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# (SUBDIVISION NAME) TOWNHOMES

# Park Square HOMES

## 5-UNIT PRESIDENTIAL TH (60' SERIES)

(TRUMAN, KENNEDY, WASHINGTON, CARTER-REV.,

TRUMAN-REV.)

PAD SIZE 112'-0"x 60'-0"

### SHEET INDEX:

- A0 COVER SHEET
- A1 FIRST FLOOR OVERALL
- A2 SECOND FLOOR OVERALL  
SECOND FLOOR OVERALL (OPT. BDRM.#4)
- A3 SLAB PLAN
- A4 FLOOR PLANS (TRUMAN)
- A5 FLOOR PLANS (KENNEDY)
- A6 FLOOR PLANS (WASHINGTON)
- A7 FLOOR PLANS (CARTER)
- A8 FLOOR PLANS (TRUMAN-REV.)
- A9 FRONT & REAR ELEVATIONS
- A10 LEFT & RIGHT ELEVATIONS
- A11 BUILDING SECTION & ROOF LAYOUT
- A12 SECTIONS: TRUMAN & WASHINGTON
- A13 SECTIONS: CARTER & KENNEDY
- E1 ELECTRICAL LAYOUT (TRUMAN)
- E2 ELECTRICAL LAYOUT (KENNEDY)
- E3 ELECTRICAL LAYOUT (WASHINGTON)
- E4 ELECTRICAL LAYOUT (CARTER)
- E5 ELECTRICAL LAYOUT (TRUMAN-REV.)

### REVISION SCHEDULE:

NO.	DATE:	DESCRIPTION:	BY:

### DISTRIBUTED LIVE LOAD

(N POUNDS PER SQ. FT.)	10
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	10
HABITABLE ATTICS & ATTICS SERVED WITH FIXED STAIRS	20
BALCONIES (EXTERIOR) AND DECKS	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200
GUARD INFL COMPONETS	50
PASSENGER VEHICLE GARAGES	40
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

### ANSI STANDARD FOR MEASURING HOUSES

**THE ANSI STANDARD FOR MEASURING HOUSES:**  
 NATIONAL STANDARD Z325-1989 NEW CONSTRUCTION THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS FOR ATTACHED UNITS. THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS AREN'T USED IN THIS SYSTEM OF MEASURING. THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS FOR ATTACHED UNITS. THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS AREN'T USED IN THIS SYSTEM OF MEASURING.

THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS SEPARATED INTO TWO AREAS:

- AIR-CONDITIONED SPACE
- NON-AIR-CONDITIONED SPACE (GARAGES, PATIOS, PORCHES, BREEZEWAYS)

THE ANSI STANDARDS DEFINE "FINISHED AREA" AS "AN ENCLOSED AREA IN A HOUSE SUITABLE FOR YEAR-ROUND USE, EMPLOYING WALLS, FLOORS, AND CEILINGS THAT ARE LIKE THE REST OF THE HOUSE. MEASUREMENTS MUST BE TAKEN TO THE NEAREST INCH OR TENTH OF A FOOT, AND FLOOR AREA MUST BE REPORTED TO THE NEAREST SQUARE FOOT. THESE WOULD INCLUDE BONUS/ATTIC SPACES AND ARE USUALLY LISTED SEPARATELY."

AREA (SQ. FT.)	(+) VALUE DENOTES PRESSURE	(-) VALUE DENOTES SUCTION
10	(+) 34.7 / (-) 37.7	(+) 34.7 / (-) 46.5
20	(+) 33.2 / (-) 36.1	(+) 33.2 / (-) 43.4
50	(+) 33.1 / (-) 34.0	(+) 31.1 / (-) 39.2
100	(+) 29.5 / (-) 32.5	(+) 29.5 / (-) 36.1

### GENERAL CONTRACTOR:

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL ALL MATERIALS MEETING FLORIDA APPROVAL. COMPLIANCE TO AVOID WATER INTRUSION AND MOISTURE INTRUSION ON WINDOWS, DOORS, ROOF, AND ANY OTHER AREA AROUND EACH UNIT/ HOUSE/ APARTMENT/ CONDOMINIUM/ TOWNHOUSE.

### ENGINEERING KEY

#### DESIGN REQUIREMENTS

- A. ROOF LIVE LOAD IS 20 PSF
  - B. FLOORS LIVE LOAD IS 40 PSF, BALCONIES, DECKS, STAIRS, LIVE LOAD IS 60PSF
- NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE (8TH EDITION)**
- WIND EXPOSURE - CATEGORY (B)
  - ULTIMATE WIND SPEED - 140MPH - NOMINAL WIND SPEED - 108MPH
  - WIND IMPORTANCE FACTOR - 1.0
  - INTERNAL PRESSURE COEFFICIENT - 18
  - MAXIMUM PRESSURE FOR COMPONENTS AND CLADDING, 21.0 p.s.f./28.1 p.s.f. UNLESS NOTED OTHERWISE.
  - SINGLE FAMILY RESIDENCE TO BE RISK CATEGORY II.

#### DESIGN STATEMENT

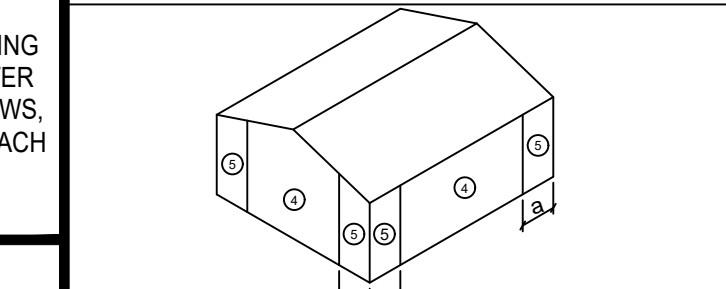
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE (8TH EDITION).

EFFECTIVE WIND AREA (SQ. FT.)	WIND PRESSURE AND SUCTION (PSF.)
(+) VALUE DENOTES PRESSURE	(-) VALUE DENOTES SUCTION
10	(+) 34.7 / (-) 37.7
20	(+) 33.2 / (-) 36.1
50	(+) 33.1 / (-) 34.0
100	(+) 29.5 / (-) 32.5

#### GARAGE DOORS

18'-0" x 8'-0"	16'-0" x 7'-0"	OVERHANG
(+) 28.7 / (-) 31.6	(+) 29.3 / (-) 32.2	
(+) 30.3 / (-) 33.2	(+) 30.8 / (-) 33.8	(-) 39.50

#### WIND PRESSURE AND SUCTION DIAGRAM



#### GENERAL PRESSURE NOTES

- "E" END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS.
- INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.

#### FLORIDA BUILDING CODE: (FBC) 2023 (8TH EDITION)

**DESIGN CRITERIA:**

- 2023 FLORIDA BUILDING CODE (BUILDING) - 8TH EDITION.
- 2023 FLORIDA BUILDING CODE (RESIDENTIAL) - 8TH EDITION.
- 2023 FLORIDA BUILDING CODE (PLUMBING) - 8TH EDITION.
- 2023 FLORIDA BUILDING CODE (MECHANICAL) - 8TH EDITION.
- 2023 FLORIDA BUILDING CODE (FUEL/GAS) - 8TH EDITION.
- 2023 FLORIDA BUILDING CODE (EXISTING BUILDING) 8TH EDITION.
- 2023 FLORIDA BUILDING CODE (ACCESSIBILITY) 8TH EDITION.
- 2023 FLORIDA BUILDING CODE (ENERGY CONSERVATION) 8TH EDITION.
- 2020 FLORIDA FIRE PREVENTION CODE (7TH EDITION).
- 2020 NATIONAL ELECTRICAL CODE (NEC)
- 2018 NFPA 101 - LIFE SAFETY CODE
- OCCUPANCY CLASSIFICATION: GROUP R-3 (TOWNHOMES)
- CONSTRUCTION TYPE: TYPE V-B (FBC-R 602.3)
- SPRINKLED: NO (FBC-8 SECTION 803)
- NUMBER OF STORIES: 2 STORIES

**SPECIFIC PARAMETERS FROM FBC 2023 USED FOR DESIGN INCLUDE:**

- CONCRETE MASONRY RESIDENTIAL
- CONSTRUCTION WOOD FRAME CONSTRUCTION
- AMERICAN SOCIETY OF CIVIL ENGINEERS

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

**A I B D**

**GOBA**  
 GROUP OF BUILDING ARCHITECTS

**5-Unit: (Presidential 60' Series)**  
 Models: Truman, Kennedy, Washington, Carter, Truman  
 Building Pad #XX  
 Lot# XX-XX, Subdivision  
 Street Address  
 City, State, Zip Code

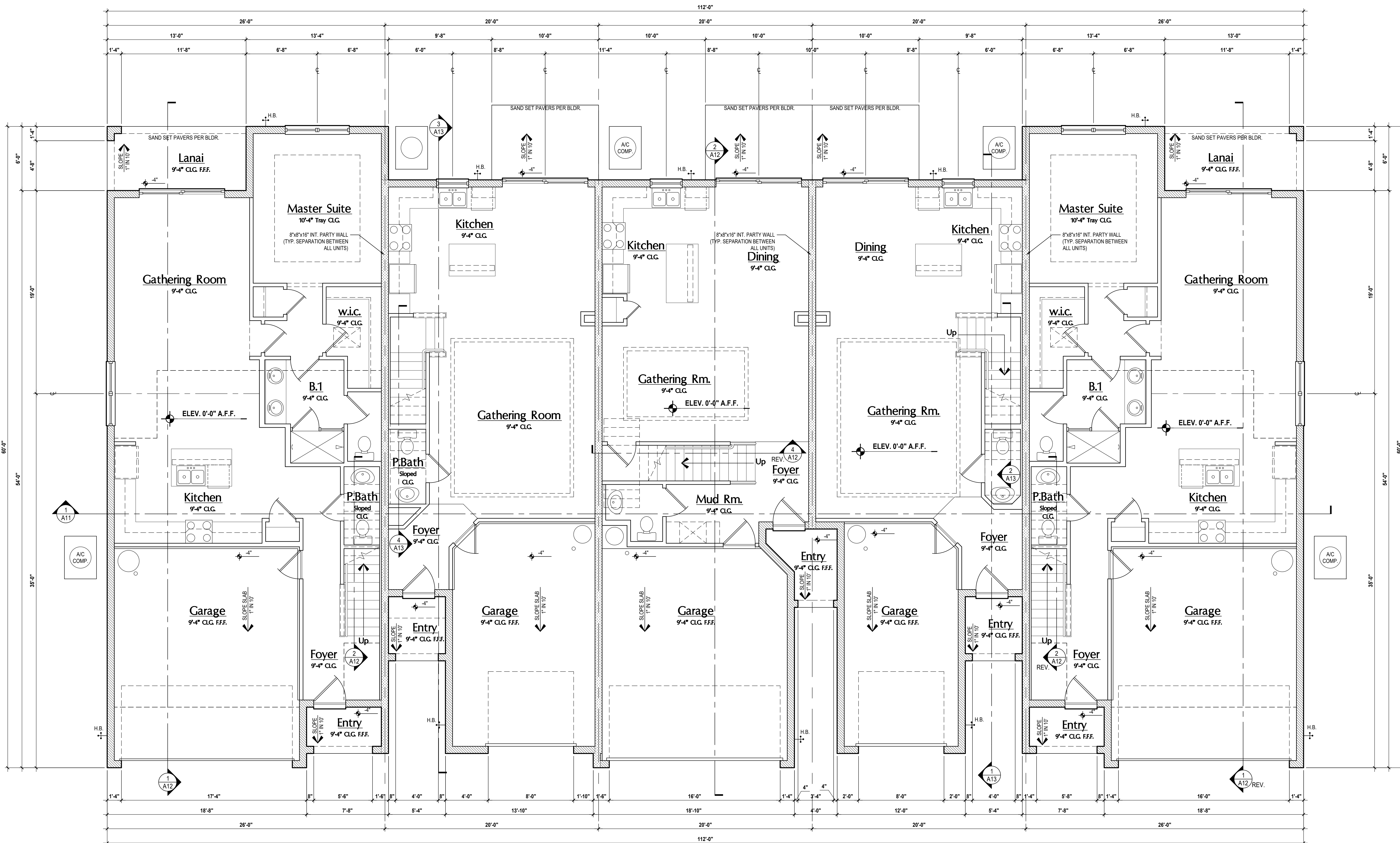
A division of Park Square Enterprises Inc.  
 5200 Vineland Rd., Suite #200  
 Orlando, FL 32811  
 Phone: (407) 529-3000

**Park Square HOMES**

ISSUE DATE: 02/08/2024  
 REVISIONS:  
 PROJECT: 00-0000  
 SCALE: AS NOTED  
 DRAWN BY: C.C.  
 DESIGNED BY: MJS

COVER PAGE  
**A0**

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Truman LOT# XX      Kennedy LOT# XX      Washington LOT# XX      Carter LOT# XX      Truman-Rev. LOT# XX

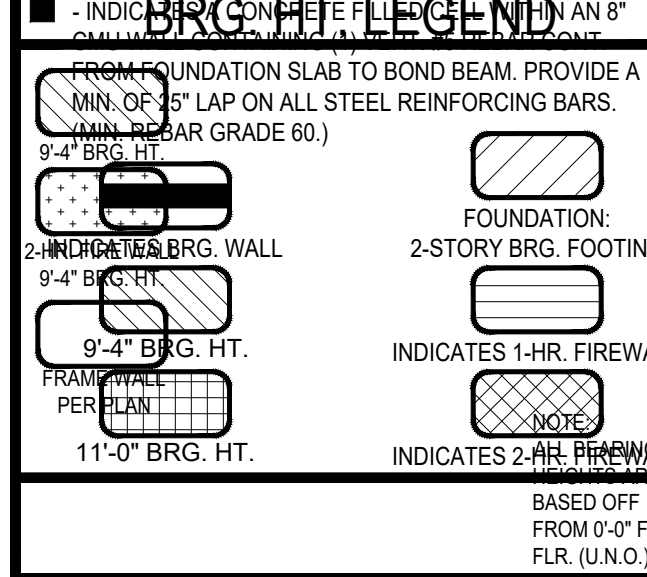
**GENERAL NOTES KEY:**

- |                      |                        |
|----------------------|------------------------|
| ABBREVIATIONS        | OSB - OBTAINED GLASS   |
| MT - METAL THRESHOLD | TEMP - TEMPERED GLASS  |
| FL - FRENCH DOORS    | SH - SINGLE HUNG       |
| SL - SIDE LIGHT      | DH - DOUBLE HUNG       |
| FG - FIXED GLASS     | CSMT - CASSEMENT       |
| TR - TRANSOM         | HR - HORIZONTAL ROLLER |
| GB - GLASS BLOCK     | BP - BYPASS            |
| RD - ROCKET DOOR     | RF - ROLLER            |
| SVC - SERVICE DOOR   | TYP. - TYPICAL         |
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
  - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
  - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
  - AC CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R M702.2 & FBC-M 304, AND SHALL BE SUPPORTED ON CONCRETE SLAB OR OTHER APPROVED MATERIAL NOT LESS THAN 3" ABOVE ADJOINING GROUND, PER FBC-R M305.1.4.1
  - PROVIDE RECESS H2O WATER W DRAIN @ WASHER SPACE.
  - VENT DRYER THRU EXTERIOR WALL U.O.
  - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
  - PROVIDE RECESS H2O WATER W DRAIN @ WASHER SPACE.
  - SAG RESISTANT DRYWALL ON ALL CEILINGS.
  - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
  - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
  - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
  - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/4" U.O.
  - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/8" U.O.
  - C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALLS WITH SHEAR WALL SEGMENTS.
  - ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" X 1/2" (1/2" MIN.) GYPSUM BOARD.
  - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
  - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
  - ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABOVE SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVER PER FBC-R312.2.
  - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
  - SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
  - SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED; THE DESIGN TEAM AT MJS & E.O.R. STRONGLY RECOMMEND A SOIL TEST TO DETERMINE SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL (2000 PSF MIN.) FILL MATERIAL SHALL BE COMPACTED TO 95% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR/OWNER.
  - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1.
  - 1 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERLIE OF DECKING.
  - 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE.
  - THERMAL BARRIER FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" (1/2" MIN.) GYPSUM BOARD, 2000 INCH (18 MIN) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
  - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R319.
  - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHALL BE FITTED WITH G.I. W/ SHIM PANELS (OR SIMILAR).
  - ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R402.2.4.
  - FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
  - ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
  - WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MATT GYPSUM BACKING PANELS (ASTM C1175), FIBER REINFORCED GYPSUM PANELS (ASTM C1275), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MATT REINFORCED GEMMINTOUS BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC-R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

**WINDOW / DOOR NOTE KEY:**

- WINDOW SIZE CALLOUT:**
- 2040 = 2'-0" x 4'-0"
  - 2050 = 2'-0" x 5'-0"
  - 2060 = 2'-0" x 6'-0"
- ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.**
- DOOR SIZE CALLOUT:**
- 20 = 2'-0"
  - 24 = 2'-4"
  - 26 = 2'-6"
  - 28 = 2'-8"
  - 30 = 3'-0"
  - 40 B.F. = 4'-0" BIFOLD
  - 50 B.F. = 5'-0" BIFOLD
  - 60 B.F. = 6'-0" BIFOLD
- ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.**

**BRG. HT. LEGEND**



**Area Tabulations**

Living:	
1st floor:	4,185 sf
2nd floor:	4,188 sf
<b>Total Living:</b>	<b>8,373 sf</b>
entry:	168 sf
garage:	1,683 sf
lanai:	156 sf
<b>Total Area:</b>	<b>10,380 sf</b>
patio:	210 sf

**First Floor Plan**

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

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

**A.I.D.**  
ARCHITECTS INCORPORATED

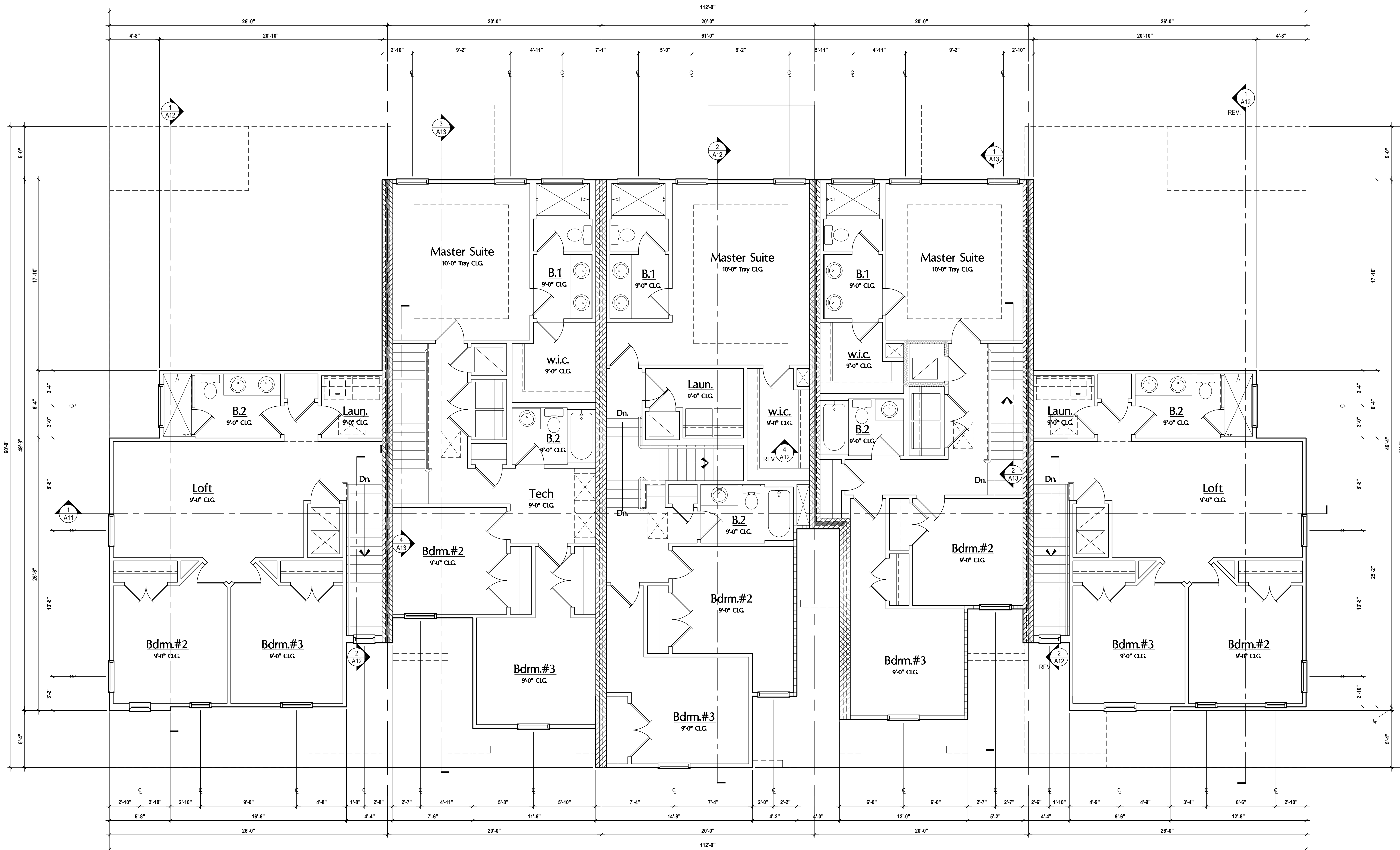
**GOBA**  
Gypsum Board Association

**5-Unit: (Presidential 60' Series)**  
Models: Truman, Kennedy, Washington, Carter, Truman  
Building Pad # XXX  
Lot# XX-XX, Subdivision  
Street Address  
City, State, Zip Code

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

**Park Square HOMES**  
ISSUE DATE: 02/08/2024  
REVISIONS:  
PROJECT: 00-0000  
SCALE: AS NOTED  
DRAWN BY: C.C.C.  
DESIGNED BY: MJS  
FIRST OVERALL  
**A1**

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Truman  
LOT# XX

Kennedy  
LOT# XX

Washington  
LOT# XX

Carter  
LOT# XX

Truman-Rev.  
LOT# XX

**GENERAL NOTES KEY:**

- |                      |                        |
|----------------------|------------------------|
| MT - METAL THRESHOLD | OS - OBSOURED GLASS    |
| FR - FRENCH DOORS    | TEMP - TEMPERED GLASS  |
| SL - SIDE LIGHT      | SH - SINGLE HUNG       |
| FG - FIXED GLASS     | DR - DOUBLE HUNG       |
| TR - TRANSOM         | CM - CASEMENT          |
| GR - GLASS BLOCK     | HR - HORIZONTAL ROLLER |
| PKT - POCKET DOOR    | BP - BYPASS            |
| SVC - SERVICE DOOR   | TYP - TYPICAL          |
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
  - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
  - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
  - A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE PER M307.2 & F304.304. AND SHALL BE SUPPORTED ON CONCRETE SLAB OR OTHER APPROVED MATERIAL, NOT LESS THAN 3" ABOVE ADJOINING GROUND, PER FBC-R1305.1.4.1
  - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
  - VENT DRYER THRU EXTERIOR WALL U.O.
  - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
  - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
  - SAG RESISTANT DRYWALL ON ALL CEILING.
  - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
  - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
  - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
  - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/4" U.O.
  - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/8" U.O.
  - C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SWS + SHEAR WALL SEGMENTS.
  - ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (12.7 MM) GYPSUM BOARD.
  - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
  - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
  - ALL OPERABLE WINDOWS LOCATED MORE THAN 7' ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVER PER (FBC-R312.2).
  - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
  - SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
  - ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CORRESPOND TO FBC-R312.2.1.1.
  - SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & E.O.R. STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEOTECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL (2000 PSF MIN). FILL MATERIAL SHALL BE COMPACTED TO 98% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR / OWNER.
  - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1.
  - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERLIE DECKING.
  - 58" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE.
  - THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" (12.7 MM) GYPSUM WALLBOARD; 2 1/2" (63.5 MM) (1/2" (12.7 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA ON BOTH THE TEMPERATURE TRANSMISSION-FIRE TEST AND THE INTEGRITY-FIRE TEST OF NFPA 275.
  - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R319.
  - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH CURB FLASH PANELS (OR SIMILAR).
  - ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R402.2.4.
  - FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPING.
  - ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
  - WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C1178), FIBER REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MAT REINFORCED CONTINUOUS BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC-R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

**WINDOW / DOOR NOTE KEY:**

- WINDOW SIZE CALLOUT:**  
 2040 = 2'-0" x 4'-0"  
 2050 = 2'-0" x 5'-0"  
 2060 = 2'-0" x 6'-0"
- ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.

