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(SUBDIVISION NAME) TOWNHOMES



6-UNIT PRESIDENTIAL TH (60' SERIES)

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

PAD SIZE 132'-0" x 60'-0"

SHEET INDEX:

- A0 COVER SHEET
- A1 FIRST FLOOR OVERALL
- A2 SECOND FLOOR OVERALL
- A3 SLAB PLAN
- A4 FLOOR PLANS (TRUMAN)
- A5 FLOOR PLANS (WASHINGTON)
- A6 FLOOR PLANS (CARTER)
- A7 FLOOR PLANS (CARTER-REV.)
- A8 FLOOR PLANS (WASHINGTON-REV.)
- A9 FLOOR PLANS (TRUMAN-REV.)
- A10 FRONT & REAR ELEVATIONS
- A11 LEFT & RIGHT ELEVATIONS
- A12 SECTIONS
- A13 SECTIONS: TRUMAN & WASHINGTON
- A14 SECTIONS: CARTER
- E1 ELECTRICAL LAYOUT (TRUMAN)
- E2 ELECTRICAL LAYOUT (WASHINGTON)
- E3 ELECTRICAL LAYOUT (CARTER)
- E4 ELECTRICAL LAYOUT (CARTER-REV.)
- E5 ELECTRICAL LAYOUT (WASHINGTON-REV.)
- E6 ELECTRICAL LAYOUT (TRUMAN-REV.)

REVISION SCHEDULE:

NO.	DATE:	DESCRIPTION:	BY:

DISTRIBUTED LIVE LOAD
(IN POUNDS PER SQ. FT.)

UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20
HABITABLE ATTICS & ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200
GUARD INFILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	40
ROOMS OTHER THAN SLEEPING ROOMS	30
SLEEPING ROOMS	30
STAIRS	40

ANSI STANDARD FOR MEASURING HOUSES

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

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	(+) 31.1 / (-) 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, LEVELS AND 80 PSF
 NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE (8TH EDITION)
 1. WIND EXPOSURE - CATEGORY (B)
 2. ULTIMATE WIND SPEED - 140MPH - NOMINAL WIND SPEED - 108MPH
 3. WIND IMPORTANCE FACTOR - 1.0
 4. INTERNAL PRESSURE COEFFICIENT - IS
 5. MAXIMUM PRESSURE FOR COMPONENTS AND CLADDING, 21.0 psf/28.1 psf, UNLESS NOTED OTHERWISE
 6. SINGLE FAMILY RESIDENCE TO BE RISK CATEGORY II.

DESIGN STATEMENT

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

EFFECTIVE WIND AREA (SQ. FT.)	WIND PRESSURE AND SUCTION (PSF)
	(+) VALUE DENOTES PRESSURE
	(-) VALUE DENOTES SUCTION
	(4)
	(5)

GARAGE DOORS

18'-0" x 8'-0"	16'-0" x 7'-0"	OVERHANG
(+) 28.7 (-) 31.6	(+) 29.3 (-) 32.2	
9'-0" x 8'-0"	8'-0" x 7'-0"	(-) 39.50
(+) 30.3 (-) 33.2	(+) 30.8 (-) 33.8	

WIND PRESSURE AND SUCTION DIAGRAM



GENERAL PRESSURE NOTES

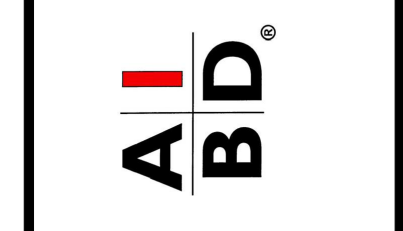
- 1. "r" END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS.
- INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.

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 IIB (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



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6-Unit: (Presidential 60' Series)
 Models: Truman, Washington, Carter, Center, Washington, 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



ISSUE DATE: 02/09/2024
 REVISIONS:
 PROJECT: 00-0000
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

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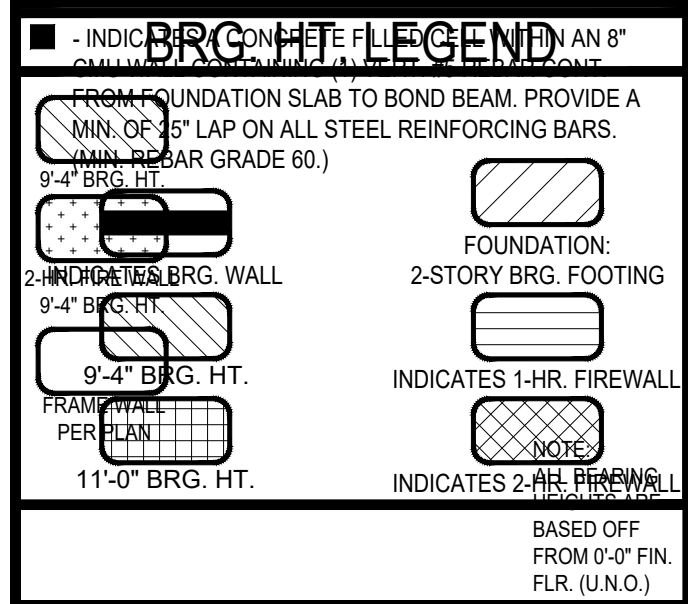
GENERAL NOTES KEY:

- | | |
|---|---|
| <p>ABBREVIATIONS
 MT - METAL THRESHOLD
 FH - FRENCH DOORS
 SL - SIDE LIGHT
 FG - FIXED GLASS
 TR - TRANSOM
 GB - GLASS BLOCK
 RKT - ROCKET DOOR
 SVC - SERVICE DOOR</p> | <p>OSB - OBTURED GLASS
 TEMP - TEMPERED GLASS
 SH - SINGLE HUNG
 DH - DOUBLE HUNG
 CSMT - CASEMENT
 HR - HORIZONTAL ROLLER
 BP - BYPASS
 BE - BEVEL
 TYP. - TYPICAL</p> |
|---|---|
- 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 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
 - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 - VENT DRYER THRU EXTERIOR WALL U.O.
 - PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 - PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 - SAG RESISTANT DRYWALL ON ALL CEILINGS.
 - PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
 - REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/2" U.N.O.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/2" U.N.O.
 - C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-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-STAIR 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 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.
 - ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC-R 2.2.0.
 - 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 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 1.38" 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" (12.7 MM) GYPSUM WALL BOARD; 200 INCH (18.28 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
 - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE w/ SECTION FBC-R319.
 - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHALL BE FITTED WITH GUSH PANELS (OR SIMILAR).
 - ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R 202.4.
 - 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 C178), FIBER REINFORCED GYPSUM PANELS (ASTM C1275), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MAT REINFORCED GEMMINTOUS BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC-R 702.4. 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
 30 = 3'-0"
- * ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

BRG. HT. LEGEND

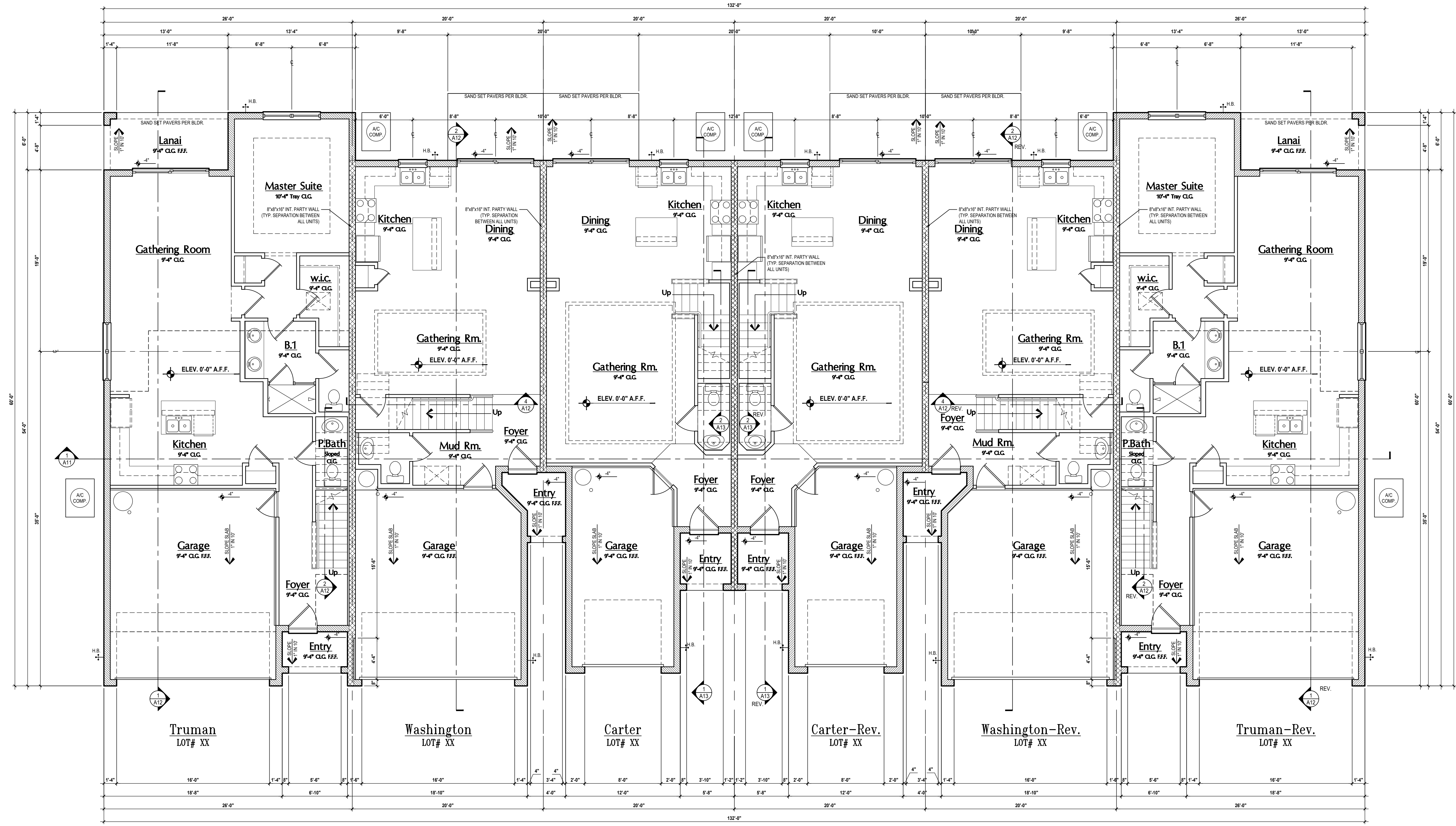


Area Tabulations

Living:	
1st floor:	4,866 sf
2nd floor:	5,118 sf
Total Living:	9,984 sf
entry:	204 sf
garage:	2,008 sf
lanai:	156 sf
Total Area:	12,352 sf
patio:	280 sf

First Floor Plan

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



6-Unit: (Presidential 60' Series)

Models: Truman, Washington, Center, Carter, Washington, Truman

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

401 Vineland Road, Suite 46 Orlando, FL 32811
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ITEG THOMPSON ENGINEERING GROUP, INC.

MJS designers group residential-commercial-architecture

GOBA GROUP BRANDS BUILDS ASSOCIATION

AI BID

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Park Square HOMES

ISSUE DATE: 02/09/2024

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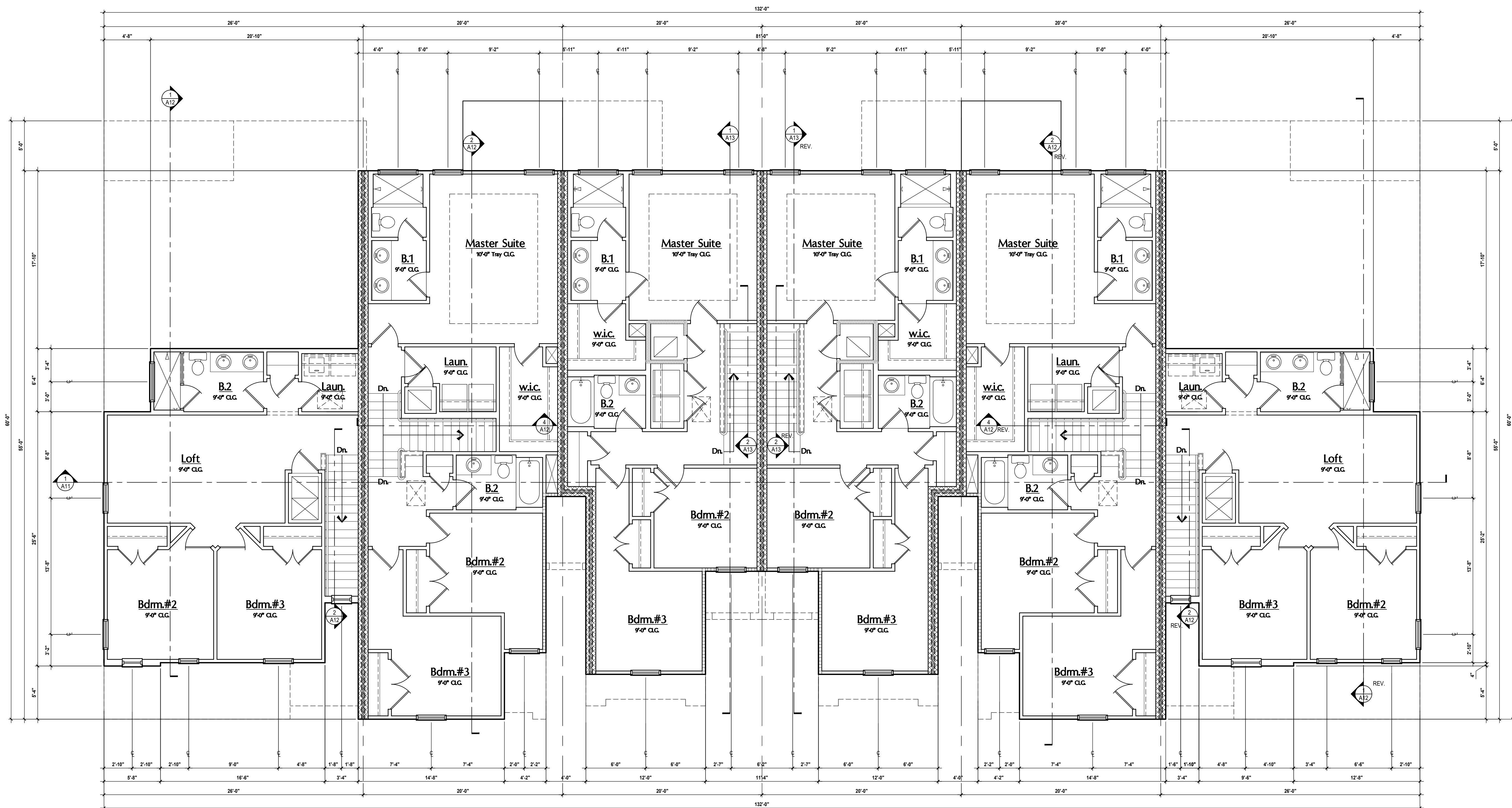
PROJECT: 00-0000
 SCALE: AS NOTED
 DRAWN BY: C.C.C.
 DESIGNED BY: MJS

May 01, 2024, 10:11am

First Overall

A1

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Truman
LOT# XX

Washington
LOT# XX

Carter
LOT# XX

Carter-Rev.
LOT# XX

Washington-Rev.
LOT# XX

Truman-Rev.
LOT# XX

GENERAL NOTES KEY:

- | | |
|----------------------|------------------------|
| ABBREVIATIONS | OBG - OBSOURED GLASS |
| MT - METAL THRESHOLD | TEMP - TEMPERED GLASS |
| FR - FRENCH DOORS | SH - DOUBLE HUNG |
| SL - SIDE LIGHT | DR - DOUBLE HUNG |
| FG - FIXED GLASS | CBMT - CASEMENT |
| TR - TRANSOM | HR - HORIZONTAL ROLLER |
| GB - GLASS BLOCK | BP - BYPASS |
| PKT - POCKET DOOR | BT - BOLD |
| 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 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 WALLS WITH 5# REBAR 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' 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 7'2" ABOVE SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVED PER (FBC-R312.2).
 - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
 - SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
 - ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC-R302.5.1.
 - SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & EOR 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 OF DECKING.
 - 5# TYP. X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE.
 - THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2" (12' MIN) GYPSUM WALLBOARD; 2" (12' MIN) 1/2" (12' 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 FLASH PANELS (OR SIMILAR).
 - ATTIC ACCESS OPENINGS SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R402.2.4.
 - FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
 - ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
 - WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C1178), FIBER REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MAT REINFORCED CEMENTitious BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC-R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW / DOOR NOTE KEY:

- WINDOW SIZE CALLOUT:**
 2040 = 2'-0" x 4'-0"
 2050 = 2'-0" x 5'-0"
 2055 = 2'-0" x 5'-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 2" LAP ON ALL STEEL REINFORCING BARS. (MIN. REBAR GRADE 60)
- INDICATES BRG. WALL
- 9'-4" BRG. HT.
- 11'-0" BRG. HT.
- FOUNDATION: 2-STORY BRG. FOOTING
- INDICATES 1-HR. FIREWALL
- INDICATES 2-HR. FIREWALL

6-Unit: (Presidential 60' Series)

Models: Truman, Washington, Carter, Center, Washington, 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

ISSUE DATE: 02/09/2024
 REVISIONS

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

Second Flr. Plan
 SCALE: 3/16" = 1'-0"

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AIBD

GOBA
 GYPSUM BOARD MANUFACTURER ASSOCIATION

6-Unit: (Presidential 60' Series)
 Models: Truman, Washington, Carter, Center, Washington, Truman
 Building Pad #XX
 Lot# XX-XX, Subdivision
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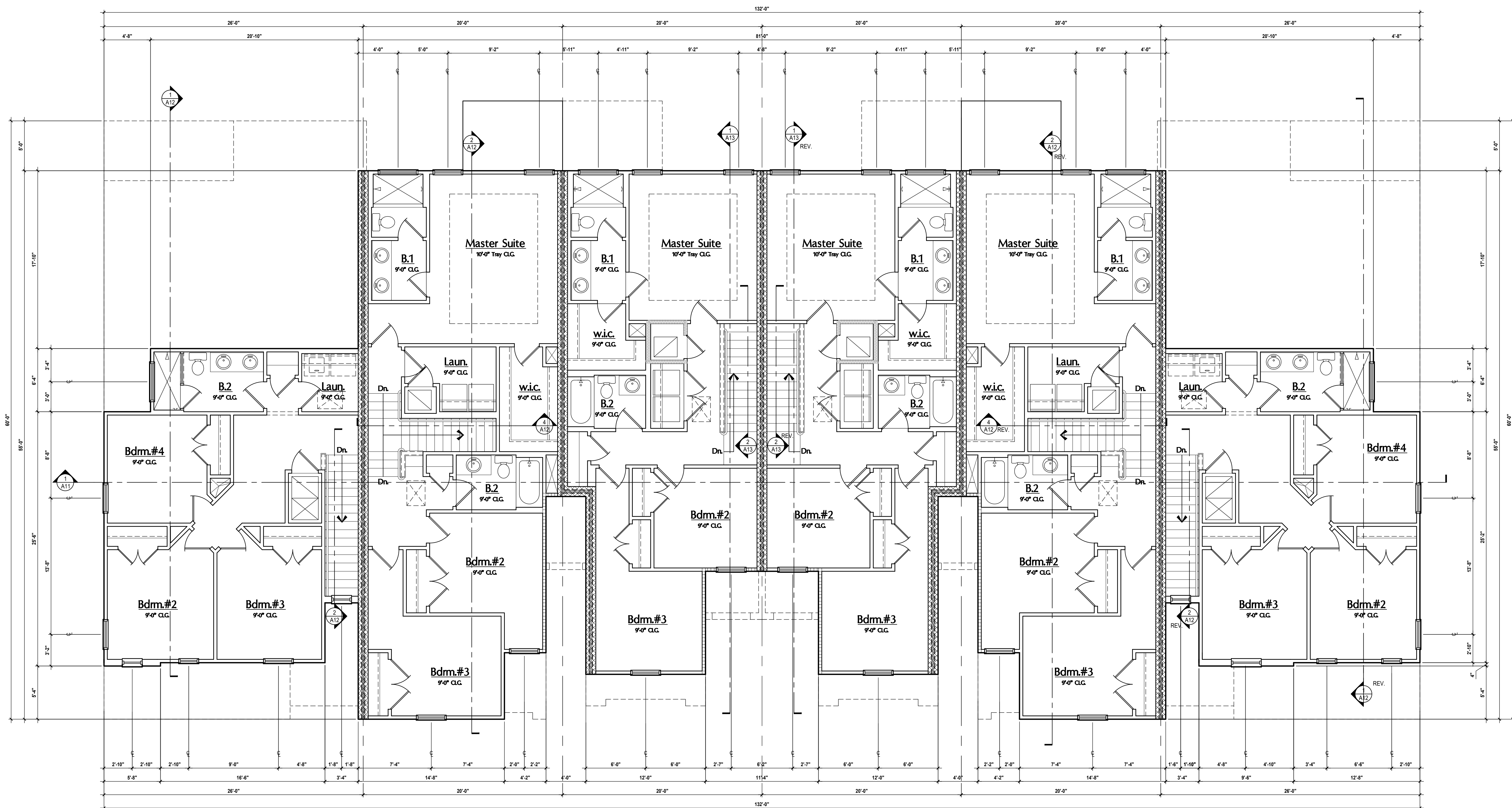
Park Square HOMES

ISSUE DATE: 02/09/2024
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 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

SECOND OVERALL
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Truman
LOT# XX

Washington
LOT# XX

Carter
LOT# XX

Carter-Rev.
LOT# XX

Washington-Rev.
LOT# XX

Truman-Rev.
LOT# XX

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

GENERAL NOTES KEY:

- | | |
|----------------------|------------------------|
| ABBREVIATIONS | OBG - OBSOURED GLASS |
| MT - METAL THRESHOLD | TEMP - TEMPERED GLASS |
| FR - FRENCH DOORS | SH - SINGLE HUNG |
| SL - SIDE LIGHT | DH - DOUBLE HUNG |
| FG - FIXED GLASS | CBMT - CASEMENT |
| TR - TRANSOM | HR - HORIZONTAL ROLLER |
| GB - GLASS BLOCK | BP - BYPASS |
| PKT - POCKET DOOR | BT - BOLD |
| SVC - SERVICE DOOR | TYP - TYPICAL |
- NOTES:
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 - 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 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 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" (12' 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 72" ABOVE SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVED PER (FBC-R312.2).
 - SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
 - SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
 - ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC-R302.5.1.
 - SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & EOR 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 OF 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' MIN) GYPSUM WALLBOARD; 2 1/2" (12' 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/ASH PANELS (OR SIMILAR).
 - ATTIC ACCESS OPENINGS SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R402.2.4.
 - FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
 - ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
 - WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM BACKING PANELS (ASTM C1178), FIBER REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MAT REINFORCED CEMENTitious BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC-R702.4. PAPER-FACED GYPSUM BOARD SHALL NOT BE USED.

