



(COMMUNITY NAME)
PRESIDENTIAL TOWNHOMES (RAISED HEEL)

6-UNIT: REAGAN, KENNEDY, WASHINGTON, CARTER, WASHINGTON, LINCOLN

PAD SIZE: 122'-0" x 55'-0"

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REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
△	05/11/22	-NEW MODEL CREATED: PARAPET WALL DESIGN	CC
△	09/08/23	-REVISED PER MODEL REVISIONS RECEIVED ON 09/05/2023	CC
△	11/21/23	-ADJUSTED WINDOW HDR. HT. # WASHINGTON UNIT, ADDED DIMS TO EXT. OH. # 96D # REVISED CRICKET # KENNEDY/WASHINGTON UNITS	CC
△	11/29/23	-UPDATED LOAD CALCULATION # METER BANK	G.P.
△	12/11/23	-UPDATED MASTER CHANGES	G.P.
△	01/12/24	-UPDATED MASTER CHANGES	G.P.
△	01/23/24	-ADDED ON-Q PANEL	G.P.
△	02/22/24	-ADD NOTE FOR DRAIN PAN # DRAIN LINE # WASHER	G.P.
△	07/22/25	-REMOVED APPLIED CEILING MOULDING ON WASHINGTON, CARTER # KENNEDY MODELS # UPDATED FALSE FRAME NOTE	M.R.

LOT: 0000, COMMUNITY

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6-UNIT: REAGAN, KENNEDY, WASHINGTON, CARTER, WASHINGTON, LINCOLN PRESIDENTIAL TOWNHOMES

COVER SHEET

DATE: 04-30-25
SCALE: AS NOTED
DRAWN: M.R.
SHEET: 00

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Park Square HOMES

ABBREVIATIONS:

Table of abbreviations including A/C, AFF, AHU, ALT, ALUM., BEARING, CAB., CANT., CLG., C.J., CMU, CONT., CPT., D., D.H., DIA., DISP., D.V., DW., E.H., ELEC., ELEV., E.O.R., E.W., FBC, FBC(B), FBC(E), FBC(M), FBC(P), FBC(R), FFE., F.G., FLOOR, FR., F.T., FTG., F.V., GALV., G.C., GFCI, GFI, G.T., GYP., HDR., HGT., H.B., HORIZ., H.S., I.L.O., INT., L.A., LOC., MAX., M., CA., M.E.C.H., MIN., MONO., MPH, NO., N.T.S., O.C., O.H.C., O.H.G.D., OPT., FED., PLF., P.L.T. HGT., P.S.F., P.T., P.W.R., REF. SP., REQ'D, R.M., R.O., R/S, SC, S.G.D., SH, S.M., S.P.F., SQ. FT., SUB., SYP, TEMP., T.W., TRANS., TYP., UNO., VERT., V.A., VTR, W., W.C., W., W.H., W.P., W.S.

MISCELLANEOUS:

- 1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! PLANS ARE TO BE SCALED AS NOTED, UNLESS SPECIFIED N.T.S. CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. FULL ALL DIMENSIONS FROM THE REAR OF PLAN.
4. ALL FINISH FLOOR ELEVATIONS ARE TO TOP OF ROUGH SLAB OR TO TOP OF STRUCTURE UNO.
5. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 13011 - M13012
6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL ALL MATERIALS MEETING FLORIDA APPROVAL COMPLIANCE TO AVOID WATER INTRUSION & MOISTURE INTRUSION ON WINDOWS, DOORS, ROOF & ANY OTHER AREA AROUND EACH SINGLE FAMILY HOUSE/ APARTMENT/ CONDOMINIUM/ TOWNHOUSE.

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 BE 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 WALLS:

- 1. ASSUME ALL EXTERIOR WALLS TO BE LOAD BEARING.
2. SEE STRUCTURAL DRAWINGS FOR CMU WALL REINFORCEMENT LOCATIONS
3. INTERIOR SURFACE OF CMU WALL TO HAVE 1/2" GYPD APPLIED TO 1X P.T. VERTICAL FURRING BATTIS SPACED @ 16" O.C. ATTACH FURRING TO CONCRETE WALL AS REQUIRED.
4. SECOND FLOOR EXTERIOR WALLS TO BE WOOD STUDS.
5. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
5. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
6. ALL EXTERIOR CEILING (PORCH & PATIOS) SHALL HAVE 94G-RESISTANT GYP SOFFIT BOARD.

INTERIOR WALLS:

- 1. ALL INTERIOR WALLS SHALL HAVE STANDARD 1/2" GYP BD, EXCEPT IN HIGH HUMIDITY AND WET AREAS.
2. HIGH HUMIDITY AND WET AREAS SHALL HAVE 1/2" DENS-SHIELD TYLE BACKER GYPSUM BOARD.
3. ALL INTERIOR CEILING SHALL HAVE PER FBCR 1023.5 1/2" 94G-RESISTANT GYP BD. INSTALL PERPENDICULAR TO FRAMING.
4. TILE IN TUBS, SHOWERS, & WALL PANELS IN SHOWER AREAS ARE TO HAVE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS R102.3.1 / R102.4.2 2023 FBC-R 8TH EDITION.
5. 2023 FBC-R 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. ALL FLATES AND SLEEPERS ON CONCRETE SLAB WHICH ARE IN DIRECT CONTACT WITH THE EARTH SHALL BE PRESSURE TREATED.
7. ALL INTERIOR WALL PLATES, OTHER THAN SHEAR WALLS, ON CONC. SLAB TO BE ATTACHED W/ POLYMER ACTUATED FASTENERS, SPACED @ 48" O.C. MAX.
8. ALL WOOD BRG. INTERIOR PARTITIONS SHALL BE 2X4 STUDS SPACED @ 16" O.C. WITH DOUBLE TOP PLATE, UNO.
9. WOOD CONSTRUCTION SHALL CONFORM TO THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA) NATIONAL SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION.

TOWNHOMES:

- 10. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED IN THE FLOOR/ CEILING ASSEMBLY ABOVE & IN LINE W/ THE TENANT SEPARATION. WHEN TENANT SEPARATION WALLS DO NOT EXTEND TO THE FLOOR SHEATHING ABOVE & IN OTHER LOCATIONS PER SECTION R302.11 OF THE 2023 FBC-R, 8TH EDITION.

COMBUSTIBLE CONSTRUCTION:

- 9. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED TO CUT OFF BOTH VERTICAL & HORIZONTAL CONCEALED DRAFT OPENINGS & TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, & BETWEEN A TOP STORY & THE ROOF SPACE PER FBC-R302.11, 2023 8TH EDITION.

MEANS OF EGRESS:

- 1. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED IN EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE 91DE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES, THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
2. RAMPS SERVING EGRESS DOOR REQUIRED BY SECTION R312 SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3 PERCENT SLOPE). ALL OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5%).
3. THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 36 INCHES MEASURED FROM FINISHED MATERIALS.
4. WINDOWS DESIGNATED AS EGRESS SHALL COMPLY WITH SECTION R3102
5. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" MIN. AFF. R3102- FBC-R (2023)
6. IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 12" FINISHED GRADE MUST COMPLY WITH FBC-R 3102

DOORS AND WINDOWS:

- 1. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN.
2. CONTRACTOR AND SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN VS. FLANGE), HEADER HEIGHTS, AND ROUGH OPENINGS PRIOR TO DELIVERY.
3. WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
4. ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED & COMPLY WITH SECTION R302 OF THE 2023 FBC-R 8TH EDITION.
5. WINDOW CONTRACTOR TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
6. WINDOW ROUGH OPENING INCLUDES 1X P.T. FRAME ATTACHED TO CMU'S.
7. DOOR ROUGH OPENING INCLUDES 2X P.T. FRAME ATTACHED TO CMU'S.
8. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK OR 20 MIN. FIRE RATED IAW R302.51
9. 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 ACCORDION OR OTHER APPROVED DESIGN TYPE. BUILDER TO SUBMIT MANUFACTURER, MODEL NO. INSTALLATION INSTRUCTIONS, & COPY OF MIAMI-DADE IMPACT TEST DATA FOR PROPOSED SHUTTERS.
10. WINDOW AND DOOR ASSEMBLIES TO CONFORM TO 2023 FBC-R CHAPTER 6: SECTION 609. INTERIOR FACE OF WINDOW FASTEN BACK TO MASONRY W/ 1/4" X 3" TAPCONS, 6" FROM EDGES AND 16" O.C. MAX. 2X P.T. BUCKS/NAILERS SHALL EXTEND BEYOND.
11. BUCKS LESS THAN 2X TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE.
12. EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED AND COMPLY WITH AAMA/WDMA/CSA 1011.52/4440 OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202 AND ASTM E1300). EXTERIOR SIDE HINGED DOORS SHALL COMPLY WITH AAMA/WDMA/CSA 1011.52/4440 OR ANSI/UMA100 OR SECTION R609.5 IN THE 2023 FBC-R.
13. ALL GARAGE/OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESSURE (P+) TO INCLUDE A 10 SECOND GUST AT 15 TIMES THE DESIGN PRESSURE.

INSULATION:

- 1. INSULATE ALL EXTERIOR FRAME WALLS WITH R-13 BATT FIBERGLASS INSULATION.
2. INSULATE CONDITIONED ATTIC SPACE WITH R-30 BLOWN FIBERGLASS. UNACCESSIBLE ATTIC SPACE SHALL RECEIVE R-30 BATT INSULATION.
3. INSULATE ALL CMU WALLS (THAT REQUIRE 1" P.T. FURRING STRIPS) WITH R41 F-FOIL PANELS.
4. APPLY HILLI FOM FILLER AT EXTERIOR WALLS AROUND WINDOW FRAMES, EXTERIOR DOOR FRAMES, GAPS AROUND PIPES, VENTS, OUTLETS, ETC.
5. INSULATE ALL ATTIC KNEE WALLS WITH R-38 BATTIS.
6. APPLY OWENS CORNING ENERGY COMPLETE TO THE TOP OF ALL CONDITIONED SPACE WALLS THAT INTERACT WITH UNCONDITIONED ATTIC SPACE ABOVE.

ROOFING:

- 1. 12" OVERHANG UNO/ FLUMB CUT FASCIA/ ROOF PITCH PER ELEVATION/ SHINGLES UNO.
2. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.
3. STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.
4. ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.
5. CLAY & CONCRETE TILE (IF APPLICABLE):
1. PER FBC-R 2023 8TH EDITION R305.3, 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, LATEST EDITION, WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R302.13.
2. UNLESS OTHERWISE NOTED, REQUIRED UNDERLAYMENT SHALL COMPLY WITH THE UNDERLAYMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS IN ACCORDANCE WITH THE FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, LATEST EDITION, WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R302.13.
3. ASPHALT SHINGLES (IF APPLICABLE):
1. WIND RESISTANCE OF ASPHALT SHINGLES - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBC-R (8TH EDITION), SECTION R305.2.6 AND R305.2.6.1.
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 III OR TYPE IV OR ASTM D8251 IS REQUIRED IN ACCORDANCE WITH SECTION R305.11. FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR IV OR ASTM D8251 IS REQUIRED IN ACCORDANCE WITH SECTION R305.11.
3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1910 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL. ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED. REFER TO R305.111.

CABINETS:

- 1. CABINET MANUFACTURER'S SHOP DRAWINGS TAKE PRECEDENCE OVER THE INTERIOR CABINET ELEVATIONS SHOWN ON THESE DRAWINGS.
2. SEE SUPPLIER / MFR'S DRAWINGS FOR KITCHEN, CABINETS, MILLWORK, AND RESTROOM LAYOUTS.

PLUMBING:

- 1. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY SIZE, DESIGN, AND INSTALL ALL PLUMBING SYSTEM COMPONENTS BY THE TERMS OF THEIR APPROVAL, IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING, AND PER THE CURRENT EDITION OF THE FBC(P), THE FBC(R), THE FBC OR AS APPLICABLE.
2. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF SPACE.
4. VENT DRYER THRU ROOF. NO VENT STACKS SHALL PENETRATE THROUGH ROOF CRICKETS, VALLEYS, OR RIDGES. BUILDER SHALL VERIFY AND APPROVE ALL LOCATIONS.

ELECTRICAL:

- 1. IAW NEC 2020 - 210.12-ALL 15A OR 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN THE FOLLOWING LOCATIONS REQUIRE AFCI PROTECTION: KITCHEN, FAMILY RM'S, DINING RM'S, LIVING RM'S, PARLORS, LIBRARIES, BEDROOMS, DEN'S, CLOSETS, SUNROOMS, RECREATION RM'S, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE.
2. IAW NEC 2020 - 406.12, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.
3. ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD). THE SPD SHALL BE A TYPE (1) OR TYPE (2) SPD.
4. ALL OUTLETS IN BATHROOMS, KITCHEN, GARAGES AND LAUNDRY ROOM SHALL BE GFCI
5. SMOKE ALARMS SHALL BE IN ALL SLEEPING AREAS, SHALL BE INTERCONNECTED, SHALL BE WITHIN 1 TO 3' OF PEAK & SHALL BE 3' FROM THE SUPPLY OR RETURN AIR-STREAM & EQUIPPED W/ A BATTERY BACKUP. ALARMS MAY NOT BE CONNECTED WHERE ALARMS ARE WIRELESS & ALL ALARMS SOUND UPON ACTIVATION IAW FBC-R R314.3 & R314.4.
6. ALL ELECTRICAL WORK TO BE DONE PER NECA/IBEW 2020
1. ADDITIONAL ELECTRODE MAY BE REQUIRED IN ACCORDANCE WITH NEC 250.53(A)(2)
8. ALL DWELLING UNIT RECEPTACLE WILL BE IN ACCORDANCE WITH NFPA10-NEC2020 - ARTICLE 210-52

MECHANICAL:

- 1. EQUIPMENT LOCATIONS TO BE FIELD VERIFIED & MAY VARY DEPENDANT UPON COMMUNITY & MUNICIPALITY CODES.
2. COMPLETE DUCT DESIGN W/ SIZES & R-VALUE COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 6101 ABC.1 A) CHAPTER 15 OF THE FBC-R 2023 8TH EDITION, SECTION M15051
3. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION.
4. AIR CONDITIONING SYSTEM SHALL BE COMPLETELY BALANCED. ALL ROOMS ISOLATED FROM THE RETURN AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH SECTION M1602 OF THE FBC-R 2023 8TH EDITION.
5. ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBC-R 2023 8TH EDITION F2801.1
6. ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBC-R 2023 8TH EDITION.
7. THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH SHALL BE DETERMINED BY ONE OF THE METHODS SPECIFIED IN SECTIONS M1502.4.5.1 THROUGH M1502.4.5.3

STAIRS:

- 1. SEE STAIR SECTIONS FOR TREAD AND RISER GENERAL REQUIREMENTS.
2. ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD.
3. HANDRAIL CONTINUITY PER R311.2.2 - HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR 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 NEUEL POST OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1 1/2"(38MM) BETWEEN THE WALL AND THE HANDRAIL.

SWIMMING POOLS:

- 1. CHAPTER 45 PRIVATE SWIMMING POOLS - OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING W/ R4501.1, THROUGH R40511.1.14.

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

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6-UNIT: REAGAN, KENNEDY, WASHINGTON, CARTER, WASHINGTON, LINCOLN

PRESIDENTIAL TOWNHOMES

GENERAL NOTES

Park Square HOMES

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REVISIONS

DELTA # DATE

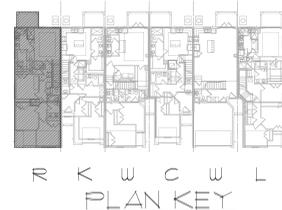
DATE: 04-30-25

SCALE: AS NOTED

DRAWN: MR

SHEET:

00.1



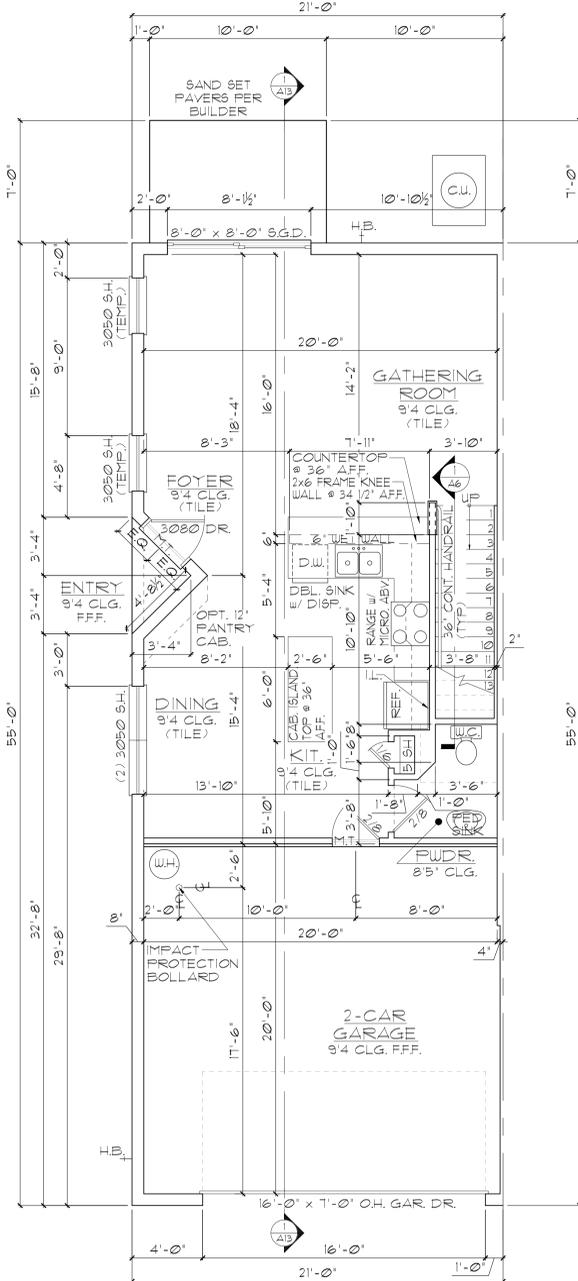
GENERAL NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
- DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
- ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3-1/2" UNLESS NOTED OTHERWISE.
- ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1-5/8" UNLESS NOTED OTHERWISE.
- DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEY COMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK OR 20 MIN. FIRE RATED IAW R302.51.
- GARAGE SHALL BE SEPARATED FROM THE RESIDENCE 4 ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. APPLIED TO THE GAR. SIDE. PROVIDE 5/8" TYPE 'X' GYP. BD. AT CEILING ONLY. APPLIED PERPENDICULAR TO CEILING FRAME.
- PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN.
- SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

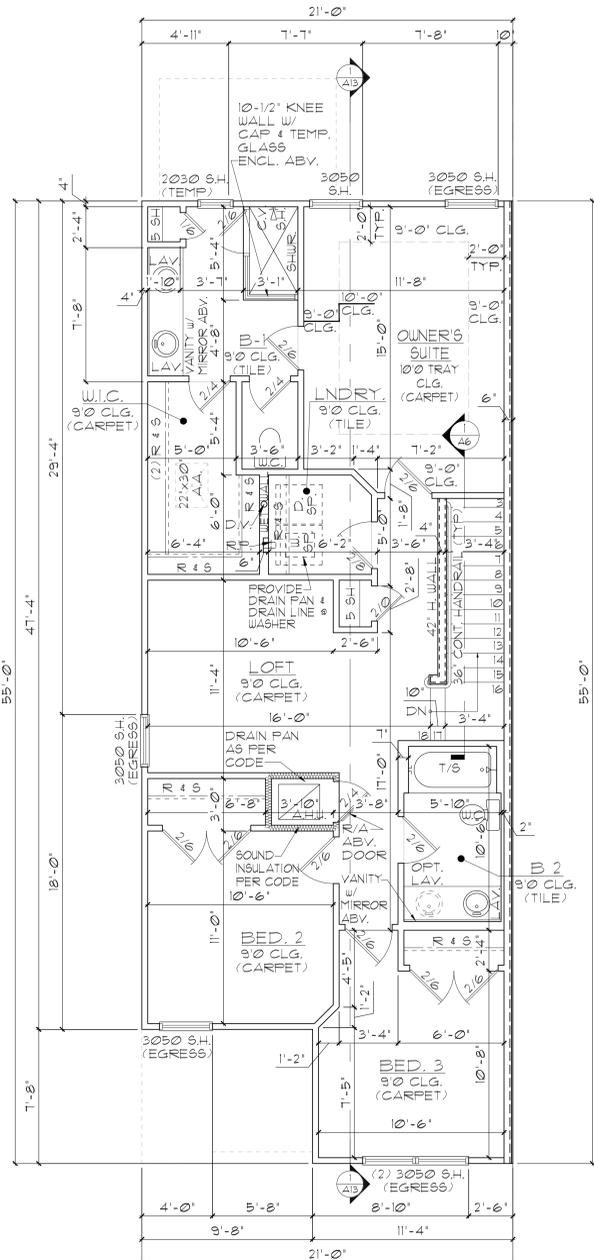
WALL LEGEND

FIRST FLOOR	
[Symbol]	DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.
[Symbol]	DENOTES 2-HOUR FIRE WALL
[Symbol]	DENOTES 1-HOUR FIRE WALL
[Symbol]	DENOTES 2x INSULATED FRAME WALL
SECOND FLOOR	
[Symbol]	DENOTES 2ND FLR FRAME WALL HGT. @ 9'-0" AFF.

NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS



REAGAN - UNIT A
FIRST FLOOR PLAN
LOT# XX



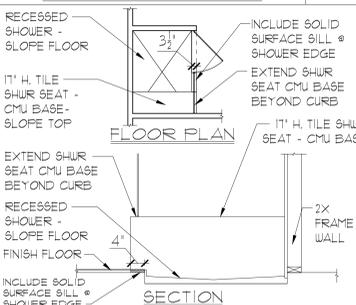
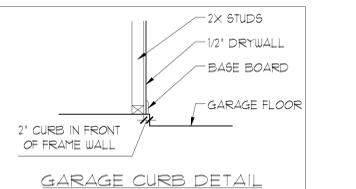
REAGAN - UNIT A
SECOND FLOOR PLAN
LOT# XX

AREA CALCULATIONS

LIVING:	
FIRST FLOOR	710 SF.
SECOND FLOOR	1,021 SF.
TOTAL LIVING	1,731 SF.
GARAGE	434 SF.
ENTRY	11 SF.
TOTAL UNDER ROOF	2,182 SF.
OPT. LANAI	70 SF.

FLOOR PLANS

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



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LOT: 0000, COMMUNITY

6-JUNIT: REAGAN, KENNEDY, WASHINGTON,
CARTER, WASHINGTON, LINCOLN
PRESIDENTIAL TOWNHOMES

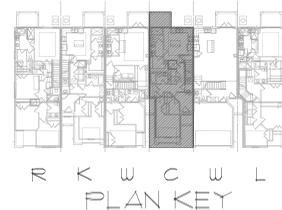
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DELTA #	DATE
	04-30-25

DATE: 04-30-25
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Park Square HOMES



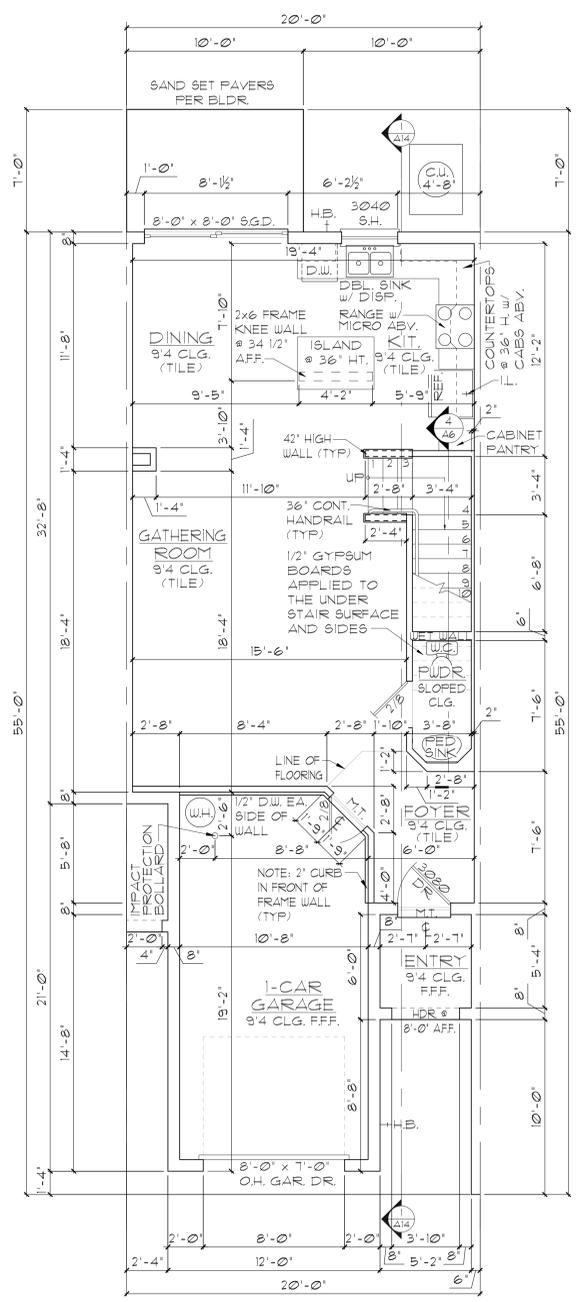
GENERAL NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
- DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
- ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3-1/2" UNLESS NOTED OTHERWISE.
- ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1-5/8" UNLESS NOTED OTHERWISE.
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- GARAGE SHALL BE SEPARATED FROM THE RESIDENCE BY ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. APPLIED TO THE GAR. SIDE. PROVIDE 5/8" TYPE "X" GYP. BD. AT CEILING ONLY. APPLIED PERPENDICULAR TO CEILING FRAME.
- PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN.
- SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

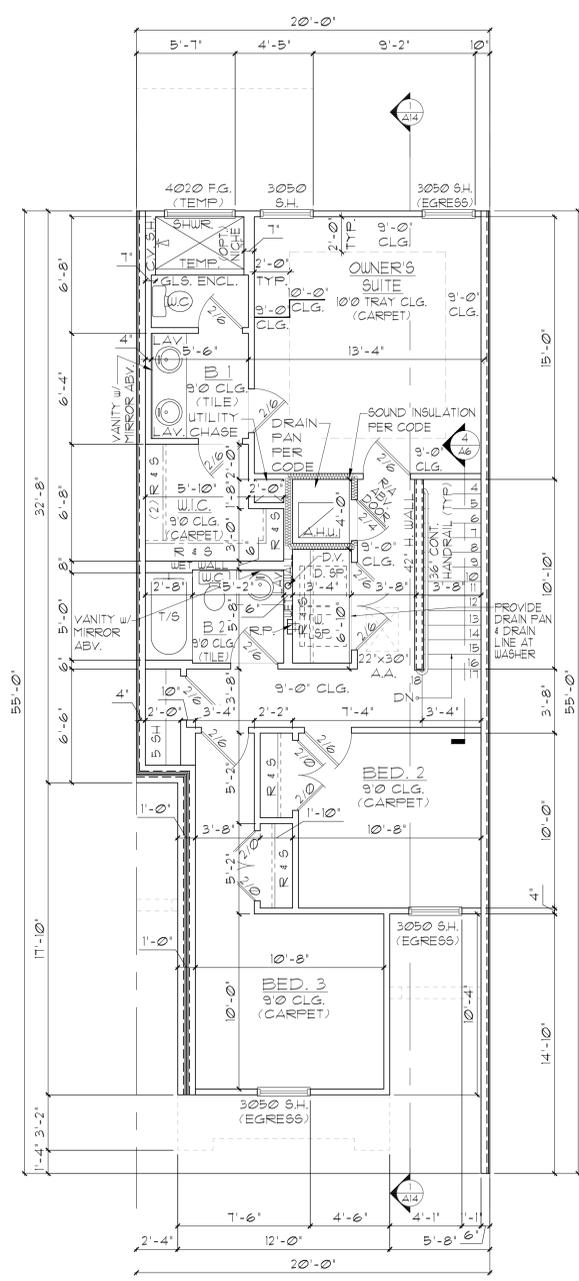
WALL LEGEND

FIRST FLOOR	
[Symbol]	DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.
[Symbol]	DENOTES 2-HOUR FIRE WALL
[Symbol]	DENOTES 1-HOUR FIRE WALL
[Symbol]	DENOTES 2x INSULATED FRAME WALL
SECOND FLOOR	
[Symbol]	DENOTES 2ND FLR FRAME WALL HGT. @ 9'-0" AFF.

NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS



CARTER - UNIT C
FIRST FLOOR PLAN
LOT* XX

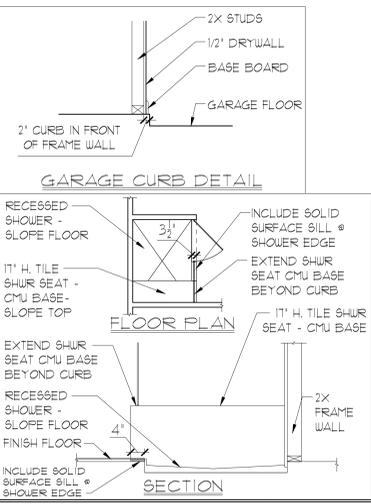


CARTER - UNIT C
SECOND FLOOR PLAN
LOT* XX

AREA CALCULATIONS

LIVING:	
FIRST FLOOR	629 SF.
SECOND FLOOR	238 SF.
TOTAL LIVING	1521 SF.
GARAGE	252 SF.
ENTRY	34 SF.
TOTAL UNDER ROOF	1813 SF.
OPT. LANAI	70 SF.

FLOOR PLANS
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



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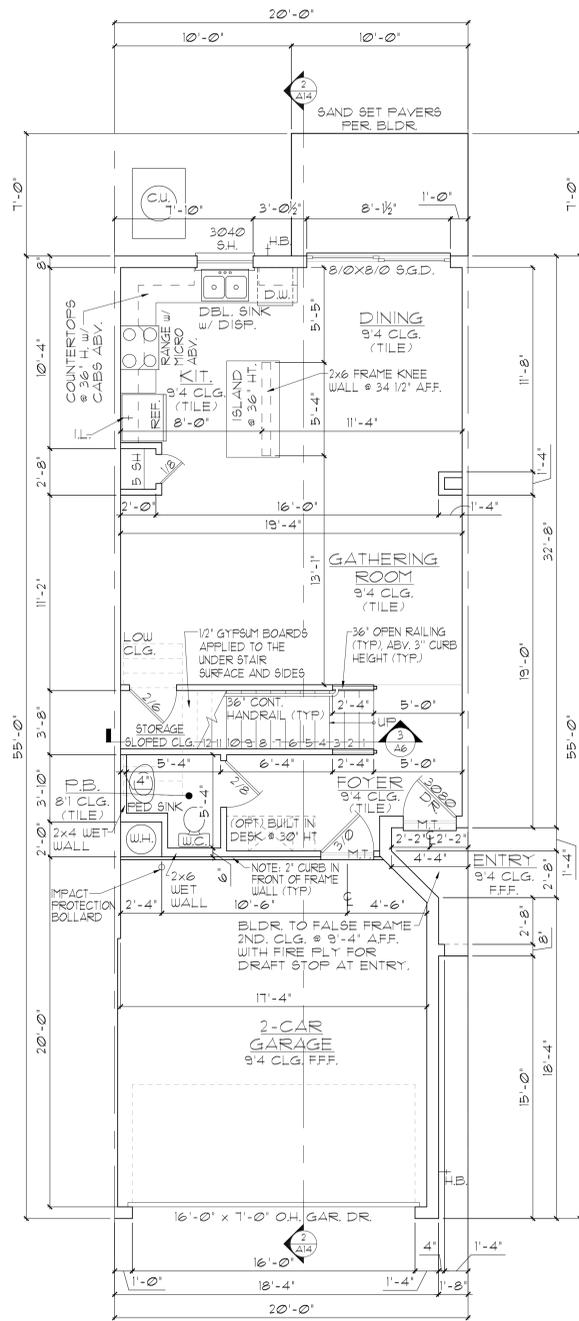
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REVISIONS	
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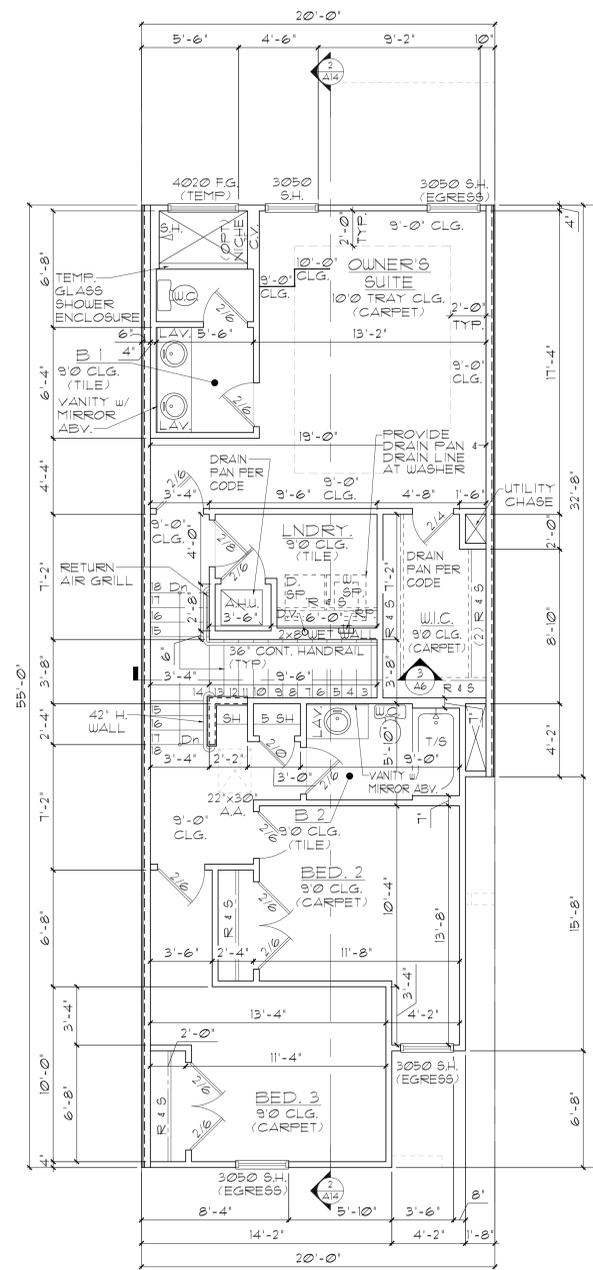
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SHEET:

A3

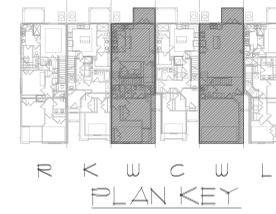
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WASHINGTON - UNIT D
FIRST FLOOR PLAN
LOT* XX



WASHINGTON - UNIT D
SECOND FLOOR PLAN
LOT* XX



GENERAL NOTES

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- PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN.
- SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

WALL LEGEND

FIRST FLOOR	
[Symbol]	DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.
[Symbol]	DENOTES 2-HOUR FIRE WALL
[Symbol]	DENOTES 1-HOUR FIRE WALL
[Symbol]	DENOTES 2x INSULATED FRAME WALL
SECOND FLOOR	
[Symbol]	DENOTES 2ND FLR FRAME WALL HGT. @ 9'-0" AFF.

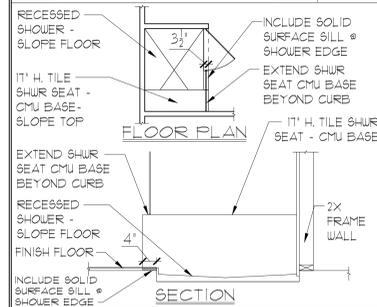
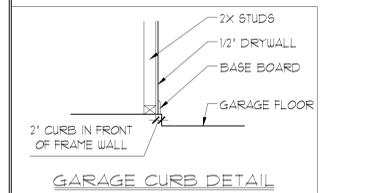
NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS

AREA CALCULATIONS

LIVING:	
FIRST FLOOR	679 SF.
SECOND FLOOR	968 SF.
TOTAL LIVING	1647 SF.
GARAGE	376 SF.
ENTRY	32 SF.
TOTAL UNDER ROOF	2,055 SF.
OPT. LANAI	70 SF.

FLOOR PLANS

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



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PRESIDENTIAL TOWNHOMES

FLOOR PLANS -
WASHINGTON MODEL

Park Square
HOMES

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Phone: (407) 529 - 3000

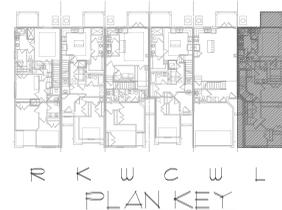
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WALL LEGEND

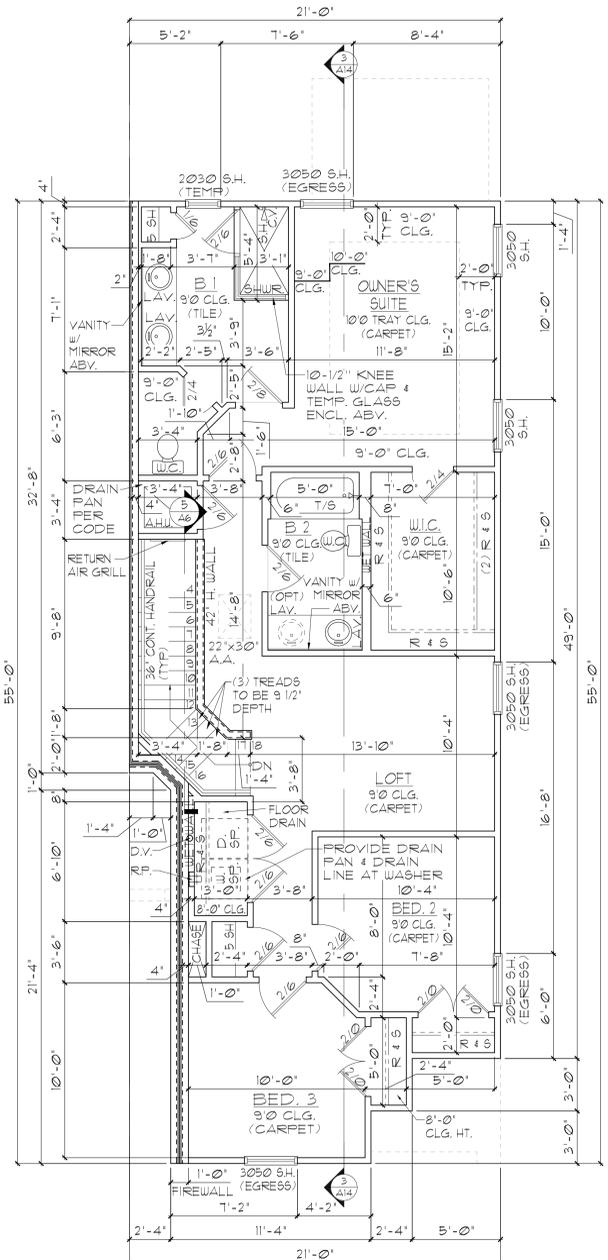
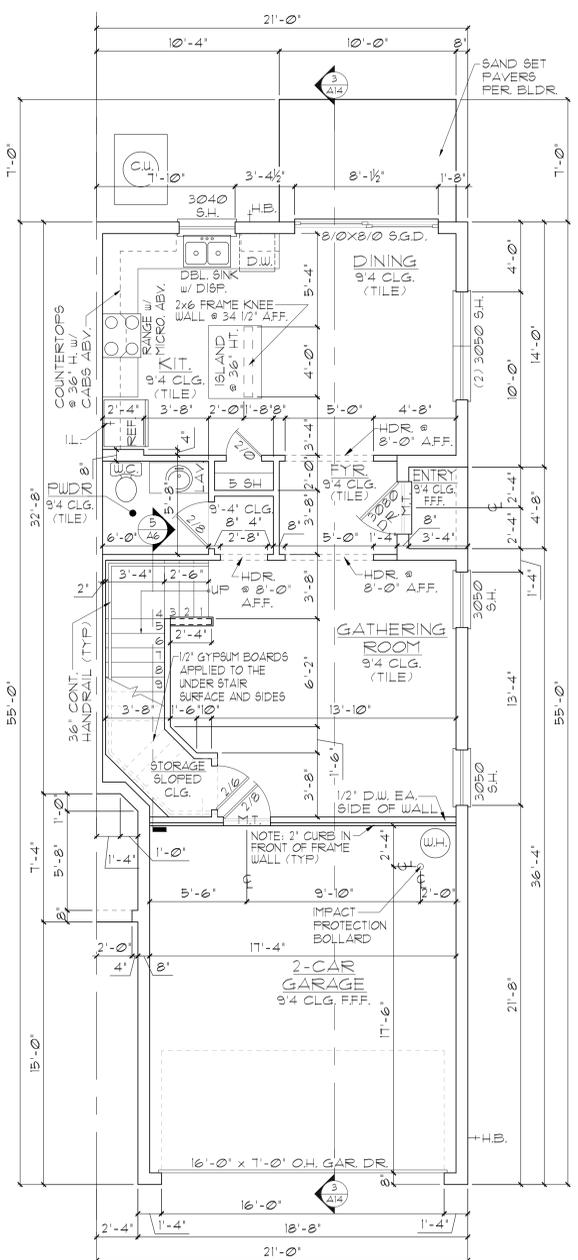
FIRST FLOOR

- [Symbol] DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.
- [Symbol] DENOTES 2-HOUR FIRE WALL
- [Symbol] DENOTES 1-HOUR FIRE WALL
- [Symbol] DENOTES 2x INSULATED FRAME WALL

SECOND FLOOR

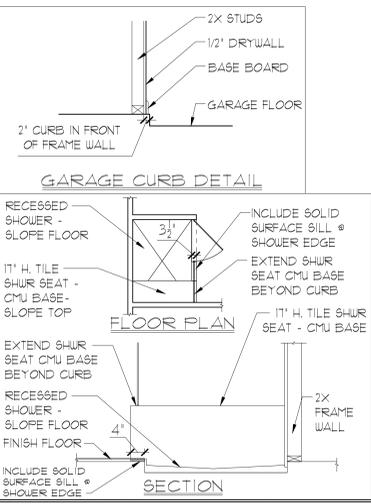
- [Symbol] DENOTES 2ND FLR FRAME WALL HGT. @ 9'-0" AFF.

NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS



AREA CALCULATIONS

LIVING	702 SF
FIRST FLOOR	1,002 SF
SECOND FLOOR	1,002 SF
TOTAL LIVING	1,704 SF
GARAGE	386 SF
ENTRY	16 SF
TOTAL UNDER ROOF	2,106 SF
OPT. LANAI	70 SF



LINCOLN - UNIT E
FIRST FLOOR PLAN
LOT XX

LINCOLN - UNIT E
SECOND FLOOR PLAN
LOT XX

FLOOR PLANS
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

LOT: 0000, COMMUNITY
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Park Square HOMES

FLOOR PLANS -
 LINCOLN MODEL

6-UNIT: REAGAN, KENNEDY, WASHINGTON,
 CARTER, WASHINGTON, LINCOLN
 PRESIDENTIAL TOWNHOMES

REVISIONS	
DELTA #	DATE

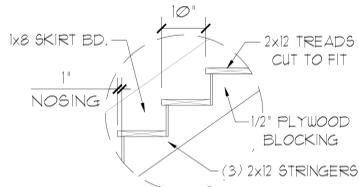
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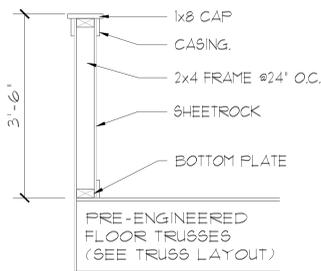
NOTES:

1. STAIRWAY CONSTRUCTION TO CONFORM TO FBC-R 2023, 8TH EDITION SECTION R311.7
2. MAX HT. OF RISER TO BE 1'-3/4"
3. MIN. WIDTH OF TREAD TO BE 10" (EXCLUSIVE OF 1" NOSING)
4. 3/16" MAX VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER
5. 3/8" MAX VARIATION IN ANY STAIR RUN
6. HAND RAIL CIRCULAR CROSS SECTION DIA. TO BE 1 1/4" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY.
7. HANDRAIL R311.7.8 8TH EDITION - FBCR (2023), 34"-38" ABV. TREAD NOSING ON OPPOSITE WALL.
8. HEADROOM CLEARANCE MIN 6'-8".



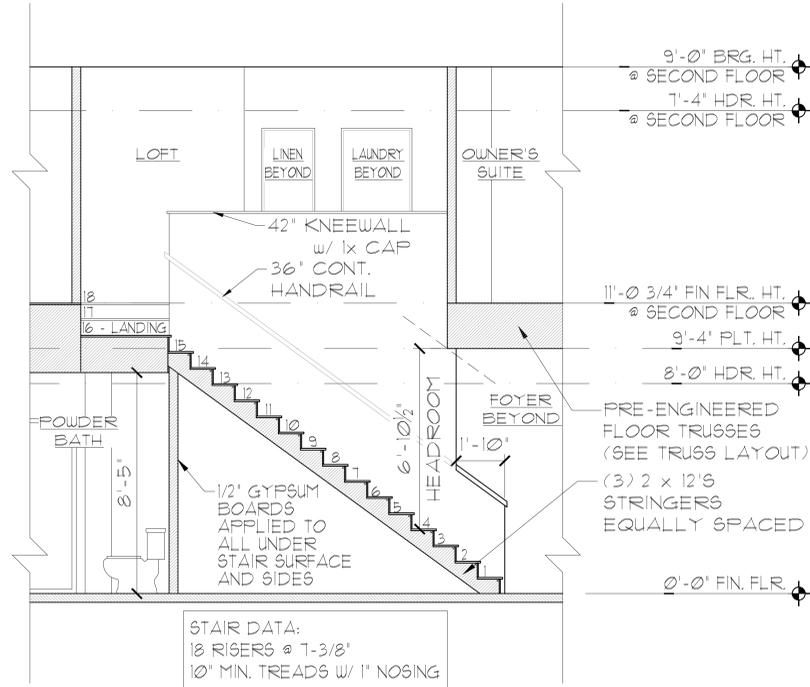
TREAD & RISER DETAIL

SCALE: 3/4" = 1'-0" (11x17) | 1/2" = 1'-0" (22x34)

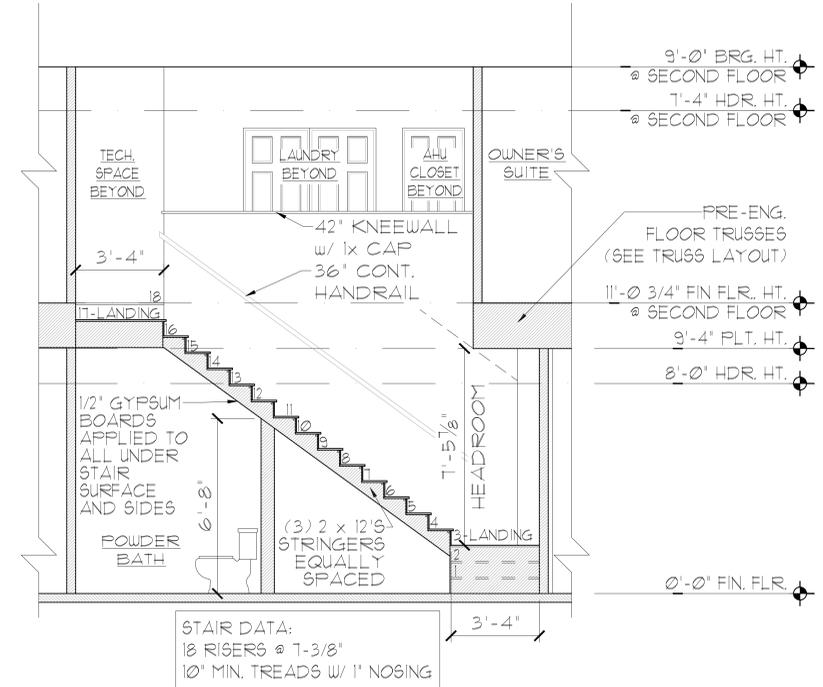


HALF WALL DETAIL

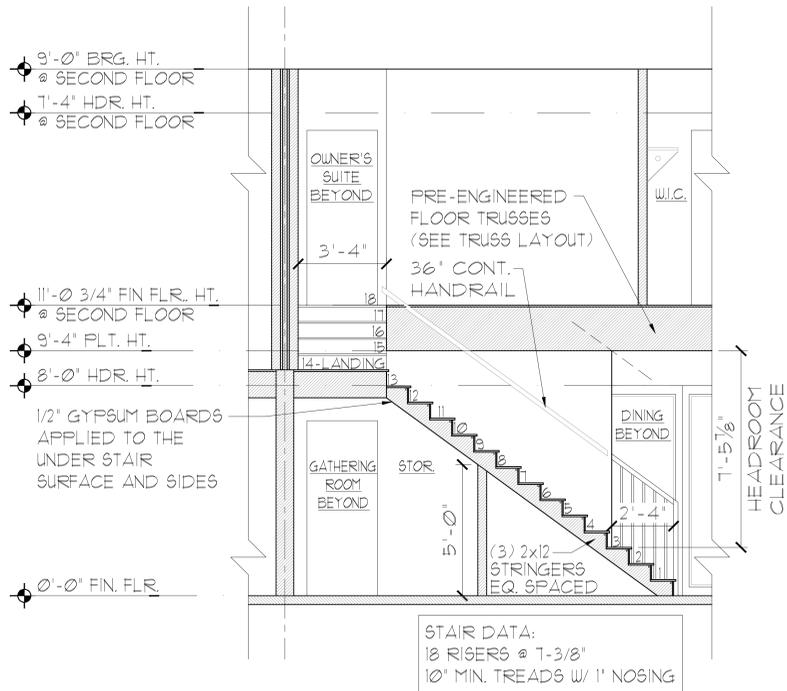
SCALE: 3/4" = 1'-0" (11x17) | 1/2" = 1'-0" (22x34)



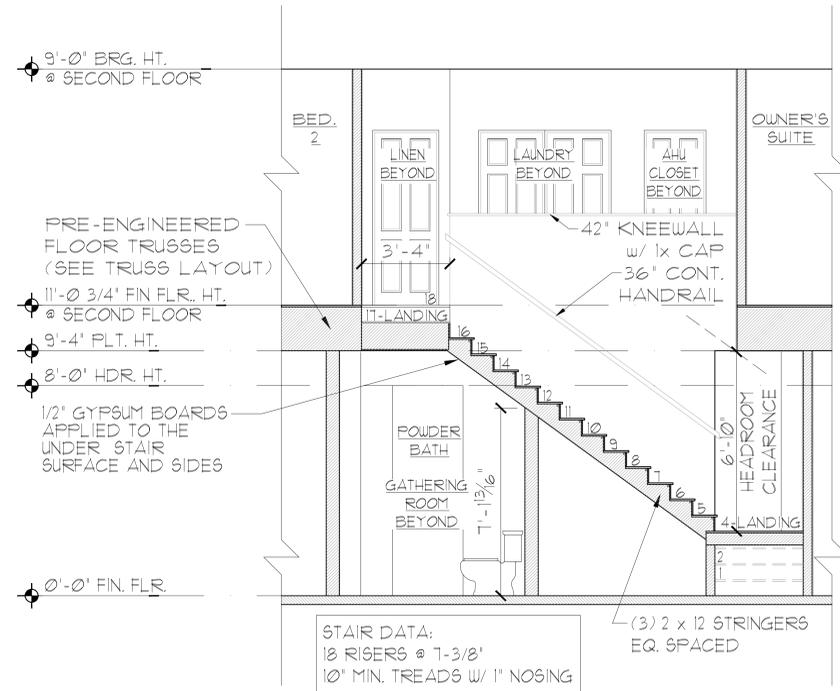
1 REAGAN STAIR DETAIL
SCALE: 1/4" = 1'-0"



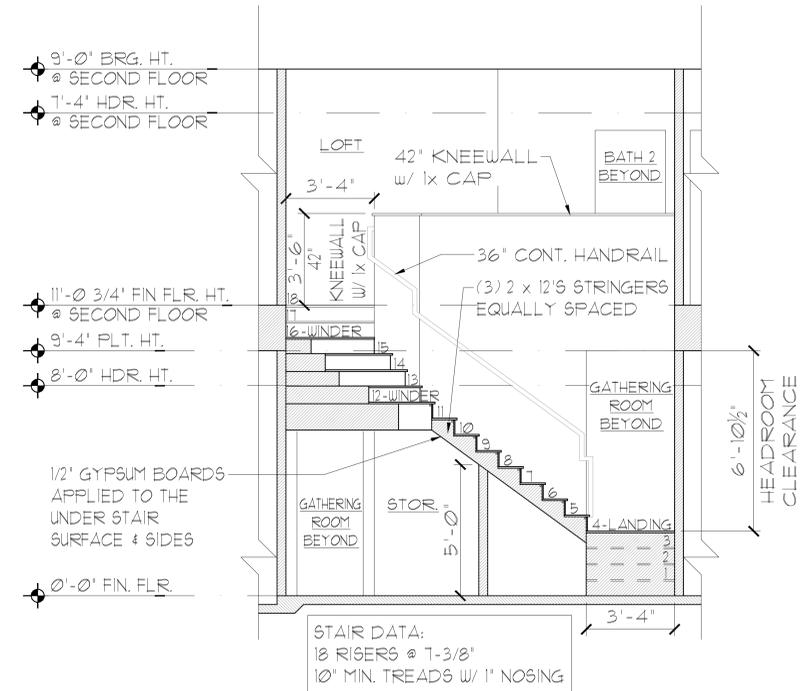
2 KENNEDY STAIR DETAIL
SCALE: 1/4" = 1'-0"



3 WASHINGTON STAIR DETAIL
SCALE: 1/4" = 1'-0"



4 CARTER STAIR DETAIL
SCALE: 1/4" = 1'-0"



5 LINCOLN STAIR DETAIL
SCALE: 1/4" = 1'-0"

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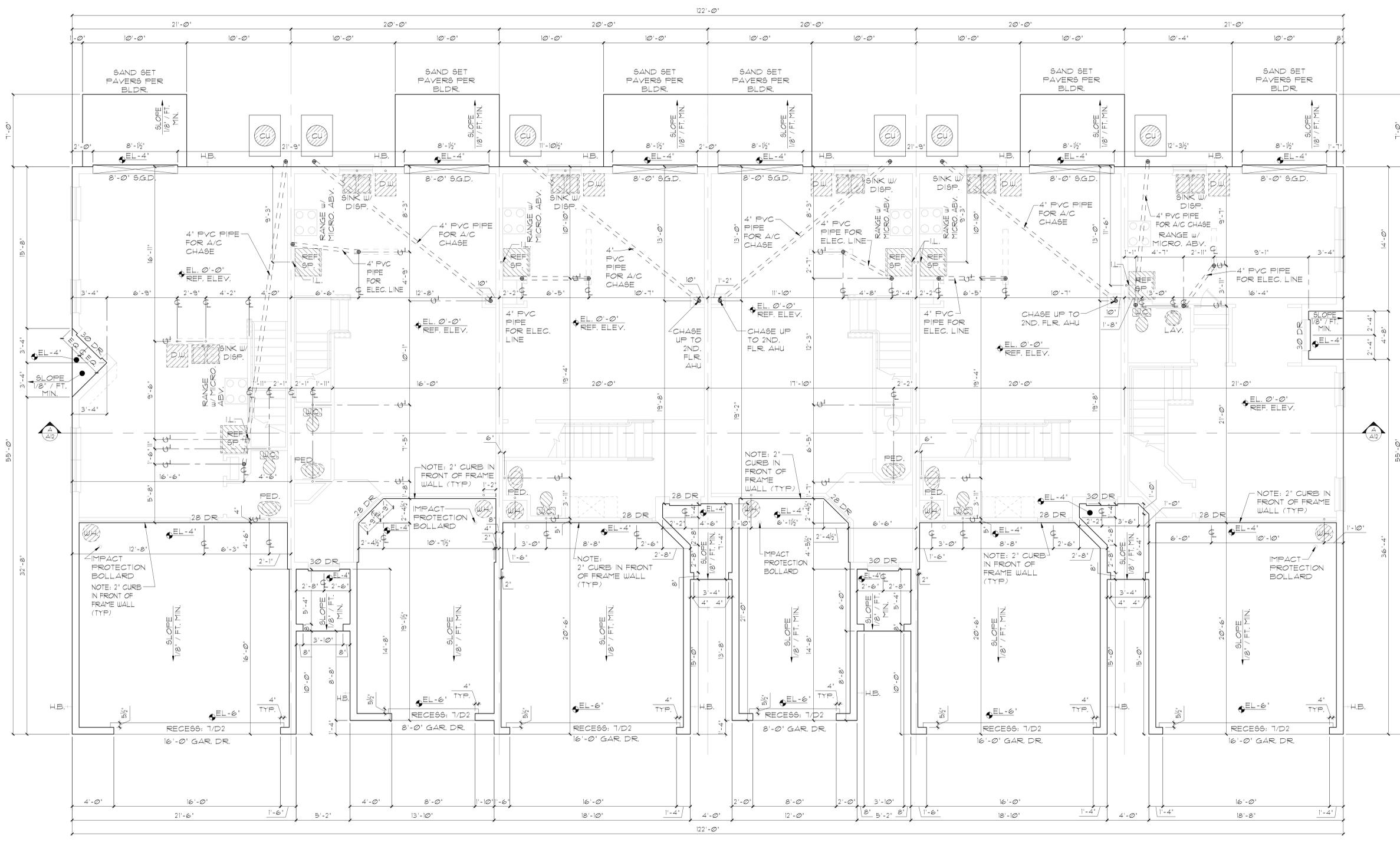
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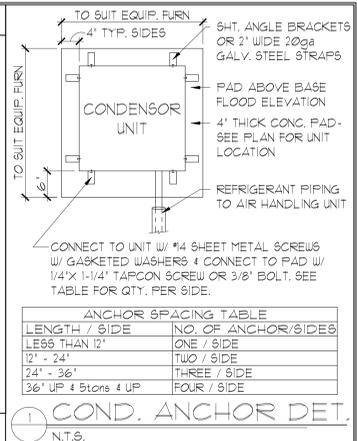


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- FOUNDATION NOTES**
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 - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 - WATER HEATER T & P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE.
 - PAVERS MAY BE USED I.L.O. CONCRETE SLABS IN PATIO PORCH DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED. VERIFY W/ COMMUNITY SPECIFICATIONS.
 - MECHANICAL EQUIP. LOCATIONS TO BE FIELD VERIFIED & MAY BE DEPENDANT UPON COMMUNITY AND MUNICIPALITY CODES.
 - IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CAN BE TERICIDE.
 - BORA-CARE TO BE APPLIED ON INTERIOR WALLS (AW MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT TO FBC-R- CURRENT EDITION.



ANCHOR SPACING TABLE

LENGTH / SIDE	NO. OF ANCHOR/SIDES
LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
24" - 36"	THREE / SIDE
36" UP & 5'cons & UP	FOUR / SIDE

COND. ANCHOR DET.
N.T.S.

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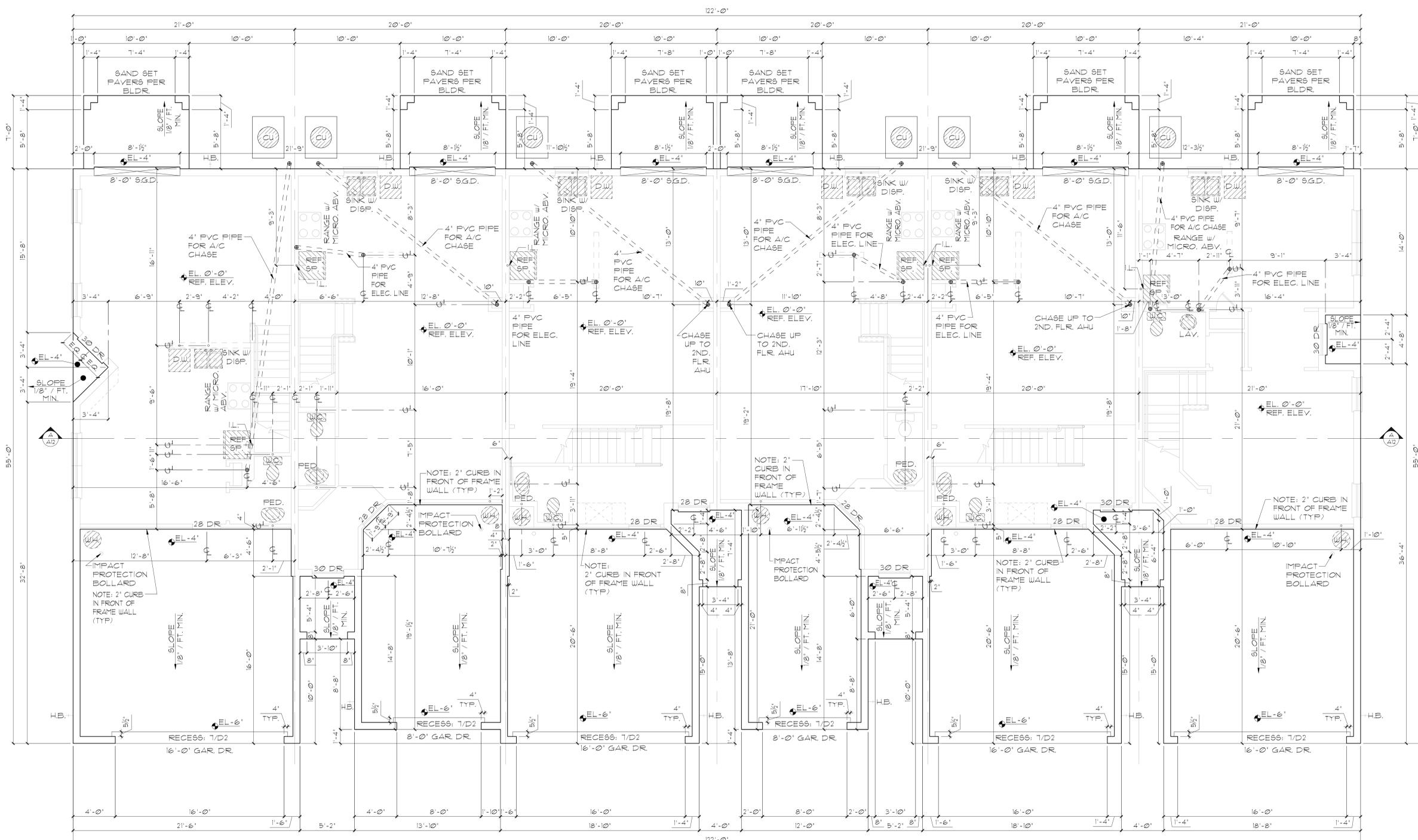


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Park Square HOMES
 SLAB INTERFACE PLAN

6-UNIT: REAGAN, KENNEDY, WASHINGTON, CARTER, WASHINGTON, LINCOLN
 PRESIDENTIAL TOWNHOMES

A7



FOUNDATION NOTES

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ANCHOR SPACING TABLE

LENGTH / SIDE	NO. OF ANCHOR/SIDES
LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
24" - 36"	THREE / SIDE
36" UP & 5' LONG & UP	FOUR / SIDE

COND. ANCHOR DET.
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SLAB INTERFACE PLAN

Park Square HOMES

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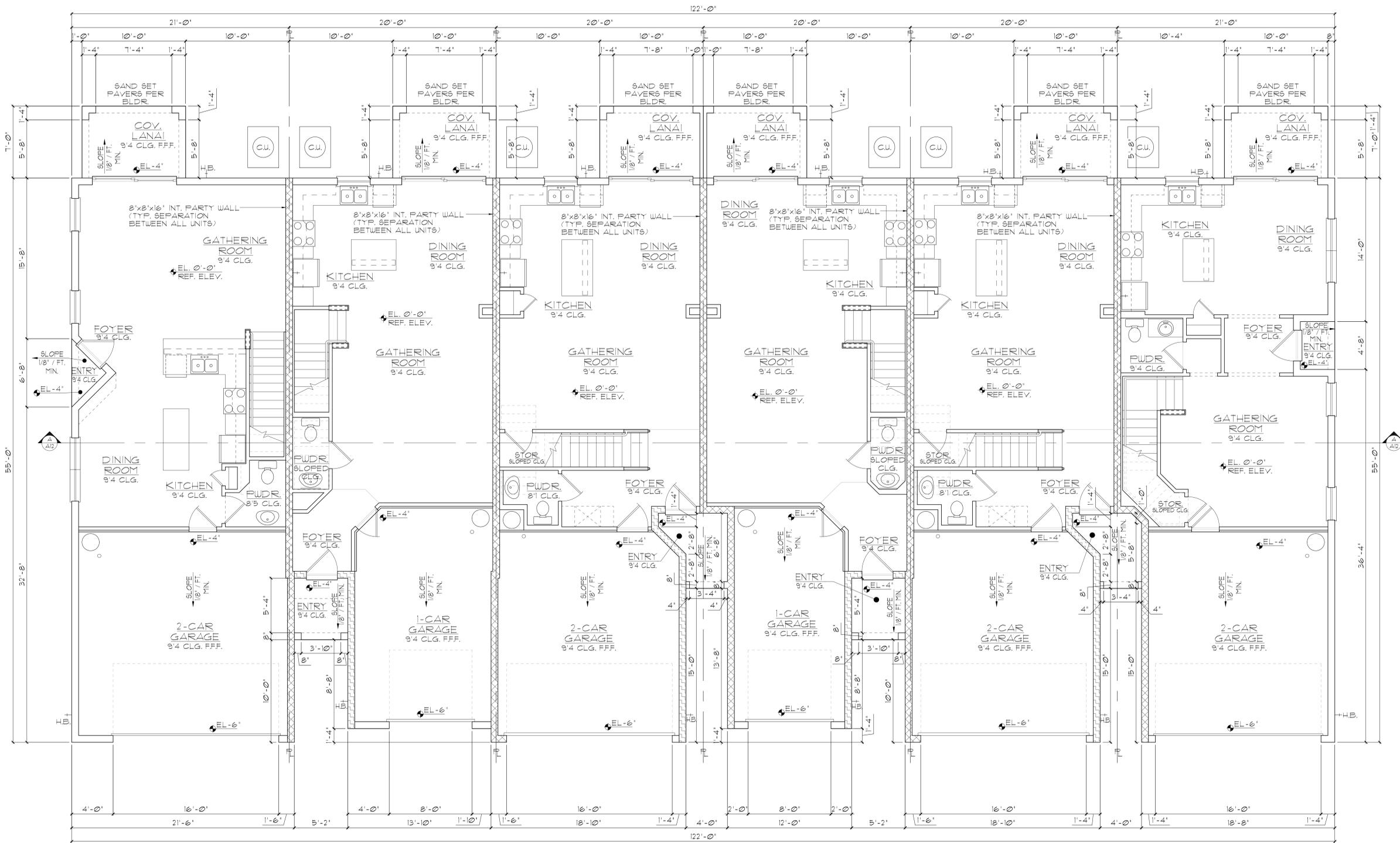
SLAB INTERFACE PLAN
W/ OPT LANAI
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

WALL LEGEND	
FIRST FLOOR	
[Symbol]	DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.
[Symbol]	DENOTES 2-HOUR FIRE WALL
[Symbol]	DENOTES 1-HOUR FIRE WALL
[Symbol]	DENOTES 2x INSULATED FRAME WALL
SECOND FLOOR	
[Symbol]	DENOTES 2ND FLR FRAME WALL HGT. @ 9'-4" AFF.

