



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

DISCLAIMER

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								WP2	FLASHING DETAILS		

ITEG

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
COVER SHEET

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

CO

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GENERAL NOTES

1. MISCELLANEOUS
- a. PLANS ARE TO SCALE AS NOTED, UNLESS SPECIFIED N.T.S
DO NOT SCALE PLANS.

b. ALL DIMENSIONS AND SITUATIONS PERTAINING TO THE BUILDING ARE TO BE VERIFIED PRIOR
TO BEGINNING OF CONSTRUCTION. NOTIFY B & A DESIGN STUDIO, INC. OF ANY DISCREPANCIES.

c. ALL WALL THICKNESS DIMENSIONS AS SHOWN ARE NOMINAL. ACTUAL WALL THICKNESS DIMENSIONS
MAY BE + OR -.
2. EXTERIOR WALLS:
- a. ASSUME ALL EXTERIOR WALLS TO BE LOAD BEARING.

b. SEE FOUNDATION PLAN FOR CMU WALL REINFORCEMENT LOCATIONS.

c. INTERIOR SURFACE OF CMU WALL TO HAVE 1/2" GPBD APPLIED TO 1x P.T. VERTICAL FURRING BATTS SPACED
@ 16" O.C. ATTACH FURRING TO CONCRETE WALL AS REQUIRED.

d. SECOND FLOOR EXTERIOR WALLS TO BE WOOD STUDS.
3. INTERIOR WALLS:
- a. WOOD FRAMING:

i. ALL PLATES AND SLEEPERS ON CONCRETE SLAB, WHICH ARE IN DIRECT CONTACT WITH THE EARTH,
SHALL BE PRESSURE TREATED.

ii. ALL INTERIOR WALL PLATES, OTHER THAN SHEAR WALLS, ON CONCRETE SLAB TO BE ATTACHED WITH
POWER ACTUATED FASTENERS, SPACED @ 48" O.C. MAX.

iii. ALL WOOD BRG. INTERIOR PARTITIONS SHALL BE 2x4 STUDS SPACED @ 16" O.C. WITH DOUBLE TOP PLATE.
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. 1/2" MINIMUM GYPSUM BOARD IS REQUIRED ON GARAGE
SIDE OF INTERIOR WALLS.
6. CABINETS:
- a. CABINET MANUFACTURE'S SHOP DRAWINGS TAKE PRECEDENCE OVER THE INTERIOR CABINET
ELEVATIONS SHOWN ON THESE DRAWINGS.

b. SEE SUPPLIER / MFR'S DRAWINGS FOR KITCHEN, CABINETRY/MILLWORK, AND RESTROOM LAYOUTS.
7. HARDWARE:
- a. ALL LOCKING ARRANGEMENTS SHALL COMPLY WITH NFPA 101.

8. WINDOW & DOORS:
- a. MISCELLANEOUS:
- i. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH,
SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN.

ii. CONTRACTOR AND SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN vs. FLANGE), HEADER HEIGHTS,
AND ROUGH OPENINGS PRIOR TO DELIVERY.

iii. WINDOW ROUGH OPENING INCLUDES 1x P.T. FRAME ATTACHED TO CMU's.

iv. DOOR ROUGH OPENING INCLUDES 2x P.T. FRAME ATTACHED TO CMU's.

v. ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL COMPLY WITH SECTION R308 OF THE 2023
FBCR 8TH EDITION.

vi. WINDOW CONTRACTOR TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS
WINDOW UNITS PRIOR TO INSTALLATION.

vii. ALL WINDOWS IN WIND BORN DEBRIS AREAS SHALL BE PROTECTED FROM WIND BORN DEBRIS.
PROVIDE SHUTTERS CERTIFIED TO
MEET MIAMI-DADE IMPACT TEST. SHUTTERS MUST BE ROLL-DOWN, PANEL ACCORDIAN OR OTHER
APPROVED DESIGN TYPE. BUILDER TO SUBMIT MANUFACTURER, MODEL NO. INSTALLATION
INSTRUCTIONS, & COPY OF MIAMI-DADE IMPACT TEST DATA FOR PROPOSED SHUTTERS.

viii. GARAGE OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESURE (+/-)
TO INCLUDE A 10 SECOND GUST AT 1.5 TIMES THE DESIGN PRESSURE AND BEAR A PERMANENT DESGIN
LABEL.
- b. INSTALLATION:
- i. WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S
INSTALLATION INSTRUCTIONS.

ii. ALL WINDOW HEADS SHALL BE SET ABOVE FINISH FLOOR AS FOLLOWS:

1. FIRST FLOOR AT 8'-0".

2. SECOND FLOOR PER PLAN.
- 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/ 1/4"x 3" TAPCONS, 6" FROM EDGES AND
16" O.C. MAX. 2x P.T. BUCKS/NAILERS SHALL EXTEND BEYOND.

iii. BUCKS LESS THAN 2x TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION
OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE.

iv. SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
- d. TESTING:
- i. EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED AND COMPLY WITH 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.
9. INSULATION:
- a. INSULATE ALL EXTERIOR FRAME WALLS WITH R-13 BATT FIBERGLASS INSULATION.

b. INSULATE CONDITIONED ATTIC SPACE WITH R-30 BLOWN FIBERGLASS. INACCESSIBLE ATTIC SPACE
SHALL RECEIVE R-30 BATT INSULATION.

c. INSULATE ALL CMU WALLS (THAT REQUIRE 1" P.T. FURRING STRIPS) WITH R4.1 FI-FOIL PANELS.

d. APPLY HILTI FOAM FILLER AT EXTERIOR WALLS AROUND:

i. WINDOW FRAMES

ii. EXTERIOR DOOR FRAMES

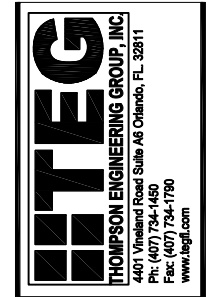
iii. GAPS AROUND PIPES, VENTS, OUTLETS, ETC.

e. INSULATE ALL ATTIC KNEE WALLS WITH R-30 BATTS.

f. APPLY OWENS CORNING ENERGY COMPLETE TO THE TOP OF ALL CONDINTIONED SPACE
WALLS THAT INTERACT WITH UNCONDITIONED ATTIC SPACE ABOVE.

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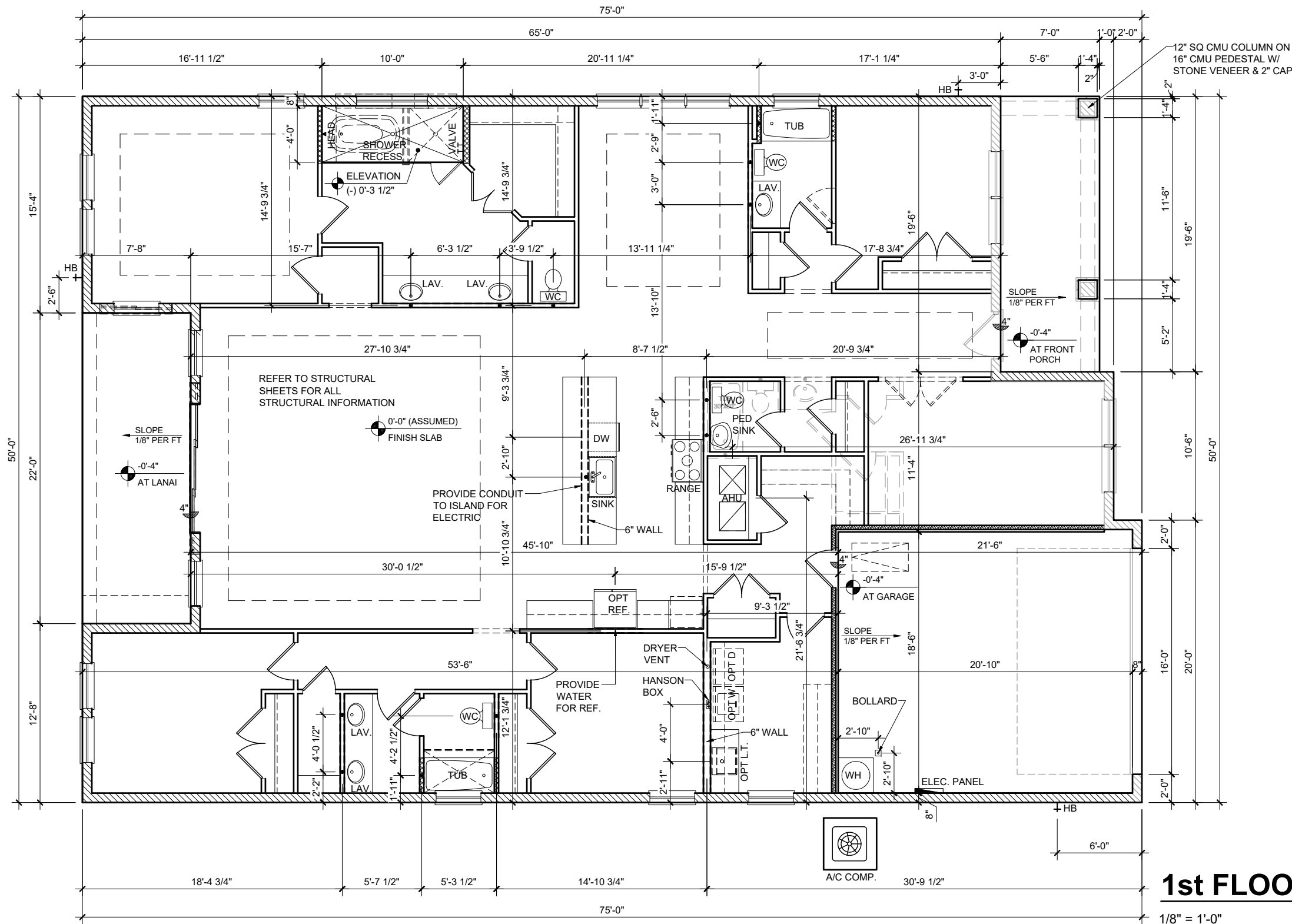
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
GENERAL NOTES

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

CO_1





1st FLOOR SLAB PLAN ELEV. "A"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

AREA CALCULATION

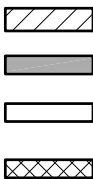
1st FLR. LIVING	2,945 SQ. FT.
TOTAL LIVING	2,945 SQ. FT.
FRONT PORCH	137 SQ. FT.
LANAI	169 SQ. FT.
GARAGE	420 SQ. FT.
TOTAL UNDER ROOF	3,671 SQ. FT.

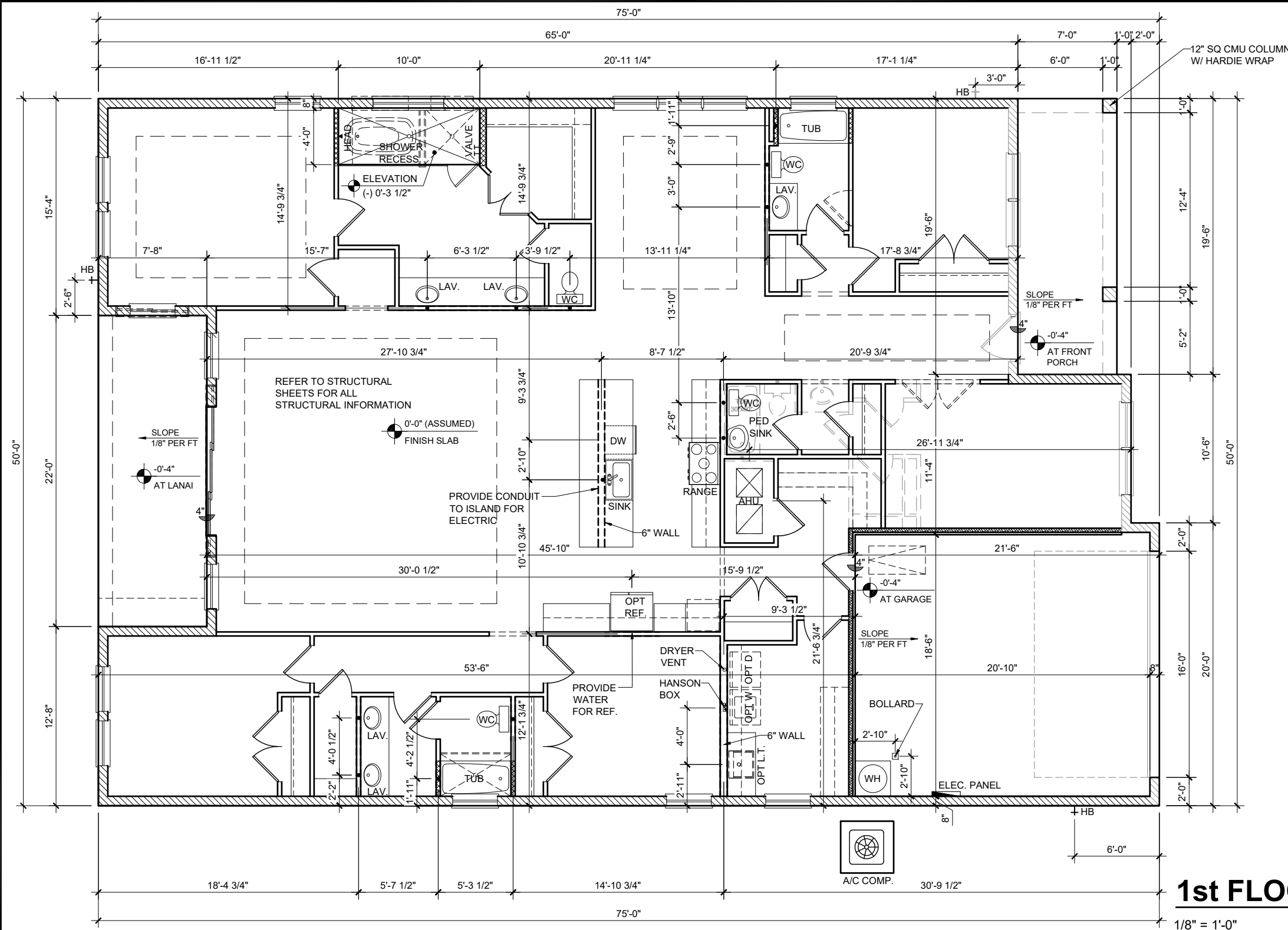
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LEGEND

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 @ 12" O.C.





1st FLOOR SLAB PLAN ELEV. "B"

$$1/8" = 1'-0"$$

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

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

EXCEPTION:
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WET AREAS:
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1st FLR. LIVING	2,945 SQ. FT.
TOTAL LIVING	2,945 SQ. FT.
FRONT PORCH	137 SQ. FT.
LANAI	169 SQ. FT.
GARAGE	420 SQ. FT.
TOTAL UNDER ROOF	3,671 SQ. FT.

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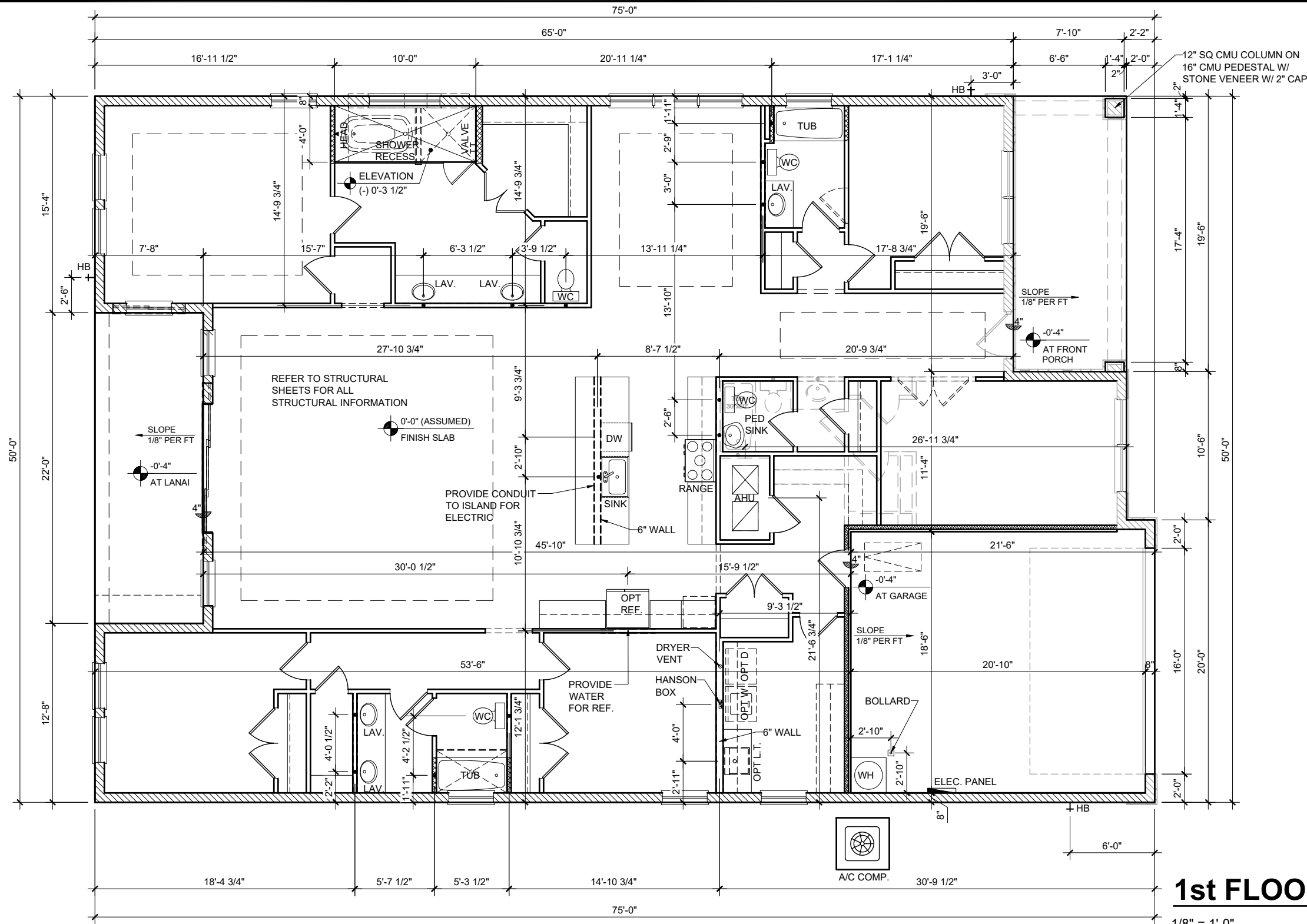
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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
**1ST. FLOOR
SLAB PLAN**

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

S2



1st FLOOR SLAB PLAN ELEV. "C"

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

AREA CALCULATION

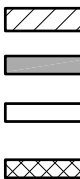
1st FLR. LIVING	2,945 SQ. FT.
TOTAL LIVING	2,945 SQ. FT.
FRONT PORCH	156 SQ. FT.
LANAI	169 SQ. FT.
GARAGE	420 SQ. FT.
TOTAL UNDER ROOF	3,690 SQ. FT.

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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 @ 12" O.C.



title:

1ST. FLOOR
SLAB PLAN

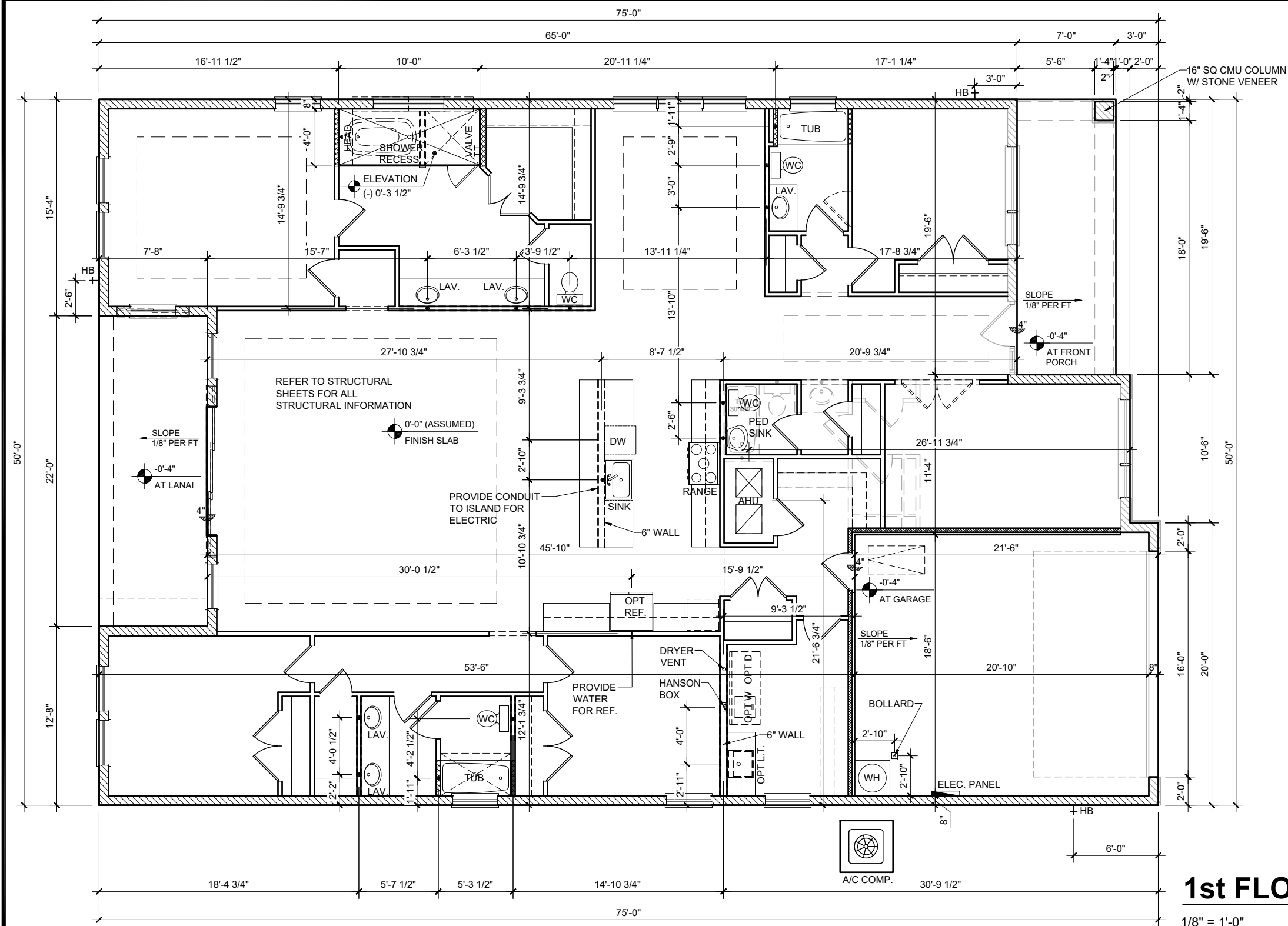
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1st FLOOR SLAB PLAN ELEV. "D"

1/8" = 1'-0"

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PROVIDE MIN. 40 GALLON WATER HEATER

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1st FLR. LIVING	2,945 SQ. FT.
TOTAL LIVING	2,945 SQ. FT.
FRONT PORCH	137 SQ. FT.
LANAI	169 SQ. FT.
GARAGE	420 SQ. FT.
TOTAL UNDER ROOF	3,671 SQ. FT.

