Tyler Jackson Grant Jackson Monroe

(SUBDIVISION NAME) TOWNHOMES

Park Square HOMES

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

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

SHEET INDEX:

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

REVISION SCHEDULE:

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

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 IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

ANSI STANDARD FOR MEASURING HOUSES

THE ANSI STANDARD FOR MEASURING HOUSES:
NATIONAL STANDARD Z765-1996 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:

1. AIR-CONDITIONED SPACE
2. 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, EMBODYING WALLS, FLOORS, AND CEILINGS THAT ARE LIKE THE REST OF THE 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.

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 RESIDENTIAL (8TH EDITION)

1. WIND EXPOSURE - CATEGORY (C)
2. ULTIMATE WIND SPEED - 140MPH.
   NOMINAL WIND SPEED - 109MPH.
3. WIND IMPORTANCE FACTOR - 1.0
4. INTERNAL PRESSURE COEFFICIENT- .18
5. MAXIMUM PRESSURE FOR COMPONENTS AND CLADDING, 21.0 p.s.f./-28.1 p.s.f. UNLESS NOTED OTHERWISE.
6. SINGLE FAMILY RESIDENCE TO BE RISK CATEGORY II.

DESIGN STATEMENT

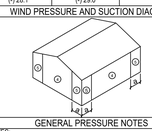
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2023) FLORIDA BUILDING CODE RESIDENTIAL (8TH EDITION)

EFFECTIVE WIND AREA (SQ. FT.)	WIND PRESSURE AND SUCTION (PSF.) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION	
AREA	4	5
10	(+) 29.4 / (-) 31.9	(+) 29.4 / (-) 39.4
20	(+) 28.1 / (-) 30.6	(+) 28.1 / (-) 36.7
50	(+) 26.3 / (-) 28.8	(+) 26.3 / (-) 33.2
100	(+) 25.0 / (-) 27.5	(+) 25.0 / (-) 30.6

GARAGE DOORS

16'-0" x 8'-0"	16'-0" x 7'-0"	18'-0" x 8'-0"
(+) 21.7 (-) 26.3	(+) 21.9 (-) 26.7	(+) 24.4 (-) 27.2
9'-0" x 8'-0"	9'-0" x 7'-0"	
(+) 25.80 (-) 29.10	(+) 25.9 (-) 29.2	OVERHANG (-) 55.30
8'-0" x 8'-0"	8'-0" x 7'-0"	
(+) 22.9 (-) 28.1	(+) 23.1 (-) 29.0	

WIND PRESSURE AND SUCTION DIAGRAM



GENERAL PRESSURE NOTES

NOTES:
1. "A" 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.

RKE

FLORIDA BUILDING CODE:

(FBC) 2023 (8TH EDITION)

DESIGN CRITERIA:
- 2023 FLORIDA BUILDING CODE (BUILDING) - 8TH EDITION.
- 2023 FLORIDA BUILDING CODE (RESIDENTIAL) - 8TH EDITION.
- 2023 FLORIDA BUILDING CODE (PLUMBING) - 8TH EDITION.
- 2023 FLORIDA BUILDING CODE (MECHANICAL) - 8TH EDITION.
- 2023 FLORIDA BUILDING CODE (FUEL/GAS) - 8TH EDITION.
- 2023 FLORIDA BUILDING CODE (EXISTING BUILDING) 8TH EDITION.
- 2023 FLORIDA BUILDING CODE (ACCESSIBILITY) 8TH EDITION .
- 2023 FLORIDA BUILDING CODE (ENERGY CONSERVATION) 8TH EDITION.
- 2020 FLORIDA FIRE PREVENTION CODE (7TH EDITION).
- 2020 NATIONAL ELECTRICAL CODE (NEC)
- 2010 NFPA 101 - LIFE SAFETY CODE
- OCCUPANCY CLASSIFICATION: GROUP R-3 (TOWNHOMES)
- CONSTRUCTION TYPE: TYPE VB (FBC-R 602.3)
- SPRINKLED: NO (FBC-B SECTION 903)
- NUMBER OF STORIES: 2 STORIES

SPECIFIC PARAMETERS FROM FBC 2023 USED FOR DESIGN INCLUDE:
- CONCRETE MASONRY RESIDENTIAL
- CONSTRUCTION WOOD FRAME CONSTRUCTION
- AMERICAN SOCIETY OF CIVIL ENGINEERS

FIND US ON FACEBOOK & HOUZZ AT MJS CUSTOM HOME DESIGNS

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MJS designers group
residential•commercial•architecture

GOBA GREATER ORLANDO BUILDERS ASSOCIATION

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

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 329-3000

ISSUE DATE 11/17/2023
REVISIONS

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

COVER PAGE
A0

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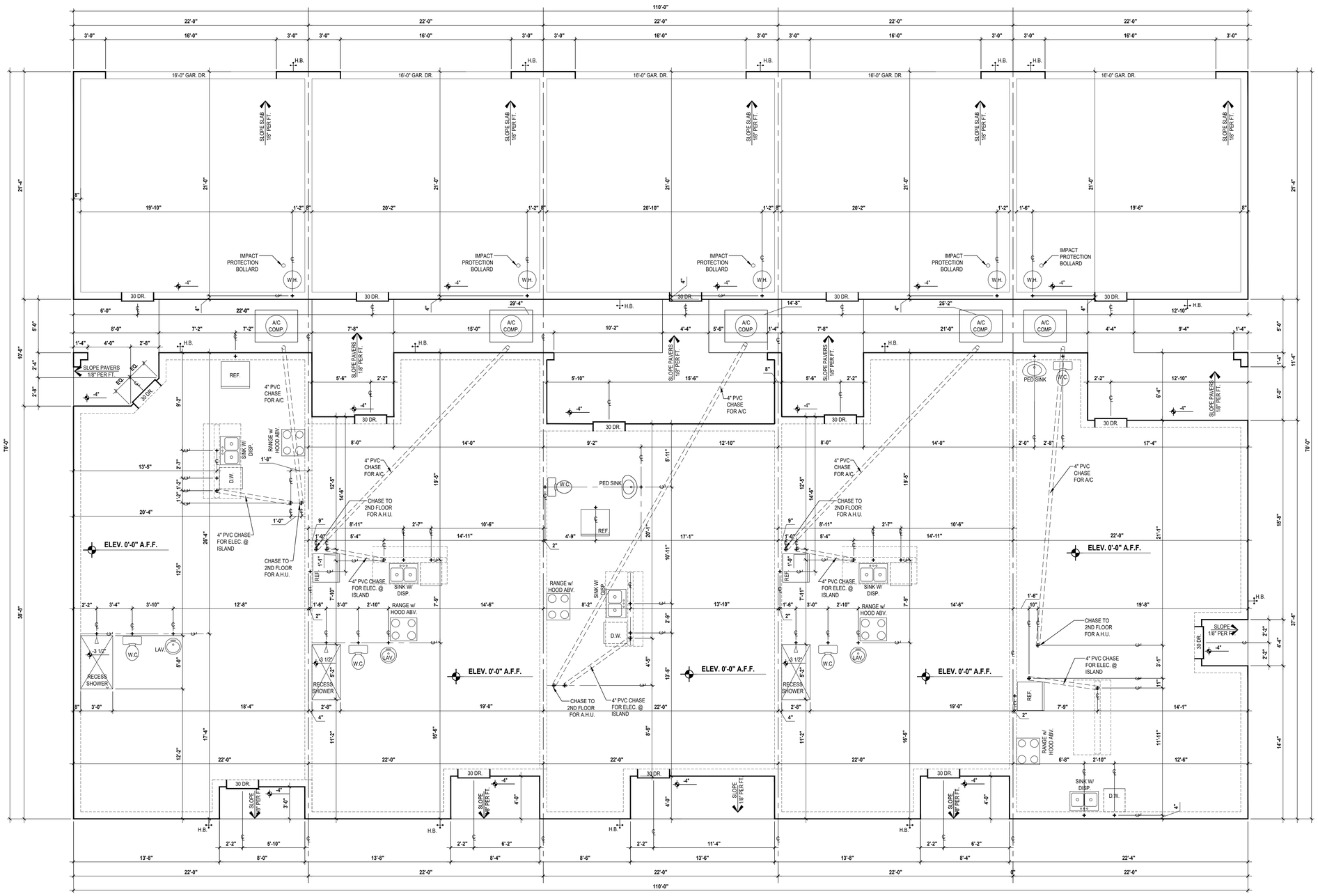

Slab Plan

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

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AIBD

GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: Rear Load Detached

Models: Tyler, Jackson, Grant, Jackson & Monroe

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

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

Park Square HOMES

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

SLAB PLAN

A1

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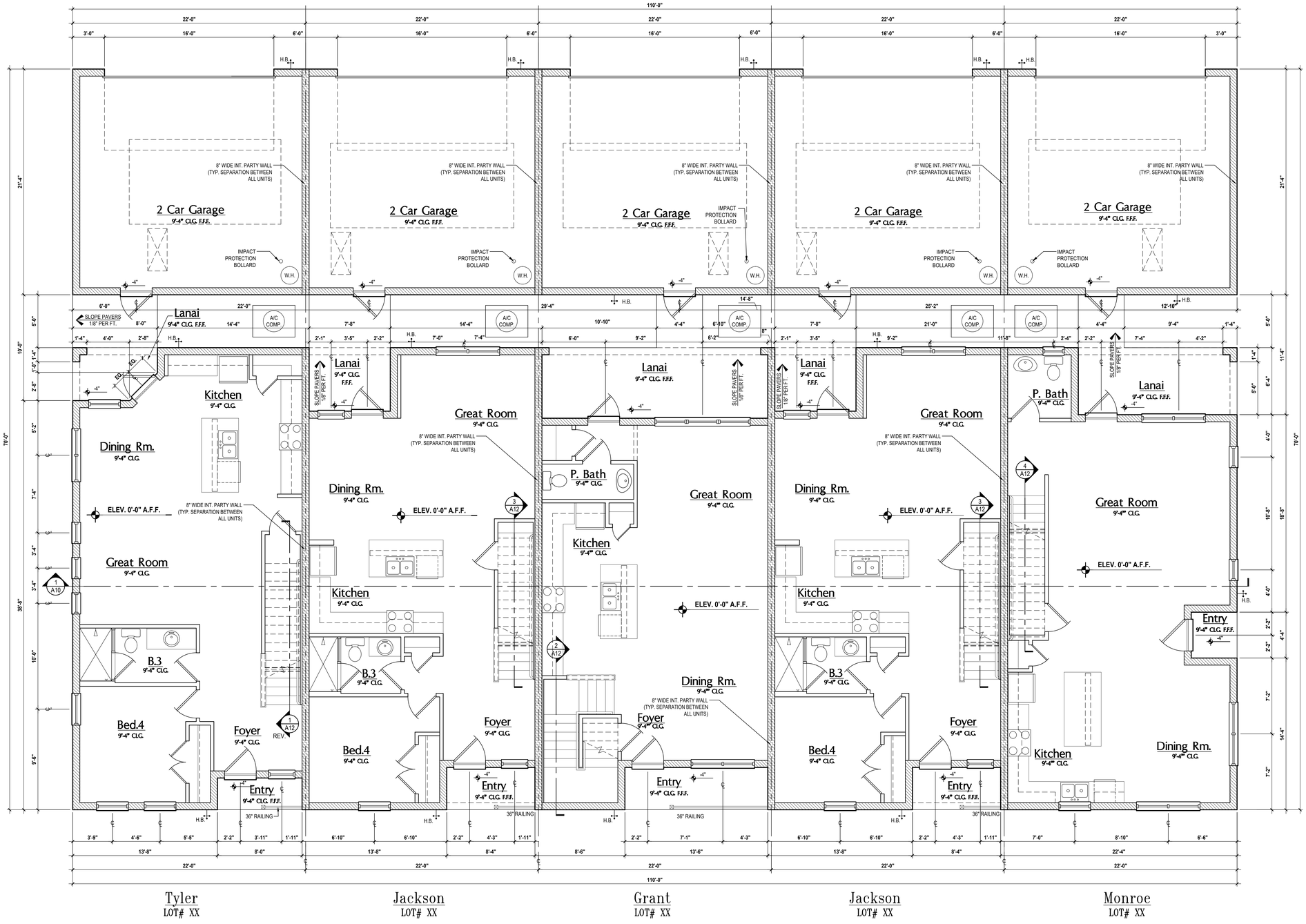

