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EXTERIOR PLASTER

R703.7 EXTERIOR PLASTER. INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926, ASTM C1063 OR ASTM C1787 AND THE PROVISIONS OF THIS CODE.

R703.7.1 LATH. LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer to sheet S41 for the engineered method for Lath attachment.)

Lathing Accessories. Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga. x 1-1/2" long (3/4" x 1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stud nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with "f" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with ASTM C1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.

R703.7.2 PLASTER. PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF CODE-APPROVED LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE DIRECTLY APPLIED OVER MASONRY, CONCRETE, CLAY, BRICK, STONE OR TILE. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL, OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C596 TYPE IP, IS (S-70), IL OR IS (S-70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328. THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

R703.7.2.1 WEEP SCREEDS. A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

R703.7.3 WATER-RESISTIVE BARRIERS. WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

NOTE: FIRE SPRINKLERS ARE NOT REQUIRED FOR THIS BUILDING

ROOF CRITERIA

12" OVERHANG U.O. / PLUMB CUT FUSCIA / ROOF PITCH PER ELEVATION / SHINGLES U.O.
ROOF PITCH VARIES PER SUBDIVISIONS IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ROOF SLOPE REQUIREMENTS WITH TRUSS MANUFACTURER.
FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.
STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.
ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACE OF JOE.

ASPHALT SHINGLES (IF APPLICABLE):

1. WIND RESISTANCE OF ASPHALT SHINGLES - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12). TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR TYPE IV OR ASTM D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1. FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, ONE LAYER OF UNDERLAYMENT UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH SECTION R905.1.1.
3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURERS AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED. REFER TO R905.1.1.1.

CLAY AND CONCRETE TILE (IF APPLICABLE): PER 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR REQUIREMENTS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, 7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R912.1.3. Unless otherwise noted, required underlayment shall comply with the underlayment manufacturer's installation instructions in accordance with the FRSA/TRI Florida High Wind Concrete and Clay Roof Tile Installation Manual, Seventh Edition where the VASD is determined in accordance with Section R912.1.3.

DISCLAIMER

IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & FLORIDA DESIGN SOLUTIONS INC. IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & FLORIDA DESIGN SOLUTIONS INC. PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

GENERAL NOTES

- 1. MISCELLANEOUS. a. PLANS ARE TO SCALE AS NOTED, UNLESS SPECIFIED N.T.S. DO NOT SCALE PLANS. b. ALL DIMENSIONS AND SITUATIONS PERTAINING TO THE BUILDING ARE TO BE VERIFIED PRIOR TO BEGINNING OF CONSTRUCTION. NOTIFY KEESEE ASSOCIATES OF ANY DISCREPANCIES. c. ALL WALL THICKNESS DIMENSIONS AS SHOWN ARE NOMINAL. ACTUAL WALL THICKNESS DIMENSIONS MAY BE + OR -.
2. EXTERIOR WALLS. a. ASSUME ALL EXTERIOR WALLS TO BE LOAD BEARING. b. SEE FOUNDATION PLAN FOR CMU WALL REINFORCEMENT LOCATIONS. c. INTERIOR SURFACE OF CMU WALL TO HAVE 1/2" GPBD APPLIED TO 1x P.T. VERTICAL FURRING BATTS SPACED @ 16" O.C. ATTACH FURRING TO CONCRETE WALL AS REQUIRED. d. SECOND FLOOR EXTERIOR WALLS TO BE WOOD STUDS.
3. INTERIOR WALLS. a. WOOD FRAMING. i. ALL PLATES AND SLEEPERS ON CONCRETE SLAB, WHICH ARE IN DIRECT CONTACT WITH THE EARTH, SHALL BE PRESSURE TREATED. ii. ALL INTERIOR WALL PLATES, OTHER THAN SHEAR WALLS, ON CONCRETE SLAB TO BE ATTACHED WITH POWER ACTUATED FASTENERS, SPACED @ 48" O.C. MAX. iii. ALL WOOD BRG. INTERIOR PARTITIONS SHALL BE 2x4 STUDS SPACED @ 16" O.C. WITH DOUBLE TOP PLATE. TOWNHOMES iv. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED IN THE FLOOR/CEILING ASSEMBLIES ABOVE AND IN LINE WITH THE TENANT SEPARATION, WHEN TENANT SEPARATION WALLS DO NOT EXTEND TO THE FLOOR SHEATHING ABOVE AND IN OTHER LOCATIONS PER SECTION R302.11 OF THE 2023 FBCR 8TH EDITION. COMBUSTIBLE CONSTRUCTION v. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE PER FBC R302.11, 8TH EDITION.
4. WOOD. a. WOOD CONSTRUCTION SHALL CONFORM TO THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA) "NATIONAL SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION. b. ALL WOOD IN CONTACT WITH CONCRETE OR CONCRETE BLOCK IS TO BE PRESSURE TREATED. c. SEE STRUCTURAL GENERAL NOTES.
5. FINISHES. a. ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD. b. ALL INTERIOR WALLS SHALL HAVE STANDARD 1/2" GYP BD, EXCEPT IN HIGH HUMIDITY AND WET AREAS. c. HIGH HUMIDITY AND WET AREAS SHALL HAVE 1/2" DENSIFIED TILE BACKER GYPSUM BOARD. d. ALL INTERIOR CEILINGS SHALL HAVE 1/2" SAG- RESISTANT GYP BD. INSTALL PERPENDICULAR TO FRAMING PER FBCR 702.5. e. ALL EXTERIOR CEILINGS (PORCH & PATIOS) SHALL HAVE 1/2" SAG- RESISTANT GYP SOFFIT BOARD. f. STUCCO SURFACES TO HAVE STOPS, WEEP SCREEDS, AND EXPANSION JOINTS PER CODE. g. TILE IN TUBS, SHOWERS, AND WALL PANELS IN SHOWER AREAS ARE TO HAVE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS R702.3.7 / R702.4.2 2023 FBCR 8TH EDITION. h. 2023 FBCR 8TH EDITION TABLE R302.6, 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT IS REQUIRED FOR A GARAGE CEILING WITH HABITABLE ROOMS ABOVE. 1/2" MINIMUM GYPSUM BOARD IS REQUIRED ON GARAGE SIDE OF INTERIOR WALLS.
6. CABINETS. a. CABINET MANUFACTURE'S SHOP DRAWINGS TAKE PRECEDENCE OVER THE INTERIOR CABINET ELEVATIONS SHOWN ON THESE DRAWINGS. b. SEE SUPPLIER / MFR'S DRAWINGS FOR KITCHEN, CABINETRY/MILLWORK, AND RESTROOM LAYOUTS.
7. HARDWARE. a. ALL LOCKING ARRANGEMENTS SHALL COMPLY WITH NFPA 101.
8. WINDOW & DOORS. a. MISCELLANEOUS. i. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN. ii. CONTRACTOR AND SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN vs. FLANGE), HEADER HEIGHTS, AND ROUGH OPENINGS PRIOR TO DELIVERY. iii. WINDOW ROUGH OPENING INCLUDES 1x P.T. FRAME ATTACHED TO CMUs. iv. DOOR ROUGH OPENING INCLUDES 2x P.T. FRAME ATTACHED TO CMUs. v. ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL COMPLY WITH SECTION R308 OF THE 2023 FBCR 8TH EDITION. vi. WINDOW CONTRACTOR TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION. vii. ALL WINDOWS IN WIND BORN DEBRIS AREAS SHALL BE PROTECTED FROM WIND BORN DEBRIS. PROVIDE SHUTTERS CERTIFIED TO MEET MIAMI-DADE IMPACT TEST. SHUTTERS MUST BE ROLL-DOWN PANEL ACCORDIAN OR OTHER APPROVED DESIGN TYPE. BUILDER TO SUBMIT MANUFACTURER, MODEL NO. INSTALLATION INSTRUCTIONS, & COPY OF MIAMI-DADE IMPACT TEST DATA FOR PROPOSED SHUTTERS. viii. GARAGE OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESSURE (+/-) TO INCLUDE A 10 SECOND GUST AT 1.5 TIMES THE DESIGN PRESSURE AND BEAR A PERMANENT DESIGN LABEL. b. INSTALLATION. i. WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ii. ALL WINDOW HEADS SHALL BE SET ABOVE FINISH FLOOR AS FOLLOWS: 1. FIRST FLOOR AT 8'-0". 2. SECOND FLOOR PER PLAN. c. ASSEMBLIES. i. WINDOW AND DOOR ASSEMBLIES TO CONFORM TO 2023 FBCR CHAPTER 6, SECTION 609 ii. INTERIOR FACE OF WINDOW, FASTEN BUCK TO MASONRY W/ 1/2"x 3" TAPCONS, 6" FROM EDGES AND 16" O.C. MAX. 2x P.T. BUCKS/NAILERS SHALL EXTEND BEYOND. iii. BUCKS LESS THAN 2x TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE. iv. SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS. d. TESTING. i. EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED AND COMPLY WITH AAMA/WDMA/CSA 1011.S.2/A440 OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202 AND ASTM E1903) EXTERIOR SIDE. HINGED DOORS SHALL COMPLY WITH AAMA/WDMA/CSA 1011.S.2/A440 OR ANSII/WMA100 OR SECTION R609.5 IN THE 2023 FBCR. ii. ALL GARAGE/OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESSURE (+/-) TO INCLUDE A 10 SECOND GUST AT 1.5 TIMES THE DESIGN PRESSURE.
9. INSULATION. a. INSULATE ALL EXTERIOR FRAME WALLS WITH R-13 BATT FIBERGLASS INSULATION. b. INSULATE CONDITIONED ATTIC SPACE WITH R-30 BLOWN FIBERGLASS. INACCESSIBLE ATTIC SPACE SHALL RECEIVE R-30 BATT INSULATION. c. INSULATE ALL CMU WALLS (THAT REQUIRE 1" P.T. FURRING STRIPS) WITH R4.1 FL-FOIL PANELS. d. APPLY HILTI FOAM FILLER AT EXTERIOR WALLS AROUND: i. WINDOW FRAMES ii. EXTERIOR DOOR FRAMES iii. GAPS AROUND PIPES, VENTS, OUTLETS, ETC. e. INSULATE ALL ATTIC KNEE WALLS WITH R-38 BATTS. f. APPLY OWENS CORNING ENERGY COMPLETE TO THE TOP OF ALL CONDITIONED SPACE WALLS THAT INTERACT WITH UNCONDITIONED ATTIC SPACE ABOVE.

Code references are summaries of code sections See FBCR (Current Version) for complete information.



Scan QR Code for the complete FBCR

TERMITE PROTECTION:

1. PENETRATION: PROTECTIVE SLEEVES AROUND PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE CONTAINING MATERIALS. IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, THE SLEEVE SHALL HAVE A MAXIMUM WALL THICKNESS OF 0.010 INCH, AND BE SEALED WITHIN THE SLAB USING A NON-CORROSIVE CLAMPING DEVICE TO ELIMINATE THE ANNULAR SPACE BETWEEN THE PIPE AND THE SLEEVE. NO TERMITICIDES SHALL BE APPLIED INSIDE THE SLEEVE.
2. PROTECTION AGAINST DECAY AND TERMITES - CONDENSATE LINES, IRRIGATION SPRINKLER SYSTEM RISERS FOR SPRAY HEADS, AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1 FOOT (305 mm) AWAY FROM THE STRUCTURE SIDEWALL, WHETHER BY UNDERGROUND PIPING, TAIL EXTENSIONS, OR SPLASH BLOCKS GUTTERS WITH DOWNSPOUTS ARE REQUIRED ON ALL BUILDINGS WITH EAVES OF LESS THAN 6 INCHES (152 mm) HORIZONTAL PROJECTION EXCEPT FOR GABLE END RAKES OR ON A ROOF ABOVE ANOTHER ROOF.

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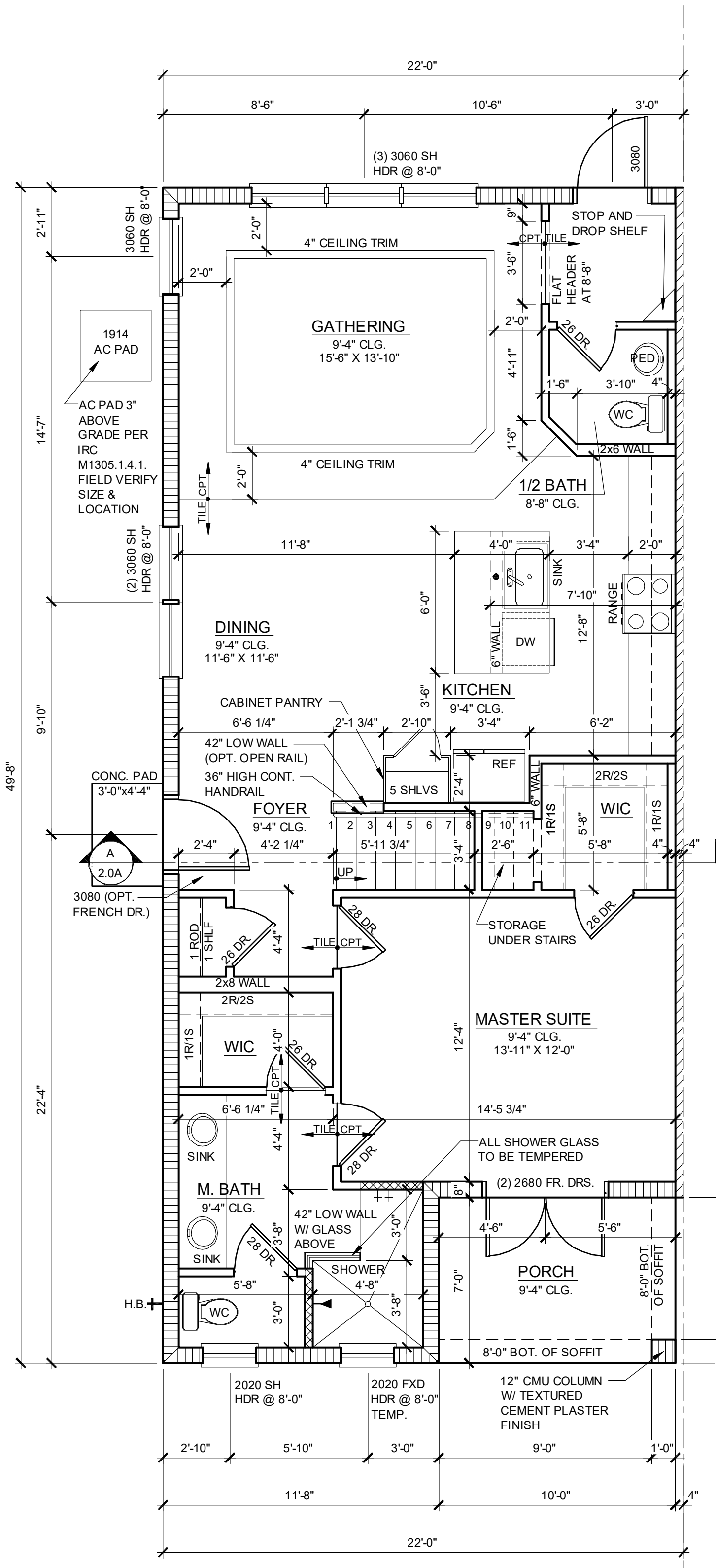
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Park Square 6 - Units 83' RL (Rear Load) Towns logo.

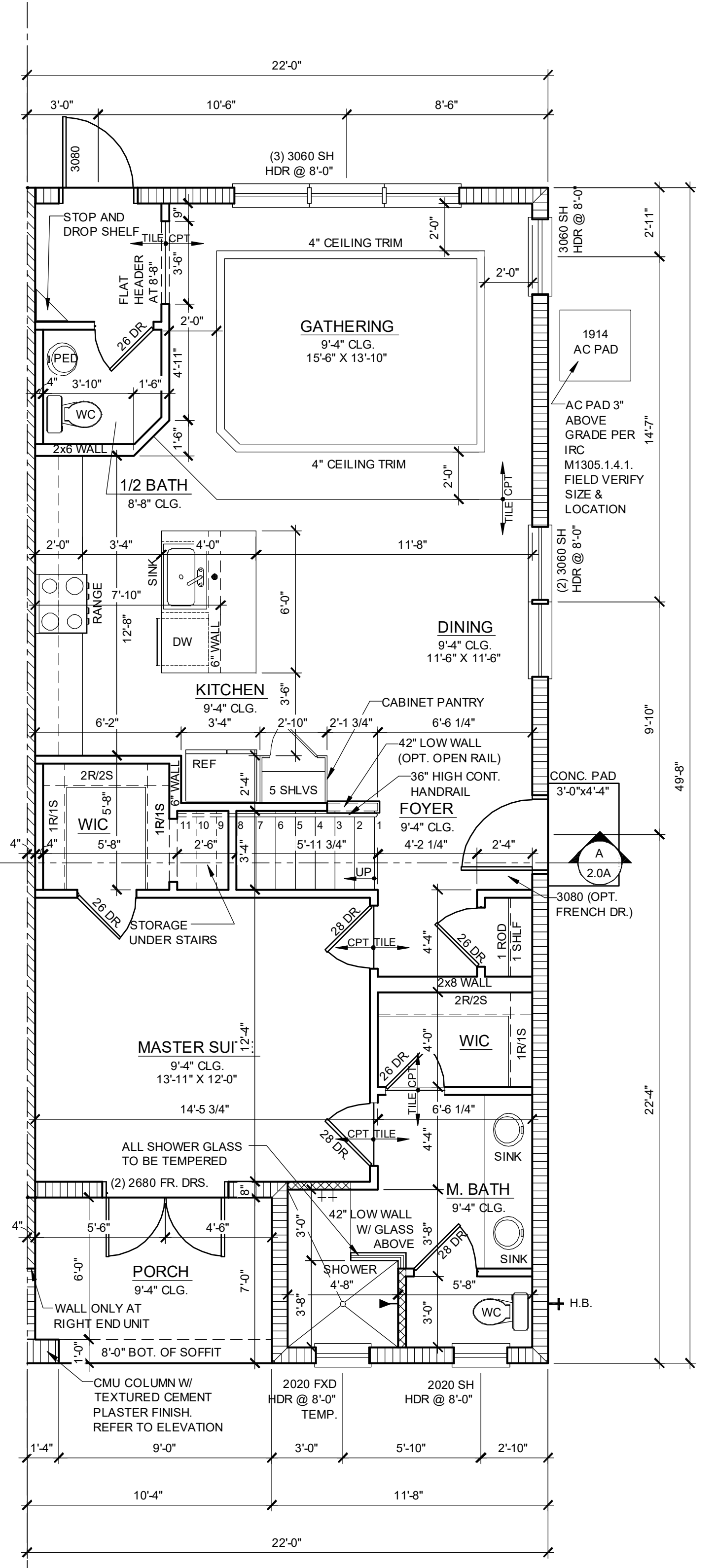
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CO logo

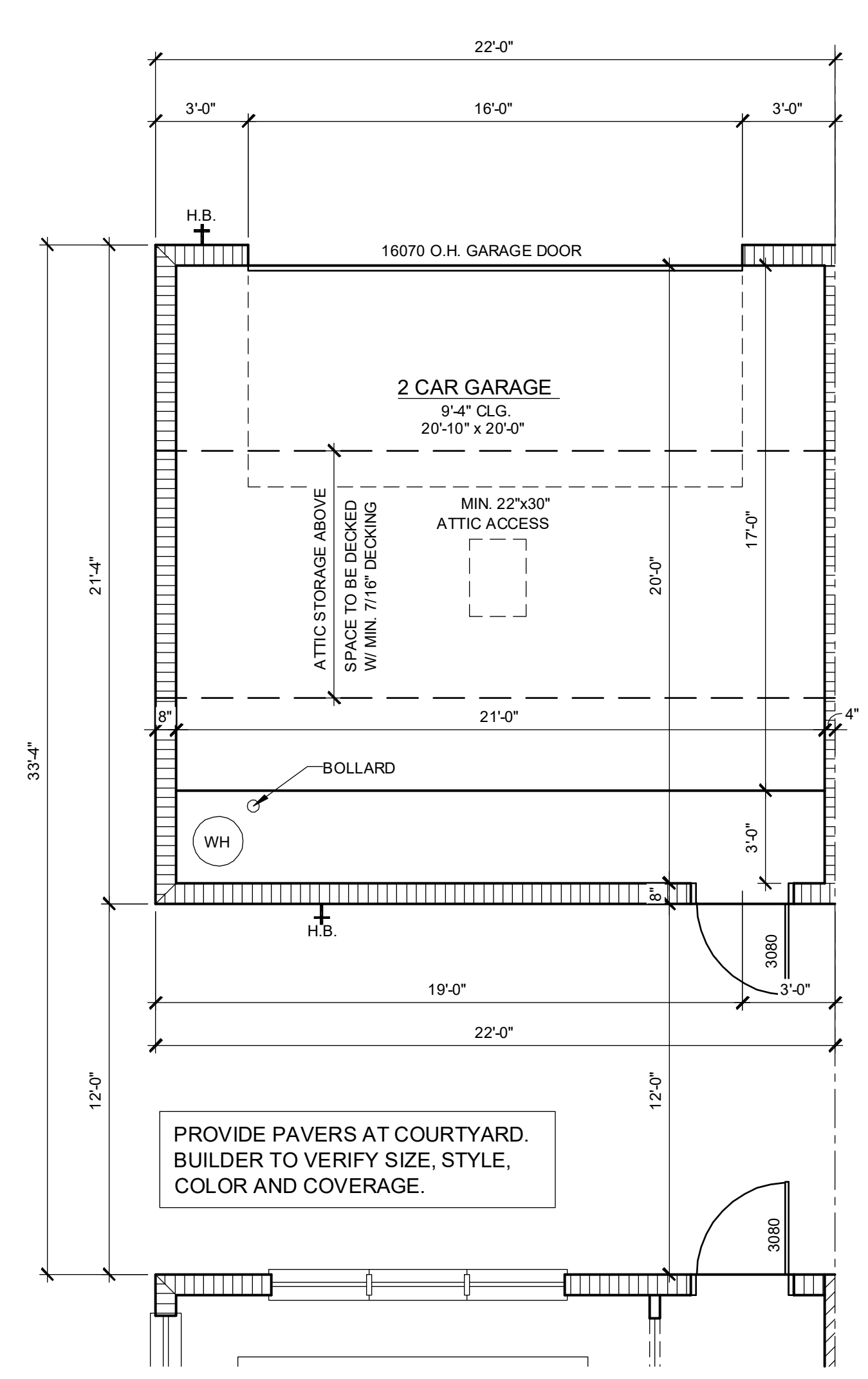
NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED



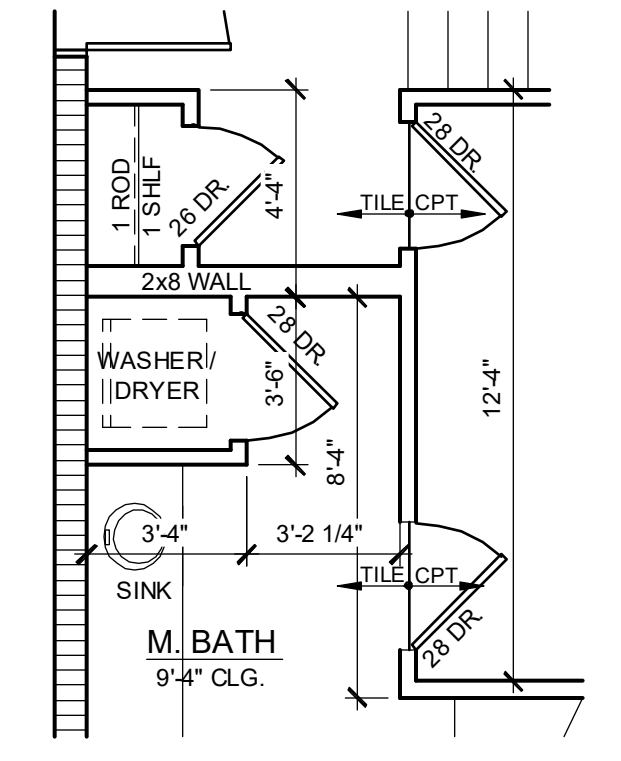
**1914 - ADAMS
1ST FLOOR PLAN**
1/4" = 1'-0" LEFT END UNIT



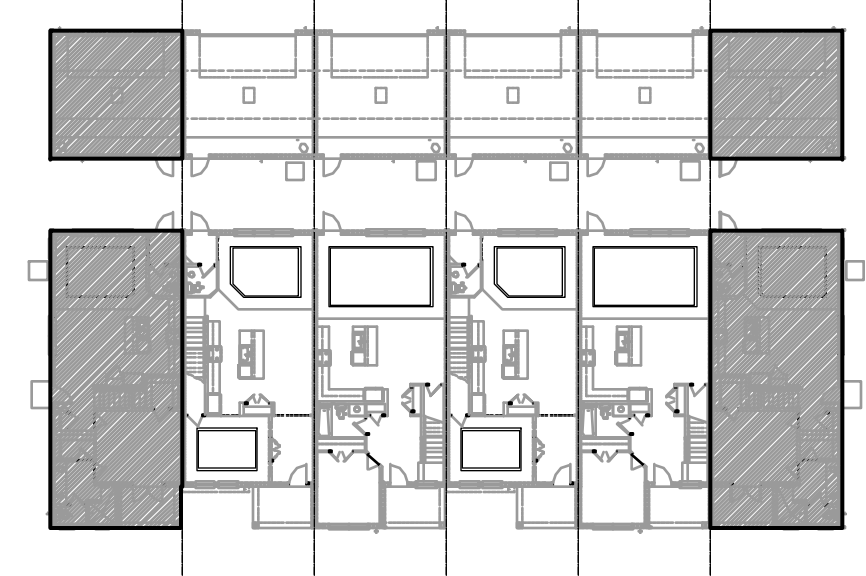
**1914 - ADAMS REVERSED
1ST FLOOR PLAN**
1/4" = 1'-0" RIGHT END UNIT



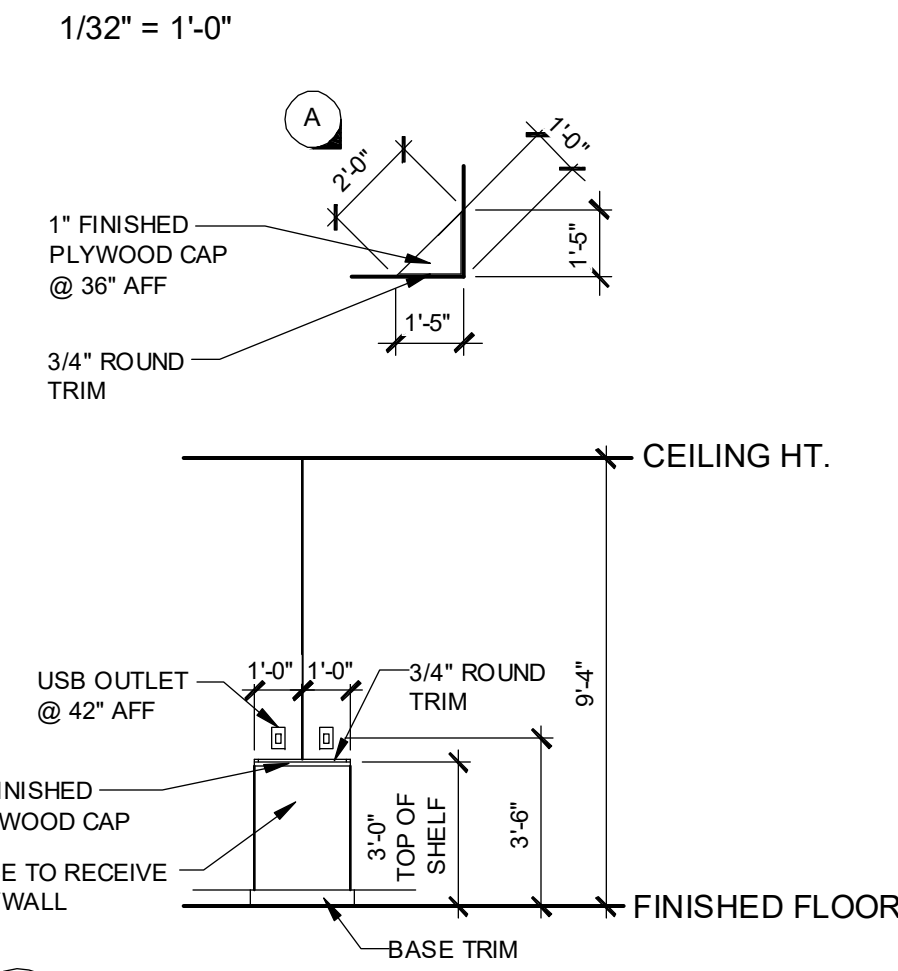
**1914 - ADAMS
1ST FLOOR PLAN - GARAGE**
1/4" = 1'-0" LEFT END UNIT



OPT WASHER/DRYER
1/4" = 1'-0"



1ST FLOOR - KEY PLAN



STOP AND DROP SHELF
1/4" = 1'-0"

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

1914 - ADAMS AREA CALCULATIONS

1st FLR. LIVING	1,021 SQ. FT.
2ND FLR. LIVING	893 SQ. FT.
TOTAL LIVING	1,914 SQ. FT.
GARAGE	470 SQ. FT.
FRONT PORCH	70 SQ. FT.
TOTAL UR	2,454 SQ. FT.

WALL LEGEND

INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING), 9'-4" TOP OF CMU	
INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING), 10'-8" TOP OF CMU	
INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING), 10'-8" TOP OF CMU	
INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.	
INDICATES 2x WOOD PARTITIONS. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)	
INDICATES WET WALLS, 2x WOOD STUDS @ 12" O.C.	
INDICATES INSULATED WALLS	

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SEE LEFT END UNIT FOR ALL OTHER INFORMATION

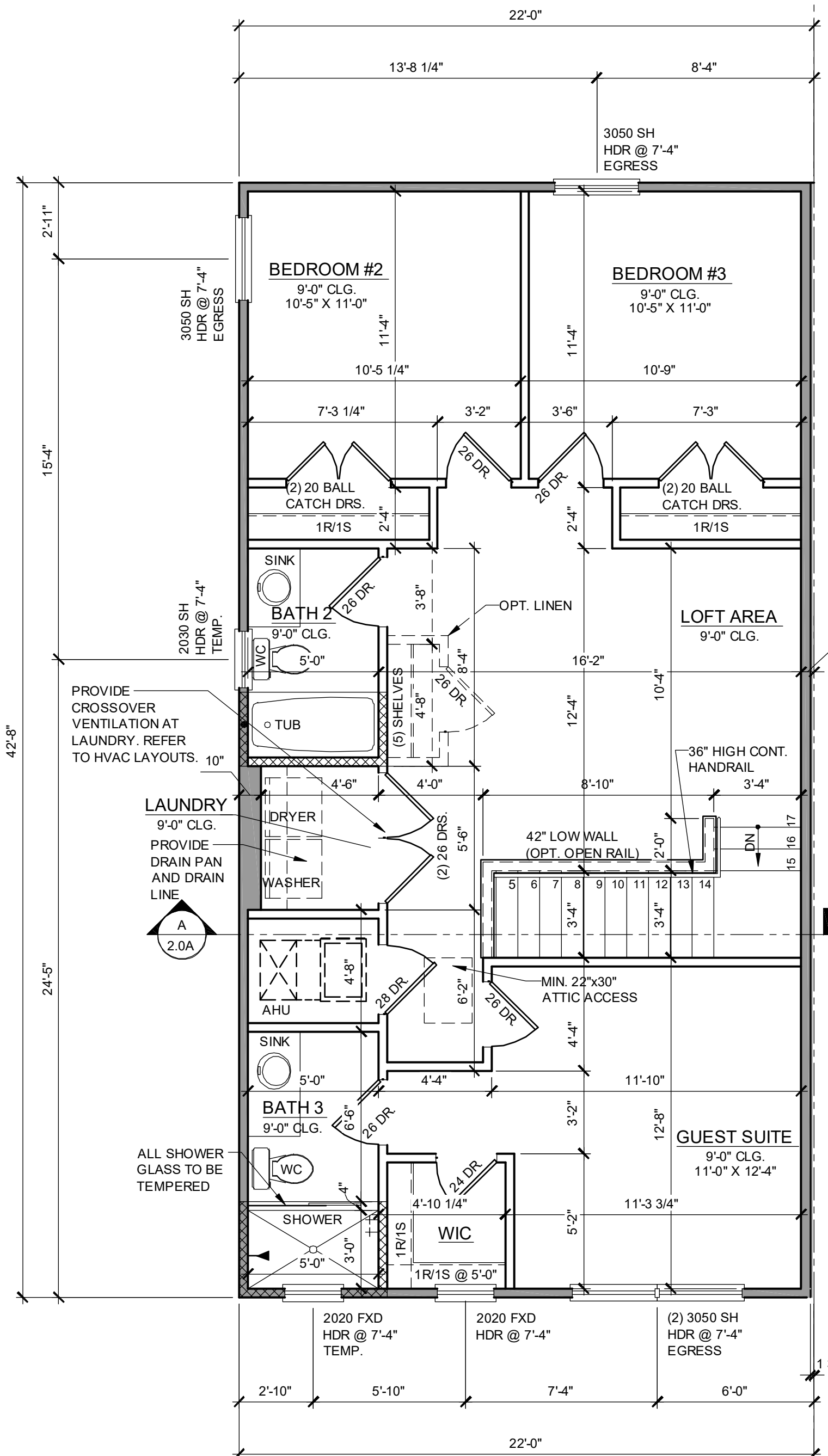
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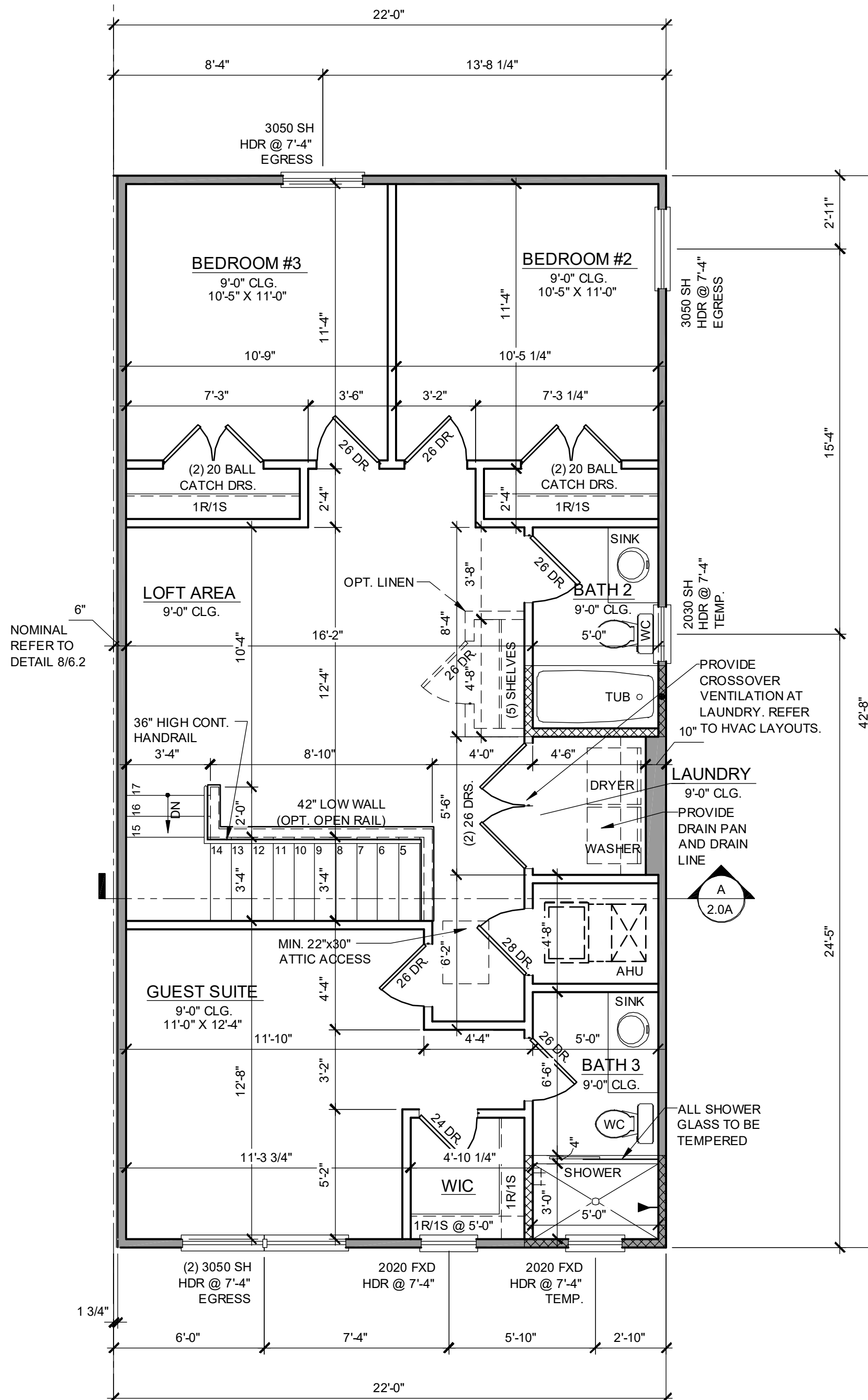
**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title: **1914 - ADAMS FLOOR PLAN**
project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN
1.1A ELEV. A

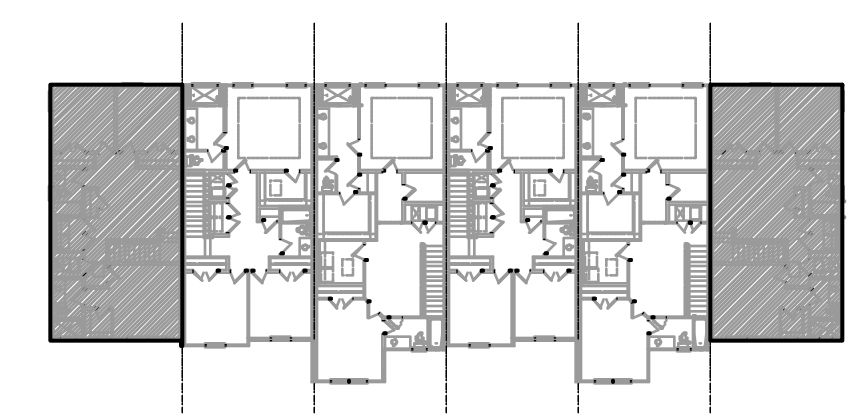
NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED



**1914 - ADAMS
2ND FLOOR PLAN**
1/4" = 1'-0"



**1914 - ADAMS REVERSED
2ND FLOOR PLAN**
1/4" = 1'-0"



2ND FLOOR - KEY PLAN
1/32" = 1'-0"

1914 - ADAMS AREA CALCULATIONS	
1st FLR. LIVING	1,021 SQ. FT.
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INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.	
INDICATES 2X WOOD PARTITIONS. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)	
INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.	
INDICATES INSULATED WALLS	

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

DISCLAIMER
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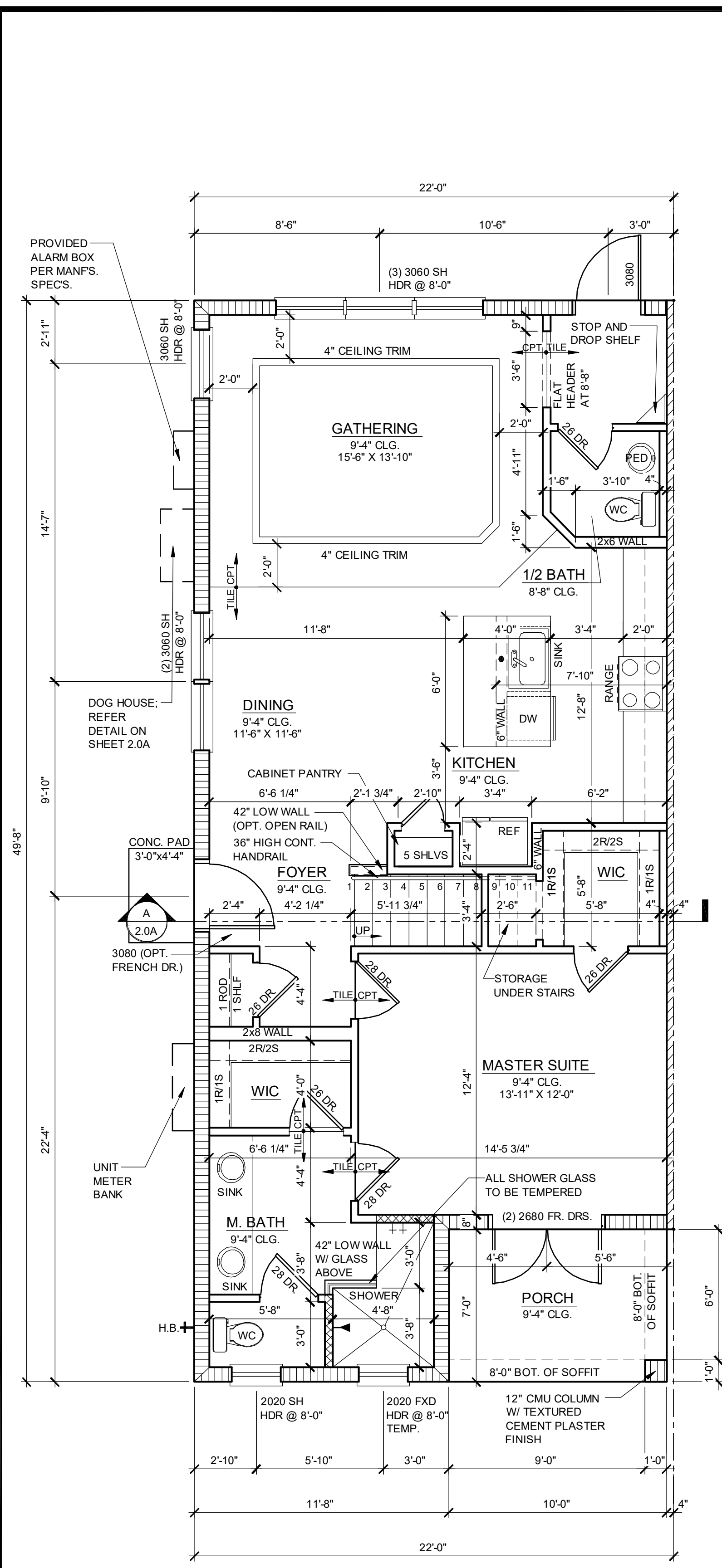
Keessee Associates
ARCHITECTURE | DESIGN | PLANNING
JACB0203115
288 Bonhall Lane Suite 200
Bartonsville, NC 28601
646.780.2333

FDS
FLORIDA DESIGN SOLUTIONS
288 Bonhall Lane, Suite 200, Bartonsville, NC 28601
Professional Engineer License No. 8718
Professional Architect License No. 8718
CARLA A. BROWN, PE - F.L.# 54128
SCOTT LEVONEN, PE - F.L.# 87789
FRED W. WOOD, PE - F.L.# 44442
11/11/2021
www.fdsinc.com

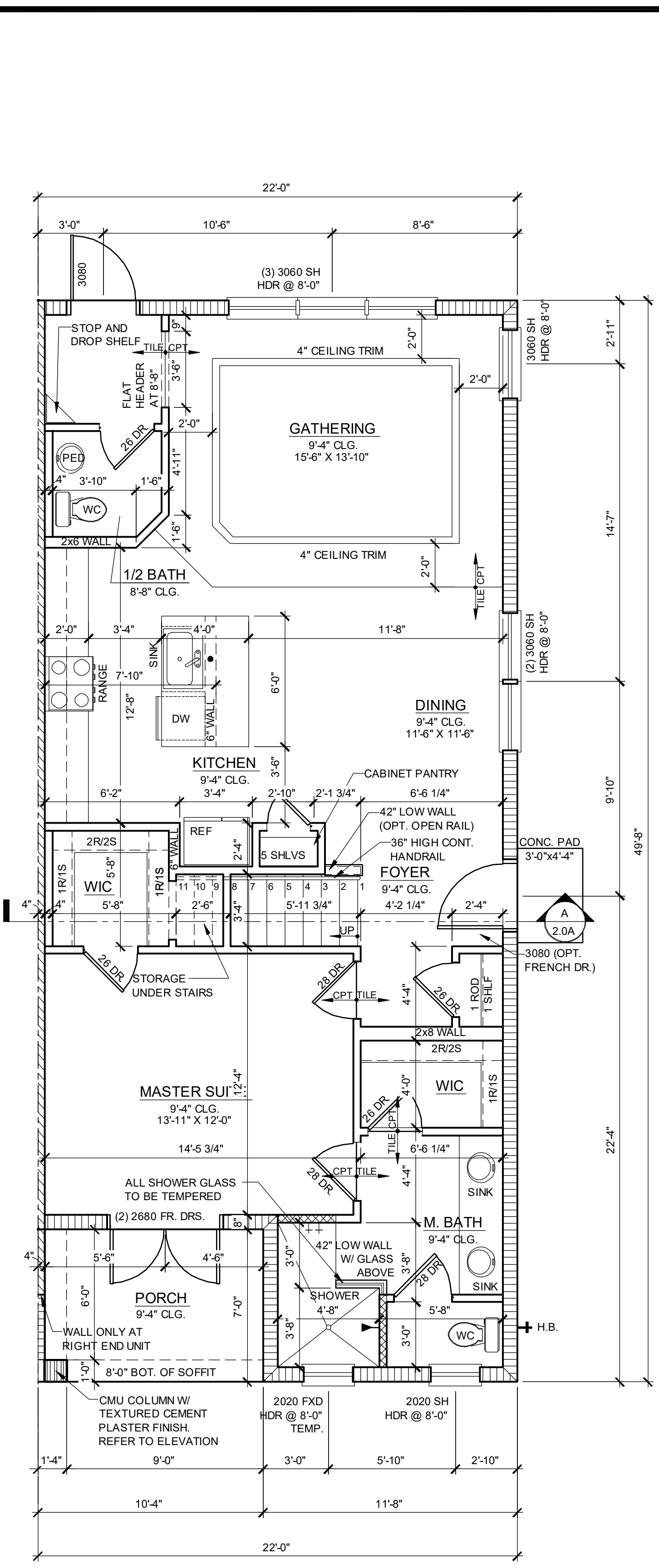
**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title: **1914 - ADAMS FLOOR PLAN**
project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN
**1.2A
ELEV. A**

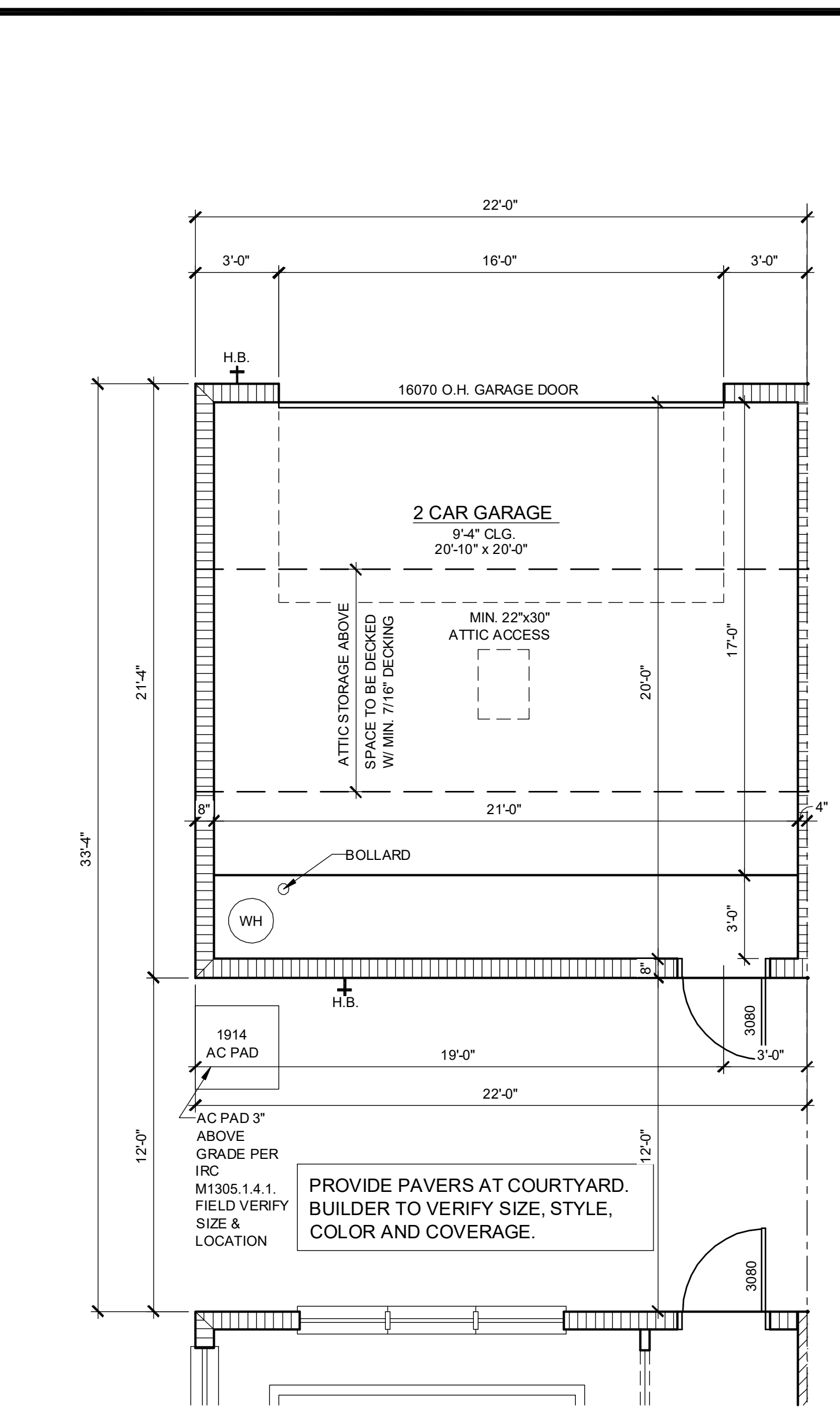
NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED



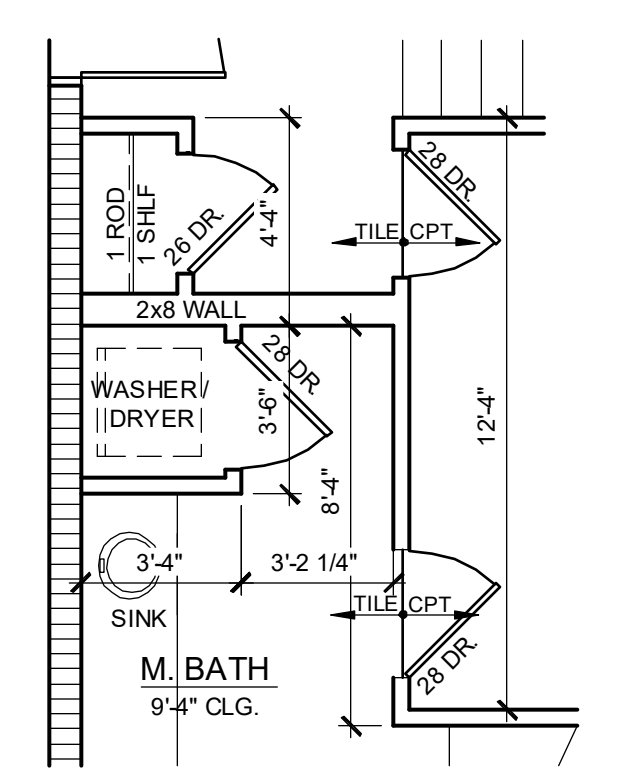
**1914 - ADAMS
1ST FLOOR PLAN**
1/4" = 1'-0" LEFT END UNIT



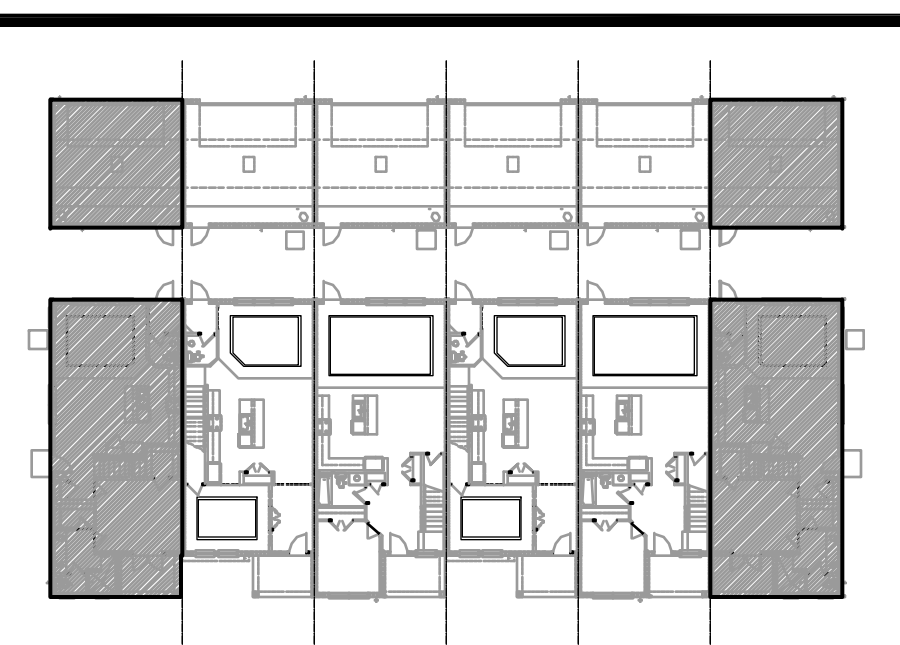
**1914 - ADAMS REVERSED
1ST FLOOR PLAN**
1/4" = 1'-0" RIGHT END UNIT



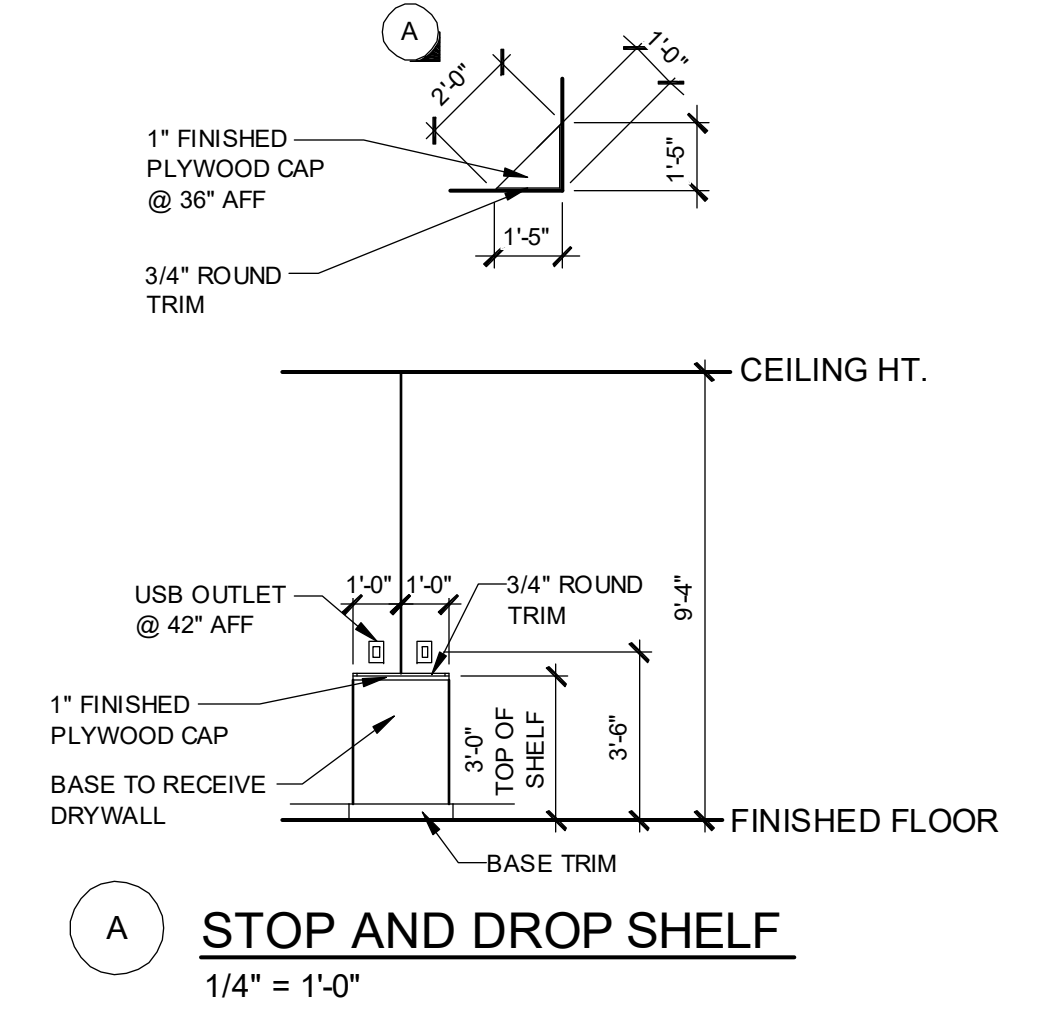
**1914 - ADAMS
1ST FLOOR PLAN - GARAGE**
1/4" = 1'-0" LEFT END UNIT



OPT WASHER/DRYER
1/4" = 1'-0"



1ST FLOOR - KEY PLAN
1/32" = 1'-0"



NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

**1914 - ADAMS
AREA CALCULATIONS**

1st FLR. LIVING	1,021 SQ. FT.
2ND FLR. LIVING	893 SQ. FT.
TOTAL LIVING	1,914 SQ. FT.
GARAGE	470 SQ. FT.
FRONT PORCH	70 SQ. FT.
TOTAL UR	2,454 SQ. FT.

WALL LEGEND

INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 9'-4" TOP OF CMU	
INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 10'-8" TOP OF CMU	
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INDICATES 2X WOOD PARTITIONS (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)	
INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.	
INDICATES INSULATED WALLS	

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SEE LEFT END UNIT FOR ALL OTHER INFORMATION

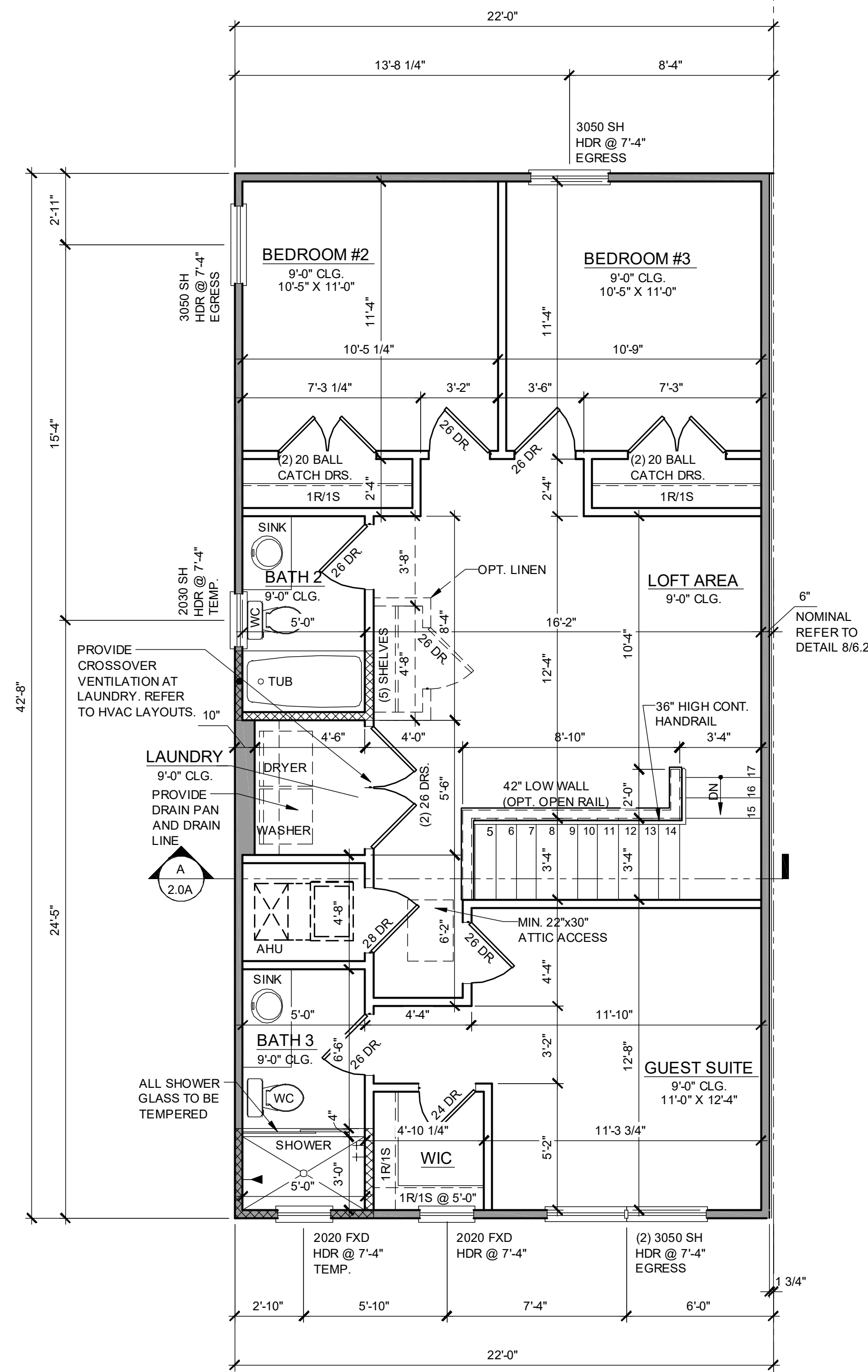
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Melbourne, FL 32951
c. (407) 886-2533

FDS
ENGINEERING ASSOCIATES
288 South Lake N., Suite 200, Melbourne, FL 32951
Certificate of Accreditation No. 9161
CARL A. BROWN, P.E., P.L. # 891726
SHAWN L. WILSON, P.E., P.L. # 89725
DATE: June 11, 2024
THIS SEAL IS VALID FOR THE STATE OF FLORIDA ONLY. IT IS THE RESPONSIBILITY OF THE ENGINEER TO MAINTAIN THE SEAL AND TO RENEW IT AS REQUIRED.

PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

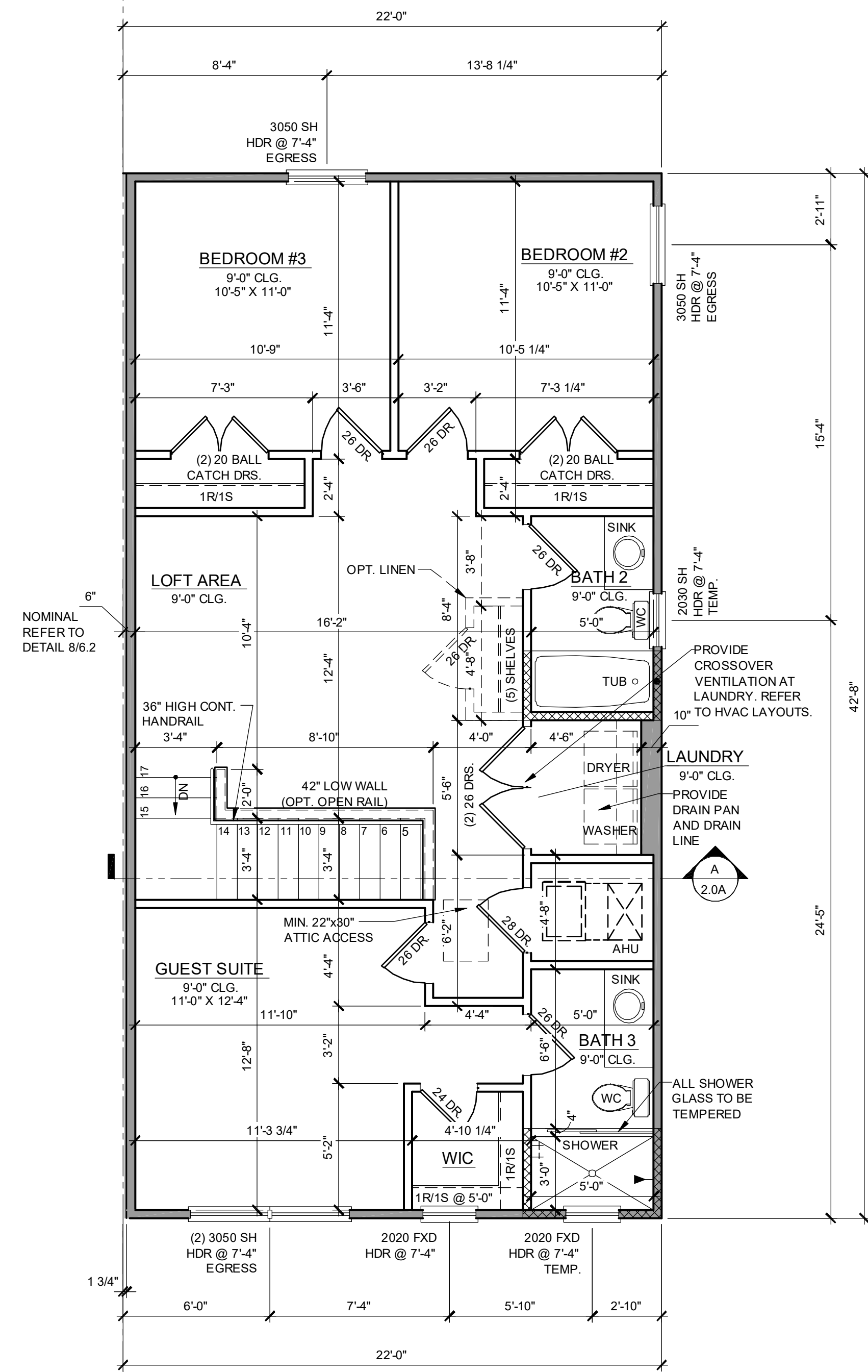
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project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN
1.1A ELEV. A

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED



**1914 - ADAMS
2ND FLOOR PLAN**

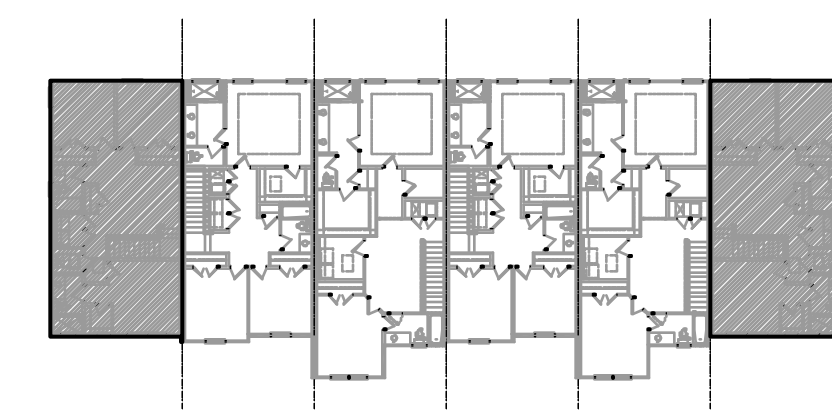
1/4" = 1'-0"



**1914 - ADAMS REVERSED
2ND FLOOR PLAN**

1/4" = 1'-0"

**NOTE: SEE COLOR SHEET
FOR INTERIOR DOOR
HEIGHT REQUIREMENTS.**



2ND FLOOR - KEY PLAN

1/32" = 1'-0"

**1914 - ADAMS
AREA CALCULATIONS**

1st FLR. LIVING	1,021 SQ. FT.
2ND FLR. LIVING	893 SQ. FT.
TOTAL LIVING	1,914 SQ. FT.
GARAGE	470 SQ. FT.
FRONT PORCH	70 SQ. FT.
TOTAL UR	2,454 SQ. FT.

WALL LEGEND

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FDS
FLORIDA DESIGN SOLUTIONS
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Tel: (407) 890-2333
Fax: (407) 890-2334
www.fdsinc.com

REGISTERED ARCHITECTS IN THE STATE OF FLORIDA
 CARLA A. BROWN, P.E., F.L.# 85128
 SCOTT LEWIS, P.E., F.L.# 87879
 TERRY DODD, P.E., F.L.# 1200
 REGISTERED PROFESSIONAL ENGINEERS IN THE STATE OF FLORIDA
 TERRY DODD, P.E., F.L.# 1200
 CARLA A. BROWN, P.E., F.L.# 85128

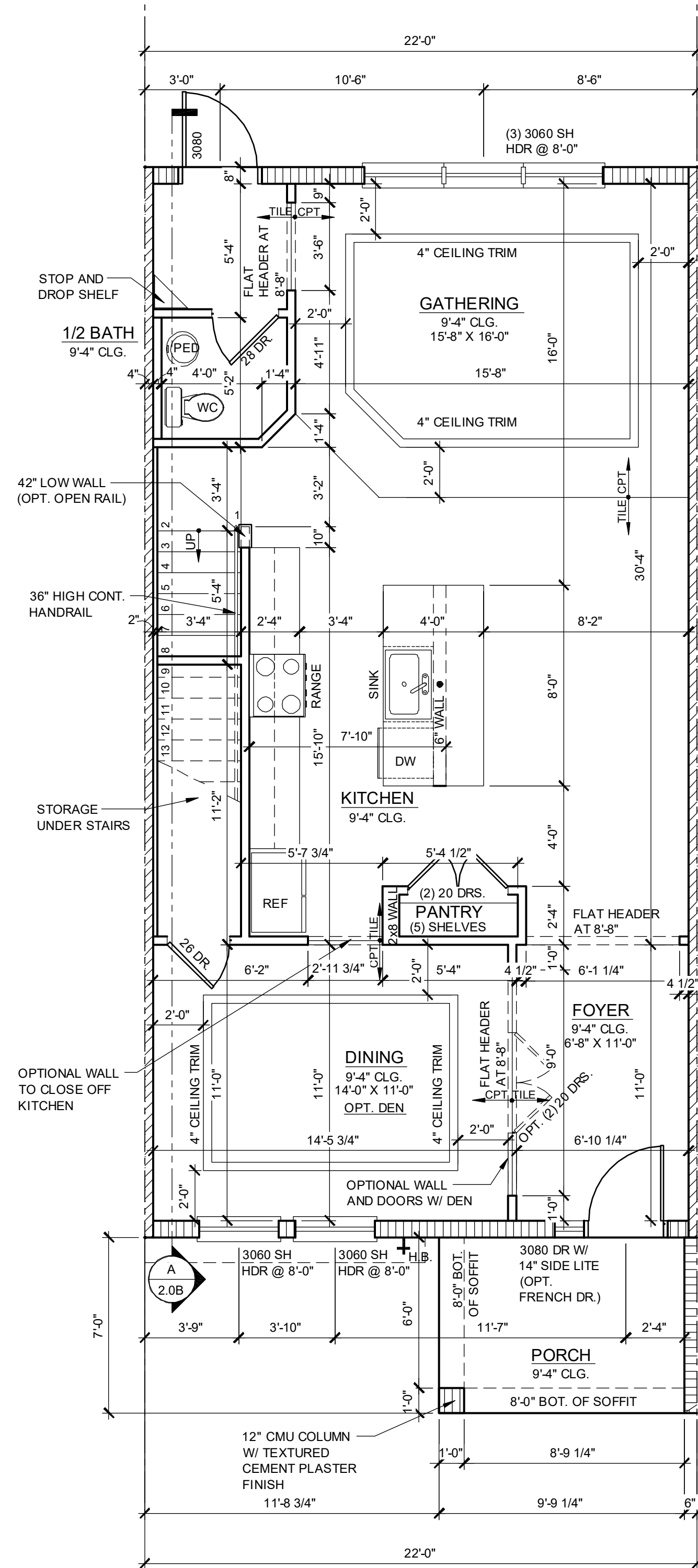
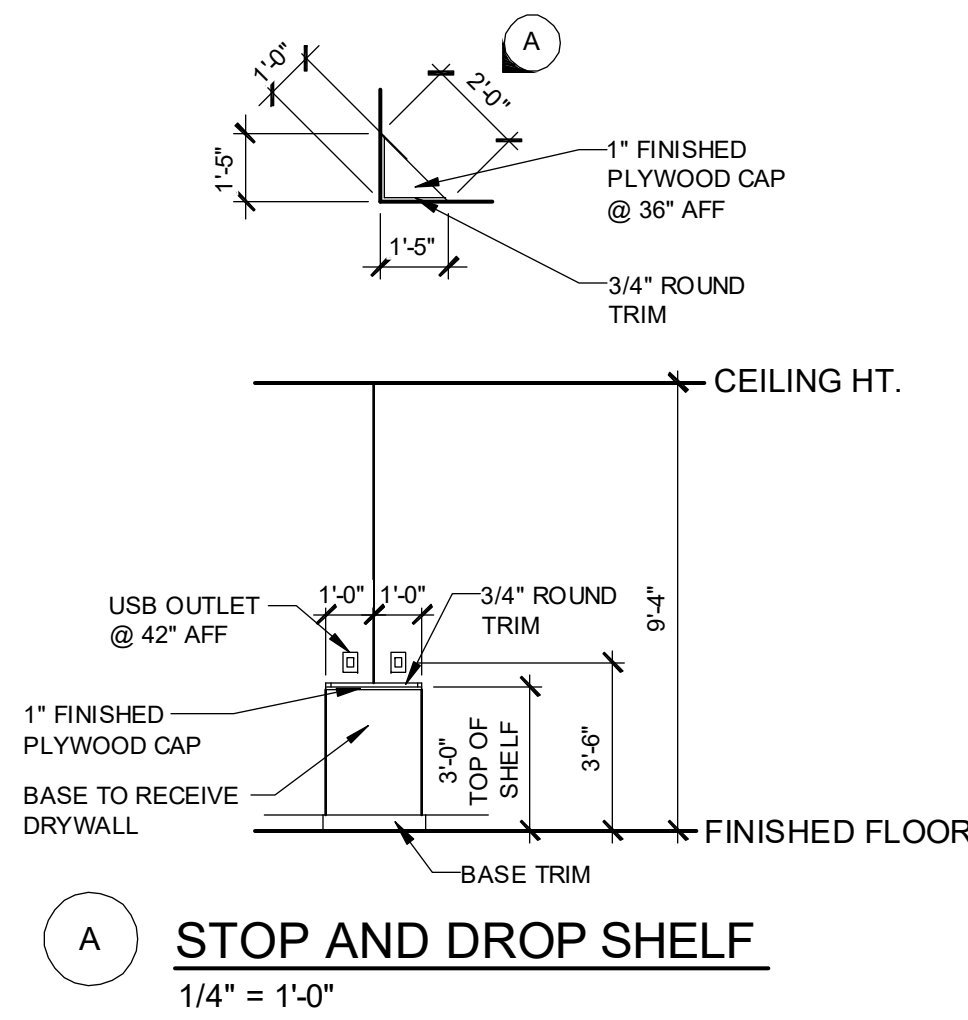
**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

Title: **1914 - ADAMS
FLOOR PLAN**

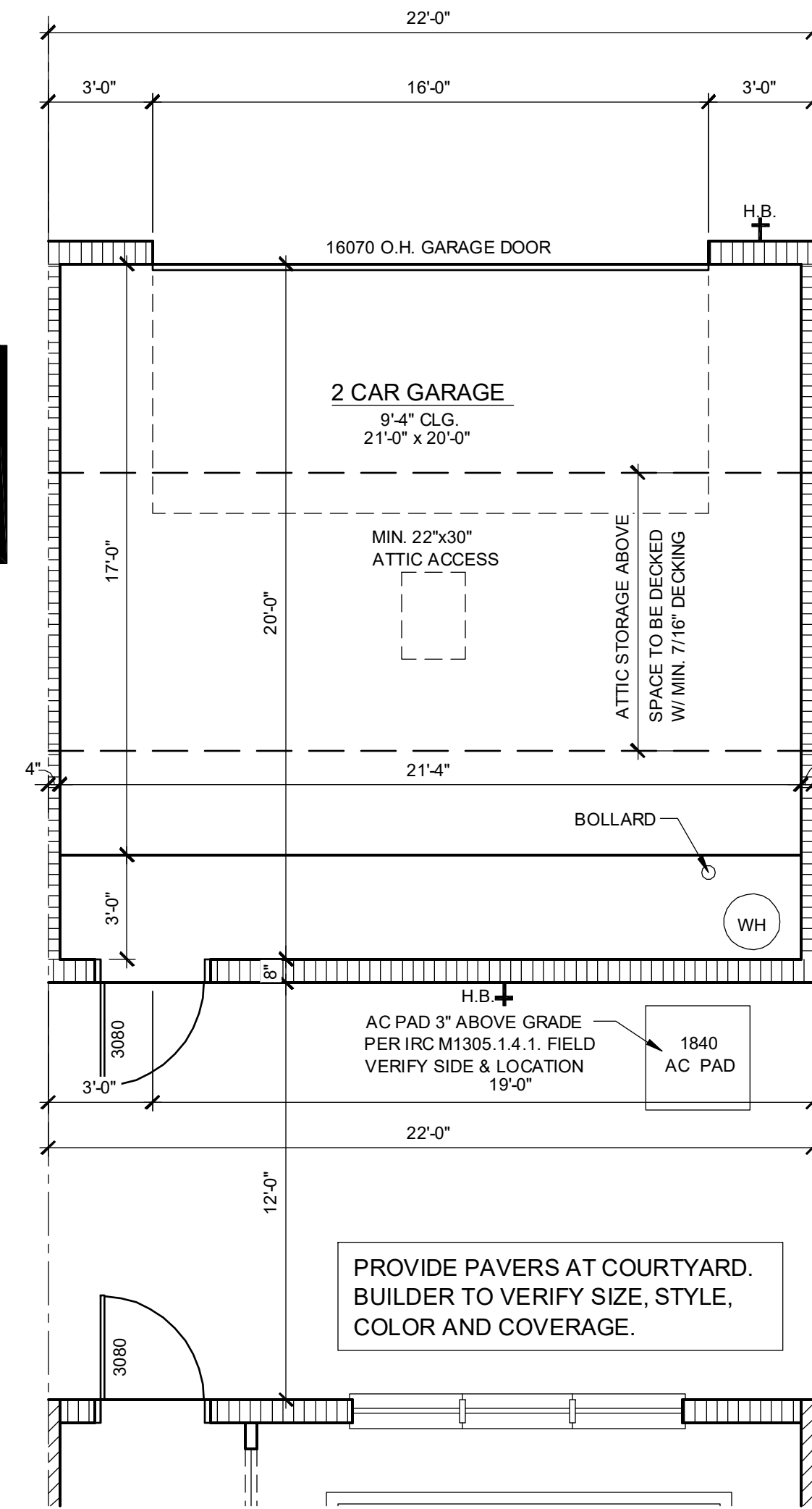
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**1.2A
ELEV. A**

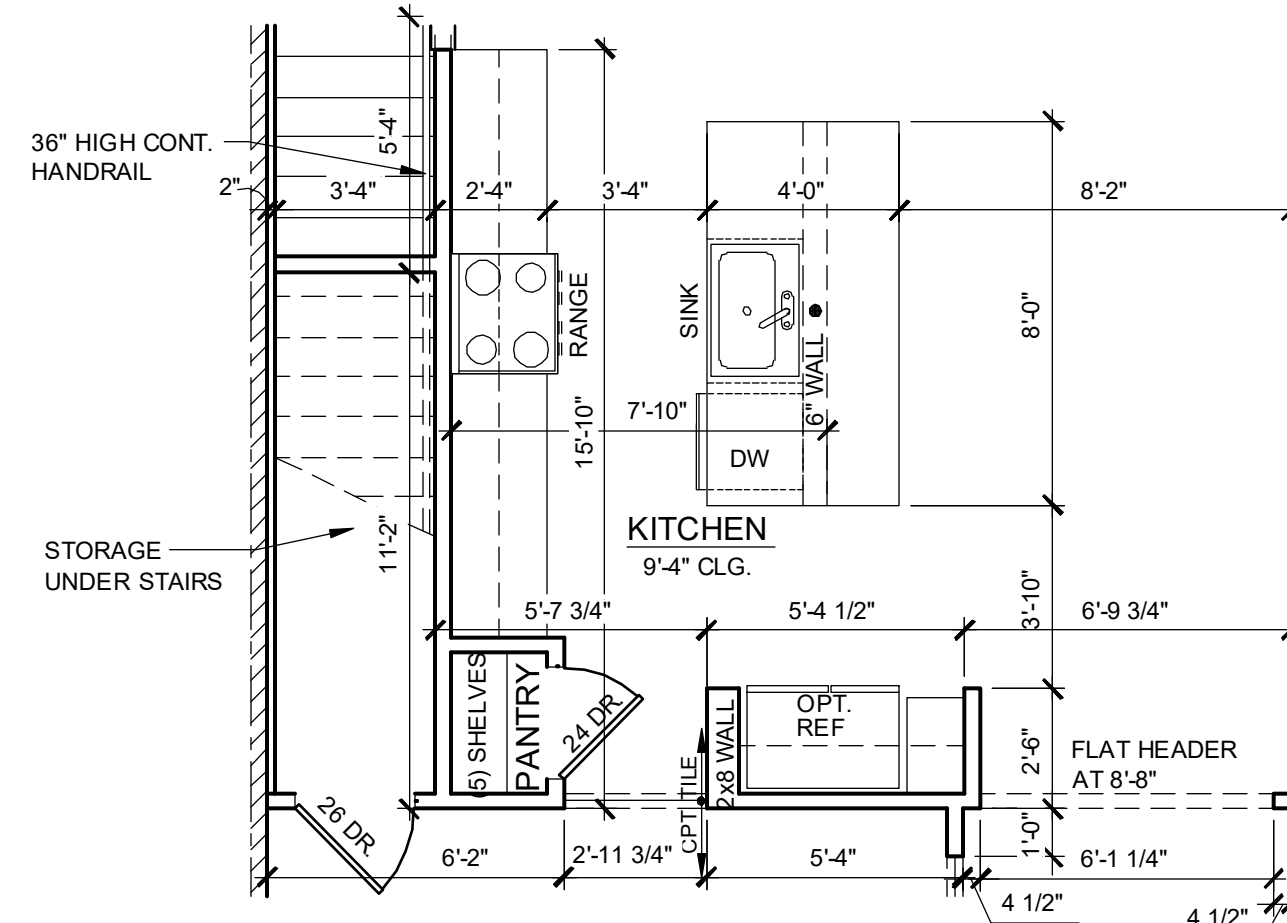
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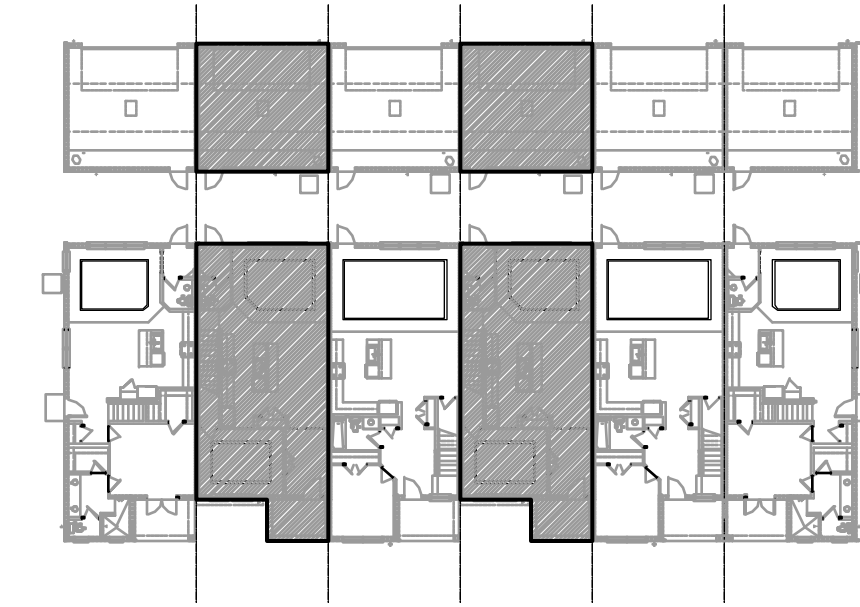
NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.



1840 - JEFFERSON 1ST FLOOR PLAN - GARAGE
1/4" = 1'-0"



1840 - JEFFERSON 1ST FLOOR PLAN
1/4" = 1'-0" EMERSON PARK ONLY



1ST FLOOR - KEY PLAN
1/32" = 1'-0"

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1840 - JEFFERSON AREA CALCULATIONS

1st FLR. LIVING	940 SQ. FT.
2ND FLR. LIVING	900 SQ. FT.
TOTAL LIVING	1,840 SQ. FT.
GARAGE	470 SQ. FT.
FRONT PORCH	70 SQ. FT.
TOTAL UR	2,380 SQ. FT.

WALL LEGEND

- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING), 9'-4" TOP OF CMU
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- INDICATES INSULATED WALLS

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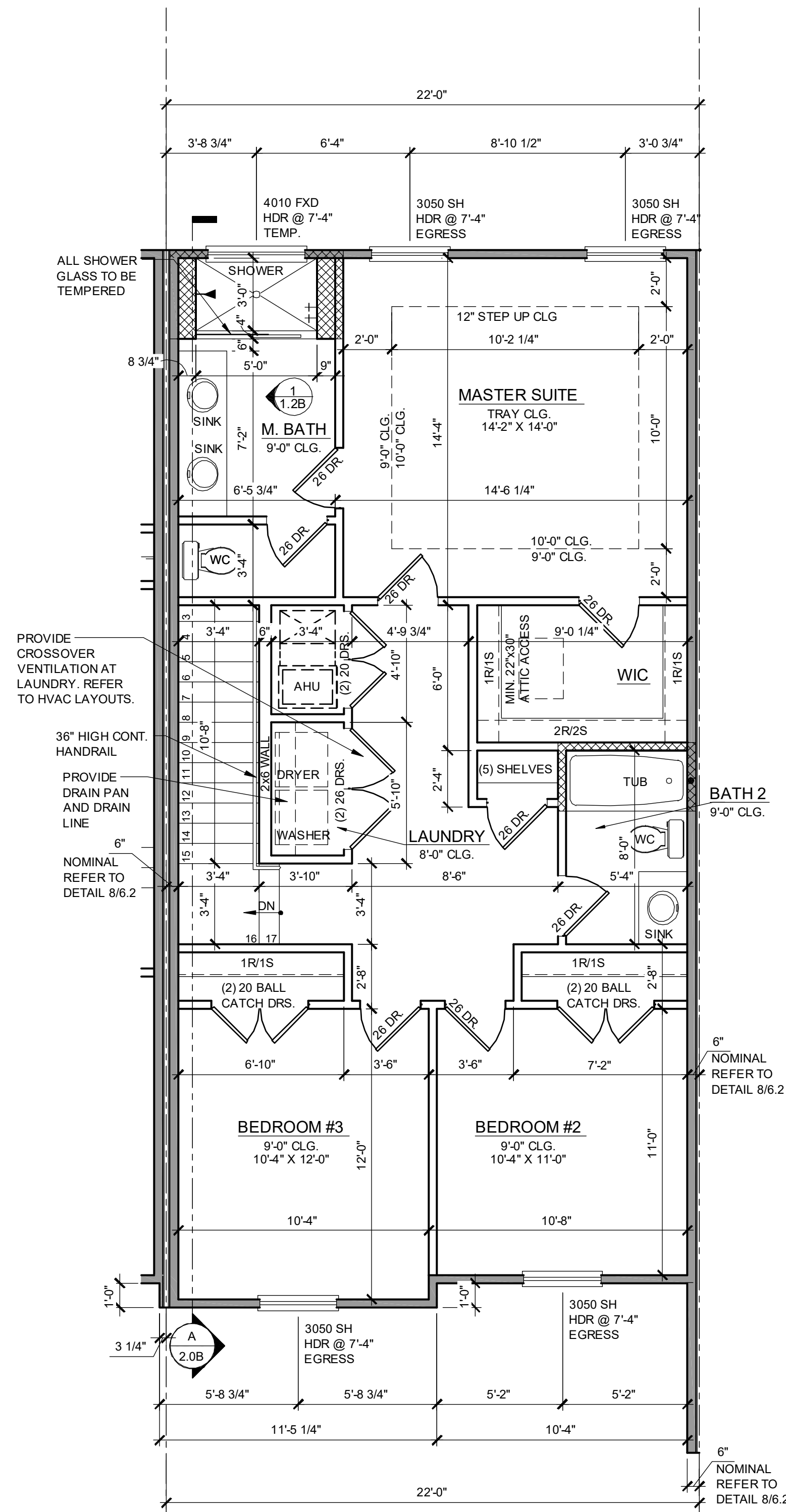
PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

title: **1840 - JEFFERSON FLOOR PLAN**
project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN
1.1B ELEV. A

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

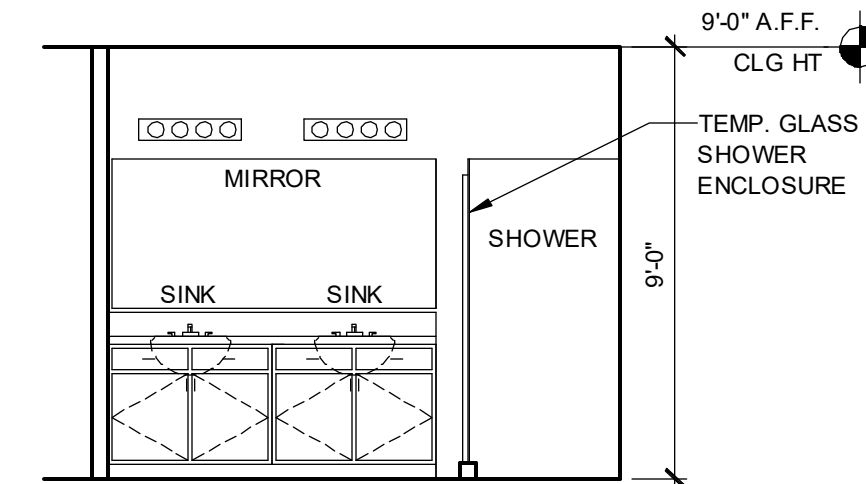
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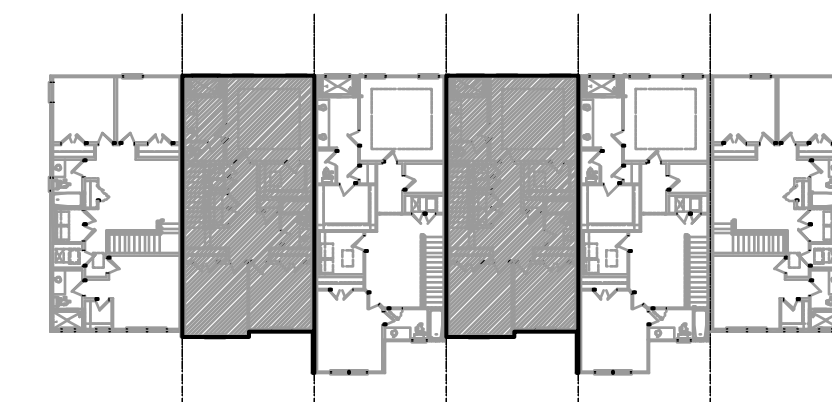
**1840 - JEFFERSON
2ND FLOOR PLAN**

1/4" = 1'-0"



1 MASTER BATH
1.2B
SCALE: 1/4"=1'-0"

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.



2ND FLOOR - KEY PLAN

1/32" = 1'-0"

**1840 - JEFFERSON
AREA CALCULATIONS**

1st FLR. LIVING	940 SQ. FT.
2ND FLR. LIVING	900 SQ. FT.
TOTAL LIVING	1,840 SQ. FT.
GARAGE	470 SQ. FT.
FRONT PORCH	70 SQ. FT.
TOTAL UR	2,380 SQ. FT.

WALL LEGEND

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- INDICATES INSULATED WALLS

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ARCHITECTURE | DESIGN | PLANNING
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Gainesville, FL 32609
817.407.1800

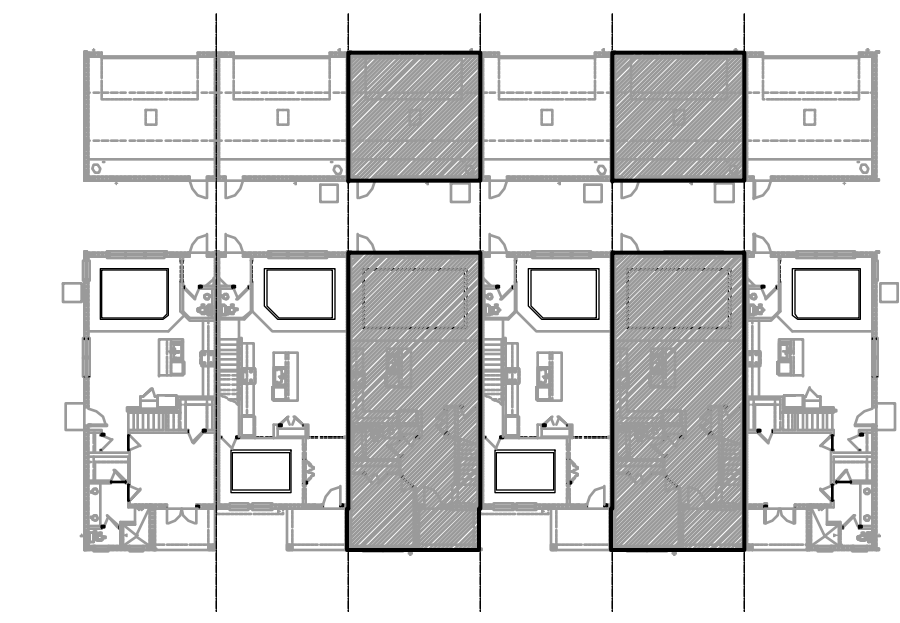
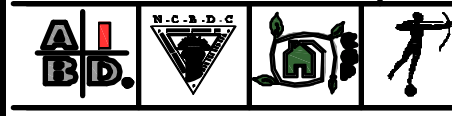


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**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

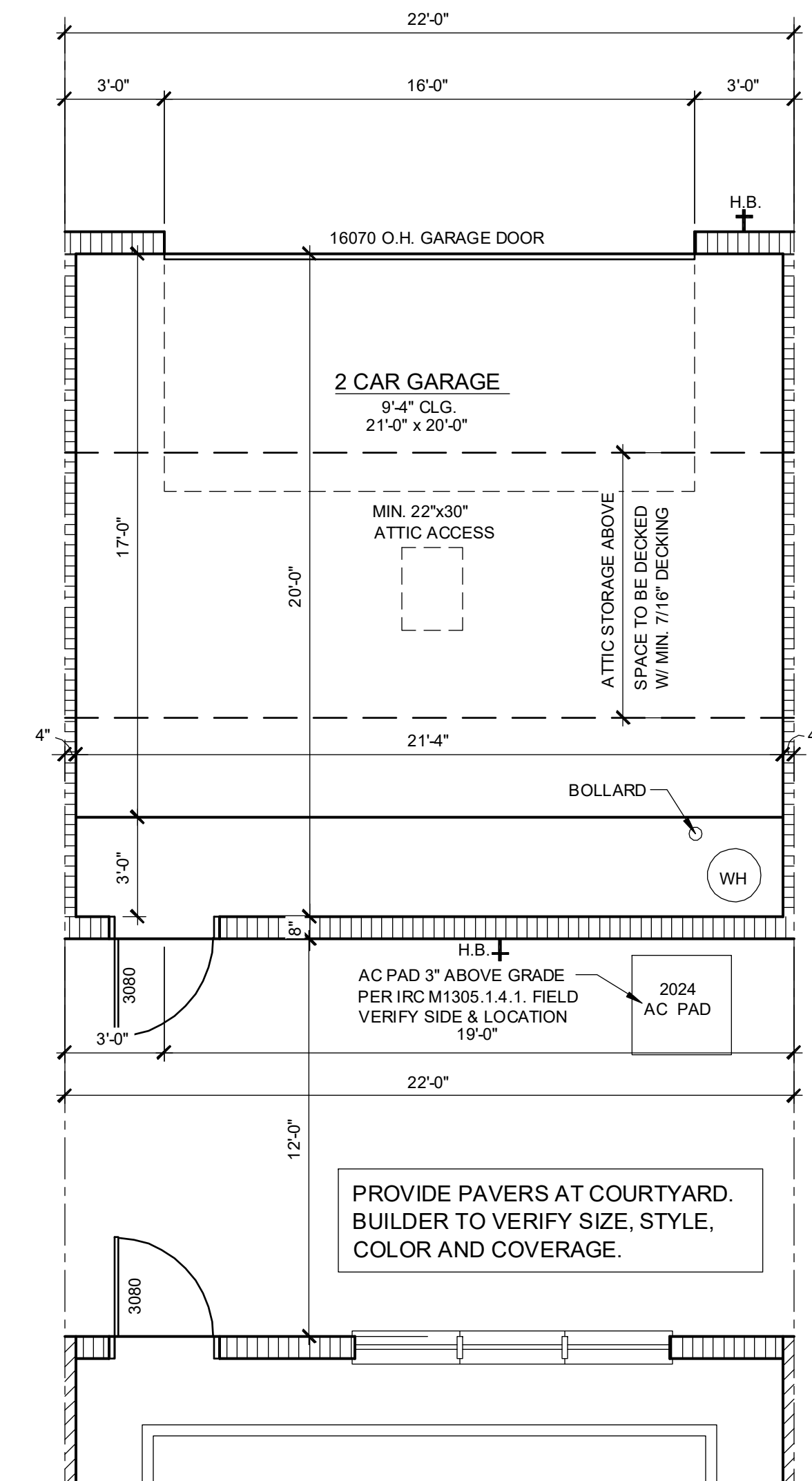
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project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN
**1.2B
ELEV. A**

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED



1ST FLOOR - KEY PLAN

1/32" = 1'-0"



**2024 - MADISON
1ST FLOOR PLAN - GARAGE**

1/4" = 1'-0"

2024 - MADISON AREA CALCULATIONS	
1st FLR. LIVING	1,023 SQ. FT.
2ND FLR. LIVING	1,001 SQ. FT.
TOTAL LIVING	2,024 SQ. FT.
GARAGE	470 SQ. FT.
FRONT PORCH	71 SQ. FT.
TOTAL UR	2,565 SQ. FT.

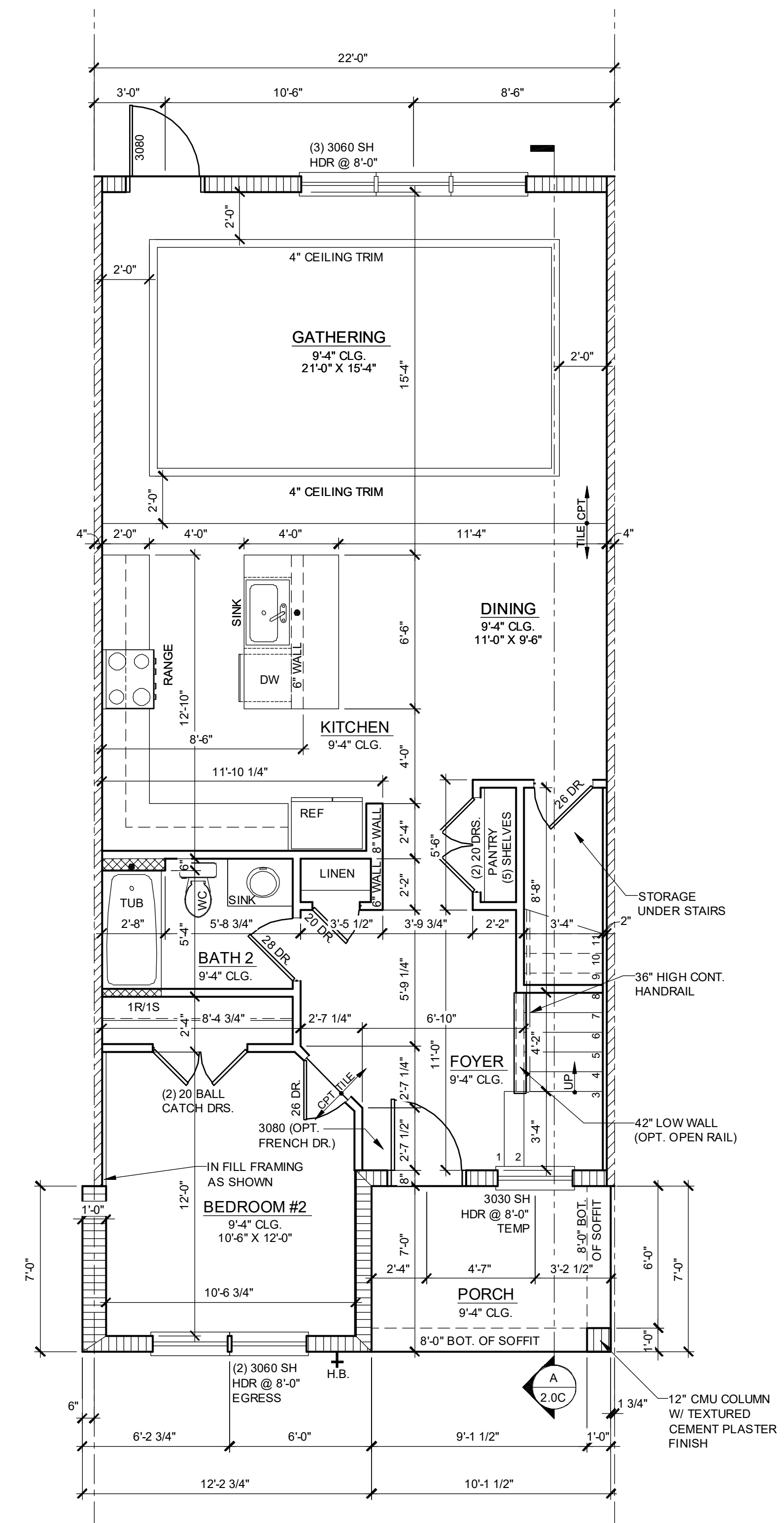
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INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.	
INDICATES INSULATED WALLS	

title:
**2024 - MADISON
FLOOR PLAN**

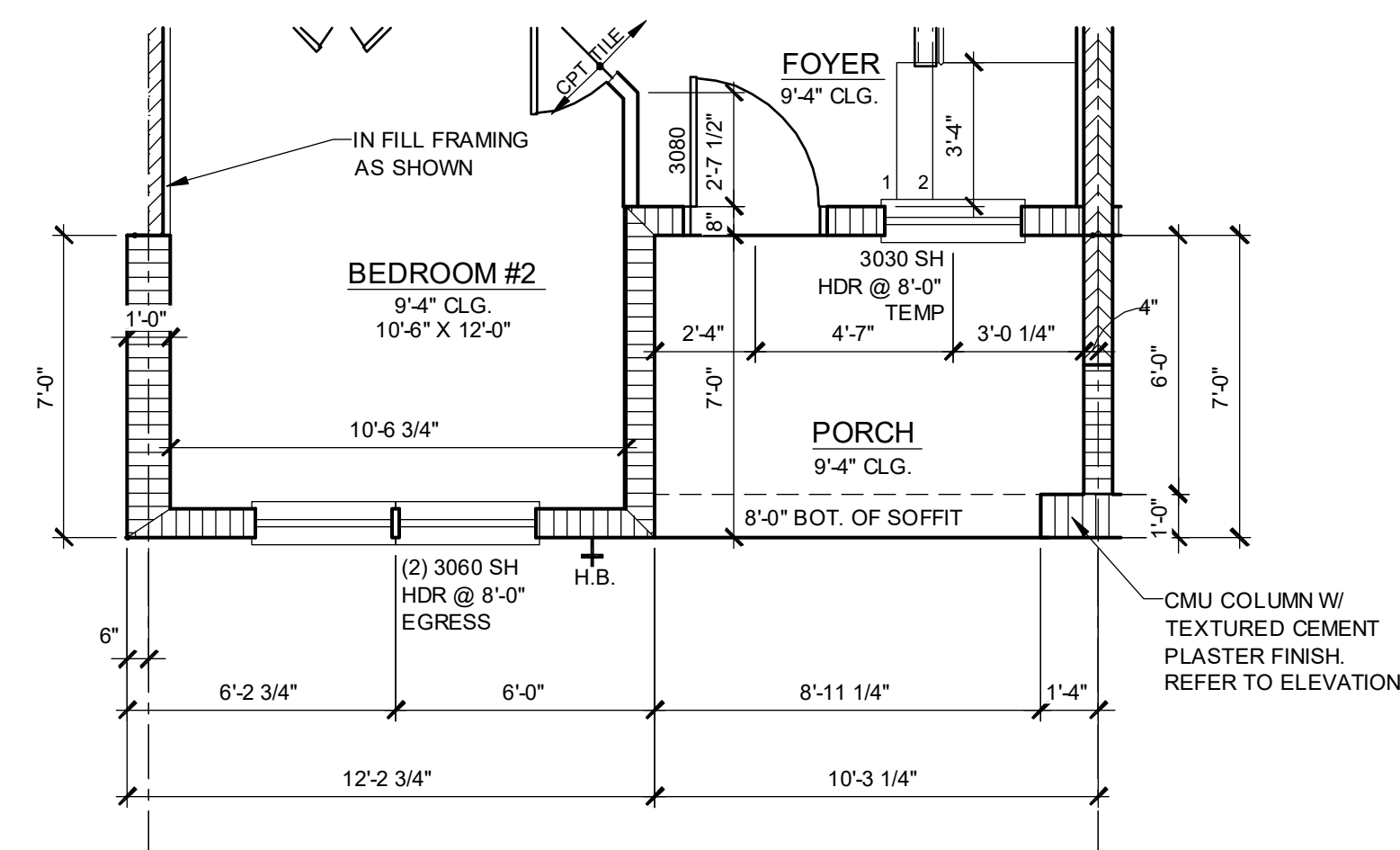
project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

**1.1C
ELEV. A**

**NOTE: SEE COLOR SHEET
FOR INTERIOR DOOR
HEIGHT REQUIREMENTS.**



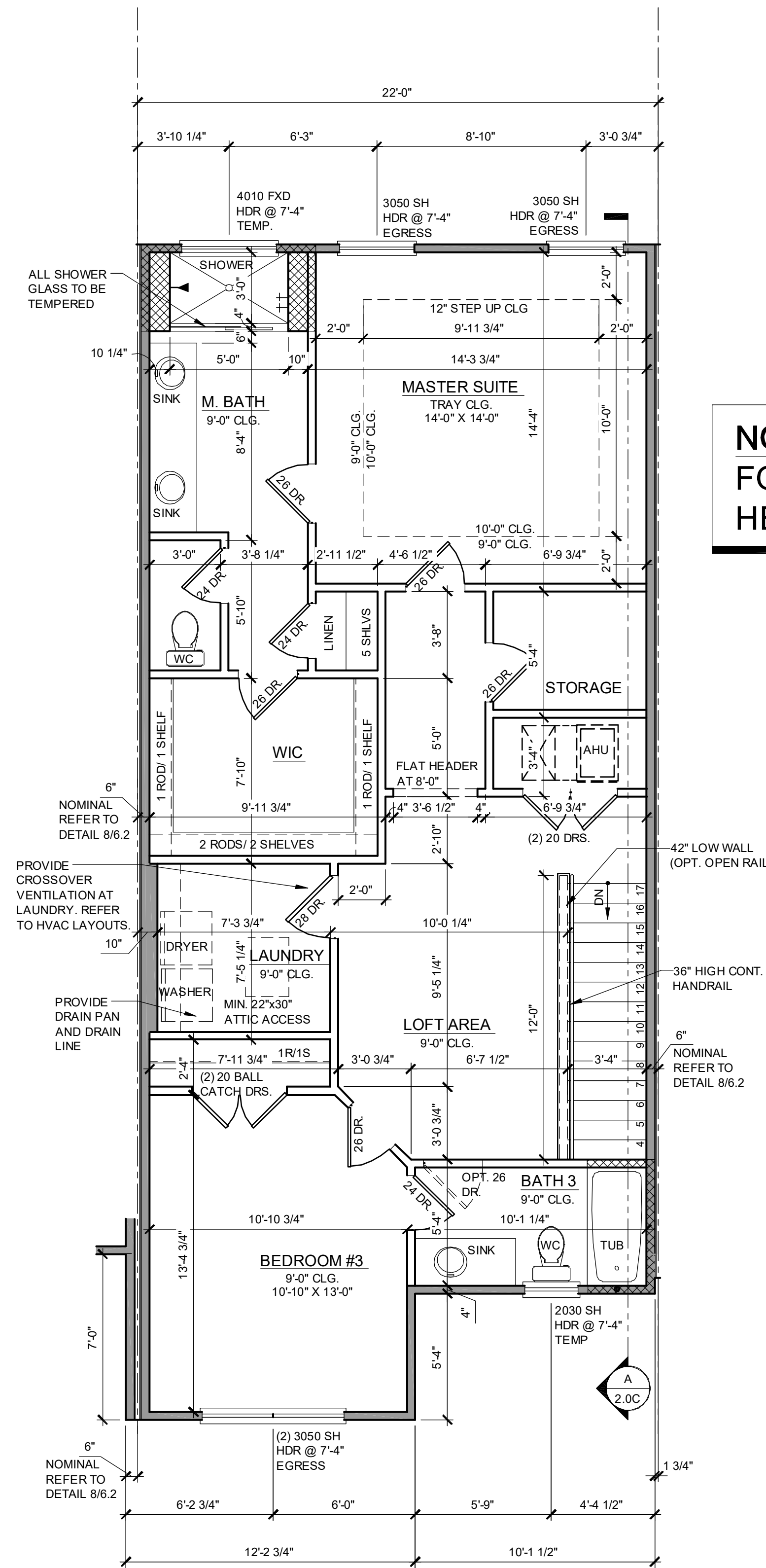
**2024 - MADISON
1ST FLOOR PLAN**
1/4" = 1'-0" INTERIOR LEFT UNIT



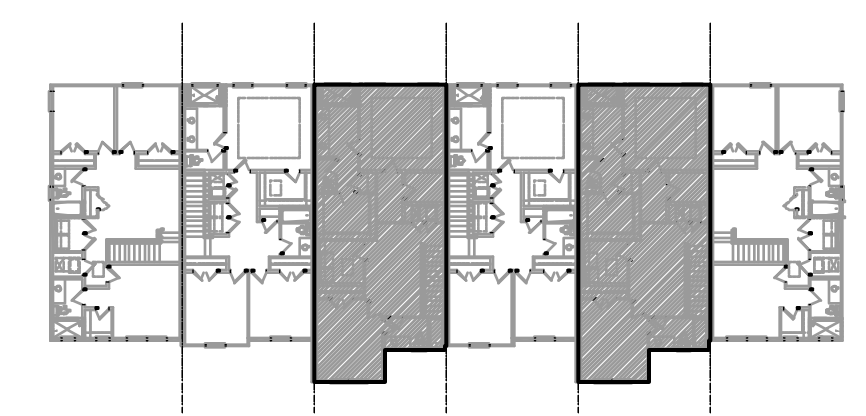
**2024 - MADISON
NEXT TO JEFFERSON UNIT**
1/4" = 1'-0" INTERIOR RIGHT UNIT

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**2024 - MADISON
2ND FLOOR PLAN**
1/4" = 1'-0"



2ND FLOOR - KEY PLAN
1/32" = 1'-0"

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

2024 - MADISON AREA CALCULATIONS	
1st FLR. LIVING	1,023 SQ. FT.
2ND FLR. LIVING	1,001 SQ. FT.
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FRONT PORCH	71 SQ. FT.
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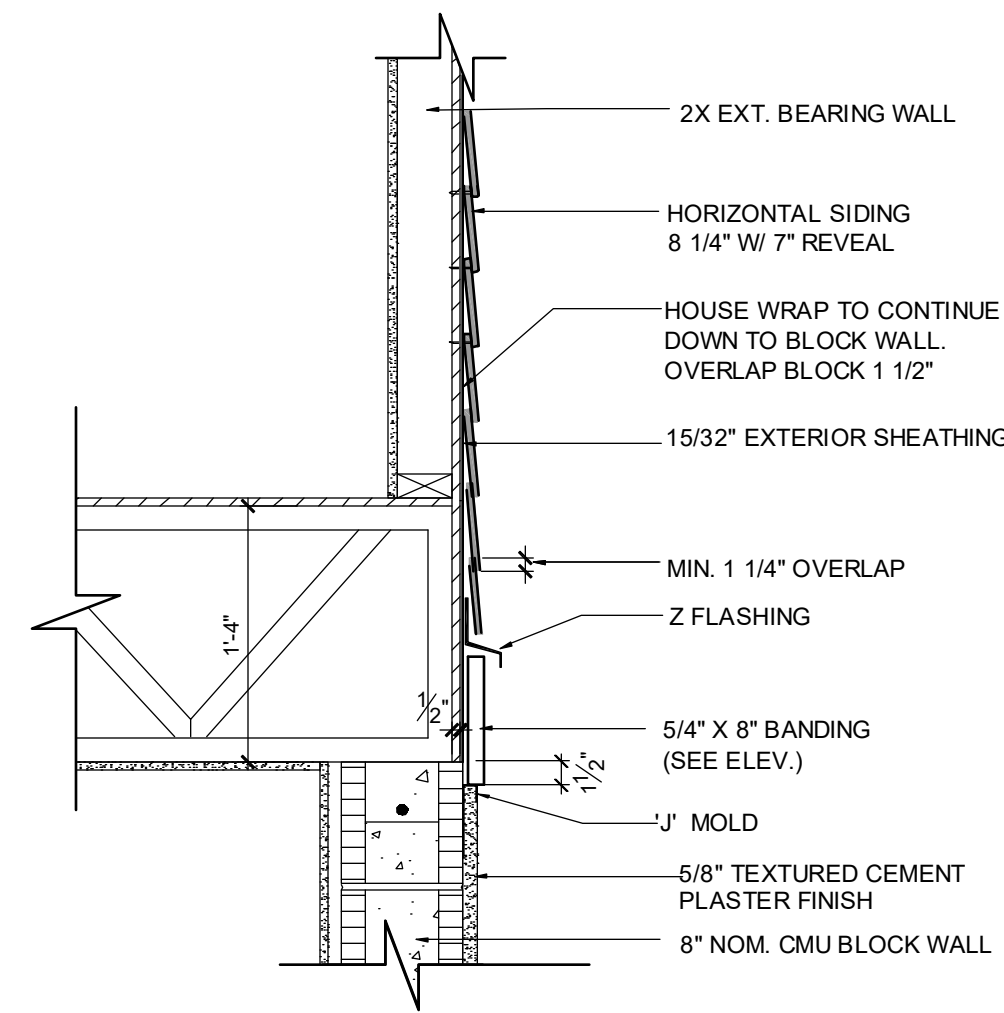
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CARLA A. BROWN, PE, F.L. # 54128
SCOTT LEVONEN, PE, F.L. # 77799
THESE PROFESSIONALS ARE LICENSED IN THE STATE OF FLORIDA.
PHOTOGRAPHY BY JEFFREY W. HARRIS

**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title: **2024 - MADISON FLOOR PLAN**
project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN
**1.2C
ELEV. A**

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

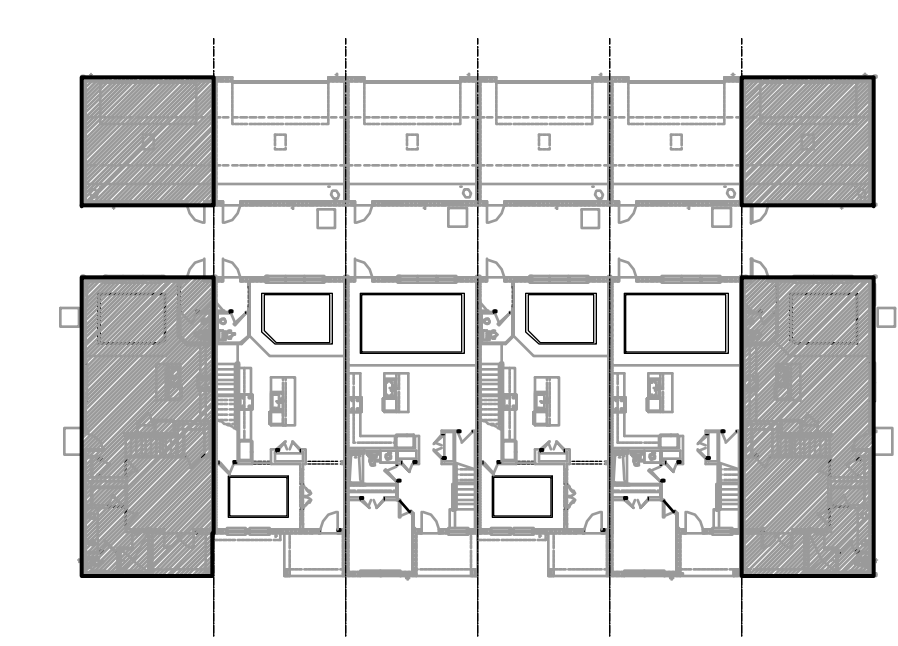


**B BELLY BAND TRIM
DETAIL AT T.O.M.**
ABV. SMOOTH SAND FINISH SCALE: 1" = 1'-0"

ALL GUARDRAILS AND HANDRAILS TO COMPLY WITH R301 AND TABLE R301.5 PER FBCR 2023, 8TH EDITION

2023 FBCR :

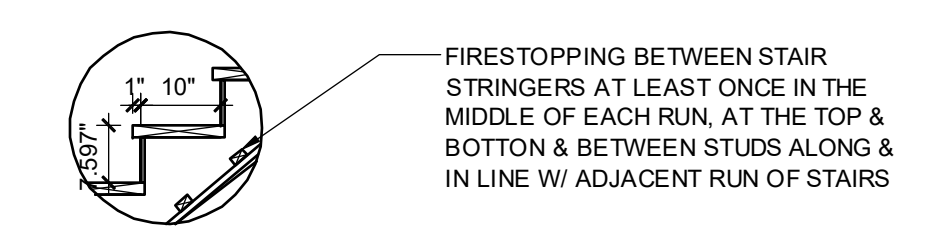
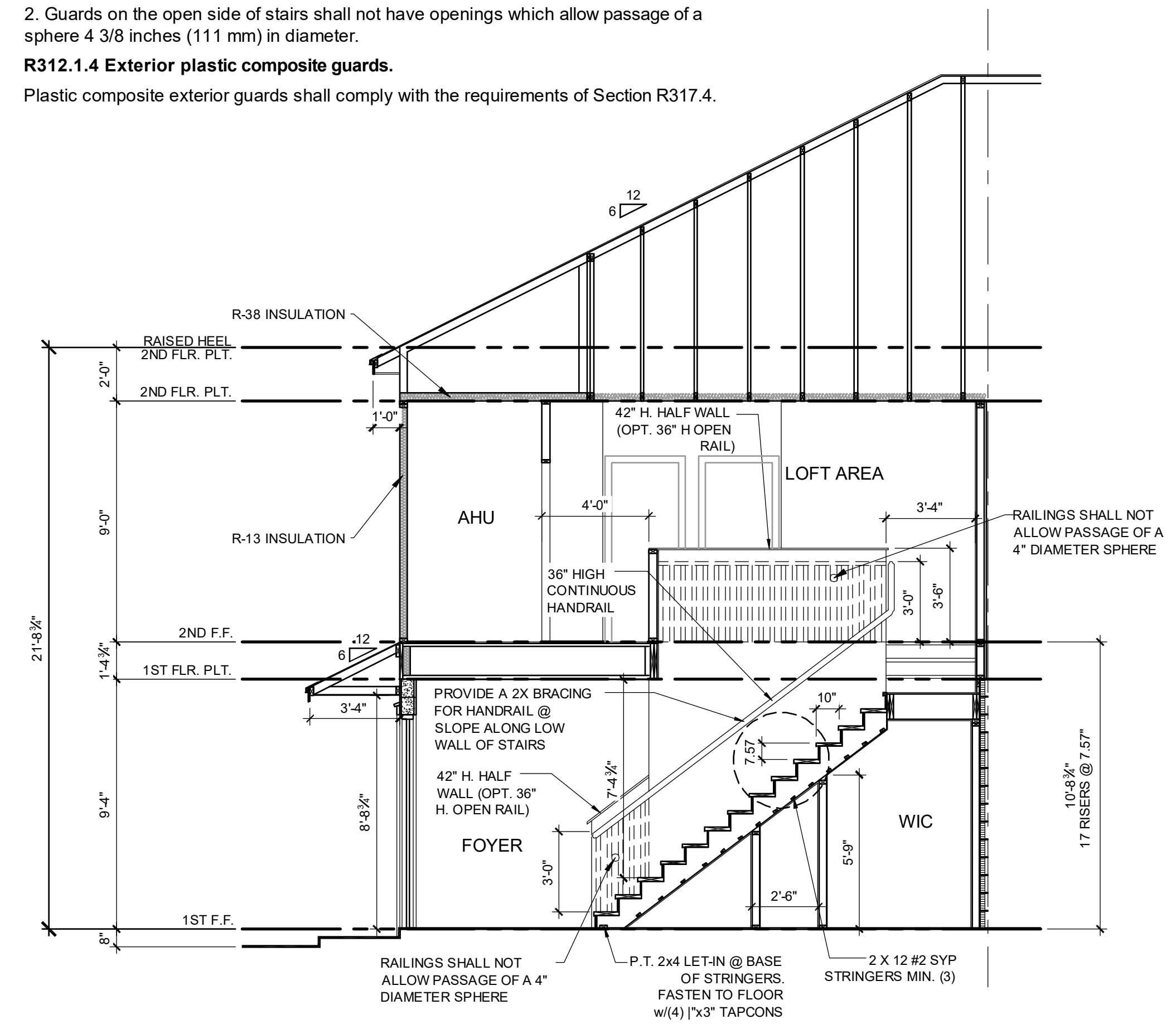
- R312.1 Guards.**
Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4.
- R312.1.1 Where required.**
Guards shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 24 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.
- R312.1.2 Height.**
Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.
- Exceptions:**
- Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.
 - Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the leading edges of the treads.
- R312.1.3 Opening limitations.**
Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.
- Exceptions:**
- The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
 - Guards on the open side of stairs shall not have openings which allow passage of a sphere 4 3/8 inches (111 mm) in diameter.
- R312.1.4 Exterior plastic composite guards.**
Plastic composite exterior guards shall comply with the requirements of Section R317.4.



SECTION - KEY PLAN
1/32" = 1'-0"

2023 FBCR:

- R311.7.5.1 Risers.**
The riser height shall be not more than 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above. Open risers are permitted, provided that the openings located more than 30 inches (762mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch diameter (102 mm) sphere.
- R311.7.5.2 Tread.**
The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).
- R311.7.5.2.1 Winder treads.**
Winder treads shall have a tread depth not less than 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a tread depth not less than 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.
- R311.7.5.3 Nosings.**
Nosings of treads, landings and floors of stairways shall have a radius of curvature at the nosing not greater than 9/16 inch (14mm) or a bevel not exceeding 1/2 inch (12.7mm). A nosing projection not less than 3/4 inch (19 mm) and not more than 1 1/4 inches (32 mm) shall be provided on stairways. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) within a stairway.
- R311.7.8 Handrails.**
Handrails shall be provided on not less than one side of each flight with four or more risers.
- R311.7.8.1 Height.**
Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).
- R311.7.8.2 Continuity.**
Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inches (38 mm) between the wall and the handrails.
- R311.7.8.3 Grip-size.**
Required handrails shall be one of the following types or provide equivalent graspability.
1. Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a cross section of dimension of not more than 2 1/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
2. Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of not less than 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/8 inch (10 mm) to a level that is not less than 1 3/4 inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1 1/4 inches (32 mm) and not more than 2 3/4 inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).



A 2-STORY STAIR SECTION - 1914
1/4" = 1'-0"

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 JEFFREY J. HAYES, PE, LE #11204
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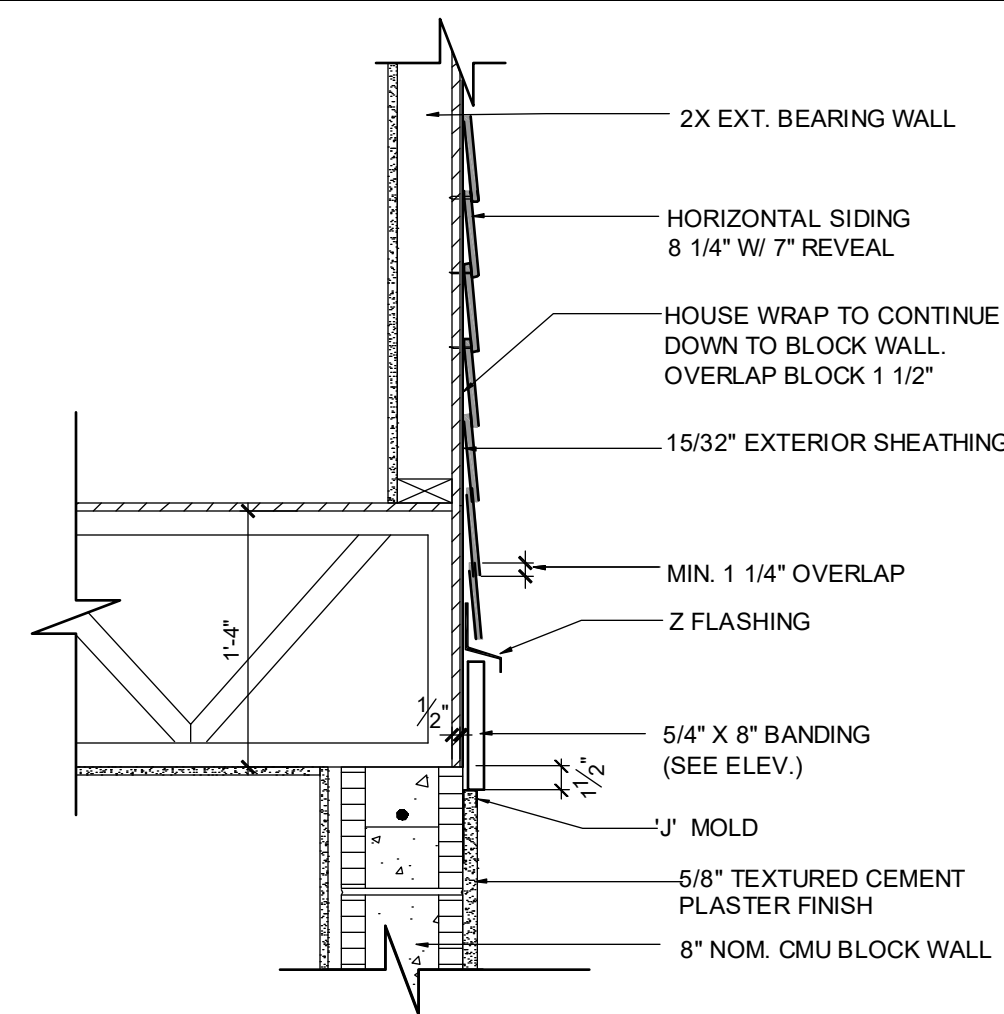
**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title:
**1914 - ADAMS
STAIR SECTION**

project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

**2.0A
ELEV. A**

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED



B BELLY BAND TRIM
 DETAIL AT T.O.M.
 ABV. SMOOTH SAND FINISH
 SCALE: 1" = 1'-0"

ALL GUARDRAILS AND HANDRAILS TO COMPLY WITH R301 AND TABLE R301.5 PER FBCR 2023, 8TH EDITION

2023 FBCR :

R312.1 Guards.

Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4.

R312.1.1 Where required.

Guards shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 24 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R312.1.2 Height.

Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.

Exceptions:

- Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.
- Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the leading edges of the treads.

R312.1.3 Opening limitations.

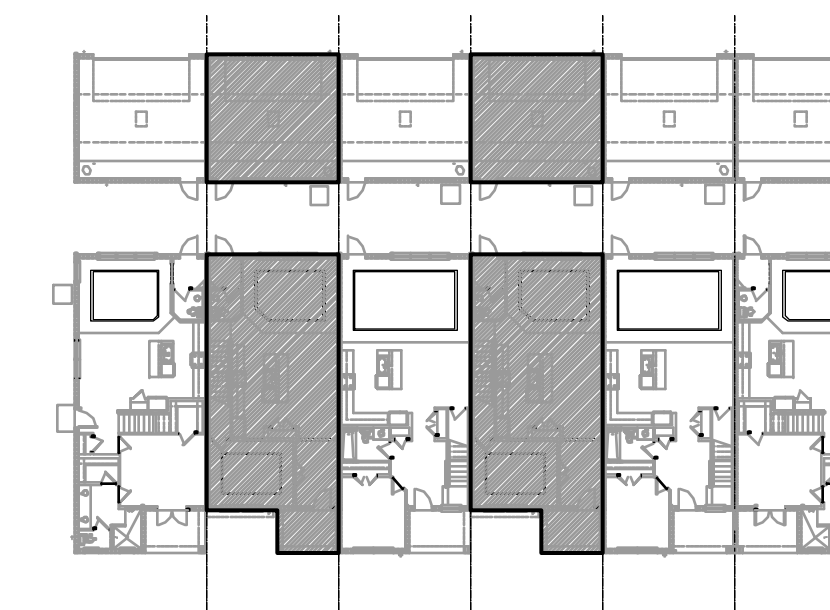
Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

Exceptions:

- The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
- Guards on the open side of stairs shall not have openings which allow passage of a sphere 4 3/8 inches (111 mm) in diameter.

R312.1.4 Exterior plastic composite guards.

Plastic composite exterior guards shall comply with the requirements of Section R317.4.



SECTION - KEY PLAN
 1/32" = 1'-0"

2023 FBCR:

R311.7.5.1 Risers.

