

# PARK SQUARE HOMES 3162 - YOSEMITE ELEV. "A", "B", "C", "D"

## DISCLAIMER

IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. 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.

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2		2023 CODE UPDATES			S1	SLAB PLAN ELEVATION A	3D_1	EXTERIOR ELEVATIONS D	S2	FLOOR FRAMING PLAN	
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6	3/20/24	CHANGE FRONT & GARAGE DOORS PER CLIENTS REQUEST EMAIL ON 3-14-24			S5_1	SLAB PLAN OPTIONS	4D	ROOF PLAN LAYOUT ELEVATION D	D3	STRUCTURAL DETAILS	
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7	8/14/24	REVISED ROOF OVERHANG ELEVATION "B" PER CLIENTS REQUEST EMAIL ON 8-13-24			1B	FIRST FLOOR ELEVATION B	5.1	STAIR SECTION	D5	STRUCTURAL DETAILS	
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8	10/29/24	DOOR & WALL LAUNDRY RM., ADD OPT. CABINET IN LAUNDRY RM., CHANGES WINDOWS IN PRIMARY RM.			1D	FIRST FLOOR ELEVATION D	5.2	BUILDING SECTION ELEVATION B			
	1.0.20.2	& DINING PER CLIENTS REQUEST EMAIL ON 10-29-24			2A	SECOND FLOOR ELEVATION A	5.2	BUILDING SECTION ELEVATION C			
9	04/08/25	UPDATED MASTER PLAN PER CLIENT REQUEST			2B	SECOND FLOOR ELEVATION B	5.2	BUILDING SECTION ELEVATION D			
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					3A_2	OPTIONS ELEVATION A	E2	2ND FLOOR ELECTRICAL FLOOR PLANS ELEVATION C			
					3B	EXTERIOR ELEVATIONS B	E2	2ND FLOOR ELECTRICAL FLOOR PLANS ELEVATION D			
					3B_1	EXTERIOR ELEVATIONS B	E3	OPTIONS ELECTRIC			
					3B_2	OPTIONS ELEVATION B	WP1	FLASHING DETAILS			
					3C	EXTERIOR ELEVATIONS C	WP2	FLASHING DETAILS			
					3C_1	EXTERIOR ELEVATIONS C					



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PARK SQUARE HOMES 3162 - YOSEMITE MASTER

title: COVER SHEET

project no. XX-XXXXX checked: drawn: BA date: 04.10.25

e: 04.10.25 e: AS SHOWN

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

- 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.

## 4. WOOD:

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

## 5. FINISHES:

- a. ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD.
- b. ALL INTERIOR WALLS SHALL HAVE STANDARD 1/2" GYP BD, EXCEPT IN HIGH HUMIDITY AND WET AREAS.
- c. HIGH HUMIDITY AND WET AREAS SHALL HAVE 1/2" DENSSHIELD TILE BACKER GYPSUM BOARD.
- d. ALL INTERIOR CEILINGS SHALL HAVE 1/2" SAG- RESISTANT GYP BD.
- 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. CABINETS:
- a. CABINET MANUFACTURE'S SHOP DRAWINGS TAKE PRECEDENCE OVER THE INTERIOR CABINET ELEVATIONS SHOWN ON THESE DRAWINGS.
- b. SEE SUPPLIER / MFR'S DRAWINGS FOR KITCHEN, CABINETRY/MILLWORK, AND RESTROOM LAYOUTS.

## 7. HARDWARE:

a. ALL LOCKING ARRANGEMENTS SHALL COMPLY WITH NFPA 101.

## 8. WINDOW & DOORS:

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

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

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

## b. INSTALLATION:

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

## c. ASSEMBLIES:

- i. WINDOW AND DOOR ASSEMBLIES TO CONFORM TO 2023 FBCR CHAPTER 6, SECTION 609
- ii. INTERIOR FACE OF WINDOW, FASTEN BUCK TO MASONRY W/ ½"x 3" TAPCONS, 6" FROM EDGES AND 16" O.C. MAX. 2x P.T. BUCKS/NAILERS SHALL EXTEND BEYOND.
- iii. BUCKS LESS THAN 2x TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE.
- IV. SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS

## d. TESTING

- i. EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED AND COMPLY WITH AAMA/WDMA/CSA 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.

## 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.

Scan QR Code for the complete FBCR





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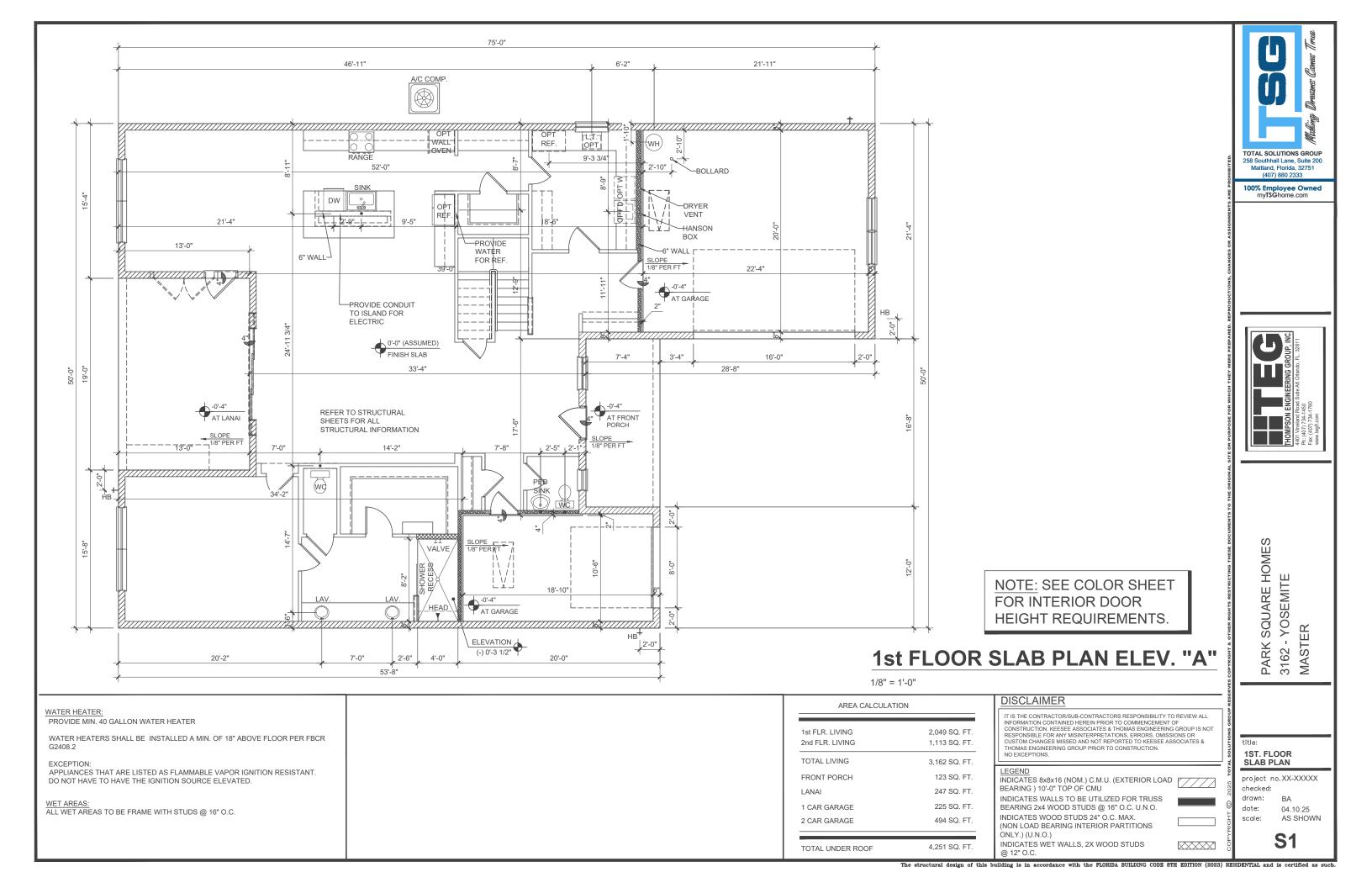
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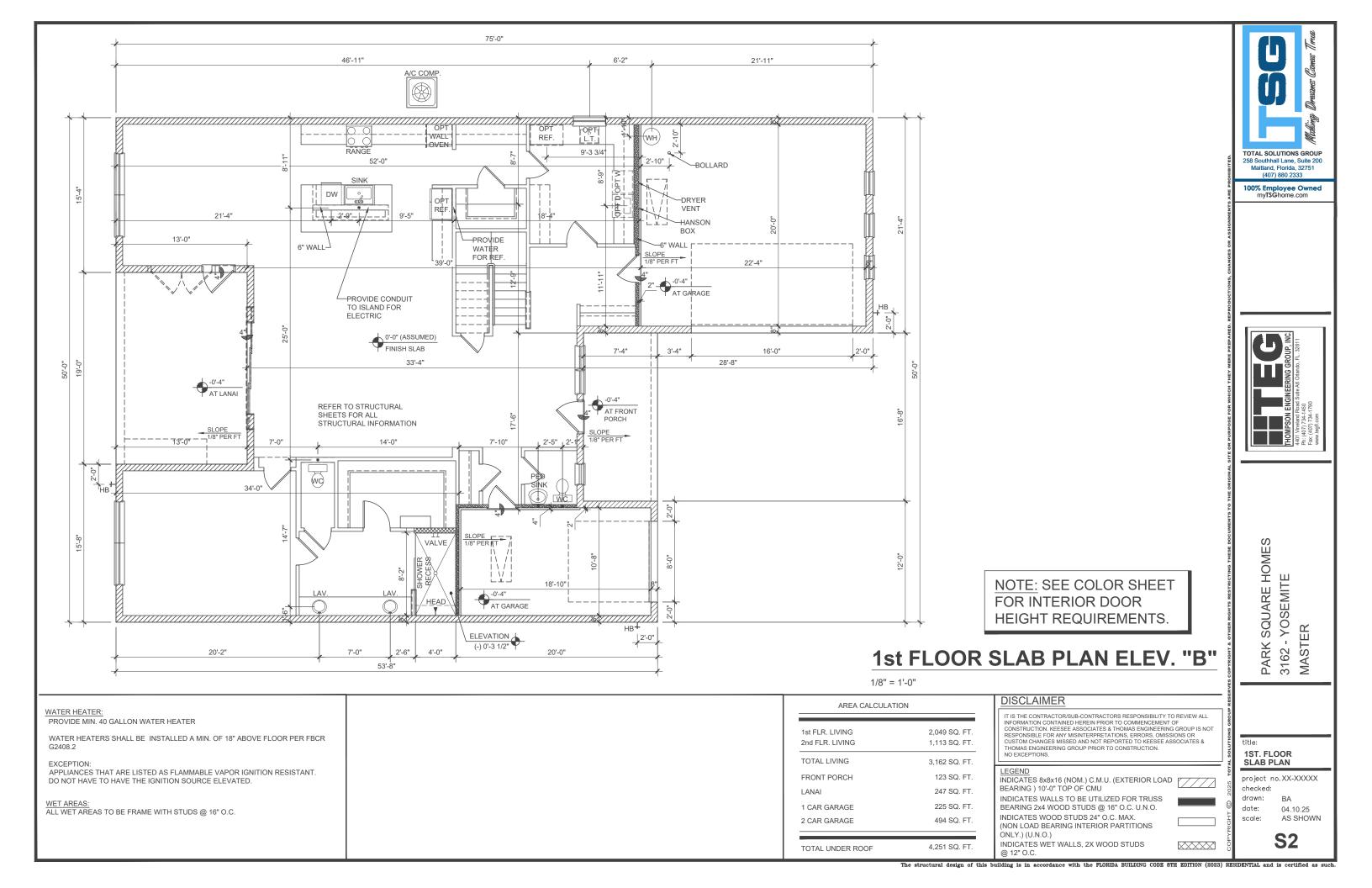
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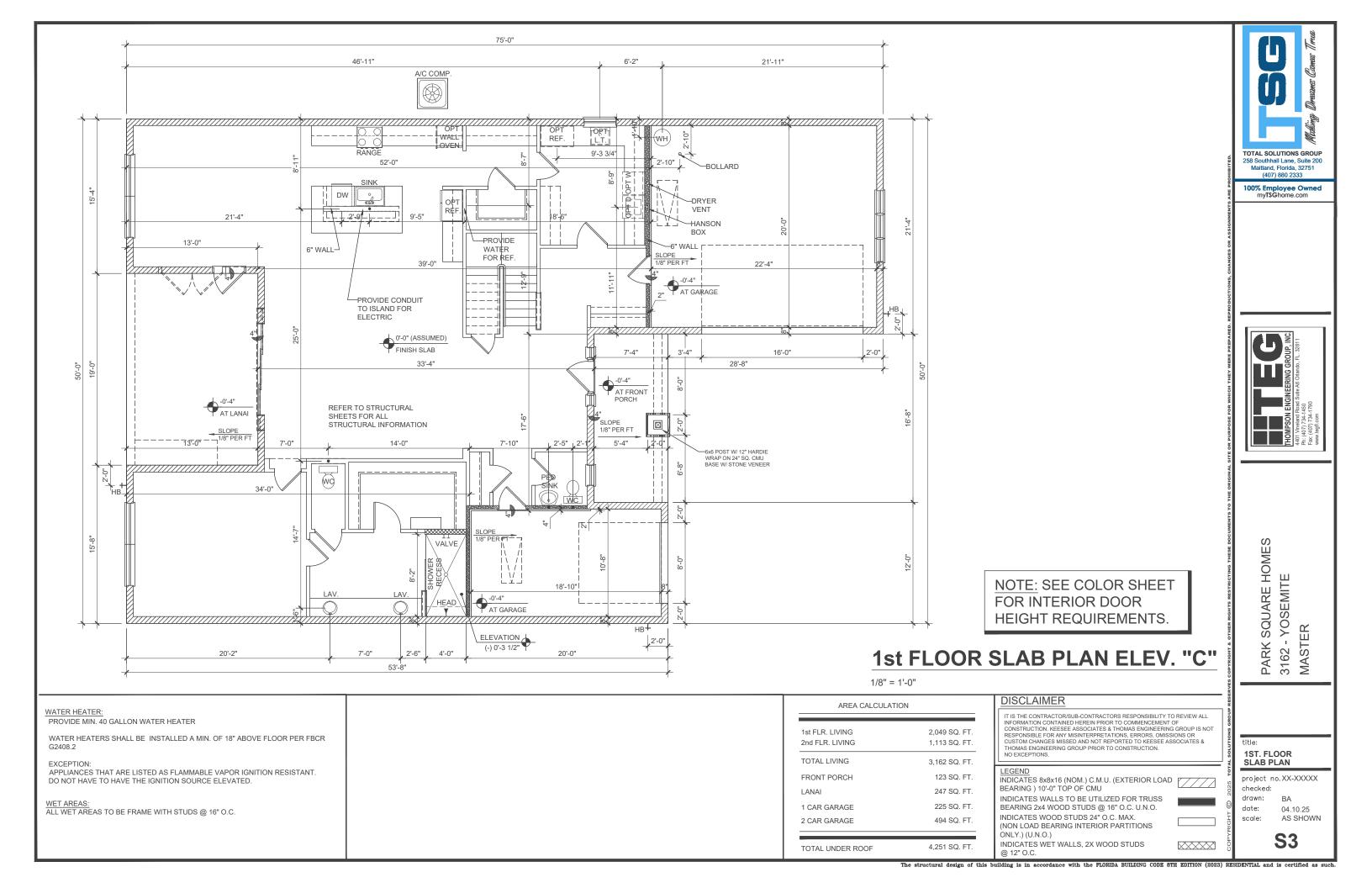
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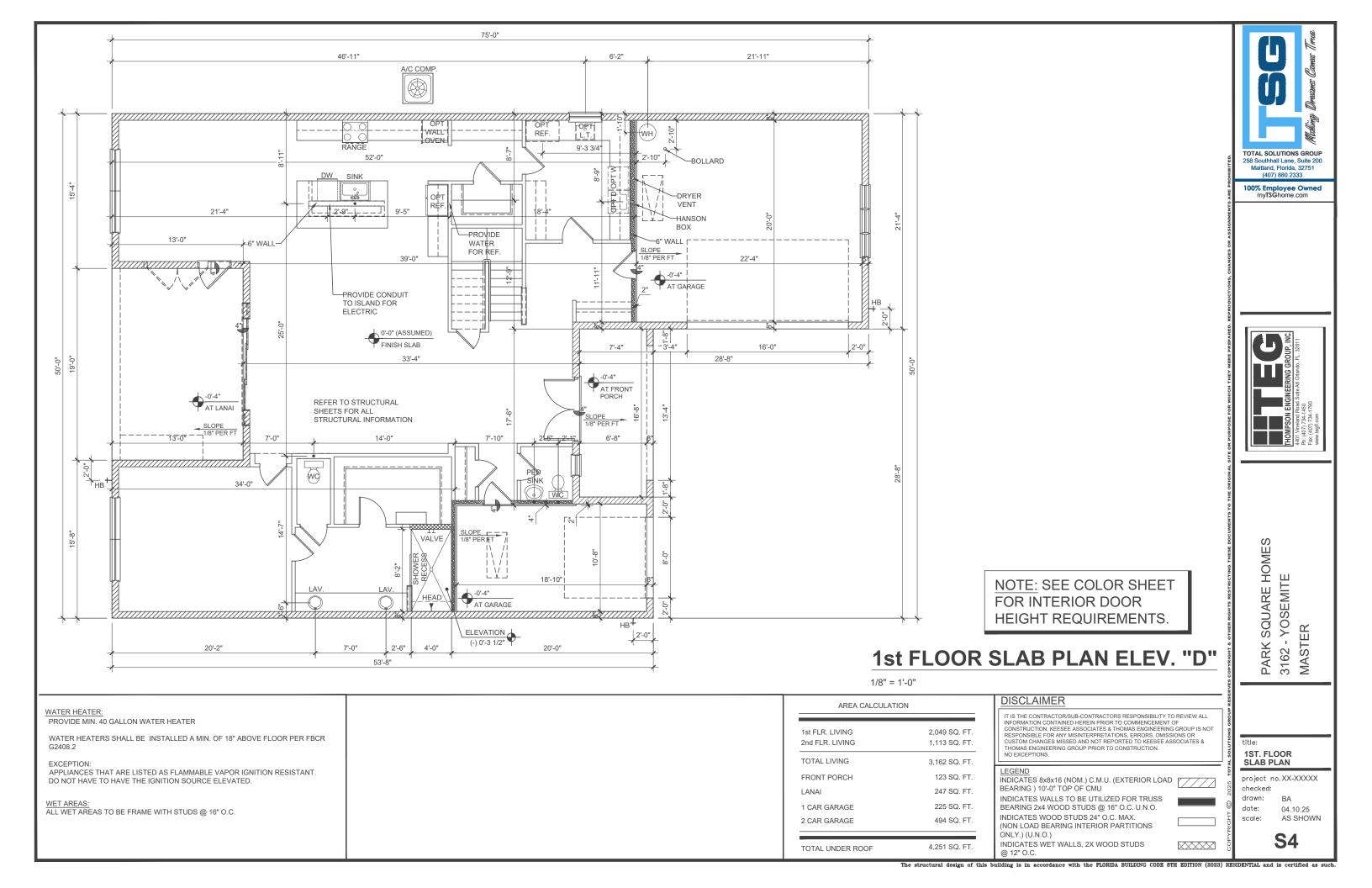
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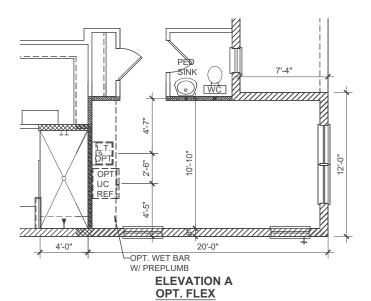
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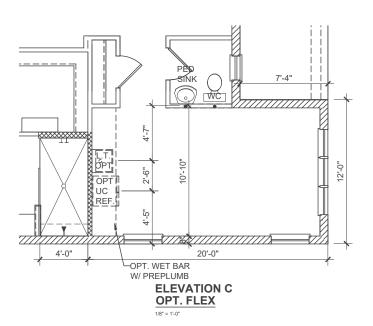


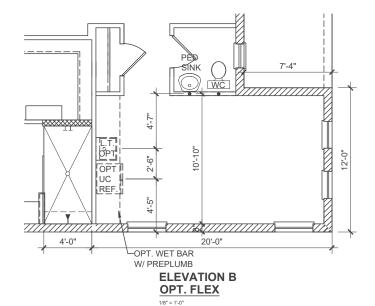


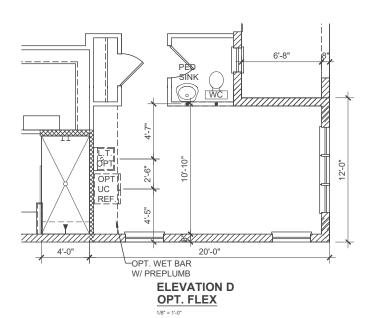












NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

# **SLAB PLAN OPTIONS**

1/8" = 1'-0"

DISCLAIMER

WATER HEATER: PROVIDE MIN. 40 GALLON WATER HEATER

1st FLR. LIVING 2,049 SQ. FT. 1,113 SQ. FT. 2nd FLR. LIVING TOTAL LIVING 3.162 SQ. FT. 123 SQ. FT. FRONT PORCH 247 SQ. FT. LANAI

AREA CALCULATION

TOTAL UNDER ROOF

1 CAR GARAGE 225 SQ. FT. 2 CAR GARAGE 494 SQ. FT.

4,251 SQ. FT.

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

TOTAL SOLUTIONS GROUP 258 Southhall Lane, Suite 200 Maitland, Florida, 32751 (407) 880 2333

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PARK SQUARE HOMES 3162 - YOSEMITE MASTER

**SLAB PLAN OPTIONS** 

project no.XX-XXXXX

checked: drawn: date: 04.10.25

> scale: AS SHOWN

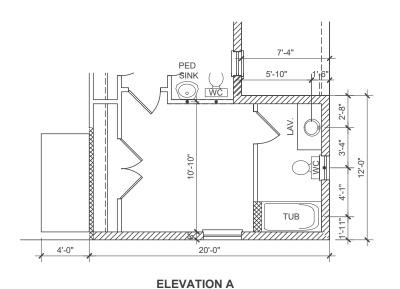
WET AREAS:
ALL WET AREAS TO BE FRAME WITH STUDS @ 16" O.C.

DO NOT HAVE TO HAVE THE IGNITION SOURCE ELEVATED.

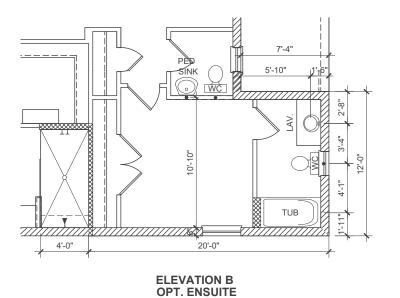
WATER HEATERS SHALL BE INSTALLED A MIN. OF 18" ABOVE FLOOR PER FBCR

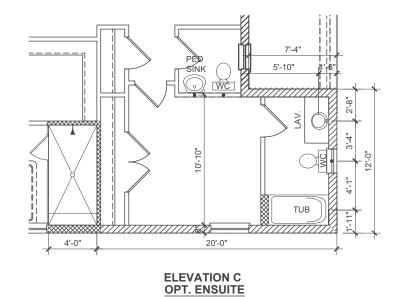
APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT.

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



**OPT. ENSUITE** 







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**SLAB PLAN OPTIONS** 

project no.XX-XXXXX

checked: drawn: BA date: 04.10.25 scale: AS SHOWN

S5 1

TUB 4'-0" 20'-0"

ELEVATION D OPT. ENSUITE

HEIGHT REQUIREMENTS.

NOTE: SEE COLOR SHEET

FOR INTERIOR DOOR

# **SLAB PLAN OPTIONS**

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INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD

INDICATES WALLS TO BE UTILIZED FOR TRUSS

1/8" = 1'-0"

AREA CALCULATION

PROVIDE MIN. 40 GALLON WATER HEATER

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

EXCEPTION:

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

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

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

BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O. INDICATES WOOD STUDS 24" O.C. MAX.
(NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.) INDICATES WET WALLS, 2X WOOD STUDS

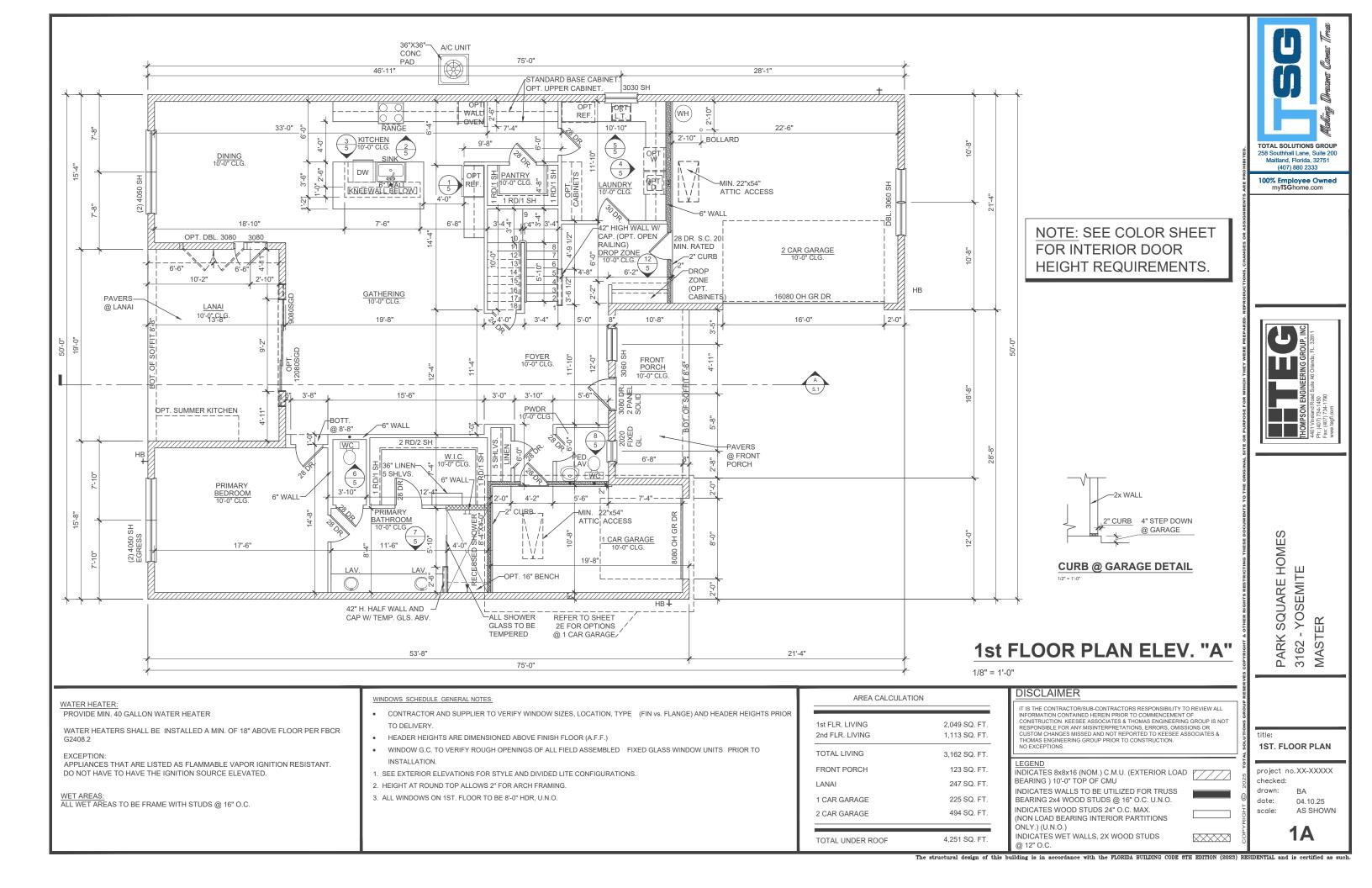
@ 12" O.C.

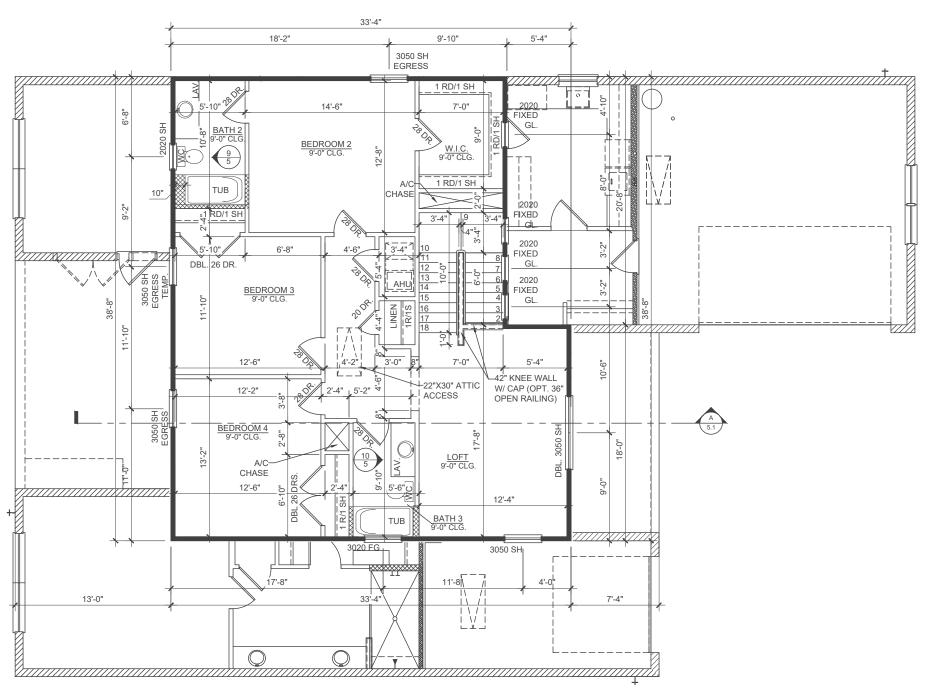
BEARING ) 10'-0" TOP OF CMU

DISCLAIMER

TOTAL UNDER ROOF 4,251 SQ. FT.

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NOTE: SEE COLOR SHEET FOR INTERIOR DOOR

HEIGHT REQUIREMENTS.

# 2nd FLOOR PLAN ELEV. "A"

1/8" = 1'-0"

## WATER HEATER:

PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

## WINDOWS SCHEDULE GENERAL NOTES:

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

## DISCLAIMER AREA CALCULATION

2,049 SQ. FT.

1,113 SQ. FT.

3,162 SQ. FT.

123 SQ. FT.

247 SQ. FT.

225 SQ. FT.

494 SQ. FT.

4,251 SQ. FT.

1st FLR. LIVING

2nd FLR. LIVING

TOTAL LIVING

FRONT PORCH

1 CAR GARAGE

2 CAR GARAGE

TOTAL UNDER ROOF

LANAI

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## LEGEND

INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING ) 10'-0" TOP OF CMU INDICATES WALLS TO BE UTILIZED FOR TRUSS

BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O. INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)

INDICATES WET WALLS, 2X WOOD STUDS



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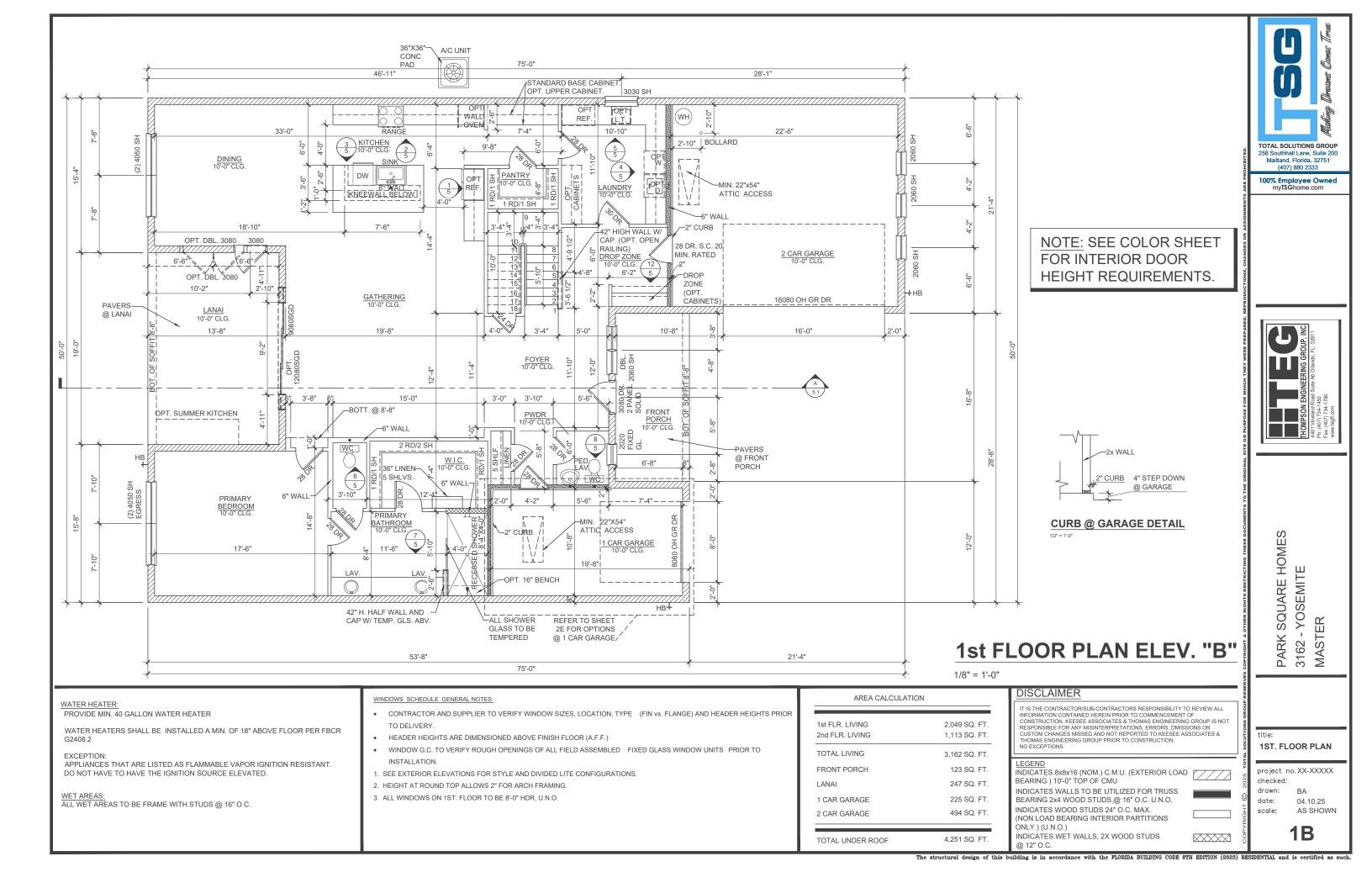
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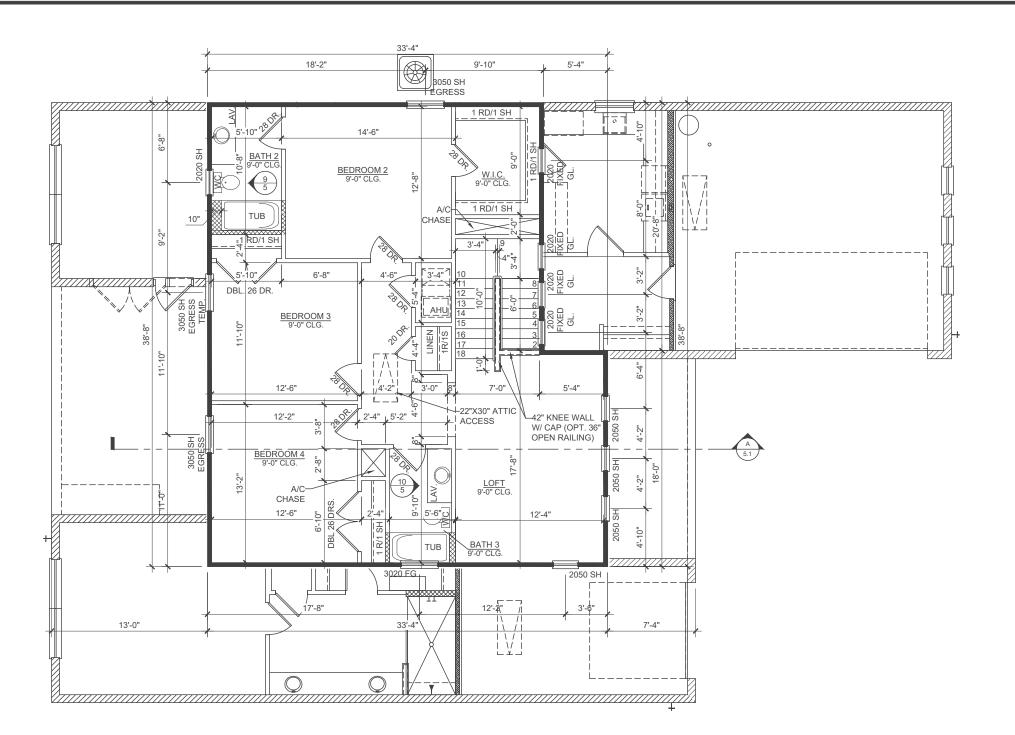
2ND. FLOOR PLAN

project no.XX-XXXXX checked:

drawn:

date: 04.10.25 scale: AS SHOWN





NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

# 2nd FLOOR PLAN ELEV. "B"

1/8" = 1'-0"

PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

## WINDOWS SCHEDULE GENERAL NOTES:

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

## DISCLAIMER AREA CALCULATION

4,251 SQ. FT.