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

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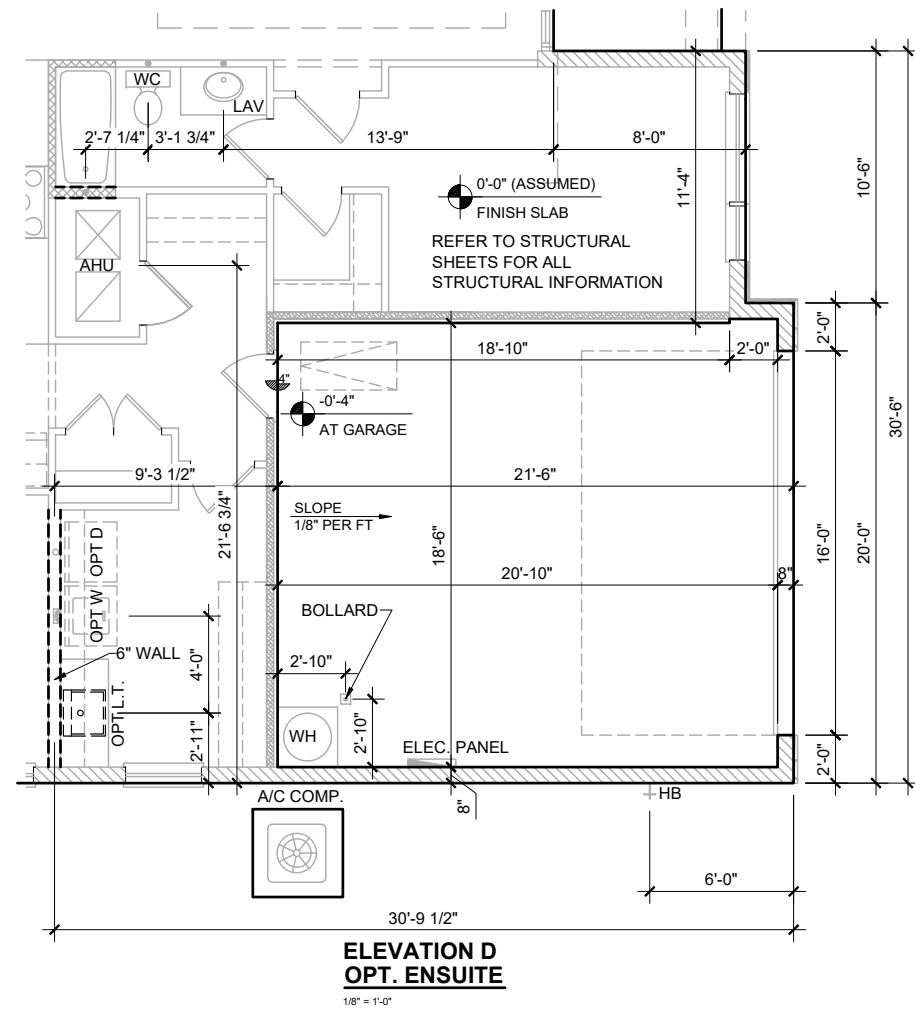
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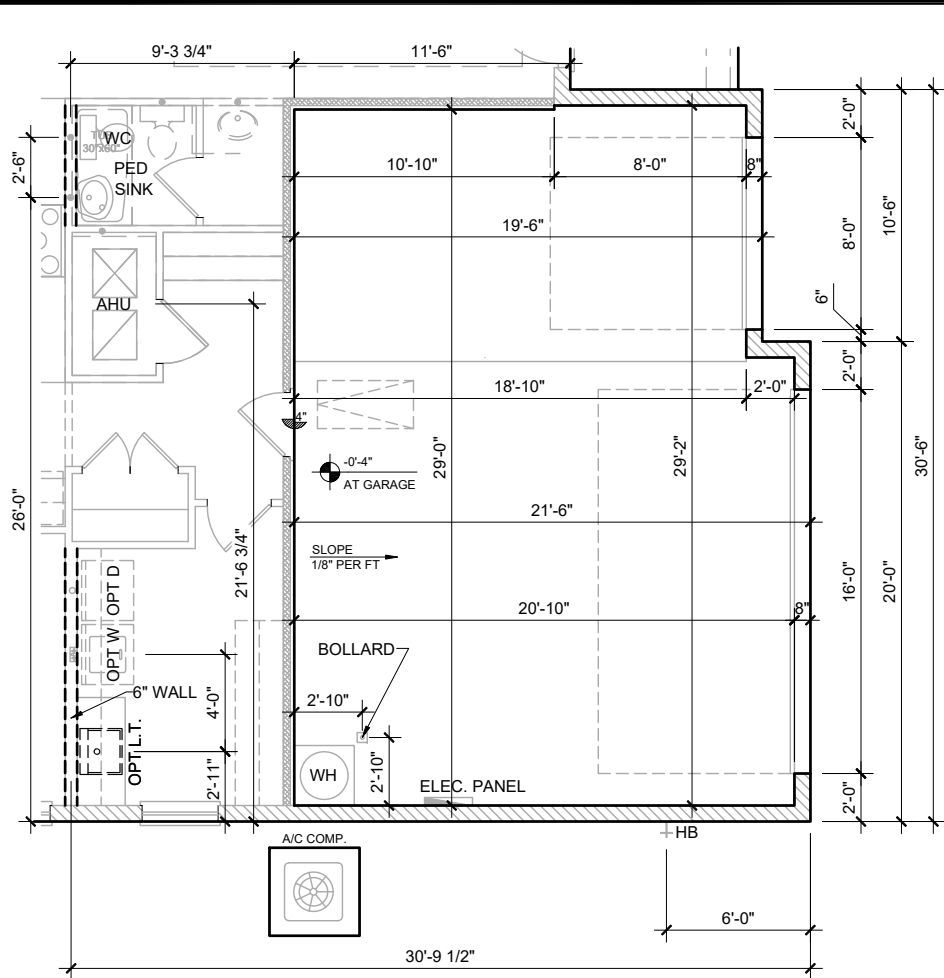
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1ST. FLOOR SLAB PLAN

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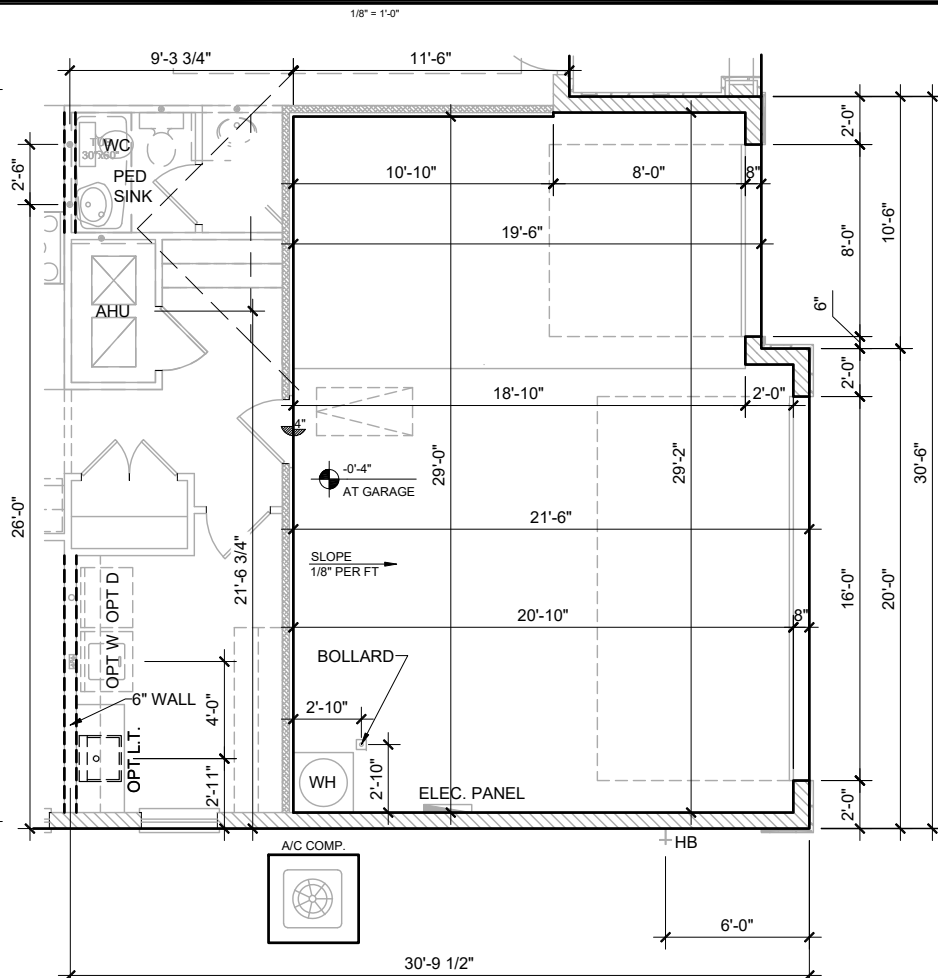
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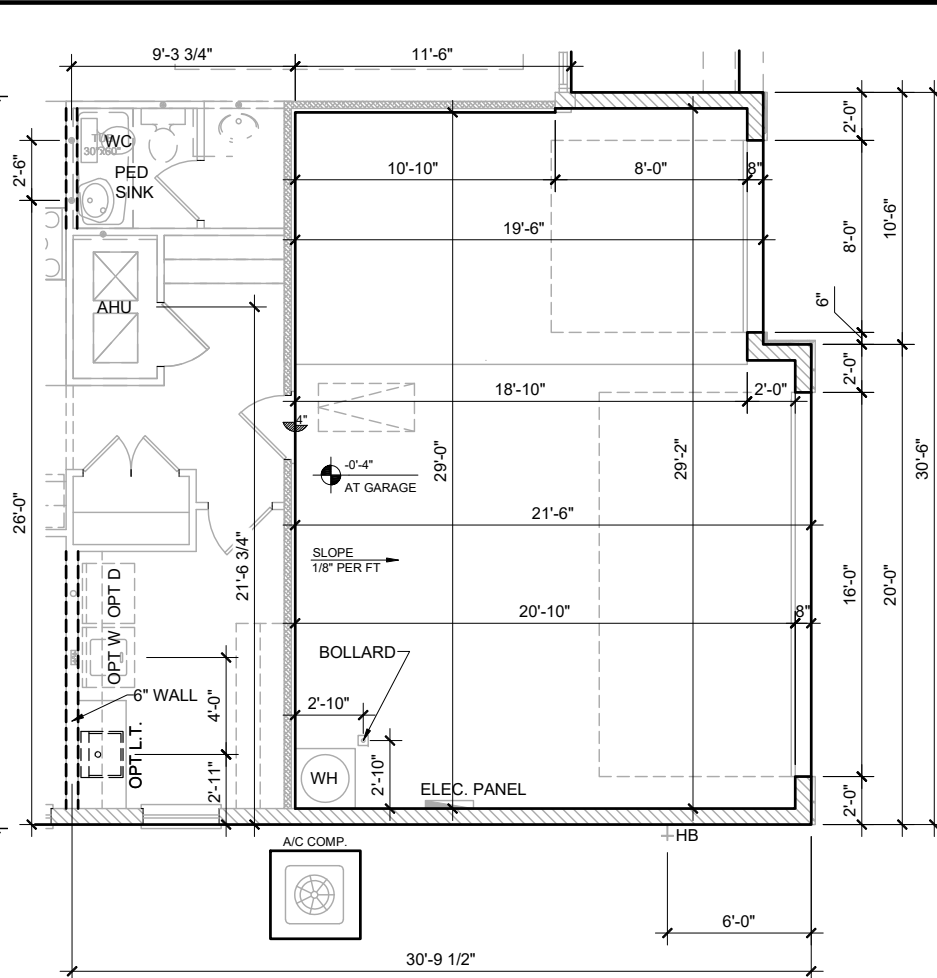
ELEVATION A,B
OPT. 3 CAR GARAGE

1/8" = 1'-0"



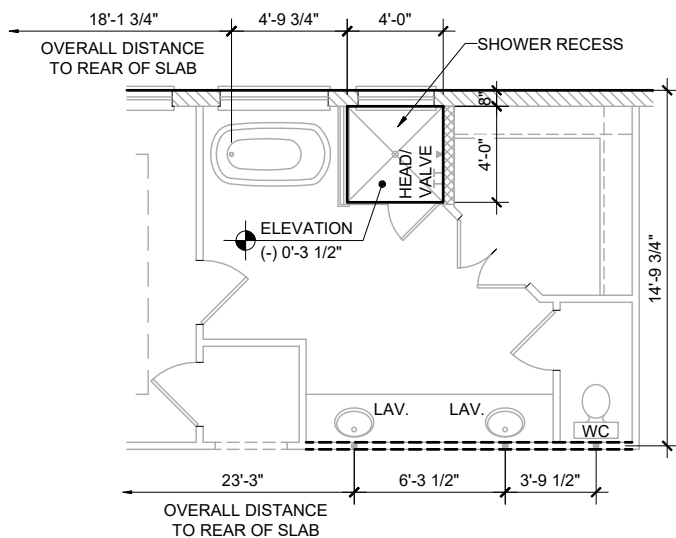
ELEVATION C
OPT. 3 CAR GARAGE

1/8" = 1'-0"



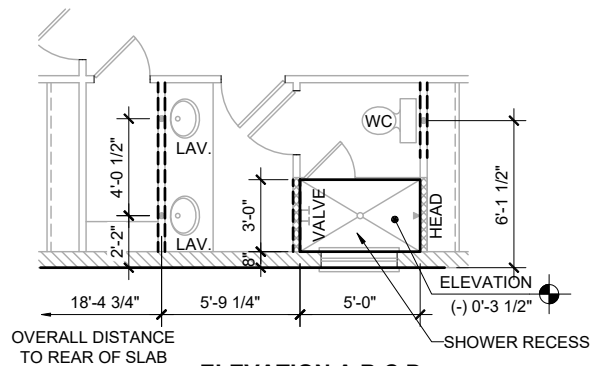
ELEVATION D
OPT. 3 CAR GARAGE

1/8" = 1'-0"



ELEVATION A,B,C,D
OPT. PRIMARY BATH

1/8" = 1'-0"



ELEVATION A,B,C,D
OPT. BATH 3

1/8" = 1'-0"

OPTIONS

1/8" = 1'-0"

WATER HEATER:

PROVIDE MIN. 40 GALLON WATER HEATER

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

EXCEPTION:

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

WET AREAS:

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

AREA CALCULATION ELEVATIONS A, B, D

1st FLR. LIVING	2,733 SQ. FT.
TOTAL LIVING	2,733 SQ. FT.
FRONT PORCH	137 SQ. FT.
LANAI	169 SQ. FT.
3 CAR GARAGE	632 SQ. FT.
TOTAL UNDER ROOF	3,671 SQ. FT.

AREA CALCULATION ELEVATIONS C

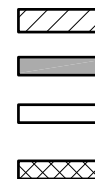
1st FLR. LIVING	2,733 SQ. FT.
TOTAL LIVING	2,733 SQ. FT.
FRONT PORCH	156 SQ. FT.
LANAI	169 SQ. FT.
3 CAR GARAGE	632 SQ. FT.
TOTAL UNDER ROOF	3,690 SQ. FT.

DISCLAIMER

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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 @ 12" O.C.



PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:

**SLAB PLAN
OPTIONS**

project no.2023222

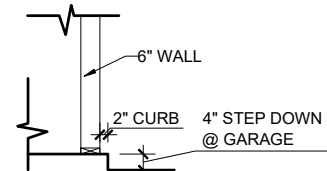
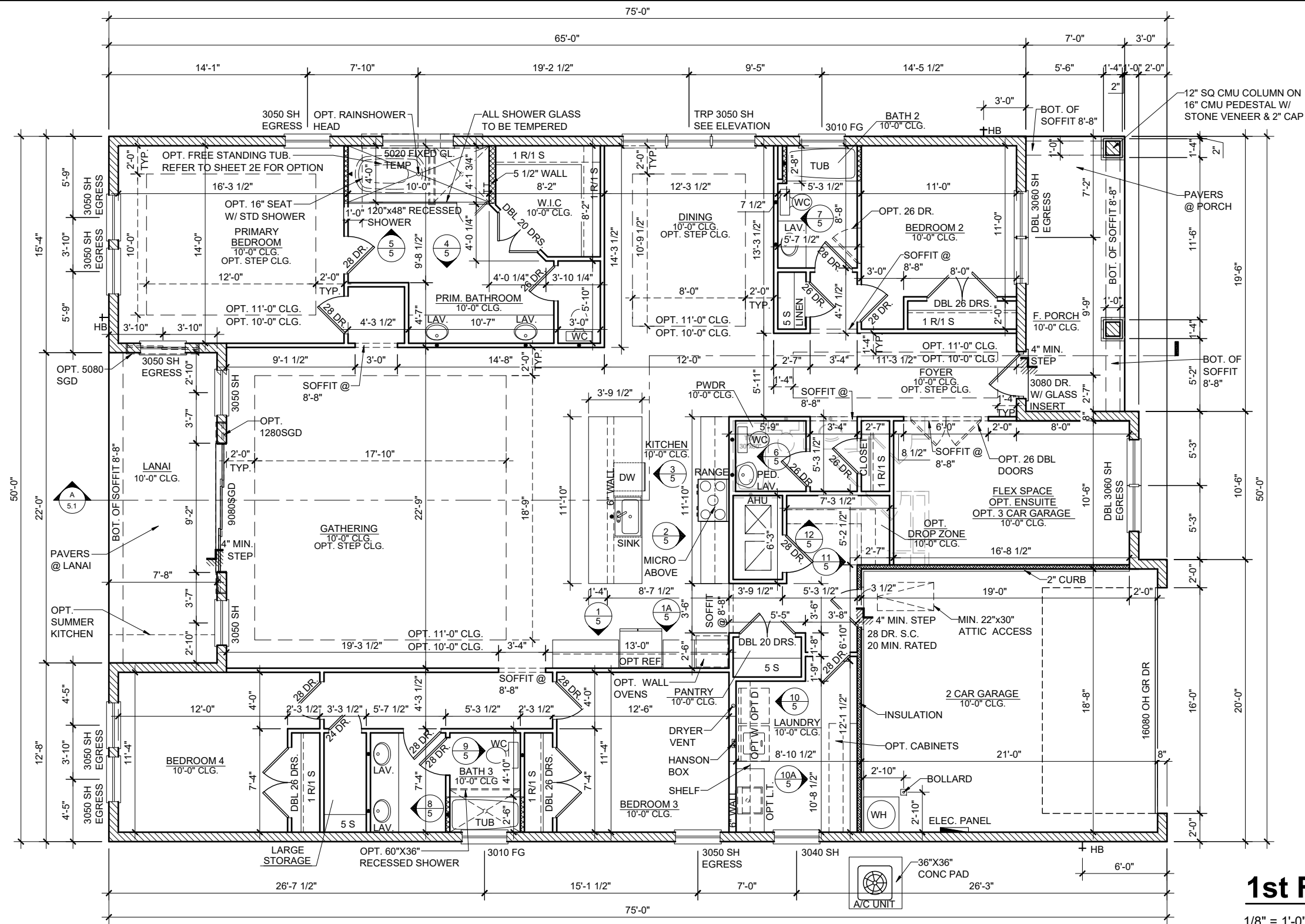
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S5_1



CURB @ GARAGE DETAIL

1/2" = 1'-0"

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

1st FLOOR PLAN ELEV. "A"

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

WINDOWS SCHEDULE GENERAL NOTES:

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

AREA CALCULATION

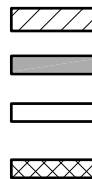
1st FLR. LIVING	2,945 SQ. FT.
TOTAL LIVING	2,945 SQ. FT.
FRONT PORCH	137 SQ. FT.
LANAI	169 SQ. FT.
GARAGE	420 SQ. FT.
TOTAL UNDER ROOF	3,671 SQ. FT.

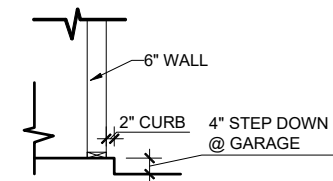
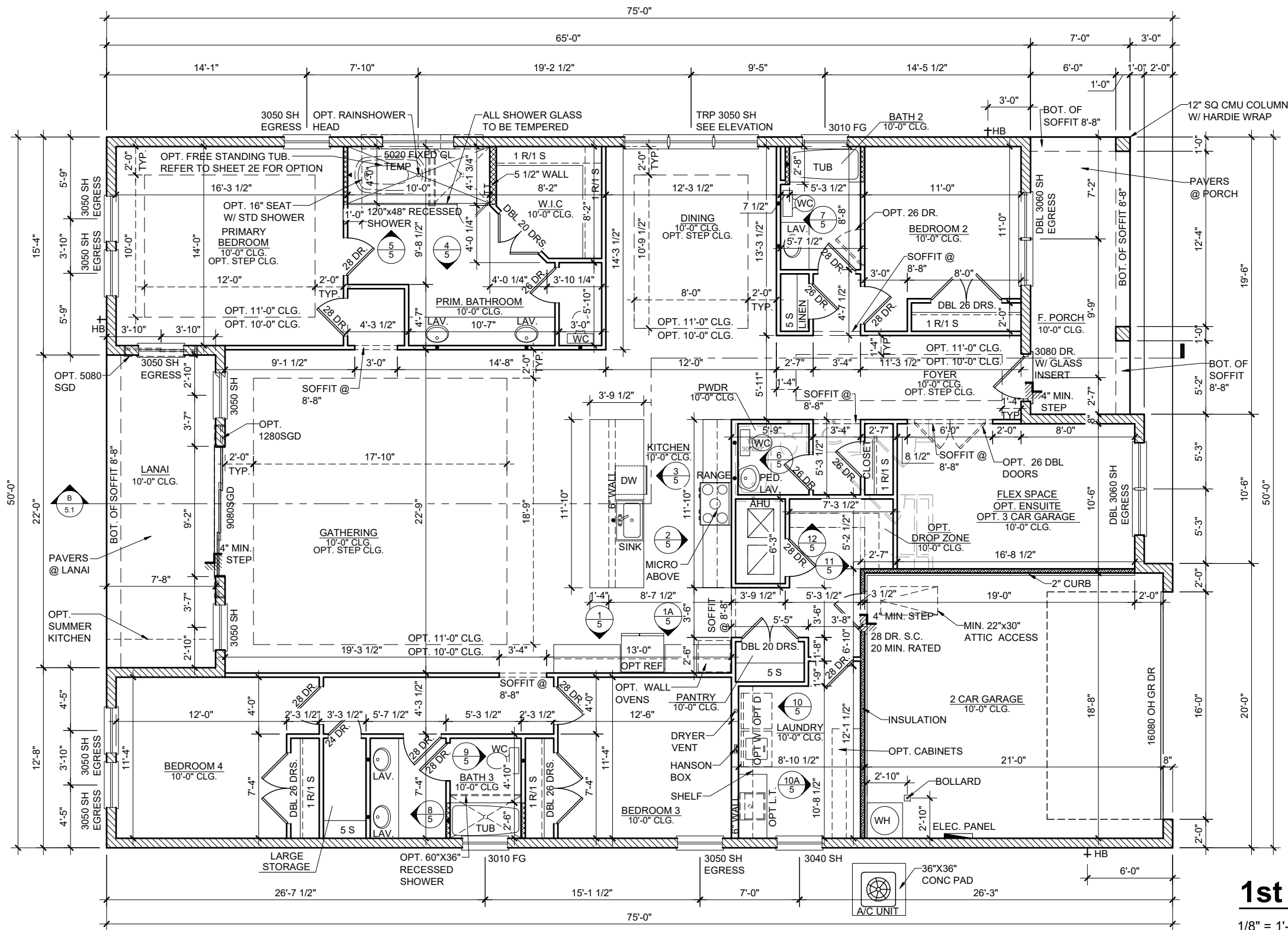
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LEGEND

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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.





