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(SUBDIVISION NAME) TOWNHOMES

Park Square HOMES

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

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

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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 BRITTON BLDG. 11	G.P.
7	15/05/23	PANTRY AND REF RELOCATED TO THE REAR WALL IN THE TYLER BASE	G.P.
8	12/21/23	TV WALL EXTENDED ON MONROE UNIT AND ELECTRIC CHANGES	G.P.
9	1/16/24	ELECTRICAL MARKUPS	G.P.
10	2/22/24	DRAIN PAN NOTE AT THE WASHERS ON THE SECOND FLOOR ALL UNITS	G.P.
11	3/4/24	PAVERS AT LANAI & COURTYARD IN ALL UNITS	G.P.

DISTRIBUTED LIVE LOAD (IN POUNDS PER SQ. FT.)	ENGINEERING KEY
UNINHABITABLE ATTICS WITHOUT STORAGE 10 UNINHABITABLE ATTICS WITH LIMITED STORAGE 20 HABITABLE ATTICS & ATTICS SERVED WITH FIXED STAIRS 30 BALCONIES (EXTERIOR) AND DECKS 40 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 40	DESIGN REQUIREMENTS A. ROOF LIVE LOAD IS 20 PSF. B. FLOORS LIVE LOAD IS 40 PSF. BALCONIES, DECKS, STAIRS, LIVE LOAD IS 80 PSF. NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE (RESIDENTIAL, 8TH EDITION) 1. WIND EXPOSURE - CATEGORY (C) 2. ULTIMATE WIND SPEED - 140MPH. NOMINAL WIND SPEED - 108MPH. 3. WIND IMPORTANCE FACTOR - 1.0 4. INTERNAL PRESSURE COEFFICIENT - 18 5. MAXIMUM PRESSURE FOR COMPONENTS AND CLADDING: 21.0 p.s.f. ± 28.1 p.s.f. UNLESS NOTED OTHERWISE. 6. SINGLE FAMILY RESIDENCE TO BE RISK CATEGORY II.
ANSI STANDARD FOR MEASURING HOUSES	DESIGN STATEMENT
THE ANSI STANDARD FOR MEASURING HOUSES: NATIONAL STANDARD Z39-1988 NEW CONSTRUCTION THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL EXTERIOR 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 EXTERIOR 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.) AREA (SQ. FT.) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION
1. AIR-CONDITIONED SPACE 2. NON-AIR-CONDITIONED SPACE (GARAGES, PATIOS, PORCHES, BREEZEWAYS)	GARAGE DOORS 16'-0" x 9'-0" 16'-0" x 7'-0" 18'-0" x 8'-0" (+) 21.7 (-) 26.3 (+) 21.9 (-) 26.7 (+) 24.4 (-) 27.2
THE ANSI STANDARDS DEFINE "FINISHED AREA" AS "AN ENCLOSED AREA IN A HOUSE SUITABLE FOR YEAR-ROUND USE. EMBOSSING WALLS, FLOORS, AND CEILING THAT ARE LIKE THE REST OF THE FINISHES MUST BE TAKEN TO THE NEAREST INCH OR TENTH OF A FOOT, AND FLOOR AREA MUST BE REPORTED TO THE NEAREST SQUARE FOOT. THESE WOULD INCLUDE BONUS/ATTIC SPACES AND ARE USUALLY LISTED SEPARATELY.	9'-0" x 8'-0" 9'-0" x 7'-0" (+) 25.0 (-) 29.2 (+) 25.9 (-) 29.2 OVERHANG (+) 55.30 8'-0" x 8'-0" 8'-0" x 7'-0" (+) 22.9 (-) 28.1 (+) 23.1 (-) 29.0
GENERAL CONTRACTOR: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL ALL MATERIALS MEETING FLORIDA APPROVAL COMPLIANCE TO AVOID WATER INTRUSION AND MOISTURE INTRUSION ON WINDOWS, DOORS, ROOF, AND ANY OTHER AREA AROUND EACH UNIT/ HOUSE/ APARTMENT/ CONDOMINIUM/ TOWNHOUSE.	WIND PRESSURE AND SUCTION DIAGRAM
	GENERAL PRESSURE NOTES NOTES: 1. 1/8" END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS. INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES. OTHERWISE USE LOAD ASSOCIATED WITH THE LARGER EFFECTIVE AREA. R/R
	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). • 2010 NATIONAL ELECTRICAL CODE (NEC) • 2010 NFPA 101 - LIFE SAFETY CODE • OCCUPANCY CLASSIFICATION: GROUP R-3 (TOWNHOMES) • CONSTRUCTION TYPE: TYPE VB (FBC R 602.3) • 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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MJS
designers group
residential-commercial-architecture

A I B D

GOBA
GEOGRAPHIC INFORMATION SYSTEMS ASSOCIATION

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

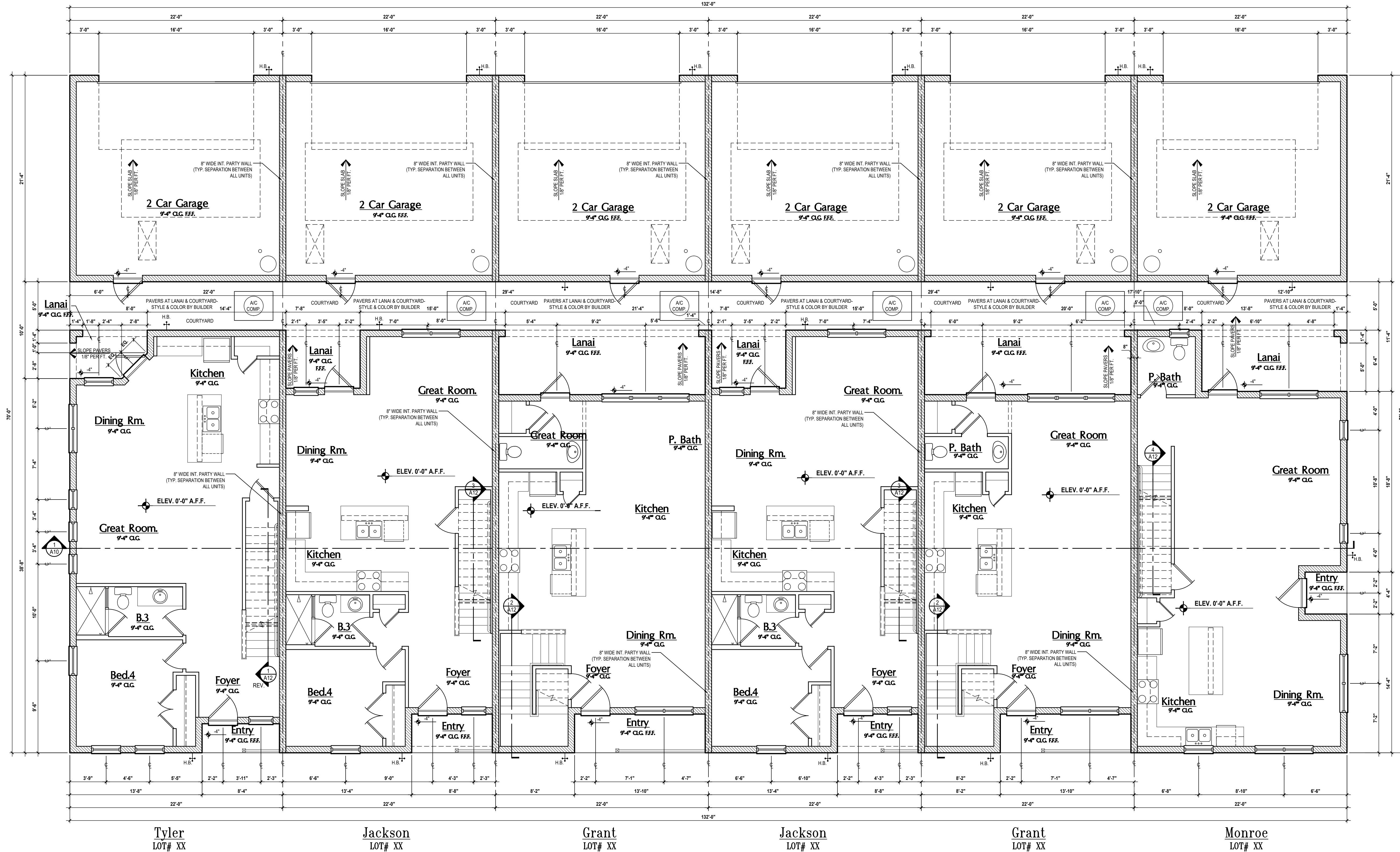
A division of Park Square Enterprises Inc.
5200 Vineland Rd., Suite #200
Orlando, FL 32811
Phone: (407) 529-3000

Park Square HOMES

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

COVER PAGE
A0

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Tyler
LOT# XX

Jackson
LOT# XX

Grant
LOT# XX

Jackson
LOT# XX

Grant
LOT# XX

Monroe
LOT# XX

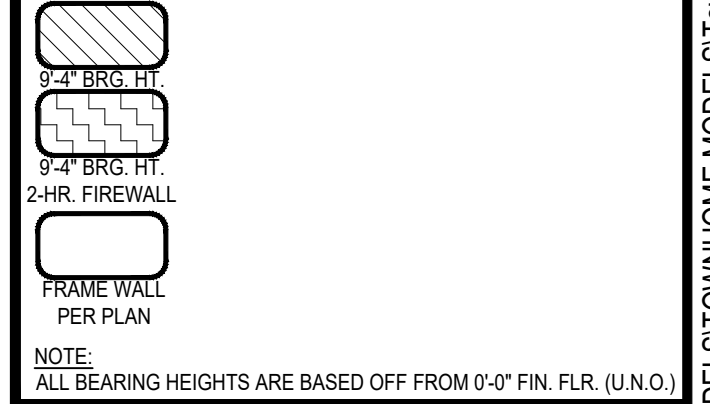
GENERAL NOTES KEY:

- ABBREVIATIONS: NT - METAL THRESHOLD, FR - FRENCH DOORS, SL - SIDE LIGHT, FG - FIXED GLASS, TR - TRANSOM, GB - GLASS BLOCK, PCT - POCKET DOOR, SVC - SERVICE DOOR, OBS - OBSCURED GLASS, TEMP - TEMPERED GLASS, SH - SINGLE HUNG, DH - DOUBLE HUNG, CSMT - CASEMENT, HE - HORIZONTAL ROLLER, BP - BYPASS, TYP - TYPICAL
- NOTES:
 - 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 CEILING.
 - 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 INTERSECTIONS.
 - 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" 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" X 1/2" (12.7 MM) GYPSUM BOARD.
 - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
 - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 - ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABOVE SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 20" 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 PLAN.
 - 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.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 PSF MIN.). FILL MATERIAL SHALL BE COMPACTED TO 95% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR/OWNER.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1.
 - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL UNDERSIDE OF DECKING.
 - 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE.
 - THERMAL BARRIER FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" (12.7 MM) GYPSUM WALL BOARD, 23/32" (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-R318.
 - 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 C1288) OR NON-ASBESTOS FIBER MAT REINFORCED GEMINENTIOUS BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC R702.4 PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW / DOOR NOTE KEY:

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

BRG. HT. LEGEND



Area Tabulations

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

First Floor Overall

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

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 residential-commercial-architecture

A I B D

GOBA
 GROUP OF BUILDING ASSOCIATION

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

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

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

Park Square HOMES

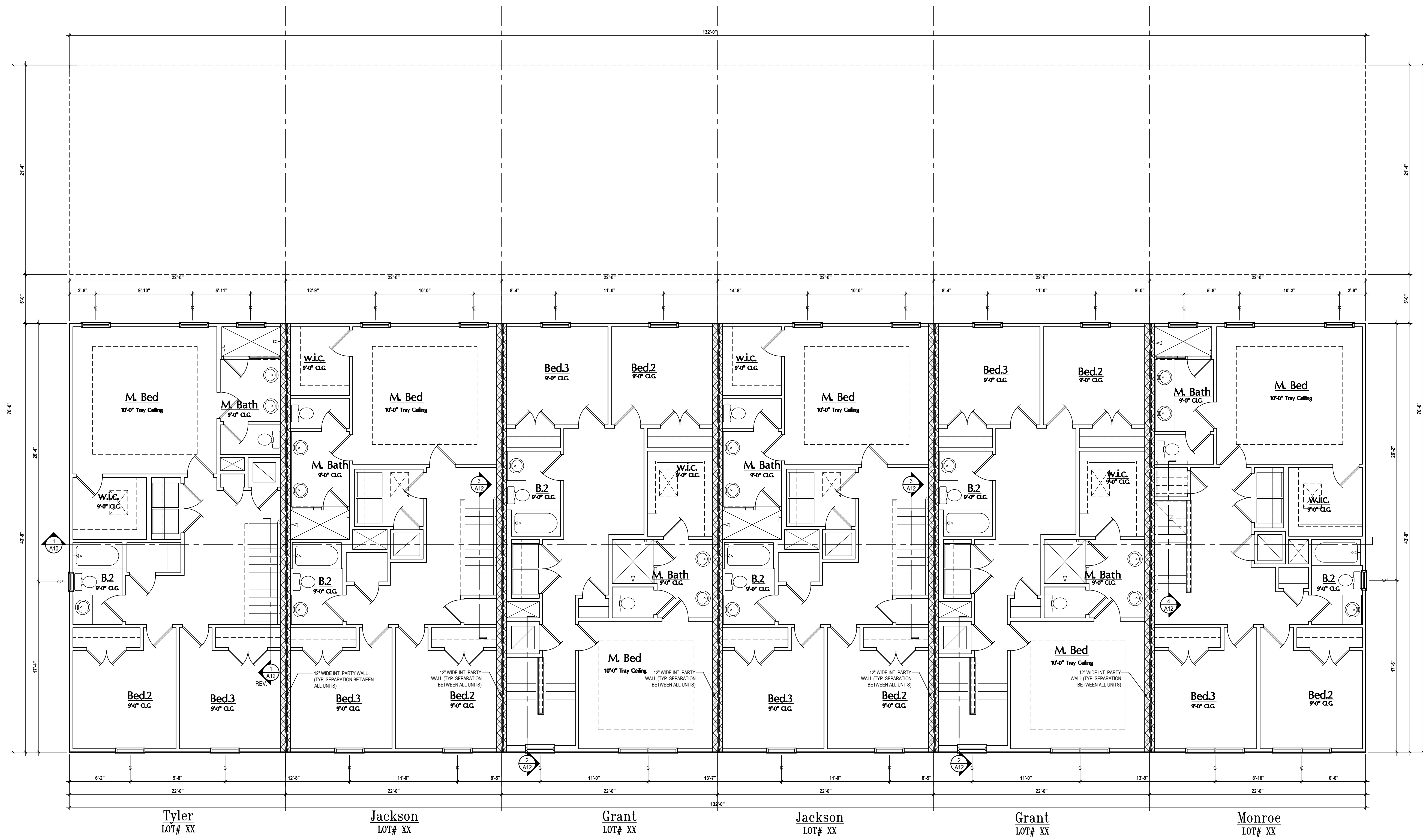
ISSUE DATE: 02/14/2023

REVISIONS

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

FIRST FLOOR
A2

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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 WALL U.O.
 - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 - SAG RESISTANT DRYWALL ON ALL CEILINGS.
 - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 - REFER TO EXTERIOR ELEVATIONS & TYP DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
 - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/4" U.O.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/8" U.O.
 - C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'0" OR MORE SHALL BE CONSIDERED SHEAR WALL 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-R302.5.1.
 - ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDERSTAR 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 SERVER PER (FBC-R312.2).
 - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
 - SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
 - ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC R310.2 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 95% DENSITY OF A STANDARD PROCTOR TO BE VERIFIED BY GENERAL CONTRACTOR OWNER.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1.
 - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL 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 WALLBOARD, 2032-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-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 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 CEMENTITIOUS BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC-R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW / DOOR NOTE KEY:

- WINDOW SIZE CALLOUT:**
 2040 = 2'-0" x 4'-0"
 2050 = 2'-0" x 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:**
 20 = 2'-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
 28 = 2'-8"
 30 = 3'-0"
 • ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

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

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

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

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

SECOND FLOOR
A3

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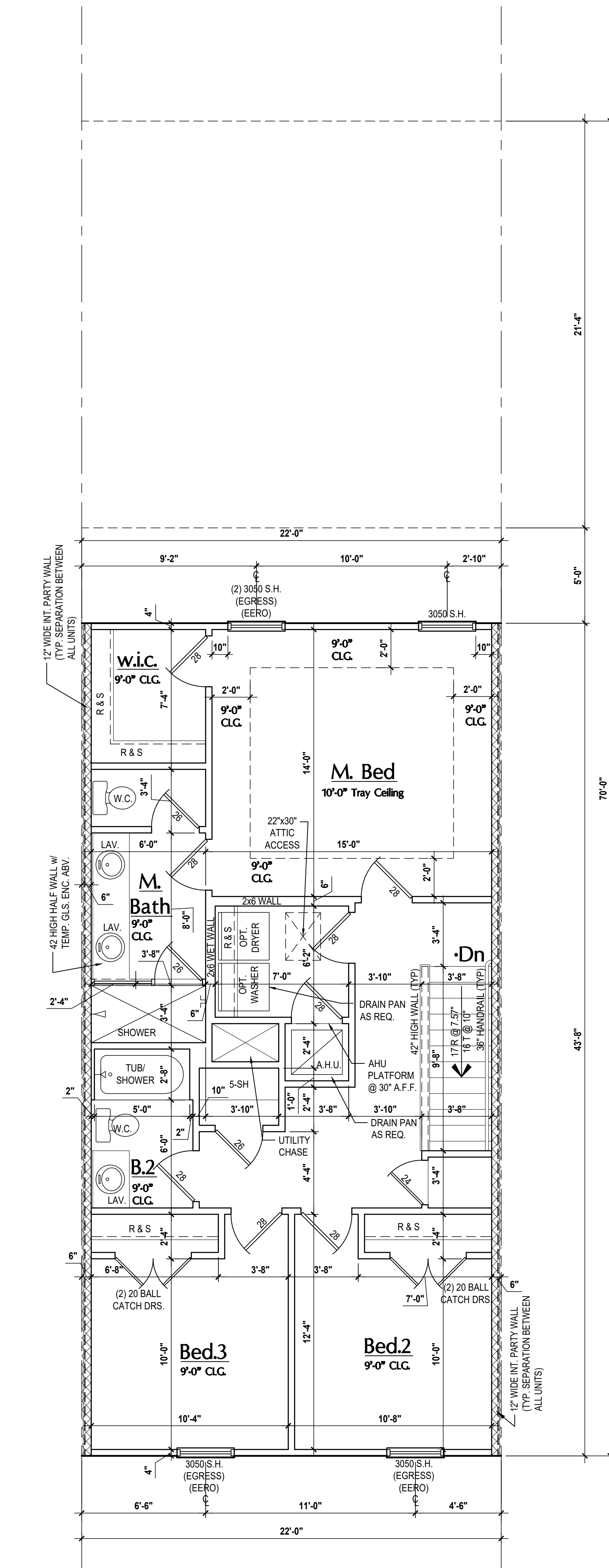
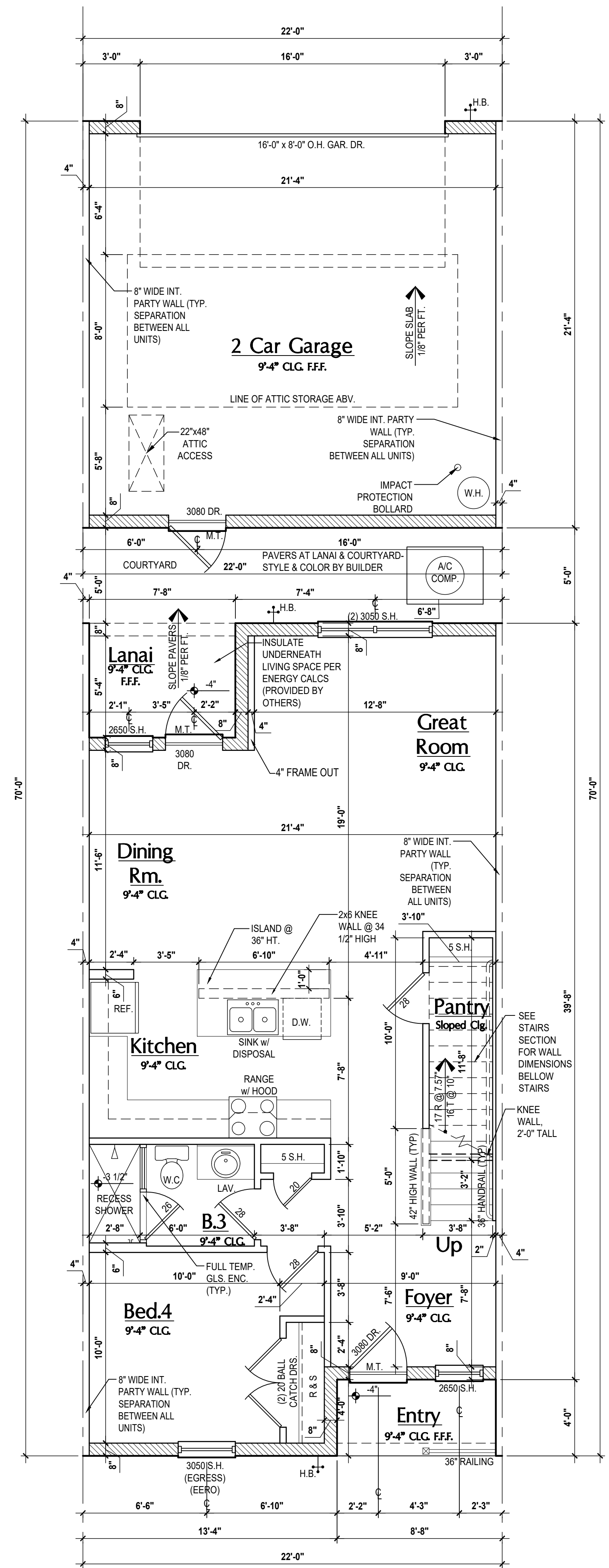
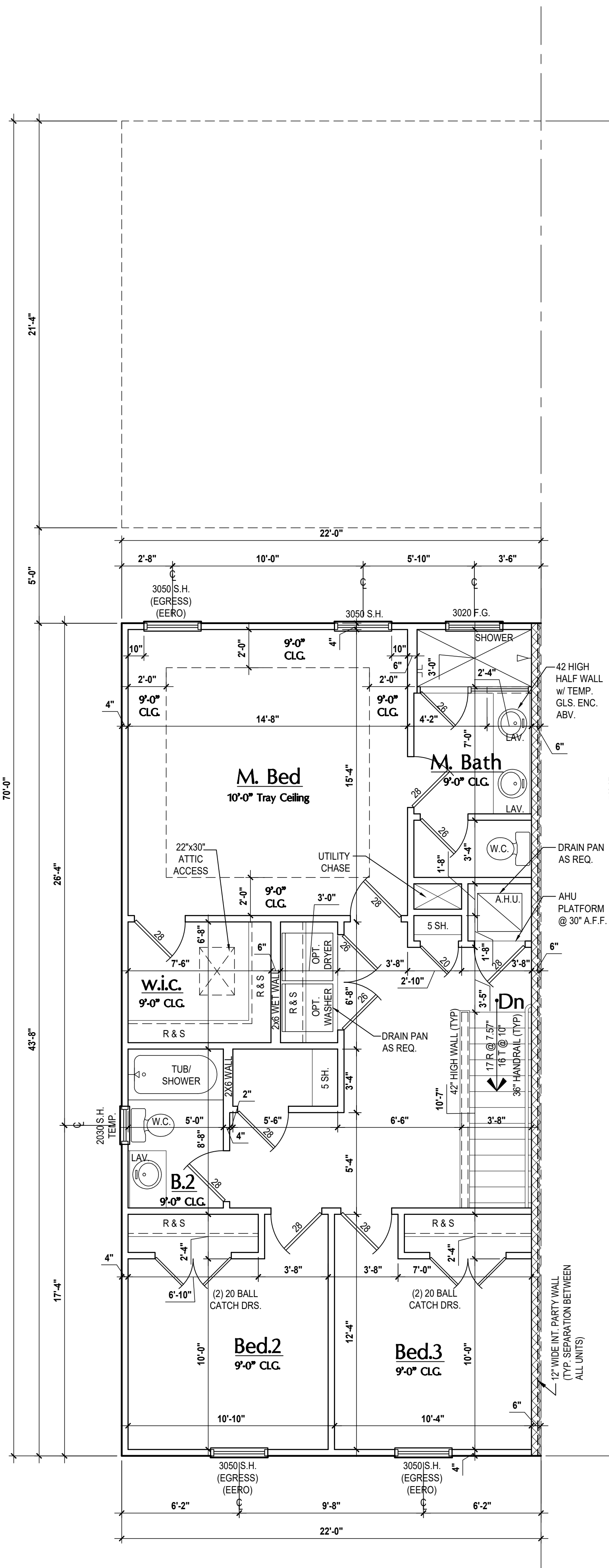
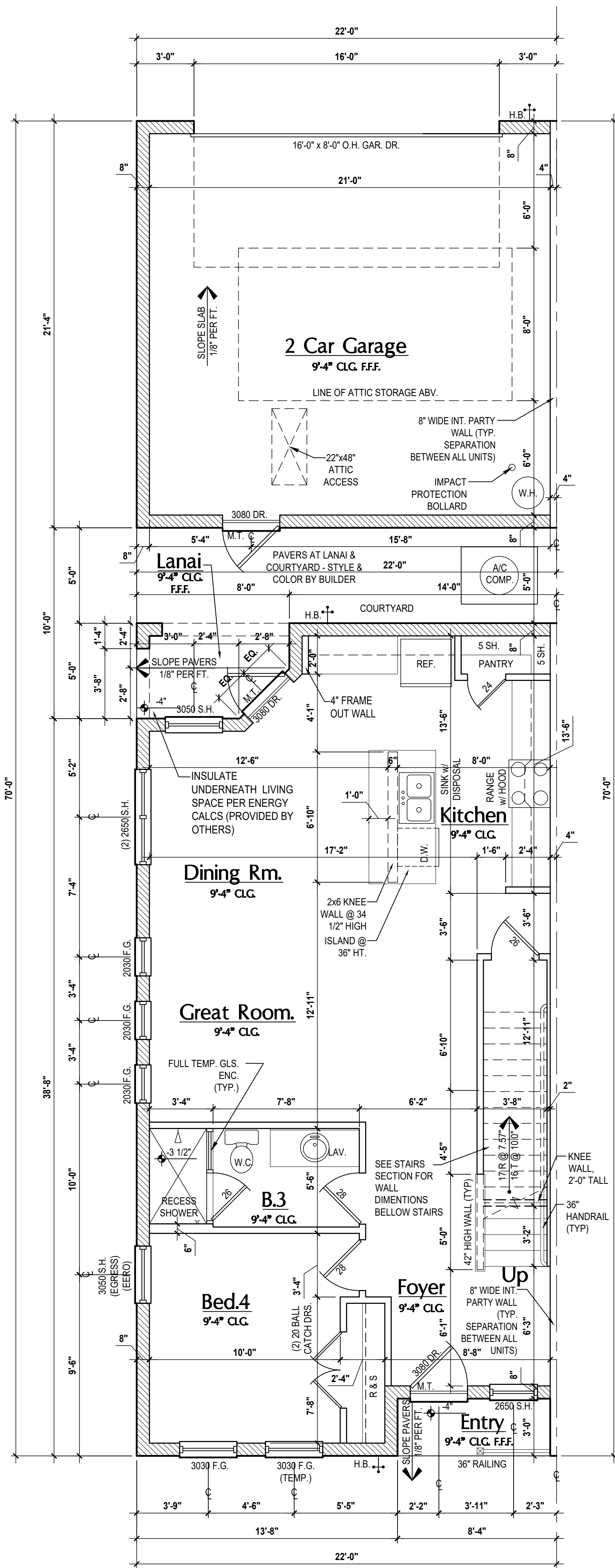
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A | B | D

GOBA
 GYPSUM BOARD INSTALLATION ASSOCIATION

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GENERAL NOTES KEY:

- ABBREVIATIONS: OBS - OBSOLETE GLASS; MT - METAL THRESHOLD; TR - FRENCH DOORS; SL - SIDE LIGHT; FG - FIXED GLASS; TR - TRANSOM; GB - GLASS BLOCK; PKT - POCKET DOOR; SVC - SERVICE DOOR; NOTES: 1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE. 2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION. 3. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES. 4. A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R M307.2 & FBC-M 304. 5. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE. 6. VENT DRYER THRU EXTERIOR WALL U.N.O. 7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE. 8. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE. 9. SAG RESISTANT DRYWALL ON ALL CEILINGS. 10. PULL ALL DIMENSIONS FROM THE REAR OF PLAN. 11. REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS. 12. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES. 13. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/2" U.N.O. 14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/2" U.N.O. 15. 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. 16. 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. 17. 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. 18. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H. 19. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED. 20. 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). 21. SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS. 22. SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS. 23. ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC-R310.2 EERO. 24. 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. 25. 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. 26. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING. 27. 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE. 28. THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" HIGH (12.7 MM) GYPSUM WALLBOARD, 2000-PSF (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. 29. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R319. 30. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR). 31. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R402.2.4. 32. FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING. 33. ADD ACUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE. 34. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS AND GYPSUM BACKING PANELS (ASTM C1178), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ABSORBSING FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ABSORBSING FIBER MATT REINFORCED GYPSUM BACKER UNITS (ASTM C1202) 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.

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"

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:	2,466 sf

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

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AI BD
DESIGNER ARCHITECTS ASSOCIATION

GOBA
GENERAL OVERSIGHT BOARD

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

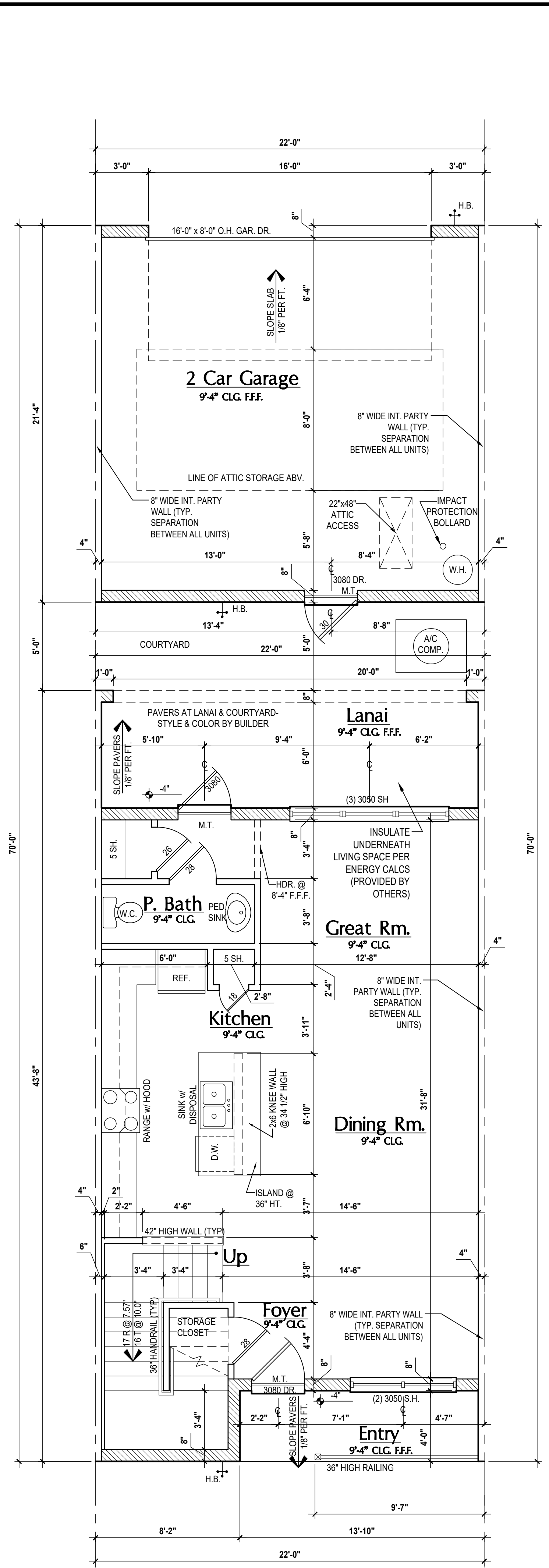
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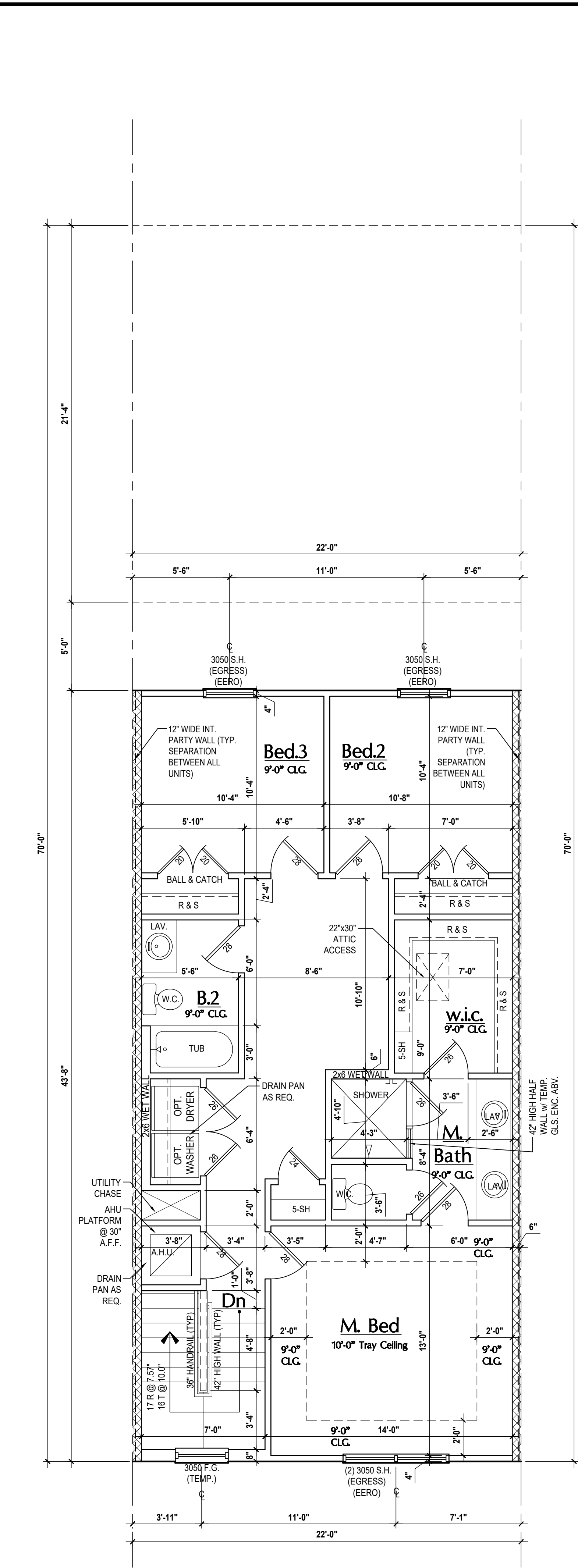
ISSUE DATE: 02/14/2023
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PROJECT: 22-1148
SCALE: AS NOTED
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DESIGNED BY: MJS

FLOOR PLANS
A4

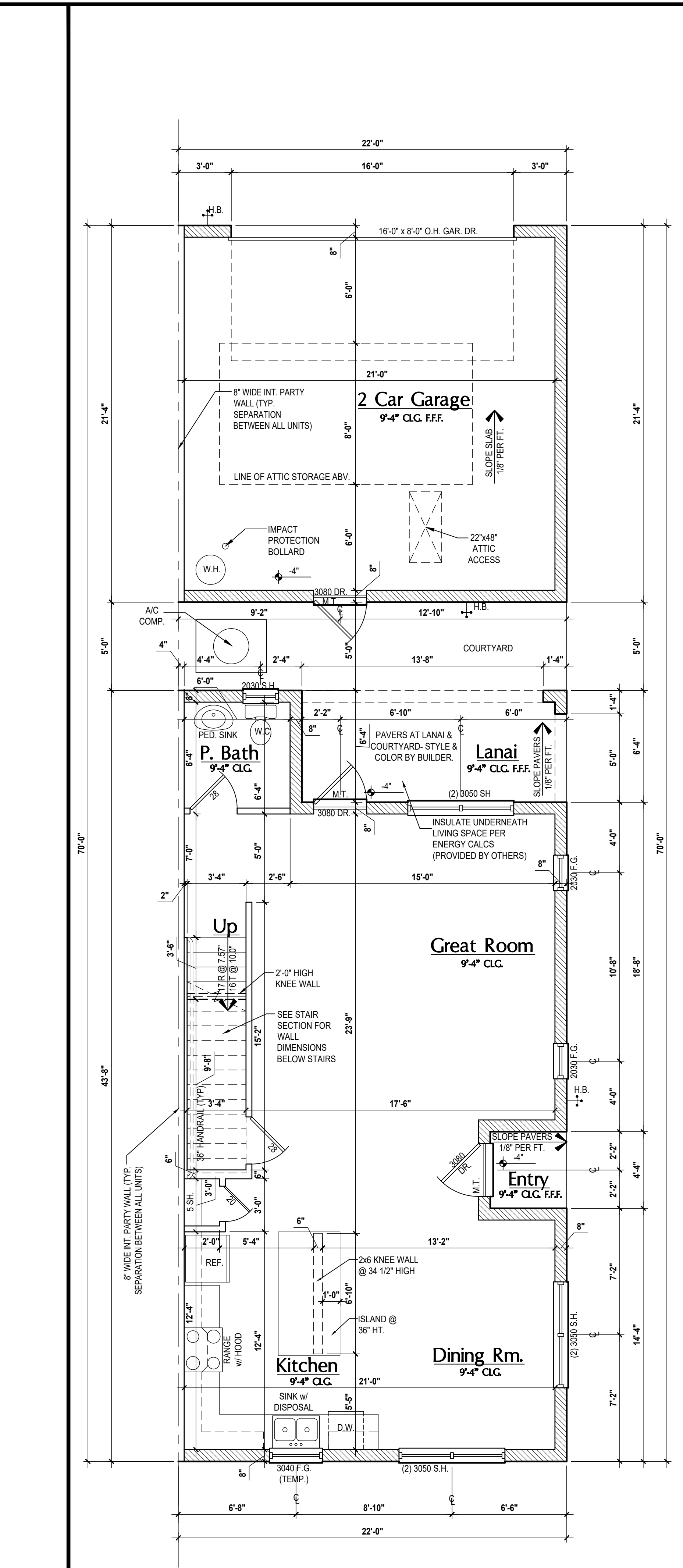
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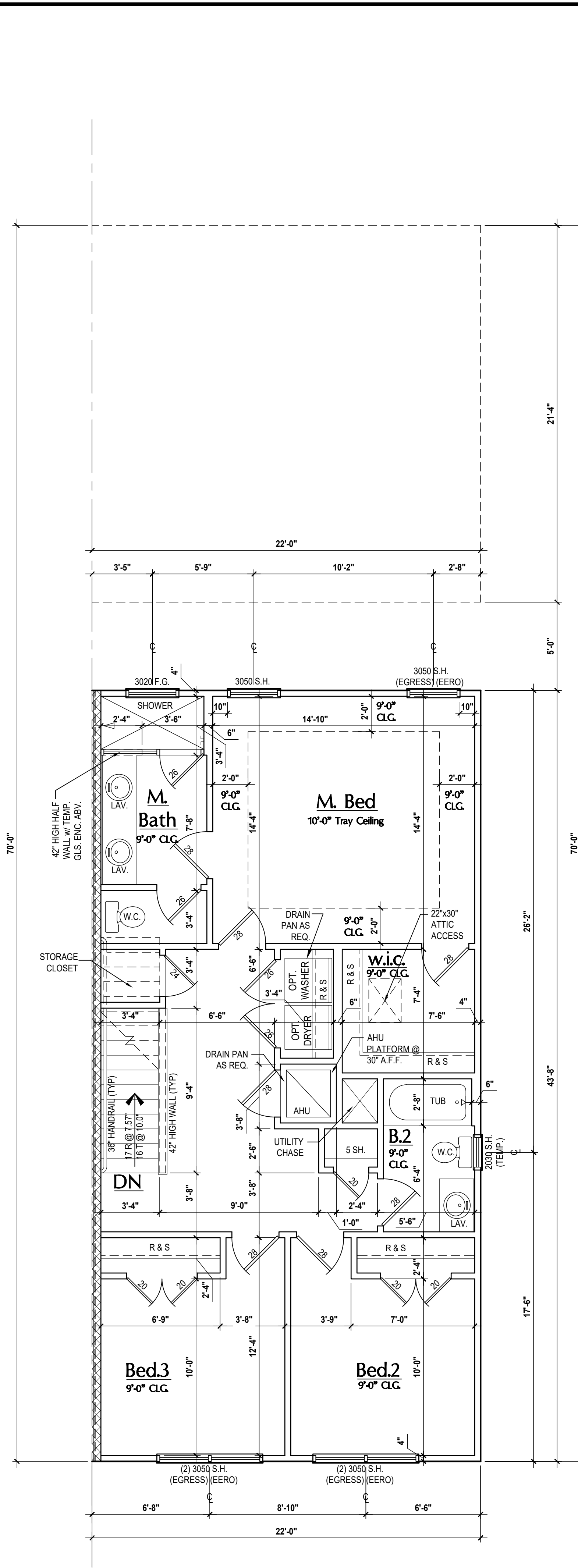
Grant: First Floor Plan
SCALE: 1/4" = 1'-0"



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



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



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

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

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

GENERAL NOTES KEY:

- ABBREVIATIONS:**
 MT - METAL THRESHOLD
 RL - FRENCH DOORS
 SL - SIDE LIGHT
 FG - FIXED GLASS
 TR - TRANSOM
 GB - GLASS BLOCK
 RD - ROCKET DOOR
 SVC - SERVICE DOOR
- OTHERS:**
 OBS - OBSCURED GLASS
 TEMP - TEMPERED GLASS
 SH - SINGLE HUNG
 DH - DOUBLE HUNG
 CSMT - CASEMENT
 HR - HORIZONTAL ROLLER
 BP - BYPASS
 TYP. - TYPICAL
- NOTES:**
 1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 3. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 4. AC CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R 1307.2 & FBC-M 304.
 5. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 6. VENT DRYER THRU EXTERIOR WALL U.N.O.
 7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 8. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 9. SAG RESISTANT DRYWALL ON ALL CEILINGS.
 10. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 11. REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
 12. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 13. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/4" U.N.O.
 14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/8" U.N.O.
 15. 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.
 16. 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
 17. 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.
 18. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
 19. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
 20. ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABV. SURFACE BELOW WINDOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVER PER (FBC-R12.2).
 21. SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
 22. SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
 23. ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC R310.2 EGRESS.
 24. SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & 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.
 25. 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
 26. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
 27. 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE.
 28. THERMAL BARRIER FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" (12.7 MM) GYPSUM WALL BOARD, 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.
 29. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R519.
 30. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
 31. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R202.4.
 32. FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPING.
 33. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
 34. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKER PANEL (ASTM C1171), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MAT REINFORCED GEMBITTUS 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"

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A.I.D. BUILDERS

GOBA
 GROUP OF BUILDERS ASSOCIATION

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

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

Park Square HOMES

ISSUE DATE: 02/14/2023
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 DRAWN BY: C.C.
 DESIGNED BY: MJS

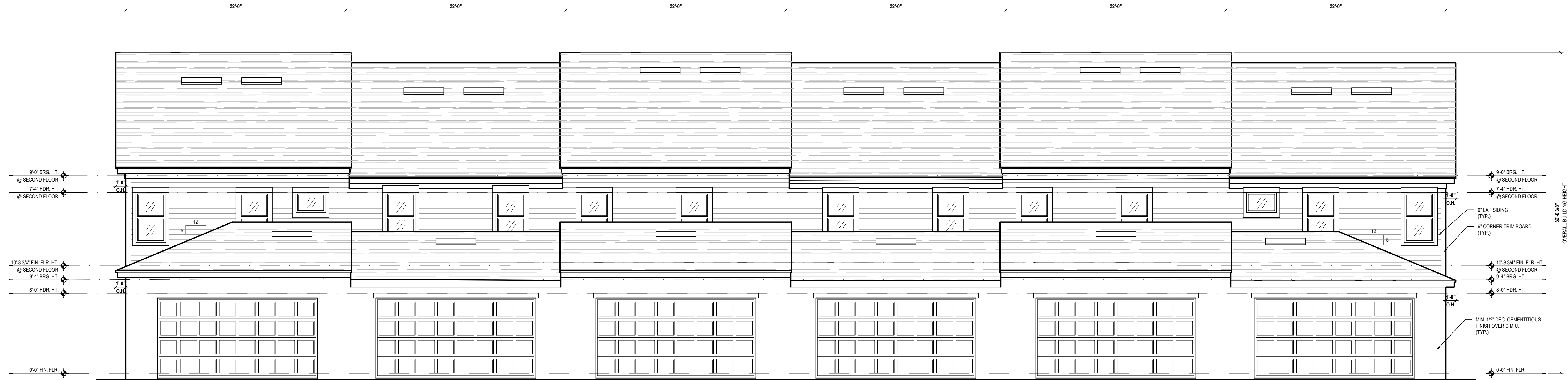
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FLOOR PLANS
A5

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



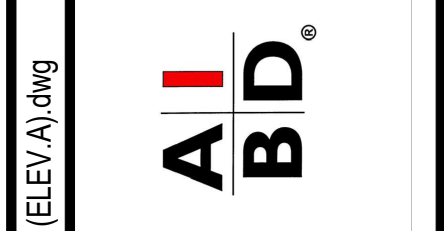
Rear Elevation
SCALE 3/16" = 1'-0"



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



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

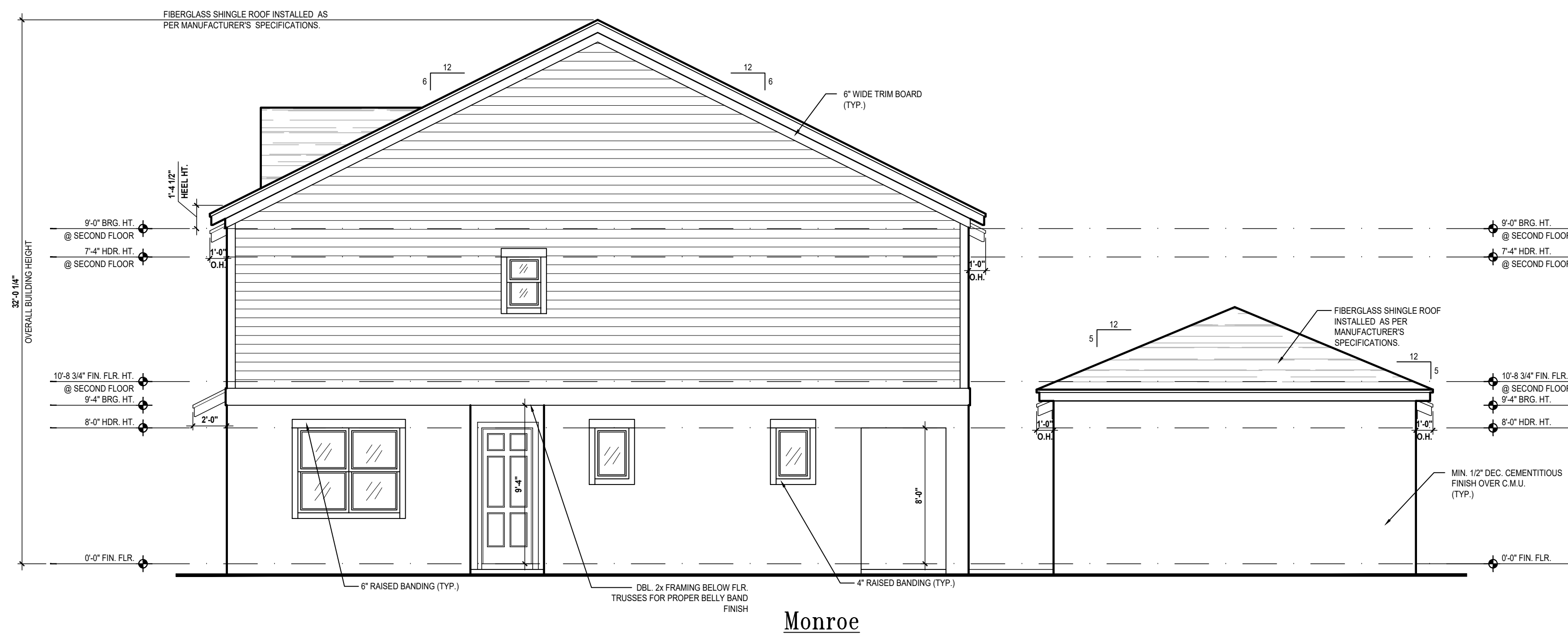
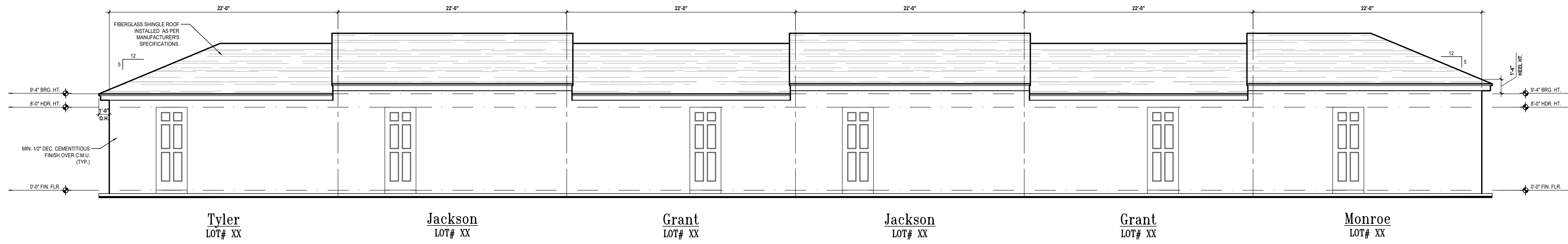
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DESIGNED BY: MJS

ELEVATIONS
A6

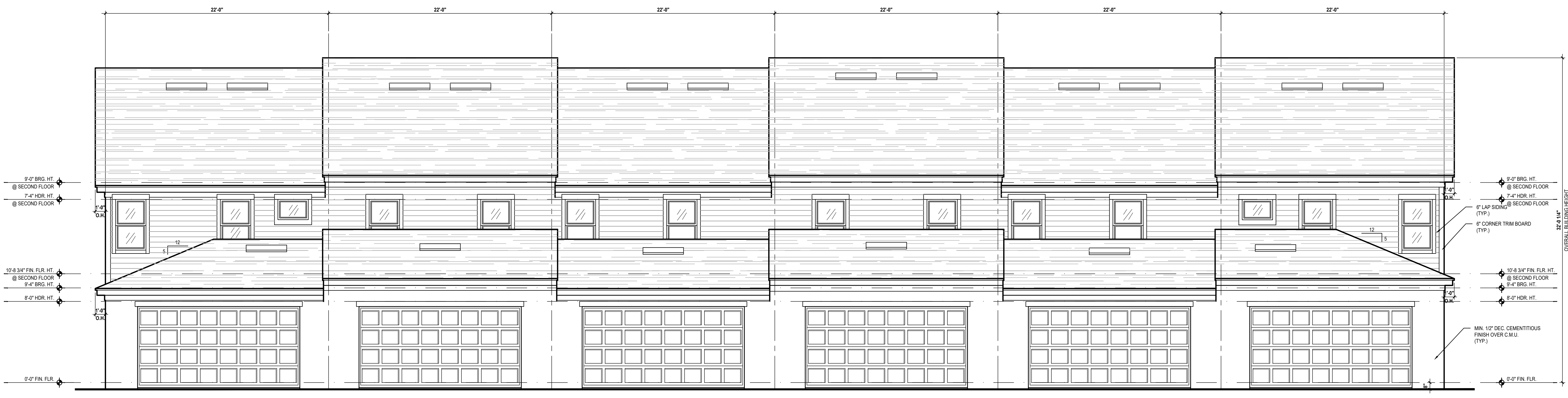


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Front Elevation "B"
SCALE 3/16" = 1'-0"