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

TOTAL UNDER ROOF

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

INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING ) 10'-0" TOP OF CMU INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.

ONLY.) (U.N.O.)

INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS INDICATES WET WALLS, 2X WOOD STUDS

TOTAL SOLUTIONS GROUP 258 Southhall Lane, Suite 200 Maitland, Florida, 32751

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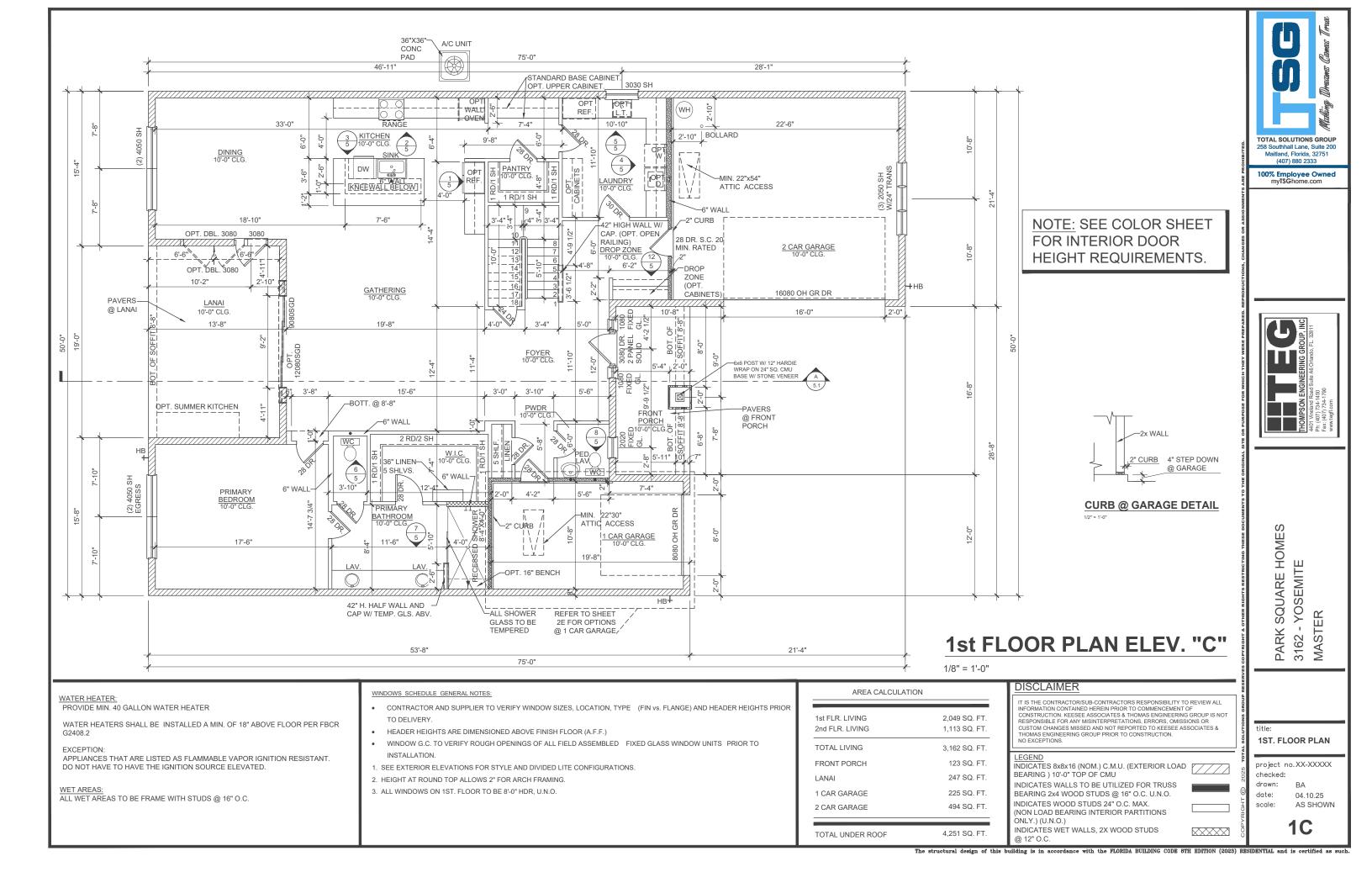
PARK SQUARE HOMES 3162 - YOSEMITE

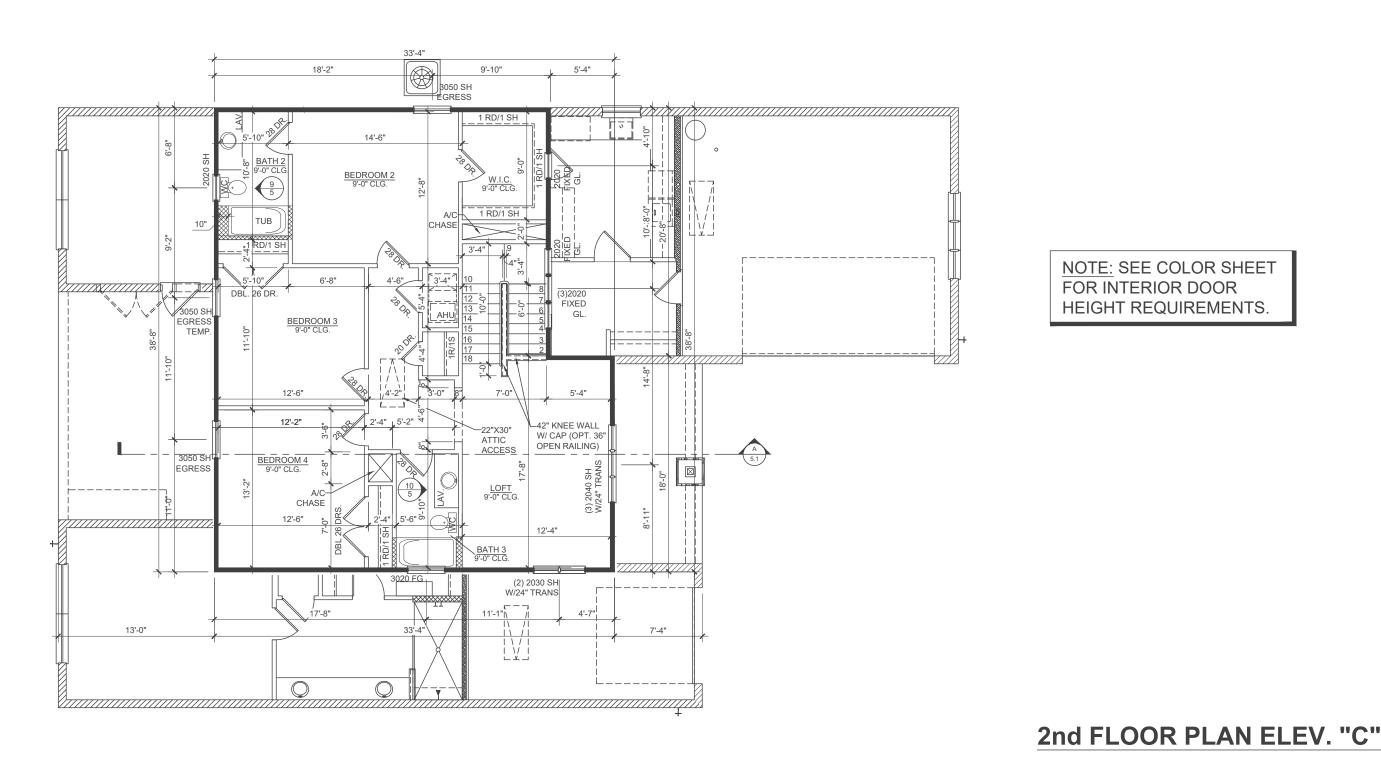
2ND. FLOOR PLAN

project no.XX-XXXXX checked:

drawn: date: 04.10.25 scale: AS SHOWN

**2B** 





NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

1/8" = 1'-0"

4,251 SQ. FT.

PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

## WINDOWS SCHEDULE GENERAL NOTES:

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

## AREA CALCULATION

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

TOTAL UNDER ROOF

## DISCLAIMER

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

INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING ) 10'-0" TOP OF CMU INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.

INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.) INDICATES WET WALLS, 2X WOOD STUDS

date: scale:

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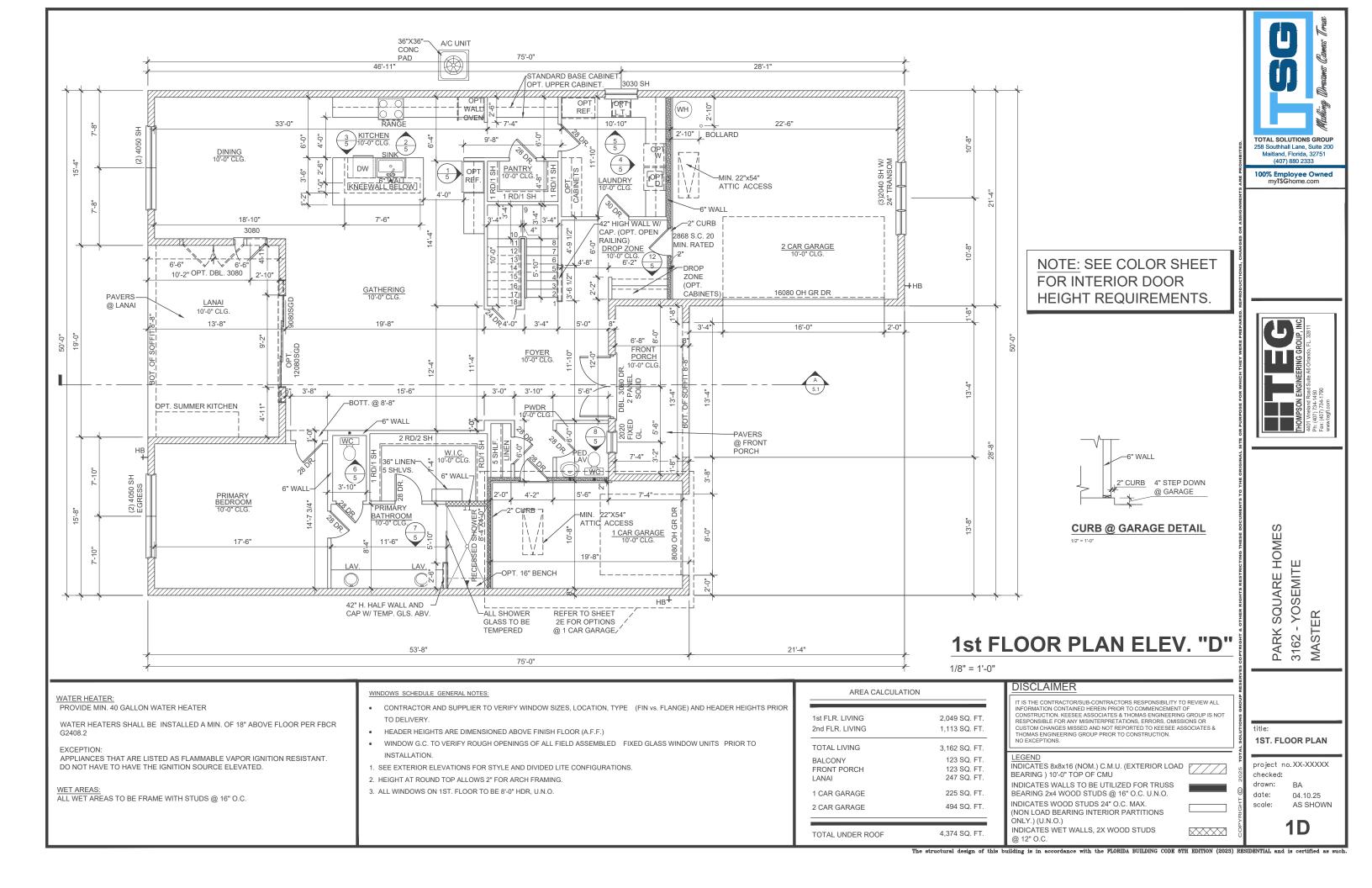
TOTAL SOLUTIONS GROUP Maitland, Florida, 32751

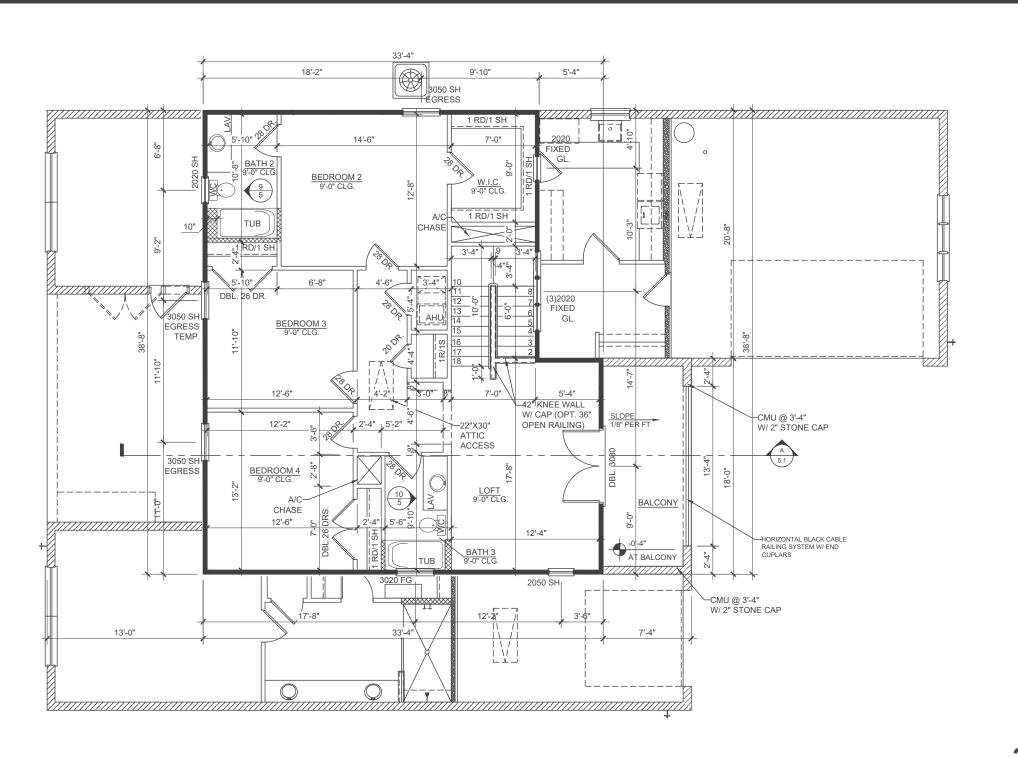
> PARK SQUARE HOMES YOSEMITE 3162 - YO MASTER

2ND. FLOOR PLAN

project no.XX-XXXXX checked:

drawn: 04.10.25 AS SHOWN





NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS

# 2nd FLOOR PLAN ELEV. "D"

1/8" = 1'-0"

PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

## WINDOWS SCHEDULE GENERAL NOTES:

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

## 1st FLR. LIVING 2,049 SQ. FT. 2nd FLR. LIVING 1,113 SQ. FT.

TOTAL LIVING 3,162 SQ. FT. 123 SQ. FT. BALCONY 123 SQ. FT. FRONT PORCH LANAI 247 SQ. FT. 1 CAR GARAGE 225 SQ. FT. 2 CAR GARAGE 494 SQ. FT.

AREA CALCULATION

4,374 SQ. FT. TOTAL UNDER ROOF

## DISCLAIMER

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

INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING ) 10'-0" TOP OF CMU INDICATES WALLS TO BE UTILIZED FOR TRUSS

BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O. INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)

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



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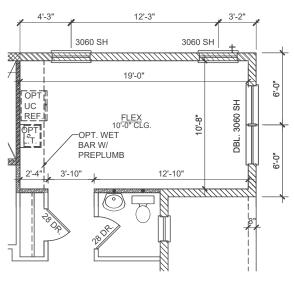
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2ND. FLOOR PLAN

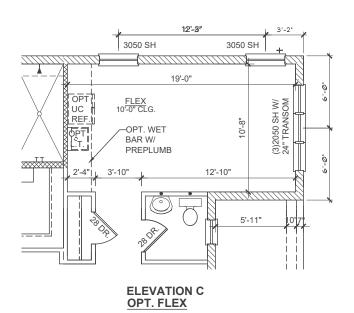
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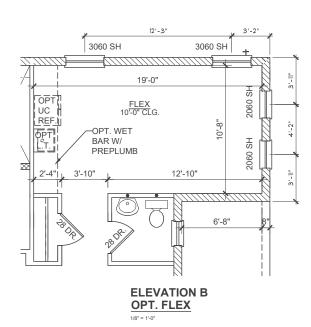
2D

AS SHOWN

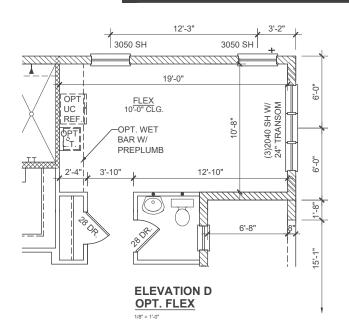








NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.



# **OPTIONS**

1/8" = 1'-0"

PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

## WINDOWS SCHEDULE GENERAL NOTES:

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

## AREA CALCULATION

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

## DISCLAIMER

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

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

INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O. INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)

INDICATES WET WALLS, 2X WOOD STUDS

date: scale:

TOTAL SOLUTIONS GROUP

Maitland, Florida, 32751

100% Employee Owned myT\$Ghome.com

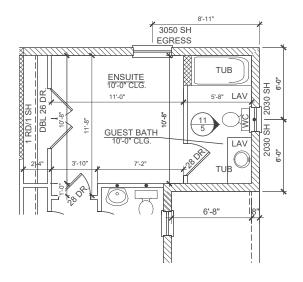
PARK SQUARE HOMES 3162 - YOSEMITE MASTER

**OPTIONS** 

project no.XX-XXXXX

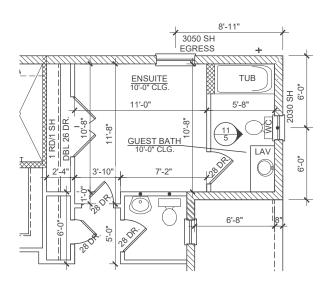
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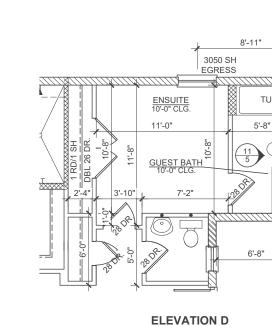


## **ELEVATION A OPT ENSUITE**

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.



**ELEVATION B OPT ENSUITE** 



**OPT ENSUITE** 

**OPTIONS** 

1/8" = 1'-0"

# 3050 SH EGRESS TUB GUEST BATH TO 10'-0" CLG. 5'-11"

**ELEVATION C OPT ENSUITE** 

PROVIDE MIN. 40 GALLON WATER HEATER

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

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

 $\frac{\text{WET AREAS:}}{\text{ALL WET AREAS TO BE FRAME WITH STUDS @ 16" O.C.}}$ 

## WINDOWS SCHEDULE GENERAL NOTES:

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

## AREA CALCULATION

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

TUB

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

## LEGEND

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

INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O. INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS

ONLY.) (U.N.O.) INDICATES WET WALLS, 2X WOOD STUDS

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

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PARK SQUARE HOMES 3162 - YOSEMITE MASTER

OPTIONS

project no.XX-XXXXX checked:

drawn:

date: 04.10.25 scale: AS SHOWN

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

2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D226. TYPE II, ASTM D4869, TYPE III OR TYPE IV OR ASTM D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.

FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR IV OR ASTM D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.

3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED. REFER TO R905.1.1.1.

## CLAY AND CONCRETE TILE (IF APPLICABLE):

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

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

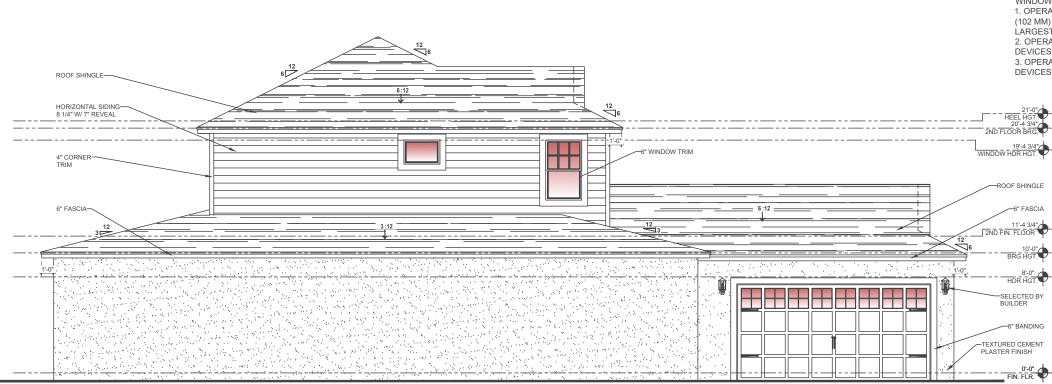
R312.2.1 WINDOW SILLS:

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

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

2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.

3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.



LEFT ELEVATION "A"



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**ELEVATIONS** 

project no. XX-XXXXX checked: drawn: BA date: 04.10.25

scale: AS SHOWN



## 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

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.



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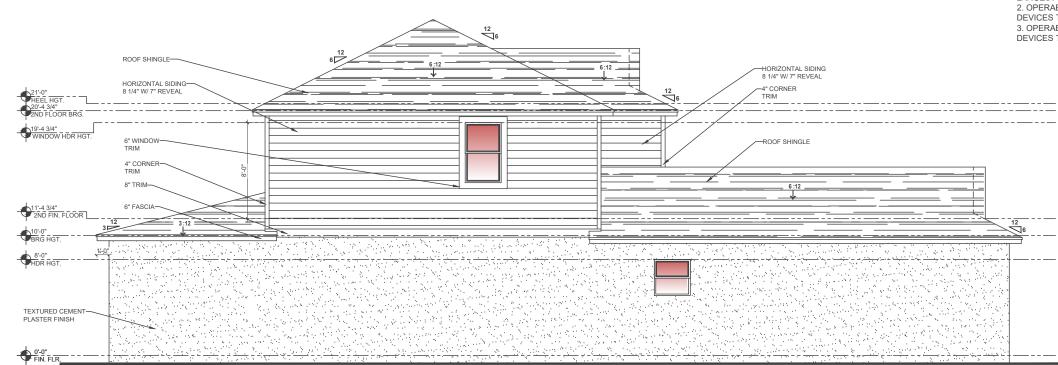


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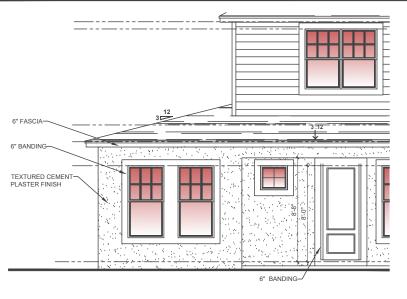
**ELEVATIONS** 

project no.XX-XXXXX checked:

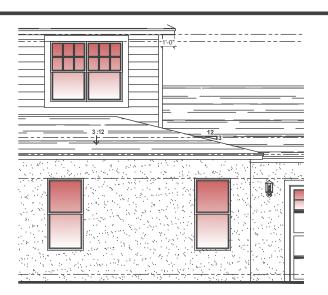
drawn: date: 04.10.25 AS SHOWN scale:



LEFT ELEVATION "A"



OPT. FLEX FRONT ELEVATION "A"

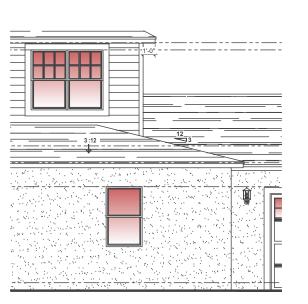


OPT. FLEX LEFT ELEVATION "A"

# 6" BANDING PLASTER FINISH

OPT. ENSUITE FRONT ELEVATION "A"

6" BANDING-



OPT. ENSUITE LEFT ELEVATION "A"

## **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 BITLIMEN 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 FRSATRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL 7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3. 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.



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**OPTIONS** 

project no.XX-XXXXX checked:

drawn: date: 04.10.25 AS SHOWN

FRONT ELEVATION "B"

LEFT ELEVATION "B"

R703.7 EXTERIOR PLASTER.

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

R703.7.1 LATH.
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT
MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE
ATTACHED WITH 1:2-INCH-LONG (38 MM), 11 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 C1053 OR C1797, OR
AS GTHERWISE APPROVED. (Refer to sheet SN1 for the engineered method
for Lath attachment.)

Lathing Accessories

ments shall be of corrosion-resistant materials. Wood Application: 16 Attachments shall be of corrosion-resistant materials. Wood Application: 16 Gax.1-1/2\* (ong 4/3-1" crown) staples @ °C O. evictally/horizontally into the framing members. Masonry Application: Concrete stub nail, 36° (10 mm) head da, min. @ °C. evictally/horizontally or compatible adhesives, exherior gun-grade, construction adhesive with 1" dabs @ °C 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 C1033. Lath shall not be continuous through control joints, but shall be and at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1661.

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

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

1. MASONEY CEMENT CONFORMING TO ASTM COST TYPE M. S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C15 TYPE I. IOR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, ISS/SZD III. OR III.

- S(S<70), IL OR IT(S<70). 4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS,
- IS OR MH.
  5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328

PORTION OF AGGREGATE TO CEMENTIT BE AS SET FORTH IN TABLE R702.1(3).

BE AS SET PURTH IN ITABLE RIVE. (19).

R 783.7.2.1 WEPP SOREEDS.
A MINIMUM 0.016-INCH (D.S.MM) (NO. 26 GALVANIZED SHEET GAGE).
CORROSION-HRESISTAMT WEEP SOREED OR PLASTIC WEEP SCREED,
WITH A MINIMUM VERTICAL ATTACHMENT FLANCE OF 3 1/2 INCHES (89
MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE
ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE
WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (192 MM)
ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND
SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRIAN TO
THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER
SHALL LAP THE ATTACHMENT FLANGE. THE STETRIOR LATH SHALL
COVER AND TERMINATE ON THE ATTACHMENT FLANGE.

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

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 UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED. REFER TO R905.1.1.1.

## CLAY AND CONCRETE TILE (IF APPLICABLE): PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE

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

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

## R312.2.1 WINDOW SILLS:

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

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

3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.



## **DISCLAIMER**

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

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**ELEVATIONS** 

project no.XX-XXXXX checked:

drawn: BA date: 04.10.25 scale: AS SHOWN

## EXTERIOR PLASTER

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

R703.7.1 LATH.
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT
MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE
ATTACHED WITH 11-2:NCH-LONG (38 MM), 11 GAGE NALS HAVING A
7:16-INCH (11.1 MM) HEAD, OR 1.12-INCH-LONG (22.2 MM), 16 GAGE
STAPLES, SPACED AT IN ACOPORANCE WITH ASTM C105 SO RC 17787, OR
AS OTHERWISE APPROVED. (Refer to sheet SN1 for the engineered methor
for Lath attachment.)

Lathing Accessories
Altachments shall be of corrosion-resistant materials. Wood Application: 16
Ga.x.1-12" long (34"-1" crown) staples @ 6" O.C. vertically/hortzontally into the
framing members. Masonry Application: Concrete subn and, 36" (10 mm) head
dia, min. @ 6" O.C. vertically/hortzontally or compatible adhesives, exterior
gun-grade, construction archesive 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
lange. Control Joints: Install control joint lathing accessories in conformance with
C1053. Lath shall not be continuous through control joints, but shall be stopped
and tied at each side. All accessories shall be in accordance with the latest ASTM
C1053.8 ASTM C1861.

## R703.7.2 PLASTER.

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

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

1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C955 TYPE IP.

- 4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS,
- S OR MH.
  5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328

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

R703.7.2.1 WEEP SCREEDS.
A MINIMUM 0.019-INCH (D.5 MM) (NO. 26 GALVANIZED SHEET GAGE).
CORROSION-RESISTANT WEEP SCREED OF PLASTIC WEEP SCREED,
WITH A MINIMUM VERTICAL ATTACHMENT FLANCE OF 3.12 INCHES (89
MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE
ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C626. THE
WEEP SCREED SHALL BE PLACED NOT LESS THAN A INCHES (102 MM)
ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND
SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO
THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER
SHALL LAP THE ATTACHMENT FLANGE. THE SCREED IN SHALL
COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP
SCREED.

R703.7.3 WATER-RESISTIVE BARRIERS.
WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN
SECTION R703 ZAND, WHERE APPLIED DVER WOOD-BASED SHEATHING
SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH
A PERFORMANCE AT LEAST EQUIVALENT TO YOU 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 / SHINGLES U.N.O.

ROOF PITCH VARIES PER SUBDIVISIONS IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ROOF SLOPE REQUIREMENTS WITH TRUSS MANUFACTURER.

FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.

STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.

ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.

ASPHALT SHINGLES (IF APPLICABLE):

1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905 2 6 1

2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2·12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12). TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D226. TYPE II, ASTM D4869, TYPE III OR TYPE IV OR ASTM D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1. FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND

GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR IV OR ASTM D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905 1 1

3 AS AN ALTERNATIVE THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED. REFER TO R905.1.1.1.

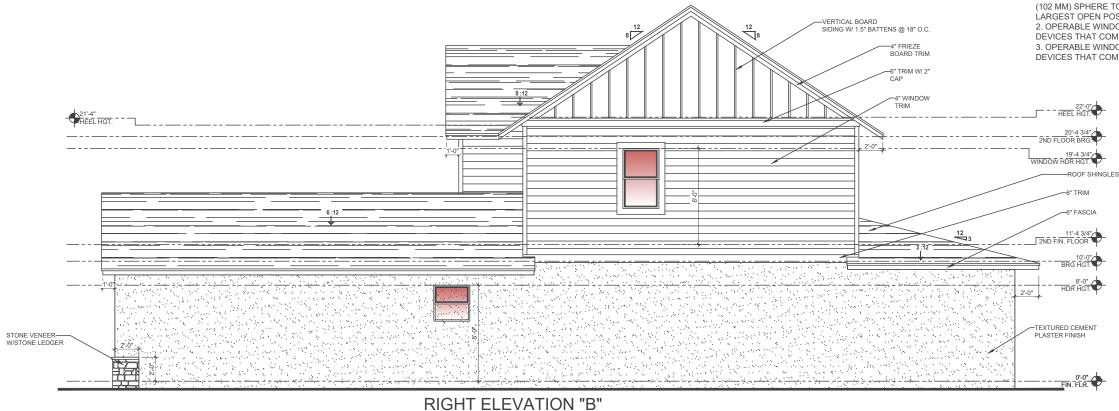
## CLAY AND CONCRETE TILE (IF APPLICABLE):

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

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

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

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



## DISCLAIMER

IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL IT IS THE CONTINUED HEREIN PRIOR TO COMMENCEMENT OF 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.



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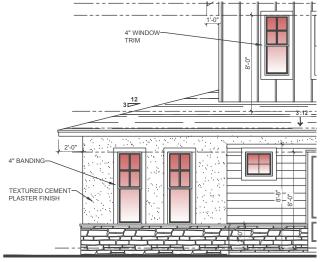


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**ELEVATIONS** 

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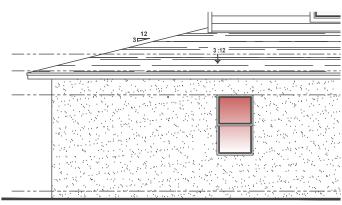


OPT. FLEX

FRONT ELEVATION "B"

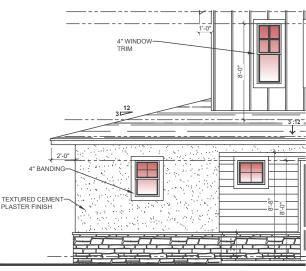


OPT. FLEX



OPT. FREE STANDING TUB

LEFT ELEVATION "B"

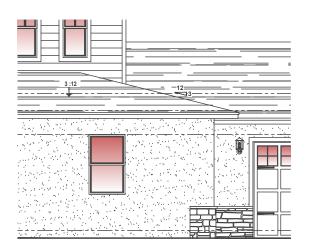


OPT. ENSUITE

FRONT ELEVATION "B"



LEFT ELEVATION "B"



OPT. ENSUITE **LEFT ELEVATION "B"** 

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

R703.7.1 LATH.
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT
MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE
ATTACHED WITH 1/2-INCH-LONG (38 MM), 11 GAGE MAILS 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

nents shall be of corrosion-resistant materials. Wood Application: 1 Attachments shall be of consonintesssant interests. Wood Application: 10 Gax1-1/2' 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" O.C. vertically/horizontally or compatible adhesives, exterior constitution adhesives with 1" date @ 6" O.C. crip a semi-continuous flange. Control Joints: Install control joint lathing accessories in conformance.

C1063. Lath shall not be continuous through control joints, but shall be stop and tied at each side. All accessories shall be in accordance with the latest.

C1063.8. ASTM C1681.

PRO3.7.2 PLASTER.
PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF CODE-APPROVED LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE DIRECTLY APPLIED OVER MASONRY. CONCRETE: CLAY, BRICK, STONE OR TILE. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCREALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET PROPOTAL IN TAIL & PRO2.1(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER, AND SCREED CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C262. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ASTM C262. 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 C161 TYPE I, I OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, ISSS-270. II. OR III.

- 4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS,
- THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE).
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE).
CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED.
WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89
MIS SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE
ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM 0.926. THE
WEEP SCREED SHALL BE PLACED NOT LESS THAM 4 INCHES (102 MM)
ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND
SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO
THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIEL
SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR CAT HERLE
COVER AND TERMINATE ON THE ATTACHMENT FLANGE.

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 PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY. SUCH THAT EACH HAVER HOW DEAD SHATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) NTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

## **ROOF CRITERIA**

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

ROOF PITCH VARIES PER SUBDIVISIONS IT IS THE CONTRACTORS RESPONSIBILITY TO

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 BITLIMEN 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 FRSATRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL 7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3. 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.



