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FIRE PROTECTION DETAILS

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TERMITE PROTECTION:

1.

PENETRATION PROTECTIVE SLEEVES AROUND PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE CONTAINING MATERIALS. IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, THE SLEEVE SHALL HAVE A MAXIMUM WALL THICKNESS OF 0.010 INCH, AND BE SEALED WITHIN THE SLAB USING A NON-CORROSIVE CLAMPING DEVICE TO ELIMINATE THE ANNULAR SPACE BETWEEN THE PIPE AND THE SLEEVE. NO TERMITICIDES SHALL BE APPLIED INSIDE THE SLEEVE.
2.

PROTECTION AGAINST DECAY AND TERMITES: - CONDENSATE LINES, IRRIGATION SPRINKLER SYSTEM RISERS FOR SPRAY HEADS, AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1 FOOT (305 mm) AWAY FROM THE STRUCTURE SIDEWALL, WHETHER BY UNDERGROUND PIPING, TAIL EXTENSIONS, OR SPLASH BLOCKS. GUTTERS WITH DOWNSPOUTS ARE REQUIRED ON ALL BUILDINGS WITH EAVES OF LESS THAN 6 INCHES (152 mm) HORIZONTAL PROJECTION EXCEPT FOR GABLE END RAKES OR ON A ROOF ABOVE ANOTHER ROOF.

NOTE:  
FIRE SPRINKLERS ARE NOT  
REQUIRED FOR THIS BUILDING

ROOF CRITERIA

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

EXTERIOR PLASTER

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

R703.7.1 LATH.  
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer to sheet SM1 for the engineered method for Lath attachment.)

Lathing Accessories  
Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga x1-1/2" long (3/4"x1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stud nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with ASTM C1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.

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

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW LATH, PAPER AND SCORED, CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:

1.

MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2.

PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3.

BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(S<70), II OR IT(S<70).
4.

HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5.

PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328 THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

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

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

GENERAL NOTES

1.

MISCELLANEOUS:  
a. PLANS ARE TO SCALE AS NOTED, UNLESS SPECIFIED N.T.S. DO NOT SCALE PLANS.  
b. ALL DIMENSIONS AND SITUATIONS PERTAINING TO THE BUILDING ARE TO BE VERIFIED PRIOR TO BEGINNING OF CONSTRUCTION. NOTIFY KEESEE ASSOCIATES OF ANY DISCREPANCIES.  
c. ALL WALL THICKNESS DIMENSIONS AS SHOWN ARE NOMINAL. ACTUAL WALL THICKNESS DIMENSIONS MAY BE + OR -.
2.

EXTERIOR WALLS:  
a. ASSUME ALL EXTERIOR WALLS TO BE LOAD BEARING.  
b. SEE FOUNDATION PLAN FOR CMU WALL REINFORCEMENT LOCATIONS.  
c. INTERIOR SURFACE OF CMU WALL TO HAVE 1/2" GPBD APPLIED TO 1x P.T. VERTICAL FURRING BATTS SPACED @ 16" O.C. ATTACH FURRING TO CONCRETE WALL AS REQUIRED.  
d. SECOND FLOOR EXTERIOR WALLS TO BE WOOD STUDS.
3.

INTERIOR WALLS:  
a. WOOD FRAMING:  
i. ALL PLATES AND SLEEPERS ON CONCRETE SLAB, WHICH ARE IN DIRECT CONTACT WITH THE EARTH, SHALL BE PRESSURE TREATED.  
ii. ALL INTERIOR WALL PLATES, OTHER THAN SHEAR WALLS, ON CONCRETE SLAB TO BE ATTACHED WITH POWER ACTUATED FASTENERS, SPACED @ 48" O.C. MAX.  
iii. ALL WOOD BRG. INTERIOR PARTITIONS SHALL BE 2x4 STUDS SPACED @ 16" O.C. WITH DOUBLE TOP PLATE. TOWNHOMES  
iv. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED IN THE FLOOR/CEILING ASSEMBLIES ABOVE AND IN LINE WITH THE TENANT SEPARATION, WHEN TENANT SEPARATION WALLS DO NOT EXTEND TO THE FLOOR/CEILING SHEATHING ABOVE AND IN OTHER LOCATIONS PER SECTION R302.11 OF THE 2023 FBCR 8TH EDITION.  
COMBUSTIBLE CONSTRUCTION  
v. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE PER FBC R302.11, 8TH EDITION.
4.

WOOD:  
a. WOOD CONSTRUCTION SHALL CONFORM TO THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA) "NATIONAL SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.  
b. ALL WOOD IN CONTACT WITH CONCRETE OR CONCRETE BLOCK IS TO BE PRESSURE TREATED.  
c. SEE STRUCTURAL GENERAL NOTES.
5.

FINISHES:  
a. ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD.  
b. ALL INTERIOR WALLS SHALL HAVE STANDARD 1/2" GYP BD. EXCEPT IN HIGH HUMIDITY AND WET AREAS.  
c. HIGH HUMIDITY AND WET AREAS SHALL HAVE 1/2" DENSshield TILE BACKER GYPSUM BOARD.  
d. ALL INTERIOR CEILINGS SHALL HAVE 1/2" SAG- RESISTANT GYP BD. INSTALL PERPENDICULAR TO FRAMING PER FBCR 702.3.5  
e. ALL EXTERIOR CEILINGS (PORCH & PATIOS) SHALL HAVE 1/2" SAG- RESISTANT GYP SOFFIT BOARD.  
f. STUCCO SURFACES TO HAVE STOPS, WEEP SCREEDS, AND EXPANSION JOINTS PER CODE.  
g. TILE IN TUBS, SHOWERS, AND WALL PANELS IN SHOWER AREAS ARE TO HAVE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS R702.3.7 / R702.4.2 2023 FBCR 8TH EDITION.  
h. 2023 FBCR 8TH EDITION TABLE R302.6: 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT IS REQUIRED FOR A GARAGE CEILING WITH HABITABLE ROOMS ABOVE. 1/2" MINIMUM GYPSUM BOARD IS REQUIRED ON GARAGE SIDE OF INTERIOR WALLS.  
6. CABINETS:  
a. CABINET MANUFACTURE'S SHOP DRAWINGS TAKE PRECEDENCE OVER THE INTERIOR CABINET ELEVATIONS SHOWN ON THESE DRAWINGS.  
b. SEE SUPPLIER / MFR'S DRAWINGS FOR KITCHEN, CABINETRY/MILLWORK, AND RESTROOM LAYOUTS.
7.

HARDWARE:  
a. ALL LOCKING ARRANGEMENTS SHALL COMPLY WITH NFPA 101.
8.

WINDOW & DOORS:  
a. MISCELLANEOUS:  
i. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH, SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN.  
ii. CONTRACTOR AND SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN vs. FLANGE), HEADER HEIGHTS, AND ROUGH OPENINGS PRIOR TO DELIVERY.  
iii. WINDOW ROUGH OPENING INCLUDES 1x P.T. FRAME ATTACHED TO CMU's.  
iv. DOOR ROUGH OPENING INCLUDES 2x P.T. FRAME ATTACHED TO CMU's.  
v. ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL COMPLY WITH SECTION R308 OF THE 2023 FBCR 8TH EDITION.  
vi. WINDOW CONTRACTOR TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.  
vii. ALL WINDOWS IN WIND BORN DEBRIS AREAS SHALL BE PROTECTED FROM WIND BORN DEBRIS. PROVIDE SHUTTERS CERTIFIED TO MEET MIAMI-DADE IMPACT TEST. SHUTTERS MUST BE ROLL-DOWN, PANEL ACCORDIAN OR OTHER APPROVED DESIGN TYPE. BUILDER TO SUBMIT MANUFACTURER, MODEL NO. INSTALLATION INSTRUCTIONS, & COPY OF MIAMI-DADE IMPACT TEST DATA FOR PROPOSED SHUTTERS.  
viii. GARAGE OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESURE (+/-) TO INCLUDE A 10 SECOND GUST AT 1.5 TIMES THE DESIGN PRESSURE AND BEAR A PERMANENT DESIGN LABEL.  
b. INSTALLATION:  
i. WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.  
ii. ALL WINDOW HEADS SHALL BE SET ABOVE FINISH FLOOR AS FOLLOWS:  
1. FIRST FLOOR AT 8'-0".  
2. SECOND FLOOR PER PLAN.
- c.

ASSEMBLIES:  
i. WINDOW AND DOOR ASSEMBLIES TO CONFORM TO 2023 FBCR CHAPTER 6, SECTION 609  
ii. INTERIOR FACE OF WINDOW, FASTEN BUCK TO MASONRY W/ 1/2"x 3" TAPCONS, 6" FROM EDGES AND 16" O.C. MAX. 2x P.T. BUCKS/NAILERS SHALL EXTEND BEYOND.  
iii. BUCKS LESS THAN 2x TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE.  
IV. SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
- d.

TESTING:  
i. EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED AND COMPLY WITH AAMA/WDMA/CSA 1011/S.2/440 OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202 AND ASTM E1300). EXTERIOR SIDE HINGED DOORS SHALL COMPLY WITH AAMA/WDMA/CSA 1011/S.2/440 OR ANSI/WMA100 OR SECTION R609.5 IN THE 2023 FBCR.  
ii. ALL GARAGE/OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESSURE (+/-) TO INCLUDE A 10 SECOND GUST AT 1.5 TIMES THE DESIGN PRESSURE.
9.

INSULATION:  
a. INSULATE ALL EXTERIOR FRAME WALLS WITH R-13 BATT FIBERGLASS INSULATION.  
b. INSULATE CONDITIONED ATTIC SPACE WITH R-38 BLOWN FIBERGLASS. INACCESSIBLE ATTIC SPACE SHALL RECEIVE R-38 BATT INSULATION.  
c. INSULATE ALL CMU WALLS (THAT REQUIRE 1" P.T. FURRING STRIPS) WITH R4.1 FI-FOIL PANELS.  
d. APPLY HILTI FOAM FILLER AT EXTERIOR WALLS AROUND:  
i. WINDOW FRAMES  
ii. EXTERIOR DOOR FRAMES  
iii. GAPS AROUND PIPES, VENTS, OUTLETS, ETC.  
e. INSULATE ALL ATTIC KNEE WALLS WITH R-38 BATTS.  
f. APPLY OWENS CORNING ENERGY COMPLETE TO THE TOP OF ALL CONDITIONED SPACE WALLS THAT INTERACT WITH UNCONDITIONED ATTIC SPACE ABOVE.
- ASPHALT SHINGLES (IF APPLICABLE):

1.

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

PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSATRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, 7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3.
- title:
- COVER  
4-UNIT TOWNHOME
- project no. 2022142
- checked:
- drawn: AB
- date: 05-17-22
- scale: AS SHOWN
- CO
- 
- 
- 
- FDS JOB NO.: 23-14663
- PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS
- NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED
- The structural design of this building is in accordance with the FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL and is certified as such.







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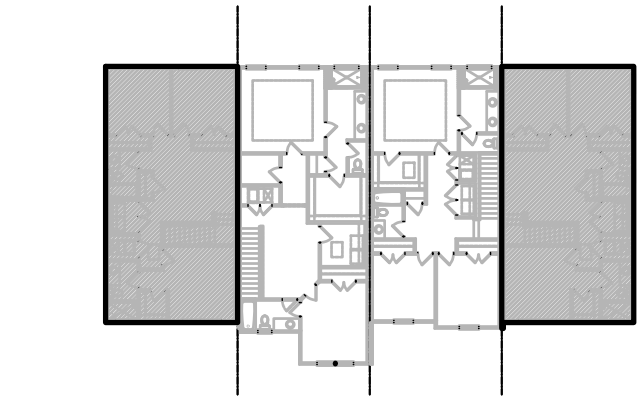
1914 - ADAMS REVERSED  
2ND FLOOR PLAN ELEVATION "A"

1/4" = 1'-0"

1914 - ADAMS  
2ND FLOOR PLAN ELEVATION "A"

1/4" = 1'-0"

NOTE: SEE COLOR SHEET  
FOR INTERIOR DOOR  
HEIGHT REQUIREMENTS.



2ND FLOOR - KEY PLAN

1/32" = 1'-0"

1914 - ADAMS  
AREA CALCULATIONS

1st FLR. LIVING	1,021 SQ. FT.
2ND FLR. LIVING	893 SQ. FT.
TOTAL LIVING	1,914 SQ. FT.

GARAGE	470 SQ. FT.
FRONT PORCH	70 SQ. FT.

TOTAL UR	2,454 SQ. FT.
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WALL LEGEND

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

title:

1914 - ADAMS  
FLOOR PLAN

project no. 2022142

checked: BF

drawn: AB

date: 05-17-22

scale: AS SHOWN

1.2A  
ELEV. A

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PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS



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

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## 1840 - JEFFERSON 1ST FLOOR PLAN ELEVATION "A"

1/4" = 1'-0"

NOTE: SEE COLOR SHEET  
FOR INTERIOR DOOR  
HEIGHT REQUIREMENTS.

## 1840 - JEFFERSON 1ST FLOOR PLAN - GARAGE

1/4" = 1'-0"

## 1840 - JEFFERSON AREA CALCULATIONS

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

## WALL LEGEND

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

INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING), 10'-8" TOP OF CMU

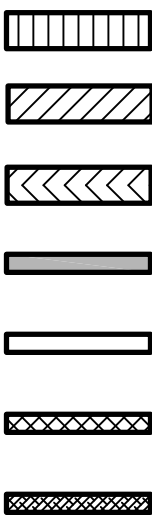
INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING), 10'-8" TOP OF CMU

INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.

INDICATES 2X WOOD PARTITIONS. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)

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

INDICATES INSULATED WALLS



title:  
**1840 - JEFFERSON  
FLOOR PLAN**

project no. 2022142  
checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

**1.1B  
ELEV. A**

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DANIEL J. BROWN, PE, FL #44452  
DATE: JANUARY 31, 2024  
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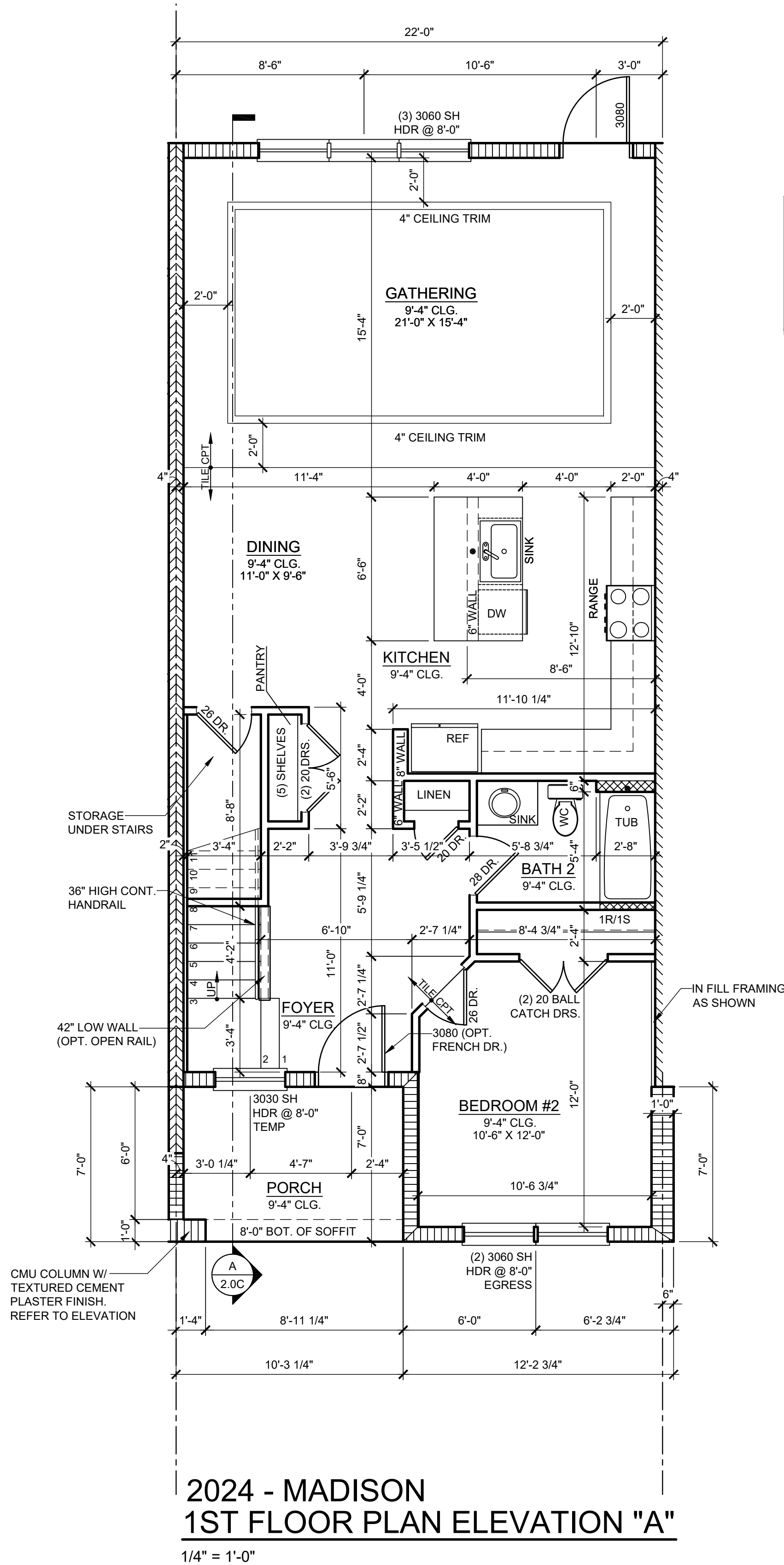
**PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS**

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

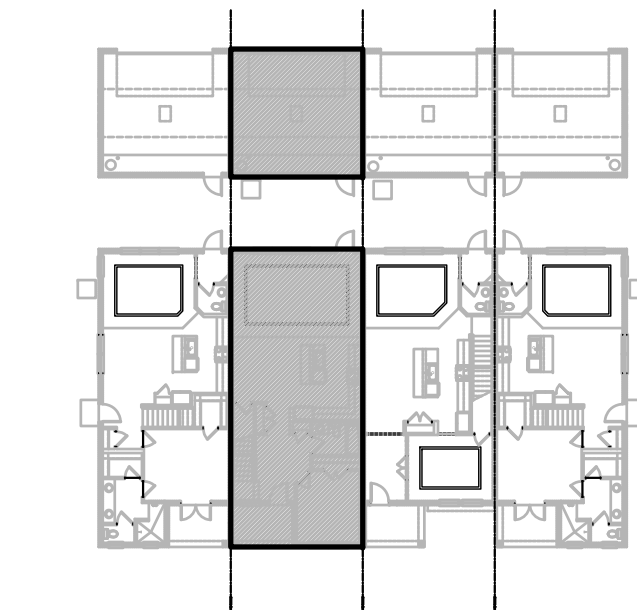
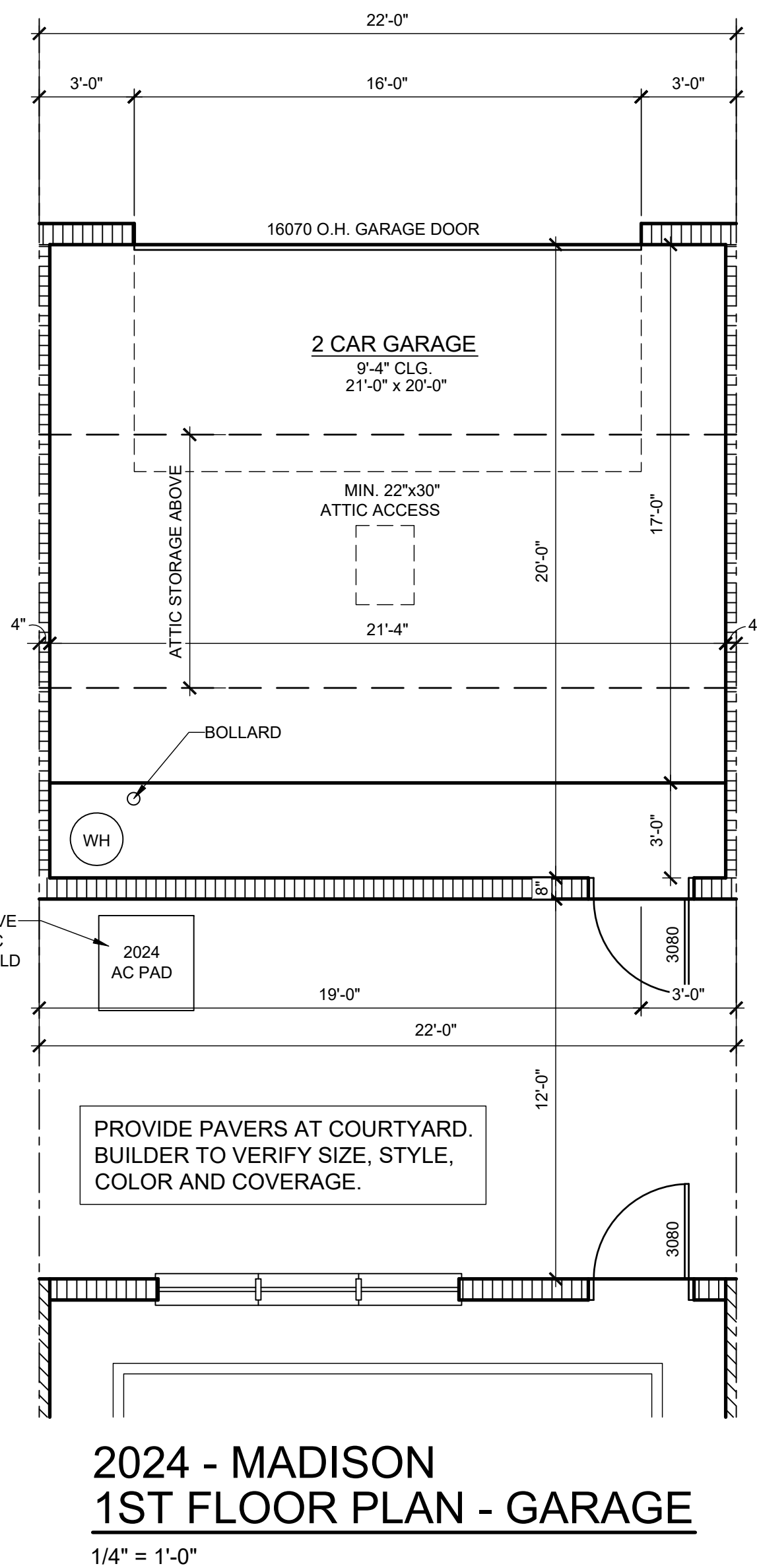








NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.



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

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

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

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KEESEE ASSOCIATES  
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Buckeye, AZ 85201  
(480) 580-2333

www.myTSCHome.com  
ENGINEERING ASSOCIATES  
258 Southhall Lane, Suite 200, Maitland, FL 32751  
(407) 580-2333  
Certificate of Authorization No. 9191  
□ CARLA A. BROWN, PE, FL #5628  
□ SCOTT LEWONSKI, PE, FL #2790  
□ FREDERICK J. BROWN, PE, FL #4452  
DATE ISSUED: 03/31/2024  
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FDS JOB NO.: 23-14663

PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

title:  
**2024 - MADISON FLOOR PLAN**

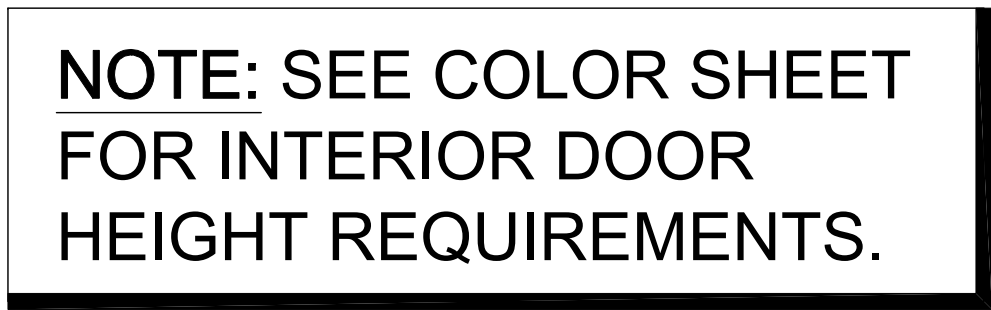
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scale: AS SHOWN

**1.1C ELEV. A**

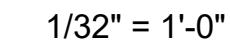
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NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED




$$1/4" = 1'-0"$$

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

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

INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR  
LOAD BEARING); 10'-8" TOP OF CMU

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INDICATES 2X WOOD PARTITIONS. (NON LOAD  
BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)

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

INDICATES INSULATED WALLS

**1.2C  
ELEV. A**


**Keesee**  
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Certificate of Authorization No. 9161

☐ CARL A. BROWN, PE, FL # 91028  
☐ JAMES M. BROWN, PE, FL # 91028  
☐ THOMAS B. DUNN, PE, FL #94432

**DATE: January 31, 2024**

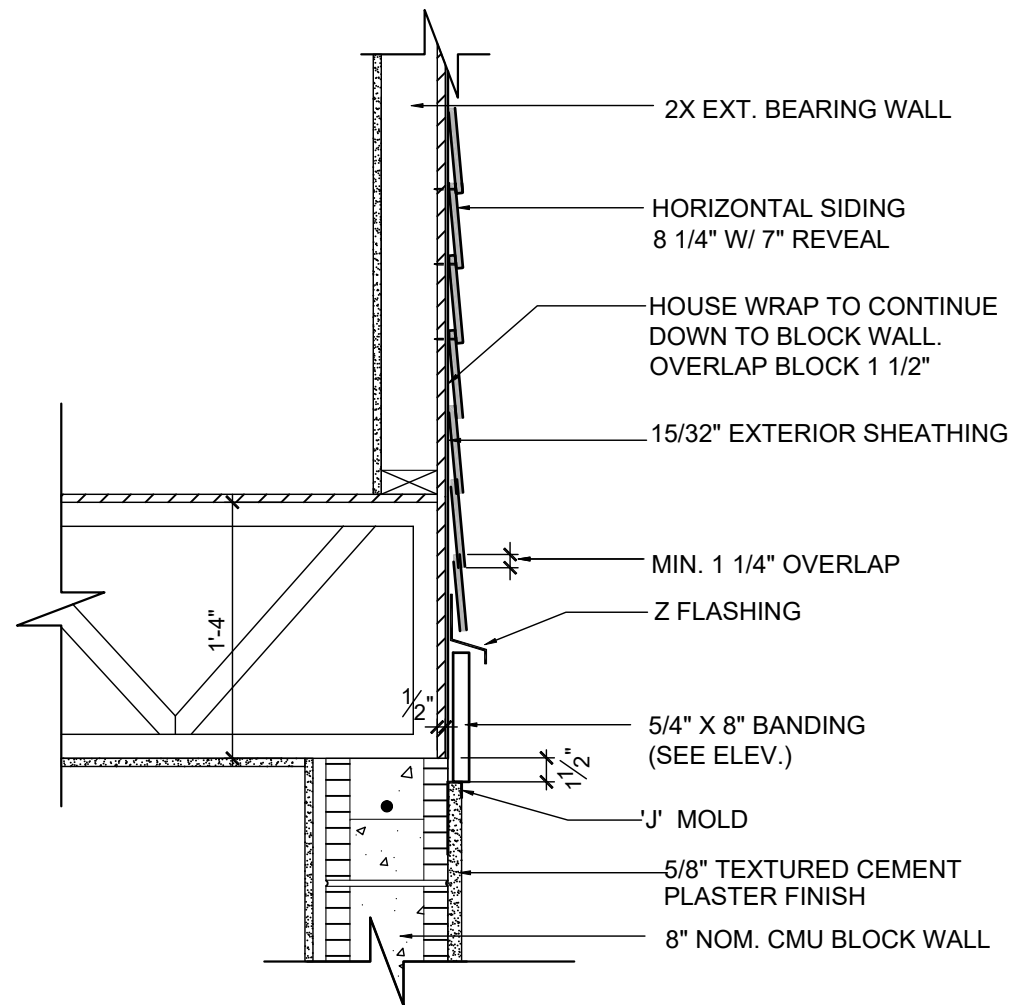
**FOR THE BEST OF THE INDUSTRY, WE REQUEST THAT YOU PROVIDE THE STRUCTURAL, LAND AND  
ENVIRONMENTAL CONSULTING WITH THE STRUCTURAL ENGINEERING FOR THE SHOWN.**

FDSI JOB NO.: 23-14663

PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

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





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

#### 2023 FBCR:

##### R311.7.5.1 Risers.

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

##### R311.7.5.2 Tread.

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

##### R311.7.5.2.1 Winder treads.

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

##### R311.7.5.3 Nosings.

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

##### R311.7.8 Handrails.

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

##### R311.7.8.1 Height.

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

##### R311.7.8.2 Continuity.

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

##### R311.7.8.3 Grip-size.

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

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

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

#### 2023 FBCR :

##### R312.1 Guards.

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

##### R312.1.1 Where required.

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

##### R312.1.2 Height.

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

##### Exceptions:

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

##### R312.1.3 Opening limitations.

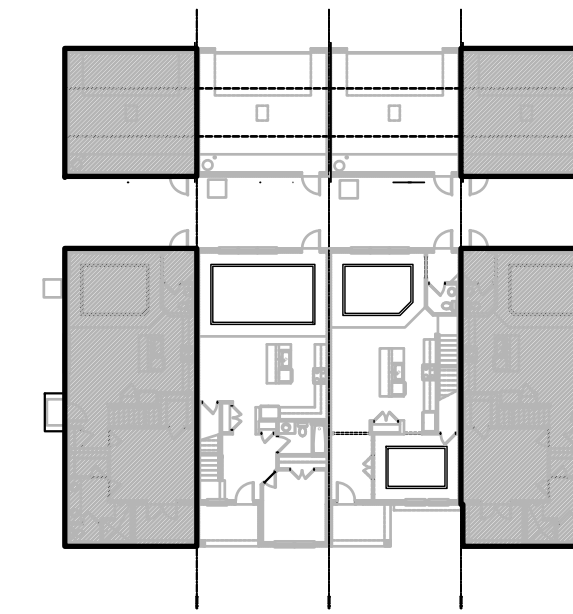
Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

##### Exceptions:

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

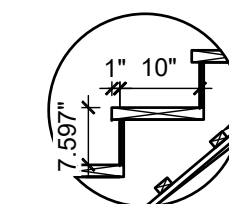
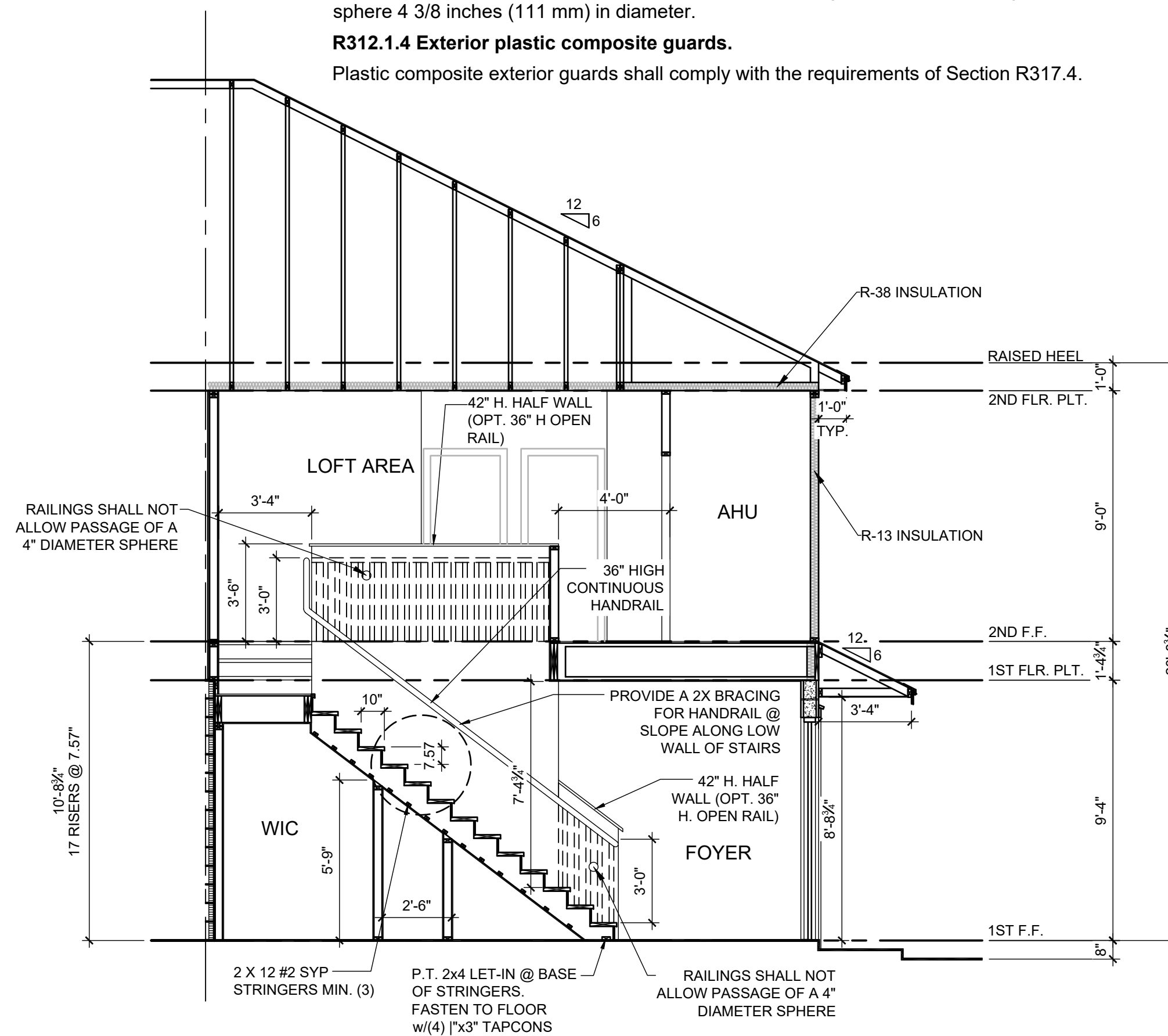
##### R312.1.4 Exterior plastic composite guards.

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



## SECTION - KEY PLAN

1/32" = 1'-0"



FIRESTOPPING BETWEEN STAIR  
STRINGERS AT LEAST ONCE IN THE  
MIDDLE OF EACH RUN, AT THE TOP &  
BOTTOM & BETWEEN STUDS ALONG &  
IN LINE W/ ADJACENT RUN OF STAIRS

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

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FDS JOB NO.: 23-14663

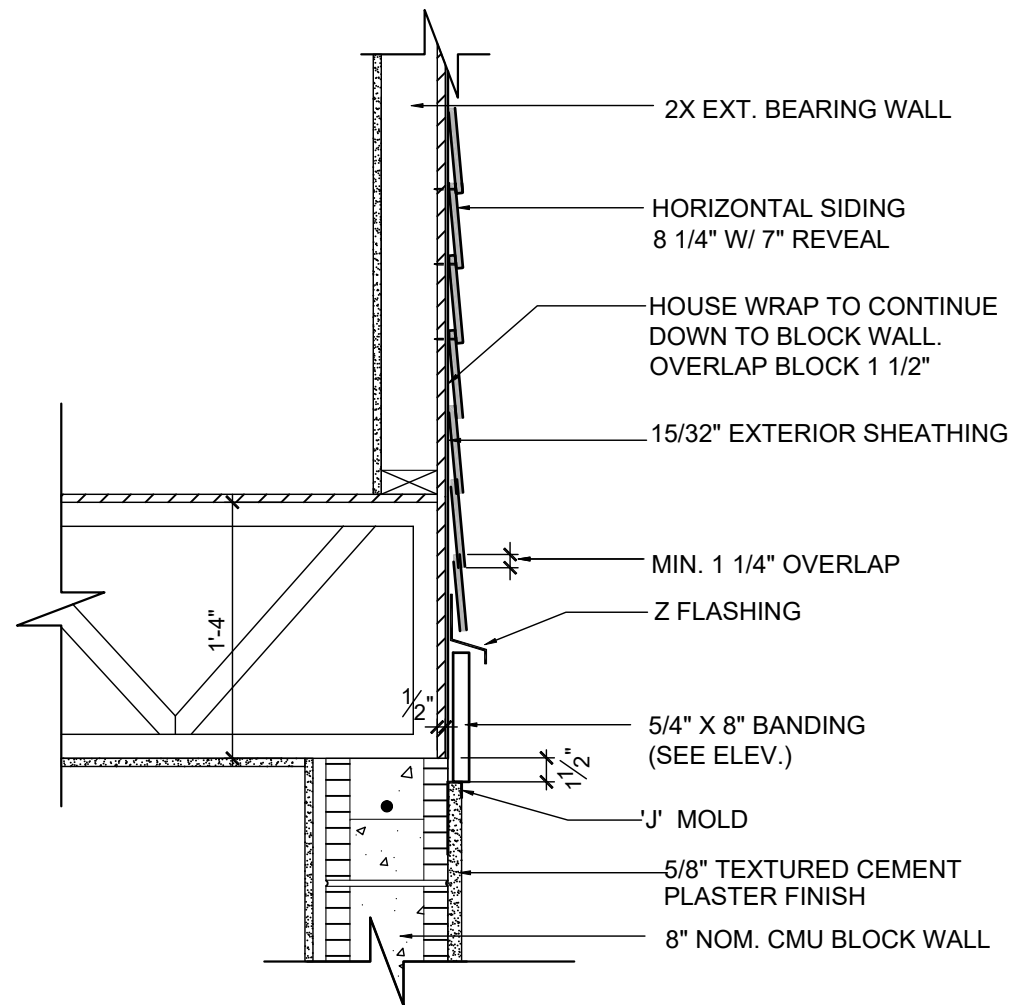
PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

title:  
**1914 - ADAMS  
STAIR SECTION**

project no. 2022142  
checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

**2.0A  
ELEV. A**





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

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

**2023 FBCR :**

**R312.1 Guards.**

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

**R312.1.1 Where required.**

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

**R312.1.2 Height.**

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

**Exceptions:**

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

**R312.1.3 Opening limitations.**

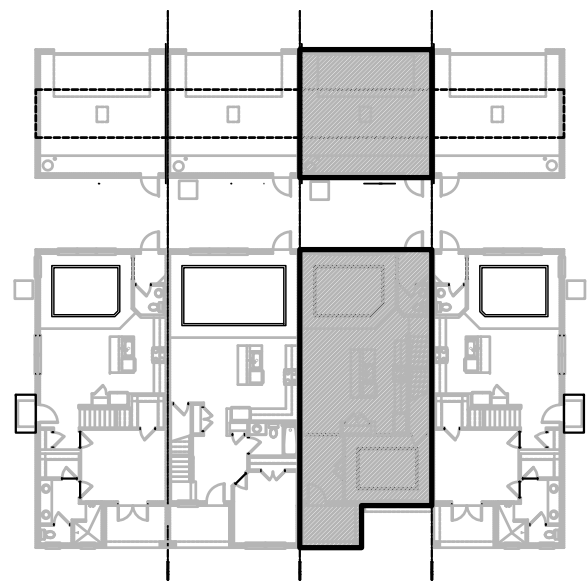
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**Exceptions:**

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

**R312.1.4 Exterior plastic composite guards.**

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



**SECTION - KEY PLAN**

1/32" = 1'-0"

**2023 FBCR:**

**R311.7.5.1 Risers.**

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

**R311.7.5.2 Tread.**

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

**R311.7.5.2.1 Winder treads.**

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

**R311.7.5.3 Nosings.**

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

**R311.7.8 Handrails.**

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

**R311.7.8.1 Height.**

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

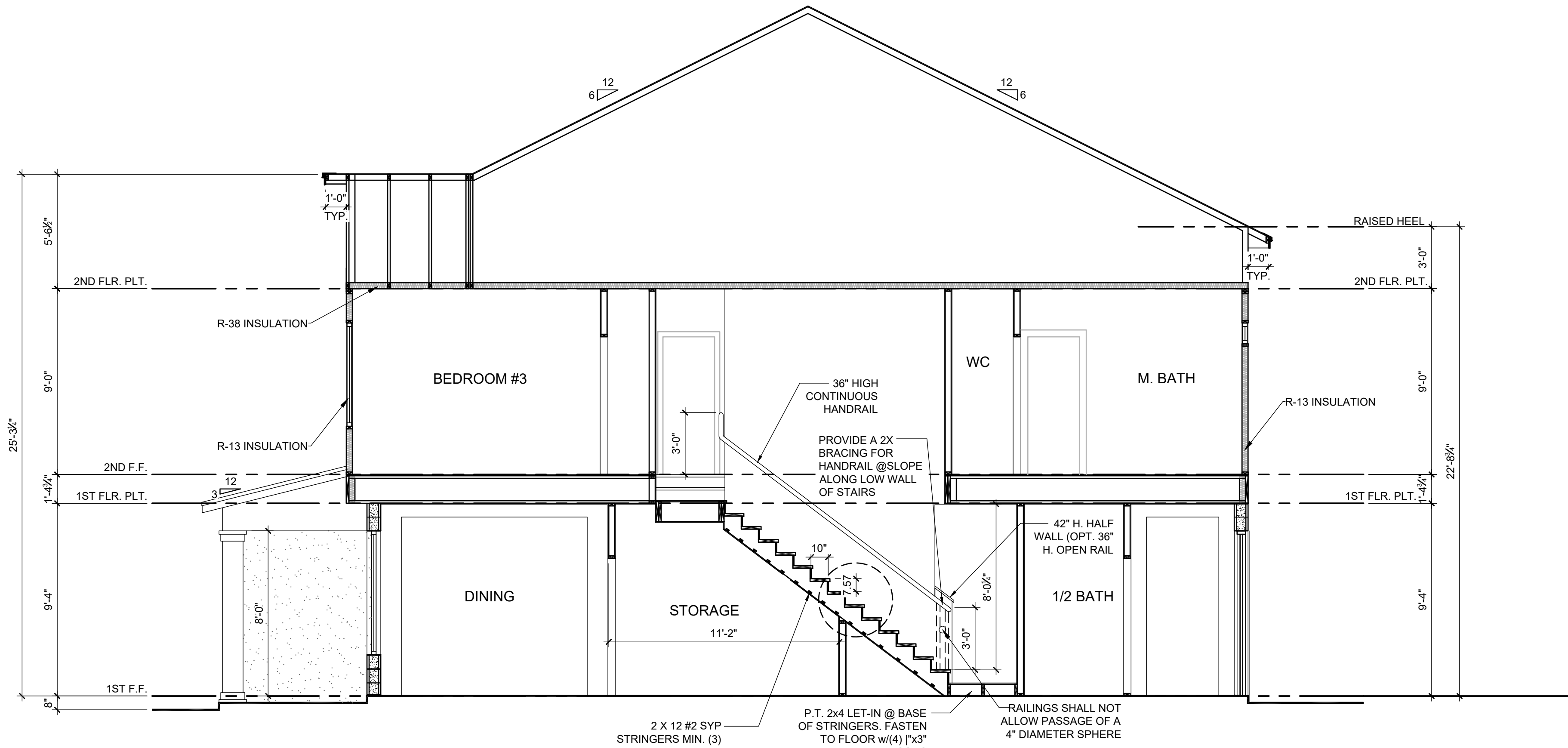
**R311.7.8.2 Continuity.**

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

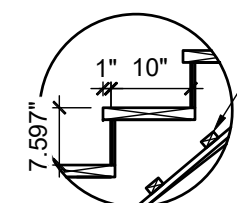
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Required handrails shall be one or the following types or provide equivalent graspability.