GENERAL NOTES KEY:

ABBREVIATIONS:

MT - METAL THRESHOLD	OBS - OBSCURED GLASS
FR - FRENCH DOORS	TEMP - TEMPERED GLASS
SL - SIDE LIGHT	SH - SINGLE HUNG
FG - FIXED GLASS	DH - DOUBLE HUNG
TR - TRANSOM	CSMT- CASEMENT
GB - GLASS BLOCK	HR - HORIZONTAL ROLLER
PKT - POCKET DOOR	BP - BYPASS
SVC - SERVICE DOOR	BF - BIFOLD
	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 FBC-R M1307.2 & FBC-M 304.
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6. VENT DRYER THRU EXTERIOR WALL U.N.O.
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12. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.
13. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3 1/2" U.N.O.
14. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7 5/8" 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 SWS = SHEAR WALL SEGMENTS.
16. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED w/ A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1.
17. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.
18. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR MIN. 150 M.P.H.
19. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.
20. ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVER PER (FBC-R312.2).
21. SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.
22. SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.
23. ALL DOORS & WINDOWS THAT ARE EGRESS WILL BE LABELED AS SUCH AND CONFORM TO FBC R310.2 EERO
24. SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & E.O.R STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL A/O 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.
25. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1.
26. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.
27. 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE
28. THERMAL BARRIER: FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM WALLBOARD, 23/32-INCH (18.2 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.
29. ADDRESS NOTIFICATION SHALL BE IN ACCORDANCE w/ SECTION FBC-R319.
30. ANY EXTERIOR WALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS SHOULD BE FITTED WITH QUICKFLASH PANELS (OR SIMILAR).
31. ATTIC ACCESS OPENING SHOULD BE WEATHERSTRIPPED AND INSULATED TO LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING AREAS PER FBCEC R402.2.4.
32. FILL VOIDS OF UNDERSIDE OF TUBS & SHOWERS WITH INSULATION FOR ACOUSTIC DAMPENING.
33. ADD ACOUSTIC OR VIBRATION ISOLATION DEVICES AT GARAGE DOOR OPENERS THAT ARE ADJACENT TO HABITABLE SPACES ABOVE.
34. WHERE WALL TILE IS INSTALLED IN TUB AND SHOWER AREAS, GLASS MAT GYPSUM 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 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" 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"	
30 = 3'-0"	

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

BRG. HT. LEGEND

2-4" BRG. HT.
8"-4" BRG. HT.
2-HR. FIREWALL
FRAME WALL PER PLAN

NOTE:
ALL BEARING HEIGHTS ARE BASED OFF FROM 0'-0" FIN. FLR. (U.N.O.)

Area Tabulations

Living:		
1st floor:	3,356	sf
2nd floor:	3,603	sf
Total Living:	6,959	sf
entry:	133	sf
garage:	1,876	sf
lanai:	454	sf
Total Area:	9,422	sf

First Floor Overall

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

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

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Phone: (407) 529-3000

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

FIRST FLOOR
A2

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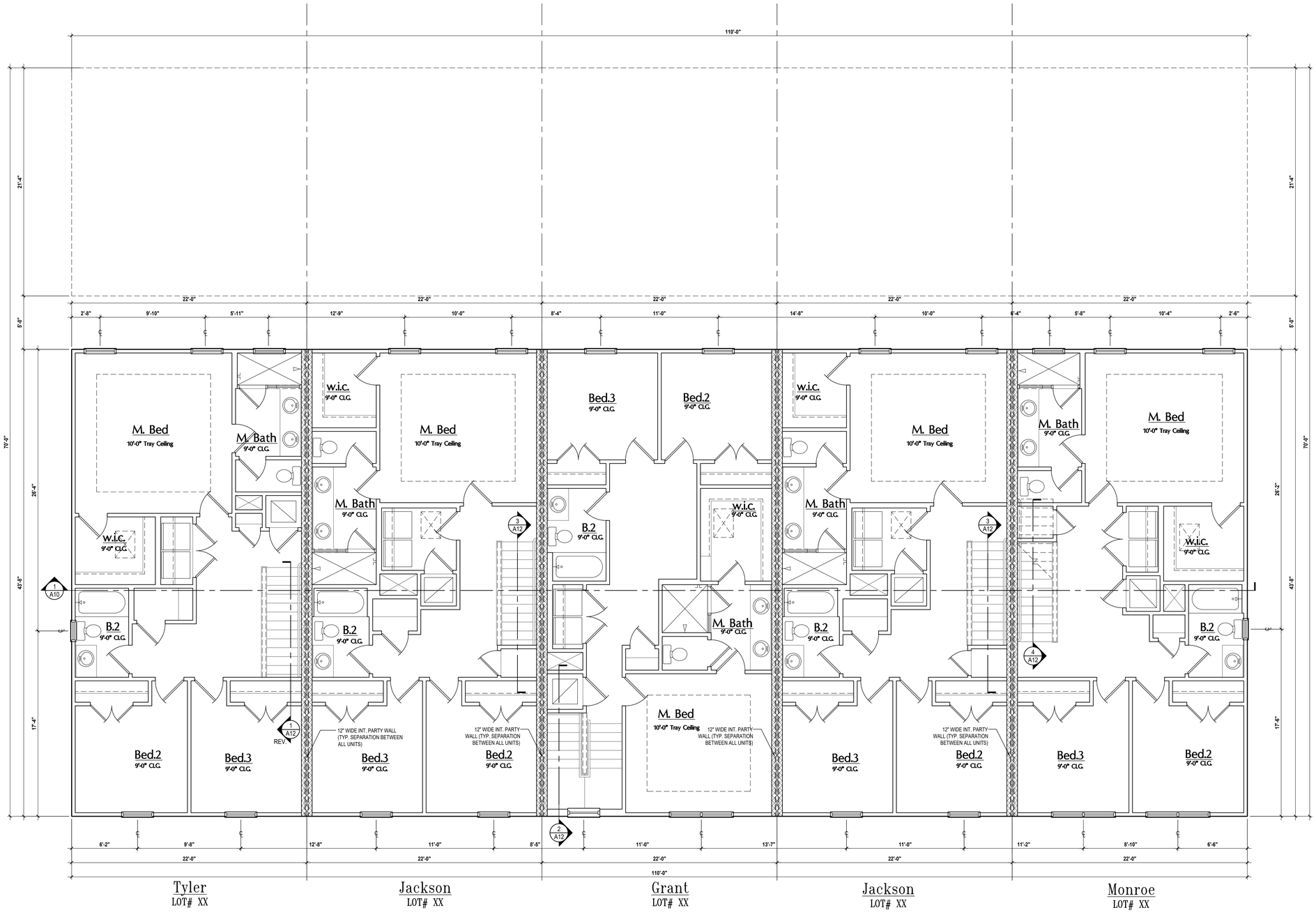

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24. SOIL TESTING IS RECOMMENDED, BUT IS NOT REQUIRED. THE DESIGN TEAM AT MJS & E.O.R STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL &/O PROPERLY COMPACTED FILL (2000 PSF MIN.). FILL MATERIAL SHALL BE COMPACTED TO 95% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR / OWNER.
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27. 5/8" TYPE X DRYWALL ON GARAGE CEILING BELOW ANY HABITABLE SPACE
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Second Floor Overall

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

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AIBD

GOBA
GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: Rear Load Detached

Models: Tyler, Jackson, Grant, Jackson & Monroe

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

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

Park Square HOMES

ISSUE DATE	11/17/2023

REVISIONS

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

SECOND FLOOR
A3

V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1- Townhome Models\Rear Load Detached Townr (Raised Heel)\5-Unit\A3 Second Floor Overall.dwg
Jan 17, 2024,11:28am
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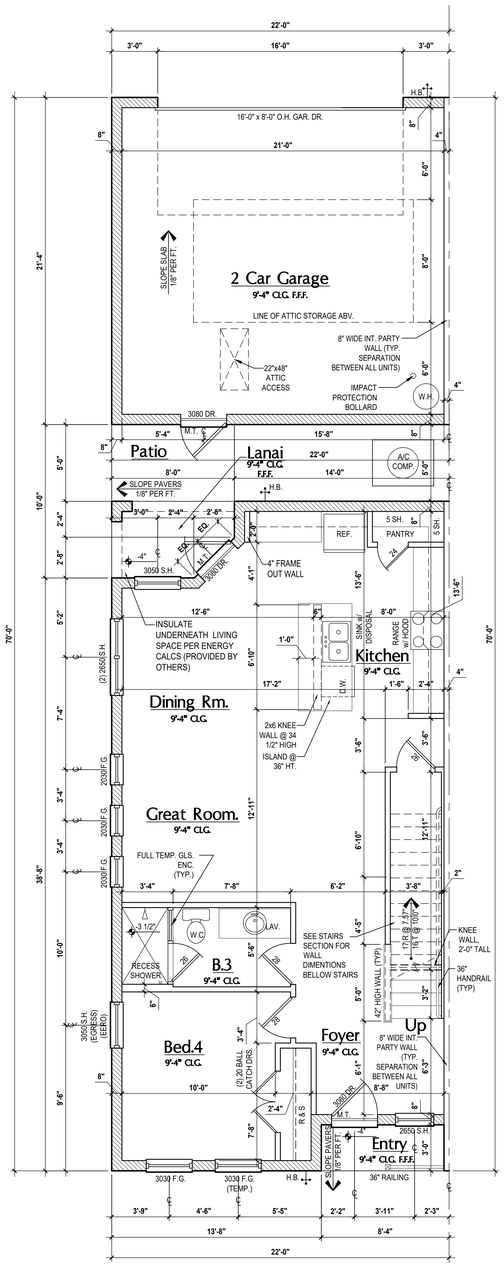
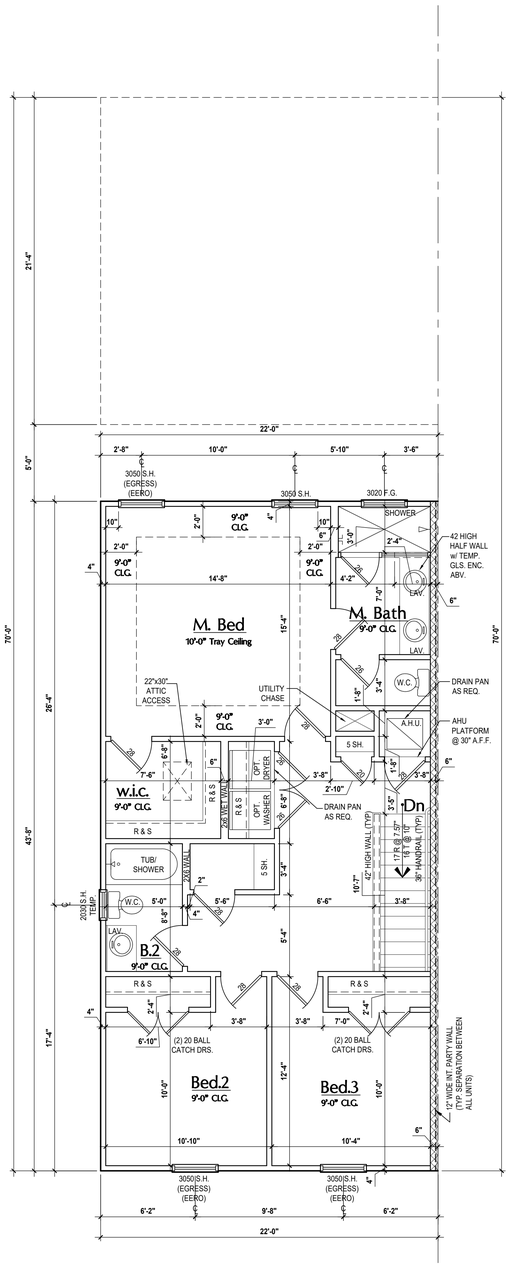