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



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

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GRAPHIC DESIGN & PRINTING

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

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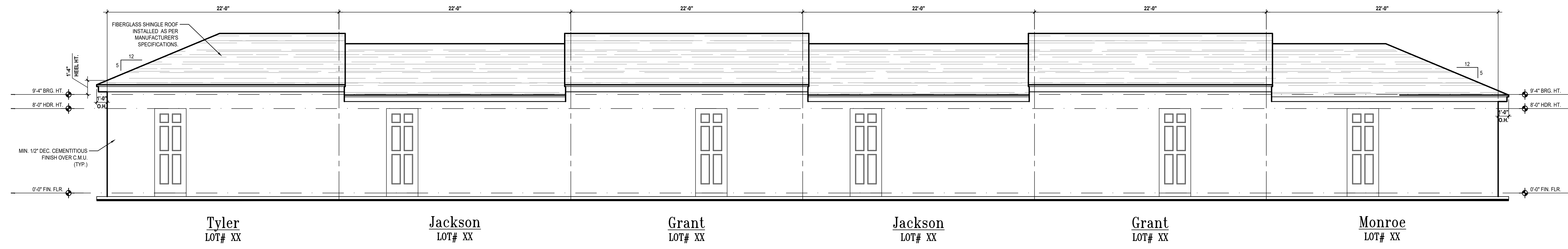
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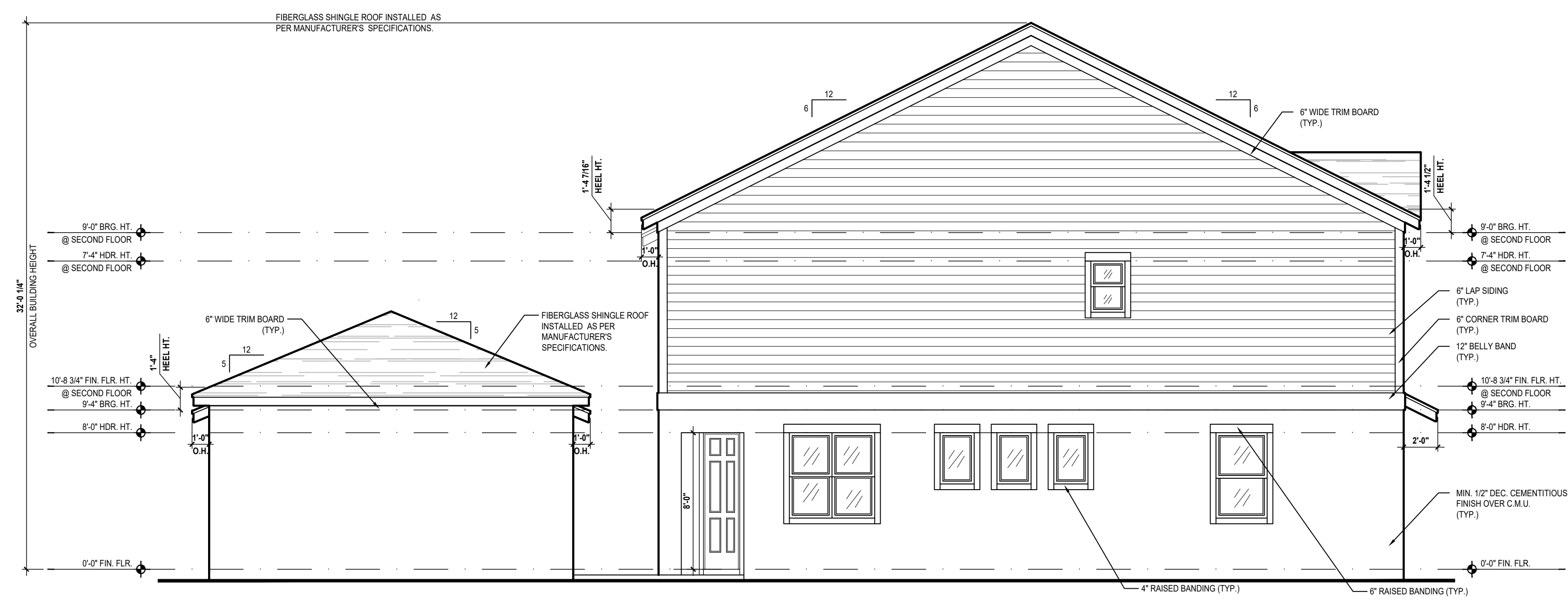
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ELEVATIONS
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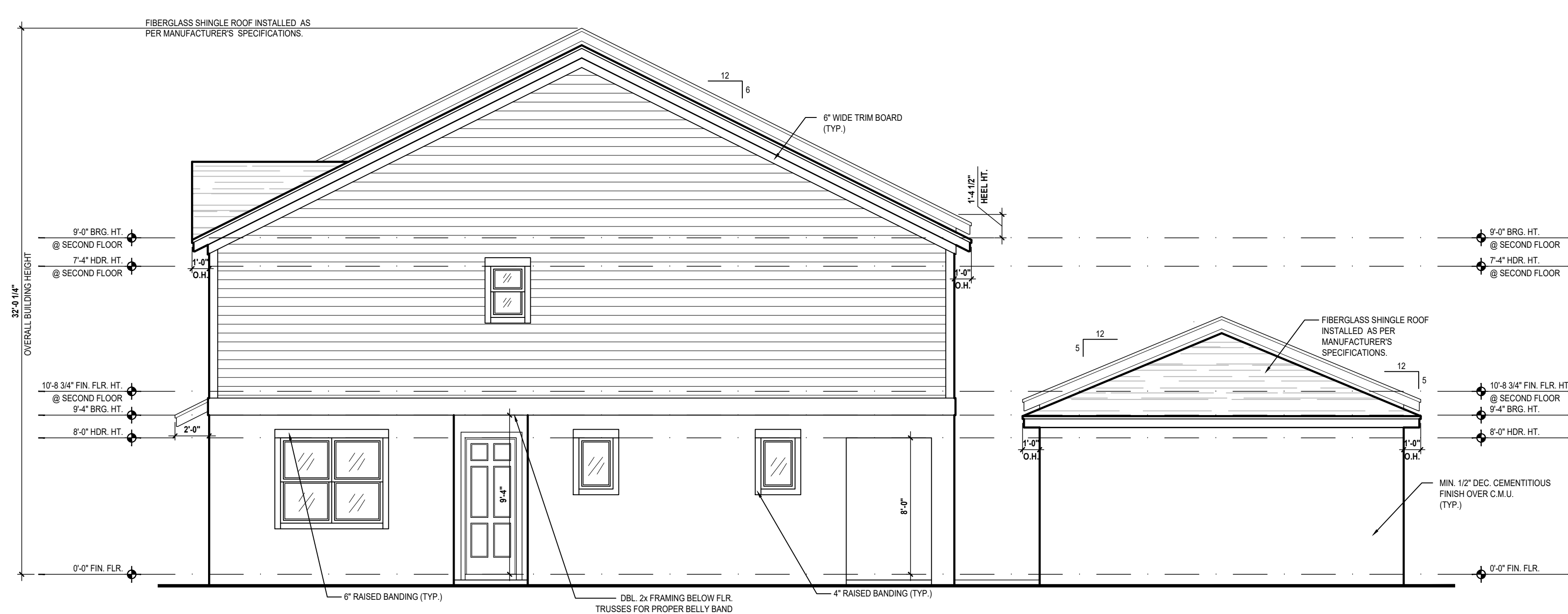
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Front Elevation: Garage
SCALE 3/16" = 1'-0"



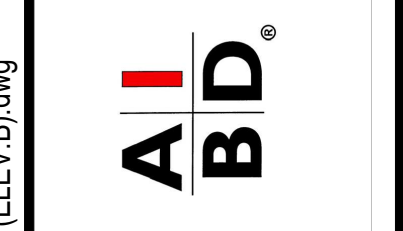
Left Elevation
SCALE 3/16" = 1'-0"



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



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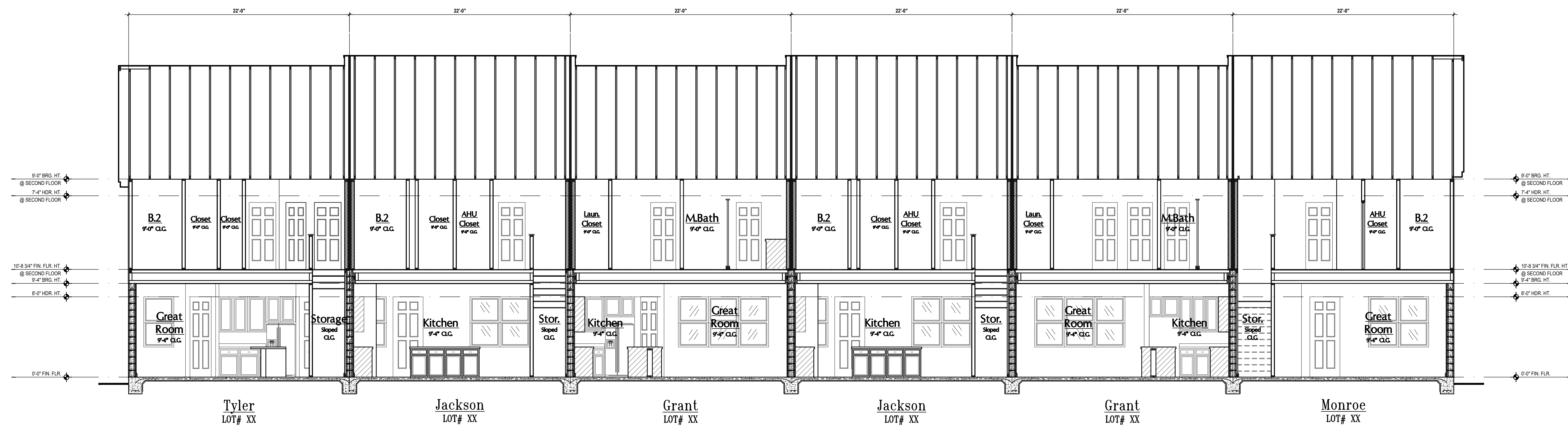
6-Unit: Rear Load Detached
Models: Tyler, Jackson, Grant, Jackson, Grant & Monroe
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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

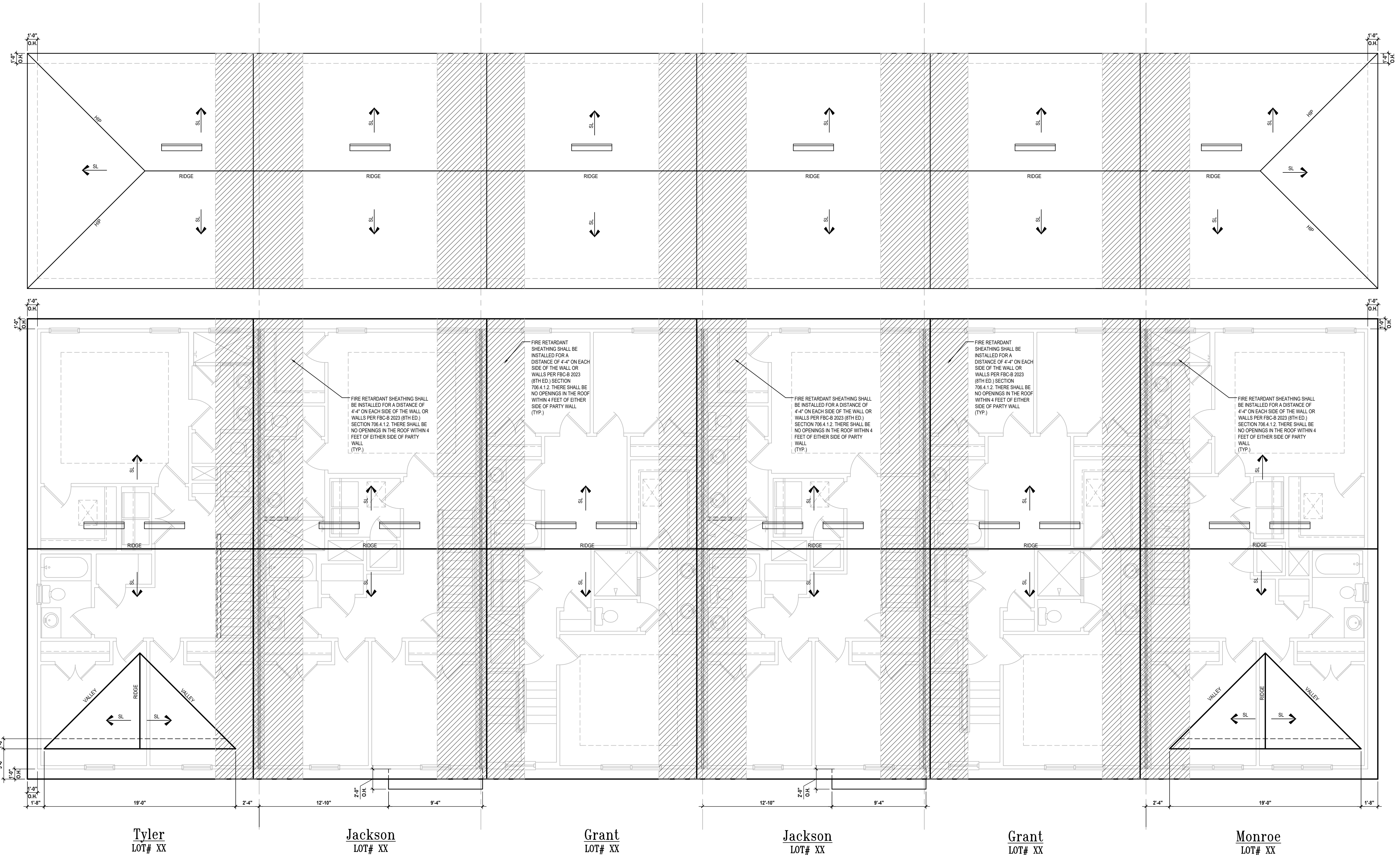


ISSUE DATE	02/14/2023
REVISIONS	
PROJECT:	22-1148
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

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



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

TYLER UNIT ATTIC VENT CALCS.	
MAIN AV VOLUME ROOF AREA: = (1,050 / 300) = 3.5 SQ. FT. / 2 = 1.75 SQ. FT. 1.75 x 144 = 252 SQ. IN. 252 SQ. IN. / 101.5" = 2.48 VENTS NEEDED	1,050 SQ. FT.
AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: = (550/300) = 1.83 SQ. FT. / 2 = 0.915 SQ. FT. 0.915 x 144 = 132 SQ. IN. 132 SQ. IN. / 98.75" = 1.33 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
JACKSON UNIT ATTIC VENT CALCS.	
MAIN AV VOLUME ROOF AREA: = (1,005 / 300) = 3.35 SQ. FT. / 2 = 1.675 SQ. FT. 1.675 x 144 = 241.2 SQ. IN. 241.2 SQ. IN. / 101.5" = 2.37 VENTS NEEDED	1,005 SQ. FT.
AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: = (486/300) = 1.62 SQ. FT. / 2 = 0.81 SQ. FT. 0.81 x 144 = 116.64 SQ. IN. 116.64 SQ. IN. / 98.75" = 1.18 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
GRANT UNIT ATTIC VENT CALCS.	
MAIN AV VOLUME ROOF AREA: = (1,005 / 300) = 3.35 SQ. FT. / 2 = 1.675 SQ. FT. 1.675 x 144 = 241.2 SQ. IN. 241.2 SQ. IN. / 101.5" = 2.37 VENTS NEEDED	1,005 SQ. FT.
AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: = (541/300) = 1.80 SQ. FT. / 2 = 0.90 SQ. FT. 0.90 x 144 = 129.84 SQ. IN. 129.84 SQ. IN. / 98.75" = 1.31 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
MONROE UNIT ATTIC VENT CALCS.	
MAIN AV VOLUME ROOF AREA: = (1,050 / 300) = 3.5 SQ. FT. / 2 = 1.75 SQ. FT. 1.75 x 144 = 252 SQ. IN. 252 SQ. IN. / 101.5" = 2.48 VENTS NEEDED	1,050 SQ. FT.
AV REQUIRED: (3) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: = (523/300) = 1.74 SQ. FT. / 2 = 0.87 SQ. FT. 0.87 x 144 = 125.52 SQ. IN. 125.52 SQ. IN. / 98.75" = 1.27 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	

6-Unit: Rear Load Detached Townhome Models (Rear Load Detached Townhome Models) (ELEV A) (ELEV A) (ELEV A) (ELEV A) (ELEV A) (ELEV A)

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GROUP INCORPORATED

6-Unit: Rear Load Detached Townhome Models (Rear Load Detached Townhome Models) (ELEV A) (ELEV A) (ELEV A) (ELEV A) (ELEV A) (ELEV A)

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

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

Park Square HOMES

ISSUE DATE: 02/14/2023

REVISIONS:

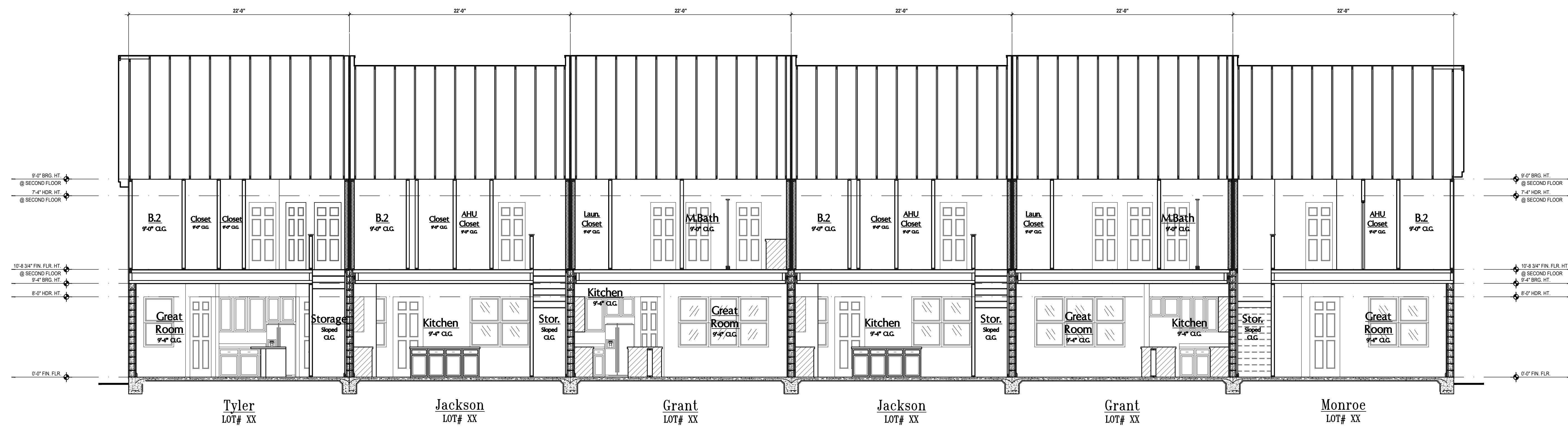
PROJECT: 22-1148
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

Apr 09, 2024, 4:22pm

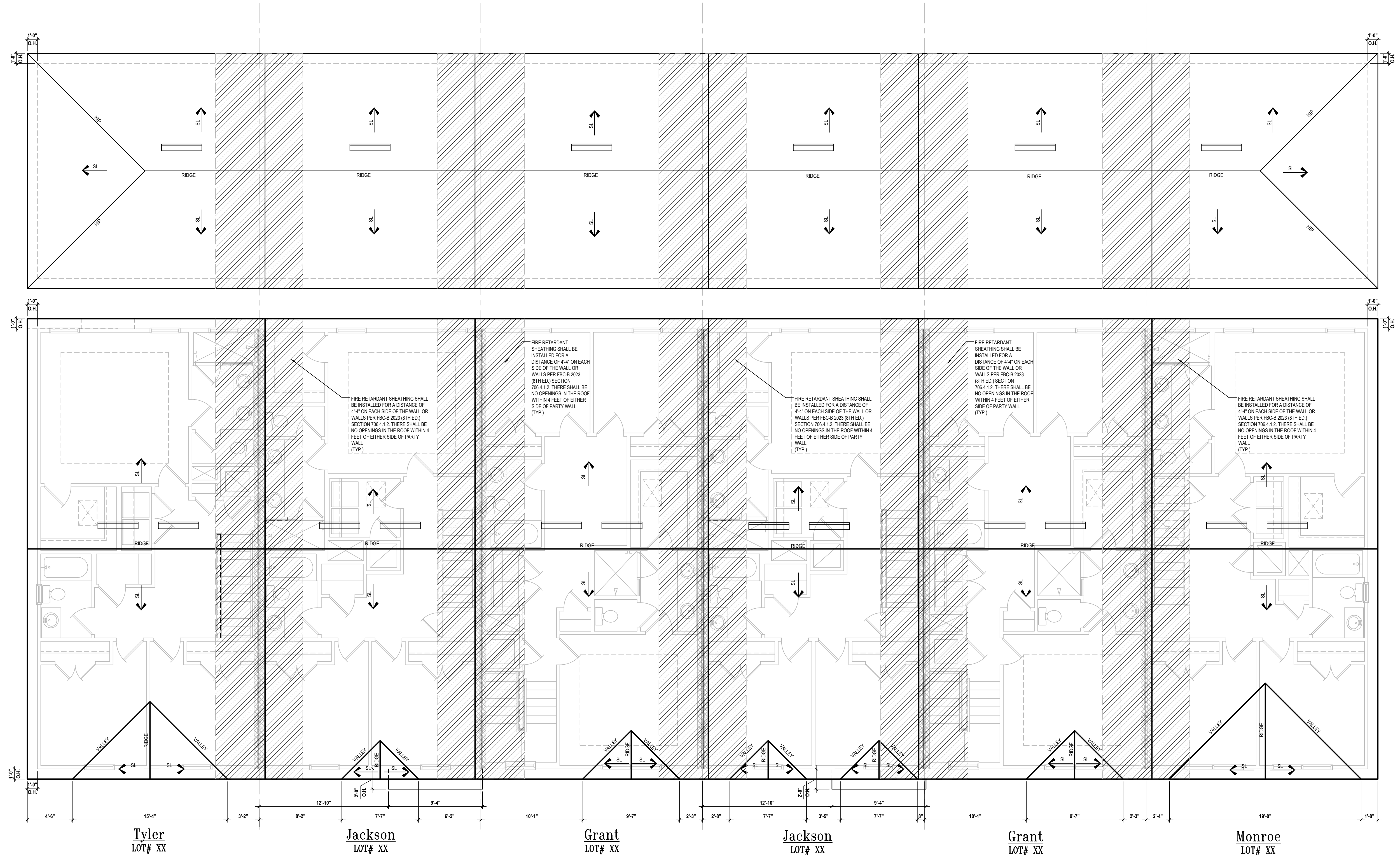
ROOF LAYOUT
A10

Facebook icon | Houzz icon | FIND US ON FACEBOOK & HOUZZ AT MJS CUSTOM HOME DESIGNS

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



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

TYLER UNIT ATTIC VENT 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	
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AV REQUIRED: (2) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: = (486/300) = 1.62 SQ. FT. / 2 = 0.81 SQ. FT. 0.81 x 144 = 116.64 SQ. IN. 116.64 SQ. IN. / 98.75" = 1.18 VENTS NEEDED	
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2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
GRANT UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA: = (1,005 / 300) = 3.35 SQ. FT. / 2 = 1.675 SQ. FT. 1.675 x 144 = 241.2 SQ. IN. 241.2 SQ. IN. / 101.5" = 2.37 VENTS NEEDED	1,005 SQ. FT.
AV REQUIRED: (2) VENTS NEEDED	
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AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
MONROE UNIT ATTIC VENT CALC'S.	
MAIN AV VOLUME ROOF AREA: = (1,050 / 300) = 3.5 SQ. FT. / 2 = 1.75 SQ. FT. 1.75 x 144 = 252 SQ. IN. 252 SQ. IN. / 101.5" = 2.48 VENTS NEEDED	1,050 SQ. FT.
AV REQUIRED: (3) VENTS NEEDED	
GARAGE AV VOLUME ROOF AREA: = (523/300) = 1.74 SQ. FT. / 2 = 0.87 SQ. FT. 0.87 x 144 = 125.28 SQ. IN. 125.28 SQ. IN. / 98.75" = 1.27 VENTS NEEDED	
AV REQUIRED: (1) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	

6-Unit: Rear Load Detached Townhome Models (Rear Load Detached Townhome Models) (Rear Load Detached Townhome Models) (Rear Load Detached Townhome Models) (Rear Load Detached Townhome Models) (Rear Load Detached Townhome Models) (Rear Load Detached Townhome Models)

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

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

Issue Date: 02/14/2023

Revisions:

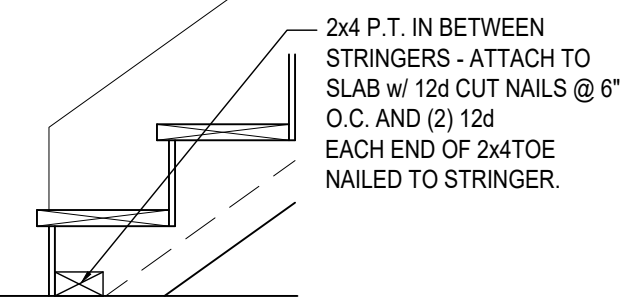
PROJECT: 22-1148
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

APR 09 2024 4:23pm

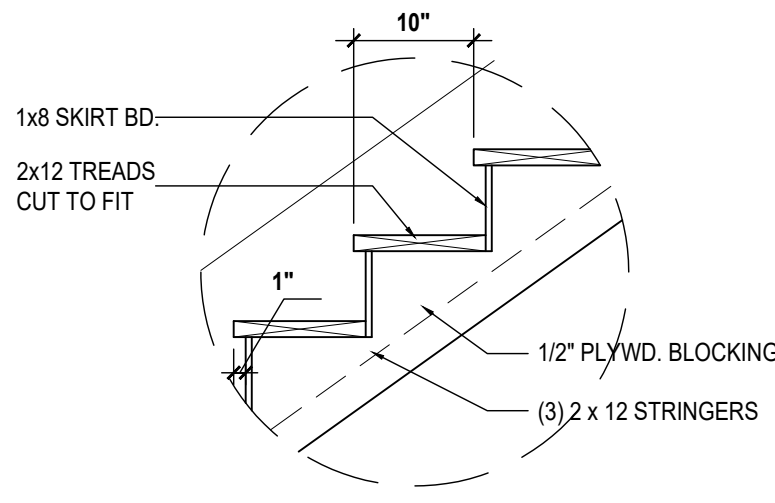
ROOF LAYOUT
A11

NOTES:

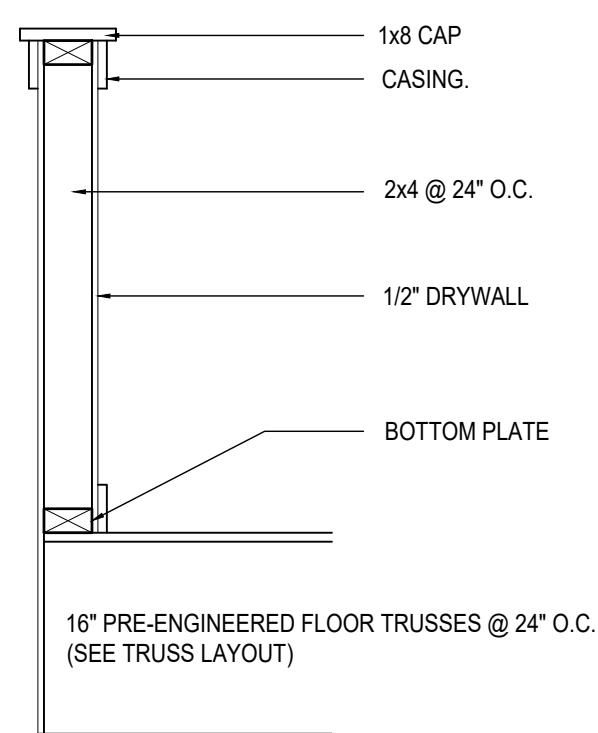
1. STAIRWAY CONSTRUCTION TO CONFORM TO FBC-R 2023, 8TH EDITION SECTION R311.7
2. MAX HT. OF RISER TO BE 7 3/4".
3. MIN. WIDTH OF TREAD TO BE 9" (EXCLUSIVE OF NOSING).
4. ALL TREADS LESS THAN 10" IN WIDTH SHALL HAVE APPROX. 1" OF NOSING.
5. 3/16" MAX VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER.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



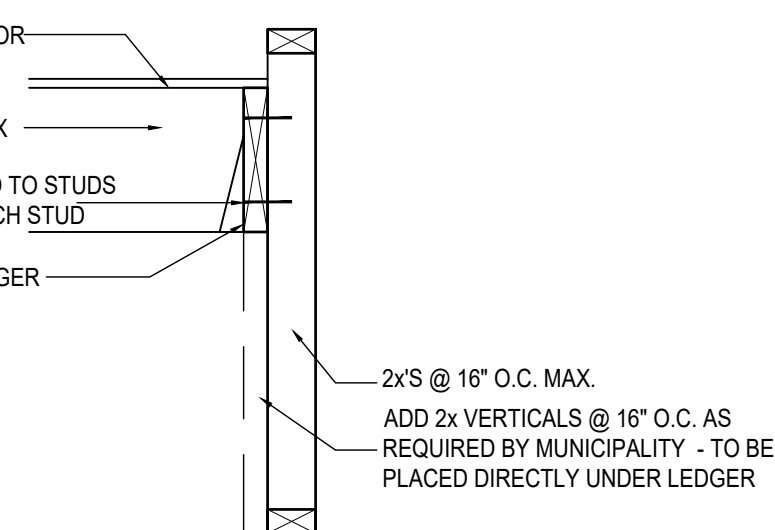
S1 TYP. STAIR CONNECT.
SCALE: 3/4" = 1'-0"



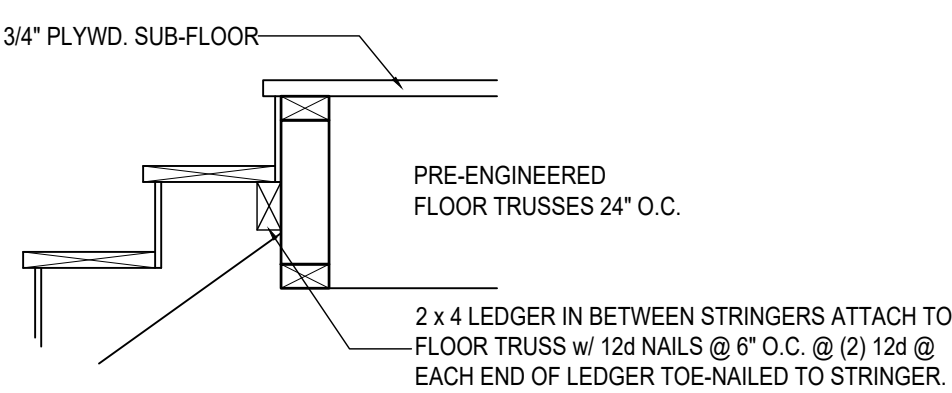
S2 TREAD & RISER DETAIL
SCALE: 3/4" = 1'-0"



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

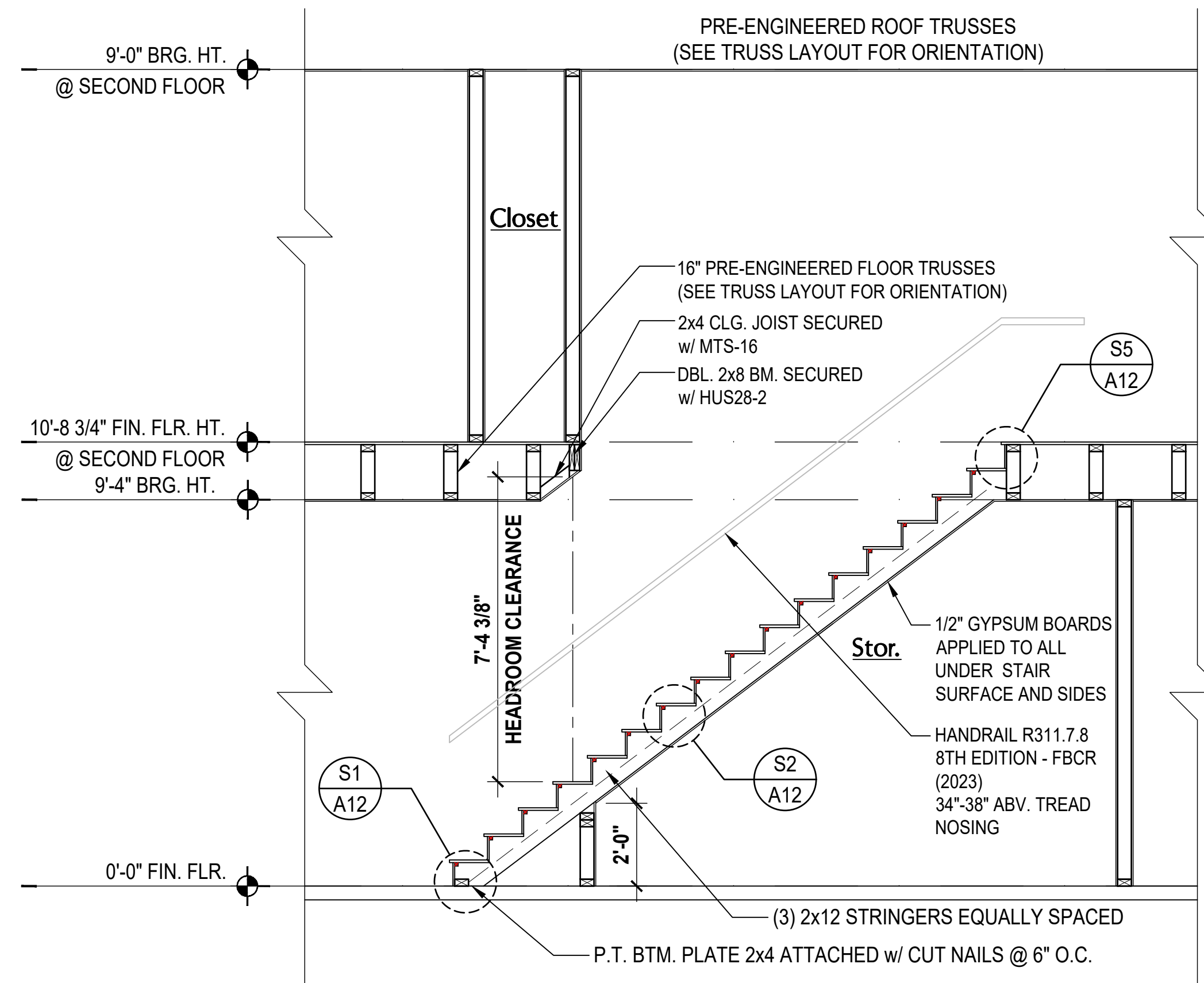


S4 LANDING CONNECT. DETAIL
SCALE: 3/4" = 1'-0" PLATFORM FRAMING

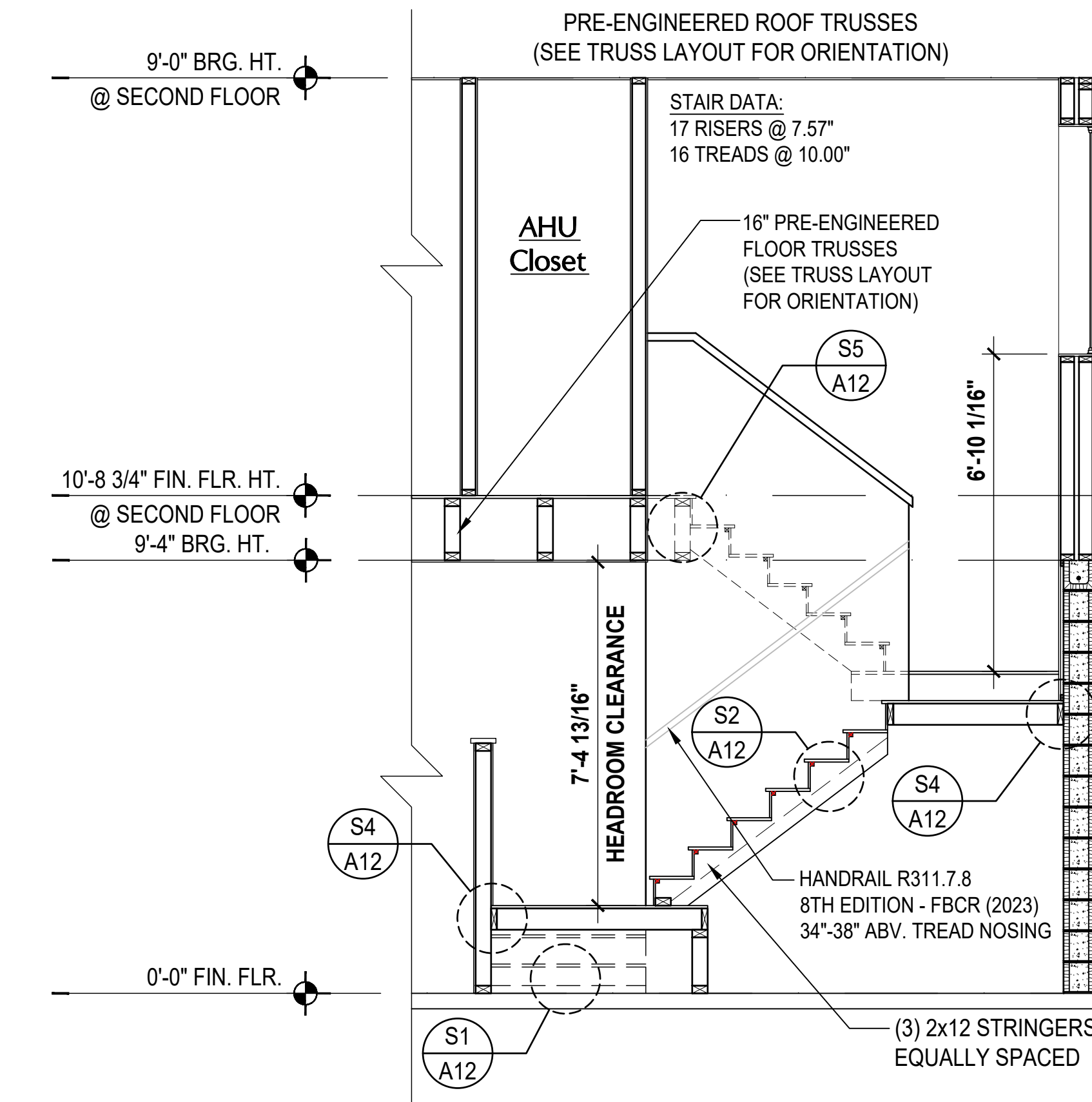


S5 STAIR CONNECT. @ FLR. TRUSS
SCALE: 3/4" = 1'-0" STRINGER TO FLOOR TRUSS

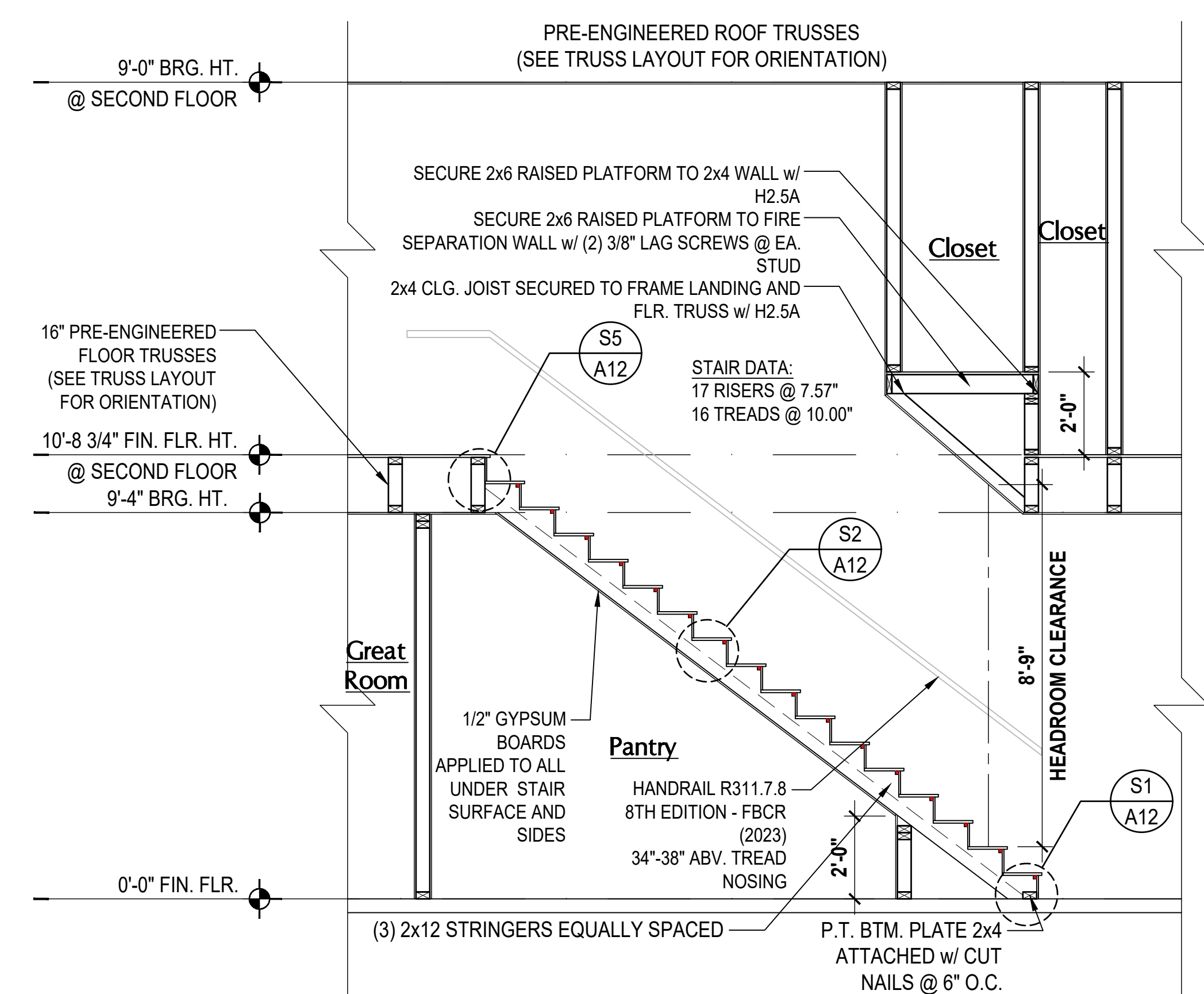
Stair Details
SCALE: 1/4" = 1'-0"



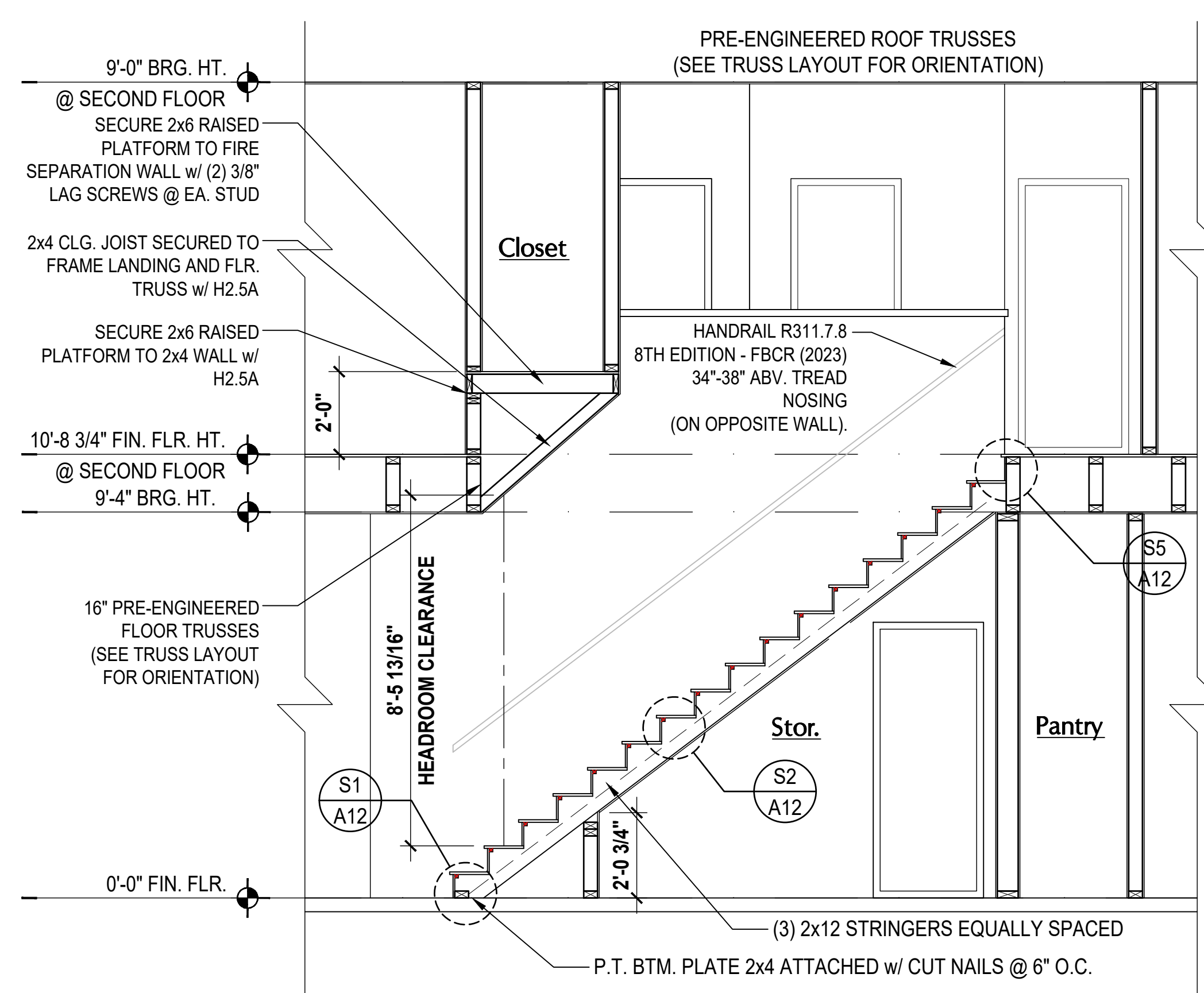
1 TYLER STAIR SECTION
SCALE: 3/8" = 1'-0"



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



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



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

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AIBD

GOBA
GREAT ORANGE COUNTY BUILDERS ASSOCIATION

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

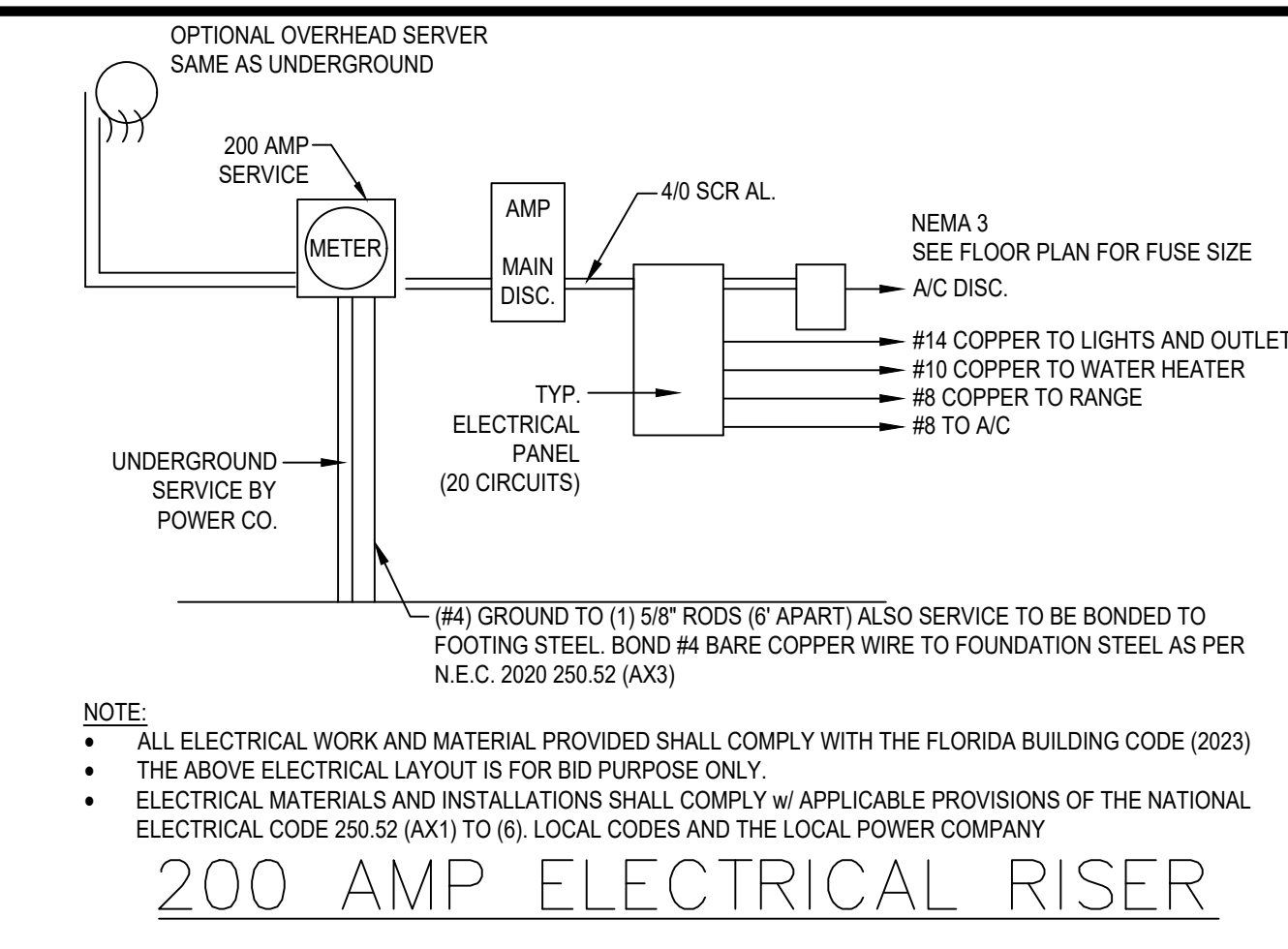
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5200 Vineland Rd., Suite #200
Orlando, FL 32811
Phone: (407) 529-3000