WINDOW / DOOR NOTE KEY:

- WINDOW SIZE CALLOUT:
 2040 = 2'-0" x 4'-0"
 2050 = 2'-0" x 5'-0"
 2055 = 2'-0" x 5'-6"
- 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 25" LAP ON ALL STEEL REINFORCING BARS. (MIN. REBAR GRADE 60)
- INDICATES BRG. WALL
- 9'-4" BRG. HT.
- 11'-0" BRG. HT.
- FOUNDATION: 2-STORY BRG. FOOTING
- INDICATES 1-HR. FIREWALL
- INDICATES 2-HR. FIREWALL

Second Flr. Plan
SCALE 3/16" = 1'-0"

May 01, 2024, 10:12am c:\pdp - v:\Park Square Homes\MODELS\TOWNHOME MODELS\TOWNHOME (Cherry) - Truman (Moses)\Presidential Townhomes (Raised Heel) - 60' Series\6-Unit Presidential TH (60' Series)\2 - Second Flr Overall (Opt. Bdrm.#4).dwg

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Ph: (407) 629-6711
Fax: (407) 629-6776
www.mjsdesignsgroup.com

MJS
designers group
residential-commercial-architecture

6-Unit: (Presidential 60' Series)
Models: Truman, Washington, Carter, Center, Washington, 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: 02/09/2024

REVISIONS

PROJECT: 00-0000

SCALE: AS NOTED

DRAWN BY: C.C.

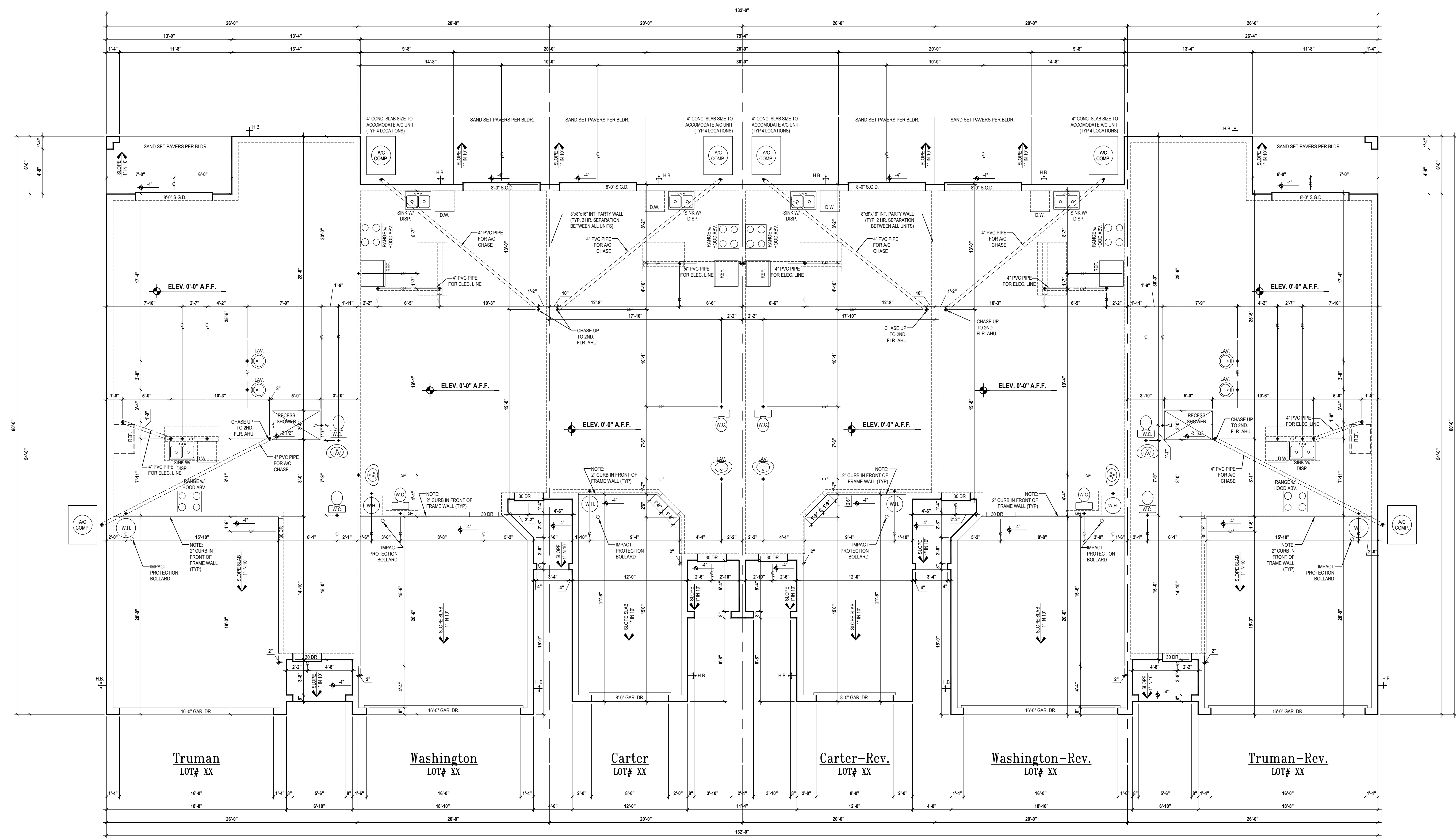
DESIGNED BY: MJS

SECOND OVERALL

A2

FIND US ON FACEBOOK & HOZZ AT MJS CUSTOM HOME DESIGNS

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Slab Plan

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

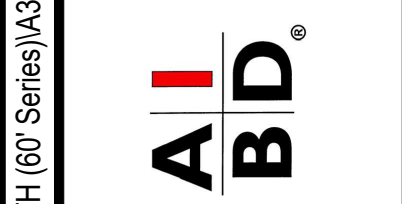
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS
ISSUE DATE:	02/09/2024
REVISIONS:	

diego V:\Park Square Homes\MODELS\TOWNHOME MODEL\ST\Townhomes (Orlando)\1 - Townhome Models\Presidential Townhomes (Raised High)- 60' Series\A3 Slab Plan.dwg

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

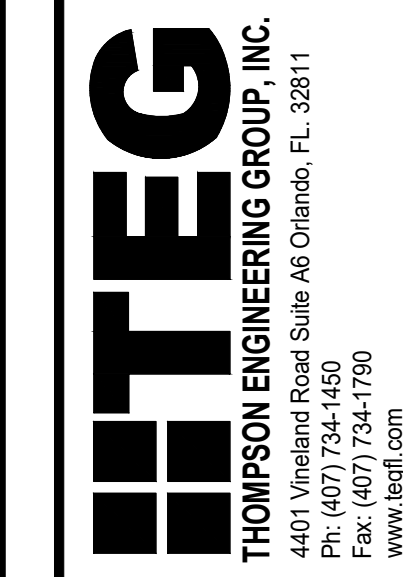
6-Unit: (Presidential 60' Series)
Models: Truman, Washington, Carter, Center, Washington, Truman

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

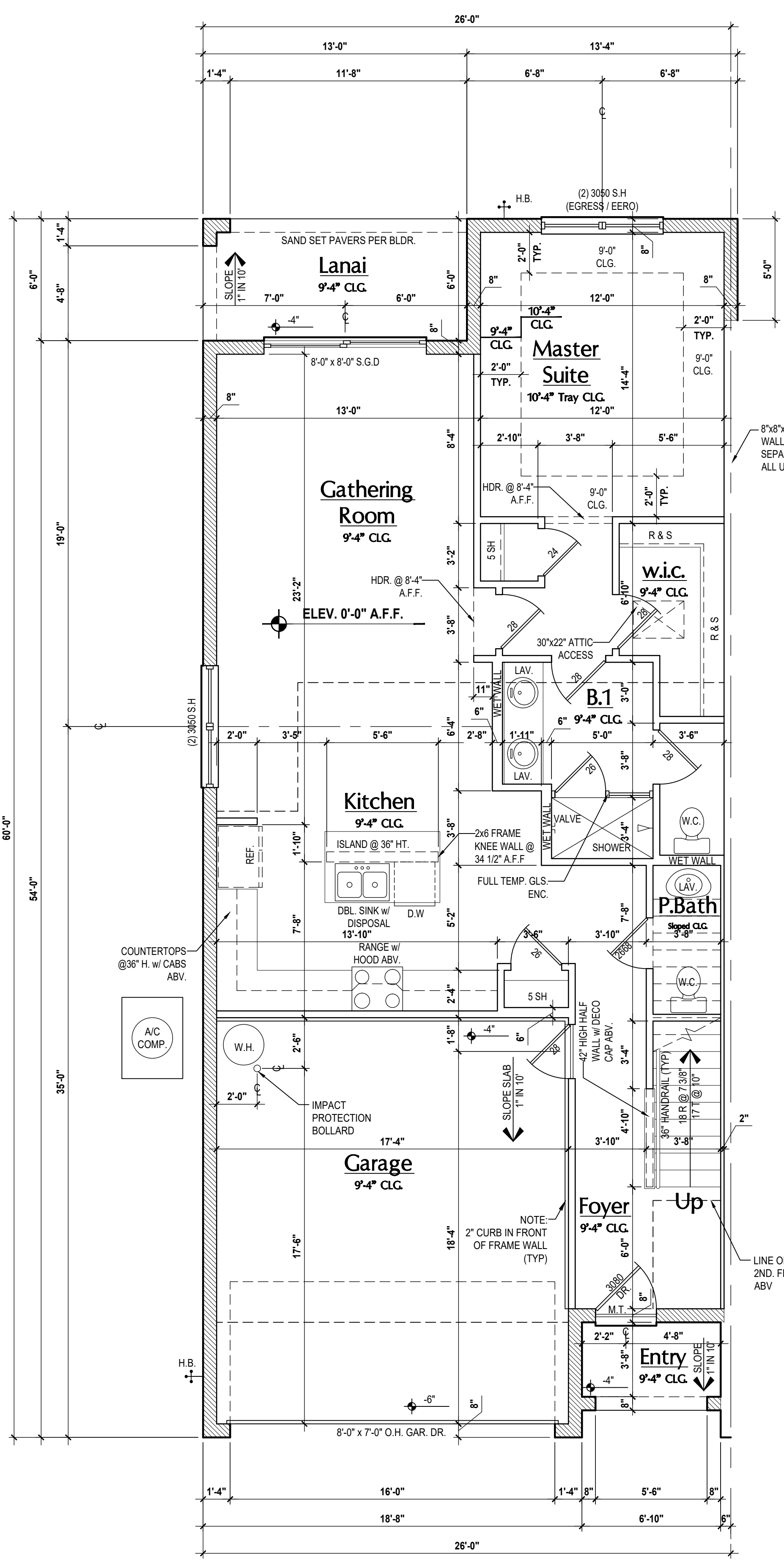


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www.mjsdesignsgroup.com

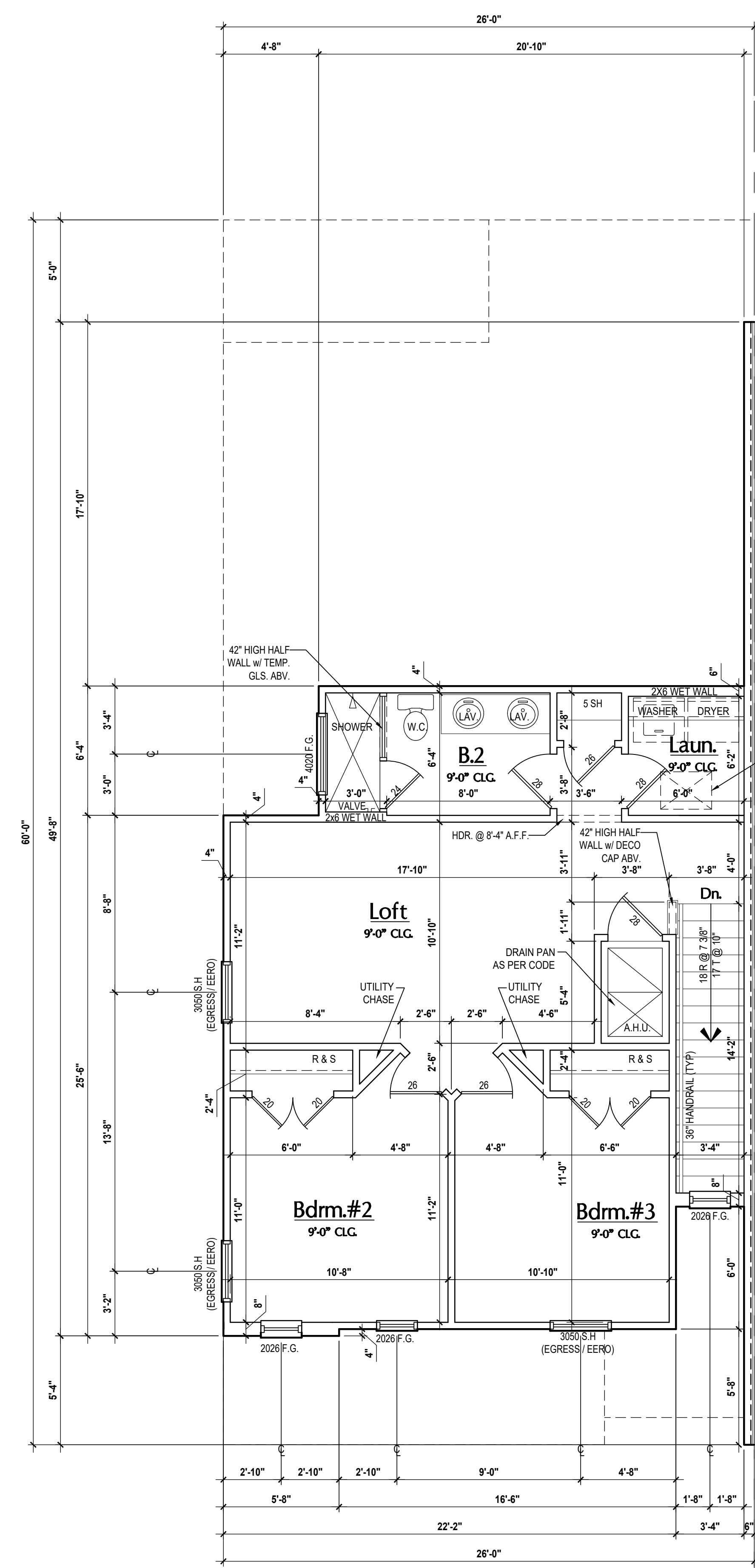
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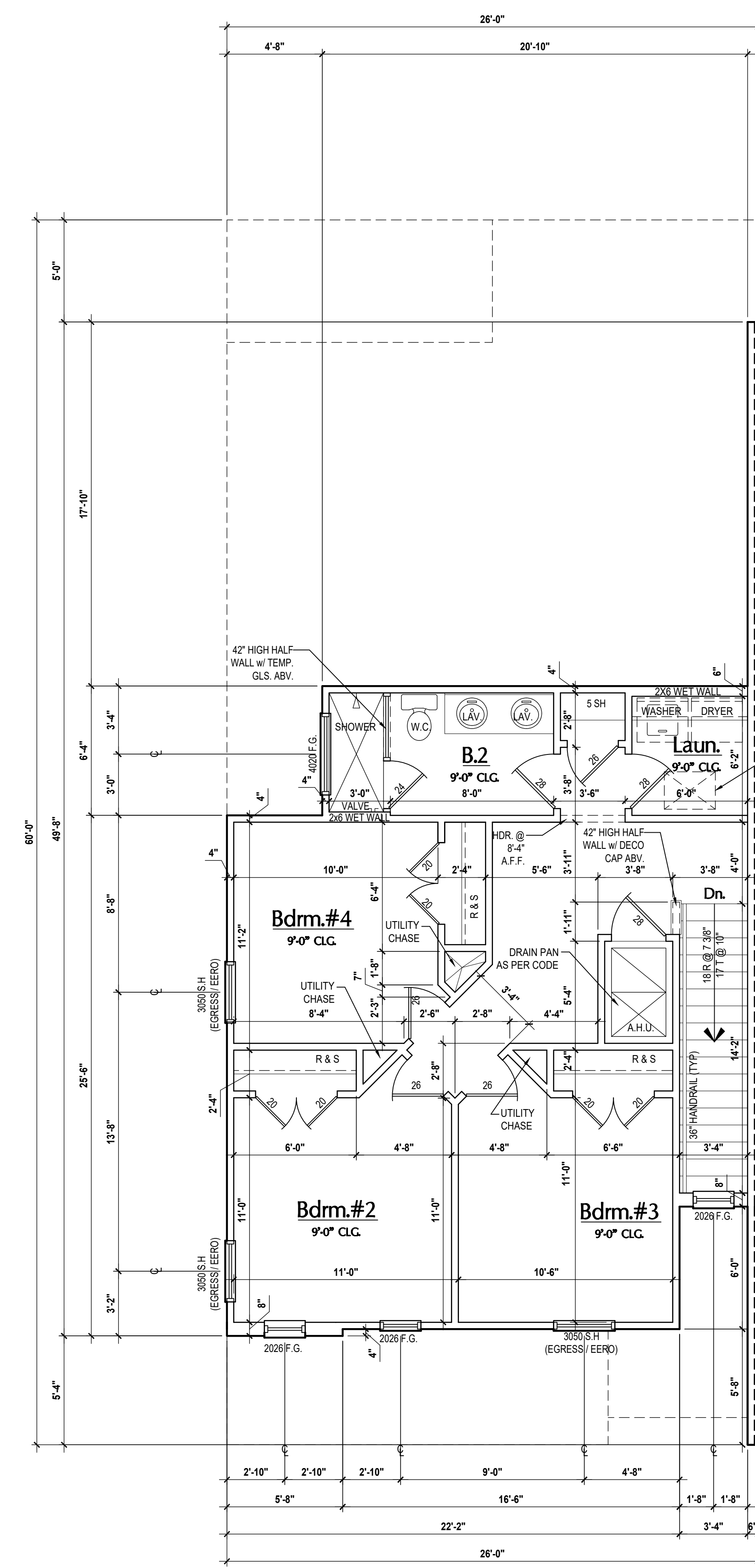
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Truman- First Floor Plan
(Standard)
SCALE 1/4" = 1'-0"



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



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

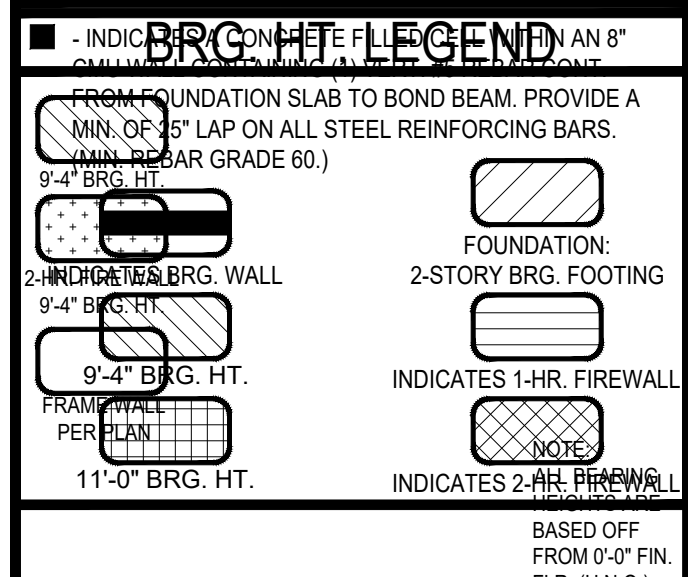
GENERAL NOTES KEY:

- | | |
|--|--|
| ABBREVIATIONS:
MT - METAL THRESHOLD
R - FRENCH DOORS
SL - SIDE LIGHT
FG - FIXED GLASS
TR - TRANSOM
GB - GLASS BLOCK
PCT - POCKET DOOR
SVC - SERVICE DOOR | ONS - OBTAINED GLASS
TEMP - TEMPERED GLASS
SH - SINGLE HUNG
DH - DOUBLE HUNG
CSMT - CASEMENT
HR - HORIZONTAL ROLLER
BP - BYPASS
RF - RIFLED
TYP. - TYPICAL |
|--|--|
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 - MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 - A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R M307.2 & FBC-M 304, 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 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.
 - S&G 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 WALLS WITH SHEAR WALL SECTIONS.
 - 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" ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVED PER (FBC-R)32.2.
 - 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-R 102.2 EGRO.
 - SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED; THE DESIGN TEAM AT MJS & E.O.R. STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL (2000 PSF MIN.) FILL MATERIAL SHALL BE COMPACTED TO 95% DENSITY OF A STANDARD PROCTOR, TO BE VERIFIED BY GENERAL CONTRACTOR/OWNER.
 - OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1.38" THICKNESS AS PER FBC-R302.5.1.
 - 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF BEAMS.
 - 5/8" TYPE S 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, 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.
 - ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE W/ SECTION FBC-R319.
 - ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHALL BE FITTED WITH GULF W/ SH PANELS (OR SIMILAR).
 - ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R 402.2.4.
 - 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 C178), FIBER REINFORCED GYPSUM PANELS (ASTM C129), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MAT REINFORCED GEMBITIOUS BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC-R 702.4. 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
 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:	
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"

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MJS
designers group
residential-commercial-architecture

6-Unit: (Presidential 60' Series)
Models: Truman, Washington, Center, Washington, 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

Park Square
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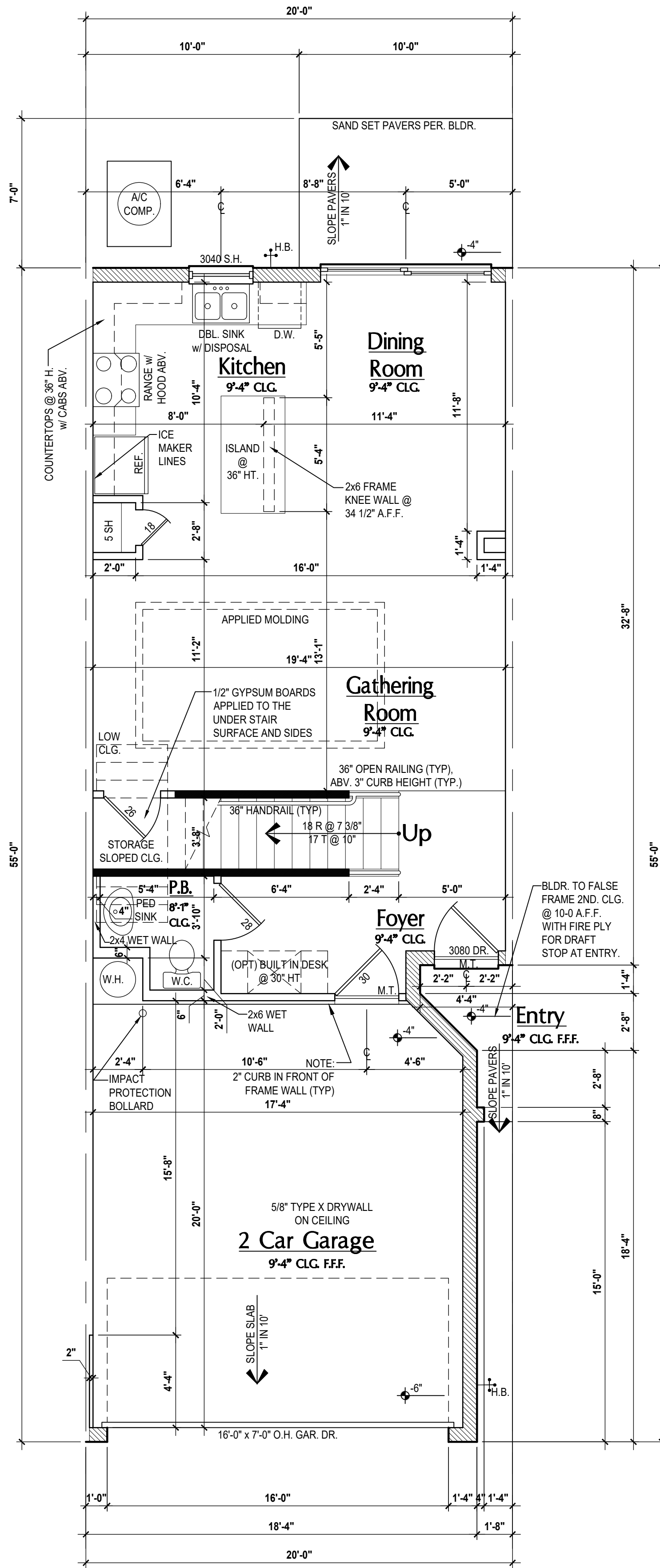
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ISSUE DATE: 02/09/2024
REVISIONS:
PROJECT: 00-0000
SCALE: AS NOTED
DRAWN BY: C.C.
DESIGNED BY: MJS

