



PARK SQUARE HOMES

3162 - YOSEMITE

ELEV. "A", "B", "C", "D"

DISCLAIMER

IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMSON ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMSON ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

DRAWING INDEX

REVISIONS			REVISIONS			PAGE	DESCRIPTION	PAGE	DESCRIPTION	PAGE	DESCRIPTION
REV.#	DATE	DESCRIPTION	REV.#	DATE	DESCRIPTION						
1	9/7/23	CDs				CO	COVER	3C_2	OPTIONS ELEVATION C	SO	STRUCTURAL NOTES
2	11/15/23	2023 CODE UPDATES				CO.1	GENERAL NOTES	3D	EXTERIOR ELEVATIONS D	S1	FOUNDATION PLAN
3	12/4/23	MARK-UPS PER NICK 12-4-23				S1	SLAB PLAN ELEVATION A	3D_1	EXTERIOR ELEVATIONS D	S2	FLOOR FRAMING PLAN
4	1/12/24	FINAL REDLINES PER NICK 1-11-24				S2	SLAB PLAN ELEVATION B	3D_2	OPTIONS ELEVATION D	S3	ROOF FRAMING PLAN
5	1/30/24	CREATED RIGHT VERSION				S3	SLAB PLAN ELEVATION C	4A	ROOF PLAN LAYOUT ELEVATION A	L1	L INTEL PLAN
						S4	SLAB PLAN ELEVATION D	4B	ROOF PLAN LAYOUT ELEVATION B	D1	STRUCTURAL DETAILS
						S5	SLAB PLAN OPTIONS	4C	ROOF PLAN LAYOUT ELEVATION C	D2	STRUCTURAL DETAILS
						SS_1	SLAB PLAN OPTIONS	4D	ROOF PLAN LAYOUT ELEVATION D	D3	STRUCTURAL DETAILS
						1A	FIRST FLOOR ELEVATION A	5	INTERIOR ELEVATIONS	D4	STRUCTURAL DETAILS
						1B	FIRST FLOOR ELEVATION B	5.1	STAIR SECTION	D5	STRUCTURAL DETAILS
						1C	FIRST FLOOR ELEVATION C	5.2	BUILDING SECTION ELEVATION A		
						1D	FIRST FLOOR ELEVATION D	5.2	BUILDING SECTION ELEVATION B		
						2A	SECOND FLOOR ELEVATION A	5.2	BUILDING SECTION ELEVATION C		
						2B	SECOND FLOOR ELEVATION B	5.2	BUILDING SECTION ELEVATION D		
						2C	SECOND FLOOR ELEVATION C	E1	1ST FLOOR ELECTRICAL FLOOR PLANS ELEVATION A		
						2D	SECOND FLOOR ELEVATION D	E1	1ST FLOOR ELECTRICAL FLOOR PLANS ELEVATION B		
						2E	OPTIONS	E1	1ST FLOOR ELECTRICAL FLOOR PLANS ELEVATION C		
						2E_1	OPTIONS	E1	1ST FLOOR ELECTRICAL FLOOR PLANS ELEVATION D		
						3A	EXTERIOR ELEVATIONS A	E2	2ND FLOOR ELECTRICAL FLOOR PLANS ELEVATION A		
						3A_1	EXTERIOR ELEVATIONS A	E2	2ND FLOOR ELECTRICAL FLOOR PLANS ELEVATION B		
						3A_2	OPTIONS ELEVATION A	E2	2ND FLOOR ELECTRICAL FLOOR PLANS ELEVATION C		
						3B	EXTERIOR ELEVATIONS B	E2	2ND FLOOR ELECTRICAL FLOOR PLANS ELEVATION D		
						3B_1	EXTERIOR ELEVATIONS B	E3	OPTIONS ELECTRIC		
						3B_2	OPTIONS ELEVATION B	WP1	FLASHING DETAILS		
						3C	EXTERIOR ELEVATIONS C	WP2	FLASHING DETAILS		
						3C_1	EXTERIOR ELEVATIONS C				

keessee
 associates
 ARCHITECTURE | DESIGN | PLANNING
 ACOR003115
 200 Business Lane Suite 200
 Gainesville, FL 32601
 (352) 339-1232
 keessee.com

ITEG
 THOMPSON ENGINEERING GROUP, INC.
 4401 Vineland Road Suite A6 Orlando, FL 32811
 Ph: (407) 734-1450
 Fax: (407) 734-1750
 www.iteg.com

PARK SQUARE HOMES
 3162 - YOSEMITE
 MASTER

title:
 COVER SHEET

project no. 2023233
 checked:
 drawn: BA
 date: 09-07-23
 scale: AS SHOWN

CO

GENERAL NOTES

1. MISCELLANEOUS:

- PLANS ARE TO SCALE AS NOTED, UNLESS SPECIFIED N.T.S. DO NOT SCALE PLANS.
- ALL DIMENSIONS AND SITUATIONS PERTAINING TO THE BUILDING ARE TO BE VERIFIED PRIOR TO BEGINNING OF CONSTRUCTION. NOTIFY B & A DESIGN STUDIO, INC. OF ANY DISCREPANCIES.
- ALL WALL THICKNESS DIMENSIONS AS SHOWN ARE NOMINAL. ACTUAL WALL THICKNESS DIMENSIONS MAY BE + OR -.

2. EXTERIOR WALLS:

- ASSUME ALL EXTERIOR WALLS TO BE LOAD BEARING.
- SEE FOUNDATION PLAN FOR CMU WALL REINFORCEMENT LOCATIONS.
- 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.
- SECOND FLOOR EXTERIOR WALLS TO BE WOOD STUDS.

3. INTERIOR WALLS:

- WOOD FRAMING:
 - ALL PLATES AND SLEEPERS ON CONCRETE SLAB, WHICH ARE IN DIRECT CONTACT WITH THE EARTH, SHALL BE PRESSURE TREATED.
 - ALL INTERIOR WALL PLATES, OTHER THAN SHEAR WALLS, ON CONCRETE SLAB TO BE ATTACHED WITH POWER ACTUATED FASTENERS, SPACED @ 48" O.C. MAX.
 - ALL WOOD BRG. INTERIOR PARTITIONS SHALL BE 2x4 STUDS SPACED @ 16" O.C. WITH DOUBLE TOP PLATE. TOWNHOMES
 - 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.
- COMBUSTIBLE CONSTRUCTION
- 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:

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

5. FINISHES:

- ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD.
- ALL INTERIOR WALLS SHALL HAVE STANDARD 1/2" GYP BD, EXCEPT IN HIGH HUMIDITY AND WET AREAS.
- HIGH HUMIDITY AND WET AREAS SHALL HAVE 1/2" DENSISHIELD TILE BACKER GYPSUM BOARD.
- ALL INTERIOR CEILINGS SHALL HAVE 1/2" SAG- RESISTANT GYP BD.
- ALL EXTERIOR CEILINGS (PORCH & PATIOS) SHALL HAVE 1/2" SAG- RESISTANT GYP SOFFIT BOARD.
- STUCCO SURFACES TO HAVE STOPS, WEEP SCREEDS, AND EXPANSION JOINTS PER CODE.
- 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.
- 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:

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

7. HARDWARE:

- ALL LOCKING ARRANGEMENTS SHALL COMPLY WITH NFPA 101.

8. WINDOW & DOORS:

- MISCELLANEOUS:
 - WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN.
 - CONTRACTOR AND SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN vs. FLANGE), HEADER HEIGHTS, AND ROUGH OPENINGS PRIOR TO DELIVERY.
 - WINDOW ROUGH OPENING INCLUDES 1x P.T. FRAME ATTACHED TO CMU's.
 - DOOR ROUGH OPENING INCLUDES 2x P.T. FRAME ATTACHED TO CMU's.
 - ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL COMPLY WITH SECTION R308 OF THE 2023 FBCR 8TH EDITION.

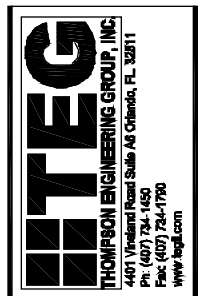
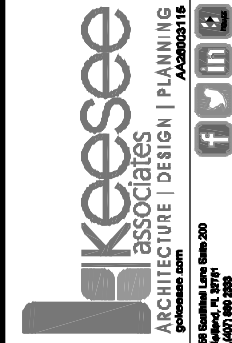
- WINDOW CONTRACTOR TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
 - ALL WINDOWS IN WIND BORN DEBRIS AREAS SHALL BE PROTECTED FROM WIND BORN DEBRIS. PROVIDE SHUTTERS CERTIFIED TO MEET MIAMI-DADE IMPACT TEST. SHUTTERS MUST BE ROLL-DOWN, PANEL ACCORDIAN OR OTHER APPROVED DESIGN TYPE. BUILDER TO SUBMIT MANUFACTURER, MODEL NO. INSTALLATION INSTRUCTIONS, & COPY OF MIAMI-DADE IMPACT TEST DATA FOR PROPOSED SHUTTERS.
 - 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.
- INSTALLATION:
 - WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - ALL WINDOW HEADS SHALL BE SET ABOVE FINISH FLOOR AS FOLLOWS:
 - FIRST FLOOR AT 8'-0".
 - SECOND FLOOR PER PLAN.
 - ASSEMBLIES:
 - WINDOW AND DOOR ASSEMBLIES TO CONFORM TO 2023 FBCR CHAPTER 6, SECTION 609
 - INTERIOR FACE OF WINDOW, FASTEN BUCK TO MASONRY W/ 1/4"x 3" TAPCONS, 6" FROM EDGES AND 16" O.C. MAX. 2x P.T. BUCKS/NAILERS SHALL EXTEND BEYOND.
 - BUCKS LESS THAN 2x TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE.
 - SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
 - TESTING:
 - EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED AND COMPLY WITH AAMA/WDMA/CSA 101/I.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 101/1.S.2/A440 OR ANSI/WMA100 OR SECTION R609.5 IN THE 2023 FBCR.
 - 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.
- INSULATION:
 - INSULATE ALL EXTERIOR FRAME WALLS WITH R-13 BATT FIBERGLASS INSULATION.
 - INSULATE CONDITIONED ATTIC SPACE WITH R-30 BLOWN FIBERGLASS. INACCESSIBLE ATTIC SPACE SHALL RECEIVE R-30 BATT INSULATION.
 - INSULATE ALL CMU WALLS (THAT REQUIRE 1" P.T. FURRING STRIPS) WITH R4.1 FI-FOIL PANELS.
 - APPLY HILTI FOAM FILLER AT EXTERIOR WALLS AROUND:
 - WINDOW FRAMES
 - EXTERIOR DOOR FRAMES
 - GAPS AROUND PIPES, VENTS, OUTLETS, ETC.
 - INSULATE ALL ATTIC KNEE WALLS WITH R-30 BATTS.
 - APPLY OWENS CORNING ENERGY COMPLETE TO THE TOP OF ALL CONDITIONED SPACE WALLS THAT INTERACT WITH UNCONDITIONED ATTIC SPACE ABOVE.

DISCLAIMER

IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

Code references are summaries of code sections See FBCR (Current Version) for complete information.

Scan QR Code for the complete FBCR



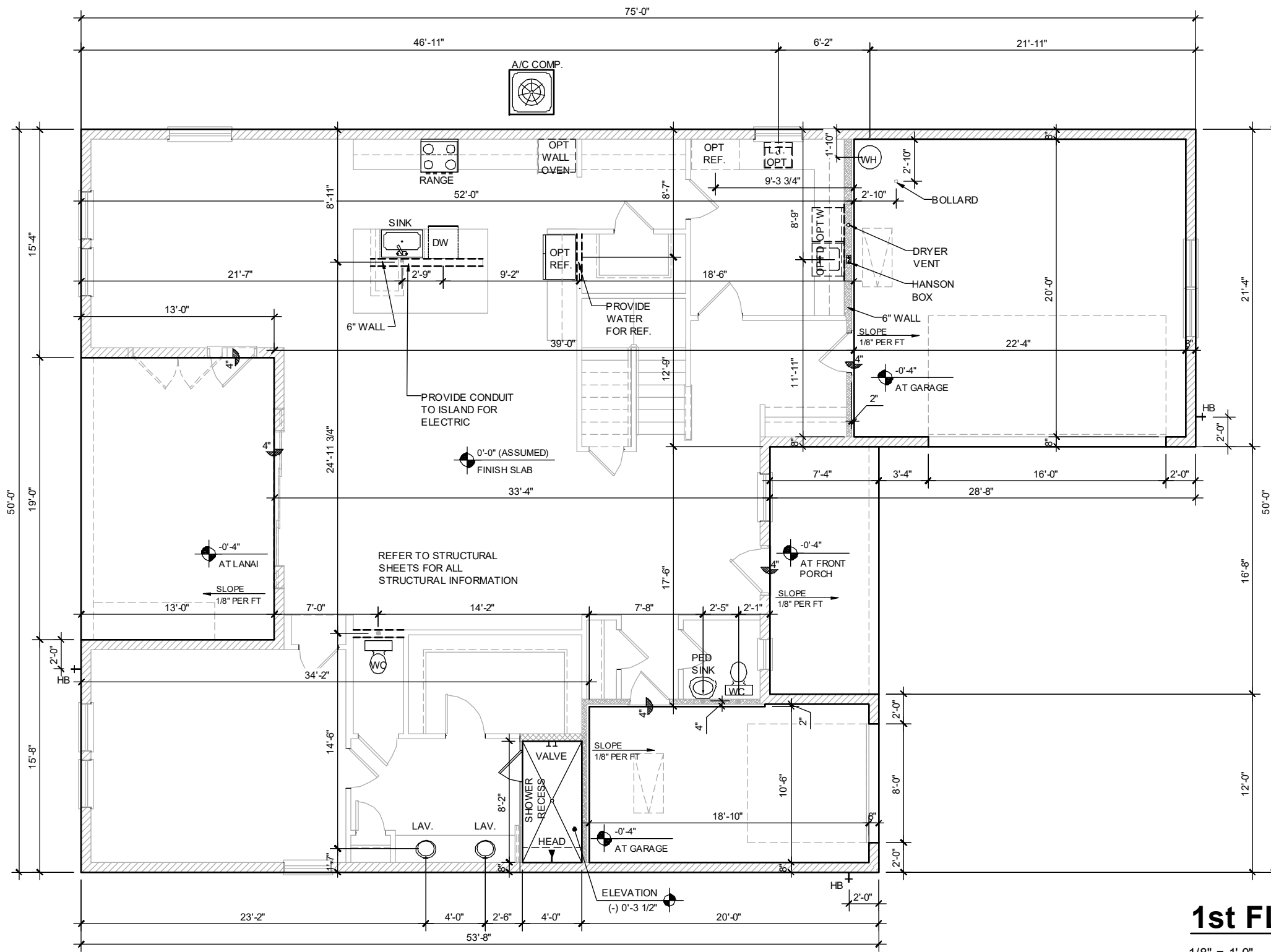
PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

Title:
GENERAL NOTES

Project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

CO_1

COPYRIGHT © 2023 KEESEE ASSOCIATES RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL USE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ADJUSTMENTS ARE PROHIBITED.



NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

1st FLOOR SLAB PLAN ELEV. "A"

1/8" = 1'-0"

WATER HEATER:
 PROVIDE MIN. 40 GALLON WATER HEATER

WATER HEATERS SHALL BE INSTALLED A MIN. OF 18" ABOVE FLOOR PER FBCR G2408.2

EXCEPTION:
 APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. DO NOT HAVE TO HAVE THE IGNITION SOURCE ELEVATED.

WET AREAS:
 ALL WET AREAS TO BE FRAME WITH STUDS @ 16" O.C.

AREA CALCULATION

1st FLR. LIVING	2,049 SQ. FT.
2nd FLR. LIVING	1,113 SQ. FT.
TOTAL LIVING	3,162 SQ. FT.
FRONT PORCH	123 SQ. FT.
LANAI	247 SQ. FT.
1 CAR GARAGE	225 SQ. FT.
2 CAR GARAGE	494 SQ. FT.
TOTAL UNDER ROOF	4,251 SQ. FT.

DISCLAIMER

IT IS THE CONTRACTOR'S/ SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

LEGEND

INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 10'-0" TOP OF CMU

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

INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)

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

ITEG
 THOMPSON ENGINEERING GROUP, INC.
 4401 Vineland Road Suite A4 Orlando, FL 32811
 P.O. (407) 754-1499
 Fax: (407) 784-1760
 www.iteg.com

PARK SQUARE HOMES
 3162 - YOSEMITE
 MASTER

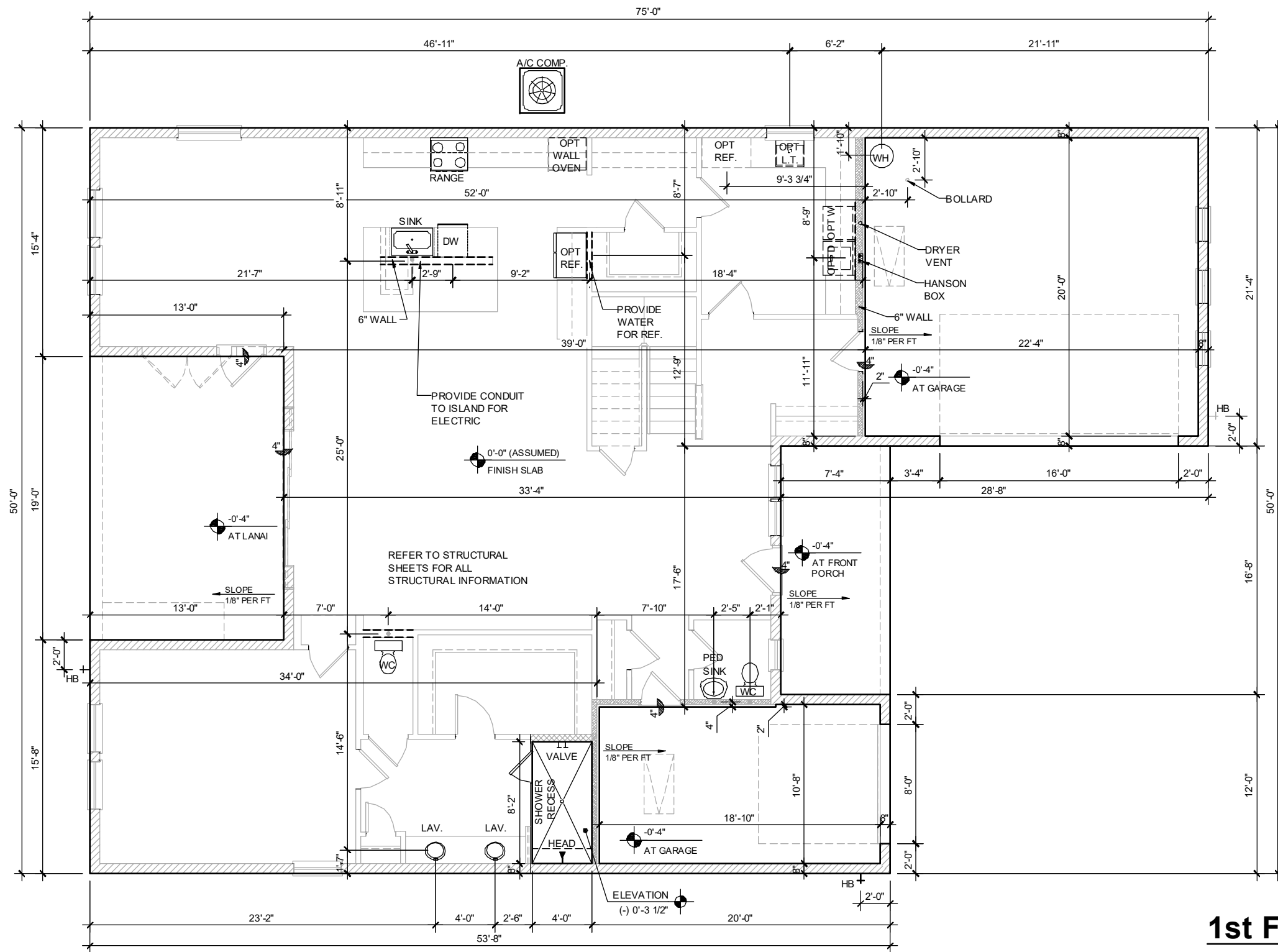
Title:
1ST. FLOOR SLAB PLAN

project no. 2023233
 checked:
 drawn: BA
 date: 09-07-23
 scale: AS SHOWN

S1



Keessee Associates
 ARCHITECTURE | DESIGN | PLANNING
 2030 Central Line Road 201
 Orlando, FL 32805
 (407) 744-2388



NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

1st FLOOR SLAB PLAN ELEV. "B"

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

WATER HEATERS SHALL BE INSTALLED A MIN. OF 18" ABOVE FLOOR PER FBCR G2408.2

EXCEPTION:
APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. DO NOT HAVE TO HAVE THE IGNITION SOURCE ELEVATED.

WET AREAS:
ALL WET AREAS TO BE FRAME WITH STUDS @ 16" O.C.

AREA CALCULATION	
1st FLR. LIVING	2,049 SQ. FT.
2nd FLR. LIVING	1,113 SQ. FT.
TOTAL LIVING	3,162 SQ. FT.
FRONT PORCH	123 SQ. FT.
LANAI	247 SQ. FT.
1 CAR GARAGE	225 SQ. FT.
2 CAR GARAGE	494 SQ. FT.
TOTAL UNDER ROOF	4,251 SQ. FT.

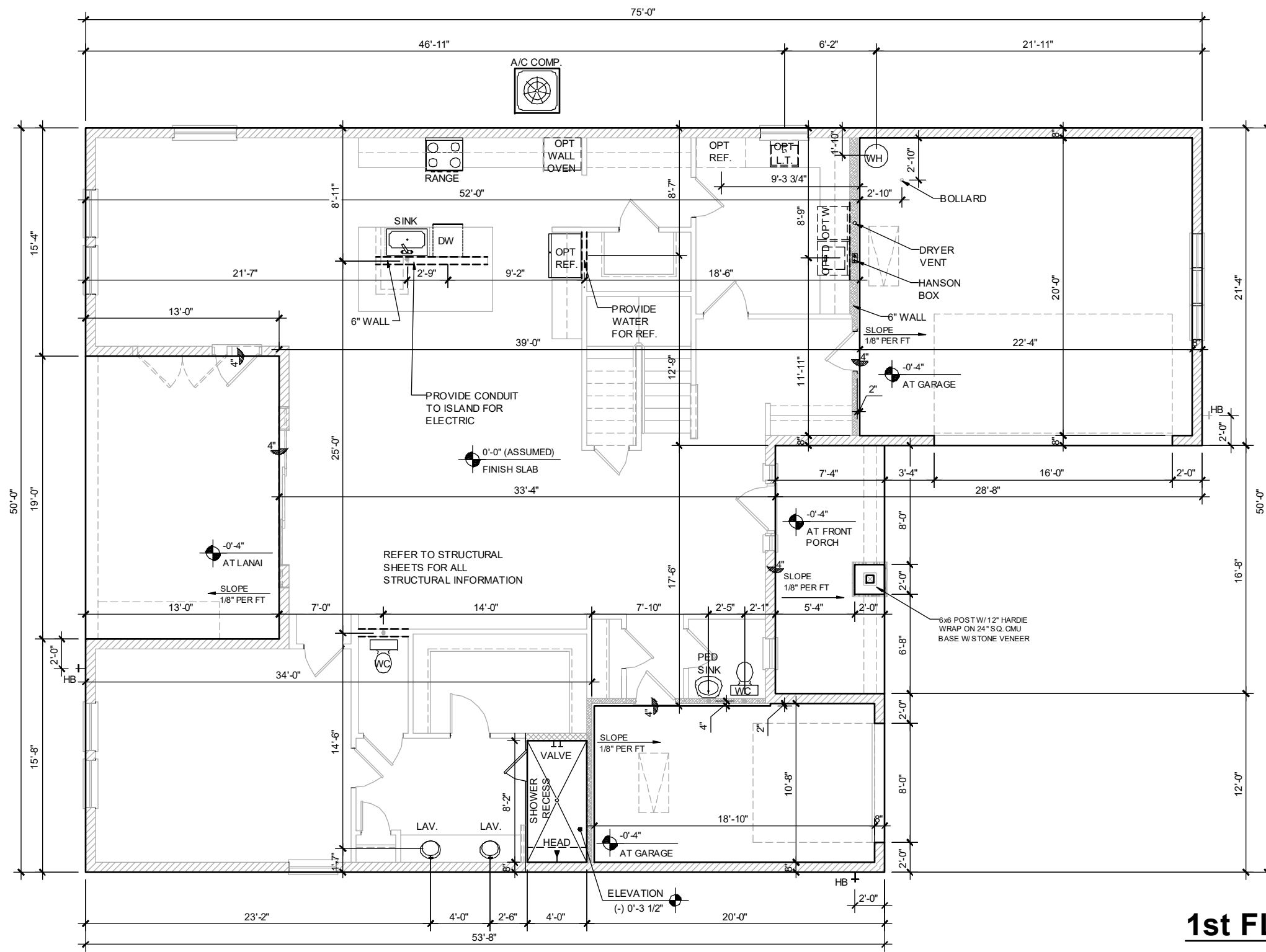
DISCLAIMER

IT IS THE CONTRACTOR'S/ SUB-CRANCTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

LEGEND

- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 10'-0" TOP OF CMU
- INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.
- INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)
- INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.





NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

1st FLOOR SLAB PLAN ELEV. "C"

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

WATER HEATERS SHALL BE INSTALLED A MIN. OF 18" ABOVE FLOOR PER FBCE G2408.2

EXCEPTION:
APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. DO NOT HAVE TO HAVE THE IGNITION SOURCE ELEVATED.

WET AREAS:
ALL WET AREAS TO BE FRAME WITH STUDS @ 16" O.C.

AREA CALCULATION

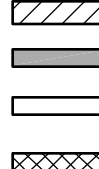
1st FLR. LIVING	2,049 SQ. FT.
2nd FLR. LIVING	1,113 SQ. FT.
TOTAL LIVING	3,162 SQ. FT.
FRONT PORCH	123 SQ. FT.
LANAI	247 SQ. FT.
1 CAR GARAGE	225 SQ. FT.
2 CAR GARAGE	494 SQ. FT.
TOTAL UNDER ROOF	4,251 SQ. FT.

DISCLAIMER

IT IS THE CONTRACTOR'S/ SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

LEGEND

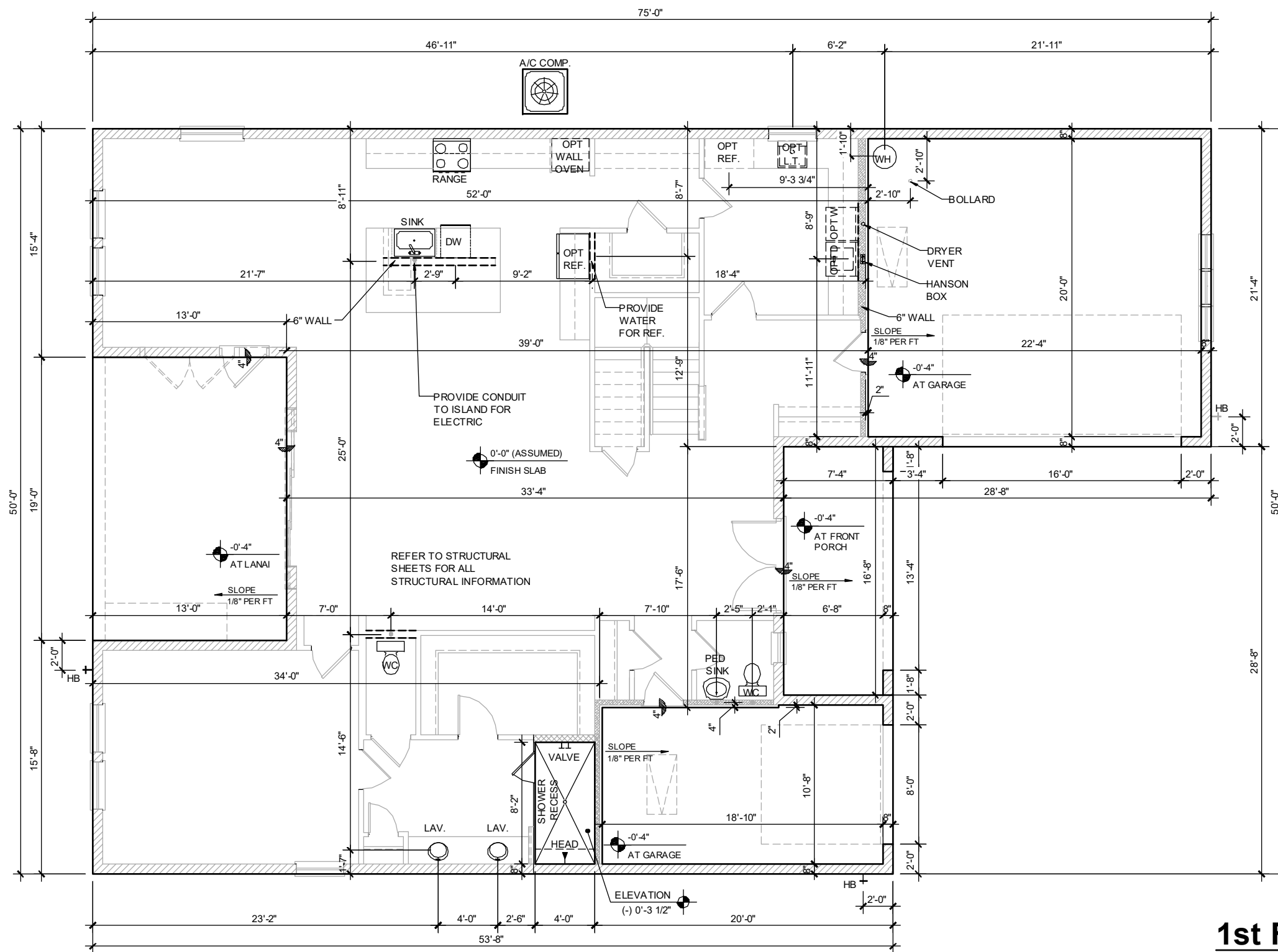
INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 10'-0" TOP OF CMU
 INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.
 INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)
 INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.



PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

title:
1ST. FLOOR SLAB PLAN
project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

S3



NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

1st FLOOR SLAB PLAN ELEV. "D"

1/8" = 1'-0"

WATER HEATER:
 PROVIDE MIN. 40 GALLON WATER HEATER

WATER HEATERS SHALL BE INSTALLED A MIN. OF 18" ABOVE FLOOR PER FBCE G2408.2

EXCEPTION:
 APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. DO NOT HAVE TO HAVE THE IGNITION SOURCE ELEVATED.

WET AREAS:
 ALL WET AREAS TO BE FRAME WITH STUDS @ 16" O.C.

AREA CALCULATION	
1st FLR. LIVING	2,049 SQ. FT.
2nd FLR. LIVING	1,113 SQ. FT.
TOTAL LIVING	3,162 SQ. FT.
FRONT PORCH	123 SQ. FT.
LANAI	247 SQ. FT.
1 CAR GARAGE	225 SQ. FT.
2 CAR GARAGE	494 SQ. FT.
TOTAL UNDER ROOF	4,251 SQ. FT.

DISCLAIMER

IT IS THE CONTRACTOR'S/ SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

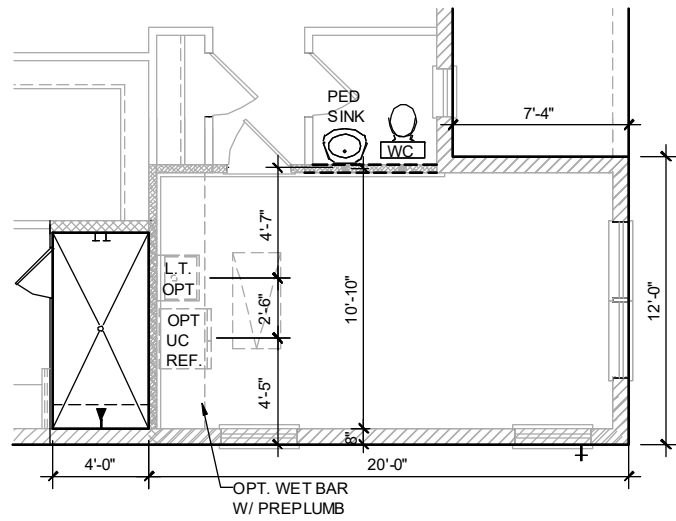
LEGEND

INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 10'-0" TOP OF CMU

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

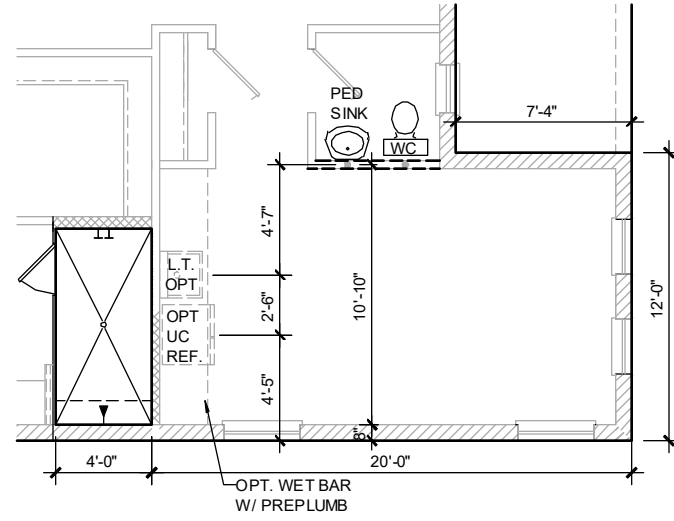
INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)

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



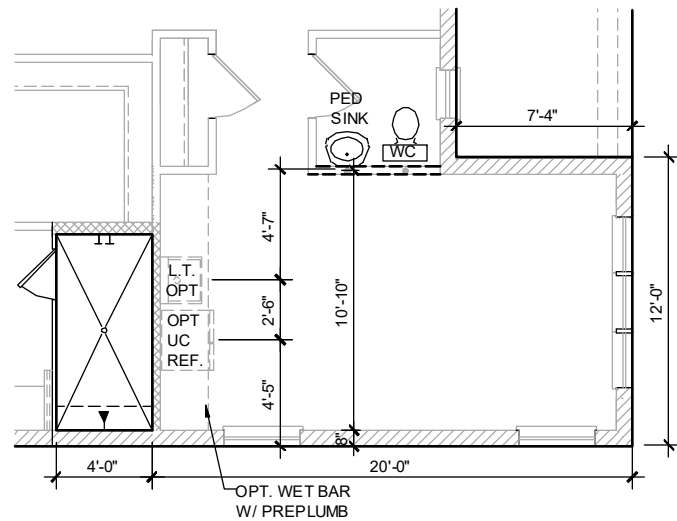
ELEVATION A
OPT. FLEX

1/8" = 1'-0"



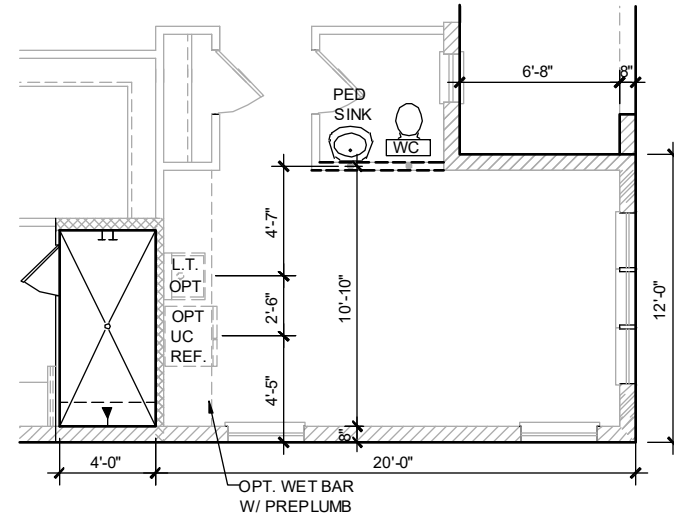
ELEVATION B
OPT. FLEX

1/8" = 1'-0"



ELEVATION C
OPT. FLEX

1/8" = 1'-0"



ELEVATION D
OPT. FLEX

1/8" = 1'-0"

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

SLAB PLAN OPTIONS

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

WATER HEATERS SHALL BE INSTALLED A MIN. OF 18" ABOVE FLOOR PER FBCR G2408.2

EXCEPTION:
APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. DO NOT HAVE TO HAVE THE IGNITION SOURCE ELEVATED.

WET AREAS:
ALL WET AREAS TO BE FRAME WITH STUDS @ 16" O.C.

AREA CALCULATION	
1st FLR. LIVING	2,049 SQ. FT.
2nd FLR. LIVING	1,113 SQ. FT.
TOTAL LIVING	3,162 SQ. FT.
FRONT PORCH	123 SQ. FT.
LANAI	247 SQ. FT.
1 CAR GARAGE	225 SQ. FT.
2 CAR GARAGE	494 SQ. FT.
TOTAL UNDER ROOF	4,251 SQ. FT.

DISCLAIMER

IT IS THE CONTRACTOR'S/ SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

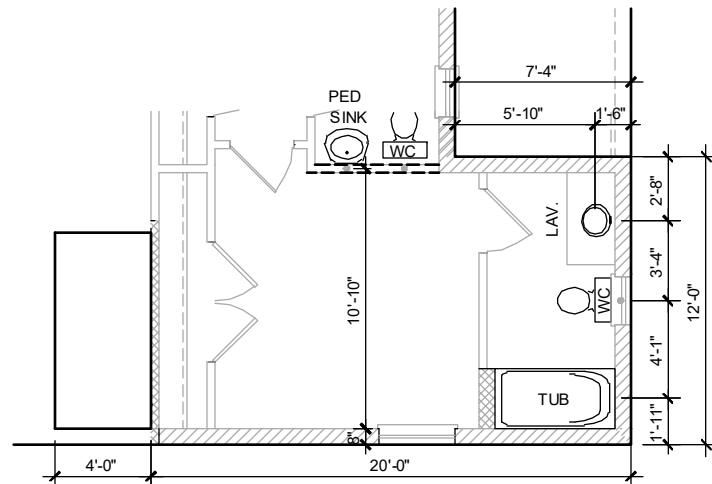
LEGEND

INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 10'-0" TOP OF CMU

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

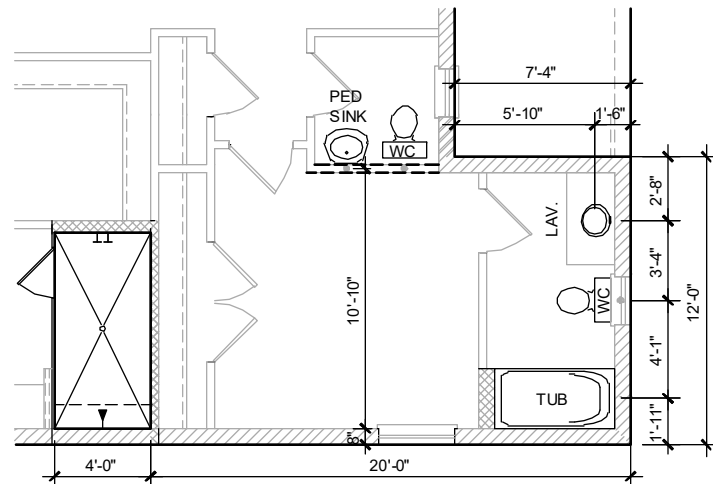
INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)

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



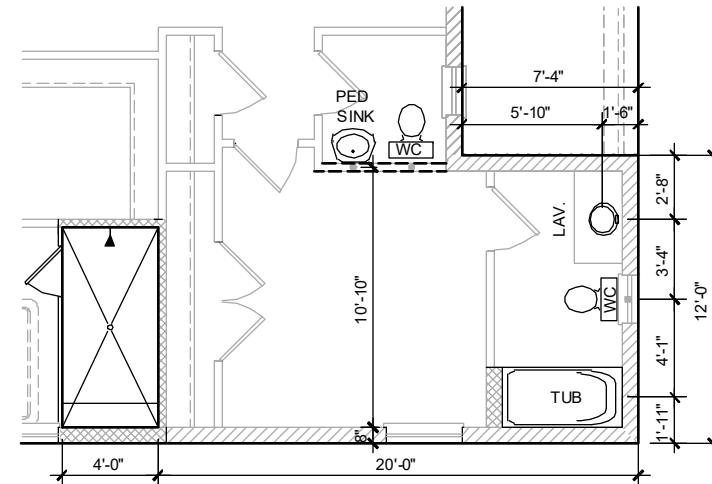
**ELEVATION A
OPT. ENSUITE**

1/8" = 1'-0"



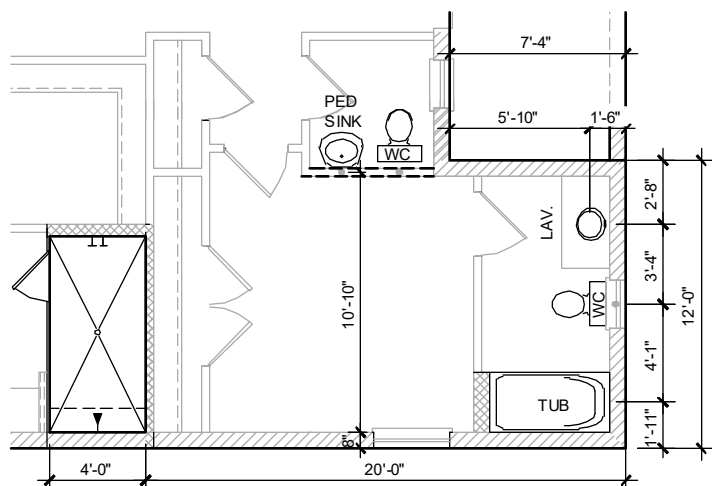
**ELEVATION B
OPT. ENSUITE**

1/8" = 1'-0"



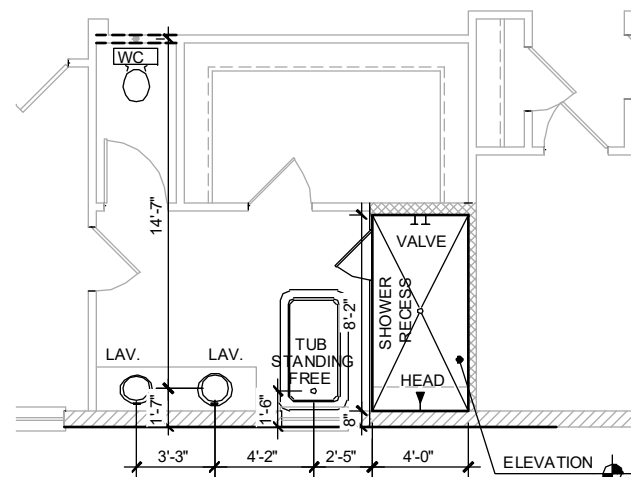
**ELEVATION C
OPT. ENSUITE**

1/8" = 1'-0"



**ELEVATION D
OPT. ENSUITE**

1/8" = 1'-0"



OPT. FREE STANDING TUB

1/8" = 1'-0"

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

SLAB PLAN OPTIONS

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

WATER HEATERS SHALL BE INSTALLED A MIN. OF 18" ABOVE FLOOR PER FBCR G2408.2

EXCEPTION:
APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. DO NOT HAVE TO HAVE THE IGNITION SOURCE ELEVATED.

WET AREAS:
ALL WET AREAS TO BE FRAME WITH STUDS @ 16" O.C.

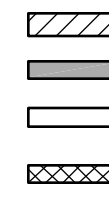
AREA CALCULATION	
1st FLR. LIVING	2,049 SQ. FT.
2nd FLR. LIVING	1,113 SQ. FT.
TOTAL LIVING	3,162 SQ. FT.
FRONT PORCH	123 SQ. FT.
LANAI	247 SQ. FT.
1 CAR GARAGE	225 SQ. FT.
2 CAR GARAGE	494 SQ. FT.
TOTAL UNDER ROOF	4,251 SQ. FT.

DISCLAIMER

IT IS THE CONTRACTOR'S SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

LEGEND

INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 10'-0" TOP OF CMU
INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.
INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)
INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.



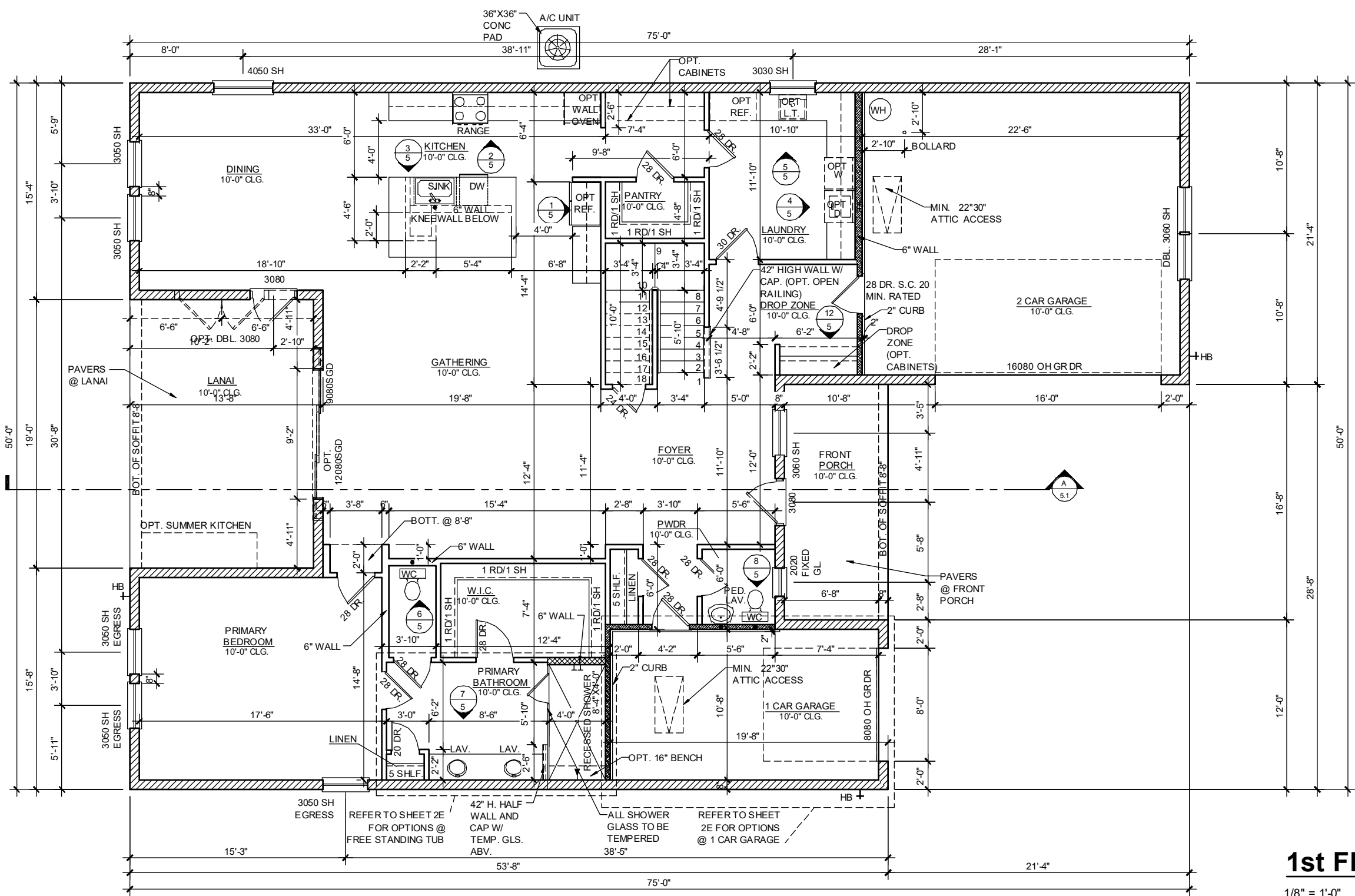
KEESSEE ASSOCIATES
ARCHITECTURE | DESIGN | PLANNING
ARCH0030115
228 South Hill Lane Suite 202
Orlando, FL 32811
407.460.2835

TEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A6 Orlando, FL 32811
Ph: (407) 754-1430
Fax: (407) 754-1790
www.teg.com

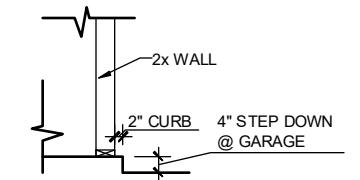
PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

Title:
SLAB PLAN OPTIONS
project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

S5_1



NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.



CURB @ GARAGE DETAIL
 1/2" = 1'-0"

1st FLOOR PLAN ELEV. "A"

1/8" = 1'-0"

WATER HEATER:
 PROVIDE MIN. 40 GALLON WATER HEATER

WATER HEATERS SHALL BE INSTALLED A MIN. OF 18" ABOVE FLOOR PER FBCR G2408.2

EXCEPTION:
 APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. DO NOT HAVE TO HAVE THE IGNITION SOURCE ELEVATED.

WET AREAS:
 ALL WET AREAS TO BE FRAME WITH STUDS @ 16" O.C.

- WINDOWS SCHEDULE GENERAL NOTES:**
- CONTRACTOR AND SUPPLIER TO VERIFY WINDOW SIZES, LOCATION, TYPE (FIN vs. FLANGE) AND HEADER HEIGHTS PRIOR TO DELIVERY.
 - HEADER HEIGHTS ARE DIMENSIONED ABOVE FINISH FLOOR (A.F.F.)
 - WINDOW G.C. TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
- SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
 - HEIGHT AT ROUND TOP ALLOWS 2" FOR ARCH FRAMING.
 - ALL WINDOWS ON 1ST. FLOOR TO BE 8'-0" HDR, U.N.O.

AREA CALCULATION

1st FLR. LIVING	2,049 SQ. FT.
2nd FLR. LIVING	1,113 SQ. FT.
TOTAL LIVING	3,162 SQ. FT.
FRONT PORCH	123 SQ. FT.
LANAI	247 SQ. FT.
1 CAR GARAGE	225 SQ. FT.
2 CAR GARAGE	494 SQ. FT.
TOTAL UNDER ROOF	4,251 SQ. FT.

DISCLAIMER

IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMPSON ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOMER CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMPSON ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

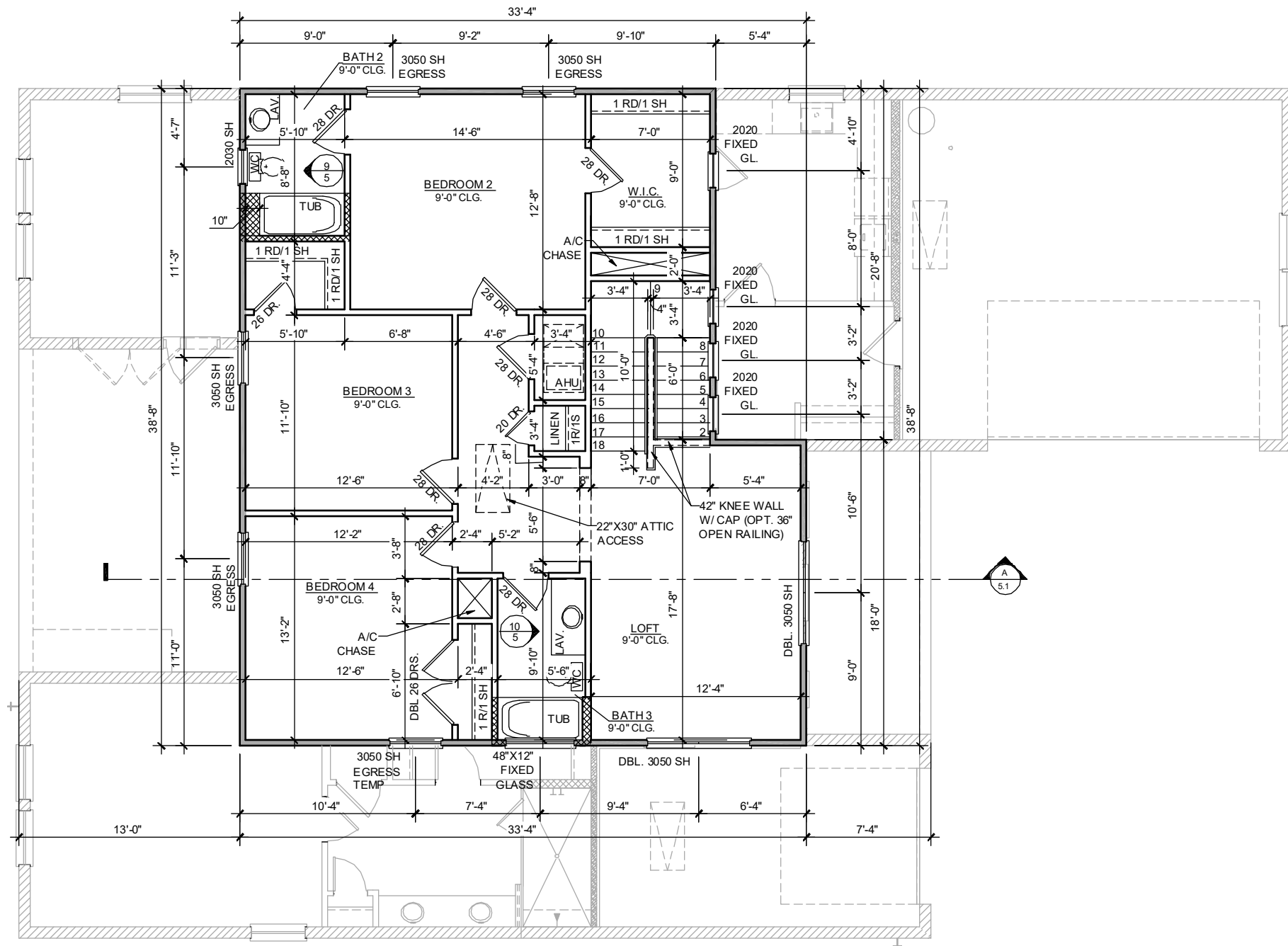
LEGEND

- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 10'-0" TOP OF CMU
- INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.
- INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)
- INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.

title:
1ST. FLOOR PLAN

project no. 2023233
 checked:
 drawn: BA
 date: 09-07-23
 scale: AS SHOWN

1A



NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

2nd FLOOR PLAN ELEV. "A"

1/8" = 1'-0"

WATER HEATER:
 PROVIDE MIN. 40 GALLON WATER HEATER

WATER HEATERS SHALL BE INSTALLED A MIN. OF 18" ABOVE FLOOR PER FBCE G2408.2

EXCEPTION:
 APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. DO NOT HAVE TO HAVE THE IGNITION SOURCE ELEVATED.

WET AREAS:
 ALL WET AREAS TO BE FRAME WITH STUDS @ 16" O.C.

- WINDOWS SCHEDULE GENERAL NOTES:**
- CONTRACTOR AND SUPPLIER TO VERIFY WINDOW SIZES, LOCATION, TYPE (FIN vs. FLANGE) AND HEADER HEIGHTS PRIOR TO DELIVERY.
 - HEADER HEIGHTS ARE DIMENSIONED ABOVE FINISH FLOOR (A.F.F.)
 - WINDOW G.C. TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
- SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
 - HEIGHT AT ROUND TOP ALLOWS 2" FOR ARCH FRAMING.
 - ALL WINDOWS ON 1ST. FLOOR TO BE 8'-0" HDR. U.N.O.

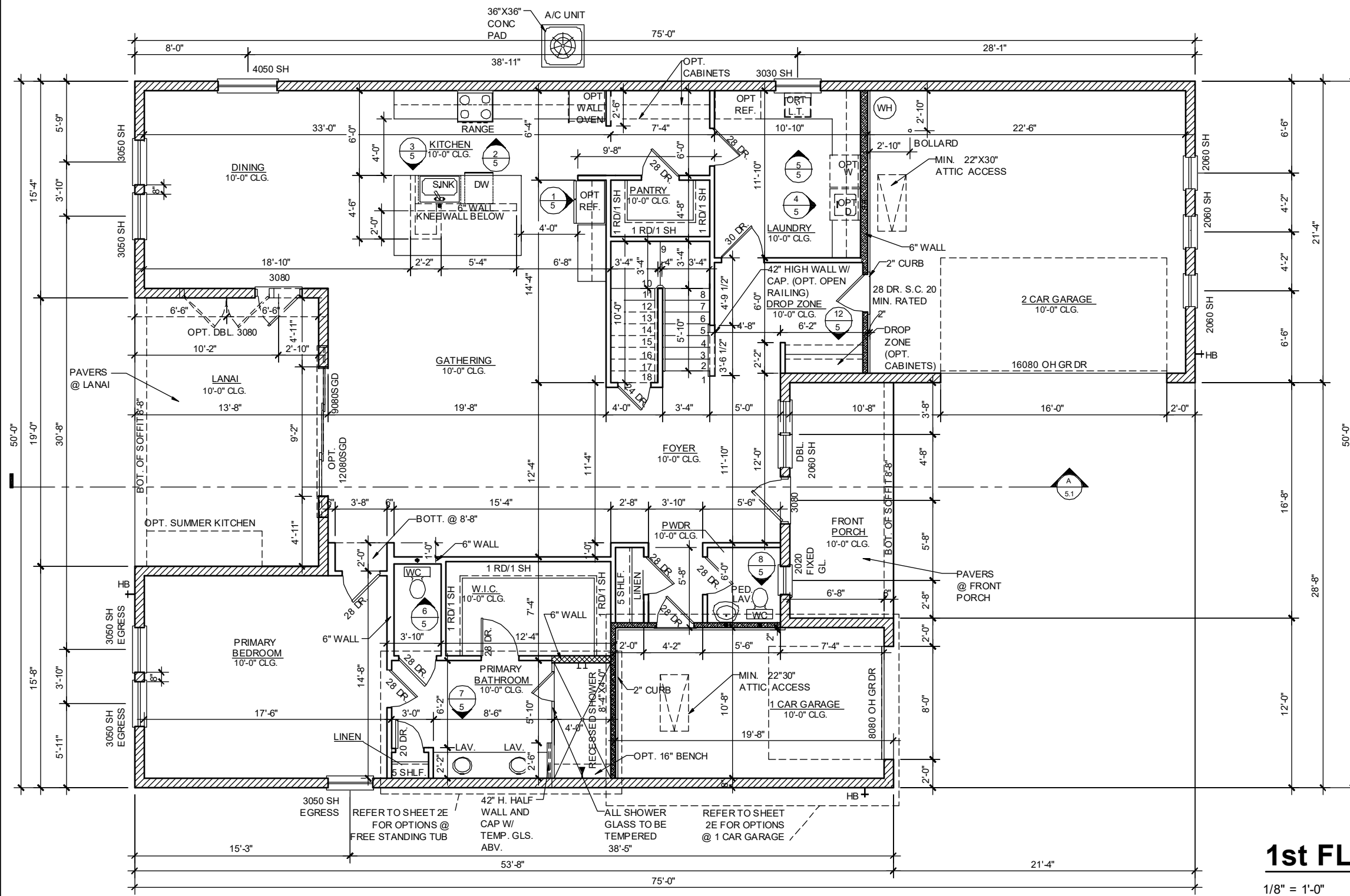
AREA CALCULATION	
1st FLR. LIVING	2,049 SQ. FT.
2nd FLR. LIVING	1,113 SQ. FT.
TOTAL LIVING	3,162 SQ. FT.
FRONT PORCH	123 SQ. FT.
LANAI	247 SQ. FT.
1 CAR GARAGE	225 SQ. FT.
2 CAR GARAGE	494 SQ. FT.
TOTAL UNDER ROOF	4,251 SQ. FT.

DISCLAIMER

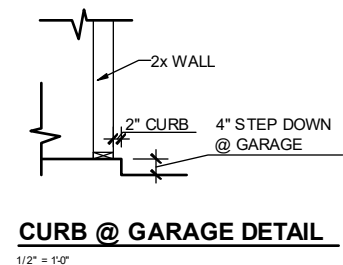
IT IS THE CONTRACTOR'S/ SUB-CRONTACTOR'S RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMSON ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMSON ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

LEGEND

- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 10'-0" TOP OF CMU
- INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.
- INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)
- INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.



NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.



1st FLOOR PLAN ELEV. "B"

1/8" = 1'-0"

WATER HEATER:
 PROVIDE MIN. 40 GALLON WATER HEATER

WATER HEATERS SHALL BE INSTALLED A MIN. OF 18" ABOVE FLOOR PER FBCR G2408.2

EXCEPTION:
 APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. DO NOT HAVE TO HAVE THE IGNITION SOURCE ELEVATED.

WET AREAS:
 ALL WET AREAS TO BE FRAME WITH STUDS @ 16" O.C.

- WINDOWS SCHEDULE GENERAL NOTES:**
- CONTRACTOR AND SUPPLIER TO VERIFY WINDOW SIZES, LOCATION, TYPE (FIN vs. FLANGE) AND HEADER HEIGHTS PRIOR TO DELIVERY.
 - HEADER HEIGHTS ARE DIMENSIONED ABOVE FINISH FLOOR (A.F.F.)
 - WINDOW G.C. TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
- SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
 - HEIGHT AT ROUND TOP ALLOWS 2" FOR ARCH FRAMING.
 - ALL WINDOWS ON 1ST. FLOOR TO BE 8'-0" HDR, U.N.O.

AREA CALCULATION	
1st FLR. LIVING	2,049 SQ. FT.
2nd FLR. LIVING	1,113 SQ. FT.
TOTAL LIVING	3,162 SQ. FT.
FRONT PORCH	123 SQ. FT.
LANAI	247 SQ. FT.
1 CAR GARAGE	225 SQ. FT.
2 CAR GARAGE	494 SQ. FT.
TOTAL UNDER ROOF	4,251 SQ. FT.

