

PARK SQUARE HOMES 2945 - PATAGONIA ELEV. "A", "B", "C", "D"

DISCLAIMER

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

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					WP2	FLASHING DETAILS			





PARK SQUARE HOMES 2945 PATAGONIA MASTER

title: COVER SHEET

project no.2023222 checked: drawn: KR date: 9/26/23 scale: AS SHOWN

CO

GENERAL NOTES

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

2. EXTERIOR WALLS:

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

3. INTERIOR WALLS:

- a. WOOD FRAMING:
- ALL PLATES AND SLEEPERS ON CONCRETE SLAB, WHICH ARE IN DIRECT CONTACT WITH THE EARTH, SHALL BE PRESSURE TREATED.
- ii. ALL INTERIOR WALL PLATES, OTHER THAN SHEAR WALLS, ON CONCRETE SLAB TO BE ATTACHED WITH POWER ACTUATED FASTENERS, SPACED @ 48" O.C. MAX.
- iii. ALL WOOD BRG. INTERIOR PARTITIONS SHALL BE 2x4 STUDS SPACED @ 16" O.C. WITH DOUBLE TOP PLATE. TOWNHOMES
- iv. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED IN THE FLOOR/CEILING ASSEMBLIES ABOVE AND IN LINE WITH THE TENANT SEPARATION, WHEN TENANT SEPARATION WALLS DO NOT EXTEND TO THE FLOOR SHEATHING ABOVE AND IN OTHER LOCATIONS PER SECTION R302.11 OF THE 2023 FBCR 8TH EDITION.

COMBUSTIBLE CONSTRUCTION

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

WOOD:

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

FINISHES:

- a. ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD.
- b. ALL INTERIOR WALLS SHALL HAVE STANDARD 1/2" GYP BD, EXCEPT IN HIGH HUMIDITY AND WET AREAS.
- c. HIGH HUMIDITY AND WET AREAS SHALL HAVE 1/2" DENSSHIELD TILE BACKER GYPSUM BOARD.
- d. ALL INTERIOR CEILINGS SHALL HAVE 1/2" SAG- RESISTANT GYP BD.
- e. ALL EXTERIOR CEILINGS (PORCH & PATIOS) SHALL HAVE 1/2" SAG- RESISTANT GYP SOFFIT BOARD.
- f. STUCCO SURFACES TO HAVE STOPS, WEEP SCREEDS, AND EXPANSION JOINTS PER CODE.
- g. TILE IN TUBS, SHOWERS, AND WALL PANELS IN SHOWER AREAS ARE TO HAVE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS R702.3.7 / R702.4.2 2023 FBCR 8TH EDITION.
- h. 2023 FBCR 8TH EDITION TABLE R302.6: 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT IS REQUIRED FOR A GARAGE CEILING WITH HABITABLE ROOMS ABOVE. ½" MINIMUM GYPSUM BOARD IS REQUIRED ON GARAGE SIDE OF INTERIOR WALLS.
- 6. <u>CABINETS:</u>
- CABINET MANUFACTURE'S SHOP DRAWINGS TAKE PRECEDENCE OVER THE INTERIOR CABINET ELEVATIONS SHOWN ON THESE DRAWINGS.
- b. SEE SUPPLIER / MFR'S DRAWINGS FOR KITCHEN, CABINETRY/MILLWORK, AND RESTROOM LAYOUTS.

7. HARDWARE:

a. ALL LOCKING ARRANGEMENTS SHALL COMPLY WITH NFPA 101.

8. WINDOW & DOORS:

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

- vi. WINDOW CONTRACTOR TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
- vii. ALL WINDOWS IN WIND BORN DEBRIS AREAS SHALL BE PROTECTED FROM WIND BORN DEBRIS. PROVIDE SHUTTERS CERTIFIED TO

 MEET MIAMI-DADE IMPACT TEST. SHUTTERS MUST BE ROLL-DOWN, PANEL ACCORDIAN OR OTHER APPROVED DESIGN TYPE. BUILDER TO SUBMIT MANUFACTURER, MODEL NO. INSTALLATION INSTRUCTIONS, & COPY OF MIAMI-DADE IMPACT TEST DATA FOR PROPOSED SHUTTERS.
- viii. GARAGE OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESURE (+/-)
 TO INCLUDE A 10 SECOND GUST AT 1.5 TIMES THE DESIGN PRESSURE AND BEAR A PERMANENT DESGIN
 LABEL

b. INSTALLATION:

- WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ii. ALL WINDOW HEADS SHALL BE SET ABOVE FINISH FLOOR AS FOLLOWS:
 - 1. FIRST FLOOR AT 8'-0".
- 2. SECOND FLOOR PER PLAN.

c. ASSEMBLIES:

- i. WINDOW AND DOOR ASSEMBLIES TO CONFORM TO 2023 FBCR CHAPTER 6, SECTION 609
- ii. INTERIOR FACE OF WINDOW, FASTEN BUCK TO MASONRY W/ /4"x 3" TAPCONS, 6" FROM EDGES AND 16" O.C. MAX. 2x P.T. BUCKS/NAILERS SHALL EXTEND BEYOND.
- iii. BUCKS LESS THAN 2x TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE.
- iV. SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.

d TESTING

- i. EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED AND COMPLY WITH AAMAWDMA/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.
- ii. ALL GARAGE/OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESSURE (+/-) TO INCLUDE A 10 SECOND GUST AT 1.5 TIMES THE DESIGN PRESSURE.

9. INSULATION:

- a. INSULATE ALL EXTERIOR FRAME WALLS WITH R-13 BATT FIBERGLASS INSULATION.
- b. INSULATE CONDITIONED ATTIC SPACE WITH R-30 BLOWN FIBERGLASS. INACCESSIBLE ATTIC SPACE SHALL RECEIVE R-30 BATT INSULATION.
- c. INSULATE ALL CMU WALLS (THAT REQUIRE 1" P.T. FURRING STRIPS) WITH R4.1 FI-FOIL PANELS.
- d. APPLY HILTI FOAM FILLER AT EXTERIOR WALLS AROUND:

i. WINDOW FRAMES

- ii. EXTERIOR DOOR FRAMES
- iii. GAPS AROUND PIPES, VENTS, OUTLETS, ETC
- e. INSULATE ALL ATTIC KNEE WALLS WITH R-30 BATTS.
- f. APPLY OWENS CORNING ENERGY COMPLETE TO THE TOP OF ALL CONDITIONED SPACE WALLS THAT INTERACT WITH UNCONDITIONED ATTIC SPACE ABOVE.

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

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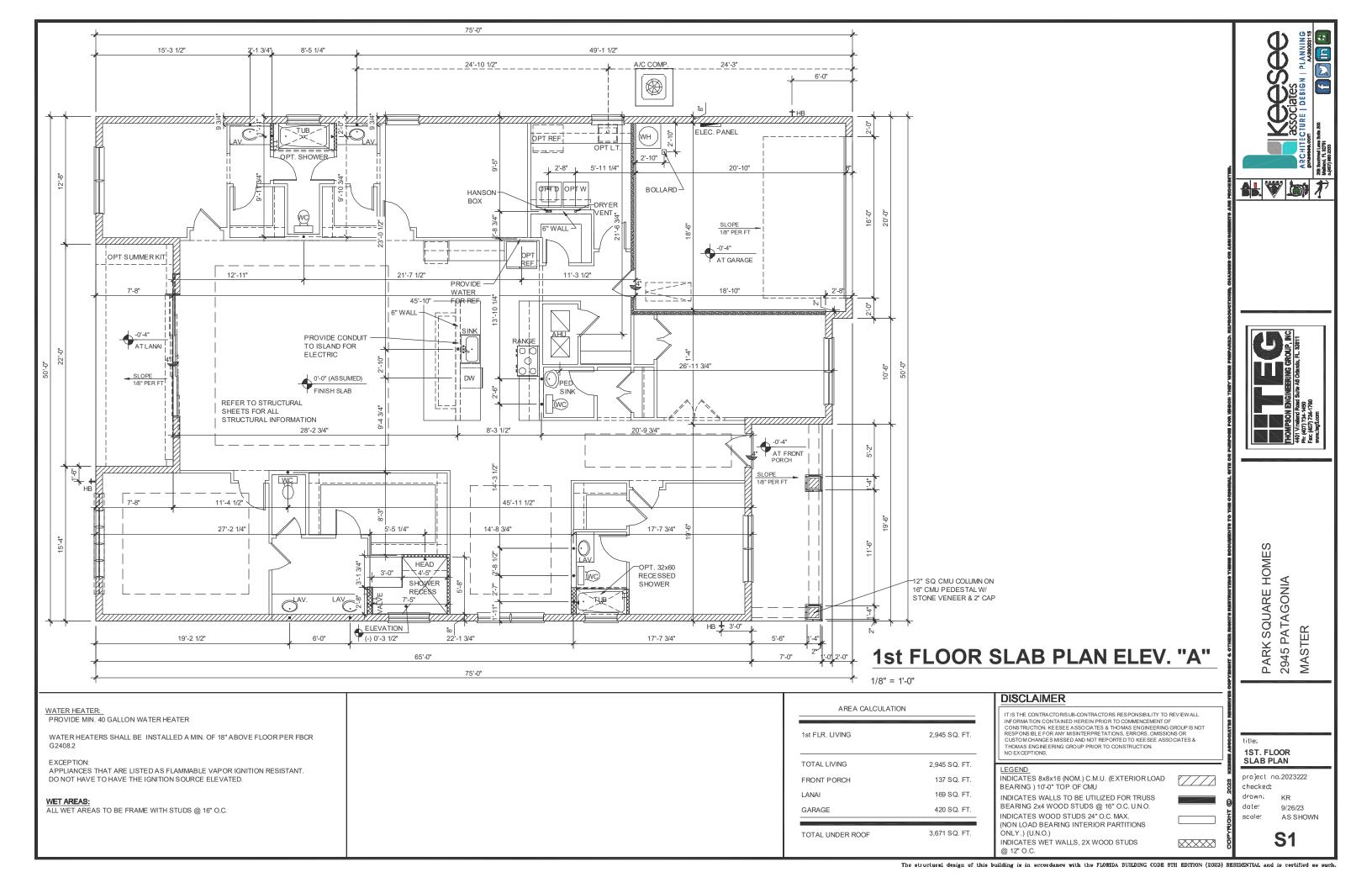
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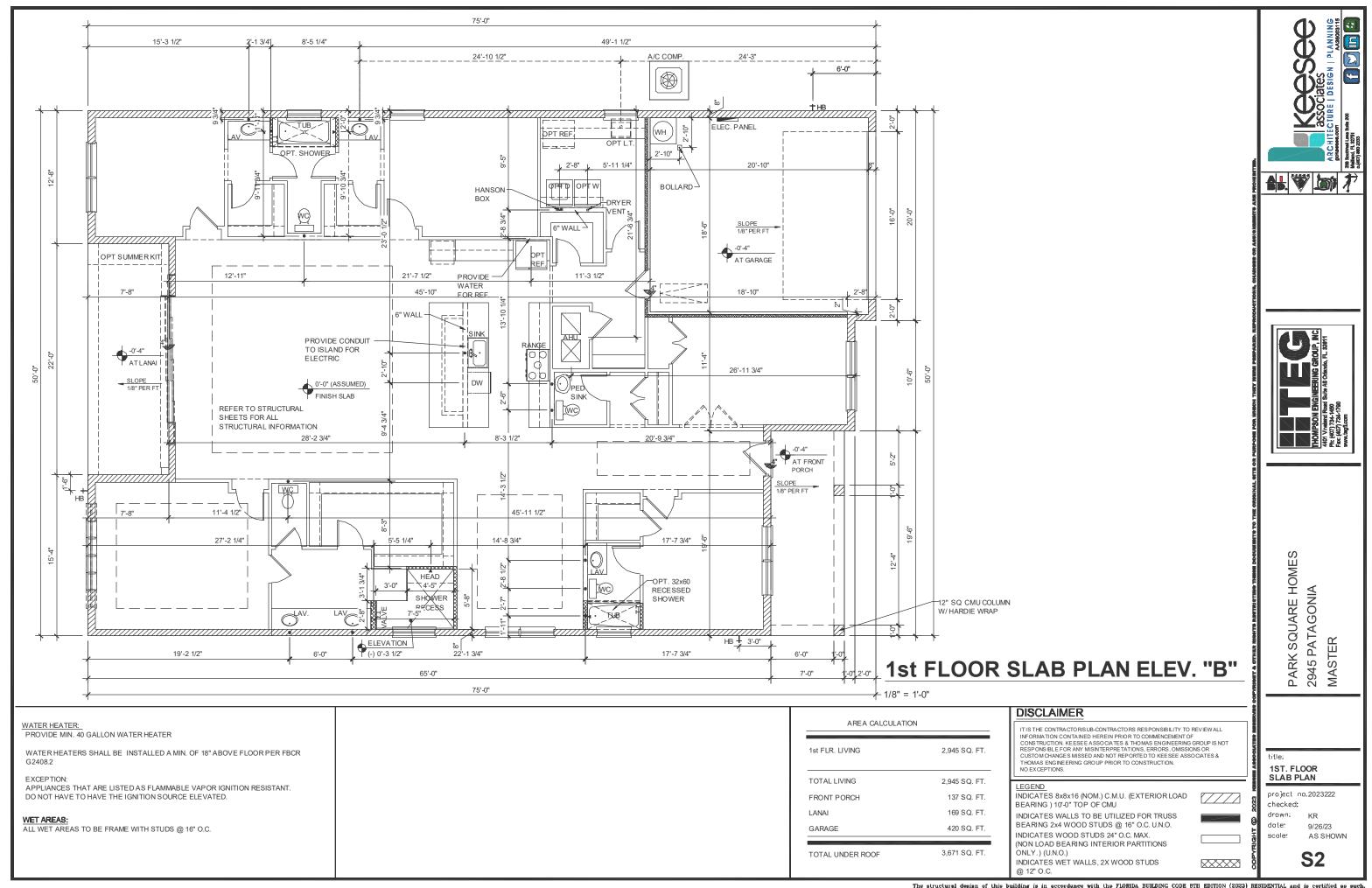
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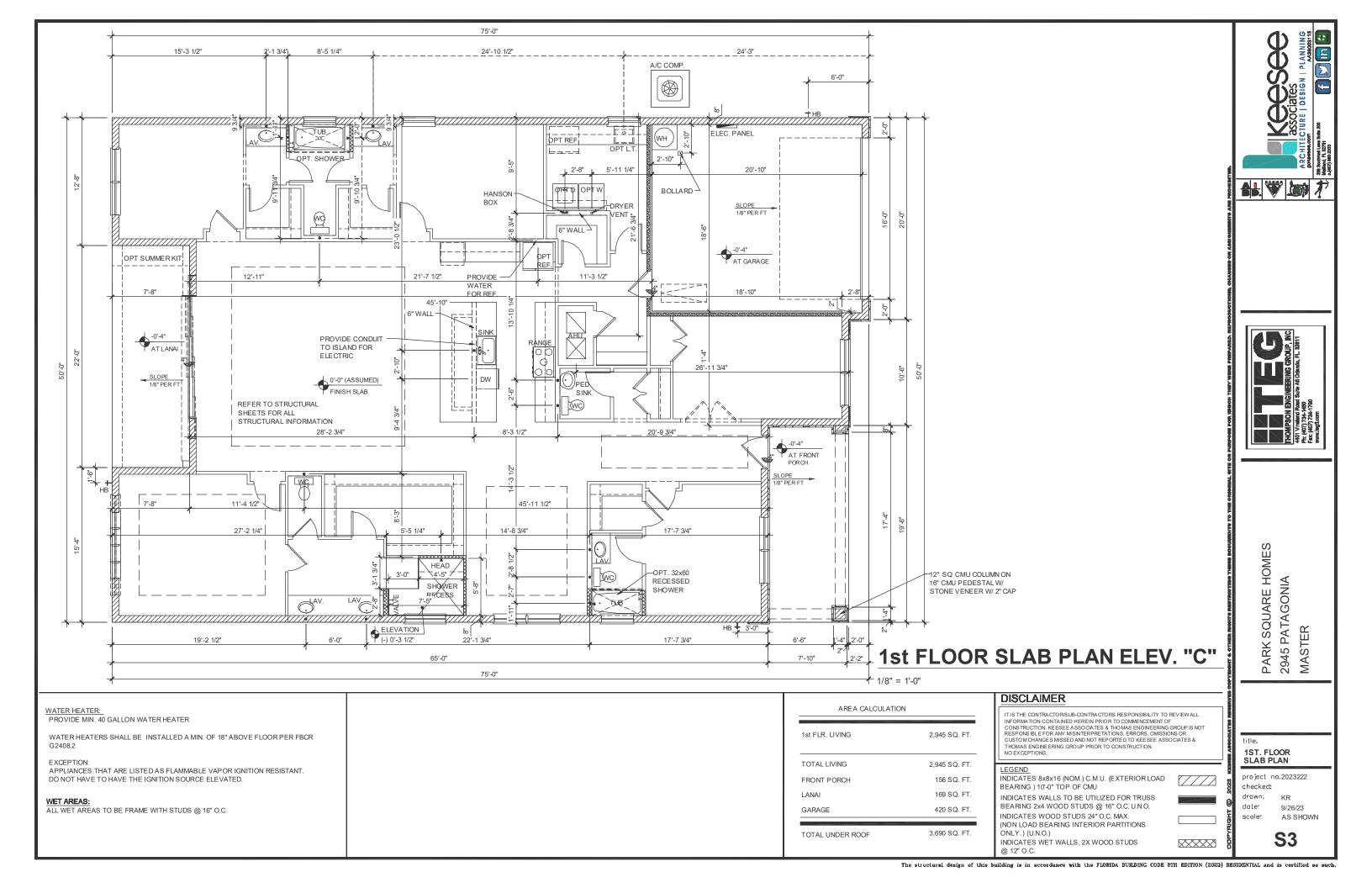
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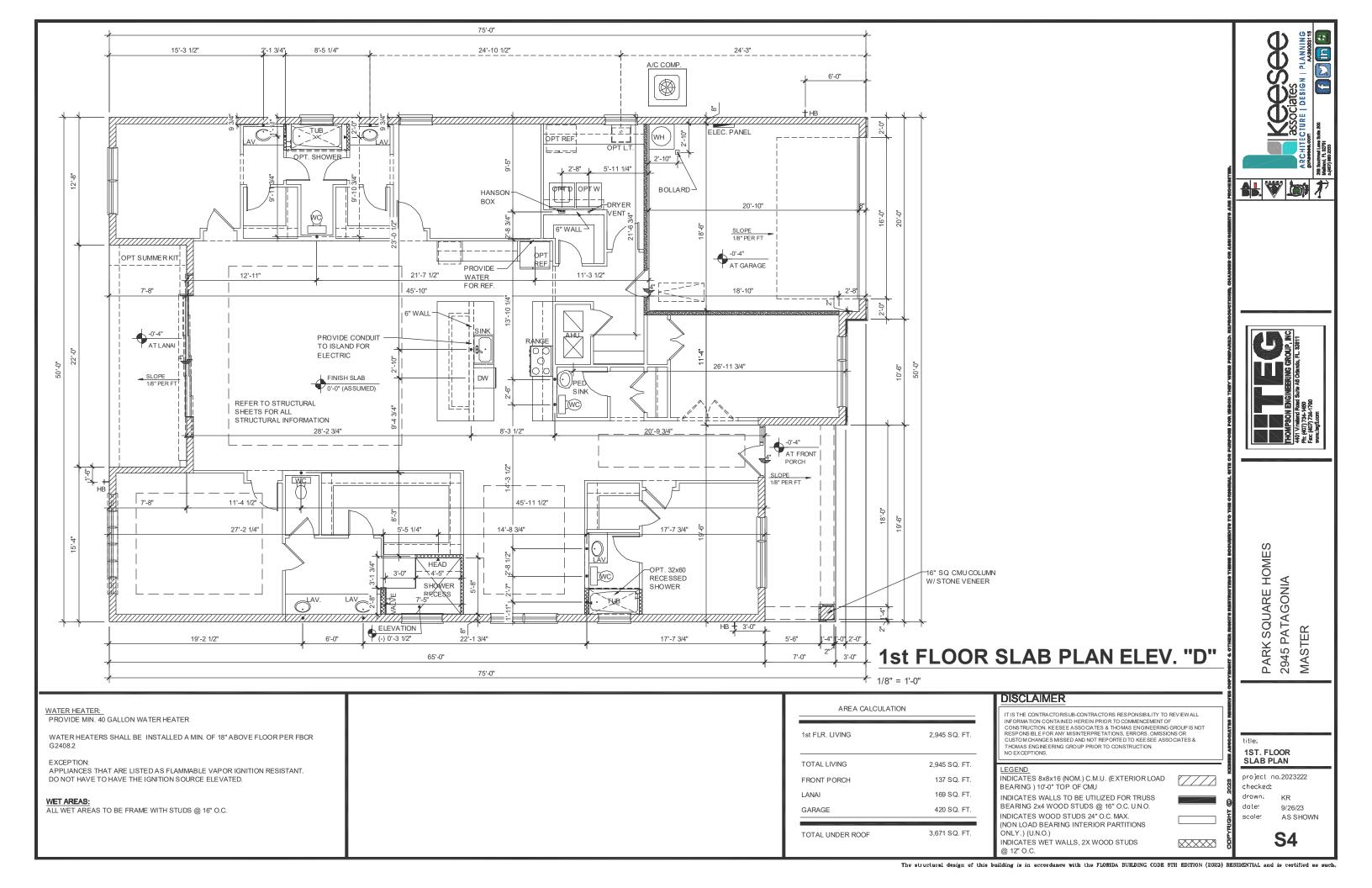
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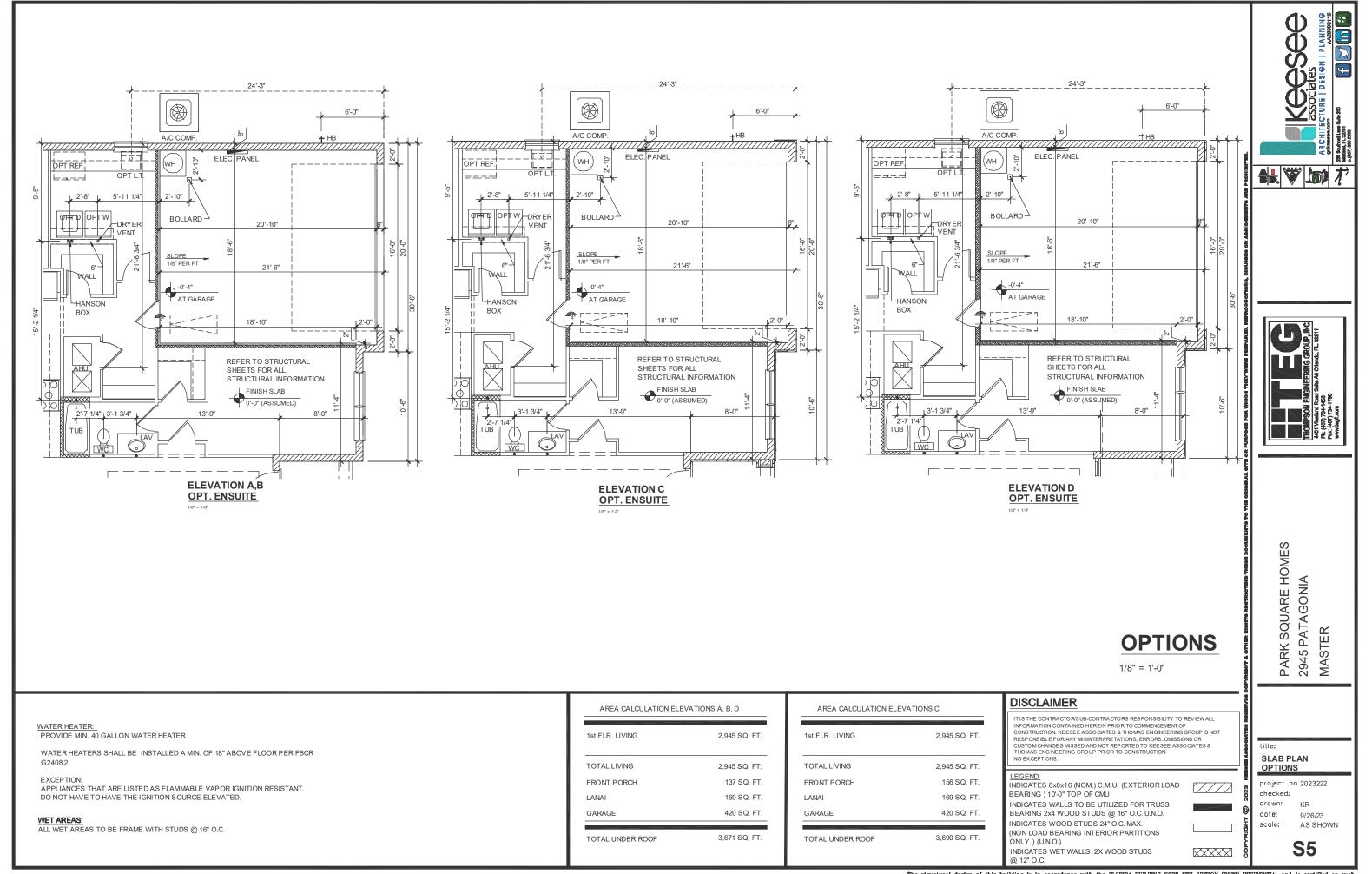
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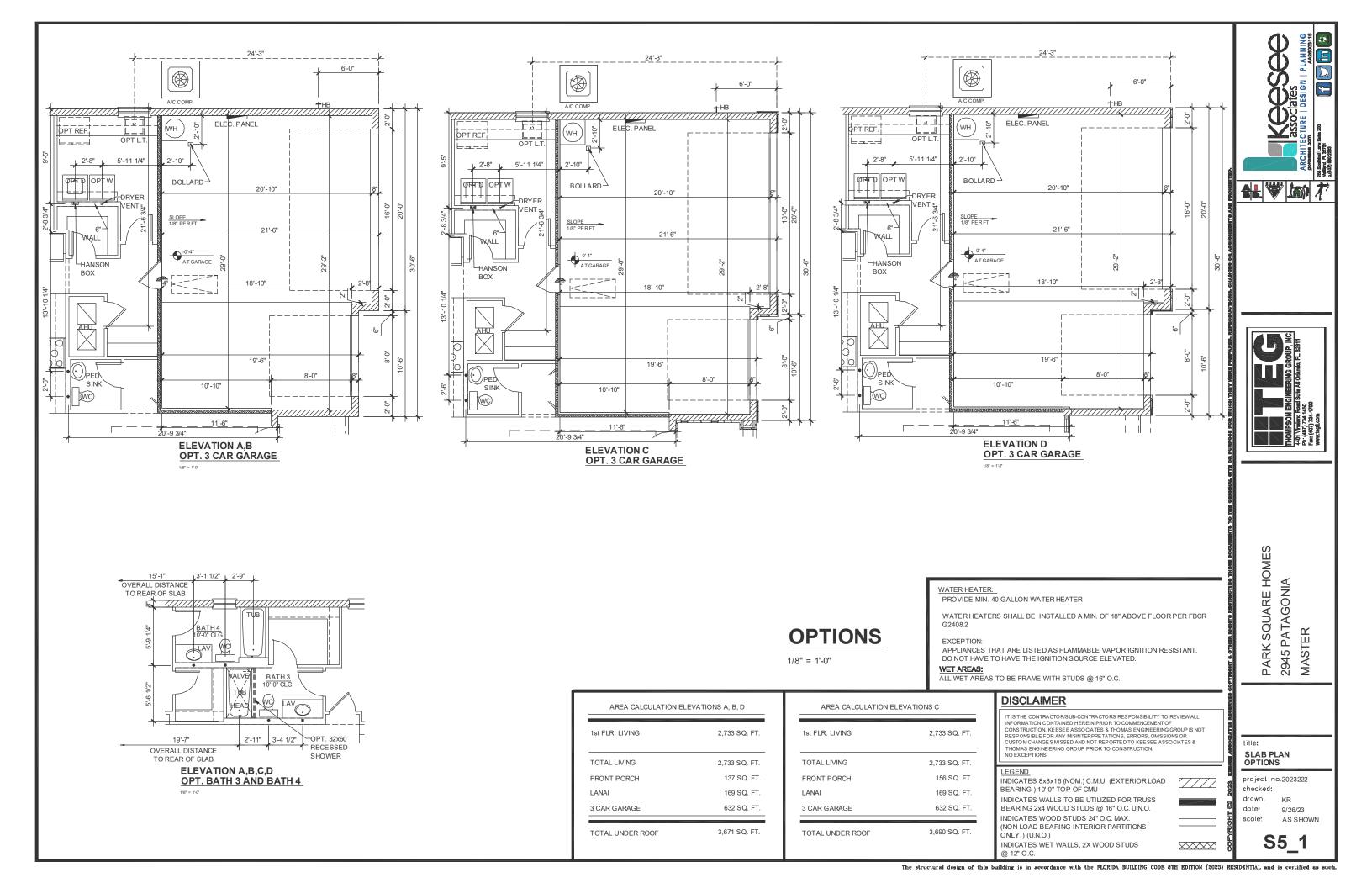