FLOOR PLANS

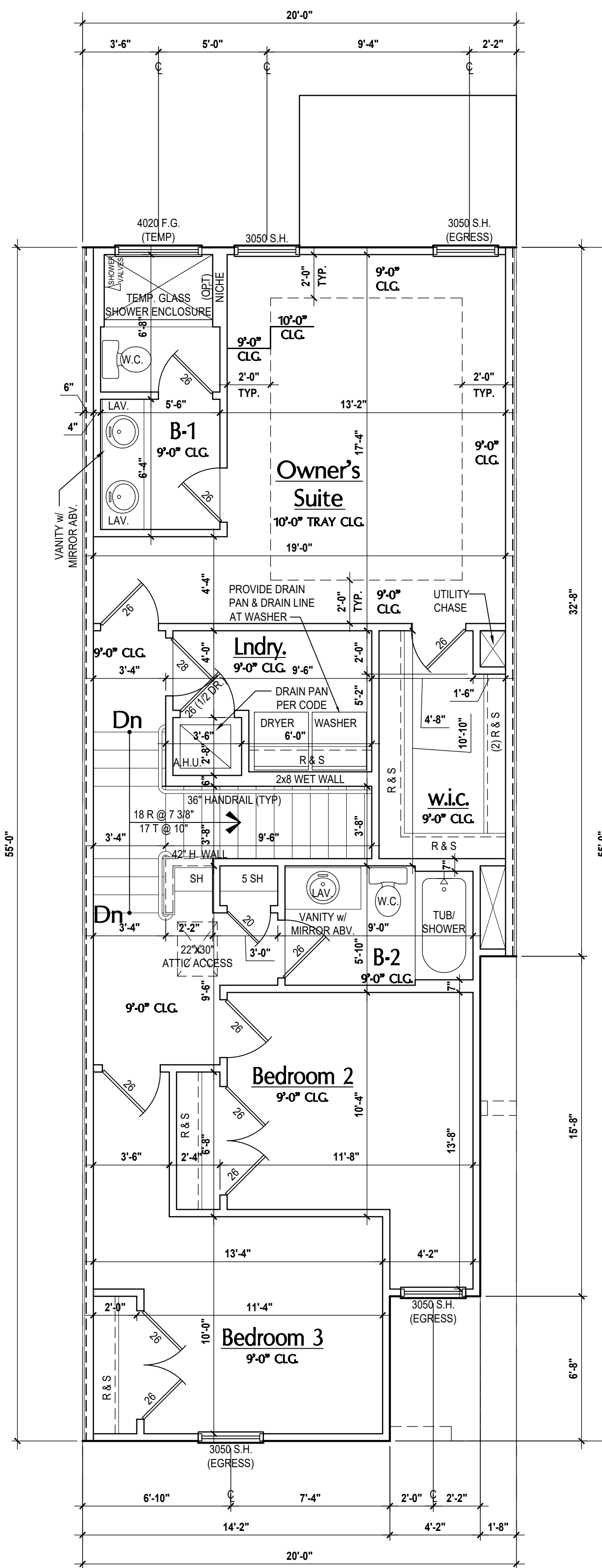
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Washington- First Floor Plan

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



Washington- Second Floor Plan

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

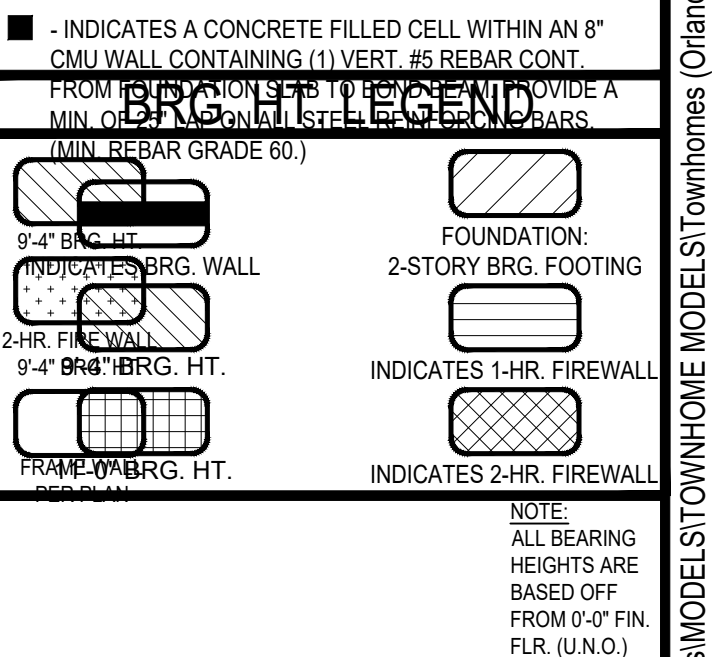
GENERAL NOTES KEY:

- | | |
|---|--|
| ABBREVIATIONS:
MT - METAL THRESHOLD
FR - FRENCH DOORS
SL - SIDE LIGHT
FG - FIXED GLASS
TR - TRANSOM
GB - GLASS BLOCK
PKT - POCKET DOOR
SVC - SERVICE DOOR | ORIS - OBSCURED GLASS
TEMP - TEMPERED GLASS
SH - SINGLE HUNG
DH - DOUBLE HUNG
CMT - CASSEMENT
HR - HORIZONTAL ROLLER
BP - BYPASS
BT - BIRD
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 9002.2 & 9004.106 AND SHALL BE SUPPORTED ON CONCRETE SLAB OR OTHER APPROVED MATERIAL NOT LESS THAN 3" ABOVE ADJOINING GROUND. PER FBC R 1305.1.4.1
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 SOT FITS 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 & 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 WALLBOARD; 2X12-INCH (51.2 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, 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 OR 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 CERAMIC TILE BACKER UNITS (ASTM C1295) 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"
ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

BRG. HT. LEGEND



Area Tabulations

Living:	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"

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www.mjsdesignsgroup.com

MJS
designers group
residential-commercial-architecture

AIBD

GOBA
Gypsum Board Association

6-Unit: (Presidential 60' Series)
Models: Truman, Washington, Center, Center, Washington, 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

Park Square HOMES

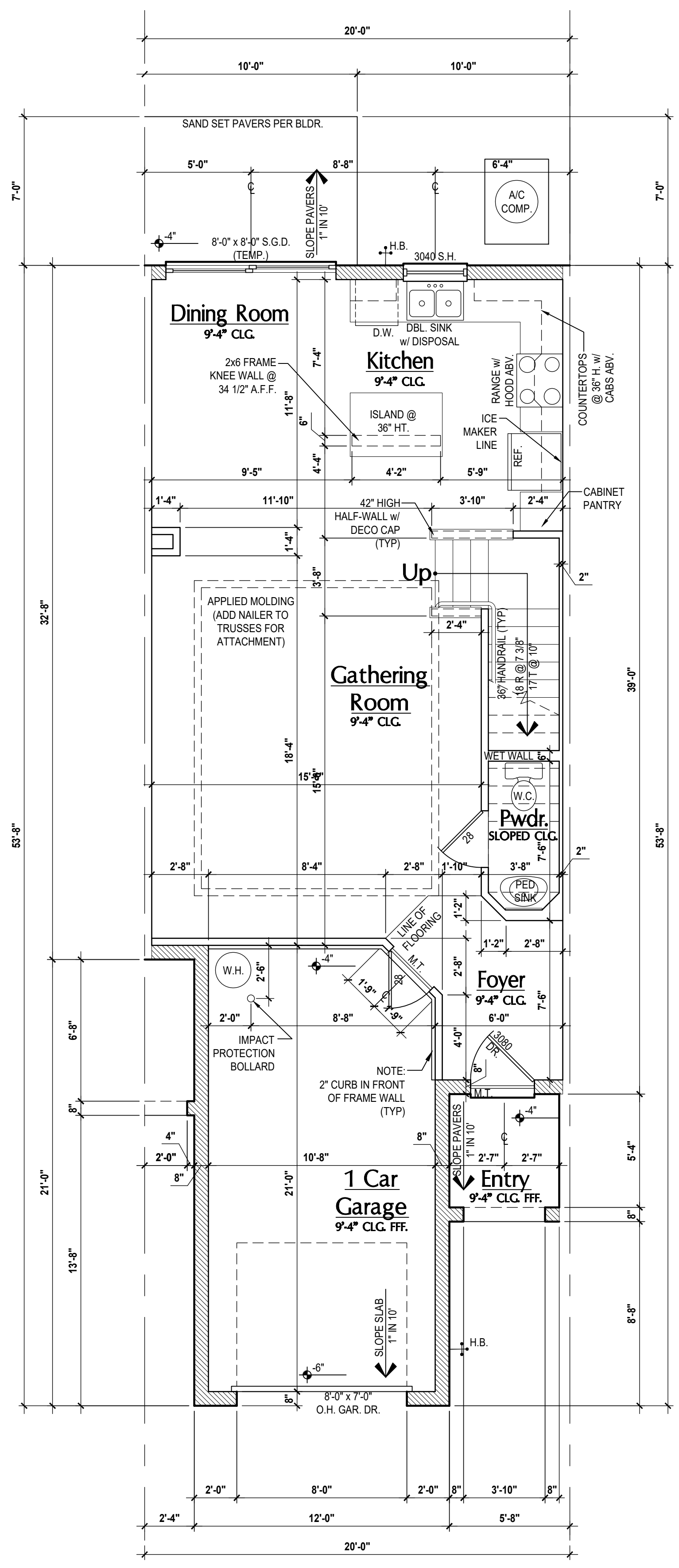
ISSUE DATE: 02/09/2024

REVISIONS

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

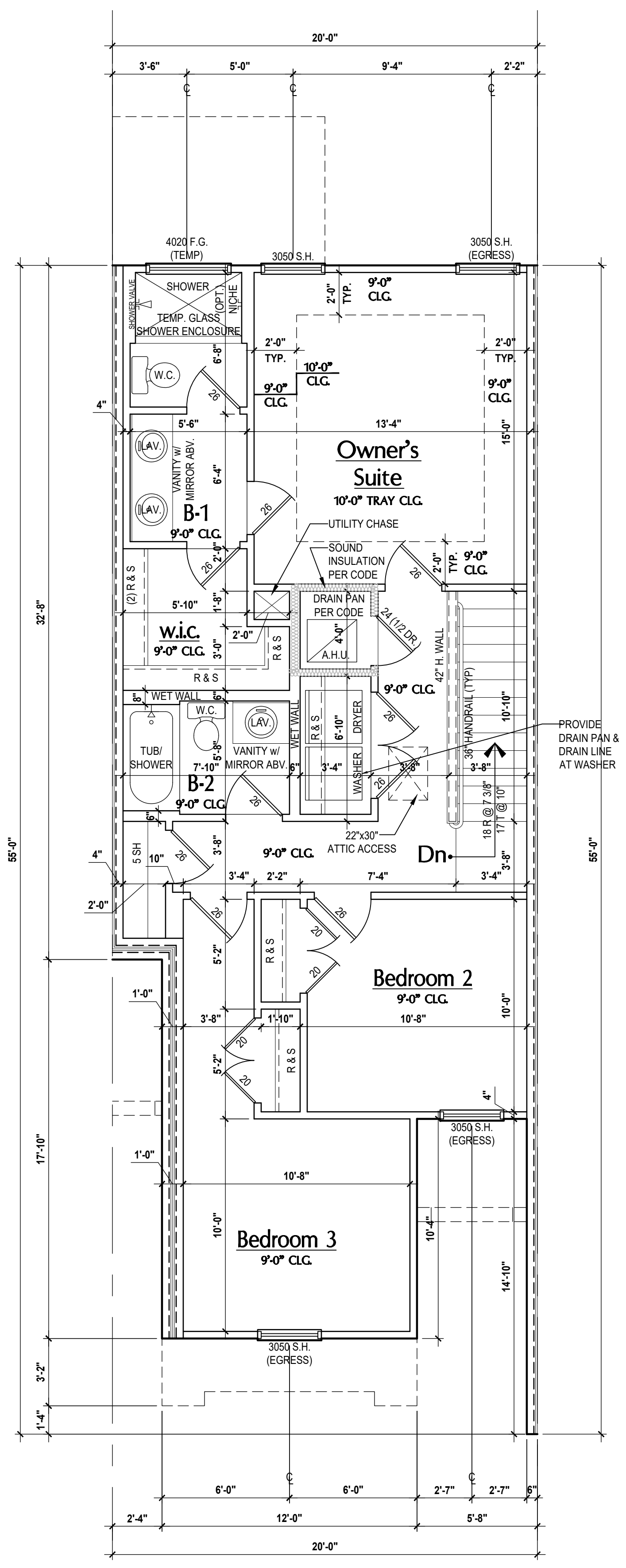
FLOOR PLANS
A5

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Carter- First Floor Plan

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



Carter- Second Floor Plan

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

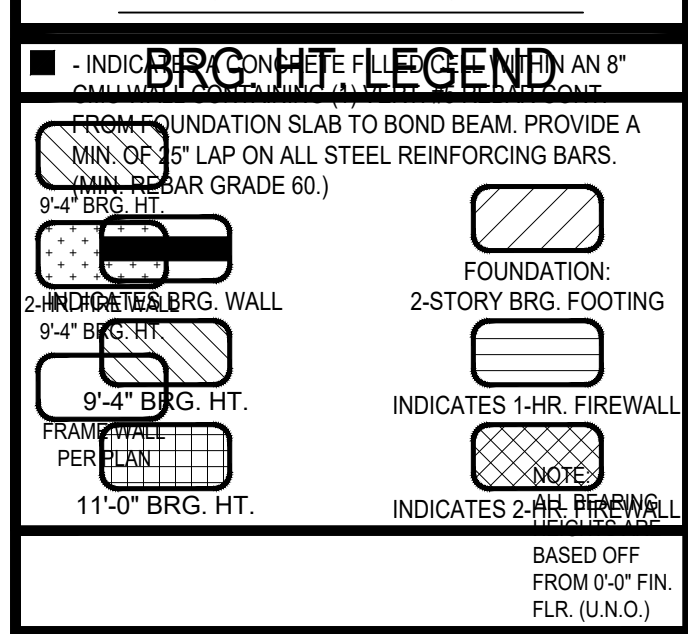
GENERAL NOTES KEY:

- ABBREVIATIONS:**
 MT - METAL THRESHOLD
 FR - FRENCH DOORS
 SL - SIDE LIGHT
 FG - FIXED GLASS
 TR - TRANSOM
 GB - GLASS BLOCK
 PNT - POCKET DOOR
 SVC - SERVICE DOOR
 NOTES:
 1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 3. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 4. A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE. FICR M102 & FICR M104, AND SHALL BE SUPPORTED ON CONCRETE SLAB OR OTHER APPROVED MATERIAL. NOTE: LESS THAN 3" ABOVE ADJOINING GROUND, PER FBCR M1305.1.4.1.
 5. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 6. VENT DRYER THRU EXTERIOR WALL U.N.O.
 7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
 8. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.
 9. SAG RESISTANT DRYWALL ON ALL CEILINGS.
 10. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.
 11. REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.
 12. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
 13. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/2" U.N.O.
 14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/2" U.N.O.
 15. C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL. SW'S - SHEAR WALL SECTIONS.
 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" MIN. (1/2" MIN. OF PSYM 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 SERVER PER (FBCR312.2).
 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 FBCR312.2 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. A.G. 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 3/8" THICKNESS AS PER FBCR-ROZ2.1.
 25. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF BEAMS.
 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 BOARD, 2X2 INCH (51 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 FBCR-319.
 29. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH GUSH PANELS (OR SIMILAR).
 30. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION IN THE SURROUNDING AREAS PER FBCR 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 C1178), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER-REINFORCED GEMANTITOUS BACKER UNITS (ASTM C1325) SHALL BE USED PER FBCR 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
 26 = 2'-6" 60 B.F. = 6'-0" BIFOLD
 36 = 3'-6" BASED OFF FROM 0'-0" FIN. FLR. (U.N.O.)
 * ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

BRG. HT. LEGEND



Area Tabulations

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

Floor Plan

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

6-Unit: (Presidential 60' Series)

Models: Truman, Washington, Center, Carter, Washington, Truman

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

diego V:\Park Square Homes\MODELSTOWNHOME MODELSTOWNHOME (Orlando)\1 - townhome Models\Presidential Townhomes (Raised Heel)- 60' Series\6-Unit Presidential TH (60' Series)\6 Floor Plans (Carter).dwg

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

May 01, 2024, 10:12am

ISSUE DATE: 02/09/2024

REVISIONS

NO.	DESCRIPTION

A Division of Park Square Enterprises Inc.
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PROJECT: 00-0000
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

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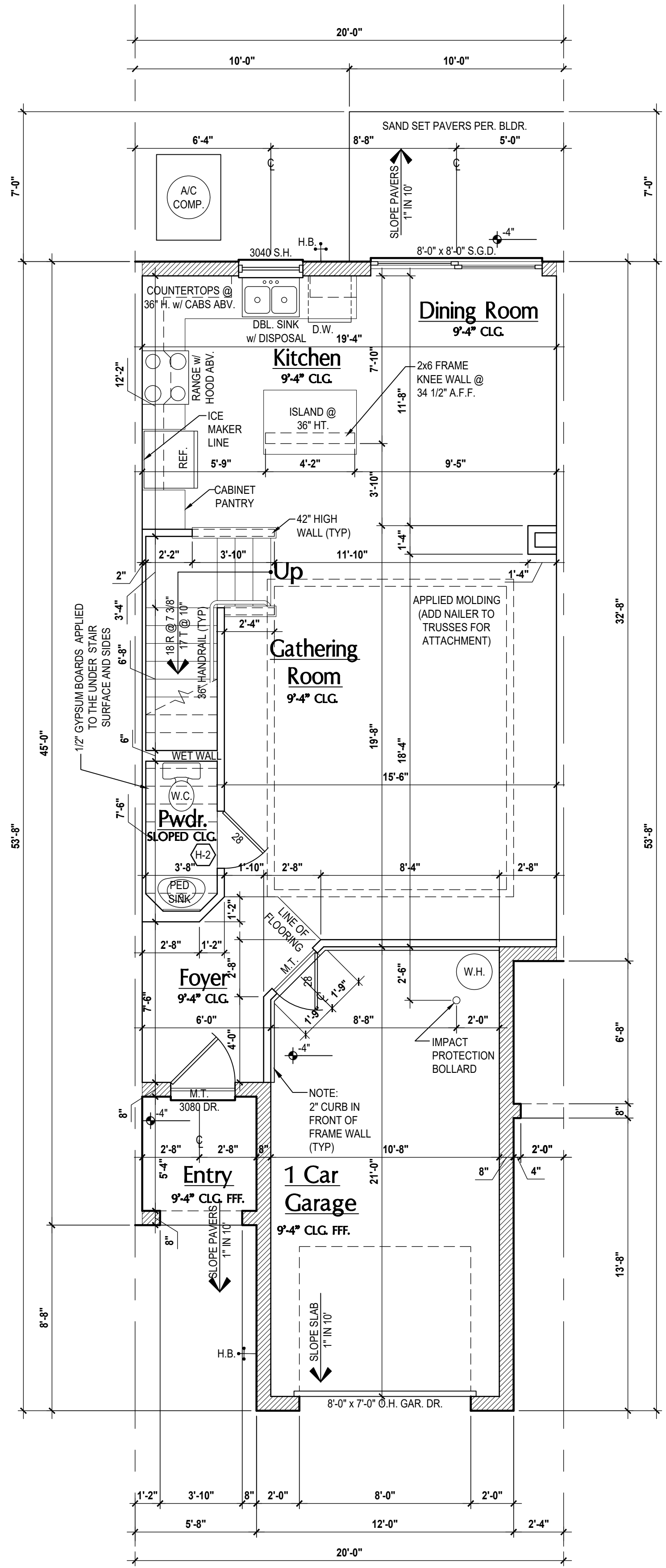
AI
 BID

GOBA
 GROUP BRANDS BUILDERS ASSOCIATION

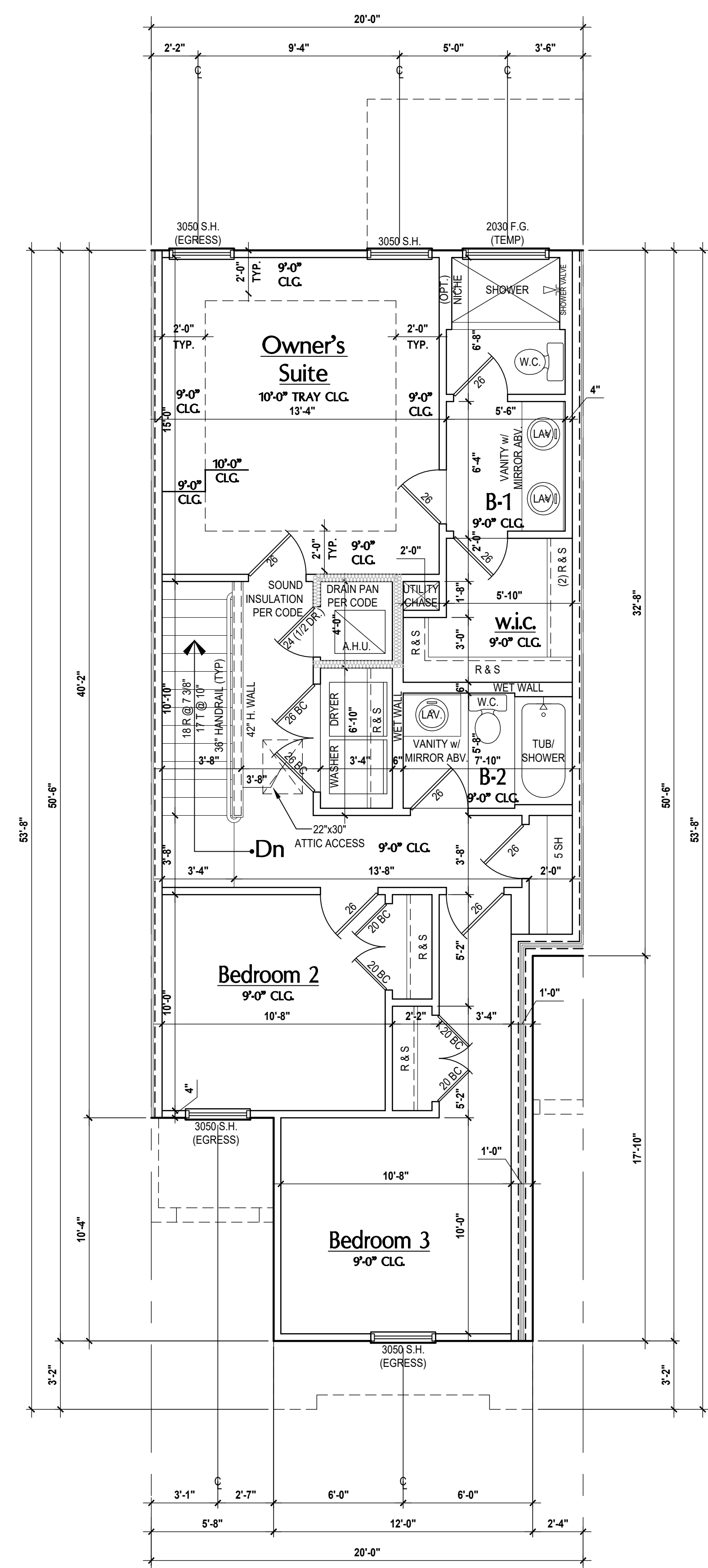
FLOOR PLANS

A6

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



Carter-Rev. Second Floor Plan
SCALE: 1/4" = 1'-0"