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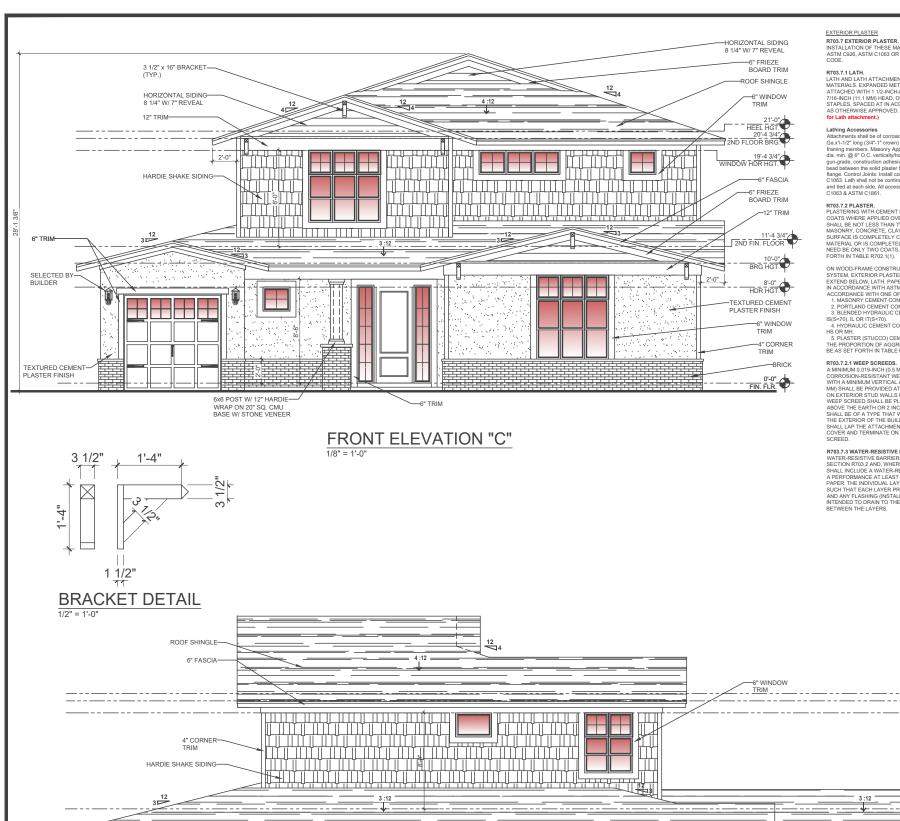
**OPTIONS** 

project no. XX-XXXXX checked:

drawn: BA date: 04.10.25 AS SHOWN

DISCLAIMER

IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF 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.



LEFT ELEVATION "C"

TEXTURED CEMENT

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 MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-1NOH-LONG (38 MM), 11 GAGE NALS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 11/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer to sheet SN1 for the engineered method for Lath attachment.)

ments shall be of corrosion-resistant materials. Wood Application: 16 Attachments shall be of corrosion-resistant materials. Wood Application: 16 Gax1-112\* long (34\*-1\* crown) staples @ 0\* O. C. vertically/horizontally into the framing members. Masonny Application: Concrete stub nail, 38\* (10 mm) head dia, min. @ 0\* O. C. vertically/horizontally or compatible adhesives verticing gun-grade, construction adhesive with 1\* dabs @ 0\* O.C. or in a semi-continuou bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint latting accessories in conformance in conformance in conformation of the control joints, but shall be stopped and lided at each side. All accessories shall be in accordance with the latest ASTI C1083 at ASTIM C1081.

PRIOS.7.2 PLASTER.
PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF CODE-APPROVED LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE DIRECTLY APPLIED OVER MASONRY, CONCRETE, CLAY, BRICK, STONE OR TILE. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET CANDIAL AT EATH OF THE TOTAL THICKNESS IS AS SET

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER BUT NOT EXTEND BELOW, TATH, PAPER AND SCREED, CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C26C CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING.

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

3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C55S TYPE IP,

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

S 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).

BE AS SET PURTITIN TRADE RYIZ. (19).

RY03.7.21 WEPP SOREEDS.
A MINIMUM OF IS-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE).
CARROGION-RESISTANT WERE P SOREED OR PLASTIC WEEP SOREED
WITH A MINIMUM VERTICAL ATTACHMENT FLANCE OF 3 1/2 INCHES (89
MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE
ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTIM CO26. THE
WEEP SCREED SHALL BE PLACED NOT LESS THAN A INCHES (10/2 MM).
ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND
SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO
THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER
SHALL LAP THE ATTACHMENT FLANGE. THE SCREEDING FROM THE MALL
COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP
SCREED.

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

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 BITLIMEN 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:

2ND FLOOR BR

ROOF SHINGLE

-SELECTED BY BUILDER

0'-0" FIN. FLR.

-6" FASCIA

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.

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project no. XX-XXXXX checked:

drawn: BA date: 04.10.25 scale: AS SHOWN

DISCLAIMER

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### R703.7 EXTERIOR PLASTER.

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

R703.7.1 LATH.
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT
MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE
ATTACHED WITH 11-2I-NOTHON (38 MM), 11 GAGE NAIS. HAVING A
716-INCH (11.1 MM) HEAD, OR 1.12-INCH-LONG (22 MM), 16 GAGE
STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C105S OR C1787, OR
AS GTHERWISE APPROVED. (Refer to sheet SN1 for the engineered methoc
for Lath attachment.)

ents shall be of corrosion-resistant materials. Wood Application: 16 Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga.x1-12? 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 dla. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with C1083. Lath shall not be confinuous through control joints, but shall be stopped C1083 at ASTM C1861.

## R703.7.2 PLASTER.

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 ORT TILE. THE PLASTER SURFACE IS COMPLETELY COVERED BY VENERER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION MATERIAL OR IS COMPLETELY SONICE AS THE APPLICATION CONCRETE SHALL OR IS COMPLETELY SONICE AS THE APPLICATION AND THE PLASTER APPLICATION CONCEALED, PLASTER APPLICATION AND THE APPLICATION CONCEALED, PLASTER APPLICATION CONCRETE SHALL BE FROM A SET OF THE APPLICATION CONCRETE SHALL BE SH FORTH IN TABLE R702.1(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL IN ACCORDANCE WITH ASTM 6926. 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 C16 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, OR MH.

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

BE AS SET PURTH IN TROLE RIVE. (19).

R A INNIMUM OF 19-INCH (10 S.MM) (NO. 26 GALVANIZED SHEET GAGE).

A MINIMUM OF 19-INCH (10 S.MM) (NO. 26 GALVANIZED SHEET GAGE).

CORREGION-HRESISTATIN TIESPE SOCRED OF PLASTIC WEEP SCREED,

WITH A MINIMUM VERTICAL ATTACHMENT FLANCE OF 3 1/2 INCHES (89

MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE

ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTIM C926. THE

WEEP SCREED SHALL BEP LACED NOT LESS THAN A INCHES (102 MM).

ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND

SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRINI TO

THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER

SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL

COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP

SCREED.

R703.7.3 WATER-RESISTIVE BARRIERS.
WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN
SECTION R703 ZAND. WHERE APPLIED OVER WOOD-BASED SHEATHING,
SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH
A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAVERS OF GRADE D
PAPER. THE INDIVIDUAL LAVERS 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

## 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.

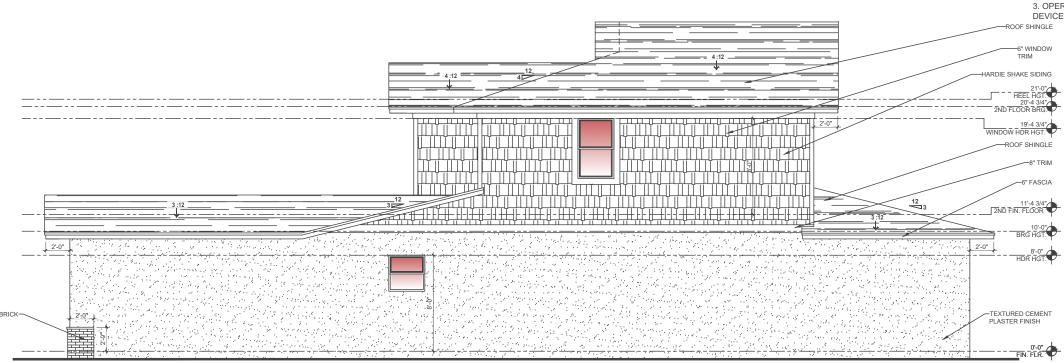
## CLAY AND CONCRETE TILE (IF APPLICABLE):

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 "C"

## DISCLAIMER

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**ELEVATIONS** 

project no.XX-XXXXX

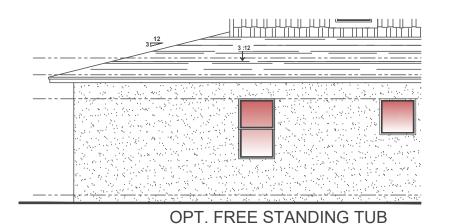
checked: drawn: BA date: 04.10.25 scale: AS SHOWN



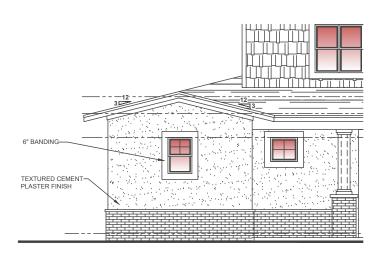
OPT. FLEX FRONT ELEVATION "C"



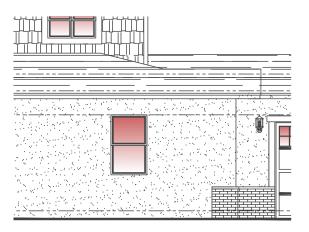
OPT. FLEX LEFT ELEVATION "C"



RIGHT ELEVATION "C"



OPT. ENSUITE FRONT ELEVATION "C"



OPT. ENSUITE LEFT ELEVATION "C"

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

ATTACHEM LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1/12-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 C1053 OR C1787, OR S OTHERWISE APPROVED. (Refer to sheet SN1 for the engin

ents shall be of corrosion-resistant materials. Wood Application: 1 Attachments shall be of corrosion-resistant materials. Wood Application: 16 Gax1-112\* Iong (34\*1-1" crown) staples @ 0\* O. C. vertically/horizontally into the framing members. Masonry Application: Concrete stub nail, 38\* (10 mm) head in. mi. @ 0\* O. C. vertically/horizontally or compatible adhesives, vertien'r gun-grade, construction adhesive with 1\* dabs @ 0\* O.C. or in a semi-continuou bead between the solid plaster base and the solid portion of the key statchment flange. Control Joints: Install control joint lattling accessories in conformance with C103.1 Lattl shall not be continuous through control joints, but shall not be stopped and life at each side. All accessories shall be in accordance with the latest AST C1033 & ASTM C1661.

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

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 IN ACCORDANCE WITH ASTM 0926. 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,
- OR MH.
  PI ASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328

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

R703.7.21 WEEP SCREEDS.
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE).
CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED,
WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89
MM) SHALL BE PROVIDED AT OR BELOW THE POLINDATION PLATE LINE
ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C826. THE
WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM)
ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND
SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO
THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER
SHALL LAP THE ATTACHMENT FLANGE. THE SCREED OF THE WEEP
SCREED.

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

## **ROOF CRITERIA**

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

ROOF PITCH VARIES PER SUBDIVISIONS IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ROOF SLOPE REQUIREMENTS WITH TRUSS MANUFACTURER.

FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.

STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.

ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.

ASPHALT SHINGLES (IF APPLICABLE):

1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905 2 6 1

2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D226. TYPE II, ASTM D4869, TYPE III OR TYPE IV OR ASTM D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.

FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR IV OR ASTM D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905 1 1

3. AS AN ALTERNATIVE. THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITLIMEN 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.



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**OPTIONS** 

project no.XX-XXXXX checked:

drawn: BA date: 04.10.25 AS SHOWN

DISCLAIMER

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

FRONT ELEVATION "D"

## R703.7 EXTERIOR PLASTER.

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

R703.7.1 LATH.
LIATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT
LATH AND LATH ATTACHMENTS SHALL BE
ATTACHED WITH 112-INCHLONG (38 MM), 11 GAGE NALS HAVING A
ATTACHED WITH 112-INCHLONG (38 MM), 11 GAGE NALS HAVING A
7/16-INCH (11.1 MM) HEAD, OR 11/2-INCHLONG (22.2 MM), 16 GAGE
STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1030 OR C1787, OR
AS GTHERWISE APPROVED, (Refer to sheet SN1 for the engineered methoc
for Lath attachment.)

Lathing Accessories
Attachments shall be of corrosion-resistant materials. Wood Application: 16
Ga x-1-12" long (3/4"-1" crown) staples @ 6" O.C. vertically/horizontally into the
framing members. Masonny Application: Concrete subh nail, 3/6" (10 mm) head
dia min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior
gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous
bead between the solid plaster base and the solid portion of the key attachment
lange. Control Jorits: Intellal control joint lathing accessories in conformance with
C1063. Lath shall not be continuous through control joints, but shall be stopped
and tied at each side. All accessories shall be in accordance with the latest ASTM
C1083.8 ASTM C1861.

## R703.7.2 PLASTER.

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, CONGRETE, CLAY, BRICK, STONE ORT TILE, IT HE PLASTER SURFACE IS COME TELEY TO VEREE OF VENEET OR OTHER FACING SURFACE IS COME TELEY TO VENEET OR OTHER FACING NEED BY COME TO THE TABLE OF THE NEED ON THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.11). FORTH IN TABLE R702.1(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL IN ACCORDANCE WITH ASTM 0226. CEMENT MATERIALS SHALL BE IN

- IN AGGARDATIVE WITH AG IM USED, LEMENT IMPLEMIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:

  1. MASONRY CEMENT CONFORMING TO ASTM C51 TYPE M, S OR N, 2 PORTLAND CEMENT CONFORMING TO ASTM C151 TYPE I, I I OR III.

  3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C555 TYPE I, I I OR III.

  (SPECTO) II. OR DITECTO. 4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS
- 3 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).

DE AS SET FURTH IN TABLE R702.1(3).

R703.7.2.1 WEEP SCREEDS.
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE),
CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREE
WITH A MINIMUM VERTICAL ATTACHMENT PLANGE 0.6 7 1/2 INCHES (8).
MIN SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE INTE
WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM),
ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND
SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO
THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER
SHALL LEAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL
COVER AND TERMINATE ON THE ATTACHMENT FLANGE. THE EXTERIOR ATTA SHALL
COVER AND TERMINATE ON THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL

R703.7.3 WATER-RESISTIVE BARRIERS.
WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN
SECTION R703 ZAND. WHERE APPLIED OVER WOOD-BASED SHEATHING,
SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH
A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAVERS 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 / 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 UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED. REFER TO R905.1.1.1.

## CLAY AND CONCRETE TILE (IF APPLICABLE):

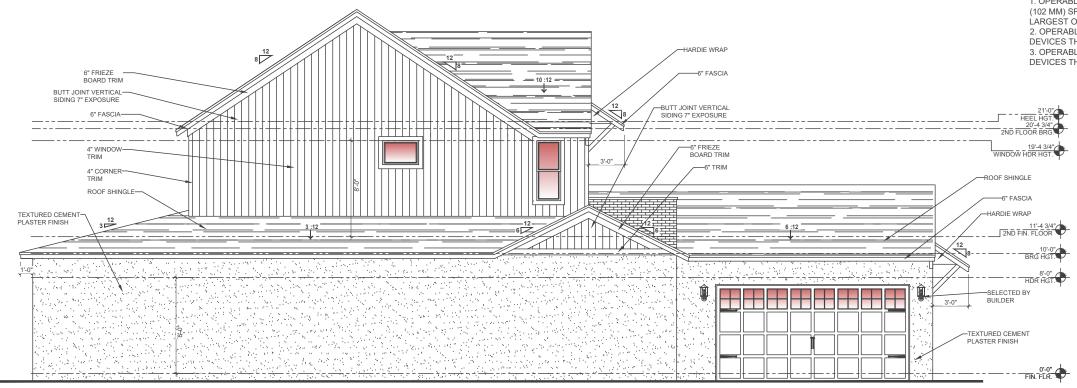
PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL

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

## R312.2.1 WINDOW SILLS:

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

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



LEFT ELEVATION "D"

2 4" BLACK ALUMINUM-HORIZONTAL BLACK CABLE RAILING SYSTEM W/ END 3'-0" B RAILING DETAIL

## **DISCLAIMER**

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



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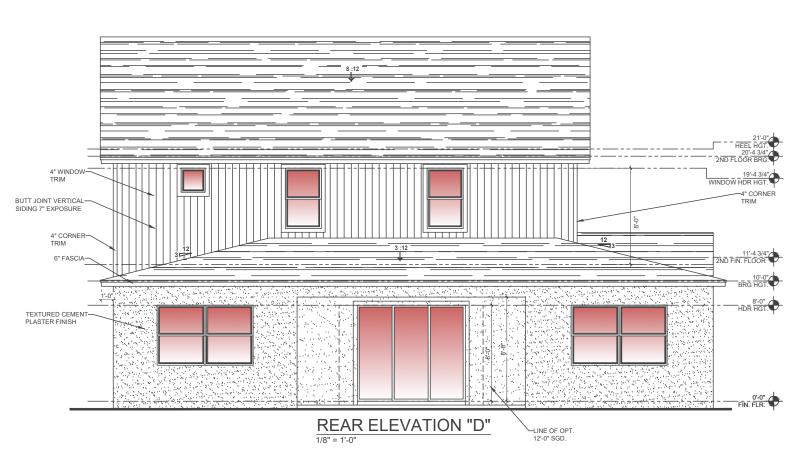
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**ELEVATIONS** 

project no.XX-XXXXX checked:

drawn: BA date: 04.10.25 scale: AS SHOWN



### R703.7 EXTERIOR PLASTER.

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

N/U3.7.1 LATH.

LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT

MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE

ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A

7/16-INCH (11 MM) HEAD, OR 11/2-INCH-LONG (22 MM), 16 GAGE

STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1063 OR C1787, OR

AS OTHERWISE APPROVED. (Refer to sheet SN1 for the engineered method

for Lath attachment.)

ents shall be of corrosion-resistant materials. Wood Application: 16 Attachments shall be of corrosion-resistant materials. Wood Application: 16 ax.1-12° long (34°-1" crown) staples @ 6° O.C. verlically/horizontally into the framing members. Masonry Application: Concrete stub nail, 38° (10 mm) head dia, min. @ 6° O.C. verlically/horizontally or compatible adhesives, exterior gung-rade, construction adhesive with 1° dabs @ 6° O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints. Install control joint lathing accessories in conformance with C1063. Lath shall not be continuous through control joints, but shall be stopped and tead at each side. All accessories shall be in accordance with the latest ASTM C1063.

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

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

1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N, 2. PORTLAND, CEMENT CONFORMING TO ASTM C91 TYPE II, 10 R III.

3. BLENDED HYDRALLIC CEMENT CONFORMING TO ASTM C59 TYPE IP, ISSENDI. II OR STREAM.

- 4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS S 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).

DE AS SET FUNCH IN TABLE R702.1(3).

R703.7.2.1 WEEP SCREEDS.
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE),
CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED,
WITH A MINIMUM VERTICAL ATTACHMENT PLANGE 0.67 31 INCHES (89
MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE
WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM)
ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND
SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO
THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER
SHALL LEAP THE ATTACHMENT FLANGE. THE EXTERIOR ATTA SHALL
COVER AND TERMINATE ON THE ATTACHMENT FLANGE. THE EXTERIOR ATTA SHALL
COVER AND TERMINATE ON THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL

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

## **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):

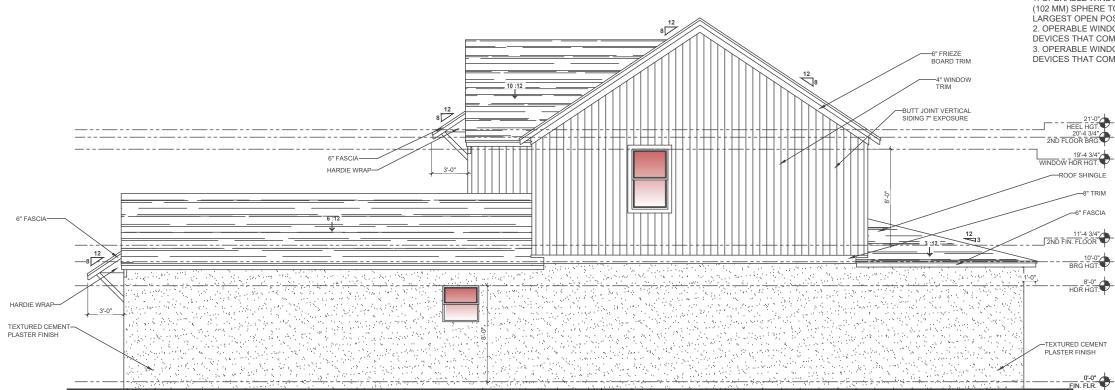
PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL 7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE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

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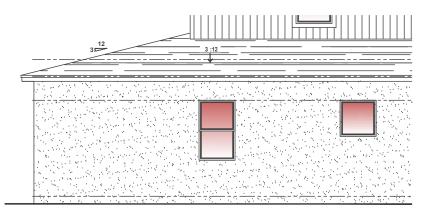
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FRONT ELEVATION "D"



OPT. FLEX



OPT. FREE STANDING TUB

## RIGHT ELEVATION "D"



OPT. ENSUITE FRONT ELEVATION "D"



OPT. ENSUITE LEFT ELEVATION "D"

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
MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE
ATTACHED WITH 11Z-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A
71/61-INCH (11 MM) HEAD. OR 11/2-INCH-LONG (22 MM), 16 GAGE
STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1083 OR C1787, OR
AS OTHERWISE APPROVED. (Refer to sheet SMI for the engineered metho

Lathing Accessories
Attachments shall be of corrosion-resistant materials. Wood Application: 16
Ga.x1-112\* [ong (34'-1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stub nati, 36" (10 mm) head
is, mil. @ 6" O.C. vertically/horizontally or compatible adhresives, exterior
gung-gade, construction adhesives with 1" data @ 6" O.C. or in a semi-continuou
bead between the solid plaster base and the solid portion of the key attachmen
the solid plaster base and the solid portion of the key attachmen
(50.6). Lath shall not be continuous intrough out of joints, but shall be stopped
the solid plaster in the solid plaster in the solid portion of the key attachmen
the solid plaster in the solid plaster in the solid portion of the key attachmen
the solid plaster in the solid plaster base of the solid plaster in the late of the solid plaster in the solid p and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.

KNOW, 2 PLASTERN WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE PLASTERNS WITH CEMENT PLASTER SHALL BE NOT LESS THAN THE 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 VENEROR OR OTHER FACING SURFACE IS COMPLETELY CONCEALED, PLASTER APPLICATION MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1).

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

1. MASONRY CEMENT CON-FORMING TO ASTM 091 TYPE M, S OR N, 
2. PORTLAND CEMENT CON-FORMING TO ASTM (150 TYPE), II OR III. 
3. BLENDED HYDRAULIC GEMENT CONFORMING TO ASTM (258 TYPE) IP,

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

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

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

R703.7.2.1 WEEP SCREEDS.
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE).
CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED,
WITH A MINIMUM WERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (0.4 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LIN N EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE VEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIE! CHMENT ELANGE THE EXTERIOR LATH OVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEF

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

## **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

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 NSTRUCTIONS, 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  $\label{thm:light} \mbox{HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, 7TH EDITION }$ 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.

# TOTAL SOLUTIONS GROUP

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OPTIONS

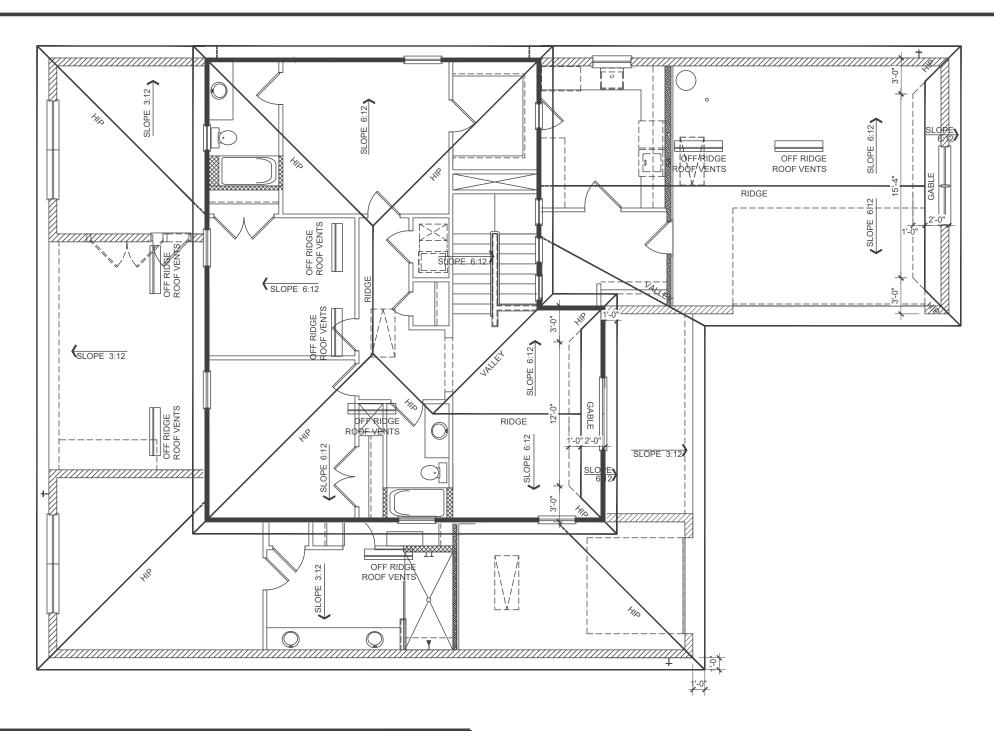
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DISCLAIMER

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

- 2. TOP PLATE HEIGHTS VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.
- 3. TRUSS SPACING SHALL BE 24" O.C. MAX. UNLESS OTHERWISE NOTED. CONVENTIONAL FRAMING SHALL BE 16" O.C. MAX. OR AS OTHERWISE NOTED.
- 4. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOLUME AREA UNLESS NOTED OTHERWISE.
- 5. ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FLOOR TO CFILING
- 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.

## ATTIC VENTILATION CALCULATIONS

PER FBC2023 8TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/3000 OF VENTED SPACE:

TOTAL VENTED SPACE:  $\frac{3188-8F.}{300} = \frac{11-8F.}{\text{REQUIRED}}$  NET FREE VENT.

UPPER PORTION VENTILATION TOTAL:---- 1531-9.F.
PROVIDED W/OFF RIDGE VENTS#8V-UVENTS @ 0.881 /VENT.
(VENT TYPE: LOMANCO MODEL 170-D OR MILLENNIUM MFTAL)

UPPER PORTION PERCENTAGE: 40%

LOWER PORTION PERCENTAGE: 60%

# **ROOF PLAN ELEVATION "A"**

1/8" = 1'-0"

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ROOF PLAN

project no.XX-XXXXX checked:

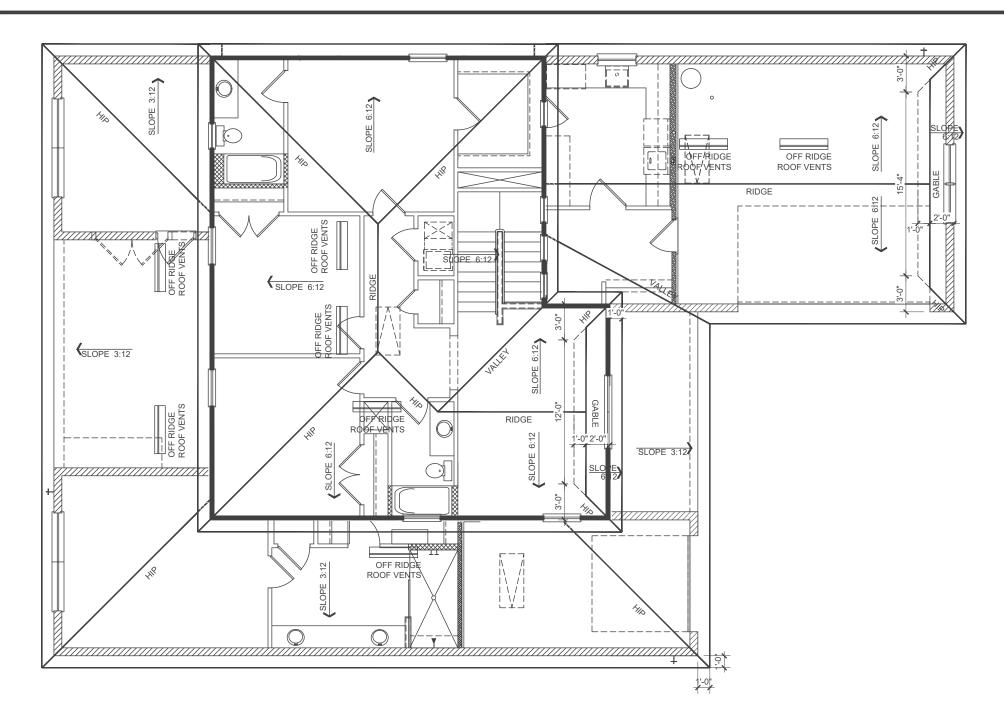
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04.10.25 AS SHOWN

**4A** 

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



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  6. TRUSS MANUFACTURER TO INSURE DESIGN
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  B) ATTICLOCATED HVAC LINITS AS SHOWN ON
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THE MINIMUM NET VENTILATION AREA SHALL BE 1/150 OF VENTED SPACE:

TOTAL VENTED SPACE:  $\frac{3188-8.F.}{300} = \frac{11-8.F.}{REQUIRED}$  REQUIRED

UPPER PORTION VENTILATION TOTAL:----- <u>1531-S.F.</u> PROVIDED W/OFF RIDGE VENTS <u>#8V-U</u>VENTS <u>© 0.881</u> /VENT. (VENT TYPE: O'HAGIN MODEL 'S')

UPPER PORTION PERCENTAGE: 40%
LOWER PORTION PERCENTAGE: 60%

# **ROOF PLAN ELEVATION "A"**

1/8" = 1'-0"

## DISCLAIMER

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ROOF PLAN

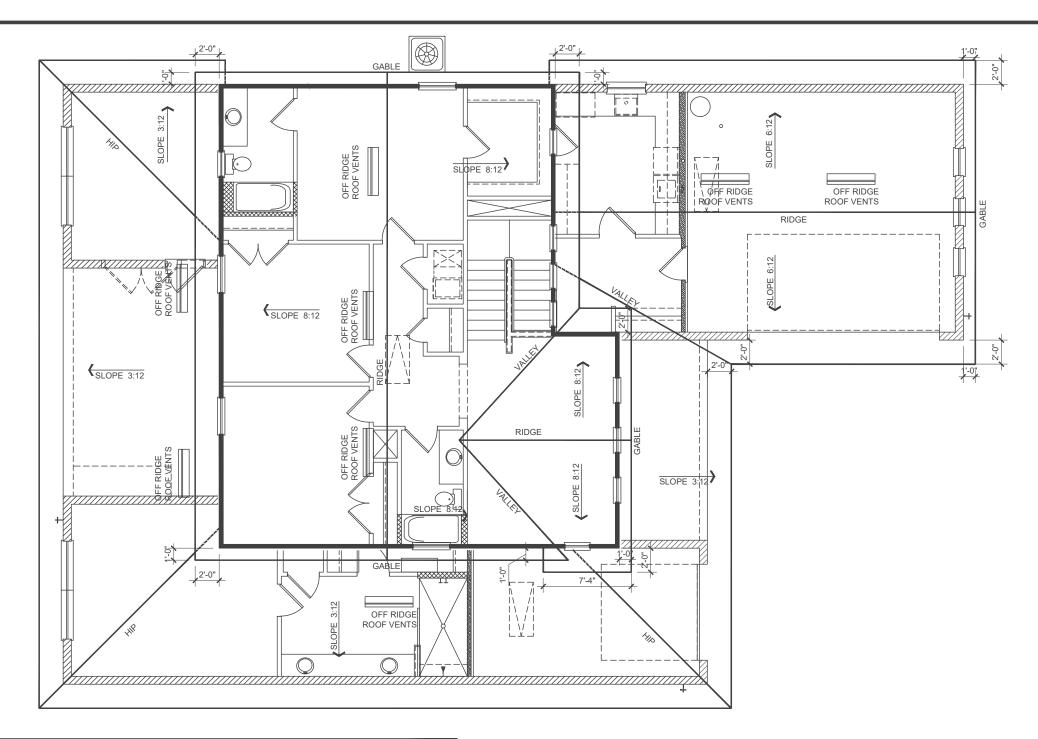
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04.10.25 AS SHOWN

**4A** 



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TOTAL VENTED SPACE: 3188-S.F. = 11-S.F. NET FREE VENT. REQUIRED

UPPER PORTION VENTILATION TOTAL:----- 1531-8.F. PROVIDED W/OFF RIDGE VENTS #8V-U/ENTS @ 0.881 /VENT. (VENT TYPE: <u>LOMANCO MODEL TIØ-D OR MILLENNIUM</u> METAL)

LOWER PORTION VENTILATION TOTAL:----- 1657-8F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:-( 138-8.F. @ 0.083-8.F. VENTING: PER L.F.)

UPPER PORTION PERCENTAGE: 40%
LOWER PORTION PERCENTAGE: 60%

# **ROOF PLAN ELEVATION "B"**

1/8" = 1'-0"

## **DISCLAIMER**

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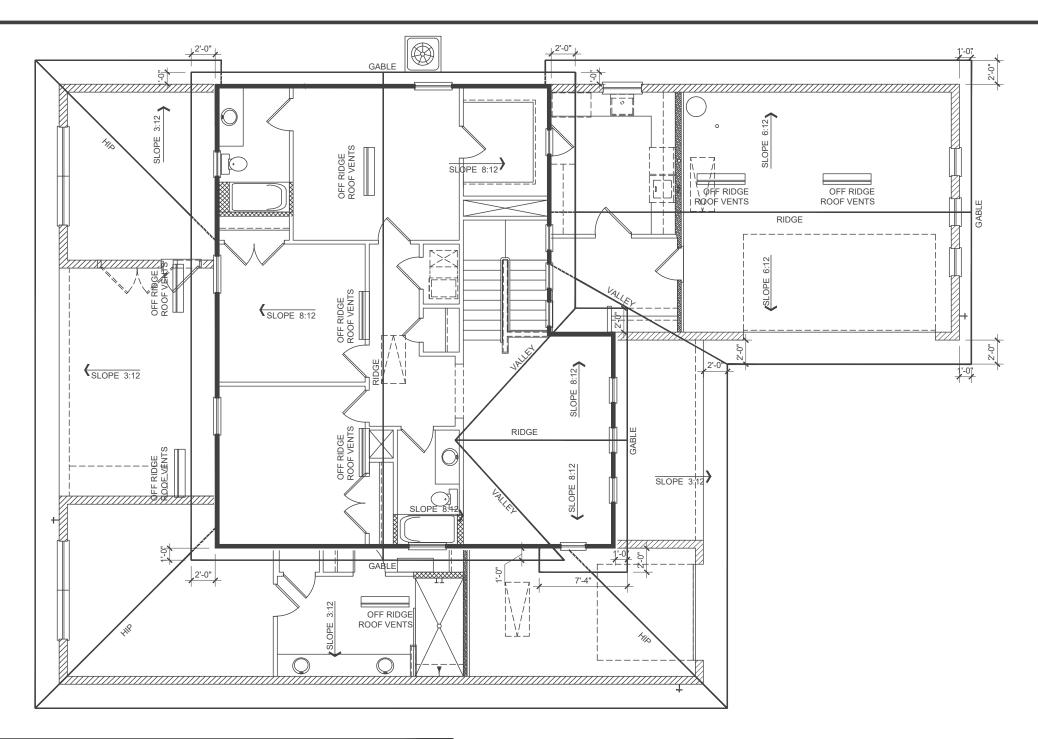
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**ROOF PLAN** 

project no.XX-XXXXX checked:

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**4B** 



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TOTAL VENTED SPACE: 3188-8.F. = 11-8.F. NET FREE VENT.

LOWER PORTION VENTILATION TOTAL:---- 1657-8.F. PROVIDED W/ VENTILATED SOFFITS @ EAVE: (<u>138-SF</u>@<u>0.083</u> VENTING PER L.F.)