Park Square HOMES

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

SECTIONS
A12

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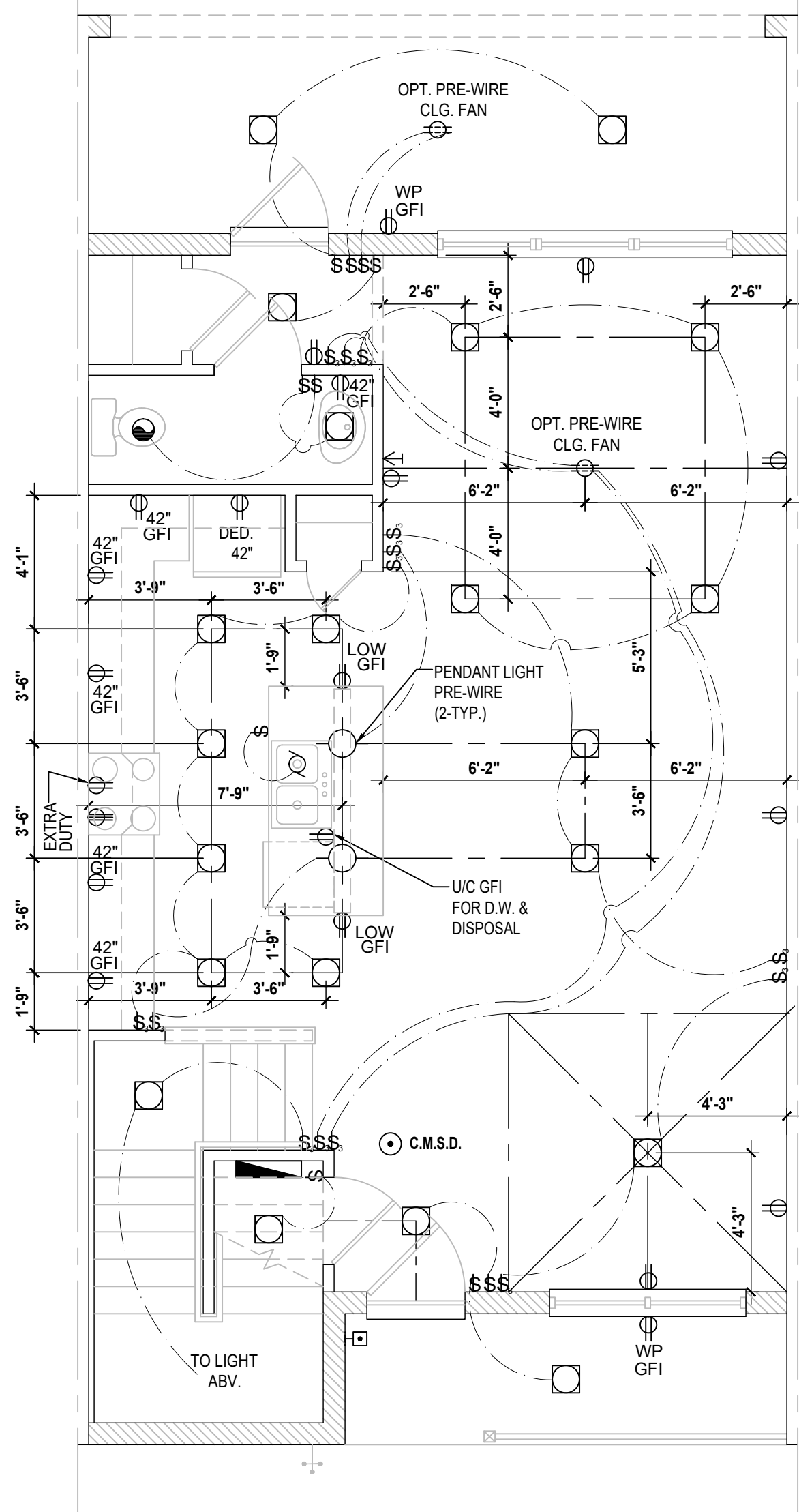
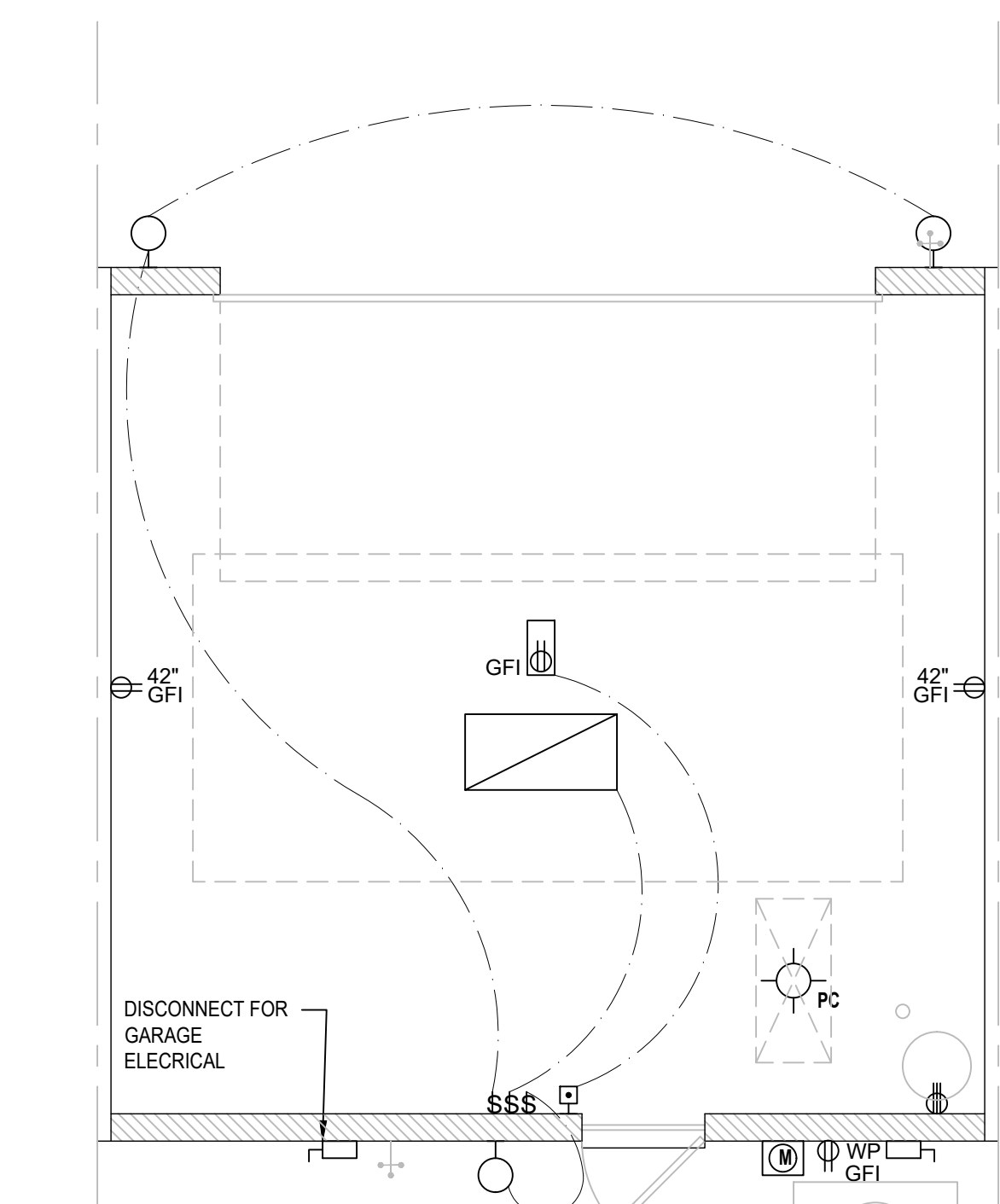


200 AMP ELECTRICAL RISER

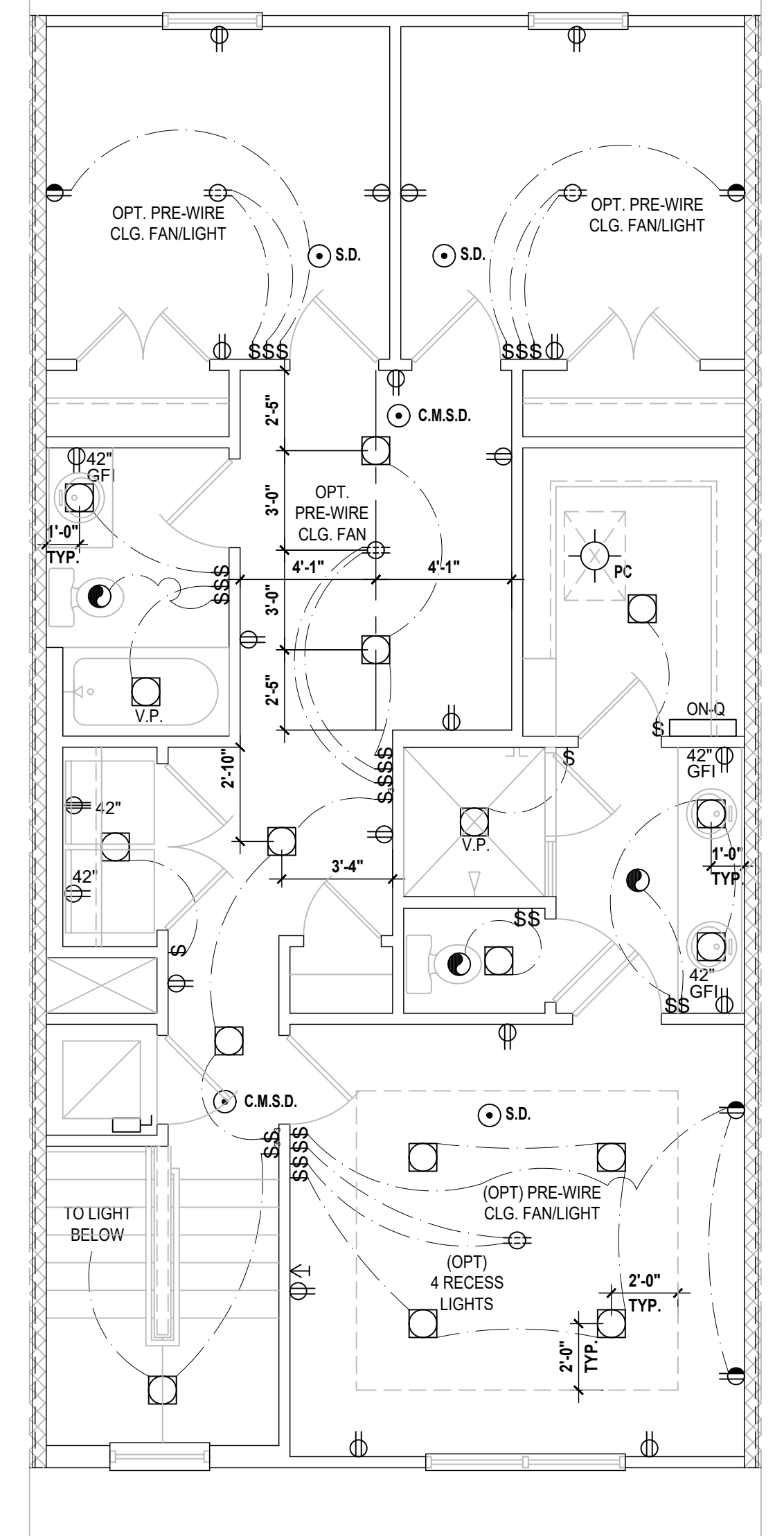
NOTE:

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

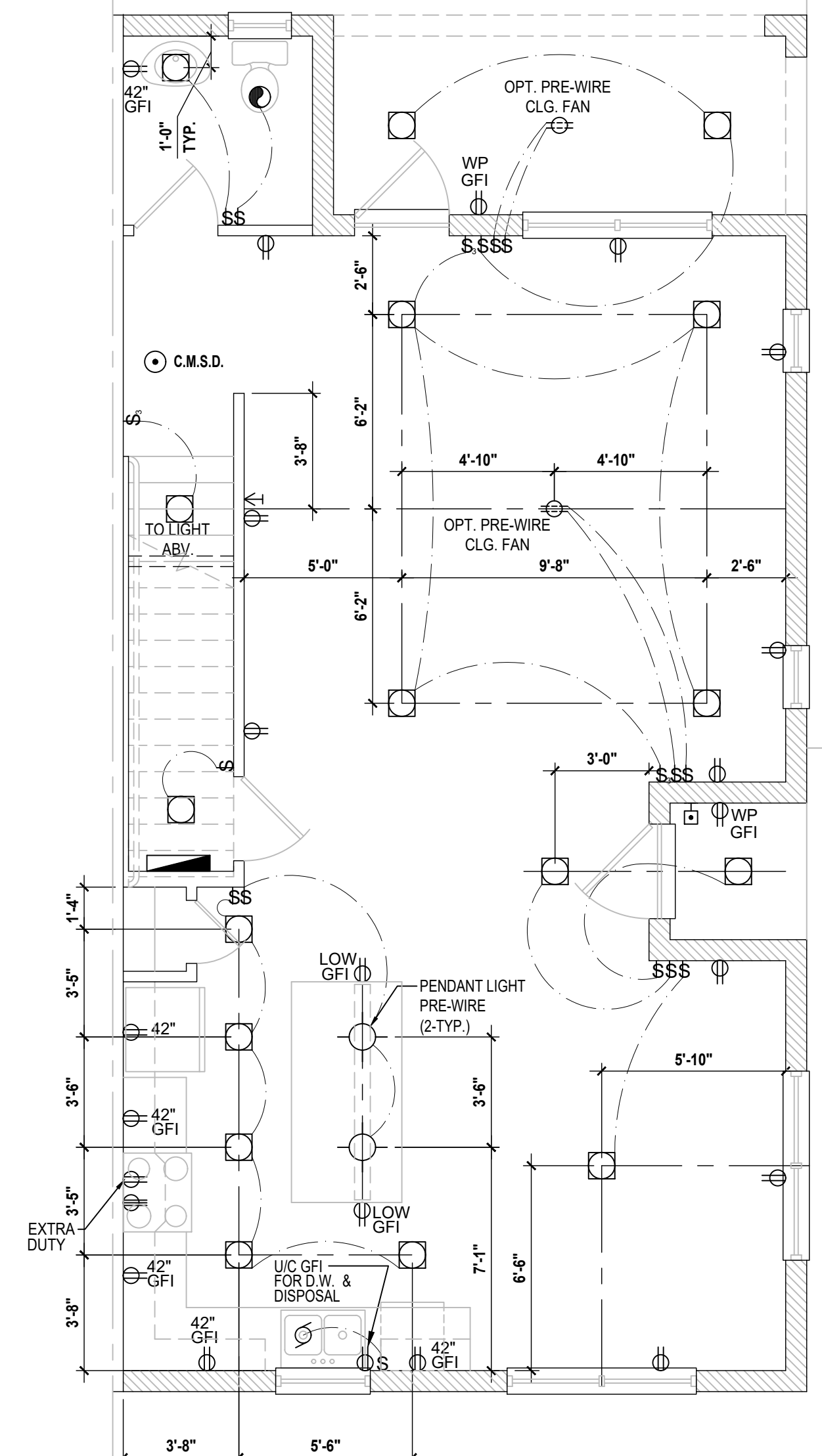
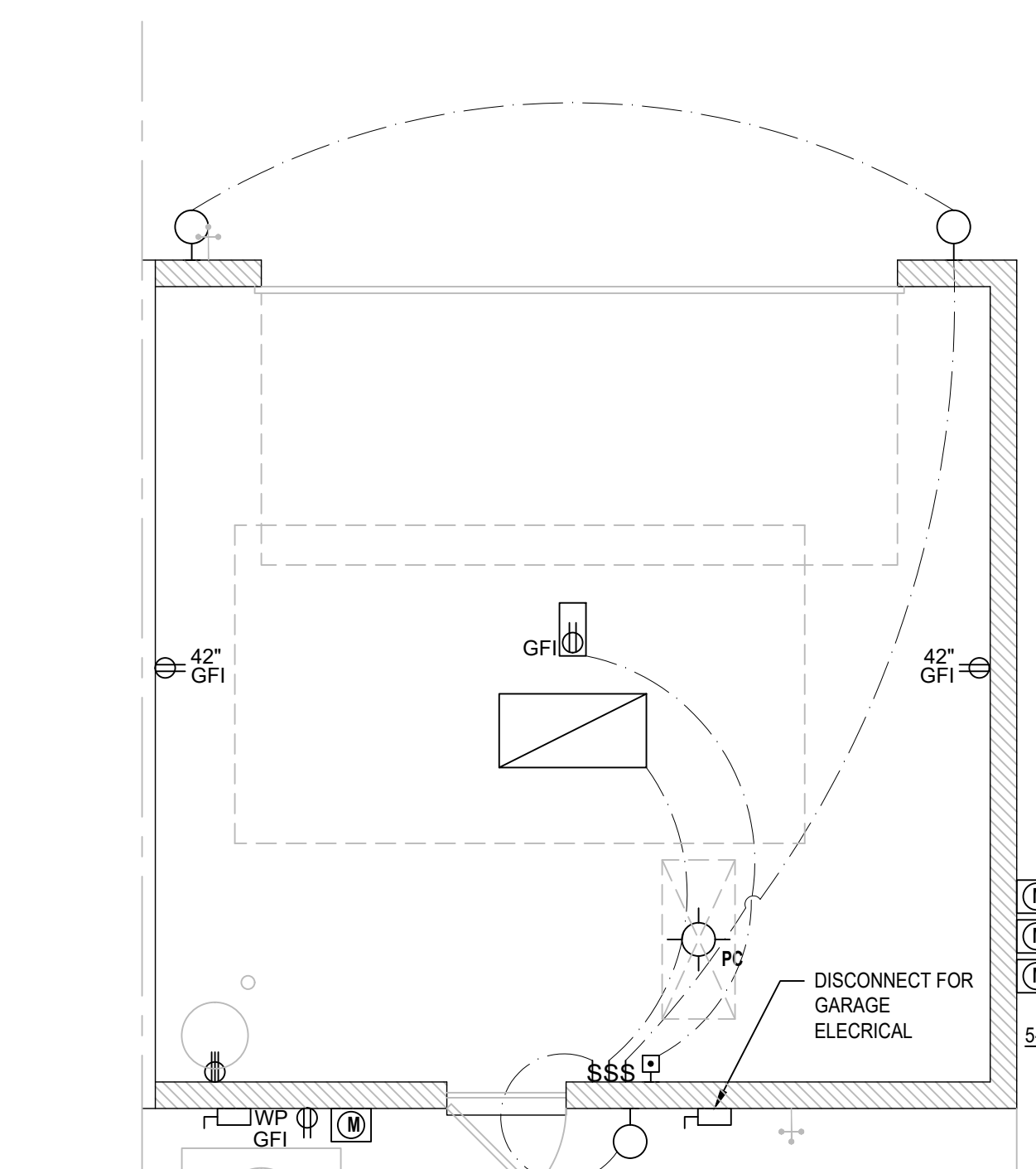
- GENERAL NOTES KEY:**
- BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETS IN FIELD.
 - ALL OUTLETS ARE TO BE AFCI PROTECTED.
 - ALL 15A AND 20A 120V BRANCH CIRCUITS WILL BE AFCI PROTECTED.
 - ALL 15A AND 20A 120V BRANCH CIRCUITS LOCATED IN THE GARAGE AND LAUNDRY WILL BE GFCI PROTECTED.
 - ALL GARAGE 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 LOCATED FOR ZERO CLEARANCE (INSULATION CONTACT) AND SEALED AIR TIGHT. ALSO SEE FBC 410.116.
- SMOKE DETECTOR REQUIREMENTS:
ALL SMOKE/CARBON DETECTOR LOCATIONS MUST BE A MINIMUM OF 3' FROM ANY BATHROOM PER FBC-R314.3 (4). THEY MUST ALSO BE LOCATED NO MORE THAN 10' FROM ANY BEDROOM DOOR OPENING PER FBC-R315.1.



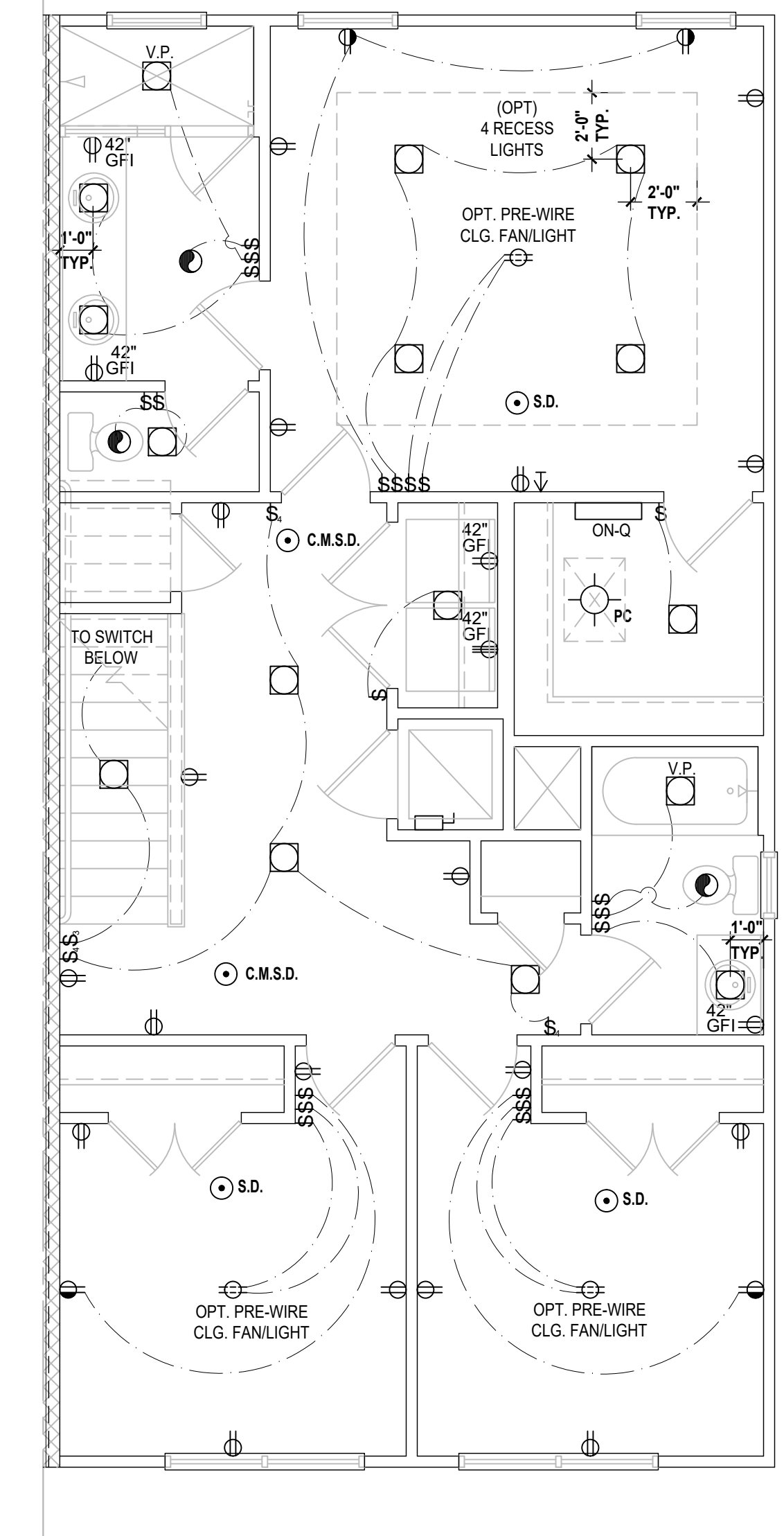
Grant First Floor
SCALE 1/4" = 1'-0"



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



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



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

ELEC. METERS TO BE SPLIT ON EACH END UNIT BASED ON BLDG. CONFIGURATION

6-UNIT: (3) EA SIDE
5-UNIT: (3) ON LEFT & (2) ON RIGHT
4-UNIT: (2) EA SIDE (FIELD VERIFY LOCATION)

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 INTERRUPTER
	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

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

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

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

ISSUE DATE: 02/14/2023
REVISIONS:

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

E2

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A.I.D.
ARCHITECTS INCORPORATED

GOBA
GROUP OF BUILDERS ASSOCIATION

dliego V. Park Square Homes/MODELSTOWNHOME MODELSTOWNHOME (Orlando) 1 - townhome Models/Rear Load Detached Towns (Rear Load) (G-Unit) (E2) Electrical Layout (Grant/Monroe) (Jung)

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

Apr 09, 2024, 4:23pm

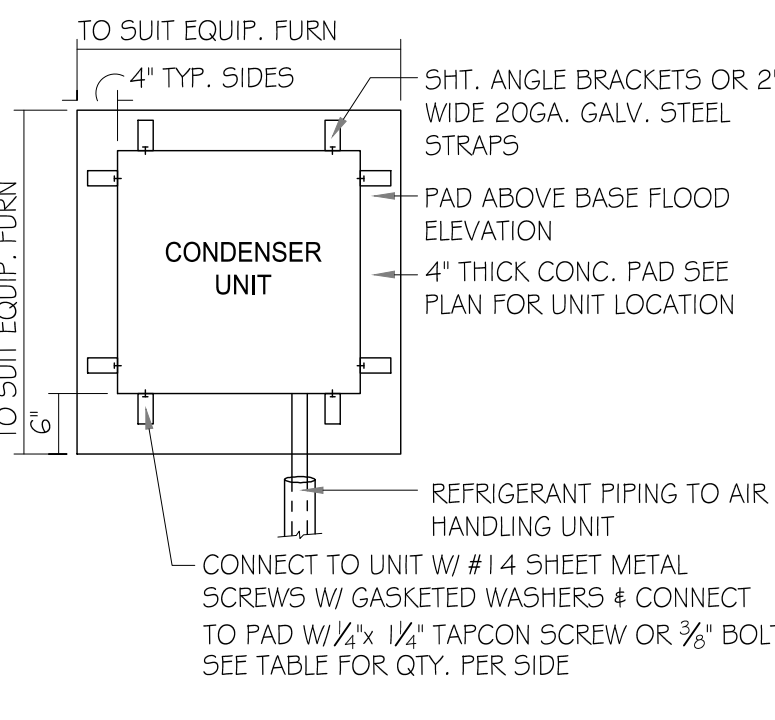
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VERIFICATION OF FIELD CONDITIONS:

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

FIELD REPAIR NOTES

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

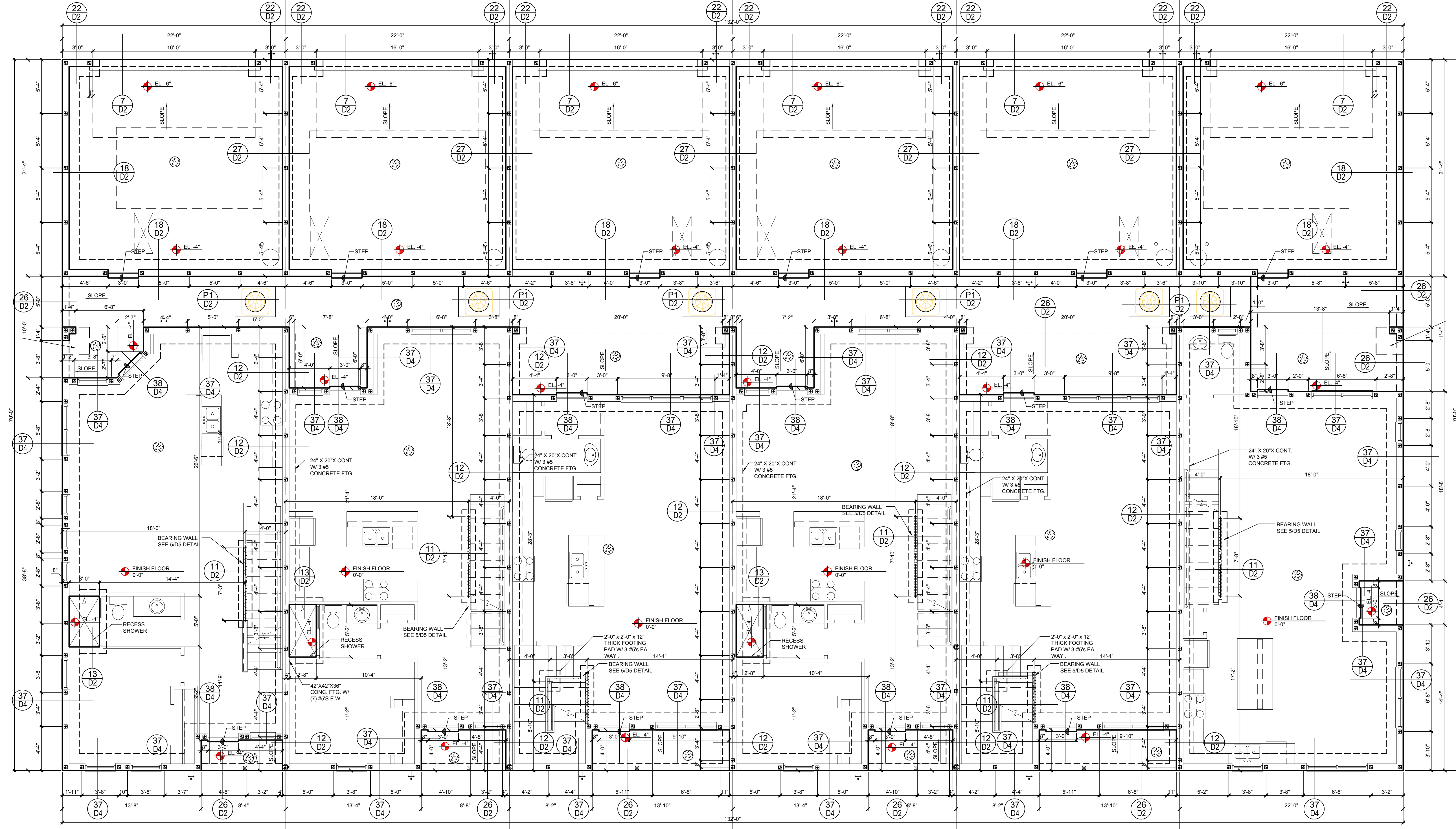


ANCHOR SPACING TABLE	
LENGTH/SIDE	NO. OF ANCHORS/SIDES
LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
36" UP # 5 TONS # UP	FOUR / SIDE

1 COND. ANCHOR DETAIL
N.T.S.

FOUNDATION NOTES

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



Tyler
LOT# XX

Jackson
LOT# XX

Grant
LOT# XX

Jackson
LOT# XX

Grant
LOT# XX

Monroe
LOT# XX

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

CAST CRETE / LOTT'S / WEKIWA / FLORIDA ROCK
PRECAST LINTEL SCHEDULE

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

SAFE LOAD TABLES FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS

GRAVITY													
LENGTH	TYPE	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B	8F36-0B	8F40-0B	8F44-0B	8F48-0B	8F52-0B
2'-10" (34")	PRECAST	2302	3186	4473	6039	7526	9004	10472	11936				
3'-6" (42")	PRECAST	2302	3138	3277	4689	5201	7315	8630	9947				
4'-0" (48")	PRECAST	2029	2325	2496	3467	4438	5410	6384	7358				
4'-6" (54")	PRECAST	1651	2170	4227	6039	7526	9004	10472	11936				
5'-4" (64")	PRECAST	1184	1865	2889	5057	6096	8400	9424	10424				
5'-10" (70")	PRECAST	972	1200	1259	1874	1889	2304	2721	3137				
6'-6" (78")	PRECAST	837	1255	2101	3283	2746	3358	3971	4585				
7'-6" (90")	PRECAST	767	1029	1675	2610	3839	5566	6613	8047				
9'-4" (112")	PRECAST	573	632	1049	1489	1210	1482	1754	2027				
10'-6" (126")	PRECAST	456	482	802	1125	915	1122	1328	1535				
11'-4" (138")	PRECAST	445	658	1025	1514	2081	2774	3130	2404				
12'-0" (144")	PRECAST	414	555	884	1254	1693	2211	2832	3590				
13'-4" (160")	PRECAST	362	427	726	1026	1321	1635	1954	2284				
14'-0" (168")	PRECAST	338	381	648	919	1190	1462	1807	2200				
14'-8" (176")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.				
15'-4" (184")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.				
17'-4" (208")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.				
19'-4" (232")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.				
21'-4" (256")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.				
22'-0" (264")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.				
24'-0" (288")	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.				

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

GRAVITY													
LENGTH	TYPE	8R8-0B	8R12-0B	8R16-0B	8R20-0B	8R24-0B	8R28-0B	8R32-0B	8R36-0B	8R40-0B	8R44-0B	8R48-0B	8R52-0B
4'-4" (52")	PRECAST	1489	1827	3412	4862	6472	7847	9416	10878				
4'-6" (54")	PRECAST	1367	1449	2782	3714	5050	4487	5375	6284				
5'-8" (68")	PRECAST	785	832	1602	1950	2056	2566	3075	3585				
5'-10" (70")	PRECAST	735	778	1500	1848	1924	2450	2976	3502				
6'-8" (80")	PRECAST	622	697	1677	2033	2576	3223	3872	4522				
7'-6" (90")	PRECAST	665	764	1377	2320	3009	4460	6824	5132				
9'-8" (116")	PRECAST	371	535	628	1487	2179	2618	3595	2875				

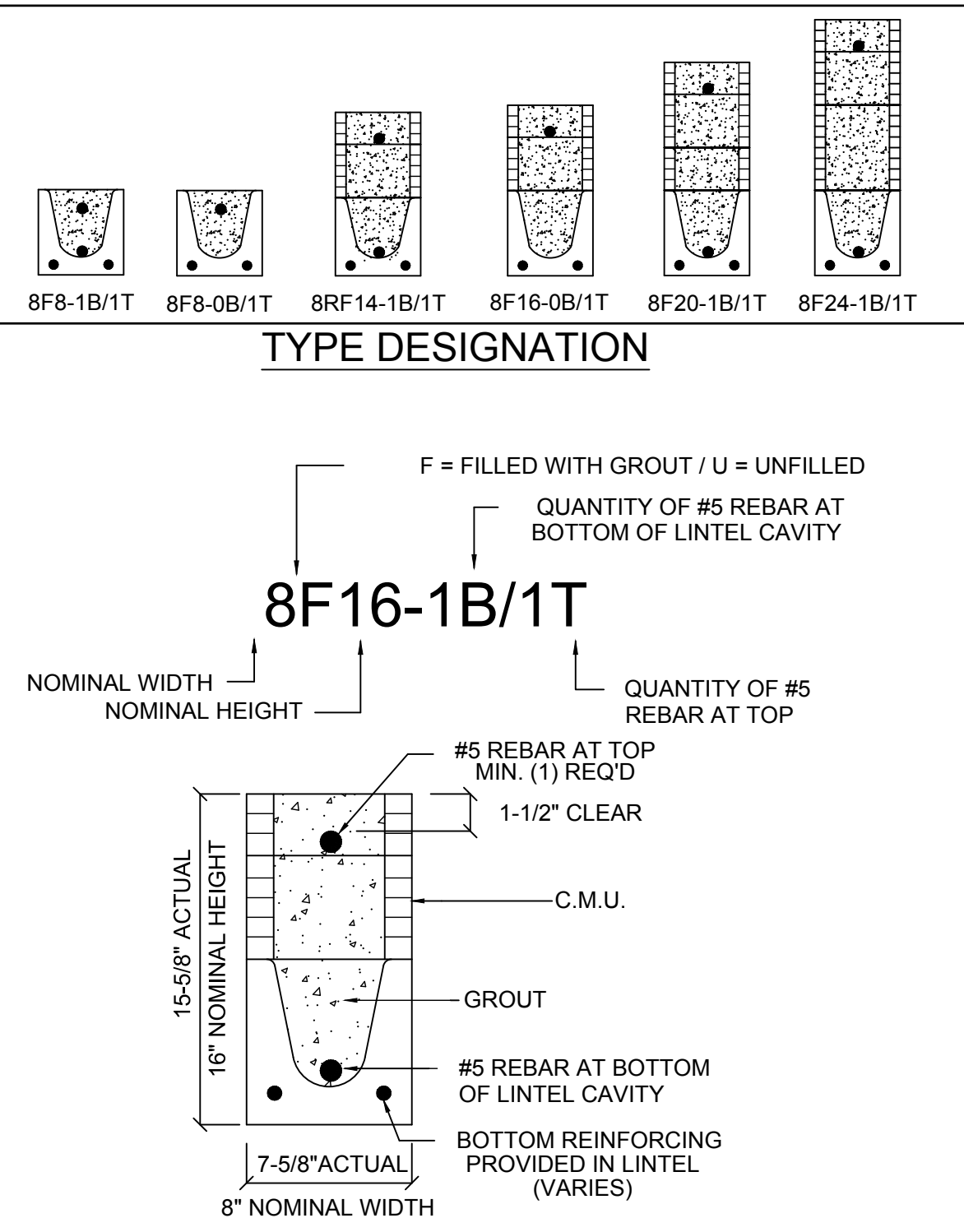
8" PRECAST & PRESTRESSED U-LINTELS

UPLIFT														LATERAL	
LENGTH	TYPE	8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	8F36-1T	8F40-1T	8F44-1T	8F48-1T	8F52-1T	8UB	8FB
2'-10" (34")	PRECAST	2727	2879	4101	5332	6568	7811	9055						2021	2021
3'-6" (42")	PRECAST	2165	2289	3250	4237	5219	6204	7192	8187					1257	1257
4'-0" (48")	PRECAST	1878	1925	2750	3583	4422	5264	6110	6958					938	938
4'-6" (54")	PRECAST	1690	1762	2507	3257	4010	4767	5525	6284					727	727
5'-4" (64")	PRECAST	1392	1484	2110	2741	3375	4010	4648	5288					505	505
5'-10" (70")	PRECAST	1363	1437	2050	2670	3293	3920	4549	5179					418	418
6'-6" (78")	PRECAST	1141	1182	1684	2192	2703	3216	3732	4250					307	307
7'-6" (90")	PRECAST	969	972	1475	1914	2354	2797	3240	3683					591	591
9'-4" (112")	PRECAST	801	811	1129	1466	1907	2351	2797	3244					454	454
10'-6" (126")	PRECAST	716	716	1039	1389	1731	2074	2418	2763					360	360
11'-4" (138")	PRECAST	666	666	959	1269	1569	1870	2171	2472					303	303
12'-0" (144")	PRECAST	623	623	895	1185	1475	1765	2055	2345					280	280
13'-4" (160")	PRECAST	573	573	822	1092	1362	1632	1902	2172					256	256
14'-0" (168")	PRECAST	498	498	729	979	1229	1479	1729	2000					228	228
14'-8" (176")	PRESTRESSED	243	252	351	450	549	648	747	846					N.R.	357
16'-4" (194")	PRESTRESSED	228	278	430	553	677	801	925	1049					N.R.	327
17'-4" (208")	PRESTRESSED	188	236	381	464	567	670	774	878					N.R.	255
19'-4" (232")	PRESTRESSED	165	207	313	401	490	578	667	756					N.R.	204
21'-4" (256")	PRESTRESSED	142	181	278	366	453	540	627	714					N.R.	172
22'-0" (264")	PRESTRESSED	140	180	268	343	418	493	568	643					N.R.	161
24'-0" (288")	PRESTRESSED	127	165	244	312	380	447	515	583					N.R.	135

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

UPLIFT														LATERAL	
LENGTH	TYPE	8R8-1T	8R12-1T	8R16-1T	8R20-1T	8R24-1T	8R28-1T	8R32-1T	8R36-1T	8R40-1T	8R44-1T	8R48-1T	8R52-1T	8UB	8FB
4'-4" (52")	PRECAST	1244	1573	2413	3260	4112	4967	5825	6684					932	932
4'-6" (54")	PRECAST	1192	1507	2311	3121	3937	4756	5577	6399					853	853
5'-8" (68")	PRECAST	824	1172	1795	2423	3055	3689	4325	4963					601	601
5'-10" (70")	PRECAST	896	1138	1742	2352	2965	3581	4198	4816					469	469
6'-8" (80")	PRECAST	778	862	1513	2042	2573	3107	3642	4177					830	1100
7'-6" (90")	PRECAST	688	697	1325	1810	2280	2753	3227	3701					710	941
9'-8" (116")	PRECAST	553	527	1009	1369	1728	2088	2450	2812					516	614

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

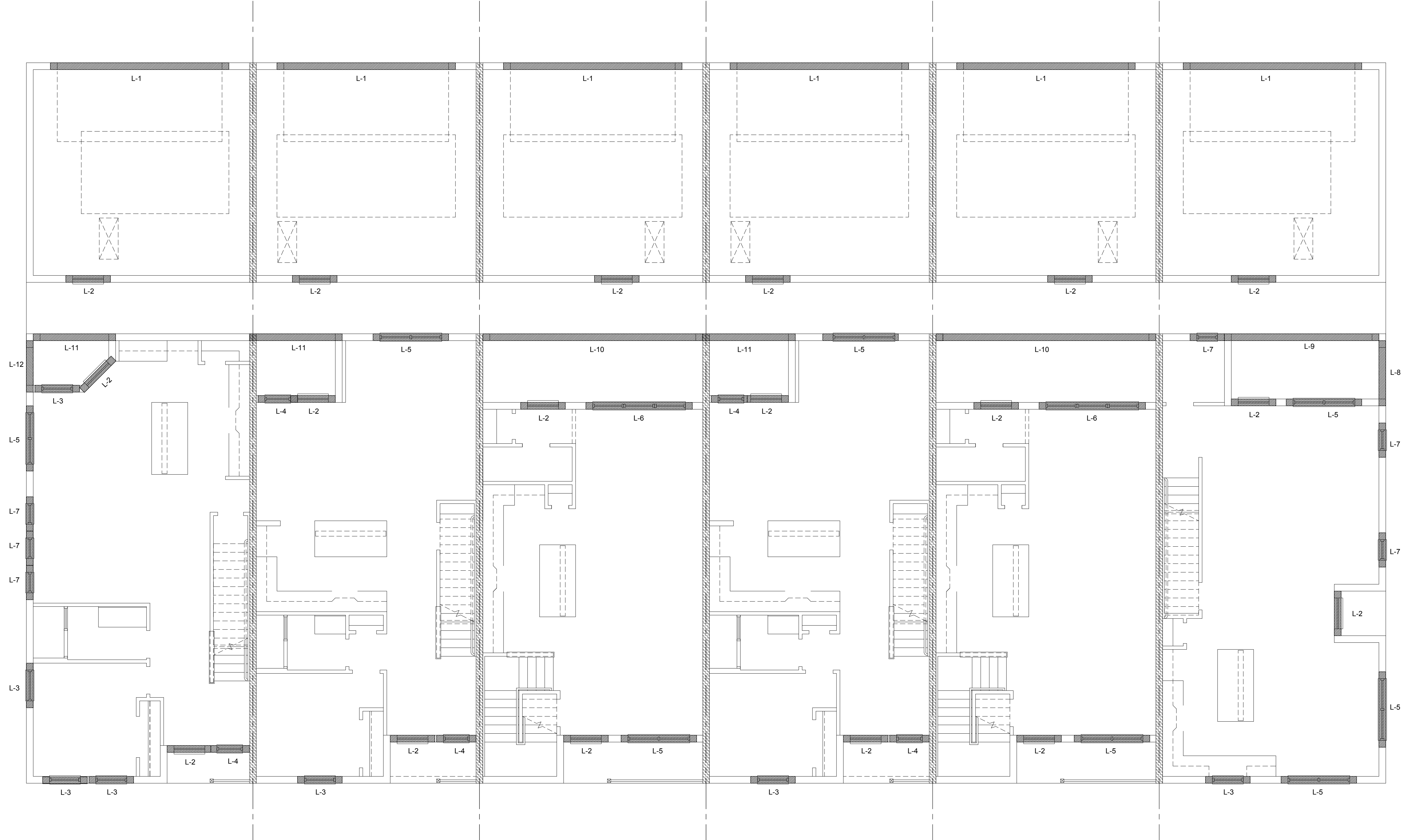


- MATERIALS**
- 8" precast lintels = 3500 psi.
 - 8" prestressed lintels = 6000 psi.
 - Mortar per ASTM C270 Type M or S.
 - Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
 - Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
 - Prestressing strand per ASTM A416 grade 270 low relaxation.
 - 7/32 wire per ASTM A510.
 - 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
 - Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
 - Safe load ratings based on rational design analysis per ACI 318 and ACI 530.
- GENERAL NOTES**
- Provide full mortar head and bed joints.
 - Shore filled lintels as required.
 - Installation of lintel must comply with the architectural and/or structural drawings.
 - Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
 - All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
 - Bottom field added rebar to be located at the bottom of the lintel cavity.
 - 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
 - Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
 - Safe load ratings based on rational design analysis per ACI 318 and ACI 530.

SAFE LOAD TABLE NOTES

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

UPLIFT														LATERAL	
LENGTH	TYPE	8R8-1T	8R12-1T	8R16-1T	8R20-1T	8R24-1T	8R28-1T	8R32-1T	8R36-1T	8R40-1T	8R44-1T	8R48-1T	8R52-1T	8UB	8FB
4'-4" (52")	PRECAST	1244	1573	2413	3260	4112	4967	5825	6684					932	932
4'-6" (54")	PRECAST	1192	1507	2311	3121	3937	4756	5577	6399					853	853
5'-8" (68")	PRECAST	824	1172	1795	2423	3055	3689	4325	4963					601	601
5'-10" (70")	PRECAST	896	1138	1742	2352	2965	3581	4198	4816					469	469
6'-8" (80")	PRECAST	778	862	1513	2042	2573	3107	3642	4177					830	1100
7'-6" (90")	PRECAST	688	697	1325	1810	2280	2753	3227	3701					710	941
9'-8" (116")	PRECAST	553	527	1009	1369	1728	2088	2450	2812					516	614



Tyler LOT# XX

Jackson LOT# XX

Grant LOT# XX

Jackson LOT# XX

Grant LOT# XX

Monroe LOT# XX

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

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AIBD

GOBA COMMERCIAL DESIGN ASSOCIATION

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

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

Park Square HOMES

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

Apr. 15, 2024, 12:08pm
Anusouj/Neil/

CONNECTOR SCHEDULE

CONNECTOR TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A
89	ABU66	12-16d	2,240	N/A
90	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5/8" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2"x2 1/2" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/4"x3"(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT / 20-SDS 1/4"x2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
168	U46	H: 8-10d / J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: (14)-16d / J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: (12)-1/4"x2-1/2" SDS J: (6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: (18)-1/4"x2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU: (18)-1/4"x2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (220)-162"x3 1/2" TAPCON BM: (10)-0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10dx1 1/2" / P: 10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8" BLT / GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLT / GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLT / GIR: 16-10d	9,250	N/A
401	SURL144	FACE: 18-16d / JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY KIN 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 TPW/TCA BCSI 1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW 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

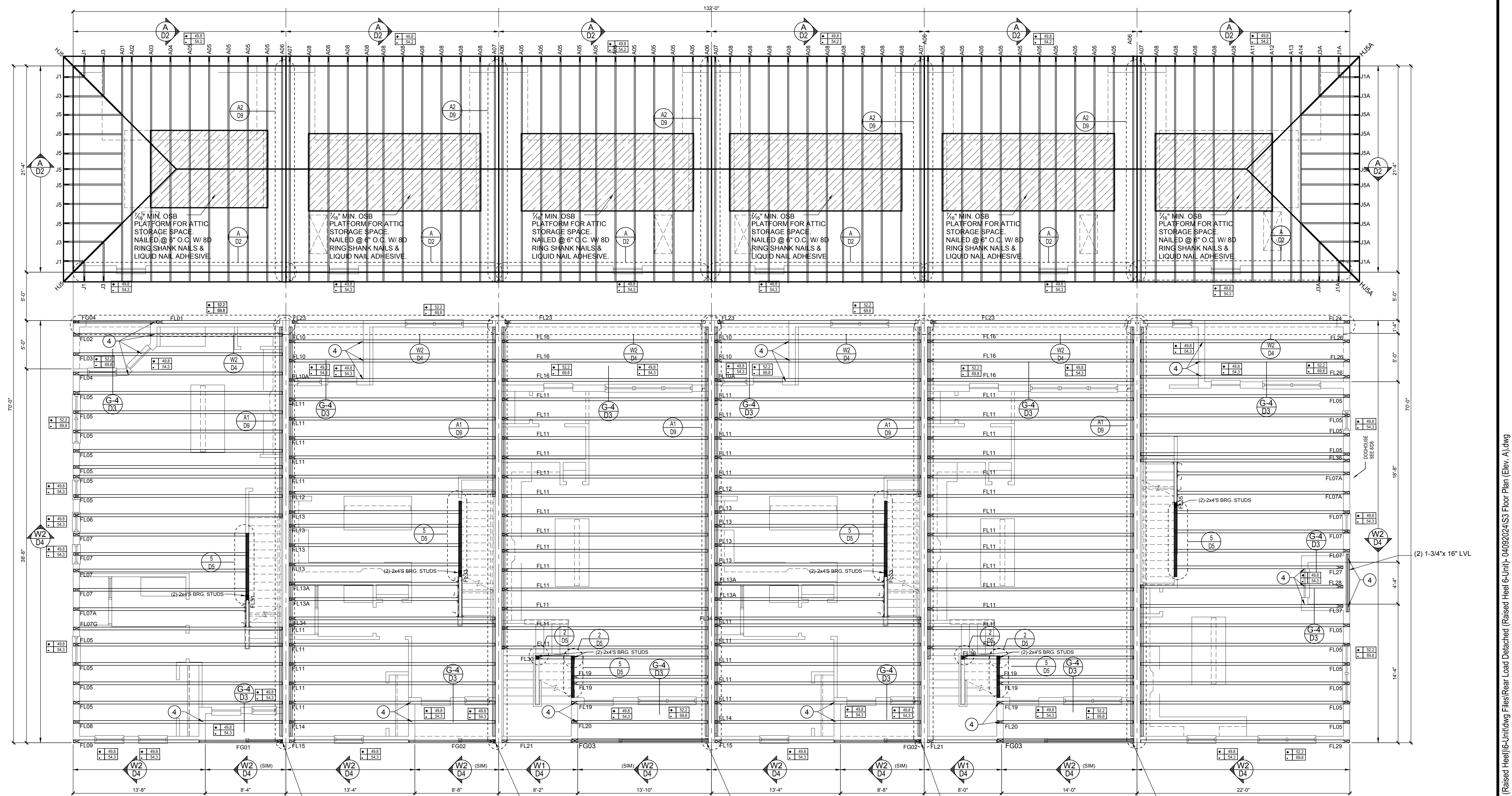
SEE PLAN DESIGN WIND PRESSURE

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



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

MJS
 designers group
 residential-commercial-architecture

AIBD
 ARCHITECTS

GOBA
 GENERAL CONTRACTORS ASSOCIATION

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

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

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

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2
	DESCRIPTION	FASTENERS PER CONNECTOR		
4	HETA20	14-10d x 1 1/2"	1,810	65 / 930
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A
89	ABU66	12-16d	2,240	N/A
90	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2"x2 1/2" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/4"x3" (2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT / 20-SDS 1/4"x2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
168	U46	H: 8-10d / J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: (14)-16d / J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: (12)-1/4"x2-1/2" SDS J: (6)-1/4"x2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: (18)-1/4"x2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU: (18)-1/4"x2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22) 162"x3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/4"x1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10dx1 1/2" / P: 10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8" BLT / S: GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLT / S: GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLT / S: GIR: 16-10d	9,250	N/A
401	SUR/L1414	FACE: 18-16d / JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

- ### NOTES
- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
 - TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
 - PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
 - ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
 - TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDINGS & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPW/TCA BCSI 1.
 - REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
 - ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
 - SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
 - OFF RIDGE VENTS MAXIMUM OPENING SIZES:
 - LOMANCO: (2) 8 1/2" DIA CIRCLES
 - MILLENNIUM METAL: 2 1/2" x 46" HOLE

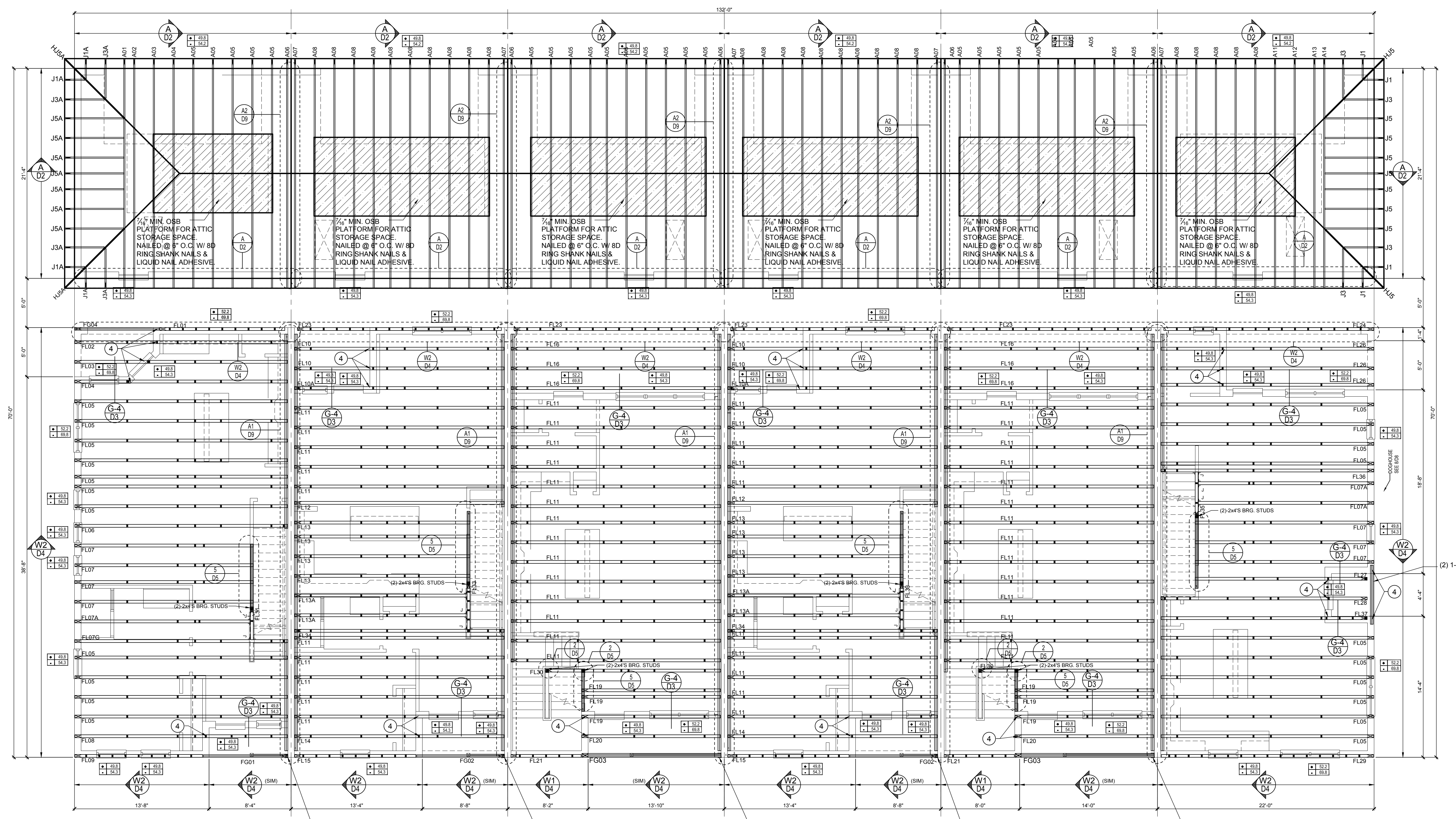
COMPONENT & CLADDING DESIGN WIND PRESSURES

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



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

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

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

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

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

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

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MJS
designers group
residential-commercial-architecture

AIBD
ARCHITECTS INCORPORATED

GOBA
GENERAL CONTRACTORS ASSOCIATION

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

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

ISSUE DATE: 02/14/2023

REVISIONS:

PROJECT: 22-1148

SCALE: AS NOTED

DRAWN BY: C.C.

