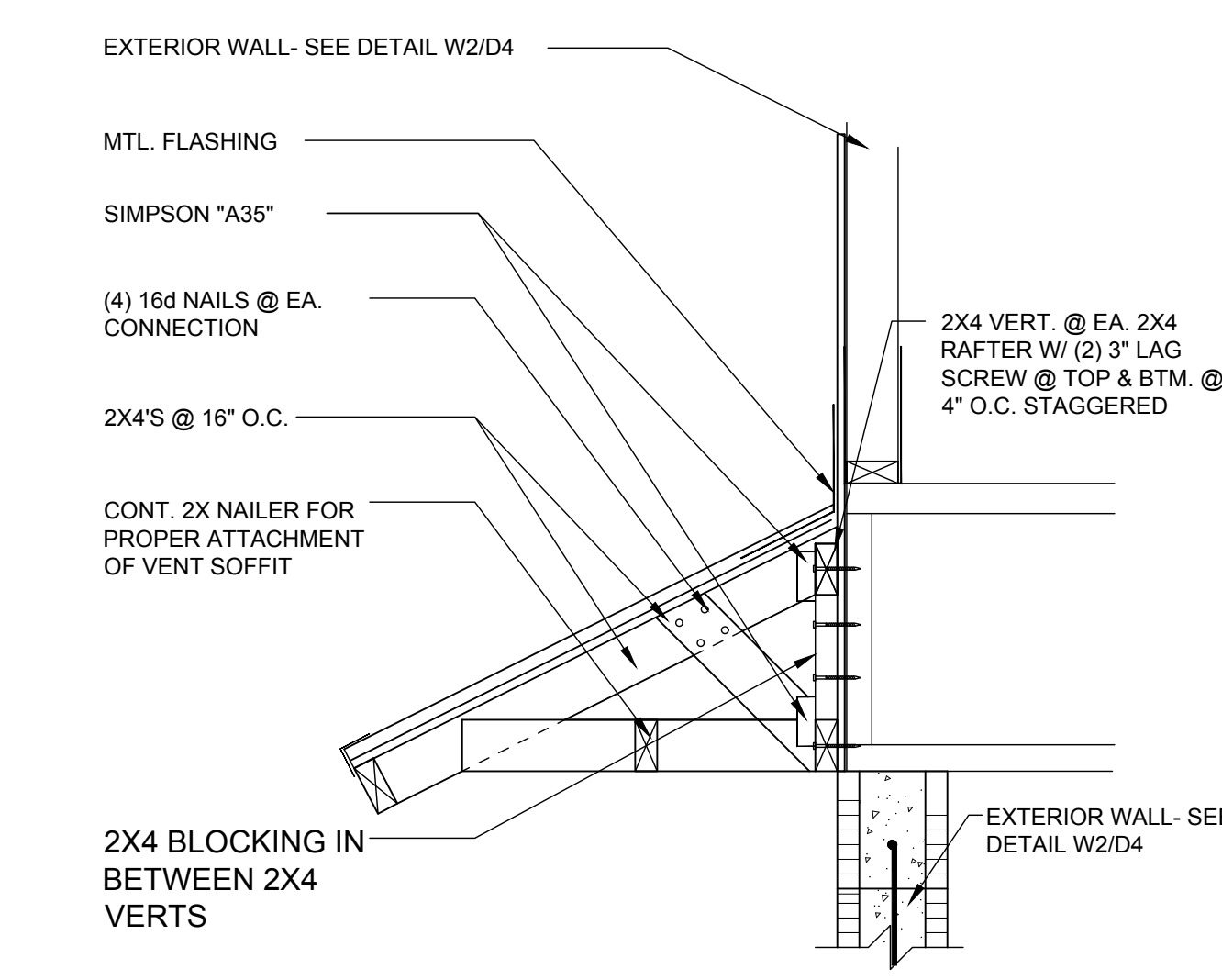
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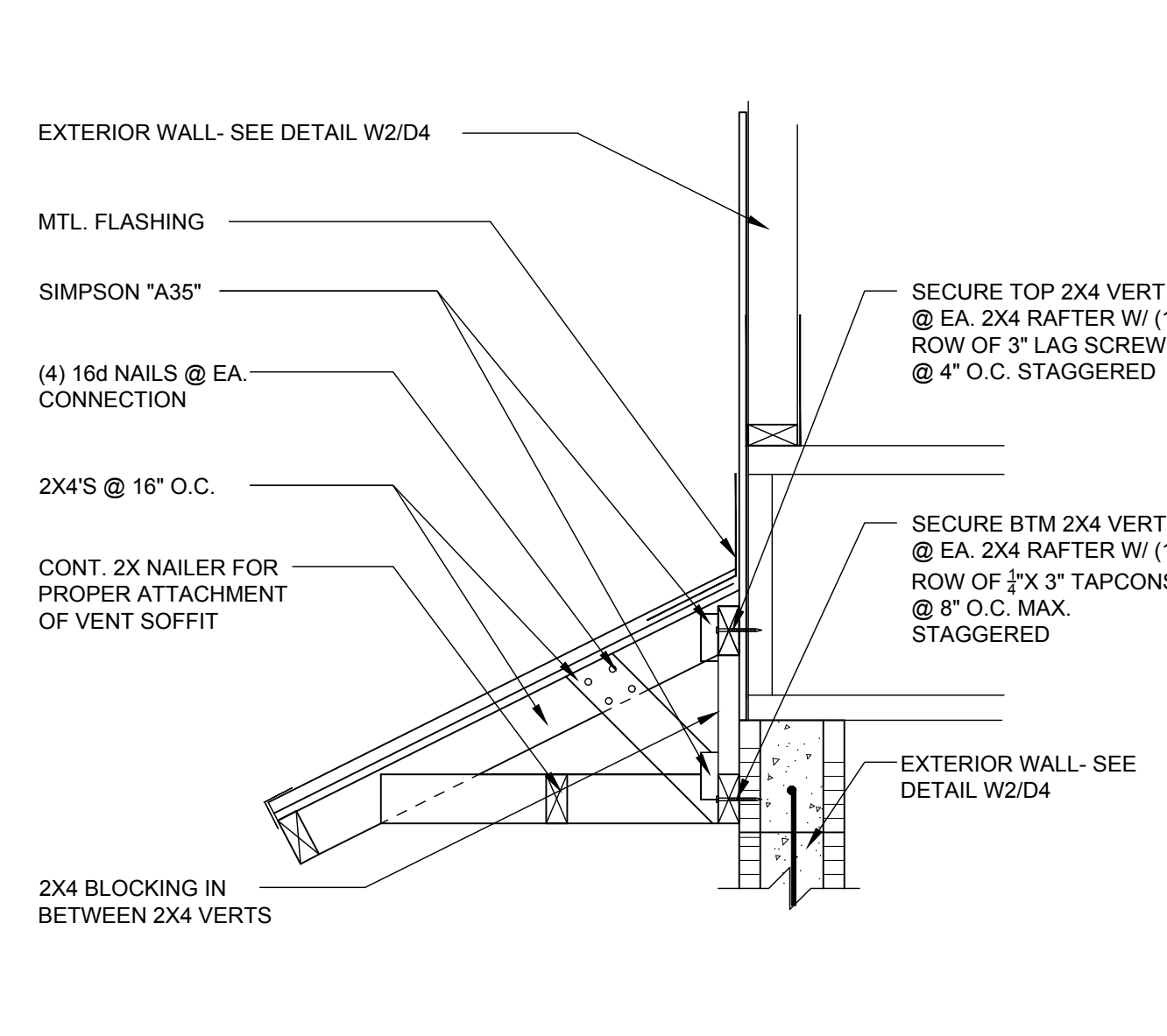
A3 D9 DETAIL
N.T.S.