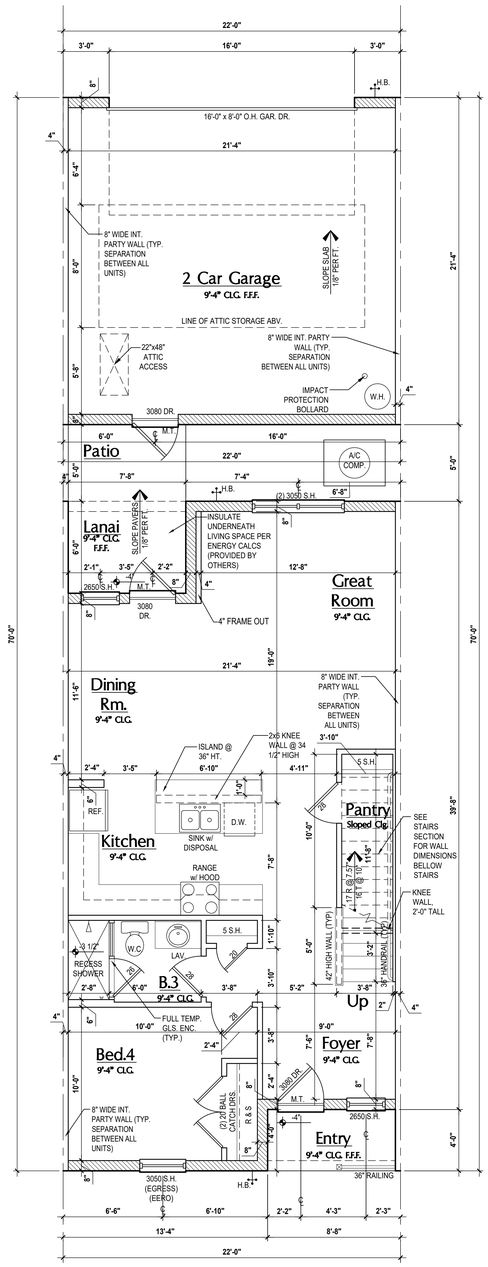
Tyler: First Floor

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



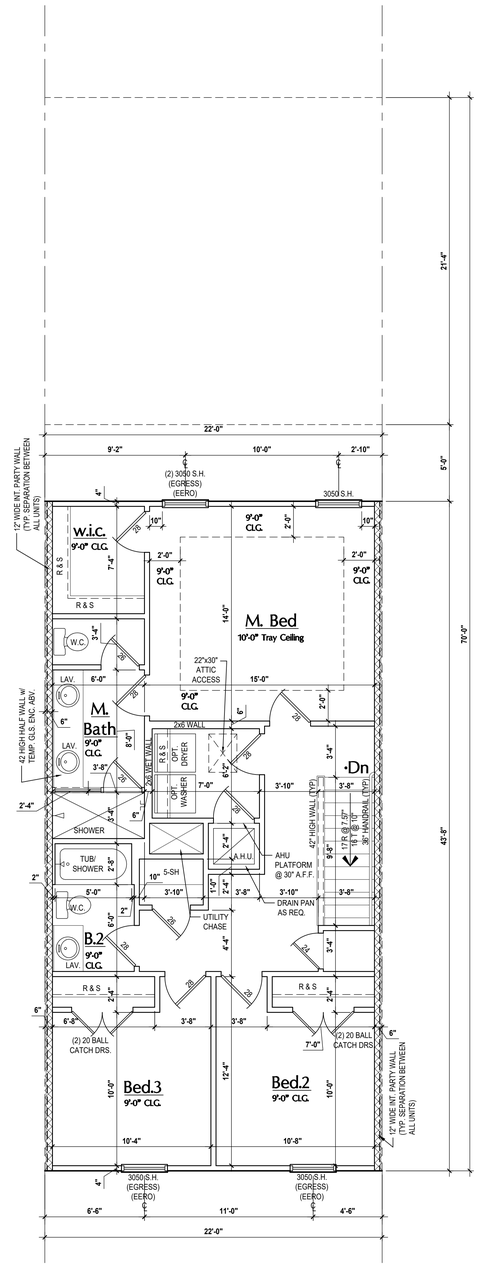
Tyler: Second Floor

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



Jackson: First Floor

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



Jackson: Second Floor

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

Area Tabulations

Living:	Tyler Unit
1st floor:	899 sf
2nd floor:	926 sf
Total Living:	1,825 sf
entry:	25 sf
garage:	469 sf
lanai:	37 sf
patio:	40 sf
Total Area:	2,396 sf

Floor Plan

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

GENERAL NOTES KEY:

ABBREVIATIONS:

MT - METAL THRESHOLD	OBS - OBSCURED GLASS
FR - FRENCH DOORS	TEMP - TEMPERED GLASS
SL - SIDE LIGHT	SH - SINGLE HUNG
FG - FIXED GLASS	DH - DOUBLE HUNG
TR - TRANSOM	CSMT- CASEMENT
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NOTES:

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28 = 2'-8"	
30 = 3'-0"	

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

Area Tabulations

Living:	Jackson Unit
1st floor:	878 sf
2nd floor:	928 sf
Total Living:	1,806 sf
entry:	35 sf
garage:	469 sf
lanai:	48 sf
patio:	38 sf
Total Area:	2,396 sf

Floor Plan

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

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residential-commercial-architecture

AIBD

GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: Rear Load Detached

Models: Tyler, Jackson, Grant, Jackson & Monroe

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

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

Park Square HOMES

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

FLOOR PLANS
A4

diego V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1- Townhome Models\Rear Load Detached Towns (Raised Heel)\5-Unit\A4 Floor Plans (Tyler\Jackson).dwg

Jan 17, 2024, 11:28am

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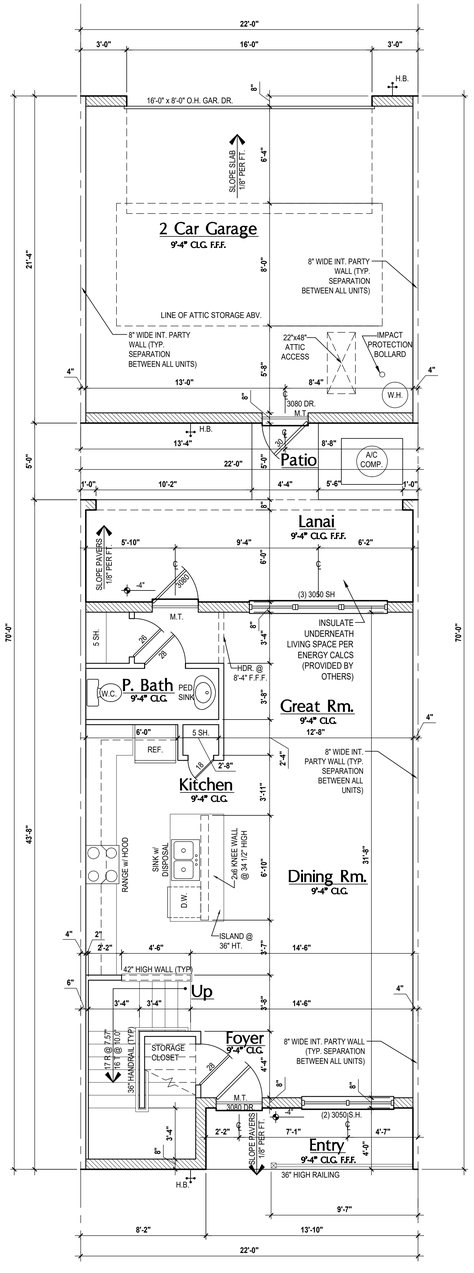
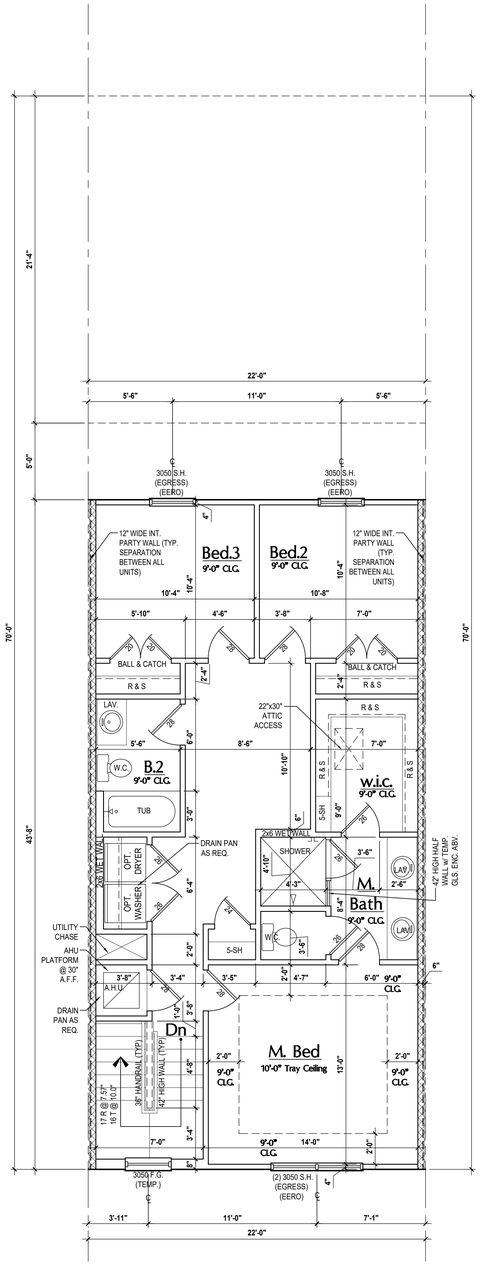