UPPER PORTION PERCENTAGE: 40%

LOWER PORTION PERCENTAGE: 60%

# **ROOF PLAN ELEVATION "B"**

1/8" = 1'-0"

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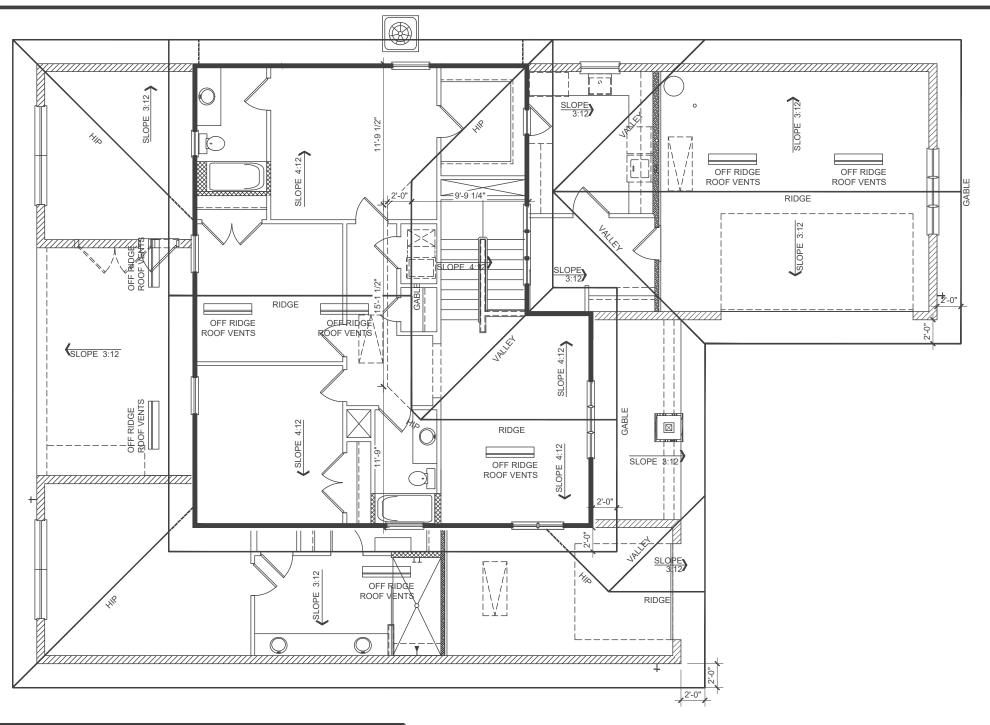
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**4B** 



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UPPER PORTION VENTILATION TOTAL:----- 1531-8.F. PROVIDED W/OFF RIDGE VENTS 48V-U/ENTS © 0.881 /VENT. (VENT TYPE: LOMANCO MODEL TTO-D OR MILLENNIUM METAL) LOWER PORTION VENTILATION TOTAL:---- 1657-8.F.

LOWER PORTION VENTILATION TOTAL:----- 1857-8.F. PROVIDED W/ VENTILATED SOFFITS @ EAVE:-- ( 138-8.F. @ 0.083-8.F. VENTING PER L.F.)

UPPER PORTION PERCENTAGE: 40%
LOWER PORTION PERCENTAGE: 60%

# **ROOF PLAN ELEVATION "C"**

1/8" = 1'-0"

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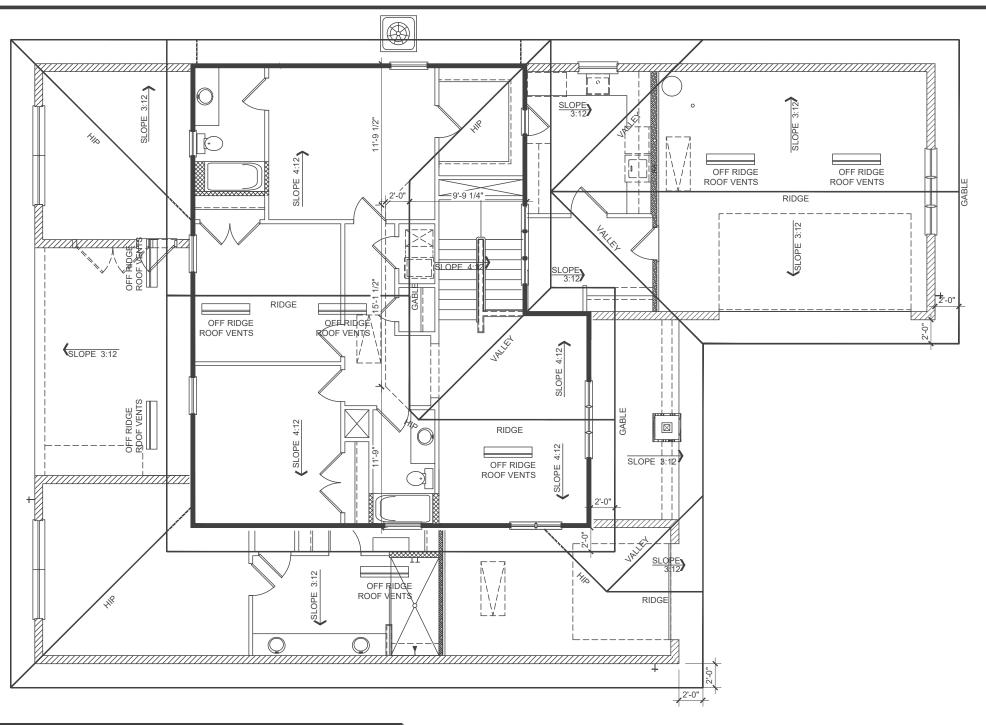
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date: 04.10.25 scale: AS SHOWN

4C



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

  B) ATTIC LOCATED HVAC UNITS AS SHOWN ON
- 7. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALL ATION REQUIREMENTS OF ALL HARDWARE
- INSTALLATION REQUIREMENTS OF ALL HARDWARE BEFORE INSTALLATION.

  8. PROVIDE BRACING AND BLOCKING PER BCSI IN
- 8. PROVIDE BRACING AND BLOCKING PER BCSI IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.

## ATTIC VENTILATION CALCULATIONS

PER FBC2023 8TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/150 OF VENTED SPACE:

TOTAL VENTED SPACE:  $\frac{388-8.F.}{300} = \frac{11-8.F.}{REQUIRED}$  NET FREE VENT.

LOWER PORTION VENTILATION TOTAL:----- 1657-8F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(\_138-8F\_ @ \_\_0.083\_\_\_VENTING PER LF.)

UPPER PORTION PERCENTAGE: 40%

LOWER PORTION PERCENTAGE: 60%

# **ROOF PLAN ELEVATION "C"**

1/8" = 1'-0"

## **DISCLAIMER**

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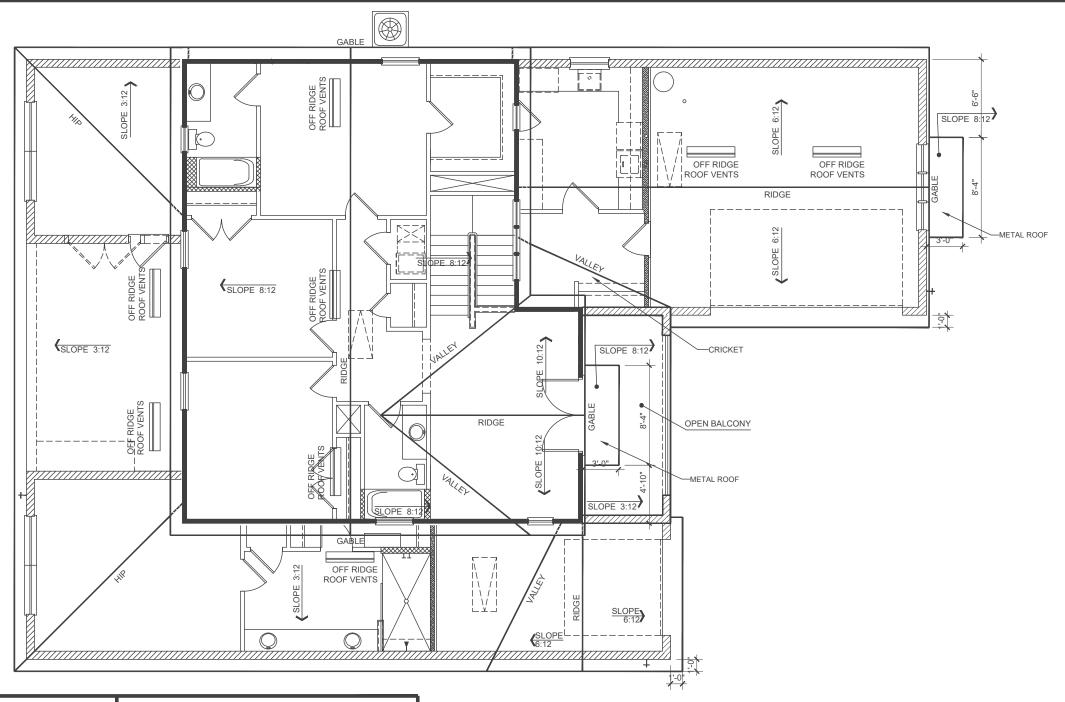
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ROOF PLAN

project no.XX-XXXXX checked:

drawn: BA date: 04.10.25 scale: AS SHOWN

4C



- 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
- 3. TRUSS SPACING SHALL BE 24" O.C. MAX. UNLESS OTHERWISE NOTED. CONVENTIONAL FRAMING SHALL BE 16" O.C. MAX. OR AS OTHERWISE NOTED.
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- 5. ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FLOOR TO

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

#### ATTIC VENTILATION CALCULATIONS

PER FBC2023 8TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/3/00 OF VENTED SPACE:

TOTAL VENTED SPACE: 3188-S.F. = 11-S.F. NET FREE VENT. REQUIRED

UPPER PORTION VENTILATION TOTAL:----- 1531-S.F. PROVIDED W/OFF RIDGE VENTS#8V-U/ENTS © 0.881 /VENT. (VENT TYPE: LOMANCO MODEL TTO-D OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL:---- 1657-8,F.

PROVIDED W/ VENTILATED SOFFITS @ EAVE:-- ( 138-S.F. @ 0.083-S.F. VENTING PER L.F.)

UPPER PORTION PERCENTAGE: 40%
LOWER PORTION PERCENTAGE: 60%

## **ROOF PLAN ELEVATION "D"**

1/8" = 1'-0"

#### DISCLAIMER

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TOTAL SOLUTIONS GROUP Maitland, Florida, 32751

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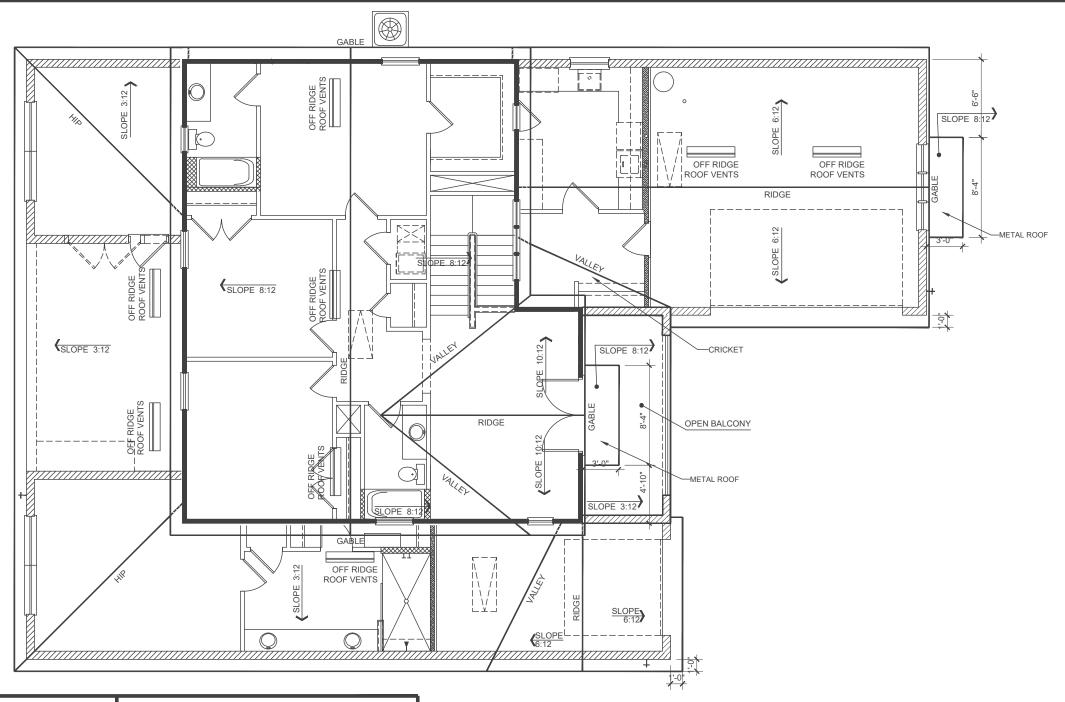
PARK SQUARE HOMES 3162 - YOSEMITE

ROOF PLAN

project no.XX-XXXXX checked:

drawn: RΑ date: 04.10.25 AS SHOWN scale:

4D



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
- 3. TRUSS SPACING SHALL BE 24" O.C. MAX. UNLESS OTHERWISE NOTED. CONVENTIONAL FRAMING SHALL BE 16" O.C. MAX. OR AS OTHERWISE NOTED.
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- 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.
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#### ATTIC VENTILATION CALCULATIONS

PER FBC2023 8TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/150 OF VENTED SPACE:

TOTAL VENTED SPACE: 3188-S.F. = 11-S.F. NET FREE VENT. REQUIRED

(VENT TYPE: O'HAGIN MODEL 'S")

LOWER PORTION VENTILATION TOTAL:---- 1657-8.F. PROVIDED W/ VENTILATED SOFFITS @ EAVE: (\_138-SF @ 0.083 VENTING PER L.F.)

UPPER PORTION PERCENTAGE: 40%

LOWER PORTION PERCENTAGE: 60%

## **ROOF PLAN ELEVATION "D"**

1/8" = 1'-0"

#### DISCLAIMER

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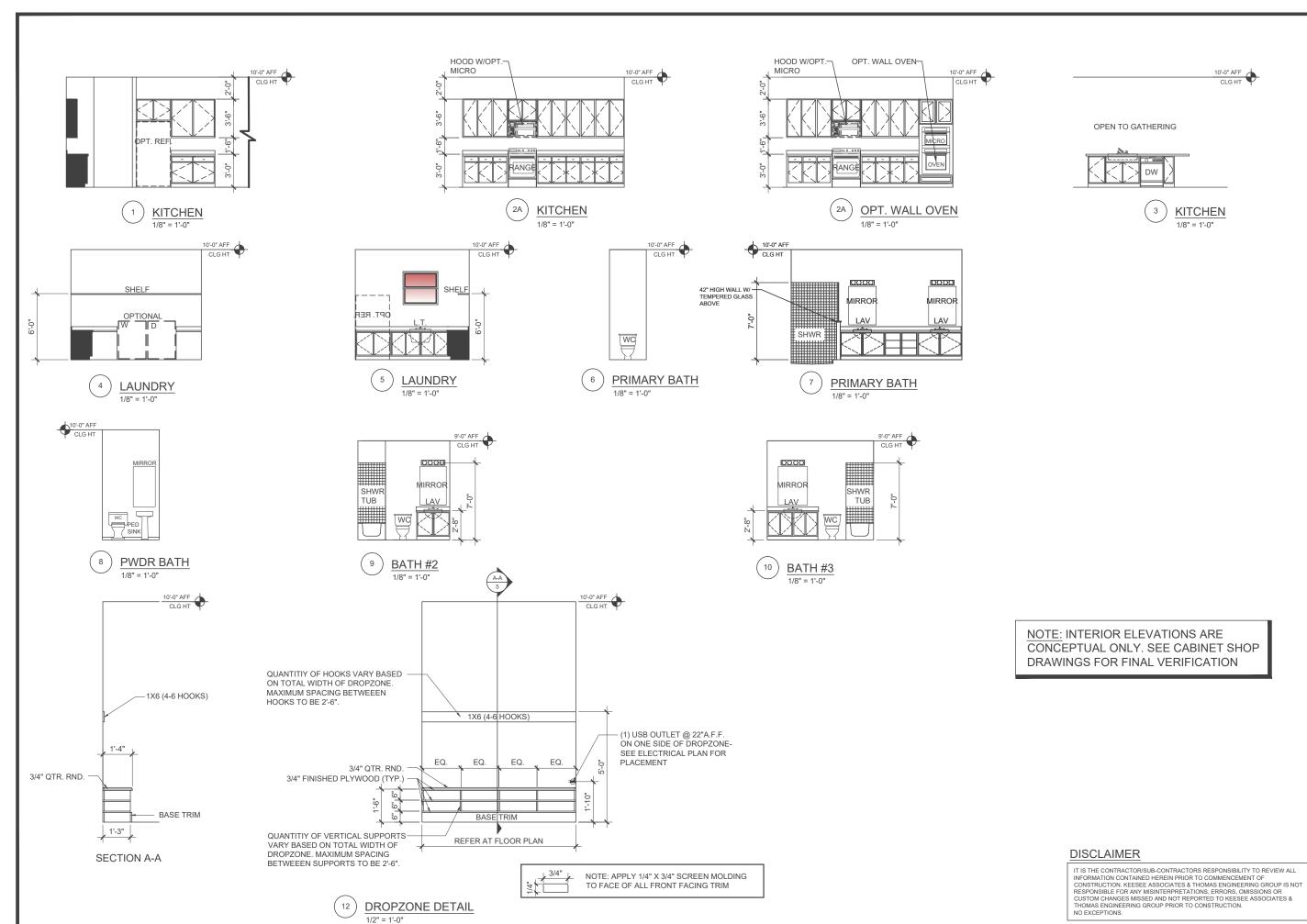
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ROOF PLAN

project no.XX-XXXXX checked: drawn: RΑ

date: 04.10.25 AS SHOWN scale:

4D



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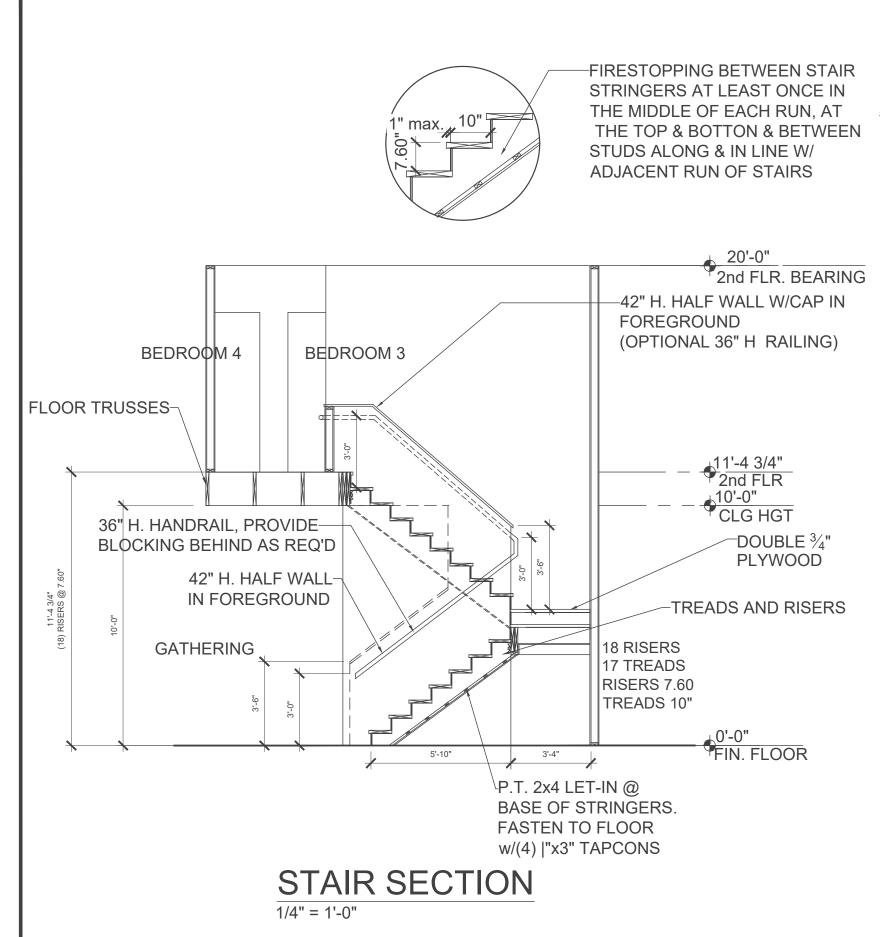
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title:
INTERIOR
ELEVATIONS

project no.XX-XXXXX checked: drawn: BA date: 04.10.25

date: 04.10.25 scale: AS SHOWN

5



#### 2023 FBCR:

#### R311.7.5.1 Risers.

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

#### R311.7.5.2 Tread.

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

#### R311.7.5.2.1 Winder treads.

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

#### R311.7.5.3 Nosings.

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

#### R311.7.8 Handrails.

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

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

#### R311.7.8.2 Continuity.

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

#### R311.7.8.3 Grip-size.

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

1. Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a cross section of dimension of not more than 2 1/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).

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

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title: STAIR SECTION

project no.XX-XXXXX checked: drawn:

> date: 04.10.25 scale: AS SHOWN

> > 5.1

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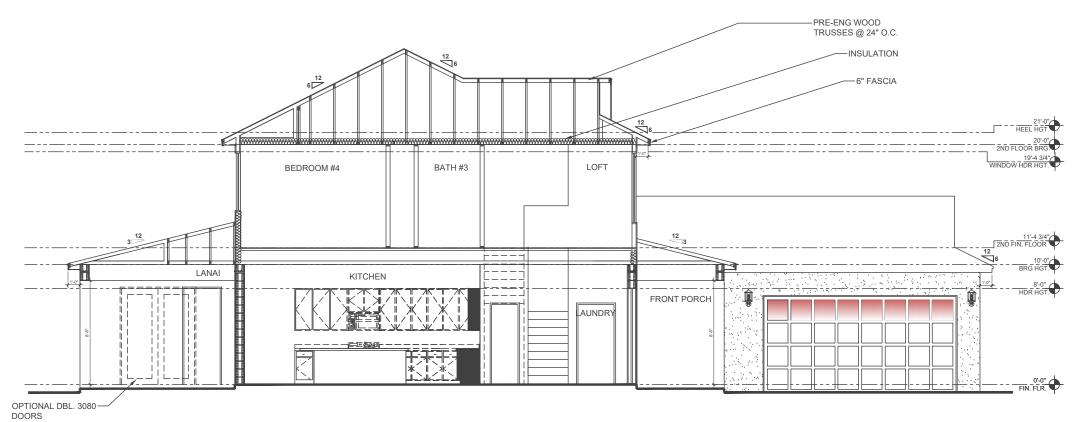
PARK SQUARE HOMES 3162 - YOSEMITE MASTER

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BUILDING SECTION "A"

project no.XX-XXXXX checked: drawn: BA

date: 04.10.25 scale: AS SHOWN



## **BUILDING SECTION "A"**

## DISCLAIMER

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BUILDING SECTION "B"

project no.XX-XXXXX checked: drawn:

date: 04.10.25 AS SHOWN scale: 5.2

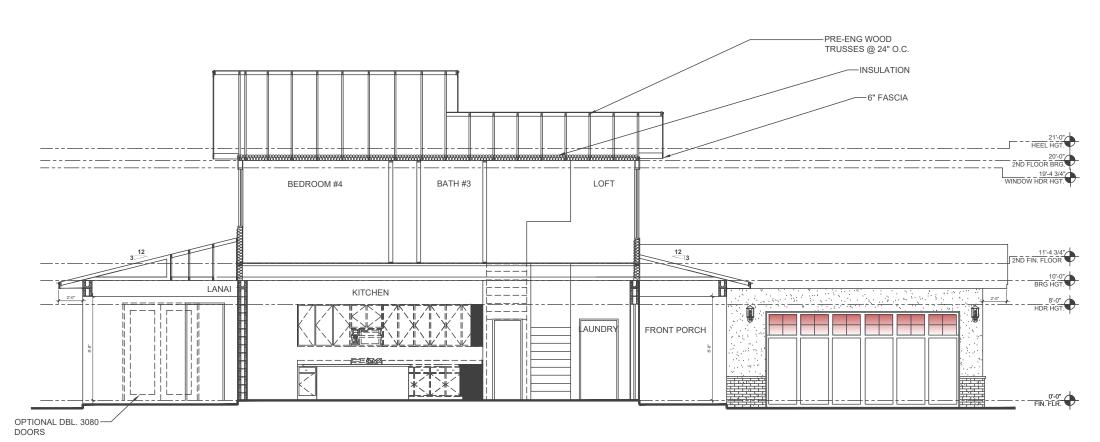
DISCLAIMER

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project no.XX-XXXX checked:

drawn: BA date: 04.10.25 scale: AS SHOWN

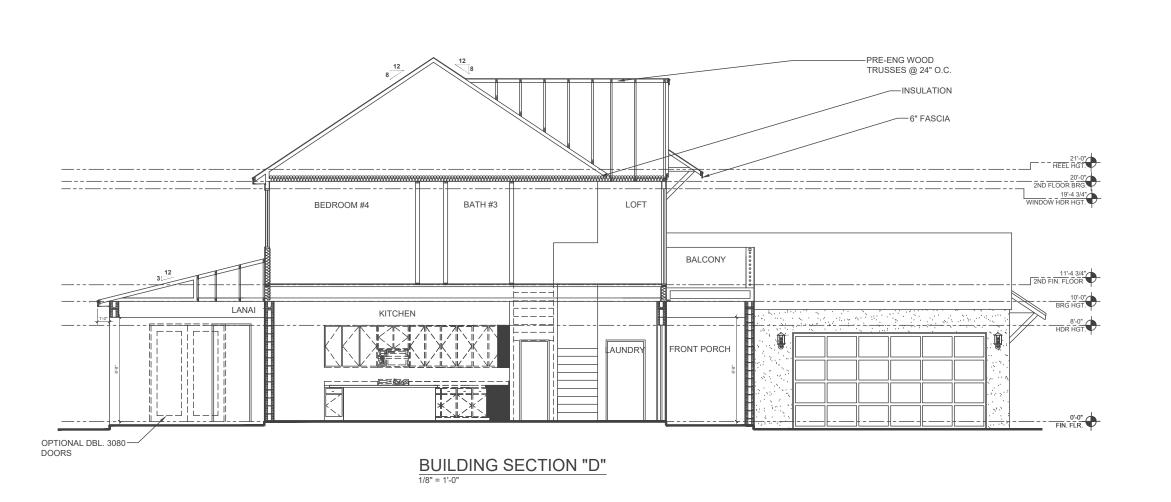
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BUILDING SECTION "C"

#### DISCLAIMER

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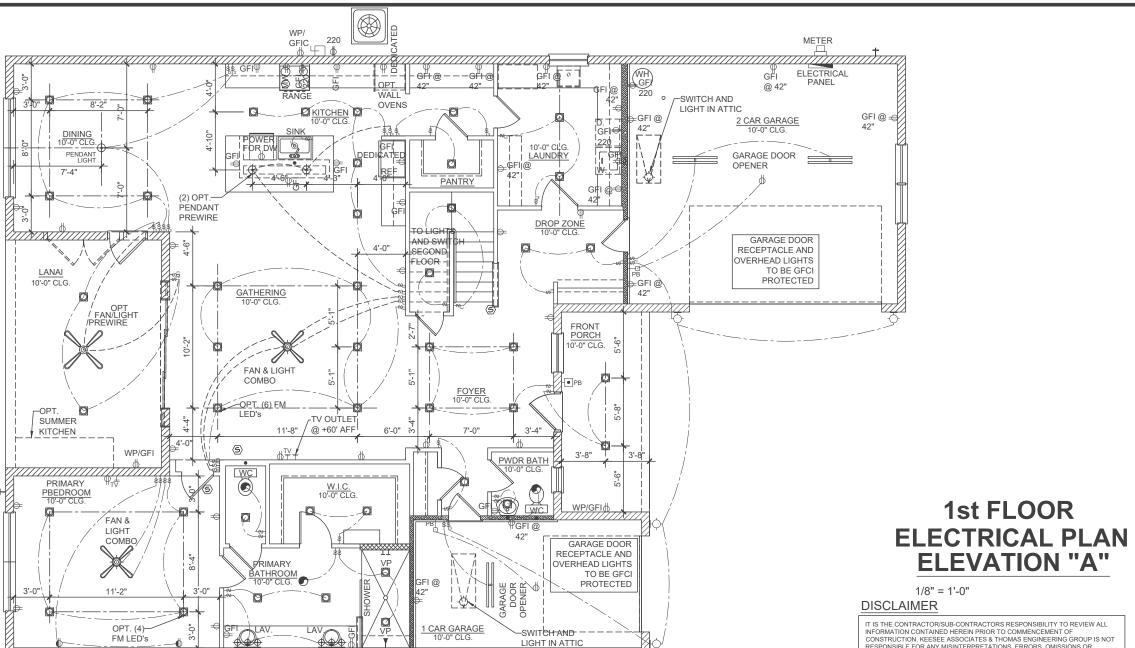
BUILDING SECTION "D"

project no.XX-XXXXX
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drawn: BA
date: 04.10.25
scale: AS SHOWN

5.2

## DISCLAIMER

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THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION

#### **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
- 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
- Chapter 45 Private Swimming Pools Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

#### 12. Add GFCI protection to receptacles in laundry rooms and utility rooms of

dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

13. Where more than one smoke alarm is required to be installed within an individua 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

14. For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each disconnect shall be one of the following

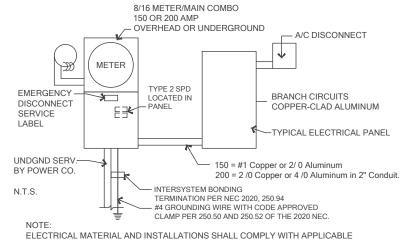
(1) Service disconnects marked as follows: EMERGENCY DISCONNECT. SERVICE DISCONNECT

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

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

- 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**



PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

ĕ w₽ WEATHERPROOF DUPLEX OUTLET GROUND FAULT INTERRUPTER DUPLEX OUTLET ⊕ 6FI HALF-SWITCHED DUPLEX OUTLET Ă DUPLEX OUTLET IN FLOOR **⇒ 220** ✓ 220 VOLT OUTLET DISPOSAL \$ WALL SWITCH THREE-WAY SWITCH FOUR-WAY SWITCH DIMMER SWITCH MOTION DETECTOR SWITCH (OPTIONAL) PRE-WIRED SPEAKER FLUSHMOUNT LED O VP FLUSHMOUNT LED - VAPOR PROOF #-0 MONO POINT TRACK HEAD (OPTIONAL) **(** PENDANT FIXTURE SURFACE MOUNTED LIGHT FIXTURE WALL MOUNTED LIGHT FIXTURE FLUORESCENT LIGHT FIXTURE WALL MOUNTED STRIP LIGHT UNDERCABINET LIGHTING (OPTIONAL) WALL SCONCE EXHALIST FAN EXHAUST FAN & LIGHT COMBO  $\Theta$ OUTLET FOR GARAGE DOOR OPENER  $\Rightarrow$ SOFFIT OUTLET (OPTIONAL) CHIMES CHIMES **PUSHBUTTON SWITCH** • **(S)** SMOKE DETECTOR/CARBON MONOXIDE DETECTOR TELEPHONE OUTLET PREWIRE TELEVISION OUTLIET PREWIRE THERMOSTAT ELECTRIC METER ELECTRIC PANEL

DUPLEX CONVENIENCE OUTLET

**ELECTRICAL KEY** 

DISCONNECT SWITCH SECURITYSYSTEM KEYPAD PRE-WIRE FOR CEILING FAN SECURITY/FLOOD LIGHTS

GAS METER (JB) JUNCTION BOX

SWITCHES AND WALL OUTLETS OVER COUNTERS WALL OUTLETS 12" TO C.I. TELEPHONE OUTLETS TELEVISION OUTLETS TELEVISION OUTLETS
EXTERIOR GFI'S
GARAGE GFI'S (ABOVE GARAGE FLOOR)
THERMOSTAT DOOR BELL CHIMES DOOR BELL BUTTON LEVEL W/ DOOR HANDLE KITCHEN HOOD FAN "WHIP KITCHEN WALL HUNG MICROWAVE RECEPTACLE
KITCHEN DISHWASHER RECEPTACLE KITCHEN REFRIGERATOR 48" TO C.L WASHER/DRYER OUTLET 36" TO C.L HOLLYWOOD LIGHTS 84" TO C.I.

C.L. = CENTER LINE

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

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

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

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



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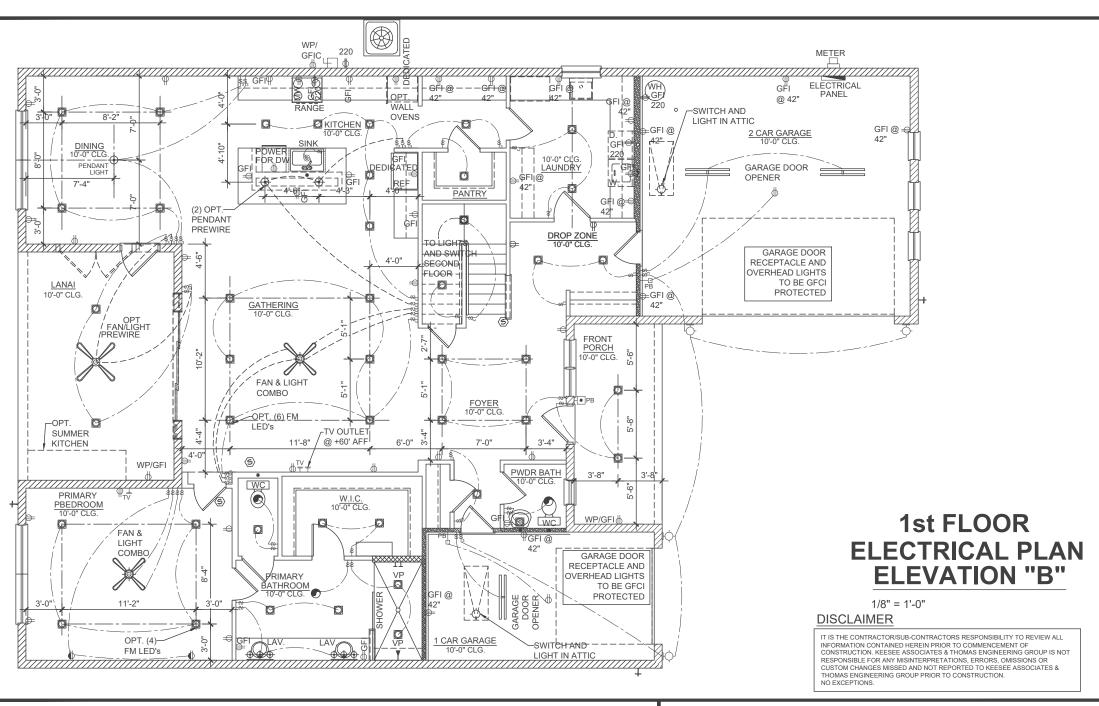
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**ELECTRICAL** FIRST FLOOR PLAN

project no.XX-XXXXX checked:

date: 04 10 25 scale. AS SHOWN

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## **GENERAL ELECTRICAL NOTES:**

Notes: unless otherwise noted.

- 1. All trim plates and devices to be ganged, where possible
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- 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.
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- 6. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
- 7. R315.1.2 Combination Alarms; combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory. 8. Keep all smoke detectors minimum of 36" from bathroom doors.
- 9. In new construction, smoke detectors shall be hardwired into an A/C electrical
- power source and shall be equipped with a monitored battery backup.

  10. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
- 11. Chapter 45 Private Swimming Pools Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

#### 12. Add GFCI protection to receptacles in laundry rooms and utility rooms of

dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

13. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound pon activation of one alarm.