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



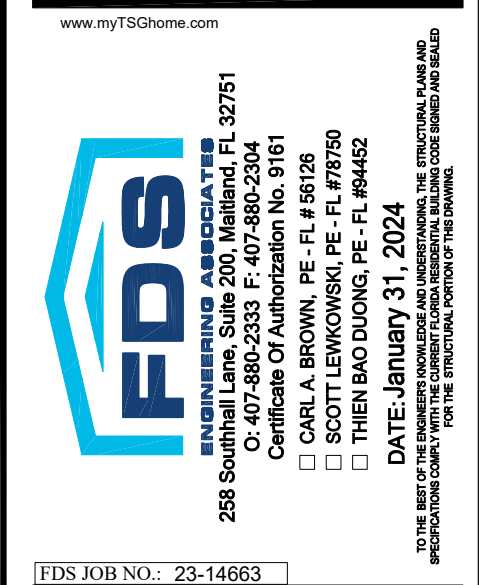
**A** 2-STORY STAIR SECTION - 1840  
1/4" = 1'-0"



FIRESTOPPING BETWEEN STAIR STRINGERS AT LEAST ONCE IN THE MIDDLE OF EACH RUN, AT THE TOP & BOTTOM & BETWEEN STUDS ALONG & IN LINE W/ ADJACENT RUN OF STAIRS

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**PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS**

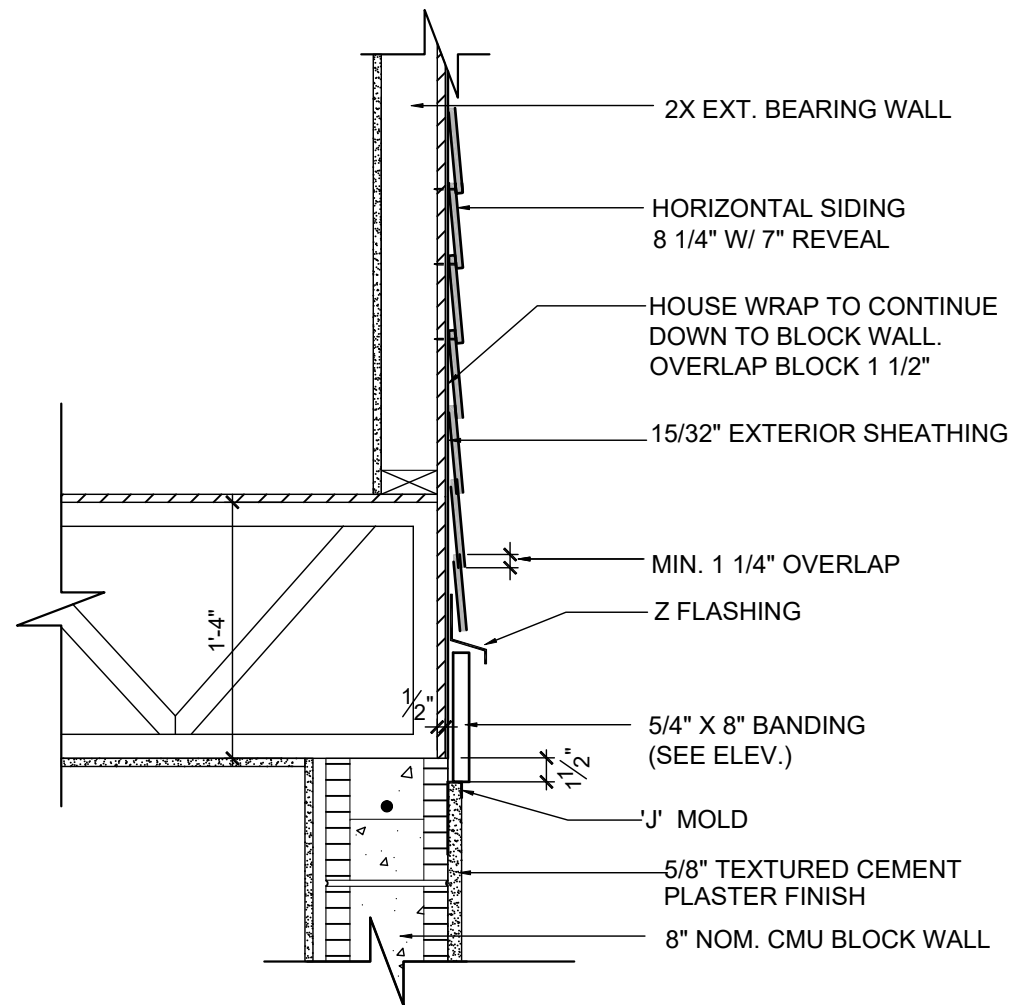
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**1840 - JEFFERSON  
STAIR SECTION**

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drawn: AB  
date: 05-17-22  
scale: AS SHOWN

**2.0B  
ELEV. A**

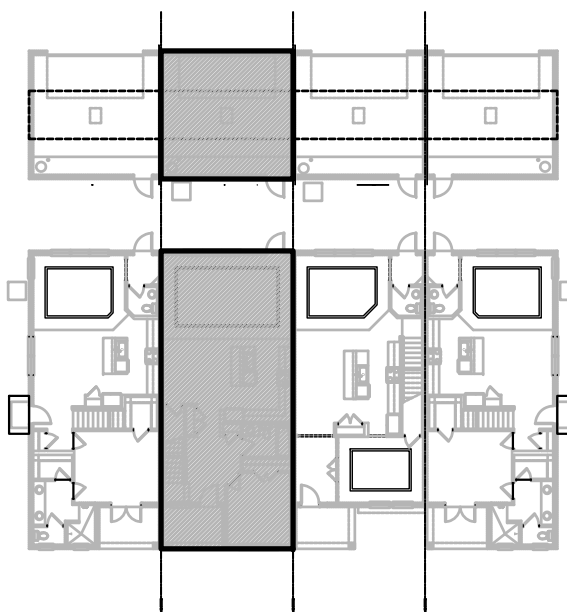
NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED





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

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



**SECTION - KEY PLAN**

1/32" = 1'-0"

**2023 FBCR:**

**R311.7.5.1 Risers.**

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

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

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**R311.7.5.3 Nosings.**

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

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**R311.7.8.1 Height.**

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

**R311.7.8.2 Continuity.**

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

**R311.7.8.3 Grip-size.**

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

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

**2023 FBCR :**

**R312.1 Guards.**

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

**R312.1.1 Where required.**

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

**R312.1.2 Height.**

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

**Exceptions:.**

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

**R312.1.3 Opening limitations.**

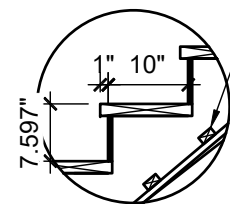
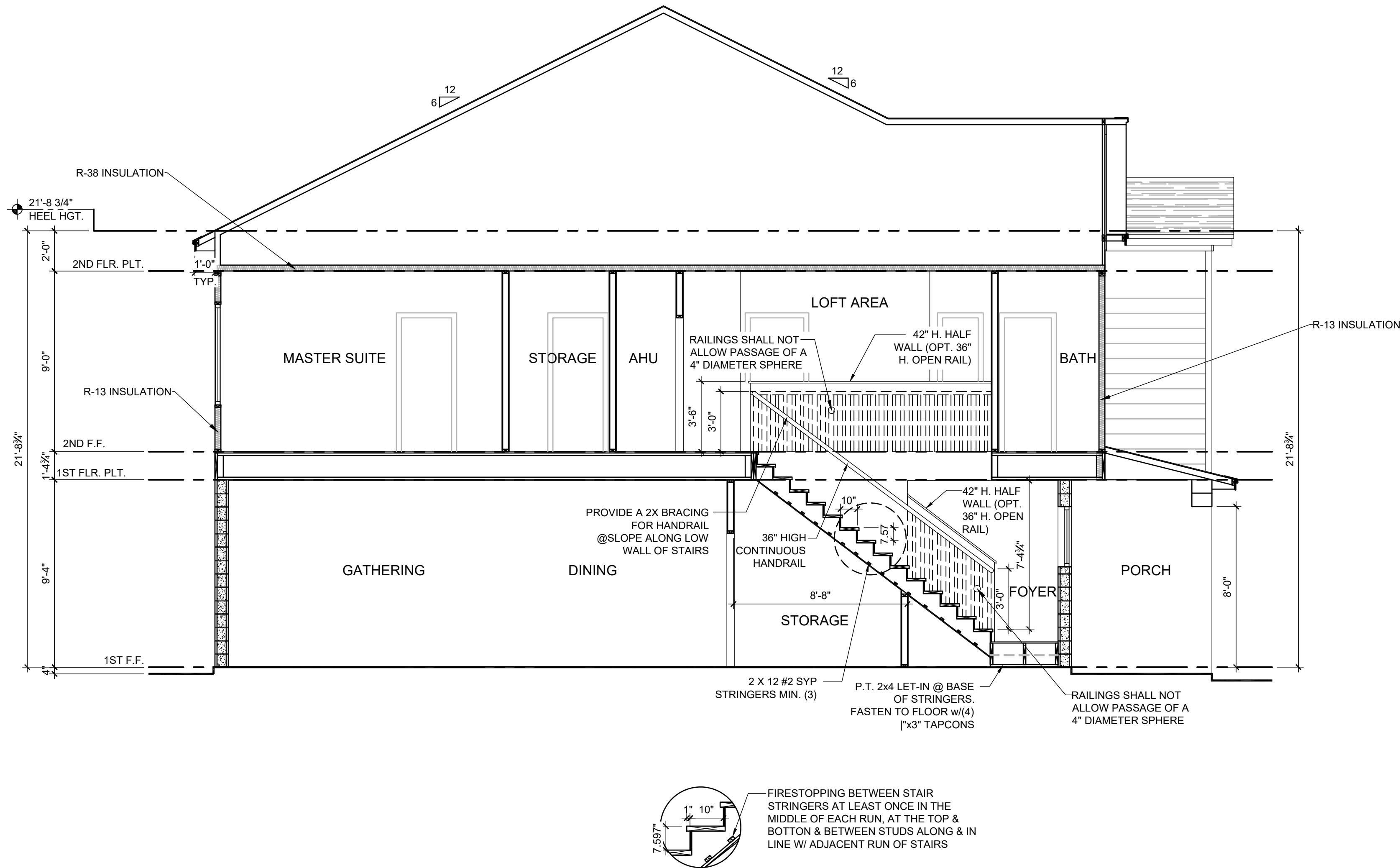
Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

**Exceptions:.**

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

**R312.1.4 Exterior plastic composite guards.**

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



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

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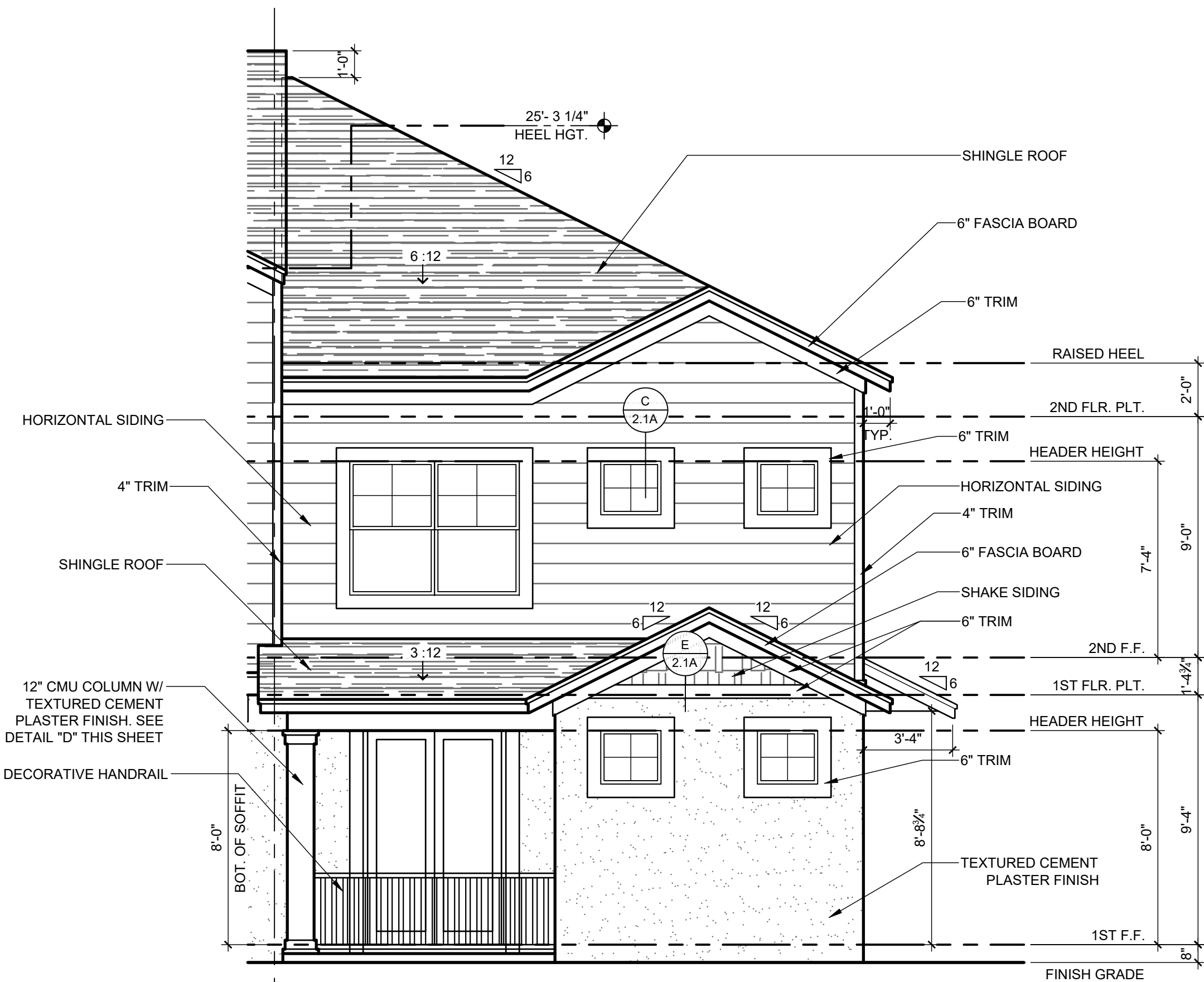
**PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS**

title:  
**2024 - MADISON  
STAIR SECTION**  
project no. 2022142  
checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN  
**2.0C  
ELEV. A**



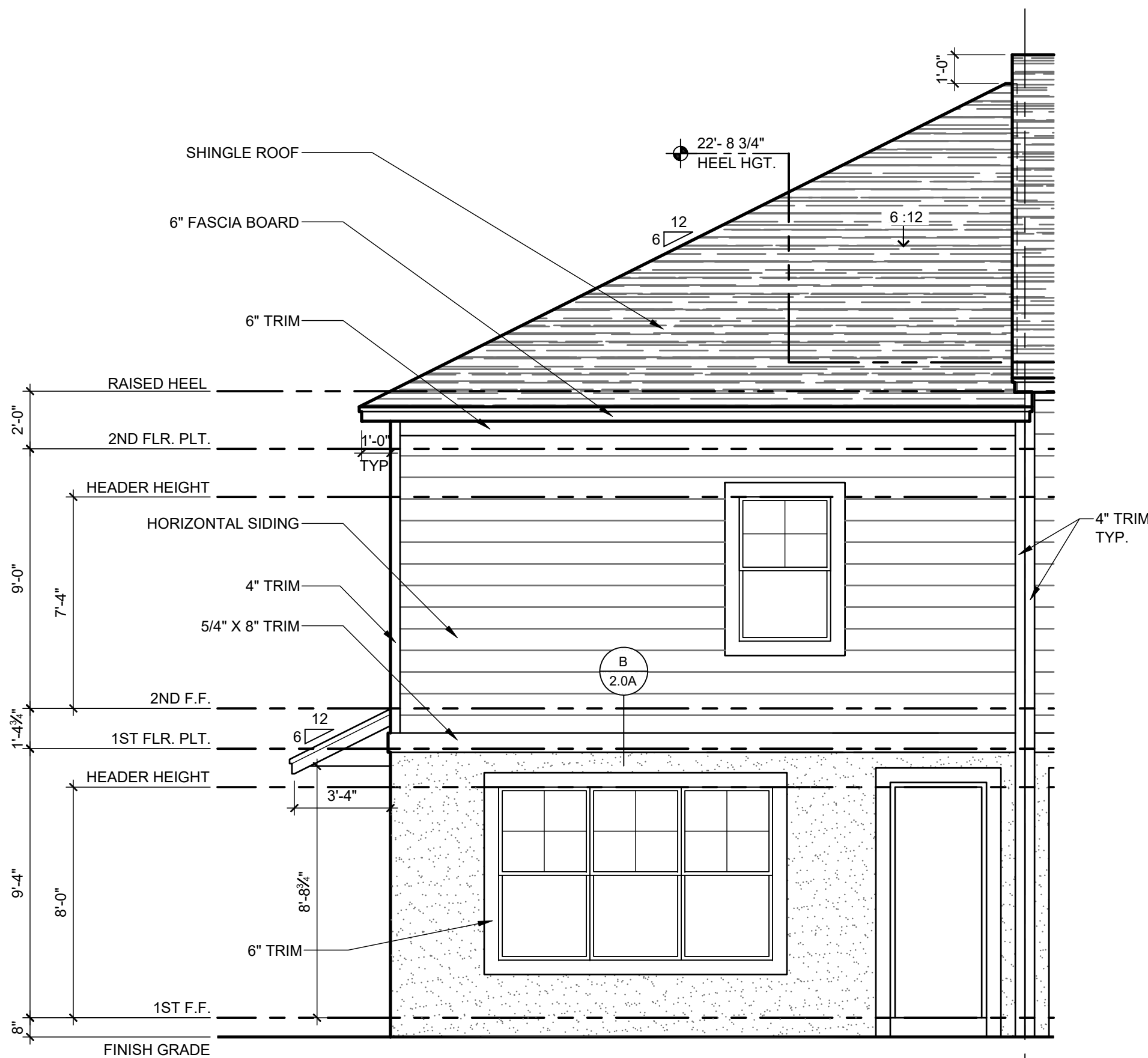
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1914 - ADAMS  
FRONT ELEVATION "A"

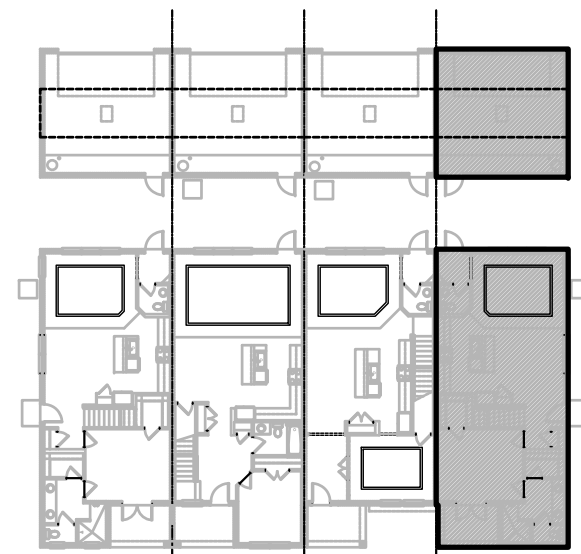
1/4" = 1'-0"



1914 - ADAMS  
REAR ELEVATION "A"

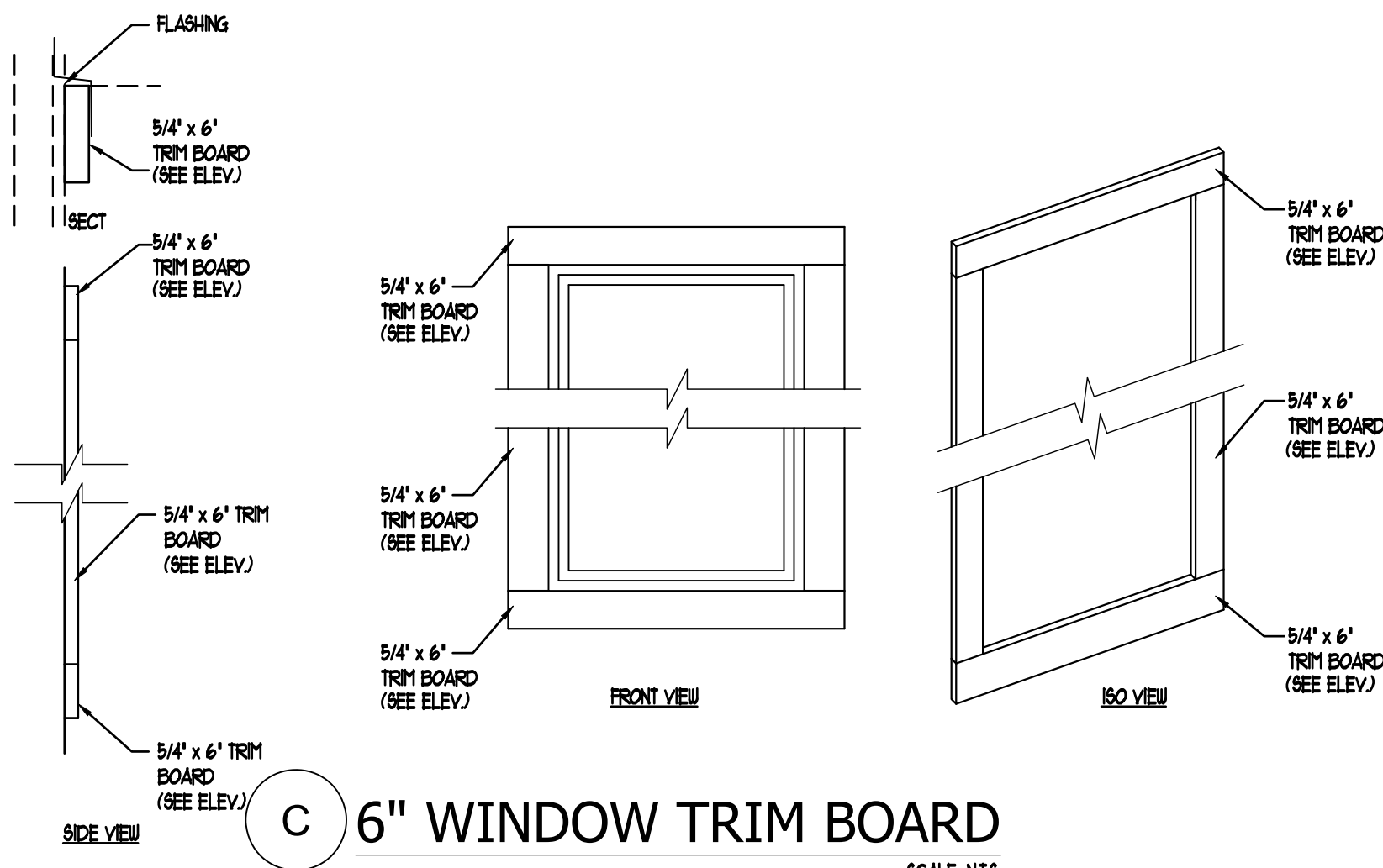
1/4" = 1'-0"

G.C. TO VERIFY  
FASCIA CALLOUT



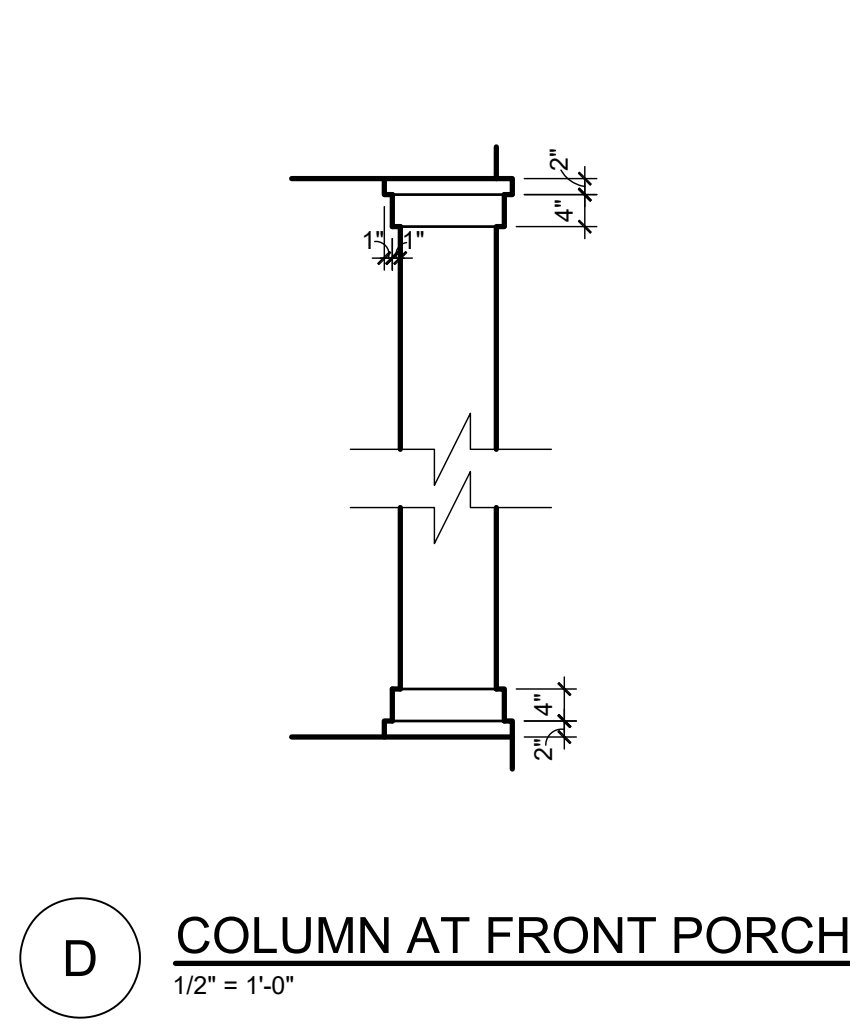
ELEVATION - KEY PLAN

1/32" = 1'-0"



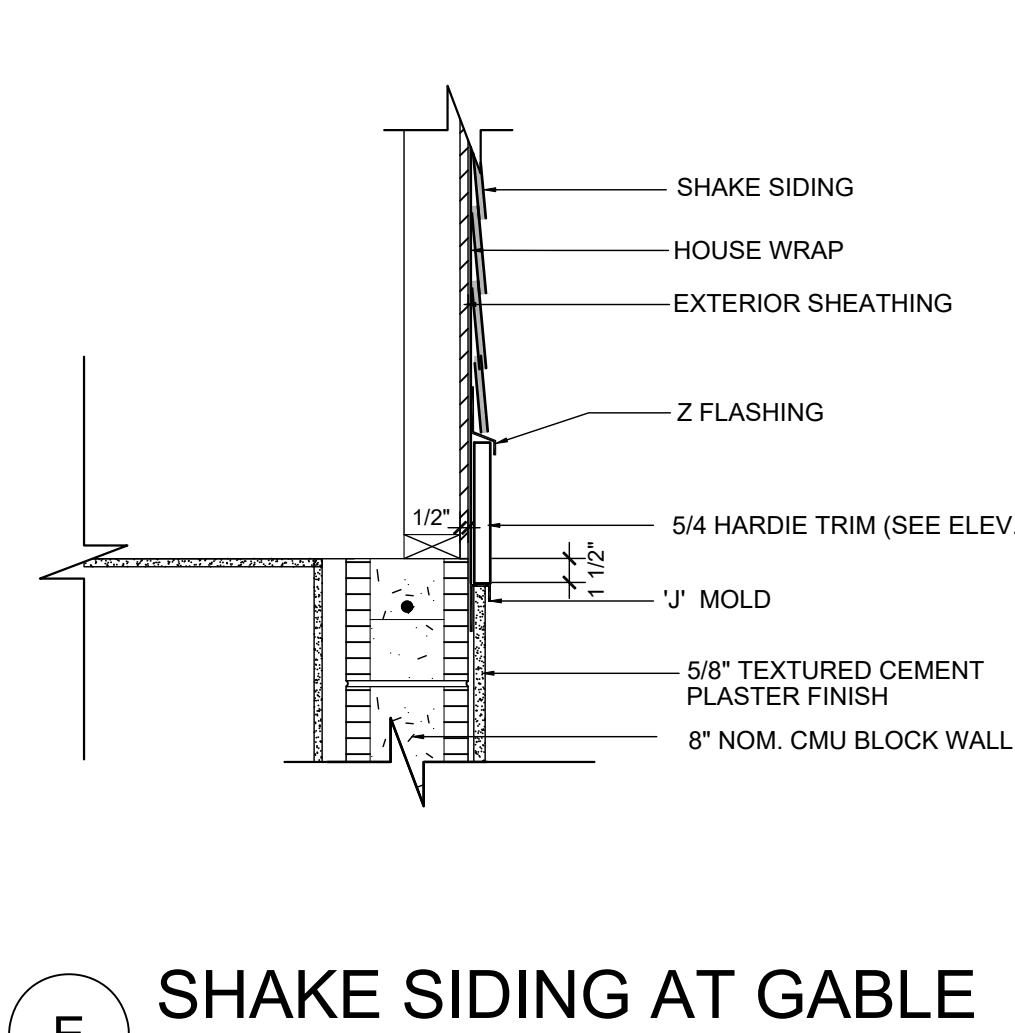
C 6" WINDOW TRIM BOARD

SCALE: N.T.S.



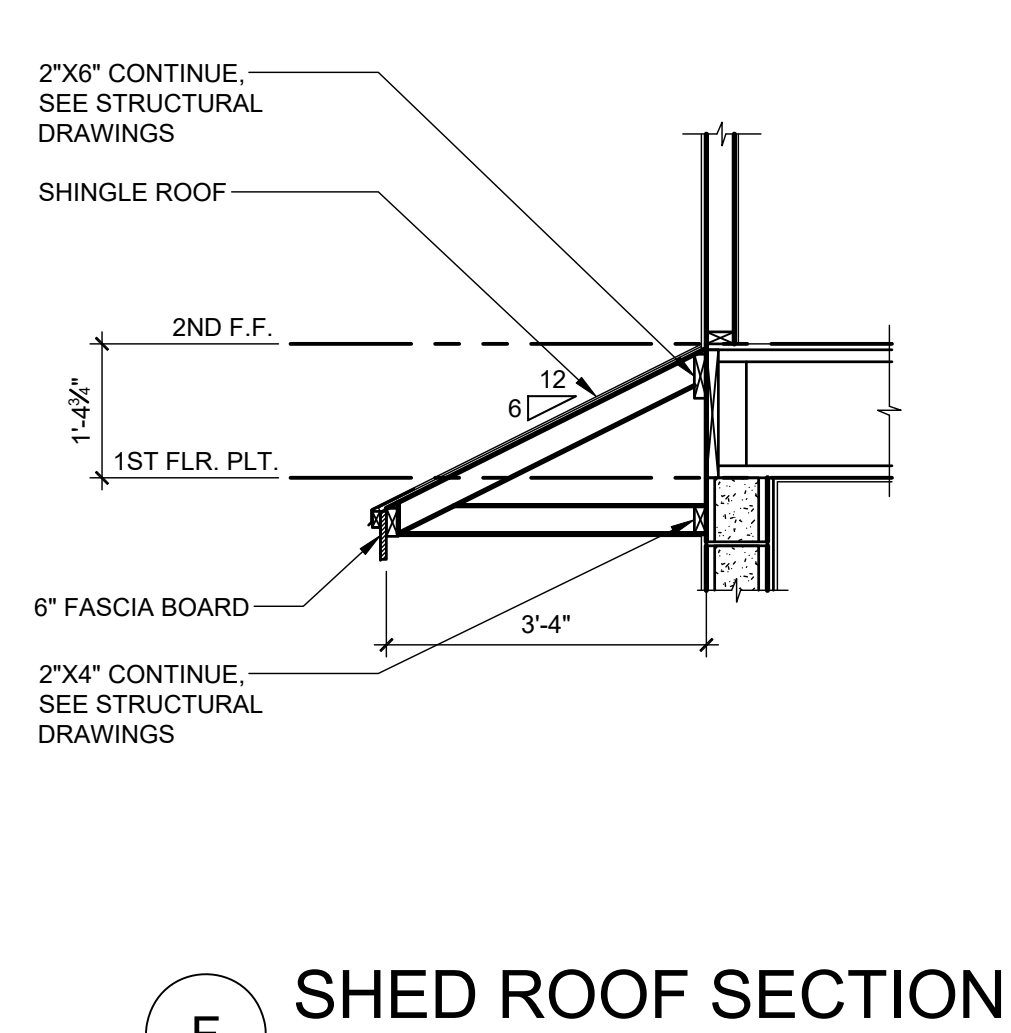
D COLUMN AT FRONT PORCH

1/2" = 1'-0"



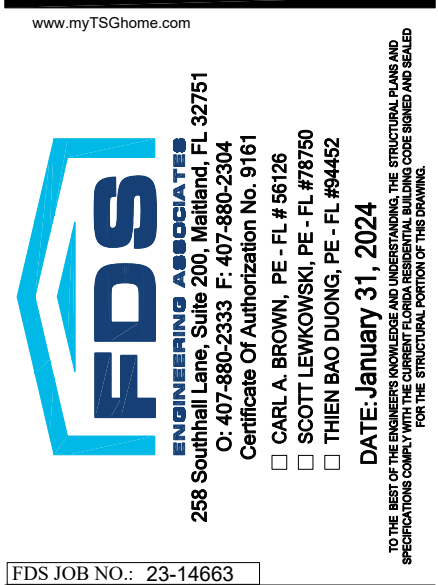
E SHAKE SIDING AT GABLE

SCALE: 1" = 1'-0"



F SHED ROOF SECTION

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



PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

title:  
1914 - ADAMS  
EXT. ELEVATIONS

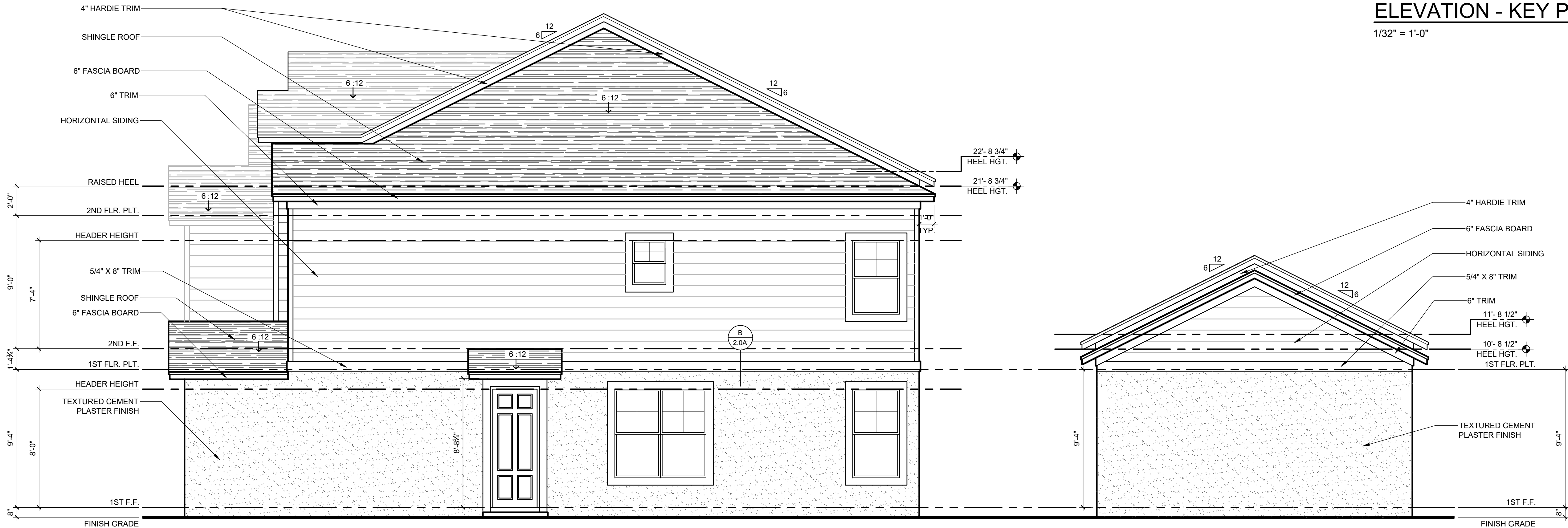
project no. 2022142  
checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

2.1A  
ELEV. A



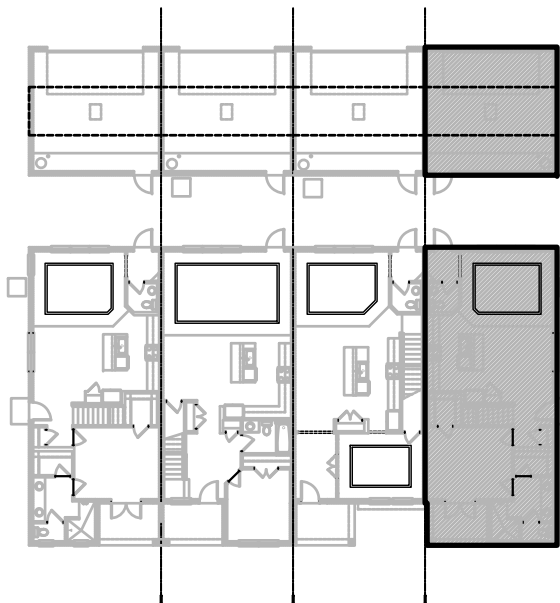
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1914 - ADAMS  
RIGHT ELEVATION "A"  
1/4" = 1'-0"

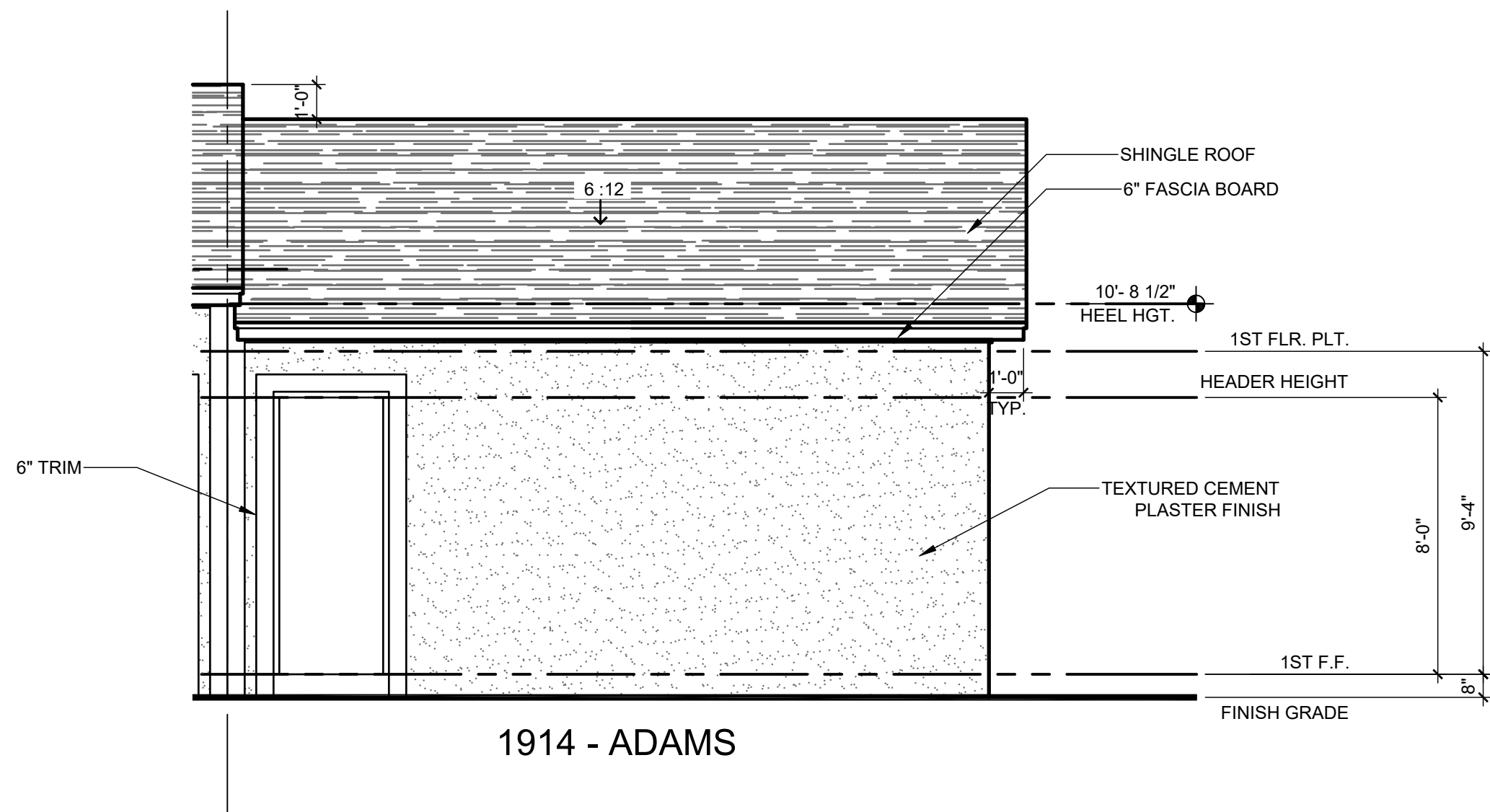
ELEVATION - KEY PLAN  
1/32" = 1'-0"



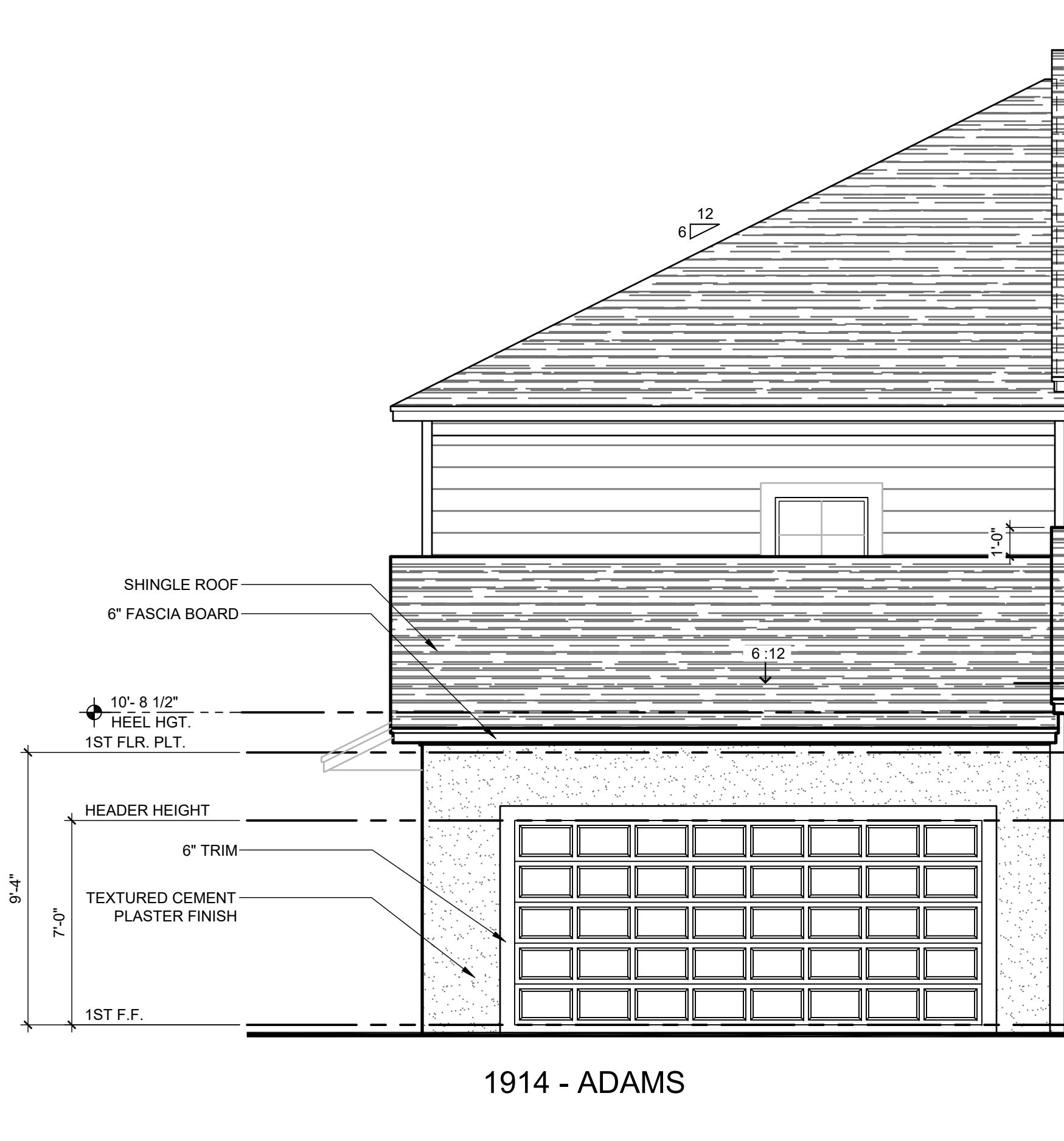


DISCLAIMER

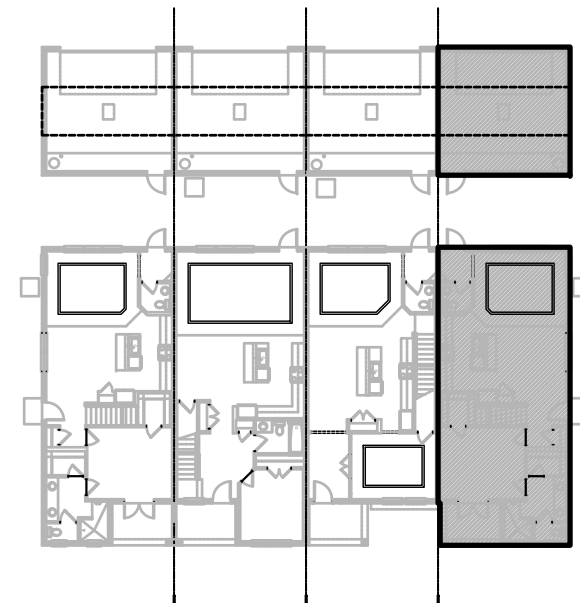
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FRONT ELEVATION "A" - GARAGE  
1/4" = 1'-0"



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



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

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Certificate of Authorization No. 9191  
CARL A. BROWN, P.E. FL # 55128  
SCOTT LEWOWSKI, P.E. FL #29790  
DATE: 05/17/2024  
DRAWN BY: J. J. JONES  
CHECKED BY: J. J. JONES  
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PROFESSIONS COME TOGETHER TO SERVE THE COMMUNITY AND THE WORLD

FDS JOB NO.: 23-14663

PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

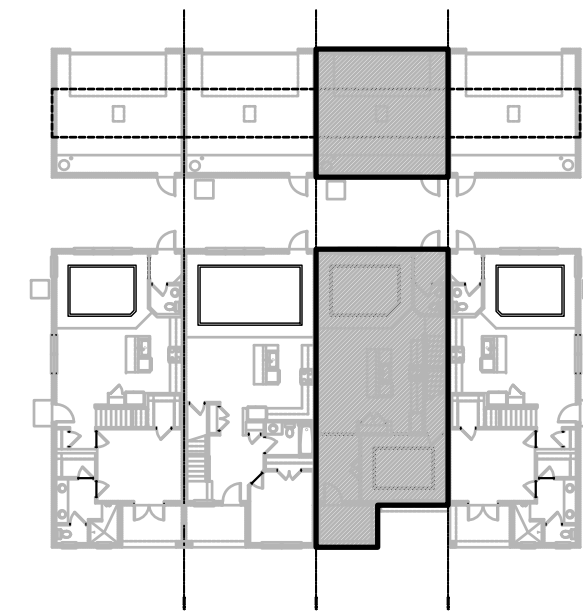
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EXT. ELEVATIONS

project no. 2022142  
checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

2.3A  
ELEV. A



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$$1/32'' = 1'-0''$$


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**ENGINEERING ASSOCIATES**

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C: 407-880-2333 F: 407-880-2304  
Certificate of Authorization No. 9361

• CARL A. BROWN, PE - FL # 95128  
• SCOTT LEWKOWSKI, PE - FL #78750  
• THIEN BAO DUONG, PE - FL #94452

**DATE: January 31, 2024**

TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND UNDERSTANDING, THE STRUCTURAL ANALYSIS AND CALCULATIONS HAVE BEEN MADE IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING CODES AND RULES GOVERNING THE STRUCTURAL PORTION OF THIS DRAWING.