- DOOR SIZE CALLOUT:**  
 20 = 2'-0" 40 B.F. = 4'-0" BI-FOLD  
 24 = 2'-4" 50 B.F. = 5'-0" BI-FOLD  
 26 = 2'-6" 60 B.F. = 6'-0" BI-FOLD  
 28 = 2'-8" 80 B.F. = 8'-0" BI-FOLD  
 30 = 3'-0"
- ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

**BRG. HT. LEGEND**

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

**5-Unit: (Presidential 60' Series)**

Models: Truman, Kennedy, Washington, Carter, Truman  
 Building Pad #XX  
 Lot# XX-XX, Subdivision  
 Street Address  
 City, State, Zip Code

A division of Park Square Enterprises Inc.  
 5200 Vineland Rd., Suite #700  
 Orlando, FL 32811  
 Phone: (407) 529-3000

ISSUE DATE: 02/08/2024  
 REVISIONS

PROJECT: 00-0000  
 SCALE: AS NOTED  
 DRAWN BY: C.C.  
 DESIGNED BY: MJS

**Second Flr. Plan**

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

815 Orienta Ave., Suite #1040  
 Altamonte Springs, FL 32711  
 Ph: (407) 629-6711  
 Fax: (407) 629-6776  
 www.mjsdesignsgroup.com

residential-commercial-architecture

5-Unit: (Presidential 60' Series)

Models: Truman, Kennedy, Washington, Carter, Truman  
 Building Pad #XX  
 Lot# XX-XX, Subdivision  
 Street Address  
 City, State, Zip Code

ISSUE DATE: 02/08/2024

REVISIONS

PROJECT: 00-0000

SCALE: AS NOTED

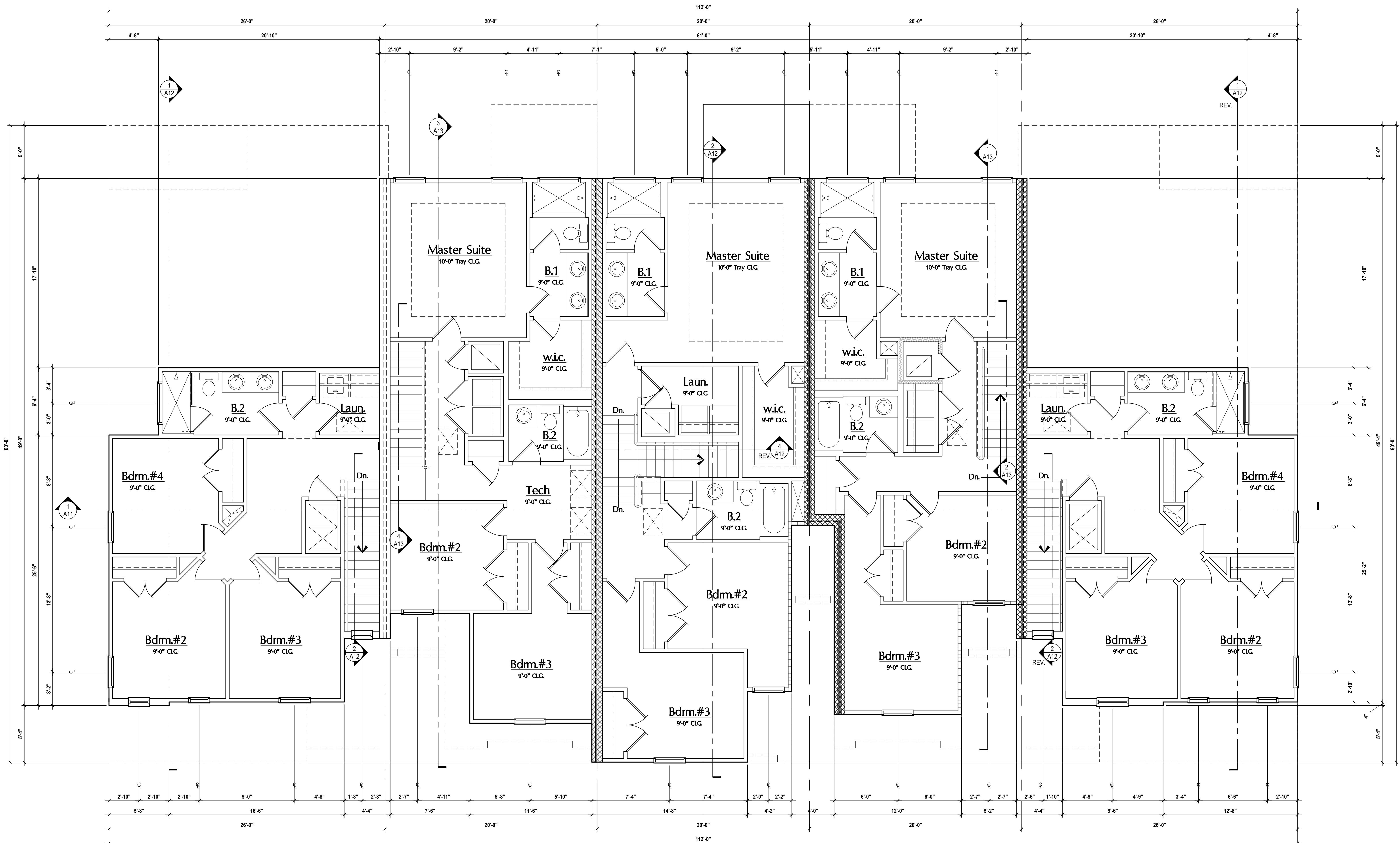
DRAWN BY: C.C.

DESIGNED BY: MJS

SECOND OVERALL

A2

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Truman LOT# XX      Kennedy LOT# XX      Washington LOT# XX      Carter LOT# XX      Truman-Rev. LOT# XX

**Opt. Bdrm.#4**  
SCALE 1/4" = 1'-0"

**GENERAL NOTES KEY:**

- ABBREVIATIONS:**  
MT - METAL THRESHOLD  
FR - FRENCH DOORS  
SL - SIDE LIGHT  
FG - FIXED GLASS  
TR - TRANSOM  
GB - GLASS BLOCK  
PKT - POCKET DOOR  
SVC - SERVICE DOOR  
OBS - OBSCURED GLASS  
TEMP - TEMPERED GLASS  
SH - SINGLE HUNG  
DH - DOUBLE HUNG  
CMT - CASEMENT  
HR - HORIZONTAL ROLLER  
BP - BYPASS  
TYP - TYPICAL
- NOTES:**  
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.  
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.  
3. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.  
4. A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE PER M307.2 & F304.304, AND SHALL BE SUPPORTED ON CONCRETE SLAB OR OTHER APPROVED MATERIAL, NOT LESS THAN 3" ABOVE ADJOINING GROUND, PER FBC-R1305.1.4.1  
5. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.  
6. VENT DRYER THRU EXTERIOR WALL U.O.  
7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.  
8. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.  
9. SAG RESISTANT DRYWALL ON ALL CEILINGS.  
10. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.  
11. REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.  
12. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.  
13. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/2" U.O.  
14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/2" U.O.  
15. C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SWS + SHEAR WALL SEGMENTS.  
16. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (12.7 MM) GYPSUM BOARD.  
17. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.  
18. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.  
19. ALL OPERABLE WINDOWS LOCATED MORE THAN 7' ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVER PER (FBC-R312.2).  
20. SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.  
21. SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.  
22. ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC-R302.5.1.  
23. SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & C/O R STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEOTECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL (2000 PSF MIN). FILL MATERIAL SHALL BE COMPACTED TO 98% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR / OWNER.  
24. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1.  
25. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERLIE OF DECKING.  
26. 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE.  
27. THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" (12.7 MM) GYPSUM WALLBOARD; 2 3/8" (60.3 MM) 3/4" (19.0 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA ON BOTH THE TEMPERATURE TRANSDUCTION-FIRE TEST AND THE INTEGRITY-FIRE TEST OF NFPA 275.  
28. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R319.  
29. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH CURB FLASH PANELS (OR SIMILAR).  
30. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R402.2.4.  
31. FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPING.  
32. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.  
33. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C1778), FIBER REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MAT REINFORCED CONTINUOUS BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC-R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

**WINDOW / DOOR NOTE KEY:**

- WINDOW SIZE CALLOUT:**  
2040 = 2'-0" x 4'-0"  
2050 = 2'-0" x 5'-0"  
2060 = 2'-0" x 6'-0"
- DOOR SIZE CALLOUT:**  
20 = 2'-0"    40 B.F. = 4'-0" BI-FOLD  
24 = 2'-4"    50 B.F. = 5'-0" BI-FOLD  
26 = 2'-6"    60 B.F. = 6'-0" BI-FOLD  
28 = 2'-8"    80 B.F. = 8'-0" BI-FOLD  
30 = 3'-0"
- ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.  
• ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

**BRG. HT. LEGEND**

- INDICATES A CONCRETE FILLED CELL WITHIN AN 8" CMU WALL CONTAINING (1) VERT. #5 REBAR CONT. FROM FOUNDATION SLAB TO BOND BEAM. PROVIDE A MIN. OF 25" LAP ON ALL STEEL REINFORCING BARS. (MIN. REBAR GRADE 60)
- ▨ INDICATES BRG. WALL
- ▩ INDICATES 1-HR. FIREWALL
- ▧ INDICATES 2-HR. FIREWALL
- ▤ INDICATES 2-STORY BRG. FOOTING
- ▥ INDICATES 1-HR. FIREWALL
- ▦ INDICATES 2-HR. FIREWALL

**ITEG**  
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 www.iteg.com

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

**AIBD**  
 ARCHITECTS INCORPORATED

**GOBA**  
 GENERAL CONTRACTORS ASSOCIATION

**5-Unit: (Presidential 60' Series)**  
 Models: Truman, Kennedy, Washington, Carter, Truman

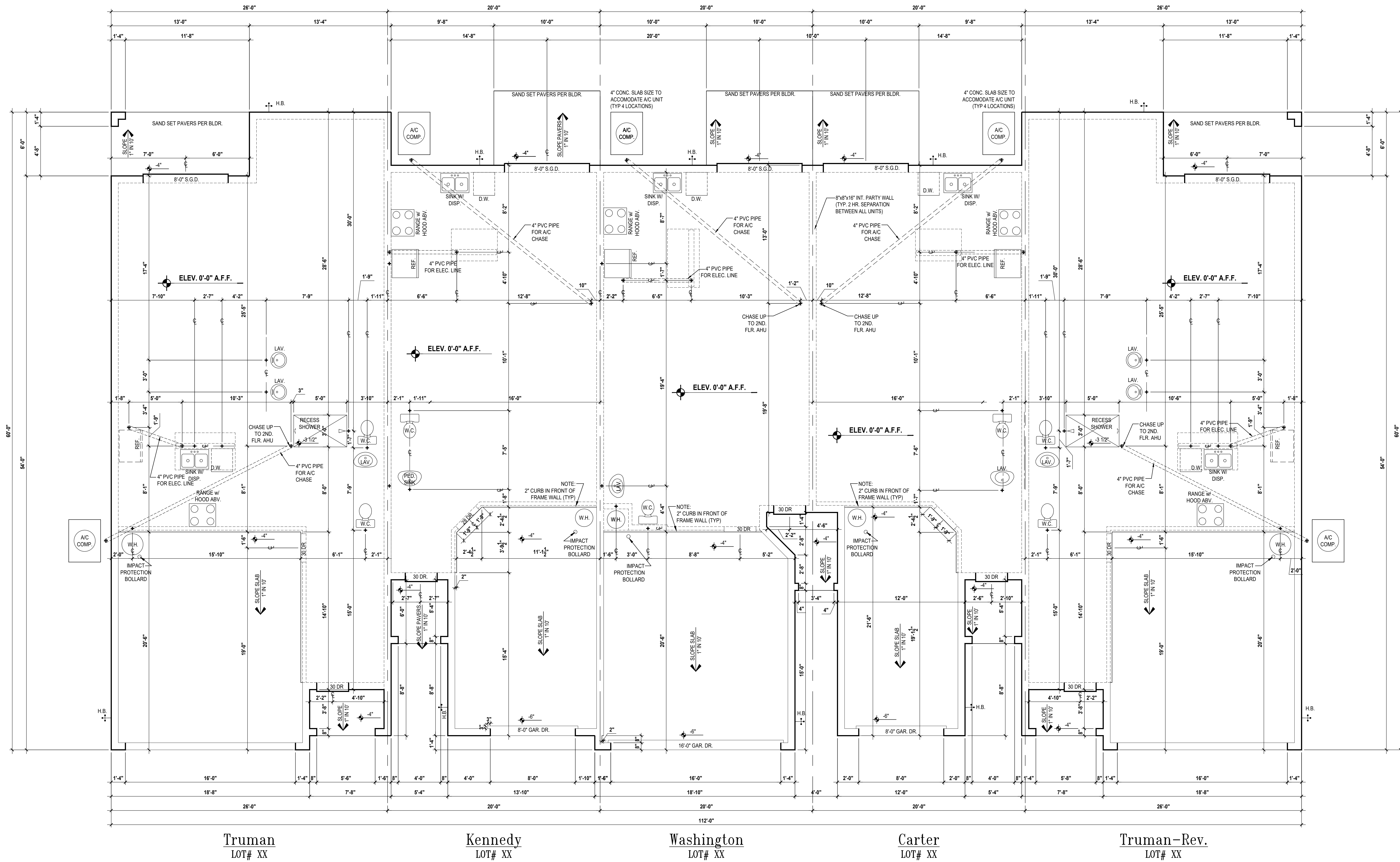
A division of Park Square Enterprises Inc.  
 5200 Vineland Rd., Suite #700  
 Orlando, FL 32811  
 Phone: (407) 529-3000

**Park Square HOMES**

ISSUE DATE: 02/08/2024  
 REVISIONS:  
 PROJECT: 00-0000  
 SCALE: AS NOTED  
 DRAWN BY: C.C.  
 DESIGNED BY: MJS

**Second Flr. Plan**  
 SCALE 1/4" = 1'-0"  
 A2

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Truman  
LOT# XX

Kennedy  
LOT# XX

Washington  
LOT# XX

Carter  
LOT# XX

Truman-Rev.  
LOT# XX

# Slab Plan

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

PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ISSUE DATE: 02/08/2024  
REVISIONS:

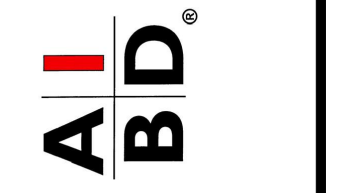
SLAB PLAN  
A3

May 01, 2024 9:54am  
A division of Park Square Enterprises Inc.  
5200 Vineland Rd., Suite #200  
Orlando, FL 32811  
Phone: (407) 529-3000



5-Unit: (Presidential 60' Series)

Models: Truman, Kennedy, Washington, Carter, Truman  
Building Pad #XX  
Lot# XX-XX, Subdivision  
Street Address  
City, State, Zip Code

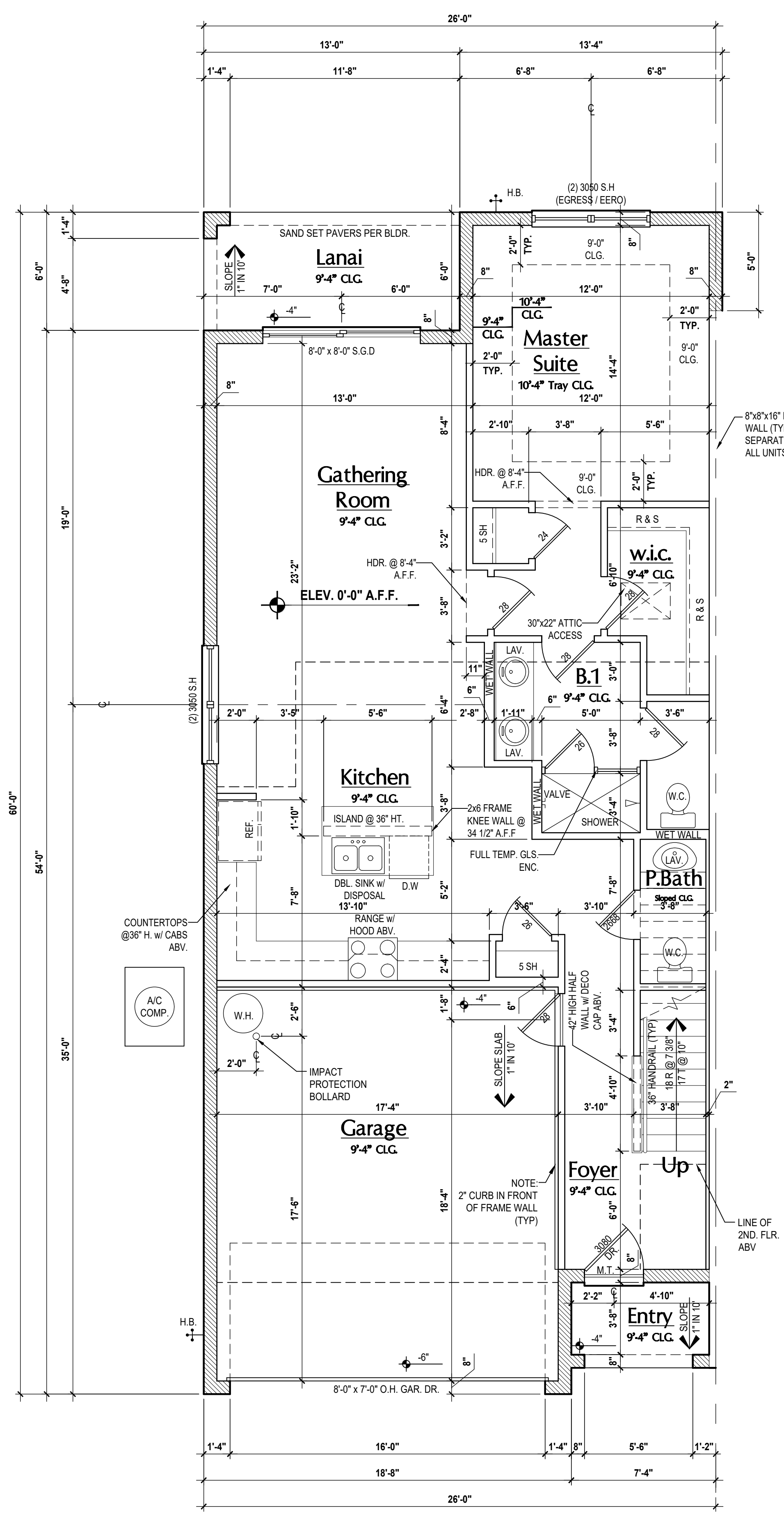


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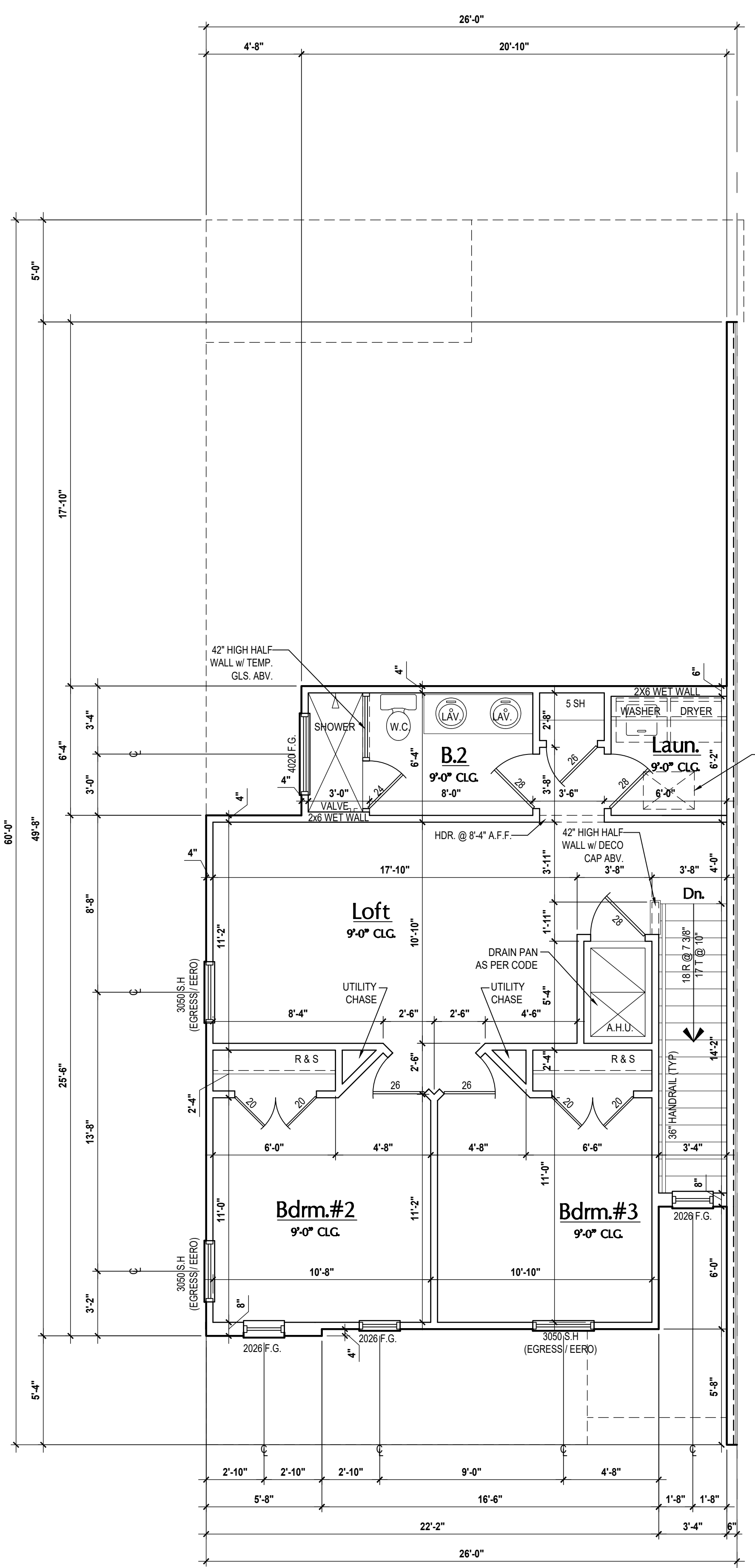


dlgdp - V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1 - Townhome Models\Presidential Townhomes (Raised Heel)\60' Series\5-Unit Presidential TH (60' Series)\A3 Slab Plan.dwg

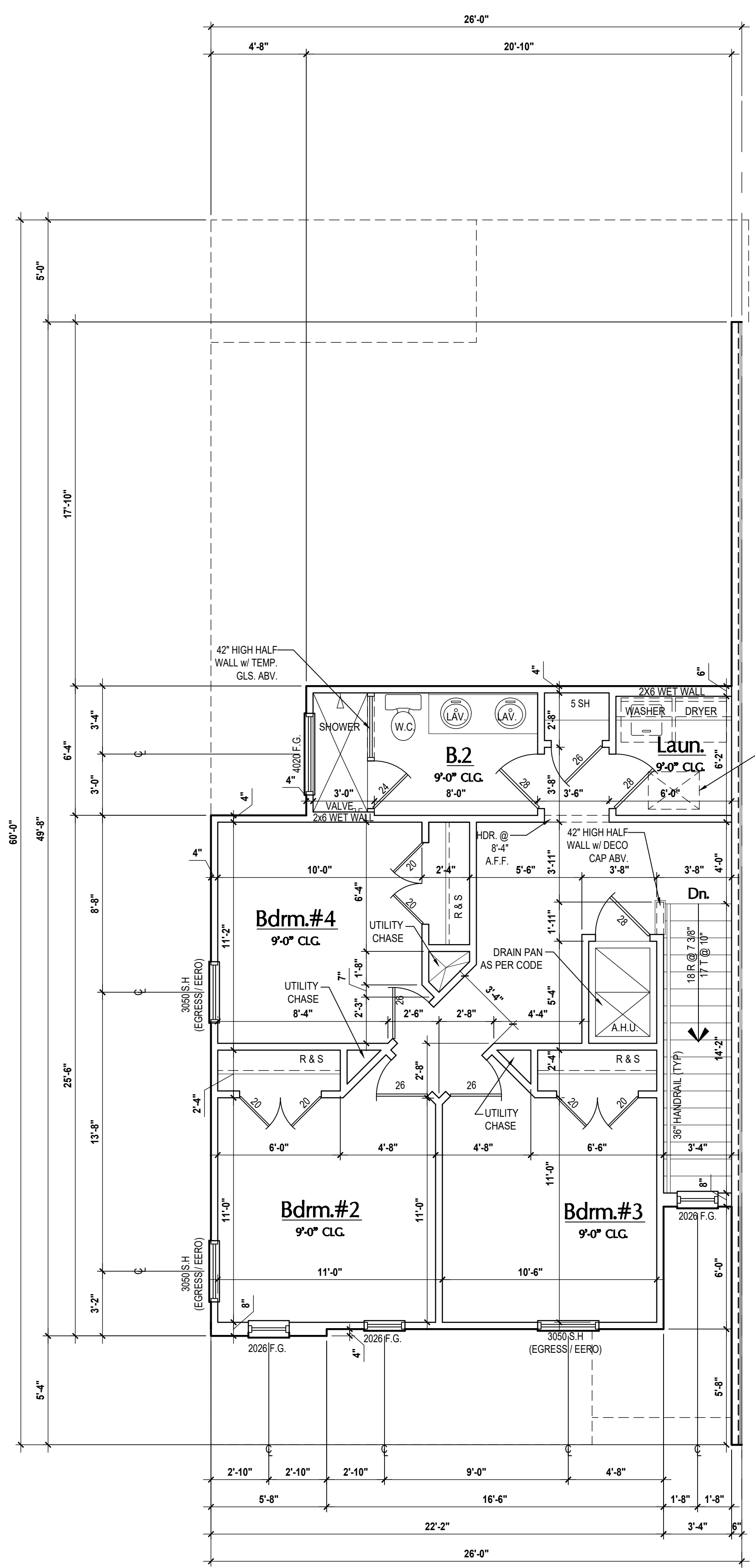
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**Truman- First Floor Plan**  
(Standard)  
SCALE 1/4" = 1'-0"



**Truman- Second Floor Plan**  
(Elev. A)  
SCALE 1/4" = 1'-0"



**Truman- Second Floor Plan**  
(Opt. Bdrm.#4)  
SCALE 1/4" = 1'-0"

**GENERAL NOTES KEY:**

- 1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
- 2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
- 3. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
- 4. A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R M307.2 & FBC-M 304, AND SHALL BE SUPPORTED ON CONCRETE SLAB OR OTHER APPROVED MATERIAL NOT LESS THAN 3" ABOVE ADJOINING GROUND, PER FBC-R M305.1.4.1.
- 5. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
- 6. VENT DRYER THRU EXTERIOR WALL U.O.
- 7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
- 8. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
- 9. SAG RESISTANT DRYWALL ON ALL CEILINGS.
- 10. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
- 11. REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
- 12. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
- 13. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/2" U.O.
- 14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/2" U.O.
- 15. C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALLS & SHEAR WALL SEGMENTS.
- 16. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (12.7 MM) GYPSUM BOARD.
- 17. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
- 18. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
- 19. ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVED BY INTERIOR DOOR HEIGHT REQUIREMENTS.
- 20. SEE COLOR SHEET FOR FINISHER DOOR HEIGHT REQUIREMENTS.
- 21. SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
- 22. ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC-R 2 EERO.
- 23. SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED; THE DESIGN TEAM AT MJS & E.O.R. STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL (2000 PSF MIN.) FILL MATERIAL SHALL BE COMPACTED TO 95% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR/OWNER.
- 24. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1.38" THICKNESS AS PER FBC-R302.5.1.
- 25. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
- 26. 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE.
- 27. THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" (12.7 MM) GYPSUM WALLBOARD; 23/32" (18.8 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
- 28. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R319.
- 29. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHALL BE FITTED WITH GUSSET FLASHING (OR SIMILAR).
- 30. ATTIC ACCESS OPENING SHALL BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R402.2.4.
- 31. FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
- 32. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
- 33. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C178), FIBER REINFORCED GYPSUM PANELS (ASTM C1293), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MAT REINFORCED GEMINENTIOUS BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC-R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

**WINDOW / DOOR NOTE KEY:**

WINDOW SIZE CALLOUT:

2040 = 2'-0" x 4'-0"
2050 = 2'-0" x 5'-0"
2060 = 2'-0" x 6'-0"

DOOR SIZE CALLOUT:

20 = 2'-0"	40 B.F. = 4'-0" BIFOLD
24 = 2'-4"	50 B.F. = 5'-0" BIFOLD
26 = 2'-6"	60 B.F. = 6'-0" BIFOLD
30 = 3'-0"	

\* ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

**BRG. HT. LEGEND**

INDICATES BRG. WALL	FOUNDATION
INDICATES 1-HR. FIREWALL	INDICATES 2-HR. FIREWALL

BASED OFF FROM CIVIL PLAN, FLR. (U.O.N.O.)