CURB @ GARAGE DETAIL

1/2" = 1'-0"

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

1st FLOOR PLAN ELEV. "B"

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

WINDOWS SCHEDULE GENERAL NOTES:

- CONTRACTOR AND SUPPLIER TO VERIFY WINDOW SIZES, LOCATION, TYPE (FIN vs. FLANGE) AND HEADER HEIGHTS PRIOR TO DELIVERY.
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- SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
 - HEIGHT AT ROUND TOP ALLOWS 2" FOR ARCH FRAMING.
 - ALL WINDOWS ON 1ST. FLOOR TO BE 8'-0" HDR, U.N.O.

AREA CALCULATION

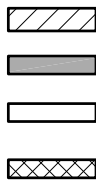
1st FLR. LIVING	2,945 SQ. FT.
TOTAL LIVING	2,945 SQ. FT.
FRONT PORCH	137 SQ. FT.
LANAI	169 SQ. FT.
GARAGE	420 SQ. FT.
TOTAL UNDER ROOF	3,671 SQ. FT.

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INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)
INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.



title:

1ST. FLOOR PLAN

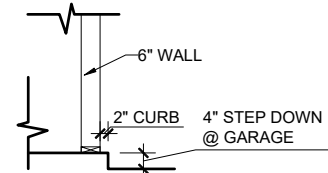
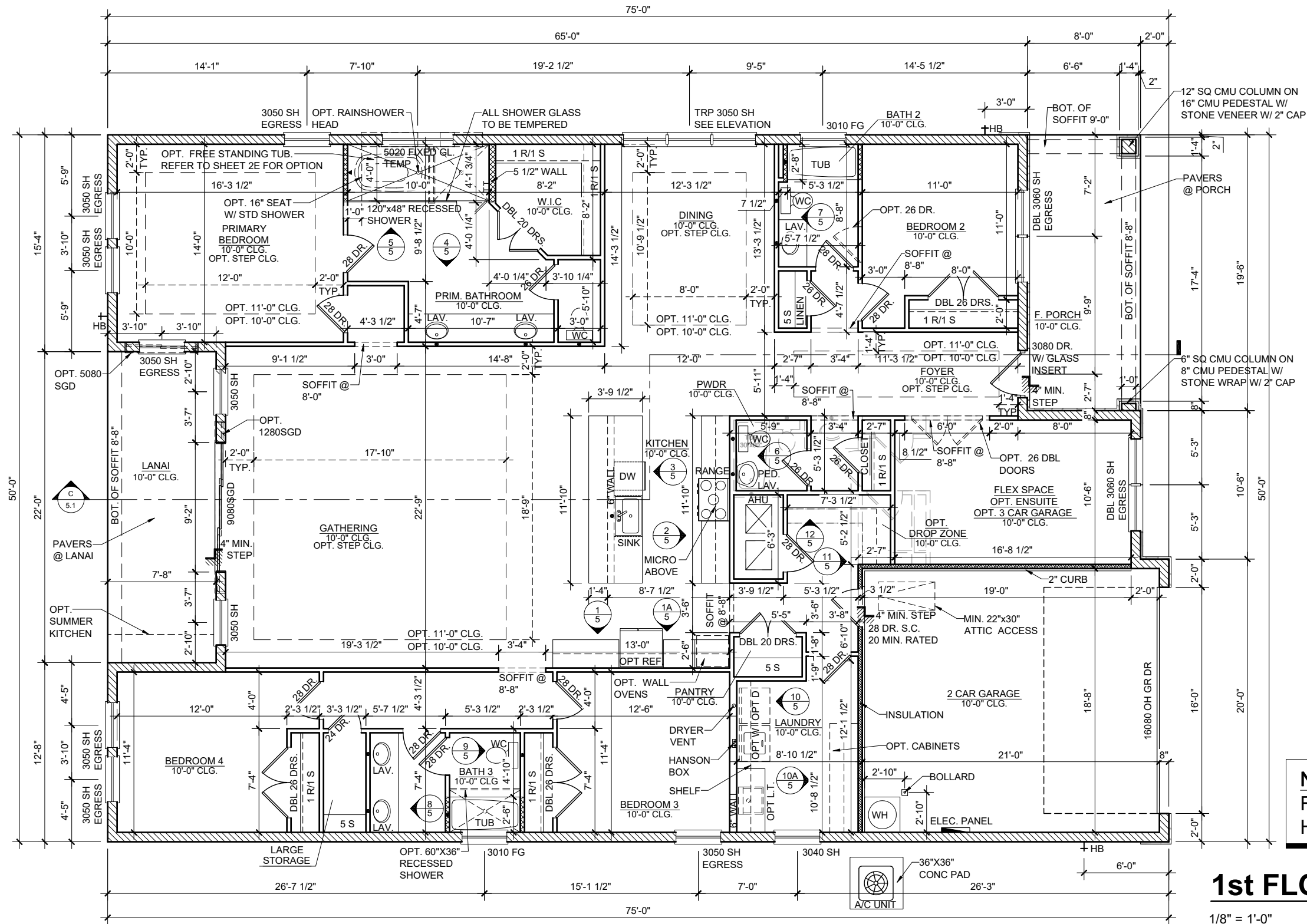
project no.2023222

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drawn: KR

date: 9/26/23

scale: AS SHOWN



CURB @ GARAGE DETAIL

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

1st FLOOR PLAN ELEV. "C"

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

WINDOWS SCHEDULE GENERAL NOTES:

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 - HEIGHT AT ROUND TOP ALLOWS 2" FOR ARCH FRAMING.
 - ALL WINDOWS ON 1ST. FLOOR TO BE 8'-0" HDR, U.N.O.

AREA CALCULATION

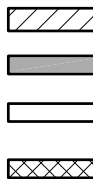
1st FLR. LIVING	2,945 SQ. FT.
TOTAL LIVING	2,945 SQ. FT.
FRONT PORCH	156 SQ. FT.
LANAI	169 SQ. FT.
GARAGE	420 SQ. FT.
TOTAL UNDER ROOF	3,690 SQ. FT.

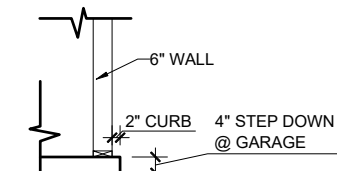
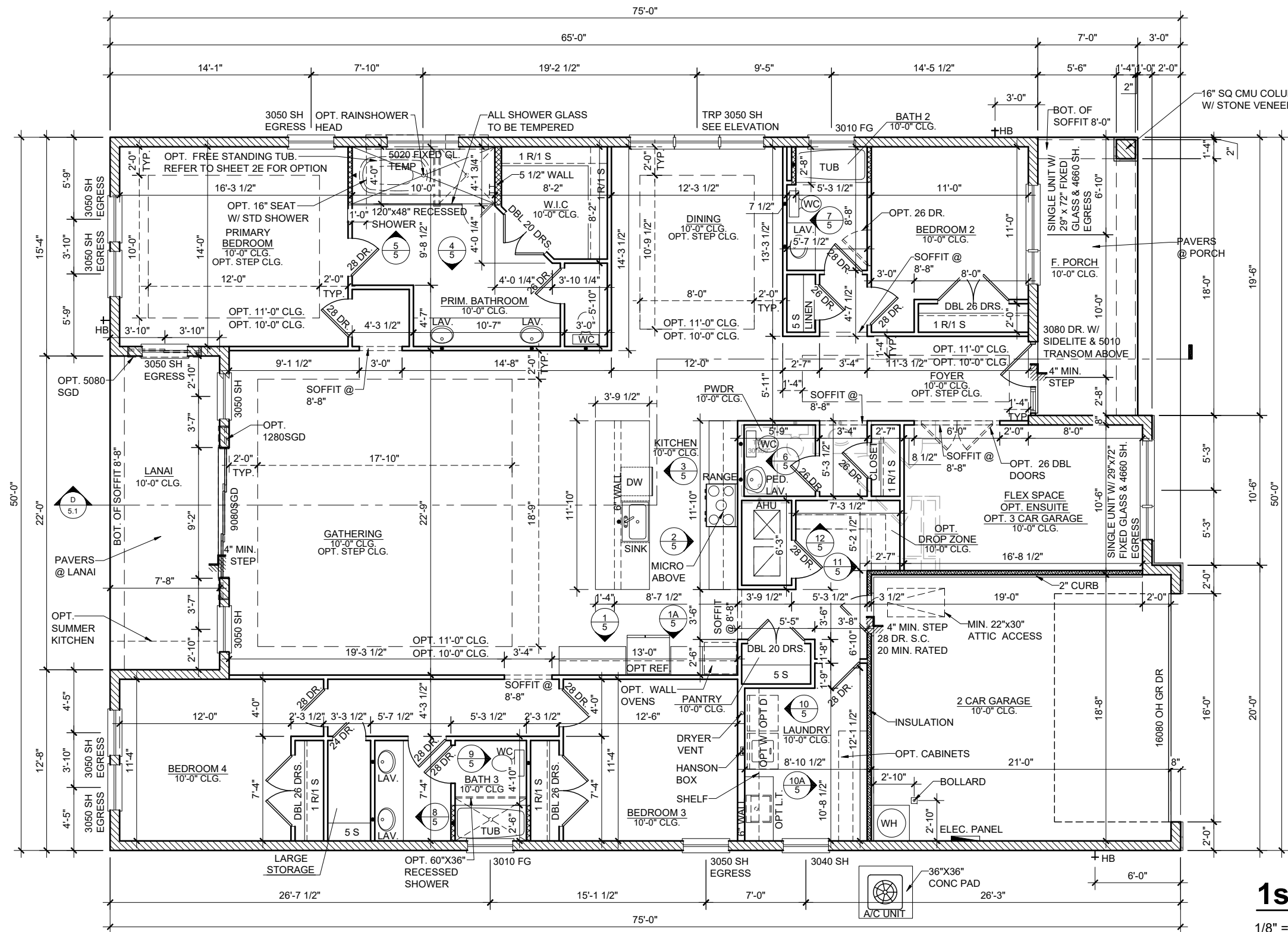
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CURB @ GARAGE DETAIL
1/2" = 1'-0"

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

1st FLOOR PLAN ELEV. "D"

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

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EXCEPTION:
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 - HEIGHT AT ROUND TOP ALLOWS 2" FOR ARCH FRAMING.
 - ALL WINDOWS ON 1ST. FLOOR TO BE 8'-0" HDR, U.N.O.

AREA CALCULATION

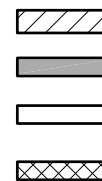
1st FLR. LIVING	2,945 SQ. FT.
TOTAL LIVING	2,945 SQ. FT.
FRONT PORCH	137 SQ. FT.
LANAI	169 SQ. FT.
GARAGE	420 SQ. FT.
TOTAL UNDER ROOF	3,671 SQ. FT.

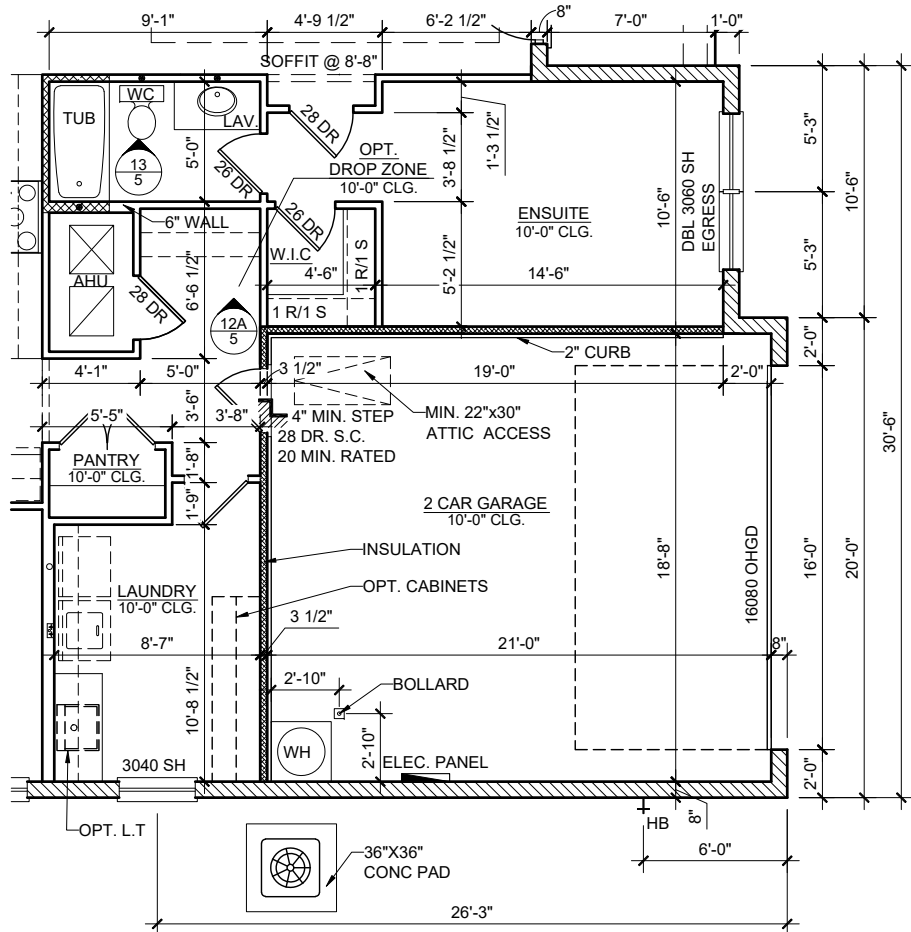
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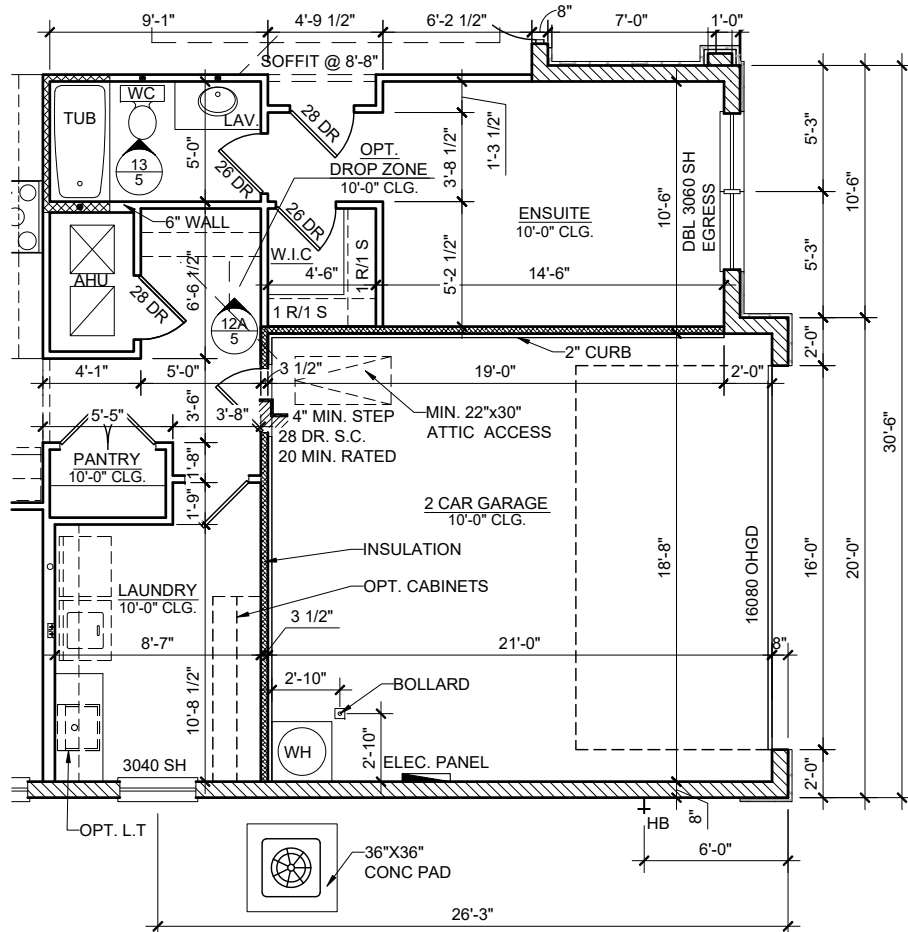
LEGEND

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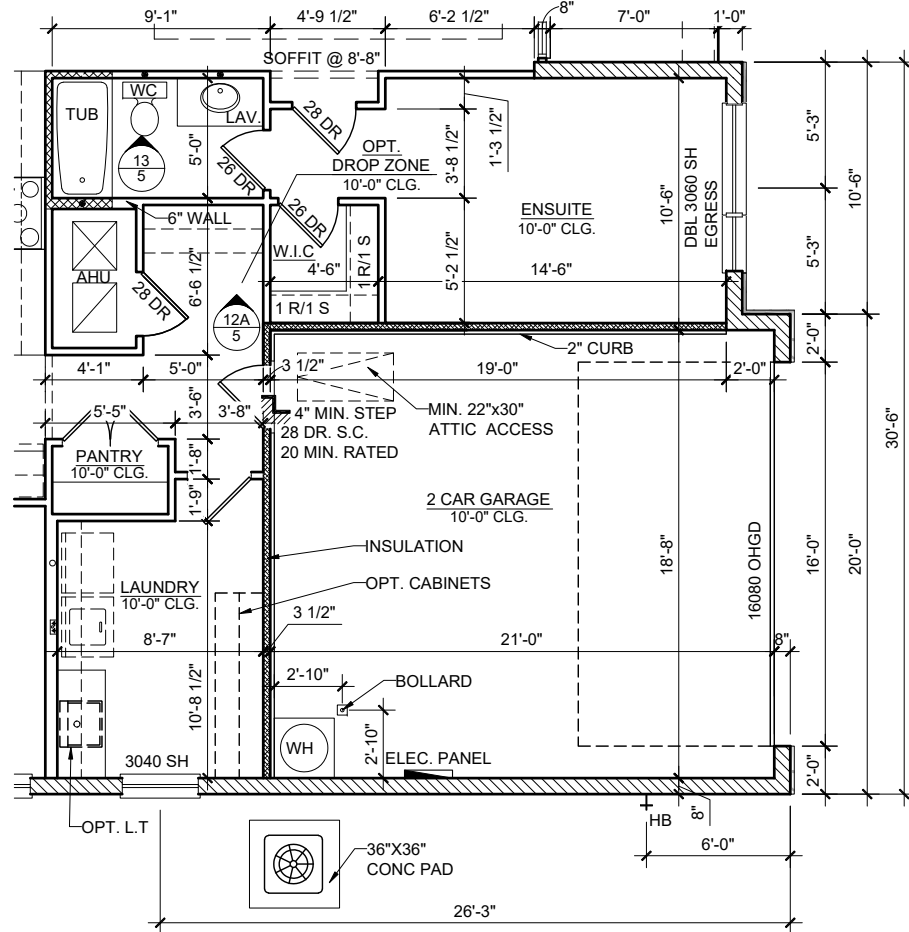




ELEVATION A,B
OPT. ENSUITE
1/8" = 1'-0"



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



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

AREA CALCULATION ELEVATIONS A, B, D	
1st FLR. LIVING	2,945 SQ. FT.
TOTAL LIVING	2,945 SQ. FT.
FRONT PORCH	137 SQ. FT.
LANAI	169 SQ. FT.
GARAGE	420 SQ. FT.
TOTAL UNDER ROOF	3,671 SQ. FT.

OPTIONS

1/8" = 1'-0"

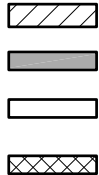
AREA CALCULATION ELEVATIONS C	
1st FLR. LIVING	2,945 SQ. FT.
TOTAL LIVING	2,945 SQ. FT.
FRONT PORCH	156 SQ. FT.
LANAI	169 SQ. FT.
GARAGE	420 SQ. FT.
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INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.



WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

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EXCEPTION:
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WET AREAS:
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- SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
 - HEIGHT AT ROUND TOP ALLOWS 2" FOR ARCH FRAMING.
 - ALL WINDOWS ON 1ST. FLOOR TO BE 8'-0" HDR, U.N.O.

DOORS NOTE:

ALL INTERIOR DOORS ON 1ST. FLOOR PLAN TO BE 8'-0" U.N.O.