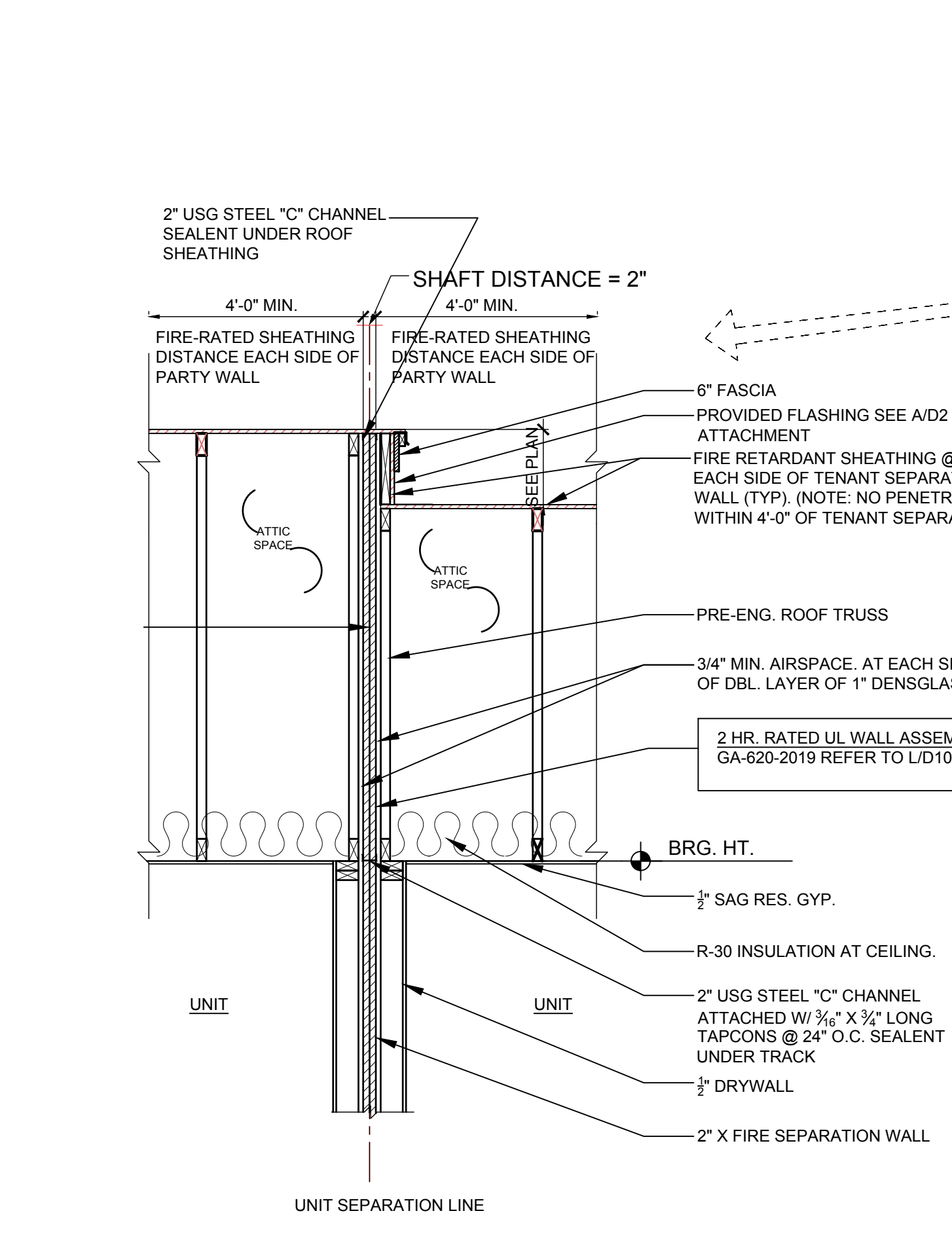
G D9 1-HR FIRED RATE @ GABLE CEILING
N.T.S.



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



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



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

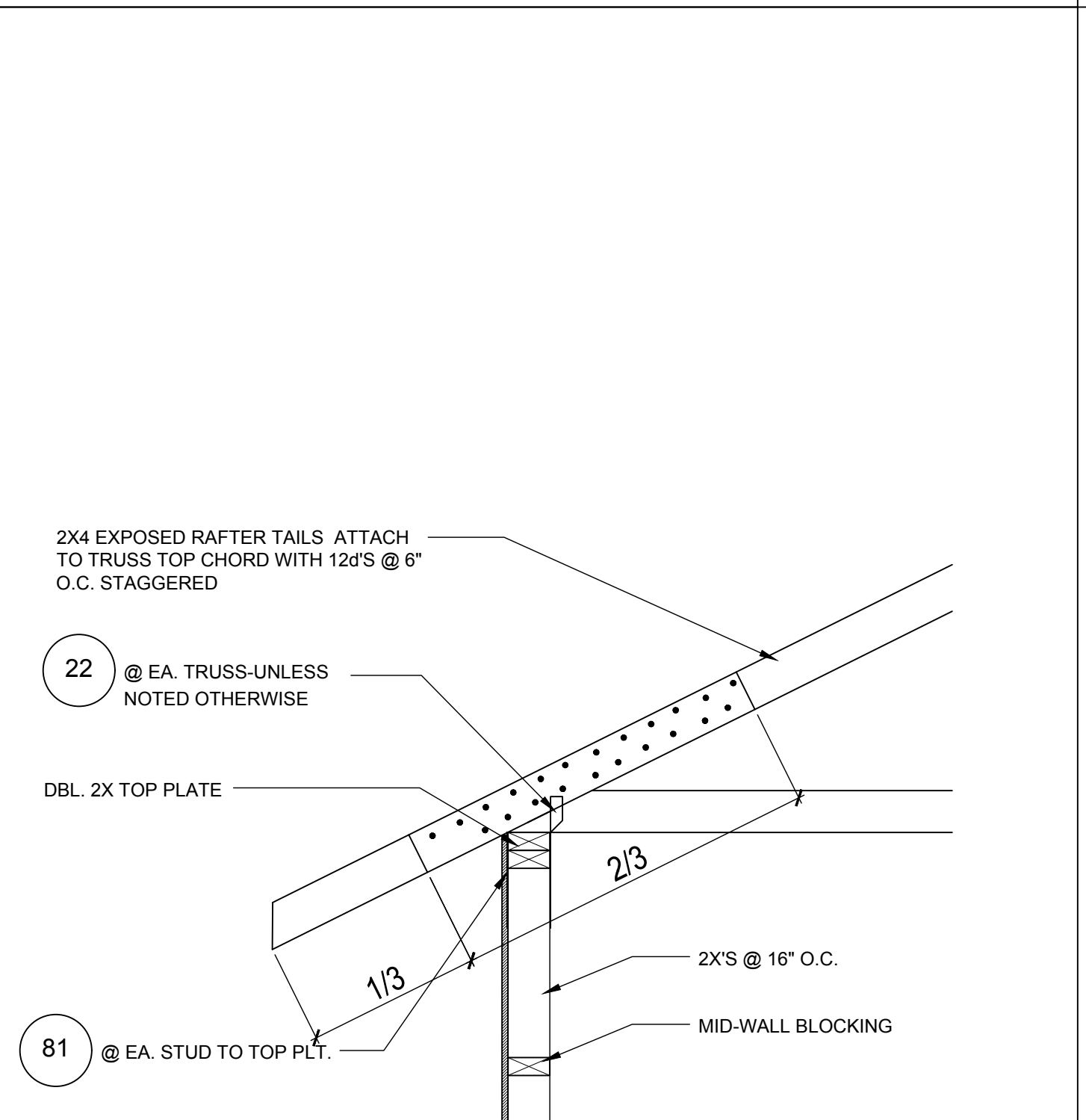
TABLE 722.6.2(1)