**Area Tabulations**

Living:	
1st floor:	1,065 sf
2nd floor:	723 sf
Total Living:	1,788 sf
entry:	32 sf
garage:	376 sf
lanai:	78 sf
Total Area:	2,274 sf

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

**ITEG**  
THOMPSON ENGINEERING GROUP, INC.  
4401 Vineland Road, Suite 46 Orlando, FL 32811  
Ph: (407) 734-1450 Fax: (407) 734-1750 www.iteg.com

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

**A.I.D.**

**GOBA**  
GROUP OF BUILDING ORGANIZATION

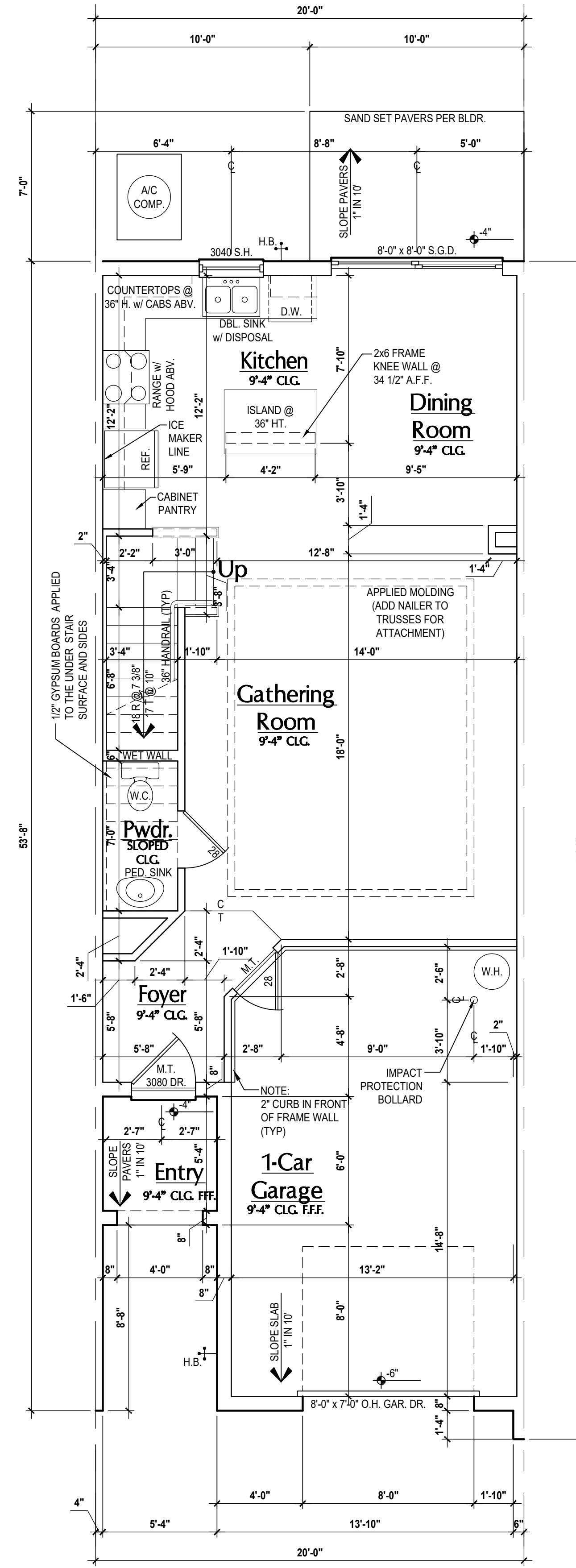
**5-Unit: (Presidential 60' Series)**  
Models: Truman, Kennedy, Washington, Carter, Truman

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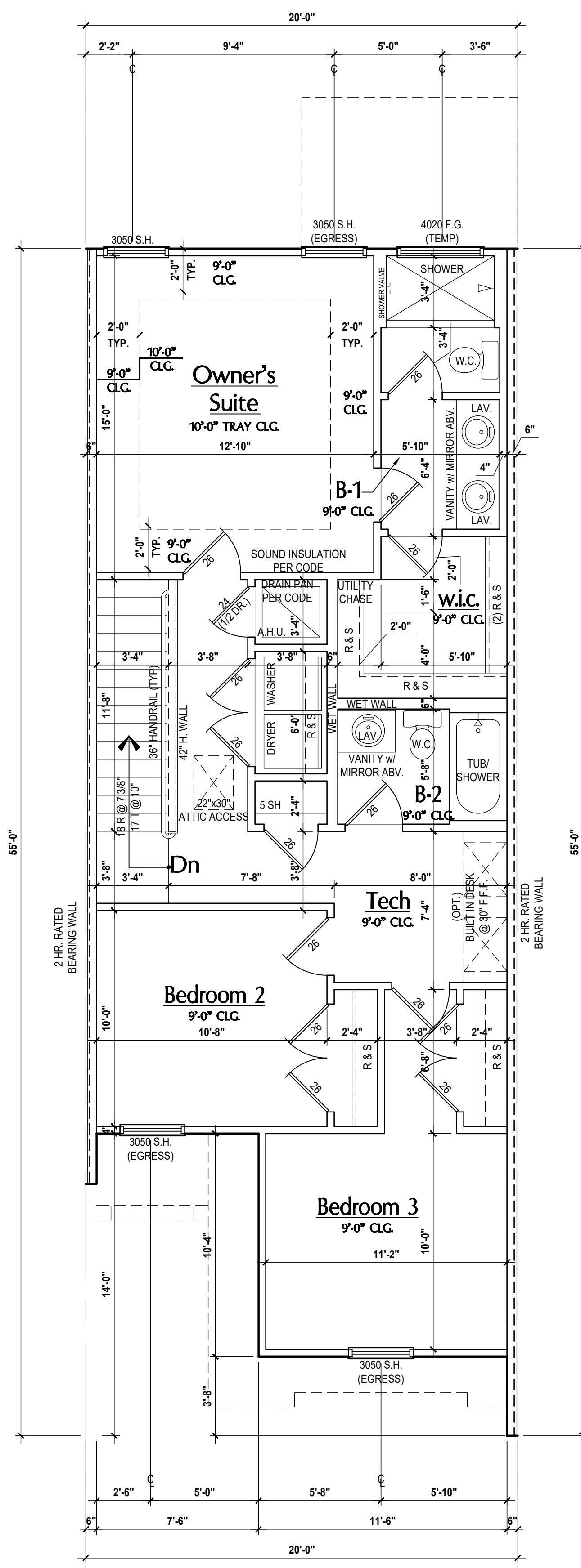
PROJECT: 00-0000  
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DESIGNED BY: MJS

FLOOR PLANS  
**A4**

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



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

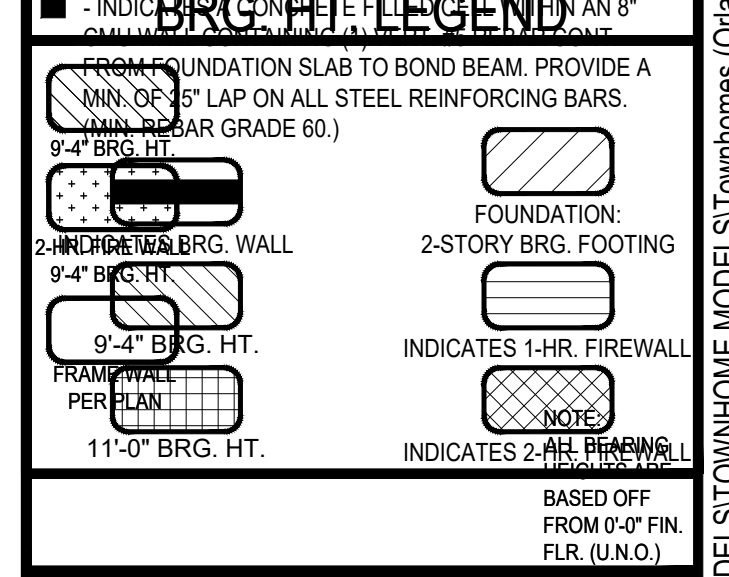
**GENERAL NOTES KEY:**

- |  |  |
|--|--|
| ABBREVIATIONS:<br>MT - METAL THRESHOLD<br>FR - FRENCH DOORS<br>SL - SIDE LIGHT<br>FG - FIXED GLASS<br>TR - TRANSOM<br>BT - BUTTLE DOOR<br>SVC - SERVICE DOOR | OSB - OBTAINED GLASS<br>TEMP - TEMPERED GLASS<br>SH - SINGLE HUNG<br>DH - DOUBLE HUNG<br>CMT - CASSEMENT<br>HR - HORIZONTAL ROLLER<br>BP - BYPASS<br>RFL - RIBBED FLOOR<br>TYP - TYPICAL |
|--|--|
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
  - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
  - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
  - A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE. FLEX R1907.2 & FLEX R1908 AND SHALL BE SUPPORTED ON CONCRETE SLAB OR OTHER APPROVED MATERIAL. NOTE LESS THAN 3" ABOVE ADJOINING GROUND. PER FBC R1905.1.4.1
  - PROVIDE RECESS H&O WATER W/ DRAIN @ WASHER SPACE.
  - VENT DRYER THRU EXTERIOR WALL U.O.
  - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
  - PROVIDE RECESS H&O WATER W/ DRAIN @ WASHER SPACE.
  - SAG RESISTANT DRYWALL ON ALL CEILINGS.
  - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
  - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
  - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
  - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/2" U.O.
  - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/2" U.O.
  - C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SECS + SHEAR WALL SEGMENTS.
  - ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDERSTAR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (1/2" MAX GYPSUM BOARD).
  - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
  - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
  - ALL OPERABLE WINDOWS LOCATED MORE THAN 7' ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVER PER (FBC-R312.2).
  - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
  - SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
  - ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC R310.2 EERO
  - SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & O.R. STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL. (2000 PSF MIN.) FILL MATERIAL SHALL BE COMPACTED TO 98% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR / OWNER.
  - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1.
  - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
  - 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE
  - THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" (1/2" MIN GYPSUM WALLBOARD, 2X12 INCH (1.2 MIN) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
  - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R319.
  - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUIKFLASH PANELS (OR SIMILAR).
  - ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC R402.2.4.
  - FILL Voids OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
  - ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
  - WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C1178), FIBER-REINFORCED GYPSUM PANELS (ASTM C1275), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MAT REINFORCED CERAMIC TILE BACKER UNITS (ASTM C1326) SHALL BE USED PER FBC R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

**WINDOW / DOOR NOTE KEY:**

- WINDOW SIZE CALLOUT:**  
 2040 = 2'-0" x 4'-0"  
 2050 = 2'-0" x 5'-0"  
 2060 = 2'-0" x 6'-0"
- ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
- DOOR SIZE CALLOUT:**  
 20 = 2'-0" 40 B.F. = 4'-0" BIFOLD  
 24 = 2'-4" 50 B.F. = 5'-0" BIFOLD  
 28 = 2'-8" 60 B.F. = 6'-0" BIFOLD  
 30 = 3'-0" 70 B.F. = 7'-0" BIFOLD  
 30 = 3'-0"
- ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

**BRG. HT. LEGEND**



**Area Tabulations**

Living:	Unit K
1st floor:	687 sf
2nd floor:	885 sf
<b>Total Living:</b>	<b>1,572 sf</b>
entry:	34 sf
garage:	303 sf
mechanical:	9 sf
<b>Total Area:</b>	<b>1,918 sf</b>
opt. cov. patio:	60 sf

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

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CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.

5-Unit: (Presidential 60' Series)  
Models: Truman, Kennedy, Washington, Carter, Truman

residential-commercial architecture

PROJECT: 00-0000  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

May 01, 2024 9:54am

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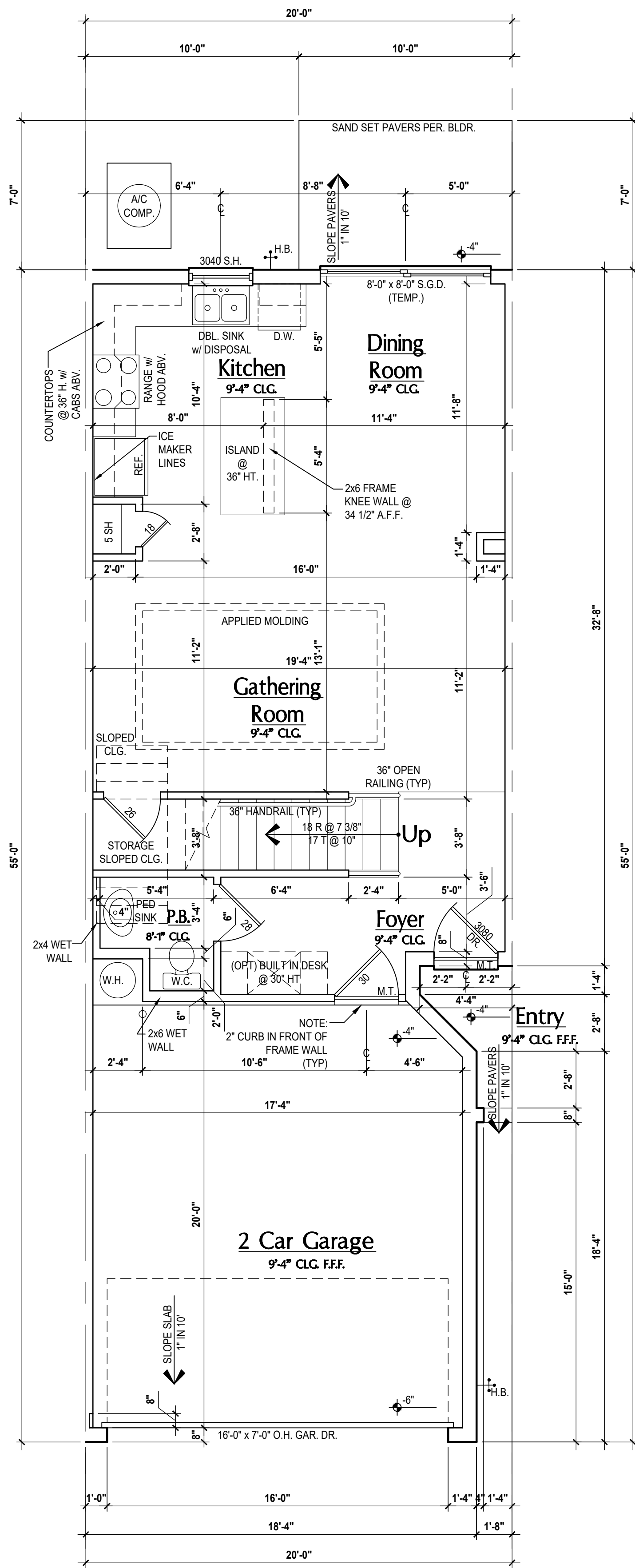
ISSUE DATE: 02/08/2024  
REVISIONS:

PROJECT: 00-0000  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

FLOOR PLANS  
**A5**

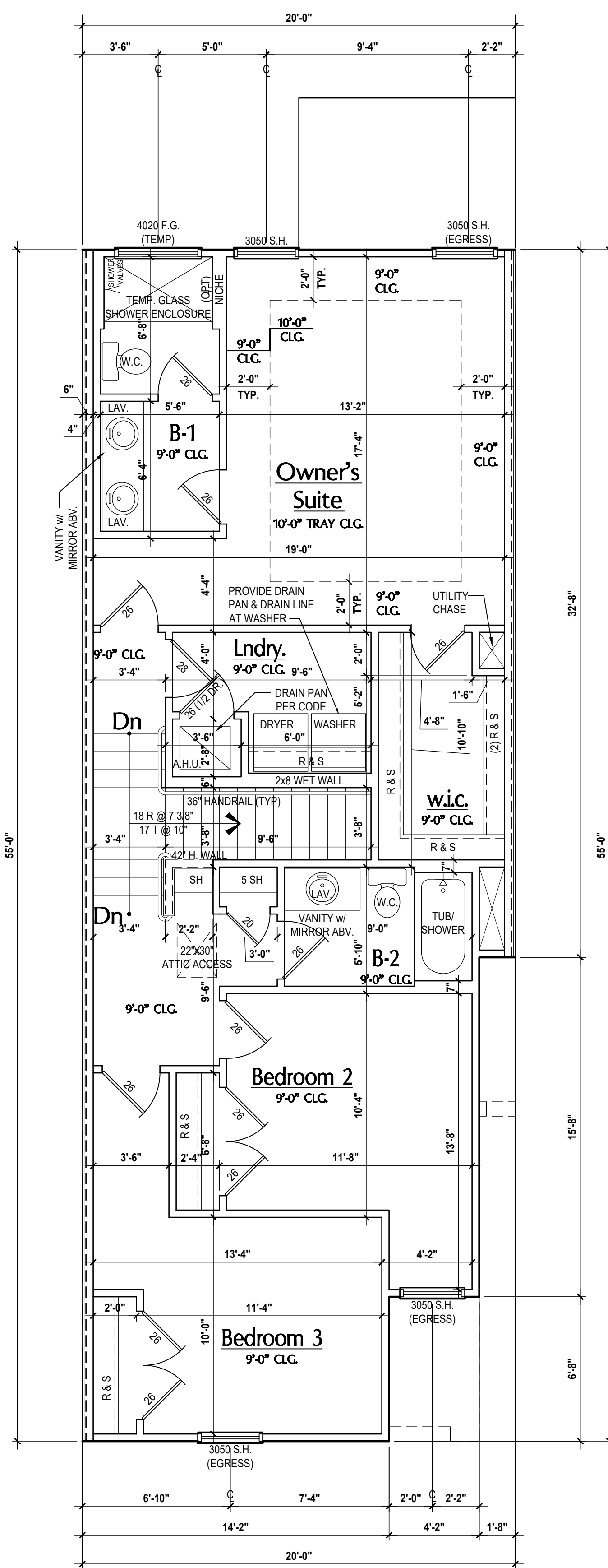
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DESIGNED BY: MJS

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Washington- First Floor Plan

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



Washington- Second Floor Plan

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

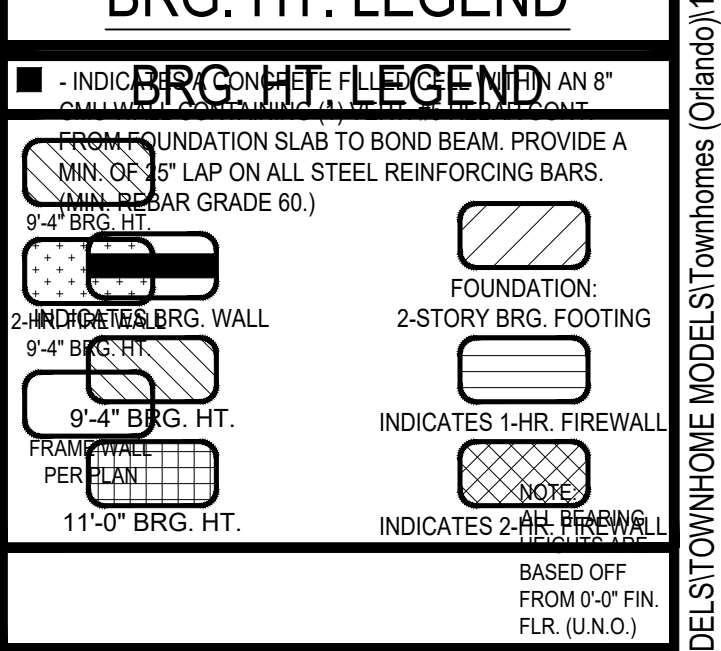
**GENERAL NOTES KEY:**

- ABBREVIATIONS: MT - METAL THRESHOLD, FR - FRENCH DOORS, SL - SIDE LIGHT, FG - FIXED GLASS, TR - TRANSOM, GB - GLASS BLOCK, PKT - POCKET DOOR, SVC - SERVICE DOOR, OBS - OBSCURED GLASS, TEMP - TEMPERED GLASS, SH - SINGLE HUNG, DH - DOUBLE HUNG, CMT - CASSEMENT, HR - HORIZONTAL ROLLER, BP - BYPASS, RFS - RIBBED, TYP - TYPICAL.
- NOTES:  
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.  
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.  
3. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.  
4. A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE. FLEX RIGID & FLEX-RIB AND SHALL BE SUPPORTED ON CONCRETE SLAB OR OTHER APPROVED MATERIAL. NOTE: LESS THAN 3' ABOVE ADJOINING GROUND. PER FBC R1305.1.4.1.  
5. PROVIDE RECESS H&O WATER W/ DRAIN @ WASHER SPACE.  
6. VENT DRYER THRU EXTERIOR WALL U.O.  
7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.  
8. PROVIDE RECESS H&O WATER W/ DRAIN @ WASHER SPACE.  
9. SAG RESISTANT DRYWALL ON ALL CEILINGS.  
10. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.  
11. REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.  
12. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.  
13. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/2" U.O.  
14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/2" U.O.  
15. C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALLS & SHEAR WALL SEGMENTS.  
16. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDERSTAR SURFACE AND ANY SFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.  
17. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.  
18. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.  
19. ALL OPERABLE WINDOWS LOCATED MORE THAN 7' ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVER PER (FBC-R312.2).  
20. SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.  
21. SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.  
22. ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC R310.2.EERO.  
23. SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & E OR STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL. (2000 PSF MIN.) FILL MATERIAL SHALL BE COMPACTED TO 98% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR / OWNER.  
24. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC R302.5.1.  
25. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.  
26. 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE.  
27. THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" MIN. GYPSUM WALLBOARD, 2X12 INCH (2 MIN) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.  
28. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE WITH SECTION FBC-R319.  
29. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH GROUND FLASH PANELS (OR SIMILAR).  
30. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBCEC R402.2.4.  
31. FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.  
32. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.  
33. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C1178), FIBER-REINFORCED GYPSUM PANELS (ASTM C1275), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS (ASTM C1326) SHALL BE USED PER FBC R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

**WINDOW / DOOR NOTE KEY:**

- WINDOW SIZE CALLOUT:  
2040 = 2'-0" x 4'-0"  
2050 = 2'-0" x 5'-0"  
2060 = 2'-0" x 6'-0"  
ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
- DOOR SIZE CALLOUT:  
24 = 2'-4" 40 B.F. = 4'-0" BIFOLD  
24 = 2'-4" 50 B.F. = 5'-0" BIFOLD  
28 = 2'-8" 60 B.F. = 6'-0" BIFOLD  
28 = 2'-8" 80 B.F. = 8'-0" BIFOLD  
30 = 3'-0"  
ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

**BRG. HT. LEGEND**



**Area Tabulations**

Living:	679 sf
1st floor:	679 sf
2nd floor:	976 sf
Total Living:	1,655 sf
entry:	36 sf
garage:	376 sf
Total Area:	2,067 sf
patio:	70 sf

**Floor Plan**

SCALE 1/4" = 1'-0"

5-Unit: (Presidential 60' Series)

Models: Truman, Kennedy, Washington, Carter, Truman

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

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designers group  
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Phone: (407) 529-3000

PROJECT: 00-0000  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

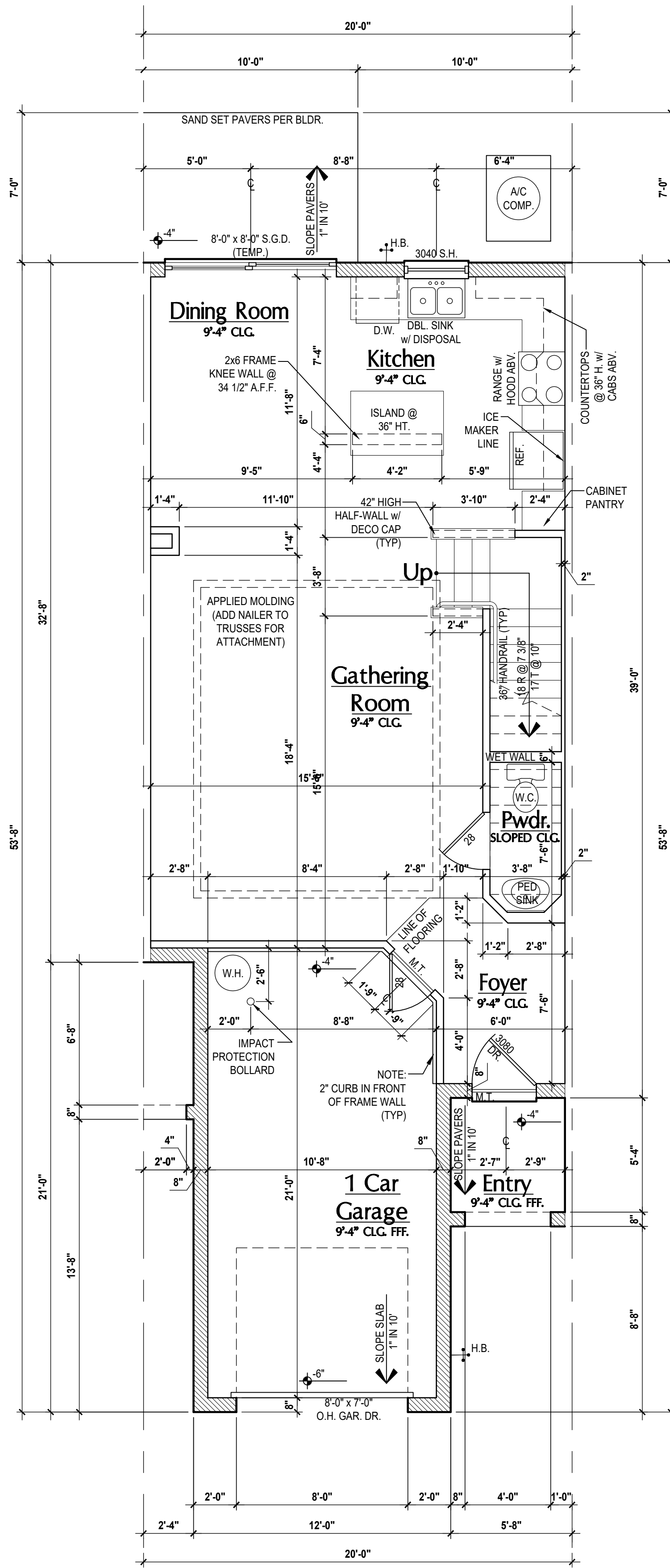
ISSUE DATE: 02/08/2024  
REVISIONS:

FLOOR PLANS

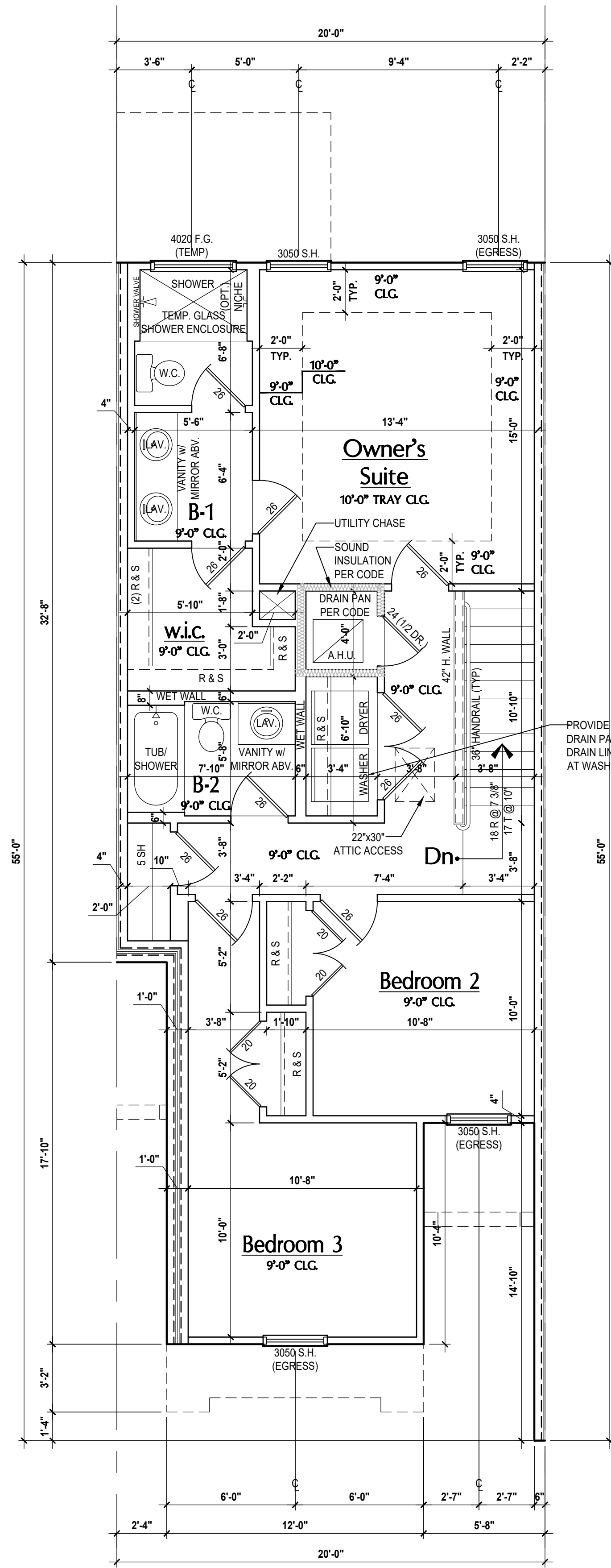
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**Carter- First Floor Plan**  
(Standard)  
SCALE 1/4" = 1'-0"



**Carter- Second Floor Plan**  
(Standard)  
SCALE 1/4" = 1'-0"

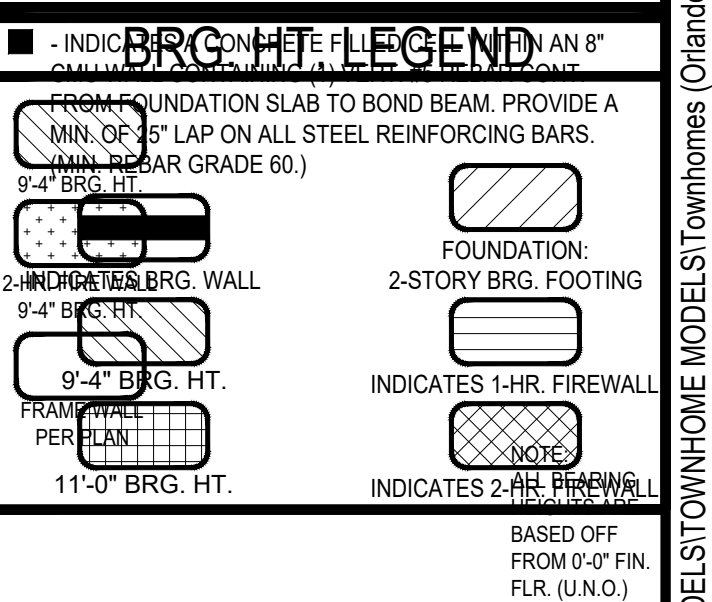
**GENERAL NOTES KEY:**

- ABBREVIATIONS: MT - METAL THRESHOLD, FR - FRENCH DOORS, SL - SIDE LIGHT, FG - FIXED GLASS, TR - TRANSOM, GB - GLASS BLOCK, PKT - POCKET DOOR, SVC - SERVICE DOOR, OBS - OBSCURED GLASS, TEMP - TEMPERED GLASS, SH - SINGLE HUNG, DH - DOUBLE HUNG, CAMT - CASSEMENT, HS - HORIZONTAL ROLLER, BP - BYPASS, BE - BEILD, TYP - TYPICAL.
- NOTES:  
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.  
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.  
3. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.  
4. A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE. FIBER REINFORCED POLYMER (FRP) SHALL BE SUPPORTED ON CONCRETE SLAB OR OTHER APPROVED MATERIAL NOT LESS THAN 3" ABOVE ADJOINING GROUND. PER FBC M1305.1.4.1  
5. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.  
6. VENT DRYER THRU EXTERIOR WALL U.O.  
7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.  
8. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.  
9. SAG RESISTANT DRYWALL ON ALL CEILINGS.  
10. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.  
11. REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.  
12. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.  
13. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/2" U.N.O.  
14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/2" U.N.O.  
15. C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALLS. SHEAR WALL SEGMENTS.  
16. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAR SURFACE AND ANY SPOFFS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD (1/2" M.W. GYPSUM BOARD).  
17. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.  
18. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.  
19. ALL OPERABLE WINDOWS LOCATED MORE THAN 7' ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVER PER (FBC-R312.2).  
20. SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.  
21. SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.  
22. ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC R310.2 EERO.  
23. SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & E O R STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL. (2000 PSF MIN.) FILL MATERIAL SHALL BE COMPACTED TO 98% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR / OWNER.  
24. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC R302.5.1.  
25. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.  
26. 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE.  
27. THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM WALL BOARD, 2X12-INCH (15.2 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION-FIRE TEST AND THE INTEGRITY-FIRE TEST OF NFPA 275.  
28. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R319.  
29. ANY EXTERIOR WALL ELECTRICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFASH PANELS (OR SIMILAR).  
30. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC R402.2.4.  
31. FILL Voids OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.  
32. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.  
33. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKER PANELS (ASTM C1178), FIBER-REINFORCED GYPSUM PANELS (ASTM C1275), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS (ASTM C1326) SHALL BE USED PER FBC R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

**WINDOW / DOOR NOTE KEY:**

- WINDOW SIZE CALLOUT:  
2040 = 2'-0" x 4'-0"  
2050 = 2'-0" x 5'-0"  
2060 = 2'-0" x 6'-0"  
ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
- DOOR SIZE CALLOUT:  
20 = 2'-0" 40 B.F. = 4'-0" BIFOLD  
24 = 2'-4" 50 B.F. = 5'-0" BIFOLD  
28 = 2'-8" 60 B.F. = 6'-0" BIFOLD  
29 = 2'-9" 30 = 3'-0"  
ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

**BRG. HT. LEGEND**



**Area Tabulations**

1st floor:	689 sf
2nd floor:	838 sf
<b>Total Living:</b>	<b>1,527 sf</b>
entry:	34 sf
garage:	252 sf
patio:	60 sf
<b>Total Area:</b>	<b>1,873 sf</b>
opt. lanai:	60 sf

**Floor Plan**

SCALE 1/4" = 1'-0"

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residential-commercial-architecture

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residential-commercial-architecture

**A I B D**

**GOBA**  
Gypsum Board Association

**5-Unit: (Presidential 60' Series)**  
Models: Truman, Kennedy, Washington, Carter, Truman  
Building Pad #XX  
Lot# XX-XX, Subdivision  
Street Address  
City, State, Zip Code

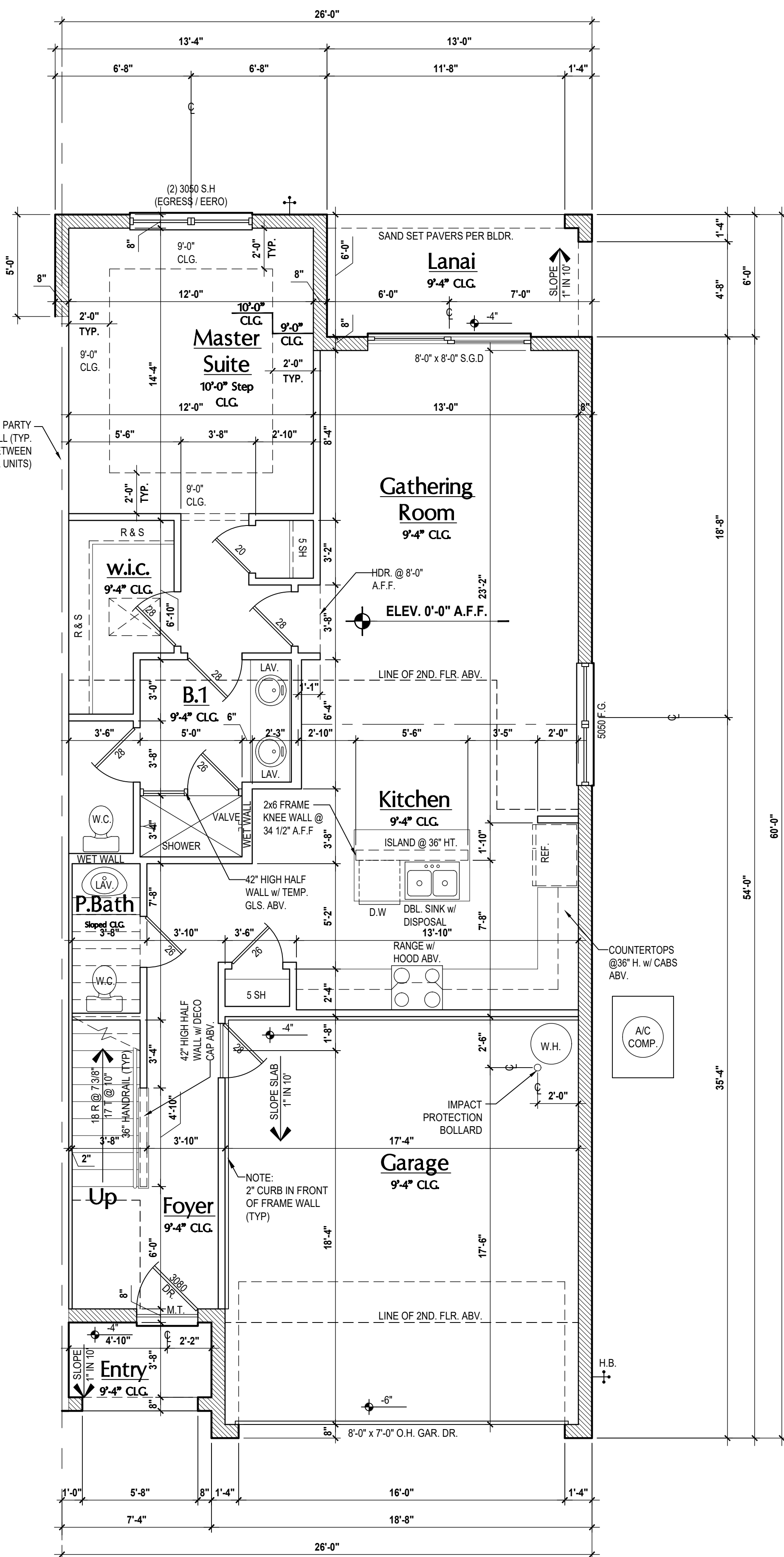
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Phone: (407) 529-3000

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ISSUE DATE: 02/08/2024  
REVISIONS:  
PROJECT: 00-0000  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

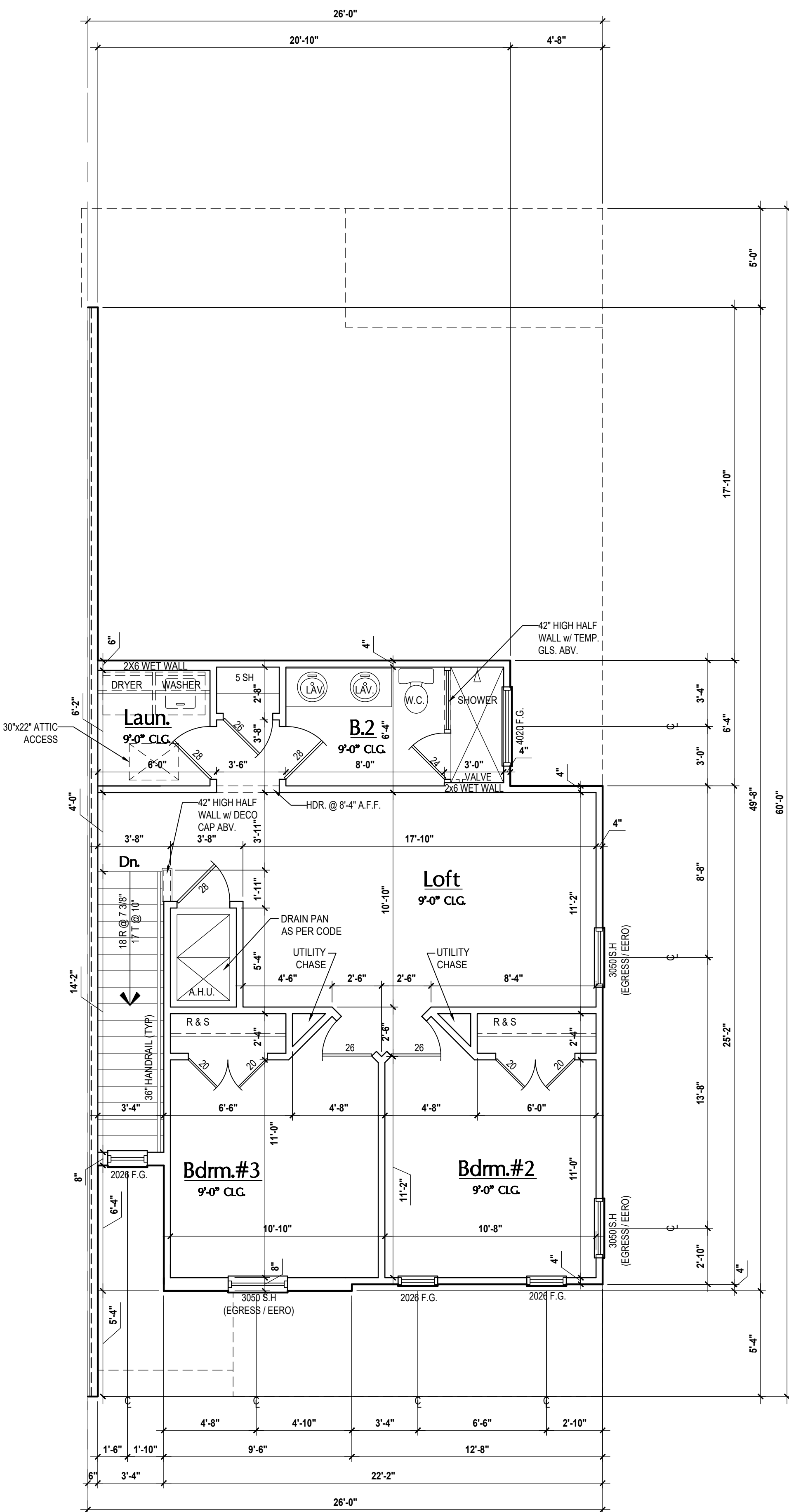
FLOOR PLANS  
**A7**

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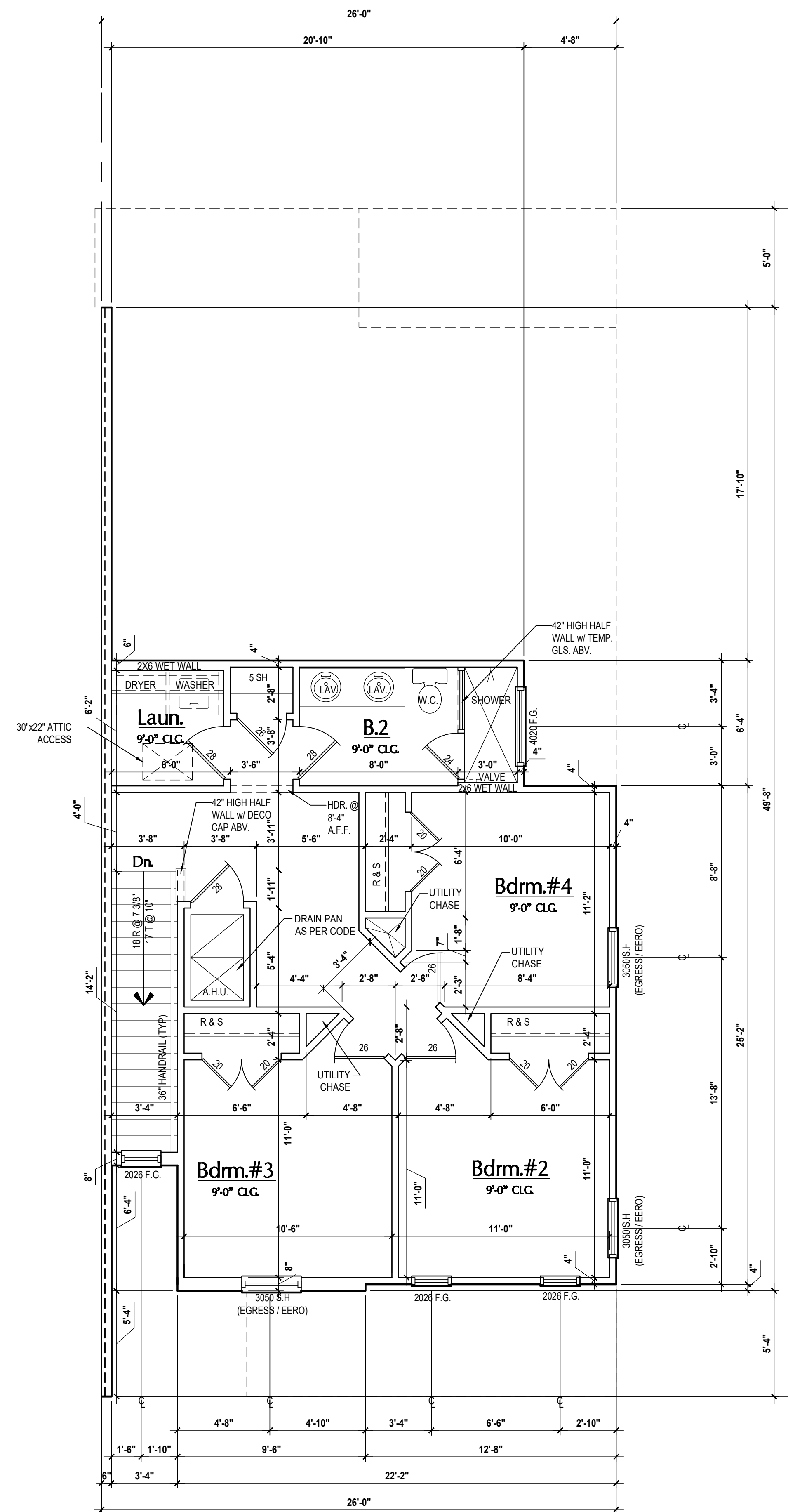
Truman-Rev. First Floor Plan

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



Truman-Rev. Second Floor Plan

(Elev. B)  
SCALE 1/4" = 1'-0"



Truman-Rev. Second Floor Plan

(Opt. Bdm.#4)  
SCALE 1/4" = 1'-0"

**GENERAL NOTES KEY:**

- |                      |                        |
|----------------------|------------------------|
| ABBREVIATIONS        | OSB - OBSOURED GLASS   |
| MT - METAL THRESHOLD | TEMP - TEMPERED GLASS  |
| FR - FRENCH DOORS    | SH - SINGLE HUNG       |
| SL - SIDE LIGHT      | DH - DOUBLE HUNG       |
| FG - FIXED GLASS     | CBMT - CASSEMENT       |
| TR - TRANSOM         | HR - HORIZONTAL ROLLER |
| GB - GLASS BLOCK     | BP - BYPASS            |
| PKT - POCKET DOOR    | BY - BYPASS            |
| SVC - SERVICE DOOR   | TYP - TYPICAL          |
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
  - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
  - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
  - A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE PER R M307.2 & PER R M304. AND SHALL BE SUPPORTED ON CONCRETE SLAB OR OTHER APPROVED MATERIAL. NOTES LESS THAN 3" ABOVE ADJOINING GROUND. PER FBC R M305.1.4.1
  - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
  - VENT DRYER THRU EXTERIOR WALL U.O.
  - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
  - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
  - SAG RESISTANT DRYWALL ON ALL CEILING.
  - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
  - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
  - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
  - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/2" U.O.
  - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/2" U.O.
  - C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALLS & SHEAR WALL SEGMENTS.
  - ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (1/2" MIN. GYPSUM BOARD).
  - GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
  - ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
  - ALL OPERABLE WINDOWS LOCATED MORE THAN 7'2" ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVER PER (FBC-R312.2).
  - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
  - SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
  - ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC R310.2.1.
  - SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & E.O.R. STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL. (2000 PSF MIN.) FILL MATERIAL SHALL BE COMPACTED TO 98% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR / OWNER.
  - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 30 MIN. FIRE RATED GLASS WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC R302.5.1.
  - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
  - 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE.
  - THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" (1/2" MIN.) GYPSUM WALLBOARD; 2 1/2" (2 1/2" MIN.) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA ON BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
  - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC R319.
  - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH CURB OR ASH PANELS (OR SIMILAR).
  - ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC R402.2.4.
  - FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
  - ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
  - WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C1178), FIBER REINFORCED GYPSUM PANELS (ASTM C1271), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MATT REINFORCED CEMENTitious BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC R702.4. PAPER-FACE GYPSUM BOARD SHALL NOT BE USED.

**WINDOW / DOOR NOTE KEY:**

- WINDOW SIZE CALLOUT:**
- 2040 = 2'-0" x 4'-0"
  - 2050 = 2'-0" x 5'-0"
  - 2060 = 2'-0" x 6'-0"
- DOOR SIZE CALLOUT:**
- 20 = 2'-0"
  - 24 = 2'-4"
  - 26 = 2'-6"
  - 28 = 2'-8"
  - 30 = 3'-0"
- ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.
  - ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

**BRG. HT. LEGEND**

- INDICATES BRG. WALL
  - INDICATES BRG. HT.
  - INDICATES 1-HR. FIREWALL
  - INDICATES 2-HR. FIREWALL
- FOUNDATION:  
 2-STORY BRG. FOOTING  
 4'-4" BRG. HT.  
 11'-0" BRG. HT.
- BASED OFF FROM 10'-0" FIN. FLR. (U.O.)