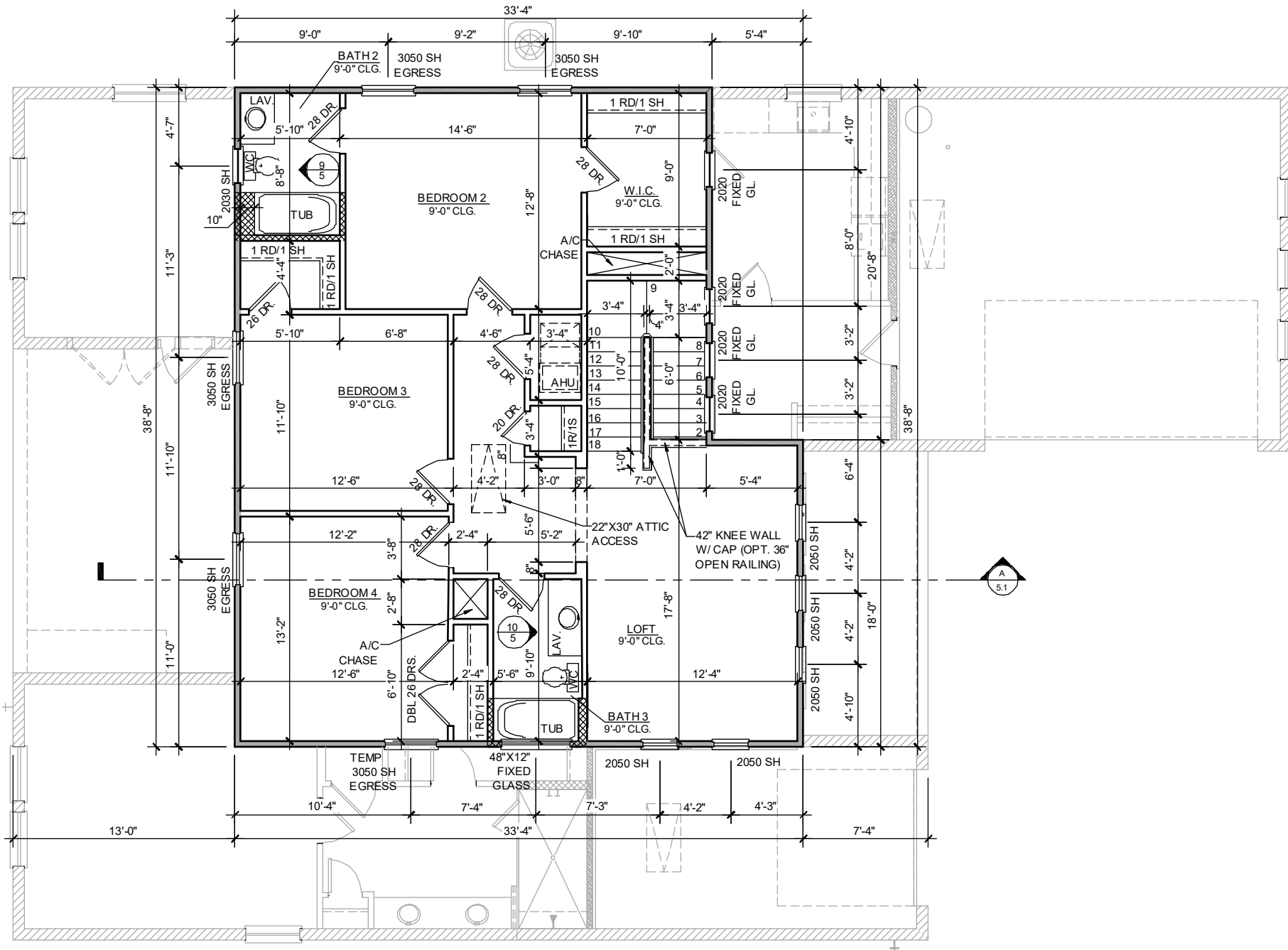
DISCLAIMER

IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMSON ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMSON ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

LEGEND

- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 10'-0" TOP OF CMU
- INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.
- INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)
- INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.





NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

2nd FLOOR PLAN ELEV. "B"

1/8" = 1'-0"

WATER HEATER:
 PROVIDE MIN. 40 GALLON WATER HEATER
 WATER HEATERS SHALL BE INSTALLED A MIN. OF 18" ABOVE FLOOR PER FBCR G2408.2
 EXCEPTION:
 APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. DO NOT HAVE TO HAVE THE IGNITION SOURCE ELEVATED.

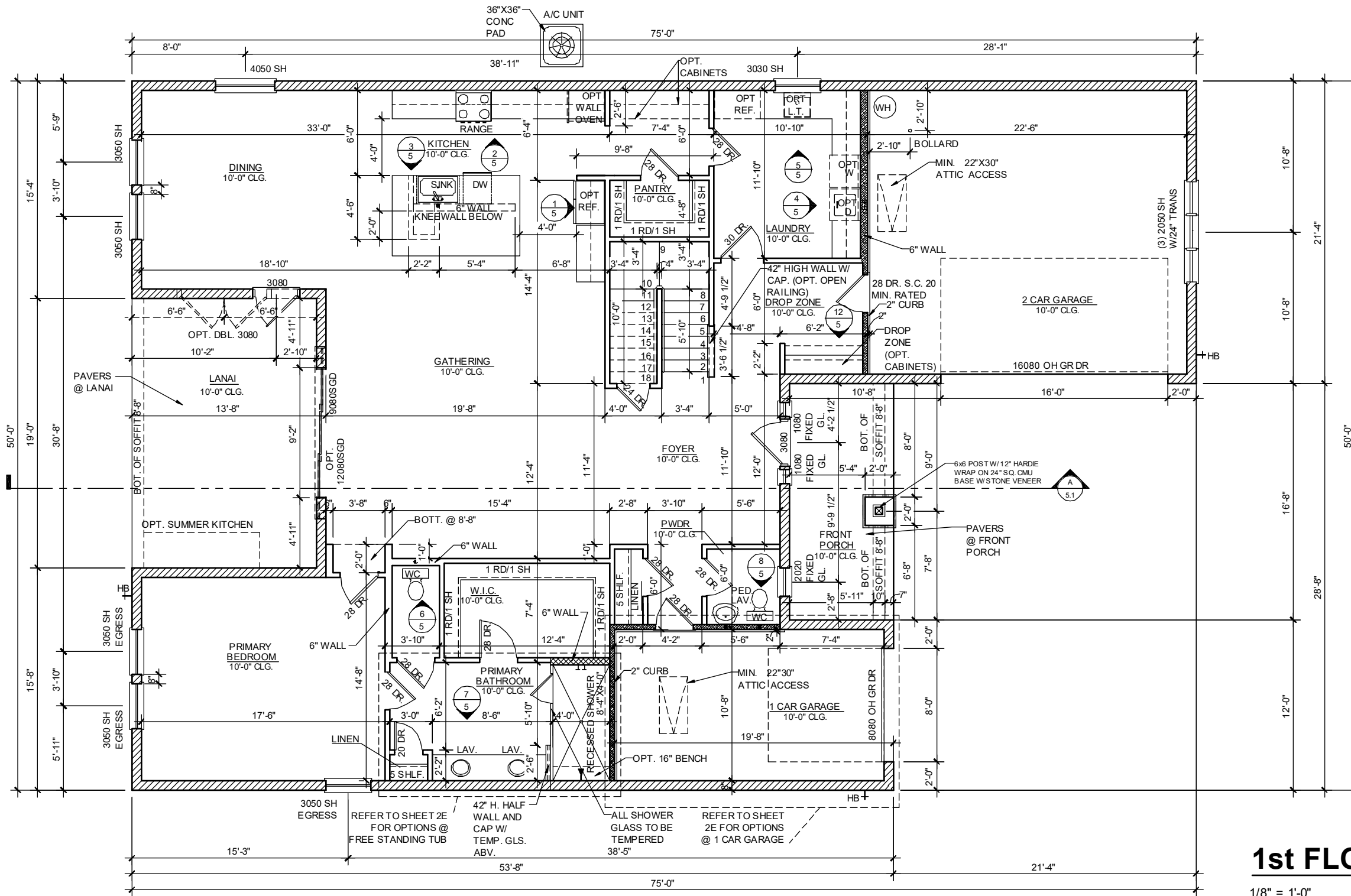
WET AREAS:
 ALL WET AREAS TO BE FRAME WITH STUDS @ 16" O.C.

- WINDOWS SCHEDULE GENERAL NOTES:**
- CONTRACTOR AND SUPPLIER TO VERIFY WINDOW SIZES, LOCATION, TYPE (FIN vs. FLANGE) AND HEADER HEIGHTS PRIOR TO DELIVERY.
 - HEADER HEIGHTS ARE DIMENSIONED ABOVE FINISH FLOOR (A.F.F.)
 - WINDOW G.C. TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
- SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
 - HEIGHT AT ROUND TOP ALLOWS 2" FOR ARCH FRAMING.
 - ALL WINDOWS ON 1ST. FLOOR TO BE 8'-0" HDR. U.N.O.

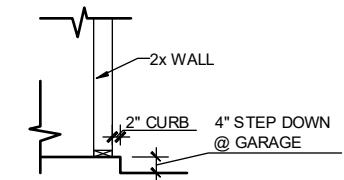
AREA CALCULATION	
1st FLR. LIVING	2,049 SQ. FT.
2nd FLR. LIVING	1,113 SQ. FT.
TOTAL LIVING	3,162 SQ. FT.
FRONT PORCH	123 SQ. FT.
LANAI	247 SQ. FT.
1 CAR GARAGE	225 SQ. FT.
2 CAR GARAGE	494 SQ. FT.
TOTAL UNDER ROOF	4,251 SQ. FT.

DISCLAIMER
 IT IS THE CONTRACTORS-UB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

LEGEND
 INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 10'-0" TOP OF CMU
 INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.
 INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)
 INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.



NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.



CURB @ GARAGE DETAIL
1/2" = 1'-0"

1st FLOOR PLAN ELEV. "C"

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

WATER HEATERS SHALL BE INSTALLED A MIN. OF 18" ABOVE FLOOR PER FBCR G2408.2

EXCEPTION:
APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. DO NOT HAVE TO HAVE THE IGNITION SOURCE ELEVATED.

WET AREAS:
ALL WET AREAS TO BE FRAME WITH STUDS @ 16" O.C.

- WINDOWS SCHEDULE GENERAL NOTES:**
- CONTRACTOR AND SUPPLIER TO VERIFY WINDOW SIZES, LOCATION, TYPE (FIN vs. FLANGE) AND HEADER HEIGHTS PRIOR TO DELIVERY.
 - HEADER HEIGHTS ARE DIMENSIONED ABOVE FINISH FLOOR (A.F.F.)
 - WINDOW G.C. TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
- SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
 - HEIGHT AT ROUND TOP ALLOWS 2" FOR ARCH FRAMING.
 - ALL WINDOWS ON 1ST. FLOOR TO BE 8'-0" HDR. U.N.O.

AREA CALCULATION

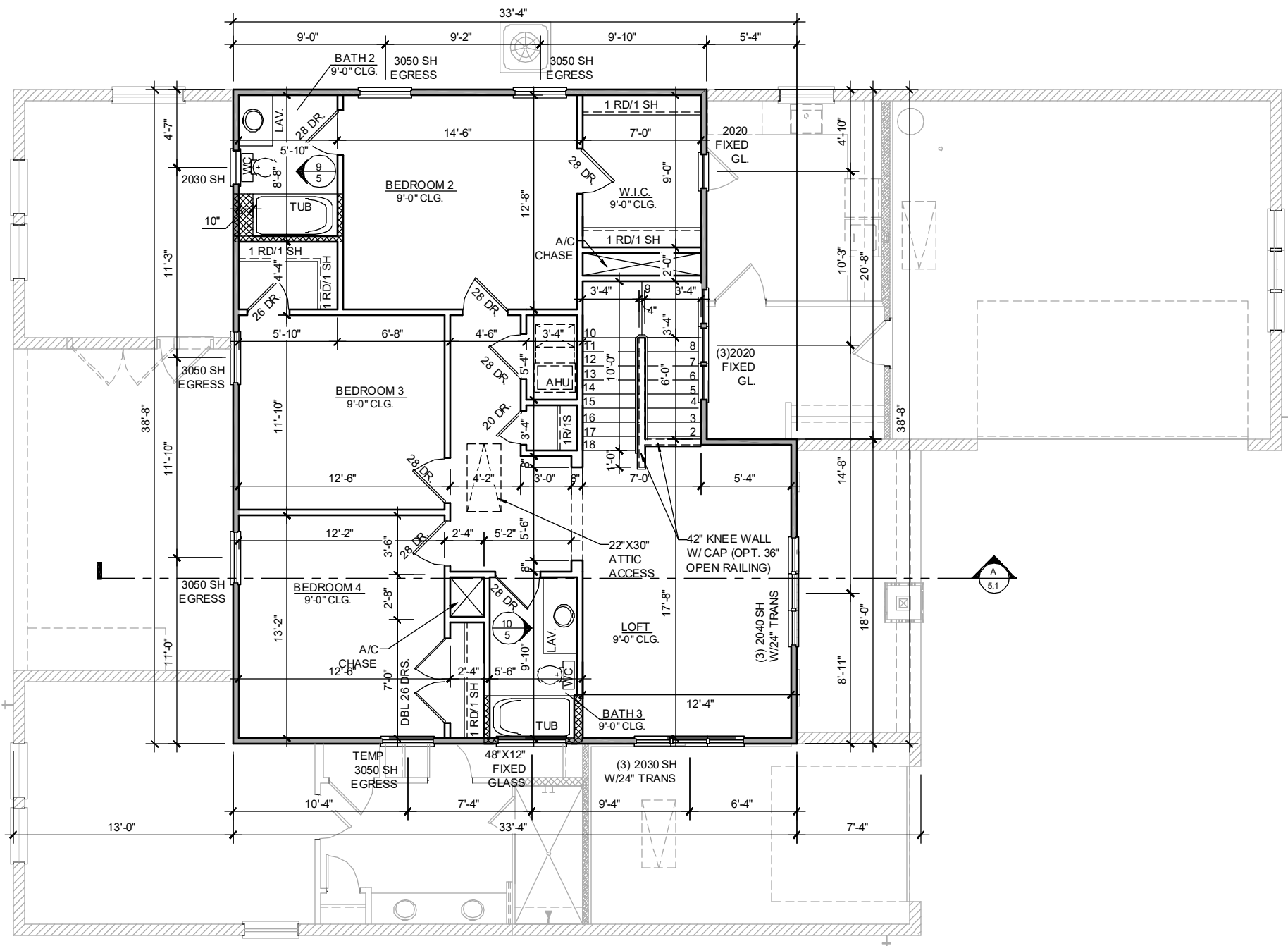
1st FLR. LIVING	2,049 SQ. FT.
2nd FLR. LIVING	1,113 SQ. FT.
TOTAL LIVING	3,162 SQ. FT.
FRONT PORCH	123 SQ. FT.
LANAI	247 SQ. FT.
1 CAR GARAGE	225 SQ. FT.
2 CAR GARAGE	494 SQ. FT.
TOTAL UNDER ROOF	4,251 SQ. FT.

DISCLAIMER

IT IS THE CONTRACTOR'S/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

LEGEND

- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 10'-0" TOP OF CMU
- INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.
- INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)
- INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.



NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

2nd FLOOR PLAN ELEV. "C"

1/8" = 1'-0"

WATER HEATER:
 PROVIDE MIN. 40 GALLON WATER HEATER
 WATER HEATERS SHALL BE INSTALLED A MIN. OF 18" ABOVE FLOOR PER FBCR G2408.2
 EXCEPTION:
 APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. DO NOT HAVE TO HAVE THE IGNITION SOURCE ELEVATED.

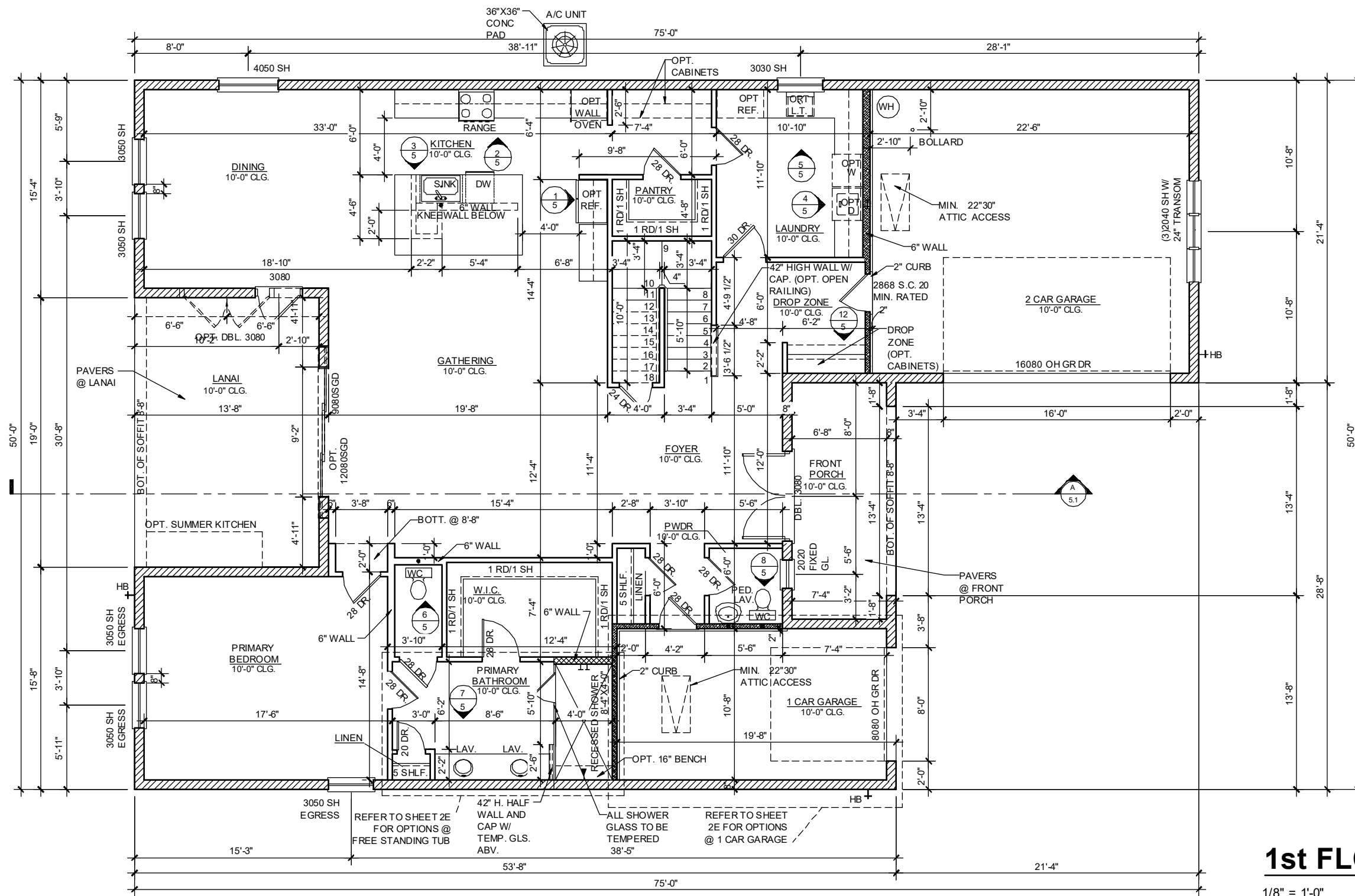
WET AREAS:
 ALL WET AREAS TO BE FRAME WITH STUDS @ 16" O.C.

- WINDOWS SCHEDULE GENERAL NOTES:**
- CONTRACTOR AND SUPPLIER TO VERIFY WINDOW SIZES, LOCATION, TYPE (FIN vs. FLANGE) AND HEADER HEIGHTS PRIOR TO DELIVERY.
 - HEADER HEIGHTS ARE DIMENSIONED ABOVE FINISH FLOOR (A.F.F.)
 - WINDOW G.C. TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
- SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
 - HEIGHT AT ROUND TOP ALLOWS 2" FOR ARCH FRAMING.
 - ALL WINDOWS ON 1ST. FLOOR TO BE 8'-0" HDR. U.N.O.

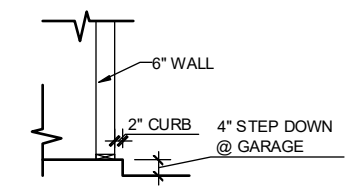
AREA CALCULATION	
1st FLR. LIVING	2,049 SQ. FT.
2nd FLR. LIVING	1,113 SQ. FT.
TOTAL LIVING	3,162 SQ. FT.
FRONT PORCH	123 SQ. FT.
LANAI	247 SQ. FT.
1 CAR GARAGE	225 SQ. FT.
2 CAR GARAGE	494 SQ. FT.
TOTAL UNDER ROOF	4,251 SQ. FT.

DISCLAIMER
 IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

LEGEND
 INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 10'-0" TOP OF CMU
 INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.
 INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)
 INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.



NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.



1st FLOOR PLAN ELEV. "D"

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

WATER HEATERS SHALL BE INSTALLED A MIN. OF 18" ABOVE FLOOR PER FBCR G2408.2

EXCEPTION:
APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. DO NOT HAVE TO HAVE THE IGNITION SOURCE ELEVATED.

WET AREAS:
ALL WET AREAS TO BE FRAME WITH STUDS @ 16" O.C.

- WINDOWS SCHEDULE GENERAL NOTES:**
- CONTRACTOR AND SUPPLIER TO VERIFY WINDOW SIZES, LOCATION, TYPE (FIN vs. FLANGE) AND HEADER HEIGHTS PRIOR TO DELIVERY.
 - HEADER HEIGHTS ARE DIMENSIONED ABOVE FINISH FLOOR (A.F.F.)
 - WINDOW G.C. TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
- SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
 - HEIGHT AT ROUND TOP ALLOWS 2" FOR ARCH FRAMING.
 - ALL WINDOWS ON 1ST. FLOOR TO BE 8'-0" HDR, U.N.O.

AREA CALCULATION

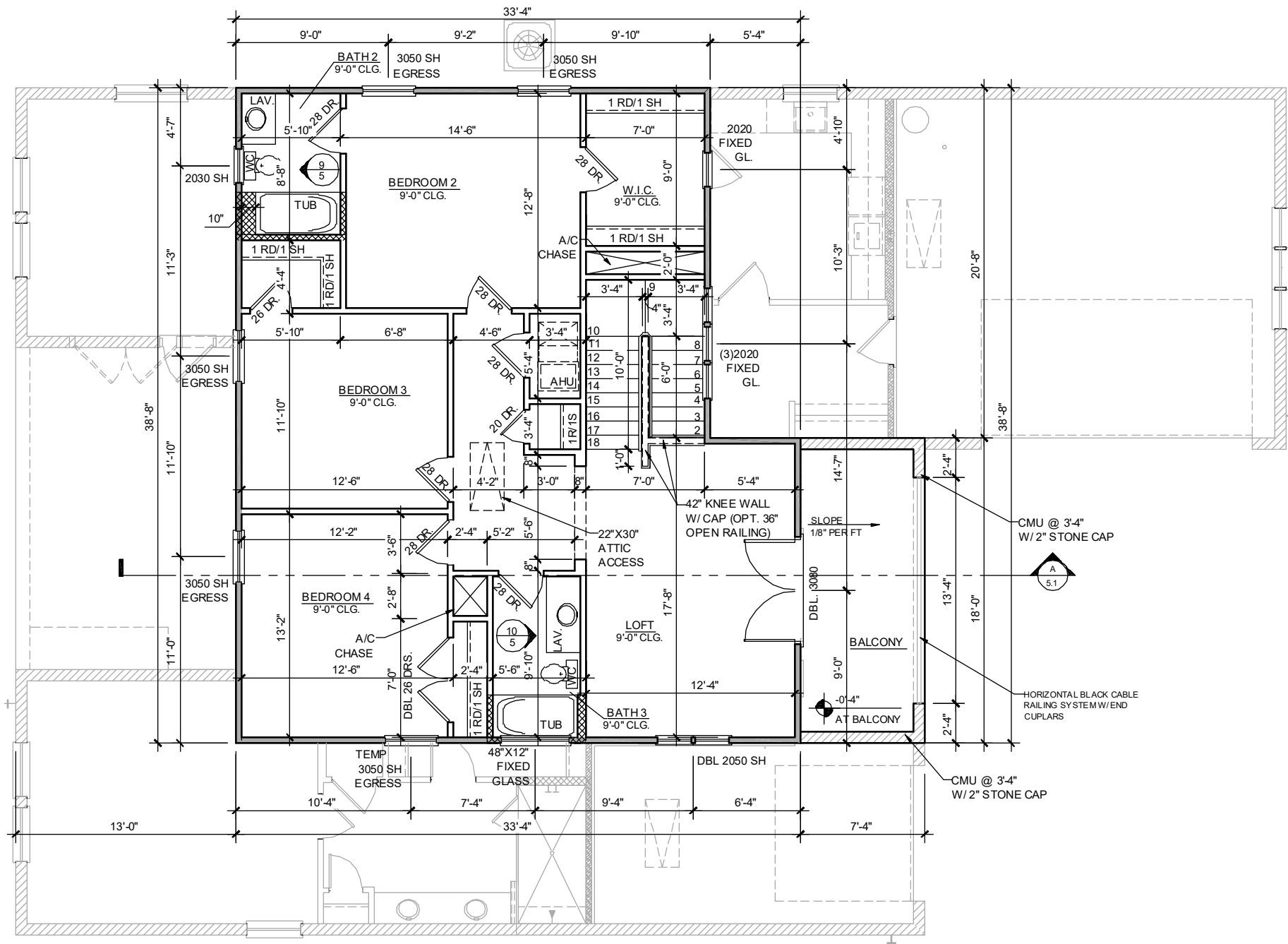
1st FLR. LIVING	2,049 SQ. FT.
2nd FLR. LIVING	1,113 SQ. FT.
TOTAL LIVING	3,162 SQ. FT.
BALCONY	123 SQ. FT.
FRONT PORCH	123 SQ. FT.
LANAI	247 SQ. FT.
1 CAR GARAGE	225 SQ. FT.
2 CAR GARAGE	494 SQ. FT.
TOTAL UNDER ROOF	4,374 SQ. FT.

DISCLAIMER

IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

LEGEND

- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 10'-0" TOP OF CMU
- INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.
- INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)
- INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.



NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

2nd FLOOR PLAN ELEV. "D"

1/8" = 1'-0"

WATER HEATER:
 PROVIDE MIN. 40 GALLON WATER HEATER

WATER HEATERS SHALL BE INSTALLED A MIN. OF 18" ABOVE FLOOR PER FBCR G2408.2

EXCEPTION:
 APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. DO NOT HAVE TO HAVE THE IGNITION SOURCE ELEVATED.

WET AREAS:
 ALL WET AREAS TO BE FRAME WITH STUDS @ 16" O.C.

- WINDOWS SCHEDULE GENERAL NOTES:**
- CONTRACTOR AND SUPPLIER TO VERIFY WINDOW SIZES, LOCATION, TYPE (FIN vs. FLANGE) AND HEADER HEIGHTS PRIOR TO DELIVERY.
 - HEADER HEIGHTS ARE DIMENSIONED ABOVE FINISH FLOOR (A.F.F.)
 - WINDOW G.C. TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
- SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
 - HEIGHT AT ROUND TOP ALLOWS 2" FOR ARCH FRAMING.
 - ALL WINDOWS ON 1ST. FLOOR TO BE 8'-0" HDR. U.N.O.

AREA CALCULATION	
1st FLR. LIVING	2,049 SQ. FT.
2nd FLR. LIVING	1,113 SQ. FT.
TOTAL LIVING	3,162 SQ. FT.
BALCONY	123 SQ. FT.
FRONT PORCH	123 SQ. FT.
LANAI	247 SQ. FT.
1 CAR GARAGE	225 SQ. FT.
2 CAR GARAGE	494 SQ. FT.
TOTAL UNDER ROOF	4,374 SQ. FT.

DISCLAIMER

IT IS THE CONTRACTOR'S/CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

LEGEND

INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 10'-0" TOP OF CMU

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

INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)

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

keessee
 ASSOCIATES
 ARCHITECTURE | DESIGN | PLANNING

202 Escorial Lane Suite 200
 Maitland, FL 32751
 (407) 794-1700

www.keessee.com

TEG
 THOMPSON ENGINEERING GROUP, INC.

4401 Vineland Road Suite AS Orlando, FL 32811
 Ph: (407) 794-4450
 Fax: (407) 794-1700
 www.teg.com

PARK SQUARE HOMES
 3162 - YOSEMITE
 MASTER

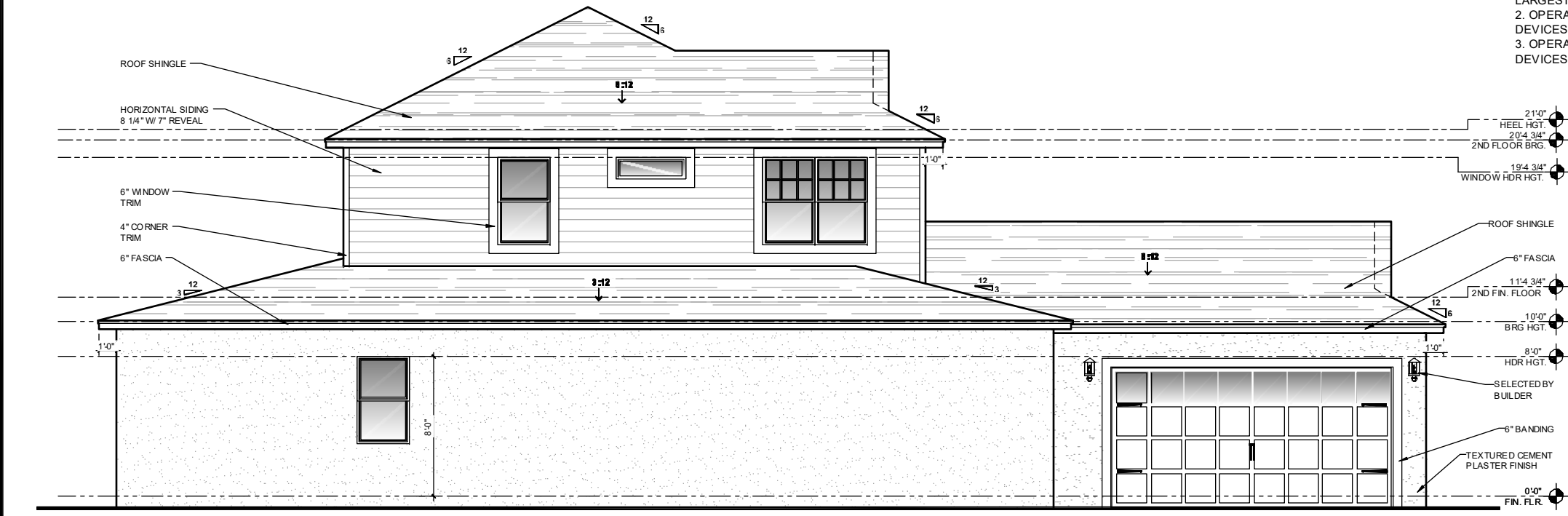
title:
2ND. FLOOR PLAN

project no. 2023233
 checked:
 drawn: BA
 date: 09-07-23
 scale: AS SHOWN

2D



FRONT ELEVATION "A"
 1/8" = 1'-0"



LEFT ELEVATION "A"
 1/8" = 1'-0"

EXTERIOR FINISHES

R703.7 EXTERIOR PLASTER
 INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926, ASTM C1063 OR ASTM C1187 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 (38 MM) GAGE STAPLES, SPACED AT A 6 INCH ON-CENTER DISTANCE WITH ASTM C1163 OR C1218 OR AS OTHERWISE APPROVED.

LATHING ACCESSORIES
 ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. WOOD APPLICATIONS: GALVANIZED OR HOT-DIPPED GALVANIZED. VERTICALLY OR HORIZONTALLY INTO THE FRAMING MEMBERS. MASONRY APPLICATIONS: CONCRETE STUD NAIL, 3/8 (10 MM) HEAD DIA. MIN @ 8" O.C. VERTICALLY HORIZONTALLY OR COMPA TIBLE ACCESSORIES. EXTERIOR GUN GRADE CONSTRUCTION ADHESIVE WITH 1" DABS @ 8" O.C. OR IN A REMC ON TRIJUS BE BETWEEN THE SOLID PLASTER BASE AND THE SOLID PORTION OF THE KEY ATTACHMENT FLANGE. CONTROL JOINTS: INSTALL CONTROL JOINT LATHING ACCESSORIES IN CONFORMANCE WITH CODES. LATH SHALL NOT BE CONTINUOUS THROUGH CONTROL JOINTS, BUT SHALL BE STOPPED AND TIED TO EACH SIDE. ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE LATEST ASTM C1063 & ASTM C1861.

R703.7.2 PLASTER
 PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF CODA PRIOR TO LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE DIRECTLY APPLIED OVER MASSIVE CONCRETE, CLAY BRICK, STONE OR TILE. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FINISHING 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 AND ONE COAT OF CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:

- MASONRY CEMENT CONFORMING TO ASTM C181 TYPE M, S OR N.
- PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I OR II.
- BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C915 TYPE I, II, III, IV, V, VI OR VII, IL OR IIS (20).
- HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, ME, HS OR MA.
- PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1308.

THE PROPORTION OF AGGREGATE TO CEMENTitious MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(5)

R703.7.2.1 WEAP SCREEDS
 A MINIMUM 0.018-INCH (0.5 MM) (NO GALVANIZED SHEET GAGE) CORROSION-RESISTANT WEAP SCREED OR PLASTIC WEAP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3/32 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM D2099. THE WEAP 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 RETURN TO THE EXTERIOR OF THE BUILDING. THE WEATHER RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR FINISH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEAP 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 IMPERMEABLE 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 LINE AND ANY FLASHING IS INSTALLED IN ACCORDANCE WITH SECTION R703.4 INTENDED TO DRAIN TO THE WATER RESISTIVE BARRIERS DIRECTED BETWEEN THE LAYERS.

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.

ASPHALT SHINGLES (IF APPLICABLE):

- WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
- 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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1. 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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
- AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT 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 R905.1.1.1.

CLAY AND CONCRETE TILE (IF APPLICABLE):

PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF 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 INSTRUCTIONS IN ACCORDANCE WITH 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.

R312.2.1 WINDOW SILLS:

IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610mm) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 mm) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

- OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPEN POSITION.
- OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
- OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

DISCLAIMER

IT IS THE CONTRACTOR'S / SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

KEESEE ASSOCIATES ARCHITECTURE | DESIGN | PLANNING

1400003115

1818 Babcock Lane, Suite 200
 Tallahassee, FL 32304
 Tel: (907) 986-3583

THOMPSON ENGINEERING GROUP, INC.

4401 Vineyard Road, Suite 40, Orlando, FL 32811

PH: (407) 294-1450
 FAX: (407) 294-1780
 www.teg.com

PARK SQUARE HOMES

3162 - YOSEMITE

MASTER

title:

ELEVATIONS

project no. 2023233

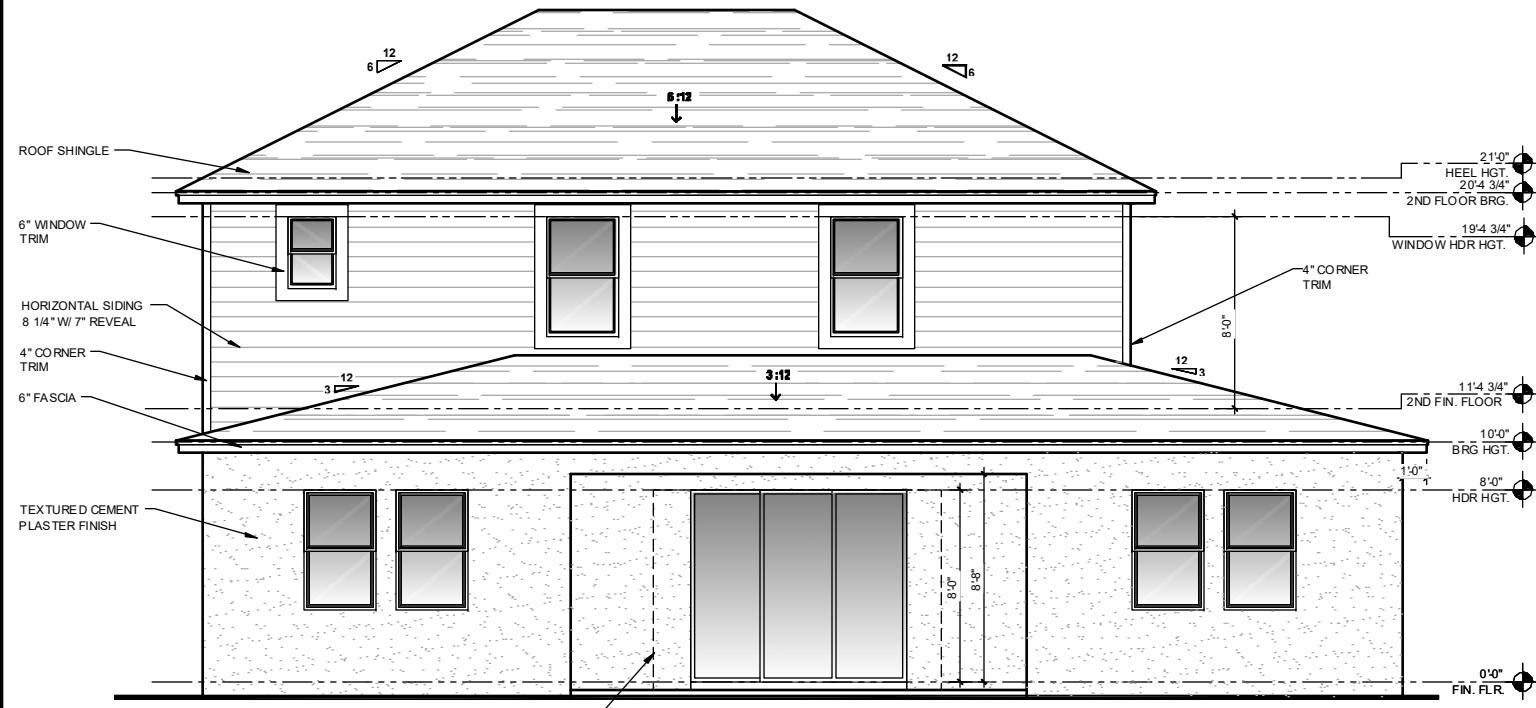
checked:

drawn: BA

date: 09-07-23

scale: AS SHOWN

3A



LINE OF OPT. 12'-0" SGD.
REAR ELEVATION "A"
 1/8" = 1'-0"

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 1/2-INCH LONG (38 MM) 11 GAUGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1/2-INCH LONG (22 MM) 16 GAUGE STAPLES, SPACED AT 16 IN ACCORDANCE WITH ASTM C1063 OR C1787 OR AS OTHERWISE APPROVED.

LATHING ACCESSORIES
 ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. WOOD APPLICATION: 3/4 X 1/2" LONG (19 X 13 MM) GALVANIZED SHEET PILE OR VERTICAL OR HORIZONTAL INTO THE FRAMING MEMBERS. MASONRY APPLICATION: CONCRETE STUD WALL, 3/8" (10 MM) HEAD DIA. MIN @ 8" O.C. VERTICALLY HORIZONTAL, 1" OR COMPACTIBLE ADHESIVES. EXTERIOR GUN GRADE, CONSTRUCTION ADHESIVE WITH 1" DBS @ 8" O.C. OR IN A BEAD CONTINUOUS TO THE JOINT. THE SOLID PLASTER BASE AND THE SOLID PORTION OF THE KEY ATTACHMENT FLANGE. CONTROL JOINTS: INSTALL CONTROL JOINT LATHING ACCESSORIES IN CONFORMANCE WITH SECTION R703.7. LATHING SHALL NOT BE CONTINUOUS THROUGH CONTROL JOINTS, BUT SHALL BE STOPPED AND REDETAILED AS SET FORTH IN TABLE R702.1.3.

R703.7.2 PLASTER
 PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF COARSE PROBE PLATH 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 FINISHING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1.3.

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LA TH, PARTS AND SCHEDULED CEMENT LATH SHALL BE IN ACCORDANCE WITH ASTM C1063. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
 1. MASONRY CEMENT CONFORMING TO ASTM C181 TYPE M S OR N.
 2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I OR II.
 3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C915 TYPE P, IS (S-75), IL, OR IS-70.
 4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, ME, HS OR MH.
 5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1308.

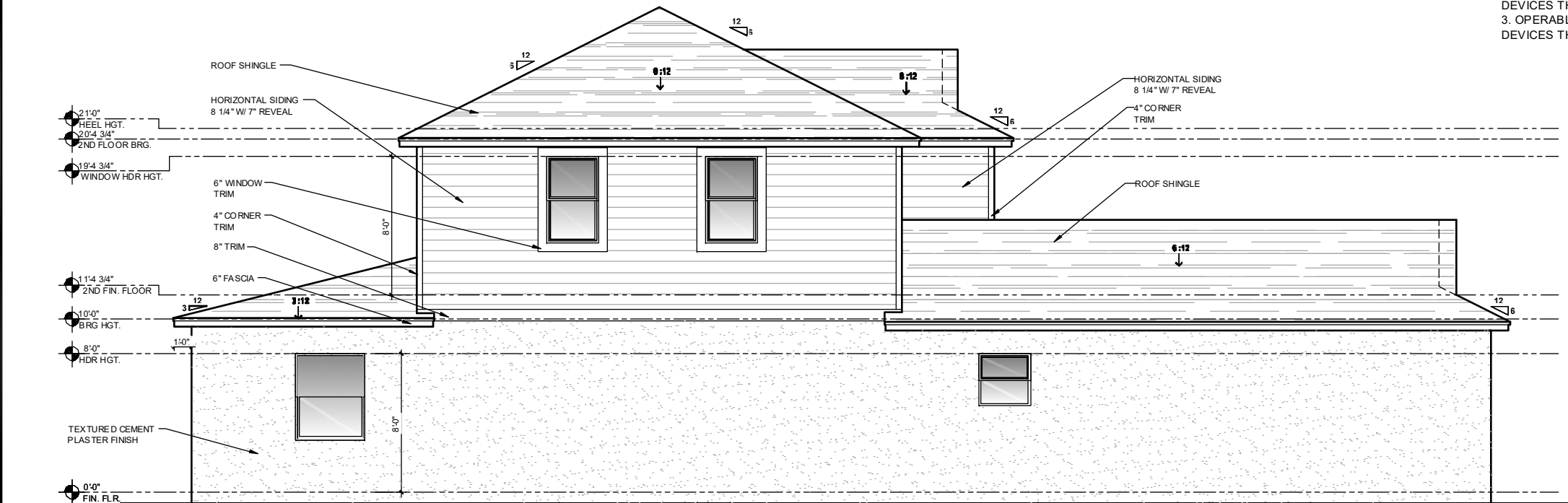
R703.7.2.1 WEEP SCREEDS
 A MINIMUM 0.018-INCH (0.5 MM) (NO. 36) GALVANIZED SHEET PILE CORROSION RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C1063. 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 RAIN 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 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 BARRIERS DIRECTED BETWEEN THE LAYERS.

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.

ASPHALT SHINGLES (IF APPLICABLE)
 1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
 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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
 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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
 3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT 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 R905.1.1.1.

CLAY AND CONCRETE TILE (IF APPLICABLE)
 PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF 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 INSTRUCTIONS IN ACCORDANCE WITH 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.



LEFT ELEVATION "A"
 1/8" = 1'-0"

DISCLAIMER

IT IS THE CONTRACTOR'S SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

Keessee Associates
 ARCHITECTURE | DESIGN | PLANNING
 280 South Lake Shore Blvd
 West Palm Beach, FL 33411
 (561) 847-1700
 www.keessee.com

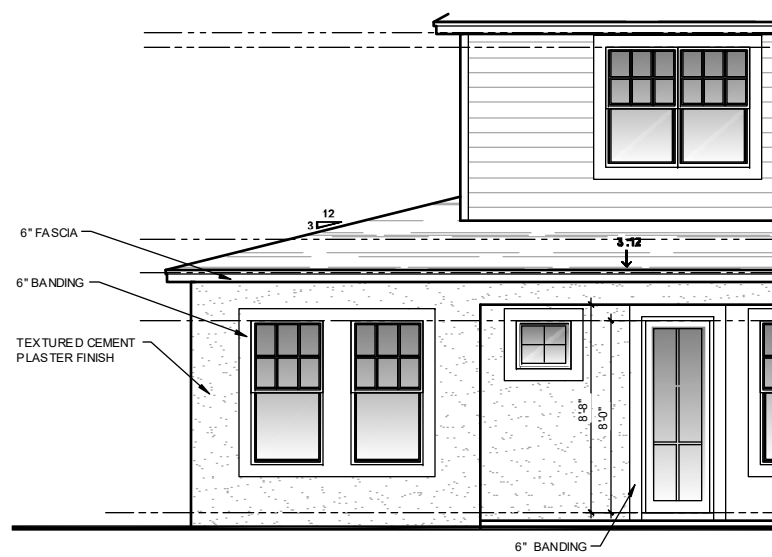
ATEG
 THOMPSON ENGINEERING GROUP, INC.
 1301 Wilshire Road Suite 40 Orlando, FL 32811
 Ph: (407) 744-1400
 Fax: (407) 744-1700
 www.ateg.com

PARK SQUARE HOMES
 3162 - YOSEMITE
 MASTER

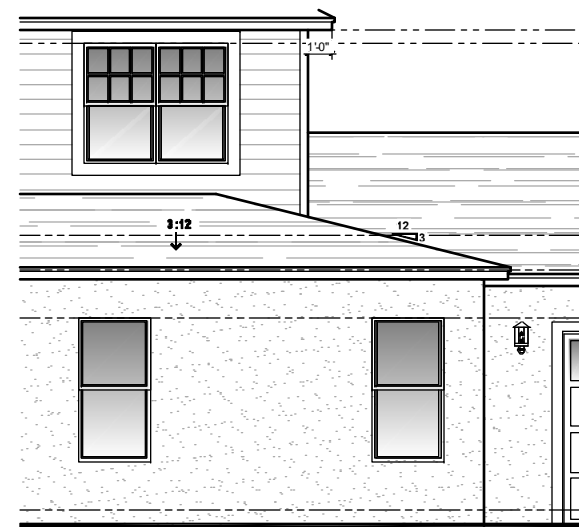
title:
ELEVATIONS

project no. 2023233
 checked:
 drawn: BA
 date: 09-07-23
 scale: AS SHOWN

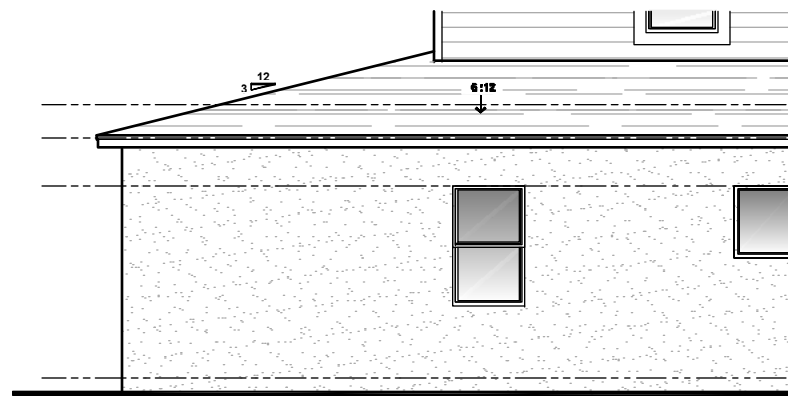
3A_1



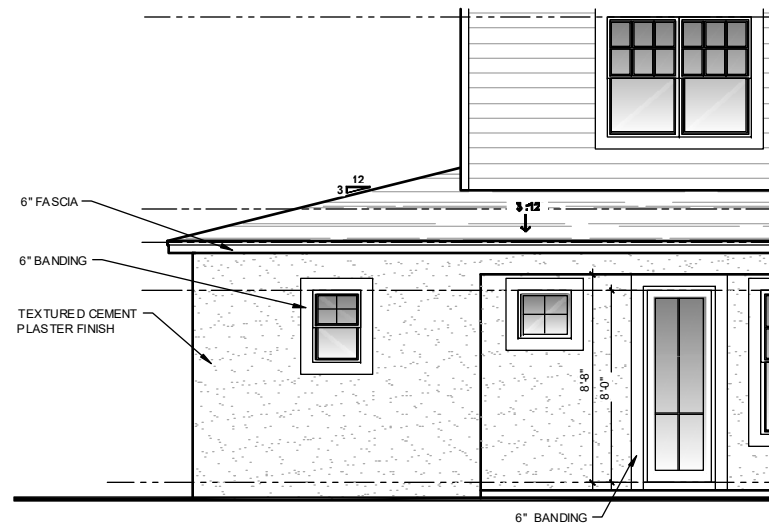
OPT. FLEX
1/8" = 1'-0"
FRONT ELEVATION "A"



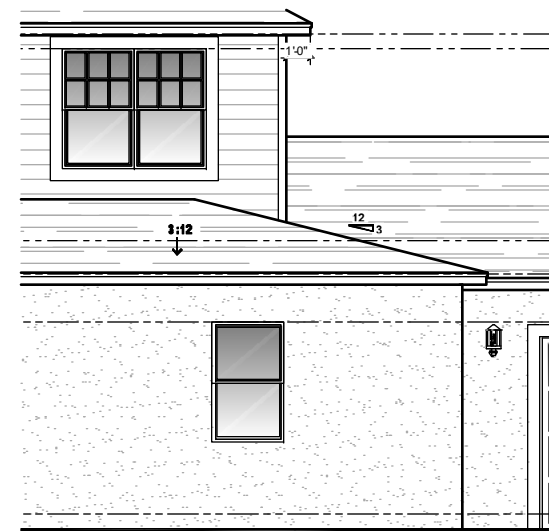
OPT. FLEX
1/8" = 1'-0"
LEFT ELEVATION "A"



OPT. FREE STANDING TUB
1/8" = 1'-0"
LEFT ELEVATION "A"



OPT. ENSUITE
1/8" = 1'-0"
FRONT ELEVATION "A"



OPT. ENSUITE
1/8" = 1'-0"
LEFT ELEVATION "A"

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 (38 MM) G-16 GAGE STAPLES, SPACED AT A 6 INCH ON CENTER WITH A 3/4 INCH (19.05 MM) OR AS OTHERWISE APPROVED.

LATHING ACCESSORIES
ATTACHMENTS SHALL BE OF CORROSION RESISTANT MATERIALS. WOOD APPLICATION: GALVANIZED LONG (4" CROWN) STAPLES @ 8" O.C. VERTICALLY HORIZONTAL INTO THE FRAMING MEMBERS. MASONRY APPLICATION: CONCRETE TUB NAIL, 3/8" (10 MM) HEAD DIA. MIN @ 8" O.C. VERTICALLY HORIZONTAL. 1" OR COMPATIBLE ADHESIVES. EXTERIOR GUN GRADE, CONSTRUCTION ADHESIVE WITH 1" DABS @ 8" O.C. OR IN A BEARING FRAME AS SET ON THE SOLID PLASTER BASE AND THE SOLID PORTION OF THE KEY ATTACHMENT FLANGE. CONTROL JOINTS: INSTALL CONTROL JOINT LATHING ACCESSORIES IN COMPLIANCE WITH C1063. LATH SHALL NOT BE CONTINUOUS THROUGH CONTROL JOINTS, BUT SHALL BE STOPPED AND DETACHED AT THE JOINT. ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE LATEST ASTM C1063 & ASTM C1861.

R703.7.2 PLASTER
PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN 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 FINISHING 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, LA TH 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 OR II.
3. BLENDED HYDRALIC CEMENT CONFORMING TO ASTM C915 TYPE P, IS (S-70), IL, OR IS (S-70).
4. HYDRALIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, ME, HS OR HX.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328.

THE PROPORTION OF A GORGE GATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(2).

R703.7.2.1 WEAP SCREEDS
A. MINIMUM 0.519 INCH (13.2 MM) NO. 36 GALVANIZED SHEET GAGE, CORROSION RESISTANT WEAP SCREED OR PLASTIC WEAP 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 A STRUCTURE. THE WEAP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED DECKS 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 WEAP 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 PENETRABLE 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 IS INSTALLED IN ACCORDANCE WITH SECTION R703.4 INTENDED TO DRAIN TO THE WATER RESISTIVE BARRIER DIRECTED BETWEEN THE LAYERS.

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.

ASPHALT SHINGLES (IF APPLICABLE):

1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1. 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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT 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 R905.1.1.1.

CLAY AND CONCRETE TILE (IF APPLICABLE):

PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF 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 INSTRUCTIONS IN ACCORDANCE WITH 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.

R312.2.1 WINDOW SILLS:

IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610mm) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 mm) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPEN POSITION.
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

DISCLAIMER

IT IS THE CONTRACTOR'S/ SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

Keesee Associates
ARCHITECTURE | DESIGN | PLANNING
A/CAD00016
gosee.com
200 South Lee Street
Melbourne, FL 32936
(407) 881-3333

TEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A6 Orlando, FL 32811
Ph: (407) 734-1400
Fax: (407) 734-1790
www.teg.com

PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

title:
OPTIONS

project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

3A_2

COPYRIGHT © 2023 KEESEE ASSOCIATES RESERVES COPYRIGHT & OTHER RIGHTS IN THIS DOCUMENT. THE ORIGINAL SET OR PORTION THEREOF SHALL BE THE PROPERTY OF KEESEE ASSOCIATES AND SHALL BE RETURNED TO KEESEE ASSOCIATES UPON COMPLETION OF THE PROJECT. THIS DOCUMENT IS UNLAWFUL TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KEESEE ASSOCIATES.



FRONT ELEVATION "B"
1/8" = 1'-0"

EXTERIOR PLASTER
R703.7 EXTERIOR PLASTER.
 INSTALLATION OF THESE MATERIALS SHALL BE IN ACCORDANCE WITH ASTM C926, ASTM C 1063 OR ASTM C 1787 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) TAGS OR GALVANNEAL SHINGLES 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (38 MM) WEDGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED.

LATHING ACCESSORIES
 ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. WOOD APPLICATION: 16 GA. X 1-1/2" LONG (3/4"-1" CROWN) STAPLES @ 6" O.C. VERTICALLY/HORIZONTALLY IN TO THE FRAMING MEMBERS. MASONRY APPLICATION: CONCRETE STUD NAIL 3/8" (10MM) HEAD DIA MIN @ 6" O.C. VERTICALLY/HORIZONTALLY OR COMPATIBLE ADHESIVES. EXTERIOR GUN-GRADE CONSTRUCTION ADHESIVE WITH T D ABS @ 6" O.C. OR IN A SEMI-CONTINUOUS BEAD BETWEEN THE SOLID PLASTER BASE AND THE SOLID PORTION OF THE EXTERIOR ATTACHMENT FLANGE. CONTROL JOINTS: INSTALL CONTROL JOINT LATHING ACCESSORIES IN CONFORMANCE WITH C 1063. 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 C 1063 & ASTM C 1787.

R703.7.2 PLASTER.
 PLASTERING WITH CEMENT PLASTER SHALL NOT BE 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 FINISHING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS BE SET FORTH IN TABLE R703.1.

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 C 926. CEMENT WATER SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:

1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE I OR II.
2. PORTLAND CEMENT CONFORMING TO ASTM C 150 TYPE I OR II.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C 367 TYPE I, IS (S 70), IL OR IIS (S 70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C 157 TYPE GU, H, EM, H 8 OR M.

5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C 1038. THE PROPORTION OF AGGREGATE TO CEMENTitious MATERIALS SHALL BE AS SET FORTH IN TABLE R703.1.

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 3/4 INCHES (19 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. 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 VAPOUR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADED 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 DIRECTED BETWEEN THE LAYERS.

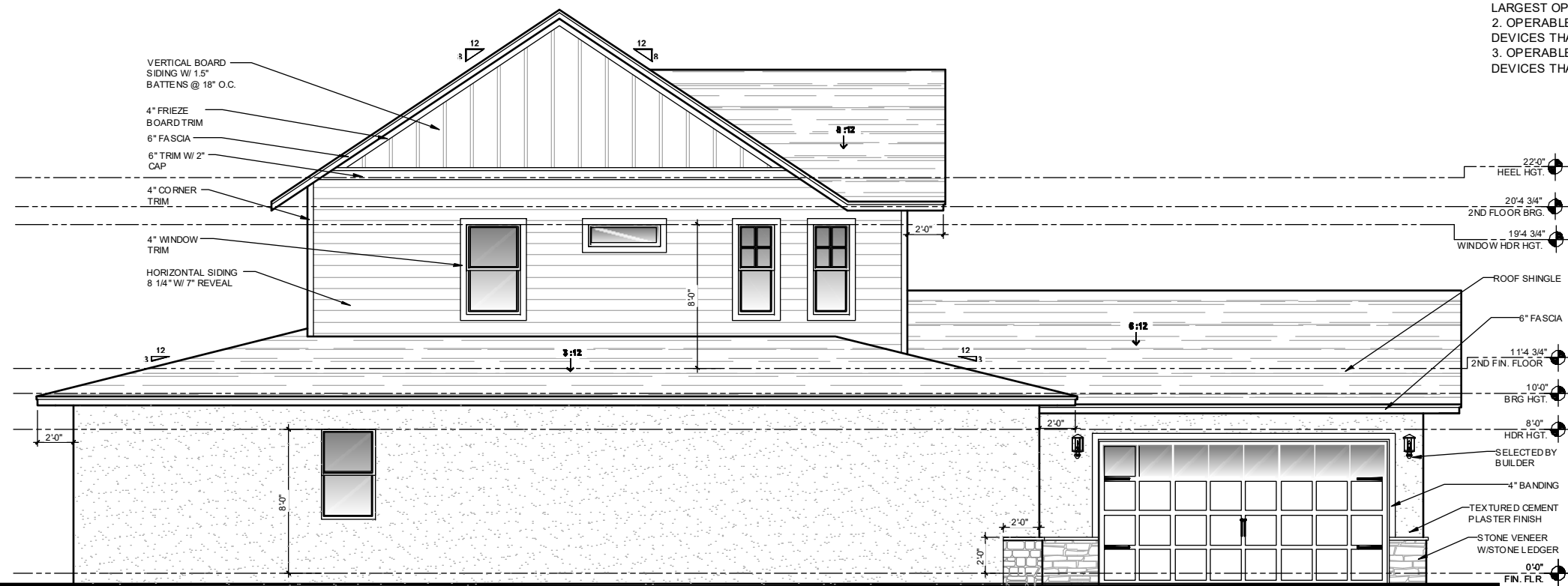
ROOF CRITERIA
 12" OVERHANG U.N.O. / PLUMB CUT FASCIA / ROOF PITCH PER ELEVATION / SHINGLES U.N.O.
 ROOF PITCH VARIES PER SUBDIVISIONS IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ROOF SLOPE REQUIREMENTS WITH TRUSS MANUFACTURER.
 FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, 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.

ASPHALT SHINGLES (IF APPLICABLE):
 1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
 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 UNDERLAYERMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR TYPE IV OR ASTM D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
 FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, ONE LAYER OF UNDERLAYERMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR IV OR ASTM D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
 3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYERMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYERMENT 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 R905.1.1.1.

CLAY AND CONCRETE TILE (IF APPLICABLE):
 PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF 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 UNDERLAYERMENT SHALL COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS IN ACCORDANCE WITH 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.

R312.2.1 WINDOW SILLS:
 IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610mm) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 mm) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPEN POSITION.
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.



LEFT ELEVATION "B"
1/8" = 1'-0"

DISCLAIMER
 IT IS THE CONTRACTOR'S SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOMER CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.



PARK SQUARE HOMES
 3162 - YOSEMITE
 MASTER

Title:
ELEVATIONS
 project no. 2023233
 checked:
 drawn: BA
 date: 09-07-23
 scale: AS SHOWN



REAR ELEVATION "B"
1/8" = 1'-0"

EXTERIOR PLASTER
R703.7 EXTERIOR PLASTER
INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C 926, ASTM C 1063 OR ASTM C 1787 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) 11G GALVANIZED STEEL STAPLES OR 1 1/2-INCH (38 MM) LONG 22 GA. STAPLES. STAPLES SHALL BE SPACED AT 12 INCHES ON CENTER OR AS OTHERWISE APPROVED.

LATHING ACCESSORIES
ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. WOOD APPLICATION: 16 GA. X 1/2" LONG (3/4"-1" CROWN) STAPLES @ 6" O.C. VERTICALLY OR HORIZONTALLY INTO THE FRAMING MEMBERS. MASONRY APPLICATION: CONCRETE STUD NAIL, 3/8" (10MM) HEAD DIA. @ 6" O.C. VERTICALLY OR 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 ATTACHMENT FLANGE.

R703.7.2 PLASTER
PLASTERING WITH CEMENT PLASTER SHALL NOT BE 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. THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FINISH MATERIAL OR IS COMPLETELY CONCEALED. PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS AS SET FORTH IN TABLE R702.1.

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 C 926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. MASONRY CEMENT CONFORMING TO ASTM C 151 TYPE S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C 151 TYPE I OR II.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C 595 TYPE I, II, III, IV, V, OR VI OR (S+70), II, OR (S+70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C 151 TYPE GU, HEM, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C 1038. THE PROPORTION OF AGGREGATE TO CEMENTitious MATERIALS SHALL BE AS SET FORTH IN TABLE R702.13.

R703.7.2.1 WEEP SCREENS
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 3/16 INCHES (3 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATELINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM D 3338. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 1/4 INCHES (6 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.