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

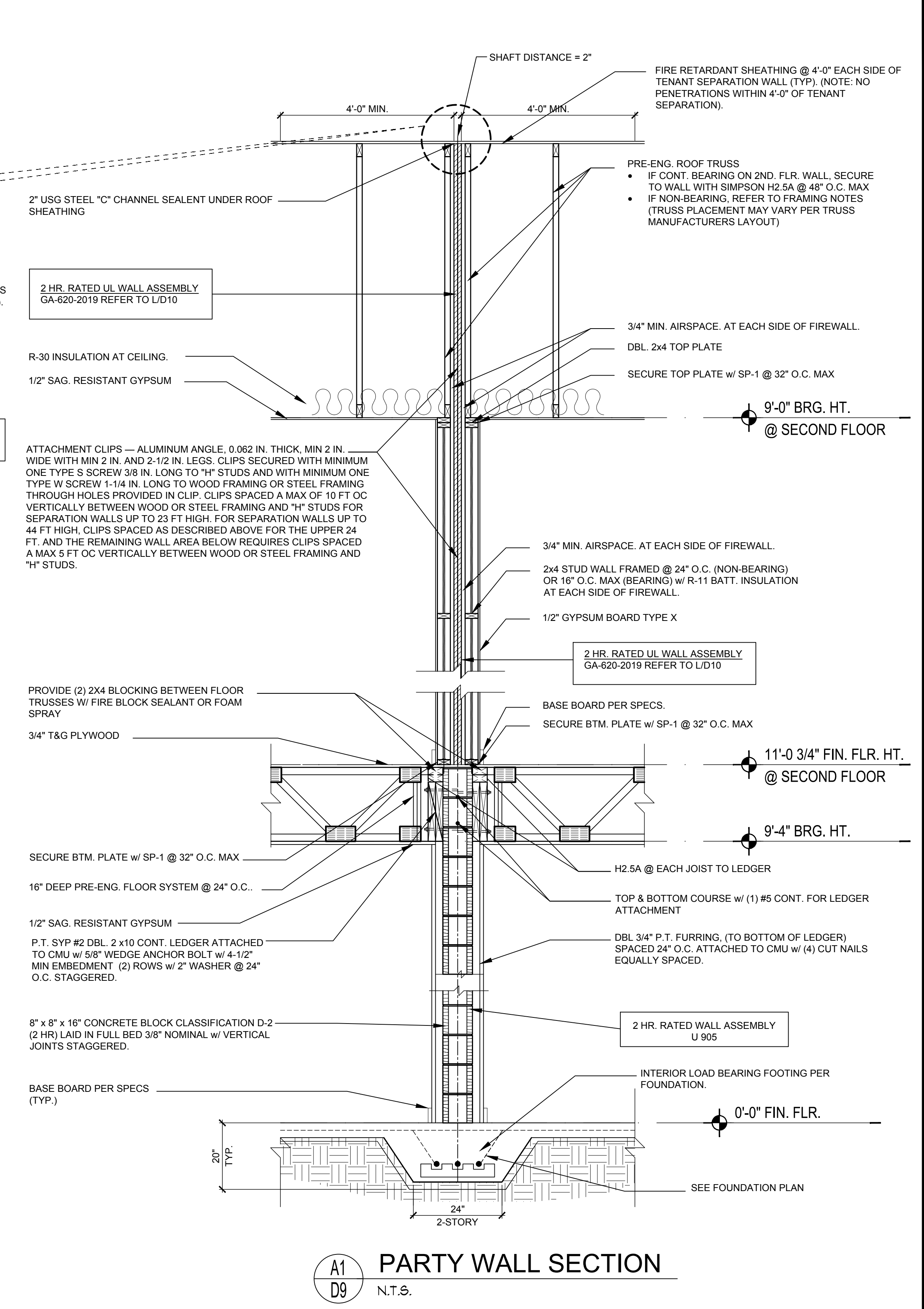
TABLE 722.6.2(2)

DESCRIPTION	TIME(MINUTES)
WOOD STUDS 16 INCHES O.C.	20

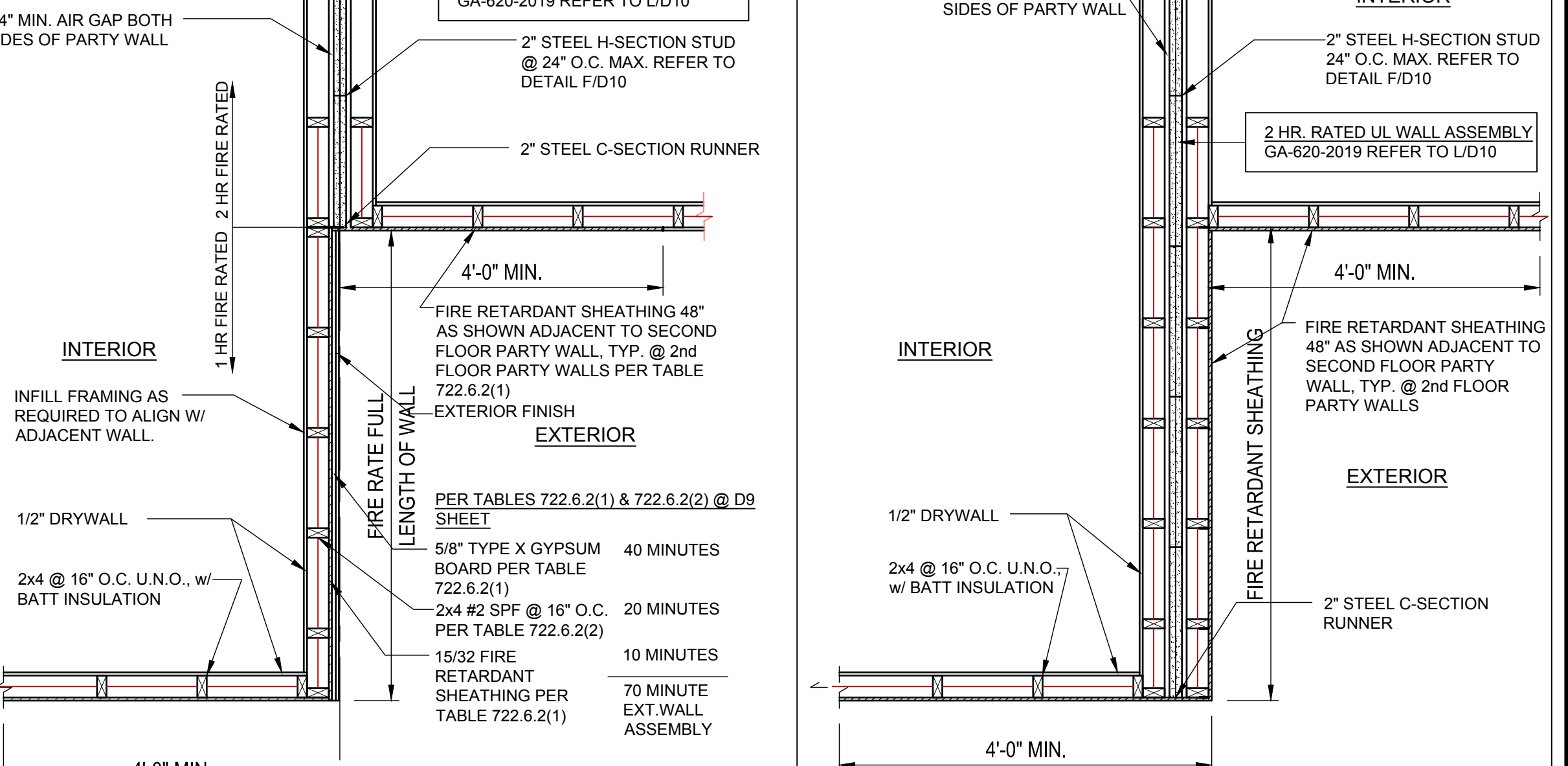
TOTAL 70 MINUTE EXTERIOR WALL ASSEMBLY



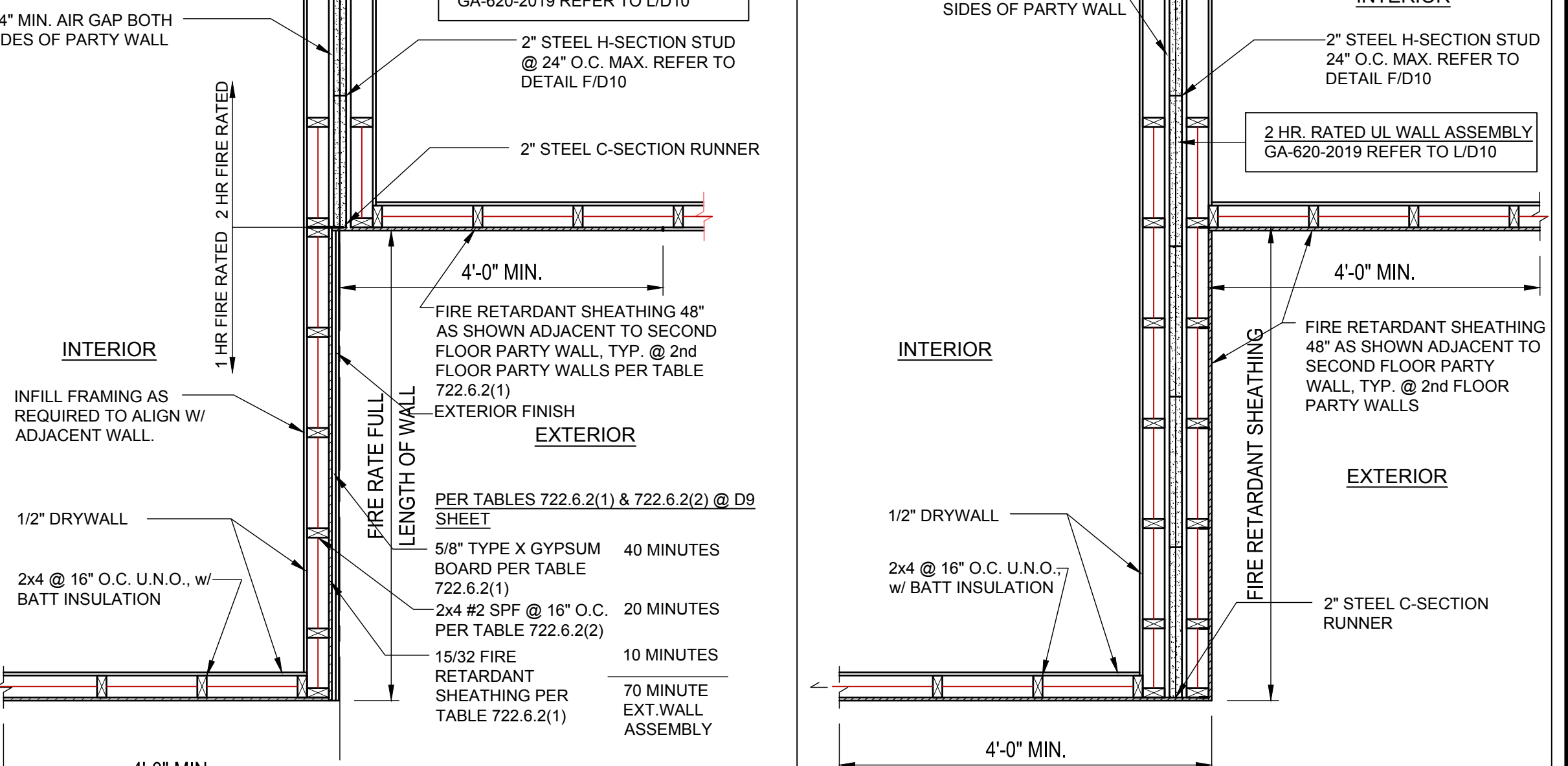
A5 D9 DETAIL
1 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