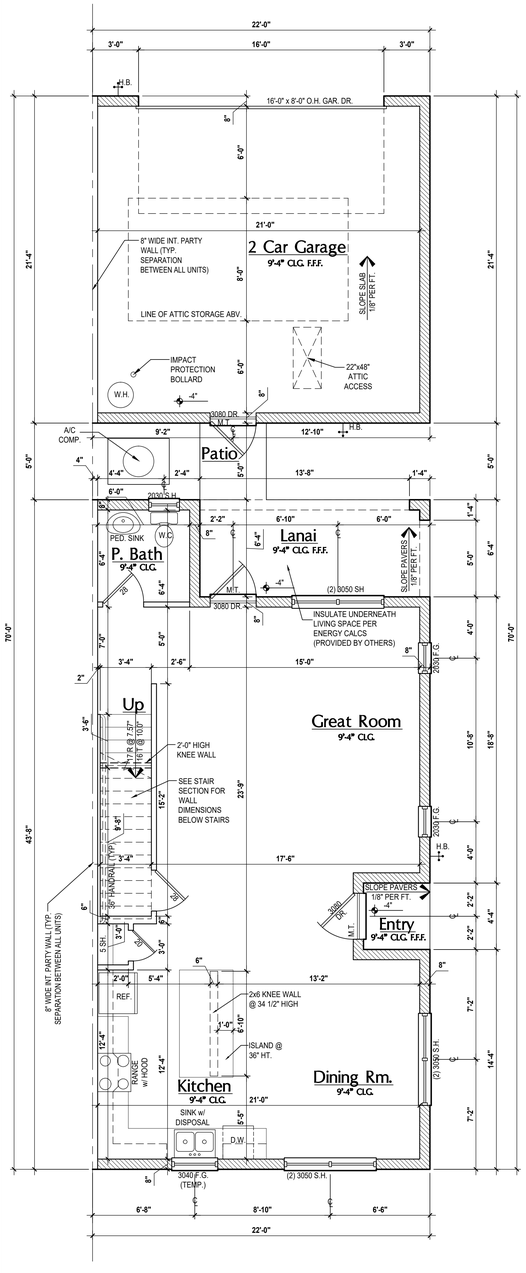
Grant: First Floor Plan

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



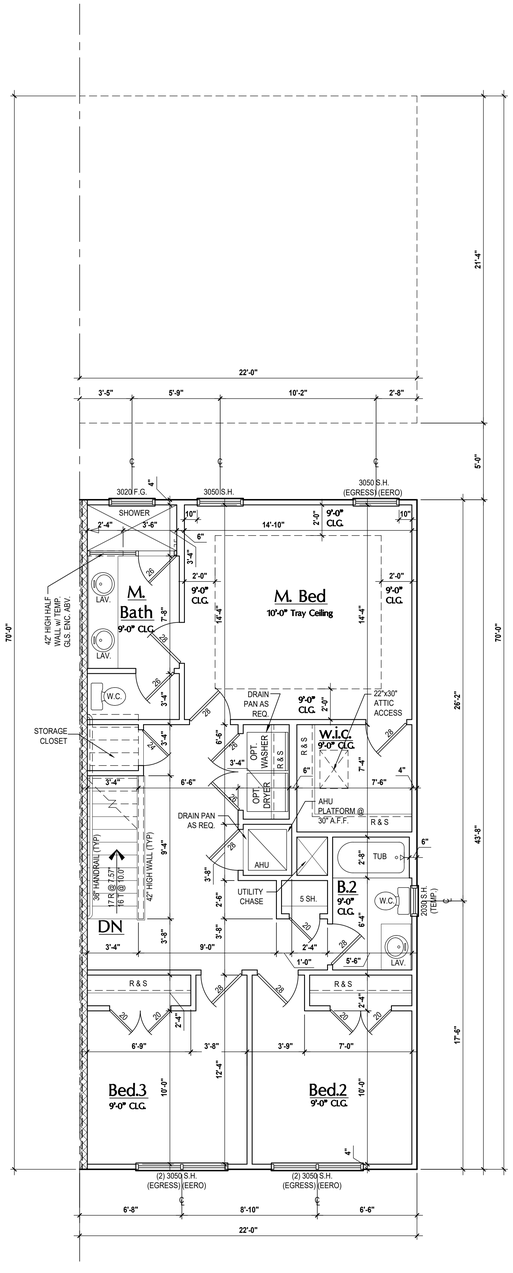
Grant: Second Floor Plan

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



Monroe: First Floor Plan

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



Monroe: Second Floor Plan

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

Area Tabulations

Living:		Grant Unit
1st floor:	759	sf
2nd floor:	903	sf
Total Living:	1,662	sf
entry:	55	sf
garage:	469	sf
lanai:	147	sf
patio:	22	sf
Total Area:	2,355	sf

Floor Plan

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

GENERAL NOTES KEY:

ABBREVIATIONS:

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FR - FRENCH DOORS	TEMP - TEMPERED GLASS
SL - SIDE LIGHT	SH - SINGLE HUNG
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26 = 2'-6" 60 B.F. = 6'-0" BI-FOLD
28 = 2'-8"
30 = 3'-0"

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

Area Tabulations

Living:		Monroe Unit
1st floor:	847	sf
2nd floor:	930	sf
Total Living:	1,777	sf
entry:	19	sf
garage:	469	sf
lanai:	95	sf
patio:	22	sf
Total Area:	2,382	sf

Floor Plan

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

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A | B | D

GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: Rear Load Detached

Models: Tyler, Jackson, Grant, Jackson & Monroe

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

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

Park Square HOMES

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

FLOOR PLANS
A5

V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1. Townhome Models\Rear Load Detached Towns (Raised Heel)\5-Unit\A5 Floor Plans (Grant)(Monroe).dwg
Jan 17, 2024, 11:28am diego

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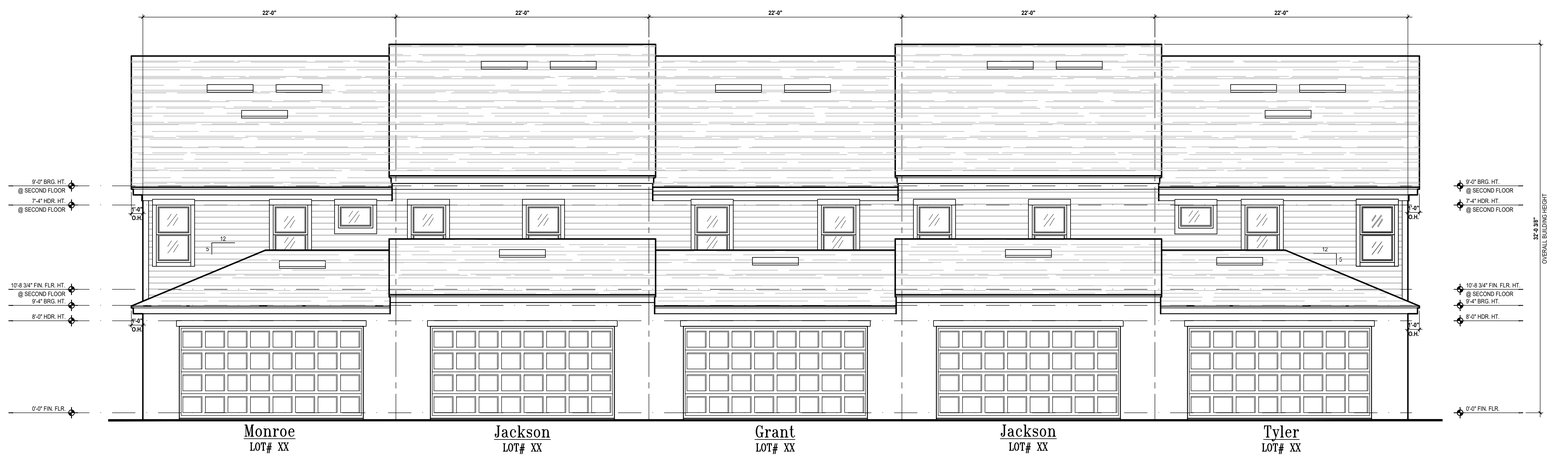
Front Elevation "A"

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



Rear Elevation

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

Rear Elevation: Courtyard

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

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GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: Rear Load Detached

Models: Tyler, Jackson, Grant, Jackson & Monroe

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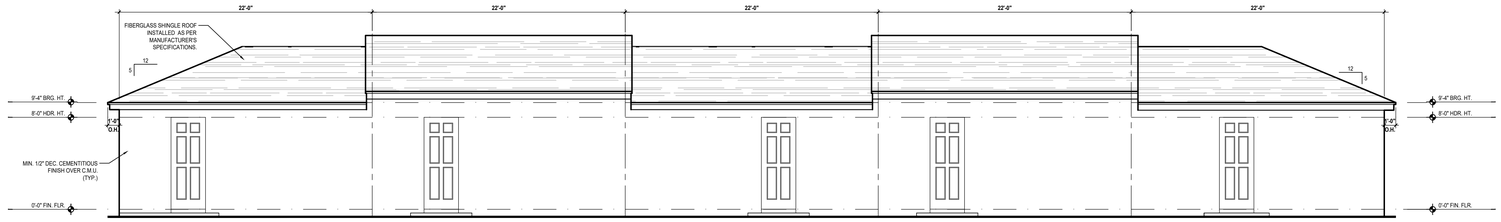
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELEVATIONS
A6

diego V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1- Townhome Models\Rear Load Detached Towns (Raised Heel)\5-Unit\A6 Ext. Elevations- (ELEV A).dwg
Jan 17, 2024 11:28am