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**2.1B  
ELEV. A**

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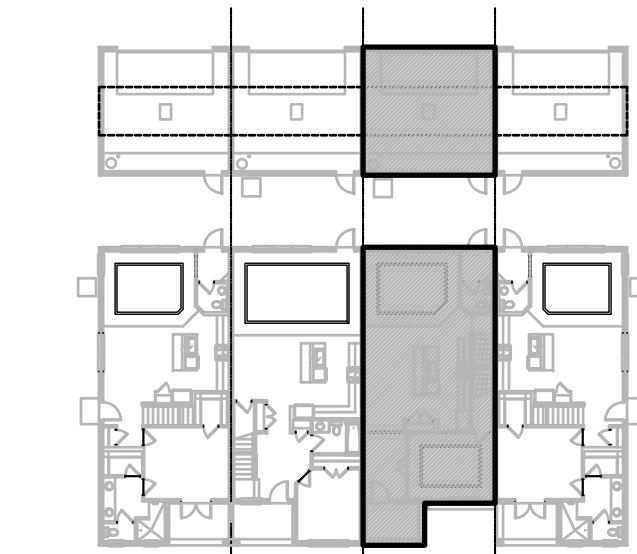
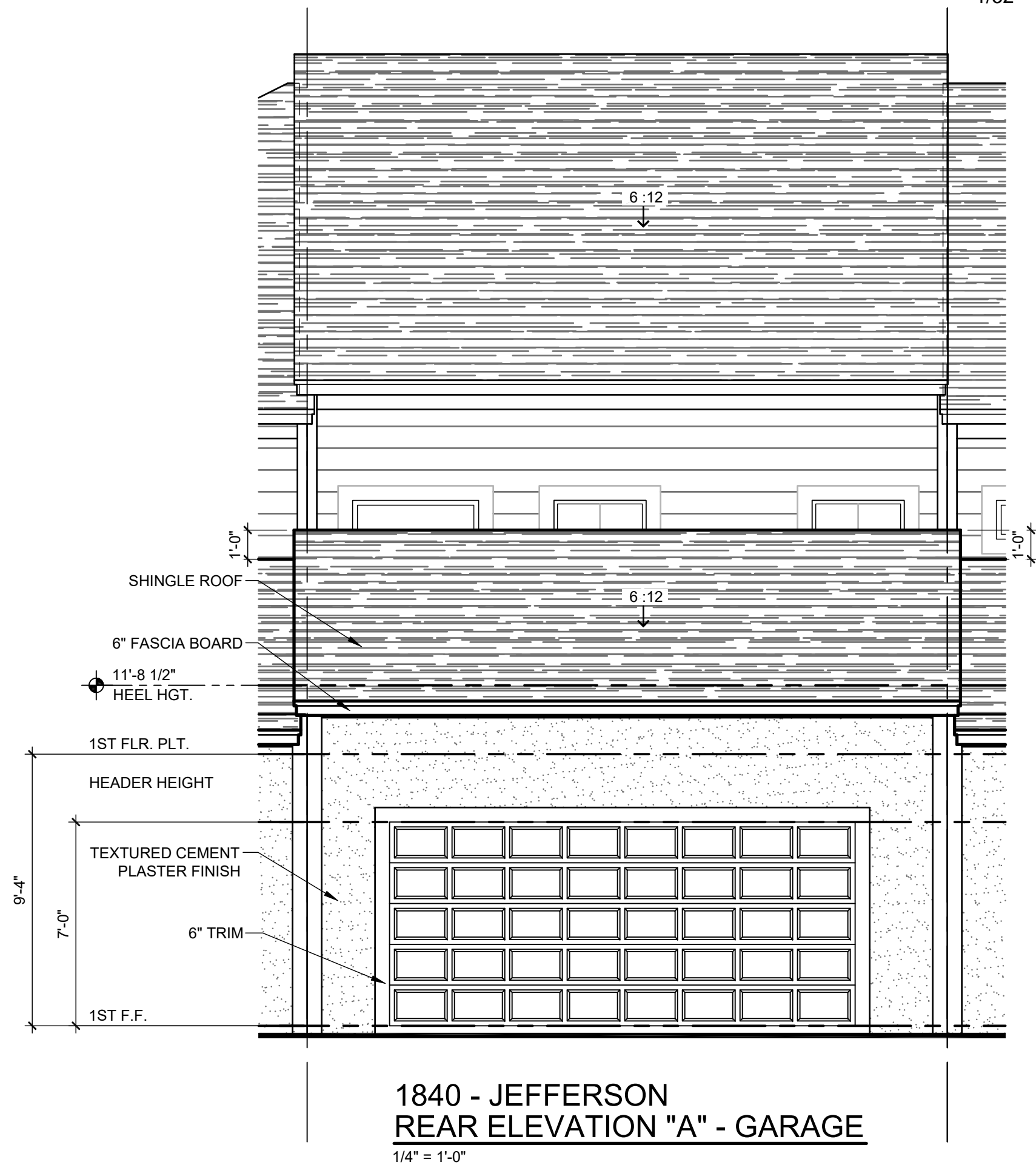
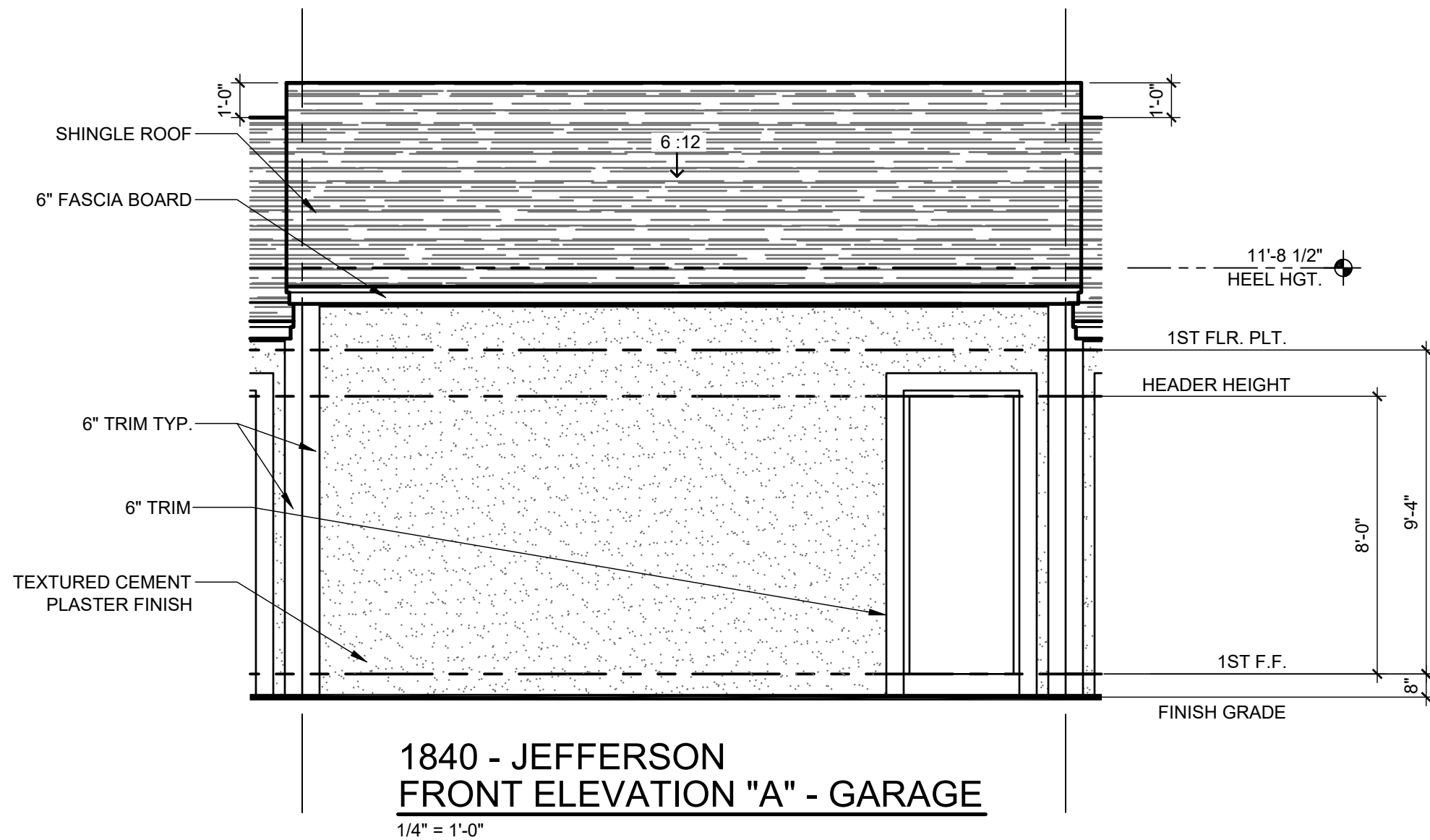
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ELEVATION - KEY PLAN

1/32" = 1'-0"

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PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

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

project no. 2022142  
checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

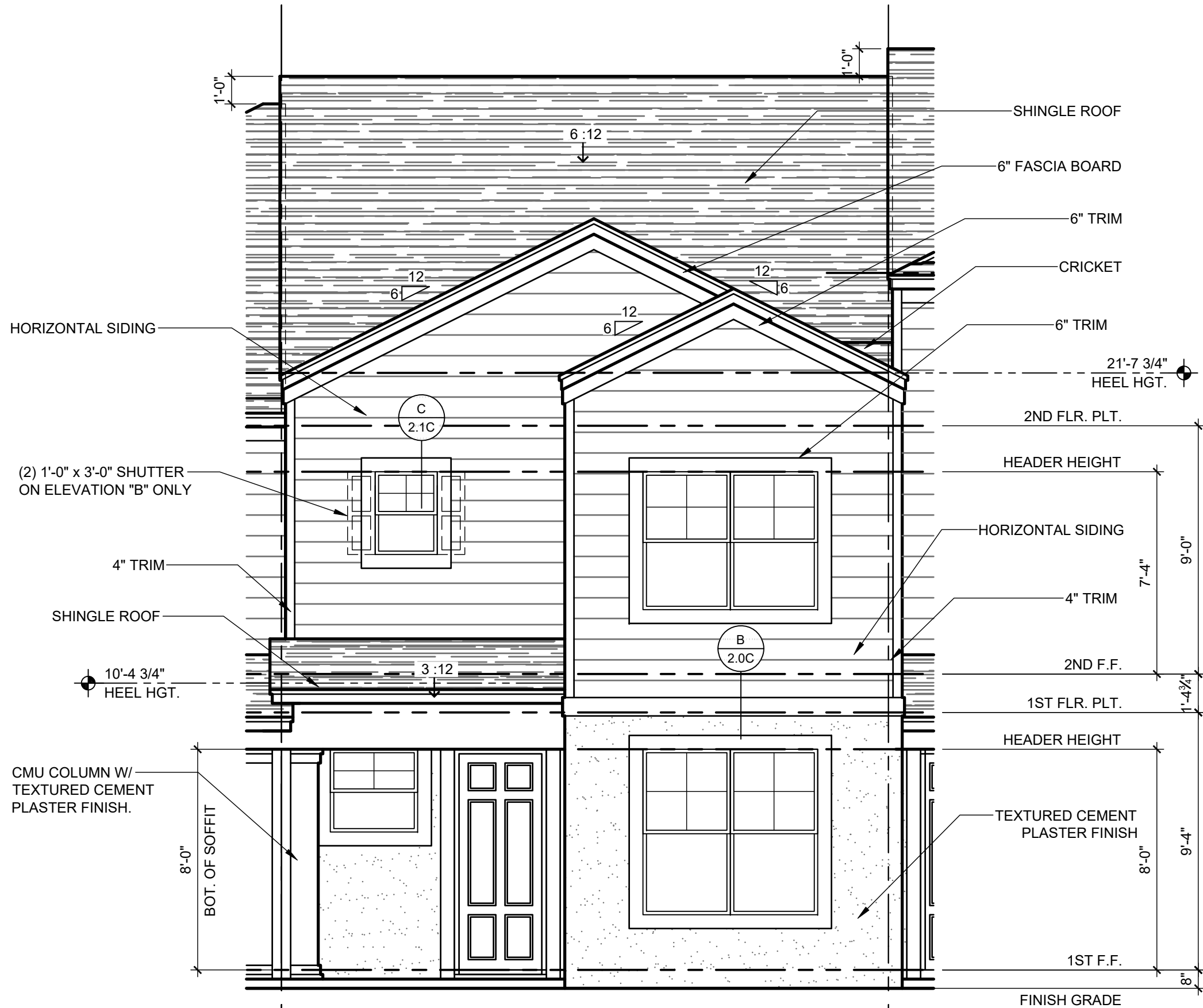
**2.2B  
ELEV. A**

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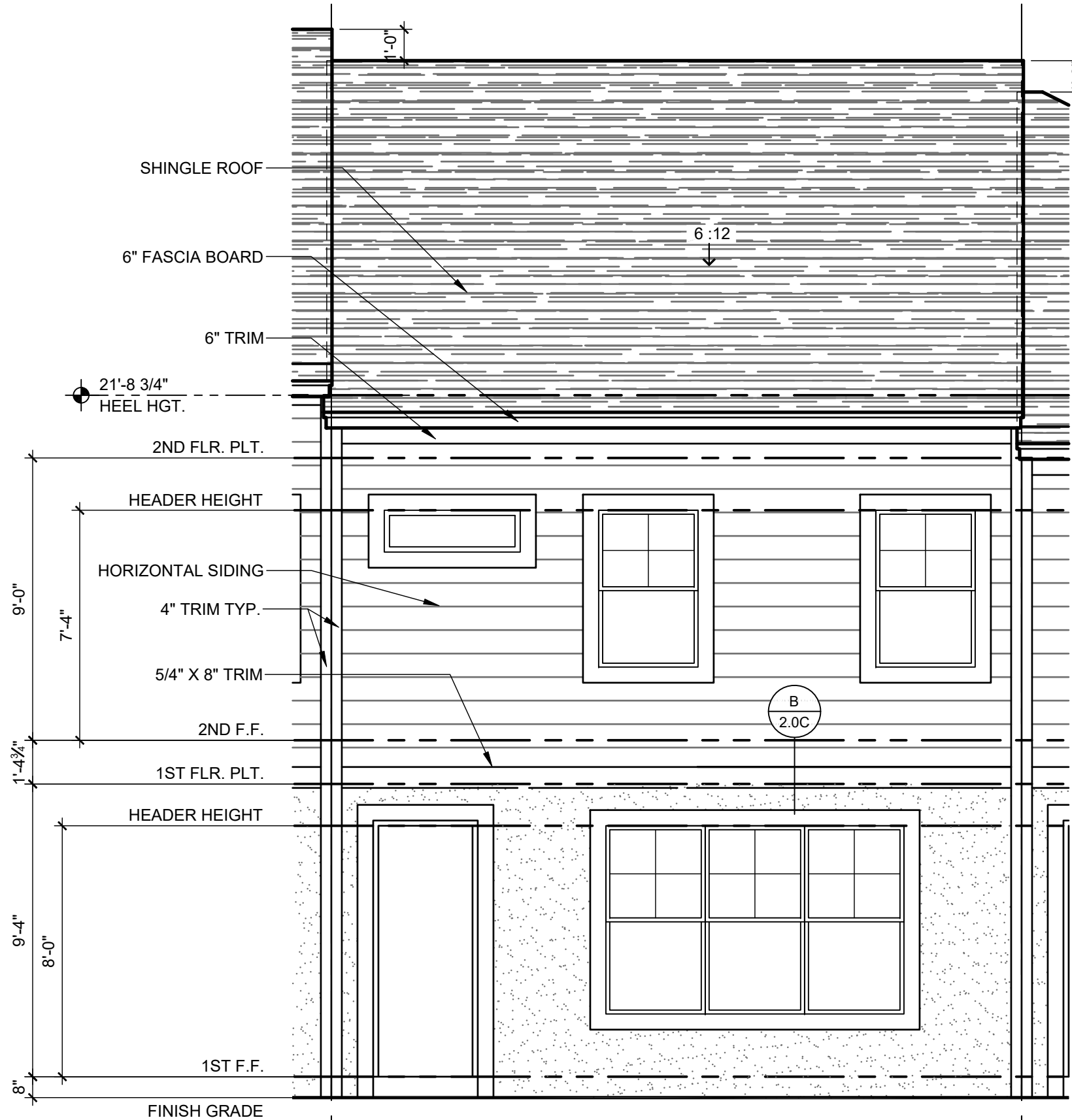


DISCLAIMER

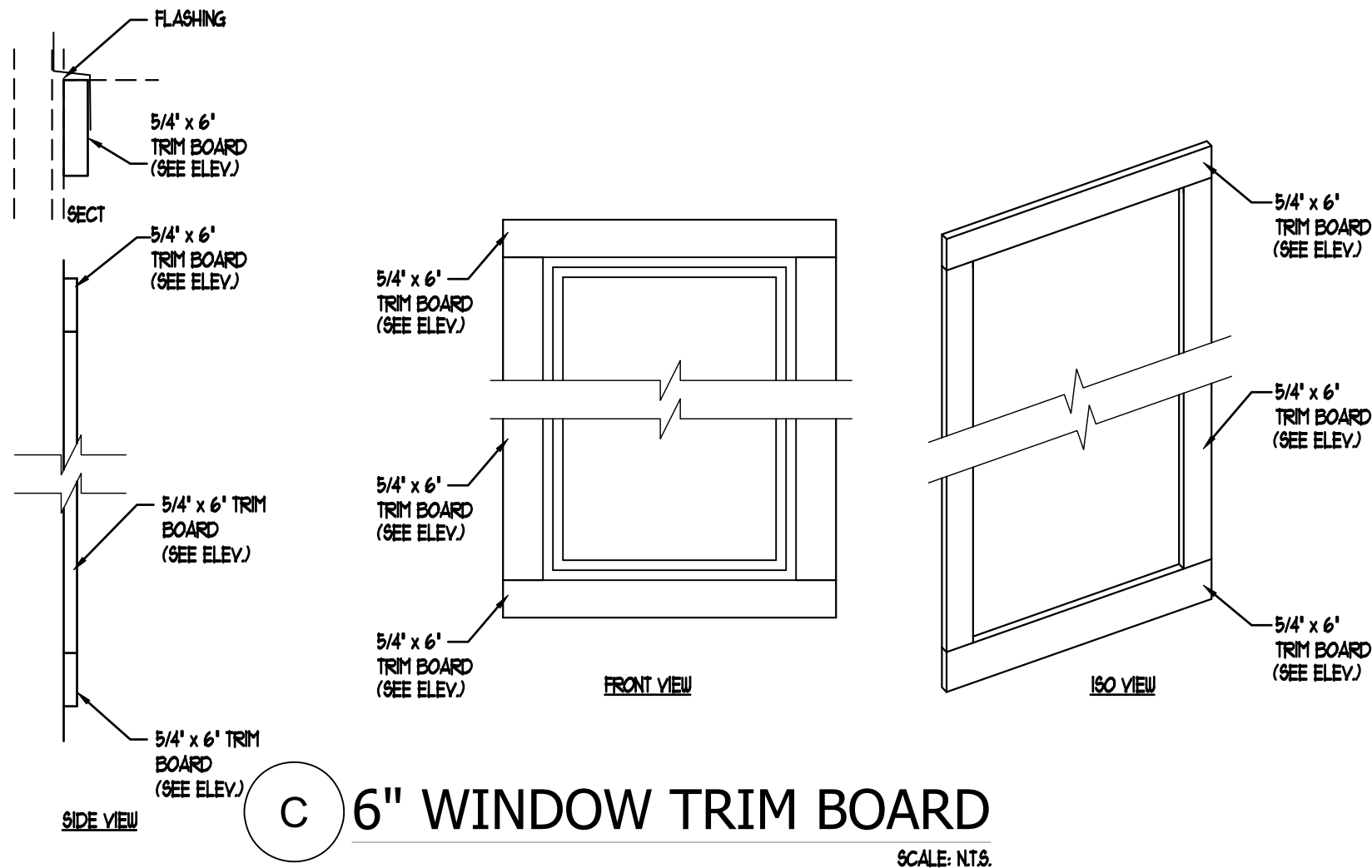
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2024 - MADISON  
FRONT ELEVATION "A"  
1/4" = 1'-0"

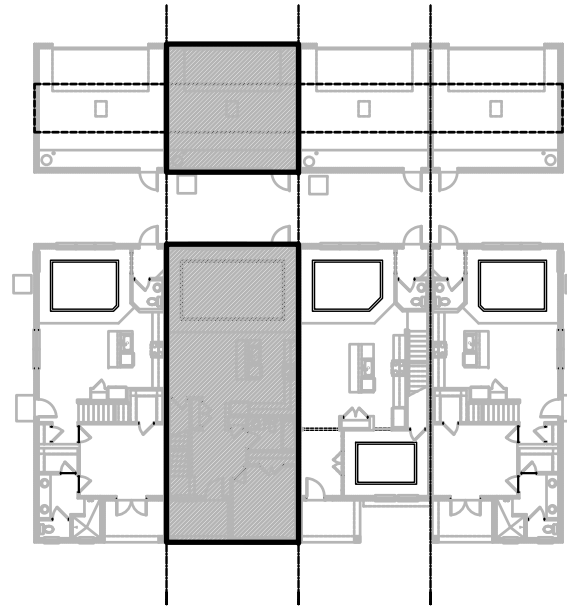


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REAR ELEVATION "A"  
1/4" = 1'-0"

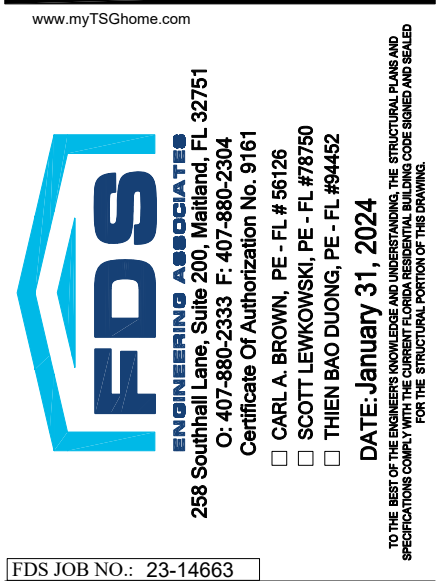


C 6" WINDOW TRIM BOARD  
SCALE: N.T.S.

G.C. TO VERIFY  
FASCIA CALLOUT



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



PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

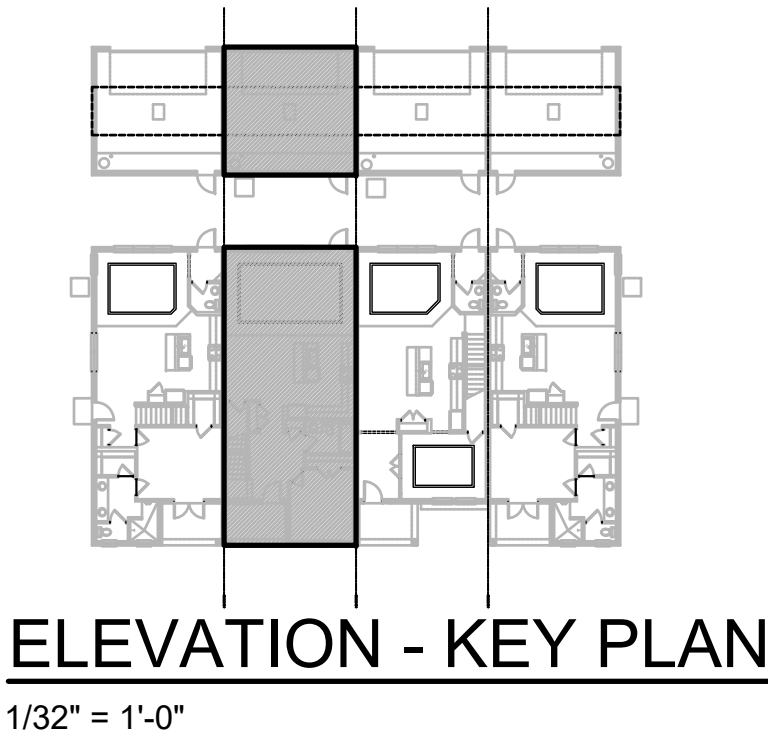
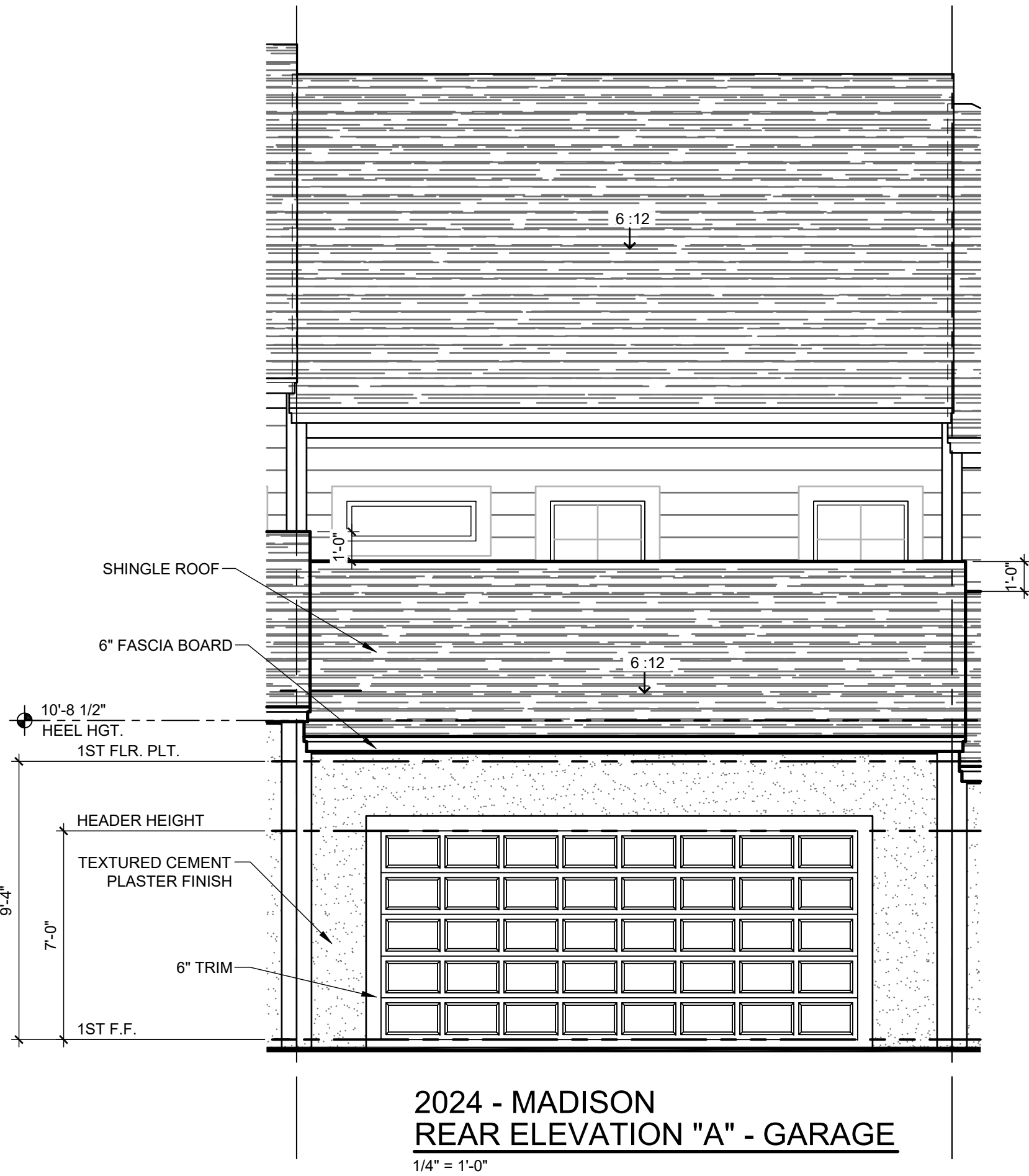
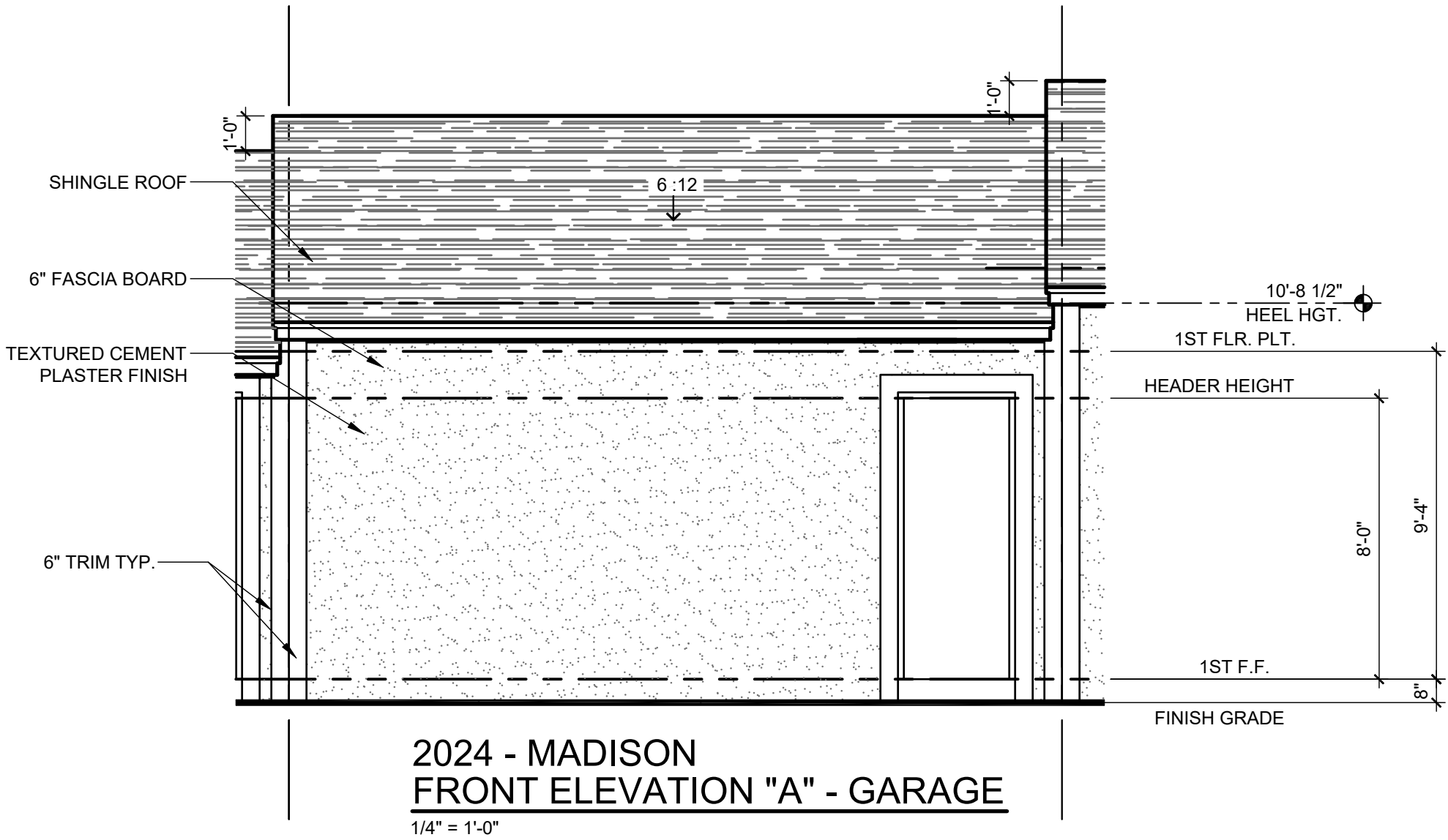
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2024 - MADISON  
EXT. ELEVATIONS  
project no. 2022142  
checked: BF  
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date: 05-17-22  
scale: AS SHOWN

2.1C  
ELEV. A



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FDS JOB NO.: 23-14663

PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

title:  
2024 - MADISON  
EXT. ELEVATIONS

project no. 2022142  
checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

2.2C  
ELEV. A

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## ELEVATION - KEY PLAN



PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

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

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project no.	2022142
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scale:	AS SHOWN

**2.1D  
ELEV. A**



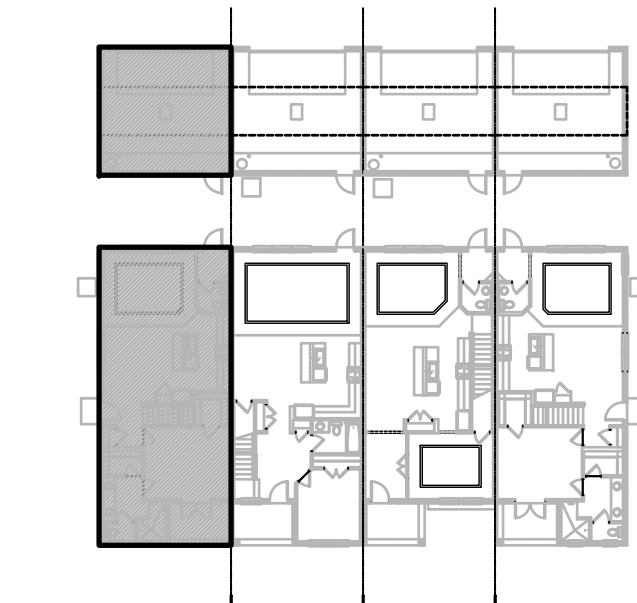
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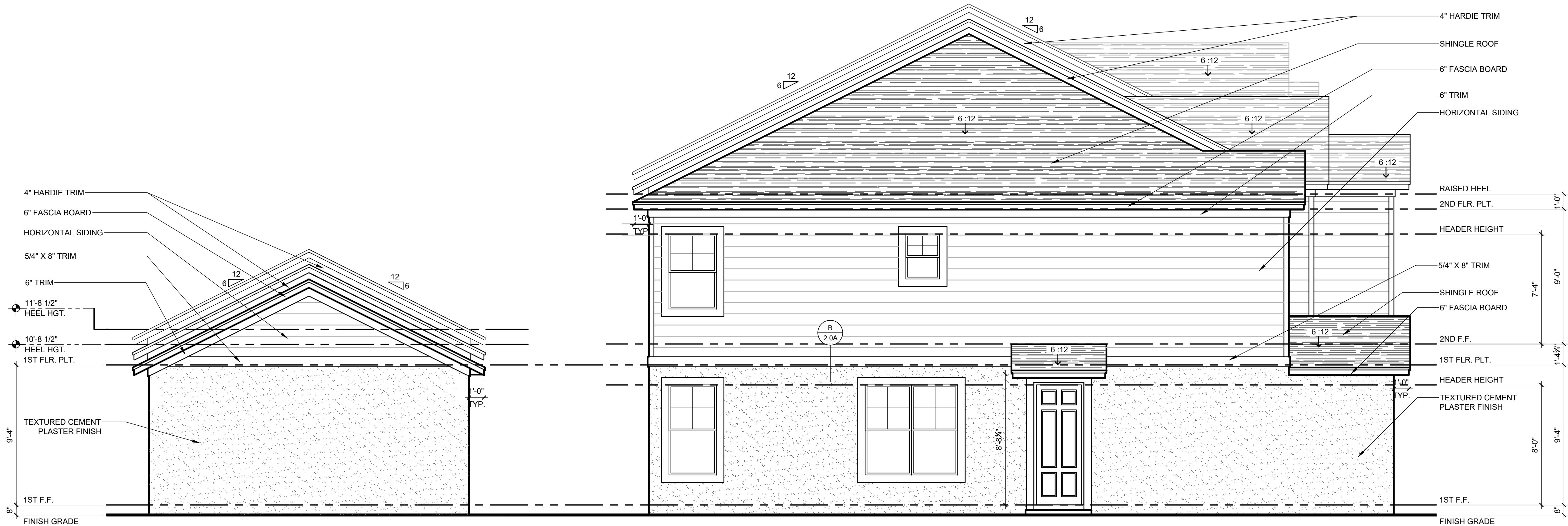
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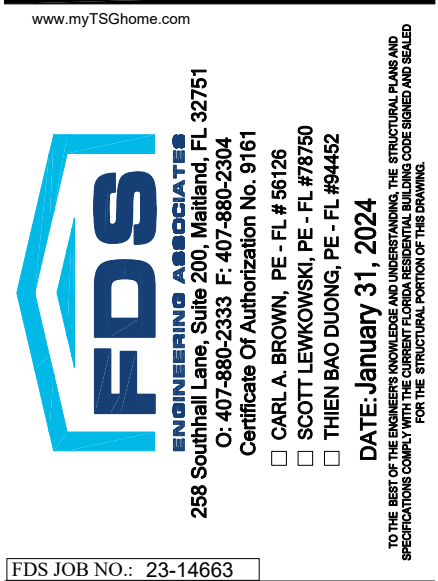
ELEVATION - KEY PLAN

1/32" = 1'-0"



1914 - ADAMS REVERSED  
LEFT ELEVATION "A"

1/4" = 1'-0"



PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

title:  
1914 - ADAMS  
EXT. ELEVATIONS

project no. 2022142  
checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

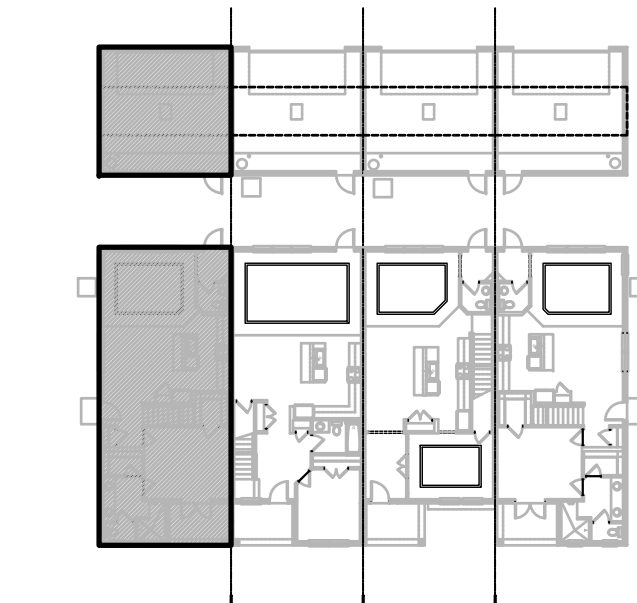
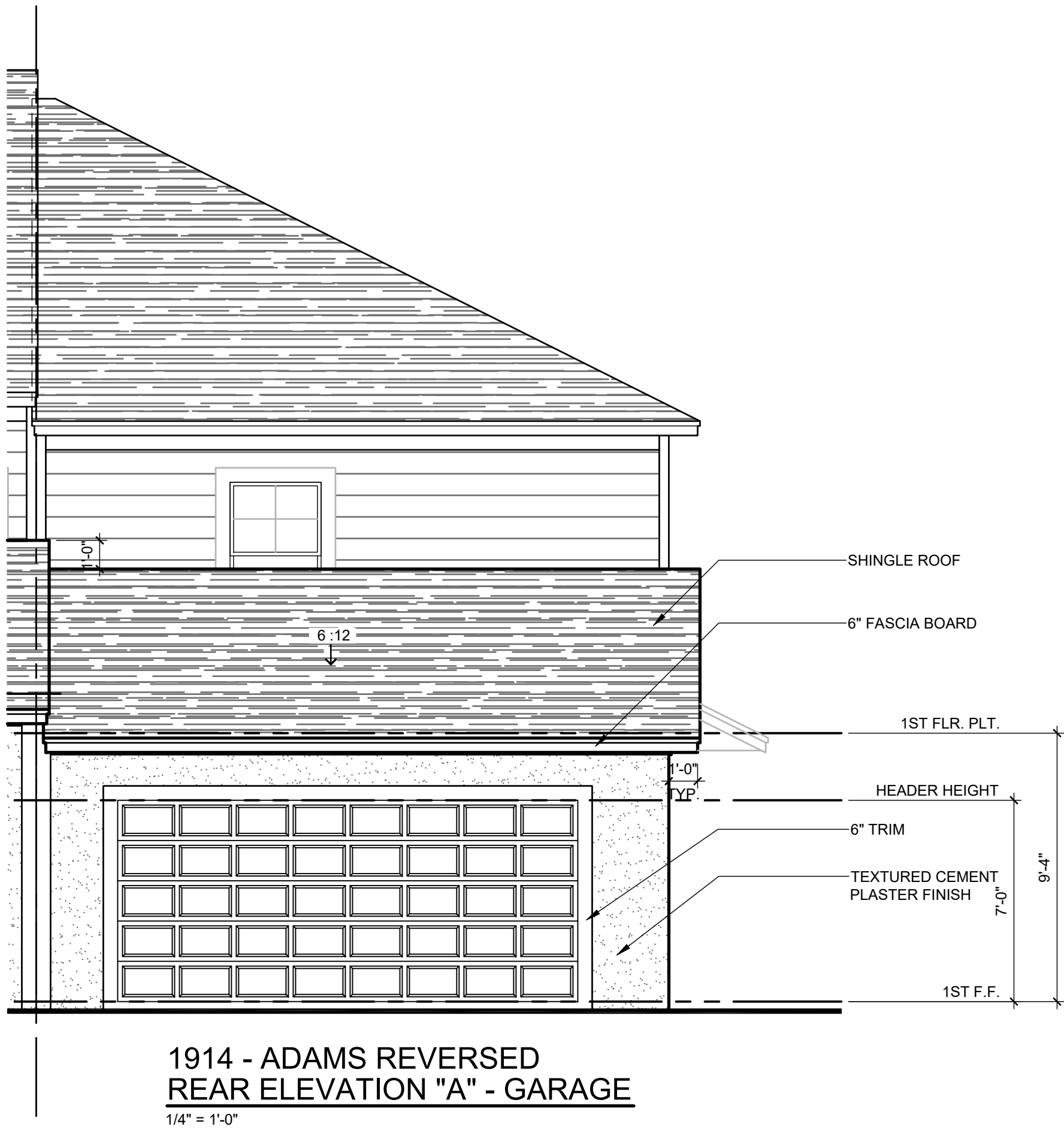
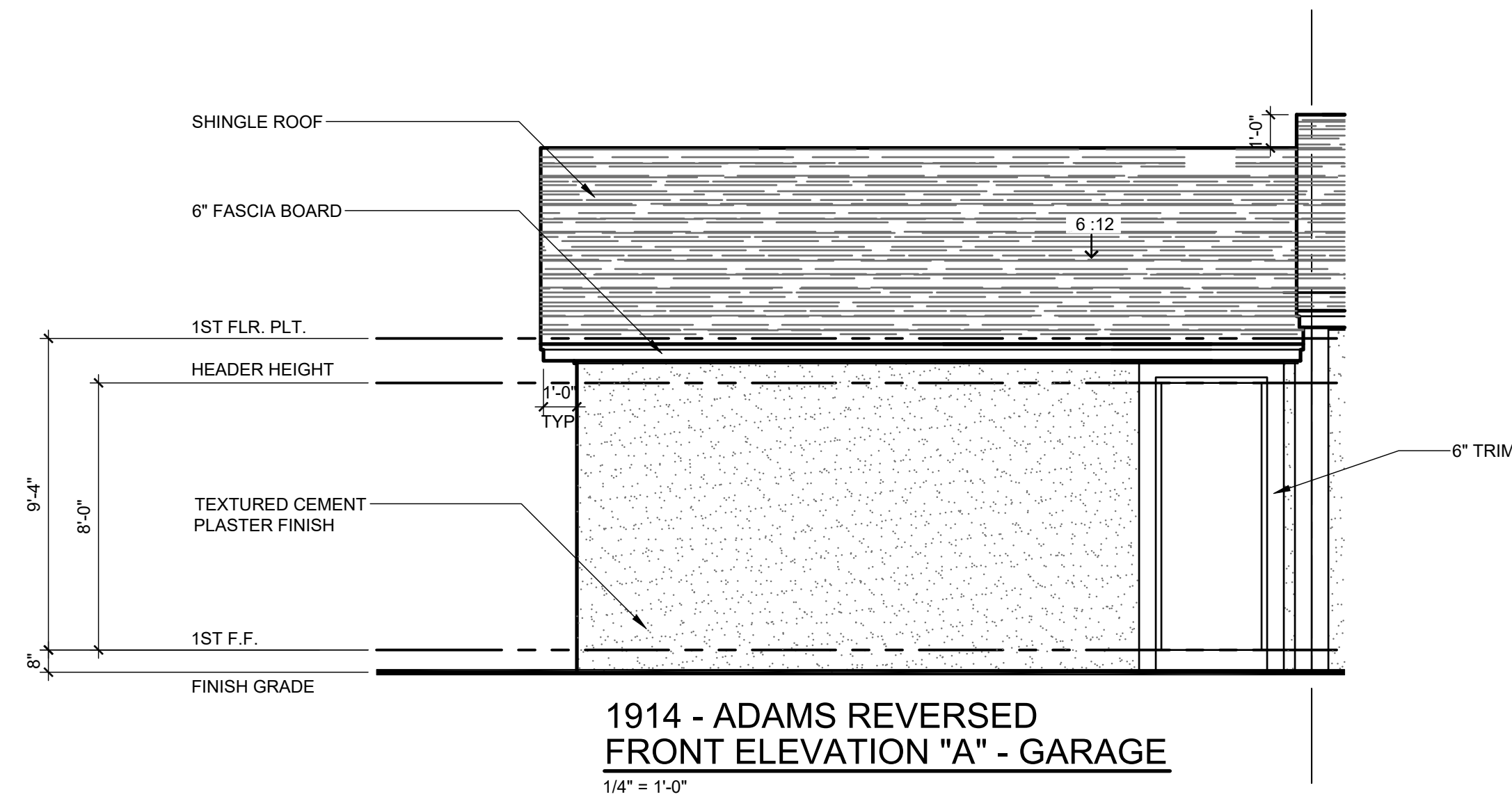
2.2D  
ELEV. A

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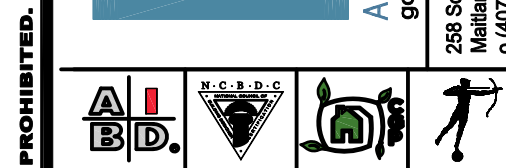
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ELEVATION - KEY PLAN

1/32" = 1'-0"



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258 Southall Lane Suite 200, Maitland, FL 32751  
904.677.2333  
Certificate of Authorization No. 9191  
□ CARL A. BROWN, PE - FL #5628  
□ SCOTT LEWIS, PE - FL #2790  
□ FREDERICK J. BROWN, PE - FL #4452  
DATE ISSUED: 03/1/2024  
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FDS JOB NO.: 23-14663

PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

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

project no. 2022142  
checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

**2.3D  
ELEV. A**

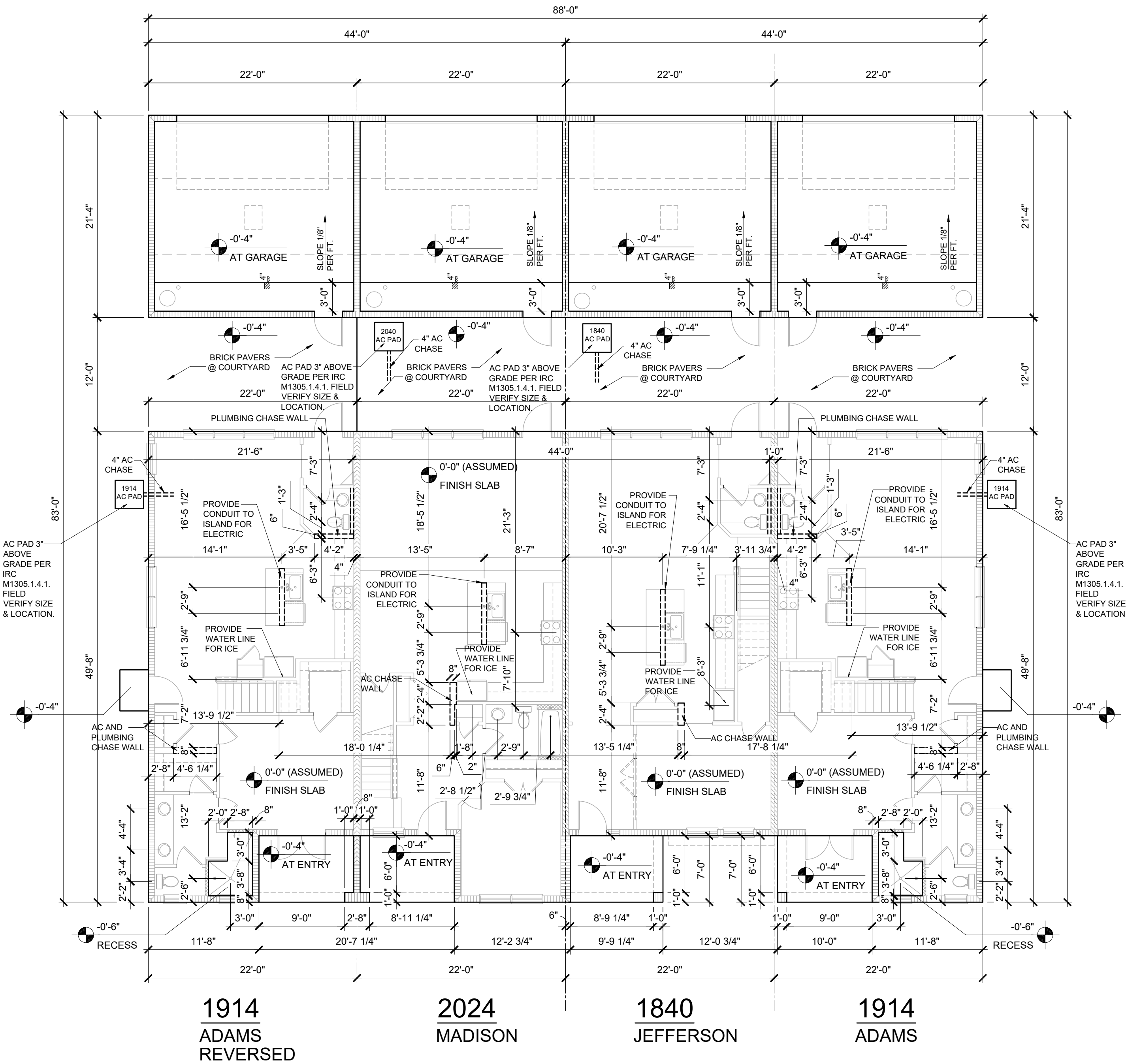
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL and is certified as such.