DESIGNED BY: MJS

FLOOR TRUSSES

S3

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8d x 1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	365	280 / 303
35	A35F	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 8-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8" x 5/8" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2" x 2-1/2" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 7/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
102	HTT5	7/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/2" x 3/8" (2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT / 20-SDS 1/2" x 2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
168	U46	H: 8-10d / J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: (14)-16d / J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: (12)-1/4" x 2-1/2" SDS J: (6)-1/4" x 2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: (18)-1/4" x 2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
191	HU410/HUC410	CMU: (18)-1/4" x 2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U. 5,095 D.	N/A
214	HUC212-3	HD: (22) 0.162" x 3/8" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/2" x 1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/2" x 1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR34X8 TOP & FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10d x 1 1/2" / P: 10-10d x 1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8" BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d / JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

- ### NOTES
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 - TYPICAL ROOF EAVES OVERHANG TO BE 10" UNLESS OTHERWISE NOTED.
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 - 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) 9/8" DIA CIRCLES
 - MILLENNIUM METAL: 2 1/2" x 4 1/8" HOLE

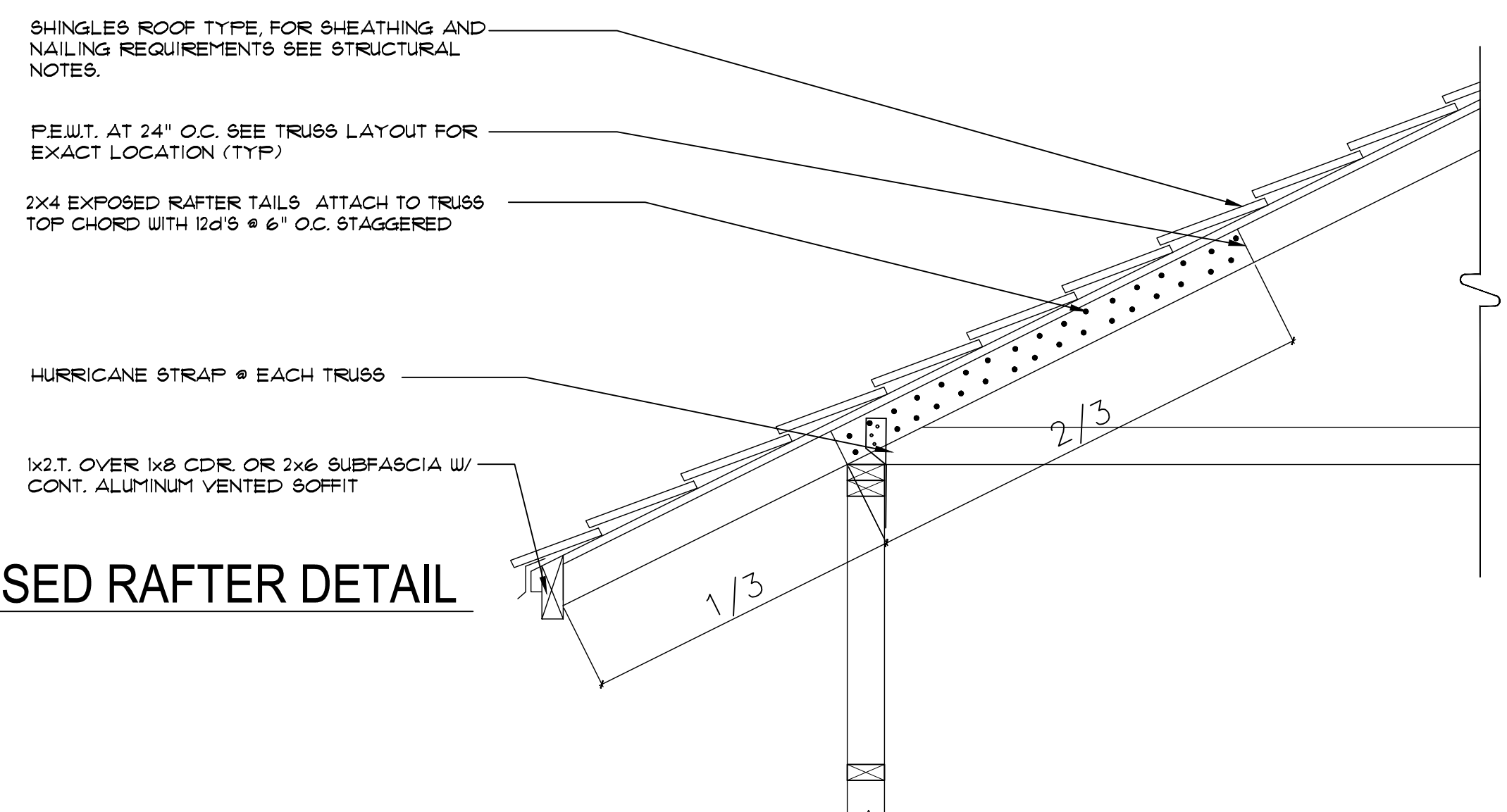
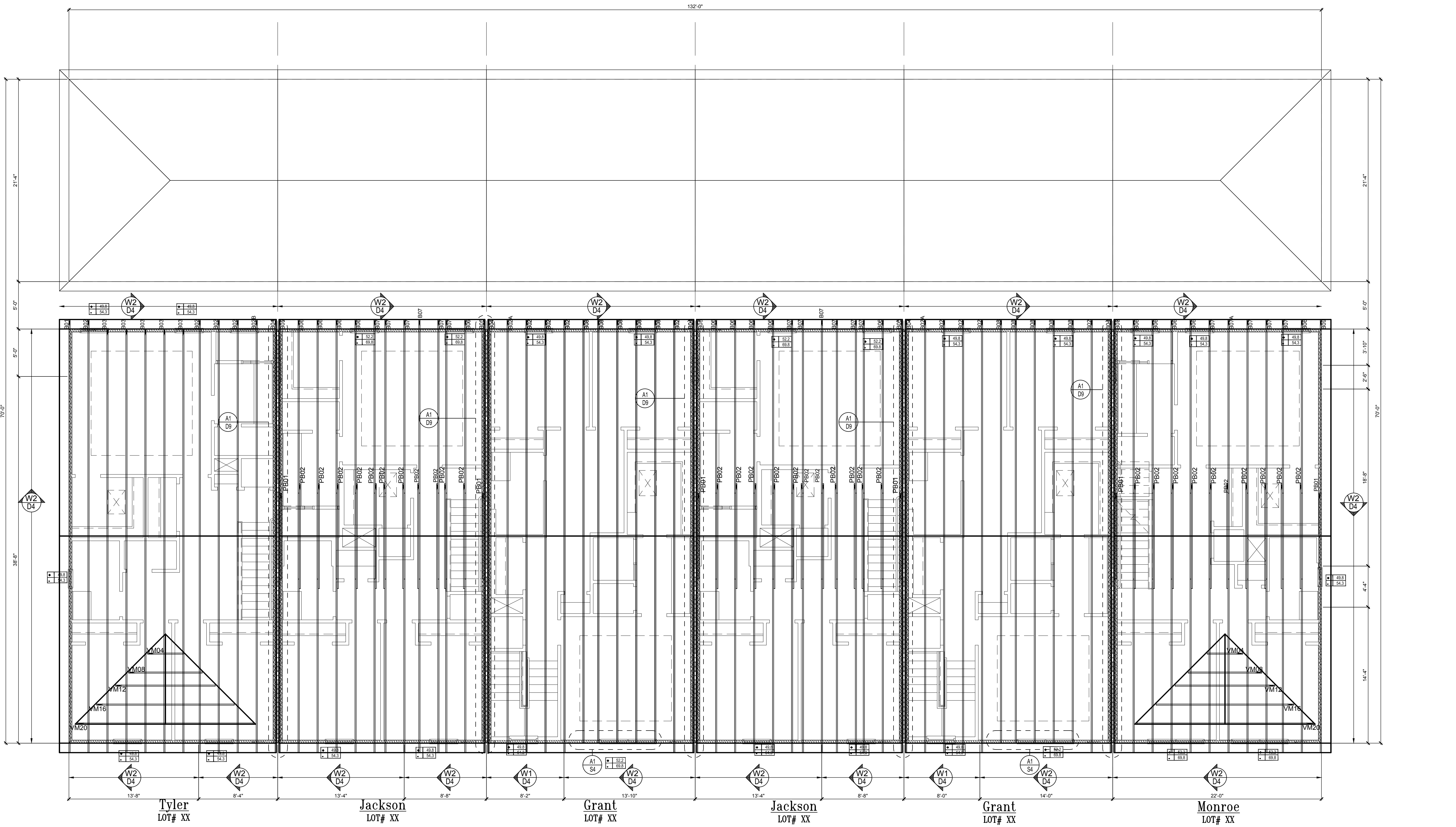
COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

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

NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO 0.018 VNMWAL. 300' WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

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



- ### FIELD REPAIR NOTES
- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #6 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEC, PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
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CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
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21	H1	RFT: 6-8d x 1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	365	280 / 303
35	A35F	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8" x 5 1/2" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-1/2" x 2 1/2" TC JOIST: 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A
103	VGTR/L	32-SDS 1/2" x 3/8" / (2) 7/8" BLT	3,990	N/A
104	HU8-SDS2.5	7/8" BLT / 20-SDS 1/2" x 2 1/2"	5,020	N/A
110	HCP2	12-10d x 1 1/2"	520	260 / N/A
167	HHUS46	H: 14-16d / J: 4-10d	1,550	N/A
168	U46	H: 8-10d / J: 4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H: (14)-16d / J: 4-10d	1,085	N/A
186	HUCQ210-2 SDS	H: (12)-1/4" x 2-1/2" SDS J: (6)-1/4" x 2-1/2" SDS	2,345	N/A
190	HU210-2	CMU: (18)-1/4" x 2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U, 5,095 D.	N/A
191	HU410/HUC410	CMU: (18)-1/4" x 2-1/2" TITEN T." J: (10)-0.148x3"	1,800 U, 5,095 D.	N/A
214	HUC212-3	HD: (22) 0.162" x 3/8" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
216	HUS412	BLOCK: 10-1/2" x 1 1/2" TC JOIST: 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-1/2" x 1 1/2" TC JOIST: 10-16d	2,630	N/A
219	MBHA412	H: 1-ATR3/4x8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10d x 1 1/2" / P: 10-10d x 1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8" BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLTS./GIR: 16-10d	9,250	N/A
401	SURL414	FACE: 18-16d / JST: 8-16d	1,700	N/A

T CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS

- ### NOTES
- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
 - TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
 - PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
 - ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL REG. ENG.
 - TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TP1W/TCA BCS1.
 - REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
 - ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
 - SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
 - OFF RIDGE VENTS MAXIMUM OPENING SIZES:
 - LOMANCO: (2) 9/8" DIA CIRCLES
 - MILLENNIUM METAL: 2 1/2" x 4 1/2" HOLE

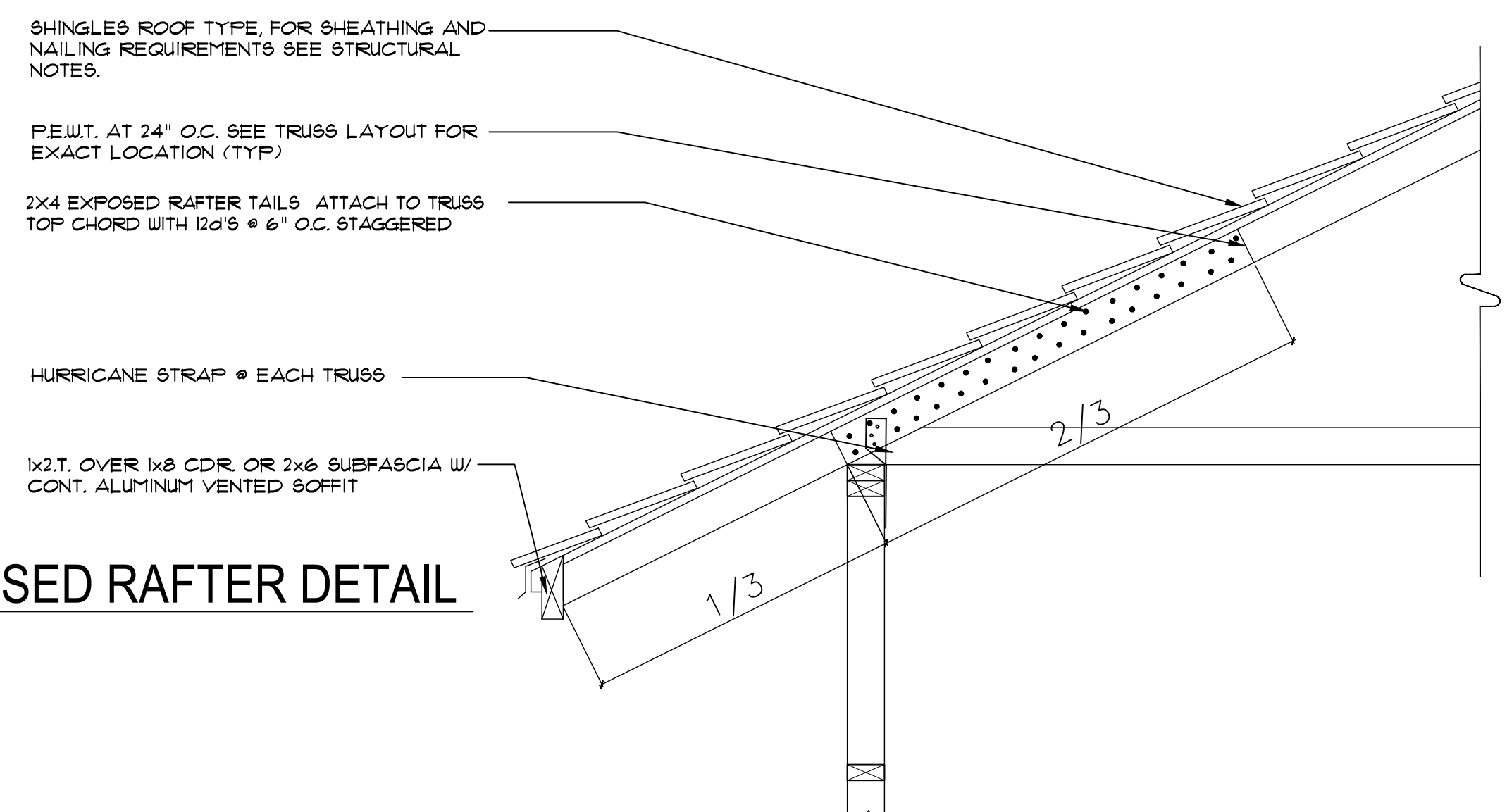
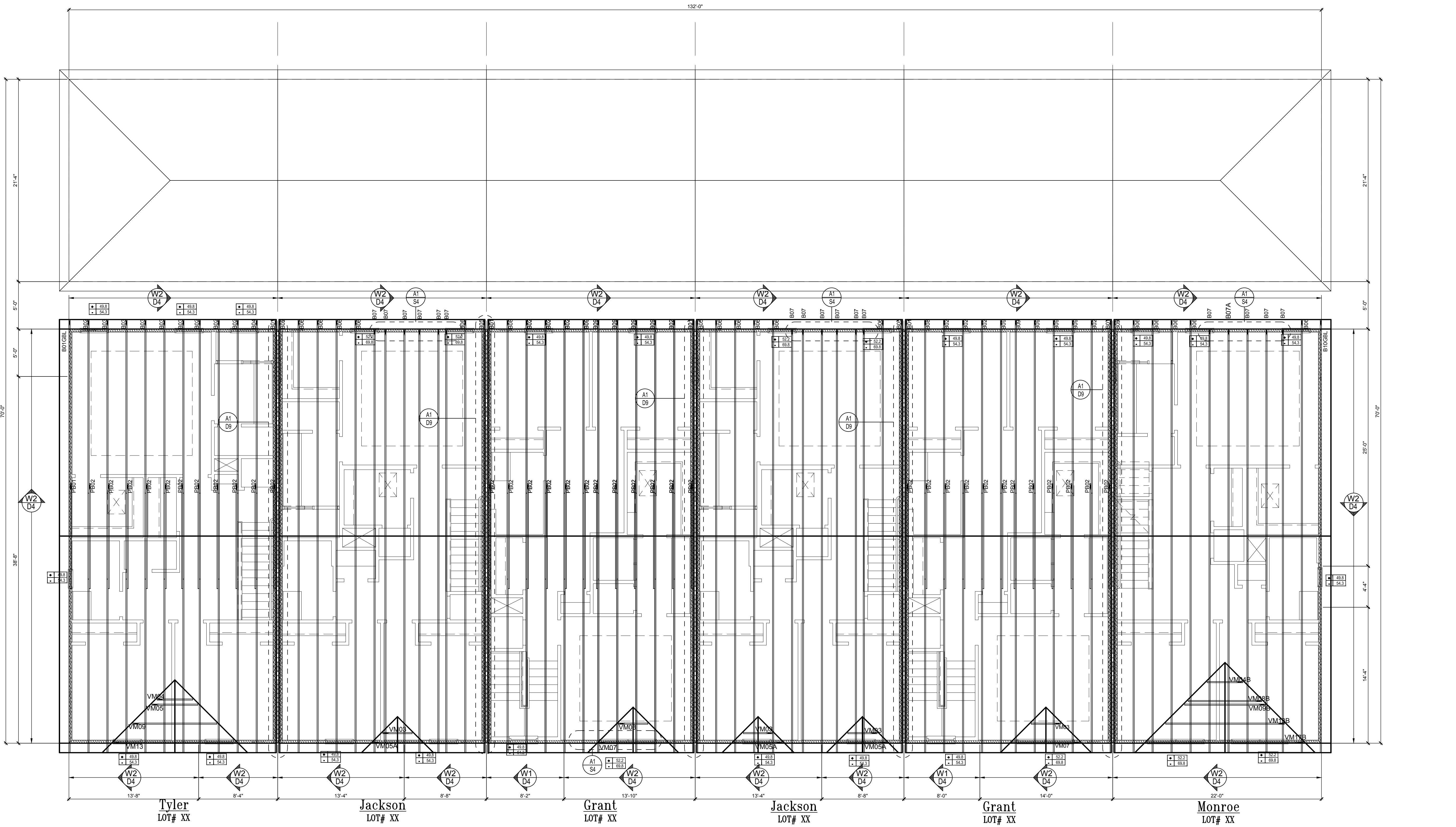
COMPONENT & CLADDING DESIGN WIND PRESSURES

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 REBAR SET IN A 3/4" DIA. x 4" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
 - BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED 1 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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A I B D

GOBA
GOLF BUILDING ASSOCIATION

6-Unit: Rear Load Detached
Models: Tyler, Jackson, Grant, Jackson, Grant & Monroe
Building Per # XXX
Lot# XX-XX, Subdivision
Street Address
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: 02/14/2023
REVISIONS:

NO.	DATE	DESCRIPTION

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

ROOF TRUSSES
S4

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

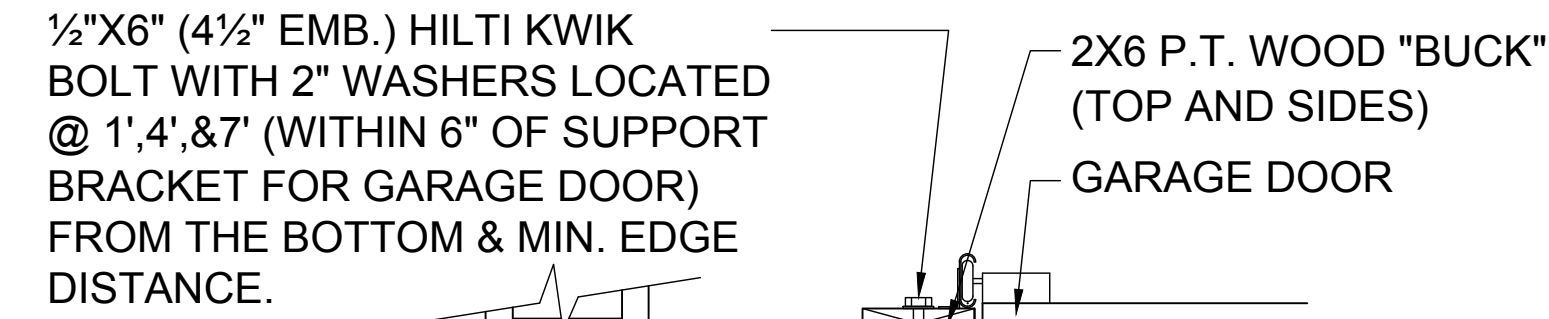
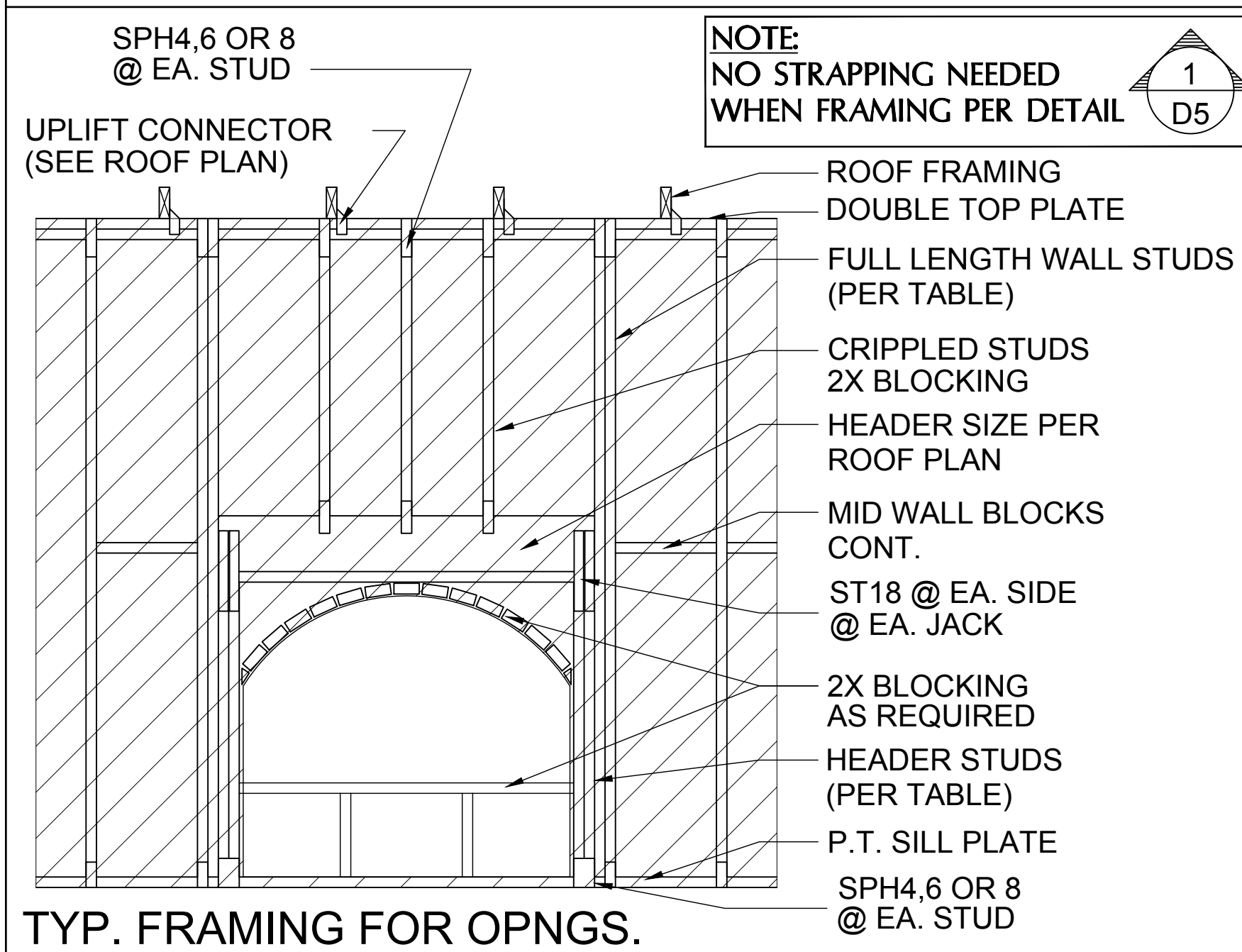
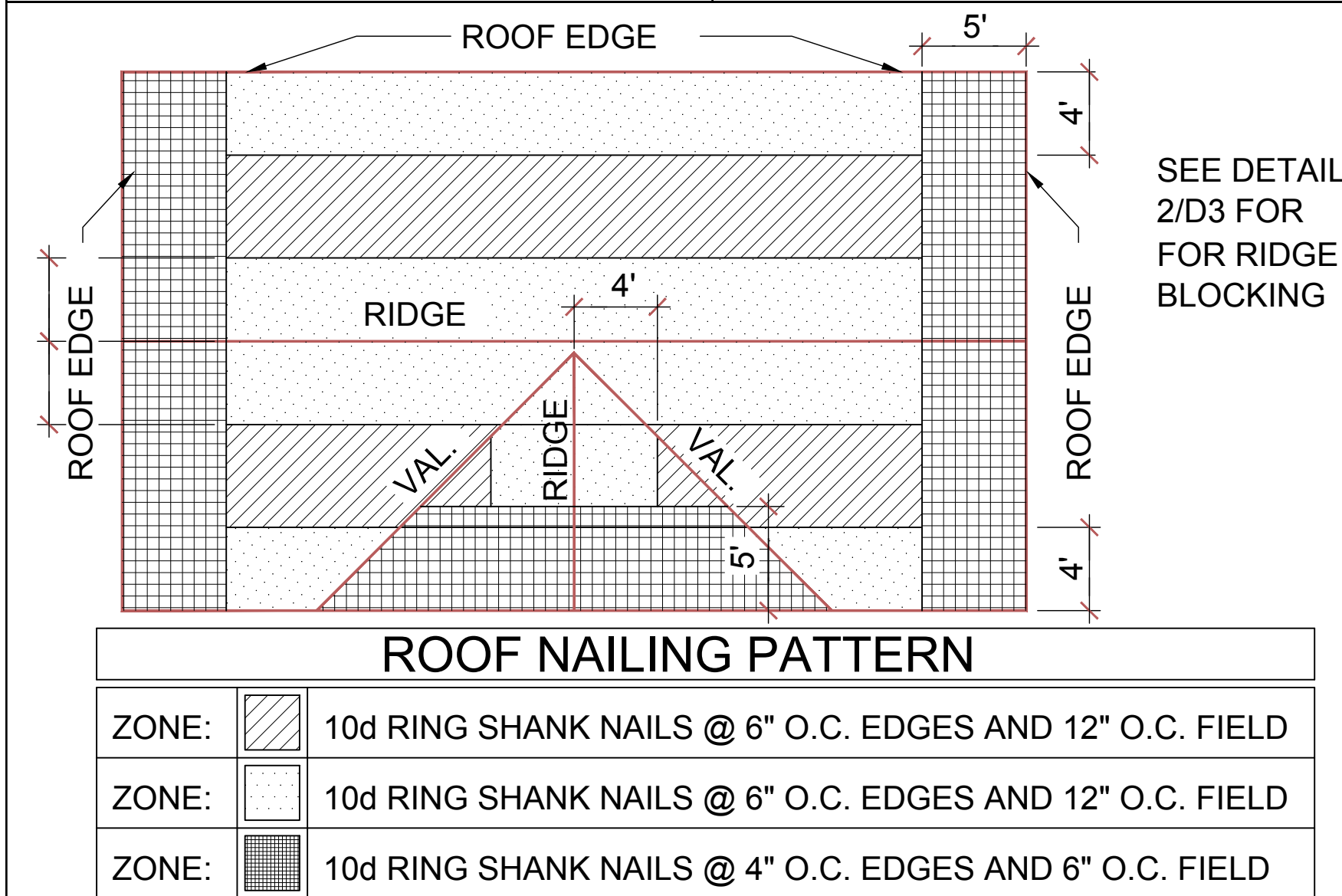
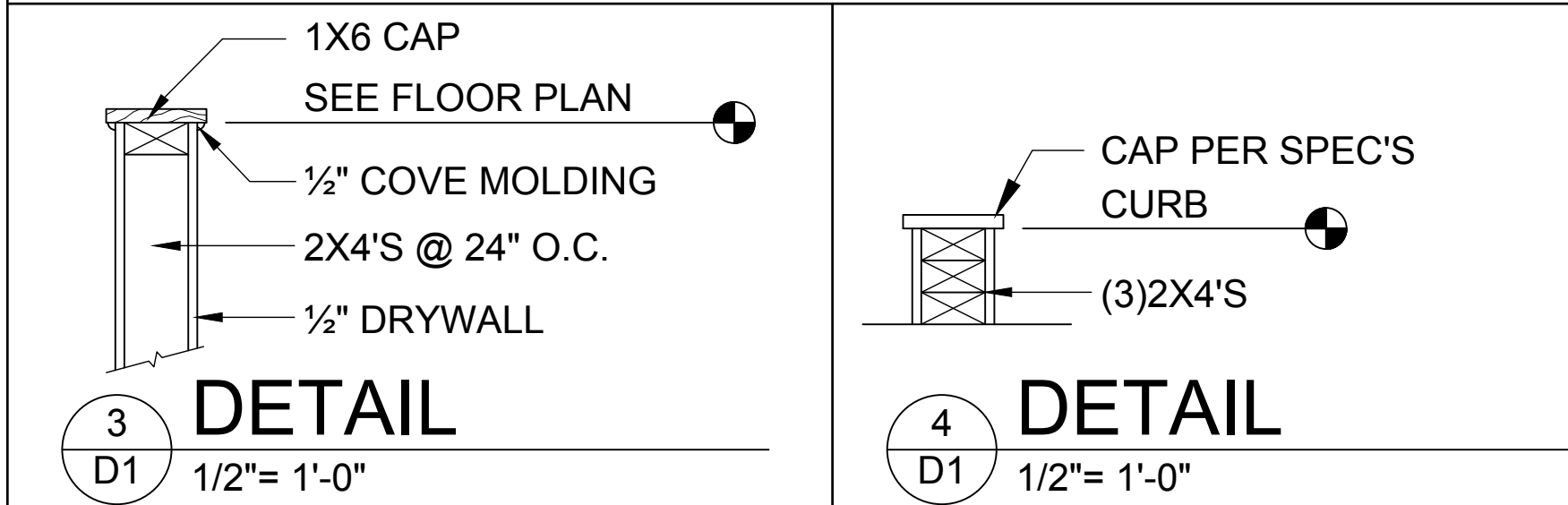
WOOD STRUCTURAL NOTES

- 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 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

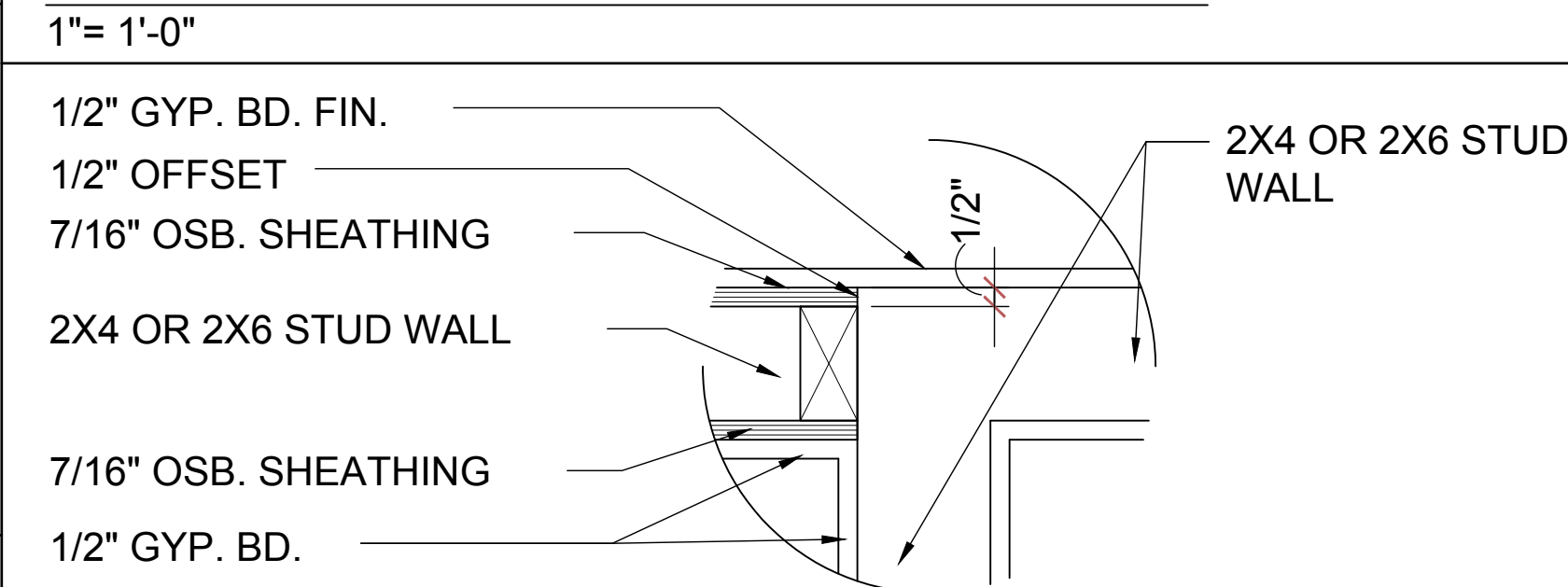
- MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) -1/4" X 2-1/4" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR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



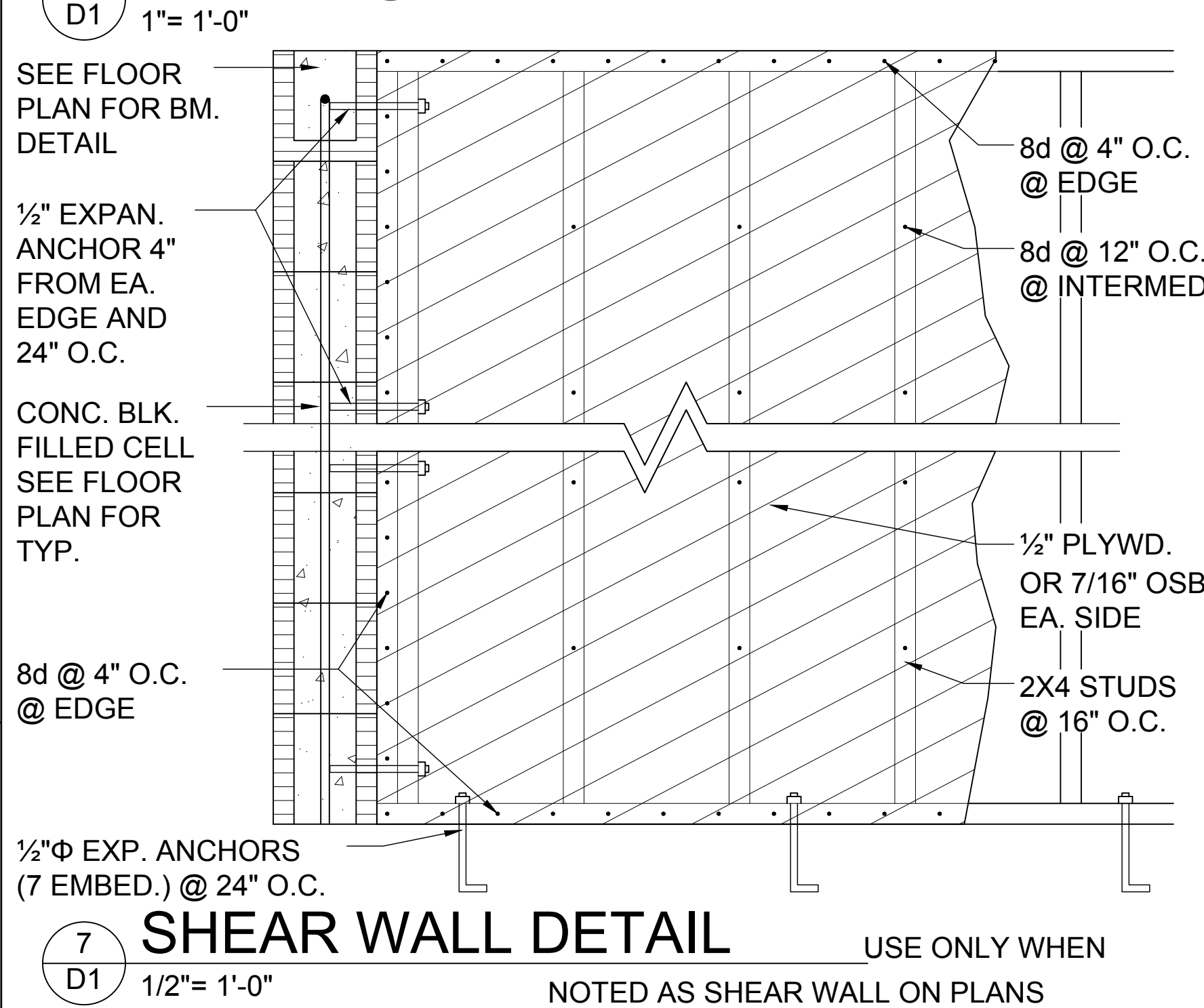
- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/ 1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT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

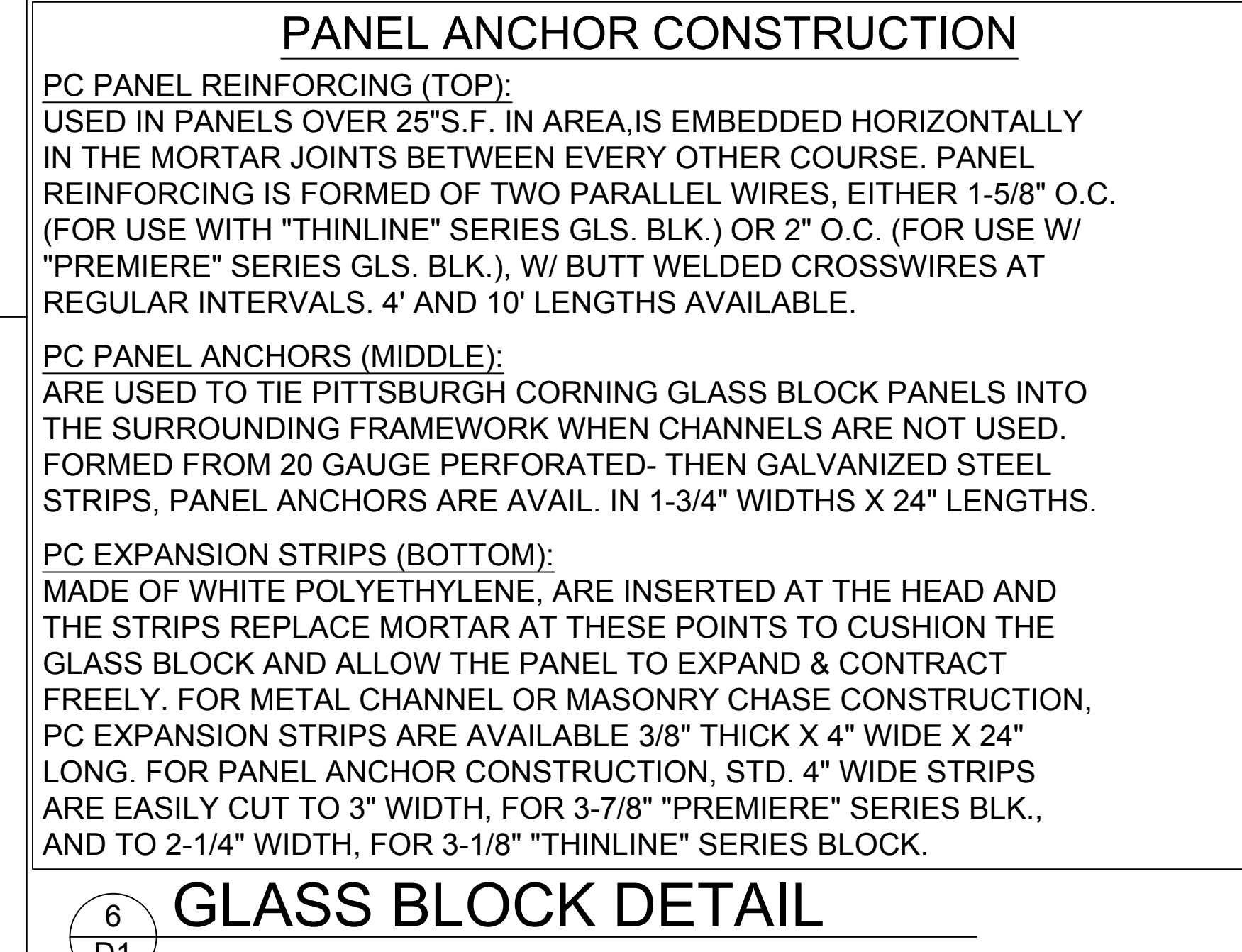
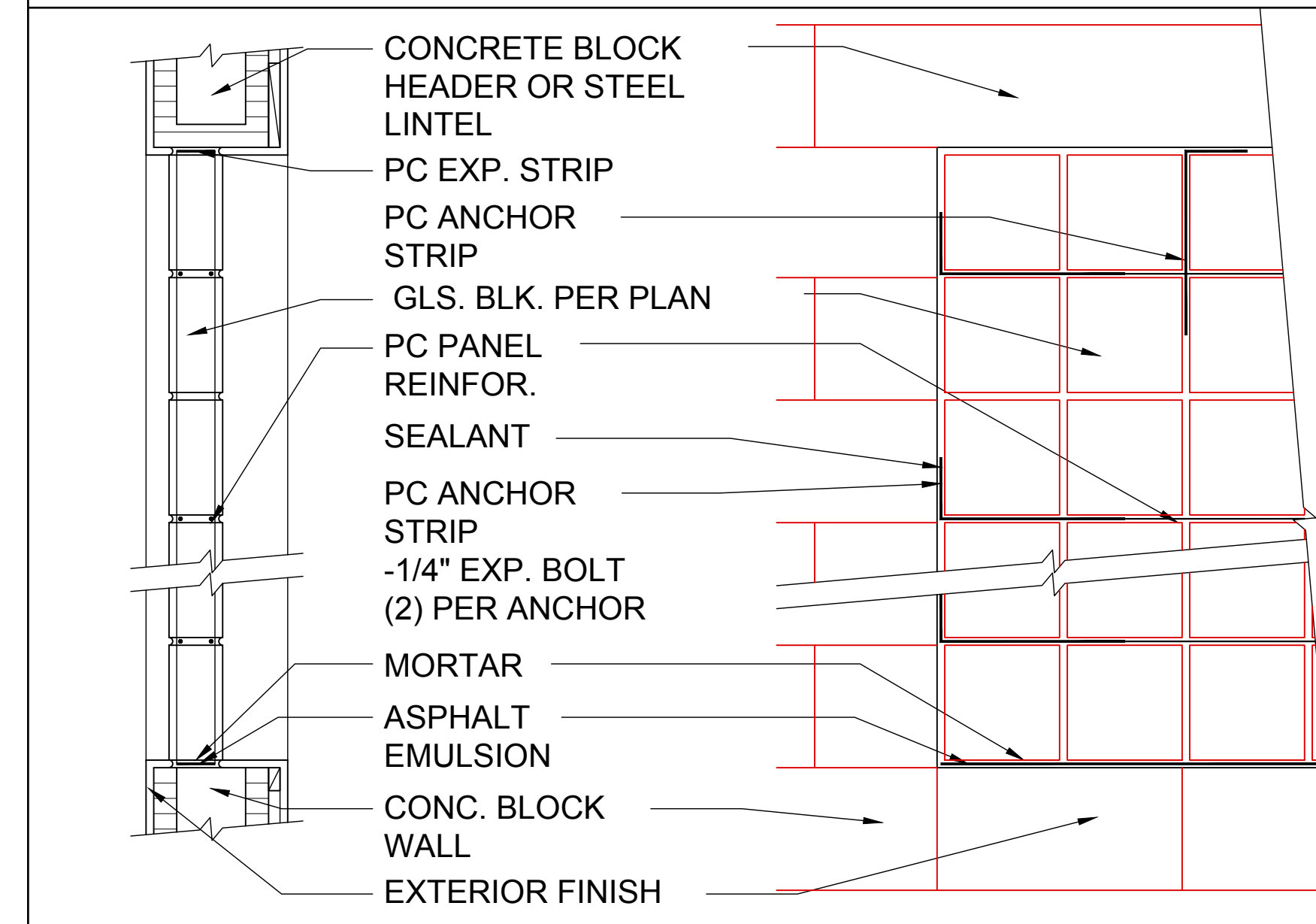
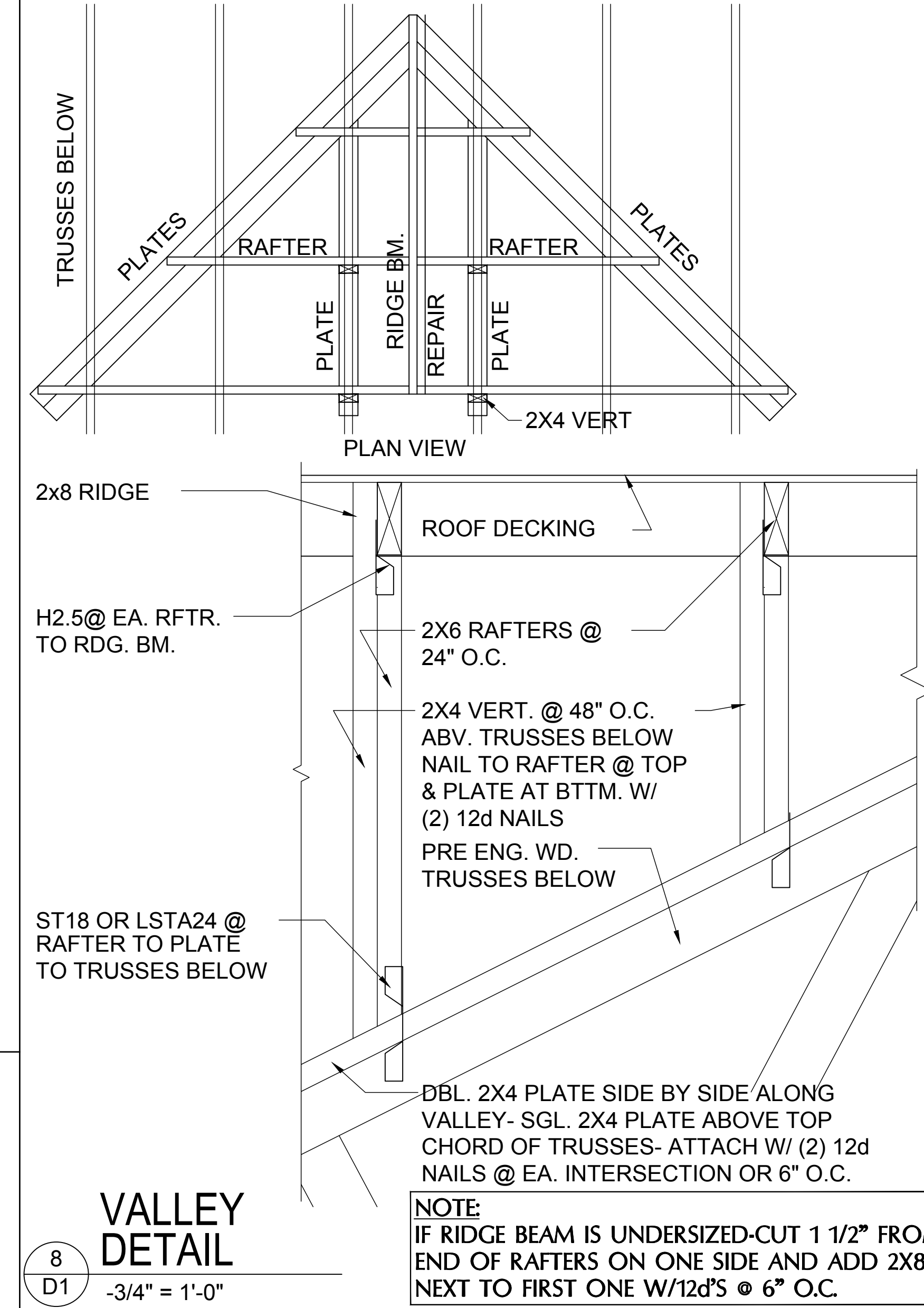