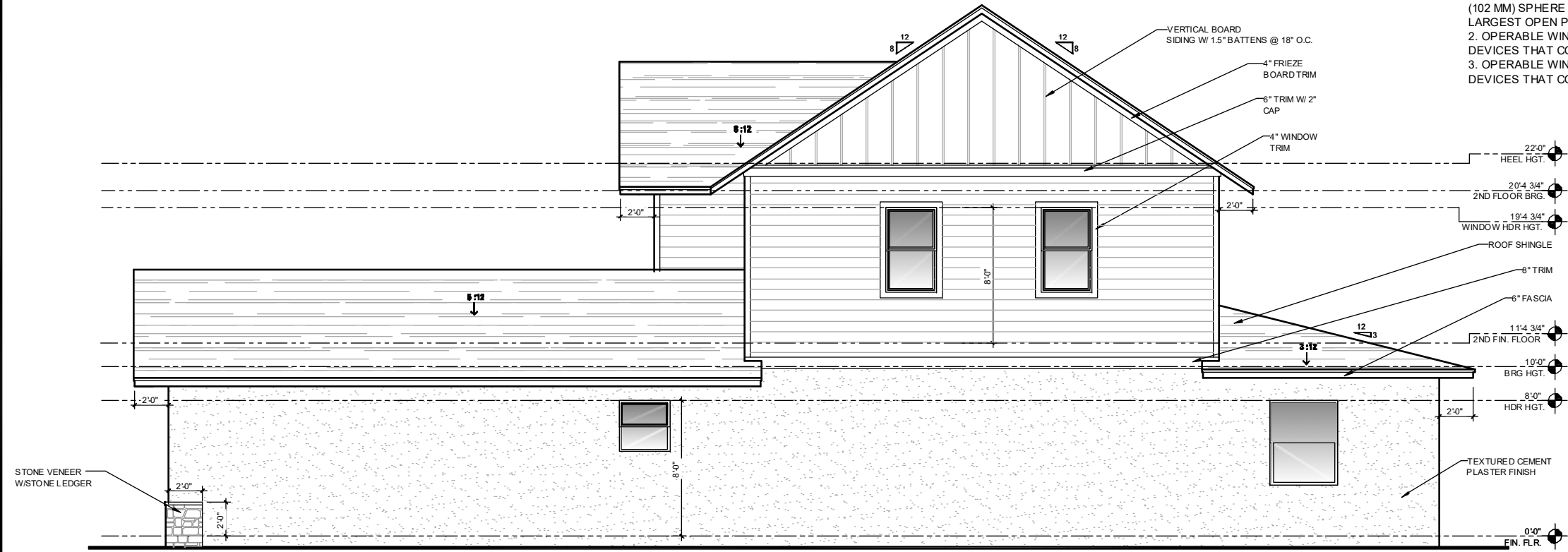
R703.7.3 WATER-RESISTIVE BARRIERS
WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADED PAPER. THE INDIVIDUAL LAYERS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

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 CONTRACTOR'S 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.

ASPHALT SHINGLES (IF APPLICABLE)
1. WIND RESISTANCE OF ASPHALT SHINGLES - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT 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 R905.1.1.1.

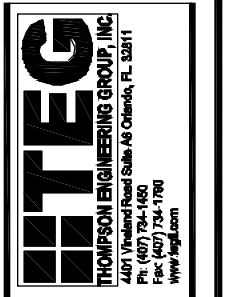
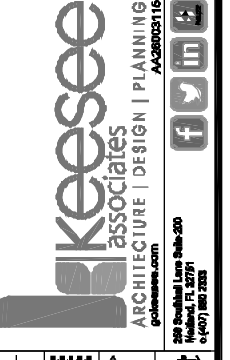
CLAY AND CONCRETE TILE (IF APPLICABLE)
PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL.
7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3. THE REQUIRED UNDERLAYMENT SHALL COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS IN ACCORDANCE WITH 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.

R312.2.1 WINDOW SILLS:
IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610mm) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 mm) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPEN POSITION.
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.



RIGHT ELEVATION "B"
1/8" = 1'-0"

DISCLAIMER
IT IS THE CONTRACTOR'S/ SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

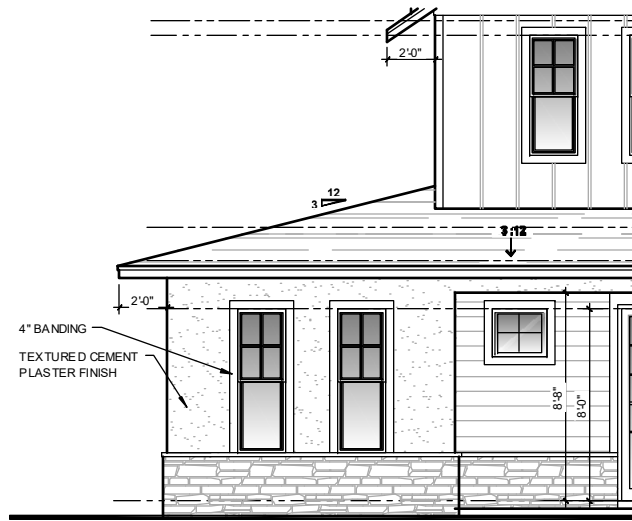


PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

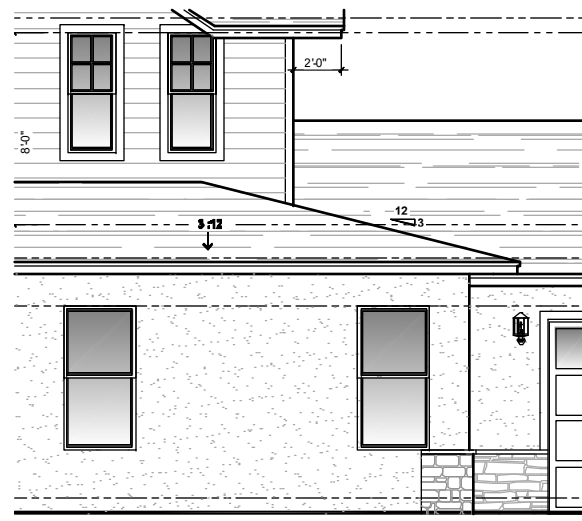
title:
ELEVATIONS

project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

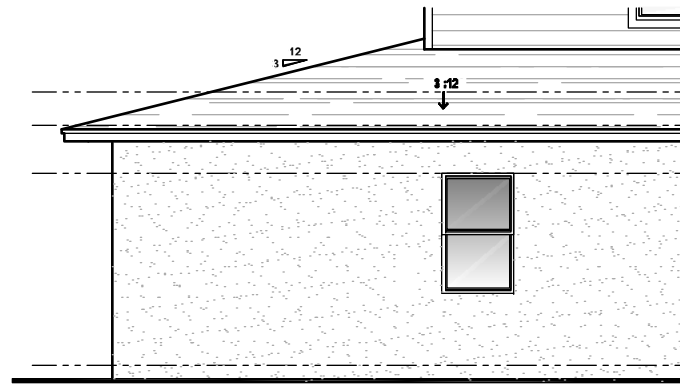
3B_1



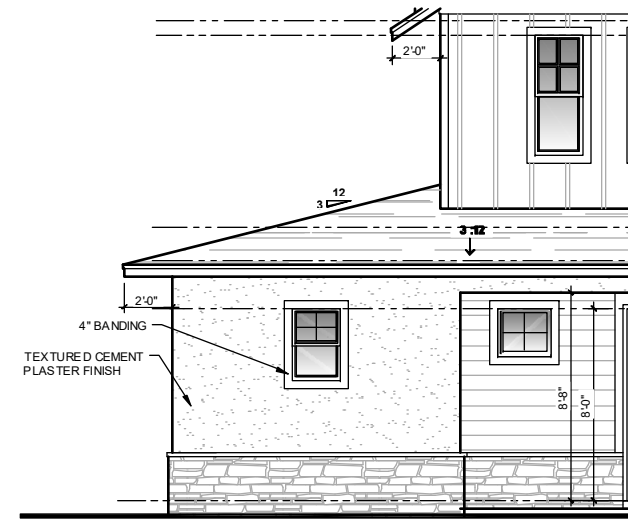
OPT. FLEX
1/8" = 1'-0"
FRONT ELEVATION "B"



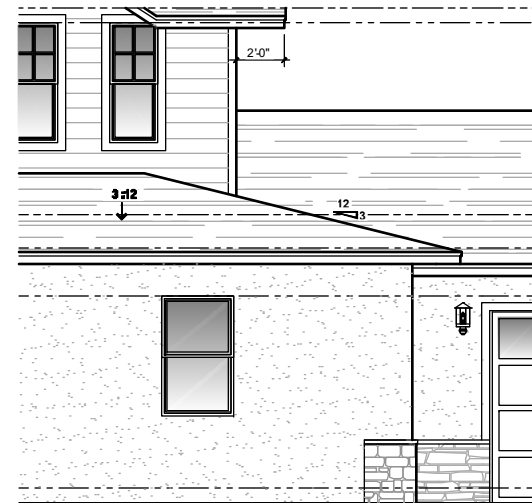
OPT. FLEX
1/8" = 1'-0"
LEFT ELEVATION "B"



OPT. FREE STANDING TUB
1/8" = 1'-0"
LEFT ELEVATION "B"



OPT. ENSUITE
1/8" = 1'-0"
FRONT ELEVATION "B"



OPT. ENSUITE
1/8" = 1'-0"
LEFT ELEVATION "B"

EXTERIOR PLASTER
R703.7 EXTERIOR PLASTER:
INSTALLATION OF THESE MATERIALS SHALL BE IN ACCORDANCE WITH ASTM C926, ASTM C 1063 OR ASTM C 1787 AND THE PROVISIONS OF THE 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-GAUGE GALVANIZED 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (38 MM) RISER STAPLES, SPACED AT 12 INCHES (305 MM) ON CENTER OR AS OTHERWISE APPROVED.
LATHING ACCESSORIES
ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. WOOD APPLICATION: 16 GA X 1 1/2" LONG (3/4" CROWN) STAPLES @ 6" O.C. VERTICALLY OR HORIZONTALLY INTO THE FRAMING MEMBERS. MASONRY APPLICATION: CONCRETE STUD NAIL, 3/8" (10MM) DIA DRUM @ 6" O.C. VERTICALLY OR HORIZONTALLY OR COMPATIBLE ADHESIVES. EXTERIOR GUN-GRADE CONSTRUCTION ADHESIVE WITH 1" DIAM @ 6" O.C. OR IN A SEMI-CONTINUOUS BEAD BETWEEN THE SOLID PLASTER BASE AND THE SOLID PORTION OF THE EXTERIOR ATTACHMENT FLANGE. CONTROL JOINTS: INSTALL CONTROL JOINT LATHING ACCESSORIES IN CONFORMANCE WITH C 1063. 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 C 1063 & ASTM C 881.

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 ANOTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS 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 C 926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:

1. MASONRY CEMENT CONFORMING TO ASTM C 91 TYPE S OR N.
 2. PORTLAND CEMENT CONFORMING TO ASTM C 150 TYPE I OR II.
 3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C 85 TYPE F, IS (S-70), II, OR II (S-70).
 4. HYDRAULIC CEMENT CONFORMING TO ASTM C 151 TYPE GU, HE, MS, HS OR MH.
 5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C 1308.
- THE PROPORTION OF AGGREGATE TO CEMENTIOUS 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 3/16 INCHES (5 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATELINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 1063. 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-SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADED 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 R704) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

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.

ASPHALT SHINGLES (IF APPLICABLE):

1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1. 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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT 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 R905.1.1.1.

CLAY AND CONCRETE TILE (IF APPLICABLE):

PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF 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 INSTRUCTIONS IN ACCORDANCE WITH 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.

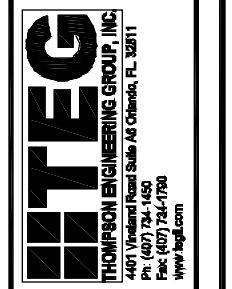
R312.2.1 WINDOW SILLS:

IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610mm) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 mm) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPEN POSITION.
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

DISCLAIMER

IT IS THE CONTRACTOR'S SUB-CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.



PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

title:
OPTIONS

project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

3B_2

COPYRIGHT © 2023 KEESSEE ASSOCIATES RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL WITH OR WITHOUT FEES. REPRODUCTIONS, CHANGES OR ADJUSTMENTS ARE PROHIBITED.



FRONT ELEVATION "C"
1/8" = 1'-0"

EXTERIOR PLASTER
R703.7 EXTERIOR PLASTER
INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926, ASTM C 1063 OR ASTM C 1187 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 GAGES WITH A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH LONG (38 MM) STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1063 OR C1187 OR AS OTHERWISE APPROVED.

LATHING ACCESSORIES
ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. WOOD APPLICATION: 16 GA X 1-1/2" LONG (3/4"-1" CROWN) STAPLES @ 6" O.C. VERTICALLY HORIZONTALLY INTO THE FRAMING MEMBERS. MASONRY APPLICATION: CONCRETE STUD NAIL, 3/8" (10MM) HEAD X 1 1/2" 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 ATTACHMENT FLANGE. CONTROL JOINTS: INSTALL CONTROL JOINT LATHING ACCESSORIES IN CONFORMANCE WITH C 1063. 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 C 1063 & ASTM C 1187.

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. THE PLASTER SURFACE IS COMPLETELY COVERED BY KEENE OR OTHER FACED MATERIAL OR IS COMPLETELY CONCEALED PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1).

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 C 926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. MASONRY CEMENT CONFORMING TO ASTM C 151 TYPE S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C 151 TYPE I OR II.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C 595 TYPE I (S & F), II OR III (S & F).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C 151 TYPE GU, H, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C 926. THE PROPORTION OF AGGREGATE TO CEMENTitious MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1).

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 3/16 INCHES (9 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. 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.

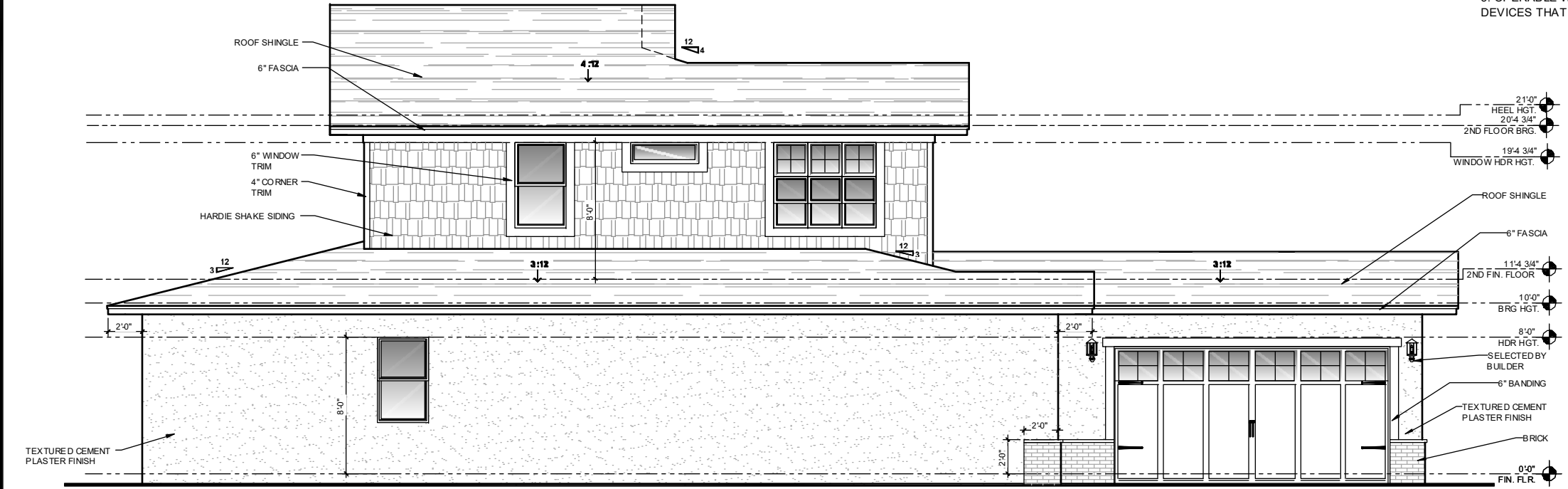
R703.7.3 WATER-RESISTIVE BARRIERS
WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADED PAPER. THE INDIVIDUAL LAYERS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

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.

ASPHALT SHINGLES (IF APPLICABLE)
1. WIND RESISTANCE OF ASPHALT SHINGLES - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT 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 R905.1.1.1.

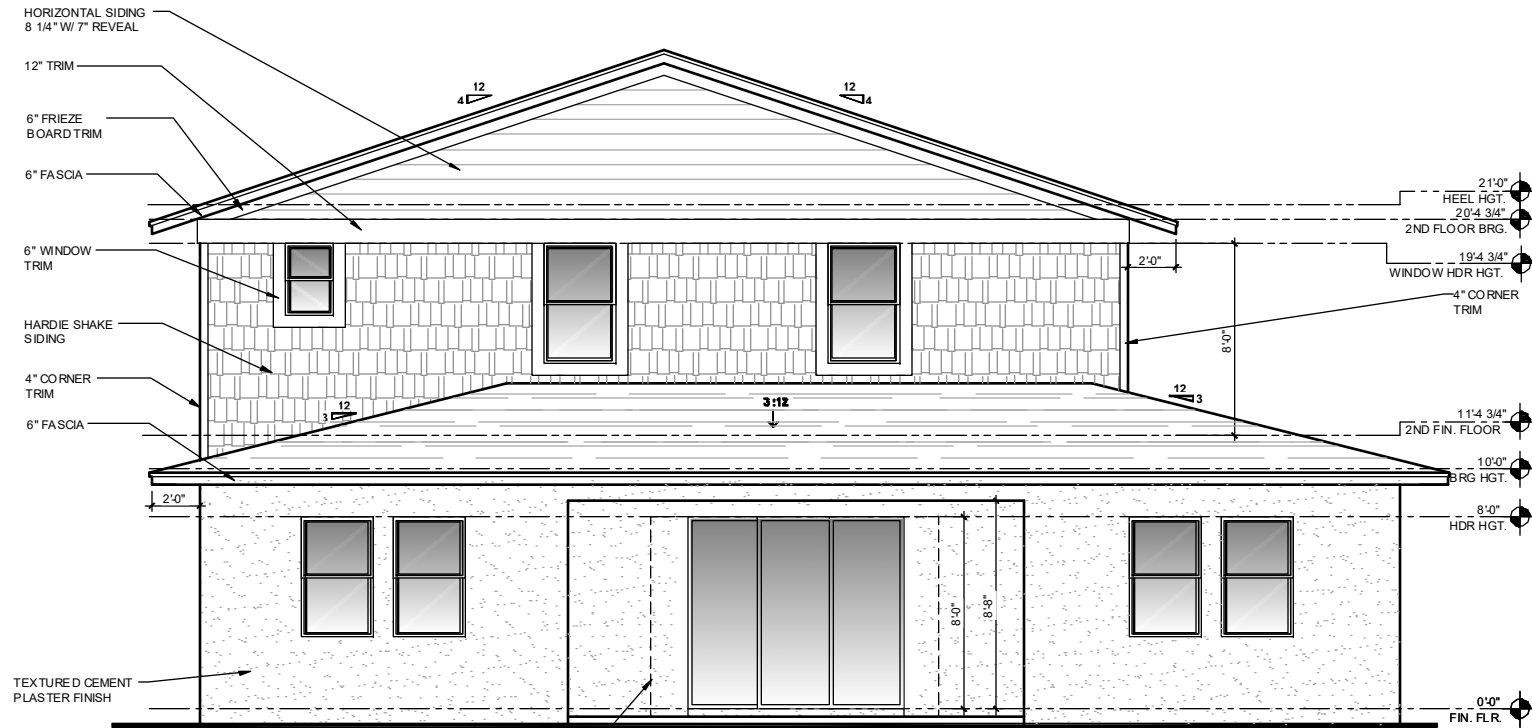
CLAY AND CONCRETE TILE (IF APPLICABLE)
PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, 7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3. THE REQUIRED UNDERLAYMENT SHALL COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS IN ACCORDANCE WITH 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.

R312.2.1 WINDOW SILLS:
IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610mm) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 mm) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPEN POSITION.
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.



LEFT ELEVATION "C"
1/8" = 1'-0"

DISCLAIMER
IT IS THE CONTRACTOR'S SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.



REAR ELEVATION "C"
 1/8" = 1'-0"
 LINE OF OPT. 12'-0" SGD.

EXTERIOR PLASTER
R703.7 EXTERIOR PLASTER.
 INSTALLATION OF THESE MATERIALS SHALL BE IN ACCORDANCE WITH ASTM C 926, ASTM C 1063 OR ASTM C 1787 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-GAUGE GALVANIZED 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (38 MM) 16-GAUGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C 880 OR C 1787 OR AS OTHERWISE APPROVED.

LATHING ACCESSORIES
 ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. WOOD APPLICATION: 16 GA X 1-1/2" LONG (3/4"-1" CROWN) STAPLES @ 6" O.C. VERTICALLY OR HORIZONTALLY INTO THE FRAMING MEMBERS. MASONRY APPLICATION: CONCRETE STUD NAIL, 3/8" (10MM) HEAD DIA. MM @ 6" O.C. VERTICALLY OR 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 ATTACHMENT FLANGE. CONTROL JOINTS: INSTALL CONTROL JOINT LATHING ACCESSORIES IN CONFORMANCE WITH C 1063. 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 C 1063 & ASTM C 881.

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 FINISHING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS AS SET FORTH IN TABLE R702.1.

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR OR 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 C 926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
 1. MASONRY CEMENT CONFORMING TO ASTM C 1175 TYPE S OR N.
 2. PORTLAND CEMENT CONFORMING TO ASTM C 510 TYPE I OR II.
 3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C 565 TYPE F, IS (S < 70), II, OR III (S < 70).
 4. HYDRAULIC CEMENT CONFORMING TO ASTM C 157 TYPE GU, HE, MS, HS OR MH.
 5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C 126.
 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 0.015-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3/16 INCHES (9.5 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH R702.1.3. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 1/2 INCHES (12.7 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE GRADED 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 OF THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

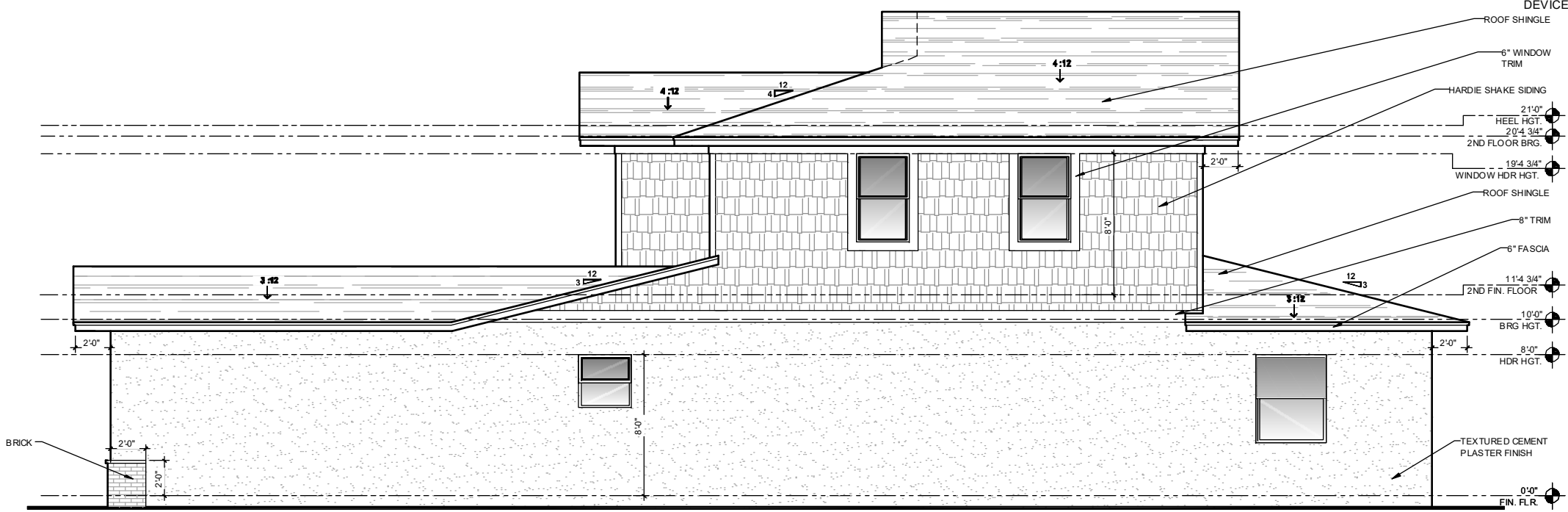
R703.7.3 WATER-RESISTIVE BARRIERS.
 WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R702.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-RESISTIVE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADED PAPER. THE INDIVIDUAL LAYERS 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 LOCATED BETWEEN THE LAYERS.

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.

ASPHALT SHINGLES (IF APPLICABLE):
 1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
 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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1. 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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
 3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT 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 R905.1.1.1.

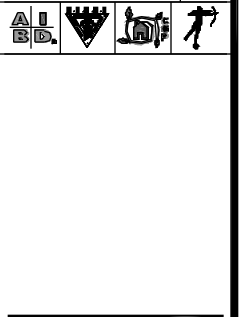
CLAY AND CONCRETE TILE (IF APPLICABLE):
 PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL.
 7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3. THE REQUIRED UNDERLAYMENT SHALL COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS IN ACCORDANCE WITH 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.

R312.2.1 WINDOW SILLS:
 IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610mm) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 mm) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
 1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPEN POSITION.
 2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
 3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.



RIGHT ELEVATION "C"
 1/8" = 1'-0"

DISCLAIMER
 IT IS THE CONTRACTOR'S/ SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

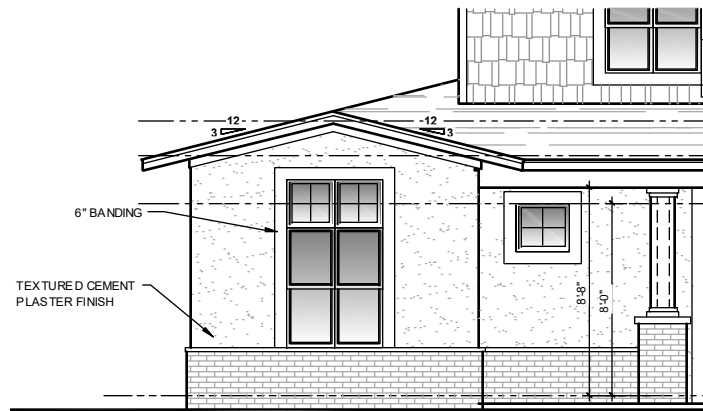


THOMAS ENGINEERING GROUP, INC.
 1300 Wilshire Road Suite A9 Orlando, FL 32811
 Ph: (407) 744-1400
 Fax: (407) 744-1790
 www.teg.com

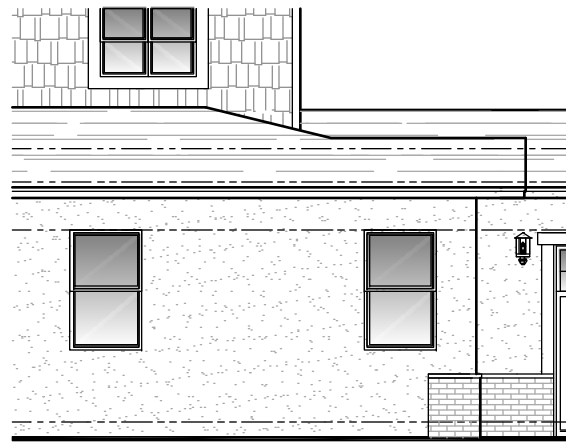
PARK SQUARE HOMES
 3162 - YOSEMITE
 MASTER

title:
ELEVATIONS
 project no. 2023233
 checked:
 drawn: BA
 date: 09-07-23
 scale: AS SHOWN

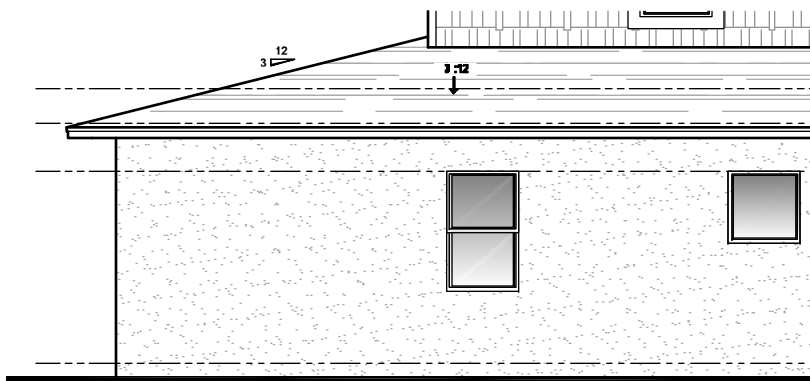
3C_1



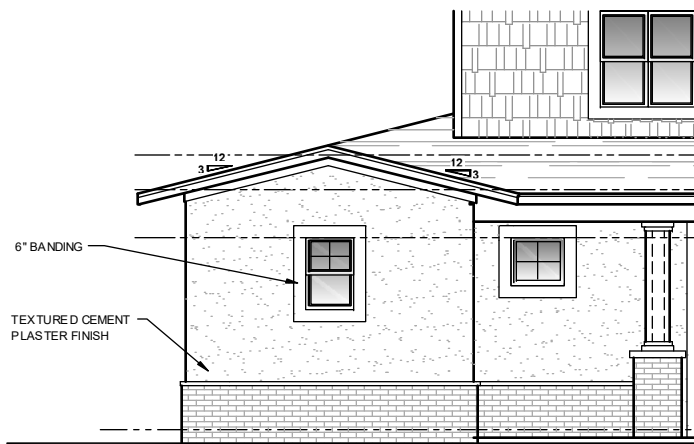
OPT. FLEX
1/8" = 1'-0"
FRONT ELEVATION "C"



OPT. FLEX
1/8" = 1'-0"
LEFT ELEVATION "C"



OPT. FREE STANDING TUB
1/8" = 1'-0"
RIGHT ELEVATION "C"



OPT. ENSUITE
1/8" = 1'-0"
FRONT ELEVATION "C"



OPT. ENSUITE
1/8" = 1'-0"
LEFT ELEVATION "C"

EXTERIOR PLASTER
R703.7 EXTERIOR PLASTER.
INSTALLATION OF THESE MATERIALS SHALL BE IN ACCORDANCE WITH ASTM C 926, ASTM C 1063 OR ASTM C 1177 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-GAUGE GALVANIZED STEEL STAPLES OR 1 1/2-INCH-LONG (38 MM) 11-GAUGE GALVANIZED STEEL STAPLES. STAPLES SHALL BE IN ACCORDANCE WITH ASTM C 1063 OR C 1177 OR AS OTHERWISE APPROVED.

LATHING ACCESSORIES
ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. WOOD APPLICATION: 16 GA X 1-1/2" LONG (3/4" CROWN) STAPLES @ 6" O.C. VERTICALLY HORIZONTALLY INTO THE FRAMING MEMBERS. MASONRY APPLICATION: CONCRETE STUD NAIL, 3/8" (10MM) DIA DRUM @ 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 EXTERIOR ATTACHMENT FLANGE. CONTROL JOINTS: INSTALL CONTROL JOINT LATHING ACCESSORIES IN CONFORMANCE WITH C 1063. 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 C 1063 & ASTM C 881.

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 MASONRY OR OTHER FINISHING MATERIAL OR IS COMPLETELY CONCEALED PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS AS SET FORTH IN TABLE R702.1(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SUB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C 926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:

1. MASONRY CEMENT CONFORMING TO ASTM C 91 TYPE M OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C 151 TYPE I OR II.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C 36 TYPE F, IS (S-70), II, OR III (S-70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C 151 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C 126.

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 3/16 INCHES (9 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATELINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 881. 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 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 GRADED 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.

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.

ASPHALT SHINGLES (IF APPLICABLE):

1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1. 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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT 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 R905.1.1.1.

CLAY AND CONCRETE TILE (IF APPLICABLE):

PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF 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 INSTRUCTIONS IN ACCORDANCE WITH 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.

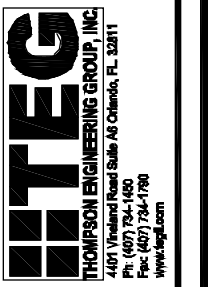
R312.2.1 WINDOW SILLS:

IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610mm) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 mm) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPEN POSITION.
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

DISCLAIMER

IT IS THE CONTRACTOR'S/ SUB-CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.



PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

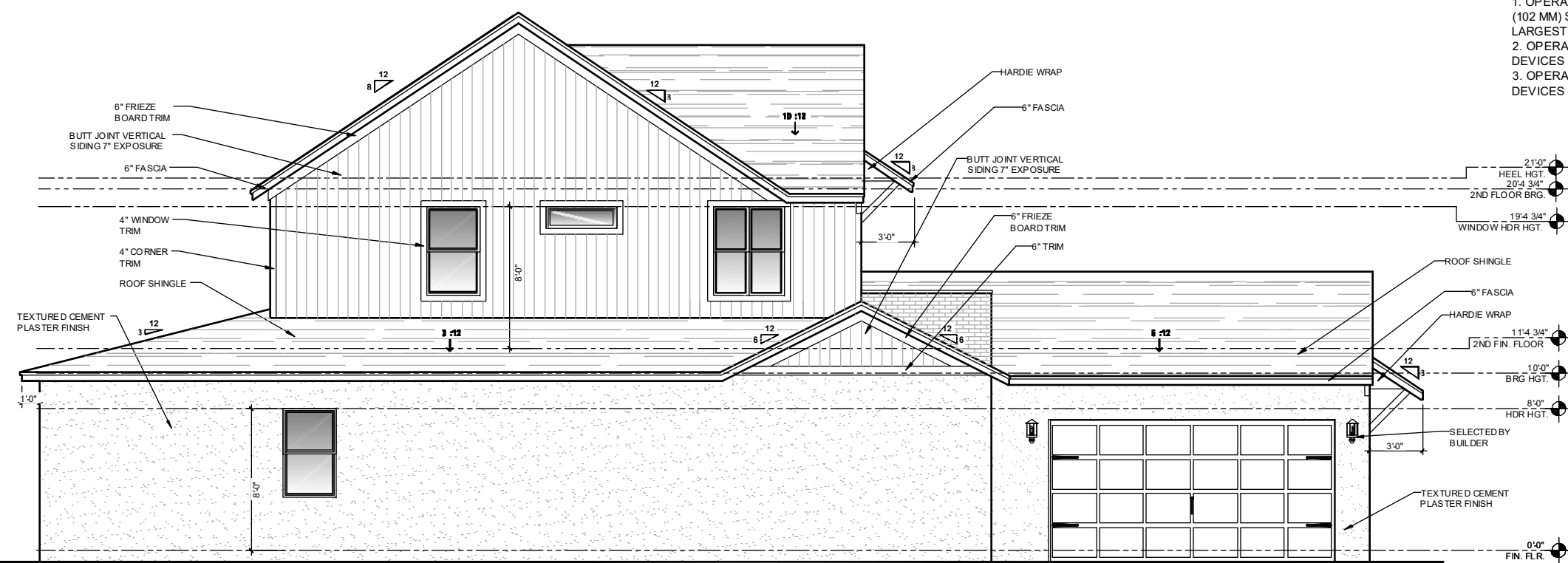
title:
OPTIONS

project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

3C_2



FRONT ELEVATION "D"
1/8" = 1'-0"



LEFT ELEVATION "D"
1/8" = 1'-0"

EXTERIOR PLASTER
R703.2 EXTERIOR PLASTER
INSTALLATION OF THESE MATERIALS SHALL BE IN ACCORDANCE WITH ASTM C 926, ASTM C 1063 OR ASTM C 1187 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-GAUGE GALVANIZED 7/8-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (38 MM) WEDGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C 830 OR C 1187 OR AS OTHERWISE APPROVED.

LATHING ACCESSORIES
ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. WOOD APPLICATION: 16 GA. X 1/2" LONG (3/4" x 1" CROWN) STAPLES @ 8" O.C. VERTICALLY OR HORIZONTALLY INTO THE FRAMING MEMBERS. MASONRY APPLICATION: CONCRETE STUD NAIL, 3/8" (10MM) HEAD, 18 GA. @ 8" O.C. VERTICALLY OR HORIZONTALLY OR COMPATIBLE ADHESIVES. EXTERIOR GUN-GRADE CONSTRUCTION ADHESIVE WITH 1" DABS @ 8" O.C. OR IN A SEMI-CONTINUOUS BEAD BETWEEN THE SOLID PLASTER BASE AND THE SOLID PORTION OF THE EXTERIOR ATTACHMENT FLANGE. CONTROL JOINTS: INSTALL CONTROL JOINT LATHING ACCESSORIES IN CONFORMANCE WITH C 1063. 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 C 1063 & ASTM C 881.

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 GYPSUM OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS AS SET FORTH IN TABLE R702(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR OR SUB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C 926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:

1. MASONRY CEMENT CONFORMING TO ASTM C 117 TYPE S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C 151 TYPE I OR II.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C 595 TYPE I, IS (S < 70), II OR III (S < 70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C 151 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C 1208.

THE PROPORTION OF AGGREGATE TO CEMENTitious MATERIALS SHALL BE AS SET FORTH IN TABLE R702(1.3).

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-RESISTIVE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADED 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 LOCATED BETWEEN THE LAYERS.

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 CONTRACTOR'S 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.

ASPHALT SHINGLES (IF APPLICABLE):

1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1. 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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT 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 R905.1.1.1.

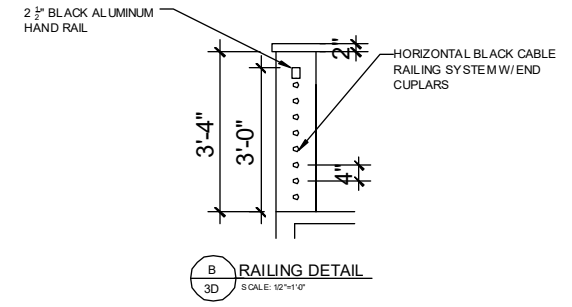
CLAY AND CONCRETE TILE (IF APPLICABLE):

PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF 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 INSTRUCTIONS IN ACCORDANCE WITH 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.

R312.2.1 WINDOW SILLS:

IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610mm) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 mm) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPEN POSITION.
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.



DISCLAIMER

IT IS THE CONTRACTOR'S / SUB-CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOMER CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.



REAR ELEVATION "D"
1/8" = 1'-0"

EXTERIOR PLASTER
R703.7 EXTERIOR PLASTER
INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C 926, ASTM C 1063 OR ASTM C 1787 AND THE PROVISIONS OF THIS CODE.

LATHING ACCESSORIES
ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. WOOD APPLICATION: 16 GA. X 1/2" LONG (3/4" - 1" CROWN) STAPLES @ 8" O.C. VERTICALLY OR HORIZONTALLY INTO THE FRAMING MEMBERS OR MASONRY. CONCRETE: STUB NAIL, 3/8" x 1 1/2" (10MM) x 20MM (3/8" x 1 1/2" O.C. VERTICALLY HORIZONTALLY OR COMPATIBLE ADHESIVES). EXTERIOR GUN-GRADE CONSTRUCTION ADHESIVE WITH 7 DABS @ 8" O.C. OR IN A SEMI-CONTINUOUS BEAD BETWEEN THE SOLID PLASTER BASE AND THE SOLID PORTION OF THE LATH ATTACHMENT FLANGE. CONTROL JOINTS: INSTALL CONTROL JOINT LATHING ACCESSORIES IN THROUGH CONTROL JOINTS. BUT SHALL BE STOPPED AND TIED AT EACH SIDE. ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE LATEST ASTM C 1063 & ASTM C 881.

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. THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FINISHING MATERIAL OR IS COMPLETELY CONCEALED. PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS AS SET FORTH IN TABLE R702(3).

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 C 926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
 1. MASONRY CEMENT CONFORMING TO ASTM C 151 TYPE S OR N.
 2. PORTLAND CEMENT CONFORMING TO ASTM C 151 TYPE I OR II.
 3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C 595 TYPE I, II, III, IV, V, VI, VII, VIII, IX, X, XI, XII, OR XIII.
 4. HYDRAULIC CEMENT CONFORMING TO ASTM C 151 TYPE GU, HE, HS, OR HH.
 5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C 1209. THE PROPORTION OF AGGREGATE TO CEMENTitious MATERIALS SHALL BE AS SET FORTH IN TABLE R702(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 3/16 INCHES (4.8 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE ON EXTERIOR STUD WALLS. IN ACCORDANCE WITH SECTION R702(4), 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.

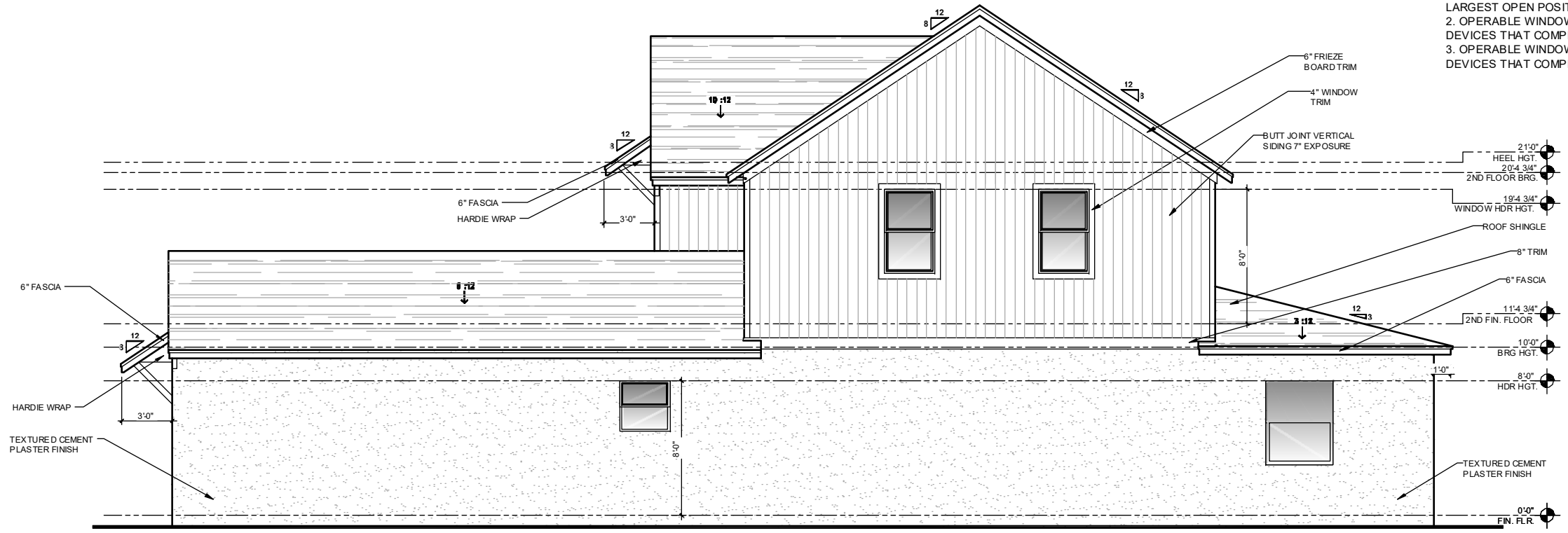
R703.7.3 WATER-RESISTIVE BARRIERS
WATER-RESISTIVE BARRIER SHALL BE INSTALLED AS REQUIRED IN SECTION R702.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADED PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R702.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS LOCATED BETWEEN THE LAYERS.

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 CONTRACTOR'S 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.

ASPHALT SHINGLES (IF APPLICABLE)
1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT 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 R905.1.1.1.

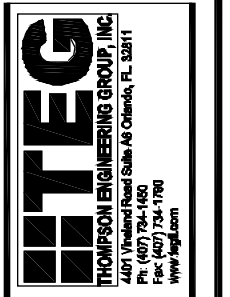
CLAY AND CONCRETE TILE (IF APPLICABLE)
PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, 7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3. THE REQUIRED UNDERLAYMENT SHALL COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS IN ACCORDANCE WITH 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.

R312.2.1 WINDOW SILLS:
IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610mm) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 mm) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
 1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPEN POSITION.
 2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
 3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.



RIGHT ELEVATION "D"
1/8" = 1'-0"

DISCLAIMER
IT IS THE CONTRACTOR'S/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.



PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

title:
ELEVATIONS
project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

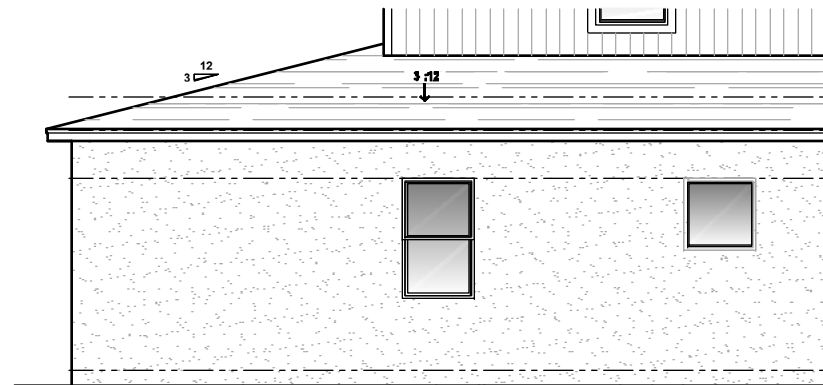
3D_1



OPT. FLEX
1/8" = 1'-0"
FRONT ELEVATION "D"



OPT. FLEX
1/8" = 1'-0"

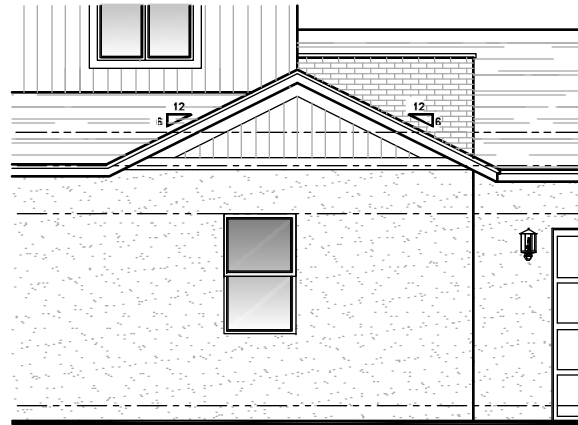


OPT. FREE STANDING TUB
1/8" = 1'-0"

RIGHT ELEVATION "D"



OPT. ENSUITE
1/8" = 1'-0"
FRONT ELEVATION "D"



OPT. ENSUITE
1/8" = 1'-0"
LEFT ELEVATION "D"

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 1/12-INCH LONG (38 MM) 116-GAUGE GALVANNEED 7/16-INCH (11.1 MM) HEAD, OR 1/12-INCH LONG (22 MM) 16-GAUGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED.

LATHING ACCESSORIES
ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. WOOD APPLICATION: 16 GA X 1-1/2" LONG (34" - 1" CROWN) STAPLES @ O.C. VERTICALLY/HORIZONTALLY INTO THE FRAMING MEMBERS. MASONRY APPLICATION: CONCRETE STUD NAIL, 3/8" (10MM) HEAD DIA. MIN. @ O.C. VERTICALLY/HORIZONTALLY OR COMPATIBLE ADHESIVES. EXTERIOR GUN-GRADE CONSTRUCTION ADHESIVE WITH 1" DABS @ 8" O.C. OR IN A SEMI-CONTINUOUS BEAD BETWEEN THE SOLID PLASTER BASE AND THE SOLID PORTION OF THE ATTACHMENT FLANGE. CONTROL JOINTS: INSTALL CONTROL JOINT LATHING ACCESSORIES IN CONFORMANCE WITH 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 C1881.

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. THE PLASTER SURFACE IS COMPLETELY COVERED BY KEESSEE OTHER FINISHING MATERIAL OR IS COMPLETELY CONCEALED. PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702(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 OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I OR II.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE II, IS (S-70), IL OR II (S-10).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C151 TYPE GU, HE, ME, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C126. THE PROPORTION OF AGGREGATE TO CEMENTitious MATERIALS SHALL BE AS SET FORTH IN TABLE R702(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 INCHES (76 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C888. 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 GRADED 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 R312.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

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.

ASPHALT SHINGLES (IF APPLICABLE):

1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
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 D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT 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 R905.1.1.1.

CLAY AND CONCRETE TILE (IF APPLICABLE):

PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF 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 INSTRUCTIONS IN ACCORDANCE WITH 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.

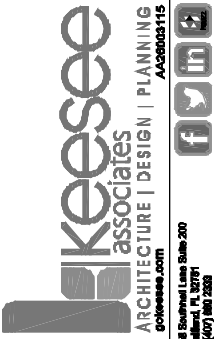
R312.2.1 WINDOW SILLS:

IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610mm) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 mm) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPEN POSITION.
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

DISCLAIMER

IT IS THE CONTRACTOR'S SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

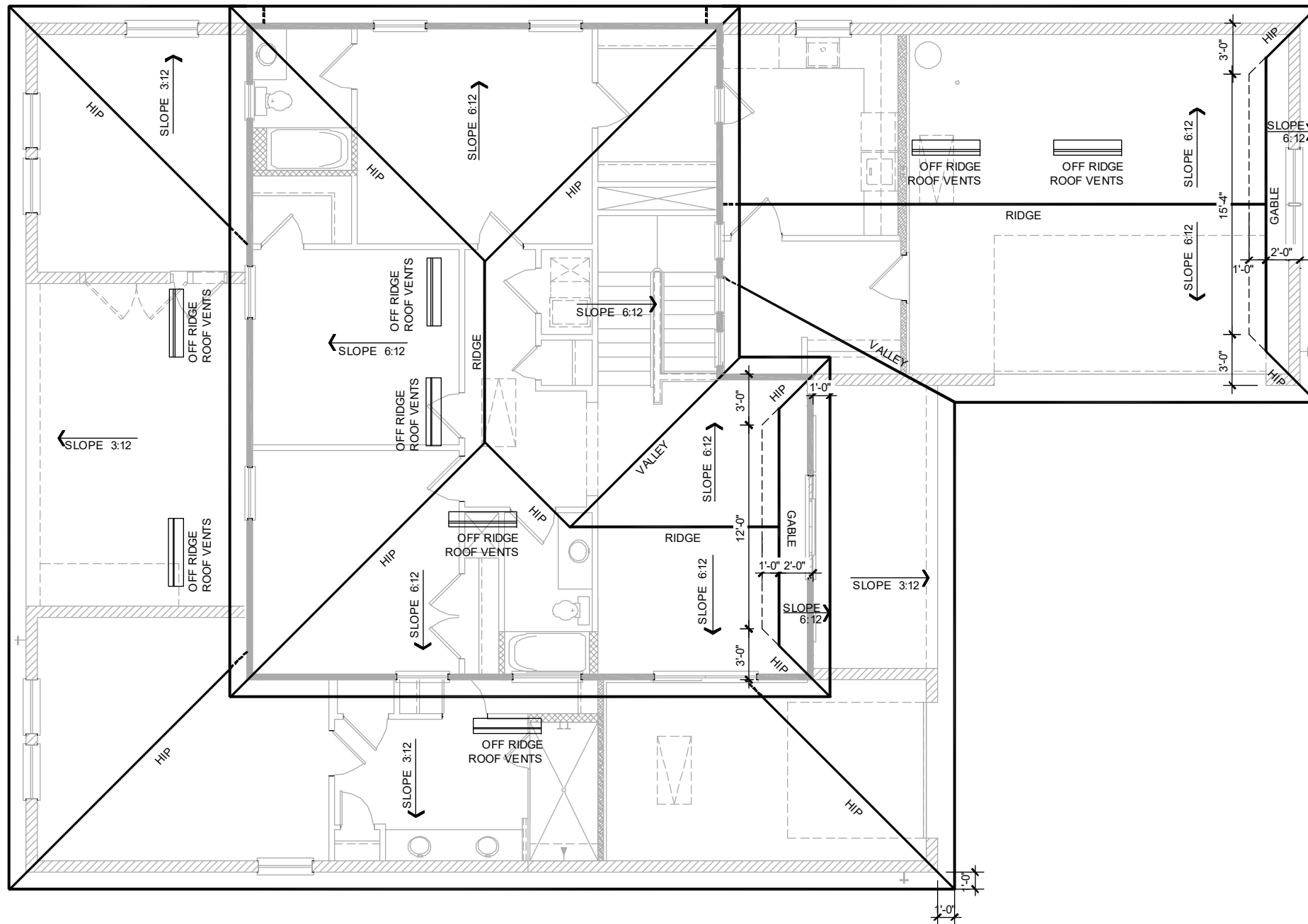


PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

title:
OPTIONS
project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

3D_2

COPYRIGHT © 2023 KEESSEE ASSOCIATES RESERVES ALL RIGHTS. THESE DOCUMENTS TO THE ORIGINAL SETS OR PURCHASE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ADJUSTMENTS ARE PROHIBITED.



- GENERAL NOTES:**
1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
 2. TOP PLATE HEIGHTS VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.
 3. TRUSS SPACING SHALL BE 24" O.C. MAX. UNLESS OTHERWISE NOTED. CONVENTIONAL FRAMING SHALL BE 16" O.C. MAX. OR AS OTHERWISE NOTED.
 4. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOLUME AREA UNLESS NOTED OTHERWISE.
 5. ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FLOOR TO CEILING.
 6. TRUSS MANUFACTURER TO INSURE DESIGN CONSIDERATION TO THE FOLLOWING ADDITIONAL LOADS:
 - A) ALL CEILING HUNG SOFFITS AND SOFFITS WITH CABINETS AS SHOWN ON PLANS.
 - B) ATTIC LOCATED HVAC UNITS AS SHOWN ON PLANS.
 7. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION REQUIREMENTS OF ALL HARDWARE BEFORE INSTALLATION.
 8. PROVIDE BRACING AND BLOCKING PER BCSI IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.

VENTILATION REQUIRED

LOWER ROOF

1232 S.F. / 300 = 4.11
 4.11 / 2 = 2.05
 2.05 * 144 = 295.68
 295.68 SQ. IN.
 295.68 SQ. IN. OF VENT REQUIRED

OFF-RIDGE VENTS

296 SQ. IN. REQUIRED
 296 SQ. IN. PROVIDED (OFF-RIDGE VENTS)

VENTILATION REQUIRED

UPPER ROOF

1184 S.F. / 300 = 3.95
 3.95 / 2 = 1.97
 1.97 * 144 = 284.16
 284.16 SQ. IN.
 284.16 SQ. IN. OF VENT REQUIRED

OFF-RIDGE VENTS

285 SQ. IN. REQUIRED
 285 SQ. IN. PROVIDED (OFF-RIDGE VENTS)

VENTILATION REQUIRED

GARAGE

722 S.F. / 300 = 2.41
 2.41 / 2 = 1.203
 1.203 * 144 = 173.28
 173.28 SQ. IN.
 173.28 SQ. IN. OF VENT REQUIRED

OFF-RIDGE VENTS

174 SQ. IN. REQUIRED
 174 SQ. IN. PROVIDED (OFF-RIDGE VENTS)

ROOF PLAN ELEVATION "A"

1/8" = 1'-0"

DISCLAIMER

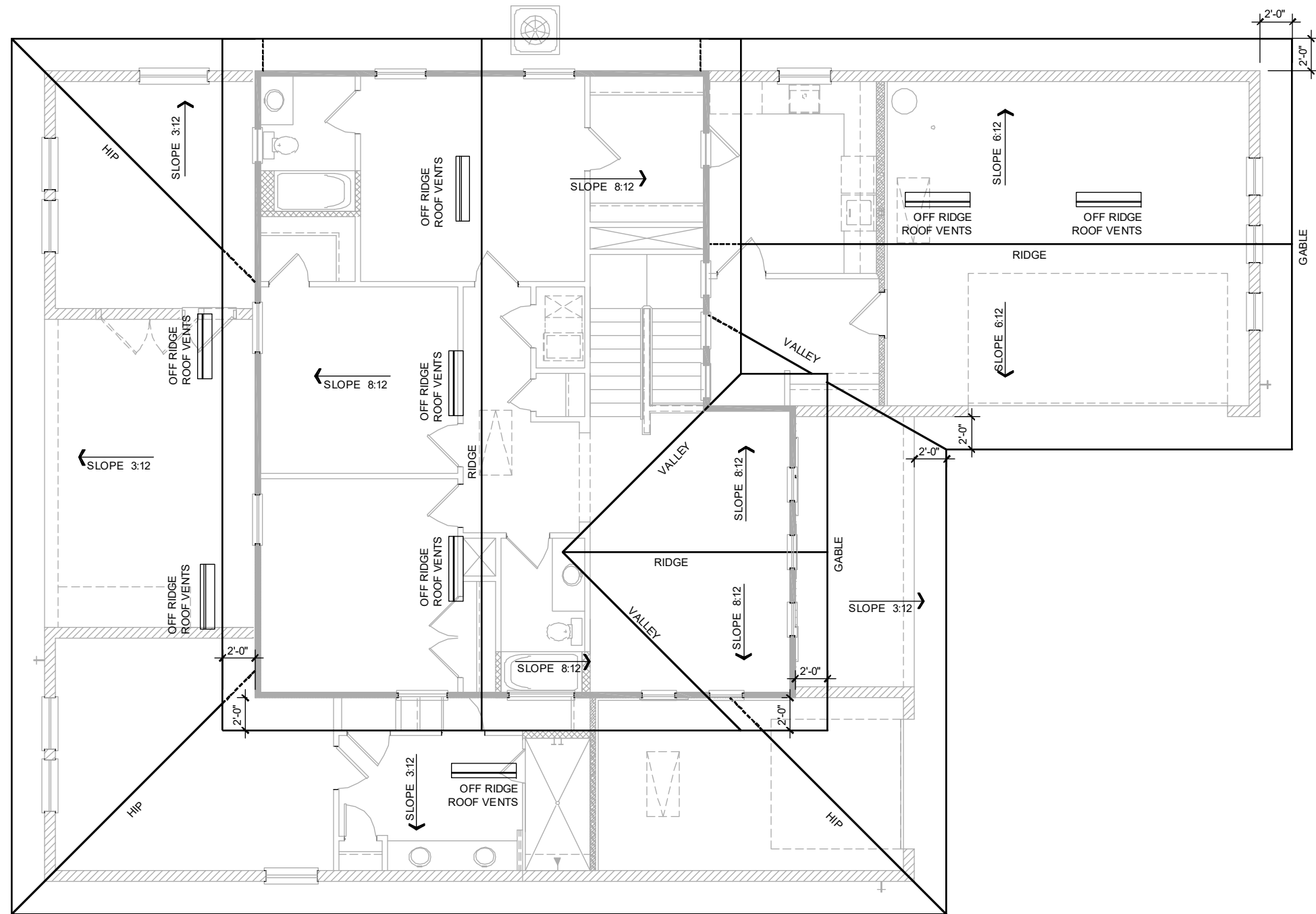
IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & THOMPSON ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMPSON ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.



title:
ROOF PLAN

project no. 2023233
 checked:
 drawn: BA
 date: 09-07-23
 scale: AS SHOWN

4A



GENERAL NOTES:

1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
2. TOP PLATE HEIGHTS VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.
3. TRUSS SPACING SHALL BE 24" O.C. MAX. UNLESS OTHERWISE NOTED. CONVENTIONAL FRAMING SHALL BE 16" O.C. MAX. OR AS OTHERWISE NOTED.
4. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOLUME AREA UNLESS NOTED OTHERWISE.
5. ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FLOOR TO CEILING.
6. TRUSS MANUFACTURER TO INSURE DESIGN CONSIDERATION TO THE FOLLOWING ADDITIONAL LOADS:
 - A) ALL CEILING HUNG SOFFITS AND SOFFITS WITH CABINETS AS SHOWN ON PLANS.
 - B) ATTIC LOCATED HVAC UNITS AS SHOWN ON PLANS.
7. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION REQUIREMENTS OF ALL HARDWARE BEFORE INSTALLATION.
8. PROVIDE BRACING AND BLOCKING PER BCSI IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.