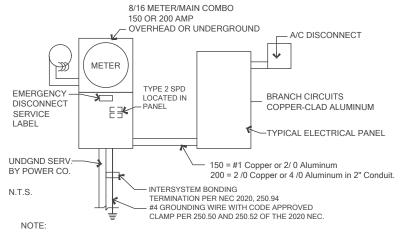
14. For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each disconnect shall be one of the following

- (1)Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT
- (2)Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT
- (3)Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE
- 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**



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

DUPLEX CONVENIENCE OUTLET WEATHERPROOF DUPLEX OUTLET GROUND FAULT INTERRUPTER DUPLEX OUTLET €FI HALF-SWITCHED DUPLEX OUTLET DUPLEX OUTLET IN FLOOR

**⇒ 220∨** 220 VOLT OUTLET DISPOSAL

\$ WALL SWITCH \$, THREE-WAY SWITCH

\$4 FOUR-WAY SWITCH \$, DIMMER SWITCH

> MOTION DETECTOR SWITCH (OPTIONAL) PRE-WIRED SPEAKER

M SP FLUSHMOUNT LED O VP FLUSHMOUNT LED - VAPOR PROOF

MONO POINT TRACK HEAD (OPTIONAL)

**(** PENDANT FIXTURE

#-0

•

SURFACE MOUNTED LIGHT FIXTURE

WALL MOUNTED LIGHT FIXTURE FLUORESCENT LIGHT FIXTURE  $\Phi \Phi \Phi$ WALL MOUNTED STRIP LIGHT

UNDERCABINET LIGHTING (OPTIONAL)

WALL SCONCE EXHAUST FAN

EXHAUST FAN & LIGHT COMBO

OUTLET FOR GARAGE DOOR OPENER  $\Theta$  $\Rightarrow$ SOFFIT OUTLET (OPTIONAL)

SMOKE DETECTOR/CARBON MONOXIDE DETECTORS

CHIMES

PUSHBUTTON SWITCH •

**(S**) TELEPHONE OUTLET PREWIRE

TELEVISION OUTLET PREWIRE Ţ THERMOSTAT

> FLECTRIC METER ELECTRIC PANEL

> > DISCONNECT SWITCH SECURITYSYSTEM KEYPAD

PRE-WIRE FOR CEILING FAN

SECURITY/FLOOD LIGHTS

V GAS METER

(JB) JUNCTION BOX

SWITCHES AND WALL OUTLETS OVER COUNTERS REMAINING SWITCHES WALL OUTLETS TELEPHONE OUTLETS FLEVISION OUTLETS 12" TO C.I TELEVISION OUTLETS
EXTERIOR GFI'S
GARAGE GFI'S (ABOVE GARAGE FLOOR)
THERMOSTAT DOOR BELL CHIMES LEVEL W/ DOOR HANDLE DOOR BELL BUTTON KITCHEN HOOD FAN "WHIP KITCHEN HOUD FAN WHIP
KITCHEN WALL HUNG MICROWAVE RECEPTACLE
KITCHEN DISHWASHER RECEPTACLE
KITCHEN RANGE
KITCHEN REFRIGERATOR
KITCHEN REFRIGERATOR WASHER/DRYER OUTLET HOLLYWOOD LIGHTS

C.L. = CENTER LINE

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

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 NSTALLED IN CORNER COLINTERS

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

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



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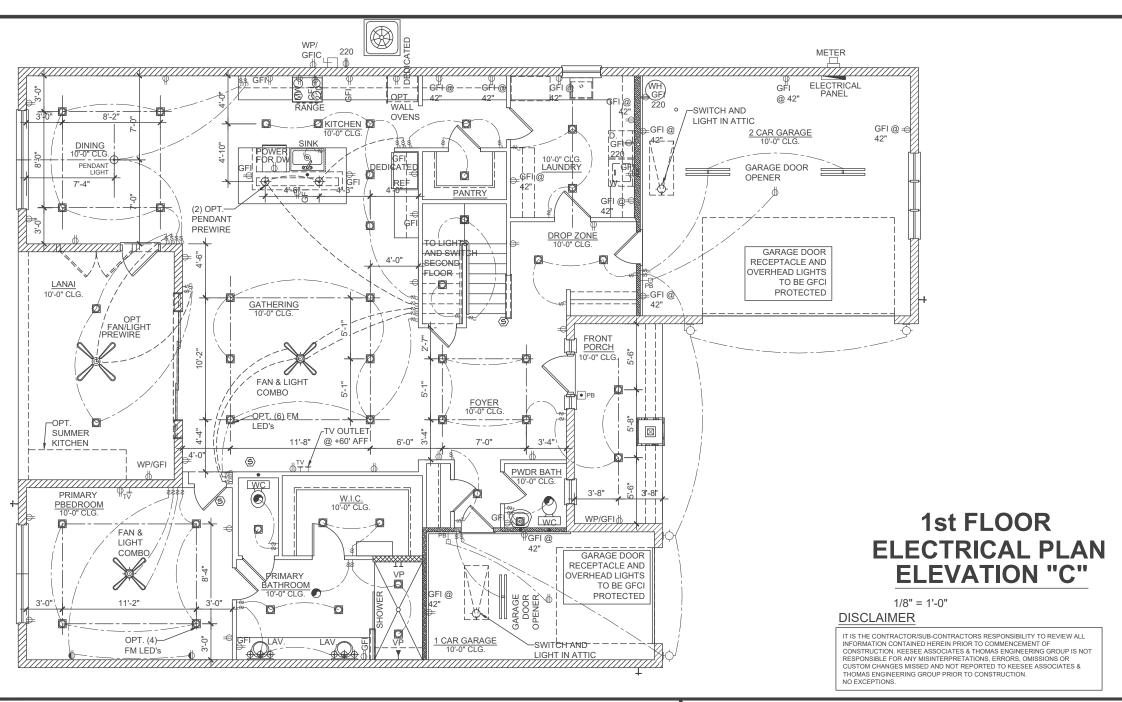
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SQUARE HOMES YOSEMITE MASTE PARK 3162

ELECTRICAL FIRST FLOOR PLAN

project no.XX-XXXXX checked: drawn: BA

date: 04.10.25 AS SHOWN scale



#### **GENERAL ELECTRICAL NOTES:**

Notes: unless otherwise noted

- 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
- 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.
- 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

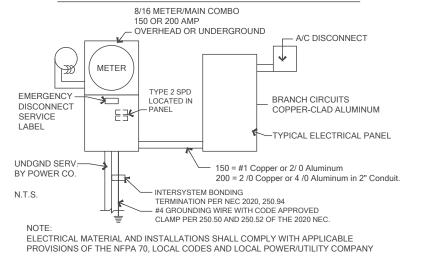
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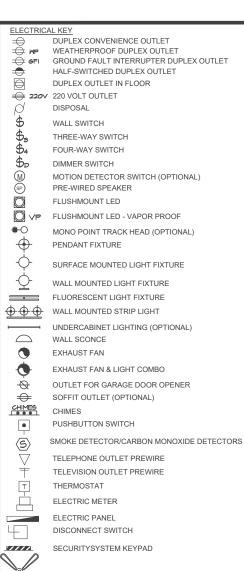
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- 14. For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each disconnect shall be one of the following:
- (1)Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT
- (2)Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT
- (3)Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT

Markings shall comply with 110.21(B).

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

## **ELECTRICAL RISER DIAGRAM**







PRE-WIRE FOR CEILING FAN

SECURITY/FLOOD LIGHTS

GAS METER

(JB) JUNCTION BOX

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

ADD GECLEROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND ITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THI SIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE

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

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



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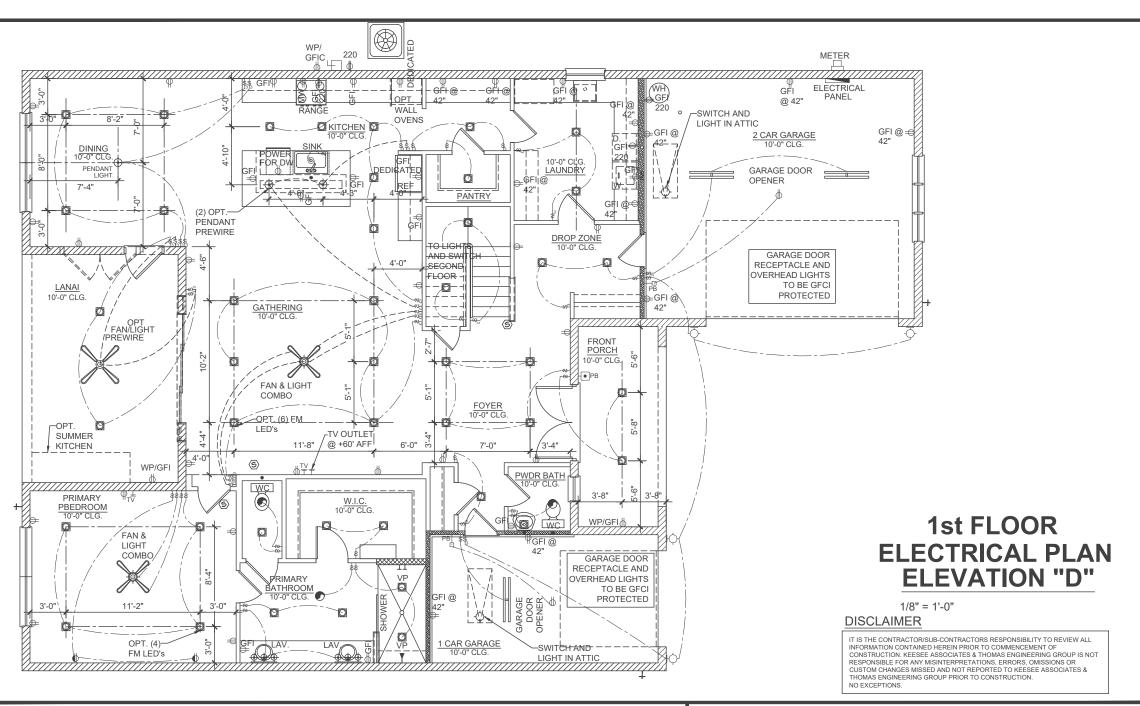


PARK SQUARE HOMES YOSEMITE ËR MAST 3162

ELECTRICAL

FIRST FLOOR PLAN project no.XX-XXXXX

checked: drawn: RΑ date: 04.10.25 AS SHOWN scale:



## **GENERAL ELECTRICAL NOTES:**

Notes: unless otherwise noted

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- 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
- 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.
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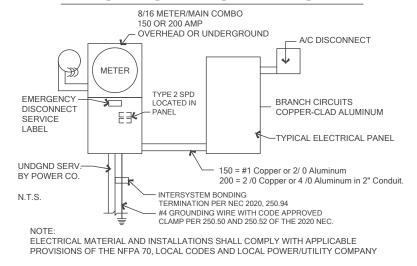
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Markings shall comply with 110.21(B).

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## **ELECTRICAL RISER DIAGRAM**



DUPLEX CONVENIENCE OUTLET ₩ ₩ **№** WEATHERPROOF DUPLEX OUTLET GROUND FAULT INTERRUPTER DUPLEX OUTLET €FI HALF-SWITCHED DUPLEX OUTLET DUPLEX OUTLET IN FLOOR **⇒ 220**V 220 VOLT OUTLET DISPOSAL THREE-WAY SWITCH \$4 FOUR-WAY SWITCH \$ DIMMER SWITCH MOTION DETECTOR SWITCH (OPTIONAL) PRE-WIRED SPEAKER FLUSHMOUNT LED O VP FLUSHMOUNT LED - VAPOR PROOF **+**O MONO POINT TRACK HEAD (OPTIONAL) **(** PENDANT FIXTURE  $-\bigcirc$ SURFACE MOUNTED LIGHT FIXTURE WALL MOUNTED LIGHT FIXTURE FLUORESCENT LIGHT FIXTURE 

 $\Phi \Phi \Phi$ WALL MOUNTED STRIP LIGHT JNDERCABINET LIGHTING (OPTIONAL) WALL SCONCE EXHAUST FAN

> EXHAUST FAN & LIGHT COMBO OUTLET FOR GARAGE DOOR OPENER

SOFFIT OUTLET (OPTIONAL)

CHIMES PUSHBUTTON SWITCH •

<del>\</del>

 $\rightarrow$ 

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1111

SMOKE DETECTOR/CARBON MONOXIDE DETECTORS

TELEPHONE OUTLET PREWIRE TELEVISION OUTLET PREWIRE THERMOSTAT

ELECTRIC METER

DISCONNECT SWITCH SECURITYSYSTEM KEYPAD

RE-WIRE FOR CEILING FAN

SECURITY/FLOOD LIGHTS GAS METER

(JB)JUNCTION BOX

ABOVE FIN. FLR SWITCHES AND WALL OUTLETS OVER COUNTERS TELEPHONE OUTLETS TELEVISION OUTLETS EXTERIOR GFI'S GARAGE GFI'S (ABOVE GARAGE FLOOR) DOOR BELL CHIMES DOOR BELL BUTTON KITCHEN HOOD FAN "WHIP KITCHEN HOOD FAIN WHIP
KITCHEN WALL HUNG MICROWAVE RECEPTACLE
KITCHEN DISHWASHER RECEPTACLE UNDER SINE KITCHEN RANGE 24" TO C.L 48" TO C.L KITCHEN RANGE KITCHEN REFRIGERATOR WASHER/DRYER OUTLET HOLLYWOOD LIGHTS

C.L. = CENTER LINE

ADD GEOLPROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND ADD GROFF MODIS OF DWELLINGS WHERE INSTALLED WITHIN 6'OF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE.

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



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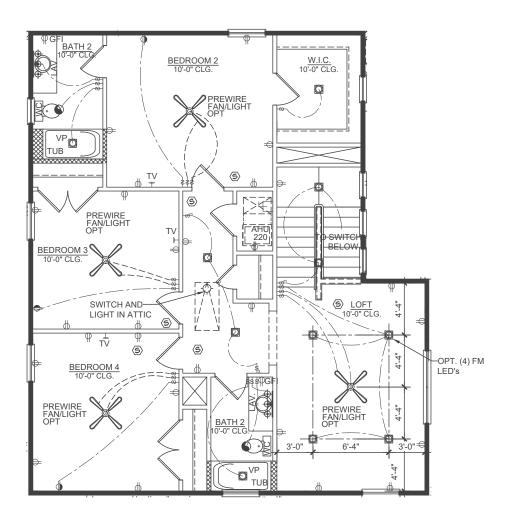
HOME SQUARE H YOSEMITE PARK 3162 -MASTE

FI FCTRICAL FIRST FLOOR PLAN

project no.XX-XXXXX checked:

drawn: BA date: 04.10.25 AS SHOWN scale:

**E1** 



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

# 2nd FLOOR **ELECTRICAL PLAN ELEVATION "A"**

1/8" = 1'-0"

#### **GENERAL ELECTRICAL NOTES:**

#### Notes: unless otherwise noted

- 1. All trim plates and devices to be ganged, where possible
- 2. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
- 3. Smoke alarms shall comply with NFPA 72 and Section R314 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
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- 5. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current
- 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.
- 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.
- 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

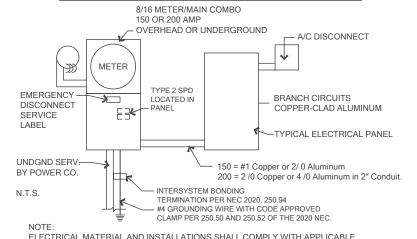
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Markings shall comply with 110.21(B).

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## **ELECTRICAL RISER DIAGRAM**



PROVISIONS OF THE NFPA 70. LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

DUPLEX CONVENIENCE OUTLET WEATHERPROOF DUPLEX OUTLET GROUND FAULT INTERRUPTER DUPLEX OUTLET HALF-SWITCHED DUPLEX OUTLET DUPLEX OUTLET IN FLOOR **220**√ 220 VOLT OUTLET DISPOSAL WALL SWITCH THREE-WAY SWITCH FOUR-WAY SWITCH \$ DIMMER SWITCH MOTION DETECTOR SWITCH (OPTIONAL) PRE-WIRED SPEAKER FLUSHMOUNT LED O VP FLUSHMOUNT LED - VAPOR PROOF MONO POINT TRACK HEAD (OPTIONAL) **(** PENDANT FIXTURE  $+\bigcirc$ SURFACE MOUNTED LIGHT FIXTURE WALL MOUNTED LIGHT FIXTURE FLUORESCENT LIGHT FIXTURE WALL MOUNTED STRIP LIGHT UNDERCABINET LIGHTING (OPTIONAL) WALL SCONCE EXHAUST FAN • EXHAUST FAN & LIGHT COMBO OUTLET FOR GARAGE DOOR OPENER 8  $\rightarrow$ SOFFIT OUTLET (OPTIONAL)

**(S)** 

7///

CHIMES PUSHBUTTON SWITCH .

> SMOKE DETECTOR/CARBON MONOXIDE DETECTORS TELEPHONE OUTLET PREWIRE

TELEVISION OUTLET PREWIRE Т THERMOSTAT ELECTRIC METER

> ELECTRIC PANEL DISCONNECT SWITCH

SECURITYSYSTEM KEYPAD PRE-WIRE FOR CEILING FAN

SECURITY/FLOOD LIGHTS

GAS METER

(JB) JUNCTION BOX

ABOVE FIN. FLR. SWITCHES AND WALL OUTLETS OVER COUNTERS 48" TO C.L. REMAINING SWITCHES WALL OUTLETS EXTERIOR GFI'S GARAGE GFI'S (ABOVE GARAGE FLOOR) THERMOSTAT DOOR BELL CHIMES DOOR BELL CHIMES
DOOR BELL BUTTON LEVE!
KITCHEN HOOD FAN "WHIP"
KITCHEN WALL HUNG MICROWAVE RECEPTACLE
KITCHEN DISHWASHER RECEPTACLE LEVEL W/ D UNDER SINK KITCHEN RANGE KITCHEN REFRIGERATOR WASHER/DRYER OUTLE

ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND ADD OFC! PROTECTION TO RECEPTACLES IN CAUNDATE ROUMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6" OF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE.

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

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MASTER

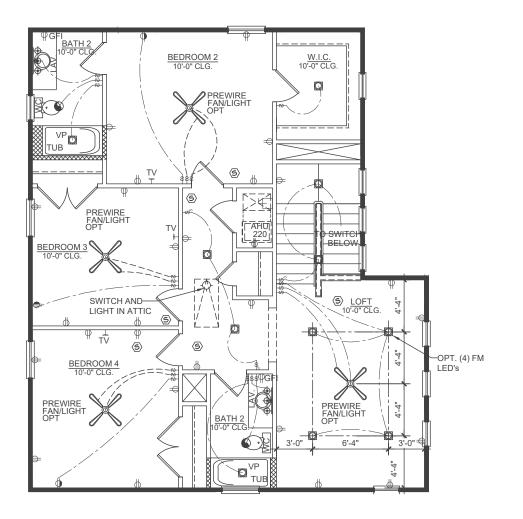
scale:

**ELECTRICAL** FIRST FLOOR PLAN

project no. XX-XXXXX checked: drawn: date: 04.10.25

AS SHOWN

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



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

# 2nd FLOOR ELECTRICAL PLAN ELEVATION "B"

1/8" = 1'-0"

## **GENERAL ELECTRICAL NOTES:**

Notes: unless otherwise noted,

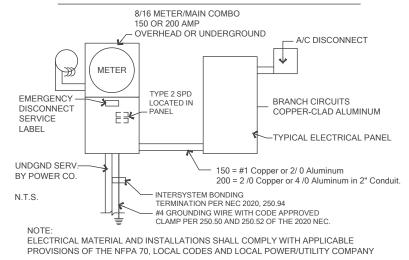
- 1. All trim plates and devices to be ganged, where possible.
- Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
- Smoke alarms shall comply with NFPA 72 and Section R314 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
- Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
- 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.
- 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.
   Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

#### 12. Add GFCI protection to receptacles in laundry rooms and utility rooms of

dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

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

## **ELECTRICAL RISER DIAGRAM**



#### DUPLEX CONVENIENCE OUTLET WEATHERPROOF DUPLEX OUTLET GROUND FAULT INTERRUPTER DUPLEX OUTLET $\Rightarrow$ HALF-SWITCHED DUPLEX OUTLET DUPLEX OUTLET IN FLOOR **220**√ 220 VOLT OUTLET DISPOSAL \$ WALL SWITCH \$<sub>3</sub> THREE-WAY SWITCH FOUR-WAY SWITCH \$ DIMMER SWITCH (M) (SP) MOTION DETECTOR SWITCH (OPTIONAL) PRE-WIRED SPEAKER FLUSHMOUNT LED O VP FLUSHMOUNT LED - VAPOR PROOF **#**-O MONO POINT TRACK HEAD (OPTIONAL) PENDANT FIXTURE SURFACE MOUNTED LIGHT FIXTURE WALL MOUNTED LIGHT FIXTURE FLUORESCENT LIGHT FIXTURE $\oplus \oplus \oplus$ WALL MOUNTED STRIP LIGHT UNDERCABINET LIGHTING (OPTIONAL) WALL SCONCE **FXHAUST FAN** • EXHAUST FAN & LIGHT COMBO OUTLET FOR GARAGE DOOR OPENER $\Rightarrow$ SOFFIT OUTLET (OPTIONAL) CHIMES CHIMES PUSHBUTTON SWITCH • SMOKE DETECTOR/CARBON MONOXIDE DETECTORS $\langle \mathsf{S} \rangle$ TELEPHONE OUTLET PREWIRE TELEVISION OUTLET PREWIRE Т THERMOSTAT ELECTRIC METER ELECTRIC PANEL DISCONNECT SWITCH SECURITYSYSTEM KEYPAD PRE-WIRE FOR CEILING FAN SECURITY/FLOOD LIGHTS GAS METER (JB) JUNCTION BOX

ELECTRICAL DEVICES

SWITCHES AND WALL OUTLETS OVER COUNTERS
REMAINING SWITCHES
WALL OUTLETS
12° TO C.L.
TELEPHONE OUTLETS
12° TO C.L.
EXTERIOR GFIS
12° TO C.L.
THERMOSTAT
54° TO C.L.
DOOR BELL GUITTON
LEVEL W DOOR HANDLE
KITCHEN HOOD FAN "WHIP"
KITCHEN HOOD FAN "WHIP"
KITCHEN WALL HUNG MICROWAVE RECEPTACLE
KITCHEN WALL HUNG MICROWAVE RECEPTACLE
KITCHEN REPRIGERATOR
KITCHEN REFRIGERATOR
48° TO C.L.
WASHER/ROYER OUTLET
38° TO C.L.
HOLLYWOOD LIGHTS
84" TO C.L.

C.L. = CENTER LINE

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

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

NOTE:

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

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





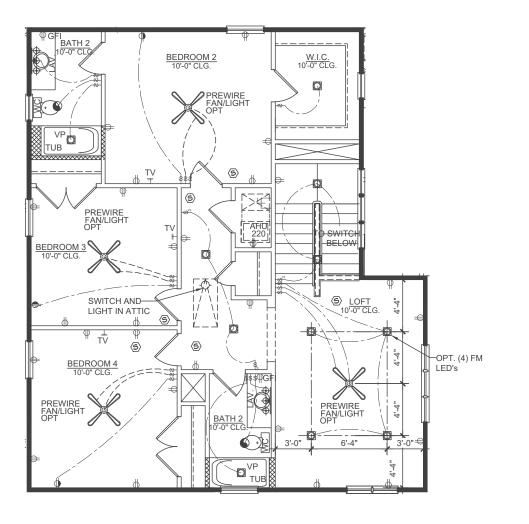
PARK SQUARE HOMES 3162 - YOSEMITE MASTER

title: ELECTRICAL FIRST FLOOR PLAN

project no.XX-XXXXX checked: drawn: BA

date: 04.10.25 scale: AS SHOWN

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



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

#### **ELECTRICAL KEY** DUPLEX CONVENIENCE OUTLET WEATHERPROOF DUPLEX OUTLET GFI -HALE-SWITCHED DUPLEX OUTLET $\ominus$ DUPLEX OUTLET IN FLOOR **⇒ 220**V 220 VOLT OUTLET DISPOSAL \$ WALL SWITCH THREE-WAY SWITCH FOUR-WAY SWITCH \$, DIMMER SWITCH MOTION DETECTOR SWITCH (OPTIONAL) PRE-WIRED SPEAKER FLUSHMOUNT LED O VP FLUSHMOUNT LED - VAPOR PROOF #-○ MONO POINT TRACK HEAD (OPTIONAL) PENDANT FIXTURE SURFACE MOUNTED LIGHT FIXTURE WALL MOUNTED LIGHT FIXTURE FLUORESCENT LIGHT FIXTURE WALL MOUNTED STRIP LIGHT UNDERCABINET LIGHTING (OPTIONAL) WALL SCONCE EXHAUST FAN EXHAUST FAN & LIGHT COMBO $\overline{\mathcal{Q}}$ OUTLET FOR GARAGE DOOR OPENER SOFFIT OUTLET (OPTIONAL) CHIMES • PUSHBUTTON SWITCH SMOKE DETECTOR/CARBON MONOXIDE DETECTORS (5) TELEPHONE OUTLET PREWIRE TELEVISION OUTLET PREWIRE Ţ THERMOSTAT FLECTRIC METER ELECTRIC PANEL DISCONNECT SWITCH SECURITYSYSTEM KEYPAD 1111 PRE-WIRE FOR CEILING FAN SECURITY/FLOOD LIGHTS (JB) JUNCTION BOX

# 2nd FLOOR **ELECTRICAL PLAN ELEVATION "C"**

1/8" = 1'-0"

## **GENERAL ELECTRICAL NOTES:**

Notes: unless otherwise noted

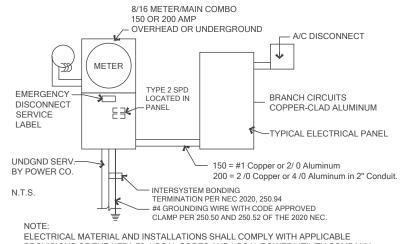
- 1. All trim plates and devices to be ganged, where possible
- Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing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

#### 12. Add GFCI protection to receptacles in laundry rooms and utility rooms of

dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters

- 13. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
- 14. For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each disconnect shall be one of the following:
  - (1)Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT
  - (2)Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE
  - (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.

## **ELECTRICAL RISER DIAGRAM**



PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GROUND FAULT INTERRUPTER DUPLEX OUTLET

SWITCHES AND WALL OUTLETS OVER COUNTERS REMAINING SWITCHES WALL OUTLETS 12" TO C.L 12" TO C.L. TELEPHONE OUTLETS TELEVISION OUTLETS 12" TO C.L EXTERIOR GEI'S GARAGE GFI'S (ABOVE GARAGE FLOOR)
THERMOSTAT
DOOR BELL CHIMES DOOR BELL BUTTON LEVEL W/ DOOR HANDLE KITCHEN HOOD FAN "WHIP" 66" TO C.L KITCHEN WALL HUNG MICROWAVE RECEPTACLE KITCHEN DISHWASHER RECEPTACLE KITCHEN RANGE
KITCHEN REFRIGERATOR WASHER/DRYER OUTLET HOLLYWOOD LIGHTS

C.L. = CENTER LINE

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

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

ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/LITH ITY 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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HOMES SQUARE YOSEMIT MASTER 3162 -

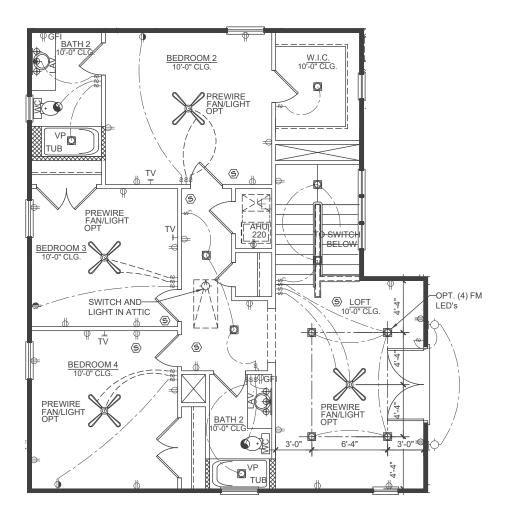
date:

**ELECTRICAL** FIRST FLOOR PLAN

project no.XX-XXXXX checked: drawn.

AS SHOWN scale:

04.10.25



INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KESSEE 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.

# 2nd FLOOR **ELECTRICAL PLAN ELEVATION "D"**

#### **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
- 6. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
- 7. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
- 8. Keep all smoke detectors minimum of 36" from bathroom doors.
- 9. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup. 10. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic
- space and soffits is not acceptable. 11. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

#### 12. Add GFCI protection to receptacles in laundry rooms and utility rooms of

dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

13. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

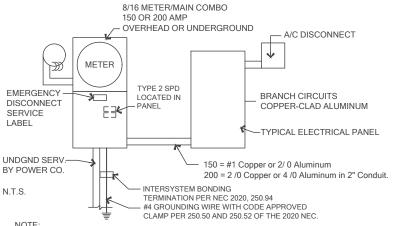
14. For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each disconnect shall be one of the following:

- (1)Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT
- (2)Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT
- (3)Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE FOLIPMENT

Markings shall comply with 110.21(B).

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

## **ELECTRICAL RISER DIAGRAM**



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

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

WEATHERPROOF DUPLEX OUTLET GROUND FAULT INTERRUPTER DUPLEX OUTLET **⊕** 6FI HALF-SWITCHED DUPLEX OUTLET DUPLEX OUTLET IN FLOOR 220V 220 VOLT OUTLET DISPOSAL \$ WALL SWITCH \$3 \$4 THREE-WAY SWITCH FOUR-WAY SWITCH \$ DIMMER SWITCH (M) (SP) MOTION DETECTOR SWITCH (OPTIONAL) PRE-WIRED SPEAKER FLUSHMOUNT LED O VP FLUSHMOUNT LED - VAPOR PROOF **₩**○ MONO POINT TRACK HEAD (OPTIONAL) 1 PENDANT FIXTURE  $\leftarrow$ SURFACE MOUNTED LIGHT FIXTURE WALL MOUNTED LIGHT FIXTURE FLUORESCENT LIGHT FIXTURE  $\Phi \Phi \Phi$ WALL MOUNTED STRIP LIGHT UNDERCABINET LIGHTING (OPTIONAL) WALL SCONCE EXHAUST FAN **EXHAUST FAN & LIGHT COMBO** 0 OUTLET FOR GARAGE DOOR OPENER  $\Rightarrow$ SOFFIT OUTLET (OPTIONAL) CHIMES CHIMES PUSHBUTTON SWITCH SMOKE DETECTOR/CARBON MONOXIDE DETECTORS (5) TELEPHONE OUTLET PREWIRE TELEVISION OUTLET PREWIRE THERMOSTAT ELECTRIC METER ELECTRIC PANEL DISCONNECT SWITCH SECURITYSYSTEM KEYPAD 7777 PRE-WIRE FOR CEILING FAN SECURITY/FLOOD LIGHTS GAS METER

DUPLEX CONVENIENCE OUTLET

ELECTRICAL DEVICES ABOVE FIN. FLR. SWITCHES AND WALL OUTLETS OVER COUNTERS REMAINING SWITCHES WALL OUTLETS TELEPHONE OUTLETS TELEVISION OUTLETS EXTERIOR GFI'S GARAGE GFI'S (ABOVE GARAGE FLOOR)
THERMOSTAT DOOR BELL CHIMES DOOR BELL BUTTON KITCHEN HOOD FAN "WHIP KITCHEN WALL HUNG MICROWAVE RECEPTACLE KITCHEN DISHWASHER RECEPTACLE UNDER SINE KITCHEN RANGE KITCHEN RANGE KITCHEN REFRIGERATOR WASHER/DRYER OUTLET HOLLYWOOD LIGHTS C.L. = CENTER LINE

JUNCTION BOX

(JB)

ADD GECLEROTECTION 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

RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WAY.

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

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

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



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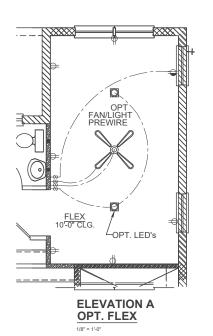


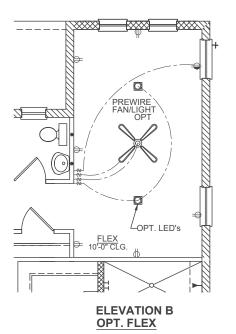
SQUARE HOMES YOSEMITE

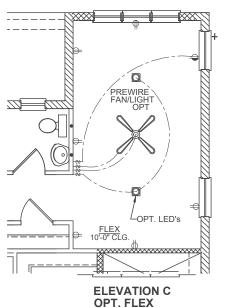
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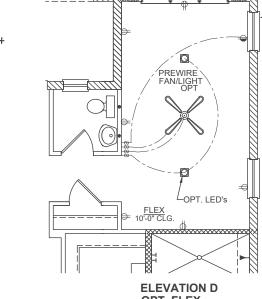
ELECTRICAL FIRST FLOOR PLAN

project no. XX-XXXXX checked: drawn: BA date: 04.10.25 AS SHOWN scale:





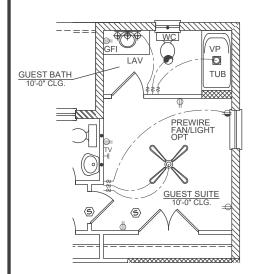


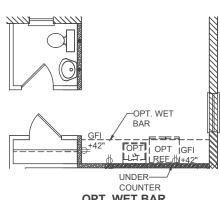


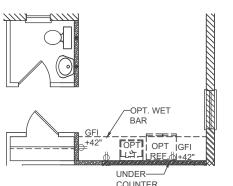
REAR PORCH

10'-0" CLG.









**OPT. WET BAR IN FLEX SPACE** 

## **GENERAL ELECTRICAL NOTES:**

Notes: unless otherwise noted,

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- 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

**OPT. ENSUITE ELECTRICAL PLAN** 

- 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).
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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 power source and shall be equipped with a monitored battery backup.
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(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 **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.

## GF **UNDER** COUNTER OPT. OUTDOOR KITCHEN

-PRE-PLUMB FOR SUMMER

KITCHEN GFI

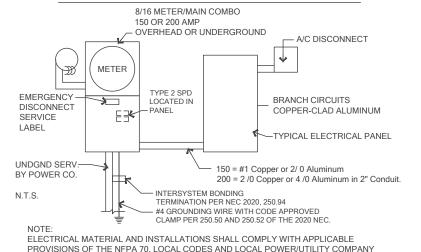
**OPTIONS** 

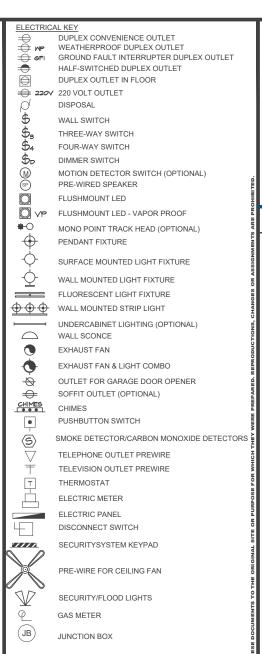
1/8" = 1'-0"

#### DISCLAIMER

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## **ELECTRICAL RISER DIAGRAM**





- 1		
	ELECTRICAL DEVICES	ABOVE FIN. FLF
	SWITCHES AND WALL OUTLETS OVER COUNTERS REMAINING SWITCHES WALL OUTLETS	48" TO C.L 12" TO C.L
ī	TELEPHONE OUTLETS TELEVISION OUTLETS	12" TO C.L. 12" TO C.L.
		12" TO C.L. 48" TO C.L.
	GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO C.L.
	THERMOSTAT	54" TO C.L
	DOOR BELL CHIMES	84" TO C.L
	DOOR BELL BUTTON LEVEL	W/ DOOR HANDLE
	KITCHEN HOOD FAN "WHIP"	66" TO C.L
	KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO C.L
	KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
	KITCHEN RANGE	24" TO C.L
	KITCHEN REFRIGERATOR	48" TO C.L
	WASHER/DRYER OUTLET	36" TO C.L
	HOLLYWOOD LIGHTS	84" TO C.L
	CI - CENTER LINE	

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

RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL INCLE YOU LET'S SHALL NOT BE REQUIRED ON A WAY.