DETAIL @ CONN. TO REG. WALL

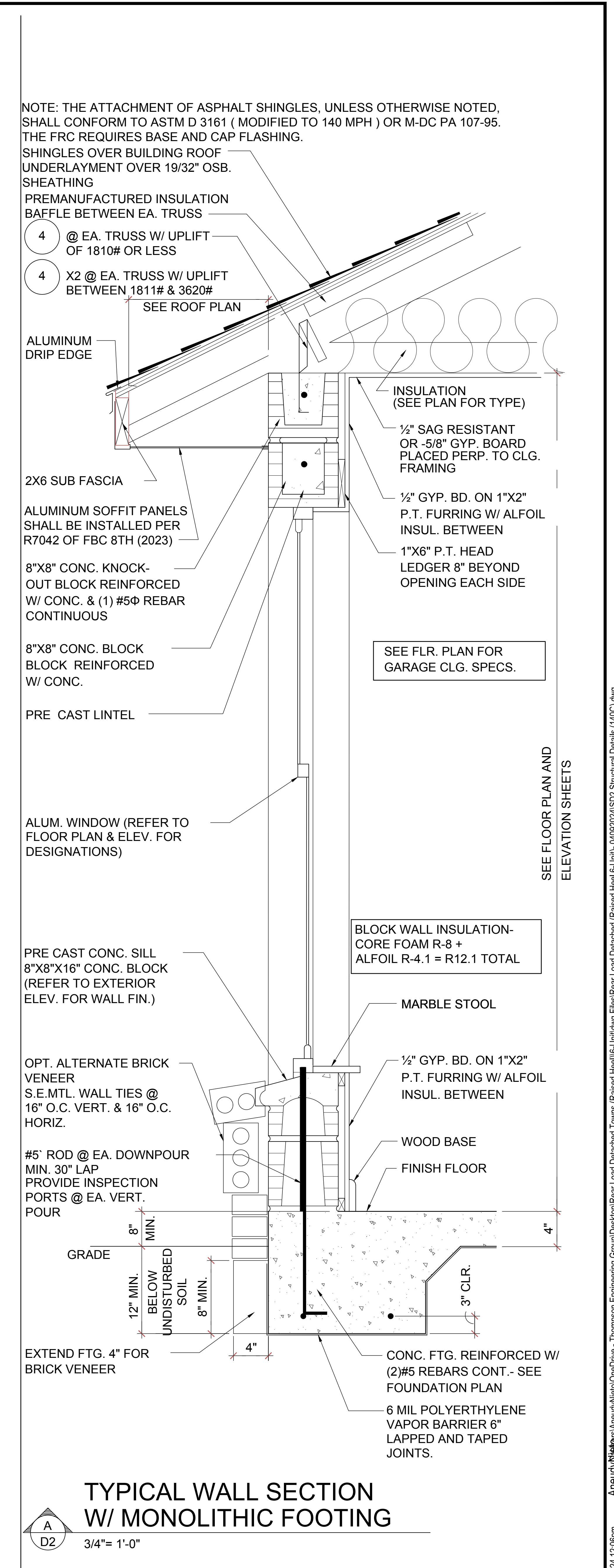
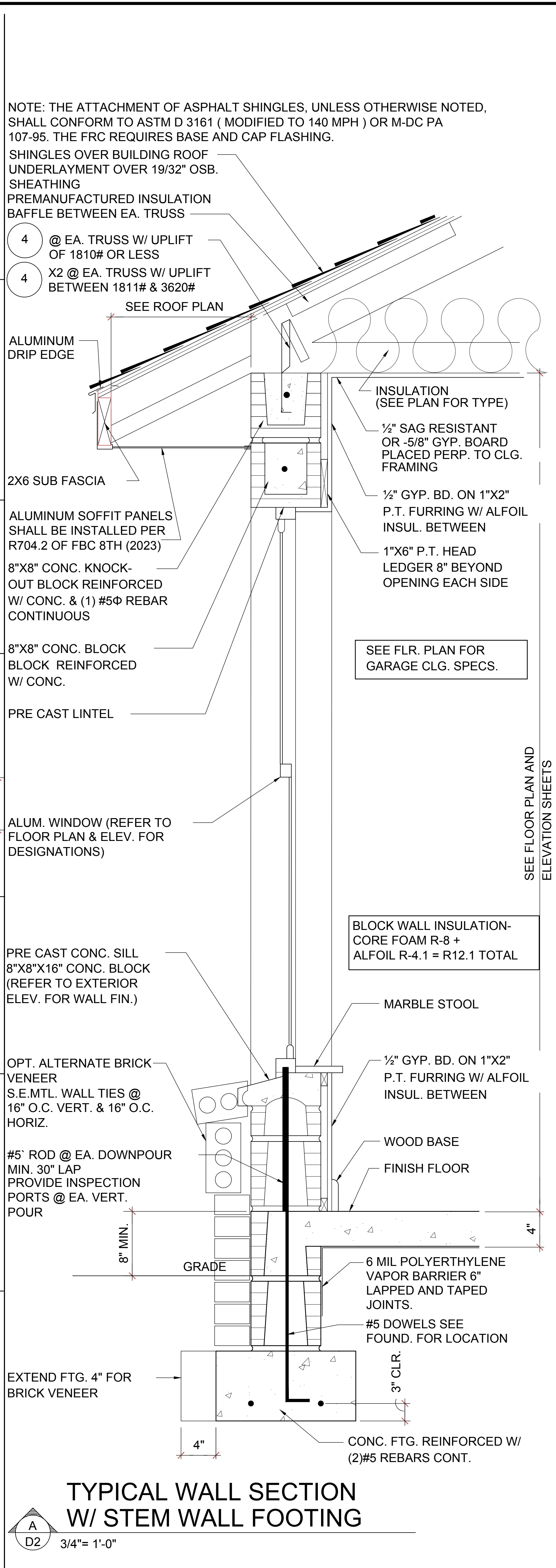
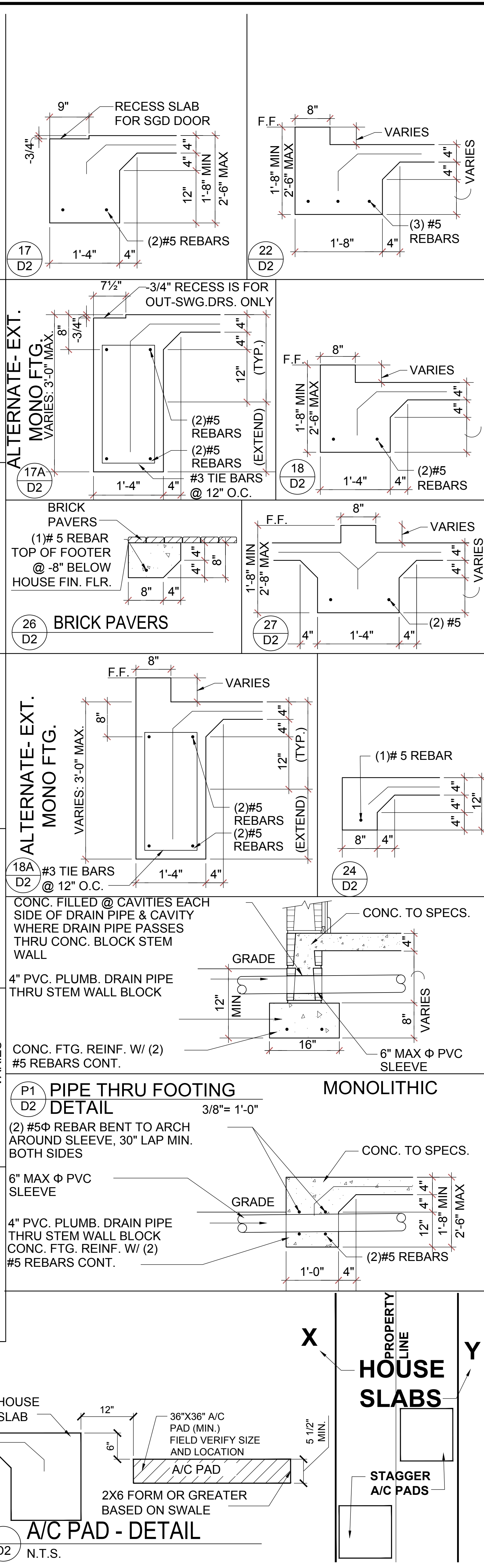
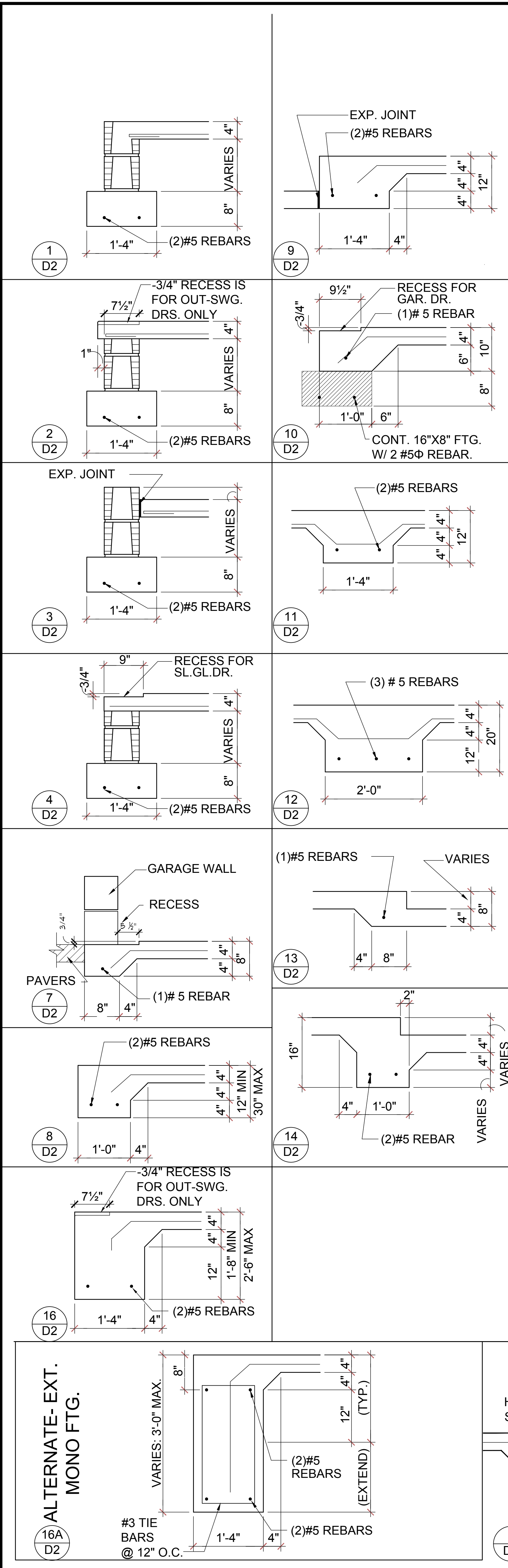


MIN. WALL AND HEADER REQUIREMENTS

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



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6-Unit: Rear Load Detached

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

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

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

STRUCTURAL DETAILS
D2

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AIBD

GOBA
 GROUP OF BUILDING REGULATIONS

6-Unit: Rear Load Detached

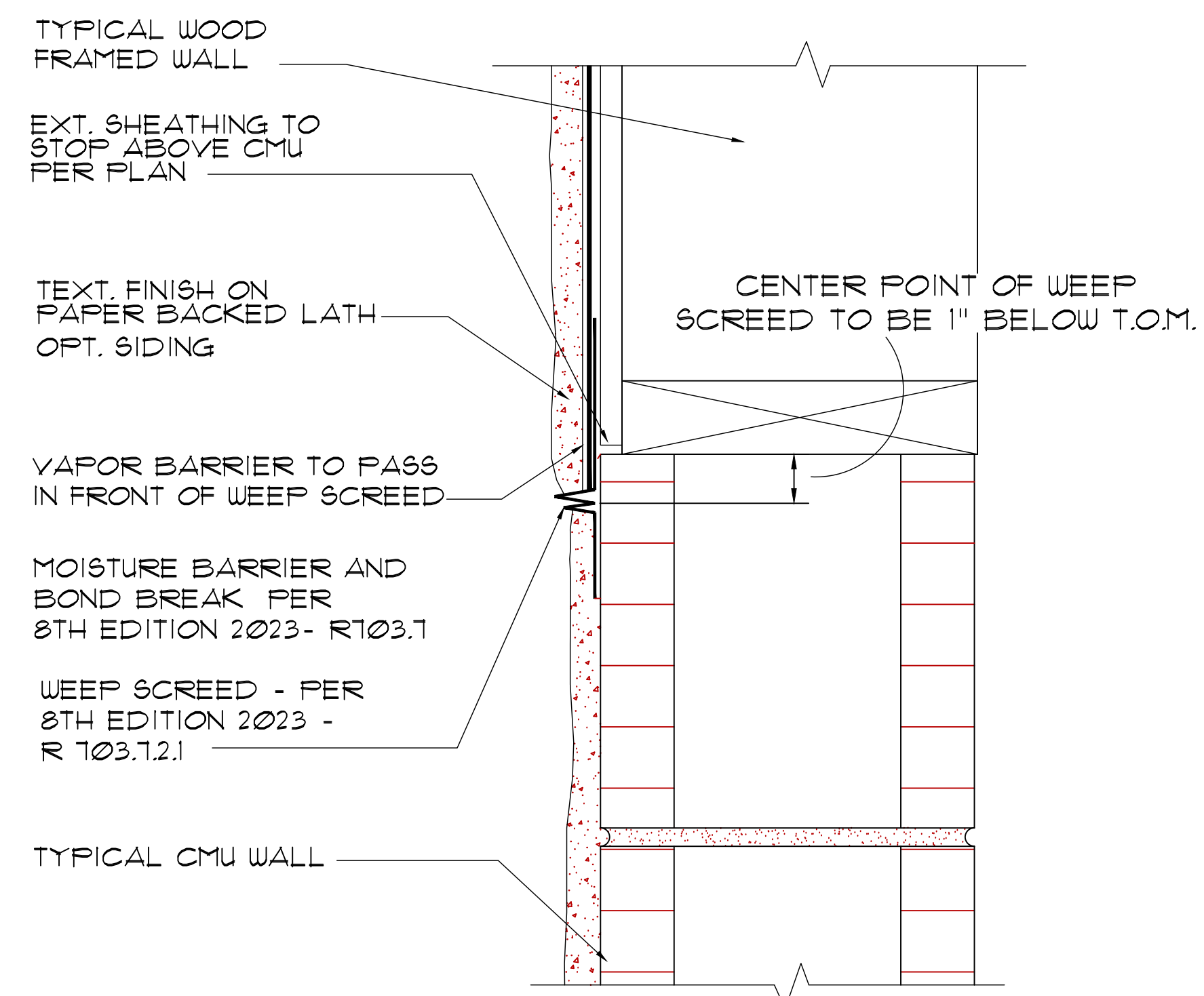
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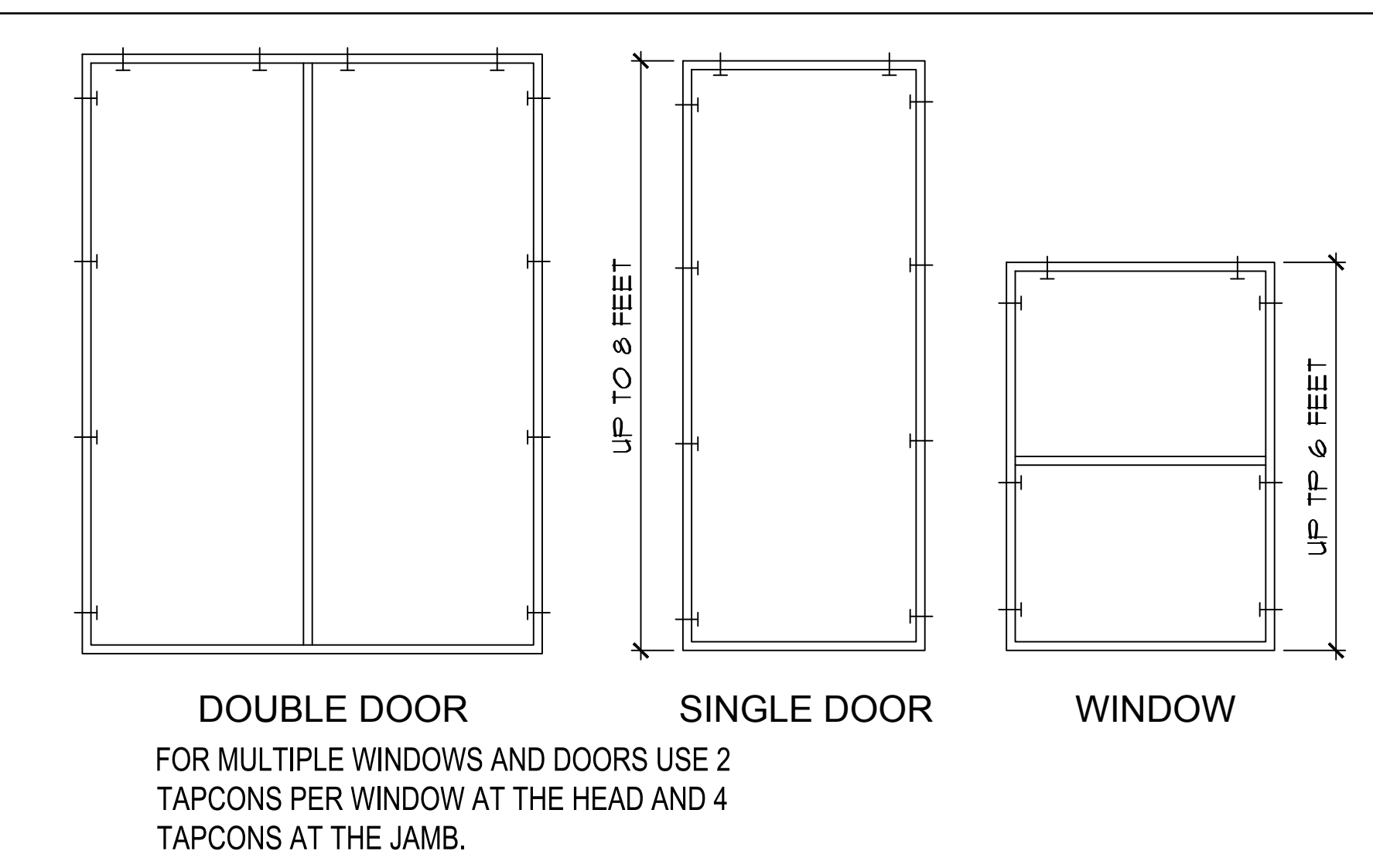
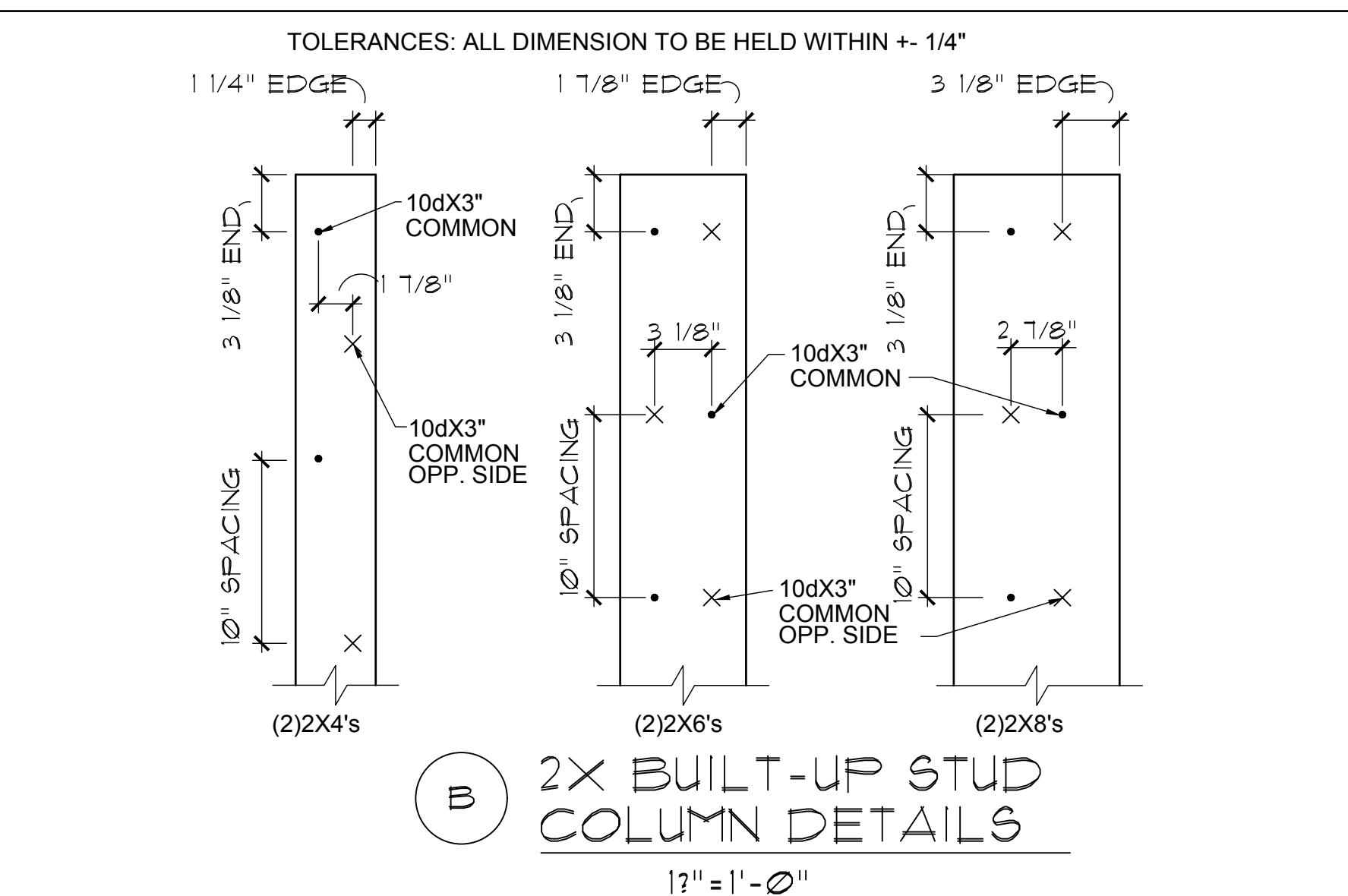
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STRUCTURAL DETAILS
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A FLASHING DETAIL

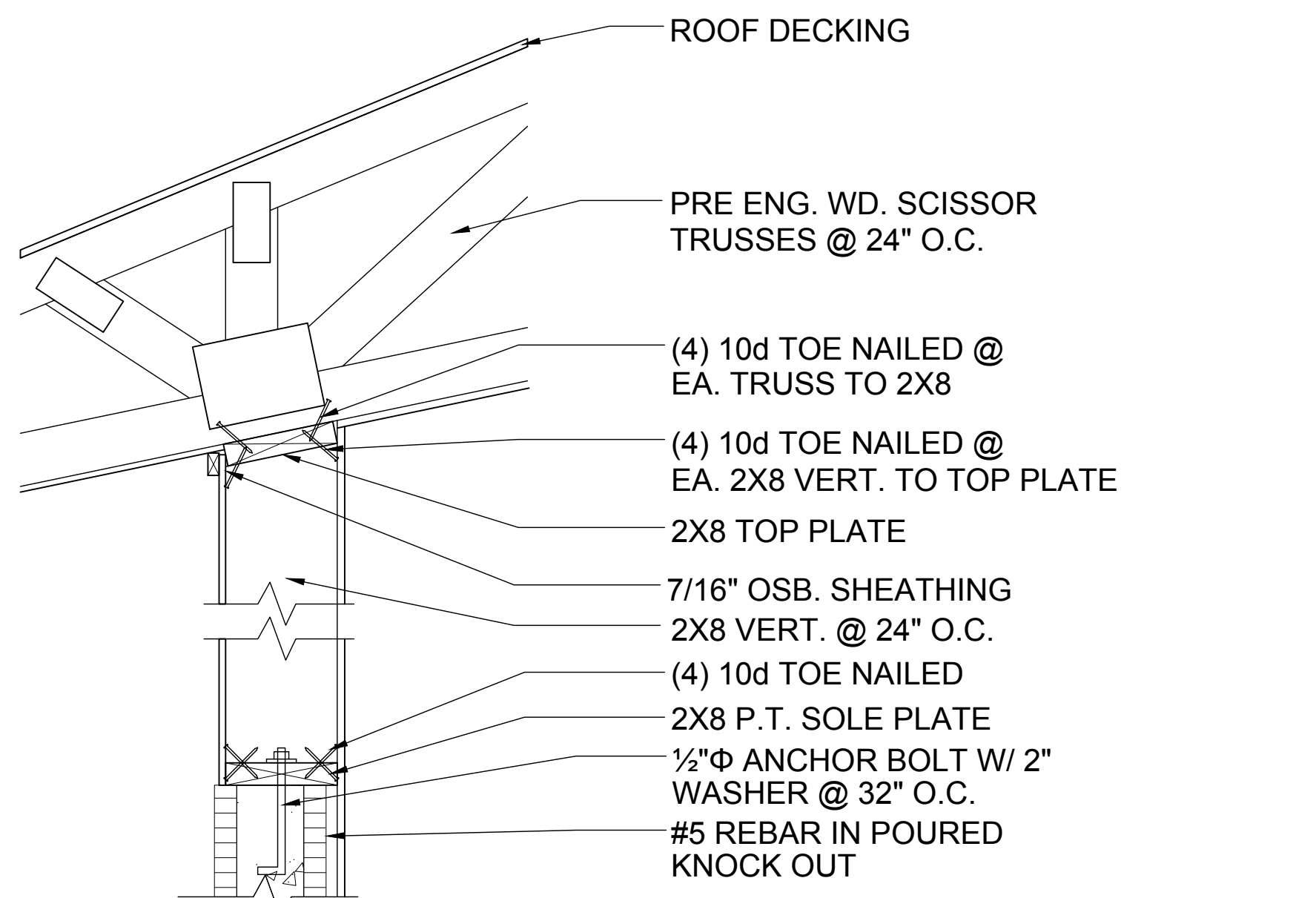


BUCK ATTACHMENT DATA

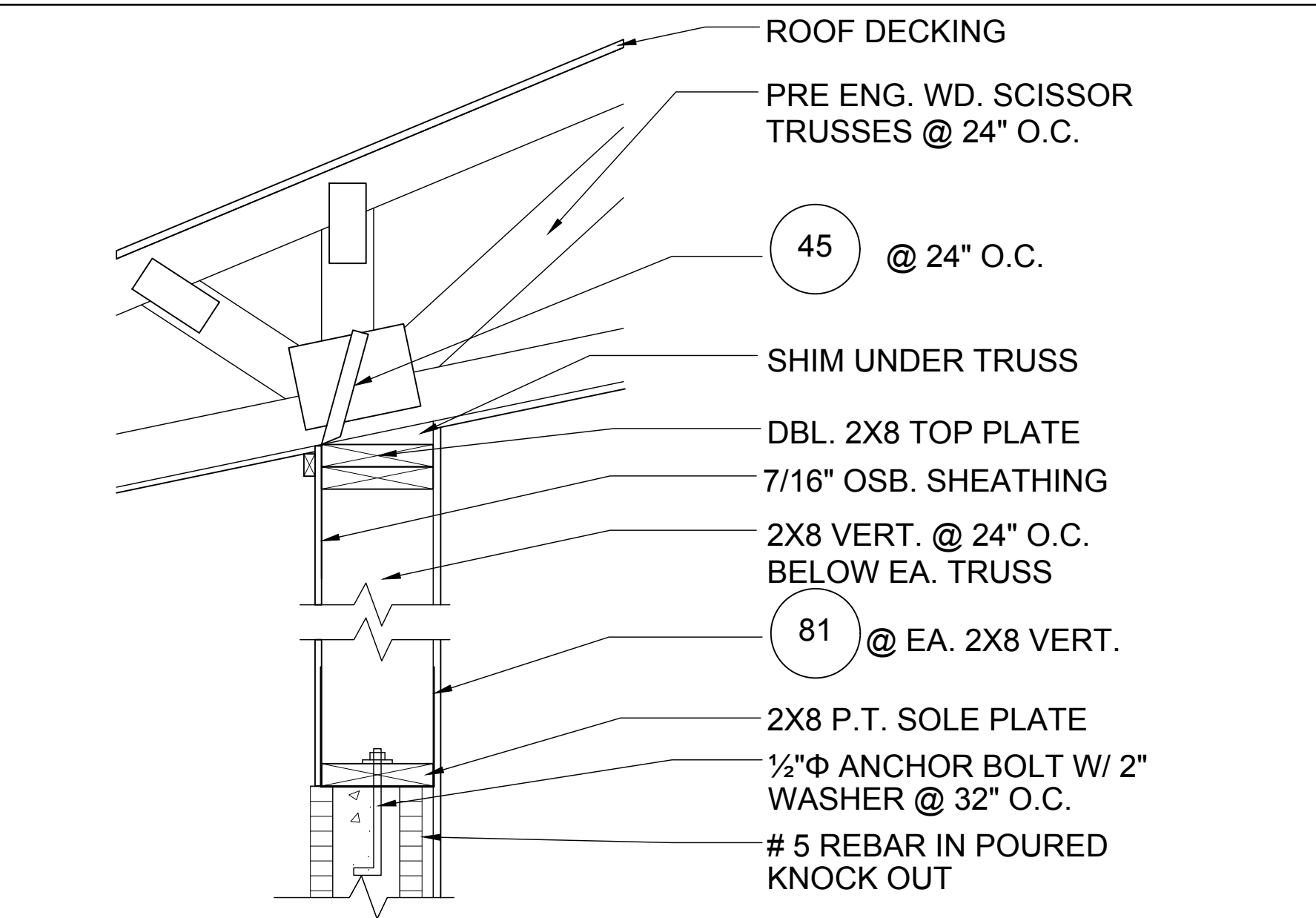
BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN PINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS w/ 2 T-NAILS TOP AND BOTTOM AND 8\"/>

NOTE

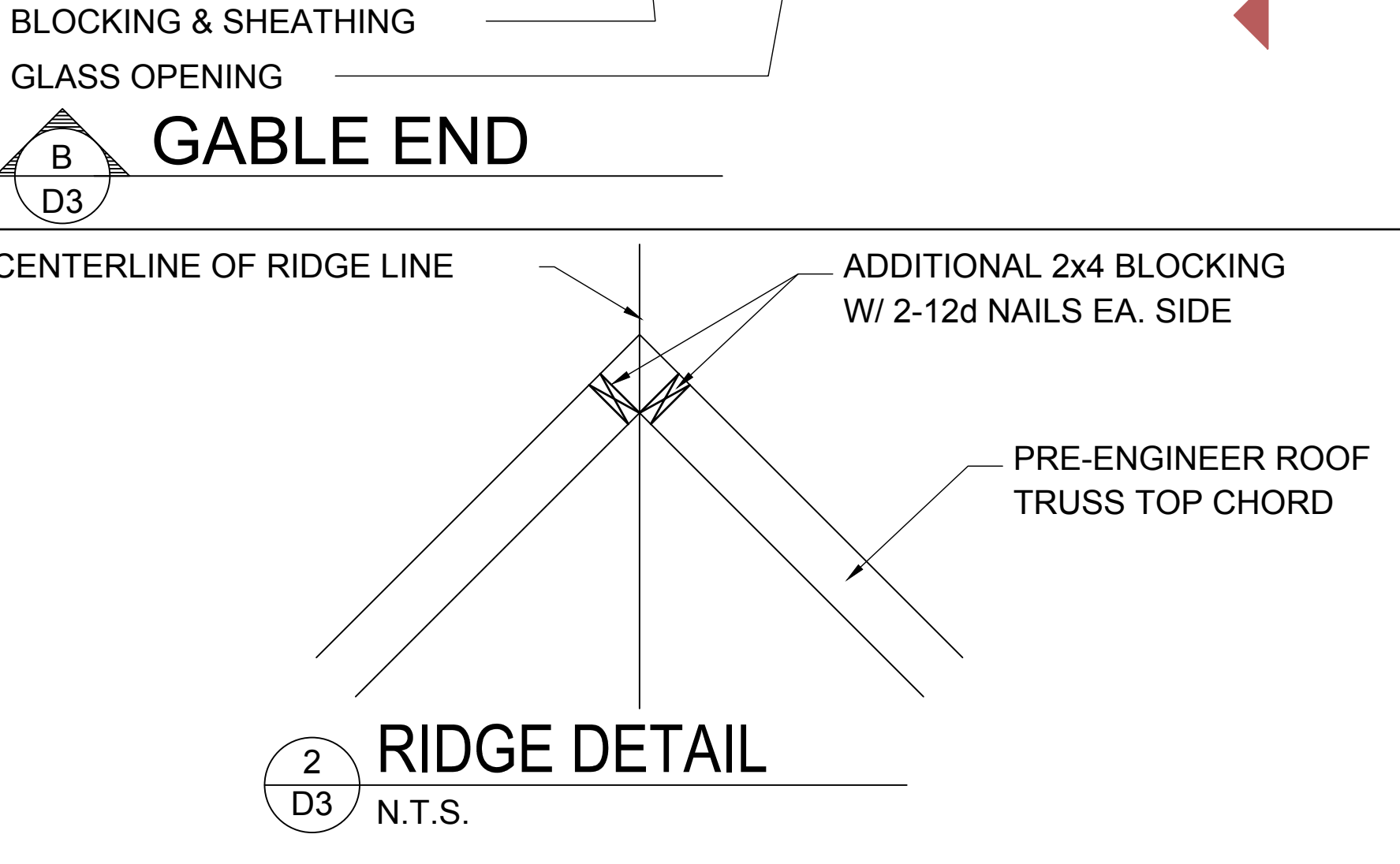
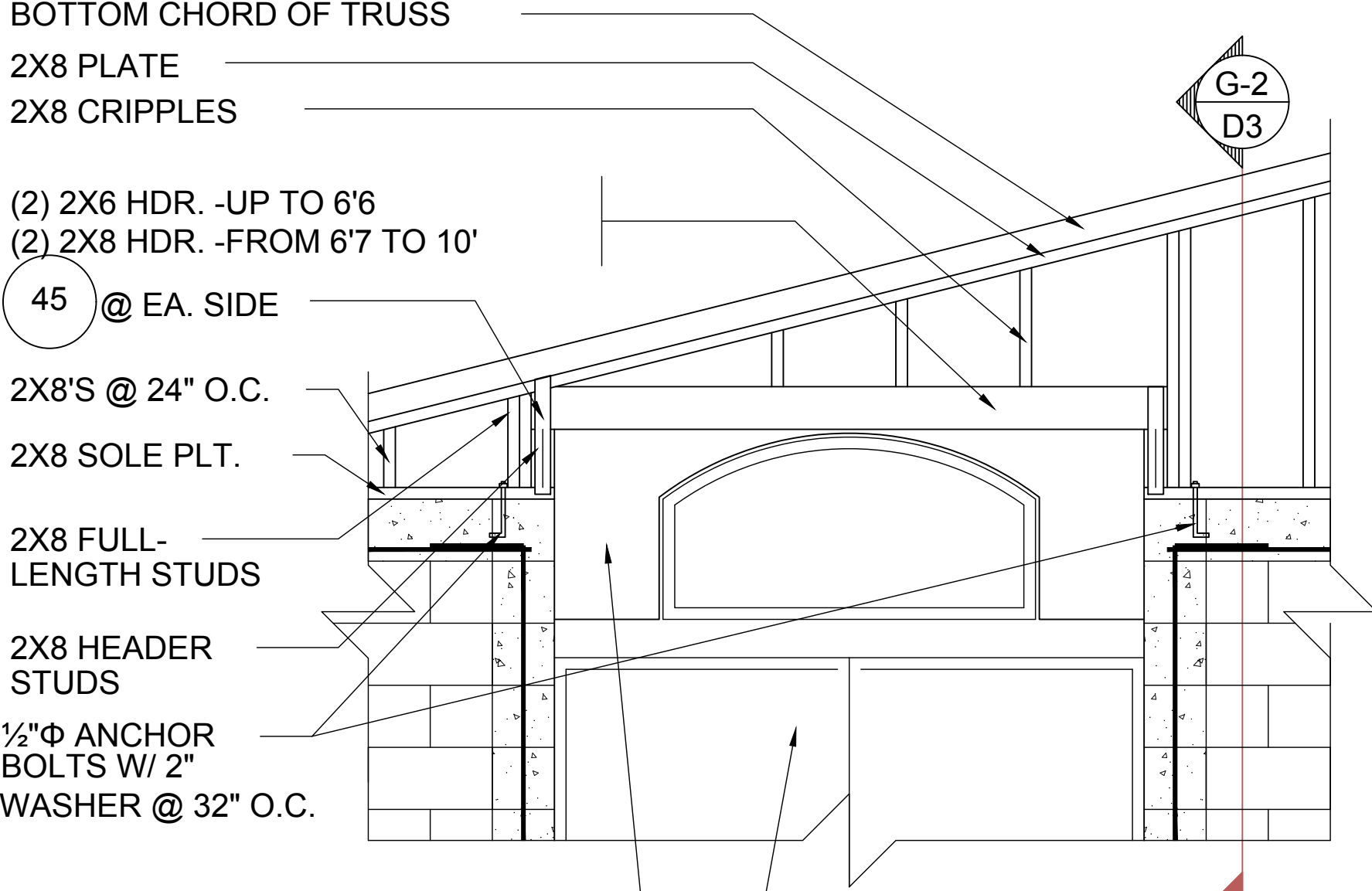
IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4\"/>