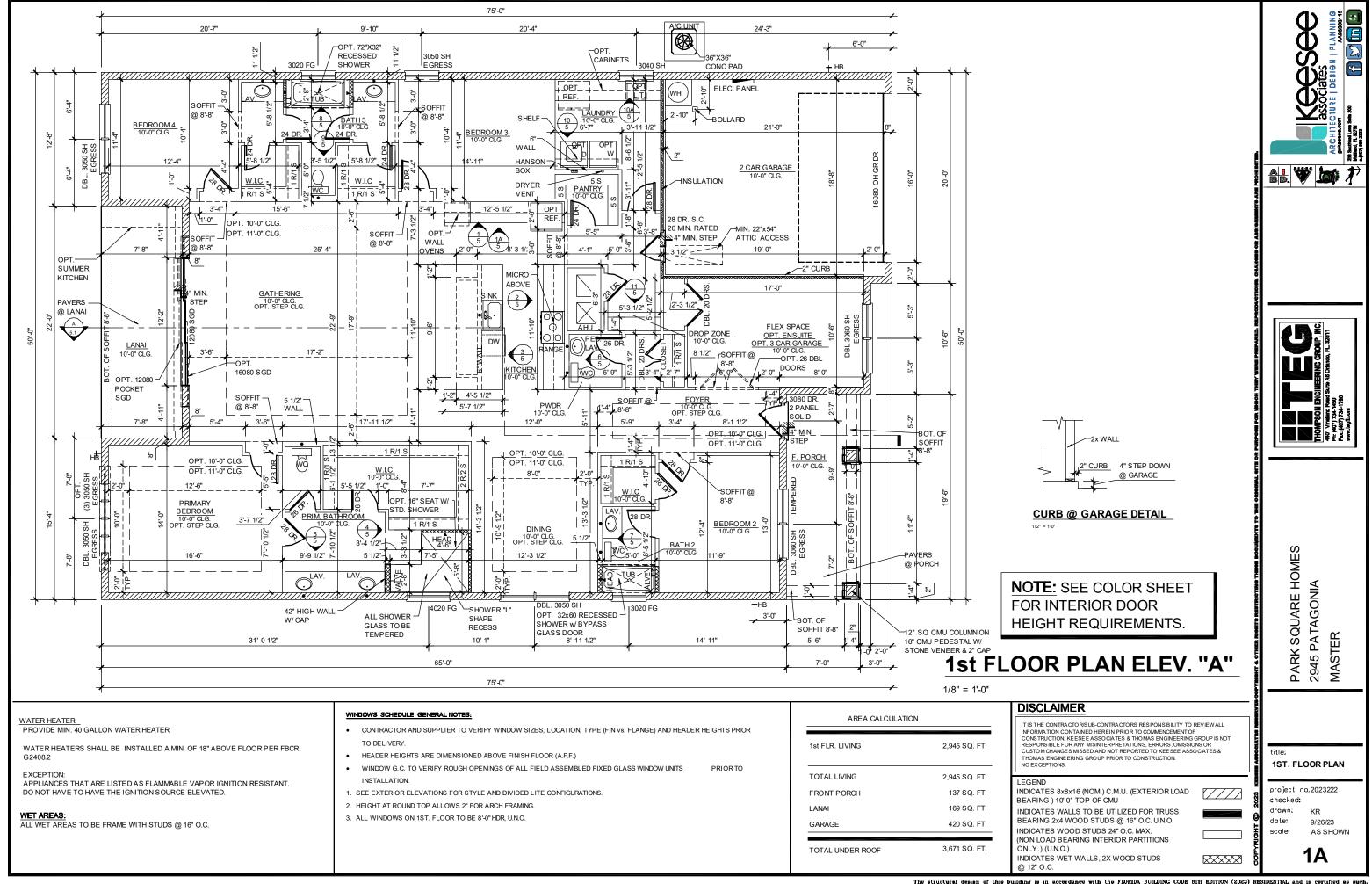


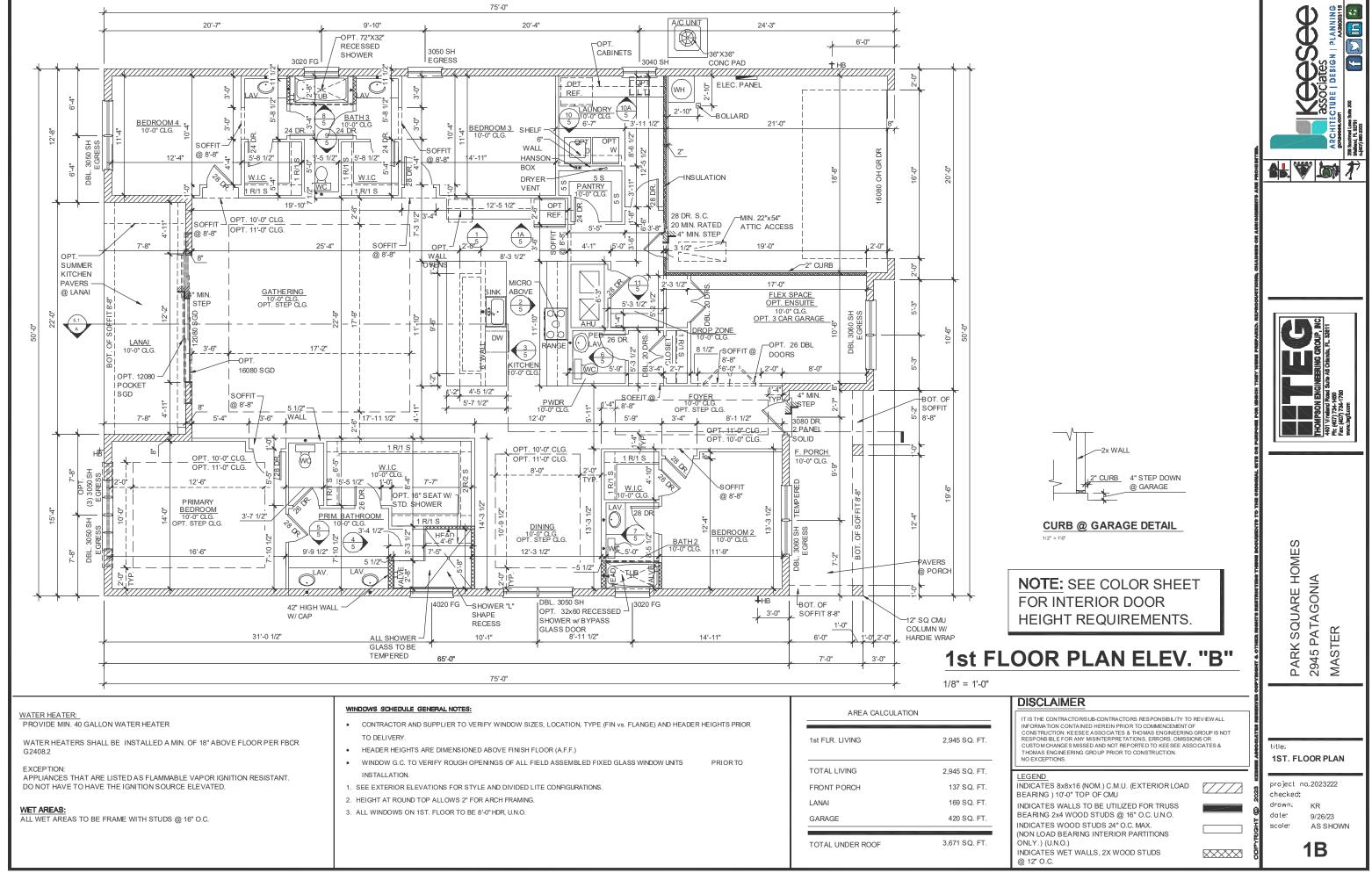


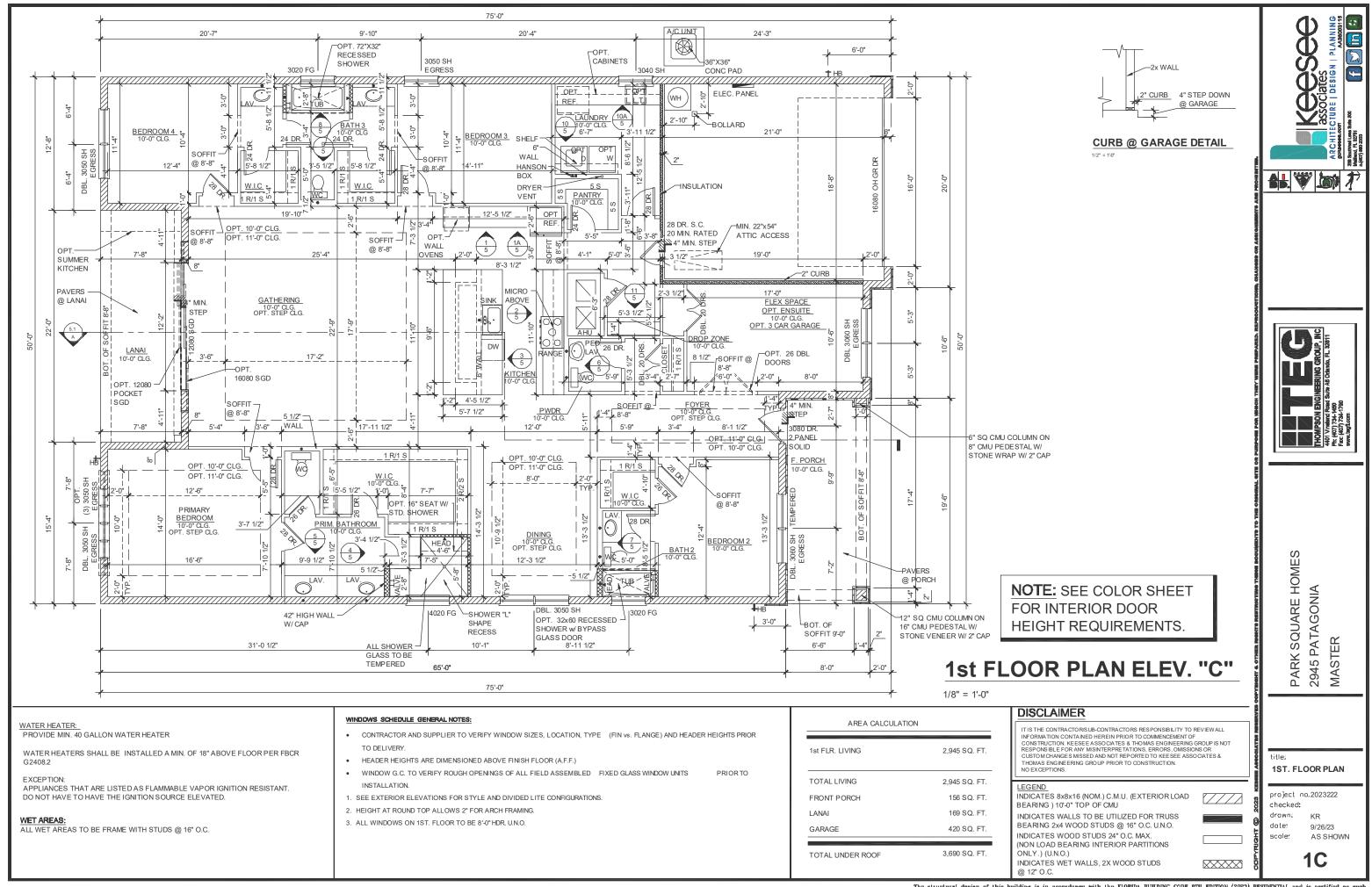


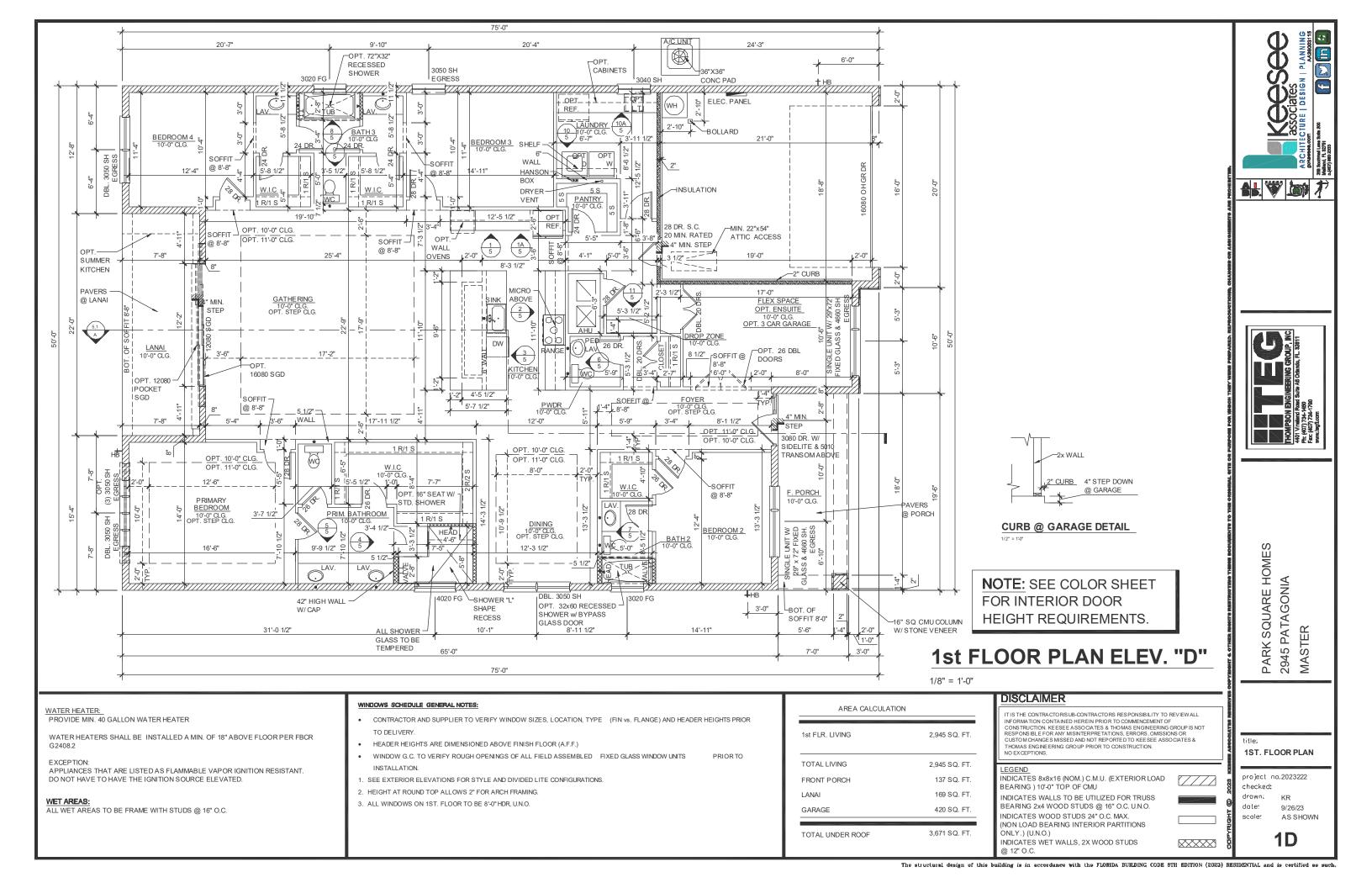


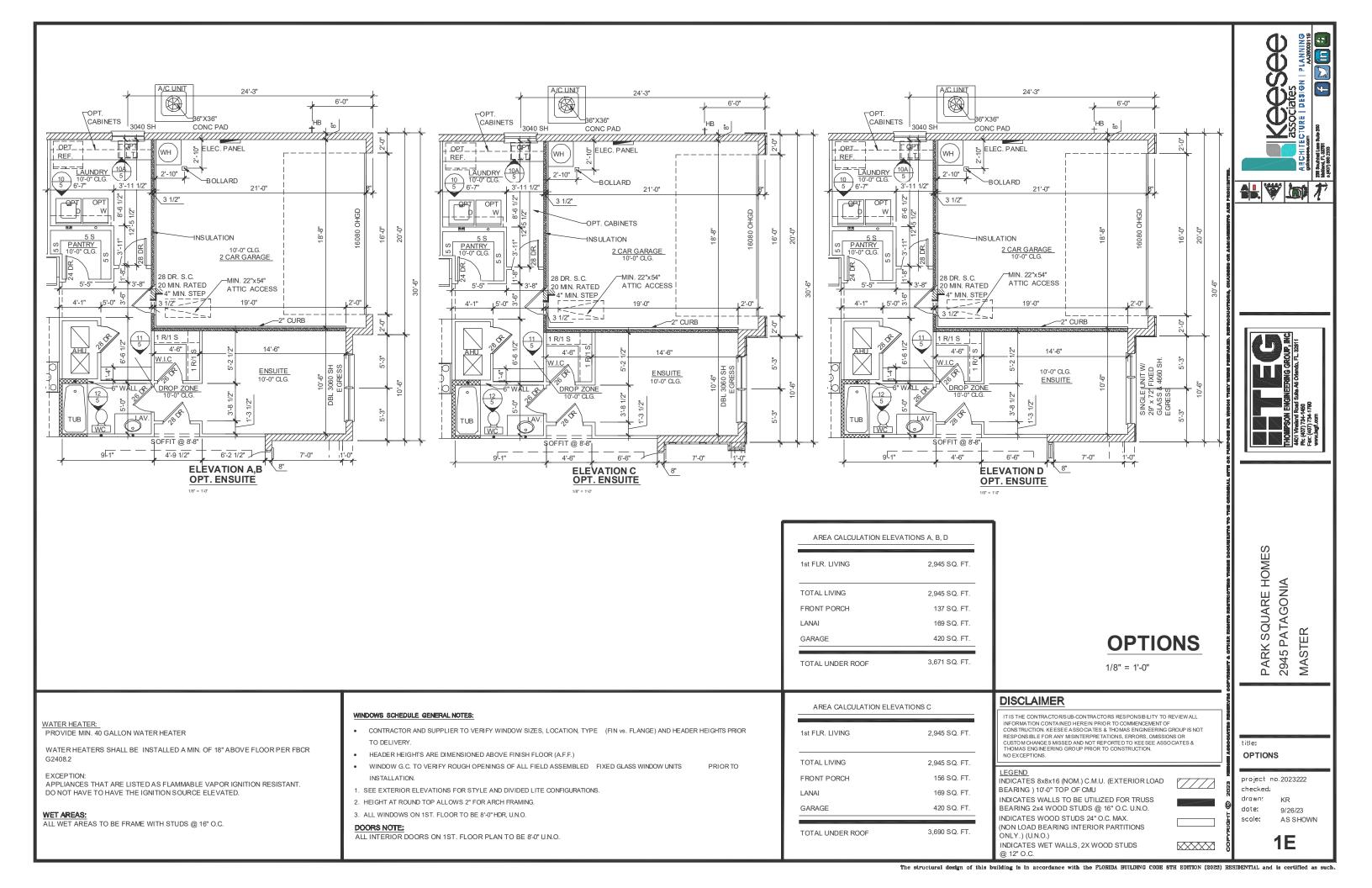


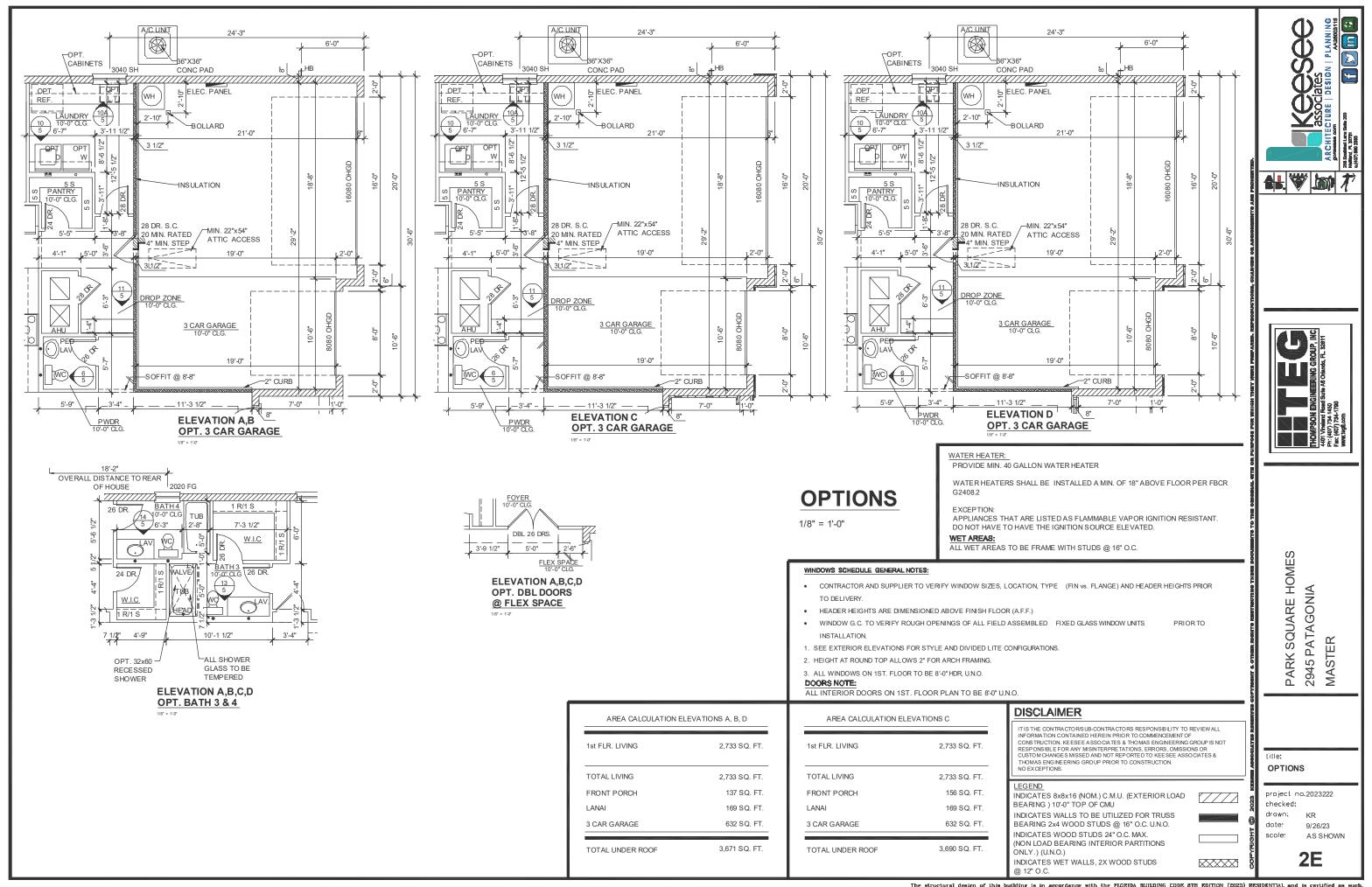


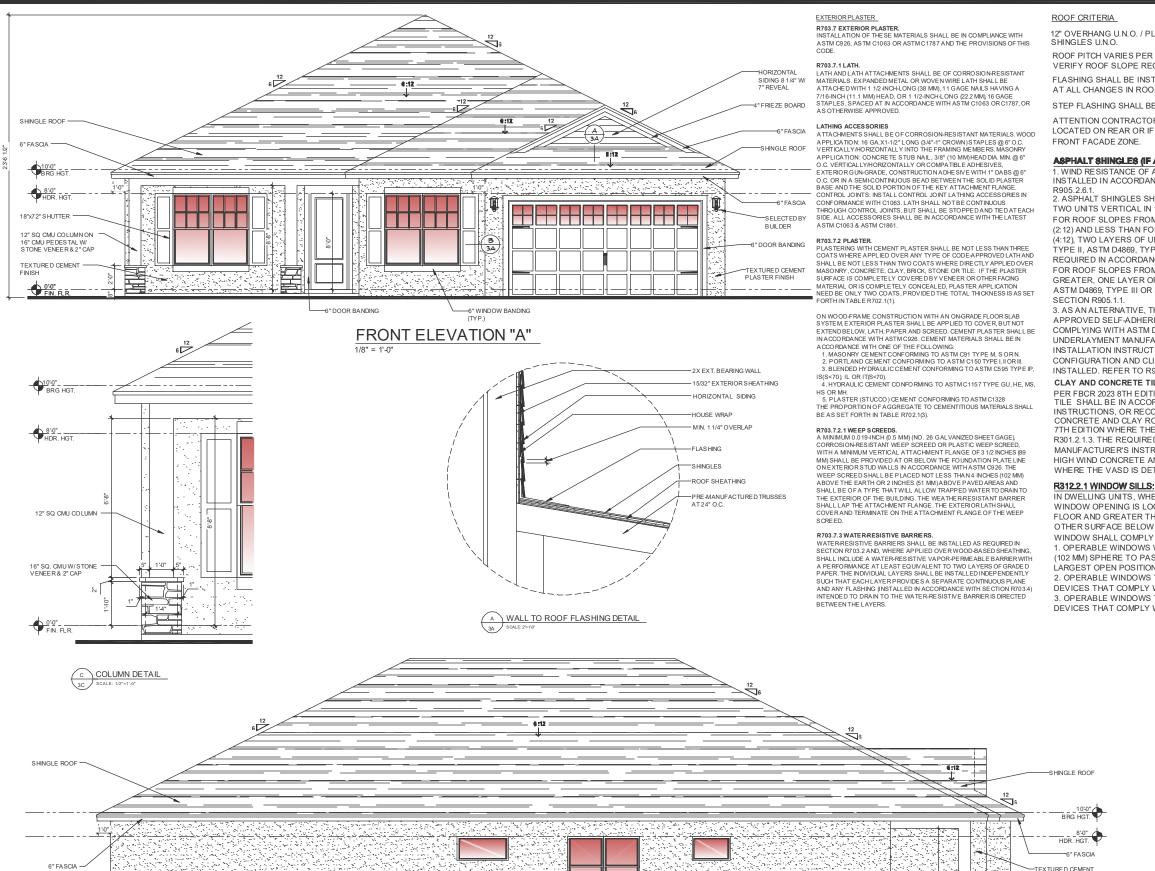












LEFT ELEVATION "A"

TEXTURE D CEMENT PLASTER FINISH

12" OVERHANG U.N.O. / PLUMB CUT FASCIA / ROOF PITCH PER ELEVATION /

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

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

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

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

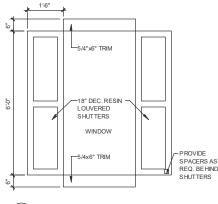
7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3. THE REQUIRED UNDERLAYMENT. SHALL COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS IN ACCORDANCE WITH THE FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, 7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3.

12" SQ CMU CO LUMN

PEDESTAL W/STONE

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.



B WINDOW TRIM & SHUTTER DETAIL

3A SOLLE: 12*=1'0"

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SQUARE HOMES PARK SQUARE HC 2945 PATAGONIA MASTER

ELEVATIONS project_no.2023222

checked; drawn: KR date 9/26/23 **AS SHOWN** scale:



EXTERIOR PLASTER

R703.7 EXTERIOR PLASTER.

NSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH A STM C926, ASTM C1063 OR ASTM C1787 AND THE PROVISIONS OF THIS

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-I ONG (38 MM), 11 GAGE NAILS HAVING A ATTACHED WITH TUZ-INCH-LOUNG (36 MW), 11 GAGE INVIES THA VING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED.

LATHING ACCESSORIES

ATTACHMENT'S SHALL BE OF CORROSION-RESISTANT MATERIALS. WOOD APPLICATION: 16 GA X1-1/2" LONG; (3/4"-1" CROWN)STAPLES; @ 6" O.C. VERTICALLY/HORZO/MTALLY JINTO THE FRAMING MEMBERS. MASONRY APPLICATION: CONCRETE STUB NAIL, 3/8" (10 MM)HEAD DIA. MIN. @ 6" O.C. VERTICALLY/HORIZONTALLY OR COMPATIBLE ADHESIVES. EXTERIOR GUN-GRADE, CONSTRUCTION ADHESIVE WITH 1" DABS @ 6" EXTERIOR CONGRADE, CONSTRUCTION ADJESTIVE WITH 1" DABS @ 6"
O.C. OR IN A SEMI-CONTINUOUS BEAD BETWEEN THE SOLID PLASTER
BASE AND THE SOLID PORTION OF THE KEY ATTACHMENT FLANGE.
CONTROL JOINTS: INSTALL CONTROL JOINT LATHING ACCESSORIES IN
CONFORMANCE WITH C1083. LATH SHALL NOT BE CONTINUOUS
THROUGH CONTROL JOINTS, BUT SHALL BE STOPPED AND TIED ATEACH
SIDE, ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE LATEST ASTM C1063 & ASTM C1861.

R703.72 PLASTER.
PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF CODE-APPROVED LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE DIRECTLY APPLIED OVER MASONRY, CONCRETE, CLAY, BRICK, STONE OR TILE, IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING SOURTHEIR CORING THE HELD CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTHIN 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

- EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTIM C928. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:

 1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
 2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.

 3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP.
- 4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS,
- HS OR MH.

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

R703.72.1 WEEP SCREEDS.

A MINIMUM 0.194 NCH (0.5 MM) (NO. 26 GAL VANIZED SHEET GAGE).

CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED,

WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89
MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE

ON EXTERIOR STUD WALLS IN ACCORDANCE WITH A STM (9.26 THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM).
ABOVE THE EARTH OR 2 INCHES (51 MM). ABOVE PLACED 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.

WATERRESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY

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 11

3 AS AN ALTERNATIVE THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELE-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 MANUFACTURERS INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL,

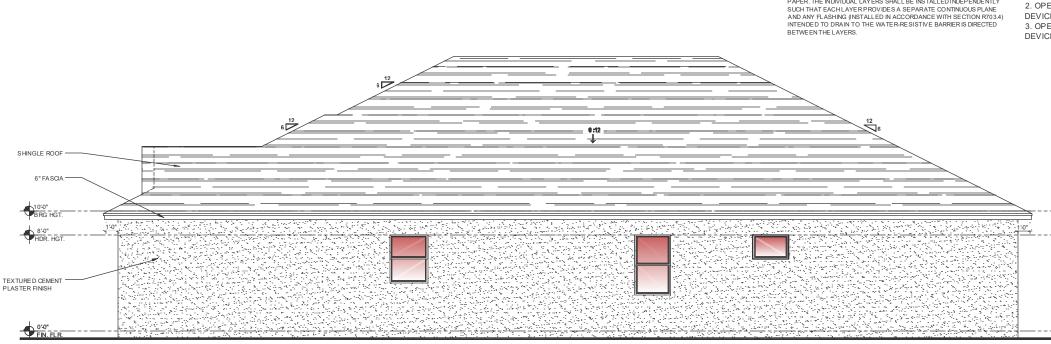
7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3. THE REQUIRED UNDERLAYMENT SHALL COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS IN ACCORDANCE WITH THE FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, 7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE 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 "A"

DISCLAIMER

IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEWALL THIS THE CONTRACTORS DECONING THE REPONDIST LITTY TO REVIEW ALL INFORMATION CONTAINED EMERIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & THO MAS 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



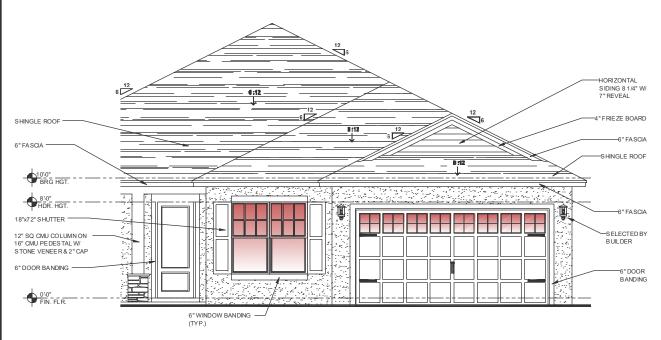


SQUARE HOMES PATAGONIA PARK SQ 2945 PAT, MASTER

ELEVATIONS

project no.2023222 checked; drawn: KR

date: 9/26/23 **AS SHOWN** scale:



OPT. ENSUITE

ELEVATION A FRONT ELEVATION



OPT. 3 CAR GARAGE

ELEVATION A FRONT ELEVATION

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

R703.7.1 LATH.

LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHE DWITH 112-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22 2 MM), 16 GAGE STAPLES, SPACED 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.X1-1/2" LONG (3/4"-1" CROWN) STAPLES @ 6"O.C. VERTICALLY/HORIZONTALLY INTO THE FRAMING MEMBERS. MASONRY APPLICATION: CONCRETE STUB NAIL, 3/8" (10 MM) HEAD DIA. MIN. @ 6" APPLICATION: CONTRETE S 10B NAIL, 3/8" (10 MM)HEAD DIA, MINI, @6"
O. VERTICAL LYHOR/ZONTALLY OR COMPATIBLE AD HESIVES,
EXTERIOR GUN-GRADE, CONSTRUCTION ADHESIVE WITH 1" DABS @ 6"
O.C. OR IN A SEMICONTINUOUS BEAD BETVIEN THE SOLID PLASTER
BASE AND THE SOLID PORTION OF THE KEY ATTACHMENT FLANGE.
CONTROL JOINTS: INSTALL CONTROL JOINT LATHING ACCESSORIES IN CONFORMANCE WITH C1063. LATH SHALL NOTBE CONTINUOUS
THROUGH CONTROL JOINTS, BUT SHALL BE STOPPED AND TIED AT EACH SIDE. ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE LATEST

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 SHALL BE NOT LESS THAN I WO COATS WHERE DIRECTLY APPLIED OVER MASONRY, CONCRETE, CLAY, BRICK, STONE OR TILLE. IF THE PLASTER SURFACE IS COMPLETTELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEAL ED, 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 ON WOOD-PAINE CONSTRUCTION WITH AN UNSPACE FLOOR SIDES SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED, CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:

- 1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N. 2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I. II OR III.
- 2. FONTAINS CHEMIN COMPONING TO ASTM C39TTF, IDON.
 3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP,
 IS(S<70), IL OR IT[S<70).
 4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS,
 HS OR MH.
- 5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328 THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

R703.7.2.1 WEEP SCREEDS.
A MINIMUM 0.0194NCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE).
CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (8) MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATELINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH A STM C926. THE ONE A TEMOR'S DU WALLS IN ACCORDANCE WITH AS TIME 926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (02 MM) ABOVE THE EARTH OR 2 INCHES (61 MM) ABOVE P AVED AREAS AND SHALL BE 0 FA 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

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 SHALL INCLUDE A WAI TERRESISTIVE VAPORFERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

ROOF CRITERIA

12" OVERHANG U.N.O. / PLUMB CUT FASCIA / ROOF PITCH PER ELEVATION /

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

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 THE 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:

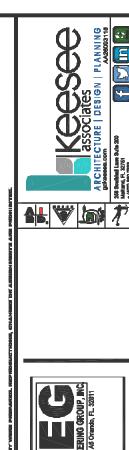
1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPEN POSITION.

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/SUB-CONTRACTORS RESPONSIBILITY TO REVIEWALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF THO OWNING HON OUT MINED HEREIN PRIOR TO COMMENSURE HER OF OUP IS NOT RESPONSIBLE FOR ANY MISH TERRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KES SEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION.





SQUARE HOMES 2945 PATAGONIA MASTER PARK

ELEVATION OPTIONS

profect no.2023222 checked: drawn: KR date: 9/26/23 scale: AS SHOWN

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.



EXTERIOR PLASTER R703.7 EXTERIOR PLASTER.

ASTM C926. ASTM C1063 OR ASTM C1787 AND THE PROVISIONS OF THIS

LATIA. LATIA CHMENTS SHALL BE OF CORROSON-RESISTANT MATERIALS. EXPANDED METAL OR WOVENWRELATH SHALLBE ATTACHED WITH 11/2: INCH. HONG (38 MM), HOGGENASHANGA 7/16-INCH (11.1 MM) HEAD, OR 1.1/2-INCH-LONG (22MM), 5GAGES STAPLES, SPACED AT IN AC OCTORANCE WITH STEMOCRASCOCTOR/OR

LATHING ACCESSORES

LATHING ACCESSORES

ATTACHMENTS SHALL BE OF CORROSION-RESSTANTMATERIALS WOOD
APPLICATION: 16 GA XT-1/2" LONG (34"-1" CROMN)STAPLES@FOC.
VERTICALLY/HORIZONTALLY INTO THEFRAMINGMEMERS MASONRY
APPLICATION: CONCRETE STUB MAIL. 30" (10MM)HEAD DAINN.@6" APPLICATION: CONCRETE STUB NAIL, 36° (10MM)HEADOANN @6°

O. VERTICALLYHORIZONTALLY OR COMPATEADHESMES,
EXTEROR GUN-GRADE, CONSTRUCTION AD HESNE WITH IT DAS 65 @6°

O. OR IN A SEMI-CONTINUOUS BEAD BETWEEN THE SOLD PASTER
BASE AND THE SOLID PORTION OF THEEVATTACHMENTEAUGE
CONTROL JOINTS: INSTALL CONTROL LANTLATHING-CCSSORESM
CONTROL JOINTS: INSTALL CONTROL LANTLATHING-COSSORESM
CONFORMANCE WITH C 1063. LATH SHALLNOT SECONTROLUCUS THROUGH CONTROLJOINTS, BUT SHALL BE STOPPED AND TIED AT EACH SIDE, ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE LATEST ASTM C 1063 & ASTM C 1861.

R703.7.2 PLASTER.

R703.7.2 PLASTER
PLASTERING WITH CEMENT PLASTER SHALBENOTLESSTHANTHREE
COATS WHERE APPLIED OVER ANY TYPEOF CODE-APPROEDIATHAN
SHALL BE NOT LESS THAN TWO COATS WHEREORECTLYAPPLED OVE
MASONRY, CONCRETE CLAY, BRICK, STONEORTLE THE PLASTER
SURFACE IS COMPLETELY COVERED BYWSHEEP OR OTHER PLASTER
MATERIAL OR IS COMPLETELY CONCEALED PLASTER APPLICATION
MATERIAL OR IS COMPLETELY CONCEALED PLASTER APPLICATION
WEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESSISASSIFORTH IN TABLE RIZE(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLEDTOCOVER,BUTNOT EXTEND BELOW, LATH, PAPER AND SCREED COMENTIASTERSHAI IN ACCORDANCE WITH ASTM C926. CEMENTIMITERIALSHALLEEN ACCORDANCE WITH ONE OF THE FOLLOWING.

- 3. BLENDED HYDRAUGO CLIMENT SC... 2 (S<70), IL OR IT(S<70). 4. HYDRAULIC CEMENT CONFORMING TO ASTMC1157TYPEGU,HE,MS,
- HS OR MH.

 5. PLASTER (STUCCO) CEMENT CONFORMINGTO ASTMC/1328
 THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIAL
 BE AS SET FORTH IN TABLER7021(3).

R703.7.2 I WEEP SCREEDS,
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANZED SHEET GAGE),
CORROSION-RESISTANT VEEP SCREED ORPASTIC WEEPSCREED,
WITH A MINIMUM VERTICAL ATTACHMENT THOMSOF 3 ISONCHES(8)
MM) SHALL BE PROVIDED AT OR BELOW THEFOUNDATION PATELINE
ON EXTERIOR STUD WALLS IN A COORDINGWITHASTMOSSTITUE
WEEP SCREED SHALL BE PLACED NOT LESSTHAN AND HES (102 MM)
ABOVET THE EARTH OR 2 INCHES (31 MM)AGNEPARED AREASAND
SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TODRANT OF THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGEOF THE WEEP

R703.7.3 WATER-RESISTIVE BARRIERS SHALL BE NSTALLED ASREQUIRED N SECTION R703.2 AND, WHERE APPLIED OVERWOOD-BASED SHEATHING SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLEBARRIER WIT SHALL INCLUDE A WAI IER-RESISI IN VARIAN-HOMOLAPESO GRADED A PERFORMANCE AT LEAST EQUIVALENT TOTO MATERIAL BENGRAUDE PAPER. THE INDIVIDUAL LAYERS SHALL BENSTALLES NOBERSONERS USED THATE FACE OF THE MEDITAL BENGRAUDE SASPERSONERS OF THE MEDITAL BENGRAUDE SASPERS OF THE SASPERS OF THE SASPERS OF THE SASPERS OF BETWEEN THE LAYERS.

ROOF CRITERIA

12" OVERHANG U.N.O. / PLUMB CUT FASCIA / ROOF PITCH PER ELEVATION / SHINGLES LINO

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 SELE-ADHERING POLYMER MODIFIED BITUMEN LINDERLAYMENT 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.



12" SQ. CMU COLUMN 2" CAP -3" HARDIE TRIM HARDIE WRAP ---

DISCLAIMER

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





HOMES PATAGONIA SQUARE MASTER PARK 2945 P

ELEVATIONS

project no.2023222 checked;

drawn; KR date 9/26/23 scale: AS SHOWN

H COLUMN DETAIL

EXTERIOR PLASTER

R703.7 EXTERIOR PLASTER. INSTALLATION OF THESE MATERIALS SHALLBEIN COMPLANCEWITH ASTM C926, ASTM C1063 OR ASTM C1787 AND THEPROVISIONSOFTHIS

R703.7.1 LATH.

LATH AND LATH ATT ACHMENTS SHALL BE OF CORROSION-RESISTANT
MATERIALS. EXPANDED METAL OR WOVENWRELATHSHALLBE
ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11GAGENMASHAWNGA
71/6-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22MM), 96AGE
STAPLES, SPACED AT IN ACCORDANCE WITH ASTMC1083OR C1787,06
AS OTHERWISE APPROVED.

LATHING ACCESSORES

ATTACHMENTS SHALL BE OF CORROSIONRESISTANTIMITERIAL WOOD
APPLICATION. 166 AX1-12* LONG (34*-1** CROWN)STARES@@OC.
VERTICALLYHORIZONTALLY INTO THEFRANNICHMERS MASCRIY
APPLICATION. CONCRETE STUB NAIL. 39** (10MM)=640 DANNI-08**
0.C. VERTICALLYHORIZONTALLY OR COMPITEE ACHESIAS
SCYEDIOR DING-FROE CONSTRUCTION ADHESIVE WITH 1** DASS @ 8**
0.C. OR IN A SEMI-CONTINUOUS BEAD BETWEENTHESOLOP ASTER
BASE AND THE SOLID PORTION OF THEREVATIALMENT FLANCE.
CONTROL JOINTS: INSTALL CONTROL JOINTLATHING-CESSORESIN
CONCREDIBLINER WITH 1** USES AUTHORITY.

R703.7.2 PLASTER
PLASTERING WITH CEMENT PLASTER SHALLBENOTLESSTHANTHREE
COATS WHERE APPLIED OVER ANY TYPEOF CODE-APPROMEDIATHAN
SHALL BE NOT LESS THAN TWO COATS WHEREORECITYAPPLED OVE
MASONRY, CONDRETTE, CLAY, BRICK, STONEOR TLE FIHEPLASTER
SURFACE IS COMPLETELY COVERED WHEREOR COTHERFACHS
MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION
NEED BE ONLY TWO COATS, PROVIDED THETOTALTHICKNESSBASSIFORTH IN TABLE R7224(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLED TOCOURE, BUTNOT EXTEND BELOW, LATH, PAPER AND SCREED, COMENT PASTERSHAI IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALSHALLBEN ACCORDANCE WITH ONE OF THE FOLLOWING.

MASONRY CEMENT CONFORMING TO ASTMC9ITYPEM, SORN.
 PORTLAND CEMENT CONFORMING TO ASTMC150TYPELIORIL
 BLENDED HYDRAULIC CEMENT CONFORMING TO ASTMC595TYF

IS(S-70), IL OR IT(S-70),

4. HYDRAULIC CEMENT CONFORMING TO ASTMCHSTYPEGUHEMS,
HS OR MH.

5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTMCHESS
THE PROPORTION OF AGGREGATE TO CEMENTITIOUSMATERIALSSHALL THE PROPORTION OF AGGREGATE BE AS SET FORTH IN TABLER7021(3).

BE AS SET FURTH IN ITABLER/IZE(3).

R 703.7.2.1 WEEP SCREEDS.

A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANZED SHEET GAGE),
CORROSION-RESISTANT WEEP SCREEDORRASTIC WEEPSCREED,
WITH A MINIMUM VERTICAL ATTACHMENT TAUGEC 9'SIXON-HES(8)
MM) SHALL BE PROVIDED AT OR BELOW THEFOUNDATION FATELINE
WEEP SCREED SHALL BE PLACED NOT LESSTHAN 4NGHES(12MM)
ABOVET HE BEARTH OR 2 INCHES (15 MM)AGNEPAPED AREASAND
SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TORRANTO
THEF EXTENDED OF THE BILLION OF THE WEET HER. PESSTANT BAS RIFE. THE EXTERIOR OF THE BUILDING THE WEATHER RESSTANT BARRIER
SHALL LAP THE ATTACHMENT FLANGE. THE EXTERDING THE WEATH
COVER AND TERMINATE ON THE ATTACHMENT FLANGEOFTHEWEEP
SCREED.

R703.7.3 WATER-RESISTMEBARRERS.
WATER-RESISTME BARRIERS SHALL BE NISTALED ASREQUIRED N
SECTION R703.2 AND. WHERE APPLIED OVERWOOD-BASED SHEATHNO
SHALL INCLUDE A WATER-RESISTIVE VAPOR-REMEABLEBARRERWINT
HEAD PERFORMANCE AT LEAST EQUIVALENT TOWN OVERSEOF GENERAL
PERFORMANCE AT LEAST EQUIVALENT TOWN OVERSEOF SHEATH
PERFORMANCE AT LEAST EQUIVALENT TOWN OVERSEOF SHEAT
NO ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R708
INTENDED TO D FAIN TO THE WATER-RESSITMEBARRERS DRECTED
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 SELE-ADHERING POLYMER MODIFIED BITUMEN LINDERLAYMENT 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

NO EXCEPTIONS



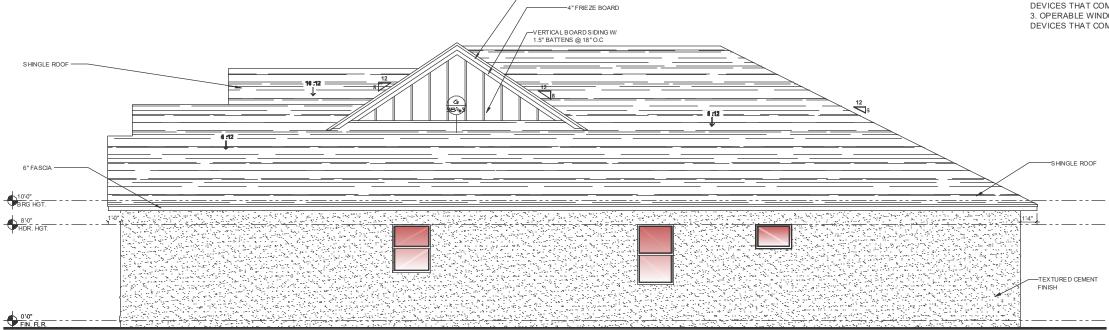
SQUARE HOMES PATAGONIA PARK SQ 2945 PAT, MASTER

ELEVATIONS

project no.2023222

checked; drawn: KR date 9/26/23 scale: **AS SHOWN**

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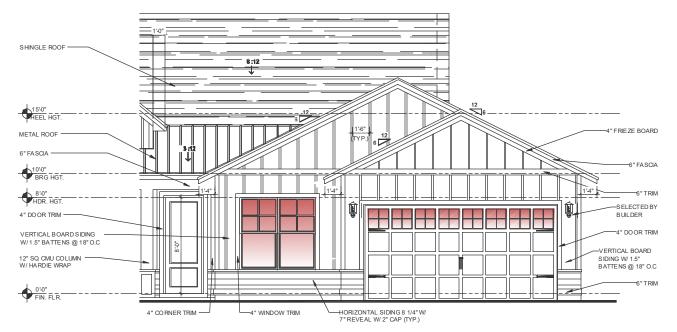


RIGHT ELEVATION "B"

IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL

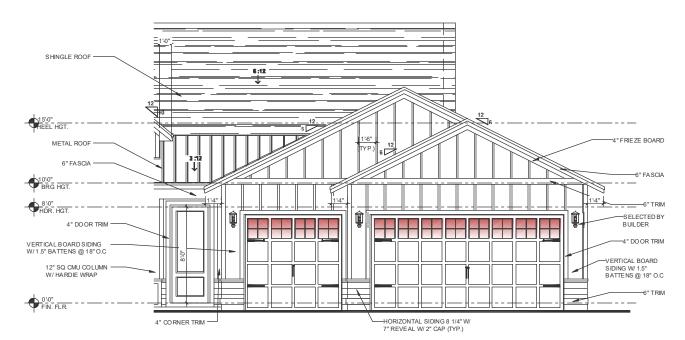
THIS THE COUNTRUCTORS UBSCUT HAS CHOSE RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTO M CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES &

THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION.



OPT. EN. SUITE

ELEVATION B FRONT ELEVATION



OPT. 3 CAR GARAGE

ELEVATION B FRONT ELEVATION

EXTERIOR PLASTER

ASTM C926, ASTM C1083 OR ASTM C1787 AND THE PROVISIONS OF THIS CODE.

R793.7.1 LATH.

LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT
MATERIALS. EXPANDED METAL OR WOVENWRELATH SHALLE
ATTACHED WITH 1 112-1NCH-LONG 138 MM), 11GACENA.SHAWAGA
716-INCH (11.712-INCH-LONG).22MM, 16GACE
STAPLES, SPACED AT IM ACCORDANCE WITH ASTIMC 1983 OR C1787.07
SO THERWISE APPROVED.

LATHING A CC ESSORIES

LAI HIM & AUCESSORES

ATTACHMENTS SHALL BE OF CORROSION-RESISTANTMITERIALS WOOD
APPLICATION: 16 GA X1-1/2* LONG (3/4*-1* CROMN)STAPLES@6*OC.
VERTICALLY/HORIZONTALLY INTO THEFRAMING/MEMEERS, MASONRY
APPLICATION: CONCRETE STUB NAIL, 3/8* (10/MM)HEAD DIAMN,@6* APPLICATION: CONCRETE STUB NALL, 38° (10MM)HEADOR IMM_69° OC. VERTICALLY/HORIZON TALLY OR COMPATIEADHESMES, EXTERDIR GUN-GRADE, CONSTRUCTION ADHESIVE WITH 1° DASIG 6° OC. OR IN A SEMIC-CONTINUOUS BEAD BETWEEN THESOLD PASTER BASE AND THE SOLID PORTION OF THEREVATTACHMENT FLANGE. CONTROL JOHN'S INST ALL CONTROL JOHN'S HIST ALL CONTROL JOHN'S HIST ALL CONTROL JOHN'S HIST ALL CONTROL JOHN'S HIST ALL COST TO THE JOHN'S HIST ALL CESSORES THE OLIGING CONTROL JOHN'S BUT SHALL BE STOPPED AND TIED AT EACH SIDE. ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE LATEST ASTM C 1963 & ASTM C 1961.

R703.7.2 PLASTER.
PLASTERING WITH CEMENT PLASTER SHALLBENOTLESSTHANTHRE
COATS WHERE APPLIED OVER ANY TYPEOF CODE-APPROVED LATHA COATS WHERE APPLIED OVER ANY TYPEOFCODE-APPROBLICHMENT SHALL BE NOT LESS THAN TWO COATS WHEREORECILY-PRIED OVER MASONRY, CONCRETE, CLAY, BRICK, STONEOR TLE FITERASTER SUFFACE IS COMPLETELY COVERED PRIVABERG OFTHER PACTER MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS ASSETORTH IN TABLE RIZE(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APRED TOCORE BUTHOT EXTEND BELOW, LATH, PAPER AND SCREED CEMENT PLASTER SHALLES IN A CCORDANGE WITH ASTM 0208. CEMENT MATERIALSHALLESN ACCORDANGE WITH ASTM 1208. CEMENT MATERIALSHALLESN ACCORDANGE WITH ONE OF THE FOLLOWING.

1. MASONEY CEMENT CONFORMING TO ASTMICE TYPELICRE.
2. PORTLAND CEMENT CONFORMING TO ASTMICE THE FLOOR.
3. BLENDED HYDRAULIC CEMENT CONFORMINGTON SMITH SIGNIFIED THE PLASTER.

- (S<70), IL OR IT(S<70). 4. HYDRAULIC CEMENT CONFORMING TO ASTMC1157TYPEGU,HE,MS,
- N. THORACCLE CHIERT CONTROL OR MINISTER THE SOR MH.

 5. PLASTER (STUCCO) CEMENT CONFORMINGTOASTMC1328
 THE PROPORTION OF AGGREGATE TO CEMENTITIOUSMATERIA
 BE AS SET FORTH IN TABLER702.1(3).

R703.7.2.1 WEEP SCREEDS.

A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALWANDED SHEET GACE).
CORRO SIGN. RESISTANT WEEP SCREED OR RASTIC WEEP SCREED.
WITH A MINIMUM VERTICAL ATTACHMENT FLANGEOF 3'LINCHES(9)
MIN, SHALL BE PROVIDED A TO RELOW THE FOUNDATION PLANEL
ON EXTERIOR STUD WALLS IN A COORDANGEWITHASTINGSSTHE
WEEP SCREED SHALL BE PLACED NOT LESSTHWANDERS(102MM)
ABOVE THE EARTH OR 2 INCHES (51 MM,ABOVEPMED AREASAN)
SHALL BE OF A TYPE THAT WILL ALLOW TRAPED WATER TORRANTO
THE EXTEROR OF THE BUILDING THE WEATHER ARESISTANT BARRIER
SHALL LAP THE ATTACHMENT FLANGE. THESTRORRORITISMS

R703.7.3 WATER-RESISTMEBARRERS.
WATER-RESISTIVE BARRIERS SHALL BE NSTALLED ASREQUIRED N
SECTION R702 AND, WHERE APPLIED OVERWOOD-BASED SHEATHING
SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEMELEMARRERWING
A PERFORMANCE AT LEAST EQUIVALENT TOTO WALVESTOR GRODED
PAPER. THE INDIVIDUAL LAYERS SHALL BENSTALLEN NODERNDENTLY
SUCH THAT EACH LAYER FROVIDES ASSEMBLE CONTINUOUS RANG
ANY PLASHING (IN STALLED IN ACCORDANCE WITH SECTION RICK)
ANY PLASHING (IN STALLED IN ACCORDANCE WITH SECTION RICK)
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.



PARK SQUARE HOMES 2945 PATAGONIA

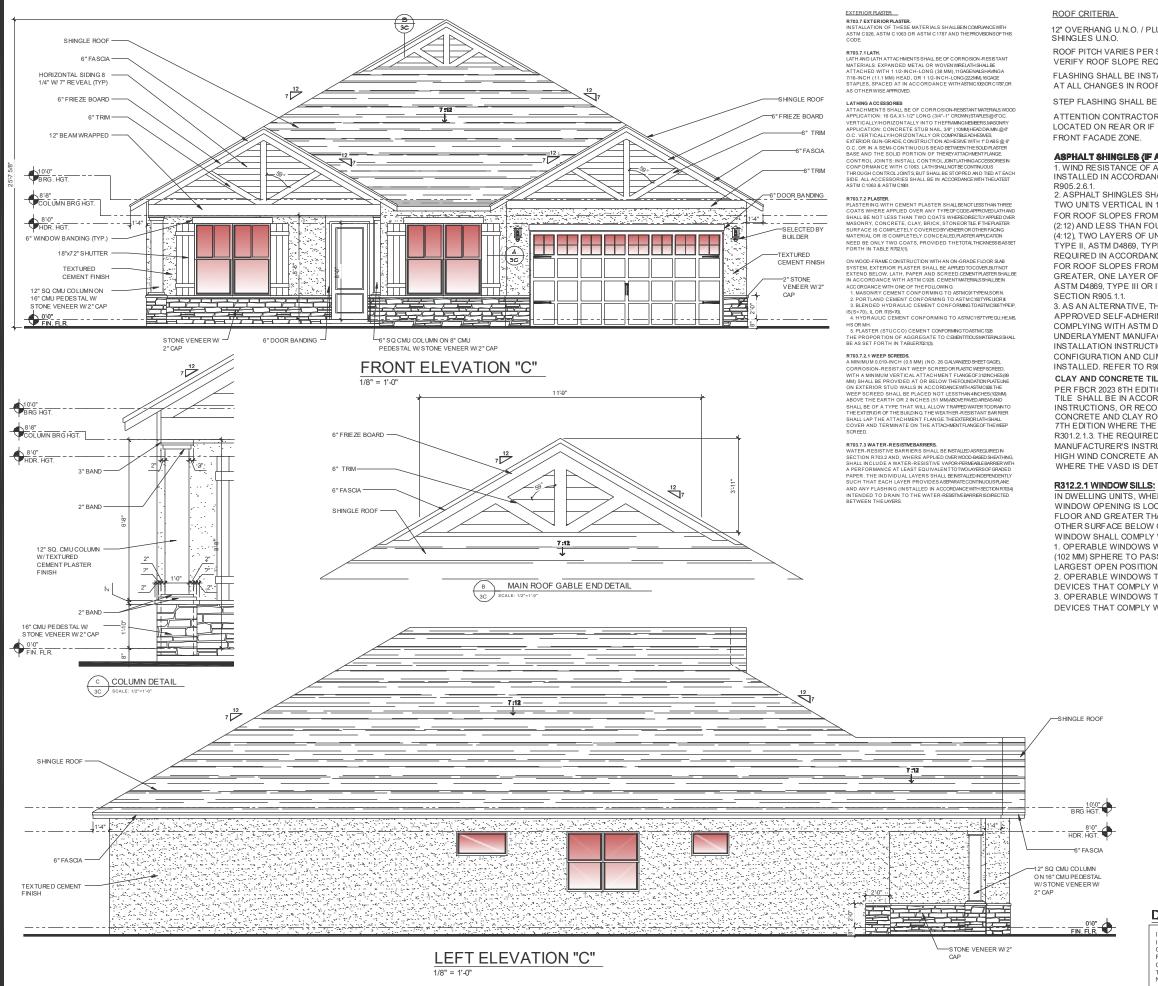
ELEVATION OPTIONS

project no.2023222 checked

drawn: KR date: 9/26/23 scale: **AS SHOWN**

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 RESPONS BLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.



12" OVERHANG U.N.O. / PLUMB CUT FASCIA / ROOF PITCH PER ELEVATION /

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

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

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

3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELE-ADHERING POLYMER MODIFIED BITUMEN LINDERLAYMENT 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):

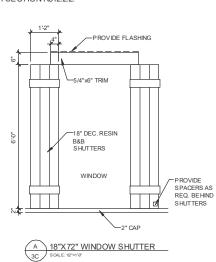
PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL 7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE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

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

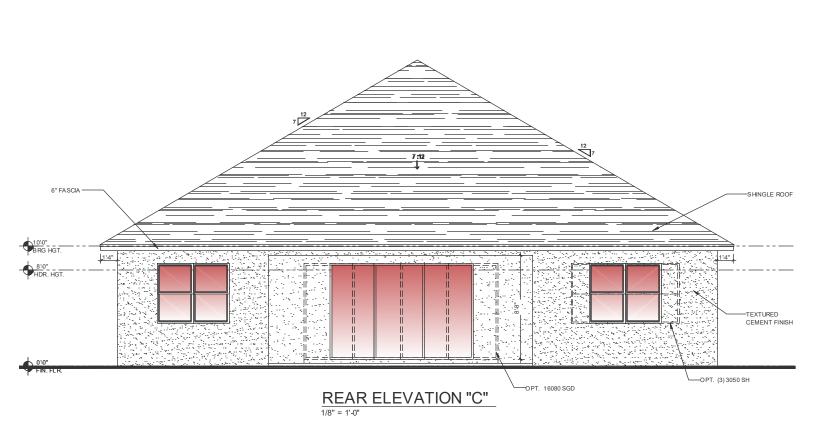
INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTO M CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.



SQUARE HOMES PATAGONIA MASTER PARK 2945 P

ELEVATIONS

project no.2023222 checked; drawn: KR date 9/26/23 scale: **AS SHOWN**



EXTERIOR PLASTER

R703.7 EXTERIOR PLASTER.

ASTM C926, ASTM C1063 OR ASTM C1787 AND THE PROVISIONS OF THE

R703.7.1 LATH.

LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION RESISTANT
MATERIALS. EXPANDED METAL OR WOVENWEELATH-SHALL BE
ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11GAGENALSHAWNGA
7/16-INCH (11.1 MM) HEAD, OR 1 1/2-IN-CH-LONG (22 MM), BIGACE
STAPLES, SPACED AT IN ACCORDANCE WITH-SHAME (2800CH) 2076

LATHING ACCESSORES
ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS WOOD
APPLICATION: 16 GA.X1-1/2* LONG (3/4*-1** CROWN)STAPLES@FOC.
VERTICALLYHORIZON TALLY INTO THEFRANNOMMERS MISCONY
APPLICATION: CONORETE STUD NAIL, 3/8** (10MM)FED DIA NIL 3/8** (10MM)FED DIA NIL 3/8** (10MM) APPLICATION: CONCRETE STUB NAIL, 36° (10MM)HEADDANN @6°
O. VERTICALLYMORIZONTALLY OR COMPATELADHESMES,
EXTEROR GUN-GRADE, CONSTRUCTON ADHESWE WITH 1"DASS @6°
O. OR IN A SEMI-CONTINUOUS BEAD BETWEEN THE SOLD PASTER
BASE AND THE SOLID PORTION OF THEEYATTACHMENT FLAVOE
CONTROL JOINTS: INSTALL CONTROL JOINTLANING, CCCSSORESIN
CONFOR JOINTS: INSTALL CONTROL JOINTLANING, CCCSSORESIN
CONFORMANCE WITH C1083. LATH SHALLNOT BECONTINUOUS THROUGH CONTROLJOINTS, BUT SHALL BE STOPPED AND TIED AT EACH SIDE. ALL ACCESSORIES SHALL BE IN ACCORDANCEWITH THELATEST ASTM C 1063 & ASTM C 1861.

RT03.7.2 PLASTER.
PLASTERING WITH CEMENT PLASTER SHALLBENOTLESSTHANTHREE
COATS WHERE APPLIED OVER ANY TYPE-OF-CODE-APPROMEDIATH AND
SHALL BE NOT LESS THAN TWO COATS WHEREDERCOTLY-APPLEOVER
MASONRY, CONCRETE, CLAY, BRICK, STONEORTLE FTHE-PLASTER
SURFACE IS COMPLETELY COVEREDBY WORDEROR OTHER-PCAND
MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION
NEED BE ONLY TWO COATS, PROVIDED THETOTALTHICKNESSISASS

NEED BE ONLY TWO COATS, PROVIDED THETOTALTHICKNESSISASS

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLED TOCOURR BUTNOT EXTEND BELOW, LATH, PAPER AND SCREED, COMENTFLASTERSHAL IN ACCORDANCE WITH ASTM CODE. CEMENTMATERIAL SHALLBEN ACCORDANCE WITH ONE OF THE FOLLOWING.

- 1. MASONRY CEMENT CONFORMING TO ASTMC91TYPEM,SORN. 2. PORTLAND CEMENT CONFORMING TO ASTMC190TYPELIORIL 3. BLENDED HYDRAULIC CEMENT CONFORMINGTOASTMC996TYP I. BLENDED HYDRAUGO CLINETT. 5 S<70), IL OR IT(S<70). 4. HYDRAULIC CEMENT CONFORMING TO ASTMC115/TYPEGU,HE,MS,
- HS OR MH.

 5. PLASTER (STUCCO) CEMENT CONFORMINGTO ASTMC1328
 THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERI
 BE AS SET FORTH IN TABLER 702 (19).

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 CORROSION-RESISTANT WEEP SCREEDOR ANSTOWERPSCREED.
WITH A MINIMUM PERTICAL ATTACHMENT FLANCE OF SYNCHOLESS,
MM) SHALL BE PROVIDED AT OR BELOW THEFOUNDATION PATEINE.
ON EXTERIOR STUD WALLS IN ACCORRONCEWINFASTIONESTHE
WEEP SCREED SHALL BE PLACED NOT LESSTHMANICHES (DOWN)
ABOVE THE EARTH OR 2 INCHES (ST MINIMOMENE) AREAS AND
SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TODRAN TO THE EXTERIOR OF THE BUILD IN G. THE WEATHER-RESISTANT BARRIER

R703.7.3 WATER-RESISTMEBARRIERS.
WATER-RESISTIVE BARRIERS SHALL BE INSTALLED ASREQUIRED IN SECTION R.703.2 AND, WHERE APPLIED OVERWOOD-BASED SHEATHIN SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLEBARRER WIT SHALL INCLUDE A WALER-RESISTING VAPON-HOMENSEE BRONCH WITH A PERFORMANCE AT LEAST EQUIVALENT TOROUGHESTS OF GRADED PAPER. THE INDIVIDUAL LAYERS SHALL BENSTALLES NOBERSHOETING SUCH THAT EACH LAYER PROVIDED SASPENET CONTINUOUS RAINE AND ANY FLASHING (INSTALLED IN ACCORDANCEWITH SECTION RINGS IN TENDED TO DRAIN TO THE WATER RESISTING BRONCHES TO RESIST OF THE PROVIDED RESISTING TO THE PROVIDED RESISTING THE PROVIDED RESISTANCE THE PROVIDED RESISTING THE PROVIDED RESISTANCE THE PROVIDED RESISTING THE PROVIDED RESISTANCE THE PROVIDED RESISTANCE THE P BETWEEN THE LAYERS.

ROOF CRITERIA

12" OVERHANG U.N.O. / PLUMB CUT FASCIA / ROOF PITCH PER ELEVATION / SHINGLES U.N.O.

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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 SELE-ADHERING POLYMER MODIFIED BITUMEN LINDERLAYMENT 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.

SHINGLE ROOF TEXTURE D CEMENT STONE VENEER

RIGHT ELEVATION "C"

DISCLAIMER

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



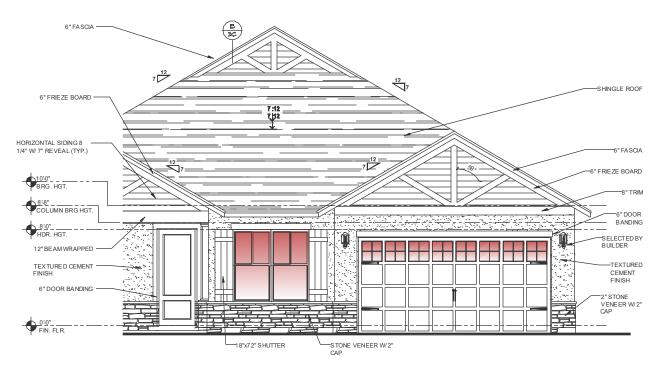


SQUARE HOMES PATAGONIA PARK SQ 2945 PAT MASTER

ELEVATIONS

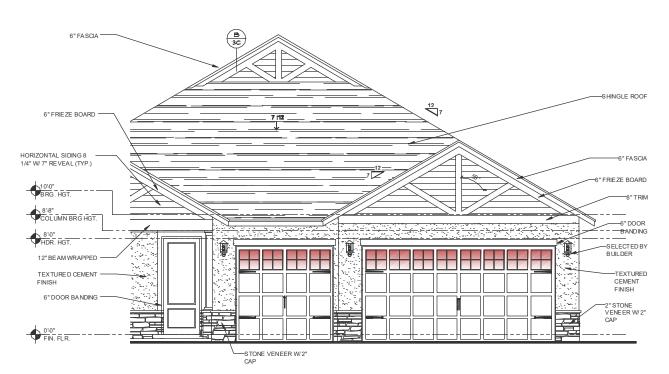
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drawn: KR date 9/26/23 scale: AS SHOWN



OPT. EN. SUITE

ELEVATION C FRONT ELEVATION



OPT. 3 CAR GARAGE

ELEVATION C FRONT ELEVATION

EXTERIOR PLASTER

R703.7 EXTERIOR PLASTER.
INSTALLATION OF THESE MATERIALS SHALLBEIN COMPLANCEWITH AST M C926, AST M C1063 OR AST M C1787 AND THE PROVISIONS OF THIS CODE.

K 103.7.1 ALIH.
AUTH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT
MATERIALS. EXPANDED METAL OR WOVENWRELATHSHALLE
ATTACHED WITH 1 1/2-INGH-LONG (38 MM), 176GENASHAWNGA
7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22.2MM), 16/GAGE
STAPLES, SPACED AT IN ACCORDANCE WITHASTMC (2006 C187), 00 AS OTHER WISE APPROVED

LATHING A CCESSORES
ATTACHMENTS SHALL BE OF CORROSION-RESSTANT MATERIALS WO
APPLICATION-16 GAX1-1/2" LONG (3/4"-1" CROWN)STAPLES@FOC.
VERTICALLY/HORZONTALLY INTO THEERWAMGMEMEERS.MSCNRY
APPLICATION-CONDRETE STUB NAIL, 38" (10MM)HEZDIONIALM)@F O.C. VERTICALLYHORIZONTALLY OR COMPATBLEADHESMES, EXTEROR GUN-GRADE CONSTRUCTION ADHESME WITH 1°D ASS @ 6° O.C. OR IN A SEMI-CONTINUOUS BEAD BETWEEN THESOLD PASTER BASE AND THE SOLID PORTION OF THE KEYATTACHMENT FLANGE CONTROL JOINTS: INSTALL CONTROL JONTLATHINGACCESSORESN CONFOR MANCE WITH C1083. LATHSHALLNOT BECONTRUOUS THROUGH CONTROL JOINTS, BUT SHALB BE TOPPED AND TIED AT EACH SIDE. ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE ASTM C 1063 & ASTM C 1861.

R703.7.2 PLASTER.
PLASTERING WITH CEMENT PLASTER SHALLBENOTLESSTHANTHREE
COATS WHERE APPLIED OVER ANY TYPEOF CODE-APPROVED LATH AND
SHALL BE NOT LESS THAN TWO COATS WHEREORECTLYAPPLED OVER
MASONRY, CONCRETE, CLAY, BRICK, STONGET ILE FITHER-ASTER
SURFACE IS COMPLETELY COVERED BY VENEEROR OTHER FACING
MATERIAL OR IS COMPLETELY CONCEALED PLASTER APPLICATION NEED BE ONLY TWO COAT FORTH IN TABLE R7021(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SUBSYSTEM, EXTERIOR PLASTER SHALL BE APPLED TO COMER BUTNOT
EXTEND BELOW, LATH, PAPER AND SCREED COMENTE ASTER SHALLBE
IN ACCORDANCE WITH ASTM G28. CEMENTIMATERIAS SHALLBEIN
ACCORDANCE WITH ONE OF THE FOLLOWING:

1. MASONRY CEMENT CONFORMING TO ASTMICKITYPEM SORN
2. PORTLAND CEMENT CONFORMING TO ASTMICKITYPE LIGHT
3. BLENDED HYDRAULIC CEMENT CONFORMINGTO ASTMICSOTYPEP,
INCOLORS.

- IS(S<70), IL OR IT(S<70). 4. HYDRAULIC CEMENT CONFORMING TO ASTMC1157TYPEGU,HE,MS S OR MH.
 5. PLASTER (STUCCO) CEMENT CONFORMINGTO ASTMC1328 THE PROPORTION OF AGGREGATE TO CEMENTITIOUSMATERIALS SHALL BE AS SET FORTH IN TABLER 702-1(3).

A MINIMUM 0,019-INCH (10.5 MM) (NO. 28 GALWANZED SHEET GAGE).

A MINIMUM 0,019-INCH (10.5 MM) (NO. 28 GALWANZED SHEET GAGE).

CORRO SION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED.

WITH A MINIMUM VERTICAL ATTACH MENT FLANGEOF 3/2NCHES(8)

MIN, SHALL BE PROVIDED A TOR BELOW THEFOUNDATION PLASTIC

ON EXTERIOR STUD WALLS IN A CCORDANCEWITH ASTINCEST THE

WEEP SCREED SHALL BE PLACED NOT LESSTHWANCHES(100M)

ABOVE THE EARTH OR Z INCHES (61 MM)ABOVEPWED MERGANAN

ABOVE THE EARTH OR Z INCHES (61 MM)ABOVEPWED MERGANAN

THE STEROR OF THE BUILDING THE WEATHER ARESISTANT BARNIER

SHALL BY THE ATTACH MENT FLANGE THE PETRORICAL HIS SALL OVER AND TERMINATE ON THE ATTACHMENT FLANGEOF THE WEEF

R703.7.3 WATER-RESISTIVEBARRERS.
WATER-RESISTIVE BARRIERS SHALL BE NISTALLED ASREQUIRED N
SECTION R703.2 AND, WHERE APPLIED OVERWOOD BASED SHEATH
SHALL INCLUDE A WATER-RESISTIVE VAPOR-REPMEARLERNERS WITH
A PERFORMANCE AT LEAST EQUIVALENT TOTWOLVERSOF GRADE
PAPER. THE INDIVIDUAL LAYERS SHALL BENSTALLED INDEPENDENT.
SUCH THAT EACH MAYER PROVIDES ASSEPANCE CONTINUOUS PARE
AND ANY FLASHING (INSTALLED IN ACCORDINGENITH SECTION RXI

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):

I. 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.

PARK SQUARE HOMES 2945 PATAGONIA

ELEVATION

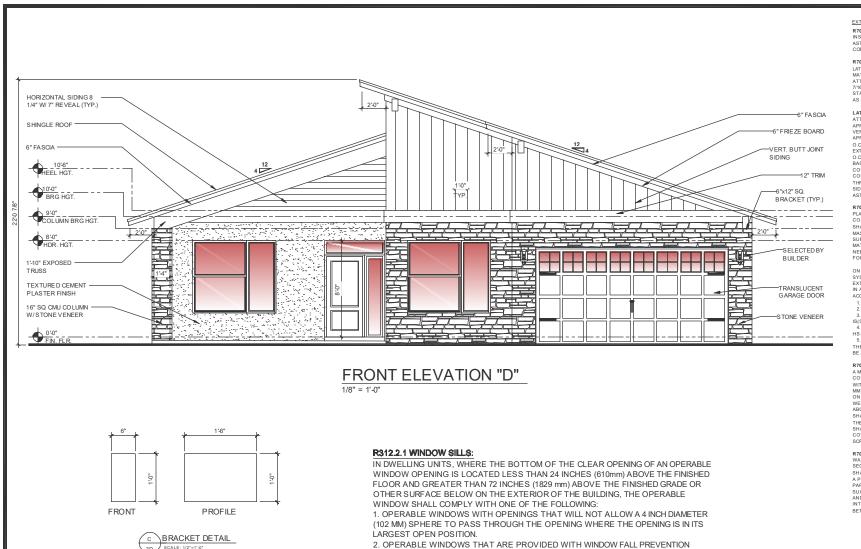
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DISCLAIMER

IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL THIS THE CONTINATION COB-OWN TRACTORS ARE POUNDIGHT THE REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. REESEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONS BLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.



DEVICES THAT COMPLY WITH ASTM F2090.

6" FASCIA -

TEXTURE D CEMENT

DEVICES THAT COMPLY WITH SECTION R312.2.2.

3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL

LEFT ELEVATION "D"

EXTERIOR PLASTER

ASTM C926. ASTM C1063 OR ASTM C1787 AND THE PROVISIONS OF THIS

R703.7.1LATH.

LATH AND LATH ATTACHMENTS SHALL BE OF CORROSON-RESISTANT
MATERIALS EXPANDED METAL OR WOVENWREIATHSHALLE
ATTACHED WITH 112-INCH-LONG (38 MM) 11GACENASHANINGA
7/15-INCH 111 MM) HEAD, OF 112-INCH-LONG (22MM) 8GAGE
STAPLES. SPACED AT IN ACCORDANCE WITH ASTMC 1880 OR C1787,OR

LATHING A CCESSORES
ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS WOOD
APPLICATION: 16 GA.X1-1/2* LONG (34*-1* CKOMN) STARLES@&OC.
VERTICALLY/HORIZONTALLY INTO THE FRANKOMEMBERS MESONRY
APPLICATION: CONCRETE STUB NAIL, 38** (10MM) HEAD DIKNN, @& APPLICATION: CONCRETE STUB NAIL, 39° (10MM)HEADDA.NN.@ of O.C. VERTICALLYHORIZONTALLY OR COMPATIEACHESMES, EXTERDR GUN-GRADE, CONSTRUCTION ADHESIVE WITH 1 DAS @ of O.C. OR IN A SEMI-CONTINUOUS BEAD BETWEEN THIS SOLD PASTER BASE AND THE SOLID PORTION OF THE RETATACHMENT FLANGE CONTROL JOINTS BUST THE OUT TROL JOINT SELIN TRANSCRESSINGEN CONTROL JOINTS BUST SHALL BE TO SECRIFICATION OF THE AT EACH SHE ALL AND SESSION OF THE SHALL BE TO ACCROMICE WITH THE LATEST AST MC C1053 & AST MC 581.

R703.7.2 PLASTER.

R703.72 PLASTER.
PLASTERING WITH CEMENT PLASTER SHALLBENOTLESSTHANTHREE
COATS WHERE APPLIED OVER ANY TYPEOFCODE-APPROBLIATHAND
SHALL BE NOT LESS THAN TWO COATS WHERE PORECILYAPPLED OVER
MASONRY, CONCRETE, CLAY, BRICK, STONEOR ILE FITHER ASTER
SURFACE IS COMPLETELY COVERED BY ANGER OF THE PLASTER
MATERIAL OR IS COMPLETELY CONCEALED PLASTER APPLICATION
MATERIAL OR IS COMPLETELY CONCEALED PLASTER APPLICATION
NEED BE ONLY TWO COATS, PROVIDED THE TOTALTHICHNESS BASSE
FORTH IN TABLE RIZELIJ.

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLEDTOCOVERSUIND EXTEND BELOW, LATH, PAPER AND SCREED COMENTRASTERSHAL IN ACCORDANCE WITH ASTM C926. CEMENTMATERIALSHALLBEN ACCORDANCE WITH ONE OF THE FOLLOWING.

 MASONRY CEMENT CONFORMING TO ASTMC9ITYPEM, SORN.
 PORTLAND CEMENT CONFORMING TO ASTMC150TYPELIORIL
 BLENDED HYDRAULIC CEMENT CONFORMING TO ASTMC595TYF (S<70), IL OR IT(S<70). 4. HYDRAULIC CEMENT CONFORMING TO ASTMC1157TYPEGU,HE,MS,

HS OR MH.

5. PLASTER (STUCCO) CEMENT CONFORMINGTOASTMC1328
THE PROPORTION OF AGGREGATE TO CEMENTITIOUSMATERIA
BE AS SET FORTH IN TABLER702.1(3).

R703.7.2.1 WEEP SCREEDS.
A MINIMUM 0.019-INCH (0.5 MM) (N.O. 26 GALVANIZED SHEET GAGE),
CORROSION-RESISTANT WEEP SCREEDOR PLASTIC WEEPSCREE CORROSION-RESISTANT WEEP SCREEDOR ASTOWERPSCREED.
WITH A MINIMUM PRETICAL ATTACHMENT FLANGE-G'STANCHESISS,
MM) SHALL BE PROVIDED AT OR BELOW THEFOUNDATION PATENT
ON EXTERIOR STUD WALLS IN ACCORRONCEWINH ASTOWERS.
WEEP SCREED SHALL BE PLACED NOT LESSTH-MAINCHESI (2004),
ABOVE THE EASTH OR Z INCHES (ST MINIMOZEMPERA PRESAMO)
SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATERTODRANTO THE EXTERIOR OF THE BUILD NO. THE WEATHER RESSTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THEEXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGEOF THE WEEP CORDER.

R703.7.3 WATER-RESISTMEBARRERS.
WATER-RESISTIVE BARRIERS SHALL BE NISTALLED ASREQUIRED N
SECTION R703.2 AND, WHERE APPLIED OMERWOOD-BASED SHEATHI
SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLEBARRERW SHALL INCLUDE A WISH RE-RESISI IN VARIAN-HOMERICE DEVICED. A PERFORMANCE AT LEAST EQUIVALENT TOROUGHERS OF GRADED PAPER. THE INDIVIDUAL LAYERS SHALL BENSTALLEN NOBERIORITY US CHIT HAT EACH LAYER PROVIDES ASSEPANCE CONTINUOUS RAWE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION ROW IN TENDED TO DRAIN TO THE WATER RESISTEMERY REPRESIDENCE TO THE WATER RESISTEMENT RESISTEMENT REPRESIDENCE TO THE WATER RESISTEMENT RESISTEMENT RESISTEMENT REPRESIDENCE TO THE WATER RESISTEMENT RESIS BETWEEN THE LAYERS.

ROOF CRITERIA

12" OVERHANG U.N.O. / PLUMB CUT FASCIA / ROOF PITCH PER ELEVATION / SHINGLES LINO

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 SELE-ADHERING POLYMER MODIFIED BITUMEN LINDERLAYMENT 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):

-6"x12" SQ. BRACKET. (TYP.)

SHINGLE ROOF

VERT. BUTT JOINT HEEL HGT.

HDR. HGT.

STONE VENEER TEXTURED CEMENT

46" SO CMILICOLLIMN W/STONE VENEER

0'0" FIN FLR

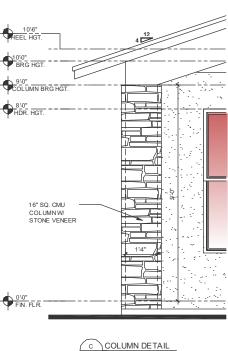
PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL 7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE 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.

COLUMN BRG HGT. 16" SO CMU COLUMN W/ STONE VENEER

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



DISCLAIMER





HOMES PARK SQUARE HC 2945 PATAGONIA MASTER

ELEVATIONS

project_no.2023222 checked; drown: KR date 9/26/23 scale: AS SHOWN



EXTERIOR PLASTER

R703.7 EXTERIOR PLASTER. ASTM C926. ASTM C1063 OR ASTM C1787 AND THEPROVISIONS OF THE

R703.7.1 LATH.

LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT
MATERIALS EXPANDED METAL OR WOVEN WRELATH-SHALLEE

ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11GAGENALSHAWNGA
716-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22 MM), 66GAGE
STAPLES, SPACED AT IN ACCORDANCE WITHASTMCMSOR OF DIFFOR

LATHING A CCESSORES
ATTACHMENT'S SHALL BE OF CORROSION-RESISTANTIMITERIALS WOOD
APPLICATION: 16 GA.X1-1/2* LONG (34*-1** CROWN)STARES@6*OC.
VERTICALLY/HORIZONTALLY INTO THEFRAMINGMEMBERS MISSONRY
APPLICATION: CONCRETE STUB NAIL, 38** (10MM)HADD NAIM, @6** APPLICATION: CONCRETE STUB NAIL, 39° (10MM)HEADDANNIN @ O.C. VERTICALLYMORIZONTALLYO OR COMPATELACHESMES, EXTEROR GUIN-GRADE, CONSTRUCTION AD HESINE WITH IT DASS @ f O.C. OR IN A SEMI-CONTINUOUS BEAD BETWEENTH-SCUD PASTER BASE AND THE SOLID PORTION OF THEEYATTACHMENTFANGE CONTROL JOINTS: INSTALL CONTROL JOINTLANINGACCESSORESIN CONFORMANCE WITH C1083. LATH SHALLNOT SECONTINUOUS THR OUIGH CONTRIOL JOINTS, BUT SHALL BE STOPPED AND TIED AT EACH BIDE. ALL ACCESSORIES SHALL BE IN ACCORDANCEWITH THELATEST INSTIMIC 1063 & ASTIMIC 1881.

ASTM C 1005 to 1000.

R703.7.2 PLASTER.
PLASTERING WITH CEMENT PLASTER SHALLBENOTLESSTHANTHREE COATS WHERE APPLIED OVER ANY TYPEOFCODE APPROVED LATHAND SHALL BE NOT LESS THAN TWO COATS WHEREDRECTLY APPLED OVE MASONRY, CONCRETE, CLAY, BRICK, STONEOR TLE FTHEPLASTER SUPFACE IS COMPLETELY COVERED BY WHEREFORD HER FACING MATERIAL OR IS COMPLETELY CONCEALED PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THETOTALTHICKNESSISAS'

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLEDTOCOVER,BUTNOT EXTEND BELOW, LATH, PAPER AND SCREED, CEMENTPLASTERSHAL IN ACCORDANCE WITH ASTM C926. CEMENTMATERIALSHALLEEN ACCORDANCE WITH ONE OF THE FOLLOWING.

 MASONRY CEMENT CONFORMING TO ASTMC91TYPEM,SORN.
 PORTLAND CEMENT CONFORMING TO ASTMC190TYPE,IIORIL
 BLENDED HYDRAULIC CEMENT CONFORMINGTOASTMC996TYPE (S<70), IL OR II (S<70). 4. HYDRAULIC CEMENT CONFORMING TO ASTMC1157TYPEGU,HE,MS,

HSOR MH.

5. PLASTER (STUCCO) CEMENT CONFORMINGTOASTMC1328
THE PROPORTION OF AGGREGATE TO CEMENTITIOUSMATERIE
BE AS SET FORTH IN TABLER7021(3).

R 703.7.2.1 WEEP SCREEDS.

A MINIMUM 0.019-IN-OH (0.5 MM) (NO. 26 GALVANZED SHEET GAGE).

CORROSION-RESISTANT WEEP SCREED ORFUASTICWEPS CREED,
WITH A MINIMUM VERTICAL ATTA-CHMENT FLANGEOFS 12NCHES(89
MM) SHALL BE PROVIDED AT OR BELOW THEFOUNDATRONFLATELINE
ON EXTERIOR STUD WALLS IN ACCORDANCEWINH ASTINGASITIE
WEEP SCREED SHALL BE PLACED NOT LESSTHAM ANDERS(12MM)
ABOVET THE EARTH OR 2 INCHES (61 MM)ARGOPARED MRESAND
SHALL BE OF A TYPE THAT WILL ALLOW TRAPPEDWATER TODRANT OF
THEF STERON GOT THE BUILD NOT THE WASTHER RESISTANT BABRIER THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER

SHALL INCLUDE A WATER-RESISTIVE VAPOR-REMEDBARRERWING A PERFORMANCE AT LEAST EQUIVALENT TOT WOLMERSEGRAFIZED A PERFORMANCE AT LEAST EQUIVALENT TOT WOLMERSEGRAFIZED AND PAPER. THE INDIVIDUAL LAVERS SHALL BENSTALLED NOBERDIENTY SUCH THAT EACH LAVER PROVIDE SASEPHACE CONTINUOUS RAME AND ANY FLASHING (INSTALLED IN ACCORDANCEWITH SECTION RIZES AND ANY FLASHING (INSTALLED IN ACCORDANCEWITH SECTION RIZES WITH SECTION RIZES AND ANY FLASHING (INSTALLED IN ACCORDANCEWITH SECTION RIZES AND ANY FLASHING (INSTALLED IN ACCORDANCEWITH SECTION RIZES AND ANY FLASHING (INSTALLED IN ACCORDANCEWITH SECTION RIZES AND ANY FLASHING ANY FLASHING AND ANY FLASHING AND ANY FLASHING ANY FL

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 SELE-ADHERING POLYMER MODIFIED BITUMEN LINDERLAYMENT 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.

