

DRAWING INDEX

CO COVER AND INDEX SHEET

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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.

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"-1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stud nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 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 C1681.

R703.7.2 PLASTER.

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

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

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

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

3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(S-70), IL OR IS(S-70).

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

5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328

THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

R703.7.2.1 WEEP SCREEDS.

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

R703.7.3 WATER-RESISTIVE BARRIERS.

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

NOTE:
FIRE SPRINKLERS ARE NOT
REQUIRED FOR THIS BUILDING

ROOF CRITERIA

12" OVERHANG U.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.

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.

b. TOWNHOMES

c. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED IN THE FLOOR/CEILING ASSEMBLIES ABOVE AND IN LINE WITH THE TENANT SEPARATION, WHEN TENANT SEPARATION WALLS DO NOT EXTEND TO THE FLOOR SHEATHING ABOVE AND IN OTHER LOCATIONS PER SECTION R302.11 OF THE 2023 FBCR 8TH EDITION.

d. COMBUSTIBLE CONSTRUCTION

e. 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" DENS-SHIELD 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.

9. 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 FASTENERS IN THIS CASE.

iv. SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.

10. TESTING:

i. EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED AND COMPLY WITH AAMA WDMA/CSA 1011.S 2/A440 OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202 AND ASTM E1300). EXTERIOR SIDE HINGED DOORS SHALL COMPLY WITH AAMA WDMA/CSA 1011.S 2/A440 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 F-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.

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 FRSA/TRI 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. THE REQUIRED UNDERLAYMENT SHALL COMPLY WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE FRSA/TRI 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.



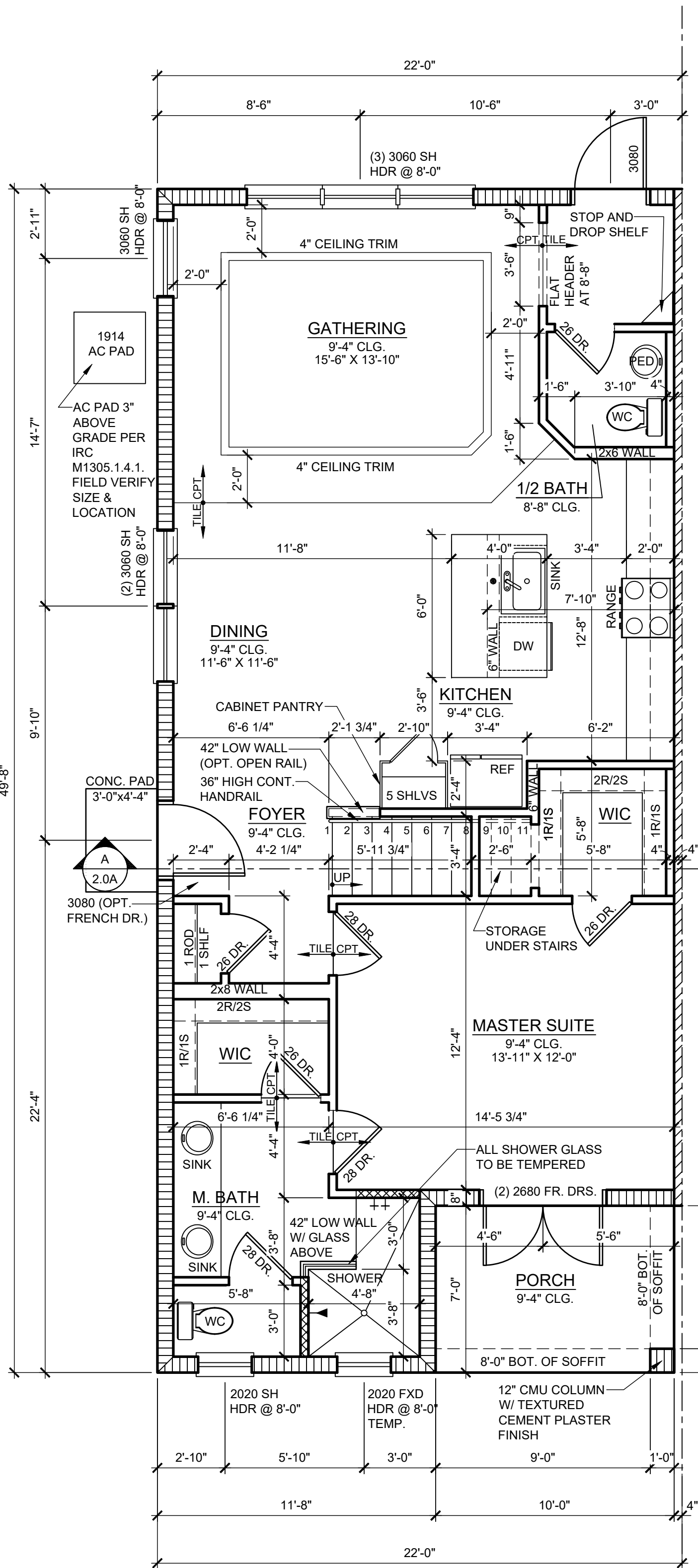
PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

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COVER
6-UNIT TOWNHOME

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

CO

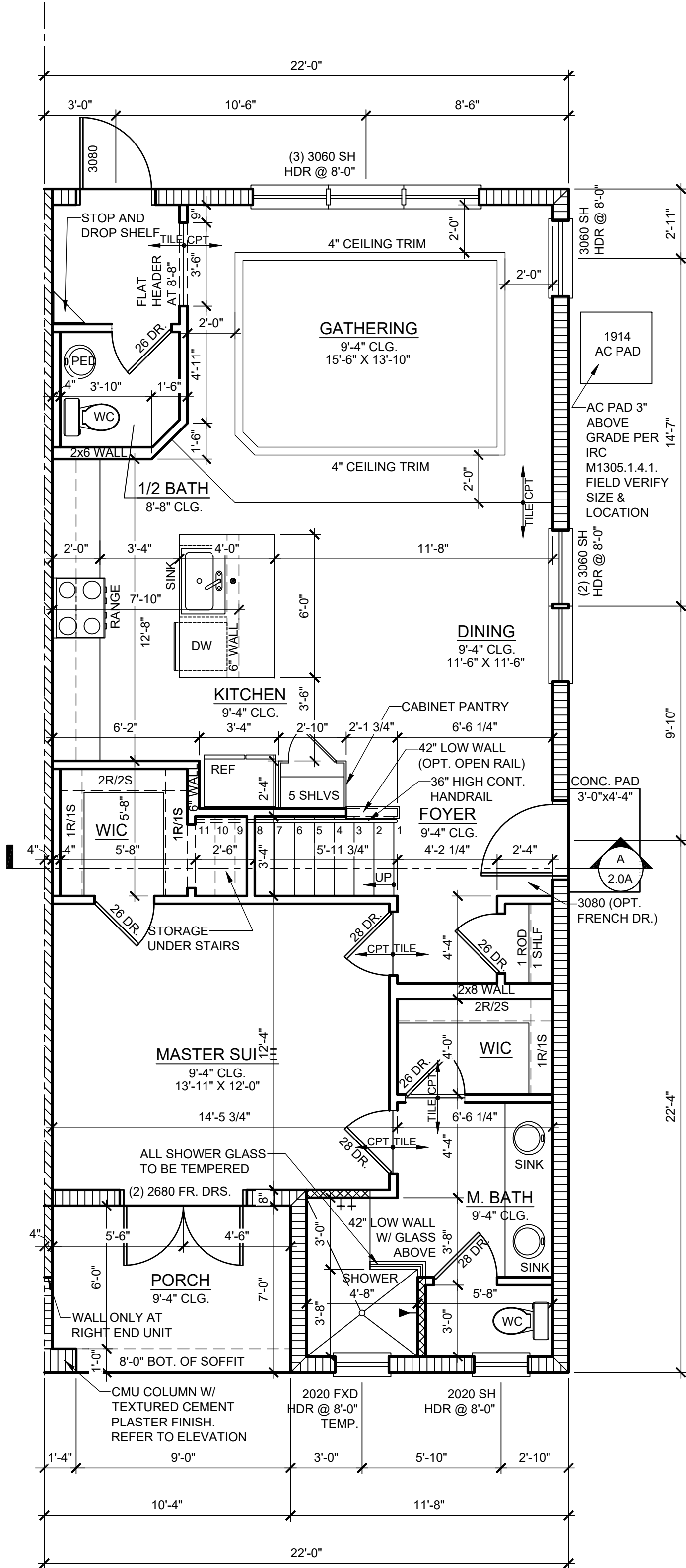
NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED



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

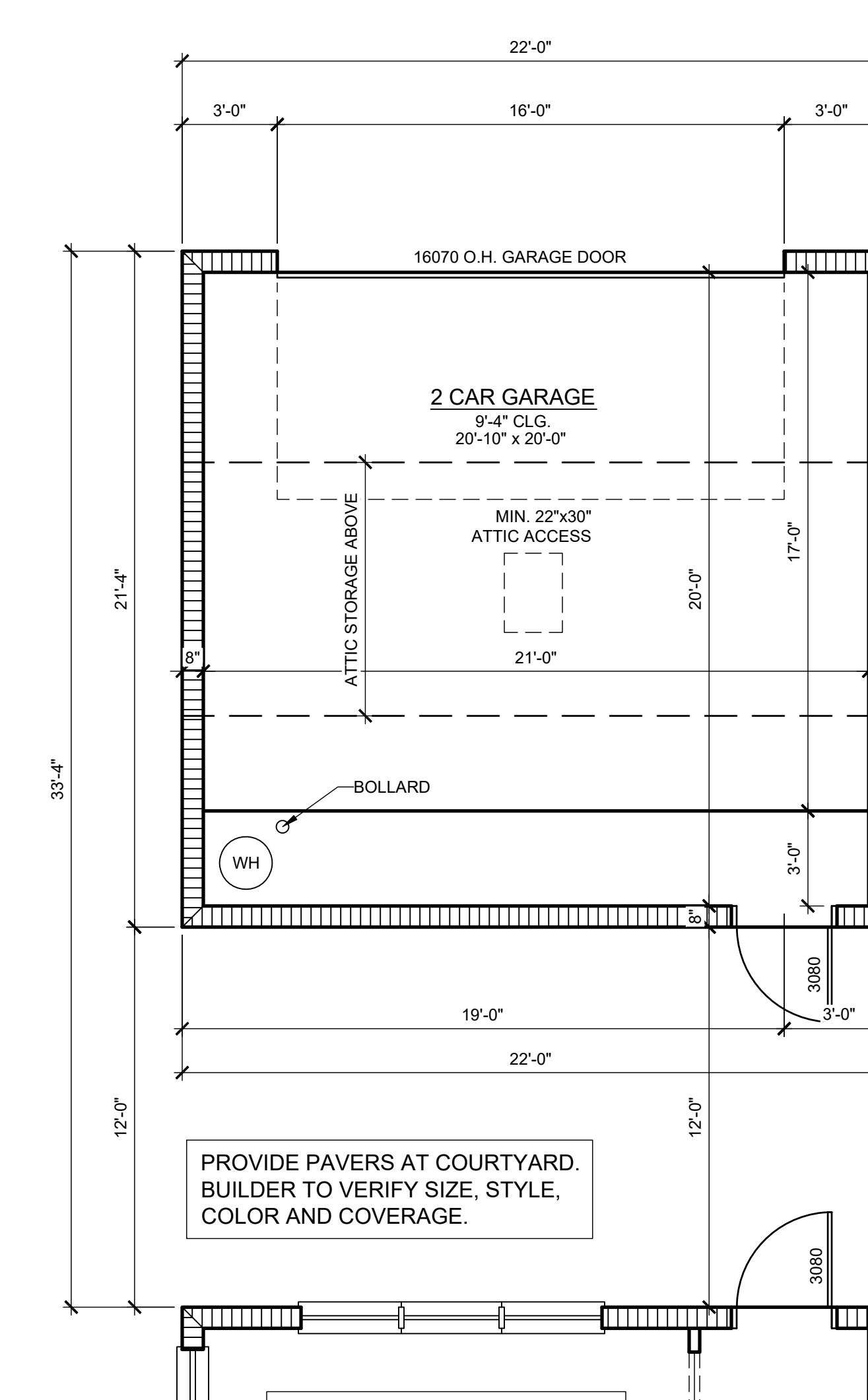
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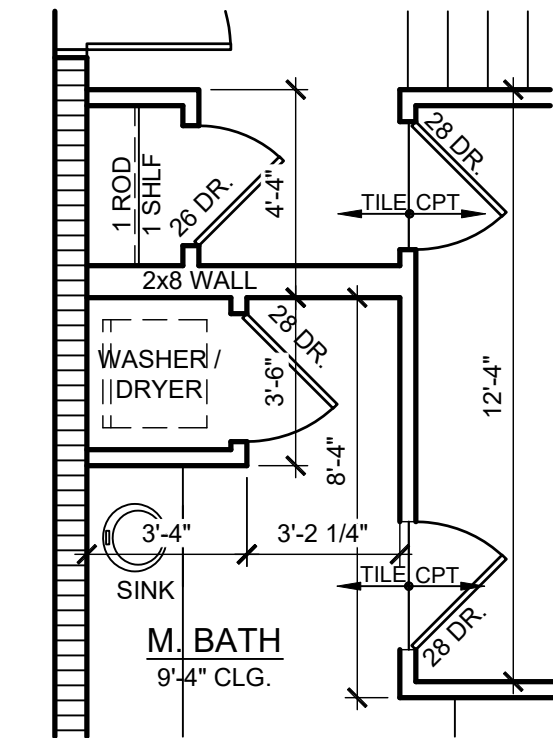


1914 - ADAMS REVERSED
1ST FLOOR PLAN
1/4" = 1'-0" RIGHT END UNIT

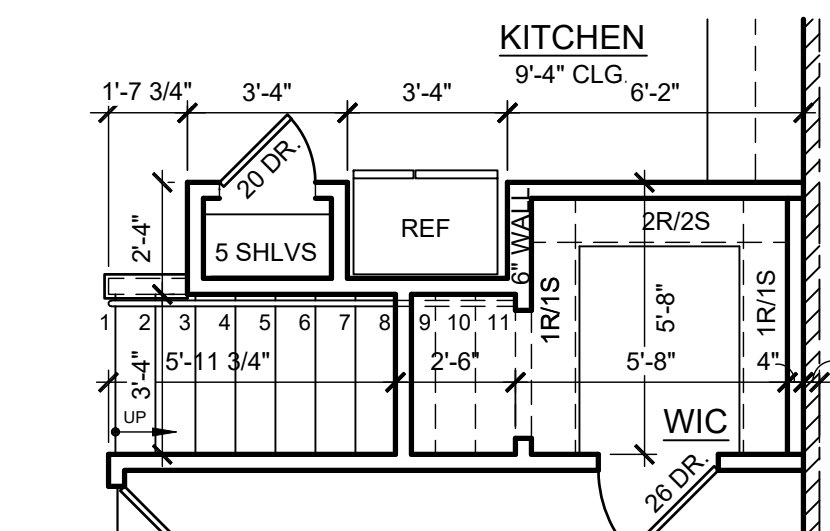
SEE LEFT END UNIT FOR ALL
OTHER INFORMATION



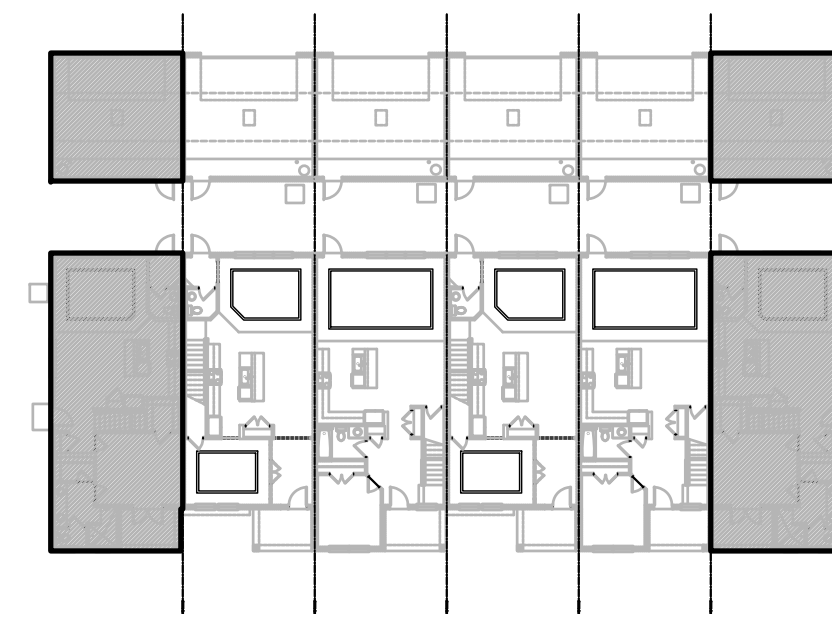
1914 - ADAMS
1ST FLOOR PLAN - GARAGE
1/4" = 1'-0" LEFT END UNIT



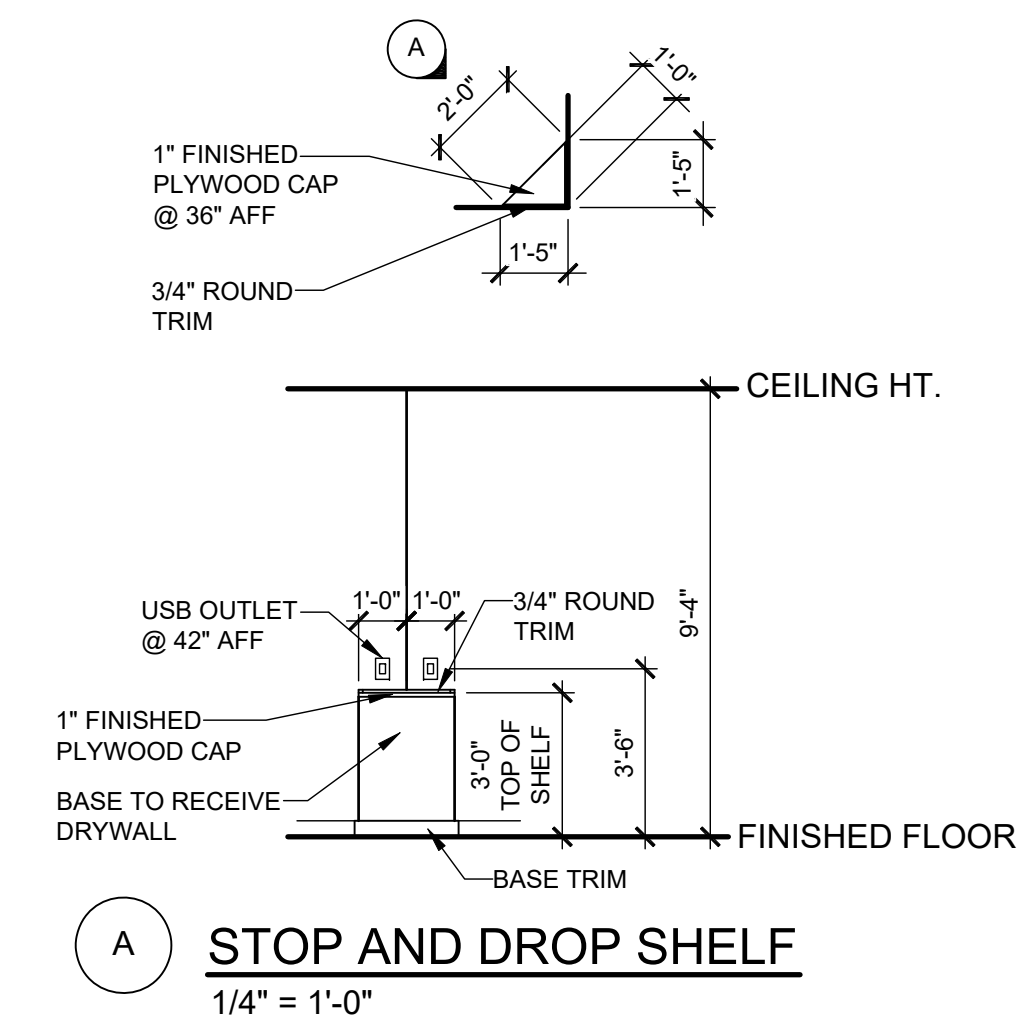
OPT WASHER/DRYER
1/4" = 1'-0"



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



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



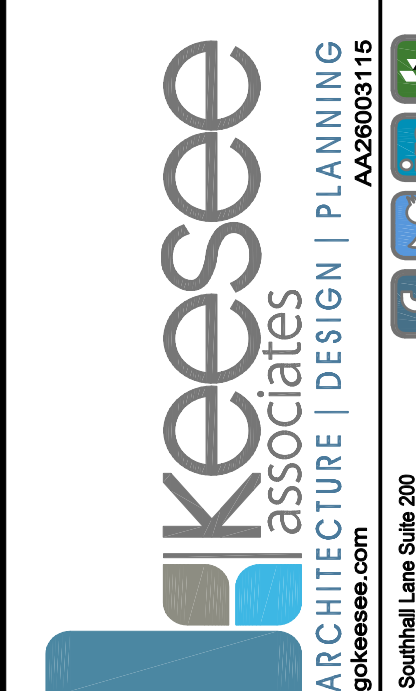
NOTE: SEE COLOR SHEET
FOR INTERIOR DOOR
HEIGHT REQUIREMENTS.

1914 - ADAMS
AREA CALCULATIONS

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

WALL LEGEND

- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING), 9'-4" TOP OF CMU
- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING), 10'-8" TOP OF CMU
- 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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FDS JOB NO.: 23-14663
TITLE: 1914 - ADAMS FLOOR PLAN
PROJECT NO.: 2022144
CHECKED: AB
DRAWN: BF
DATE: 05-19-22
SCALE: AS SHOWN
1.1A
ELEV. A

PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

title:
1914 - ADAMS
FLOOR PLAN

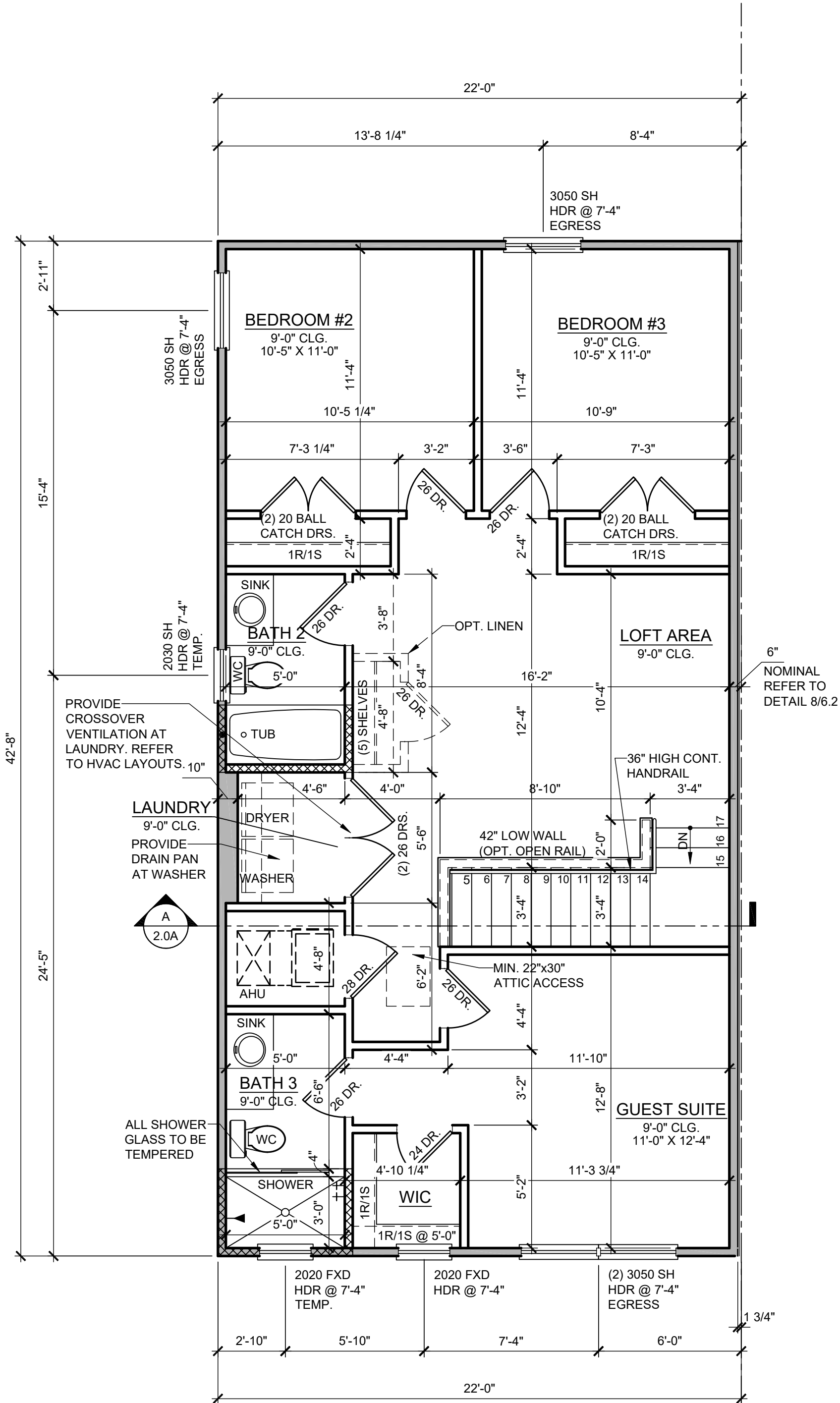
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1.1A
ELEV. A

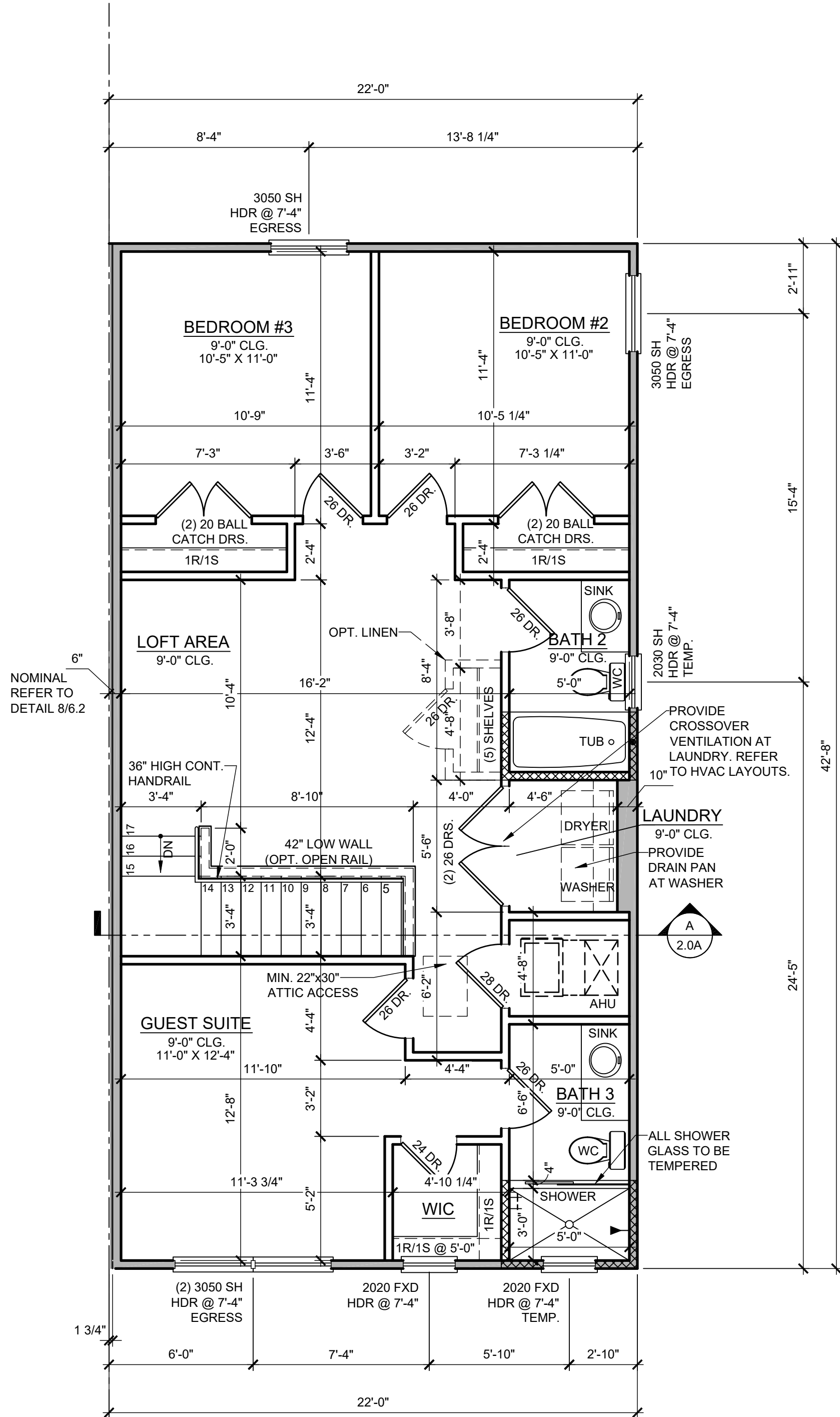
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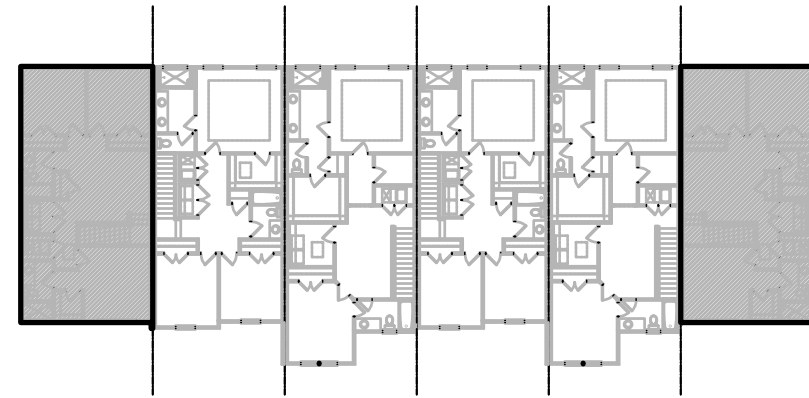


**1914 - ADAMS
2ND FLOOR PLAN**
1/4" = 1'-0"



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

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



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

**1914 - ADAMS
AREA CALCULATIONS**

1st FLR. LIVING	1,021 SQ. FT.
2ND FLR. LIVING	893 SQ. FT.
TOTAL LIVING	1,914 SQ. FT.
GARAGE	470 SQ. FT.
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- 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. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

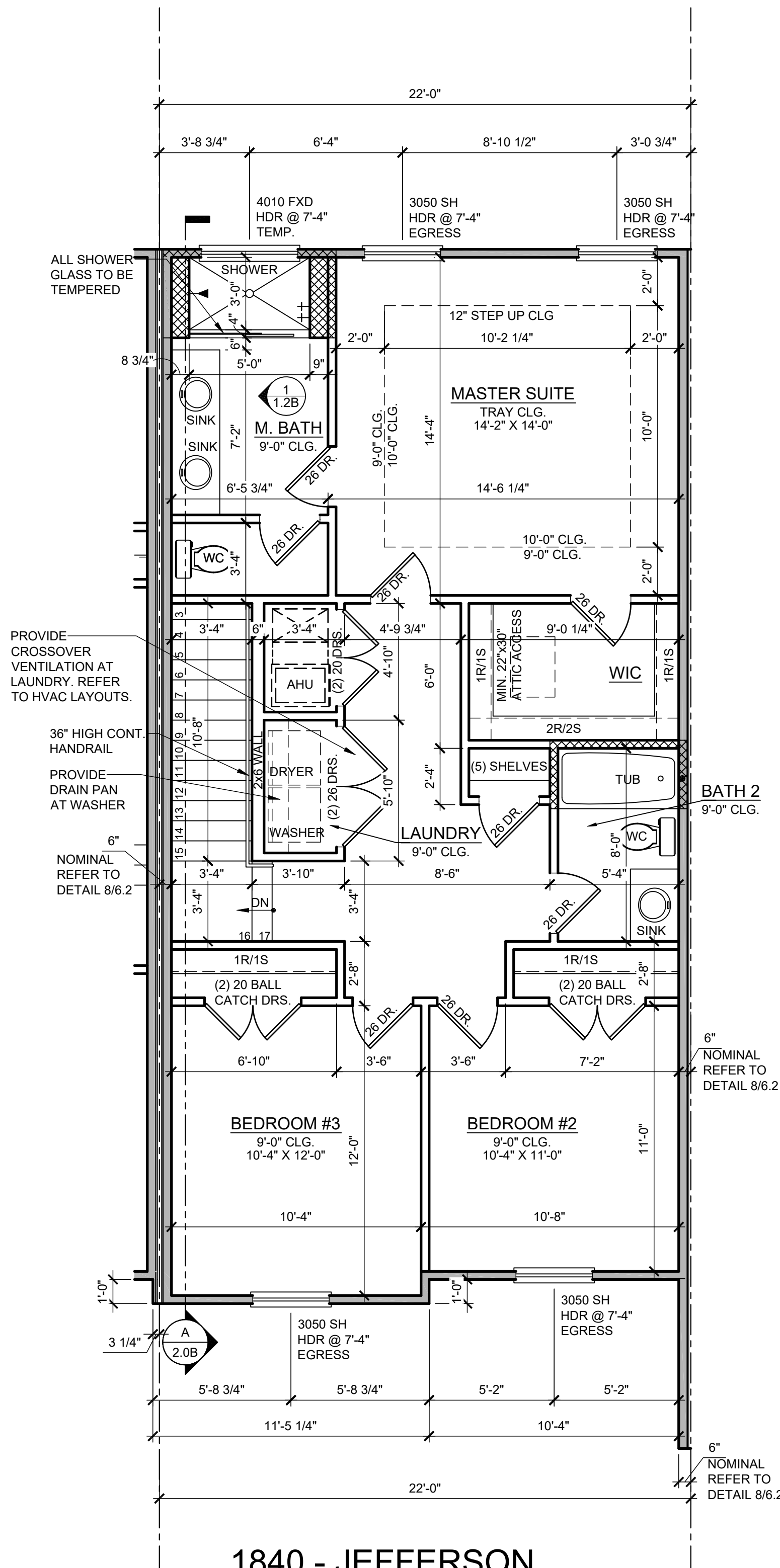
**1.2A
ELEV. A**

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

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

DISCLAIMER

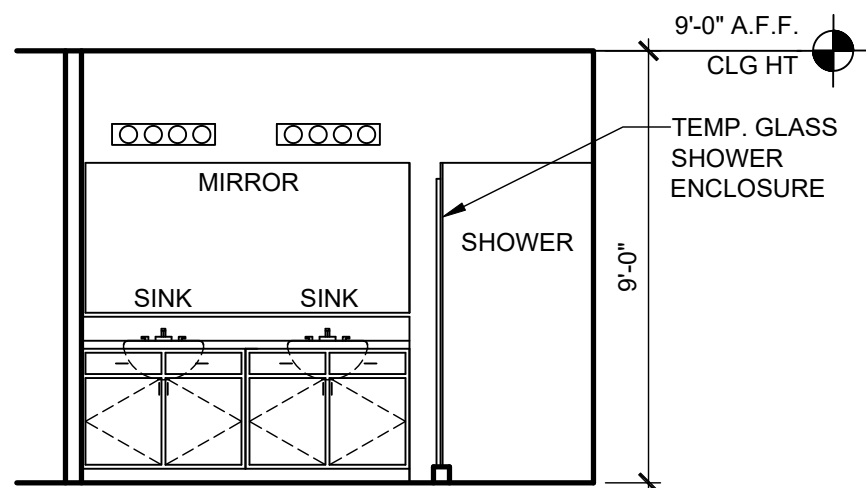
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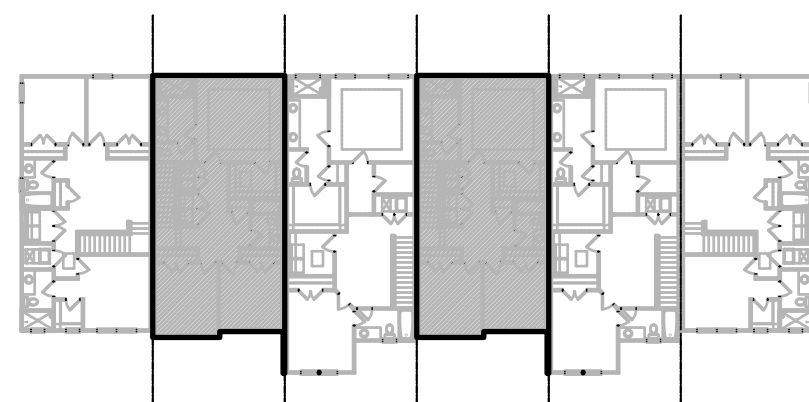
1840 - JEFFERSON
2ND FLOOR PLAN

1/4" = 1'-0"

NOTE: SEE COLOR SHEET
FOR INTERIOR DOOR
HEIGHT REQUIREMENTS.



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



2ND FLOOR - KEY PLAN

1/32" = 1'-0"

1840 - JEFFERSON
AREA CALCULATIONS

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

WALL LEGEND

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. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

**1.2B
ELEV. A**

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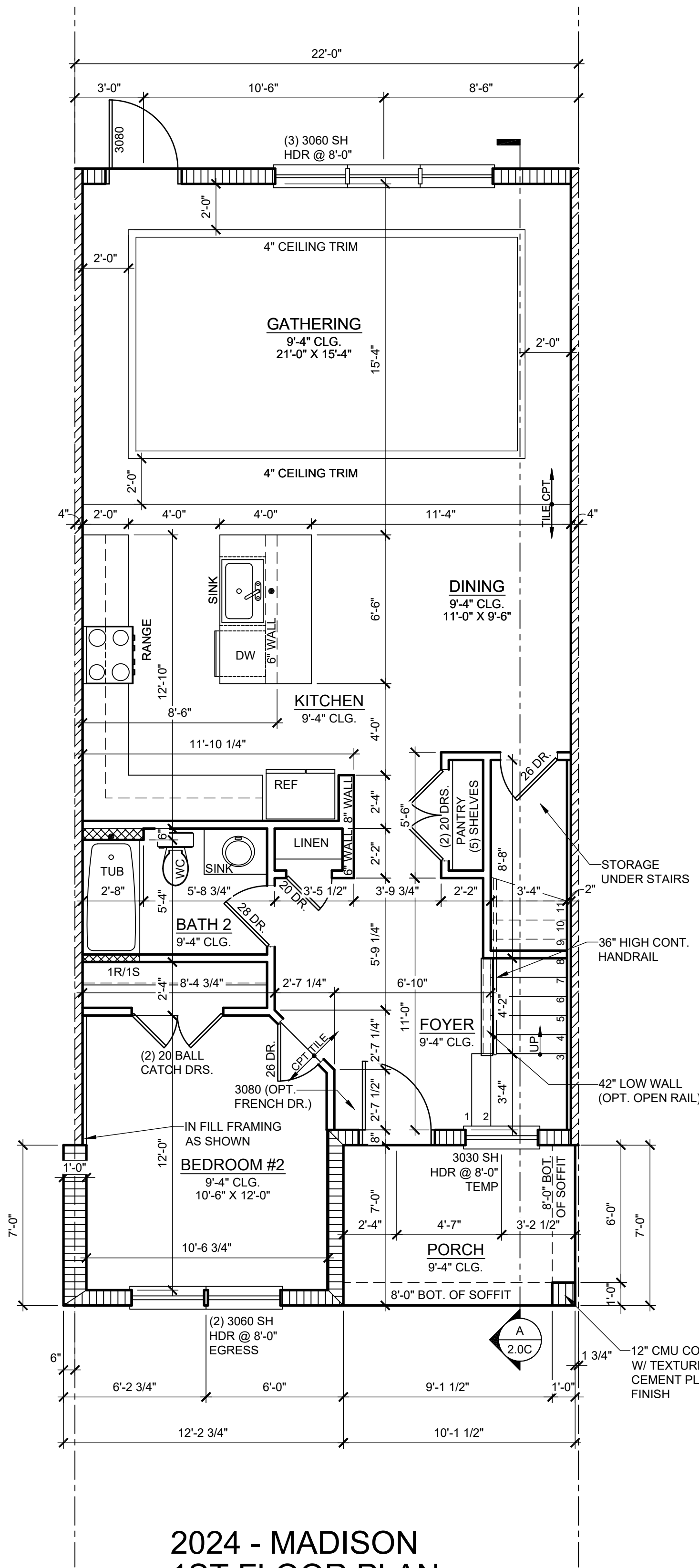


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Certificate of Authorization No. 9191
□ CARLA A. BROWN, PE, FL #5628
□ SCOTT LEWIS, PE, FL #79790
□ TERRY L. OLSON, PE, FL #64452
REGISTERED PROFESSIONAL ENGINEER
PROFESSIONAL SEAL REQUIRED FOR ALL DRAWINGS

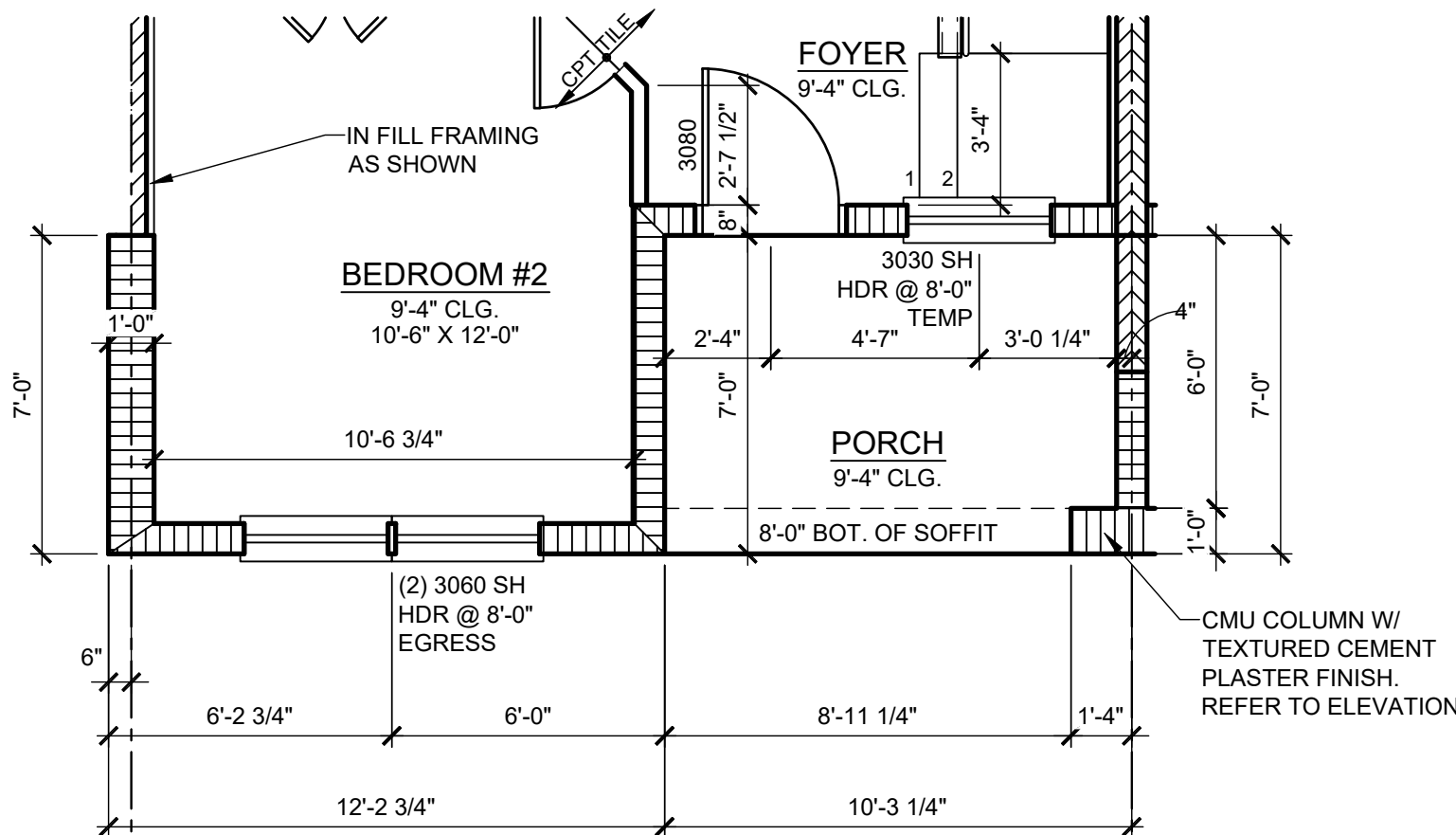
FDS JOB NO.: 23-14663

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

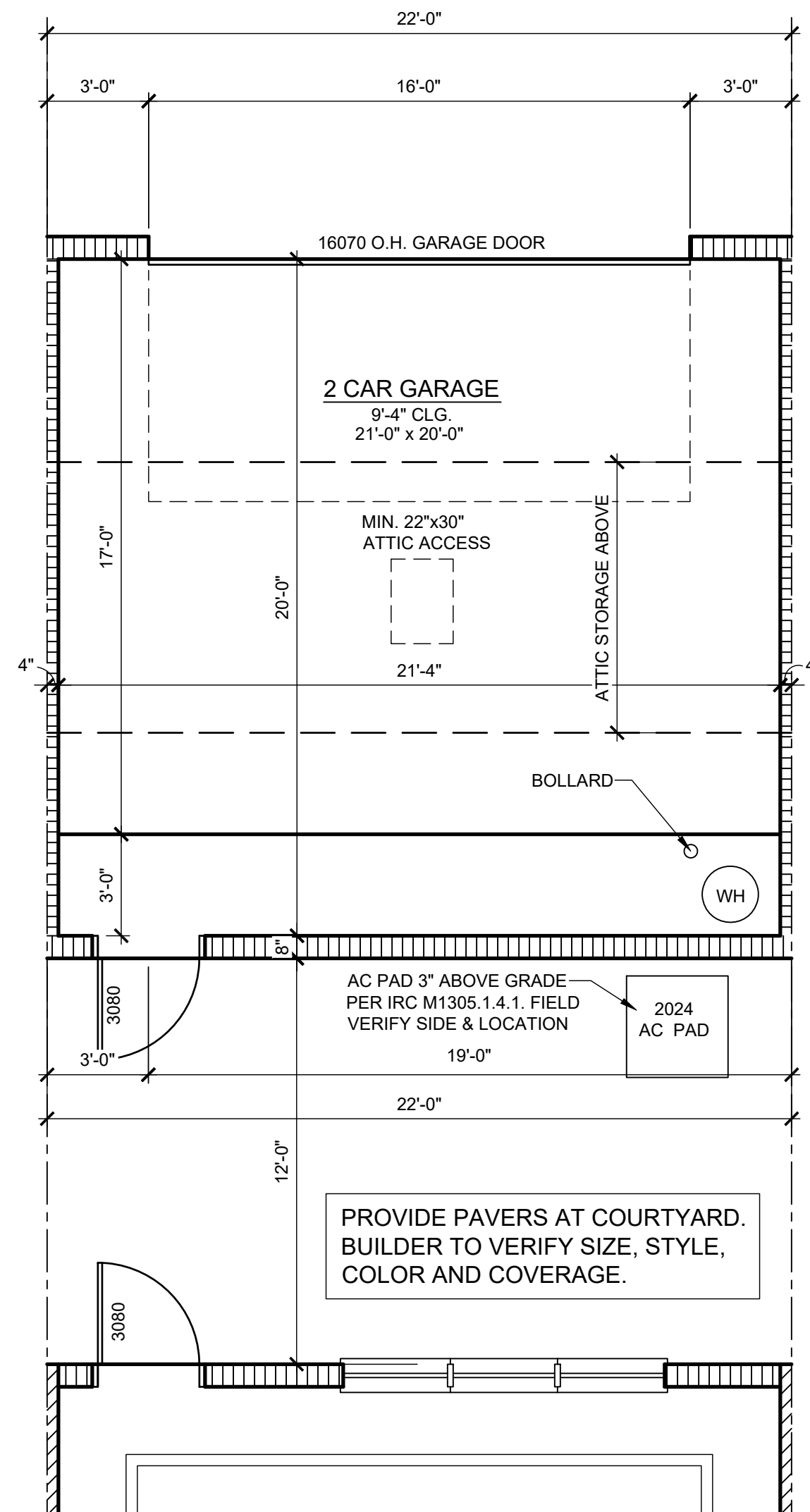
NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED



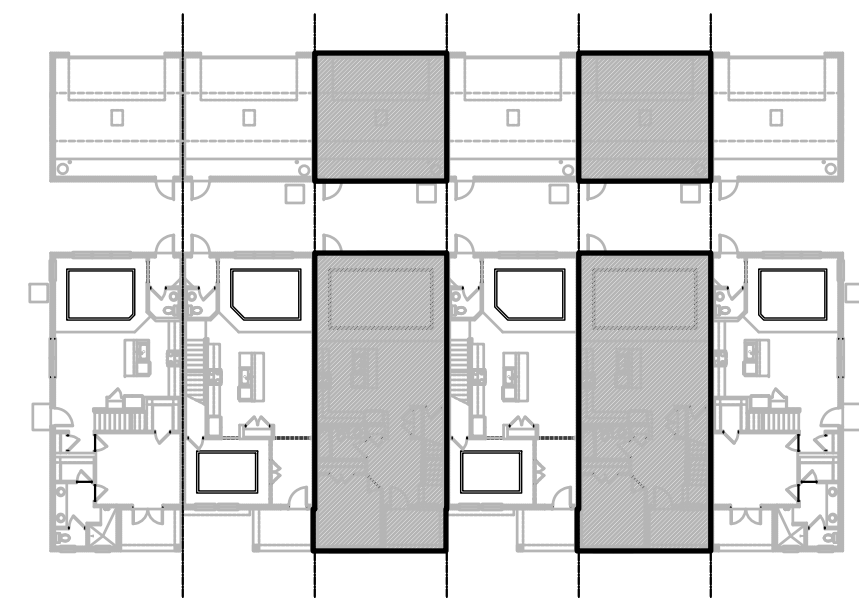
2024 - MADISON
1ST FLOOR PLAN
1/4" = 1'-0" INTERIOR LEFT UNIT



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



2024 - MADISON
1ST FLOOR PLAN - GARAGE
1/4" = 1'-0"



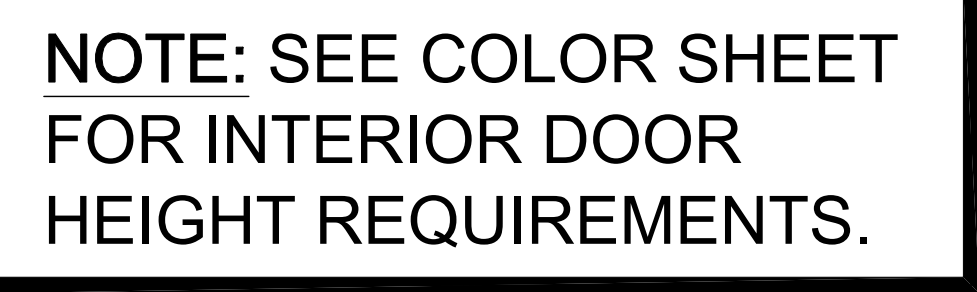
1ST FLOOR - KEY PLAN
1/32" = 1'-0"

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

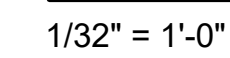
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- INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.
- INDICATES INSULATED WALLS

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

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GARAGE	470 SQ. FT.
FRONT PORCH	71 SQ. FT.
<hr/>	
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.