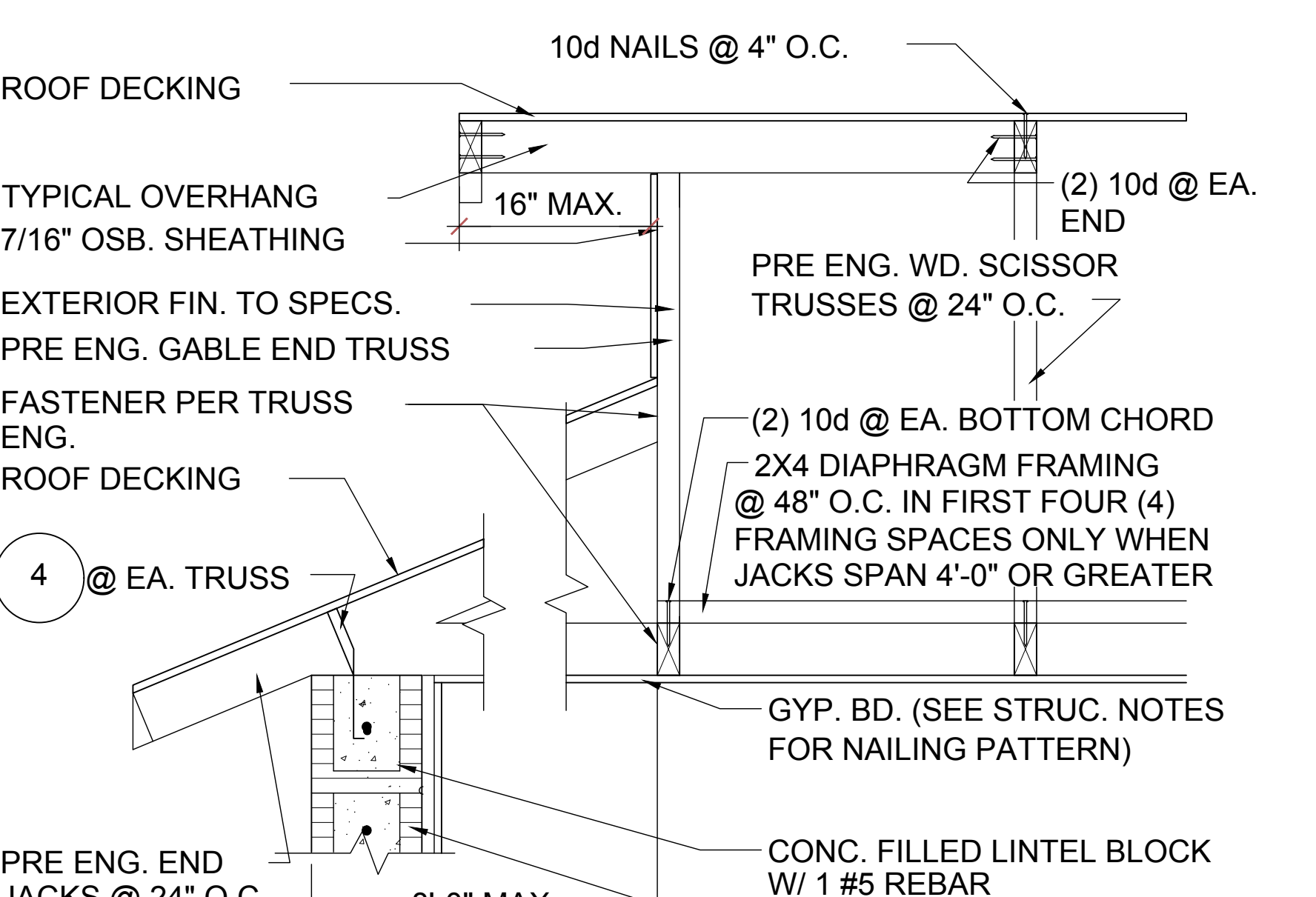
G-6 NON-BEARING



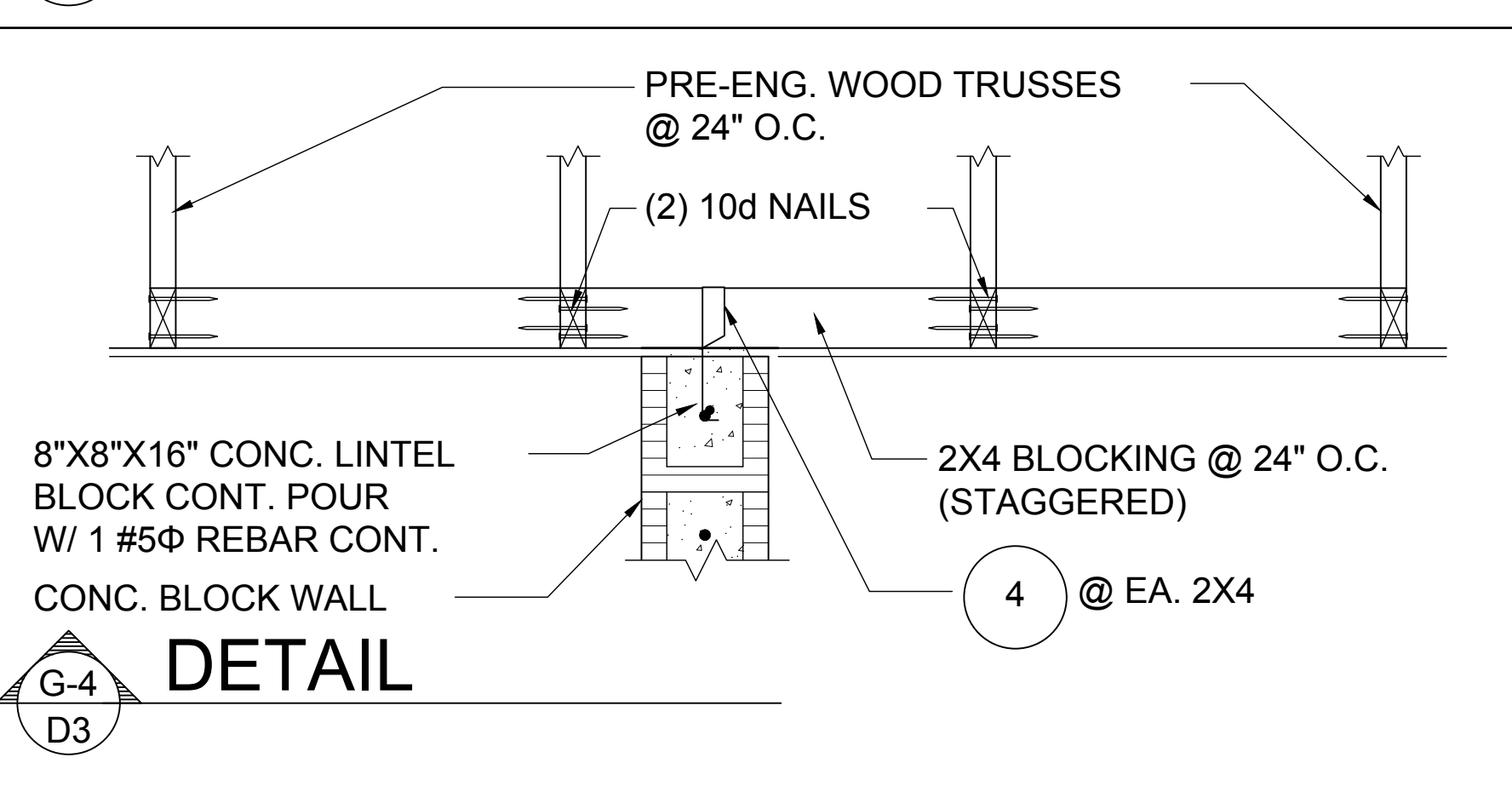
G-7 BEARING



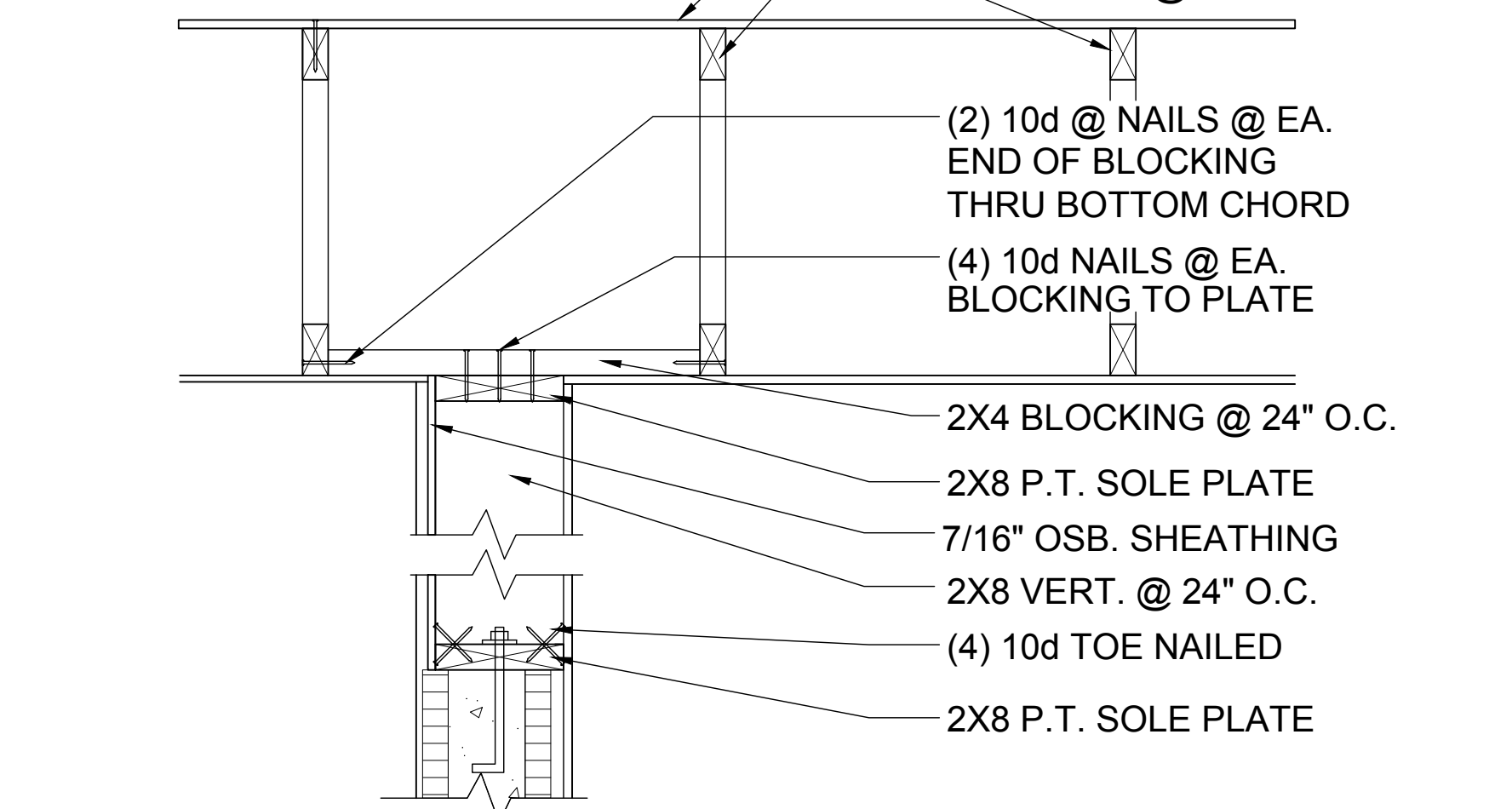
2 RIDGE DETAIL



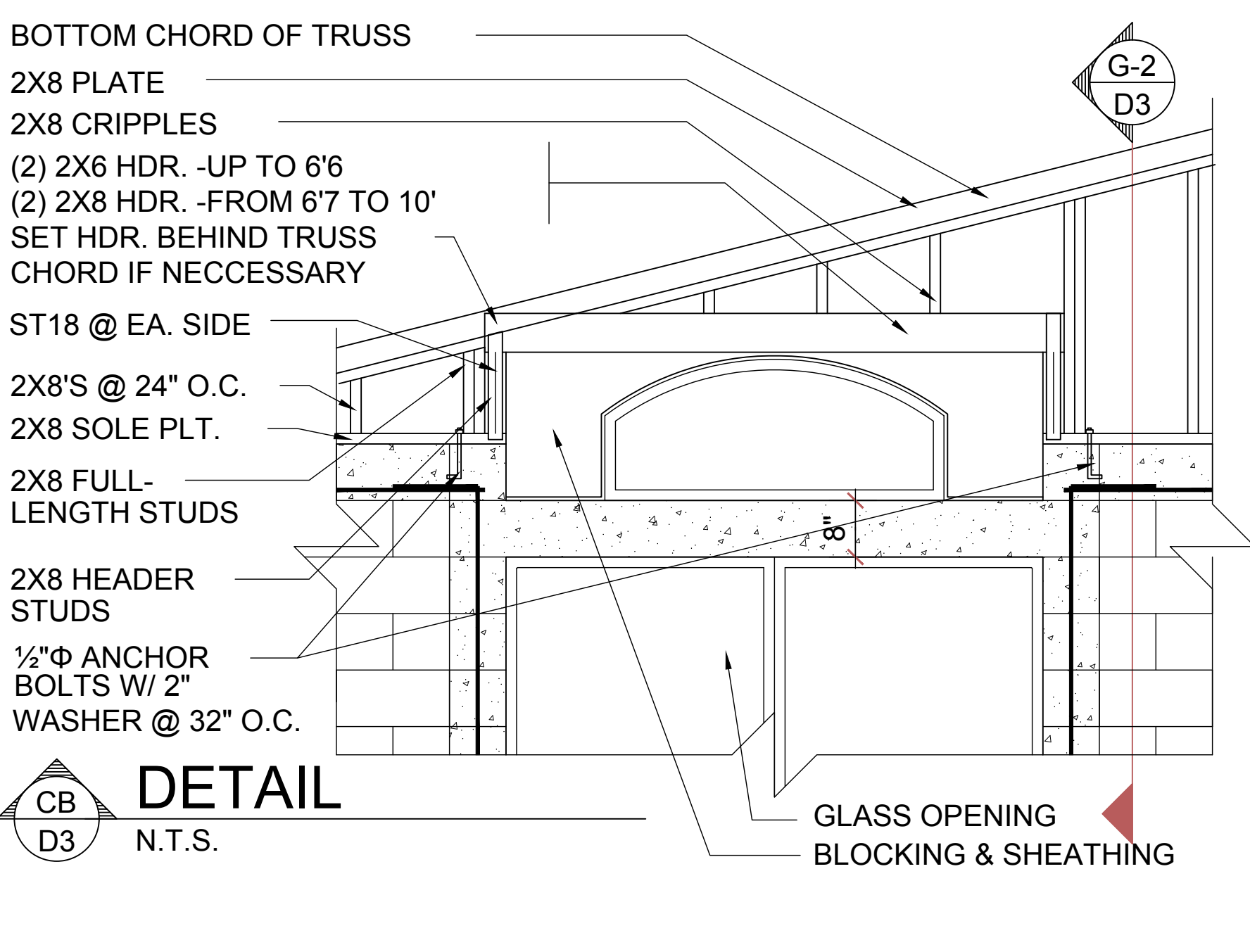
G-3 GABLE END



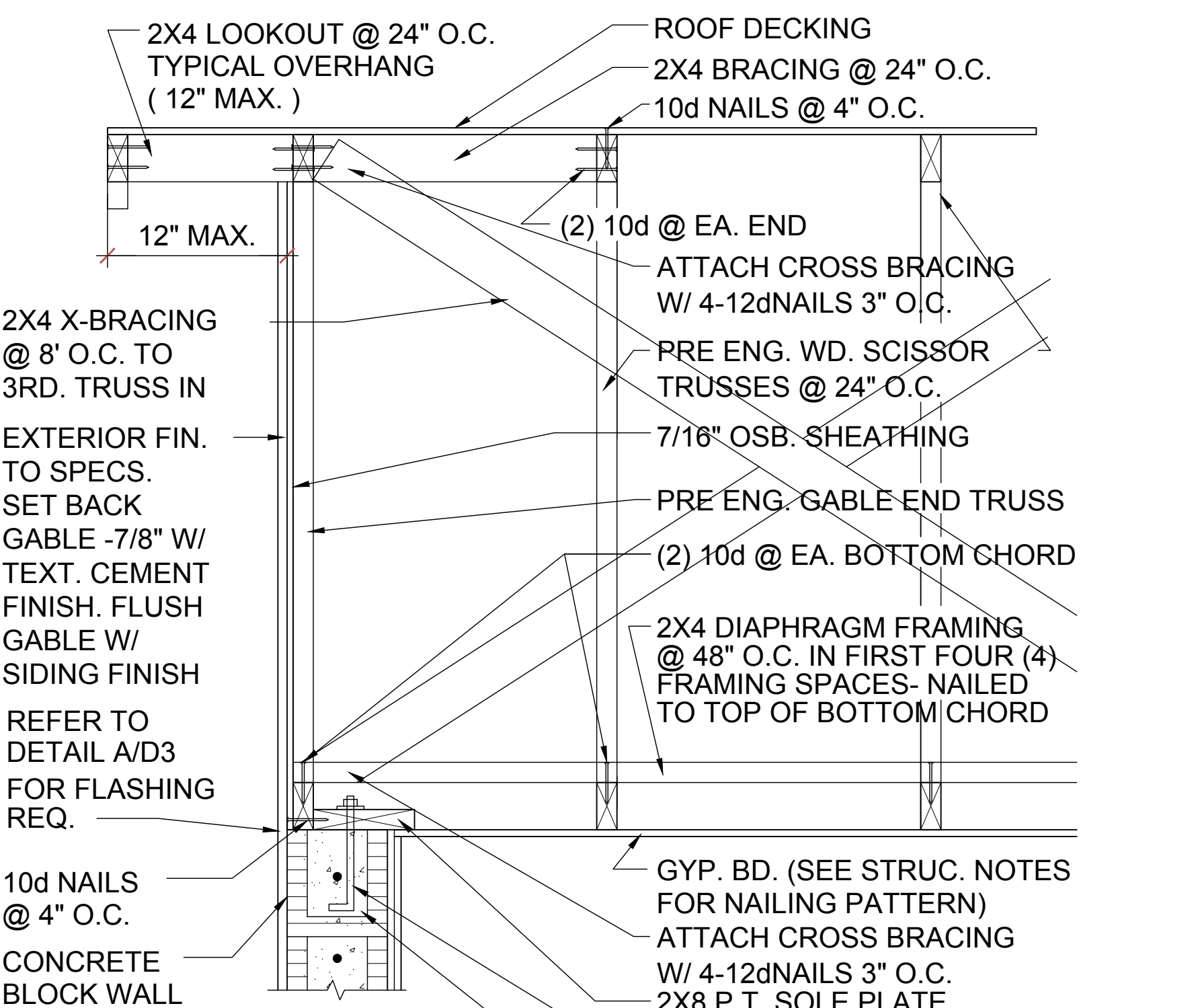
G-4 DETAIL



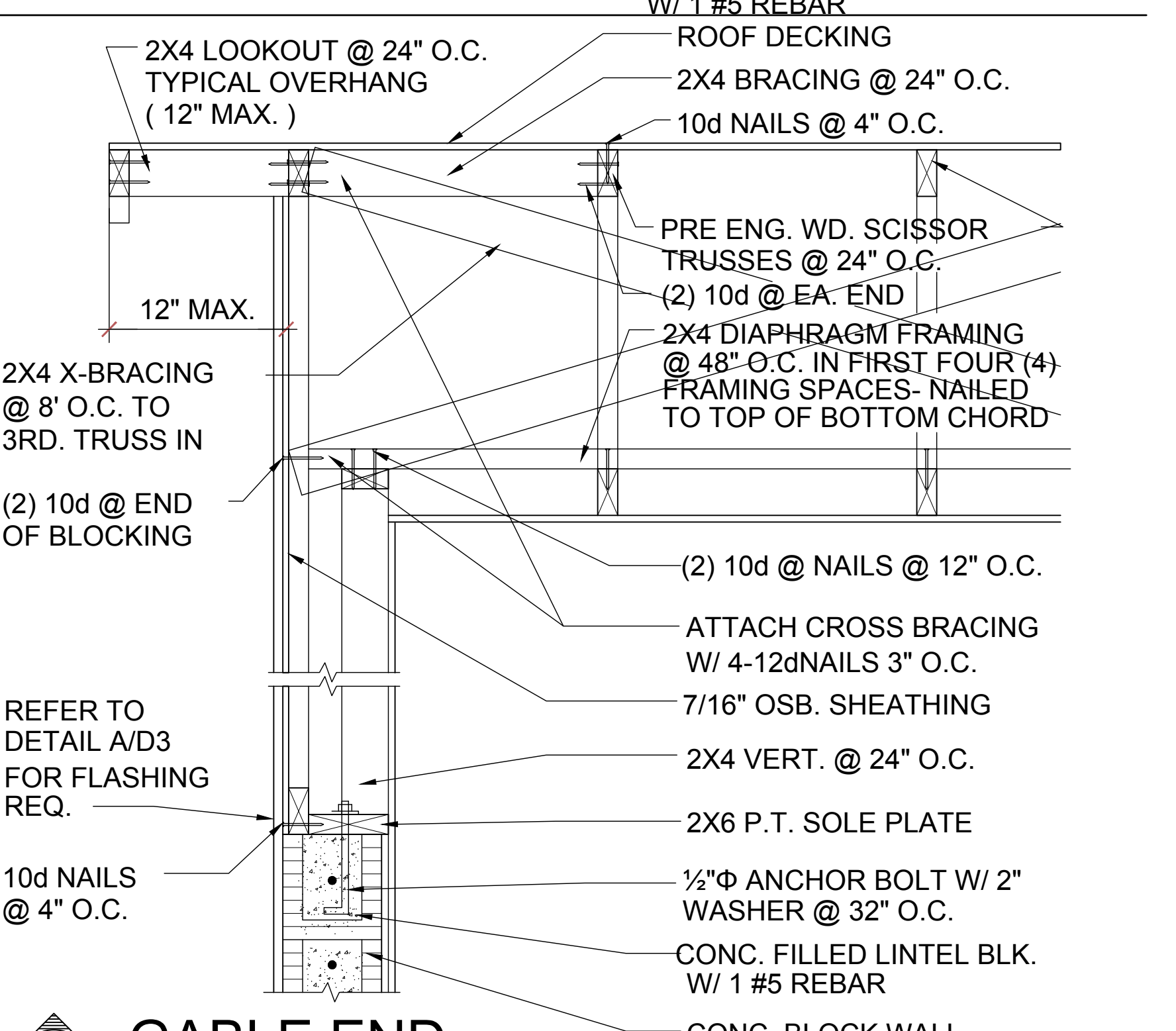
G-5 GABLE END



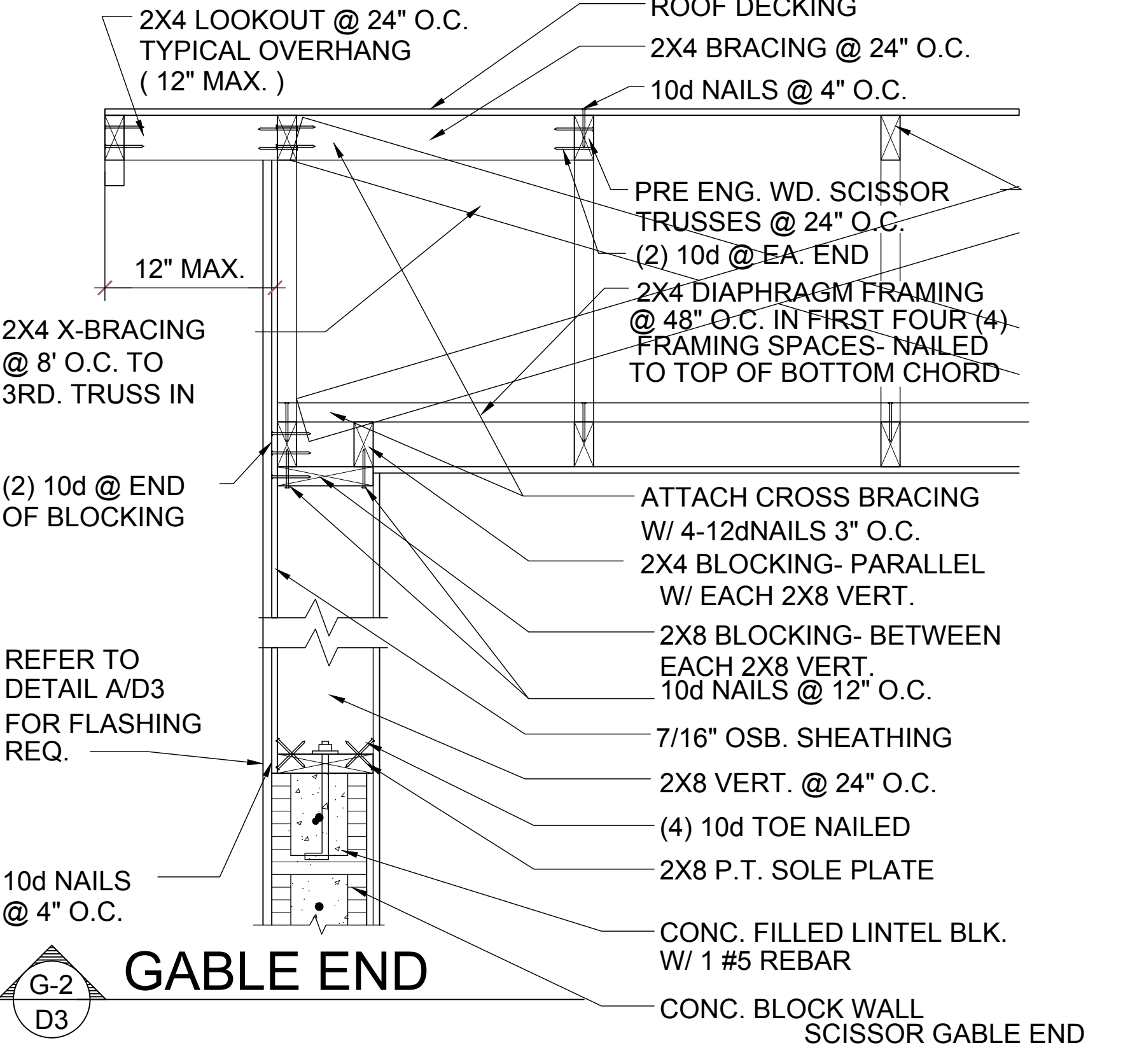
CB DETAIL



G-1 GABLE END



G-2F GABLE END



G-2 GABLE END

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GOBA
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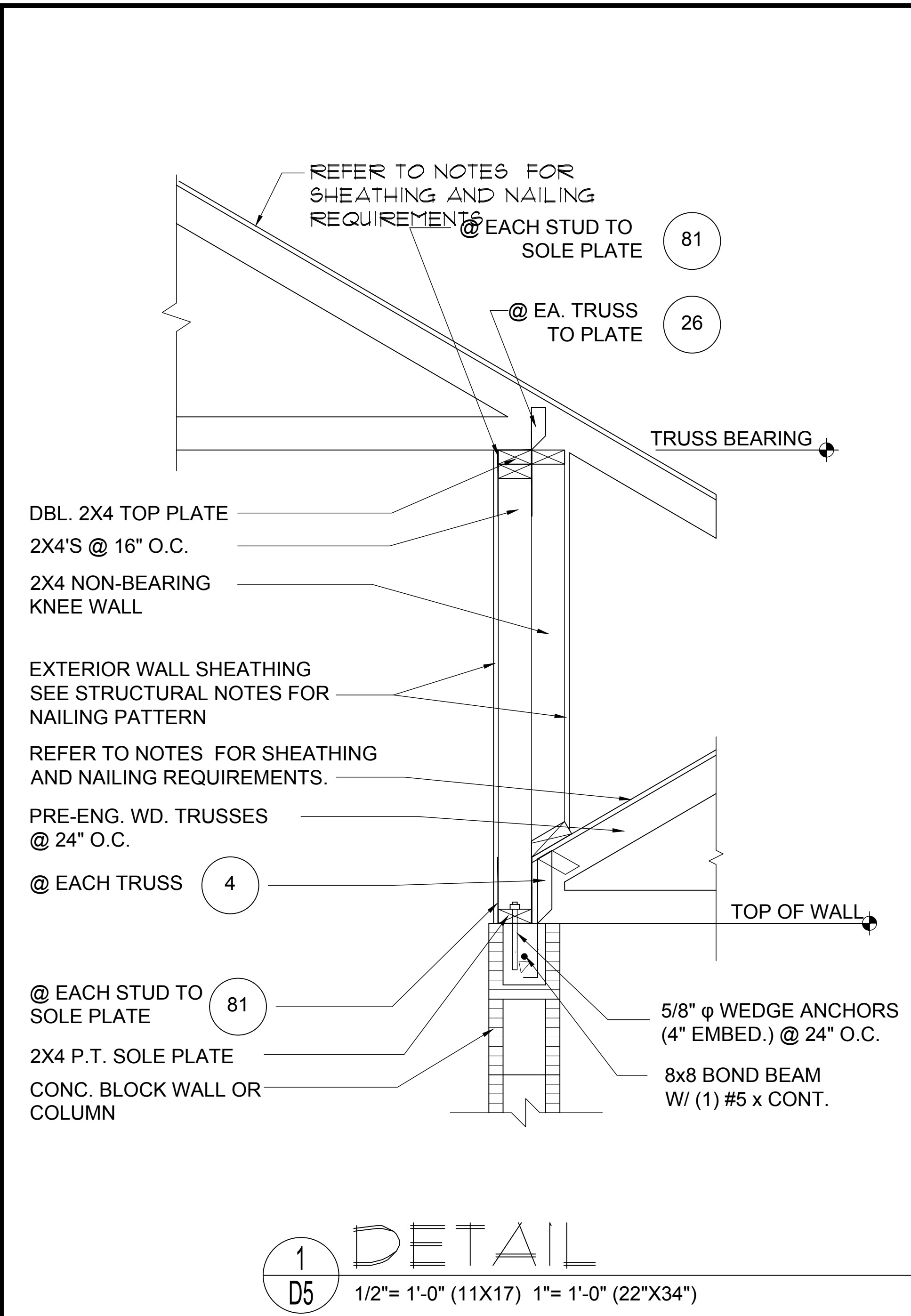
6-Unit: Rear Load Detached
Models: Tyler, Jackson, Grant, Jackson, Grant & Monroe
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
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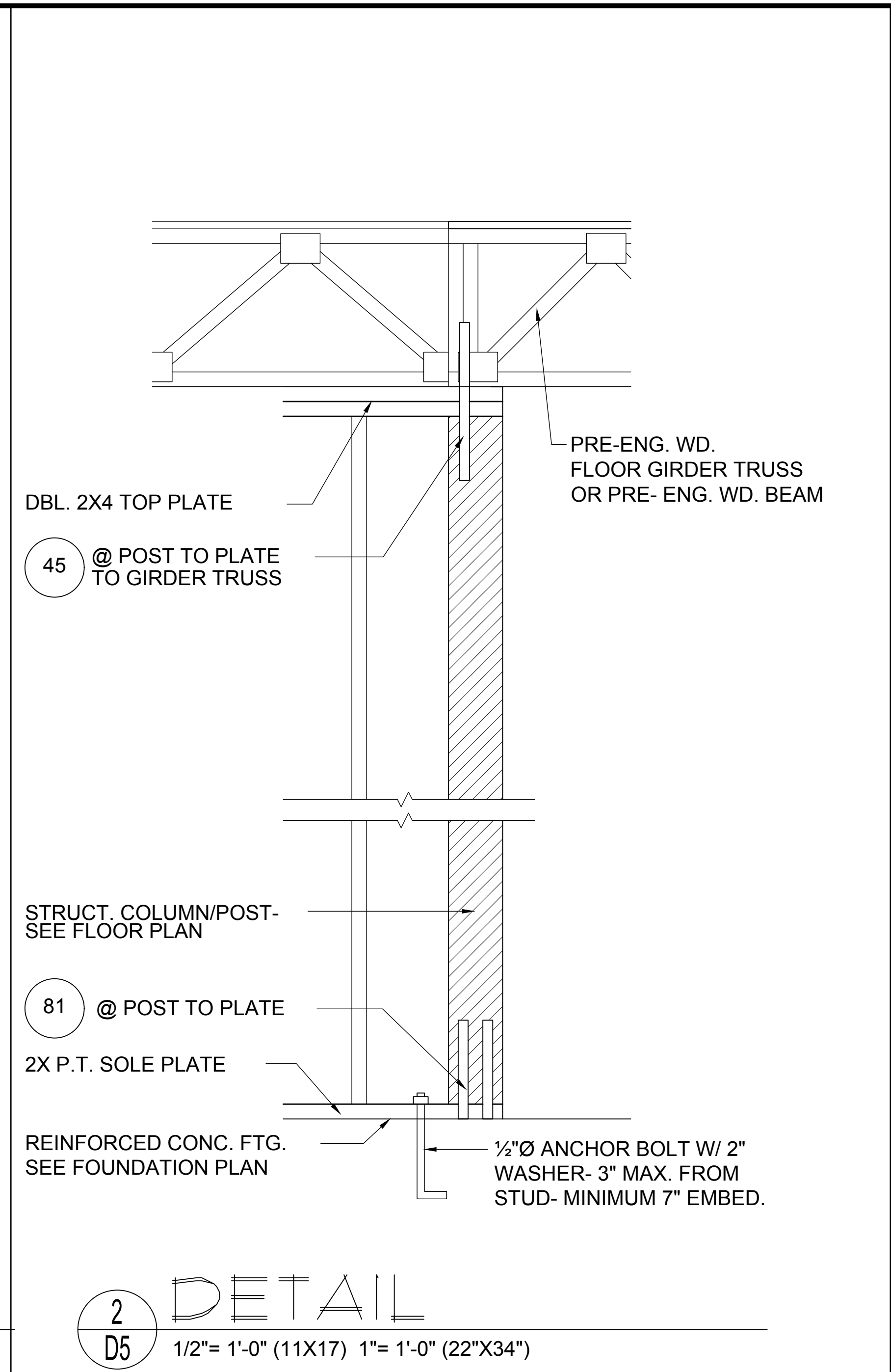
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PROJECT:	22-1148
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS
ISSUE DATE:	02/14/2023
REVISIONS:	
STRUCTURAL DETAILS	
D3	

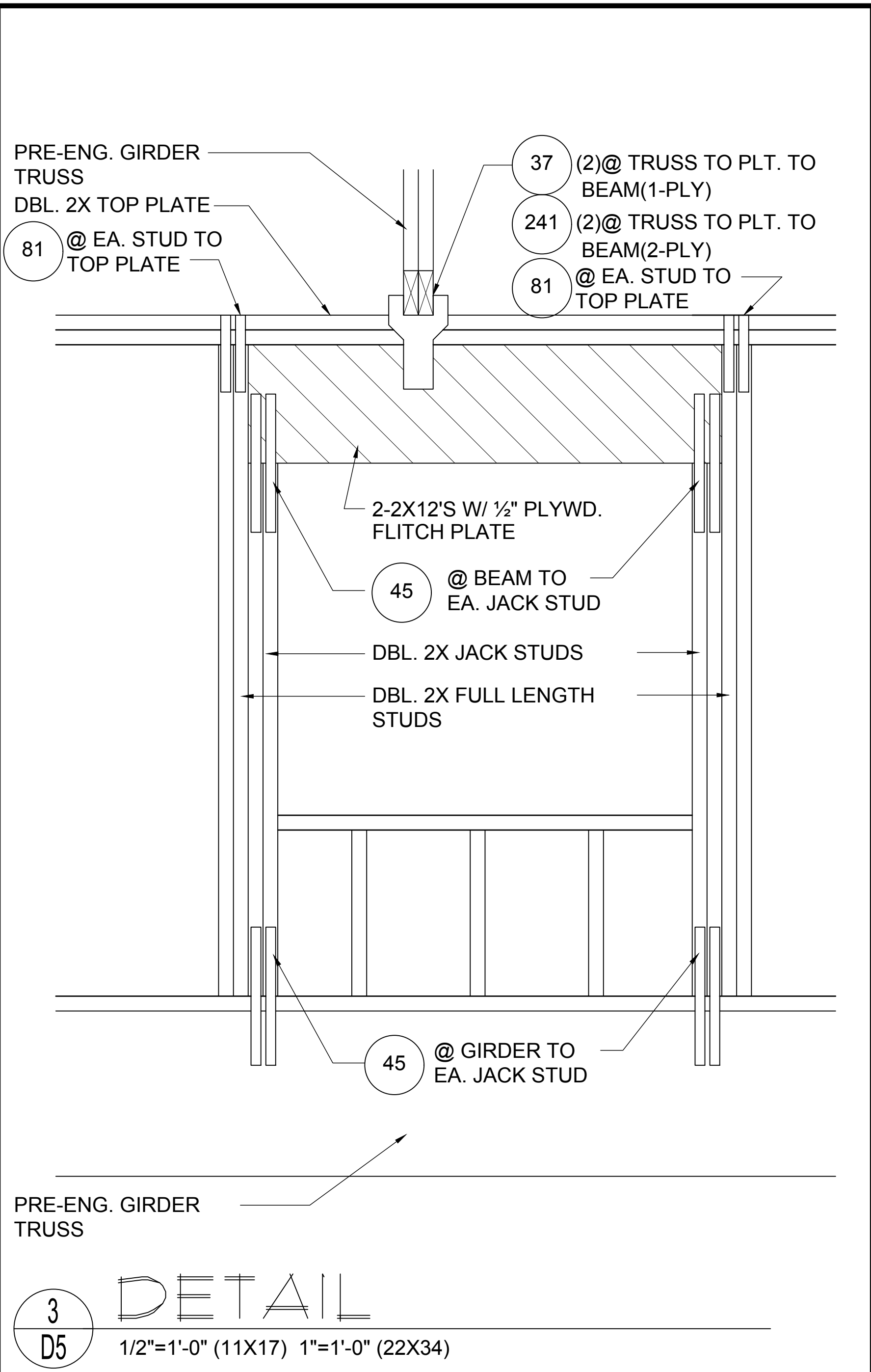
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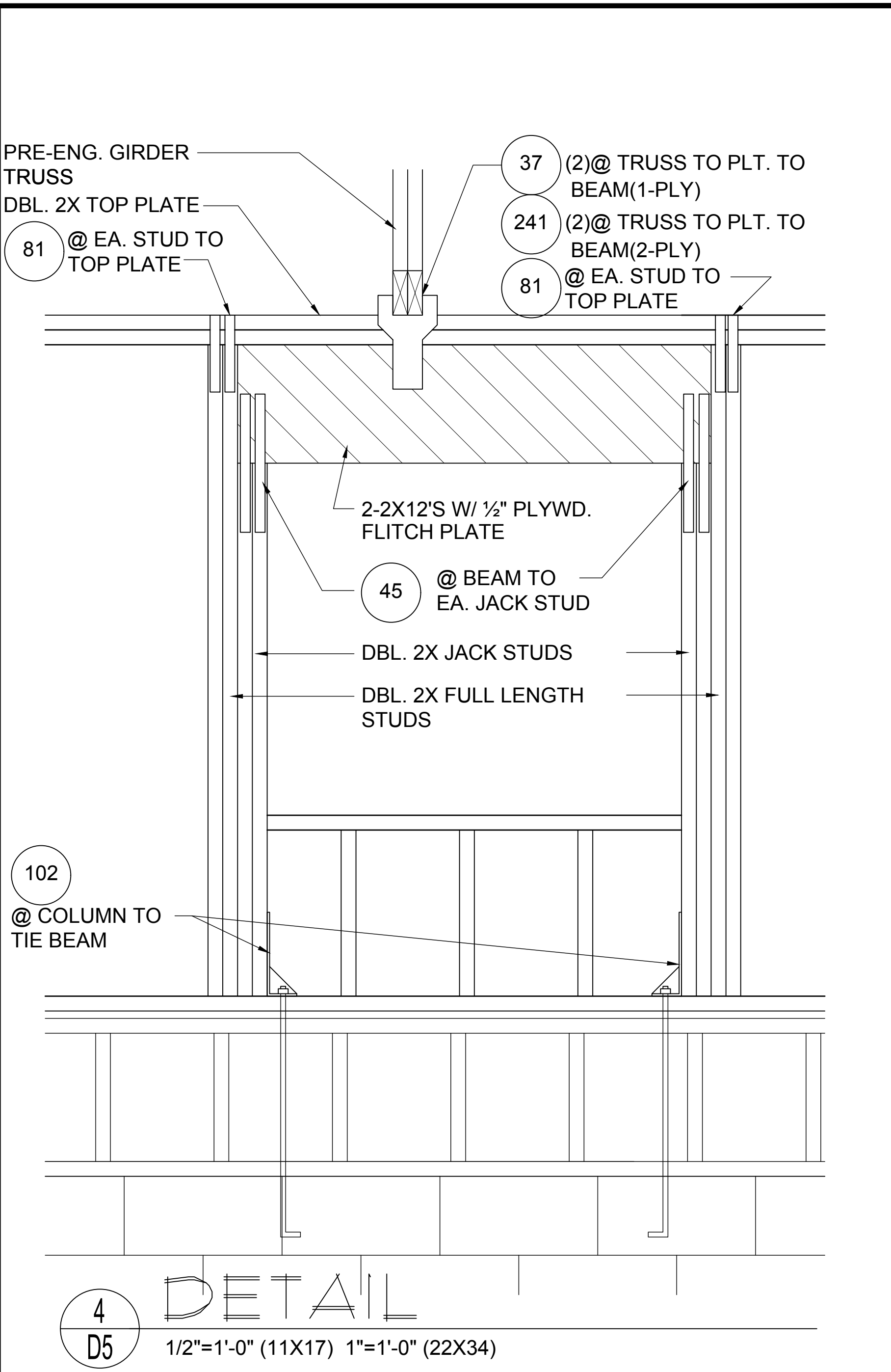
1 DETAIL
 D5 1/2"=1'-0" (11X17) 1"=1'-0" (22"X34")



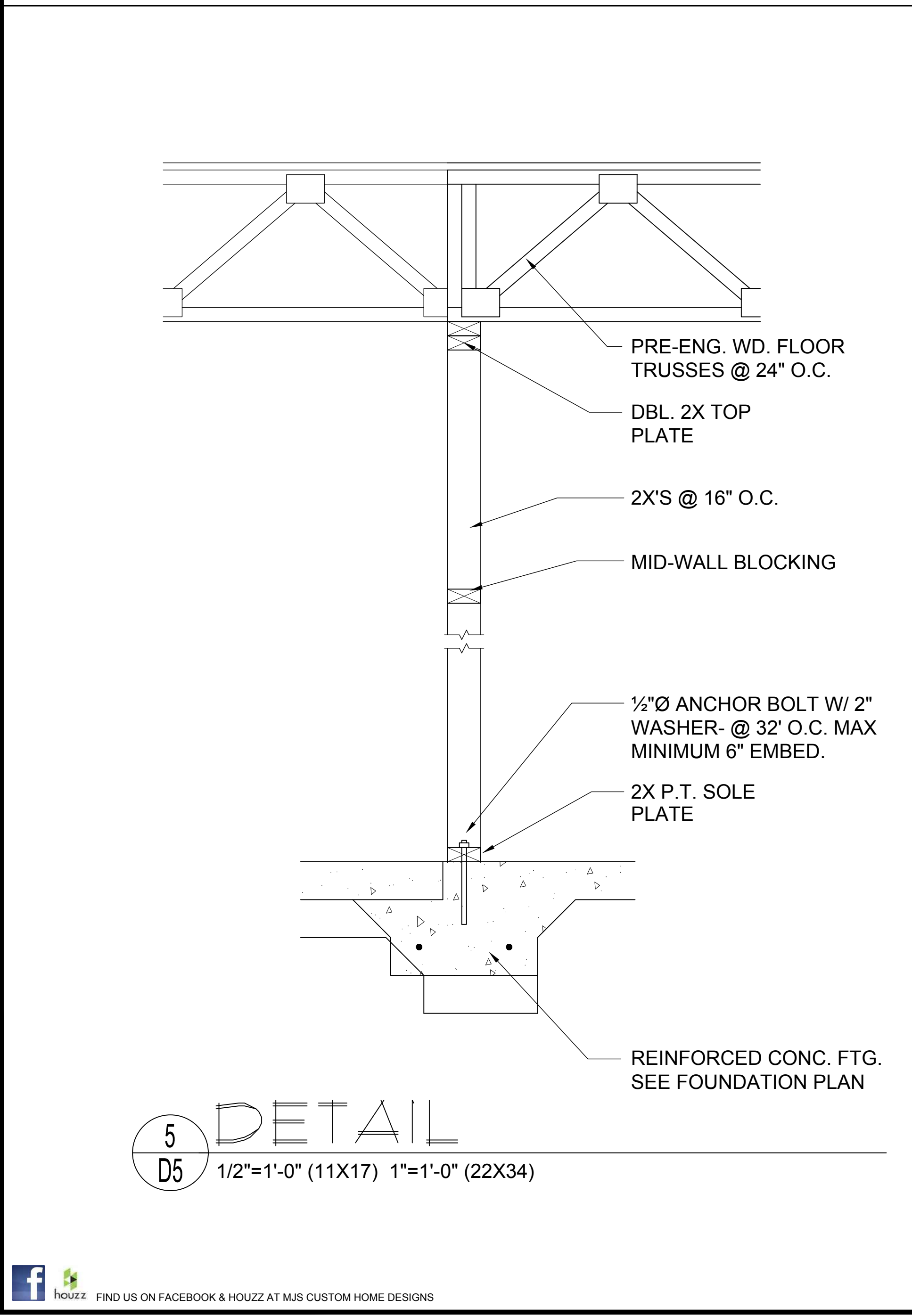
2 DETAIL
 D5 1/2"=1'-0" (11X17) 1"=1'-0" (22"X34")



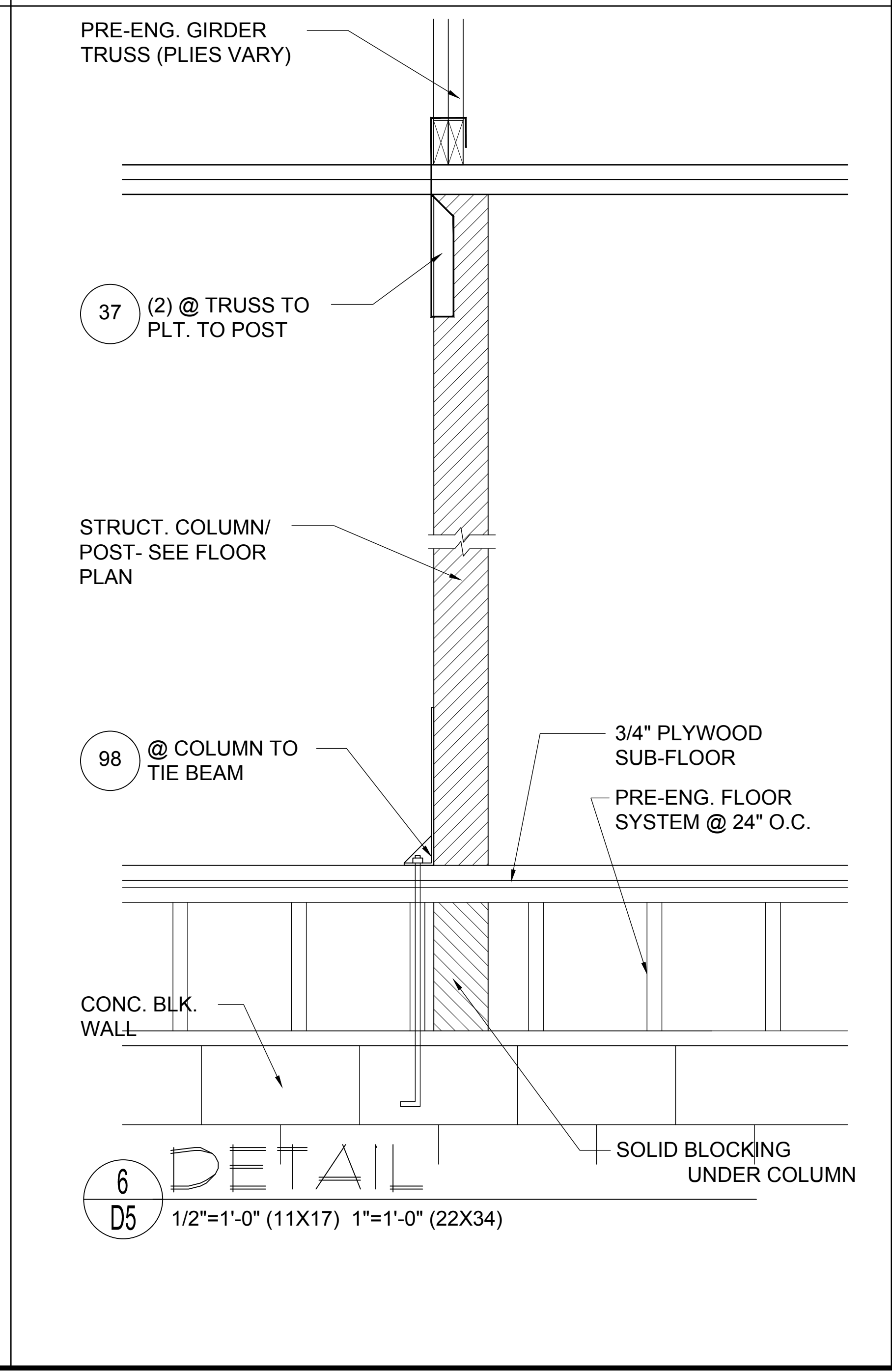
3 DETAIL
 D5 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



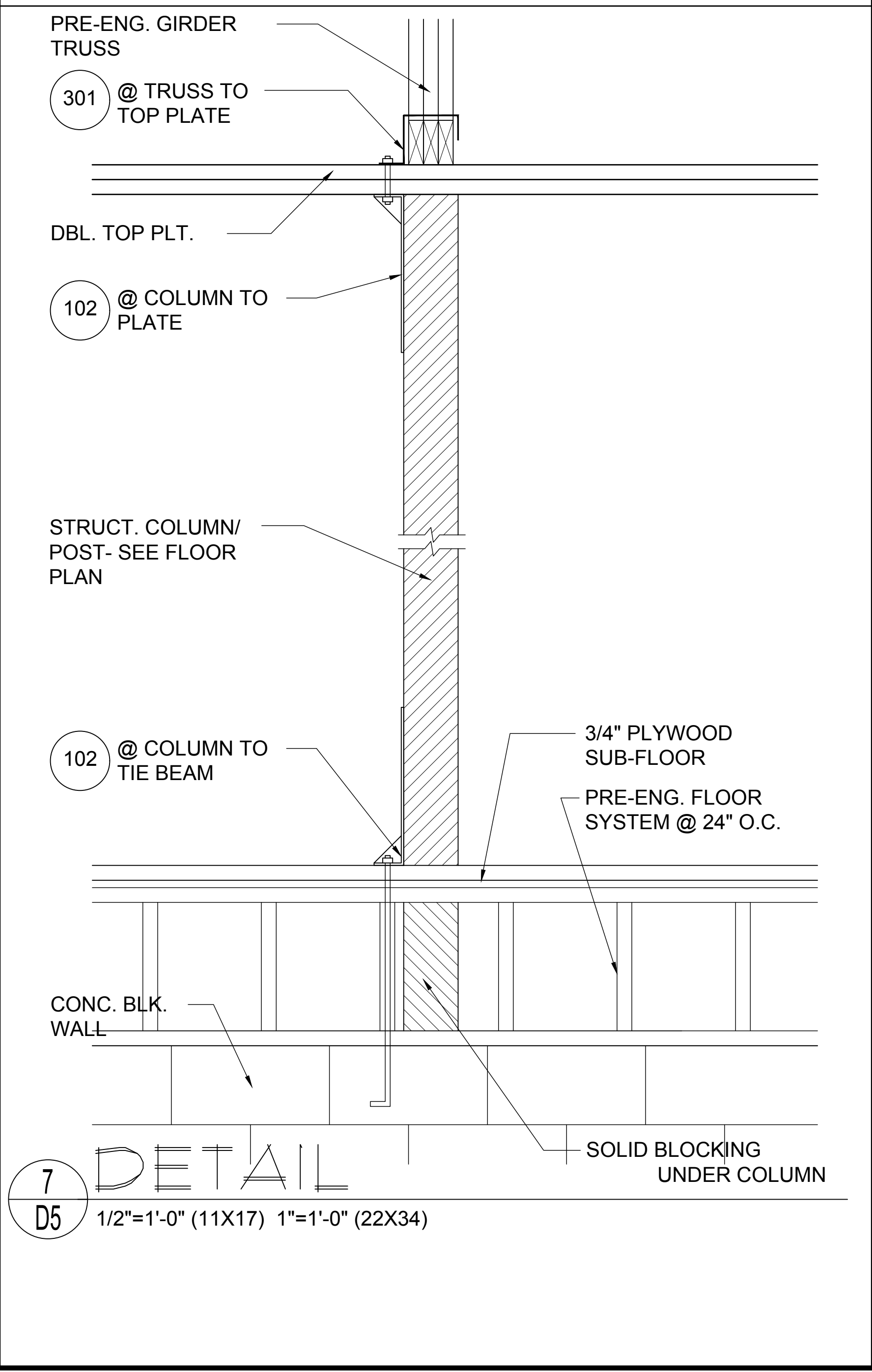
4 DETAIL
 D5 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



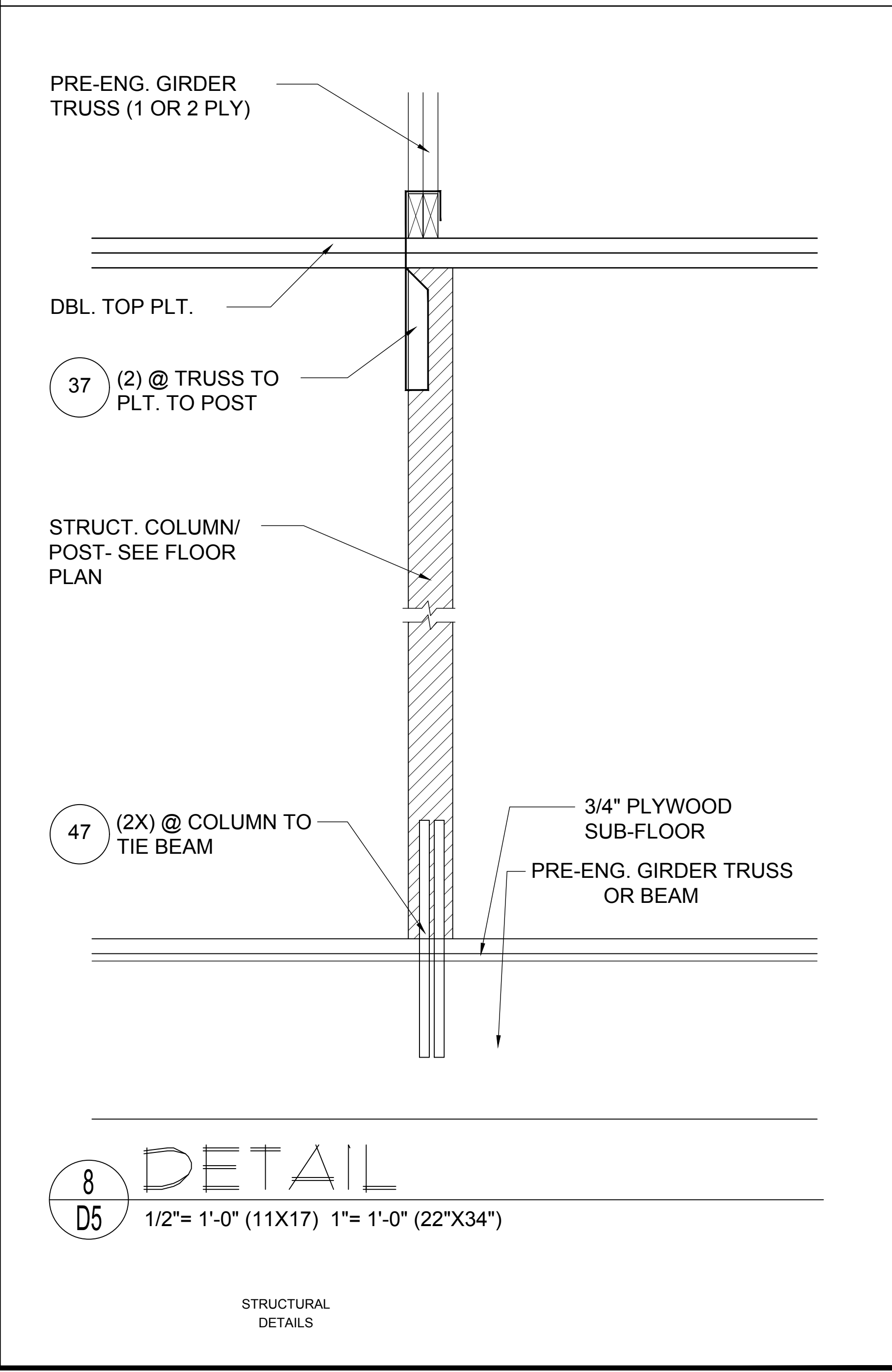
5 DETAIL
 D5 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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



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



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

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GENERAL BUILDING DESIGN ASSOCIATES

6-Unit: Rear Load Detached

Models: Tyler, Jackson, Grant, Jackson, Grant & Monroe

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

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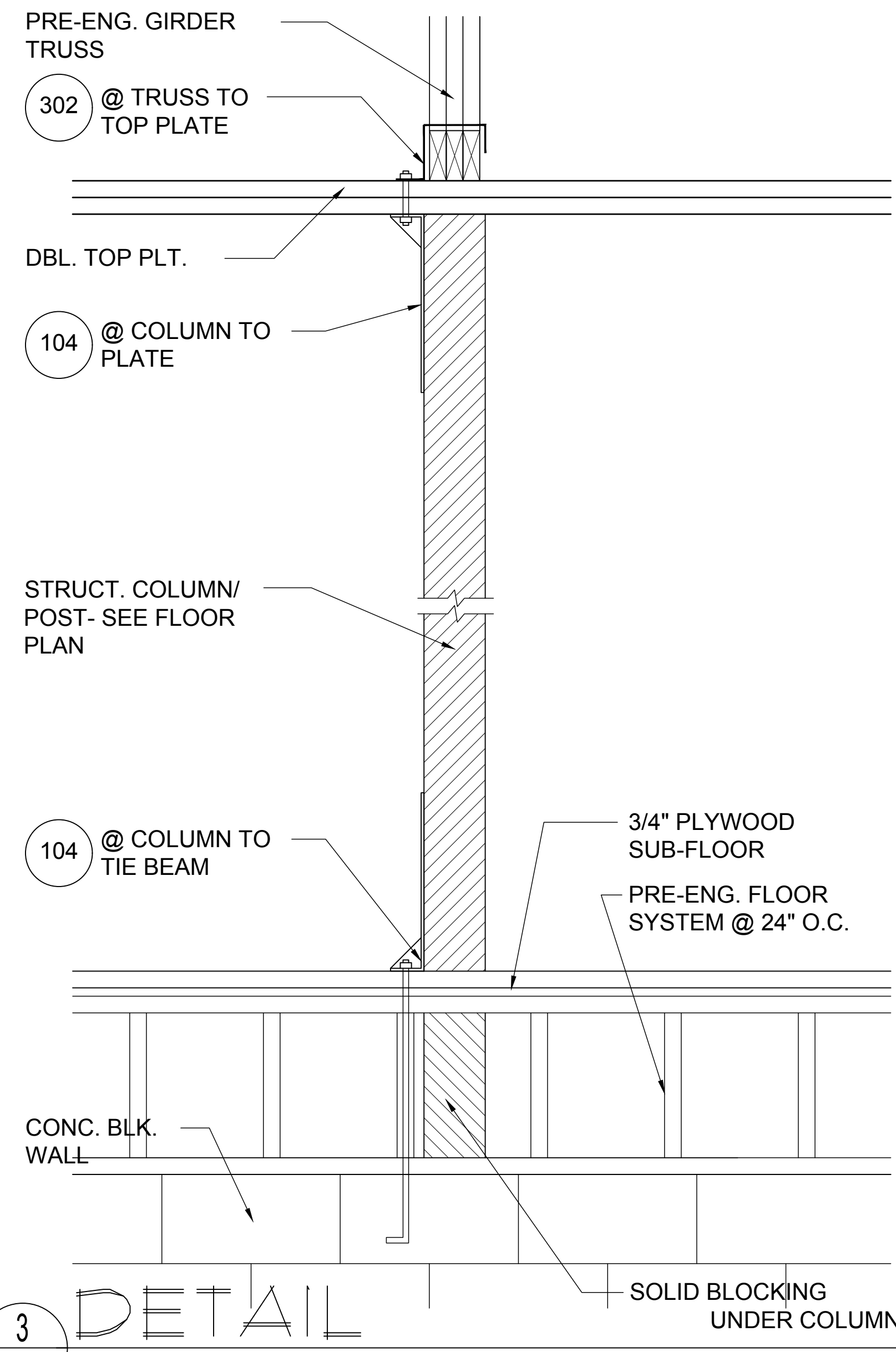
REVISIONS

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

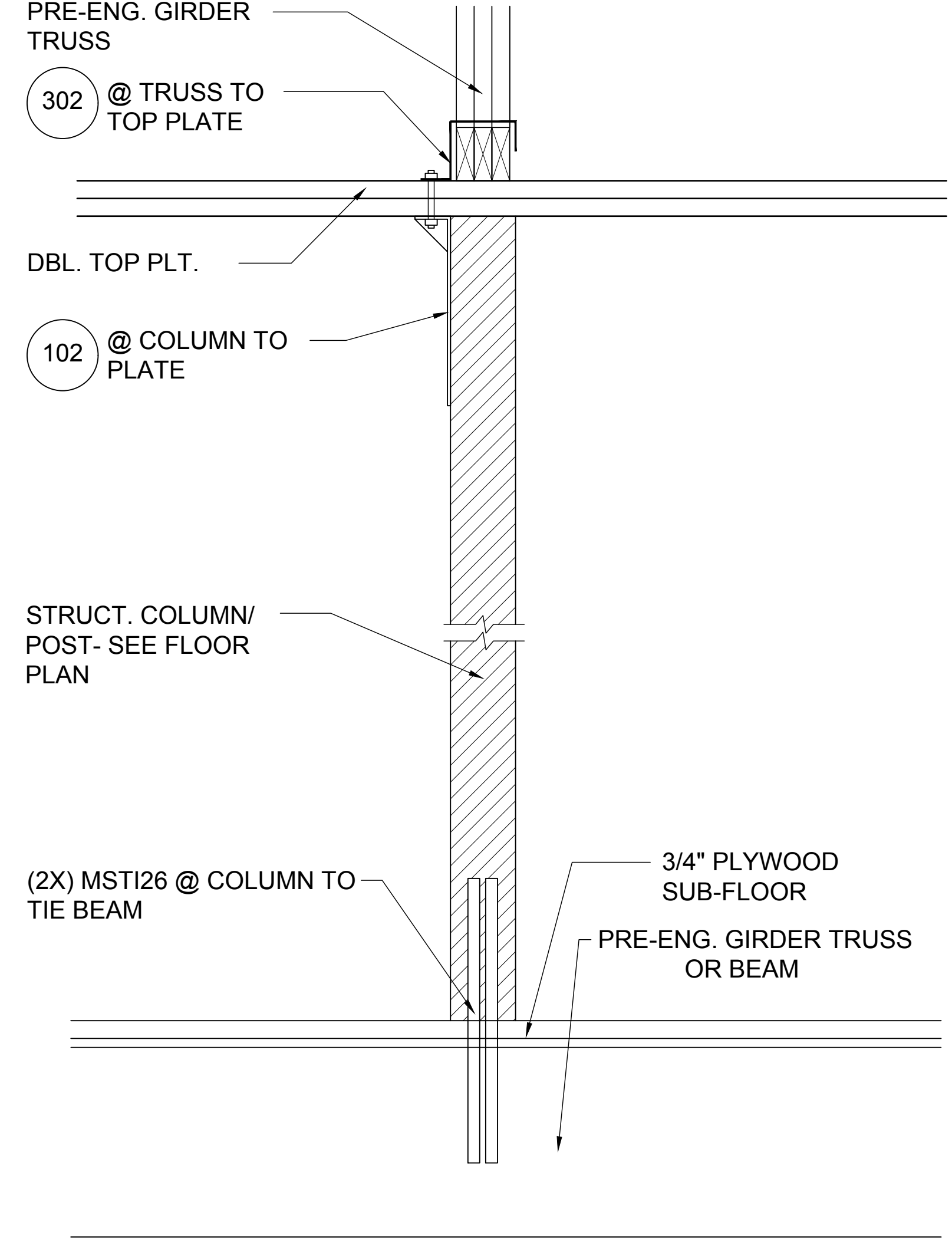
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D5