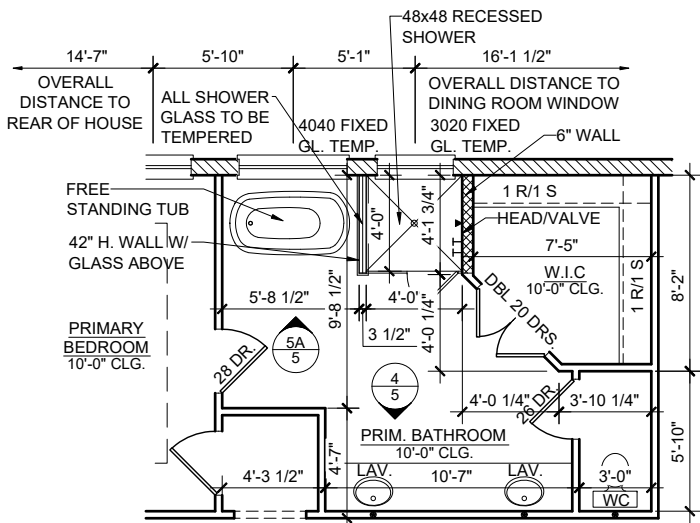
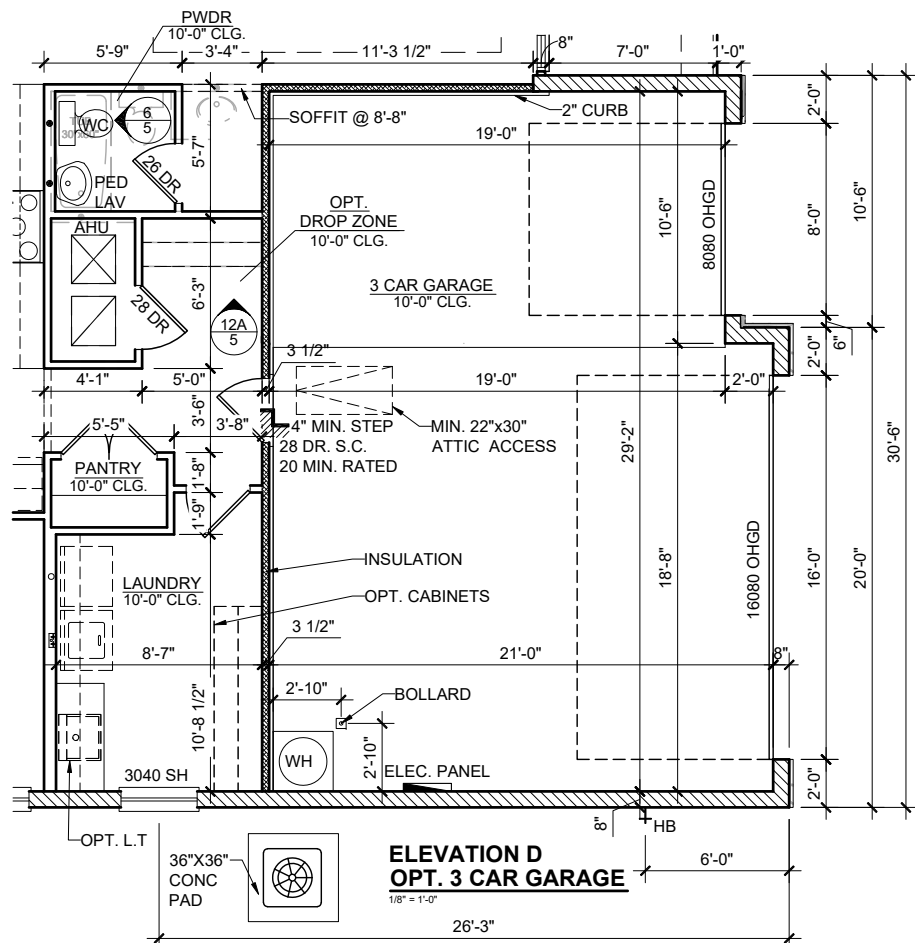
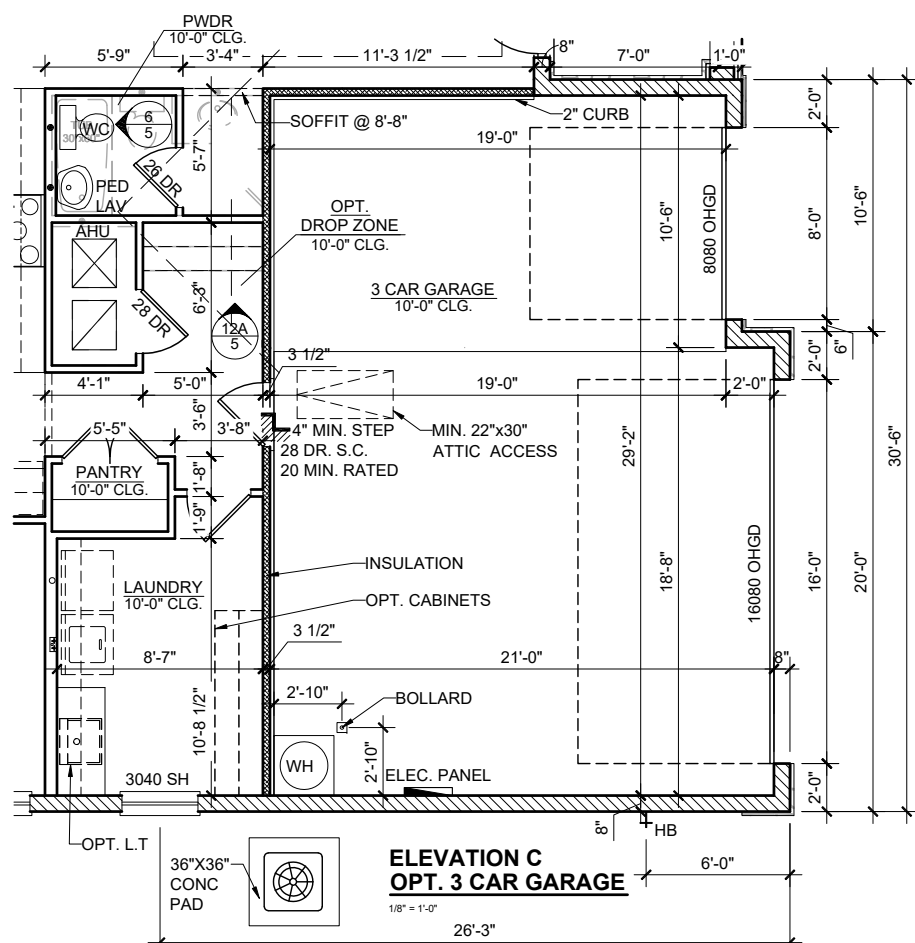
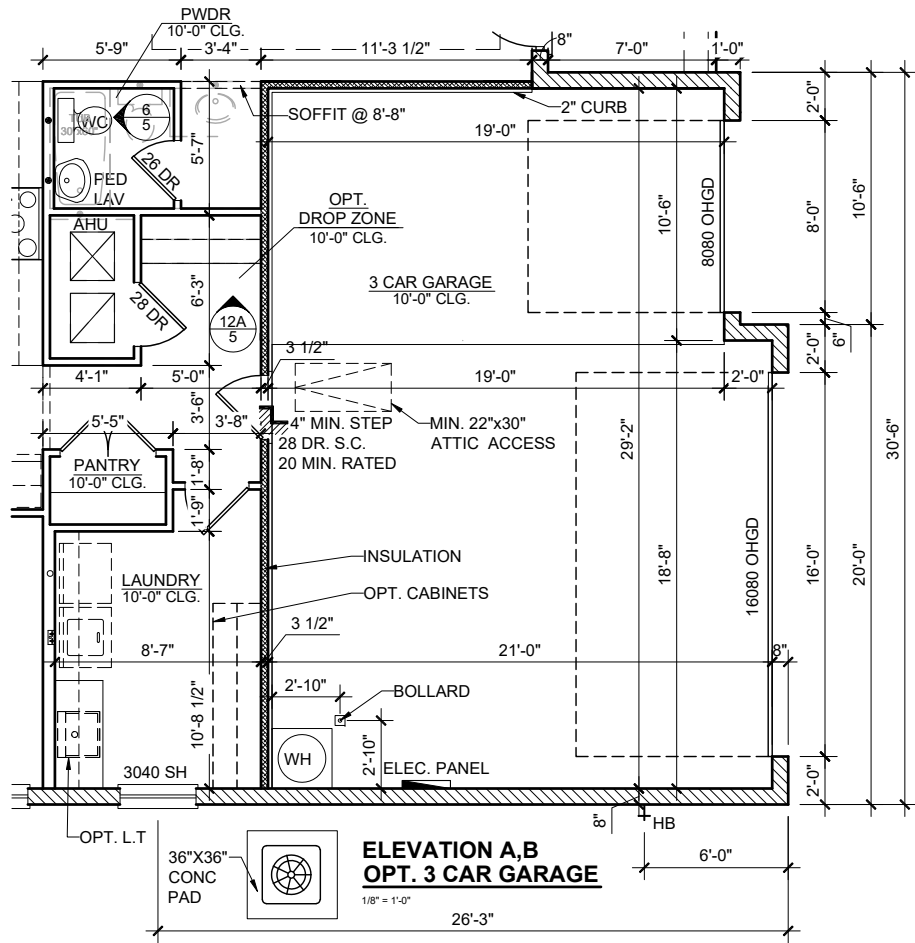


PARK SQUARE HOMES
2945 PATAGONIA
MASTER

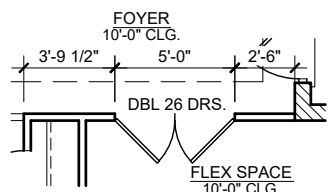
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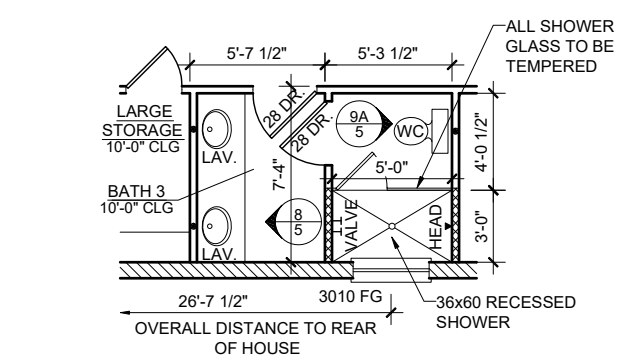
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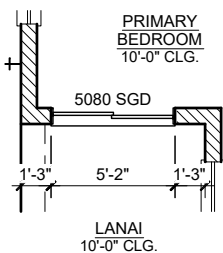
ELEVATION A,B,C,D
OPT. PRIMARY BATH



ELEVATION A,B,C,D
OPT. DBL DOORS
@ FLEX SPACE



ELEVATION A,B,C,D
OPT. BATH 3



ELEVATION A,B,C,D
OPT. DBL DOORS
@ PRIMARY BEDROOM

OPTIONS

1/8" = 1'-0"

WATER HEATER:

PROVIDE MIN. 40 GALLON WATER HEATER

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

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WET AREAS:

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- HEIGHT AT ROUND TOP ALLOWS 2" FOR ARCH FRAMING.
- ALL WINDOWS ON 1ST. FLOOR TO BE 8'-0" HDR, U.N.O.

DOORS NOTE:

ALL INTERIOR DOORS ON 1ST. FLOOR PLAN TO BE 8'-0" U.N.O.

AREA CALCULATION ELEVATIONS A, B, D

1st FLR. LIVING	2,733 SQ. FT.
TOTAL LIVING	2,733 SQ. FT.
FRONT PORCH	137 SQ. FT.
LANAI	169 SQ. FT.
3 CAR GARAGE	632 SQ. FT.
TOTAL UNDER ROOF	3,671 SQ. FT.

AREA CALCULATION ELEVATIONS C

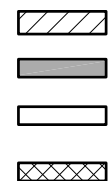
1st FLR. LIVING	2,733 SQ. FT.
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TOTAL UNDER ROOF	3,690 SQ. FT.

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LEGEND

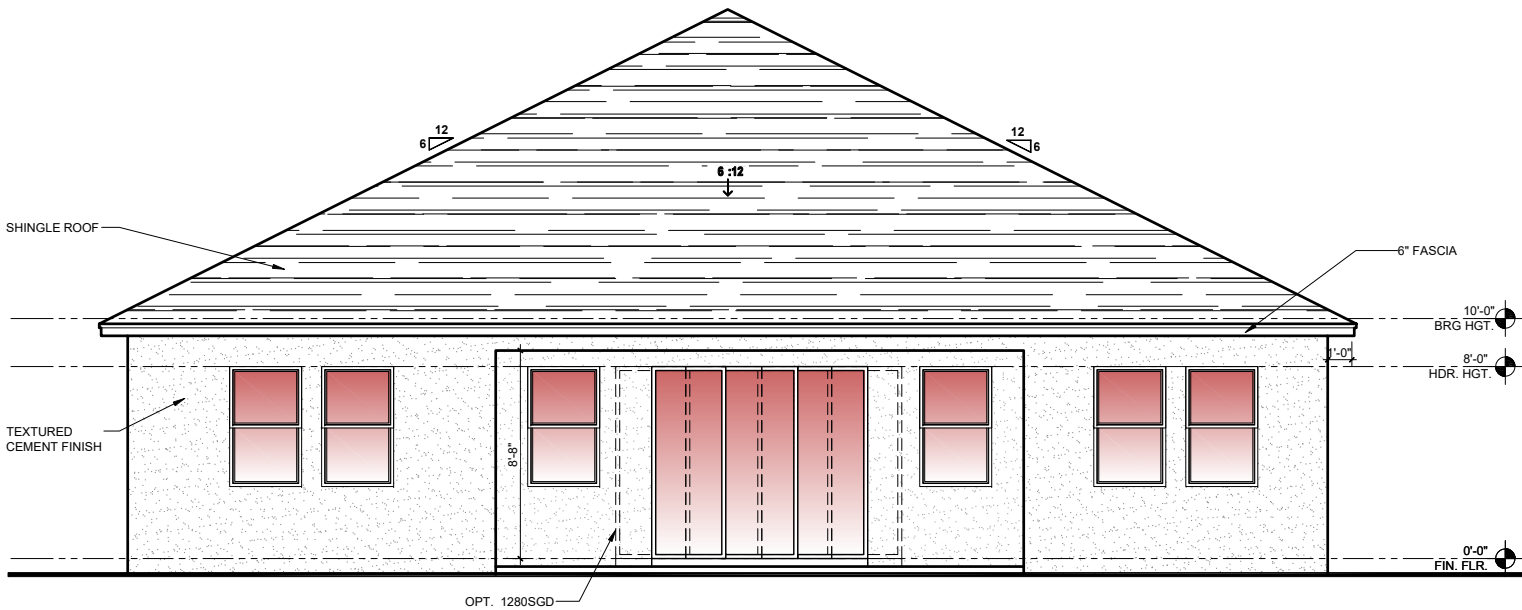
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INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.



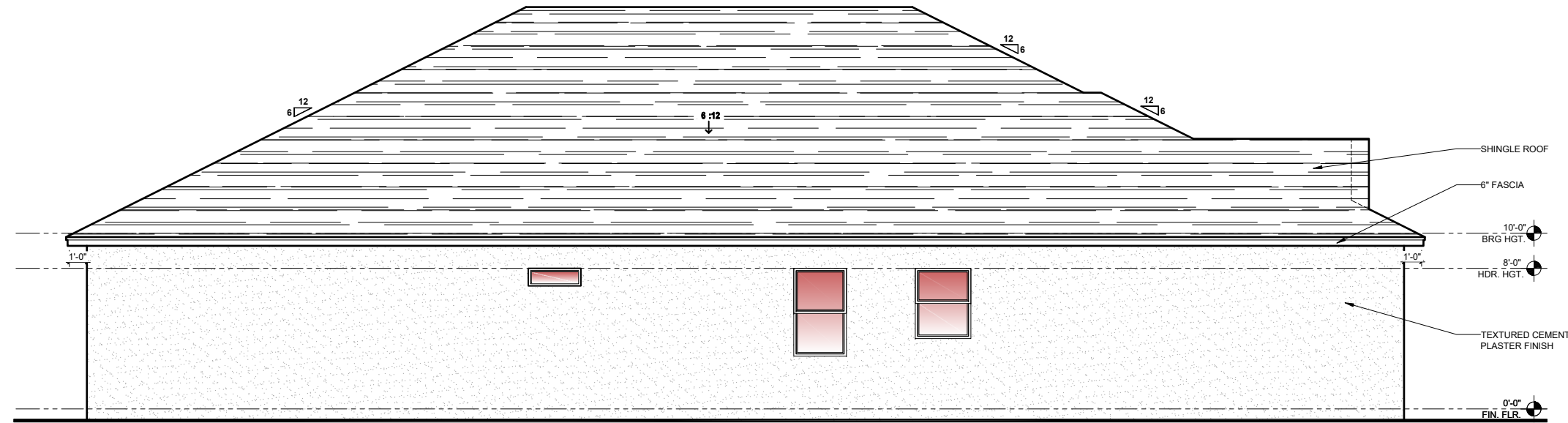


WINDO

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



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



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

EXTERIOR PLASTER

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

R703.7.1 LATH.
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer to sheet SN1 for the engineered method for Lath attachment.)

Lathing Accessories
Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga.x1-1/2" long (3/4"-1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stub nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" date @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with ASTM C1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.

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

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

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

R703.7.2.1 WEEP SCREEDS.
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

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

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 opening height.

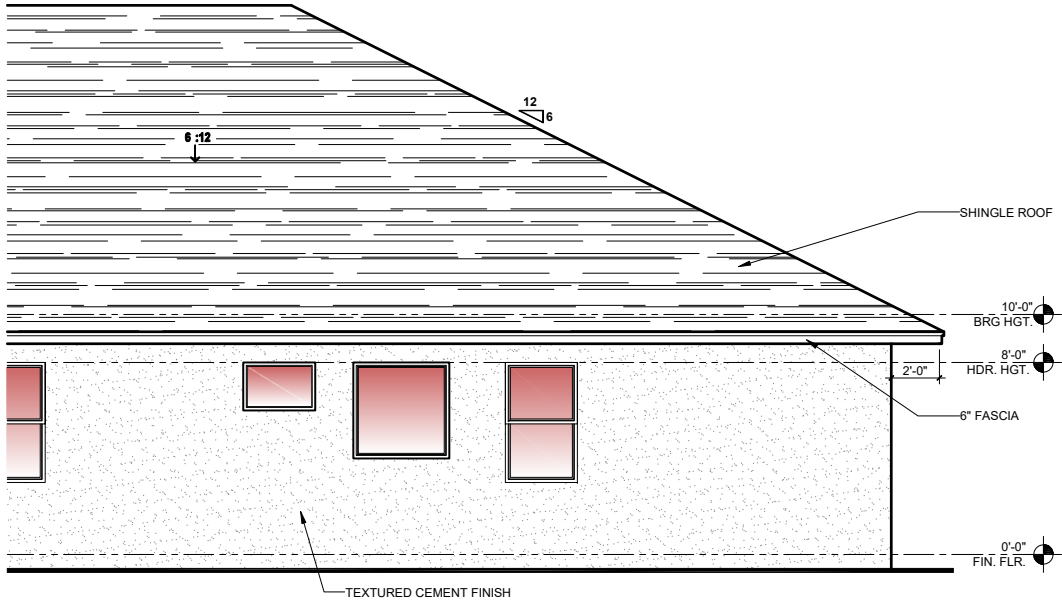
In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of 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 it's 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.

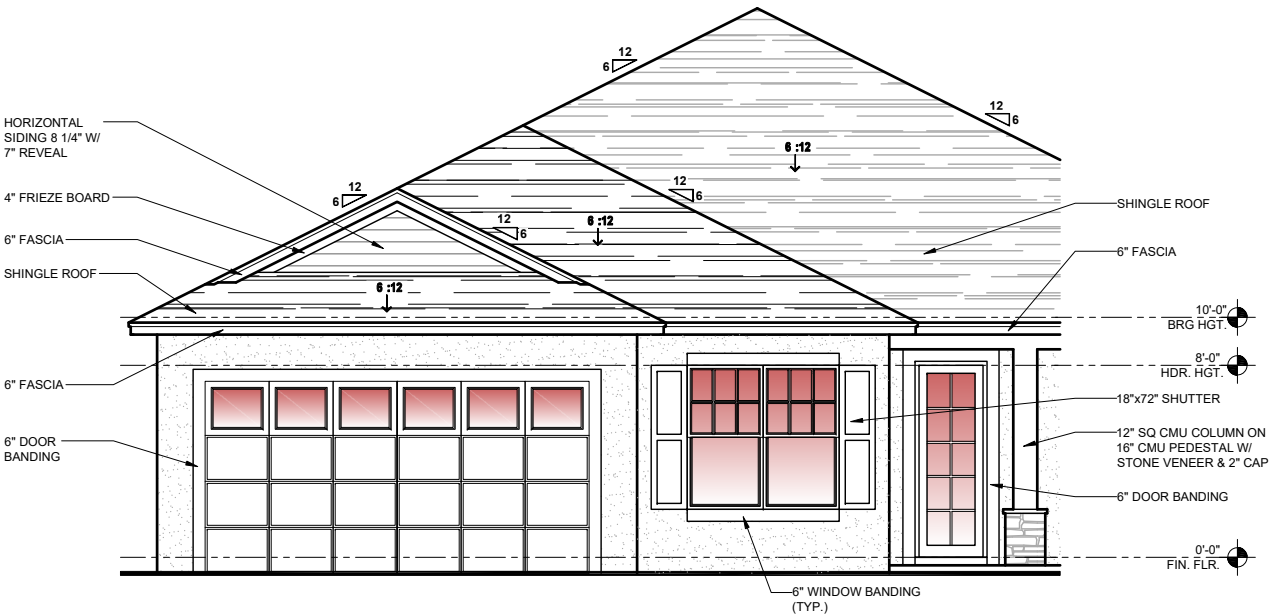
DISCLAIMER

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

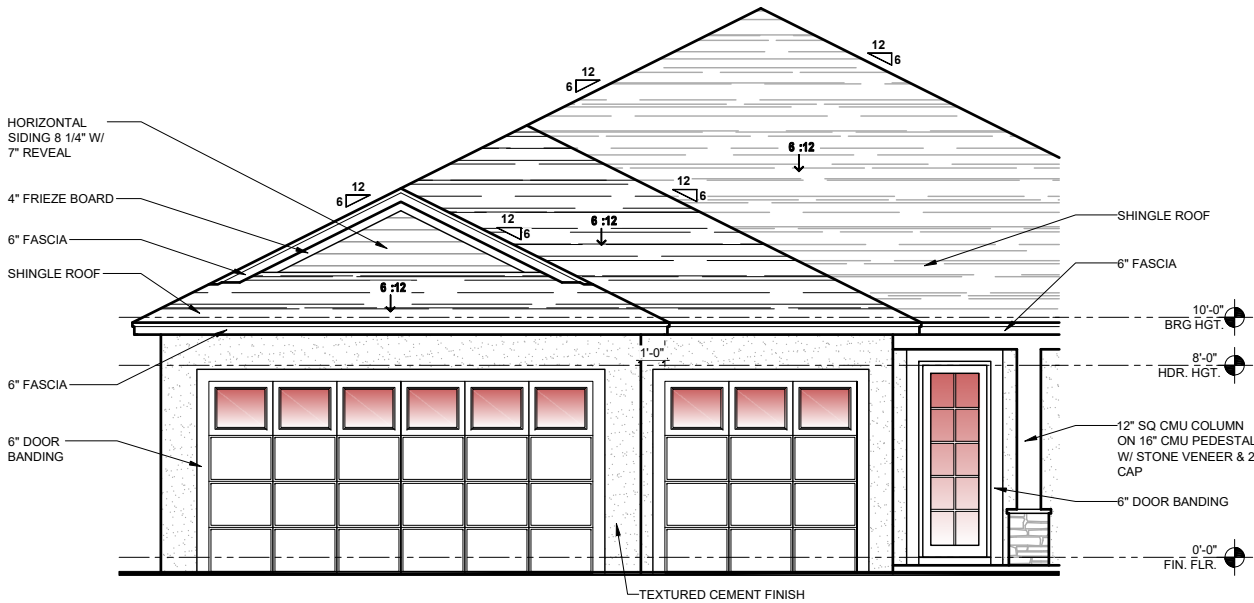
R312.2.1 Window sills opening height.
In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable 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 it's 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.