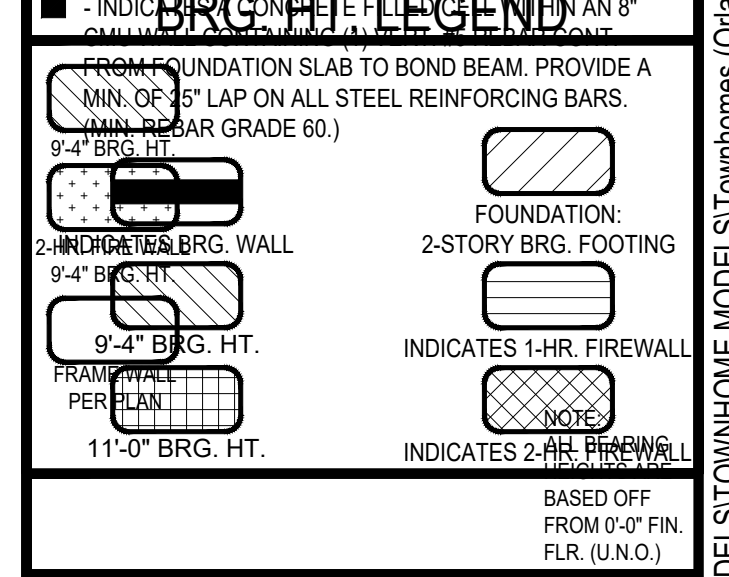
GENERAL NOTES KEY:

- ABBREVIATIONS:**
 MT - METAL THRESHOLD
 FR - FRENCH DOORS
 SL - SIDE LIGHT
 FG - FIXED GLASS
 TR - TRANSOM
 GB - GLASS BLOCK
 PKT - POCKET DOOR
 SVC - SERVICE DOOR
 TYP - TYPICAL
- OTHER:**
 OBG - OBSCURED GLASS
 TEMP - TEMPERED GLASS
 SH - SINGLE HUNG
 DH - DOUBLE HUNG
 CMT - CASSEMENT
 HR - HORIZONTAL ROLLER
 BP - BYPASS
 BS - BUSH
- 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 GYPSUM BOARD SHALL BE SUPPORTED ON CONCRETE SLAB OR OTHER APPROVED MATERIAL NOT LESS THAN 3" ABOVE ADJOINING GROUND. PER FBC-R 1305.1.4.1
 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 UNTERMINATED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SYSTEMS - 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" MIN. (1/2" MIN. GYPSUM BOARD).
 17. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H. INSTALLED.
 18. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES.
 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 BESEVER 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 & CO. STRONGLY RECOMMENDS 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 DOOR.
 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. (1/2" MIN. GYPSUM BOARD; 2X12 MIN. (1.2 MI) 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 QUICK-ASH 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"
- 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"
- 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



Area Tabulations

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

Floor Plan

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

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

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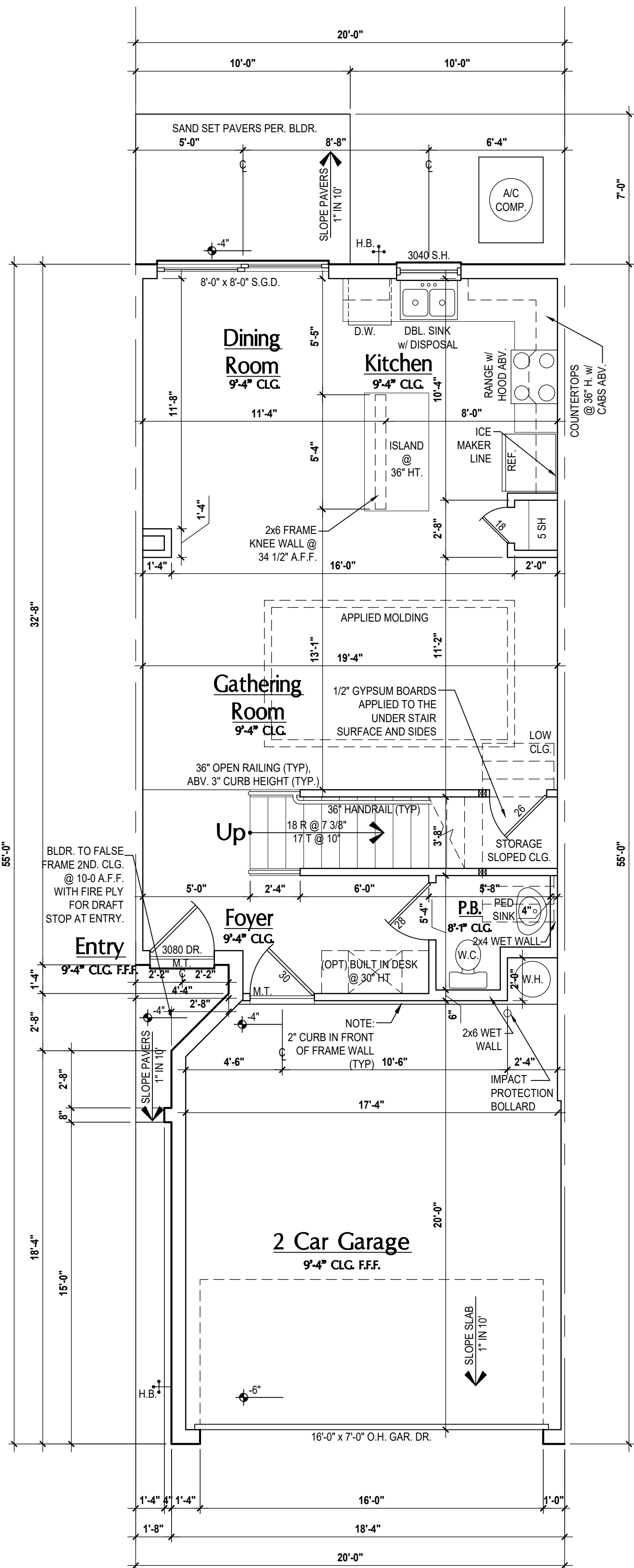
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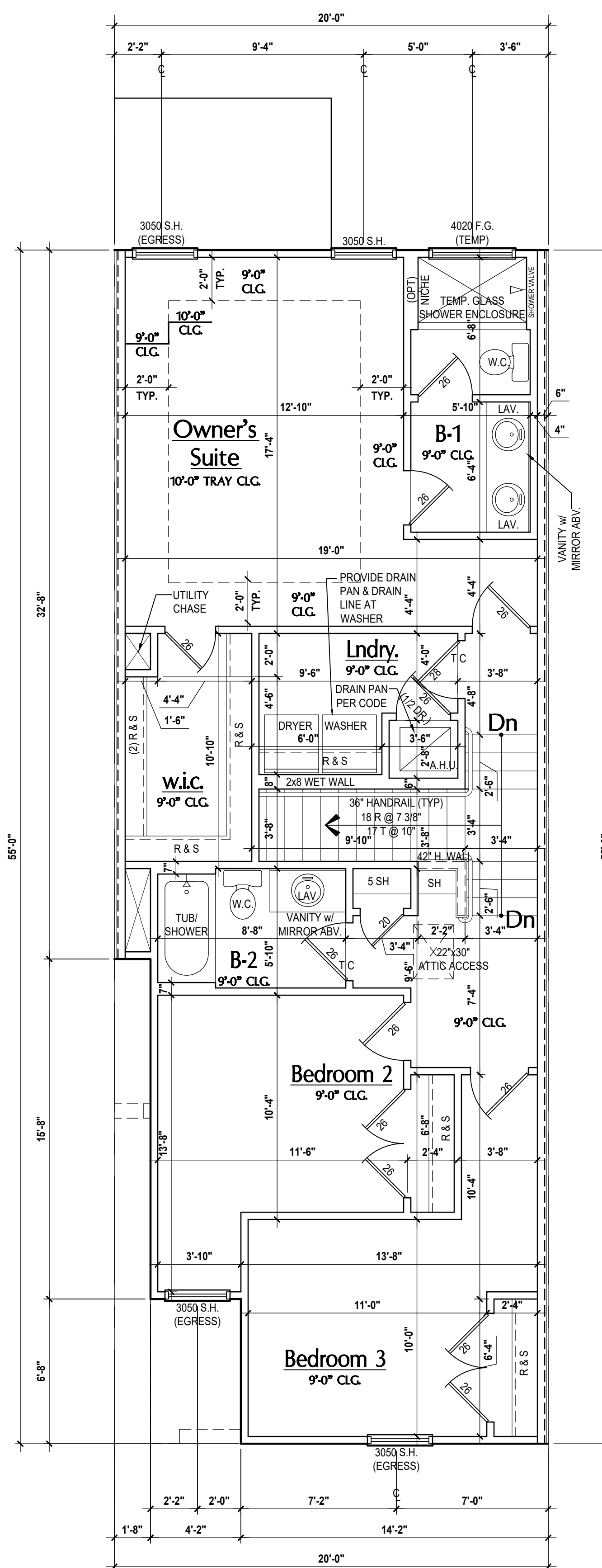
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 PROJECT: 00-0000
 SCALE: AS NOTED
 DRAWN BY: C.C.
 DESIGNED BY: MJS

FLOOR PLANS
A7

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Washington-Rev. First Floor Plan



Washington-Rev. Second Floor Plan

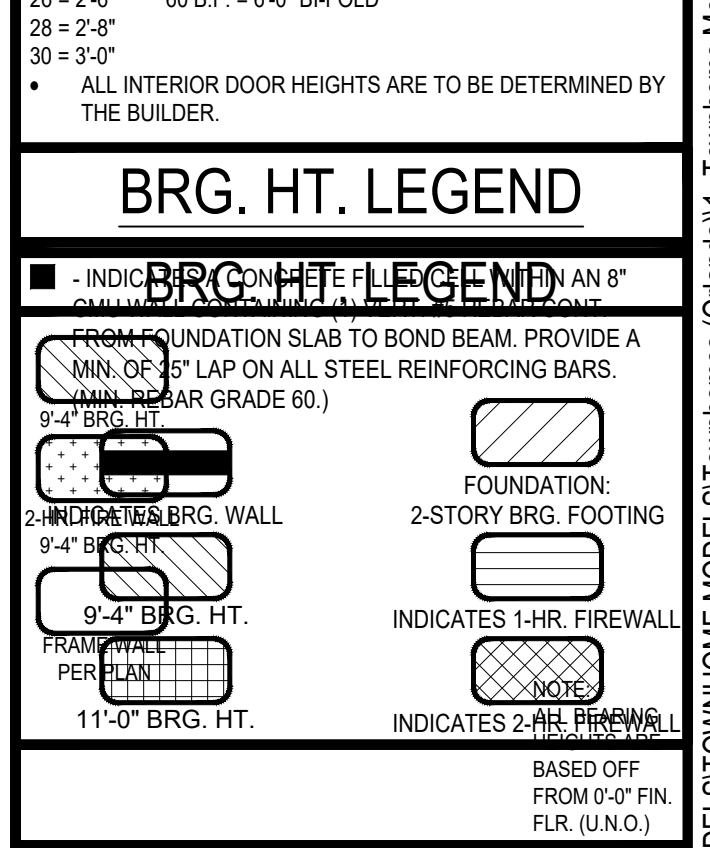
GENERAL NOTES KEY:

- ABBREVIATIONS:**
 FT - FRENCH DOOR
 SL - SIDE LIGHT
 FG - FIXED GLASS
 TR - TRANSOM
 GB - GLASS BLOCK
 PNT - PICKET DOOR
 SVC - SERVICE DOOR
- OTHERS:**
 OBS - OBS-CURVED GLASS
 TEMP - TEMPERED GLASS
 SH - SINGLE HUNG
 DH - DOUBLE HUNG
 CMBT - CASSEMENT
 HR - HORIZONTAL ROLLER
 BP - BYPASS
 TYP. - TYPICAL
- NOTES:**
 1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 3. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
 4. AC CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE. FIC-R M107 & FIC-R M108, AND SHALL BE SUPPORTED ON CONCRETE SLAB OR OTHER APPROVED MATERIAL, NOT LESS THAN 3" ABOVE ADJOINING GROUND, PER FBCR M105.1.4.1.
 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 3/4" U.N.O.
 14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7/8" U.N.O.
 15. C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL. SW'S - SHEAR WALL SECTIONS.
 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" (12.1) M.M. 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 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 96% 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 BEARING.
 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) M.M. GYPSUM WALL BOARD, 3/32" (10.3) M.M. 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 SHOULD BE FITTED WITH QUICK-FLUSH 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 C1178), FIBER-REINFORCED GYPSUM PANELS (ASTM C1278), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MAT REINFORCED GEMMATTICUS 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"
 2080 = 2'-0" x 8'-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
 36 = 3'-6" 60 B.F. = 6'-0" BIFOLD
 38 = 3'-8" 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:	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"

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 residential-commercial-architecture

A.I.D.
 ASSOCIATION OF INTERIOR DESIGNERS

GOBA
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6-Unit: (Presidential 60' Series)
 Models: Truman, Washington, Center, Center, Washington, Truman
 Building Pair # XXX
 Lot# XX-XX, Subdivision
 Street Address
 City, State, Zip Code

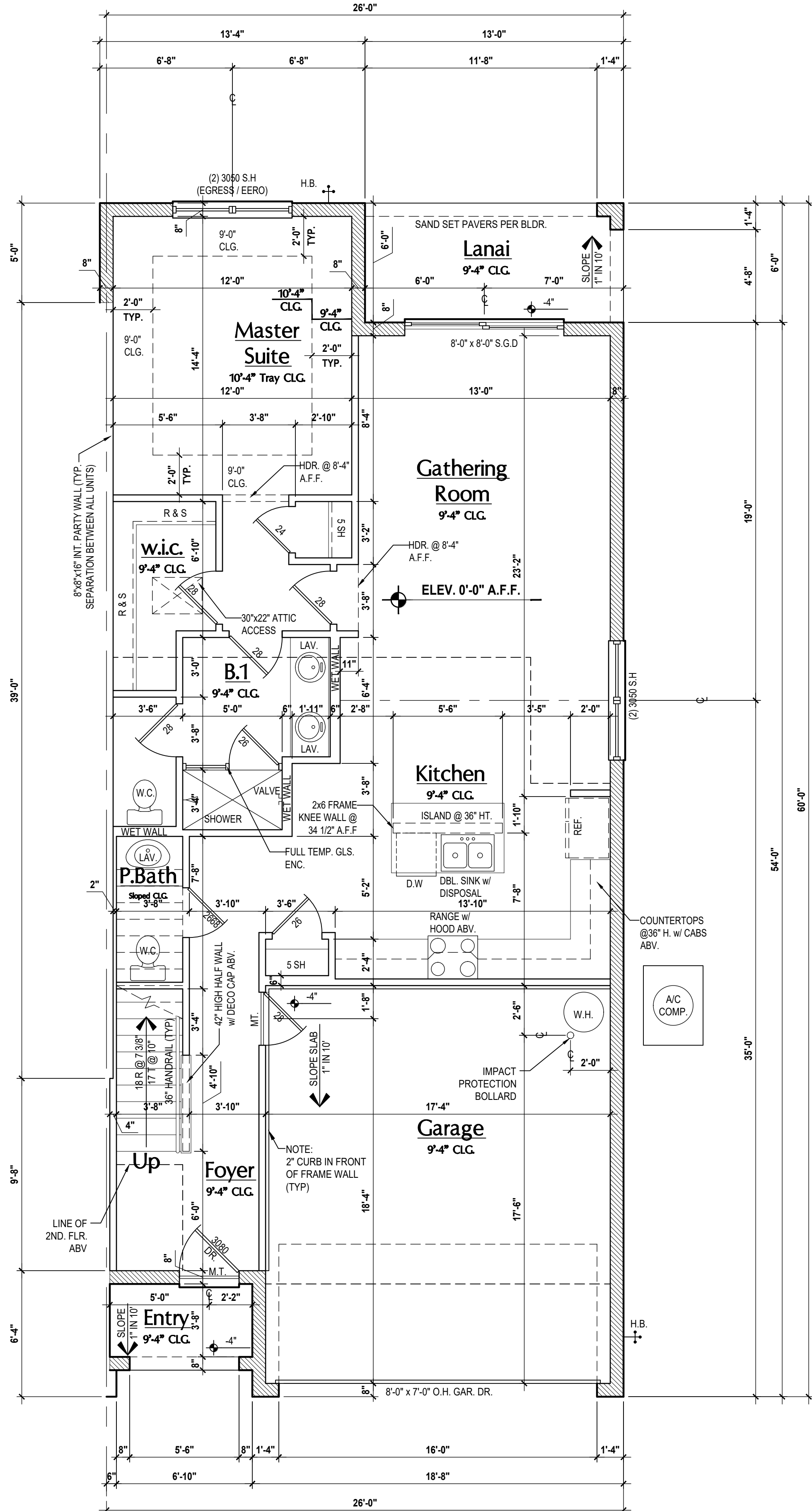
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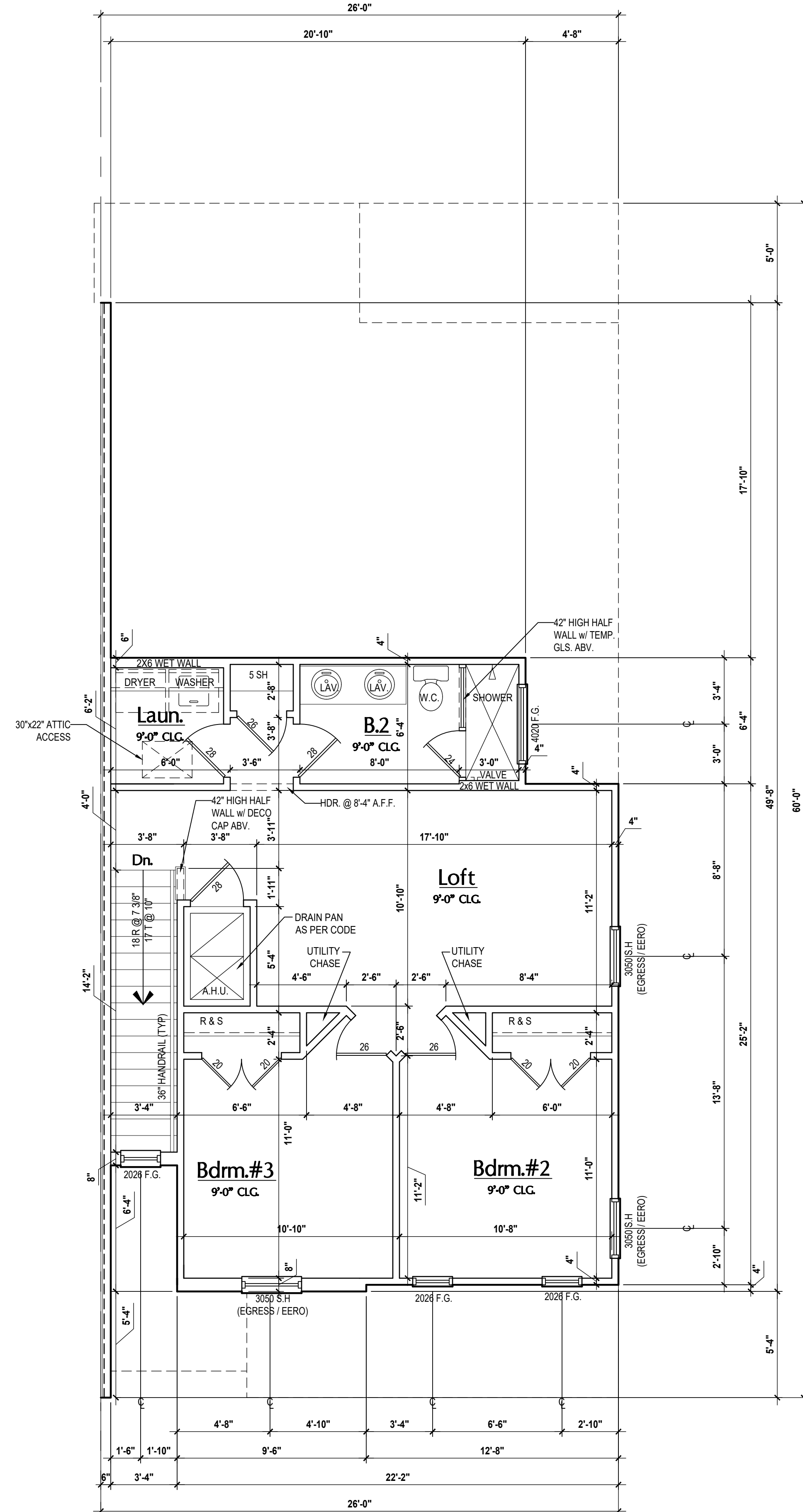
ISSUE DATE: 02/09/2024
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 DESIGNED BY: MJS

FLOOR PLANS
A8

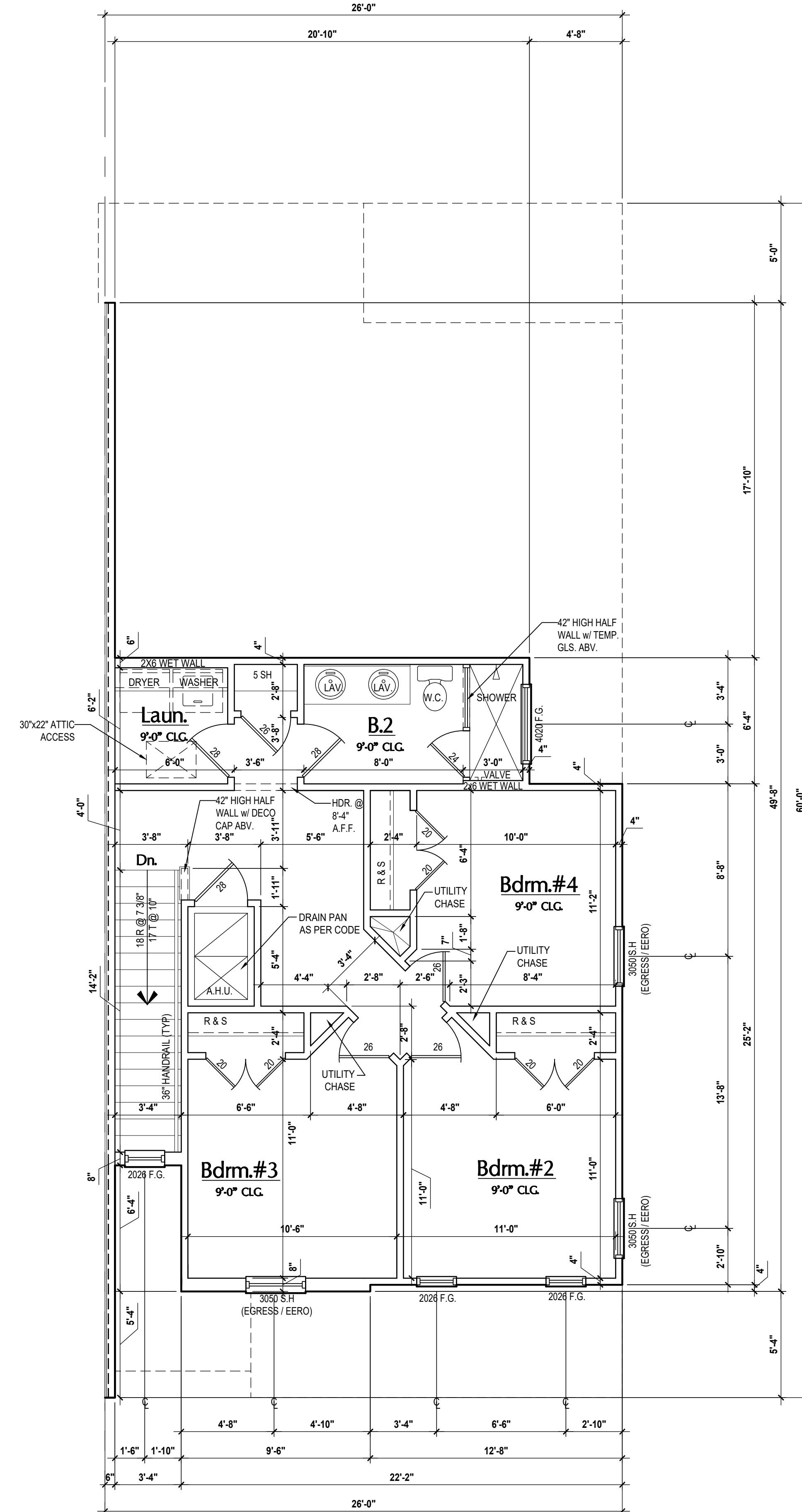
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Truman-Rev. First Floor Plan
(Standard)
SCALE 1/4" = 1'-0"