A1 D9 PARTY WALL SECTION
N.T.S.



A6 D9 DETAIL
N.T.S.



A7 D9 DETAIL
N.T.S.

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5-Unit: Rear Load Detached
Models: Tyler, Jackson, Grant, Jackson & Monroe
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Street Address
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Park Square HOMES

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

ISSUE DATE: 11/17/2023
REVISIONS

APR 15, 2024, 12:28pm

FLOOR TRUSSES

**GA-620-2019
GYPSUM AREA SEPARATION FIREWALLS**

During and after installation, the bottom panels shall not be subjected to contact with standing water. Temporary pumps or drainage shall be provided as needed to protect the gypsum panels from water prior to the completion and startup of a permanent sump and/or drainage system after the building has been properly closed and dried in.

Components
Gypsum Area Separation Firewalls consist of steel H-studs, steel C-runner, two layers of 1" (25.4 mm) thick gypsum shaftliner panels, and aluminum angle clips. (Figs. 2 and 3).

Fig 2 – Framing Components

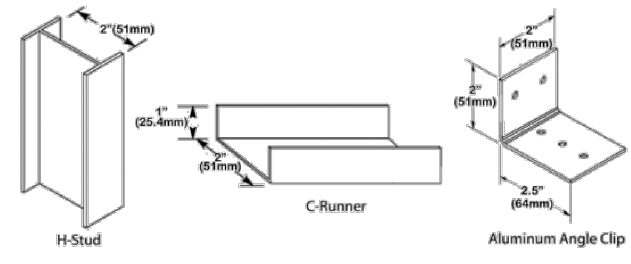
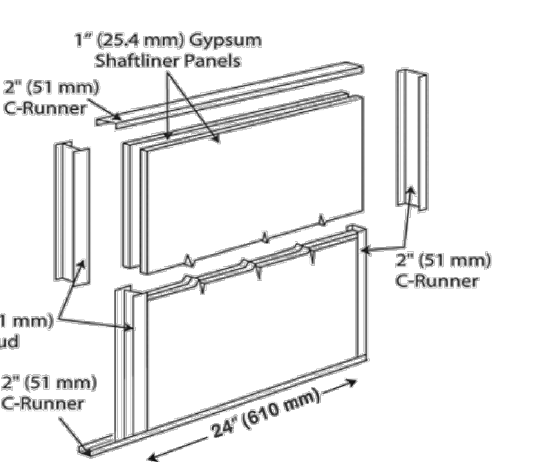


Fig 3 – Primary Components of Gypsum Area Separation Firewall (Aluminum Clips Not Shown)



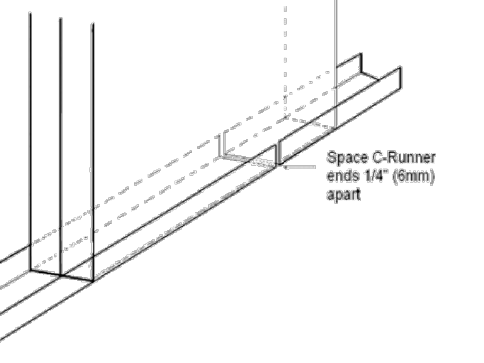
**GA-620-2019
GYPSUM AREA SEPARATION FIREWALLS**

Cutting
Gypsum panel products shall be cut either by scoring and breaking or by sawing. Always work from the face side. When scoring, a sharp knife shall be used to cut through the face and into the core. The gypsum panel product shall then be snapped back away from the cut face. The back of the panel shall be cut or shall be broken by snapping the gypsum panel product in the reverse direction.

Installation
In general, Gypsum Area Separation Firewalls are installed progressively beginning at one end and working toward the other. They are generally installed either a) from the foundation floor (slab) to or through the roof deck or b) from the above grade top of masonry or concrete footings to or through the roof deck. Gypsum Area Separation Firewalls are installed one course (or floor) at a time with succeeding courses stacked on top of the preceding course.

- Align the 2" (51 mm) C-runner to the foundation floor or the face track of the Gypsum Area Separation Firewall so that the completed wall will be positioned not less than 1/2" (19 mm) from the adjacent framing. As an alternate to the 1/2" (19 mm) air space the steel components are permitted to be covered with 6" (150 mm) wide battens strips of either (a) gypsum panel screw attached to the framing with 1" (25 mm) Type S screws or (b) 1" (25 mm) mineral fiber insulation.
- Space ends of adjacent sections of C-runner a minimum of 1/2" (6 mm) apart. Joints between lengths of C-runner shall not occur at an H-stud (Fig. 4).

Fig 4 – C-Runner Spacing



- 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.

**GA-620-2019
GYPSUM AREA SEPARATION FIREWALLS**

- Begin erecting the Gypsum Area Separation Firewall by inserting two thicknesses of 1" (25.4 mm) gypsum shaft liner panel vertically into the floor and vertical C-runner. Shaft liner panels and studs may be installed either from the basement floor or fed down from the floor above through the space between the wood framing.

- Make sure the first two shaft liner panels are seated all the way into the floor and vertical C-runners and that their edges are flush, insert an H-stud into the floor runner and engage the H-stud over the long edges of the shaft liner panels. Seat the H-stud fully so the panel edges contact the stud web. Attach each leg of the vertical C-runner to the floor C-runner with one 3/8" (10 mm) Type S pan head screw. Install the vertical C-runner, H-studs, and shaft liner panels to not more than 24" (610 mm) above the floor line.

- Continue in this manner, progressively erecting two thicknesses of full-width shaft liner panels followed by an H-stud until the first course of the wall is completed to within 24" (610 mm) of the end point of the wall. Cut the final two shaft liner panels to the necessary width and install them in the floor runner. Use a vertical 2" (51 mm) C-runner to finish the end of the wall. Make sure all studs, C-runner, and shaft liner panels are tightly seated. Attach each leg of the vertical C-runner to the floor C-runner with one 3/8" (10 mm) Type S pan head screw.

- Note: If the Gypsum Area Separation Firewall terminates at an existing or previously constructed foundation wall or exterior wall, the last two shaft liner panels will need to be inserted from the floor above into the channel formed by the final H-stud and the vertical C-runner before attaching the vertical C-runner to the floor runner.

- Install a 2" (51 mm) C-runner (legs down) over the top of the studs and shaft liner panels to cap off the wall. Attach each leg of the C-runner to the legs of the vertical C-runners at the ends of the wall.

- Secure one aluminum clip to each side of every H-stud (two per stud) with one 3/8" (10 mm) Type S pan head screw through the short leg of the clip. Secure the long leg of the clip to wood framing with one 1-1/4" (32 mm) Type V screw.

- The recommended point of attachment of the aluminum clips to the wood framing varies. Refer to the gypsum shaft liner manufacturer for specific attachment methods.
- When the total height of the Gypsum Area Separation Firewall exceeds 23' (7000 mm) but not more than 44' (13 400 mm), the vertical spacing between rows of aluminum clips shall not exceed 5' (1500 mm) o.c. for the lower 23' (7000 mm) and 10' (3000 mm) o.c. for the portion above 23' (7000 mm).