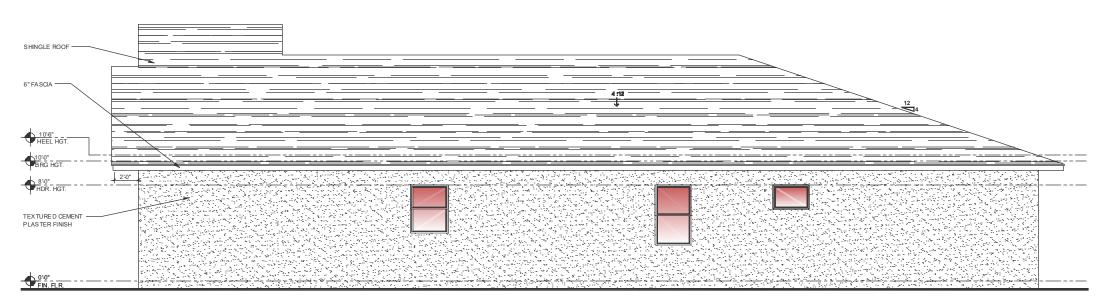
CLAY AND CONCRETE TILE (IF APPLICABLE):

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"

DISCLAIMER

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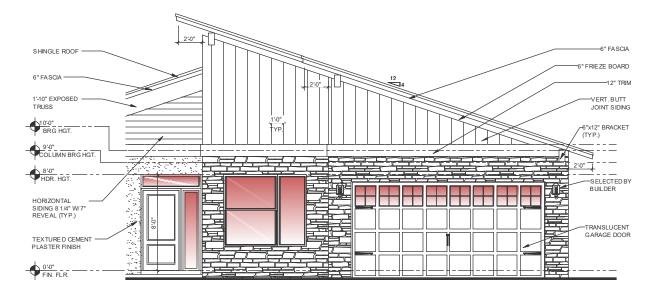


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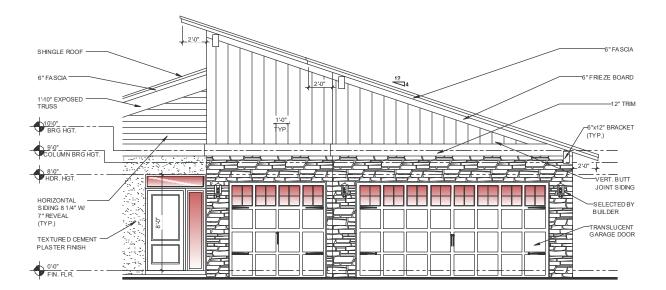
ELEVATIONS

project no.2023222 checked; drawn: KR

date 9/26/23 scale: **AS SHOWN**



OPT. ENSUITE **ELEVATION D** FRONT ELEVATION



OPT. 3 CAR GARAGE

ELEVATION D FRONT ELEVATION

EXTERIOR PLASTER

R703.7 EXTERIOR PLASTER. INSTALLATION OF THESE MATERIALS SHALLBEN COMPLANCEWITH ASTM C926, ASTM C1063 OR ASTM C1787 AND THEPROVISIONSOFTHIS CODE.

R703.7.1 ALTH.
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVENWRELATHS SHALL BE ATTACHED WITH 11/2-INCH-1.00G (38 MM), HIGAGENALSHAWNOA 7/16-INCH (11.1 MM) HEAD, OR 11/2-INCH-I.CONG (322MM), 16GAGE STAPLES, SPACED AT IN ACCORDANCE WITHSTMC 1050 FOR C767/C/R AS OTHER WISE APPROVED

LATHING ACCESSORES
ATTACHMENTS SHALL BE OF CORROSION-RESSTANTMATERIALS WO
APPLICATION: 16 GAX1-1/2" LONG (3/4"-1" CROWN)STAPLES@FOC.
VERTICALLY/HORIZONTALLY INTO THEFRAMSOMEMERES.MISCORY
APPLICATION: CONCRETE STUB NAIL, 38" (10MM)HEADDAIN 1/26" O.C. VERTICALLYHORIZONTALLY OR COMPATBLEADHESNES, EXTERIOR GUN-GRADE, CONSTRUCTION ADHESIVE WITH 1° DASS @ 1° O.C. OR IN A SEMI-CONTINUOUS BEAD BETWEEN THESOUD PLASTER BASE AND THE SOLID PORTION OF THE KEYATTACHMENT FLANGE. CONTROL JOINTS: INSTALL CONTROL JONTLATHINGACCESSORESN CONFOR JOINTS: INSTALL CONTROL JONTLATHINGACCESSORESN CONFORMANCE WITH C1083. LATHSHALLNOT BECONTINUOUS THROUGH CONTROL JOINTS, BUT SHALL BE STOPPED AND TIED AT EACH SIDE. ALL ACCESSORIES SHALL BE IN ACCORDANCEWITH THE LATEST ASTM C 1063 & ASTM C1861.

R793.7.2 PLASTER.
PLASTERING WITH CEMENT PLASTER SHALLBENOTLESSTHANTHREE
COATS WHERE APPLIED OVER ANY TYPEOF COOL-APPROVED LATHAND
SHALL BE NOT LESS THAN TWO COATS WHEREORECTLYAPPLEO OVER
MASONRY, CONCRETE, CLAY, BRICK, STONEORTLE F THERASTER
SURFACE IS COMPLETELY COVERED BY VENEZOROTHER FACING
MATERIAL OR IS COMPLETELY CONCREDED VISER PAPILATION NEED BE ONLY TWO COATS, PROVIDED THETOTALTHICKNESSISASSET FORTH IN TABLE R7021(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLED TOCOVER BUTNOT EXTEND BELOW, LATH, PAPER AND SCREED COMENTPLASTER SHALLBE IN A CORDANGE WITH ASTM 028. CEMENTIMATERIALSHALLBEN ACCORDANGE WITH ASTM 128. CEMENTIMATERIALSHALLBEN CACORDANGE WITH ONE OF THE FOLLOWING.

1. MASONRY CEMENT CONFORMING TO ASTMOSTIVEM SORN.
2. PORTLAND CEMENT CONFORMING TO ASTMOSTIVE CIVIL 3. BLENDED HYDR AULIUC CEMENT CONFORMING TOASTMOSTYPEP, 1855-27. MILESTER STATEMENT OF THE PROPERTIES.

- IS OR MH. 5. PLASTER (STUCCO) CEMENT CONFORMINGTO ASTMC 1328 THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLER 702-1(3).

SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRANTO
THE EXTERIOR OF THE BUILDING. THE WEATHER RESSTANT BARRIER
SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL OVER AND TERMINATE ON THE ATTACHMENT FLANGEOF THE WEEF

R793.7.3 WATER-RESISTMEBARRERS.
WATER-RESISTIVE BARRIERS SHALL BE NSTAILED ASREQUIRED N
SECTION R702 AND, WHERE APPLIED OVERWOOD-BASED SHEATHING,
SHALL INCLUDE A WATER-RESISTIVE VAPOR-REMEMBLEBARRERWING
A PERFORMANCE AT LEAST EQUIVALENTIFORWOOD-BASED SHOOTE
PAPER. THE INDIVIDUAL LAYERS SHALL BENSTALLES NODEMBENTLY
SUCH THAT EACH LAYER PROVIDES ASSEMBLE CONTINUOUS RAIF

ROOF CRITERIA

12" OVERHANG U.N.O. / PLUMB CUT FASCIA / ROOF PITCH PER ELEVATION /

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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

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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.

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SQUARE HOMES PARK SQUARE HC 2945 PATAGONIA

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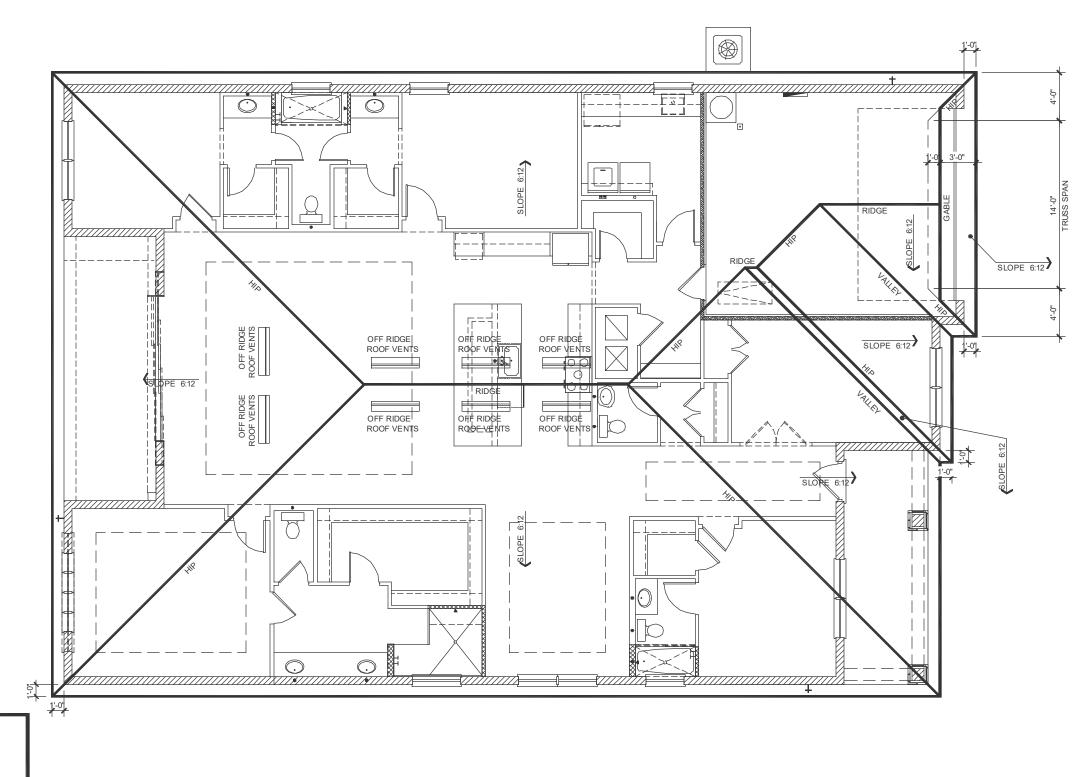
ELEVATION OPTIONS

project no.2023222 checked: drawn: date: 9/26/23

AS SHOWN

DISCLAIMER

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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
- 4. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSE 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.

ROOF PLAN ELEVATION "A"

1/8" = 1'-0"

VENTILATION REQUIRED

3670 S.F. / 300 = 12.23 12.23 / 2 = 6.12 6.12 * 144 = 881.28 881.28 SQ. IN. 881.28 SQ. IN. OF VENT REQUIRED

OFF-RIDGE VENTS

881 SQ. IN. REQUIRED 881 SQ. IN. PROVIDED (OFF-RIDGE VENTS)

DISCLAIMER

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PARK SQUARE HOMES 2945 PATAGONIA

MASTER

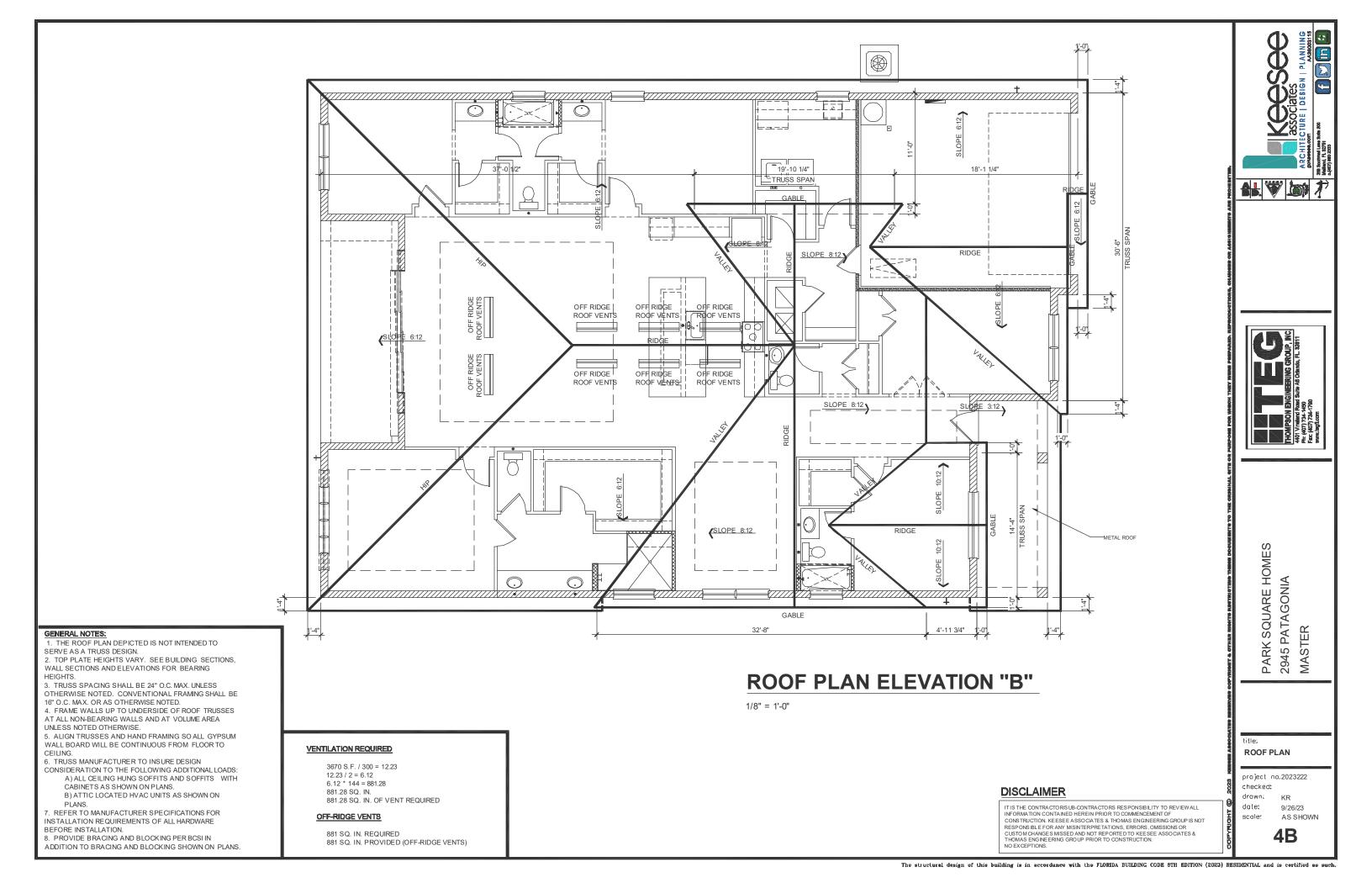
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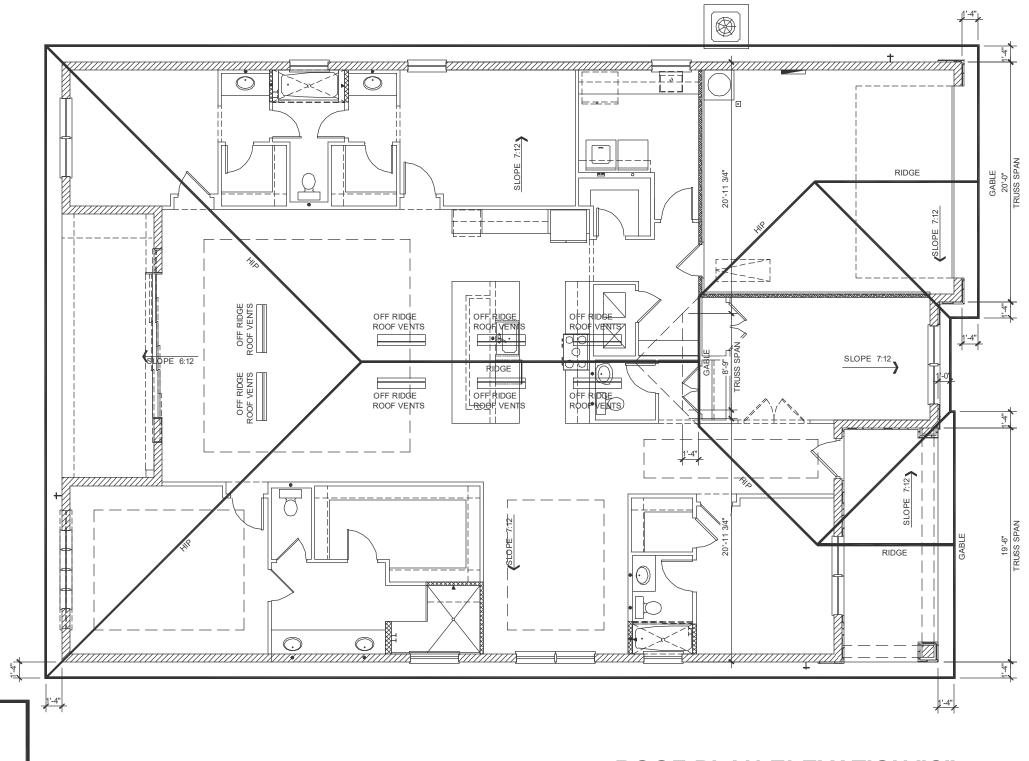
ROOF PLAN

project no.2023222 checked: drawn: KR date: 9/26/23

scale: AS SHOWN

4A





GENERAL NOTES:

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- PLANS. 7. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION REQUIREMENTS OF ALL HARDWARE
- 8. PROVIDE BRACING AND BLOCKING PER BCSI IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.
- BEFORE INSTALLATION.

886 SQ. IN. REQUIRED 886 SQ. IN. PROVIDED (OFF-RIDGE VENTS)

886 SQ. IN. OF VENT REQUIRED

VENTILATION REQUIRED

12.3 / 2 = 6.15 6.15 * 144 = 886

OFF-RIDGE VENTS

886 SQ. IN.

3690 S.F. / 300 = 12.3

ROOF PLAN ELEVATION "C"

1/8" = 1'-0"

DISCLAIMER

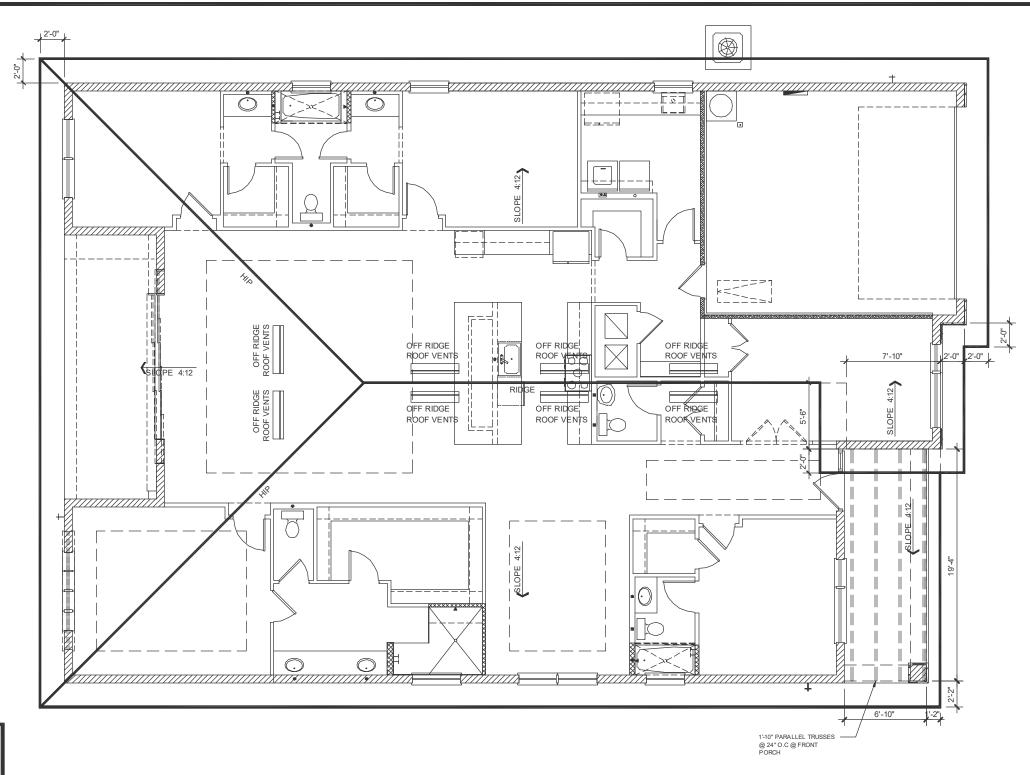
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PARK SQUARE HOMES 2945 PATAGONIA MASTER

ROOF PLAN

project no.2023222 checked;

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GENERAL NOTES:

PLANS.

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ROOF PLAN ELEVATION "D"

1/8" = 1'-0"

VENTILATION REQUIRED

3670 S.F. / 300 = 12.23 12.23 / 2 = 6.12 6.12 * 144 = 881.28 881.28 SQ. IN. 881.28 SQ. IN. OF VENT REQUIRED

881 SQ. IN. REQUIRED 881 SQ. IN. PROVIDED (OFF-RIDGE VENTS)

DISCLAIMER

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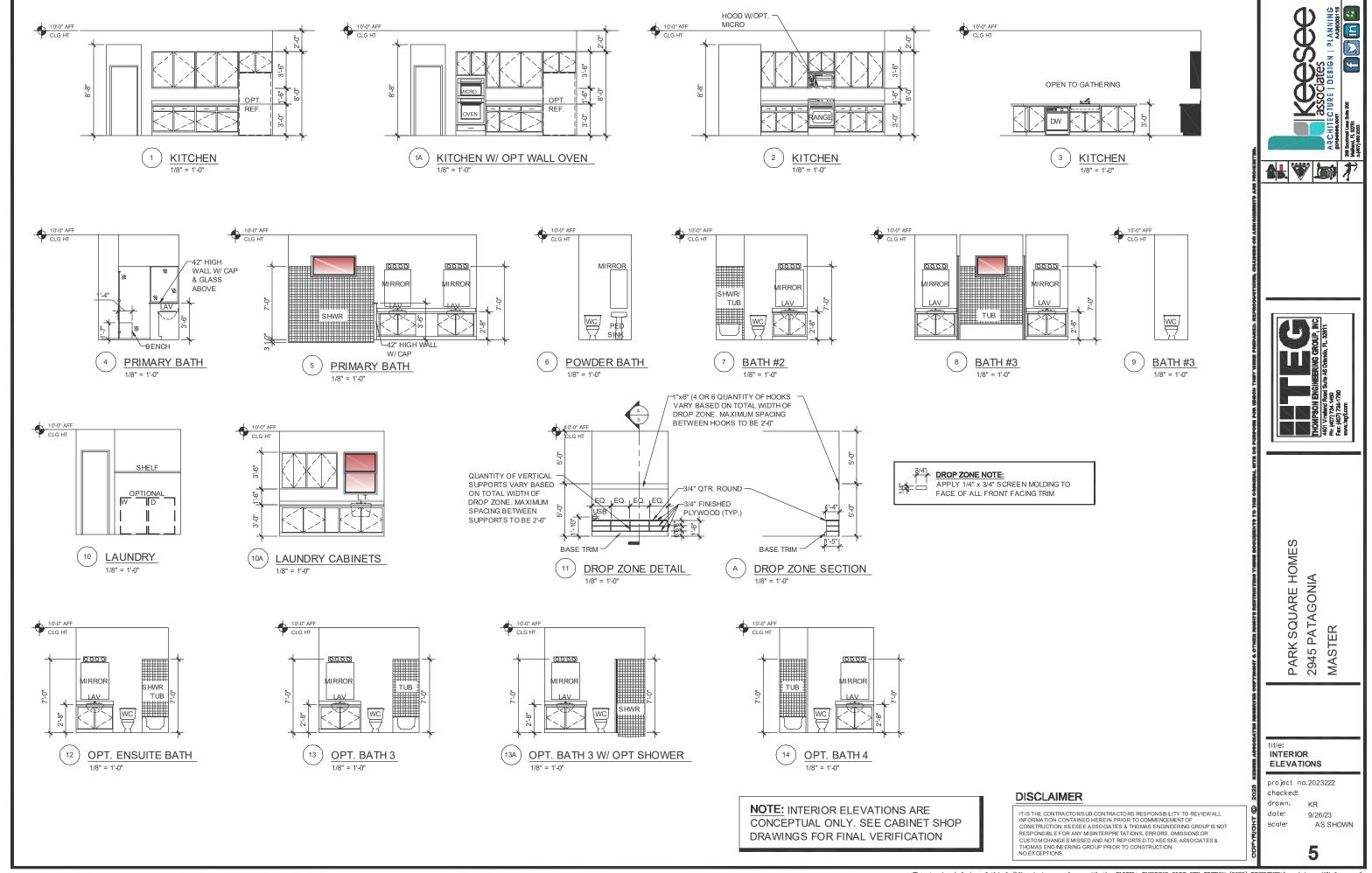
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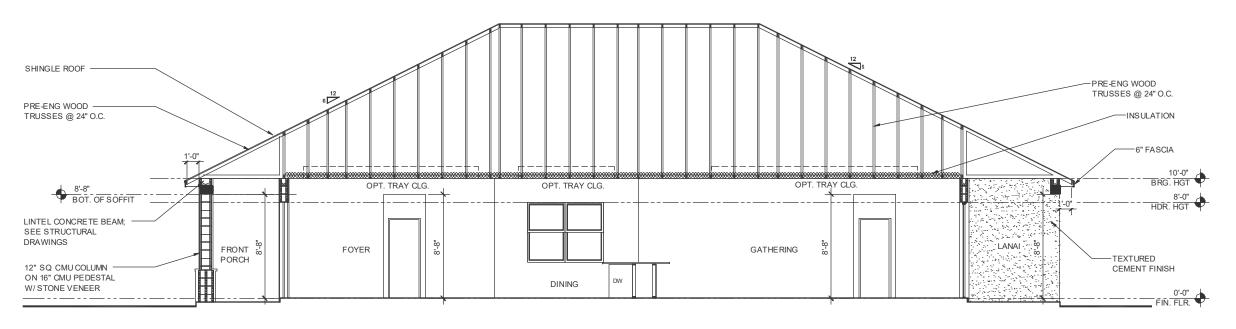
ROOF PLAN

project no.2023222

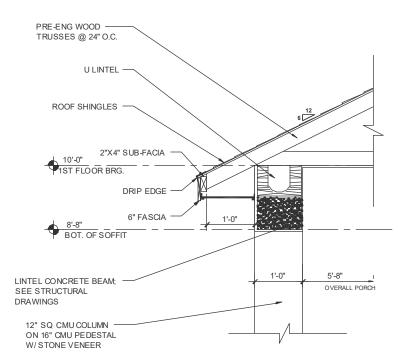
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BUILDING SECTION ELEV. A





DISCLAIMER

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PARK SQUARE HOMES 2945 PATAGONIA MASTER

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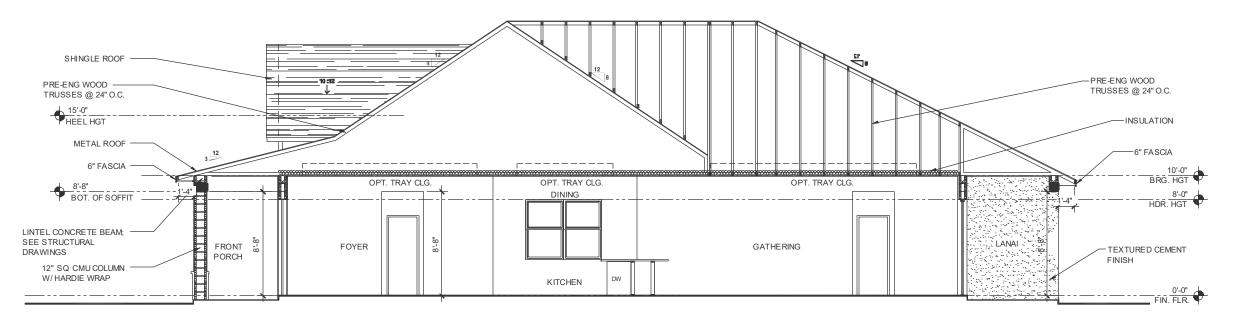
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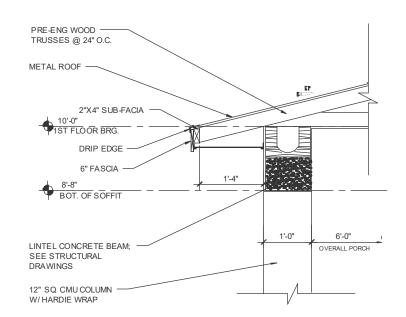
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BUILDING SECTION ELEV. B





DISCLAIMER

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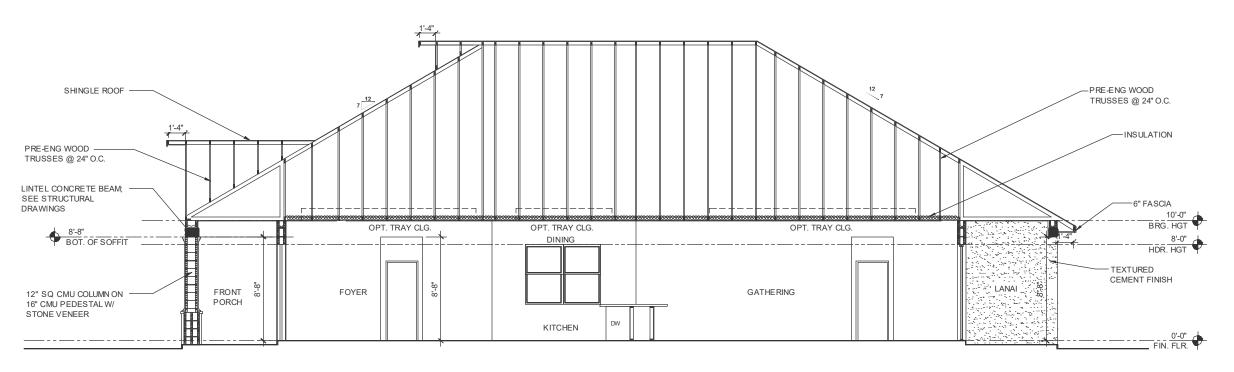
PARK SQUARE HOMES 2945 PATAGONIA MASTER

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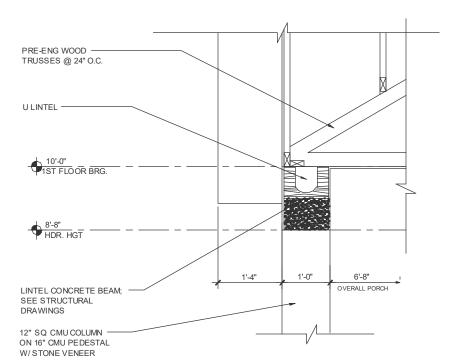
BUILDING SECTION "B"

project na.2023222 checked: drawn: KR doter

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BUILDING SECTION ELEV. C





DISCLAIMER

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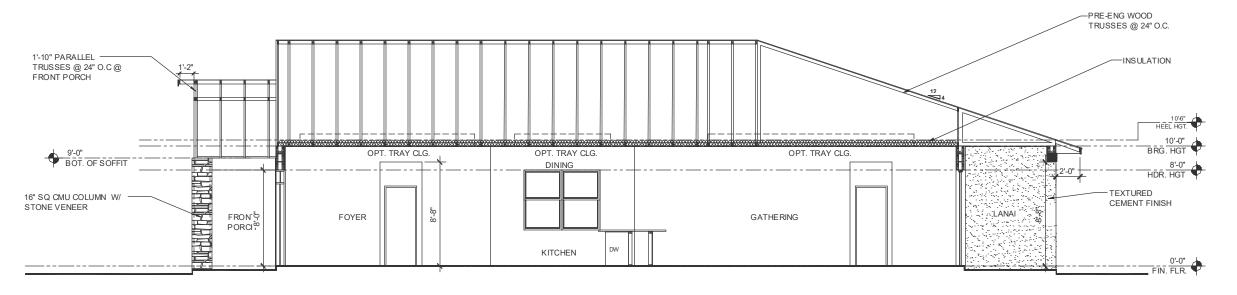


PARK SQUARE HOMES 2945 PATAGONIA MASTER

BUILDING SECTION "C"

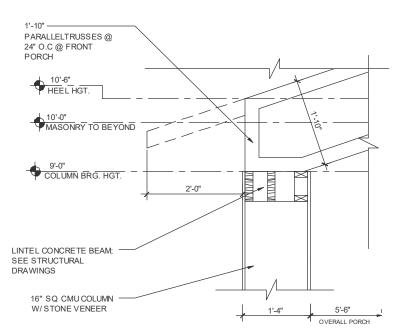
project no.2023222 checked: drown: date: 9/26/23

AS SHOWN scale; 5.1



BUILDING SECTION ELEV. D

1/8" = 1'-0"





DISCLAIMER

IT IS THE CONTRACTORSUB-CONTRACTORS RESPONSIBILITY TO REVIEWALL 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.



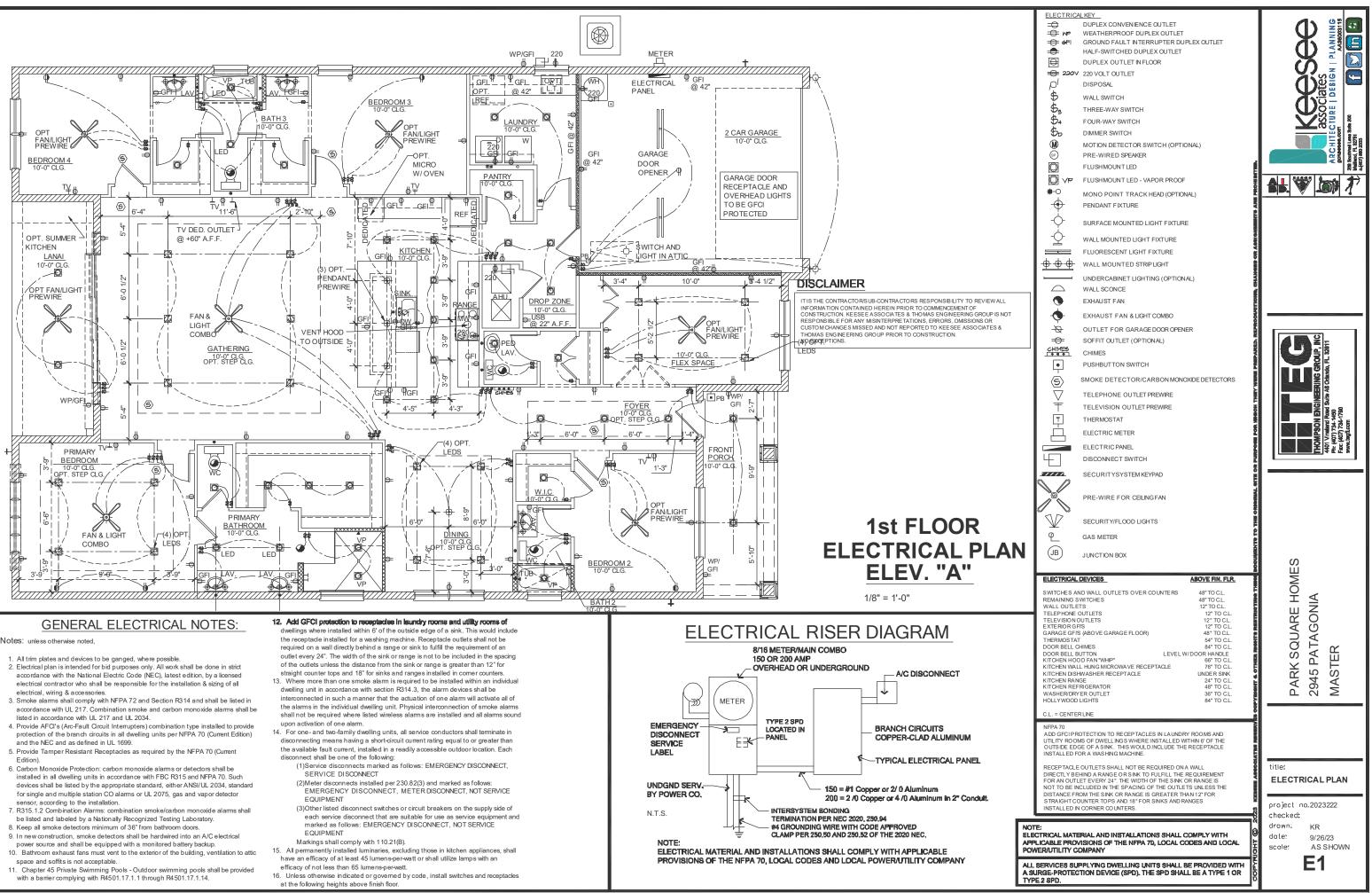


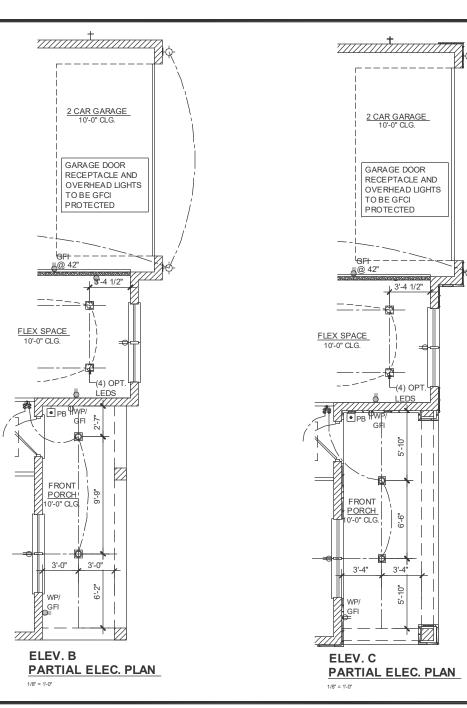
PARK SQUARE HOMES 2945 PATAGONIA MASTER

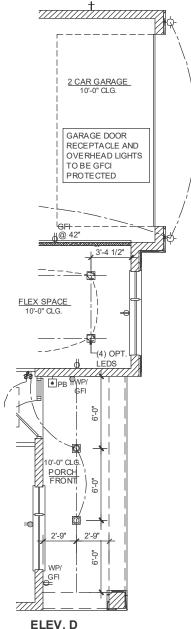
title:
BUILDING
SECTION "D"

project no.2023222 checked;

drawn: KR
date: 9/26/23
scole: AS SHOWN







PARTIAL ELEC. PLAN

DISCLAIMER

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

1st FLOOR ELECTRICAL PLAN ELEV. "B", "C", "D"

1/8" = 1'-0"

GENERAL ELECTRICAL NOTES:

Notes: unless otherwise noted

- 1. 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.

 Revited No. Combination and Section 1.
- 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 (Curren
- 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.
- 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.
- 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.

 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

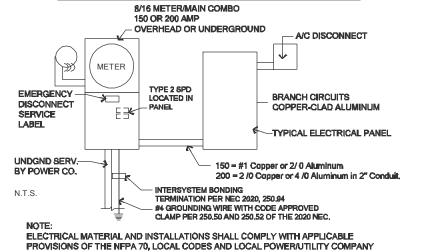
dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is 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 comer counters.

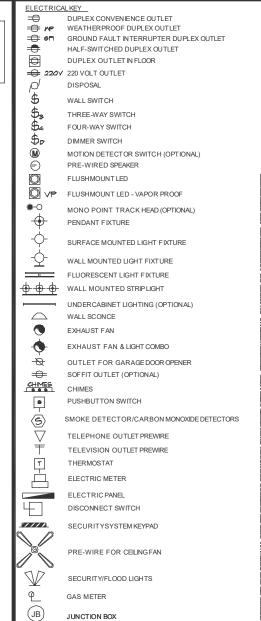
- 13. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical 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-dircuit 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.
- Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.

ELECTRICAL RISER DIAGRAM







OUTS IDE 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 UILESS 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.

ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE

NOTE: ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWERUTILITY 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.