The riser height shall be not more than 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above. Open risers are permitted, provided that the openings located more than 30 inches (762mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch diameter (102 mm) sphere.

R311.7.5.2 Tread.

The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

R311.7.5.2.1 Winder treads.

Winder treads shall have a tread depth not less than 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a tread depth not less than 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.

R311.7.5.3 Nosings .

Nosing of treads, landings and floors of stairways shall have a radius of curvature at the nosing not greater than 9/16 inch (14mm) or a bevel not exceeding 1/2 inch (12.7mm). A nosing projection not less than 3/4 inch (19 mm) and not more than 1 1/4 inches (32 mm) shall be provided on stairways. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) within a stairway.

R311.7.8 Handrails.

Handrails shall be provided on not less than one side of each flight with four or more risers.

R311.7.8.1 Height.

Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

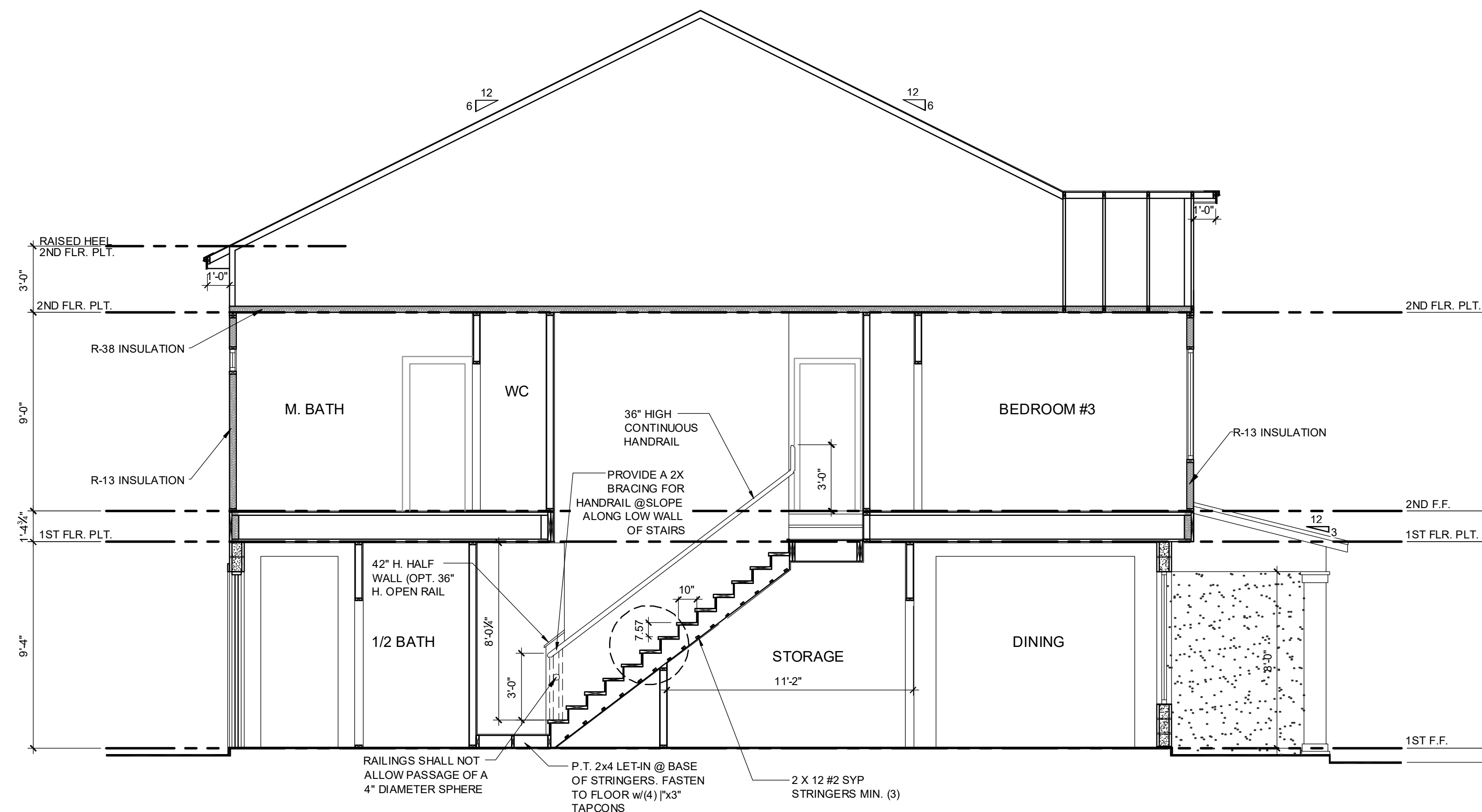
R311.7.8.2 Continuity.

Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inches (38 mm) between the wall and the handrails.

R311.7.8.3 Grip-size.

Required handrails shall be one or the following types or provide equivalent graspability.

- Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a cross section of dimension of not more than 2 1/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
- Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of not less than 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/8 inch (10 mm) to a level that is not less than 1 3/4 inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1 1/4 inches (32 mm) and not more than 2 3/4 inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).



A 2-STORY STAIR SECTION - 1840
 1/4" = 1'-0"

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 □ TERRY WOOD, PE - FL # 44442
 ELECTRIC ENGINEER LICENSE NO. 11 2024
 P.E. LICENSE NO. 11 2024
 P.E. LICENSE NO. 11 2024

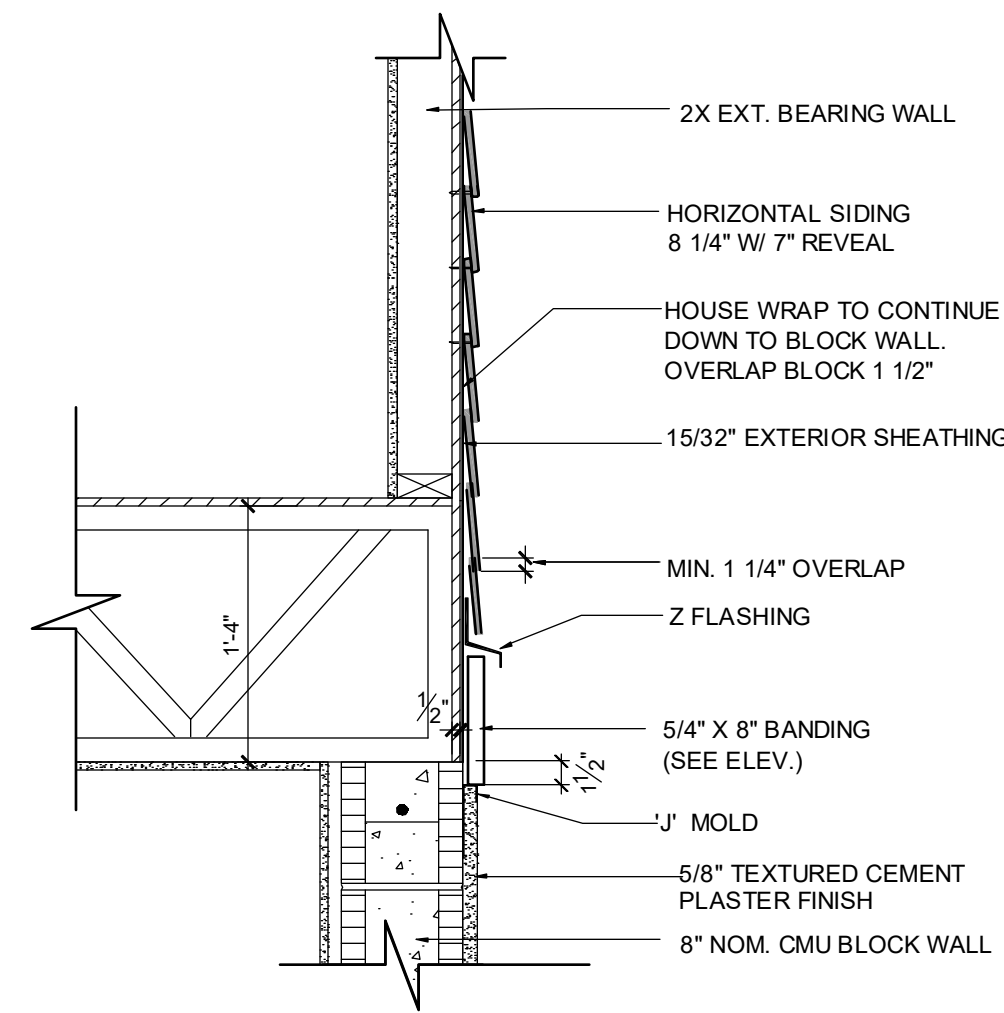
PARK SQUARE
 6 - UNITS
 83' RL (Rear Load) TOWNS

title:
1840 - JEFFERSON STAIR SECTION

project no. 2022144
 checked: AB
 drawn: BF
 date: 05-19-22
 scale: AS SHOWN

2.0B
ELEV. A

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED



B BELLY BAND TRIM
DETAIL AT T.O.M.
ABV. SMOOTH SAND FINISH
SCALE: 1" = 1'-0"

ALL GUARDRAILS AND HANDRAILS TO COMPLY WITH R301 AND TABLE R301.5 PER FBCR 2023, 8TH EDITION

2023 FBCR:

R312.1 Guards.
Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4.

R312.1.1 Where required.
Guards shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 24 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

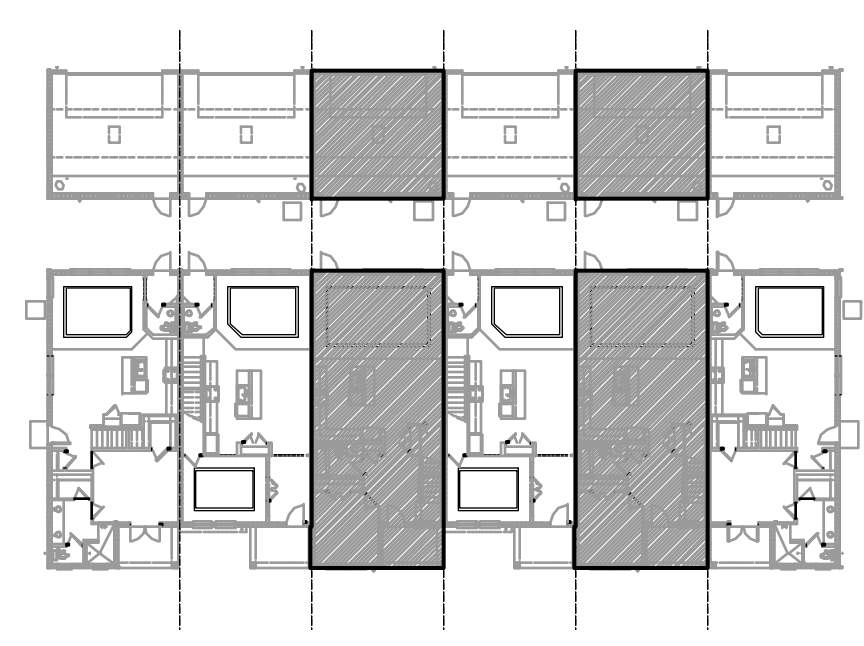
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Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.

Exceptions:
1. Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.
2. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the leading edges of the treads.

R312.1.3 Opening limitations.
Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

Exceptions:
1. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
2. Guards on the open side of stairs shall not have openings which allow passage of a sphere 4 3/8 inches (111 mm) in diameter.

R312.1.4 Exterior plastic composite guards.
Plastic composite exterior guards shall comply with the requirements of Section R317.4.



SECTION - KEY PLAN
1/32" = 1'-0"

2023 FBCR:

R311.7.5.1 Risers.
The riser height shall be not more than 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above. Open risers are permitted, provided that the openings located more than 30 inches (762mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch diameter (102 mm) sphere.

R311.7.5.2 Tread.
The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

R311.7.5.2.1 Winder treads.
Winder treads shall have a tread depth not less than 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a tread depth not less than 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.

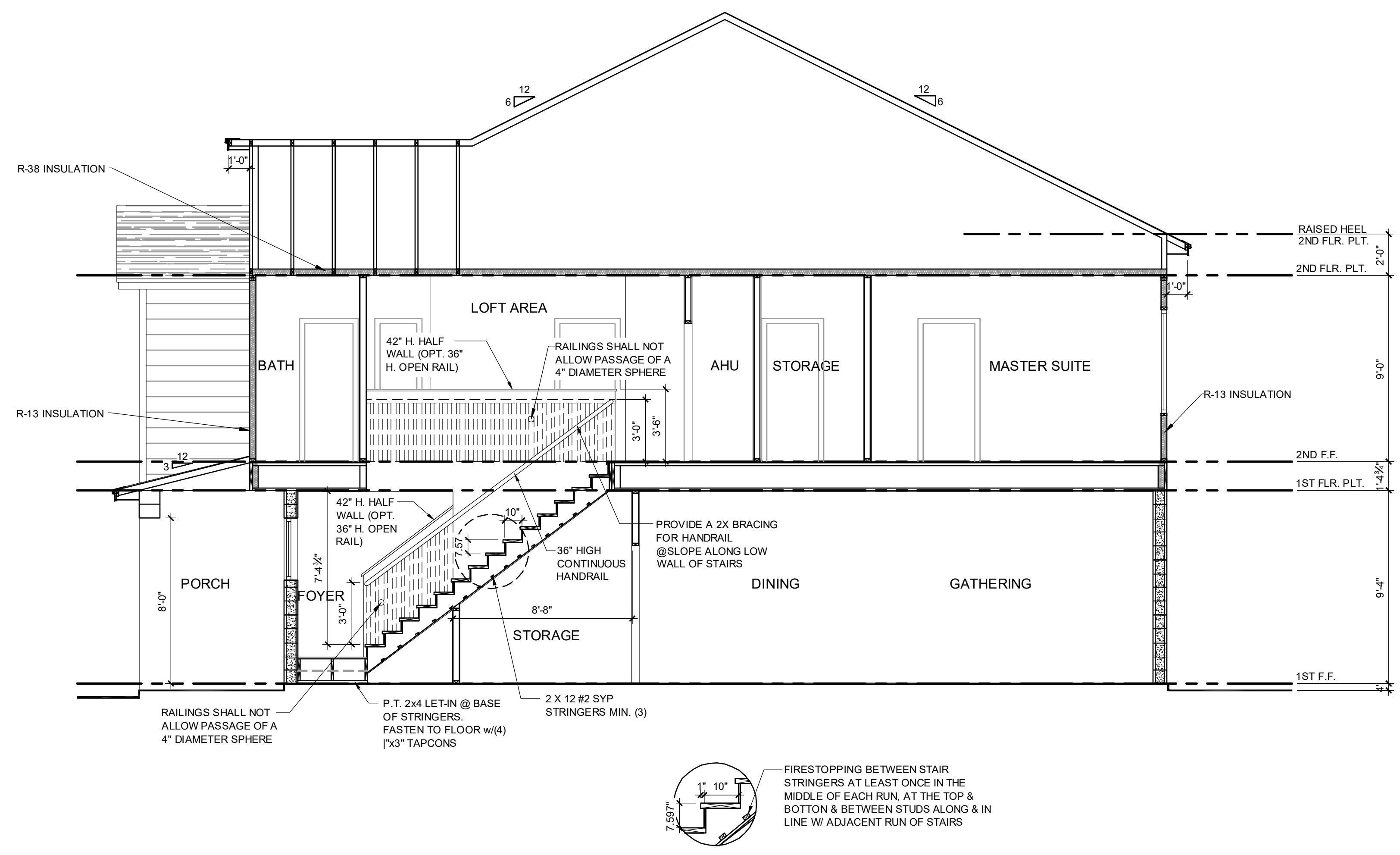
R311.7.5.3 Nosings.
Nosings of treads, landings and floors of stairways shall have a radius of curvature at the nosing not greater than 9/16 inch (14mm) or a bevel not exceeding 1/2 inch (12.7mm). A nosing projection not less than 3/4 inch (19 mm) and not more than 1 1/4 inches (32 mm) shall be provided on stairways. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) within a stairway.

R311.7.8 Handrails.
Handrails shall be provided on not less than one side of each flight with four or more risers.

R311.7.8.1 Height.
Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.7.8.2 Continuity.
Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inches (38 mm) between the wall and the handrails.

R311.7.8.3 Grip-size.
Required handrails shall be one of the following types or provide equivalent graspability.
1. Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a cross section of dimension of not more than 2 1/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
2. Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of not less than 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/8 inch (10 mm) to a level that is not less than 1 3/4 inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1 1/4 inches (32 mm) and not more than 2 3/4 inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).



A 2-STORY STAIR SECTION - 2024
1/4" = 1'-0"

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REGISTERED PROFESSIONAL ARCHITECT
TERRY L. HARRIS, PE, F.L. # 44432
REGISTERED PROFESSIONAL ARCHITECT
JAMES W. HARRIS, PE, F.L. # 44432
REGISTERED PROFESSIONAL ARCHITECT
JAMES W. HARRIS, PE, F.L. # 44432

PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

title:
2024 - MADISON STAIR SECTION

project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

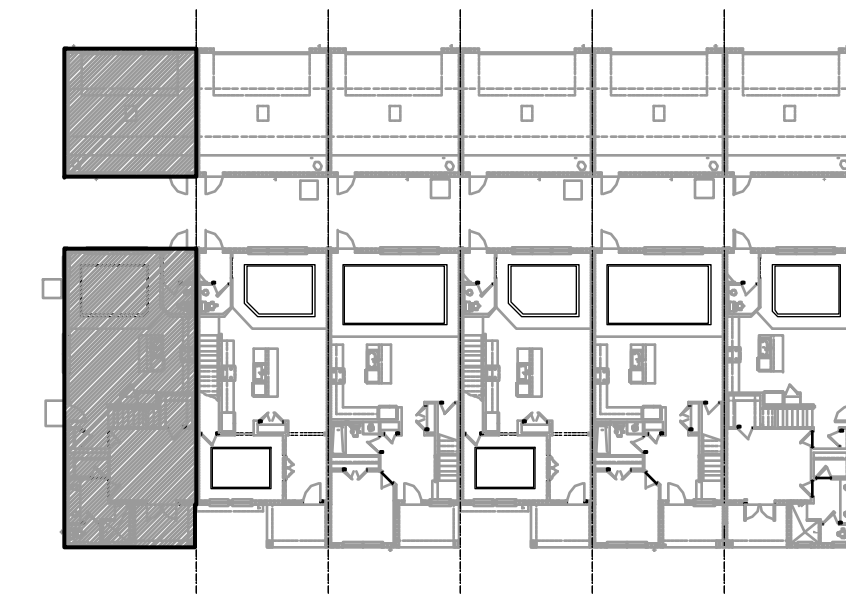
2.0C
ELEV. A

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

DISCLAIMER

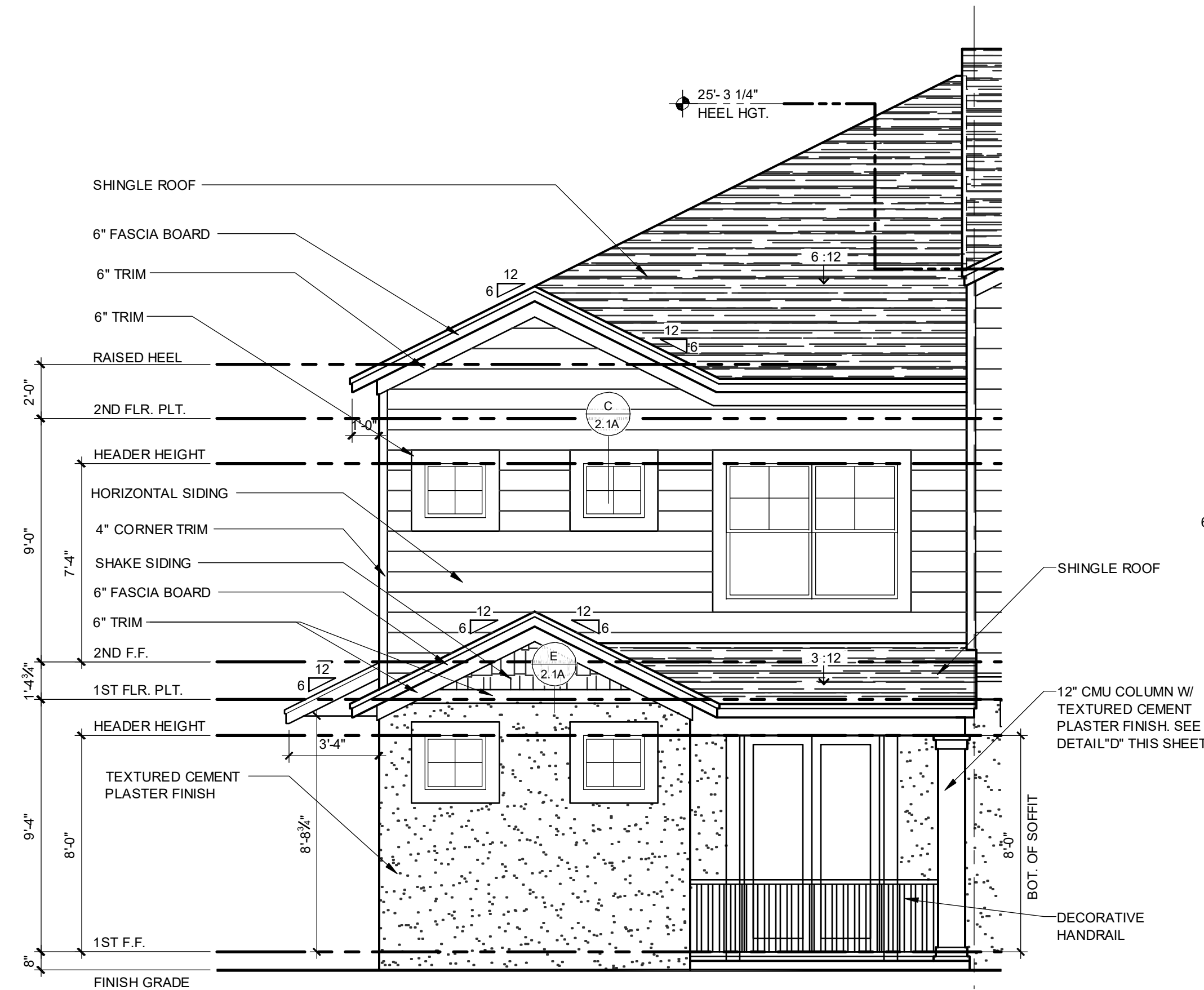
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G.C. TO VERIFY FASCIA CALLOUT

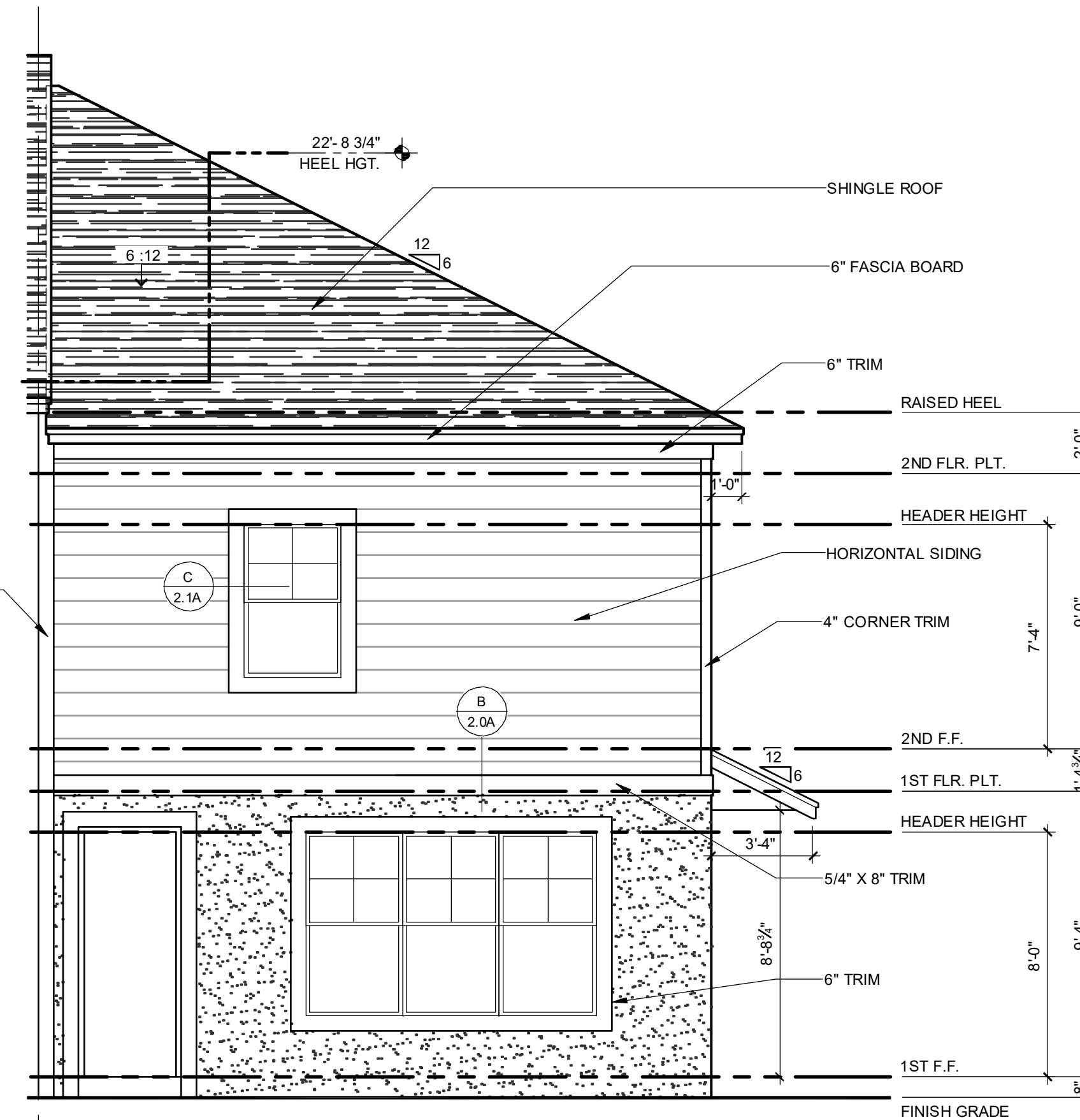


ELEVATION - KEY PLAN

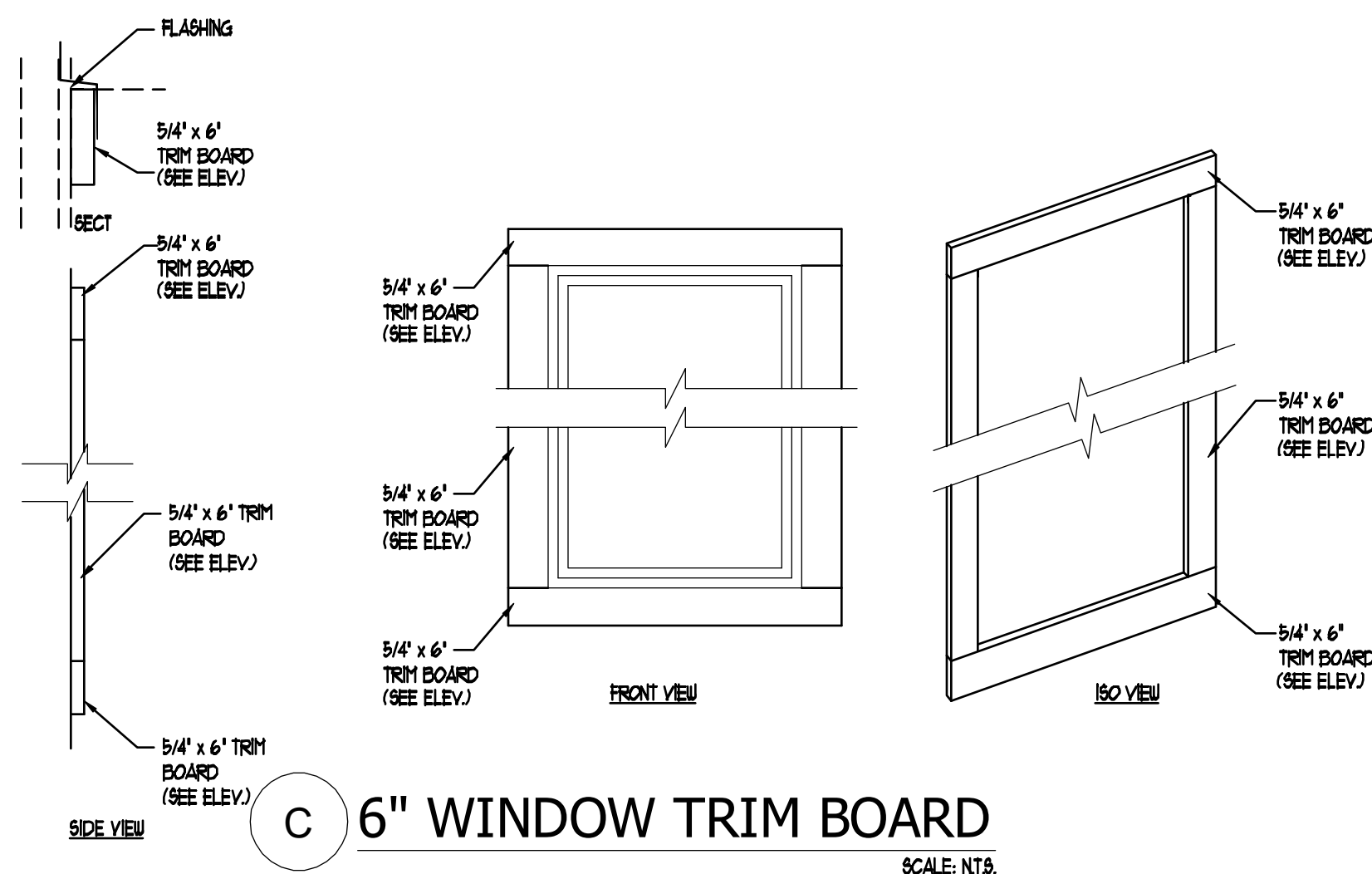
1/32" = 1'-0"



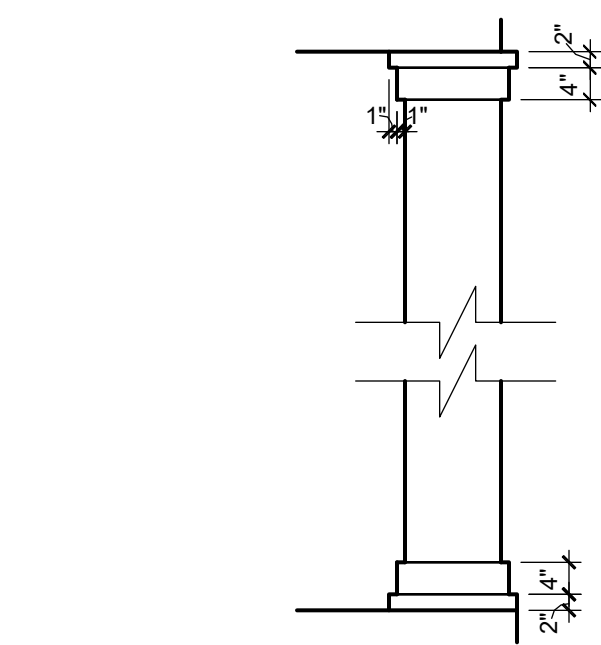
**1914 - ADAMS
FRONT ELEVATION "A"**
1/4" = 1'-0"



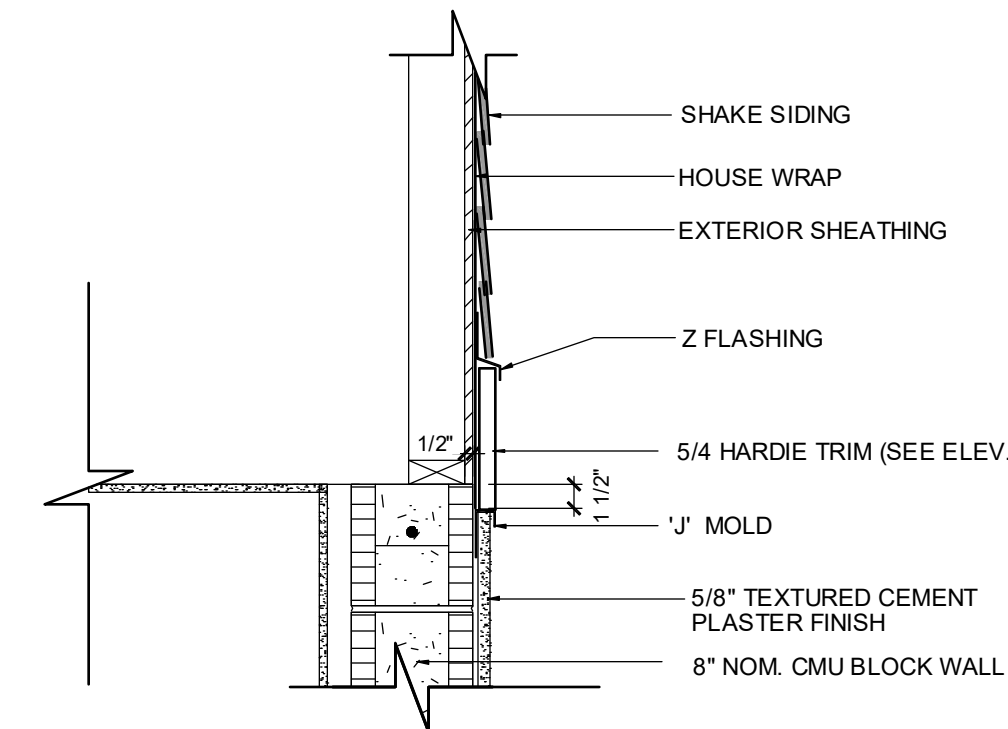
**1914 - ADAMS
REAR ELEVATION "A"**
1/4" = 1'-0"



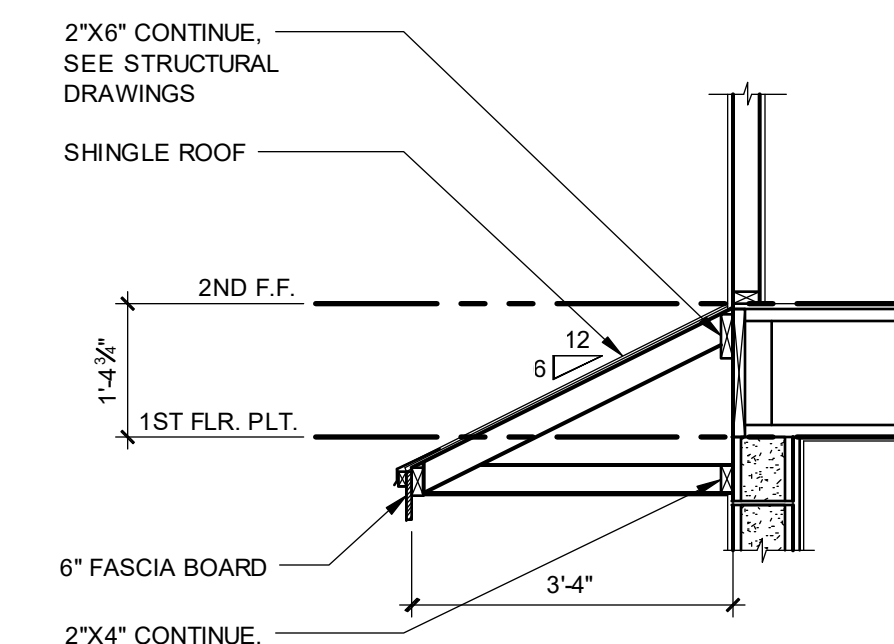
C 6" WINDOW TRIM BOARD
SCALE: N.T.S.



D COLUMN AT FRONT PORCH
1/2" = 1'-0"



E SHAKE SIDING AT GABLE
SCALE: 1" = 1'-0"



F SHED ROOF SECTION
SCALE: 1/2" = 1'-0"

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Professional Engineer License No. 111703
Professional Engineer License No. 111704

**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title:
**1914 - ADAMS
EXT. ELEVATIONS**

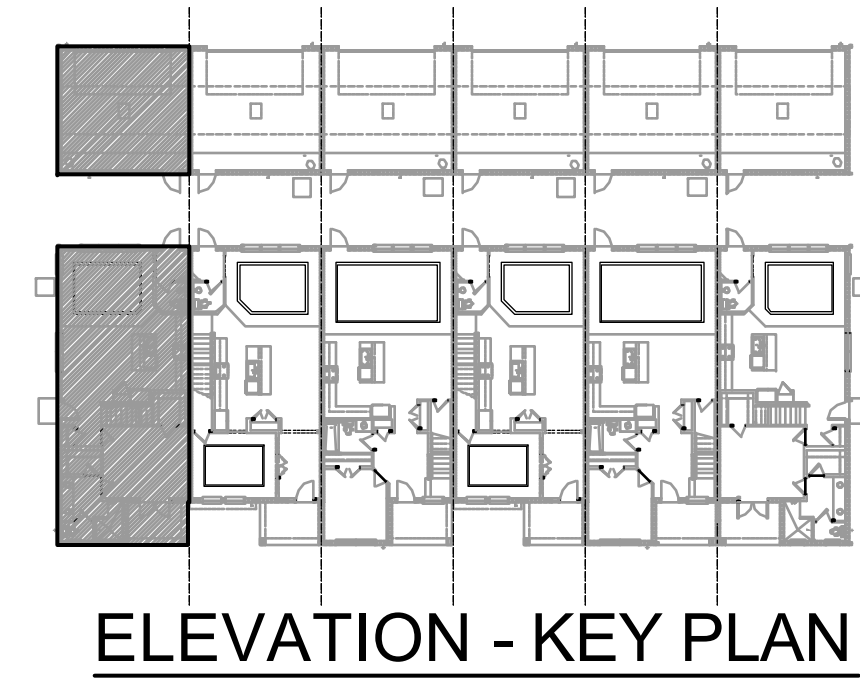
project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

**2.1A
ELEV. A**

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

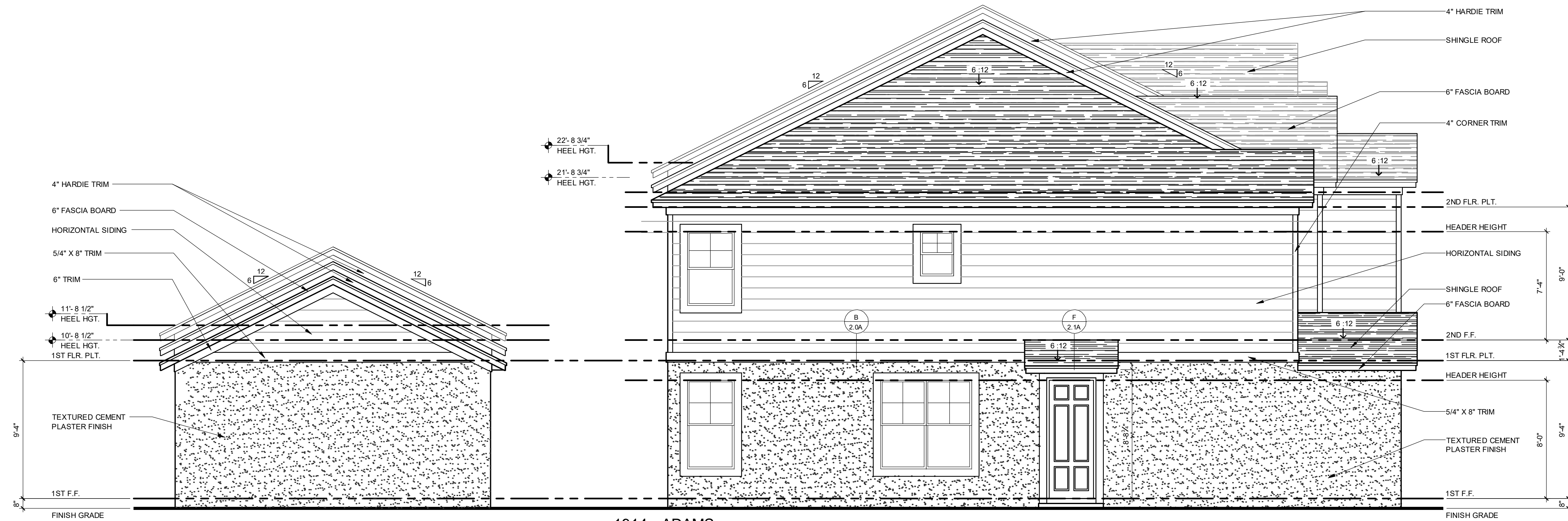
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ELEVATION - KEY PLAN

1/32" = 1'-0"



**1914 - ADAMS
LEFT ELEVATION "A"**

1/4" = 1'-0"

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Fax: (407) 880-2304
CARL L. BROWN, P.E. - FL # 94128
THOMAS HOANG, P.E. - FL # 44482
DATE: June 11, 2024

**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title:
**1914 - ADAMS
EXT. ELEVATIONS**

project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

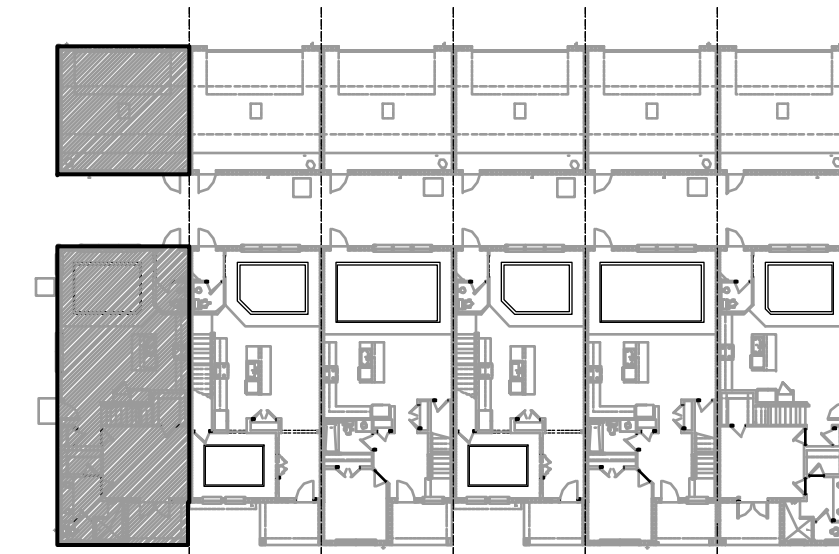
**2.2A
ELEV. A**

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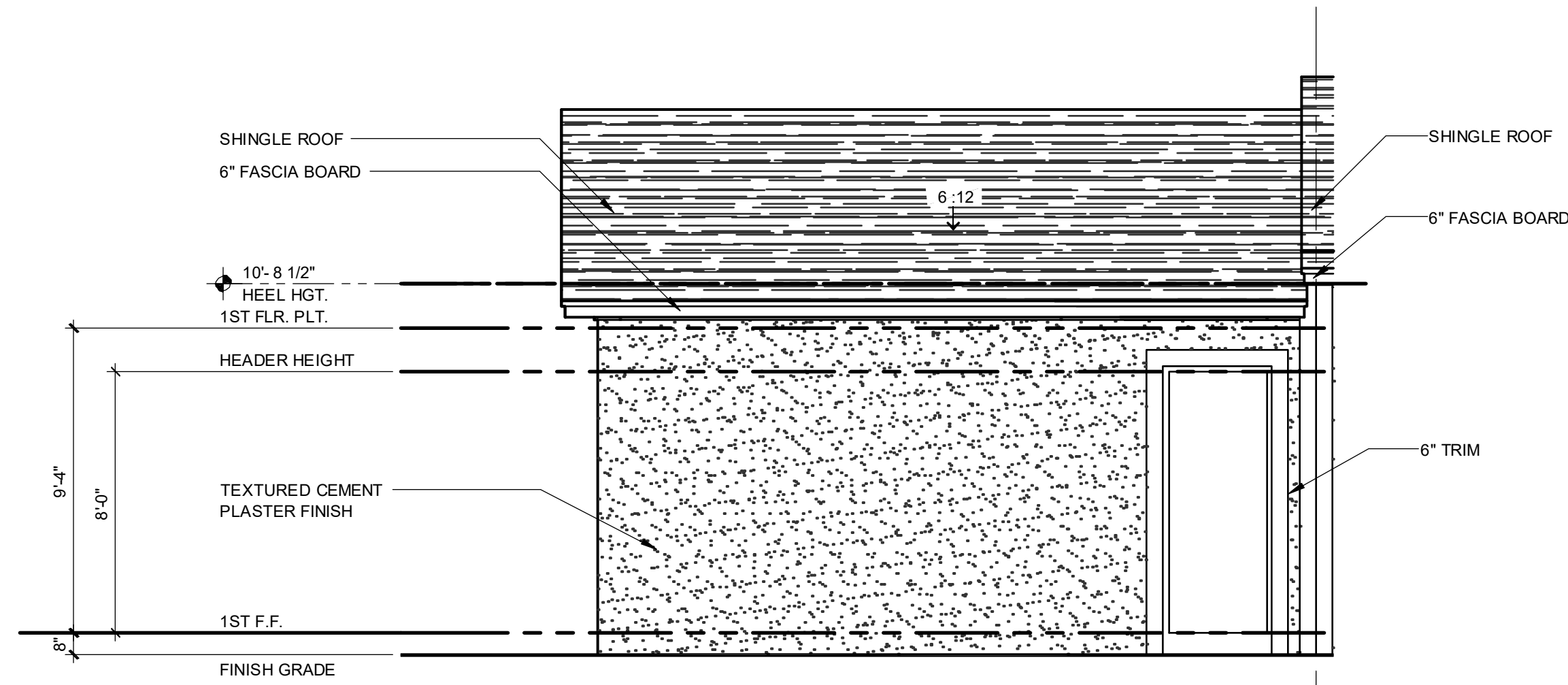
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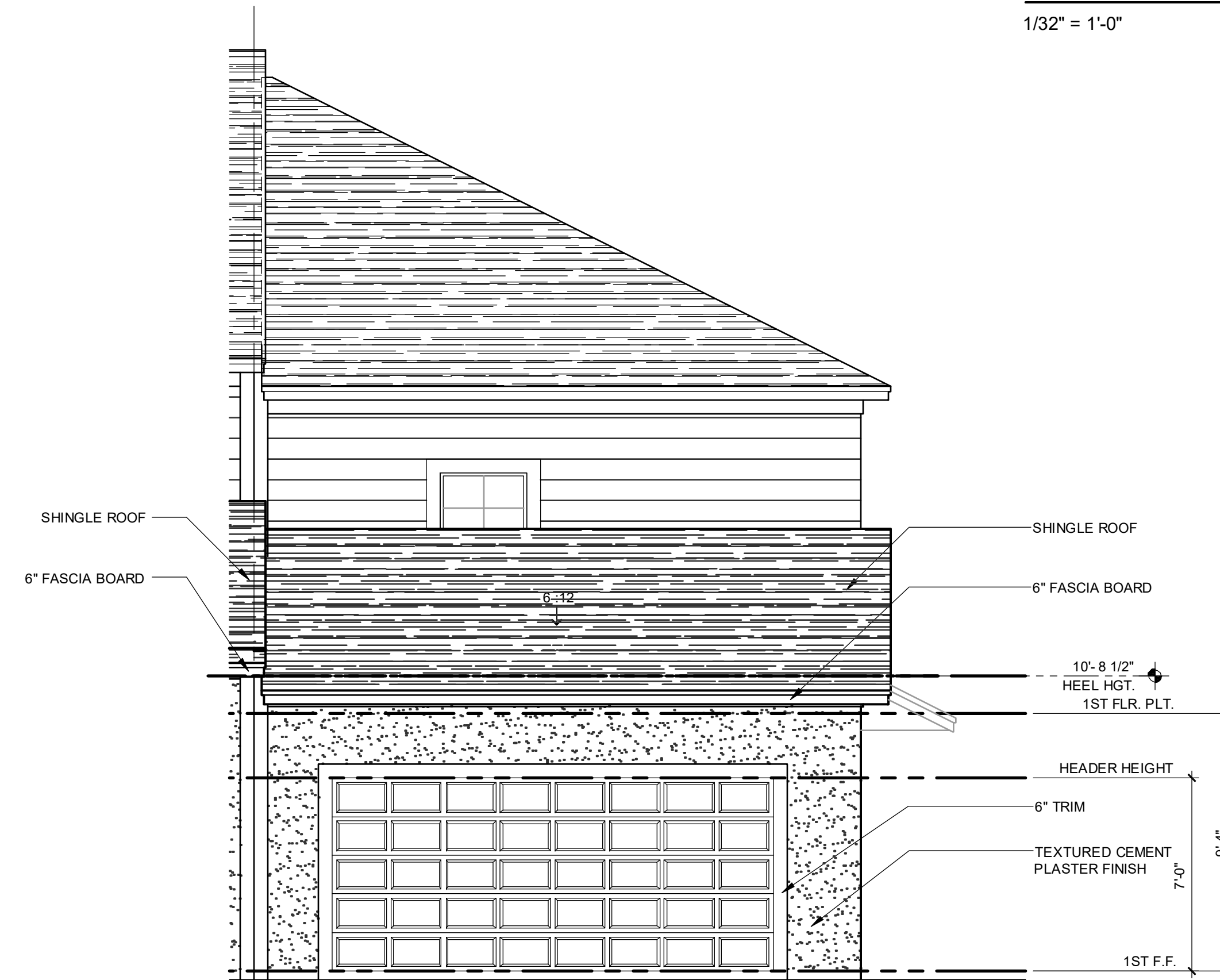
ELEVATION - KEY PLAN

1/32" = 1'-0"



**1914 - ADAMS
FRONT ELEVATION "A" - GARAGE**

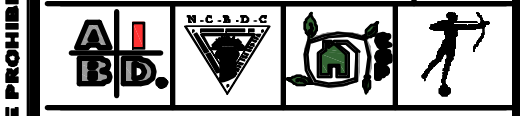
1/4" = 1'-0"



**1914 - ADAMS
REAR ELEVATION "A" - GARAGE**

1/4" = 1'-0"

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ENGINEERING ASSOCIATES
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P.O. Box 10000, Maitland, FL 32751
Certificate of Authorization No. 0181
□ CARL A. BROWN, PE - FL # 56128
□ SCOTT LEVONOVSKI, PE - FL # 77799
□ TERRY W. GARDNER, PE - FL # 64462
□ JAMES W. GARDNER, PE - FL # 11 270
AT THE TIME OF THIS CERTIFICATION, ALL ENGINEERS AND ARCHITECTS ARE LICENSED AND IN GOOD STANDING WITH THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS.

**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title:
**1914 - ADAMS
EXT. ELEVATIONS**

project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

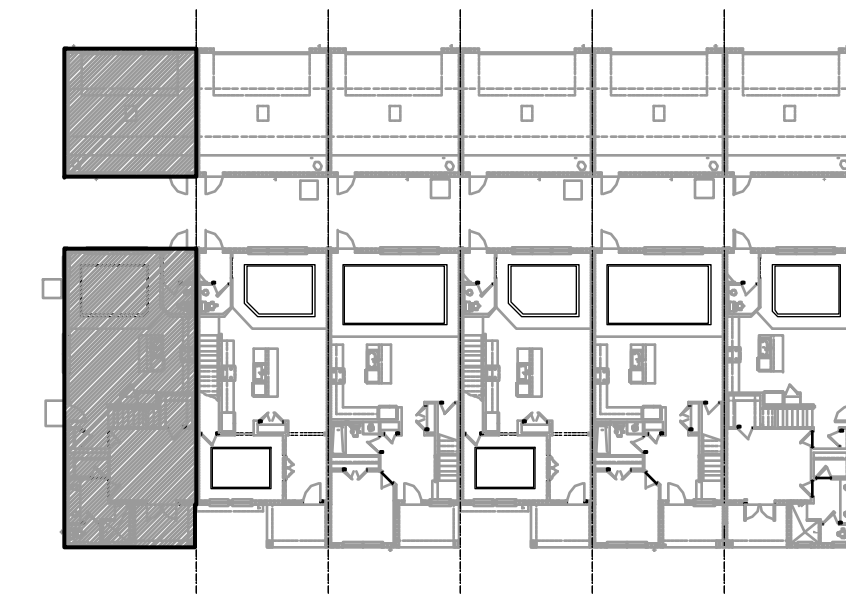
**2.3A
ELEV. A**

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

DISCLAIMER

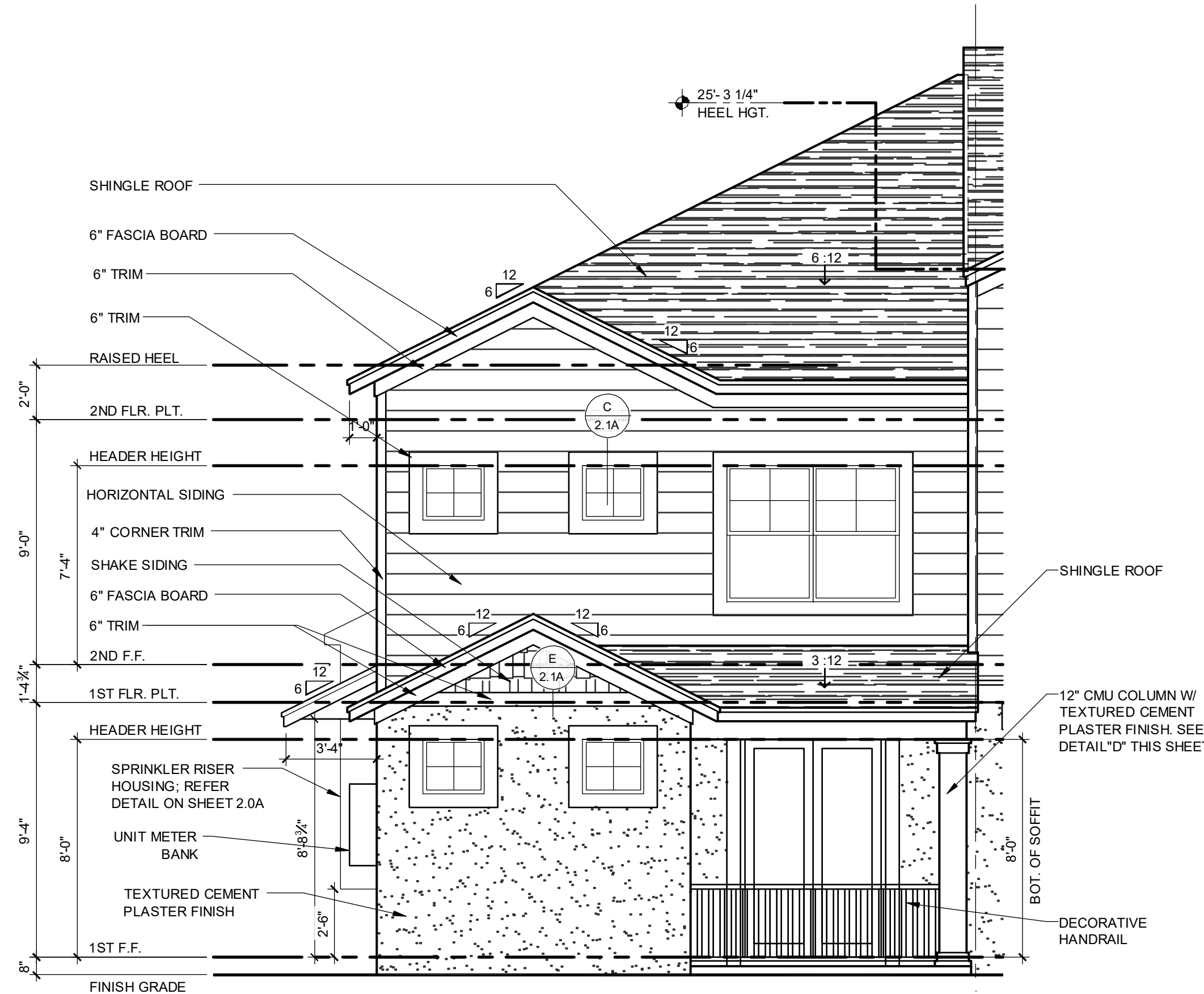
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G.C. TO VERIFY FASCIA CALLOUT

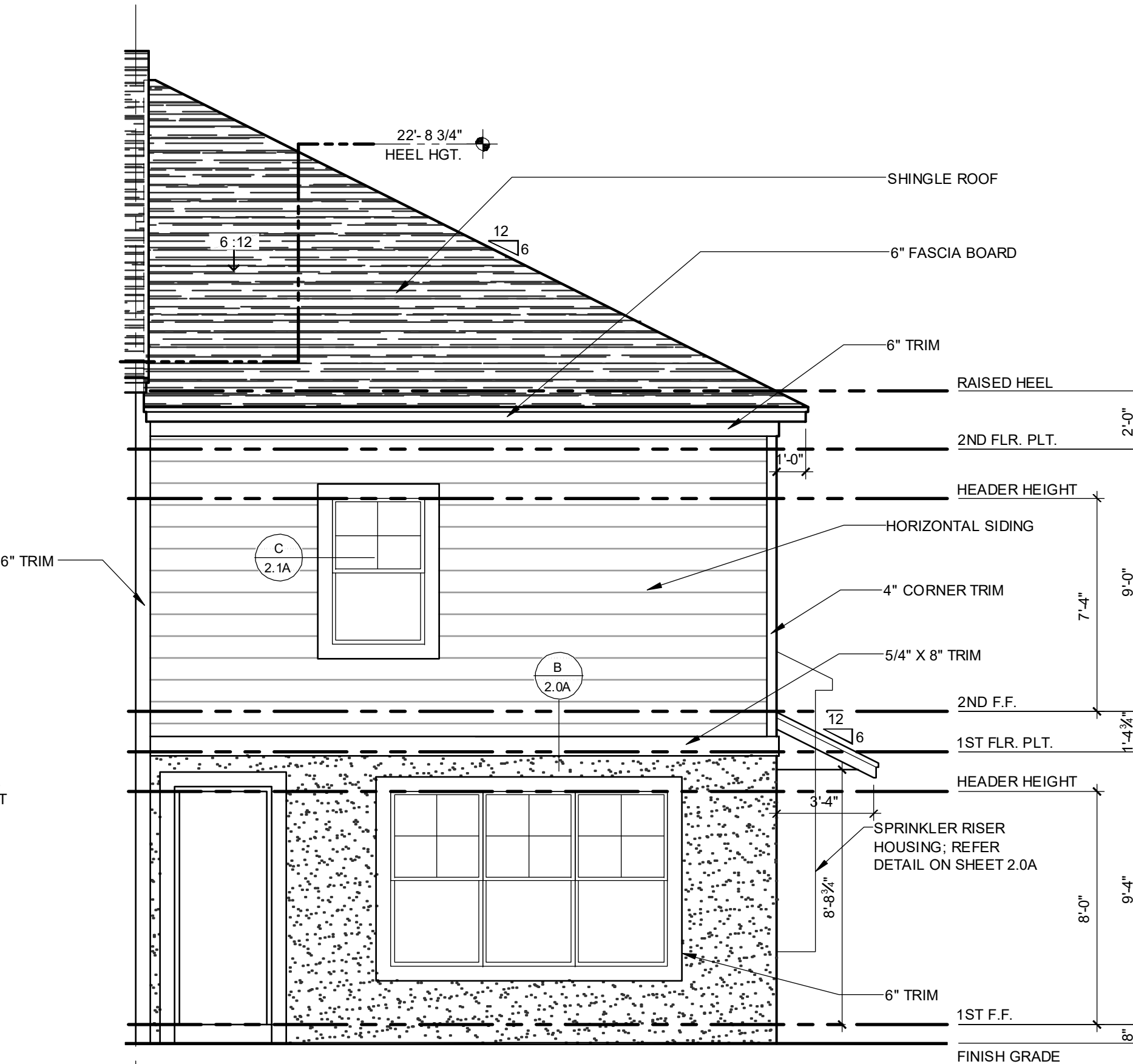


ELEVATION - KEY PLAN

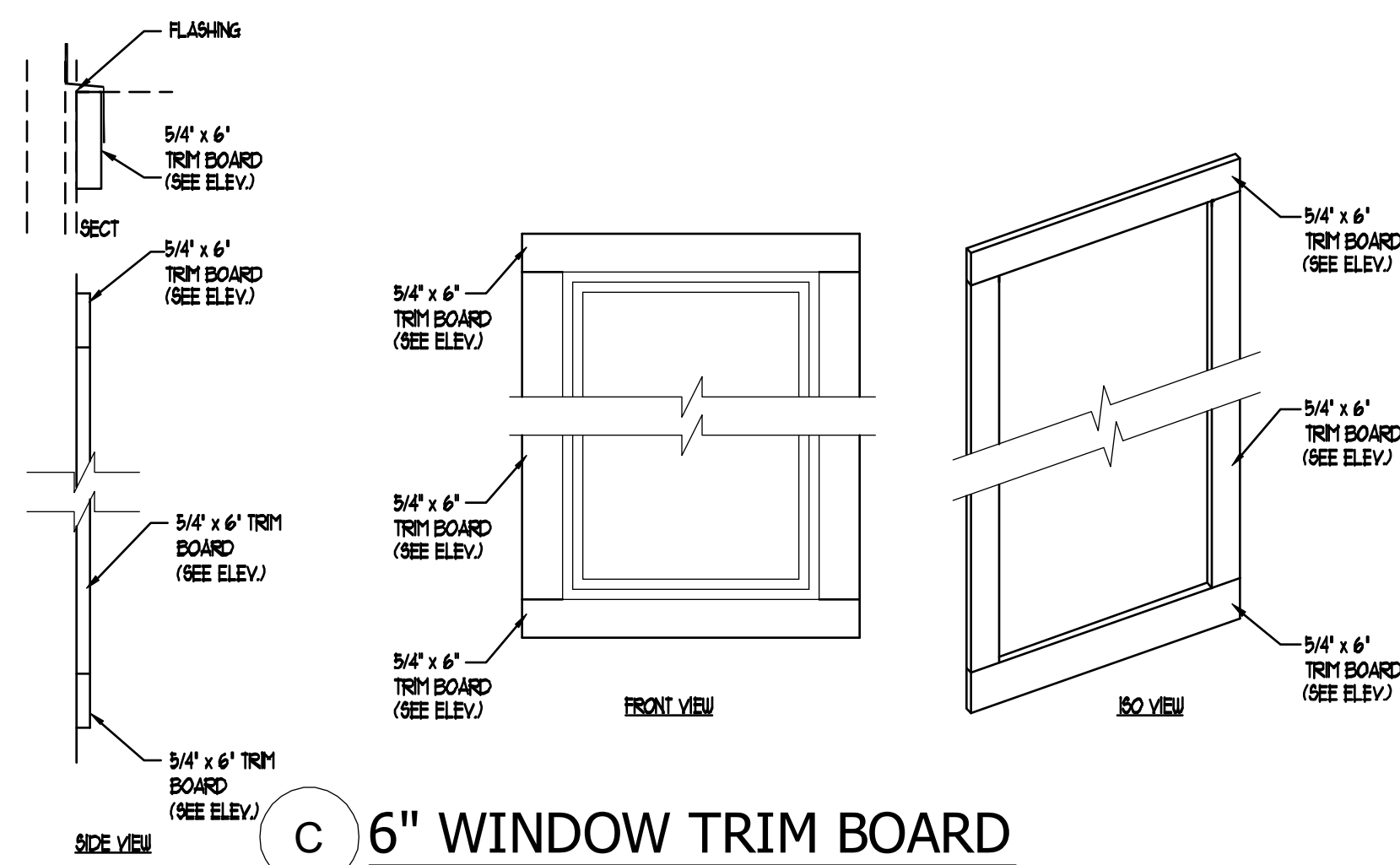
1/32" = 1'-0"



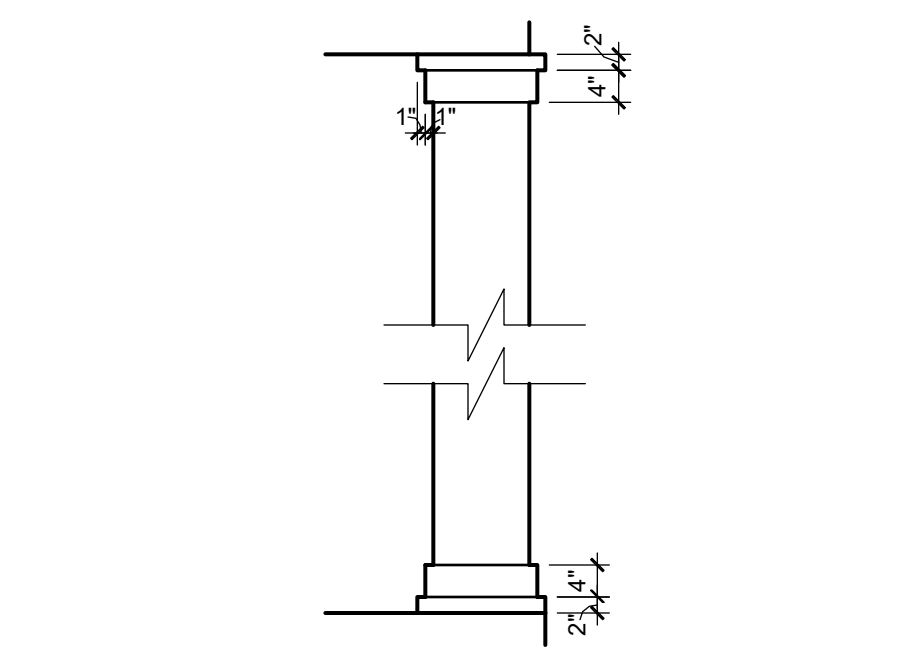
1914 - ADAMS FRONT ELEVATION "A"
1/4" = 1'-0"



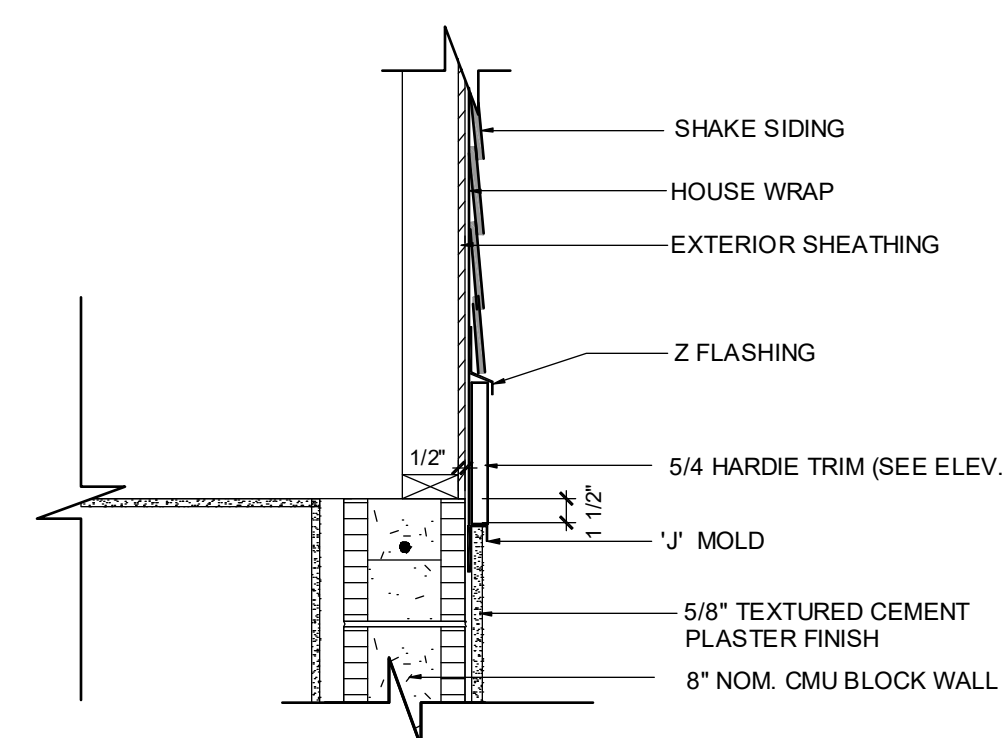
1914 - ADAMS REAR ELEVATION "A"
1/4" = 1'-0"



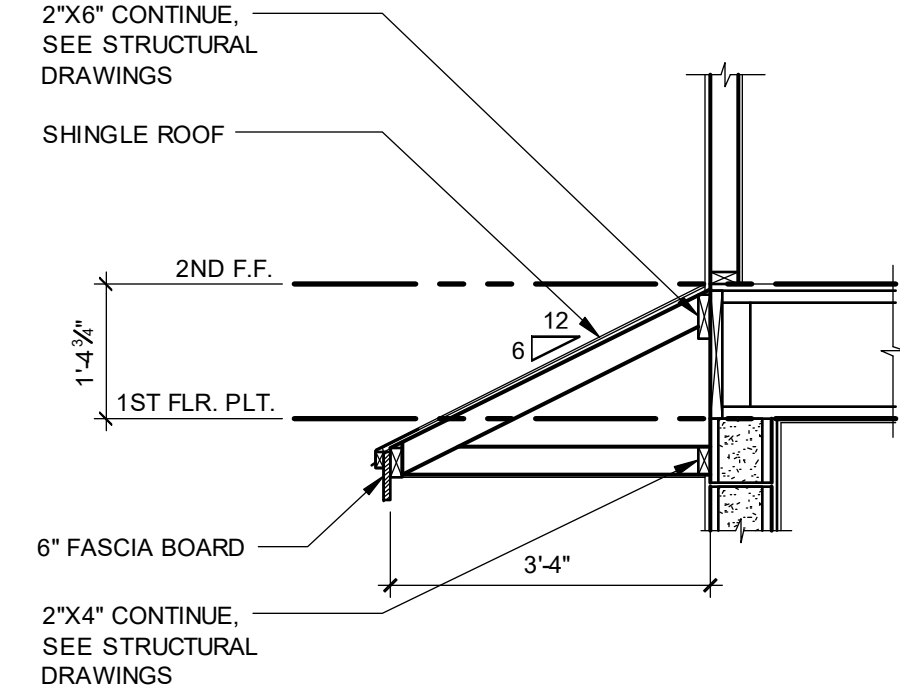
C 6" WINDOW TRIM BOARD
SCALE: N.T.S.