**Area Tabulations**

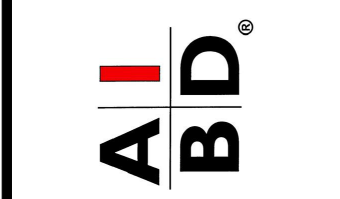
Living:	Unit T
1st floor:	682 sf
2nd floor:	966 sf
<b>Total Living:</b>	<b>1,648 sf</b>
entry:	30 sf
garage:	377 sf
mechanical:	8 sf
<b>Total Area:</b>	<b>2,063 sf</b>
opt. cov. patio:	60 sf

**Floor Plan**

SCALE 1/4" = 1'-0"



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**5-Unit: (Presidential 60' Series)**  
 Models: Truman, Kennedy, Washington, Carter, Truman

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

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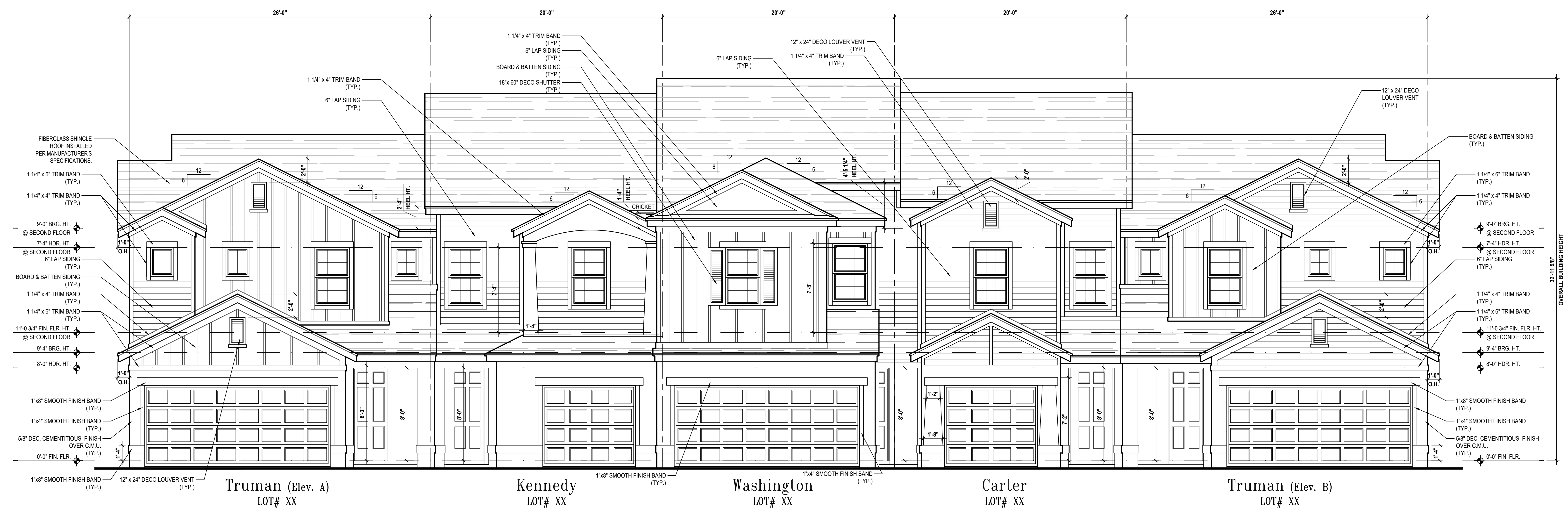


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FLOOR PLANS  
**A8**

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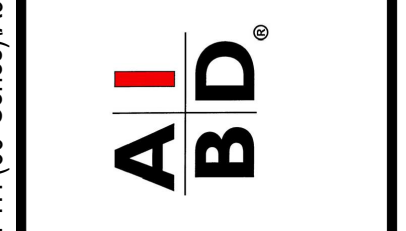
**Front Elevation**  
(Standard)  
SCALE 1/4" = 1'-0"



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



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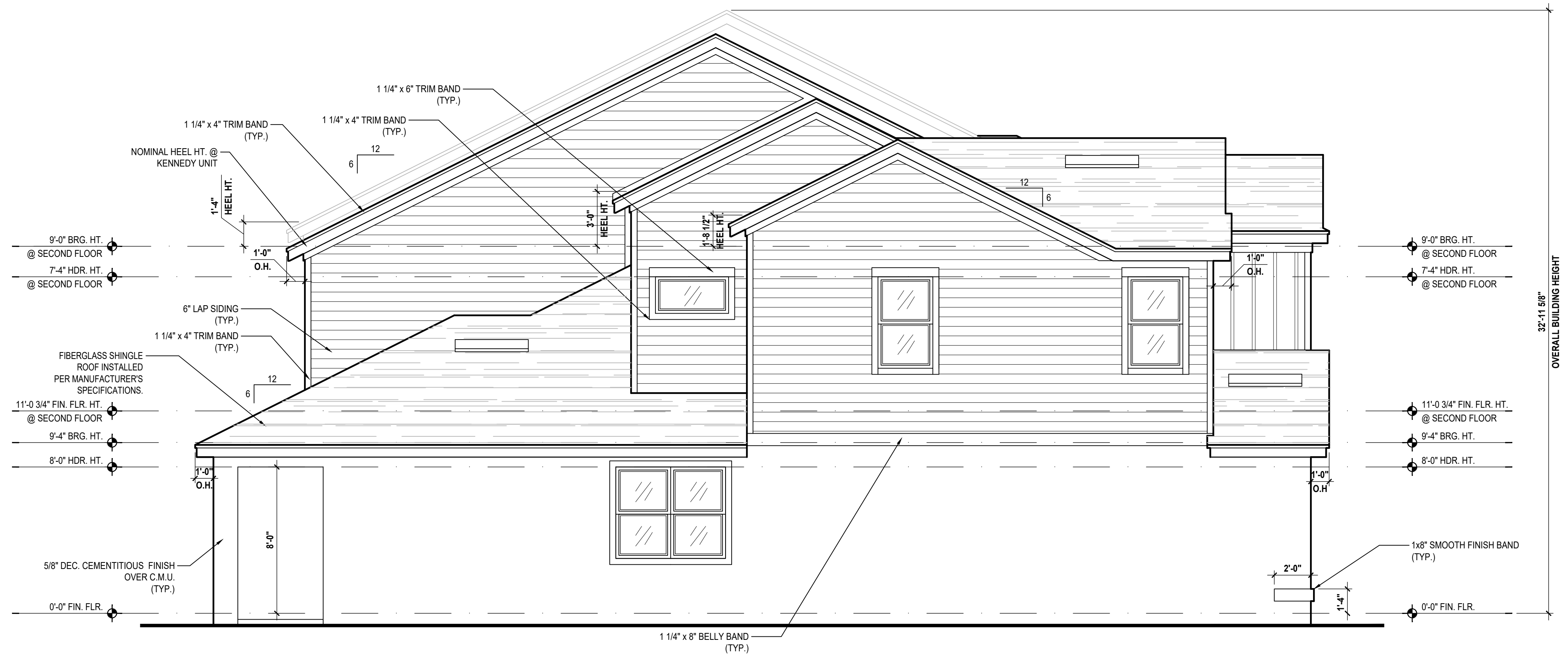
**5-Unit: (Presidential 60' Series)**  
Models: Truman, Kennedy, Washington, Carter, Truman  
Building Part # XXX  
Lot# XX-XX, Subdivision  
Street Address  
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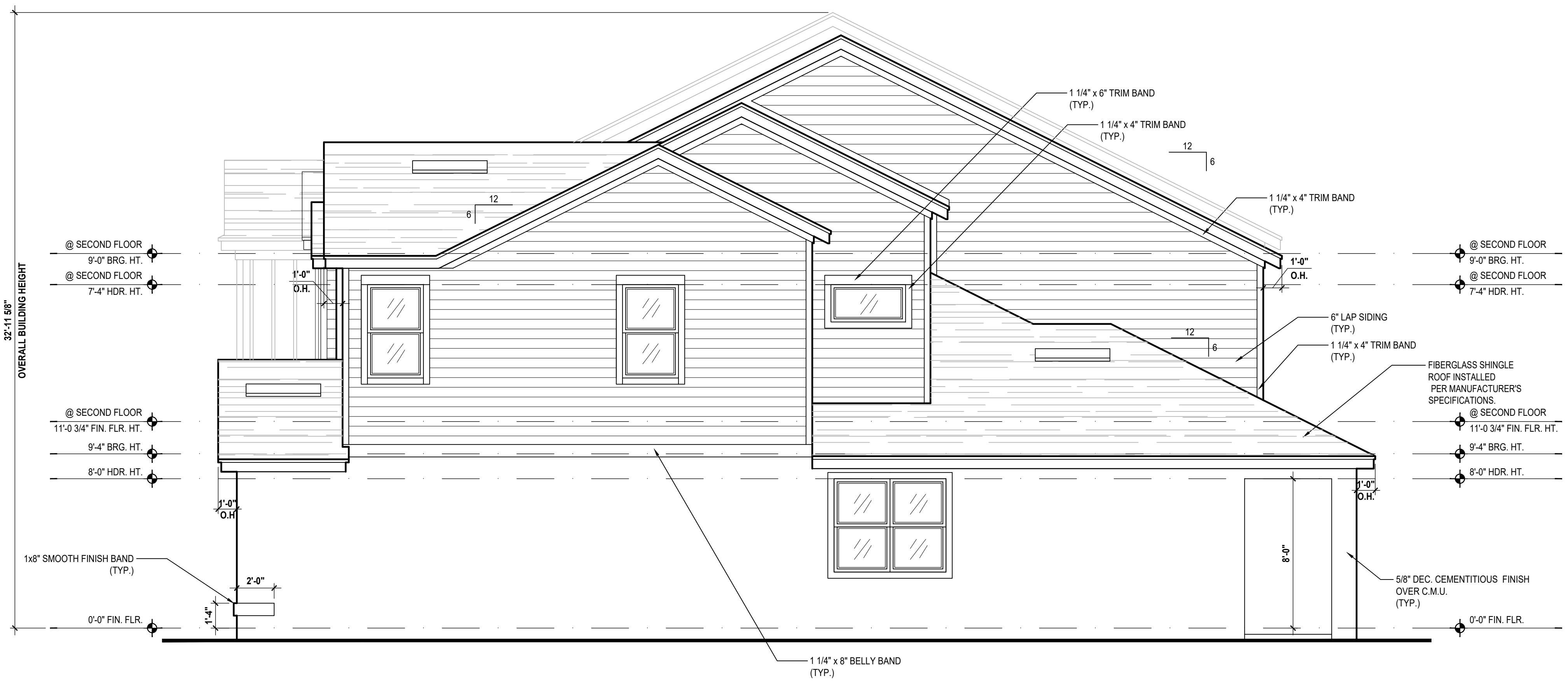


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Left Elevation  
(Standard)  
SCALE: 1/4" = 1'-0"



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

May 01, 2024 9:55am d:\egp - V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1 - Townhome Models\Presidential Townhomes (Raised Heel)\50' Series\5-Unit Presidential TH (60' Series)\A10 Elevations.dwg

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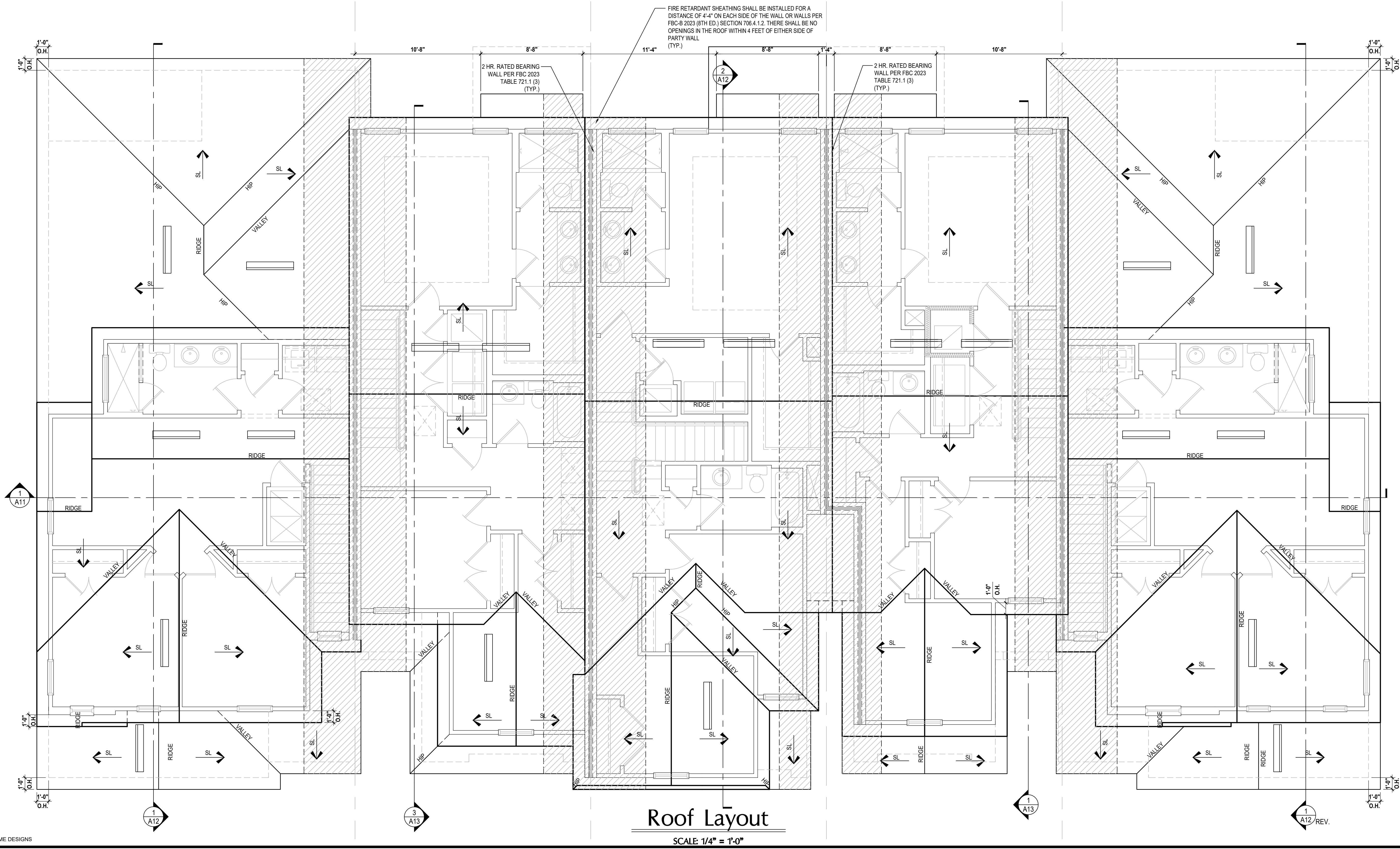
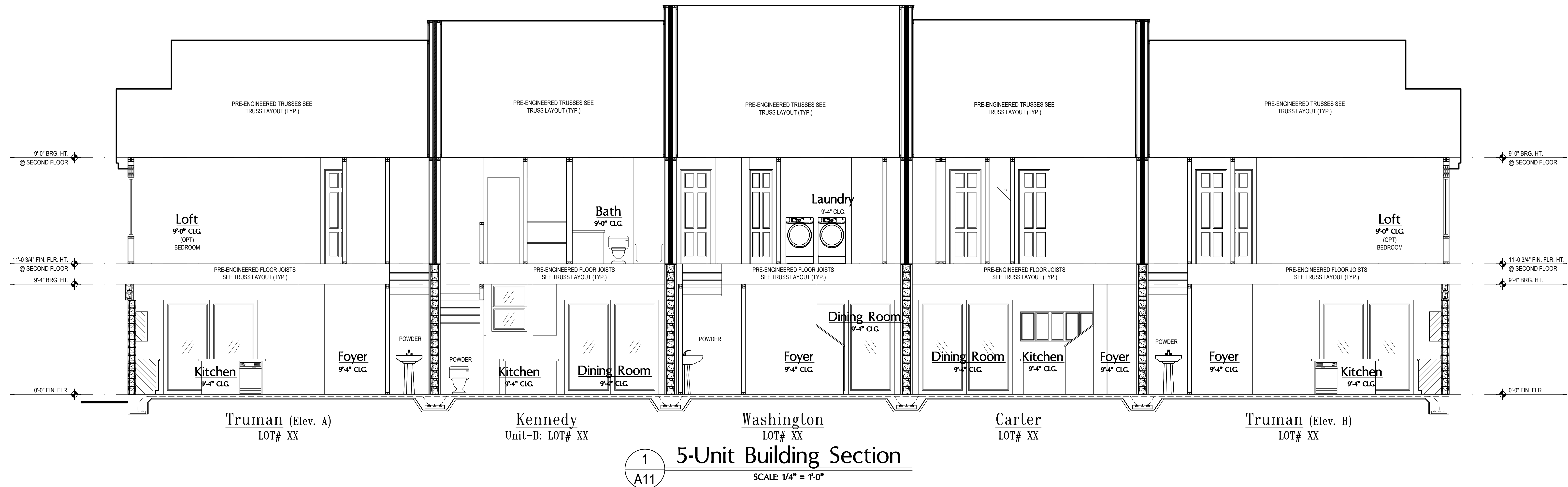
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ELEVATIONS  
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ATTIC VENT CALC'S.	
<b>TRUMAN- FIRST FLR (FRONT)</b>	ROOF AREA: 189 SQ. FT.
AV VOLUME = (189/300) = 0.63 SQ. FT. / 2 = 315 SQ. FT.	1.13 x 144 = 162.72 SQ. IN.
	45.36 SQ. IN / 98.75" = .45
AV REQUIRED: (1) VENTS NEEDED	
<b>TRUMAN- FIRST FLR (REAR)</b>	ROOF AREA: 678 SQ. FT.
AV VOLUME = (678/300) = 2.26 SQ. FT. / 2 = 1.13 SQ. FT.	1.13 x 144 = 162.72 SQ. IN.
	162.72 SQ. IN / 98.75" = 1.64
AV REQUIRED: (2) VENTS NEEDED	
<b>TRUMAN- SECOND FLR</b>	ROOF AREA: 871 SQ. FT.
AV VOLUME = (882/300) = 2.94 SQ. FT. / 2 = 1.47 SQ. FT.	1.47 x 144 = 211.68 SQ. IN.
	211.68 SQ. IN / 98.75" = 2.14
AV REQUIRED: (3) VENTS NEEDED	
<b>KENNEDY- SECOND FLR</b>	ROOF AREA: 994 SQ. FT.
AV VOLUME = (994/300) = 3.31 SQ. FT. / 2 = 1.65 SQ. FT.	1.65 x 144 = 238.56 SQ. IN.
	238.56 SQ. IN / 98.75" = 2.41
AV REQUIRED: (3) VENTS NEEDED	
<b>WASHINGTON- SECOND FLR</b>	ROOF AREA: 1,108 SQ. FT.
AV VOLUME = (1,108/300) = 3.69 SQ. FT. / 2 = 1.846 SQ. FT.	1.846 x 144 = 265.82 SQ. IN.
	265.82 SQ. IN / 98.75" = 2.69
AV REQUIRED: (3) VENTS NEEDED	
<b>CARTER- SECOND FLR</b>	ROOF AREA: 986 SQ. FT.
AV VOLUME = (988/300) = 3.29 SQ. FT. / 2 = 1.646 SQ. FT.	1.646 x 144 = 237.12 SQ. IN.
	237.12 SQ. IN / 98.75" = 2.40
AV REQUIRED: (3) VENTS NEEDED	
2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION R906 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)	
NOTE: AS AN ALTERNATE TO TYP. ROOF INSUL. & VENTING A CLOSED ATTIC SYSTEM MAY BE SUBSTITUTED USING AN ICYNENE OR SIMM.	

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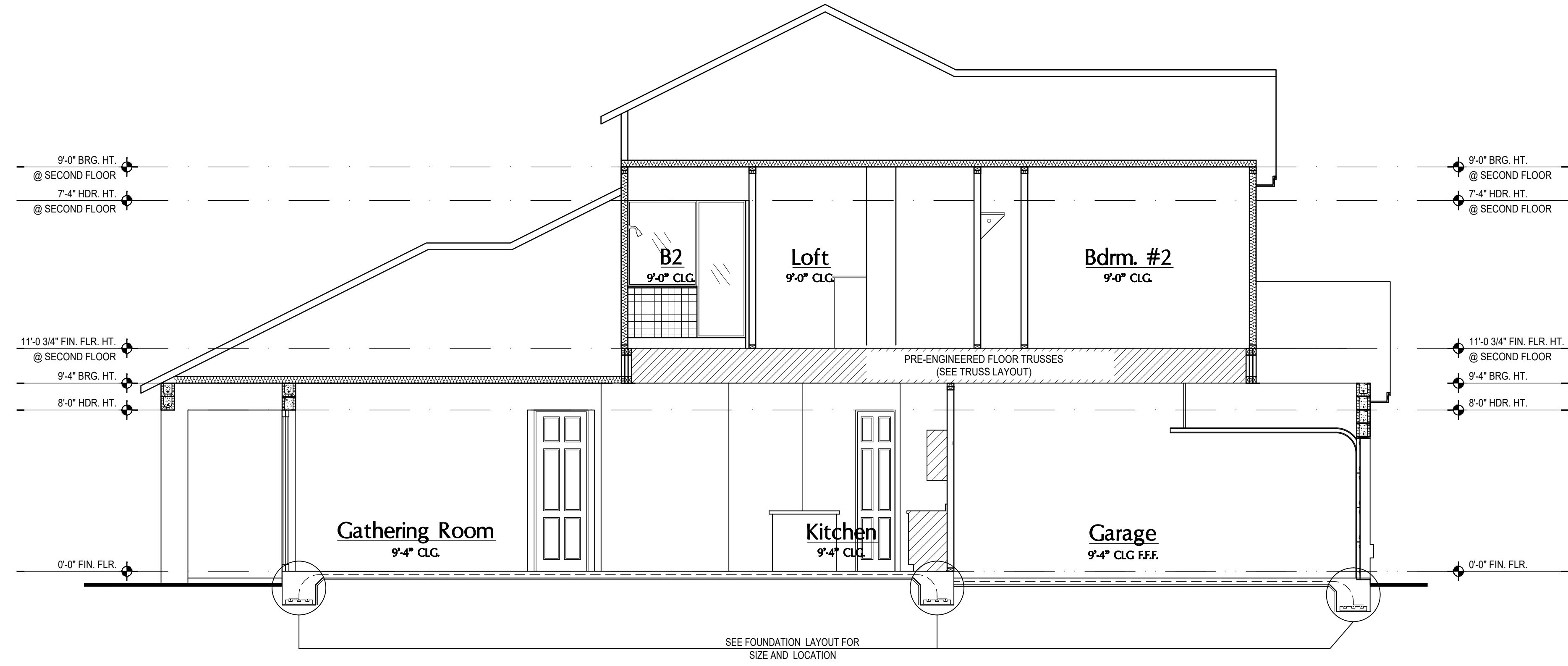
**5-Unit: (Presidential 60' Series)**  
Models: Truman, Kennedy, Washington, Carter, Truman  
Building Pad #XX  
Lot# XX-XX, Subdivision  
Street Address  
City, State, Zip Code

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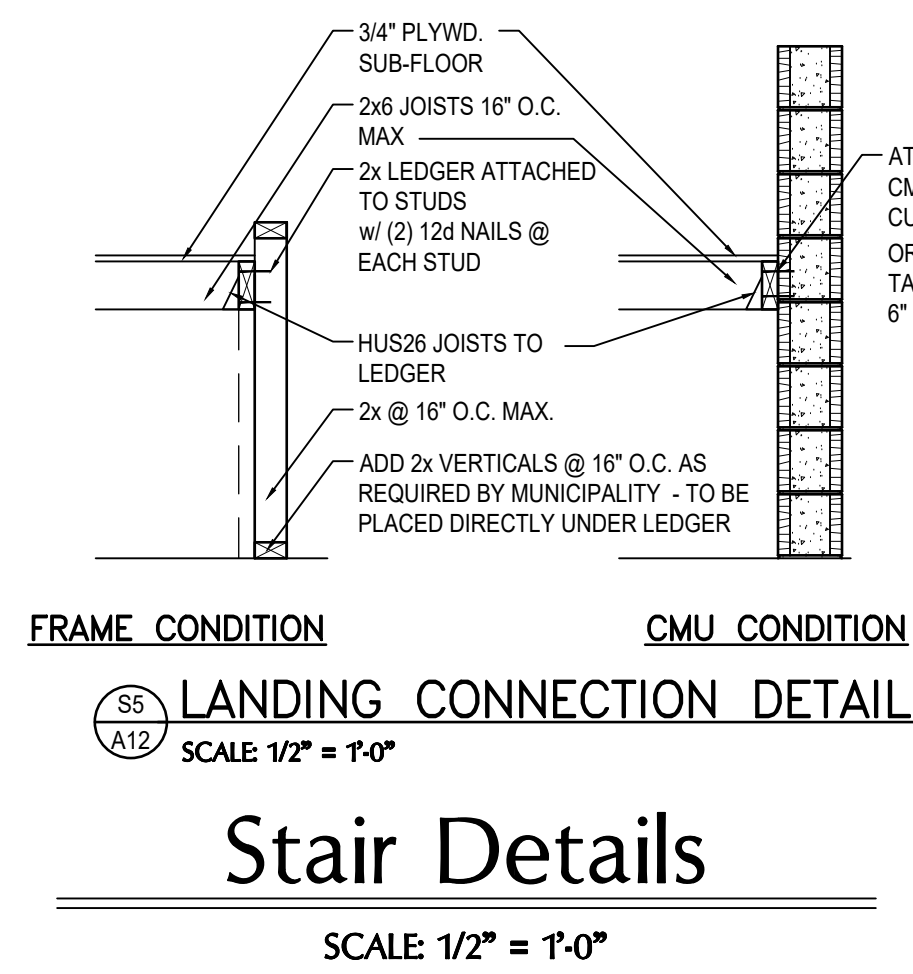
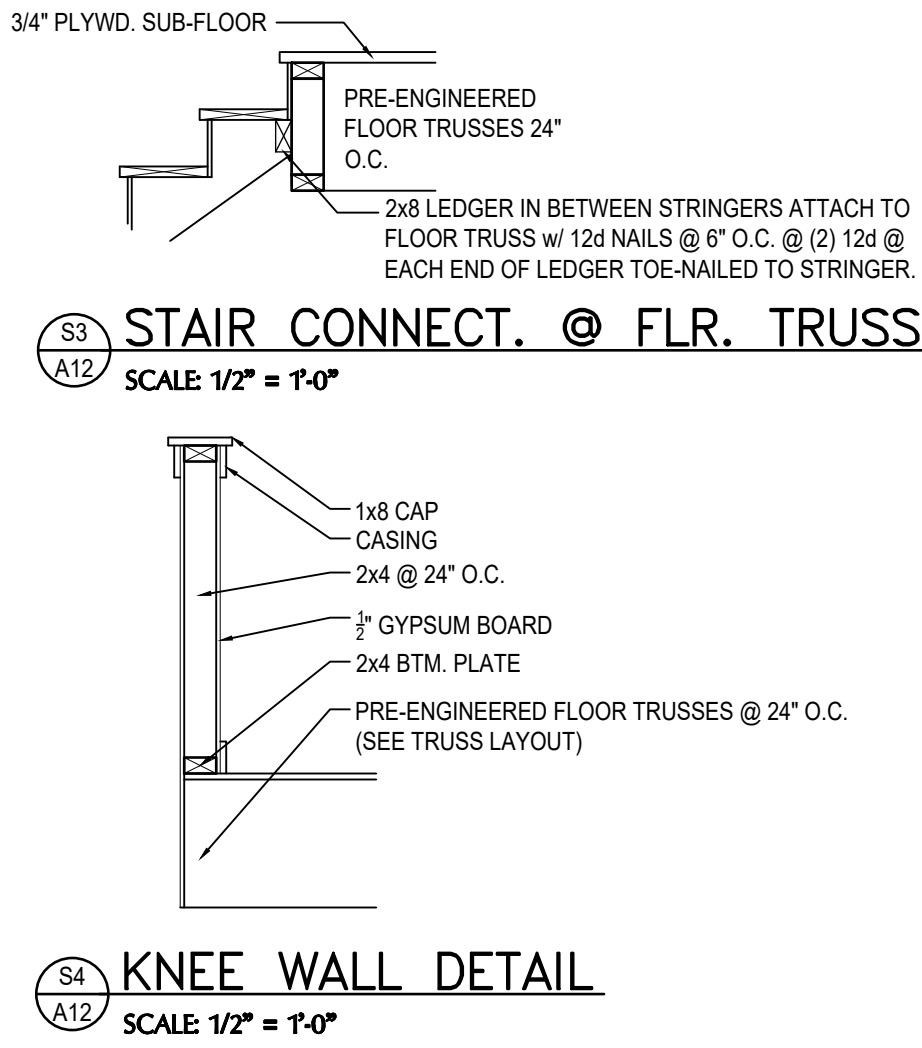
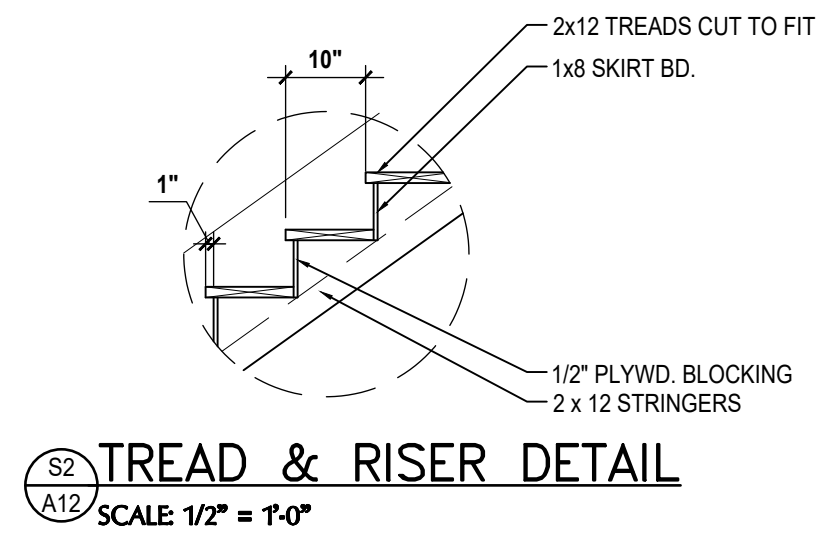
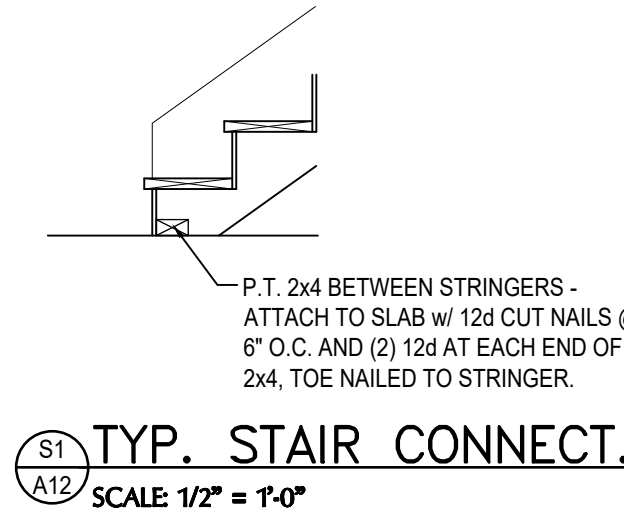
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SECTIONS  
**A11**