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



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

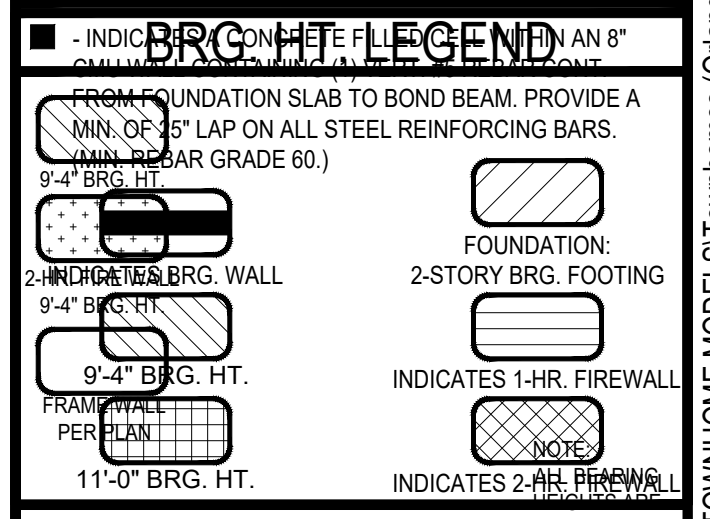
GENERAL NOTES KEY:

- ABBREVIATIONS: MT - METAL THRESHOLD, FR - FRENCH DOORS, SL - SIDE LIGHT, FG - FIXED GLASS, TR - TRANSOM, GB - GLASS BLOCK, INT - ROCKET DOOR, SVC - SERVICE DOOR, OBS - OBSCURED GLASS, TEMP - TEMPERED GLASS, SH - SINGLE HUNG, DH - DOUBLE HUNG, CSMT - CASSEMENT, HE - HORIZONTAL ROLLER, BP - BYPASS, BE - BEVEL, TYP - TYPICAL
- NOTES: 1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE. 2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION. 3. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES. 4. AC CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE FBC-R M702 & FBC-M 304, AND SHALL BE SUPPORTED ON CONCRETE SLAB OR OTHER APPROVED MATERIAL, NOT LESS THAN 3" ABOVE ADJOINING GROUND, PER FBC-R 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.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 WITH S-SHEAR WALL SECTIONS. 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 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-R 102.0. 23. SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED; THE DESIGN TEAM AT MJS & EOR 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 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. S8" 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, 2028 INCH (18.3 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 GULF W/ SH PANELS (OR SIMILAR). 30. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBC-R 402.4. 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 C129), NON-ASBESTOS FIBER-CEMENT BACKER BOARD (ASTM C1288) OR NON-ASBESTOS FIBER MAT REINFORCED SEMI-CONTINUOUS BACKER UNITS (ASTM C1325) SHALL BE USED PER FBC-R 702.4. 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
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



Area Tabulations

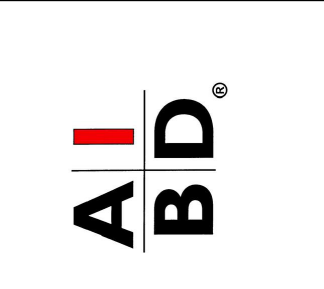
Living:	1st floor:	1,065 sf
	2nd floor:	726 sf
Total Living:		1,791 sf
entry:		32 sf
garage:		376 sf
lanai:		78 sf
Total Area:		2,277 sf

Floor Plan

SCALE 1/4" = 1'-0"



815 Oriole Ave., Suite #1040
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6-Unit: (Presidential 60' Series)
Models: Truman, Washington, Center, Center, Washington, 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

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FLOOR PLANS

A7

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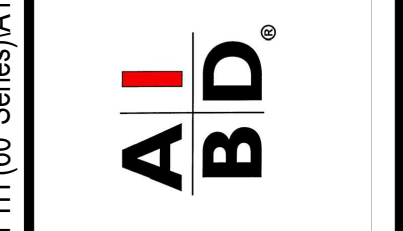
Front Elevation
 (Standard)
 SCALE: 3/16" = 1'-0"



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



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 City, State, Zip Code

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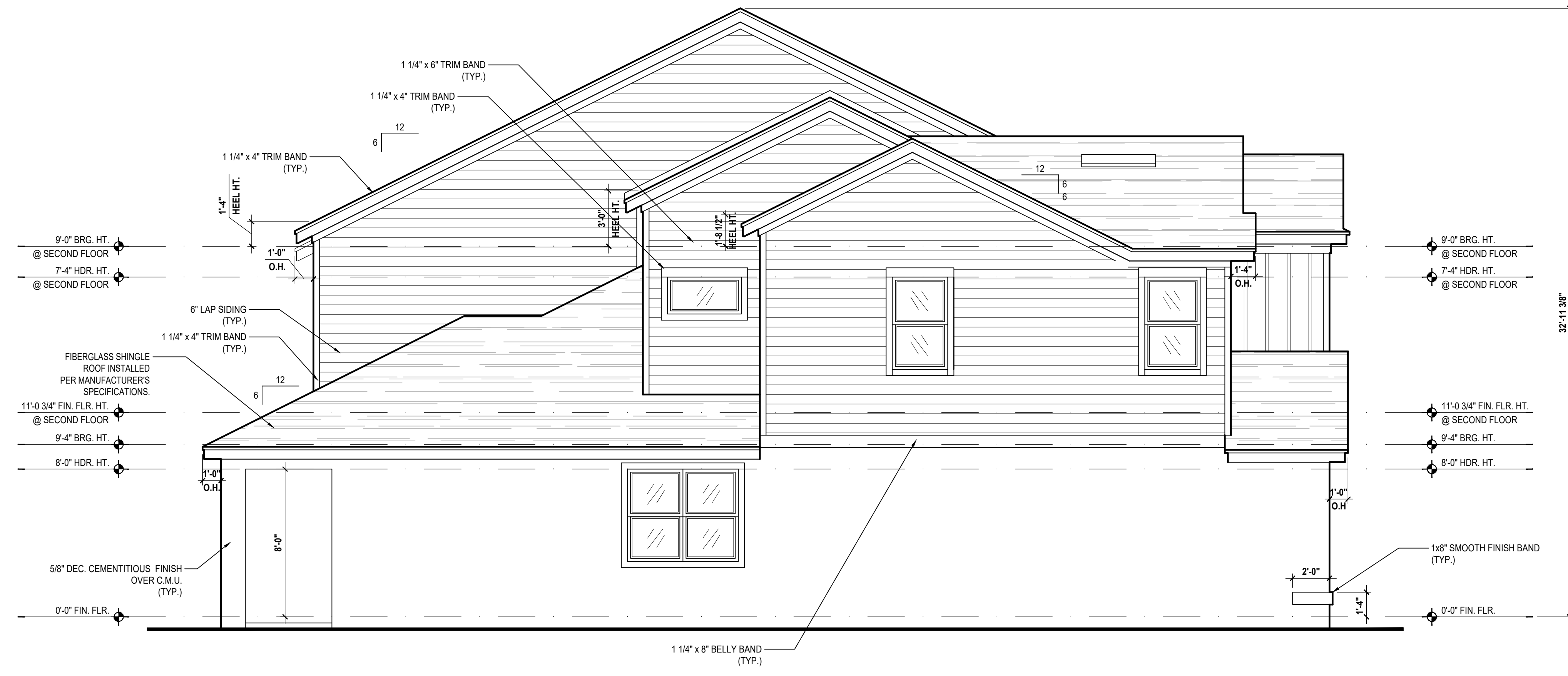


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ELEVATIONS
A10

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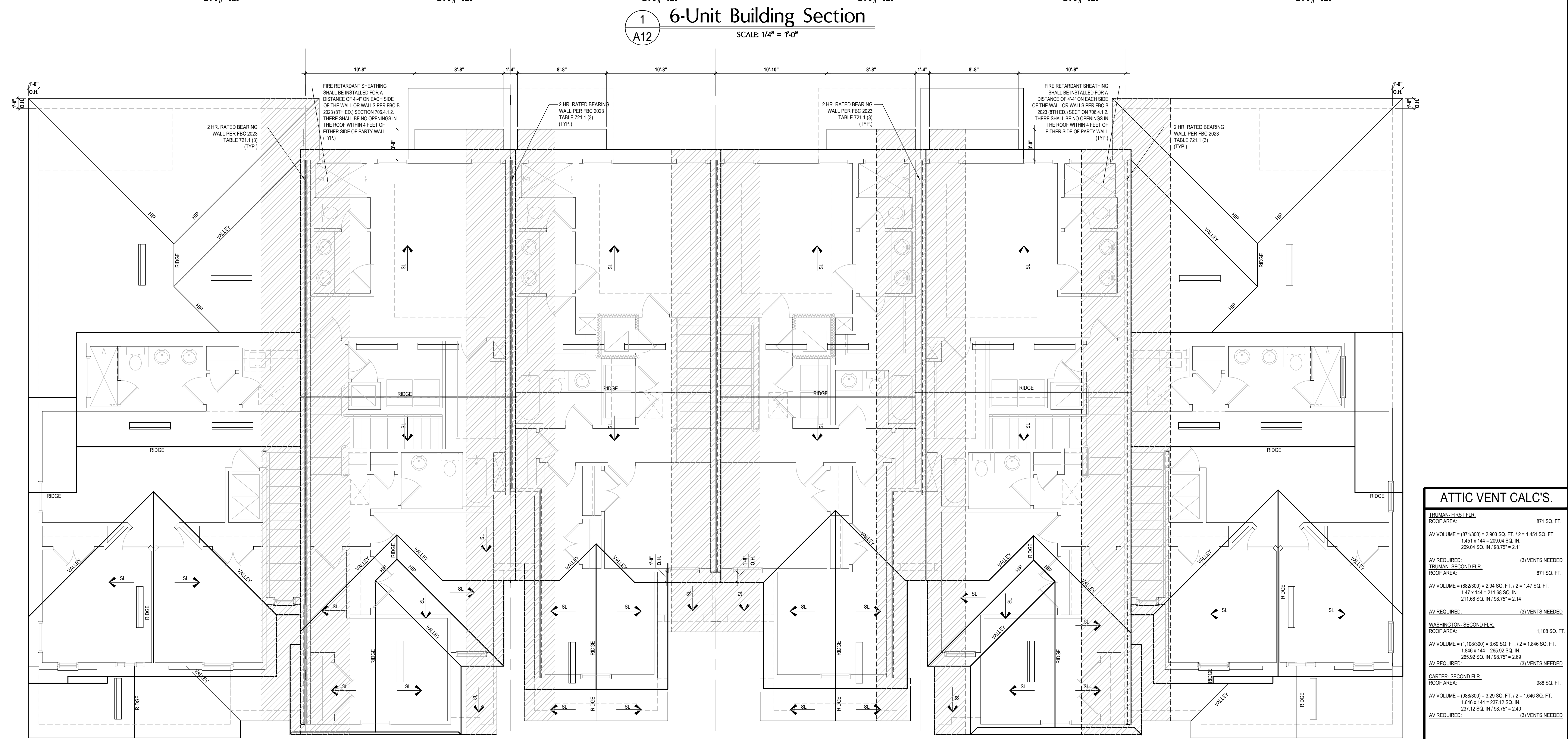
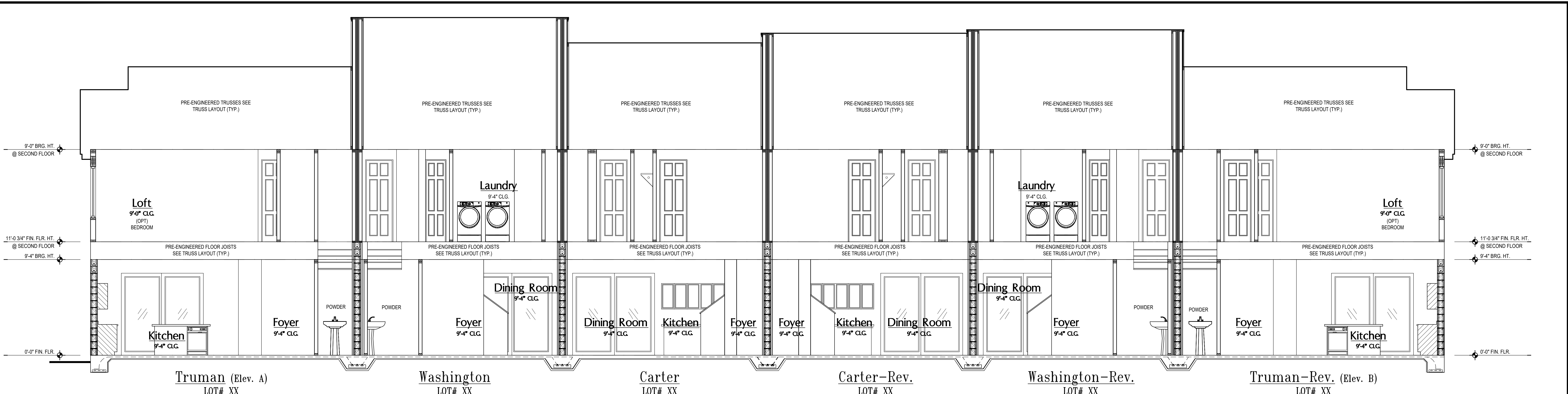


Left Elevation
(Standard)
SCALE: 1/4" = 1'-0"



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

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ATTIC VENT CALC'S.	
TRUMAN, FIRST FLR	871 SQ. FT.
ROOF AREA:	871 SQ. FT.
AV VOLUME = (871/300) = 2.903 SQ. FT. / 2 = 1.451 SQ. FT.	
1.451 x 144 = 208.94 SQ. IN.	
208.94 SQ. IN. / 98.75" = 2.11	
AV REQUIRED:	(3) VENTS NEEDED
TRUMAN, SECOND FLR	871 SQ. FT.
ROOF AREA:	871 SQ. FT.
AV VOLUME = (862/300) = 2.873 SQ. FT. / 2 = 1.437 SQ. FT.	
1.437 x 144 = 206.93 SQ. IN.	
206.93 SQ. IN. / 98.75" = 2.10	
AV REQUIRED:	(3) VENTS NEEDED
WASHINGTON, SECOND FLR	1,108 SQ. FT.
ROOF AREA:	1,108 SQ. FT.
AV VOLUME = (1,108/300) = 3.693 SQ. FT. / 2 = 1.847 SQ. FT.	
1.847 x 144 = 265.97 SQ. IN.	
265.97 SQ. IN. / 98.75" = 2.69	
AV REQUIRED:	(3) VENTS NEEDED
CARTER, SECOND FLR	988 SQ. FT.
ROOF AREA:	988 SQ. FT.
AV VOLUME = (988/300) = 3.293 SQ. FT. / 2 = 1.647 SQ. FT.	
1.647 x 144 = 237.17 SQ. IN.	
237.17 SQ. IN. / 98.75" = 2.40	
AV REQUIRED:	(3) VENTS NEEDED

2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION 808 (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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Altamonte Springs, FL 32701
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4401 Vineland Road, Suite #6 Orlando, FL 32811
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6-Unit: (Presidential 60' Series)
Models: Truman, Washington, Carter, Center, Washington, Truman

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

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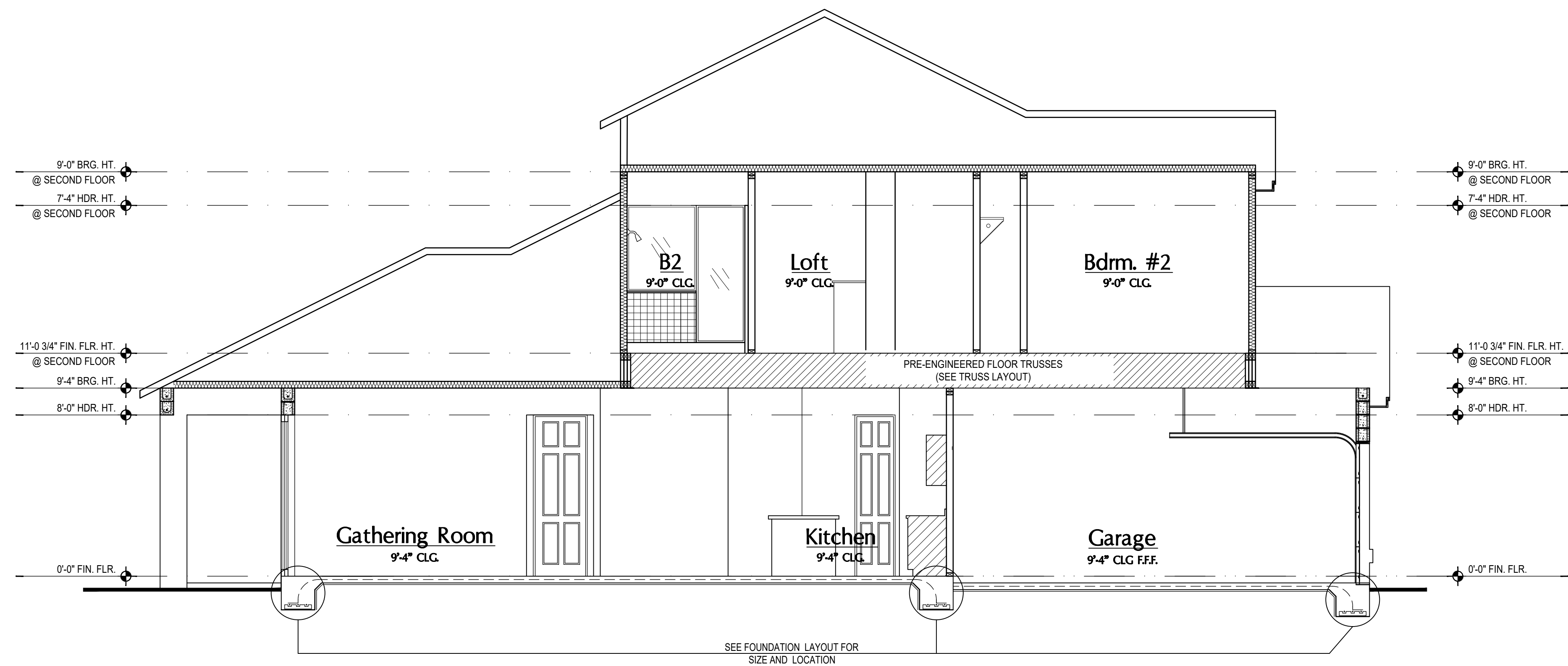
ISSUE DATE: 02/09/2024

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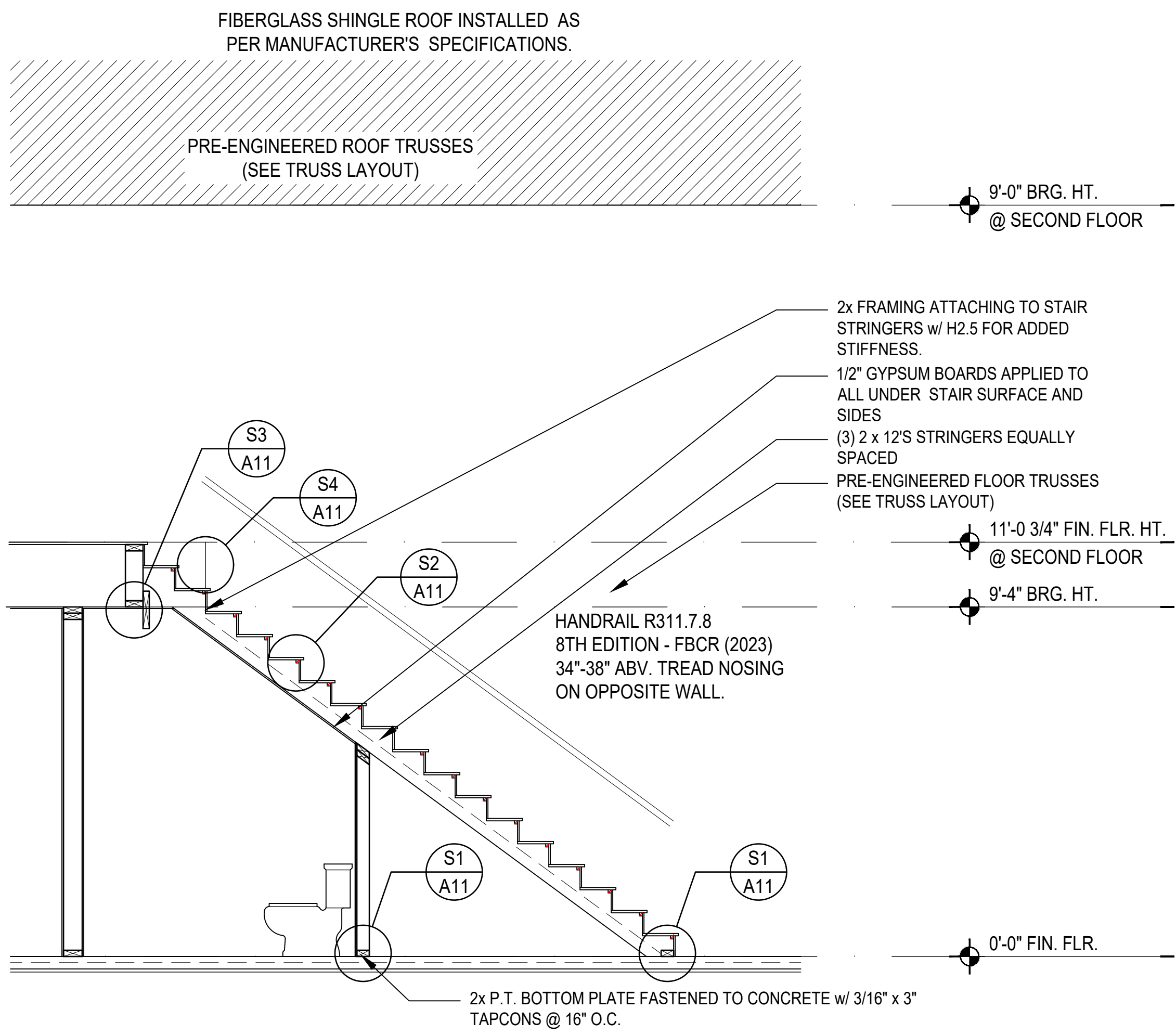
SECTIONS