D COLUMN AT FRONT PORCH
1/2" = 1'-0"



E SHAKE SIDING AT GABLE
SCALE: 1" = 1'-0"



F SHED ROOF SECTION
SCALE: 1/2" = 1'-0"

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CURL A. BROWN, PE, FL # 89108
SCOTT LEWIS/DRG, PE - FL # 94452
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PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

title:
1914 - ADAMS
EXT. ELEVATIONS

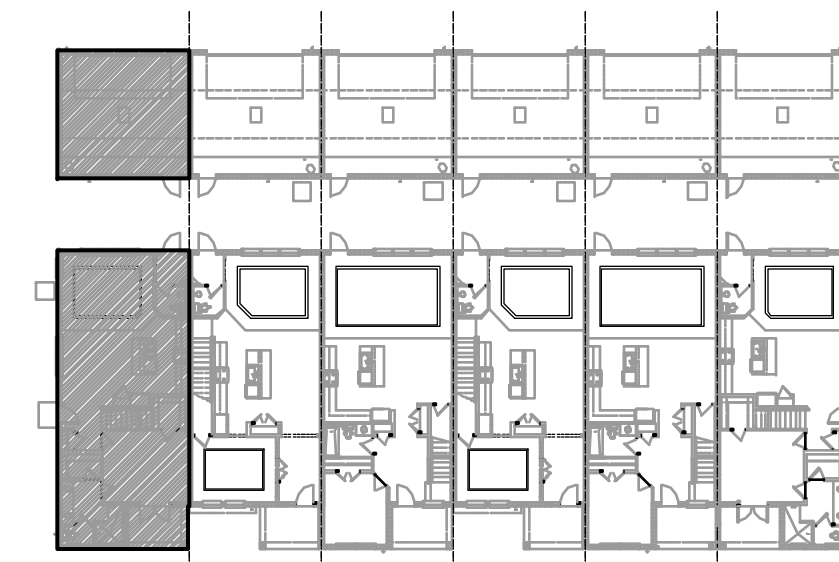
project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

2.1A
ELEV. A

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

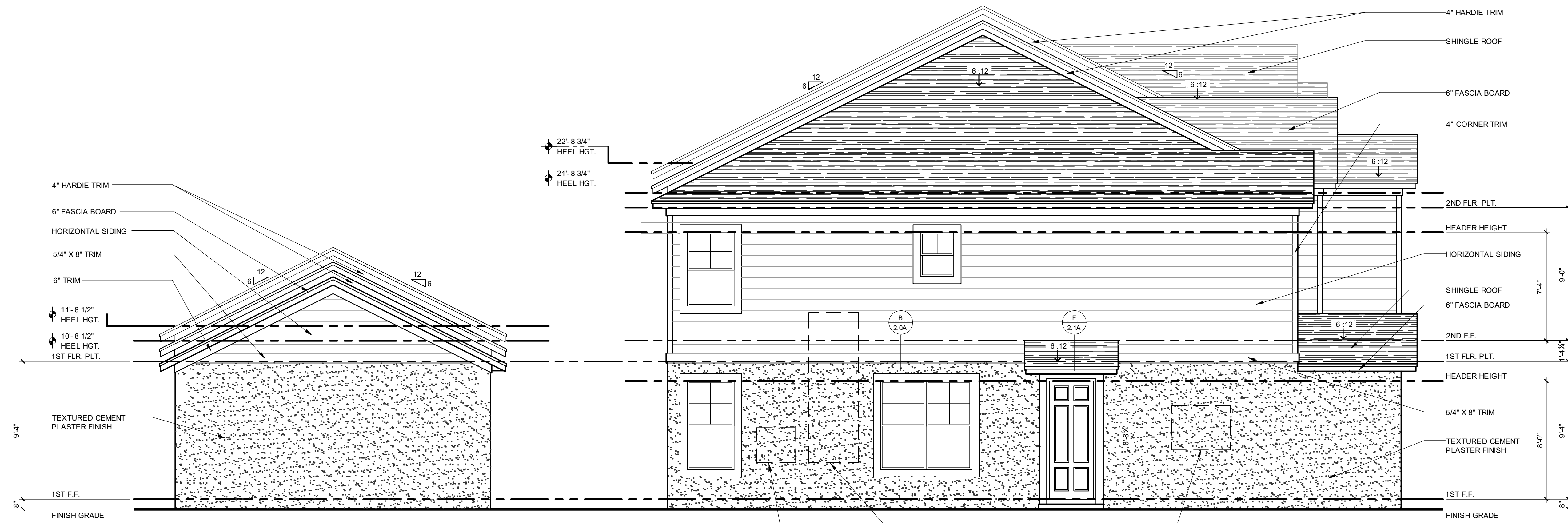
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ELEVATION - KEY PLAN

1/32" = 1'-0"



**1914 - ADAMS
LEFT ELEVATION "A"**
1/4" = 1'-0"

PROVIDED ALARM BOX PER MANFS. SPECS.
SPRINKLER RISER HOUSING; REFER DETAIL ON SHEET 2.0A
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Certificate of Authorization No. 9161
CARLA L. BROWN, P.E., P.E. # 69198
THIEN SAO QUANG, P.E., P.E. # 64482
DATE: June 11, 2024
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FOR THE FULL SCOPE OF THIS SEAL

**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title:
**1914 - ADAMS
EXT. ELEVATIONS**

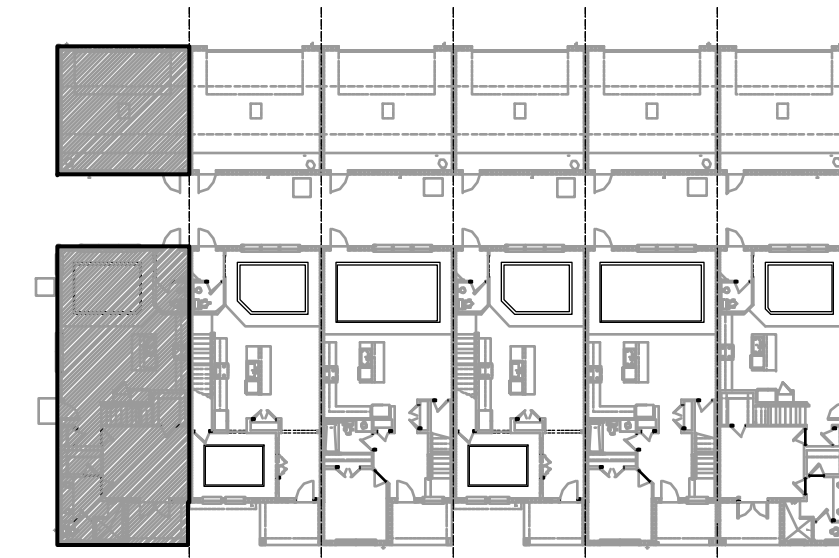
project no. 2022144
checked: AB
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date: 05-19-22
scale: AS SHOWN

**2.2A
ELEV. A**

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

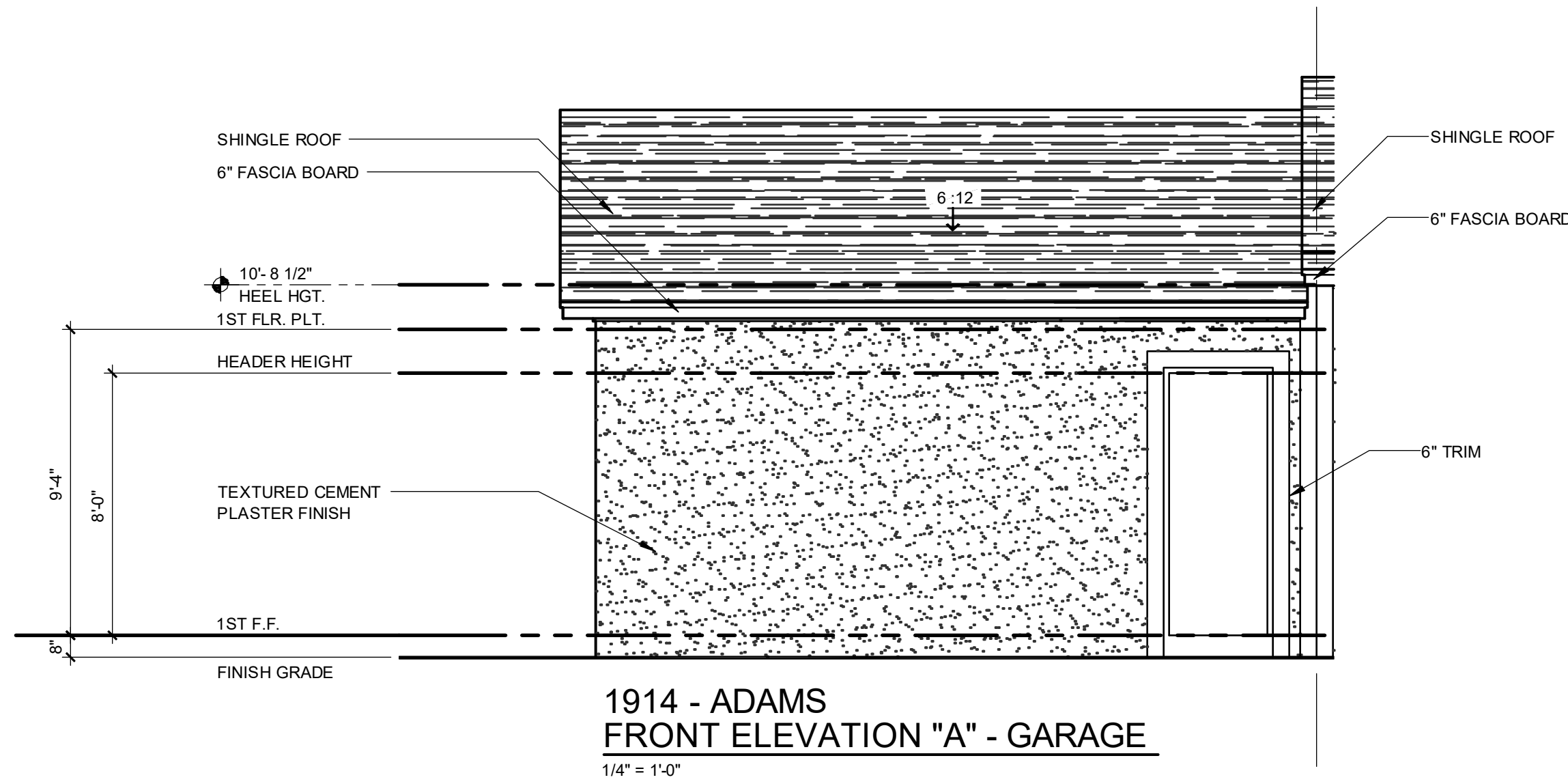
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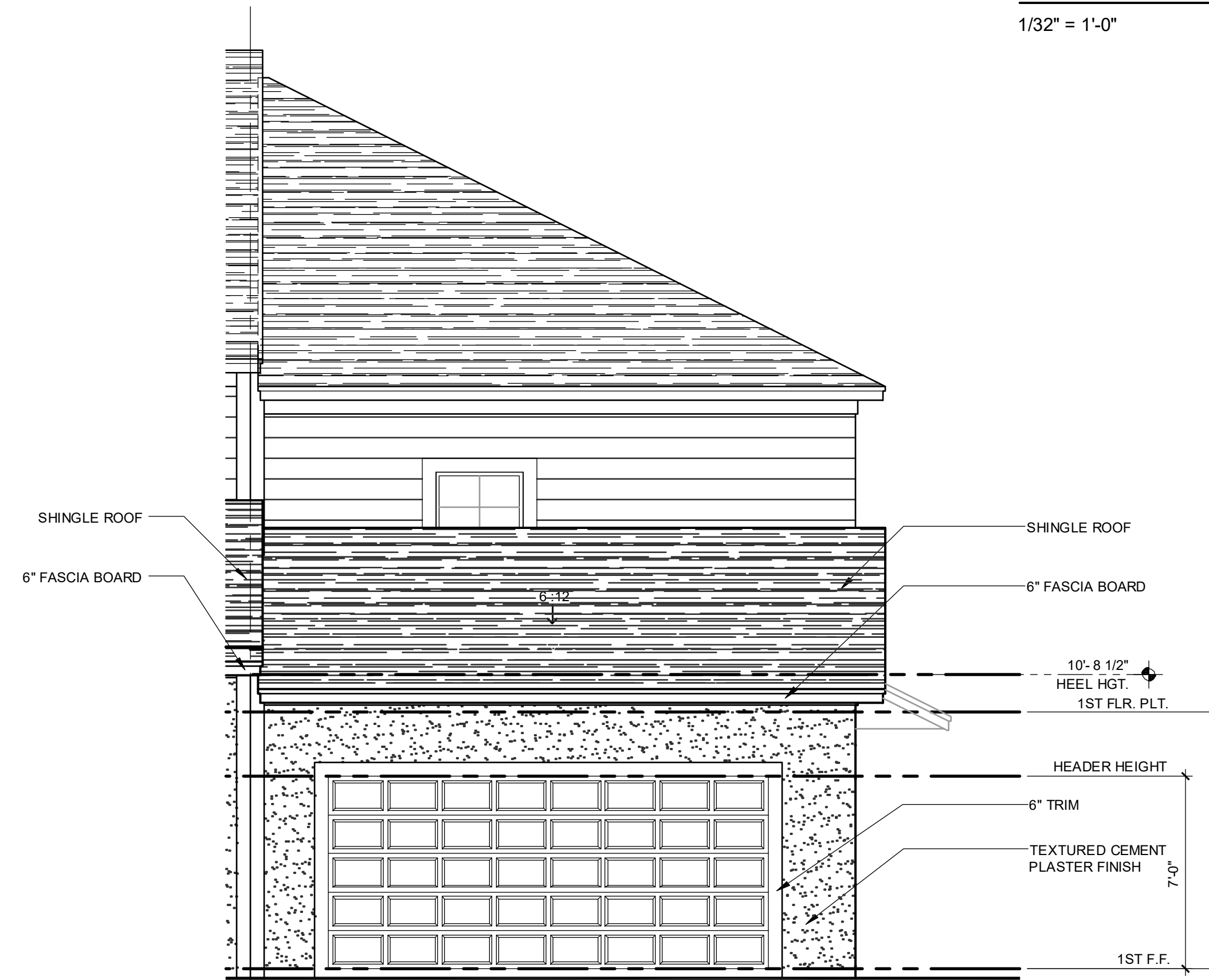
ELEVATION - KEY PLAN

1/32" = 1'-0"



**1914 - ADAMS
FRONT ELEVATION "A" - GARAGE**

1/4" = 1'-0"



**1914 - ADAMS
REAR ELEVATION "A" - GARAGE**

1/4" = 1'-0"

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THEIN BAO DUONG, P.E. - FL # 64482
DATE: June 11, 2024

**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title:
**1914 - ADAMS
EXT. ELEVATIONS**

project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

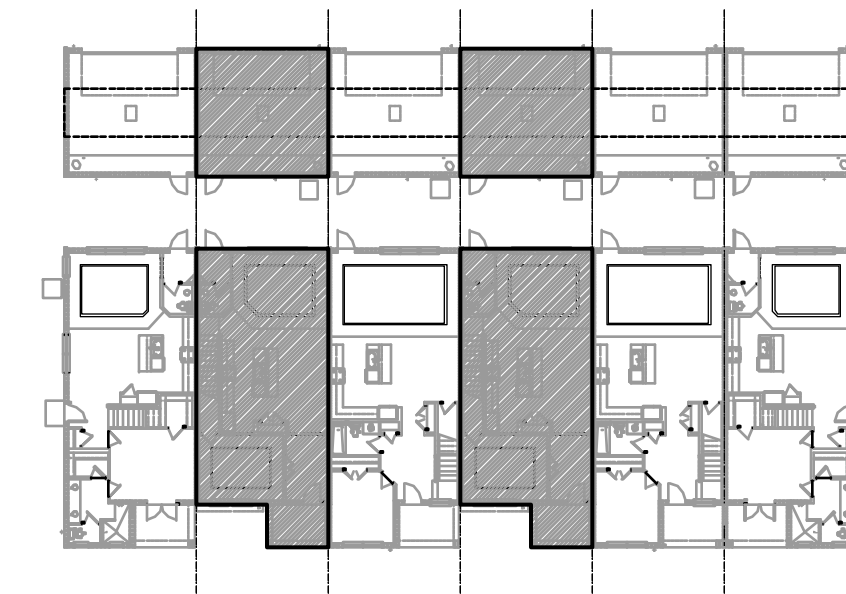
**2.3A
ELEV. A**

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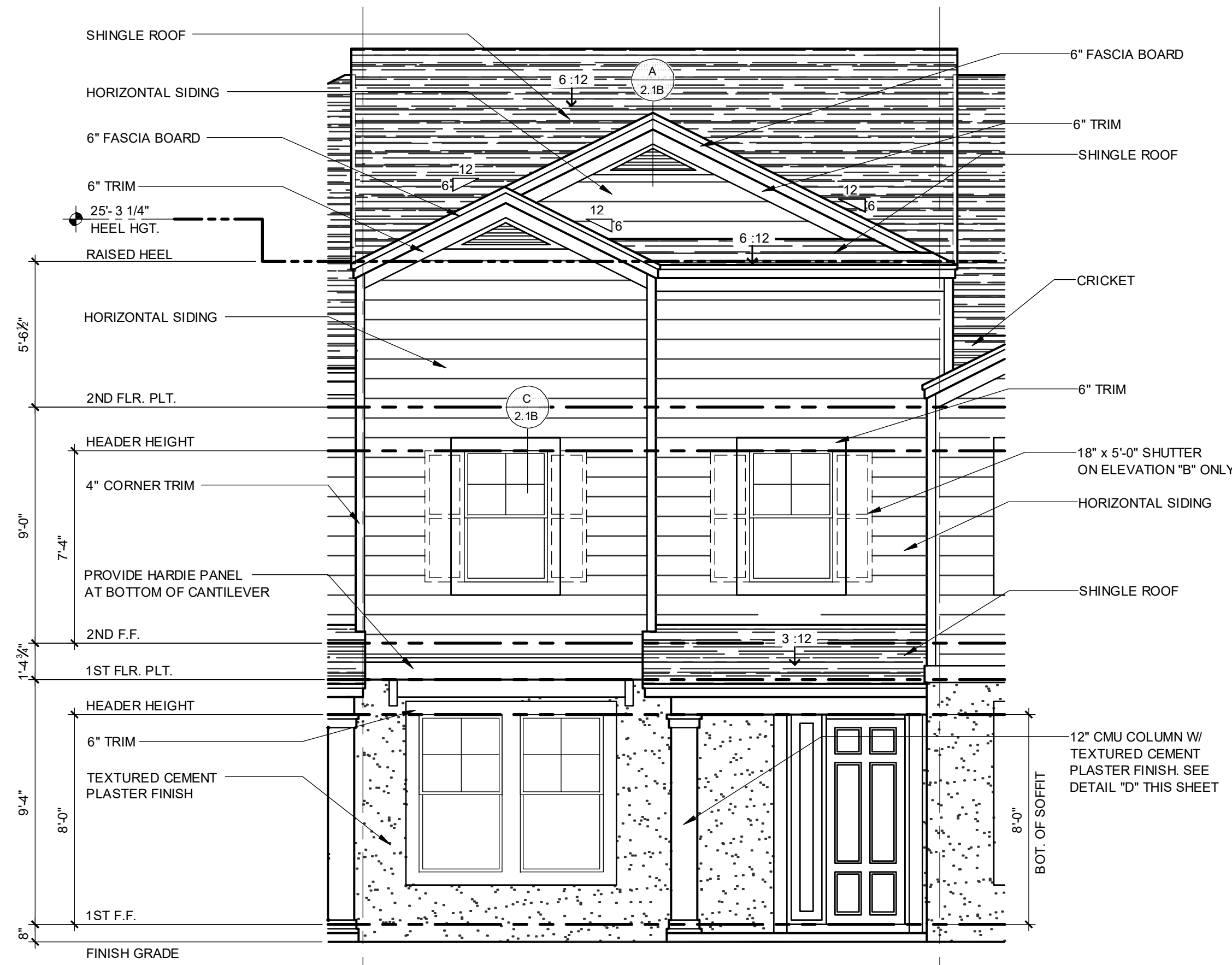
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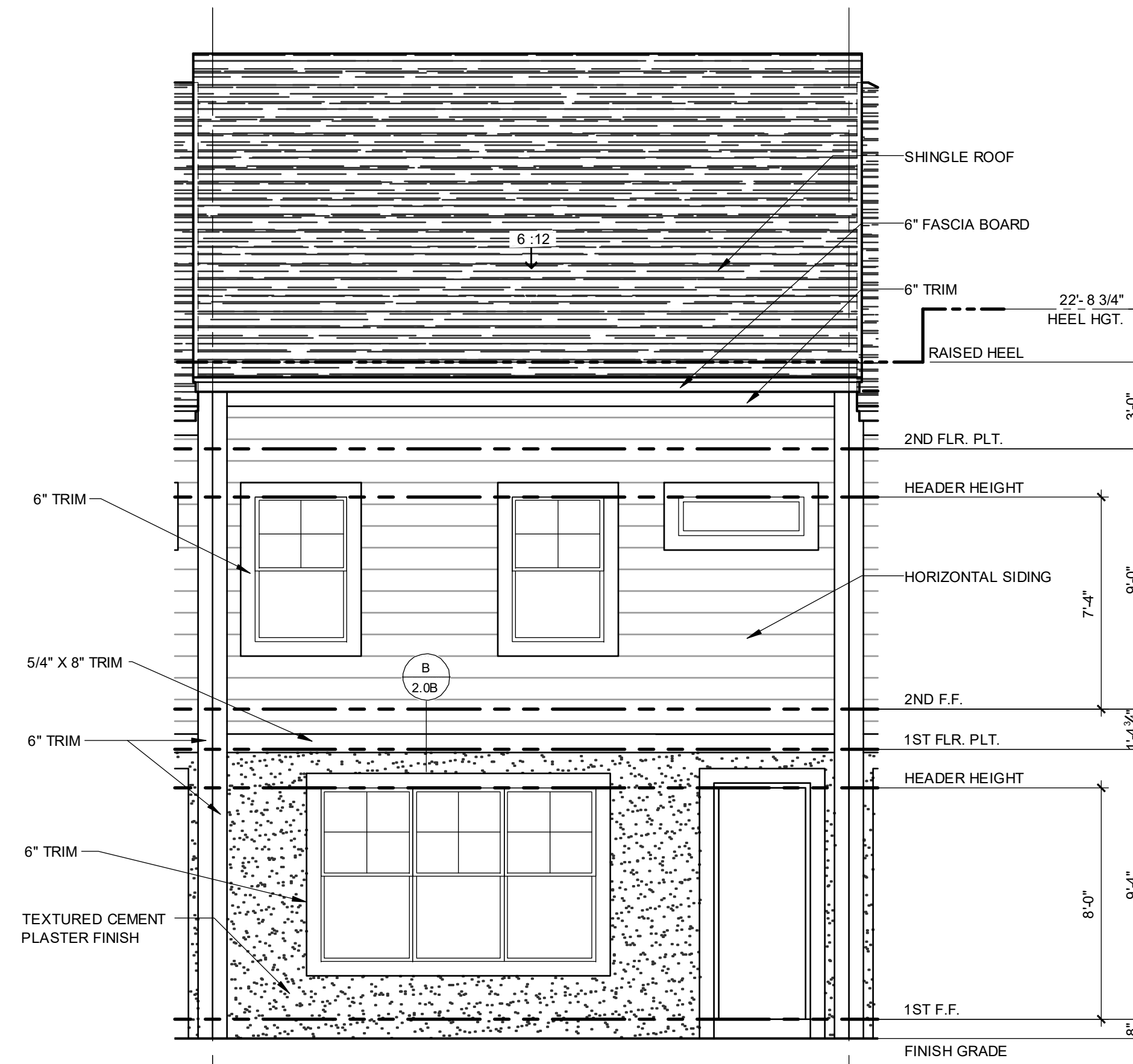


ELEVATION - KEY PLAN

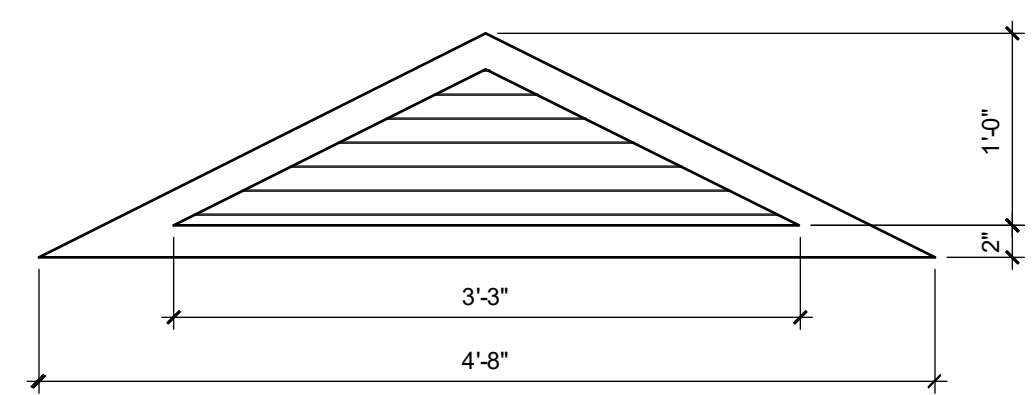
1/32" = 1'-0"



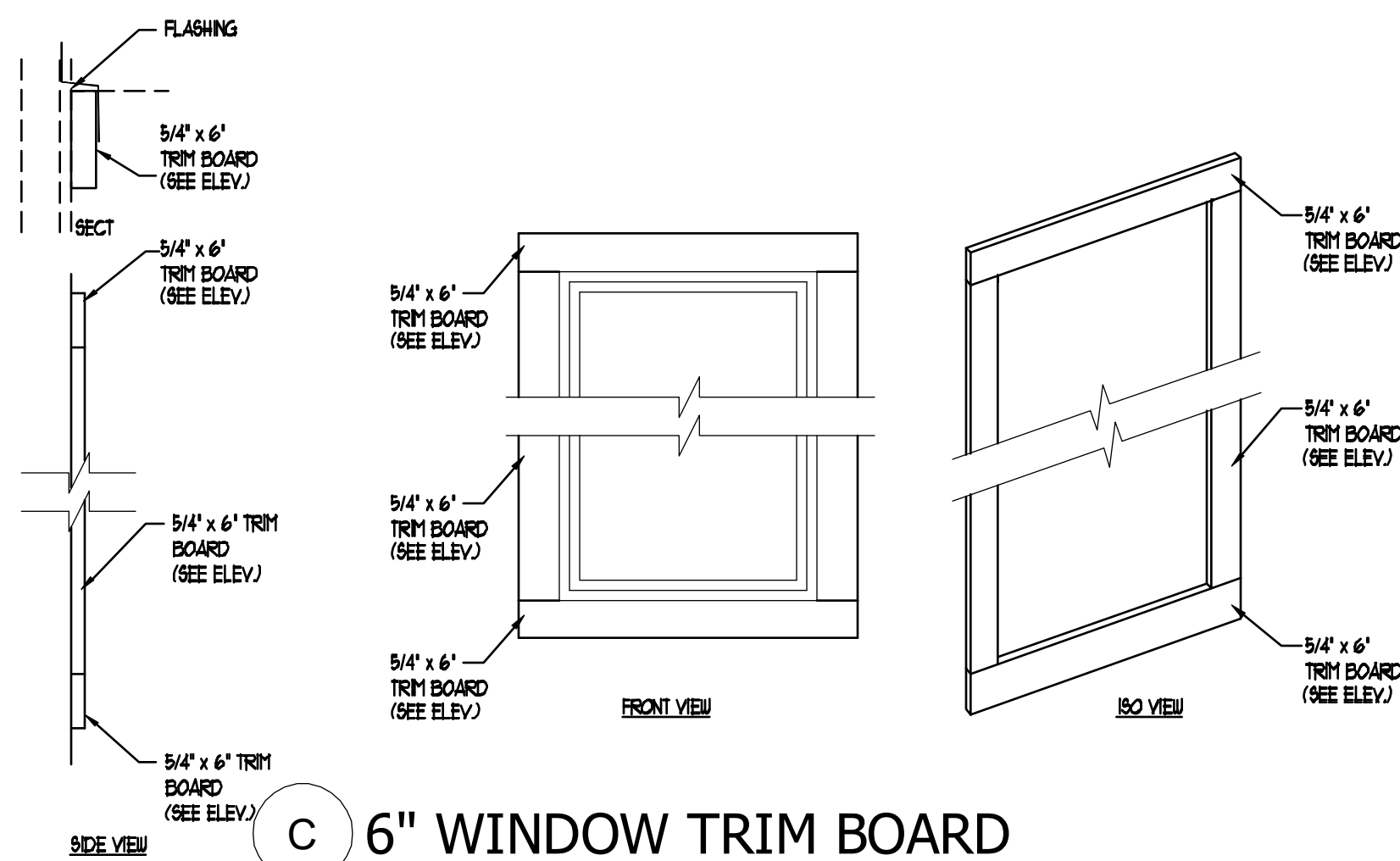
1840 - JEFFERSON FRONT ELEVATION "A"
1/4" = 1'-0"



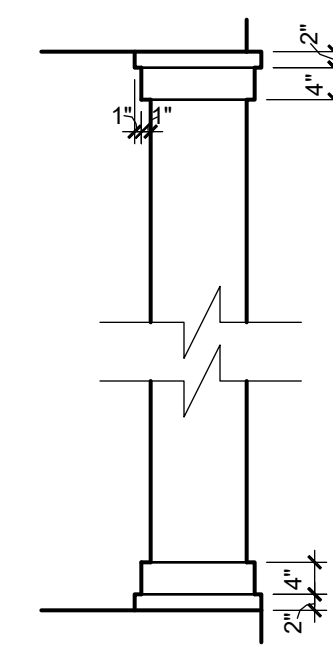
1840 - JEFFERSON REAR ELEVATION "A"
1/4" = 1'-0"



A DECORATIVE GABLE LOUVER
1" = 1'-0"



C 6" WINDOW TRIM BOARD
SCALE: N.T.S.



D COLUMN AT FRONT PORCH
1/2" = 1'-0"

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REGISTERED ARCHITECTS
CARLA A. BROWN, PE, F.L.A. #5128
SCOTT LEWIS, PE, F.L.A. #7799
FRED W. WOOD, PE, F.L.A. #4442
11/2020
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PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

title: **1840 - JEFFERSON EXT. ELEVATIONS**
project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

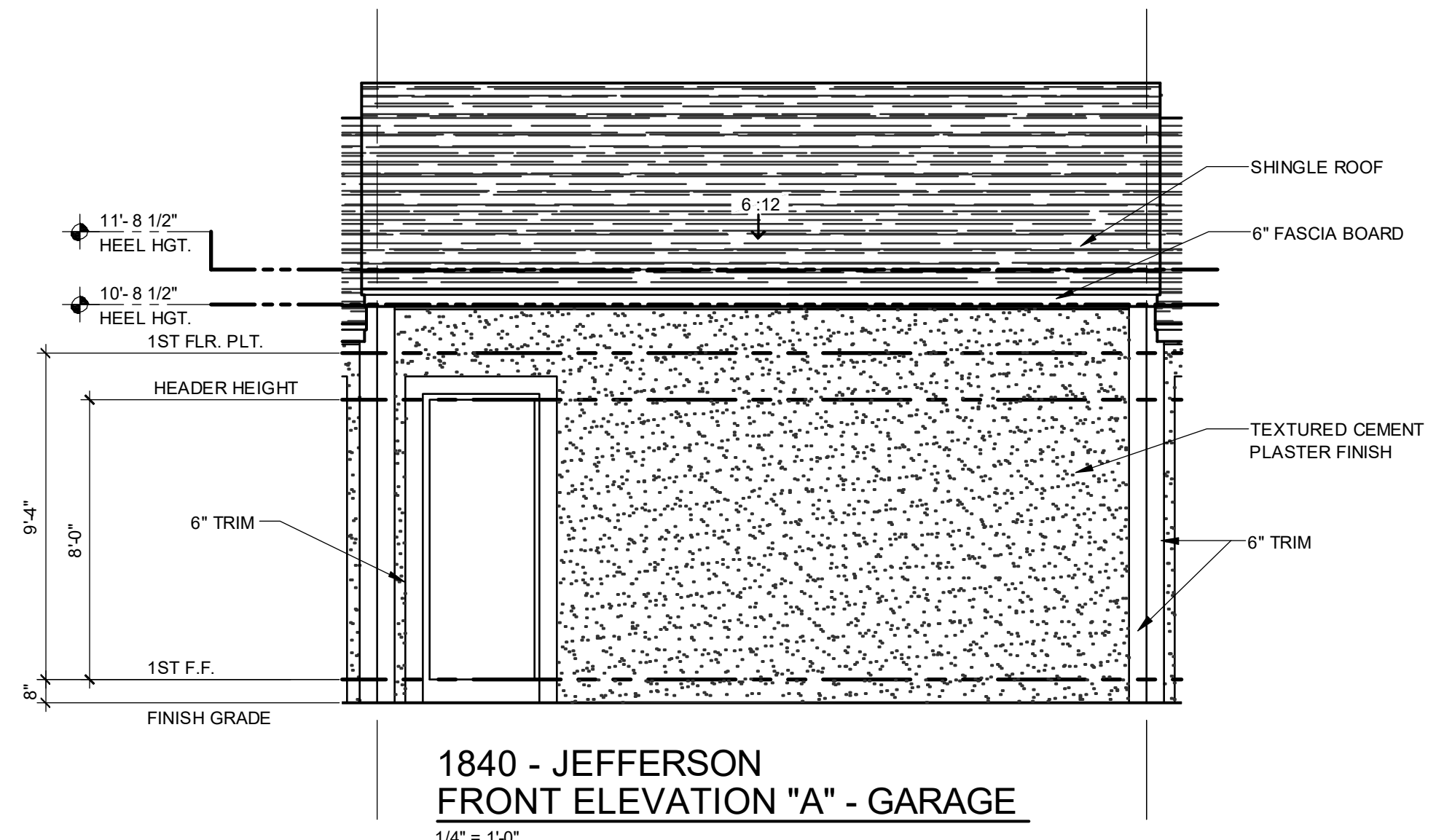
2.1B ELEV. A

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

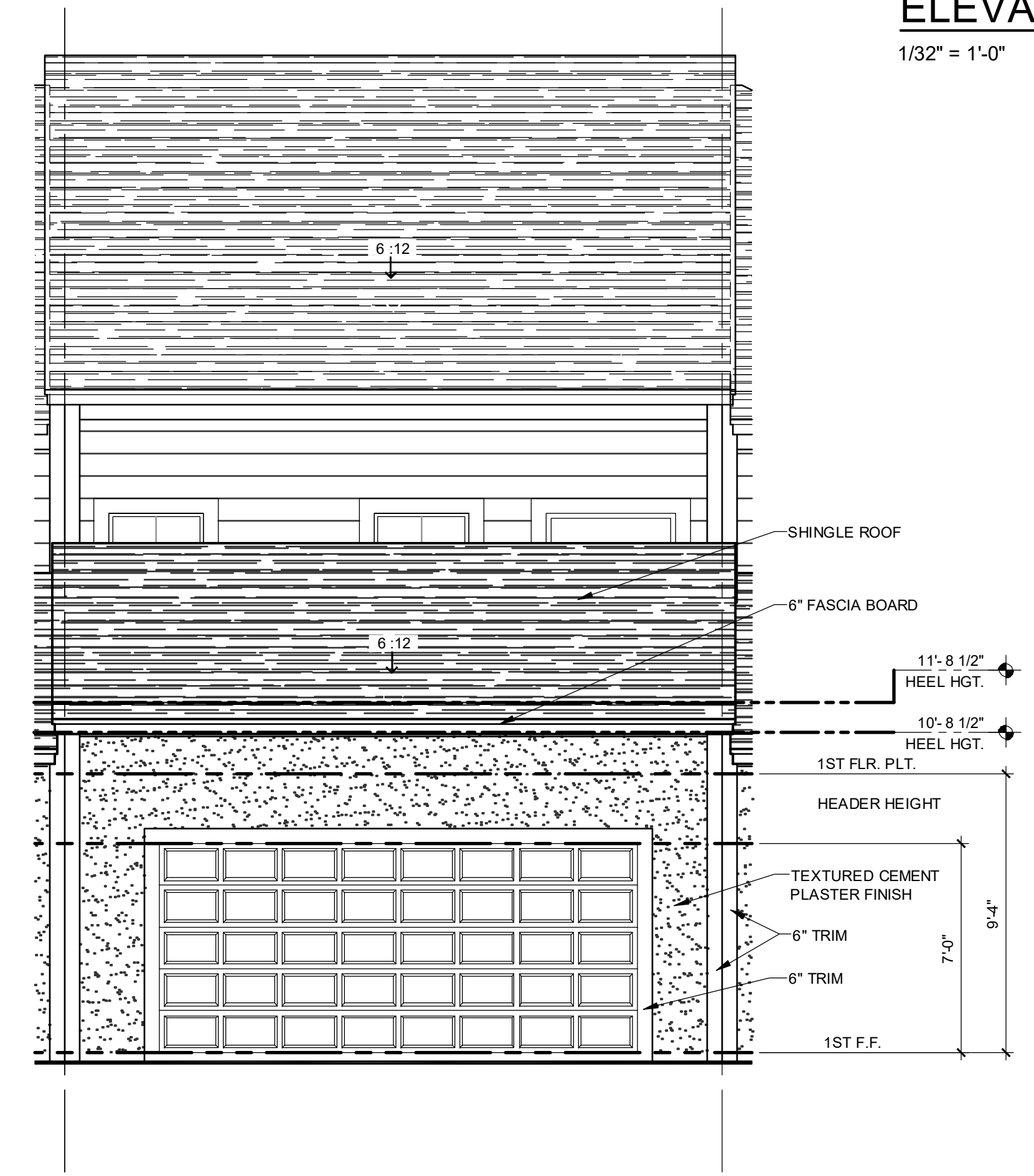
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL and is certified as such.

DISCLAIMER

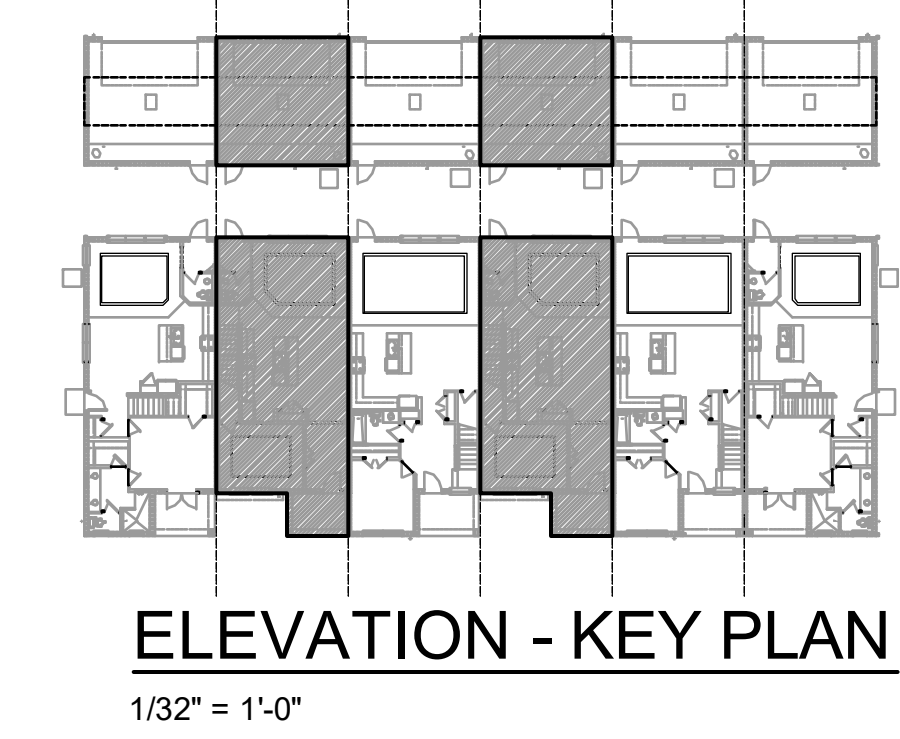
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**1840 - JEFFERSON
FRONT ELEVATION "A" - GARAGE**
1/4" = 1'-0"



**1840 - JEFFERSON
REAR ELEVATION "A" - GARAGE**
1/4" = 1'-0"



ELEVATION - KEY PLAN
1/32" = 1'-0"

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□ SCOTT LEVONOVSKI, PE, F.I., #7799
□ TERRY BAO, F.I., #114402
□ JEFFREY W. BROWN, F.I., #114402
AT THE TIME OF THIS DOCUMENTATION, ALL PROFESSIONALS WERE ACTIVE AND IN GOOD STANDING WITH THEIR RESPECTIVE BOARDS.

PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

title:
**1840 - JEFFERSON
EXT. ELEVATIONS**

project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

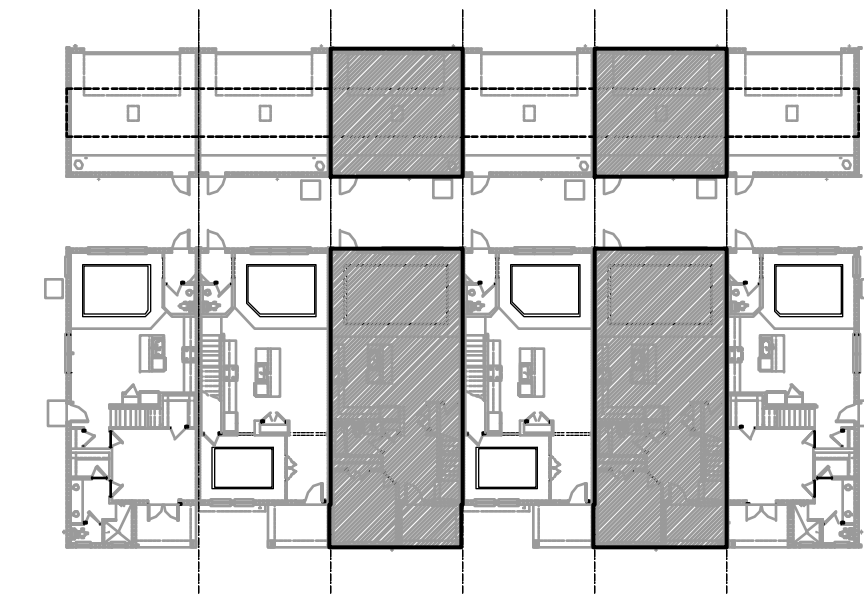
**2.2B
ELEV. A**

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

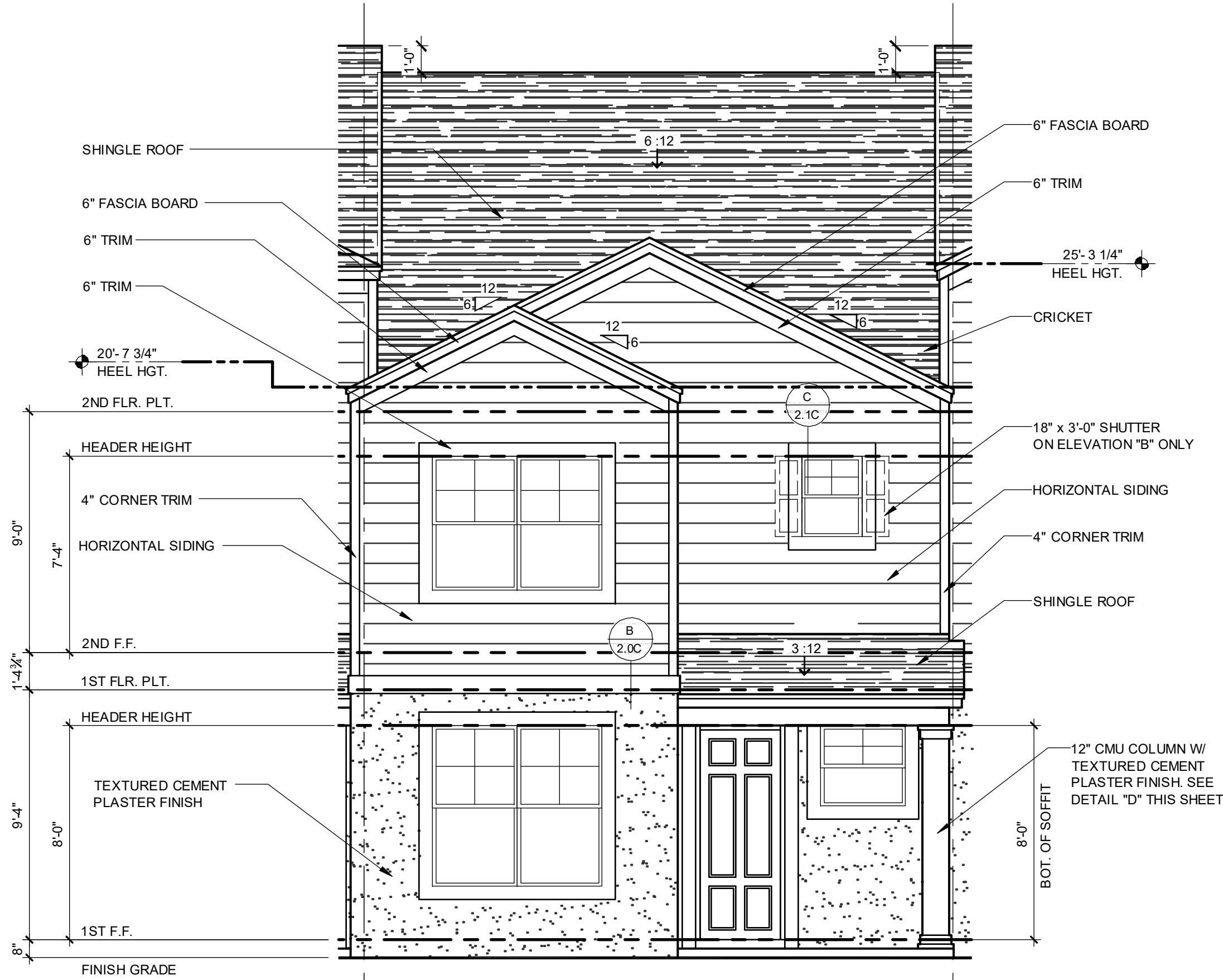
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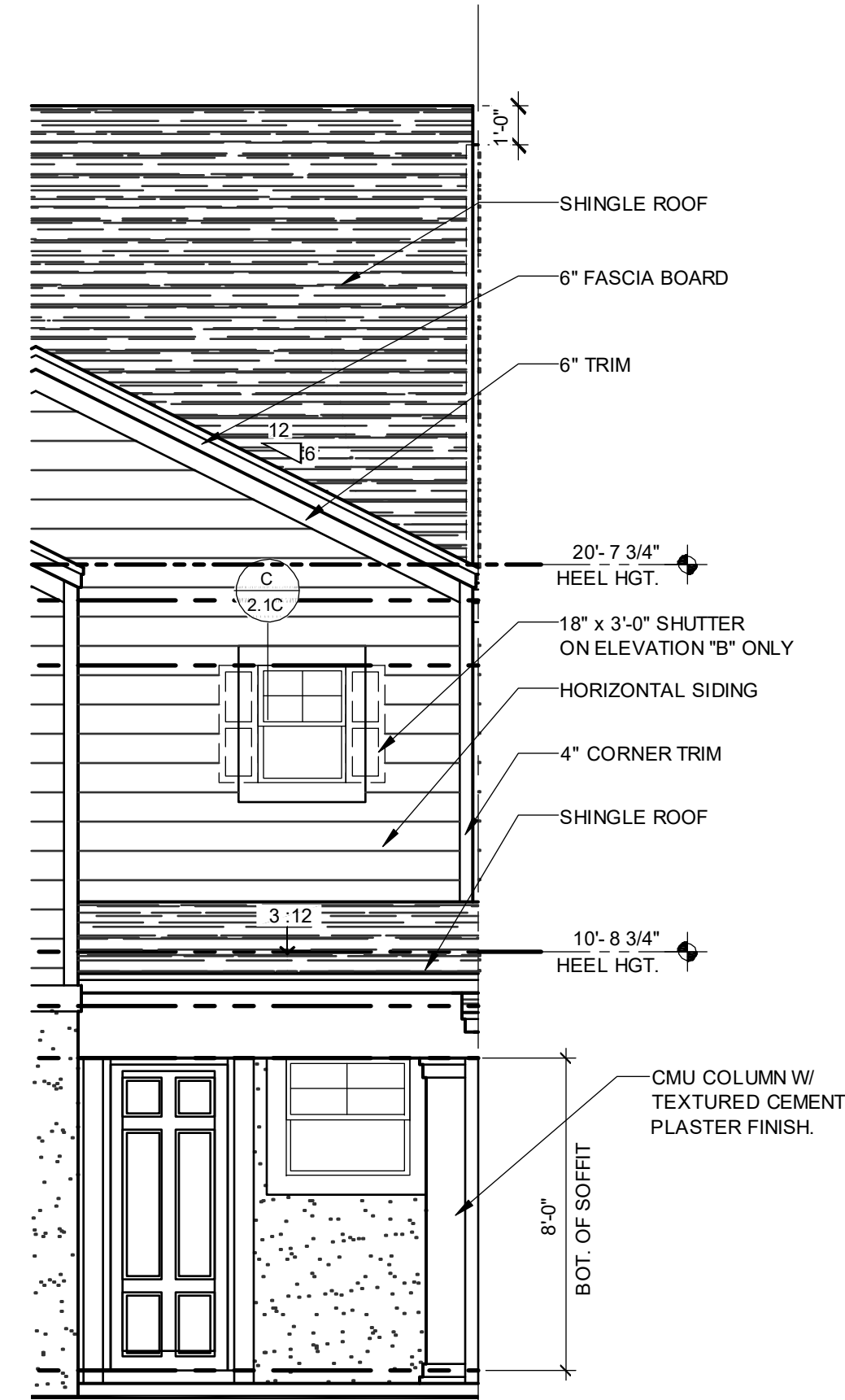
G.C. TO VERIFY FASCIA CALLOUT



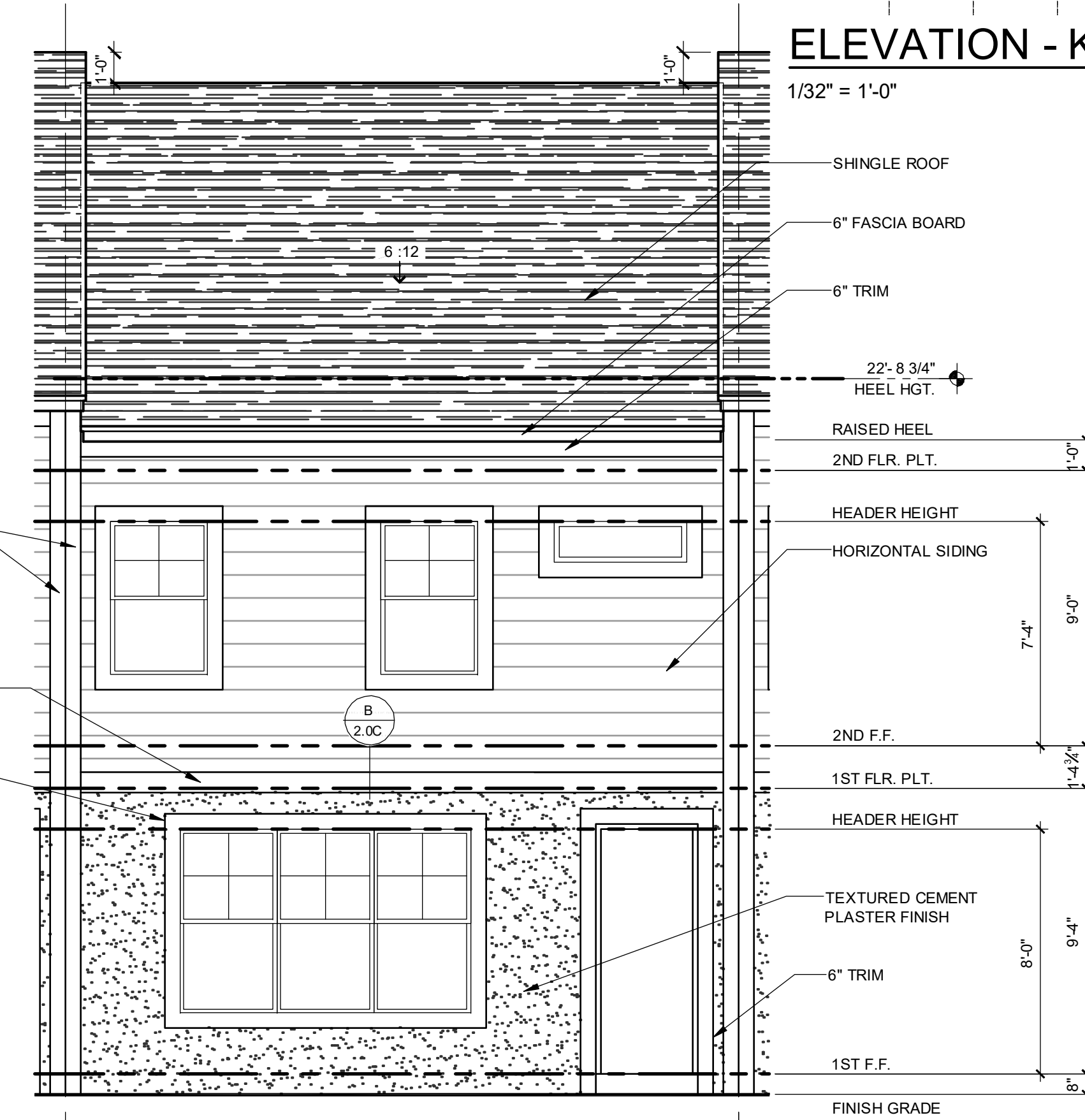
ELEVATION - KEY PLAN
1/32" = 1'-0"



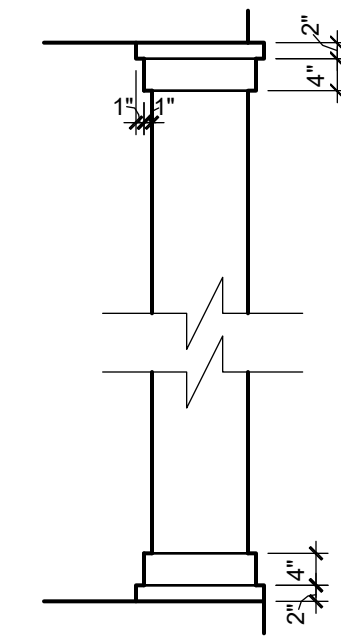
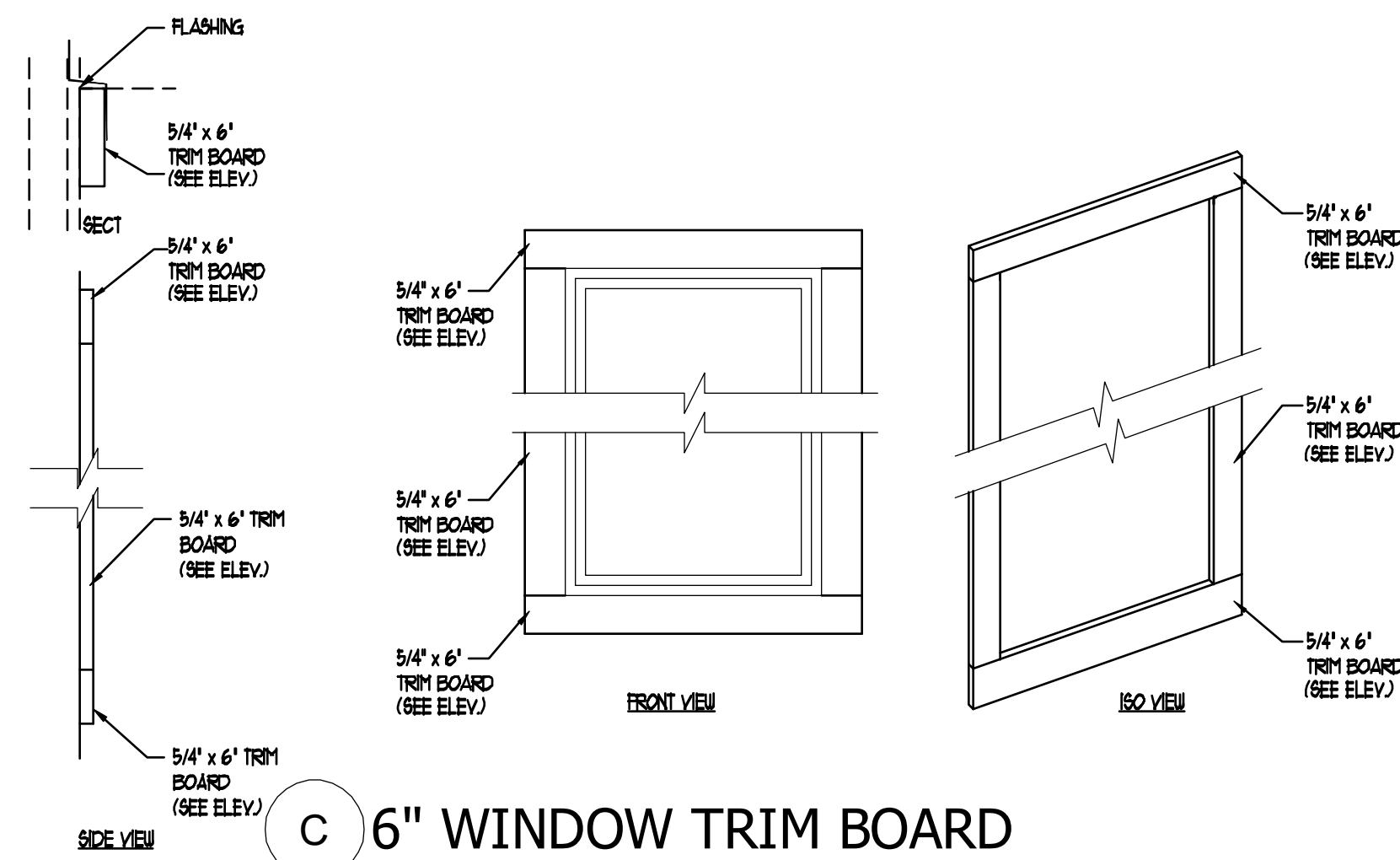
2024 - MADISON FRONT ELEVATION "A"
1/4" = 1'-0"



2024 - MADISON NEXT TO ADAMS REVERSED
1/4" = 1'-0"



2024 - MADISON REAR ELEVATION "A"
1/4" = 1'-0"



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REGISTERED ARCHITECTS
CARLA A. BROWN, PE, F.L.A. #5128
SCOTT LEVONEN, PE, F.L.A. #7799
FRED RAO, PE, F.L.A. #4452
11/2020

PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

title:
2024 - MADISON
EXT. ELEVATIONS

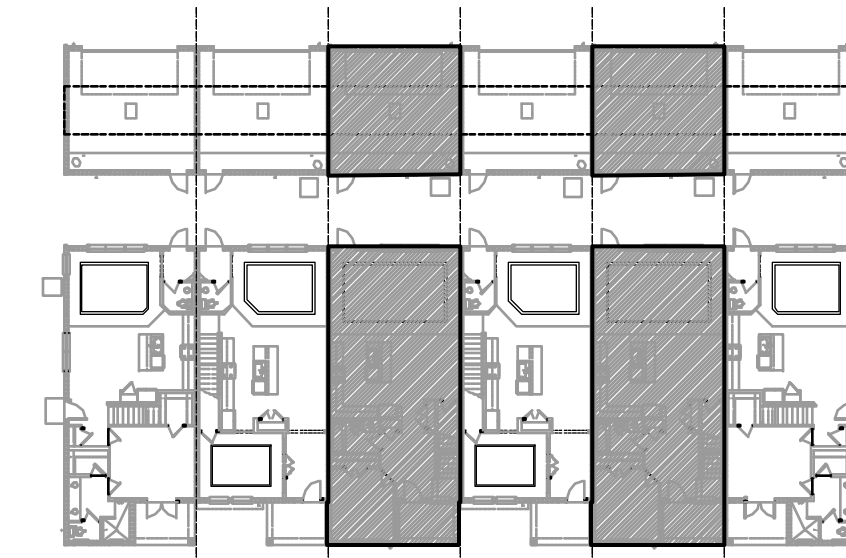
project no. 2022144
checked: AB
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date: 05-19-22
scale: AS SHOWN

2.1C
ELEV. A

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

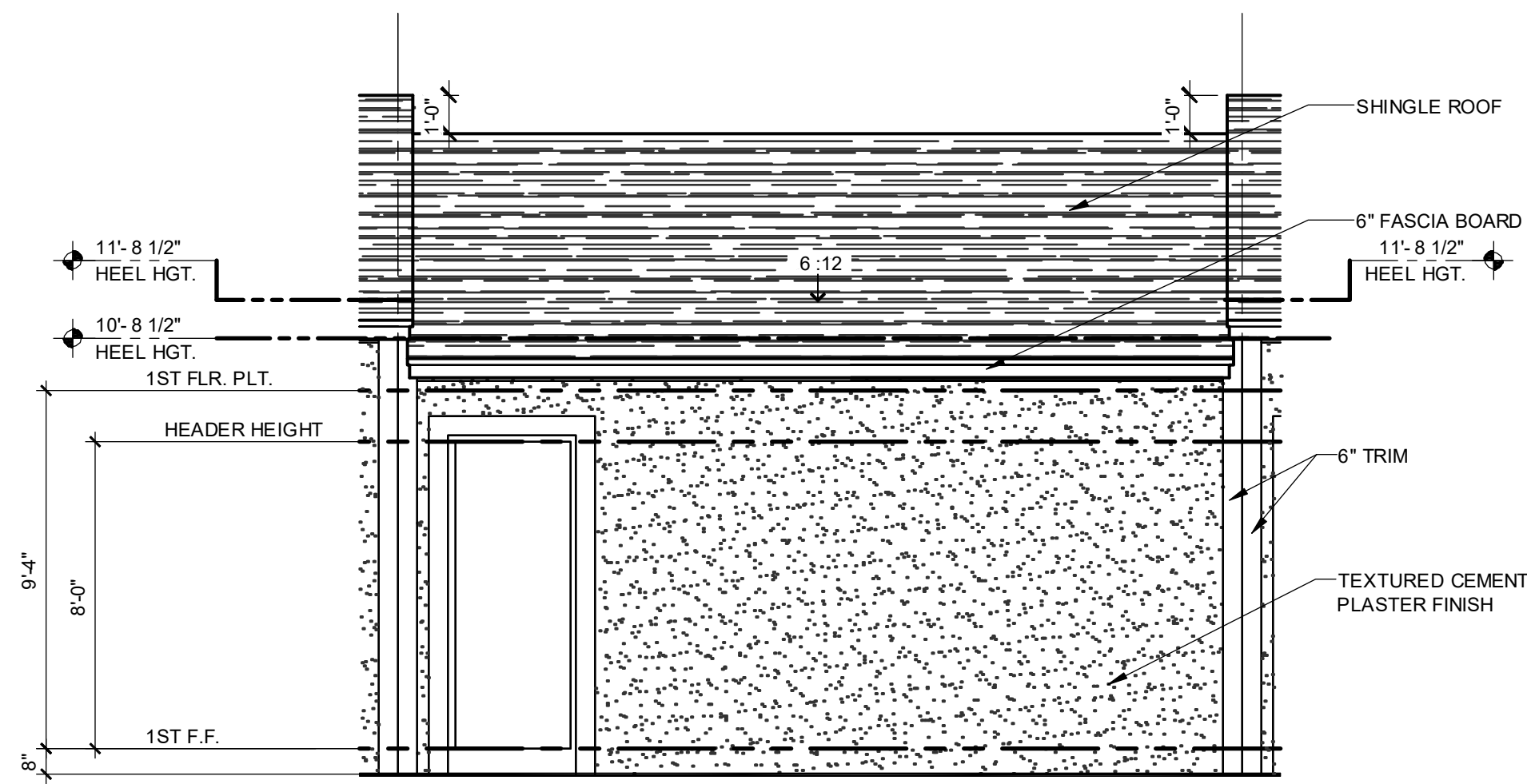
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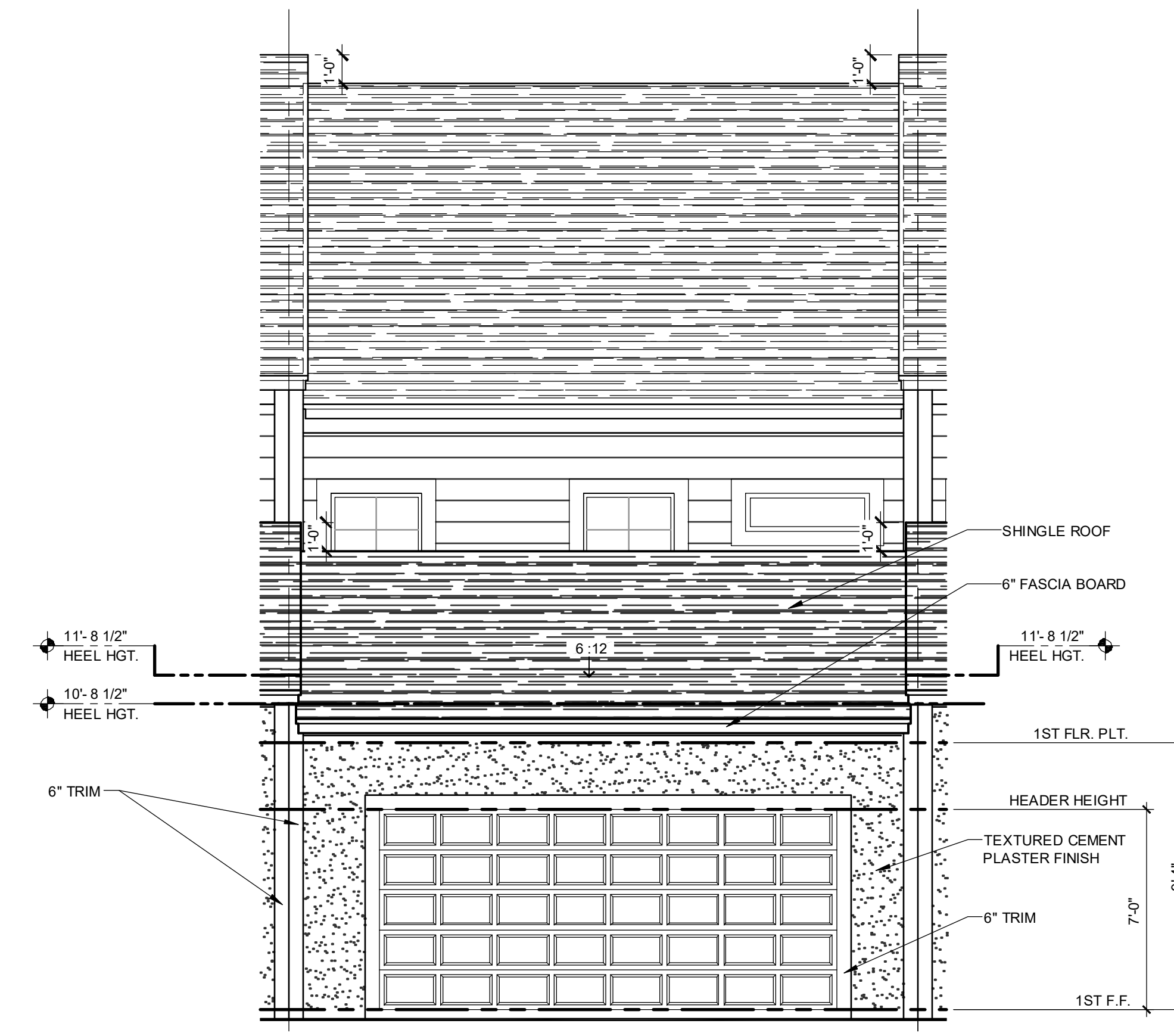
ELEVATION - KEY PLAN

1/32" = 1'-0"



**2024 - MADISON
FRONT ELEVATION "A" - GARAGE**

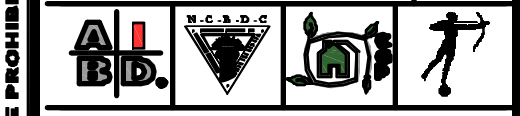
1/4" = 1'-0"



**2024 - MADISON
REAR ELEVATION "A" - GARAGE**

1/4" = 1'-0"

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Bartonsville, VA 22801
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□ SCOTT LEVONEN, PE - FL # 77799
□ FRED RAO, PE - FL # 64402
□ JEFFREY W. HARRIS, PE - FL # 11170
AT THE TIME OF THIS CERTIFICATION, ALL PROFESSIONALS WERE ACTIVE AND IN GOOD STANDING WITH THEIR RESPECTIVE BOARDS.