**GA-620-2019
GYPSUM AREA SEPARATION FIREWALLS**

Note: Refer to manufacturer's installation instructions for specific limiting heights and clip spacing requirements for walls exceeding 44' (13 400 mm) in total height.

- Begin the next course of the Gypsum Area Separation Firewall by attaching a 2" (51 mm) C-runner (with legs up) to the previously installed top C-runner of the lower course. This back-to-back C-runner installation allows for the progressive erection of the Gypsum Area Separation Firewall one floor at a time. Secure the two C-runners together with two 3/8" (10 mm) Type S pan head screws 24" (610 mm) o.c. Stagger back-to-back C-runner joints a minimum of 12" (300 mm).

Note: Always use back-to-back C-runners between courses in Gypsum Area Separation Firewalls. Do not substitute a single H-stud for the specified back-to-back C-runners.

Erect shaft liner panels and H-studs in the same manner as for the first section of wall, except that starting and ending procedures may vary depending on the exterior wall intersection detail.

- Install code approved fire blocking on both sides of the Gypsum Area Separation Firewall at each floor and the roof line. Fire blocking should fit tightly between the truss and framing area of the shaft liner panel.

- At top floor, the Gypsum Area Separation Firewall may either extend to the top of a parapet wall or terminate at the underside of the roof deck. When terminating at the underside of the roof deck, the roof decking material for 4 ft (1220 mm) on either side of the wall shall be either Fire Retardant Treated plywood or gypsum panels.