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



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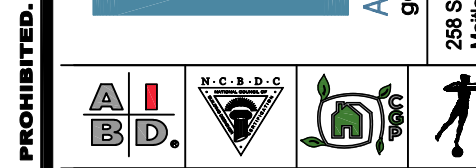


**SLAB INTERFACE PLAN - 4 UNIT**  
1/8" = 1'-0"

title:  
**4 UNIT / 2-STORY  
SLAB INTERFACE**

project no. 2022142  
checked:  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

**3.0  
ELEV. A**



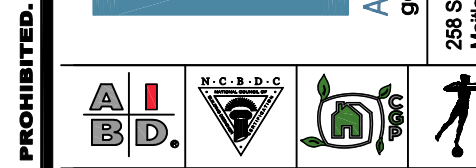
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www.myT3Home.com

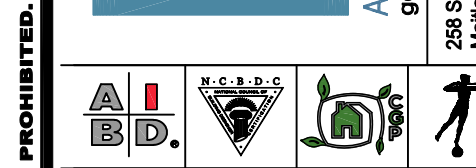
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Certificate of Authorization No. 9191  
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SCOTT LEWONSKI, PE, FL #27970  
FREDERICK J. SCOTT, PE, FL #44432  
JULIAN J. JONES, PE, FL #44432  
ISSUED: JANUARY 31, 2024  
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FDS JOB NO.: 23-14663

**PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS**



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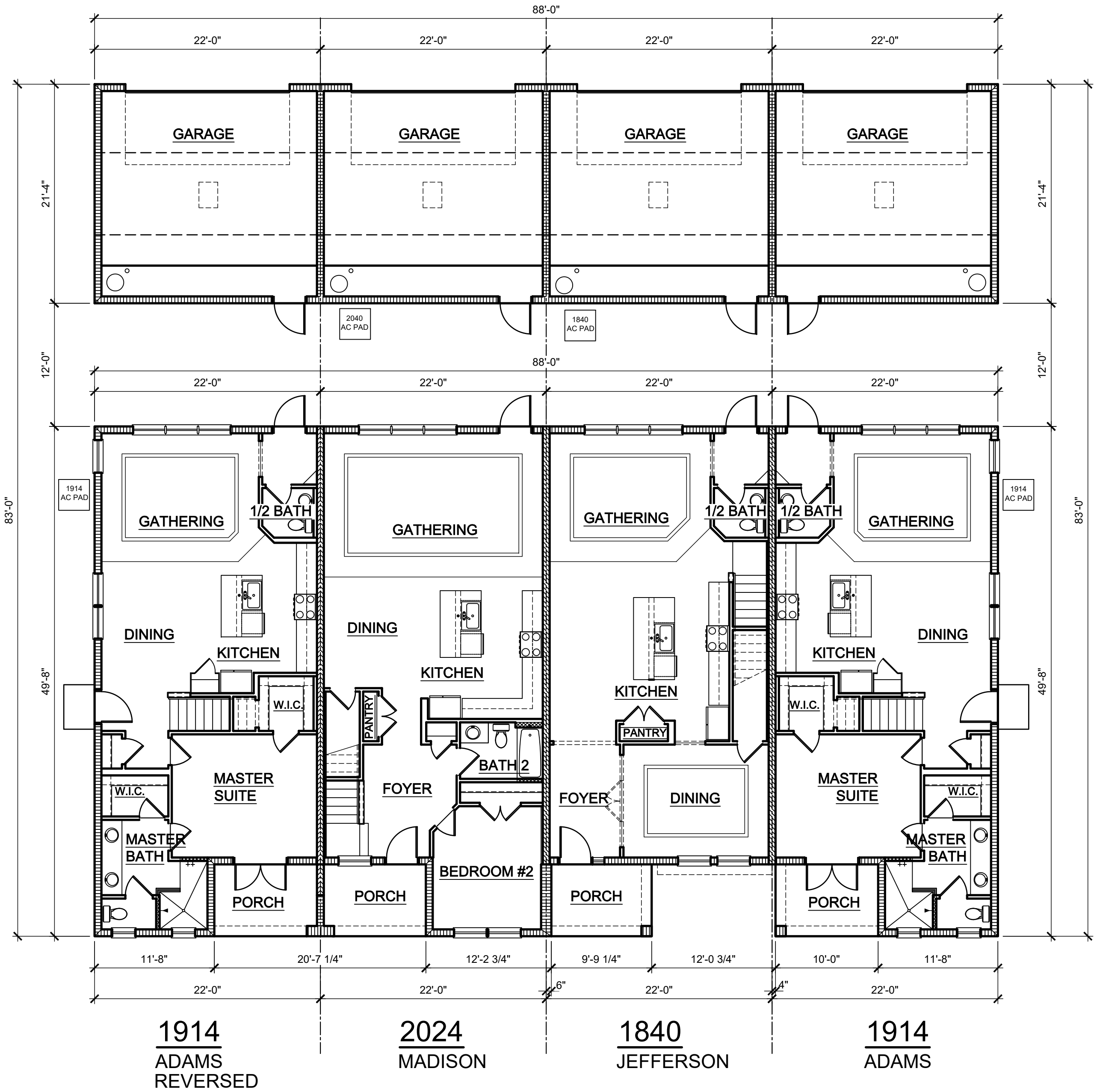
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**1ST FLOOR PLAN - 4 UNIT**

1/8" = 1'-0"

**WALL LEGEND**

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

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

project no. 2022142  
checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

**3.1  
ELEV. A**

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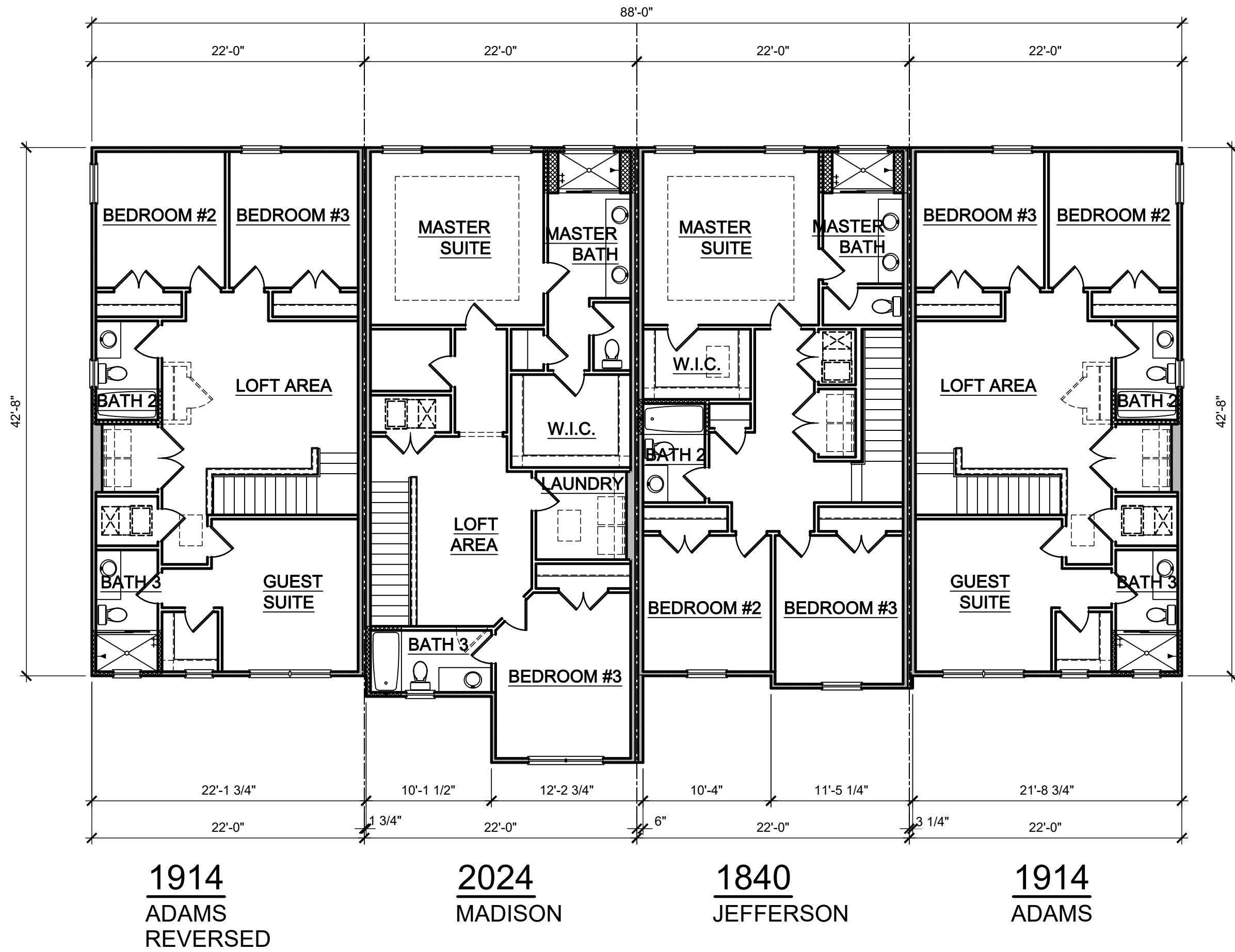


**PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS**

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2ND FLOOR PLAN - 4 UNIT

1/4" = 1'-0"

WALL LEGEND

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

title:  
4 UNIT / 2-STORY  
2ND FLOOR PLAN

project no. 2022142  
checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

3.2  
ELEV. A

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904.497.2333



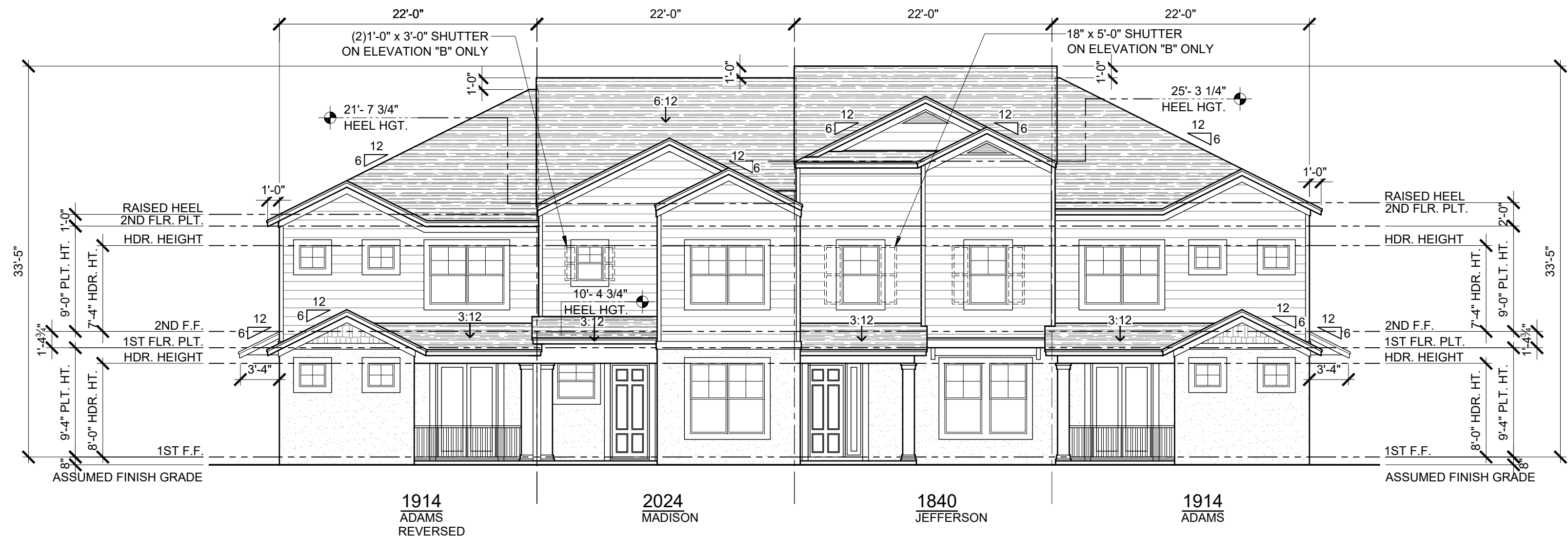
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Professional Engineer  
Certificate of Authorization No. 9191  
CARLA A. BROWN, PE, FL #56128  
SCOTT LEWIS, PE, FL #27950  
DAVID L. BROWN, PE, FL #44452  
DATE: JANUARY 31, 2024  
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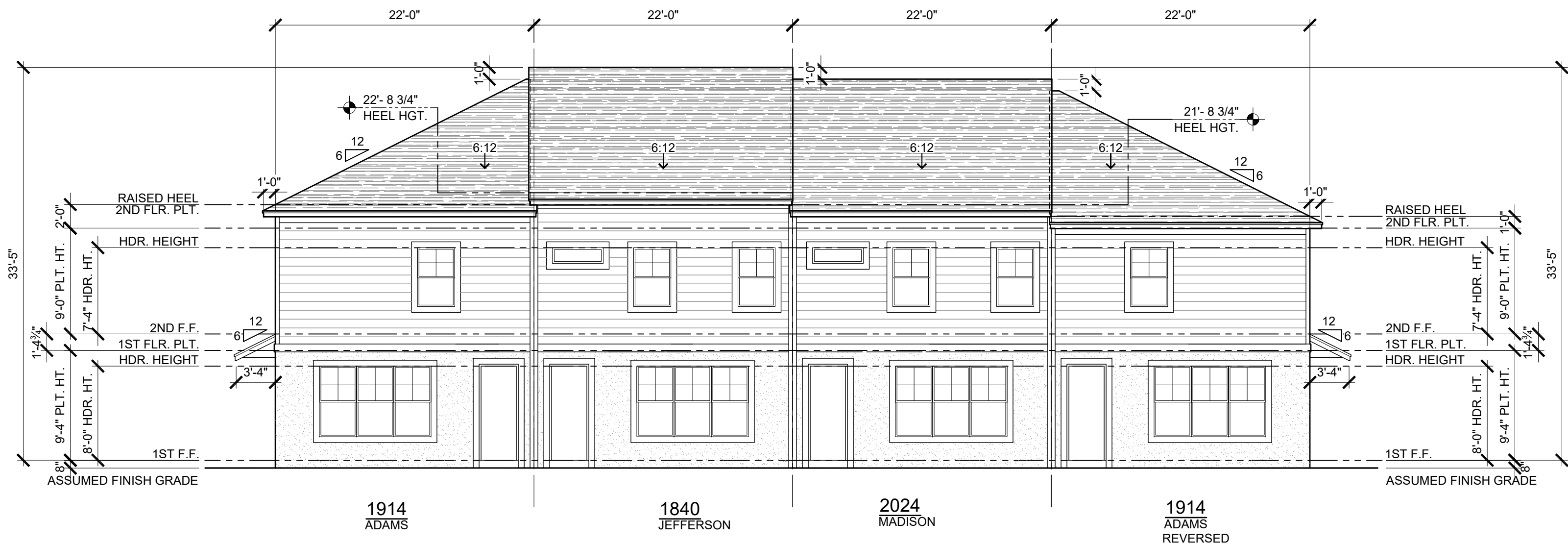
PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

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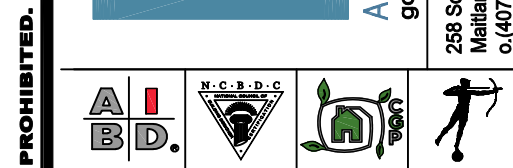
FRONT ELEVATION - 4 UNIT  
1/8" = 1'-0"



REAR ELEVATION - 4 UNIT  
1/8" = 1'-0"

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CARL A. BROWN, PE - FL # 56128  
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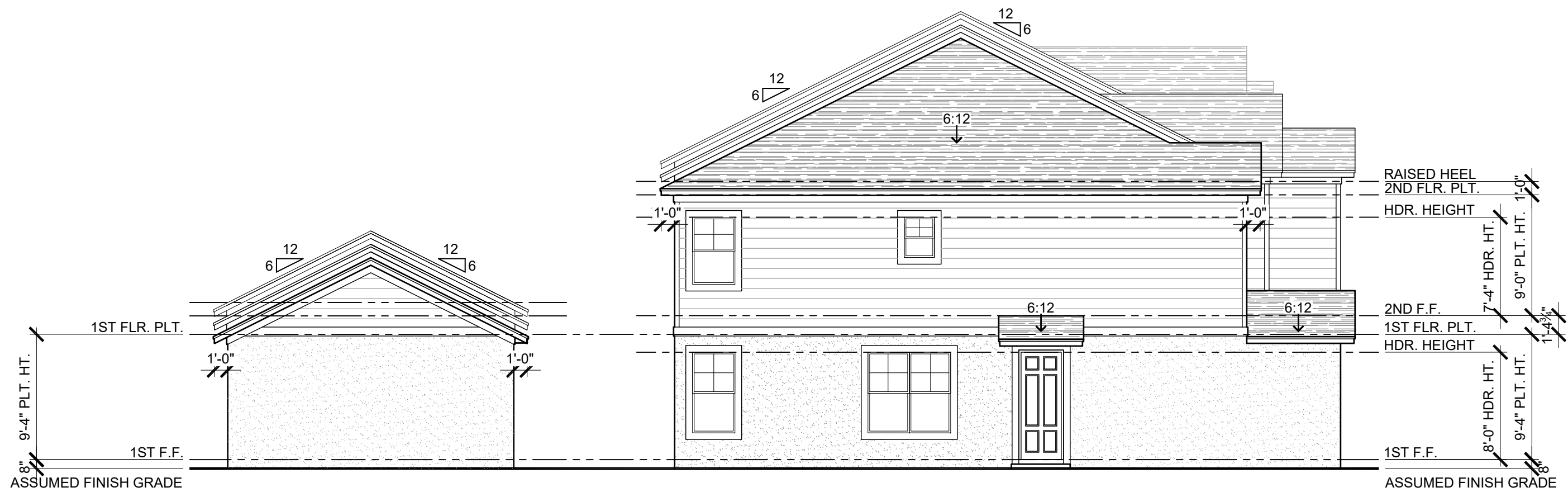
FDS JOB NO.: 23-14663

PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

title:  
**4 UNIT  
EXT. ELEVATIONS**

project no. 2022142  
checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

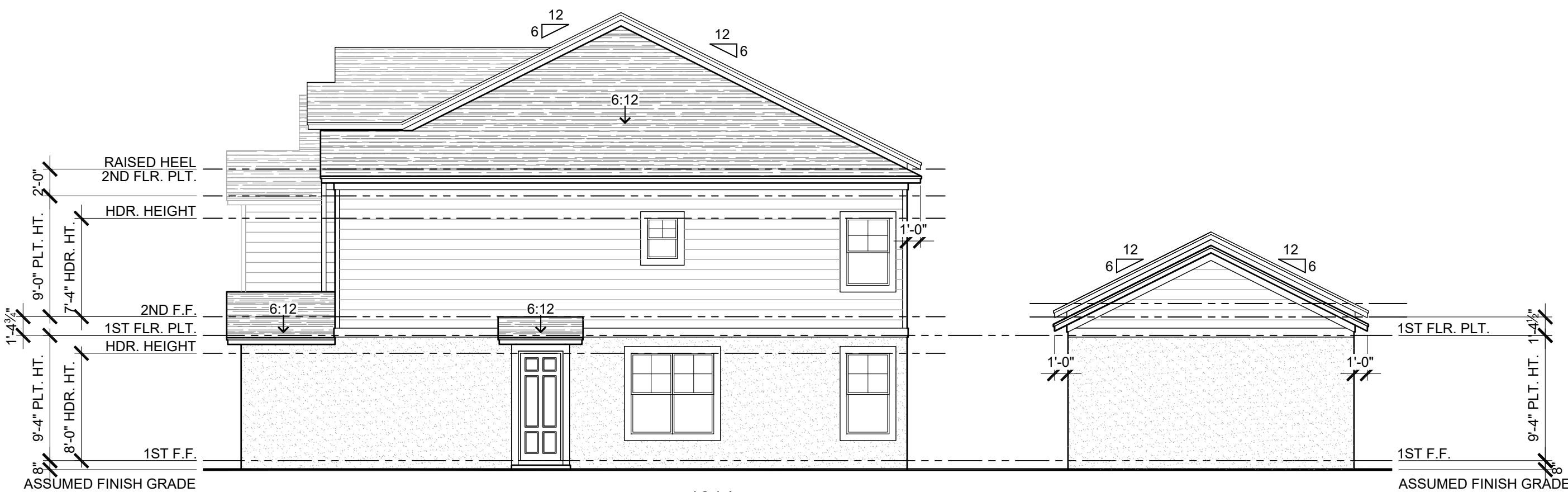
**3.3  
ELEV. A**



1914  
ADAMS  
REVERSED

LEFT ELEVATION - 4 UNIT

1/8" = 1'-0"



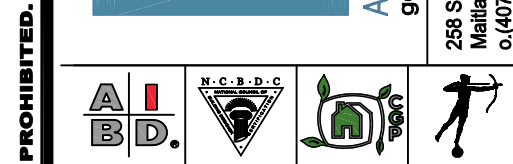
1914  
ADAMS

RIGHT ELEVATION - 4 UNIT

1/8" = 1'-0"

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☐ CARL A. BROWN, PE - FL #5628  
☐ SCOTT LEWONSKI, PE - FL #2790  
☐ FREDERICK J. BROWN, PE - FL #4402  
ISSUED: JANUARY 31, 2024  
THIS JOB NO. 23-14663  
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PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

title:  
**4 UNIT  
EXT. ELEVATIONS**

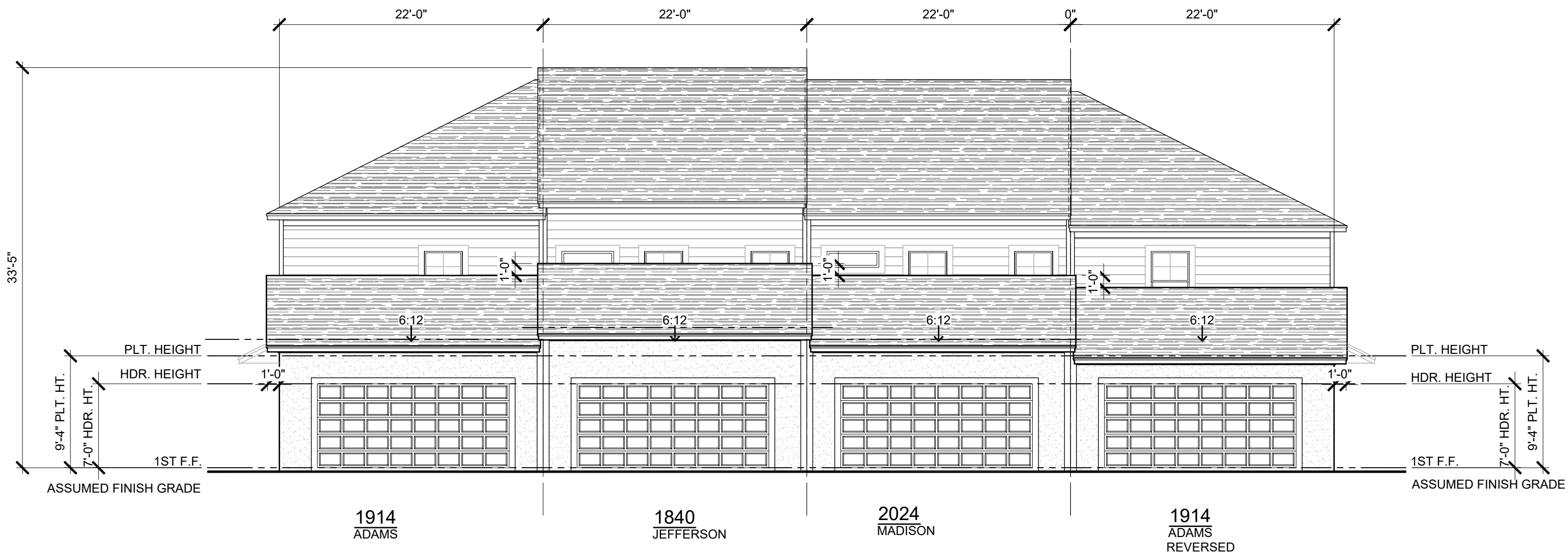
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checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

**3.3 1  
ELEV. A**

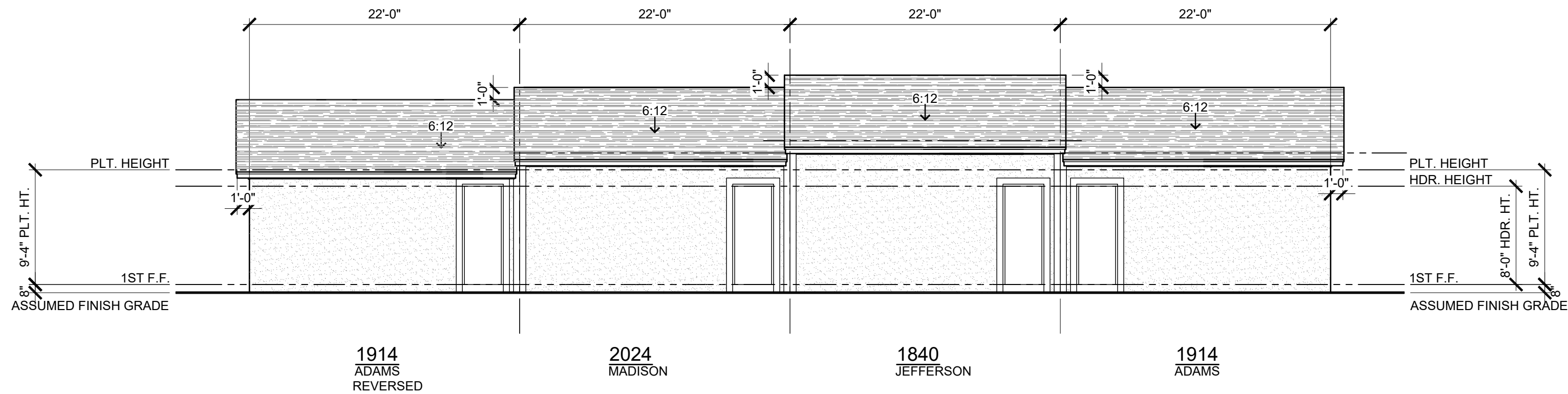
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL and is certified as such.

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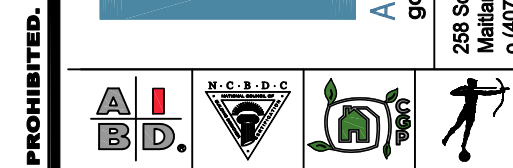
GARAGE  
REAR ELEVATION - 4 UNIT  
1/8" = 1'-0"



GARAGE  
FRONT ELEVATION - 4 UNIT  
1/8" = 1'-0"

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Fax: 404.477.2334  
Certificate of Authorization No. 9191  
□ CARLA A. BROWN, PE, FL # 56128  
□ SCOTT LEWOWSKI, PE, FL # 27970  
□ FREDERICK J. BROWN, PE, FL # 44452  
DATE: 06/01/2024  
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PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

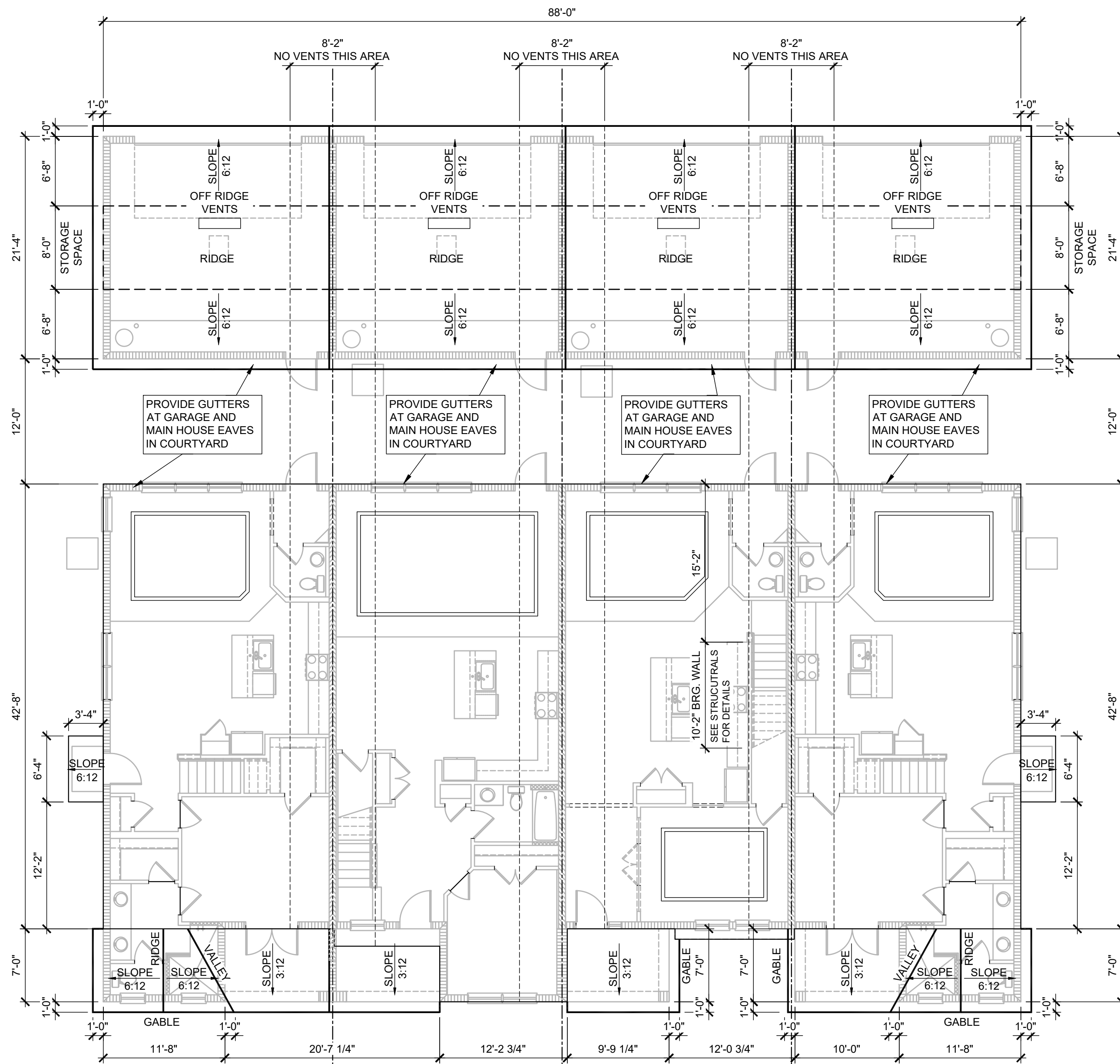
title:  
**4 UNIT  
EXT. ELEVATIONS**

project no. 2022142  
checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

**3.3 2  
ELEV. A**

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1914  
ADAMS  
REVERSED

2024  
MADISON

1840  
JEFFERSON

1914  
ADAMS

LOWER ROOF PLAN - 4 UNIT

1/8" = 1'-0"

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

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

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

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

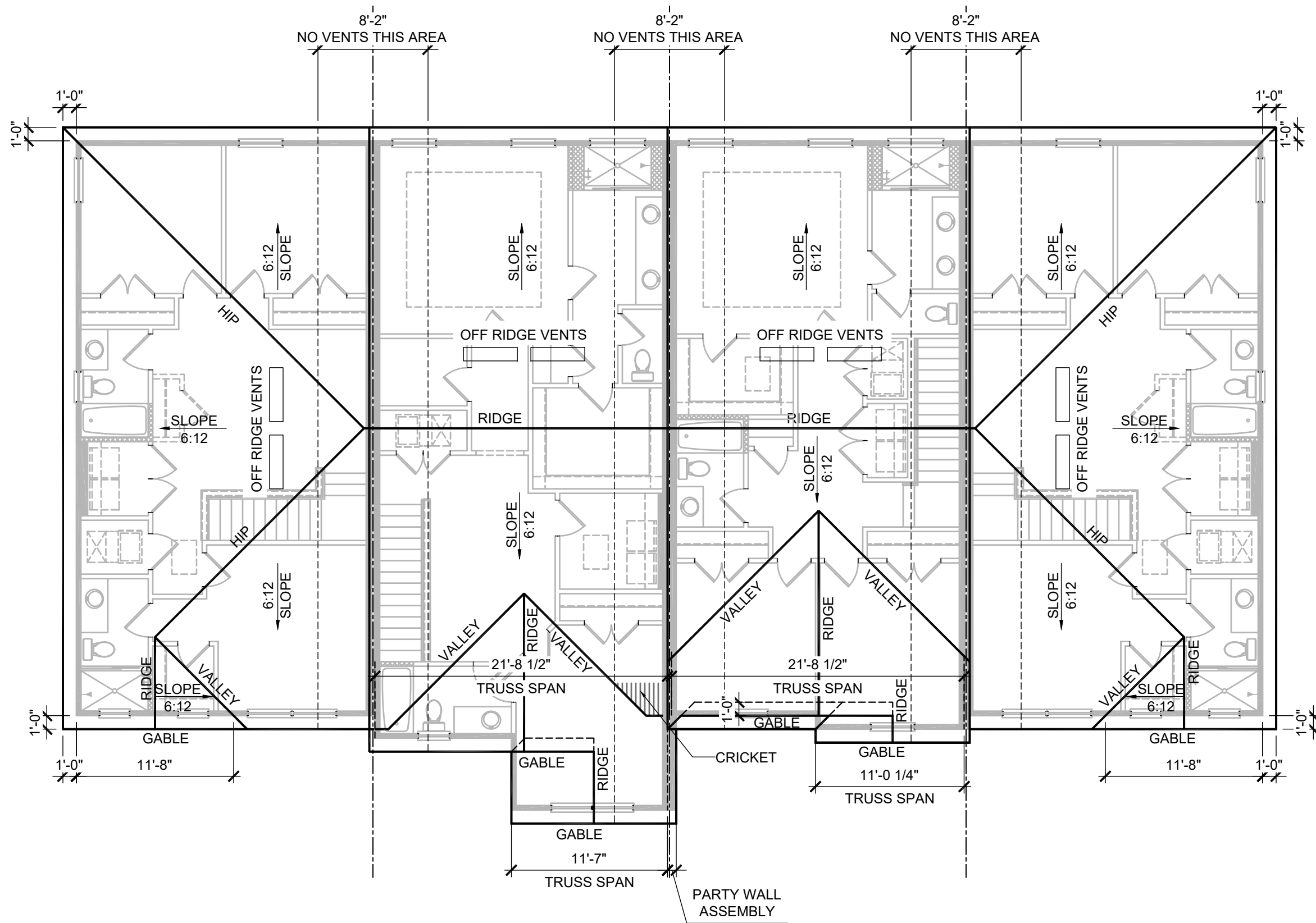
1840 - JEFFERSON  
VENTILATION REQUIRED  
@ ENTRY  
72 S.F. / 300 = .24  
.24 / 2 = 0.12  
0.12 \*144 = 17.28 SQ. IN.  
18 SQ. IN. OF VENT REQUIRED  
SOFFIT VENTILATION PROVIDES  
ADEQUATE VENTILATION

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



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1914  
ADAMS  
REVERSED

2024  
MADISON

1840  
JEFFERSON

1914  
ADAMS

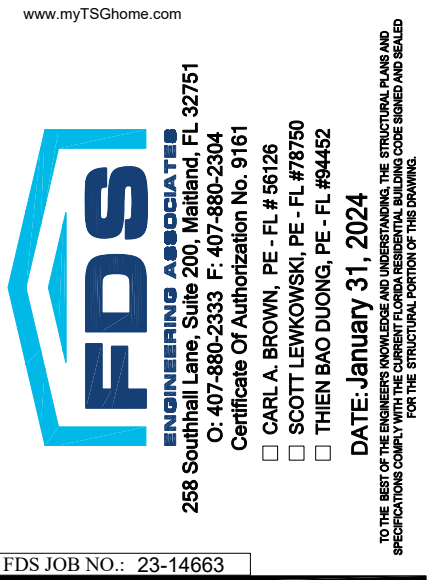
UPPER ROOF PLAN - 4 UNIT

1/8" = 1'-0"

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

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

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



PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

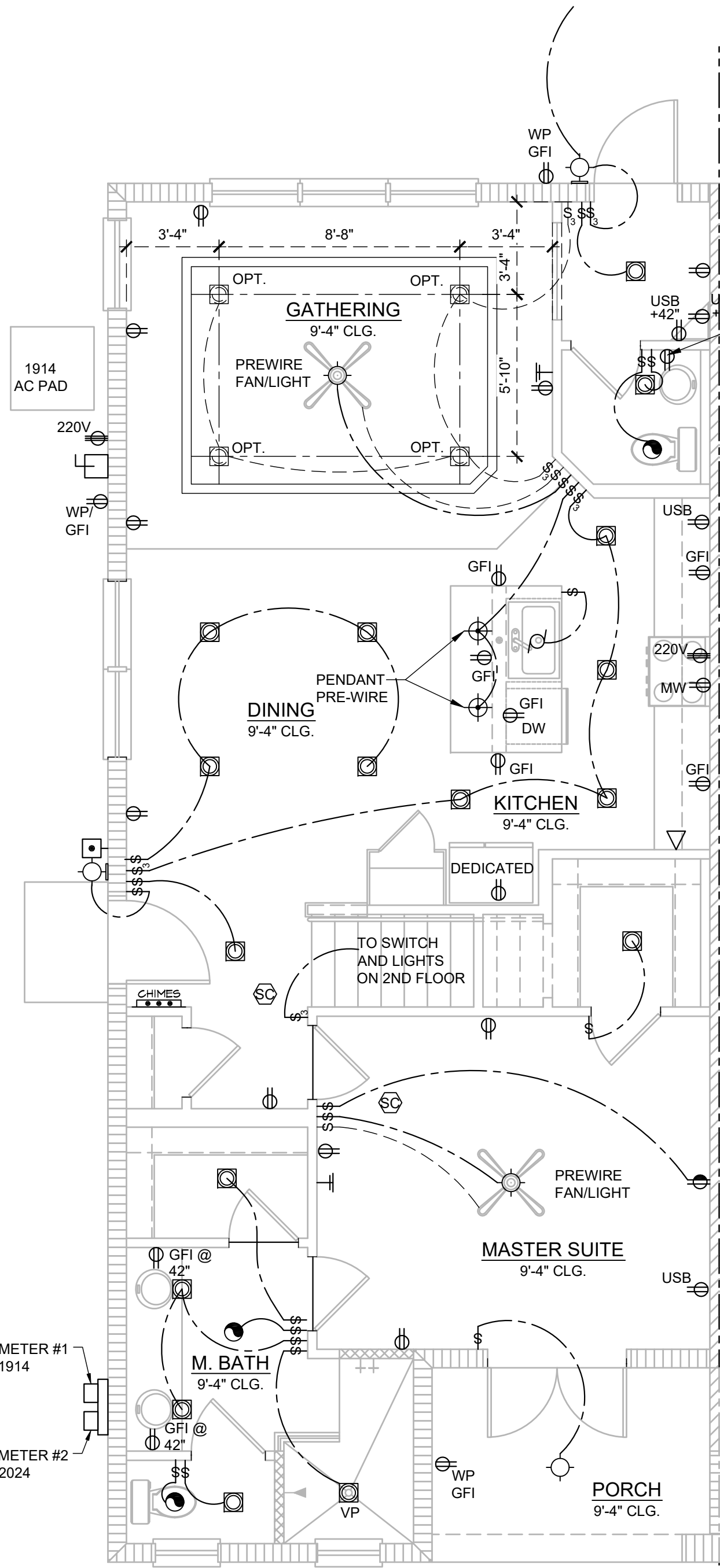
title:  
4 UNIT - 2 STORY  
2ND FL. ROOF PLAN

project no. 2022142  
checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

3.5  
ELEV. A

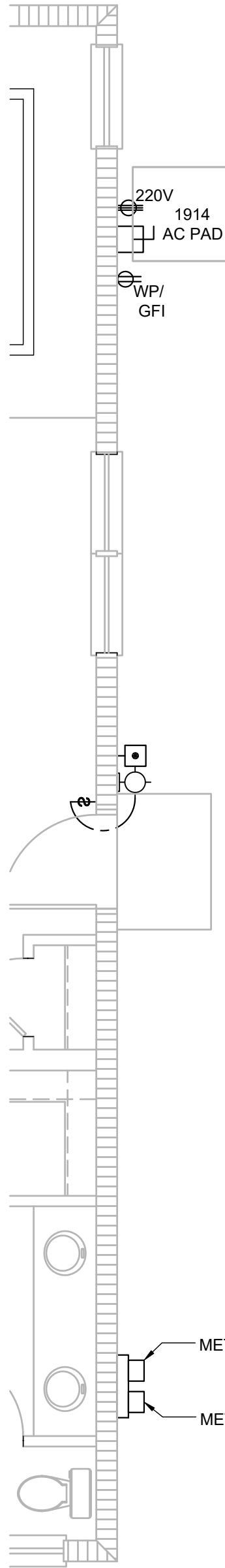
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1914 - ADAMS REVERSED  
1ST FLOOR ELECTRICAL