PARK SQUARE HOMES
2945 PATAGONIA
MASTER

ELECTRICAL PLAN

9/26/23

AS SHOWN

project no.2023222

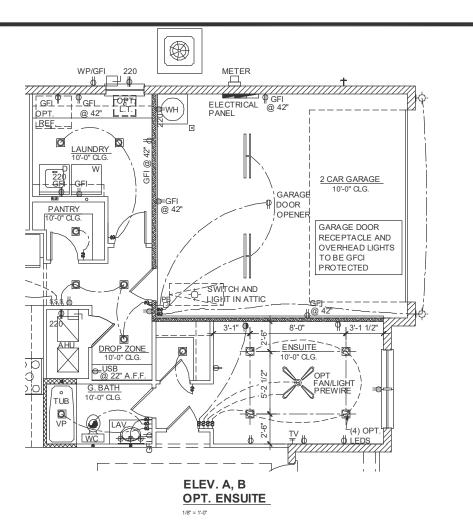
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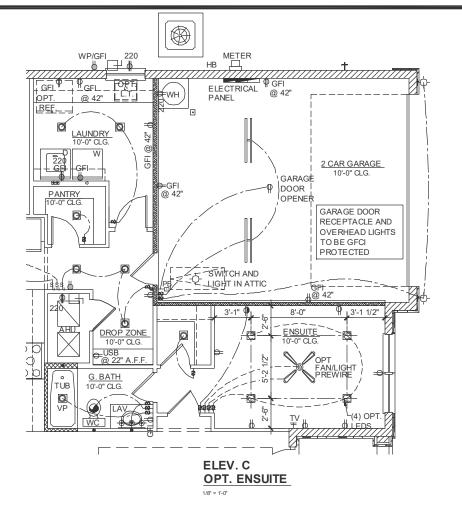
drawn:

date:

scale:

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





OPTIONS

1/8" = 1'-0"

CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION

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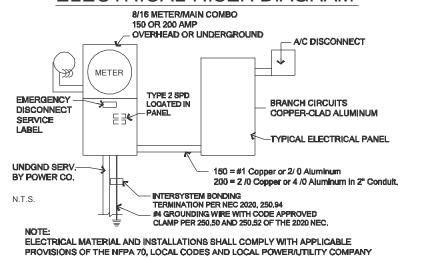
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 - (3)Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE FOLIPMENT

Markings shall comply with 110.21(B).

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- 16. Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.

ELECTRICAL RISER DIAGRAM



(JB) **ELECTRICAL DEVICES** SWITCHES AND WALL OUTLETS OVER COUNTERS REMAINING SWITCHES WALL OUTLETS 48" TO C.L. 12" TO C.L. TELEPHONE OUTLETS TELEVISION OUTLETS EXTERIOR GFI'S 12" TO C.L GARAGE GFIS (ABOVE GARAGE FLOOR) THERMOSTAT DOOR BELL CHIMES DOOR BELL BUTTON LEVEL W/DOOR HANDLE KITCHEN HOOD FAN "WHIP" KITCHEN WALL HUNG MICROWAVE RECEPTACLE 76" TO C.I. UNDER SINK 24" TO C.L. 48" TO C.L. KITCHEN DISHWASHER RECEPTACLE KITCHEN DISHWASHER RE KITCHEN RANGE KITCHEN REFRIGERATOR WASHER/DRYER OUTLET HOLLYWOOD LIGHTS 36" TO C.L. 84" TO C.L. C.L. = CENTERLINE ADD GECLEROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND ADD GFGFFACES IN LANDBURY 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. RECEPTACI E OUTLETS SHALL NOT BE REQUIRED ON A WALL PIRECELY 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 NSTALLED IN CORNER COUNTERS. FLECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/LITILITY COMPANY ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD), THE SPD SHALL BE A TYPE 1 OR

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DUPLEX CONVENIENCE OUTLET

WEATHERPROOF DUPLEX OUTLET GROUND FAULT INTERRUPTER DUPLEX OUTLET

HALF-SWITCHED DUPLEX OUTLET

MOTION DETECTOR SWITCH (OPTIONAL)

FLUSHMOUNT LED - VAPOR PROOF

MONO POINT TRACK HEAD (OPTIONAL)

SURFACE MOUNTED LIGHT FIXTURE

UNDERCABINET LIGHTING (OPTIONAL)

OUTLET FOR GARAGEDOOR OPENER

WALL MOUNTED LIGHT FIXTURE

FLUORESCENT LIGHT FIXTURE

EXHAUST FAN & LIGHT COMBO

SOFFIT OUTLET (OPTIONAL)

TELEPHONE OUTLET PREWIRE TELEVISION OUTLET PREWIRE

SECURITYSYSTEM KEYPAD PRE-WIRE FOR CEILING FAN

SECURITY/FLOOD LIGHTS

GAS METER

JUNCTION BOX

PUSHBUTTON SWITCH

THERMOSTAT

ELECTRIC METER ELECTRIC PANEL DISCONNECT SWITCH

WALL MOUNTED STRIPLIGHT

DUPLEX OUTLET IN FLOOR

■ 220V 220 VOLT OUTLET

WALL SWITCH

THREE-WAY SWITCH

PRE-WIRED SPEAKER

FLUSHMOUNTLED

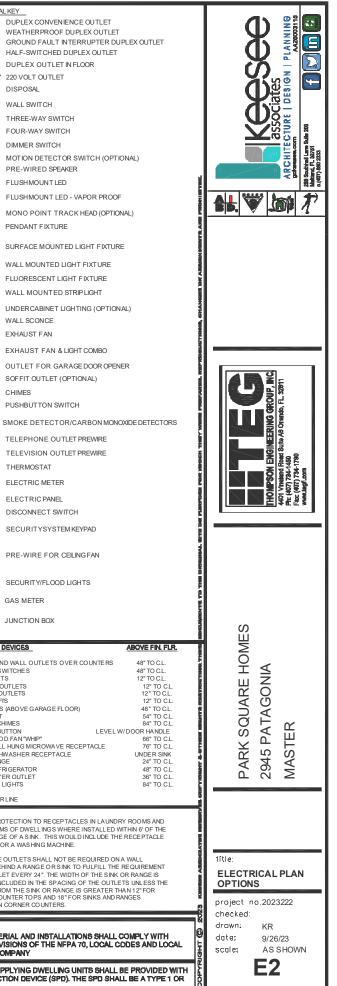
PENDANT FIXTURE

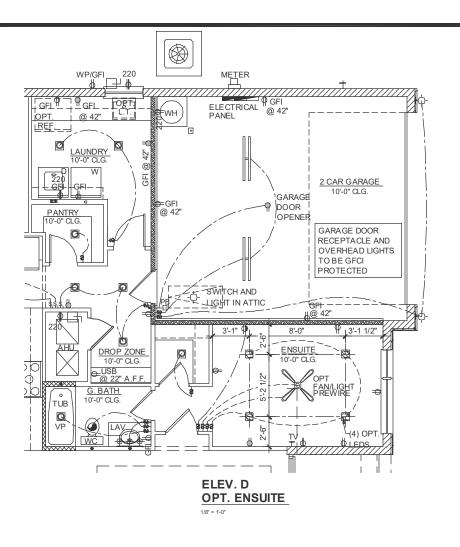
WALL SCONCE

EXHAUST FAN

FOLIR-WAY SWITCH

DIMMER SWITCH





RIGHT

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- 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
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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.

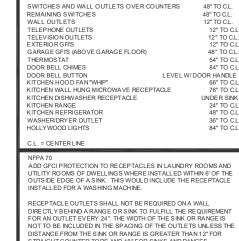
DISCLAIMER

ELECTRICAL RISER DIAGRAM

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OPTIONS

1/8" = 1'-0"



ELECTRICAL KEY

■ 220V 220 VOLT OUTLET

DISPOSAL

WALL SWITCH

DIMMER SWITCH

THREE-WAY SWITCH FOUR-WAY SWITCH

PRE-WIRED SPEAKER

FLUSHMOUNTLED

PENDANT FIXTURE

WALL SCONCE

EXHAUST FAN

CHIMES

THERMOSTAT

ELECTRIC METER ELECTRIC PANEL DISCONNECT SWITCH

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ELECTRICAL DEVICES

DUPLEX CONVENIENCE OUTLET

WEATHERPROOF DUPLEX OUTLET GROUND FAULT INTERRUPTER DUPLEX OUTLET HALF-SWITCHED DUPLEX OUTLET DUPLEX OUTLET IN FLOOR

MOTION DETECTOR SWITCH (OPTIONAL)

FLUSHMOUNT LED - VAPOR PROOF

MONO POINT TRACK HEAD (OPTIONAL)

SURFACE MOUNTED LIGHT FIXTURE

UNDER CABINET LIGHTING (OPTIONAL)

OUTLET FOR GARAGE DOOR OPENER

SMOKE DETECTOR/CARBON MONOXIDE DETECTORS

WALL MOUNTED LIGHT FIXTURE

FLUORESCENT LIGHT FIXTURE

WALL MOUNTED STRIPLIGHT

EXHAUST FAN & LIGHT COMBO

SOFFIT OUTLET (OPTIONAL)

TELEPHONE OUTLET PREWIRE TELEVISION OUTLET PREWIRE

SECURITYSYSTEM KEYPAD

PRE-WIRE FOR CEILING FAN

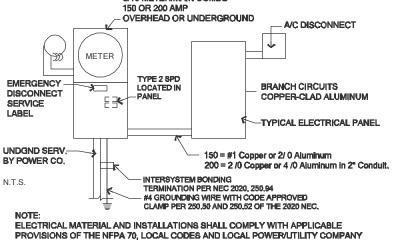
SECURITY/FLOOD LIGHTS

GAS METER

JUNCTION BOX

PUSHBUTTON SWITCH

8/16 METER/MAIN COMBO 150 OR 200 AMP



ABOVE FIN. FLR.

DISTANCE FROM THE SINK OR RANGE IS GREATER THAN 12" FOR STRAIGHT COUNTER TO PS AND 18" FOR SINKS AND RANGES INSTALLED IN CORNER COUNTERS.

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SQUARE HOMES PATAGONIA PARK

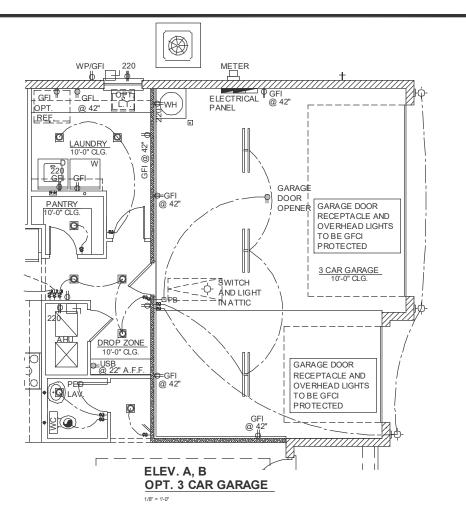
2945 PATA MASTER

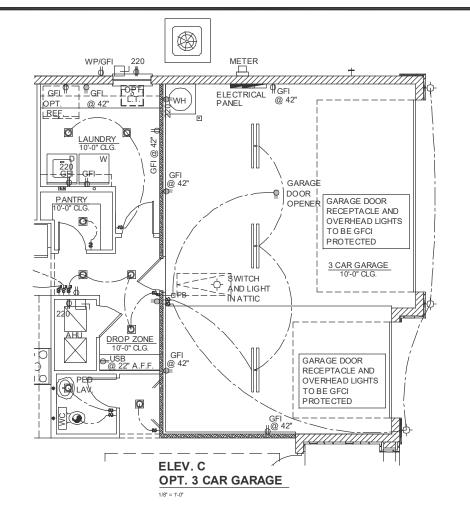
ELECTRICAL PLAN OPTIONS project no.2023222

checked: :nworb KR date:

9/26/23 **AS SHOWN** scale:

E2





OPTIONS

1/8" = 1'-0"

IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONTROLOR STRUCTION. KEESEE ASSOCIATES & THO MAS 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.

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RIGHT

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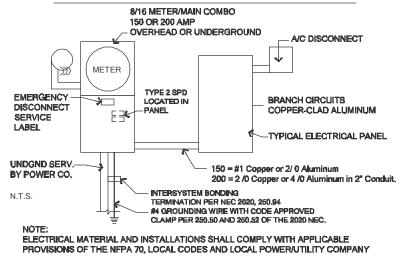
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- 16. Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.

ELECTRICAL RISER DIAGRAM



SWITCHES AND WALL OUTLETS OVER COUNTERS REMAINING SWITCHES WALL OUT FTS 12" TO C.I GARAGE GFI'S (ABOVE GARAGE FLOOR) 48" TO C.L THERMOSTAT 54" TO C.L DOOR BELL CHIMES DOOR BELL BUTTON LEVEL W/D KITCHEN WALL HUNG MICROWAVE RECEPTACLE KITCHEN WALL HUNG MICROWAVE RECEPTACLE UNDER SINK KITCHEN RANGE 24" TO C.L 48" TO C.L KITCHEN REFRIGERATOR WASHER/DRYER OUTLET 36" TO CL C.L. = CENTER LINE ADD GECLEROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE OUTS IDE 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 CO UNTERS.

ELECTRICAL KEY

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DUPLEX CONVENIENCE OUTLET WEATHERPROOF DUPLEX OUTLET

DUPLEX OUTLET IN FLOOR

220 VOLT OUTLET

DISPOSAL

WALL SWITCH

THREE-WAY SWITCH

FOUR-WAY SWITCH

PRE-WIRED SPEAKER

FILISHMOUNTLED

PENDANT FIXTURE

WALL SCONCE

EXHAUST FAN

CHIMES

DIMMER SWITCH

GROUND FAULT INTERRUPTER DUPLEX OUTLET HALF-SWITCHED DUPLEX OUTLET

MOTION DETECTOR SWITCH (OPTIONAL)

FLUSHMOUNT LED - VAPOR PROOF

MONO POINT TRACK HEAD (OPTIONAL)

SURFACE MOUNTED LIGHT FIXTURE

UNDERCABINET LIGHTING (OPTIONAL

OUTLET FOR GARAGE DOOR OPENER

SMOKE DETECTOR/CARBON MONOXIDE DETECTORS

WALL MOUNTED LIGHT FIXTURE

FLUORESCENT LIGHT FIXTURE

WALL MOUNTED STRIPLIGHT

EXHAUST FAN & LIGHT COMBO

SOFFIT OUTLET (OPTIONAL)

TELEPHONE OUTLET PREWIRE TELEVISION OUTLET PREWIRE

SECURITYSYSTEM KEYPAD

PRE-WIRE FOR CEILING FAN

SECURITY/FLOOD LIGHTS

GAS METER

JUNCTION BOX

PUSHBUTTON SWITCH

THERMOSTAT

ELECTRIC METER ELECTRIC PANEL DISCONNECT SWITCH

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 RE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD). THE SPD SHALL BE A TYPE 1 OR TYPE 2 SPD.

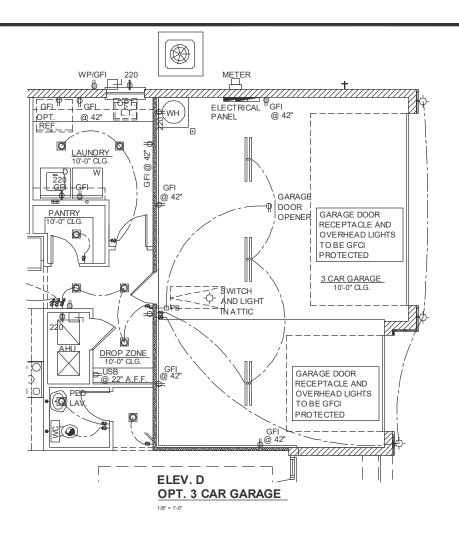


SQUARE HOMES 2945 PATAGONIA MASTER _

ELECTRICAL PLAN

OPTIONS project no.2023222 checked

date: 9/26/23 scales AS SHOWN



RIGHT

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 comer 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
 - (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

Markings shall comply with 110.21(B).

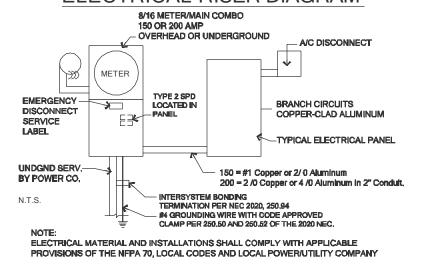
- 15. All permanently installed luminaries, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.
- 16. Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.

DISCLAIMER

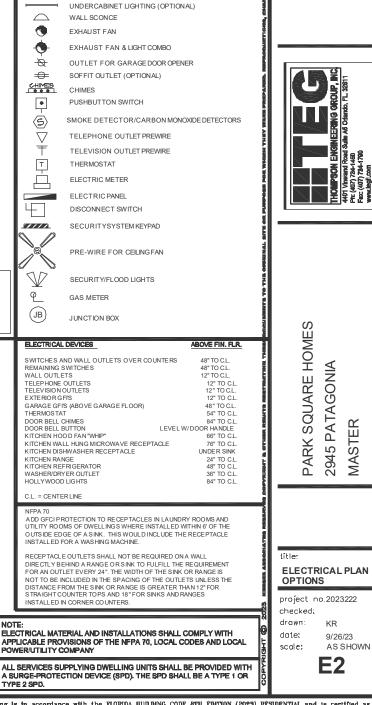
IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL THIS THE CONTRACTORS UB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & THO MAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS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

OPTIONS

1/8" = 1'-0"



ELECTRICAL RISER DIAGRAM



MASTER

ELECTRICAL KEY

220 VOLT OUTLET

220 VOLT OUTLET

DISPOSAL

WALL SWITCH

THREE-WAY SWITCH

FOUR-WAY SWITCH

PRE-WIRED SPEAKER

FILISHMOUNTLED

PENDANT FIXTURE

DIMMER SWITCH

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DUPLEX CONVENIENCE OUTLET

WEATHERPROOF DUPLEX OUTLET GROUND FAULT INTERRUPTER DUPLEX OUTLET HALF-SWITCHED DUPLEX OUTLET DUPLEX OUTLET IN FLOOR

MOTION DETECTOR SWITCH (OPTIONAL)

FLUSHMOUNT LED - VAPOR PROOF

MONO POINT TRACK HEAD (OPTIONAL)

SURFACE MOUNTED LIGHT FIXTURE

WALL MOUNTED LIGHT FIXTURE

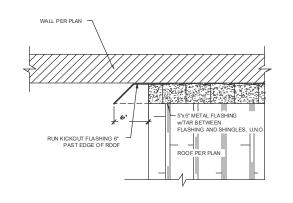
FLUORESCENT LIGHT FIXTURE

WALL MOUNTED STRIPLIGHT

ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/LITH ITY COMPANY

TYPE 2 SPD.

The structural design of this building is in accordance with the FLORIDA BUILDING CODE STH EDITION (2003) RESIDENTIAL and is certified as such.



WIRE LATHE

CAP @ LOW WALL

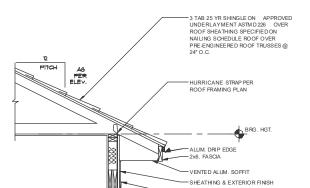
TYPICAL VALLEY FLASHING DETAIL

TIE-IN WITH WEATHER RESISTIVE BARRIER

NDOW FLASHING AS REQ'D

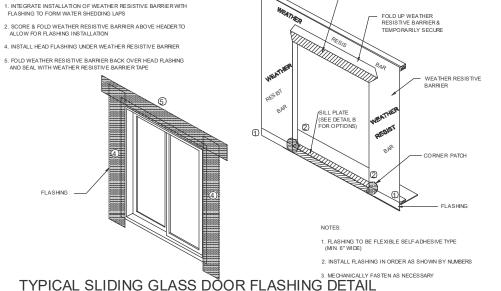
1x4 WINDOW TRIM

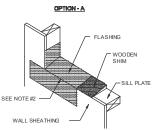
TYPICAL ROOF TO WALL FLASHING DETAIL



TYPICAL WINDOW & SLIDING GLASS DOOR Z FLASHING DETAIL

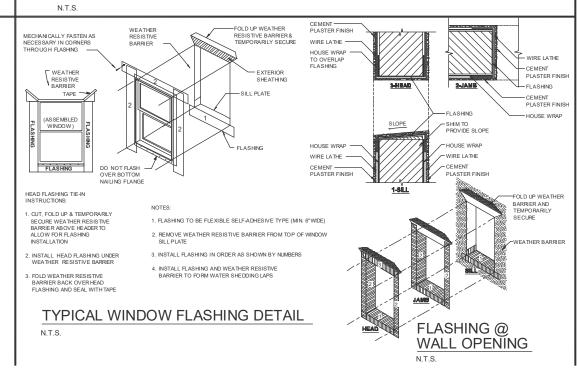
N.T.S.





- 1 FLASHING TO BE FLEXIBLE SELE-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



WALL COVERING

2023 FBCR

xterior 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

ne 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

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 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).

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 fene stration 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
 - 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.

DISCLAIMER

IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL ITIS THE CONTINUED HEREIN PRIOR TO COMMENCEMENT OF THE VIEWALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONS BLE FOR ANY MISNITERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION.

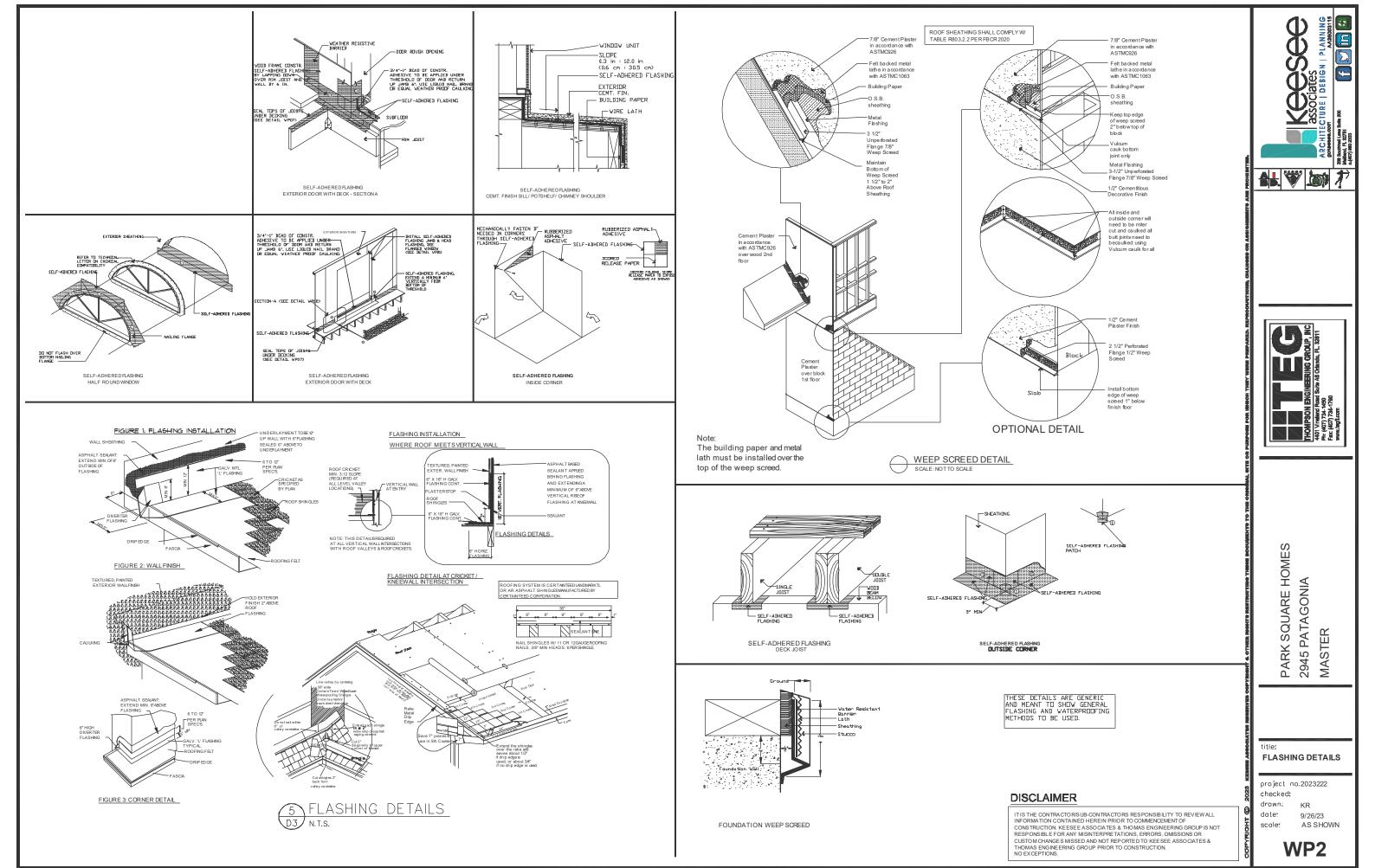


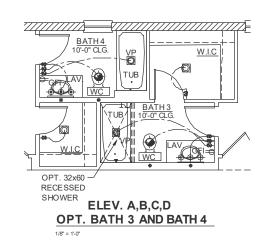
SQUARE HOMES PARK SQUARE HC 2945 PATAGONIA

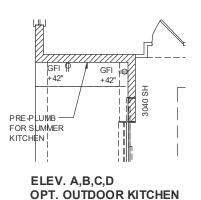
FLASHING DETAILS

project no.2023222 checked;

drawn: KR date: 9/26/23 **AS SHOWN**







RIGHT

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 - (2)Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE
 - (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.

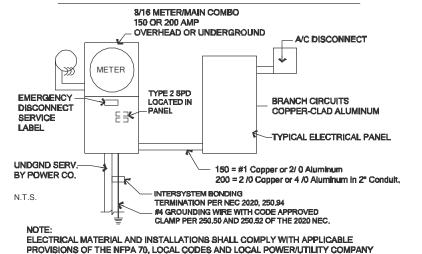
DISCLAIMER

OPTIONS

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ELECTRICAL RISER DIAGRAM



GARAGE GFIS (ABOVE GARAGE FLOOR)
THERMOSTAT
DOOR BELL CHIMES
DOOR BELL BUTTON LEVEL W/DOOR HANDLE KITCHEN HOOD FAN "WHIP" KITCHEN WALL HUNG MICROWAVE RECEPTACLE KITCHEN WALL HUNG MICROWAVE RE KITCHEN DISHWASHER RECEPTACLE KITCHEN RANGE KITCHEN REFRIGERATOR WASHER/DRYER OUTLET HOLLYWOOD LIGHTS UNDER SINK C.L. = CENTERLINE ADD GECLEROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK. THIS WOULDINGLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE. RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL

DUPLEX CONVENIENCE OUTLET

DUPLEX OUTLET IN FLOOR

DIMMER SWITCH

PRE-WIRED SPEAKER

FLUSHMOUNTLED

PENDANT FIXTURE

■ 220 ✓ 220 VOLT OUTLET DISPOSAL WALL SWITCH THREE-WAY SWITCH FOUR-WAY SWITCH

WEATHERPROOF DUPLEX OUTLET

GROUND FAULT INTERRUPTER DUPLEX OUTLET HALF-SWITCHED DUPLEX OUTLET

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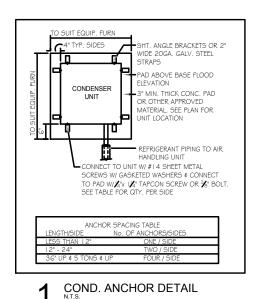
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ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD), THE SPD SHALL BE A TYPE 1 OR

MOTION DETECTOR SWITCH (OPTIONAL) FLUSHMOUNT LED - VAPOR PROOF 41. 學師 MONO POINT TRACK HEAD (OPTIONAL) SURFACE MOUNTED LIGHT FIXTURE WALL MOUNTED LIGHT FIXTURE FLUORESCENT LIGHT FIXTURE WALL MOUNTED STRIPLIGHT UNDERCABINET LIGHTING (OPTIONAL) ABOVE FIN. FLR 48" TO C1 48" TO C.L. 12" TO C.L. 12" TO C.L 12" TO C.L. 12" TO C.L.

E2

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



FIELD REPAIR NOTES

I - MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x G" 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 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1/4"+ - REQUIRE SPECIAL ENGINEERING

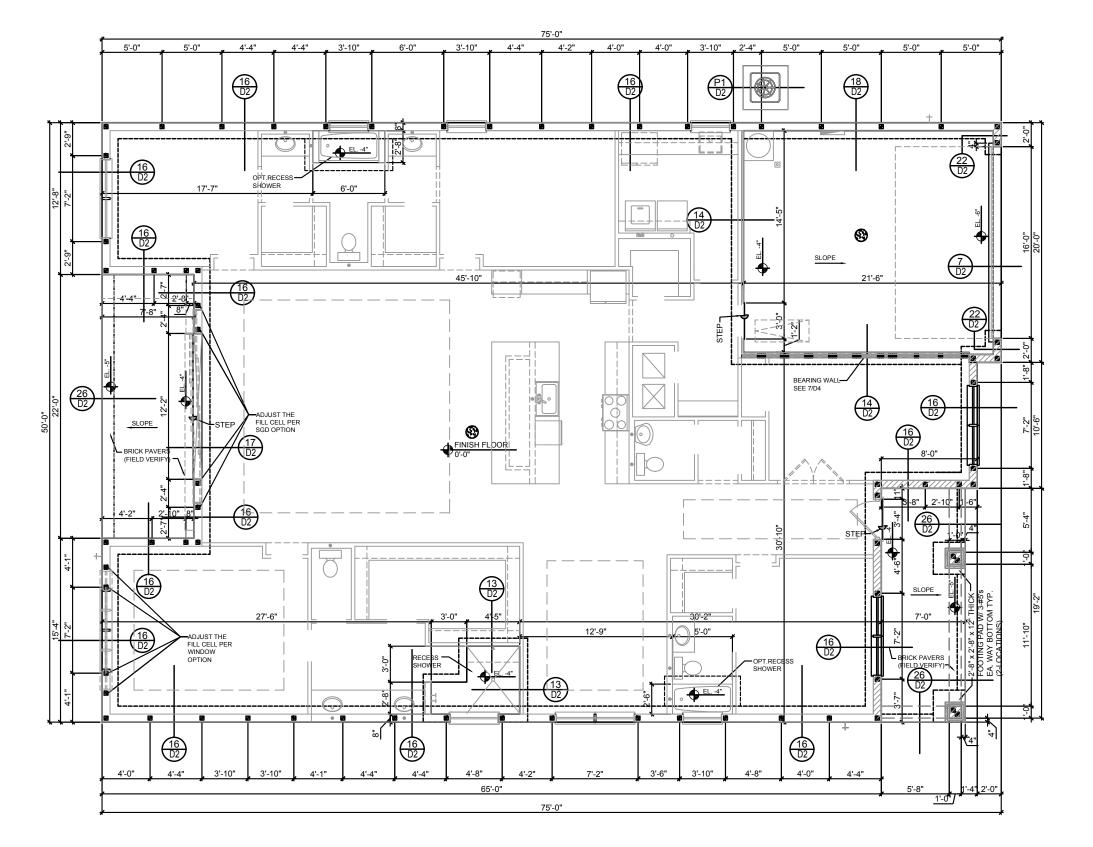
3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTSI 2 @ TOP AND BOTTOM PLATE.

VERIFICATION OF FIELD CONDITIONS:

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

FOUNDATION NOTES

- . CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
- 2. DENOTES FILL CELL REINF. W/ CONC. W/ I #5 REBAR. GRADE GO
 DENOTES FILL CELL RE NE_ W/ CONC. W/ 2-#5 REBAR. GRADE GO
- 3 DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 3000 P.S. I.
 4" THICK WITH GXG 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.
- DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM
 CALCULATED DIMENSIONS ONLY, ANY DISCREPANCIES OR
 ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR
 CLARIFICATION.
- WATER HEATER T&P RELIEF VALVE SHALL E FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL 6 I -FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE AFROVED THERMAL EXPANSION DEVICE
- PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
- 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.
- BORA -CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



FOUNDATION PLAN A (STANDARD)

ARCHITECTURE DESIGN | PLANNING AA26003115

ARCHITECTURE | PROPERTIES | PROPERTIES



PARK SQUARE HOMES 2945 PATAGONIA

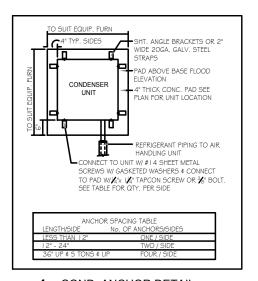
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Foundation Plan

project no.2023222 checked: drawn: KR

date: 09/26/23 scale: AS SHOWN

S1.0A



FIELD REPAIR NOTES

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2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1/4"+ - REQUIRE SPECIAL ENGINEERING IFTIER

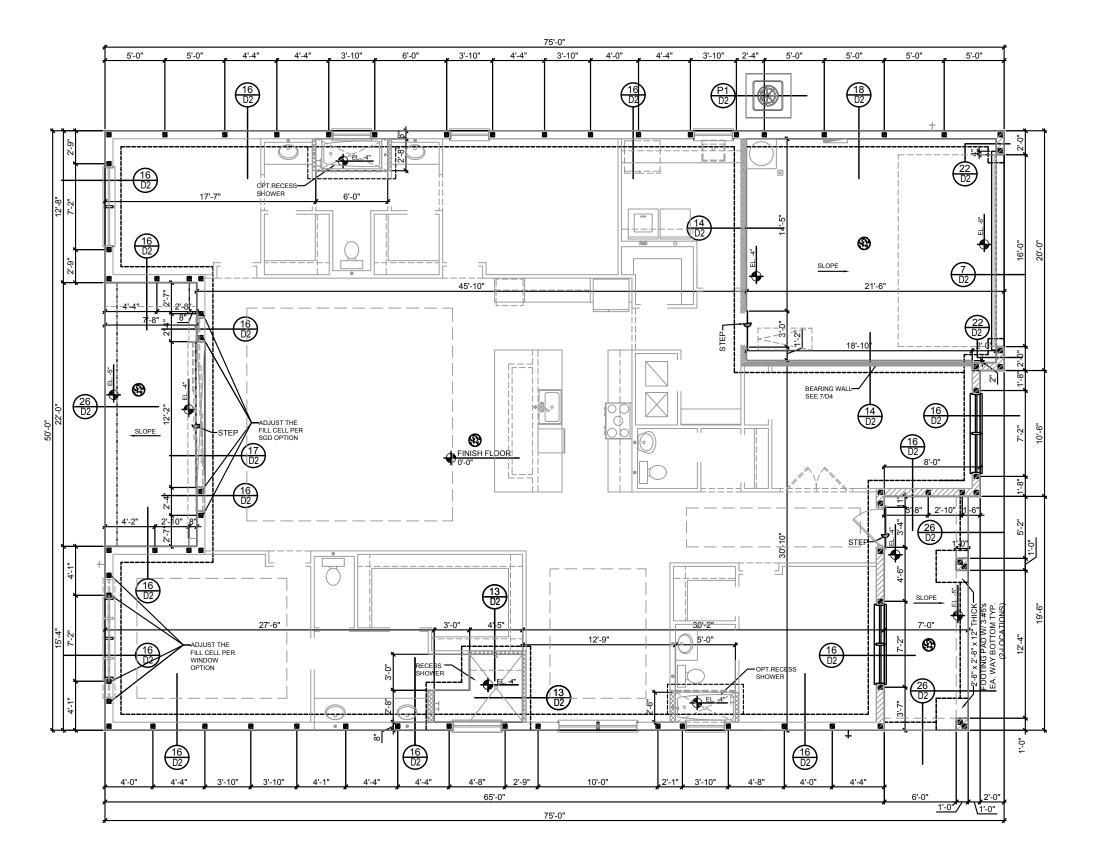
3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3* AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3* FROM PENETRATION. ADD (1) MTSI 2 @ TOP AND BOTTOM PLATE.

VERIFICATION OF FIELD CONDITIONS:

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- DENOTES FILL CELL REINF, W/ CONC, W/ I #5 REBAR. GRADE GO ■DENOTES FILL CELL RE NE_ W/ CONC. W/ 2-#5 REBAR. GRADE GO
- 3 DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 3000 P.S. I.
 4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. WY 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.
- DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARPICATION.
- 5. WATER HEATER T\$P RELIEF VALVE SHALL E FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL GI-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE
- G. 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.
- BORA -CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



FOUNDATION PLAN B (STANDARD)

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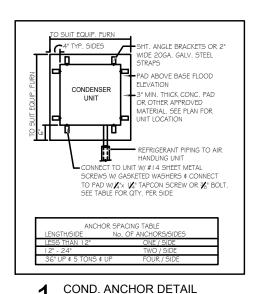
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PARK SQUARE HOMES 2945 PATAGONIA



N.T.S.

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 4" THICK WITH GXG 10/10 GAUGE REINFORCING MAT. W/ MIN.