**GA-620-2019
GYPSUM AREA SEPARATION FIREWALLS**

Fig 5 – Typical Floor/Ceiling Juncture

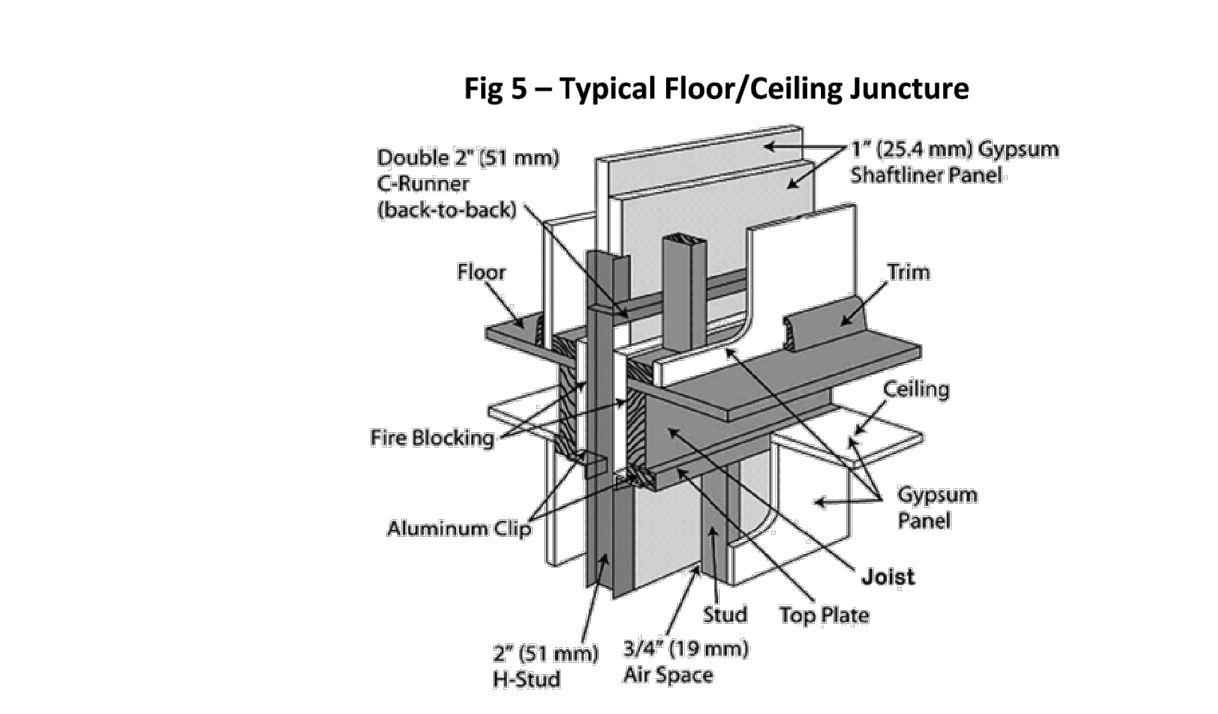


Fig 8 – Roof Intersection with Parallel Roof Trusses

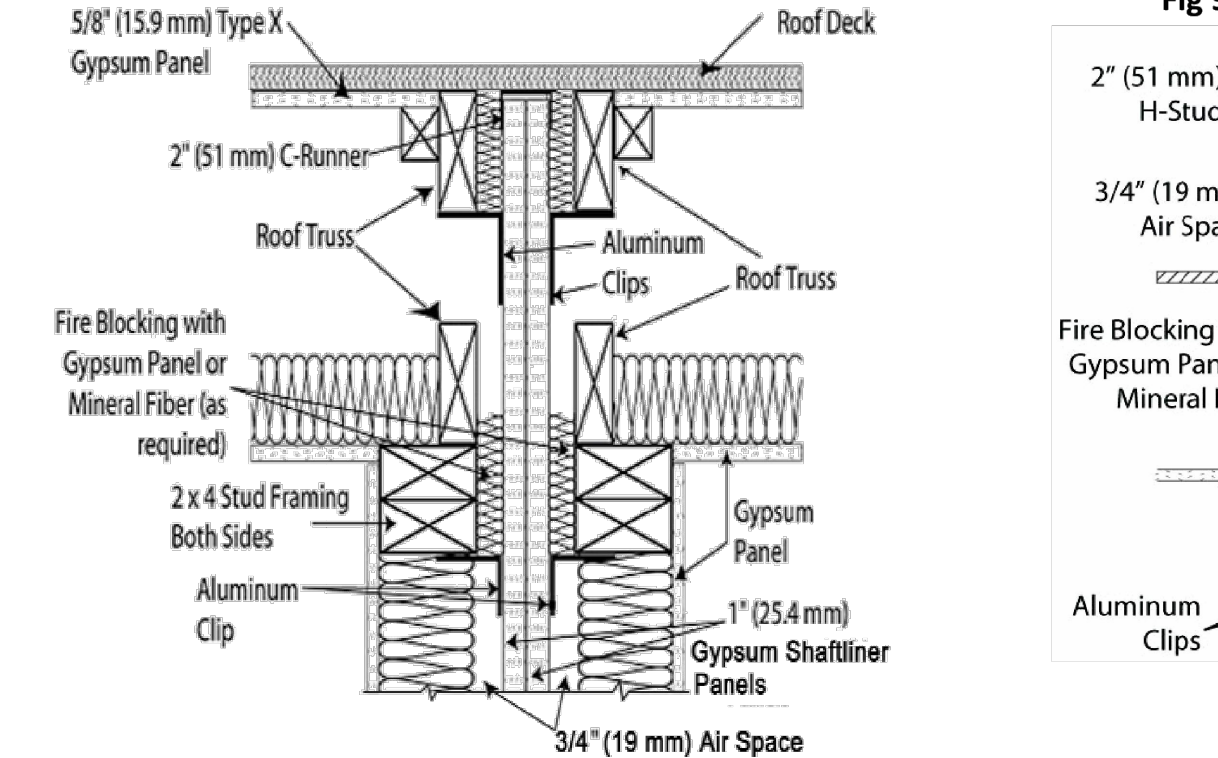


Fig 9 – Intermediate Floor Intersection

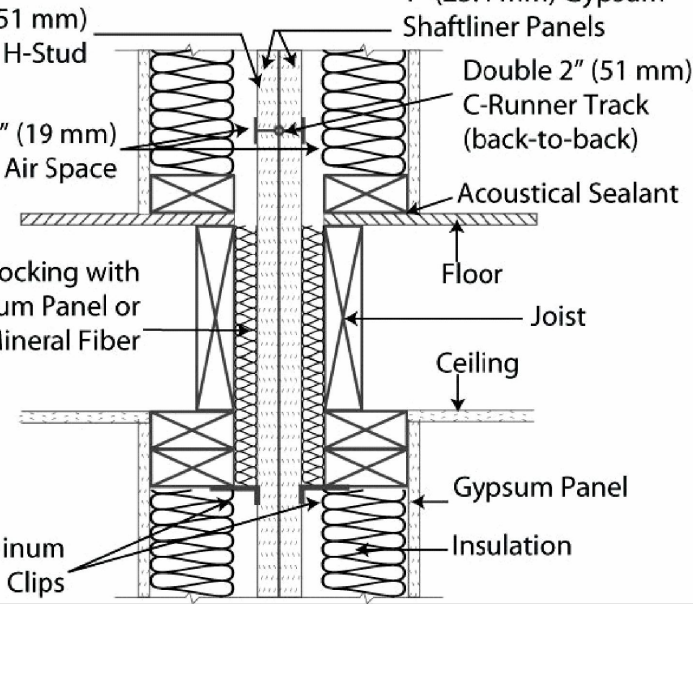