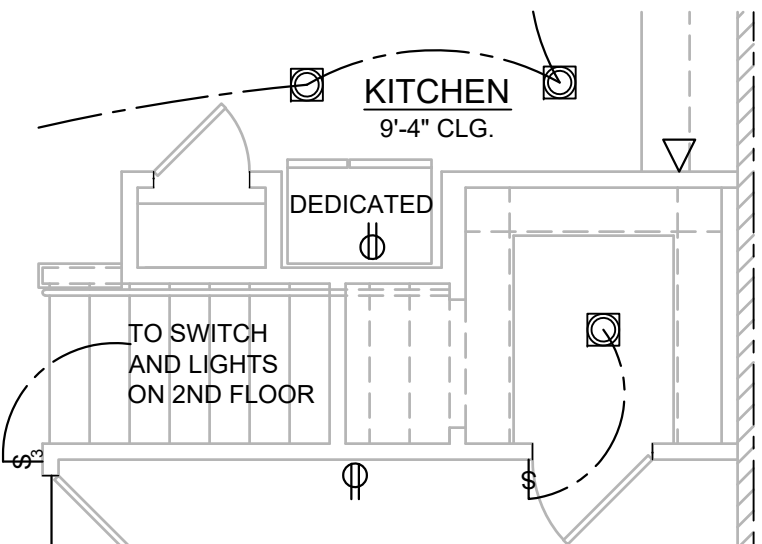
1/4" = 1'-0"



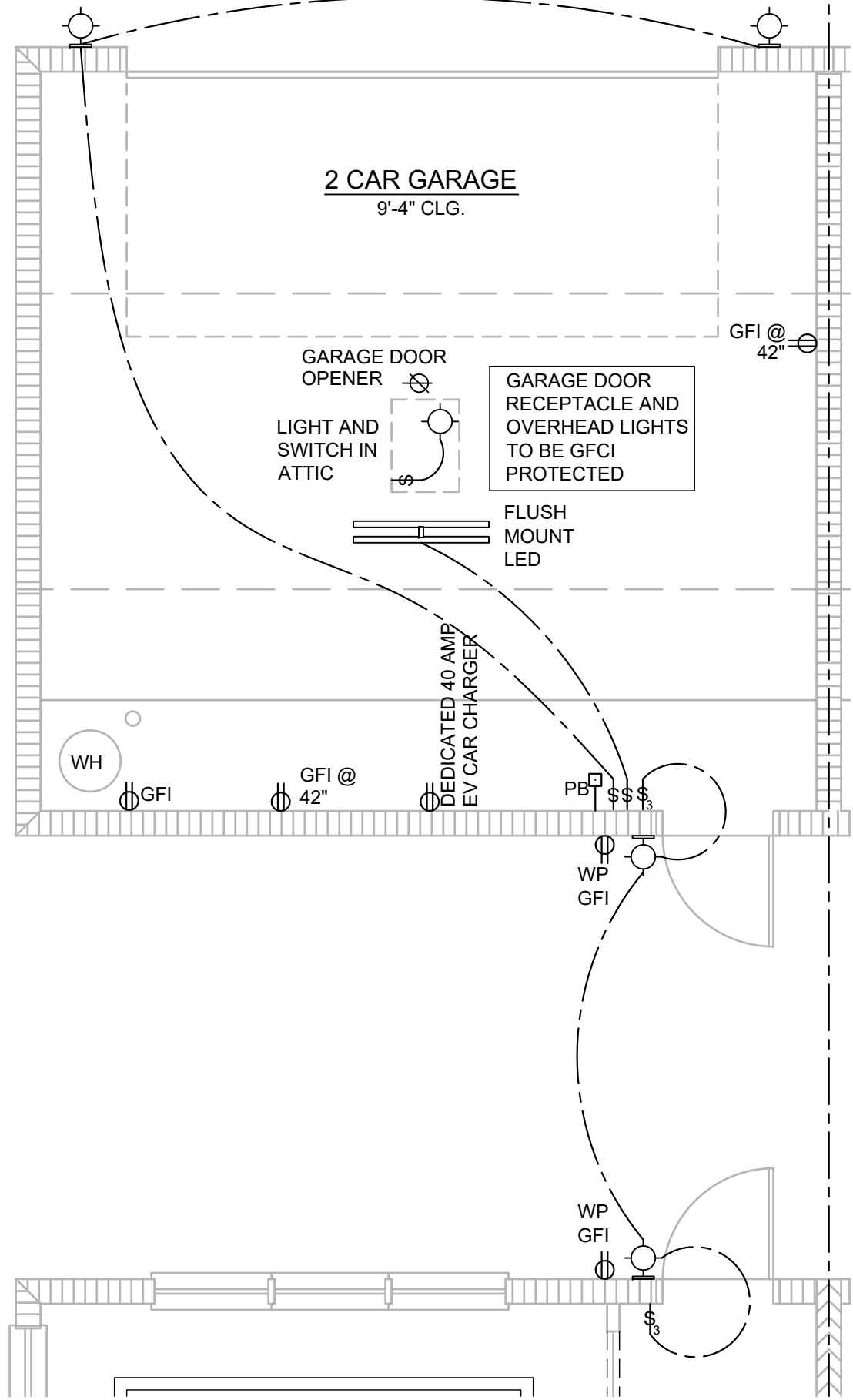
1914 - ADAMS  
1ST FLOOR ELECTRICAL

1/4" = 1'-0"

\*\*\*FOR FULL ELECTRICAL PLAN, REFER TO  
STANDARD ADAMS REVERSED PLAN\*\*\*

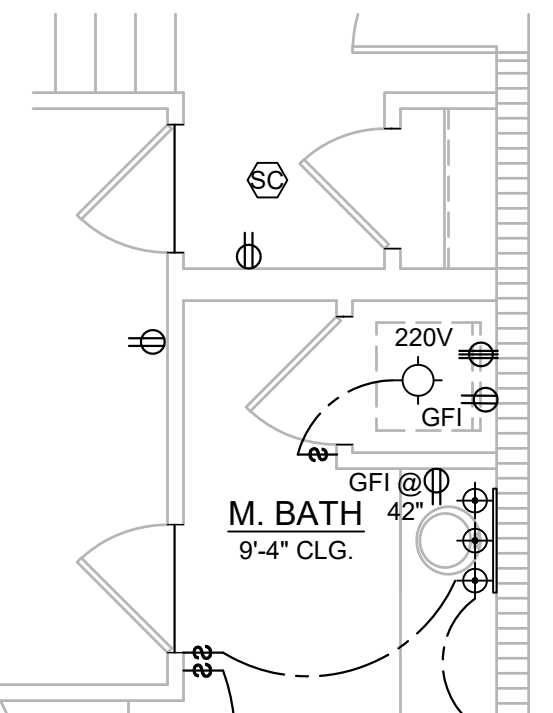


OPT PANTRY  
1/4" = 1'-0" FOR EMERSON  
PARK ONLY

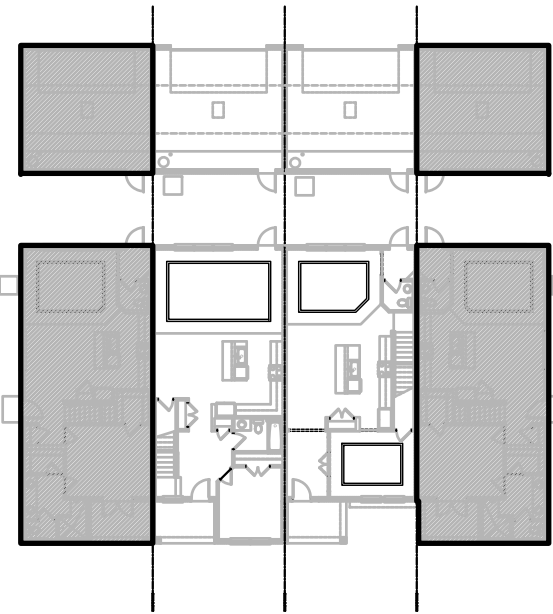


1914 - ADAMS  
1ST FLOOR ELECTRICAL - GARAGE

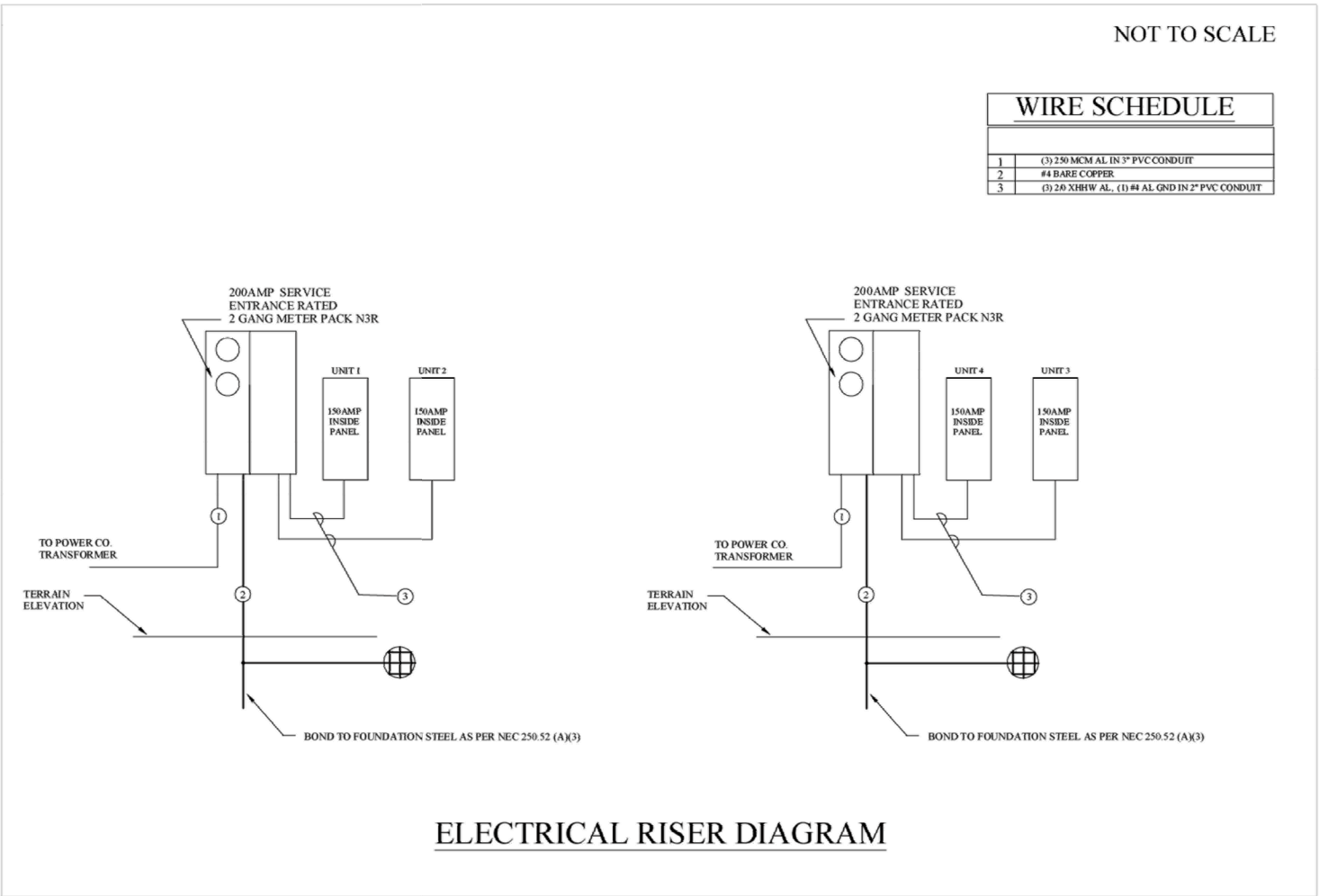
1/4" = 1'-0"



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



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



Residential Standard Calculation				Ravenna Townhomes - Adams	
Version 7.28		8/25/1997		Synergy Electrical Systems, Inc	
STEP 1 Article 220.42 & 220.52		1914		550 Penside Points Blvd	
sq. ft.		1914		Applia, FL 32712	
General Lighting load		5,742 VA		Ph: 407-880-3144 Fax: 407-880-3145	
2 Small Appliance		3,000 VA		11/20/2016 8:28	
1 Laundry circuit		1,500 VA			
Gen Lgt., Sm App & Laun. Load		10,242 VA			
		3,000 VA @ 100% = 3,000 VA			
		7,242 VA @ 35% = 2,535 VA			
		VA @ 25% = VA			
		General Lighting Demand Load		5,535 VA	
STEP 2 Article 220.50 & 220.51		4,400 VA		Total Heat Load	
2.5 ton		AHU 1 Select		5,800 VA	
A/C #2		VA		Total CU Load	
A/C #3		VA		4,400 VA	
A/C #4		VA		Greater of Heat @ 100% vs A/C @ 100%	
A/C #5		VA		5,800 VA	
STEP 3 Article 220.53		4,500 VA		Appliance Demand Load	
1 Water Heater		4,500 VA		6,938 VA	
1 Refrigerator		1,400 VA		Dryer Demand Load	
1 Freezer		VA		5,000 VA	
1 Dishwasher		1,030 VA		Range Demand Load	
1 Disposal		690 VA		8,000 VA	
1 Trash Compactor		VA		Service Demand	
1 Microwave		1,630 VA		31,272 VA	
Central Vac		VA		Demand Load	
Mini Refrigerator		VA		130 A	
Range hood		VA		Neutral Demand	
Wine Cooler		VA		76 A	
Ironing Center		VA		Min. Service Req.	
Jacuzzi Tub		VA		150 A	
Sprinkler Pump		VA		Min. Feeder size	
Well Pump		VA		Min. Neutral size	
Fountain Pump		VA		Eq. Grdng Cond.	
Elevator		VA		Copper	
Pool Equip. Panel		VA			
STEP 4 Article 220.54		5,000 VA		Total Appliance Load	
Electric Clothes Dryers		5,000 VA		9,250 VA	
STEP 5 Article 220.55		Electric Ranges		4 or more demand @ 75% plus 100% demand loads	
Number of appliances		1		6,938 VA	
Check Box for Gas Range		Col. C demand		8,000 W	
		Cooktop		Col B demand	
		Cooktop		Col B demand	
		Oven(s)		Col B demand	
		Oven(s)		Col B demand	
		Den. Factor		0%	
		Cooktop & Oven Demand Load		W	

## ELECTRICAL KEY

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

## GENERAL NOTES

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ELECTRICAL DEVICES	ABOVE FIN. FLR.
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REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
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TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFIS	12" TO C.L.
GARAGE GFIS (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
KITCHEN HOOD FAN "WHIP"	LEVEL W/ DOOR HANDLE
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	66" TO C.L.
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HOLLYWOOD LIGHTS	36" TO C.L.
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C.L. = CENTER LINE	

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NFPA 70  
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FDS JOB NO.: 23-14663

PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

title: 1914 - ADAMS ELECTRICAL  
project no. 2022142  
checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

4.1A  
ELEV. A

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



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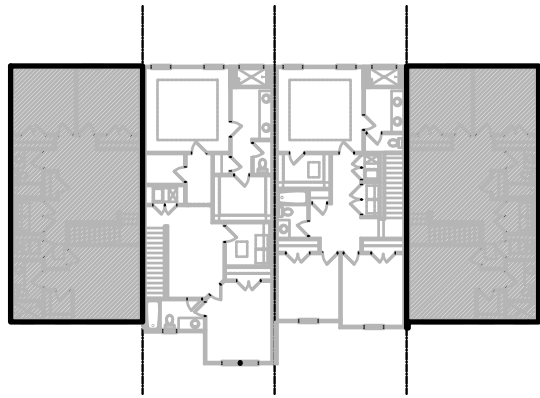
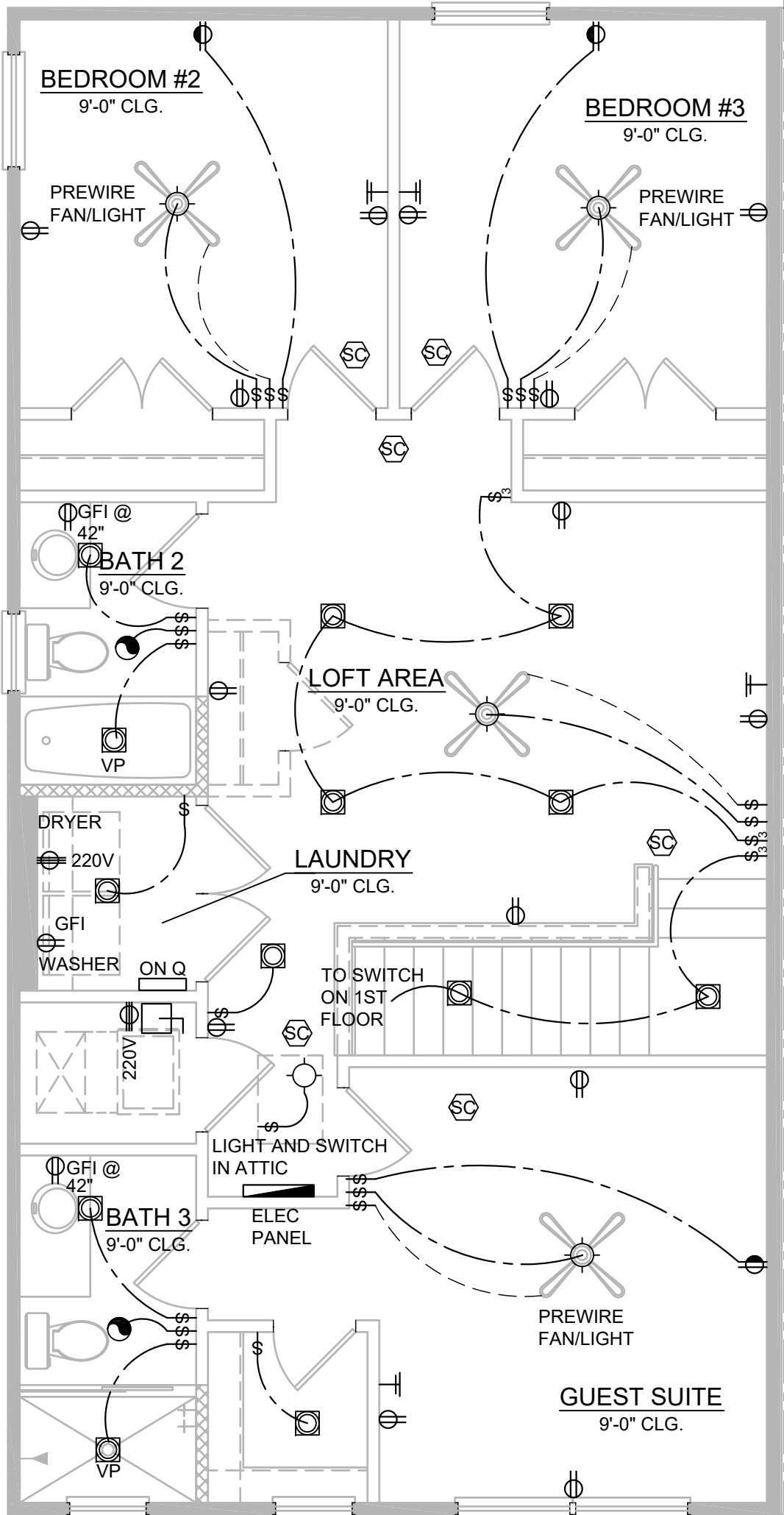
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## 1914 - ADAMS 2ND FLOOR ELECTRICAL

1/4" = 1'-0"



## 2ND FLOOR - KEY PLAN

1/32" = 1'-0"

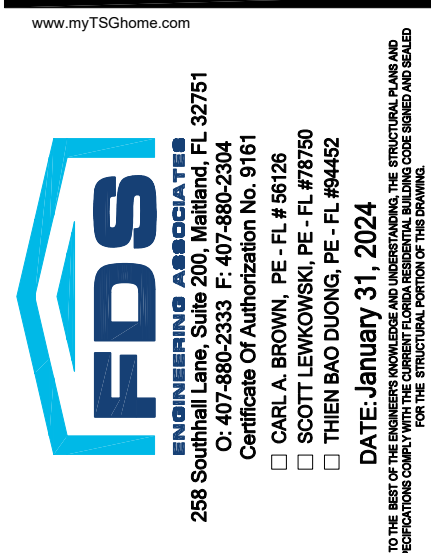
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FDS JOB NO.: 23-14663

PARK SQUARE  
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4-UNIT - ADAMS END UNITS

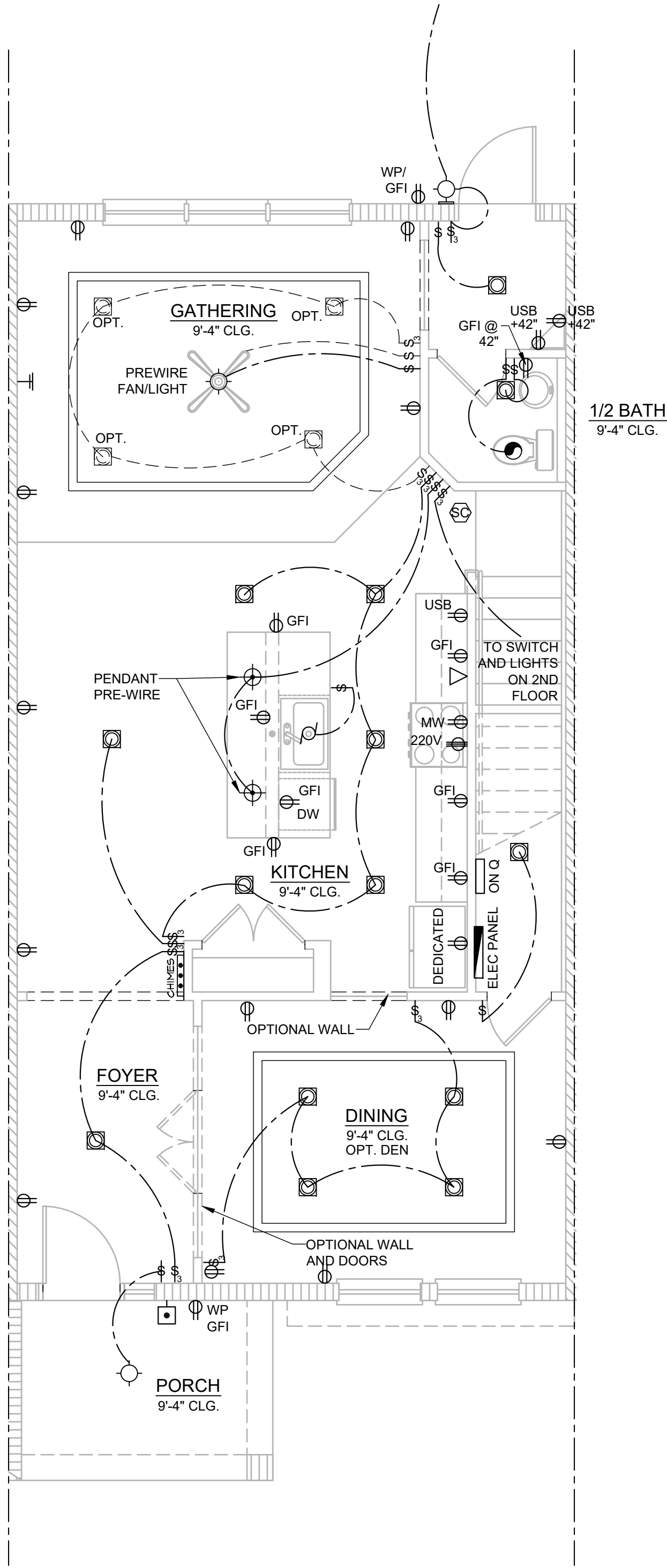
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**1914 - ADAMS  
FLOOR PLAN**

project no. 2022142  
checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

**4.2A  
ELEV. A**

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



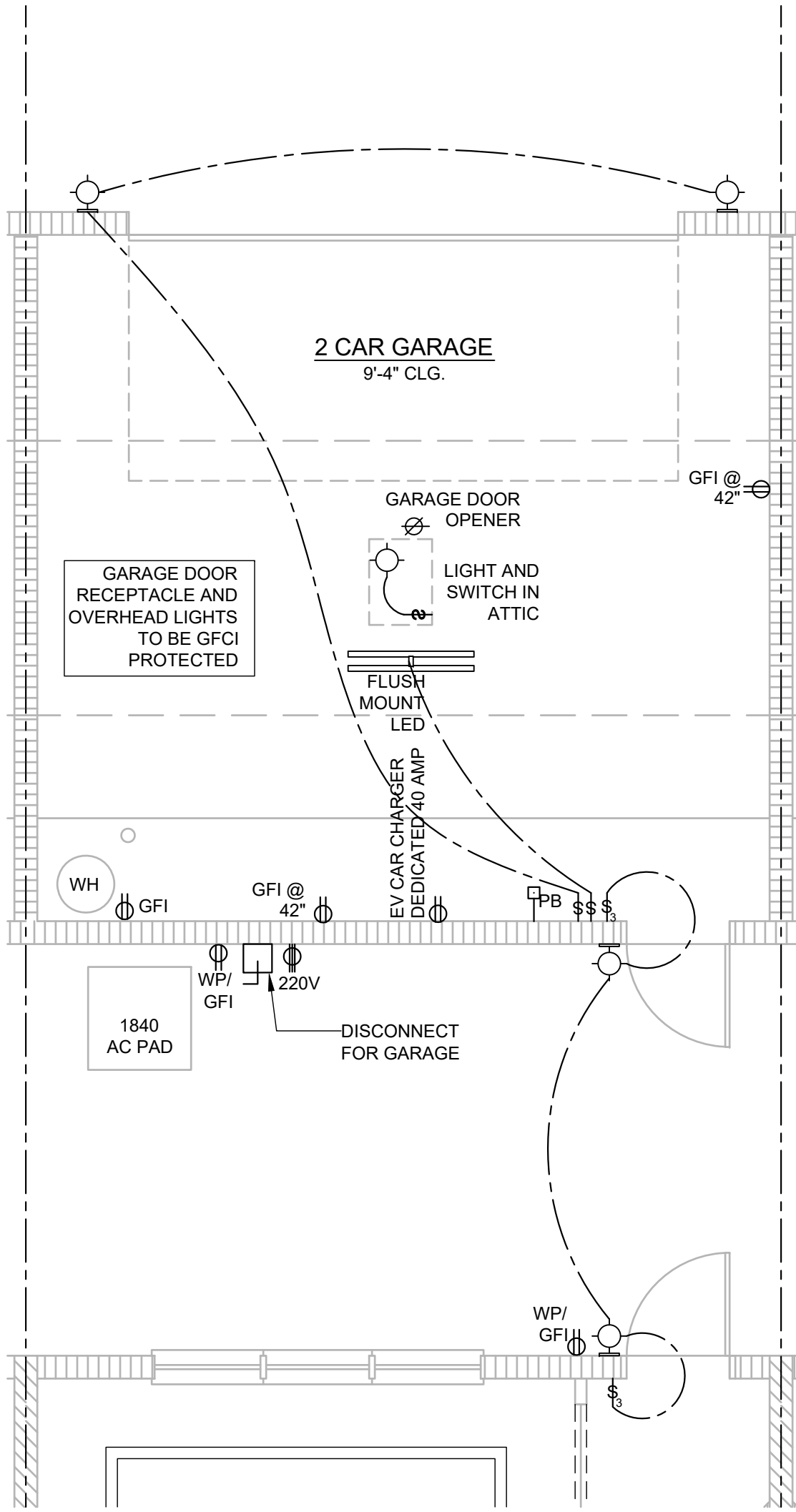


1840 - JEFFERSON  
1ST FLOOR ELECTRICAL

1/4" = 1'-0"

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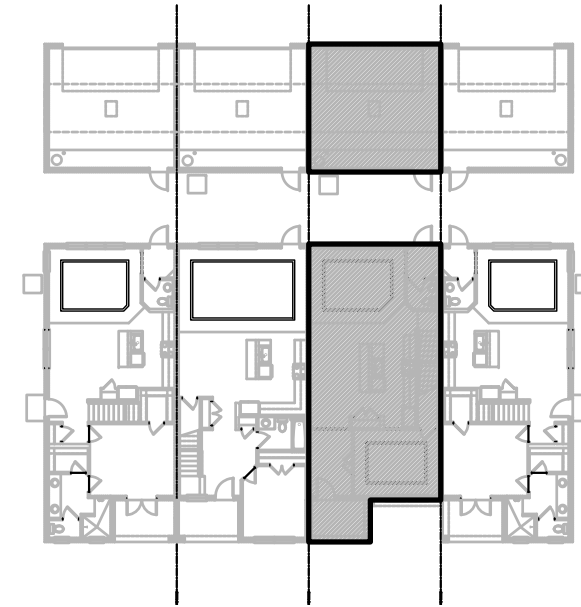


1840 - JEFFERSON  
1ST FLOOR ELECTRICAL - GARAGE

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1ST FLOOR - KEY PLAN

1/32" = 1'-0"

Residential Standard Calculation			
Version 7.28		9/25/1997	
STEP 1 Article 220.42 & 220.52		Ravenna Townhomes - Jefferson	
sq. ft. 1840		Synergy Electrical Systems, Inc.	
1840 General Lighting load		550 Parkside Pointe Blvd	
2 Small Appliance		Apopka, FL 32712	
1 Laundry circuit		Ph: 407-880-3144 Fax: 407-880-3145	
Gen.Lgt. Sm App & Laun. Load		11/02/2018 8:27	
5,520 VA		General Lighting Demand Load	
3,000 VA		5,457 VA	
1,500 VA		Total Heat Load	
10,020 VA		5,800 VA	
3,000 VA @ 100% = 3,000 VA		Greater of Heat @ 100% vs A/C @ 100%	
7,020 VA @ 35% = 2,457 VA		5,800 VA	
VA @ 25% = VA		Appliance Demand Load	
STEP 2 Article 220.50 & 220.51		6,938 VA	
2.5 ton 4,400 VA AHU 1 Select		5,800 VA	
A/C #2 VA AHU 2 Select		Total CU Load	
A/C #3 VA AHU 3 Select		4,400 VA	
A/C #4 VA AHU 4 Select		Range Demand Load	
A/C #5 VA AHU 5 Select		8,000 VA	
STEP 3 Article 220.53		Service Demand	
4,500 VA 1 Water Heater		31,195 VA	
1,400 VA 1 Refrigerator		Demand Load	
600 VA Freezer		130 A	
1,030 VA 1 Dishwasher		Dryer Demand Load	
690 VA 1 Disposal		5,000 VA	
780 VA Trash Compactor		Range Demand Load	
1,630 VA 1 Microwave		8,000 VA	
240 VA Mini Refrigerator		Service Demand	
400 VA Range hood		31,195 VA	
540 VA Wine Cooler		Demand Load	
1,500 VA Ironing Center		130 A	
select Jacuzzi Tub		Neutral Demand	
select Sprinkler Pump		75 A	
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select Fountain Pump		150 A	
select Elevator		Min. Feeder size	
Pool Equip. Panel		4	
STEP 4 Article 220.54		Eq. Grinding Cond.	
Electric Clothes Dryers		6	
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Electric Ranges		Total Appliance Load	
Number of appliances		9,250 VA	
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Col C demand		4 or more demand @ 75% plus 100% demand loads	
8,000 W		Dem. Factor	
Cooktop		0%	
Cooktop		W	
Oven(s)		mo1ds@earthlink.net	
Oven(s)			
Number of appliances			
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1840 - JEFFERSON  
ELECTRICAL

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4.1B  
ELEV. A



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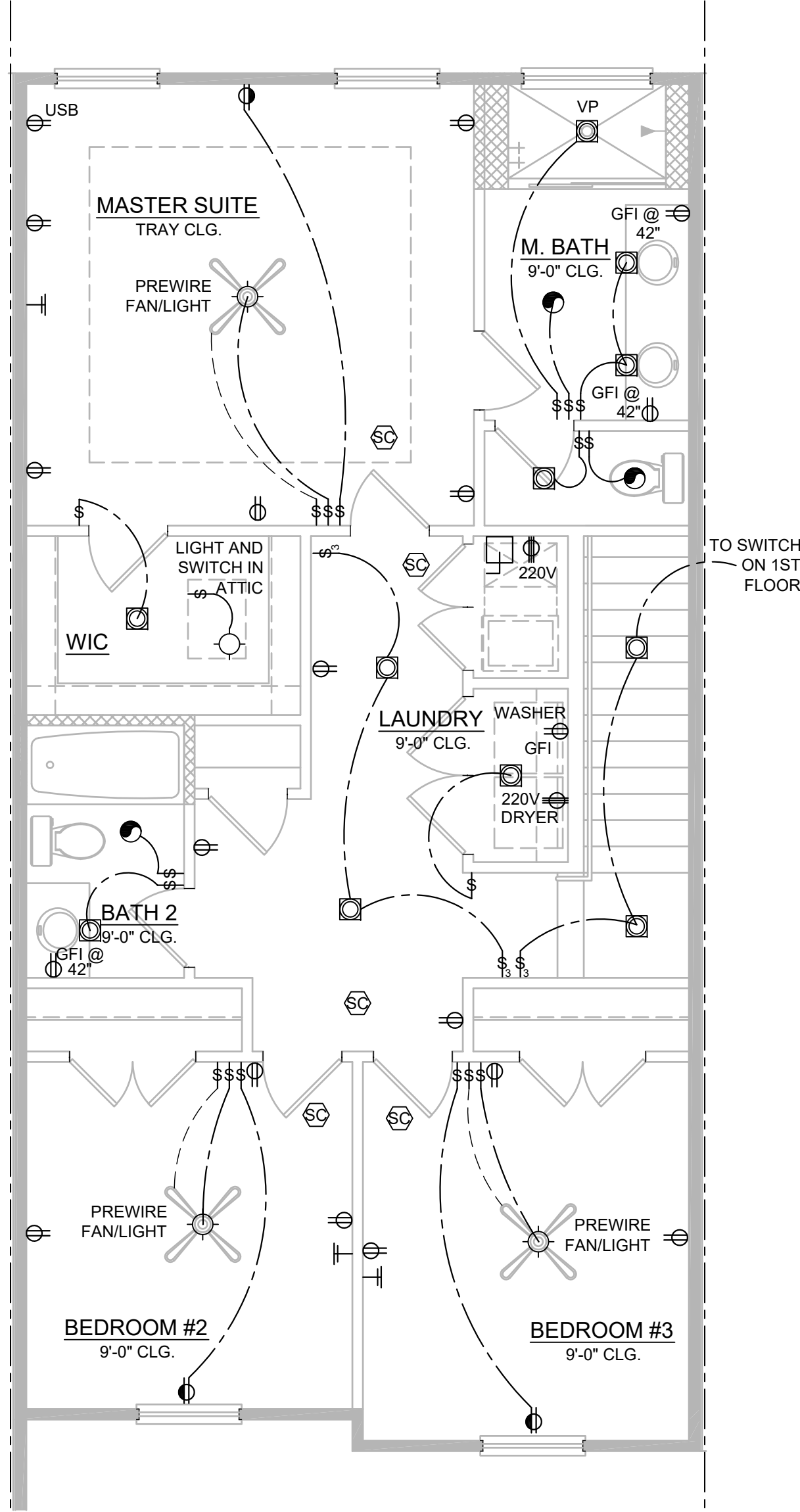
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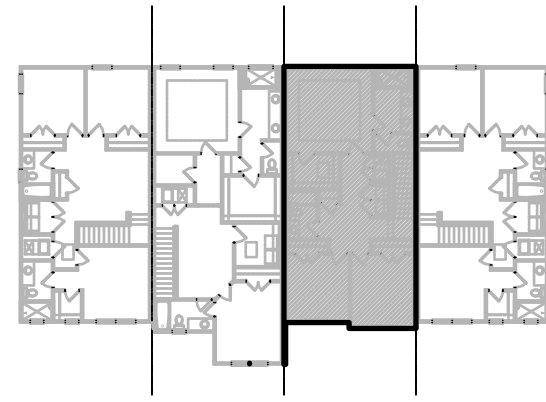
1840 - JEFFERSON  
2ND FLOOR ELECTRICAL

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2ND FLOOR - KEY PLAN

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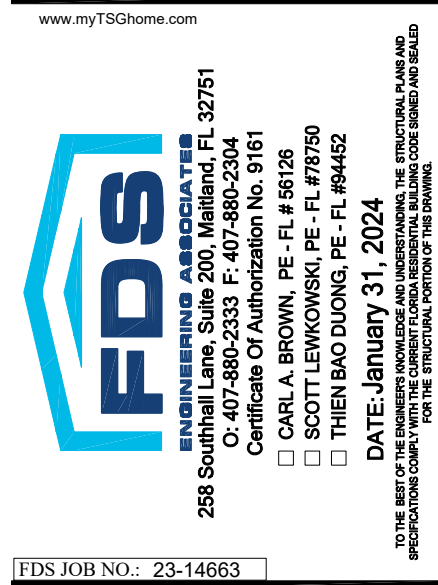
ELECTRICAL KEY

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

GENERAL NOTES

- FAN, PHONE, & CATV LOCATIONS PER CONTRACT.
- ALL SMOKE/CARBON MONOXIDE DETECTORS TO BE INSTALLED PER 2023 FBCR. REFERENCED NFPA 72 AND R314. SMOKE DETECTORS SHALL BE HARDWIRED INTO AN AC ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP AND SHALL BE INTERCONNECTED.
- ARCH FAULT BREAKERS: ALL BRANCH CIRCUITS SERVING BEDROOMS, FAMILY ROOMS, HALLWAYS, KITCHEN, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, REC. ROOMS, CLOSETS AND LAUNDRY AREAS SHALL BE PROTECTED BY ARCH FAULT BREAKERS, PER 2023 FBCR. (REFER TO CHAPTERS 34 - 43)
- NEC 2020 210.52(G)(1) GARAGES. IN EACH ATTACHED GARAGE AND IN EACH DETACHED GARAGE WITH ELECTRIC POWER, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN EACH VEHICLE BAY, NOT MORE THAN 1.7M (5-1/2 FT.) ABOVE THE FLOOR.
- TAMPER-RESISTANT "TR" RECEPTACLES: ALL 125-VOLT, 15 & 20 AMPERE ELECTRICAL OUTLETS (RECEPTACLES) IN LIVING ROOM AREAS, BATHROOMS, KITCHEN, GARAGE, LAUNDRY ROOM, AND EXTERIOR LOCATIONS MUST BE "TAMPER-RESISTANT" PER 2023 FBCR. (REFER TO CHAPTERS 34 - 43)
- ALL ELECTRICAL WORK AND APPLIANCES SHALL CONFORM TO 2023 FBCR. REFERENCED NFPA 70.
- EXCEPTIONS FROM GFI REQUIREMENTS SHALL BE PERMITTED PROVIDED LOCATION WHERE EXCEPTION IS DESIRED IS ALLOWED PER 2023 FBCR REFERENCED NFPA 70.
- UNLESS OTHERWISE INDICATED OR GOVERNED BY CODE, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR.

ELECTRICAL DEVICES	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFIS	12" TO C.L.
GARAGE GFIS (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	60" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	78" TO C.L.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO C.L.
KITCHEN REFRIGERATOR	48" TO C.L.
WASHER/DRYER OUTLET	36" TO C.L.
HOLLYWOOD LIGHTS	84" TO C.L.
C.L. = CENTER LINE	



PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

title:  
1840 - JEFFERSON  
FLOOR PLAN

project no. 2022142  
checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

4.2B  
ELEV. A

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







DISCLAIMER

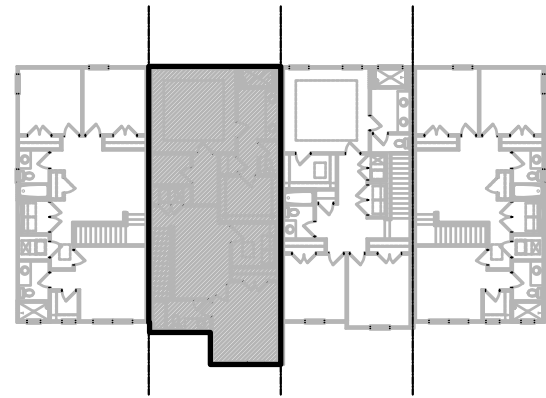
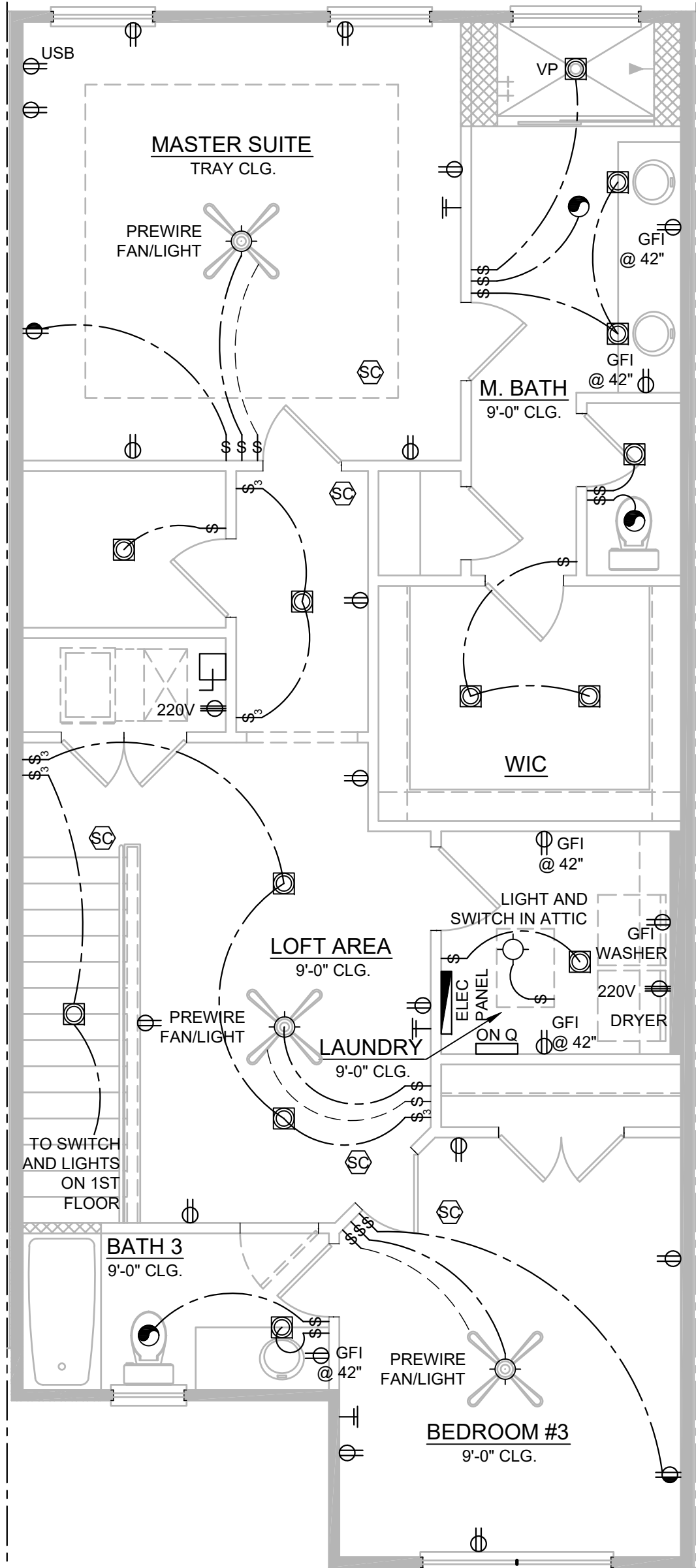
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NFPA 70  
ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE.