VENTILATION REQUIRED

LOWER ROOF

1232 S.F. / 300 = 4.11
 4.11 / 2 = 2.05
 2.05 * 144 = 295.68
 295.68 SQ. IN.
 295.68 SQ. IN. OF VENT REQUIRED

OFF-RIDGE VENTS

296 SQ. IN. REQUIRED
 296 SQ. IN. PROVIDED (OFF-RIDGE VENTS)

VENTILATION REQUIRED

UPPER ROOF

1184 S.F. / 300 = 3.95
 3.95 / 2 = 1.97
 1.97 * 144 = 284.16
 284.16 SQ. IN.
 284.16 SQ. IN. OF VENT REQUIRED

OFF-RIDGE VENTS

285 SQ. IN. REQUIRED
 285 SQ. IN. PROVIDED (OFF-RIDGE VENTS)

VENTILATION REQUIRED

GARAGE

722 S.F. / 300 = 2.41
 2.41 / 2 = 1.203
 1.203 * 144 = 173.28
 173.28 SQ. IN.
 173.28 SQ. IN. OF VENT REQUIRED

OFF-RIDGE VENTS

174 SQ. IN. REQUIRED
 174 SQ. IN. PROVIDED (OFF-RIDGE VENTS)

ROOF PLAN ELEVATION "B"

1/8" = 1'-0"

DISCLAIMER

IT IS THE CONTRACTOR'S/ SUB-CRONTOR'S RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

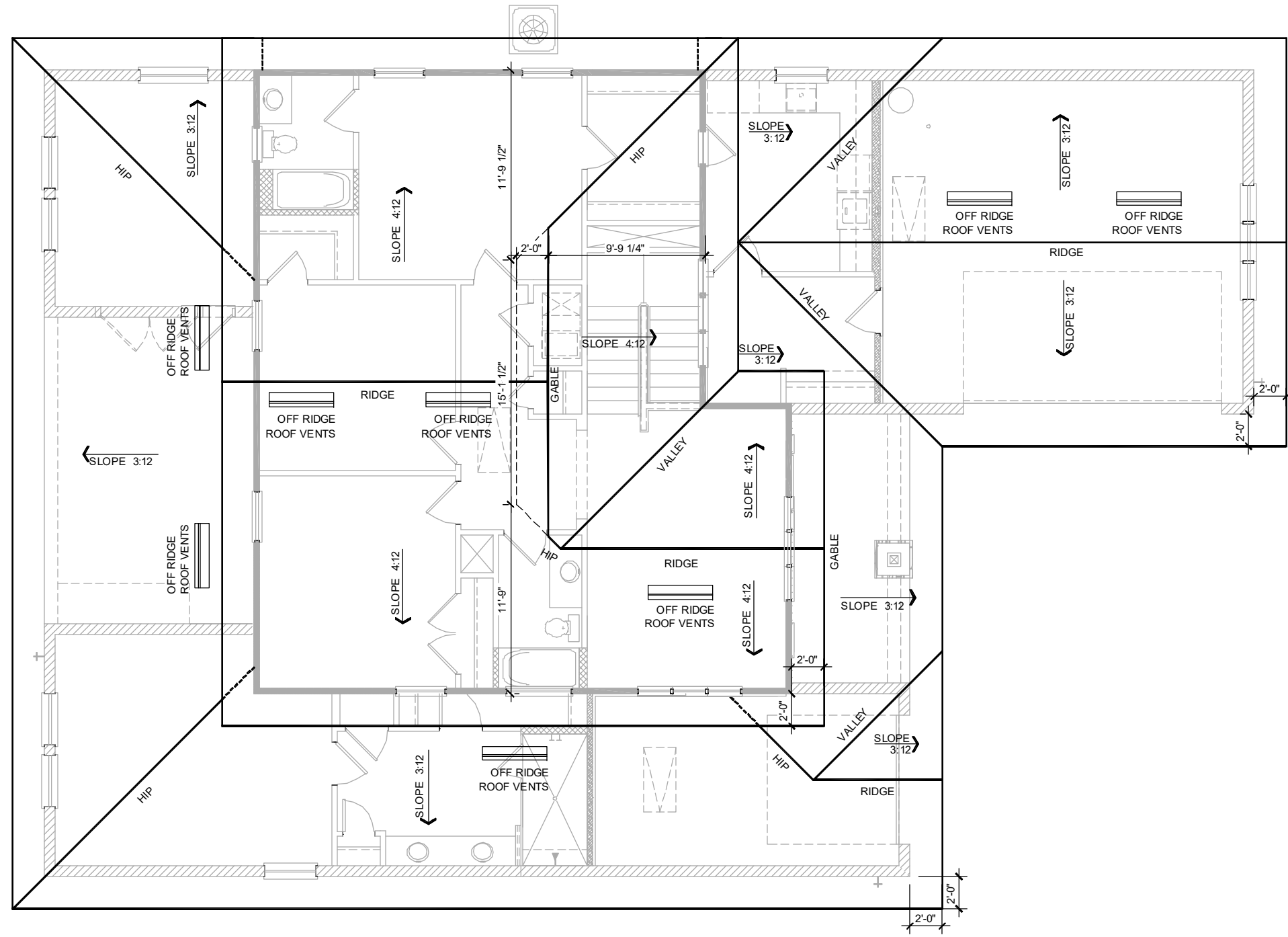


PARK SQUARE HOMES
 3162 - YOSEMITE
 MASTER

title:
ROOF PLAN

project no. 2023233
 checked:
 drawn: BA
 date: 09-07-23
 scale: AS SHOWN

4B



GENERAL NOTES:

1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
2. TOP PLATE HEIGHTS VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.
3. TRUSS SPACING SHALL BE 24" O.C. MAX. UNLESS OTHERWISE NOTED. CONVENTIONAL FRAMING SHALL BE 16" O.C. MAX. OR AS OTHERWISE NOTED.
4. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOLUME AREA UNLESS NOTED OTHERWISE.
5. ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FLOOR TO CEILING.
6. TRUSS MANUFACTURER TO INSURE DESIGN CONSIDERATION TO THE FOLLOWING ADDITIONAL LOADS:
 - A) ALL CEILING HUNG SOFFITS AND SOFFITS WITH CABINETS AS SHOWN ON PLANS.
 - B) ATTIC LOCATED HVAC UNITS AS SHOWN ON PLANS.
7. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION REQUIREMENTS OF ALL HARDWARE BEFORE INSTALLATION.
8. PROVIDE BRACING AND BLOCKING PER BCSI IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.

VENTILATION REQUIRED

LOWER ROOF
1232 S.F. / 300 = 4.11
4.11 / 2 = 2.05
2.05 * 144 = 295.68
295.68 SQ. IN.
295.68 SQ. IN. OF VENT REQUIRED
OFF-RIDGE VENTS
296 SQ. IN. REQUIRED
296 SQ. IN. PROVIDED (OFF-RIDGE VENTS)

VENTILATION REQUIRED

UPPER ROOF
1184 S.F. / 300 = 3.95
3.95 / 2 = 1.97
1.97 * 144 = 284.16
284.16 SQ. IN.
284.16 SQ. IN. OF VENT REQUIRED
OFF-RIDGE VENTS
285 SQ. IN. REQUIRED
285 SQ. IN. PROVIDED (OFF-RIDGE VENTS)

VENTILATION REQUIRED

GARAGE
722 S.F. / 300 = 2.41
2.41 / 2 = 1.203
1.203 * 144 = 173.28
173.28 SQ. IN.
173.28 SQ. IN. OF VENT REQUIRED
OFF-RIDGE VENTS
174 SQ. IN. REQUIRED
174 SQ. IN. PROVIDED (OFF-RIDGE VENTS)

ROOF PLAN ELEVATION "C"

1/8" = 1'-0"

DISCLAIMER

IT IS THE CONTRACTOR'S/ SUB-CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

keessee
associates
ARCHITECTURE | DESIGN | PLANNING
A328003118

280 South Hill Lane, Suite 200
Melbourne, FL 32901
o (407) 880-2833

AI, B, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z

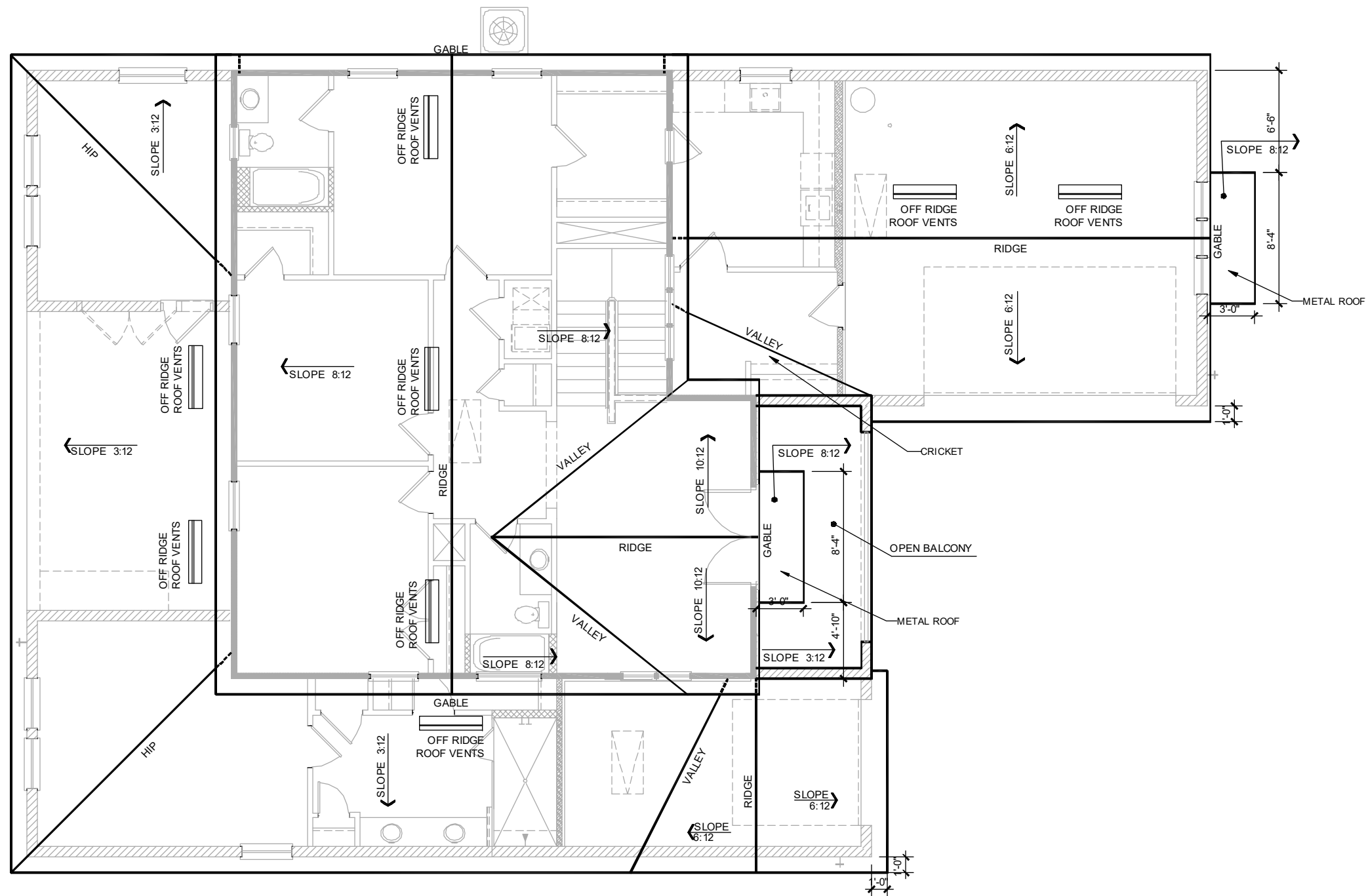
TEG
THOMPSON ENGINEERING GROUP, INC.
4401 Woodloch Forest, Suite 160, Orlando, FL 32811
Ph: (407) 784-1488
Fax: (407) 784-1780
www.teg.com

PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

title:
ROOF PLAN

project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

4C



GENERAL NOTES:

1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
2. TOP PLATE HEIGHTS VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.
3. TRUSS SPACING SHALL BE 24" O.C. MAX. UNLESS OTHERWISE NOTED. CONVENTIONAL FRAMING SHALL BE 16" O.C. MAX. OR AS OTHERWISE NOTED.
4. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOLUME AREA UNLESS NOTED OTHERWISE.
5. ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FLOOR TO CEILING.
6. TRUSS MANUFACTURER TO INSURE DESIGN CONSIDERATION TO THE FOLLOWING ADDITIONAL LOADS:
 - A) ALL CEILING HUNG SOFFITS AND SOFFITS WITH CABINETS AS SHOWN ON PLANS.
 - B) ATTIC LOCATED HVAC UNITS AS SHOWN ON PLANS.
7. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION REQUIREMENTS OF ALL HARDWARE BEFORE INSTALLATION.
8. PROVIDE BRACING AND BLOCKING PER BCSI IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.

VENTILATION REQUIRED

LOWER ROOF

1232 S.F. / 300 = 4.11
 4.11 / 2 = 2.05
 2.05 * 144 = 295.68
 295.68 SQ. IN.
 295.68 SQ. IN. OF VENT REQUIRED

OFF-RIDGE VENTS

296 SQ. IN. REQUIRED
 296 SQ. IN. PROVIDED (OFF-RIDGE VENTS)

VENTILATION REQUIRED

UPPER ROOF

1184 S.F. / 300 = 3.95
 3.95 / 2 = 1.97
 1.97 * 144 = 284.16
 284.16 SQ. IN.
 284.16 SQ. IN. OF VENT REQUIRED

OFF-RIDGE VENTS

285 SQ. IN. REQUIRED
 285 SQ. IN. PROVIDED (OFF-RIDGE VENTS)

VENTILATION REQUIRED

GARAGE

722 S.F. / 300 = 2.41
 2.41 / 2 = 1.203
 1.203 * 144 = 173.28
 173.28 SQ. IN.
 173.28 SQ. IN. OF VENT REQUIRED

OFF-RIDGE VENTS

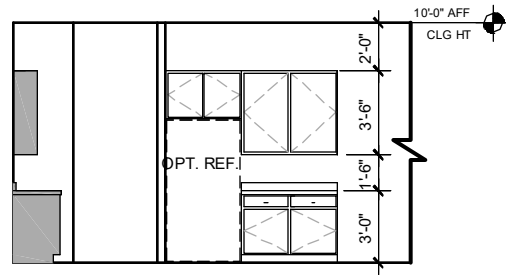
174 SQ. IN. REQUIRED
 174 SQ. IN. PROVIDED (OFF-RIDGE VENTS)

ROOF PLAN ELEVATION "D"

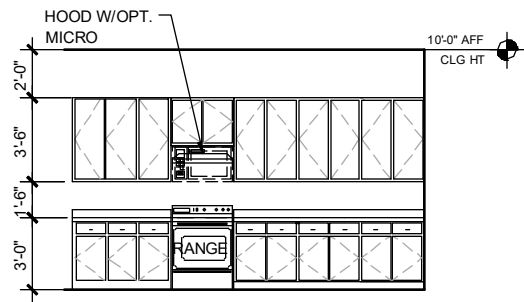
1/8" = 1'-0"

DISCLAIMER

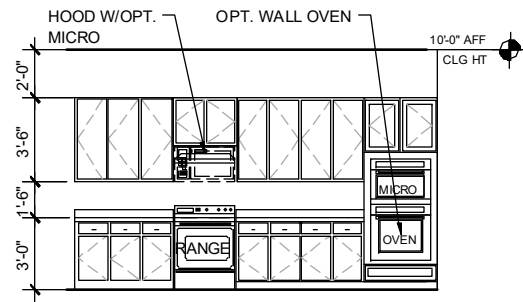
IT IS THE CONTRACTOR'S SUB-CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMPSON ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMPSON ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.



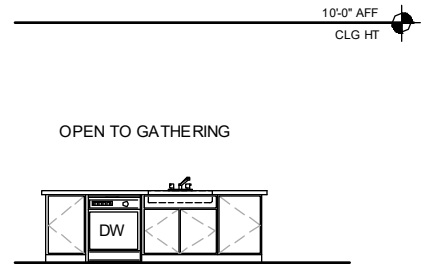
1 **KITCHEN**
1/8" = 1'-0"



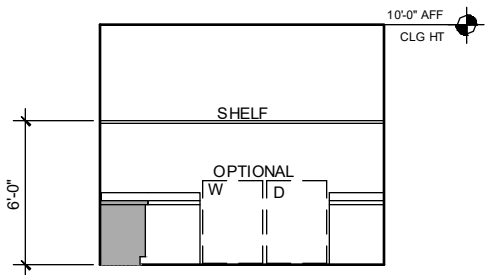
2A **KITCHEN**
1/8" = 1'-0"



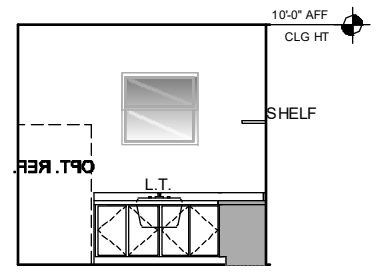
2A **OPT. WALL OVEN**
1/8" = 1'-0"



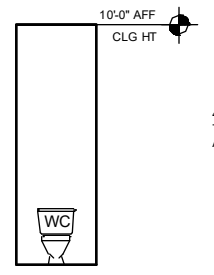
3 **KITCHEN**
1/8" = 1'-0"



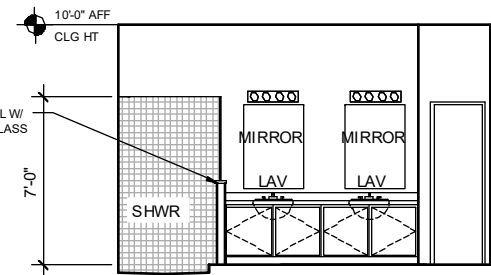
4 **LAUNDRY**
1/8" = 1'-0"



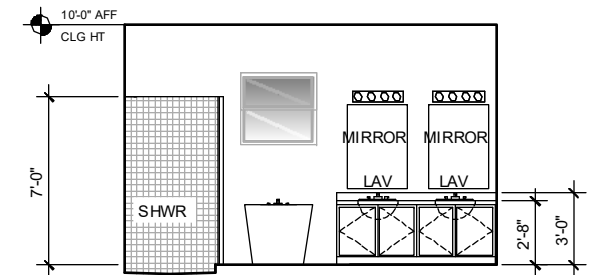
5 **OPT. LAUNDRY**
1/8" = 1'-0"



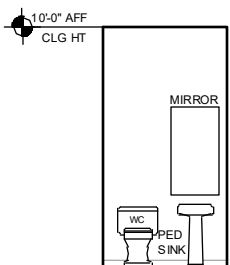
6 **PRIMARY BATH**
1/8" = 1'-0"



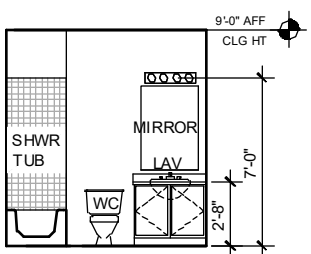
7 **PRIMARY BATH**
1/8" = 1'-0"



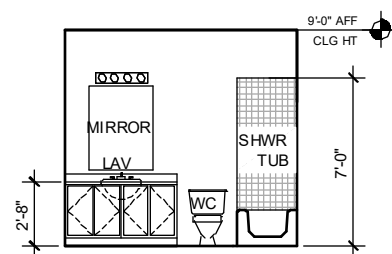
7A **PRIMARY BATH W/OPT TUB**
1/8" = 1'-0"



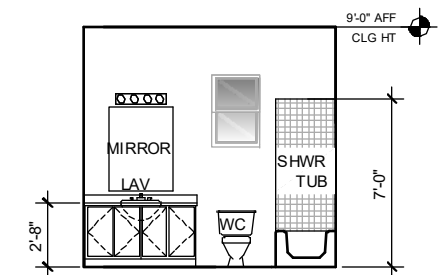
8 **PWDR BATH**
1/8" = 1'-0"



9 **BATH #2**
1/8" = 1'-0"

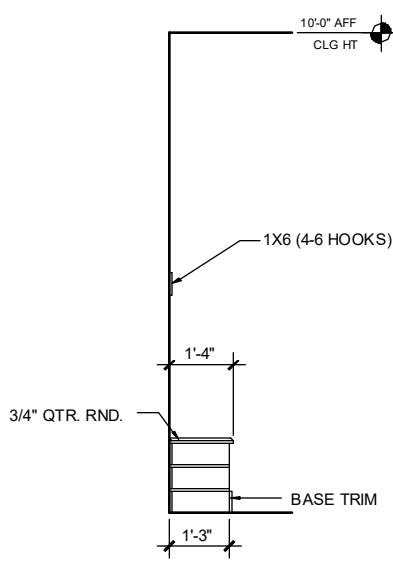


10 **BATH #3**
1/8" = 1'-0"



11 **OPT. GUEST BATH**
1/8" = 1'-0"

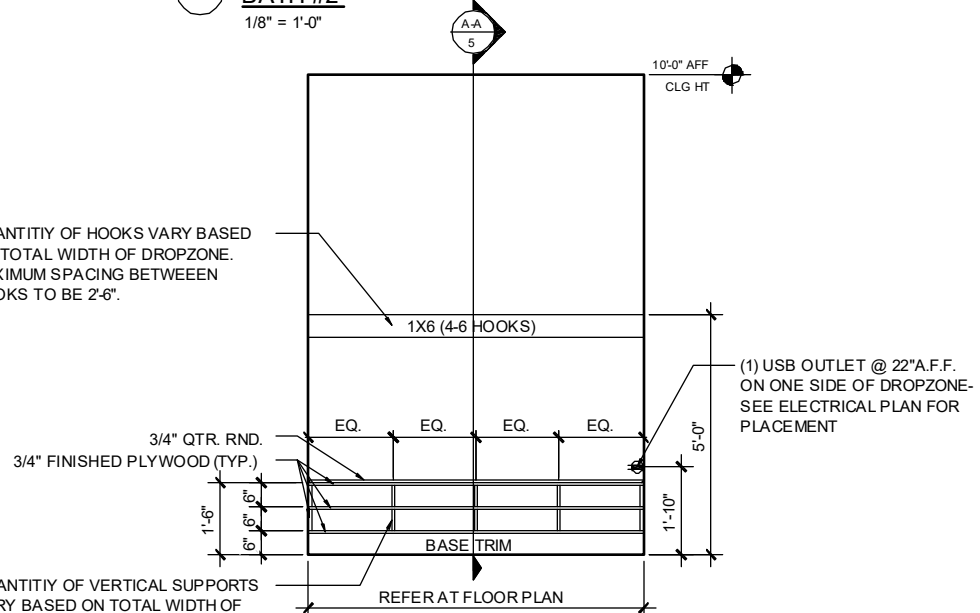
NOTE: INTERIOR ELEVATIONS ARE CONCEPTUAL ONLY. SEE CABINET SHOP DRAWINGS FOR FINAL VERIFICATION



SECTION A-A

QUANTITY OF HOOKS VARY BASED ON TOTAL WIDTH OF DROPZONE. MAXIMUM SPACING BETWEEN HOOKS TO BE 2'-6".

QUANTITY OF VERTICAL SUPPORTS VARY BASED ON TOTAL WIDTH OF DROPZONE. MAXIMUM SPACING BETWEEN SUPPORTS TO BE 2'-6".

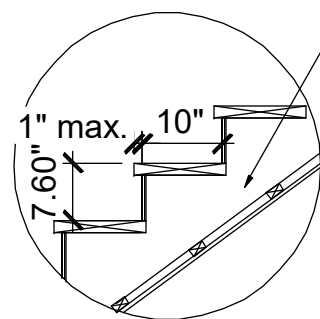


12 **DROPZONE DETAIL**
1/2" = 1'-0"

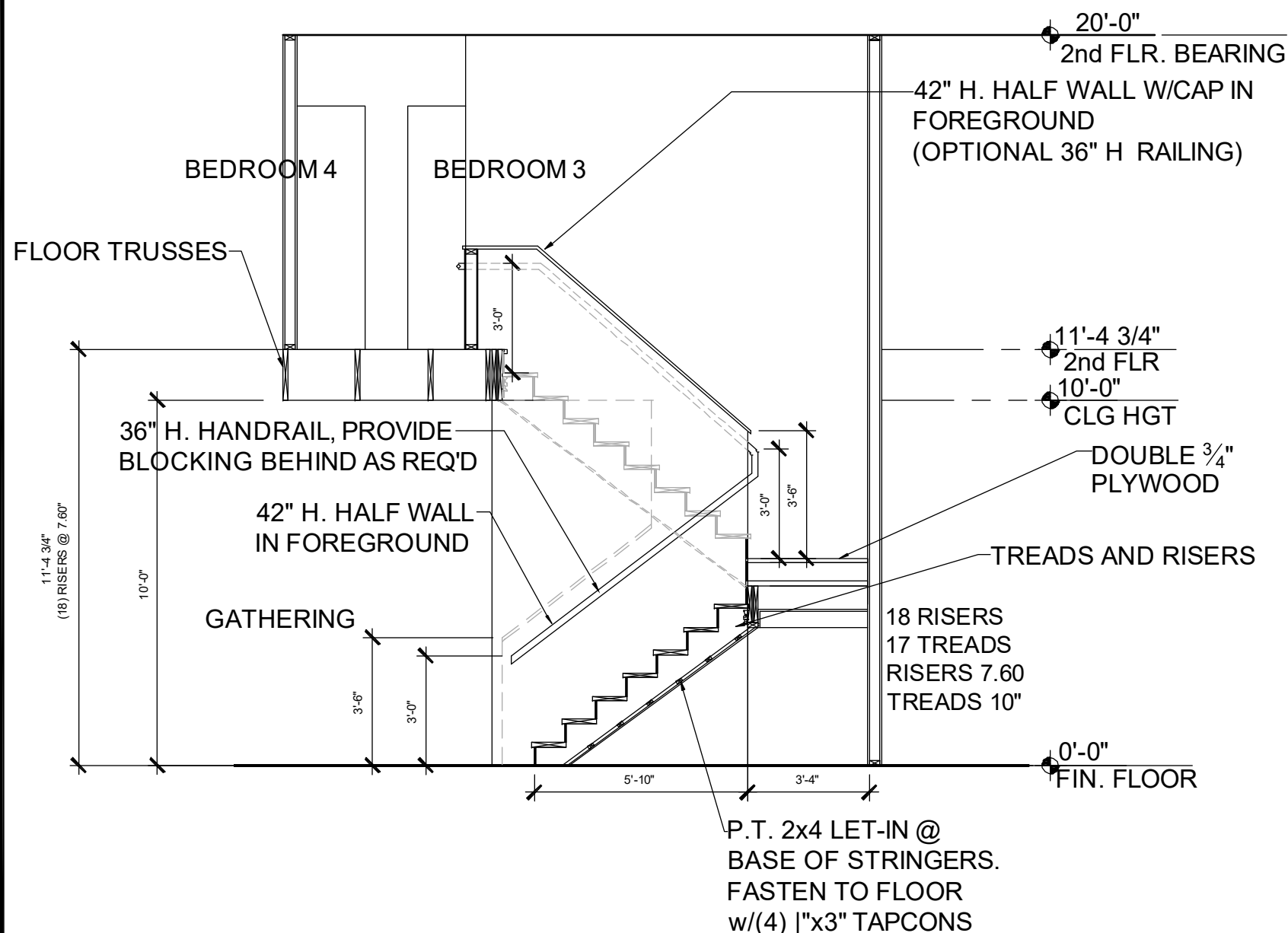
NOTE: APPLY 1/4" X 3/4" SCREEN MOLDING TO FACE OF ALL FRONT FACING TRIM

DISCLAIMER

IT IS THE CONTRACTOR'S/SUB-CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.



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



STAIR SECTION

1/4" = 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 opening 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.

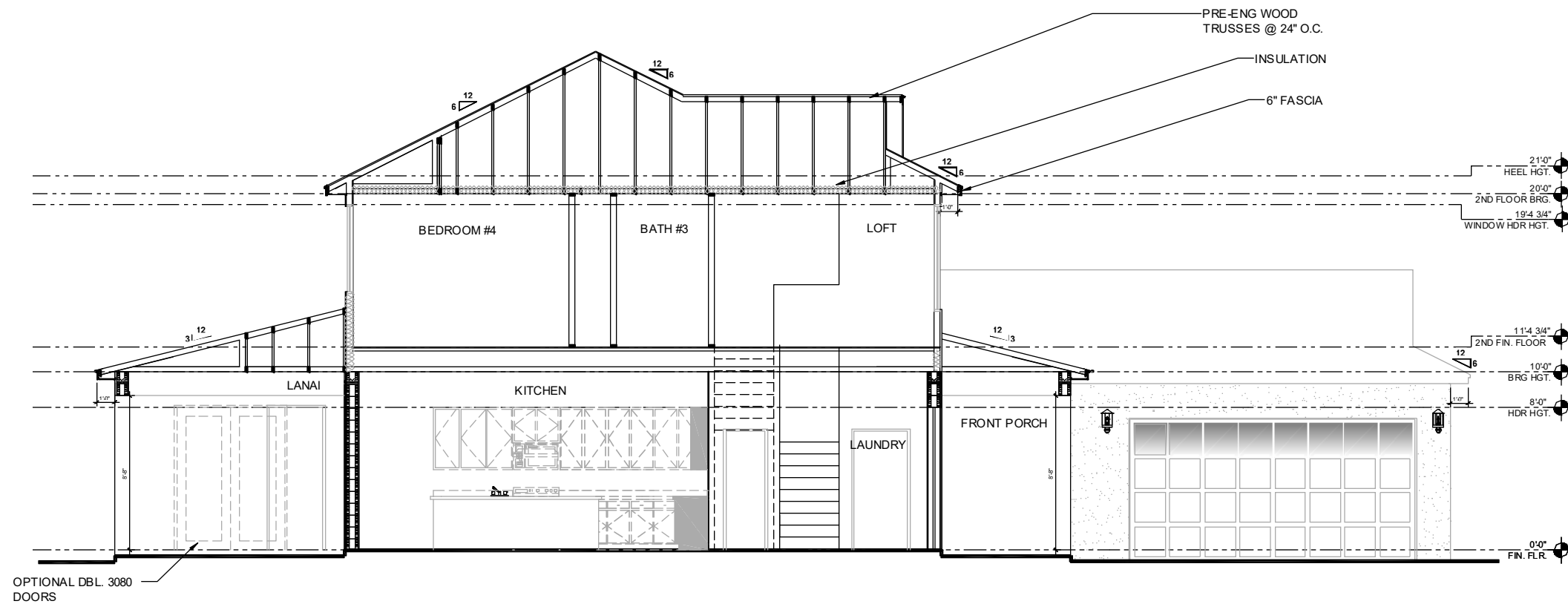
R311.7.8.3 Grip-size.

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 at least 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).

DISCLAIMER

IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.



BUILDING SECTION "A"

1/8" = 1'-0"

DISCLAIMER

IT IS THE CONTRACTOR'S SUB-CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.



ITEG
THOMPSON ENGINEERING GROUP, INC.
 4401 Vineland Road Suite A9 Orlando, FL 32811
 Ph: (407) 734-1450
 Fax: (407) 734-1790
 www.iteg.com

PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

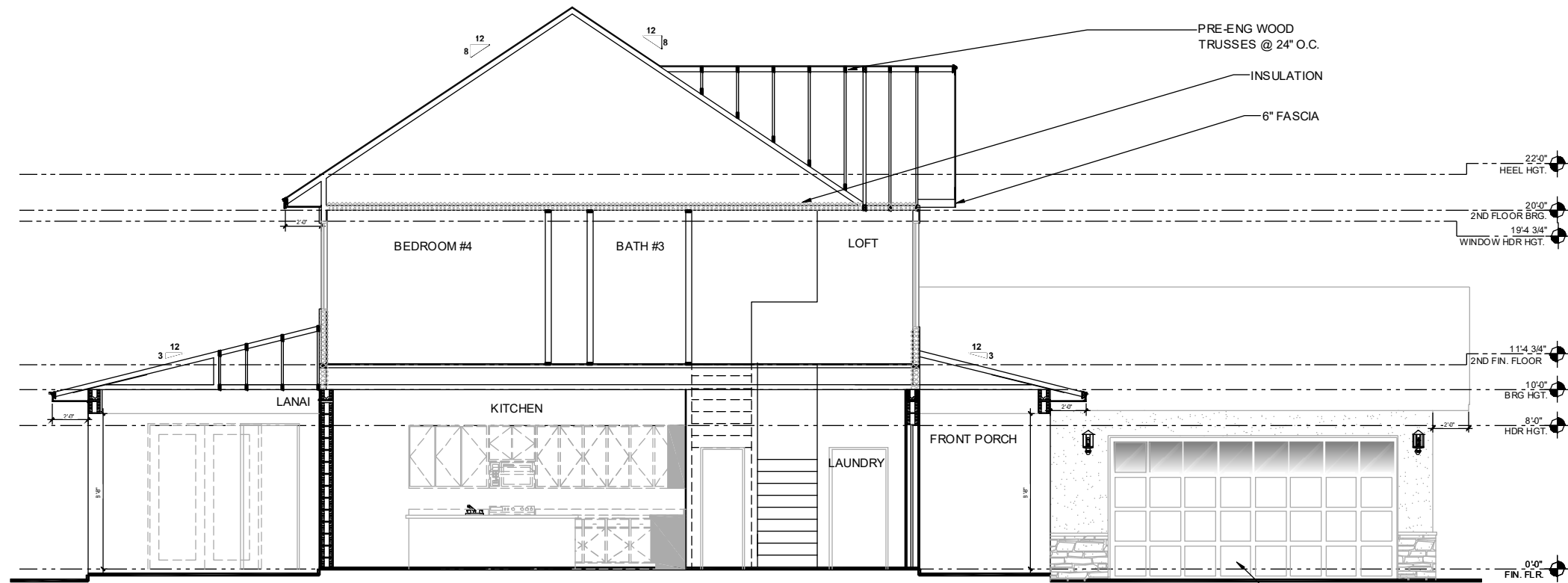
title:
BUILDING SECTION "A"

project no. 2023233
 checked:
 drawn: BA
 date: 09-07-23
 scale: AS SHOWN

5.2

keessee
 associates
 ARCHITECTURE | DESIGN | PLANNING
 keessee.com
 262 Business Lane, Suite 200
 Kissimmee, FL 32741
 (407) 734-1222

COPYRIGHT © 2023 KEESSEE ASSOCIATES RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL USE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ADJUSTMENTS ARE PROHIBITED.



BUILDING SECTION "B"
1/8" = 1'-0"

OPTIONAL DBL. 3080 DOORS



I.T.E.G.
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A6 Orlando, FL 32811
Ph: (407) 794-1460
Fax: (407) 794-1790
www.iteg.com

PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

title:
BUILDING SECTION "B"

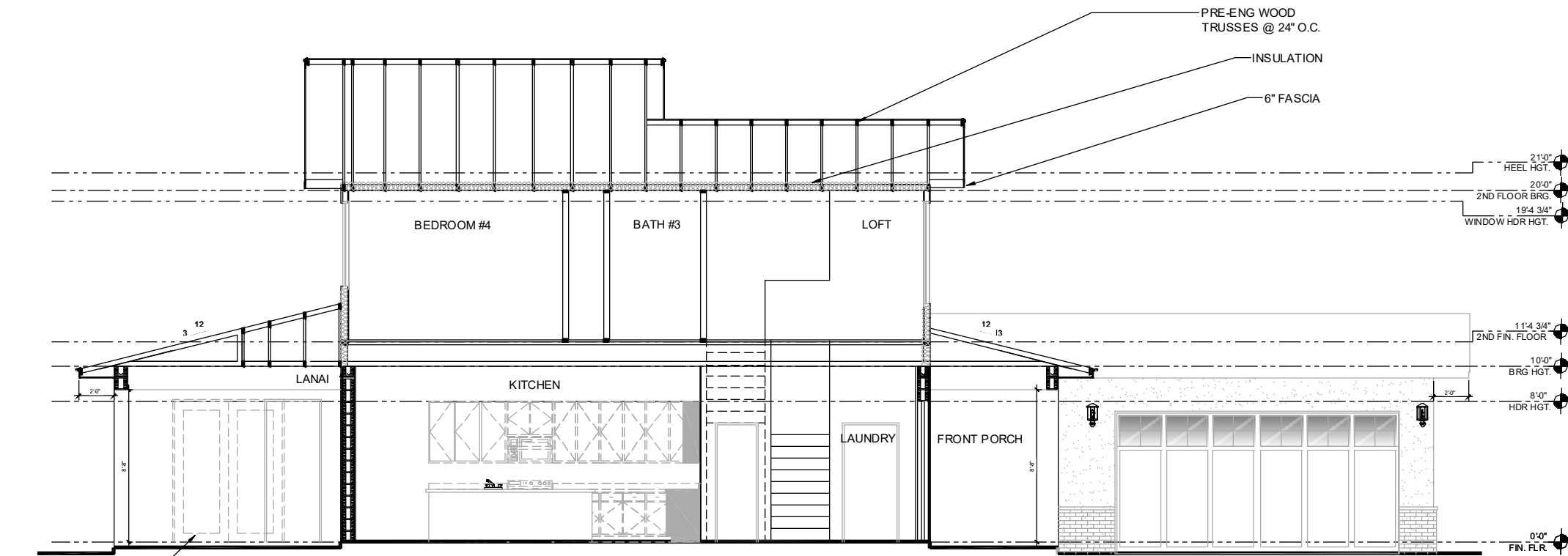
project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

5.2

DISCLAIMER

IT IS THE CONTRACTOR'S SUB-CRTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

COPYRIGHT © 2023 KEESSEE ASSOCIATES RESERVES ALL RIGHTS. THESE DOCUMENTS TO THE ORIGINAL SETS ARE FOR YOUR USE ONLY. ANY REPRODUCTION, REPRODUCTION, CHANGE OR ALTERATION OF ANY PART OF THESE DOCUMENTS IS PROHIBITED.



OPTIONAL DBL. 3080 DOORS

BUILDING SECTION "C"
1/8" = 1'-0"

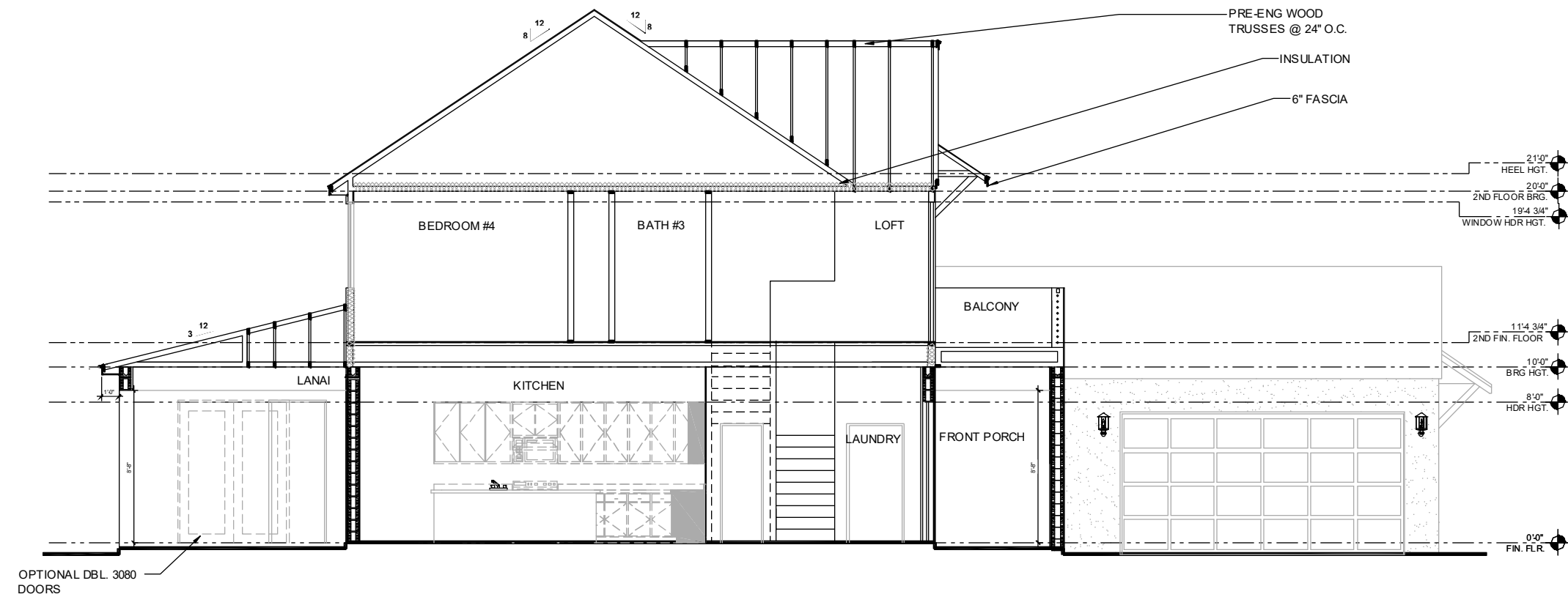
DISCLAIMER

IT IS THE CONTRACTOR/SUB-CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

title:
BUILDING SECTION "C"

project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

5.2

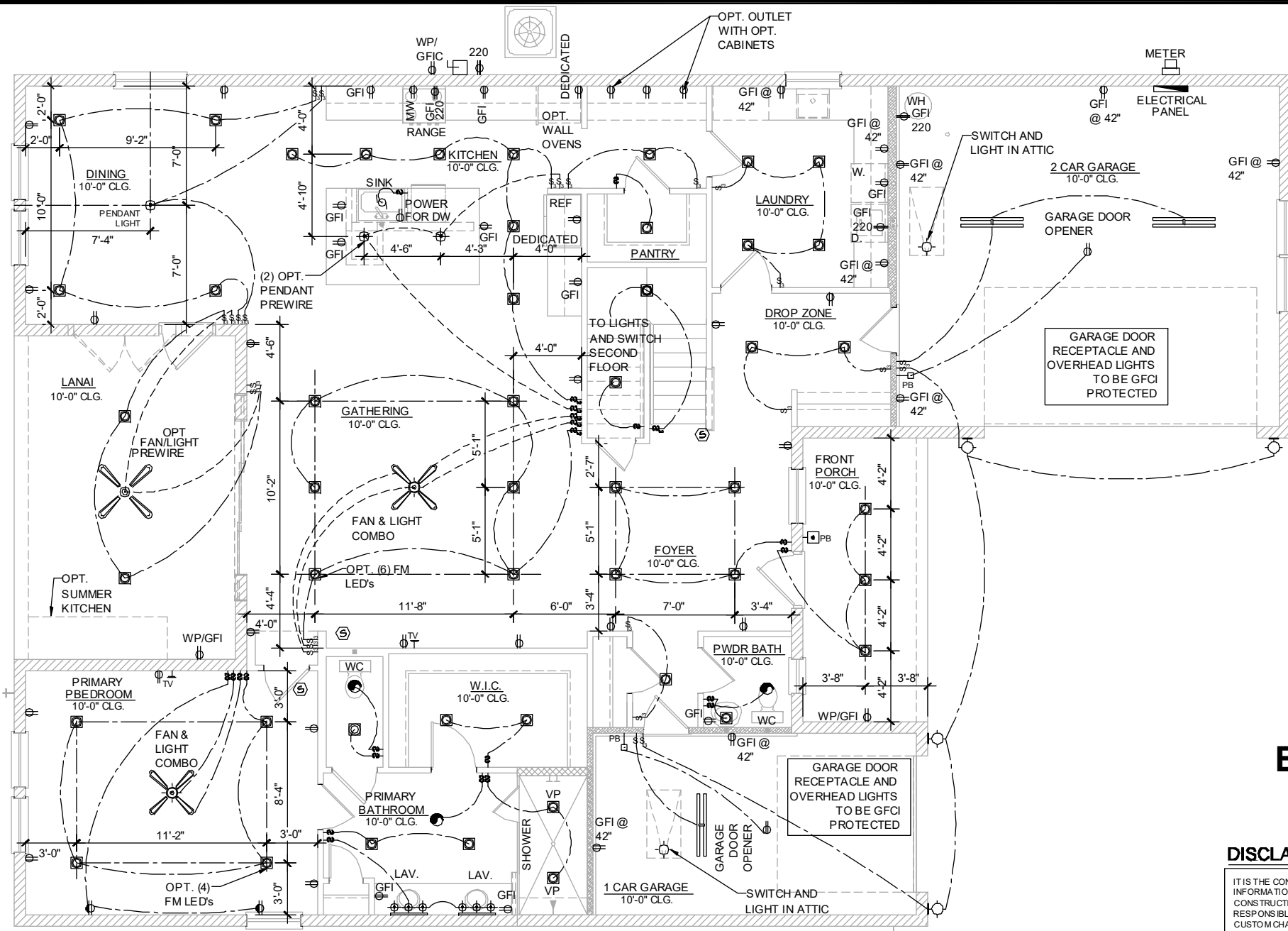


BUILDING SECTION "D"
1/8" = 1'-0"

DISCLAIMER

IT IS THE CONTRACTOR'S SUB-CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMPSON ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMPSON ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

COPYRIGHT © 2023 Keessee Associates, Inc. All rights reserved. No part of this document may be reproduced without written permission from Keessee Associates, Inc. or Thompson Engineering Group, Inc. This document is the property of Keessee Associates, Inc. and Thompson Engineering Group, Inc. and is not to be distributed outside the project site without the written consent of Keessee Associates, Inc. and Thompson Engineering Group, Inc.



1st FLOOR ELECTRICAL PLAN ELEVATION "A"

1/8" = 1'-0"

DISCLAIMER

IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMSON ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMSON ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

ELECTRICAL KEY

- DUPLX CONVENIENCE OUTLET
- WEATHERPROOF DUPLX OUTLET
- GROUND FAULT INTERRUPTER DUPLX OUTLET
- HALF-SWITCHED DUPLX OUTLET
- DUPLX OUTLET IN FLOOR
- 220V OUTLET
- DISPOSAL
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- MOTION DETECTOR SWITCH (OPTIONAL)
- PRE-WIRED SPEAKER
- FLUSHMOUNT LED
- FLUSHMOUNT LED - VAPOR PROOF
- MONO POINT TRACK HEAD (OPTIONAL)
- PENDANT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED STRIP LIGHT
- UNDERCABINET LIGHTING (OPTIONAL)
- WALL SCONCE
- EXHAUST FAN
- EXHAUST FAN & LIGHT COMBO
- OUTLET FOR GARAGE DOOR OPENER
- SOFFIT OUTLET (OPTIONAL)
- CHIMES
- PUSHBUTTON SWITCH
- SMOKE DETECTOR/CARBON MONOXIDE DETECTORS
- TELEPHONE OUTLET REWIRE
- TELEVISION OUTLET REWIRE
- THERMOSTAT
- ELECTRIC METER
- DISCONNECT SWITCH
- SECURITY SYSTEM KEYPAD
- PRE-WIRE FOR CEILING FAN
- SECURITY/FLOOD LIGHTS
- GAS METER
- JUNCTION BOX

ELECTRICAL DEVICES	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO CL.
REMAINING SWITCHES	48" TO CL.
WALL OUTLETS	12" TO CL.
TELEPHONE OUTLETS	12" TO CL.
TELEVISION OUTLETS	12" TO CL.
EXTERIOR GFIS	12" TO CL.
GARAGE GFIS (ABOVE GARAGE FLOOR)	48" TO CL.
THERMOSTAT	54" TO CL.
DOOR BELL CHIMES	84" TO CL.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	68" TO CL.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	78" TO CL.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO CL.
KITCHEN REFRIGERATOR	48" TO CL.
WASHER/DRYER OUTLET	36" TO CL.
HOLLYWOOD LIGHTS	84" TO CL.

C.L. = CENTER LINE

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.

NOTE:
 ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

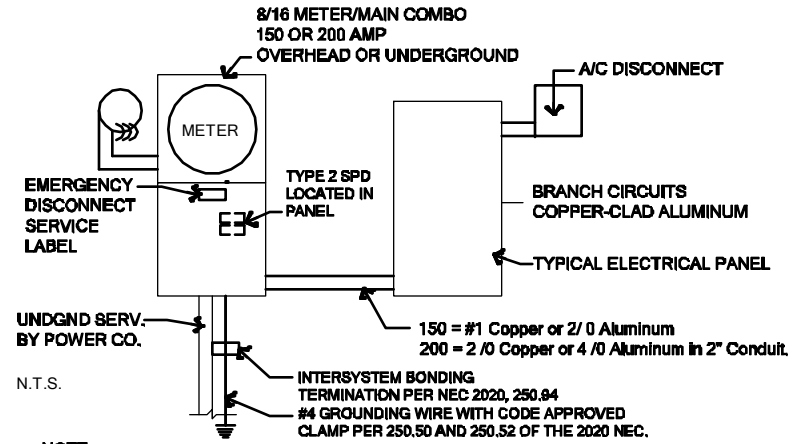
ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD). THE SPD SHALL BE A TYPE 1 OR TYPE 2 SPD.

GENERAL ELECTRICAL NOTES:

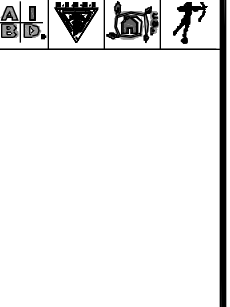
- Notes: unless otherwise noted.
- All trim plates and devices to be ganged, where possible.
 - Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
 - Smoke alarms shall comply with NFPA 72 and Section R314 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
 - Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
 - Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
 - Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
 - R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
 - Keep all smoke detectors minimum of 36" from bathroom doors.
 - In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
 - Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
 - Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

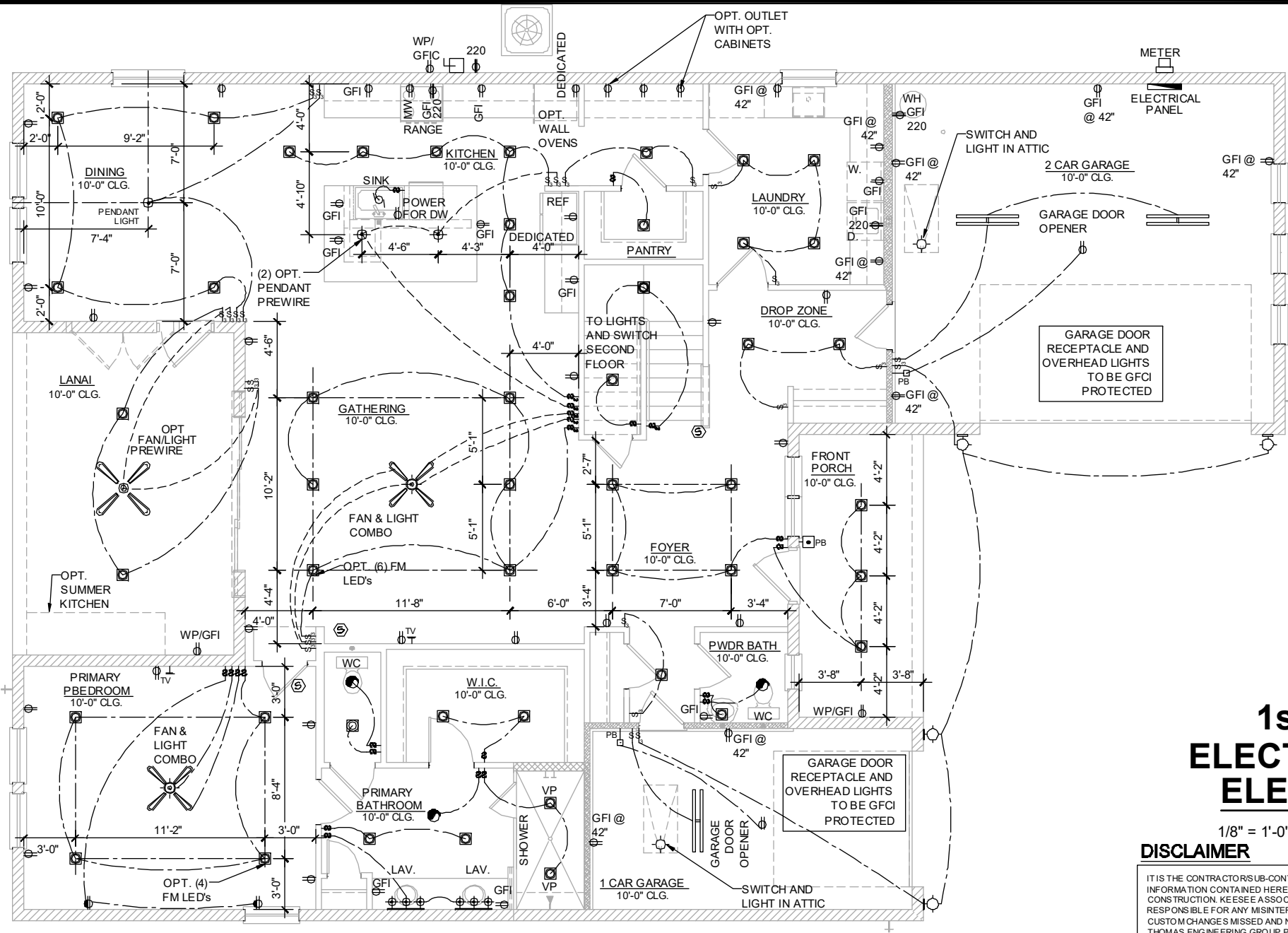
- Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of 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.
- Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
- For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each disconnect shall be one of the following:
 - (1) Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT
 - (2) Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT
 - (3) Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT
 Markings shall comply with 110.21(B).
- All permanently installed luminaires, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.
- Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.

ELECTRICAL RISER DIAGRAM



NOTE:
 ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY





1st FLOOR ELECTRICAL PLAN ELEVATION "B"

1/8" = 1'-0"

DISCLAIMER

IT IS THE CONTRACTOR'S/CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

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
	MOTION DETECTOR SWITCH (OPTIONAL)
	PRE-WIRED SPEAKER
	FLUSHMOUNT LED
	FLUSHMOUNT LED - VAPOR PROOF
	MONO POINT TRACK HEAD (OPTIONAL)
	PENDANT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	FLUORESCENT LIGHT FIXTURE
	WALL MOUNTED STRIP LIGHT
	UNDERCABINET LIGHTING (OPTIONAL)
	WALL SCONCE
	EXHAUST FAN
	EXHAUST FAN & LIGHT COMBO
	OUTLET FOR GARAGE DOOR OPENER
	SOFFIT OUTLET (OPTIONAL)
	CHIMES
	PUSHBUTTON SWITCH
	SMOKE DETECTOR/CARBON MONOXIDE DETECTORS
	TELEPHONE OUTLET PREWIRE
	TELEVISION OUTLET PREWIRE
	THERMOSTAT
	ELECTRIC METER
	ELECTRIC PANEL
	DISCONNECT SWITCH
	SECURITY SYSTEM KEYPAD
	PRE-WIRE FOR CEILING FAN
	SECURITY/FLOOD LIGHTS
	GAS METER
	JUNCTION BOX

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"		66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE		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.
HALLWOOD LIGHTS		84" TO C.L.

C.L. = CENTERLINE

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.

NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

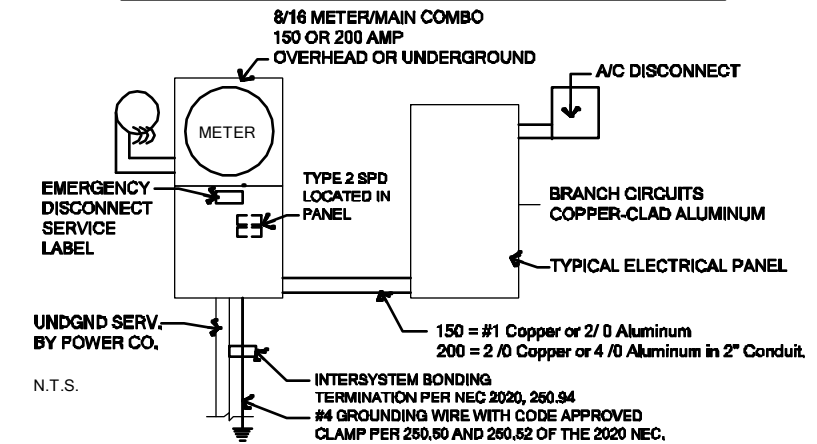
ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD). THE SPD SHALL BE A TYPE 1 OR TYPE 2 SPD.

GENERAL ELECTRICAL NOTES:

- Notes: unless otherwise noted,
- All trim plates and devices to be ganged, where possible.
 - Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
 - Smoke alarms shall comply with NFPA 72 and Section R314 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
 - Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
 - Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
 - Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
 - R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
 - Keep all smoke detectors minimum of 36" from bathroom doors.
 - In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
 - Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
 - Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

- 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 of 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.
- Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
- For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each disconnect shall be one of the following:
 - Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT
 - Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT
 - Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT
 Markings shall comply with 110.21(B).
- All permanently installed luminaires, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.
- Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

Keese Associates
ARCHITECTURE | DESIGN | PLANNING
ACCREDITED
401 Vineland Road Suite A8 Orlando, FL 32811
Ph: (407) 794-1450
Fax: (407) 794-1790
www.keese.com

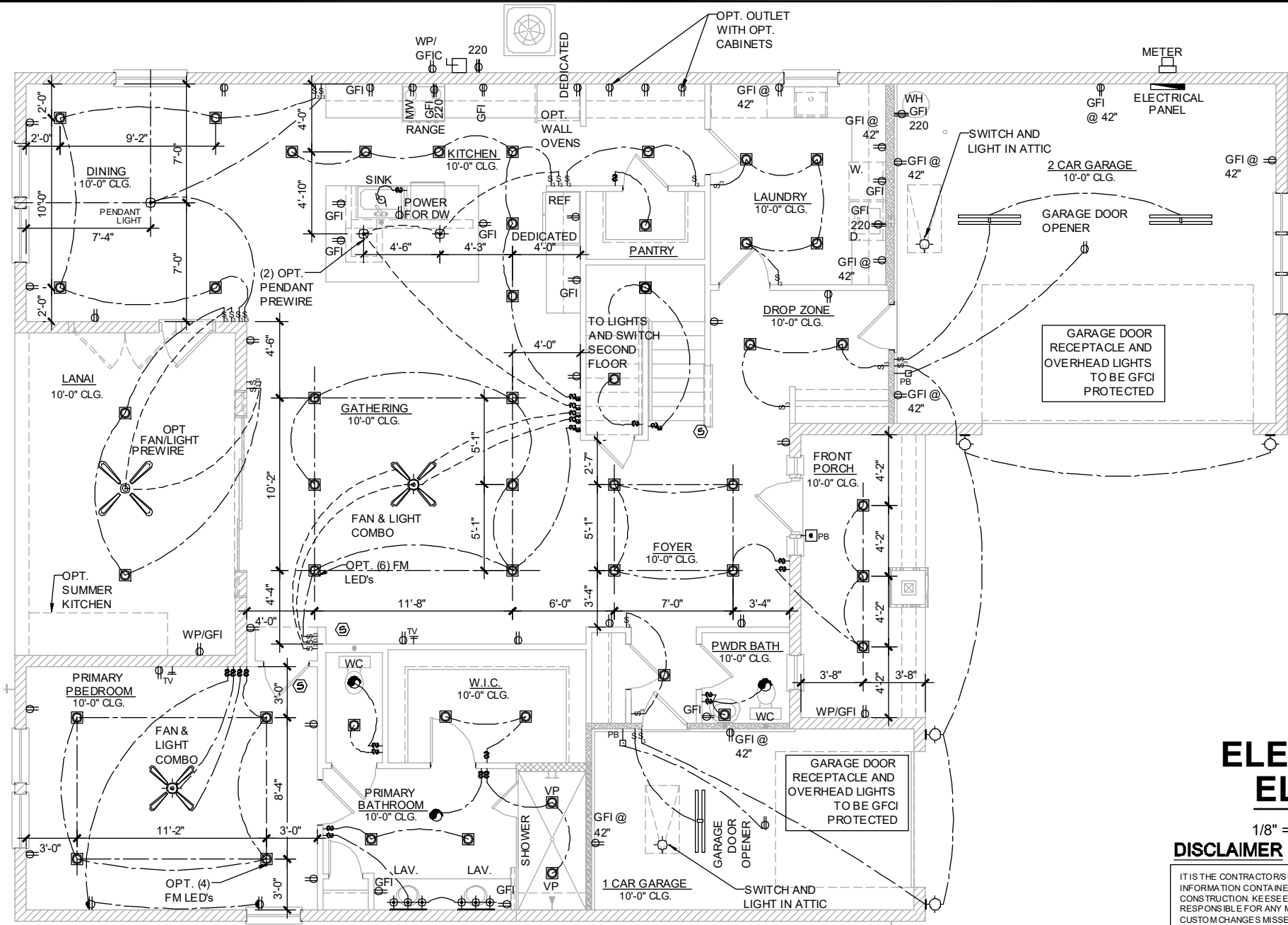
TEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A8 Orlando, FL 32811
Ph: (407) 794-1450
Fax: (407) 794-1790
www.teg.com

PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

title:
ELECTRICAL FIRST FLOOR PLAN

project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

E1



1st FLOOR ELECTRICAL PLAN ELEVATION "C"

1/8" = 1'-0"

DISCLAIMER
 IT IS THE CONTRACTOR'S/UB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

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
	FLUSHMOUNT LED
	FLUSHMOUNT LED - VAPOR PROOF
	MONO POINT TRACK HEAD (OPTIONAL)
	PENDANT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	FLUORESCENT LIGHT FIXTURE
	WALL MOUNTED STRIP LIGHT
	UNDERCABINET LIGHTING (OPTIONAL)
	WALL SCONCE
	EXHAUST FAN
	EXHAUST FAN & LIGHT COMBO
	OUTLET FOR GARAGE DOOR OPENER
	SOFFIT OUTLET (OPTIONAL)
	CHIMES
	PUSHBUTTON SWITCH
	SMOKE DETECTOR/CARBON MONOXIDE DETECTORS
	TELEPHONE OUTLET PREWIRE
	TELEVISION OUTLET PREWIRE
	THERMOSTAT
	ELECTRIC METER
	ELECTRIC PANEL
	DISCONNECT SWITCH
	SECURITY SYSTEM KEYPAD
	PRE-WIRE FOR CEILING FAN
	SECURITY/FLOOD LIGHTS
	GAS METER
	JUNCTION BOX

ELECTRICAL DEVICES	ABOVE FIN. FLR
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO CL.
REMAINING SWITCHES	48" TO CL.
WALL OUTLETS	12" TO CL.
TELEPHONE OUTLETS	12" TO CL.
TELEVISION OUTLETS	12" TO CL.
EXTERIOR GFIS	12" TO CL.
GARAGE GFIS (ABOVE GARAGE FLOOR)	48" TO CL.
THERMOSTAT	54" TO CL.
DOOR BELL CHIMES	84" TO CL.
DOOR BELL BUTTON	LEVEL W/DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO CL.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO CL.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO CL.
KITCHEN REFRIGERATOR	48" TO CL.
WASHER/DRYER OUTLET	36" TO CL.
HOLLYWOOD LIGHTS	84" TO CL.
C.L. = CENTERLINE	

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.

NOTE:
 ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

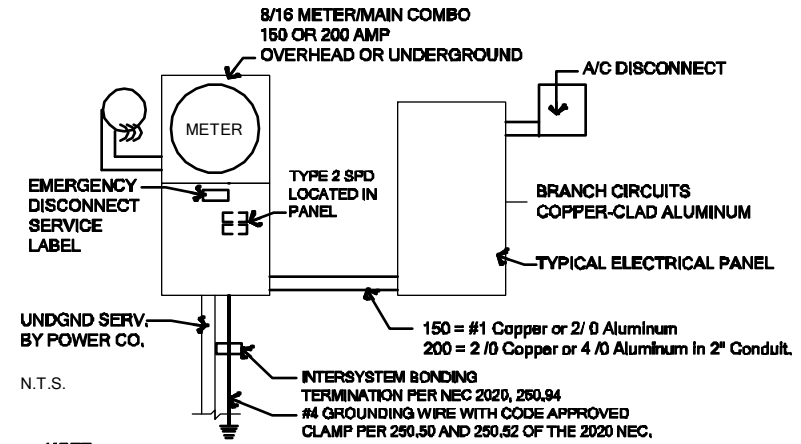
ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE PROTECTION DEVICE (SPD). THE SPD SHALL BE A TYPE 1 OR TYPE 2 SPD.