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@ 12" O.C.

INDICATES INSULATED WALLS



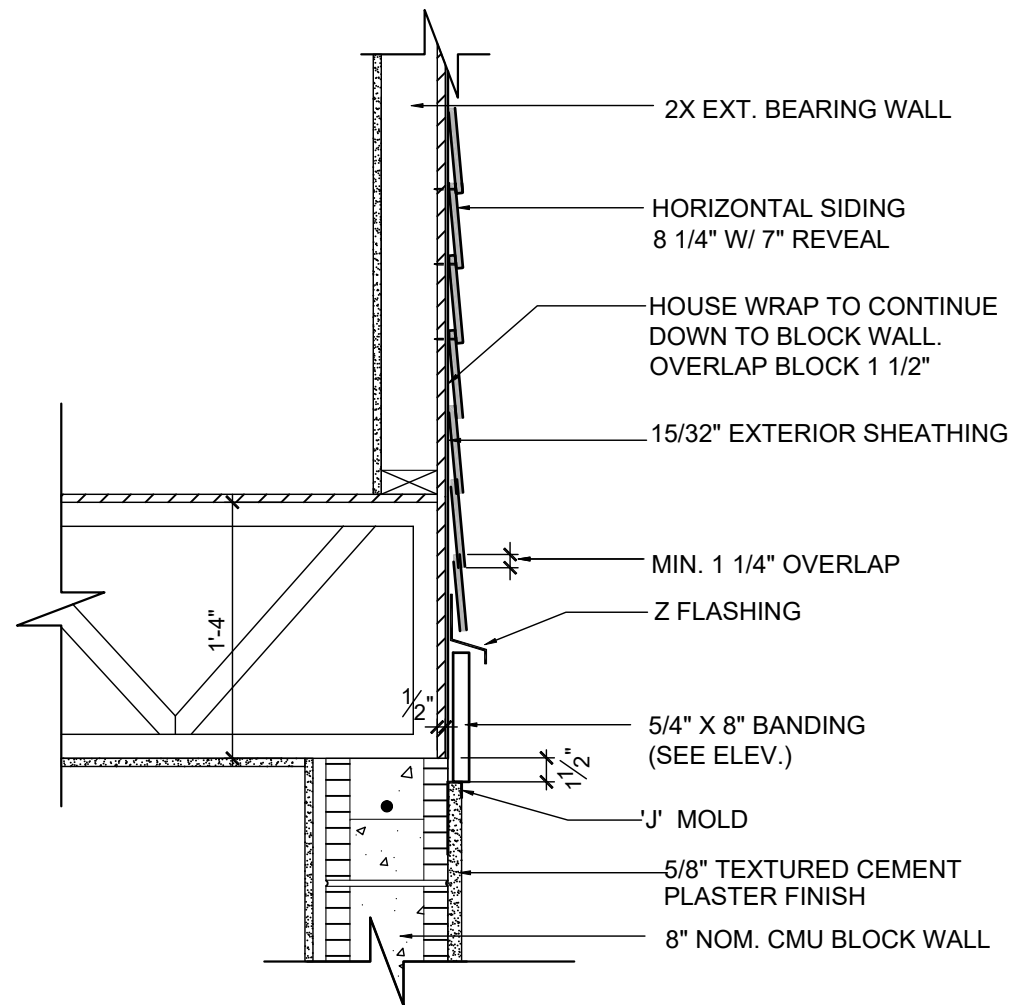
PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

title:
**2024 - MADISON
FLOOR PLAN**

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

**1.2C
ELEV. A**

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



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

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

2023 FBCR :

R312.1 Guards.

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

R312.1.1 Where required.

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

R312.1.2 Height.

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

Exceptions:

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

R312.1.3 Opening limitations.

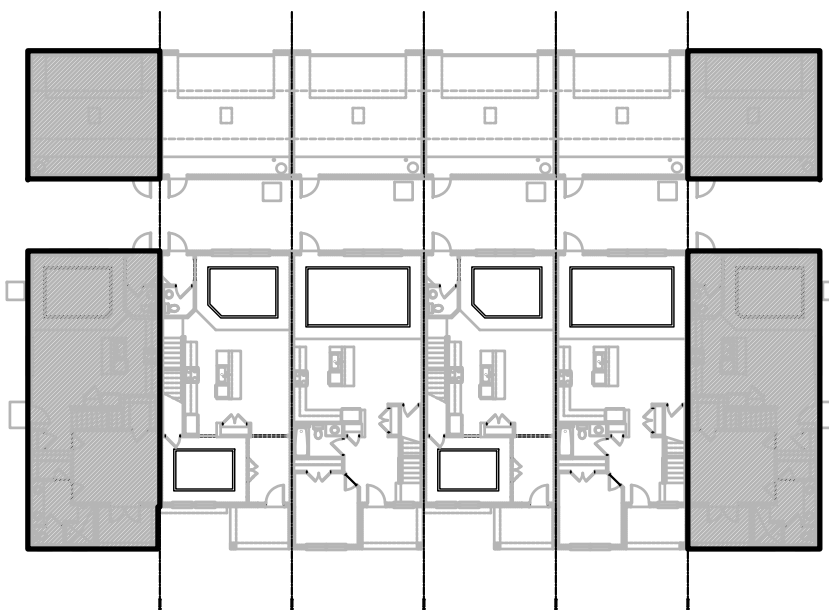
Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

Exceptions:

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

R312.1.4 Exterior plastic composite guards.

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



SECTION - KEY PLAN

1/32" = 1'-0"

2023 FBCR:

R311.7.5.1 Risers.

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

R311.7.5.2 Tread.

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

R311.7.5.2.1 Winder treads.

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

R311.7.5.3 Nosings.

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

R311.7.8 Handrails.

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

R311.7.8.1 Height.

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

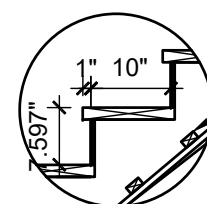
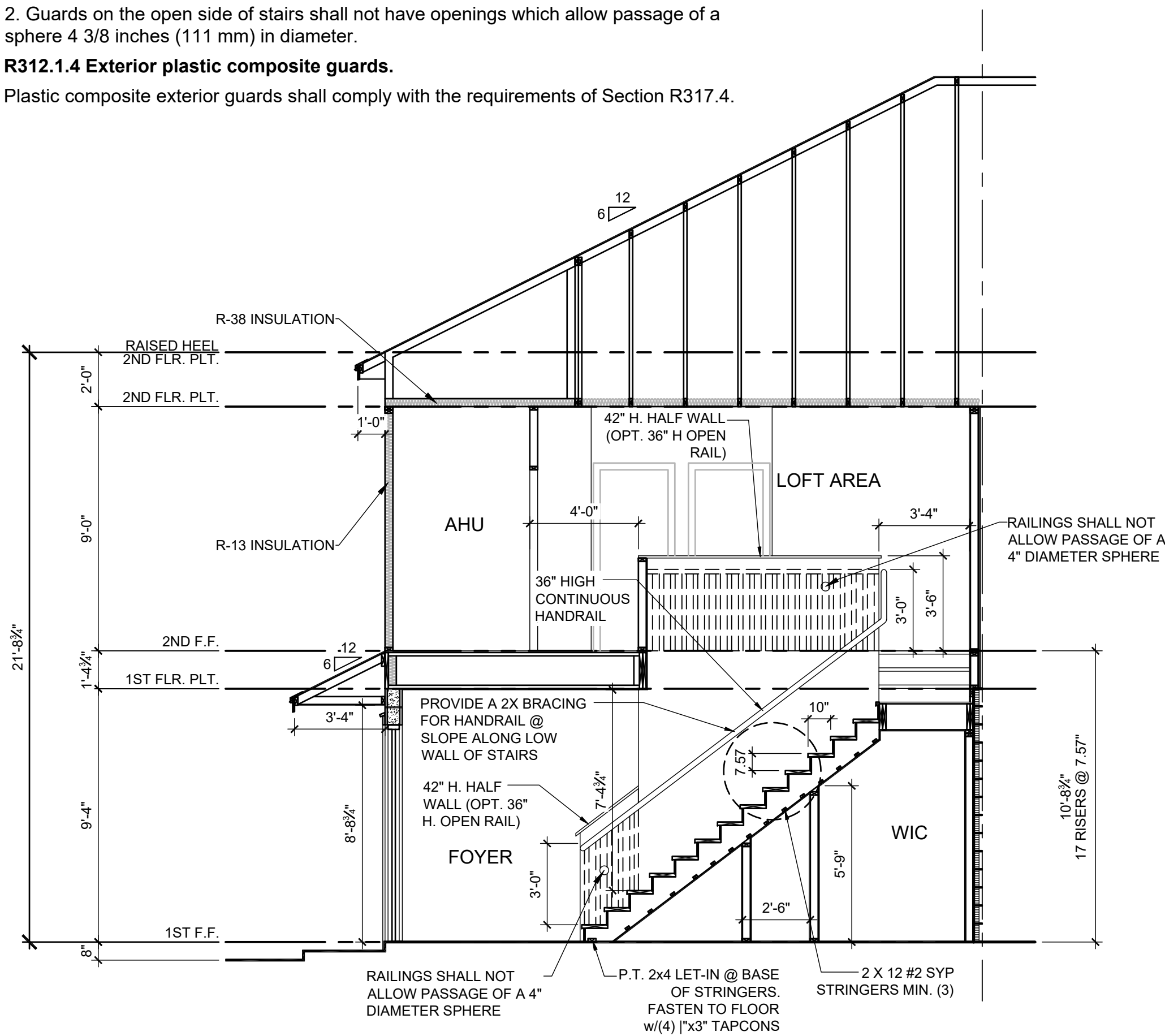
R311.7.8.2 Continuity.

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

R311.7.8.3 Grip-size.

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

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



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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title:

**1914 - ADAMS
STAIR SECTION**

project no. 2022144

checked: AB

drawn: BF

date: 05-19-22

scale: AS SHOWN

**2.0A
ELEV. A**



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FDS JOB NO.: 23-14663

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(407) 890-2333

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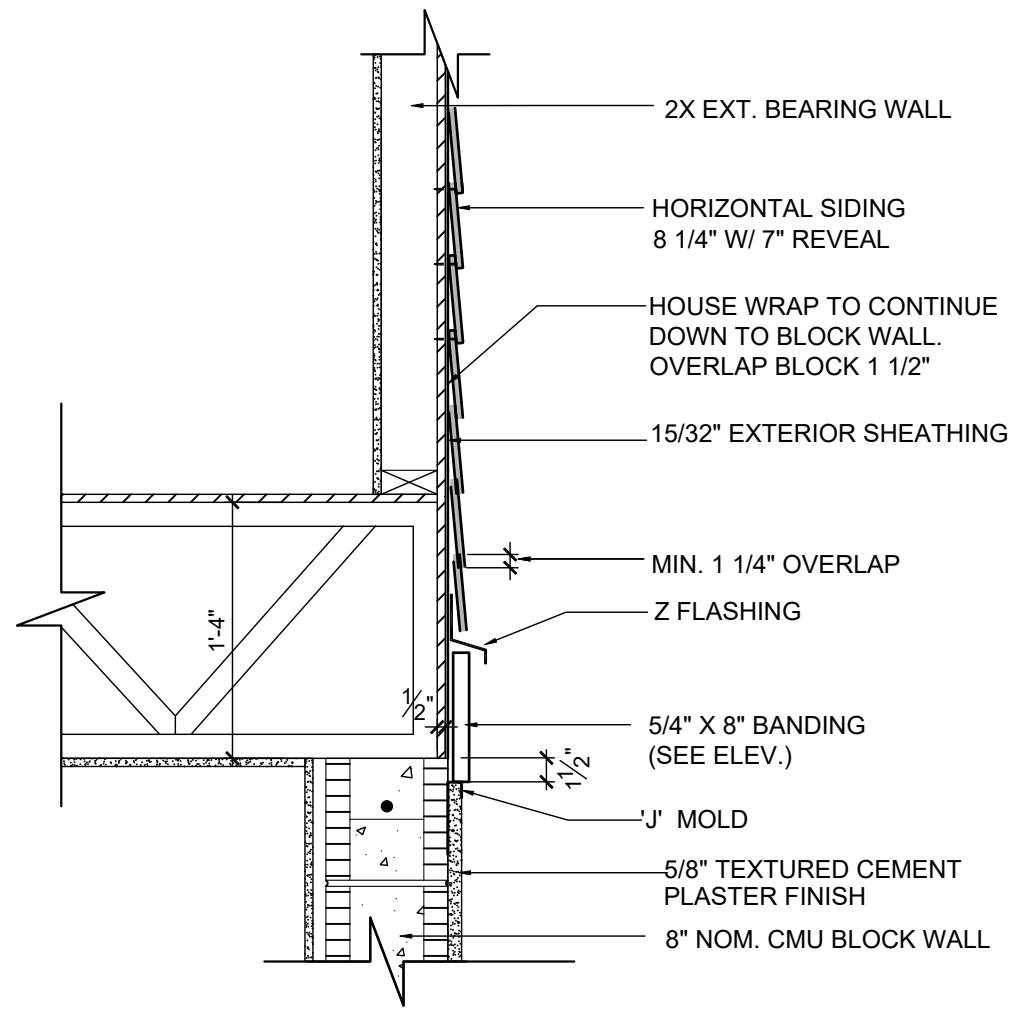
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288 Southall Lane, Suite 200
Maitland, FL 32751
(



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

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

2023 FBCR :

R312.1 Guards.

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

R312.1.1 Where required.

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

R312.1.2 Height.

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

Exceptions:.

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

R312.1.3 Opening limitations.

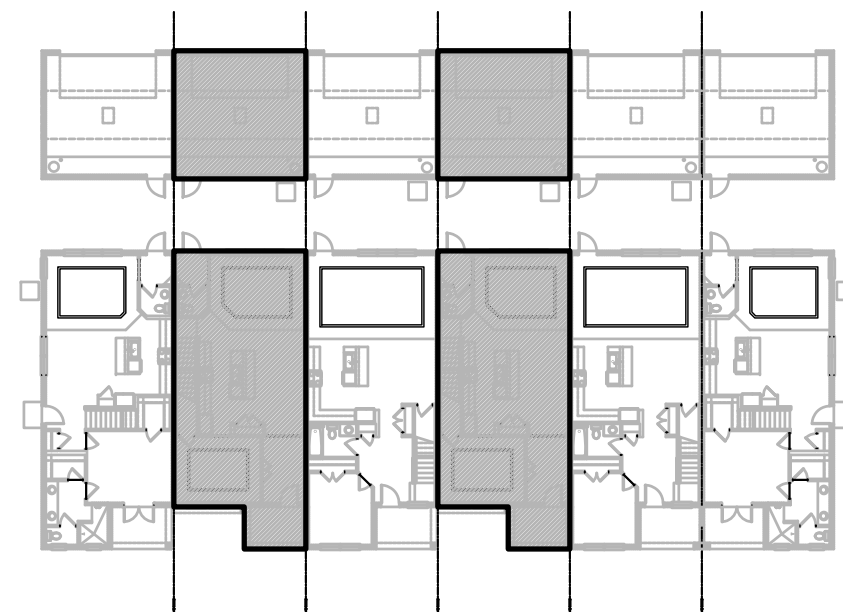
Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

Exceptions:.

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

R312.1.4 Exterior plastic composite guards.

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



SECTION - KEY PLAN

1/32" = 1'-0"

2023 FBCR:

R311.7.5.1 Risers.

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

R311.7.5.2 Tread.

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

R311.7.5.2.1 Winder treads.

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

R311.7.5.3 Nosings.

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

R311.7.8 Handrails.

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

R311.7.8.1 Height.

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

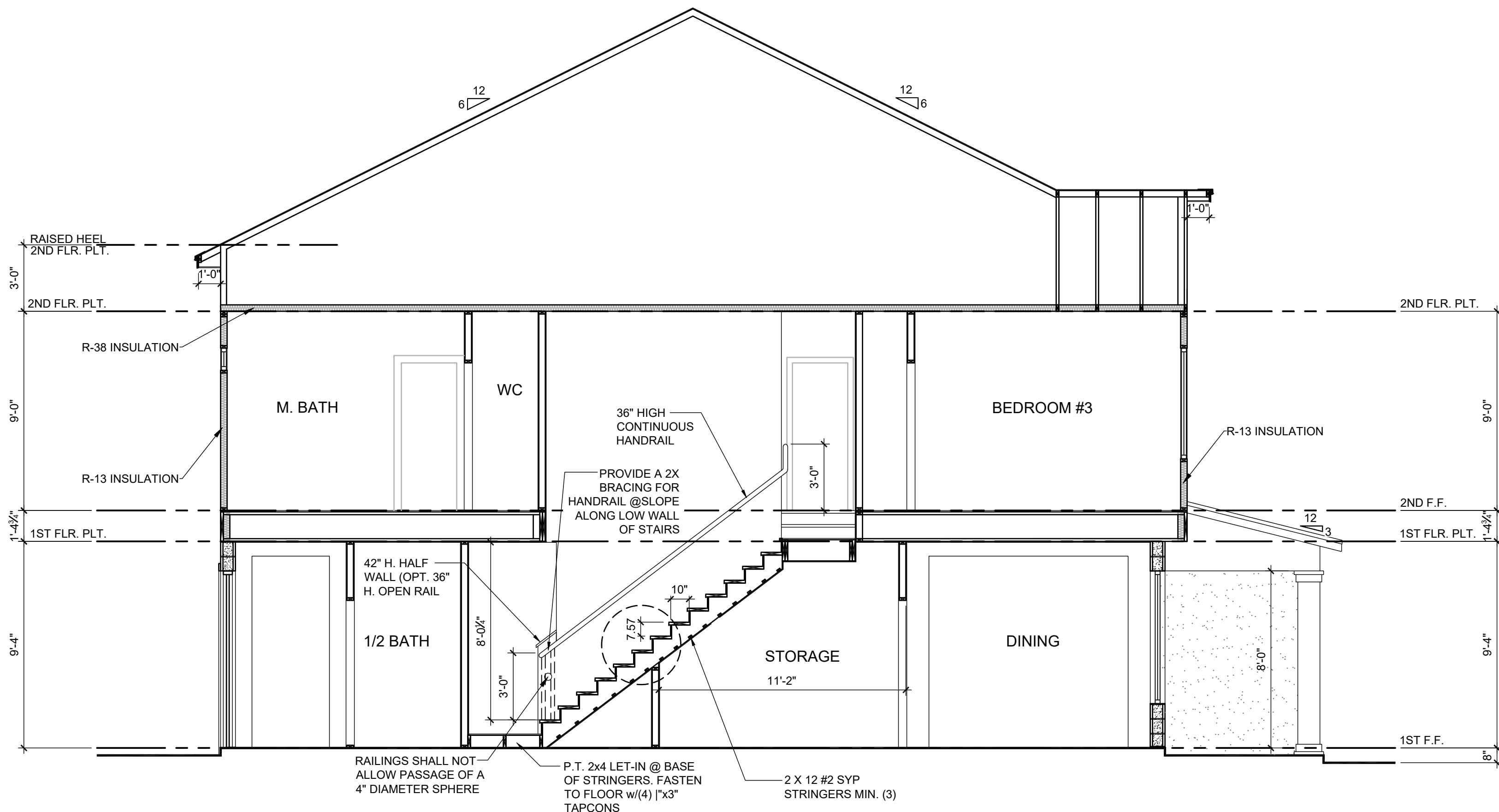
R311.7.8.2 Continuity.

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

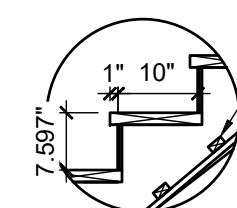
R311.7.8.3 Grip-size.

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

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



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



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

DISCLAIMER

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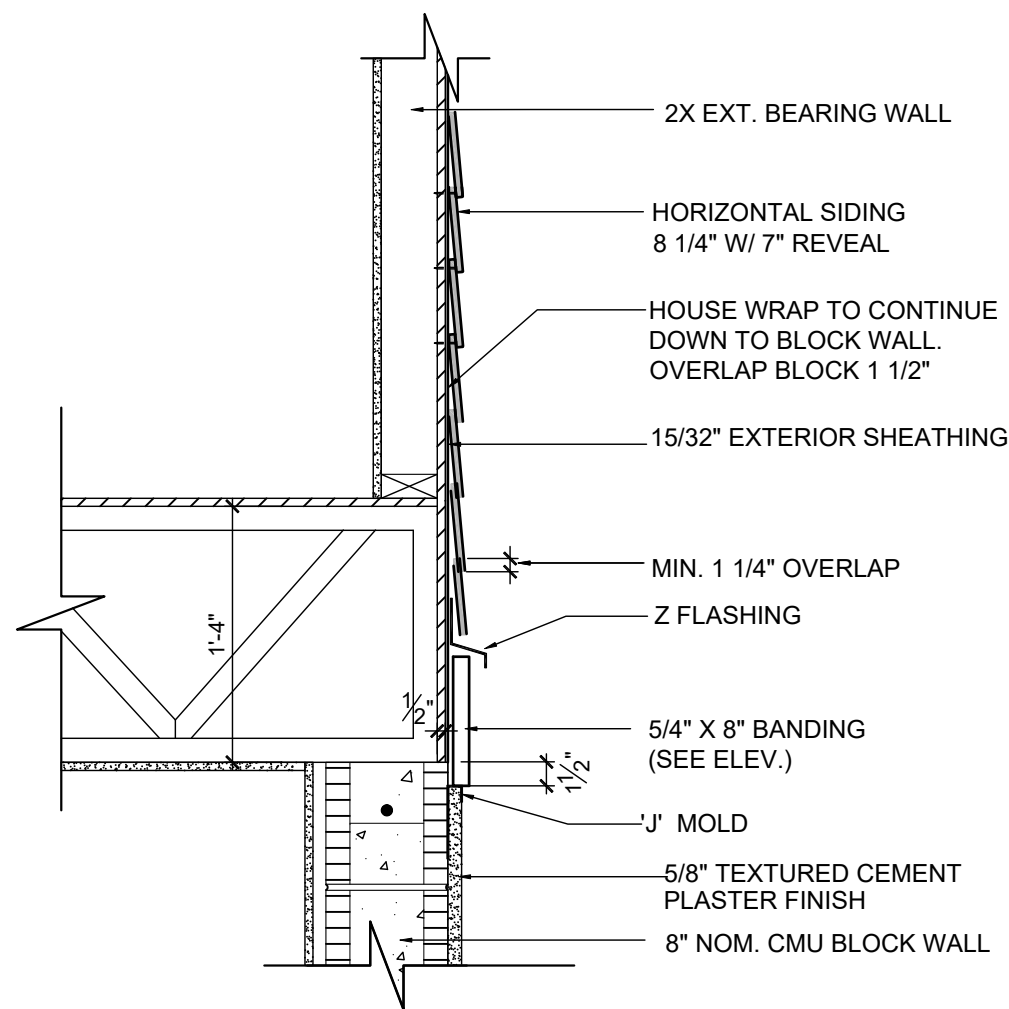


PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

title:
1840 - JEFFERSON
STAIR SECTION

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

2.0B
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

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R312.1.3 Opening limitations.

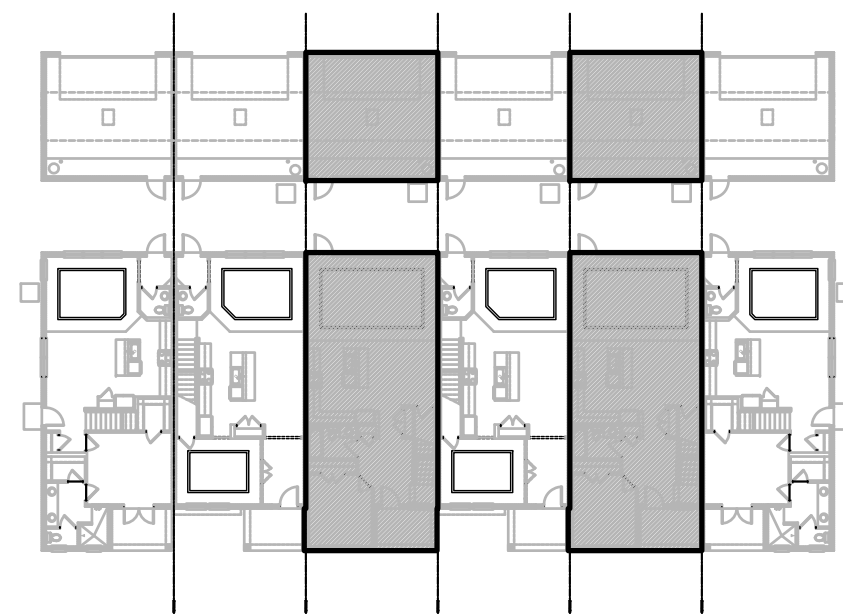
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Exceptions:

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SECTION - KEY PLAN

1/32" = 1'-0"

2023 FBCR:

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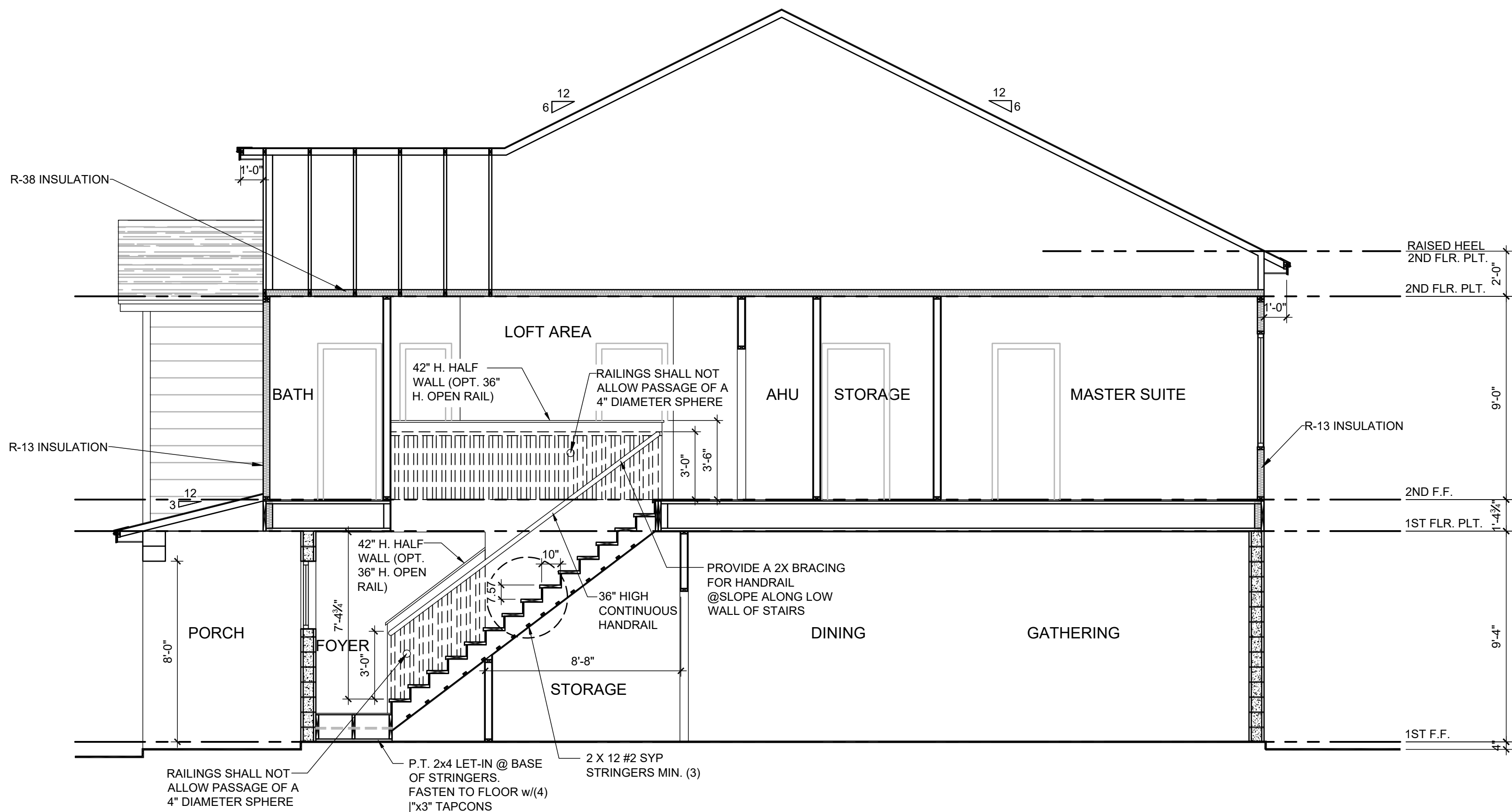
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R311.7.8.3 Grip-size.

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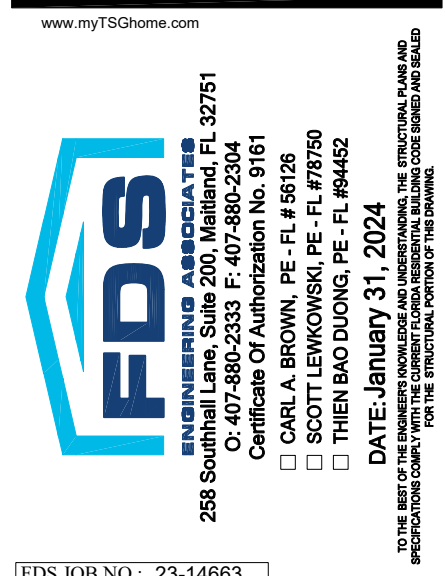
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A 2-STORY STAIR SECTION - 2024
1/4" = 1'-0"

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

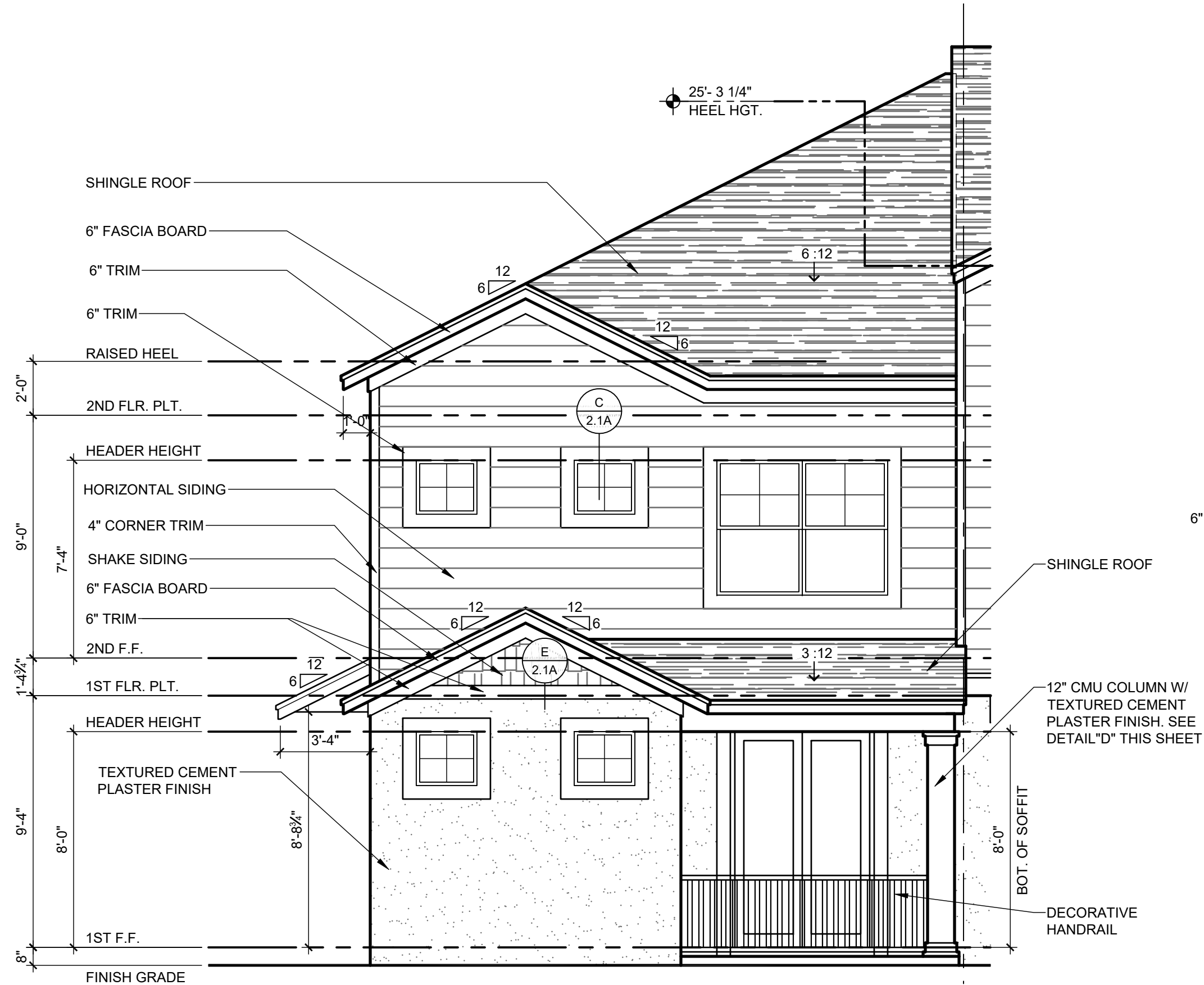
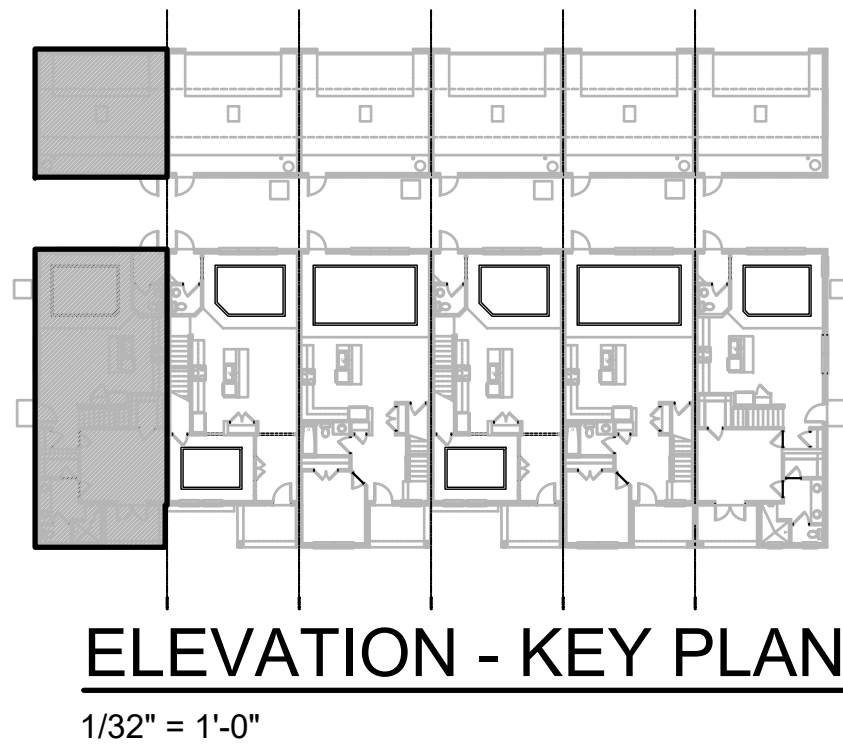
title:
**2024 - MADISON
STAIR SECTION**
project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

**2.0C
ELEV. A**

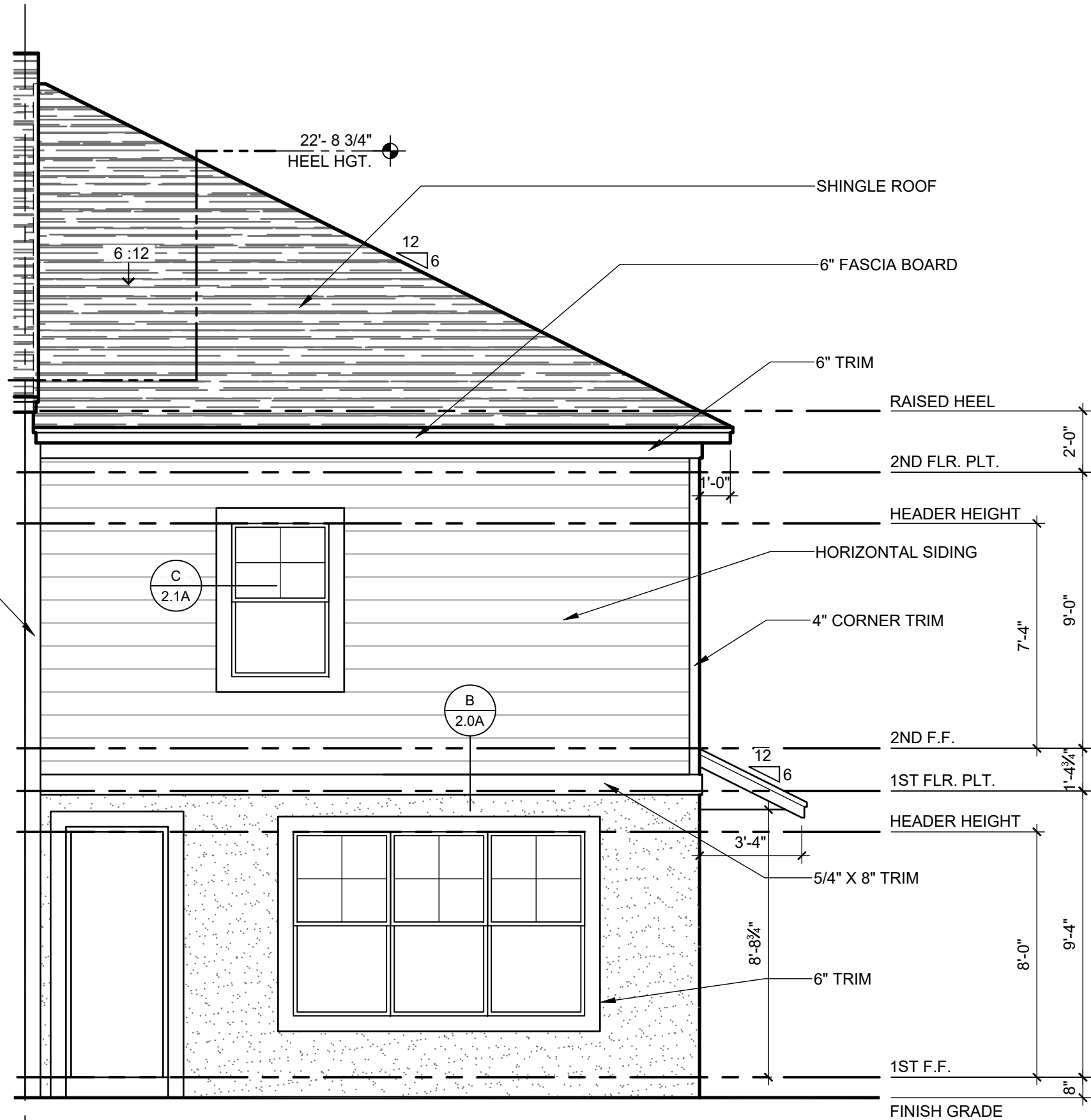
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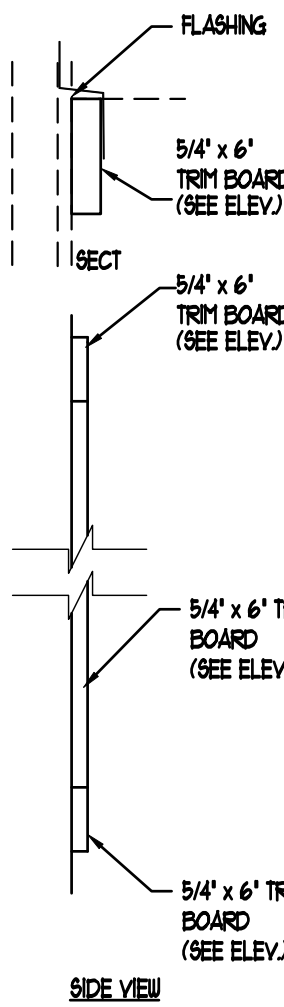
G.C. TO VERIFY
FASCIA CALLOUT



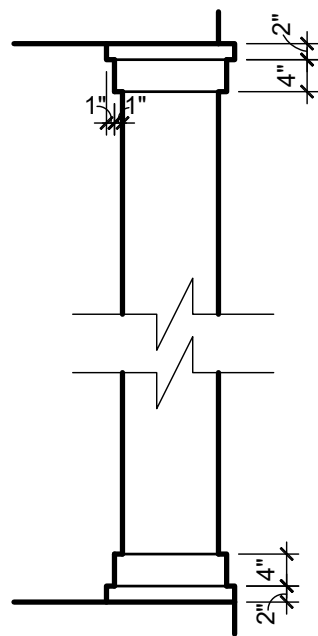
1914 - ADAMS
FRONT ELEVATION "A"
1/4" = 1'-0"



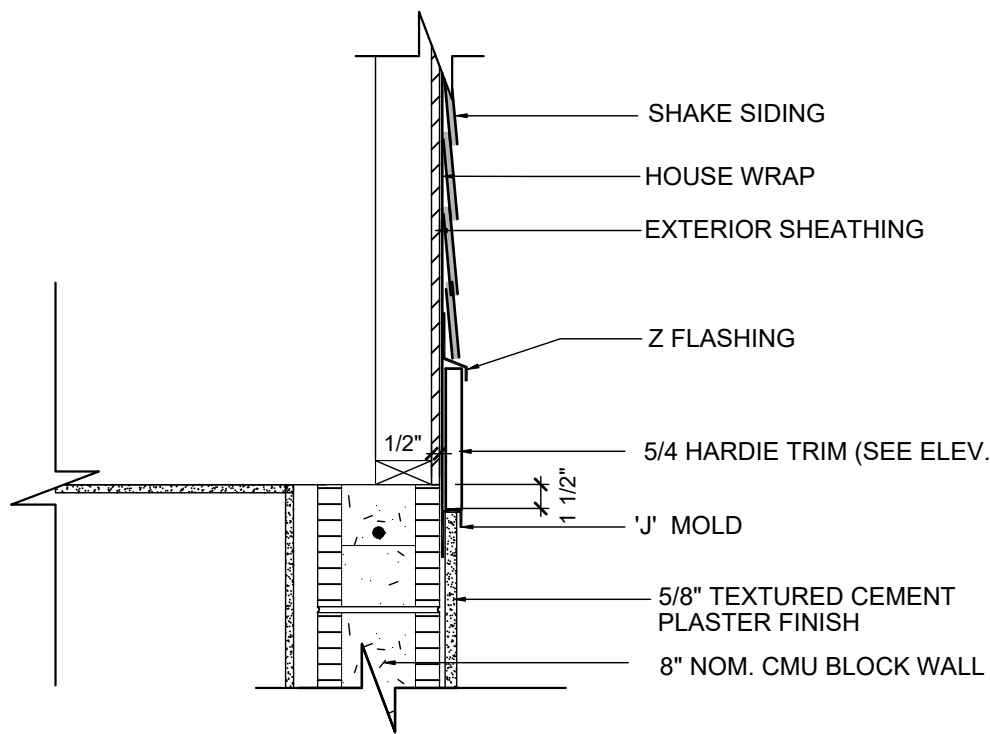
1914 - ADAMS
REAR ELEVATION "A"
1/4" = 1'-0"



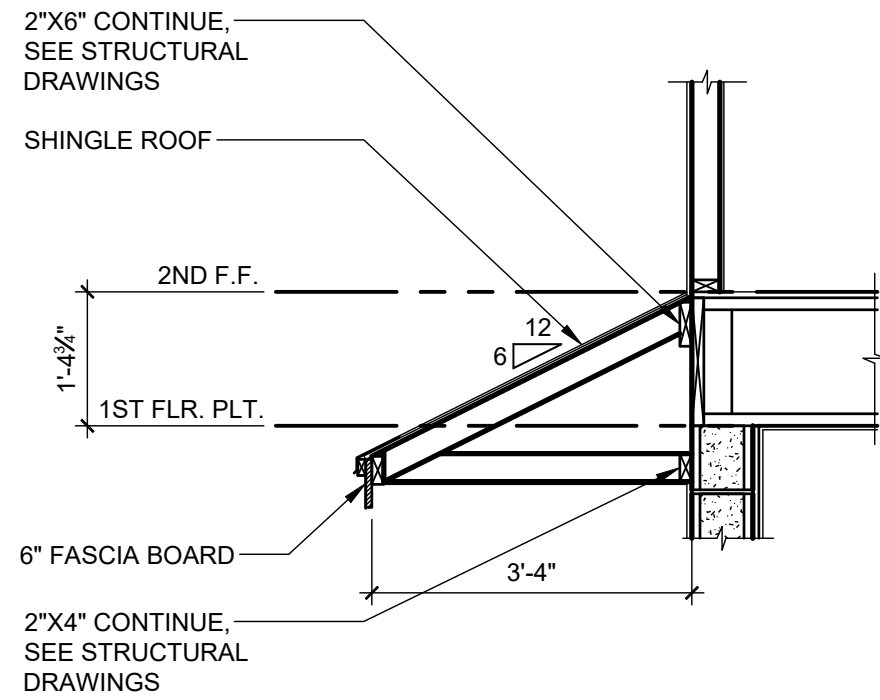
C 6" WINDOW TRIM BOARD
SCALE: N.T.S.