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

2024 - MADISON  
2ND FLOOR ELECTRICAL

1/4" = 1'-0"



2ND FLOOR - KEY PLAN

1/32" = 1'-0"

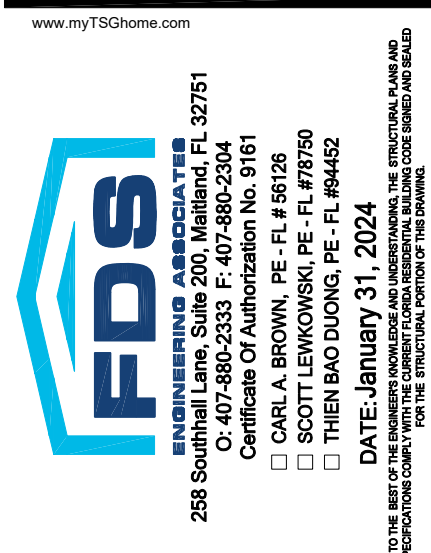
ELECTRICAL KEY

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DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	66" TO C.L.
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KITCHEN REFRIGERATOR	48" TO C.L.
WASHER/DRYER OUTLET	36" TO C.L.
HOLLYWOOD LIGHTS	84" TO C.L.
C.L. = CENTER LINE	



FDS JOB NO.: 23-14663

PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

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2024 - MADISON  
FLOOR PLAN

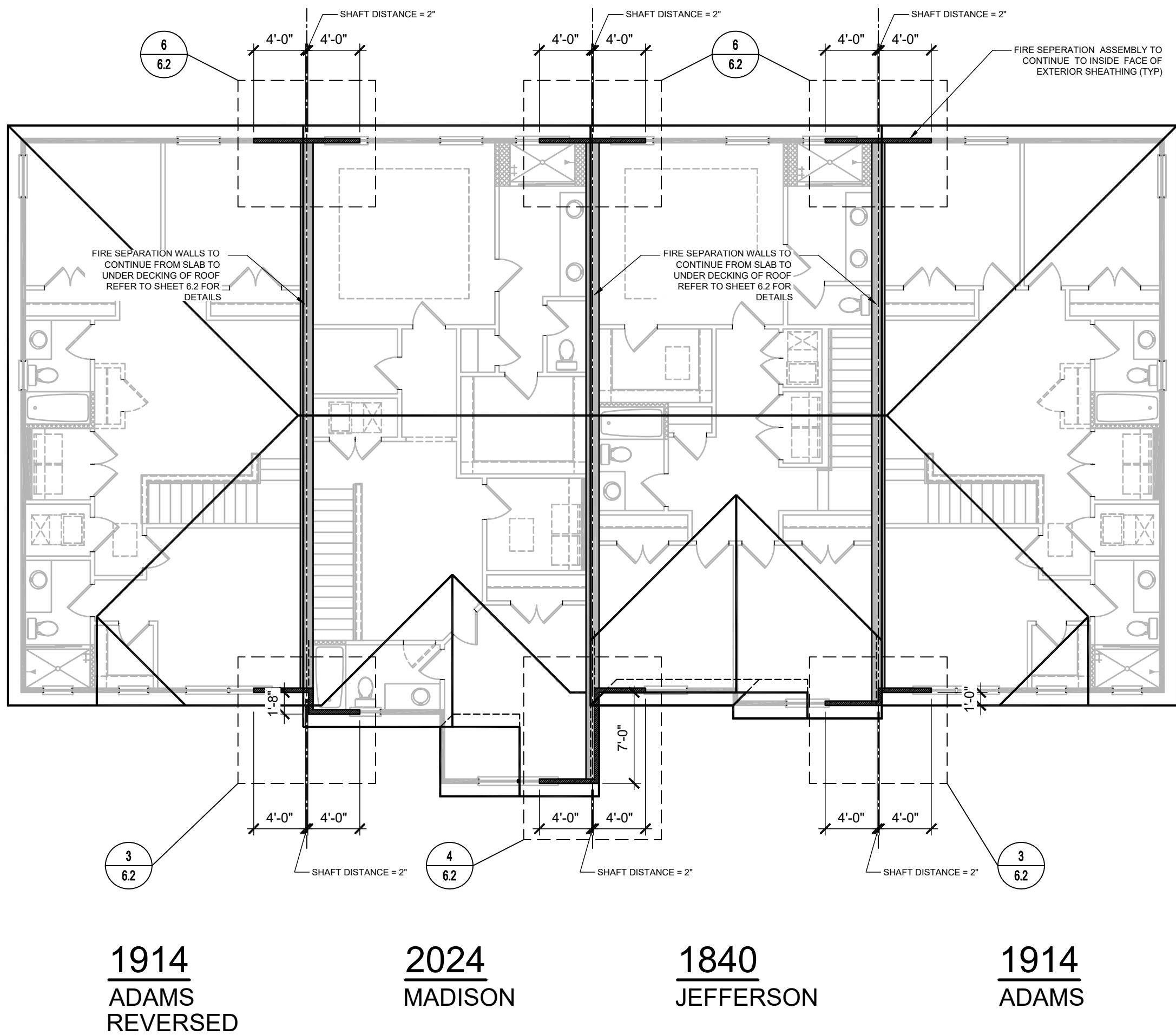
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drawn: AB  
date: 05-17-22  
scale: AS SHOWN

4.2C  
ELEV. A

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

project no. 2022142  
checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

**5.1  
ELEV. A**

**PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS**



ENGINEERING ASSOCIATES  
288 Southhall Lane, Suite 200, Maitland, FL 32751  
www.fds-engineering.com  
Professional Engineer  
Certificate of Authorization No. 9191  
☐ CARL A. BROWN, PE - FL # 56128  
☐ SCOTT LEWONSKI, PE - FL # 27970  
☐ FREDERICK J. KATZ, PE - FL # 44452  
DATE: JANUARY 31, 2024  
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND NOT DECEITFUL.  
WE HEREBY CERTIFY THAT WE ARE THE DESIGNER OF RECORD FOR THE STRUCTURAL PORTION OF THE DRAWING.

FDS JOB NO.: 23-14663

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**keesee**  
associates  
ARCHITECTURE | DESIGN | PLANNING  
keesee.com  
288 Southhall Lane, Suite 200  
Maitland, FL 32751  
(407) 280-2333

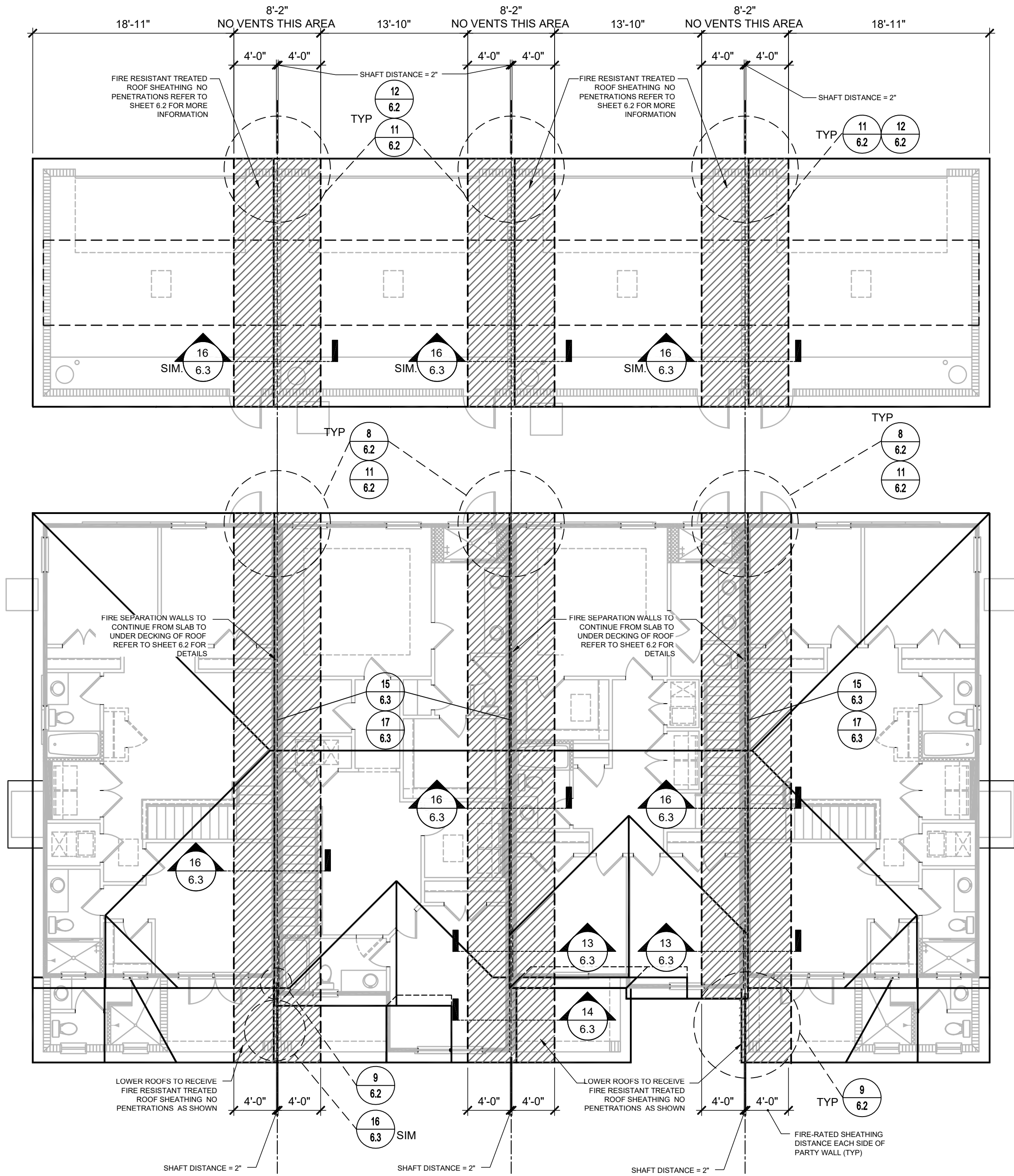
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1914  
ADAMS  
REVERSED

2024  
MADISON

1840  
JEFFERSON

1914  
ADAMS

### ROOF - FIRE SEPERATION ELEV. "A"

1/8" = 1'-0"

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

project no. 2022142  
checked: BF  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

**6.1  
ELEV. A**



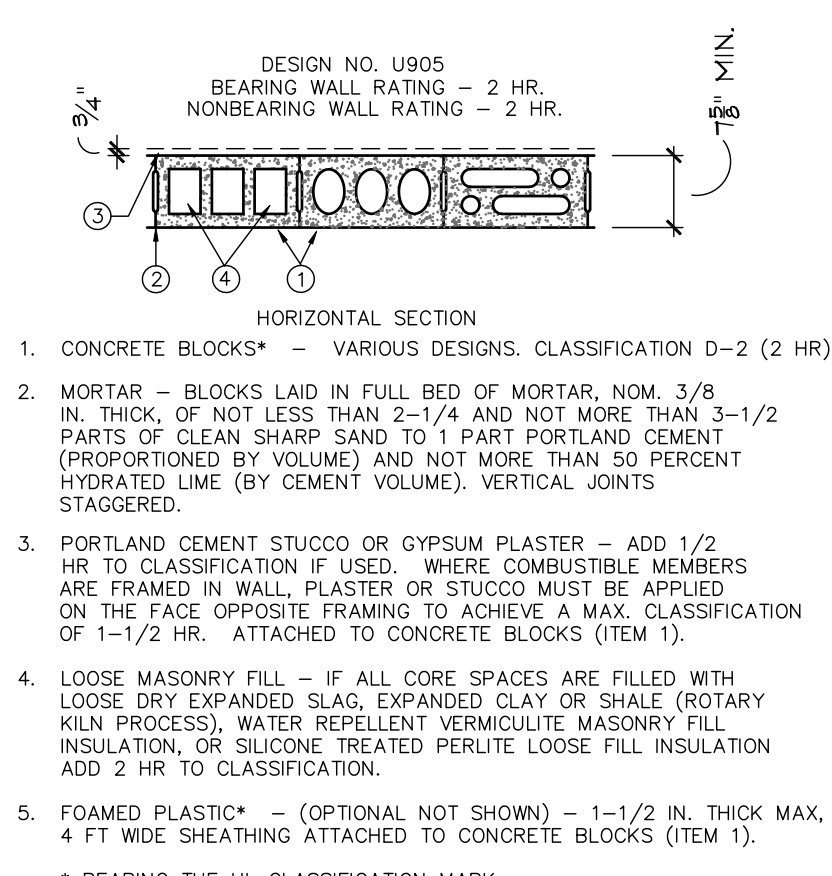
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keesee.com  
258 Southall Lane Suite 200  
Fort Lauderdale, FL 33301  
(954) 580-2233

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ENGINEERING ASSOCIATES  
258 Southall Lane Suite 200, Fort Lauderdale, FL 33301  
Professional Engineer  
Certificate of Authorization No. 9191  
☐ CARL A. BROWN, PE, FL #56128  
☐ SCOTT LEWONSKI, PE, FL #79790  
☐ FREDERICK J. BROWN, PE, FL #44452  
DATE: JANUARY 31, 2024  
I, THE SIGNER OF THESE DRAWINGS, AM A LICENSED PROFESSIONAL ENGINEER AND I CERTIFY THAT I AM THE DESIGNER OF THE WORK SHOWN ON THESE DRAWINGS.  
FDS JOB NO.: 23-14663

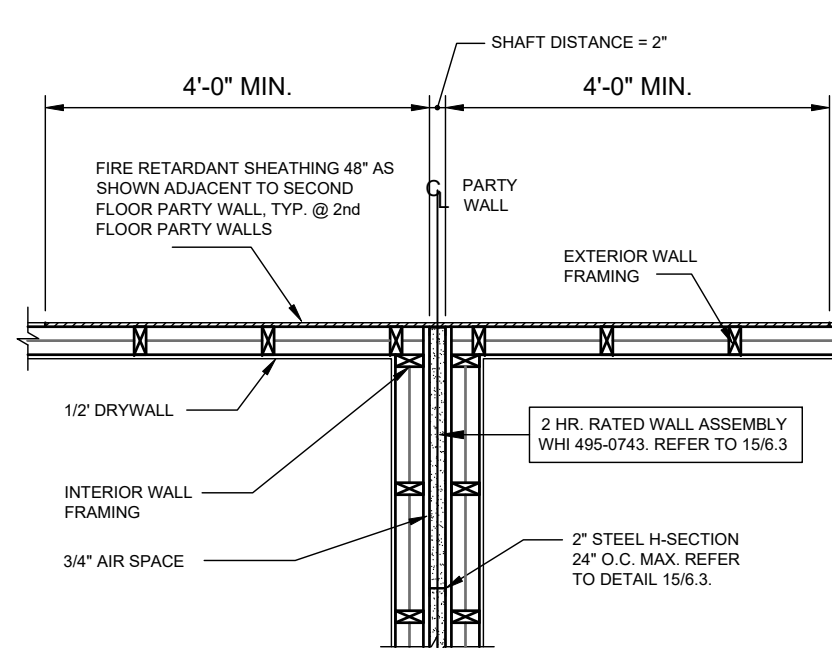
**PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS**

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

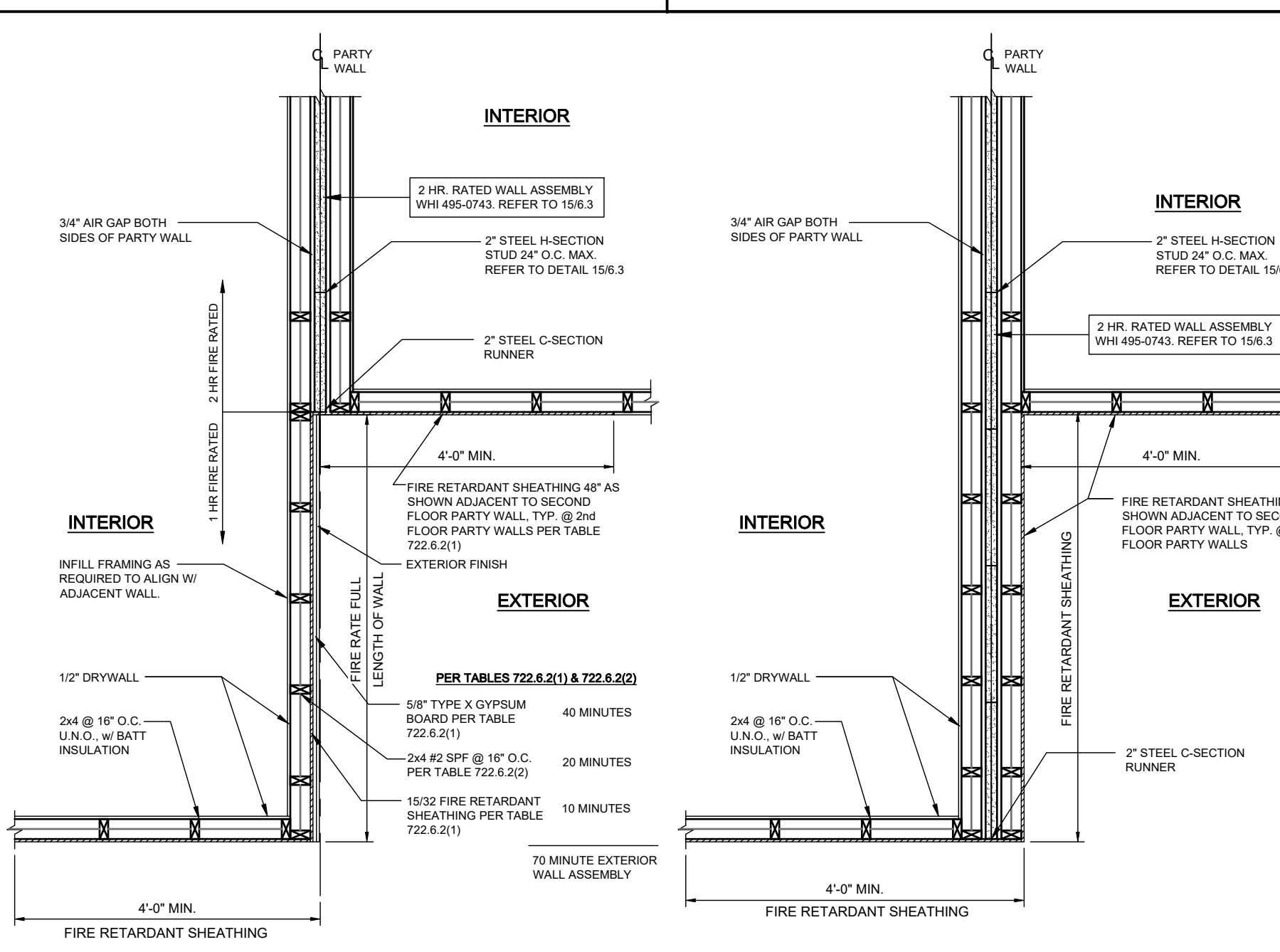




2-HOUR SEPARATION WALL DETAIL

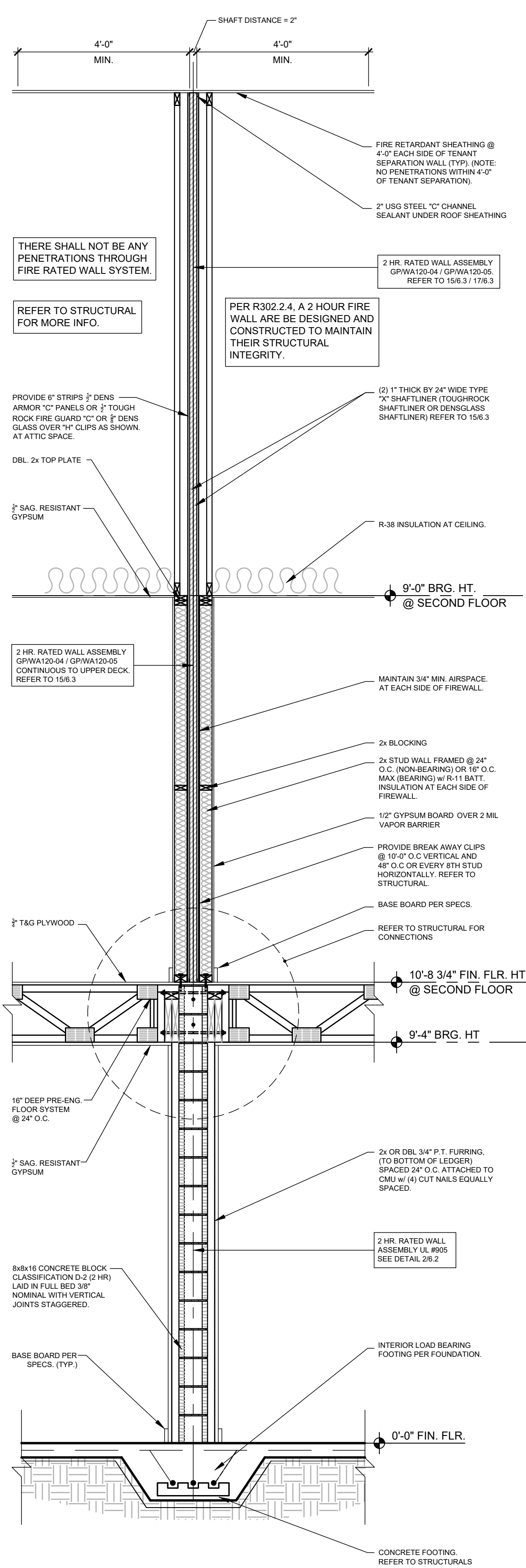


2 HR. FIRE WALL @ 2nd FLOOR FRAME TO FRAME

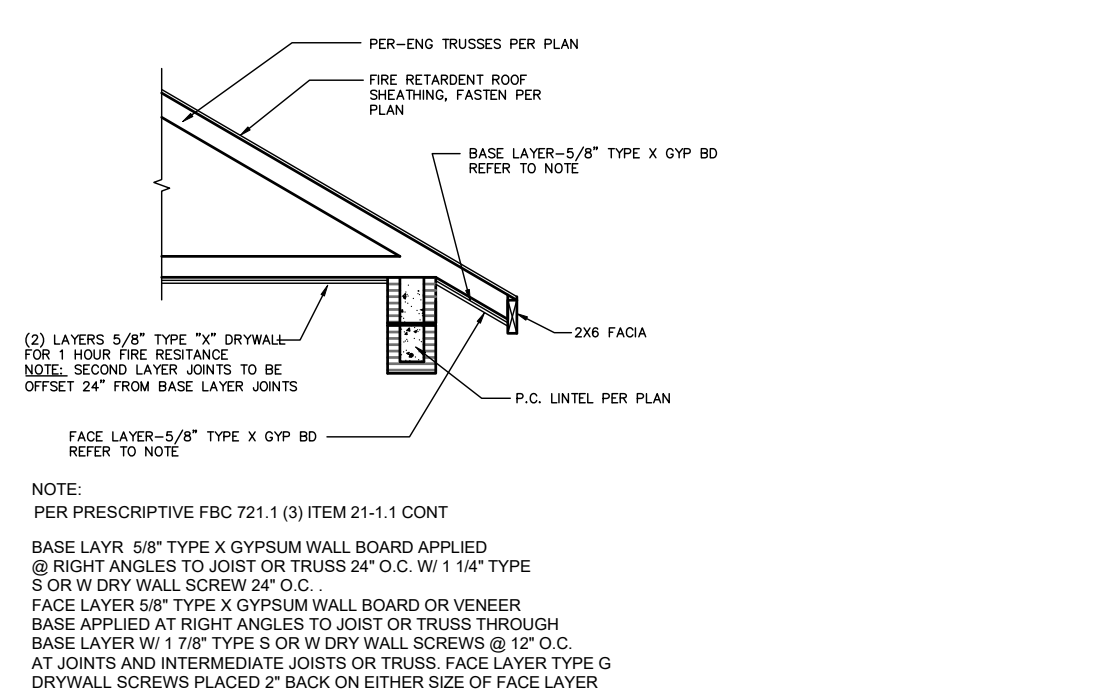


2 HR. TO 1HR. FIRE RATED WALL @ 2nd FLOOR OFFSET EXTERIOR WALL DETAIL

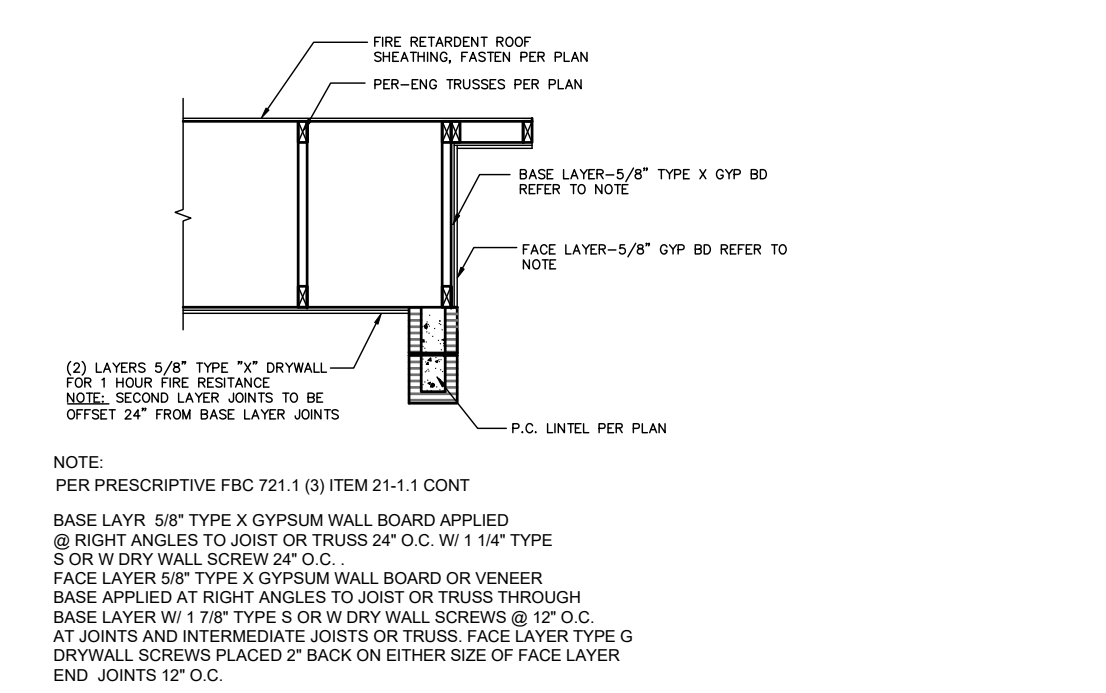
2 HR. FIRE RATED WALL @ 2nd FLOOR OFFSET EXTERIOR WALL DETAIL



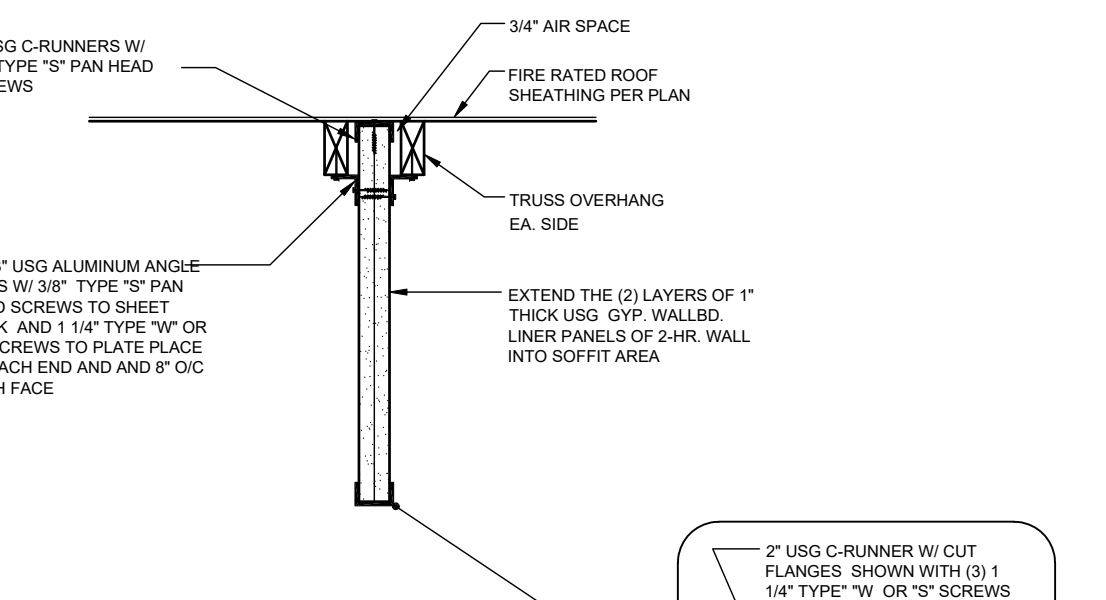
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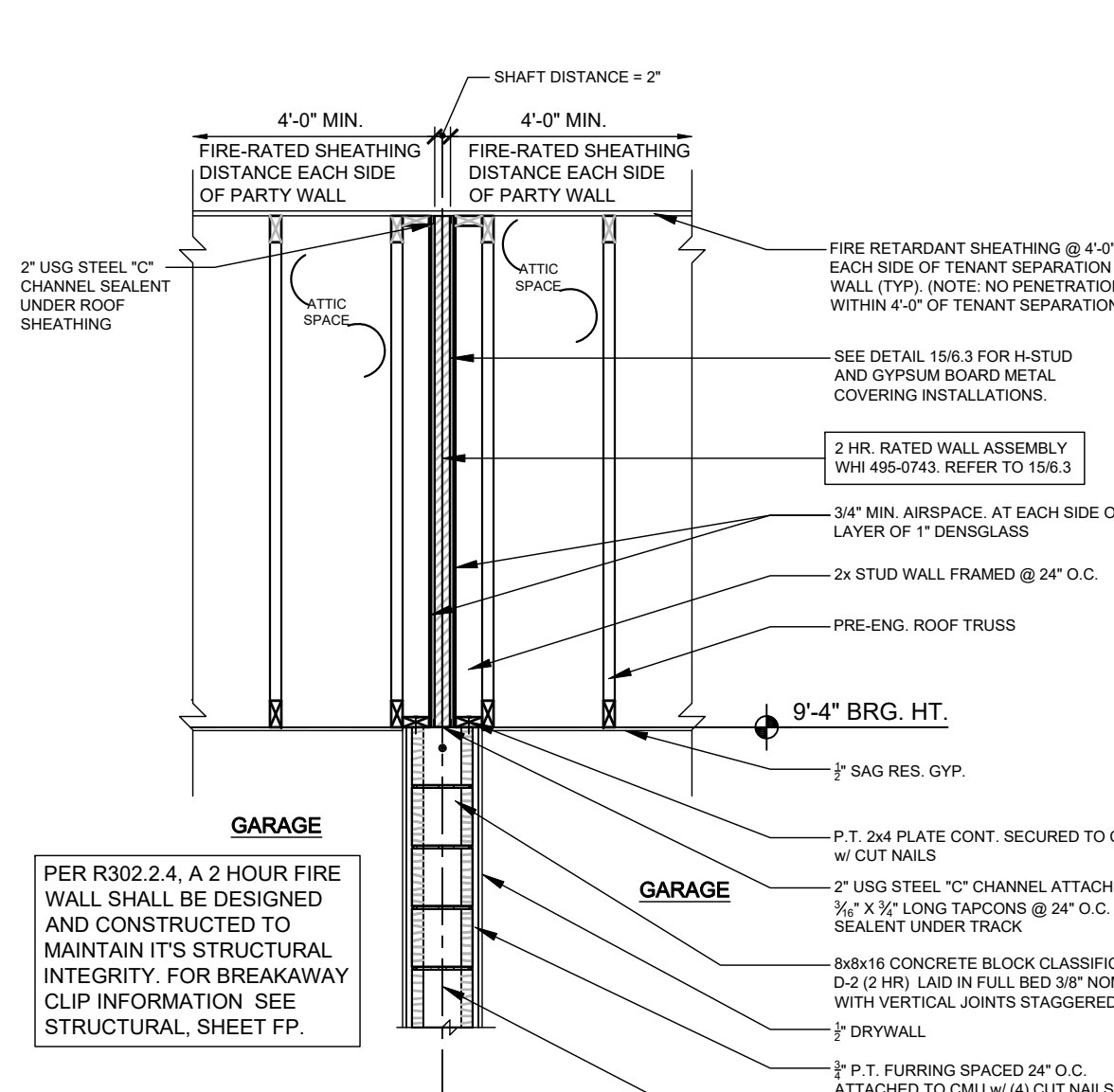
1-HR FIRE RATED @ GABLE CEILING DETAIL



1-HR FIRE RATED @ GABLE CEILING DETAIL



2 HR. SEPARATION AT EAVE @ 2nd FLOOR - FRAME EXT. WALLS



GARAGE SEPARATION FIREWALL

GARAGE SEPARATION FIREWALL

GARAGE SEPARATION FIREWALL

GARAGE SEPARATION FIREWALL

GARAGE SEPARATION FIREWALL

GARAGE SEPARATION FIREWALL

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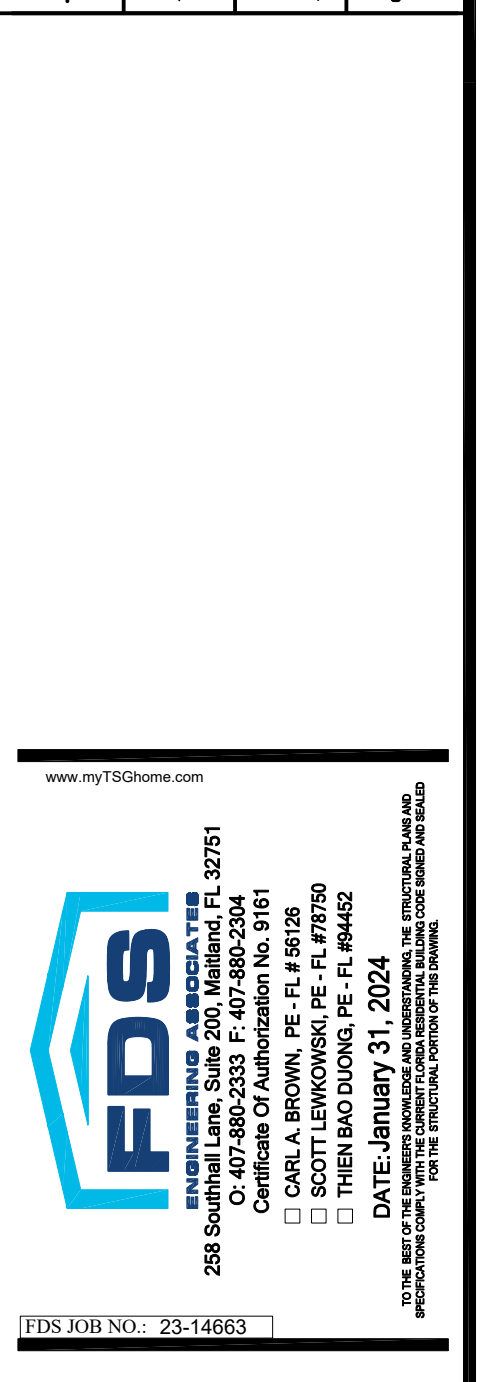
GARAGE SEPARATION FIREWALL

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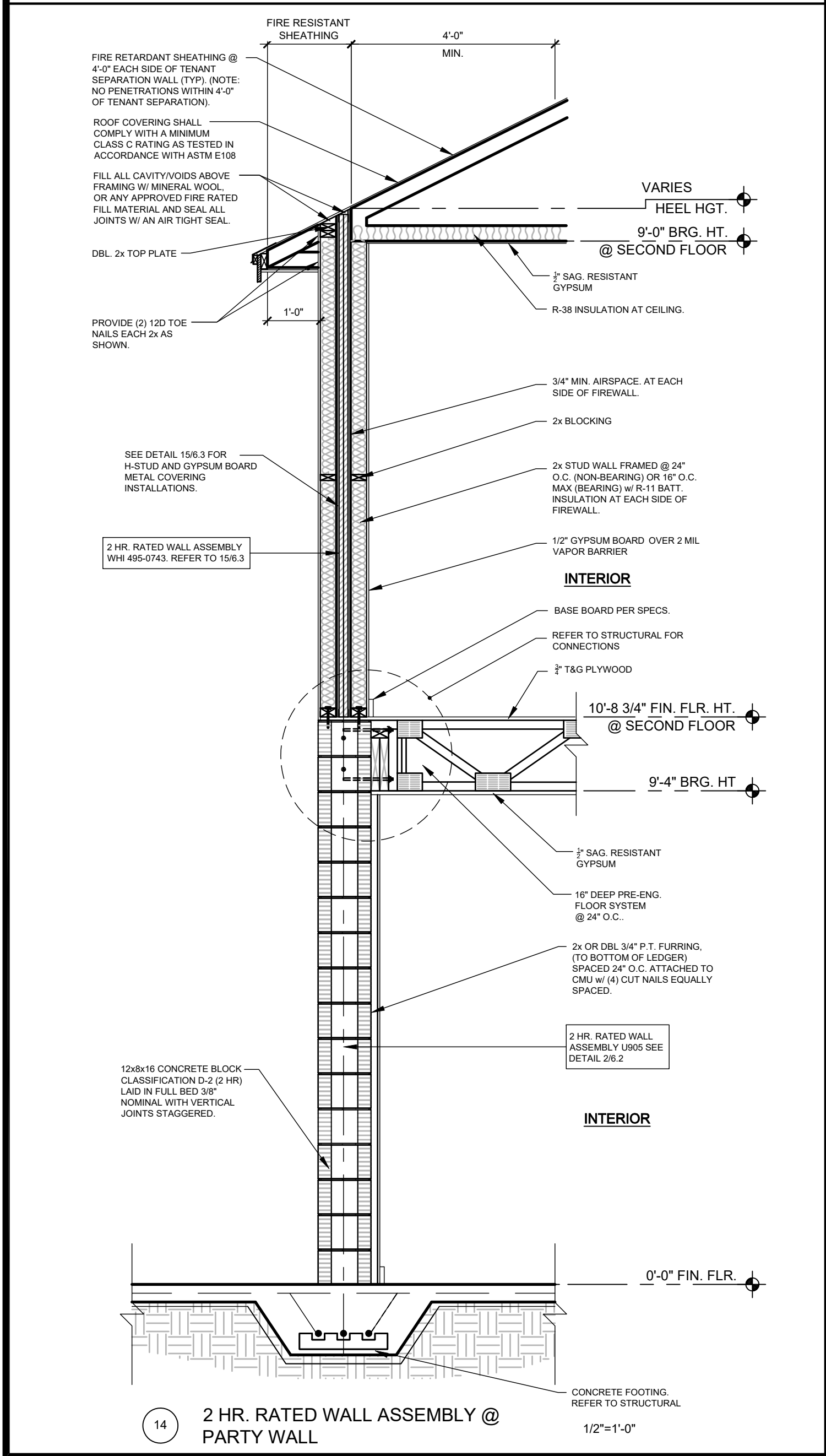
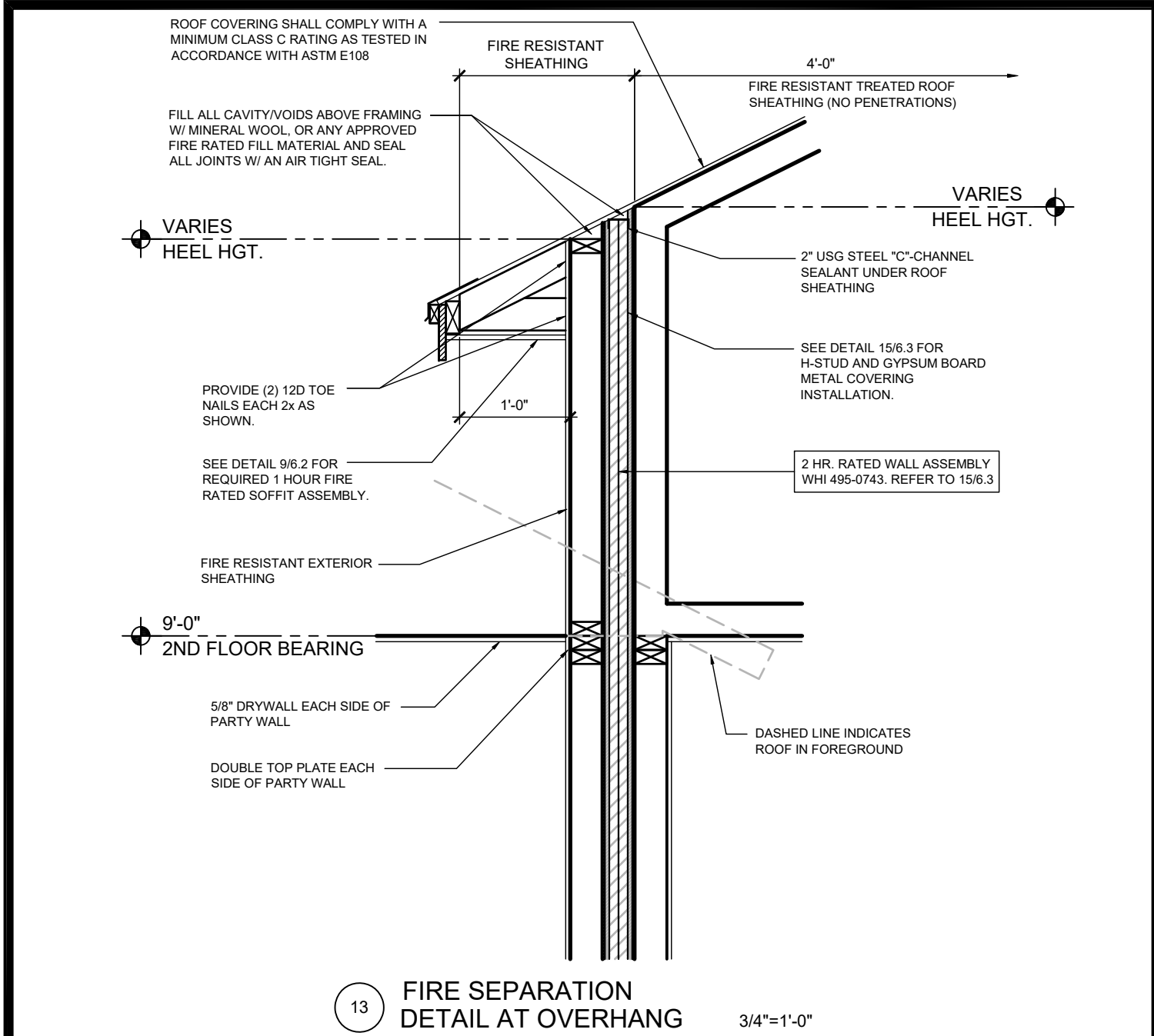


**PARK SQUARE**  
**HORIZONS WEST**  
**4-UNIT - ADAMS END UNITS**

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**6.2**

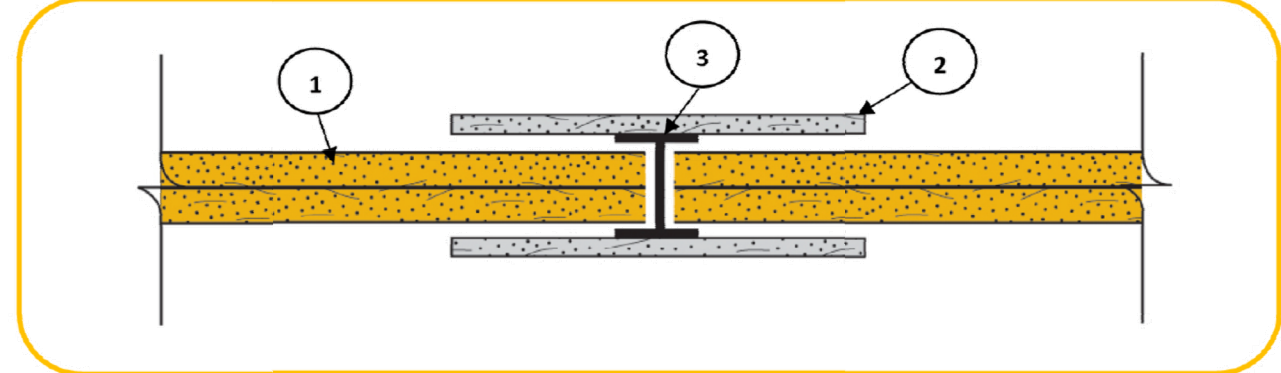




intertek  
Total Quality. Assured.  
Assemblies

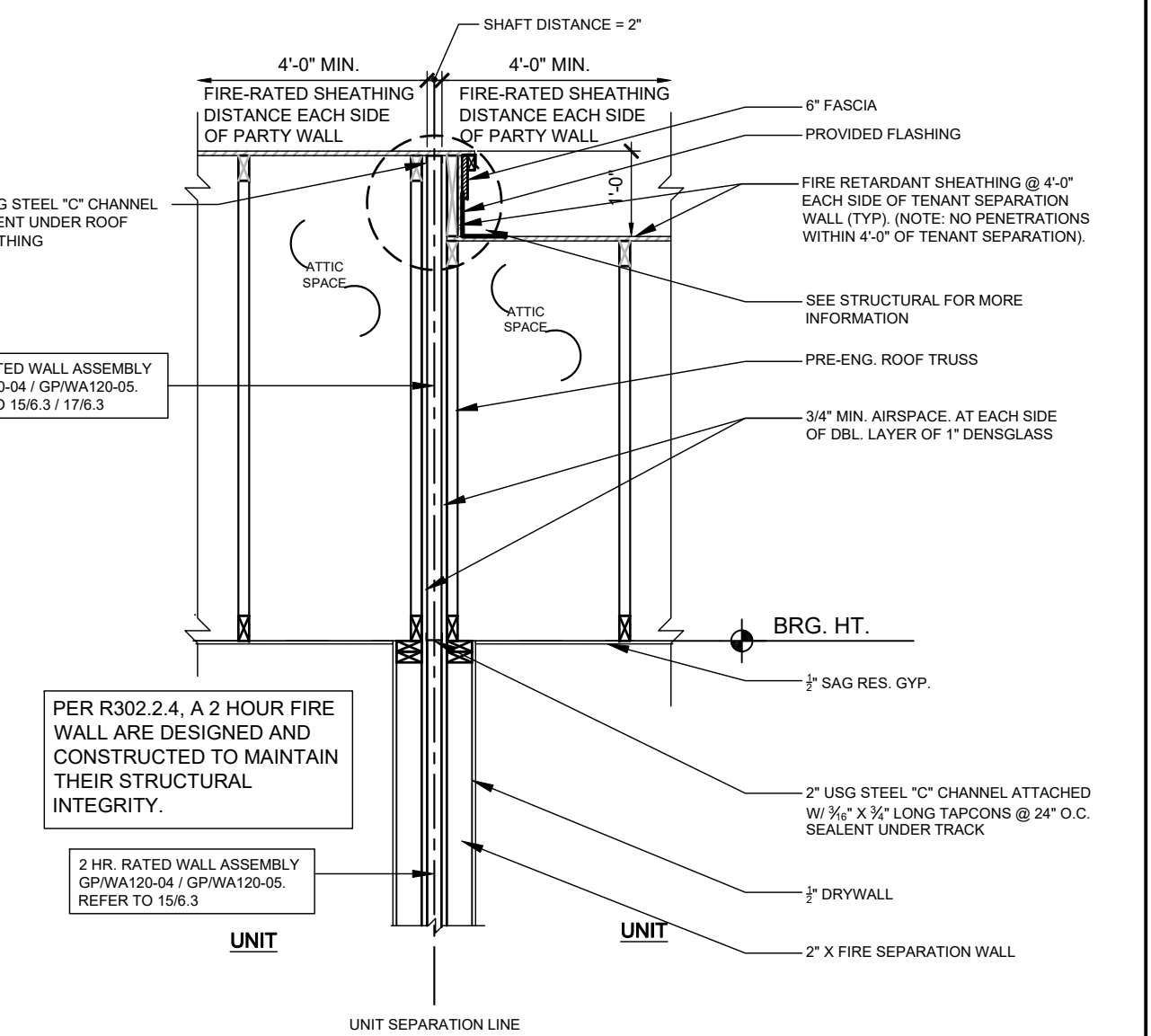
Division 09 – Finishes  
09 21 00 Plaster and Gypsum Board Assemblies  
09 21 16.33 Gypsum Board Area Separation Wall

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

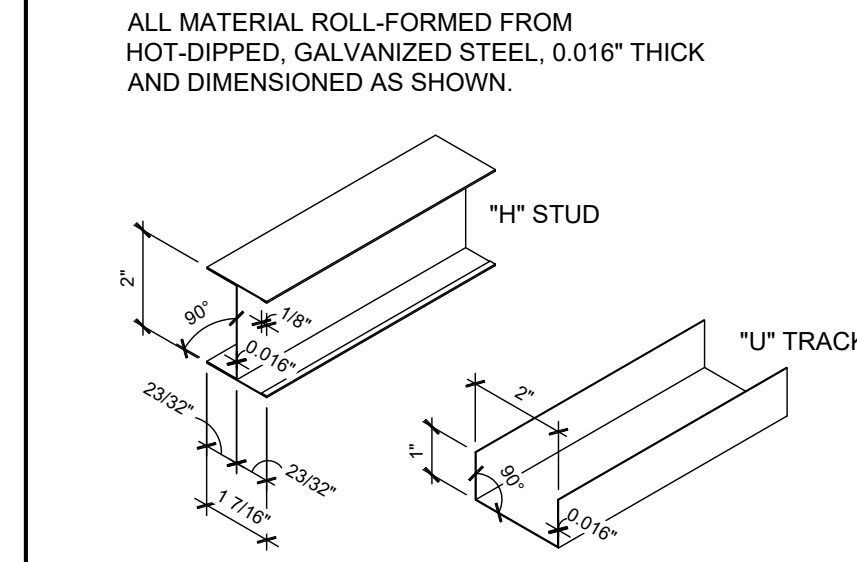


- CERTIFIED MANUFACTURER:** Georgia-Pacific Gypsum, LLC  
**CERTIFIED PRODUCT:** Gypsum Shaftliner  
**CERTIFIED MODEL:** ToughRock Shaftliner or DensGlass Shaftliner  
**Gypsum Shaftliner:** Two layers 1-in. (25.4 mm) ToughRock Shaftliner or DensGlass Shaftliner inserted in H-Studs 24-in. (610 mm) o.c.
- Gypsum Board:** Metal covered using 6-in. (152 mm) wide 1/2-in. (12.7 mm) DensArmor Plus Fireguard C Interior Panels or 1/2-in. (12.7 mm) ToughRock Fireguard C gypsum board.
- Steel Studs:** 'H' shaped Studs, 1-1/2-in. (38.1 mm) wide x 2-in. (50.8 mm) deep, roll-formed from minimum 0.018-in. thick galvanized steel. Cut to length 1/2-in. less than the openings height and spaced a maximum of 24-in. (610 mm) o.c.