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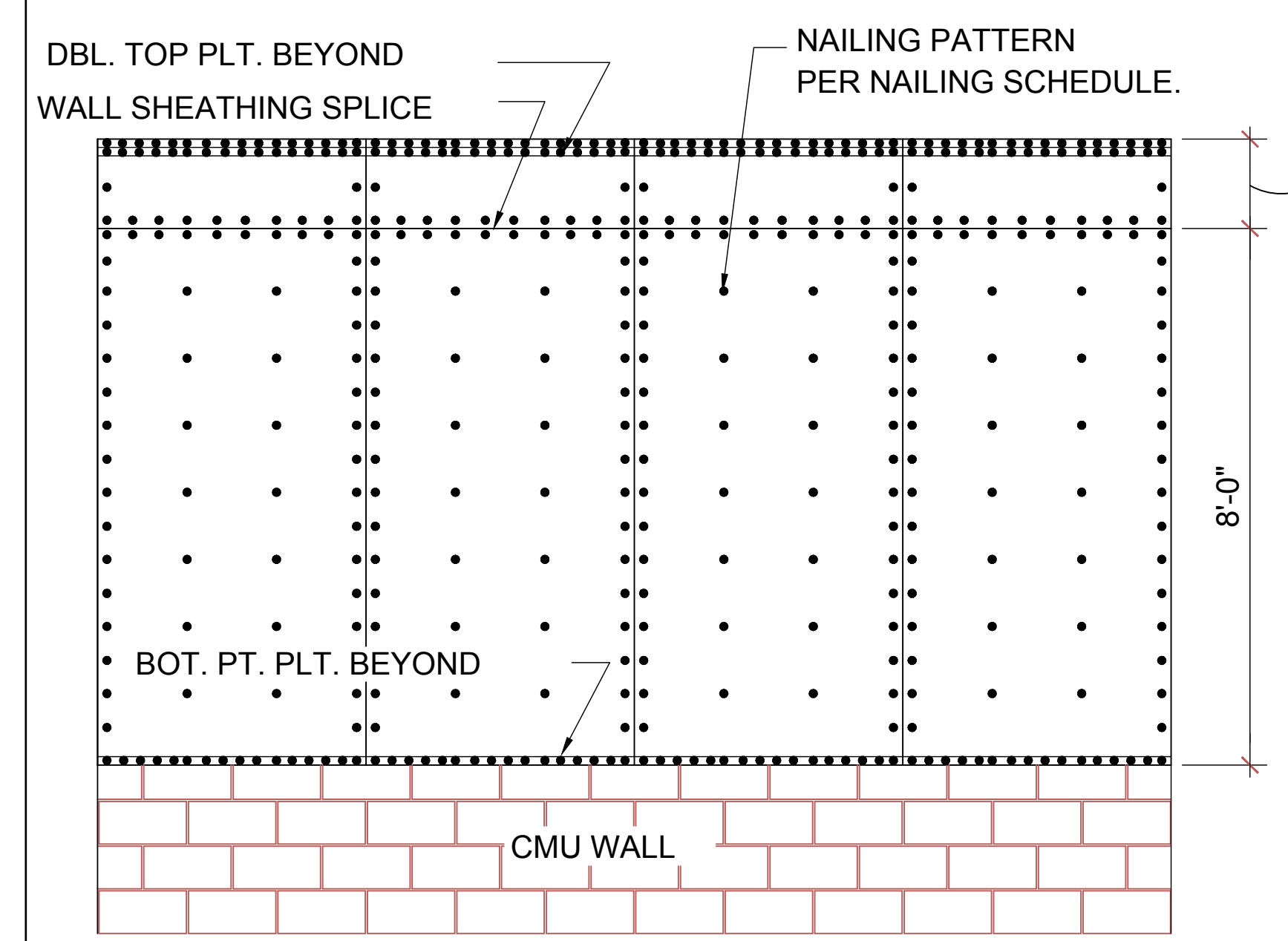
3 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



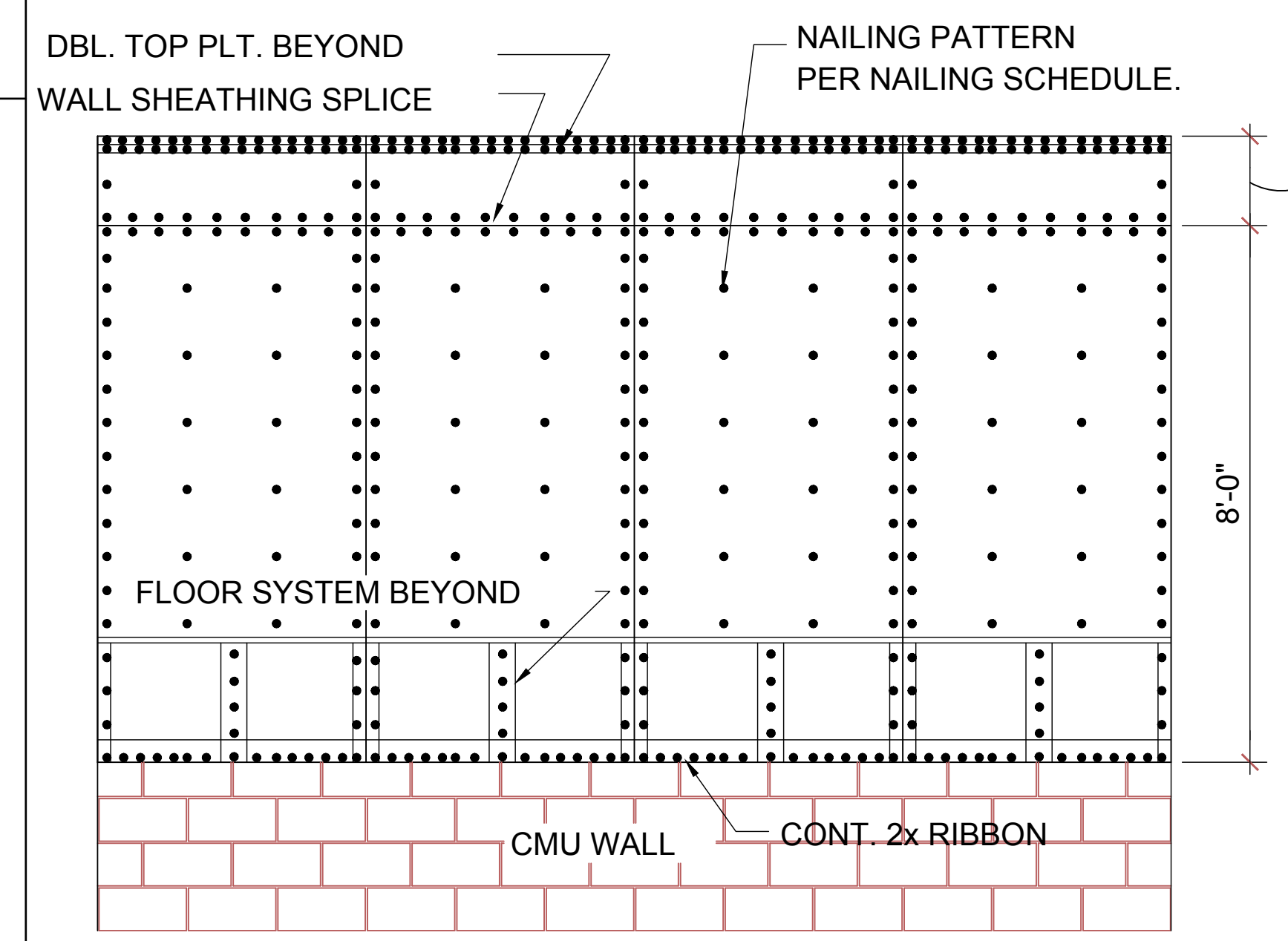
4 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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

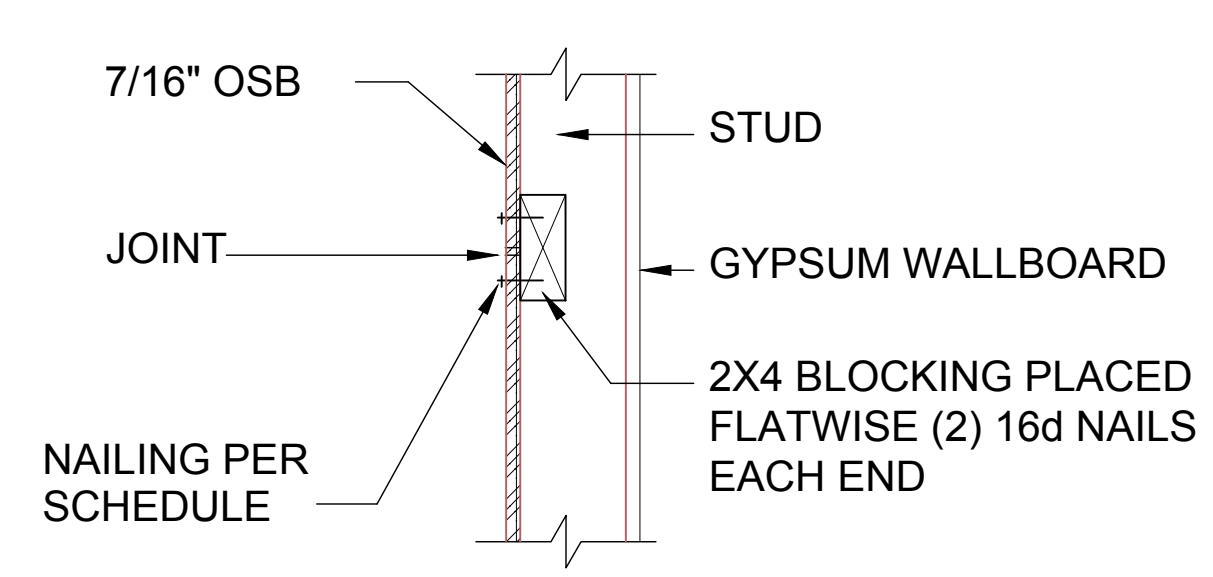
NAILING SCHEDULE:
(2) ROWS @ 3" O.C. AT TOP AND (1) ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



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

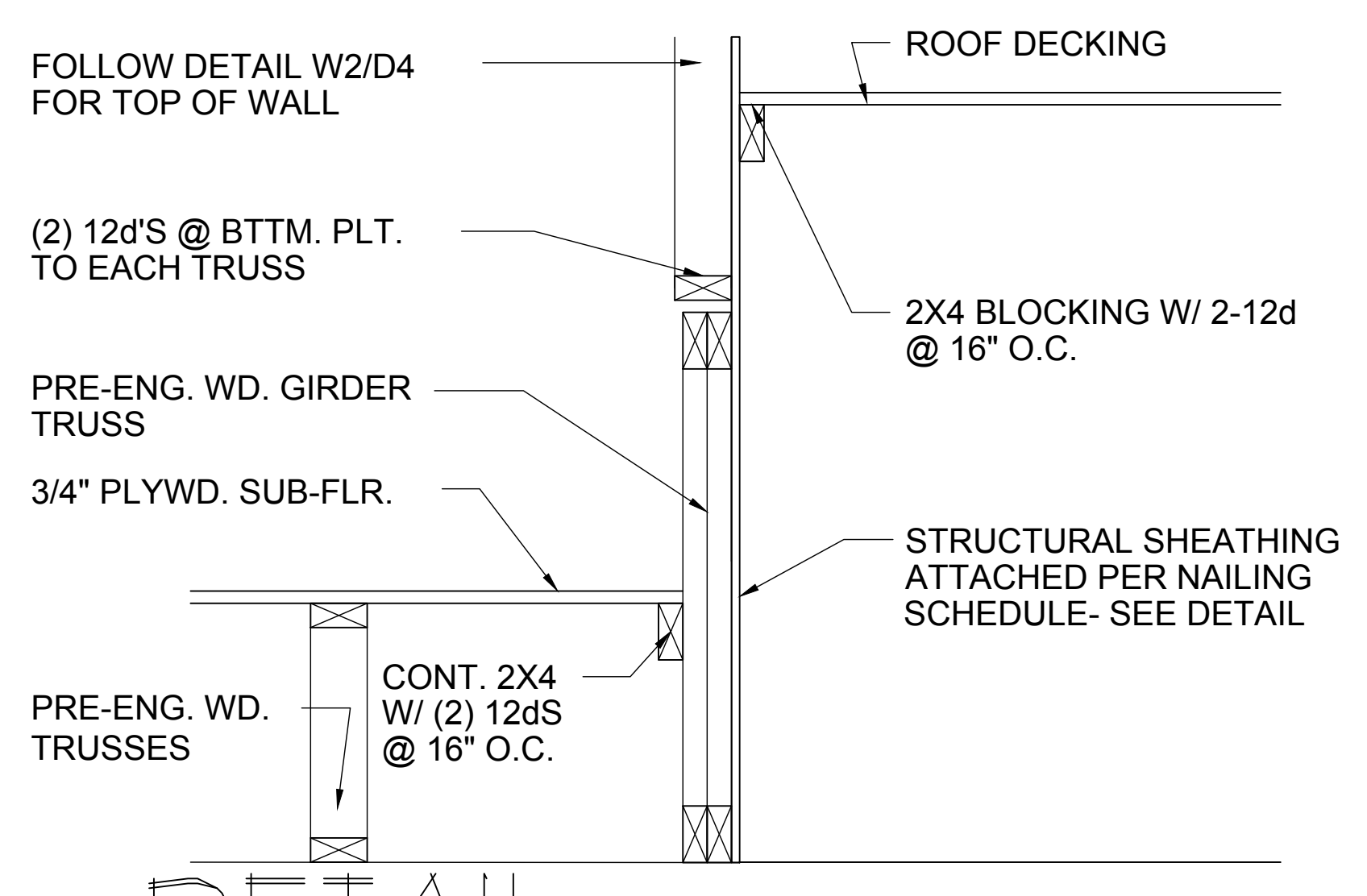


(B) SHEATHING ELEV. 2-STORY FRAMING N.T.S.

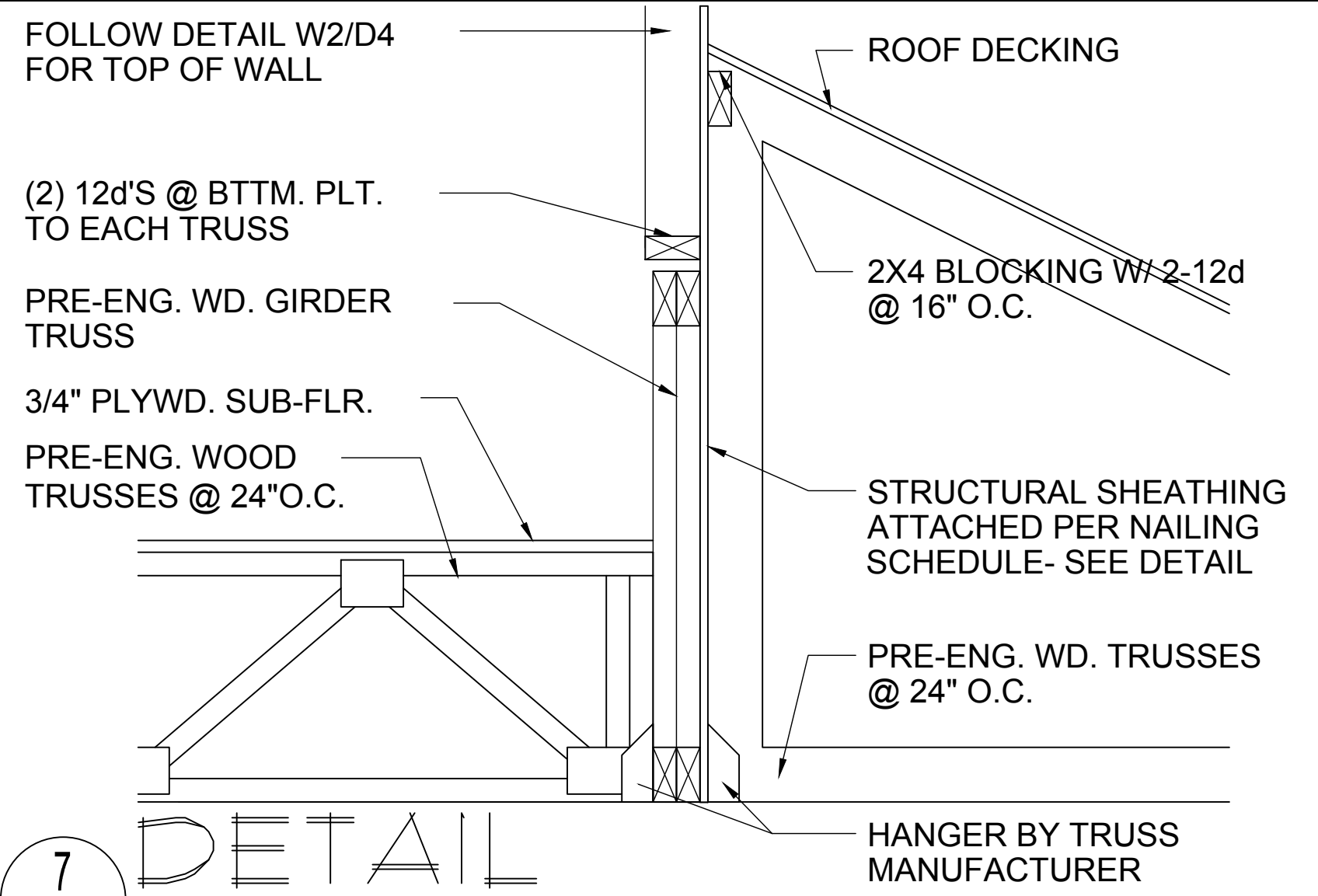


(C) SHEATHING BLOCKING @ HORIZONTAL JOINTS N.T.S.

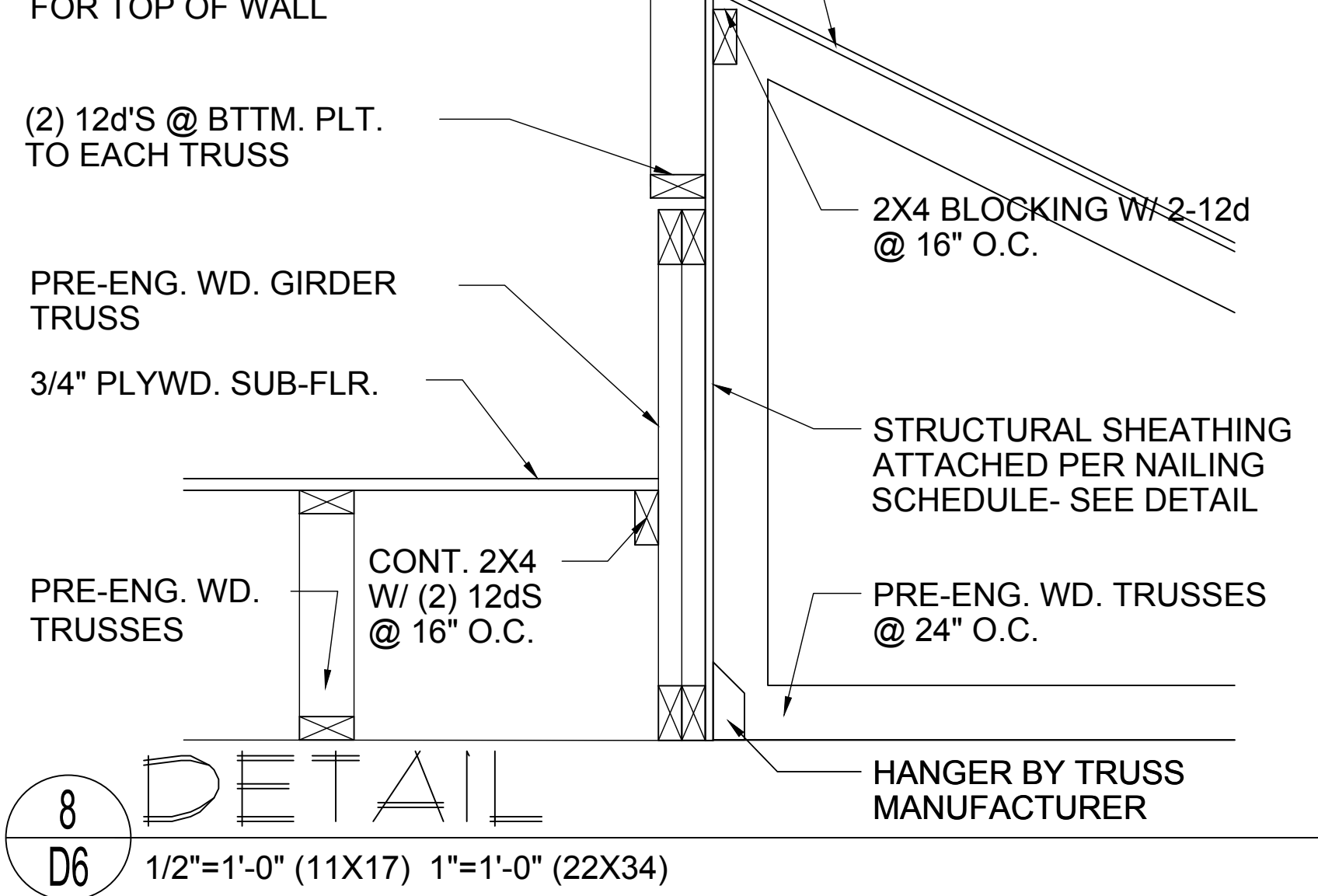
5 SHEATHING UPLIFT DETAILS
D6



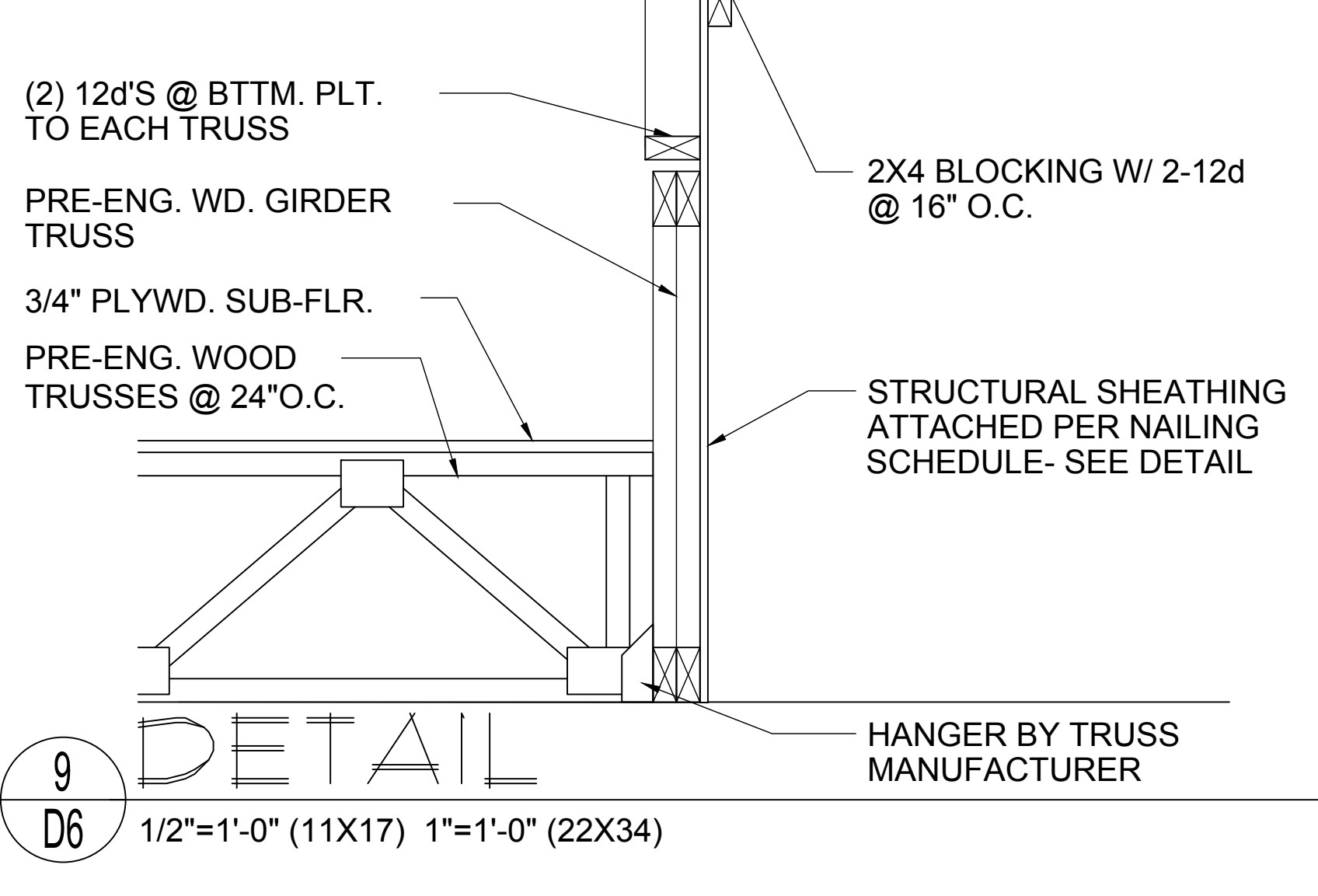
6 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



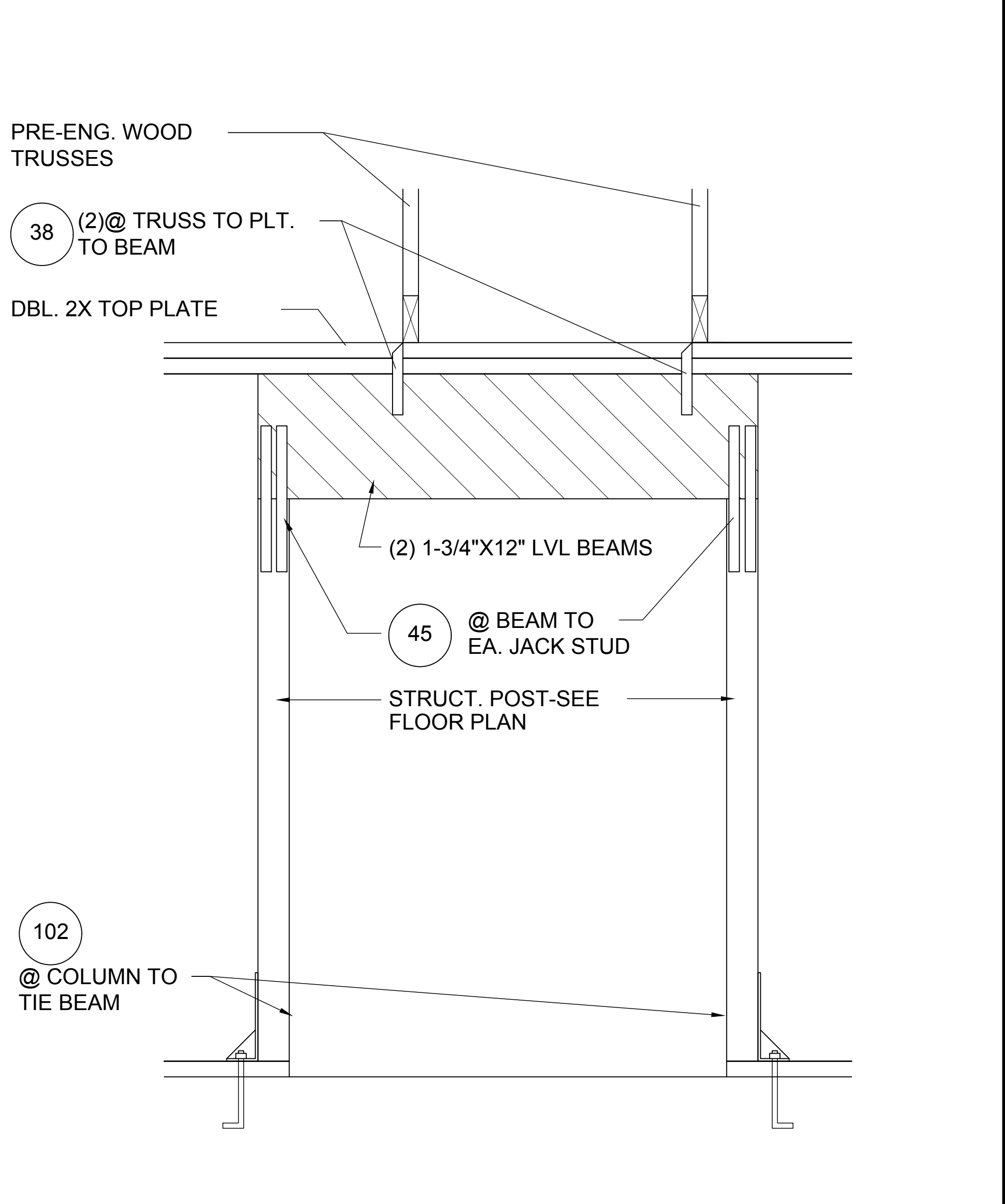
7 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



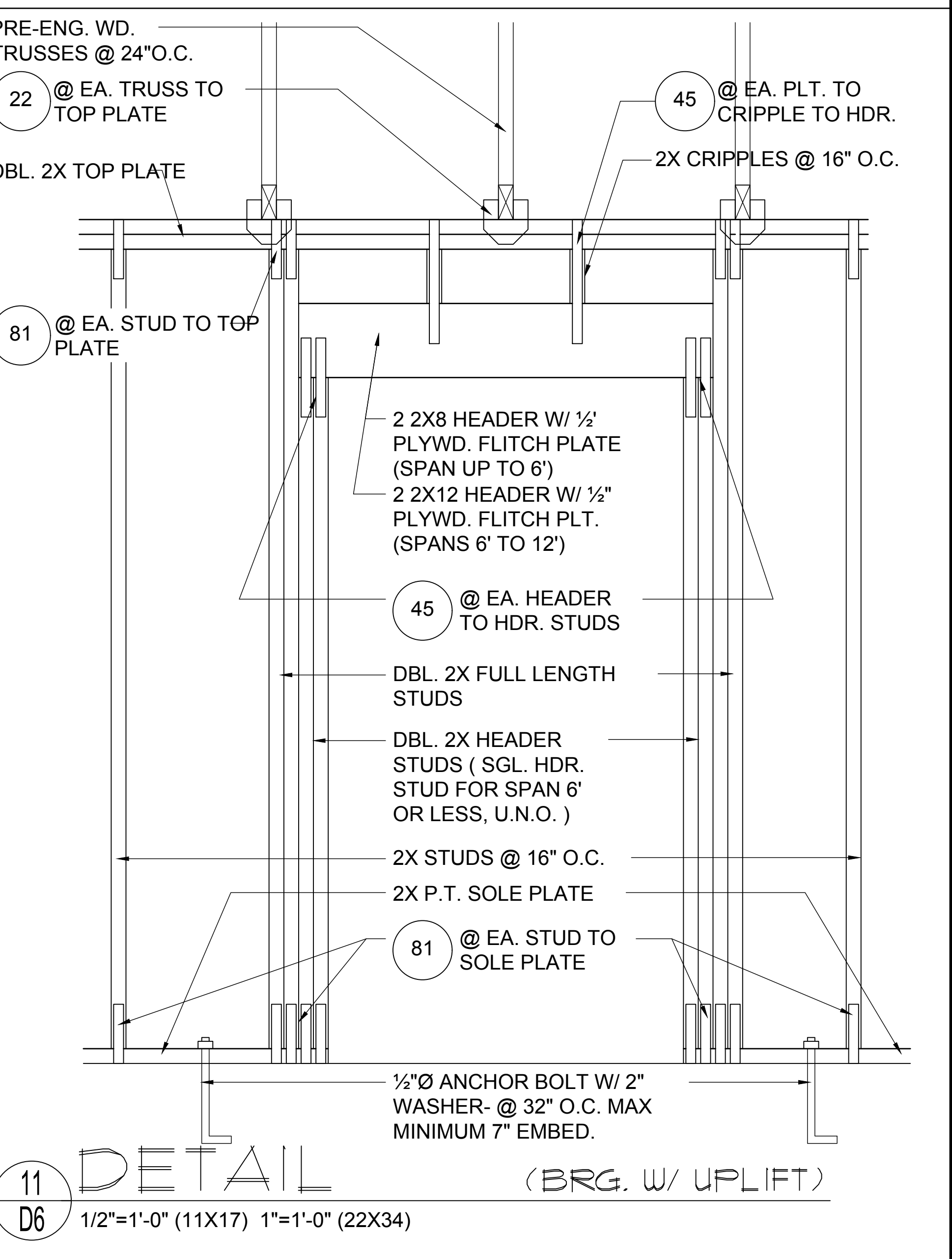
8 DETAIL
D6 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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



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



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

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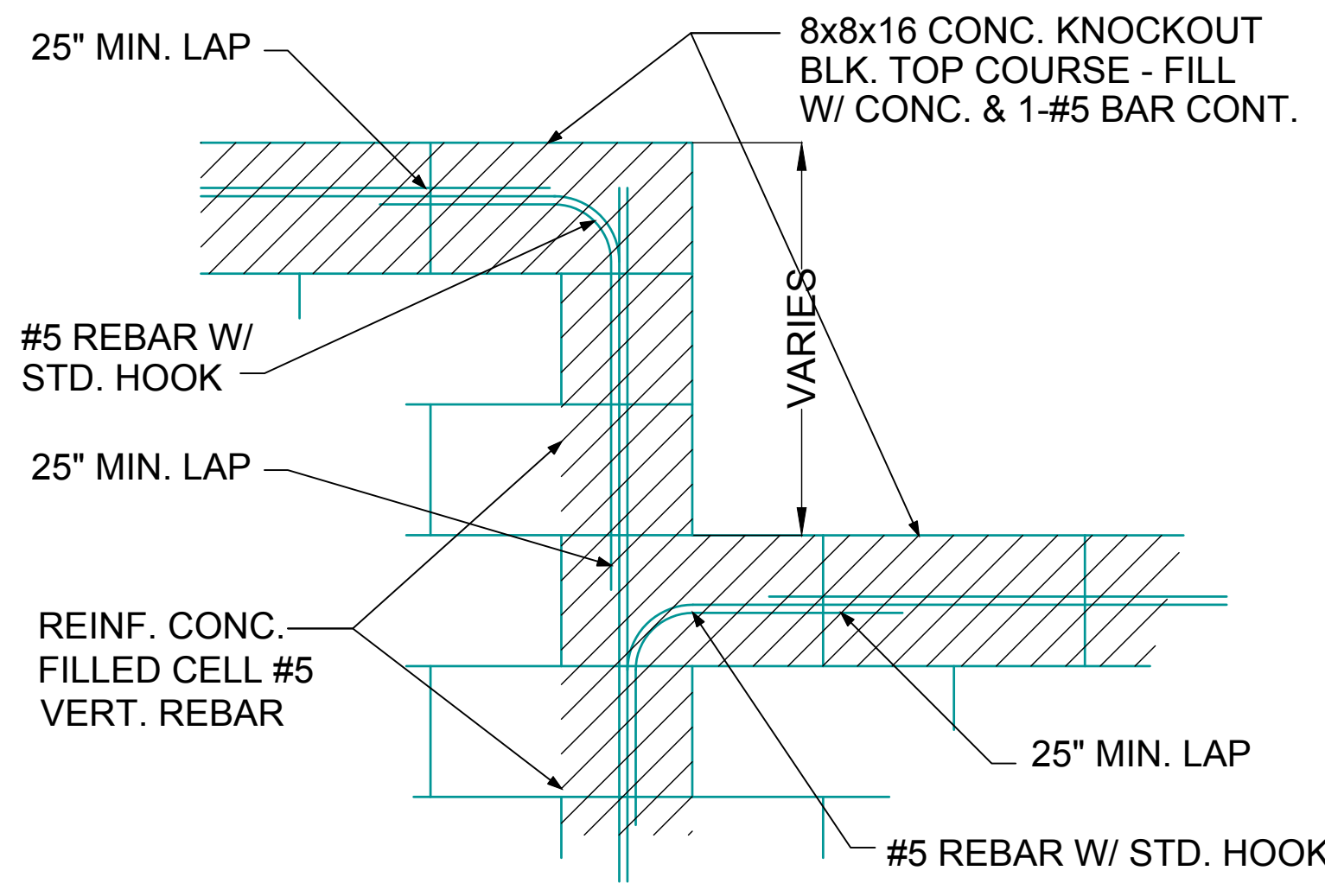
6-Unit: Rear Load Detached
Models: Tyler, Jackson, Grant, Jackson, Grant & Monroe
Building Per # XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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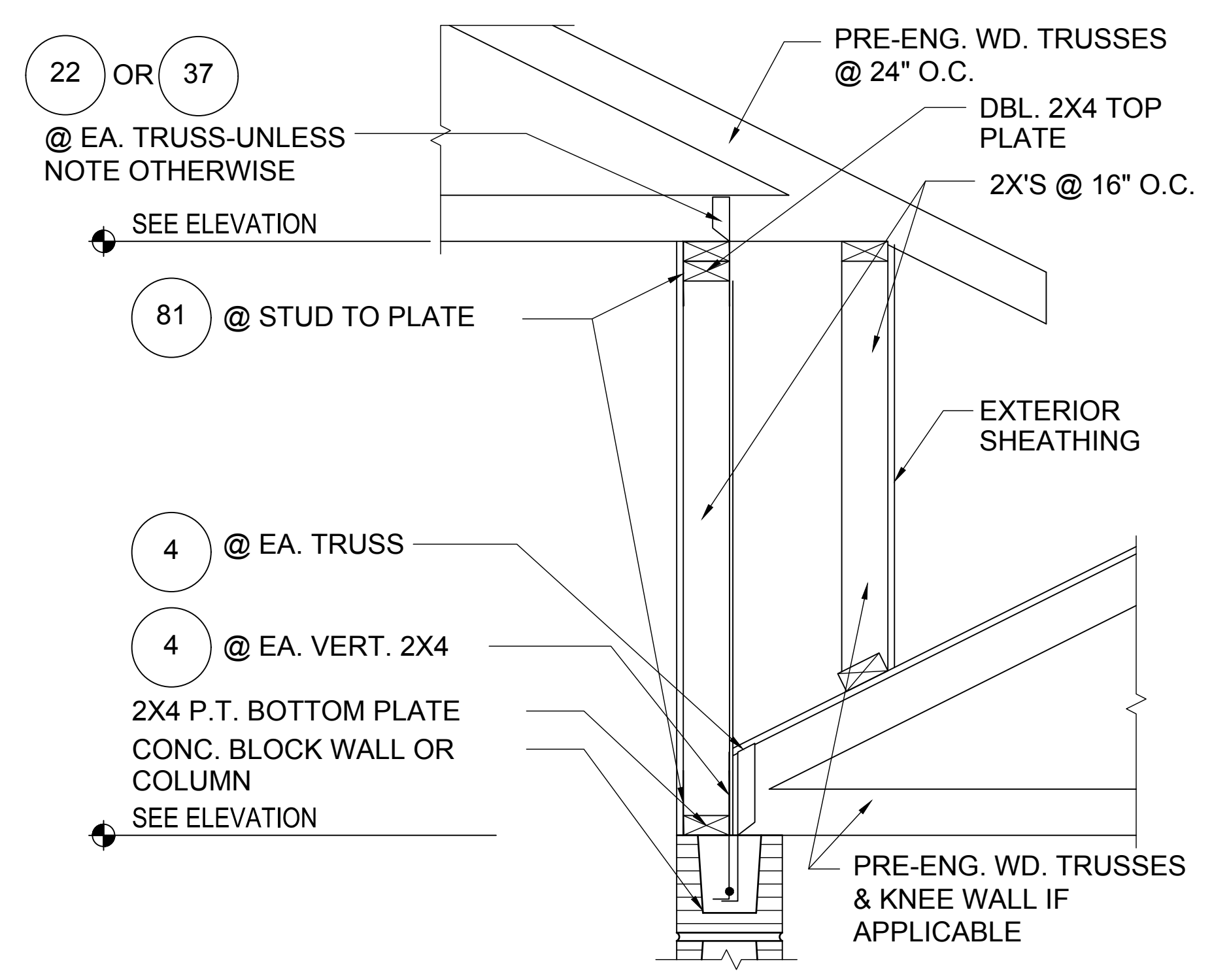
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ISSUE DATE: 02/14/2023
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PROJECT: 22-1148
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS
STRUCTURAL DETAILS
D6

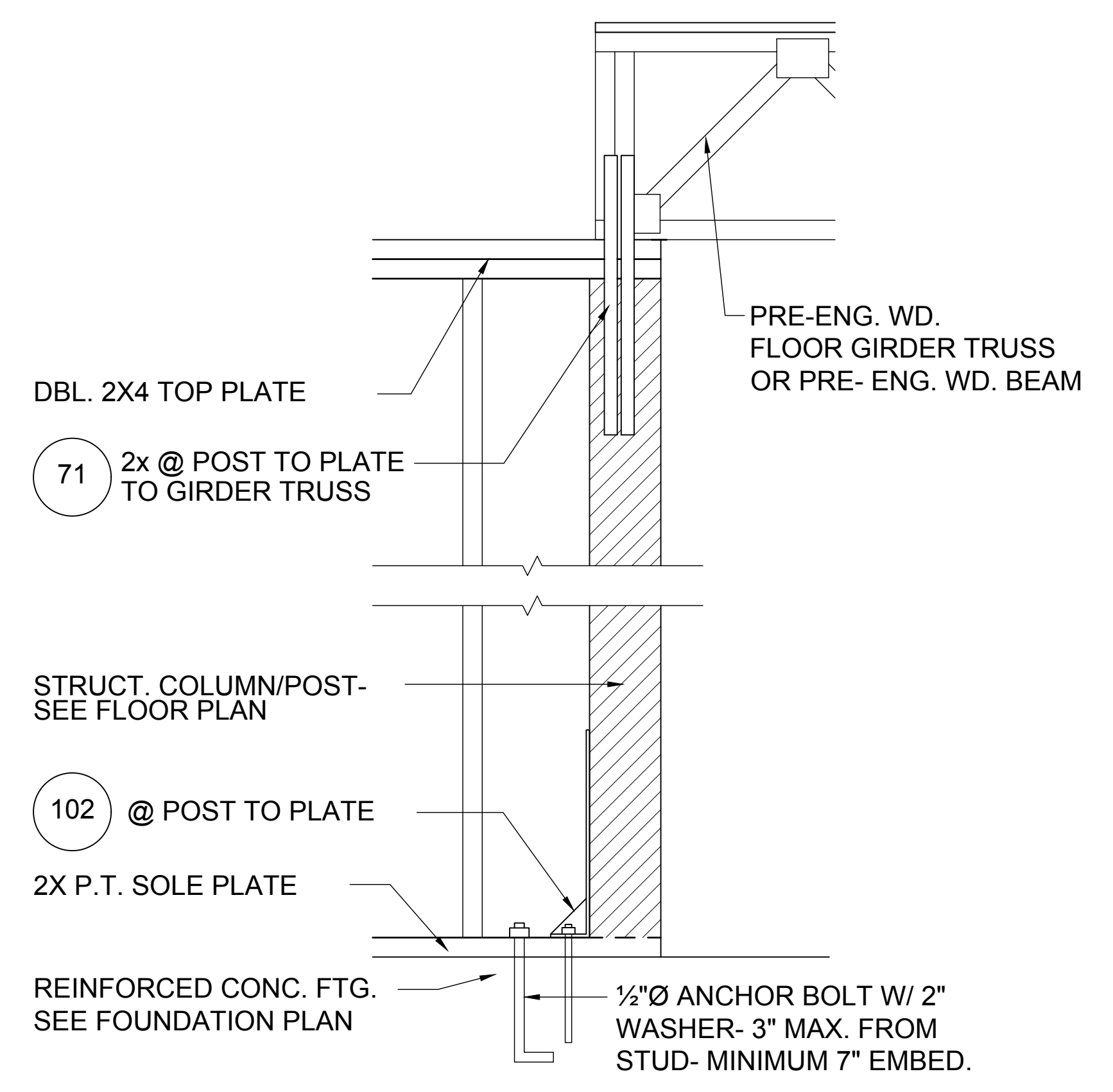
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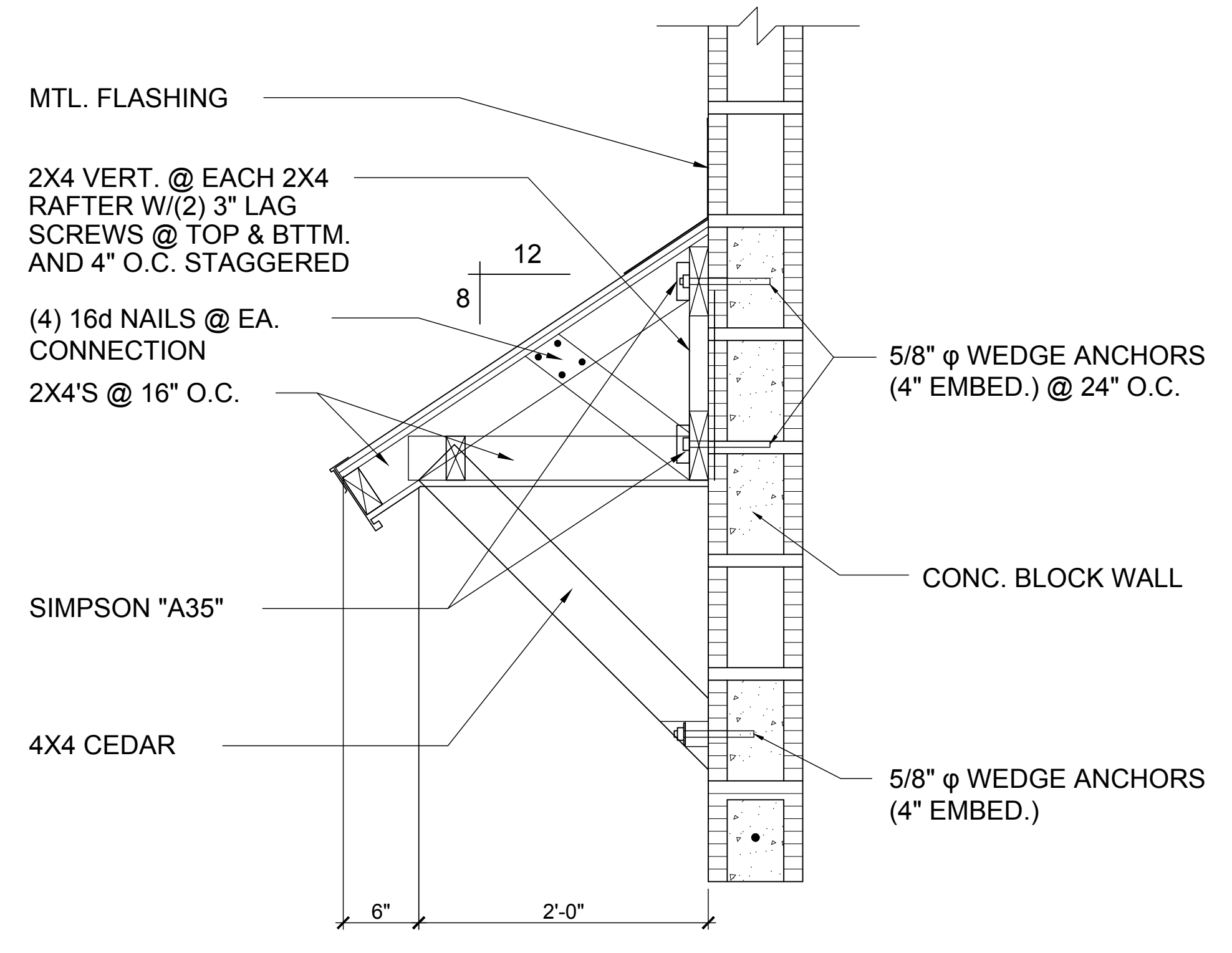
1
D8
BLOCK WALL HT. TRANSITION
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



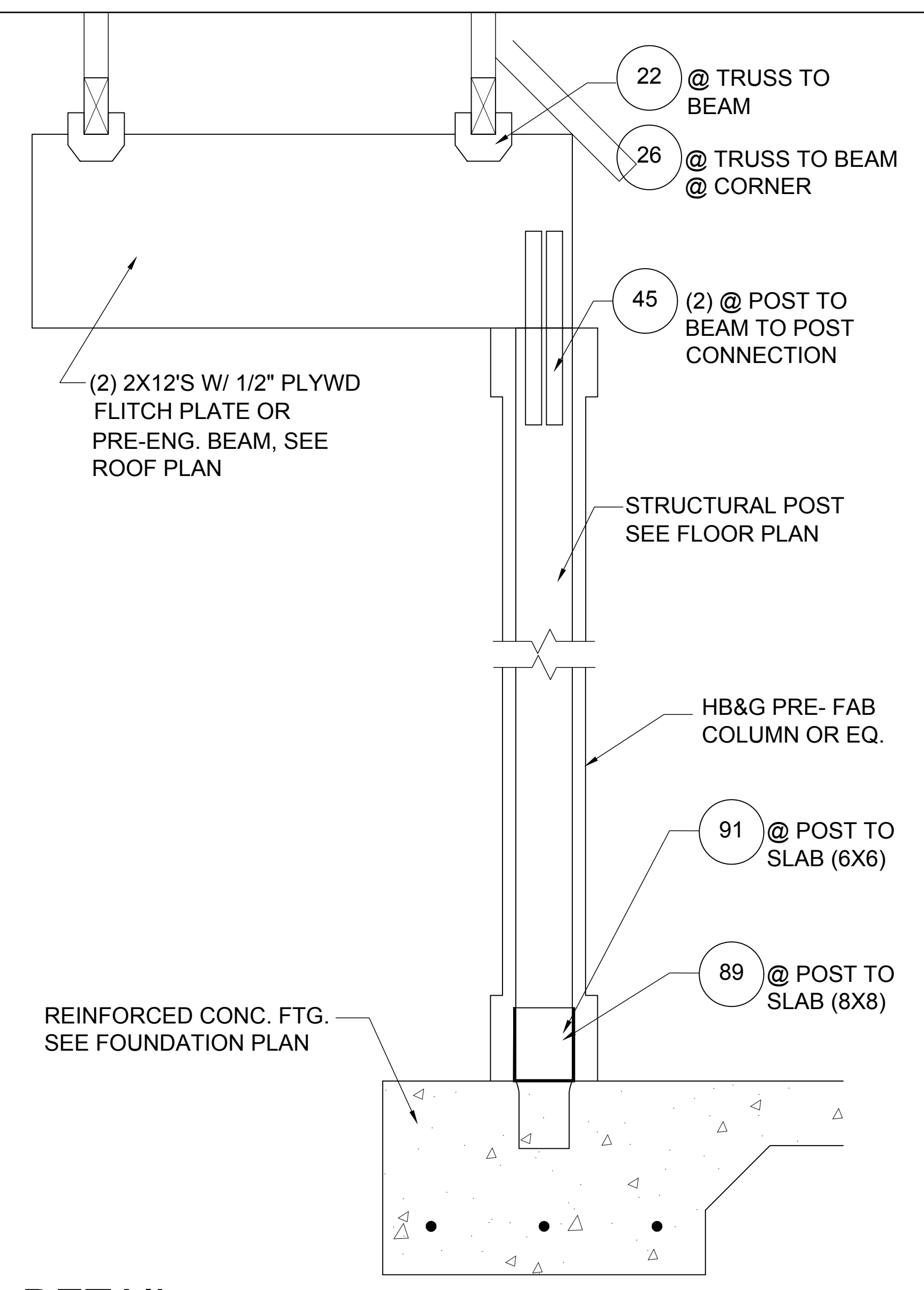
2
D8
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