Tyler
LOT# XX

Jackson
LOT# XX

Grant
LOT# XX

Jackson
LOT# XX

Monroe
LOT# XX

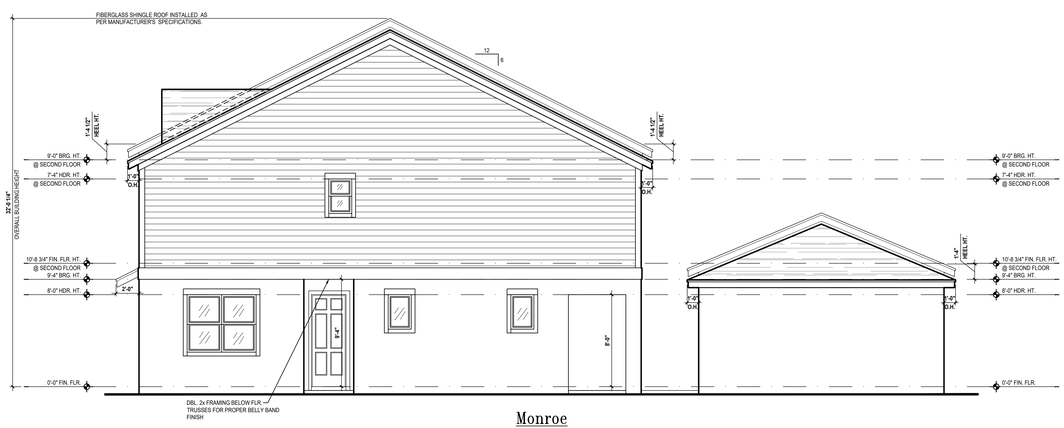
Front Elevation: Garage

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

Tyler
LOT# XX

Left Elevation

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



Monroe
LOT# XX

Right Elevation

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

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A | BD

GOBA
GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: Rear Load Detached

Models: Tyler, Jackson, Grant, Jackson & Monroe

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

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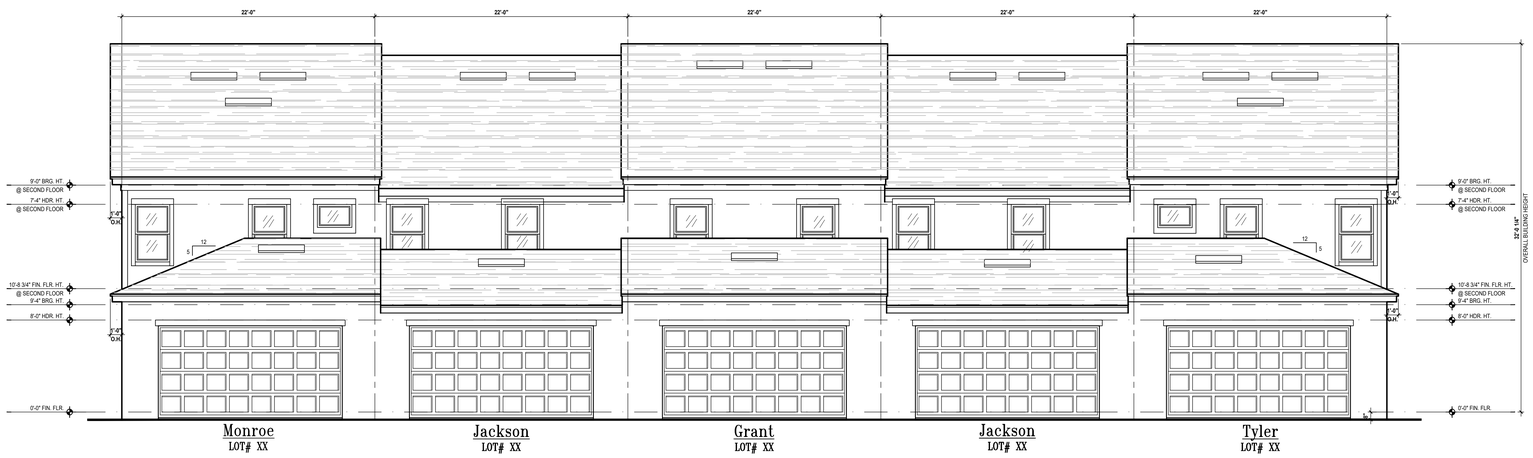
DESIGNED BY:	MJS

ELEVATIONS
A7

diego V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1- Townhome Models\Rear Load Detached Towns (Raised Heel)\5-Unit\A7 Ext. Elevations- (ELEV A).dwg
Jan 17, 2024,11:28am

Front Elevation "B"

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



Rear Elevation

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

Rear Elevation: Courtyard

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

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GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: Rear Load Detached

Models: Tyler, Jackson, Grant, Jackson & Monroe

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

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DESIGNED BY:	MJS

ELEVATIONS
A8

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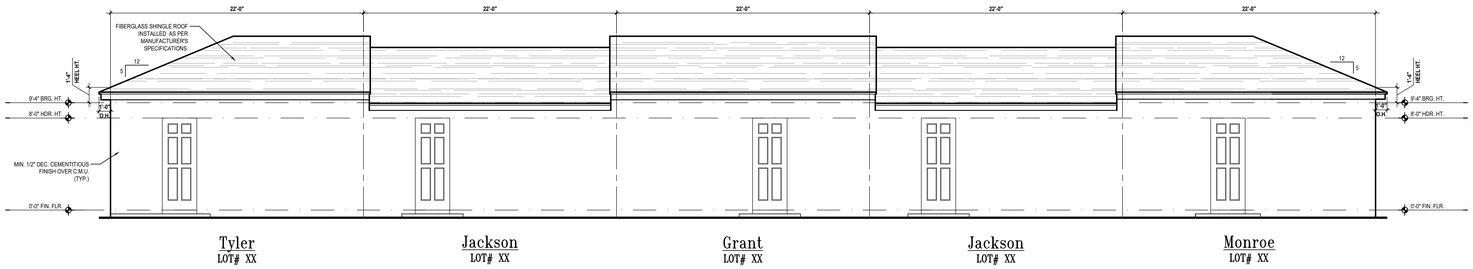
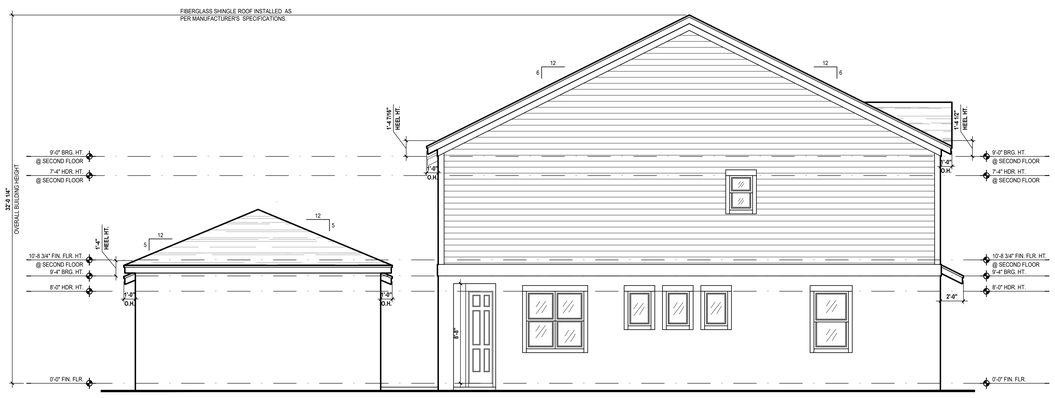


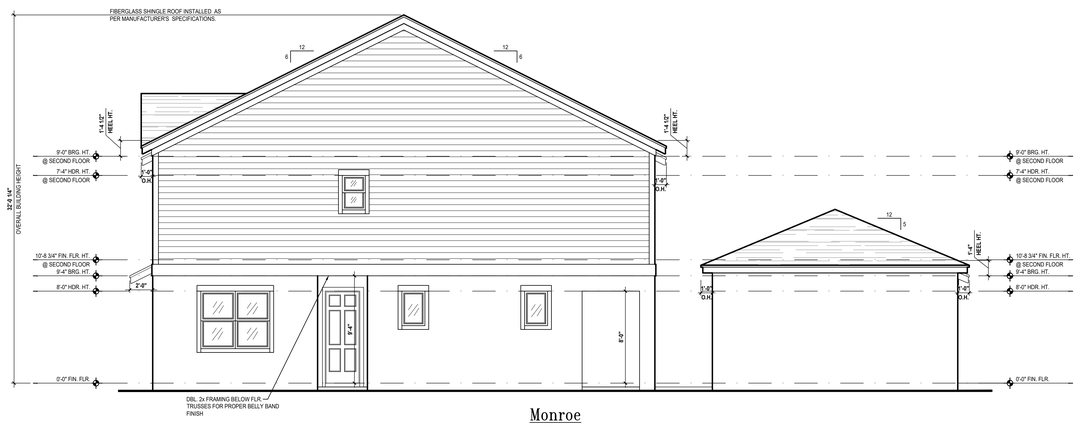
Front Elevation: Garage

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



Left Elevation

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



Right Elevation

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

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GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: Rear Load Detached

Models: Tyler, Jackson, Grant, Jackson & Monroe

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

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Phone: (407) 529-3000

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SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

ELEVATIONS
A9

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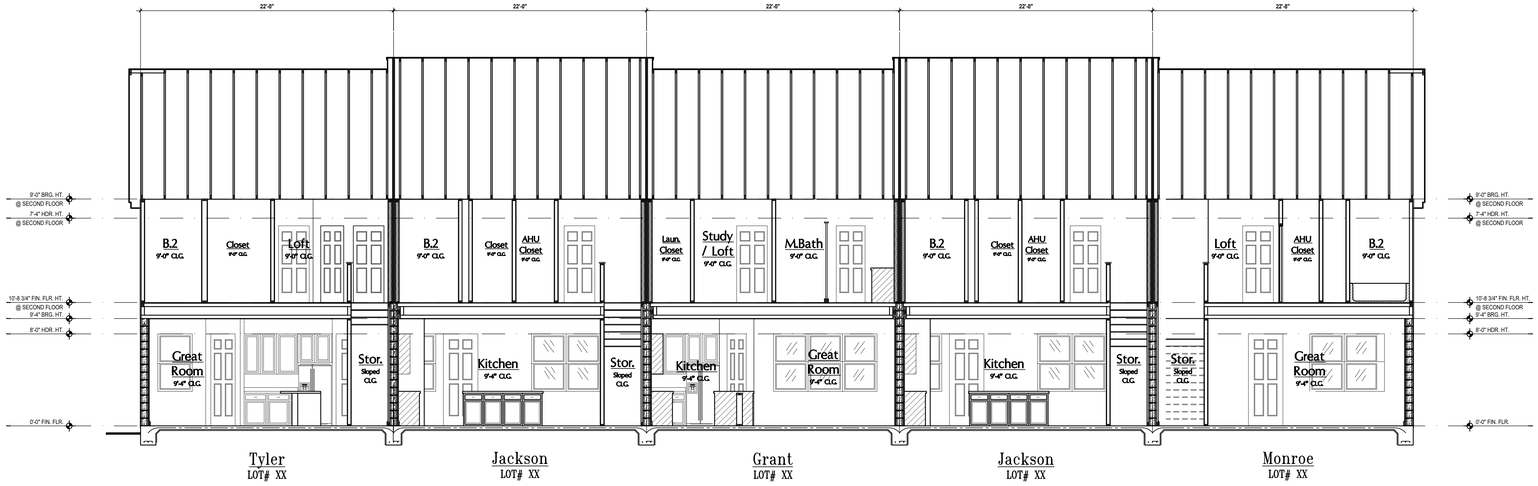
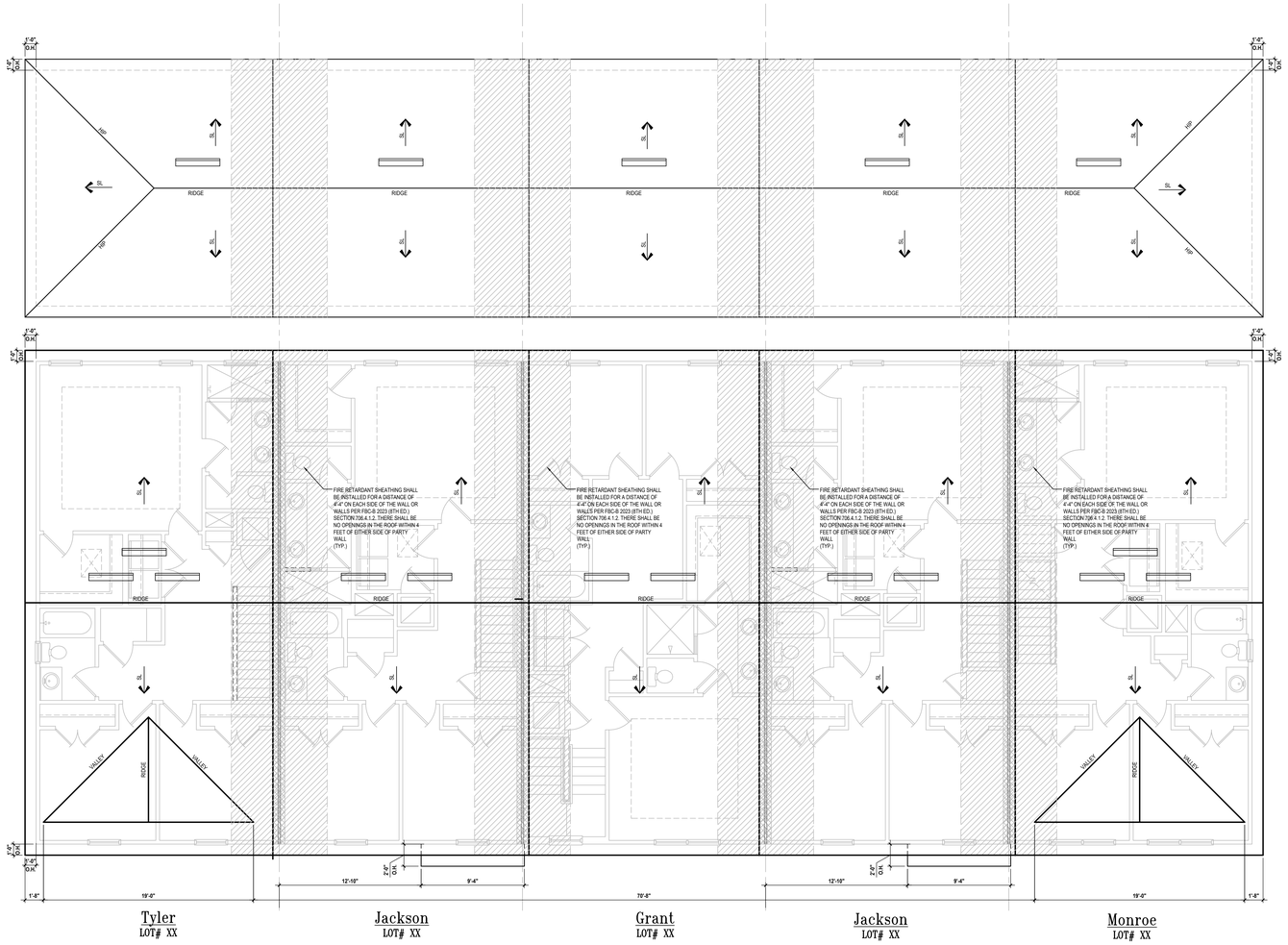