GENERAL ELECTRICAL NOTES:

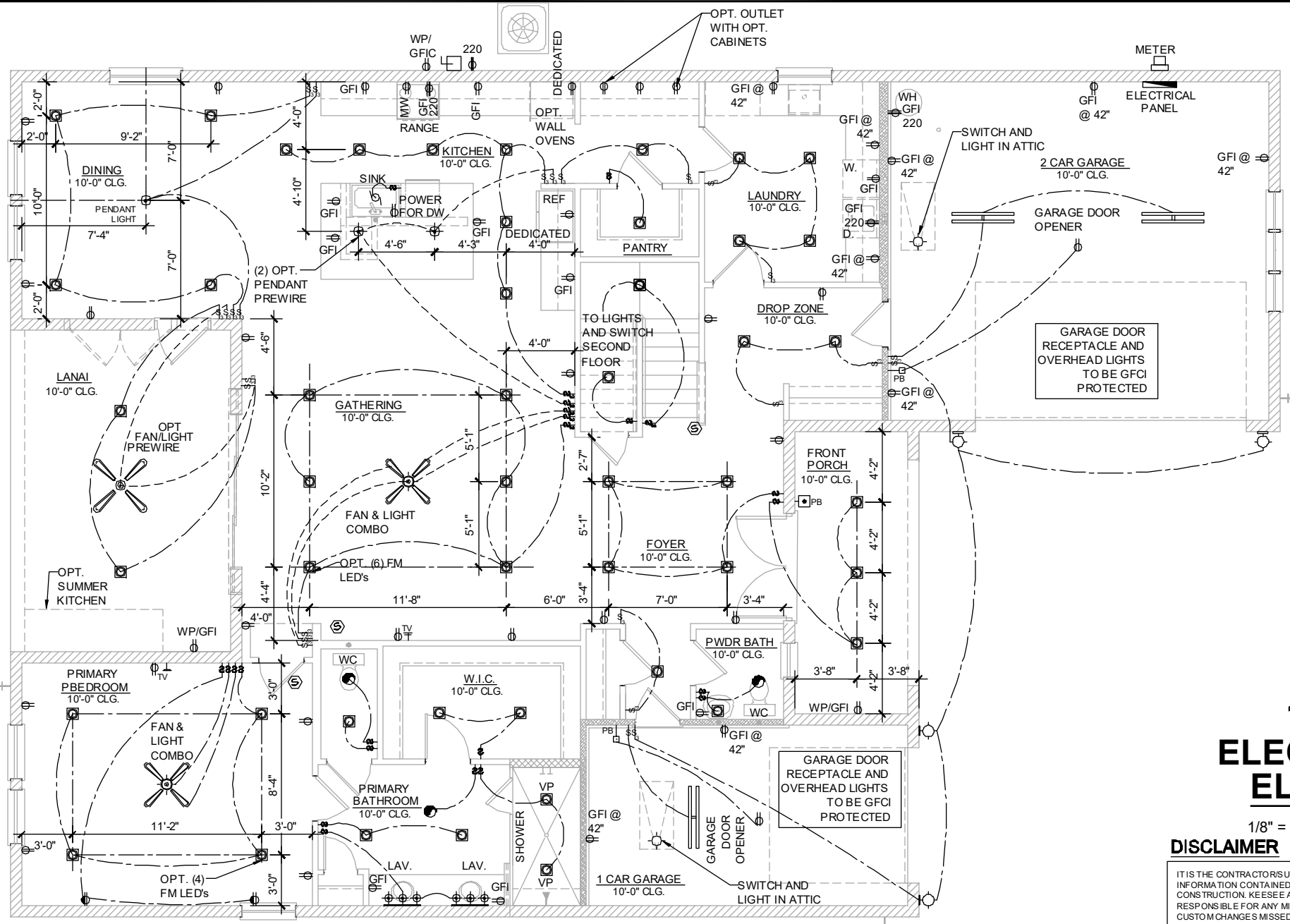
- Notes: unless otherwise noted,
- All trim plates and devices to be ganged, where possible.
 - Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
 - Smoke alarms shall comply with NFPA 72 and Section R314 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
 - Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
 - Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
 - Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
 - R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
 - Keep all smoke detectors minimum of 36" from bathroom doors.
 - In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
 - Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
 - Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

12. 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 of 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.
13. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
14. For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each disconnect shall be one of the following:
 - (1) Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT
 - (2) Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT
 - (3) Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT
 Markings shall comply with 110.21(B).
15. All permanently installed luminaires, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.
16. Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.

ELECTRICAL RISER DIAGRAM



NOTE:
 ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY



1st FLOOR ELECTRICAL PLAN ELEVATION "D"

1/8" = 1'-0"

DISCLAIMER

IT IS THE CONTRACTOR'S SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

- #### ELECTRICAL KEY
- DUPLEX CONVENIENCE OUTLET
 - WEATHERPROOF DUPLEX OUTLET
 - GROUND FAULT INTERRUPTER DUPLEX OUTLET
 - HALF-SWITCHED DUPLEX OUTLET
 - DUPLEX OUTLET IN FLOOR
 - 220V OUTLET
 - DISPOSAL
 - WALL SWITCH
 - THREE-WAY SWITCH
 - FOUR-WAY SWITCH
 - DIMMER SWITCH
 - MOTION DETECTOR SWITCH (OPTIONAL)
 - PRE-WIRED SPEAKER
 - FLUSHMOUNT LED
 - FLUSHMOUNT LED - VAPOR PROOF
 - MONO POINT TRACK HEAD (OPTIONAL)
 - PENDANT FIXTURE
 - SURFACE MOUNTED LIGHT FIXTURE
 - WALL MOUNTED LIGHT FIXTURE
 - FLUORESCENT LIGHT FIXTURE
 - WALL MOUNTED STRIP LIGHT
 - UNDERCABINET LIGHTING (OPTIONAL)
 - WALL SCONCE
 - EXHAUST FAN
 - EXHAUST FAN & LIGHT COMBO
 - OUTLET FOR GARAGE DOOR OPENER
 - SOFFIT OUTLET (OPTIONAL)
 - CHIMES
 - PUSHBUTTON SWITCH
 - SMOKE DETECTOR/CARBON MONOXIDE DETECTORS
 - TELEPHONE OUTLET REWIRE
 - TELEVISION OUTLET REWIRE
 - THERMOSTAT
 - ELECTRIC METER
 - ELECTRIC PANEL
 - DISCONNECT SWITCH
 - SECURITY SYSTEM KEYPAD
 - PRE-WIRE FOR CEILING FAN
 - SECURITY/FLOOD LIGHTS
 - GAS METER
 - JUNCTION BOX

ELECTRICAL DEVICES	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO CL.
REMAINING SWITCHES	48" TO CL.
WALL OUTLETS	12" TO CL.
TELEPHONE OUTLETS	12" TO CL.
TELEVISION OUTLETS	12" TO CL.
EXTERIOR GFI'S	12" TO CL.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO CL.
THERMOSTAT	54" TO CL.
DOOR BELL CHIMES	84" TO CL.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO CL.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO CL.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO CL.
KITCHEN REFRIGERATOR	48" TO CL.
WASHER/DRYER OUTLET	36" TO CL.
HOLLYWOOD LIGHTS	84" TO CL.

C.L. = CENTERLINE

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.

NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

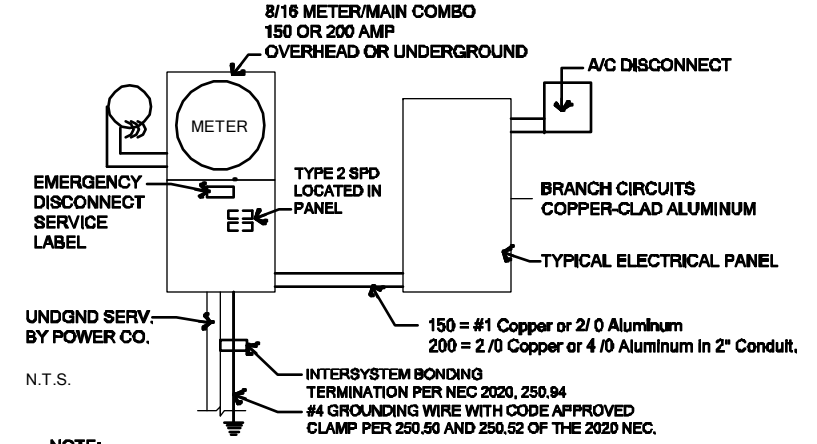
ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD). THE SPD SHALL BE A TYPE 1 OR TYPE 2 SPD.

GENERAL ELECTRICAL NOTES:

- Notes: unless otherwise noted,
- All trim plates and devices to be ganged, where possible.
 - Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
 - Smoke alarms shall comply with NFPA 72 and Section R314 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
 - Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
 - Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
 - Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
 - R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
 - Keep all smoke detectors minimum of 36" from bathroom doors.
 - In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
 - Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
 - Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

- 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 of 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.
- Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
- For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each disconnect shall be one of the following:
 - (1) Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT
 - (2) Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT
 - (3) Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT
 Markings shall comply with 110.21(B).
- All permanently installed luminaires, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.
- Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

Keessee Associates
ARCHITECTURE | DESIGN | PLANNING
AA29005116
gk@keessee.com
288 South Lee Ave-200
Maitland, FL 32751
(407) 960-2393

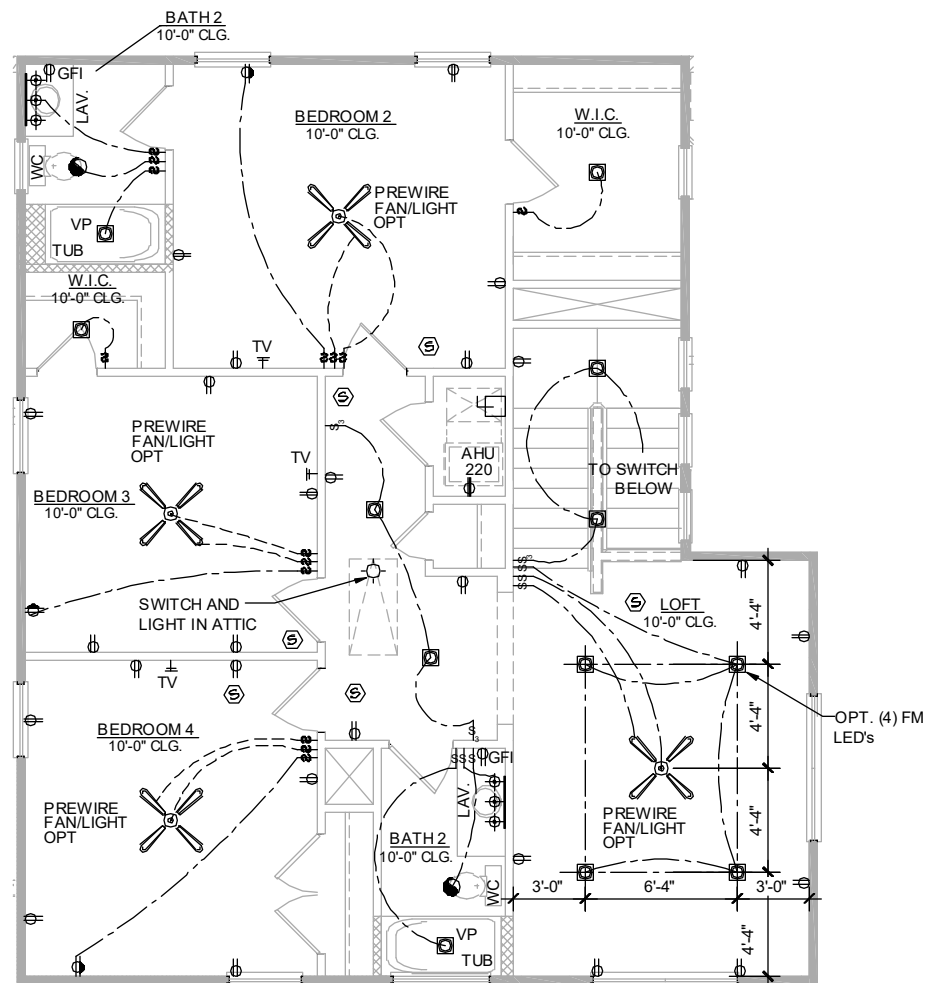
TEG
THOMPSON ENGINEERING GROUP, INC.
1491 Vineland Road Suite 48 Orlando, FL 32811
P: (407) 724-1450
F: (407) 734-1790
www.teg.com

PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

title:
ELECTRICAL FIRST FLOOR PLAN
project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN
E1

DISCLAIMER

IT IS THE CONTRACTOR'S/CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.



1st FLOOR ELECTRICAL PLAN ELEVATION "A"

1/8" = 1'-0"

ELECTRICAL KEY

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

ELECTRICAL DEVICES

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 GFCIS	12" TO C.L.
GARAGE GFCIS (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	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. = CENTERLINE

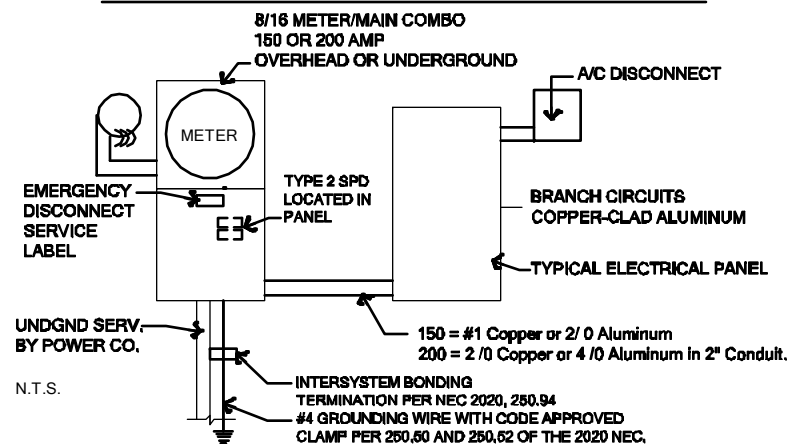
NFPA 70
ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE.

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 COUNTERTOPS.

NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

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.

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES:

Notes: unless otherwise noted,

- All trim plates and devices to be ganged, where possible.
- Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
- Smoke alarms shall comply with NFPA 72 and Section R314 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
- Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
- Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
- Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
- R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
- Keep all smoke detectors minimum of 36" from bathroom doors.
- In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
- Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
- Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

12. 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 of 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.
13. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
14. For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each disconnect shall be one of the following:
 - (1) Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT
 - (2) Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT
 - (3) Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT
 Markings shall comply with 110.21(B).
15. All permanently installed luminaires, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.
16. Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.

Keessee Associates
ARCHITECTURE | DESIGN | PLANNING
401 W. Central Ave. Suite 200
Orlando, FL 32811
Tel: (407) 254-1190
Fax: (407) 254-1190
www.keessee.com

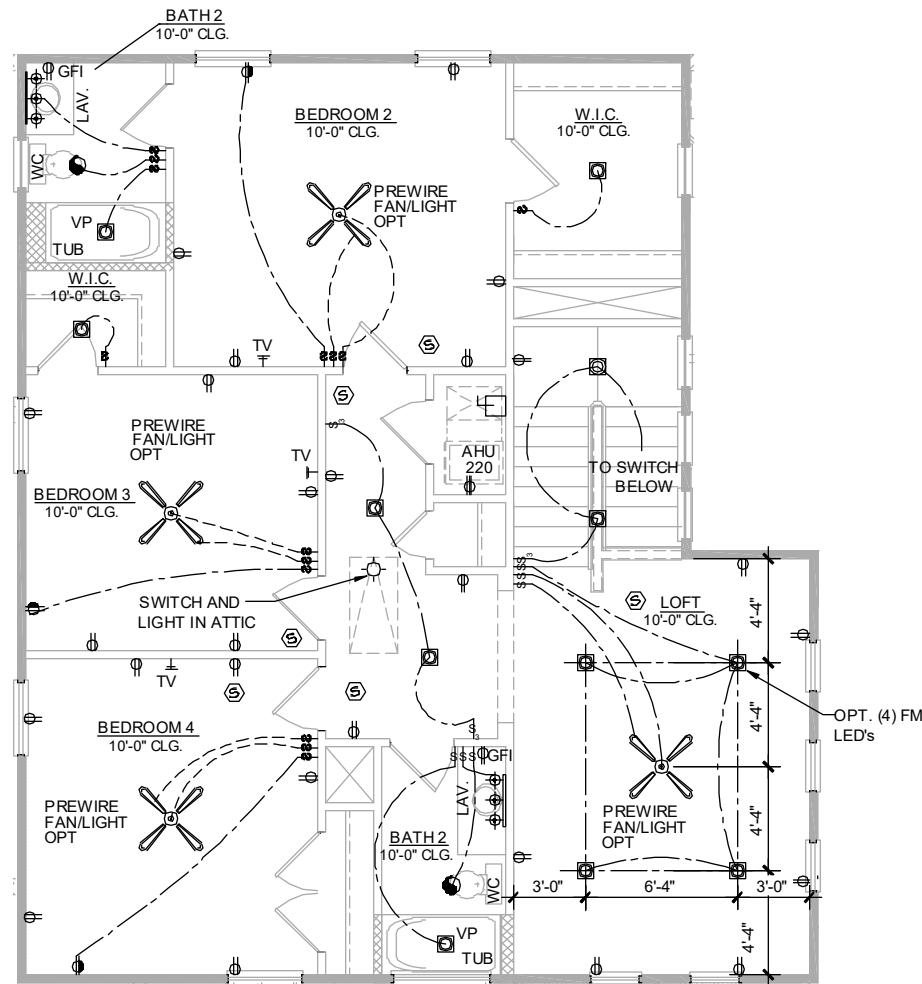
TEG
THOMPSON ENGINEERING GROUP, INC.
401 W. Central Ave. Suite 200, Orlando, FL 32811
Tel: (407) 794-1661
Fax: (407) 794-1190
www.teg.com

PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

title:
ELECTRICAL FIRST FLOOR PLAN

project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

E2



DISCLAIMER

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- WEATHERPROOF DUPLEX OUTLET
- GFI
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HAL-F-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220V
- 220 VOLT OUTLET
- DISPOSAL
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- MOTION DETECTOR SWITCH (OPTIONAL)
- PRE-WIRED SPEAKER
- FLUSHMOUNT LED
- VP
- FLUSHMOUNT LED - VAPOR-PROOF
- MONO POINT TRACK HEAD (OPTIONAL)
- PENDANT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED STRIP LIGHT
- UNDERCABINET LIGHTING (OPTIONAL)
- WALL SCONCE
- EXHAUST FAN
- EXHAUST FAN & LIGHT COMBO
- OUTLET FOR GARAGE DOOR OPENER
- SOFFIT OUTLET (OPTIONAL)
- CHIMES
- PUSHBUTTON SWITCH
- SMOKE DETECTOR/CARBON MONOXIDE DETECTORS
- TELEPHONE OUTLET PREWIRE
- THERMIST OUTLET PREWIRE
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SECURITY SYSTEM KEYPAD
- PRE-WIRE FOR CEILING FAN
- SECURITY/FLOOD LIGHTS
- GAS METER
- JUNCTION BOX

1st FLOOR ELECTRICAL PLAN ELEVATION "B"

1/8" = 1'-0"

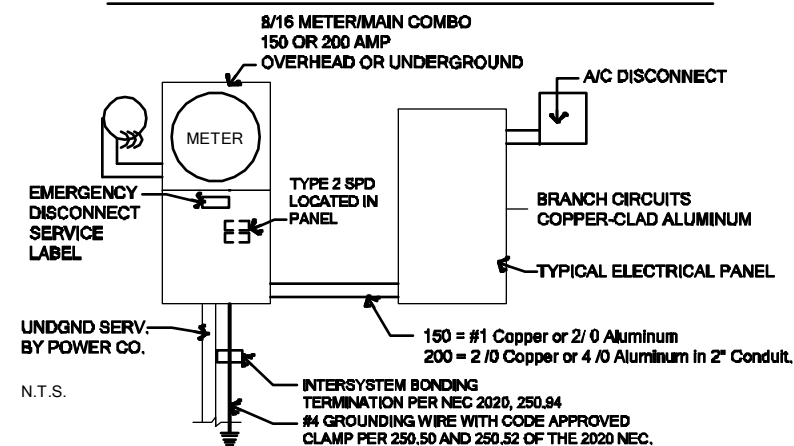
GENERAL ELECTRICAL NOTES:

Notes: unless otherwise noted,

1. All trim plates and devices to be ganged, where possible.
2. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
3. Smoke alarms shall comply with NFPA 72 and Section R314 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
4. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
5. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
6. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
7. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
8. Keep all smoke detectors minimum of 36" from bathroom doors.
9. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
10. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
11. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

12. 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 of 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.
13. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
14. For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each disconnect shall be one of the following:
 - (1) Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT
 - (2) Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT
 - (3) Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT
 Markings shall comply with 110.21(B).
15. All permanently installed luminaries, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.
16. Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.

ELECTRICAL RISER DIAGRAM



NOTE: ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

ELECTRICAL DEVICES	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO CL.
REMAINING SWITCHES	48" TO CL.
WALL OUTLETS	12" TO CL.
TELEPHONE OUTLETS	12" TO CL.
TELEVISION OUTLETS	12" TO CL.
EXTERIOR GFS	12" TO CL.
GARAGE GFS (ABOVE GARAGE FLOOR)	48" TO CL.
THERMOSTAT	54" TO CL.
DOOR BELL CHIMES	84" TO CL.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO CL.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO CL.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO CL.
KITCHEN REFRIGERATOR	48" TO CL.
WASHER/DRYER OUTLET	36" TO CL.
HOLLYWOOD LIGHTS	84" TO CL.

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.

NOTE: ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

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.

KEESEE ASSOCIATES
ARCHITECTURE | DESIGN | PLANNING
388 Broward Lane Suite 202
Lakeland, FL 33709
e: (877) 807-8383

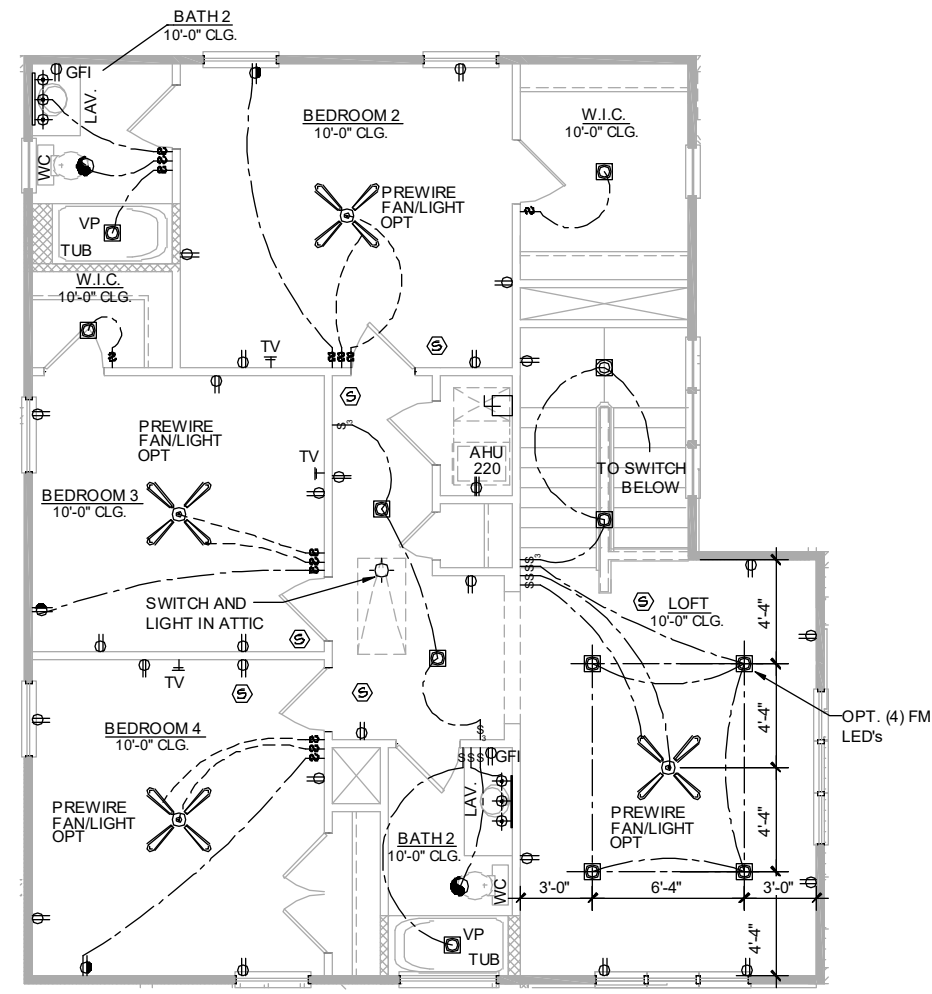
TEG
THOMPSON ENGINEERING GROUP, INC.
4601 Vantage Blvd Suite 400 Orlando, FL 32811
Ph: (407) 794-1400
Fax: (407) 794-1790
www.teg.com

PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

title:
ELECTRICAL FIRST FLOOR PLAN
project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN
E2

DISCLAIMER

IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.



1st FLOOR ELECTRICAL PLAN ELEVATION "C"

1/8" = 1'-0"

ELECTRICAL KEY

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

ELECTRICAL DEVICES

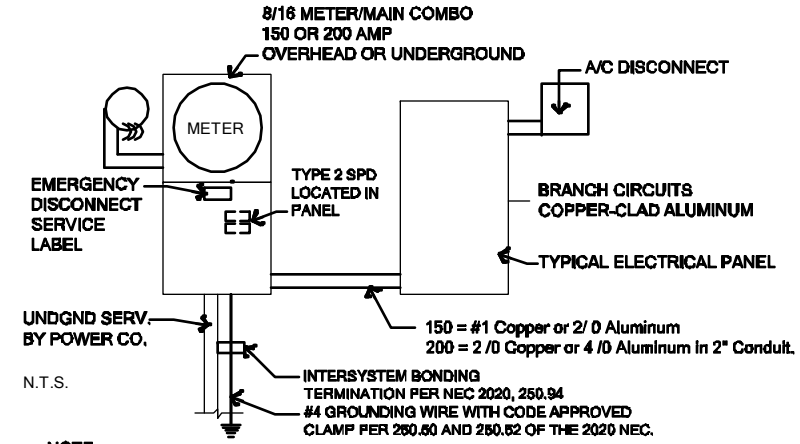
	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFCS	12" TO C.L.
GARAGE GFCS (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	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. = CENTERLINE

NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

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.

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES:

- Notes: unless otherwise noted,
- All trim plates and devices to be ganged, where possible.
 - Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
 - Smoke alarms shall comply with NFPA 72 and Section R314 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
 - Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
 - Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
 - Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
 - R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
 - Keep all smoke detectors minimum of 36" from bathroom doors.
 - In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
 - Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
 - Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

- 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 of 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.
- Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
- For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each disconnect shall be one of the following:
 - Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT
 - Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT
 - Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT
 Markings shall comply with 110.21(B).
- All permanently installed luminaires, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.
- Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.

Keessee Associates
ARCHITECTURE | DESIGN | PLANNING
285 South Lake Shore Blvd 200
Melbourne, FL 32974
www.keessee.com
407.781.2321

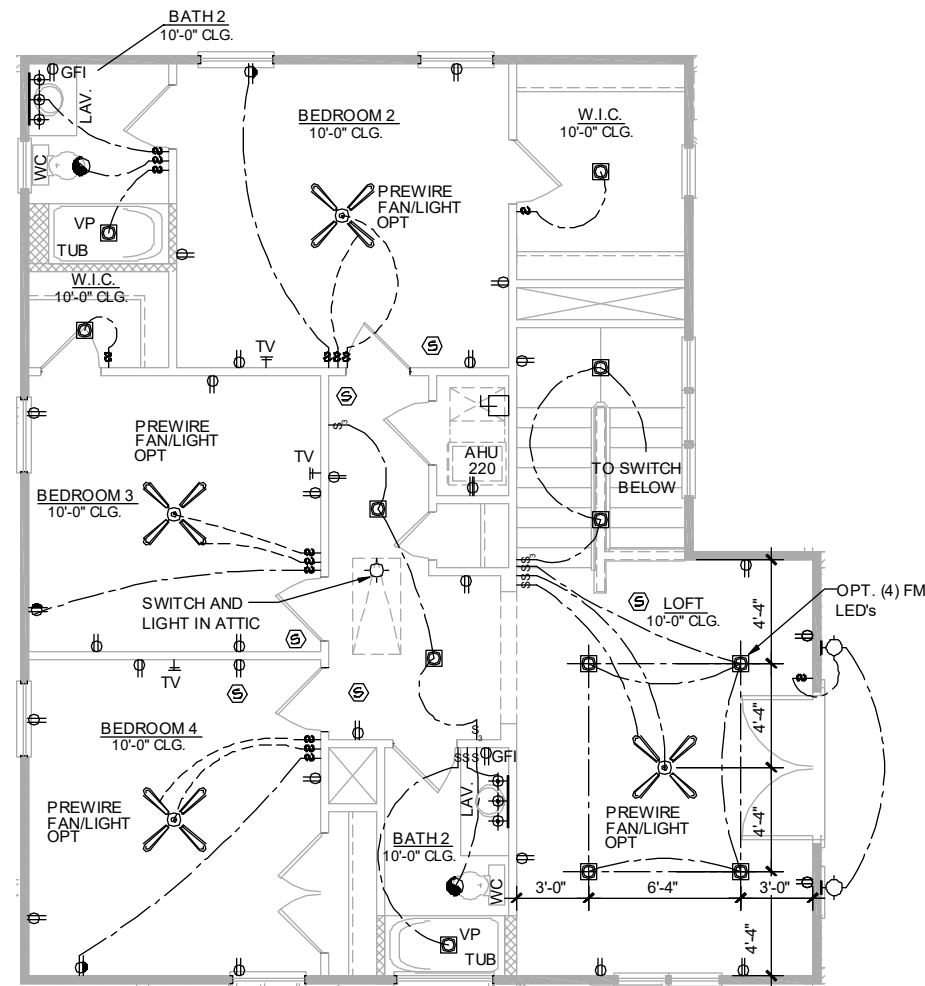
ITEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A6 Orlando, FL 32811
Ph: (407) 734-1400
Fax: (407) 734-1190
www.iteg.com

PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

title:
ELECTRICAL FIRST FLOOR PLAN
project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN
E2

DISCLAIMER

IT IS THE CONTRACTOR'S/ SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.



1st FLOOR ELECTRICAL PLAN ELEVATION "D"

1/8" = 1'-0"

ELECTRICAL KEY

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

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 GFI'S	12" 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	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. = CENTERLINE

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.

NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

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.

GENERAL ELECTRICAL NOTES:

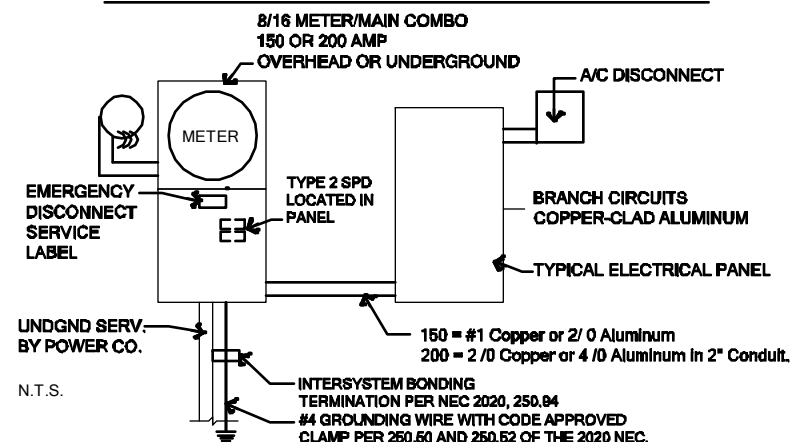
Notes: unless otherwise noted,

- All trim plates and devices to be ganged, where possible.
- Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
- Smoke alarms shall comply with NFPA 72 and Section R314 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
- Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
- Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
- Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by a Nationally Recognized Testing Laboratory.
- R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
- Keep all smoke detectors minimum of 36" from bathroom doors.
- In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
- Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
- Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

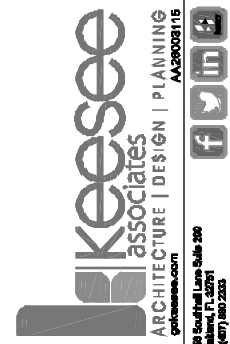
12. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink.

- 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 of 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.
- Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
 - For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each disconnect shall be one of the following:
 - Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT
 - Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT
 - Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT
 Markings shall comply with 110.21(B).
 - All permanently installed luminaires, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.
 - Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

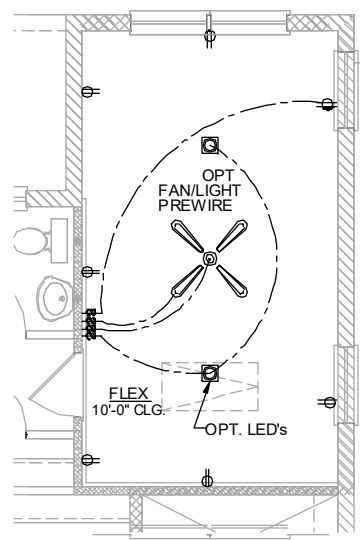


PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

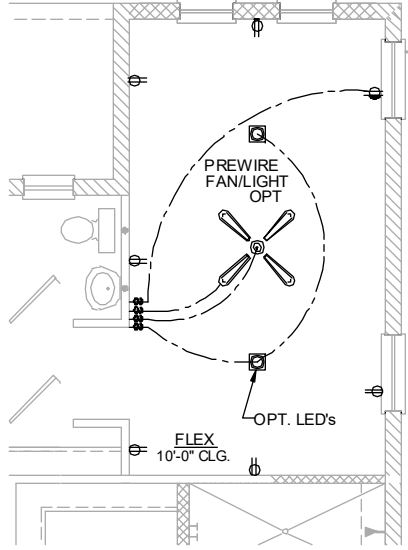
title:
ELECTRICAL FIRST FLOOR PLAN

project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

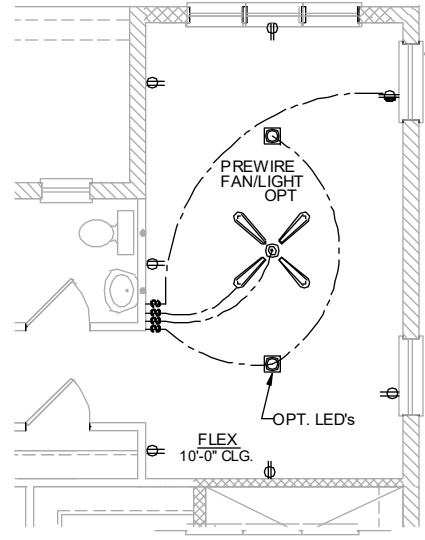
E2



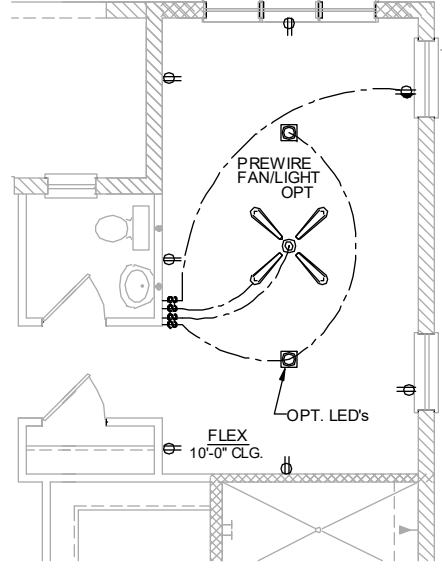
**ELEVATION A
OPT. FLEX**
1/8" = 1'-0"



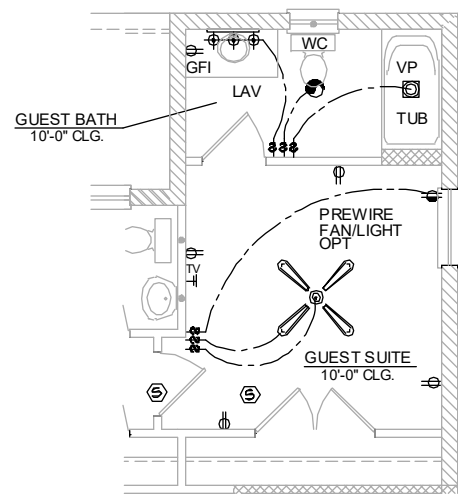
**ELEVATION B
OPT. FLEX**
1/8" = 1'-0"



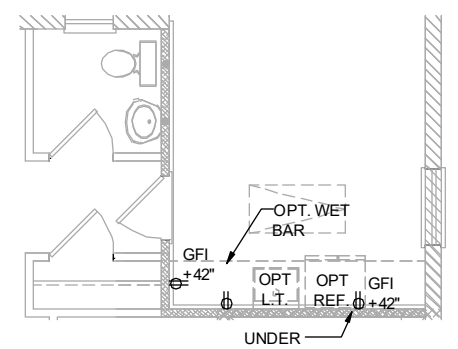
**ELEVATION C
OPT. FLEX**
1/8" = 1'-0"



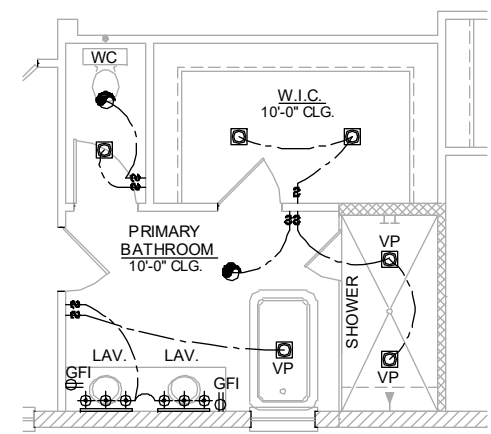
**ELEVATION D
OPT. FLEX**
1/8" = 1'-0"



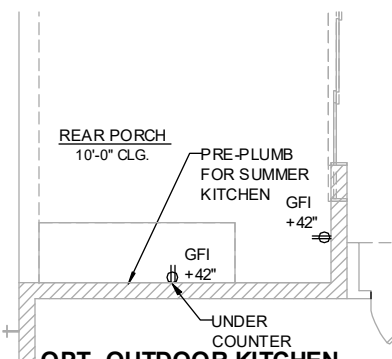
OPT. ENSUITE ELECTRICAL PLAN
1/8" = 1'-0"



**OPT. WET BAR
IN FLEX SPACE**
1/8" = 1'-0"



OPT. FREE STANDING TUB
1/8" = 1'-0"



OPT. OUTDOOR KITCHEN
1/8" = 1'-0"

OPTIONS
1/8" = 1'-0"

DISCLAIMER

IT IS THE CONTRACTOR'S/ SUB-CRONTACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.

ELECTRICAL KEY

	DUPLIX 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
	FLUSHMOUNT LED
	FLUSHMOUNT LED - VAPOR PROOF
	MONO POINT TRACK HEAD (OPTIONAL)
	PENDANT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	FLUORESCENT LIGHT FIXTURE
	WALL MOUNTED STRIP LIGHT
	UNDERCABINET LIGHTING (OPTIONAL)
	WALL SCONCE
	EXHAUST FAN
	EXHAUST FAN & LIGHT COMBO
	OUTLET FOR GARAGE DOOR OPENER
	SOFFIT OUTLET (OPTIONAL)
	CHIMES
	PUSHBUTTON SWITCH
	SMOKE DETECTOR/CARBON MONOXIDE DETECTORS
	TELEPHONE OUTLET PREWIRE
	TELEVISION OUTLET PREWIRE
	THERMOSTAT
	ELECTRIC METER
	ELECTRIC PANEL
	DISCONNECT SWITCH
	SECURITY SYSTEM KEYPAD
	PRE-WIRE FOR CEILING FAN
	SECURITY/FLOOD LIGHTS
	GAS METER
	JUNCTION BOX

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"	68" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	78" TO C.L.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO C.L.
KITCHEN REFRIGERATOR	48" TO C.L.
WASHER/DRYER OUTLET	36" TO C.L.
HOLLYWOOD LIGHTS	84" TO C.L.

C.L. = CENTERLINE

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.

NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

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.

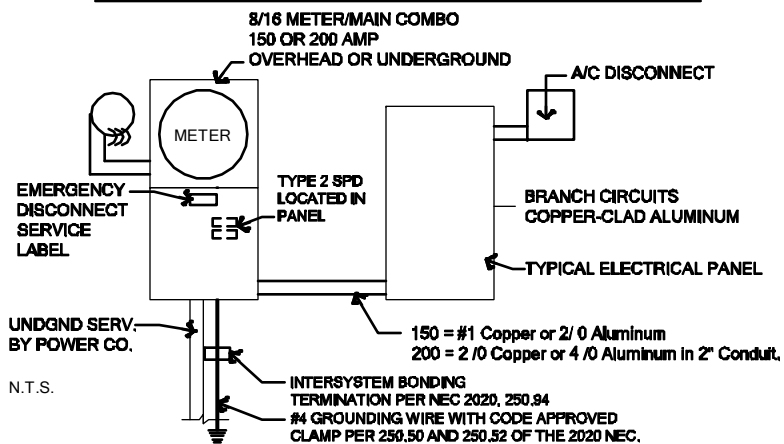
GENERAL ELECTRICAL NOTES:

- Notes: unless otherwise noted,
- All trim plates and devices to be ganged, where possible.
 - Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
 - Smoke alarms shall comply with NFPA 72 and Section R314 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
 - Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
 - Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
 - Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
 - R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
 - Keep all smoke detectors minimum of 36" from bathroom doors.
 - In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
 - Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
 - Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

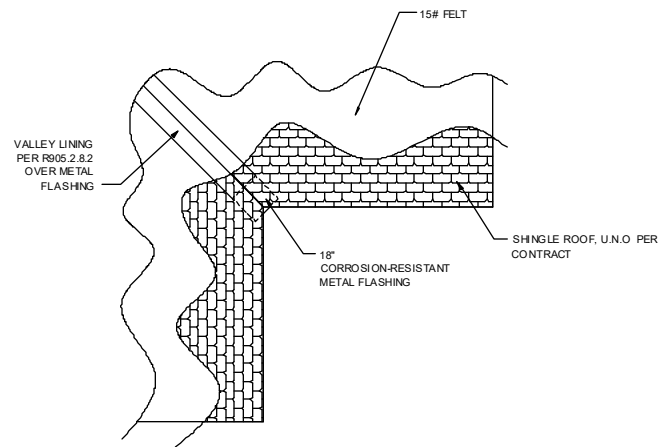
12. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink.

- 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 of 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.
- Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
 - For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each disconnect shall be one of the following:
 - (1) Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT
 - (2) Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT
 - (3) Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT
 Markings shall comply with 110.21(B).
 - All permanently installed luminaries, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.
 - Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.

ELECTRICAL RISER DIAGRAM

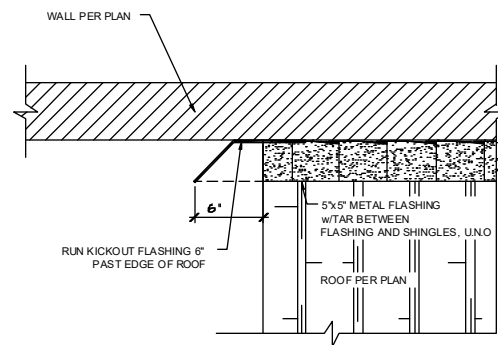


NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY



TYPICAL VALLEY FLASHING DETAIL

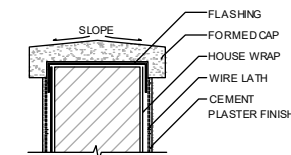
N.T.S.



TYPICAL ROOF TO WALL FLASHING DETAIL

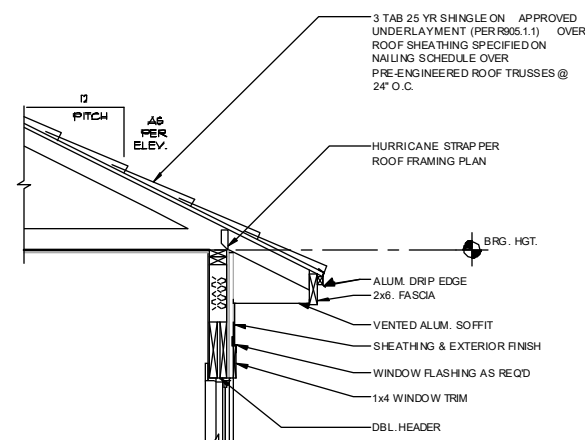
N.T.S.

PLAN VIEW



CAP @ LOW WALL

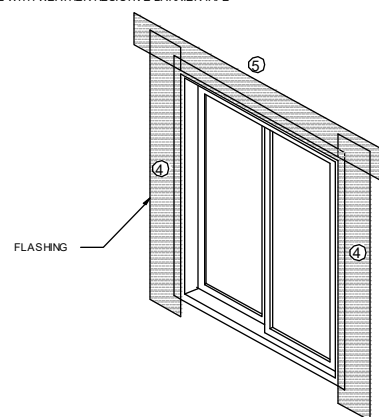
N.T.S.



TYPICAL WINDOW & SLIDING GLASS DOOR Z FLASHING DETAIL

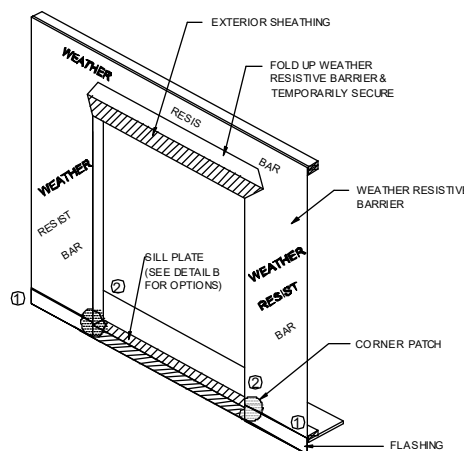
N.T.S.

- TIE-IN WITH WEATHER RESISTIVE BARRIER
1. INTEGRATE INSTALLATION OF WEATHER RESISTIVE BARRIER WITH FLASHING TO FORM WATER SHEDDING LAPS
 2. SCORE & FOLD WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
 4. INSTALL HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER
 5. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH WEATHER RESISTIVE BARRIER TAPE



TYPICAL SLIDING GLASS DOOR FLASHING DETAIL

N.T.S.



- NOTES:
1. FLASHING TO BE FLEXIBLE SELF-ADHESIVE TYPE (MIN. 6" WIDE)
 2. INSTALL FLASHING IN ORDER AS SHOWN BY NUMBERS
 3. MECHANICALLY FASTEN AS NECESSARY

WALL COVERING

2023 FBCR

SECTION R703.1 EXTERIOR COVERING

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

R703.1.1 WATER RESISTANCE

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

R703.2 WATER-RESISTIVE BARRIER

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

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

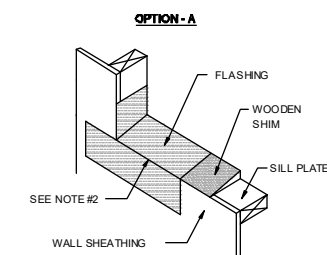
No.15 asphalt felt and water-resistive barriers complying with ASTM E2556 shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm), and where joints occur, shall be lapped not less than 6 inches (152 mm).

R703.4 FLASHING

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

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

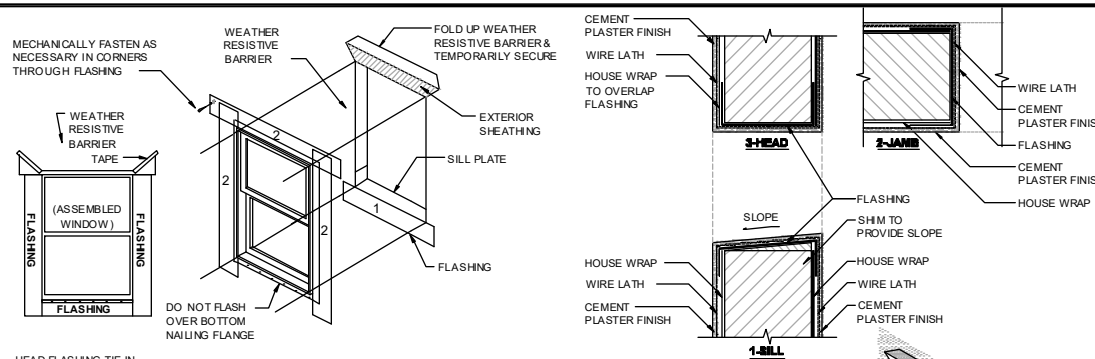
- 1.1.The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing or water-resistive barrier manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
- 1.2.In accordance with the flashing design or method of a registered design professional.
- 1.3.In accordance with other approved methods.
- 1.4.In accordance with FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 or FMA/AAMA/WDMA 400, or FMA/AAMA/WDMA 2710.
- 2.At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
- 3.Under and at the ends of masonry, wood or metal copings and sills.
- 4.Continuously above all projecting wood trim.
- 5.Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
- 6.At wall and roof intersections.
- 7.At built-in gutters.



- NOTES:
1. FLASHING TO BE FLEXIBLE SELF-ADHESIVE TYPE (MIN. 6" WIDE)
 2. REMOVE WEATHER RESISTIVE BARRIER FROM TOP OF WINDOW SILL PLATE
 3. INSTALL SILL FLASHING AS SHOWN ABOVE
 4. INSTALL FLASHING AROUND REMAINING WINDOW UNIT
 5. WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS

TYPICAL FLASHING DETAIL AT SILL PLATE

N.T.S.



- HEAD FLASHING TIE-IN INSTRUCTIONS:
1. CUT, FOLD UP & TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
 2. INSTALL HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER
 3. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE
- NOTES:
1. FLASHING TO BE FLEXIBLE SELF-ADHESIVE TYPE (MIN. 6" WIDE)
 2. REMOVE WEATHER RESISTIVE BARRIER FROM TOP OF WINDOW SILL PLATE
 3. INSTALL FLASHING IN ORDER AS SHOWN BY NUMBERS
 4. INSTALL FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS

TYPICAL WINDOW FLASHING DETAIL

N.T.S.

FLASHING @ WALL OPENING

N.T.S.

DISCLAIMER

IT IS THE CONTRACTOR'S SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION.

keessee associates
ARCHITECTURE | DESIGN | PLANNING
AC00003116

268 Bushnell Lane, Suite 200
Gainesville, FL 32607
(817) 607-1200

AI, BD, LEED, etc. icons

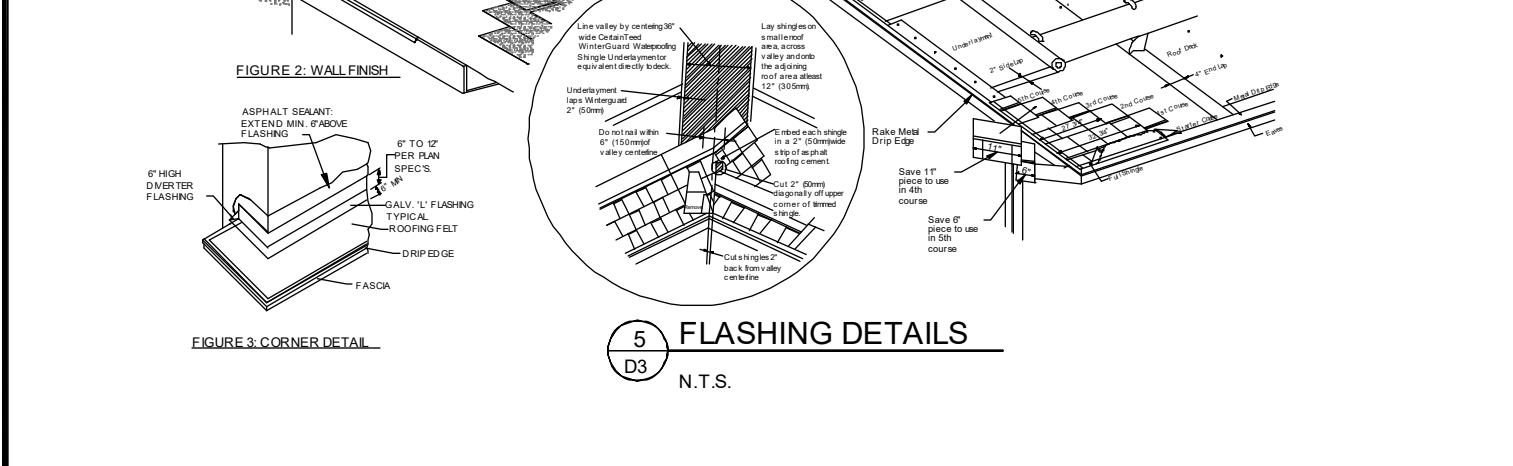
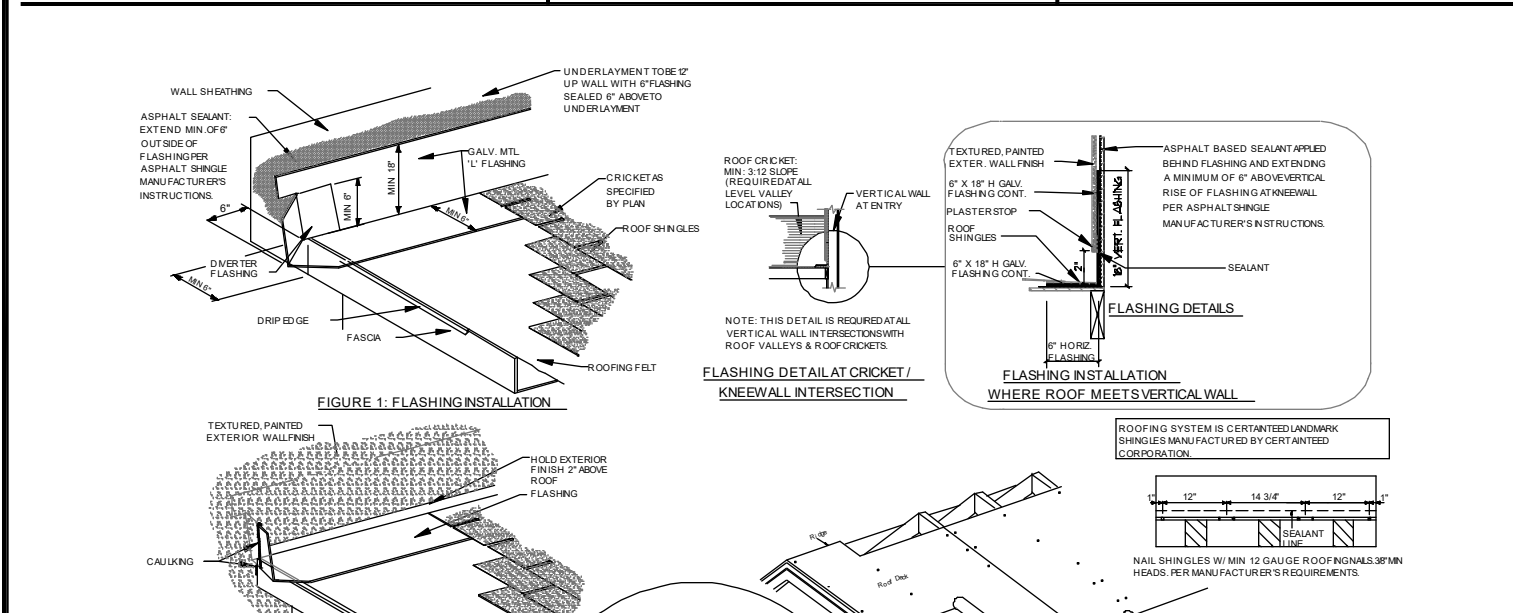
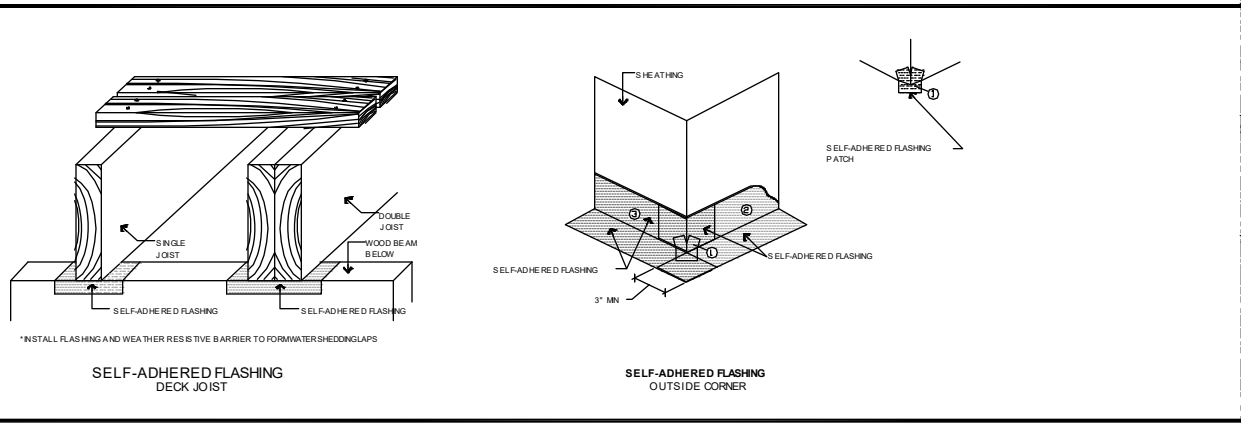
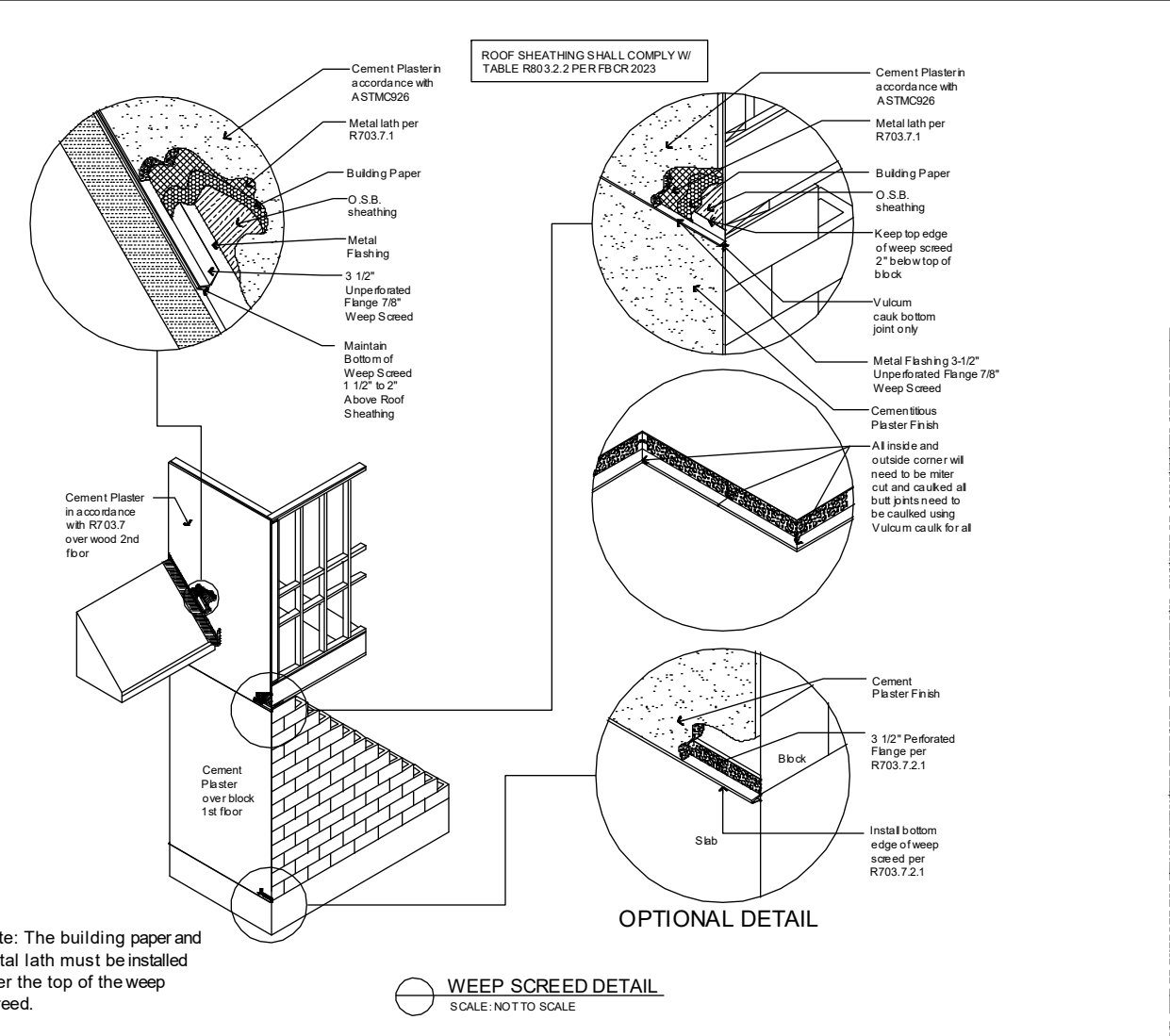
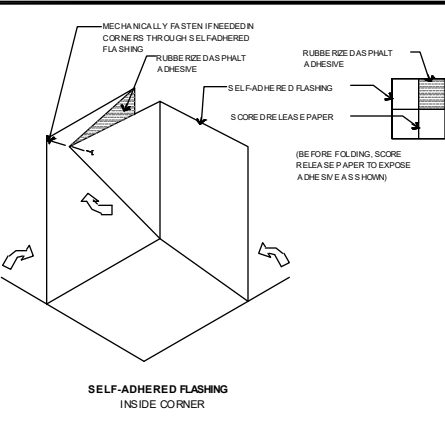
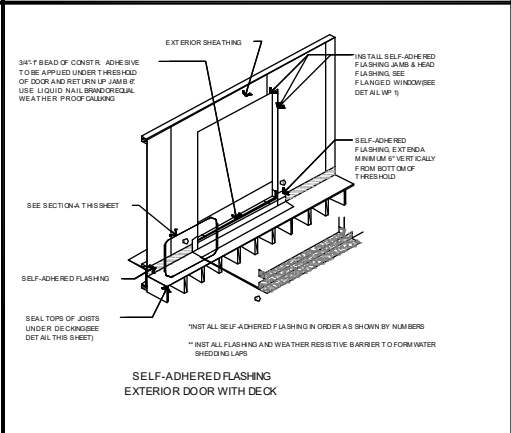
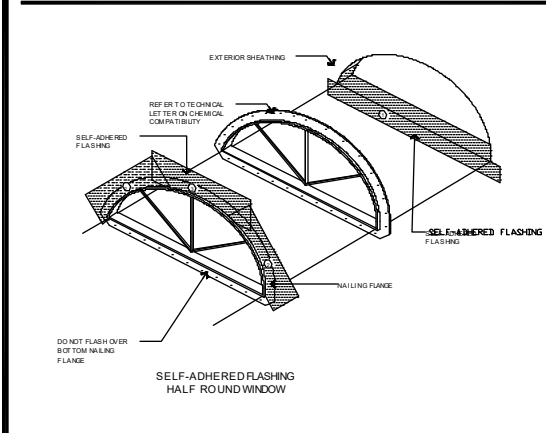
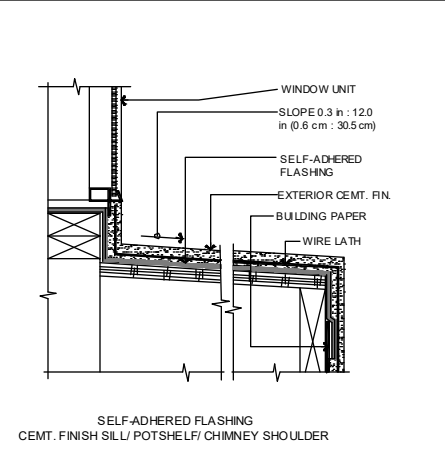
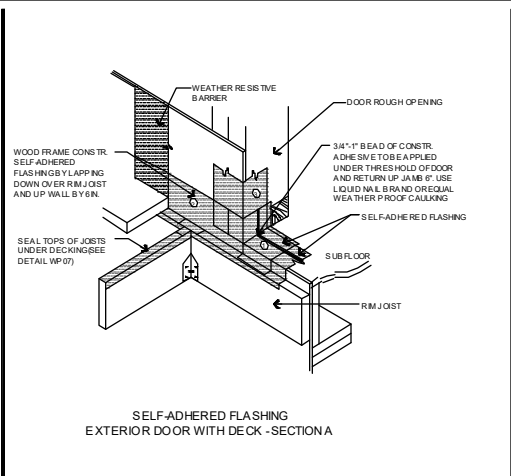
ITEG
THOMPSON ENGINEERING GROUP, INC.
4401 Windward Forest Suite A6 Orlando, FL 32811
Ph: (407) 734-1450
Fax: (407) 734-1750
www.iteg.com

PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

Title:
FLASHING DETAILS

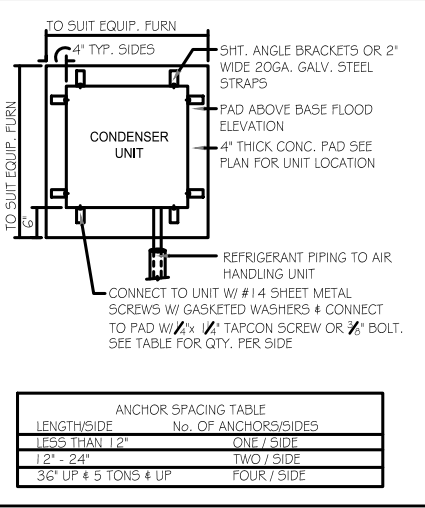
project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

WP1



THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

DISCLAIMER
IT IS THE CONTRACTOR'S SUB-CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESSEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION.