OPT. PRIM BATH
1/8" = 1'-0"
ELEVATION A
RIGHT ELEVATION



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



OPT. 3 CAR GARAGE
1/8" = 1'-0"
ELEVATION A
FRONT ELEVATION

EXTERIOR PLASTER
R703.7 EXTERIOR PLASTER.
INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926, ASTM C1063 OR ASTM C1787 AND THE PROVISIONS OF THIS CODE.
R703.7.1 LATH.
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer to sheet SN1 for the engineered method for Lath attachment.)
Lathing Accessories
Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga x1-1/2" long (3/4"-1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stud nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with ASTM C1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.

R703.7.2 PLASTER.
PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF CODE-APPROVED LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE DIRECTLY APPLIED OVER MASONRY, CONCRETE, CLAY, BRICK, STONE OR TILE. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1).
ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. MASONRY CEMENT CONFORMING TO ASTM C81 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(S<70), IL OR IT(S<70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

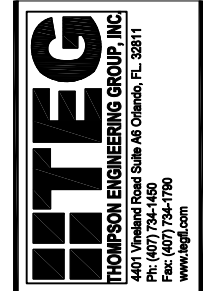
R703.7.2.1 WEEP SCREEDS.
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

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

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.

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.



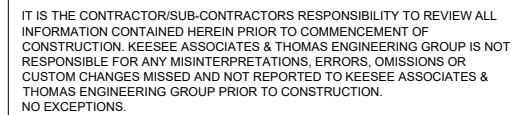
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

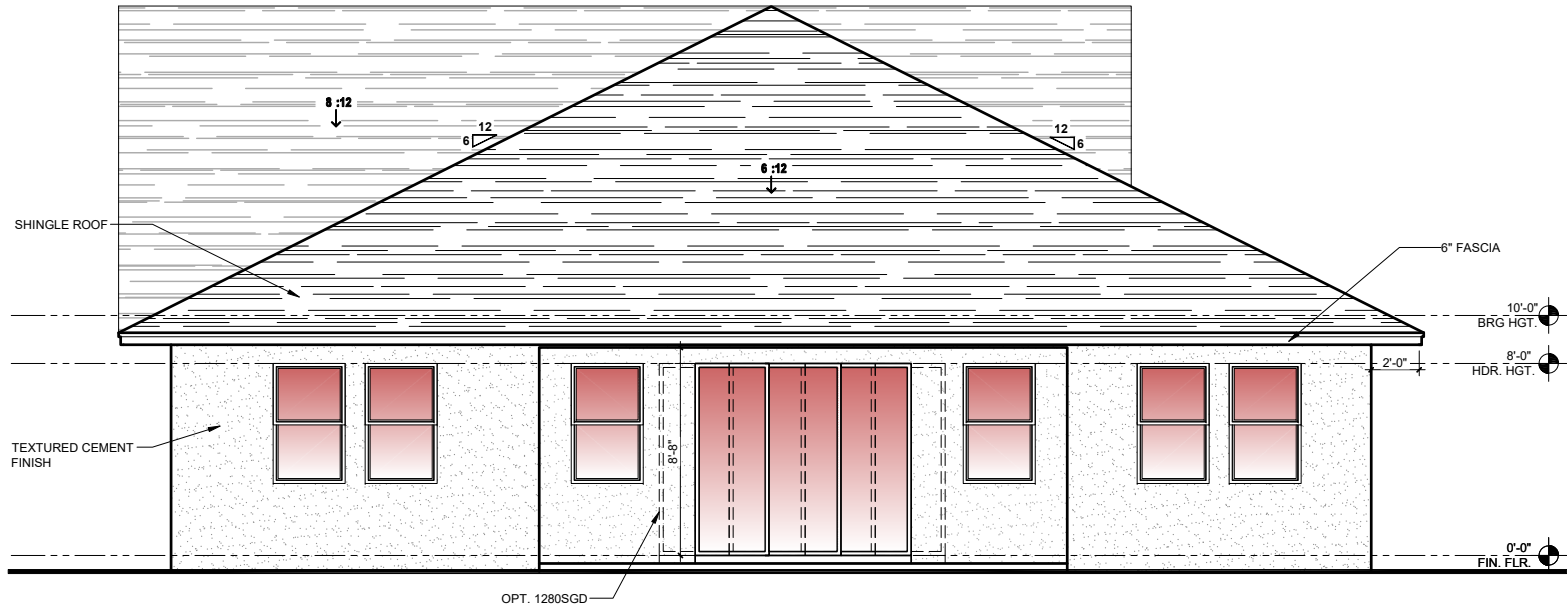
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ELEVATION OPTIONS
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date: 9/26/23
scale: AS SHOWN

3A_2

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 it's 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.

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.





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

EXTERIOR PLASTER

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

R703.7.1 LATH.
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer to sheet SW1 for the engineered method for Lath attachment)

Lathing Accessories
Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga x 1-1/2" long (3/4" x 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 gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with ASTM C1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.

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

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

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

R703.7.2.1 WEEP SCREEDS.
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

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

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) :

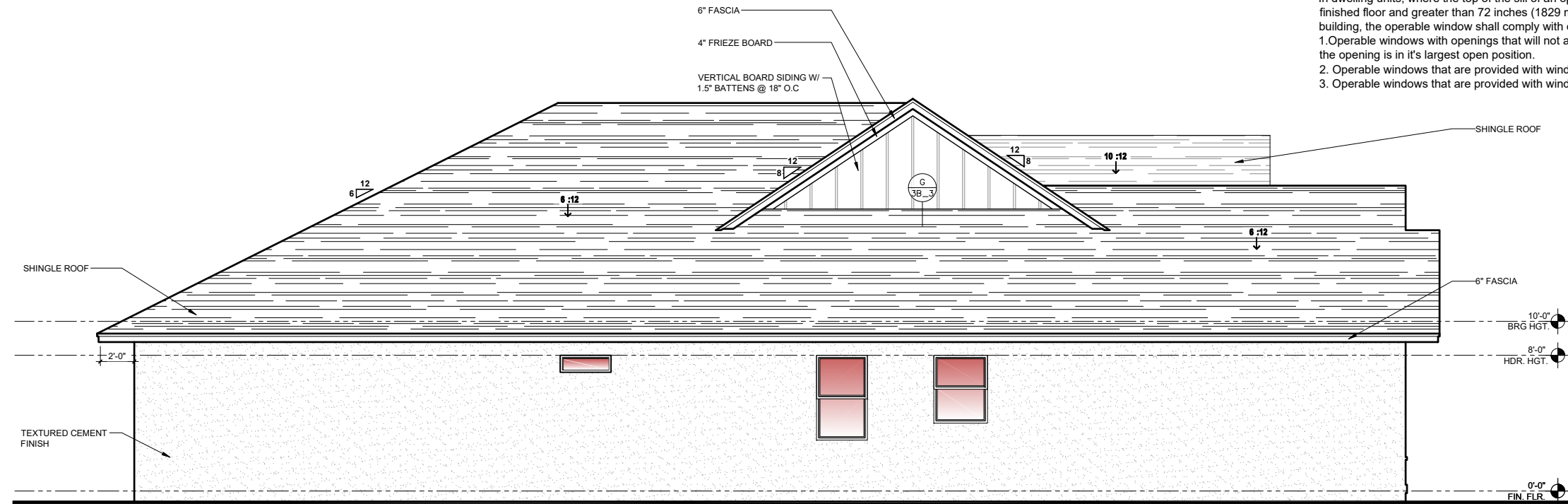
1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS 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 opening height.

In dwelling units, where the top of the sill 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 it's largest open position.
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F2090.
3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.



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

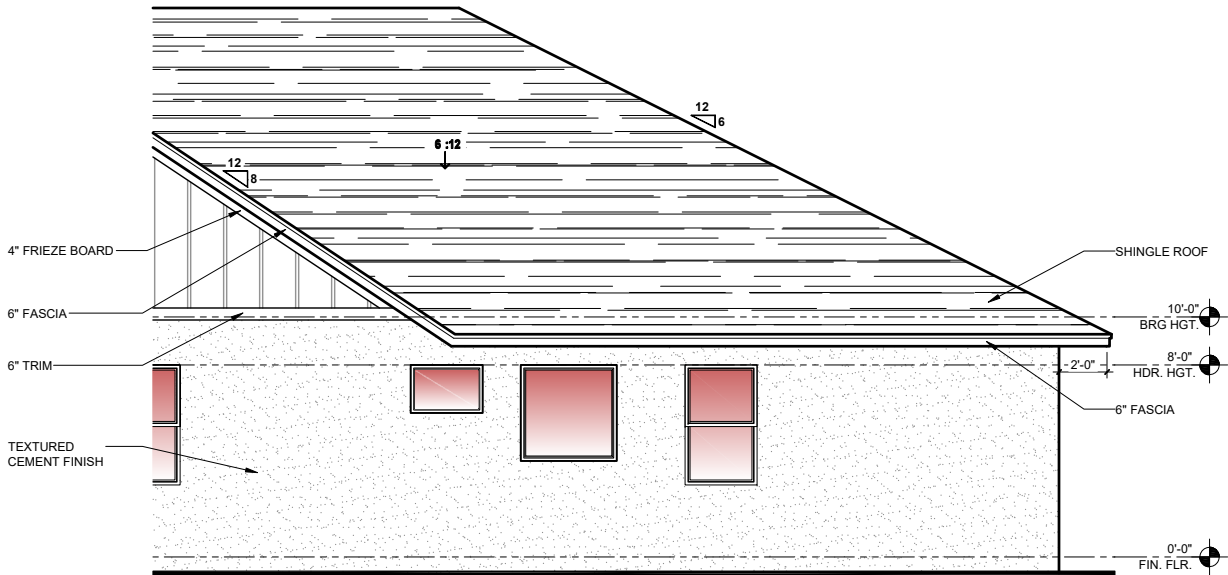
DISCLAIMER

IT IS THE CONTRACTOR/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.

R312.2.1 Window sills opening height.

In dwelling units, where the top of the sill 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.

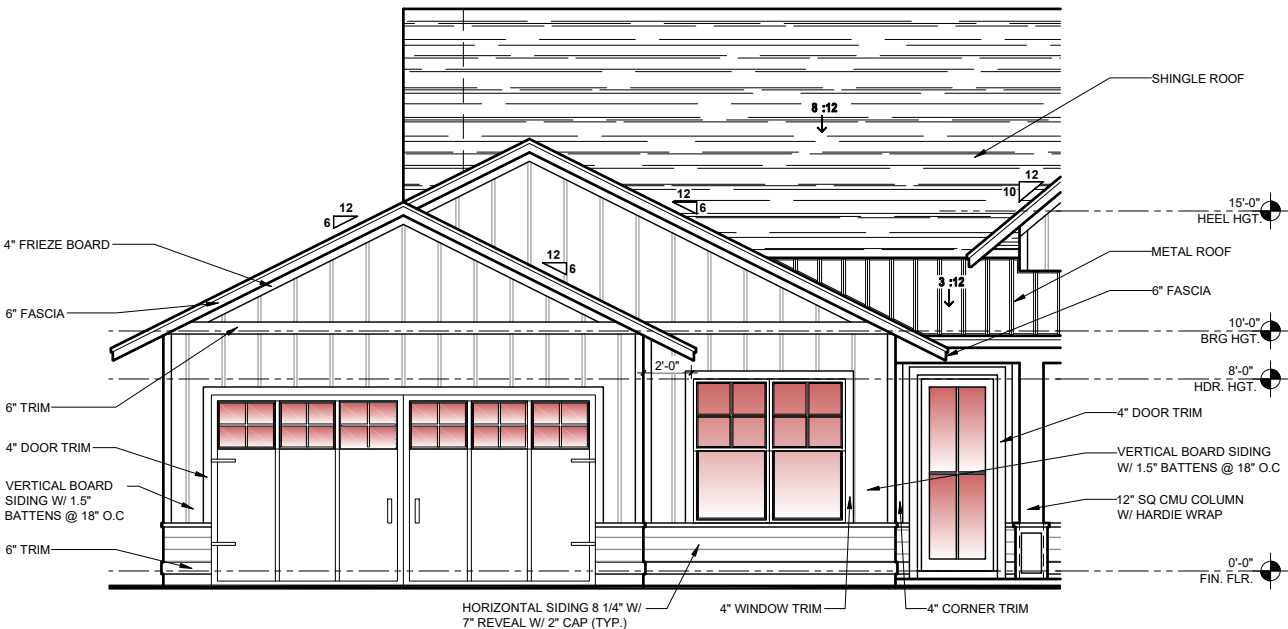
1. Operable windows with openings that will not allow a 4 inch diameter(102 mm) sphere to pass through the opening where the opening is in it's largest open position.
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F2090.
3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.



OPT. PRIM BATH

1/8" = 1'-0"

ELEVATION B
RIGHT ELEVATION



OPT. EN. SUITE

1/8" = 1'-0"

ELEVATION B
FRONT ELEVATION

EXTERIOR PLASTER

R703.7 EXTERIOR PLASTER.

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

R703.7.1 LATH.

LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer to sheet SM1 for the engineered method for Lath attachment.)

Lathing Accessories

Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga.x1-1/2" long (3/4"-1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stud nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" dots @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with ASTM C1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.

R703.7.2 PLASTER.

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

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

1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(S<70), IL OR IT(S<70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328

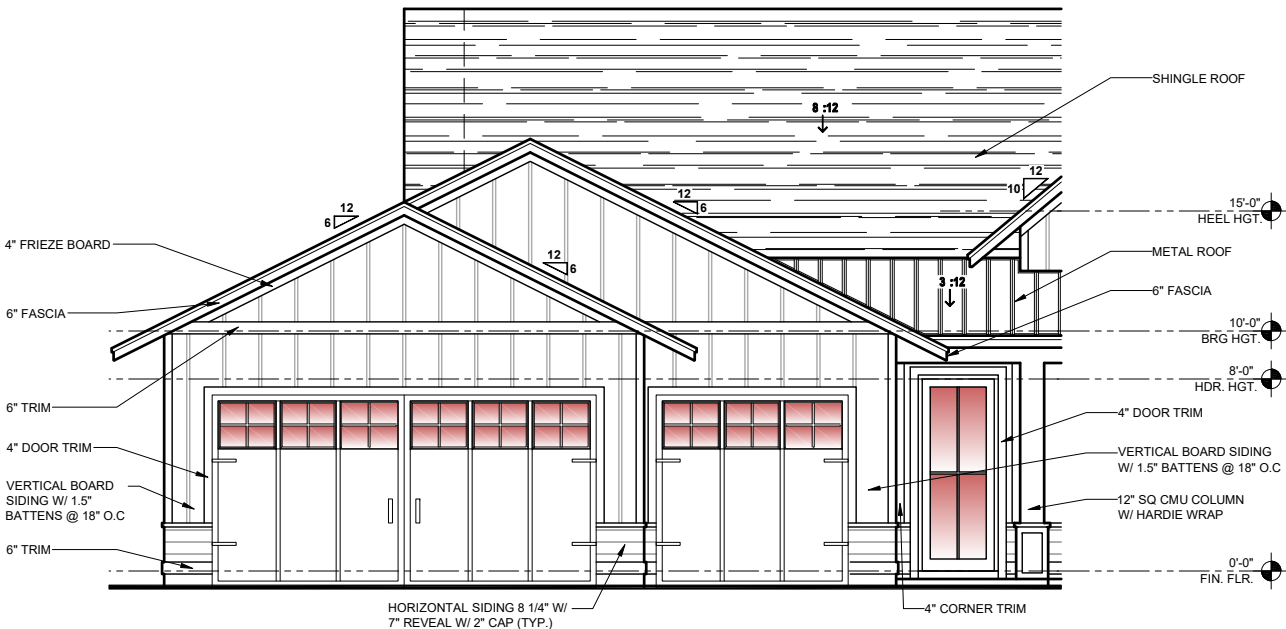
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

R703.7.2.1 WEEP SCREEDS.

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

R703.7.3 WATER-RESISTIVE BARRIERS.

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



OPT. 3 CAR GARAGE

1/8" = 1'-0"

ELEVATION B
FRONT ELEVATION

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.

DISCLAIMER

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title:

ELEVATION
OPTIONS

project no.2023222

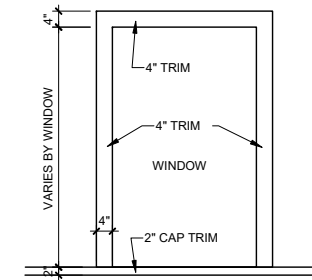
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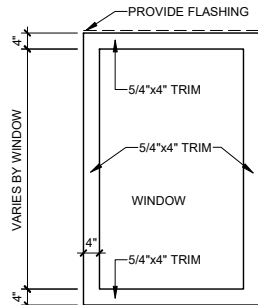
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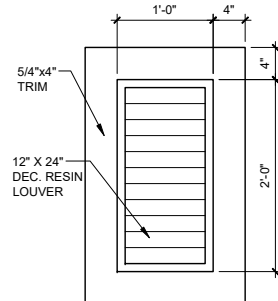
3B_2



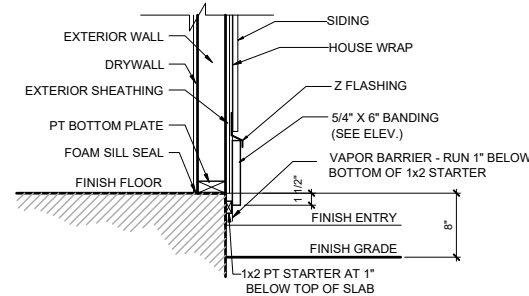
A 6" TRIM BOARD WINDOW BANDING
3B_3 SCALE: 1/2"=1'-0"



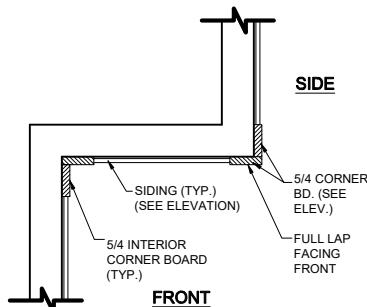
B 6" TRIM BOARD WINDOW BANDING
3B_3 SCALE: 1/2"=1'-0"



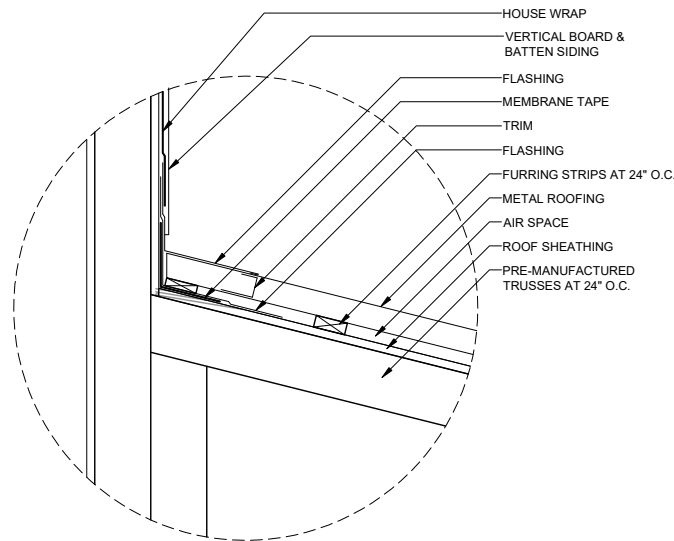
C 12"X24"DECORATIVE LOUVER
3B_3 SCALE: 1"=1'-0"



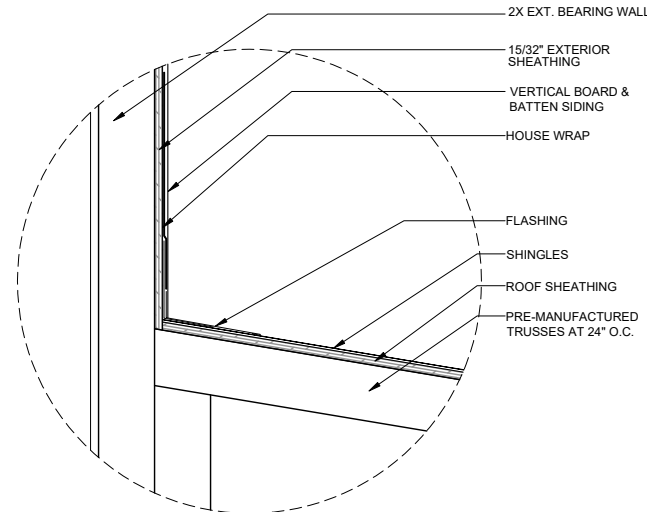
D SLAB EDGE DETAIL
3B_3 SCALE: 1"=1'-0"



E CORNER BOARD SIDING DETAIL
3B_3 SCALE: 1"=1'-0"



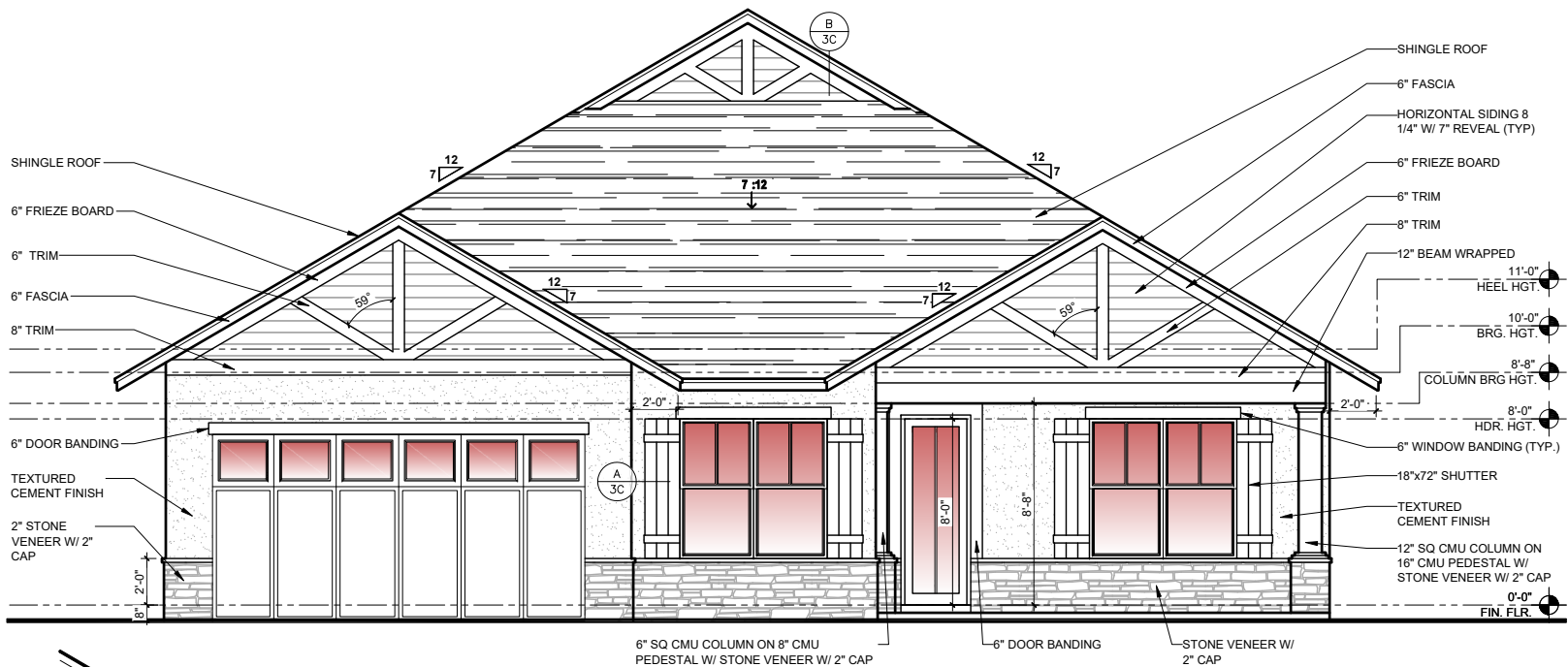
F WALL TO ROOF FLASHING DETAIL
3B_3 SCALE: 2"=1'-0"