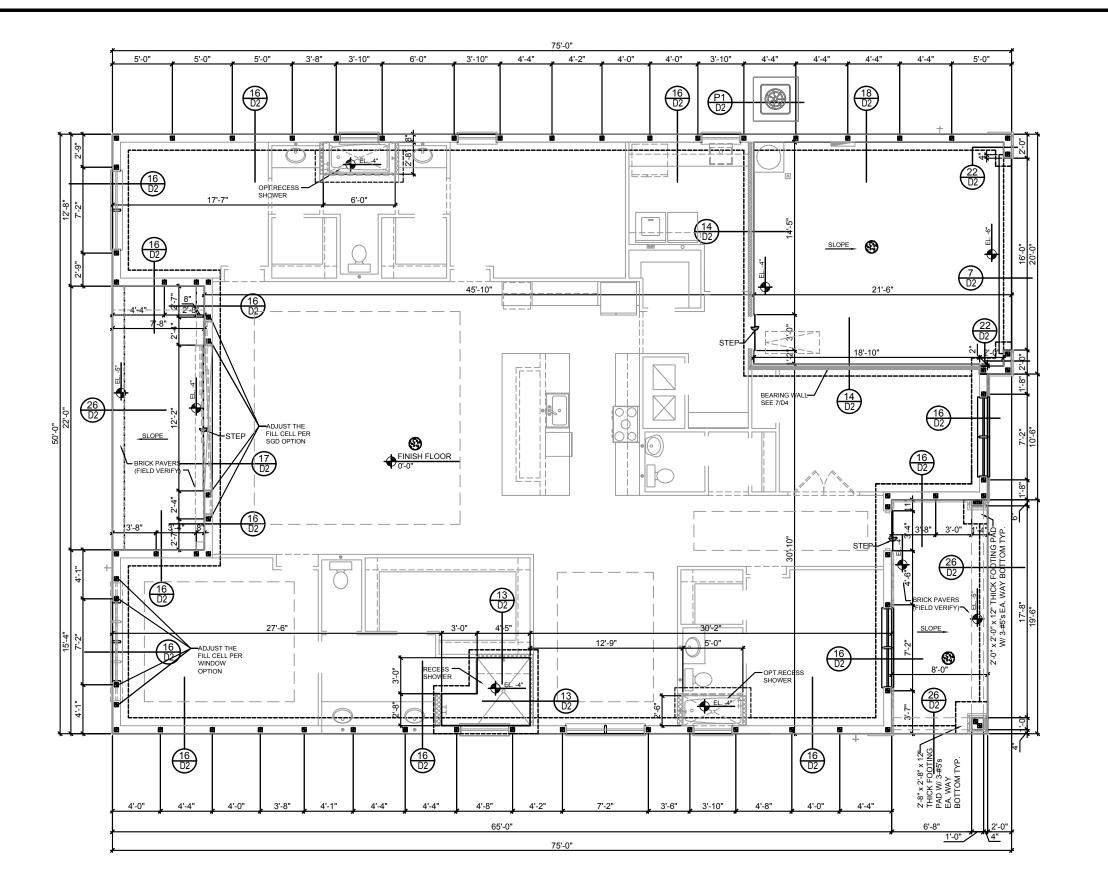
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FOUNDATION PLAN C (STANDARD)

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PARK SQUARE HOMES 2945 PATAGONIA

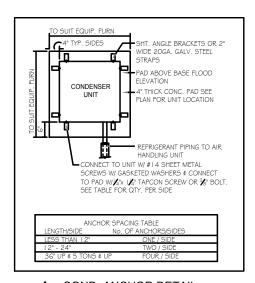
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FIELD REPAIR NOTES

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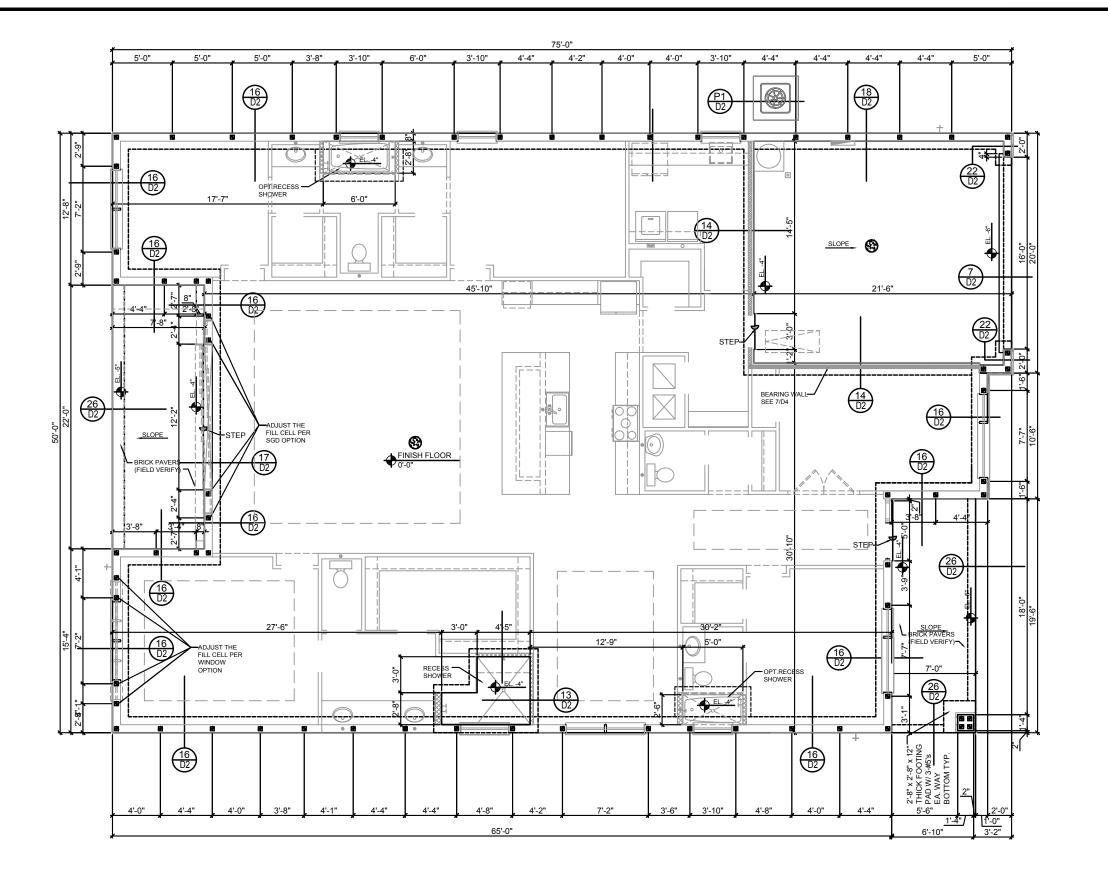
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FOUNDATION PLAN D (STANDARD)

ARCHITECTURE | DESIGN | PLANNIN AA280031



PARK SQUARE HOMES 2945 PATAGONIA

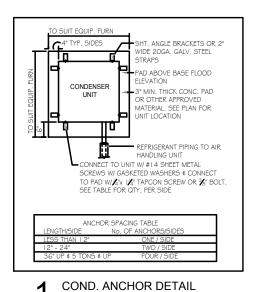
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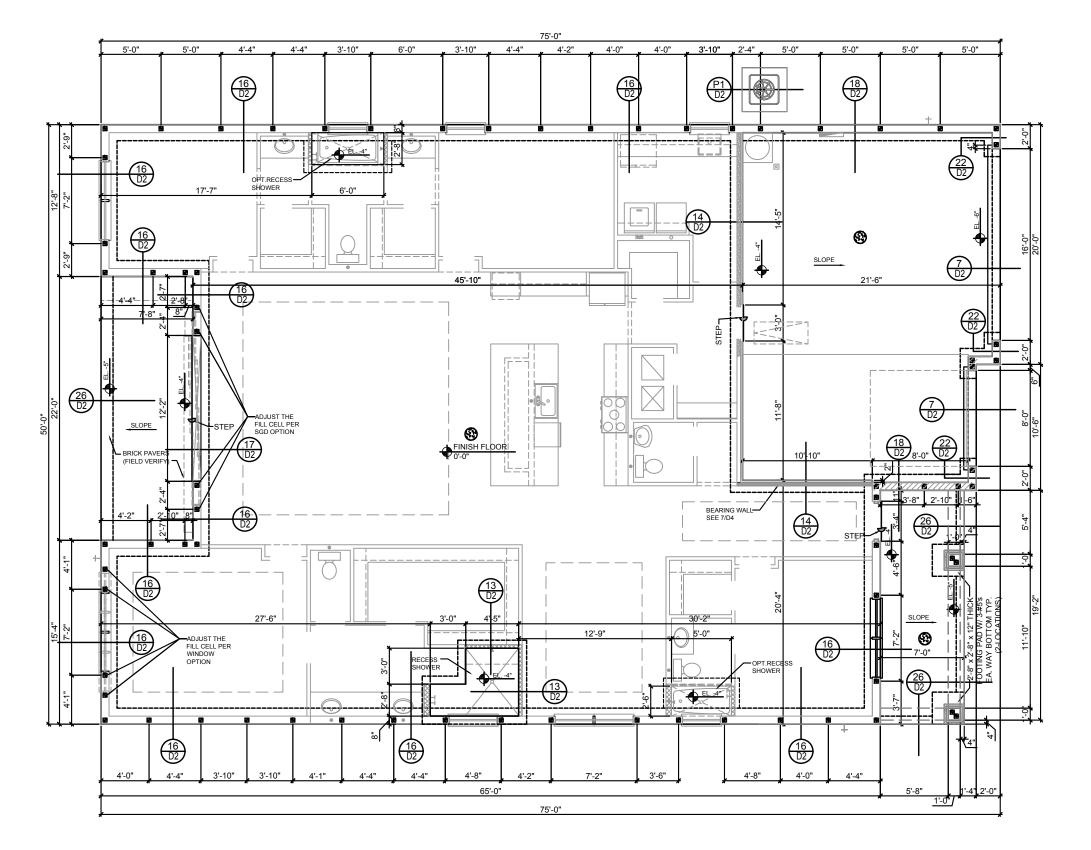
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FOUNDATION PLAN A (OPT. 3 CAR GARAGE) ARCHITECTURE | DESIGN | PLANNING AA200311



PARK SQUARE HOMES 2945 PATAGONIA

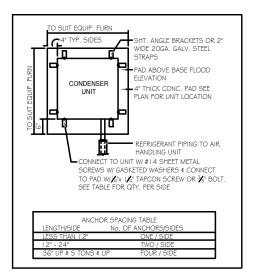
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FIELD REPAIR NOTES

MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES

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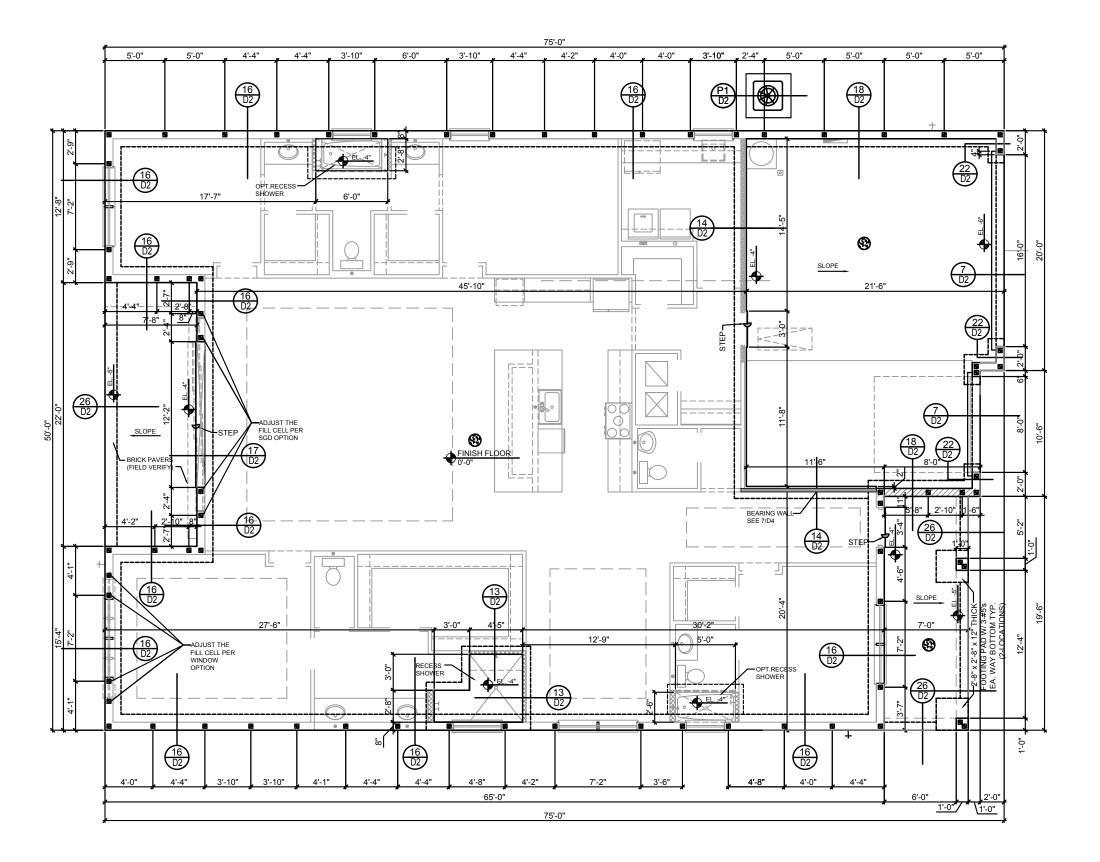
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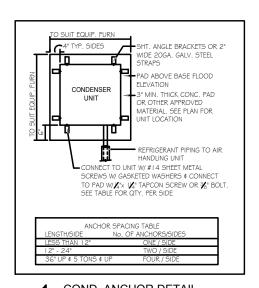
FOUNDATION PLAN B(OPT. 3 CAR GARAGE)

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Foundation Plan project no.2023222

PARK SQUARE HOMES 2945 PATAGONIA

drawn: KR date: 09/26/23 scale: AS SHOWN



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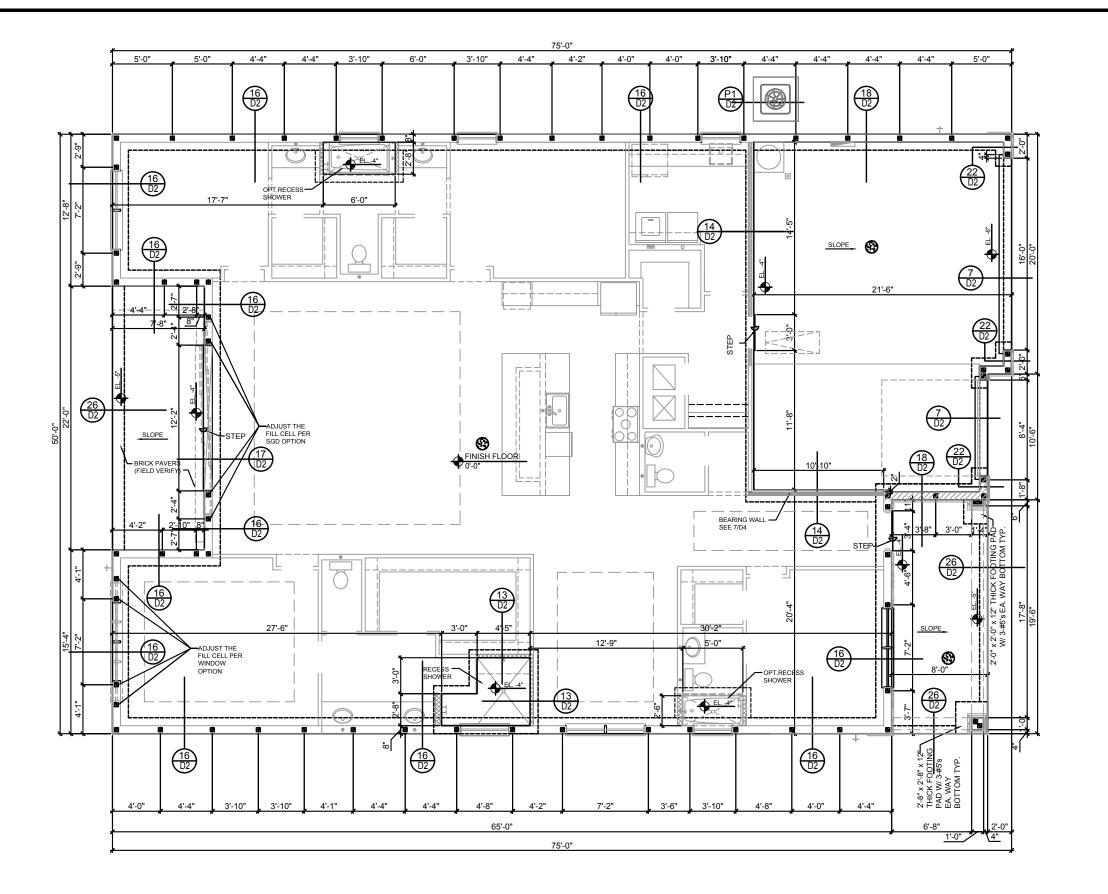
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FOUNDATION PLAN C (OPT. 3 CAR GARAGE)

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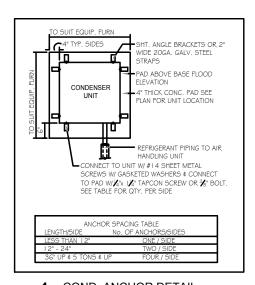
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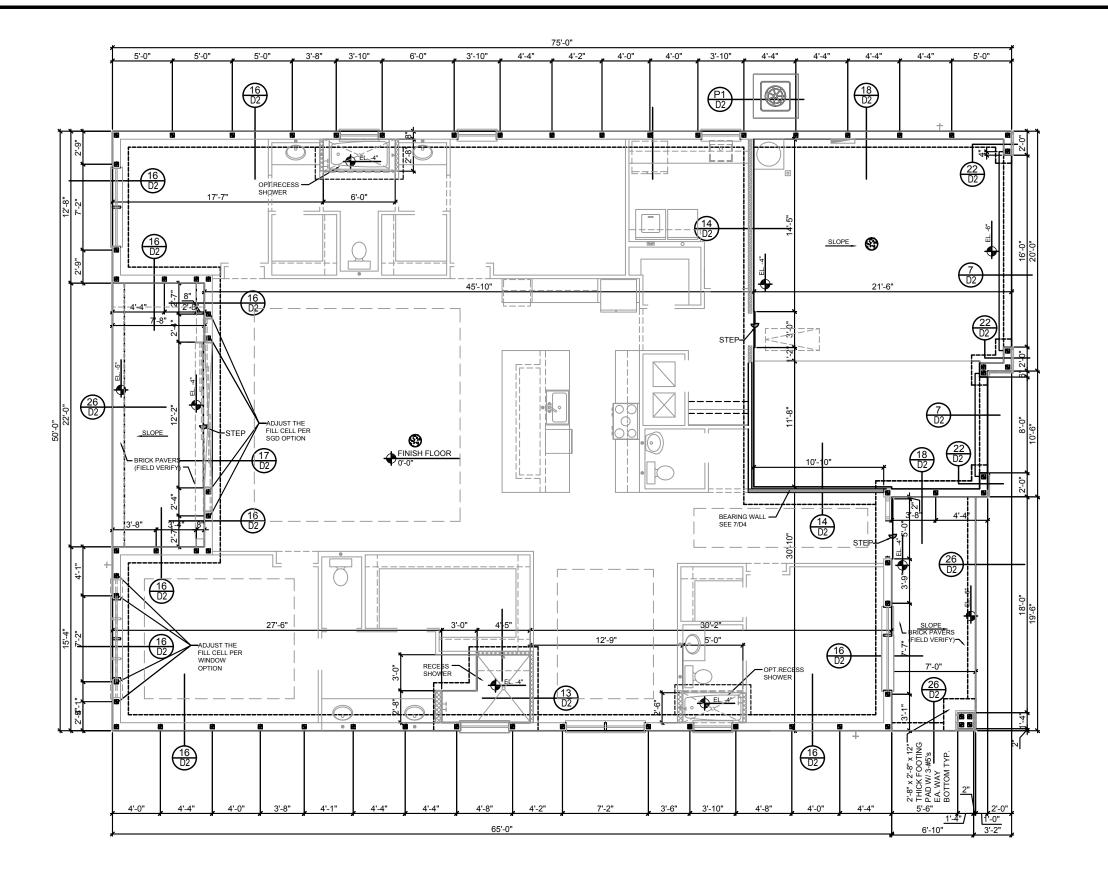
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FOUNDATION PLAN D (OPT. 3 CAR GARAGE) ARCHITECTURE | DESIGN | PLANNING AA2603115

Society See 2333

AGENTAL Law State 200

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PARK SQUARE HOMES 2945 PATAGONIA

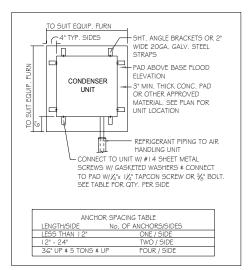
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Foundation Plan

project no.2023222 checked: drawn: KR date: 09/26/23

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



VERIFICATION OF FIELD CONDITIONS:

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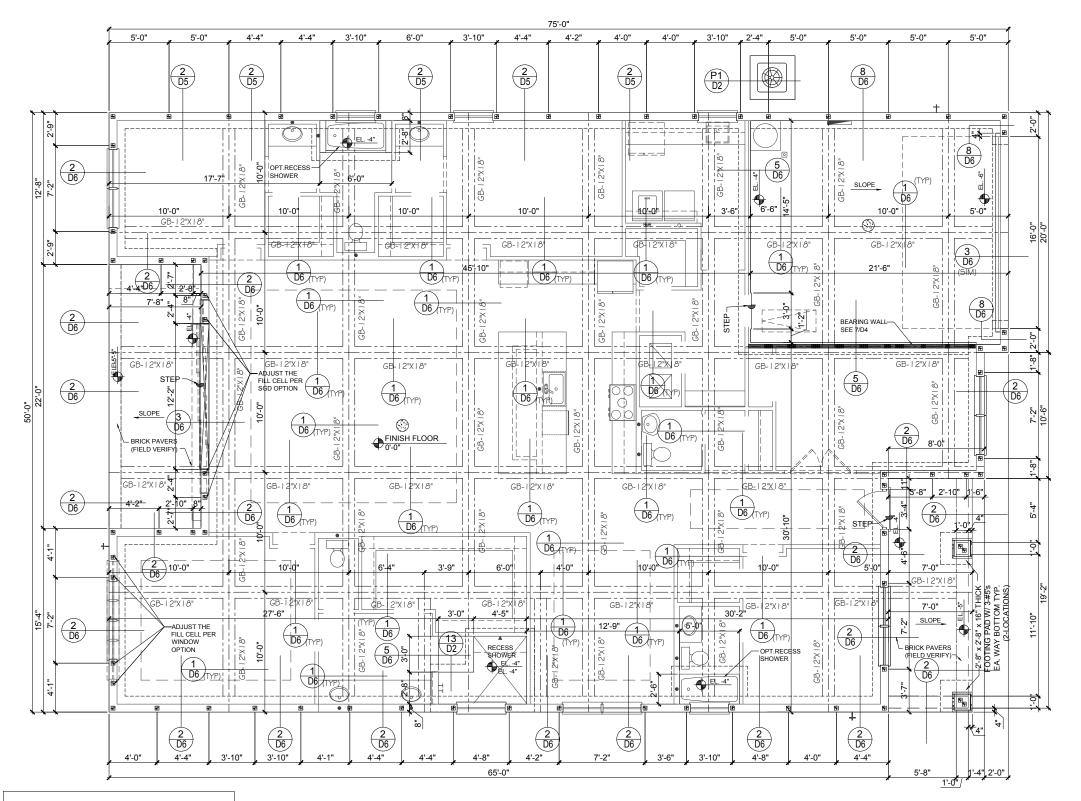
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FOUNDATION PLAN A (STANDARD)





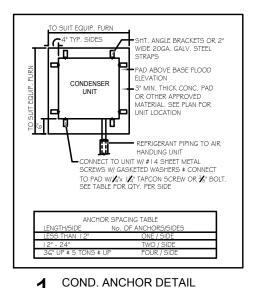
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project no.2023222 checked: drawn: KR date: 09/26/23 scale: AS SHOWN

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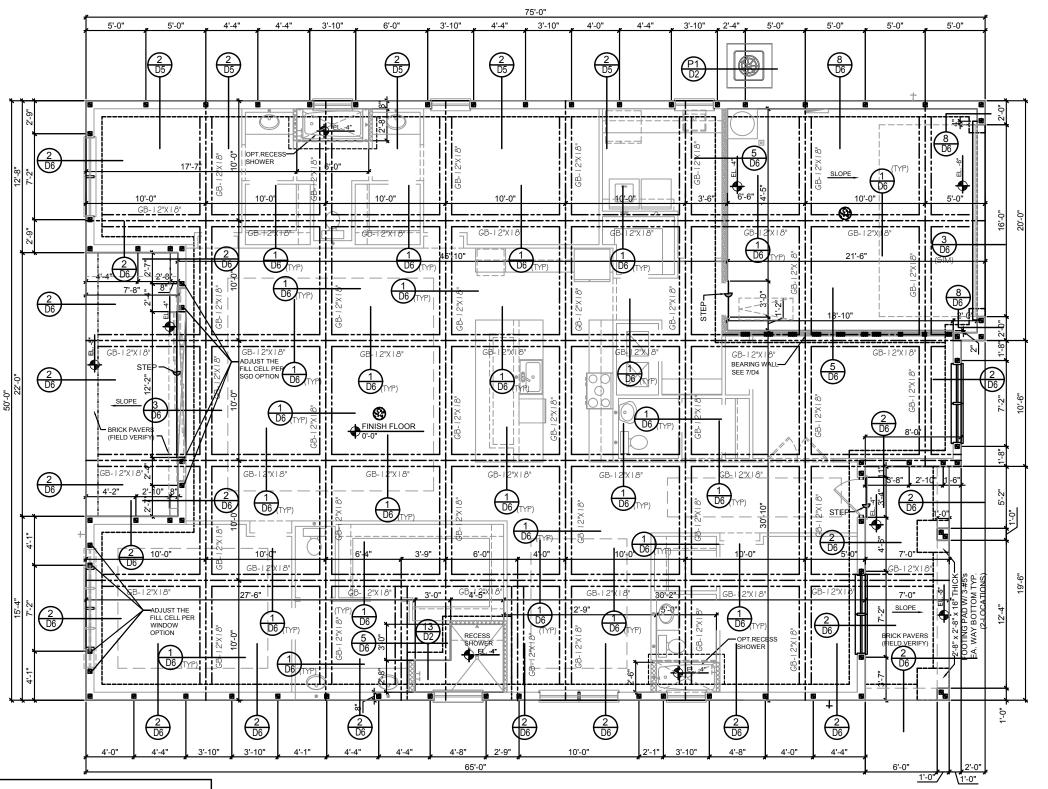
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PARK SQUARE HOMES 2945 PATAGONIA

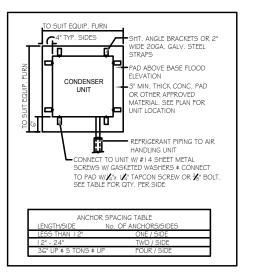
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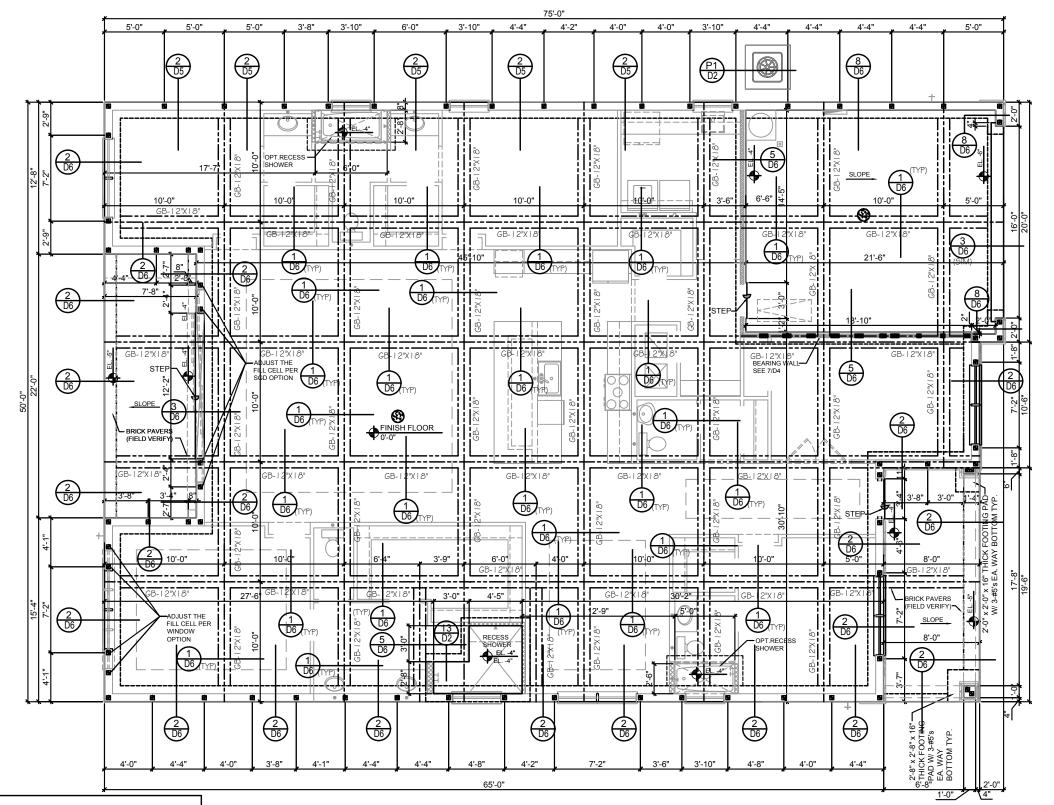
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FOUNDATION PLAN C (STANDARD)

THOMPSON ENGINEERING GROUP, 4401 Winstein Road Suite A6 Orlando, FL 328 Pt. (407) 724-1490 Fac. (407) 734-1490 Winstein Road Child Control Con

PARK SQUARE HOMES 2945 PATAGONIA

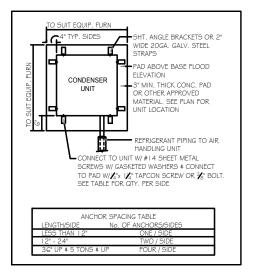
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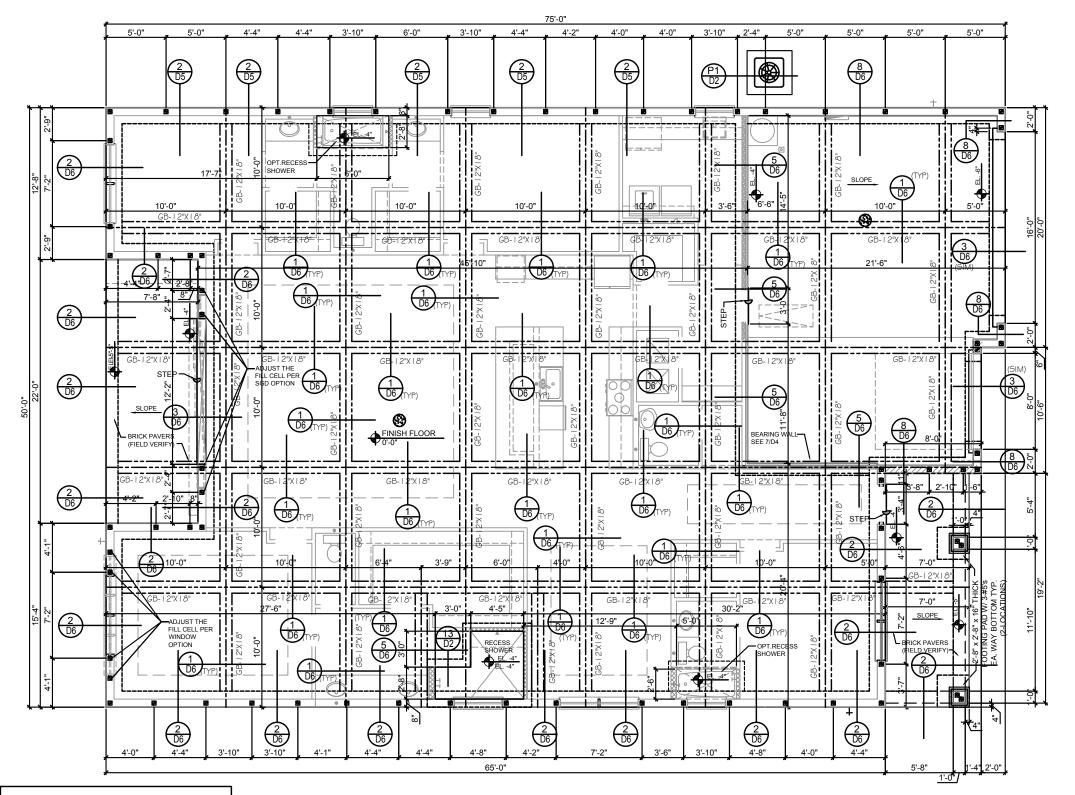
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FOUNDATION PLAN A (OPT. 3 CAR GARAGE)





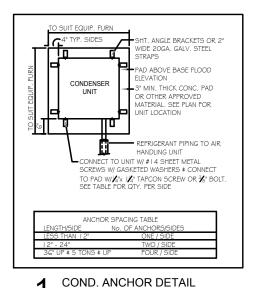
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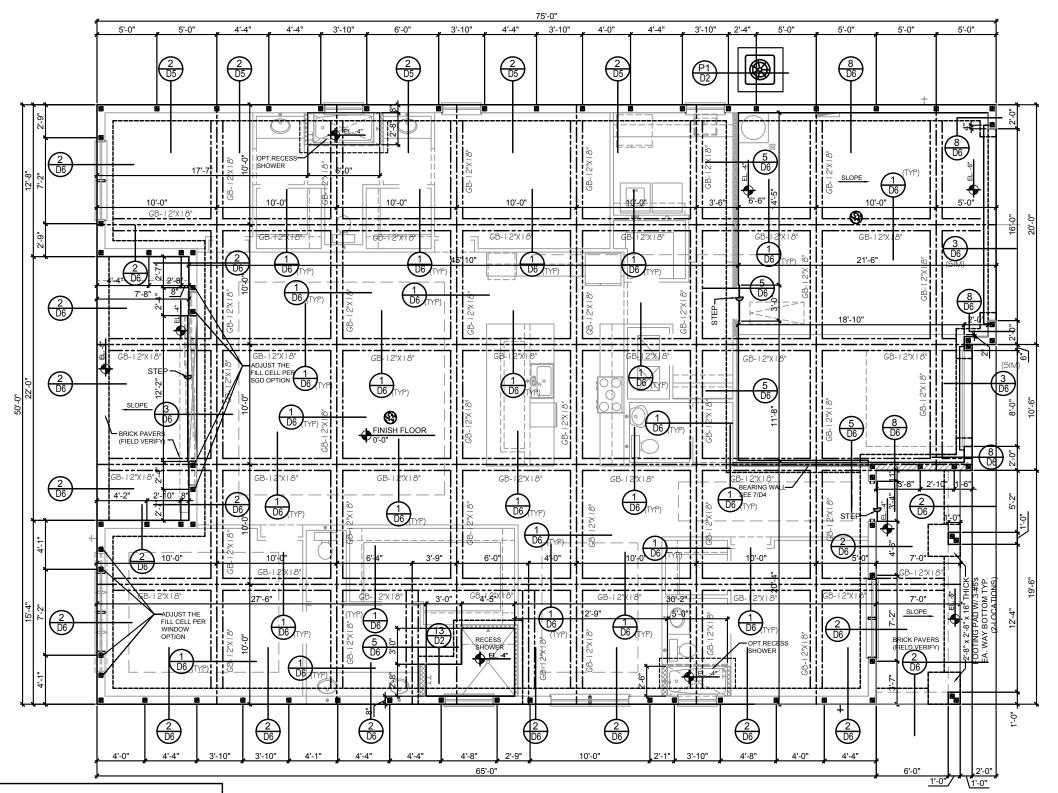
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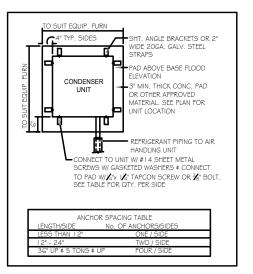
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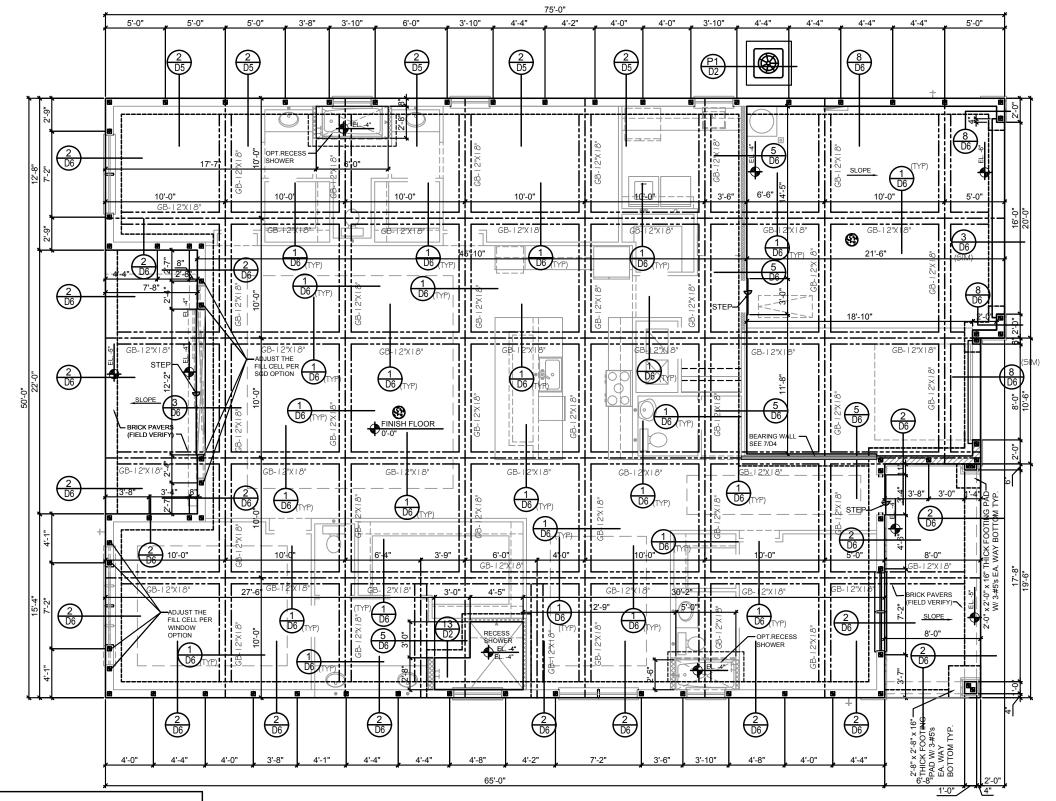
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4401 Vinestor Read Suite AS Oriendo, FL. 22811
Per. (407) 734-1499
Fex. (407) 734-1799
www.lagfi.com

PARK SQUARE HOMES 2945 PATAGONIA

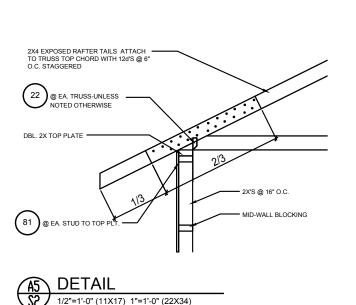
title:

Foundation Plan

project no.2023222 checked: drawn: KR date: 09/26/23

date: 09/26/23 scale: AS SHOWN

S1.30



- 1. TYPICAL ROOF GABLE OVERHANG TO BE 12' UNI ESS 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 TPIWTCA 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 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:

WALL KEY

T.O.WALL 10'-0"

COMPONENT & CLADDING DESIGN WIND PRESSURES

+ 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

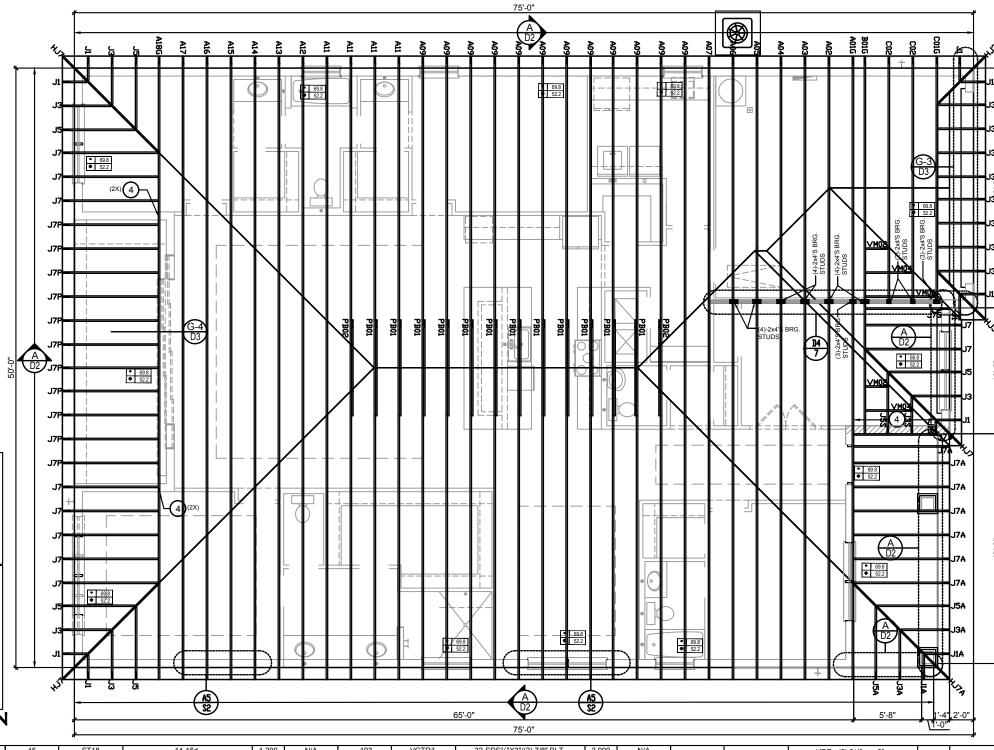
FIELD REPAIR NOTES

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 1½" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 11/4"+ - REQUIRE SPECIAL ENGINEERING LETTER.