1
A10

Elevation "A": Building Section

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



Elevation "A": Roof Layout

(Standard)

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

TYLER UNIT ATTIC VENT CALC'S.

MAIN AV VOLUME ROOF AREA: 1,077 SQ. FT.
=(1,077/300) = 3.59 SQ. FT. / 2 = 1.795 SQ. FT.
1.795 x 144 = 258.48 SQ. IN.
258.48 SQ. IN / 98.75" = 2.61 VENTS NEEDED

AV REQUIRED: (3) VENTS NEEDED

GARAGE AV VOLUME ROOF AREA: 550 SQ. FT.
=(550/300) = 1.83 SQ. FT. / 2 = .916 SQ. FT.
.916 x 144 = 132 SQ. IN.
132 SQ. IN / 98.75" = 1.33 VENTS NEEDED

AV REQUIRED: (1) VENTS NEEDED

2020 FLORIDA BUILDING CODE (7TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)

JACKSON UNIT ATTIC VENT CALC'S.

MAIN AV VOLUME ROOF AREA: 951 SQ. FT.
= (951/300) = 3.17 SQ. FT. / 2 = 1.585 SQ. FT.
1.585 x 144 = 228.24 SQ. IN.
228.24 SQ. IN / 98.75" = 2.31 VENTS NEEDED

AV REQUIRED: (2) VENTS NEEDED

GARAGE AV VOLUME ROOF AREA: 486 SQ. FT.
= (486/300) = 1.62 SQ. FT. / 2 = .81 SQ. FT.
.81 x 144 = 116.64 SQ. IN.
116.64 SQ. IN / 98.75" = 1.18 VENTS NEEDED

AV REQUIRED: (1) VENTS NEEDED

2020 FLORIDA BUILDING CODE (7TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)

GRANT UNIT ATTIC VENT CALC'S.

MAIN AV VOLUME ROOF AREA: 1,056 SQ. FT.
= (1,056/300) = 3.52 SQ. FT. / 2 = 1.76 SQ. FT.
1.76 x 144 = 253.44 SQ. IN.
253.44 SQ. IN / 98.75" = 2.56 VENTS NEEDED

AV REQUIRED: (2) VENTS NEEDED

GARAGE AV VOLUME ROOF AREA: 541 SQ. FT.
= (541/300) = 1.80 SQ. FT. / 2 = .901 SQ. FT.
.901 x 144 = 129.84 SQ. IN.
129.84 SQ. IN / 98.75" = 1.31 VENTS NEEDED

AV REQUIRED: (1) VENTS NEEDED

2020 FLORIDA BUILDING CODE (7TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)

MONROE UNIT ATTIC VENT CALC'S.

MAIN AV VOLUME ROOF AREA: 1,024 SQ. FT.
= (1,024/300) = 3.41 SQ. FT. / 2 = 1.70 SQ. FT.
1.70 x 144 = 245.76 SQ. IN.
245.76 SQ. IN / 98.75" = 2.48 VENTS NEEDED

AV REQUIRED: (3) VENTS NEEDED

GARAGE AV VOLUME ROOF AREA: 523 SQ. FT.
= (523/300) = 1.74 SQ. FT. / 2 = .871 SQ. FT.
.871 x 144 = 125.52 SQ. IN.
125.52 SQ. IN / 98.75" = 1.27 VENTS NEEDED

AV REQUIRED: (1) VENTS NEEDED

2020 FLORIDA BUILDING CODE (7TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)

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GOBA GREATER ORLANDO BUILDERS ASSOCIATION

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

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

Park Square HOMES

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

ROOF LAYOUT
A10

diego V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1- Townhome Models\Rear Load Detached Towns (Raised Heel)\5-Unit\A10 Roof Layout (ELEV A).dwg
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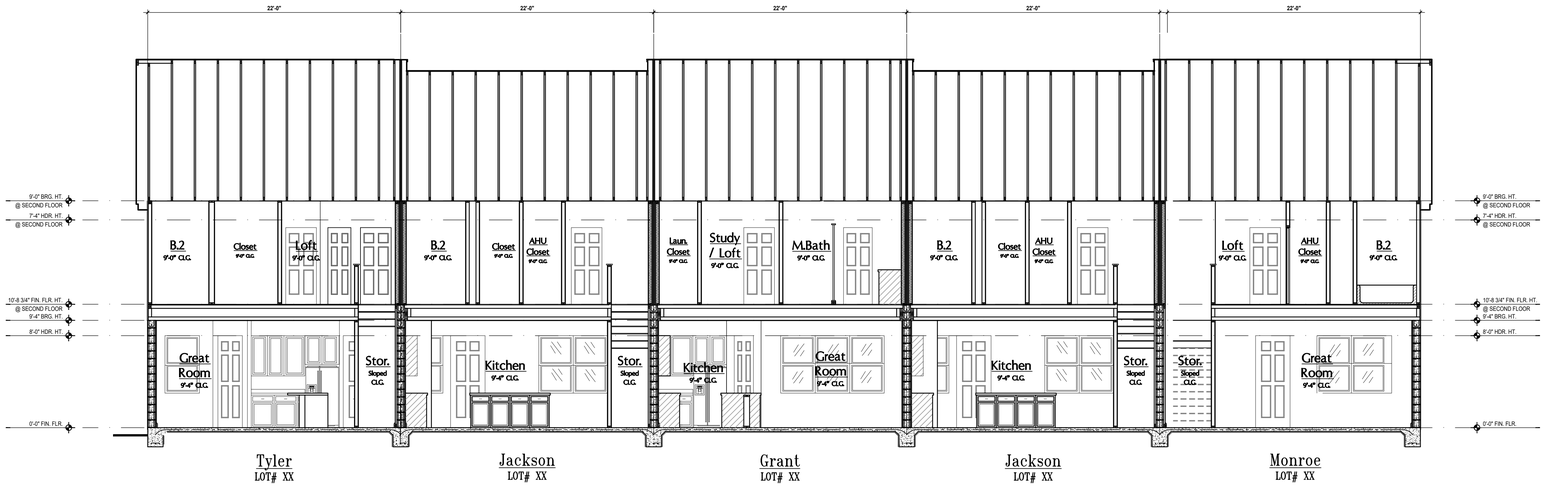
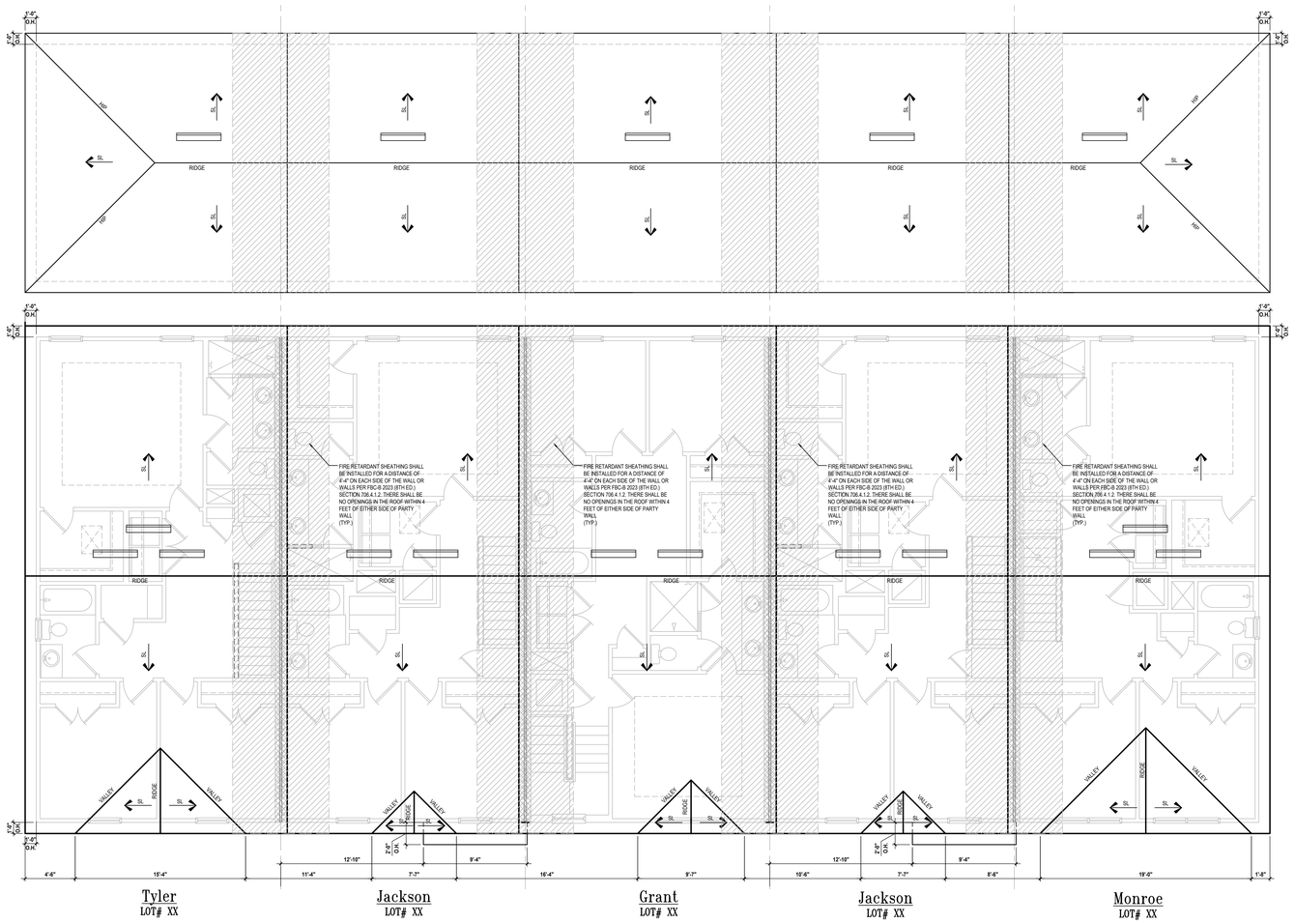