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



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



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



PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

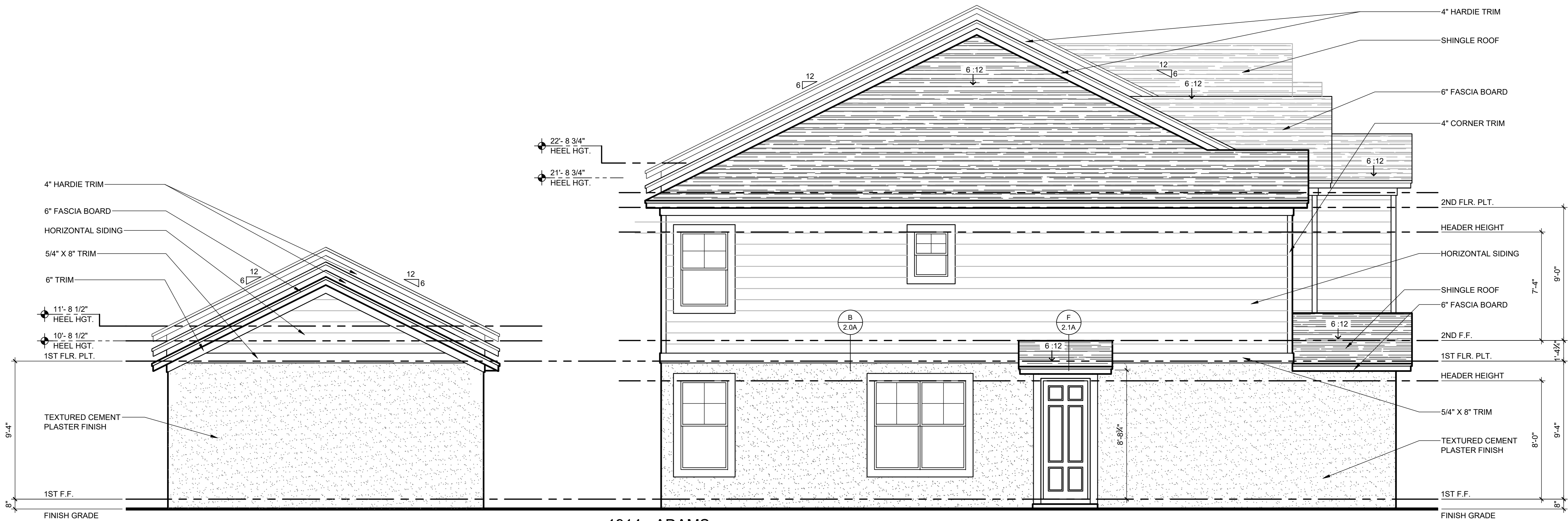
title:
1914 - ADAMS
EXT. ELEVATIONS
project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN
2.1A
ELEV. A

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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1914 - ADAMS
LEFT ELEVATION "A"

1/4" = 1'-0"

ELEVATION - KEY PLAN

1/32" = 1'-0"

KEESEE
associates
ARCHITECTURE | DESIGN | PLANNING
keesee.com
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Maitland, FL 32751
(407) 980-2333



FDS
ENGINEERING ASSOCIATES
258 Southall Lane, Suite 200, Maitland, FL 32751
(407) 980-2333
Certificate of Authorization No. 9191
☐ CARL A. BROWN, PE, FL #5628
☐ SCOTT LEWOWSKI, PE, FL #79790
☐ TERRY BAO O'CONNOR, PE, FL #64452
REGISTERED PROFESSIONAL ENGINEERS
THE SEAL OF THE PROFESSIONAL ENGINEER MUST BE AFFIXED TO ALL STRUCTURAL DRAWINGS
FDS JOB NO.: 23-14663

PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

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

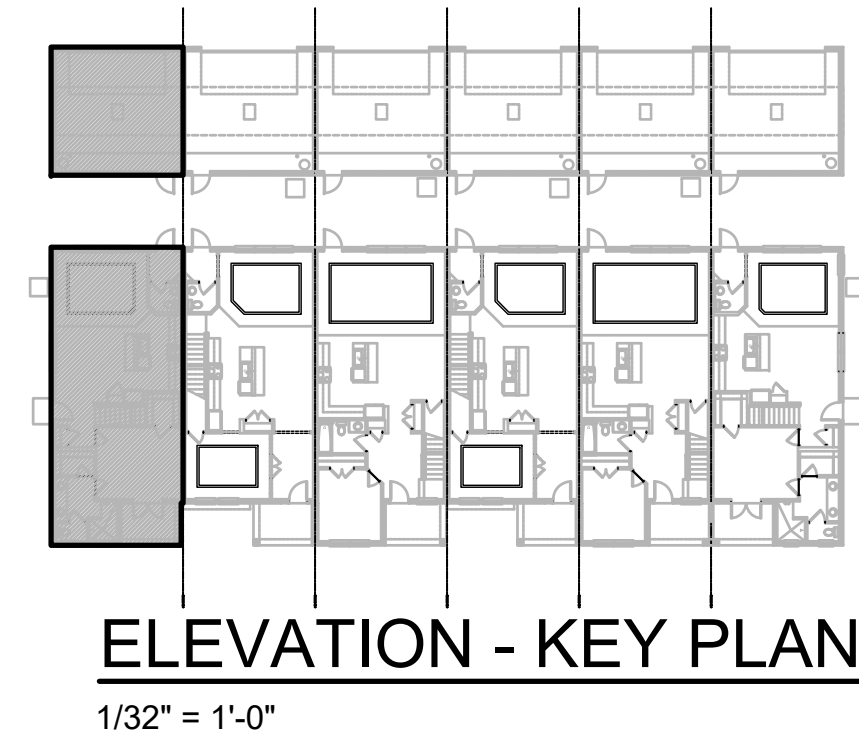
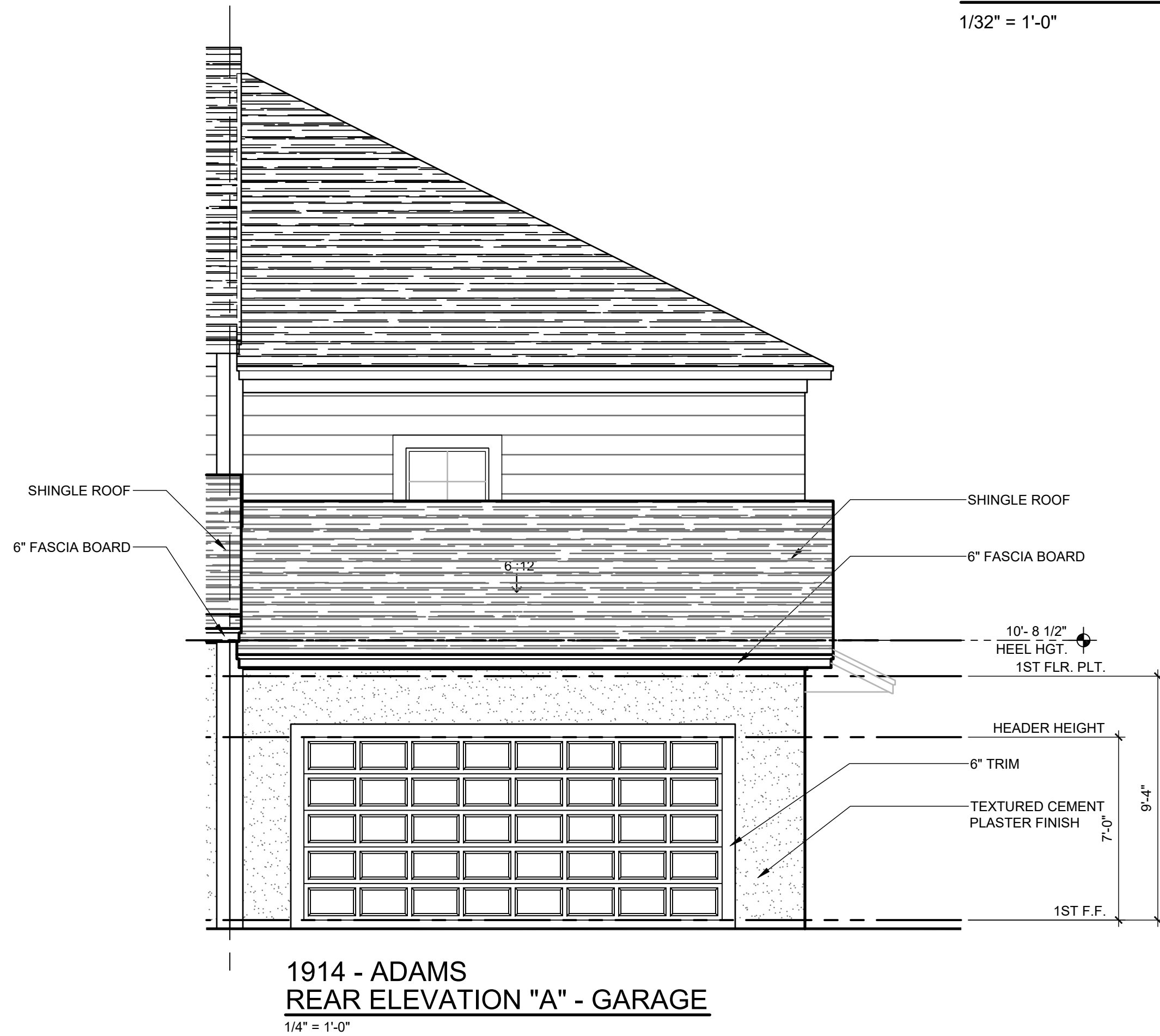
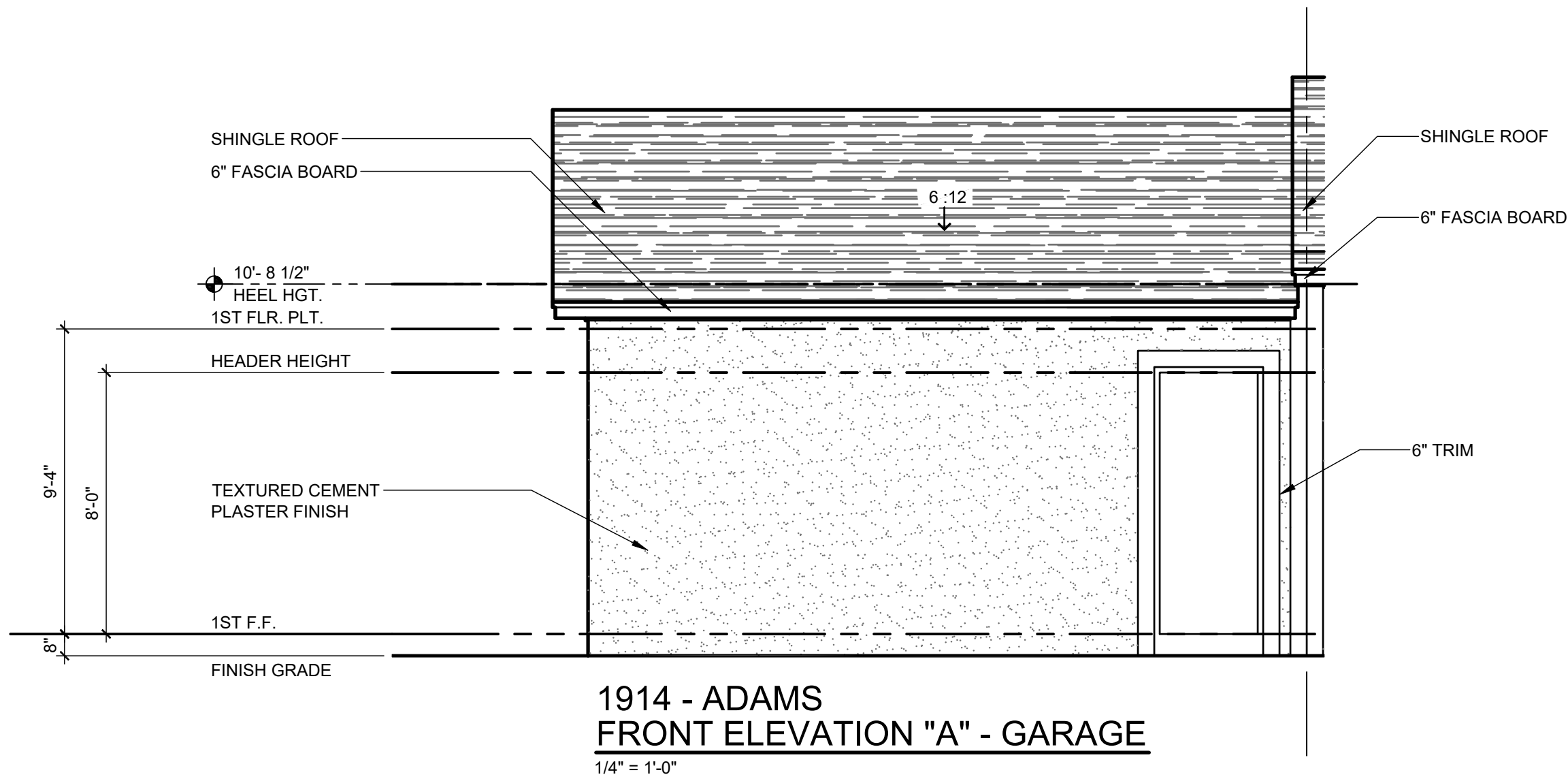
project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

**2.2A
ELEV. A**

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

DISCLAIMER

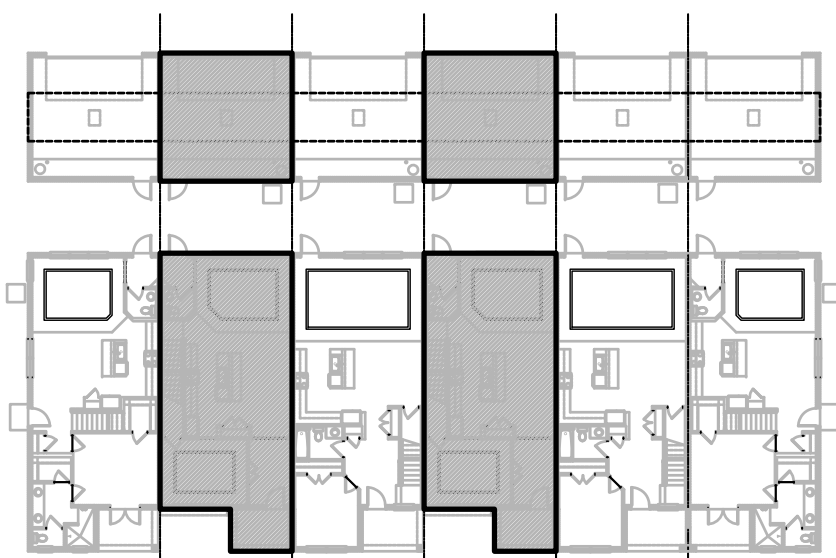
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DISCLAIMER

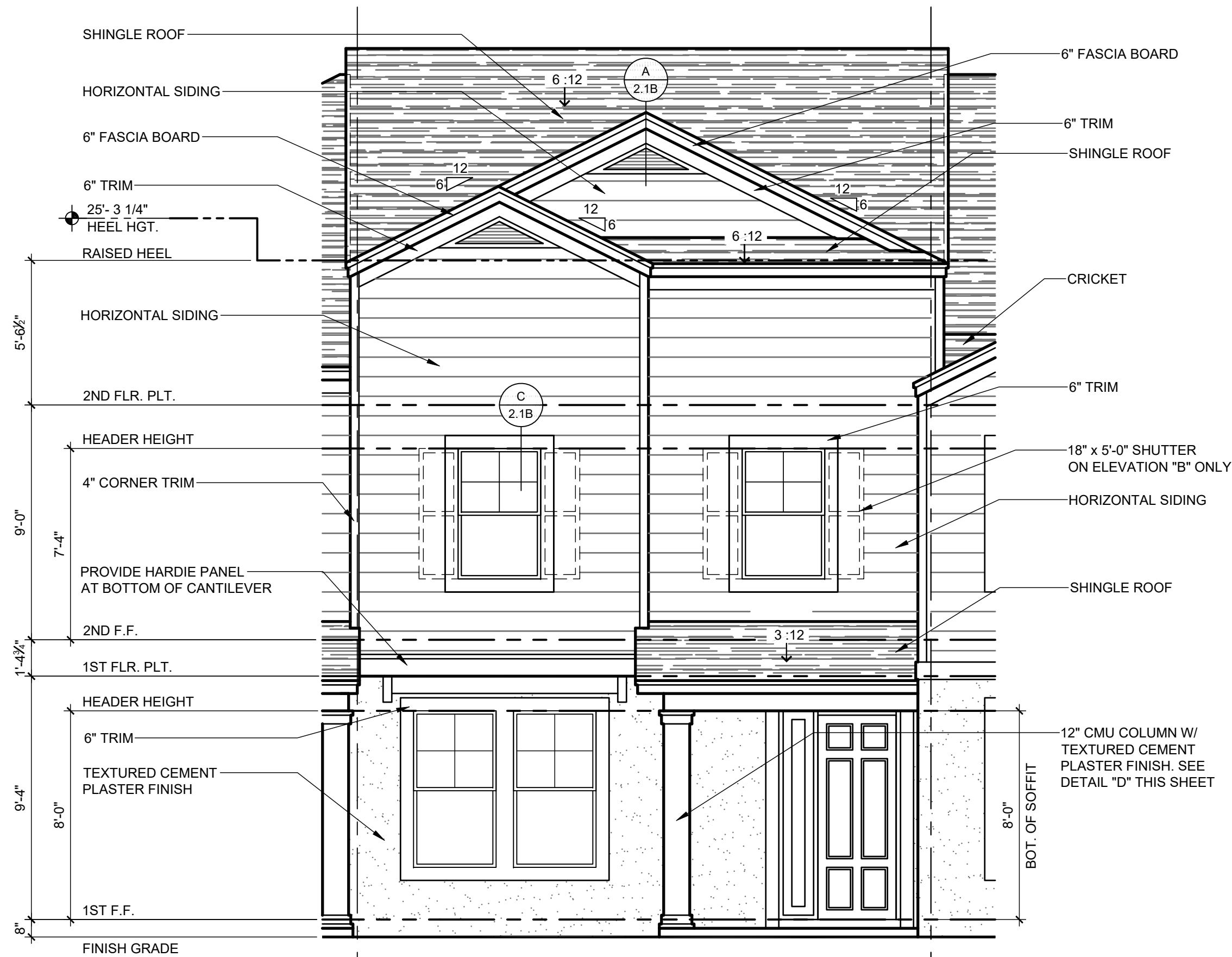
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G.C. TO VERIFY
FASCIA CALLOUT



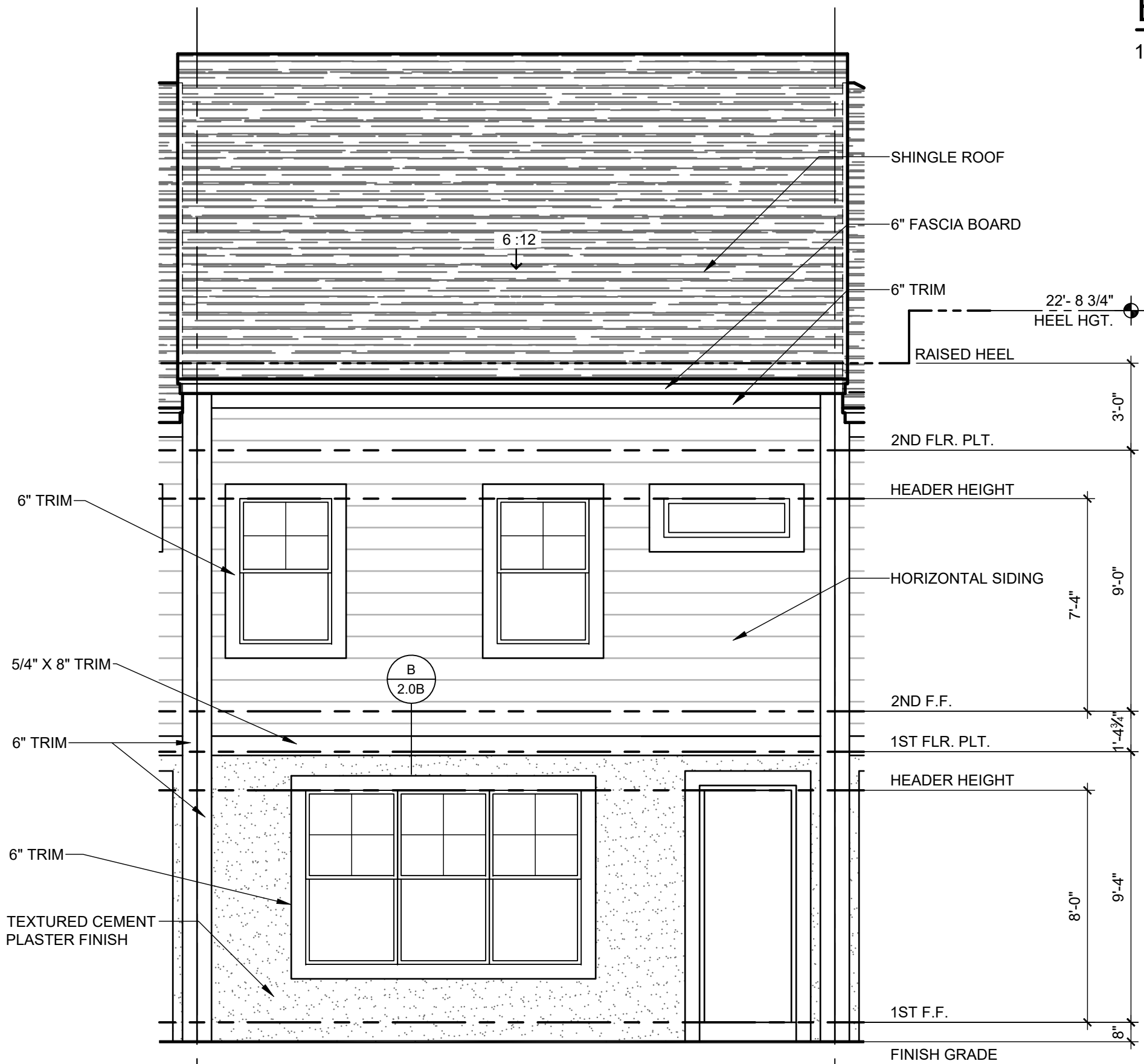
ELEVATION - KEY PLAN

1/32" = 1'-0"



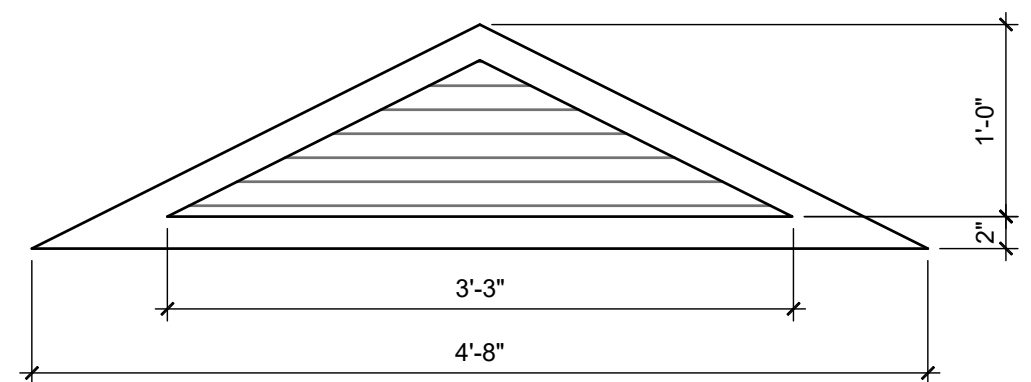
1840 - JEFFERSON
FRONT ELEVATION "A"

1/4" = 1'-0"



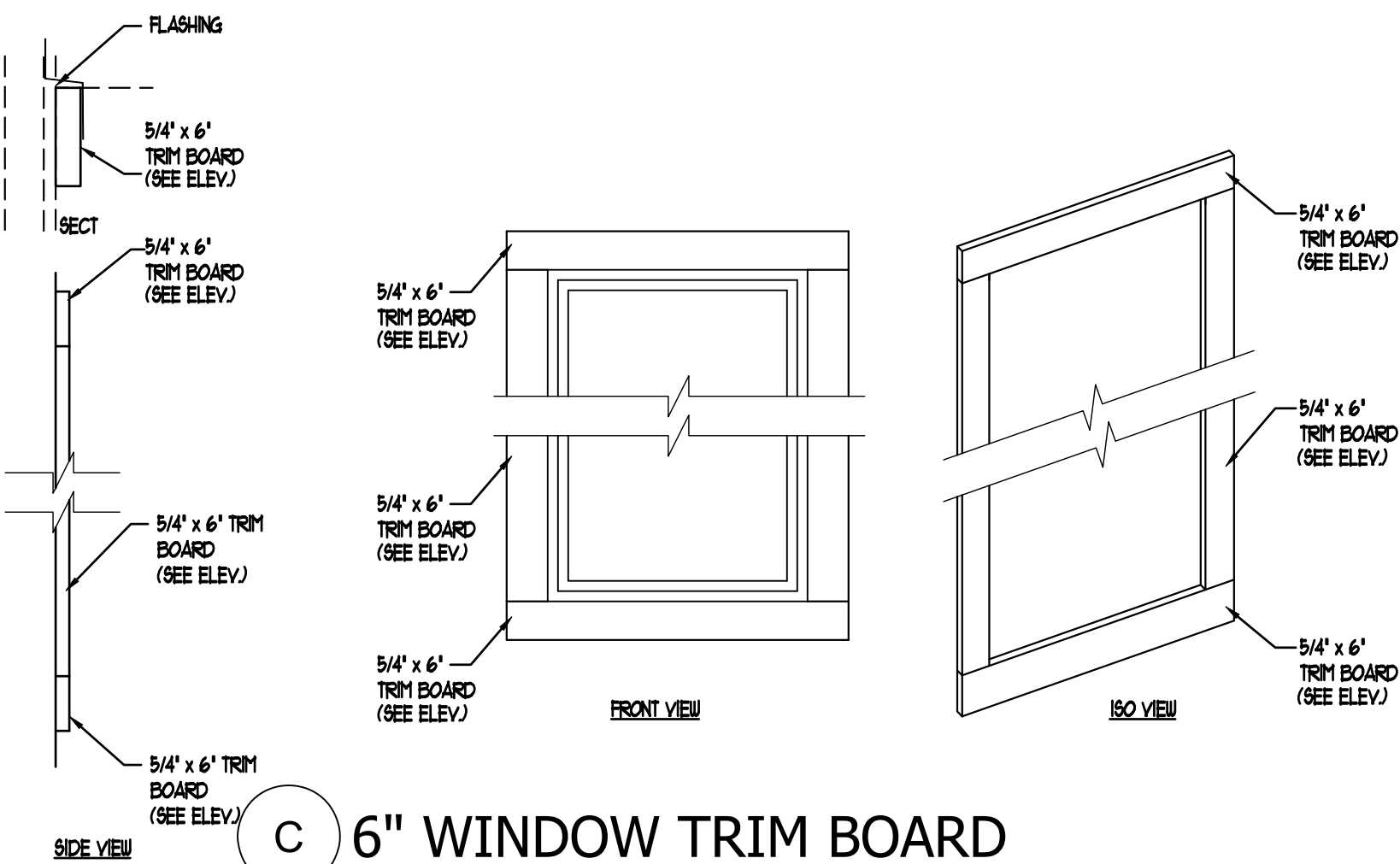
1840 - JEFFERSON
REAR ELEVATION "A"

1/4" = 1'-0"



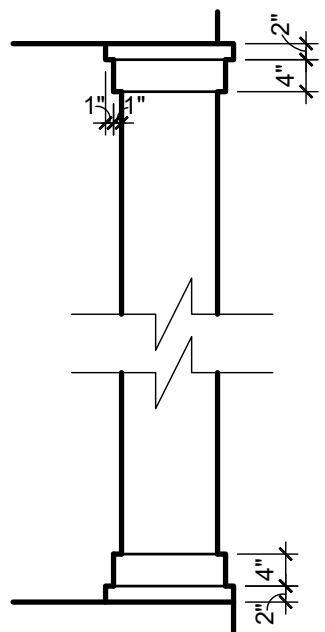
A DECORATIVE GABLE LOUVER

1" = 1'-0"



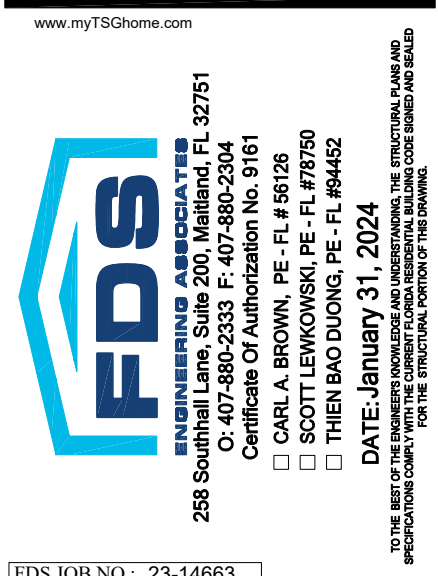
C 6" WINDOW TRIM BOARD

SCALE: N.T.S.



D COLUMN AT FRONT PORCH

1/2" = 1'-0"



FDS JOB NO.: 23-14663

PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

title:
1840 - JEFFERSON
EXT. ELEVATIONS

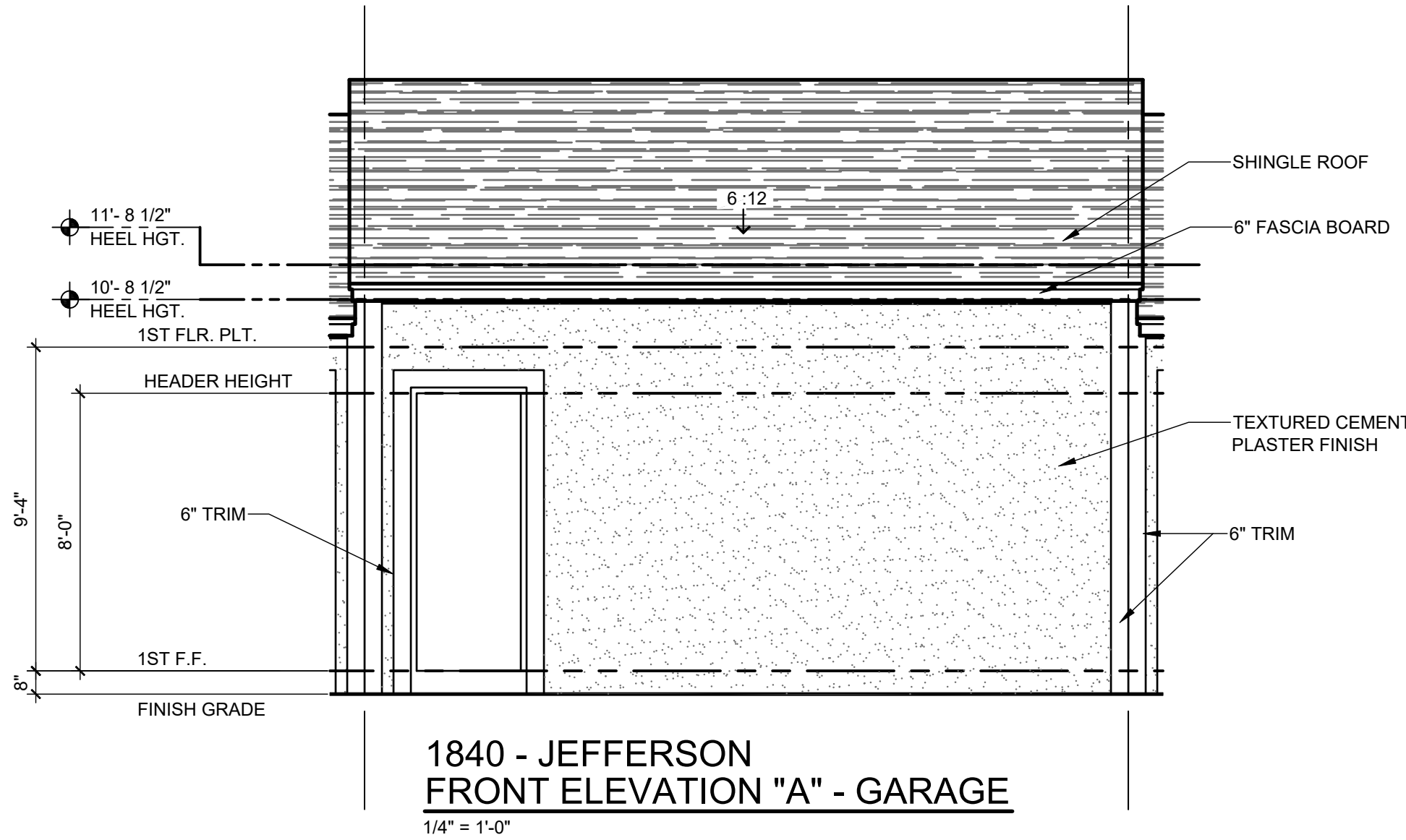
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date: 05-19-22
scale: AS SHOWN

2.1B
ELEV. A

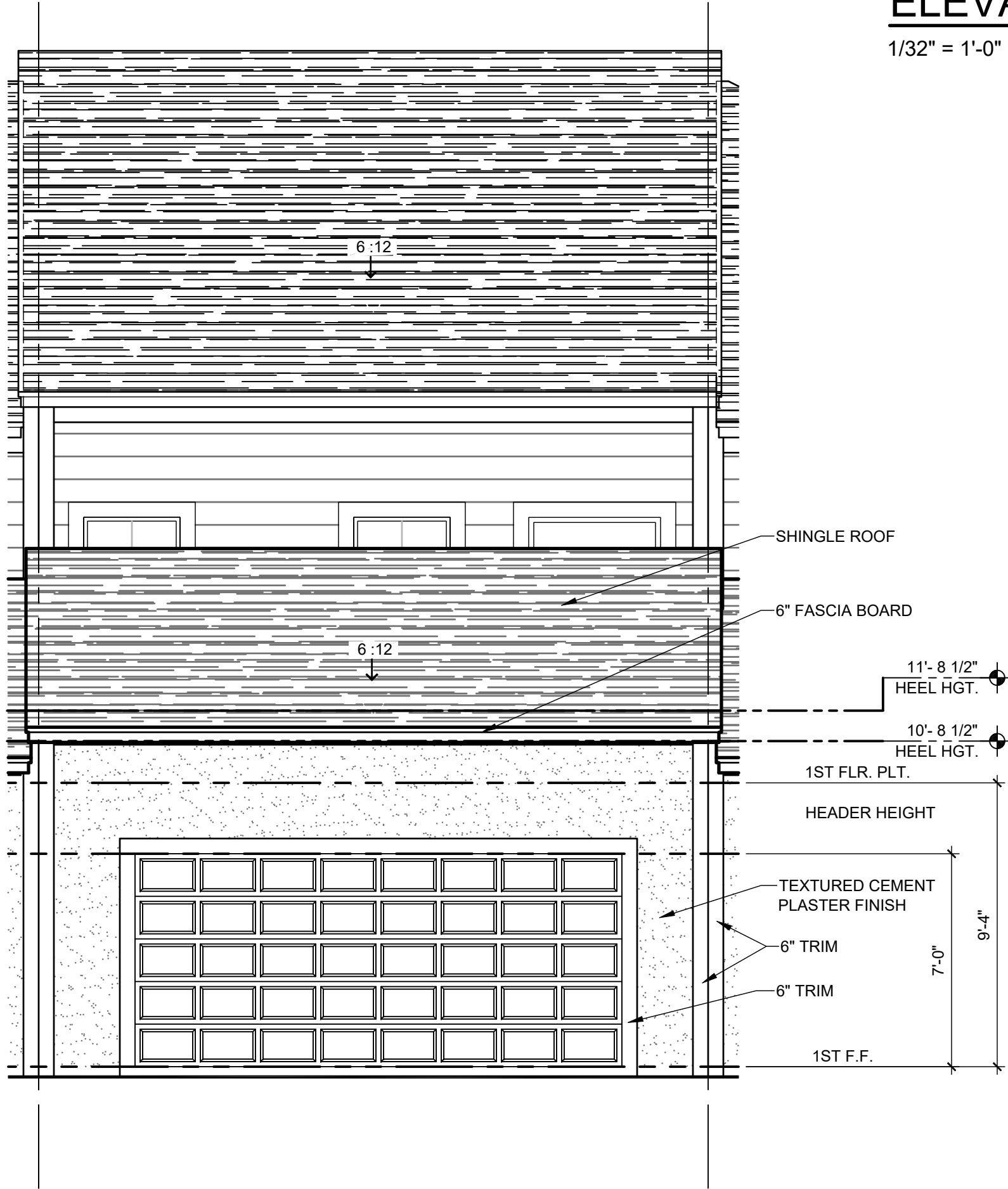
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DISCLAIMER

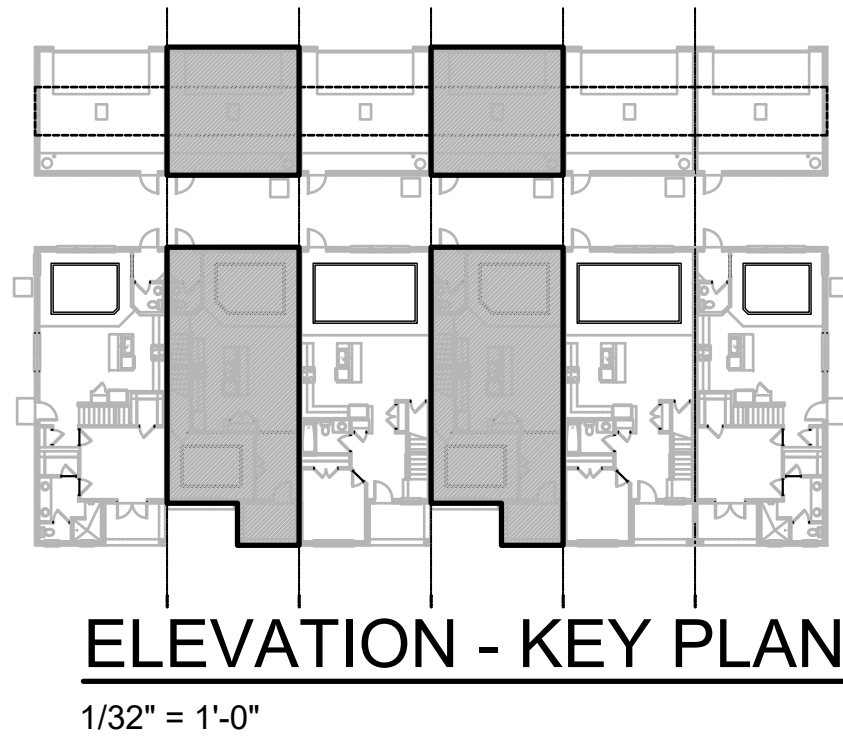
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1840 - JEFFERSON
FRONT ELEVATION "A" - GARAGE
1/4" = 1'-0"