G WALL TO ROOF FLASHING DETAIL
3B_3 SCALE: 2"=1'-0"

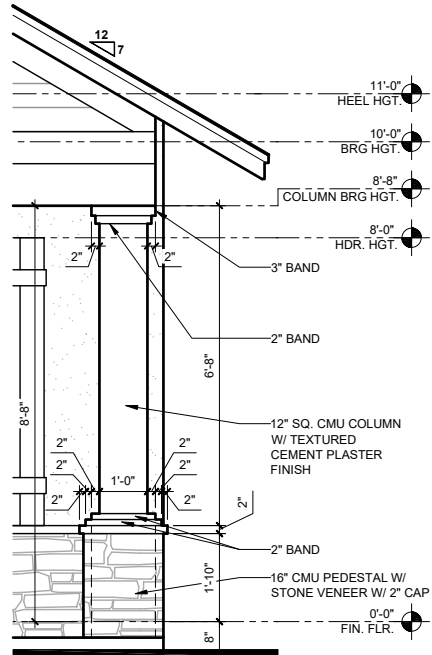
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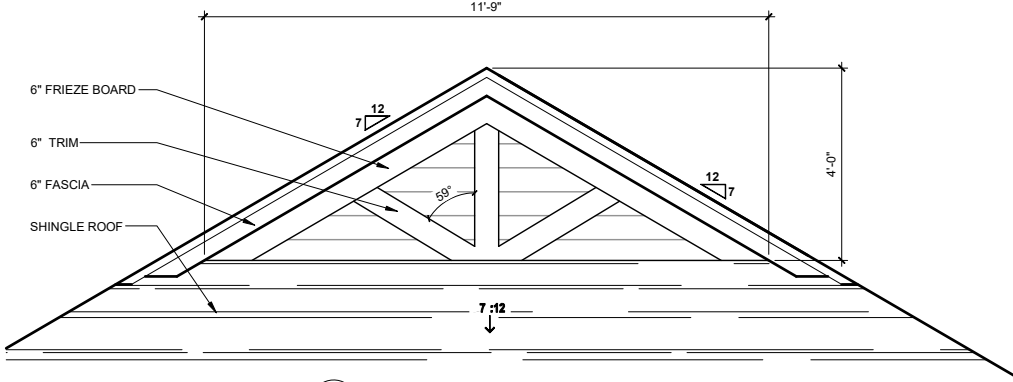


FRONT ELEVATION "C"

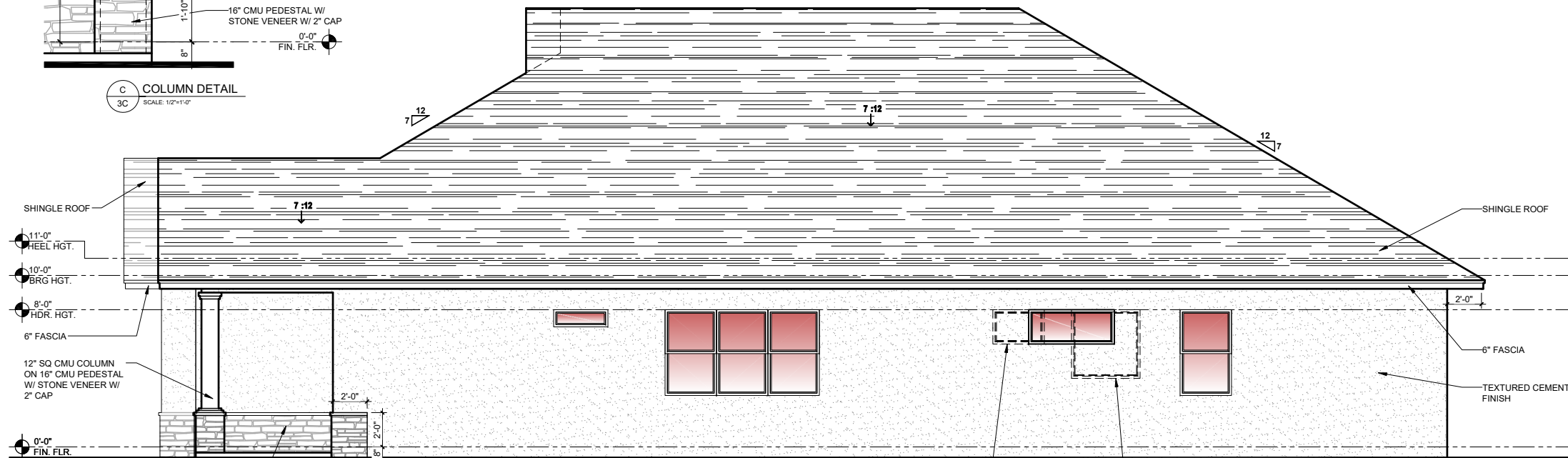
1/8" = 1'-0"



C COLUMN DETAIL
3C SCALE: 1/2"=1'-0"



B MAIN ROOF GABLE END DETAIL
3C SCALE: 1/2"=1'-0"



RIGHT ELEVATION "C"

1/8" = 1'-0"

EXTERIOR PLASTER

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

R703.7.1 LATH.
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer to sheet SM1 for the engineered method for Lath attachment.)

Lathing Accessories
Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga x 1-1/2" long (3/4" x 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 gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with ASTM C1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1681.

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

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

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

R703.7.2.1 WEEP SCREEDS.
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

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

R312.2.1 Window sills opening height.

In dwelling units, where the top of the sill 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 it's 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.

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.

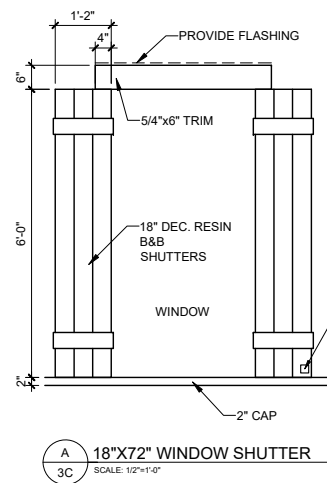
2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D226, 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) :

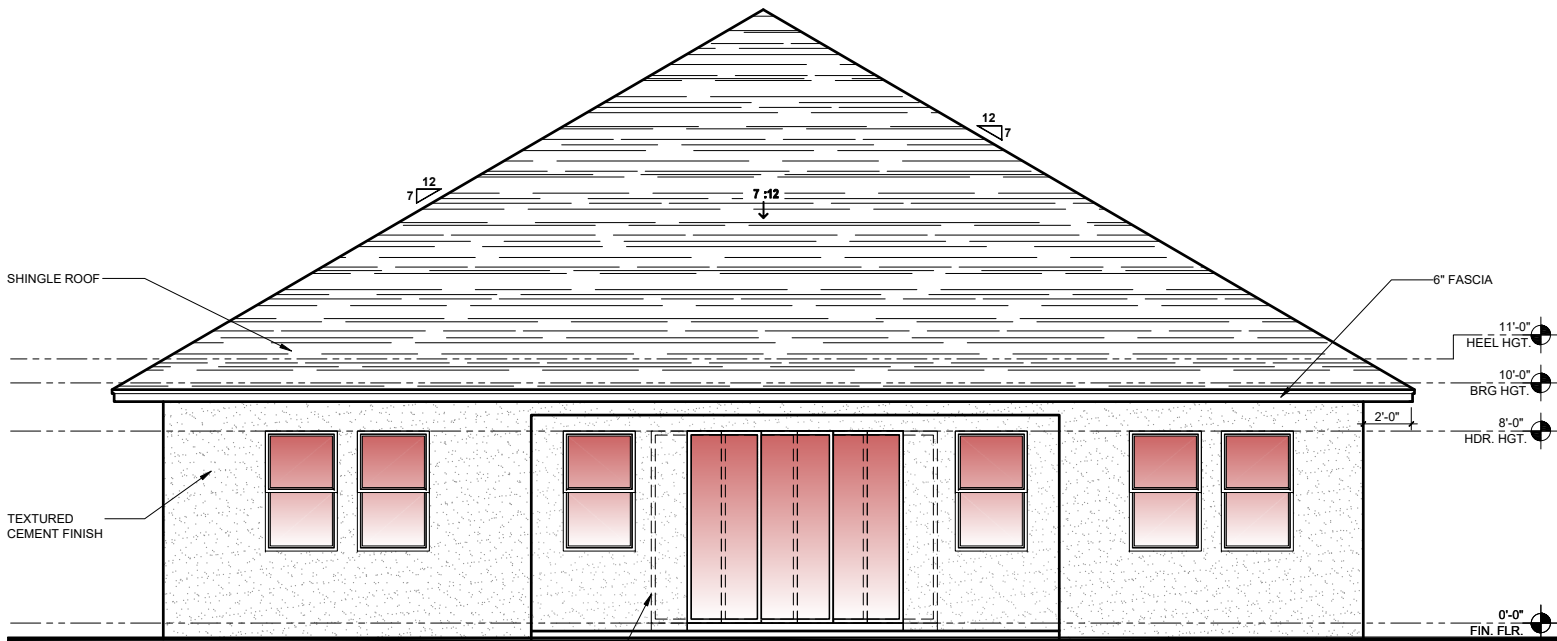
PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, 7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE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



A 18\"X72\" WINDOW SHUTTER
3C SCALE: 1/2"=1'-0"

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.



REAR ELEVATION "C"

1/8" = 1'-0"

EXTERIOR PLASTER

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

R703.7.1 LATH.
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT
MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE
ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A
7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22.2 MM), 16 GAGE
STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS
OTHERWISE APPROVED. (Refer to sheet S41 for the engineered method
for Lath attachment)

Lathing Accessories
Attachments shall be of corrosion-resistant materials. Wood Application: 16
Ga x 1-1/2" long (3/4" x 1" crown) staples @ 6" O.C. vertically/horizontally into the
framing members. Masonry Application: Concrete stud nail, 3/8" (10 mm) head
dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior
gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous
bead between the solid plaster base and the solid portion of the key attachment
flange. Control Joints: Install control joint lathing accessories in conformance with
ASTM C1063. Lath shall not be continuous through control joints, but shall be
stopped and tied at each side. All accessories shall be in accordance with the
latest ASTM C1063 & ASTM C1861.

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

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

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

R703.7.2.1 WEEP SCREEDS.
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE),
CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED,
WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89
MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE
ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE
WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM)
ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND
SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO
THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER
SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL
COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP
SCREED.

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

R312.2.1 Window sills opening height.

In dwelling units, where the top of the sill 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 it's 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.

ROOF CRITERIA

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

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

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

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

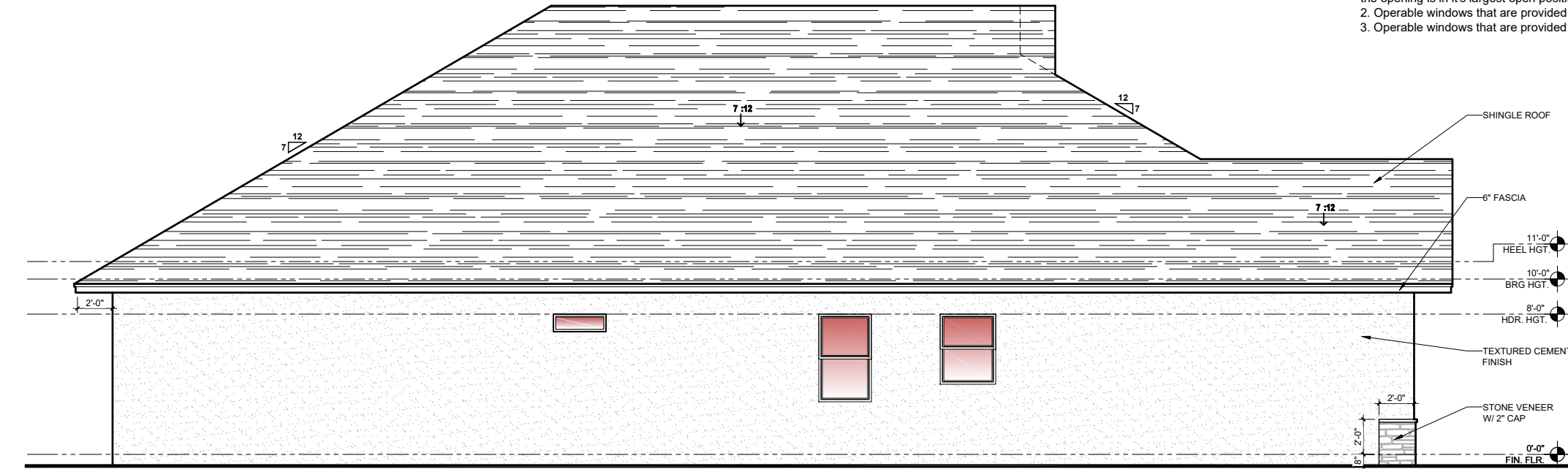
ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.

ASPHALT SHINGLES (IF APPLICABLE) :

1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR TYPE IV OR ASTM D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1. FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR IV OR ASTM D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED. REFER TO R905.1.1.1.

CLAY AND CONCRETE TILE (IF APPLICABLE) :

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



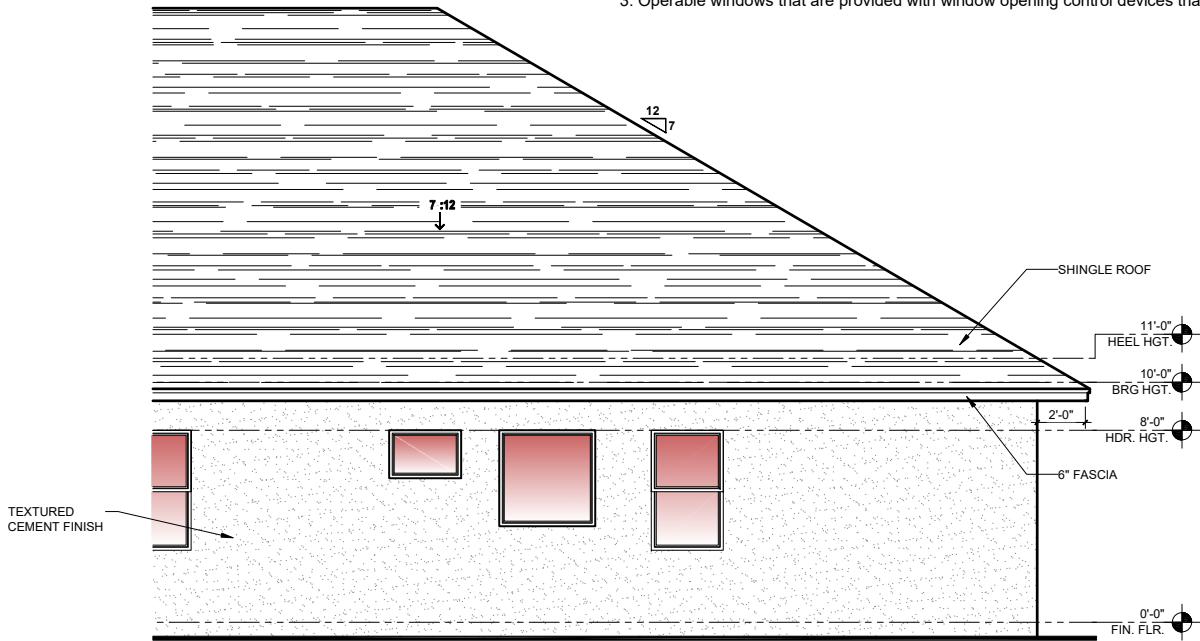
LEFT ELEVATION "C"

1/8" = 1'-0"

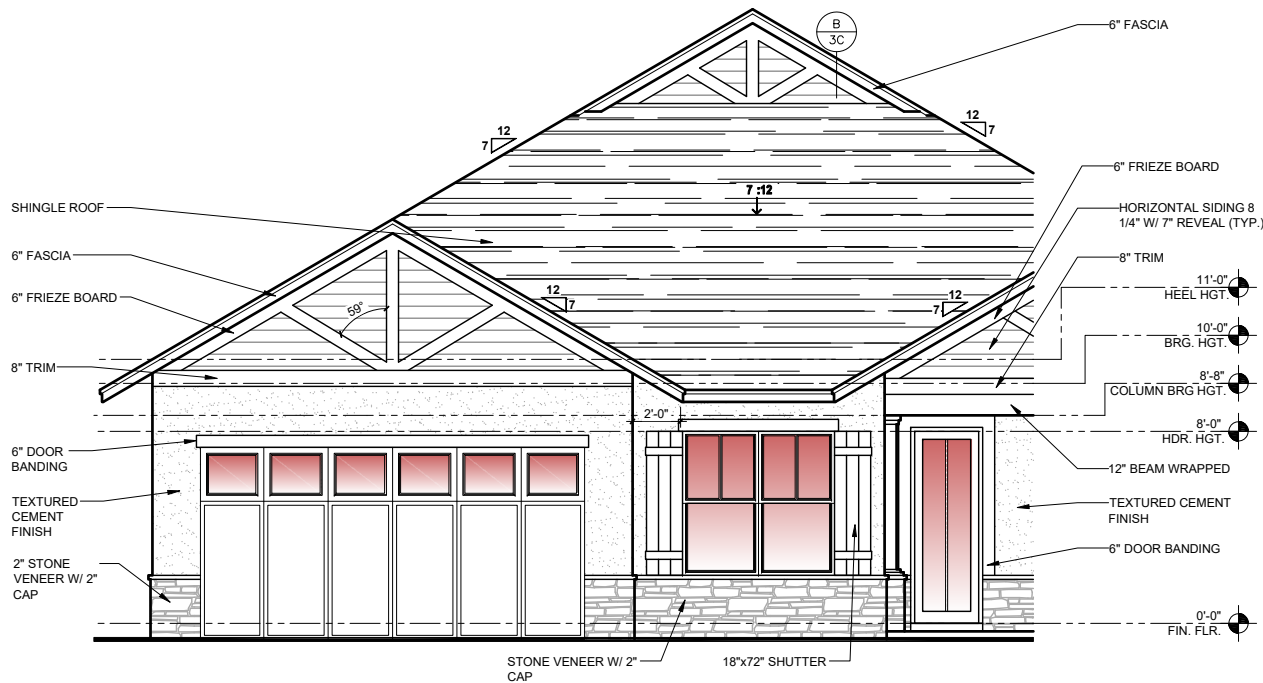
DISCLAIMER

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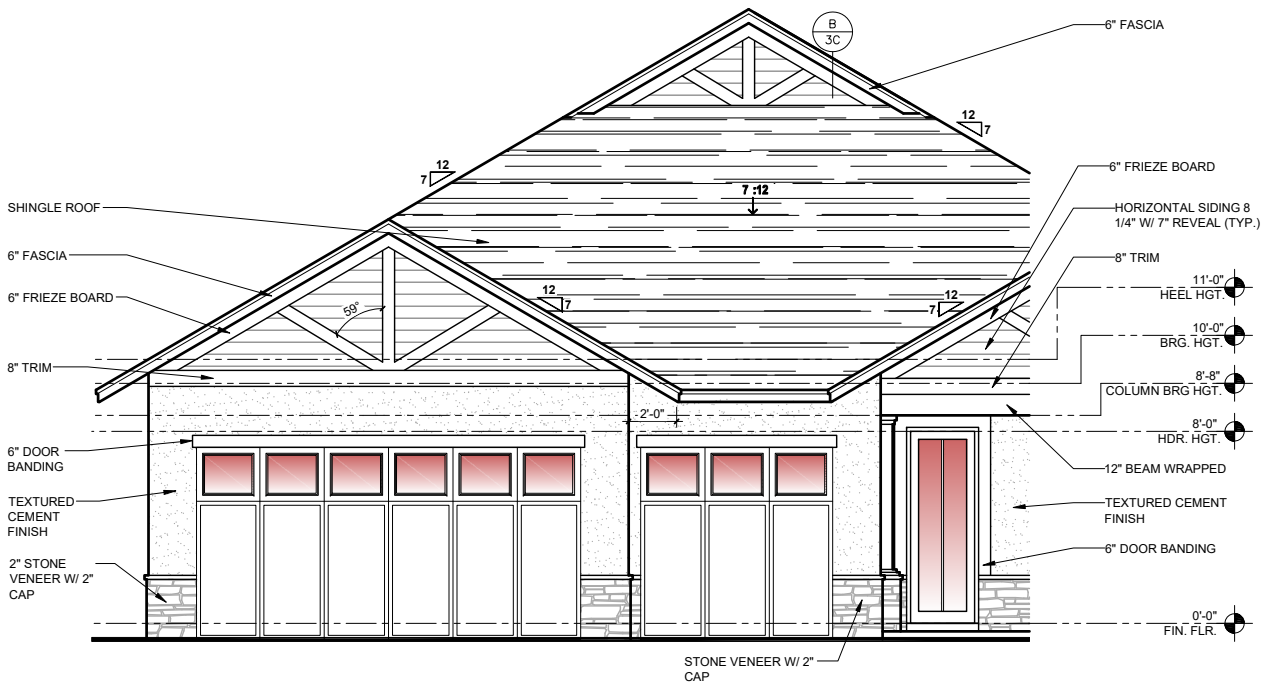
R312.2.1 Window sills opening height.
In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable 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 it's 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.