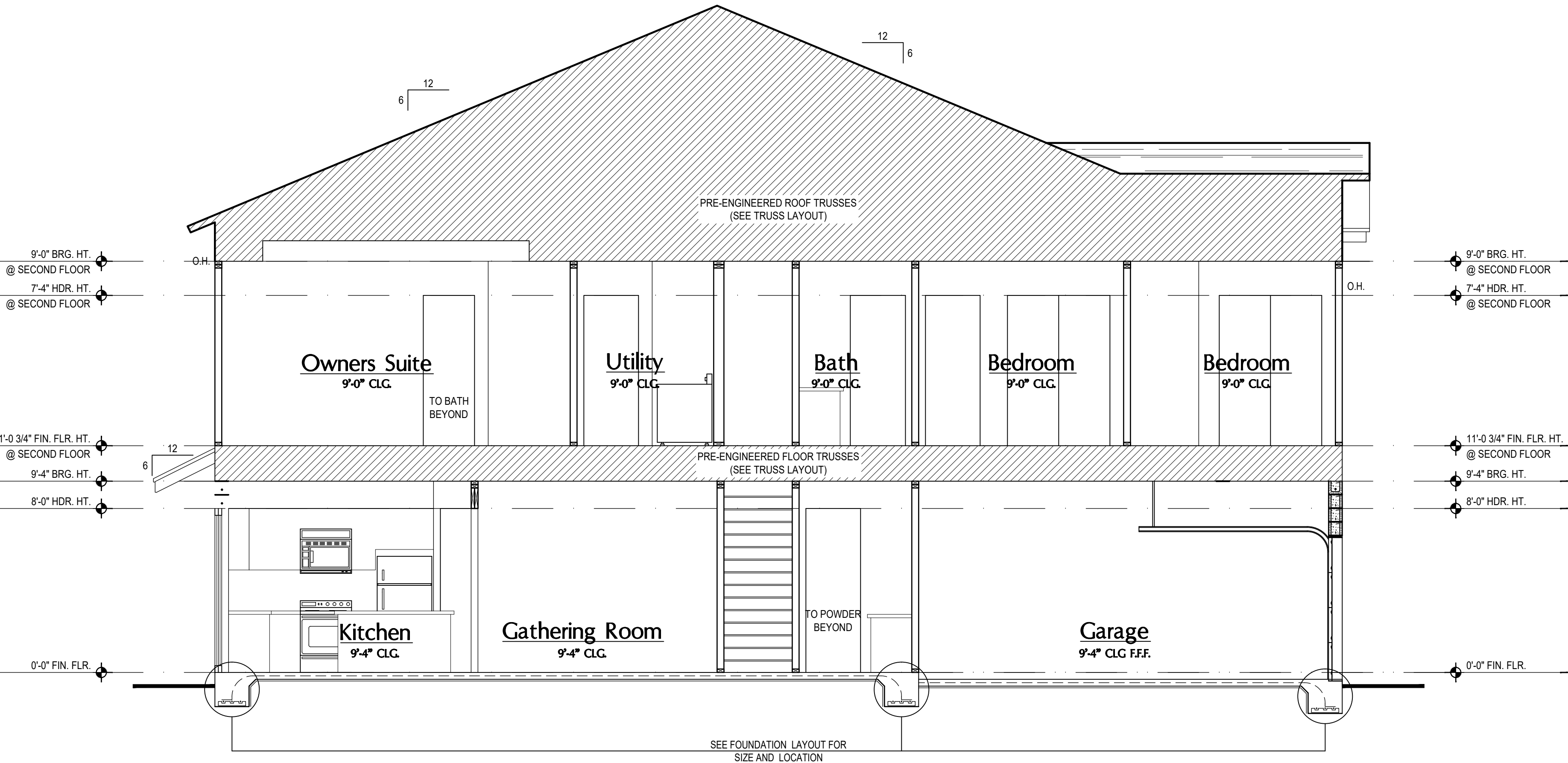


**1 Truman: Building Section**  
 SCALE: 1/4" = 1'-0"

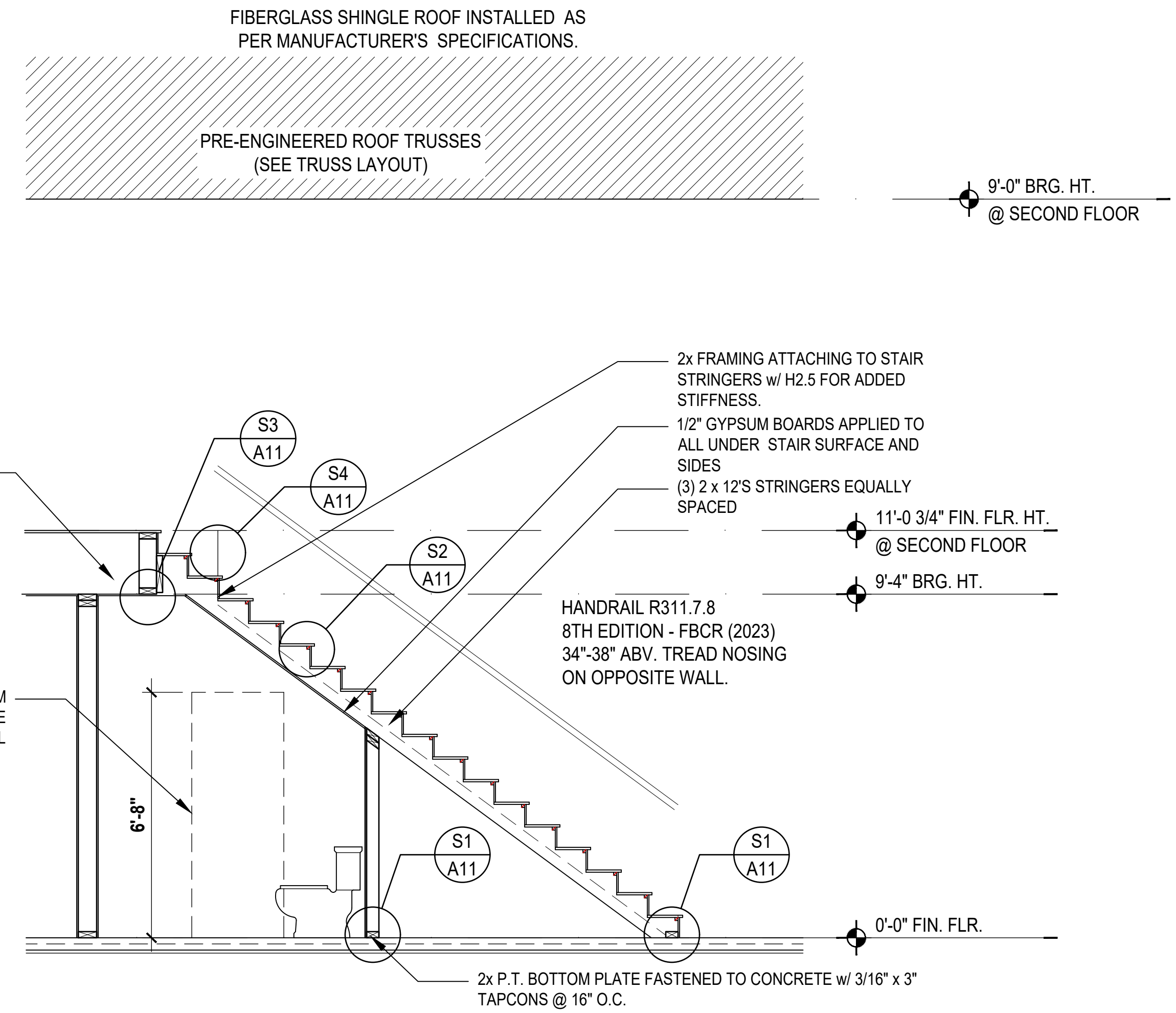


- NOTES:**
1. STAIRWAY CONSTRUCTION TO CONFORM TO FBC-R 2023, 8TH EDITION SECTION R311.7
  2. STAIRWAY SHALL NOT BE LESS THAN 36" MIN. IN WIDTH.
  3. HEADROOM SHALL NOT BE LESS THAN 6 FEET 8 INCHES MIN. IN CLEARANCE.
  4. RISERS SHALL BE AT A MAX HGT. OF 7 3/4".
  5. TREAD DEPTH SHALL NOT BE LESS THAN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

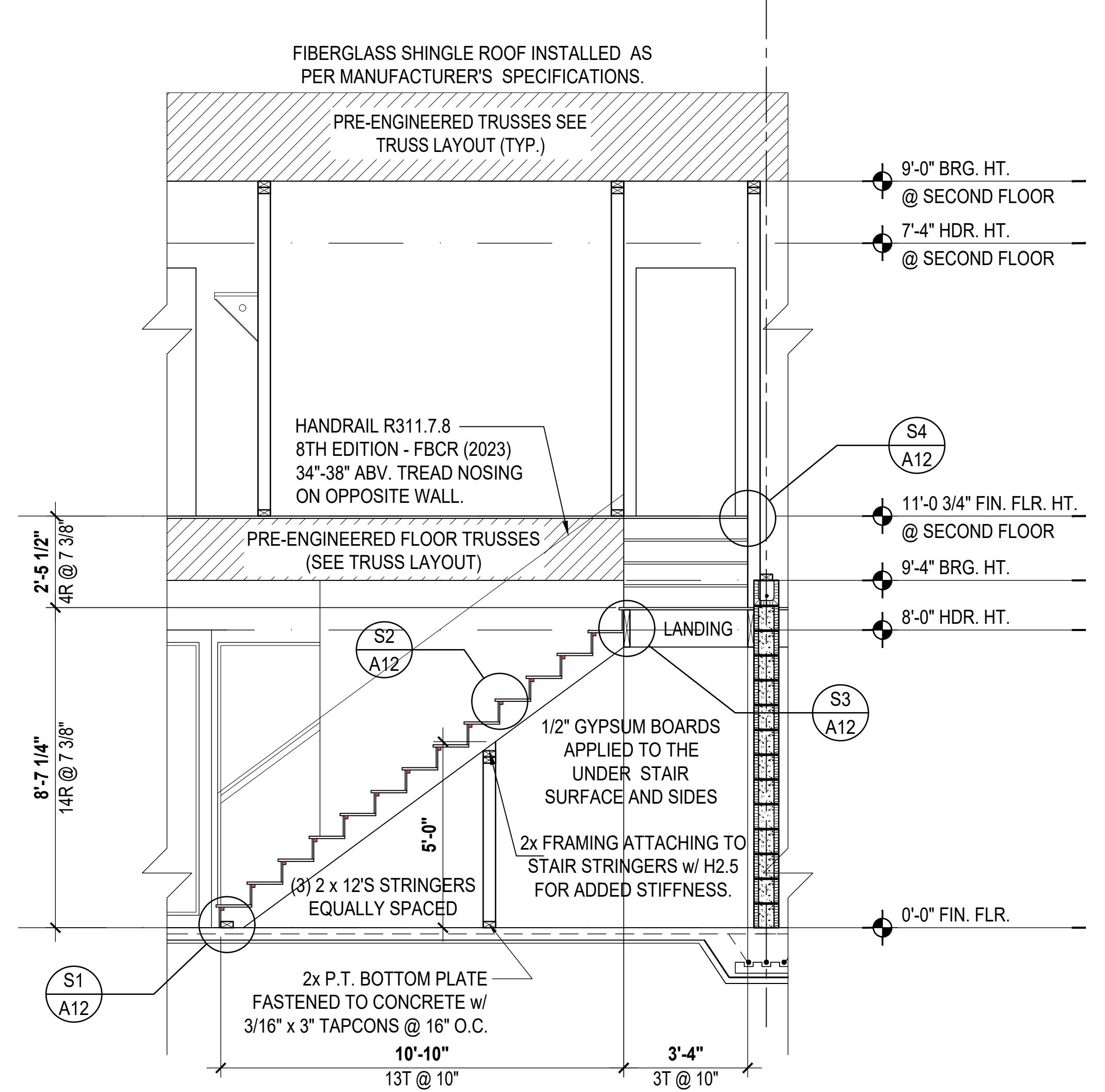
**Stair Details**



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



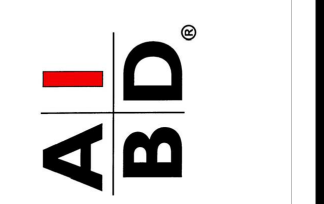
**2 Truman: Stair Section**  
 SCALE: 3/8" = 1'-0"



**4 Washinton: Building Section**  
 SCALE: 3/8" = 1'-0"

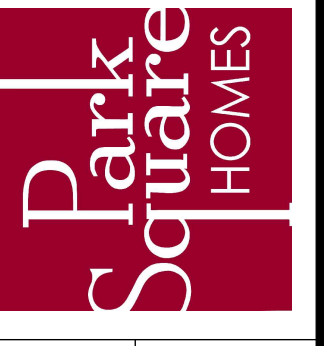


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**5-Unit: (Presidential 60' Series)**  
 Models: Truman, Kennedy, Washington, Carter, Truman  
 Building Pad #XX  
 Lot# XX-XX, Subdivision  
 Street Address  
 City, State, Zip Code

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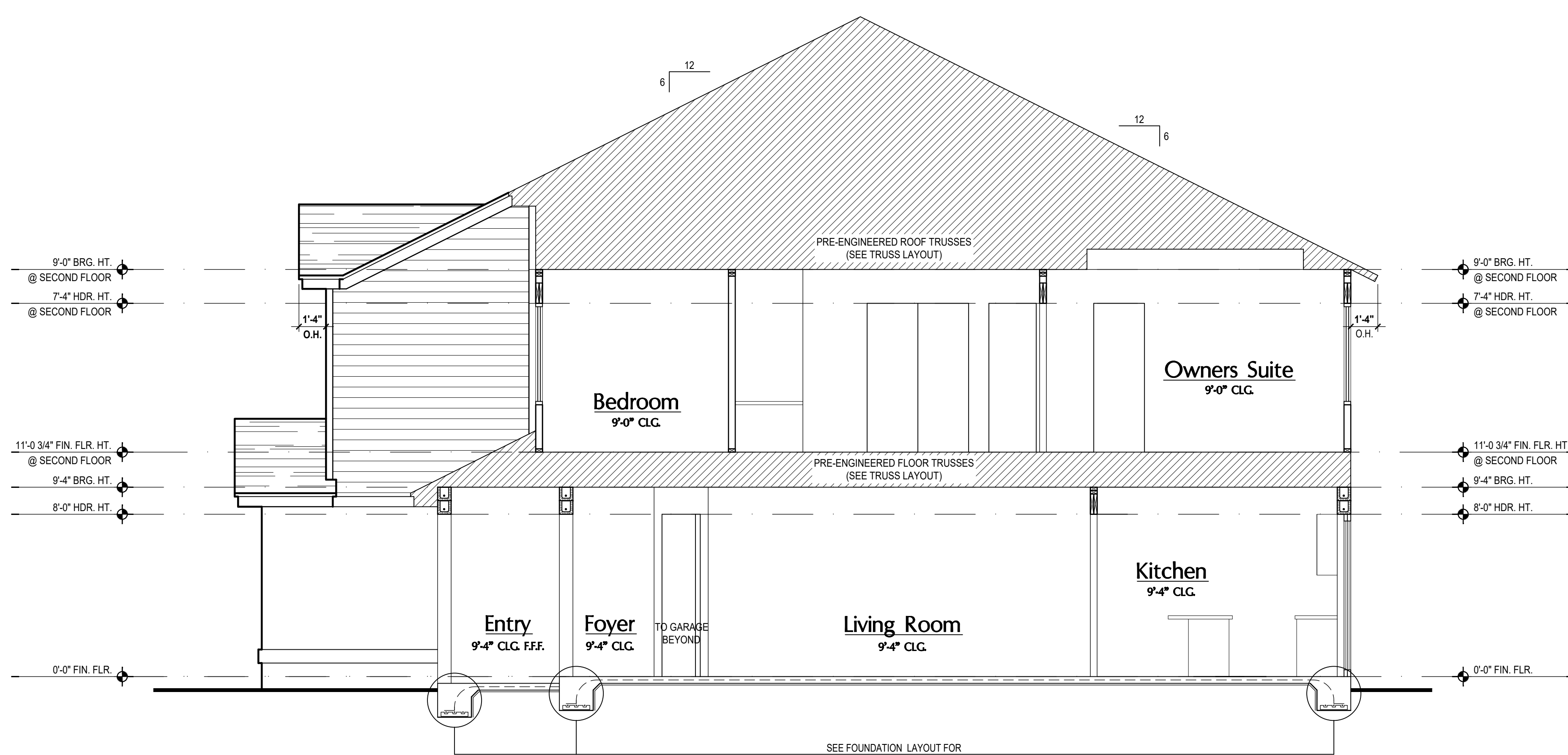
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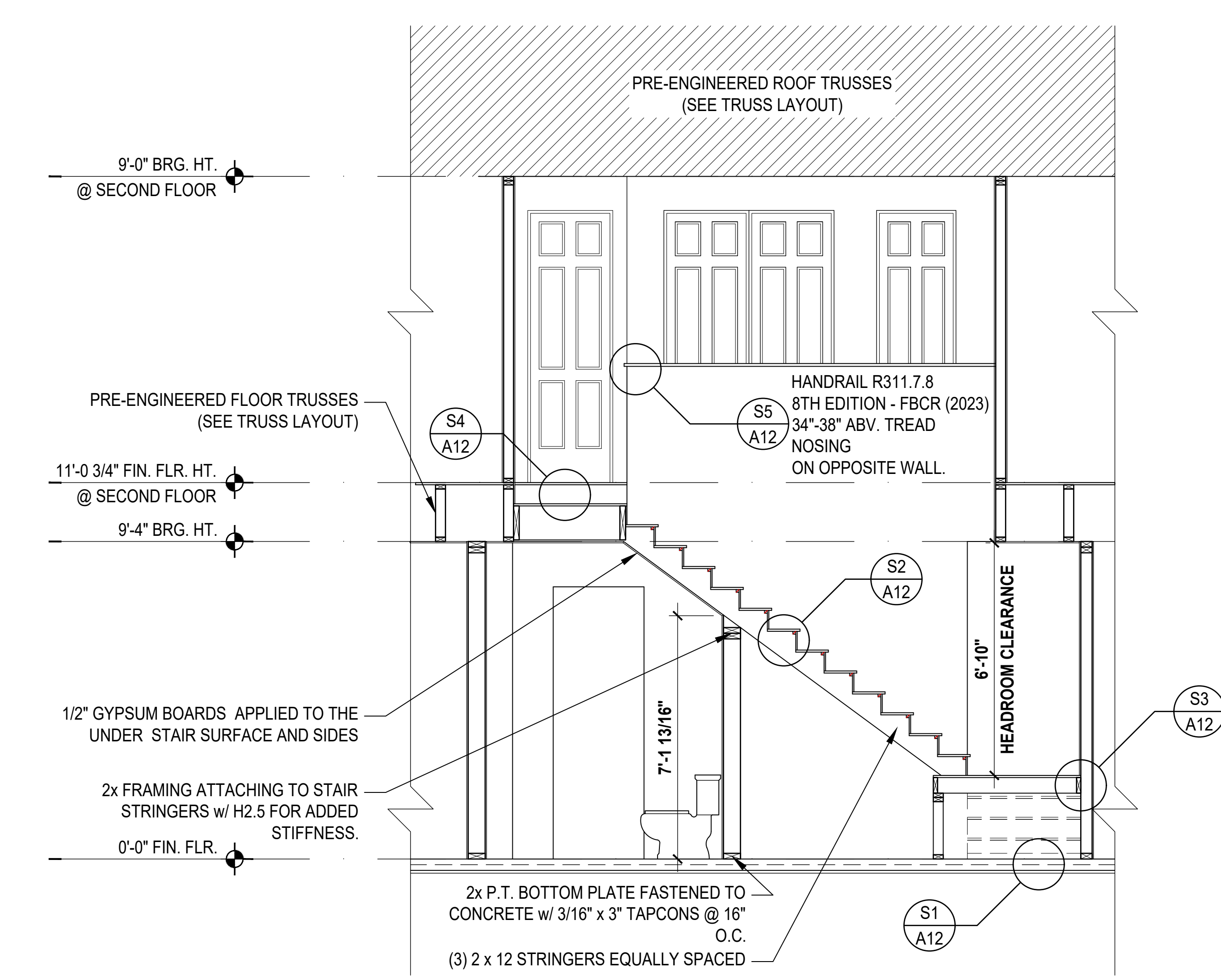
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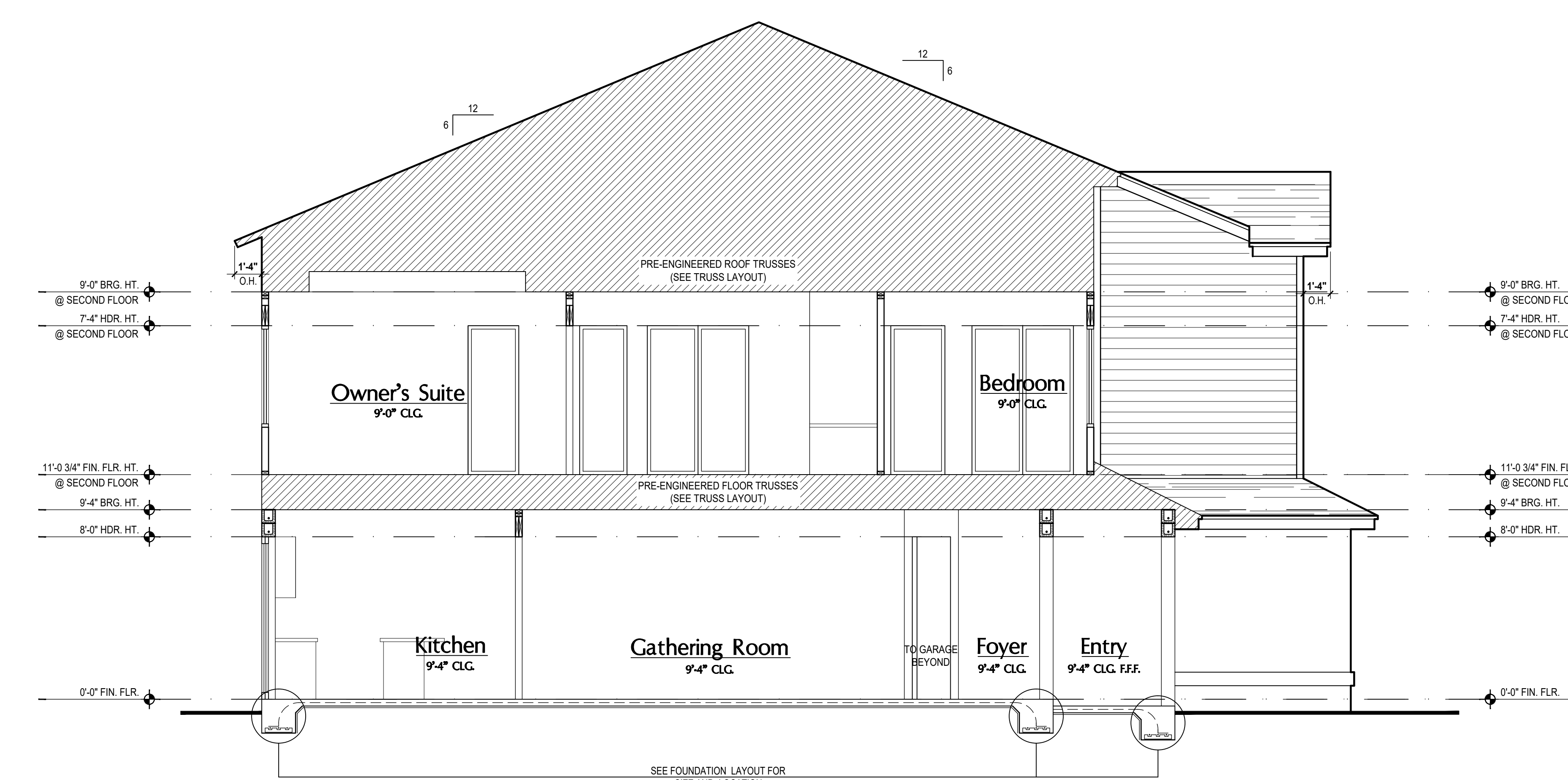
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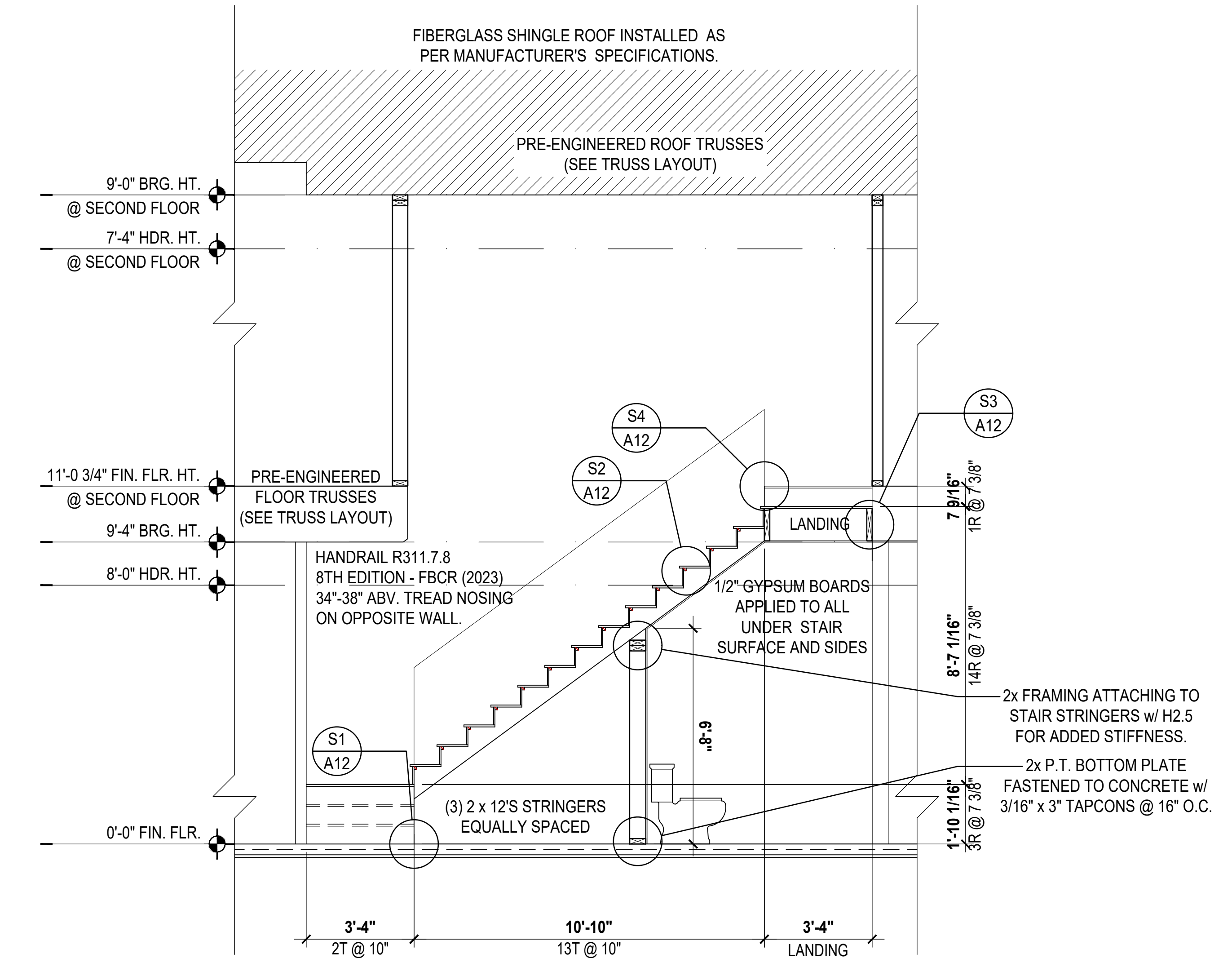
**1 Carter: Building Section**  
 SCALE: 1/4" = 1'-0"