AREA CALCULATIONS	
LIVING:	
FIRST FLOOR	4,148 SF.
SECOND FLOOR	5,683 SF.
TOTAL LIVING	9,831 SF.
GARAGE	2,129 SF.
ENTRY	155 SF.
MECHANICAL	55 SF.
TOTAL UNDER ROOF	12,170 SF.
COVERED LANAI	350 SF.

NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS

- | GENERAL NOTES | |
|---------------|--|
| 1. | CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE. |
| 2. | DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION. |
| 3. | ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3-1/2" UNLESS NOTED OTHERWISE. |
| 4. | ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1-5/8" UNLESS NOTED OTHERWISE. |
| 5. | DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEY COMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK OR 20 MIN. FIRE RATED IAW R302.51 |
| 6. | GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. APPLIED TO THE GAR. SIDE. PROVIDE 5/8" TYPE 'X' GYP. BD. AT CEILING ONLY. APPLIED PERPENDICULAR TO CEILING FRAME. |
| 7. | PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN. |
| 8. | SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO. |



REAGAN - UNIT A LOT XX KENNEDY - UNIT B LOT XX WASHINGTON - UNIT D LOT XX CARTER - UNIT C LOT XX WASHINGTON - UNIT D LOT XX LINCOLN - UNIT E LOT XX

FIRST FLOOR
OVERALL PLAN
W/ OPT. LANAI
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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FIRST FLOOR
OVERALL PLAN

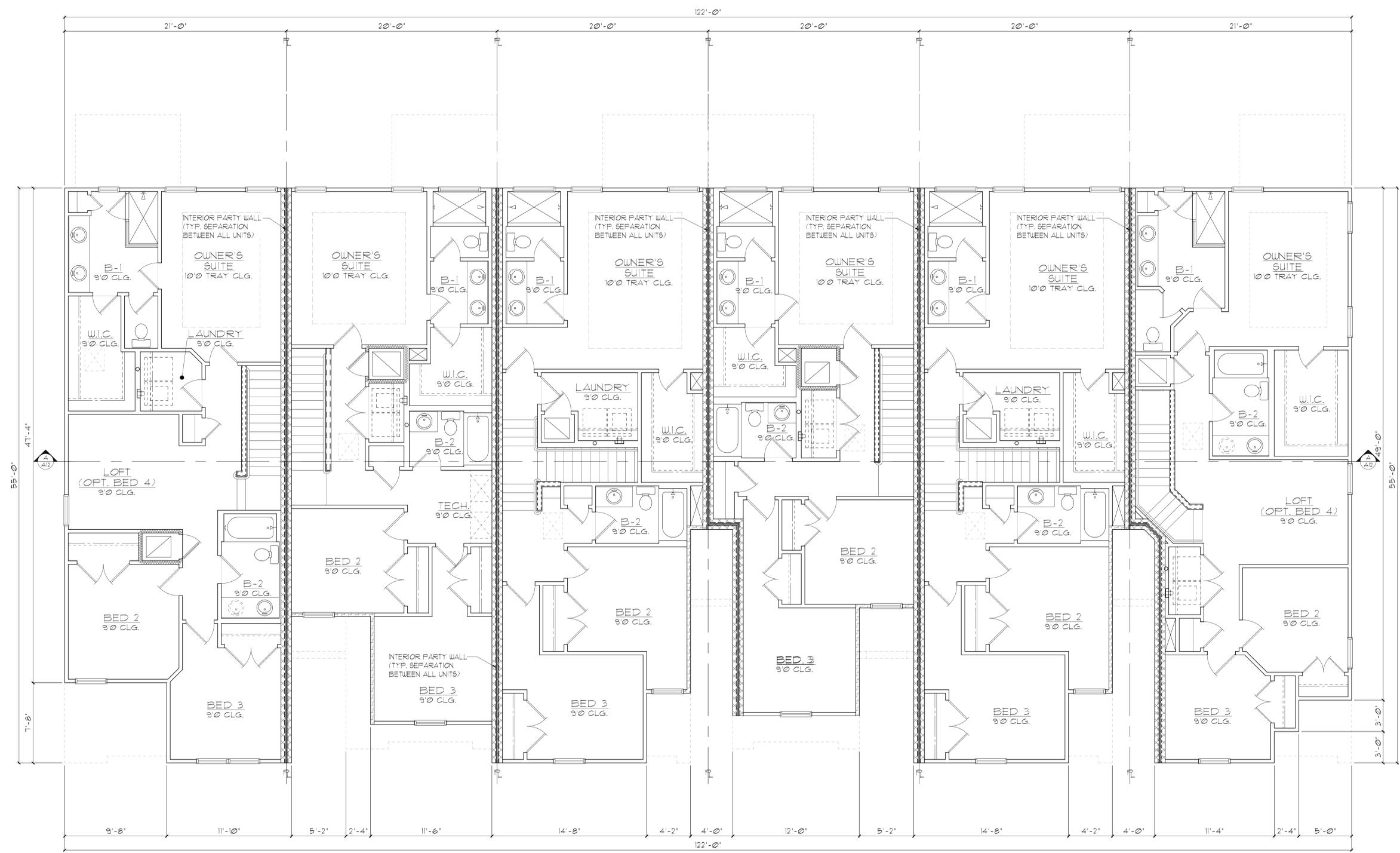
6-UNIT: REAGAN, KENNEDY, WASHINGTON,
CARTER, WASHINGTON, LINCOLN
PRESIDENTIAL TOWNHOMES

REVISIONS	
DELTA #	DATE
DATE:	04-30-25
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	A8.1

WALL LEGEND	
FIRST FLOOR	
[Symbol]	DENOTES CONC. BLOCK WALL HGT. @ 9'-4" AFF.
[Symbol]	DENOTES 2-HOUR FIRE WALL
[Symbol]	DENOTES 1-HOUR FIRE WALL
[Symbol]	DENOTES 2x INSULATED FRAME WALL
SECOND FLOOR	
[Symbol]	DENOTES 2ND FLR FRAME WALL HGT. @ 9'-0" AFF.

AREA CALCULATIONS	
LIVING:	
FIRST FLOOR	4,148 SF.
SECOND FLOOR	5,683 SF.
TOTAL LIVING	9,831 SF.
GARAGE	2,129 SF.
ENTRY	155 SF.
MECHANICAL	55 SF.
TOTAL UNDER ROOF	12,170 SF.
NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS	

- GENERAL NOTES**
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
 - DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
 - ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3-1/2" UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 1-5/8" UNLESS NOTED OTHERWISE.
 - DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEY COMB CORE STEEL. DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED IAW E3023.1.
 - GARAGE SHALL BE SEPARATED FROM THE RESIDENCE 4 ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. APPLIED TO THE GAR. SIDE. PROVIDE 5/8" TYPE 'X' GYP. BD. AT CEILING ONLY. APPLIED PERPENDICULAR TO CEILING FRAME.
 - PULL ALL DIMENSIONS FROM THE REAR OF THE PLAN.
 - SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.



REAGAN - UNIT A LOT# XX KENNEDY - UNIT B LOT# XX WASHINGTON - UNIT D LOT# XX CARTER - UNIT C LOT# XX WASHINGTON - UNIT D LOT# XX LINCOLN - UNIT E LOT# XX

SECOND FLOOR OVERALL PLAN

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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LOT: 0000, COMMUNITY

6-UNIT: REAGAN, KENNEDY, WASHINGTON, CARTER, WASHINGTON, LINCOLN
PRESIDENTIAL TOWNHOMES

SECOND FLOOR OVERALL PLAN

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Orlando, Florida 32811
Phone: (407) 529 - 3000

ITEC
THOMPSON ENGINEERING GROUP, INC.
1401 Vineland Road, Suite A2 Orlando, FL 32811
Ph: (407) 734-1450
Fax: (407) 734-1750
www.itec.com

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EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.11 OF THE 8TH EDITION, FBC-R 2023 & ASTM C1063 OR C1087.
2. PLASTERING TO BE INSTALLED IAW R103.1 & R103.12 OF THE 8TH EDITION, FBC-R 2023.
3. WEEP SCREED TO BE INSTALLED IAW R103.121 OF THE 8TH EDITION, FBC-R 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & R103.13 OF THE 8TH EDITION, FBC-R 2023.
5. FLASHING TO BE INSTALLED IAW R103.4 OF THE 8TH EDITION, FBC-R 2023.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.12 OF THE 8TH EDITION, FBC-R 2023.
7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
8. ALL FIBER CEMENT SIDING SHALL BE IAW R103.1 OF THE 8TH EDITION, FBC-R 2023.
9. 'ZIP SYSTEMS' WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER ON EXTERIOR FRAME WALLS.
10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.



FRONT ELEVATION: STD
SCALE: 1/4"=1'-0"



REAR ELEVATION: STD
SCALE: 1/4"=1'-0"



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EXTERIOR ELEVATIONS

6-UNIT: REAGAN, KENNEDY, WASHINGTON, CARTER, WASHINGTON, LINCOLN
PRESIDENTIAL TOWNHOMES

REVISIONS	
DELTA #	DATE

DATE: 04-30-25
SCALE: AS NOTED
DRAWN: MR
SHEET: A10

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LOT: 0000, COMMUNITY

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.11 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C1063 OR C1187.
2. PLASTERING TO BE INSTALLED IAW R103.1 & R103.12 OF THE 8TH EDITION, FBC-R, 2023.
3. WEEP SCREED TO BE INSTALLED IAW R103.121 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C926.
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & R103.13 OF THE 8TH EDITION, FBC-R, 2023.
5. FLASHING TO BE INSTALLED IAW R103.4 OF THE 8TH EDITION, FBC-R, 2023.
6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.12 OF THE 8TH EDITION, FBC-R, 2023.
7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
8. ALL FIBER CEMENT SIDING SHALL BE IAW R103.1 OF THE 8TH EDITION, FBC-R, 2023.
9. 'ZIP SYSTEMS' WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER ON EXTERIOR FRAME WALLS.
10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.



FRONT ELEVATION: OPT LANAI
SCALE: 1/4"=1'-0"



REAR ELEVATION: OPT LANAI
SCALE: 1/4"=1'-0"

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LOT: 0000, COMMUNITY

6-UNIT: REAGAN, KENNEDY, WASHINGTON, CARTER, WASHINGTON, LINCOLN PRESIDENTIAL TOWNHOMES

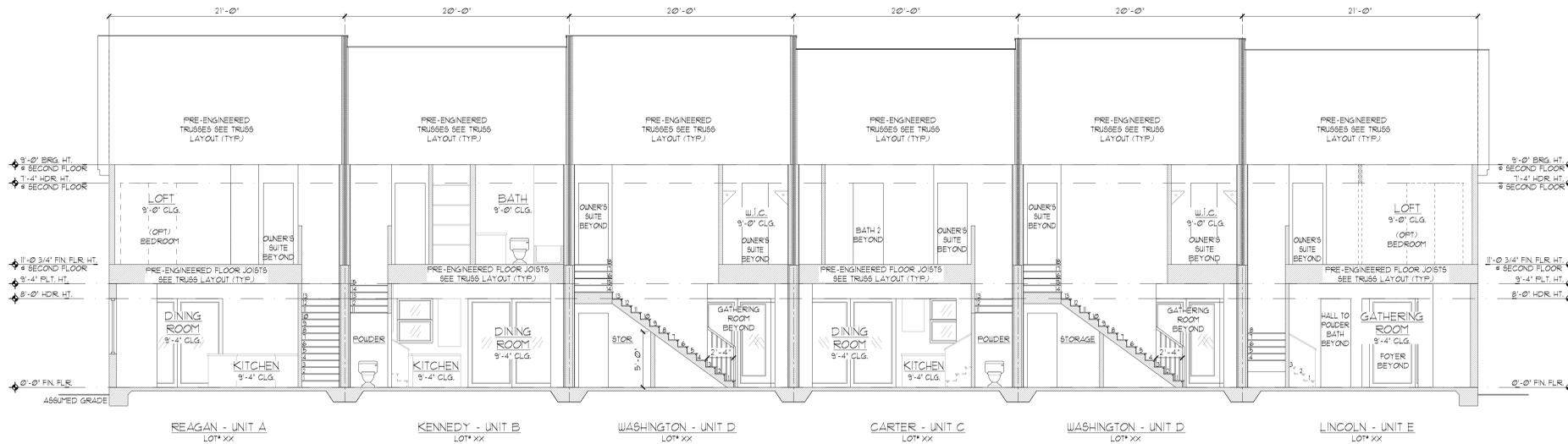
REVISIONS	
DELTA #	DATE

DATE: 04-30-25
SCALE: AS NOTED
DRAWN: MR
SHEET:

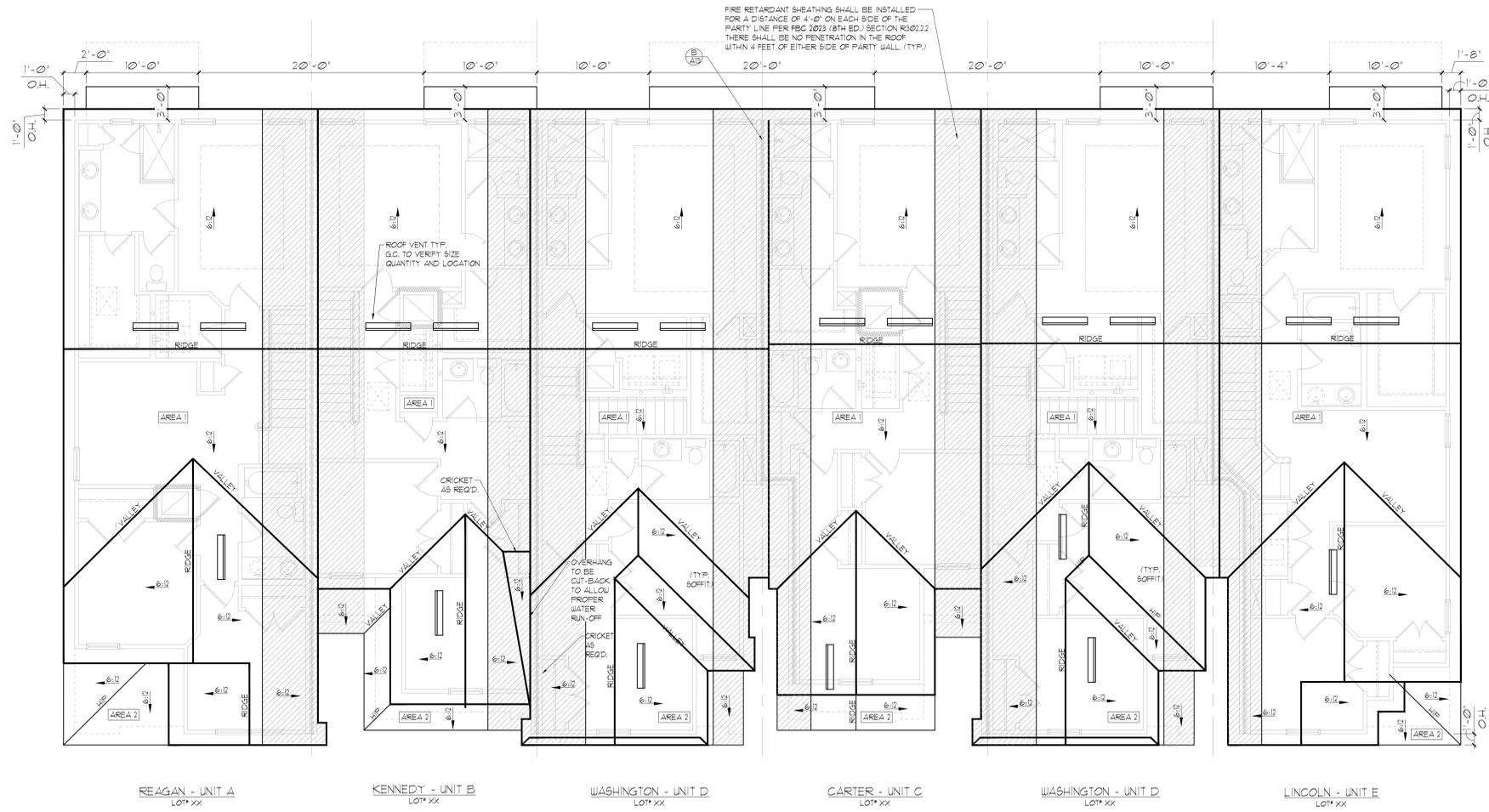
A10.1



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A CROSS SECTION
SCALE: 3/16" = 1'-0"



ROOF PLAN - STD
SCALE: 3/16" = 1'-0"

GENERAL NOTES

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE VENTED SPACE. *EXCEPT THAT THE REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED. AT NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.)

1. PLAN SHOWS APPROXIMATE VENT LOCATIONS AND STILL REQUIRES REVIEW BY THE BUILDER/G.C. TO VERIFY ALL VENTING COMPONENTS ARE INSTALLED PER THE MIN. REQUIREMENTS AS STATED IN THE CURRENT EDITION OF THE IRC (R) SECTION R806 AND ALL SUBSEQUENT SUB-SECTIONS.
2. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, PROVIDE BAFFLES TO MAINTAIN A MIN. 1" AIRSPACE BETWEEN INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
3. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSIONS OF 1/16" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION GREATER THAN 1/4" SHALL BE PROVIDED WITH AN APPROVED CORROSION PROTECTIVE COVER HAVING A LEAST DIMENSIONS OF 1/16" AND 1/4" MAXIMUM.
4. ALL VENTS SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN SPECIFICATIONS (FREE FROM BLOCKAGES AND/OR OBSTRUCTIONS) PROVIDING ADEQUATE CROSS VENTILATION.
5. THE BUILDER/ROOFING CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CALCULATIONS AND QUANTITIES OF REQUIRED VENTILATORS PRIOR TO INSTALLATION.
6. ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN

1. SEE BUILDING SECTIONS, WALL SECTIONS & ELEVATIONS FOR BEARING HEIGHTS
CALCULATIONS BELOW ARE BASED OFF OF THE FOLLOWING ASSUMPTIONS:
OFF RIDGE VENTS TO HAVE A NET FREE VENTILATION AREA OF:
SHINGLE: LOMANCO-T100 = 140 SQ. INCHES PER VENT INSTALLED

INDICATES POSSIBLE LOCATION OF OFF RIDGE VENTS
SOFFIT VENTILATION TO HAVE A NET FREE VENTILATION AREA OF 10 SQ. INCHES PER LINEAR FOOT
INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS: REAGAN UNIT
NET FREE VENTILATED AREA(S): AREA #1: MAIN ROOF AREA
(LOMANCO-T100)
NFVA = 1289 SQ. FT. * 144 / 300 = 248-309 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 280 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.
NET FREE VENTILATED AREA(S): AREA #2: GARAGE AREA
NFVA = 92 SQ. FT. * 144 / 150 = 88 SQ. IN. REQUIRED
90 SQ. IN. PROVIDED
8 LINEAR FEET OF VENTED SOFFIT
@ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 90 SQ. IN.