OPT. PRIM BATH
1/8" = 1'-0"
ELEVATION C
RIGHT ELEVATION



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



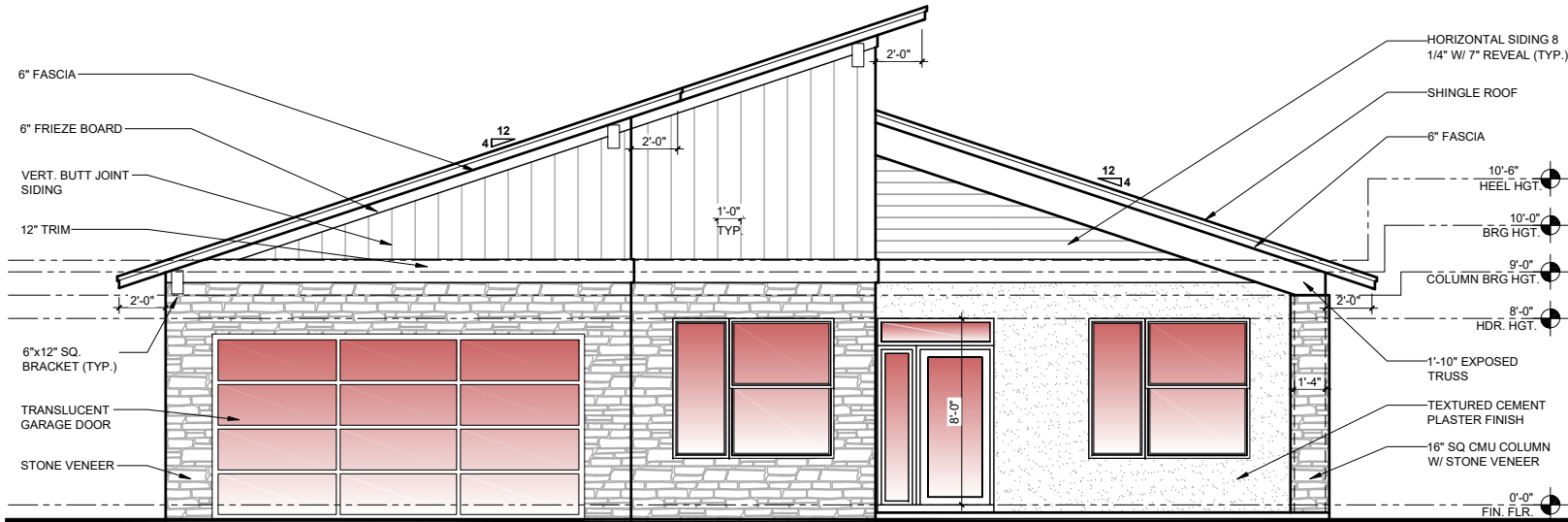
OPT. 3 CAR GARAGE
1/8" = 1'-0"
ELEVATION C
FRONT ELEVATION

EXTERIOR PLASTER
R703.7 EXTERIOR PLASTER.
INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926, ASTM C1063 OR ASTM C1787 AND THE PROVISIONS OF THIS CODE.
R703.7.1 LATH.
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer to sheet SN1 for the engineered method for Lath attachment.)
Lathing Accessories
Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga.x1-1/2" long (3/4"-1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stud nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with ASTM C1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.
R703.7.2 PLASTER.
PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF CODE-APPROVED LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE DIRECTLY APPLIED OVER MASONRY, CONCRETE, CLAY, BRICK, STONE OR TILE. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1).
ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(S<70), IL OR IT(S<70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).
R703.7.2.1 WEEP SCREEDS.
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
R703.7.3 WATER-RESISTIVE BARRIERS.
WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

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.

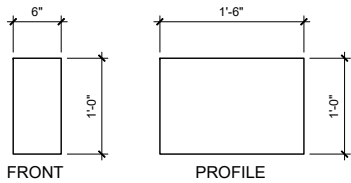
ASPHALT SHINGLES (IF APPLICABLE) :
1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. 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.

DISCLAIMER
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FRONT ELEVATION "D"

1/8" = 1'-0"

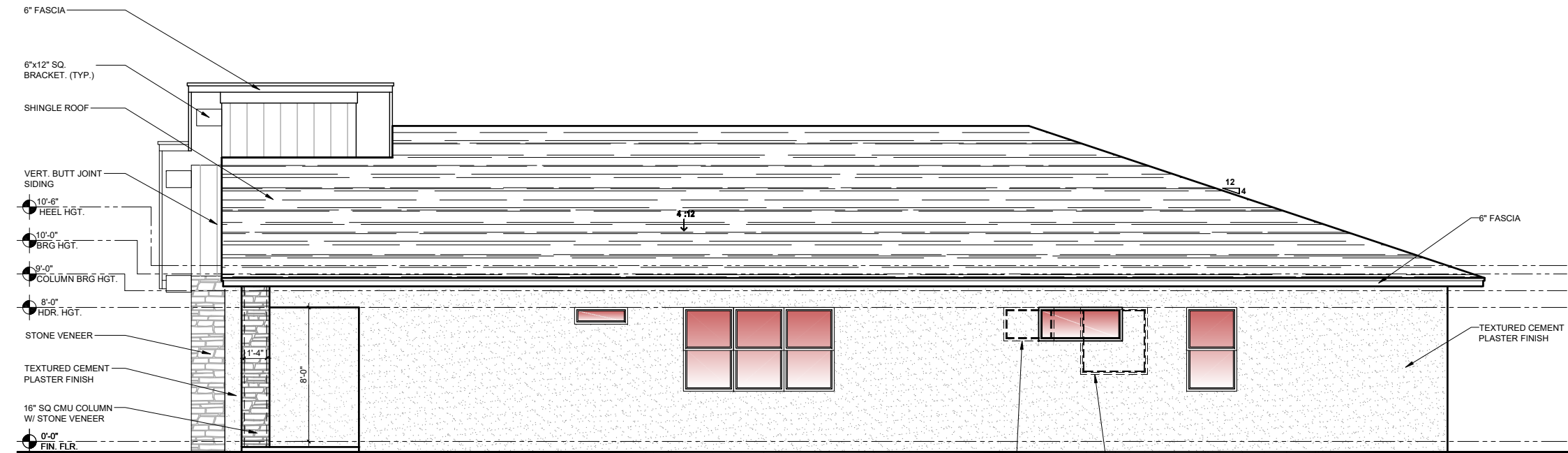


BRACKET DETAIL
SCALE: 1/2"=1'-0"

R312.2.1 Window sills opening height.

In dwelling units, where the top of the sill 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 it's largest open position.
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F2090.
3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.



RIGHT ELEVATION "D"

1/8" = 1'-0"

3020 WINDOW W/ OPT. PRIM BATHROOM
4040 WINDOW W/ OPT. PRIM BATHROOM

EXTERIOR PLASTER

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

R703.7.1 LATH.
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer to sheet SM1 for the engineered method for Lath attachment.)

Lathing Accessories
Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga x1-1/2" long (3/4" x1-1/2" 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 gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with ASTM C1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.

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

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

1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(S<70), IL OR IT(S<70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328

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

R703.7.2.1 WEEP SCREEDS.
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

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

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.

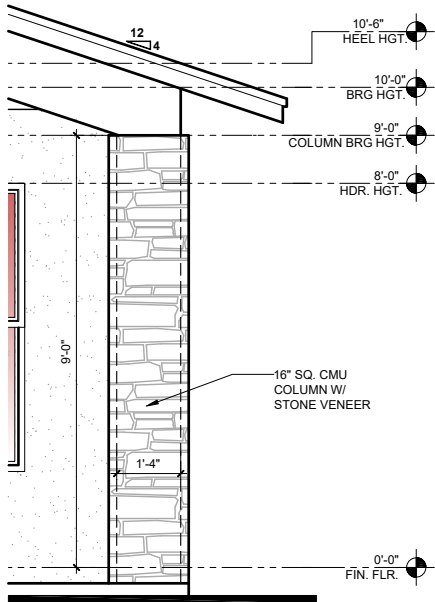
ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.

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) :

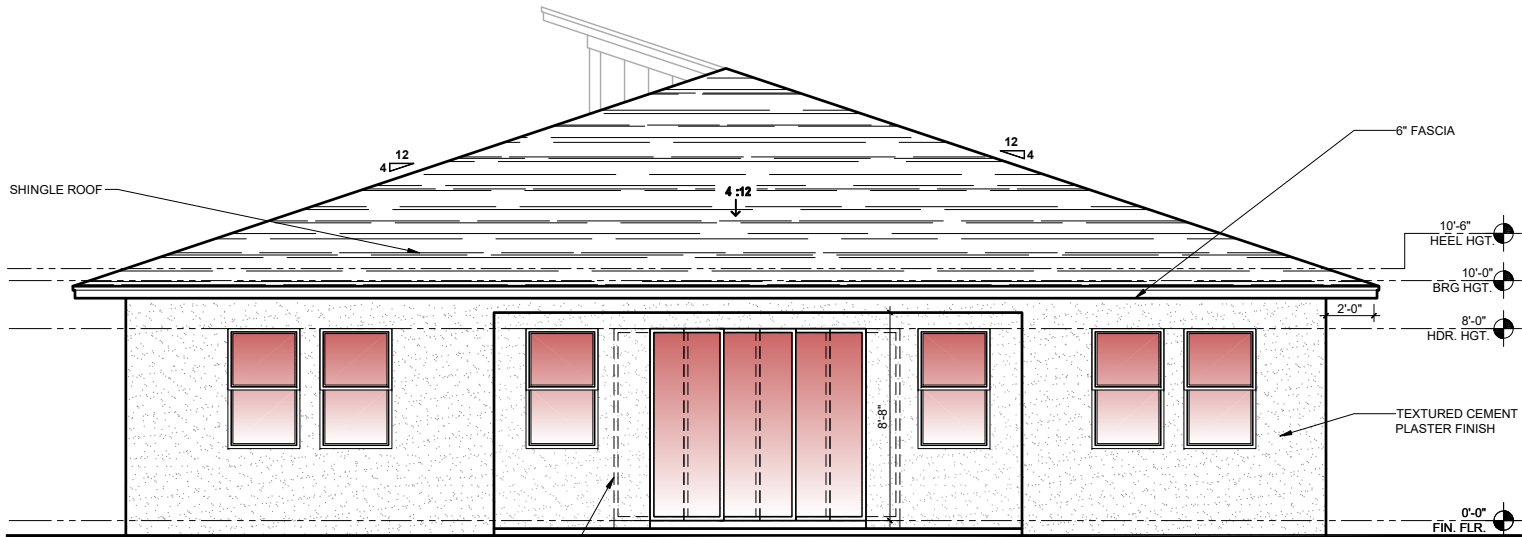
PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, 7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE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



C COLUMN DETAIL
SCALE: 1/2"=1'-0"

DISCLAIMER

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

EXTERIOR PLASTER

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

R703.7.1 LATH.
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer to sheet S41 for the engineered method for Lath attachment)

Lathing Accessories
Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga x 1-1/2" long (344 x 1" crown) staples @ 8" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stud nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with ASTM C1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.

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

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

1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(S<70), IL OR IT(S<70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, ME, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328

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

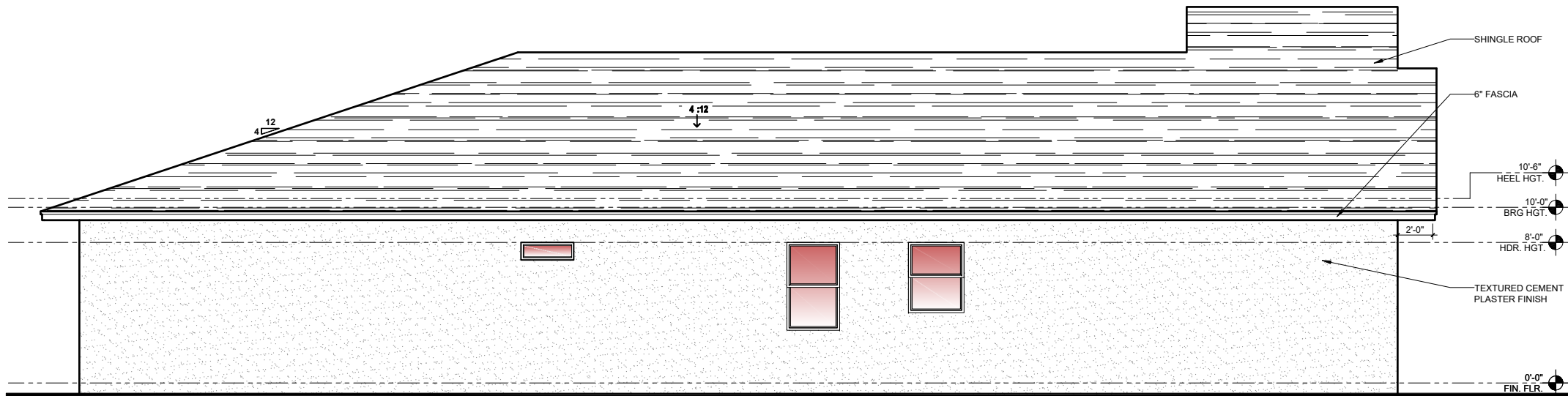
R703.7.2.1 WEEP SCREEDS.
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

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

R312.2.1 Window sills opening height.

In dwelling units, where the top of the sill 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 it's 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"
1/8" = 1'-0"

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) :

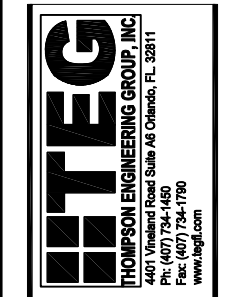
1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS 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.

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.



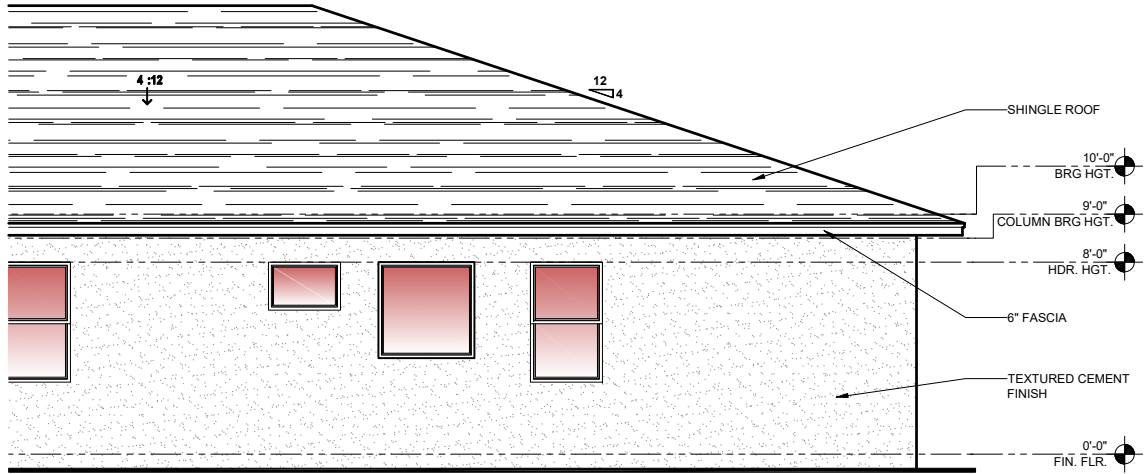
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
ELEVATIONS

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

3D_1

R312.2.1 Window sills opening height.
In dwelling units, where the top of the sill 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 it's 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.



OPT. PRIMARY BATH
1/8" = 1'-0"
ELEVATION D
RIGHT ELEVATION

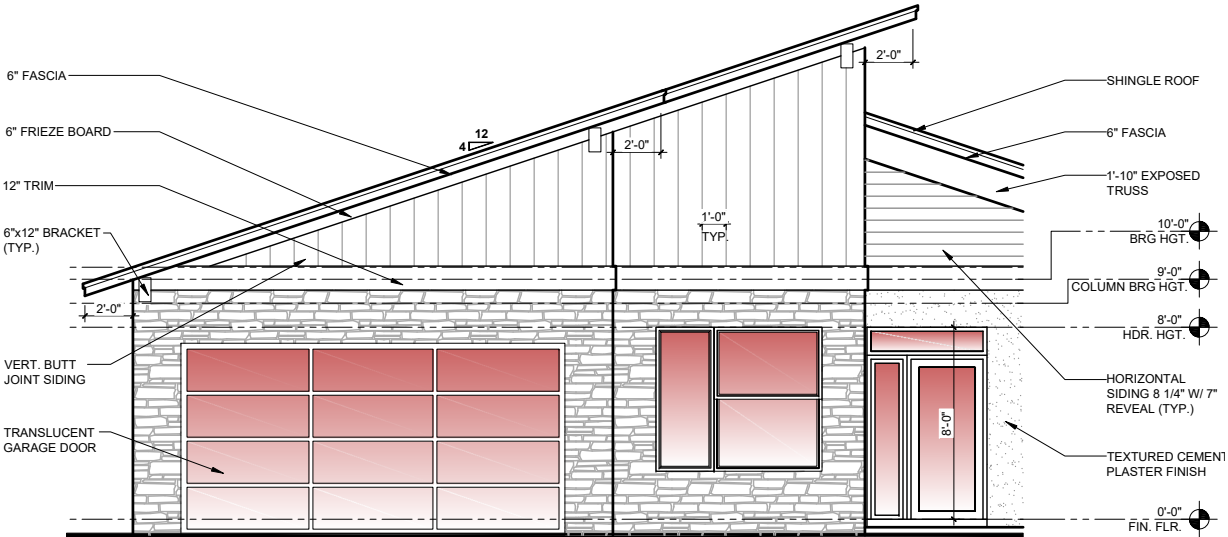
EXTERIOR PLASTER
R703.7 EXTERIOR PLASTER.
INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926, ASTM C1063 OR ASTM C1787 AND THE PROVISIONS OF THIS CODE.
R703.7.1 LATH.
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer to sheet SN1 for the engineered method for Lath attachment.)
Lathing Accessories
Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga.x1-1/2" long (3/4"-1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stud nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with ASTM C1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.
R703.7.2 PLASTER.
PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF CODE-APPROVED LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE DIRECTLY APPLIED OVER MASONRY, CONCRETE, CLAY, BRICK, STONE OR TILE. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1).
ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(S<70), IL OR IT(S<70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

R703.7.2.1 WEEP SCREEDS.
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C928. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

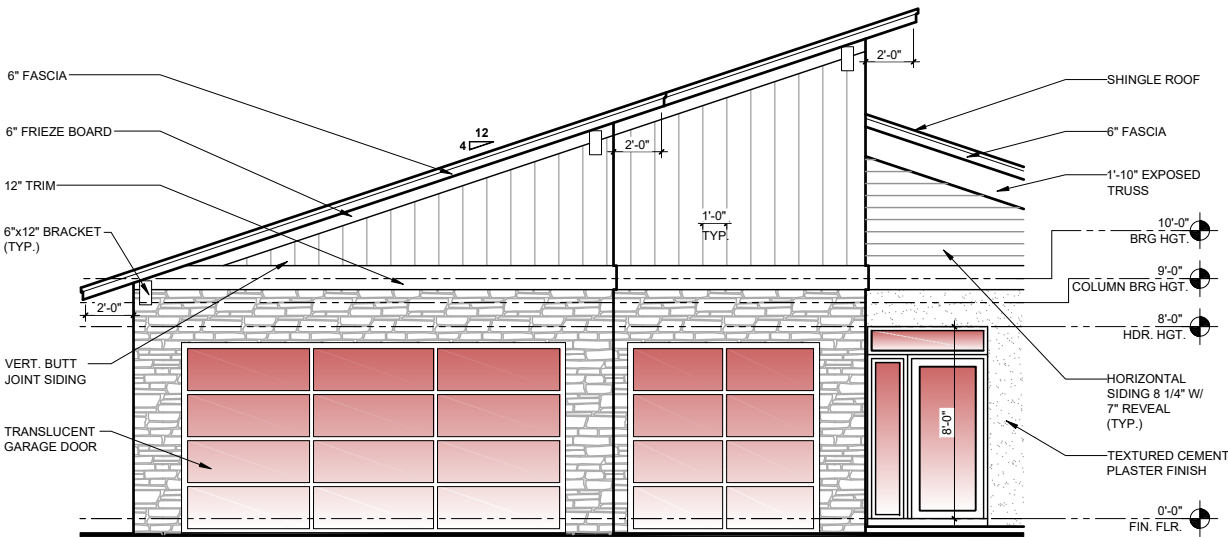
R703.7.3 WATER-RESISTIVE BARRIERS.
WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS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

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 FBRC (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 FBRC 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.



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



OPT. 3 CAR GARAGE
1/8" = 1'-0"
ELEVATION D
FRONT ELEVATION

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.