**2 Carter: Stair Section**  
 SCALE: 3/8" = 1'-0"



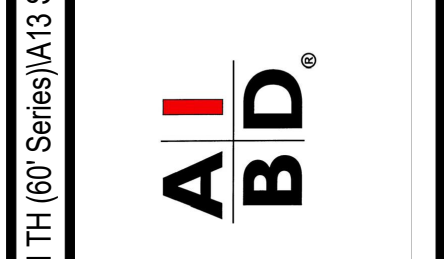
**3 Kennedy: Building Section**  
 SCALE: 1/4" = 1'-0"



**4 Kennedy: Stair Section**  
 SCALE: 3/8" = 1'-0"



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**5-Unit: (Presidential 60' Series)**  
 Models: Truman, Kennedy, Washington, Carter, Truman  
 Building Pad #XX  
 Lot# XX-XX, Subdivision  
 Street Address  
 City, State, Zip Code

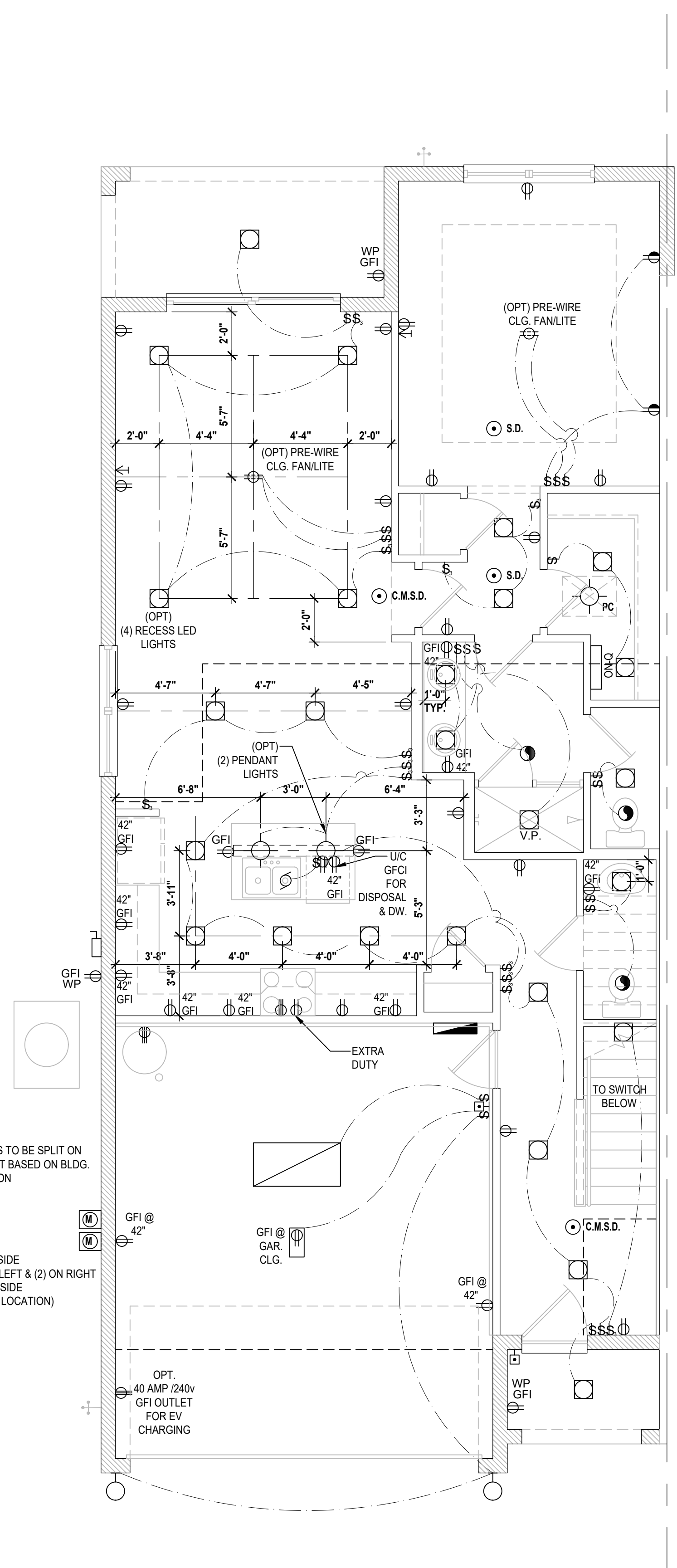
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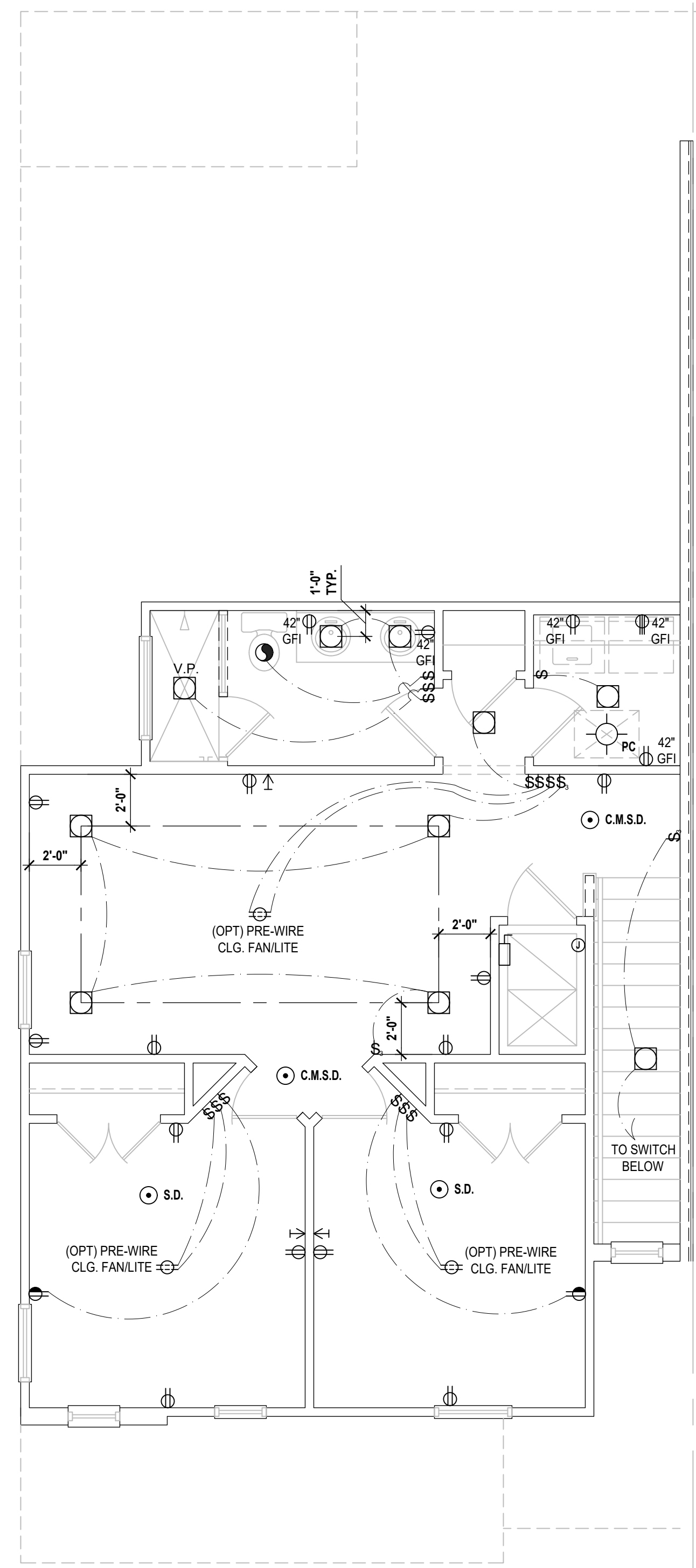
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SECTIONS  
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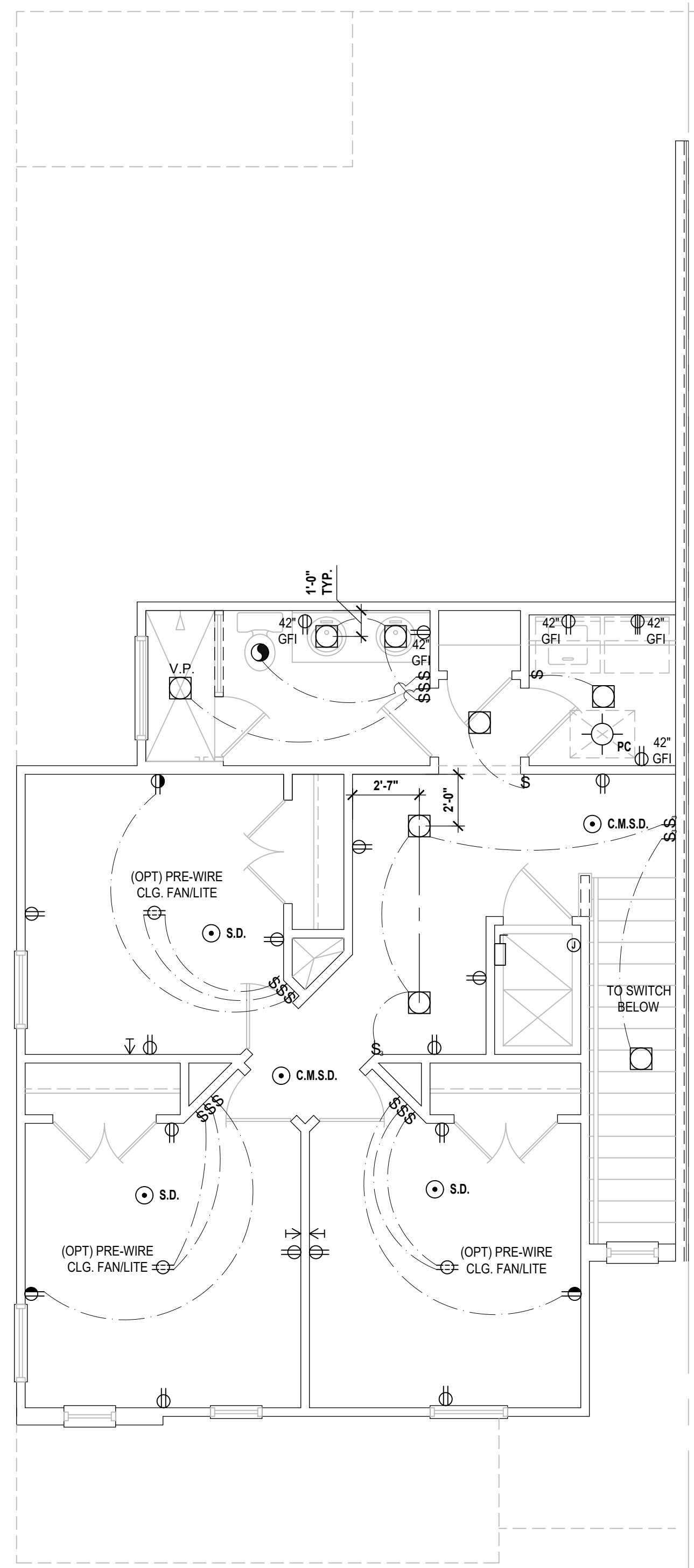
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**Truman- First Floor**  
(Standard)  
SCALE 1/4" = 1'-0"



**Truman- Second Floor**  
(Elev. A)  
SCALE 1/4" = 1'-0"



**Truman- Second Floor**  
(Opt. 4 Bedroom)  
SCALE 1/4" = 1'-0"

**GENERAL NOTES KEY:**

1. BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETS IN FIELD.
  2. ALL OUTLETS ARE TO BE AFCI PROTECTED.
  3. ALL 15A AND 20A 120V BRANCH CIRCUITS WILL BE AFCI PROTECTED.
  4. ALL 15A AND 20A 120V BRANCH CIRCUITS LOCATED IN THE GARAGE AND LAUNDRY WILL BE GFCI PROTECTED.
  5. ALL GARAGE BAYS WILL HAVE DEDICATED GFCI OUTLET.
  6. ALL OUTLETS LOCATED IN THE KITCHEN AND BATHROOMS ARE TO BE GFCI PROTECTED.
  7. DW. AND GARBAGE DISPOSAL ARE TO BE GFCI PROTECTED.
  8. EXCEPTIONS TO THE GFCI STIPULATION WILL BE ALLOWED ONLY IF ALLOWED PER CURRENT NFPA / NEC.
  9. OUTLETS LOCATED IN THE LAUNDRY ARE TO BE GFCI AND AFCI PROTECTED.
  10. OUTLETS LOCATED WITHIN 6'-0" OF A WET AREA ARE TO BE GFCI PROTECTED.
  11. ALL OUTLETS OVER COUNTERTOPS TO BE 42" A.F.F. (U.N.O.).
  12. ALL SMOKE/CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED, INTERCONNECTED AND AFCI PROTECTED.
  13. 8'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
  14. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
  15. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FBCE R402.4.5. FIXTURES SHALL BE RATED FOR ZERO CLEARANCE INSULATION CONTACT) AND SEALED AIR TIGHT. ALSO SEE FBCE 410.116.
- NOTES:**
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  - LOCATION OF FIXTURES AND / OR OUTLETS ARE SUGGESTED LOCATIONS AND MEET MOST LOCAL CODE REQUIREMENTS. ADDITIONS OR ADJUSTMENTS MAY BE MADE BETWEEN THE OWNER AND BUILDER IN THE FIELD.
  - ALL ELECTRICAL WORK AND APPLIANCES ARE IN FULL COMPLIANCE WITH N.F.P.A., N.E.C., F.B.C. 8TH EDITION (2023) RESIDENTIAL, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
  - VARIOUS SYMBOLS ON ELECTRICAL LEGEND MAY OR MAY NOT BE USED ON THIS PLAN.
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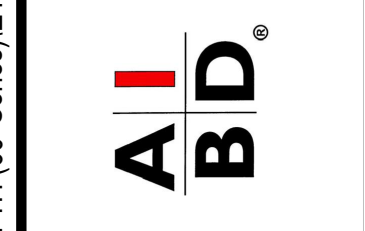
**ELECTRICAL KEY:**

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

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



815 Orienta Ave., Suite #1040  
Altamonte Springs, FL 32701  
Ph: (407) 629-6711  
Fax: (407) 629-6776  
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**5-Unit: (Presidential 60' Series)**  
Models: Truman, Kennedy, Washington, Carter, Truman  
Building Part #XXX  
Lot# XX-XX, Subdivision  
Street Address  
City, State, Zip Code

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



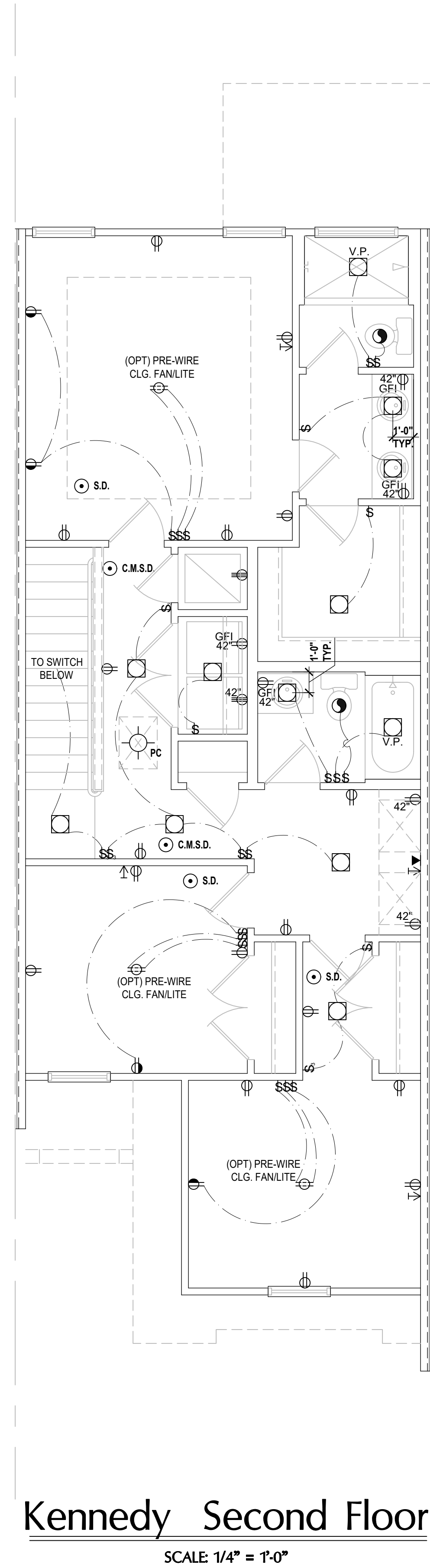
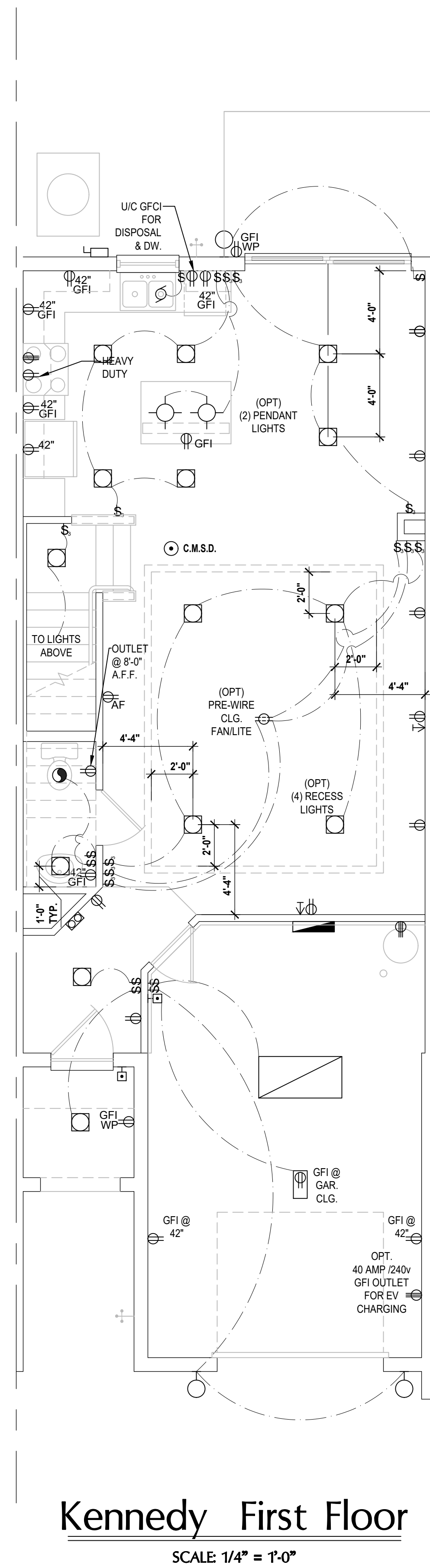
ISSUE DATE: 02/08/2024  
REVISIONS:

PROJECT: 00-0000  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

ELECTRICAL LAYOUT  
E1



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**GENERAL NOTES KEY:**

- BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETS IN FIELD.
- ALL OUTLETS ARE TO BE AFCI PROTECTED.
- ALL 15A AND 20A 120V BRANCH CIRCUITS WILL BE AFCI PROTECTED.
- ALL 15A AND 20A 120V BRANCH CIRCUITS LOCATED IN THE GARAGE AND LAUNDRY WILL BE GFCI PROTECTED.
- ALL GARAGE BAYS WILL HAVE DEDICATED GFCI OUTLET.
- ALL OUTLETS LOCATED IN THE KITCHEN AND BATHROOMS ARE TO BE GFCI PROTECTED.
- DW AND GARBAGE DISPOSAL ARE TO BE GFCI PROTECTED.
- EXCEPTIONS TO THE GFCI STIPULATION WILL BE ALLOWED ONLY IF ALLOWED PER CURRENT NFPA / NEC.
- OUTLETS LOCATED IN THE LAUNDRY ARE TO BE GFCI AND AFCI PROTECTED.
- OUTLETS LOCATED WITHIN 6'-0" OF A WET AREA ARE TO BE GFCI PROTECTED.
- ALL OUTLETS OVER COUNTERTOPS TO BE 42" A.F.F. (U.N.O.).
- ALL SMOKE/CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED, INTERCONNECTED AND AFCI PROTECTED.
- 8'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
- ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
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**SMOKE DETECTOR REQUIREMENTS:**  
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**ELECTRICAL KEY:**

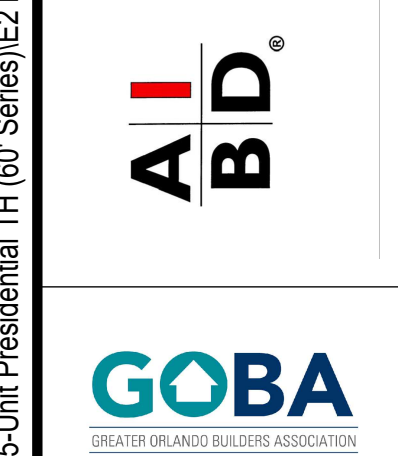
	CEILING MOUNTED LIGHT
	PULL CHAIN LIGHT
	FLUSH-MOUNT LED
	WALL MOUNTED LIGHT
	WALL WASH RECESSED
	DUPLEX RECEPTACLE
	220 V RECEPTACLE
	1/2 HOT, 1/2 SWITCHED
	WATER PROOF RECEPTACLE
	FLOOR RECEPTACLE
	PRE-WIRE FOR CLG FAN
	GROUND FAULT INTERRUPT
	WALL SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	TELEPHONE JACK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

**Electrical Layout**

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



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**5-Unit: (Presidential 60' Series)**  
Models: Truman, Kennedy, Washington, Carter, Truman  
Building Pad # XXX  
Lot# XX-XX, Subdivision  
Street Address  
City, State, Zip Code