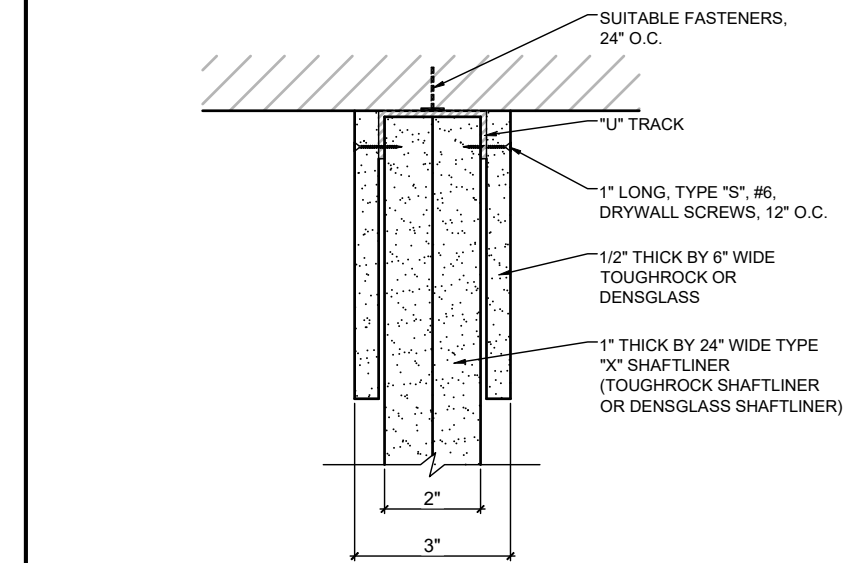
Date Issued: June 5, 2019 Page 1 of 1 Project No. WHI-495-0743  
Version: 02 August 2017 SFT-BC-OP-191



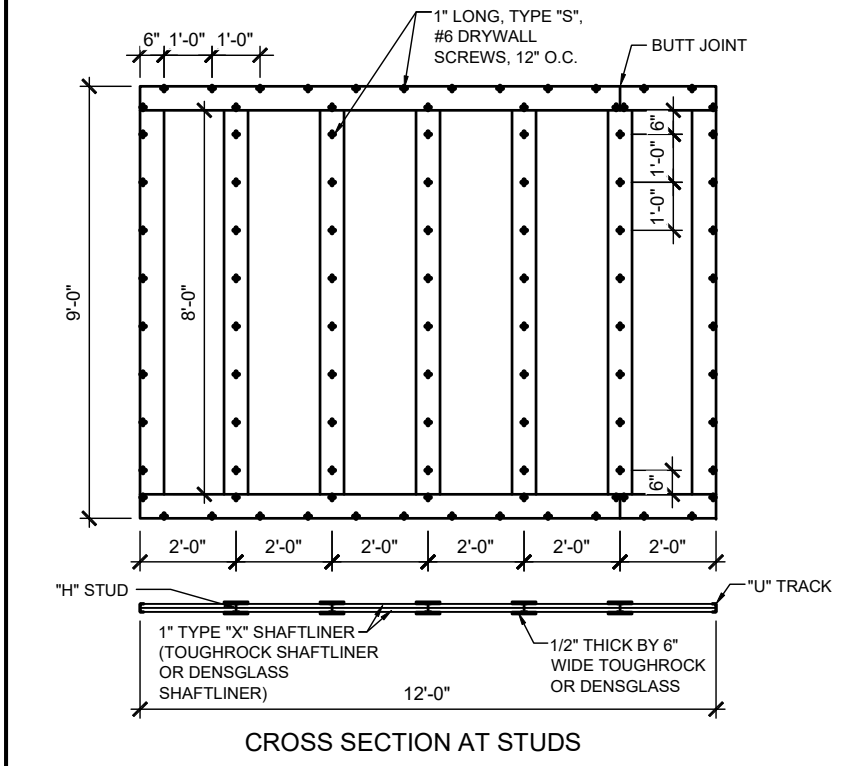
WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 18 OF 40  
**FIGURE #1**  
"H" STUD AND "U" TRACK



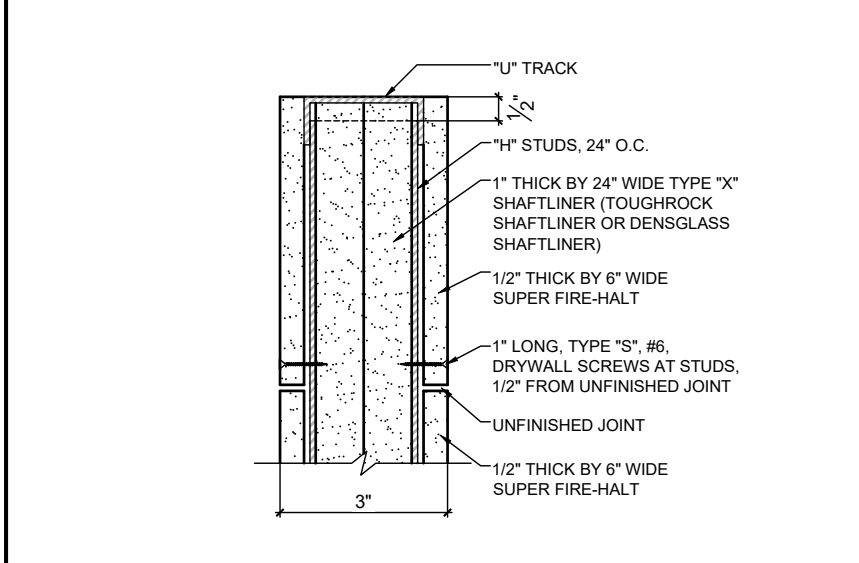
WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 21 OF 40  
**FIGURE #4**  
TOP OR BOTTOM DETAIL BETWEEN STUDS OR END DETAIL



WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 19 OF 40  
**FIGURE #2**  
ELEVATION - SCREW LOCATIONS



WARNOCK HERSEY INTERNATIONAL INC. WHI-495-0743/0744 PAGE 22 OF 40  
**FIGURE #5**  
TOP OR BOTTOM DETAIL AT STUDS



15 WHI-495-0743 SCALES VARY.

Two layers 1" (25.4 mm) ToughRock Shaftliner or DensGlass® Shaftliner inserted in H-Studs 24" (610 mm) o.c. Min. 3/4" (19 mm) air space on both sides must be maintained between liner panels and adjacent framing. Sound Tested with 2"x 4" stud wall with 1/2" (12.7 mm) ToughRock® Fireguard C gypsum wallboard or DensArmor Plus® Fireguard C panels each side of assembly and 3-1/2" (89 mm) fiberglass insulation in stud space both sides. Breakaway clip facings and height of wall differ between UL Design U373 and WHI GP/WA 120-04. Please consult each listing for specific information.

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

Hourly Rating: 2-hour

STC Rating: 65-69 STC

Fire Test Reference: UL U373, ULC W312,

WHI GP/WA 120-04, cUL U373, 6A ASW

0810

Sound Test Reference: RAL TL10-291

17 GP/WA 120-04 SCALES VARY.

NOTE: 6" STRIPS OVER "H" STUD IS NOT REQUIRED IF 3/4" AIR SPACE IS MAINTAINED WHEN USING GP/WA 120-04

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KEESEE ASSOCIATES ARCHITECTURE | DESIGN | PLANNING  
288 Southhall Lane, Suite 200, Maitland, FL 32751  
www.keesee.com  
407.497.2333



www.myT3home.com  
FDS ENGINEERING ASSOCIATES  
288 Southhall Lane, Suite 200, Maitland, FL 32751  
www.fdsinc.com  
Certificate of Authorization No. 0191  
CARLA A. BROWN, PE, FL #5128  
SCOTT LEWONSKI, PE, FL #2799  
DANIEL BROWN, 31, 2024  
THIS SEAL IS THE PROPERTY OF THE ENGINEER AND SHALL REMAIN IN HIS/HER POSSESSION UNTIL THE PROJECT IS COMPLETED AND ALL REQUIREMENTS HAVE BEEN MET.

PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

title:  
2-STORY  
FIRE SEPERATION

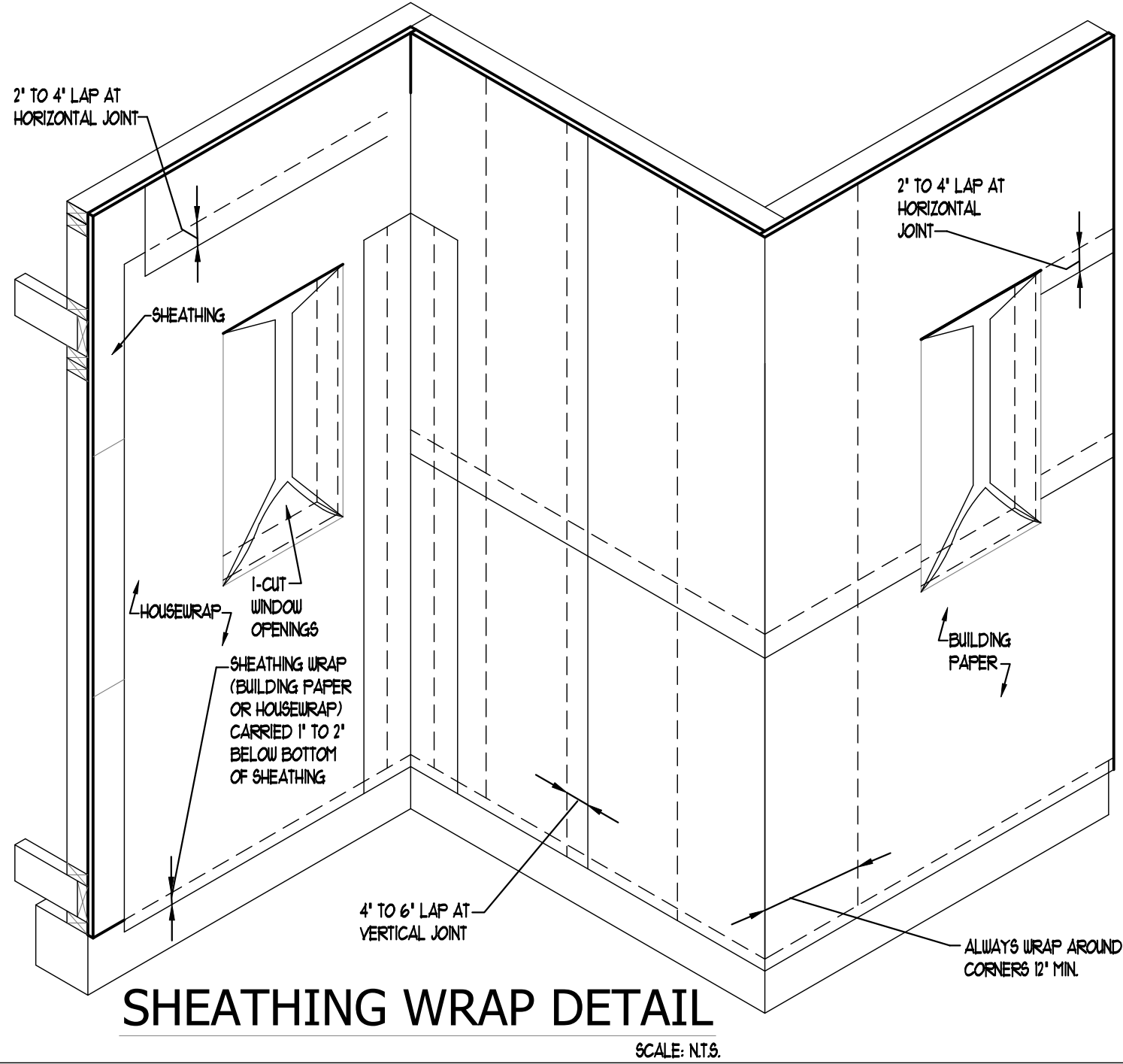
project no. 2022142  
checked:  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

6.3

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

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





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

ADD 2"

ADD 2 1/2"

SINGLE

WIDTH EQUALS CALL SIZE

ADD 3"

DOUBLE BI-FOLD

ADD 2 1/2"

ADD 2 1/2"

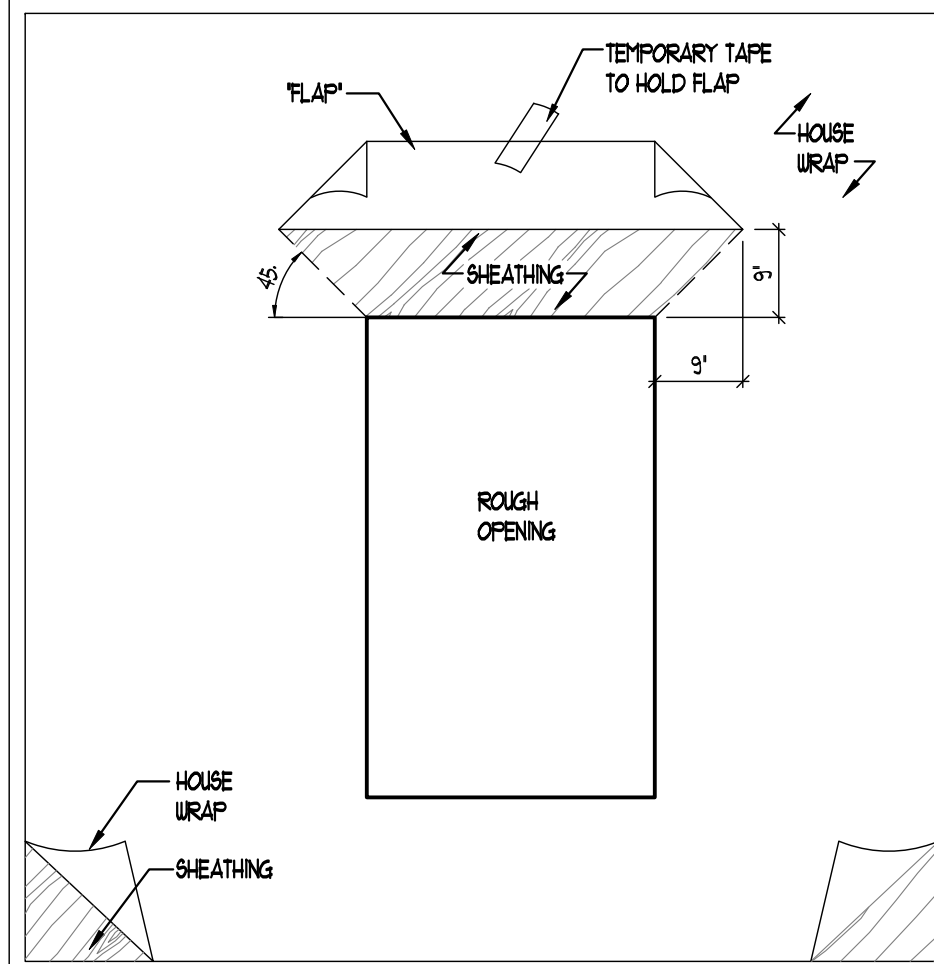
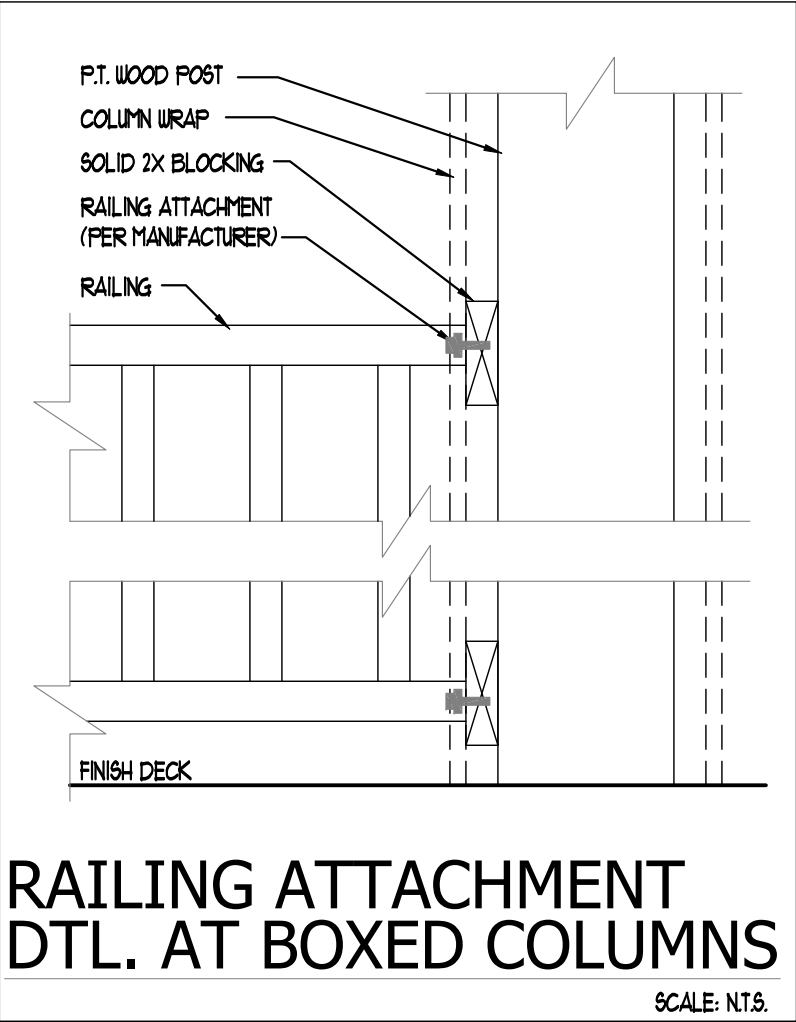
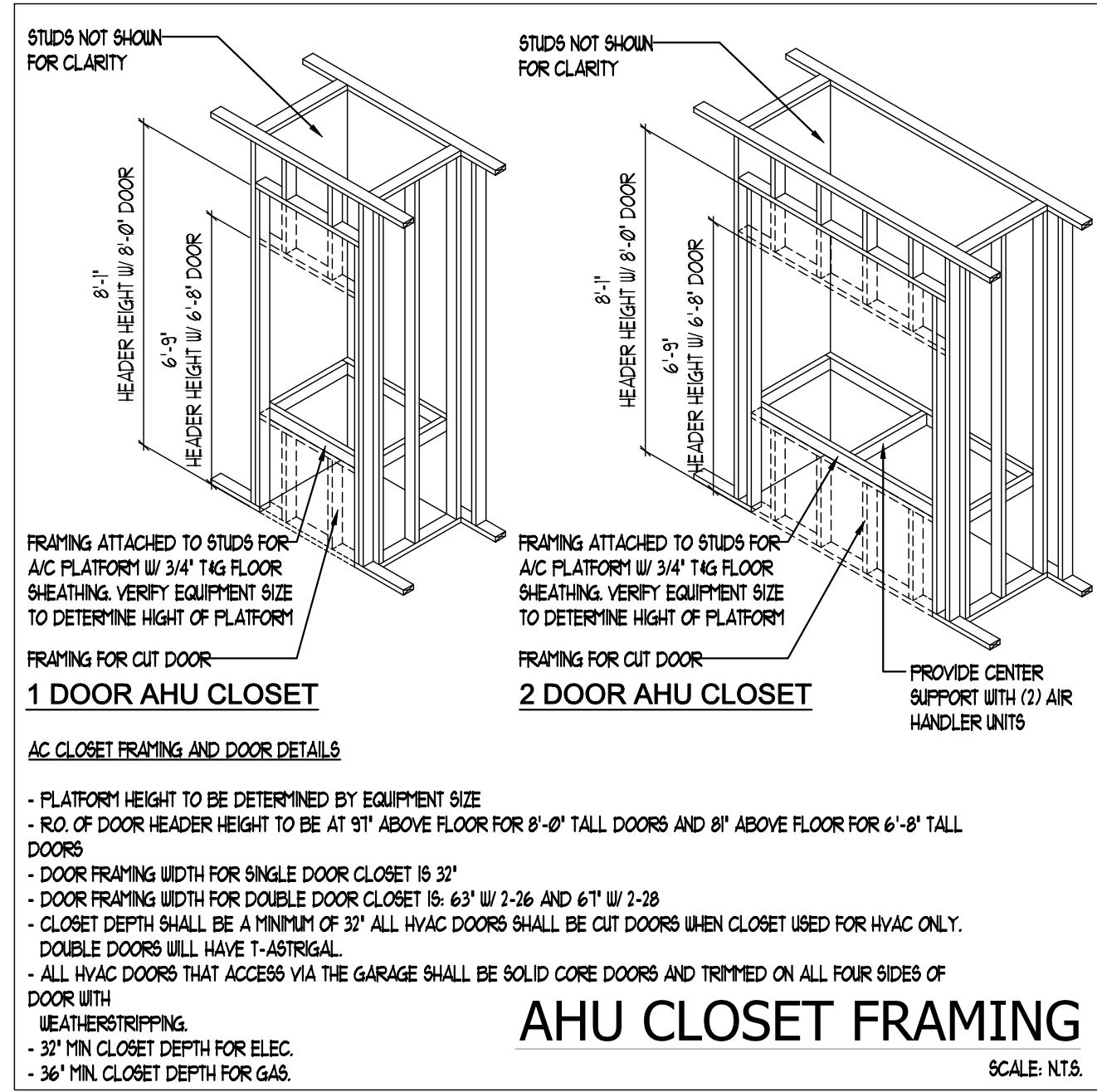
DOUBLE BALL CATCH

ADD 3"

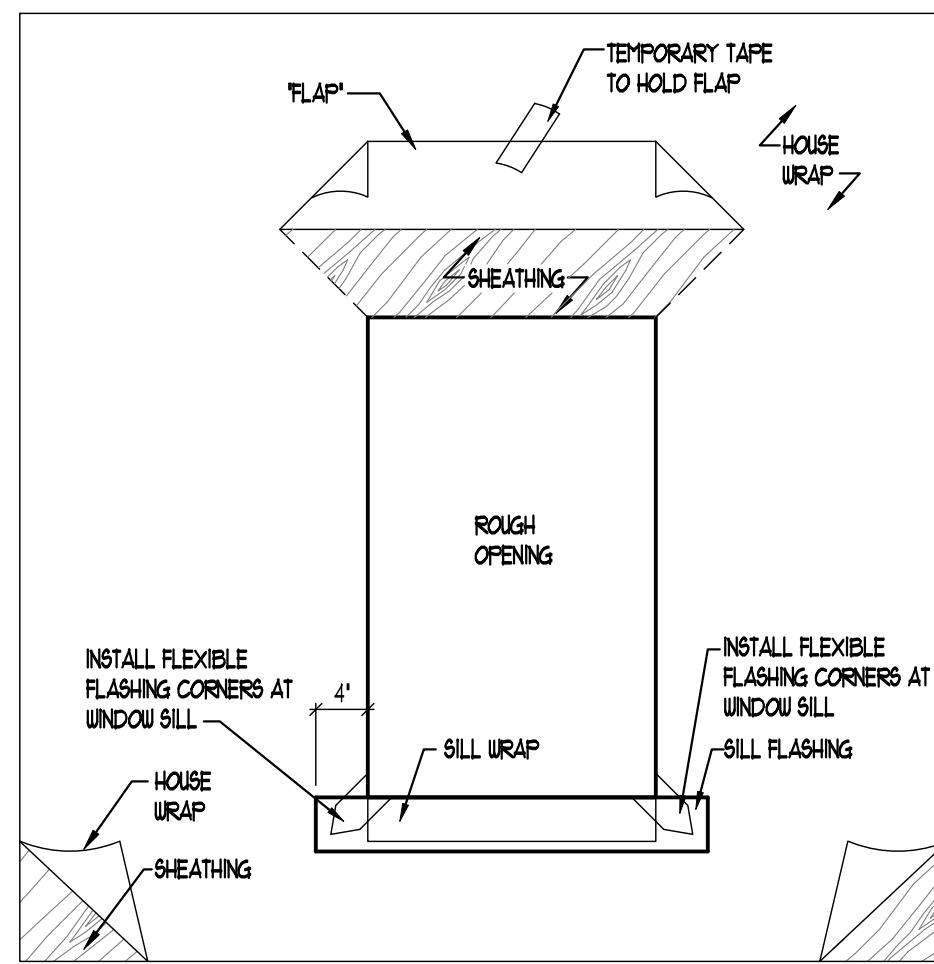
ADD 2 1/2"

DOUBLE W/ T-ASTRAGAL

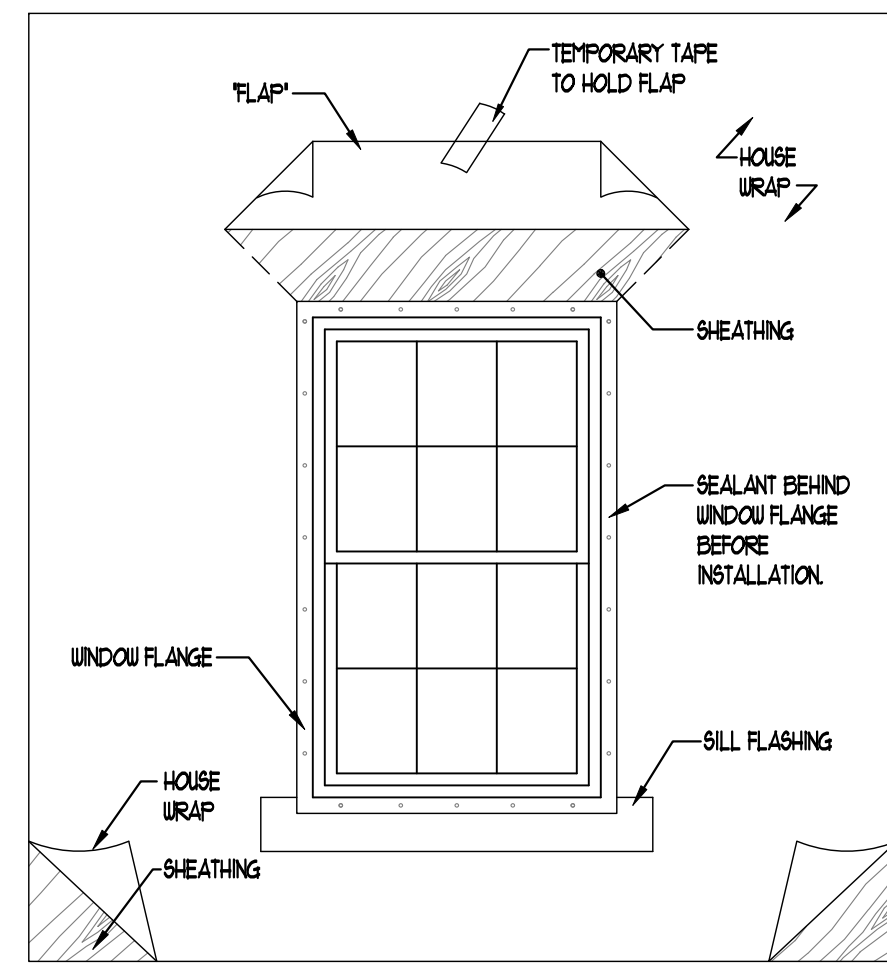
INTERIOR DOOR ROUGH-OPENING SIZING CHART



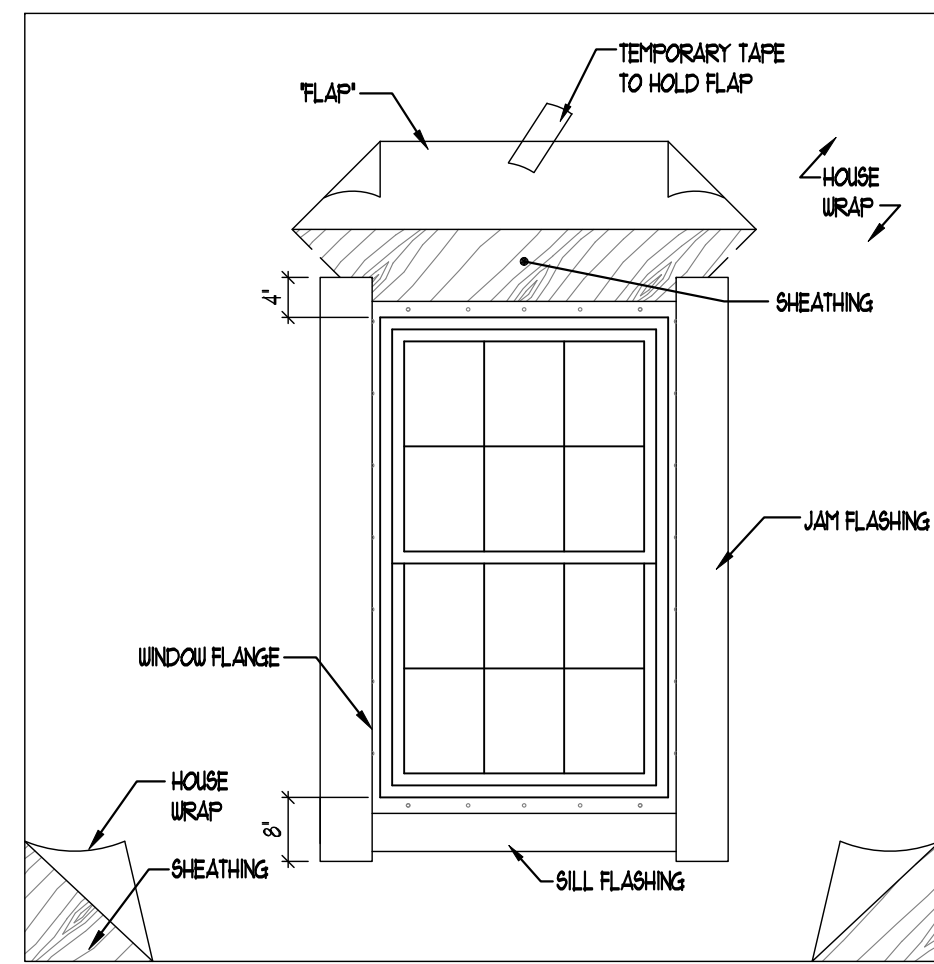
- 1 A WINDOW INSTALLER WILL CUT THE BUILDING PAPER AT A 45° ANGLE TO A POINT 9" UP AND 9" OUT FROM THE UPPER CORNERS OF THE ROUGH OPENING. B. THIS WILL MAKE A "FLAP" THAT WILL BE USED TO COVER THE HEAD FLASHING IN STEP 6.



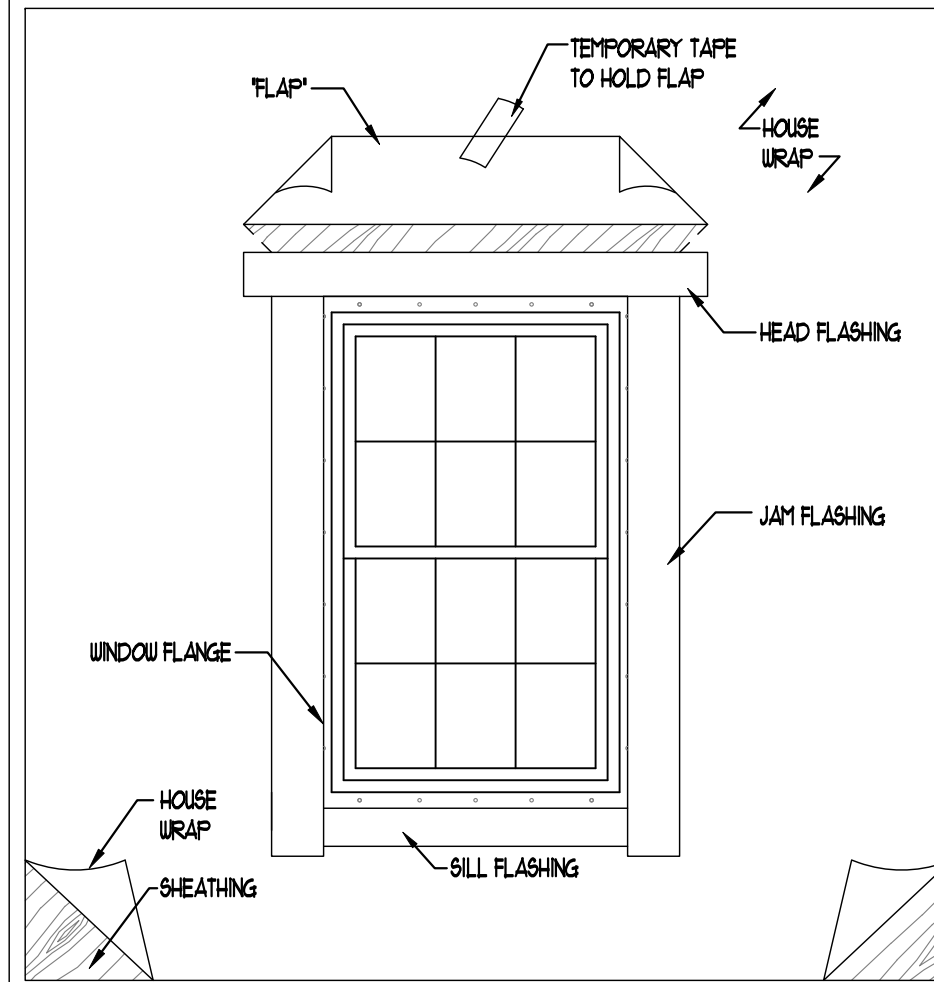
- 2 3-STEP PROCESS: A. INSTALL SILL FLASHING (EXTENDING 4" BEYOND THE ROUGH OPENING ON EACH SIDE) B. INSTALL CORNER SHIELD FLASHING (FASTEN WITH MOISTOP SEALANT OR EQUAL) C. INSTALL SILL WRAP (MUST COMPLETELY COVER ROUGH OPENING SILL (INCLUDING CORNER SHIELDS))



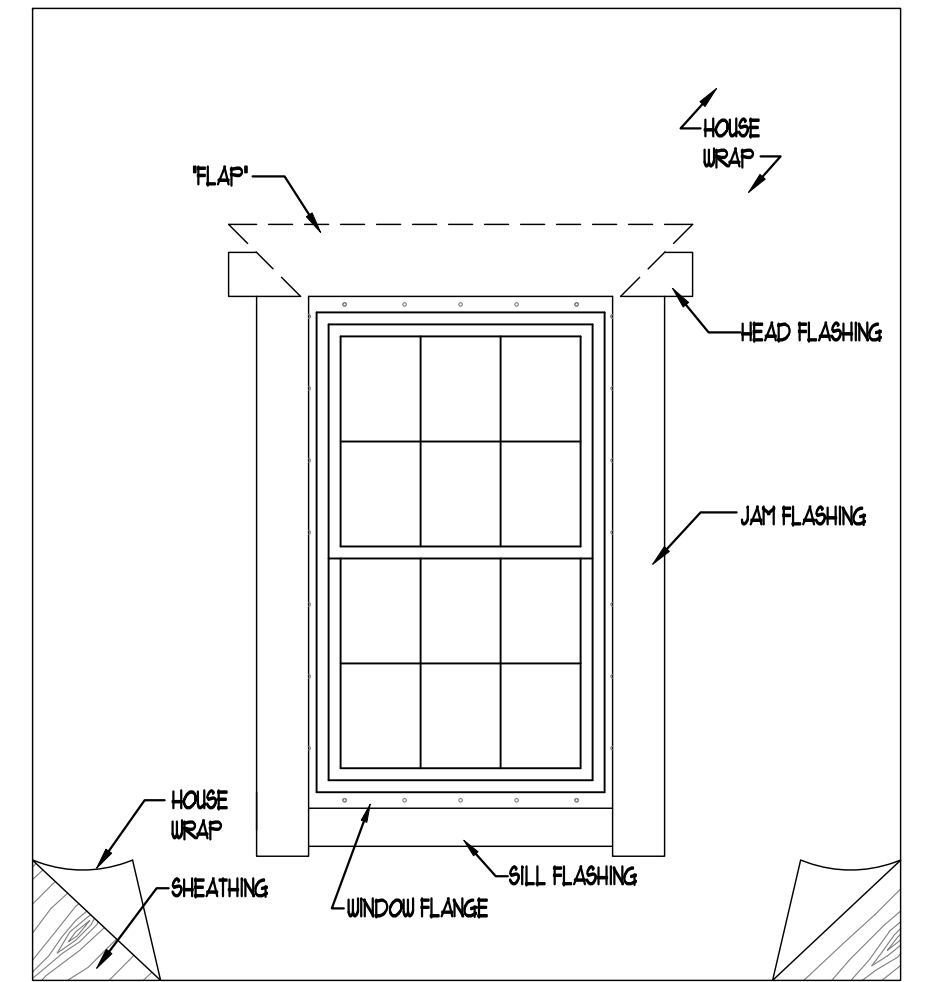
- 3 A. APPLY A CONTINUOUS BEAD OF SEALANT ON THE BACK SIDE OF THE WINDOW FLANGE. B. INSTALL THE WINDOW ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.



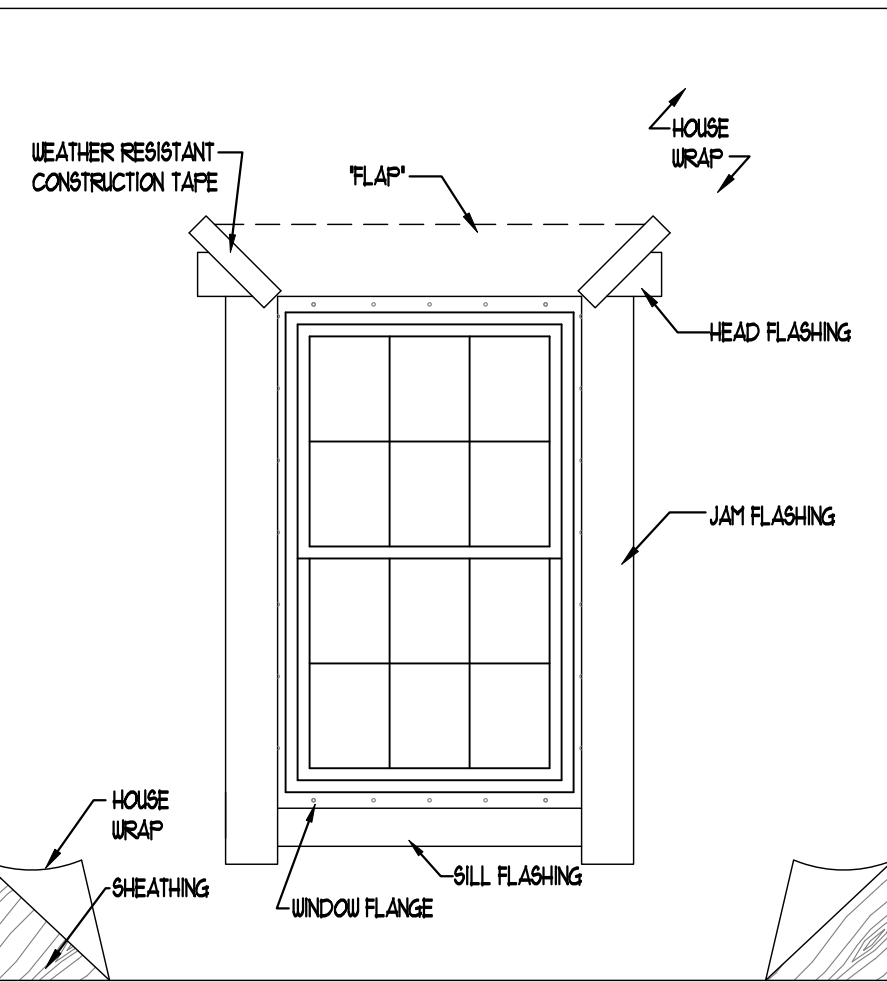
- 4 A. INSTALL JAMB FLASHING OVER THE WINDOW FLANGE ON EACH SIDE. B. EXTEND THE JAMB FLASHING 4" ABOVE THE ROUGH OPENING AND 8" BELOW THE ROUGH OPENING. C. INSTALL THE WINDOW ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.



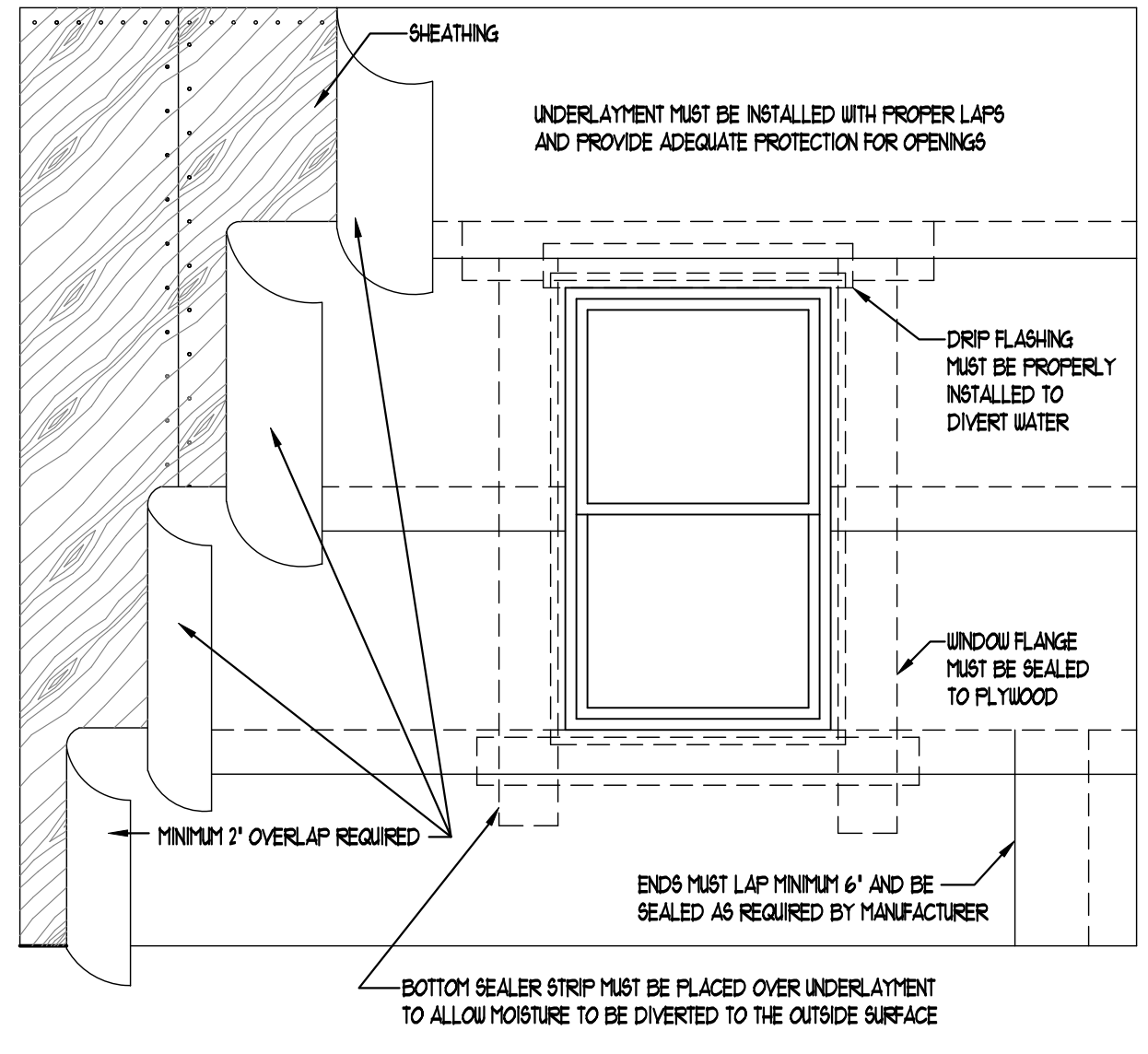
- 5 A. INSTALL HEAD FLASHING OVER THE WINDOW FLANGE. B. EXTEND THE HEAD FLASHING 8" BEYOND THE ROUGH OPENING ON EACH SIDE.