1 / A9

Elevation "B": Building Section

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



Elevation "B": Roof Layout

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

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TYLER UNIT ATTIC VENT CALC'S.

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132 SQ. IN / 98.75" = 1.33 VENTS NEEDED

AV REQUIRED: (1) VENTS NEEDED

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2020 FLORIDA BUILDING CODE (7TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)

GRANT UNIT ATTIC VENT CALC'S.

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MONROE UNIT ATTIC VENT CALC'S.

MAIN AV VOLUME ROOF AREA: 1,024 SQ. FT.
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245.76 SQ. IN / 98.75" = 2.48 VENTS NEEDED

AV REQUIRED: (3) VENTS NEEDED

GARAGE AV VOLUME ROOF AREA: 523 SQ. FT.
= (523/300) = 1.74 SQ. FT. / 2 = .871 SQ. FT.
.871 x 144 = 125.52 SQ. IN.
125.52 SQ. IN / 98.75" = 1.27 VENTS NEEDED

AV REQUIRED: (1) VENTS NEEDED

2020 FLORIDA BUILDING CODE (7TH EDITION) SECTION R806 (OFF-RIDGE VENT MAXIMUM OPENING SIZES)

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GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: Rear Load Detached

Models: Tyler, Jackson, Grant, Jackson & Monroe

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

A division of Park Square Enterprises Inc.
5200 Vineland Rd. Suite #200
Orlando, Fl. 32811
Phone: (407) 329-3000

Park Square HOMES

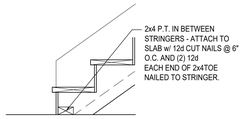
ISSUE DATE	11/17/2023
REVISIONS	
PROJECT:	22-1148
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS.

ROOF LAYOUT

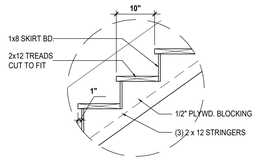
A11

NOTES:

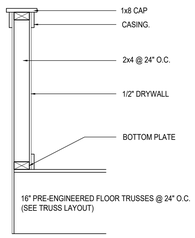
1. STAIRWAY CONSTRUCTION TO CONFORM TO FBC-R 2023, 8TH EDITION SECTION R311.7
2. MAX HT. OF RISER TO BE 7 3/4".
3. MIN. WIDTH OF TREAD TO BE 9" (EXCLUSIVE OF NOSING.
4. ALL TREADS LESS THAN 10" IN WIDTH SHALL HAVE APPROX. 1" OF NOSING.
5. 3/16" MAX VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER.
6.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



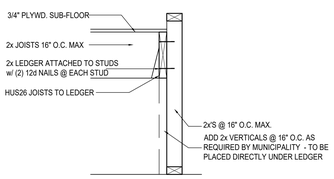
S1 A12 TYP. STAIR CONNECT.
SCALE: 3/4" = 1'-0"



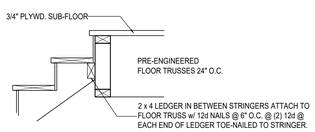
S2 A12 TREAD & RISER DETAIL
SCALE: 3/4" = 1'-0"



S3 A12 HALF WALL DETAIL
SCALE: 3/4" = 1'-0"



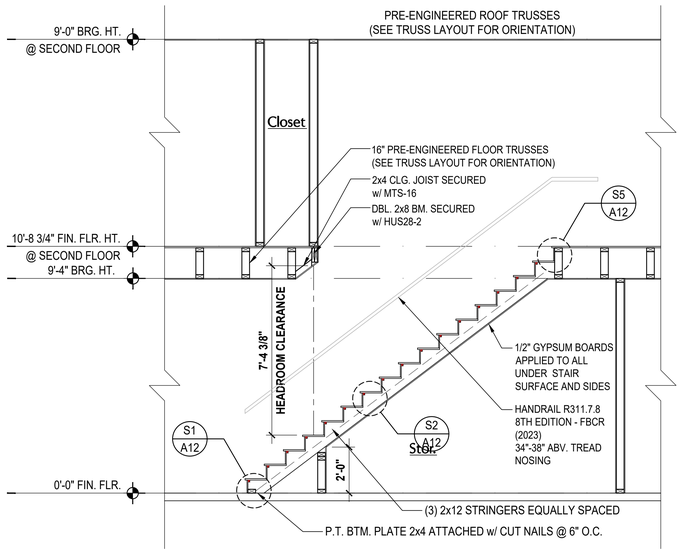
S4 A12 LANDING CONNECT. DETAIL
SCALE: 3/4" = 1'-0" PLATFORM FRAMING



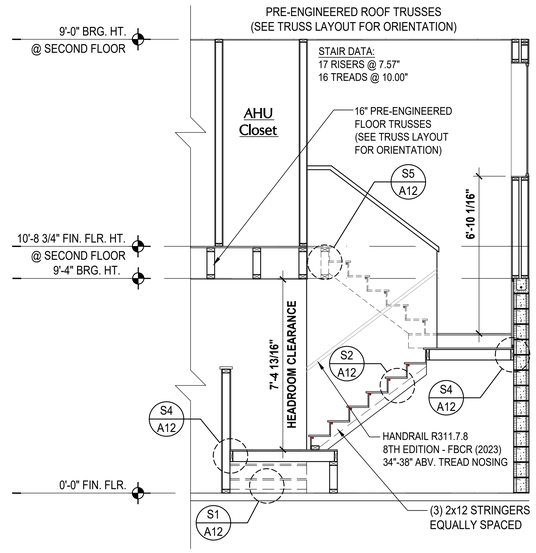
S5 A12 STAIR CONNECT. @ FLR. TRUSS
SCALE: 3/4" = 1'-0" STRINGER TO FLOOR TRUSS

Stair Details

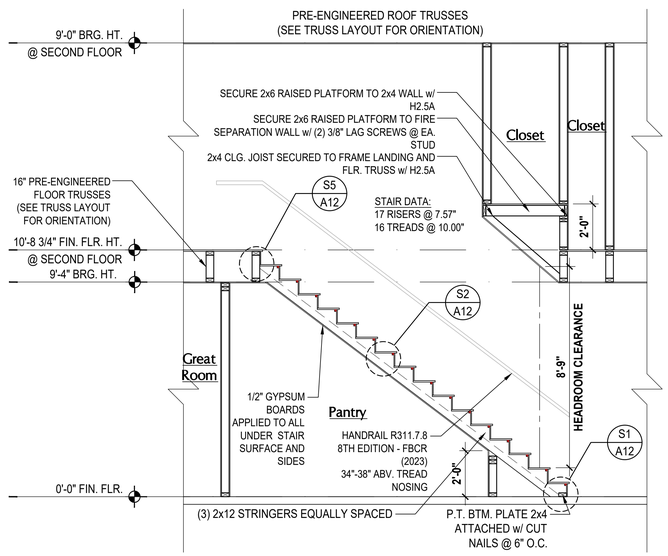
SCALE: 1/4" = 1'-0"



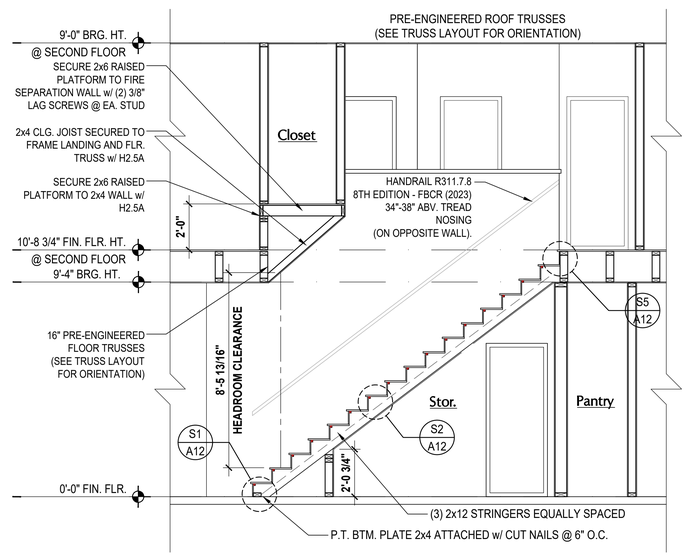
1 A12 TYLER STAIR SECTION
SCALE: 3/8" = 1'-0"