A12

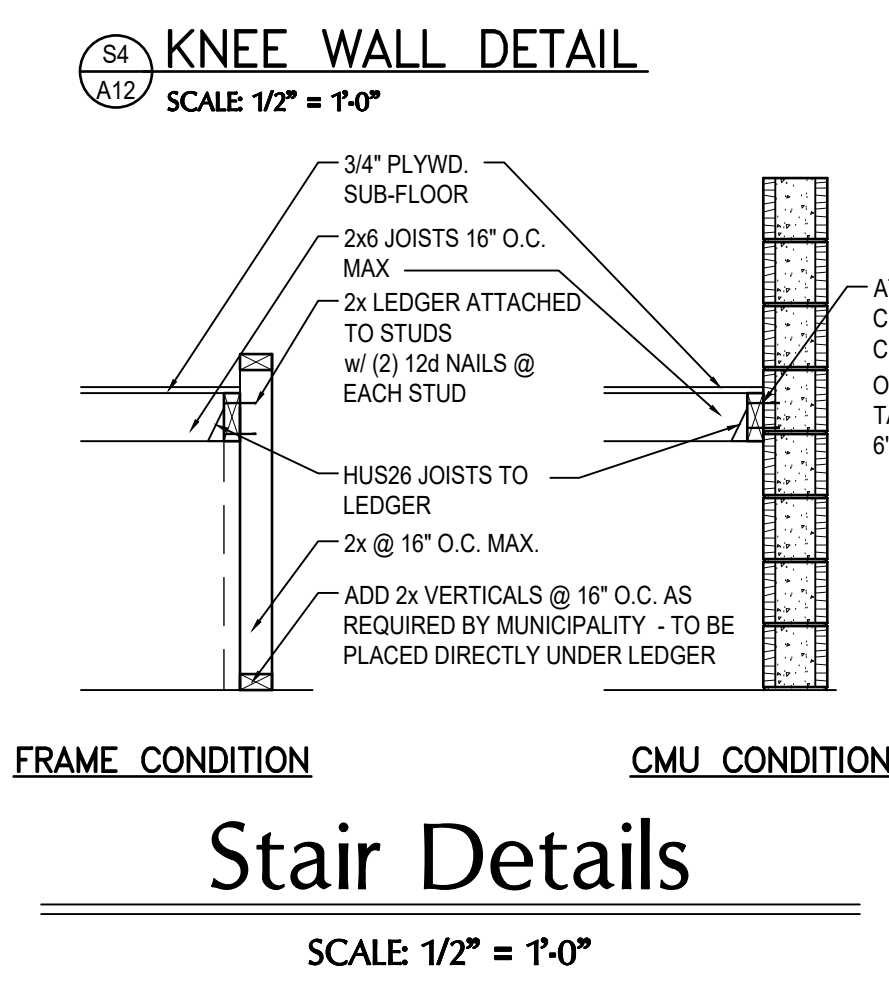
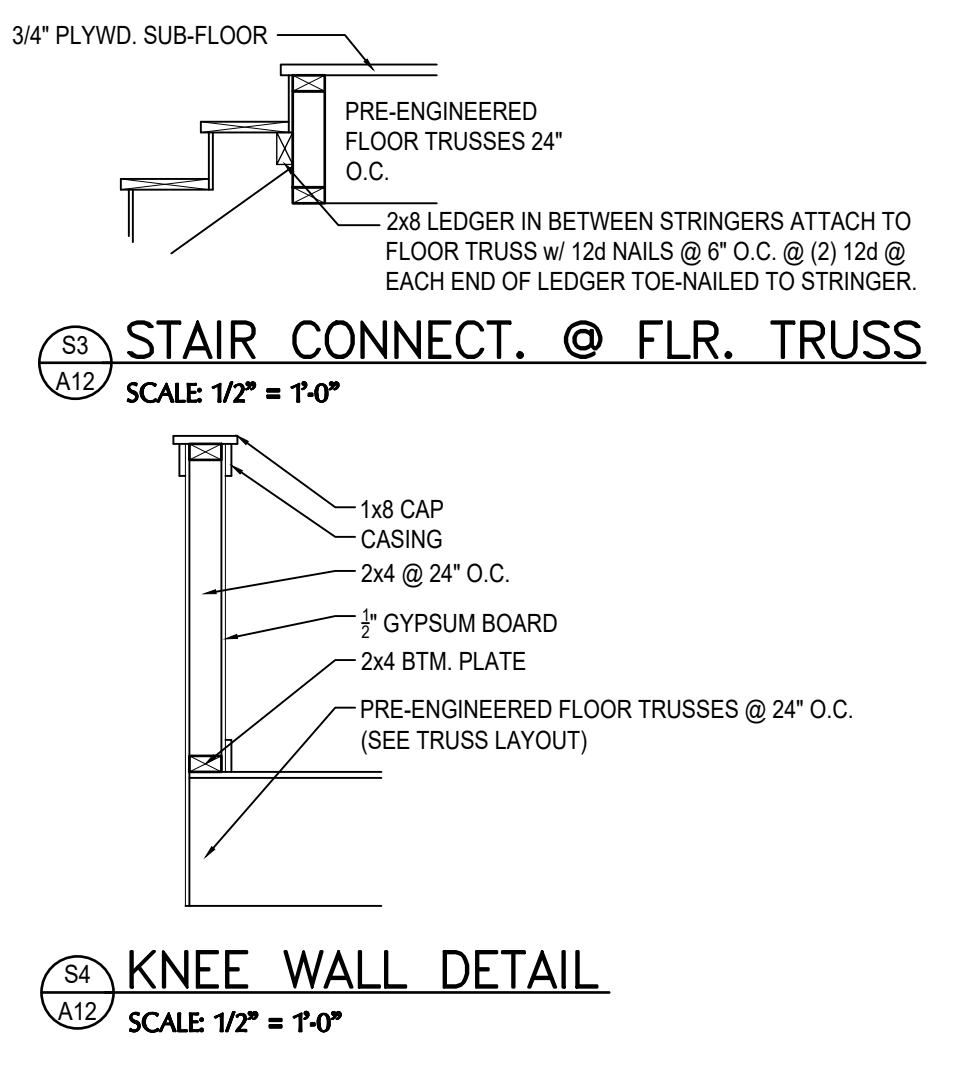
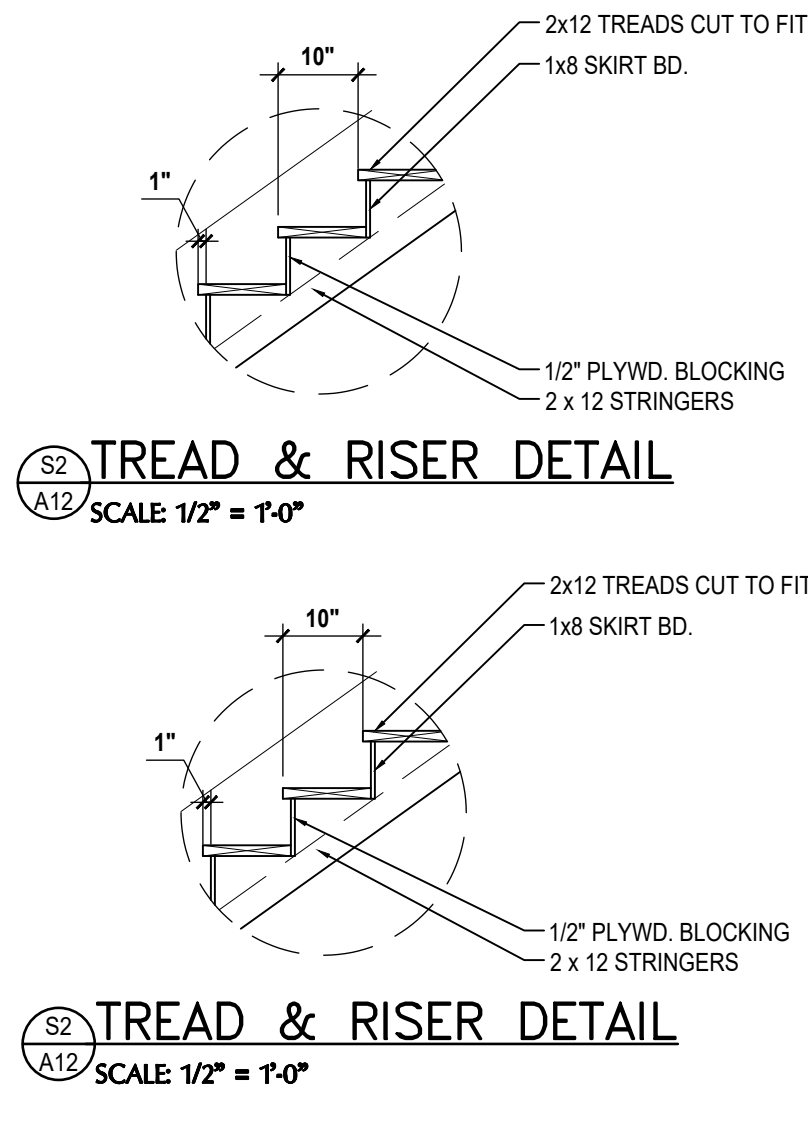
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1 Truman: Building Section
SCALE: 1/4" = 1'-0"

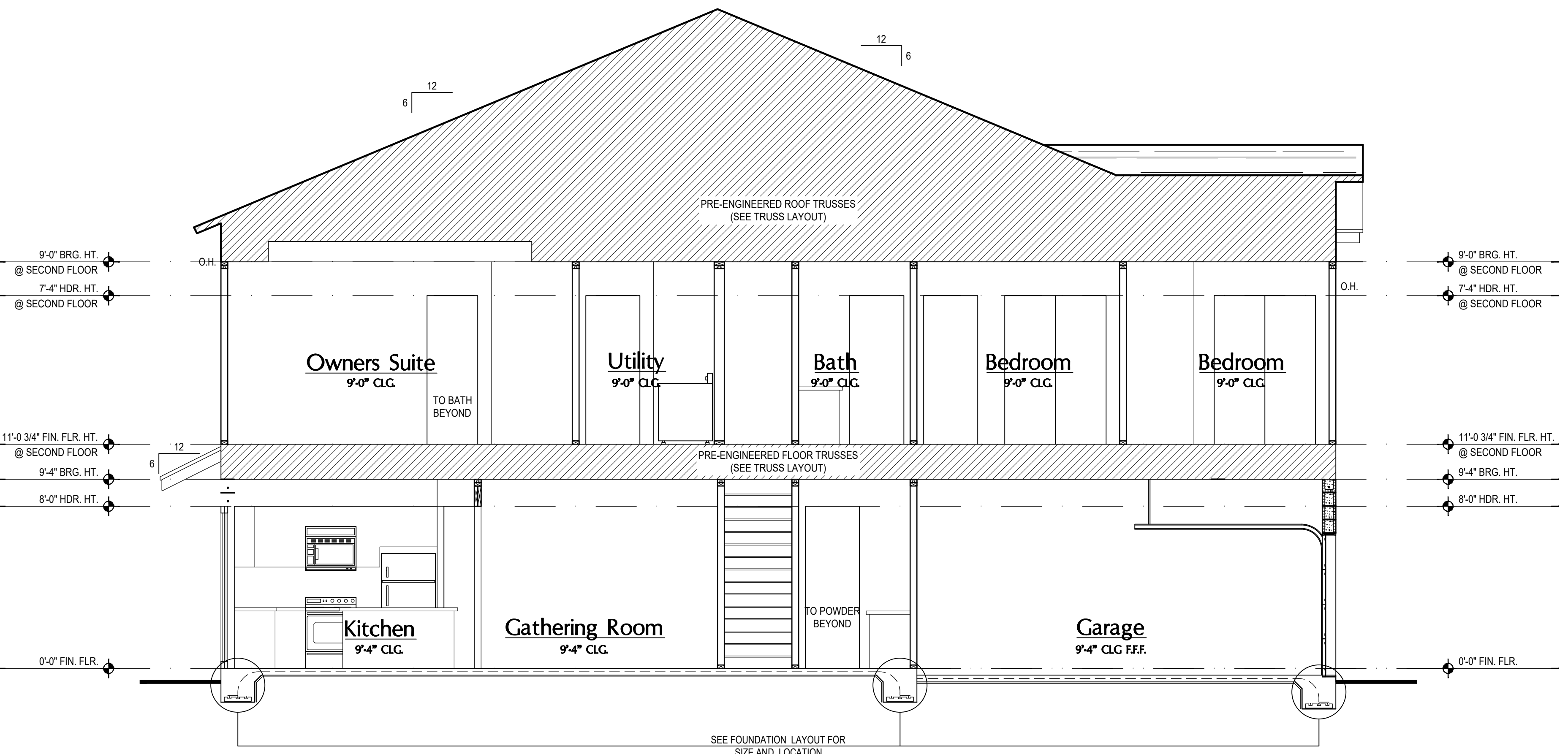


2 Truman: Stair Section
SCALE: 3/8" = 1'-0"

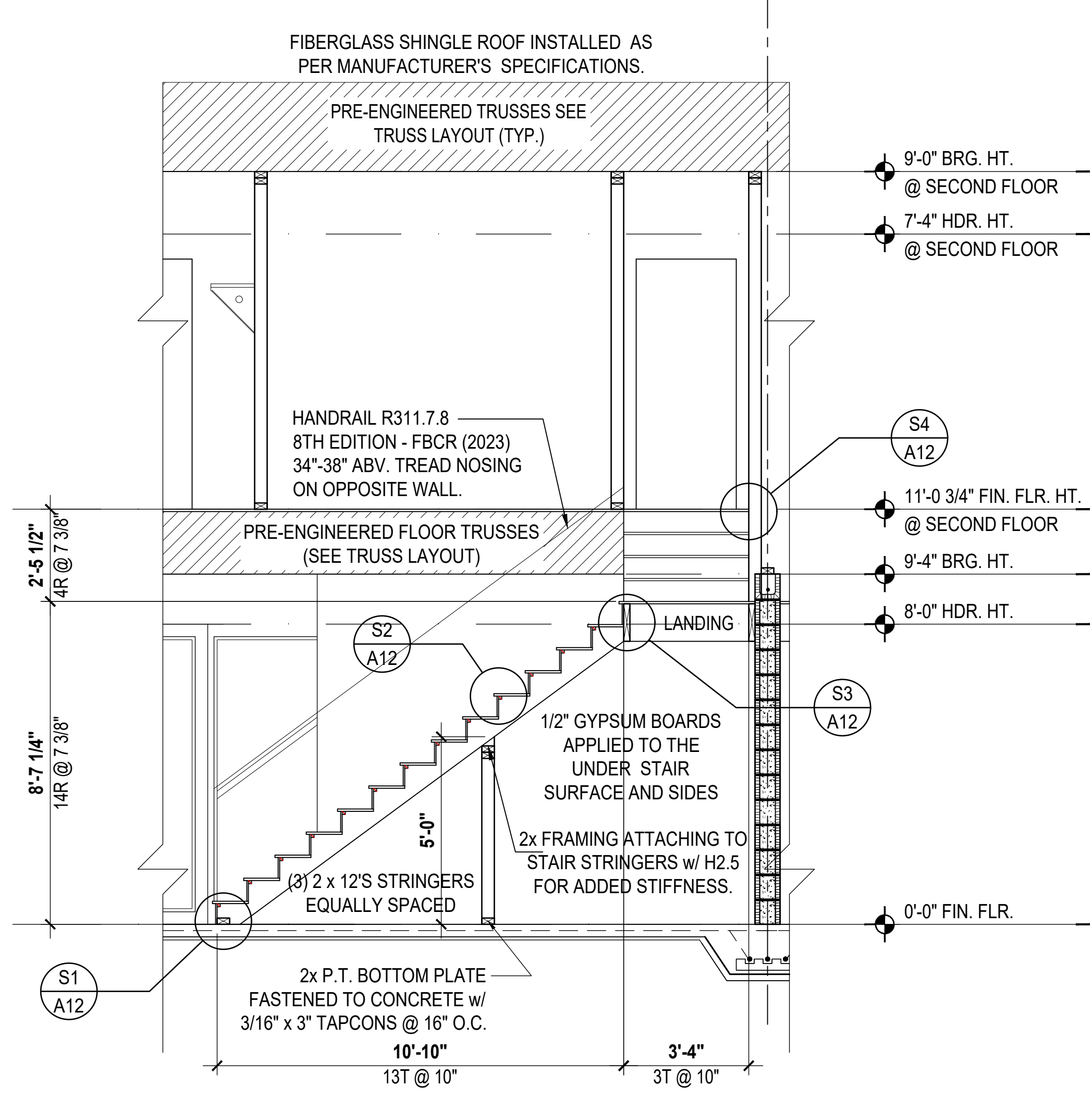


- NOTES:**
1. STAIRWAY CONSTRUCTION TO CONFORM TO FBC-R 2023, 8TH EDITION SECTION R311.7
 2. STAIRWAY SHALL NOT BE LESS THAN 36" MIN. IN WIDTH.
 3. HEADROOM SHALL NOT BE LESS THAN 6 FEET 8 INCHES MIN. IN CLEARANCE.
 4. RISERS SHALL BE AT A MAX. HGT. OF 7 3/4".
 5. TREAD DEPTH SHALL NOT BE LESS THAN 10 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 ROSE / 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
SCALE: 1/2" = 1'-0"



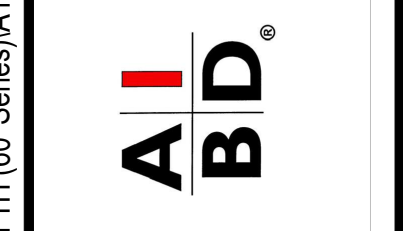
3 Washington: Building Section
SCALE: 1/4" = 1'-0"



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



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

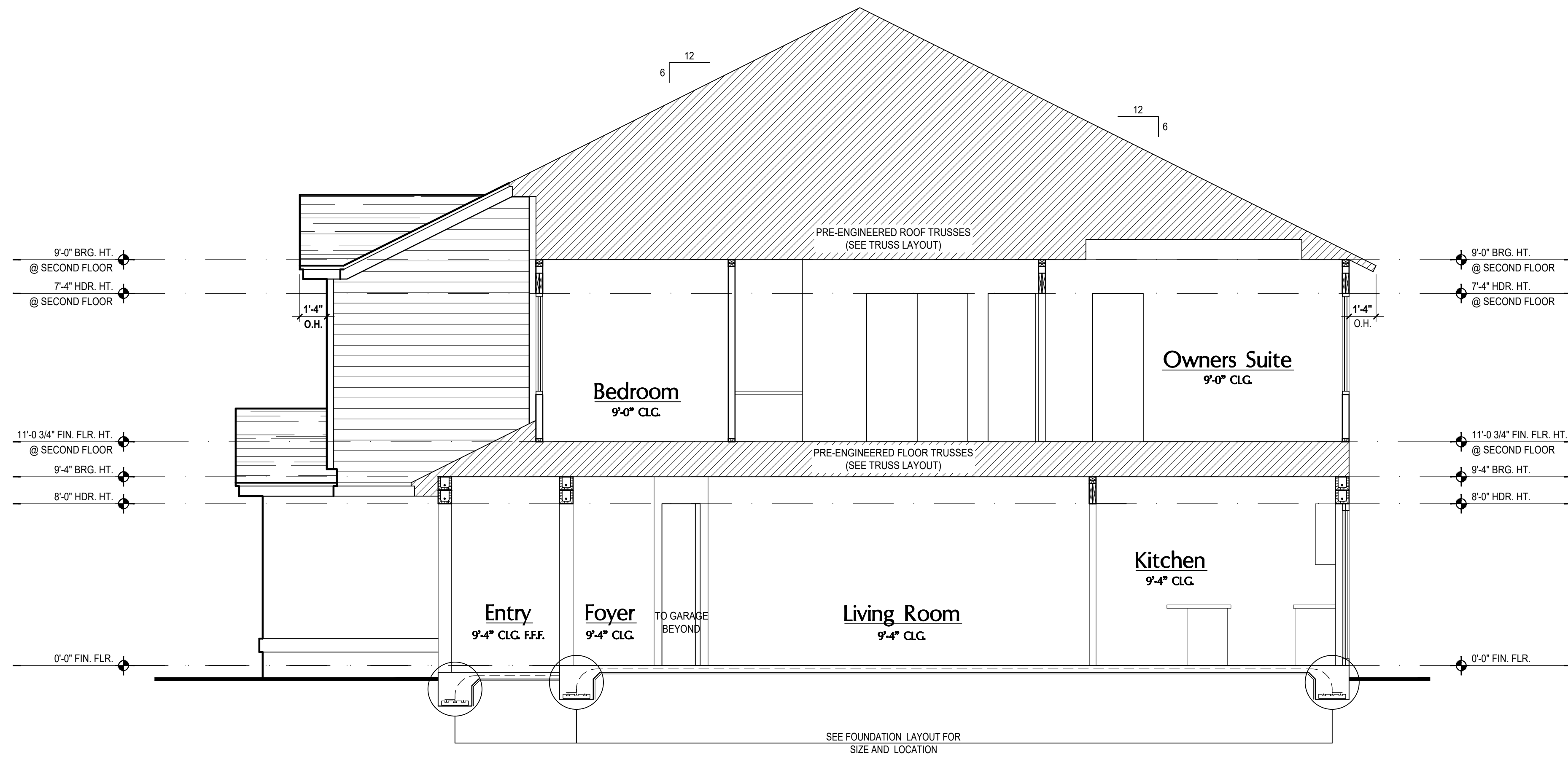
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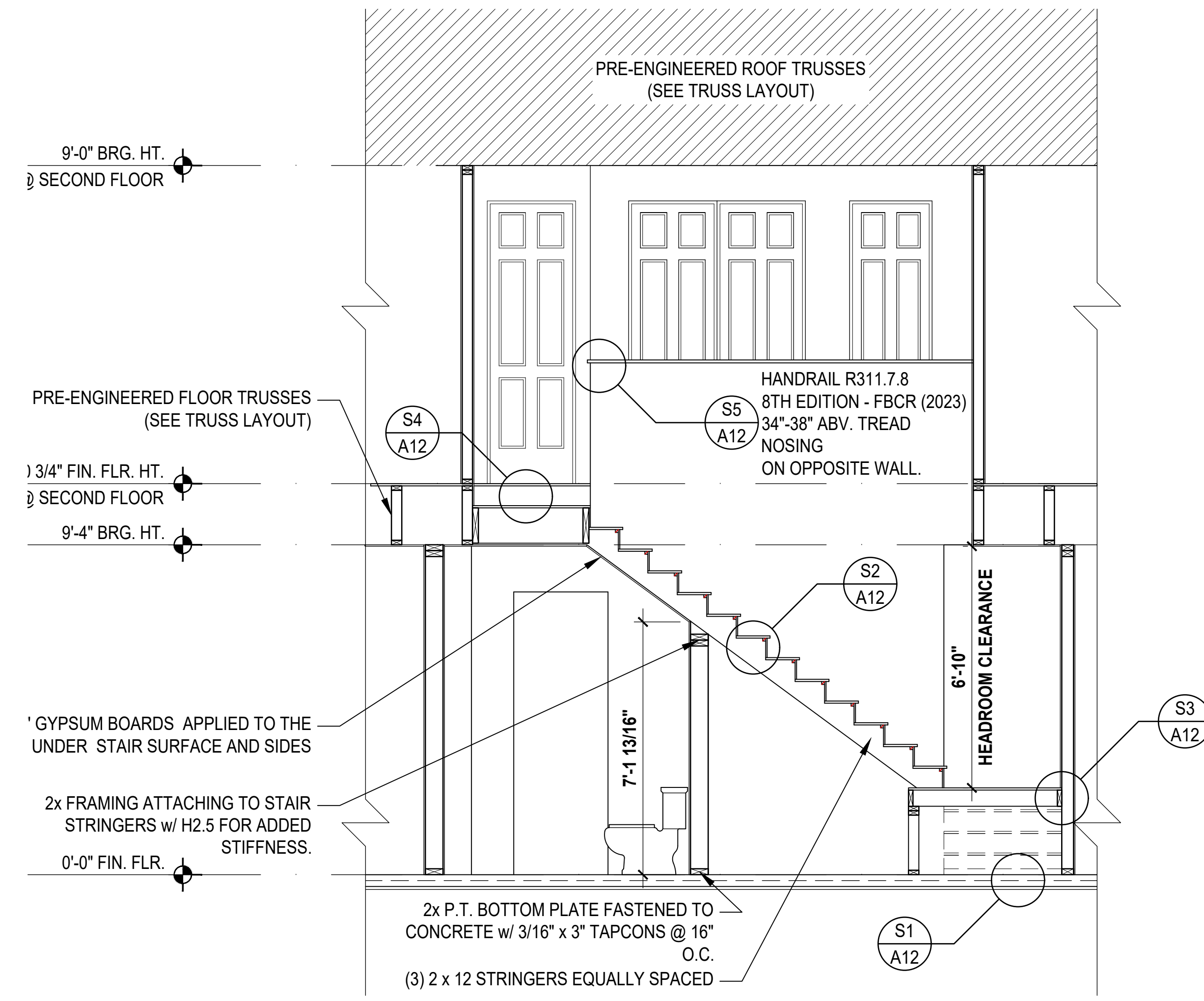
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SECTIONS
A13