- 6 A. ALLOW THE BUILDING PAPER "FLAP" TO DRAPE OVER THE HEAD FLASHING.



- 7 A. APPLY WEATHER RESISTANT TAPE OVER THE 45° ANGLE CUT ON THE BUILDING PAPER. B. ON INSIDE PERIMETER OF WINDOW APPLY CONTINUOUS BEAD OF SEALANT OR EXPANDABLE FOAM



WINDOW FLASHING AND WRAP DETAILS

DISCLAIMER

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CONSTRUCTION DETAILS

09-23-17



WALL COVERING

2023 FBCR

SECTION R703.1 EXTERIOR COVERING

Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 WATER RESISTANCE

The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

R703.2 WATER-RESISTIVE BARRIER

Not fewer than one layer of water-resistive barrier shall be applied over studs or sheathing of all exterior walls with flashing as indicated in Section R703.4, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer. The water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1. Water-resistive barrier materials shall comply with one of the following:

- 1.No. 15 felt complying with ASTM D226, Type 1.
- 2.ASTM E2568, Type 1 or 2.
- 3.ASTM E331 in accordance with Section R703.1.1.
- 4.Other approved materials in accordance with the manufacturer's installation instructions.

No.15 asphalt felt and water-resistive barriers complying with ASTM E2556 shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm), and where joints occur, shall be lapped not less than 6 inches (152 mm).

R703.4 FLASHING

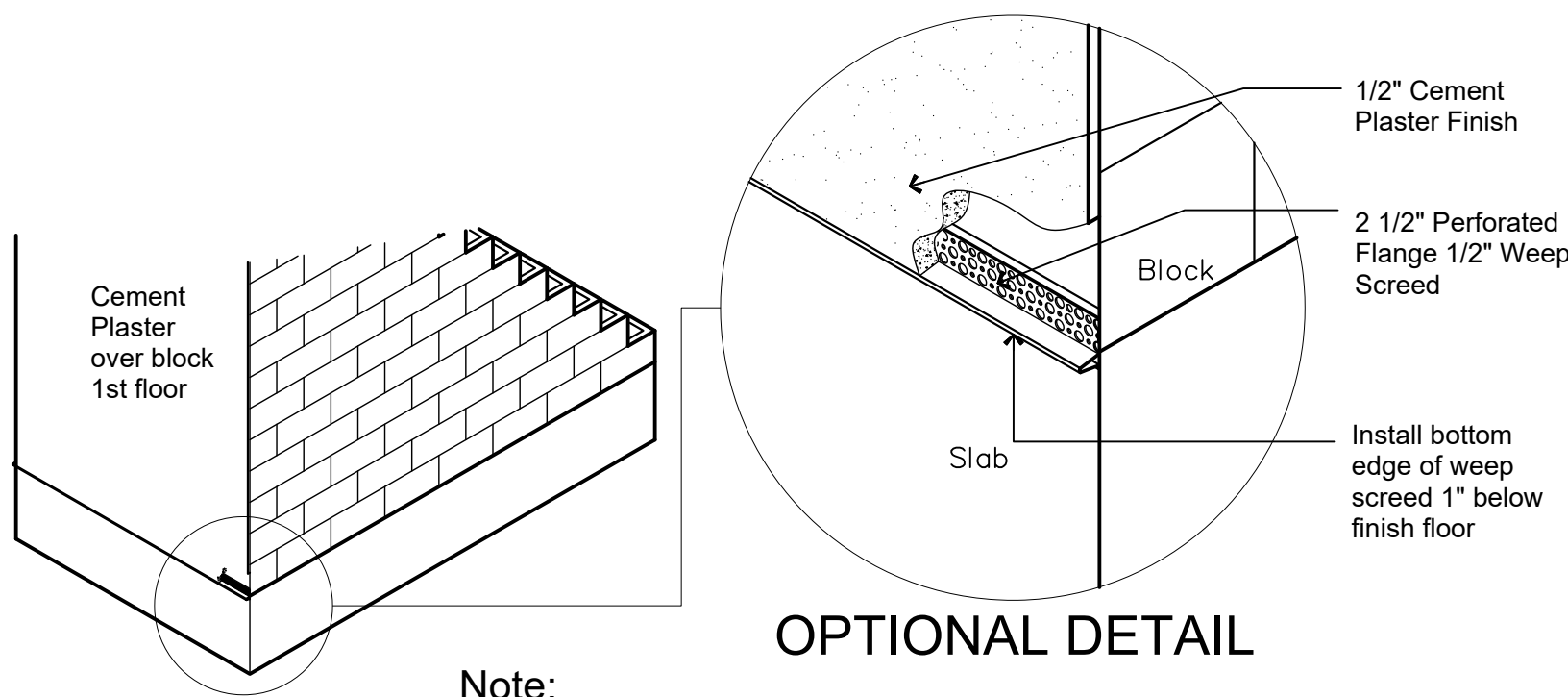
Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied

membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTM C1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

- 1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

- 1.1.The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing or water-resistive barrier manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
- 1.2.In accordance with the flashing design or method of a registered design professional.
- 1.3.In accordance with other approved methods.
- 1.4.In accordance with FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 or FMA/AAMA/WDMA 400, or FMA/AAMA/WDMA 2710.

- 2.At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
- 3.Under and at the ends of masonry, wood or metal copings and sills.
- 4.Continuously above all projecting wood trim.
- 5.Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
- 6.At wall and roof intersections.
- 7.At built-in gutters.



Note:  
The building paper and metal lath must be installed over the top of the weep screed.

**A** WEEP SCREED DETAIL  
SCALE: NOT TO SCALE

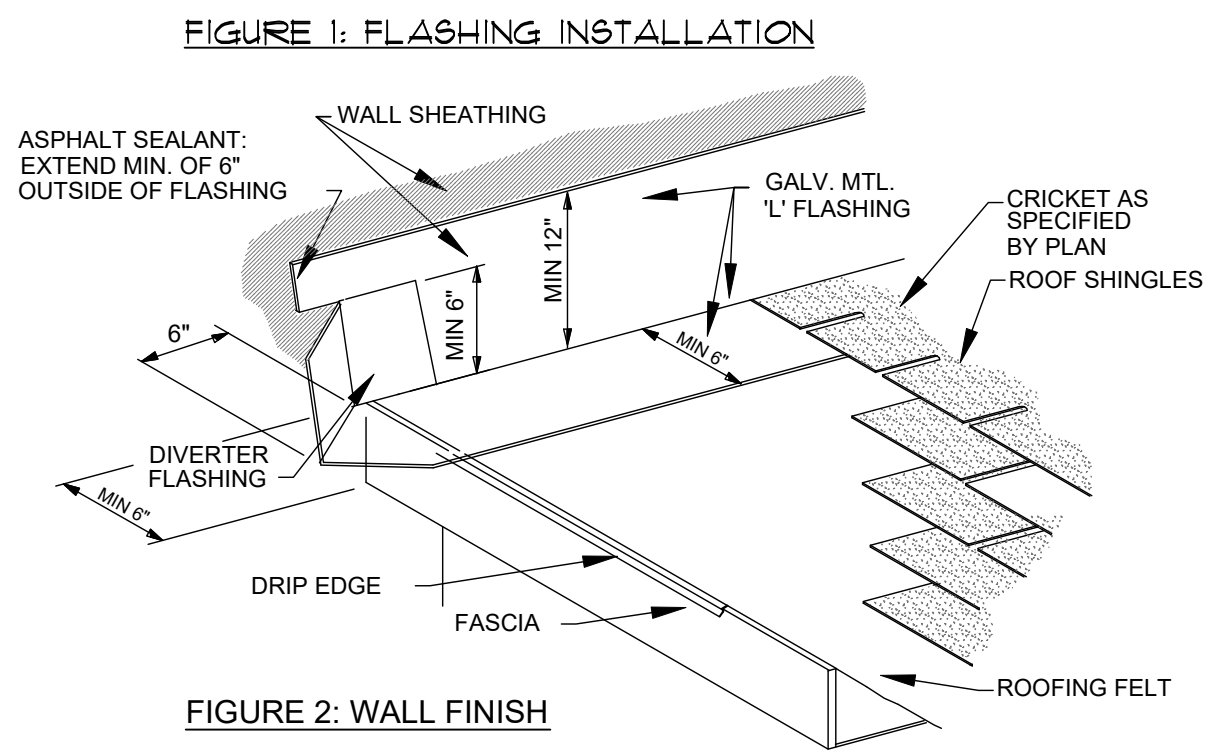


FIGURE 2: WALL FINISH

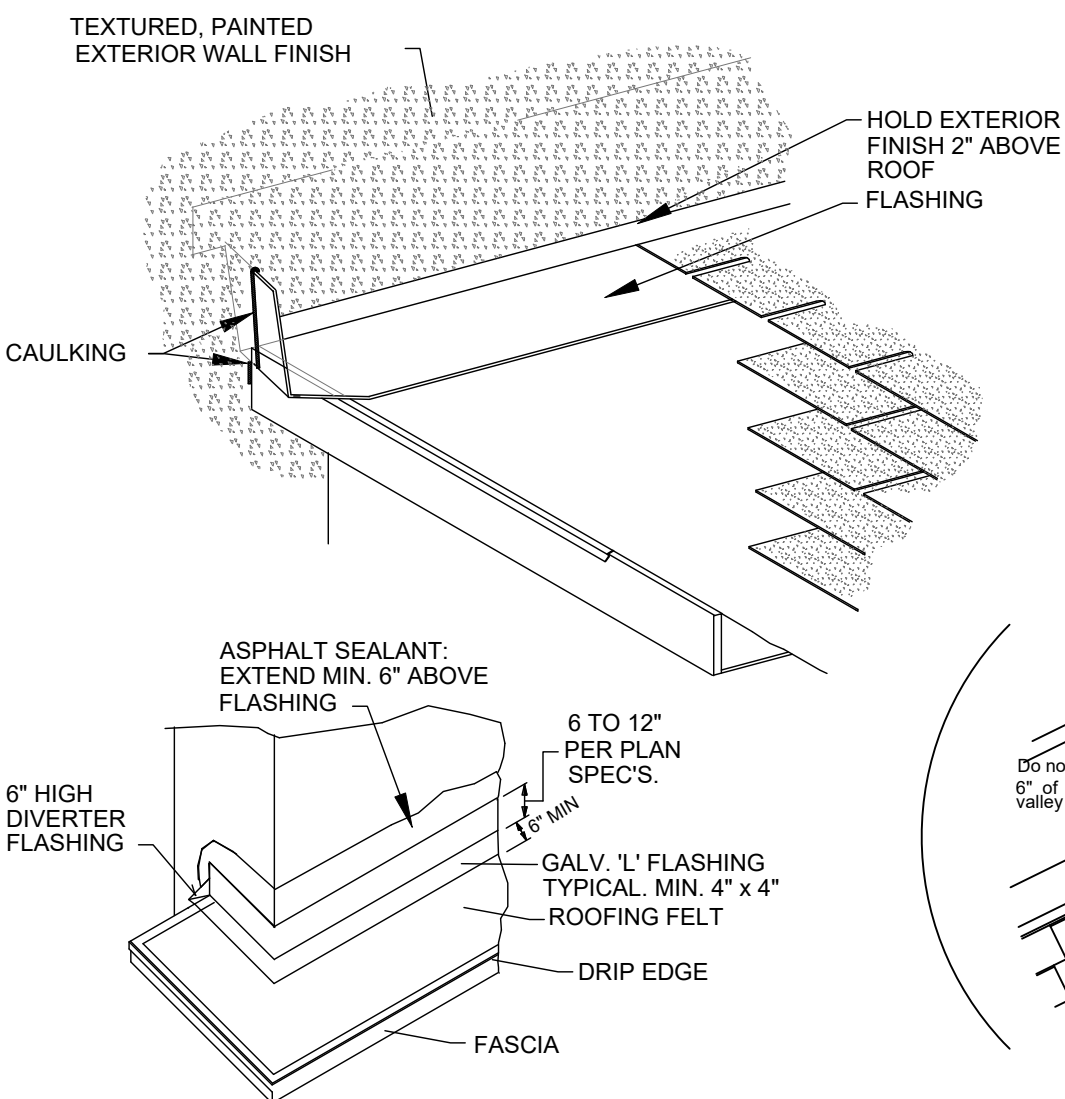
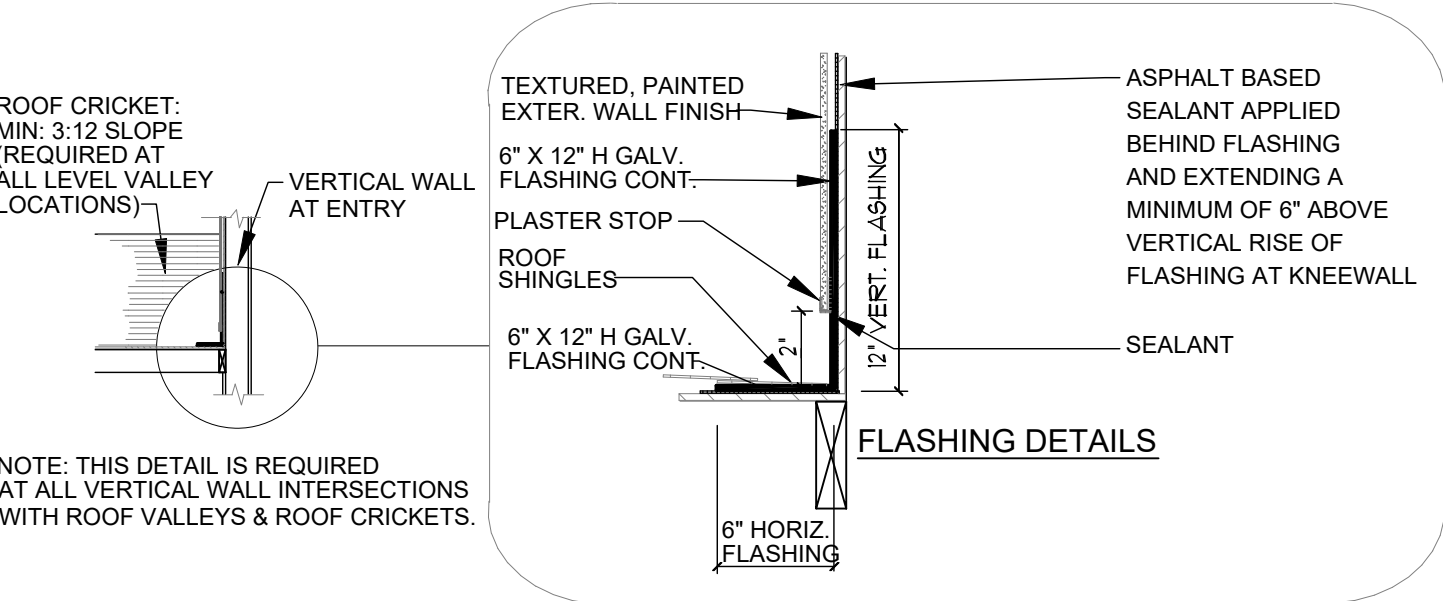
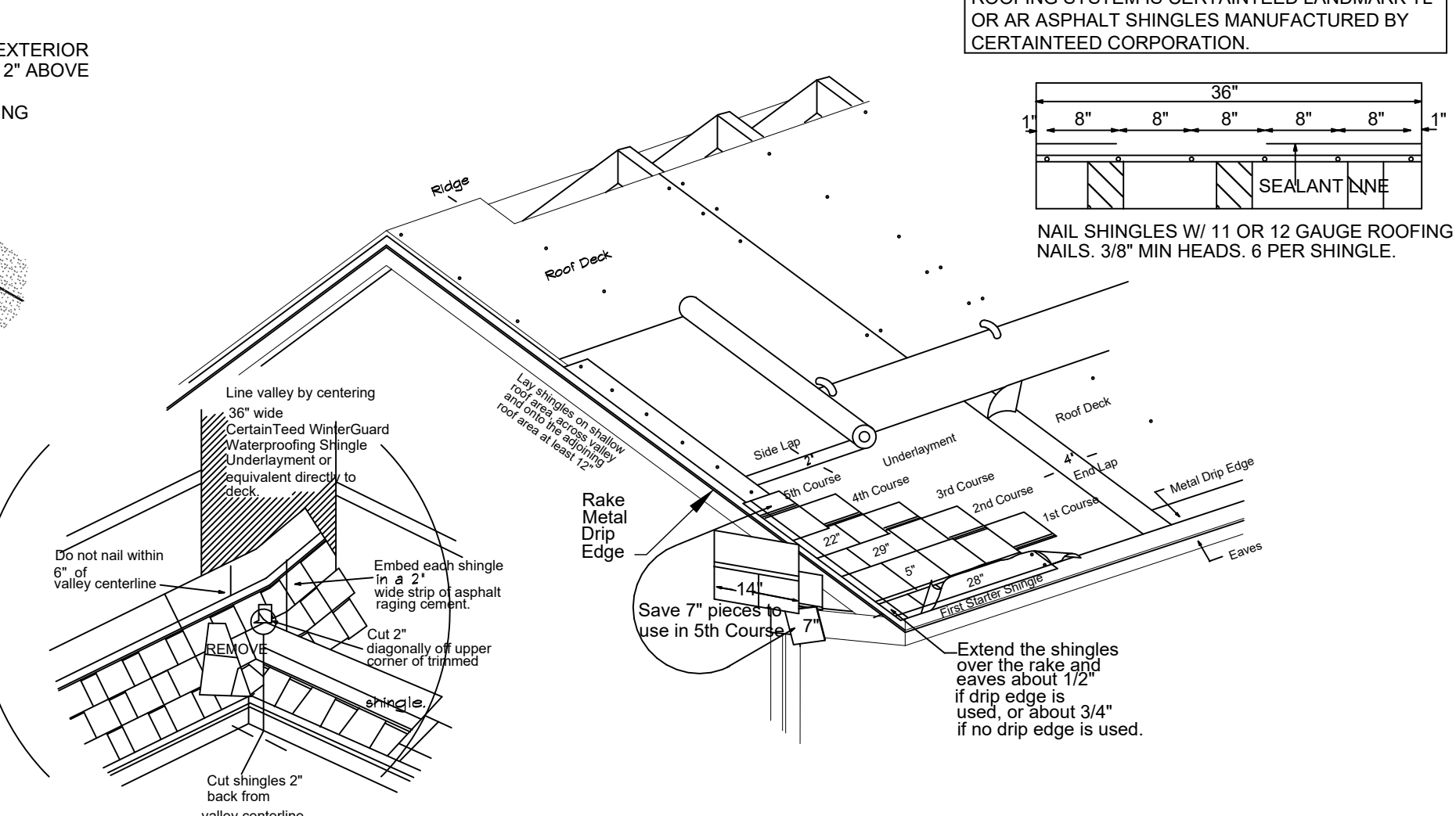


FIGURE 3: CORNER DETAIL

FLASHING INSTALLATION  
WHERE ROOF MEETS VERTICAL WALL

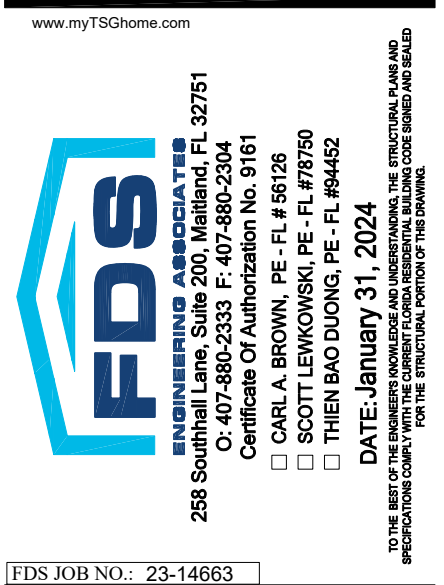


FLASHING DETAIL AT CRICKET / KNEEWALL INTERSECTION



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**PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS**

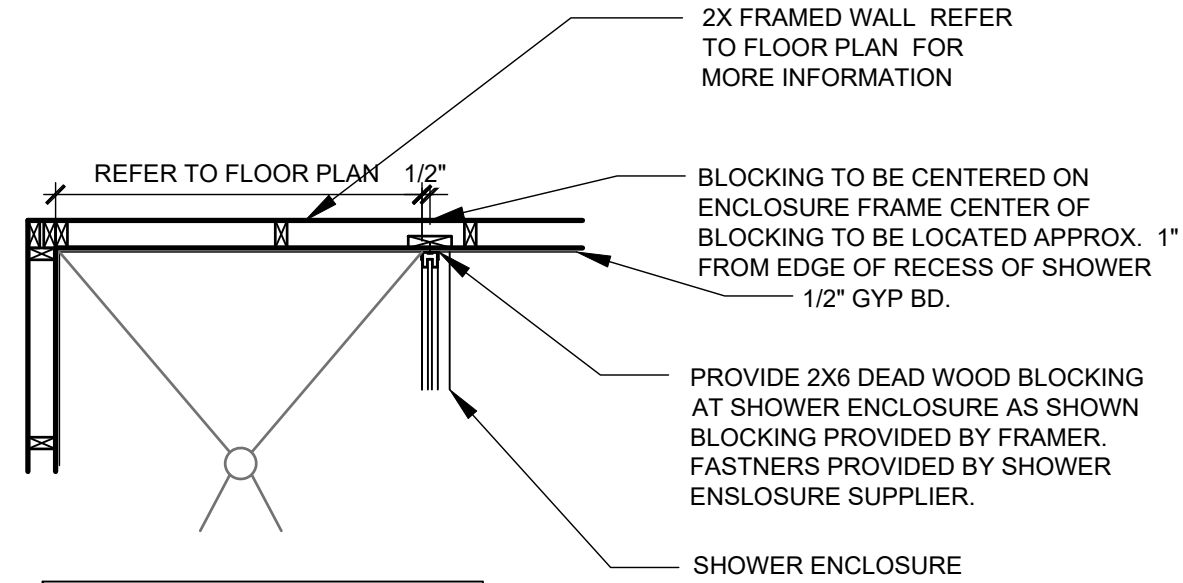
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project no. 2022142  
checked:  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

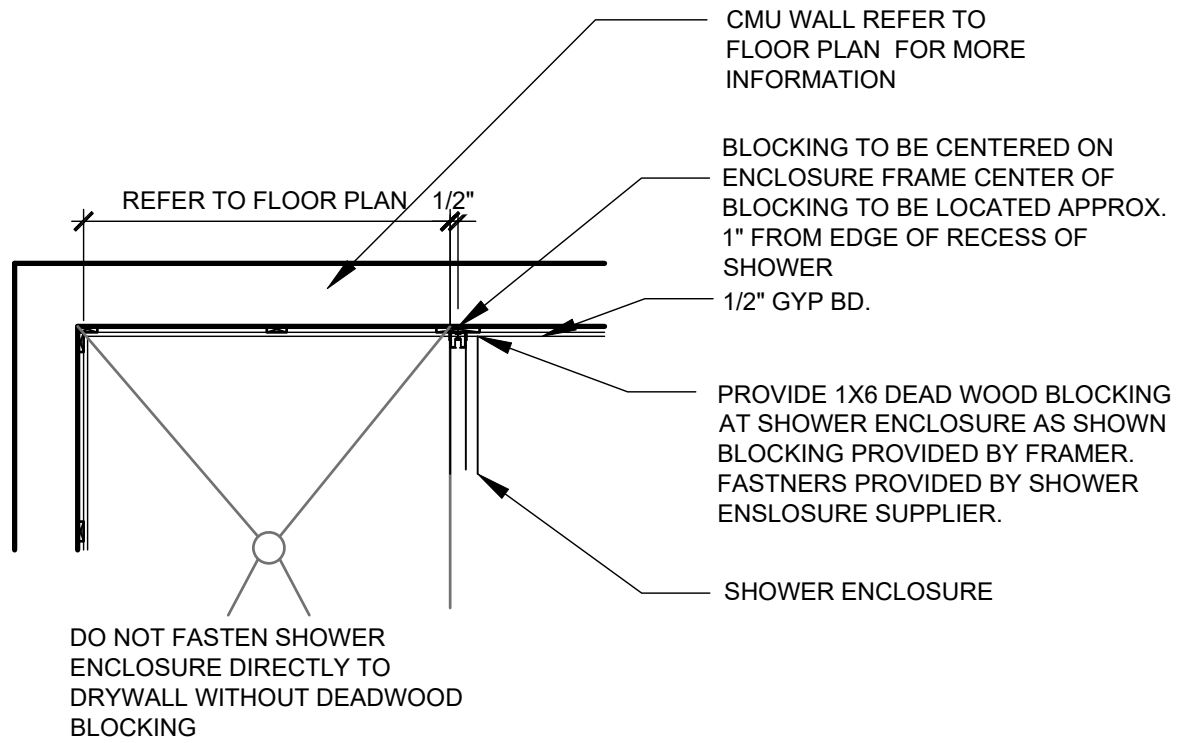
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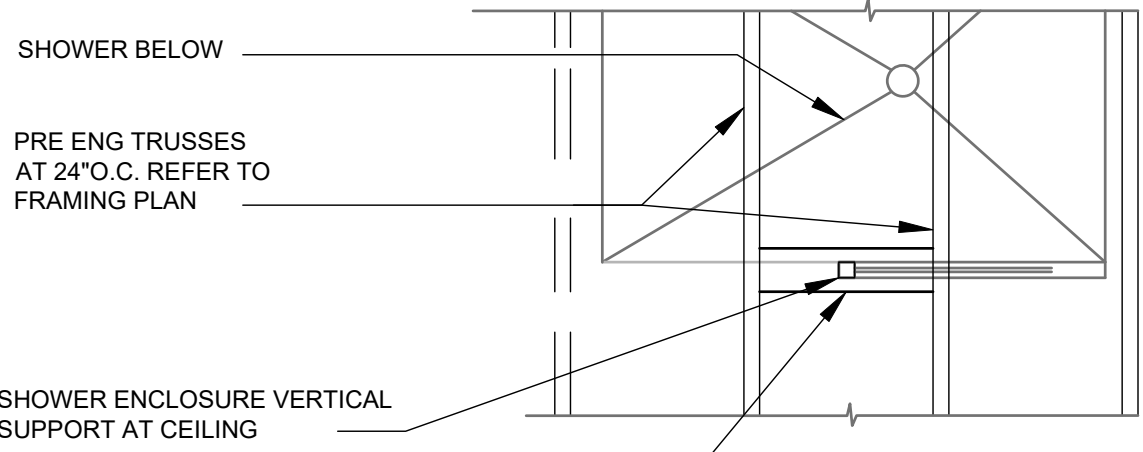




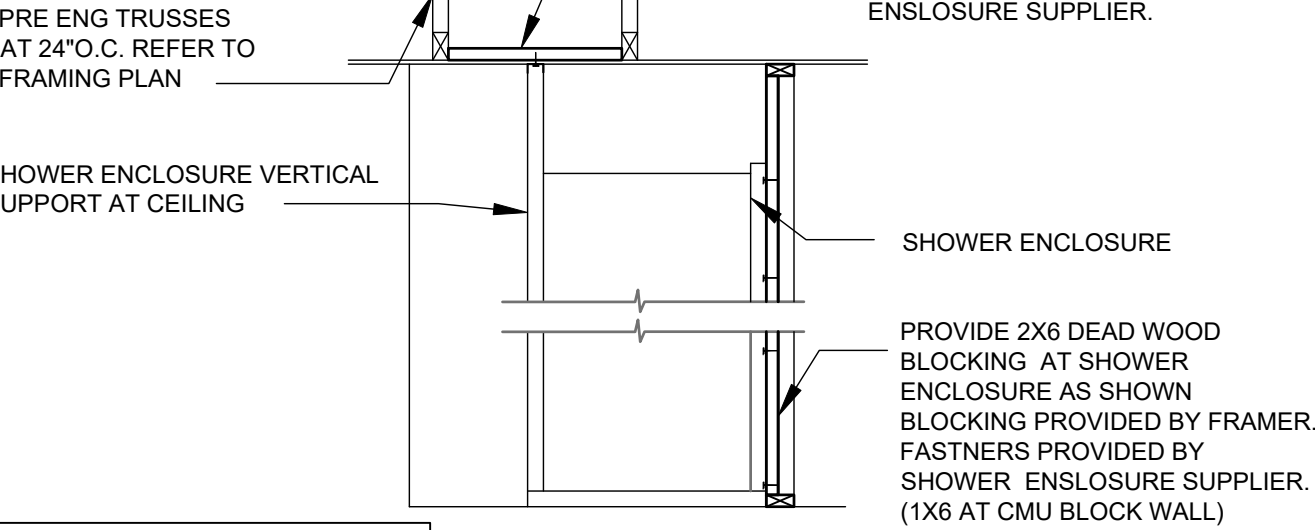
## SHOWER ENCLOSURE AT FRAME WALL



## SHOWER ENCLOSURE AT CMU WALL



## PLAN VIEW



## ELEVATION SHOWER ENCLOSURE AT VERTICAL SUPPORT

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ARCHITECTURE | DESIGN | PLANNING

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FLORIDA DESIGN SOLUTIONS  
INC.

258 Southall Lane Suite 200, Maitland, FL 32751  
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LEWKOWSKI, SCOTT  
□ CARL A. SEWANN, PE, FL #18793  
□ SCOTT LEWKOWSKI, PE, FL #178759  
□ THEN BAO DUONG, PE, FL #9452

DATE: January 31, 2024  
30 DAY SEAL EXPIRATION DATE: FEBRUARY 29, 2024  
PROFESSIONAL SEAL REQUIRED FOR ALL PROJECTS EXCEPT FOR PRELIMINARY DESIGN

FDS JOB NO.: 23-14663

www.myFDSHome.com

PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

title:  
**TUB ENCLOSURE DTLS**

project no. 2022142  
checked:  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

**DT3.1**

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NO EXCPTIONS.

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

project no. 2022142

checked:

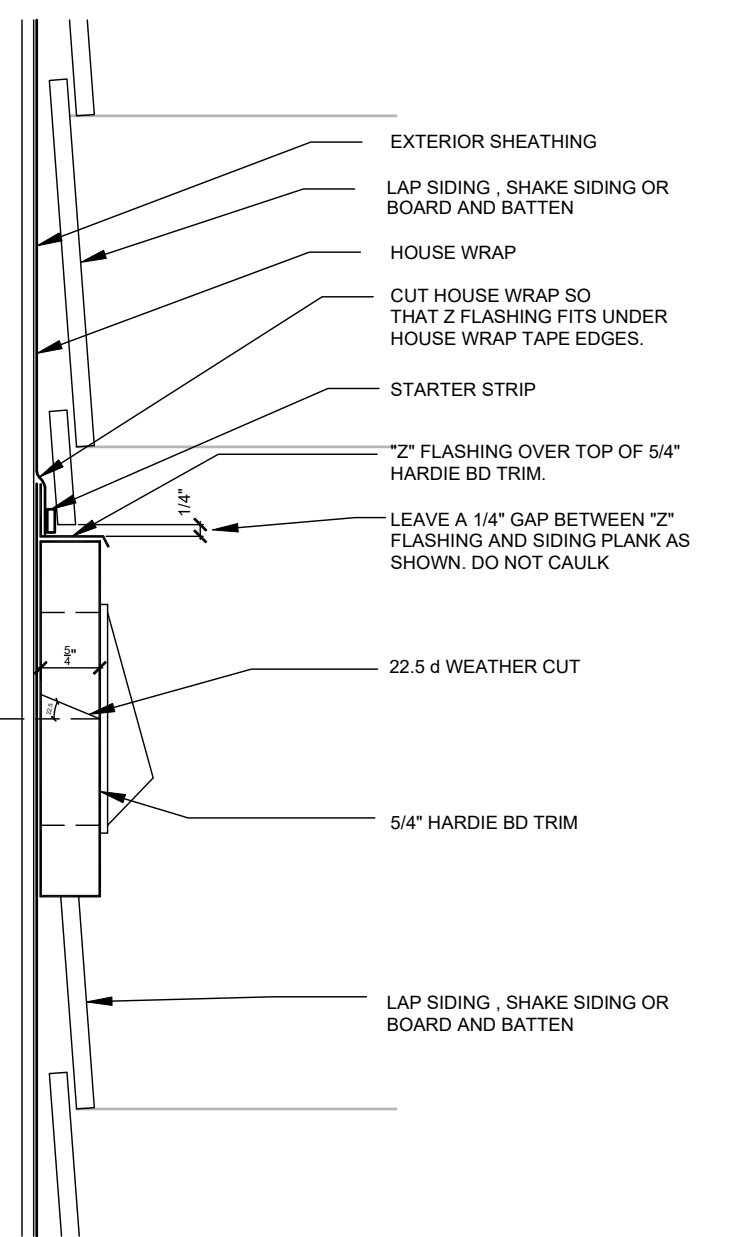
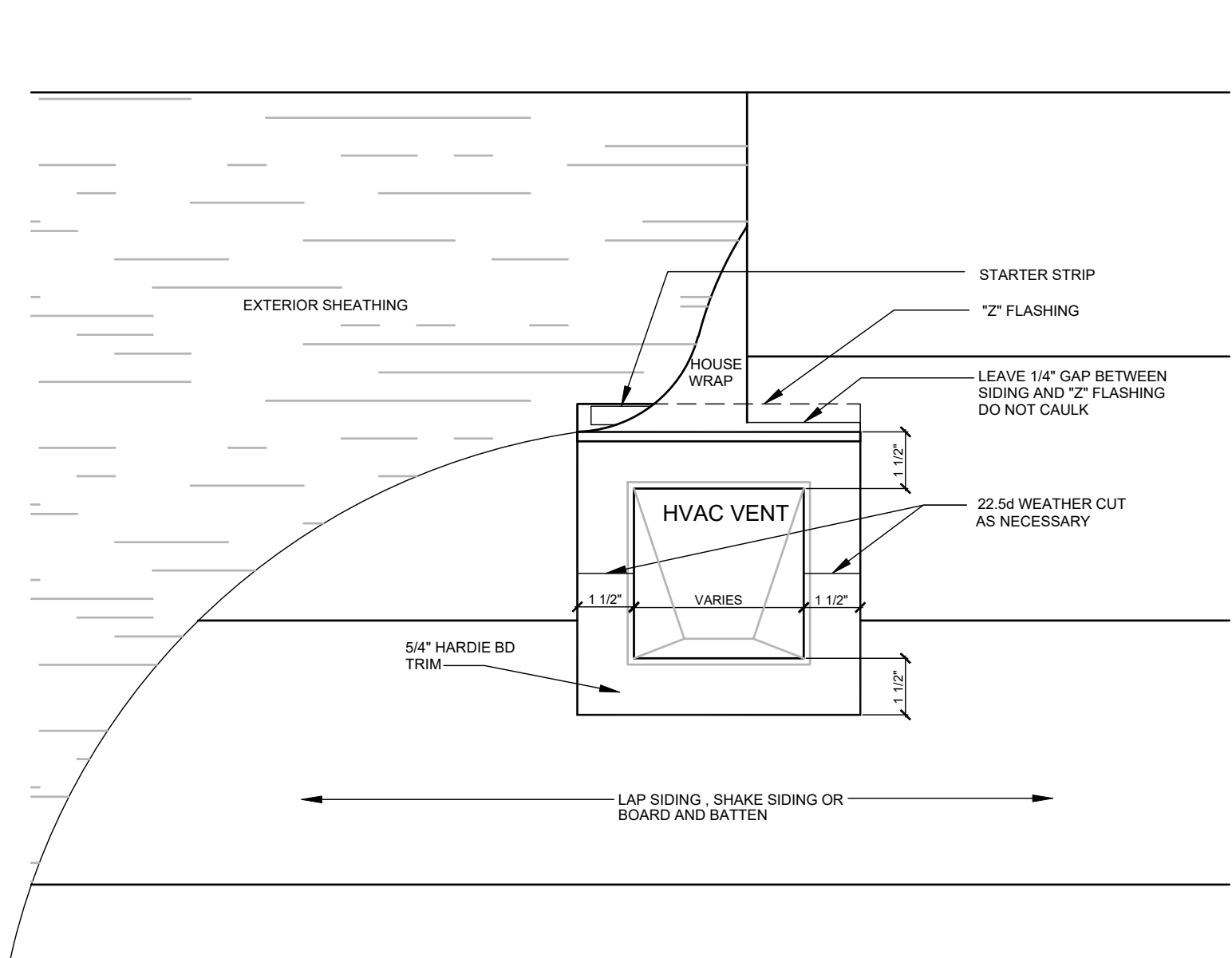
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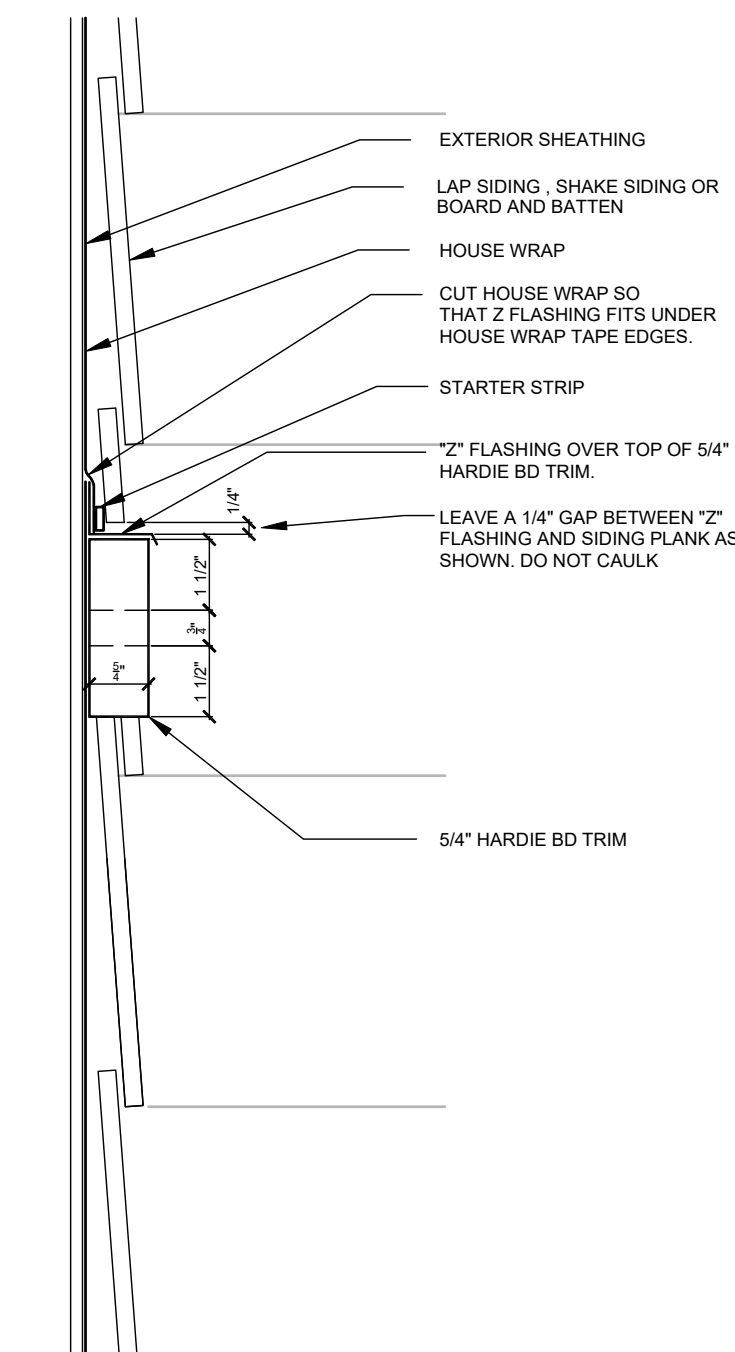
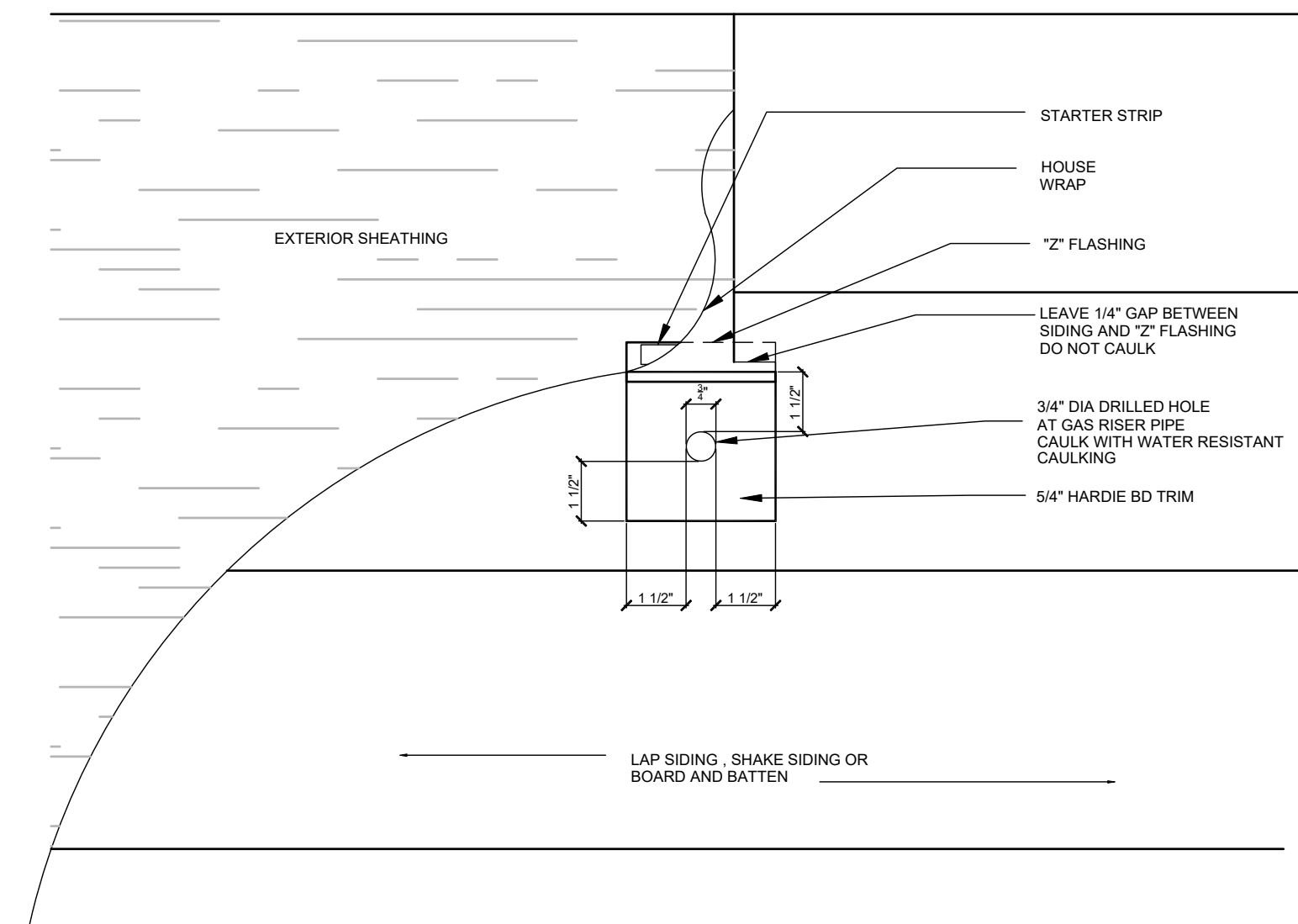
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DT4





SIDING / TRIM AT HVAC OPENINGS



SIDING / TRIM AT GAS RISER

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238 Southall Lane, Suite 200, Maitland, FL 32751  
O: 407-880-2333 F: 407-880-2304  
C: 407-880-2333  
CARI A. BROWN, PE - F # 87058  
SCOTT LEWIS, PE - F # 87058  
DATE: JANUARY 31, 2024  
FDS JOB NO.: 23-14863

PARK SQUARE  
HORIZONS WEST  
4-UNIT - ADAMS END UNITS

title:  
TRIM DETAILS, HB  
METER, HVAC, ELEC

project no. 2022142  
checked:  
drawn: AB  
date: 05-17-22  
scale: AS SHOWN

DT5

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