**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title:
**2024 - MADISON
EXT. ELEVATIONS**

project no. 2022144
checked: AB
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date: 05-19-22
scale: AS SHOWN

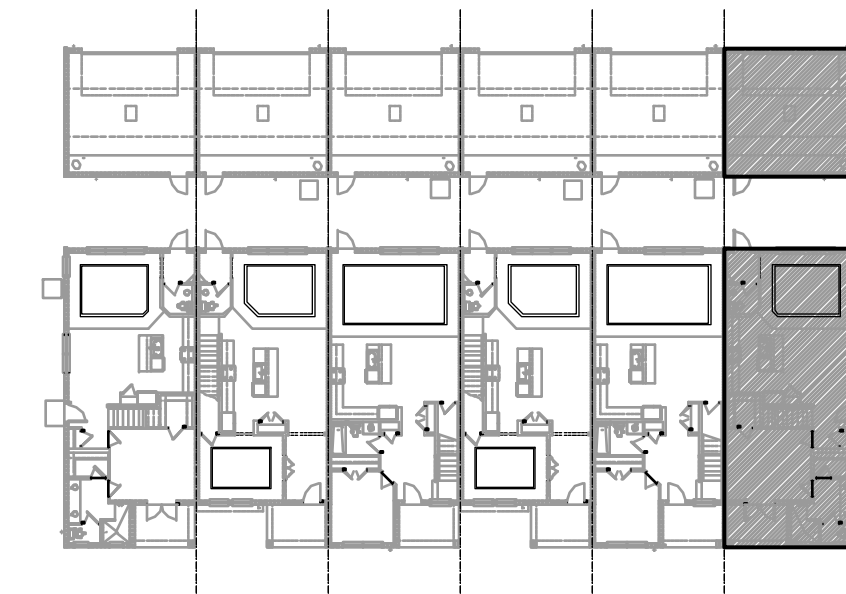
**2.2C
ELEV. A**

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

DISCLAIMER

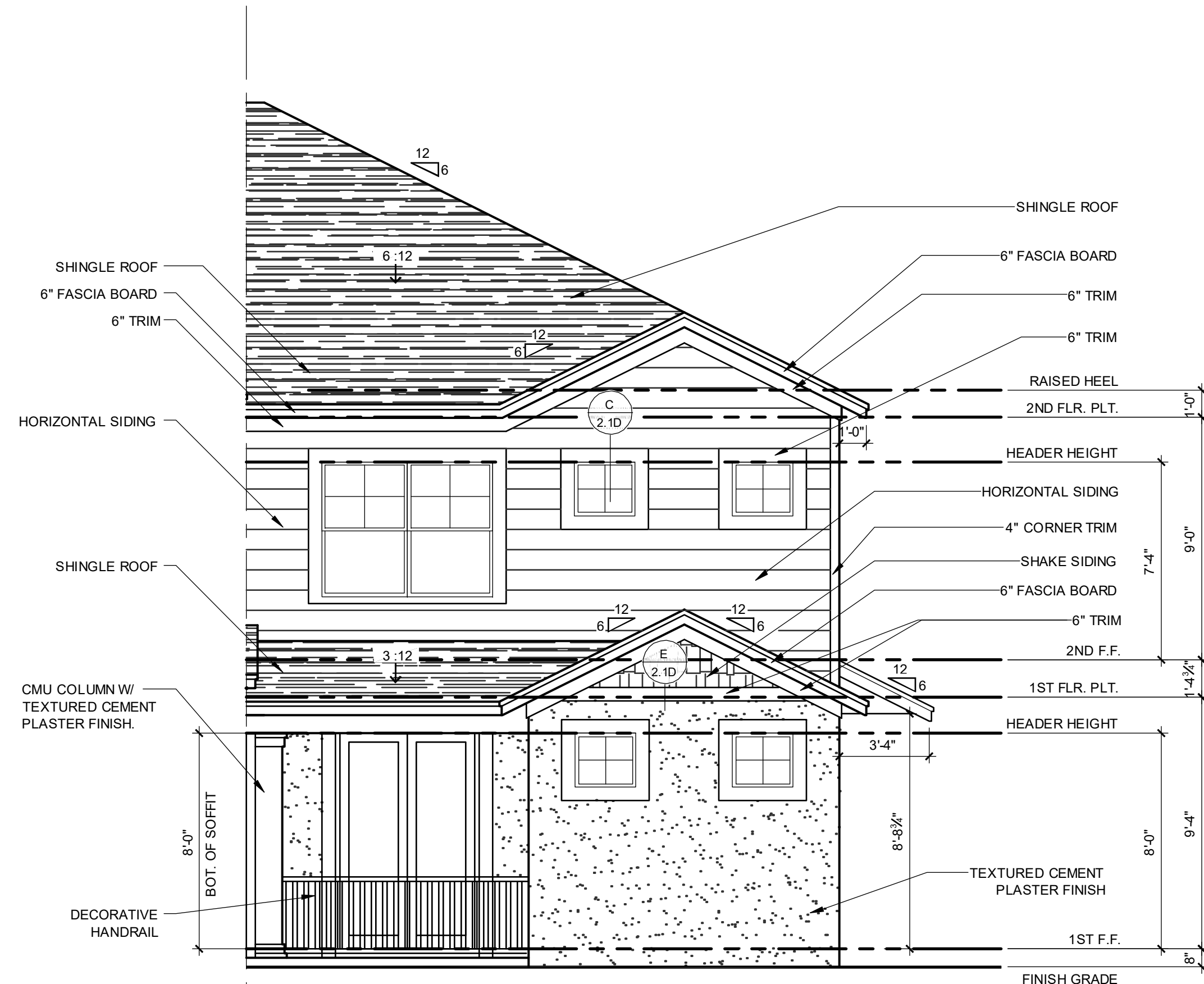
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G.C. TO VERIFY FASCIA CALLOUT



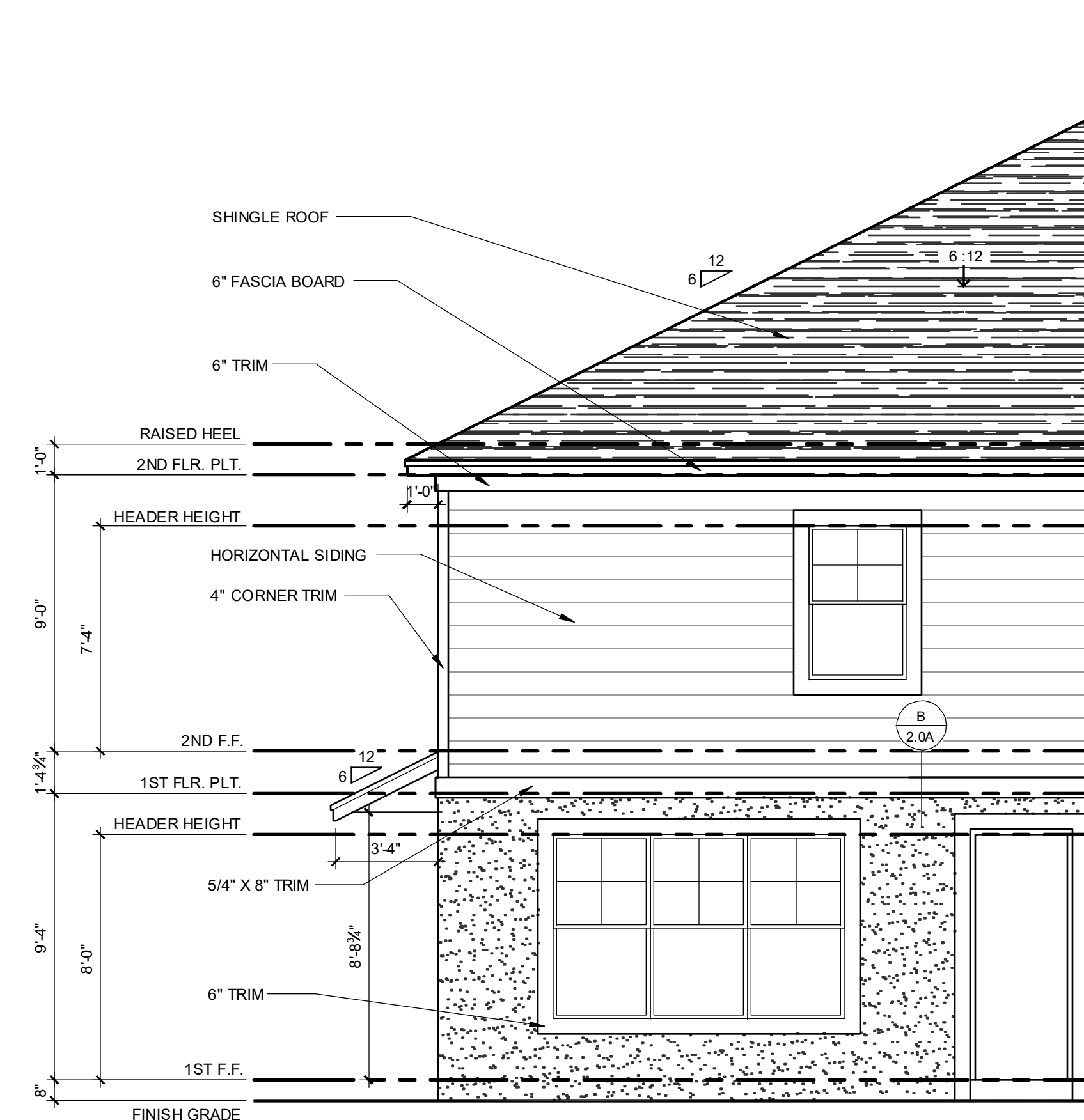
ELEVATION - KEY PLAN

1/32" = 1'-0"



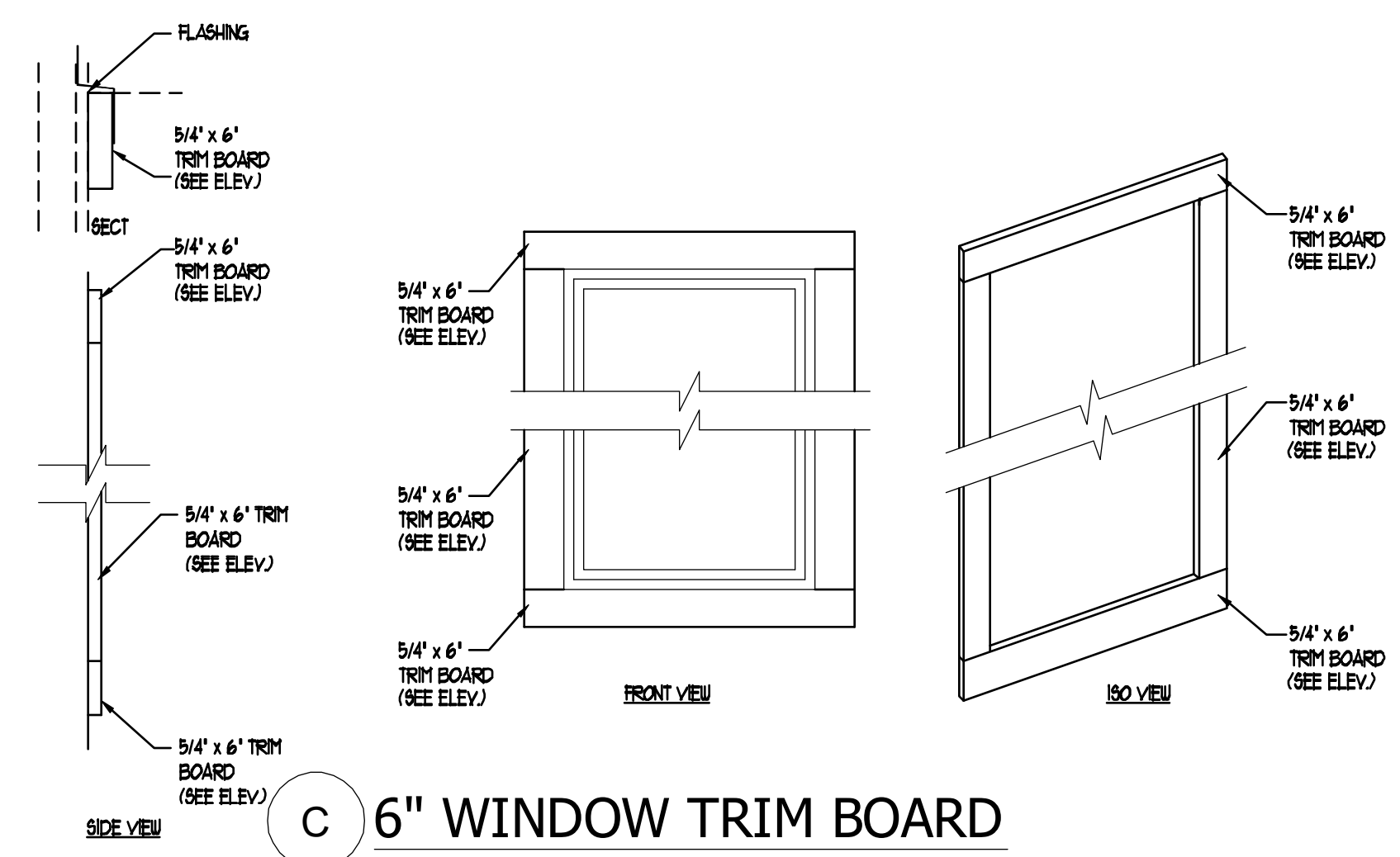
1914 - ADAMS REVERSED FRONT ELEVATION "A"

1/4" = 1'-0"



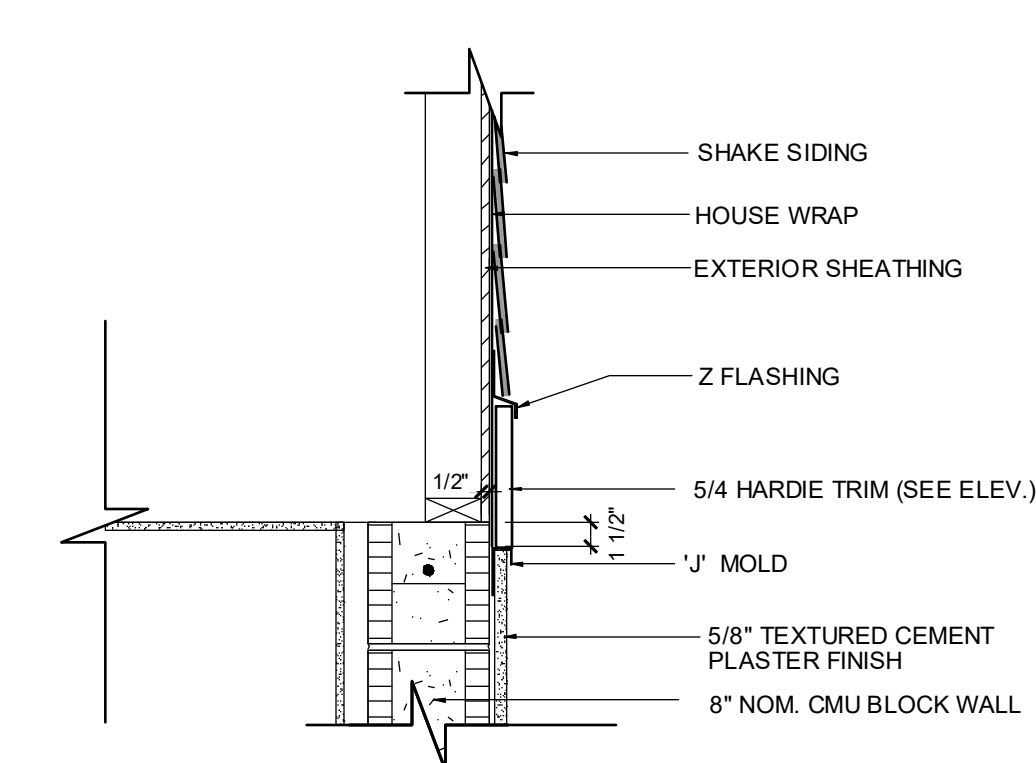
1914 - ADAMS REVERSED REAR ELEVATION "A"

1/4" = 1'-0"



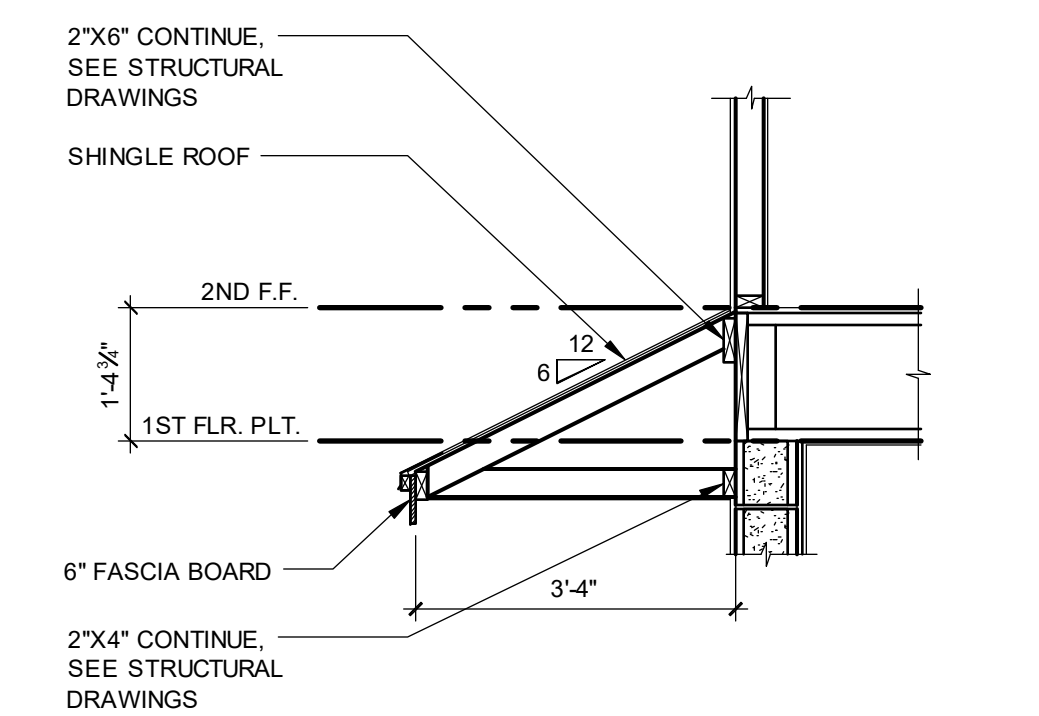
C 6" WINDOW TRIM BOARD

SCALE: N.T.S.



E SHAKE SIDING AT GABLE

SCALE: 1" = 1'-0"



F SHED ROOF SECTION

SCALE: 1/2" = 1'-0"

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REGISTERED ARCHITECT
TERRY L. BROWN, PE, F.A.S.A.
REGISTERED ARCHITECT
JAMES W. BROWN, PE, F.A.S.A.

**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title:
**1914 - ADAMS
EXT. ELEVATIONS**

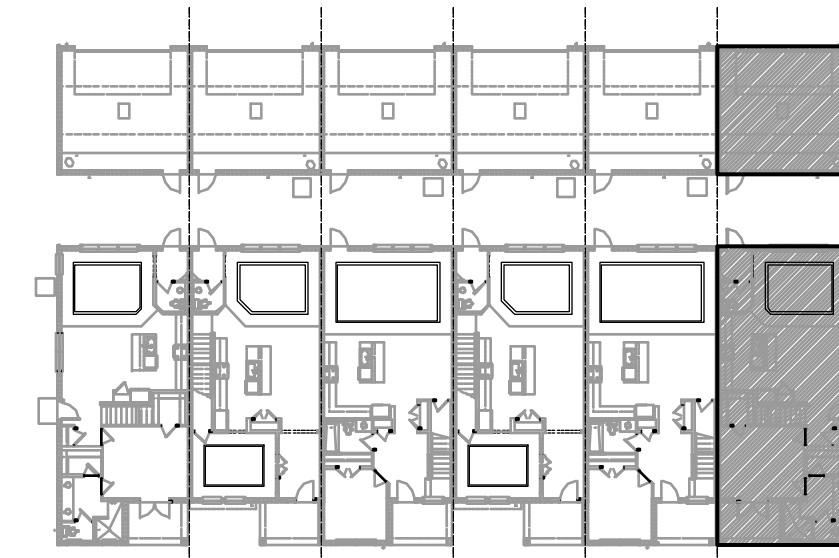
project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

**2.1D
ELEV. A**

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

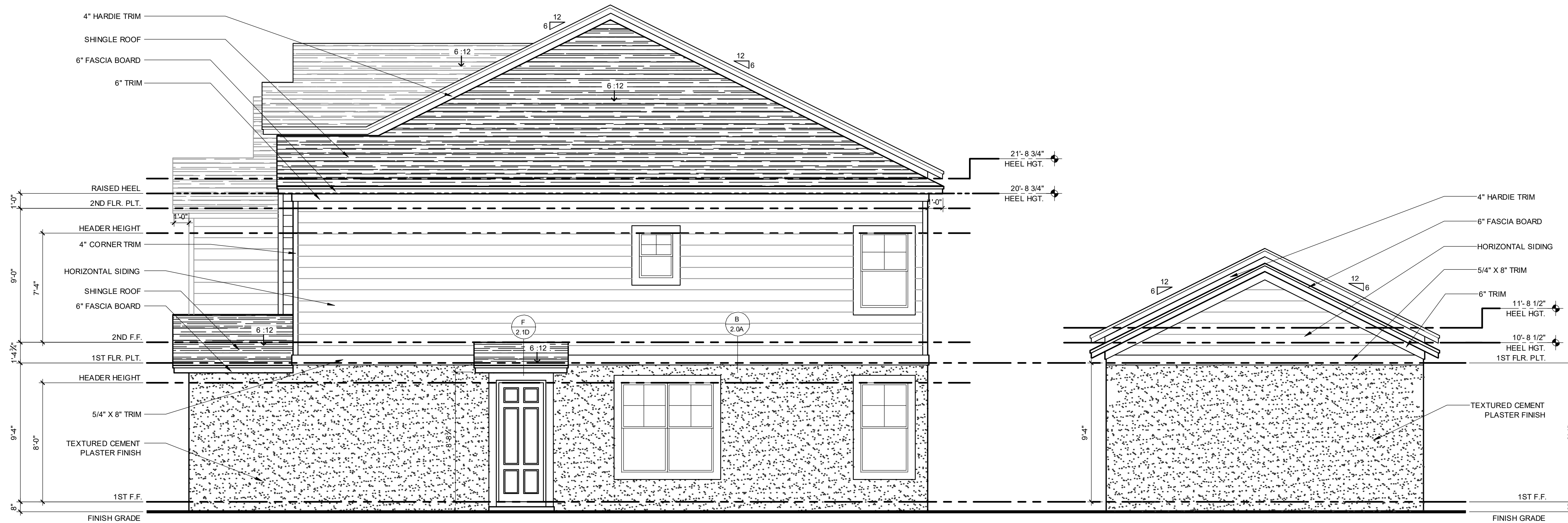
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ELEVATION - KEY PLAN

1/32" = 1'-0"



**1914 - ADAMS REVERSED
RIGHT ELEVATION "A"**

1/4" = 1'-0"

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□ JAMES W. BROWN, PE - FL # 11,200
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**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title:
**1914 - ADAMS
EXT. ELEVATIONS**

project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

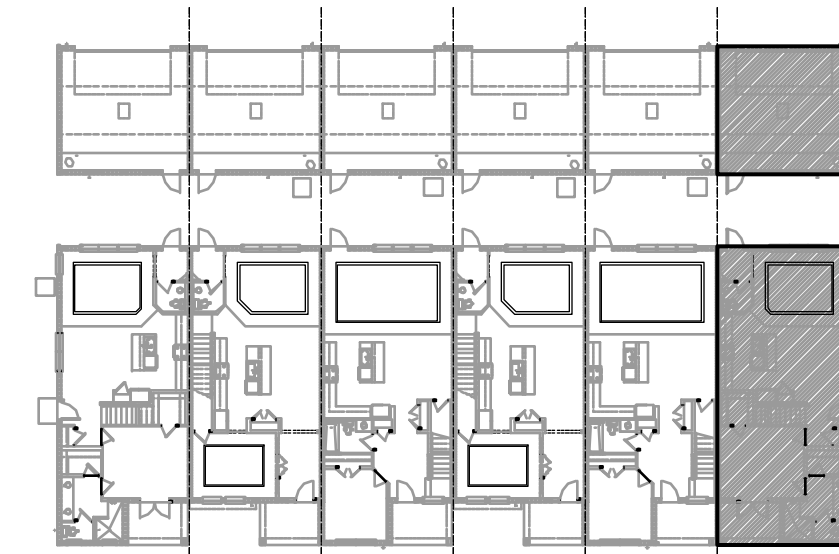
**2.2D
ELEV. A**

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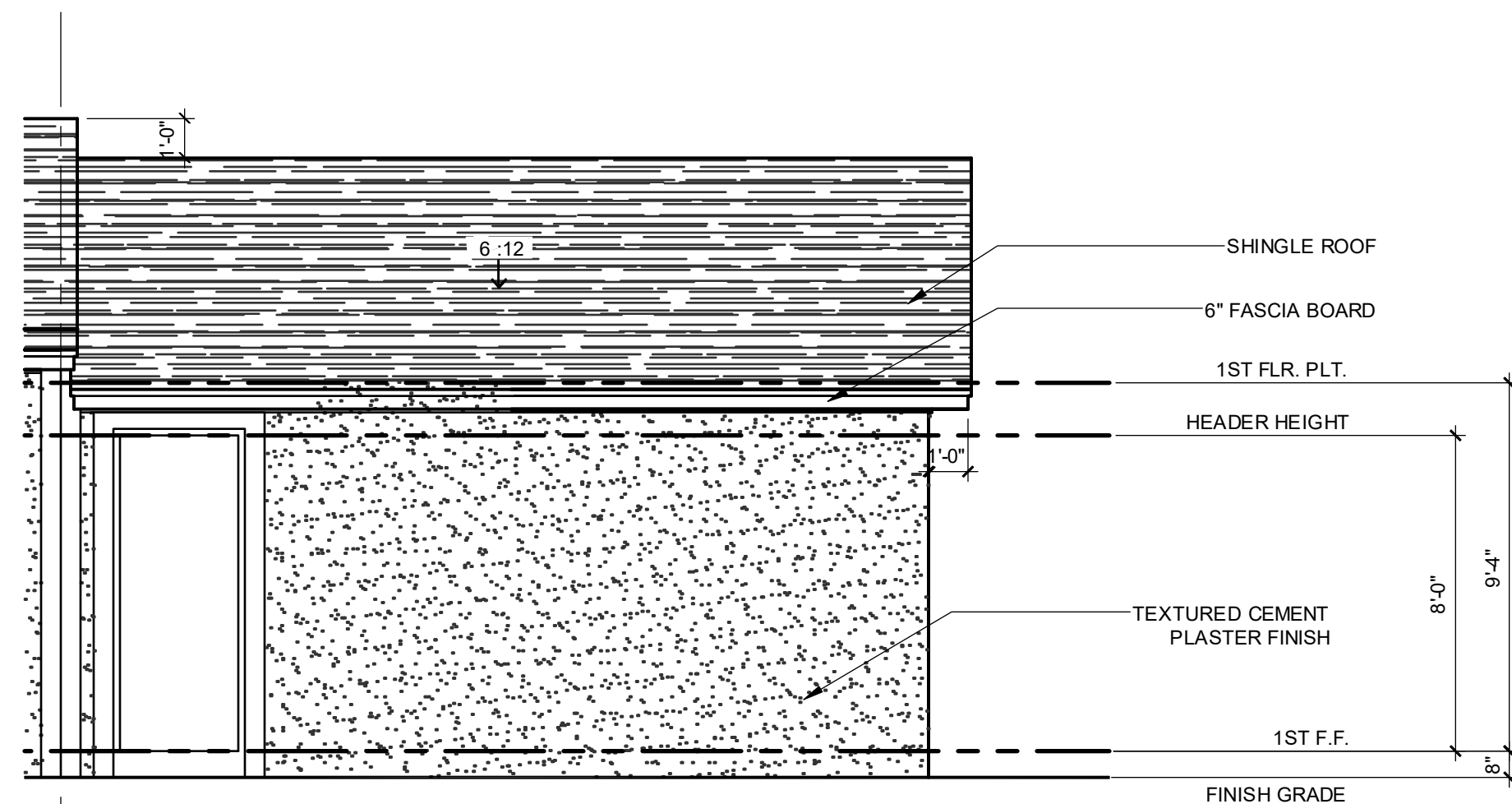
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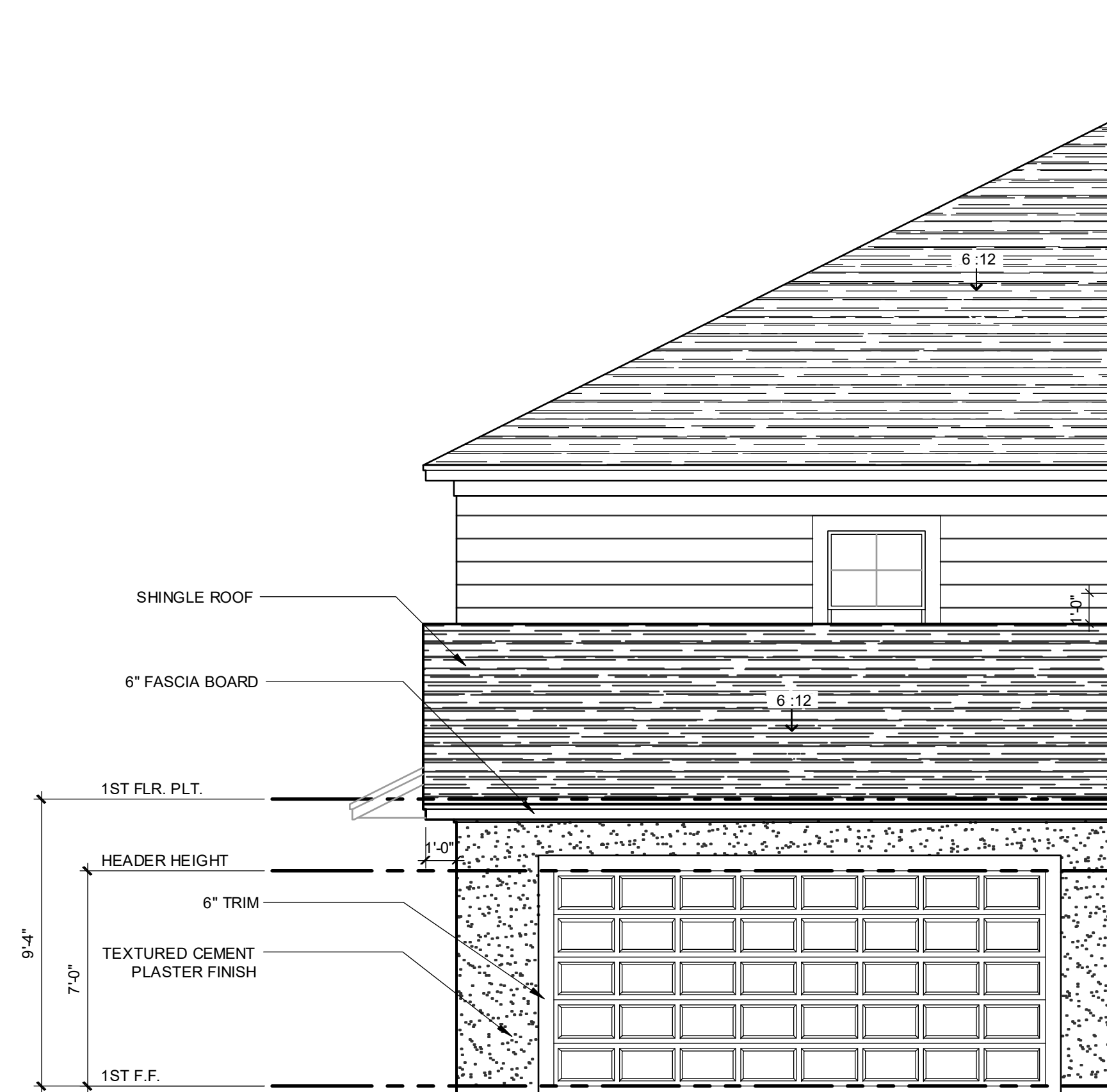
ELEVATION - KEY PLAN

1/32" = 1'-0"



1914 - ADAMS REVERSED FRONT ELEVATION "A" - GARAGE

1/4" = 1'-0"



1914 - ADAMS REVERSED REAR ELEVATION "A" - GARAGE

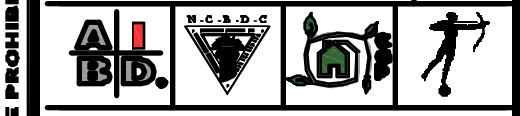
1/4" = 1'-0"

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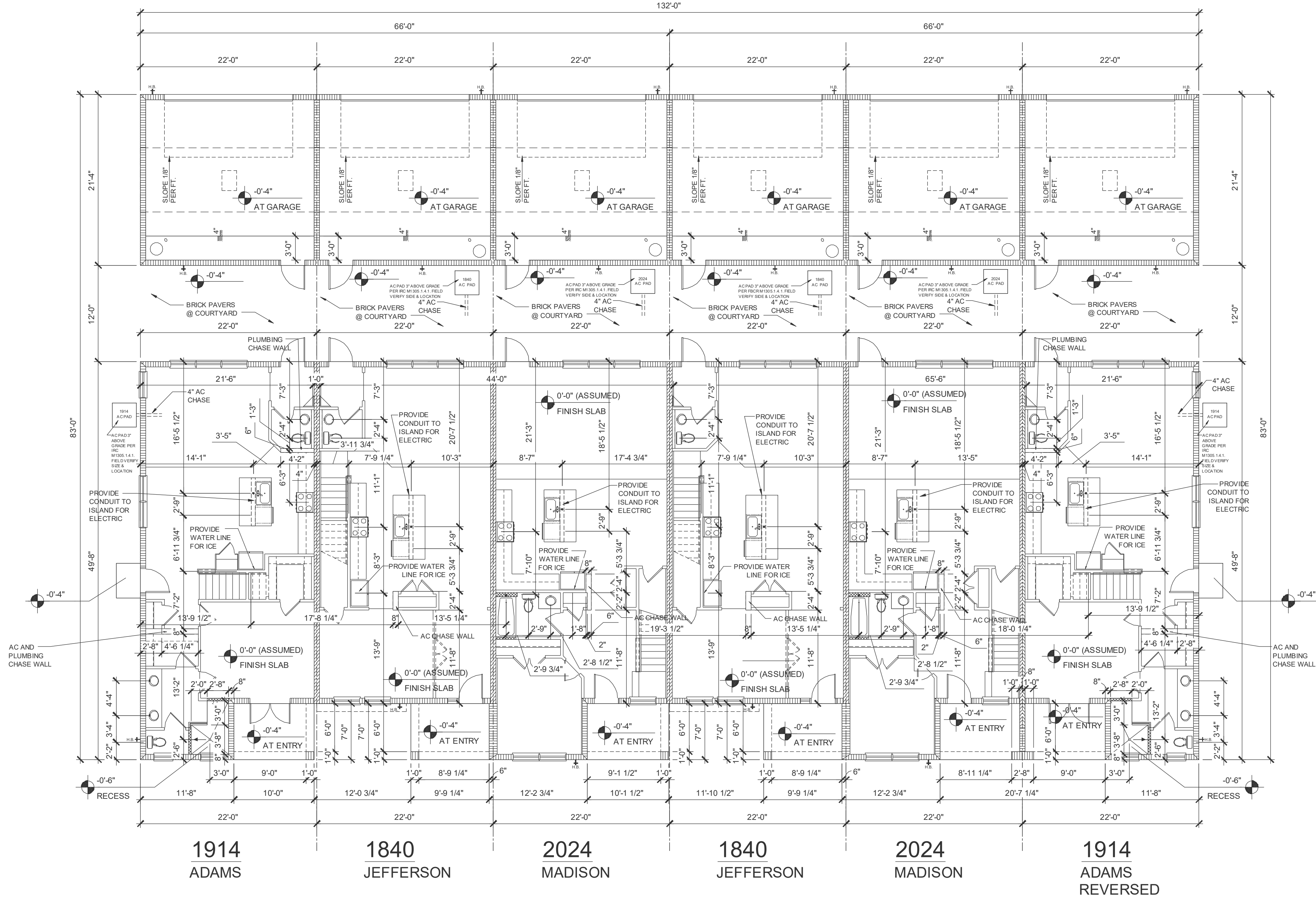
PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

title:
1914 - ADAMS EXT. ELEVATIONS

project no. 2022144
 checked: AB
 drawn: BF
 date: 05-19-22
 scale: AS SHOWN

2.3D ELEV. A

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED



SLAB INTERFACE PLAN - 6 UNIT
 1/8" = 1'-0"

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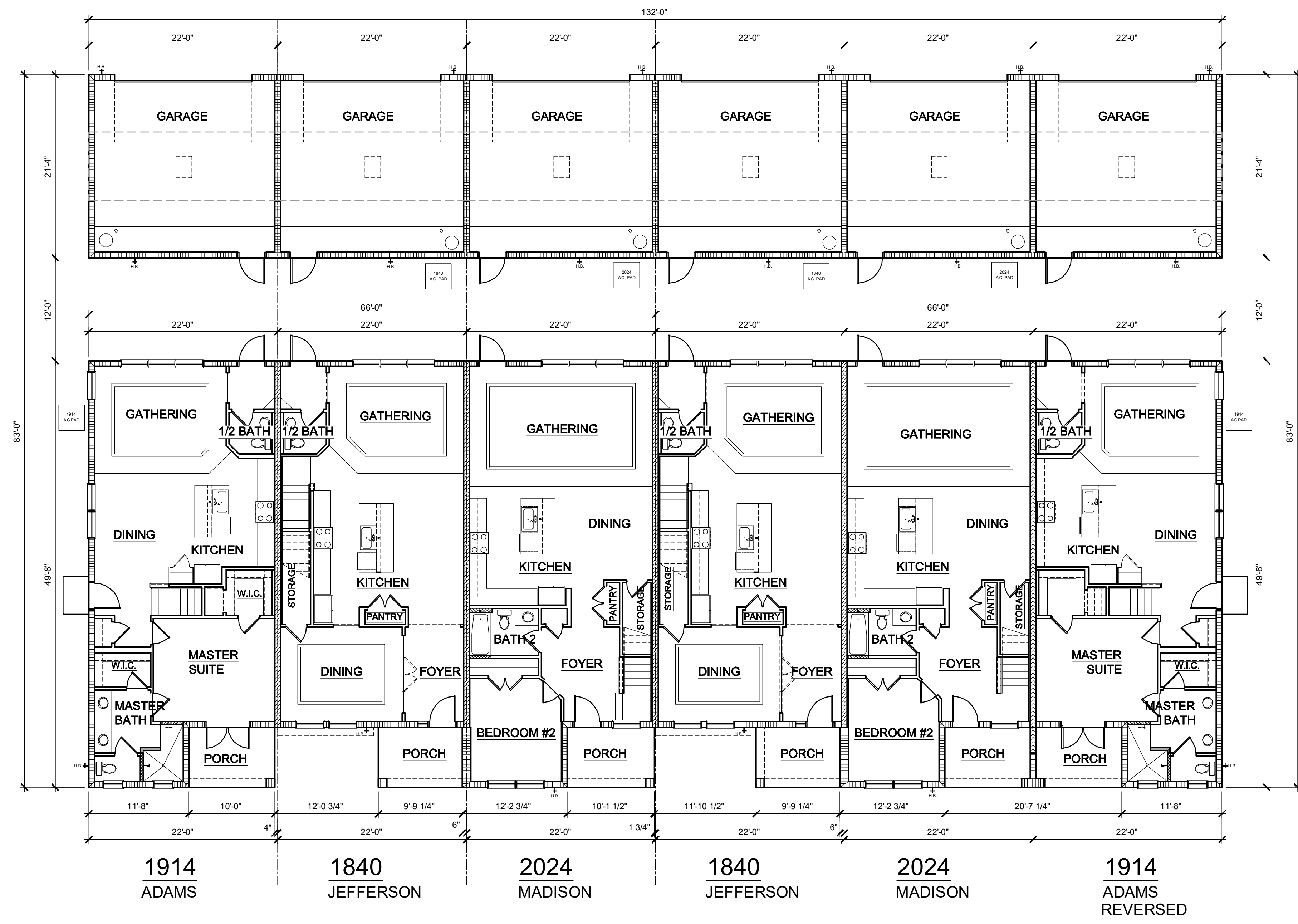
PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

Title:
6 UNIT / 2-STORY
SLAB INTERFACE

project no. 2022144
 checked: AB
 drawn: BF
 date: 05-19-22
 scale: AS SHOWN

3.0
ELEV. A

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED



1ST FLOOR PLAN - 6 UNIT
1/8" = 1'-0"

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WALL LEGEND	
INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING), 9'-4" TOP OF CMU	
INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING), 10'-8" TOP OF CMU	
INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING), 10'-8" TOP OF CMU	
INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.	
INDICATES 2X WOOD PARTITIONS (NON LOAD BEARING INTERIOR PARTITIONS ONLY), (U.N.O.)	
INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.	
INDICATES INSULATED WALLS	

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**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title:
**6 UNIT / 2-STORY
1ST FLOOR PLAN**

project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

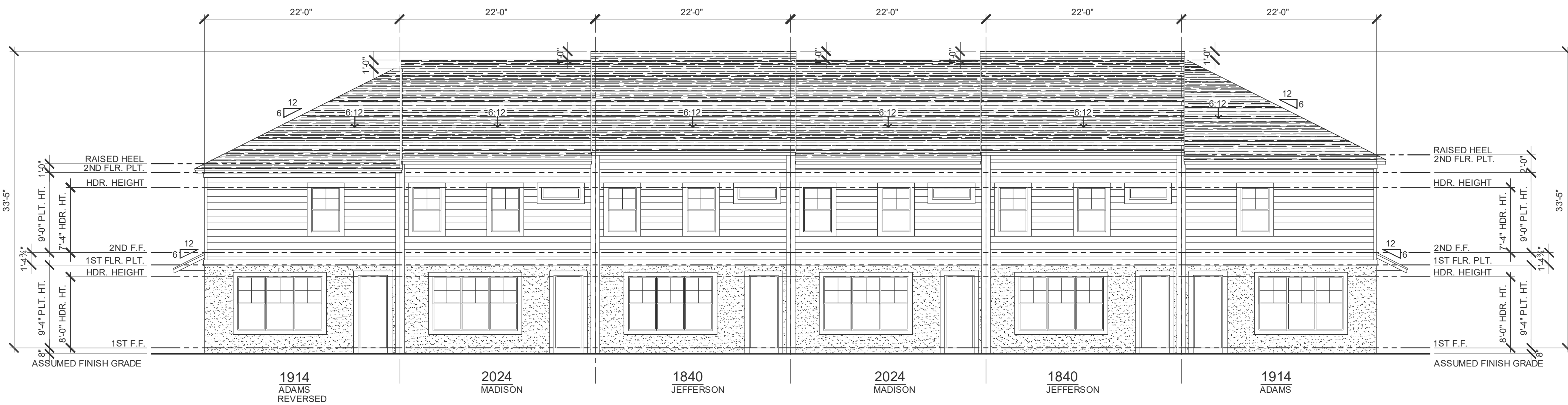
**3.1
ELEV. A**

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

The structural design of this building is in accordance with the FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL and is certified as such.



FRONT ELEVATION - 6 UNIT
1/8" = 1'-0"



REAR ELEVATION - 6 UNIT
1/8" = 1'-0"

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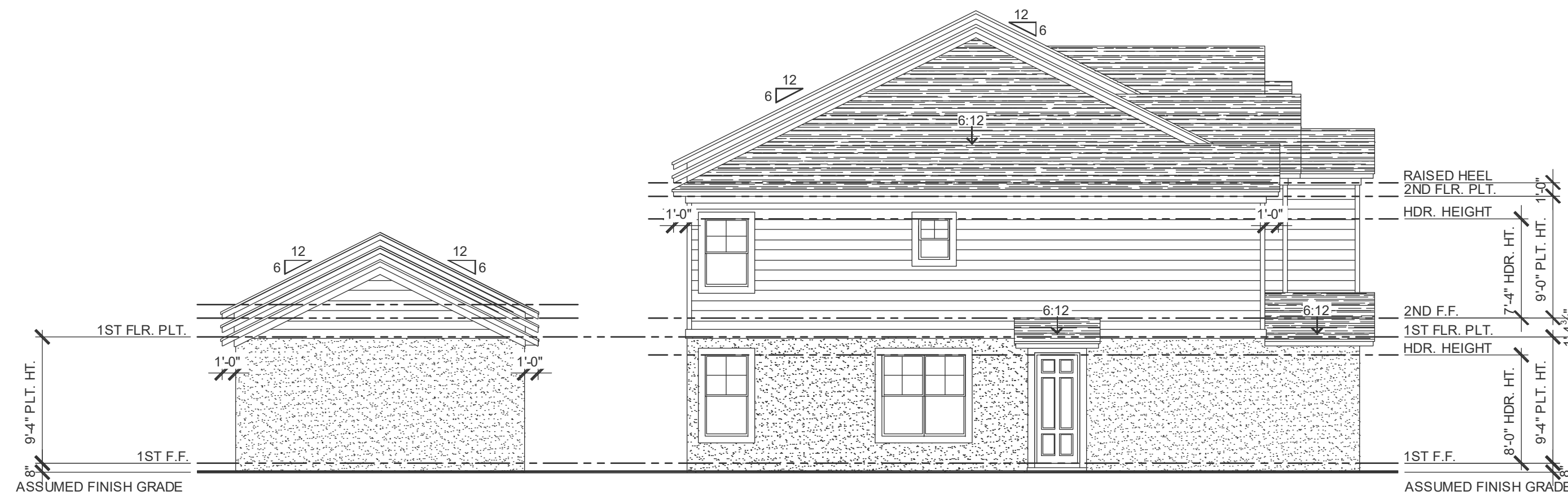


PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

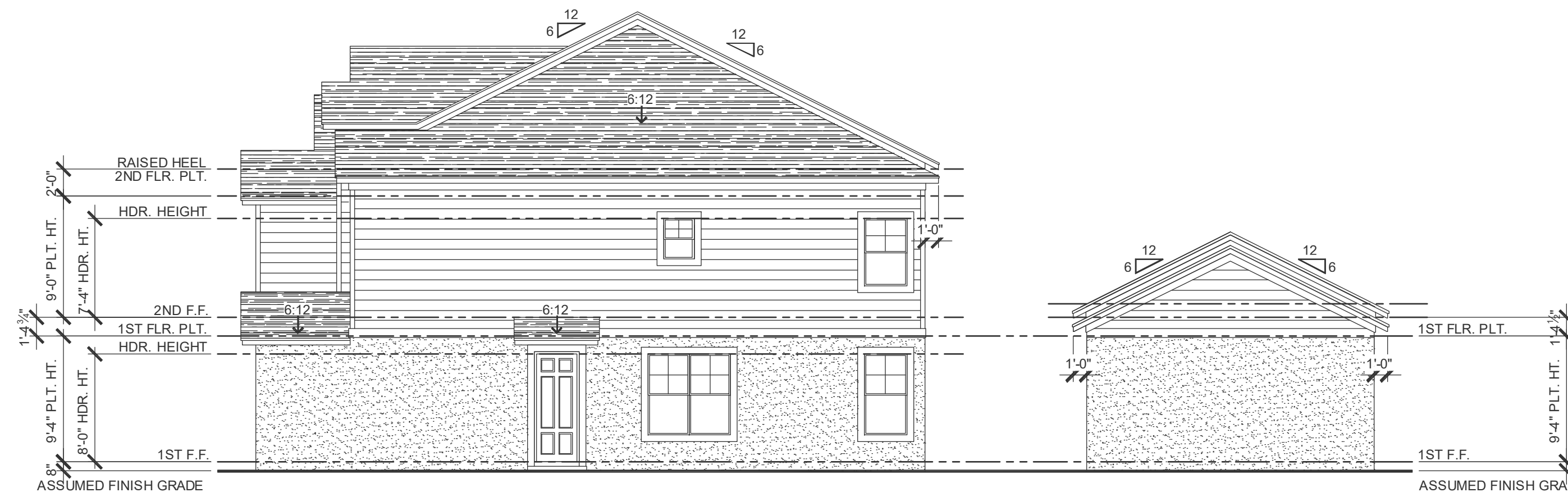
title: **6 UNIT EXT. ELEVATIONS**
project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN
3.3A
ELEV. A

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1914
ADAMS
LEFT ELEVATION - 6 UNIT
1/8" = 1'-0"



1914
ADAMS
REVERSED
RIGHT ELEVATION - 6 UNIT
1/8" = 1'-0"

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**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

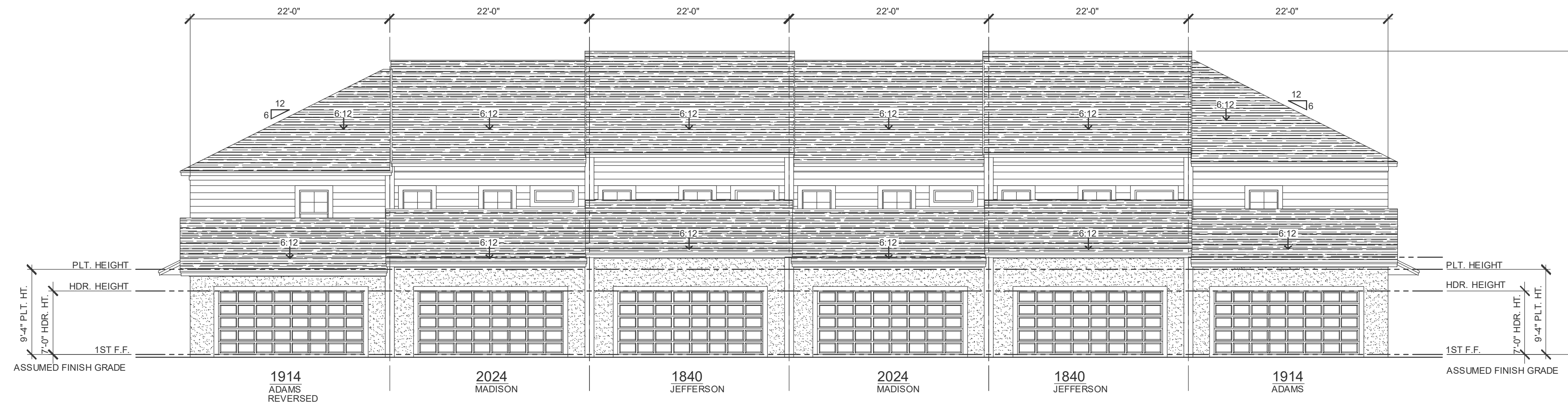
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**6 UNIT
EXT. ELEVATIONS**

project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

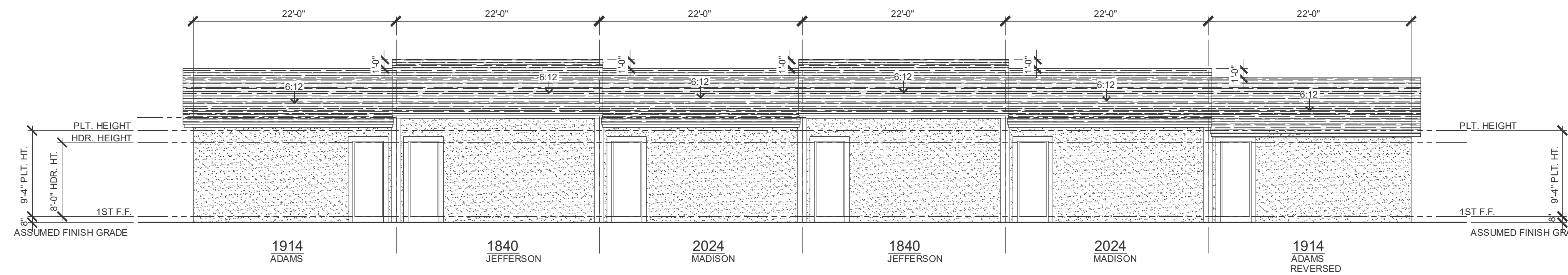
**3.3B
ELEV. A**

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**GARAGE
REAR ELEVATION - 6 UNIT**
1/8" = 1'-0"



**GARAGE
FRONT ELEVATION - 6 UNIT**
1/8" = 1'-0"

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11/2024

**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

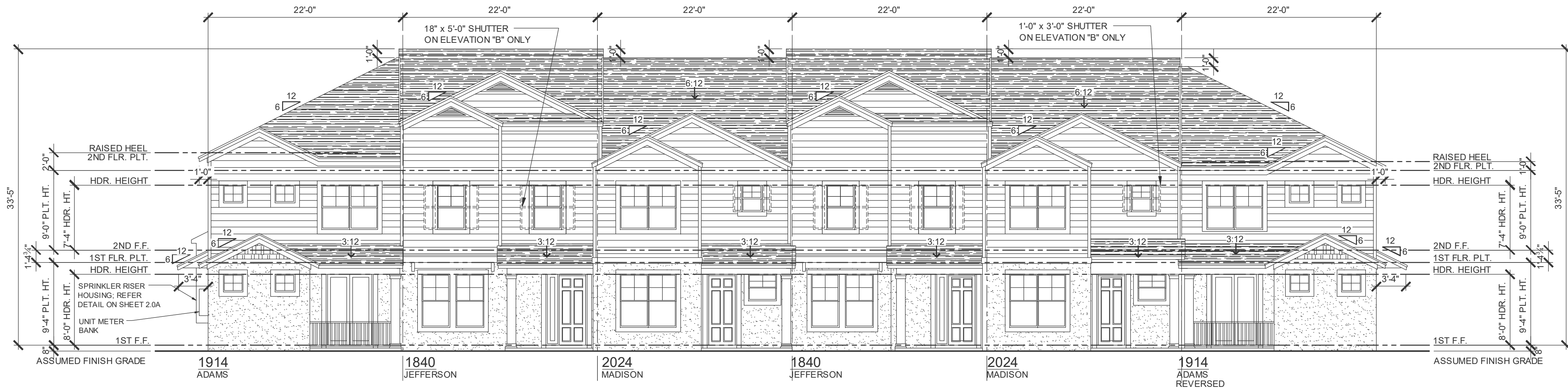
title:
**6 UNIT
EXT. ELEVATIONS**

project no. 2022144
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date: 05-19-22
scale: AS SHOWN

**3.3C
ELEV. A**

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FRONT ELEVATION - 6 UNIT
1/8" = 1'-0"



REAR ELEVATION - 6 UNIT
1/8" = 1'-0"

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REGISTERED PROFESSIONAL ARCHITECT
SCOTT LEWIS, PE - F.L.# 77779
REGISTERED PROFESSIONAL ARCHITECT
JAMES W. LEWIS, PE - F.L.# 64402