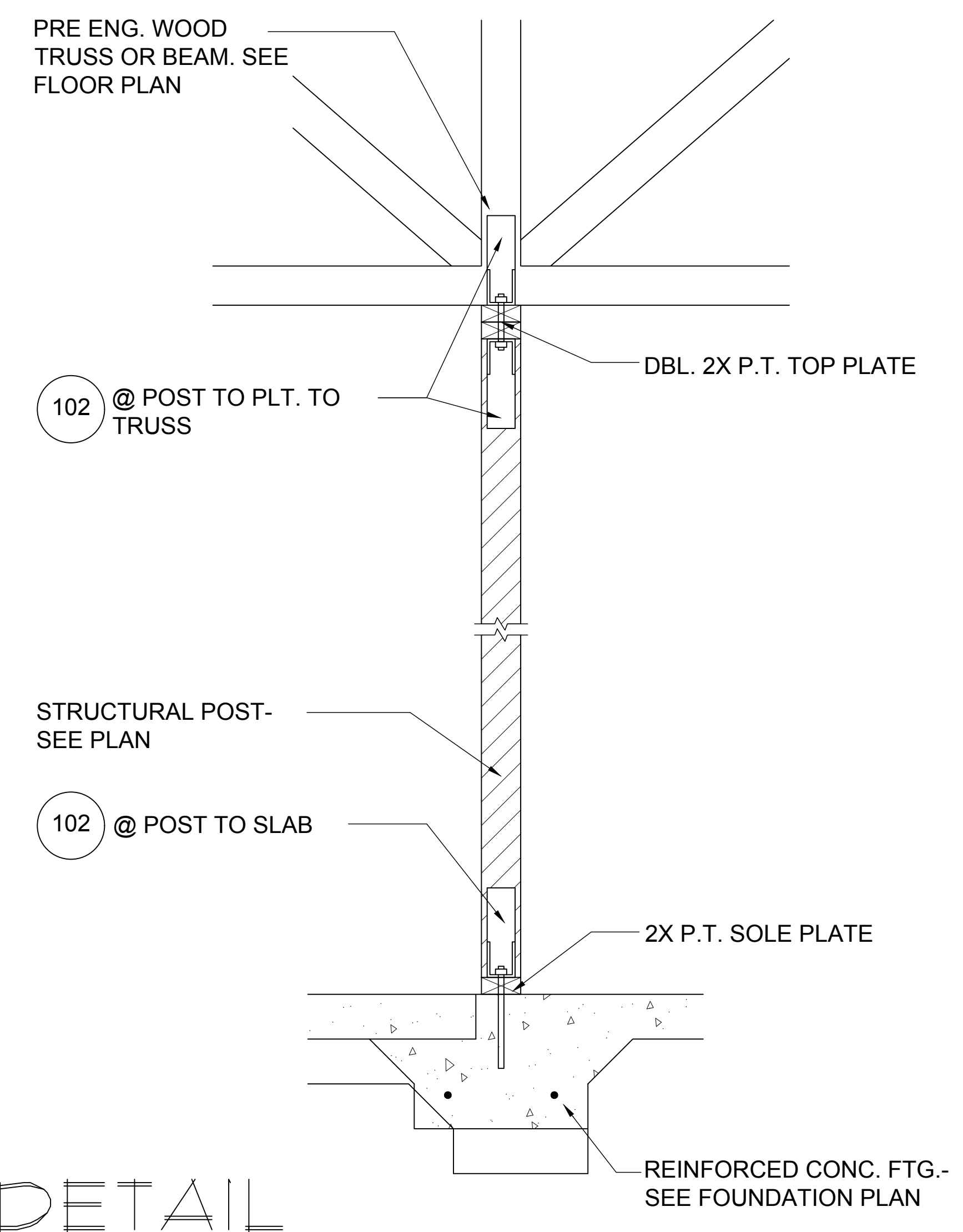
3
D8
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



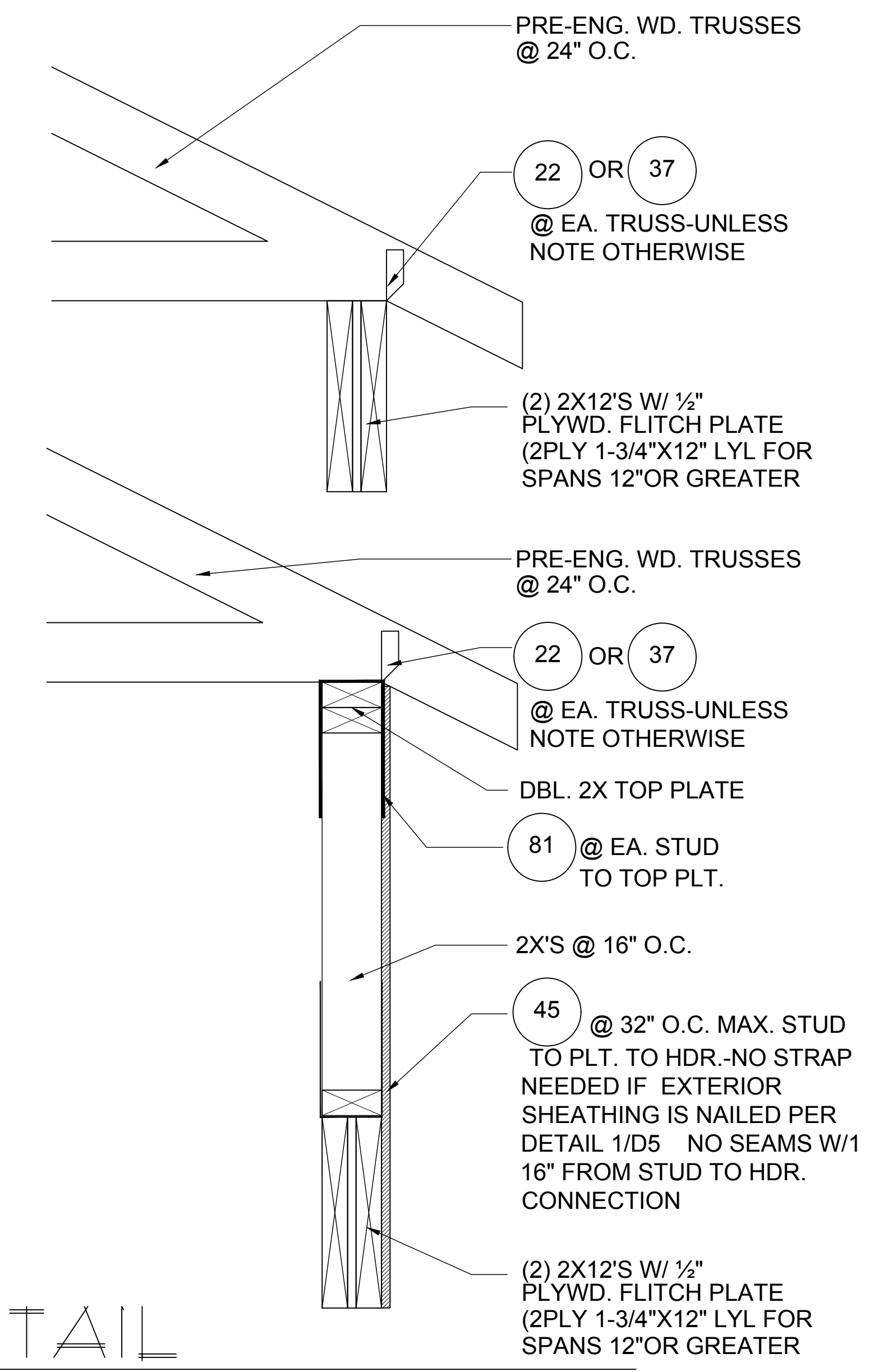
4
D8
SHED ROOF DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



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



6
D8
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



7
D8
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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

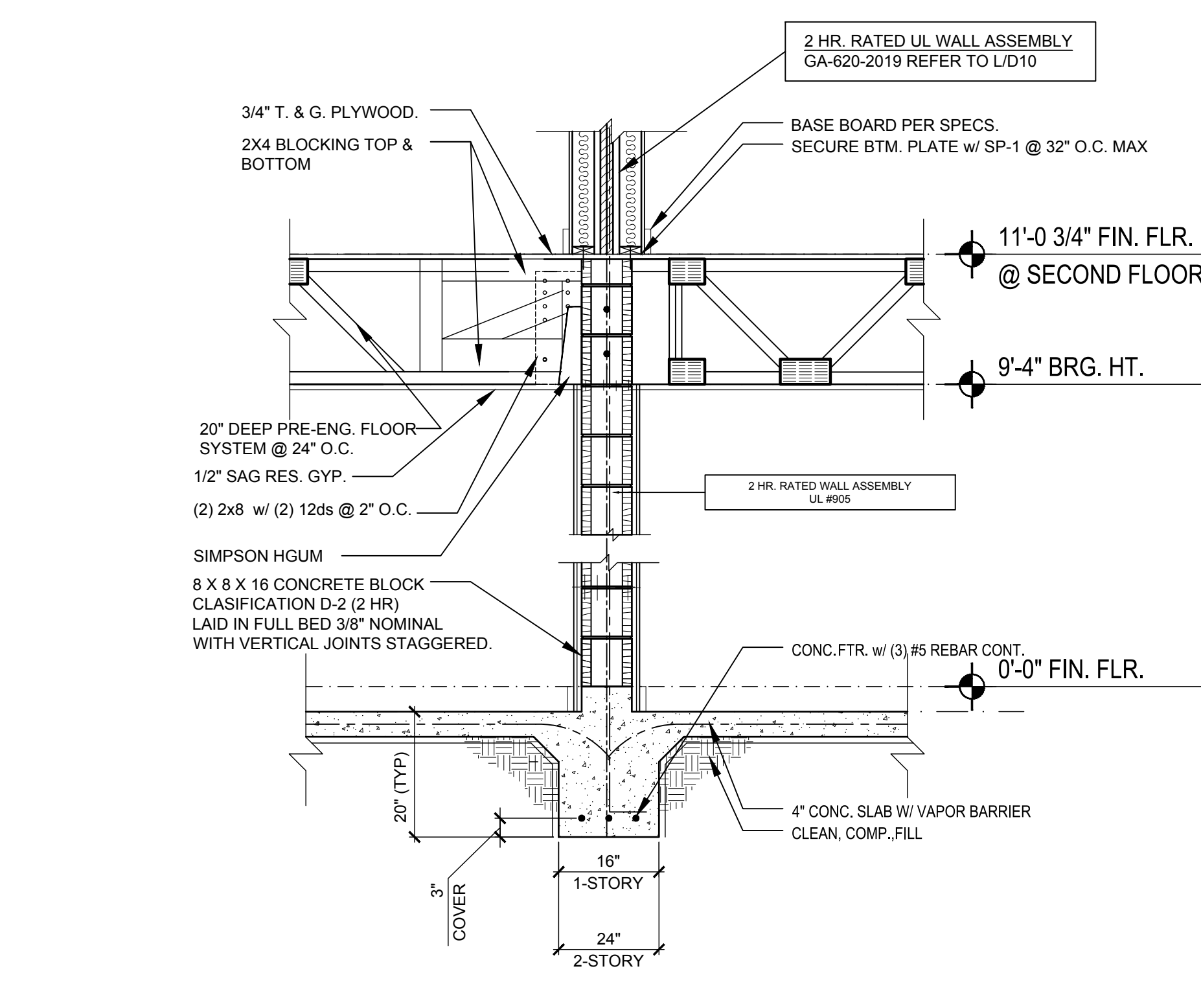
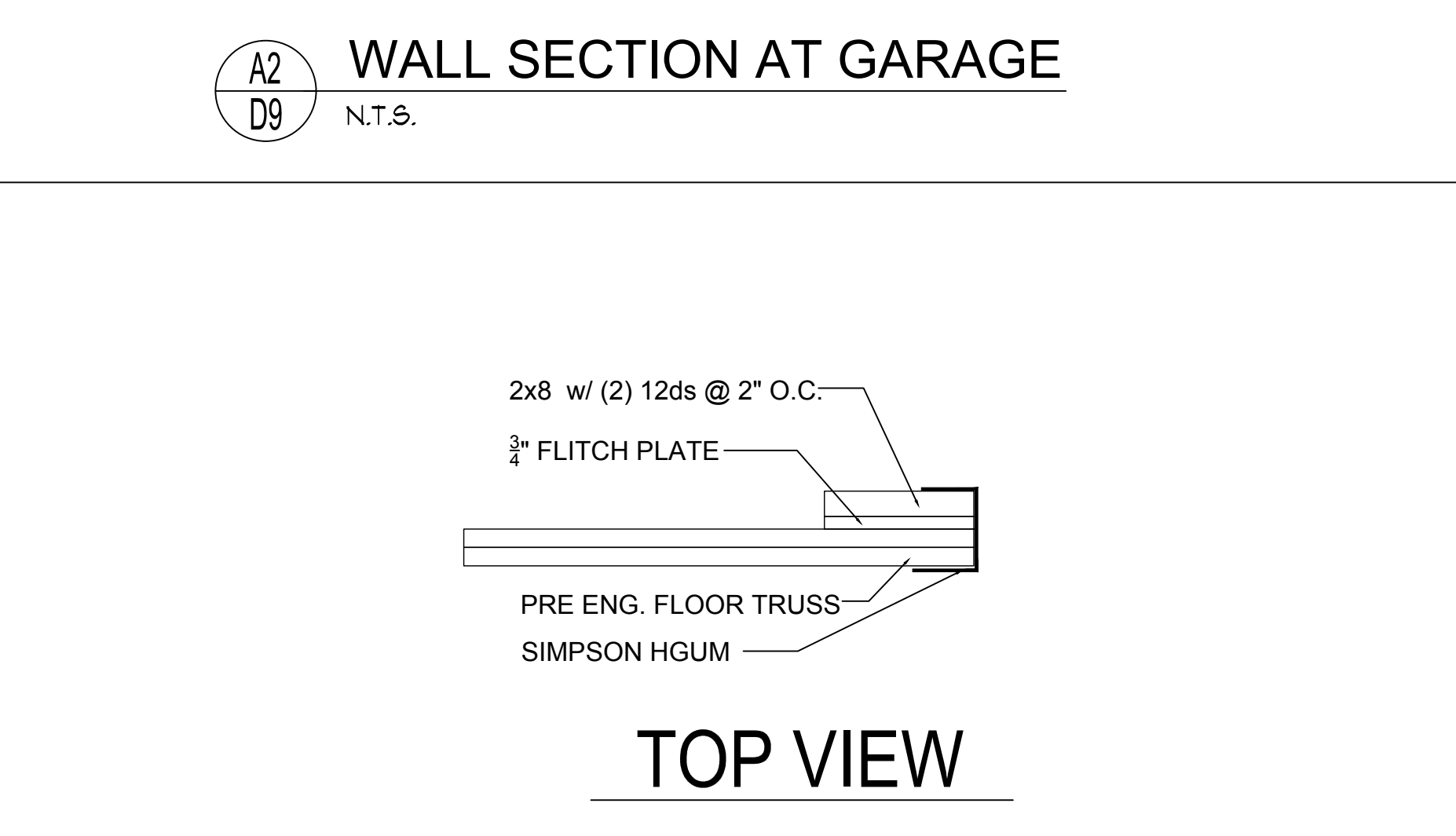
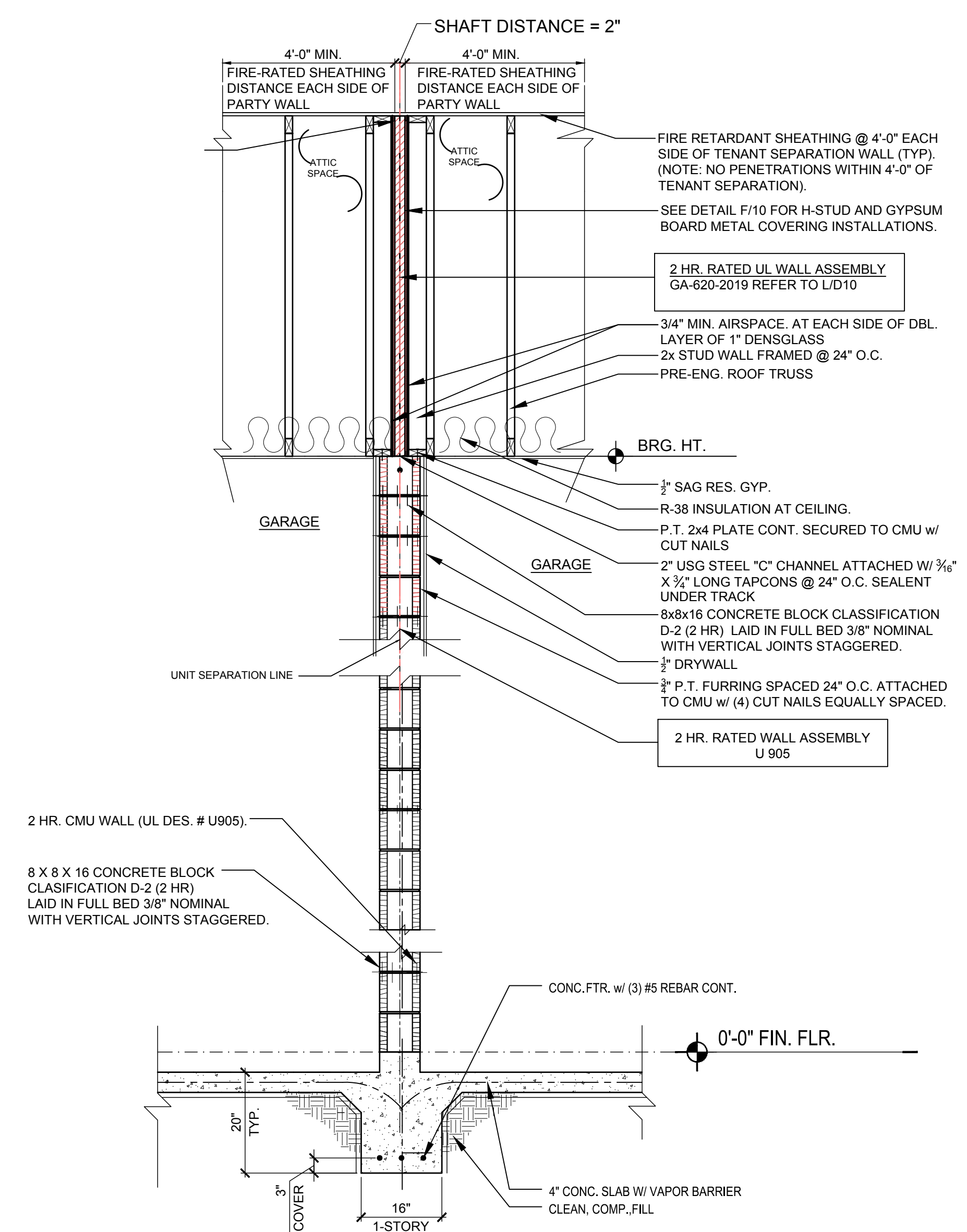
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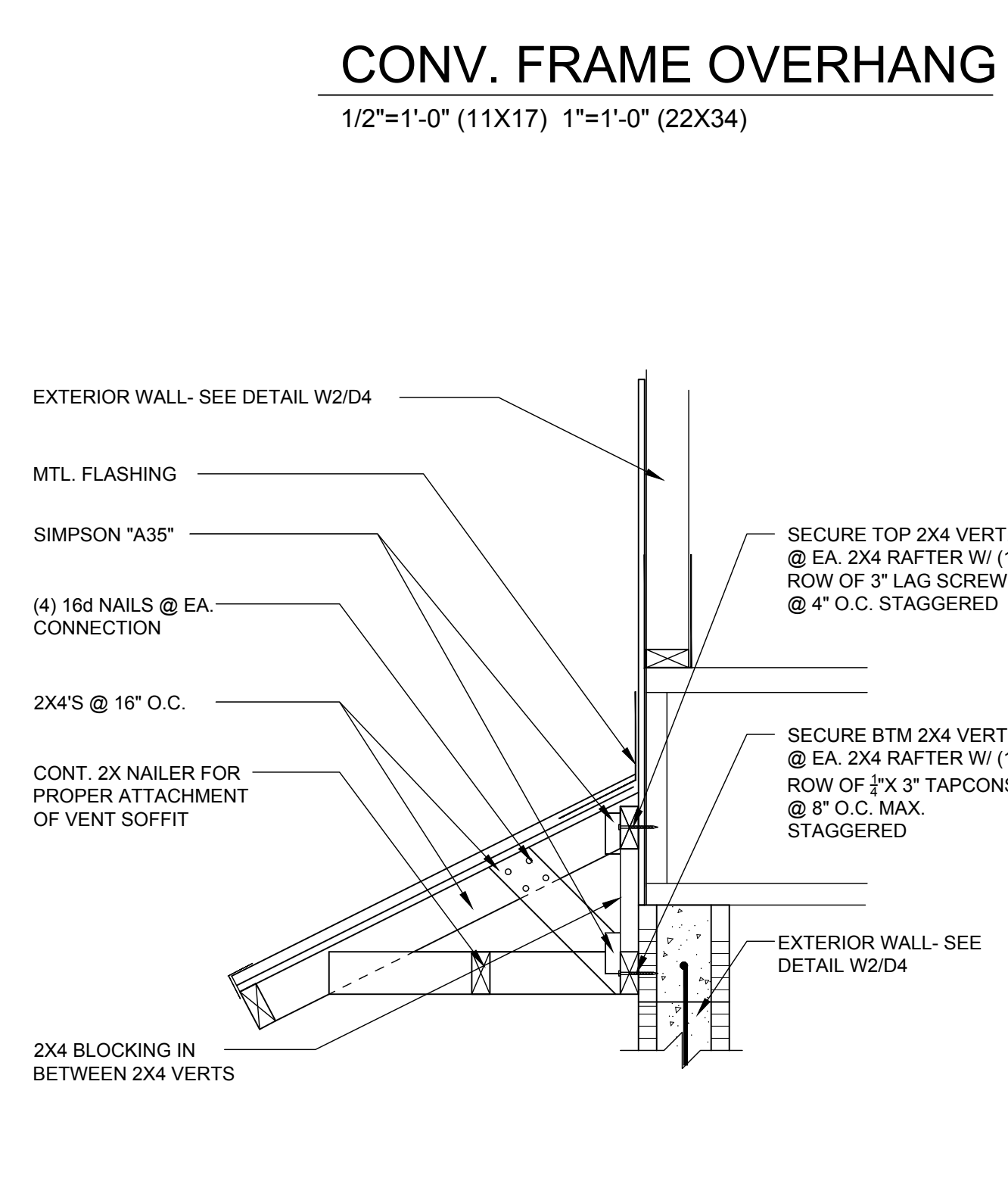
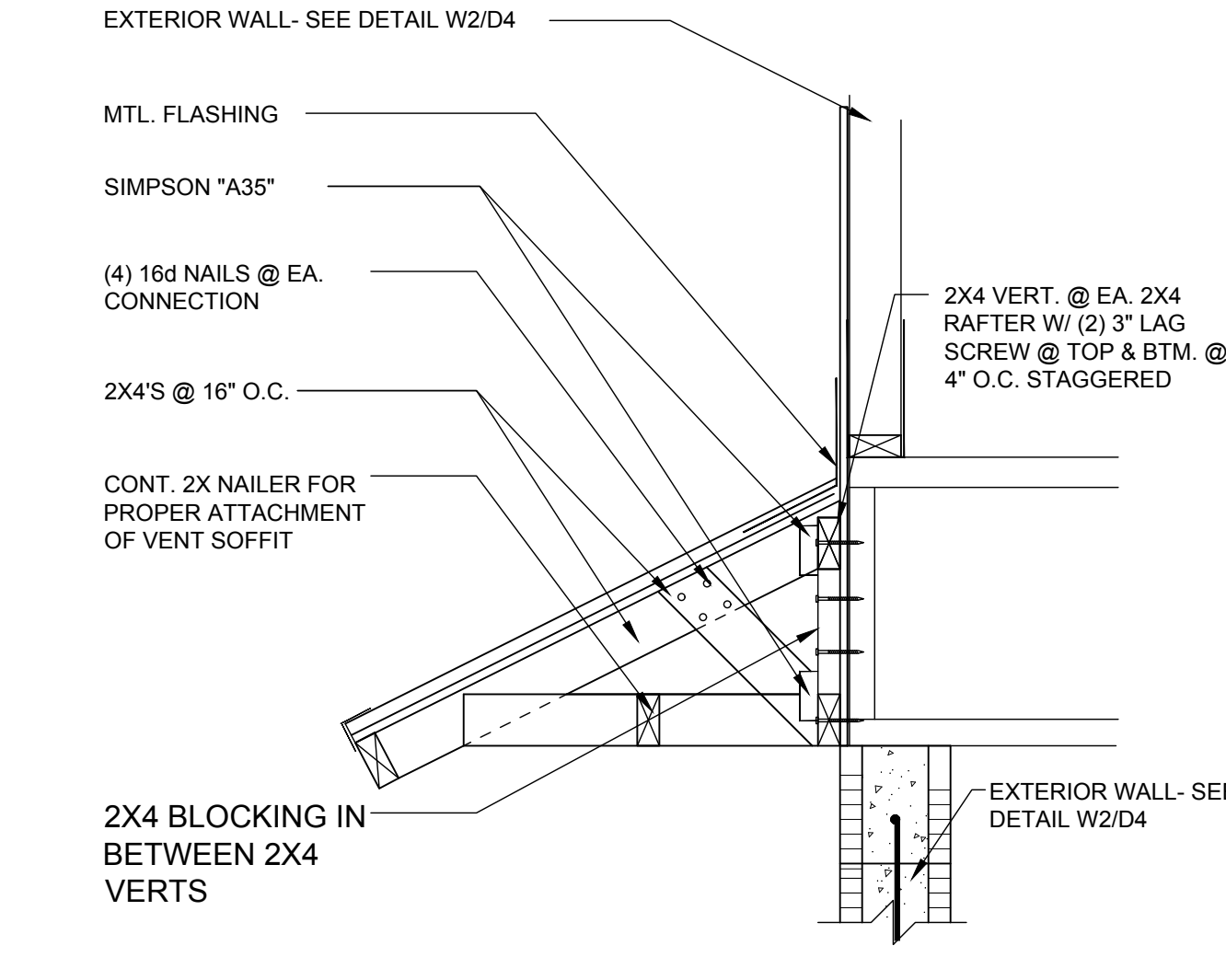
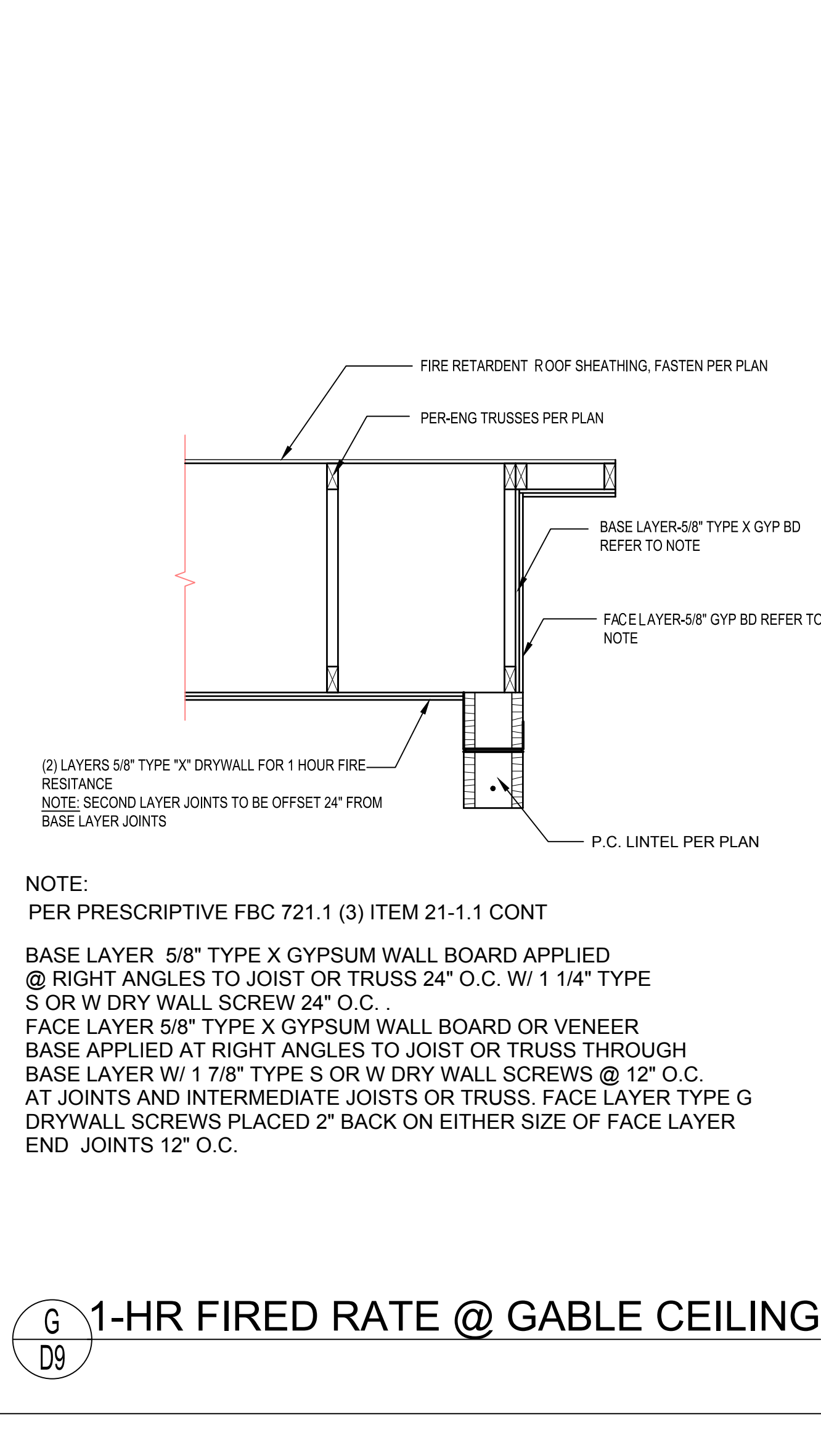
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REVISIONS
PROJECT: 22-1148
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

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A3 D9 DETAIL
N.T.S.



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

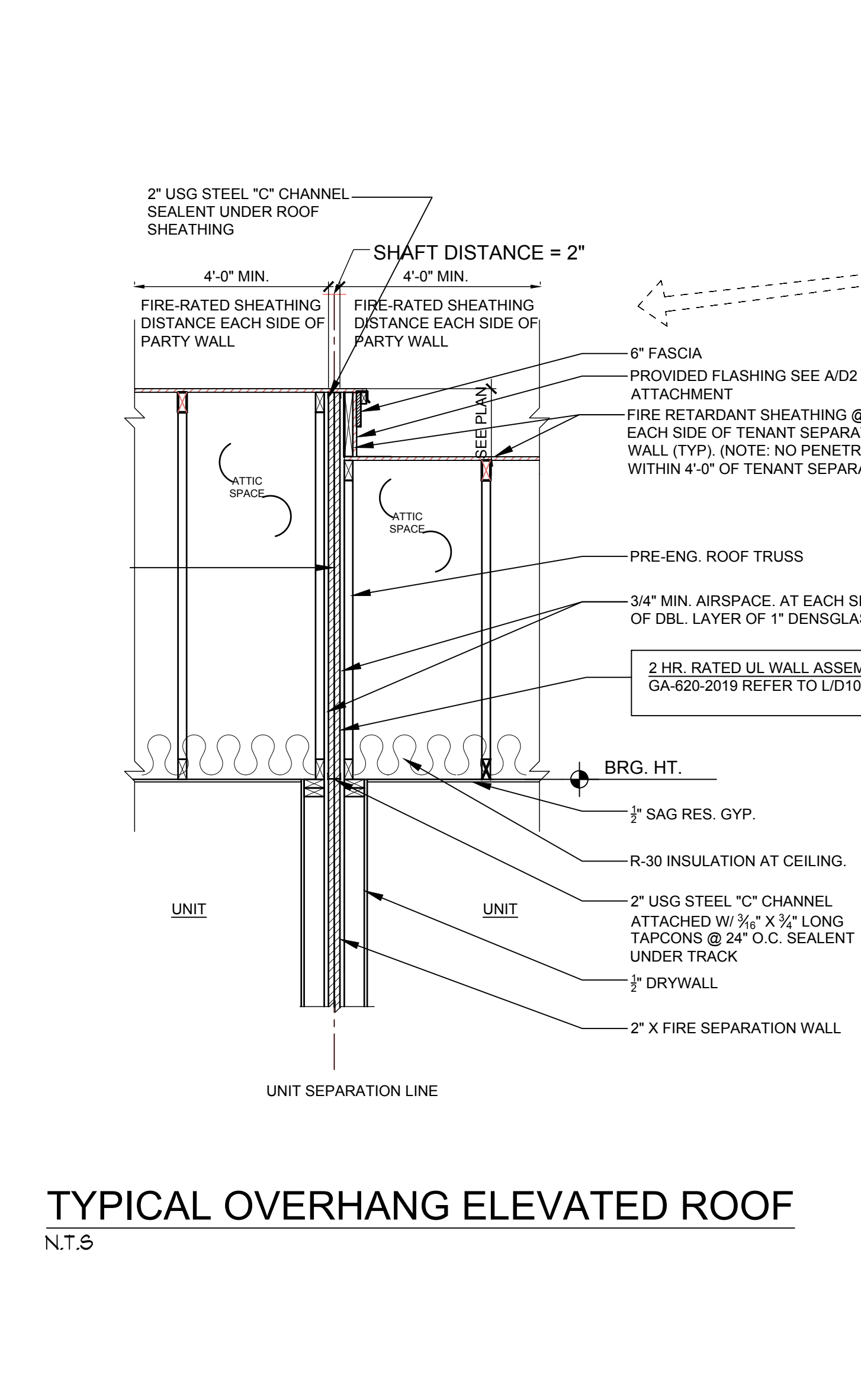


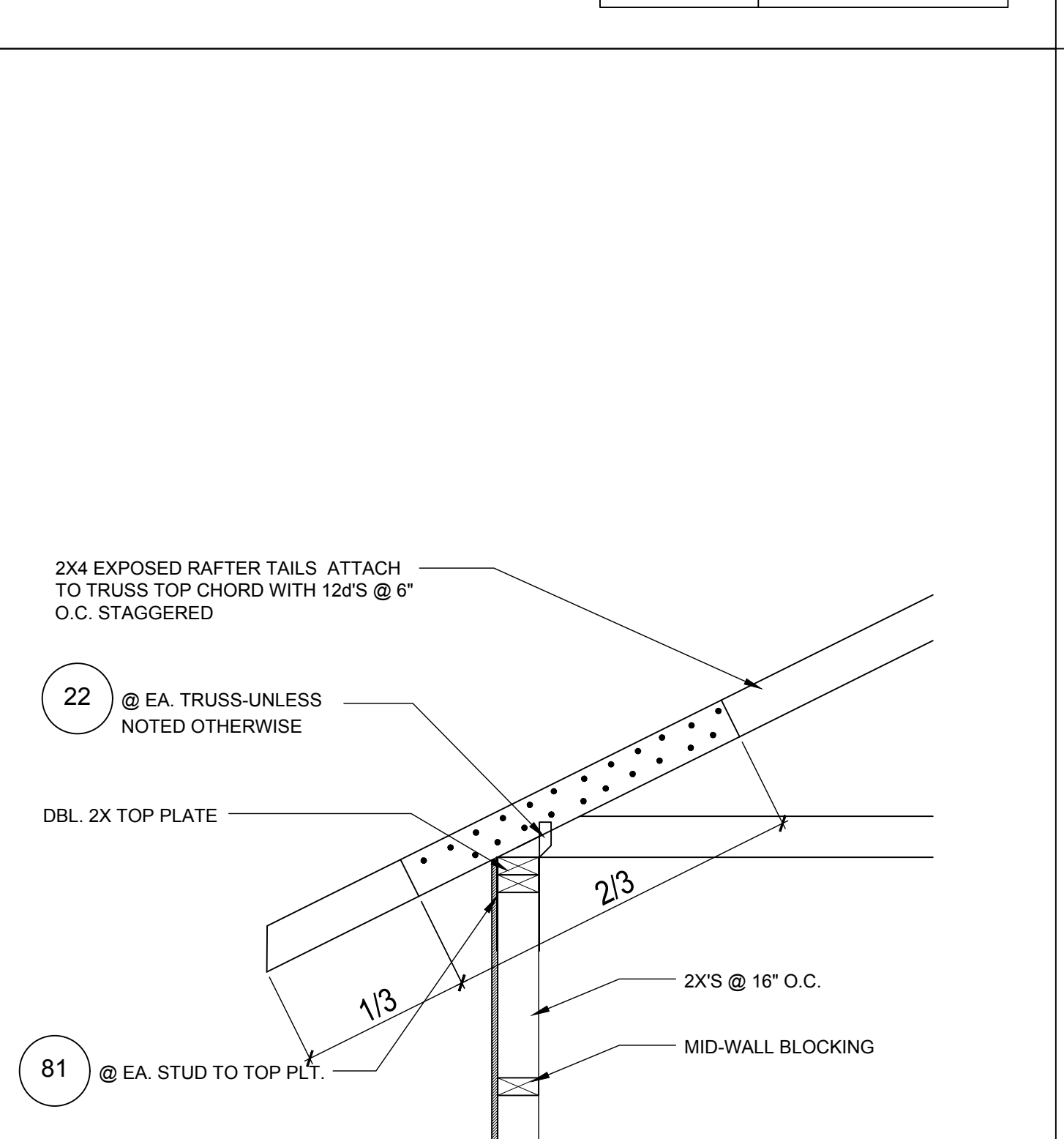
TABLE 722.6.2(1)

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

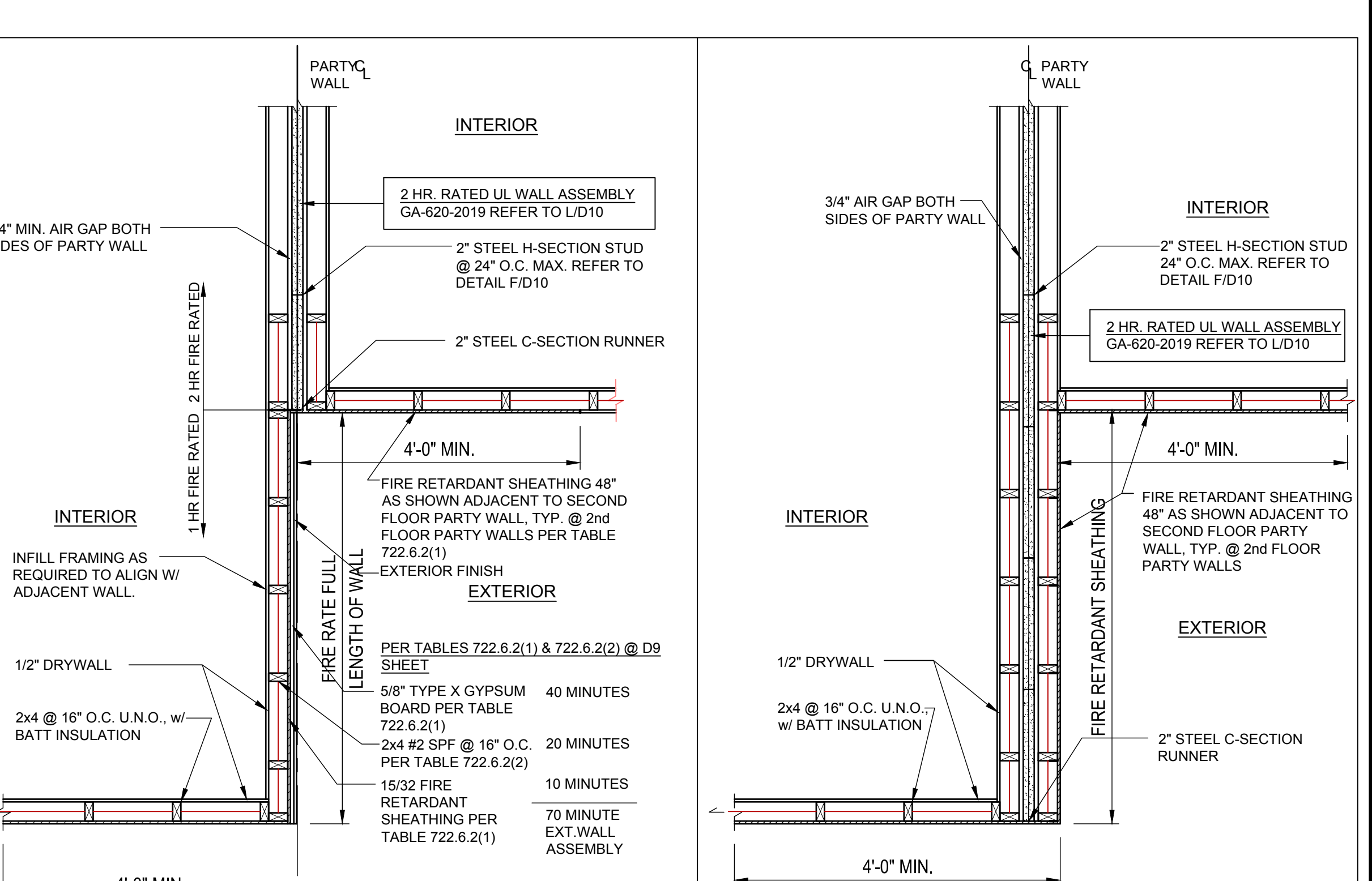
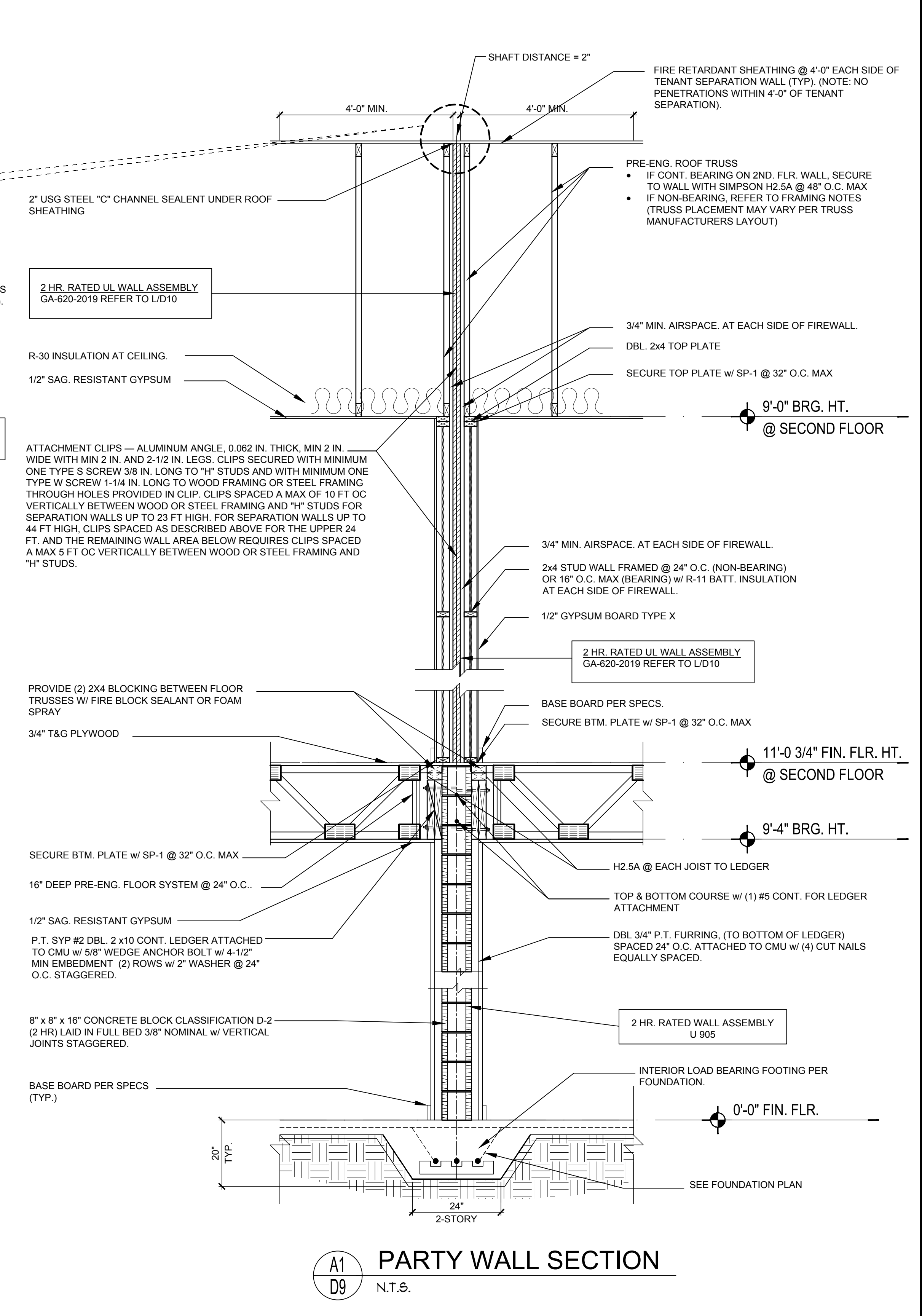
TABLE 722.6.2(2)

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

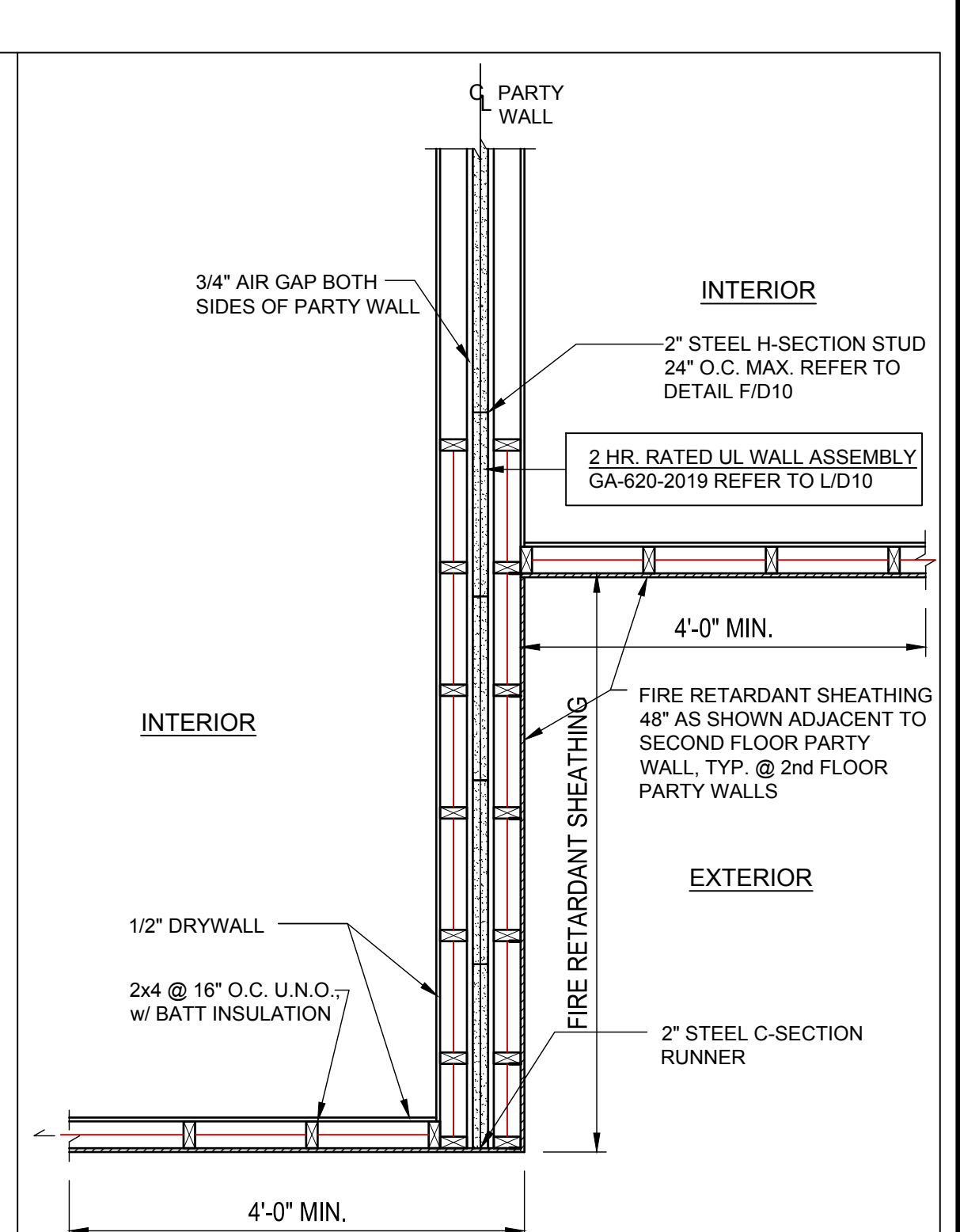
TOTAL: 70 MINUTE EXTERIOR WALL ASSEMBLY



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



A6 D9 2 HR. TO 1HR. FIRE RATED WALL @ 2nd FLOOR OFFSET EXTERIOR WALL DETAIL
N.T.S.



A7 D9 2 HR. FIRE RATED WALL @ 2nd FLOOR OFFSET EXTERIOR WALL DETAIL
N.T.S.

6-Unit: Rear Load Detached

Models: Tyler, Jackson, Grant, Jackson, Grant & Monroe

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Lot# XX-XX, Subdivision

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Issue Date: 02/14/2023

Revisions:

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DESIGNER

PROJECT: 22-1148

SCALE: AS NOTED

DRAWN BY: C.C.

DESIGNED BY: C.C.

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FLOOR TRUSSES

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