3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DOL 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 FRAMING PLAN A (STANDARD)



EF	ER TO MANUFACT	URE SPECIFICATION	· A GIANDAKDI				*									
	CONINI	CCTOD C	CUEDULE			45	ST18	14-16d	1,200	N/A	103	VGTR/L	32-SDS1/4"X3"/(2) 7/8" BLT	3,990	N/A	П
	COMM	ECTOR 5	CHEDULE			47	LSTA24	18-10d	1,295	N/A	104	HDU8-SDS2.5	7/8" BLT/20-SDS 1/4"x21/2"	5,020	N/A	
		CIMPCON			1	71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1½"	520	260 / N/A	
	CONNECT.	SIMPSON		MAX.	LAT. LDS.	72	MSTC66	64-16d SINKERS	5,495	N/A	167	HHUS46	H:14-16d/J:6-16d	1,550	N/A	
	TYPE	DESCRIPTION	FASTENERS PER CONNECTOR	UPLIFT	F1 / F2	79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260	168	U46	H:8-10d/J:4-10d	710	N/A	
		LIETAGO		4.040	05 / 000	80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A	
	4	HETA20	14-10d x 1½"	1,810	65 / 960	81	SPH4,6,8	12-10d x 1½"	885	N/A	184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A	\Box
	5	DETAL20	18-10d x 1½"	2,480	2000/ 1370	90	ABU66	12-16d	2,240	N/A	214	HUC212-3	HD:(22)0.162"X3½" TAPCON	1,895	N/A	\Box
	20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160	89	CB66	(2) 7/8" BOLTS	2,300	985	214	HUC212-3	BM: (10) 0.148x3"	1,895	N/A	\Box
	21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165	92	ABU44	12-16d	2,200	N/A	215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A	1
	22	H10A	RFT: 8-8d x 1½"	1010	660/550	93	AC6 (MAX)	28-16d	1,815	1,070	242		BLOCK: 10-1/4"X11/2" TC			$\overline{}$
		·	PLT: 8-8d x 1½"			94	AC4 (MAX)	28-16d	1,815	1,070	216	HUS412	JOIST : 10-16d	3,240	N/A	i
	23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A	95	HTS20	20-10d	1,450	N/A			BLOCK: 10-1/4"X11/2" TC			ĺ
	24	H7	RFT / TRS: 4-8d	985	400 / N/A			SILL: 7/8" BOLT			217	HUS212-2	JOIST: 10-16d	2,630	N/A	i
			PLT / STD: 10-8d			96	HD8A	STUD:(3) 7/8"X51/2" BOLTS	7,910	N/A			H:1-ATR3/4X8 TOP&FACE			i
	26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150			BLOCK: 4-1/4"X21/4" TC	1		219	MBHA412	JOIST: 18-10d	3,145	N/A	i
	34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303	97	MTSM16	JOIST : 7-10d	860	N/A	220	N/A	N/A	1.620	N/A	ĺ
	35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A			SILL: 5/8" BOLT					HDR : (2) 3/4" φ x 8"	<u> </u>		ĺ
	37	MTS12	14-10d	990	N/A	98	HTT4	STRAP: 18-16d	4,235	N/A	226	MBHA4.75/12	JOIST : 18-10d	2,160	N/A	i
	38	MTS16	14-10d	990	N/A	99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A			HDR : (2) 3/4" φ x 8"			ĺ
	39	MTS30	14-10d	990	N/A	102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A	231	MBHA3.56/16	JOIST : 18-10d	3,450	N/A	i
	43	LSTA12	10-10d	905	N/A	<u> </u>			,=:-							J

HDR : (2) 3/4" φ x 8" JOIST : 18-10d 232 MBHA5.50/16 3,450 N/A 240 1,470 H16 R:2-10dx11/2"P:10-10dx11/2 480 / N/A 241 LGT2 30-16d-sinker 2000 1015 / 440 301 MGT (1) 5/8"BLTS /GIR: 22-10d 3 965 N/A 302 303 N/A HGT-2 or 3 LTL:3/4"BLTS./GIR: 8-10d 6485 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 B TRUSS MANUFACTURERS

Roof Framing Plan

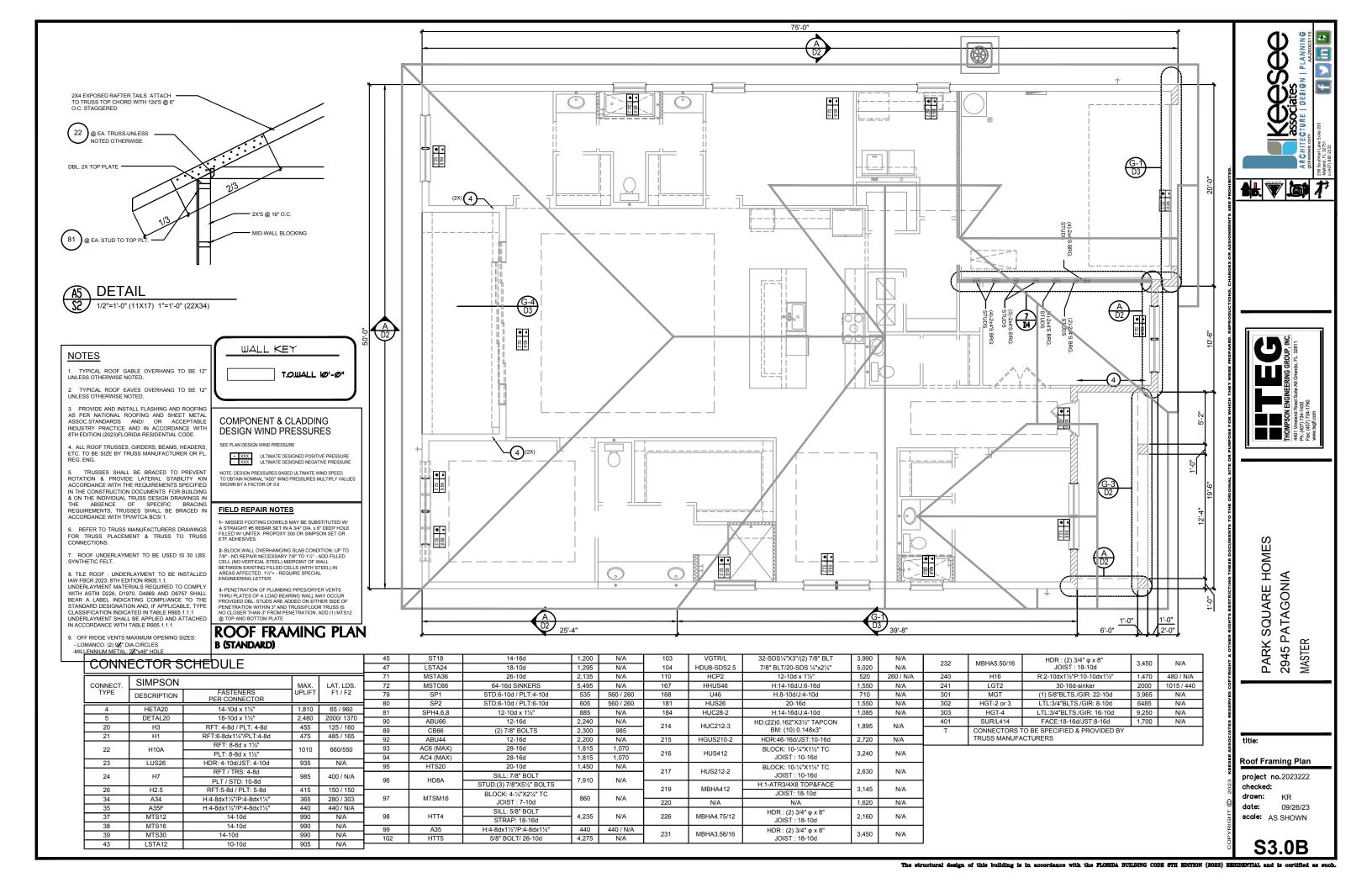
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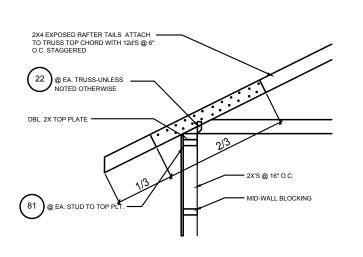
THOM 4401 V Ph: (40 Fax: (4

project no.2023222 checked: drawn: KR date: 09/26/23

scale: AS SHOWN

S2.0A





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

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

DETAIL

- 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 LIMITOR ARCEL WE ACCORDANCE WITH TPI/WTCA BCSI 1.
- 6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
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- 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 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: REFER TO MANUFACTURE SPECIFICATIONS

WALL KEY

T.O.WALL 10'-0"

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

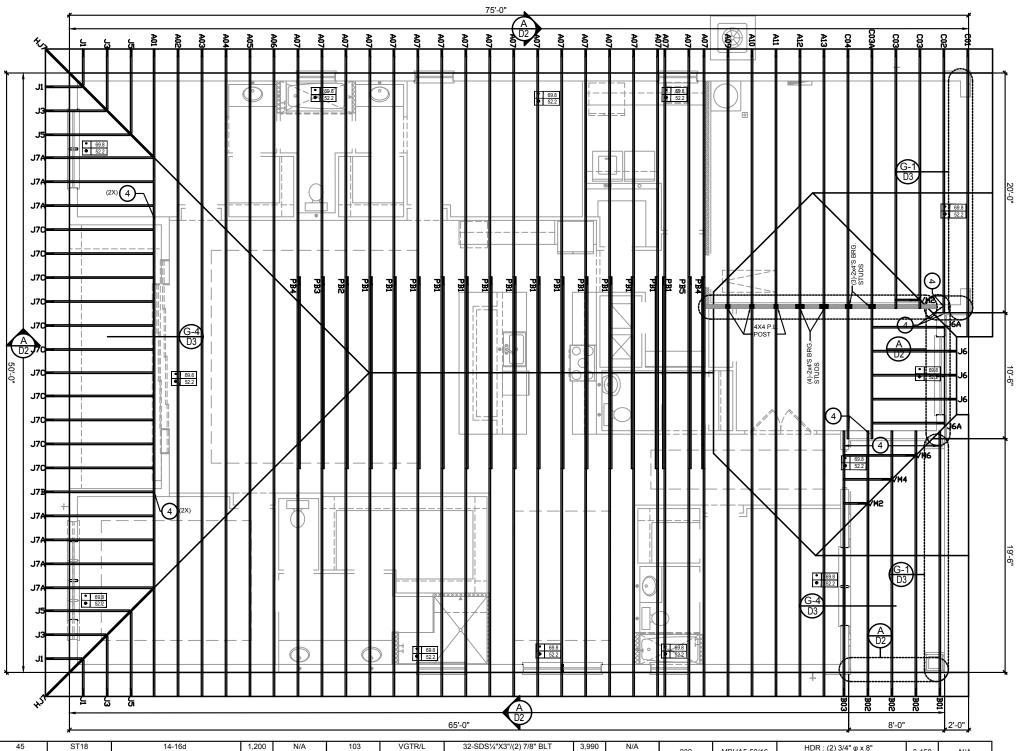
+ XXX ULTIMATE DESIGNED POSITIVE PRESSURE
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ROOF FRAMING PLAN



THE ENTO IN THO		C (STANDARD)				,						65'-0"					8'-	.0"	2'-0"
CONN	ECTOR SO	CHEDIII E			45	ST18	14-16d	1,200	N/A	103	VGTR/L	32-SDS1/4"X3"/(2) 7/8" BLT	3,990	N/A	232	MBHA5.50/16	HDR : (2) 3/4" φ x 8"	3,450	N/A
COM	LCTON 30	SHEDULL			47	LSTA24	18-10d	1,295	N/A	104	HDU8-SDS2.5	7/8" BLT/20-SDS 1/4"x21/2"	5,020	N/A			JOIST : 18-10d		
	SIMPSON				71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1½"	520	260 / N/A	240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	
CONNECT.	SIIVII SOIN	FASTENERS	MAX. UPLIFT	LAT. LDS. F1 / F2	72	MSTC66	64-16d SINKERS	5,495	N/A	167	HHUS46	H:14-16d/J:6-16d	1,550	N/A	241	LGT2	30-16d-sinker	2000	1015 / 440
TYPE	DESCRIPTION	PER CONNECTOR	UPLIFI	F1/F2	79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260	168	U46	H:8-10d/J:4-10d	710	N/A	301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
4	HETA20	14-10d x 1½"	1,810	65 / 960	80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A	302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
	DETAL20		2.480		81	SPH4,6,8	12-10d x 1½"	885	N/A	184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A	303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
5		18-10d x 1½"	- /	2000/ 1370	90	ABU66	12-16d	2,240	N/A	214	HUC212-3	HD:(22)0.162"X31/2" TAPCON	1,895	N/A	401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
20	H3	RFT: 4-8d / PLT: 4-8d	455	455 125 / 160 89		CB66	(2) 7/8" BOLTS	2,300	985	214	1100212-3	BM: (10) 0.148x3") 0.148x3"		Т		TO BE SPECIFIED & PROVIDED BY	/	
21	H1	RFT:6-8dx1½"/PLT:4-8d	4/5	485 / 165	92	ABU44	12-16d	2,200	N/A	215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A	1	TRUSS MANUFA	ACTURERS		
22	H10A	RFT: 8-8d x 1½"	1010	660/550	93	AC6 (MAX)	28-16d	1,815	1,070	040	11110440	BLOCK: 10-1/4"X11/2" TC	0.040	N1/A		•			
		PLT: 8-8d x 1½"			94	AC4 (MAX)	28-16d	1,815	1,070	216	HUS412	JOIST : 10-16d	3,240	N/A					
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A	95	HTS20	20-10d	1,450	N/A			BLOCK: 10-1/4"X11/2" TC			i				
24	H7	RFT / TRS: 4-8d	985	400 / N/A			SILL: 7/8" BOLT			217	HUS212-2	JOIST : 10-16d	2,630	N/A					
	'''	PLT / STD: 10-8d		10071471	96	HD8A	STUD:(3) 7/8"X51/2" BOLTS	7,910	N/A			H:1-ATR3/4X8 TOP&FACE	1		İ				
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150			BLOCK: 4-1/4"X21/4" TC	1		219	MBHA412	JOIST: 18-10d	3,145	N/A					
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303	97	MTSM16	JOIST : 7-10d	860	N/A	220	N/A	N/A	1,620	N/A	i				
35	A35F	H:4-8dx11/2"/P:4-8dx11/2"	440	440 / N/A			SILL: 5/8" BOLT	+				HDR : (2) 3/4" φ x 8"	+ -		ł				
37	MTS12	14-10d	990	N/A	98	HTT4	STRAP: 18-16d	4,235	N/A	226	MBHA4.75/12	JOIST : 18-10d	2,160	N/A					
38	MTS16	14-10d	990	N/A	99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A		+	HDR : (2) 3/4" φ x 8"	+		ł				
39	MTS30	14-10d	990	N/A	102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A	231	MBHA3.56/16	JOIST : 18-10d	3,450	N/A					
43	LSTA12	10-10d	905	N/A	102	11115	5/6 BOL1/26-100	4,275	IN/A		1	30101 . 10-100	-	I	J				

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PARK SQUARE HOMES 2945 PATAGONIA

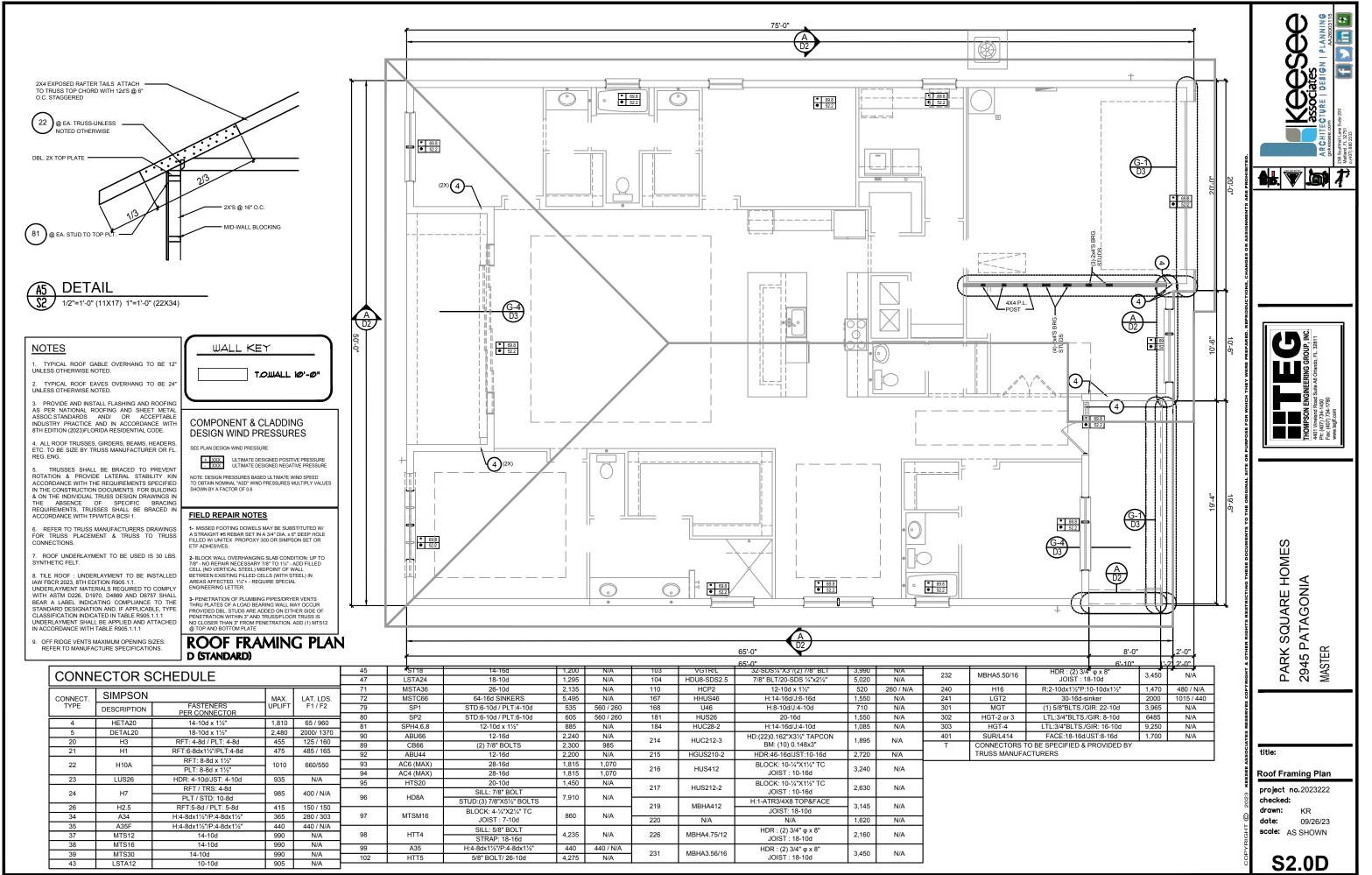
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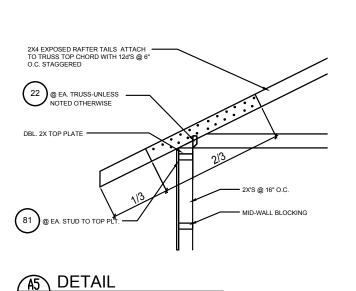
checked:

Roof Framing Plan project no.2023222

date: 09/26/23 scale: AS SHOWN

S2.0C





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- 9. OFF RIDGE VENTS MAXIMUM OPENING SIZES:

MTS30

LSTA12

43

14-10d

10-10d

WALL KEY

T.O.WALL 10'-0"

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

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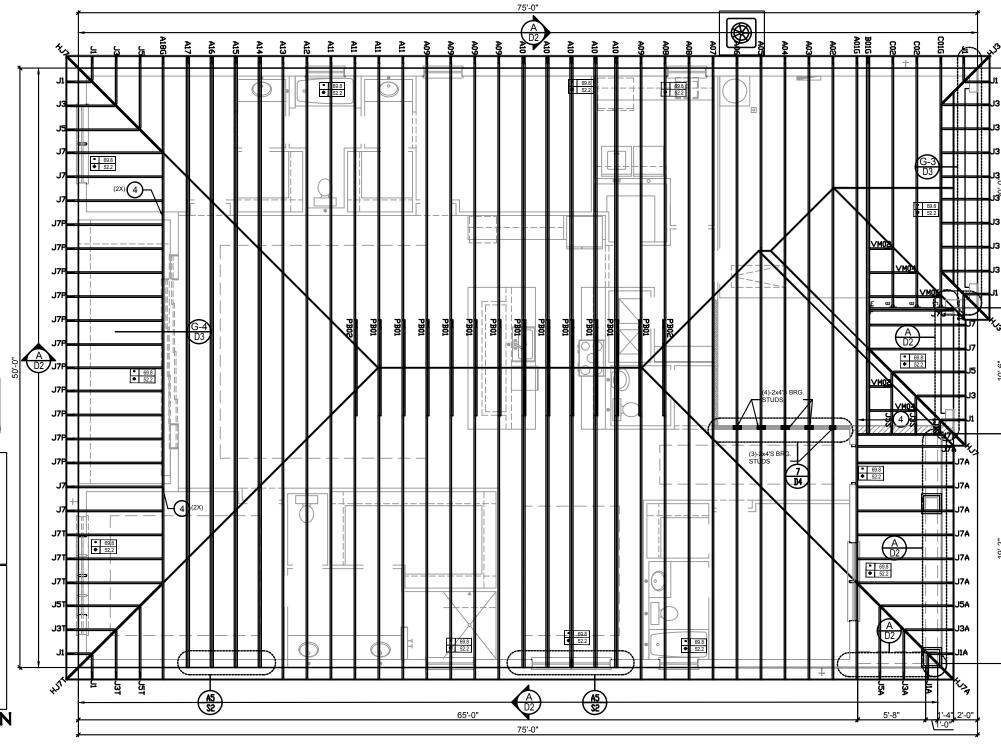
ROOF FRAMING PLAN

N/A

N/A

905

102



	MAXIMUM OPENING SI. TURE SPECIFICATIONS			· · - · ·	•	<u>,</u>						75'-0"					
CONN	ECTOP S	CHEDULE			45	ST18	14-16d	1,200	N/A	103	VGTR/L	32-SDS1/4"X3"/(2) 7/8" BLT	3,990	N/A	232	MBHA5,50/16	HDR : (2) 3/4" φ x 8"
COM	ECTOR 3	CHEDULE			47	LSTA24	18-10d	1,295	N/A	104	HDU8-SDS2.5	7/8" BLT/20-SDS 1/4"x21/2"	5,020	N/A	232	WIDI 1A3.30/10	JOIST : 18-10d
	CIMPCON			1	71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1½"	520	260 / N/A	240	H16	R:2-10dx1½"P:10-10dx1½"
CONNECT.	SIMPSON		MAX.	LAT. LDS.	72	MSTC66	64-16d SINKERS	5,495	N/A	167	HHUS46	H:14-16d/J:6-16d	1,550	N/A	241	LGT2	30-16d-sinker
TYPE	DESCRIPTION	FASTENERS	UPLIF1	F1 / F2	79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260	168	U46	H:8-10d/J:4-10d	710	N/A	301	MGT	(1) 5/8"BLTS./GIR: 22-10d
		PER CONNECTOR	1 2 1 2	1	80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A	302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d
4	HETA20	14-10d x 1½"	1,810		81	SPH4,6,8	12-10d x 1½"	885	N/A	184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A	303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370	90	ABU66	12-16d	2,240	N/A	214	HUC212-3	HD:(22)0.162"X31/2" TAPCON	1.895	N1/A	401	SUR/L414	FACE:18-16d/JST:8-16d
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160	89	CB66	(2) 7/8" BOLTS	2,300	985	214	HUC212-3	BM: (10) 0.148x3"	1,895	N/A	T	CONNECTORS	O BE SPECIFIED & PROVIDED BY
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165	92	ABU44	12-16d	2,200	N/A	215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A		TRUSS MANUFA	CTURERS
22	H ₁₀ A	RFT: 8-8d x 11/2"	1010	660/550	93	AC6 (MAX)	28-16d	1,815	1,070	2.42		BLOCK: 10-1/4"X11/2" TC				· L	
		PLT: 8-8d x 1½"			94	AC4 (MAX)	28-16d	1,815	1,070	216	HUS412	JOIST : 10-16d	3,240	N/A			
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A	95	HTS20	20-10d	1,450	N/A			BLOCK: 10-1/4"X11/2" TC					
24	H7	RFT / TRS: 4-8d	985	400 / N/A			SILL: 7/8" BOLT			217	HUS212-2	JOIST : 10-16d	2,630	N/A			
		PLT / STD: 10-8d			96	HD8A	STUD:(3) 7/8"X51/2" BOLTS	7,910	N/A			H:1-ATR3/4X8 TOP&FACE					
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150			BLOCK: 4-1/4"X21/4" TC			219	MBHA412	JOIST: 18-10d	3,145	N/A			
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303	97	MTSM16	JOIST : 7-10d	860	N/A	220	N/A	N/A	1.620	N/A			
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A		+	SILL: 5/8" BOLT	+				HDR : (2) 3/4" φ x 8"					
37	MTS12	14-10d	990	N/A	98	HTT4	STRAP: 18-16d	4,235	N/A	226	MBHA4.75/12	JOIST : 18-10d	2,160	N/A			
38	MTS16	14-10d	990	N/A	99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A			HDR : (2) 3/4" φ x 8"	_				
30	MTS30	1/L-10d	990	N/A		7.000	11.1 GGX17271 .4 GGX172	170	1.107114771	231	MBHA3 56/16	1151(. (2) 3/4 ψ λ 0	3 450	N/A			

4,275

5/8" BOLT/ 26-10d

231

MBHA3.56/16

3,450

N/A

PARK SQUARE HOMES 2945 PATAGONIA

title:

checked: drawn: KR date: 09/26/23 scale: AS SHOWN

Roof Framing Plan project no.2023222

THOM 4401 V Ph: (40 Fax: (4

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

3,450

1,470

2000

3 965

6485

9,250

1,700

N/A

480 / N/A

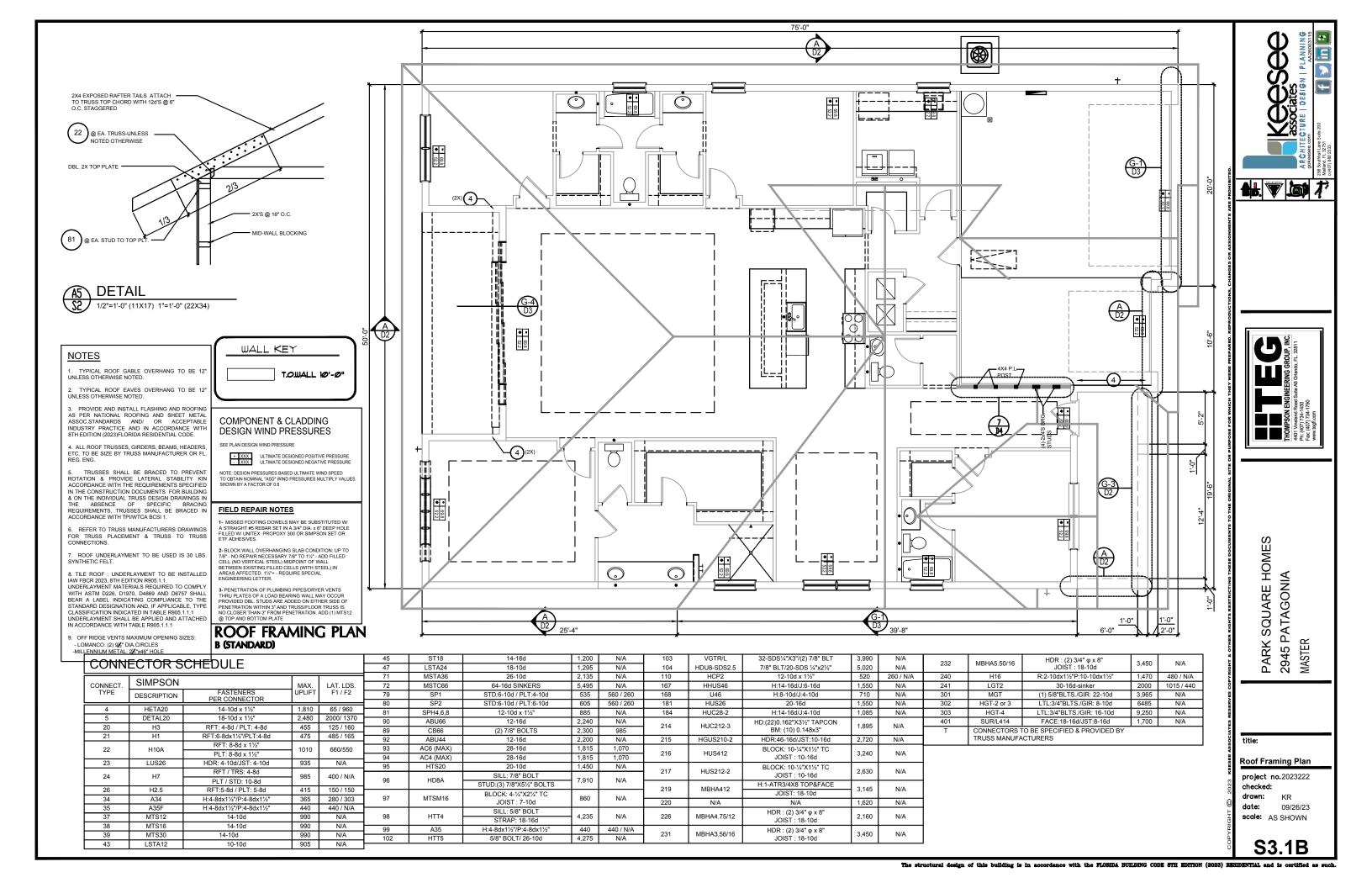
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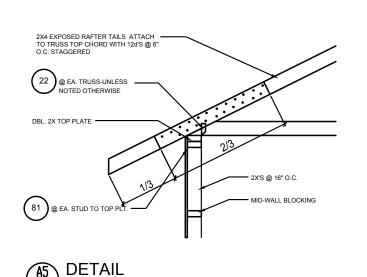
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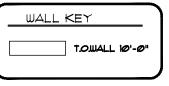
- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- 2. TYPICAL ROOF EAVES OVERHANG TO BE 24" UNLESS OTHERWISE NOTED.
- 3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC.STANDARDS AND/ OR ACCEPTABL INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (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 A ON THE INDIVIDUAL TRUSS DESIGN DRAWNINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPIWTCA 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: REFER TO MANUFACTURE SPECIFICATIONS.

MTS30

LSTA12

14-10d

10-10d



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 2-BLOCK WALL OVERPRINGHING SLAB COMMITTION. OF TO 788" - NO REPAIR NECESSARY 778" TO 174". - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 174"+ - REQUIRE SPECIAL ENGINEERING LETTER.
- 3-PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DO BL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 5" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE

ROOF FRAMING PLAN

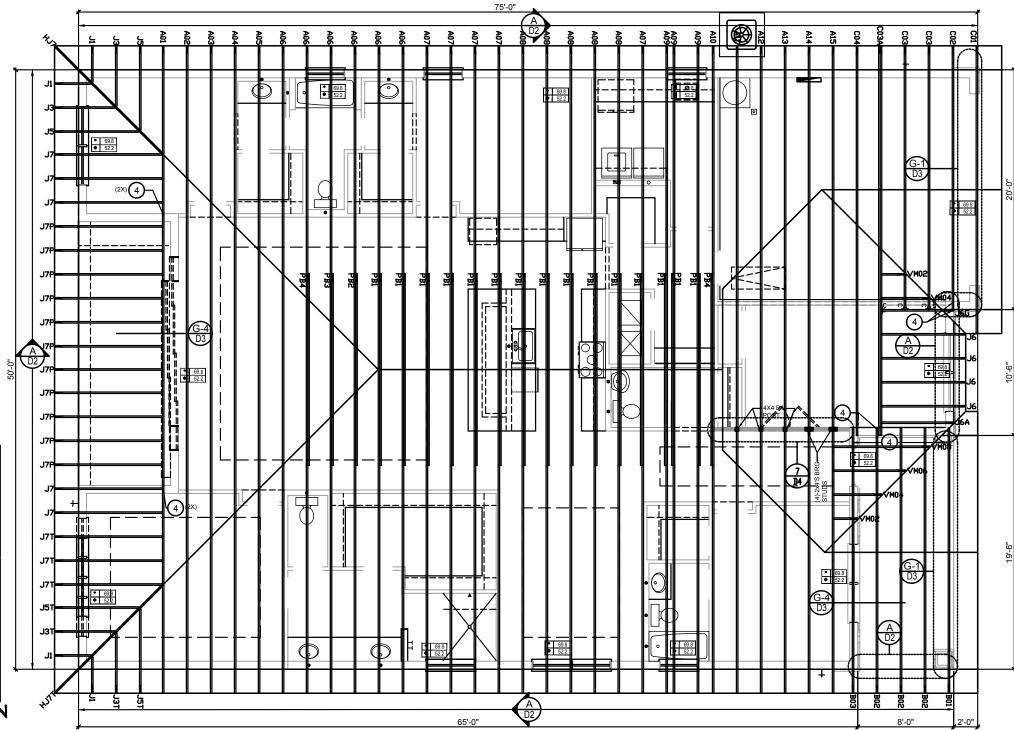
990

905 N/A

N/A

HTT5

5/8" BOLT/ 26-10d



REFER TO MANUF	ACTURE SPECIFICATION	C (OPT. 3 CAR C			•	<u>, </u>						65'-0"						8'-0"		2'-0"	
CONIN	ECTOD C	CLIEDLILE			45	ST18	14-16d	1,200	N/A	103	VGTR/L	32-SDS1/4"X3"/(2) 7/8" BLT	3,990	N/A	200	MDUAE FOUR	HDR : (2) 3/4" φ	x 8"	0.450	N//A	
COM	IECTOR S	CHEDULE			47	LSTA24	18-10d	1,295	N/A	104	HDU8-SDS2.5	7/8" BLT/20-SDS 1/4"x21/2"	5,020	N/A	232	MBHA5.50/16	JOIST : 18-10		3,450	N/A	
	LOUMBOOM				71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1½"	520	260 / N/A	240	H16	R:2-10dx1½"P:10-1	0dx1½"	1,470	480 / N/A	
CONNECT.	SIMPSON		MAX.	LAT. LDS.	72	MSTC66	64-16d SINKERS	5,495	N/A	167	HHUS46	H:14-16d/J:6-16d	1,550	N/A	241	LGT2	30-16d-sinke	er	2000	1015 / 440	
TYPE	DESCRIPTION	FASTENERS PER CONNECTOR	UPLIFT	Γ F1 / F2	79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260	168	U46	H:8-10d/J:4-10d	710	N/A	301	MGT	(1) 5/8"BLTS./GIR:	22-10d	3,965	N/A	
<u> </u>			1 2 4 2	0= / 000	80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A	302	HGT-2 or 3	LTL:3/4"BLTS./GIR	R: 8-10d	6485	N/A	
4	HETA20	14-10d x 1½"	1,810	65 / 960	81	SPH4,6,8	12-10d x 1½"	885	N/A	184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A	303	HGT-4	LTL:3/4"BLTS./GIR:	: 16-10d	9,250	N/A	
5	DETAL20	18-10d x 1½"	2,480	5 125 / 160	90	ABU66	12-16d	2,240	N/A	214	HUC212-3	HD:(22)0.162"X31/2" TAPCON	1.895	N/A	401	SUR/L414	FACE:18-16d/JST	:8-16d	1,700	N/A	
20	H3	RFT: 4-8d / PLT: 4-8d	455		89		(2) 7/8" BOLTS	2,300	2,300 985		214 1100212-3	BM: (10) 0.148x3"	1,095	IN/A	Т	CONNECTORS TO BE SPECIFIED & PROVIDED BY					
21	H1	RFT:6-8dx1½"/PLT:4-8d	4/5	485 / 165	92	ABU44	12-16d	2,200	N/A	215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A		TRUSS MANUFA	CTURERS				
22	H10A	RFT: 8-8d x 1½"	1010	660/550	93	AC6 (MAX)	28-16d	1,815	1,070	216	HUS412	BLOCK: 10-1/4"X11/2" TC	3,240	N/A		•					
	111000	PLT: 8-8d x 1½"	005	N/A	94	AC4 (MAX)	28-16d	1,815	1,070	210	HU5412	JOIST: 10-16d	3,240	N/A							
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A	95	HTS20	20-10d	1,450	N/A	217	HUS212-2	BLOCK: 10-1/4"X11/2" TC	2.630	N/A							
24	H7	RFT / TRS: 4-8d	985	400 / N/A	96	HD8A	SILL: 7/8" BOLT	7 910	N/A	217	HUS212-2	JOIST : 10-16d	2,630	IN/A							
	110.5	PLT / STD: 10-8d	445	450 / 450	96	HD8A	STUD:(3) 7/8"X51/2" BOLTS	7,910	N/A	219	MBHA412	H:1-ATR3/4X8 TOP&FACE	3.145	N/A							
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150	97	MTSM16	BLOCK: 4-1/4"X21/4" TC	860	N/A	219	WBHA412	JOIST: 18-10d	3,145	IN/A							
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303	97	IVITSIVITO	JOIST: 7-10d	860	N/A	220	N/A	N/A	1,620	N/A							
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A	00	UTTA	SILL: 5/8" BOLT	4.005	N// A	202	MD114.4.75/40	HDR : (2) 3/4" φ x 8"	0.400	A1/A							
37	MTS12	14-10d	990	N/A	98	HTT4	STRAP: 18-16d	4,235	N/A	226	MBHA4.75/12	JOIST: 18-10d	2,160	N/A							
38	MTS16	14-10d	990	N/A	99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A	004	MBHA3 56/16	HDR : (2) 3/4" φ x 8"	3.450	N/A							
30																					