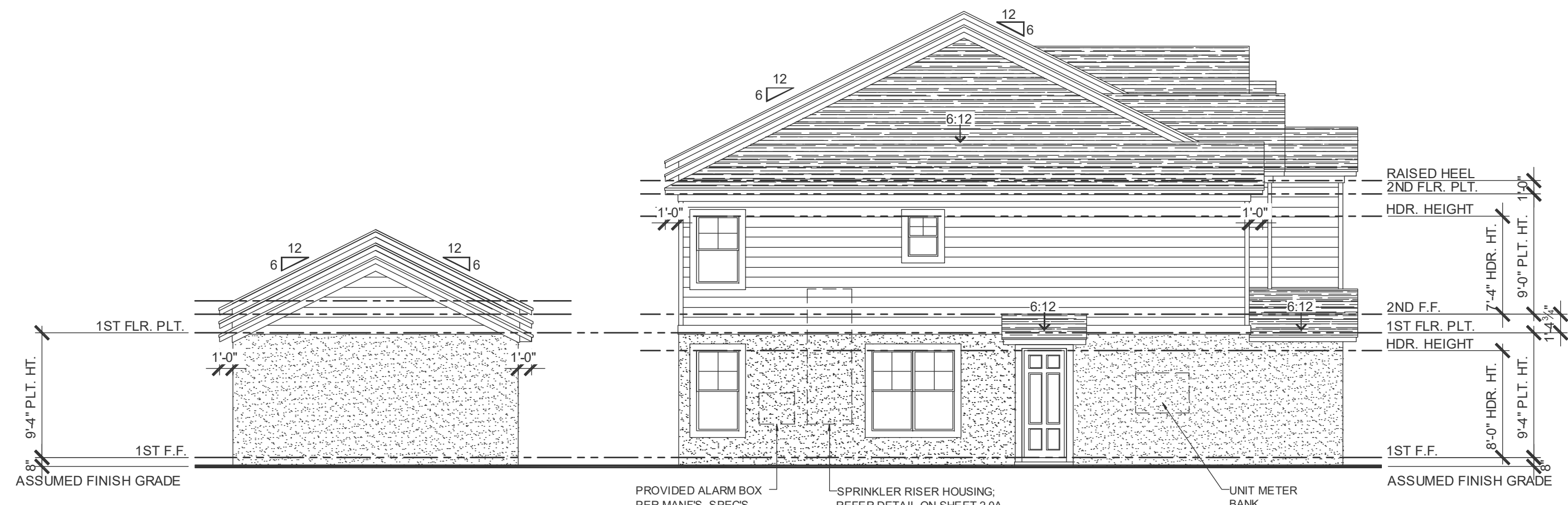
PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

title:
**6 UNIT
EXT. ELEVATIONS**

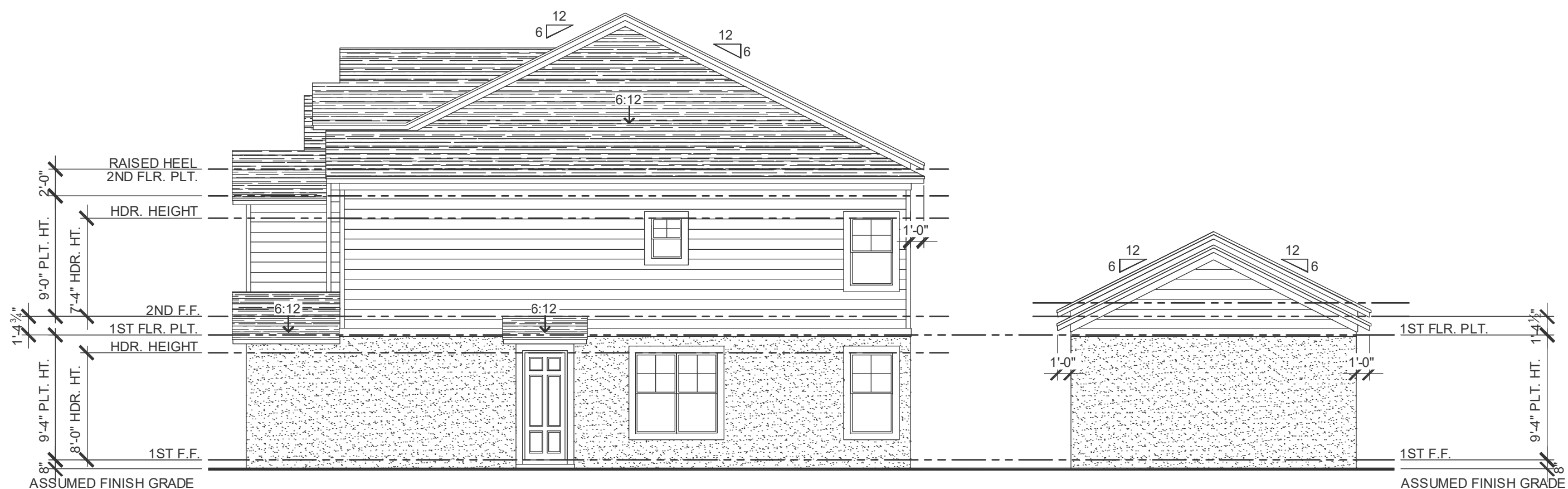
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drawn: BF
date: 05-19-22
scale: AS SHOWN

**3.3A
ELEV. A**

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED



1914
ADAMS
LEFT ELEVATION - 6 UNIT
1/8" = 1'-0"



1914
ADAMS
REVERSED
RIGHT ELEVATION - 6 UNIT
1/8" = 1'-0"

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 SCOTT LEWISOMSKI, PE - FL # 77770
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 JAMES W. HARRIS, PE - FL # 2024
 REGISTERED PROFESSIONAL ENGINEERS
 IN THE STATE OF FLORIDA
 PROFESSIONAL SEAL NO. 11 2024

PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

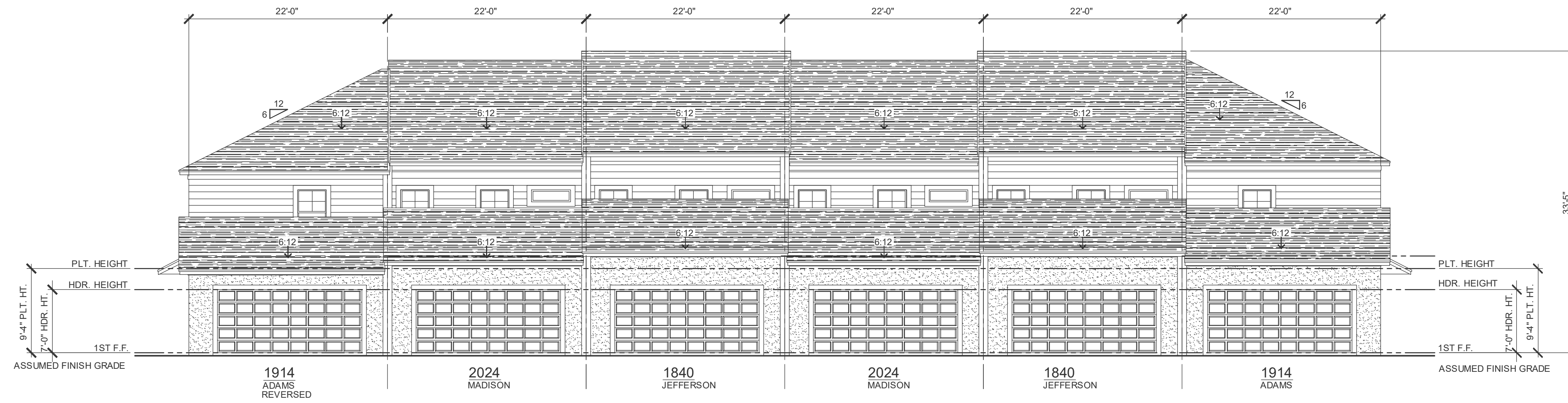
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6 UNIT
EXT. ELEVATIONS

project no. 2022144
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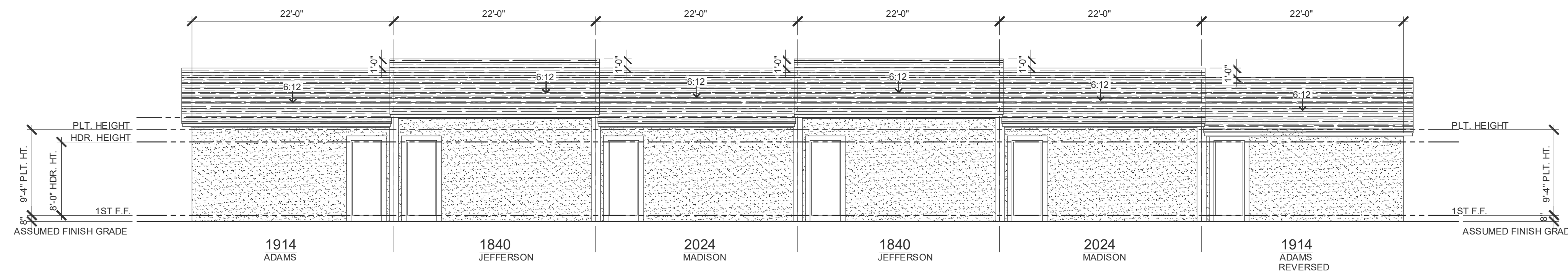
3.3B
ELEV. A

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GARAGE
REAR ELEVATION - 6 UNIT
1/8" = 1'-0"



GARAGE
FRONT ELEVATION - 6 UNIT
1/8" = 1'-0"

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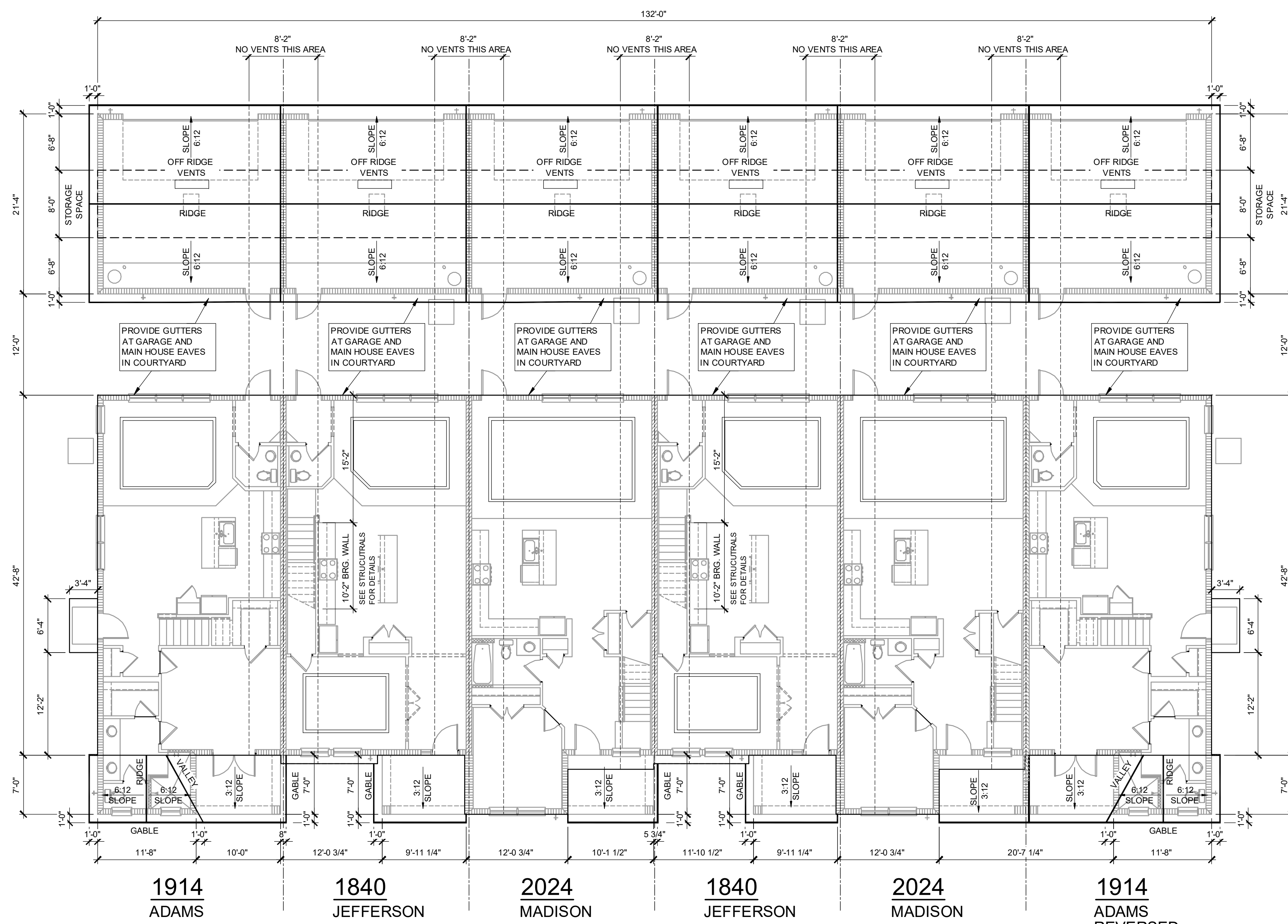
PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

title:
**6 UNIT
EXT. ELEVATIONS**

project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

**3.3C
ELEV. A**

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED



**1914
ADAMS**

**1840
JEFFERSON**

**2024
MADISON**

**1840
JEFFERSON**

**2024
MADISON**

**1914
ADAMS
REVERSED**

LOWER ROOF PLAN - 6 UNIT

1/8" = 1'-0"

**1914 - ADAMS
VENTILATION REQUIRED
@ GARAGE**
469 S.F. / 300 = 1.56
1.56 / 2 = 0.78
0.78 *144 = 112.56 SQ. IN.
113 SQ. IN. OF VENT REQUIRED

**1840 - JEFFERSON
VENTILATION REQUIRED
@ GARAGE**
469 S.F. / 300 = 1.56
1.56 / 2 = 0.78
0.78 *144 = 112.56 SQ. IN.
113 SQ. IN. OF VENT REQUIRED

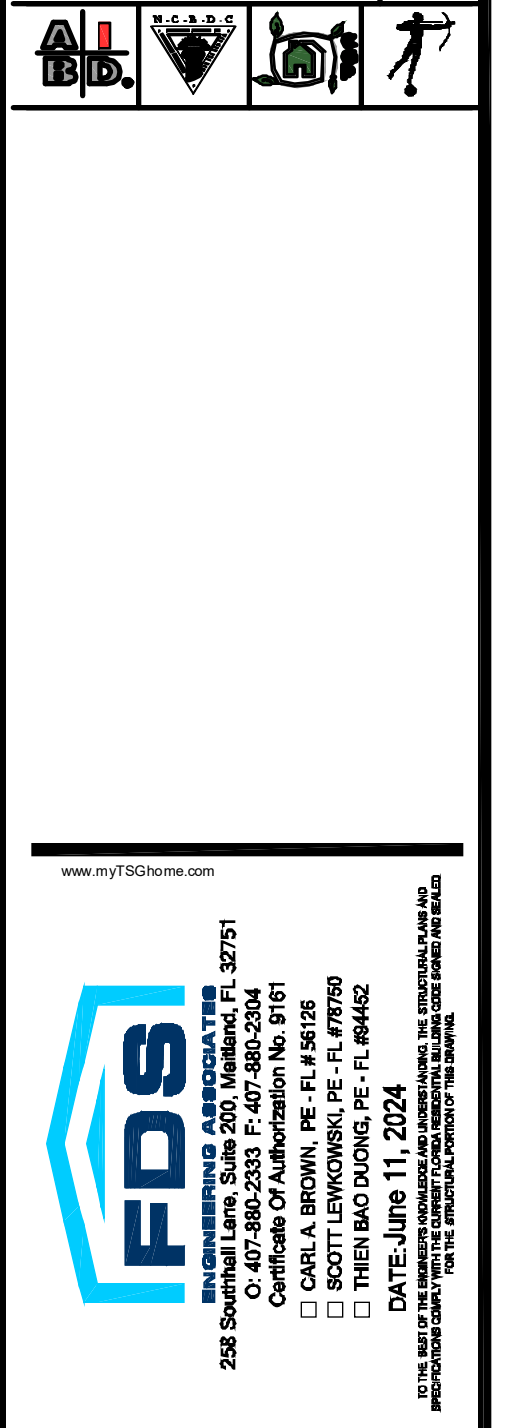
**2024 - MADISON
VENTILATION REQUIRED
@ GARAGE**
469 S.F. / 300 = 1.56
1.56 / 2 = 0.78
0.78 *144 = 112.56 SQ. IN.
113 SQ. IN. OF VENT REQUIRED

**1914 - ADAMS
VENTILATION REQUIRED
@ ENTRY**
154 S.F. / 300 = .51
.51 / 2 = 0.26
0.26 *144 = 36.96 SQ. IN.
37 SQ. IN. OF VENT REQUIRED
SOFFIT VENTILATION PROVIDES
ADEQUATE VENTILATION

**1840 - JEFFERSON
VENTILATION REQUIRED
@ ENTRY**
72 S.F. / 300 = .24
.24 / 2 = 0.12
0.12 *144 = 17.28 SQ. IN.
18 SQ. IN. OF VENT REQUIRED
SOFFIT VENTILATION PROVIDES
ADEQUATE VENTILATION

**2024 - MADISON
VENTILATION REQUIRED
@ ENTRY**
72 S.F. / 300 = .24
.24 / 2 = 0.12
0.12 *144 = 17.28 SQ. IN.
18 SQ. IN. OF VENT REQUIRED
SOFFIT VENTILATION PROVIDES
ADEQUATE VENTILATION

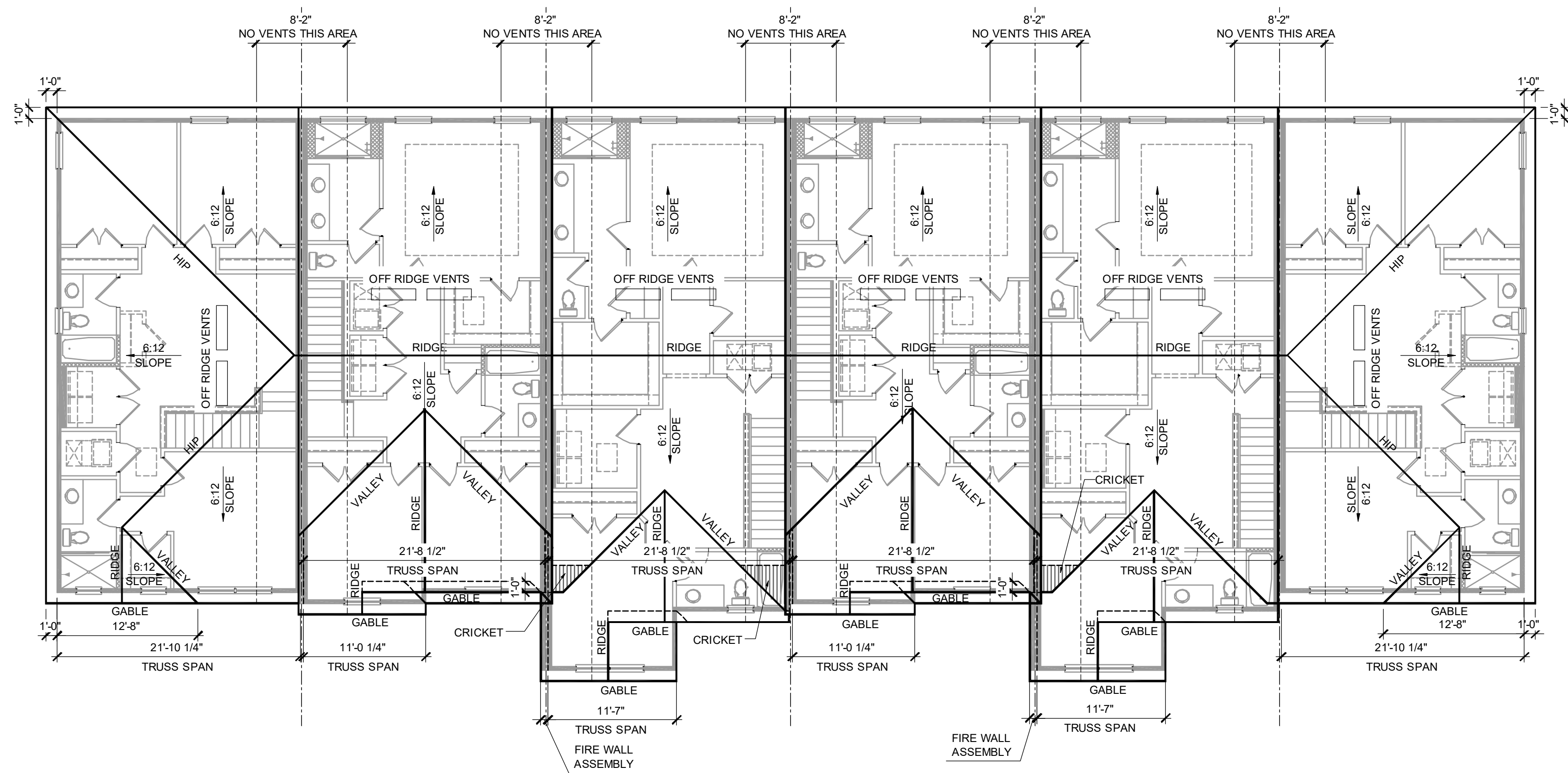
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**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title:
**6 UNIT - 2 STORY
1ST FL. ROOF PLAN**
project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN
**3.4
ELEV. A**

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED



1914
ADAMS

1840
JEFFERSON

2024
MADISON

1840
JEFFERSON

2024
MADISON

1914
ADAMS
REVERSED

UPPER ROOF PLAN - 6 UNIT

1/8" = 1'-0"

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1914 - ADAMS
VENTILATION REQUIRED
939 S.F. / 300 = 3.13
3.13 / 2 = 1.565
1.565 * 144 = 225.36 SQ. IN.
226 SQ. IN. OF VENT REQUIRED

1840 - JEFFERSON
VENTILATION REQUIRED
950 S.F. / 300 = 3.17
3.17 / 2 = 1.585
1.585 * 144 = 228.24 SQ. IN.
229 SQ. IN. OF VENT REQUIRED

2024 - MADISON
VENTILATION REQUIRED
1040 S.F. / 300 = 3.47
3.47 / 2 = 1.735
1.735 * 144 = 249.84 SQ. IN.
250 SQ. IN. OF VENT REQUIRED

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703.426.1100
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REGISTERED ARCHITECT
CARLA A. BROWN, PE - F.L.# 54128
REGISTERED ARCHITECT
SCOTT LEVONEN, PE - F.L.# 77799
REGISTERED ARCHITECT
TERRY W. HARRIS, PE - F.L.# 44402
REGISTERED ARCHITECT
JAMES W. HARRIS, PE - F.L.# 44402

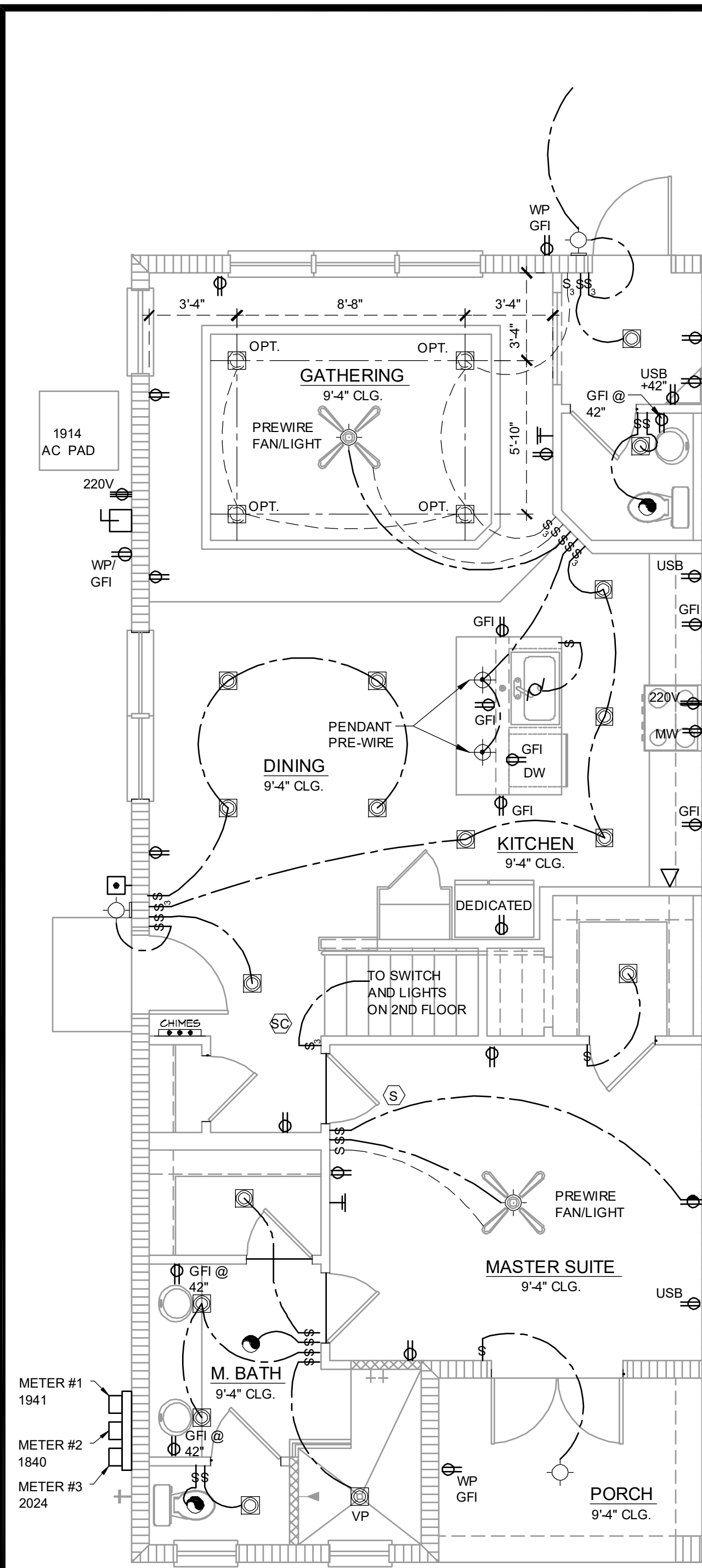
PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

title:
6 UNIT - 2 STORY
2ND FL. ROOF PLAN

project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

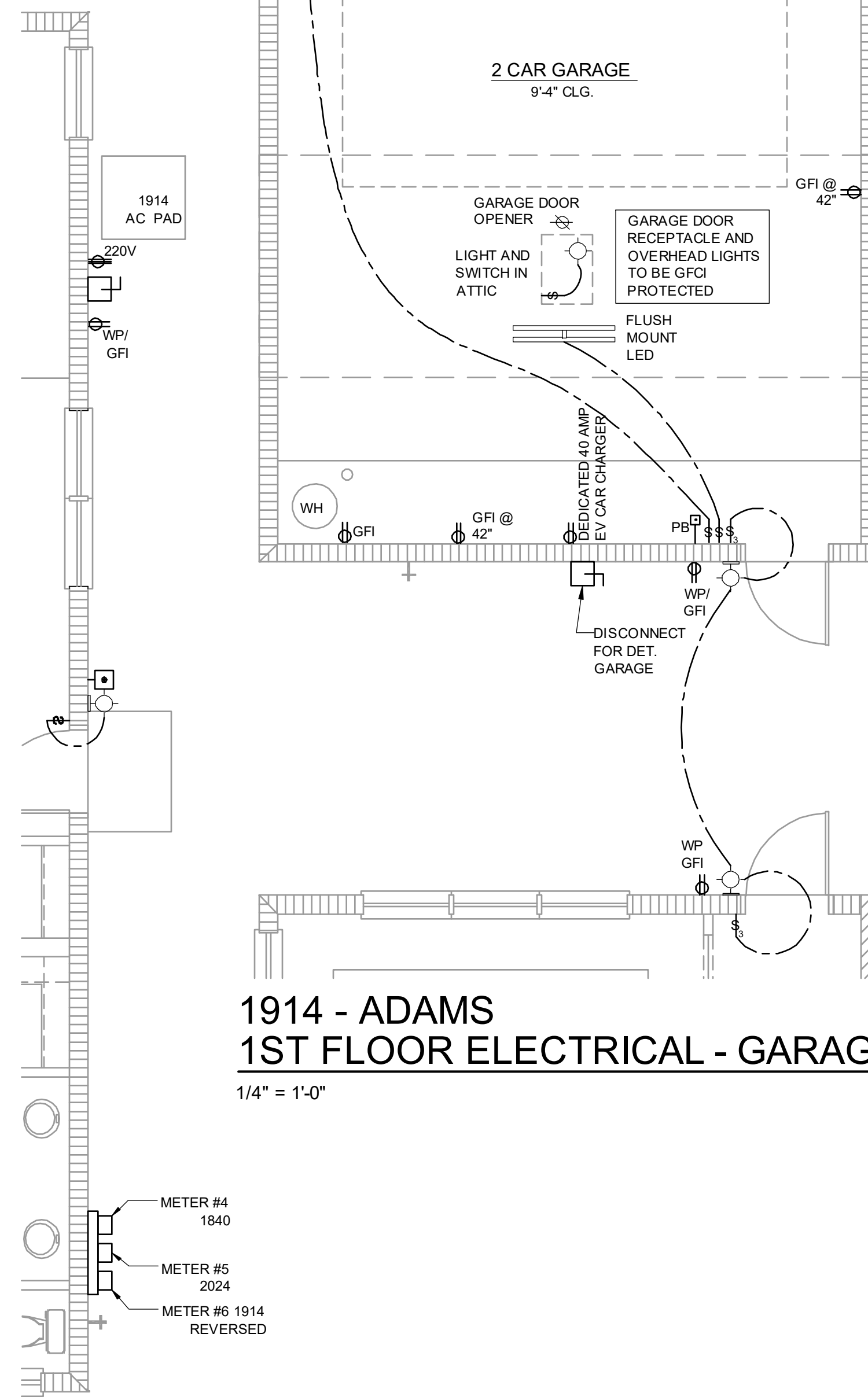
3.5
ELEV. A

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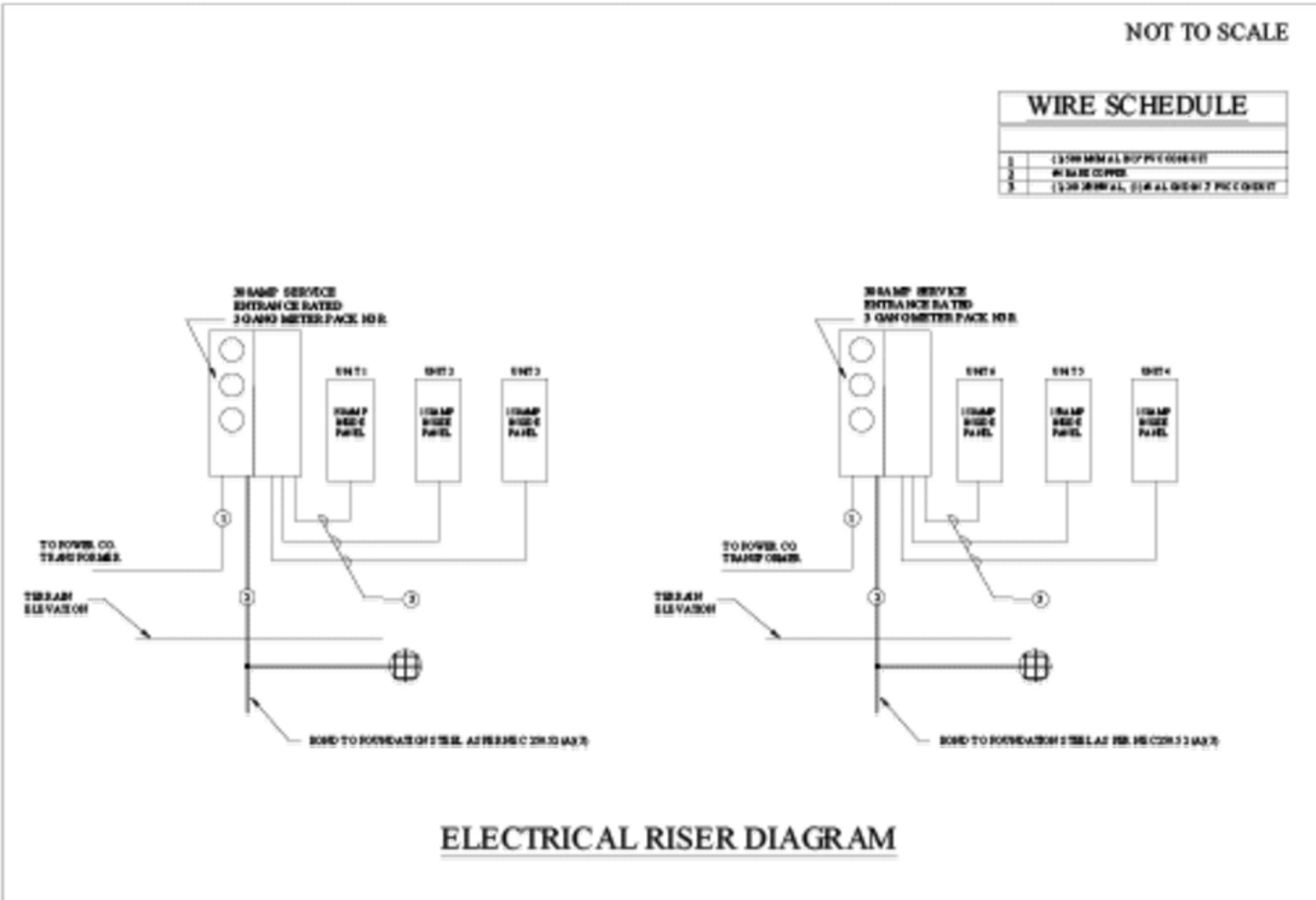
**1914 - ADAMS
1ST FLOOR ELECTRICAL**

1/4" = 1'-0"



**1914 - ADAMS
1ST FLOOR ELECTRICAL - GARAGE**

1/4" = 1'-0"



Residential Standard Calculation Version 7.28

STEP	Article	Description	VA	VA	VA
STEP 1	Article 220.42 & 220.52	General Lighting load	5,742	5,742	5,742
		Small Appliance	3,000	3,000	3,000
		Laundry circuit	1,500	1,500	1,500
		Gen. Lgt. Sm App & Laun. Load	10,242	10,242	10,242
		3,000 VA @ 100% =	3,000	3,000	3,000
		7,242 VA @ 25% =	2,535	2,535	2,535
		VA @ 25% =	2,535	2,535	2,535
		General Lighting Demand Load	5,535	5,535	5,535
STEP 2	Article 220.50 & 220.51	Water Heater	4,500	4,500	4,500
		Refrigerator	1,400	1,400	1,400
		Freezer	1,400	1,400	1,400
		Dishwasher	1,035	1,035	1,035
		Disposal	690	690	690
		Trash Compactor	600	600	600
		Microwave	1,630	1,630	1,630
		Central Vac	VA	VA	VA
		Mini Refrigerator	VA	VA	VA
		Range hood	VA	VA	VA
		Wine Cooler	VA	VA	VA
		Ironing Center	VA	VA	VA
		Jacuzzi Tub	VA	VA	VA
		Sprinkler Pump	VA	VA	VA
		Well Pump	VA	VA	VA
		Fountain Pump	VA	VA	VA
		Elevator	VA	VA	VA
		Pool Equip. Panel	VA	VA	VA
		VA 100% Demand	VA	VA	VA
		VA No Demand	VA	VA	VA
		VA No Demand	VA	VA	VA
		4 or more demand @ 75% plus 100% demand loads	9,280	9,280	9,280
		Total Appliance Load	9,280	9,280	9,280
		Greater of Heat @ 100% vs. ALC @ 100%	5,800	5,800	5,800
		Appliance Demand Load	6,838	6,838	6,838
		Dryer Demand Load	5,000	5,000	5,000
		Range Demand Load	6,000	6,000	6,000
		Service Demand	31,272	31,272	31,272
		Demand Load	130	130	130
		Neutral Demand	76	76	76
		Min. Service Req.	150	150	150
		Total CU Load	4,400	4,400	4,400
		Electric Clothes Dryers	5,000	5,000	5,000
		Electric Ranges	6,000	6,000	6,000
		Col C demand	6,000	6,000	6,000
		Cooktop	Col B demand	Col B demand	Col B demand
		Oven(s)	Col B demand	Col B demand	Col B demand
		Oven(s)	Col B demand	Col B demand	Col B demand
		Number of appliances	5%	5%	5%
		Check Box for Gas Range	W	W	W
		Cooktop & Oven Demand Load	6,000	6,000	6,000

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- DISPOSAL
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- MOTION DETECTOR SWITCH (OPTIONAL)
- PREWIRED SPEAKER
- FLUSH MOUNT LED LIGHT FIXTURE
- FLUSH MOUNT LED LIGHT FIXTURE - VAPOR PROOF
- MONO POINT TRACK HEAD (OPTIONAL)
- PENDANT FIXTURE
- SURFACE MOUNTED LED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- FLUSH MOUNTED LED LIGHT FIXTURE
- WALL MOUNTED STRIP LIGHT # OF BULBS SPECIFIED BY BUILDER
- UNDERCABINET LIGHTING (OPTIONAL)
- WALL SCIENCE
- EXHAUST FAN
- EXHAUST FAN & LIGHT COMBO
- OUTLET FOR GARAGE DOOR OPENER
- SOFFIT OUTLET (OPTIONAL)
- CHIMES
- PUSHBUTTON SWITCH
- SMOKE DETECTOR
- SMOKE DETECTOR/CARBON MONOXIDE DETECTOR
- CAT 5 TELEPHONE OUTLET PREWIRE
- TELEVISION OUTLET PREWIRE
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SECURITYSYSTEMKEYPAD
- PRE-WIRE FOR CEILING FAN
- PRE-WIRE FOR CEILING FAN / LIGHT COMBO
- SECURITY/FLOOD LIGHTS
- GAS METER
- JUNCTION BOX

DISCLAIMER

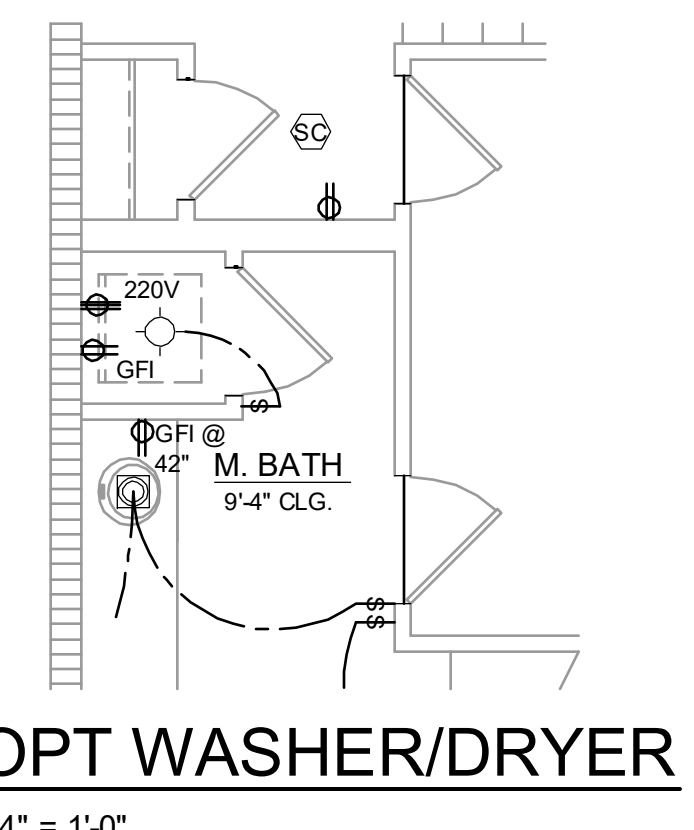
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NFPA 70
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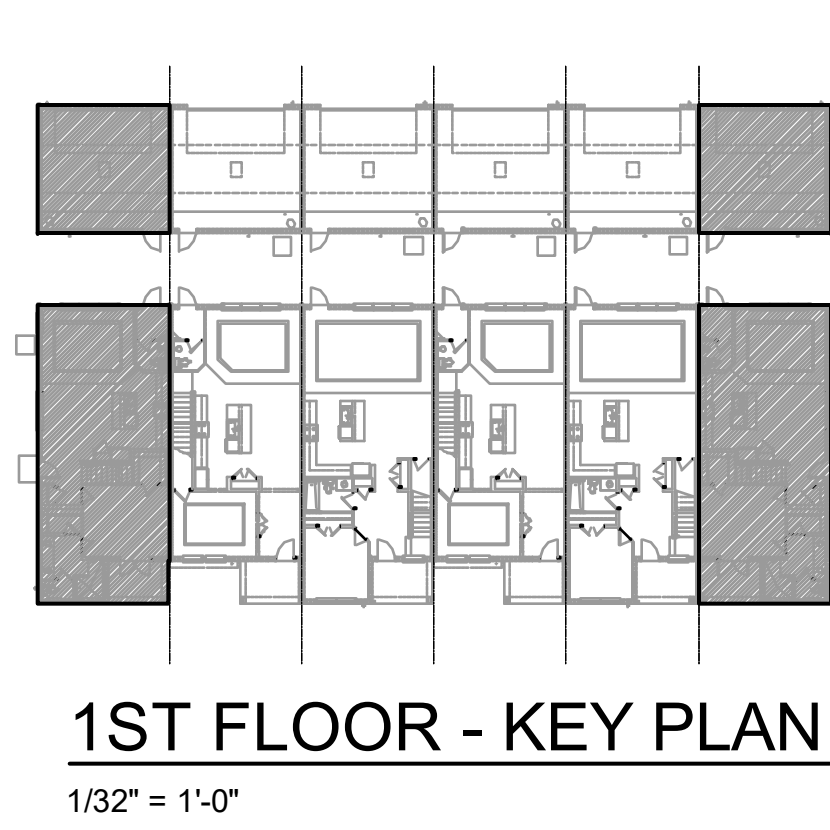
**1914 - ADAMS REVERSED
1ST FLOOR ELECTRICAL**

1/4" = 1'-0"
FOR FULL ELECTRICAL PLAN, REFER TO STANDARD ADAMS PLAN



OPT WASHER/DRYER

1/4" = 1'-0"



1ST FLOOR - KEY PLAN

1/32" = 1'-0"

GENERAL NOTES

- FAN, PHONE, & CATV LOCATIONS PER CONTRACT.
- ALL SMOKE/CARBON MONOXIDE DETECTORS TO BE INSTALLED PER 2023 FBCR. REFERENCED NFPA 72 AND R314. SMOKE DETECTORS SHALL BE HARDWIRED INTO AN AC ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP AND SHALL BE INTERCONNECTED.
- ARCH FAULT BREAKERS: ALL BRANCH CIRCUITS SERVING BEDROOMS, FAMILY ROOMS, HALLWAYS, KITCHEN, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DEN, SUNROOMS, REC. ROOMS, CLOSETS AND LAUNDRY AREAS SHALL BE PROTECTED BY ARCH FAULT BREAKERS, PER 2023 FBCR. (REFER TO CHAPTERS 34 - 43)
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- TAMPER-RESISTANT "TR" RECEPTACLES: ALL 125-VOLT, 15 & 20 AMPERE ELECTRICAL OUTLETS (RECEPTACLES) IN LIVING ROOM AREAS, BATHROOMS, KITCHEN, GARAGE, LAUNDRY ROOM, AND EXTERIOR LOCATIONS MUST BE "TAMPER-RESISTANT" PER 2023 FBCR. (REFER TO CHAPTERS 34 - 43)
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- UNLESS OTHERWISE INDICATED OR GOVERNED BY CODE, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR.

ELECTRICAL DEVICES	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO CL.
REMAINING SWITCHES	48" TO CL.
WALL OUTLETS	12" TO CL.
TELEPHONE OUTLETS	12" TO CL.
TELEVISION OUTLETS	12" TO CL.
EXTERIOR GFI'S	12" TO CL.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO CL.
THERMOSTAT	54" TO CL.
DOOR BELL CHIMES	84" TO CL.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	66" TO CL.
KITCHEN HOOD FAN "WHIP"	78" TO CL.
KITCHEN DISHWASHER RECEPTACLE	24" TO CL.
KITCHEN RANGE	UNDER SINK
KITCHEN REFRIGERATOR	48" TO CL.
WASHER/DRYER OUTLET	36" TO CL.
HOLLYWOOD LIGHTS	84" TO CL.
CL. = CENTER LINE	

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CARLA A. BROWN, PE, F.L. # 54128
SCOTT LYNNOWSKI, PE, F.L. # 77789
FRED BLOOM, PE, F.L. # 11,170
PHOTOGRAPHY BY: JEFFREY W. HARRIS

**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title: **1914 - ADAMS
ELECTRICAL**

project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

**4.1A
ELEV. A**

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

DISCLAIMER

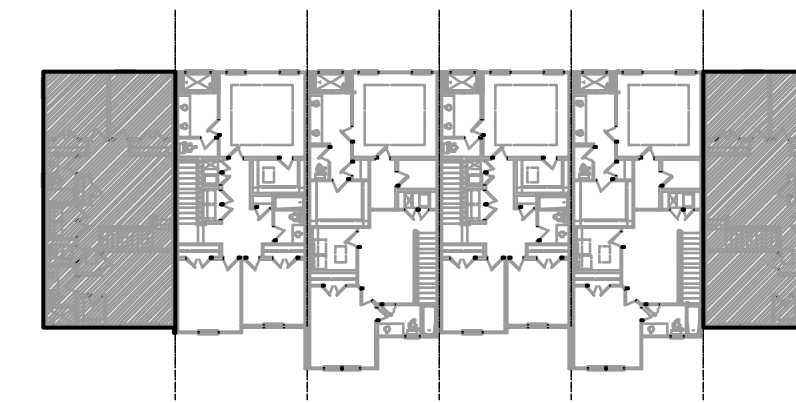
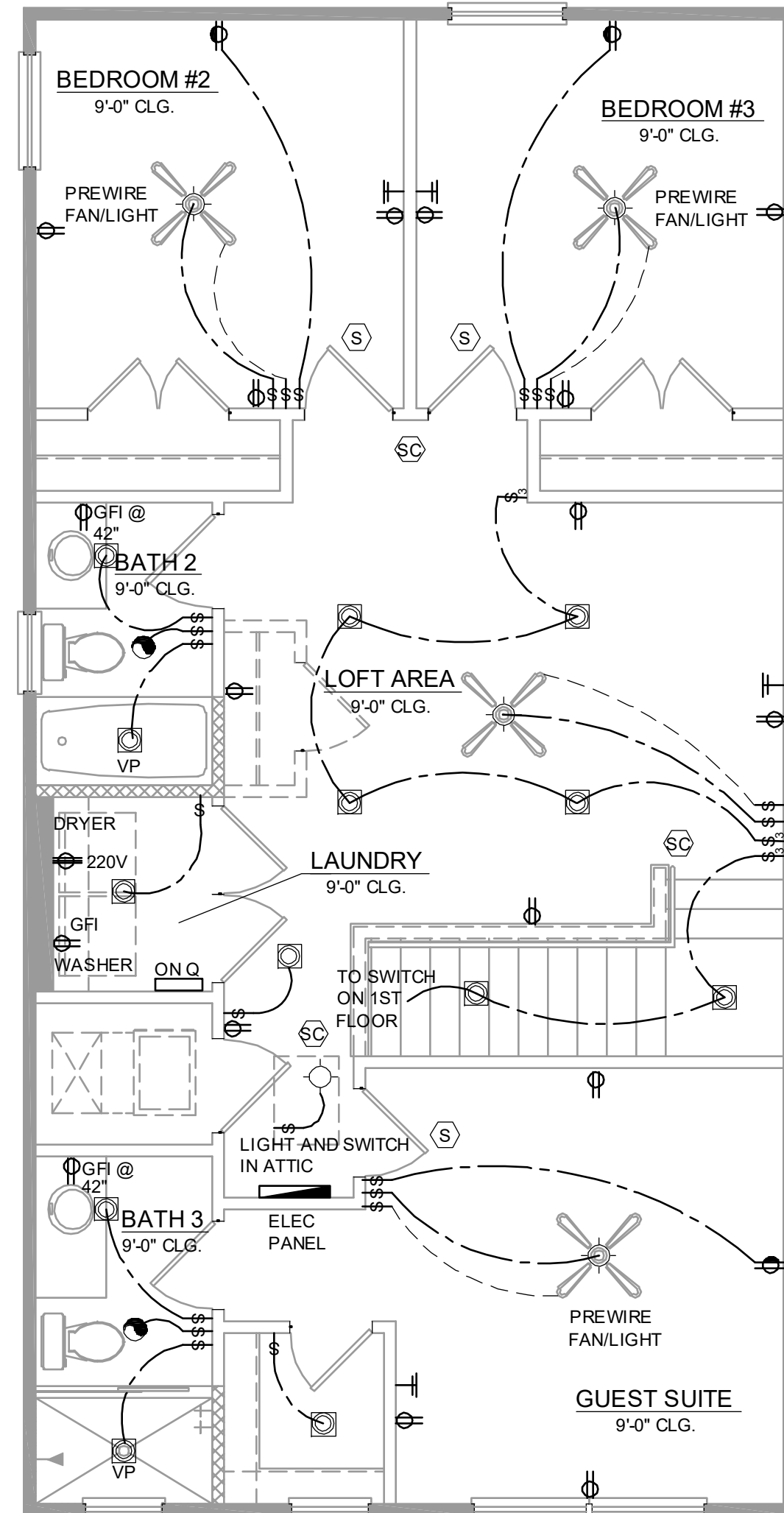
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NFPA 70
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**1914 - ADAMS
2ND FLOOR ELECTRICAL**

1/4" = 1'-0"



2ND FLOOR - KEY PLAN

1/32" = 1'-0"

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- DISPOSAL
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- FOUR-WAY SWITCH
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- WALL MOUNTED STRIP LIGHT # OF BULBS SPECIFIED BY BUILDER
- UNDERCABINET LIGHTING (OPTIONAL)
- WALL SCONCE
- EXHAUST FAN
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- OUTLET FOR GARAGE DOOR OPENER
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- CHIMES
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- SMOKE DETECTOR
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- CAT 5 TELEPHONE OUTLET PREWIRE
- TELEVISION OUTLET PREWIRE
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SECURITY SYSTEM KEYPAD
- PRE-WIRE FOR CEILING FAN
- PRE-WIRE FOR CEILING FAN / LIGHT COMBO
- SECURITY/FLOOD LIGHTS
- GAS METER
- JUNCTION BOX

GENERAL NOTES

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KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
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HOLLYWOOD LIGHTS	84" TO CL.
C.L. = CENTER LINE	

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CARLA A. BROWN, PE - FL # 54128
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THEIR BOARD EXPIRES 11/30/2024
PHOTOGRAPHY BY: JEFFREY W. HARRIS

**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title:
**1914 - ADAMS
FLOOR PLANS**

project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

**4.2A
ELEV. A**

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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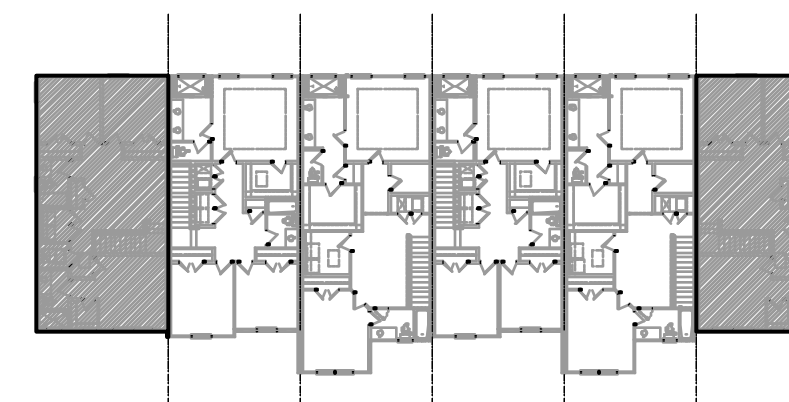
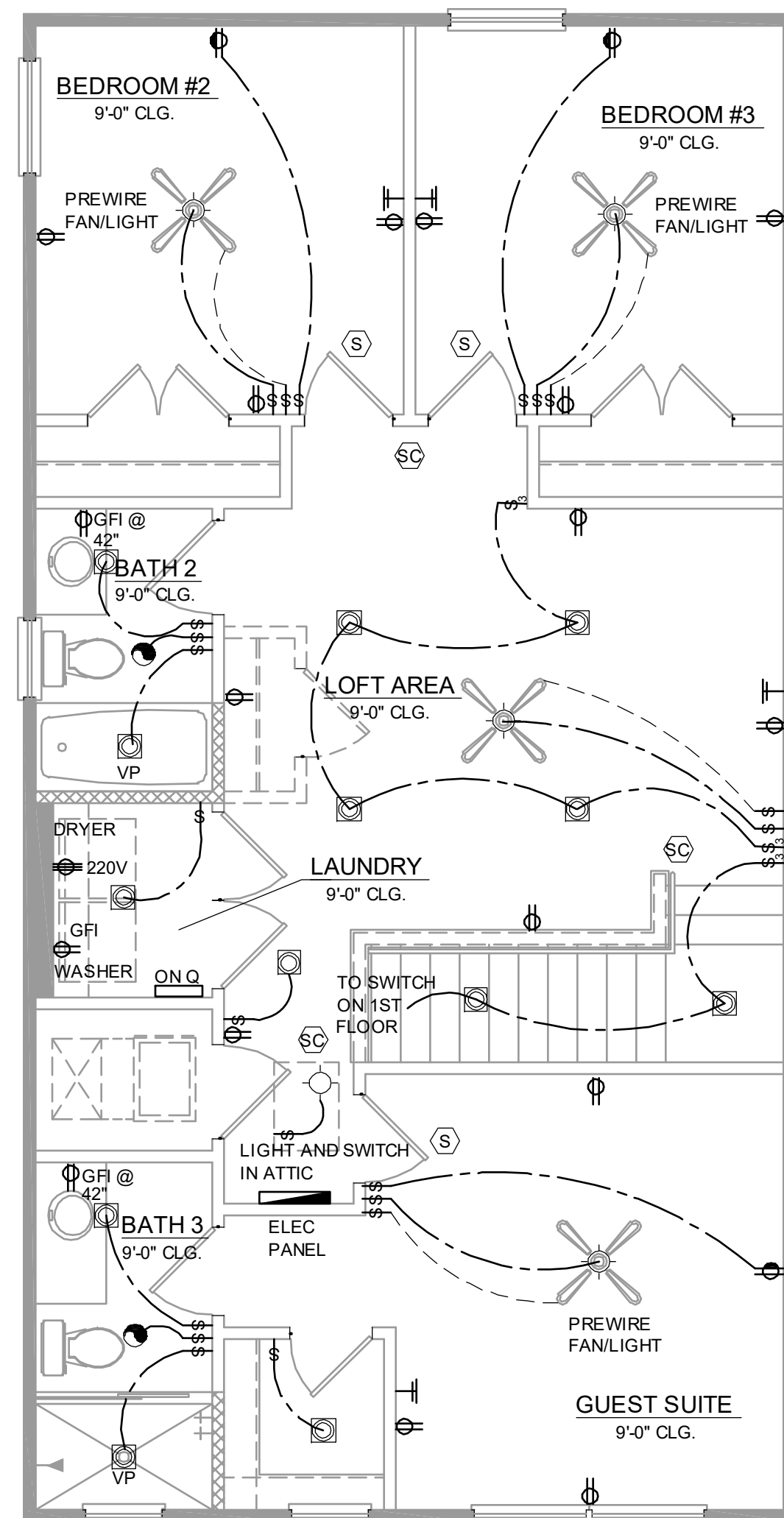
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**1914 - ADAMS
2ND FLOOR ELECTRICAL**

1/4" = 1'-0"



2ND FLOOR - KEY PLAN

1/32" = 1'-0"

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- DISPOSAL
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- MOTION DETECTOR SWITCH (OPTIONAL)
- PRE-WIRED SPEAKER
- FLUSH MOUNT LED LIGHT FIXTURE
- FLUSH MOUNT LED LIGHT FIXTURE - VAPOR PROOF
- MONO POINT TRACK HEAD (OPTIONAL)
- PENDANT FIXTURE
- SURFACE MOUNTED LED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- FLUSH MOUNTED LED LIGHT FIXTURE
- WALL MOUNTED STRIP LIGHT # OF BULBS SPECIFIED BY BUILDER
- UNDERCABINET LIGHTING (OPTIONAL)
- WALL SCONCE
- EXHAUST FAN
- EXHAUST FAN & LIGHT COMBO
- OUTLET FOR GARAGE DOOR OPENER
- SOFFIT OUTLET (OPTIONAL)
- CHIMES
- PUSHBUTTON SWITCH
- SMOKE DETECTOR
- SMOKE DETECTOR/CARBON MONOXIDE DETECTOR
- CAT TELEPHONE OUTLET PREWIRE
- TELEVISION OUTLET PREWIRE
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SECURITY SYSTEM KEYPAD
- PRE-WIRE FOR CEILING FAN
- PRE-WIRE FOR CEILING FAN / LIGHT COMBO
- SECURITY/FLOOD LIGHTS
- GAS METER
- JUNCTION BOX

GENERAL NOTES

1. FAN, PHONE, & CATV LOCATIONS PER CONTRACT.
2. ALL SMOKE/CARBON MONOXIDE DETECTORS TO BE INSTALLED PER 2023 FBCR. REFERENCED NFPA 72 AND R314. SMOKE DETECTORS SHALL BE HARDWIRED INTO AN AC ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP AND SHALL BE INTERCONNECTED.
3. ARCH FAULT BREAKERS: ALL BRANCH CIRCUITS SERVING BEDROOMS, FAMILY ROOMS, HALLWAYS, KITCHEN, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, REC. ROOMS, CLOSETS AND LAUNDRY AREAS SHALL BE PROTECTED BY ARCH FAULT BREAKERS, PER 2023 FBCR. (REFER TO CHAPTERS 34 - 43)
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5. TAMPER-RESISTANT "TR" RECEPTACLES: ALL 125-VOLT, 15 & 20 AMPERE ELECTRICAL OUTLETS (RECEPTACLES) IN LIVING ROOM AREAS, BATHROOMS, KITCHEN, GARAGE, LAUNDRY ROOM, AND EXTERIOR LOCATIONS MUST BE "TAMPER-RESISTANT" PER 2023 FBCR. (REFER TO CHAPTERS 34 - 43)
6. ALL ELECTRICAL WORK AND APPLIANCES SHALL CONFORM TO 2023 FBCR. REFERENCED NFPA 70.
7. EXCEPTIONS FROM GFI REQUIREMENTS SHALL BE PERMITTED PROVIDED LOCATION WHERE EXCEPTION IS DESIRED IS ALLOWED PER 2023 FBCR REFERENCED NFPA 70.
8. UNLESS OTHERWISE INDICATED OR GOVERNED BY CODE, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR.

ELECTRICAL DEVICES	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO CL.
REMAINING SWITCHES	48" TO CL.
WALL OUTLETS	12" TO CL.
TELEPHONE OUTLETS	12" TO CL.
TELEVISION OUTLETS	12" TO CL.
EXTERIOR GFIS	12" TO CL.
GARAGE GFIS (ABOVE GARAGE FLOOR)	48" TO CL.
THERMOSTAT	54" TO CL.
DOOR BELL CHIMES	84" TO CL.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO CL.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	78" TO CL.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO CL.
KITCHEN REFRIGERATOR	48" TO CL.
WASHER/DRYER OUTLET	36" TO CL.
HOLLYWOOD LIGHTS	84" TO CL.
C.L. = CENTER LINE	

**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title:
**1914 - ADAMS
FLOOR PLAN**

project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

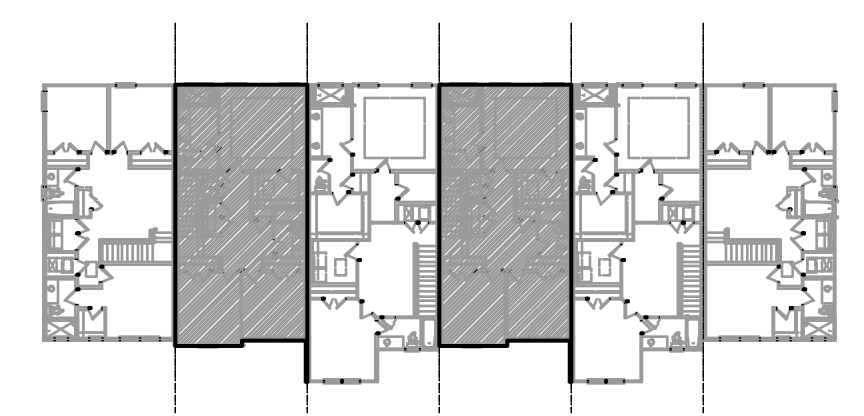
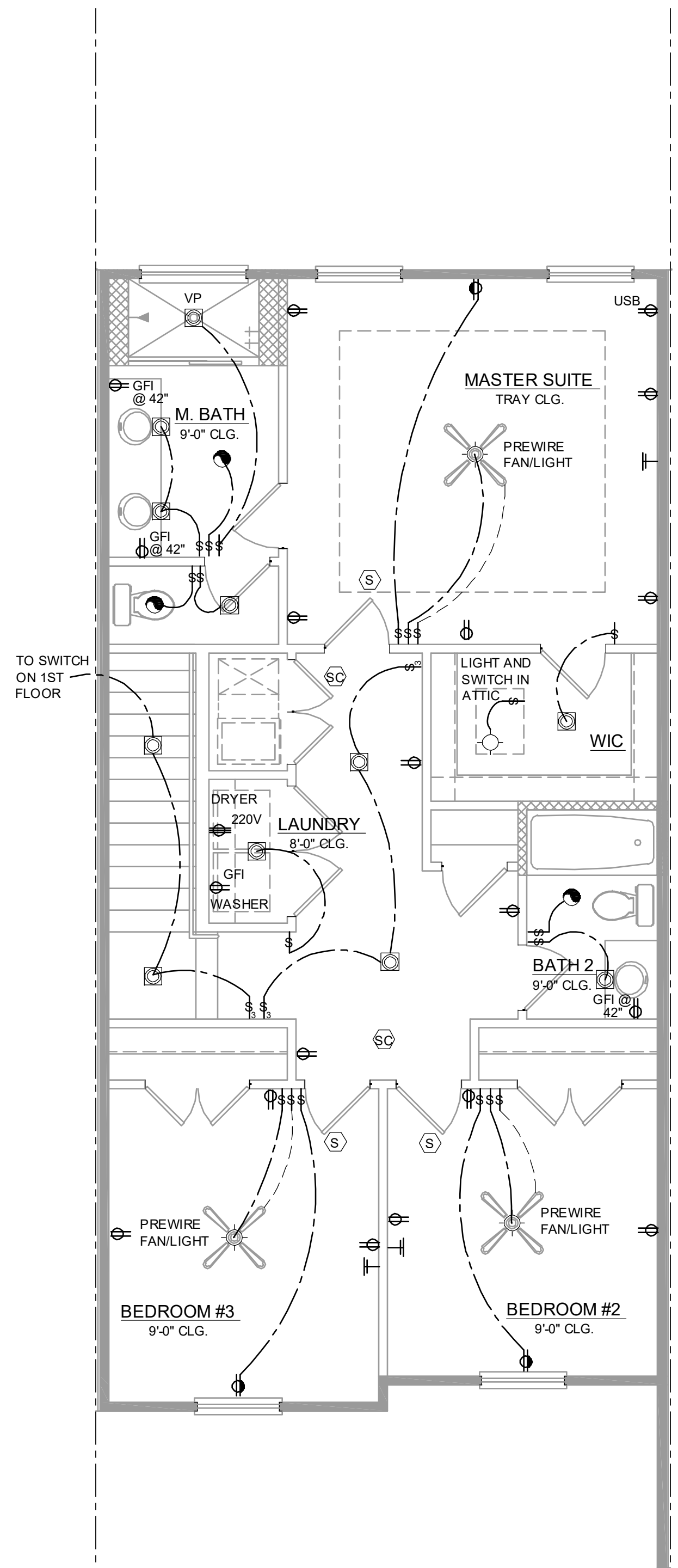
**4.2A
ELEV. A**

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NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED



2D FLOOR - KEY PLAN
1/32" = 1'-0"

**1840 - JEFFERSON
2ND FLOOR ELECTRICAL**

1/4" = 1'-0"

NFPA 70
ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE.

RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE OR SINK TO FULFILL THE REQUIREMENT FOR AN OUTLET EVERY 24". THE WIDTH OF THE SINK OR RANGE IS NOT TO BE INCLUDED IN THE SPACING OF THE OUTLETS UNLESS THE DISTANCE FROM THE SINK OR RANGE IS GREATER THAN 12" FOR STRAIGHT COUNTER TOPS AND 18" FOR SINKS AND RANGES INSTALLED IN CORNER COUNTERS.