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



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

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(904) 880-2333



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(904) 880-2333
FDS JOB NO.: 23-14663

PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

title:
1840 - JEFFERSON
EXT. ELEVATIONS

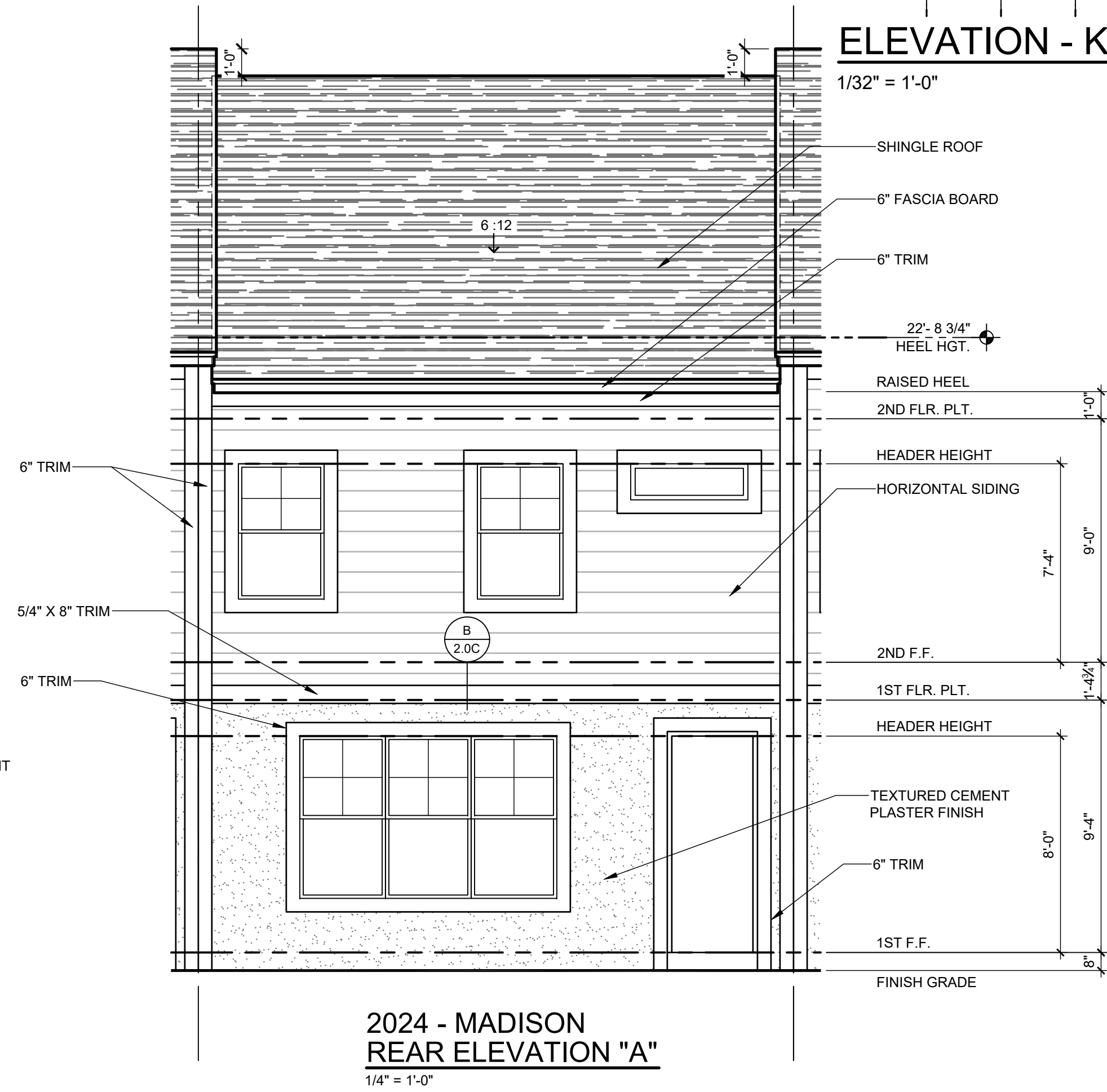
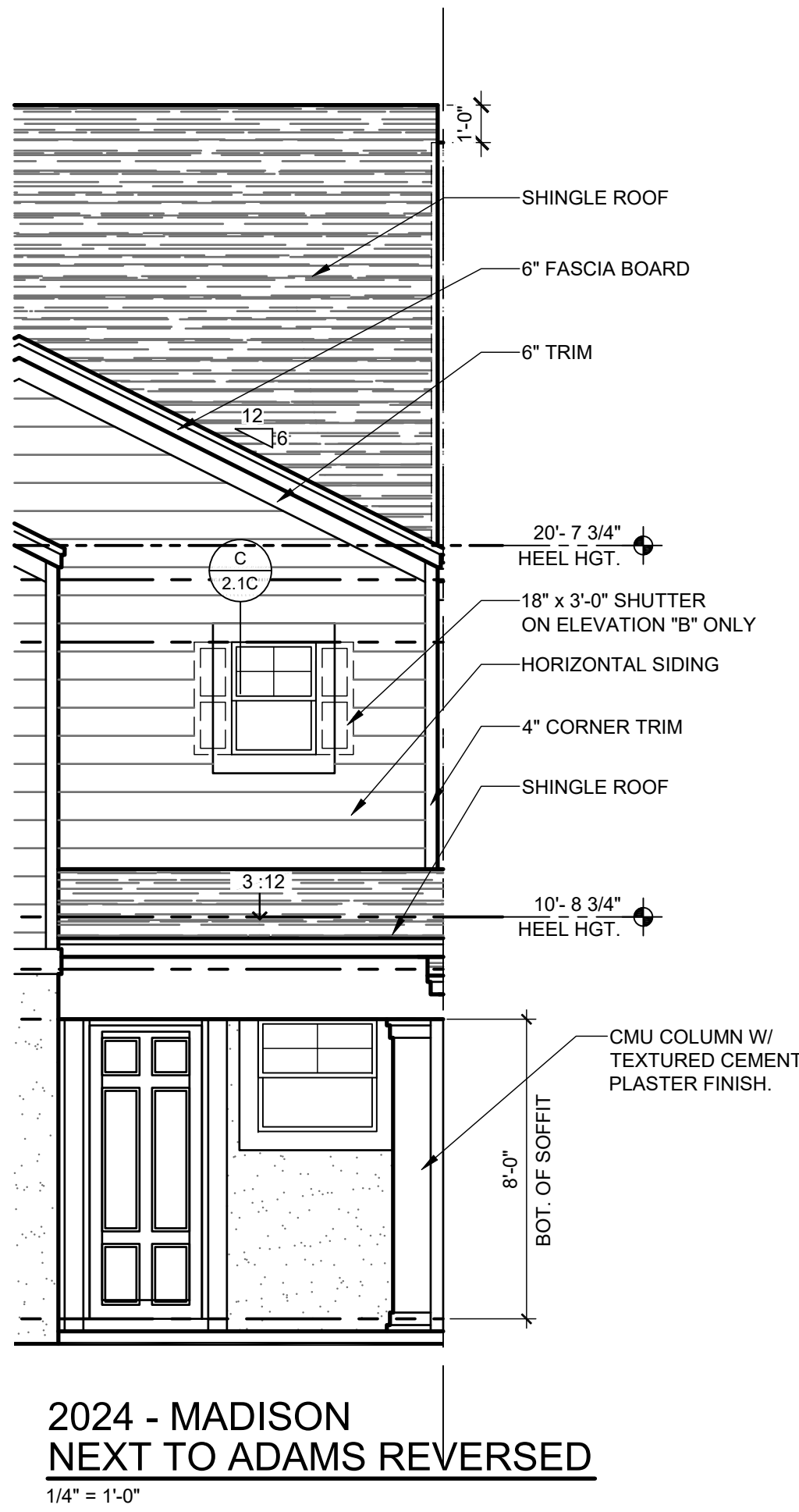
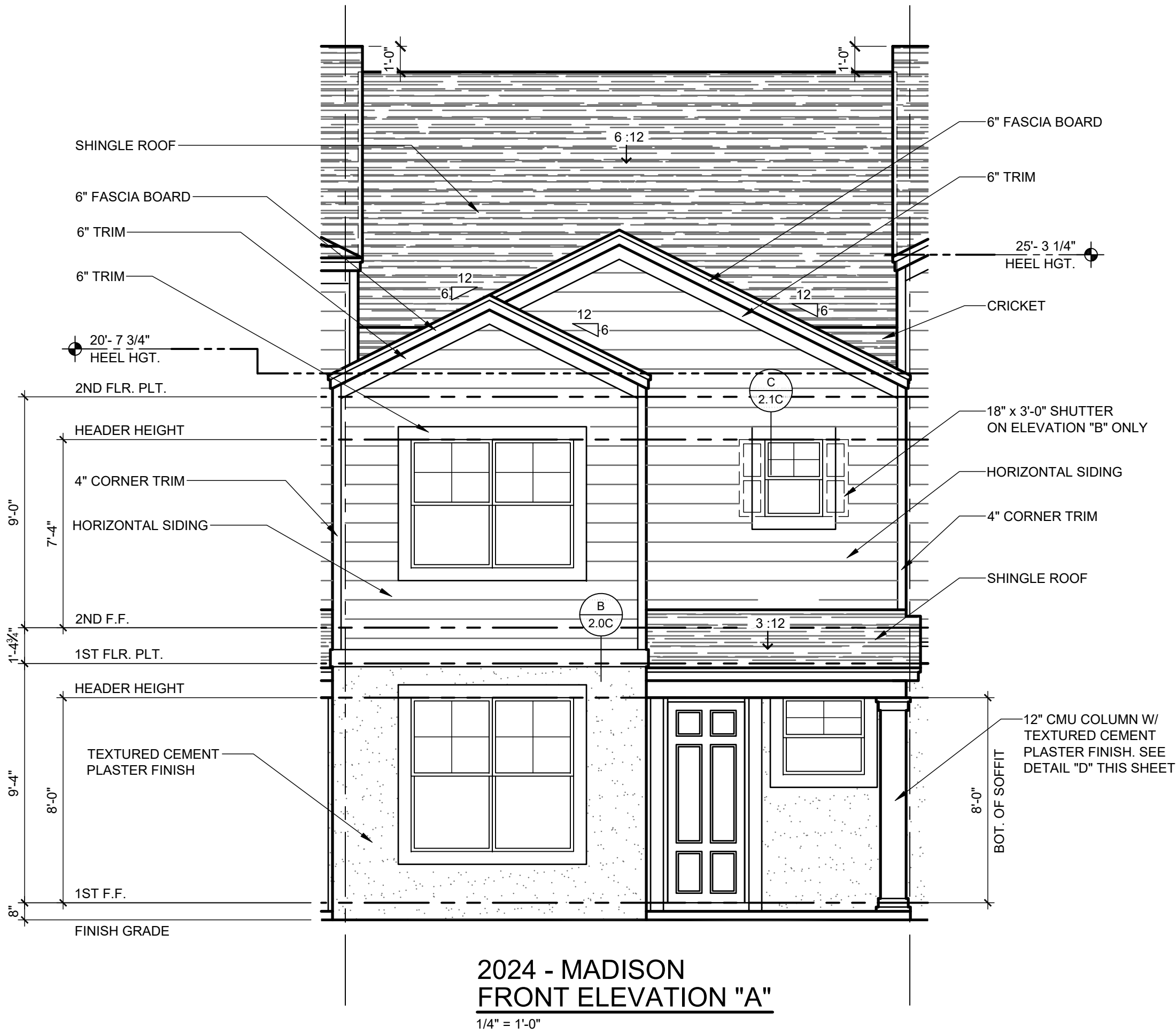
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drawn: BF
date: 05-19-22
scale: AS SHOWN

2.2B
ELEV. A

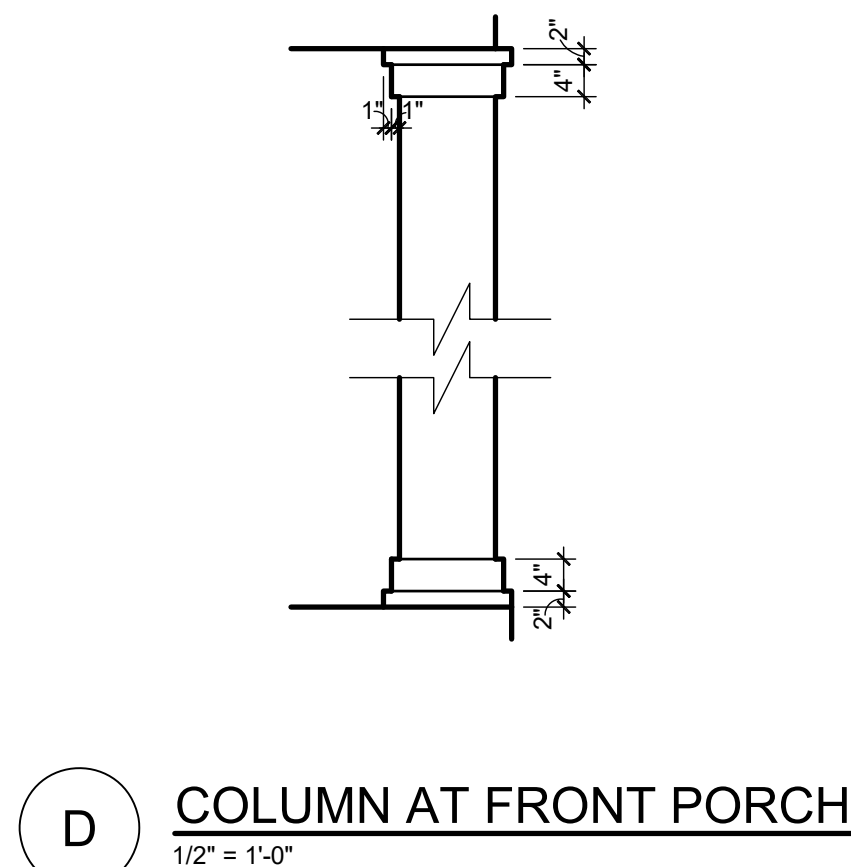
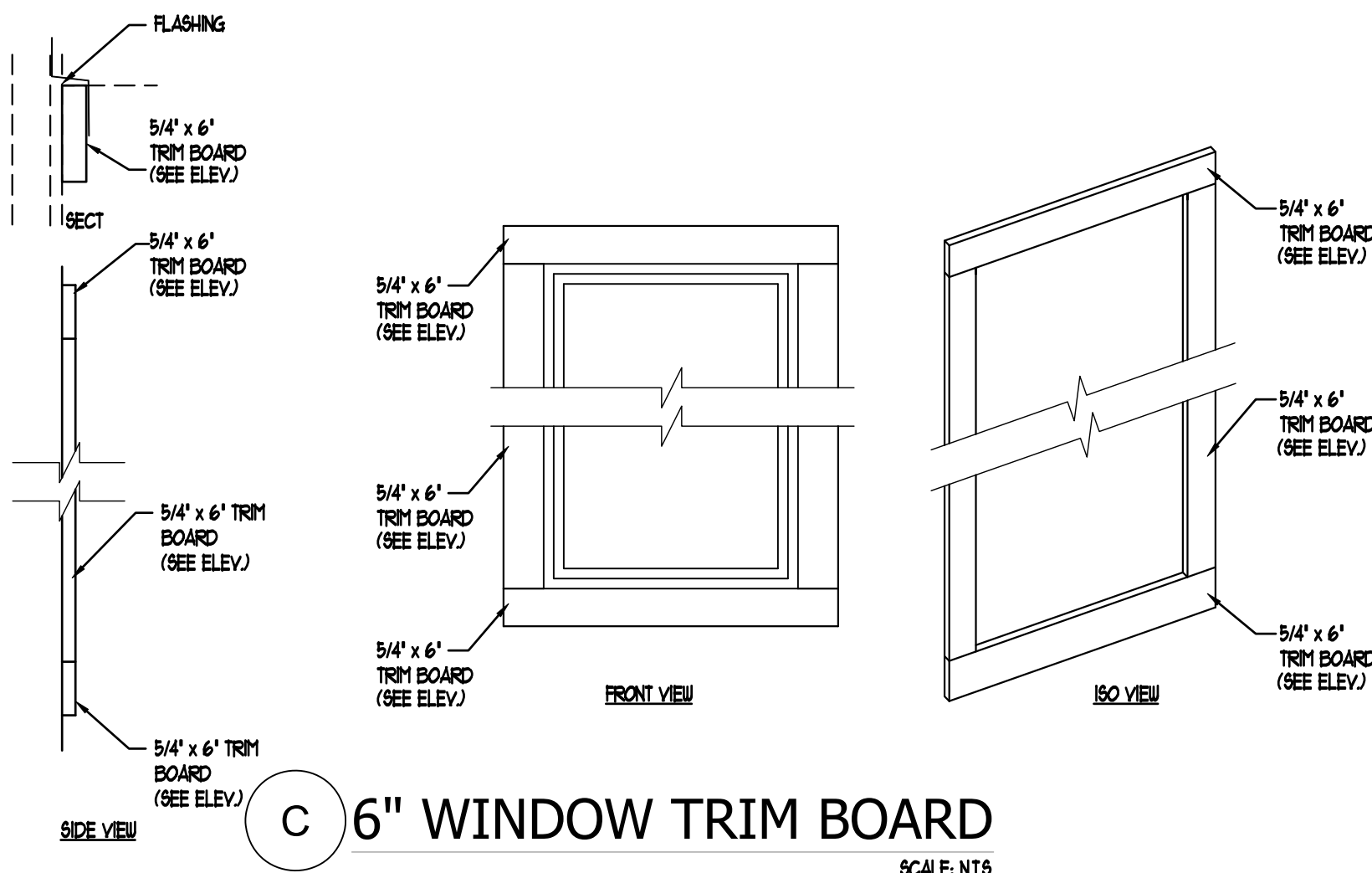
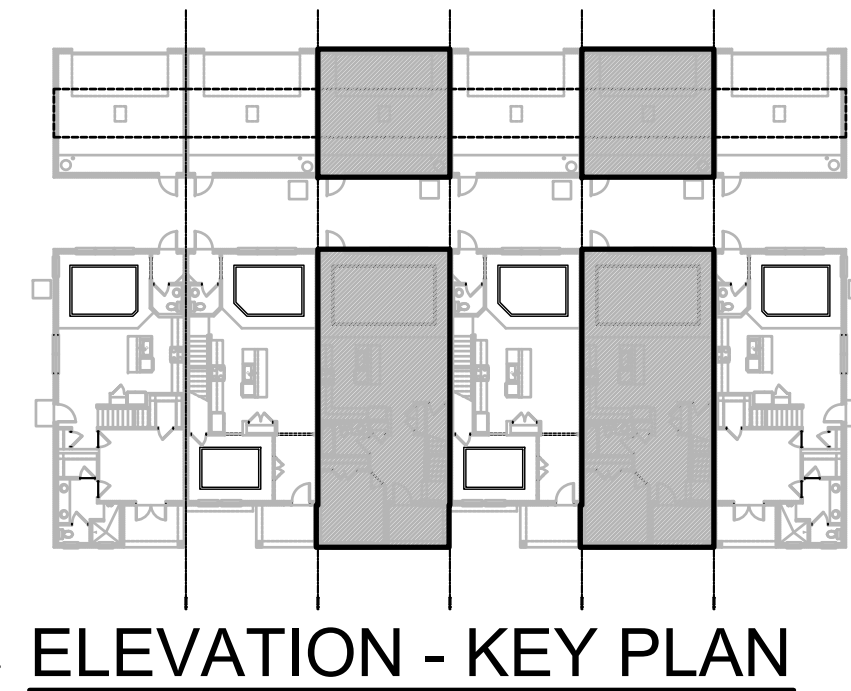
NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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G.C. TO VERIFY
FASCIA CALLOUT



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(941) 560-2333

ARCHITECTURAL ASSOCIATES
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Sarasota, FL 34231
(941) 560-2333

FDS
ENGINEERING ASSOCIATES
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(407) 944-1111
FDS JOB NO.: 23-14663

www.mylschrona.com

REGISTERED PROFESSIONAL ENGINEER
FLORIDA
CARL A. BROWN, P.E., FL #5128
SCOTT LEWOWSKI, P.E., FL #79790
THOMAS O. O'NEILL, P.E., FL #64452
THESE ENGINEERS ARE NOT PROVIDING ANY SERVICES OR OPINIONS FOR THE PROJECTS SHOWN ON THIS SHEET UNLESS THEY ARE SPECIFICALLY IDENTIFIED AS SUCH.

PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

title:
2024 - MADISON
EXT. ELEVATIONS

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

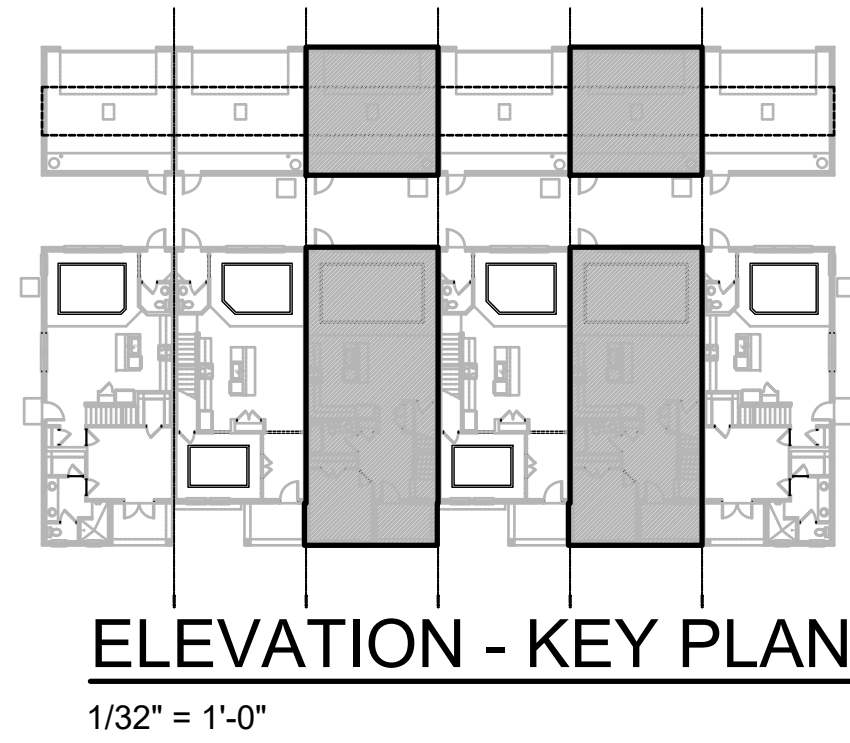
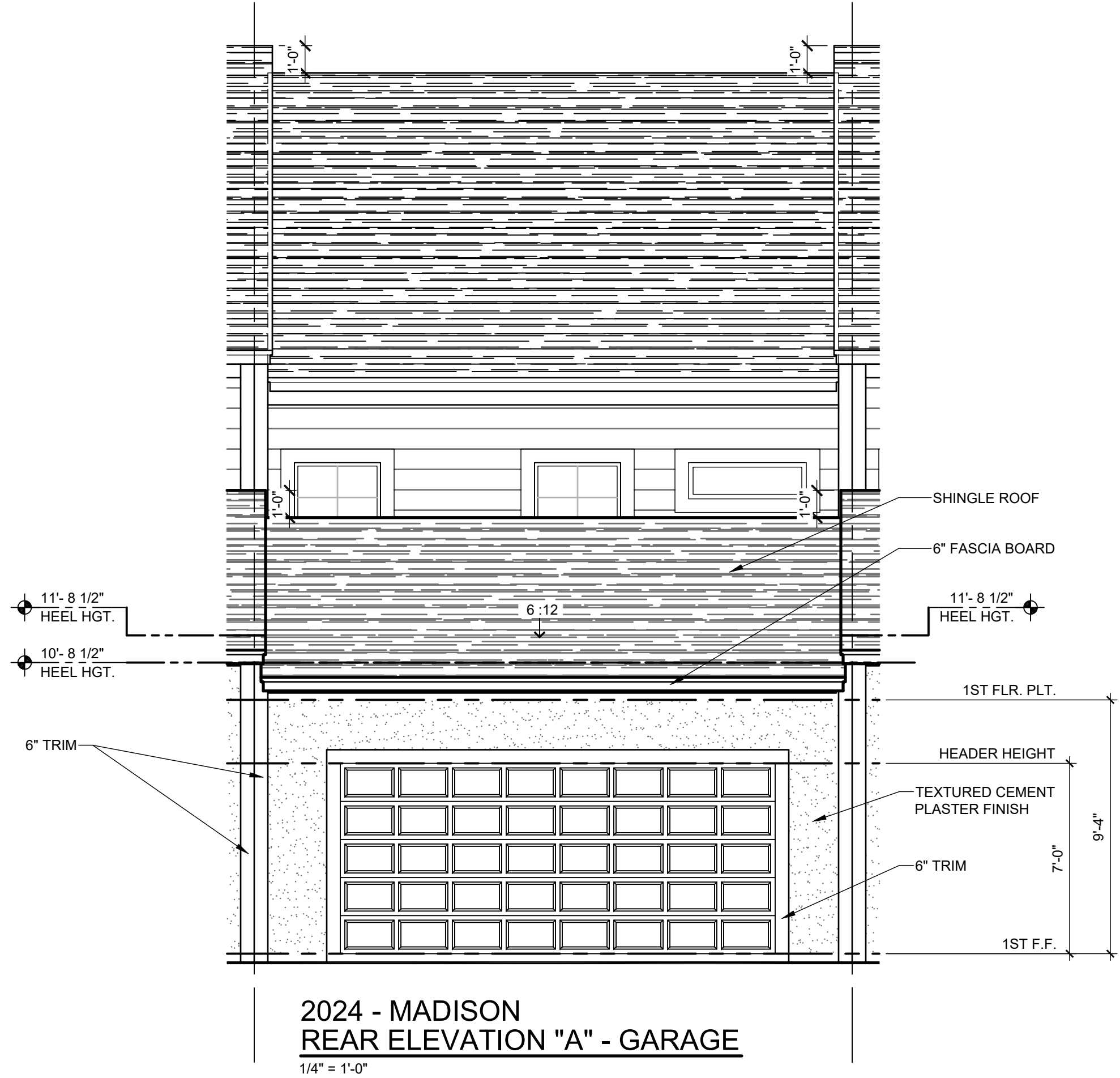
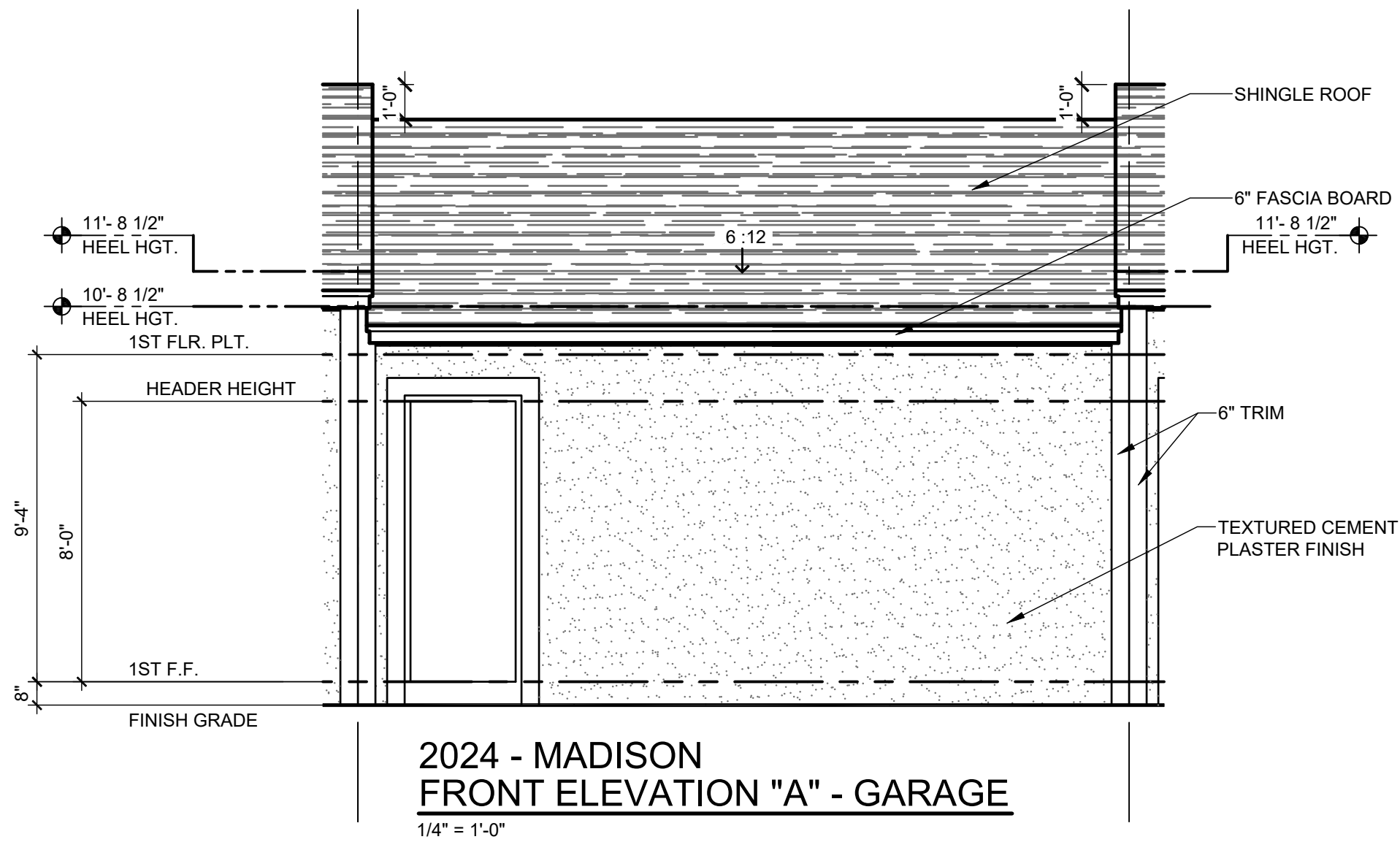
2.1C
ELEV. A

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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Certificate of Authorization No. 9191
☐ CARL A. BROWN, PE - FL #5128
☐ SCOTT LEWOWSKI, PE - FL #79790
☐ THERESA O'ROURKE, PE - FL #64452
REGISTERED PROFESSIONAL ENGINEER
FLORIDA PROFESSIONAL ENGINEERING BOARD
FDS JOB NO.: 23-14663

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

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

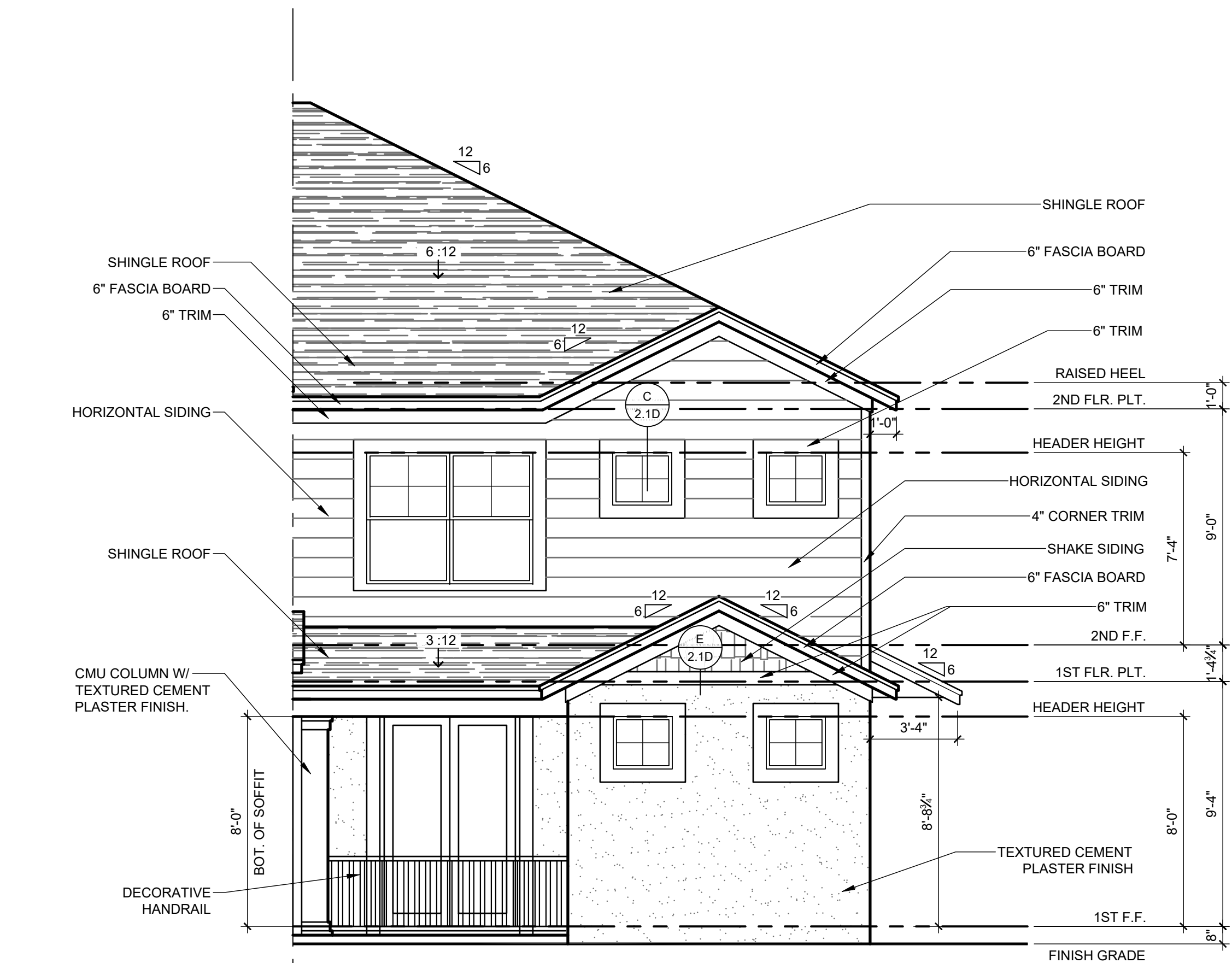
project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN

**2.2C
ELEV. A**

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

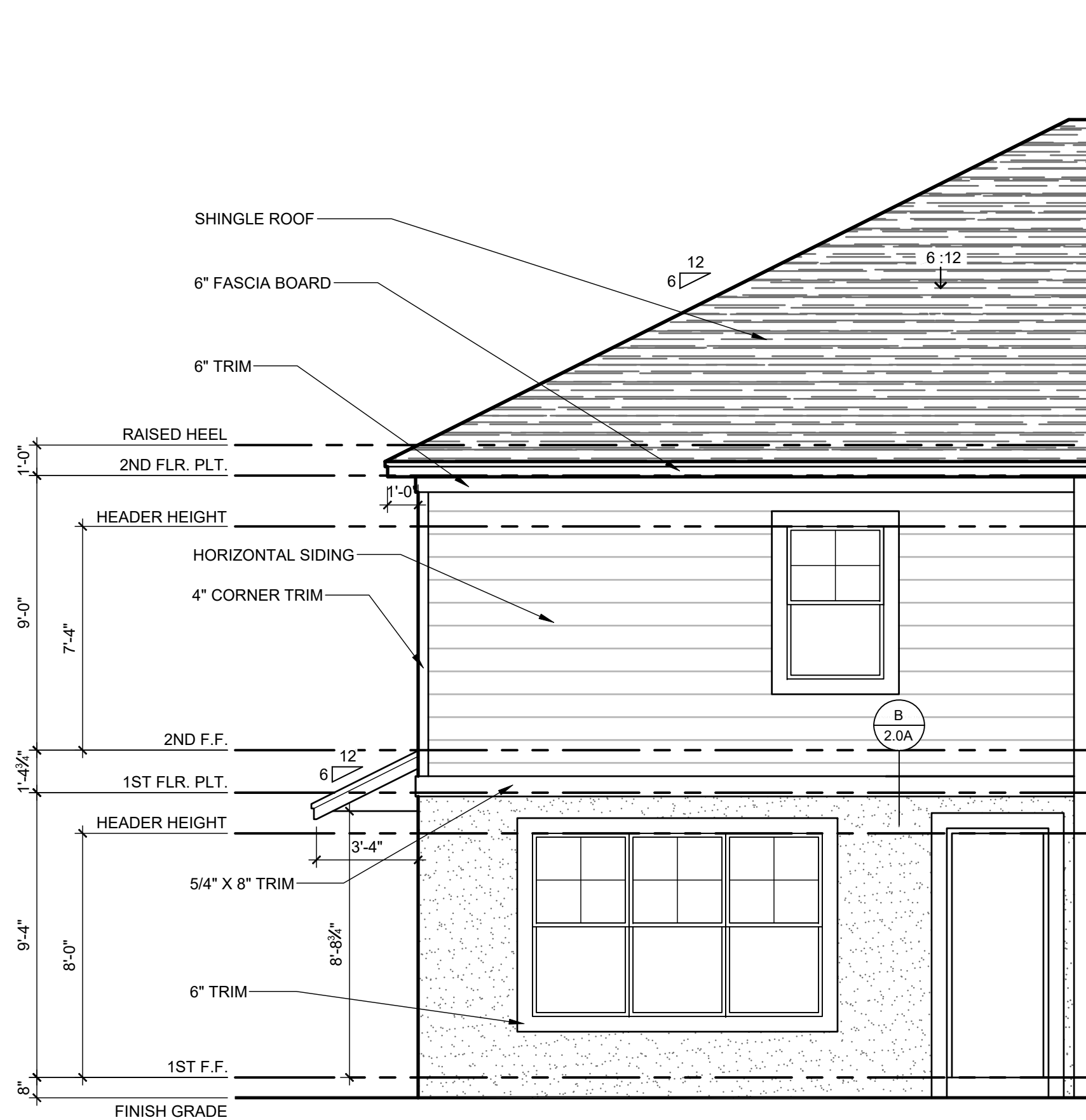
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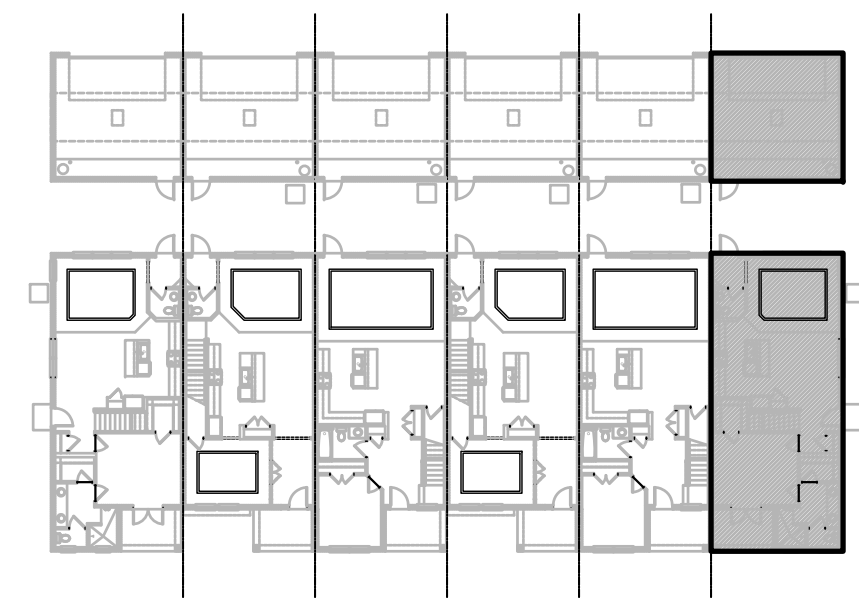
1914 - ADAMS REVERSED
FRONT ELEVATION "A"

1/4" = 1'-0"



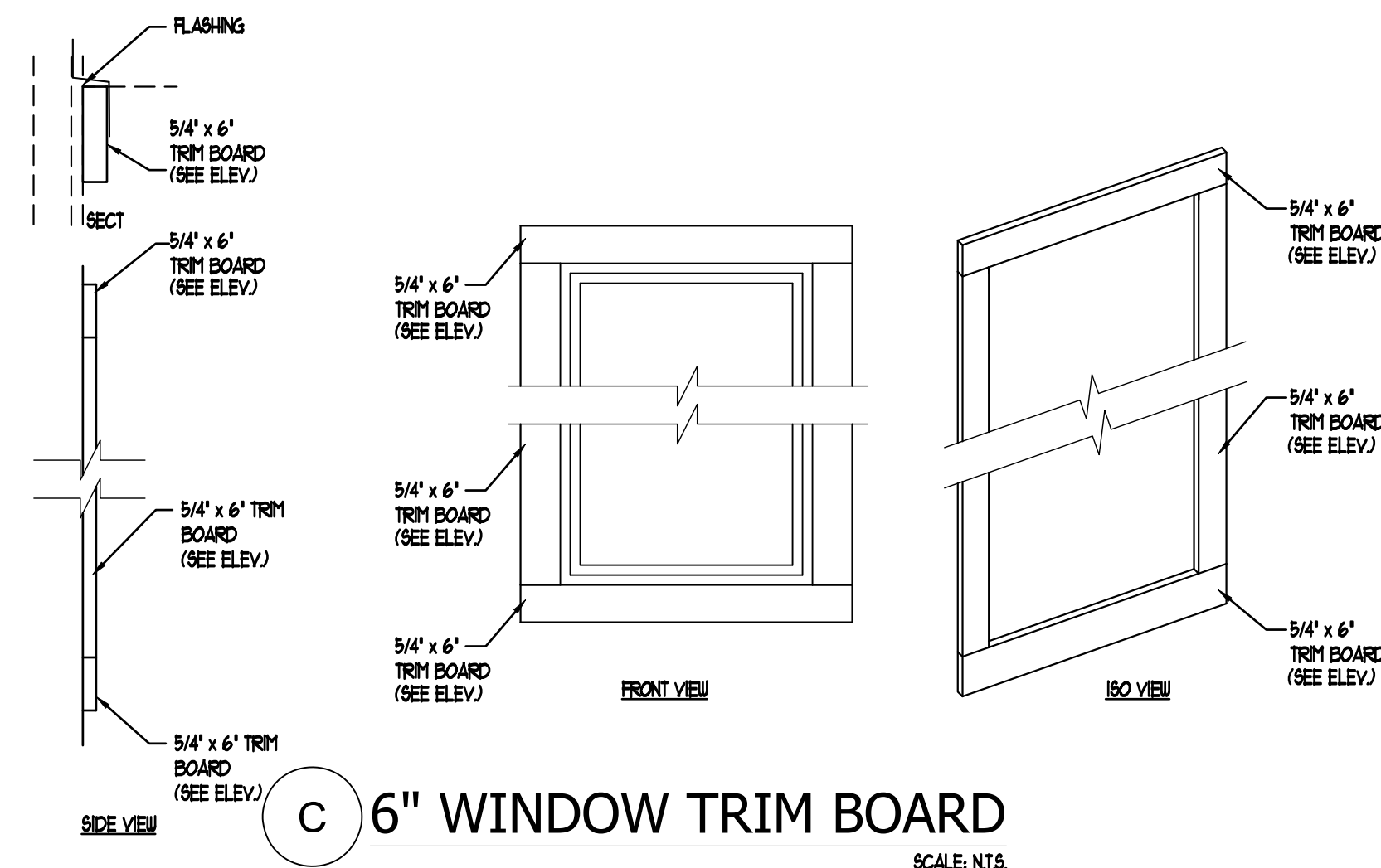
1914 - ADAMS REVERSED
REAR ELEVATION "A"

1/4" = 1'-0"



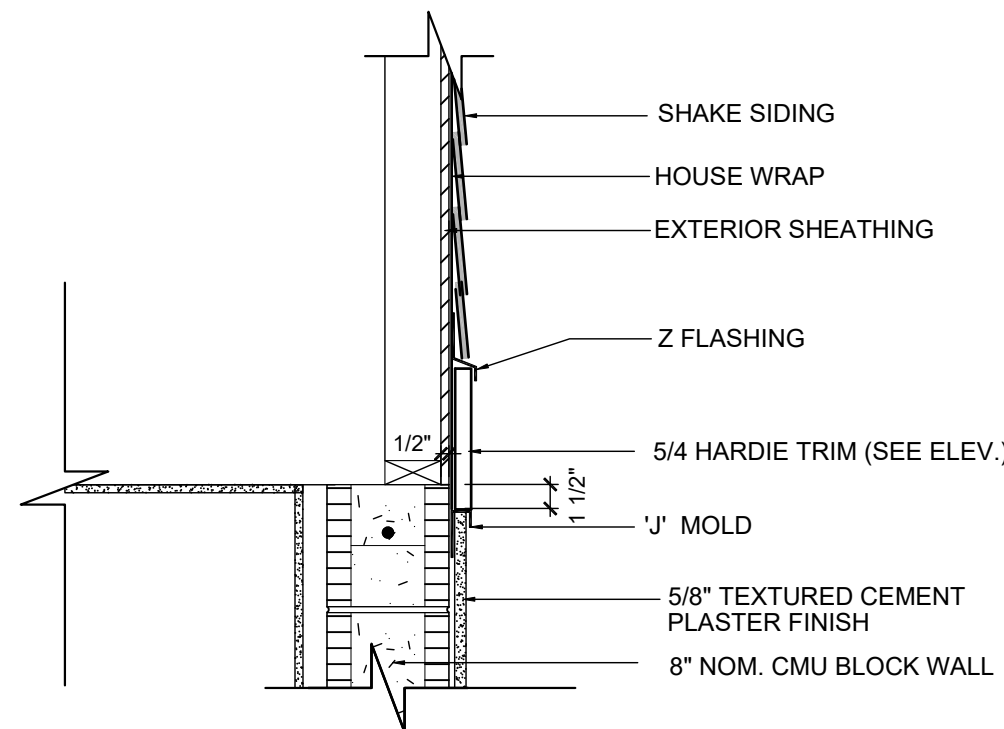
ELEVATION - KEY PLAN

1/32" = 1'-0"



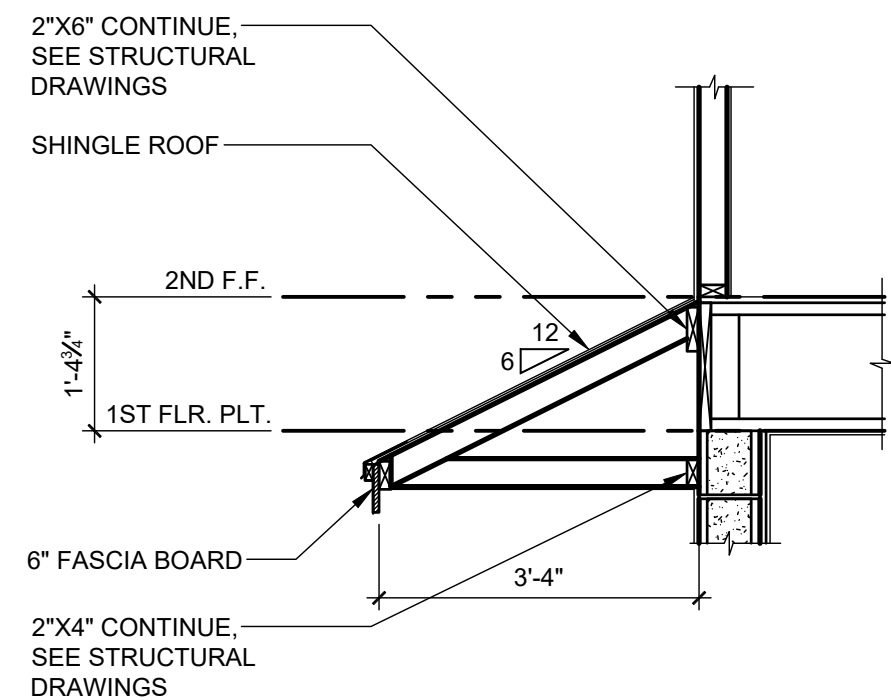
6" WINDOW TRIM BOARD

SCALE: N.T.S.