2 A12 GRANT STAIR SECTION
SCALE: 3/8" = 1'-0"



3 A12 JACKSON STAIR SECTION
SCALE: 3/8" = 1'-0"



4 A12 MONROE STAIR SECTION
SCALE: 3/8" = 1'-0"

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GOBA GREATER ORLANDO BUILDERS ASSOCIATION

5-Unit: Rear Load Detached

Models: Tyler, Jackson, Grant, Jackson & Monroe

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

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

Park Square HOMES

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

SECTIONS
A12

diego V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1- Townhome Models\Rear Load Detached Towns (Raised Heel)\5-Unit\A12 Stair Sections.dwg
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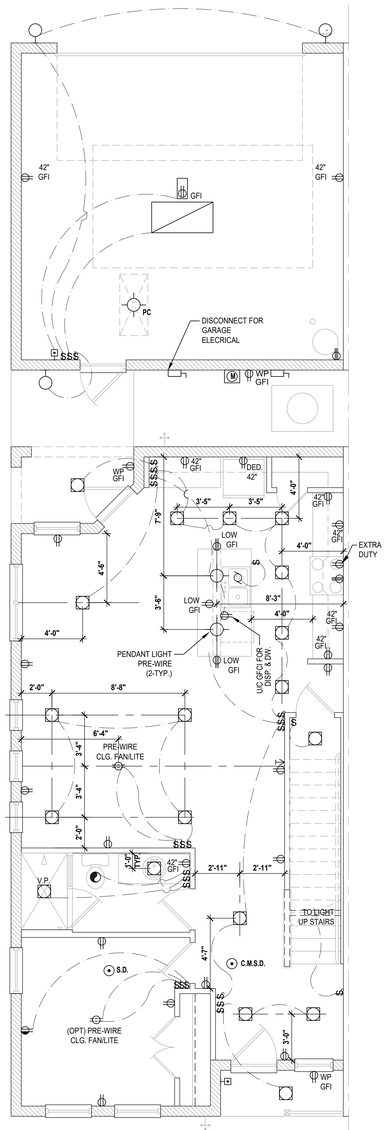
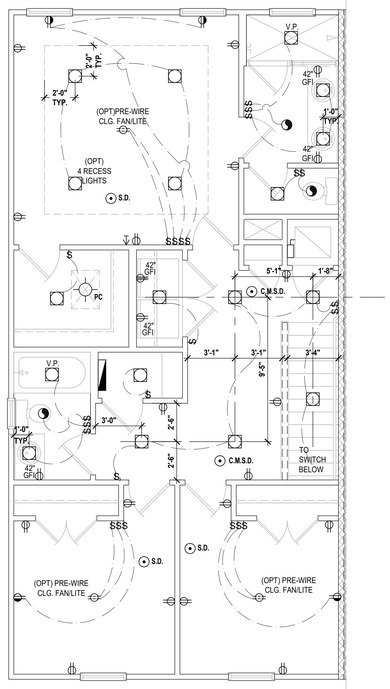


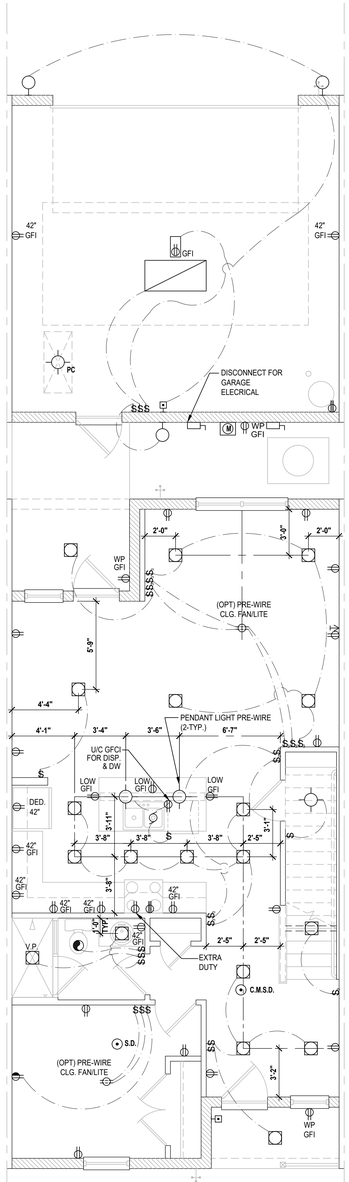
Tyler First Floor

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



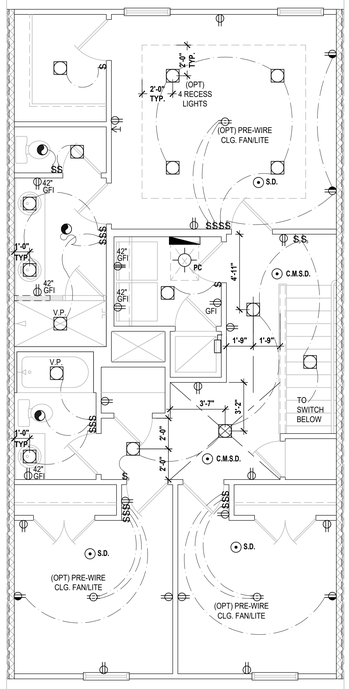
Tyler Second Floor

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



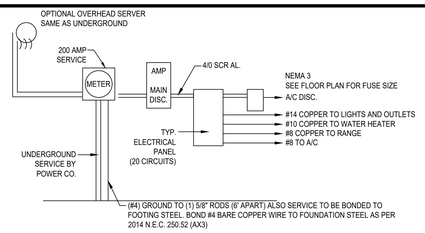
Jackson First Floor

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



Jackson Second Floor

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



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200 AMP ELECTRICAL RISER

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.
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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 FBCEC R402.4.5. FIXTURES SHALL BE IC-RATED (FOR ZERO CLEARANCE INSULATION CONTACT) AND SEALED AIR TIGHT. ALSO SEE FBCE 410.116.

NOTES:

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ELECTRICAL KEY:

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

Electrical Plan

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

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Orlando, Fl. 32811
Phone: (407) 529-3000

Park Square HOMES

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

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

ELECTRICAL LAYOUT
E1

diego V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1- Townhome Models\Rear Load Detached Towns (Raised Heel)\5-Unit\E1 Electrical Layout (Tyler)(Jackson).dwg
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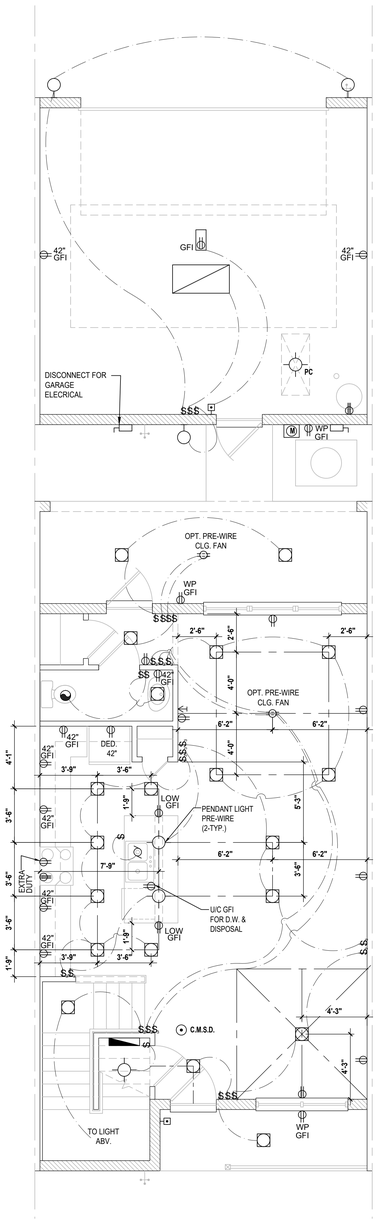

Grant First Floor

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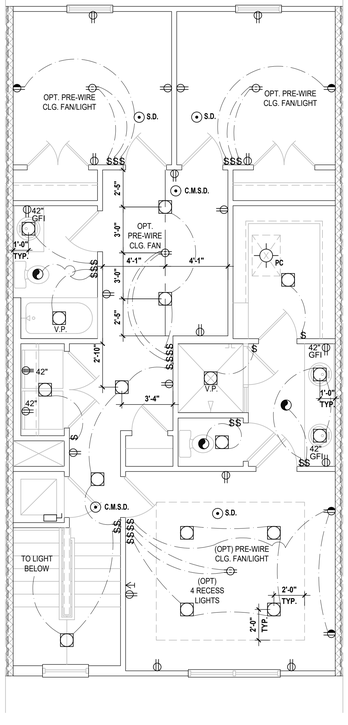

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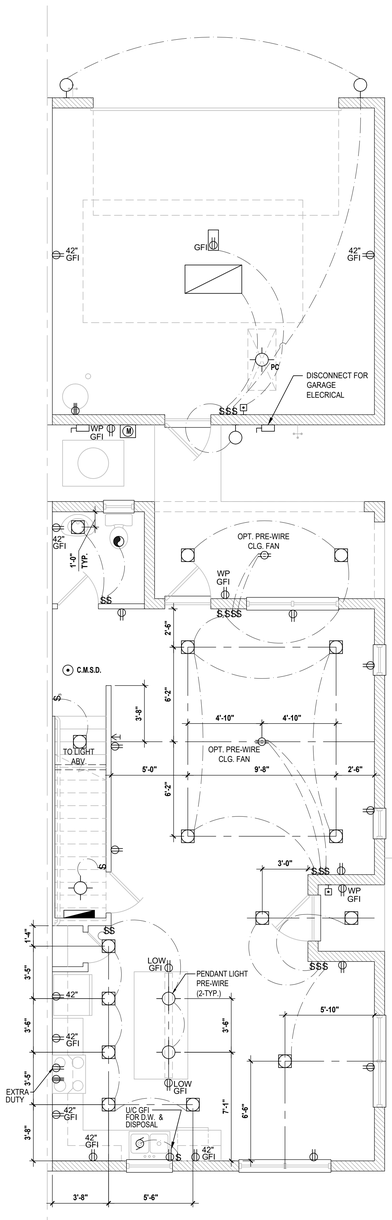
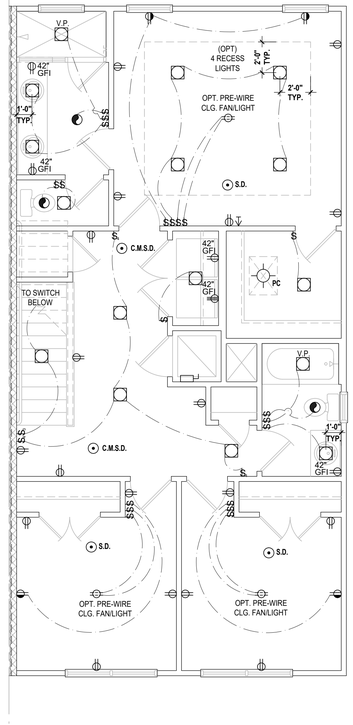


Monroe First Floor

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



Monroe Second Floor

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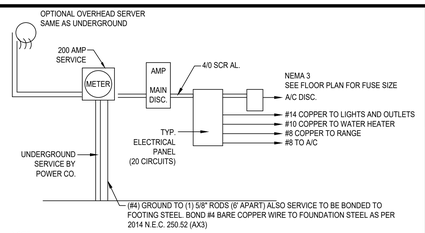

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	220 V RECEPTACLE
	1/2 HOT, 1/2 SWITCHED
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	PRE-WIRE FOR CLG. FAN
GFI	GROUND FAULT INTERRUPT
S	WALL SWITCH
S3	3-WAY SWITCH
SD	DIMMER SWITCH
	TELEPHONE JACK
	CABLE JACK
	PRE-WIRE GARAGE DOOR OPENER
	FLUORESCENT LIGHT
	ELECTRICAL PANEL
	CHIME
	DOOR BELL / GARAGE DOOR SWITCH
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C.M.S.D.	CARBON MONOXIDE / SMOKE DETECTOR
	CEILING FAN
	WALL SCONCE
	CHANDELIER
	SPOT LIGHT
	FLUSH MOUNT FLUORESCENT LIGHT
	FAN / LIGHT COMBINATION
	GARBAGE DISPOSAL MOTOR
	SPEAKER
J	JUNCTION BOX
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Electrical Plan

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

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

ELECTRICAL LAYOUT

E2

V:\Park Square Homes\MODELS\TOWNHOME MODELS\Townhomes (Orlando)\1-Townhome Models\Rear Load Detached Towns (Raised Heel)\5-Unit\E2 Electrical Layout (Grant)\Monroe).dwg

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