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 CREATER THAN 12" FOR STRAIGHT COUNTER TOPS AND 18" FOR SINKS AND RANGES INSTALLED IN CORNER COUNTERS.

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

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



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**OPTIONS** 

date:

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project no.XX-XXXXX checked: drawn: RΑ

AS SHOWN

04.10.25

# PAST EDGE OF ROOF ROOF PER PLAN

EXTERIOR SHEATHING

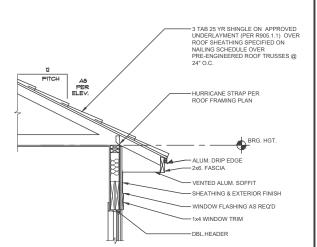
# HOUSE WRAP - WIRE LATH

CAP @ LOW WALL

## TYPICAL VALLEY FLASHING DETAIL

TIE-IN WITH WEATHER RESISTIVE BARRIER

TYPICAL ROOF TO WALL FLASHING DETAIL

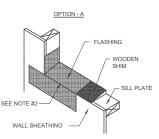


## TYPICAL WINDOW & SLIDING GLASS DOOR Z FLASHING DETAIL

N.T.S.

# 1. INTEGRATE INSTALLATION OF WEATHER RESISTIVE BARRIER WITH 2. SCORE & FOLD WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION 5. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH WEATHER RESISTIVE BARRIER TAP WEATHER RESISTIVE SILL PLATE (SEE DETAIL B 1. FLASHING TO BE FLEXIBLE SELF-ADHESIVE TYPE (MIN. 6" WIDE) 2. INSTALL FLASHING IN ORDER AS SHOWN BY NUMBERS 3 MECHANICALLY FASTEN AS NECESSARY TYPICAL SLIDING GLASS DOOR FLASHING DETAIL

N.T.S.



- 1 FLASHING TO BE ELEXIBLE 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

#### WIRE LATH VIRE LATH PLASTER FIN FI ASHING TAPE : PROVIDE SLOPE WIRE LATH WIRE LATH -PLASTER FINISH NAILING FLANGE 1-SILL 1. CUT. FOLD UP & TEMPORARILY 1. FLASHING TO BE FLEXIBLE SELF-ADHESIVE TYPE (MIN. 6" WIDE) 2. REMOVE WEATHER RESISTIVE BARRIER FROM TOP OF WINDOW ! INSTALL HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER 3. INSTALL FLASHING IN ORDER AS SHOWN BY NUMBERS 4. INSTALL FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS . FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE TYPICAL WINDOW FLASHING DETAIL FLASHING @ WALL OPENING N.T.S.

#### WALL COVERING

#### 2023 FBCR

#### SECTION R703.1 EXTERIOR COVERING

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

#### R703.1.1 WATER RESISTANCE

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

#### R703.2 WATER-RESISTIVE BARRIER

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

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

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

#### R703.4 FLASHING

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

- 1.Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:
  - 1.1.The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing or water-resistive barrier manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
  - 1.2.In accordance with the flashing design or method of a registered design professional.

  - 1.3.In accordance with other approved methods.

     1.4.In accordance with FMA/AAMA 100. FMA/AAMA 200. FMA/WDMA 250. FMA/AAMA/WDMA 300 or FMA/AAMA/WDMA 400, or FMA/AAMA/WDMA 2710.
- 2.At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
- 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.

#### **DISCLAIMER**

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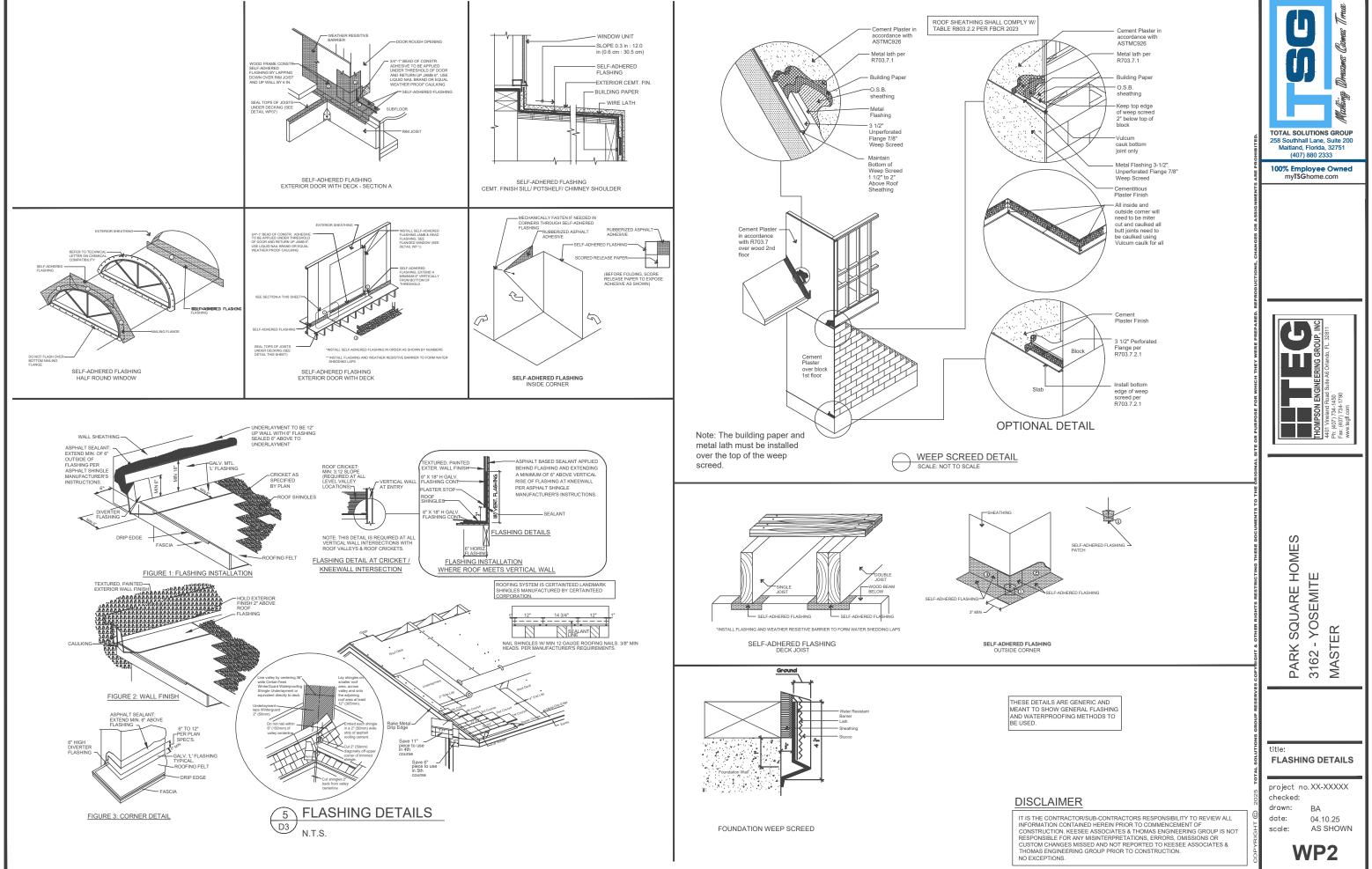
SQUARE HOMES - YOSEMITE PARK SQI 3162 - YO MASTER

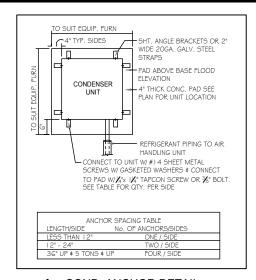
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FLASHING DETAILS

project no.XX-XXXXX checked: drawn:

> 04.10.25 AS SHOWN scale:





## COND. ANCHOR DETAIL

#### FIELD REPAIR NOTES

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

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

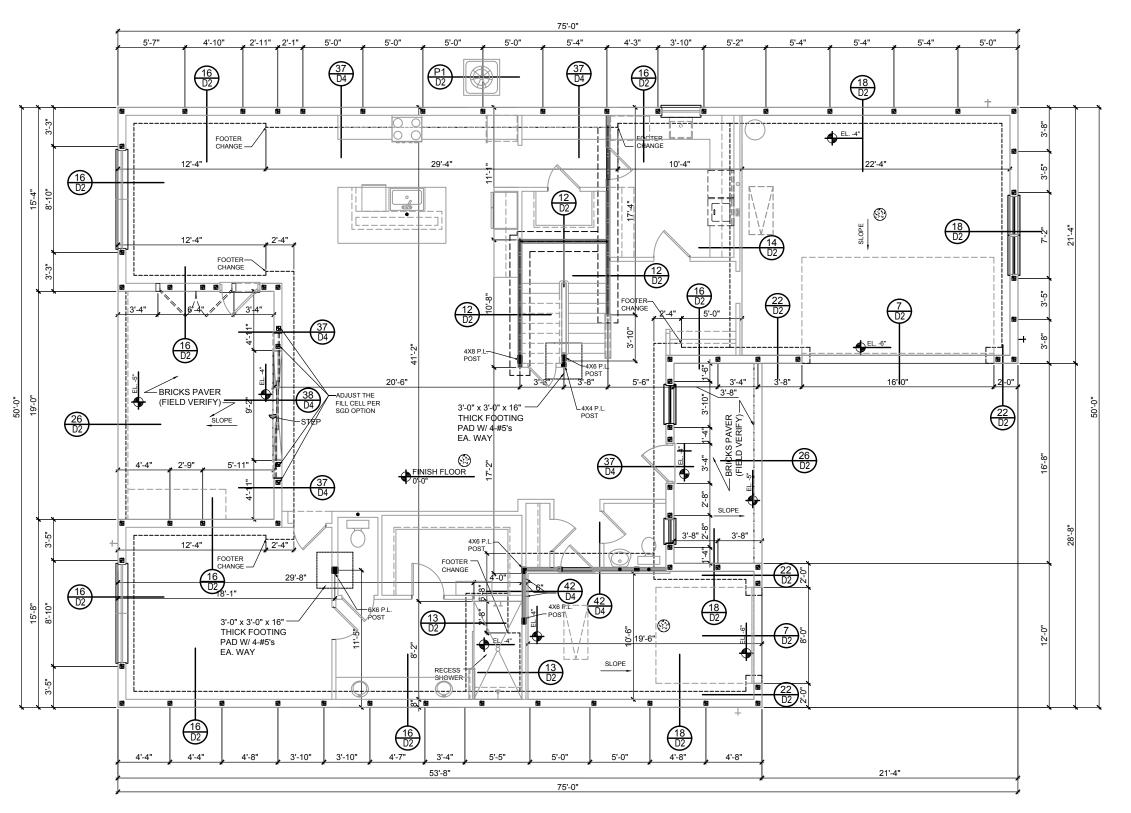
3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL, STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3\* AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3\* FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE.

#### VERIFICATION OF FIELD CONDITIONS:

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

#### FOUNDATION NOTES

- I. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
- DENOTES FILL CELL REINF. W/ CONC. W/ I #5 REBAR. GRADE GC
   DENOTES FILL CELL RE NE\_ W/ CONC. W/ 2-#5 REBAR. GRADE GC
- 3. DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S. I.
  4" THICK WITH 6X6 10/10 GAUGE REINFORCING MAT. W/ MIN.
  1" COVER TERMITE TREATED SOIL WITH 0.00Gmm (Gmil)
  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 GI-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE AFFROVED THERMAL EXPANSION DEVICE
- 6. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
- 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/ MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



FOUNDATION PLAN
A (STANDARD)

TOTAL SOLUTIONS GROUP
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(407) 880 2333

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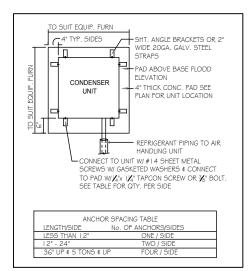
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#### FIELD REPAIR NOTES

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- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 11/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 11/4"+ - 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 (I) MTS 12 @ TOP AND BOTTOM PLATE.

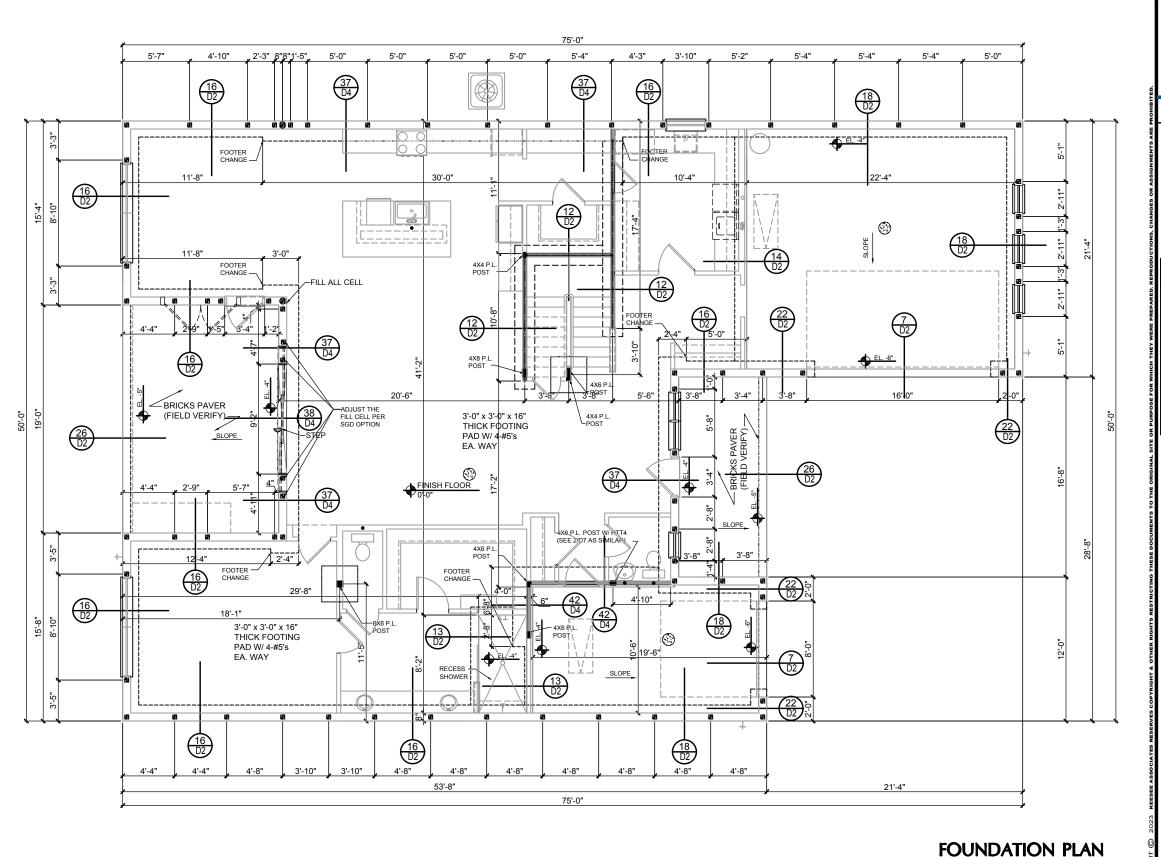
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- . 💆 DENOTES FILL CELL REINF. W/ CONC. W/ I #5 REBAR. GRADE 60 DENOTES FILL CELL RE NE\_ W/ CONC. W/ 2-#5 REBAR. GRADE 60
- 3. BENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S. I.
  4" THICK WITH GXG 10/10 GAUGE REINFORCING MAT. W/ MIN.
  1" COVER TERMITE TREATED SOIL WITH 0.00Gmm (Gmil)

  1" COVER TERMITE TREATED POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACE IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. \*FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO WIRE.
- 4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR
- 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 AFFROVED THERMAL EXPANSION DEVICE
- PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS
- MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
- 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.



**B (STANDARD)** 

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Maitland, Florida, 32751

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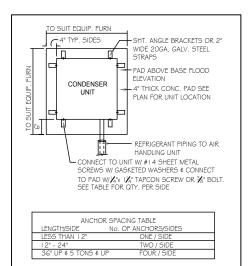
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YOSEMITE

PARK SQI 3162 - YO MASTER



# COND. ANCHOR DETAIL

#### FIELD REPAIR NOTES

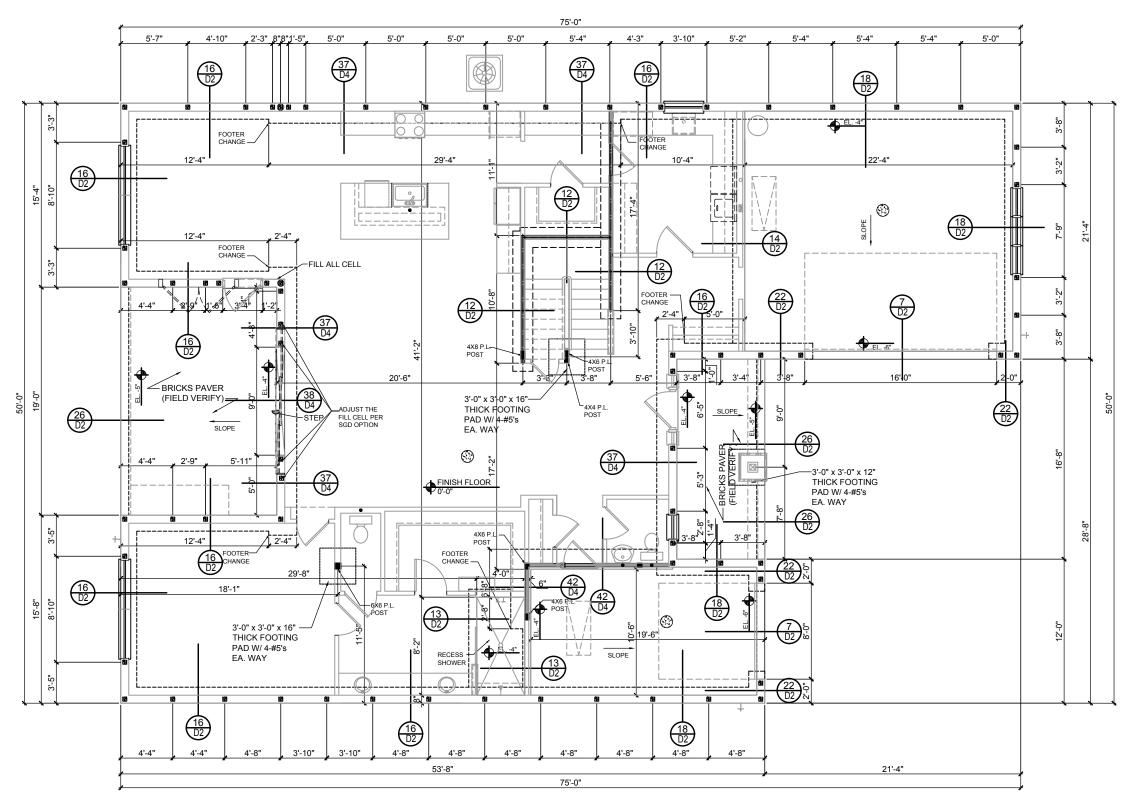
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- 3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL, STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3° AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3° FROM PENETRATION. ADD (1) MTS I 2 @ TOP AND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

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  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
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- G. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
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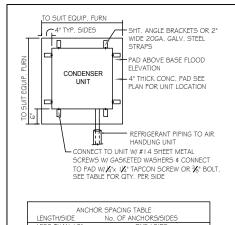
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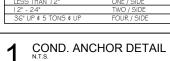
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The structural design of this building is in accordance with the FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL and is certified as such.

**FOUNDATION PLAN** 

C (STANDARD)





#### 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.

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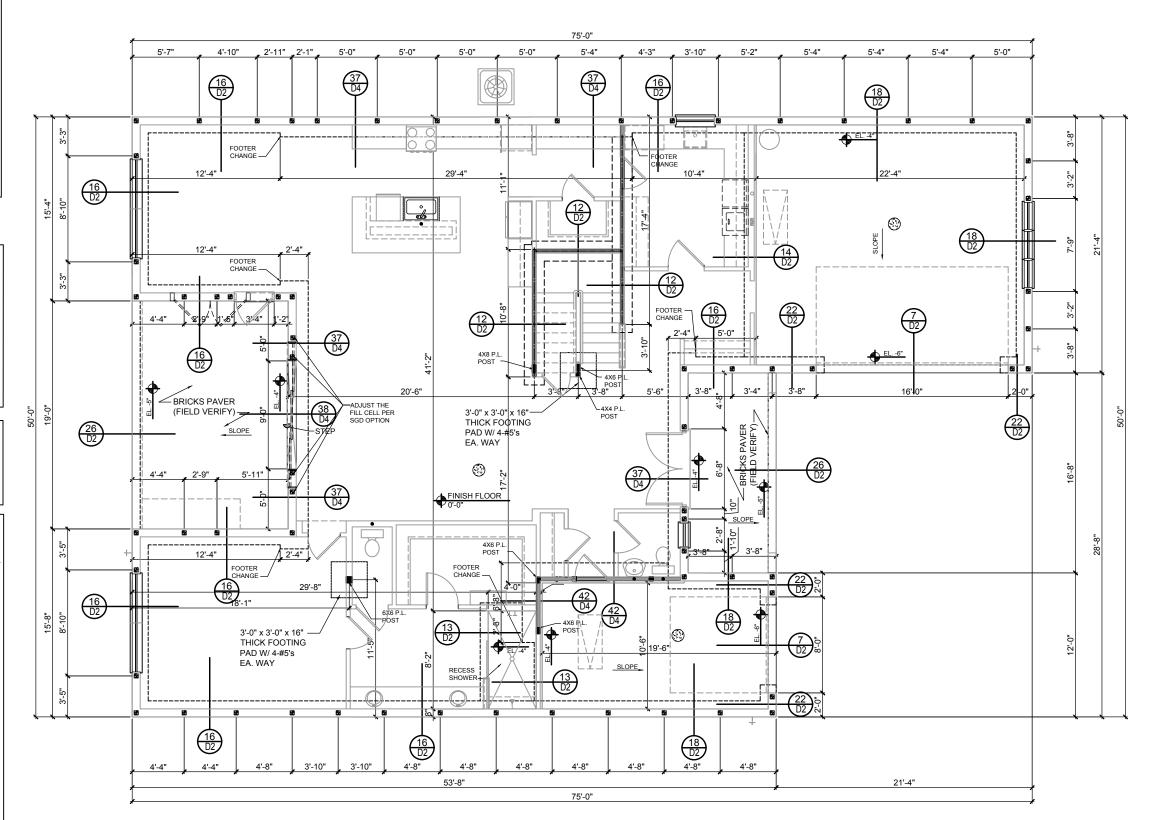
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  DENOTES FILL CELL RE NE\_ W/ CONC. W/ 2-#5 REBAR. GRADE GO
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  4" THICK WITH CXG I O/I O GAUGE REINFORCING MAT. W/ MIN.
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- MECHANICAL EQUIP. LOCATIONS 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.



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

**FOUNDATION PLAN** 

D (STANDARD)

TOTAL SOLUTIONS GROUP 258 Southhall Lane, Suite 200

Maitland, Florida, 32751

100% Employee Owned myTSGhome.com

HOMES

SQUARE

title:

checked:

drawn:

date:

Foundation Plan

project no.XX-XXXXX

scale: AS SHOWN

04.10.25

YOSEMITE

PARK SQI 3162 - YO MASTER



SEE PLAN DESIGN WIND PRESSURE

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

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

#### FIELD REPAIR NOTES

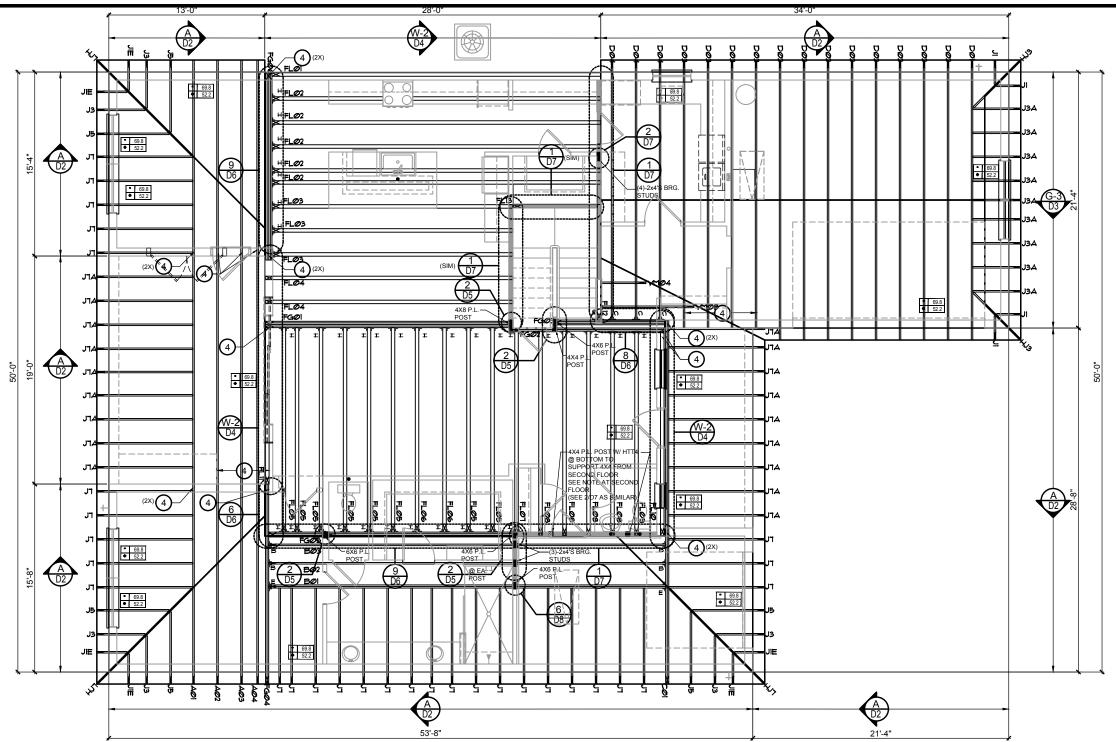
1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA, x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.

2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1½" - ADD FILLED CELL (NO VERTICAL STEEL) MIPPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1½" - REQUIRE SPECIAL ENGINEERING LETTER.

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

#### NOTES

- 1. TYPICAL ROOF GABLE OVERHANG TO BE 12"
- 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.
- 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 R905.11.1 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.



CONNEC	CTOR SC								53'-8"					<b>.</b>		21'-4"			
CONNEC		HEDIIIE			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
	CICICOC	TILDOLL			47	LSTA24	18-10d	1,295	N/A	104	HDU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	5,020	N/A			JOIST : 18-10d	-,	
S	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	480 / N/A
TYPE		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
DE DE	DESCRIPTION	PER CONNECTOR	UPLIFI	FI/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
	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	18-10d x 1½"	2,480	2000/ 1370	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
					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	125 / 160	89	CB66	(2) 7/8" BOLTS	2,300	985	214	1100212-3	BM: (10) 0.148x3"	1,095	IN/A	Т	CONNECTORS T	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		ļ
22	H10A -	RFT: 8-8d x 1½"	1010	660/550	93	AC6 (MAX)	28-16d	1,815	1,070			BLOCK: 10-1/4"X11/2" TC				-			
		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					
24	'''	PLT / STD: 10-8d	303	400 / N/A	96	HD8A	STUD:(3) 7/8"X5½" BOLTS	7,910	N/A			H:1-ATR3/4X8 TOP&FACE							
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150			BLOCK: 4-¼"X2¼" 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			ZZO	1077	HDR : (2) 3/4" φ x 8"	1,020	14//					
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		1			ANI
38	MTS16	14-10d	990	N/A	99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / NI/A								FLOOR FRAMIN	16 PL	AN
39	MTS30	14-10d	990	N/A		HTT5		440	440 / N/A	231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A		4	A (STANDARD)		
43	LSTA12	10-10d	905	N/A	102	піІЭ	5/8" BOLT/ 26-10d	4,275	N/A			JOIG1 . 10-100				•			



100% Employee Owned myTSGhome.com



PARK SQUARE HOMES 3162 - YOSEMITE MASTER

Floor Framing Plan

project no.XX-XXXXX checked: drawn: date: 04.10.25

scale: AS SHOWN

**S2.0A** 



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

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

#### FIELD REPAIR NOTES

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

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

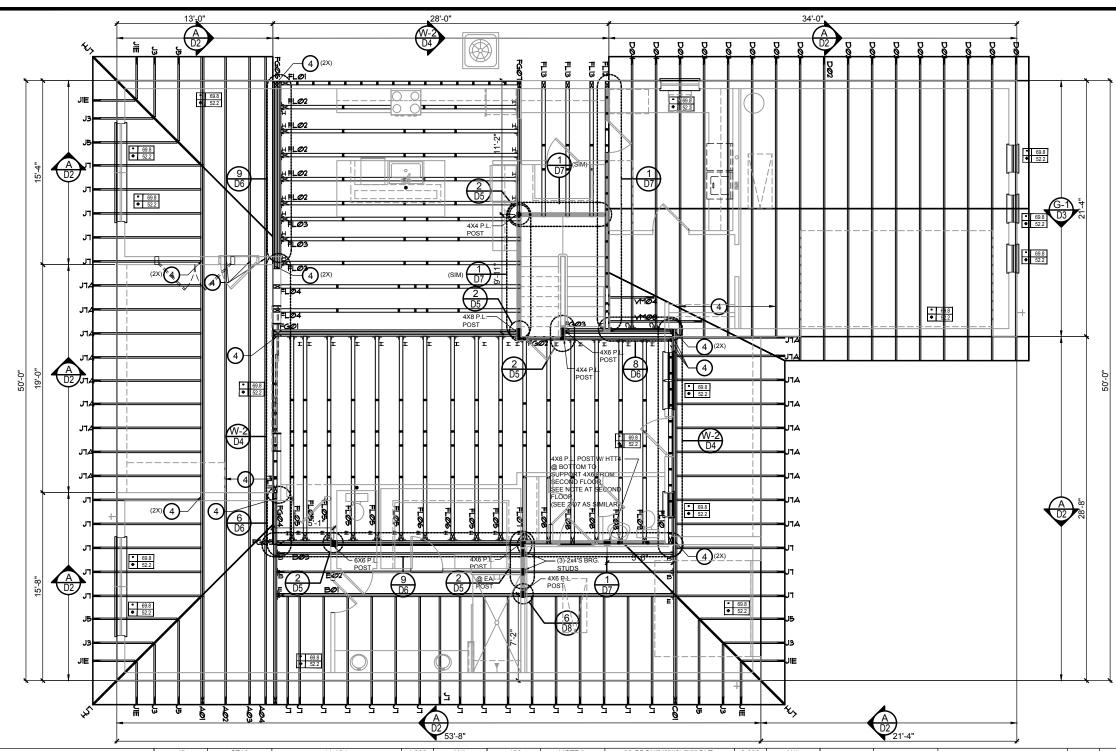
3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE

#### NOTES

- 1. TYPICAL ROOF GABLE OVERHANG TO BE 12"
- 3. PROVIDE AND INSTALL FLASHING AND ROOFING
- 3. PROVIDE AND INSTALL PLASHING AND SHEET METAL 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 8. IILE HOOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905-1.1.
  UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND B0757 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

LSTA12



	E VENTS MAXIMUM OPE INUFACTURE SPECIFIC								D2 53'-8"							D2 21'-4"	
CONINI	EOTOD O				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"
COMM	ECTOR 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	IVIBHAD.50/16	JOIST: 18-10d
	OIMPOON				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 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	301	MGT	(1) 5/8"BLTS./GIR: 22-10d
	LIETAGO		1 010	05 / 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: 8-10d
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
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370	90	ABU66	12-16d	2,240	N/A	214	11110040.0	HD:(22)0.162"X3½" TAPCON	1.895	N/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	IN/A	T	CONNECTORS	TO 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	1	TRUSS MANUFA	ACTURERS
22	H10A	RFT: 8-8d x 11/2"	1010	660/550	93	AC6 (MAX)	28-16d	1.815	1.070			BLOCK: 10-1/4"X11/2" TC					
		PLT: 8-8d x 1½"		000/000	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			1		
24	H7	RFT / TRS: 4-8d	985	400 / N/A		111020	SILL: 7/8" BOLT	1,100	1071	217	HUS212-2	JOIST : 10-16d	2,630	N/A			
24	"/	PLT / STD: 10-8d	905	400 / N/A	96	HD8A	STUD:(3) 7/8"X5½" BOLTS	7,910	N/A			H:1-ATR3/4X8 TOP&FACE			1		
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	1		
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A			SILL: 5/8" BOLT			220	IN/A		1,020	IN/A	-		
37	MTS12	14-10d	990	N/A	98	HTT4		4,235	N/A	226	MBHA4.75/12	HDR : (2) 3/4" φ x 8"	2,160	N/A		FI <i>C</i>	OOR FRAMING
38	MTS16	14-10d	990	N/A		405	STRAP: 18-16d	440	440 / 11/4			JOIST : 18-10d			1		
39	MTS30	14-10d	990	N/A	99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A	231	MBHA3.56/16	HDR : (2) 3/4" φ x 8"	3,450	N/A		B (ST	'ANDARD)
40	LOTATO	10.10.1	005	NI/A	102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A			JOIST : 18-10d					

N/A

905

10-10d

**PLAN** B (STANDARD)

K SQUARE HOMES 2 - YOSEMITE PARK SQI 3162 - YO MASTER

TOTAL SOLUTIONS GROUP 258 Southhall Lane, Suite 200

Maitland, Florida, 32751

100% Employee Owned myTSGhome.com

title:

Floor Framing Plan

project no.XX-XXXXX checked: drawn: BA date: 04.10.25

scale: AS SHOWN

**S2.0B** 

3,450

1 470

2000

6485

9.250

1,700

3.965

N/A

480 / N/A

1015 / 440

N/A

N/A

N/A

N/A



SEE PLAN DESIGN WIND PRESSURE

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

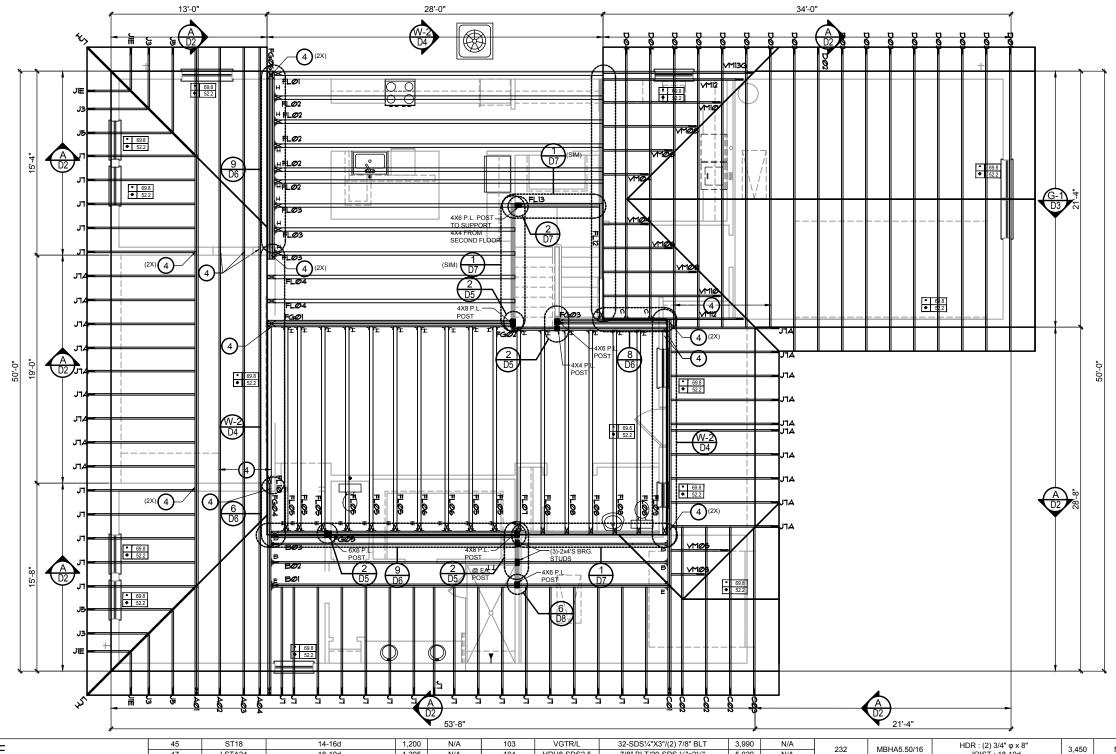
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#### FIELD REPAIR NOTES