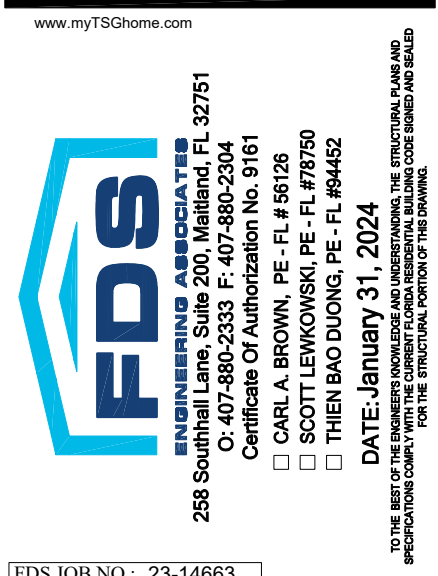
SHAKE SIDING AT GABLE

SCALE: 1" = 1'-0"



SHED ROOF SECTION

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



FDS JOB NO.: 23-14663

PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

title:
1914 - ADAMS
EXT. ELEVATIONS

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

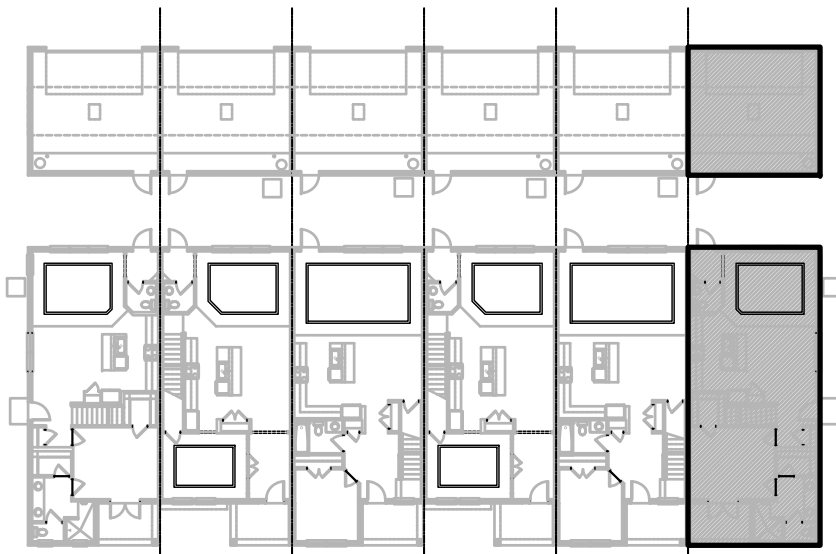
2.1D
ELEV. A

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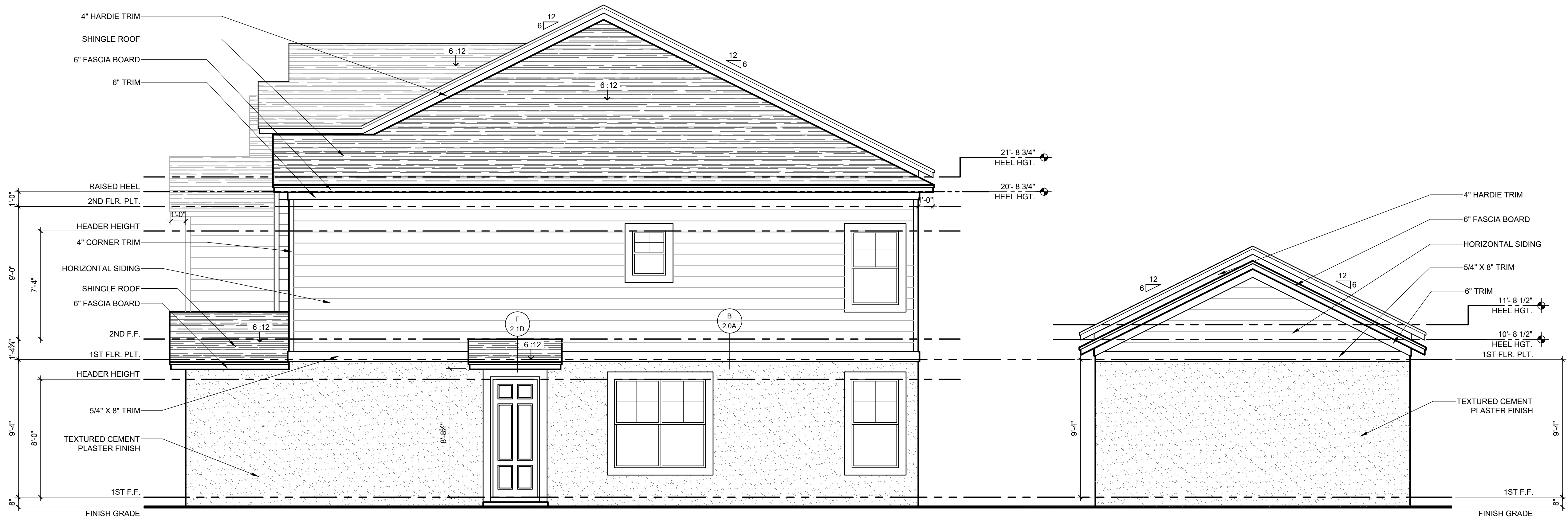
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ELEVATION - KEY PLAN

1/32" = 1'-0"



1914 - ADAMS REVERSED
RIGHT ELEVATION "A"

1/4" = 1'-0"

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Buckeye, AZ 85201
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www.myTSChome.com
Professional Engineer
Scott Lewkowksi, P.E., FL #179790
Certificate of Authorization No. 9191
□ CARL A. BROWN, P.E., FL #5128
□ TERRY BAO O'NEILL, P.E., FL #6452
DATE: 05/19/22
PROJECT NO.: 2022144
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PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

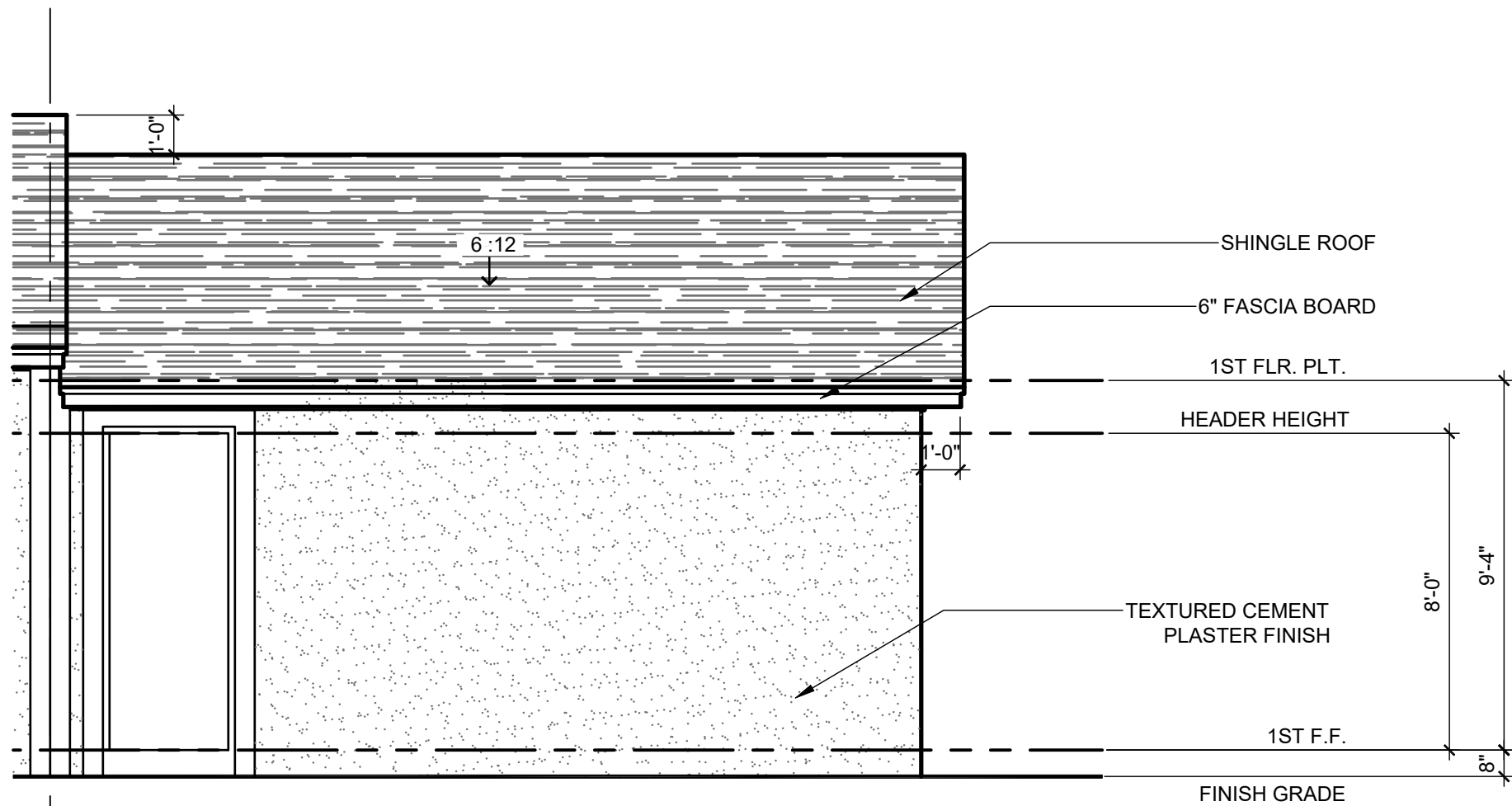
title:
**1914 - ADAMS
EXT. ELEVATIONS**

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

**2.2D
ELEV. A**

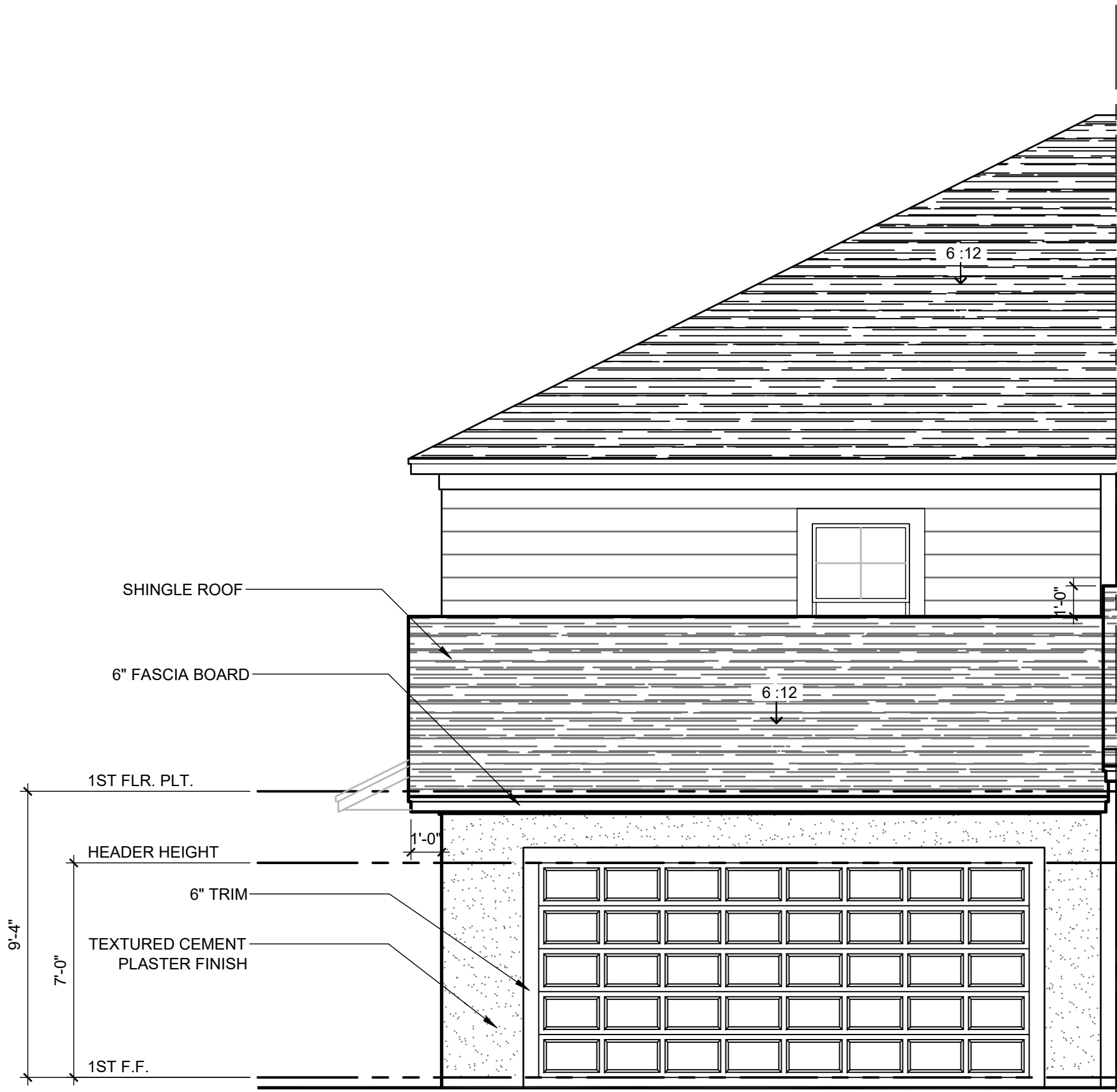
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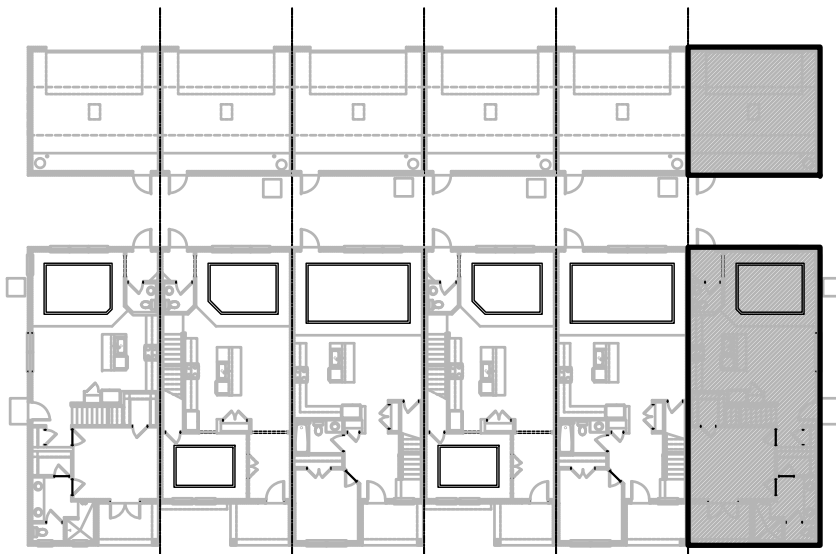
1914 - ADAMS REVERSED
FRONT ELEVATION "A" - GARAGE

1/4" = 1'-0"



1914 - ADAMS REVERSED
REAR ELEVATION "A" - GARAGE

1/4" = 1'-0"



ELEVATION - KEY PLAN

1/32" = 1'-0"

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Certificate of Authorization No. 9191
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☐ SCOTT LEWOWSKI, PE - FL #79790
☐ THERESA OLSON, PE - FL #6462
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FLORIDA BOARD OF PROFESSIONAL ENGINEERS
FDS JOB NO.: 23-14663

PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

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

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

**2.3D
ELEV. A**



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

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

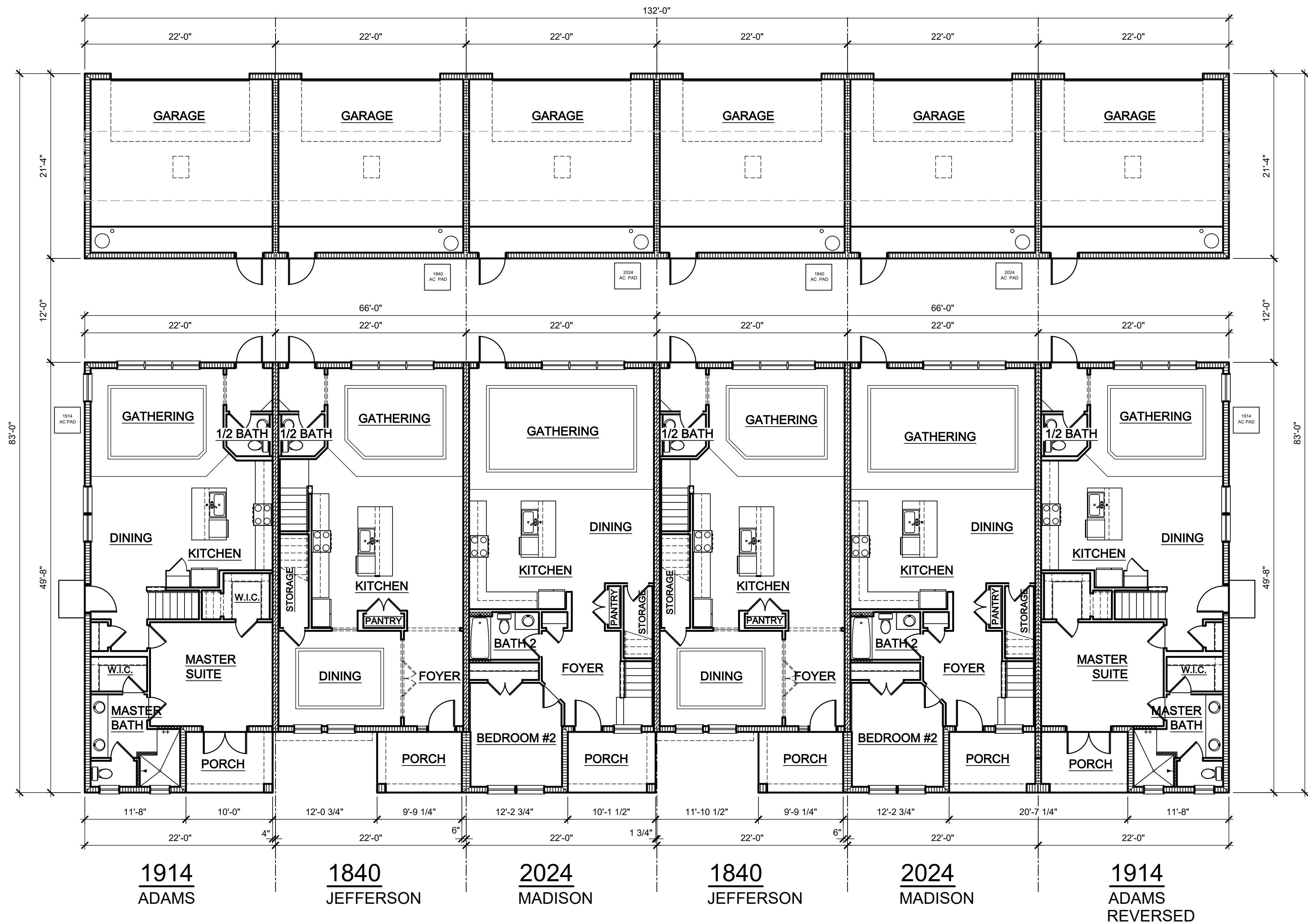
3.0
ELEV. A

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

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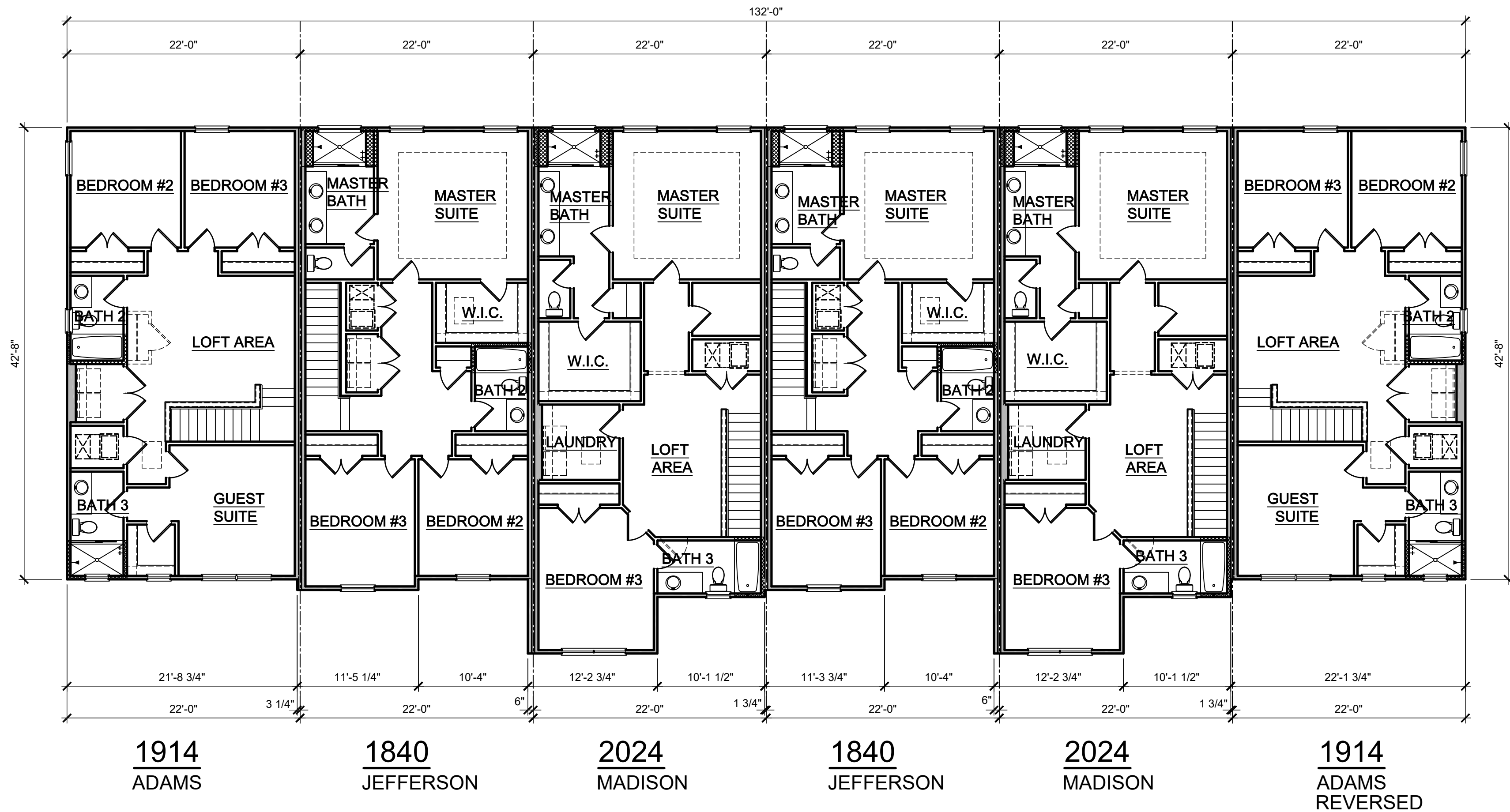
1ST FLOOR PLAN - 6 UNIT
1/8" = 1'-0"

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	

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2ND FLOOR PLAN - 6 UNIT

1/4" = 1'-0"

WALL LEGEND

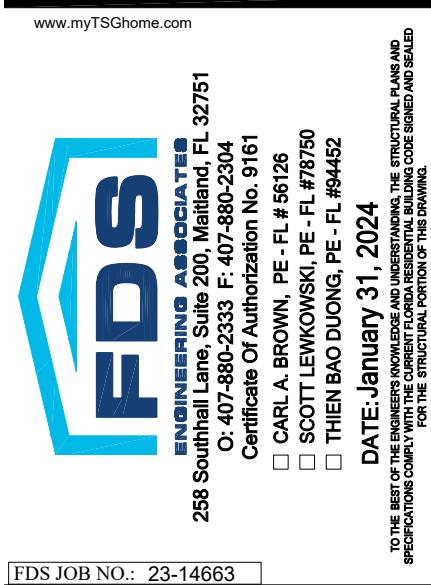
- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING), 9'-4" TOP OF CMU
- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING), 10'-8" TOP OF CMU
- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING), 10'-8" TOP OF CMU
- INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. 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:
**6 UNIT / 2-STORY
2ND FLOOR PLAN**

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

**3.2
ELEV. A**

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

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



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



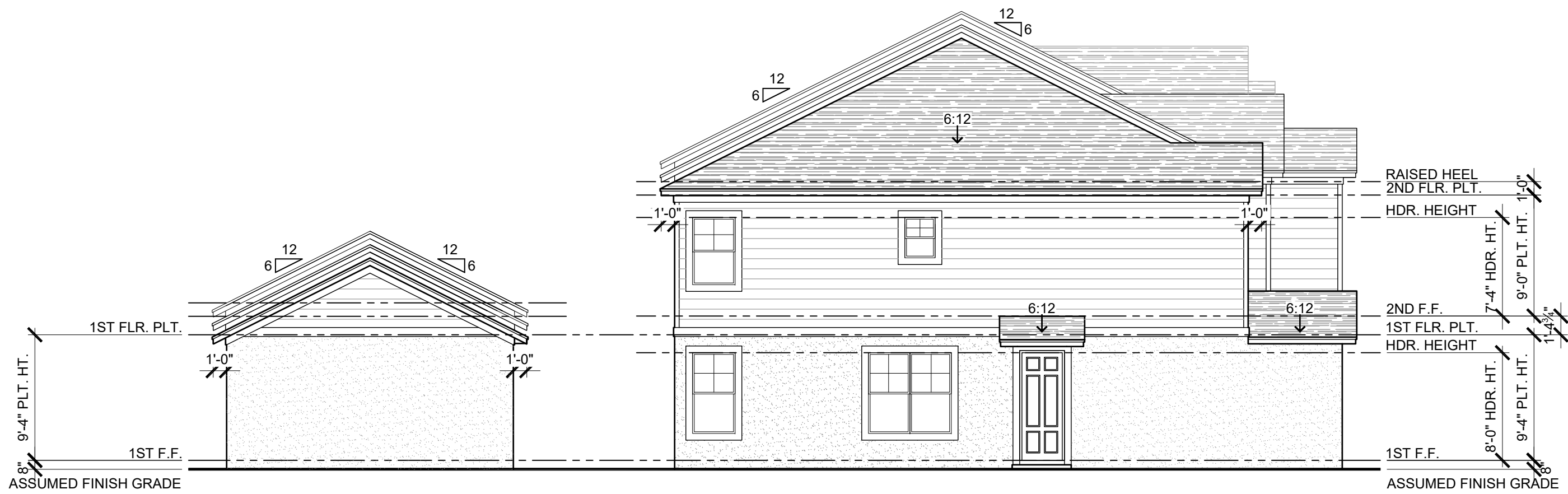
REAR ELEVATION - 6 UNIT
1/8" = 1'-0"

DISCLAIMER

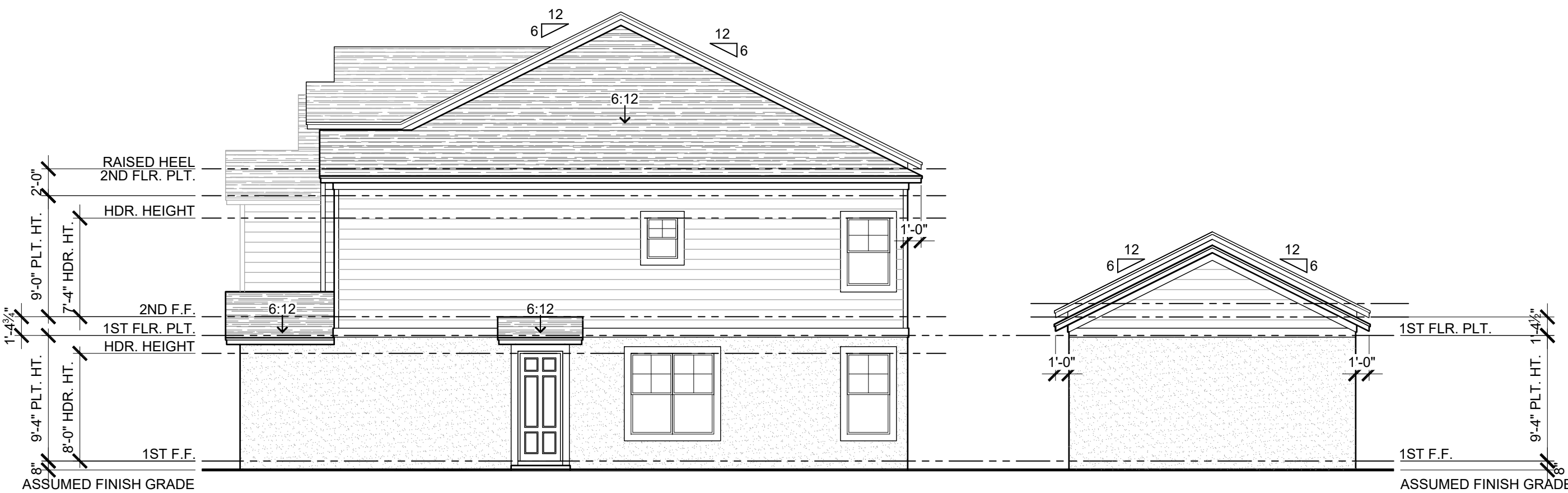
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PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

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



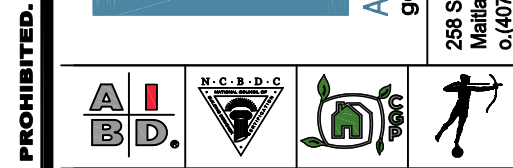
1914
ADAMS
LEFT ELEVATION - 6 UNIT
1/8" = 1'-0"



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

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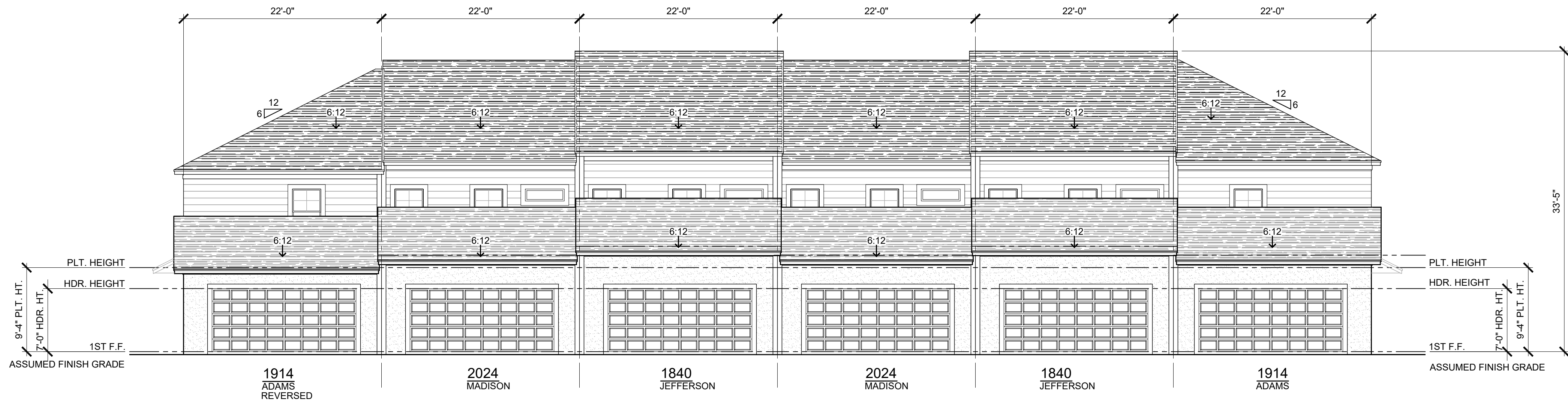
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Certificate of Authorization No. 9191
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□ SCOTT LEWOWSKI, P.E. - FL #79790
□ THERESA O'DONOGHY, P.E. - FL #64452
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL ARCHITECT
REGISTERED PROFESSIONAL PLANNER
FDS JOB NO.: 23-14663

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

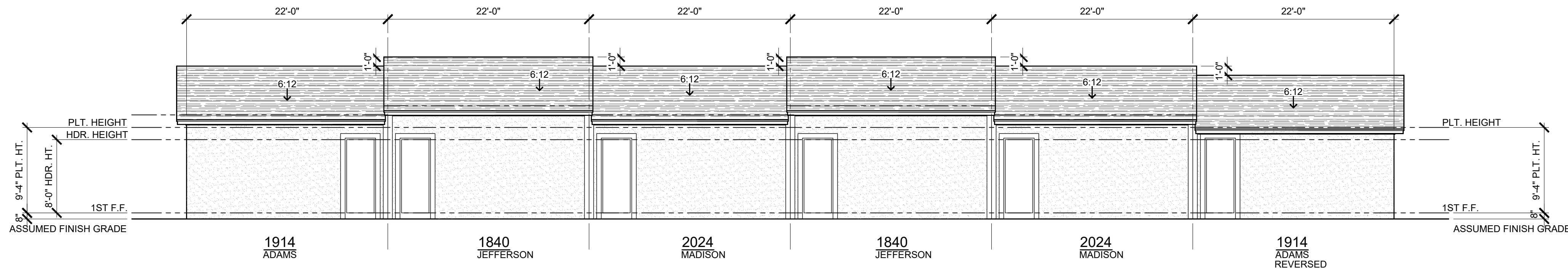
title:
**6 UNIT
EXT. ELEVATIONS**
project no. 2022144
checked: AB
drawn: BF
date: 05-19-22
scale: AS SHOWN
**3.3B
ELEV. A**

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



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

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Spartanburg, SC 29301
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Professional Engineer License No. 3192
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Professional Engineer License No. 3194
Professional Engineer License No. 3195
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Professional Engineer License No. 3197
Professional Engineer License No. 3198
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FDS JOB NO.: 23-14663

PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

title:
6 UNIT
EXT. ELEVATIONS

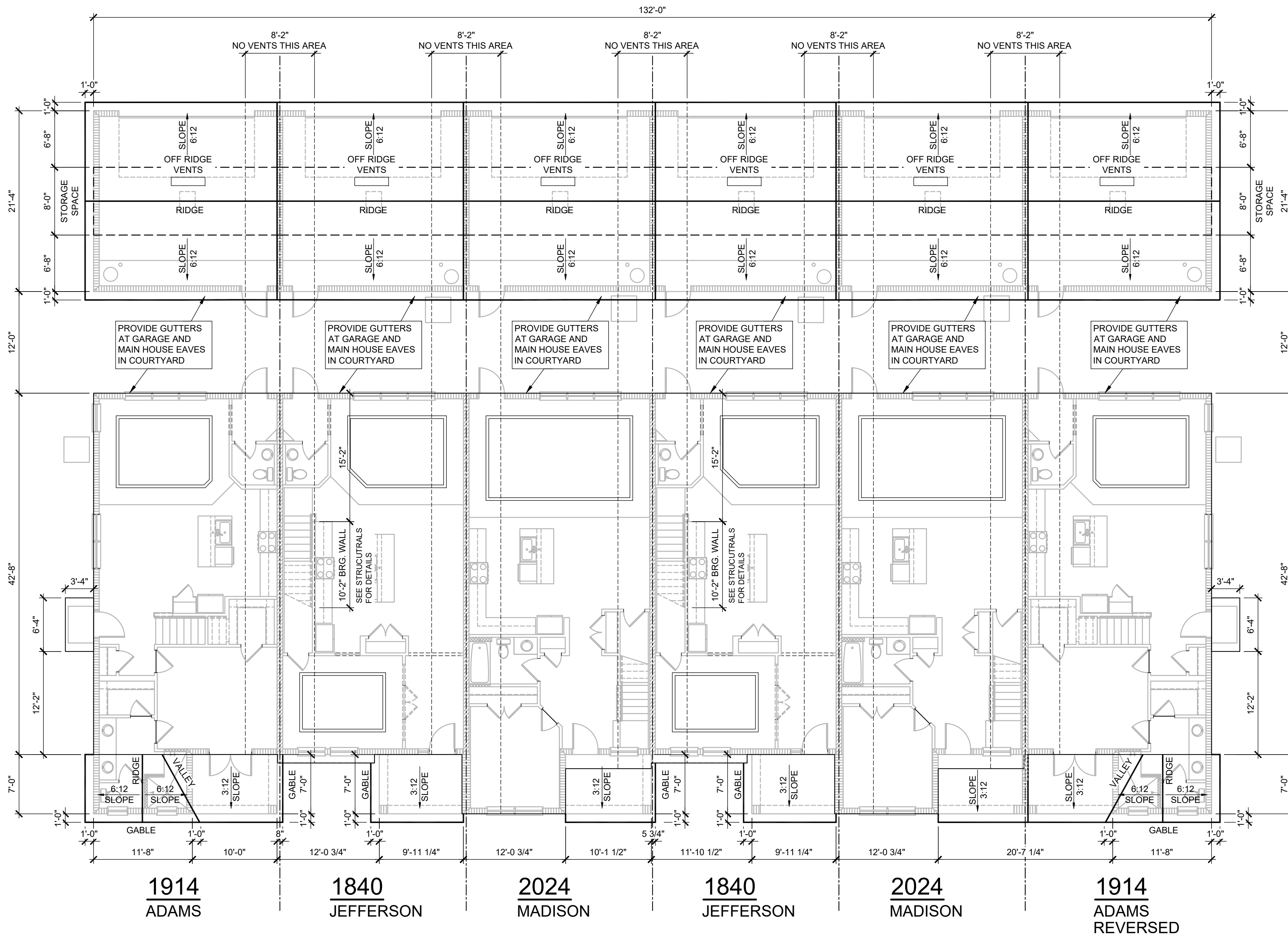
project no. 2022144
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drawn: BF
date: 05-19-22
scale: AS SHOWN

3.3C
ELEV. A

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LOWER ROOF PLAN - 6 UNIT

1/8" = 1'-0"

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

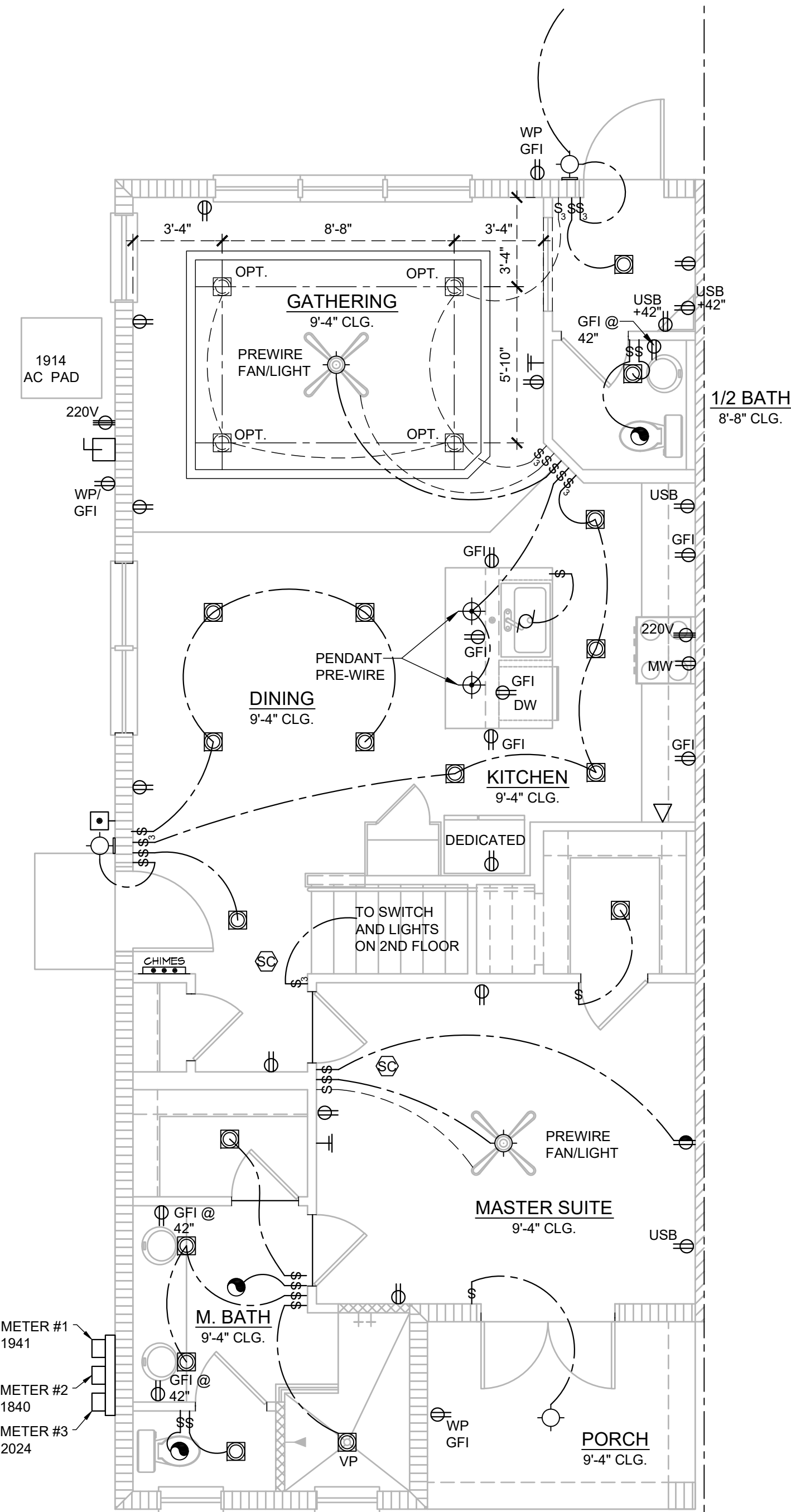
1914 - ADAMS
VENTILATION REQUIRED
@ ENTRY
154 S.F. / 300 = .51
.51 / 2 = 0.26
0.26 *144 = 36.96 SQ. IN.
37 SQ. IN. OF VENT REQUIRED
SOFFIT VENTILATION PROVIDES
ADEQUATE VENTILATION

1840 - JEFFERSON
VENTILATION REQUIRED
@ 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
@ 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
@ 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
@ 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



1914 - ADAMS 1ST FLOOR ELECTRICAL

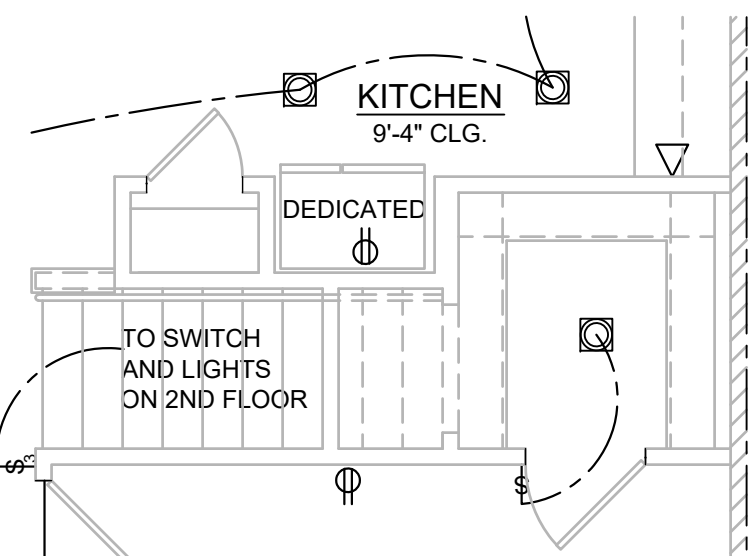
1/4" = 1'-0"

DISCLAIMER

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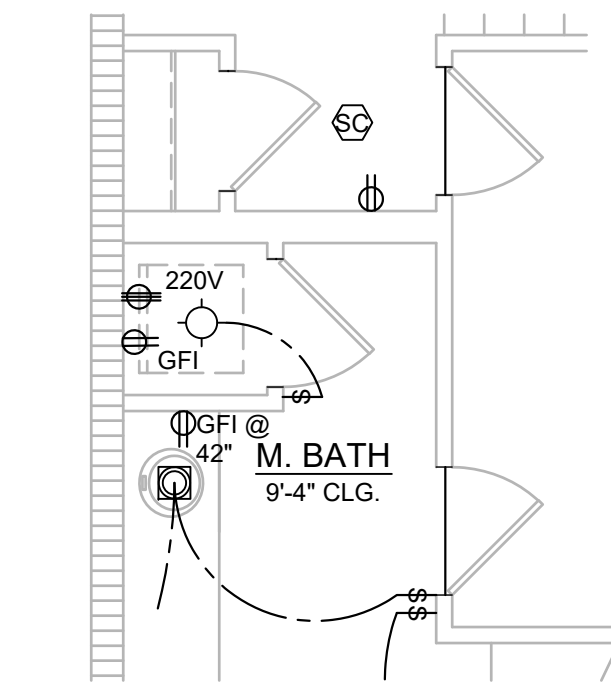
NFPA 70
ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE.