1 COND. ANCHOR DETAIL
N.T.S.

FIELD REPAIR NOTES

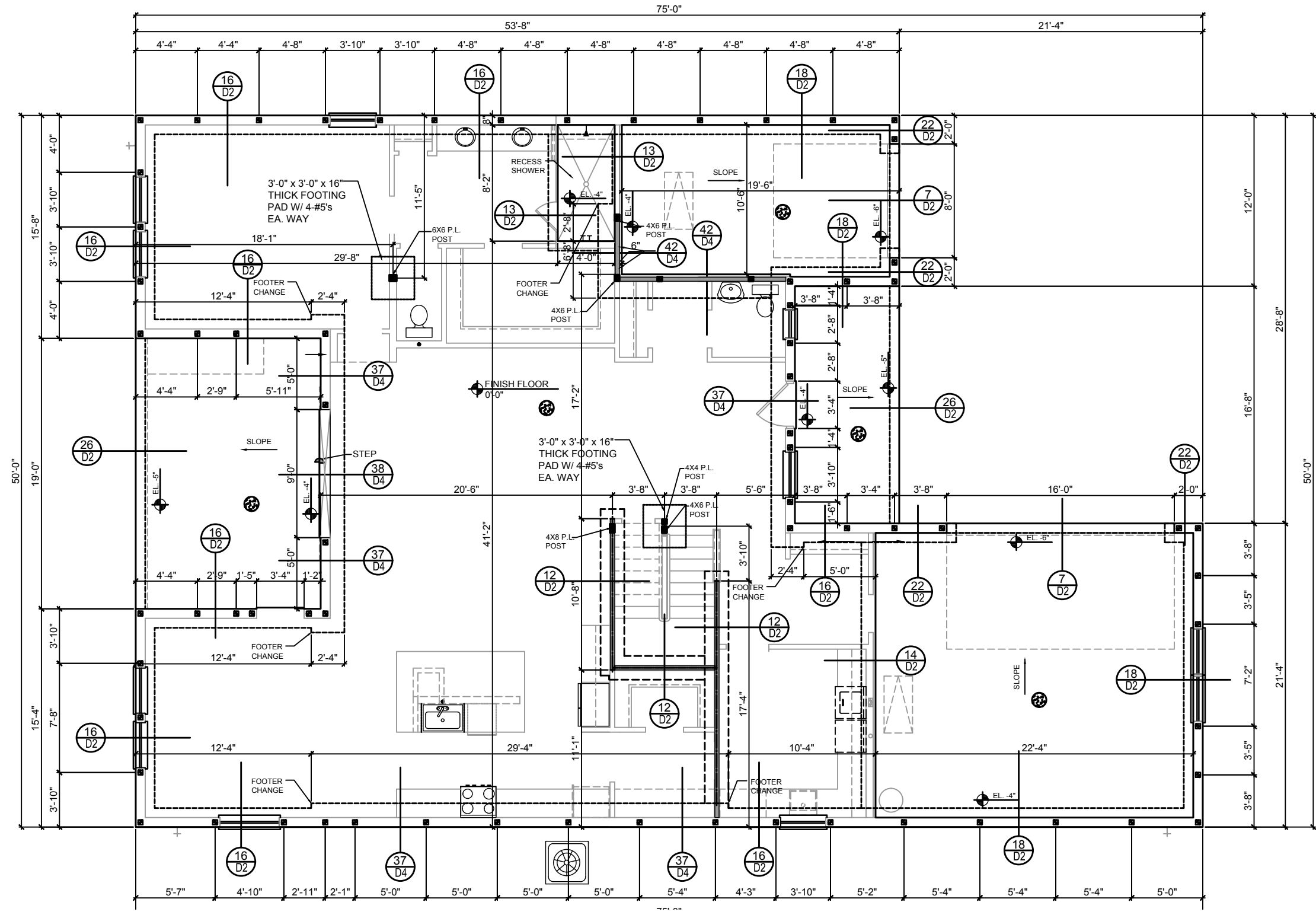
- 1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEK PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- 2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/4" + - REQUIRE SPECIAL ENGINEERING LETTER.
- 3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS 12 @ TOP AND BOTTOM PLATE.

VERIFICATION OF FIELD CONDITIONS:

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS RELATIVE TO SAME. WHERE THERE ARE CONFLICTS BETWEEN ACTUAL FIELD CONDITIONS AND DATA PRESENTED IN THE DRAWINGS, SUCH CONDITIONS SHALL BE CALLED TO THE ARCHITECT'S AND OR TO THE ENGINEER OF RECORD'S (EOR) ATTENTION AND NECESSARY ADJUSTMENTS MADE PER THEIR INSTRUCTIONS.

FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. ■ DENOTES FILL CELL REINF. W/ CONC. W/ 1-#5 REBAR, GRADE 60.
● DENOTES FILL CELL RE NE_ W/ CONC. W/ 2-#5 REBAR, GRADE 60
3. ● DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 3000 P.S. 1. 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. W/ MIN. 1" COVER TERMITE TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACE IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. *FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO WIRE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION.
5. WATER HEATER T&P RELIEF VALVE SHALL E FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL 6 1-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE
6. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
7. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
8. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
9. BORA -CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



1st FLOOR PLAN ELEV. "A"

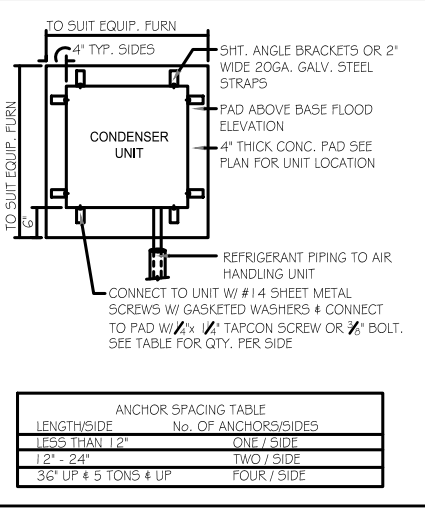
1/8" = 1'-0"



title:
Foundation Plan

project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

S1A



1 COND. ANCHOR DETAIL
N.T.S.

FIELD REPAIR NOTES

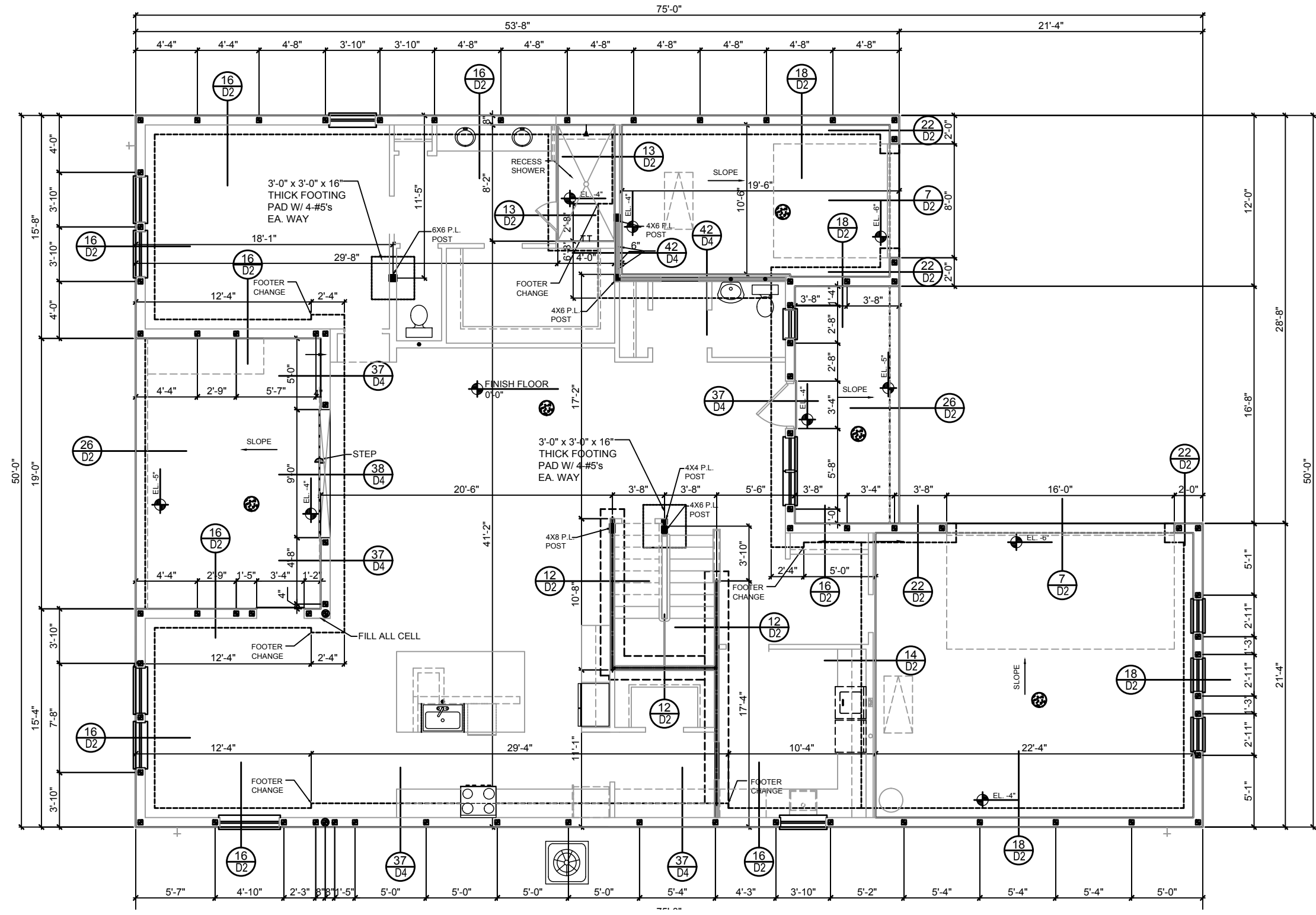
- 1 - MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEC PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- 2 - BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/4" + - REQUIRE SPECIAL ENGINEERING LETTER.
- 3 - PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS 1.2 @ TOP AND BOTTOM PLATE.

VERIFICATION OF FIELD CONDITIONS:

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS RELATIVE TO SAME. WHERE THERE ARE CONFLICTS BETWEEN ACTUAL FIELD CONDITIONS AND DATA PRESENTED IN THE DRAWINGS, SUCH CONDITIONS SHALL BE CALLED TO THE ARCHITECTS AND OR TO THE ENGINEER OF RECORDS (EOR) ATTENTION AND NECESSARY ADJUSTMENTS MADE PER THEIR INSTRUCTIONS.

FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. ■ DENOTES FILL CELL REINF. W/ CONC. W/ 1 - #5 REBAR, GRADE 60.
● DENOTES FILL CELL RE INF. W/ CONC. W/ 2-#5 REBAR, GRADE 60.
3. ● DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 3000 P.S. 1. 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. W/ MIN. 1" COVER TERMITE TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACE IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. *FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO WIRE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION.
5. WATER HEATER T&P RELIEF VALVE SHALL E FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL 6 1-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE
6. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
7. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
8. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
9. BORA -CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



1st FLOOR PLAN ELEV. "B"

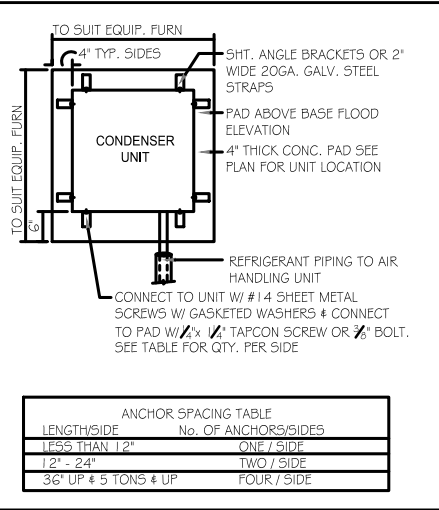
1/8" = 1'-0"



title:
Foundation Plan

project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

S1B



1 COND. ANCHOR DETAIL
N.T.S.

FIELD REPAIR NOTES

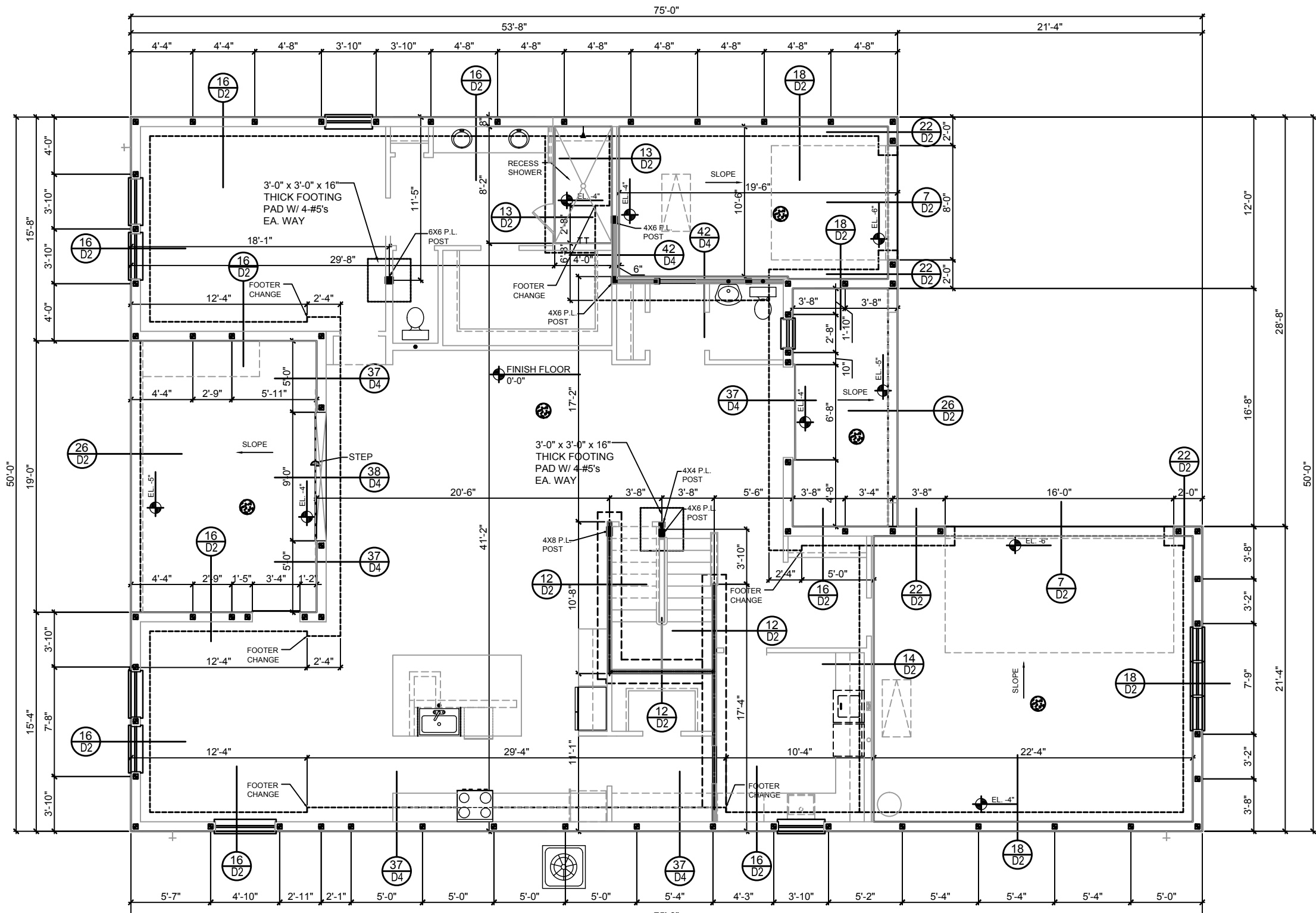
- 1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEC PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- 2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/4" + - REQUIRE SPECIAL ENGINEERING LETTER.
- 3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS 12 @ TOP AND BOTTOM PLATE.

VERIFICATION OF FIELD CONDITIONS:

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS RELATIVE TO SAME. WHERE THERE ARE CONFLICTS BETWEEN ACTUAL FIELD CONDITIONS AND DATA PRESENTED IN THE DRAWINGS, SUCH CONDITIONS SHALL BE CALLED TO THE ARCHITECT'S AND/OR TO THE ENGINEER OF RECORD'S (EOR) ATTENTION AND NECESSARY ADJUSTMENTS MADE PER THEIR INSTRUCTIONS.

FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. ■ DENOTES FILL CELL REINF. W/ CONC. W/ 1-#5 REBAR, GRADE 60. ● DENOTES FILL CELL RE NE_ W/ CONC. W/ 2-#5 REBAR, GRADE 60.
3. ● DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 3000 P.S. 1. 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. W/ MIN. 1" COVER TERMITE TREATED SOIL WITH 0.006mm (6mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACE IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. *FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO WIRE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION.
5. WATER HEATER T&P RELIEF VALVE SHALL E FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL 6 1-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE
6. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
7. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
8. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
9. BORA -CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



1st FLOOR PLAN ELEV. "D"

1/8" = 1'-0"

title:
Foundation Plan

project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

S1D

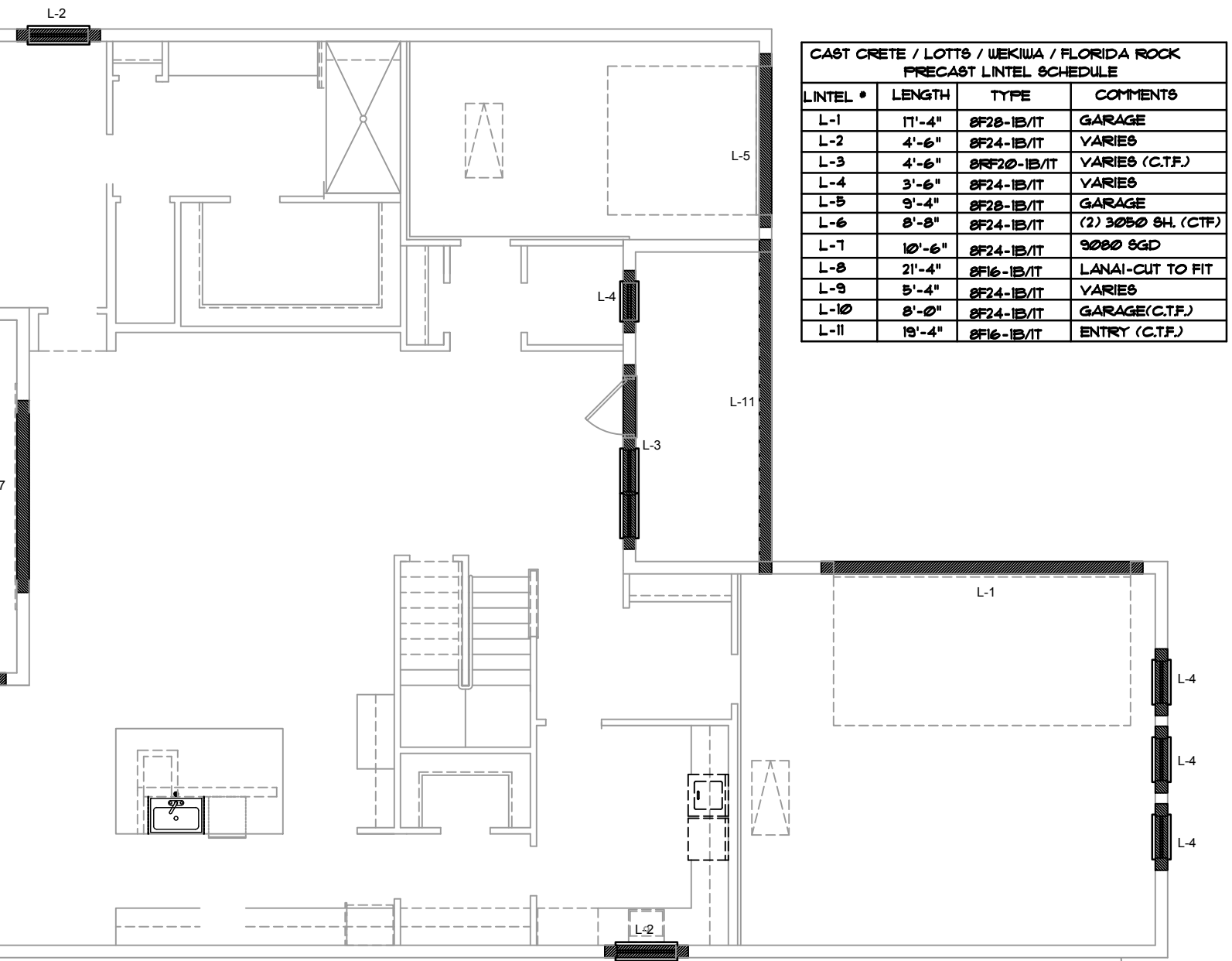
**SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS
8" PRECAST & PRESTRESSED U-LINTELS**

		GRAVITY							
LENGTH	TYPE	8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
		8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B	
2'-0"	(34") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
3'-6"	(42") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
4'-0"	(48") PRECAST	2029	2846	4473	6039	7526	9004	10472	11936
4'-6"	(54") PRECAST	1651	1787	1913	2657	3403	4149	4896	5644
5'-4"	(64") PRECAST	1184	1665	2889	5057	6096	5400	6424	7450
5'-10"	(70") PRECAST	972	1000	1059	1474	1889	2304	2721	3137
6'-6"	(78") PRECAST	937	1255	2101	3263	2746	3358	3971	4585
7'-6"	(90") PRECAST	767	1029	1675	2385	1994	2439	2899	3353
8'-0"	(96") PRECAST	670	830	1362	1927	1602	1961	2320	2680
8'-8"	(104") PRECAST	618	767	1257	1779	1479	1810	2142	2474
9'-4"	(112") PRECAST	573	632	1049	1469	1210	1482	1754	2027
10'-6"	(126") PRECAST	456	482	802	1125	915	1122	1328	1535
11'-4"	(136") PRECAST	445	598	935	1365	1854	2355	2793	3205
12'-0"	(144") PRECAST	414	545	864	1254	1689	2074	2450	2826
13'-4"	(160") PRECAST	362	427	726	1029	1331	1635	1939	2243
14'-0"	(168") PRECAST	338	381	648	919	1190	1462	1734	2006
14'-8"	(176") PRECAST	N.R.	NR	NR	NR	NR	NR	NR	NR
15'-4"	(184") PRECAST	N.R.	NR	NR	NR	NR	NR	NR	NR
17'-4"	(208") PRECAST	N.R.	NR	NR	NR	NR	NR	NR	NR
19'-4"	(232") PRECAST	N.R.	NR	NR	NR	NR	NR	NR	NR
21'-4"	(256") PRECAST	N.R.	NR	NR	NR	NR	NR	NR	NR
22'-0"	(264") PRECAST	N.R.	NR	NR	NR	NR	NR	NR	NR
24'-0"	(288") PRECAST	N.R.	NR	NR	NR	NR	NR	NR	NR

		GRAVITY							
LENGTH	TYPE	8U6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B
		8RF6-1B	8RF10-1B	8RF14-1B	8RF18-1B	8RF22-1B	8RF26-1B	8RF30-1B	
4'-4"	(52") PRECAST	1489	1591	3053	2982	3954	4929	5904	6880
4'-6"	(54") PRECAST	1357	1449	2782	2714	3600	4487	5375	6264
5'-8"	(68") PRECAST	785	832	1602	1550	2058	2566	3075	3585
5'-10"	(70") PRECAST	735	779	1500	1449	1924	2400	2876	3352
6'-8"	(80") PRECAST	822	907	1677	2933	4100	6730	8177	9707
7'-6"	(90") PRECAST	665	761	1377	2329	3600	5492	6624	8132
9'-8"	(116") PRECAST	371	420	834	1253	1071	1342	1614	1886

		UPLIFT							LATERAL		
LENGTH	TYPE	8U8	8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	8U8	8F8
		8F8-2T	8F12-2T	8F16-2T	8F20-2T	8F24-2T	8F28-2T	8F32-2T			
2'-10"	(34") PRECAST	2021	2727	2878	4101	5332	6569	7811	9055	2021	2021
3'-6"	(42") PRECAST	1257	2165	2289	3260	4237	5219	6204	7192	1257	1257
4'-0"	(48") PRECAST	938	1878	1989	2832	3680	4532	5387	6245	938	938
4'-6"	(54") PRECAST	727	1660	1762	2507	3257	4010	4767	5525	727	727
5'-4"	(64") PRECAST	505	1393	1437	2093	2670	3293	3920	4549	505	505
5'-10"	(70") PRECAST	418	1272	1357	1930	2505	3084	3665	4247	418	418
6'-6"	(78") PRECAST	887	1141	1200	1733	2250	2769	3290	3812	707	887
7'-6"	(90") PRECAST	657	959	912	1475	1914	2354	2797	3240	591	657
9'-4"	(112") PRECAST	630	801	812	980	1269	1560	1852	2144	454	630
10'-6"	(126") PRECAST	493	716	611	1039	1389	1761	2034	2358	396	493
11'-4"	(136") PRECAST	556	666	439	995	899	1104	1309	1515	363	556
12'-0"	(144") PRECAST	494	637	486	831	740	918	1096	1274	340	494
13'-4"	(160") PRECAST	398	500	340	532	466	584	702	820	302	398
14'-0"	(168") PRECAST	360	458	316	493	435	553	671	789	286	360
14'-8"	(176") PRECAST	357	443	295	459	397	514	631	748	N.R.	357
15'-4"	(184") PRECAST	327	405	278	430	363	480	597	714	N.R.	327
17'-4"	(208") PRECAST	257	328	236	361	294	404	507	614	N.R.	257
19'-4"	(232") PRECAST	204	268	188	276	228	313	401	490	N.R.	204
21'-4"	(256") PRECAST	172	227	165	239	198	278	358	440	N.R.	172
22'-0"	(264") PRECAST	161	212	156	212	166	236	306	376	N.R.	161
24'-0"	(288") PRECAST	115	140	105	148	112	155	200	245	N.R.	115

		UPLIFT							LATERAL		
LENGTH	TYPE	8RF6-1T	8RF10-1T	8RF14-1T	8RF18-1T	8RF22-1T	8RF26-1T	8RF30-1T	8R6	8RF6	
		8RF6-2T	8RF10-2T	8RF14-2T	8RF18-2T	8RF22-2T	8RF26-2T	8RF30-2T			
4'-4"	(52") PRECAST	932	1244	1573	2413	3260	4112	4967	5825	932	932
4'-6"	(54") PRECAST	853	1192	1507	2311	3121	3937	4756	5577	853	853
5'-8"	(68") PRECAST	501	924	1132	1741	2357	2978	3603	4230	501	501
5'-10"	(70") PRECAST	469	896	1138	1742	2352	2965	3581	4198	469	469
6'-8"	(80") PRECAST	1100	778	882	1513	2042	2573	3107	3642	830	1100
7'-6"	(90") PRECAST	941	688	697	1325	1810	2280	2753	3227	710	941
9'-8"	(116") PRECAST	614	533	433	808	1123	1413	1704	1996	516	614



CAST CRETE / LOTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE			
LINTEL #	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F28-1B/1T	GARAGE
L-2	4'-6"	8F24-1B/1T	VARIES
L-3	4'-6"	8RF20-1B/1T	VARIES (C.T.F.)
L-4	3'-6"	8F24-1B/1T	VARIES
L-5	9'-4"	8F28-1B/1T	GARAGE
L-6	8'-8"	8F24-1B/1T	(2) 3050 SH. (CTF)
L-7	10'-6"	8F24-1B/1T	9000 SGD
L-8	21'-4"	8F16-1B/1T	LANAI-CUT TO FIT
L-9	5'-4"	8F24-1B/1T	VARIES
L-10	8'-0"	8F24-1B/1T	GARAGE (C.T.F.)
L-11	19'-4"	8F16-1B/1T	ENTRY (C.T.F.)

SAFE LOAD TABLE NOTES

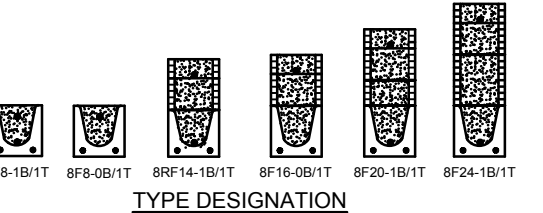
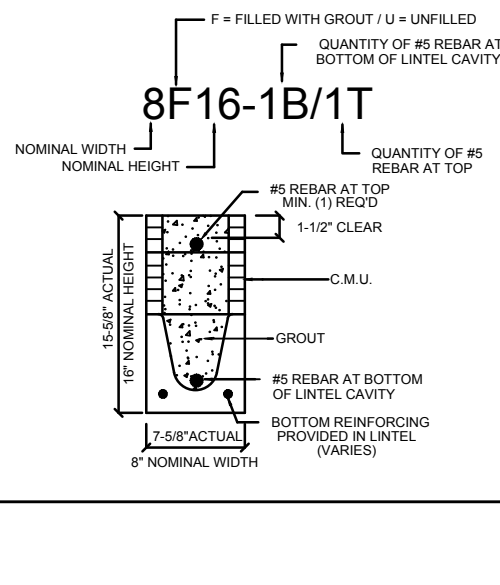
- All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
- N.R. = Not Rated.
- Safe loads are total superimposed allowable load on the section specified.
- Safe loads based on grade 40 or grade 60 field rebar.
- Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel.
- One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
- The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from the face of support.
- For composite lintel heights not shown, use safe load from next lower height.
- All safe loads in units of pounds per linear foot.

MATERIALS

- fc precast lintels = 3500 psi.
- fc prestressed lintels = 6000 psi.
- fc grout = 3000 psi w/ maximum 3/8" aggregate.
- Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
- Rebar provided in precast lintel per ASTM A615 GR60. Field strand per ASTM A615 GR40 or GR60.
- Prestressing strand per ASTM A416 grade 270 low relaxation.
- 7/32" wire per ASTM A510.
- Mortar per ASTM C270 type M or S.

GENERAL NOTES

- Provide full mortar head and bed joints.
- Shore filled lintels as required.
- Installation of lintel must comply with the architectural and/or structural drawings.
- Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
- All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
- Bottom field added rebar to be located at the bottom of the lintel cavity.
- 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
- Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
- Safe load ratings based on rational design analysis per ACI 318 and ACI 530



Keesee associates
ARCHITECTURE | DESIGN | PLANNING
288 Southhall Lane, Suite 200
Maitland, FL 32751
phone: (407) 960-2535

HITEG
THOMPSON ENGINEERING GROUP, INC.
4401 Windland Road, Suite AG Orlando, FL 32811
Ph: (407) 734-1650
Fax: (407) 734-1790
www.hiteg.com

**PARK SQUARE HOMES
3162 - YOSEMITE
MASTER**

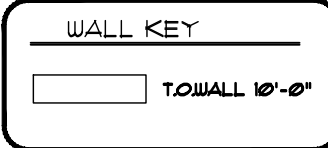
title:
PreCast Lintel Plan

project no. 2023233
checked: BA
drawn: OA
date: 09-07-23
scale: AS SHOWN

PRECAST LINTEL PLAN ELEV. "B"

1/8" = 1'-0"

S2B



COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

+ .XXX ULTIMATE DESIGNED POSITIVE PRESSURE
- .XXX ULTIMATE DESIGNED NEGATIVE PRESSURE

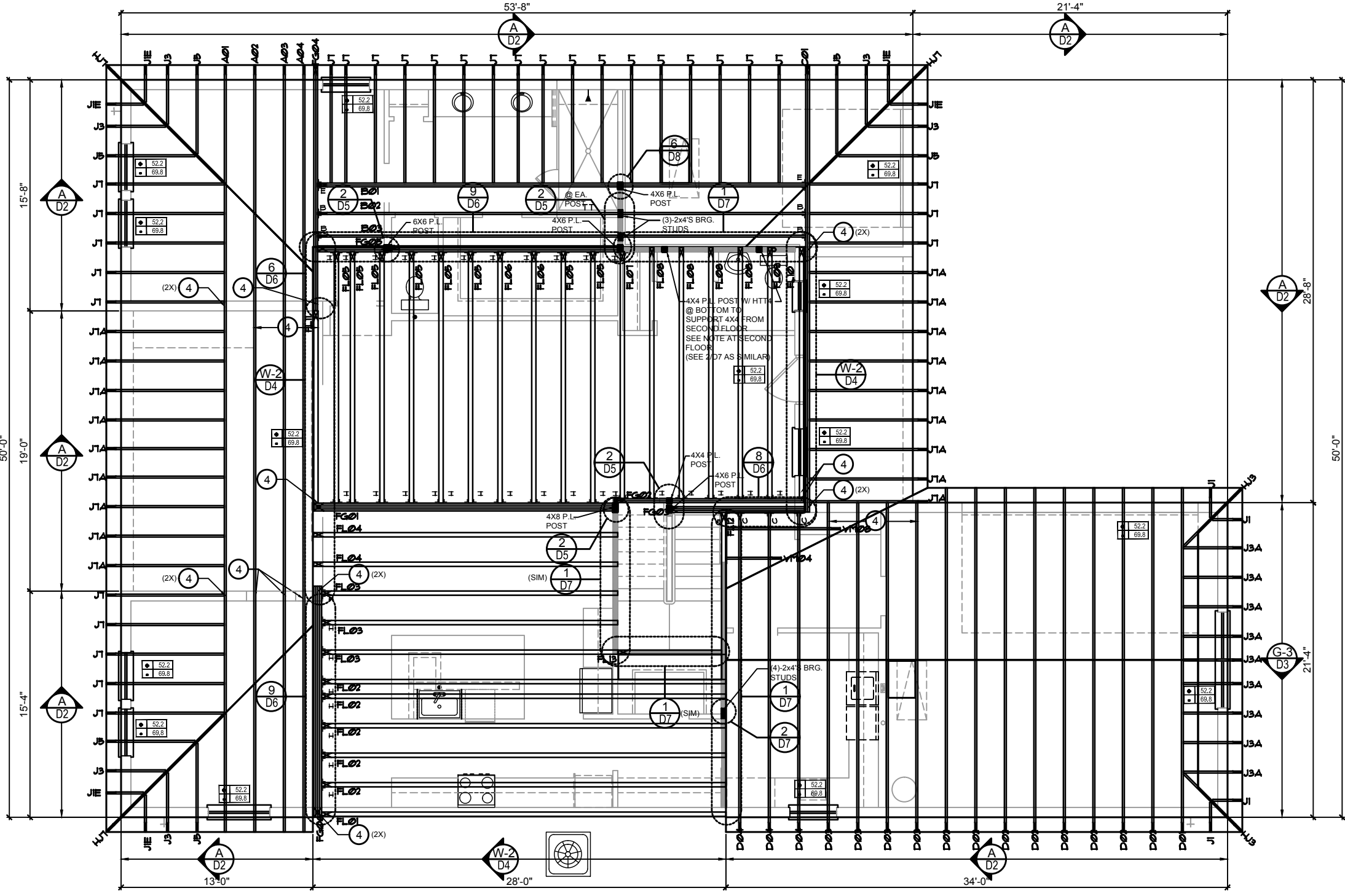
NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

FIELD REPAIR NOTES

- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEK PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/2" - REQUIRE SPECIAL ENGINEERING LETTER.
- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE.

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY KIN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTC BCSI 1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- TILE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
- OFF RIDGE VENTS MAXIMUM OPENING SIZES:
 - LOMANCO: (2) 9/16" DIA. CIRCLES
 - MILLENNIUM METAL: 2 1/2" x 46" HOLE



CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8d x 1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" / PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d / PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	365	280 / 303
35	A35F	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A

45	ST18	14-16d	1,200	N/A	103	VGTR/L	32-SDS 7/8" X 3" / (2) 7/8" BLT	3,990	N/A
47	LSTA24	18-10d	1,295	N/A	104	HU8-SDS2.5	7/8" BLT / 20-SDS 1/2" X 2 1/2"	5,020	N/A
71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1 1/2"	520	260 / N/A
72	MSTC66	64-16d SINKERS	5,495	N/A	167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260	168	U46	H: 8-10d / J: 4-10d	710	N/A
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A	184	HUC28-2	H: 14-16d / J: 4-10d	1,085	N/A
90	ABU66	12-16d	2,240	N/A	214	HUC212-3	HD: (22) 0.162" X 3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985					
92	ABU44	12-16d	2,200	N/A	215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
93	AC6 (MAX)	28-16d	1,815	1,070	216	HUS412	BLOCK: 10-1/2" X 1 1/2" TC JOIST: 10-16d	3,240	N/A
94	AC4 (MAX)	28-16d	1,815	1,070					
95	HTS20	20-10d	1,450	N/A	217	HUS212-2	BLOCK: 10-1/2" X 1 1/2" TC JOIST: 10-16d	2,630	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8" X 5 1/2" BOLTS	7,910	N/A	219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
97	MTSM16	BLOCK: 4-1/2" X 2 1/2" TC JOIST: 7-10d	860	N/A	220	N/A	N/A	1,620	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A	226	MBHA4.75/12	HDR: (2) 3/4" phi x 8" JOIST: 18-10d	2,160	N/A
99	A35	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A	231	MBHA3.56/16	HDR: (2) 3/4" phi x 8" JOIST: 18-10d	3,450	N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A					

232	MBHA5.50/16	HDR: (2) 3/4" phi x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10dx1 1/2" P: 10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MG1	(1) 5/8" BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d / JST: 8-16d	1,700	N/A
CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS				

1st FLOOR PLAN ELEV. "A"

1/8" = 1'-0"

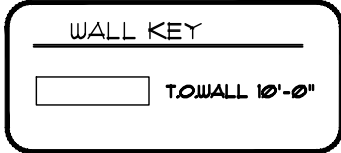


PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

title:
Floor Framing Plan

project no. 2023233
 checked:
 drawn: BA
 date: 09-07-23
 scale: AS SHOWN

S3A



COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

+ .XXX ULTIMATE DESIGNED POSITIVE PRESSURE
- .XXX ULTIMATE DESIGNED NEGATIVE PRESSURE

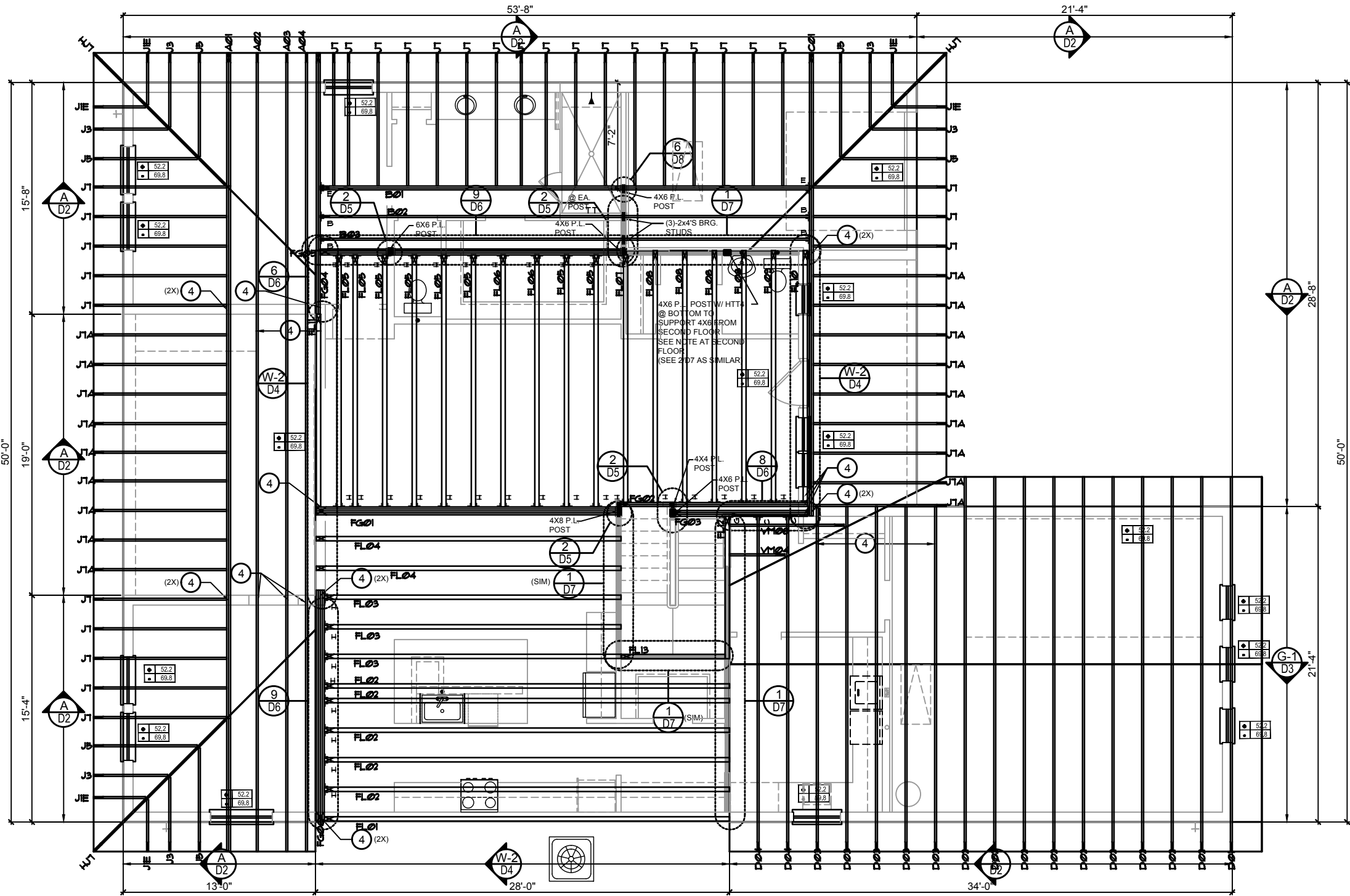
NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

FIELD REPAIR NOTES

- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEK PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/2" - REQUIRE SPECIAL ENGINEERING LETTER.
- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 24" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTC A BCSI 1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- TILE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
- OFF RIDGE VENTS MAXIMUM OPENING SIZES:
- LOMANCO: (2) 6" DIA. CIRCLES
- MILLENNIUM METAL: 2 1/2" x 46" HOLE



CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A

45	ST18	14-16d	1,200	N/A	103	VGTR/L	32-SDS 7/8"x3"/(2) 7/8" BLT	3,990	N/A
47	LSTA24	18-10d	1,295	N/A	104	HCU8-SDS2.5	7/8" BLT/20-SDS 1/2"x2 1/2"	5,020	N/A
71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1 1/2"	520	260 / N/A
72	MSTC66	64-16d SINKERS	5,495	N/A	167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260	168	U46	H: 8-10d / J: 4-10d	710	N/A
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A	184	HUC28-2	H: 14-16d / J: 4-10d	1,085	N/A
90	ABU66	12-16d	2,240	N/A	214	HUC212-3	HD: (22) 0.162"x3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985					
92	ABU44	12-16d	2,200	N/A	215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
93	AC6 (MAX)	28-16d	1,815	1,070	216	HUS412	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	3,240	N/A
94	AC4 (MAX)	28-16d	1,815	1,070					
95	HTS20	20-10d	1,450	N/A	217	HUS212-2	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	2,630	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A	219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
97	MTSM16	BLOCK: 4-1/2"x2 1/2" TC JOIST: 7-10d	860	N/A	220	N/A	N/A	1,620	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A	226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A	231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A					

232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10dx1 1/2" / P: 10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8" BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d / JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

1st FLOOR PLAN ELEV. "B"

1/8" = 1'-0"

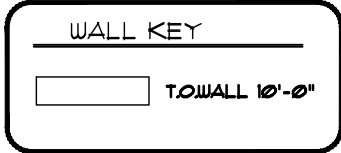


PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

title:
Floor Framing Plan

project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

S3B



COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

+ .XXX ULTIMATE DESIGNED POSITIVE PRESSURE
- .XXX ULTIMATE DESIGNED NEGATIVE PRESSURE

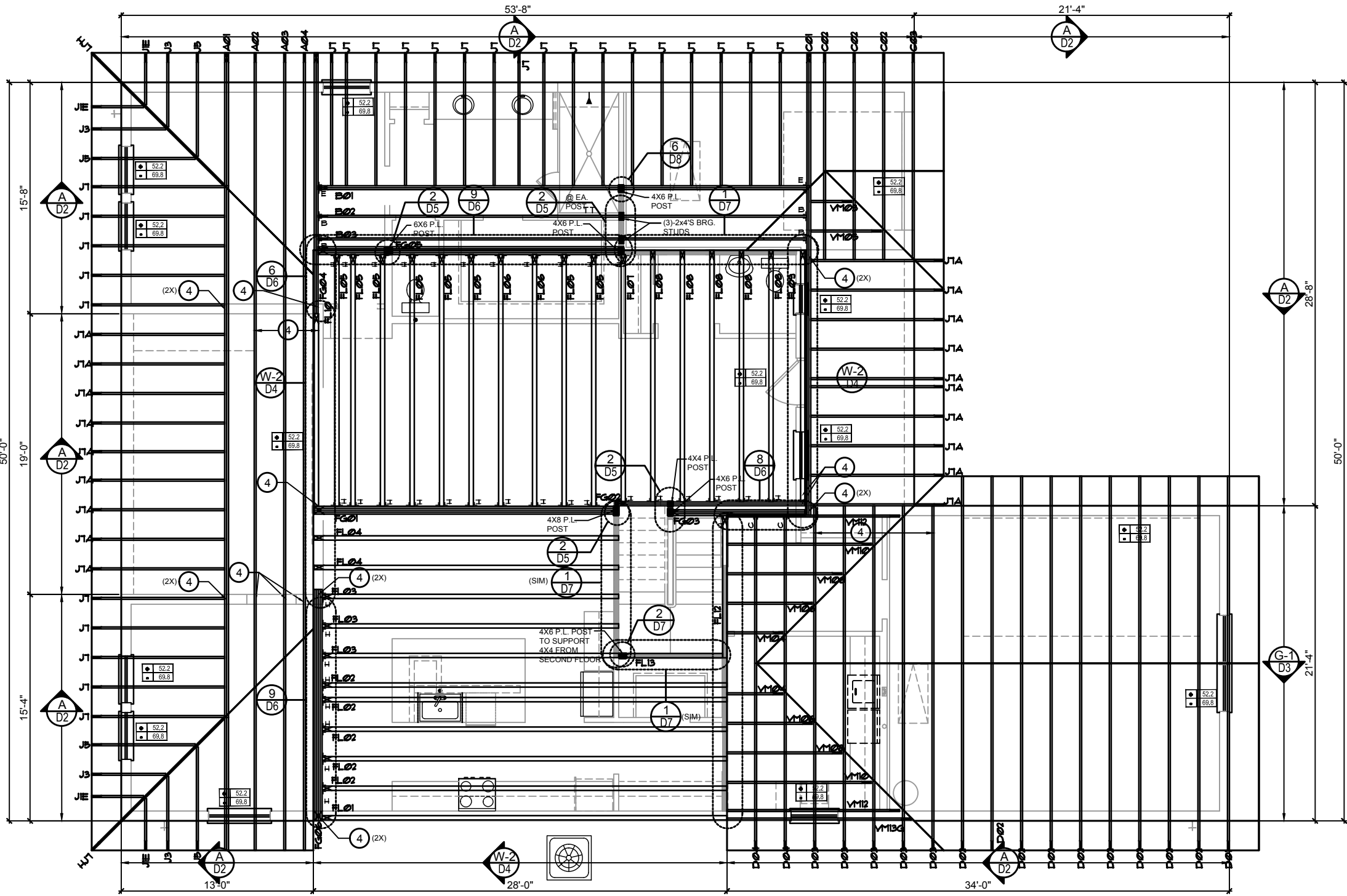
NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

FIELD REPAIR NOTES

- 1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- 2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/2" - REQUIRE SPECIAL ENGINEERING LETTER.
- 3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE 24" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTC/BCSI 1.
6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
8. TILE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
9. OFF RIDGE VENTS MAXIMUM OPENING SIZES:
 - LOMANCO: (2) 9" DIA. CIRCLES
 - MILLENNIUM METAL: 2 1/2" x 46" HOLE



CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8d x 1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" / PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d / PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	365	280 / 303
35	A35F	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A

45	ST18	14-16d	1,200	N/A	103	VGTR/L	32-SDS 7/8" x 3" / (2) 7/8" BLT	3,990	N/A
47	LSTA24	18-10d	1,295	N/A	104	HCU8-SDS2.5	7/8" BLT / 20-SDS 1/2" x 2 1/2"	5,020	N/A
71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1 1/2"	520	260 / N/A
72	MSTC66	64-16d SINKERS	5,495	N/A	167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260	168	U46	H: 8-10d / J: 4-10d	710	N/A
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A	184	HUC28-2	H: 14-16d / J: 4-10d	1,085	N/A
90	ABU66	12-16d	2,240	N/A	214	HUC212-3	HD: (22) 0.162" x 3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985					
92	ABU44	12-16d	2,200	N/A	215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
93	AC6 (MAX)	28-16d	1,815	1,070	216	HUS412	BLOCK: 10- 1/2" x 1 1/2" TC JOIST: 10-16d	3,240	N/A
94	AC4 (MAX)	28-16d	1,815	1,070					
95	HTS20	20-10d	1,450	N/A	217	HUS212-2	BLOCK: 10- 1/2" x 1 1/2" TC JOIST: 10-16d	2,630	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8" x 5 1/2" BOLTS	7,910	N/A	219	MBHA412	H: 1-ATR3/4x8 TOP&FACE JOIST: 18-10d	3,145	N/A
97	MTSM16	BLOCK: 4- 1/2" x 2 1/2" TC JOIST: 7-10d	860	N/A	220	N/A	N/A	1,620	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A	226	MBHA4.75/12	HDR: (2) 3/4" phi x 8" JOIST: 18-10d	2,160	N/A
99	A35	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A	231	MBHA3.56/16	HDR: (2) 3/4" phi x 8" JOIST: 18-10d	3,450	N/A
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A					

232	MBHA5.50/16	HDR: (2) 3/4" phi x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10dx1 1/2" P: 10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MG1	(1) 5/8" BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d / JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

1st FLOOR PLAN ELEV. "C"

1/8" = 1'-0"



PARK SQUARE HOMES
 3162 - YOSEMITE
 MASTER

title:
Floor Framing Plan

project no. 2023233
 checked:
 drawn: BA
 date: 09-07-23
 scale: AS SHOWN

S3C

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

+	XXXX	ULTIMATE DESIGNED POSITIVE PRESSURE
-	XXXX	ULTIMATE DESIGNED NEGATIVE PRESSURE

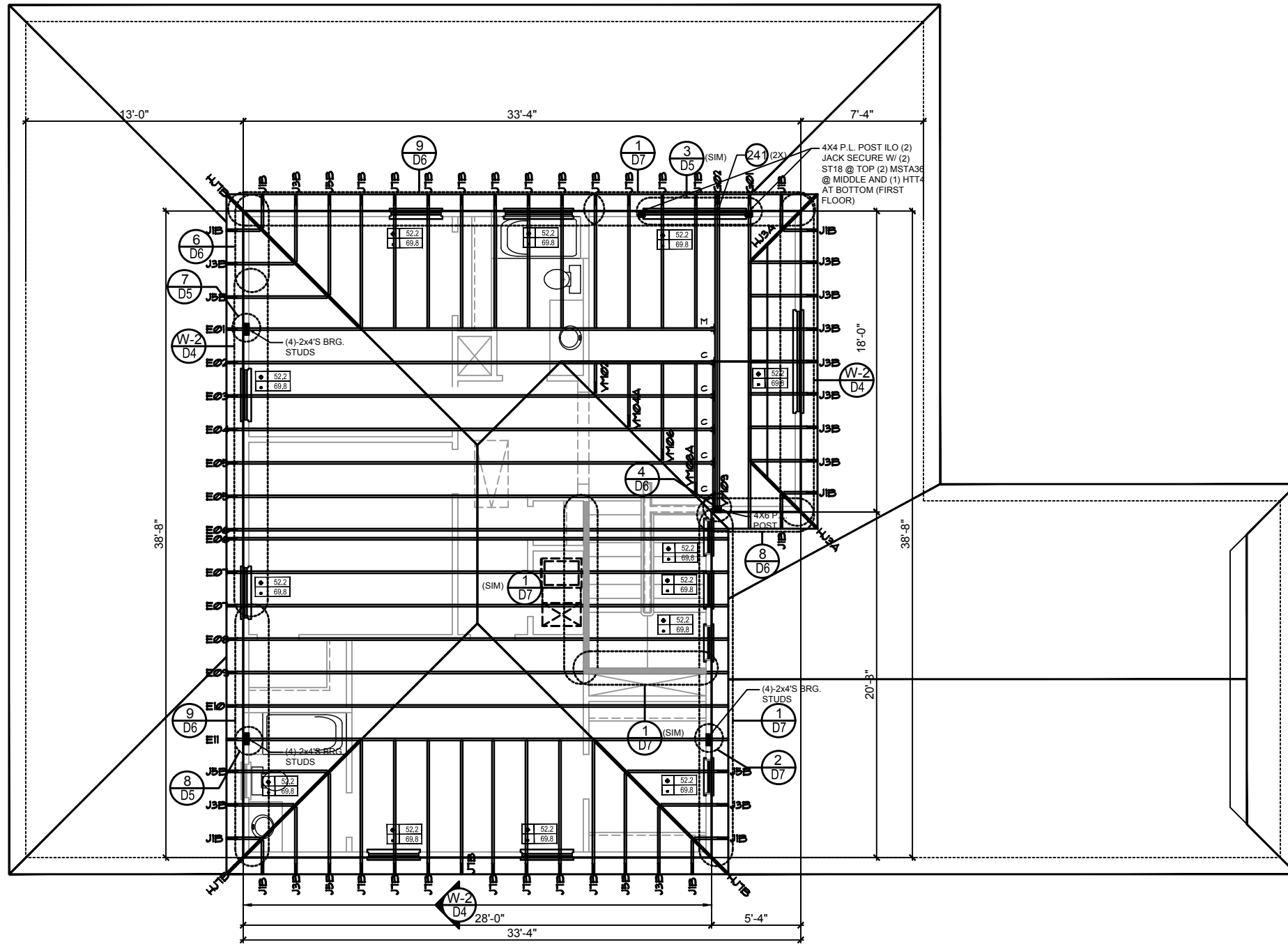
NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

FIELD REPAIR NOTES

- 1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- 2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/2" - REQUIRE SPECIAL ENGINEERING LETTER.
- 3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY KIN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPIWTC A BCSI 1.
6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
8. TILE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
9. OFF RIDGE VENTS MAXIMUM OPENING SIZES:
- LOMANCO: (2) 6" DIA. CIRCLES
- MILLENNIUM METAL: 2 1/2" x 46" HOLE



CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2	45	ST18	14-16d	1,200	N/A	103	VGTR/L	32-SDS 1/2" X 3/4" (2) 7/8" BLT	3,990	N/A	232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960	47	LSTA24	18-10d	1,295	N/A	104	HCU8-SDS2.5	7/8" BLT/20-SDS 1/2" X 2 1/2"	5,020	N/A	240	H16	R-2-10dx1 1/2"/P:10-10dx1 1/2"	1,470	480 / N/A
5	DETA20	18-10d x 1 1/2"	2,480	2000 / 1370	71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1 1/2"	520	260 / N/A	241	LG2	30-16d-sinker	2000	1015 / 440
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160	72	MSTC66	64-16d SINKERS	5,495	N/A	167	HHUS46	H:14-16d/J:6-16d	1,550	N/A	301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
21	H1	RFT:6-8dx1 1/2"/PLT:4-8d	475	485 / 165	79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260	168	U46	H:8-10d/J:4-10d	710	N/A	302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
22	H10A	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660/550	80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A	303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A	81	SPH4.6.8	12-10d x 1 1/2"	885	N/A	184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A	401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A	90	ABU66	12-16d	2,240	N/A	214	HUC212-3	HD:(22)0.162"X3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A	T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150	92	ABU44	12-16d	2,200	N/A	215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A					
34	A34	H:4-8dx1 1/2"/P:4-8dx1 1/2"	365	280 / 303	93	AC6 (MAX)	28-16d	1,815	1,070	216	HUS412	BLOCK: 10-1/2"X1 1/2" TC JOIST : 10-16d	3,240	N/A					
35	A35F	H:4-8dx1 1/2"/P:4-8dx1 1/2"	440	440 / N/A	94	AC4 (MAX)	28-16d	1,815	1,070	216	HUS412	BLOCK: 10-1/2"X1 1/2" TC JOIST : 10-16d	3,240	N/A					
37	MTS12	14-10d	990	N/A	95	HTS20	20-10d	1,450	N/A	217	HUS212-2	BLOCK: 10-1/2"X1 1/2" TC JOIST : 10-16d	2,630	N/A					
38	MTS16	14-10d	990	N/A	96	HD8A	SILL: 7/8" BOLT STUD:(3) 7/8"X5 1/2" BOLTS	7,910	N/A	219	MBHA412	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A					
39	MTS30	14-10d	990	N/A	97	MTSM16	BLOCK: 4-1/2"X2 1/2" TC JOIST : 7-10d	860	N/A	220	N/A	N/A	1,620	N/A					
43	LSTA12	10-10d	905	N/A	98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A	226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A					
					99	A35	H:4-8dx1 1/2"/P:4-8dx1 1/2"	440	440 / N/A	231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A					
					102	HTT5	5/8" BOLT/26-10d	4,275	N/A										

2nd FLR. ROOF PLAN ELEV. "A"

1/8" = 1'-0"



title:
Roof Framing Plan

project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

S4A

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

+	XXXX	ULTIMATE DESIGNED POSITIVE PRESSURE
-	XXXX	ULTIMATE DESIGNED NEGATIVE PRESSURE

NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

FIELD REPAIR NOTES

1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.