4,275 N/A

231

MBHA3.56/16

3,450

JOIST: 18-10d

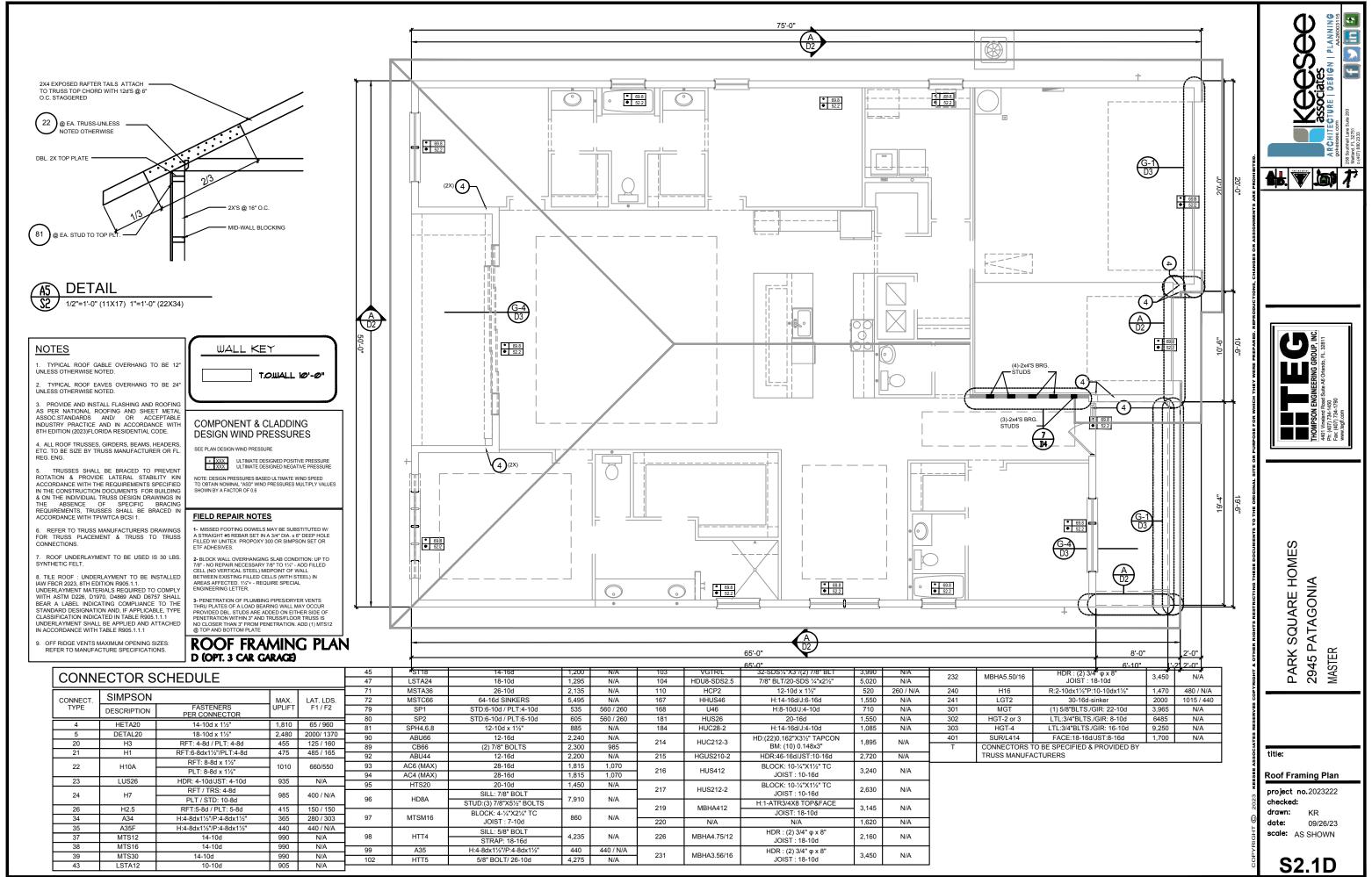
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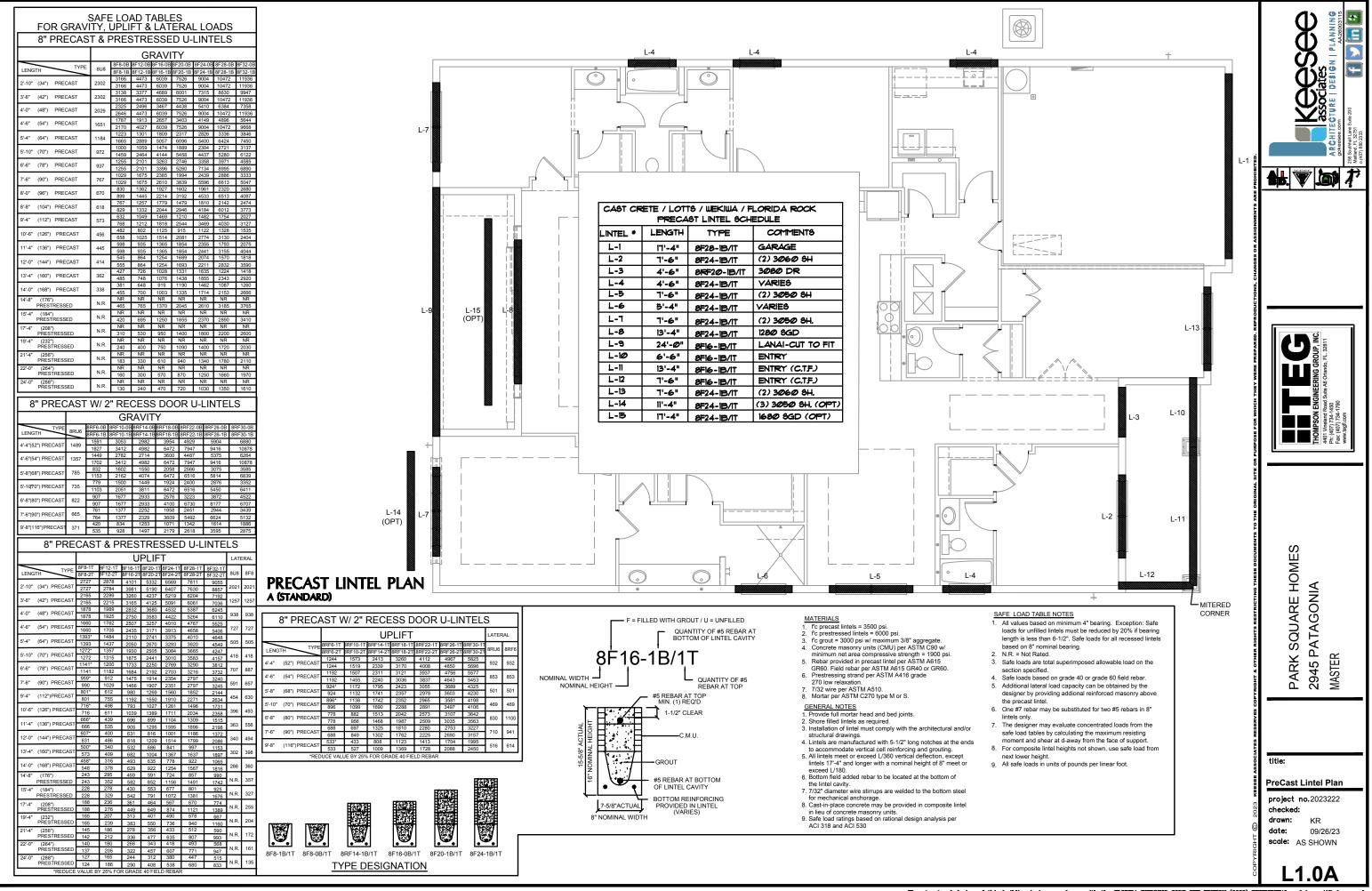
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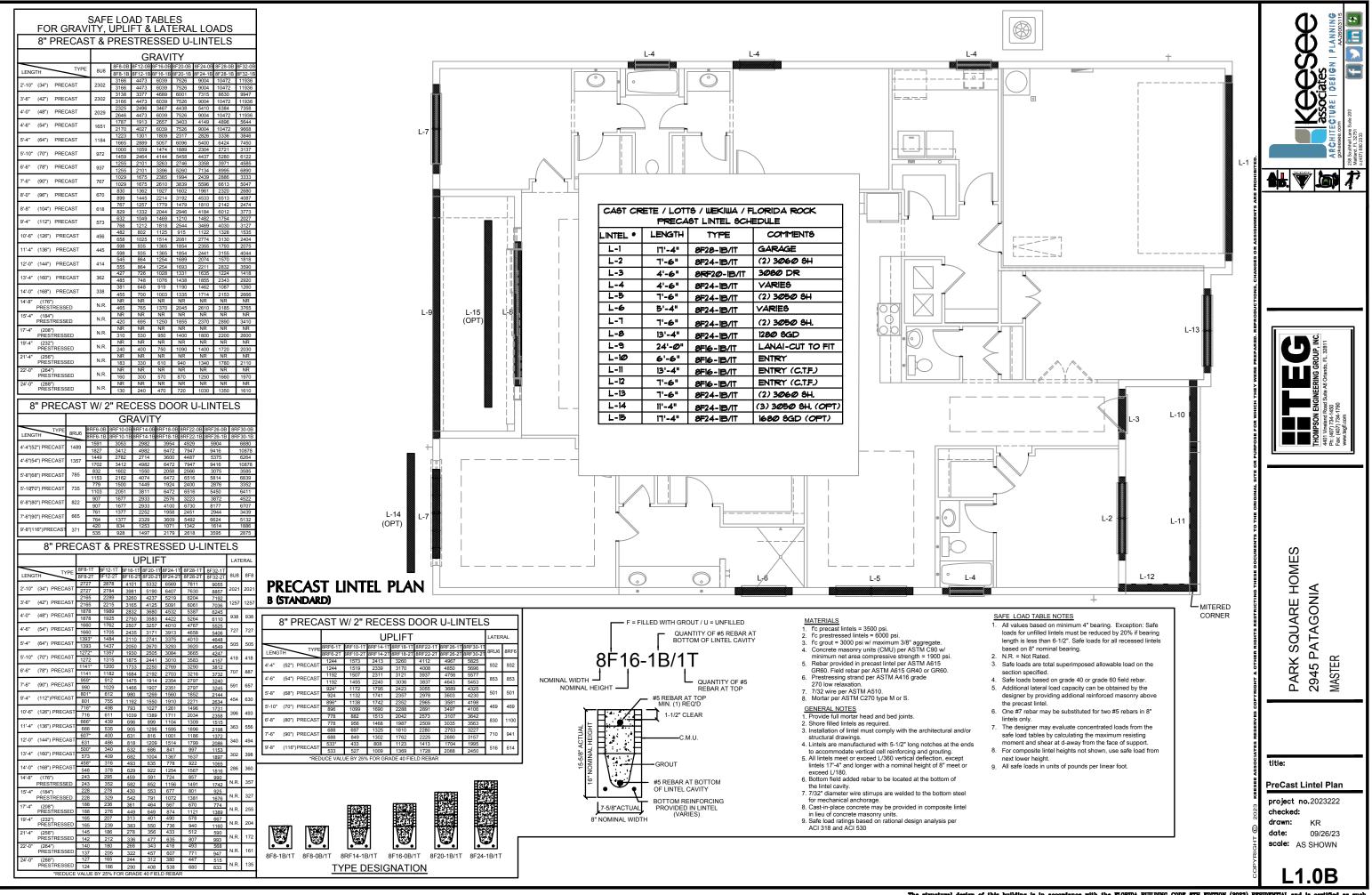
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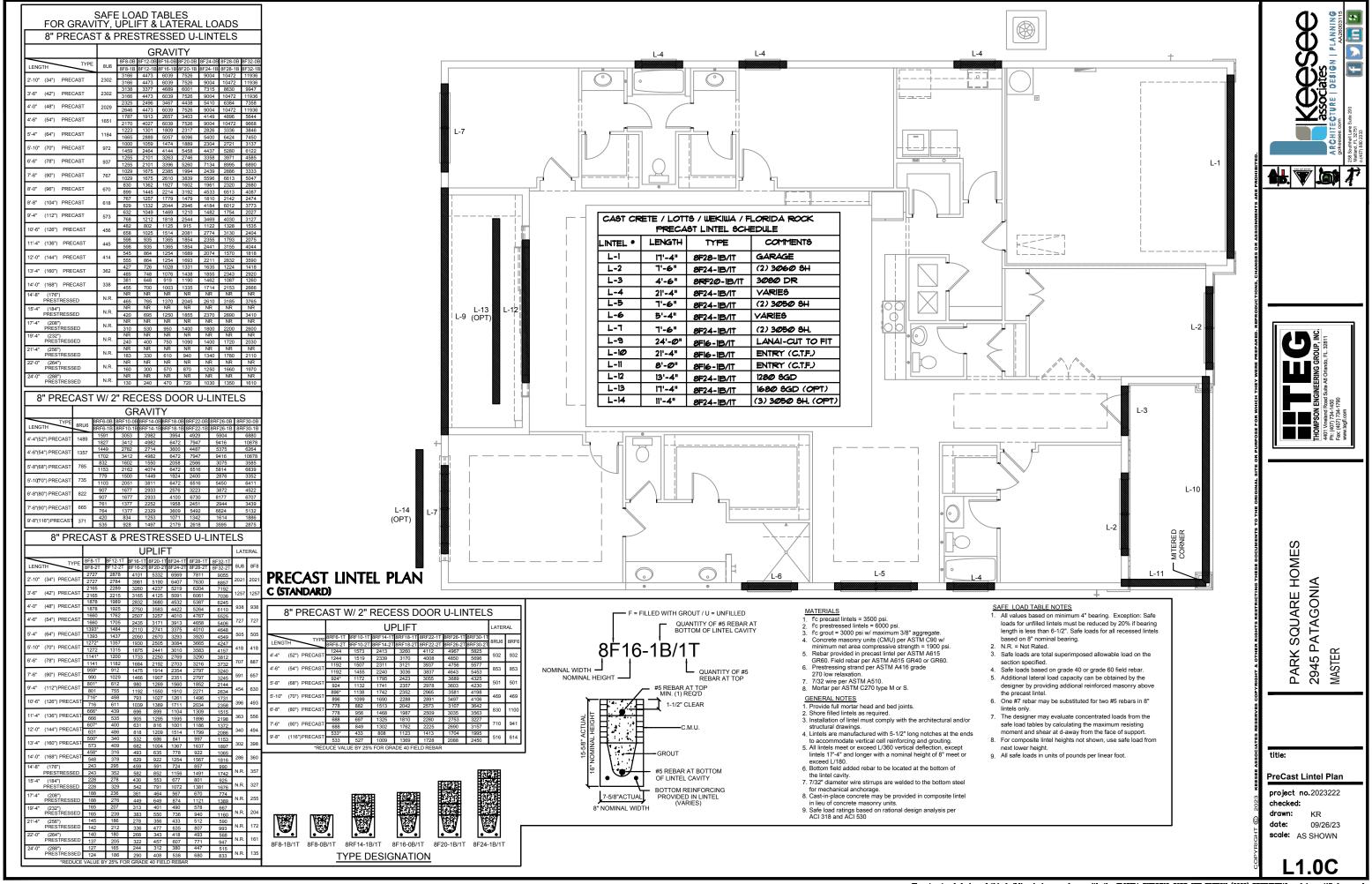
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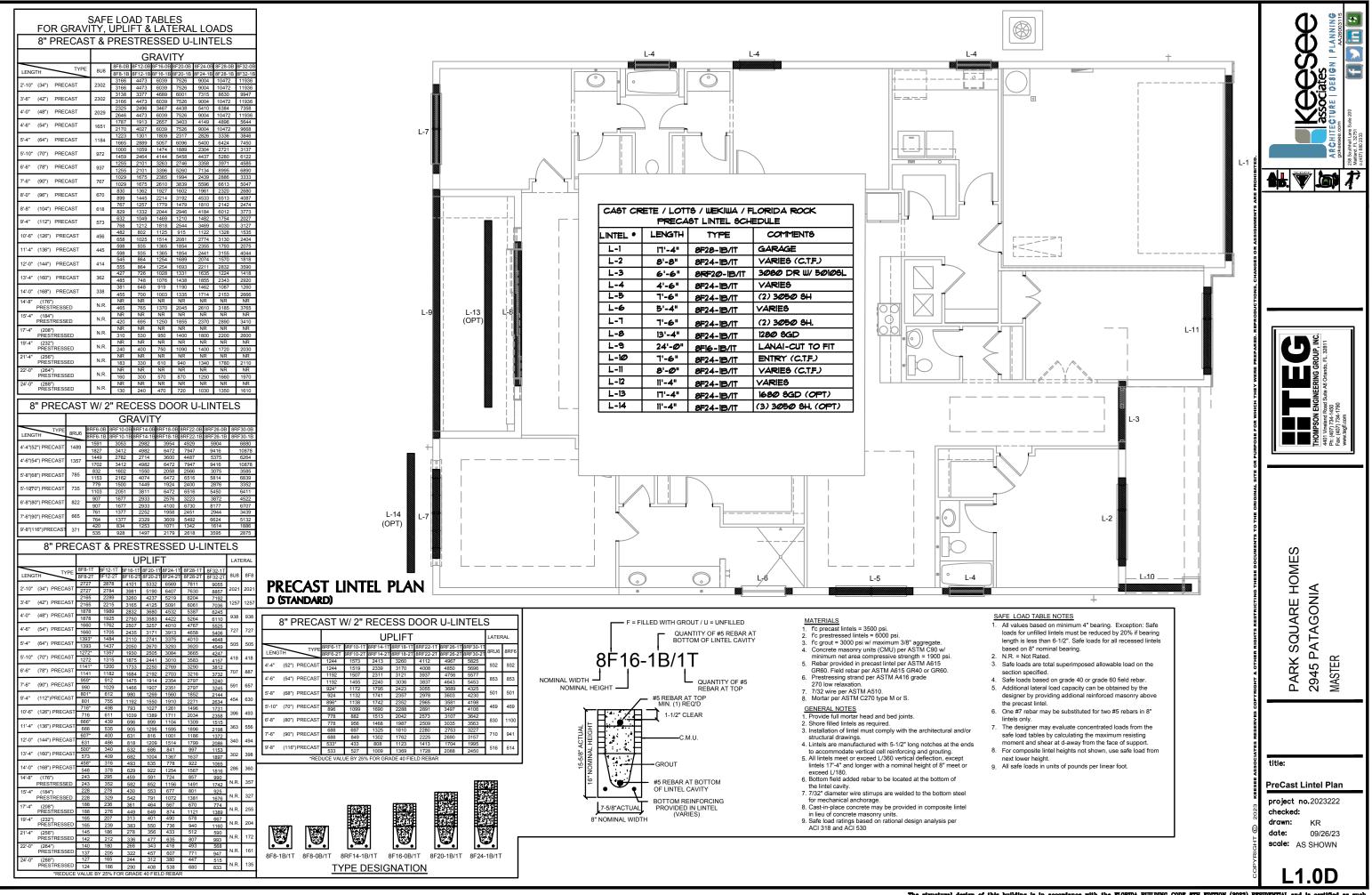
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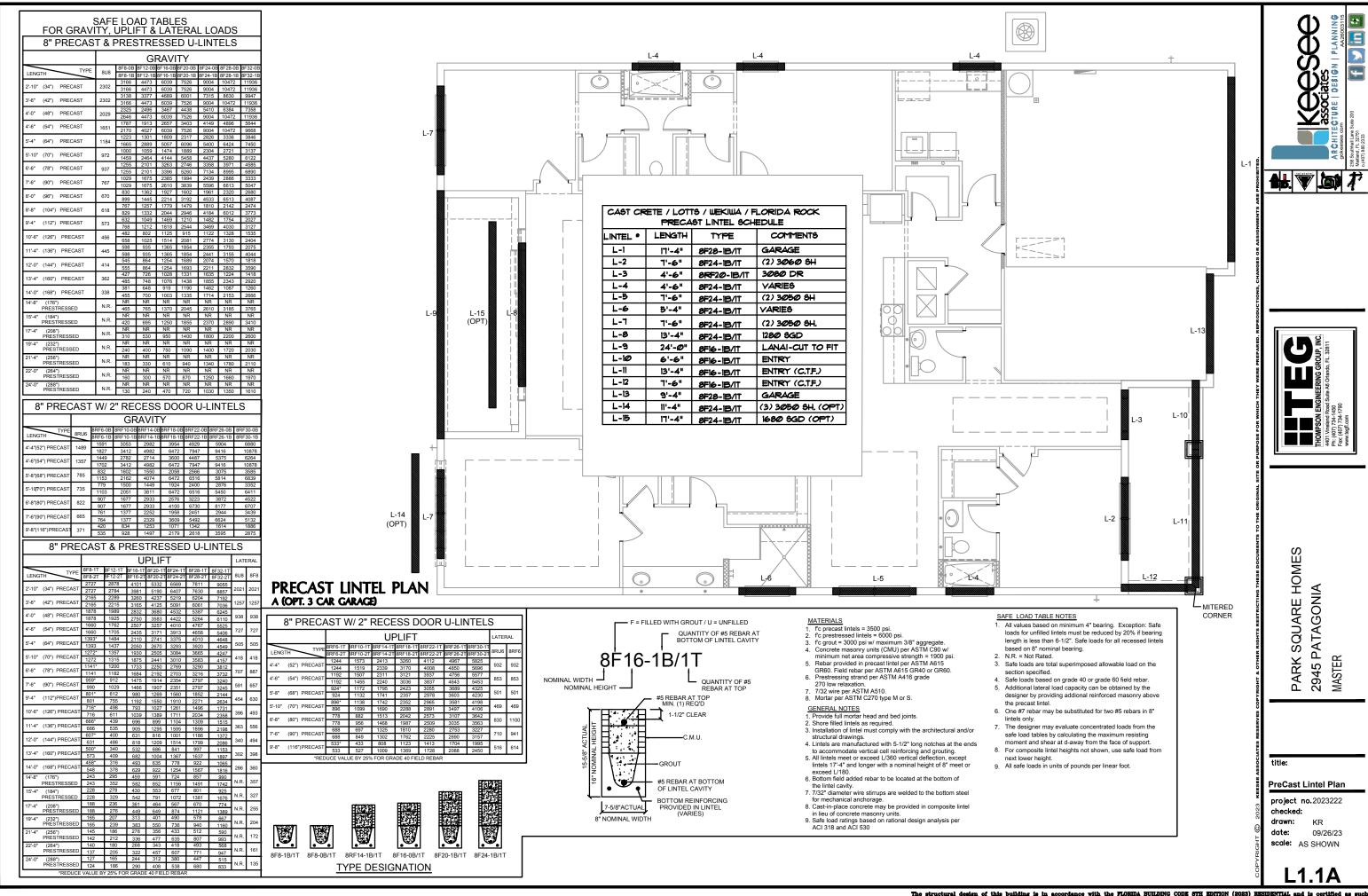


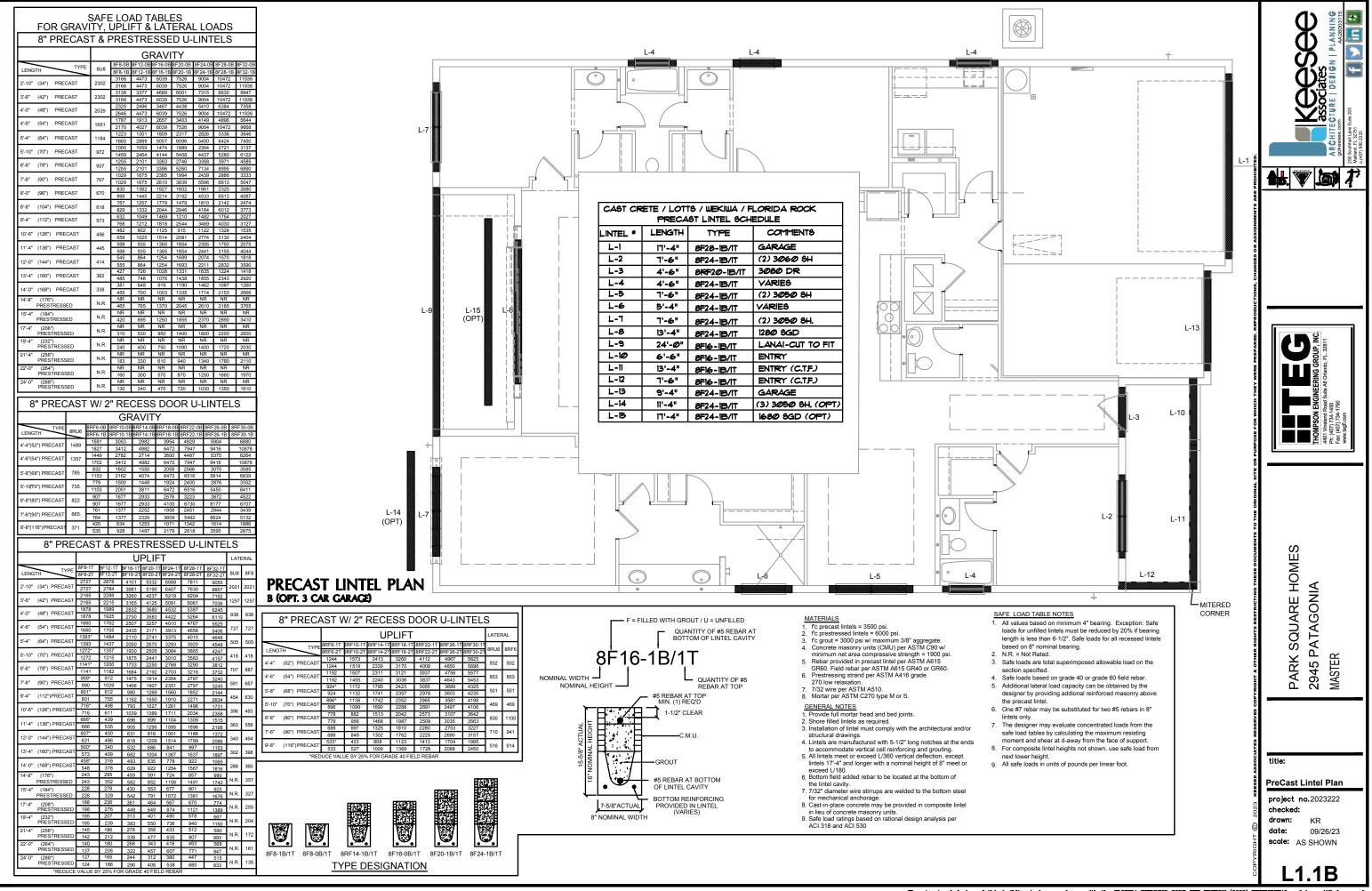


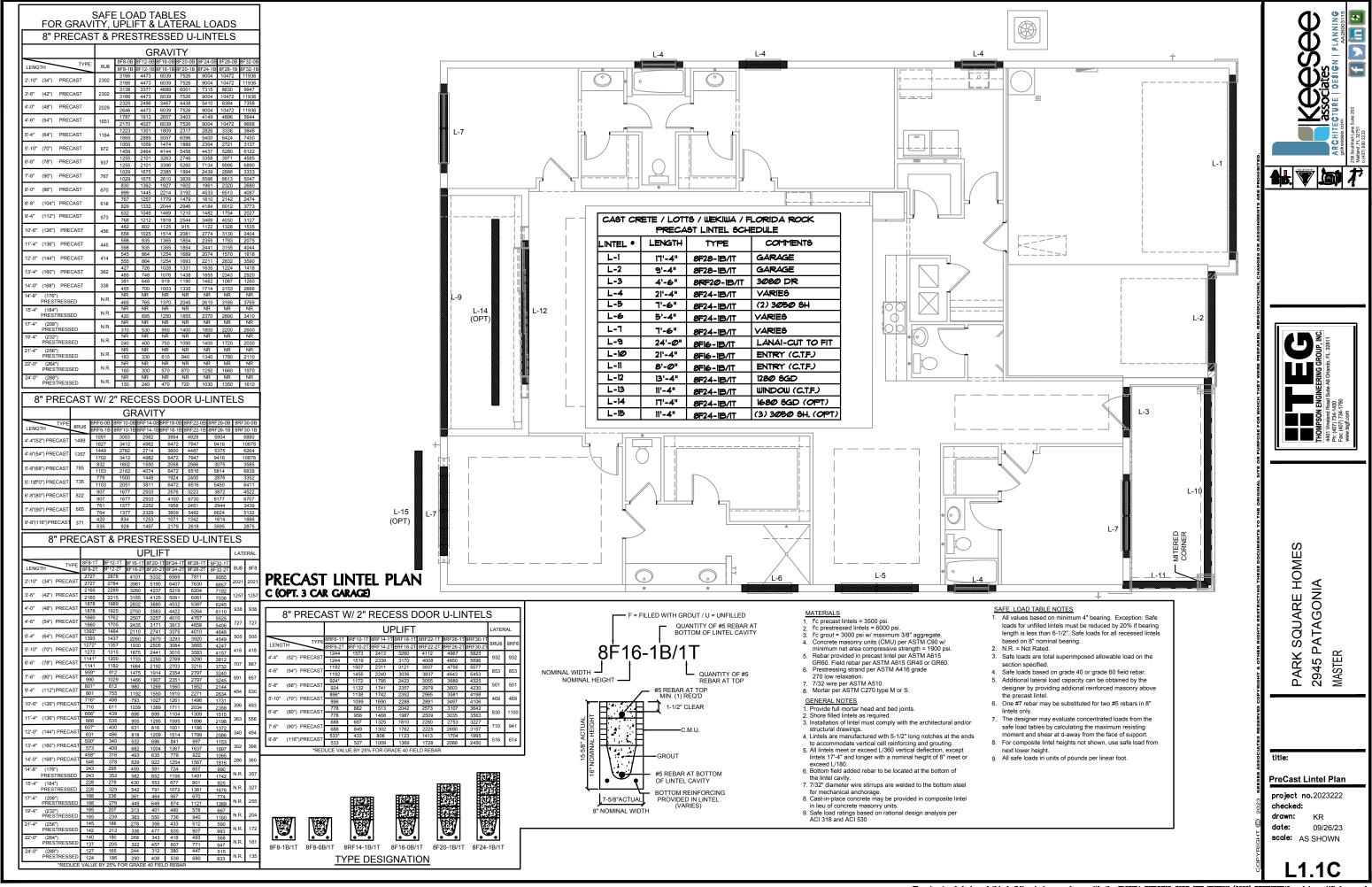


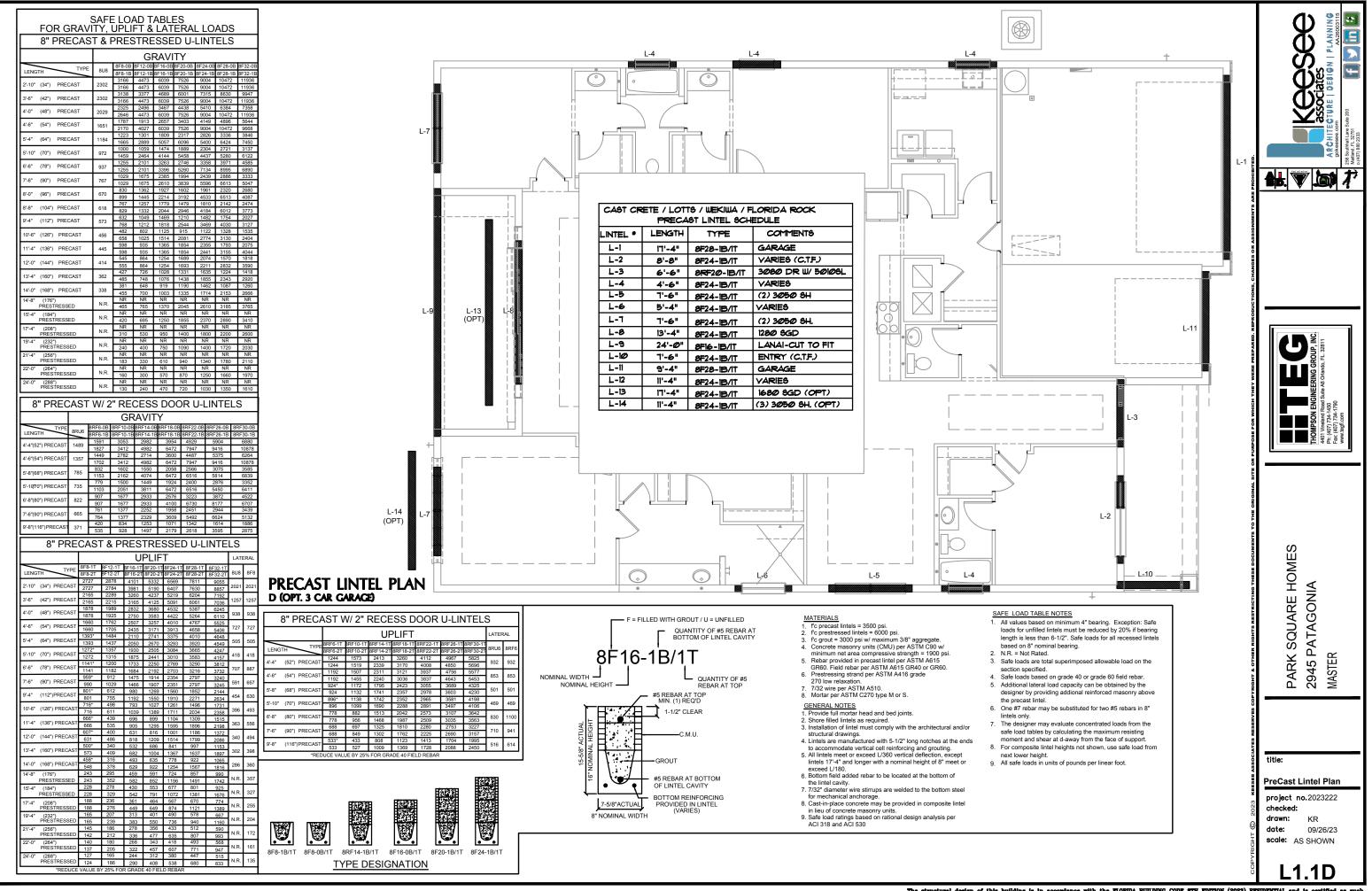












STRUCTURAL NOTES

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 COFFEIGIENTS = +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 TERMITE TREATED COMPACTED CLEAN FILL
- 4. CONCRETE MASONRY UNITS SHALL MEET: CH. 1-3 OF ACI 530-02/ ASCE 5-02/TMS 402-02 OR BIA BUILDING CODE REQUIREMENTS.
- 5. MORTAR TO BE TYPE "M" OR "S", GROUT 3,000 PSI @ 28 DAYS.
- 6. 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 I AP 12"
- 8. 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
- 9 LIPLIET 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:

CHOR SIZE	CONC. HOLE SIZE	MIN. HOLE DE
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.
- 2. 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.K..
- 4. 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.
- 6. MAX. 1" HOLE DRILLED INTO EXTERIOR STRUCTURAL STUDS.
- 7. DBL. STUDS @ EA. END OF SHEAR WALL.
- 8. WHEN ANCHORING MULTIPLE WD. ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE CENTERED
- -DOUBLE PLATE 12" O.C.. OUTSIDE SPLICE ZONE 9 NAII PATTERN (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.

10. -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
- 12. ALL FLOOR TRUSSES TO BE END BLOCKED @ BEARING LOCATIONS
- 13. TRUSS BRACING PER TRUSS MANUFACTURE'S DRAWINGS.
- 14. ALL NAILING SPECIFIED TO BE APPLIED BY NAIL GUN OR MANUALLY
- 15. ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE
- 16. 2000 PSF MINIMUM SOIL BEARING CAPACITY

16. 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

- 1X6 CAP SEE FLOOR PLAN

-%" COVE MOLDING

RIDGE

7b

-2X4'S @ 24" O.C.

1/3" DRYWALL

3 DETAIL D1 N.T.S.

ZONE

ZONE:

UPLIFT CONNECTOR

TYP. FRAMING FOR OPNGS.

(SEE ROOF PLAN)

- MISSED LINTEL 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 LIPLIETS 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 SUBTITUTION
- 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
- 5. 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 EDGE

ROOF NAILING PATTERN

ZONE: 10d RING SHANK NAILS @ 6" O.C. EDGES AND 12" O.C. FIELD

10d RING SHANK NAILS @ 6" O.C. EDGES AND 12" O.C. FIELD

10d RING SHANK NAILS @ 4" O.C. EDGES AND 6" O.C. FIELD

NO STRAPPING NEEDED

WHEN FRAMING PER DETA

- ROOF FRAMING

(PER TABLE)

2X BLOCKING

ROOF PLAN

CONT

DOUBLE TOP PLATE

CRIPPLED STUDS

HEADER SIZE PER

MID WALL BLOCKS

ST18 @ EA. SIDE

2X BLOCKING

AS REQUIRED

(PER TABLE)

SPH4 6 OR 8

HEADER STUDS

P.T. SILL PLATE

FULL LENGTH WALL STUDS

CAP PER SPEC'S

SEE DETAIL

FOR RIDGE

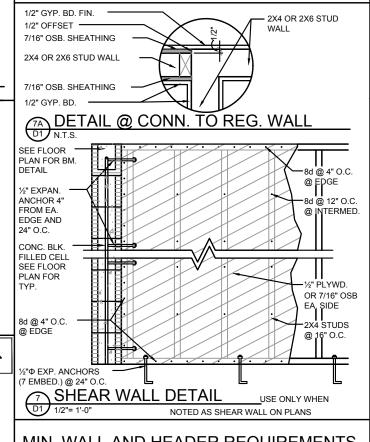
L D5

2/D3 FOR



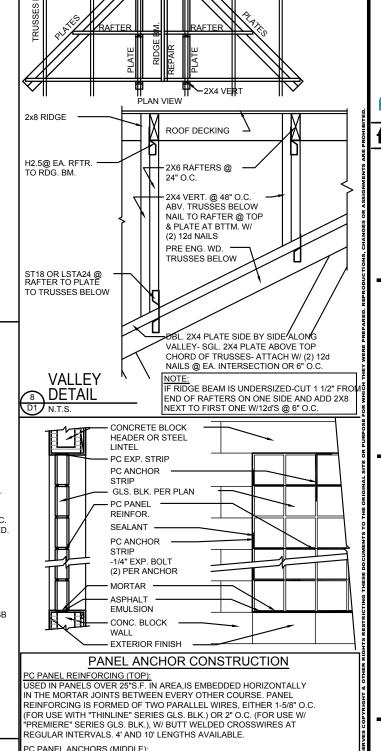
- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D GROUT FILLED CELL W/1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48" - REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL
- "ACI" DETAILS & DEVELOPMENT LENGTHS 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
- TRACK SIZE AND FASTENER DETAILS.
- E.) TRACK BRACKET QUANTITY, SPACING AND FASTENER
- F.) REINFORCING MEMBER QUANTITY, LOCATION, SIZE, TYPE AND FASTENER DETAILS. (IF REQUIRED)

GARAGE BUCK DETAIL



MIN. WALL AND HEADER REQUIREMENTS

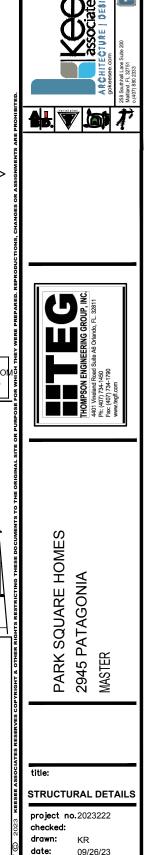
			MAXIM	IUM HEA	DER SP	AN (ft.)					
		3'	6'	9'	12'	15'	18'				
RTED	9		NUMBER OF HEADER STUDS SUPPORTING END OF HEADER								
윤포	STUD	1	1	2	2	2 2					
UNSUPPORTI WALL HEIGH	S GS	N	UMBER @ EA		L-LENGT OF HEA		S				
10' OF	RLESS	2	2	3	3	3	3				
GREATER	R THAN 10'	2	2 3 4			5	5				



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

GLASS BLOCK DETAIL



scale: AS SHOWN