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.



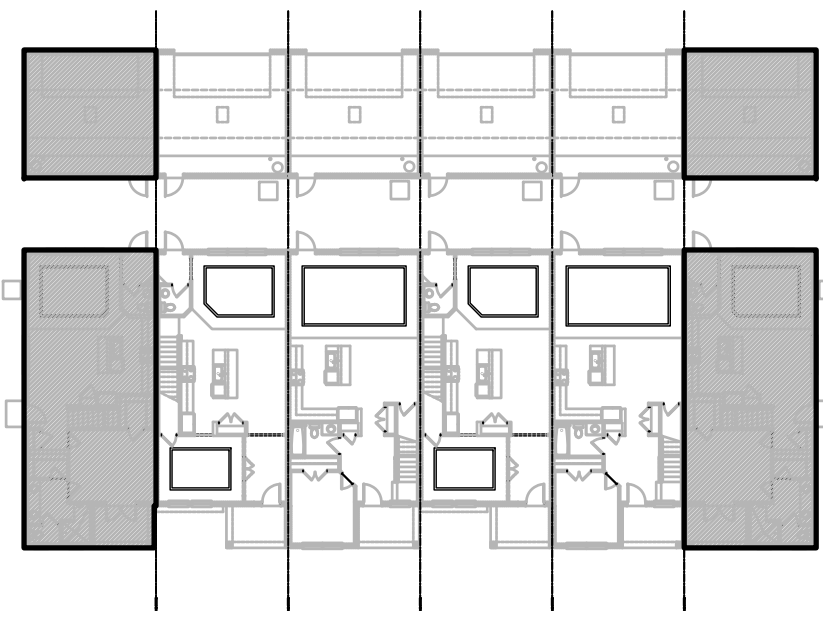
OPT PANTRY FOR EMERSON PARK ONLY

1/4" = 1'-0"



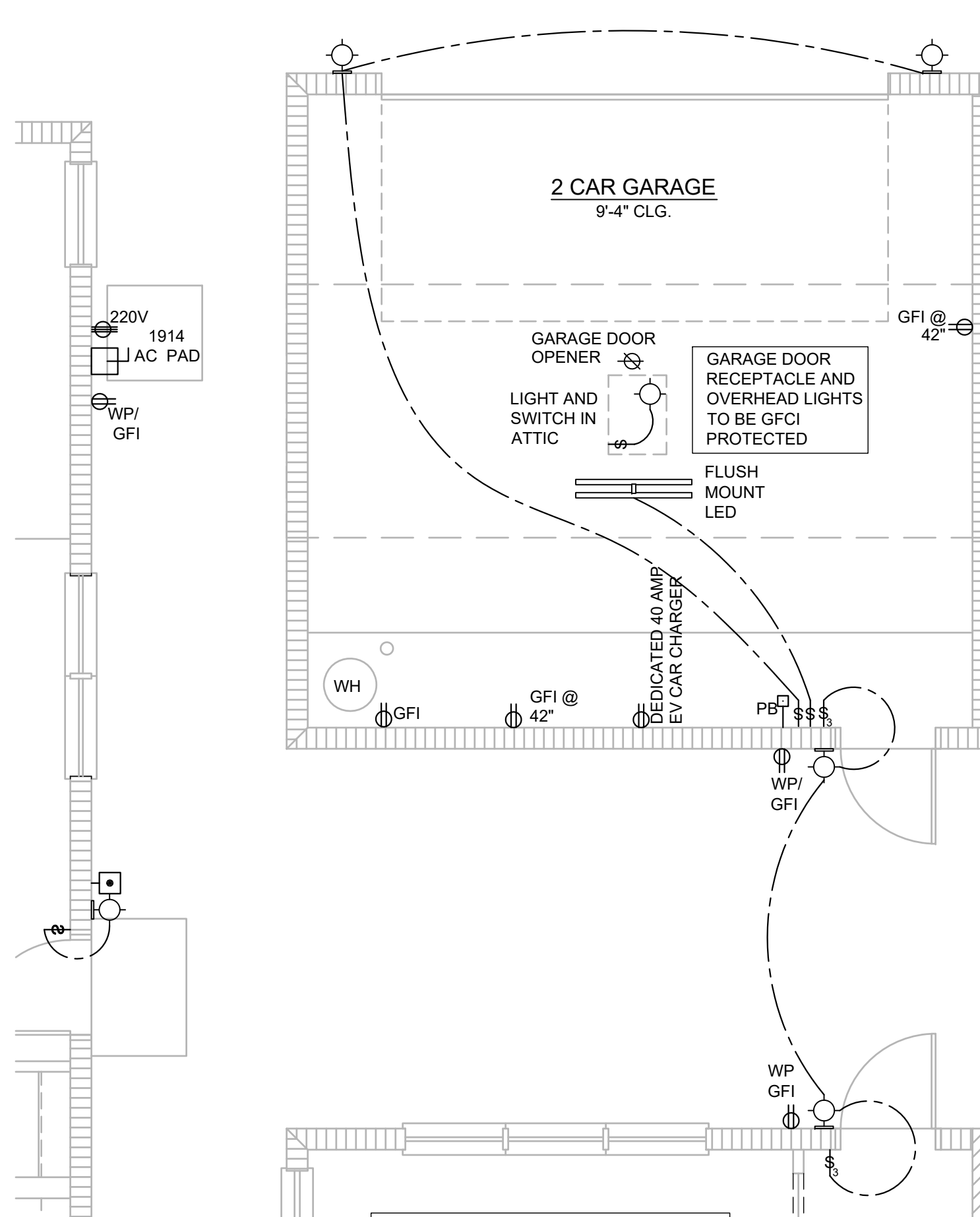
OPT WASHER/DRYER

1/4" = 1'-0"



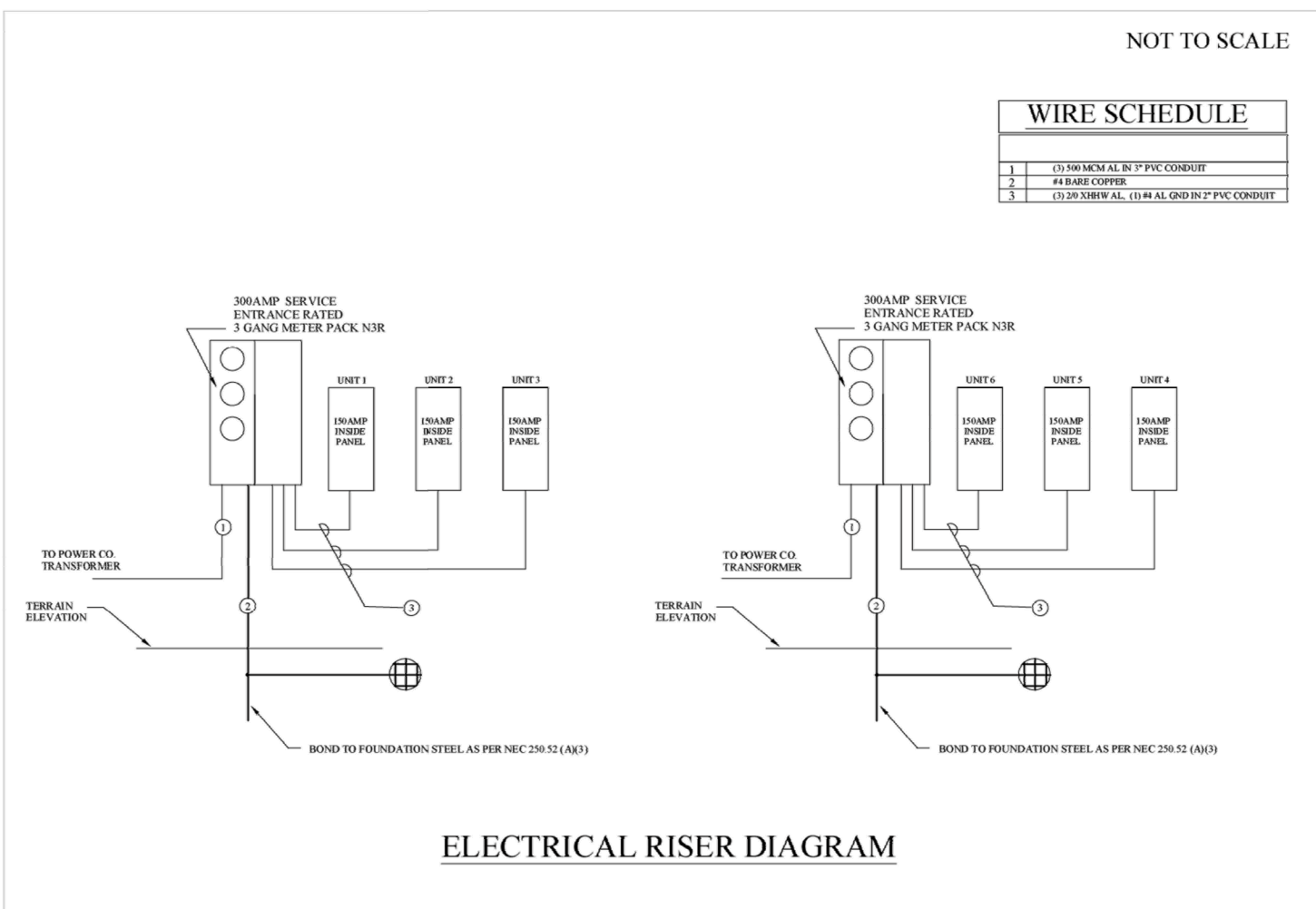
1ST FLOOR - KEY PLAN

1/32" = 1'-0"



1914 - ADAMS 1ST FLOOR ELECTRICAL - GARAGE

1/4" = 1'-0"



Residential Standard Calculation			
Version 7.28		9/25/1997	Ravenna Townhomes - Adams
STEP 1 Article 220.42 & 220.52		Synergy Electrical Systems, Inc	
1914	General Lighting load	5,742 VA	
2	Small Appliance	3,000 VA	
1	Laundry circuit	1,500 VA	
Gen.Lgt./Sim App & Laun. Load		10,242 VA	
		3,000 VA @ 100% =	3,000 VA
		7,242 VA @ 35% =	2,533 VA
		VA @ 25% =	VA
		General Lighting Demand Load	
		5,535 VA	
STEP 2 Article 220.50 & 220.51		Total Heat Load	
2.5 ton	4,400 VA	AHU 1 Select	5,800 VA
A/C #2	VA	AHU 2 Select	VA
A/C #3	VA	AHU 3 Select	VA
A/C #4	VA	AHU 4 Select	VA
A/C #5	VA	AHU 5 Select	VA
STEP 3 Article 220.53		Appliance Demand Load	
4,500 VA	1	Water Heater	4,500 VA
1,400 VA	1	Refrigerator	1,400 VA
600 VA	1	Freezer	600 VA
1,030 VA	1	Dishwasher	1,030 VA
690 VA	1	Disposal	690 VA
780 VA	1	Trash Compactor	780 VA
1,630 VA	1	Microwave	1,630 VA
340 VA	1	Central Vac	340 VA
400 VA	1	Mini Refrigerator	400 VA
540 VA	1	Range hood	540 VA
1,500 VA	1	Wine Cooler	1,500 VA
select	1	Ironing Center	select
select	1	Jacuzzi Tub	select
select	1	Sprinkler Pump	select
select	1	Well Pump	select
select	1	Fountain Pump	select
select	1	Elevator	select
select	1	Pool Equip. Panel	select
STEP 4 Article 220.54		Demand Load	
Electric Clothes Dryers		130 A	
STEP 5 Article 220.55		Neutral Demand	
Electric Ranges		76 A	
Number of appliances		Service Demand	
1		31,272 VA	
Col C demand		Demand Load	
8,000 W		130 A	
Cooktop		Neutral Demand	
Col B demand		76 A	
Cooktop		Min.Service Req.	
Oven(s)		150 A	
Oven(s)		Min. Feeder size	
Col B demand		4	
Col B demand		Min. Neutral size	
Col B demand		6	
Dem. Factor		Eq. Grdng Cond.	
0%		Copper	
Cooktop & Oven Demand Load		Total Appliance Load	
9,250 VA		9,250 VA	
4 or more demand @ 75% plus 100% demand loads		6,938 VA	

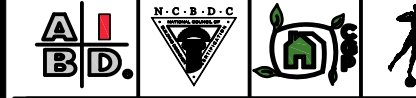
GENERAL NOTES

- FAN, PHONE, & CATV LOCATIONS PER CONTRACT.
- ALL SMOKE/CARBON MONOXIDE DETECTORS TO BE INSTALLED PER 2023 FBCR. REFERENCED NFPA 72 AND RS14. SMOKE DETECTORS SHALL BE HARDWIRED INTO AN AC ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP AND SHALL BE INTERCONNECTED.
- ARCH FAULT BREAKERS: ALL BRANCH CIRCUITS SERVING BEDROOMS, FAMILY ROOMS, HALLWAYS, KITCHEN, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DEN, SUNROOMS, REC. ROOMS, CLOSETS AND LAUNDRY AREAS SHALL BE PROTECTED BY ARCH FAULT BREAKERS, PER 2023 FBCR. (REFER TO CHAPTERS 34 - 43)
- 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, KITCHEN, 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.
KITCHEN HOOD FAN "WHIP"	LEVEL W/ DOOR HANDLE
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	66" TO C.L.
KITCHEN DISHWASHER RECEPTACLE	76" TO C.L.
KITCHEN RANGE	UNDER SINK
KITCHEN REFRIGERATOR	24" TO C.L.
WASHER/DRYER OUTLET	48" TO C.L.
HOLLYWOOD LIGHTS	36" TO C.L.
	84" TO C.L.
C.L. = CENTER LINE	

ELECTRICAL KEY

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



FDS JOB NO.: 23-14663

PARK SQUARE HORIZONS WEST 6-UNIT - ADAMS END UNITS

title:
**1914 - ADAMS
ELECTRICAL**

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

4.1A ELEV. A

DISCLAIMER

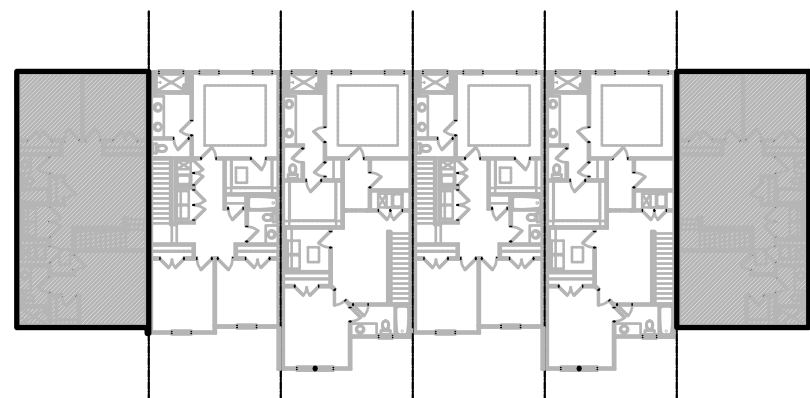
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1914 - ADAMS
2ND FLOOR ELECTRICAL

1/4" = 1'-0"

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

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



2ND FLOOR - KEY PLAN

1/32" = 1'-0"

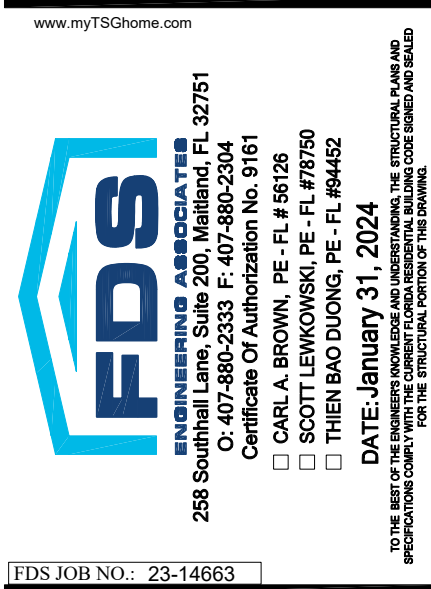
ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- DISPOSAL
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- MOTION DETECTOR SWITCH (OPTIONAL)
- PRE-WIRED SPEAKER
- FLUSH MOUNT LED LIGHT FIXTURE
- FLUSH MOUNT LED LIGHT FIXTURE - VAPOR PROOF
- MONO POINT TRACK HEAD (OPTIONAL)
- PENDANT FIXTURE
- SURFACE MOUNTED LED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- FLUSH MOUNTED LED LIGHT FIXTURE
- WALL MOUNTED STRIP LIGHT # OF BULBS SPECIFIED BY BUILDER
- UNDERCABINET LIGHTING (OPTIONAL)
- WALL 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.
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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"	76" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO C.L.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
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C.L. = CENTER LINE	



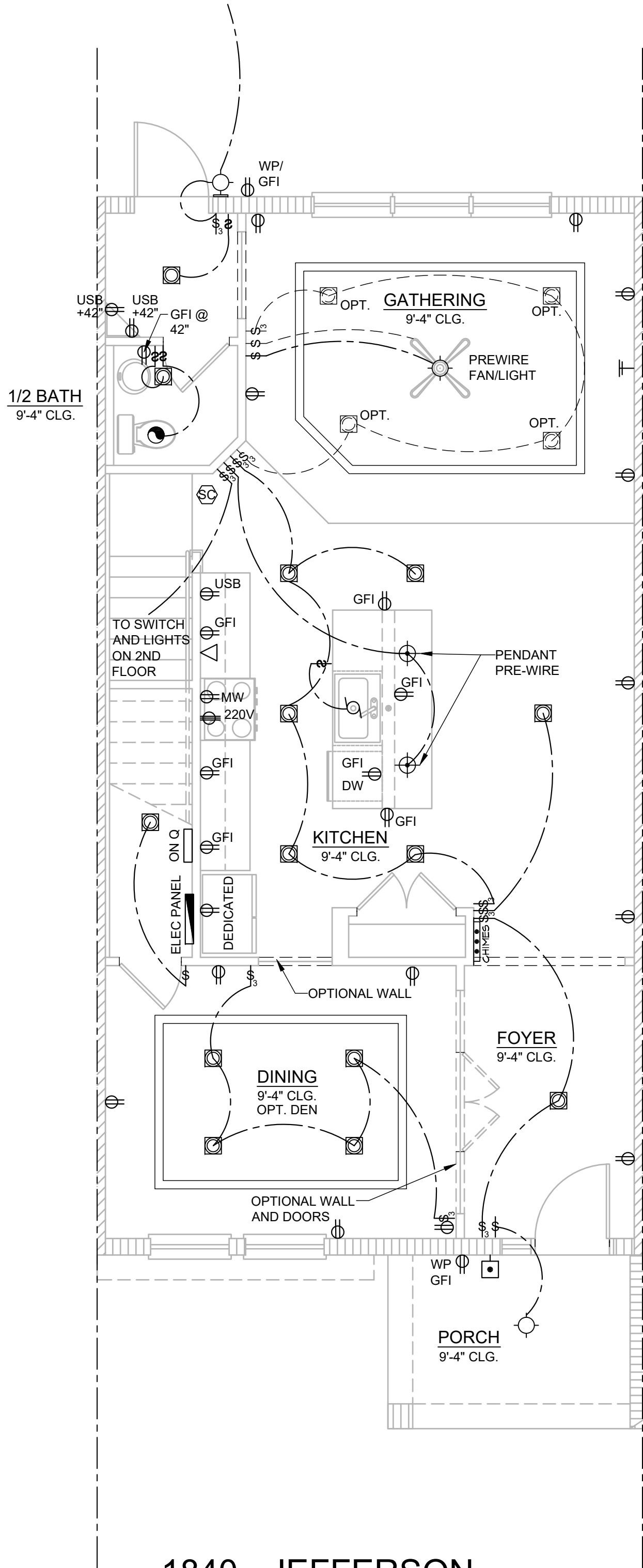
PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

title:
1914 - ADAMS
FLOOR PLAN

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

4.2A
ELEV. A

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

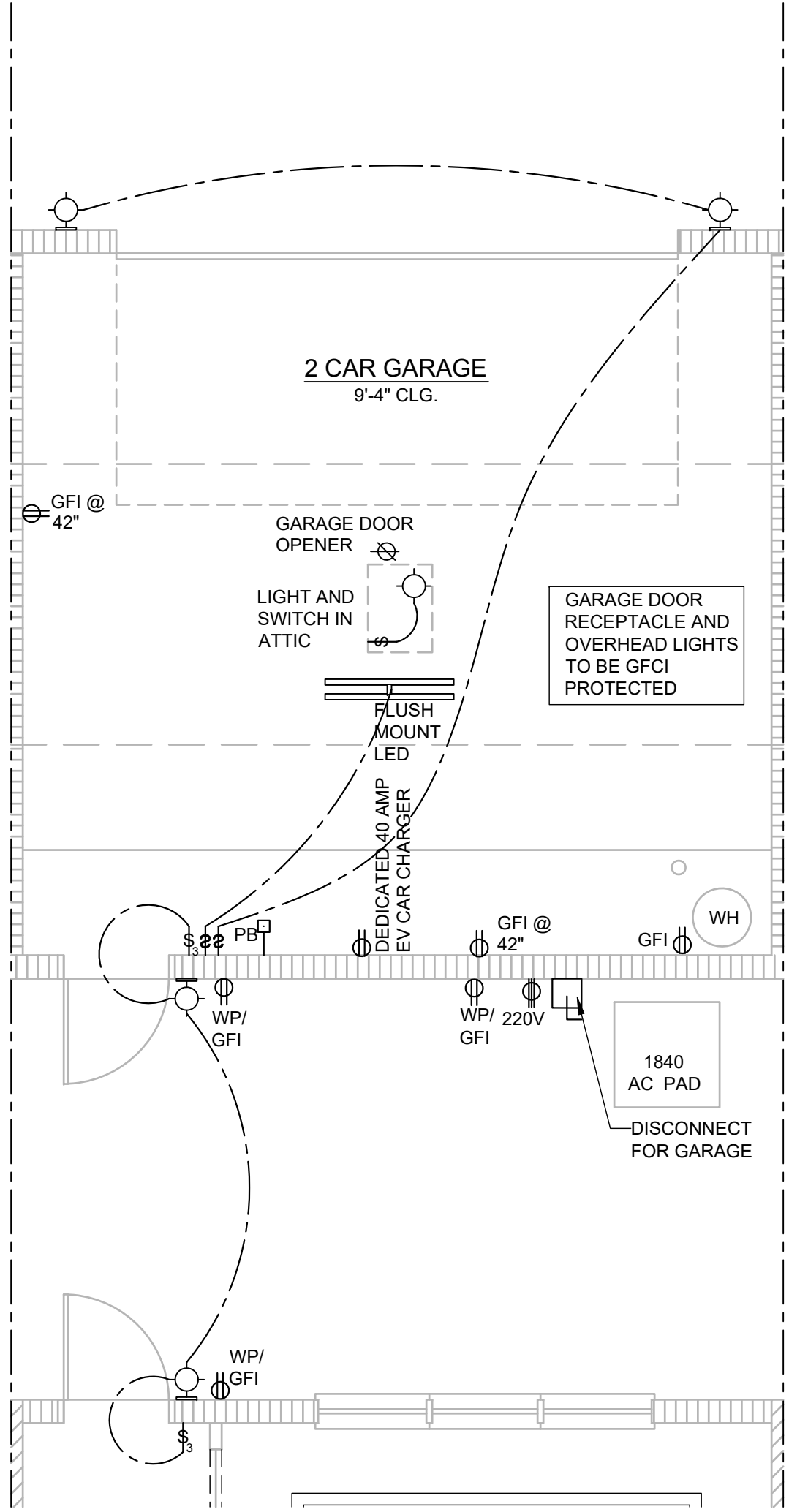


1840 - JEFFERSON
1ST FLOOR ELECTRICAL

1/4" = 1'-0"

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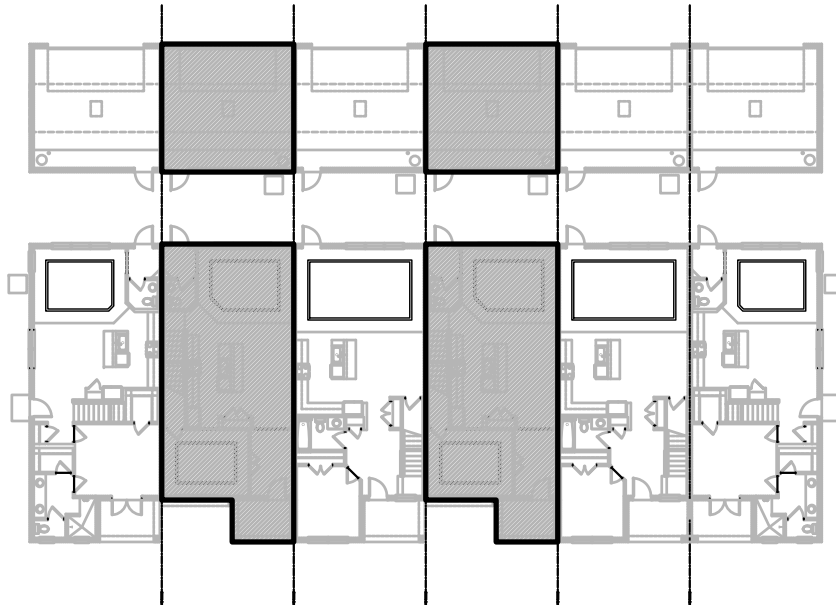


1840 - JEFFERSON
1ST FLOOR ELECTRICAL - GARAGE

1/4" = 1'-0"

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

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1ST FLOOR - KEY PLAN

1/32" = 1'-0"

Residential Standard Calculation			
Version 7.28		9/25/1997	
STEP 1 Article 220.42 & 220.52		Ravenna Townhomes - Jefferson	
sq. ft.		Synergy Electrical Systems, Inc.	
1840		550 Parkside Pointe Blvd	
2		Apopka, FL 32712	
1		Ph: 407-880-3144 Fax: 407-880-3145	
Gen.Lgt. Sm App & Laun. Load		11/02/2018 8:27	
1840		General Lighting Demand Load	
2		5,457 VA	
1		Total Heat Load	
1		5,800 VA	
1		Total CU Load	
1		4,400 VA	
1		Greater of Heat @ 100% vs.A/C @ 100%	
1		5,800 VA	
STEP 2 Article 220.50 & 220.51		Appliance Demand Load	
2.5 ton		6,938 VA	
4,400 VA		Dryer Demand Load	
1		5,000 VA	
A/C #2		Range Demand Load	
VA		8,000 VA	
A/C #3		Service Demand	
VA		31,195 VA	
A/C #4		Demand Load	
VA		130 A	
A/C #5		Neutral Demand	
VA		75 A	
STEP 3 Article 220.53		Min. Service Req.	
4,500 VA		150 A	
1,400 VA		Min. Feeder size	
600 VA		1	
1,030 VA		Min. Neutral size	
690 VA		4	
780 VA		Eq. Grinding Cond.	
1,630 VA		6	
340 VA		Copper	
400 VA		Total Appliance Load	
540 VA		9,250 VA	
1,500 VA		6,938 VA	
STEP 4 Article 220.54		Electric Clothes Dryers	
5,000 VA		Col C demand	
STEP 5 Article 220.55		Electric Ranges	
8,000 W		Col B demand	
Number of appliances		1	
Cooktop		Col B demand	
Cooktop		Col B demand	
Oven(s)		Col B demand	
Oven(s)		Col B demand	
Number of appliances		Dem. Factor	
Cooktop & Oven Demand Load		0%	
W		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
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- WALL MOUNTED STRIP LIGHT # OF BULBS SPECIFIED BY BUILDER
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- EXHAUST FAN & LIGHT COMBO
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- 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

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- TAMPER-RESISTANT "TR" RECEPTACLES: ALL 125-VOLT, 15 & 20 AMPERE ELECTRICAL OUTLETS (RECEPTACLES) IN LIVING ROOM AREAS, BATHROOMS, KITCHEN, GARAGE, LAUNDRY ROOM, AND EXTERIOR LOCATIONS MUST BE "TAMPER-RESISTANT" PER 2023 FBCR. (REFER TO CHAPTERS 34 - 43)
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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 WALL HUNG MICROWAVE RECEPTACLE	60" TO C.L.
KITCHEN HOOD FAN "WHIP"	76" 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
6-UNIT - ADAMS END UNITS

title:
1840 - JEFFERSON
ELECTRICAL

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

4.1B
ELEV. A

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

DISCLAIMER

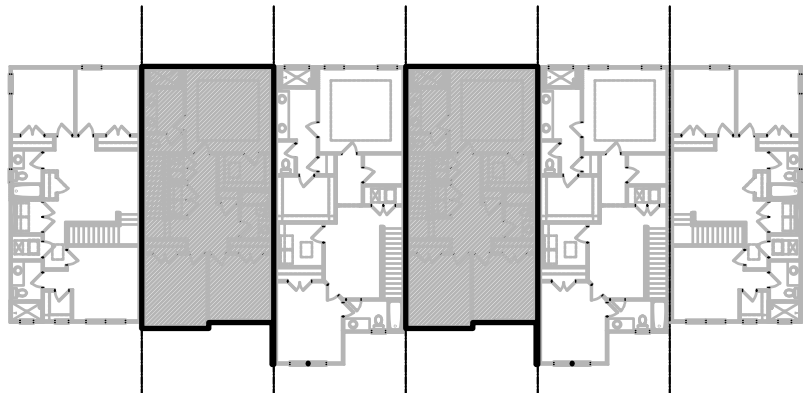
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NFPA 70
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1840 - JEFFERSON
2ND FLOOR ELECTRICAL

1/4" = 1'-0"



2ND FLOOR - KEY PLAN

1/32" = 1'-0"

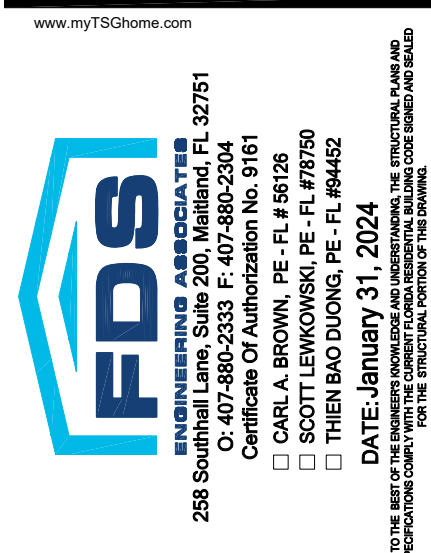
ELECTRICAL KEY

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- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
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- DISPOSAL
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
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- PRE-WIRED SPEAKER
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- FLUSH MOUNT LED LIGHT FIXTURE - VAPOR PROOF
- MONO POINT TRACK HEAD (OPTIONAL)
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- SURFACE MOUNTED LED LIGHT FIXTURE
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- 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

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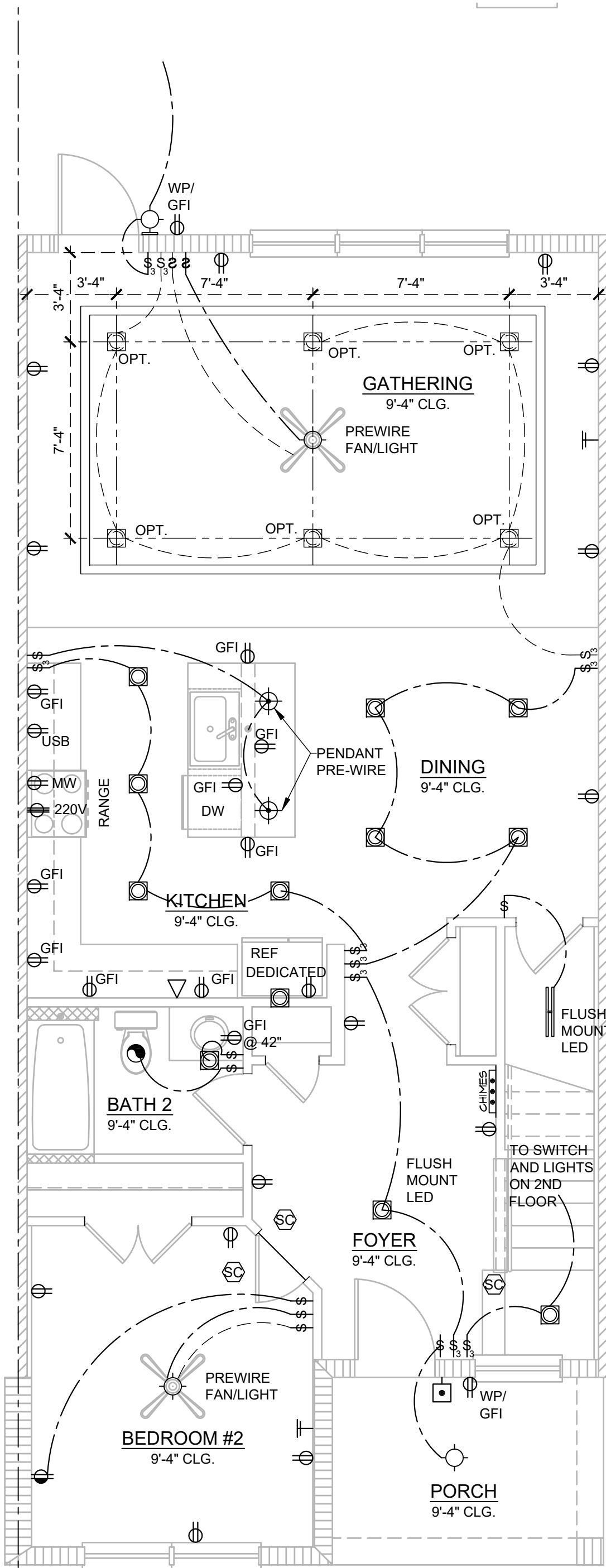
PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

title:
1840 - JEFFERSON
FLOOR PLAN

project no. 2022144
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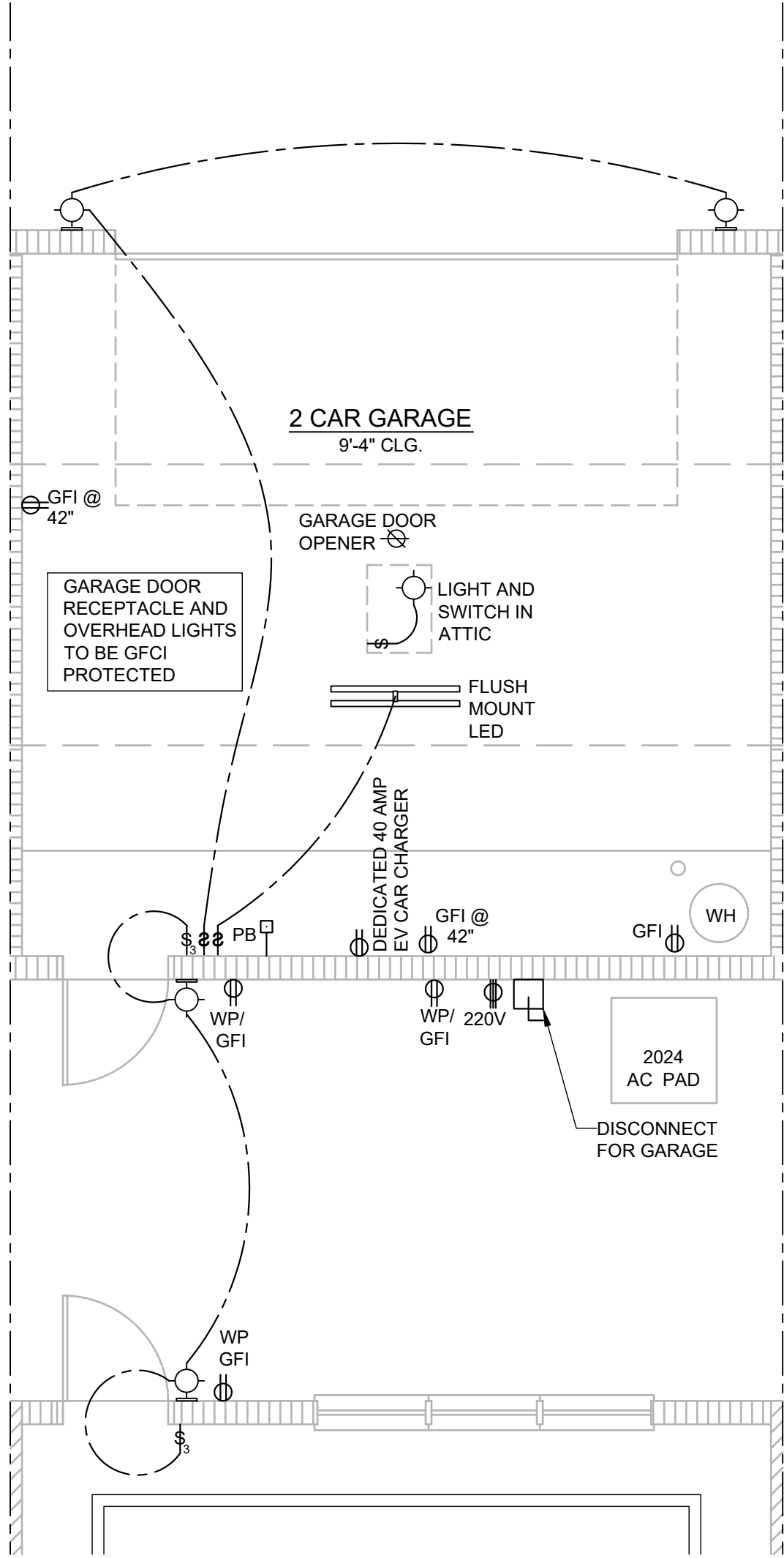


2024 - MADISON
1ST FLOOR ELECTRICAL

1/4" = 1'-0"

DISCLAIMER

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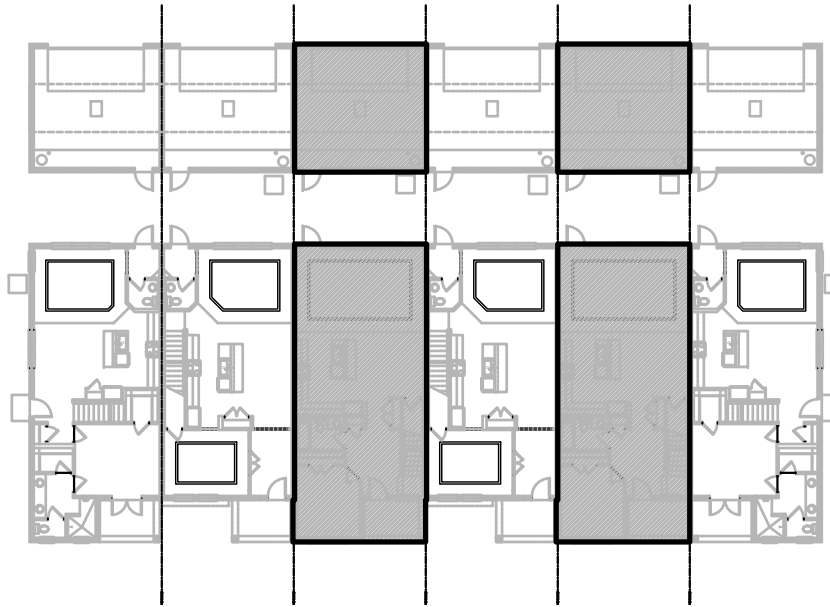


2024 - MADISON
1ST FLOOR ELECTRICAL - GARAGE

1/4" = 1'-0"

NFPA 70
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1ST FLOOR - KEY PLAN

1/32" = 1'-0"

Residential Standard Calculation				Ravenna Townhomes - Madison	
Version 7.28				Synergy Electrical Systems, Inc	
10/26/1997				550 Parkside Pointe Blvd	
				Apopka, FL 32712	
				Ph: 407-880-3144 Fax: 407-880-3145	
				11/30/2018 9:27	
STEP 1 Article 220.42 & 220.52					
sq. ft.	2014	General Lighting load	6,042 VA		
	2	Small Appliance	3,000 VA		
	1	Laundry circuit	1,500 VA		
		Gen.Lgt., Sm App. & Laun. Load	10,542 VA		
			3,000 VA @ 100% =	3,000 VA	
			7,542 VA @ 35% =	2,640 VA	
			VA @ 25% =		
				General Lighting Demand Load	
				5,840 VA	
STEP 2 Article 220.50 & 220.51					
2.5 ton	4,400 VA	AHU 1 SW	5,800 VA		
A/C #2	VA	AHU 2 Select	VA		
A/C #3	VA	AHU 3 Select	VA		
A/C #4	VA	AHU 4 Select	VA		
A/C #5	VA	AHU 5 Select	VA		
STEP 3 Article 220.53					
4,500 VA	1	Water Heater	4,500 VA		
1,400 VA	1	Refrigerator	1,400 VA		
600 VA		Freszer	VA		
1,030 VA	1	Dishwasher	1,030 VA		
690 VA	1	Disposal	690 VA		
780 VA		Trash Compactor	VA		
1,630 VA	1	Microwave	1,630 VA		
		Central Vac	VA		
340 VA		Mini Refrigerator	VA		
400 VA		Range hood	VA		
540 VA		Wine Cooler	VA		
1,500 VA		Ironing Center	VA		
		Jacuzzi Tub	VA		
		Sprinkler Pump	VA		
		Well Pump	VA		
		Fountain Pump	VA		
		Elevator	VA		
		Pool Equip. Panel	VA		
		VA 100% Demand	VA		
		VA No Demand	VA		
		VA 4 or more demand @ 75% plus 100% demand loads	6,938 VA		
STEP 4 Article 220.54					
Electric Clothes Dryers				5,000 VA	
STEP 5 Article 220.55					
Electric Ranges				8,000 W	
Number of appliances				1	
				Col C demand	
				Cooktop	
				Col B demand	
				Cooktop	
				Col B demand	
				Oven(s)	
				Col B demand	
				Oven(s)	
				Col B demand	
				Dem. Factor	
				0%	
				W	
				Total / Appliance Load	
				9,250 VA	
				4 or more demand @ 75% plus 100% demand loads	
				6,938 VA	
				Copper	
				imp1da@earthlink.net	