2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/2" - REQUIRE SPECIAL ENGINEERING LETTER.

3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.

2. TYPICAL ROOF EAVES OVERHANG TO BE 24" UNLESS OTHERWISE NOTED.

3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.

4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.

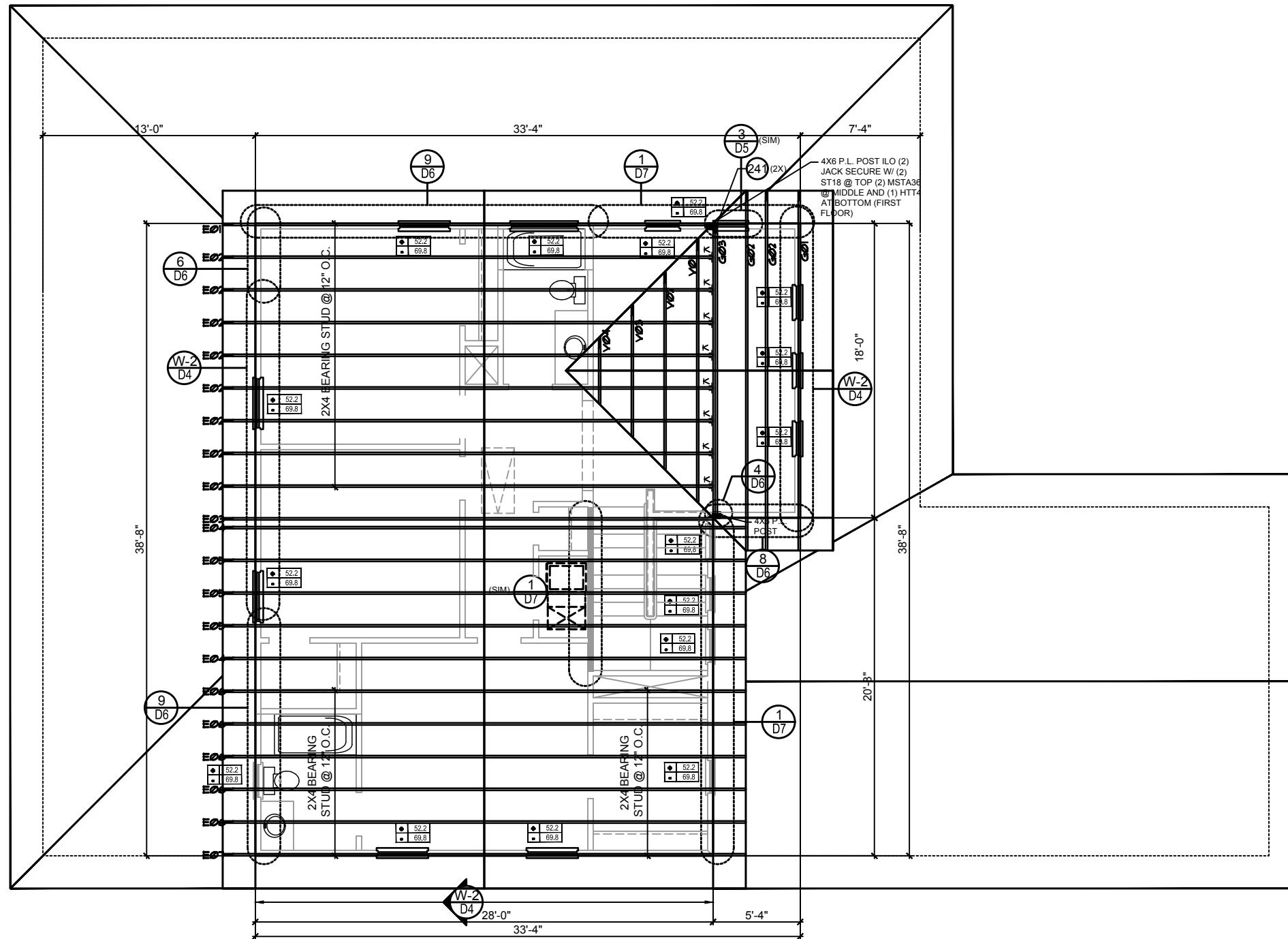
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY KIN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPIWTC A BCSI 1.

6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.

7. ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.

8. TILE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1

9. OFF RIDGE VENTS MAXIMUM OPENING SIZES:
- LOMANCO: (2) 6" DIA. CIRCLES
- MILLENNIUM METAL: 2 1/2" x 46" HOLE



CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETA20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8d x 1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" / PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d / PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	365	280 / 303
35	A35F	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A

45	ST18	14-16d	1,200	N/A	103	VGTR/L	32-SDS 7/8" X 3" / (2) 7/8" BLT	3,990	N/A
47	LSTA24	18-10d	1,295	N/A	104	HCU8-SDS2.5	7/8" BLT / 20-SDS 1/2" X 2 1/2"	5,020	N/A
71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1 1/2"	520	260 / N/A
72	MSTC66	64-16d SINKERS	5,495	N/A	167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260	168	U46	H: 8-10d / J: 4-10d	710	N/A
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A	184	HUC28-2	H: 14-16d / J: 4-10d	1,085	N/A
90	ABU66	12-16d	2,240	N/A	214	HUC212-3	HD: (22) 0.162" X 3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985	215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
92	ABU44	12-16d	2,200	N/A	216	HUS412	BLOCK: 10-1/2" X 1 1/2" TC JOIST: 10-16d	3,240	N/A
93	AC6 (MAX)	28-16d	1,815	1,070	217	HUS212-2	BLOCK: 10-1/2" X 1 1/2" TC JOIST: 10-16d	2,630	N/A
94	AC4 (MAX)	28-16d	1,815	1,070	219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
95	HTS20	20-10d	1,450	N/A	220	N/A	N/A	1,620	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8" X 5 1/2" BOLTS	7,910	N/A	226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
97	MTSM16	BLOCK: 4-1/2" X 2 1/2" TC JOIST: 7-10d	860	N/A	231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A					
99	A35	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A					
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A					

232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10dx1 1/2" P: 10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8" BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d / JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

2nd FLR. ROOF PLAN ELEV. "B"

1/8" = 1'-0"



title:
Roof Framing Plan

project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

S4B

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

+	XXX	ULTIMATE DESIGNED POSITIVE PRESSURE
-	XXX	ULTIMATE DESIGNED NEGATIVE PRESSURE

NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

FIELD REPAIR NOTES

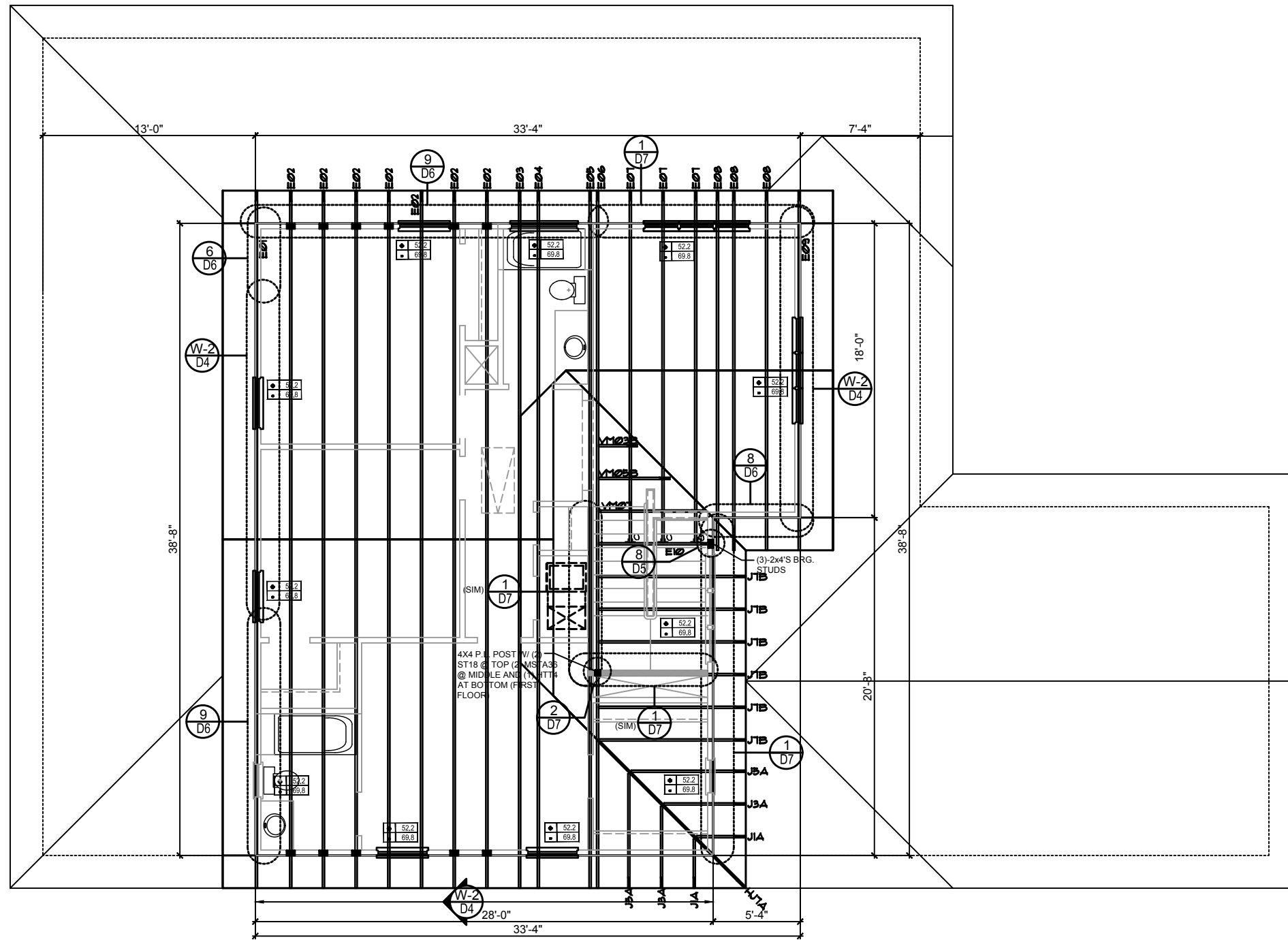
1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.

2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/2" - REQUIRE SPECIAL ENGINEERING LETTER.

3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 24" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY KIN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPIWTC A BCSI 1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- TILE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
- OFF RIDGE VENTS MAXIMUM OPENING SIZES:
- LOMANCO: (2) 6" DIA. CIRCLES
- MILLENNIUM METAL: 2 1/2" x 46" HOLE



CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON		MAX. UPLIFT	LAT. LDS. F1 / F2	45		103		232										
	DESCRIPTION	FASTENERS PER CONNECTOR			ST18	VGTR/L	MBHA5.50/16	HDR	JOIST	3,450	N/A								
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960	47	LSTA24	18-10d	1,295	N/A	104	HCU8-SDS2.5	7/8" BLT/20-SDS 1/2"x2 1/2"	5,020	N/A	240	H16	R:2-10dx1 1/2"/P:10-10dx1 1/2"	1,470	480 / N/A
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370	71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1 1/2"	520	260 / N/A	241	LGT2	30-16d-sinker	2000	1015 / 440
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160	72	MSTC66	64-16d SINKERS	5,495	N/A	167	HHUS46	H:14-16d/J:6-16d	1,550	N/A	301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
21	H1	RFT:6-8dx1 1/2"/PLT:4-8d	475	485 / 165	79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260	168	U46	H:8-10d/J:4-10d	710	N/A	302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6,485	N/A
22	H10A	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660/550	80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A	303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A	81	SPH4.6.8	12-10d x 1 1/2"	885	N/A	184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A	401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
24	H7	RFT / TRS: 4-8d PLT / STD: 10-8d	985	400 / N/A	89	CB66	(2) 7/8" BOLTS	2,300	985	214	HUC212-3	HD:(22)0.162"x3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A	T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150	92	ABU44	12-16d	2,200	N/A	215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A	217	HUS212-2	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	2,630	N/A
34	A34	H:4-8dx1 1/2"/P:4-8dx1 1/2"	365	280 / 303	93	AC6 (MAX)	28-16d	1,815	1,070	216	HUS412	BLOCK: 10-1/2"x1 1/2" TC JOIST: 10-16d	3,240	N/A	219	MBHA412	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
35	A35F	H:4-8dx1 1/2"/P:4-8dx1 1/2"	440	440 / N/A	94	AC4 (MAX)	28-16d	1,815	1,070	220	N/A	N/A	1,620	N/A	226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
37	MTS12	14-10d	990	N/A	95	HTS20	20-10d	1,450	N/A	231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A					
38	MTS16	14-10d	990	N/A	96	HD8A	SILL: 7/8" BOLT STUD:(3) 7/8"x5 1/2" BOLTS	7,910	N/A										
39	MTS30	14-10d	990	N/A	97	MTSM16	BLOCK: 4-1/2"x2 1/2" TC JOIST: 7-10d	860	N/A										
43	LSTA12	10-10d	905	N/A	98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A										
					99	A35	H:4-8dx1 1/2"/P:4-8dx1 1/2"	440	440 / N/A										
					102	HTT5	5/8" BOLT/26-10d	4,275	N/A										

2nd FLR. ROOF PLAN ELEV. "C"

1/8" = 1'-0"



title:
Roof Framing Plan

project no. 2023233
checked:
drawn: BA
date: 09-07-23
scale: AS SHOWN

S4C

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

+ .XXX ULTIMATE DESIGNED POSITIVE PRESSURE
- .XXX ULTIMATE DESIGNED NEGATIVE PRESSURE

NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

FIELD REPAIR NOTES

1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.

2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/2" + REQUIRE SPECIAL ENGINEERING LETTER.

3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.

2. TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.

3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.

4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL REG. ENG.

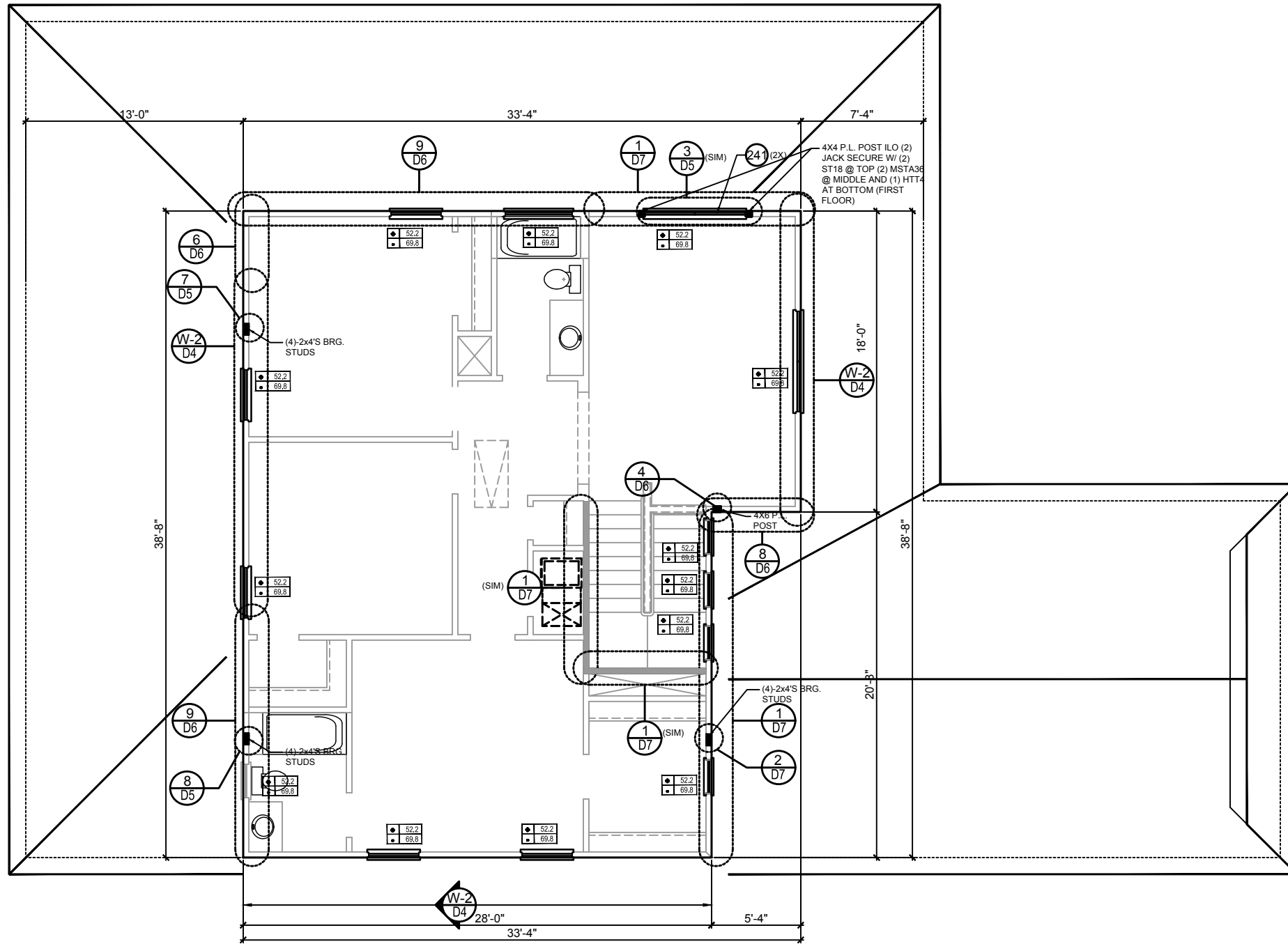
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY KIN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPIWTC A BCSI 1.

6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.

7. ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.

8. TILE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1

9. OFF RIDGE VENTS MAXIMUM OPENING SIZES:
 - LOMANCO: (2) 6" DIA. CIRCLES
 - MILLENNIUM METAL: 2 1/2" x 46" HOLE



CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETA20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8d x 1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" / PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d / PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT: 5-8d / PLT: 5-8d	415	150 / 150
34	A34	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	365	280 / 303
35	A35F	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A

45	ST18	14-16d	1,200	N/A	103	VGTR/L	32-SDS 1/2" X 3" (2) 7/8" BLT	3,990	N/A
47	LSTA24	18-10d	1,295	N/A	104	HCU8-SDS2.5	7/8" BLT / 20-SDS 1/2" X 2 1/2"	5,020	N/A
71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1 1/2"	520	260 / N/A
72	MSTC66	64-16d SINKERS	5,495	N/A	167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260	168	U46	H: 8-10d / J: 4-10d	710	N/A
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A	184	HUC28-2	H: 14-16d / J: 4-10d	1,085	N/A
90	ABU66	12-16d	2,240	N/A	214	HUC212-3	HD: (22) 0.162" X 3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985	215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A
92	ABU44	12-16d	2,200	N/A	216	HUS412	BLOCK: 10-1/2" X 1 1/2" TC JOIST: 10-16d	3,240	N/A
93	AC6 (MAX)	28-16d	1,815	1,070	217	HUS212-2	BLOCK: 10-1/2" X 1 1/2" TC JOIST: 10-16d	2,630	N/A
94	AC4 (MAX)	28-16d	1,815	1,070	219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
95	HTS20	20-10d	1,450	N/A	220	N/A	N/A	1,620	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8" X 5 1/2" BOLTS	7,910	N/A	226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A
97	MTSM16	BLOCK: 4-1/2" X 2 1/2" TC JOIST: 7-10d	860	N/A	231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A					
99	A35	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A					
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A					

232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
240	H16	R: 2-10dx1 1/2" P: 10-10dx1 1/2"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8" BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL: 3/4" BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL: 3/4" BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE: 18-16d / JST: 8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

2nd FLR. ROOF PLAN ELEV. "D"

1/8" = 1'-0"



title:
Roof Framing Plan

project no. 2023233
 checked:
 drawn: BA
 date: 09-07-23
 scale: AS SHOWN

S4D

STRUCTURAL NOTES

- THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 8TH EDITION, FBCR 2023 (WIND LOAD @ 140 MPH.)
LIVE LOAD ROOF: 20 PSF.
FLOOR: 40 PSF, BALCONIES & STAIRS: 40 PSF
OCCUPANCY= 1.0
BUILDING CATEGORY R3, WIND EXPOSURE C
INTERNAL PRESSURE COEFFICIENTS = +0.18 AND -0.18
- WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBCR SECTION R301
- ALL FLOOR SLABS TO BE OF 3,000 PSI CONC. PLANT MIX MIN. 5" THICK WITH 6x6 10/10 WIRE MESH 6 MIL. POLY. VAPOR-BARRIER OVER TERMITTE TREATED COMPACTED CLEAN FILL.
- CONCRETE MASONRY UNITS SHALL MEET: CH. 1-3 OF ACI 530-02/ ASCE 5-02/TMS 402-02 OR BIA BUILDING CODE REQUIREMENTS.
- MORTAR TO BE TYPE "M" OR "S", GROUT - 3,000 PSI @ 28 DAYS.
- MASONRY CLEAN OUTS REQUIRED @ GROUT GREATER THAN FIVE (5) FEET IN HEIGHT AND ALL VERTICALS.
- REBAR TO BE # 5'S GRADE 60, W/ MIN. LAP OF 25". USE "L" BARS @ CORNERS AND USE STANDARD HOOKS @ CHANGE IN DIRECTION WITH MIN. LAP 12"
- GYP. BD. CEILING SHALL BE INSTALLED PERP. TO FRAMING & NAILED @ 7" O.C. WITH 5d NAILS. GYP. BD. WALLS SHALL BE NAILED @8" O.C. WITH 5d NAILS

- UPLIFT CONNECTOR'S TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER ENCLOSED DETAILS.

- EPOXY ANCHOR ALTERNATIVE:
THREADED ANCHOR ROD MAY BE USED IN LIEU OF ANCHOR BOLTS FOR USE AS PLATE ANCHORS OR HURRICANE ANCHORS.
THE FOLLOWING CRITERIA MUST BE MET:

ANCHOR SIZE	CONC. HOLE SIZE	MIN. HOLE DEPTH
1/2"	-3/4"	7"
-5/8"	-7/8"	7"
-3/4"	1"	8"
-7/8"	1-1/8"	9"

AFTER HOLE IS DRILLED, ALL CONCRETE DUST MUST BE REMOVED PRIOR TO EPOXY INSTALLATION. THREADED ROD TO BE MIN. A36 STEEL AND FREE OF DIRT OR GREASE. LOAD ON ROD CANNOT BE APPLIED UNTIL 12 HOURS AFTER INSTALLATION. 2 COMPONENT EPOXY RESIN MATERIAL TO BE MIXED PER MFG. DIRECTIONS.

- SOIL BEARING CAPACITY 2000 PSF MINIMUM

WOOD STRUCTURAL NOTES

- ALL WOOD TO BE SPECIES, GROUP, AND GRADE AS NOTED BELOW. DAMAGED WOOD NOT TO BE USED.
- ALL STRUCTURAL LUMBER SHALL BE SPF (SPRUCE-PINE-FIR) #2 OR BETTER UNLESS OTHERWISE NOTED. (PRE ENG. TRUSSES EXCLUDED)
- END JOINT IN STRUCTURAL DOUBLE TOP PLATE TO BE OFFSET AT LEAST 4". STRUCTURAL DOUBLE PLATES TO BE NAILED @ 6" O.C.
- PLYWOOD OR OSB. WALL SHEATHING NAIL PATTERN TO BE 10d @ 6" O.C.. UNLESS OTHERWISE NOTED.
- NUMBER OF HEADER STUDS AND ADJACENT FULL LENGTH STUDS PER WALL AND HEADER STUD REQUIREMENT SCHEDULE.
- MAX. 1" HOLE DRILLED INTO EXTERIOR STRUCTURAL STUDS.
- DBL. STUDS @ EA. END OF SHEAR WALL.
- WHEN ANCHORING MULTIPLE WD. ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE CENTERED.
- NAIL PATTERN
-DOUBLE PLATE 12" O.C.. OUTSIDE SPLICE ZONE (SEE NOTE 4)
-DOUBLE STUDS @ 12" O.C..
-DOUBLE OR TRIPLE HEADER @ 6" O.C.. @ EDGE @ 12" O.C.. INTERMEDIATE.
-HEADER TO STUD @ 4" O.C.. EA. HEADER MEMBER.
-STUD TO TOP OR BOTTOM PLATE : (2) 16d THRU PLT. OR (2) 16d EA. SIDE TOE NAILED TO PLT.

- ROOF SHEATHING FOR SHINGLE ROOF TO BE MIN. 19/32 OSB, NAILED (10d RING SHANK NAILS) TO ROOF TRUSSES SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.

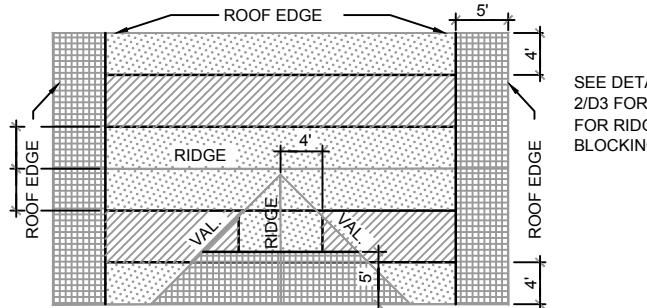
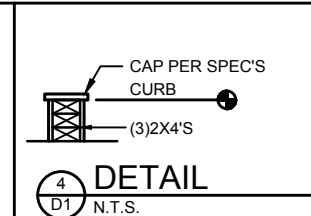
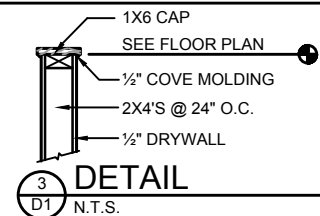
- ROOF SHEATHING FOR TILE ROOF TO BE MIN. 19/32" OSB, 1/2" CDX PLYWOOD OR 1/2" ADVANTECH. NAILED (10d RING SHANK NAILS) TO ROOF TO ROOF TRUSS SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.

- FLOOR SHEATHING TO BE MIN. 23/32" PLYWOOD NAILED @ 6" O.C. W/ #8 RING SHANK NAILS AND LIQUID NAIL ADHESIVE.
- ALL FLOOR TRUSSES TO BE END BLOCKED @ BEARING LOCATIONS
- TRUSS BRACING PER TRUSS MANUFACTURE'S DRAWINGS.
- ALL NAILING SPECIFIED TO BE APPLIED BY NAIL GUN OR MANUALLY
- ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- 2000 PSF MINIMUM SOIL BEARING CAPACITY

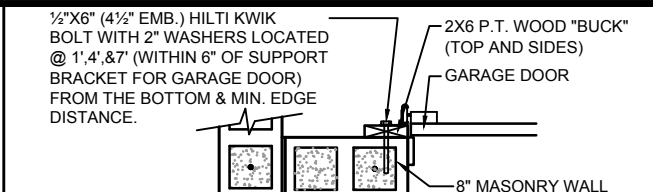
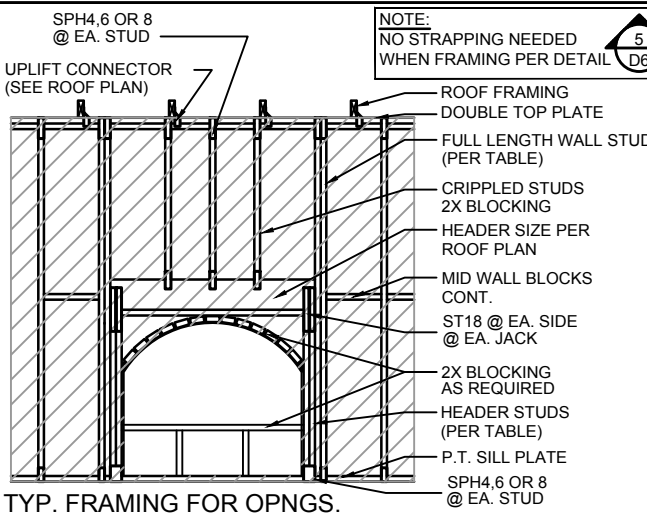
- NON BEARING WALL: 2X4 SPACED AT 24" O.C. UP TO 12'-0" HEIGHT WITH 2 ROWS OF HORIZONTAL 2X4 BLOCKING SPACE AT 4'-0" O.C.

FIELD REPAIR NOTES

- MISSED INTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) -1/4" X 2-1/4" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW. IF GIRGER TRUSS CONNECTIONS ARE MISSED CONTACT ENGINEER FOR SUBSTITUTION
- MISSED J-BOLTS FOR FRAMED EXTERIOR/ BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. x 7" LONG WEDGE ANCHORS (REDHEADS).
- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION:
UP TO -7/8" - NO REPAIR NECESSARY
-7/8" TO 1-1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED
1-1/4"+ - REQUIRE SPECIAL ENGINEERING LETTER
- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/ FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE



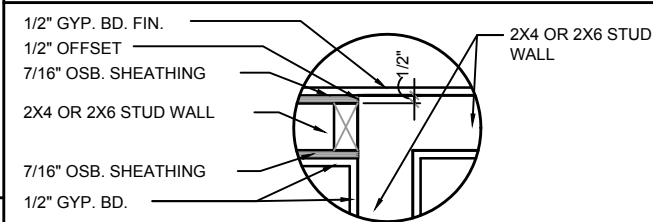
ROOF NAILING PATTERN



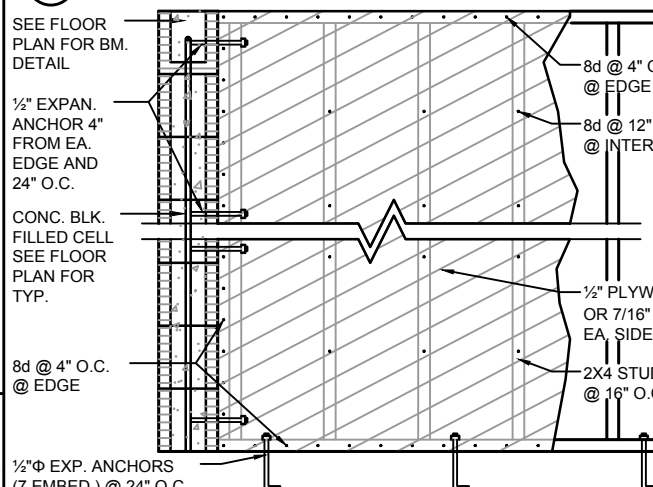
- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-90
- GROUT FILLED CELL W/ 1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT LENGTHS ADHERED TO
- GARAGE DOOR MANUF. TO PROVIDE ATTACHMENT TO "BUCK"

- THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:
 A.) THE DESIGN OF THE DOOR CAN WITHSTAND POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF.
 B.) THE DESIGN OF THE DOOR COMPLIES WITH THE CRITERIA SPECIFIED IN SECTION R609 OF THE 2023 FLORIDA BUILDING CODE RESIDENTIAL, 8TH EDITION
 C.) DOOR SIZE, TYPE AND GLAZING
 D.) TRACK SIZE AND FASTENER DETAILS.
 E.) TRACK BRACKET QUANTITY, SPACING AND FASTENER DETAILS.
 F.) REINFORCING MEMBER QUANTITY, LOCATION, SIZE, TYPE AND FASTENER DETAILS. (IF REQUIRED)

GARAGE BUCK DETAIL



DETAIL @ CONN. TO REG. WALL

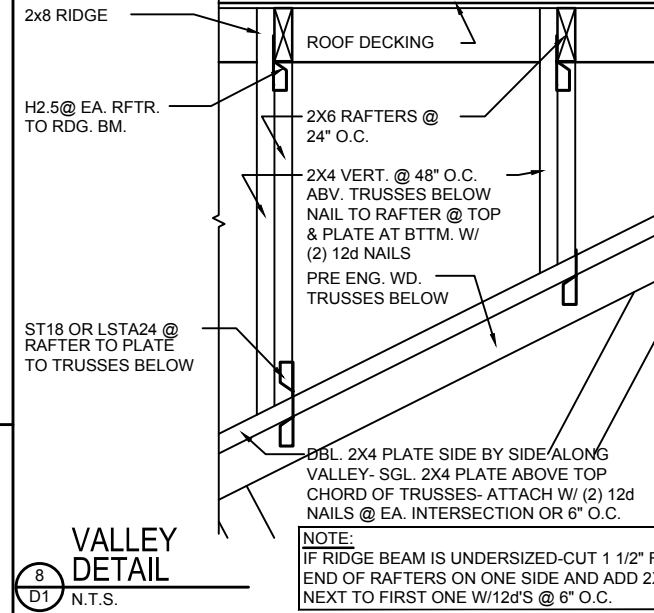
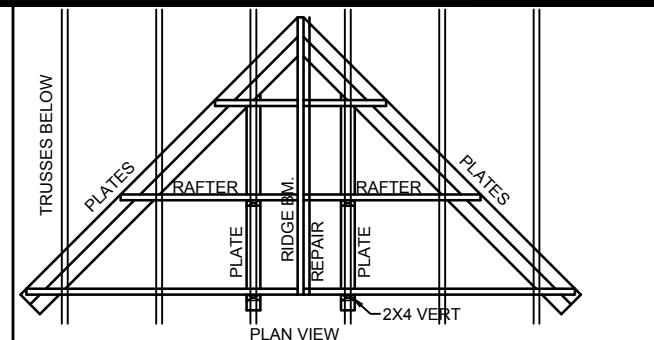


7 SHEAR WALL DETAIL

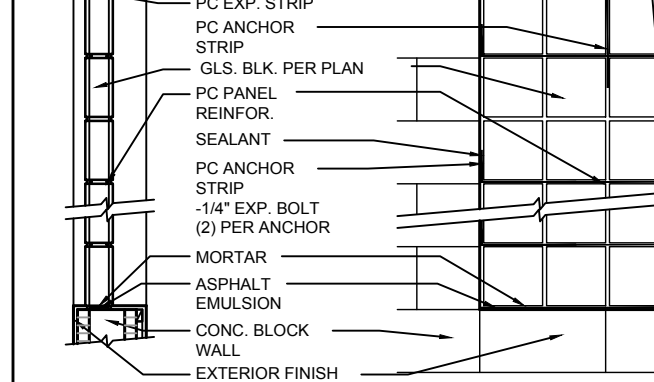
USE ONLY WHEN NOTED AS SHEAR WALL ON PLANS
1/2" = 1'-0"

MIN. WALL AND HEADER REQUIREMENTS

UNSUPPORTED WALL HEIGHT	STUD SPACING	MAXIMUM HEADER SPAN (ft.)					
		3'	6'	9'	12'	15'	18'
10' OR LESS	2	NUMBER OF HEADER STUDS SUPPORTING END OF HEADER					
		1	1	2	2	2	2
GREATER THAN 10'	2	NUMBER OF FULL-LENGTH STUDS @ EACH END OF HEADER					
		2	2	3	4	5	5



8 VALLEY DETAIL



PANEL ANCHOR CONSTRUCTION

PC PANEL REINFORCING (TOP): USED IN PANELS OVER 25" S.F. IN AREA, IS EMBEDDED HORIZONTALLY IN THE MORTAR JOINTS BETWEEN EVERY OTHER COURSE. PANEL REINFORCING IS FORMED OF TWO PARALLEL WIRES, EITHER 1-5/8" O.C. (FOR USE WITH "THINLINE" SERIES GLS. BLK.) OR 2" O.C. (FOR USE W/ "PREMIERE" SERIES GLS. BLK.) W/ BUTT WELDED CROSSWIRES AT REGULAR INTERVALS. 4' AND 10' LENGTHS AVAILABLE.

PC PANEL ANCHORS (MIDDLE): ARE USED TO TIE PITTSBURGH CORNING GLASS BLOCK PANELS INTO THE SURROUNDING FRAMEWORK WHEN CHANNELS ARE NOT USED. FORMED FROM 20 GAUGE PERFORATED- THEN GALVANIZED STEEL STRIPS, PANEL ANCHORS ARE AVAIL. IN 1-3/4" WIDTHS X 24" LENGTHS.

PC EXPANSION STRIPS (BOTTOM): MADE OF WHITE POLYETHYLENE, ARE INSERTED AT THE HEAD AND THE STRIPS REPLACE MORTAR AT THESE POINTS TO CUSHION THE GLASS BLOCK AND ALLOW THE PANEL TO EXPAND & CONTRACT FREELY. FOR METAL CHANNEL OR MASONRY CHASE CONSTRUCTION, PC EXPANSION STRIPS ARE AVAILABLE 3/8" THICK X 4" WIDE X 24" LONG. FOR PANEL ANCHOR CONSTRUCTION, STD. 4" WIDE STRIPS ARE EASILY CUT TO 3" WIDTH, FOR 3-7/8" "PREMIERE" SERIES BLK., AND TO 2-1/4" WIDTH, FOR 3-1/8" "THINLINE" SERIES BLOCK.

6 GLASS BLOCK DETAIL

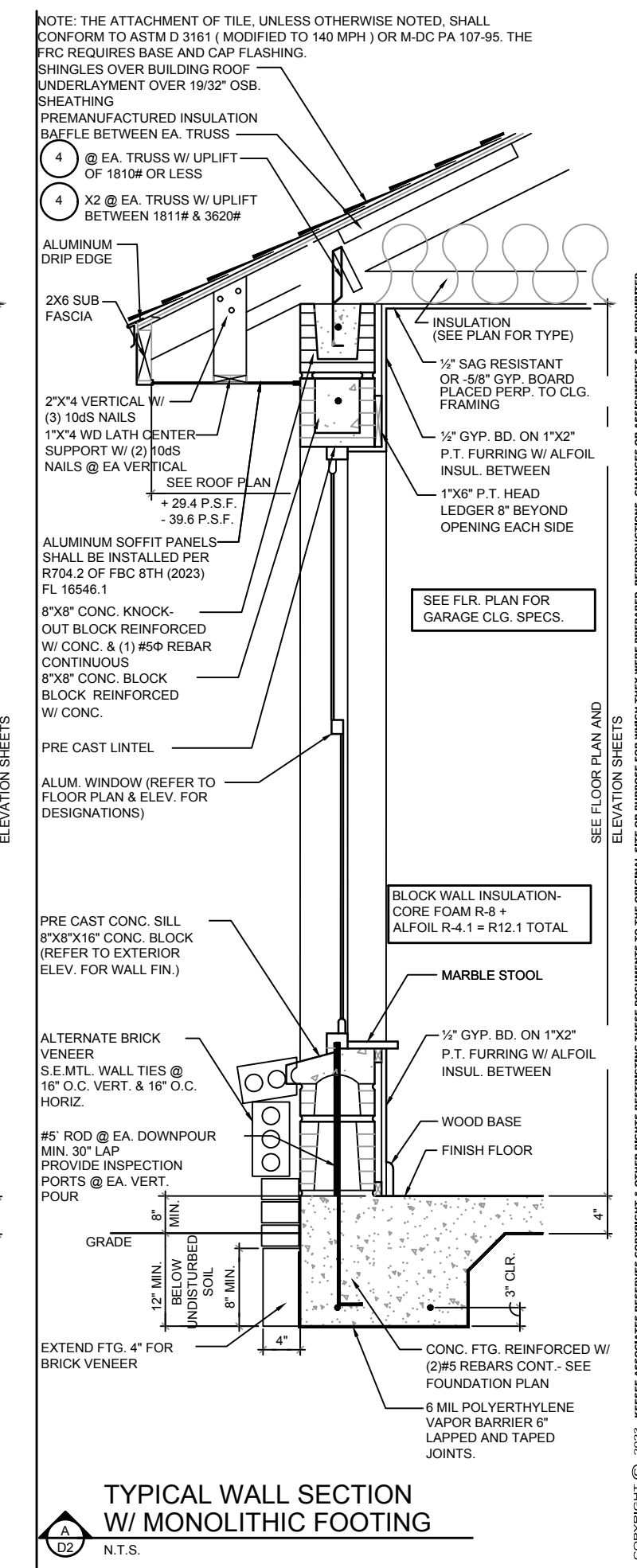
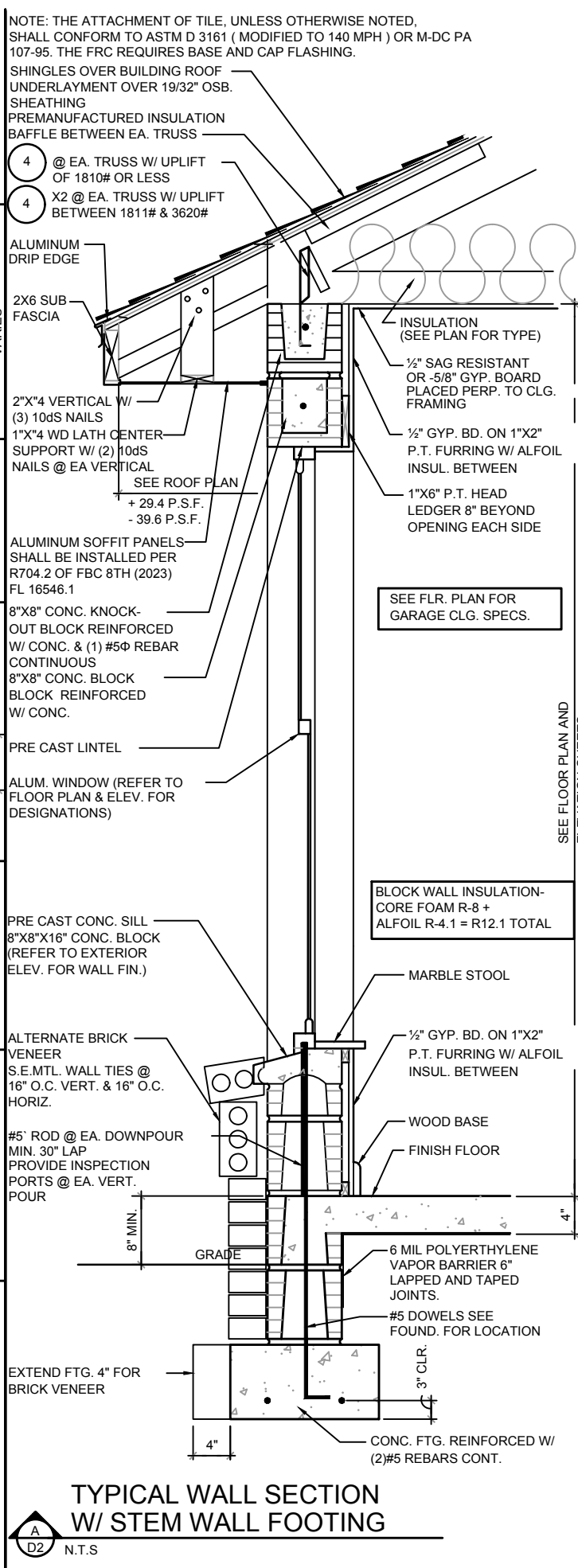
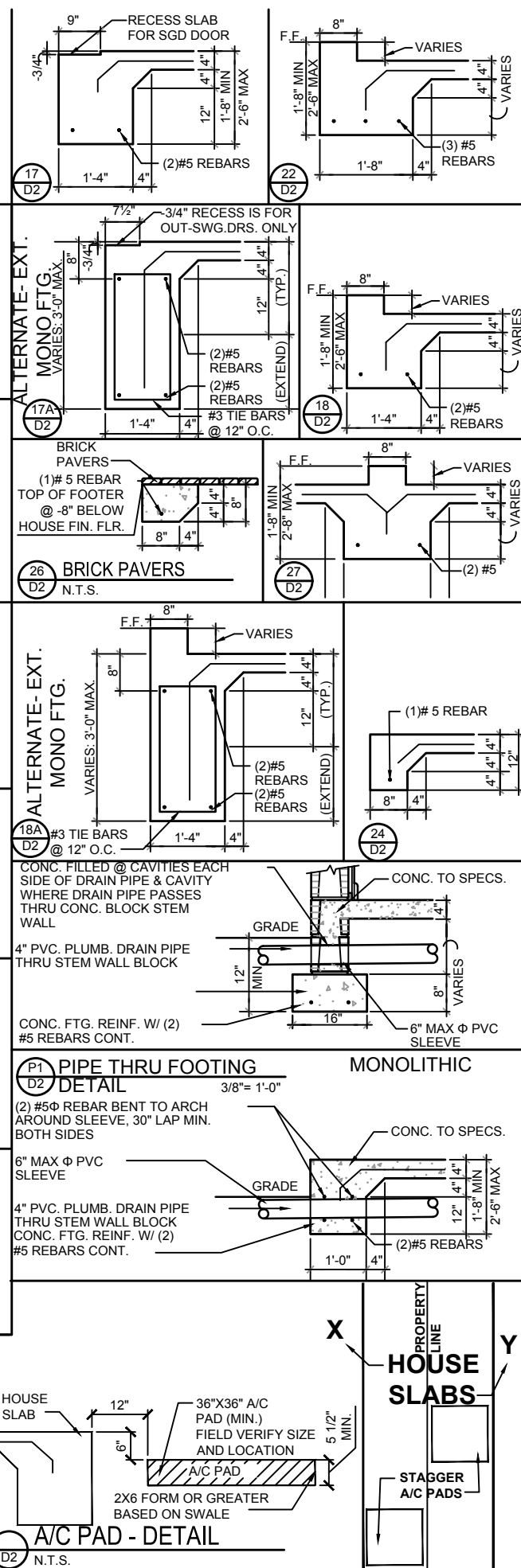
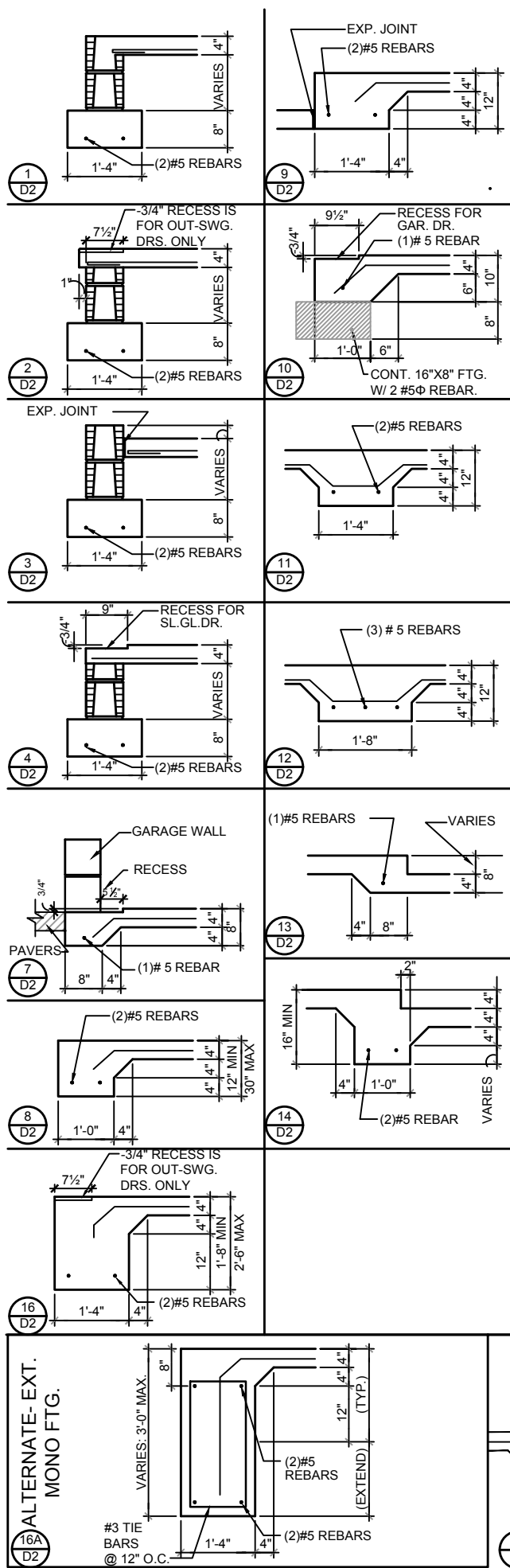
Keese Associates
ARCHITECTURE | DESIGN | PLANNING
258 Southhall Lane, Suite 200
Apopka, FL 32811
Phone: (407) 734-1450
Fax: (407) 734-1790
www.keese.com

ITEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A6 Orlando, FL 32811
Ph: (407) 734-1450
Fax: (407) 734-1790
www.iteg.com

PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

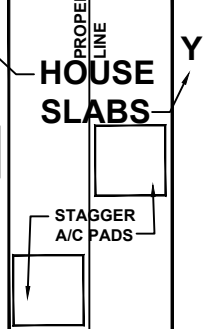
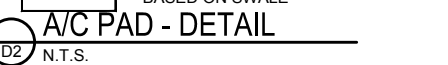
title:
STRUCTURAL DETAILS
project no. 2023233
checked:
drawn: BA
date: 9/07/23
scale: AS SHOWN

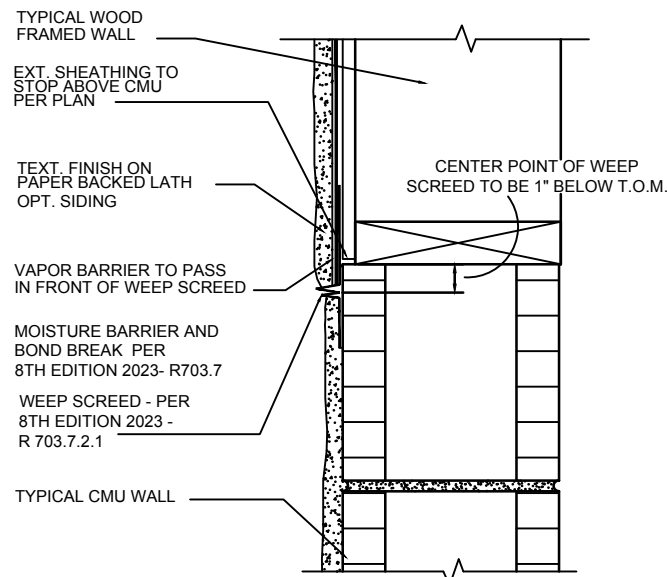
D1



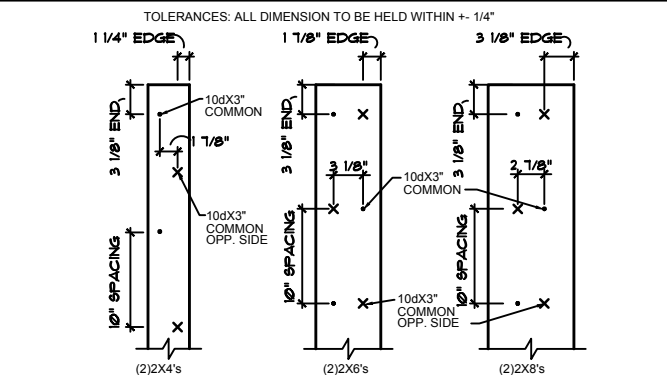
TYPICAL WALL SECTION W/ STEM WALL FOOTING
N.T.S.

TYPICAL WALL SECTION W/ MONOLITHIC FOOTING
N.T.S.

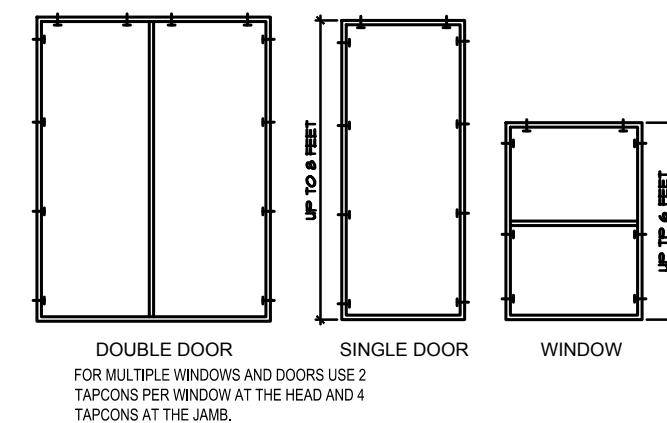




FLASHING DETAIL
N.T.S.

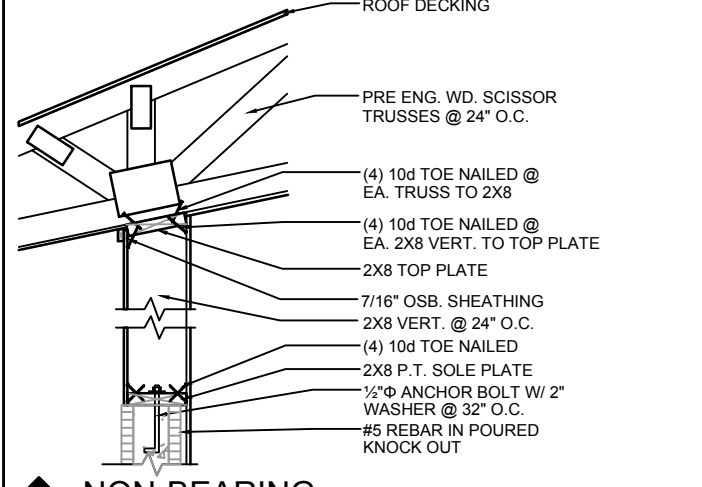


2X BUILT-UP STUD COLUMN DETAILS
1 1/2\"/>

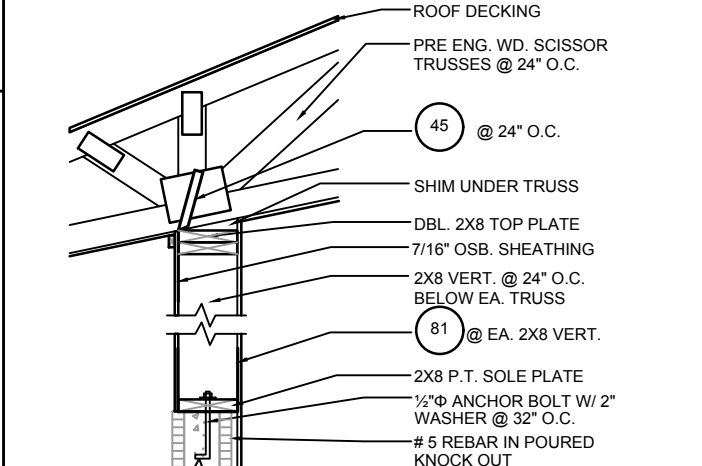


BUCK ATTACHMENT DATA
BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN PINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS w/ 2 T-NAILS TOP AND BOTTOM AND 8\"/>

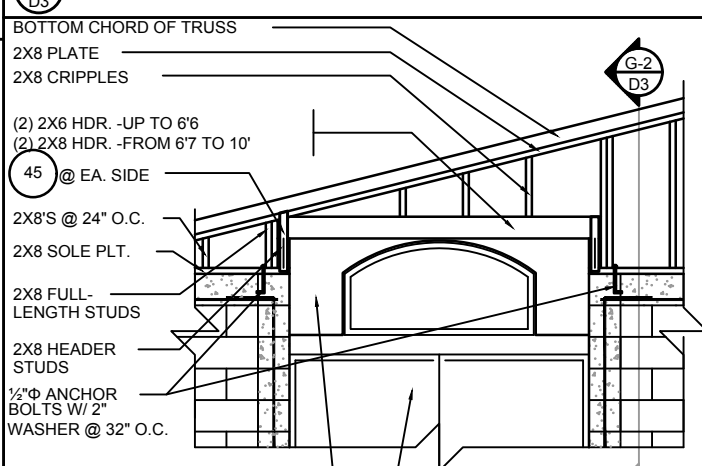
NOTE
IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4\"/>



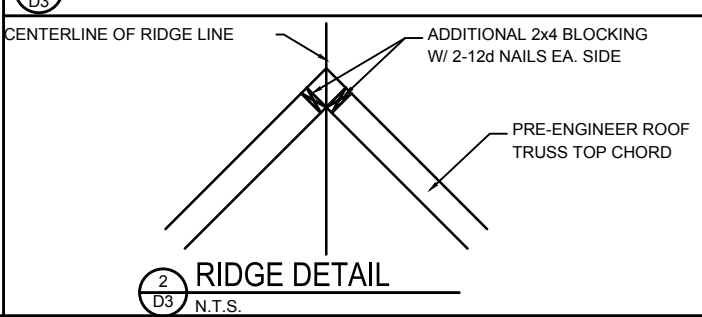
NON-BEARING
N.T.S.



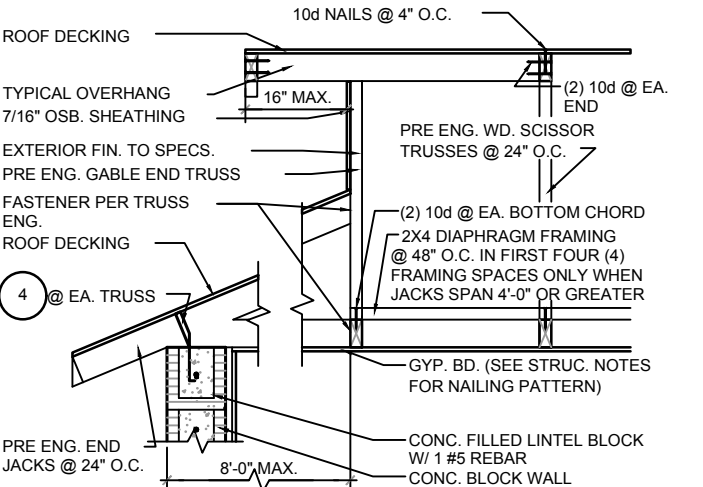
BEARING
N.T.S.



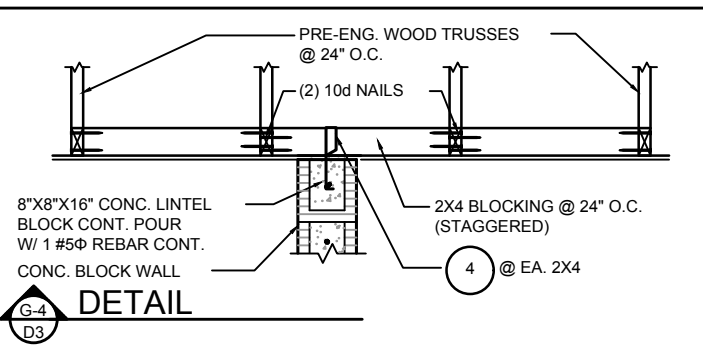
GABLE END
N.T.S.



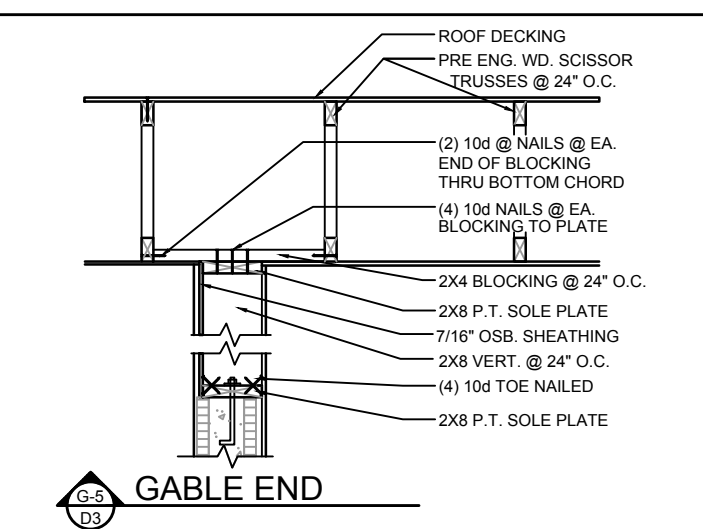
RIDGE DETAIL
N.T.S.



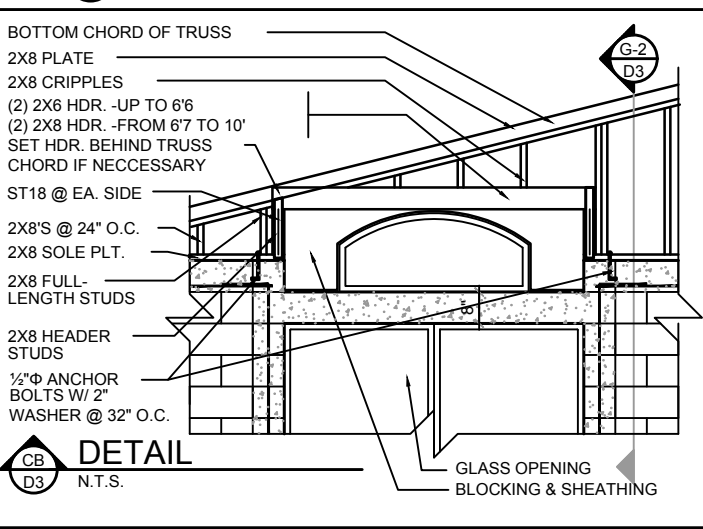
GABLE END
N.T.S.



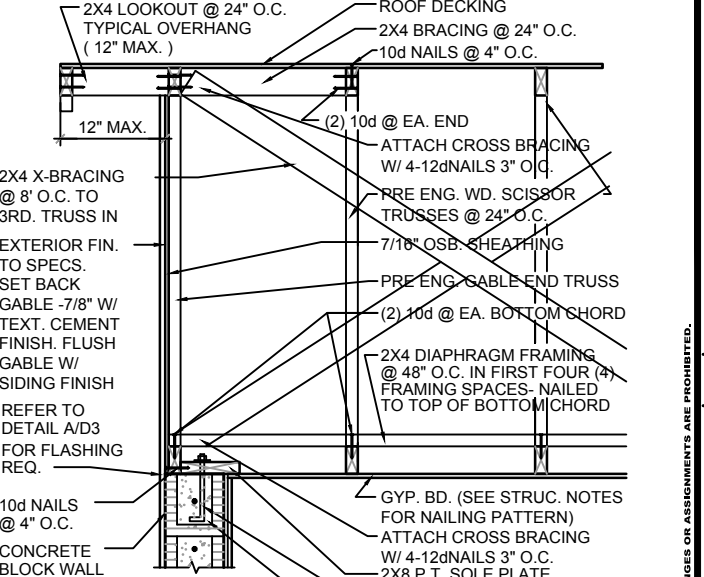
DETAIL
N.T.S.