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- 2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 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. 1½"+ - REQUIRE SPECIAL 
  ENGINEERING LETTER.
- 3- PENETRATION OF PLUMBING PIPES/DRYER VENTS
  THRU PLATES OF A LOAD BEARING WALL MAY OCCUR
  PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF
  PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS
  NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12
  A TOR AND ROTTOM BLATE. @ TOP AND BOTTOM PLATE

#### NOTES

- 1. TYPICAL ROOF GABLE OVERHANG TO BE 12"
- 2. TYPICAL ROOF EAVES OVERHANG TO BE 24" UNLESS OTHERWISE NOTED.
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- 9. OFF RIDGE VENTS MAXIMUM OPENING SIZES:



REFER TO MAI	NUFACTURE SPECIFIC	ATIONS.		<u> </u>					53'-8"				<u>_</u>		
00111	E0T0D 0				45	ST18	14-16d	1,200	N/A	103	VGTR/L	32-SDS1/4"X3"/(2) 7/8" BLT	3,990	N/A	
CONN	ECTOR 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
	OIMPOON				71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1½"	520	260 / N/A	240
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
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	301
4	LIETAGO		1.810	65 / 960	80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A	302
4	HETA20	14-10d x 1½"			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
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	N/A	401
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
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	212		BLOCK: 10-1/4"X11/2" TC			
ļ		PLT: 8-8d x 11/2"			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	1		1
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"	1		†
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"			†
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	1
43	LSTA12	10-10d	905	N/A							1				1

FLOOR FRAMING PLAN C (STANDARD)

JOIST : 18-10d

R:2-10dx11/2"P:10-10dx11/2"

30-16d-sinker

(1) 5/8"BLTS /GIR: 22-10d

LTL:3/4"BLTS./GIR: 8-10d

LTL:3/4"BLTS./GIR: 16-10d

FACE:18-16d/JST:8-16d

CONNECTORS TO BE SPECIFIED & PROVIDED BY

H16

LGT2

MGT

HGT-4

HGT-2 or 3

SUR/L414

TRUSS MANUFACTURERS





HOMES · YOSEMITE SQUARE PARK SQI 3162 - YO MASTER

title:

Floor Framing Plan

project no.XX-XXXXX checked: drawn: date: 04.10.25

**S2.0C** 

scale: AS SHOWN

1 470

3 965

6485

9,250

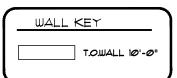
1,700

480 / N/A

N/A N/A

N/A

N/A



SEE PLAN DESIGN WIND PRESSURE

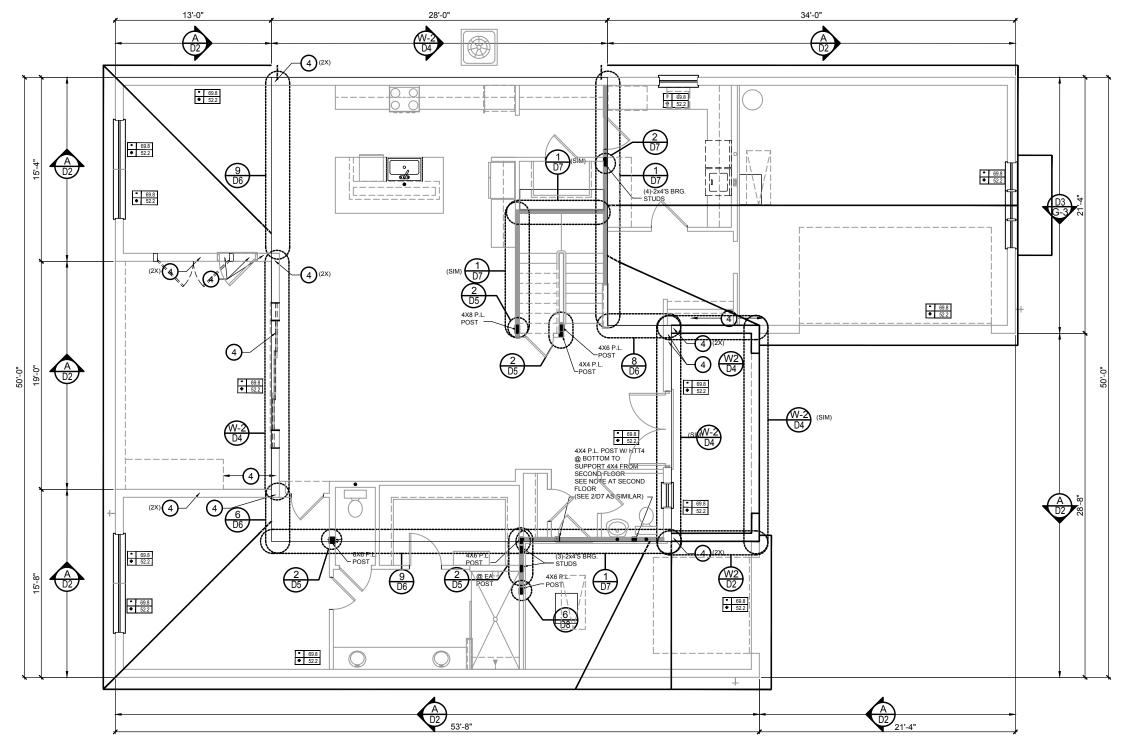
+ XXX ULTIMATE DESIGNED POSITIVE PRESSURE
- XXX ULTIMATE DESIGNED NEGATIVE PRESSURE

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
- 2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" NO REPAIR NECESSARY 7/8" TO 1/8" 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 BOIL 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

- 1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- 2. TYPICAL ROOF EAVES OVERHANG TO BE 24" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC.STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023)FLORIDA RESIDENTIAL CODE.
- 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 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 TP/WTCA 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 OF ASSETTION OF THE DOSE 1.1. 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.



					45	ST18	14-16d	1.200	N/A	103	VGTR/L	32-SDS1/4"X3"/(2) 7/8" BLT	3.990	N/A			HDR : (2) 3/4" φ x 8"	T	
CONN	ECTOR SC	HEDULE			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 : 18-10d	3,450	N/A
	OIMPOON				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	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-sinker	2000	1015 / 44
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	301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
	LIETAGO		1.010	05/000	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: 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	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	125 / 160	89	CB66	(2) 7/8" BOLTS	2,300	985	214	HUC212-3	BM: (10) 0.148x3"	1,095	IN/A	Т	CONNECTORS T	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	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	<b>N</b> 1/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							
24	H7 L	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		FIC	OR FRAMING	PI AN	1
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"						"	
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		D (STANDARD)			
43	LSTA12	10-10d	905	N/A	.02		5.0 2021/ 20 100	1 .,210	/\			22.2.7.10.104							



100% Employee Owned myTSGhome.com



PARK SQUARE HOMES 3162 - YOSEMITE MASTER

title:

Floor Framing Plan

project no.XX-XXXXX checked: drawn: date: 04.10.25

scale: AS SHOWN

EE PLAN DESIGN WIND PRESSURE

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

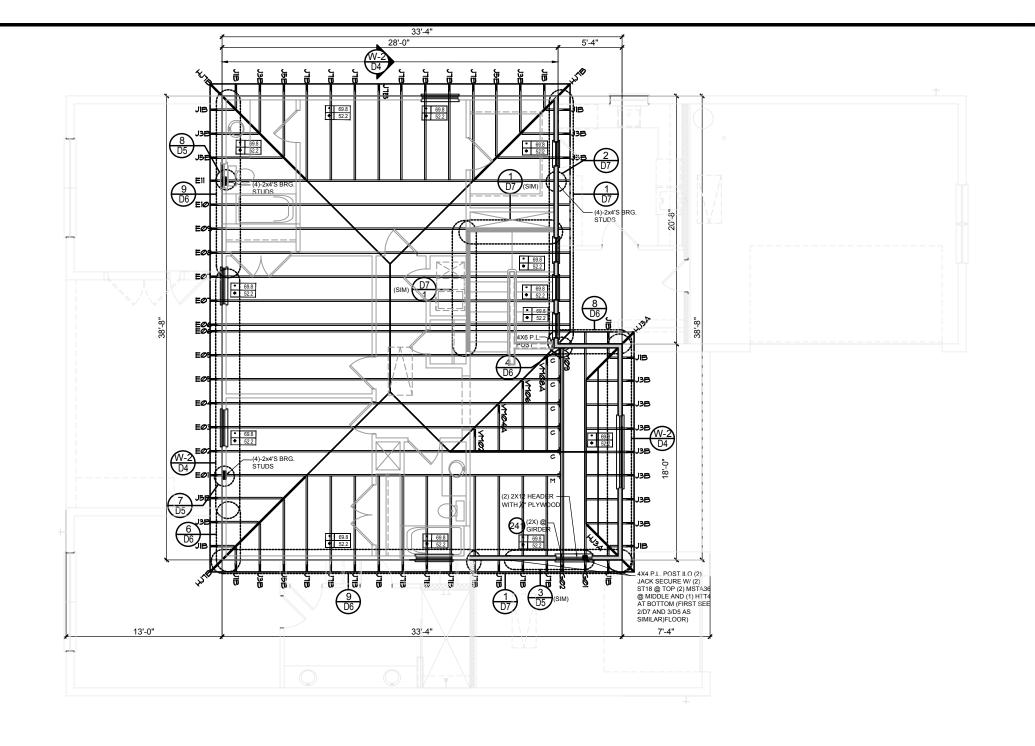
NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

#### FIELD REPAIR NOTES

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- 2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" NO REPAIR NECESSARY 7/8" TO 1/8" ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTEO 1/2" REQUIRE SPECIAL ENGINEERING LETTER.
- 3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3° AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3° FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE

#### **NOTES**

- 1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
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- 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.
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- 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.
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- 7. ROOF UNDERLAYMENT TO BE USED IS 30 LBS.
- 8. TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, STH 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.



CONINI		CLIEDLILE			45	ST18	14-16d	1,200	N/A	103	VGTR/L	32-SDS1/4"X3"/(2) 7/8" BLT	3,990	N/A	
COMM	ECTOR 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	
	SIMPSON				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	CE / DCD	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	
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	N/A	
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	
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	
22	H10A	RFT: 8-8d x 1½"	1010	660/550	93	AC6 (MAX)	28-16d	1,815	1,070			BLOCK: 10-1/4"X11/2" TC			
	·	PLT: 8-8d x 11/2"			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			1
24	Н7	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	500	40071477	96	HD8A	STUD:(3) 7/8"X51/2" BOLTS	7,910	N/A			H:1-ATR3/4X8 TOP&FACE			1
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	1
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A			SILL: 5/8" BOLT					HDR : (2) 3/4" φ x 8"	.,		1
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"			1
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	.02		5.5 25217 20 100	1 .,270		l		22.2. 10 100			J

ROOF FRAMING PLAN A (STANDARD)

3,450

1,470

2000

3,965

6485

9,250

1,700

N/A

480 / N/A

1015 / 440

N/A

N/A

N/A

N/A

HDR: (2) 3/4" φ x 8"

R:2-10dx1½"P:10-10dx1½

30-16d-sinker

(1) 5/8"BLTS./GIR: 22-10d

LTL:3/4"BLTS./GIR: 8-10d

LTL:3/4"BLTS./GIR: 16-10d

FACE:18-16d/JST:8-16d

CONNECTORS TO BE SPECIFIED & PROVIDED BY

JOIST: 18-10d

232

240

241

301

302

303

401

MBHA5.50/16

H16

LGT2

MGT

HGT-2 or 3

HGT-4

SUR/L414

TRUSS MANUFACTURERS

TOTAL SOLUTIONS GROUP
258 Southhall Lane, Suite 200
Maitland, Florida, 32751
(407) 880 2333

100% Employee Owned myTSGhome.com



PARK SQUARE HOMES 3162 - YOSEMITE MASTER

title:

Roof Framing Plan

project no.XX-XXXXX checked: drawn: BA date: 04.10.25

scale: AS SHOWN

S3.0A

SEE PLAN DESIGN WIND PRESSURE

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

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- 3- PENETRATION OF PLUMBING PIPES/DRYER VENTS 3-PENE INATION OF PLONBING PIPESIDINT BEY VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED BIL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3- AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 5' FROM PENETRATION. ADD (1) MTS12 (8) TOP AND BOTTOM PLATE.

#### NOTES

- 1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- 2. TYPICAL ROOF EAVES OVERHANG TO BE 24"
- . PROVIDE AND INSTALL FLASHING AND ROOFING 3. PROVIDE AND INSTALL FLASHING AND ROUFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC.STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023)FLORIDA RESIDENTIAL CODE.
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  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

MTS30

LSTA12

10-10d

14-10d

990

N/A

N/A

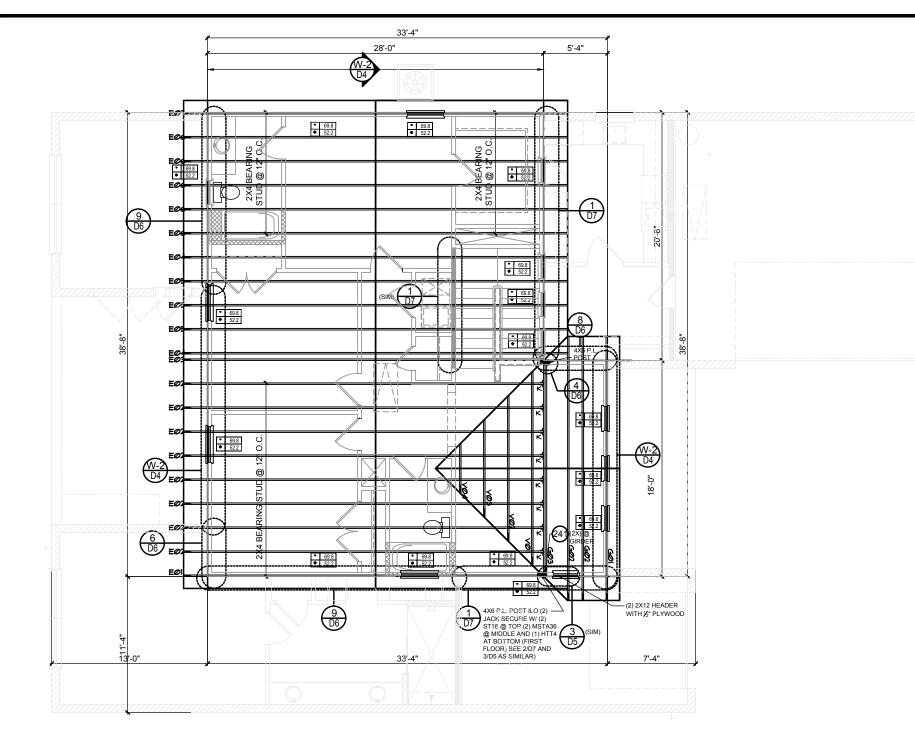
102

A35

HTT5

H:4-8dx1½"/P:4-8dx1½

5/8" BOLT/ 26-10d



										_	1								т
CONN	ECTOD 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"	3,450	N/A
COM	ECTOR 3	CHEDOLE			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	202	WB11/10.00/10	JOIST : 18-10d	0,400	1477
	CIMPCON				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	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-sinker	2000	1015 / 440
TYPE	DESCRIPTION	FASTENERS	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	301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
		PER CONNECTOR			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
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	2000/ 1370	90	ABU66	12-16d	2,240	N/A	044	11110040.0	HD:(22)0.162"X3½" TAPCON	4.005	21/2	401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
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	Т	CONNECTORS T	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	H10A	RFT: 8-8d x 1½"	1010	660/550	93	AC6 (MAX)	28-16d	1.815	1,070			BLOCK: 10-1/4"X11/2" TC							
	· ·	PLT: 8-8d x 1½"	1010	000/000	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	005	400 / N/A	<del>- "</del> -		SILL: 7/8" BOLT	1,100	1471	217	HUS212-2	JOIST : 10-16d	2,630	N/A					
24	Π'	PLT / STD: 10-8d	900	400 / N/A	96	HD8A	STUD:(3) 7/8"X5½" BOLTS	7,910	N/A			H:1-ATR3/4X8 TOP&FACE	+	_					
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150			(-)			219	MBHA412	JOIST: 18-10d	3,145	N/A					
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303	97	MTSM16	BLOCK: 4-¼"X2¼" TC JOIST : 7-10d	860	N/A	220	NI/A		4 000	NI/A					
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A						220	N/A	N/A	1,620	N/A					
37	MTS12	14-10d	990	N/A	98	HTT4	SILL: 5/8" BOLT	4,235	N/A	226	MBHA4.75/12	HDR : (2) 3/4" φ x 8"	2,160	N/A			DOOF FD 444		DI 451
38	MTS16	14-10d	990	N/A			STRAP: 18-16d					JOIST : 18-10d					ROOF FRAMI	NG	PI AN
1 30	IVITOTO	1 <del>4</del> -100	1 990	IN/A	ا مم	Δ35	H·4_8dv11/4"/D·4_8dv11/4"	440	440 / N/A	1	1	HDD : (2) 2/4" (2 v 0"	1	1					" '

4,275

440 440 / N/A

231

MBHA3.56/16

HDR: (2) 3/4" φ x 8"

JOIST : 18-10d

3,450

N/A

TOTAL SOLUTIONS GROUP 258 Southhall Lane, Suite 200 Maitland, Florida, 32751

100% Employee Owned myTSGhome.com



PARK SQUARE HOMES 3162 - YOSEMITE MASTER

title:

Roof Framing Plan

project no.XX-XXXXX checked: drawn: BA date: 04.10.25 scale: AS SHOWN

**S3.0B** 

B (STANDARD)

SEE PLAN DESIGN WIND PRESSURE

+ XXX ULTIMATE DESIGNED POSITIVE PRESSUR

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

#### FIELD REPAIR NOTES

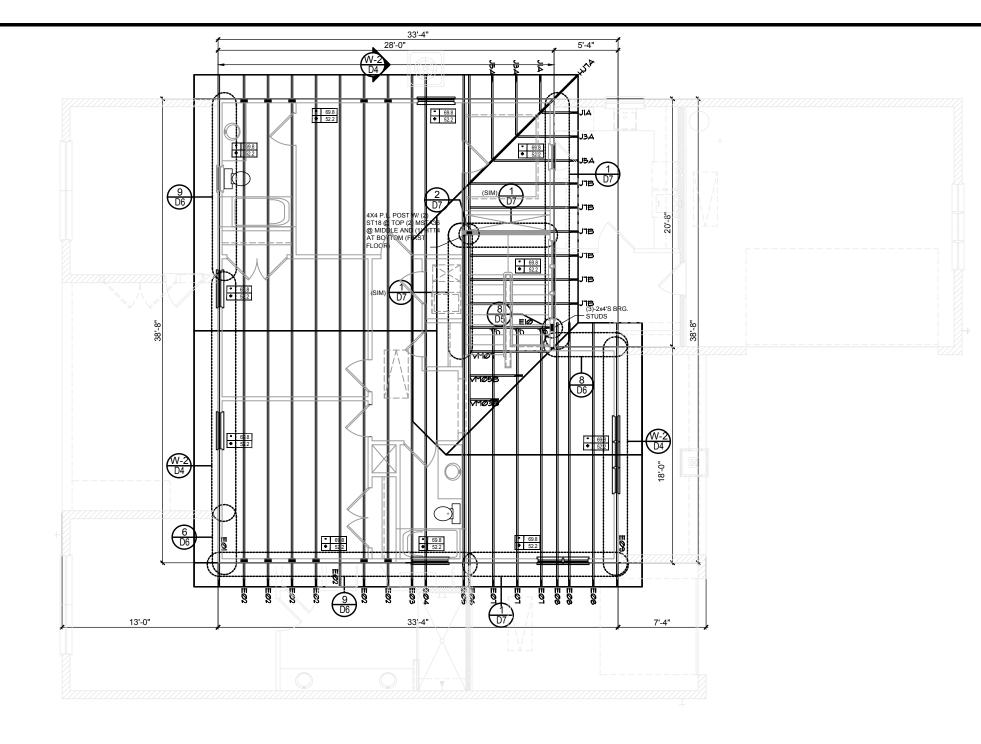
1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W. UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.

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

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

#### **NOTES**

- 1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- 2. TYPICAL ROOF EAVES OVERHANG TO BE 24" UNLESS OTHERWISE NOTED.
- 3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC.STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023)FLORIDA RESIDENTIAL CODE.
- 4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
- 5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY KIN ACCORDANCE WITH 11RE 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 BCS1 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.



					45	ST18	14-16d	1.200	N/A	103	VGTR/L	32-SDS1/4"X3"/(2) 7/8" BLT	3.990	N/A	Т
CONN	ECTOR SO	CHEDULE			47	LSTA24	18-10d	1,295	N/A	104	HDU8-SDS2.5	7/8" BLT/20-SDS ½"x2½"	5,020	N/A	1
	011100011			I	71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1½"	520	260 / N/A	t
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	T
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	Ī
	LIETAGO		1 010	05 / 000	80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A	Т
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	Т
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370	90	ABU66	12-16d	2,240	N/A	214	11110040.0	HD:(22)0.162"X31/2" TAPCON	4 005	N/A	T
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	Г
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 11/2"	1010	660/550	93	AC6 (MAX)	28-16d	1.815	1.070			BLOCK: 10-1/4"X11/2" TC	1		+
		PLT: 8-8d x 11/2"		000/000	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			1
24	H7	RFT / TRS: 4-8d	985	400 / N/A			SILL: 7/8" BOLT			217	HUS212-2	JOIST : 10-16d	2,630	N/A	
24	117	PLT / STD: 10-8d	903	4007147A	96	HD8A	STUD:(3) 7/8"X5½" BOLTS	7,910	N/A			H:1-ATR3/4X8 TOP&FACE			1
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150			BLOCK: 4-¼"X2¼" 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	1
35	A35F	H:4-8dx11/2"/P:4-8dx11/2"	440	440 / N/A			SILL: 5/8" BOLT			220	1477	HDR : (2) 3/4" φ x 8"	1,020	1477	+
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"			1
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		0	5.0 2021/20 100	.,270				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			L

ROOF FRAMING PLAN C (STANDARD)

HDR : (2) 3/4" (0 x 8"

JOIST : 18-10d

R:2-10dx1½"P:10-10dx1½"

30-16d-sinker

(1) 5/8"BLTS./GIR: 22-10d

LTL:3/4"BLTS./GIR: 8-10d

LTL:3/4"BLTS./GIR: 16-10d

FACE:18-16d/JST:8-16d

CONNECTORS TO BE SPECIFIED & PROVIDED BY

232

240

241

301

302

303

401

MBHA5.50/16

H16

LGT2

MGT

HGT-2 or 3

HGT-4

SUR/L414

TRUSS MANUFACTURERS



100% Employee Owned myTSGhome.com



PARK SQUARE HOMES 3162 - YOSEMITE MASTER

title:

Roof Framing Plan

project no.XX-XXXXX checked: drawn: BA date: 04.10.25

S3.0C

scale: AS SHOWN

3,450

1,470

3,965

6485

9,250

1,700

N/A

480 / N/A

N/A

N/A

N/A

N/A

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

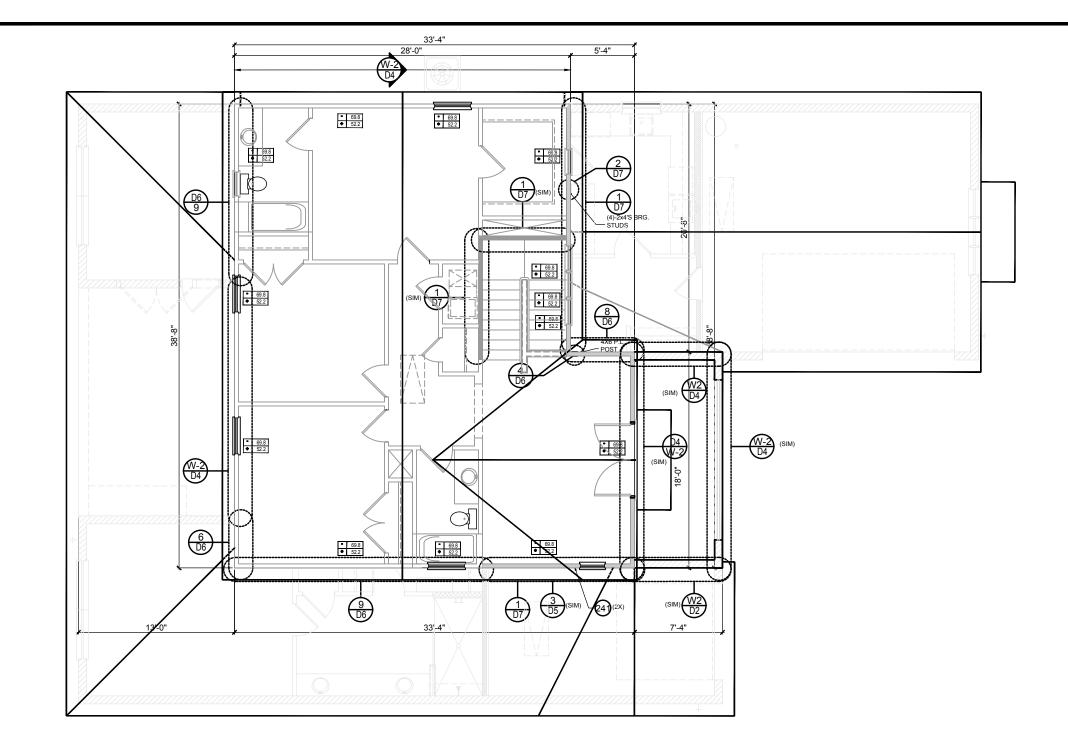
NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

#### FIELD REPAIR NOTES

- 1- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #S 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 DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3' AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE

#### **NOTES**

- 1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- 2. TYPICAL ROOF EAVES OVERHANG TO BE 24" UNLESS OTHERWISE NOTED.
- 3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC.STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023)FLORIDA RESIDENTIAL CODE.
- 4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
- 5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY KIN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCSI 1.
- 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. 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.



CONINI	ECTOD C				45	ST18	14-16d	1,200	N/A	103	VGTR/L	32-SDS1/4"X3"/(2) 7/8" BLT	3,990	N/A	232
COMM	ECTOR 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
	OUMBOOM				71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1½"	520	260 / N/A	240
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
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	301
	LIETAGO		1 010	05 / 000	80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A	302
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
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370	90	ABU66	12-16d	2,240	N/A	04.4	11110040.0	HD:(22)0.162"X31/2" TAPCON	4.005	N1/A	401
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	Т
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			BLOCK: 10-1/4"X11/2" TC			
		PLT: 8-8d x 11/2"			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			1
24	H7	RFT / TRS: 4-8d	985	400 / N/A			SILL: 7/8" BOLT			217	HUS212-2	JOIST : 10-16d	2,630	N/A	
2-7	117	PLT / STD: 10-8d	000	40071477	96	HD8A	STUD:(3) 7/8"X5½" BOLTS	7,910	N/A			H:1-ATR3/4X8 TOP&FACE			1
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"			†
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	.02		3.5 25217 20 100	1 .,270		ļ		23.21.10.104			J

**ROOF FRAMING PLAN** D (STANDARD)

HDR: (2) 3/4" φ x 8"

R:2-10dx1½"P:10-10dx1½

30-16d-sinker

(1) 5/8"BLTS./GIR: 22-10d

LTL:3/4"BLTS./GIR: 8-10d

LTL:3/4"BLTS./GIR: 16-10d

FACE:18-16d/JST:8-16d

CONNECTORS TO BE SPECIFIED & PROVIDED BY

JOIST : 18-10d

MBHA5.50/16

LGT2

MGT

HGT-4

TRUSS MANUFACTURERS

TOTAL SOLUTIONS GROUP Maitland, Florida, 32751

100% Employee Owned myTSGhome.com

K SQUARE HOMES 2 - YOSEMITE PARK SQI 3162 - YO MASTER

Roof Framing Plan

project no.XX-XXXXX checked: drawn: BA date: 04.10.25

scale: AS SHOWN

**S3.0D** 

3.450

1,470

3,965

9,250

1,700

6485

N/A

480 / N/A

N/A

N/A

N/A

N/A



					RAVI	• •			
	TYPE	01.10	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
LENGTH		8U8	8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B
01.400. (0.40)	PRESION	0000	3166	4473	6039	7526	9004	10472	11936
2'-10" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
01.011 (4011)	DDEGLOT	0000	3138	3377	4689	6001	7315	8630	9947
3'-6" (42")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
4'-0" (48")	PRECAST	0000	2325	2496	3467	4438	5410	6384	7358
4-0 (46)	PRECASI	2029	2646	4473	6039	7526	9004	10472	11936
4'-6" (54")	PRECAST	1651	1787	1913	2657	3403	4149	4896	5644
4-0 (54)	FRECASI	1651	2170	4027	6039	7526	9004	10472	9668
5'-4" (64")	PRECAST	1184	1223	1301	1809	2317	2826	3336	3846
5'-4" (64")	PRECAST	1184	1665	2889	5057	6096	5400	6424	7450
5'-10" (70")	PRECAST	070	1000	1059	1474	1889	2304	2721	3137
5-10 (70)	PRECASI	972	1459	2464	4144	5458	4437	5280	6122
6'-6" (78")	PRECAST	007	1255	2101	3263	2746	3358	3971	4585
6'-6" (78")	PRECASI	937	1255	2101	3396	5260	7134	8995	6890
71.01 (001)	DDEGLOT		1029	1675	2385	1994	2439	2886	3333
7'-6" (90")	PRECAST	767	1029	1675	2610	3839	5596	6613	5047
			830	1362	1927	1602	1961	2320	2680
8'-0" (96")	PRECAST	670	899	1445	2214	3192	4533	6513	4087
			767	1257	1779	1479	1810	2142	2474
8'-8" (104")	PRECAST	618	829	1332	2044	2946	4184	6012	3773
			632	1049	1469	1210	1482	1754	2027
9'-4" (112")	PRECAST	573	768	1212	1818	2544	3469	4030	3127
			482	802	1125	915	1122	1328	1535
10'-6" (126")	PRECAST	456	658	1025	1514	2081	2774	3130	2404
			598	935	1365	1854	2355	1793	2075
11'-4" (136")	PRECAST	445	598	935	1365	1854	2441	3155	4044
			545	864	1254	1689	2074	1570	1818
12'-0" (144")	PRECAST	414	555	864	1254	1693	2211	2832	3590
			427	726	1028	1331	1635	1224	1418
13'-4" (160")	PRECAST	362	485	748	1076	1438	1855	2343	2920
			381	648	919	1190	1462	1087	1260
14'-0" (168")	PRECAST	338	455	700	1003	1335	1714	2153	2666
14'-8" (176"	1		NR	NR	NR	NR	NR	NR	NR
	RESSED	N.R.	465	765	1370	2045	2610	3185	3765
15'-4" (184"	'\		NR	NR	NR	NR	NR	NR	NR
	RESSED	N.R.	420	695	1250	1855	2370	2890	3410
17'-4" (208'	η.		NR	NR	NR	NR	NR	NR	NR
	TRESSED	N.R.	310	530	950	1400	1800	2200	2600
19'-4" (232"			NR	NR	NR	NR	NR	NR	NR
	TRESSED	N.R.	240	400	750	1090	1400	1720	2030
21'-4" (256'	'\		NR	NR	NR	NR	NR	NR	NR
	TRESSED	N.R.	183	330	610	940	1340	1780	2110
22'-0" (264'	'1		NR	NR	NR	NR	NR	NR.	NR
	TRESSED	N.R.	160	300	570	870	1250	1660	1970
24'-0" (288'	')		NR	NR	NR.	NR	NR	NR	NR
	TRESSED	N.R.	130	240	470	720	1030	1350	1610

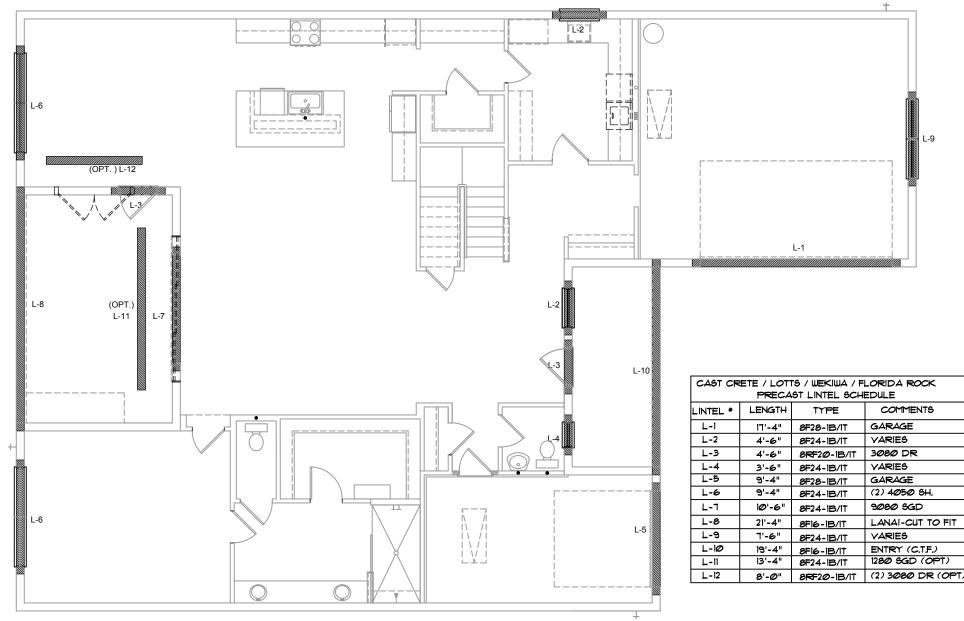
#### 8" PRECAST W/ 2" RECESS DOOR U-LINTELS

			GR	AVIT	Υ			
TYPE	00110	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B
LENGTH	8RU6	8RF6-1B	8RF10-1B	8RF14-1B	8RF18-1B	8RF22-1B	8RF26-1B	8RF30-1B
4'-4"(52") PRECAST	1489	1591	3053	2982	3954	4929	5904	6880
4-4 (32 ) FRECAST	1409	1827	3412	4982	6472	7947	9416	10878
4'-6"(54") PRECAST	1357	1449	2782	2714	3600	4487	5375	6264
4-0 (54 )1 NEGAGT	1337	1702	3412	4982	6472	7947	9416	10878
5'-8"(68") PRECAST	785	832	1602	1550	2058	2566	3075	3585
5-6 (66 ) PRECAST	765	1153	2162	4074	6472	6516	5814	6839
5'-10'70") PRECAST	735	779	1500	1449	1924	2400	2876	3352
5-14/0 ) PRECAST	133	1103	2051	3811	6472	6516	5450	6411
6'-8"(80") PRECAST	822	907	1677	2933	2576	3223	3872	4522
0-0 (00 ) FRECAST	022	907	1677	2933	4100	6730	8177	6707
71 CIVOON DDECACE	665	761	1377	2252	1958	2451	2944	3439
7'-6"(90") PRECAST	000	764	1377	2329	3609	5492	6624	5132
9'-8"(116")PRECAST	371	420	834	1253	1071	1342	1614	1886
9-0 (110 )FRECASI	3/1	535	928	1497	2179	2618	3595	2875