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



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

d:\egp - V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1 - Townhome Models\Presidential Townhomes (Raised Heel)\30' Series\6-Unit Presidential TH (60' Series)\A13 Sections.dwg

ISSUE DATE	02/09/2024
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DRAWN BY:	C.C.
DESIGNED BY:	MJS

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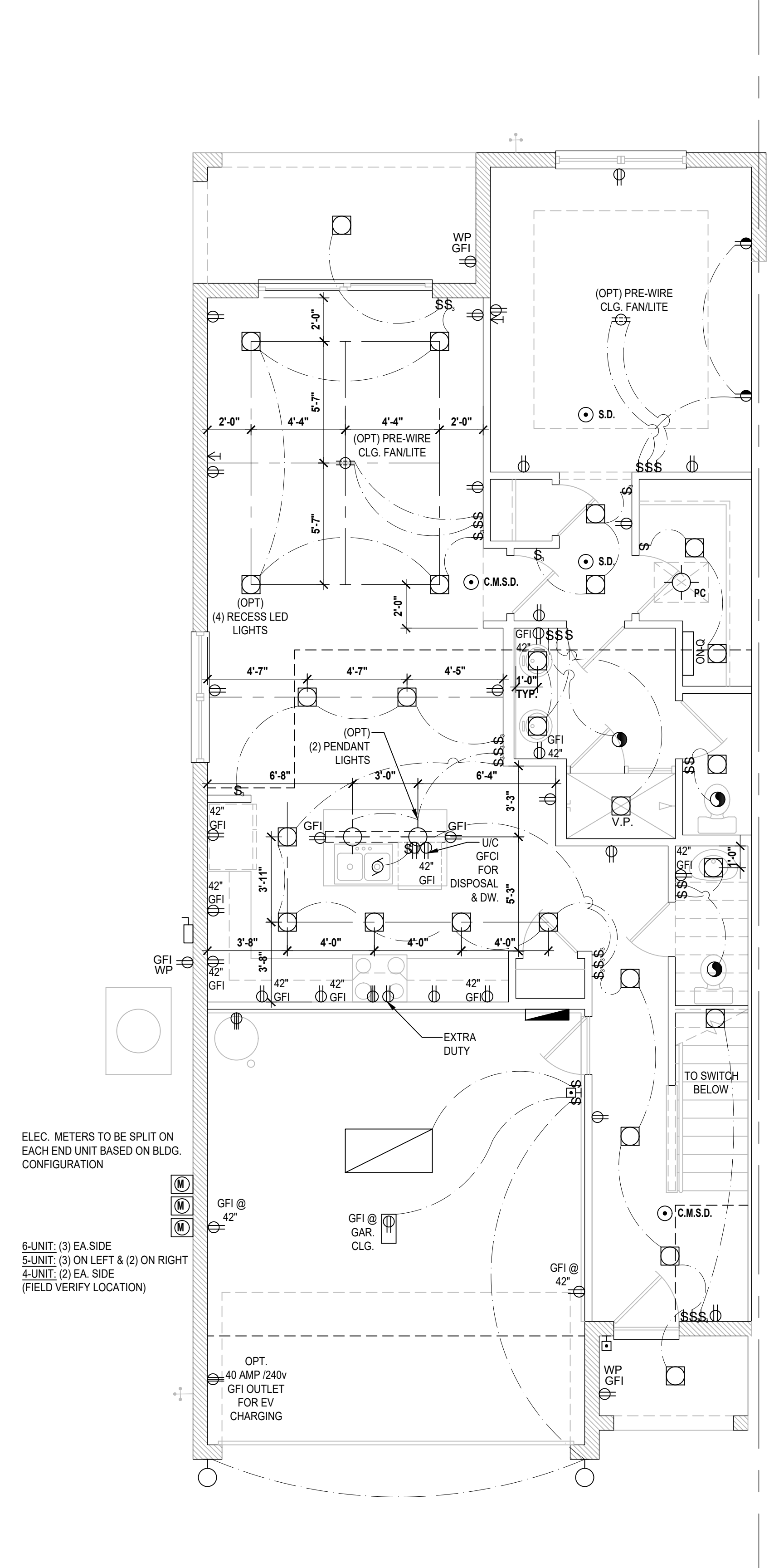
6-Unit: (Presidential 60' Series)
Models: Truman, Washington, Carter, Center, Washington, Truman
Building Pad #XX
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City, State, Zip Code

GOBA
GREAT BRANDS GROUP ASSOCIATION

MJS
designers group
residential-commercial-architecture

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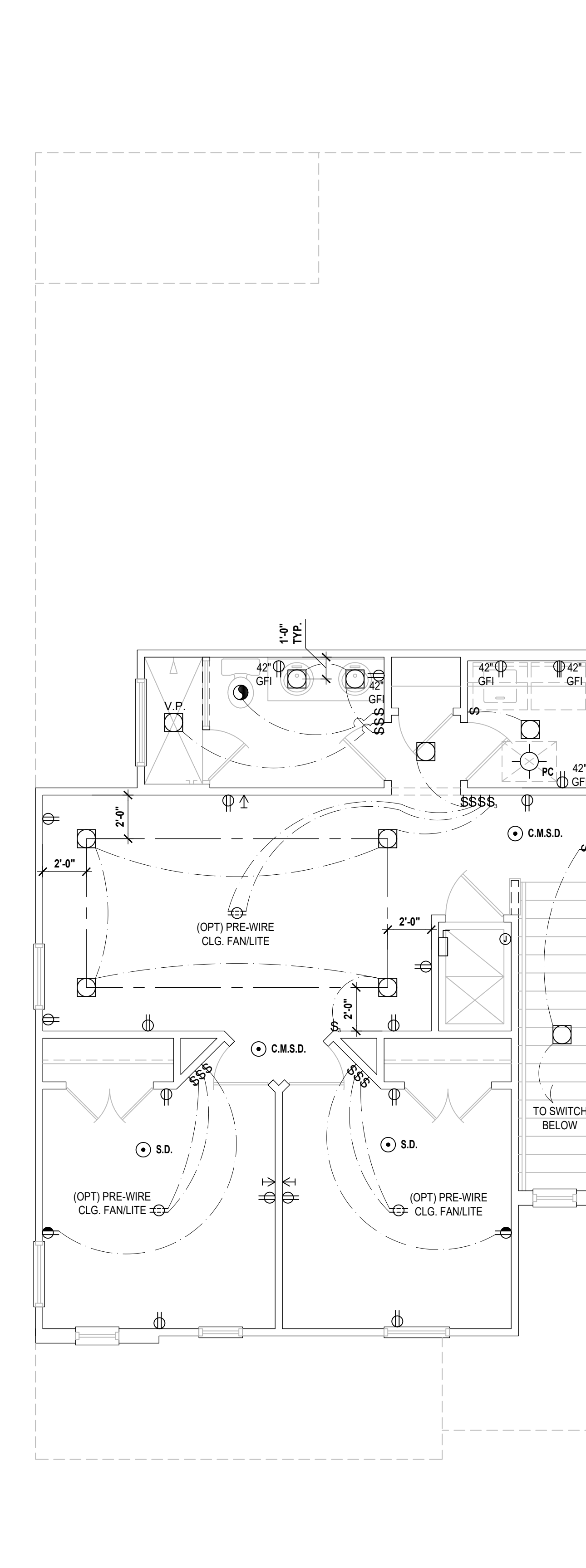


ELEC. METERS TO BE SPLIT ON EACH END UNIT BASED ON BLDG. CONFIGURATION

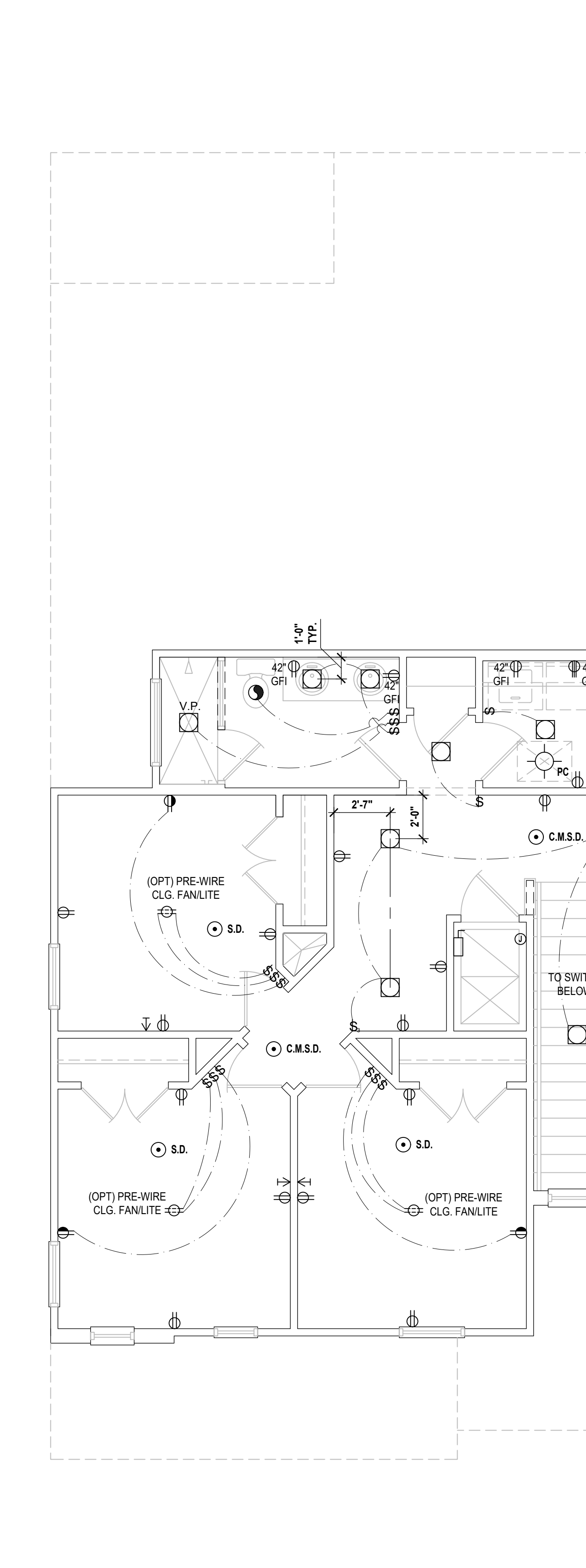
6 UNIT: (3) EA SIDE
 5 UNIT: (1) ON LEFT & (2) ON RIGHT
 4 UNIT: (2) EA SIDE (FIELD VERIFY LOCATION)

OPT 40 AMP 240V GFI OUTLET FOR EV CHARGING

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:

- 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.
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 - 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).
 - RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FBCE R402.4.5. FIXTURES SHALL BE CRATED FOR ZERO CLEARANCE INSULATION CONTACT AND SEALED AIR TIGHT. ALSO SEE FBCE 410.116.
- NOTES:
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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
	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
	LOW VOLTAGE
	VAPOR PROOF
	ARC FAULT PROTECTION
	INTERCOM

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

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

ISSUE DATE: 02/09/2024
 REVISIONS:

May 01, 2024, 10:13am

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MJS
 designers group
 residential-commercial-architecture

A.I.D.
 BUILDERS ASSOCIATION

GOBA
 GROUP OF BUILDERS ASSOCIATION

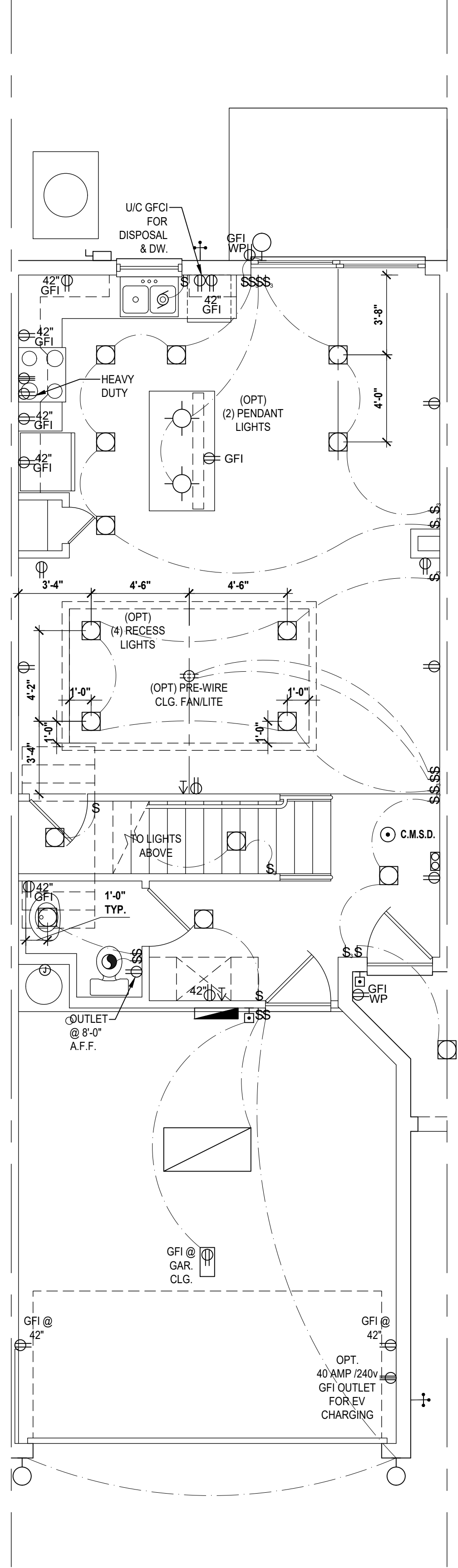
6-Unit: (Presidential 60' Series)
 Models: Truman, Washington, Center, Center, Washington, Truman
 Building Part # XXX
 Lot# XX-XX, Subdivision
 Street Address
 City, State, Zip Code

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

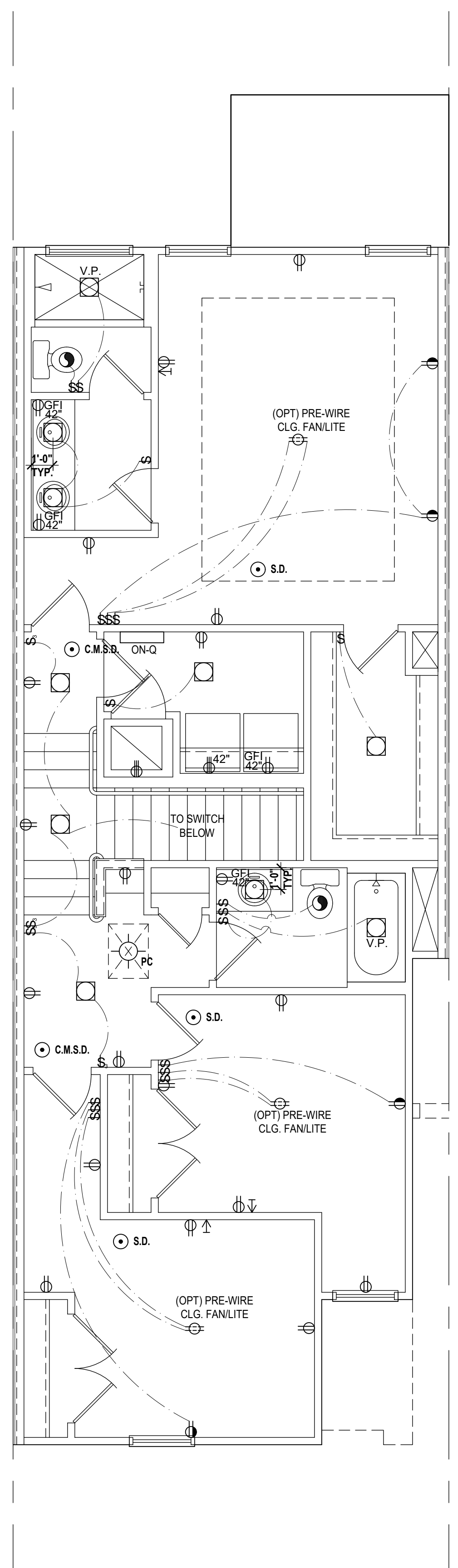
Park Square HOMES

ELECTRICAL LAYOUT
E1

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

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

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

ISSUE DATE: 02/09/2024
REVISIONS:

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A I D
B D

GOBA
GROUP OF ARCHITECTS

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

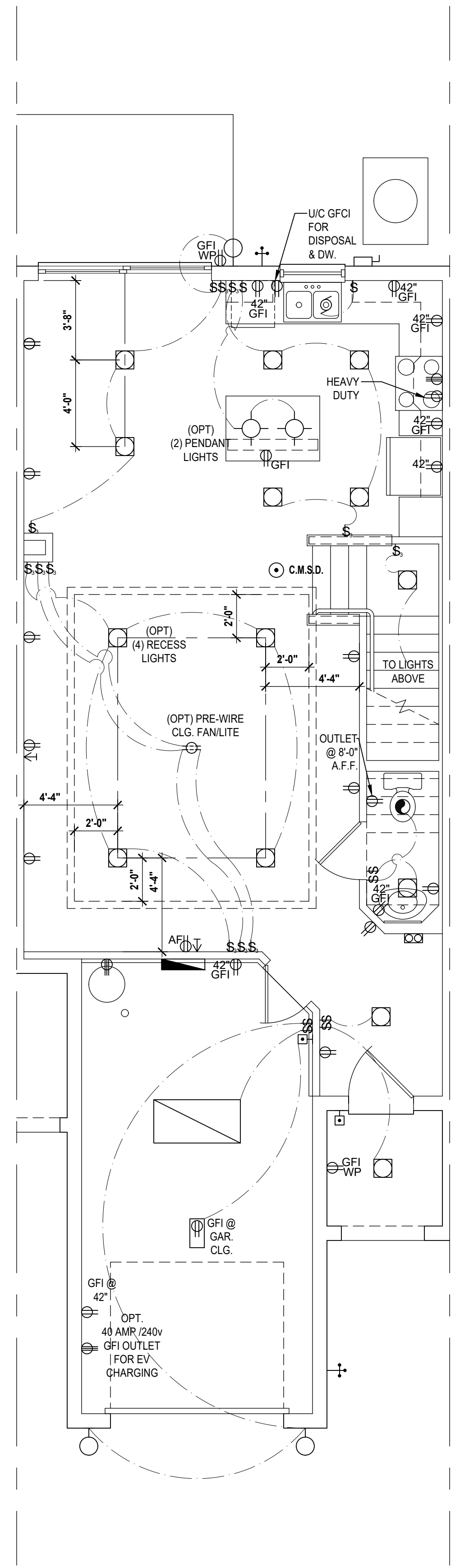
Park Square HOMES
A Division of Park Square Enterprises Inc.
5200 Vineland Rd., Suite #200
Orlando, FL 32811
Phone: (407) 529-3000

PROJECT: 00-0000
SCALE: AS NOTED
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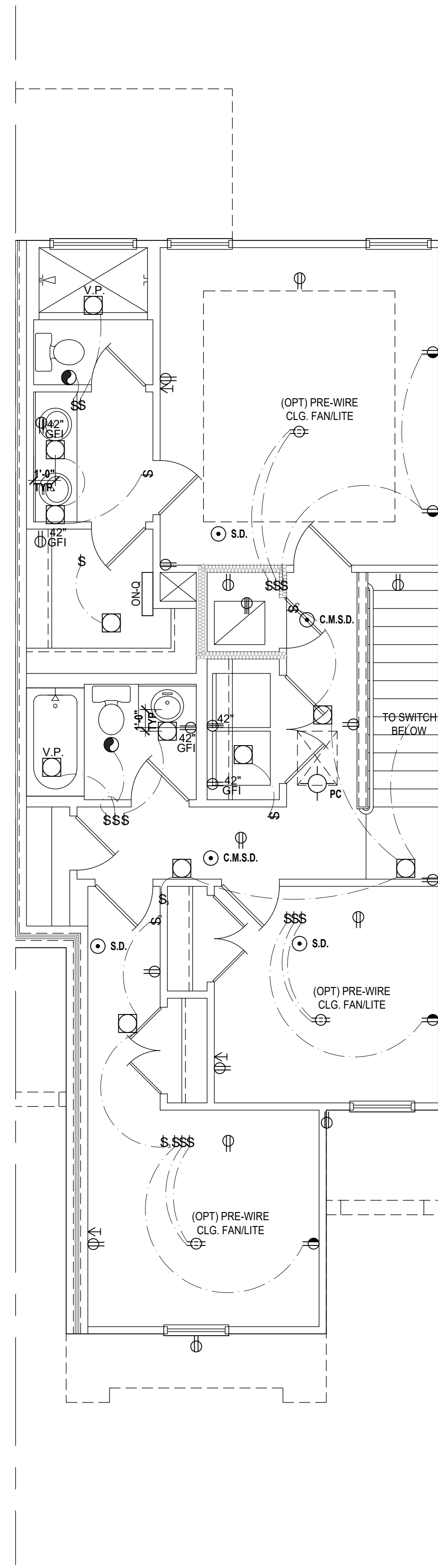
May 01, 2024, 10:13am

ELECTRICAL LAYOUT
E2

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



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

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	220 V RECEPTACLE
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	FLOOR RECEPTACLE
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	TELEPHONE JACK
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	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 Plan

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

dlego V:\Park Square Homes\MODELS\TOWNHOME MODEL\ST\Townhomes (Orlando)\1 - Townhome Models\Presidential Townhomes (Raised High)-60' Series\6-Unit Presidential TH (60' Series)\E3 Electrical Layout (Center).dwg

6-Unit: (Presidential 60' Series)
Models: Truman, Washington, Carter, Center, Washington, Truman