GENERAL NOTES

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KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
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HOLLYWOOD LIGHTS	84" TO CL.
C.L. = CENTER LINE	

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- DISPOSAL
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- MOTION DETECTOR SWITCH (OPTIONAL)
- PRE-WIRED SPEAKER
- FLUSH MOUNT LED LIGHT FIXTURE
- FLUSH MOUNT LED LIGHT FIXTURE - VAPOR PROOF
- MONO POINT TRACK HEAD (OPTIONAL)
- PENDANT FIXTURE
- SURFACE MOUNTED LED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- FLUSH MOUNTED LED LIGHT FIXTURE
- WALL MOUNTED STRIP LIGHT # OF BULBS SPECIFIED BY BUILDER
- UNDERCABINET LIGHTING (OPTIONAL)
- WALL SCENCE
- EXHAUST FAN
- EXHAUST FAN & LIGHT COMBO
- OUTLET FOR GARAGE DOOR OPENER
- SOFFIT OUTLET (OPTIONAL)
- CHIMES
- PUSHBUTTON SWITCH
- SMOKE DETECTOR
- SMOKE DETECTOR/CARBON MONOXIDE DETECTOR
- CAT 5 TELEPHONE OUTLET PREWIRE
- TELEVISION OUTLET PREWIRE
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SECURITY SYSTEM KEYPAD
- PRE-WIRE FOR CEILING FAN
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FLORIDA LICENSE NO. 11,190
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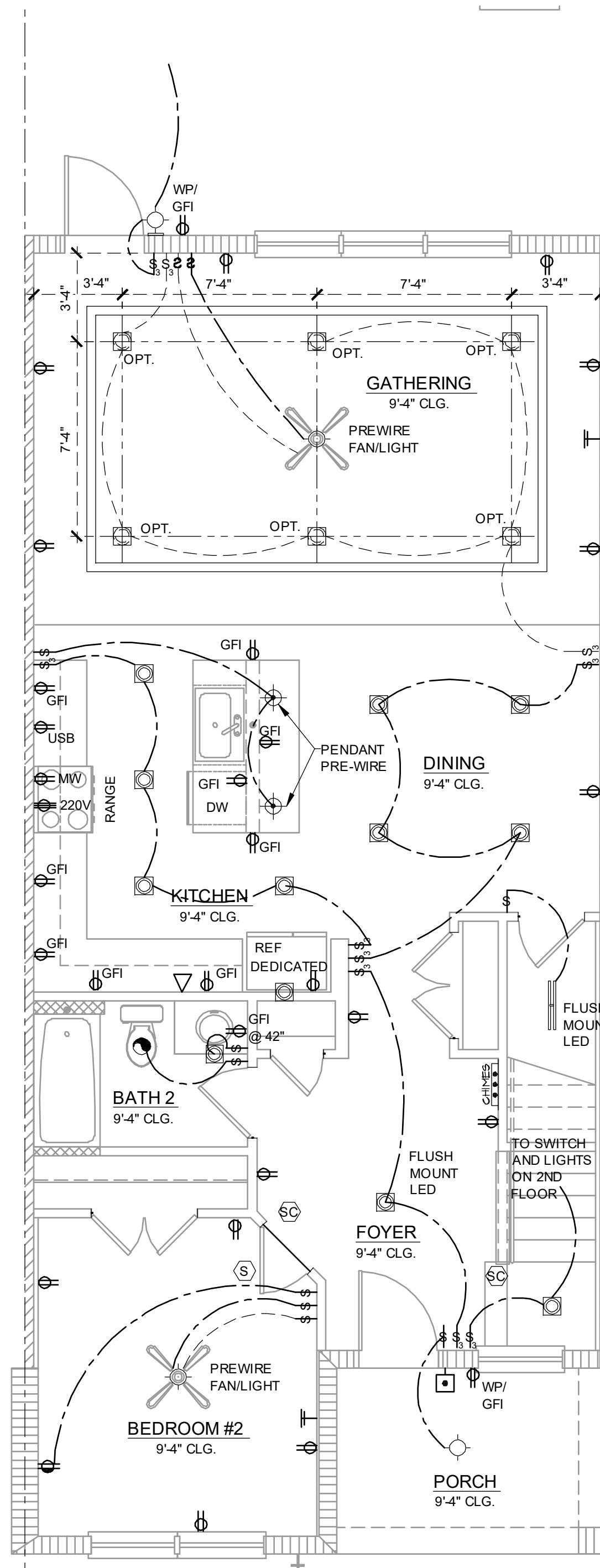
**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title: **1840 - JEFFERSON
FLOOR PLAN**

project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

**4.2B
ELEV. A**

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

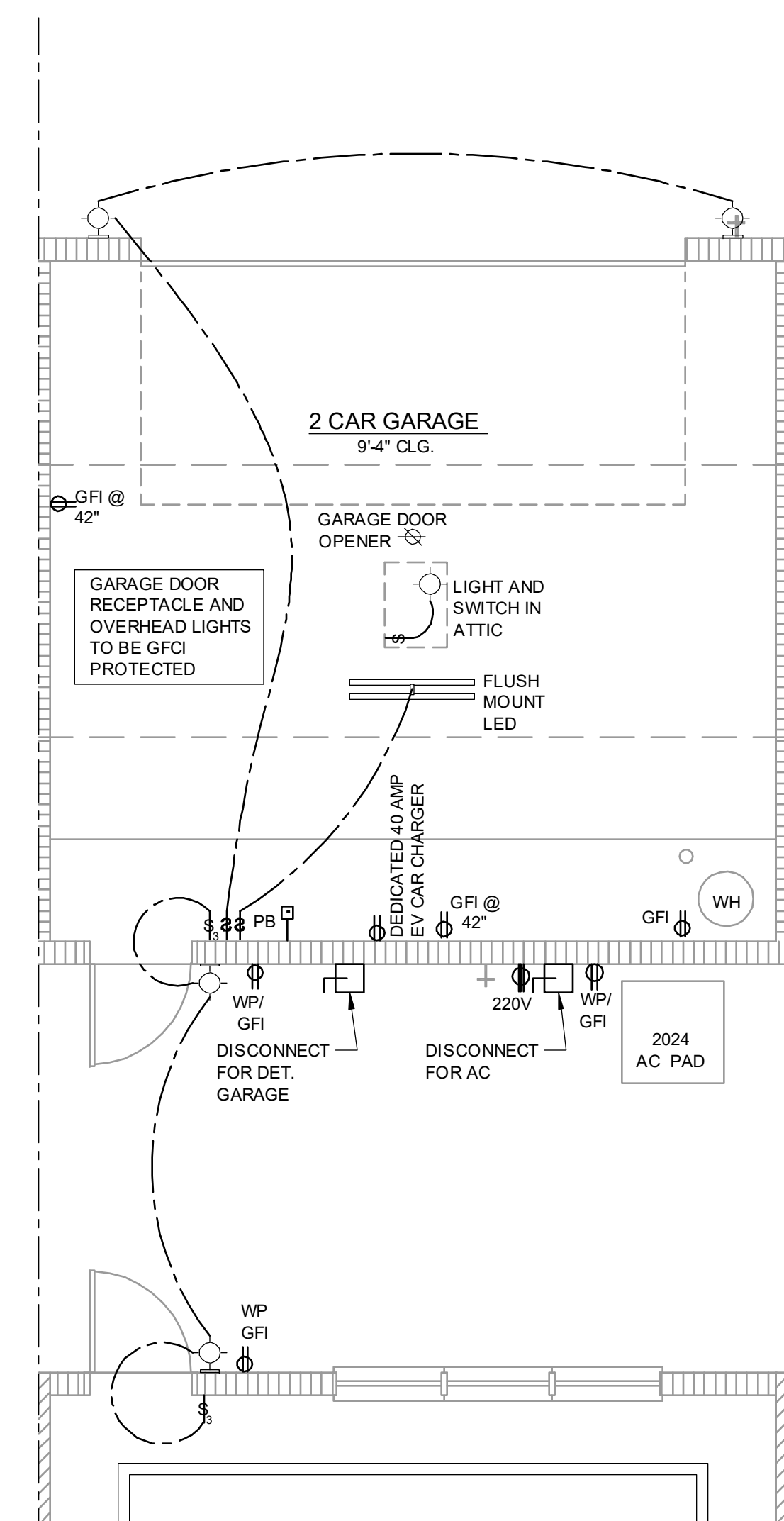


**2024 - MADISON
1ST FLOOR ELECTRICAL**

1/4" = 1'-0"

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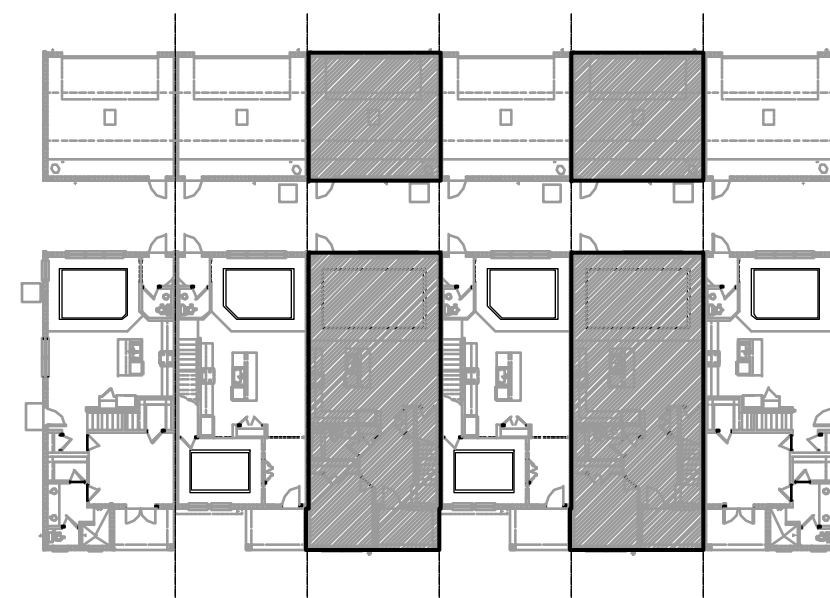


**2024 - MADISON
1ST FLOOR ELECTRICAL - GARAGE**

1/4" = 1'-0"

NFPA 70
ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE.

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1ST FLOOR - KEY PLAN

1/32" = 1'-0"

Residential Standard Calculation		Revenna Townhomes - Madison	
Version 7.28		Synergy Electrical Systems, Inc	
STEP 1 Article 220.42 & 220.52		580 Parkside Pointe Blvd Apopka, FL 32712 Ph: 407-882-3144 Fax: 407-882-3145 1/10/2019 8:27	
2014 General Lighting load	6,942 VA	General Lighting Demand Load	
2 Small Appliance	3,000 VA	5,640 VA	
1 Laundry circuit	1,500 VA	Total Heat Load	
Gen Lgt. Sm App & Laun. Load	10,942 VA	5,800 VA	
	3,000 VA @ 100% = 3,000 VA	Greater of Heat @ 100% vs A/C @ 100%	
	7,942 VA @ 35% = 2,640 VA	5,800 VA	
	VA @ 25% =	Appliance Demand Load	
		6,938 VA	
STEP 2 Article 220.50 & 220.51		Dryer Demand Load	
2.5 min 4,400 VA AHU 1	5,800 VA	8,000 VA	
A/C #2 VA AHU 2 Select	VA	Range Demand Load	
A/C #3 VA AHU 3 Select	VA	8,000 VA	
A/C #4 VA AHU 4 Select	VA	Service Demand	
A/C #5 VA AHU 5 Select	VA	31,377 VA	
STEP 3 Article 220.53		Demand Load	
4,500 VA 1 Water Heater	4,500 VA	131 A	
1,400 VA 1 Refrigerator	1,400 VA	Neutral Demand	
900 VA 1 Dishwasher	1,200 VA	76 A	
600 VA 1 Disposal	600 VA	Min. Service Req.	
300 VA 1 Trash Compactor	300 VA	150 A	
1,800 VA 1 Microwave	1,800 VA	Min. Feeder size	
340 VA Central Vac	VA	1	
340 VA Mini Refrigerator	VA	Min. Neutral size	
340 VA Range hood	VA	4	
340 VA Wine Cooler	VA	Eq. Grdng Cond.	
1,500 VA Ironing Center	VA	Copper	
select Jacuzzi Tub	VA	Total Appliance Load	
select Sprinkler Pump	VA	8,220 VA	
select Wall Pump	VA	4 or more demand @ 75% plus 100% demand loads	
select Fountain Pump	VA	6,838 VA	
select Pool Equip. Panel	VA	VA 100% Demand	
	VA No Demand	VA No Demand	
STEP 4 Article 220.54		Electric Clothes Dryers	
STEP 5 Article 220.55		Electric Ranges	
Number of appliances	1	Col C demand	8,000 W
Check Box for Dry Range		Col B demand	8,000 W
		Col B demand	8,000 W
		Col B demand	8,000 W
		Den. Factor	0%
		Cooktop & Oven Demand Load	W

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- DISPOSAL
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
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- WALL MOUNTED STRIP LIGHT # OF BULBS SPECIFIED BY BUILDER
- UNDERCABINET LIGHTING (OPTIONAL)
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- EXHAUST FAN & LIGHT COMBO
- OUTLET FOR GARAGE DOOR OPENER
- SOFFIT OUTLET (OPTIONAL)
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- SMOKE DETECTOR
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SCOTT LEVONOVICH, PE - FL # 77769
FREDERICK W. HARRIS, PE - FL # 64402
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**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title: **2024 - MADISON
ELECTRICAL**

project no. 2022144
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**4.1C
ELEV. A**

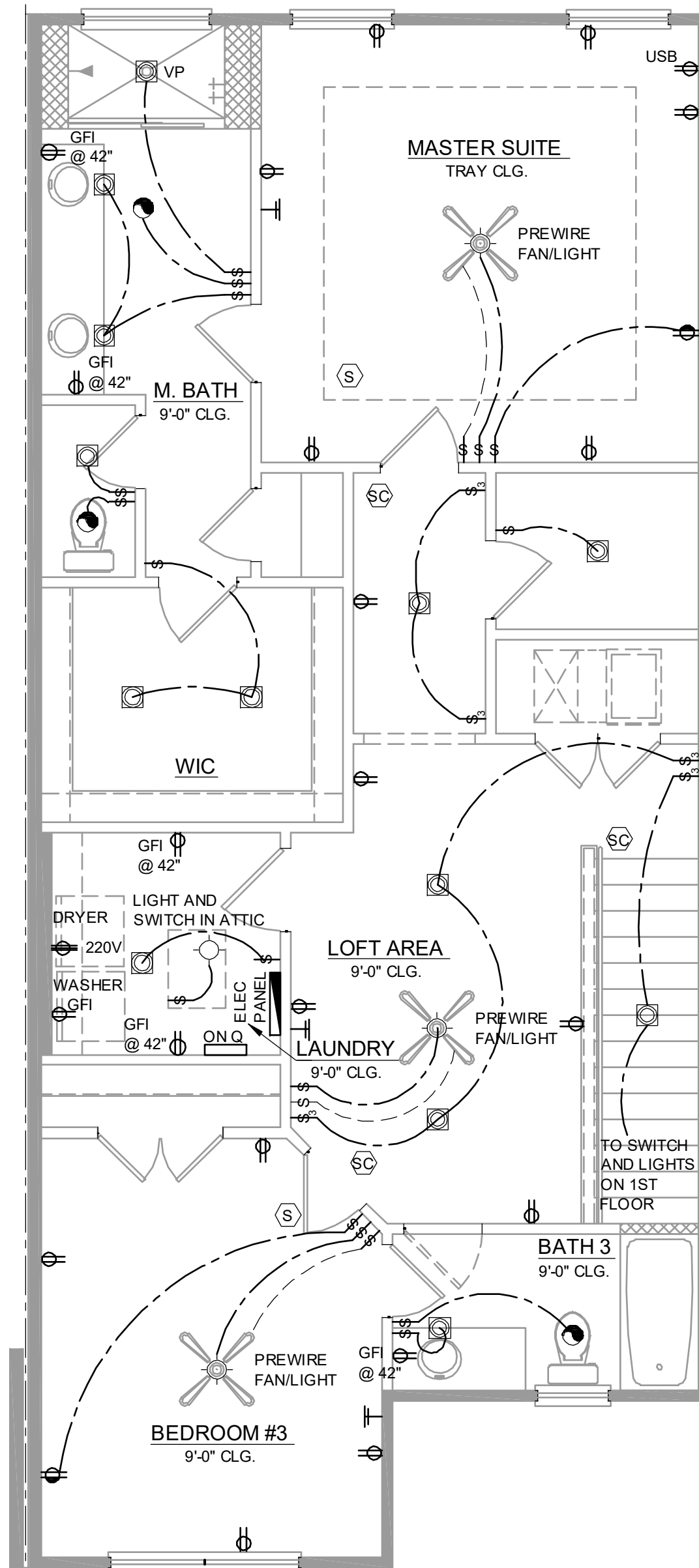
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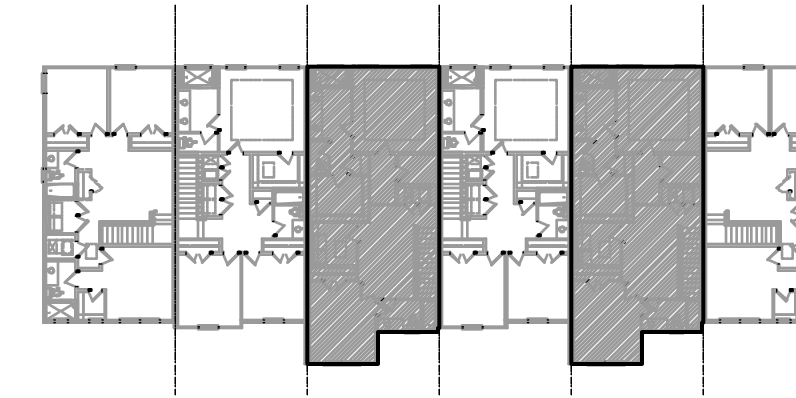
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**2024 - MADISON
2ND FLOOR ELECTRICAL**

1/4" = 1'-0"



2ND FLOOR - KEY PLAN

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- ALL ELECTRICAL WORK AND APPLIANCES SHALL CONFORM TO 2023 FBOR. REFERENCED NFPA 70.
- EXCEPTIONS FROM GFI REQUIREMENTS SHALL BE PERMITTED PROVIDED LOCATION WHERE EXCEPTION IS DESIRED IS ALLOWED PER 2023 FBOR REFERENCED NFPA 70.
- UNLESS OTHERWISE INDICATED OR GOVERNED BY CODE, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR.

ELECTRICAL DEVICES	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO CL.
REMAINING SWITCHES	48" TO CL.
WALL OUTLETS	12" TO CL.
TELEPHONE OUTLETS	12" TO CL.
TELEVISION OUTLETS	12" TO CL.
EXTERIOR GFIS	12" TO CL.
GARAGE GFIS (ABOVE GARAGE FLOOR)	48" TO CL.
THERMOSTAT	54" TO CL.
DOOR BELL CHIMES	84" TO CL.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	66" TO CL.
KITCHEN HOOD FAN "WHIP"	78" TO CL.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO CL.
KITCHEN REFRIGERATOR	48" TO CL.
WASHER/DRYER OUTLET	36" TO CL.
HOLLYWOOD LIGHTS	84" TO CL.
C.L. = CENTER LINE	

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CARLA A. BROWN, PE - F.L.# 56128
SCOTT LEVONOVSKI, PE - F.L.# 97799
THESE PROFESSIONALS ARE LICENSED IN THE STATE OF FLORIDA.
PHOTO COURTESY OF THE ARCHITECT FOR THE PROJECT.

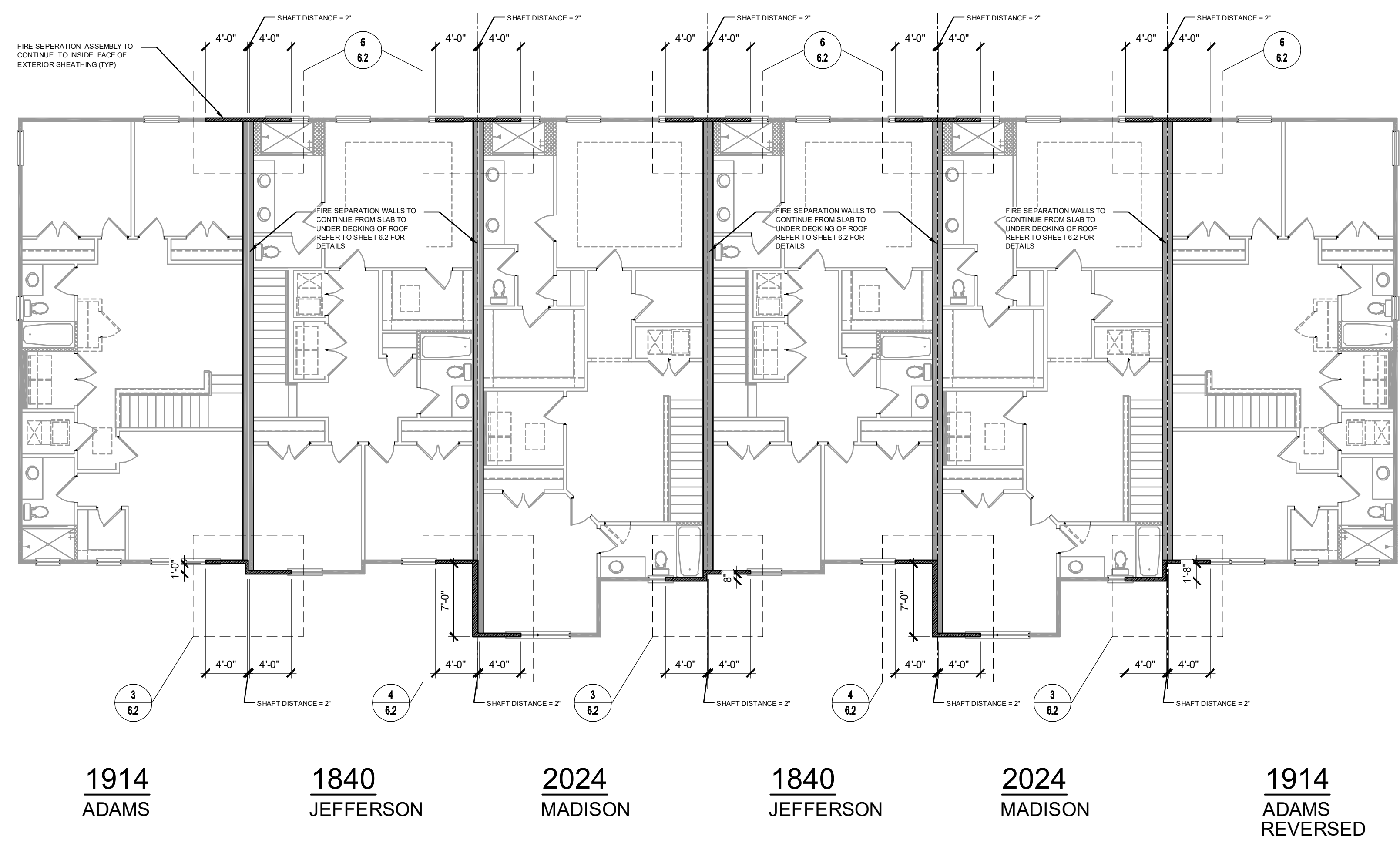
**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title:
**2024 - MADISON
FLOOR PLAN**

project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

**4.2C
ELEV. A**

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED



1914 ADAMS 1840 JEFFERSON 2024 MADISON 1840 JEFFERSON 2024 MADISON 1914 ADAMS REVERSED

ROOF - FIRE SEPERATION ELEV. "A"
1/8" = 1'-0"

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REGISTERED ARCHITECTS
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SCOTT LEWIS, PE - FL # 77790
FRED W. WOOD, PE - FL # 44402
11/2020

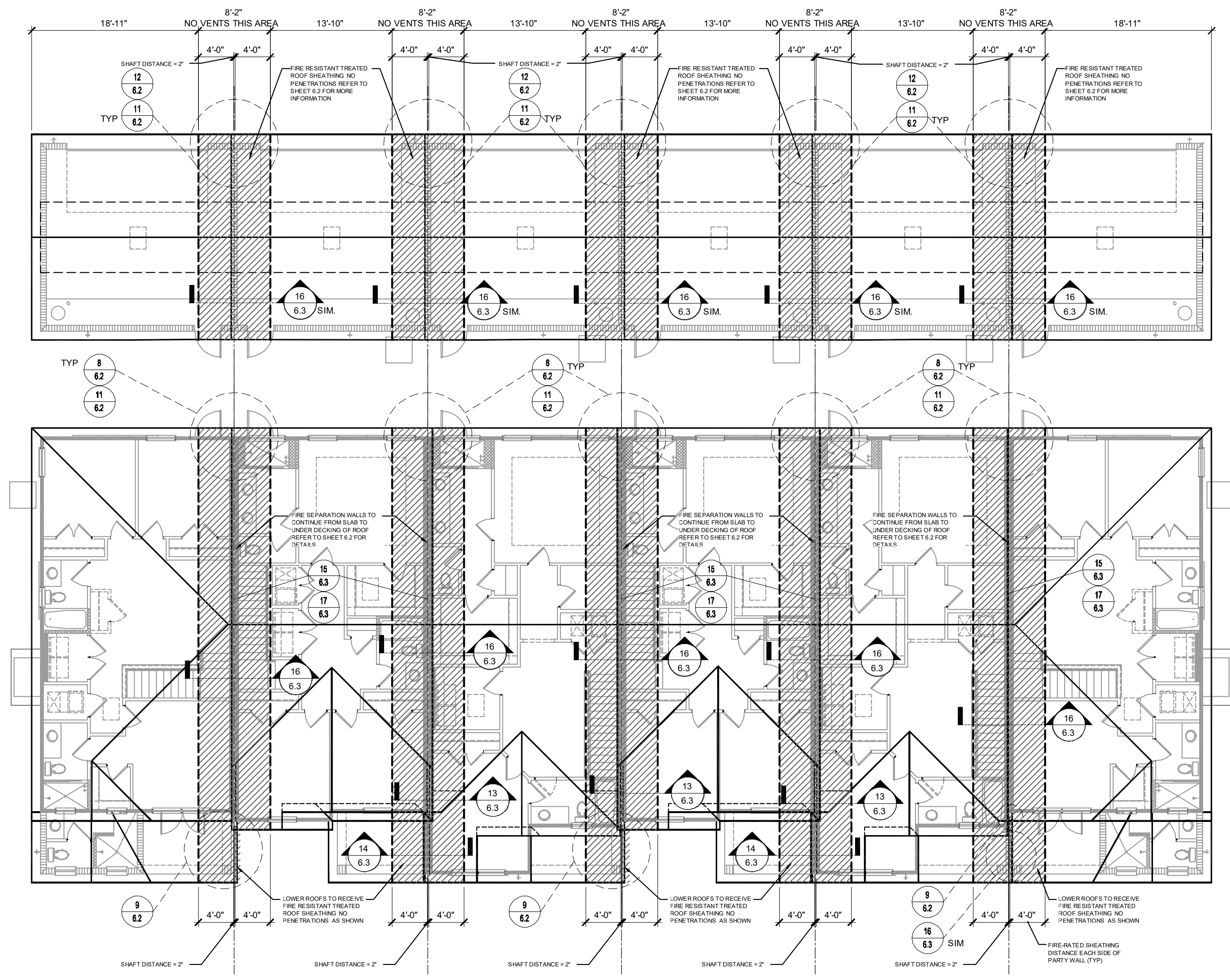
**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title:
**6 UNIT - 2ND FLOOR
FIRE SEPERATION**

project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

**5.1
ELEV. A**

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED



1914 ADAMS 1840 JEFFERSON 2024 MADISON 1840 JEFFERSON 2024 MADISON 1914 ADAMS REVERSED

ROOF - FIRE SEPERATION ELEV. "A"

1/8" = 1'-0"

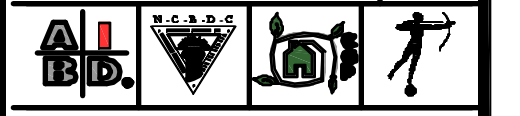
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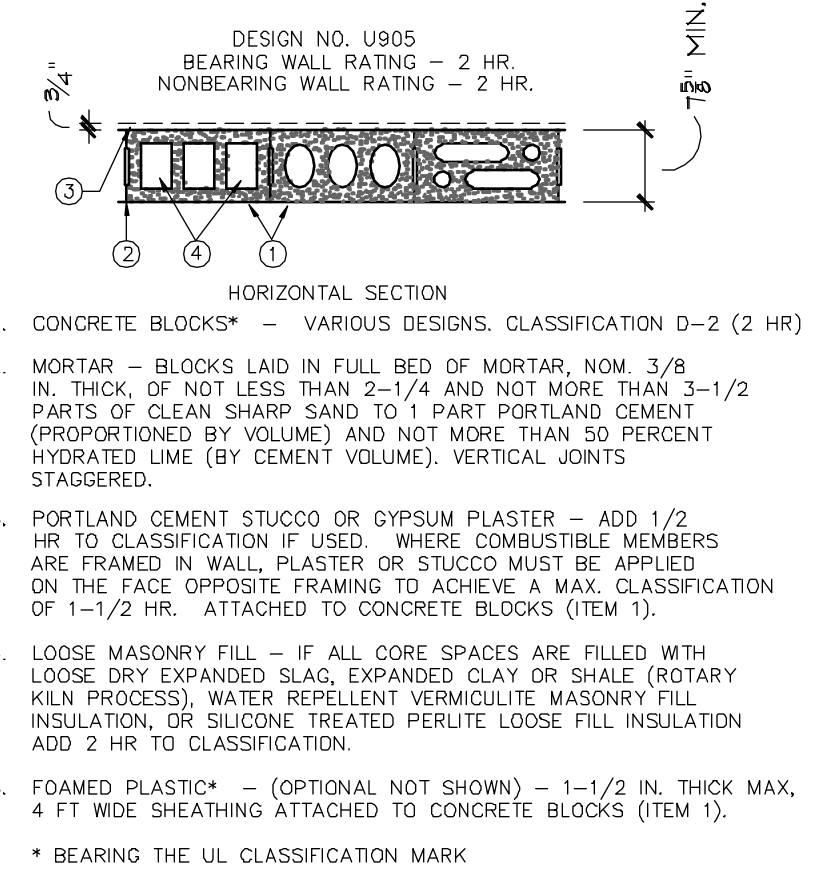
**PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS**

title:
**6 UNIT - ROOF
FIRE SEPERATION**

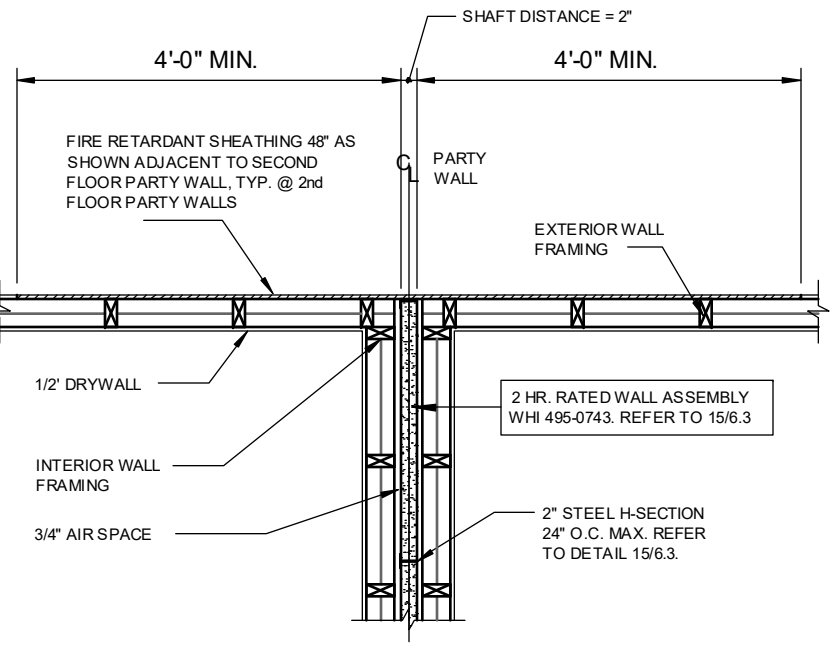
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drawn: BF
date: 05-19-22
scale: AS SHOWN

**6.1
ELEV. A**

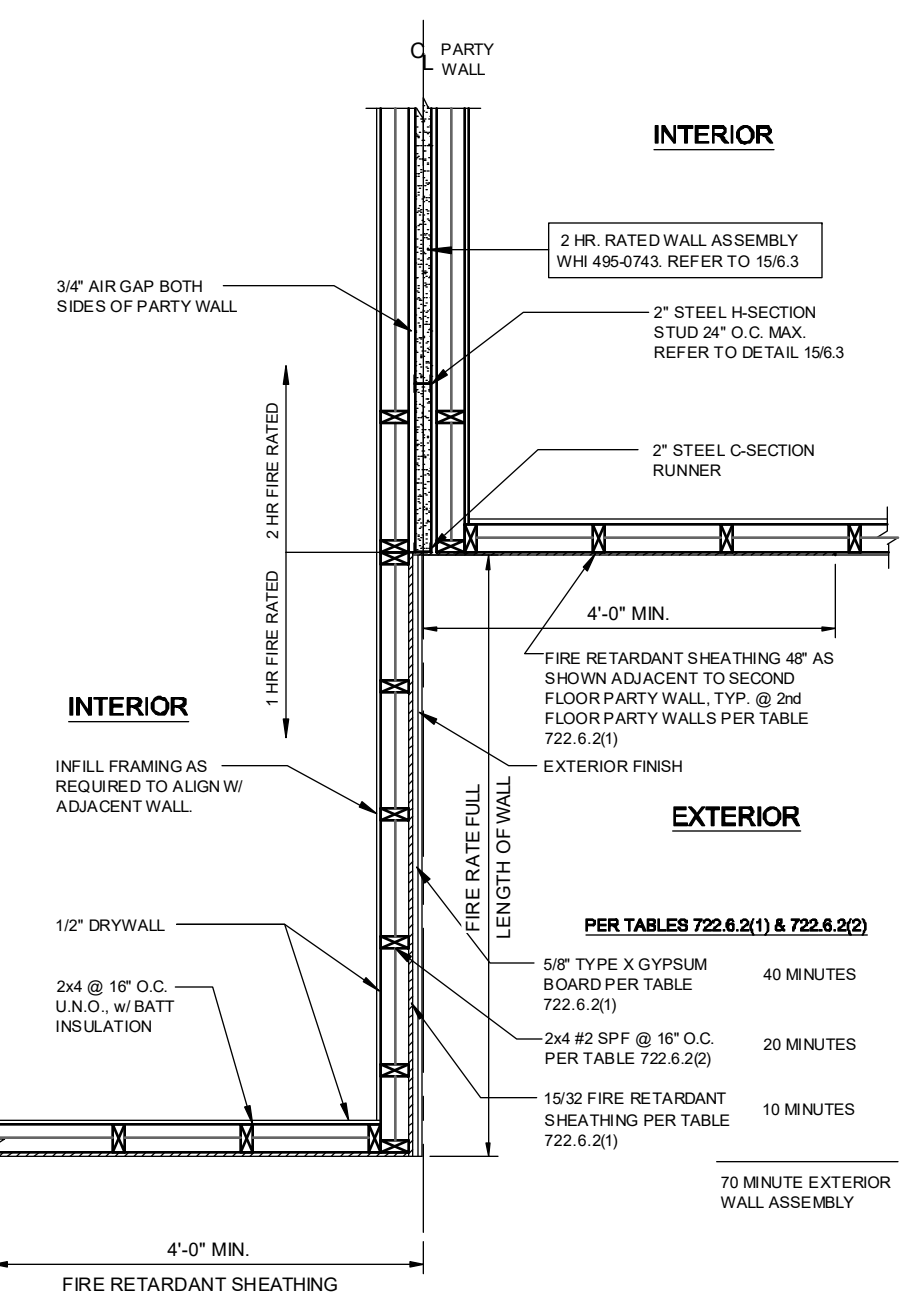
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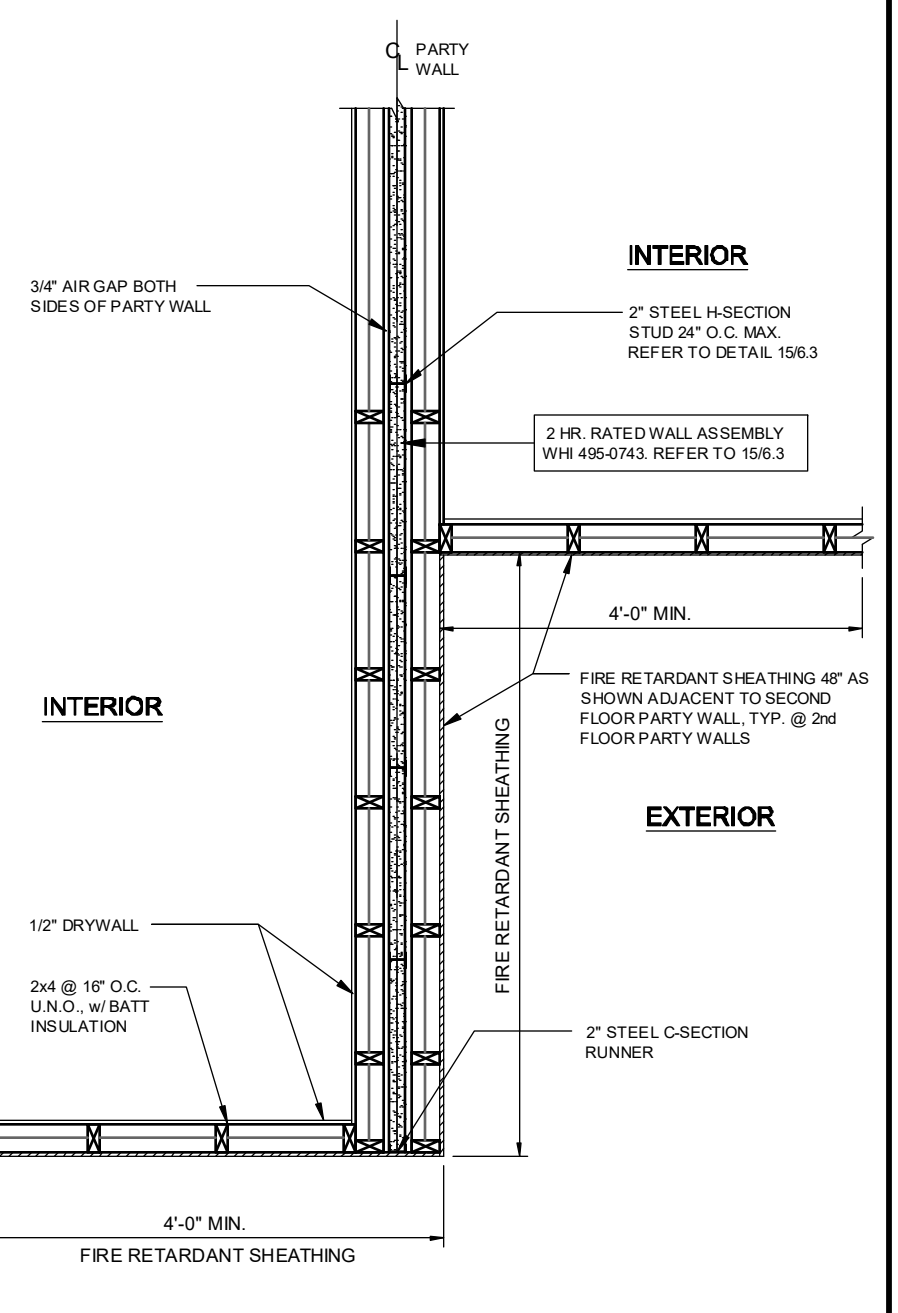
2-HOUR SEPARATION WALL DETAIL
3/4"=1'-0"



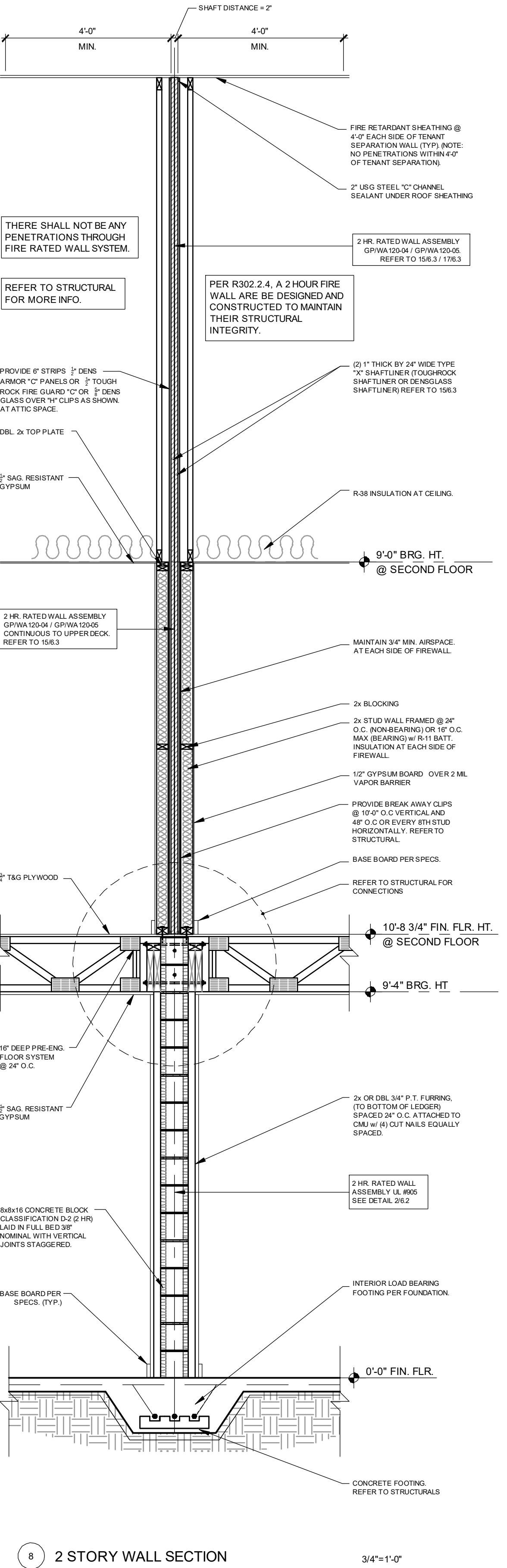
2 HR. FIRE WALL @ 2nd FLOOR FRAME TO FRAME
3/4"=1'-0"



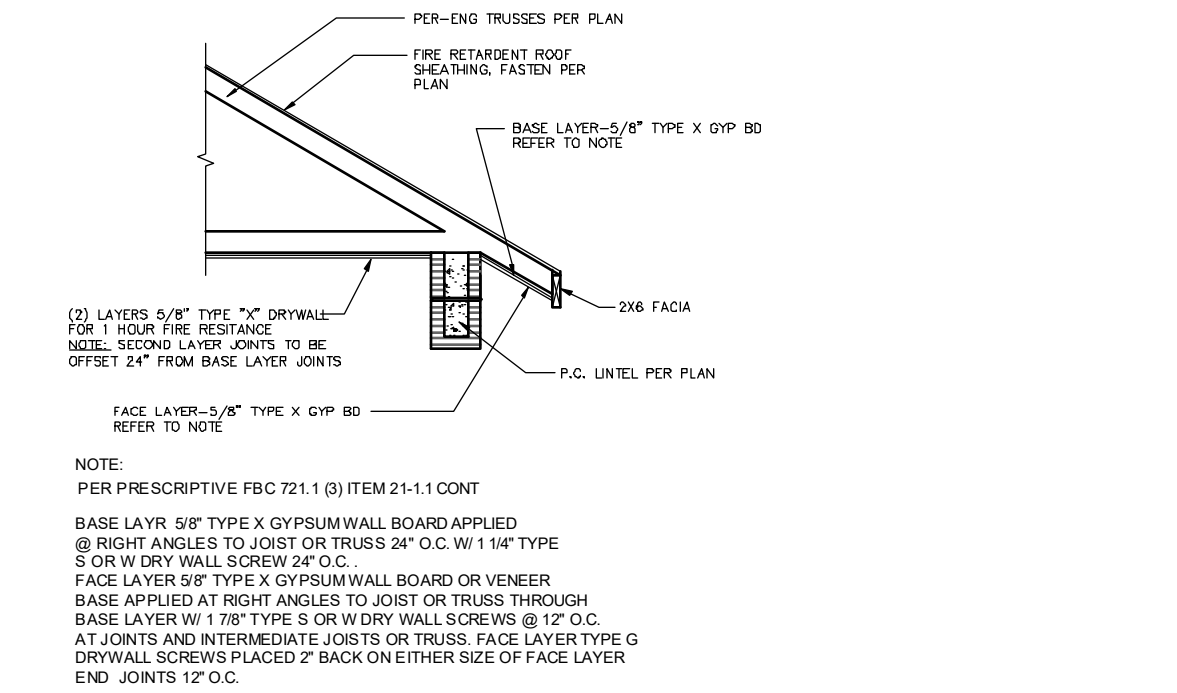
2 HR. TO 1HR. FIRE RATED WALL @ 2nd FLOOR OFFSET EXTERIOR WALL DETAIL
1/2"=1'-0"



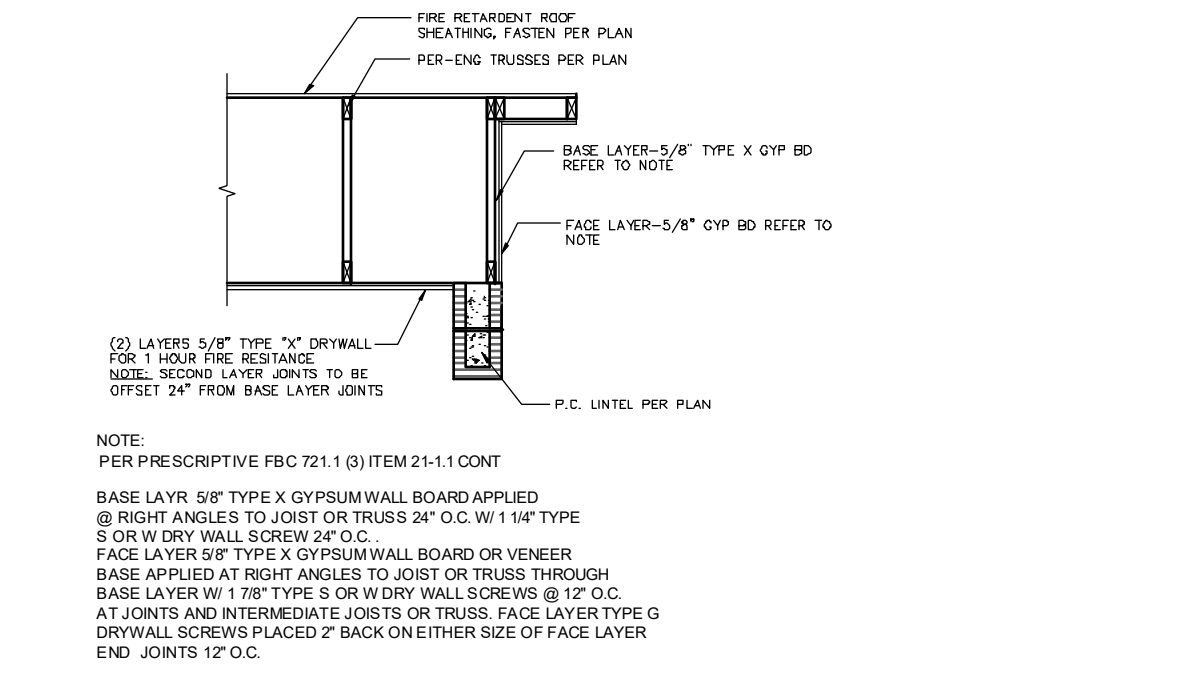
2 HR. FIRE RATED WALL @ 2nd FLOOR OFFSET EXTERIOR WALL DETAIL
1/2"=1'-0"



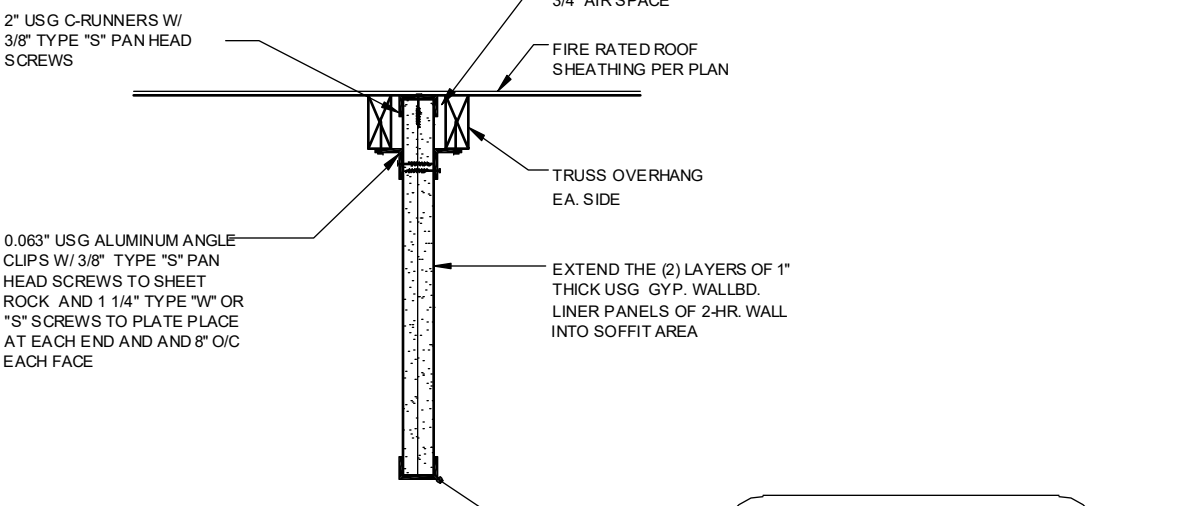
2 STORY WALL SECTION
3/4"=1'-0"



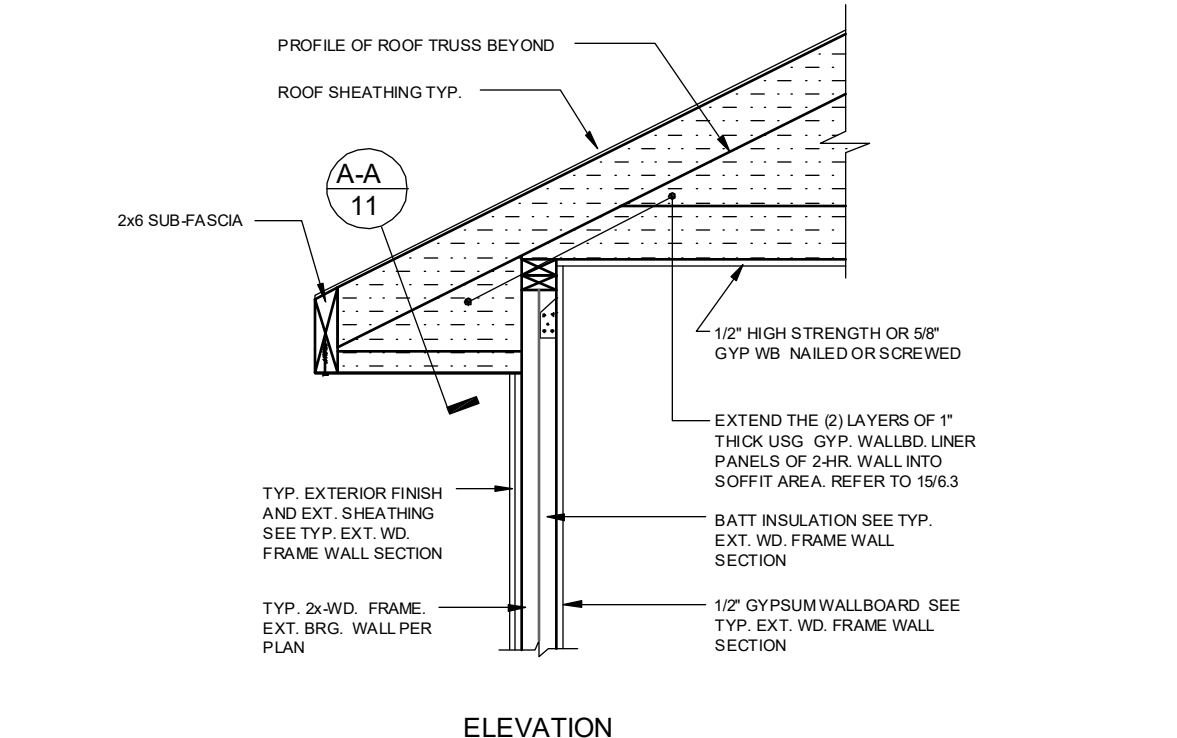
1-HR FIRE RATED CEILING DETAIL
3/4"=1'-0"



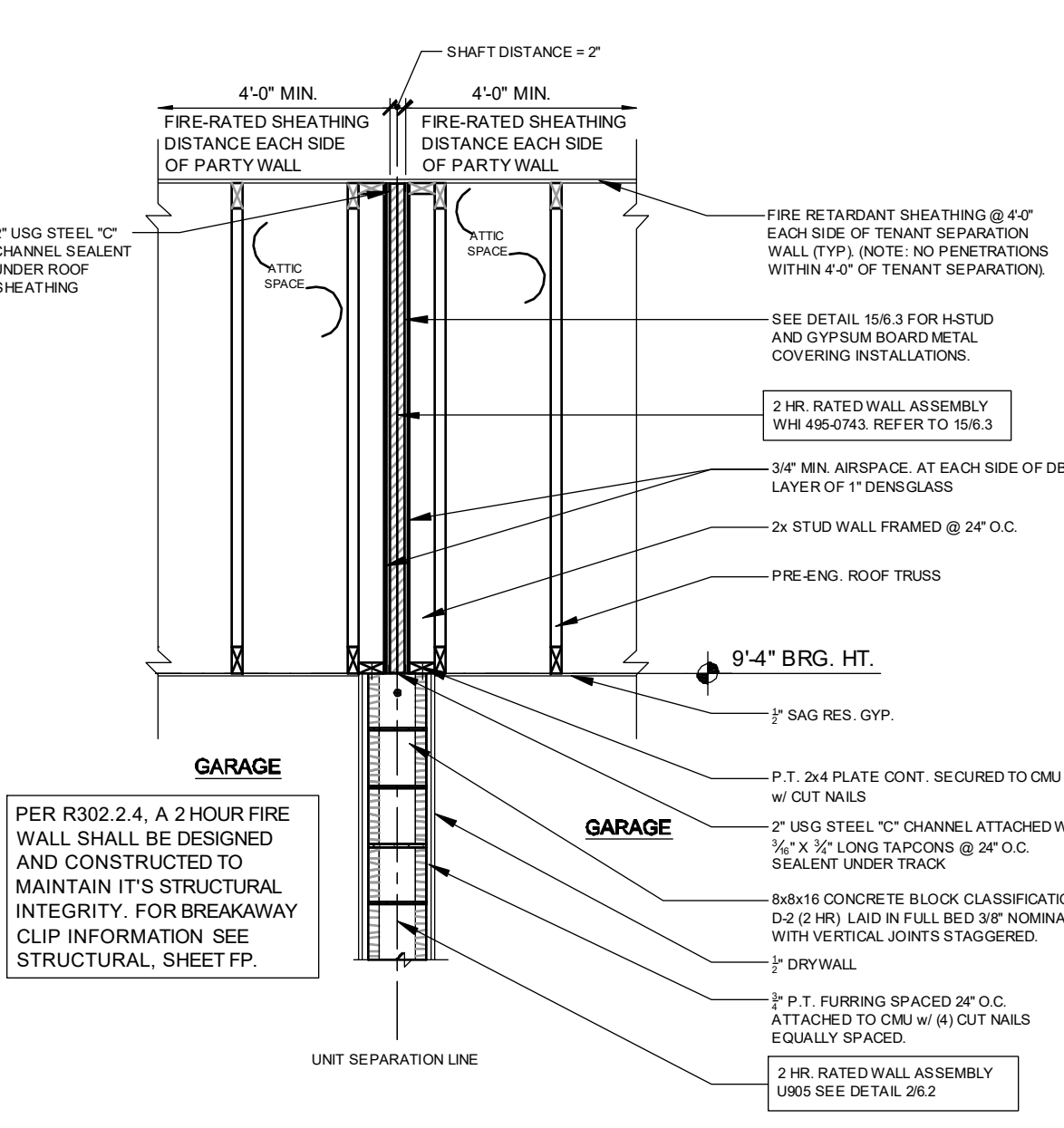
1-HR FIRE RATED @ GABLE CEILING DETAIL
3/4"=1'-0"



2 HR. SEPARATION AT EAVE @ 2nd FLOOR - FRAME EXT. WALLS
3/4"=1'-0"



2 HR. SEPARATION AT EAVE @ 2nd FLOOR - FRAME EXT. WALLS
3/4"=1'-0"



GARAGE SEPARATION FIREWALL
3/4"=1'-0"

TABLE 722.6.2(1)

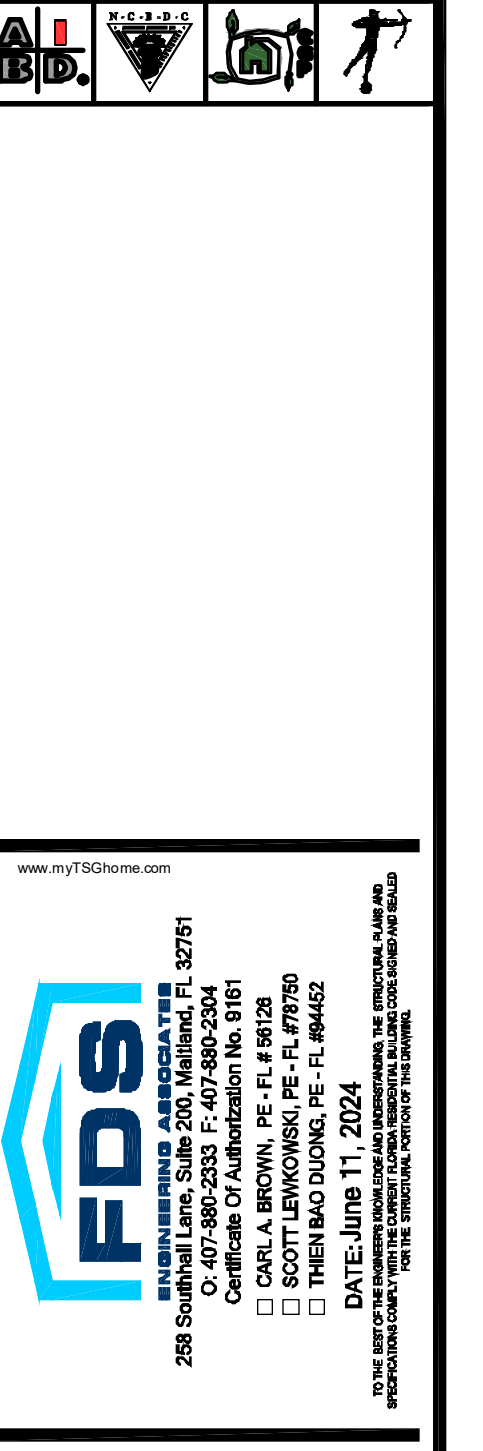
DESCRIPTION OF FINISH	TIME(MINUTES)
1/2-INCH WOOD STRUCTURAL PANEL BONDED WITH EXTERIOR GLUE	10
5/8-INCH TYPE X GYPSUM WALLBOARD	40

TABLE 722.6.2(2)

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

TOTAL 70 MINUTE EXTERIOR WALL ASSEMBLY

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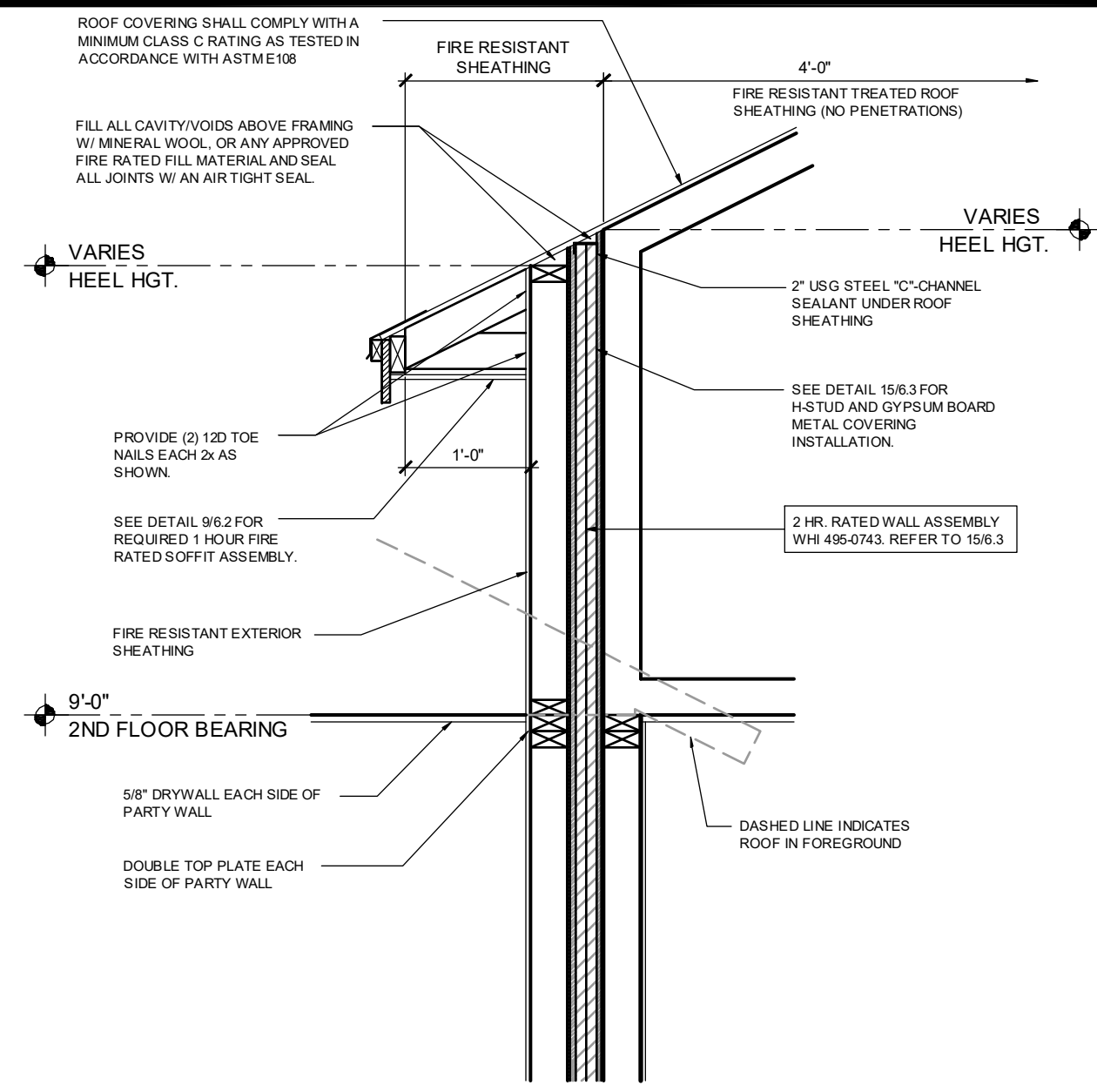
PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

title:
2-STORY FIRE SEPERATION

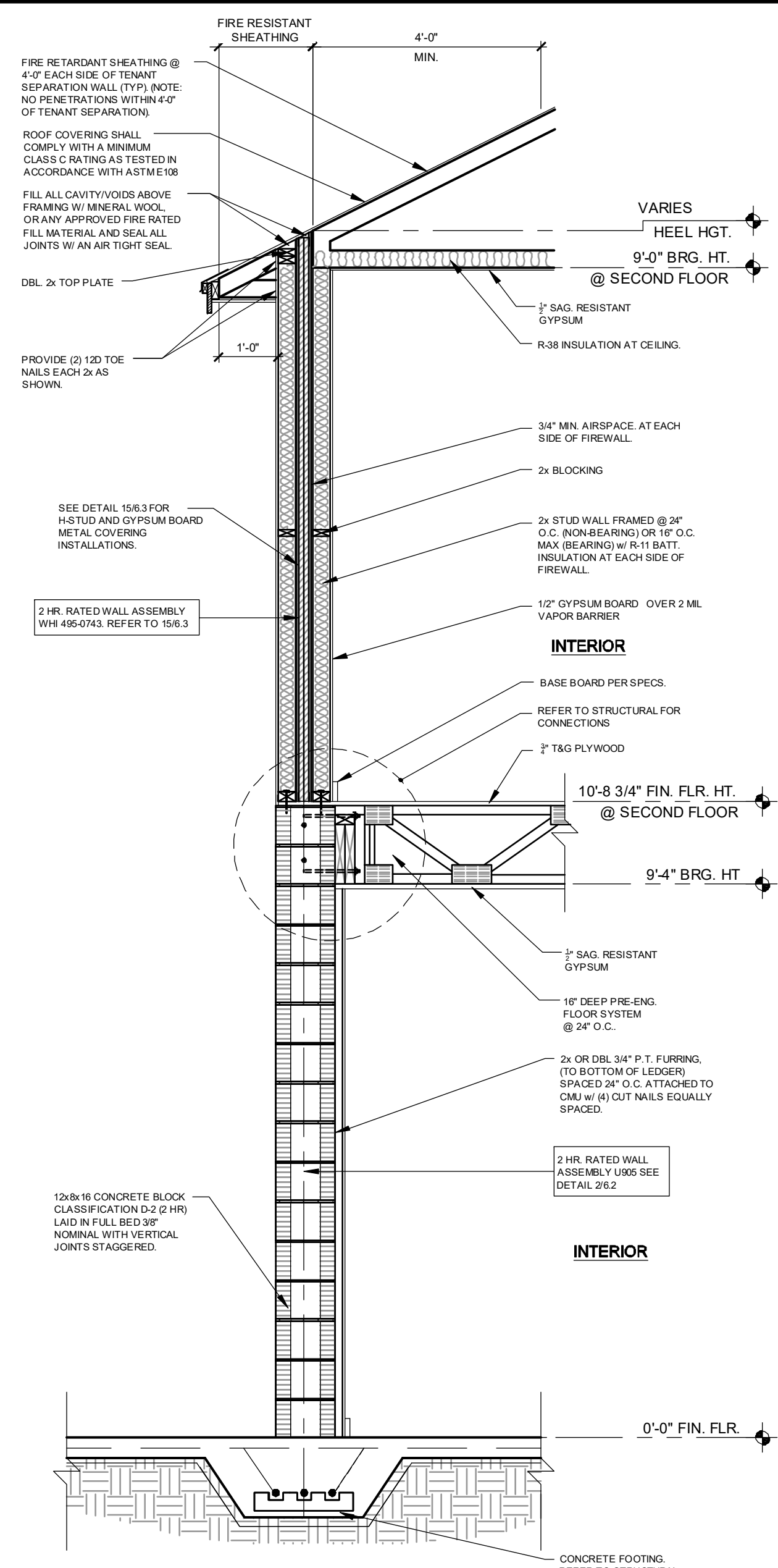
project no. 2022144
checked: [Signature]
drawn:
date: 05-19-22
scale: AS SHOWN

6.2

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED



13 FIRE SEPARATION DETAIL AT OVERHANG
3/4" = 1'-0"



14 2 HR. RATED WALL ASSEMBLY @ PARTY WALL
1/2" = 1'-0"

intertek
Total Quality Assured.
Assemblies

Division 09 - Finishes
09 21 00 Plaster and Gypsum Board Assemblies
09 21 16.33 Gypsum Board Area Separation Wall

Georgia-Pacific Gypsum, LLC
Design No. GP/WA 120-05
Non-Bearing Wall Assembly
Area Separation Wall
ASTM E119
Rating: 2 hours

1. **CERTIFIED MANUFACTURER:** Georgia-Pacific Gypsum, LLC
CERTIFIED PRODUCT: Gypsum Shaftliner

CERTIFIED MODEL: ToughRock Shaftliner or DensGlass Shaftliner

Gypsum Shaftliner: Two layers 1-in. (25.4 mm) ToughRock Shaftliner or DensGlass Shaftliner inserted in H-Studs 24-in. (610 mm) o.c.