ATTIC VENTILATION CALCULATIONS: KENNEDY UNIT
NET FREE VENTILATED AREA(S): AREA #1: MAIN ROOF
(LOMANCO-T100)
NFVA = 1013 SQ. FT. * 144 / 300 = 206-258 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 280 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.
NET FREE VENTILATED AREA(S): AREA #2: GARAGE AREA
NFVA = 105 SQ. FT. * 144 / 150 = 101 SQ. IN. REQUIRED
110 SQ. IN. PROVIDED
11 LINEAR FEET OF VENTED SOFFIT
@ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 110 SQ. IN.

ATTIC VENTILATION CALCULATIONS: CARTER UNIT
NET FREE VENTILATED AREA(S): AREA #1: MAIN ROOF AREA
(LOMANCO-T100)
NFVA = 1,011 SQ. FT. * 144 / 300 = 201-259 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 280 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.
NET FREE VENTILATED AREA(S): AREA #2: GARAGE AREA
NFVA = 58 SQ. FT. * 144 / 150 = 56 SQ. IN. REQUIRED
60 SQ. IN. PROVIDED
6 LINEAR FEET OF VENTED SOFFIT
@ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 60 SQ. IN.

ATTIC VENTILATION CALCULATIONS: WASHINGTON UNIT
NET FREE VENTILATED AREA(S): AREA #1: MAIN ROOF AREA
(LOMANCO-T100)
NFVA = 1,050 SQ. FT. * 144 / 300 = 202-252 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 280 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.
NET FREE VENTILATED AREA(S): AREA #2: GARAGE AREA
(LOMANCO-T100)
NFVA = 523 SQ. FT. * 144 / 300 = 100-126 SQ. IN. REQUIRED (40%-50%)
(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 140 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.

ATTIC VENTILATION CALCULATIONS: LINCOLN UNIT
NET FREE VENTILATED AREA(S): AREA #1: MAIN ROOF AREA
(LOMANCO-T100)
NFVA = 1218 SQ. FT. * 144 / 300 = 234-293 SQ. IN. REQUIRED (40%-50%)
(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 280 SQ. IN. PROVIDED
+/- 200 LINEAR FEET OF VENTED SOFFIT.
NET FREE VENTILATED AREA(S): AREA #2: GARAGE AREA
NFVA = 80 SQ. FT. * 144 / 150 = 71 SQ. IN. REQUIRED
80 SQ. IN. PROVIDED
8 LINEAR FEET OF VENTED SOFFIT
@ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 80 SQ. IN.

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Park Square HOMES

ROOF PLAN & BUILDING SECTION

6-UNIT: REAGAN, KENNEDY, WASHINGTON, CARTER, WASHINGTON, LINCOLN
PRESIDENTIAL TOWNHOMES

REVISIONS	
DELTA #	DATE

DATE: 04-30-25
SCALE: AS NOTED
DRAWN: MR
SHEET:

A12

GENERAL NOTES

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/80 OF THE AREA OF THE VENTED SPACE, EXCEPT THAT THE REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

2. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, PROVIDE Baffles TO MAINTAIN A MIN. 1" AIRSPACE BETWEEN INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

3. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSIONS OF 1/16" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION GREATER THAN 1/4" SHALL BE PROVIDED WITH AN APPROVED CORROSION PROTECTIVE COVER HAVING A LEAST DIMENSIONS OF 1/16" AND 1/4" MAXIMUM.

1. PLAN SHOWS APPROXIMATE VENT LOCATIONS AND STILL REQUIRES REVIEW BY THE BUILDER/G.C. TO VERIFY ALL VENTING COMPONENTS ARE INSTALLED PER THE MIN. REQUIREMENTS AS STATED IN THE CURRENT EDITION OF THE FBC(R) SECTION R806 AND ALL SUBSEQUENT SUB-SECTIONS.

2. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, PROVIDE Baffles TO MAINTAIN A MIN. 1" AIRSPACE BETWEEN INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

3. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSIONS OF 1/16" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION GREATER THAN 1/4" SHALL BE PROVIDED WITH AN APPROVED CORROSION PROTECTIVE COVER HAVING A LEAST DIMENSIONS OF 1/16" AND 1/4" MAXIMUM.

4. ALL VENTS SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN SPECIFICATIONS (FREE FROM BLOCKAGES AND/OR OBSTRUCTIONS) PROVIDING ADEQUATE CROSS VENTILATION.

5. THE BUILDER/ROOFING CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CALCULATIONS AND QUANTITIES OF REQUIRED VENTILATORS PRIOR TO INSTALLATION.

6. ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN

7. SEE BUILDING SECTIONS, WALL SECTIONS & ELEVATIONS FOR BEARING HEIGHTS

CALCULATIONS BELOW ARE BASED OFF OF THE FOLLOWING ASSUMPTIONS:

OFF RIDGE VENTS TO HAVE A NET FREE VENTILATION AREA OF:
 SINGLE: LOMANCO-T100 = 140 SQ. INCHES PER VENT INSTALLED

INDICATES POSSIBLE LOCATION OF OFF RIDGE VENTS

SOFFIT VENTILATION TO HAVE A NET FREE VENTILATION AREA OF 10 SQ. INCHES PER LINEAR FOOT

INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS: REAGAN UNIT

NET FREE VENTILATED AREA(S): AREA #1: MAIN ROOF AREA (LOMANCO-T100)
 NFVA = 1289 SQ. FT. * 144 / 300 = 248-309 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 280 SQ. IN. PROVIDED

+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA #2: GARAGE AREA
 NFVA = 92 SQ. FT. * 144 / 150 = 88 SQ. IN. REQUIRED
 90 SQ. IN. PROVIDED

9 LINEAR FEET OF VENTED SOFFIT @ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 90 SQ. IN.

NET FREE VENTILATED AREA(S): AREA #3: COVERED LANAI
 NFVA = 70 SQ. FT. * 144 / 150 = 68 SQ. IN. REQUIRED
 70 SQ. IN. PROVIDED

1 LINEAR FEET OF VENTED SOFFIT @ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 10 SQ. IN.

ATTIC VENTILATION CALCULATIONS: KENNEDY UNIT

NET FREE VENTILATED AREA(S): AREA #1: MAIN ROOF (LOMANCO-T100)
 NFVA = 1073 SQ. FT. * 144 / 300 = 206-258 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 280 SQ. IN. PROVIDED

+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA #2: GARAGE AREA
 NFVA = 105 SQ. FT. * 144 / 150 = 101 SQ. IN. REQUIRED
 110 SQ. IN. PROVIDED

11 LINEAR FEET OF VENTED SOFFIT @ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 110 SQ. IN.

NET FREE VENTILATED AREA(S): AREA #3: COVERED LANAI
 NFVA = 70 SQ. FT. * 144 / 150 = 68 SQ. IN. REQUIRED
 70 SQ. IN. PROVIDED

1 LINEAR FEET OF VENTED SOFFIT @ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 10 SQ. IN.

ATTIC VENTILATION CALCULATIONS: CARTER UNIT

NET FREE VENTILATED AREA(S): AREA #1: MAIN ROOF AREA (LOMANCO-T100)
 NFVA = 1071 SQ. FT. * 144 / 300 = 201-259 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 280 SQ. IN. PROVIDED

+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA #2: GARAGE AREA
 NFVA = 58 SQ. FT. * 144 / 150 = 56 SQ. IN. REQUIRED
 60 SQ. IN. PROVIDED

6 LINEAR FEET OF VENTED SOFFIT @ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 60 SQ. IN.

NET FREE VENTILATED AREA(S): AREA #3: COVERED LANAI
 NFVA = 70 SQ. FT. * 144 / 150 = 68 SQ. IN. REQUIRED
 70 SQ. IN. PROVIDED

1 LINEAR FEET OF VENTED SOFFIT @ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 10 SQ. IN.

ATTIC VENTILATION CALCULATIONS: WASHINGTON UNIT

NET FREE VENTILATED AREA(S): AREA #1: MAIN ROOF AREA (LOMANCO-T100)
 NFVA = 1050 SQ. FT. * 144 / 300 = 202-252 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 280 SQ. IN. PROVIDED

+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA #2: GARAGE AREA
 NFVA = 523 SQ. FT. * 144 / 300 = 100-126 SQ. IN. REQUIRED (40%-50%)

(1) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 140 SQ. IN. PROVIDED

+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA #3: COVERED LANAI
 NFVA = 70 SQ. FT. * 144 / 150 = 68 SQ. IN. REQUIRED
 70 SQ. IN. PROVIDED

1 LINEAR FEET OF VENTED SOFFIT @ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 10 SQ. IN.

ATTIC VENTILATION CALCULATIONS: LINCOLN UNIT

NET FREE VENTILATED AREA(S): AREA #1: MAIN ROOF AREA (LOMANCO-T100)
 NFVA = 1218 SQ. FT. * 144 / 300 = 234-293 SQ. IN. REQUIRED (40%-50%)

(2) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T100) = 280 SQ. IN. PROVIDED

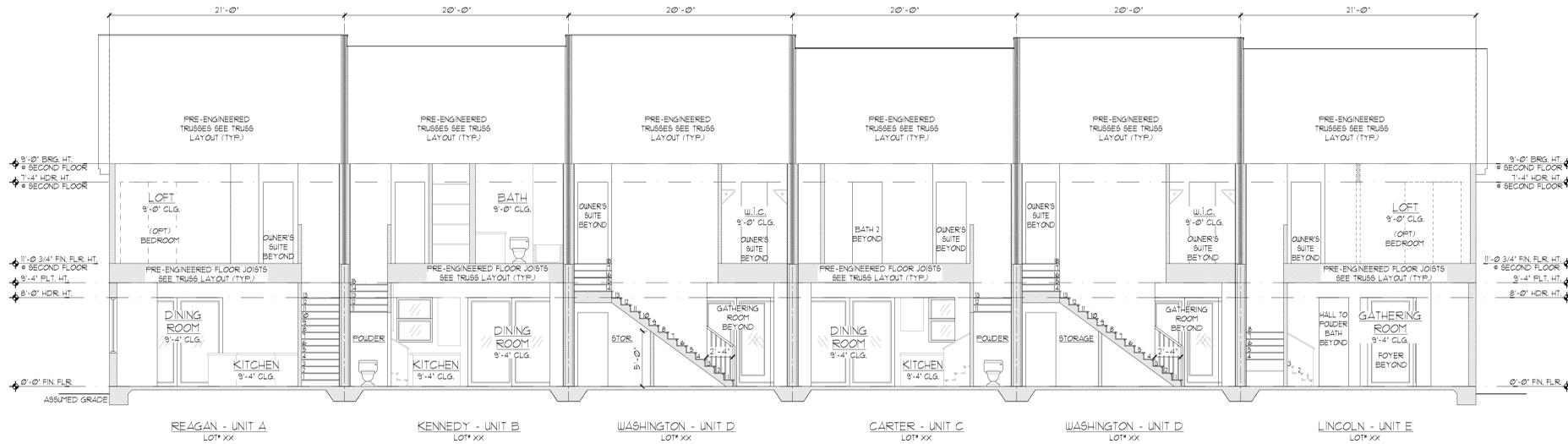
+/- 200 LINEAR FEET OF VENTED SOFFIT.

NET FREE VENTILATED AREA(S): AREA #2: GARAGE AREA
 NFVA = 80 SQ. FT. * 144 / 150 = 71 SQ. IN. REQUIRED
 80 SQ. IN. PROVIDED

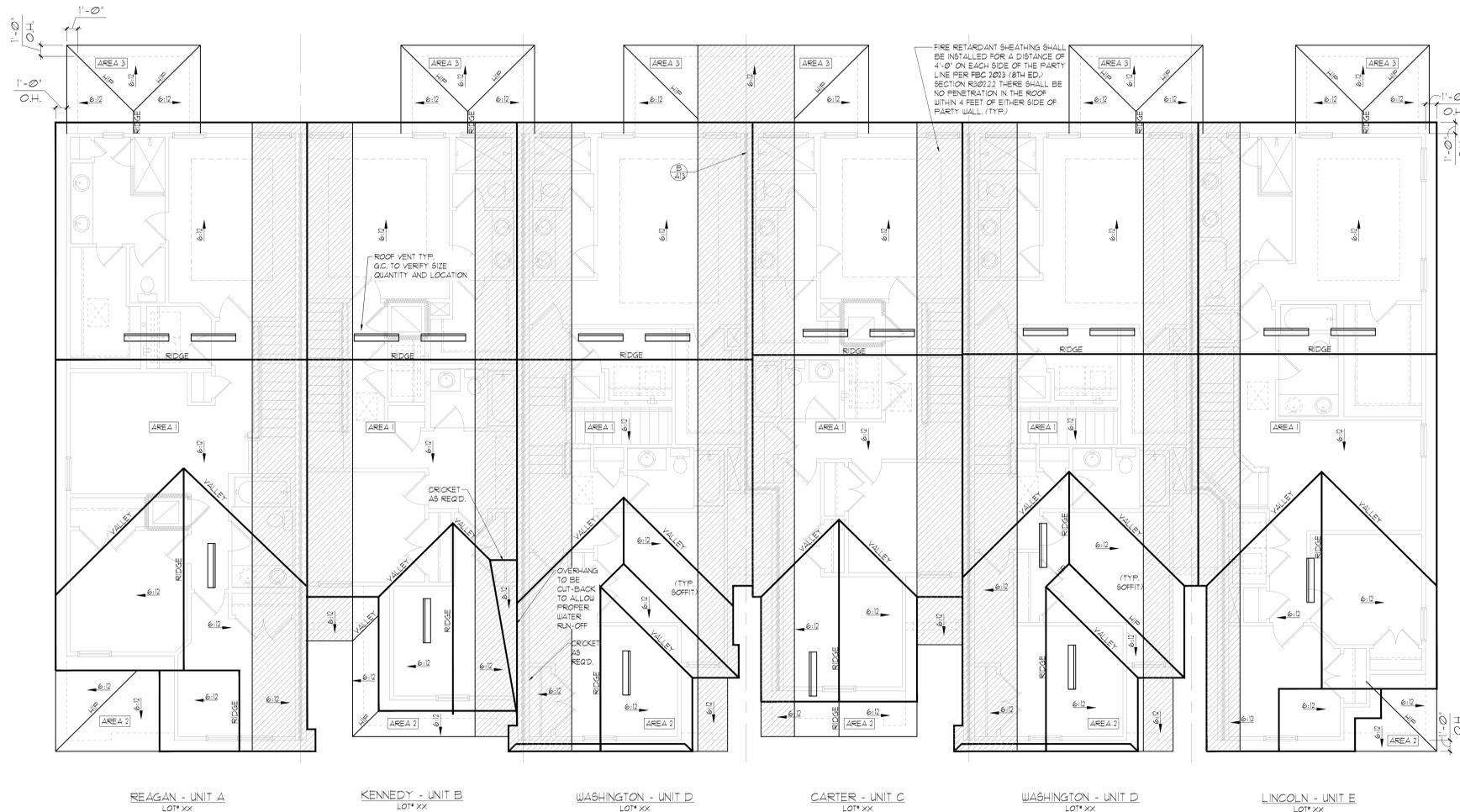
8 LINEAR FEET OF VENTED SOFFIT @ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 80 SQ. IN.

NET FREE VENTILATED AREA(S): AREA #3: COVERED LANAI
 NFVA = 70 SQ. FT. * 144 / 150 = 68 SQ. IN. REQUIRED
 70 SQ. IN. PROVIDED

1 LINEAR FEET OF VENTED SOFFIT @ 10 SQ. IN. PER LINEAR FOOT REQUIRED = 10 SQ. IN.



A CROSS SECTION
 SCALE: 3/16"=1'-0"



ROOF PLAN - OPT. LANAI
 SCALE: 3/16"=1'-0"

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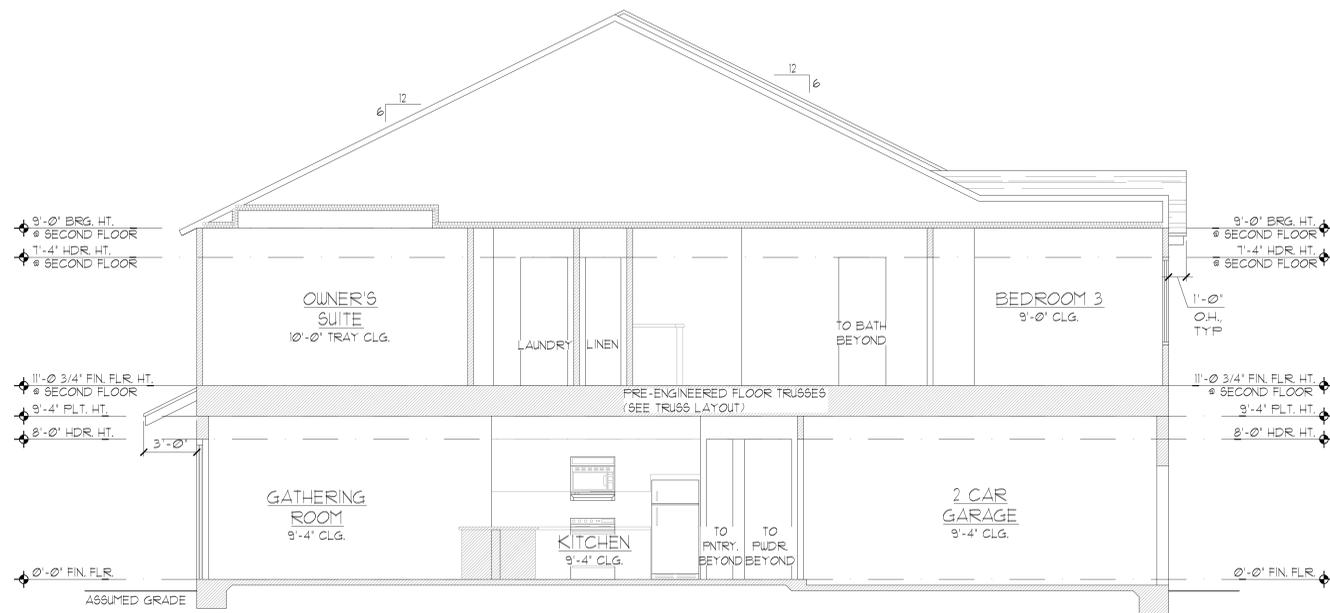
LOT: 0000, COMMUNITY

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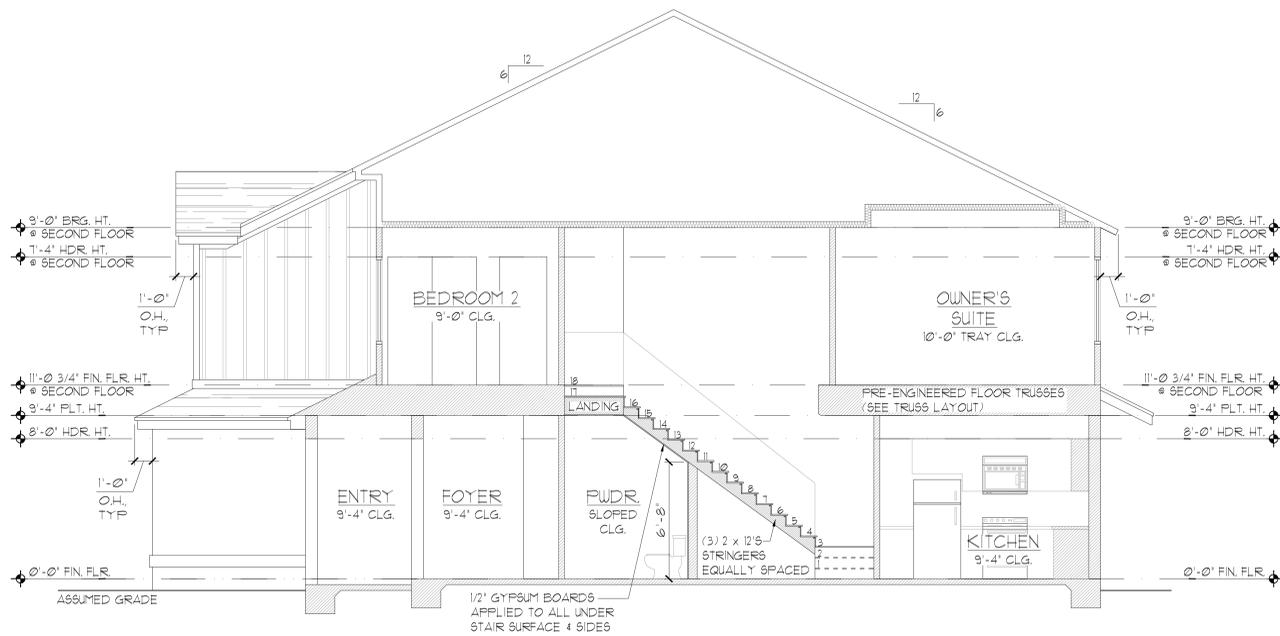
ROOF PLAN & CROSS SECTION - OPT LANAI
PRESIDENTIAL TOWNHOMES
6-UNIT: REAGAN, KENNEDY, WASHINGTON, CARTER, WASHINGTON, LINCOLN
PREPARED BY: ITEC
THOMPSON ENGINEERING GROUP, INC.
 1401 Vineland Road, Suite A2 Orlando, FL 32811
 Ph: (407) 754-1450 Fax: (407) 754-1750
 www.itec.com
Park Square HOMES
 A DIVISION OF PARK SQUARE ENTERPRISES, INC.
 5200 Vineland Road, Suite 200 Orlando, Florida 32811
 Phone: (407) 529 - 3000