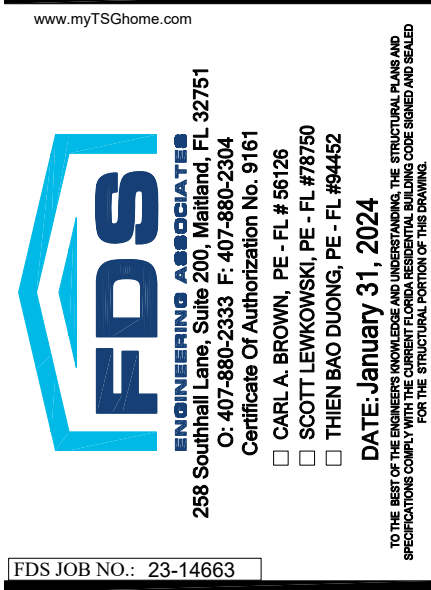
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PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

title:
2024 - MADISON
ELECTRICAL

project no. 2022144
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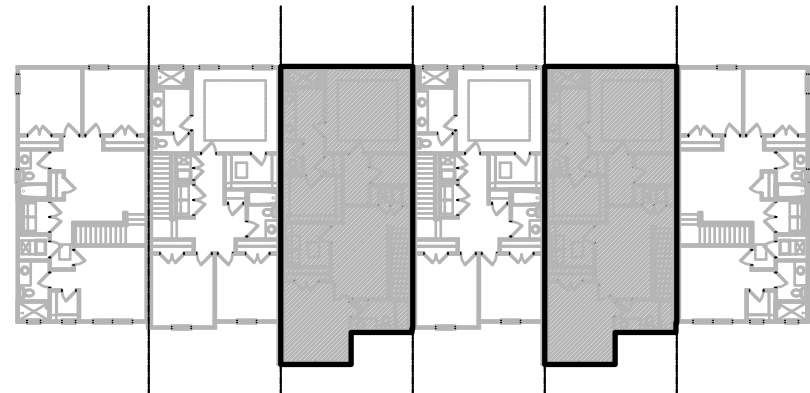
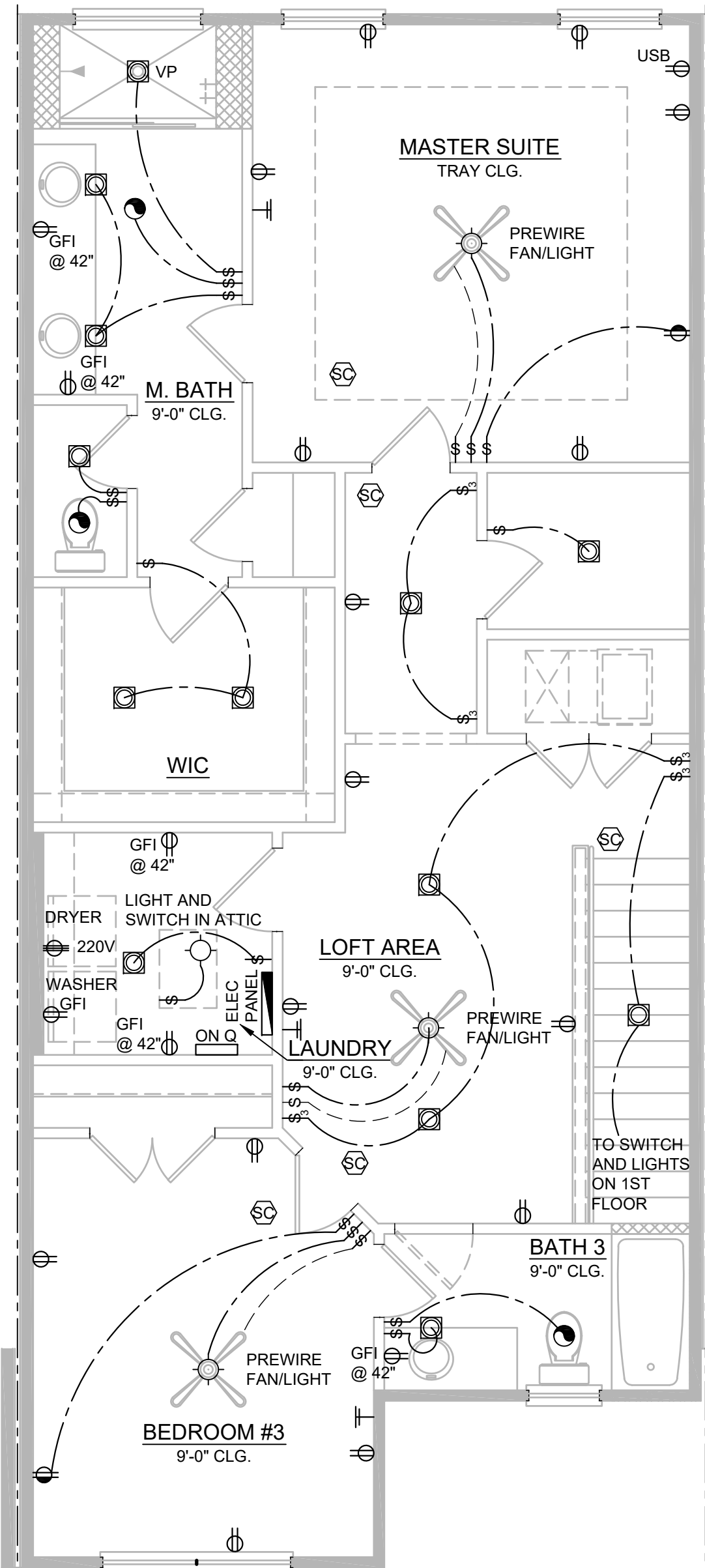
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FDS JOB NO.: 23-14663

PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

title:
2024 - MADISON
FLOOR PLAN

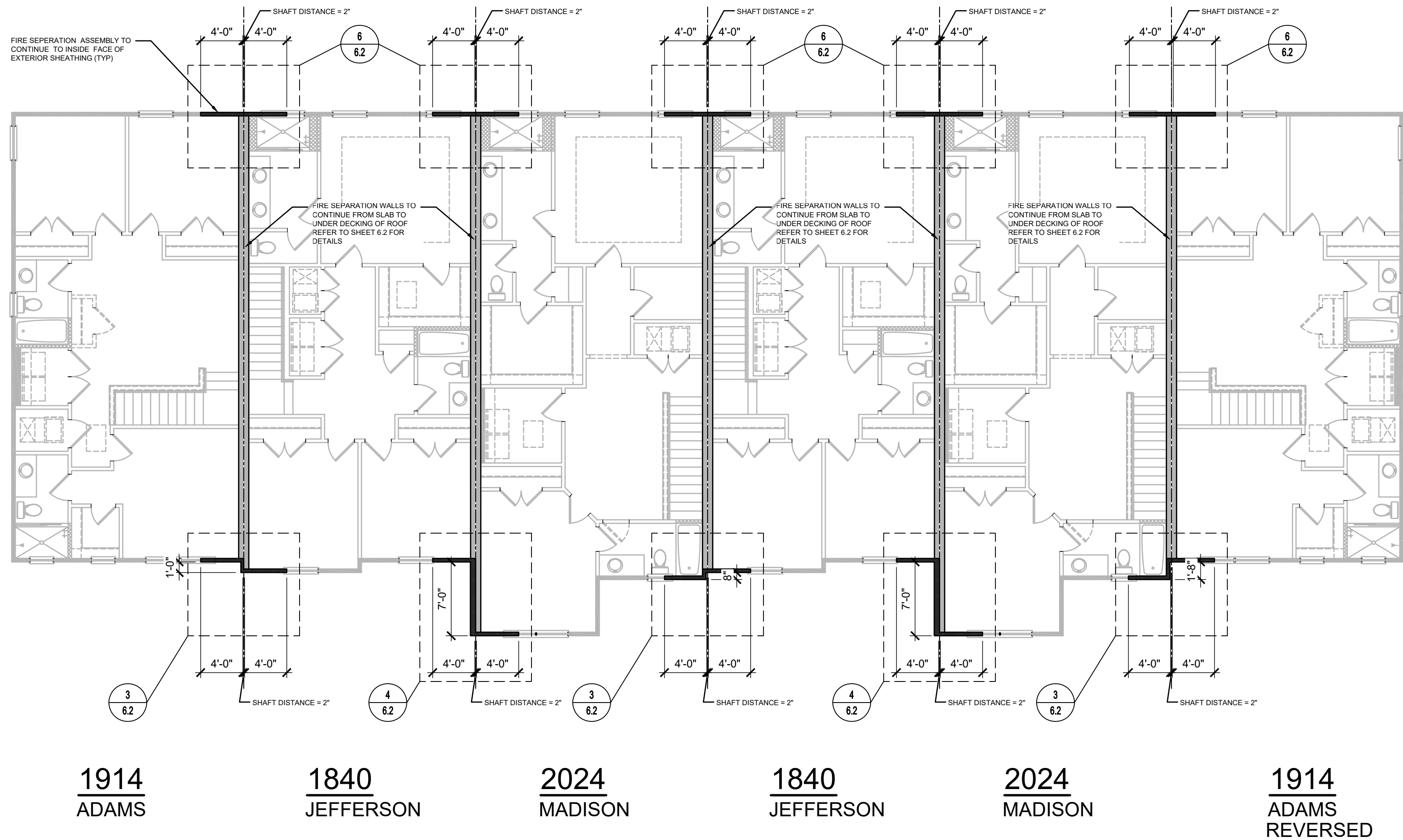
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title:
**6 UNIT - 2ND FLOOR
FIRE SEPERATION**

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

**5.1
ELEV. A**

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

FDS
ENGINEERING ASSOCIATES
288 Southhall Lane, Suite 200, Maitland, FL 32751
Phone: (407) 880-1100
Fax: (407) 880-1101
www.fdsinc.com
Certificate of Authorization No. 9191
☐ CARL A. BROWN, PE - FL # 55128
☐ SCOTT LEWIS, PE - FL # 79790
☐ TERRY B. O'NEAL, PE - FL # 64452
REGISTERED PROFESSIONAL ENGINEERS
FLORIDA STATE BOARD OF PROFESSIONAL ENGINEERING
FDS JOB NO.: 23-14663



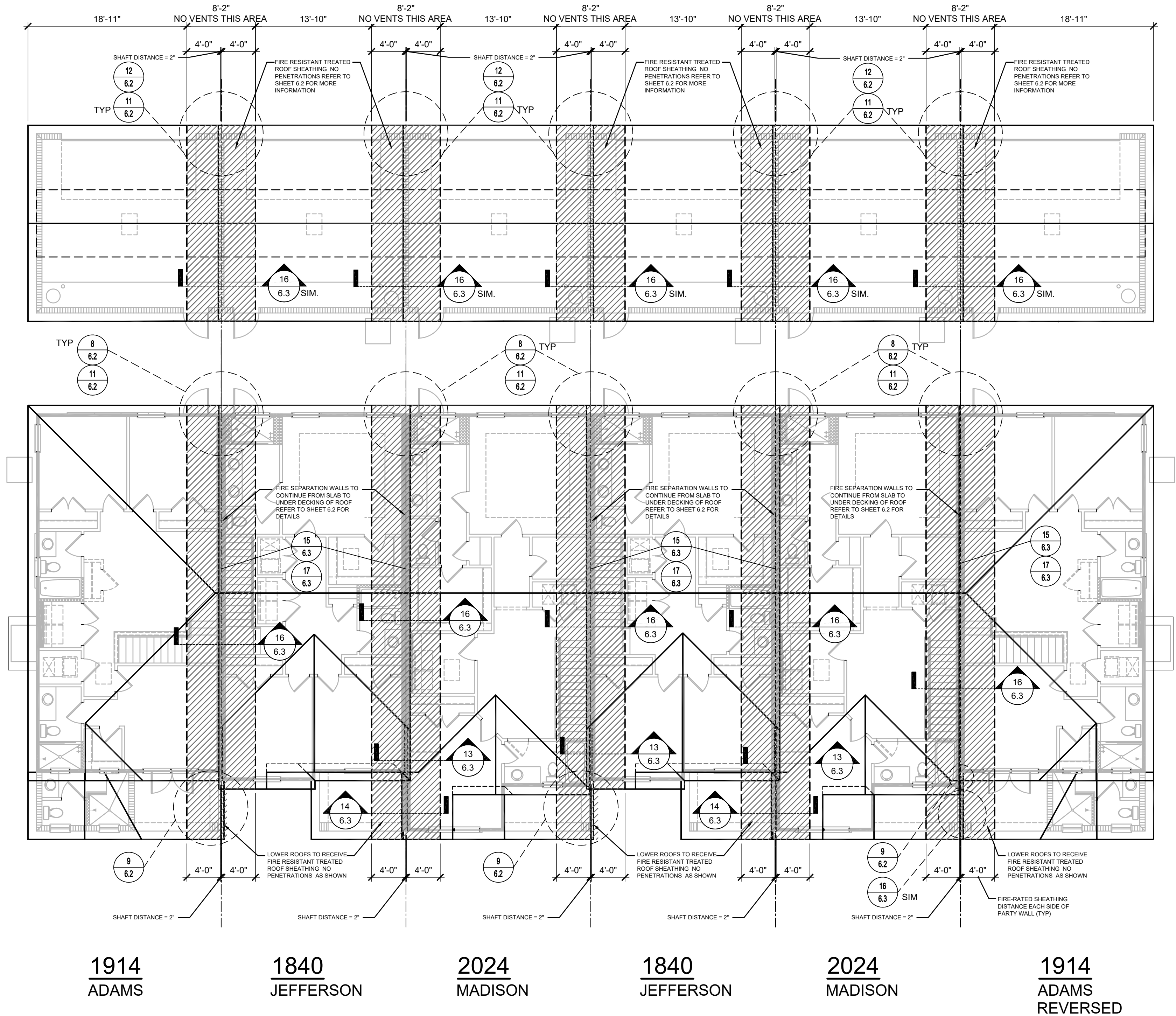
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keesee.com
288 Southhall Lane, Suite 200
Maitland, FL 32751
(407) 880-2333



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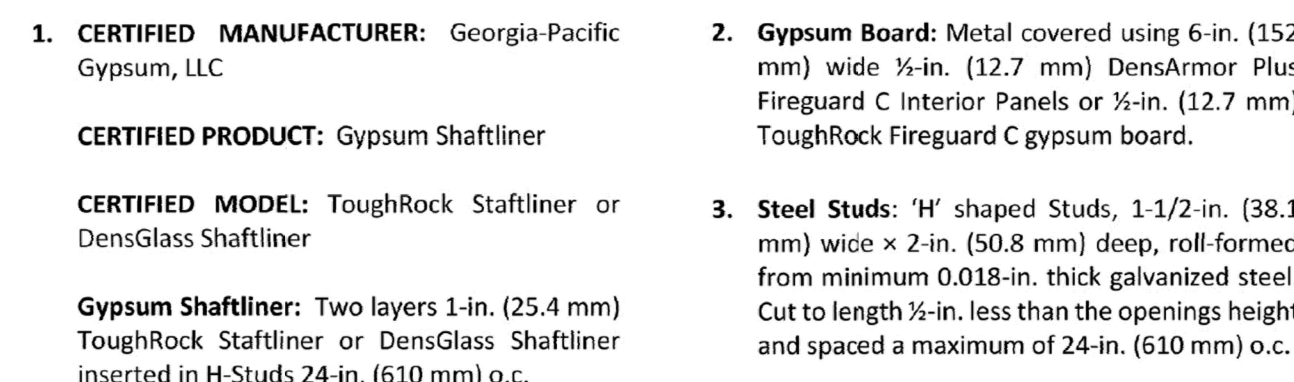
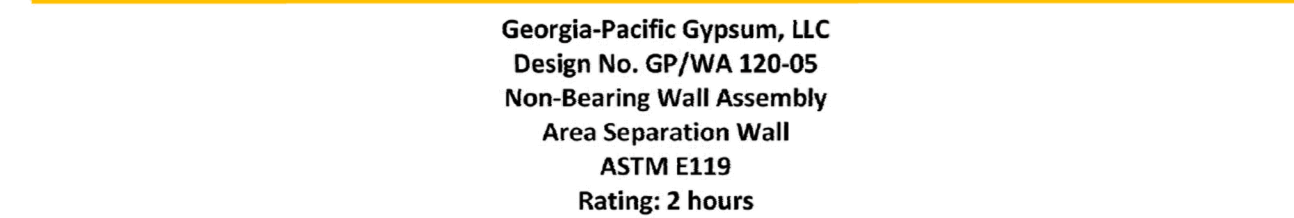
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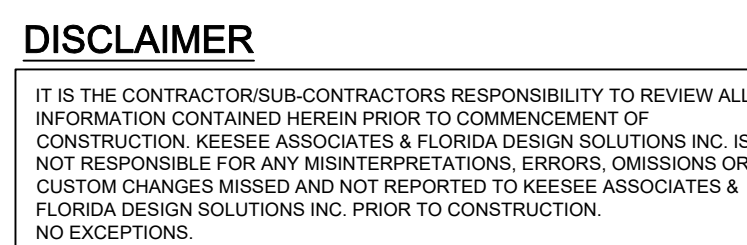
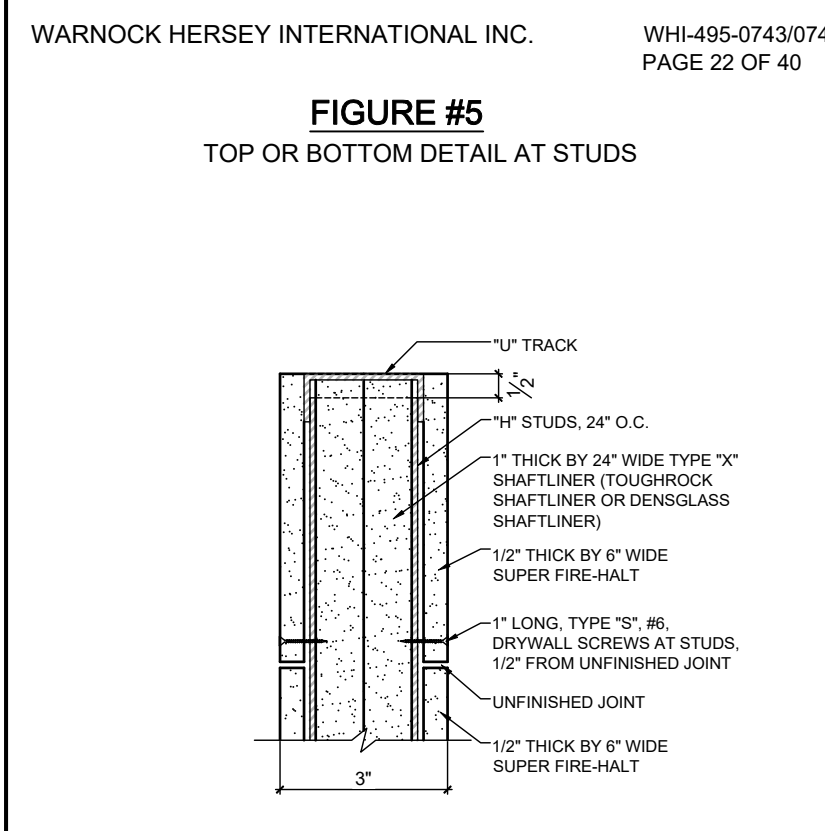
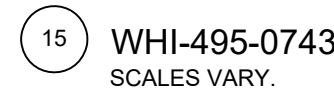


ROOF - FIRE SEPERATION ELEV. "A"
1/8" = 1'-0"






Version: 02 August 2017 SFT-RC-OP-191



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ENGINEERING ASSOCIATES

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Certificate of Authorization No. 9164

- CARLA A. BROWN, PE - FL #5126
- SCOTT LEWIKOWSKI, PE - FL #78750
- THEN BAU DUONG, PE - FL #94452

DATE: JANUARY 31, 2024

TO THE BEST OF THE SIGNER'S KNOWLEDGE AND UNDERSTANDING, THE STRUCTURAL PLANS AND SPECIFICATIONS CONTAINED HEREIN WERE PREPARED BY OR UNDER THE CLOSE PERSONAL SUPERVISION OF THE SIGNER, WHO IS A LICENSED PROFESSIONAL ENGINEER FOR THE STRUCTURAL DEPARTMENT OF THE SIGNATURE.

FIDS JOB NO.: 23-14663

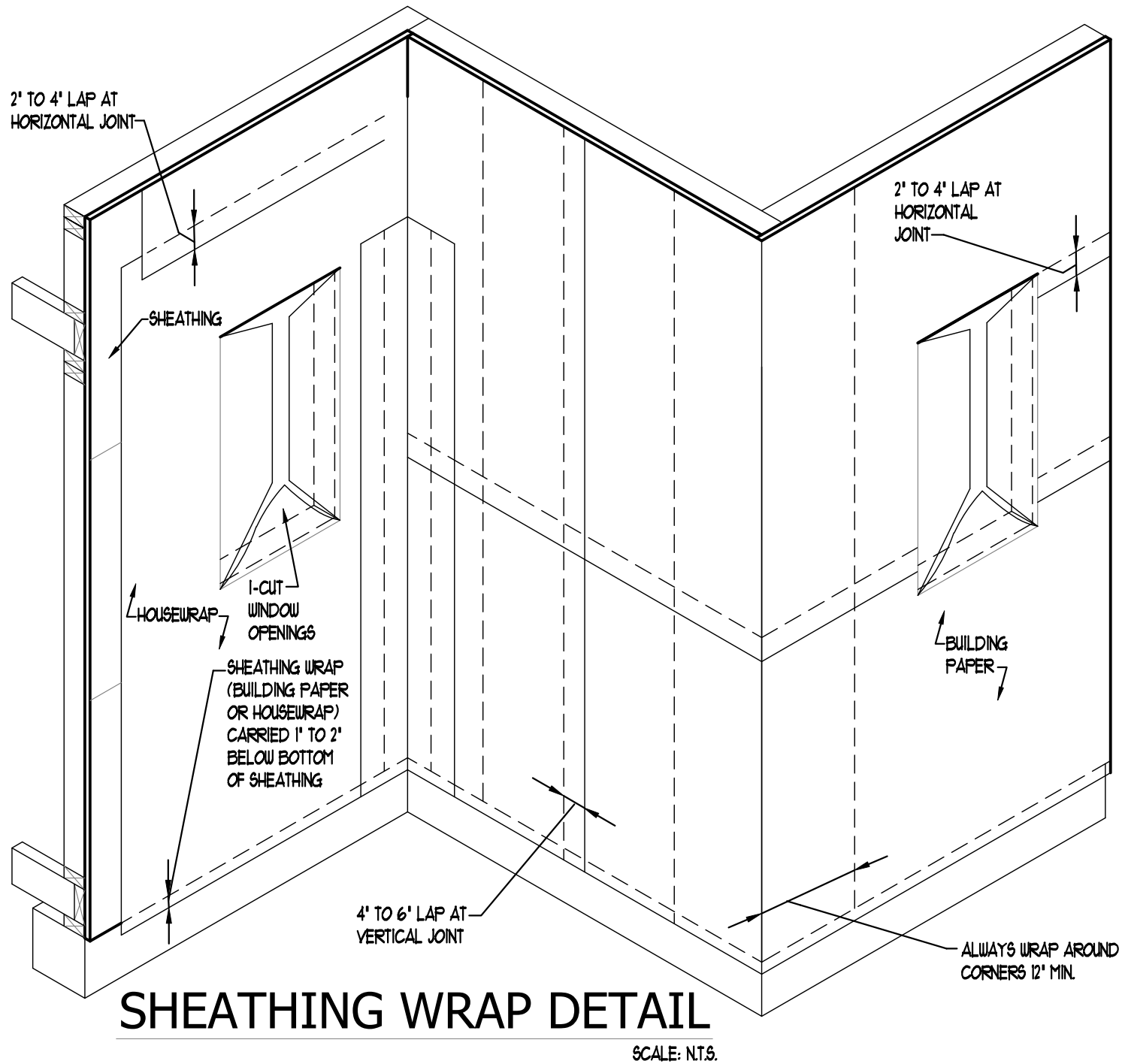
PARK SQUARE
HORIZONS WEST
66-UNIT - ADAMS END UNITS

title:
**2-STORY
FIRE SEPERATION**

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

6.3

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 FRONT	ROUGH OPENING WIDTH DETERMINED BY	ROUGH OPENING HEIGHT DETERMINED BY	6'-8" DOOR R/O HEIGHT	8'-0" DOOR R/O 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-FASB	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-FASB

ADD 2 1/2"

ADD 2 1/2"

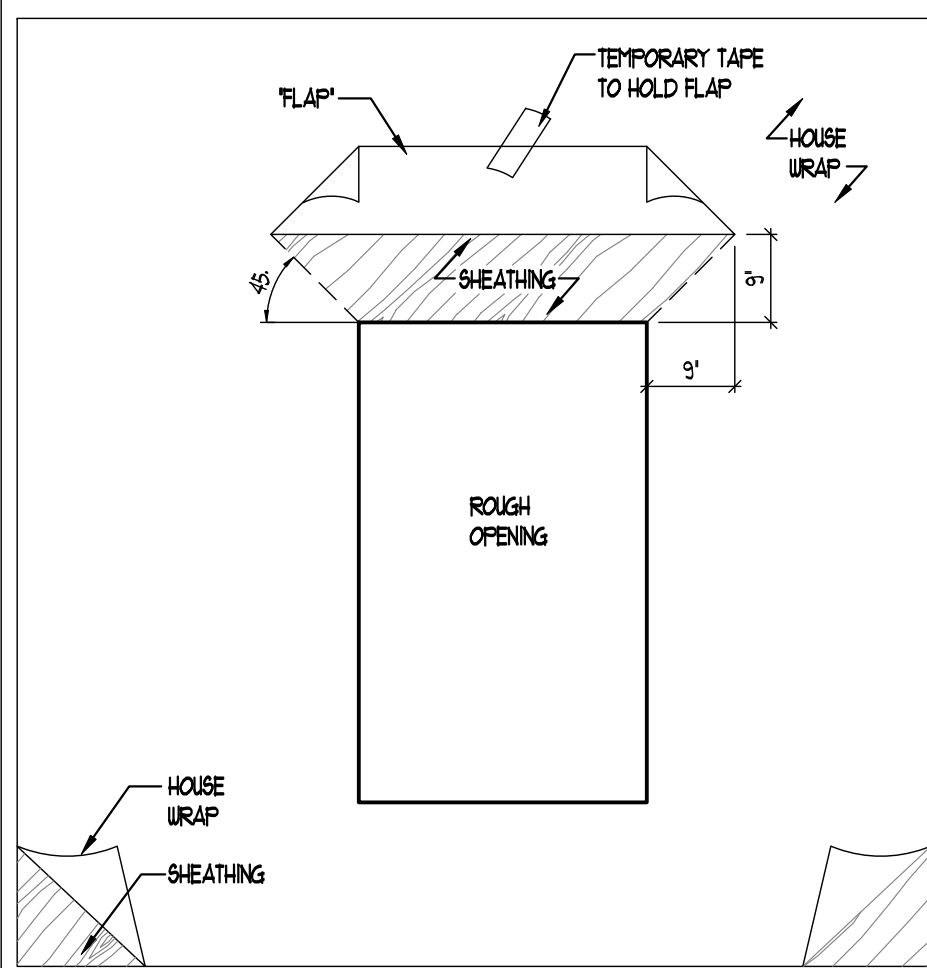
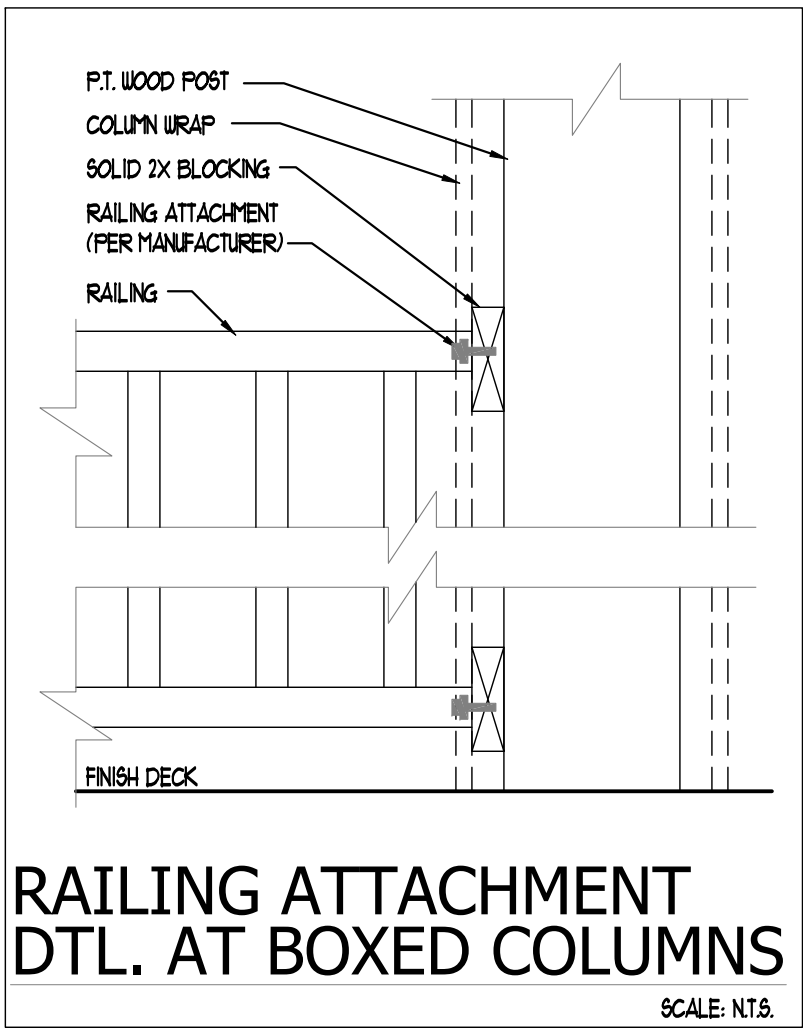
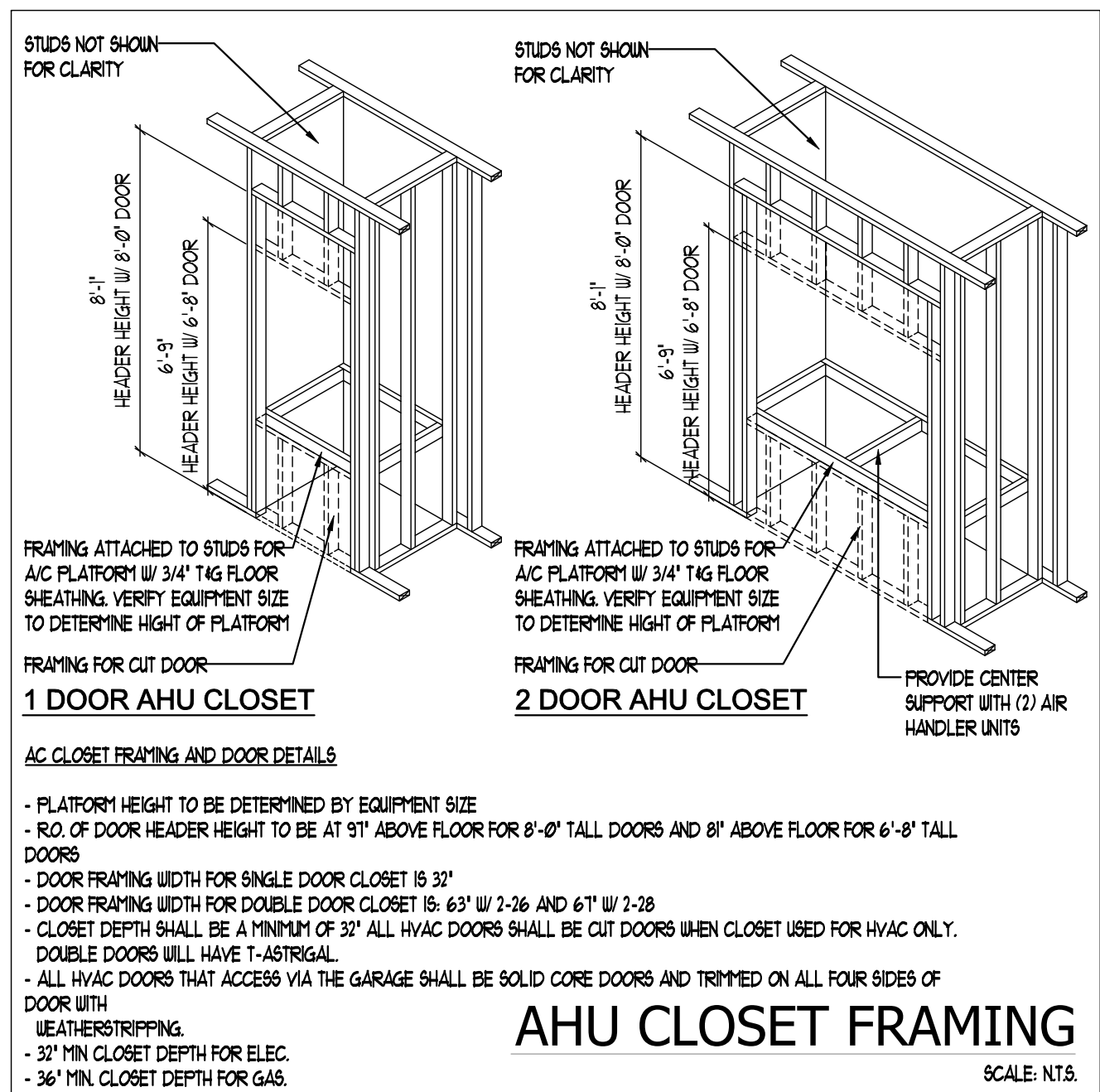
DOUBLE BALL CATCH

ADD 3"

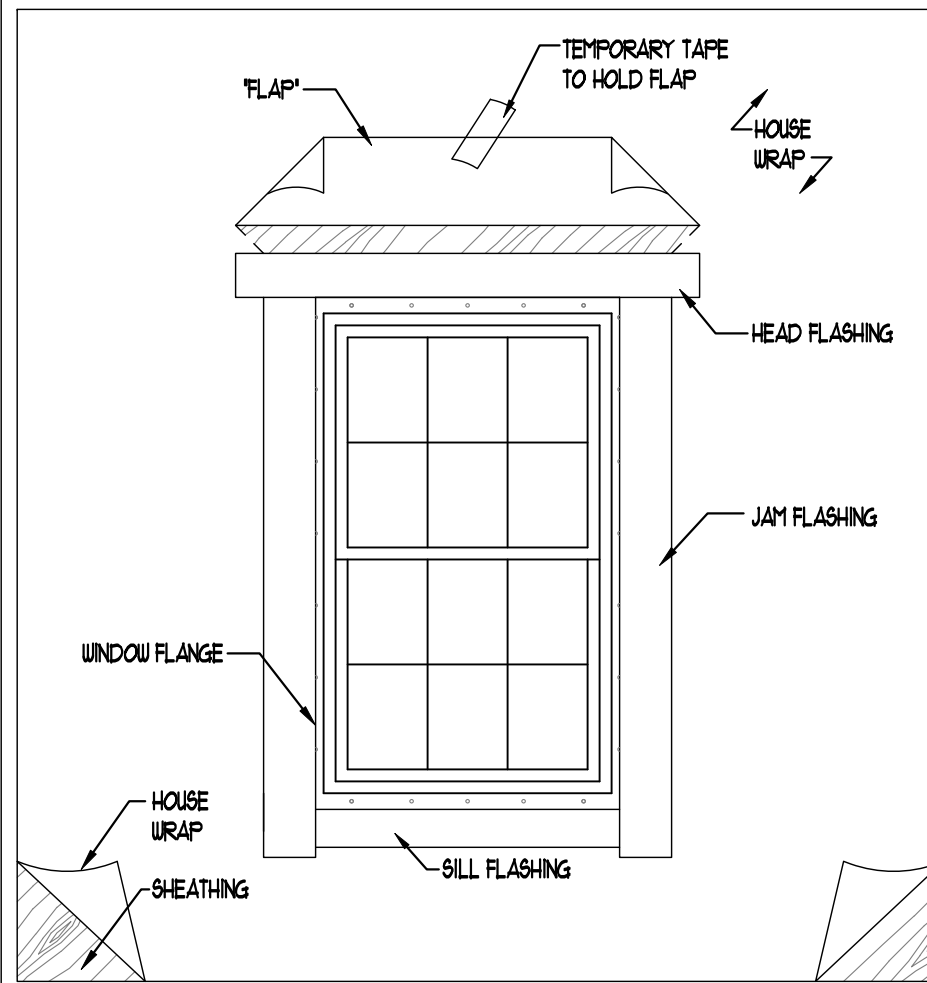
ADD 2 1/2"

DOUBLE W/ T-ASTRAGAL

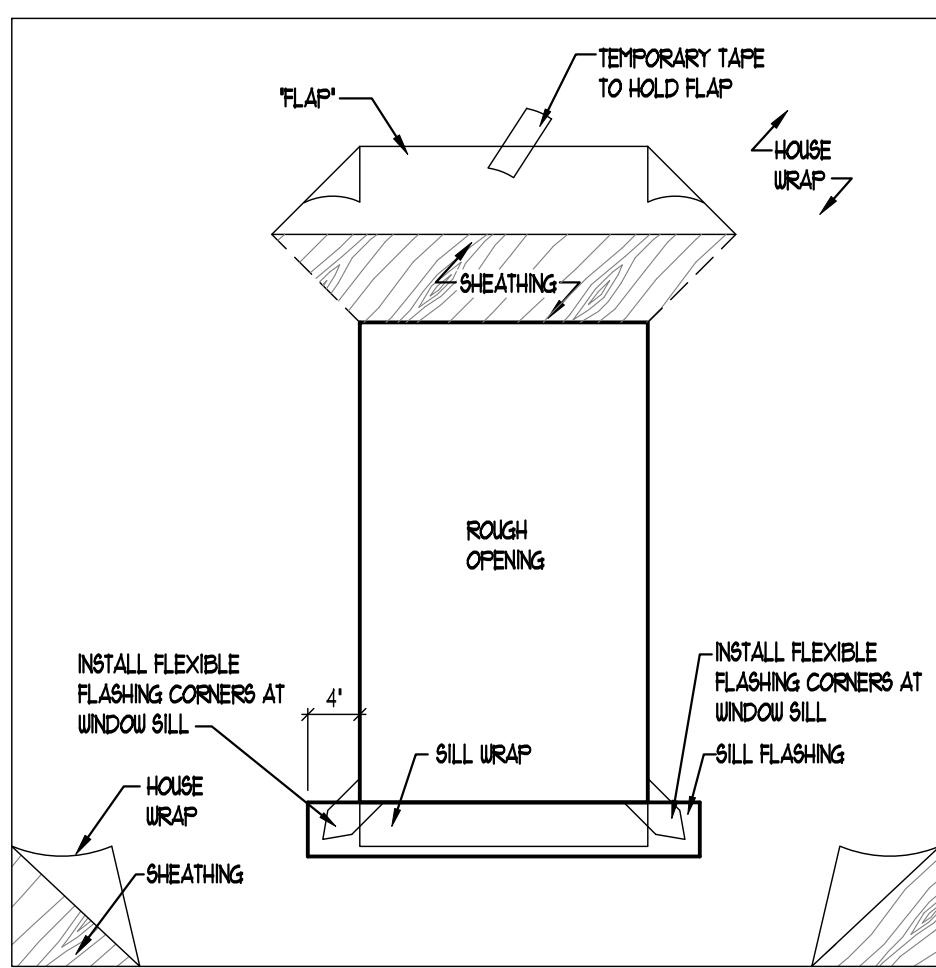
INTERIOR DOOR ROUGH-OPENING SIZING CHART



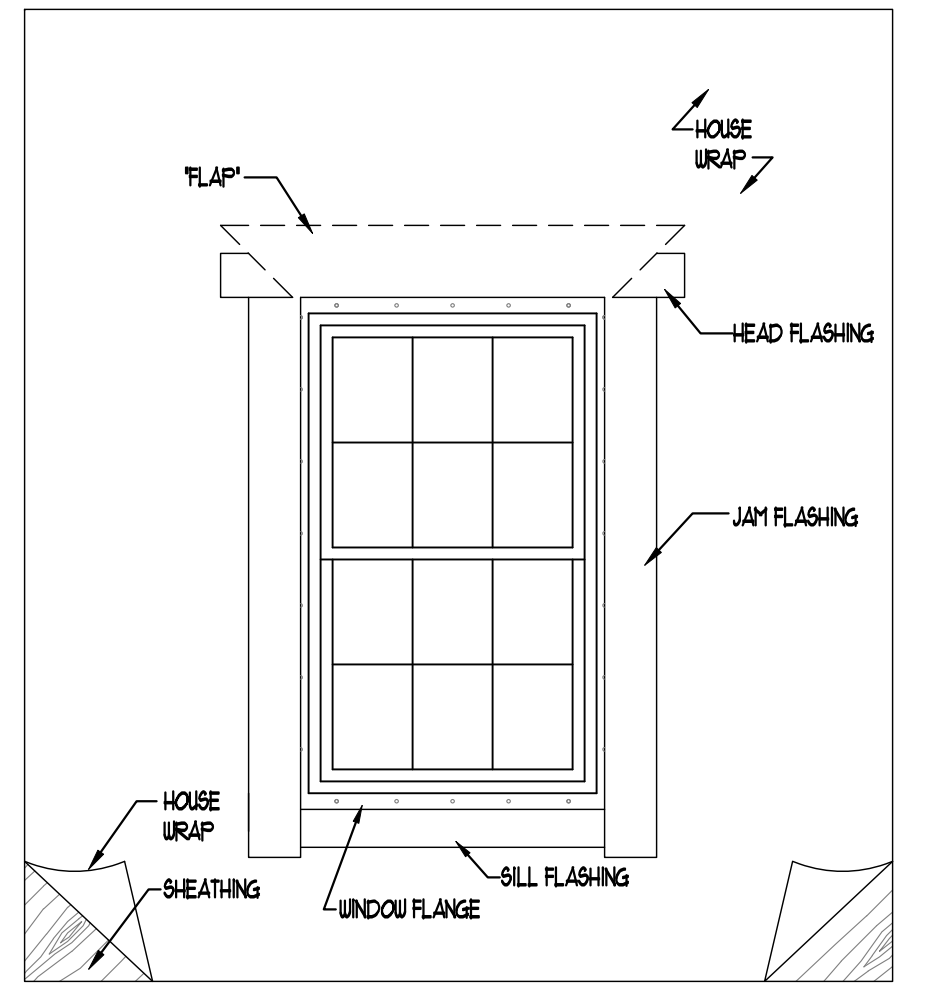
- 1 A WINDOW INSTALLER WILL CUT THE BUILDING PAPER AT A 45° ANGLE TO A POINT 9" UP AND 9" OUT FROM THE UPPER CORNERS OF THE ROUGH OPENING. B. THIS WILL MAKE A "FLAP" THAT WILL BE USED TO COVER THE HEAD FLASHING IN STEP 6.



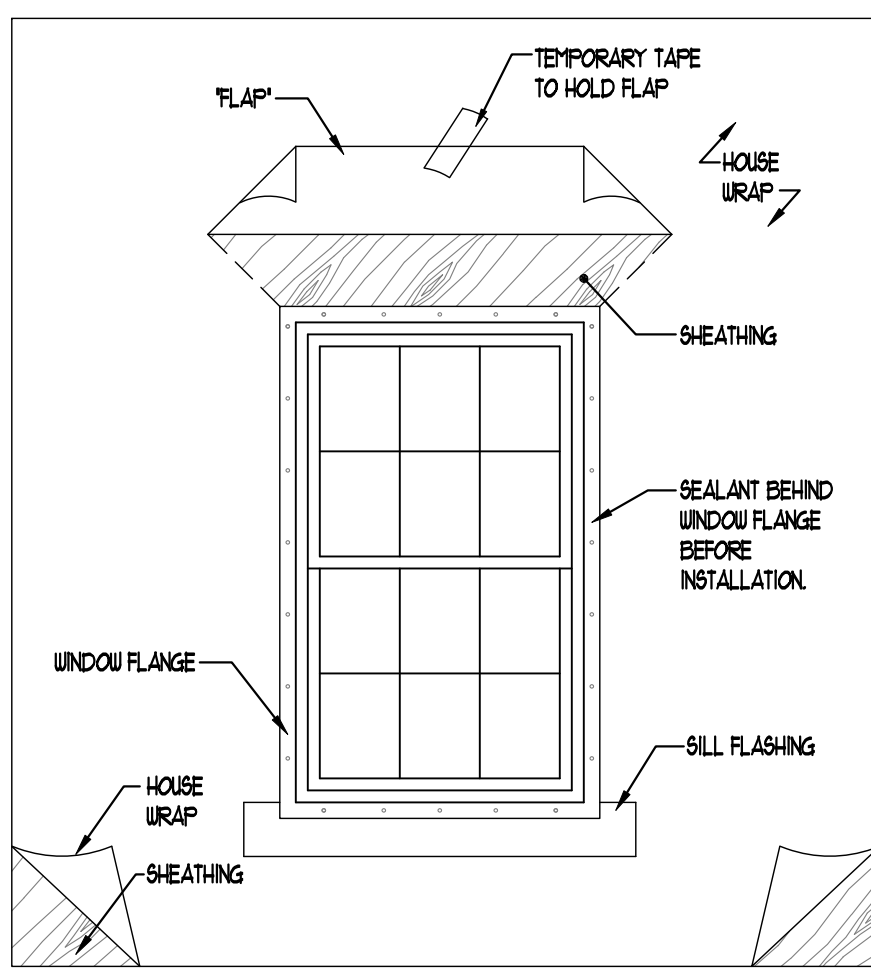
- 5 A. INSTALL HEAD FLASHING OVER THE WINDOW FLANGE. B. EXTEND THE HEAD FLASHING 8" BEYOND THE ROUGH OPENING ON EACH SIDE.