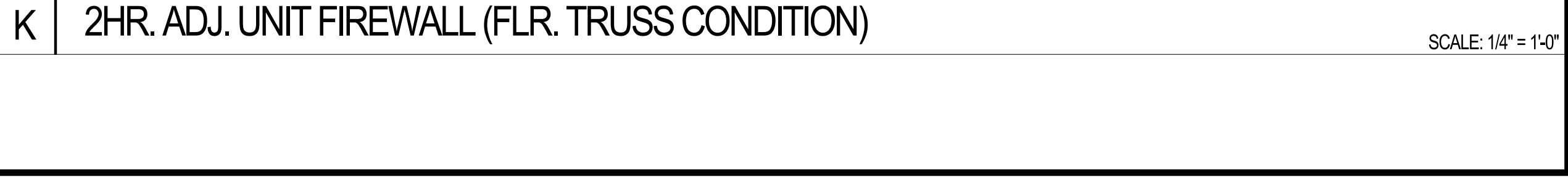
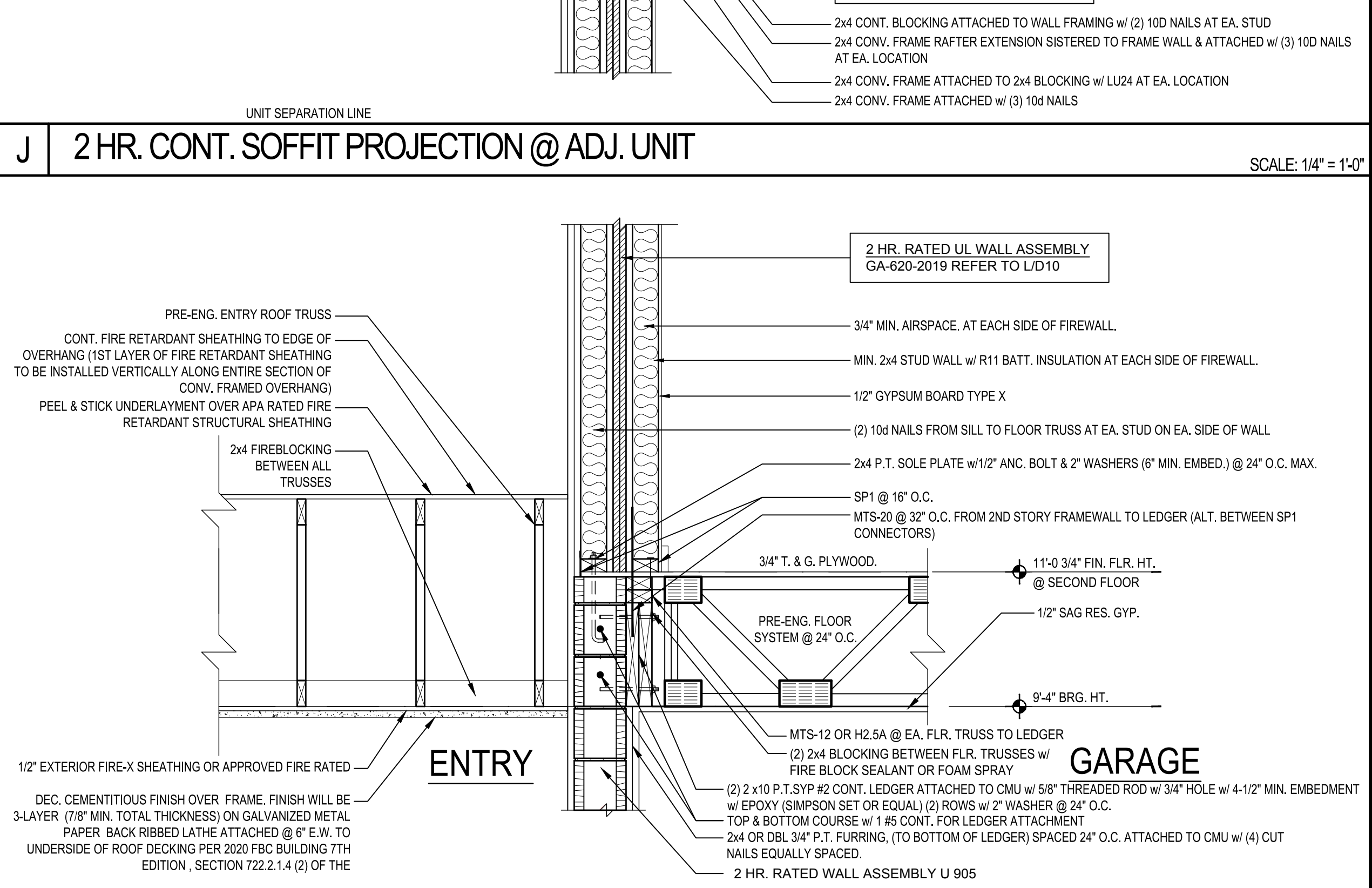
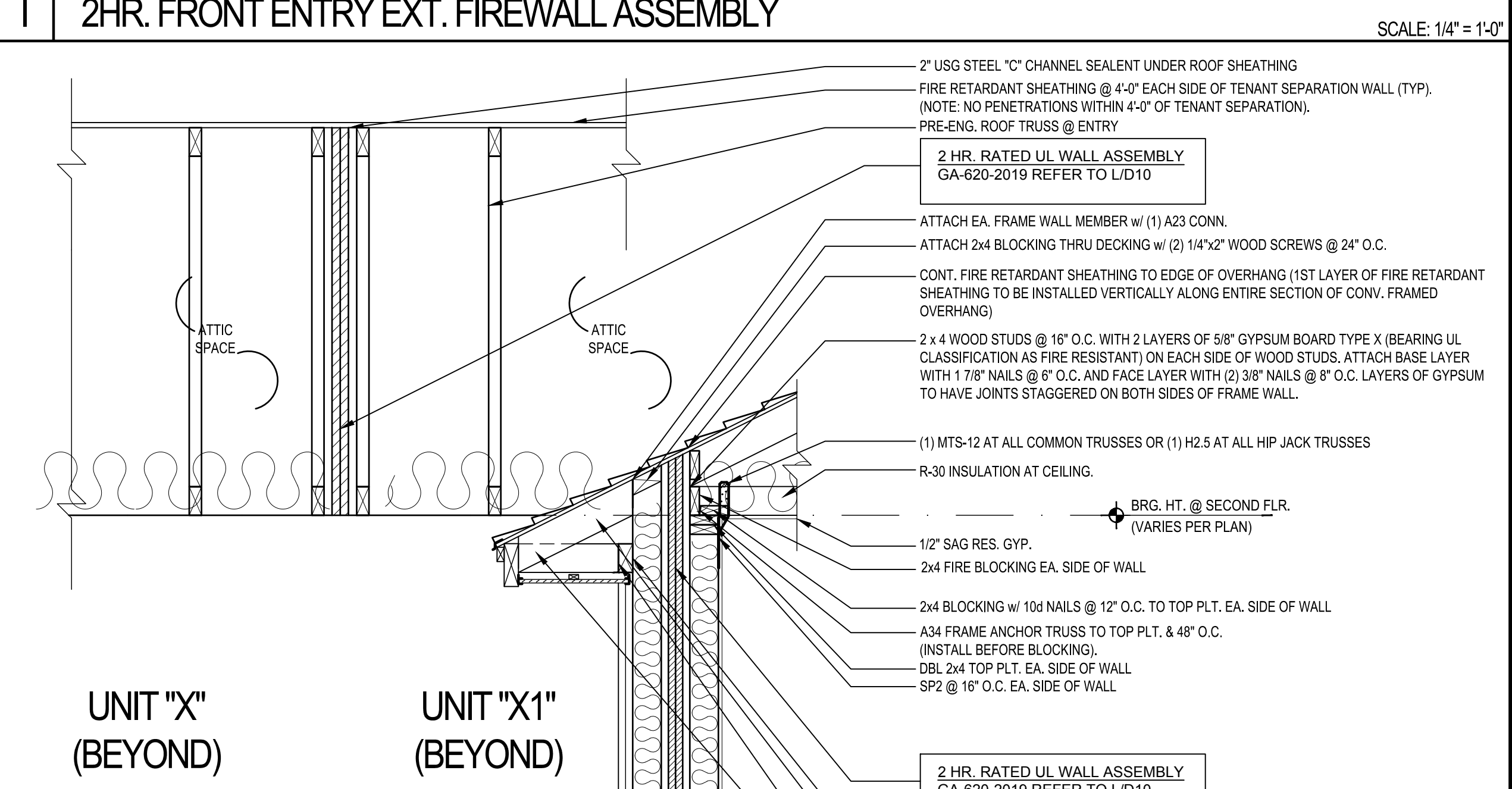
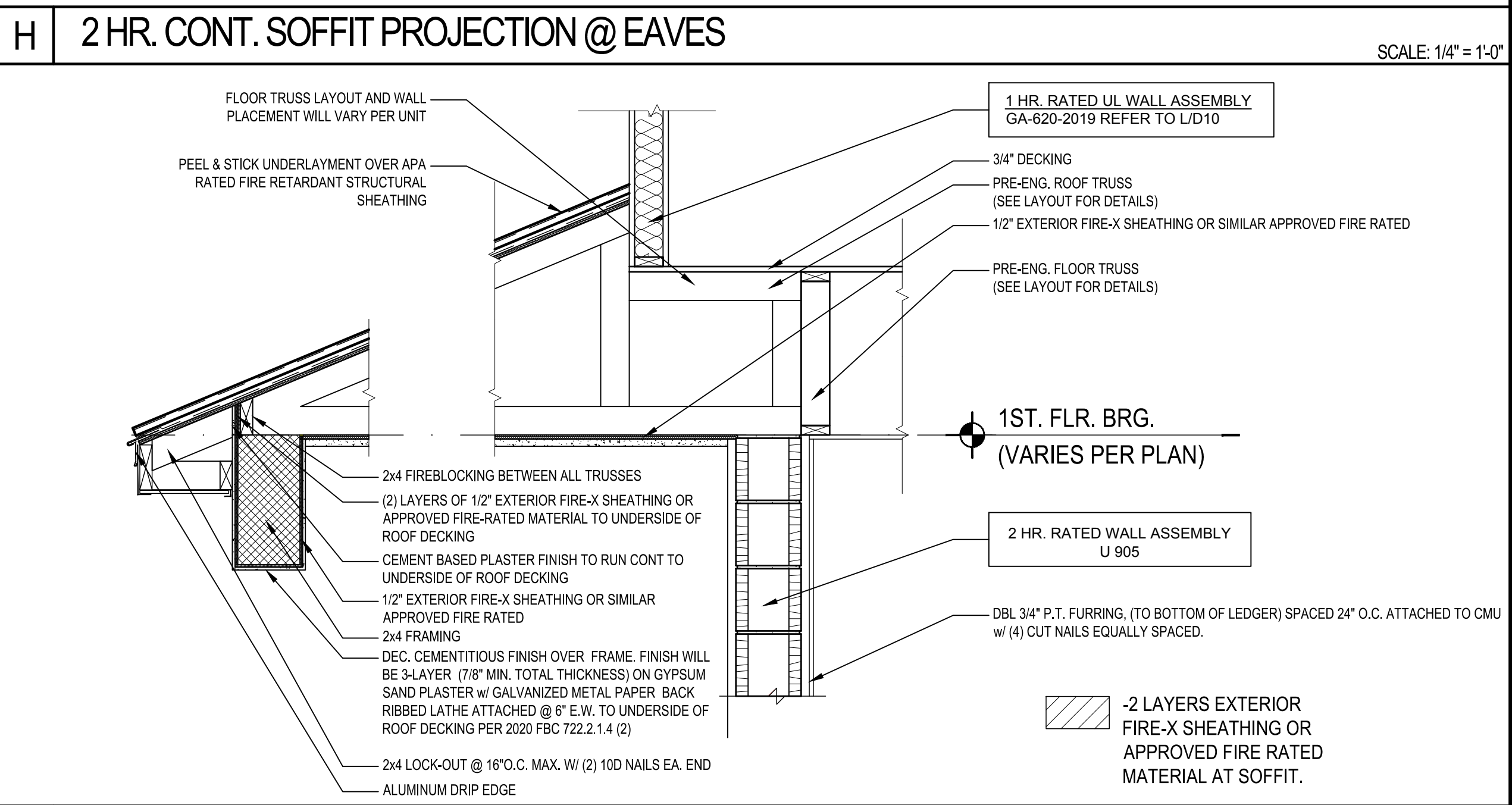
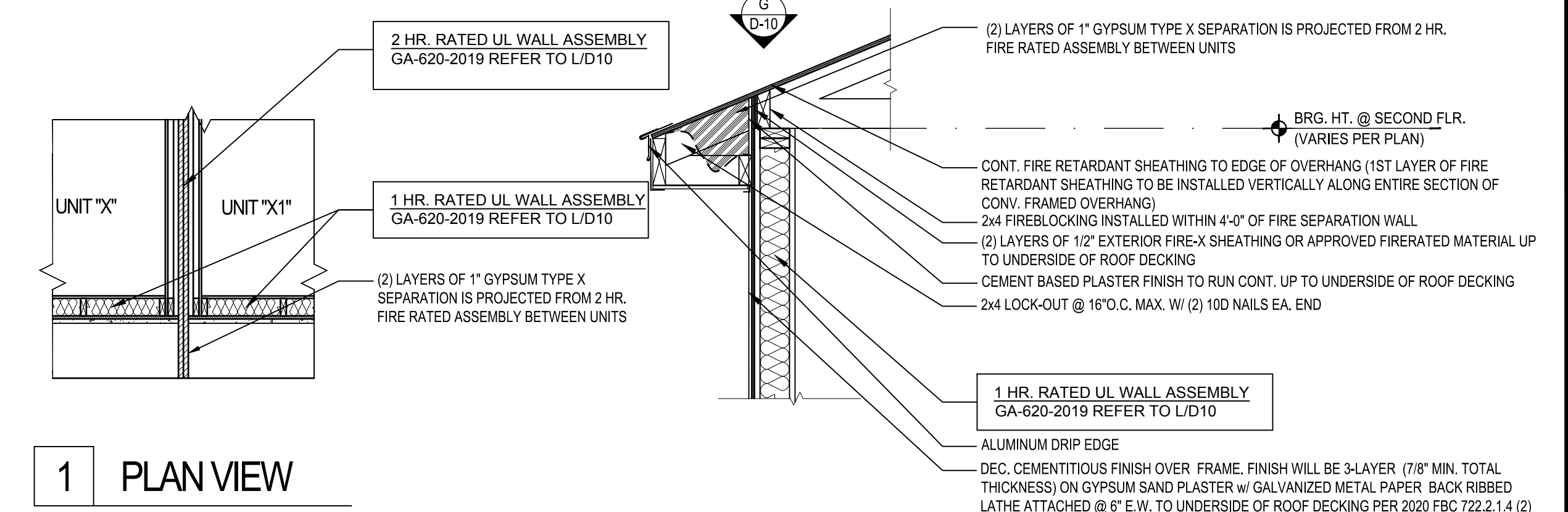
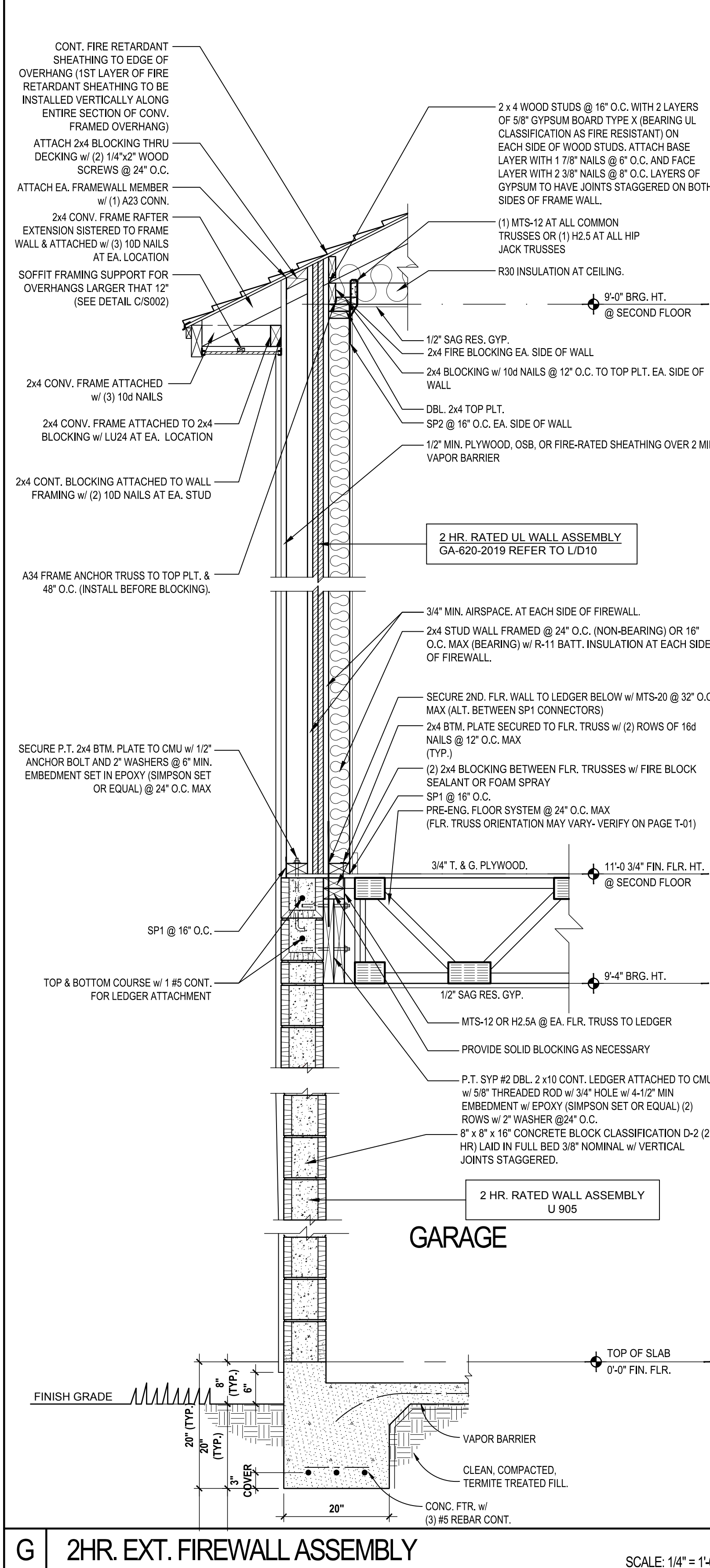
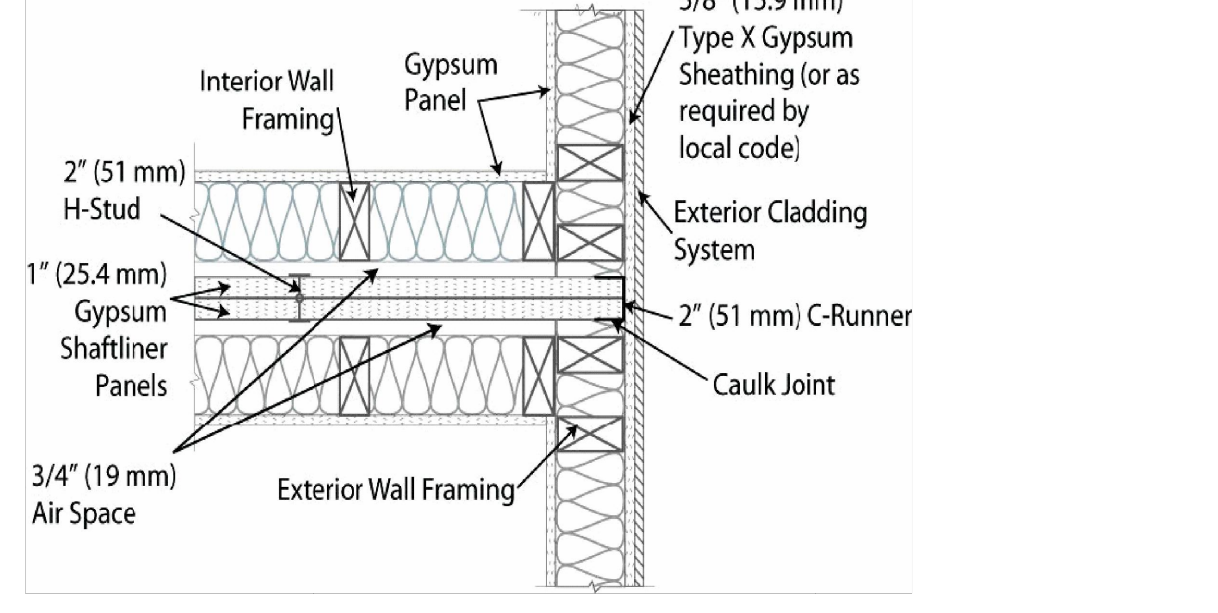