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

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

ELECTRICAL LAYOUT
E3

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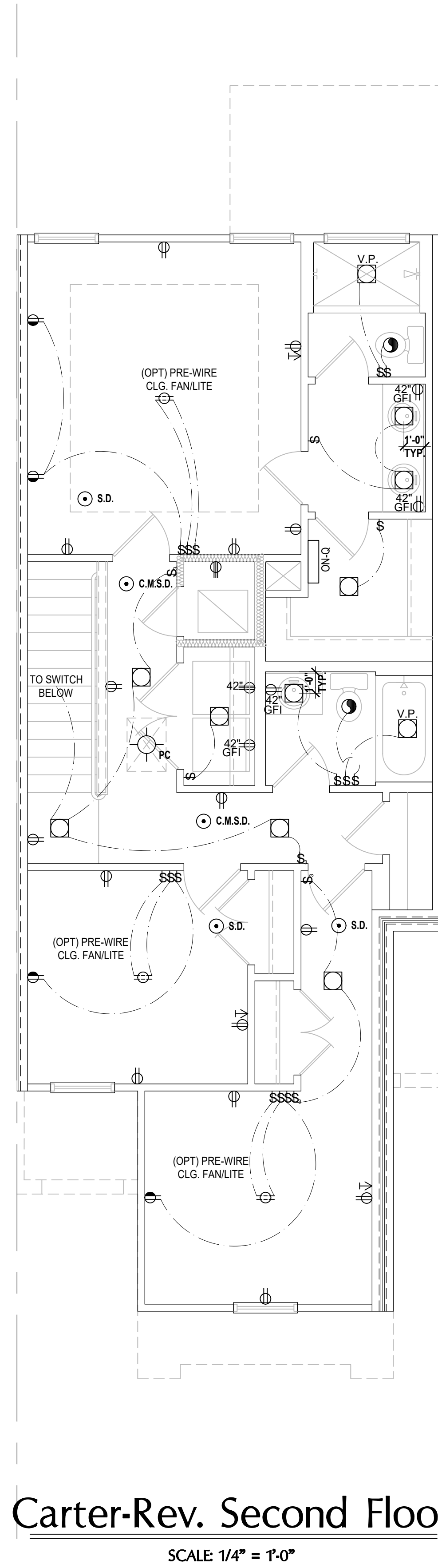
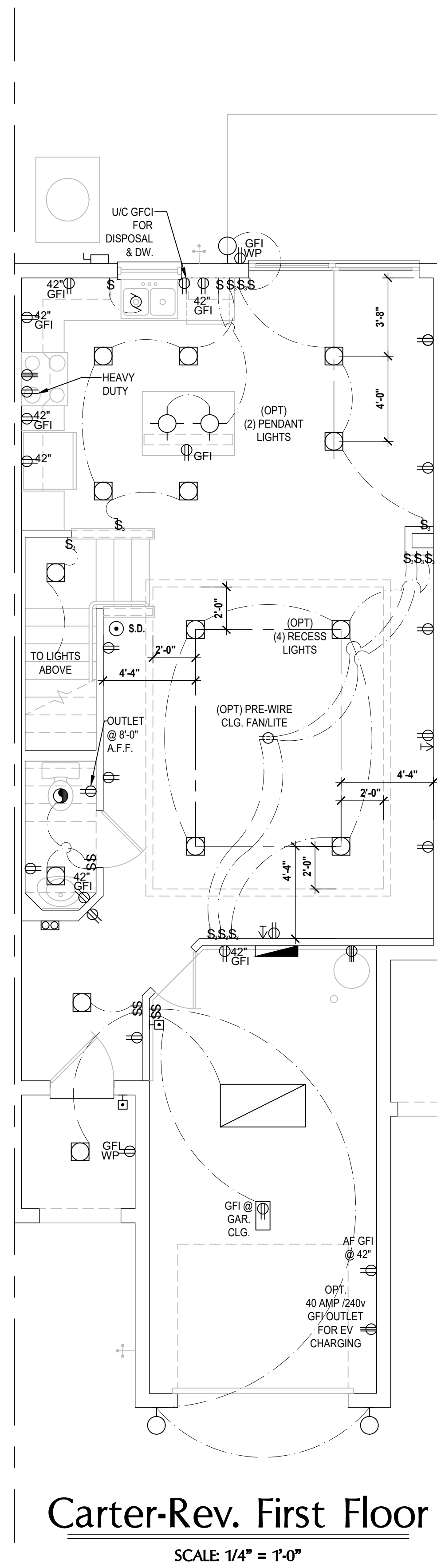
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GROUP OF BUILDING AND DESIGN ASSOCIATION

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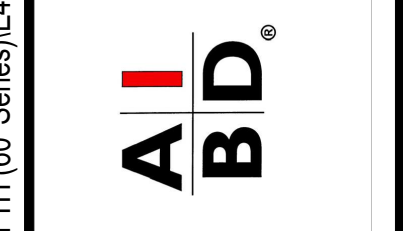
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Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

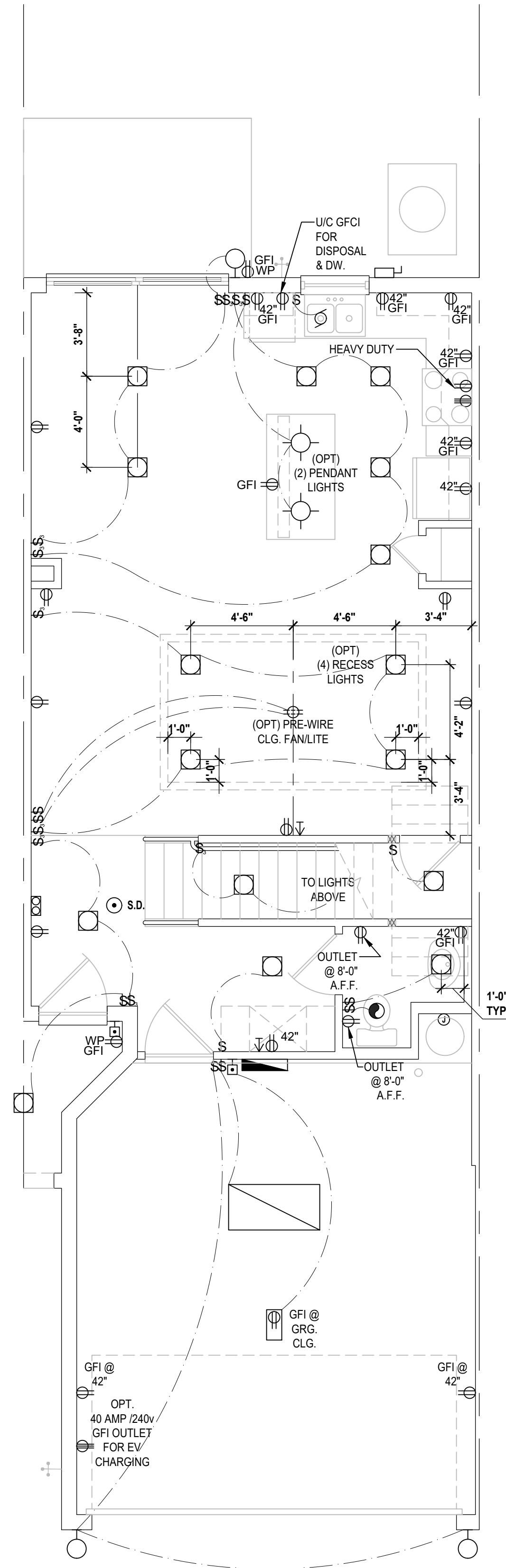
A division of Park Square Enterprises Inc.
5200 Vineland Rd., Suite #200
Orlando, FL 32811
Phone: (407) 529-3000



ISSUE DATE	02/09/2024
REVISIONS	
PROJECT	00-0000
SCALE	AS NOTED
DRAWN BY	C.C.
DESIGNED BY	MJS

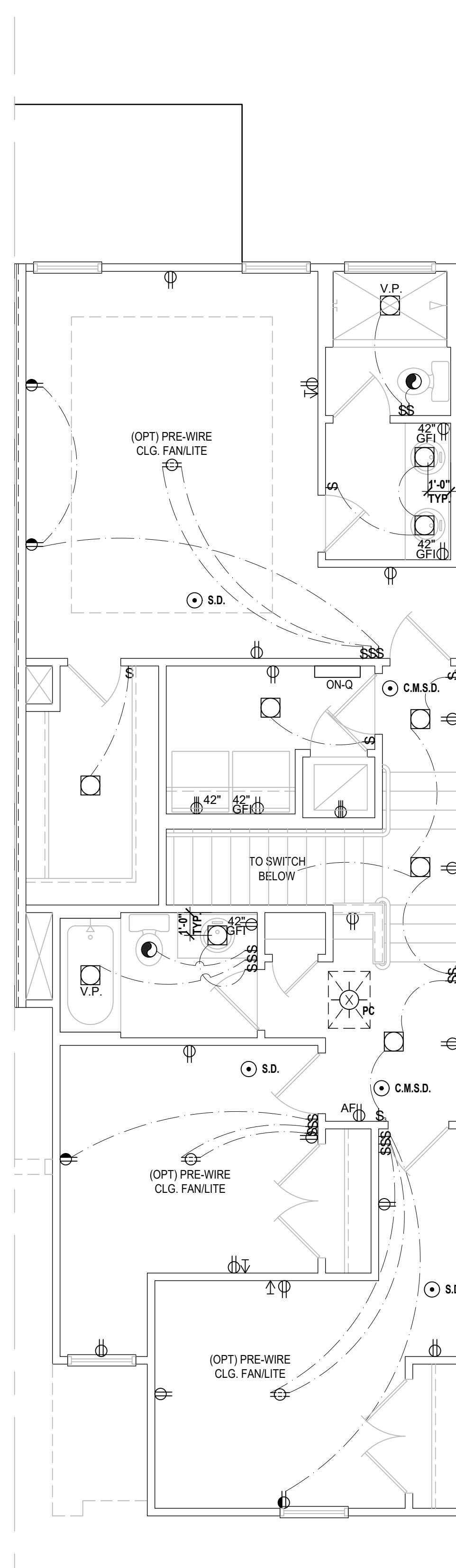
ELECTRICAL LAYOUT
E4

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Washington-Rev. First Floor

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



Washington-Rev. Second Floor

(Standard)
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.C.).
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 COATED 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 REINING 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:

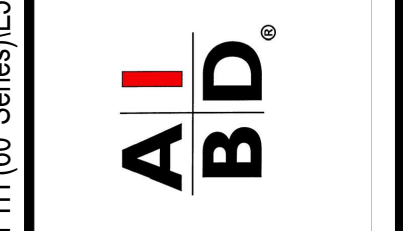
	CEILING MOUNTED LIGHT
	PULL CHAIN LIGHT
	FLUSH-MOUNT LED
	WALL MOUNTED LIGHT
	WALL WASH RECESSED
	DUPLEX RECEPTACLE
	220 V RECEPTACLE
	1/2 HOT, 1/2 SWITCHED
	WATER PROOF RECEPTACLE
	FLOOR RECEPTACLE
	PRE-WIRE FOR CLG. FAN
	GROUND FAULT INTERRUPT
	WALL SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	TELEPHONE JACK
	CABLE JACK
	PRE-WIRE GARAGE DOOR OPENER
	FLUORESCENT LIGHT
	ELECTRICAL PANEL
	CHIME
	DOOR BELL / GARAGE DOOR SWITCH
	DISCONNECT SWITCH
	ELECTRICAL METER
	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
	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
www.htegroup.com



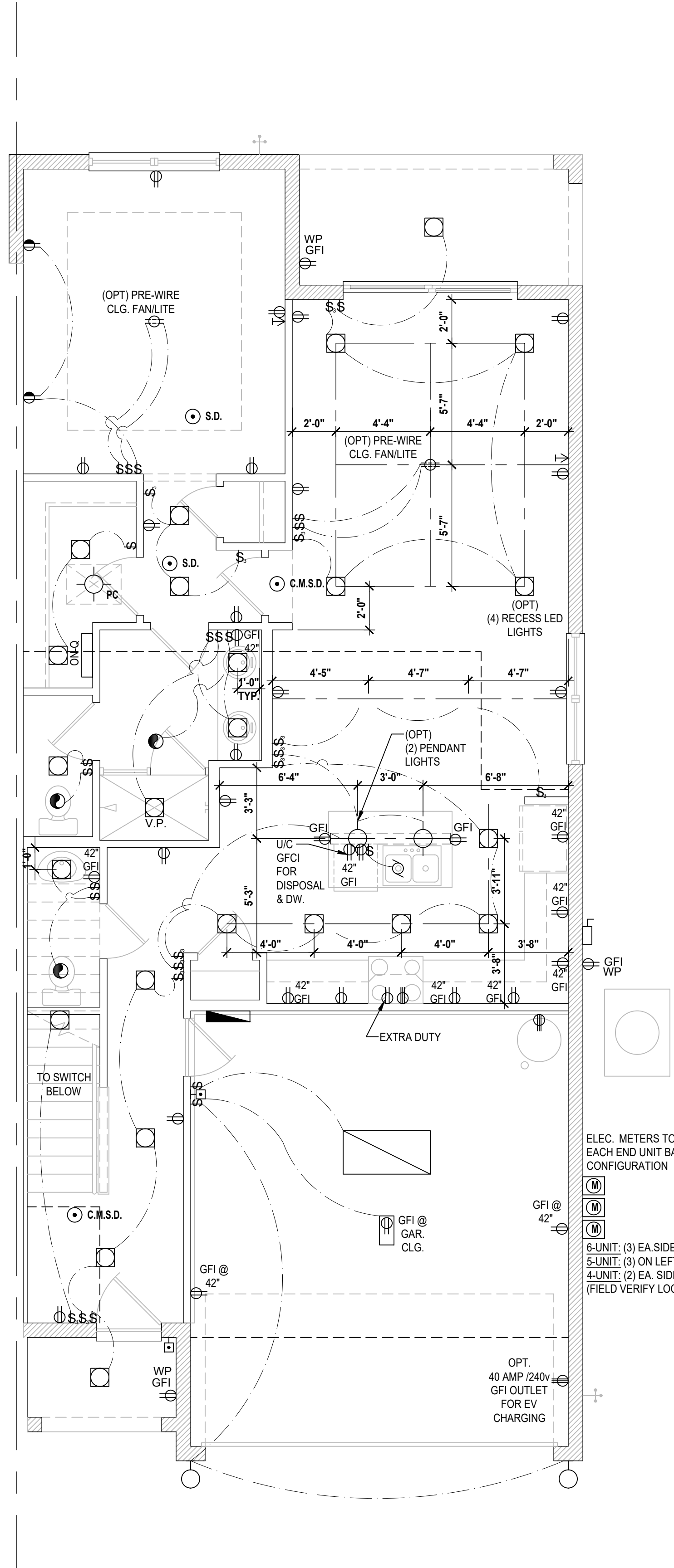
6-Unit: (Presidential 60' Series)
Models: Truman, Washington, Center, Center, Washington, Truman
Building Pad #XX
Lot# XX-XX, Subdivision
Street Address
City, State, Zip Code

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



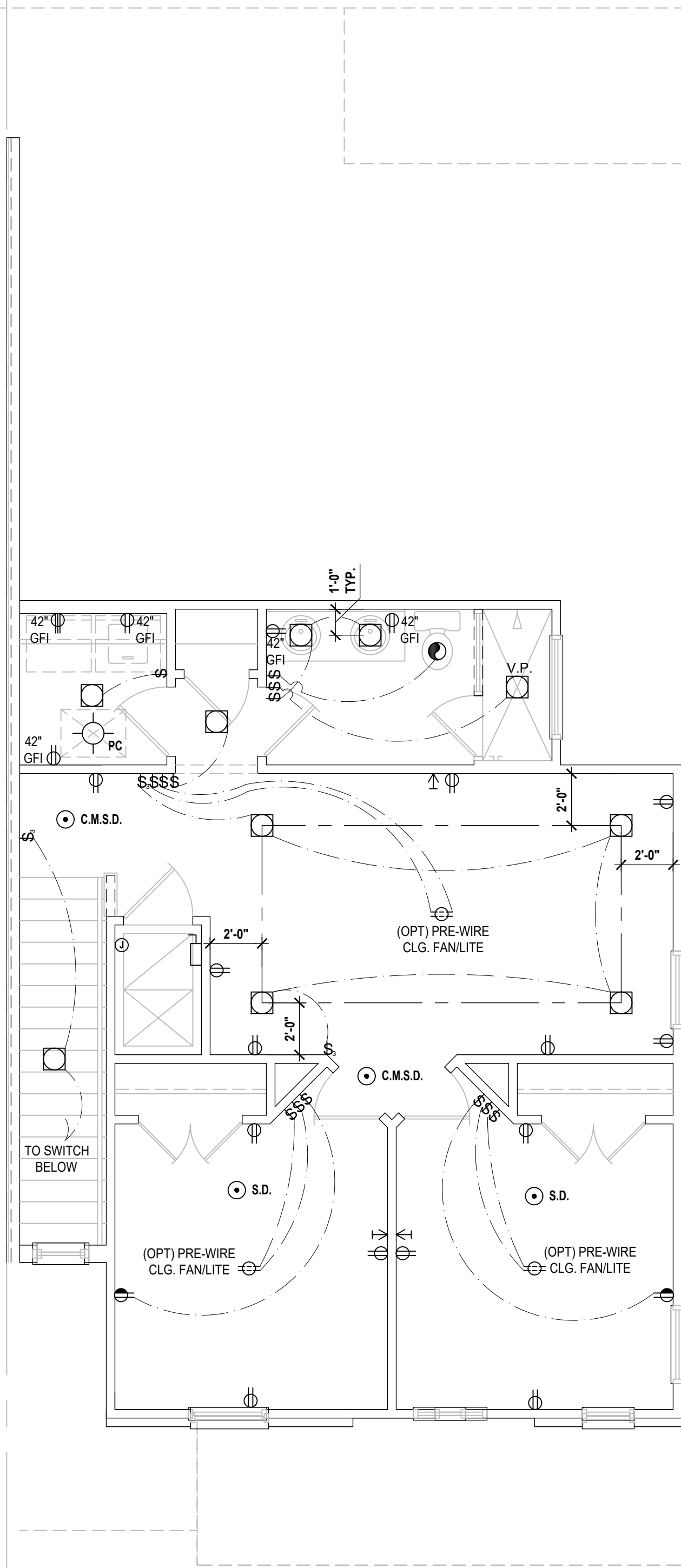
ISSUE DATE	02/09/2024
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELECTRICAL LAYOUT
E5



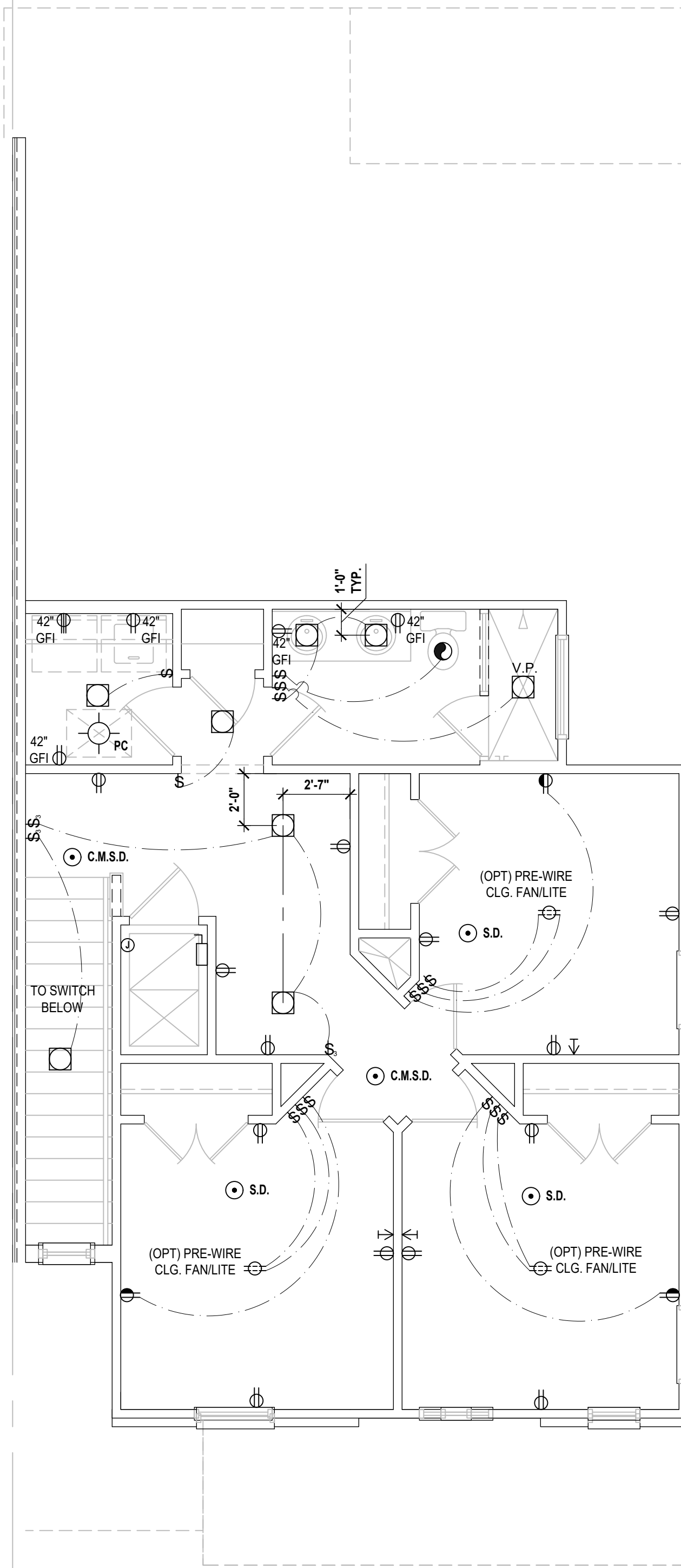
Truman-Rev. First Floor

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



Truman-Rev. Second Floor

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



Truman-Rev. Second Floor

(Opt - 4 Bedroom)
SCALE: 1/4" = 1'-0"

GENERAL NOTES KEY:

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- 8'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
- ANY EXTERIOR WALL ELECTRICAL MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FBCE R404.5. FIXTURES SHALL BE IC-RATED FOR ZERO CLEARANCE INSULATION CONTACT) AND SEALED AIR TIGHT. ALSO SEE FBCE 410.116.

NOTES:
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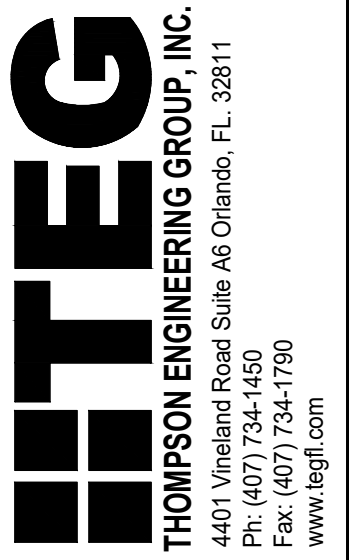
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ELECTRICAL KEY:

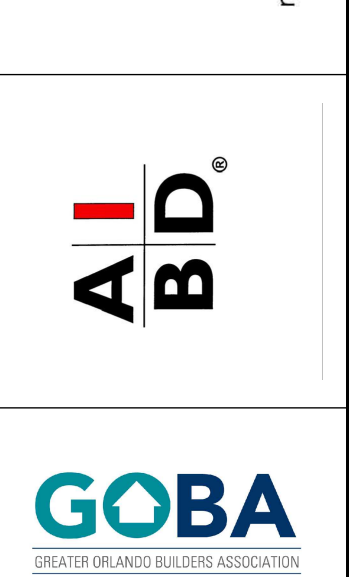
	CEILING MOUNTED LIGHT
	PULL CHAIN LIGHT
	FLUSH-MOUNT LED
	WALL MOUNTED LIGHT
	WALL WASH RECESSED
	DUPLEX RECEPTACLE
	220 V RECEPTACLE
	1/2 HOT, 1/2 SWITCHED
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	FLOOR RECEPTACLE
	PRE-WIRE FOR CLG. FAN
	GROUND FAULT INTERRUPT
	WALL SWITCH
	3-WAY SWITCH
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	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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 www.mjsdesignsgroup.com
 4401 Vineland Road, Suite 46, Orlando, FL 32811
 Ph: (407) 734-1450
 Fax: (407) 734-1750
 www.mjsdesignsgroup.com



6-Unit: (Presidential 60' Series)
 Models: Truman, Washington, Center, Center, Washington, 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: 02/09/2024
 REVISIONS:

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

ELECTRICAL LAYOUT