REVISIONS	
DELTA #	DATE

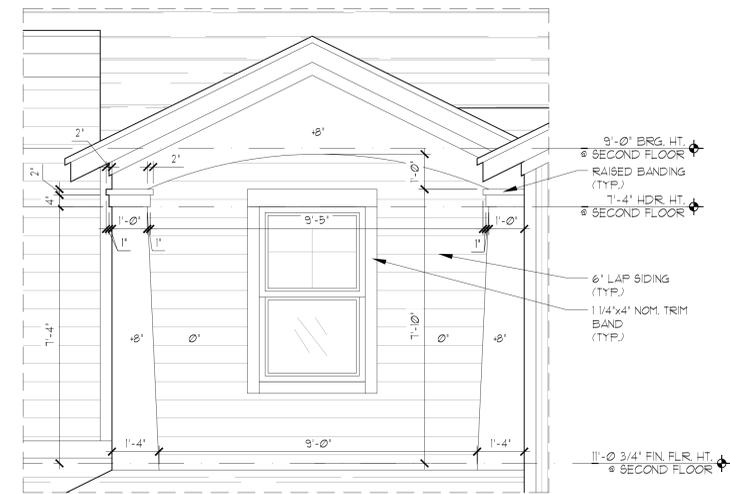
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 SCALE: AS NOTED
 DRAWN: MR
 SHEET: A12.1



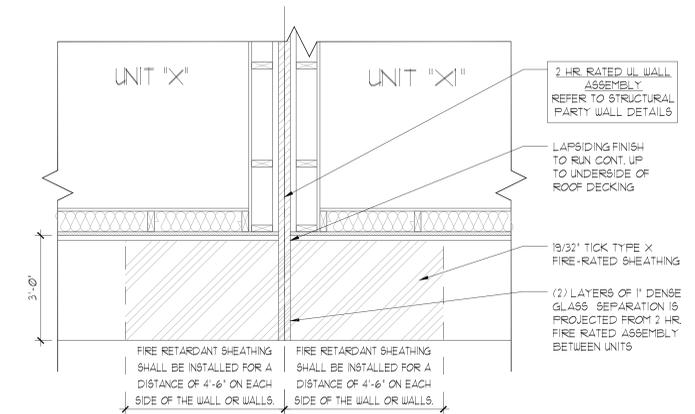
1 BUILDING SECTION - REAGAN
SCALE: 3/16" = 1'-0"



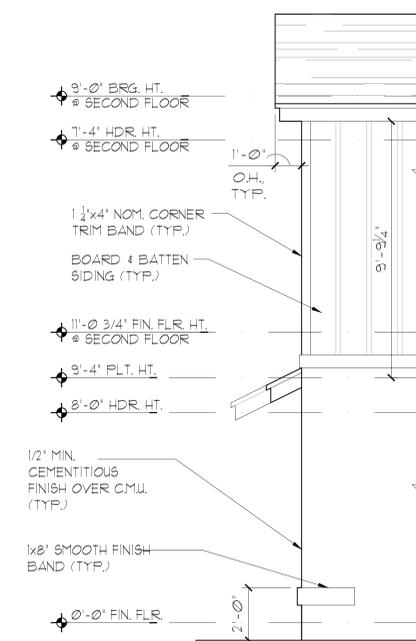
2 BUILDING SECTION - KENNEDY
SCALE: 3/16" = 1'-0"



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



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



CORNER WALL BRK DETAIL
SCALE: 1/4" = 1'-0"

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 HOMES

BUILDING SECTIONS -
 REAGAN & KENNEDY

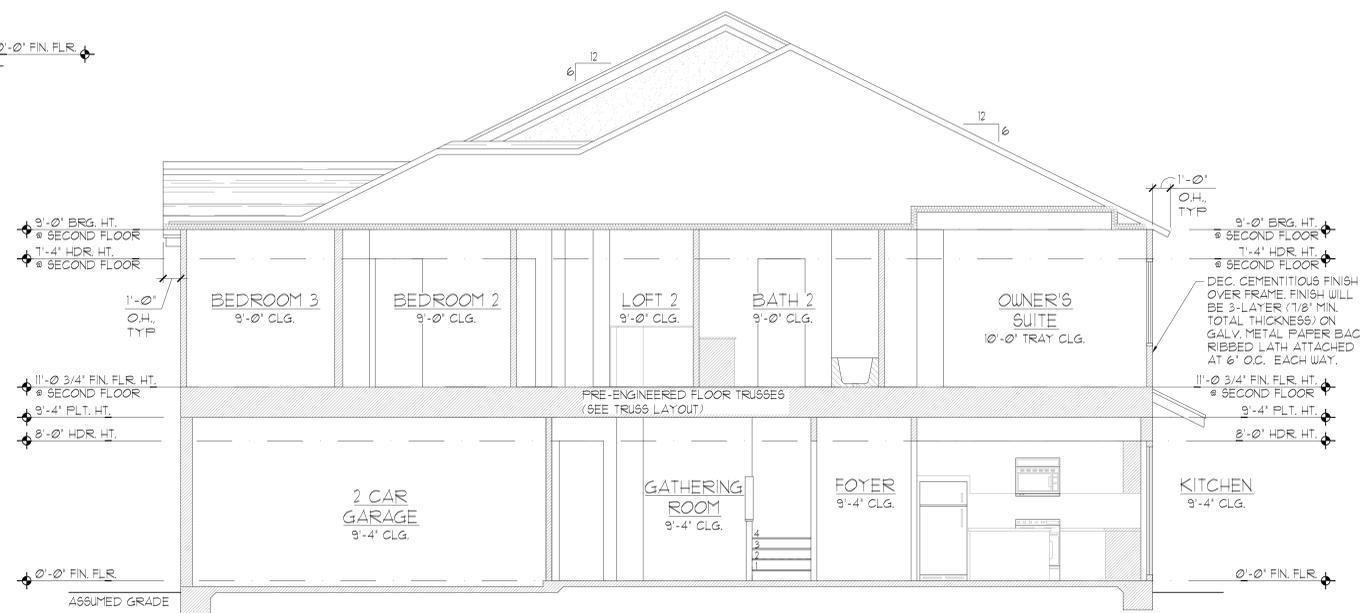
6-UNIT: REAGAN, KENNEDY, WASHINGTON,
 CARTER, WASHINGTON, LINCOLN
 PRESIDENTIAL TOWNHOMES

REVISIONS	
DELTA #	DATE
DATE:	04-30-25
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	A13



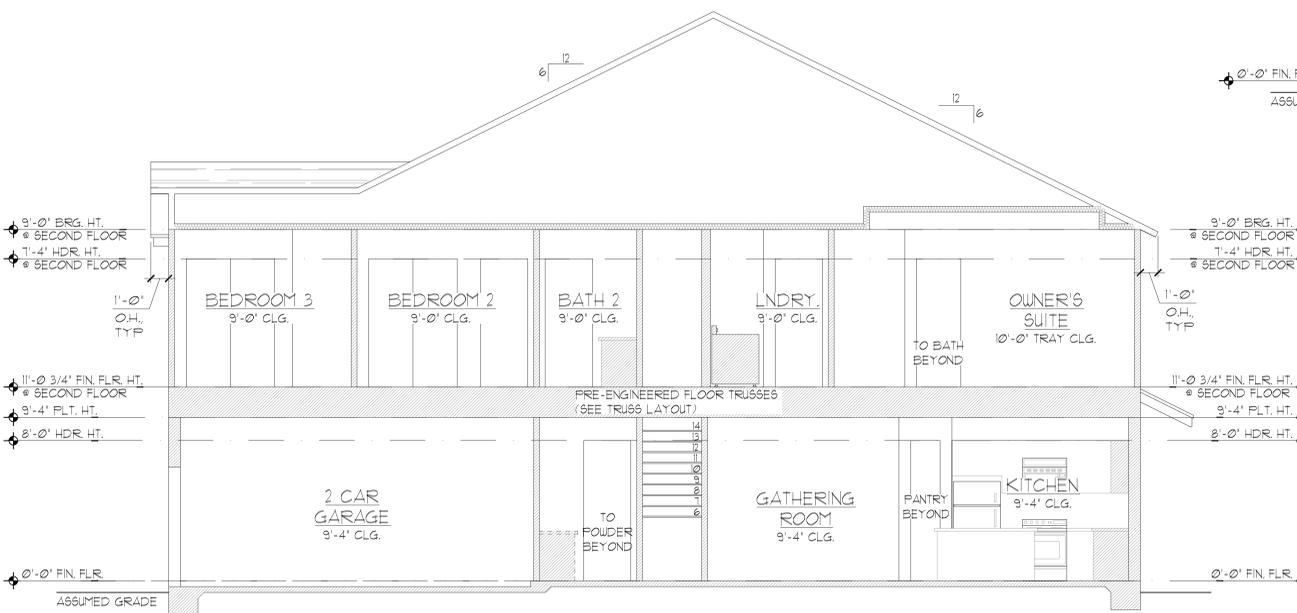
CARTER - UNIT C
LOT XX

1 BUILDING SECTION - CARTER
SCALE: 3/16"=1'-0"



LINCOLN - UNIT E
LOT XX

3 BUILDING SECTION - LINCOLN
SCALE: 3/16"=1'-0"



WASHINGTON - UNIT D
LOT XX

2 BUILDING SECTION - WASHINGTON
SCALE: 3/16"=1'-0"

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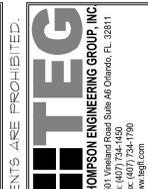
LOT: 0000, COMMUNITY

6-UNIT: REAGAN, KENNEDY, WASHINGTON,
CARTER, WASHINGTON, LINCOLN
PRESIDENTIAL TOWNHOMES

BUILDING SECTIONS -
WASHINGTON, CARTER
& LINCOLN

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REVISIONS	
DELTA #	DATE

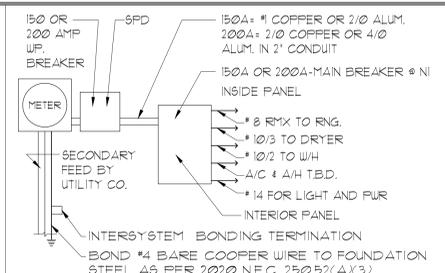
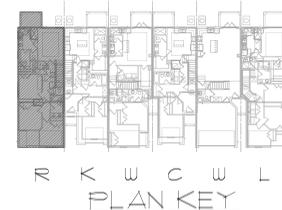
DATE: 04-30-25

SCALE: AS NOTED

DRAWN: MR

SHEET:

A14



ELECTRICAL RISER DIAGRAM
 NOTES:
 1. ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE 250.52(A)(3) TO (6), NFPA 70 LOCAL CODES, AND THE LOCAL POWER UTILITY COMPANY.
 2. ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD) THE SPD SHALL BE A TYPE I OR TYPE 2 SPD.
 3. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.

250.52(A)(3) Concrete-Encased Electrodes
 Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long. There are two types of concrete-encased electrodes: (1) steel reinforcing bars or rods which are not less than 1/2 inch in diameter and at least 20 ft. long, encased in 2 inches of concrete; (2) 20 ft. of bare copper conductor not smaller than No. 4 AWG encased in 2 inches of concrete. The steel reinforcing rods must be in a location that is in direct contact with the earth. The reinforcing rods can be connected with 1/8 wires, and a single length of rod can be used as the concrete-encased electrode. The reinforcing rods cannot be coated with non-conductive material. Section 250.50 requires a concrete-encased electrode to be connected to the grounding electrode system if it is present. Several states have modified this requirement to say a concrete-encased electrode only if it is available. In those jurisdictions, if the footings or foundations have been poured before the electrical contractor arrives at the site, and a reinforcing rod is not available for use as a grounding electrode, then a grounding connection to the reinforcing rod is not required.

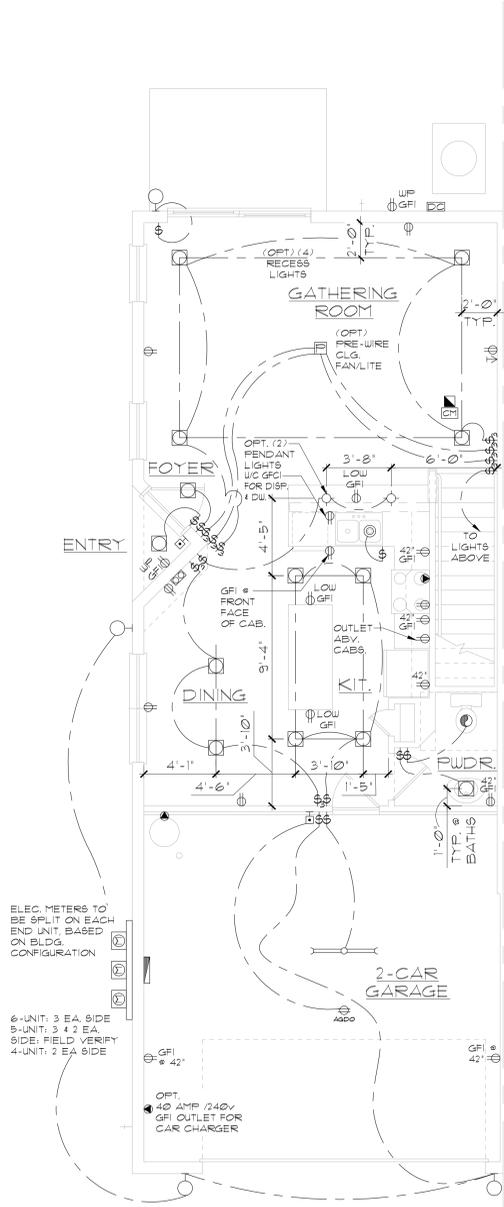
ELECTRICAL LEGEND

⊞ SINGLE POLE SWITCH	☐ OUTLET, PHONE
⊞ THREE WAY SWITCH	☐ INTERCOM
⊞ OUTLET 10-15	☐ CHIMES
⊞ OUTLET 10-15, SPLIT WIRED	☐ SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE
⊞ OUTLET 10-15, W/ USB	☐ CARBON MONOXIDE
⊞ OUTLET 10-15, CEILING MOUNTED	☐ PUSH BUTTON
⊞ OUTLET 10-15, FLOOR MOUNTED	☐ EXHAUST FAN
⊞ SPECIAL PURPOSE 220-240	☐ EX. FAN/LIGHT COMBO
⊞ LIGHT FIXTURE, CEILING MOUNTED	☐ DISPOSAL
⊞ LIGHT FIXTURE, WALL MOUNTED	☐ ON-O PANEL
⊞ LED LIGHT FIXTURE, RECESSED	☐ ELECTRICAL PANEL
⊞ LIGHT FIXTURE, RECESSED ADJUST.	☐ CEILING FAN, PREWIRE
⊞ LIGHT FIXTURE, PULL CHAIN	☐ CEILING FAN, INSTALL
⊞ LED LIGHT FIXTURE, FLUORESCENT	☐ ELEC. JUNCTION BOX
⊞ LIGHT FIXTURE, EXTERIOR FLOODS	☐ THERMOSTAT
⊞ LIGHT FIXTURE, EMERGENCY EXIT	☐ DISCONNECT SWITCH
⊞ LIGHT FIXTURE, EXIT/BACKUP	☐ ELEC. POWER METER
⊞ OUTLET, TV/CABLE	

ELECTRICAL DEVICES

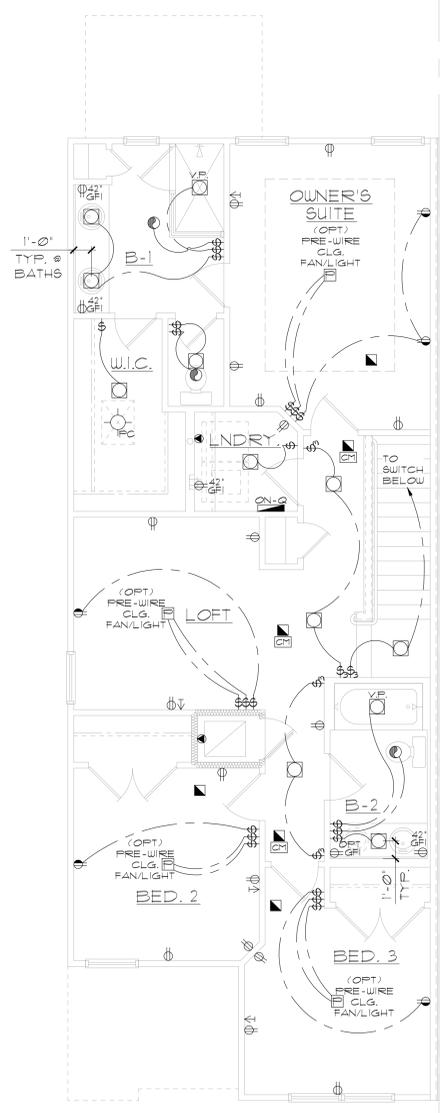
	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	48" TO C.L.
TELEPHONE OUTLETS	60" TO C.L.
TELEVISION OUTLETS	60" TO C.L.
EXTERIOR GFI'S	48" TO C.L.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN WHIP	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	16" 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
 NOTE: ELEC. CONTRACTOR TO VERIFY IF ON-O IS NEEDED PER COMMUNITY SPECS.
 NOTE: SEE FINAL COLOR SHEET FOR TV, FANS & PHONE LOCATIONS



ELEC. METERS TO BE SPLIT ON EACH END UNIT BASED ON BLDG. CONFIGURATION
 6-UNIT: 3 EA. 9"IDE
 5-UNIT: 3 1/2 EA. 9"IDE FIELD VERIFY
 4-UNIT: 2 EA. 9"IDE

REAGAN - UNIT A
 FIRST FLOOR UTILITY
 LOT* XX



REAGAN - UNIT A
 SECOND FLOOR UTILITY
 LOT* XX

UTILITY PLANS
 REAGAN MODEL

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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LOT: 0000, COMMUNITY

6-UNIT: REAGAN, KENNEDY, WASHINGTON,
 CARTER, WASHINGTON, LINCOLN
 PRESIDENTIAL TOWNHOMES

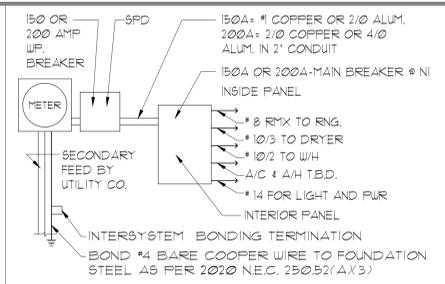
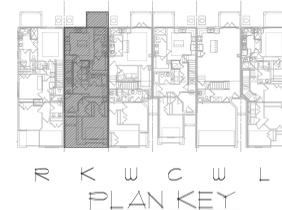
UTILITY PLANS
 REAGAN MODEL

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REVISIONS
 DELTA # DATE
 DATE: 04-30-25
 SCALE: AS NOTED
 DRAWN: MR
 SHEET:



ELECTRICAL RISER DIAGRAM
NTS

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ELECTRICAL LEGEND

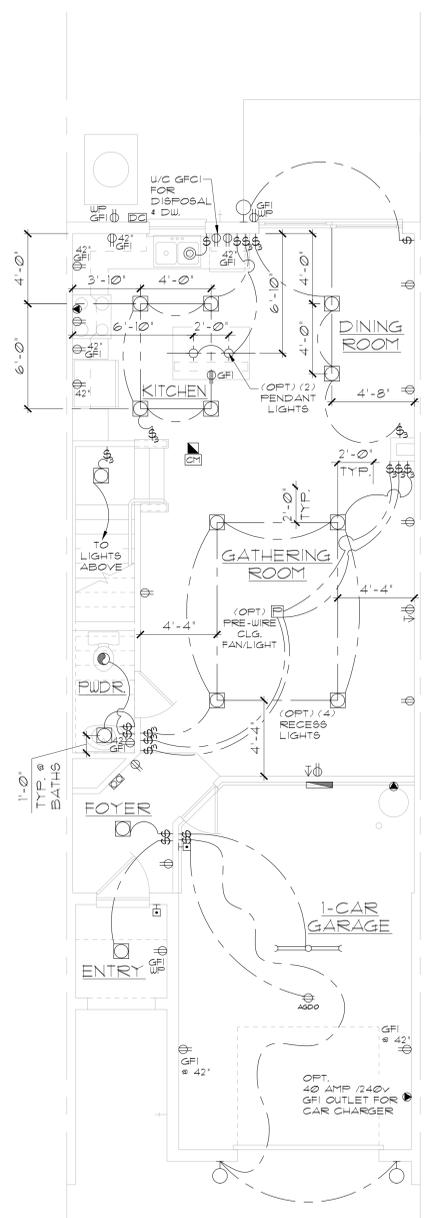
⊞ SINGLE POLE SWITCH	◀ OUTLET, PHONE
⊞ THREE WAY SWITCH	◻ INTERCOM
⊞ OUTLET 10-15	◻ CHIMES
⊞ OUTLET 10-15, SPLIT WIRED	◻ SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE
⊞ OUTLET 10-15, W/ USE	◻ CARBON MONOXIDE
⊞ OUTLET 10-15, CEILING MOUNTED	◻ PUSH BUTTON
⊞ OUTLET 10-15, FLOOR MOUNTED	◻ EXHAUST FAN
⊞ SPECIAL PURPOSE 220-240	◻ EX. FAN/LIGHT COMBO
⊞ LIGHT FIXTURE, CEILING MOUNTED	◻ DISPOSAL
⊞ LIGHT FIXTURE, WALL MOUNTED	◻ ON-O PANEL
⊞ LED LIGHT FIXTURE, RECESSED	◻ ELECTRICAL PANEL
⊞ LIGHT FIXTURE, RECESSED ADJUST.	◻ CEILING FAN, PREWIRE
⊞ LIGHT FIXTURE, PULL CHAIN	◻ CEILING FAN, INSTALL
⊞ LED LIGHT FIXTURE, FLUORESCENT	◻ ELEC. JUNCTION BOX
⊞ LIGHT FIXTURE, EXTERIOR FLOODS	◻ THERMOSTAT
EXIT LIGHT FIXTURE, EMERGENCY EXIT	◻ DISCONNECT SWITCH
⊞ LIGHT FIXTURE, EXIT/BACKUP	◻ ELEC. POWER METER
◻ OUTLET, TV/CABLE	

ELECTRICAL DEVICES ABOVE FIN. FLR.