Fig 11 – Exterior Wall Intersection



L | 2HR. EXT. FIREWALL ASSEMBLY GA-620-2019, 22ND EDITION AND GA-600-2018

UL Product IQ™

Design/Software/Construction/Assembly/Usage/Disposal

- Authorities having jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, systems, devices, and materials.
- Authorities having jurisdiction should be consulted before installation.
- UL products are not intended for use in applications or environments not specifically intended for by the manufacturer.
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Design No. U905

April 14, 2023

UL Product IQ™

Design/Software/Construction/Assembly/Usage/Disposal

1. **Construction Methods** – Refer to the manufacturer's instructions for the correct installation and use of the product.

2. **Material** – Refer to the manufacturer's instructions for the correct material and use of the product.

3. **Particular Concern Areas or Gypsum Firewall** – Add 1/2" to classification based on these combustible materials are bonded in wall.

K | 2HR. ADJ. UNIT FIREWALL (FLR. TRUSS CONDITION)

Gold Bond® eXP® Shaftliner

TECHNICAL DATA

Physical Properties	eXP Shaftliner
Thickness, Nominal	1" (25.4 mm)
Width, Nominal	2' (610 mm)
Length, Standard	8' - 12' (2,439 mm - 3,658 mm)
Weight, Nominal	3.75 lbs./sq. ft. (18.31 kg/m ²)
Edges	Double Beveled
Flexural Strength, Perpendicular	≥ 230 lbf. (1,023 N)
Flexural Strength, Parallel	≥ 90 lbf. (396 N)
Thermal Resistance*	≥ 15 (Rf. 167 h)
Moisture Resistance*	10A
Nail Pull Resistance*	≥ 90 lbf. (396 N)
Hardness – Core, Edges and Ends	≥ 45
Thermal Expansion*	± 5 (in. / in. / °F)
Water Absorption† (% of Weight)	± 2.5
Linear Expansion with Change Moisture	6.25 x 10 ⁻⁴ in./in./%RH
Coefficient of Thermal Expansion	9.26 x 10 ⁻⁶ in./in./°F
Moist Resistance*	ASTM D3273
Product Standard Compliance	ASTM C1455

Fire Resistance Characteristics

Core Type	Type X
UL Type Designation	FSM-7
Combustibility*	Non-combustible Core
Flame Spread*	0
Smoke Development*	0

Applicable Codes and References

- ASTM C1455 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 C1455 Standard Specification for Application and Finishing of Gypsum Board
- ASTM C1455 Standard Specification for 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 E84 Standard Test Method for Smoke Development of Building Materials
- ASTM E119 Standard Test Method 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-214, 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, NCR Construction Guide

1. ASTM C1455, tested in accordance with ASTM C1455.

2. Tested in accordance with ASTM E84.

3. Tested in accordance with ASTM E84.

4. Tested in accordance with ASTM E84.

5. Tested in accordance with ASTM E84.

6. Tested in accordance with ASTM D3273 and tested in accordance with ASTM D3273.

L | 2HR. EXT. FIREWALL ASSEMBLY GA-620-2019, 22ND EDITION AND GA-600-2018

DESIGN NO. U905

K | 2HR. ADJ. UNIT FIREWALL (FLR. TRUSS CONDITION)

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AIBD
CREATED IN FLORIDA BELONGS TO FLORIDA

GOBA
GREAT ORANGE BELONGS TO ORANGE

5-Unit: Rear Load Detached
Models: Tyler, Jackson, Grant, Jackson & Monroe
Building Pair # 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

ISSUE DATE | 11/17/2023
REVISIONS

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

STRUCTURAL DETAILS
D10

Apr. 16, 2024, 12:26pm