2. **Gypsum Board:** Metal covered using 5-in. (127 mm) wide 1/2-in. (12.7 mm) DensArmor Plus Fireguard C Interior Panels or 1/2-in. (12.7 mm) ToughRock Fireguard C gypsum board.

3. **Steel Studs:** 1" shaped Studs, 1-1/2-in. (38.1 mm) wide x 2-in. (50.8 mm) deep, roll-formed from minimum 0.018-in. thick galvanized steel. Cut to length 1/2-in. less than the openings height and spaced a maximum of 24-in. (610 mm) o.c.

Date Issued: June 5, 2019 Page 1 of 1 Project No. WHI-495-0743
Version: 02 August 2017 SFT-8C-0P-130

15 TYPICAL OVERHANG ELEVATED ROOF
SCALE: 1/2" = 1'-0"

WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 18 OF 40

FIGURE #1
"H" STUD AND "U" TRACK

ALL MATERIAL ROLL-FORMED FROM HOT-DIPPED, GALVANIZED STEEL, 0.016" THICK AND DIMENSIONED AS SHOWN.

WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 21 OF 40

FIGURE #4
TOP OR BOTTOM DETAIL BETWEEN STUDS OR END DETAIL

17 GP/WA 120-04 SCALES VARY.

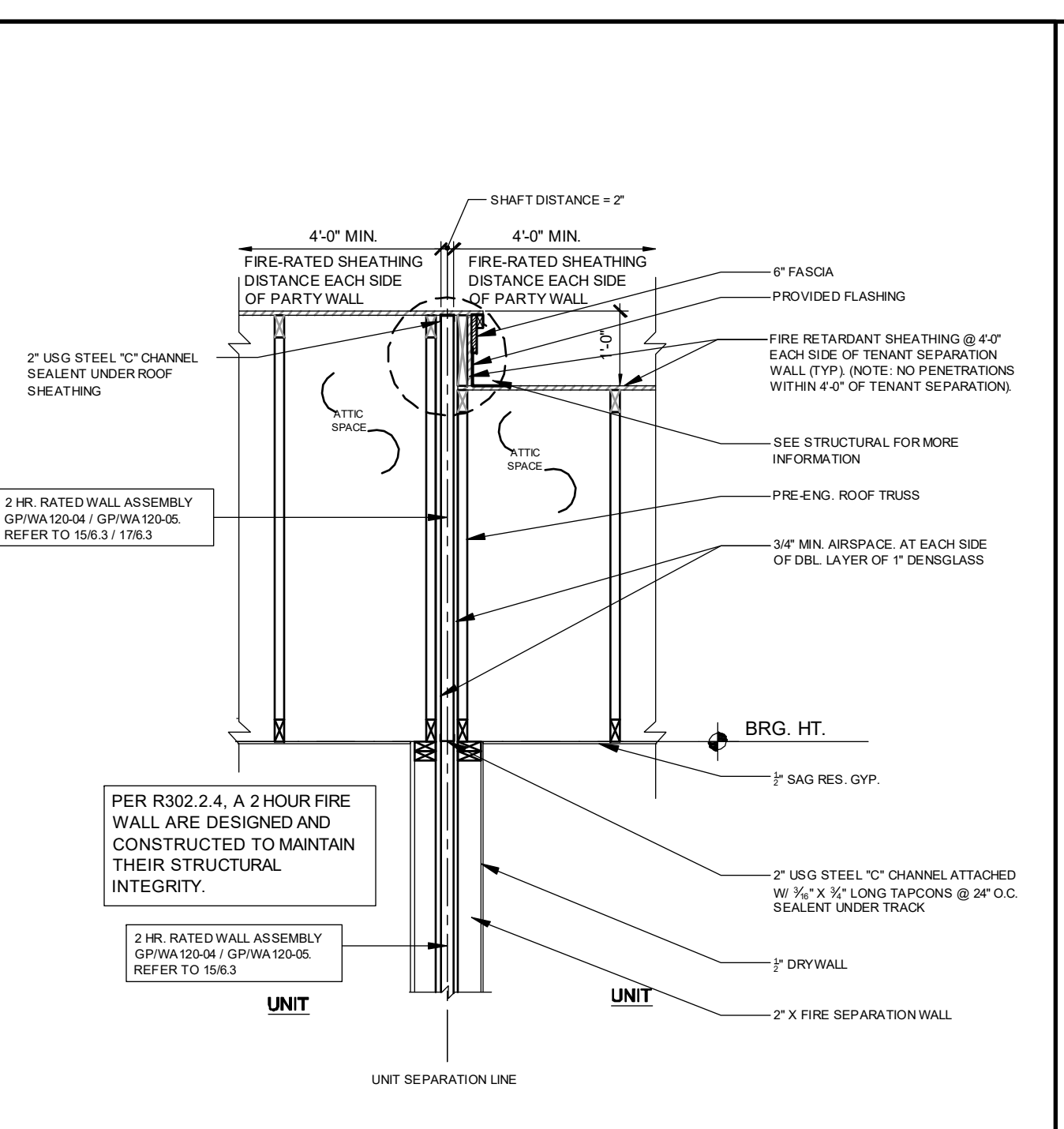
WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 19 OF 40

FIGURE #2
ELEVATION - SCREW LOCATIONS

WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 22 OF 40

FIGURE #5
TOP OR BOTTOM DETAIL AT STUDS

19 GP/WA 120-04 SCALES VARY.



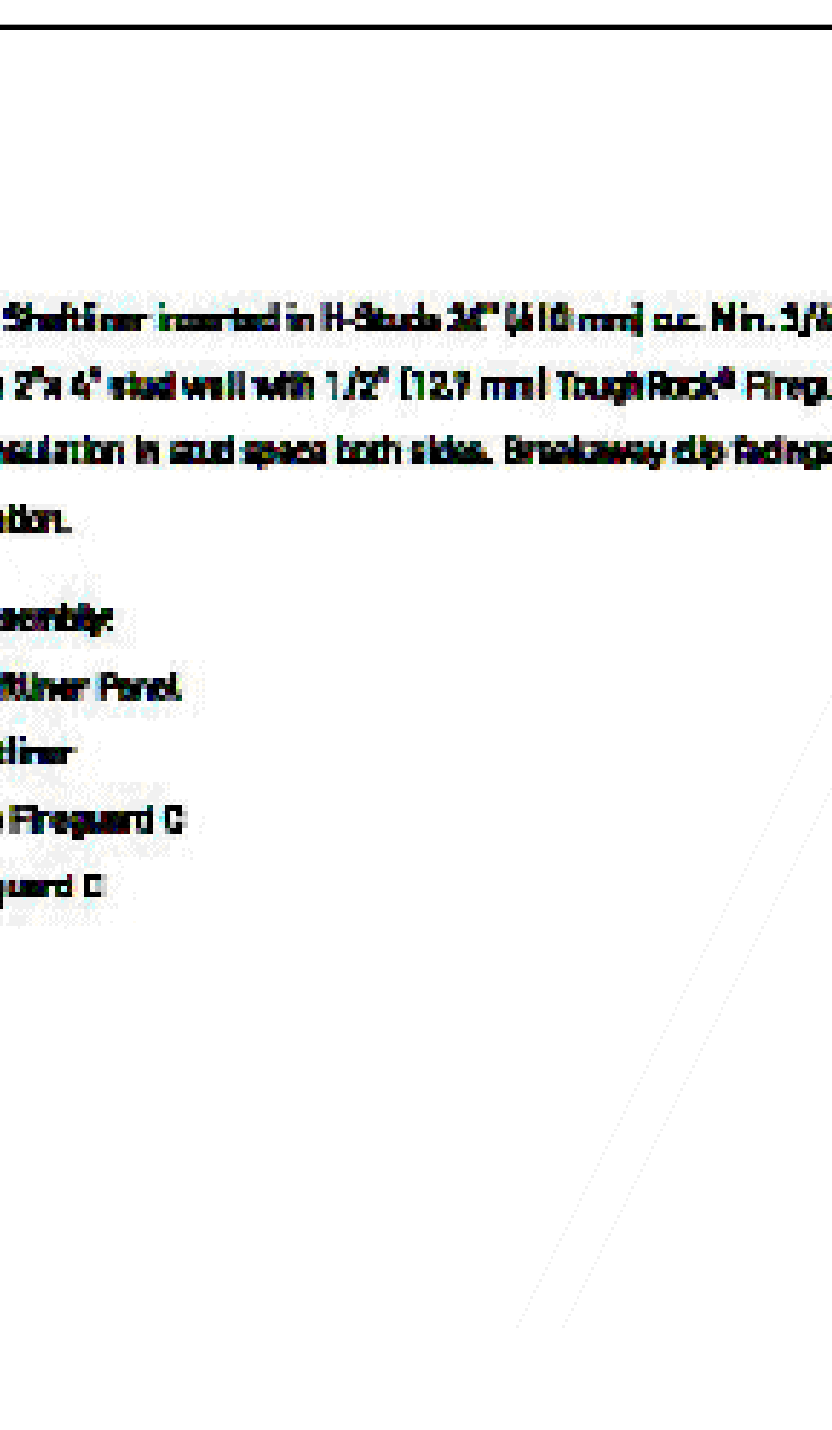
20 2 HR. RATED WALL ASSEMBLY @ PARTY WALL
1/2" = 1'-0"

Two layers 1" (25.4 mm) ToughRock Shaftliner or DensGlass Shaftliner inserted in H-Studs 24" (610 mm) o.c. Min. 3/16" (19 mm) air space on both sides must be maintained between liner panels and adjacent framing. Sound Tested with 2' x 4' stud wall with 1/2" (12.7 mm) ToughRock Fireguard C gypsum wallboard or DensArmor Plus Fireguard C panels each side of assembly and 3-1/2" (89 mm) fiberglass insulation in stud space both sides. Breakaway clip ratings and height of wall differ between UL Design U8373 and WHI GP/WA 120-04. Please consult each Listing for specific information.

Approved for Assembly:
DensGlass Shaftliner Panel
ToughRock Shaftliner
DensArmor Plus Fireguard C
ToughRock Fireguard C

Hourly Rating: 2-hour
ETC Rating: 40-60 ETC
Fire Test Reference: UL U8373, UL U8372, WHI GP/WA 120-04, UL U8373, UL U8372, UL U8371
Sound Test Reference: RAL TL10-891

21 GP/WA 120-04 SCALES VARY.



22 2 HR. RATED WALL ASSEMBLY @ PARTY WALL
1/2" = 1'-0"

WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 20 OF 40

FIGURE #3
CROSS SECTION DETAIL AT STUD

WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 21 OF 40

FIGURE #4
TOP OR BOTTOM DETAIL BETWEEN STUDS OR END DETAIL

24 2 HR. RATED WALL ASSEMBLY @ PARTY WALL
1/2" = 1'-0"

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PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

Project No. 2022144
checked: AB
drawn:
date: 05-19-22
scale: AS SHOWN

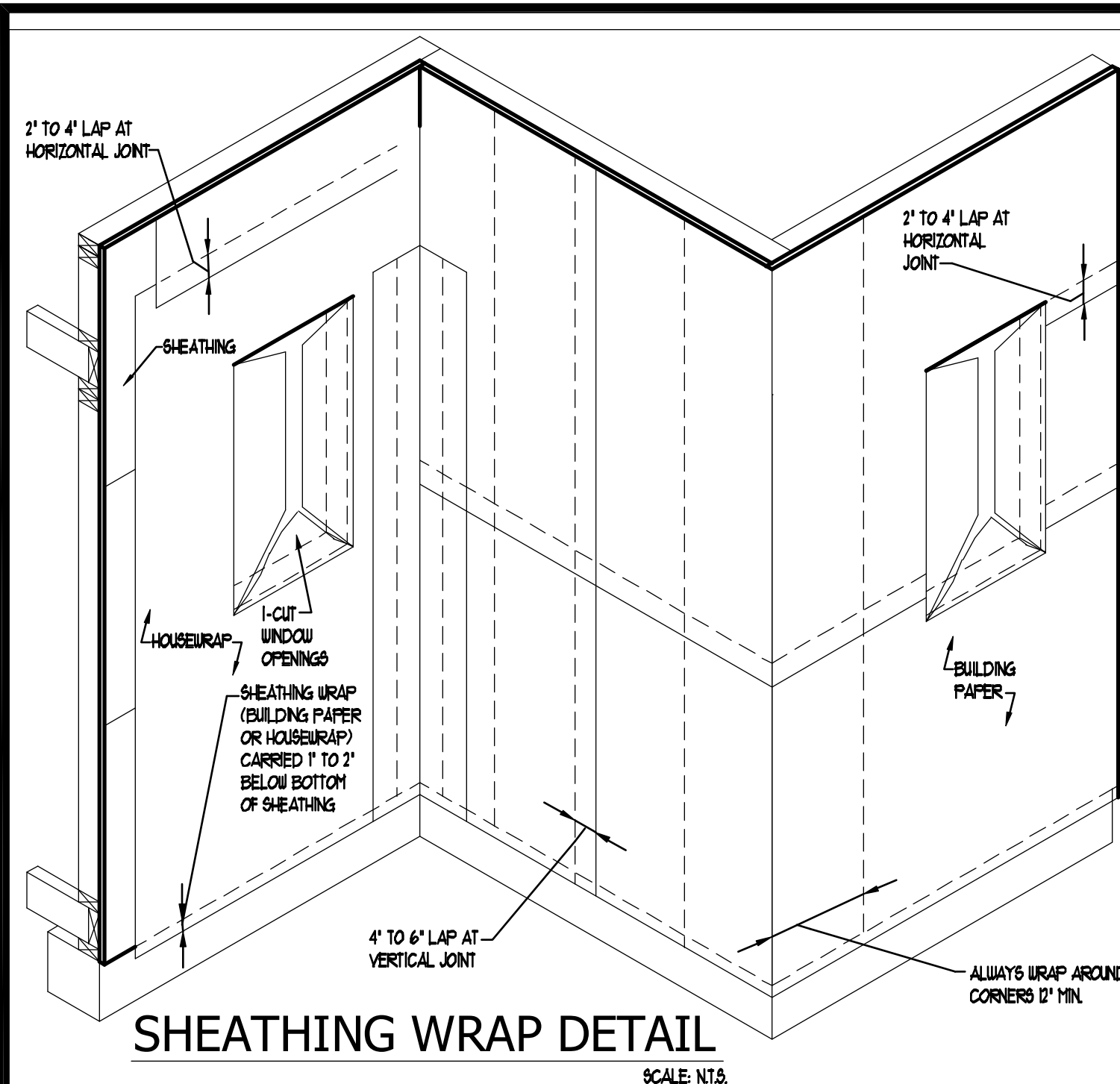
6.3

title: 2-STORY FIRE SEPERATION

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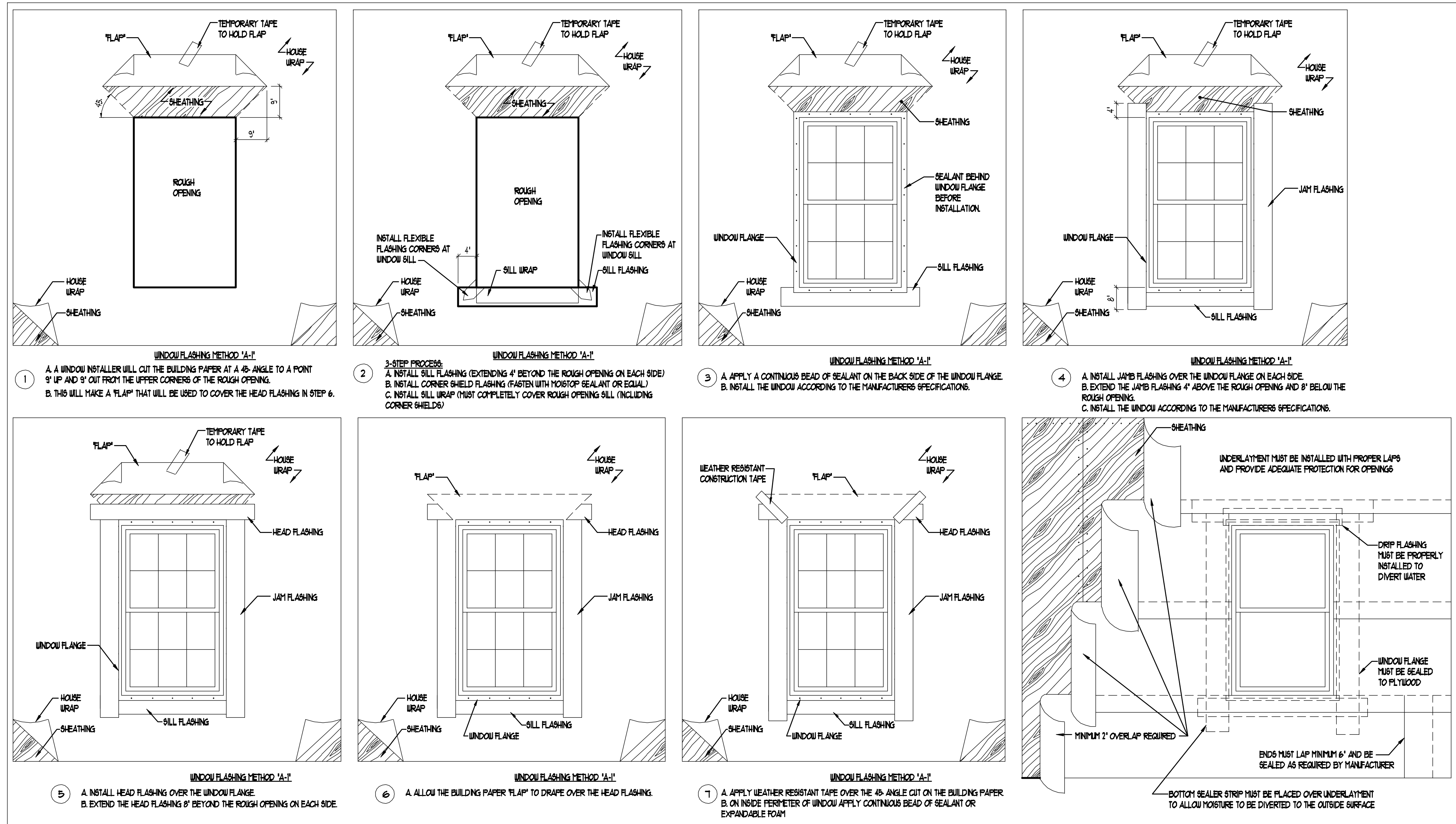
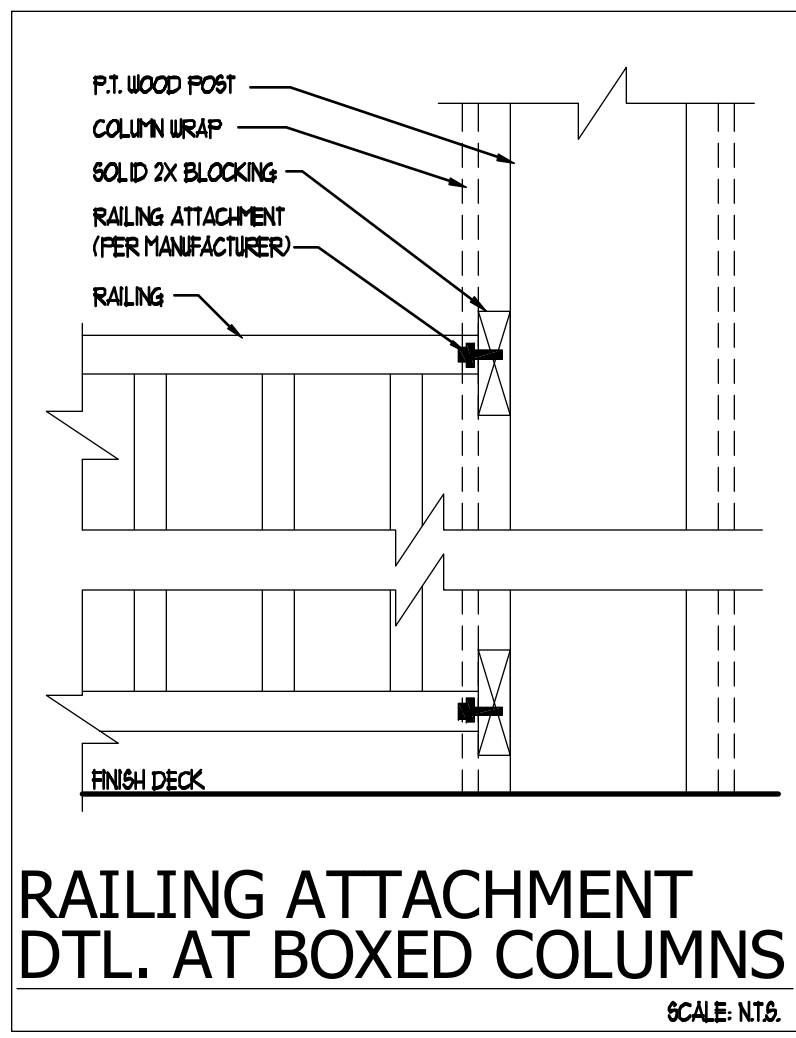
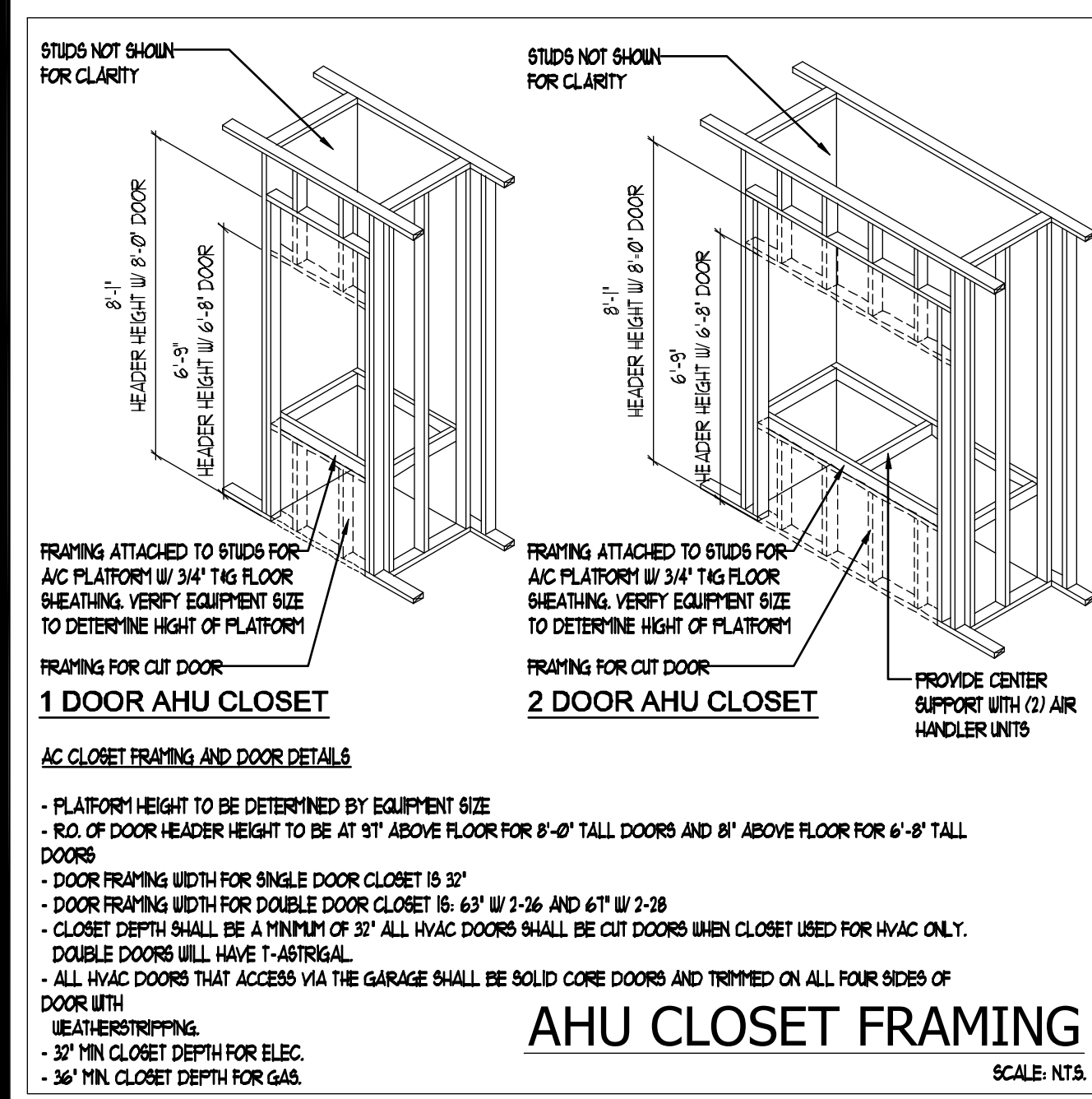
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INTERIOR DOOR ROUGH OPENING SIZING CHART

DOOR TYPE	DOOR CALL SIZE ON FRONT	ROUGH OPENING WIDTH DETERMINED BY	ROUGH OPENING HEIGHT DETERMINED BY	6'-0" DOOR RO. HEIGHT	6'-0" DOOR RO. HEIGHT
SINGLE DOOR	WIDTH x 6'-0" OR WIDTH x 8'-0"	ADDING 2 INCHES TO THE WIDTH OF THE CALL SIZE	ADDING 2 1/2 INCHES TO THE HEIGHT OF THE CALL SIZE	82-1/2"	98-1/2"
DOUBLE BI-PA66	WIDTH x 6'-0" OR WIDTH x 8'-0"	WIDTH EQUALS THE CALL SIZE WIDTH	ADDING 3 INCHES TO THE HEIGHT OF THE CALL SIZE	83"	99"
DOUBLE BALL CATCH	WIDTH x 6'-0" OR WIDTH x 8'-0"	ADDING 2 1/2 INCHES TO THE WIDTH OF THE CALL SIZE	ADDING 2 INCHES TO THE HEIGHT OF THE CALL SIZE	82-1/2"	98-1/2"
DOUBLE WITH T-ASTRAGAL	WIDTH x 6'-0" OR WIDTH x 8'-0"	ADDING 3 INCHES TO THE WIDTH OF THE CALL SIZE	ADDING 2 1/2 INCHES TO THE HEIGHT OF THE CALL SIZE	82-1/2"	98-1/2"

INTERIOR DOOR ROUGH-OPENING SIZING CHART



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CONSTRUCTION DETAILS

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CARL A. BROWN, P.E., F.L. 1987B
THOMAS DOUGLAS, P.E., F.L. 1944Z
DATE: JUNE 11, 2024

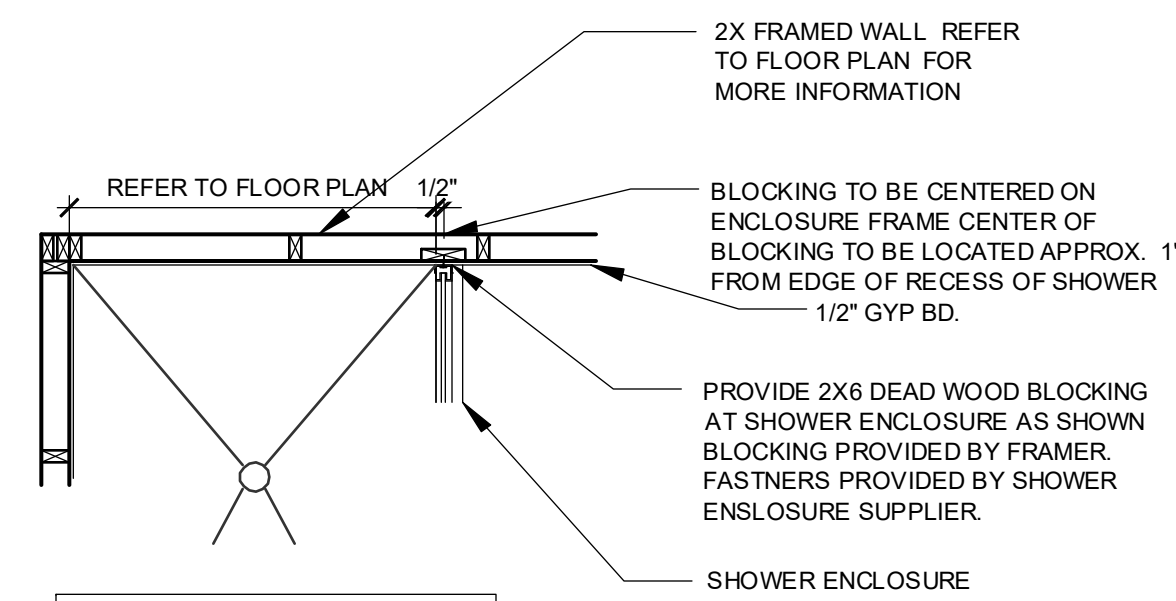
PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

title:
FLASHING DTLS

project no. 2022144
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scale: AS SHOWN

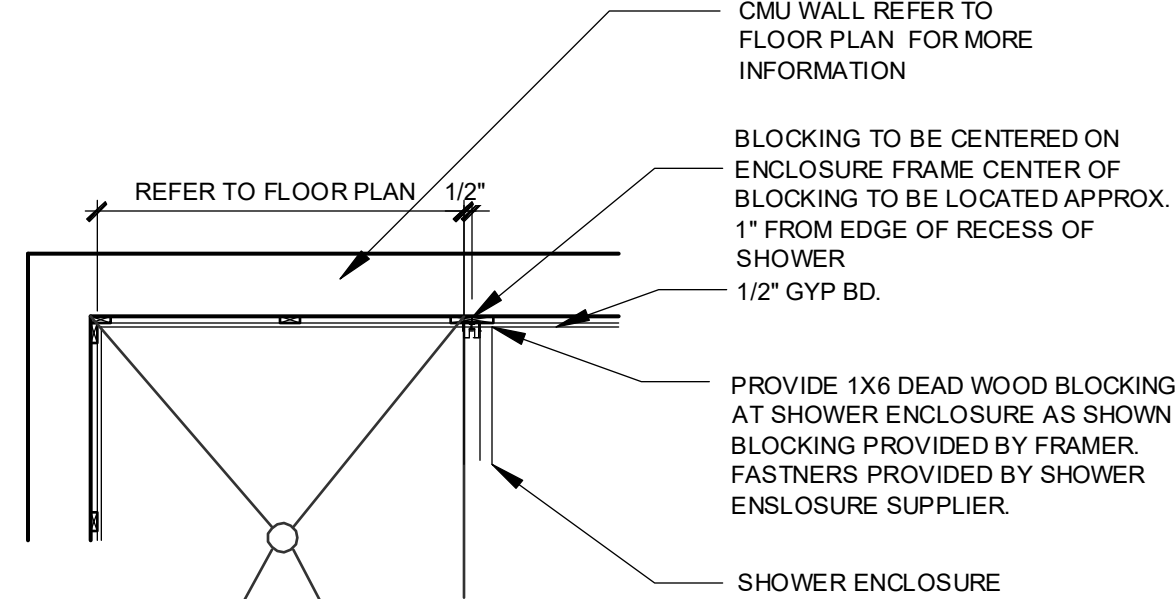
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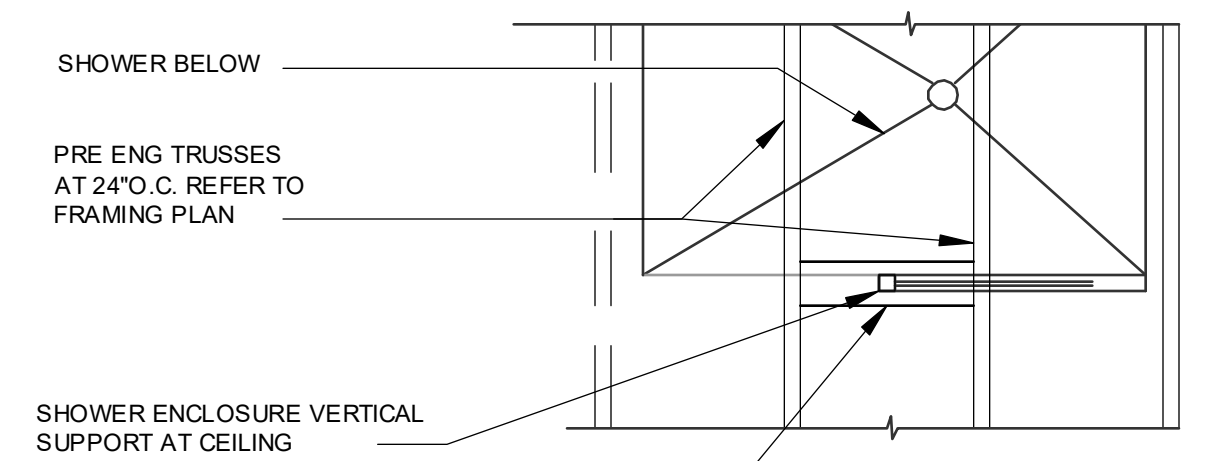
DO NOT FASTEN SHOWER ENCLOSURE DIRECTLY TO DRYWALL WITHOUT DEADWOOD BLOCKING

SHOWER ENCLOSURE AT FRAME WALL



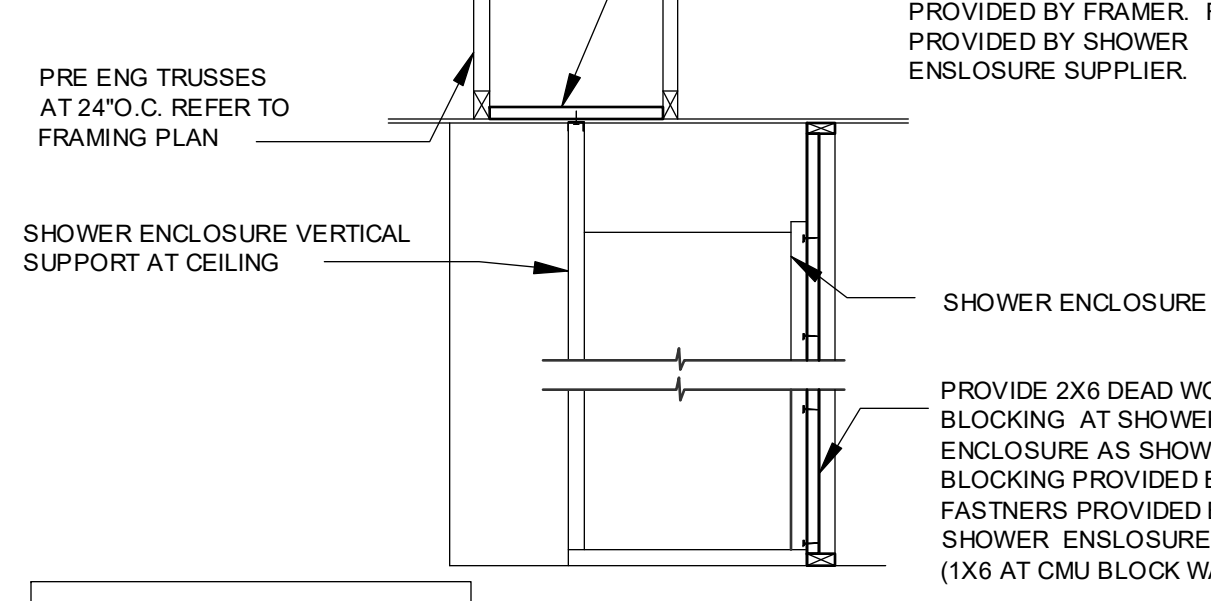
DO NOT FASTEN SHOWER ENCLOSURE DIRECTLY TO DRYWALL WITHOUT DEADWOOD BLOCKING

SHOWER ENCLOSURE AT CMU WALL



DO NOT FASTEN SHOWER ENCLOSURE DIRECTLY TO DRYWALL WITHOUT DEADWOOD BLOCKING

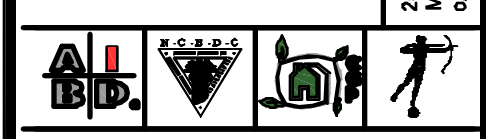
PLAN VIEW



DO NOT FASTEN SHOWER ENCLOSURE DIRECTLY TO DRYWALL WITHOUT DEADWOOD BLOCKING

ELEVATION SHOWER ENCLOSURE AT VERTICAL SUPPORT

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Scott Lewkowski, PE, FL #178750
Thien Bao Duong, PE, FL #14652
DATE: June 11, 2024
PROJ: 2022144

PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

title:
TUB ENCLOSURE DTLS

project no. 2022144
checked: AB
drawn:
date: 05-19-22
scale: AS SHOWN

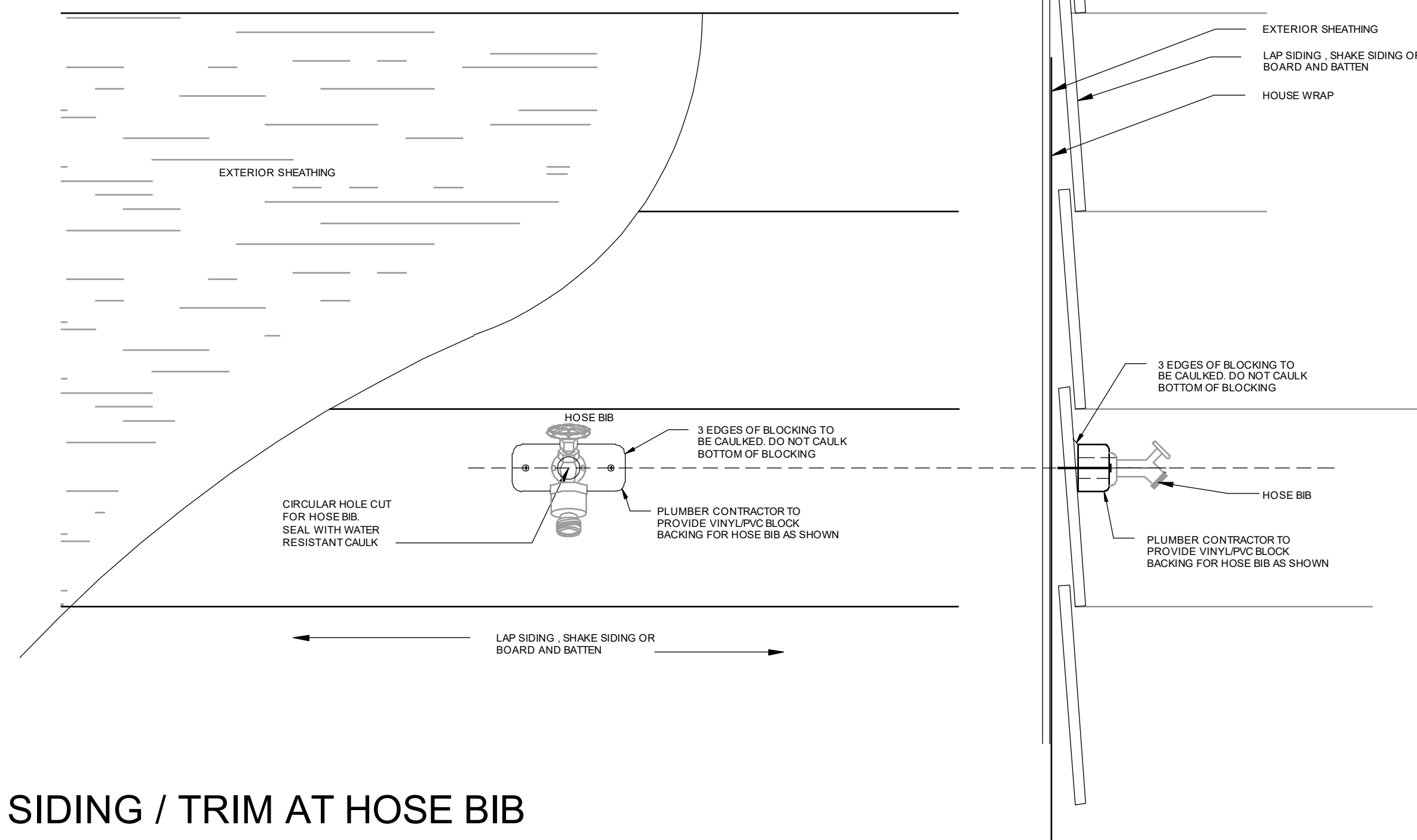
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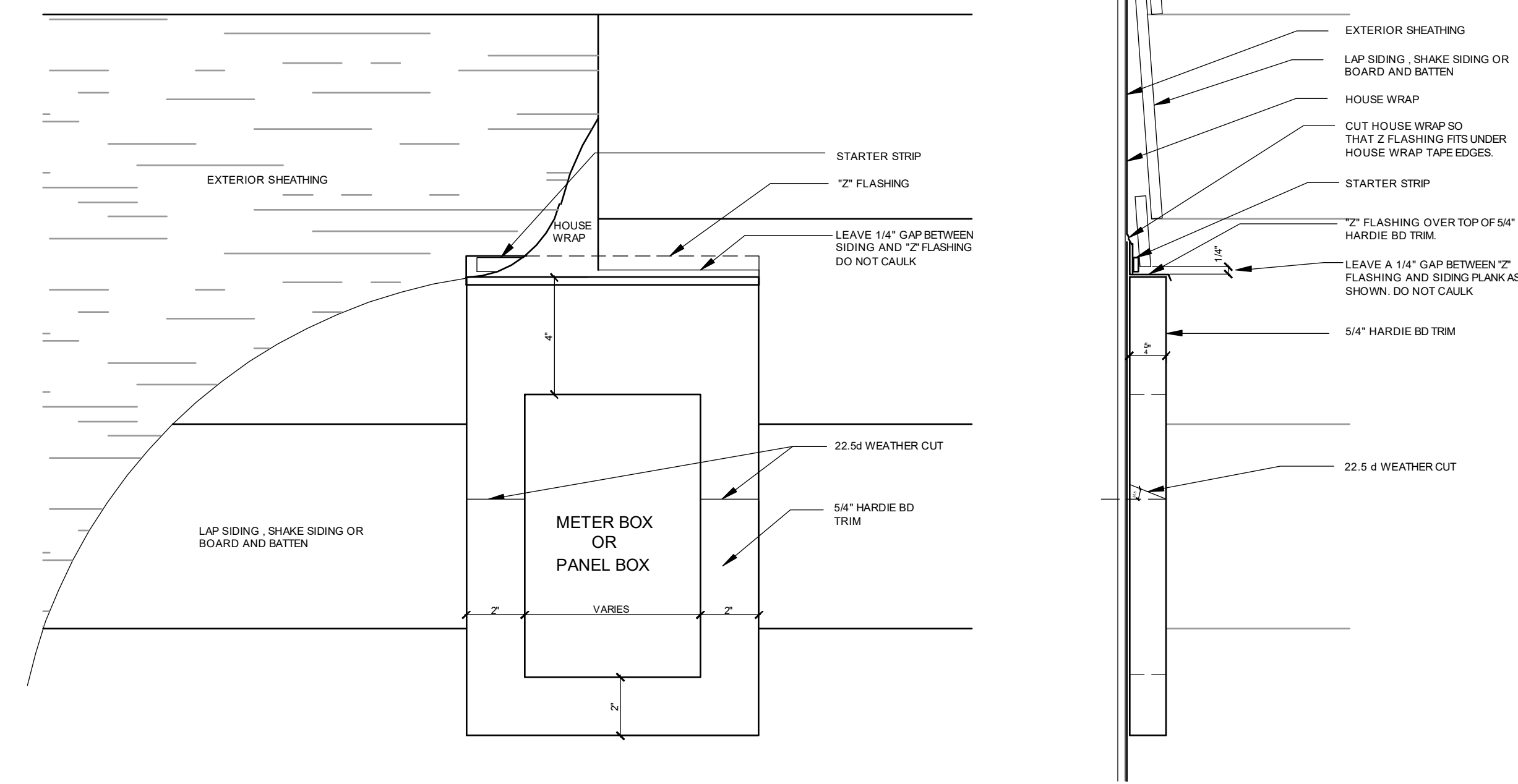
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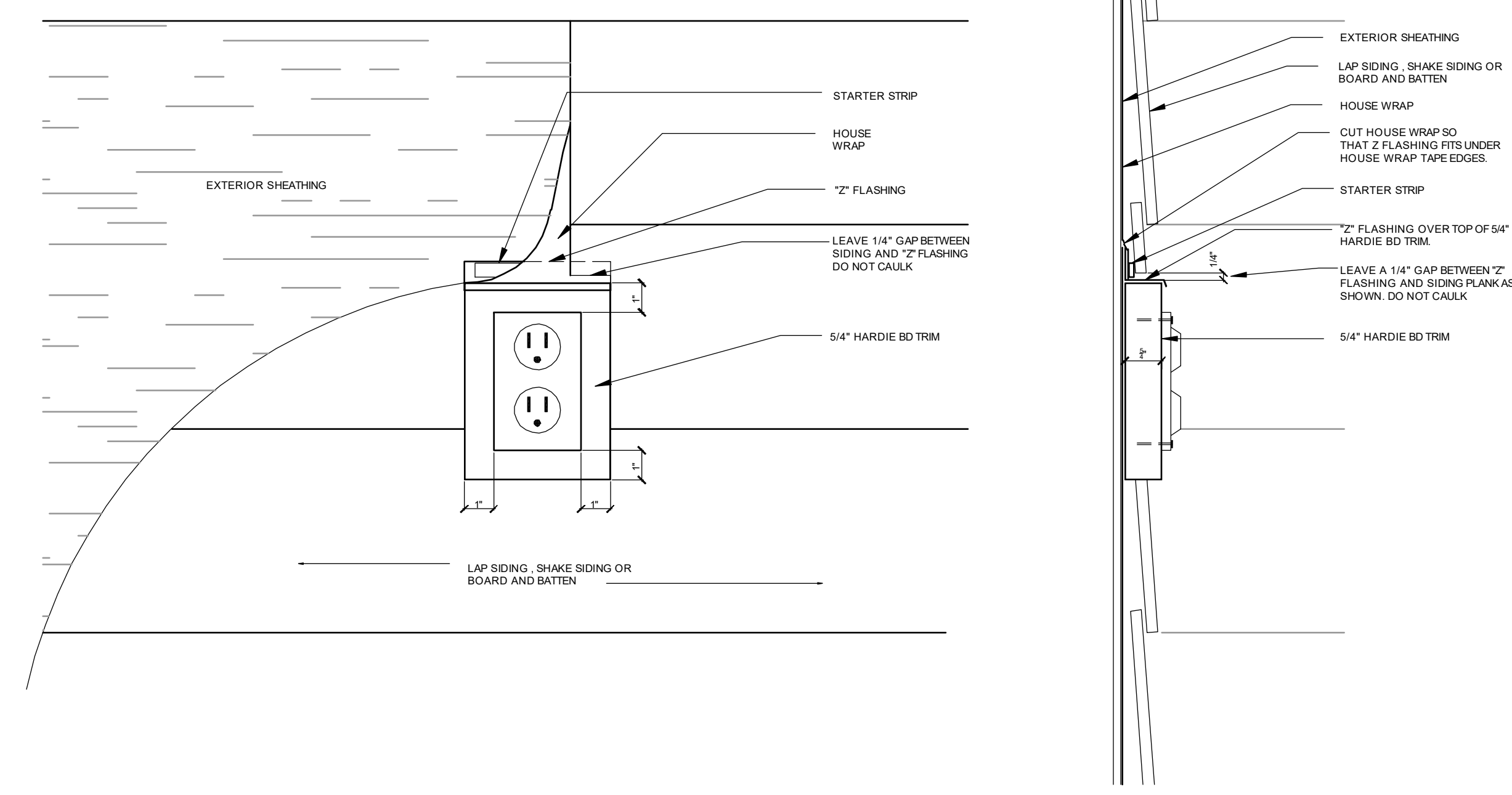
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SIDING / TRIM AT HOSE BIB



SIDING / TRIM AT ELECTRIC METER BOX



SIDING / TRIM AT ELECTRICAL OUTLET

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 DATE: JULY 11, 2024
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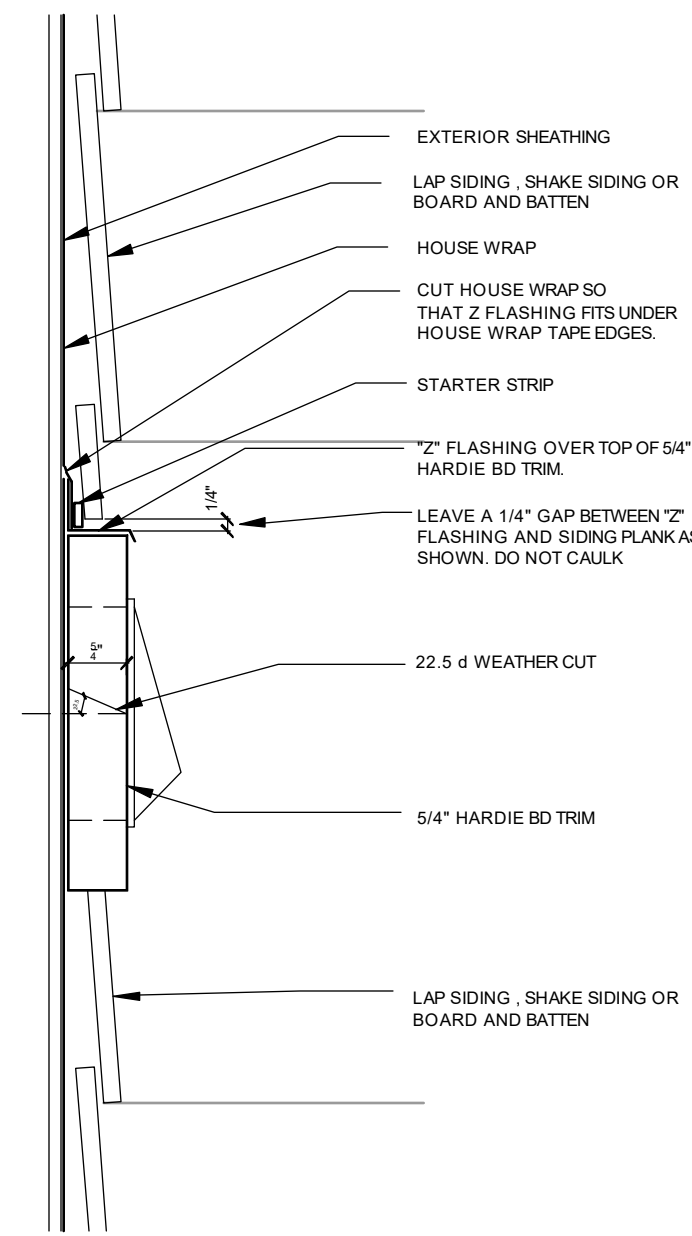
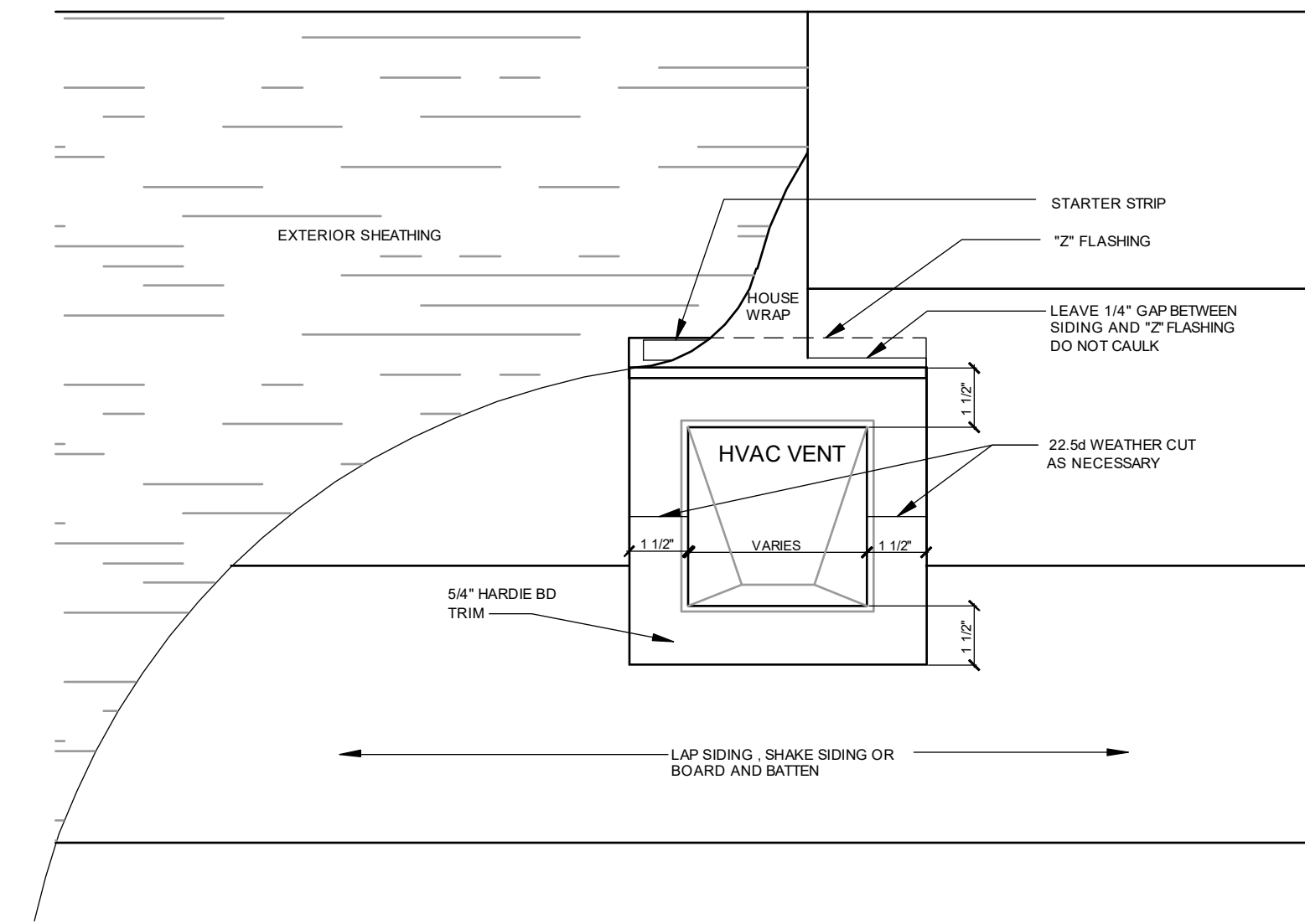
PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

title:
**TRIM DETAILS, HB
 METER, HVAC, ELEC**

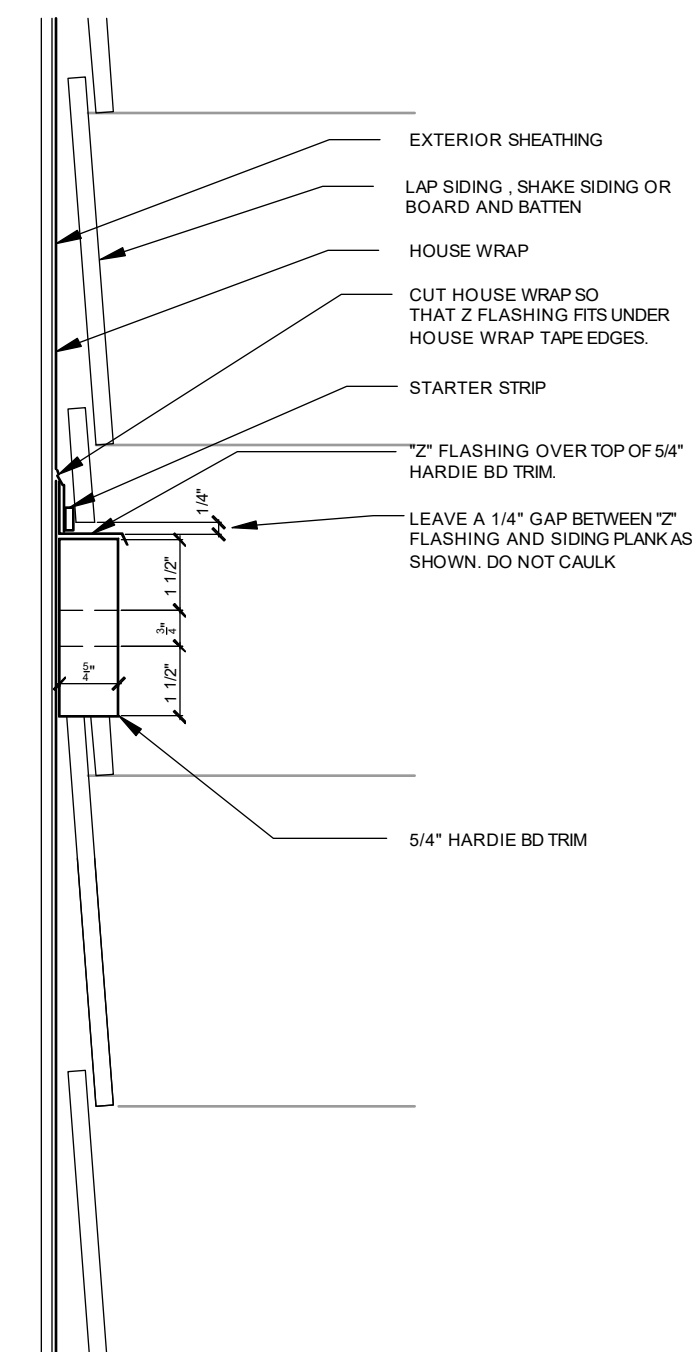
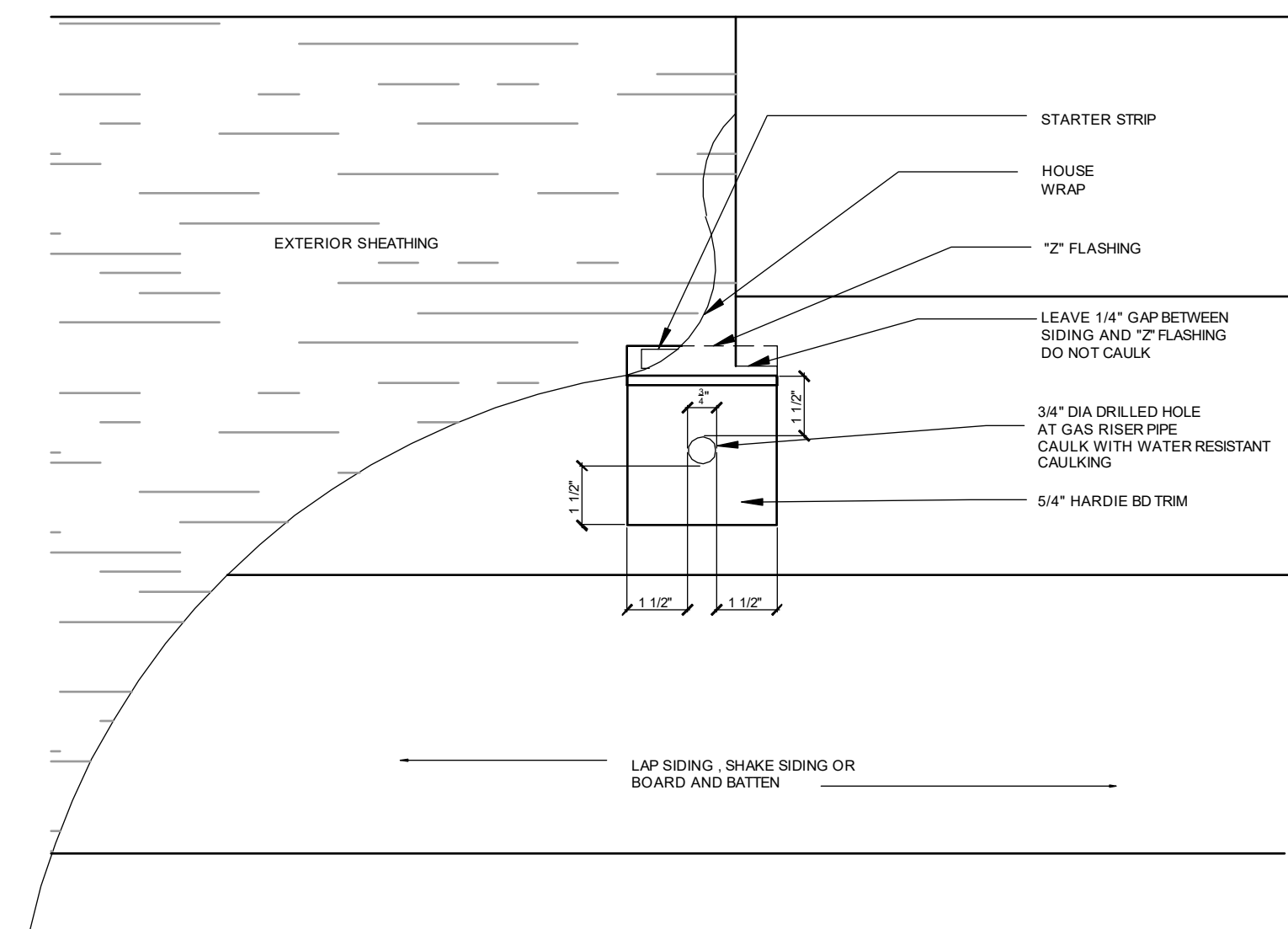
project no. 2022144
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SIDING / TRIM AT HVAC OPENINGS

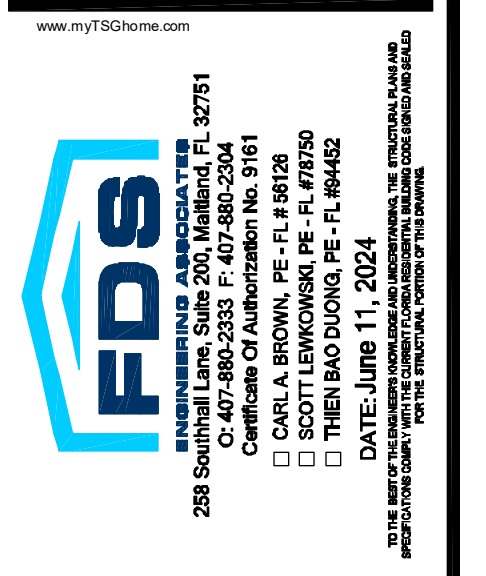


SIDING / TRIM AT GAS RISER

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PARK SQUARE
6 - UNITS
83' RL (Rear Load) TOWNS

title:
**TRIM DETAILS, HB
 METER, HVAC, ELEC**

project no. 2022144
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