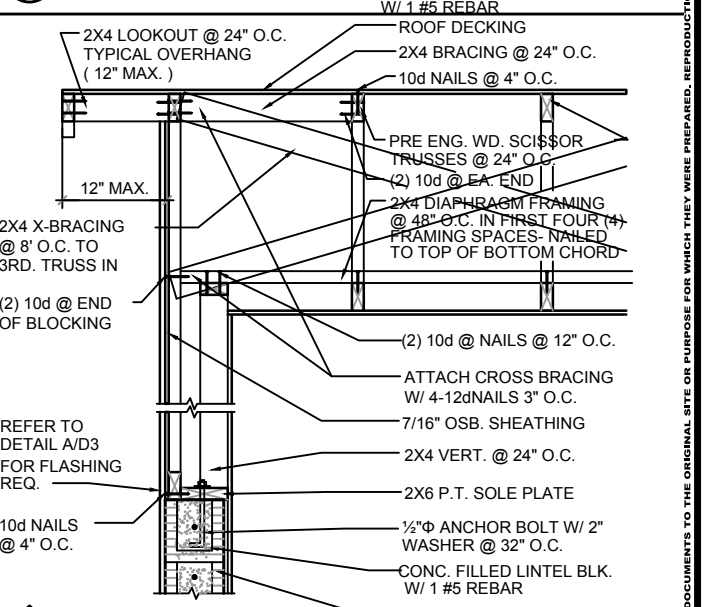
GABLE END
N.T.S.



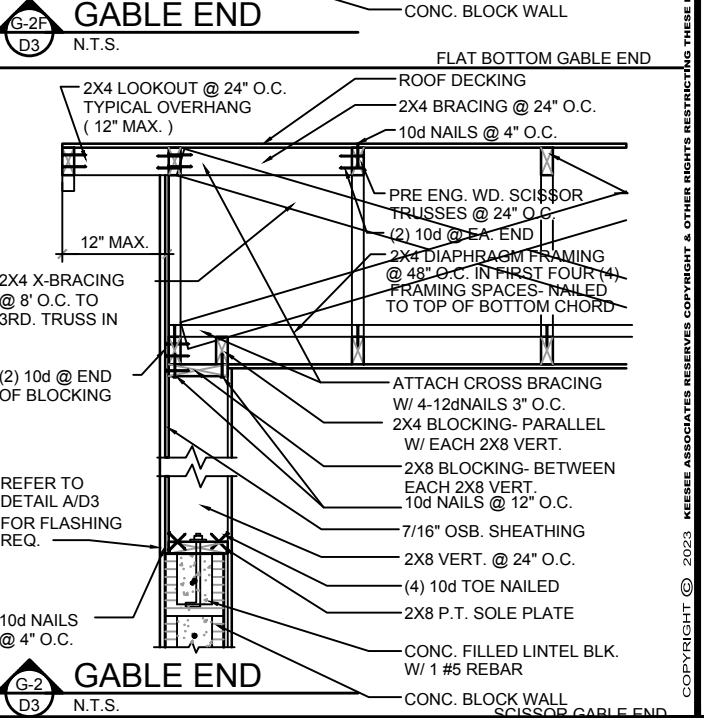
DETAIL
N.T.S.



GABLE END
N.T.S.



GABLE END
N.T.S.



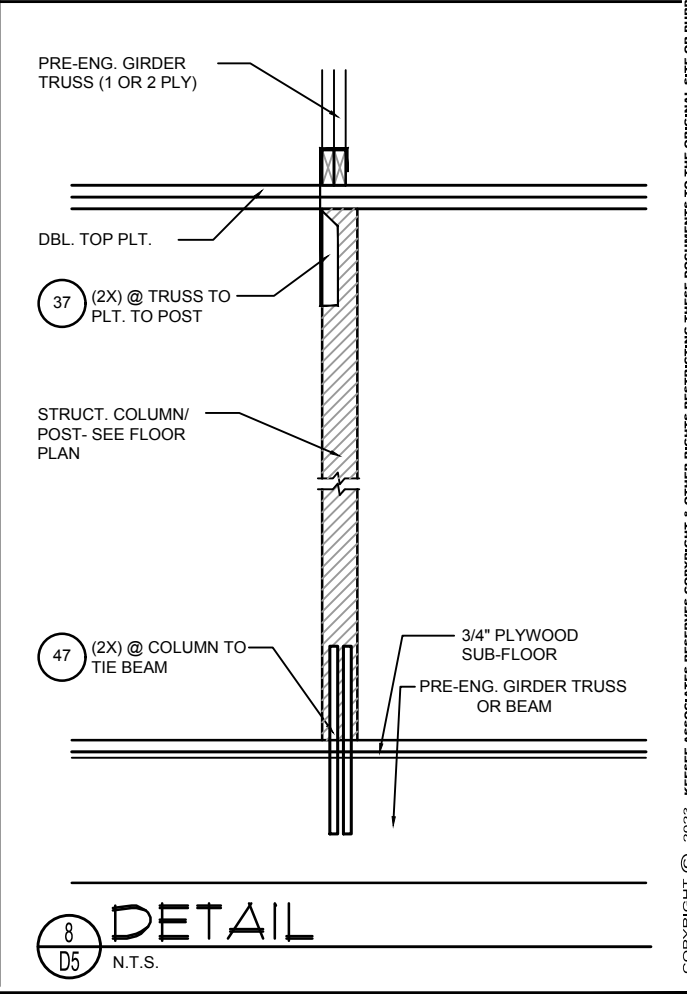
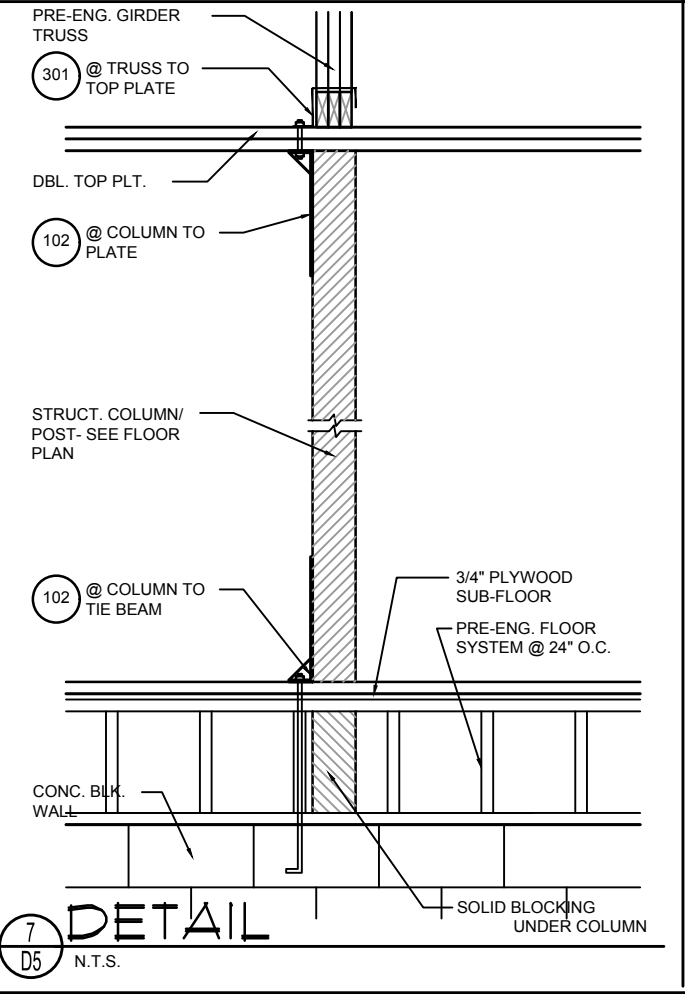
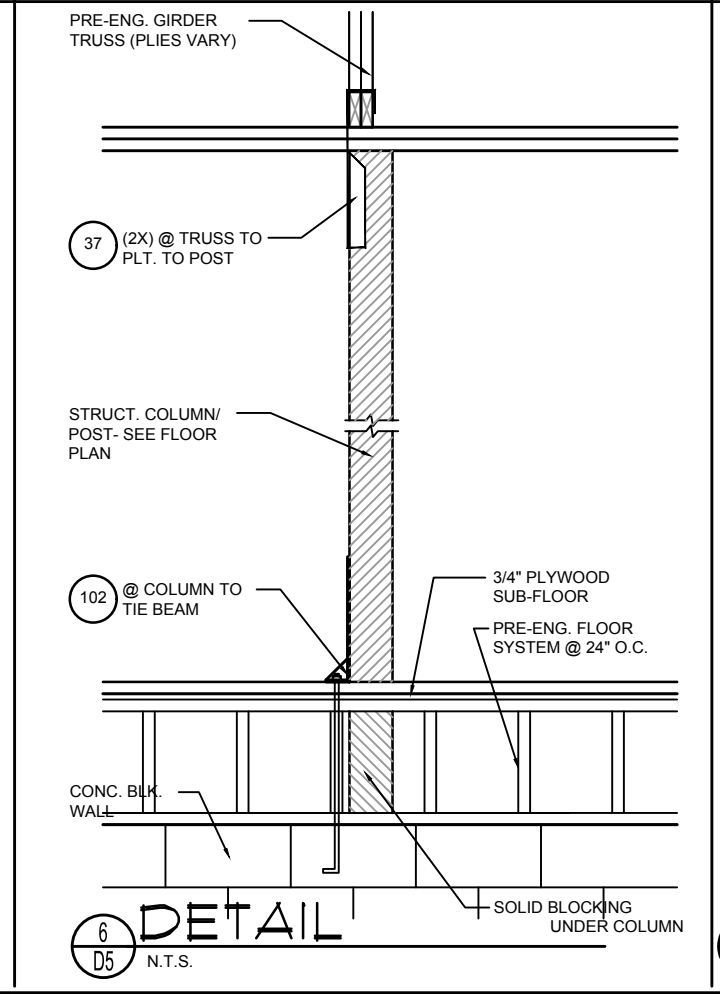
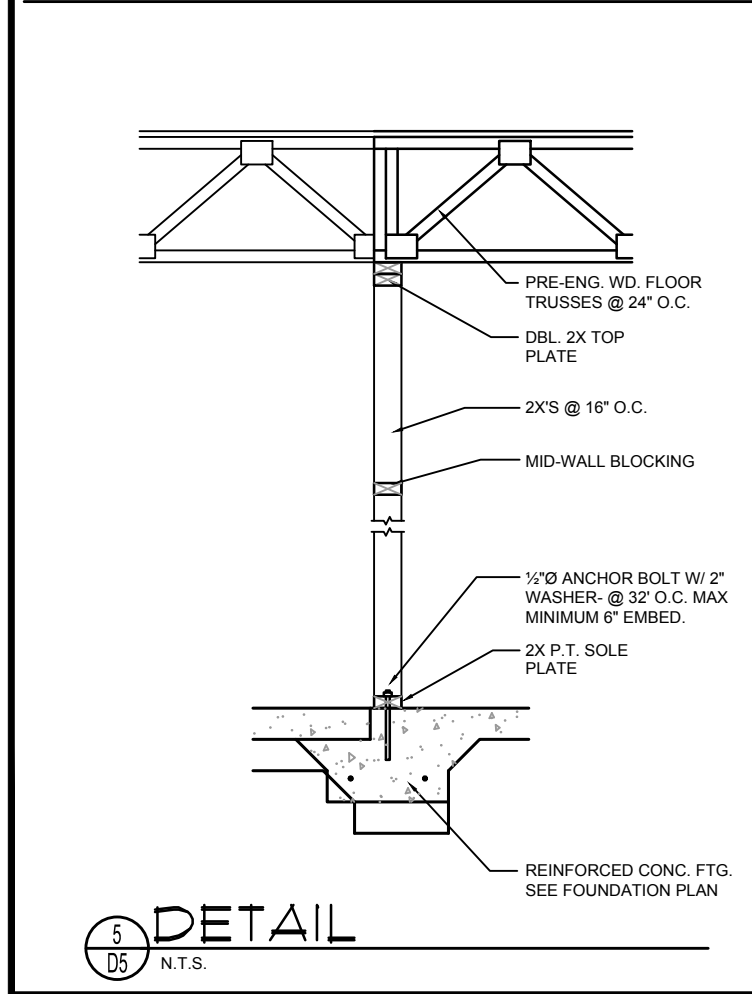
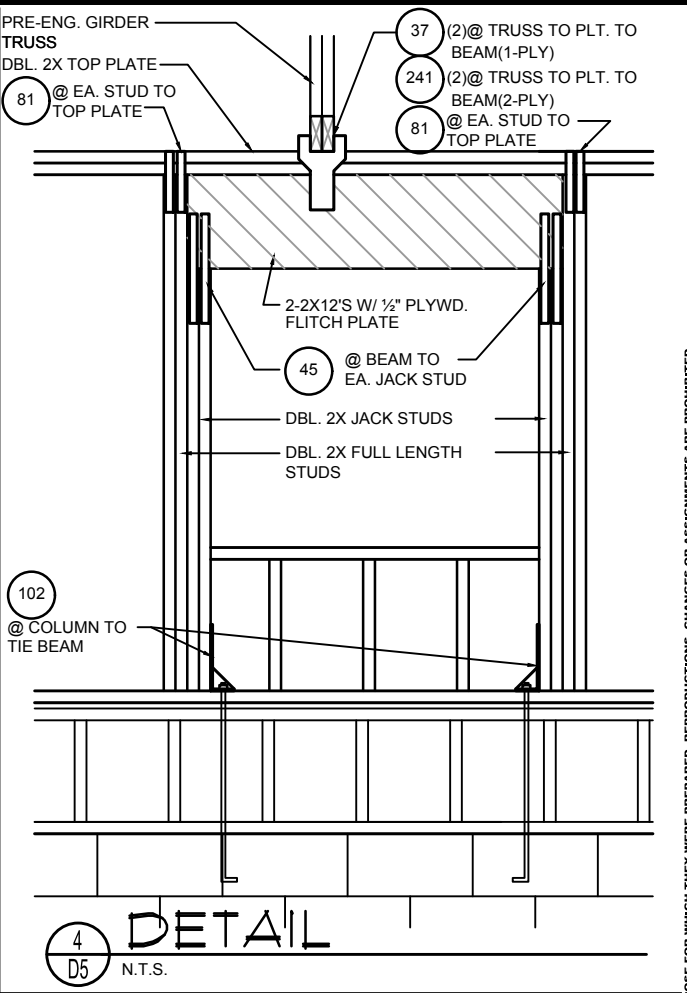
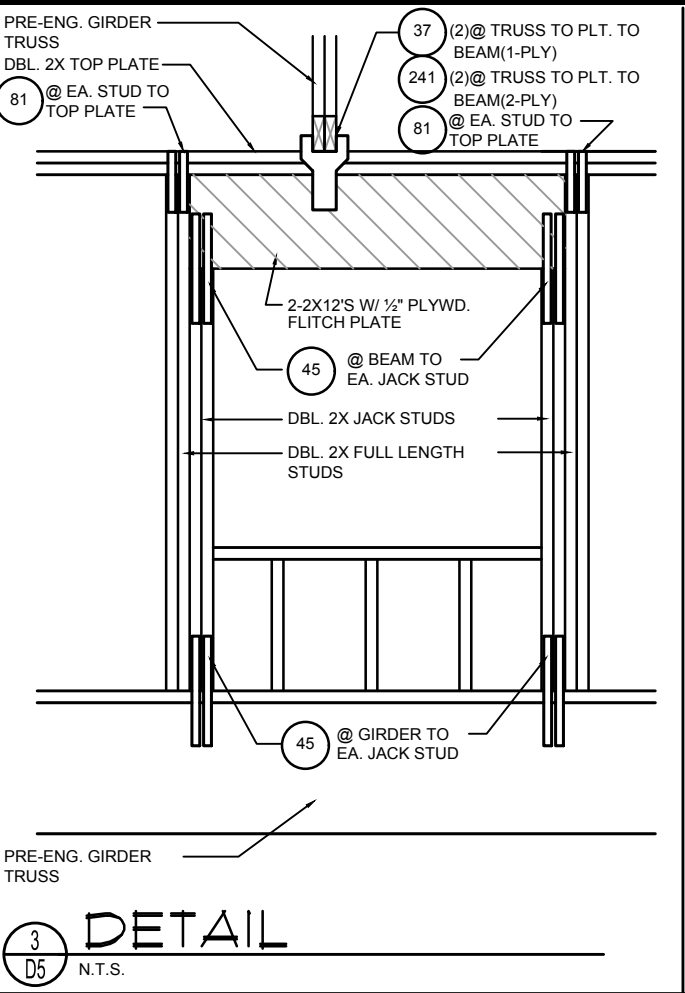
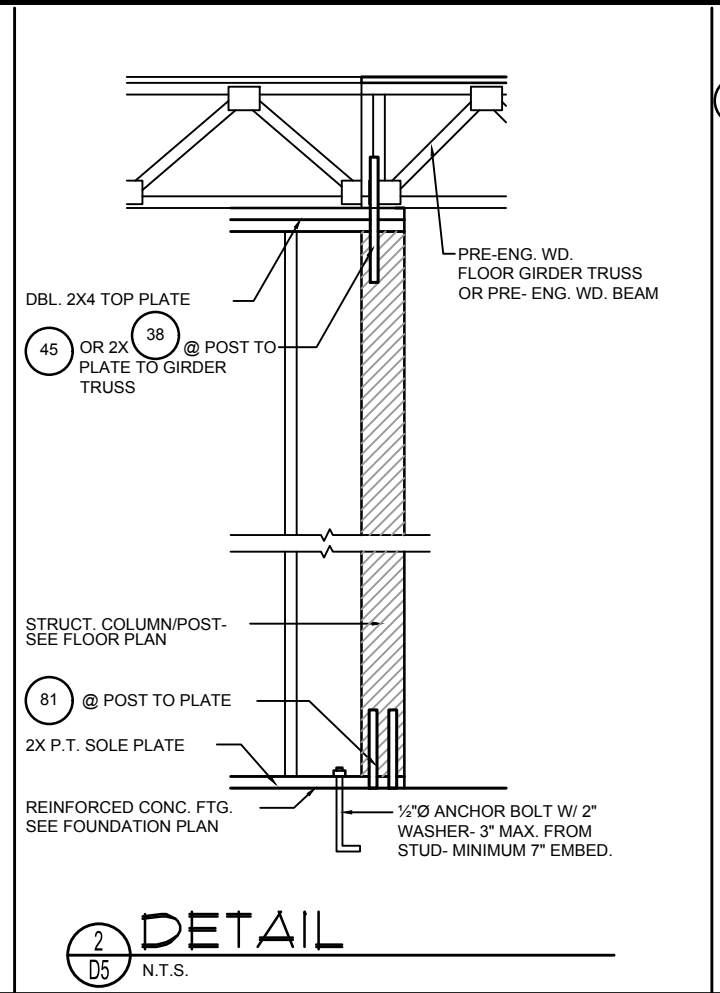
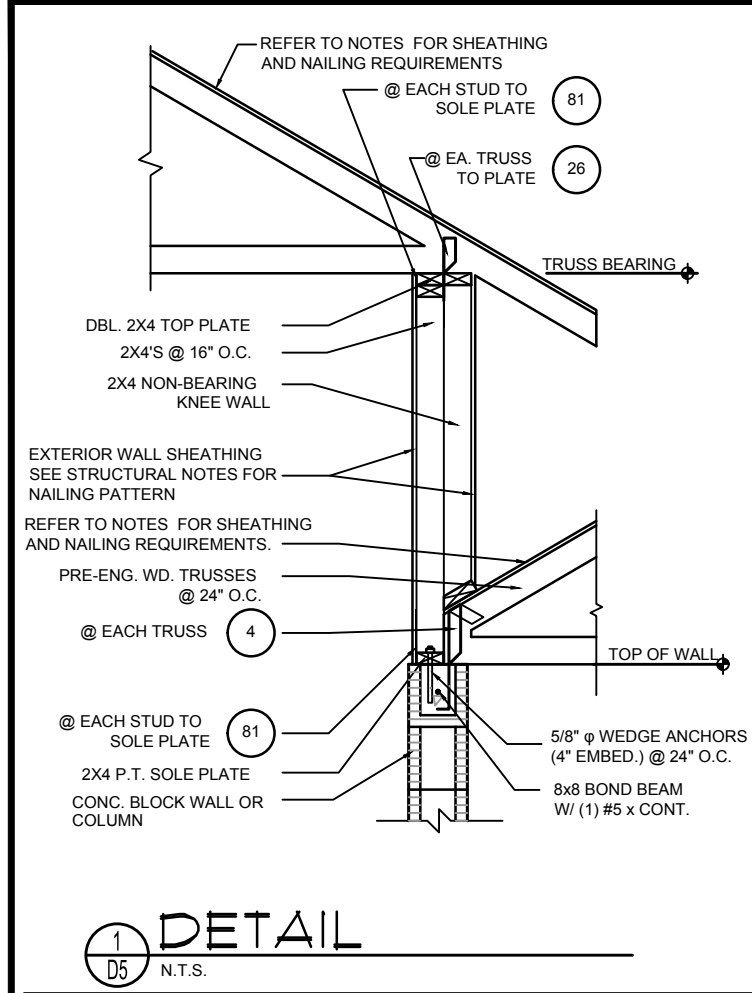
GABLE END
N.T.S.

Keese Associates
ARCHITECTURE | DESIGN | PLANNING
258 Southhall Lane, Suite 200
Gainesville, FL 32603-1115
Phone: (407) 734-1790
Fax: (407) 734-1790
www.keese.com

TEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A6 Orlando, FL 32811
Ph: (407) 734-1450
Fax: (407) 734-1790
www.tegll.com

PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

title:
STRUCTURAL DETAILS
project no.2023233
checked:
drawn: BA
date: 9/07/23
scale: AS SHOWN
D3



Keesee Associates
ARCHITECTURE | DESIGN | PLANNING
keesee.com
258 Southhall Lane Suite 200
Orlando, FL 32811
(407) 880-2333

LEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A6 Orlando, FL 32811
Ph: (407) 734-1450
Fax: (407) 734-1790
www.legtl.com

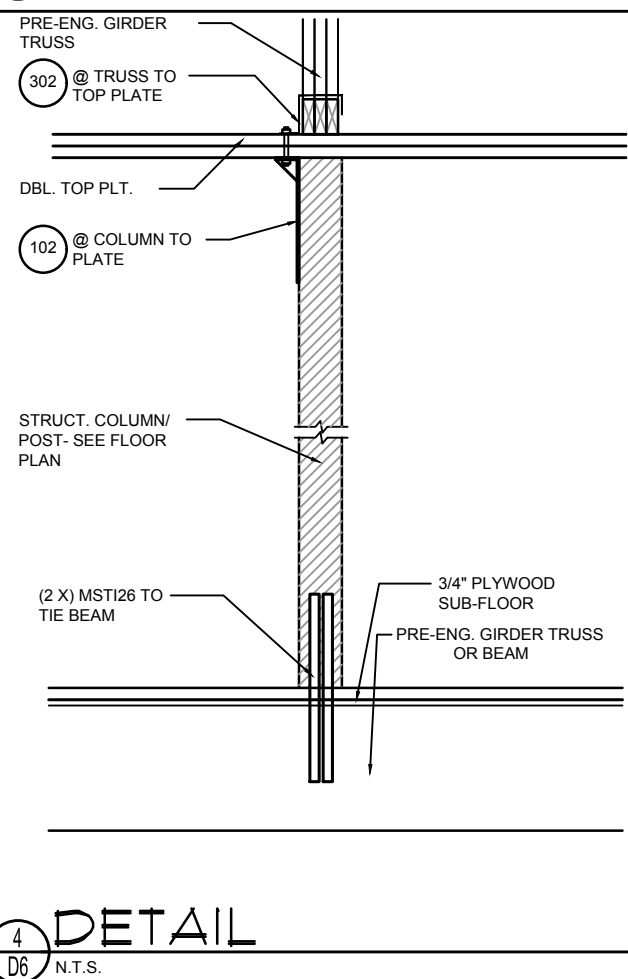
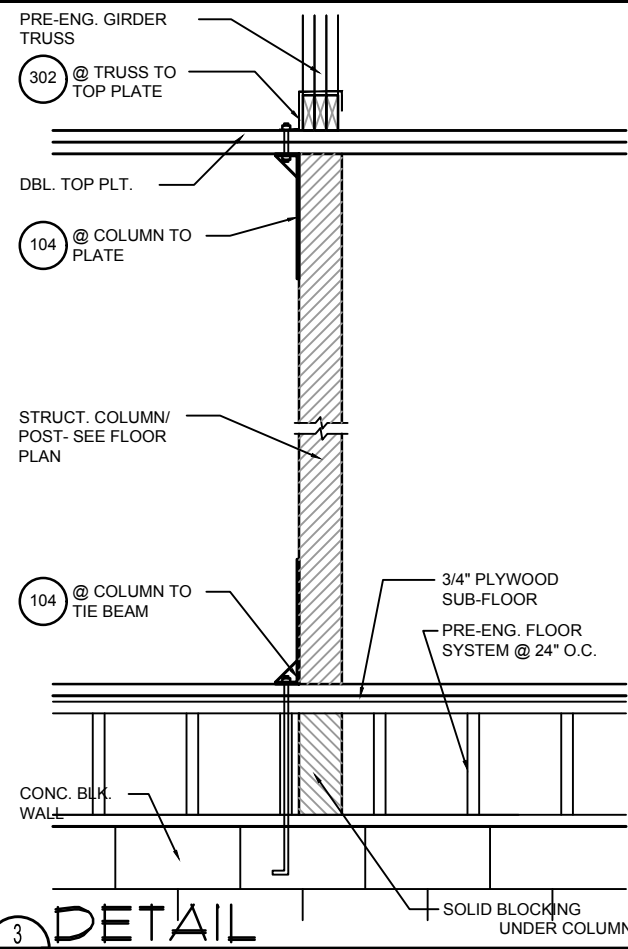
PARK SQUARE HOMES
3162 - YOSEMITE
MASTER

title:

STRUCTURAL DETAILS

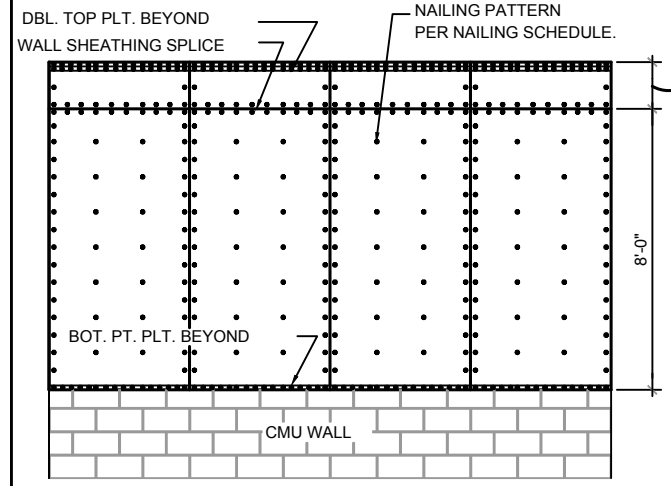
project no.2023233
checked:
drawn: BA
date: 9/07/23
scale: AS SHOWN

D5

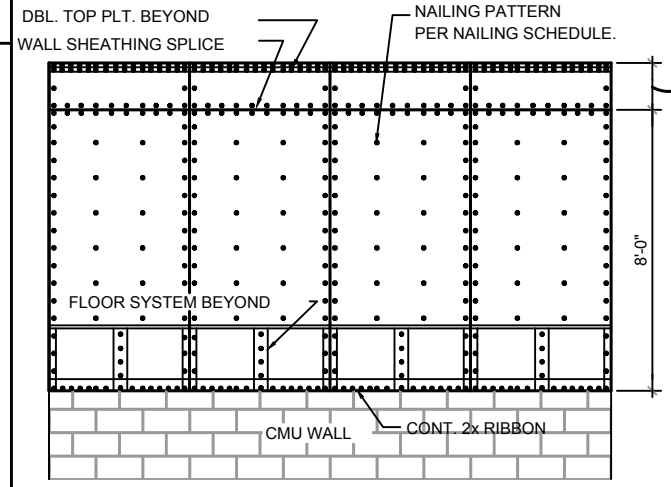


NOTE:
1/2" PLYWOOD OR 7/16" O.S.B. TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQ'D. EXCEPT AS NOTED ON PLANS IN TWO STORY FRAME APPLICATIONS, SHEATHING SHALL EXTEND MIN. 1'-0" W/O BREAK ABV. 2nd FLOOR BOTTOM PLT. TO T.O.M.

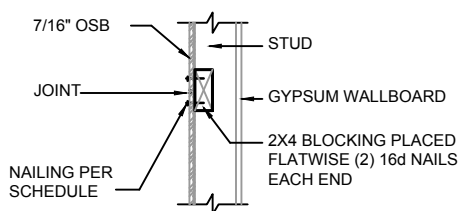
NAILING SCHEDULE:
(2)ROWS @ 3" O.C. AT TOP AND (1)ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



(A) SHEATHING ELEV. BALLOON FRAMING N.T.S.

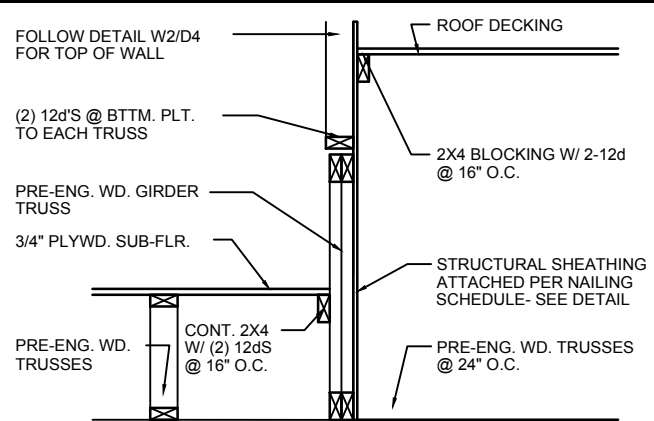


(B) SHEATHING ELEV. 2-STORY FRAMING N.T.S.

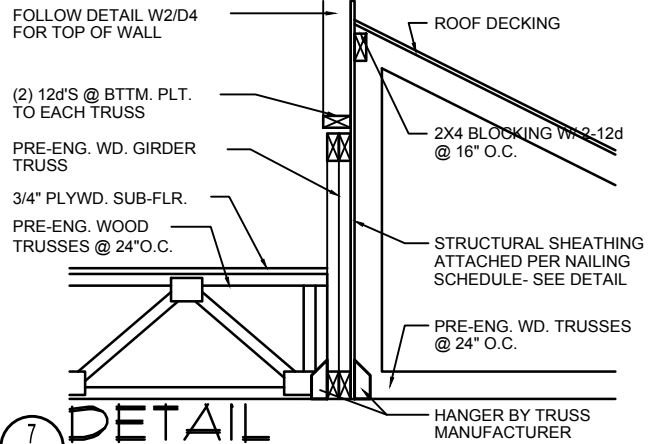


(C) SHEATHING BLOCKING @ HORIZONTAL JOINTS N.T.S.

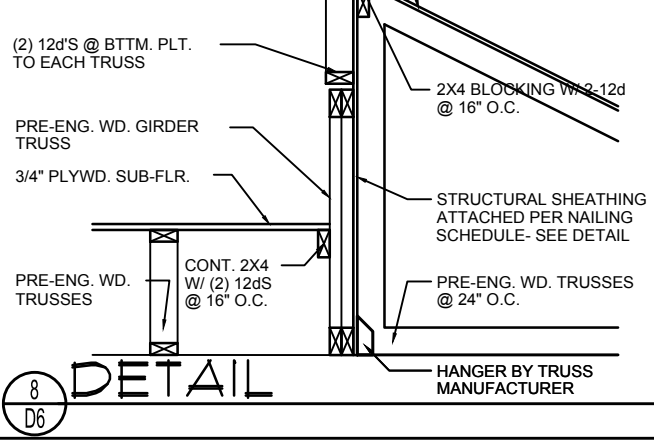
(5) SHEATHING UPLIFT DETAILS N.T.S.



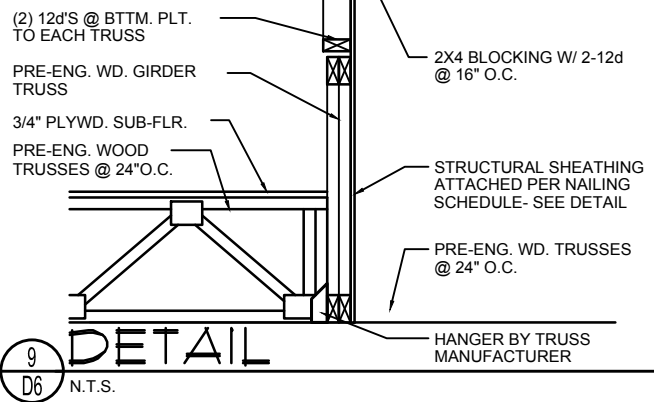
(6) DETAIL N.T.S.



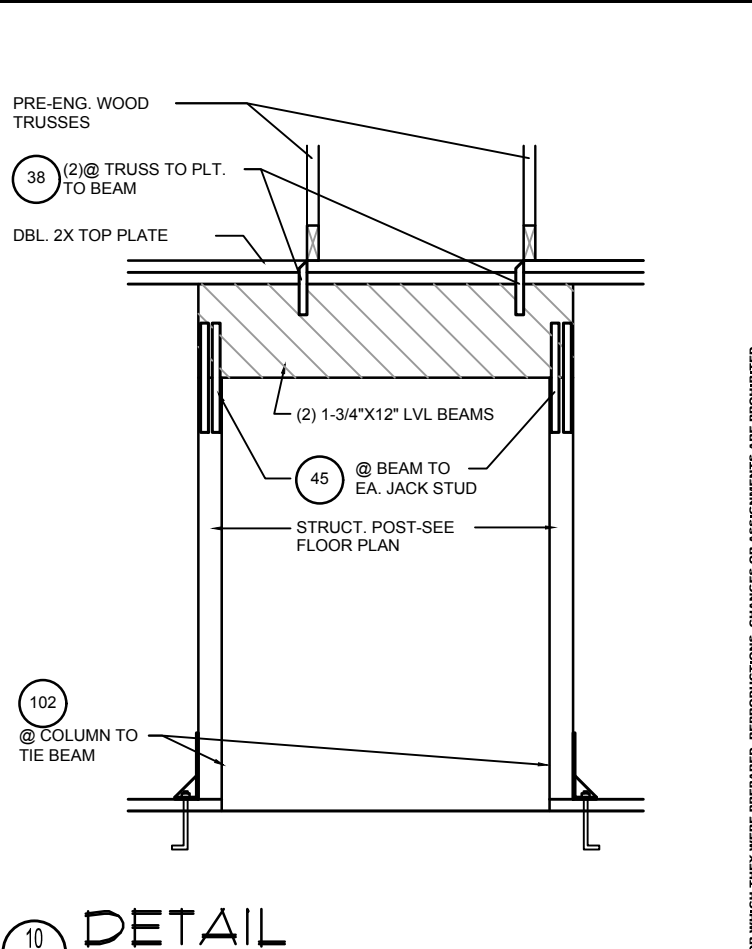
(7) DETAIL N.T.S.



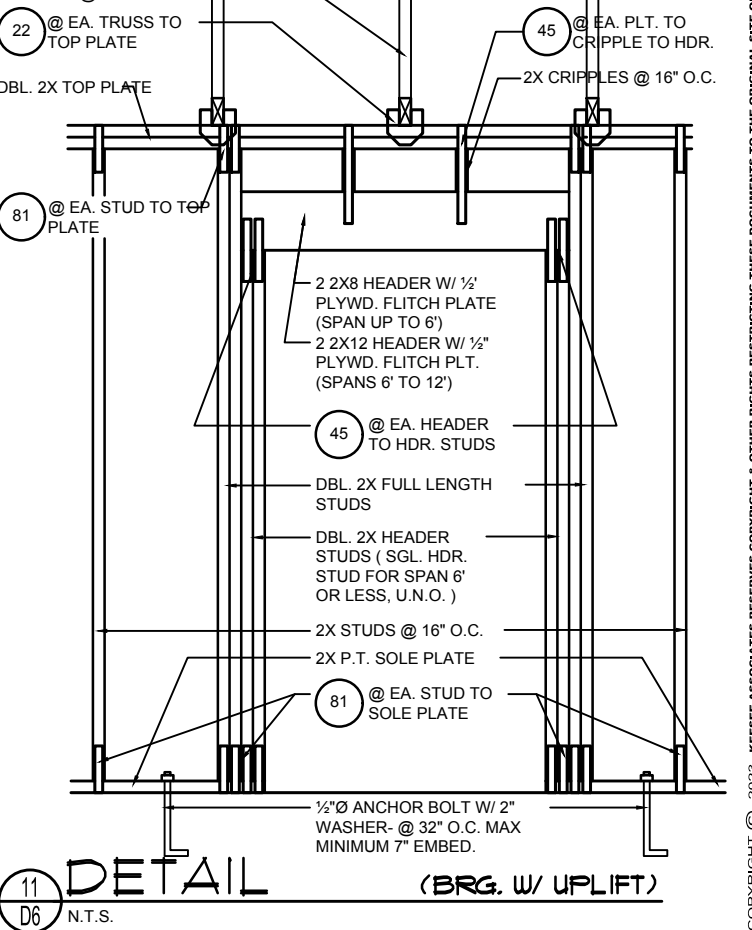
(8) DETAIL N.T.S.



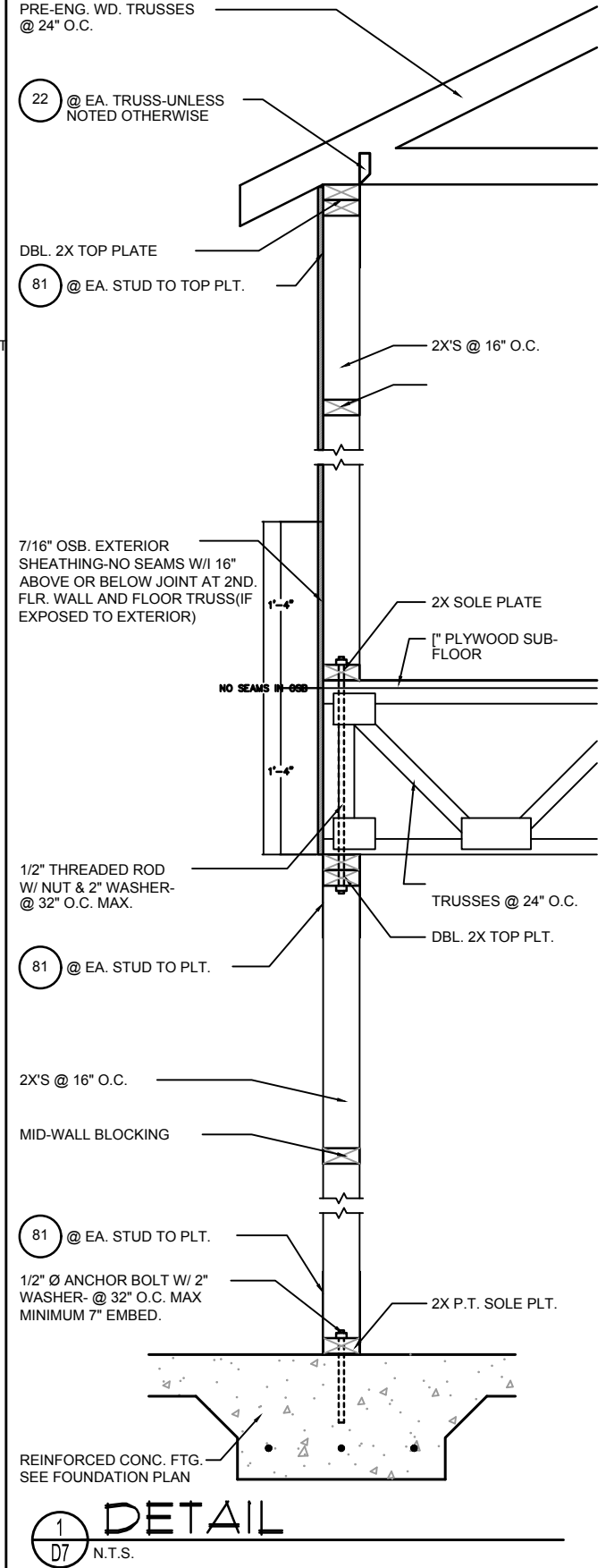
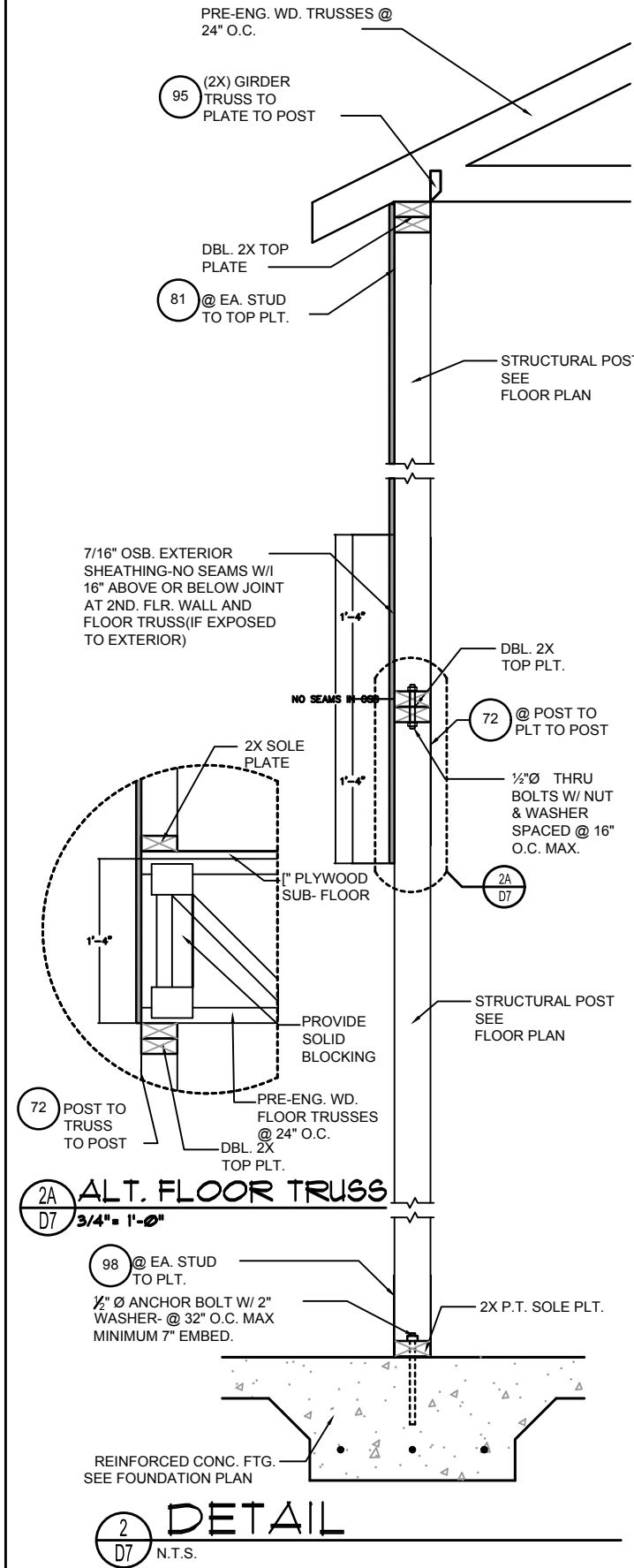
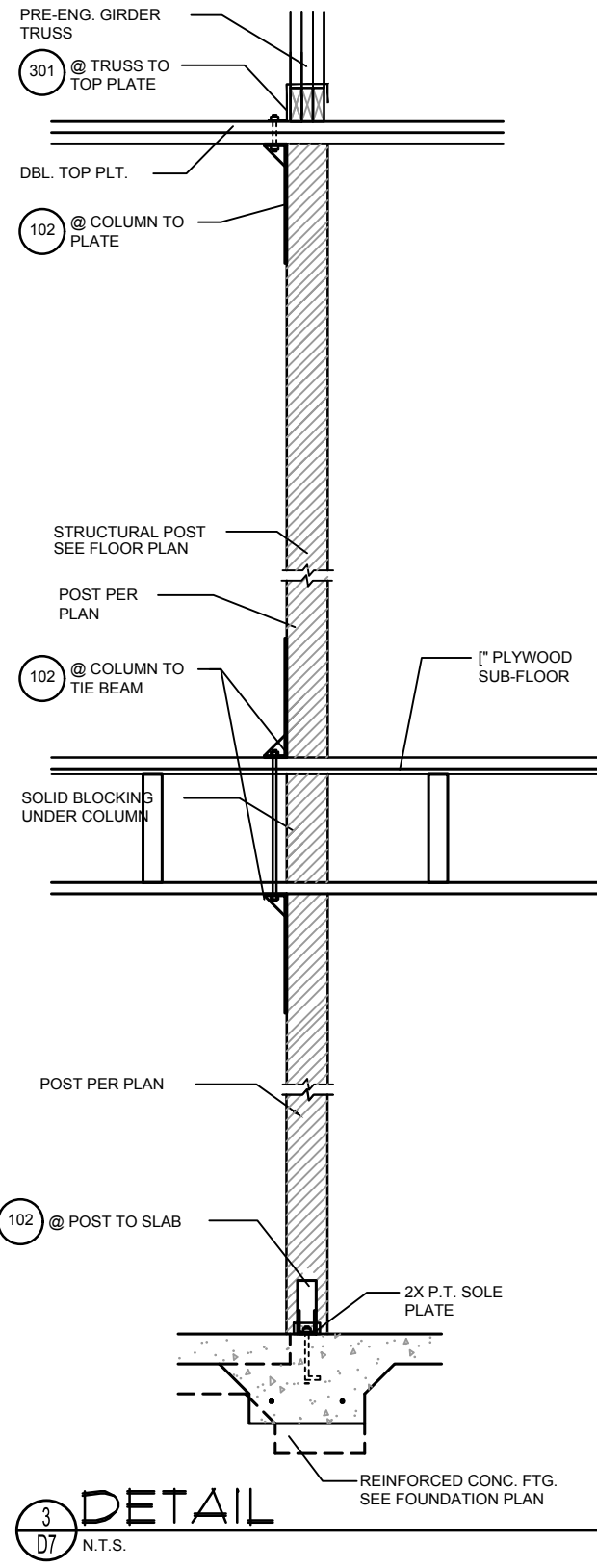
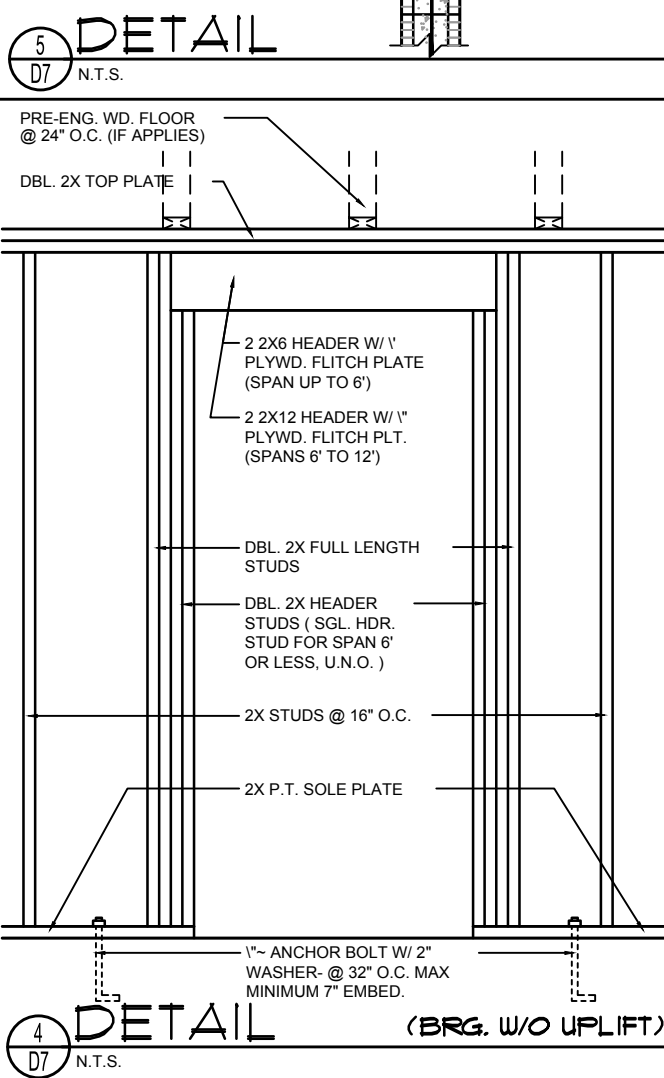
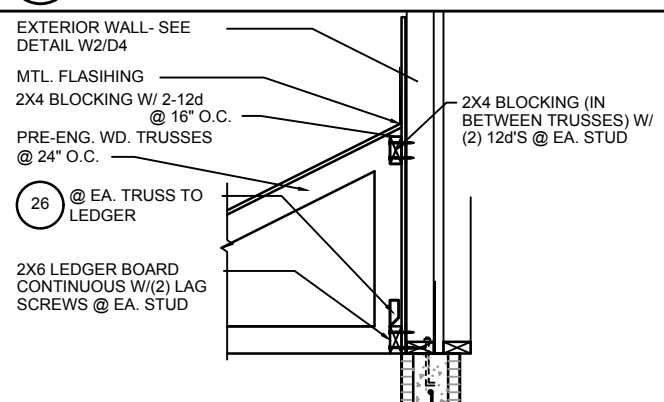
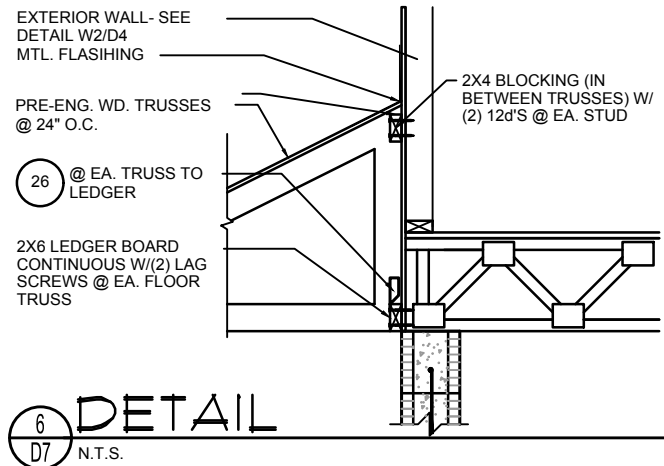
(9) DETAIL N.T.S.

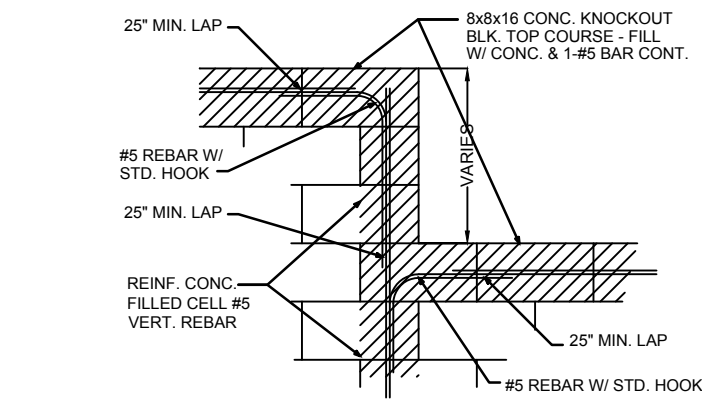


(10) DETAIL N.T.S.

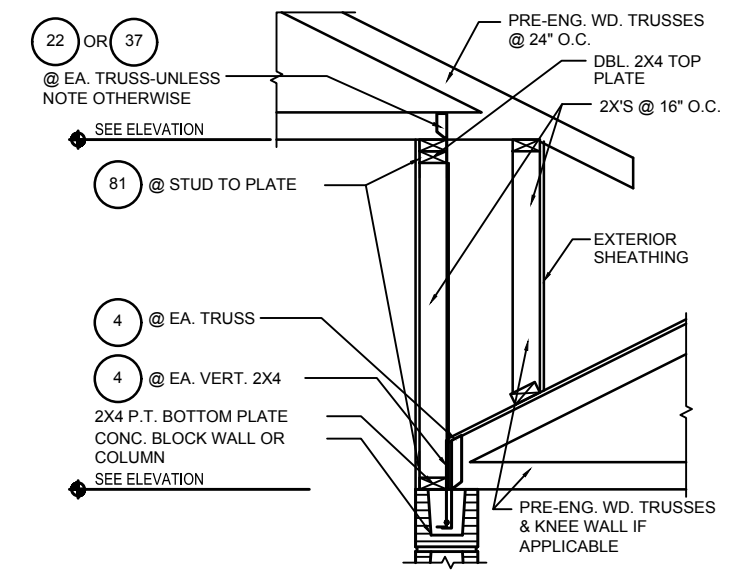


(11) DETAIL N.T.S. (BRG. W/ UPLIFT)

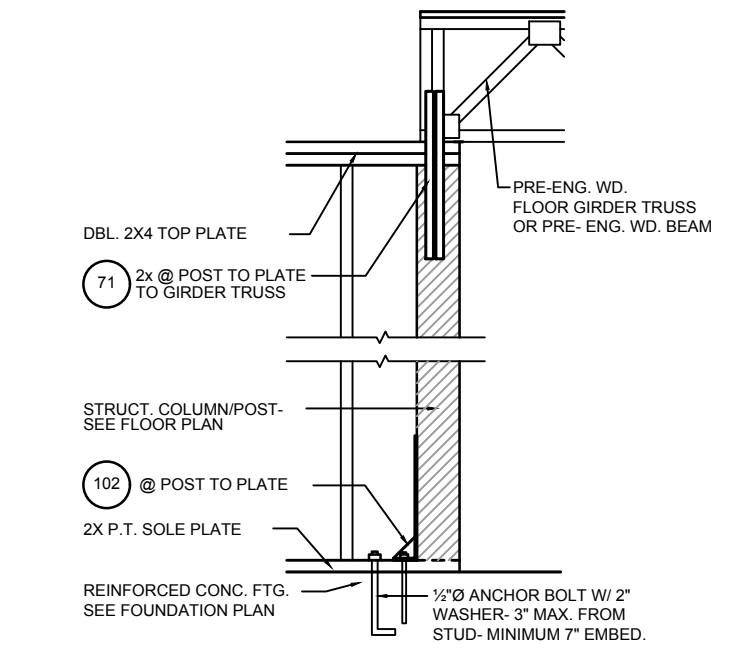




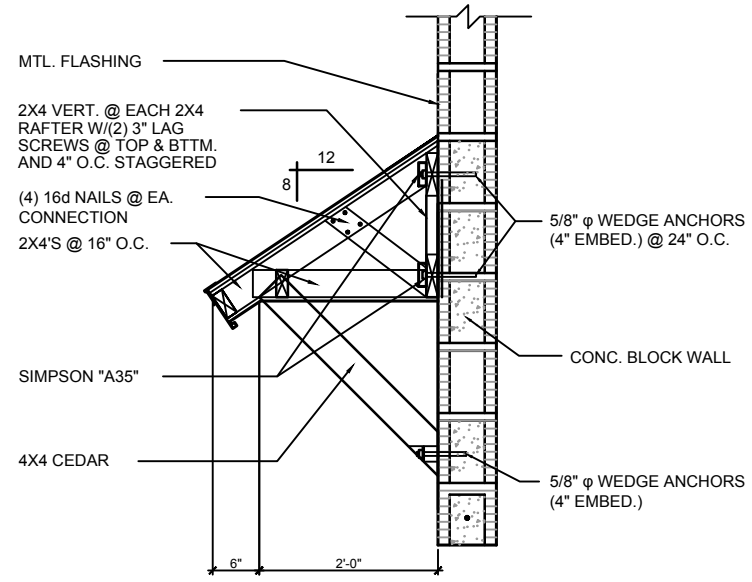
1
 D8 N.T.S.
BLOCK WALL HT. TRANSITION



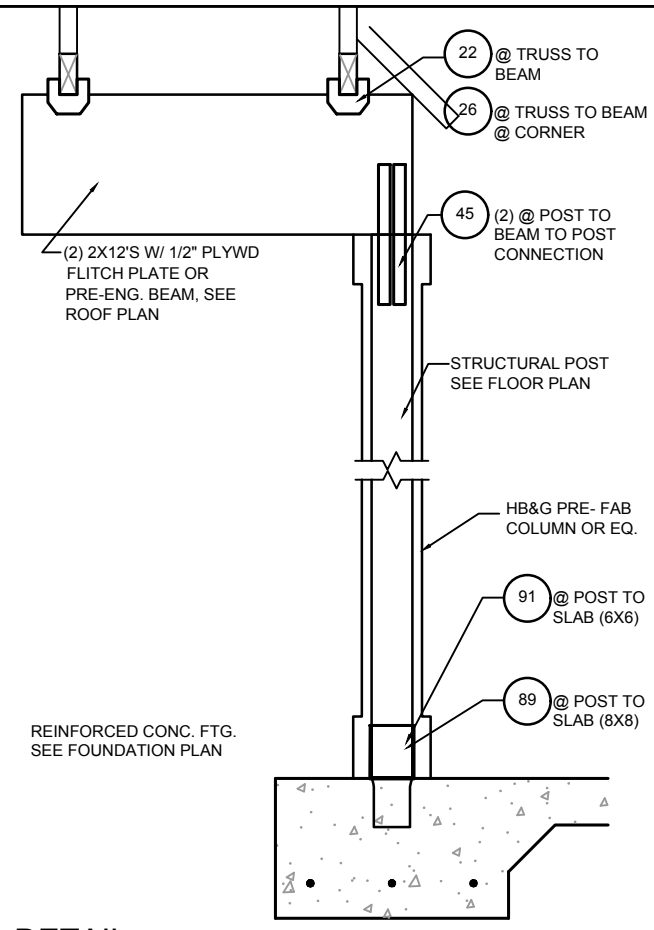
2
 D8
DETAIL
 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



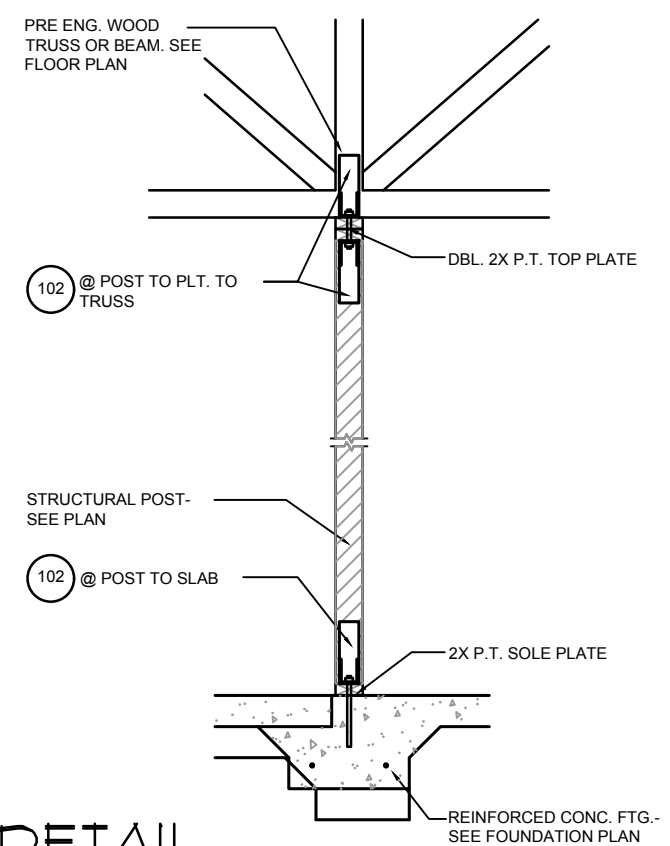
3
 D8 N.T.S.
DETAIL



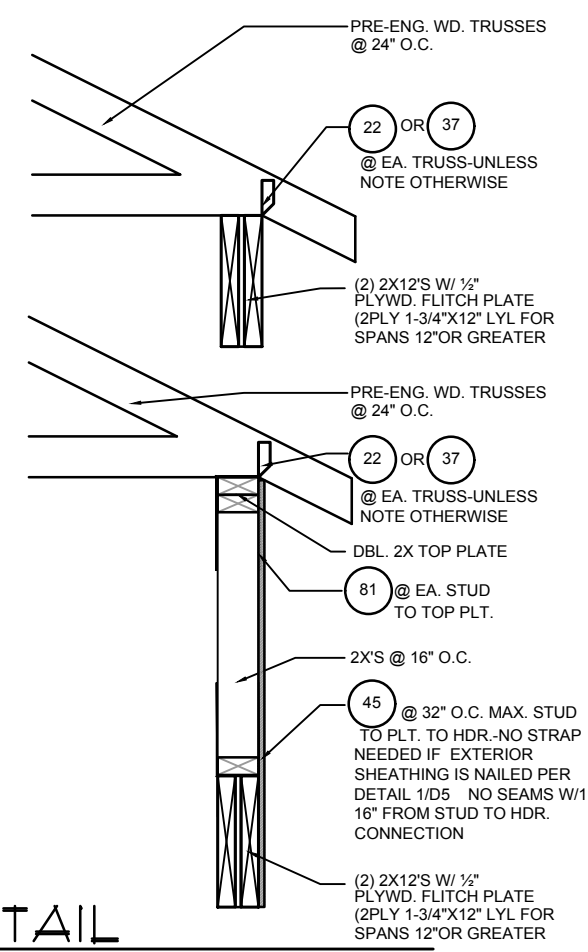
4
 D8 N.T.S.
SHED ROOF DETAIL



5
 D8 N.T.S.
DETAIL



6
 D8 N.T.S.
DETAIL



7
 D8 N.T.S.
DETAIL