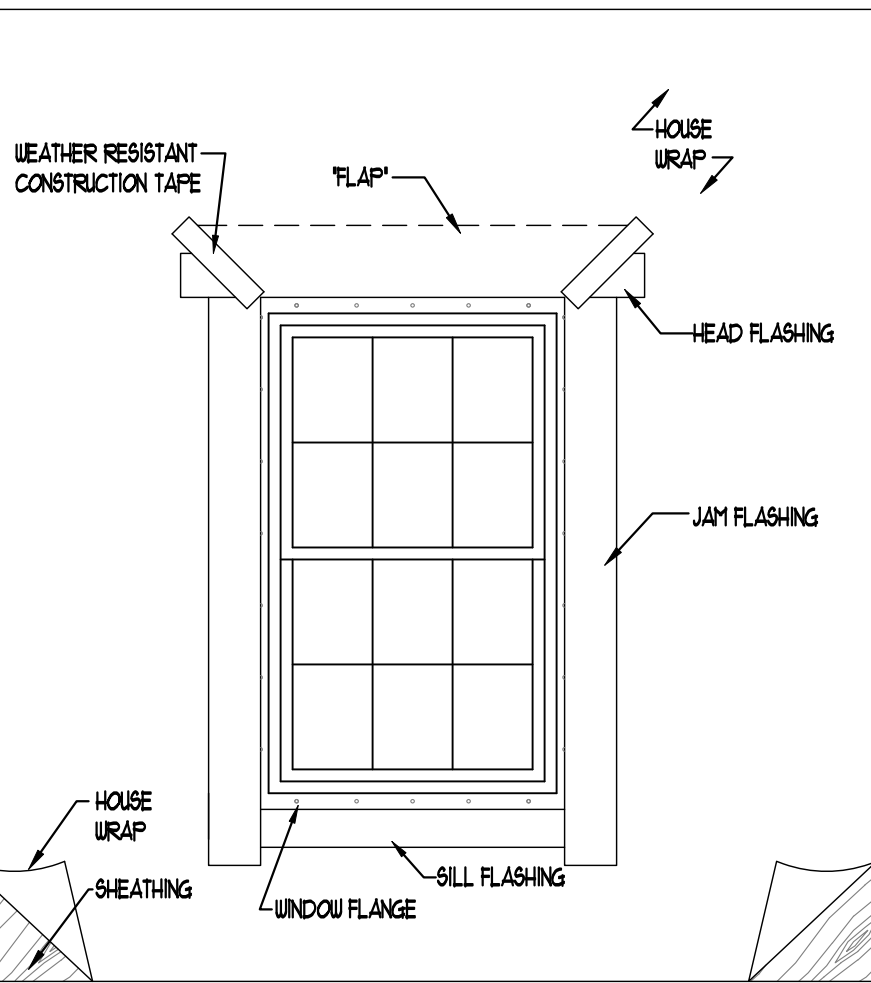
- 2 2-STEP PROCESS: A. INSTALL SILL FLASHING (EXTENDING 4" BEYOND THE ROUGH OPENING ON EACH SIDE). B. INSTALL CORNER SHIELD FLASHING (FASTEN WITH MOSTOP SEALANT OR EQUAL). C. INSTALL SILL WRAP (MUST COMPLETELY COVER ROUGH OPENING SILL (INCLUDING CORNER SHIELDS)).



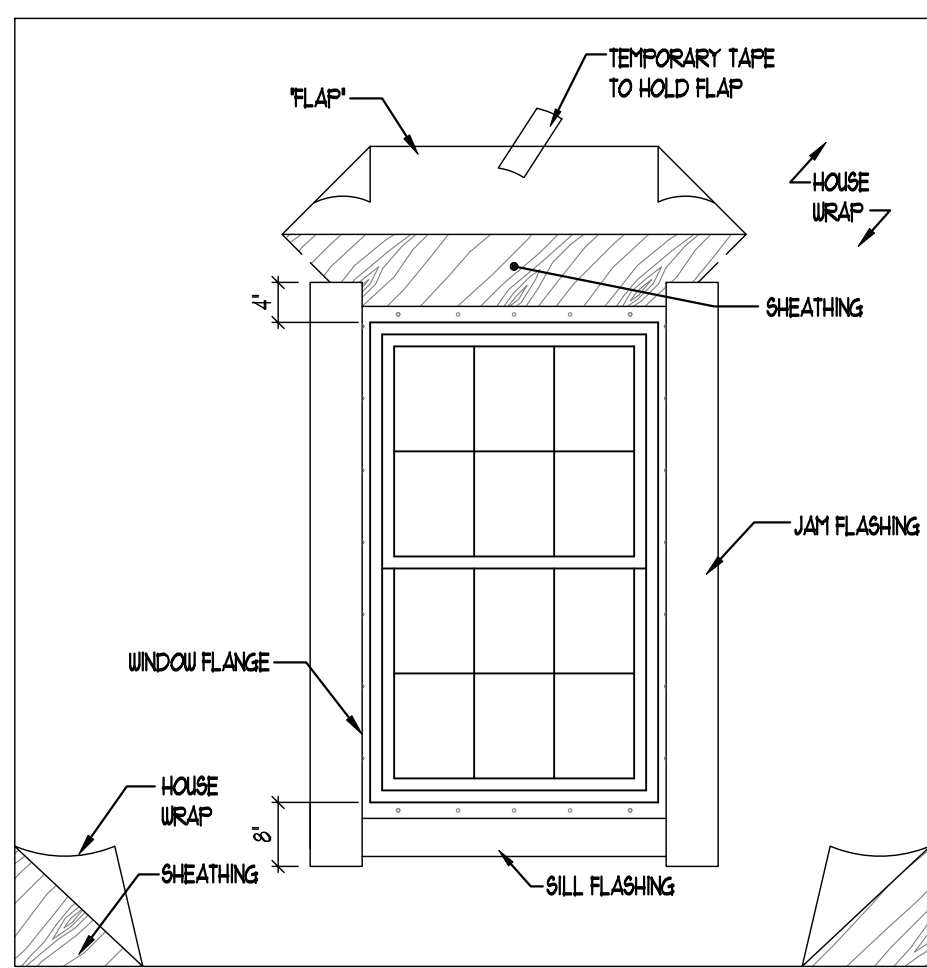
- 6 A. ALLOW THE BUILDING PAPER "FLAP" TO DRAPE OVER THE HEAD FLASHING.



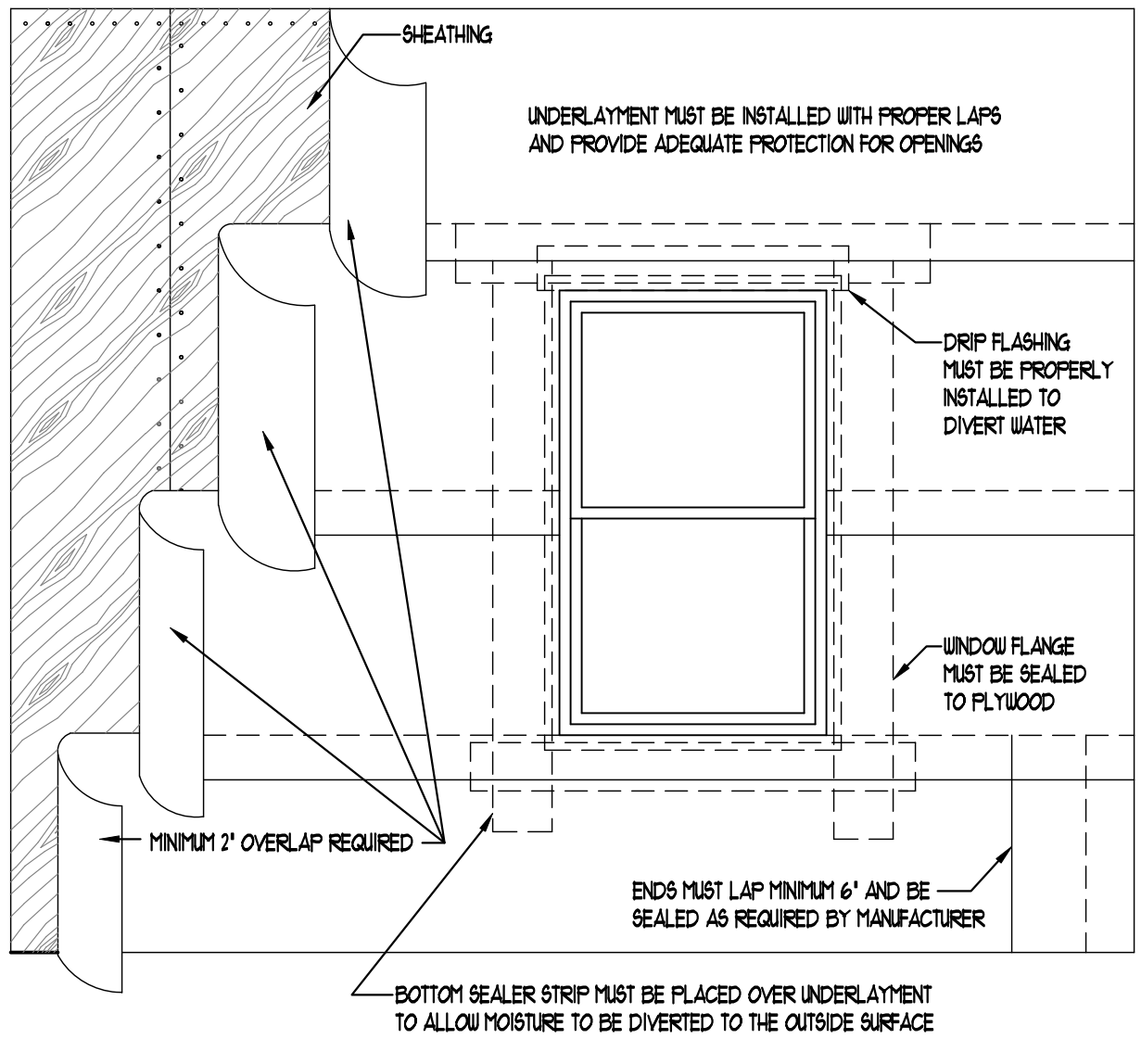
- 3 A. APPLY A CONTINUOUS BEAD OF SEALANT ON THE BACK SIDE OF THE WINDOW FLANGE. B. INSTALL THE WINDOW ACCORDING TO THE MANUFACTURERS SPECIFICATIONS.



- 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.



- 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 MANUFACTURERS SPECIFICATIONS.



WINDOW FLASHING AND WRAP DETAILS

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CONSTRUCTION DETAILS

03-23-12

PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

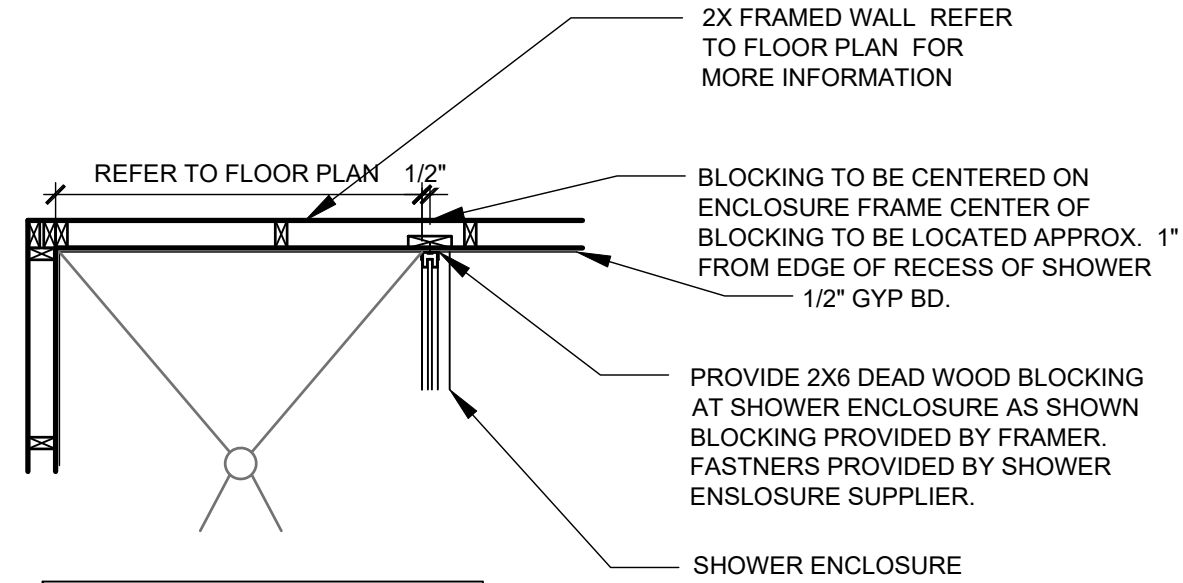
title:
FLASHING DTLs

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

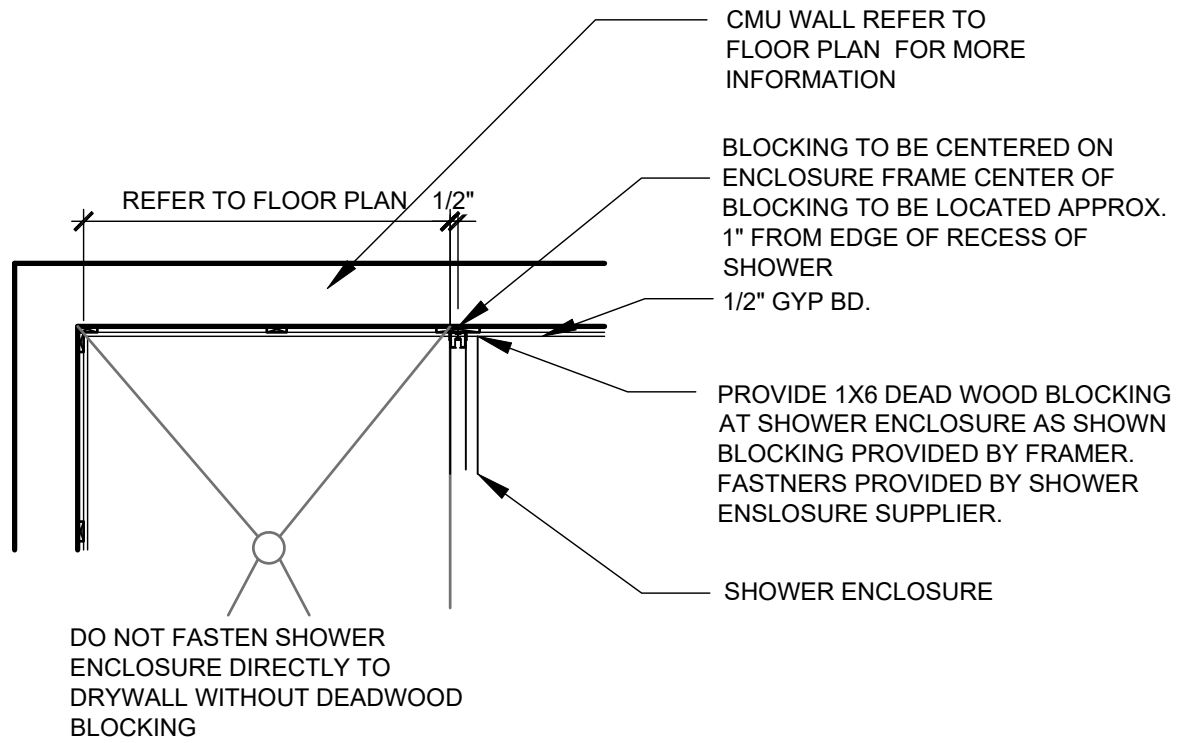
DT1

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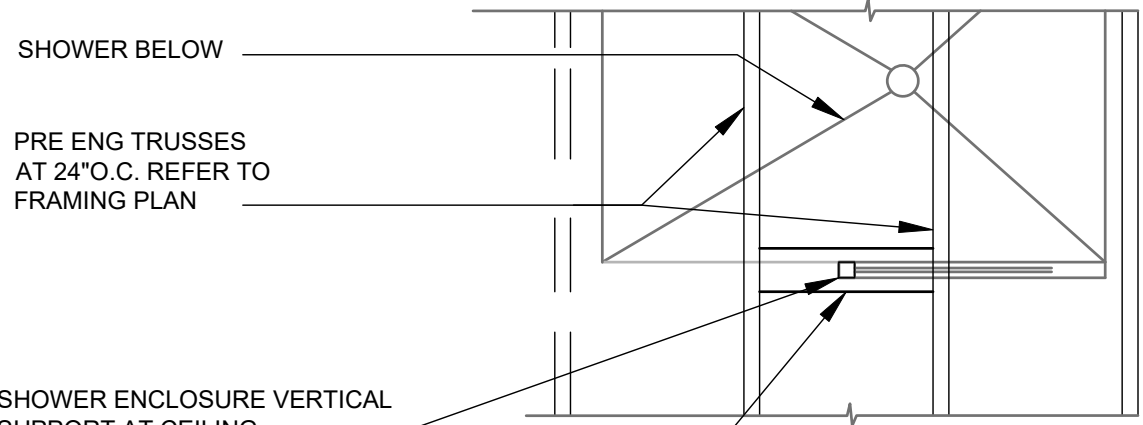
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL and is certified as such.



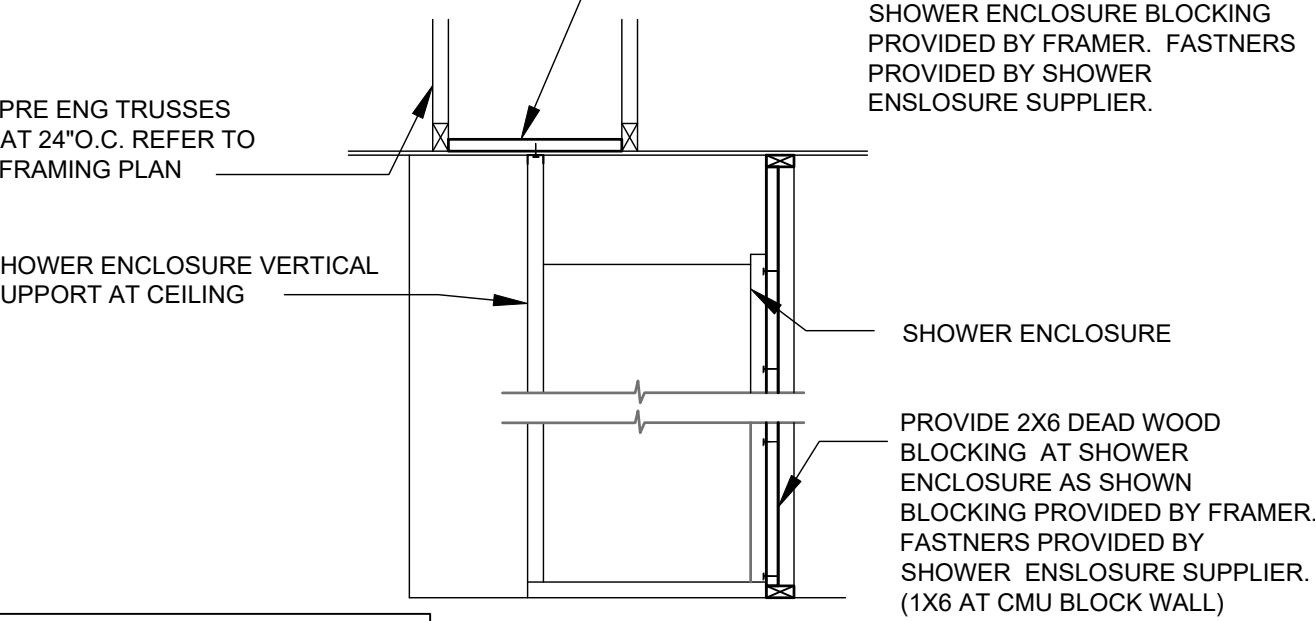
SHOWER ENCLOSURE AT FRAME WALL



SHOWER ENCLOSURE AT CMU WALL



PLAN VIEW



ELEVATION SHOWER ENCLOSURE AT VERTICAL SUPPORT

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FLORIDA DESIGN SOLUTIONS
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C: 407-880-2333
SCOTT LENKOWSKI, P.E. - FL #16189
THOMAS BAO DUONG, P.E. - FL #94452
DATE: JANUARY 31, 2024
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FDS JOB NO.: 23-14663

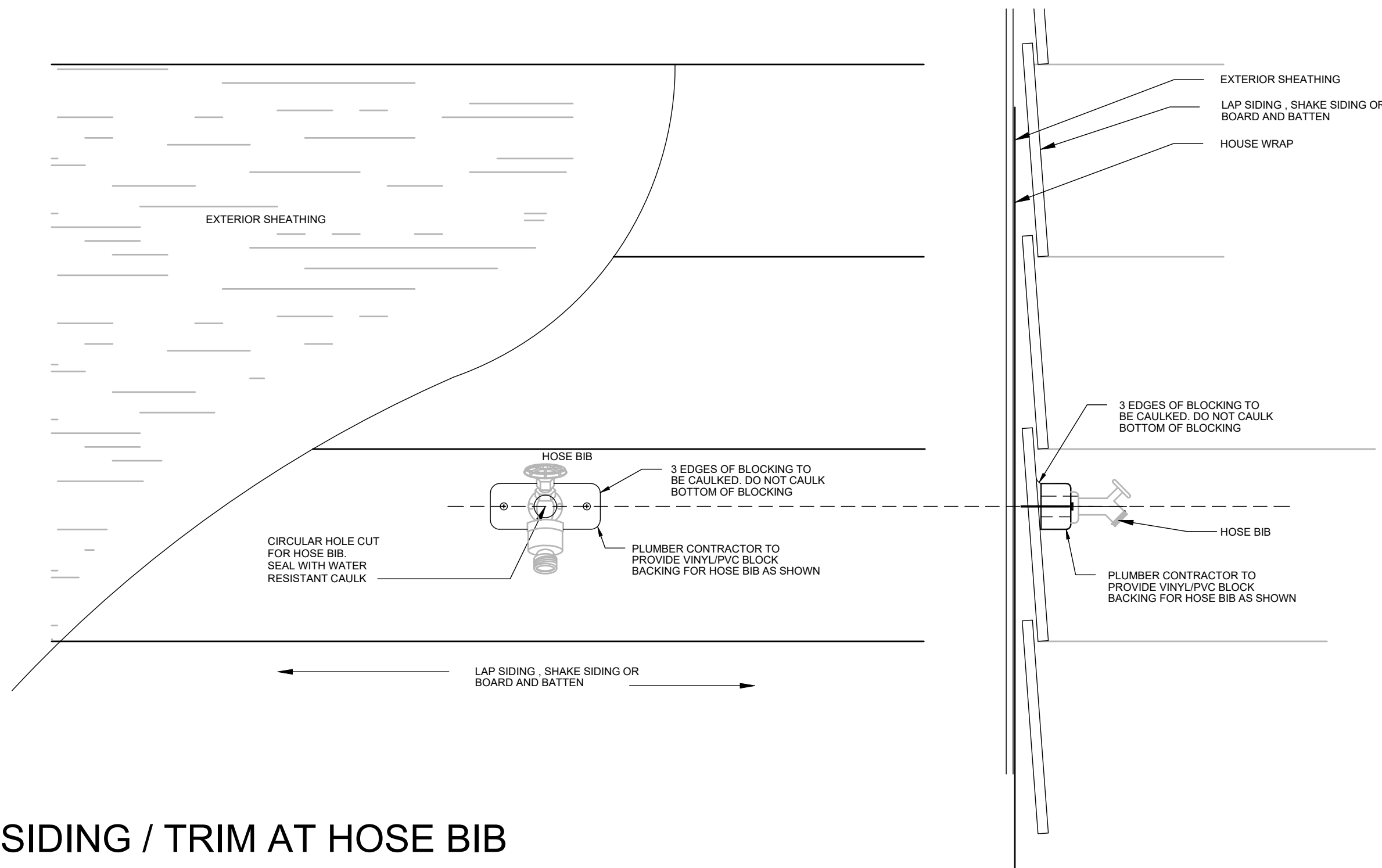
PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

title:
TUB ENCLOSURE DTLS

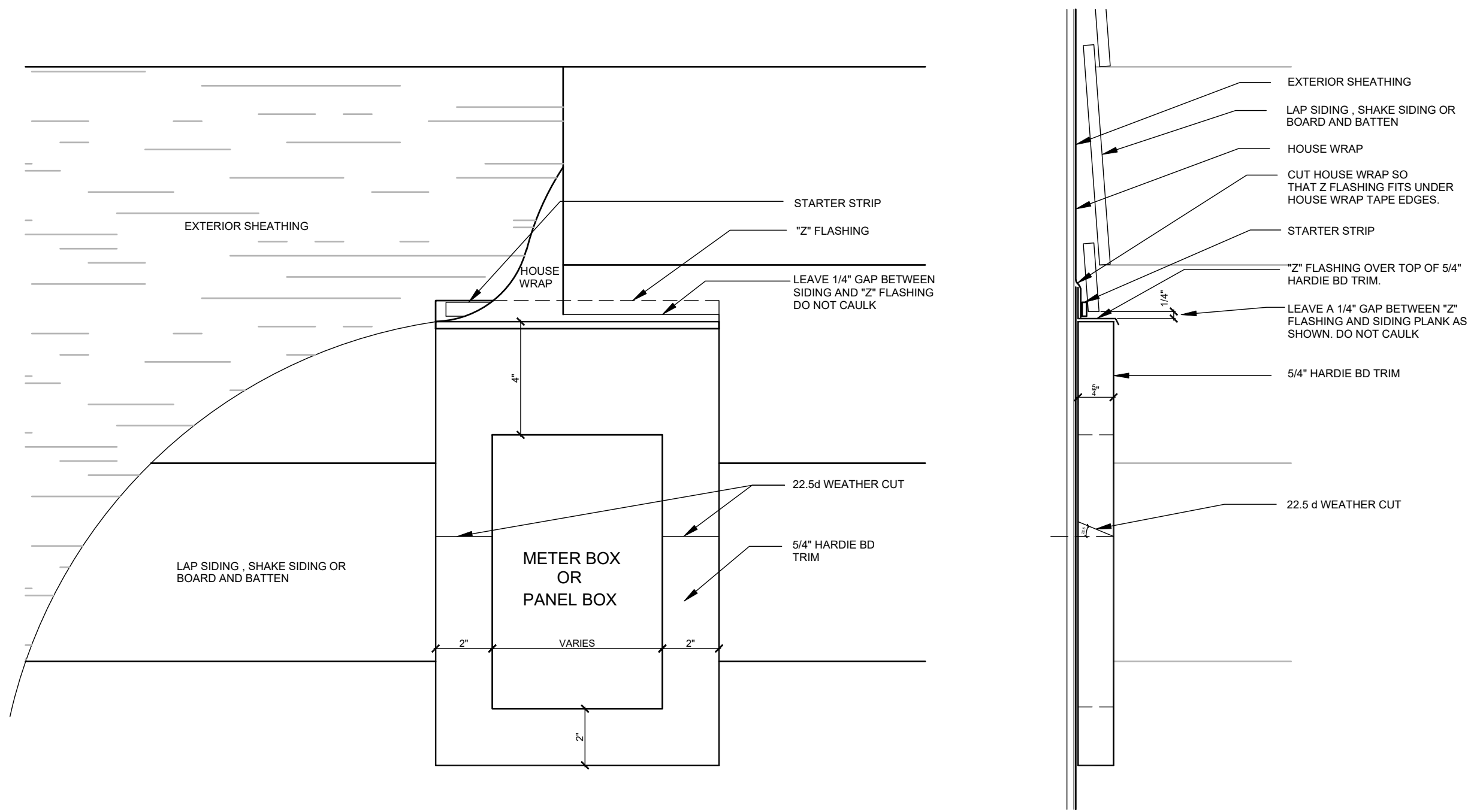
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drawn:
date: 05-19-22
scale: AS SHOWN

DT3.1

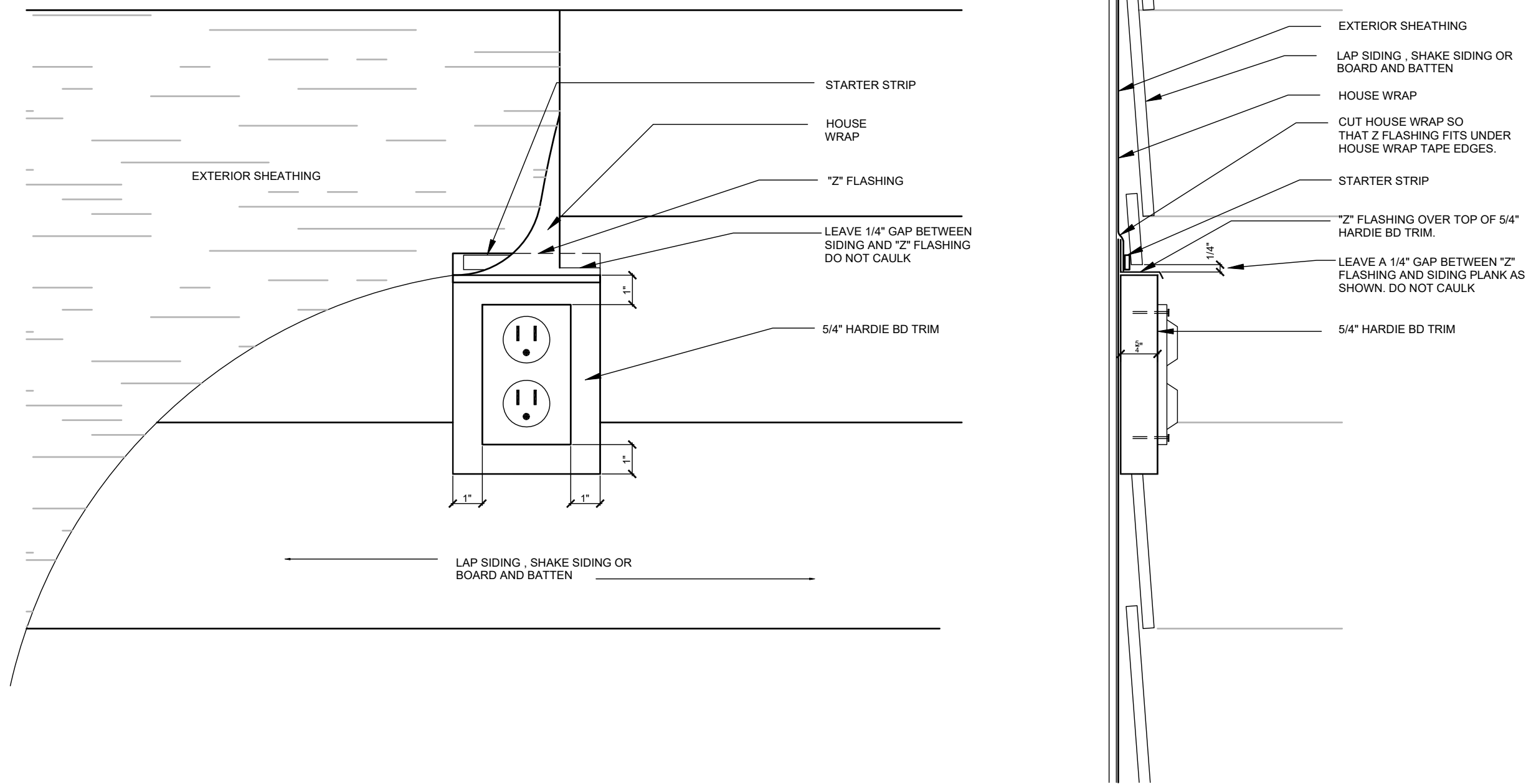
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SIDING / TRIM AT HOSE BIB



SIDING / TRIM AT ELECTRIC METER BOX



SIDING / TRIM AT ELECTRICAL OUTLET

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title:
TRIM DETAILS, HB
METER, HVAC, ELEC

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

DT4

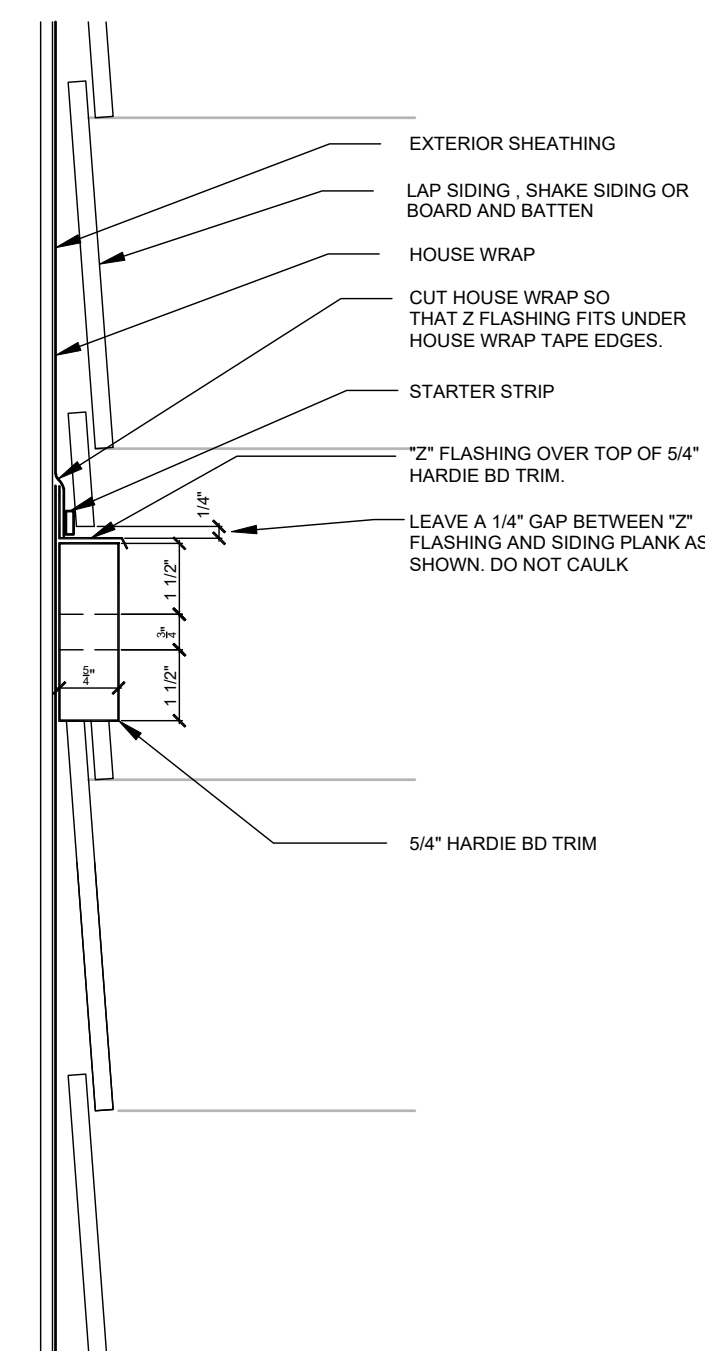
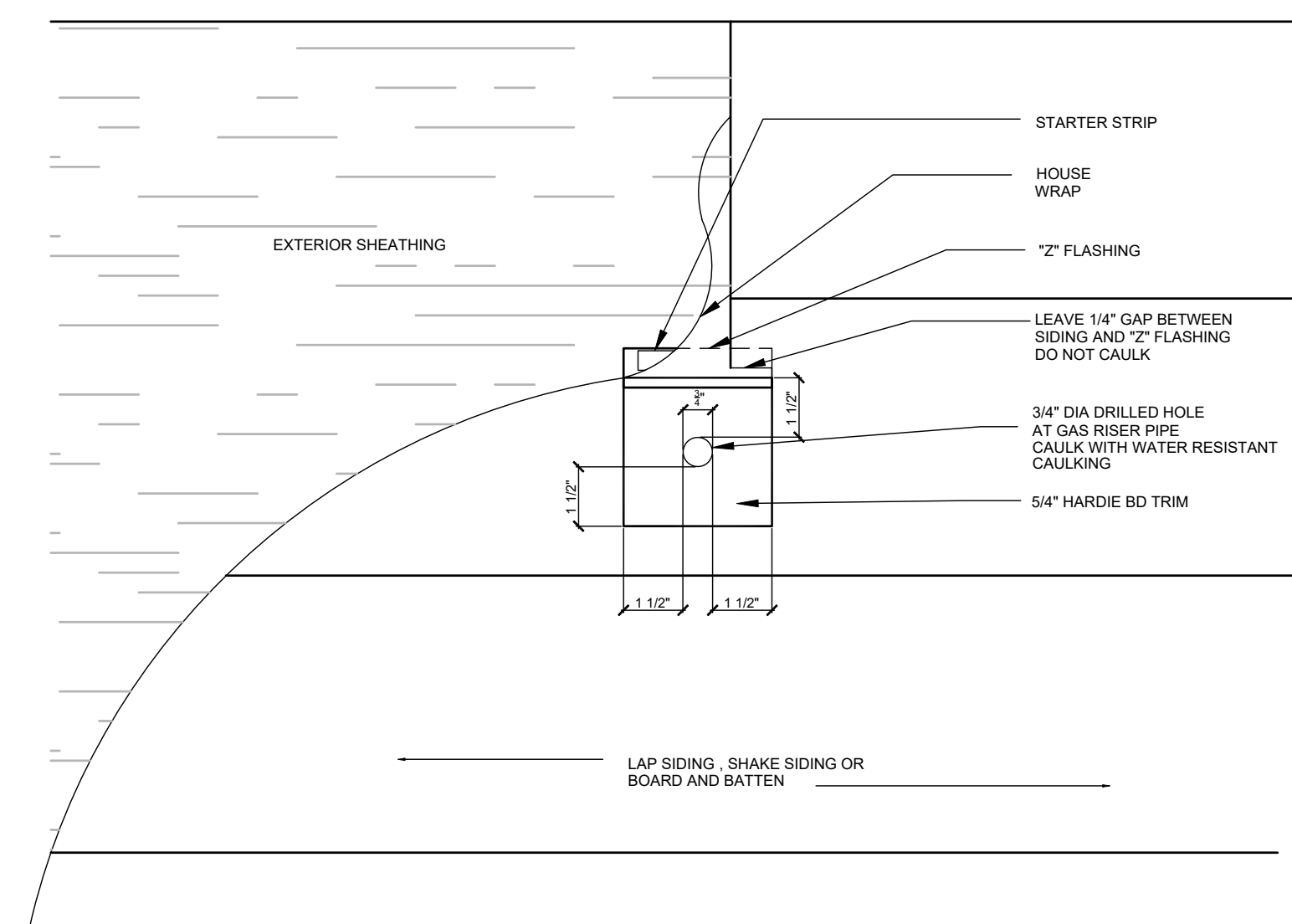
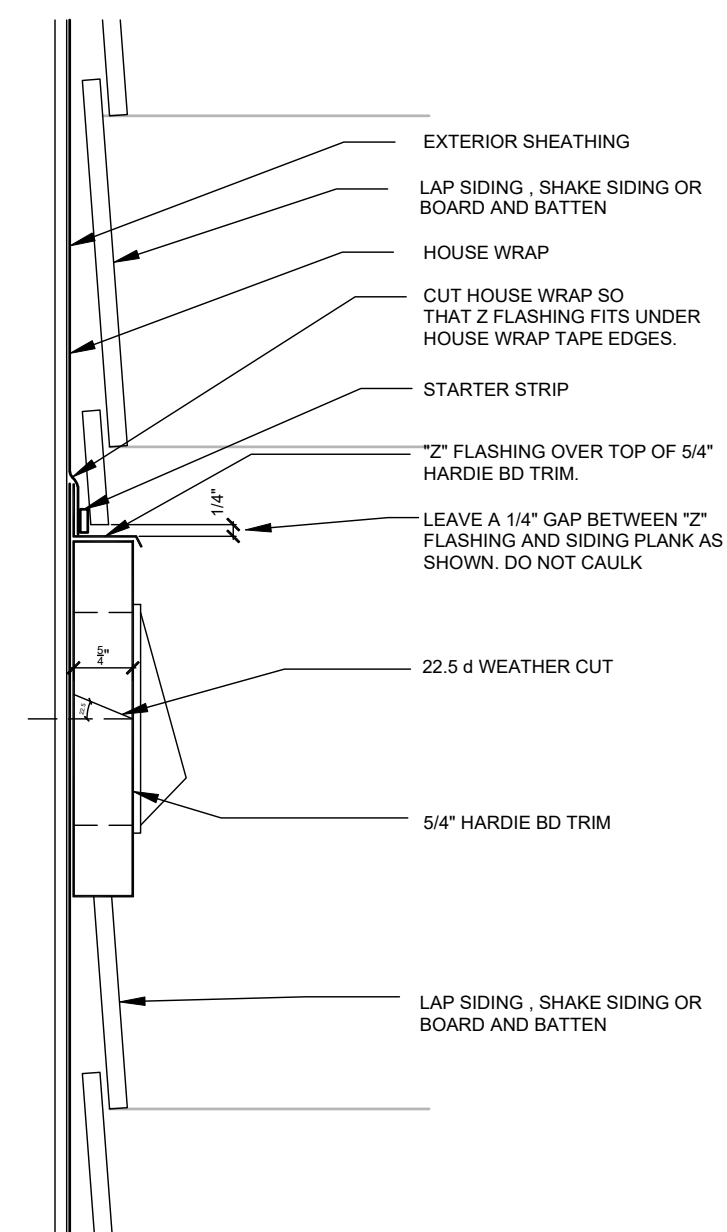
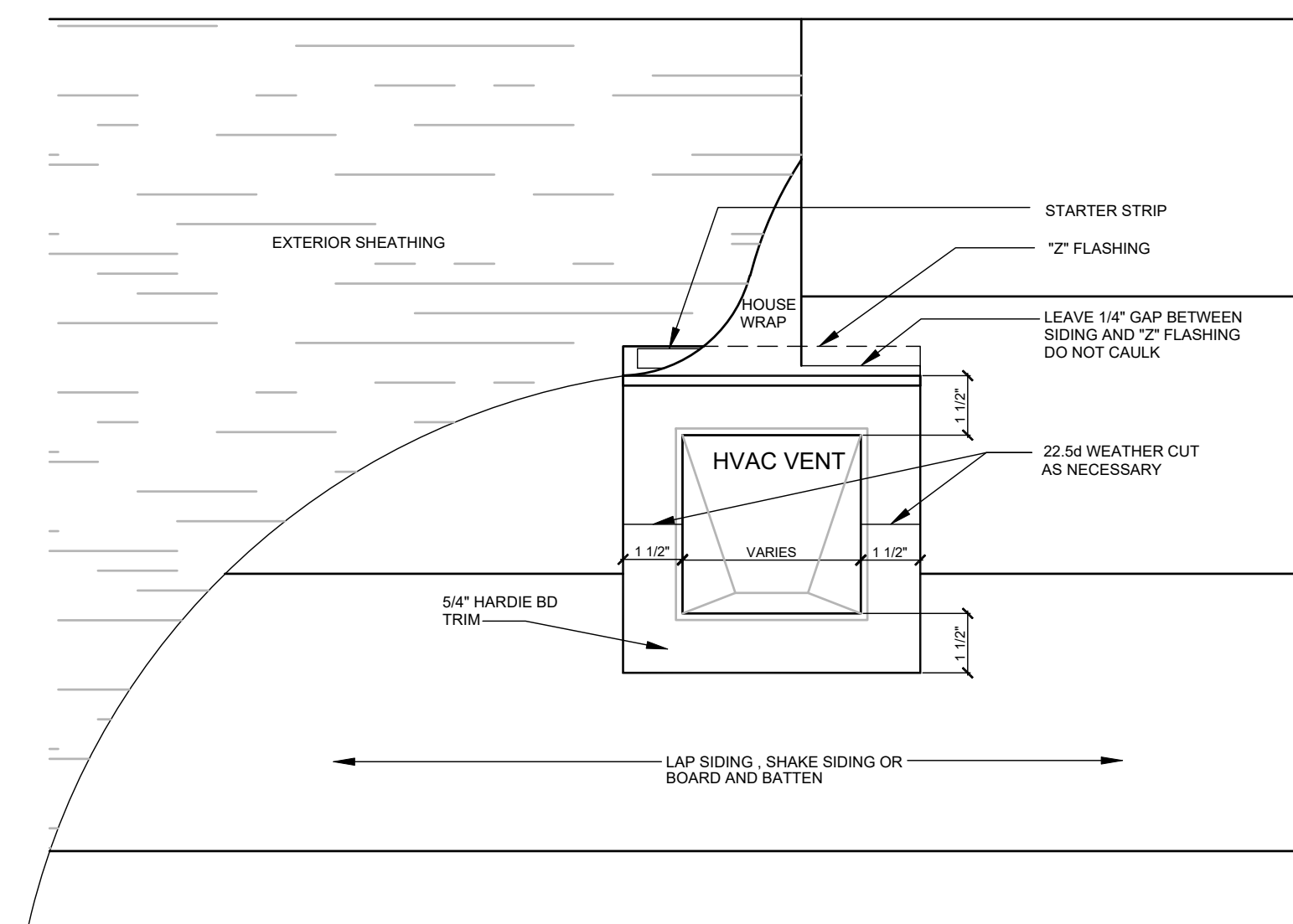
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ENGINEERING ASSOCIATES
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Certificate of Authorization No. 9161
CARLA A. BROWN, PE - FL # 89128
TRISH BACULSON, PE - FL # 4462
DATE: January 31, 2024
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PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

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



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 **FDS**
ENGINEERING ASSOCIATES

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C-407-890-2333 F-407-890-2334

Certificate of Authorization No. 9161

- CARL A. BROWN, PE - FL 59126
- SCOTT LEWIKOWSKI, PE - FL 87950
- THIEN BAO DUONG, PE - FL 184452

DATE: January 31, 2024

TO THE BEST OF THE ENGINEER KNOWLEDGE AND UNDERSTANDING, THE STRUCTURAL PLANS AND
INFORMATION CONTAINED HEREIN ARE A TRUE AND CORRECT REPRESENTATION OF THE WORK DONE
FOR THE STRUCTURAL PORTION OF THIS DRAWING.

FEDS JOB NO.: 23-14863

PARK SQUARE
HORIZONS WEST
6-UNIT - ADAMS END UNITS

title:
TRIM DETAILS, HB
METER, HVAC, ELEC

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

DT5

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