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



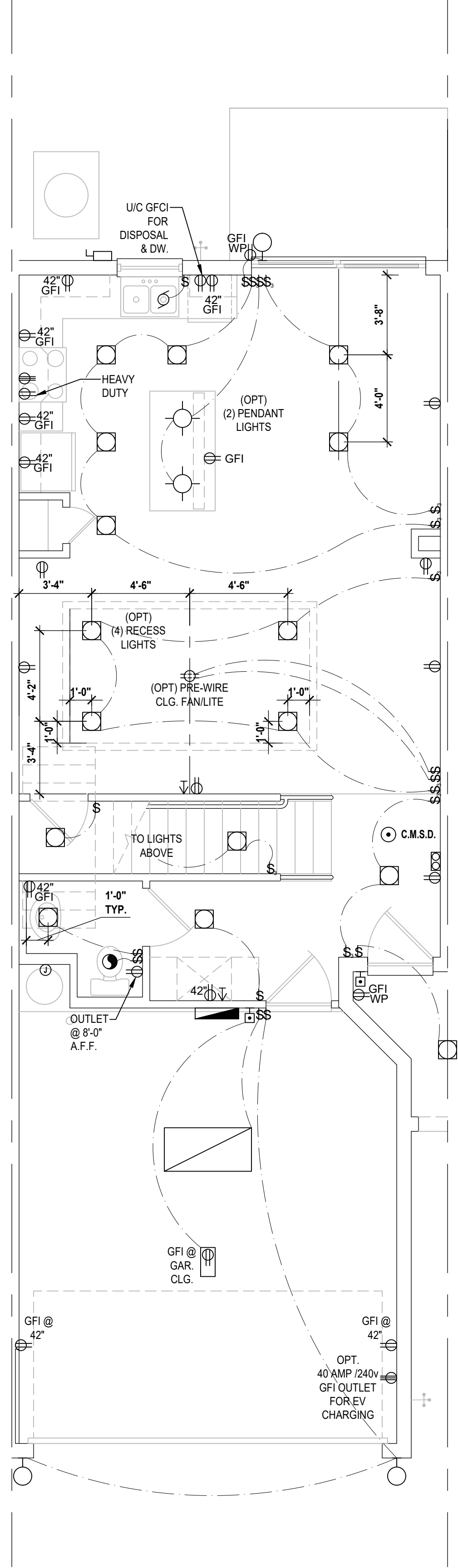
PROJECT: 00-0000  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

ISSUE DATE	02/08/2024
REVISIONS	

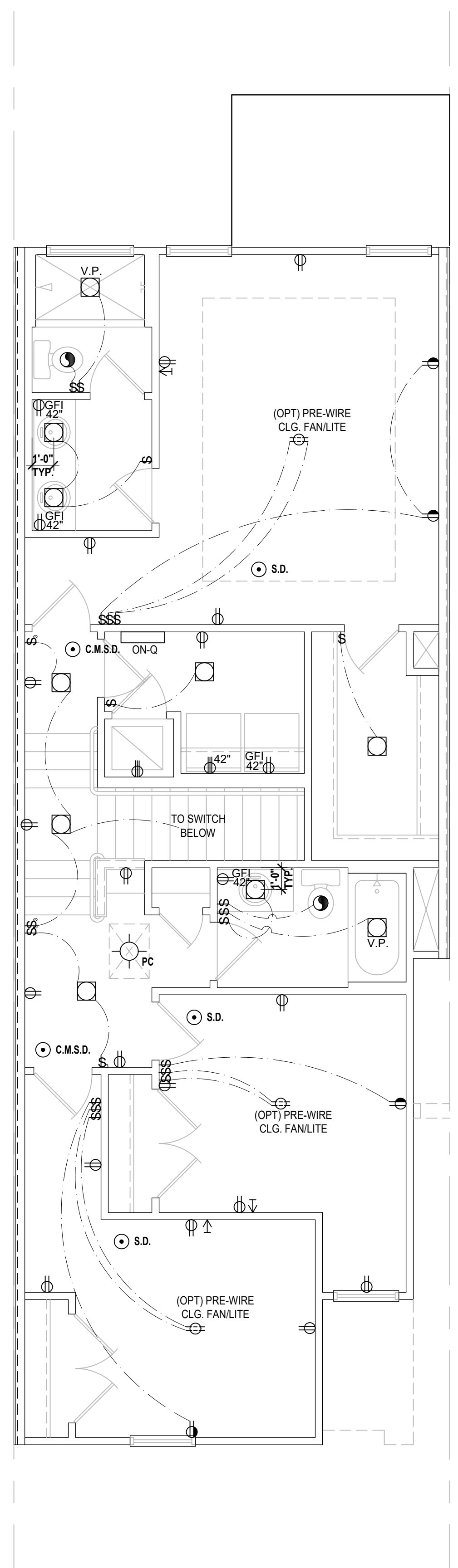
ELECTRICAL LAYOUT

E2

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Washington- First Floor  
(Standard)  
SCALE: 1/4" = 1'-0"



Washington- Second Floor  
(Standard)  
SCALE: 1/4" = 1'-0"

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5. ALL GARAGE BAYS WILL HAVE DEDICATED GFCI OUTLET.
6. ALL OUTLETS LOCATED IN THE KITCHEN AND BATHROOMS ARE TO BE GFCI PROTECTED.
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	CEILING MOUNTED LIGHT
	PULL CHAIN LIGHT
	FLUSH-MOUNT LED
	WALL MOUNTED LIGHT
	WALL WASH RECESSED
	DUPLEX RECEPTACLE
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	CHIME
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	SMOKE DETECTOR
	CARBON MONOXIDE / SMOKE DETECTOR
	CEILING FAN
	WALL SCONCE
	CHANDELIER
	SPOT LIGHT
	FLUSH MOUNT FLUORESCENT LIGHT
	FAN / LIGHT COMBINATION
	GARBAGE DISPOSAL MOTOR
	SPEAKER
	JUNCTION BOX
	LOW VOLTAGE
	VAPOR PROOF
	ARC FAULT PROTECTION
	INTERCOM

ISSUE DATE	02/08/2024
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

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

diego V:\Park Square Homes\MODELS\TOWNHOME MODEL\ST\Townhomes (Orlando)\1 - townhome Models\Presidential Townhomes (Raised High)- 60' Series\Juni Presidential TH (60' Series)\E3 Electrical Layout (Washington).dwg

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designers group  
residential-commercial-architecture

5-Unit: (Presidential 60' Series)  
Models: Truman, Kennedy, Washington, Carter, Truman

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

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

**Park Square HOMES**

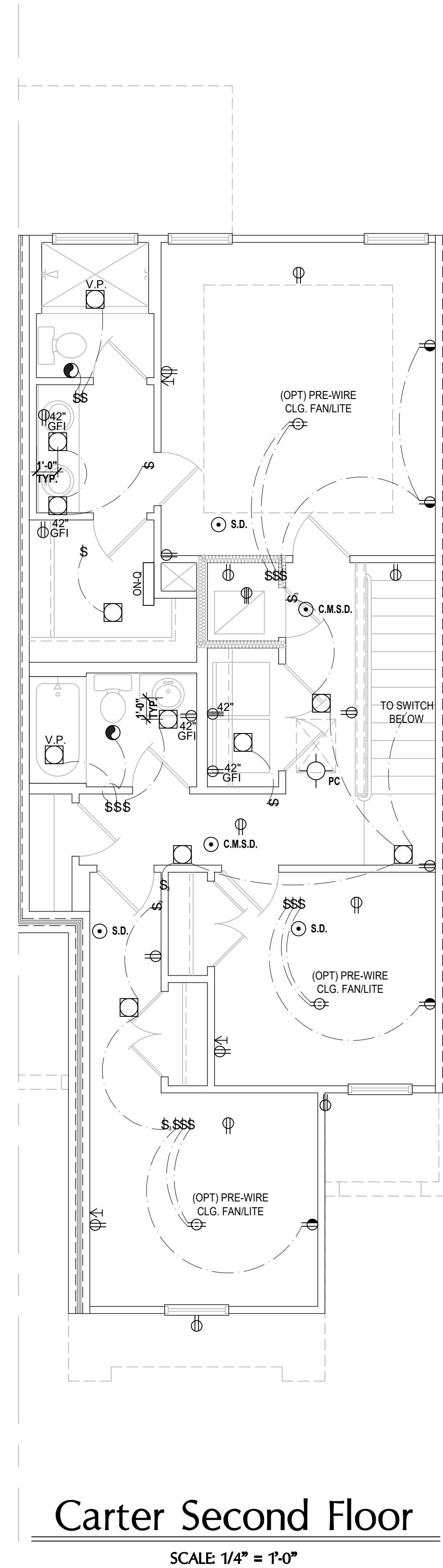
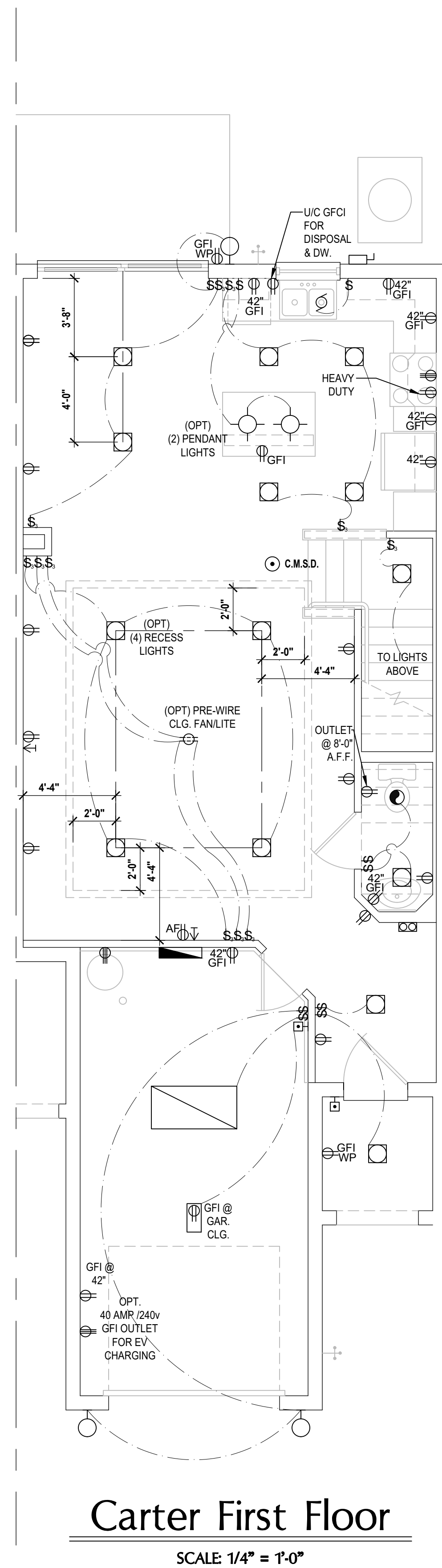
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ISSUE DATE: 02/08/2024  
REVISIONS:  
PROJECT: 00-0000  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

Electrical Layout

E3

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**GENERAL NOTES KEY:**

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**ELECTRICAL KEY:**

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

**Electrical Plan**

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

5-Unit: (Presidential 60' Series) Model: Truman, Kennedy, Washington, Carter, Truman

ISSUE DATE: 02/08/2024

REVISIONS:

PROJECT: 00-0000  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

ELECTRICAL LAYOUT

E4

PROJECT: 00-0000  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

PROJECT: 00-0000  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

PROJECT: 00-0000  
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PROJECT: 00-0000  
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GROUP OF BUILDING ASSOCIATION

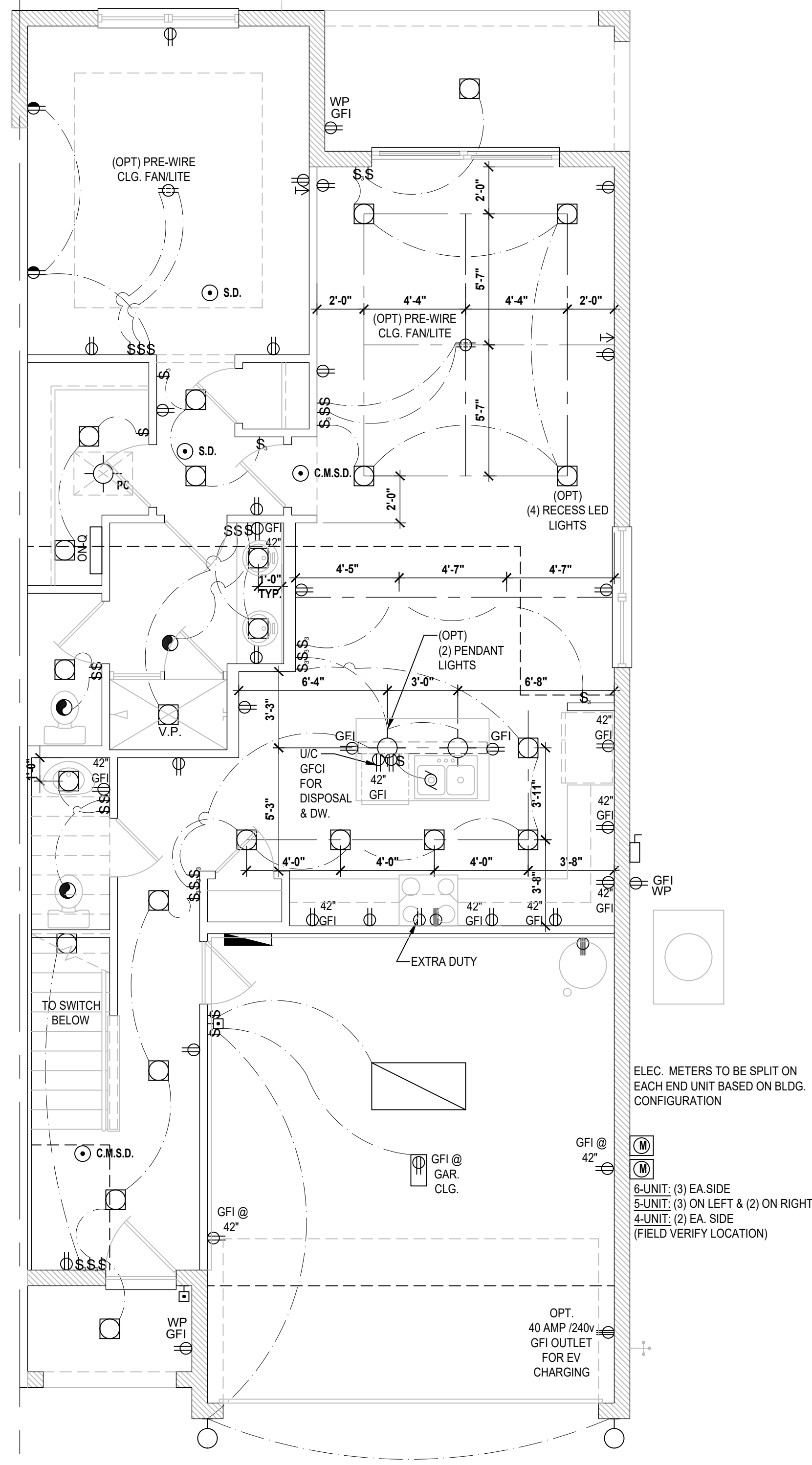
**5-Unit: (Presidential 60' Series)**  
Model: Truman, Kennedy, Washington, Carter, Truman  
Building Pad #XXX  
Lot# XX-XX, Subdivision  
Street Address  
City, State, Zip Code

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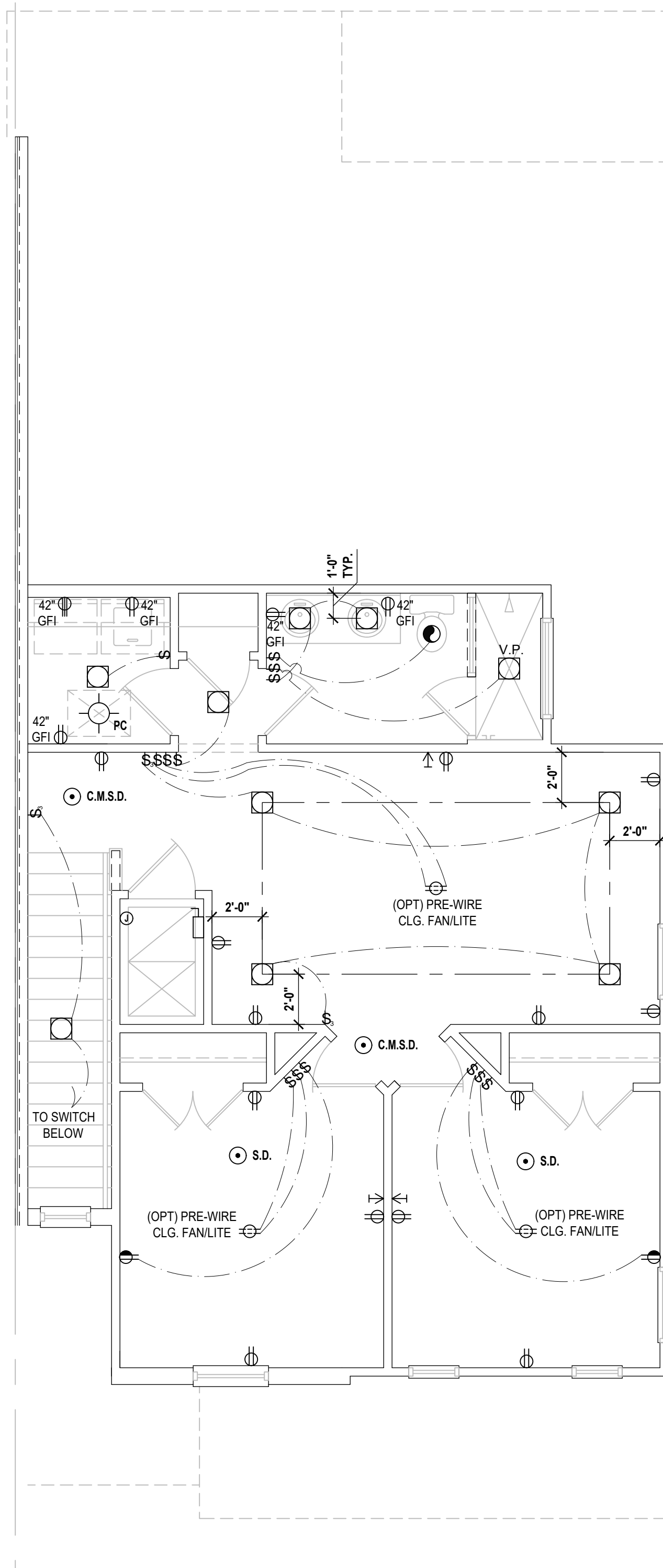
**Park Square HOMES**

**ELECTRICAL LAYOUT**  
**E4**

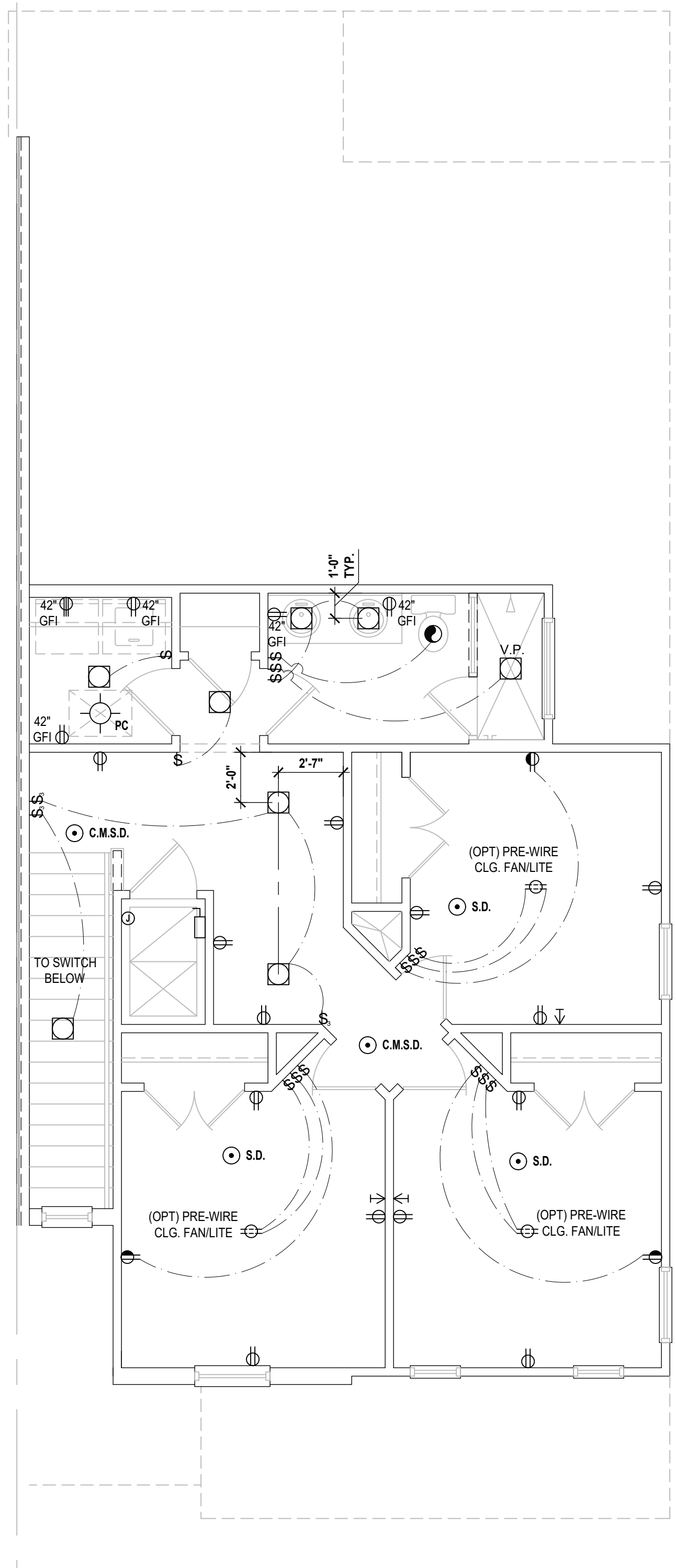
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**Truman-Rev. First Floor**  
(Standard)  
SCALE: 1/4" = 1'-0"



**Truman-Rev. Second Floor**  
(Elev. B)  
SCALE: 1/4" = 1'-0"



**Truman-Rev. Second Floor**  
(Opt. 4 Bedroom)  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES KEY:**

1. BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETS IN FIELD.
2. ALL OUTLETS ARE TO BE AFCI PROTECTED.
3. ALL 15A AND 20A 120V BRANCH CIRCUITS WILL BE AFCI PROTECTED.
4. ALL 15A AND 20A 120V BRANCH CIRCUITS LOCATED IN THE GARAGE AND LAUNDRY WILL BE GFCI PROTECTED.
5. ALL GARAGE BAYS WILL HAVE DEDICATED GFCI OUTLET.
6. ALL OUTLETS LOCATED IN THE KITCHEN AND BATHROOMS ARE TO BE GFCI PROTECTED.
7. DW. AND GARBAGE DISPOSAL ARE TO BE GFCI PROTECTED.
8. EXCEPTIONS TO THE GFCI STIPULATION WILL BE ALLOWED ONLY IF ALLOWED PER CURRENT NFPA / NEC.
9. OUTLETS LOCATED IN THE LAUNDRY ARE TO BE GFCI AND AFCI PROTECTED.
10. OUTLETS LOCATED WITHIN 6'-0" OF A WET AREA ARE TO BE GFCI PROTECTED.
11. ALL OUTLETS OVER COUNTERTOPS TO BE 42" A.F.F. (U.N.O.).
12. ALL SMOKE/CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED, INTERCONNECTED AND AFCI PROTECTED.
13. 8'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
14. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
15. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FBCE R404.5. FIXTURES SHALL BE RATED FOR ZERO CLEARANCE INSULATION CONTACT) AND SEALED AIR TIGHT. ALSO SEE FBCE 410.116.

**NOTES:**

- THIS DIAGRAMMATIC PLAN IS INTENDED TO SHOW LIGHTING AND CONVENIENCE OUTLETS ONLY. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO VERIFY THE REQUIREMENT AND LOCATIONS OF ALL ELECTRICAL EQUIPMENT, INCLUDING KITCHEN EQUIPMENT AND PROVIDE AND INSTALL COMPLETE ELECTRICAL SERVICE AS REQUIRED PER NFPA, NEC, FBC CODES AND ALL RELEVANT MUNICIPALITY CODES, STANDARDS AND ORDINANCES.
- LOCATION OF FIXTURES AND/OR OUTLETS ARE SUGGESTED LOCATIONS AND MEET MOST LOCAL CODE REQUIREMENTS. ADDITIONS OR ADJUSTMENTS MAY BE MADE BETWEEN THE OWNER AND BUILDER IN THE FIELD.
- ALL ELECTRICAL WORK AND APPLIANCES ARE IN FULL COMPLIANCE WITH N.F.P.A., N.E.C., F.B.C. 8TH EDITION (2023) RESIDENTIAL AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
- VARIOUS SYMBOLS ON ELECTRICAL LEGEND MAY OR MAY NOT BE USED ON THIS PLAN.

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

**ELECTRICAL KEY:**

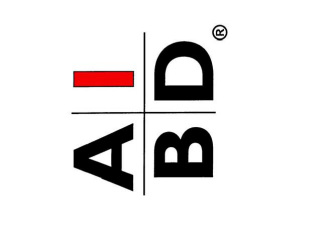
	CEILING MOUNTED LIGHT
	PULL CHAIN LIGHT
	FLUSH-MOUNT LED
	WALL MOUNTED LIGHT
	WALL WASH RECESSED
	DUPLEX RECEPTACLE
	220 V RECEPTACLE
	1/2 HOT, 1/2 SWITCHED
	WATER PROOF RECEPTACLE
	FLOOR RECEPTACLE
	PRE-WIRE FOR CLG. FAN
	GROUND FAULT INTERRUPT
	WALL SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	TELEPHONE JACK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

**Electrical Layout**

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



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**5-Unit: (Presidential 60' Series)**  
Models: Truman, Kennedy, Washington, Carter, Truman  
Building Pair #XXX  
Lot# XX-XX, Subdivision  
Street Address  
City, State, Zip Code

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

PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELECTRICAL LAYOUT  
**E5**