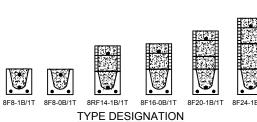
#### 8" PRECAST & PRESTRESSED U-LINTELS

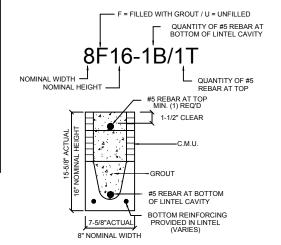
				U	PLIF	I			LATI	ER
$\overline{}$	TYPE	8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T		Г
LENG	TH	8F8-2T	8F12-2T	8F16-2T	8F20-2T	8F24-2T	8F28-2T	8F32-2T	8U8	١
		2727	2878	4101	5332	6569	7811	9055		T
2'-10"	(34") PRECAST	2727	2784	3981	5190	6407	7630	8857	2021	2
		2165	2289	3260	4237	5219	6204	7192		Т
3'-6"	(42") PRECAST	2165	2215	3165	4125	5091	6061	7036	1257	1
4'-0"	(40%) DDECACT	1878	1989	2832	3680	4532	5387	6245		Г
4-0	(48") PRECAST	1878	1925	2750	3583	4422	5264	6110	938	Ľ
4'-6"	(54") PRECAST	1660	1762	2507	3257	4010	4767	5525		Г
4-0	(34 ) FRECAST	1660	1705	2435	3171	3913	4658	5406	727	Ŀ
5'-4"	(CAT) DDECACT	1393*	1484	2110	2741	3375	4010	4648		Γ
5-4	(64") PRECAST	1393	1437	2050	2670	3293	3920	4549	505	Ŀ
5'-10"	(70") PRECAST	1272*	1357	1930	2505	3084	3665	4247	418	L
3-10	(70 ) PRECAST	1272	1315	1875	2441	3010	3583	4157	418	Ľ
6'-6"	(78") PRECAST	1141*	1200	1733	2250	2769	3290	3812	707	Γ
0-0	(70 ) TREGAST	1141	1182	1684	2192	2703	3216	3732	707	Ŀ
7'-6"	(00%) DDECACT	959*	912	1475	1914	2354	2797	3240		Γ
7-0	(90") PRECAST	990	1029	1466	1907	2351	2797	3245	591	Ľ
9'-4"	(112")PRECAST	801*	612	980	1269	1560	1852	2144		Γ.
3-4	(112 )I KECAOT	801	755	1192	1550	1910	2271	2634	454	Ľ
10'-6"	(126") PRECAST	716*	498	793	1027	1261	1496	1731		Γ
10-0	(120 ) FRECASI	716	611	1039	1389	1711	2034	2358	396	Ŀ
11'-4"	(430%) DDECACT	666*	439	696	899	1104	1309	1515		Γ
11-4	(136") PRECAST	666	535	905	1295	1595	1896	2198	363	Ŀ
401.01	(4.44%) DDECACT	607*	400	631	816	1001	1186	1372	0.40	Γ
12'-0"	(144") PRECAST	631	486	818	1209	1514	1799	2086	340	Ľ
13'-4"	(160") PRECAST	500*	340	532	686	841	997	1153	000	Γ
13-4	(160 ) PRECAST	573	409	682	1004	1367	1637	1897	302	Ŀ
14'-0"	(168") PRECAST	458*	316	493	635	778	922	1065	000	Г
14-0	(100 ) PRECAST	548	378	629	922	1254	1567	1816	286	Ŀ
14'-8"	(176")	243	295	459	591	724	857	990		Г
	PRESTRESSED	243	352	582	852	1156	1491	1742	N.R.	L
15'-4"	(184")	228	278	430	553	677	801	925	NI D	ſ
	PRESTRESSED	228	329	542	791	1072	1381	1676	N.R.	L
17'-4"	(208")	188	236	361	464	567	670	774	N D	ſ
	PRESTRESSED	188	276	449	649	874	1121	1389	N.R.	Ŀ
19'-4"	(232")	165	207	313	401	490	578	667	N.R.	Ι
	PRESTRESSED	165	239	383	550	736	940	1160	IN.R.	Ľ
21'-4"	(256")	145	186	278	356	433	512	590	N.R.	L
	PRESTRESSED	142	212	336	477	635	807	993	N.F.	L
22'-0"	(264")	140	180	268	343	418	493	568	N.R.	Γ
	PRESTRESSED	137	205	322	457	607	771	947	N.P.	L
24'-0"	(288") PRESTRESSED	127	165	244	312	380	447	515	N.R.	Γ
	LVE91KE99FD	124	186	290	408	538	680	833	N.F.	ı





				UF	PLIFT				LATER	RAL
	TYPE	8RF6-1T	8RF10-1T	8RF14-1T	8RF18-1T	8RF22-1T	8RF26-1T	8RF30-1T	8RU6	8RF6
LENG	TH	8RF6-2T	BRF10-2T	8RF14-2T	8RF18-2T	8RF22-2T	8RF26-2T	8RF30-2T	8KU6	OKE
4'-4"	(52") PRECAST	1244	1573	2413	3260	4112	4967	5825	932	932
	(32 ) FRECASI	1244	1519	2339	3170	4008	4850	5696	932	932
4'-6"	(54") PRECAST	1192	1507	2311	3121	3937	4756	5577	853	853
4-0	(34 ) FRECASI	1192	1455	2240	3036	3837	4643	5453	655	655
5'-8"	(CON) DDECACE	ST 924* 1172 1795 2423 3055 3689 4325 501	501							
5-6	(68") PRECAST	924	1132	1741	1 2357 2978 3603 4230 501	301				
5'-10"	(701) DDECACT	896*	1138	1742	2352	2965	3581	4198	469	469
5-10	(70") PRECAST	896	1099	1690	2288	2891	3497	4106	409	409
6'-8"	(80") PRECAST	778	882	1513	2042	2573	3107	3642	830	1100
0-0	(OU ) FRECASI	778	956	1468	1987	2509	3035	3563	630	1100
7'-6"	(001) DDECACT	688	697	1325	1810	2280	2753	3227	710	710 941
7-0-	(90") PRECAST	688	849	1302	1762	2225	2690	3157	710	941
9'-8"	/116"\DDECAST	533*	433	808	1123	1413	1704	1995	F40	C4.4
9-0	(116")PRECAST	533	527	1009	1369	1728	2088	2450	516	614





- MATERIALS

  1. fc precast lintels = 3500 psi.

  2. fc prestressed lintels = 6000 psi.

  3. fc grout = 3000 psi w/ maximum 3/8" aggregate.

  4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.

  5. Rebar provided in precast lintel per ASTM A615

  GR60. Field rebar per ASTM A615 GR40 or GR60.

  6. Prestressing strand per ASTM A416 grade
  270 low relaxation.

  7. 7/32 wire per ASTM A510.

  8. Mortar per ASTM C270 type M or S.

- GENERAL NOTES

  1. Provide full mortar head and bed joints. 2. Shore filled lintels as required.

- Shore filled lintels as required.
   Installation of lintel must comply with the architectural and/or structural drawings.
   Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
   All lintels meet or exceed L/360 vertical deflection, except intels 17"-4" and longer with a nominal height of 8" meet or exceed L/180.

  6. Bottom field added rebar to be located at the bottom of

- the lintel cavity.
  7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
  8. Cast-in-place concrete may be provided in composite lintel
- in lieu of concrete masonry units.

  9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

#### SAFE LOAD TABLE NOTES

L-1

TYPE

8F28-1B/IT

8F24-1B/1T

8F24-1B/IT

8F28-1B/IT

8F24-1B/IT

8F24-1B/IT

8F16-1B/IT

8F24-1B/IT

8F16-1B/IT

8F24-1B/IT

8RF2Ø-1B/IT

. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.

COMMENTS

GARAGE

VARIES

3080 DR

VARIES

GARAGE

VARIES

(2) 4Ø5Ø SH.

ENTRY (C.T.F.)

1280 SGD (OPT)

LANAI-CUT TO FIT

3080 SGD

- N.R. = Not Rated.
- 3. Safe loads are total superimposed allowable load on the
- section specified.

  4. Safe loads based on grade 40 or grade 60 field rebar. Additional lateral load capacity can be obtained by the designer by providing addional reinforced masonry above
- the precast lintel. 6. One #7 rebar may be substituted for two #5 rebars in 8"
- lintels only. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from the face of support
- For composite lintel heights not shown, use safe load from next lower height.
- 9. All safe loads in units of pounds per linear foot

#### PRECAST LINTEL PLAN A (STANDARD)



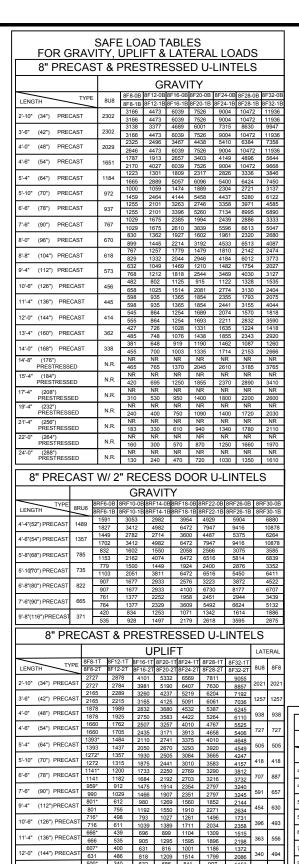


PARK SQUARE HOMES 3162 - YOSEMITE MASTER

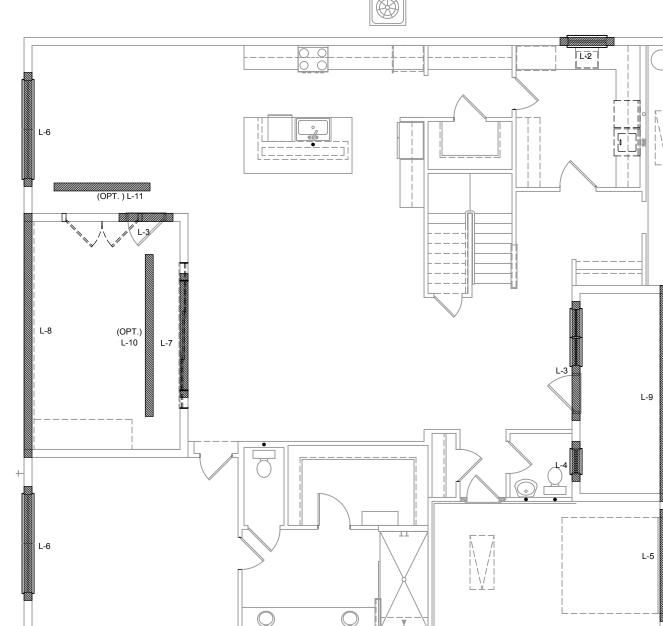
PreCast Lintel Plan

project no.XX-XXXXX checked: drawn: date: 04.10.25

scale: AS SHOWN

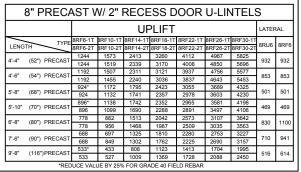


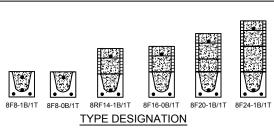
| 137 | 205 | 322 | 457 | 607 | 771 | 947 | 165 | 244 | 312 | 380 | 447 | 515 | 165 | 244 | 312 | 380 | 447 | 515 | 165 | 244 | 312 | 380 | 333 | 165 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365 | 365

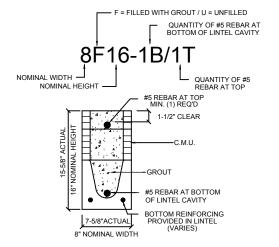


CAST CR		rs / Wekiwa / F St Lintel Sch	LORIDA ROCK EDULE
LINTEL *	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F28-1B/IT	GARAGE
L-2	4'-6"	8F24-1B/IT	VARIES
L-3	10'-6"	8RF22-1B/IT	VARIES (CUT TO FIT
L-4	3'-6"	8F24-1B/IT	VARIES
L-5	9'-4"	8F28-1B/IT	GARAGE
L-6	9'-4"	8F24-1B/IT	(2) 4050 SH.
	10'-6"	8F24-1B/IT	9080 SGD
L-8	21'-4"	8F16-1B/IT	LANAI-CUT TO FIT
L-9	19'-4"	8F16-1B/IT	ENTRY (C.T.F.)
L-10	13'-4"	8F24-IB/IT	1280 SGD (OPT)
L-11	8'-0"	8RF2Ø-1B/IT	(2) 3080 DR (OPT)

I -1







#### SAFE\_LOAD TABLE NOTES 1. All values based on minimum 4" bearing. Exception: Safe

- MATERIALS

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

- GENERAL NOTES
- . Provide full mortar head and bed joints
- 2. Shore filled lintels as required.
  3. Installation of lintel must comply with the architectural and/or structural drawings.
  4. Lintels are manufactured with 5-1/2" long notches at the ends
- to accommodate vertical cell reinforcing and grouting.

  5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or
- exceed L/180. 6. Bottom field added rebar to be located at the bottom of
- the lintel cavity.

  7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.

  8. Cast-in-place concrete may be provided in composite lintel
- in lieu of concrete masonry units
- Safe load ratings based on rational design analysis per ACI 318 and ACI 530

2. N.R. = Not Rated.

section specified.

based on 8" nominal bearing.

4. Safe loads based on grade 40 or grade 60 field rebar. 5. Additional lateral load capacity can be obtained by the designer by providing addional reinforced masonry above the precast lintel.

3. Safe loads are total superimposed allowable load on the

loads for unfilled lintels must be reduced by 20% if bearing

length is less than 6-1/2". Safe loads for all recessed lintels

- 6. One #7 rebar may be substituted for two #5 rebars in 8"
- lintels only. 7. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting
- moment and shear at d-away from the face of support 8. For composite lintel heights not shown, use safe load from next lower height.
- 9. All safe loads in units of pounds per linear foot

PRECAST LINTEL PLAN B (STANDARD)



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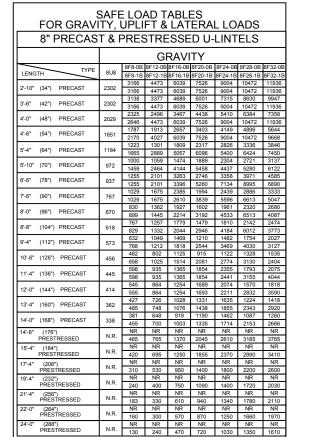
SQUARE HOMES YOSEMITE PARK SQI 3162 - YO MASTER

PreCast Lintel Plan

project no.XX-XXXXX checked: drawn:

date: 04.10.25 scale: AS SHOWN

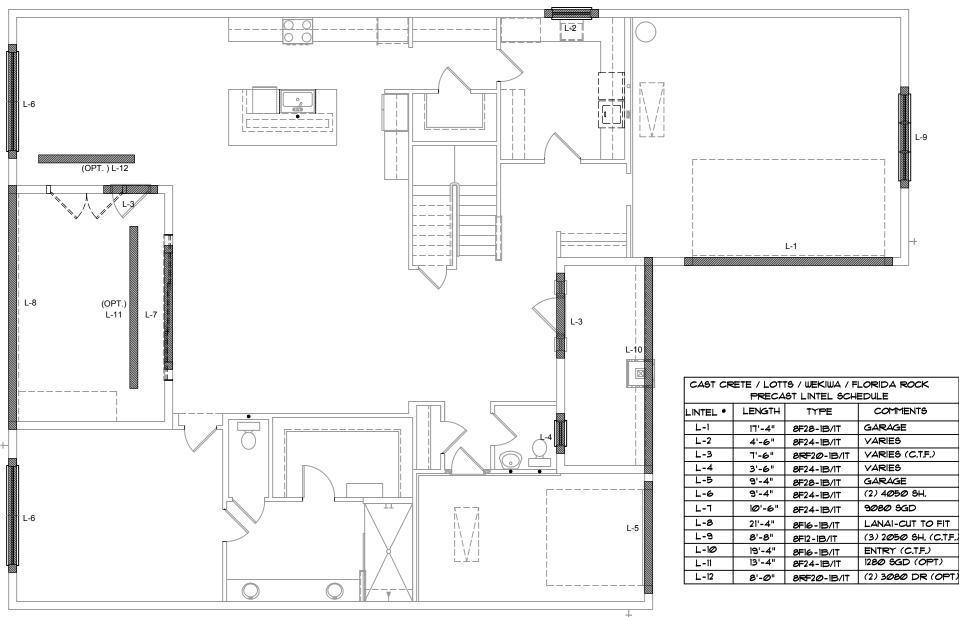
SL.1B



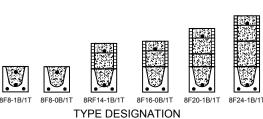
## 8" PRECAST W/ 2" RECESS DOOR U-LINTELS **GRAVITY** 4'-4"(52") PRECA 4'-6"(54") PRECA 5'-8"(68") PREC 5'-10'70") PREC 6'-8"(80") PRECA 7'-6"(90") PRECA

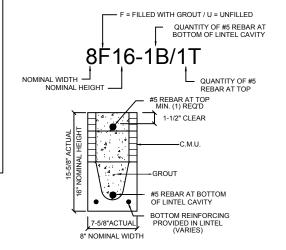
0 1	11	CAST					) U-L	L		
				U	PLIF	Т			LATE	RAL
LENGTH	TYPE	8F8-1T 8F8-2T	8F12-1T 8F12-2T	8F16-1T 8F16-2T	8F20-1T 8F20-2T	8F24-1T 8F24-2T	8F28-1T 8F28-2T	8F32-1T 8F32-2T	8U8	8F8
2'-10" (34") PRE	ECAST	2727 2727	2878 2784	4101 3981	5332 5190	6569 6407	7811 7630	9055 8857	2021	2021
3'-6" (42") PRE	ECAST	2165 2165	2289 2215	3260 3165	4237 4125	5219 5091	6204 6061	7192 7036	1257	1257
4'-0" (48") PRE	CAST	1878	1989	2832	3680	4532	5387	6245	938	938
4'-6" (54") PRE	ECAST	1660	1762	2750 2507	3583 3257	4422 4010	5264 4767	6110 5525	727	727
, ,		1660 1393*	1705 1484	2435 2110	3171 2741	3913 3375	4658 4010	5406 4648		
. (. ,		1393 1272*	1437 1357	2050 1930	2670 2505	3293 3084	3920 3665	4549 4247	505	505
5'-10" (70") PRE	-CAST	1272 1141*	1315 1200	1875 1733	2441 2250	3010 2769	3583 3290	4157 3812	418	418
6'-6" (78") PRE	ECAST	1141	1182	1684	2192	2703	3216	3732	707	887
7'-6" (90") PRE	CAST	959* 990	912 1029	1475 1466	1914 1907	2354 2351	2797 2797	3240 3245	591	657
9'-4" (112")PRE	ECAST	801* 801	612 755	980 1192	1269 1550	1560 1910	1852 2271	2144 2634	454	630
10'-6" (126") PR	ECAST	716* 716	498 611	793 1039	1027 1389	1261 1711	1496 2034	1731 2358	396	493
11'-4" (136") PR	ECAST	666*	439 535	696 905	899 1295	1104	1309	1515	363	556
12'-0" (144") PR	ECAST	607*	400	631	816	1001	1186	2198 1372	340	494
13'-4" (160") PR		631 500*	486 340	818 532	1209 686	1514 841	1799 997	2086 1153	302	398
. , ,		573 458*	409 316	682 493	1004 635	1367 778	1637 922	1897 1065		
14'-0" (168") PR 14'-8" (176")	ECASI	548 243	378 295	629 459	922 591	1254 724	1567 857	1816 990	286	360
PRESTRE	SSED	243 228	352 278	582 430	852 553	1156 677	1491 801	1742 925	N.R.	357
15'-4" (184") PRESTRE	SSED	228	329	542	791	1072	1381	1676	N.R.	327
17'-4" (208") PRESTRE	SSED	188 188	236 276	361 449	464 649	567 874	670 1121	774 1389	N.R.	255
19'-4" (232") PRESTRE	SSED	165 165	207	313 383	401 550	490 736	578 940	667 1160	N.R.	204
21'-4" (256") PRESTRE	SSED	145 142	186 212	278 336	356 477	433 635	512 807	590 993	N.R.	172
22'-0" (264") PRESTRE		140	180	268 322	343 457	418 607	493 771	568	N.R.	161
24'-0" (288") PRESTRE		127	165	244	312	380	447	947 515	N.R.	135
		124	186 V 25% EOI	290	408	538	680	833	14.14.	.55





					UF	PLIFT				LATER	RAL
$\overline{}$	$\overline{}$	TYPE	8RF6-1T	BRF10-1T	8RF14-1T	8RF18-1T	8RF22-1T	8RF26-1T	8RF30-1T	anua	005
LENG	TH		8RF6-2T	BRF10-2T	8RF14-2T	8RF18-2T	8RF22-2T	8RF26-2T	8RF30-2T	8RU6	8RF
4'-4"	(52")	PRECAST	1244	1573	2413	3260	4112	4967	5825	932	932
4-4	(52)	PRECASI	1244	1519	2339	3170	4008	4850	5696	932	93,
4'-6"	(54")	PRECAST	1192	1507	2311	3121	3937	4756	5577	853	853
4-0	(54)	INLOAGI	1192	1455	2240	3036	3837	4643	5453	655	333
5'-8"	(CO!!)	68") PRECAST	924*	1172	1795	2423	3055	3689	4325	501	50
5-6	(68")	PRECASI	924	1132	1741	2357 2978 3603 4230	301	1 301			
5'-10"	(70")	PRECAST	896*	1138	1742	2352	2965	3581	4198	469	469
5-10	(70)	PRECASI	896	1099	1690	2288	2891	3497	4106	409	Ť
6'-8"	(80")	PRECAST	778	882	1513	2042	2573	3107	3642	830	110
0-0	(00)	TILOAGI	778	956	1468	1987	2509	3035	3563	030	-
7'-6"	(90")	PRECAST	688	697	1325	1810	2280	2753	3227	710	94
1-0	(90)	FRECASI	688	849	1302	1762	2225	2690	3157	, 10	94
9'-8"	(116")	PRECAST	533*	433	808	1123	1413	1704	1995	516	614
0-0	(110)	I ILLUMOI	533	527	1009	1369	1728	2088	2450	1 510	31.





- MATERIALS

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

#### GENERAL NOTES

- . Provide full mortar head and bed joints.
- 2. Shore filled lintels as required.
  3. Installation of lintel must comply with the architectural and/or structural drawings.
  4. Lintels are manufactured with 5-1/2" long notches at the ends
- to accommodate vertical cell reinforcing and grouting.
  5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.

  6. Bottom field added rebar to be located at the bottom of
- the lintel cavity.

  7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.

  8. Cast-in-place concrete may be provided in composite lintel
- in lieu of concrete masonry units.

  9. Safe load ratings based on rational design analysis per
- ACI 318 and ACI 530

#### SAFE LOAD TABLE NOTES

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

#### PRECAST LINTEL PLAN C (STANDARD)



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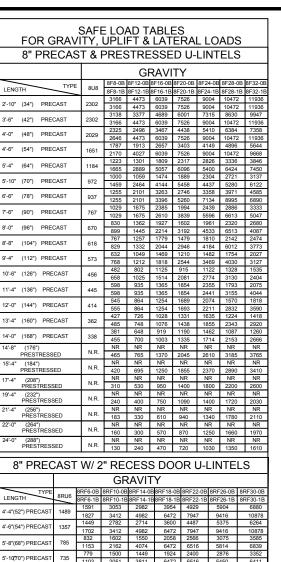


PARK SQUARE HOMES 3162 - YOSEMITE MASTER

PreCast Lintel Plan

project no.XX-XXXXX checked: drawn:

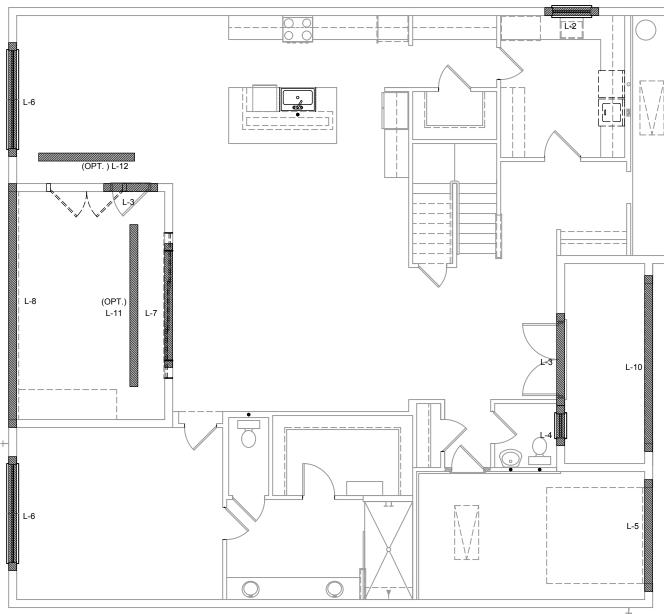
date: 04.10.25 scale: AS SHOWN



			GR	RAVIT	Υ			
TYPE	8RU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B
LENGTH	8RU6	8RF6-1B	8RF10-1B	8RF14-1B	8RF18-1B	8RF22-1B	8RF26-1B	8RF30-1B
4'-4"(52") PRECAST	1489	1591	3053	2982	3954	4929	5904	6880
4-4 (52 ) PRECAST	1469	1827	3412	4982	6472	7947	9416	10878
4'-6"(54") PRECAST	1357	1449	2782	2714	3600	4487	5375	6264
4-0 (54 )1 NEOA01	1357	1702	3412	4982	6472	7947	9416	10878
EL ON/OON DEEC LOT	785	832	1602	1550	2058	2566	3075	3585
5'-8"(68") PRECAST	/65	1153	2162	4074	6472	6516	5814	8RF30-1B 6880 10878 6264 10878
5'-10"70") PRECAST	735	779	1500	1449	1924	2400	2876	3352
5-IU/U ) PRECASI	/35	1103	2051	3811	6472	6516	5450	6411
6'-8"(80") PRECAST	822	907	1677	2933	2576	3223	3872	4522
0-6 (60 ) FRECAST	622	907	1677	2933	4100	6730	8177	6707
TI OTOON DDECAOT	665	761	1377	2252	1958	2451	2944	3439
7'-6"(90") PRECAST	000	764	1377	2329	3609	5492	6624	5132
9'-8"(116")PRECAST	371	420	834	1253	1071	1342	1614	1886
9-6 (110 )FRECASI	3/1	535	928	1497	2179	2618	3595	2875

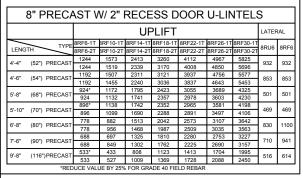
			.5	20	101	2110	2010	3333		2013
	8" PRE	CAS	Т&Р	RES	TRE	SSEI	D U-L	INTE	LS	
				U	PLIF	T			LATE	ERAL
$\overline{}$	TYPE	8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T		
LENG	TH THE	8F8-2T	8F12-2T	8F16-2T	8F20-2T	8F24-2T	8F28-2T	8F32-2T	8U8	8F8
		2727	2878	4101	5332	6569	7811	9055		-
2'-10"	(34") PRECAST	2727	2784	3981	5190	6407	7630	8857	2021	202
		2165	2289	3260	4237	5219	6204	7192		-
3'-6"	(42") PRECAST	2165	2215	3165	4125	5091	6061	7036	1257	125
4'-0"	(48") PRECAST	1878	1989	2832	3680	4532	5387	6245		
4-0	(46) FRECAST	1878	1925	2750	3583	4422	5264	6110	938	938
4'-6"	(54") PRECAST	1660	1762	2507	3257	4010	4767	5525	727	72
	(01) 11120/101	1660	1705	2435	3171	3913	4658	5406	121	12
5'-4"	(64") PRECAST	1393*	1484	2110	2741	3375	4010	4648	505	505
3-4	(04 ) FRECAST	1393	1437	2050	2670	3293	3920	4549	505	503
5'-10"	(70") PRECAST	1272*	1357	1930	2505	3084	3665	4247	418	418
3-10	(70 ) TRECAST	1272	1315	1875	2441	3010	3583	4157	410	410
6'-6"	(78") PRECAST	1141*	1200	1733	2250	2769	3290	3812	707	887
	(,	1141	1182	1684	2192	2703	3216	3732	101	001
7'-6"	(90") PRECAST	959*	912	1475	1914	2354	2797	3240	591	657
	(00) 11120/101	990	1029	1466	1907	2351	2797	3245	391	031
9'-4"	(112")PRECAST	801*	612	980	1269	1560	1852	2144	454	630
	, ,	801	755	1192	1550	1910	2271	2634	404	030
10'-6"	(126") PRECAST	716*	498	793	1027	1261	1496	1731	396	493
	, ,	716 666*	611 439	1039	1389	1711	2034	2358	000	1.00
11'-4"	(136") PRECAST	666		696	899	1104	1309	1515	363	556
	( ,	607*	535 400	905 631	1295 816	1595	1896 1186	2198		
12'-0"	(144") PRECAST	631	486					1372	340	494
	, ,	500*	340	818 532	1209 686	1514 841	1799 997	2086		
13'-4"	(160") PRECAST	573	409	682	1004	1367	1637	1153	302	398
		458*	316	493	635	778	922	1897 1065		-
14'-0"	(168") PRECAST	548	378	629	922	1254	1567	1816	286	360
14'-8"	(470)	243	295	459	591	724	857	990	$\vdash$	-
14'-8"	(176") PRESTRESSED	243	352	582	852	1156	1491	1742	N.R.	357
15'-4"		228	278	430	553	677	801	925	$\vdash$	-
15-4	(184") PRESTRESSED	228	329	542	791	1072	1381	1676	N.R.	32
470.40		188	236	361	464	567	670	774	$\vdash$	-
17'-4"	(208") PRESTRESSED	188	276	449	649	874	1121	1389	N.R.	25
19'-4"	(232")	165	207	313	401	490	578	667	$\vdash$	$\vdash$
10-4	PRESTRESSED	165	239	383	550	736	940	1160	N.R.	204
21'-4"	(256")	145	186	278	356	433	512	590	$\vdash$	$\vdash$
-1-4	PRESTRESSED	142	212	336	477	635	807	993	N.R.	172
22'-0"	(264")	140	180	268	343	418	493	568	$\vdash$	$\vdash$
	PRESTRESSED	127	205	200	457	007	774	000	N.R.	161

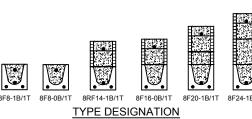




CAST CR		IS / WEKIWA / F ST LINTEL SCH	LORIDA ROCK EDULE
LINTEL *	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F28-1B/IT	GARAGE
L-2	4'-6"	8F24-1B/IT	VARIES
L-3	4'-6"	8RF2Ø-1B/IT	3080 DR
L-4	3'-6"	8F24-1B/IT	VARIES
L-5	์ จ-4	8F28-1B/IT	GARAGE
6-۲	9'-4"	8F24-1B/IT	(2) 4050 SH.
<b>L-</b> ⊺	10'-6"	8F24-1B/IT	9080 SGD
L-8	21'-4"	8F16-1B/IT	LANAI-CUT TO FIT
F-9	8-8	8F24-1B/IT	(3) 2050 SH. (C.T.F
L-10	14'-8"	8F16-1B/IT	ENTRY (C.T.F.)
L-11	13'-4"	8F24-1B/IT	1280 SGD (OPT)
L-12	8'-0"	SRF2Ø-IB/IT	(2) 3080 DR (OPT

I -1





F = FILLED WITH GROUT / U = UNFILLED QUANTITY OF #5 REBAR AT BOTTOM OF LINTEL CAVITY 8F16-1B/1T NOMINAL WIDTH — NOMINAL HEIGHT -#5 REBAR AT TOP MIN. (1) REQ'D 1-1/2" CLEAR #5 REBAR AT BOTTOM OF LINTEL CAVITY BOTTOM REINFORCING PROVIDED IN LINTEL (VARIES) 8" NOMINAL WIDTH

- f'c precast lintels = 3500 psi.

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

#### GENERAL NOTES

- Service Notics

  1. Provide full mortar head and bed joints.

  2. Shore filled lintels as required.

  3. Installation of lintel must comply with the architectural and/or structural drawings.

  4. Lintels are manufactured with 5-1/2" long notches at the ends
- Lintels are intanatural with a more and increase at the entrol to accommodate vertical cell reinforcing and grouting.
   All lintels meet or exceed L/360 vertical deflection, except lintels 17-4\* and longer with a nominal height of 8" meet or exceed L/180.
- Bottom field added rebar to be located at the bottom of
- Bottom field added rebar to be located at the bottom of the lintel cavity.
   7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
   Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
- Safe load ratings based on rational design analysis per ACI 318 and ACI 530

#### SAFE LOAD TABLE NOTES

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

PRECAST LINTEL PLAN D (STANDARD)



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PARK SQUARE HOMES 3162 - YOSEMITE MASTER

PreCast Lintel Plan

project no.XX-XXXXX checked: drawn:

date: 04.10.25 scale: AS SHOWN

#### 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 2,500 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 2,500 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.

9 NAII PATTERN

- 8. WHEN ANCHORING MULTIPLE WD. ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE CENTERED
- -DOUBLE PLATE 12" O.C.. OUTSIDE SPLICE ZONE (SEE NOTE 4) -DOUBLE STUDS @ 12" O.C.. -DOUBLE OR TRIPLE HEADER @ 6" O.C.. @ EDGE

@ 12" O.C.. INTERMEDIATE. -HEADER TO STUD @ 4" O.C.. EA. HEADER MEMBER. -STUD TO TOP OR BOTTOM PLATE : (2) 16d THRU PLT. OR (2) 16d EA. SIDE TOE NAILED TO PLT.

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

-1/2" COVE MOLDING

RIDGE

70 DO

TYP. FRAMING FOR OPNGS.

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

1/2" DRYWALL

3 DETAIL D1 N.T.S.

ZONE:

ZONE:

ZONE:

SPH4,6 OR 8 @ EA. STUD

UPLIFT CONNECTOR

(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 FDGE

**ROOF NAILING PATTERN** 

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

(PER TABLE)

2X BLOCKING

**ROOF PLAN** 

2X BLOCKING

AS REQUIRED

(PER TABLE)

SPH4 6 OR 8

HEADER STUDS

P.T. SILL PLATE

CONT

ROOF FRAMING

DOUBLE TOP PLATE

CRIPPLED STUDS

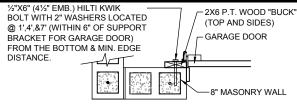
HEADER SIZE PER

MID WALL BLOCKS

FULL LENGTH WALL STUDS

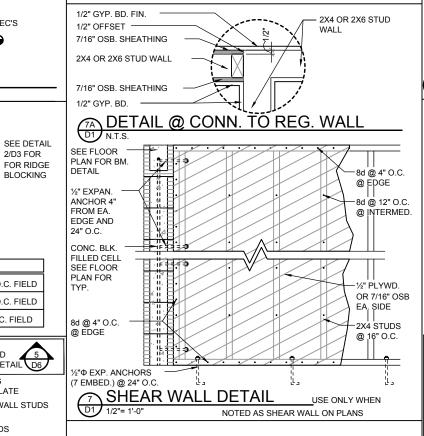
CAP PER SPEC'S

2/D3 FOR



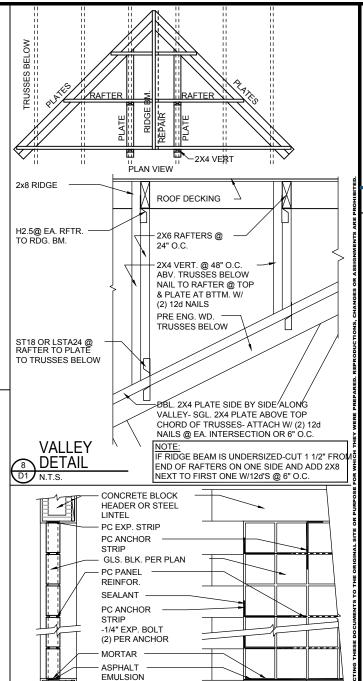
- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D GROUT FILLED CELL W/1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48" - REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL
- "ACI" DETAILS & DEVELOPMENT LENGTHS 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'		
UNSUPPORTED WALL HEIGHT	9	NUMBER OF HEADER STUDS SUPPORTING END OF HEADER							
	STUD	1	1	2	2	2	2		
		NUMBER OF FULL-LENGTH STUDS @ EACH END OF HEADER							
10' OF	10' OR LESS		2	3	3	3	3		
GREATER	R THAN 10'	2	2	3	4	5	5		



## PANEL ANCHOR CONSTRUCTION

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

CONC. BLOCK

EXTERIOR FINISH

WALL

#### C PANEL ANCHORS (MIDDLE)

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

<u>PC EXPANSION STRIPS (BOTTOM):</u>
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