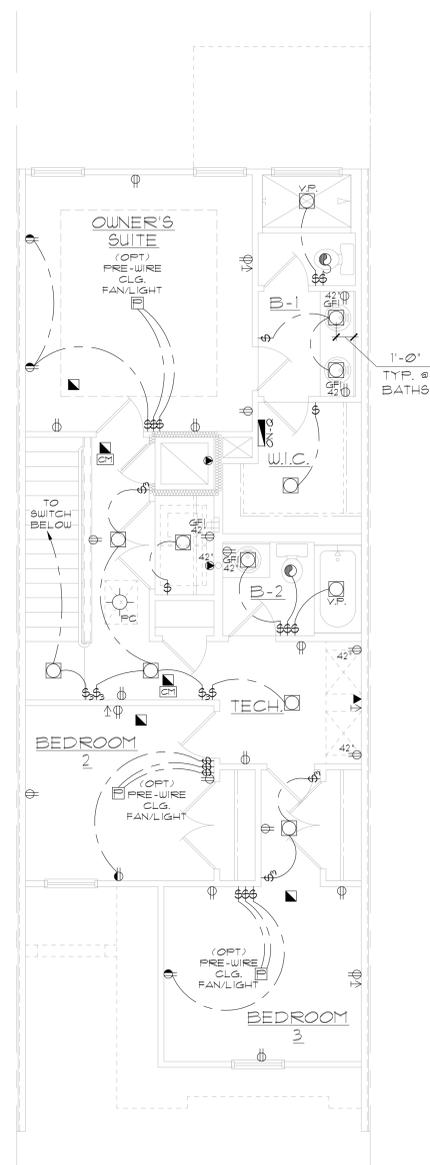
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	48" TO C.L.
TELEPHONE OUTLETS	60" TO C.L.
TELEVISION OUTLETS	60" TO C.L.
EXTERIOR GP'S	48" TO C.L.
GARAGE GP'S (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN WHIP	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	16" 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

NOTE: ELEC. CONTRACTOR TO VERIFY IF ON-O IS NEEDED PER COMMUNITY SPECS.
NOTE: SEE FINAL COLOR SHEET FOR TV, FANS & PHONE LOCATIONS



KENNEDY - UNIT B
FIRST FLOOR UTILITY
LOT XX



KENNEDY - UNIT B
SECOND FLOOR UTILITY
LOT XX

UTILITY PLANS
KENNEDY MODEL

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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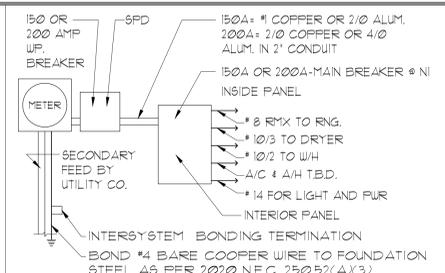
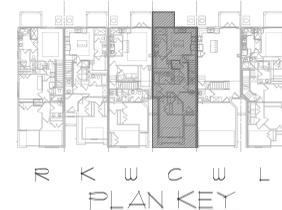
UTILITY PLANS
KENNEDY MODEL

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REVISIONS	
DELTA #	DATE
DATE:	04-30-25
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	12



ELECTRICAL RISER DIAGRAM
NTS

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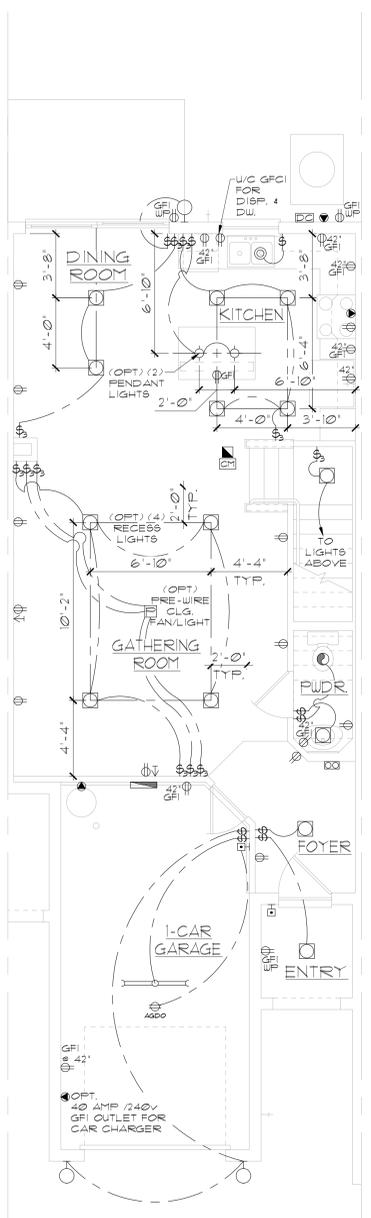
ELECTRICAL LEGEND

⊞	SINGLE POLE SWITCH	◀	OUTLET, PHONE
⊞	THREE WAY SWITCH	◻	INTERCOM
⊞	OUTLET 10-15	⊞	CHIMES
⊞	OUTLET 10-15, SPLIT WIRED	⊞	SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE
⊞	OUTLET 10-15, W/ USB	⊞	CARBON MONOXIDE
⊞	OUTLET 10-15, CEILING MOUNTED	⊞	PUSH BUTTON
⊞	OUTLET 10-15, FLOOR MOUNTED	⊞	EXHAUST FAN
⊞	SPECIAL PURPOSE 220-240	⊞	EX. FAN/LIGHT COMBO
⊞	LIGHT FIXTURE, CEILING MOUNTED	⊞	DISPOSAL
⊞	LIGHT FIXTURE, WALL MOUNTED	⊞	ON-O PANEL
⊞	LED LIGHT FIXTURE, RECESSED	⊞	ELECTRICAL PANEL
⊞	LIGHT FIXTURE, RECESSED ADJUST.	⊞	CEILING FAN, PREWIRED
⊞	LIGHT FIXTURE, PULL CHAIN	⊞	CEILING FAN, INSTALL
⊞	LED LIGHT FIXTURE, FLUORESCENT	⊞	ELEC. JUNCTION BOX
⊞	LIGHT FIXTURE, EXTERIOR FLOODS	⊞	THERMOSTAT
⊞	EXIT LIGHT FIXTURE, EMERGENCY EXIT	⊞	DISCONNECT SWITCH
⊞	LIGHT FIXTURE, EXIT/BACKUP	⊞	ELEC. POWER METER
⊞	OUTLET, TV/CABLE		

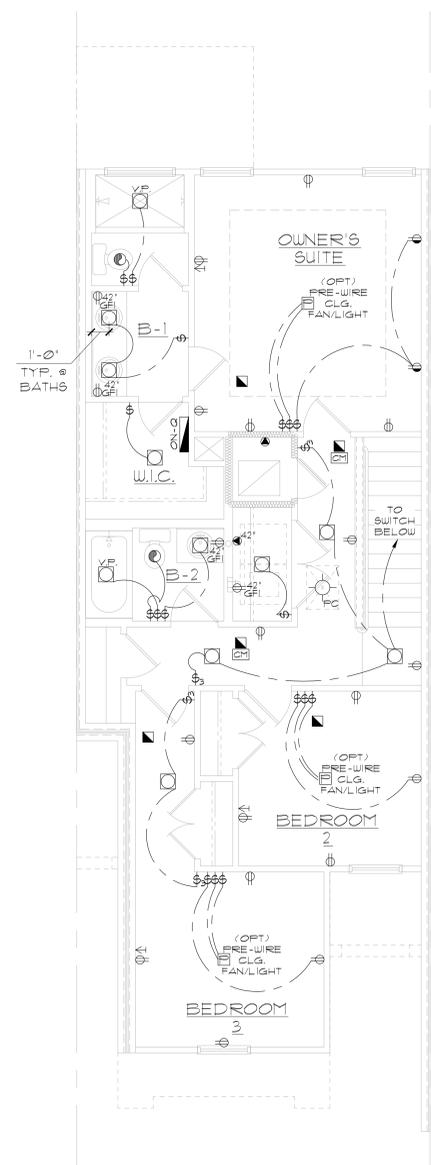
ELECTRICAL DEVICES

	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	48" TO C.L.
TELEPHONE OUTLETS	48" TO C.L.
TELEVISION OUTLETS	48" TO C.L.
EXTERIOR GFI'S	48" TO C.L.
GARAGE GFI'S (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 W/HP	66" TO C.L.
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HOLLYWOOD LIGHTS	84" TO C.L.

C.L. = CENTER LINE
NOTE: ELEC. CONTRACTOR TO VERIFY IF ON-O IS NEEDED PER COMMUNITY SPECS.
NOTE: SEE FINAL COLOR SHEET FOR TV, FANS & PHONE LOCATIONS



CARTER - UNIT C
FIRST FLOOR UTILITY
LOT* XX



CARTER - UNIT C
SECOND FLOOR UTILITY
LOT* XX

UTILITY PLANS
CARTER MODEL

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY

6-UNIT: REAGAN, KENNEDY, WASHINGTON,
CARTER, WASHINGTON, LINCOLN
PRESIDENTIAL TOWNHOMES

REVISIONS	
DELTA #	DATE

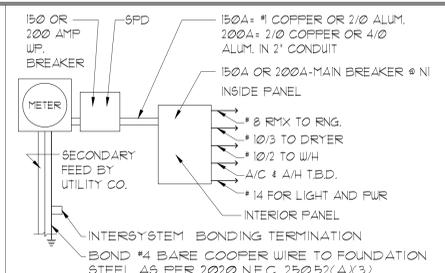
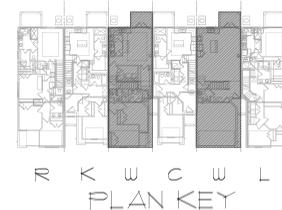
DATE: 04-30-25
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DRAWN: MR
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Orlando, Florida 32811
Phone: (407) 529 - 3000

Park Square
HOMES

UTILITY PLANS
CARTER MODEL



ELECTRICAL RISER DIAGRAM
NTS

NOTES:
1. ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE 250.52(A)(1) TO (6), NFPA 70 LOCAL CODES, AND THE LOCAL POWER UTILITY COMPANY.
2. ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD) THE SPD SHALL BE A TYPE 1 OR TYPE 2 SPD.
3. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.

250.52(A)(3) Concrete-Encased Electrode.
Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long. There are two types of concrete-encased electrodes: (1) steel reinforcing bars or rods which are not less than 1/2 inch in diameter and at least 20 ft. long, encased in 2 inches of concrete; (2) 20 ft. of bare copper conductor not smaller than No. 4 AWG encased in 2 inches of concrete. The steel reinforcing rods must be in a location that is in direct contact with the earth. The reinforcing rods can be connected with 1/8 wires, and a single length of rod can be used as the concrete-encased electrode. The reinforcing rods cannot be coated with non-conductive material. Section 250.50 requires a concrete-encased electrode to be connected to the grounding electrode system if it is present. Several states have modified this requirement to say a concrete-encased electrode must be used as a grounding electrode only if it is available. In those jurisdictions, if the footings or foundations have been poured before the electrical contractor arrives at the site, and a reinforcing rod is not available for use as a grounding electrode, then a grounding connection to the reinforcing rod is not required.

ELECTRICAL LEGEND

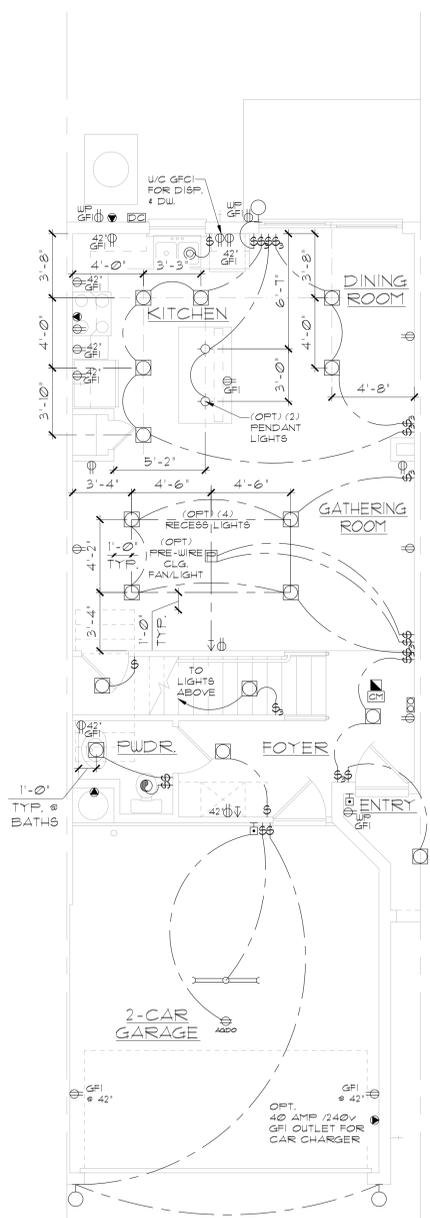
⊕	SINGLE POLE SWITCH	◀	OUTLET, PHONE
⊕	THREE WAY SWITCH	◻	INTERCOM
⊕	OUTLET 10-15	⊕	CHIMES
⊕	OUTLET 10-15, SPLIT WIRED	⊕	SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE
⊕	OUTLET 10-15, W/ USE	⊕	CARBON MONOXIDE
⊕	OUTLET 10-15, CEILING MOUNTED	⊕	PUSH BUTTON
⊕	OUTLET 10-15, FLOOR MOUNTED	⊕	EXHAUST FAN
⊕	SPECIAL PURPOSE 220-240	⊕	EX. FAN/LIGHT COMBO
⊕	LIGHT FIXTURE, CEILING MOUNTED	⊕	DISPOSAL
⊕	LIGHT FIXTURE, WALL MOUNTED	⊕	ON-O PANEL
⊕	LED LIGHT FIXTURE, RECESSED	⊕	ELECTRICAL PANEL
⊕	LIGHT FIXTURE, RECESSED ADJUST.	⊕	CEILING FAN, PREWIRE
⊕	LIGHT FIXTURE, PULL CHAIN	⊕	CEILING FAN, INSTALL
⊕	LED LIGHT FIXTURE, FLUORESCENT	⊕	ELEC. JUNCTION BOX
⊕	LIGHT FIXTURE, EXTERIOR FLOODS	⊕	THERMOSTAT
⊕	LIGHT FIXTURE, EMERGENCY EXIT	⊕	DISCONNECT SWITCH
⊕	LIGHT FIXTURE, EXIT/BACKUP	⊕	ELEC. POWER METER
⊕	OUTLET, TV/CABLE		

ELECTRICAL DEVICES ABOVE FIN. FLR.

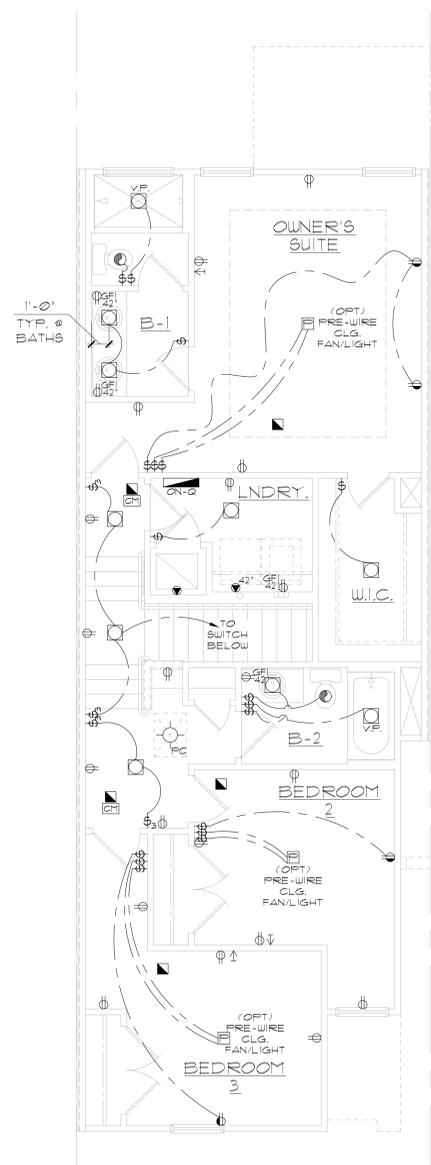
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	48" TO C.L.
TELEPHONE OUTLETS	60" TO C.L.
TELEVISION OUTLETS	60" TO C.L.
EXTERIOR GFI'S	48" TO C.L.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN WHIP	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	16" 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

NOTE: ELEC. CONTRACTOR TO VERIFY IF ON-O IS NEEDED PER COMMUNITY SPECS.
NOTE: SEE FINAL COLOR SHEET FOR TV, FANS & PHONE LOCATIONS



WASHINGTON - UNIT D
FIRST FLOOR UTILITY
LOT# XX



WASHINGTON - UNIT D
SECOND FLOOR UTILITY
LOT# XX

UTILITY PLANS
WASHINGTON MODEL

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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LOT: 0000, COMMUNITY

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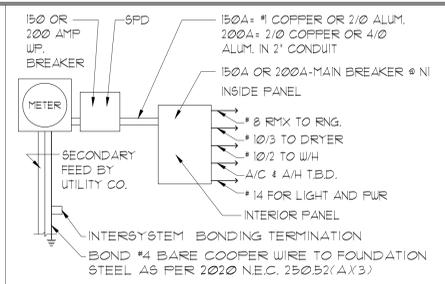
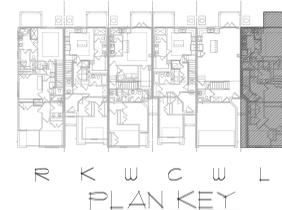
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UTILITY PLANS
WASHINGTON MODEL

6-UNIT: REAGAN, KENNEDY, WASHINGTON,
CARTER, WASHINGTON, LINCOLN
PRESIDENTIAL TOWNHOMES

REVISIONS	
DELTA #	DATE
DATE:	04-30-25
SCALE:	AS NOTED
DRAWN:	MR
SHEET:	4



ELECTRICAL RISER DIAGRAM
 NOTES:
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250.52(A)(3) Concrete-Encased Electrodes
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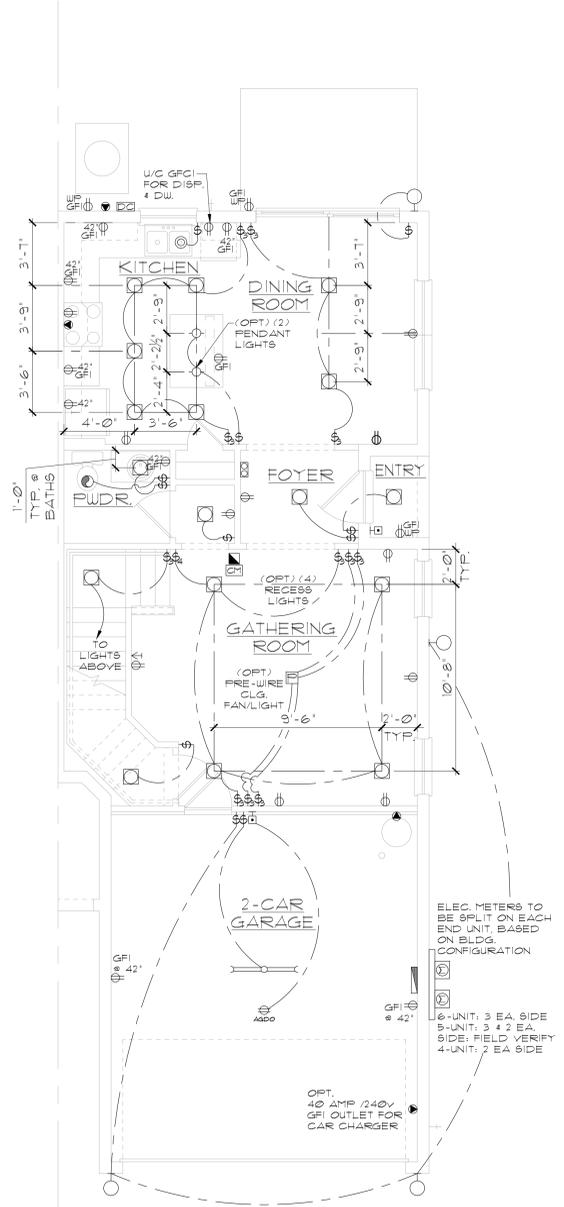
ELECTRICAL LEGEND

⊕ SINGLE POLE SWITCH	☐ OUTLET, PHONE
⊕ THREE WAY SWITCH	☐ INTERCOM
⊕ OUTLET 10-15	☐ CHIMES
⊕ OUTLET 10-15, SPLIT WIRED	☐ SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE
⊕ OUTLET 10-15, W/ USES	☐ CARBON MONOXIDE
⊕ OUTLET 10-15, CEILING MOUNTED	☐ PUSH BUTTON
⊕ OUTLET 10-15, FLOOR MOUNTED	☐ EXHAUST FAN
⊕ SPECIAL PURPOSE 220-240	☐ EX. FAN/LIGHT COMBO
⊕ LIGHT FIXTURE, CEILING MOUNTED	☐ DISPOSAL
⊕ LIGHT FIXTURE, WALL MOUNTED	☐ ON-O PANEL
⊕ LED LIGHT FIXTURE, RECESSED	☐ ELECTRICAL PANEL
⊕ LIGHT FIXTURE, RECESSED ADJUST.	☐ CEILING FAN, PREWIRE
⊕ LIGHT FIXTURE, PULL CHAIN	☐ CEILING FAN, INSTALL
⊕ LED LIGHT FIXTURE, FLUORESCENT	☐ ELEC. JUNCTION BOX
⊕ LIGHT FIXTURE, EXTERIOR FLOODS	☐ THERMOSTAT
⊕ LIGHT FIXTURE, EMERGENCY EXIT	☐ DISCONNECT SWITCH
⊕ LIGHT FIXTURE, EXIT/BACKUP	☐ ELEC. POWER METER
⊕ OUTLET, TV/CABLE	

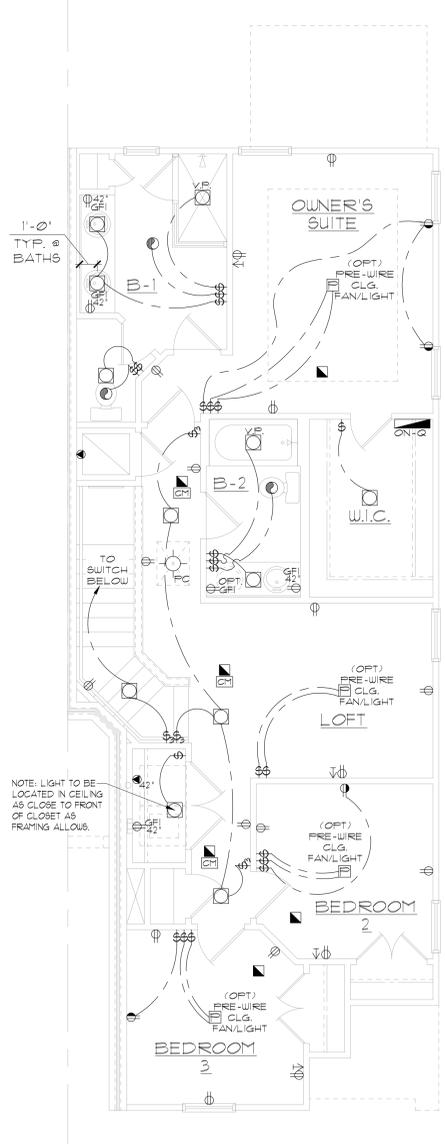
ELECTRICAL DEVICES ABOVE FIN. FLR.

SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	48" TO C.L.
TELEPHONE OUTLETS	48" TO C.L.
TELEVISION OUTLETS	48" TO C.L.
EXTERIOR GFI'S	48" TO C.L.
GARAGE GFI'S (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	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	16" TO C.L.
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LINCOLN - UNIT E
 FIRST FLOOR UTILITY
 LOT XX



LINCOLN - UNIT E
 SECOND FLOOR UTILITY
 LOT XX

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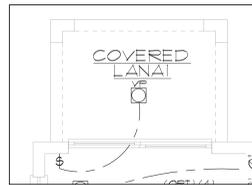
UTILITY PLANS
 LINCOLN MODEL

6-UNIT: REAGAN, KENNEDY, WASHINGTON,
 CARTER, WASHINGTON, LINCOLN

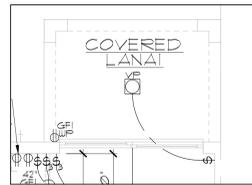
PRESIDENTIAL TOWNHOMES

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SHEET:	

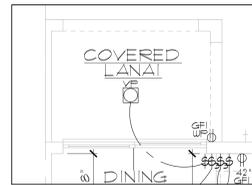
UTILITY PLANS
 LINCOLN MODEL
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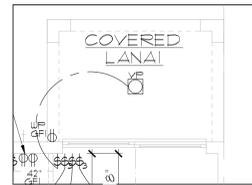
OPT. LANAI
(REAGAN)



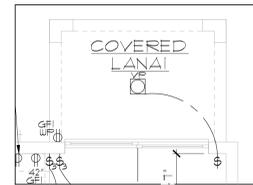
OPT. LANAI
(KENNEDY)



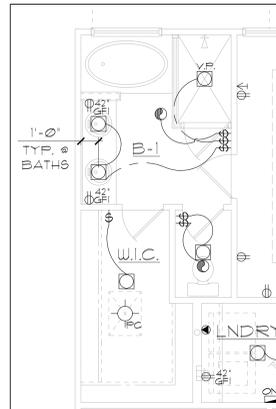
OPT. LANAI
(CARTER)



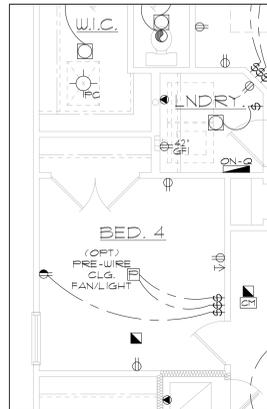
OPT. LANAI
(WASHINGTON)



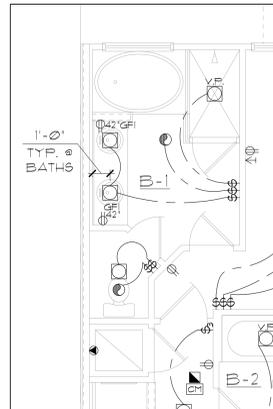
OPT. LANAI
(LINCOLN)



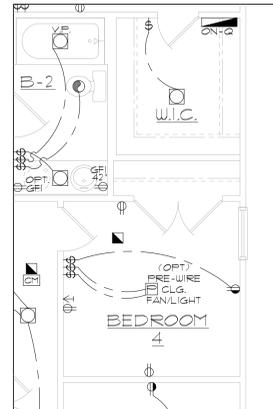
OPT.
MASTER BATH
(REAGAN)



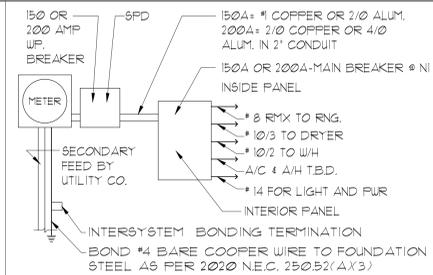
OPT.
BEDROOM 4
(REAGAN)



OPT.
MASTER BATH
(LINCOLN)



OPT.
BEDROOM 4
(LINCOLN)



ELECTRICAL RISER DIAGRAM

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⊕ OUTLET 10-15, W/ USES	⊕ CARBON MONOXIDE
⊕ OUTLET 10-15, CEILING MOUNTED	⊕ PUSH BUTTON
⊕ OUTLET 10-15, FLOOR MOUNTED	⊕ EXHAUST FAN
⊕ SPECIAL PURPOSE 220-240	⊕ EX. FAN/LIGHT COMBO
⊕ LIGHT FIXTURE, CEILING MOUNTED	⊕ ON-O PANEL
⊕ LIGHT FIXTURE, WALL MOUNTED	⊕ DISPOSAL
⊕ LED LIGHT FIXTURE, RECESSED	⊕ ELECTRICAL PANEL
⊕ LIGHT FIXTURE, RECESSED ADJUST.	⊕ CEILING FAN, PREWIRED
⊕ LIGHT FIXTURE, PULL CHAIN	⊕ CEILING FAN, INSTALL
⊕ LED LIGHT FIXTURE, FLUORESCENT	⊕ ELEC. JUNCTION BOX
⊕ LIGHT FIXTURE, EXTERIOR FLOODS	⊕ THERMOSTAT
⊕ LIGHT FIXTURE, EMERGENCY EXIT	⊕ DISCONNECT SWITCH
⊕ LIGHT FIXTURE, EXIT/BACKUP	⊕ ELEC. POWER METER
⊕ OUTLET, TV/CABLE	

ELECTRICAL DEVICES

ELECTRICAL DEVICES	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
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HOLLYWOOD LIGHTS	84" TO C.L.
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ENTERPRISES, INC.
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Park Square HOMES

UTILITY PLANS
OPTIONS

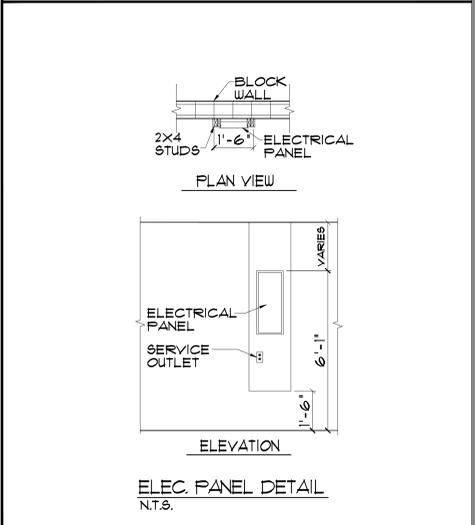
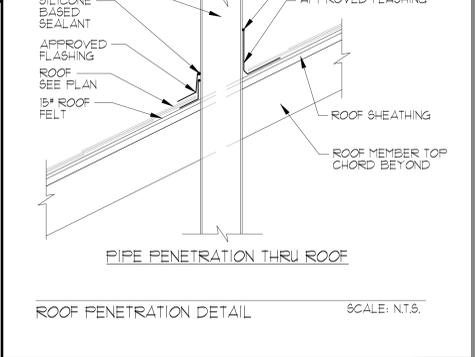
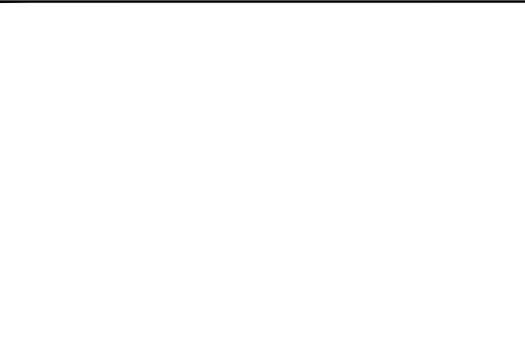
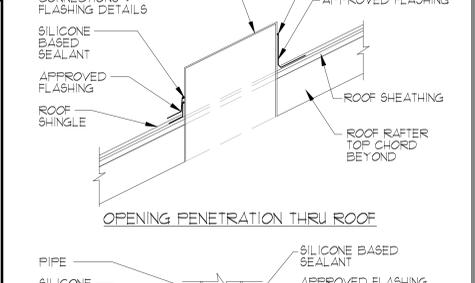
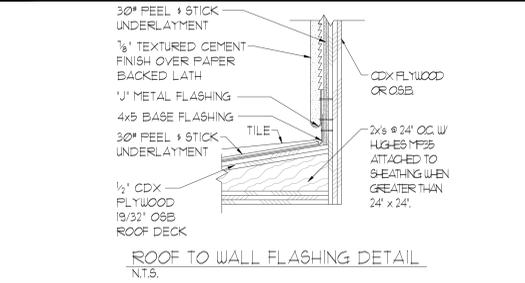
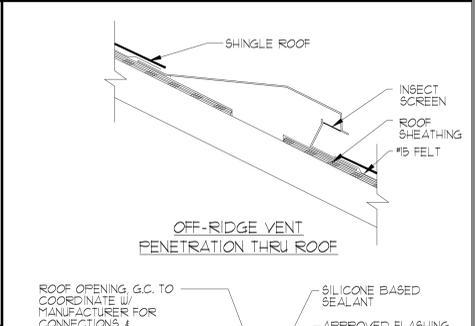
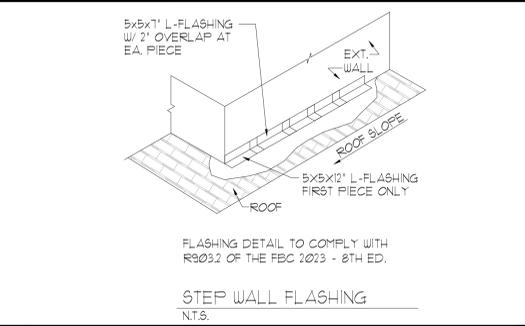
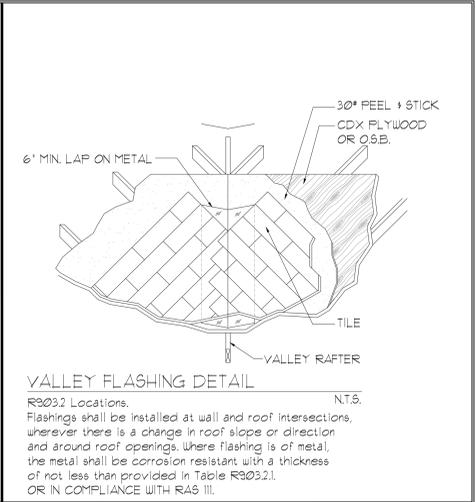
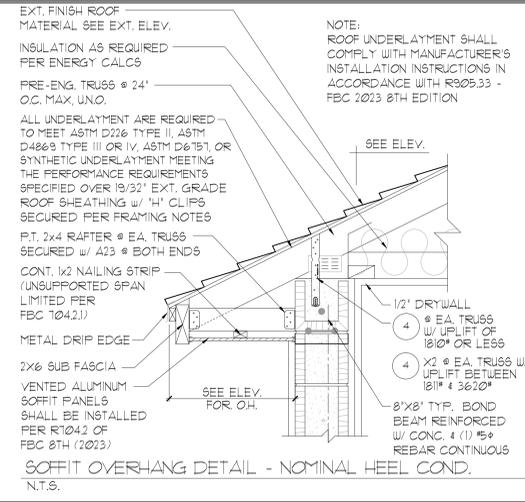
6-UNIT: REAGAN, KENNEDY, WASHINGTON,
CARTER, WASHINGTON, LINCOLN

PRESIDENTIAL TOWNHOMES

REVISIONS	
DELTA #	DATE

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UTILITY PLANS
OPTIONS
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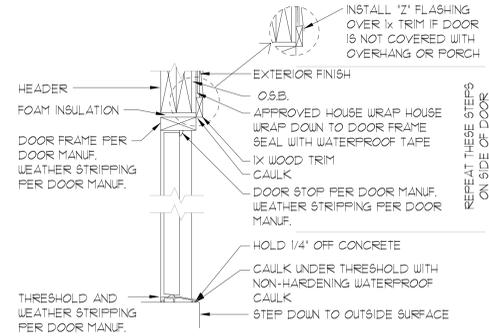
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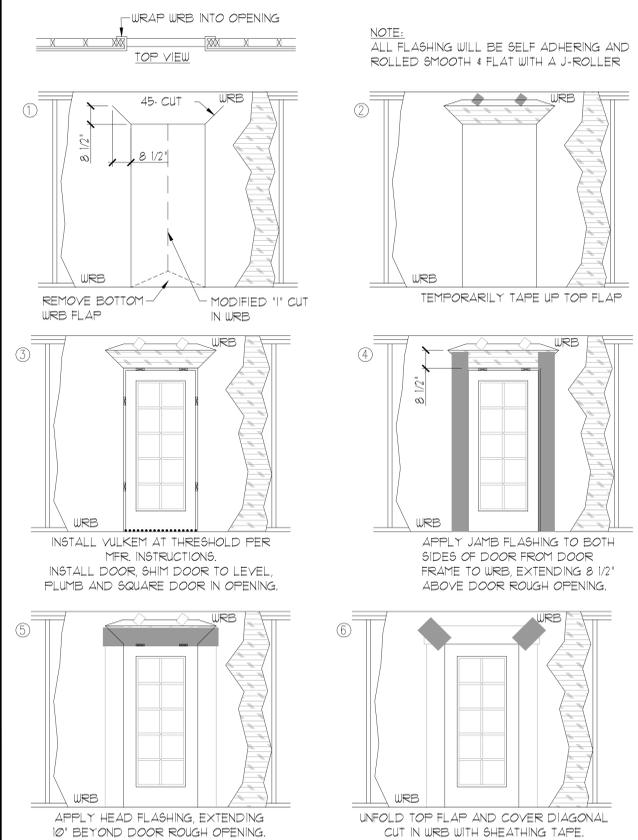
THOMPSON ENGINEERING GROUP, INC.
1401 Vineland Road, Suite A2 Orlando, FL 32811
Ph: (407) 734-1450
www.teg.com

Park Square HOMES

DETAILS

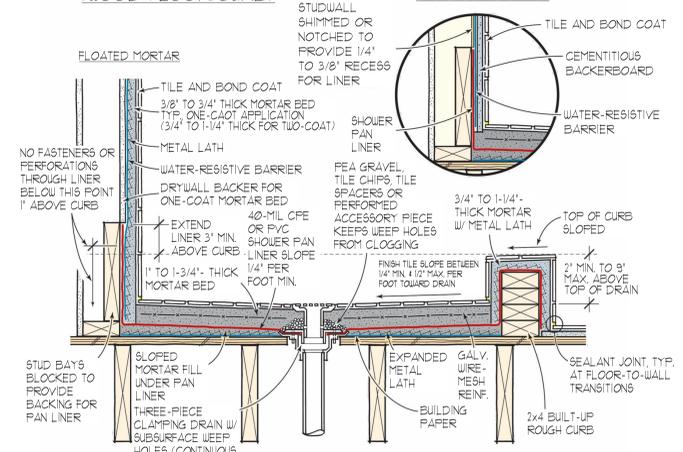


TYPICAL DOOR FLASHING
N.T.S.

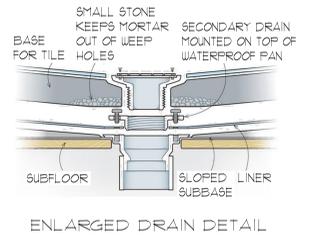


EXTERIOR DOOR FLASHING
N.T.S.

MUD BED DETAILS
(WOOD FLOOR/CURB)



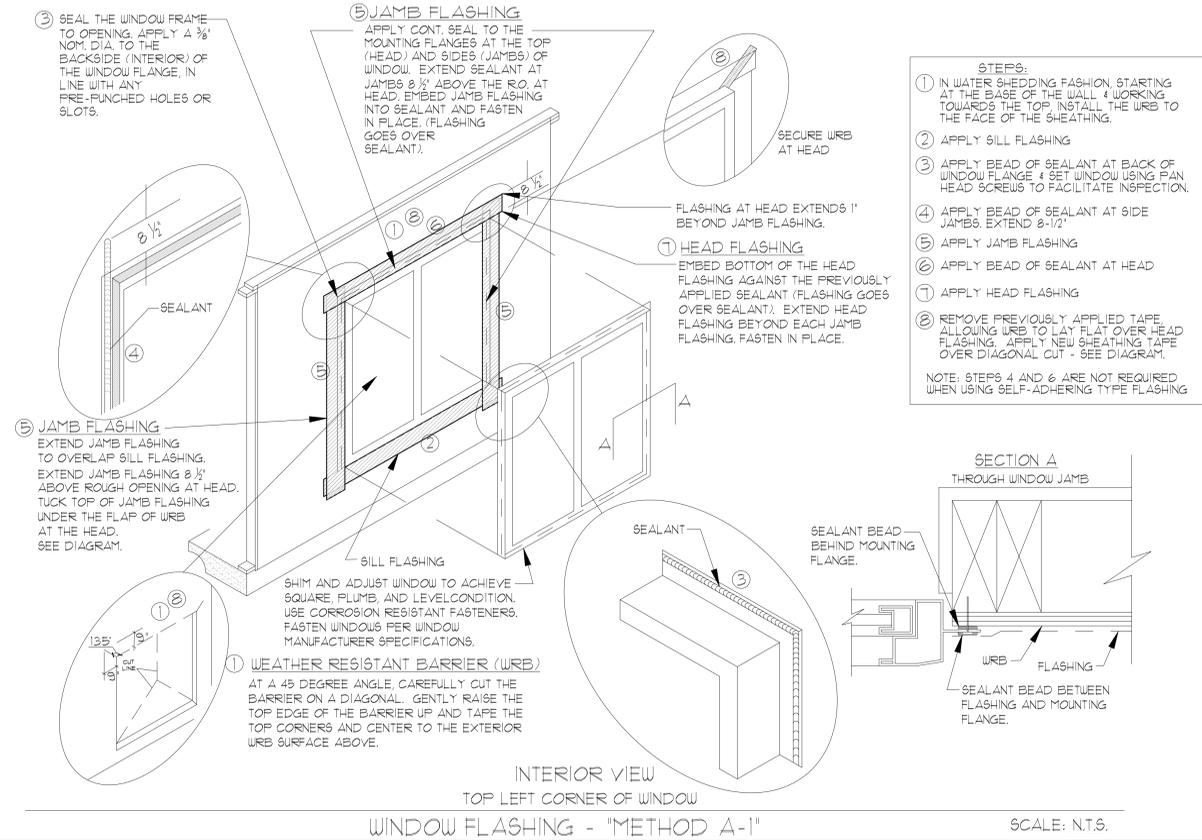
SECOND FLOOR SHOWER DETAIL
N.T.S.



ENLARGED DRAIN DETAIL

WINDOW INSTALLATION (METHOD A-1) (ASTM E 2112-01)

WEATHER RESISTIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.



WINDOW FLASHING - "METHOD A-1"

SCALE: N.T.S.

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY

REVISIONS	
DELTA #	DATE

DATE: XX-XX-24

SCALE: AS NOTED

DRAWN: MR

SHEET:

AD2



A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000



DETAILS

DETAILS