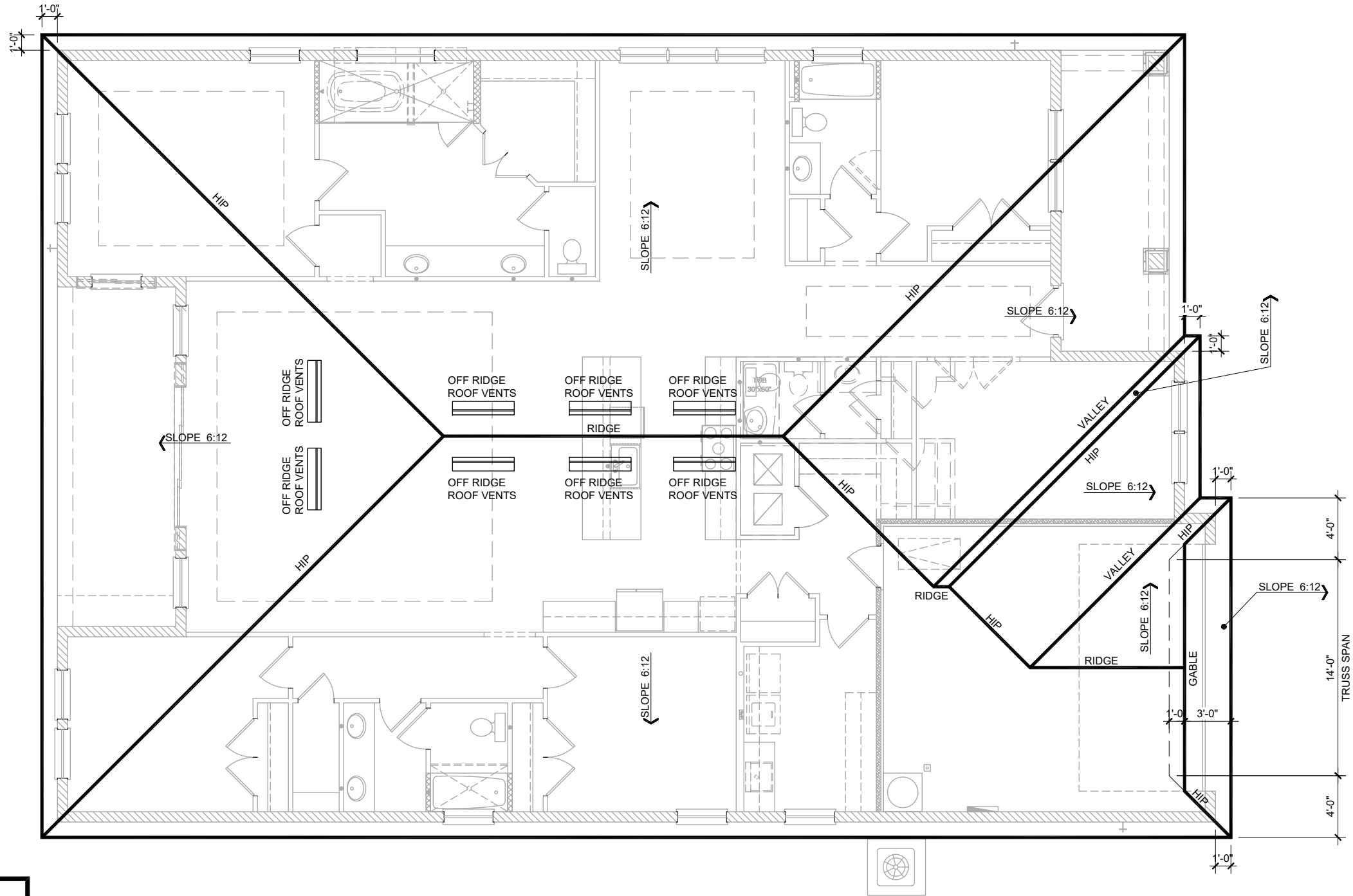
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Fax: (407) 734-1780
www.teg.com

PARK SQUARE HOMES
2945 PATAGONIA
MASTER

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

3D_2



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

VENTILATION REQUIRED

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

OFF-RIDGE VENTS

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

ROOF PLAN ELEVATION "A"

1/8" = 1'-0"

DISCLAIMER

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

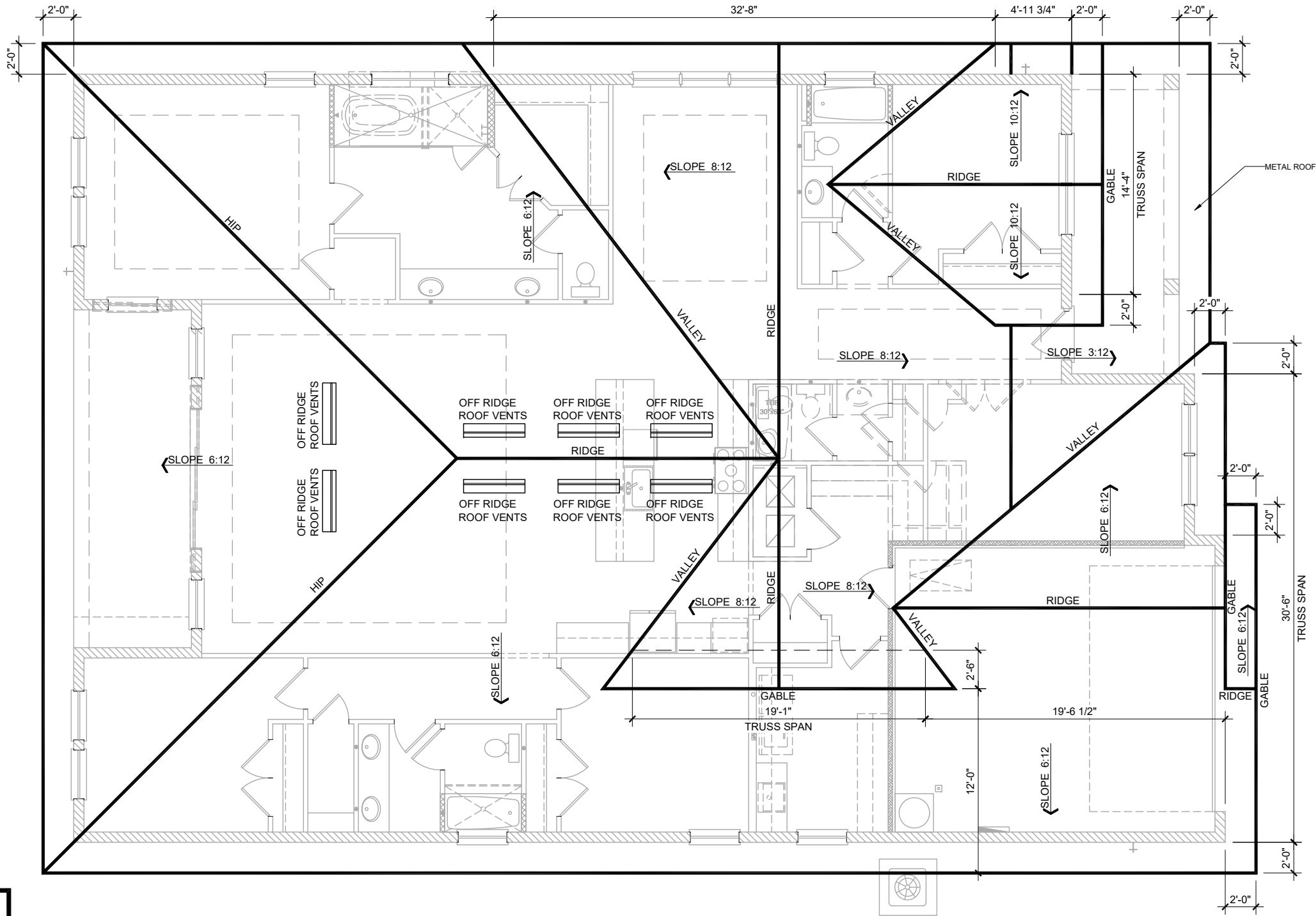
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date: 9/26/23
scale: AS SHOWN

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gkreesee.com
f t i n



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

VENTILATION REQUIRED

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

OFF-RIDGE VENTS

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

ROOF PLAN ELEVATION "B"

1/8" = 1'-0"

DISCLAIMER

IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & 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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www.iteg.com

PARK SQUARE HOMES
2945 PATAGONIA
MASTER

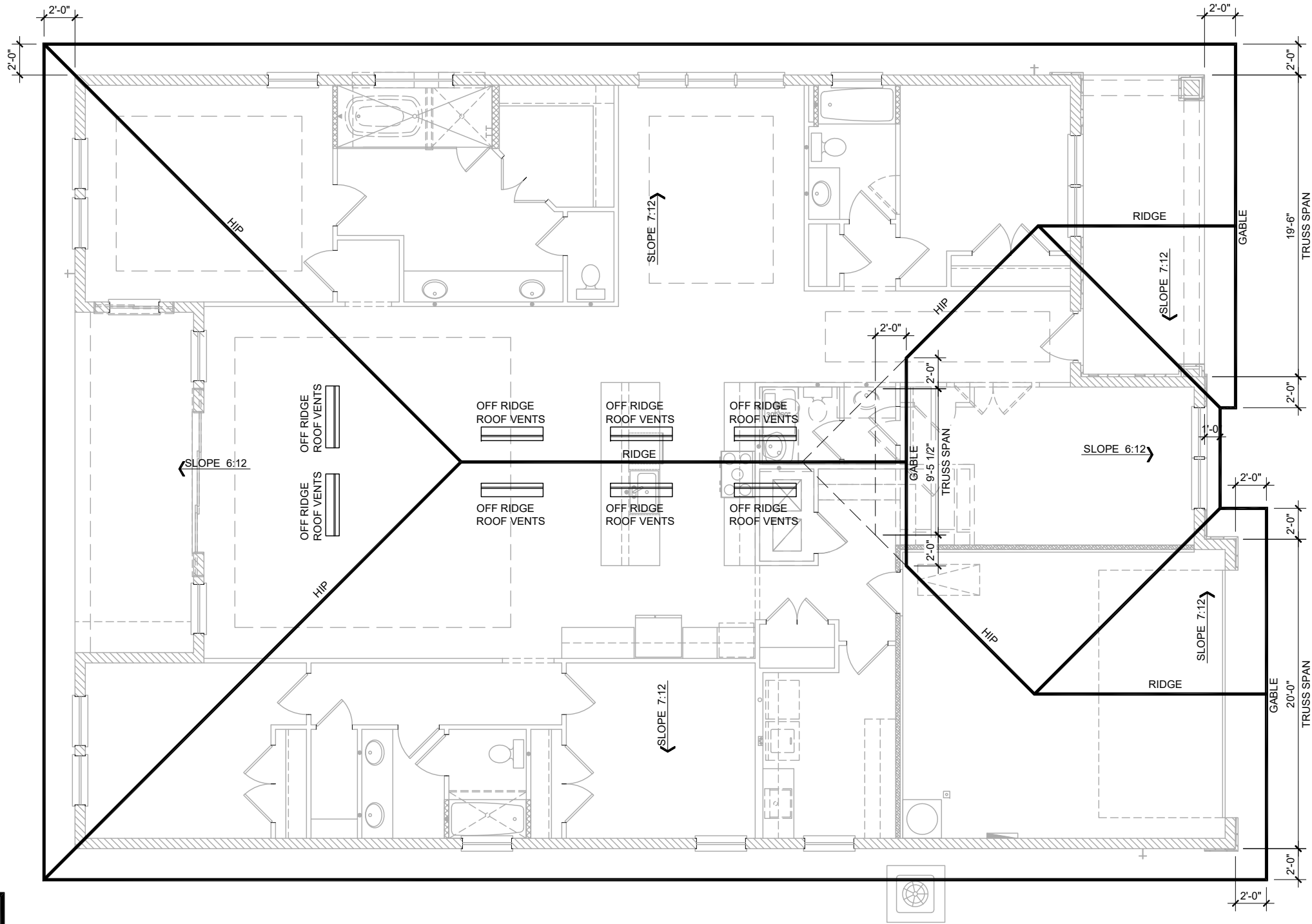
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ROOF PLAN

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

4B

Keese
associates
ARCHITECTURE | DESIGN | PLANNING
keesee.com
258 Southline Lane Suite 200
Melvindale, FL 33761
(407) 680-2283

AI BD. KEESEE THOMAS



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

VENTILATION REQUIRED

3690 S.F. / 300 = 12.3
12.3 / 2 = 6.15
6.15 * 144 = 886
886 SQ. IN.
886 SQ. IN. OF VENT REQUIRED

OFF-RIDGE VENTS

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

ROOF PLAN ELEVATION "C"

1/8" = 1'-0"

DISCLAIMER

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ITEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A6 Orlando, FL 32811
Ph: (407) 734-1450
Fax: (407) 734-1780
www.itegfl.com

PARK SQUARE HOMES
2945 PATAGONIA
MASTER

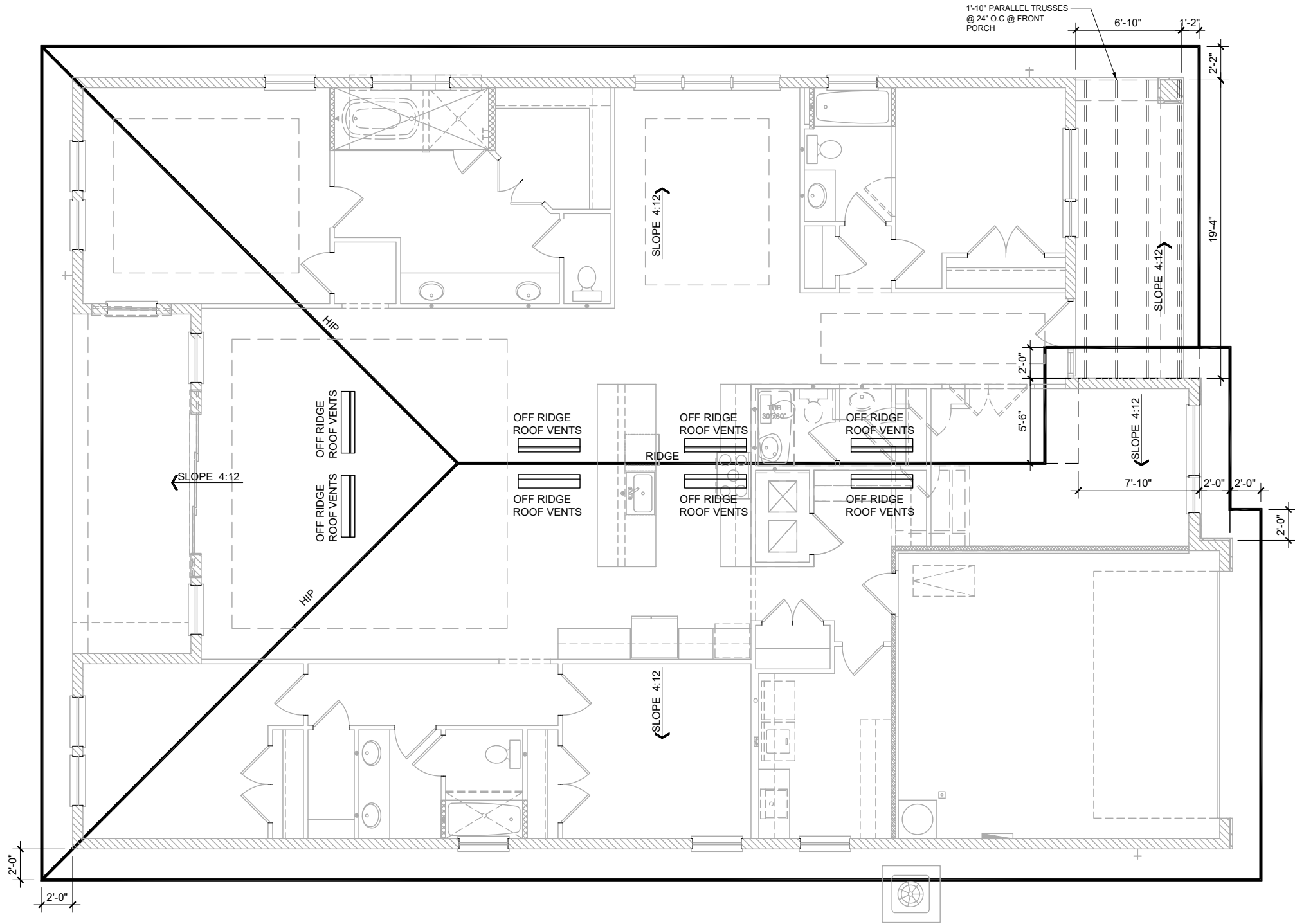
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ROOF PLAN

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

4C

Keese Associates
ARCHITECTURE | DESIGN | PLANNING
keesea.com
285 Southall Lane Suite 200
Melvindale, FL 33761
(407) 860-2283

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



GENERAL NOTES:

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

VENTILATION REQUIRED

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

OFF-RIDGE VENTS

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

ROOF PLAN ELEVATION "D"

1/8" = 1'-0"

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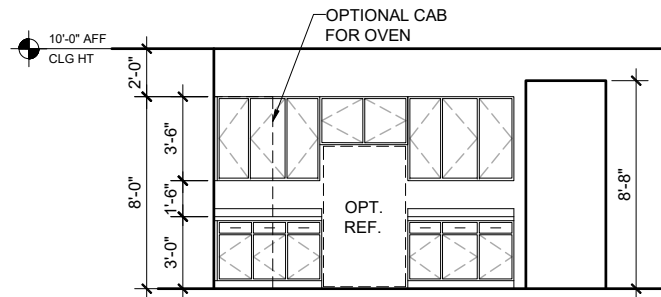
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ROOF PLAN

project no.2023222
checked:
drawn: KR
date: 9/26/23
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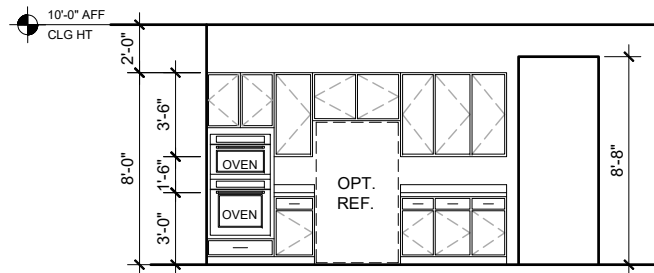
4D

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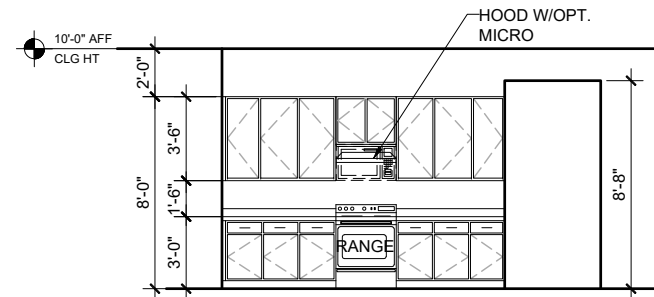
AI, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z



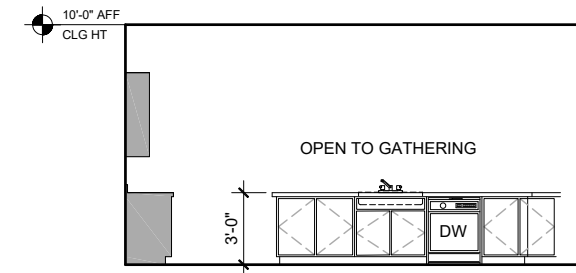
1 KITCHEN
1/8" = 1'-0"



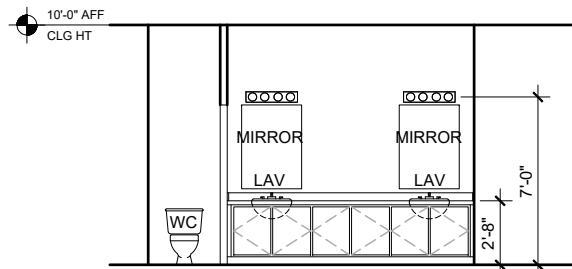
1A KITCHEN W/ OPT WALL OVEN
1/8" = 1'-0"



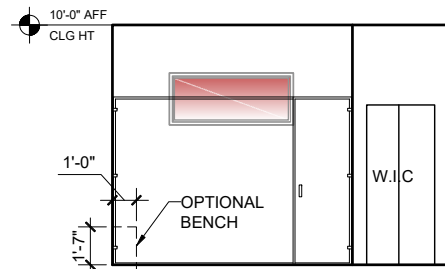
2 KITCHEN
1/8" = 1'-0"



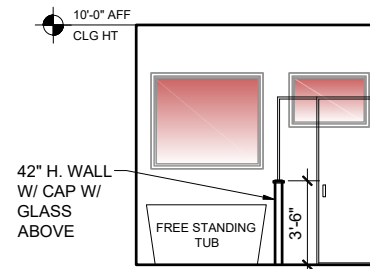
3 KITCHEN
1/8" = 1'-0"



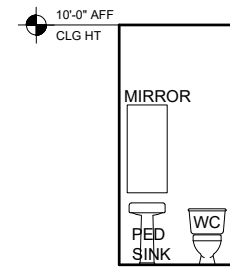
4 PRIMARY BATH
1/8" = 1'-0"



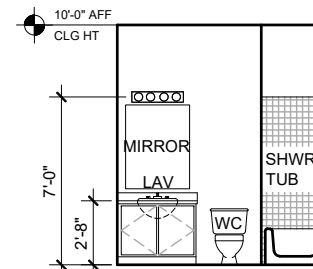
5 PRIMARY BATH
1/8" = 1'-0"



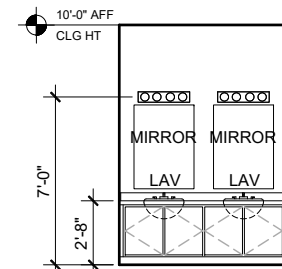
5A PRIMARY BATH W/ OPT. TUB
1/8" = 1'-0"



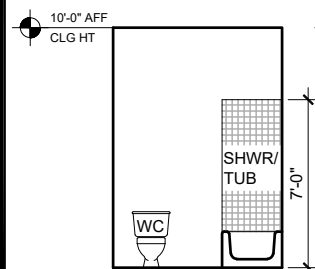
6 POWDER BATH
1/8" = 1'-0"



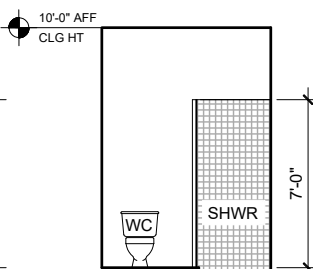
7 BATH #2
1/8" = 1'-0"



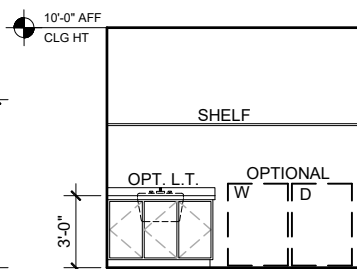
8 BATH #3
1/8" = 1'-0"



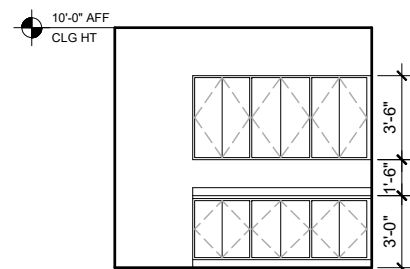
9 BATH #3
1/8" = 1'-0"



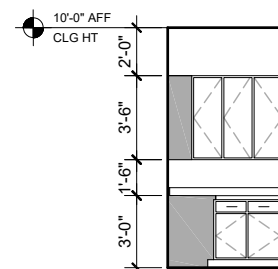
9A OPT. BATH #3
1/8" = 1'-0"



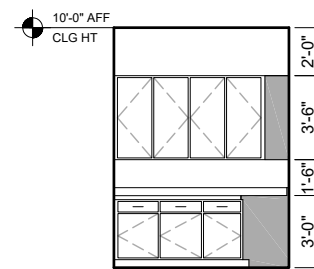
10 LAUNDRY
1/8" = 1'-0"



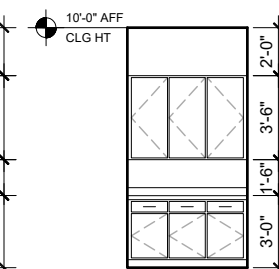
10A OPT. LAUNDRY CABINETS
1/8" = 1'-0"



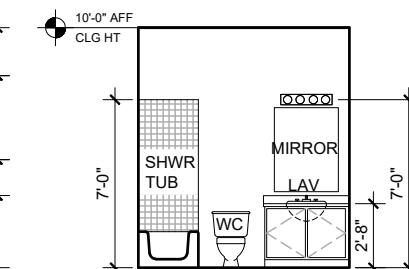
11 OPT. DROP ZONE
1/8" = 1'-0"



12 OPT. DROP ZONE
1/8" = 1'-0"



12A OPT. DROP ZONE
1/8" = 1'-0"



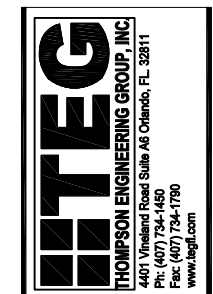
13 OPT. ENSUITE BATH
1/8" = 1'-0"

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

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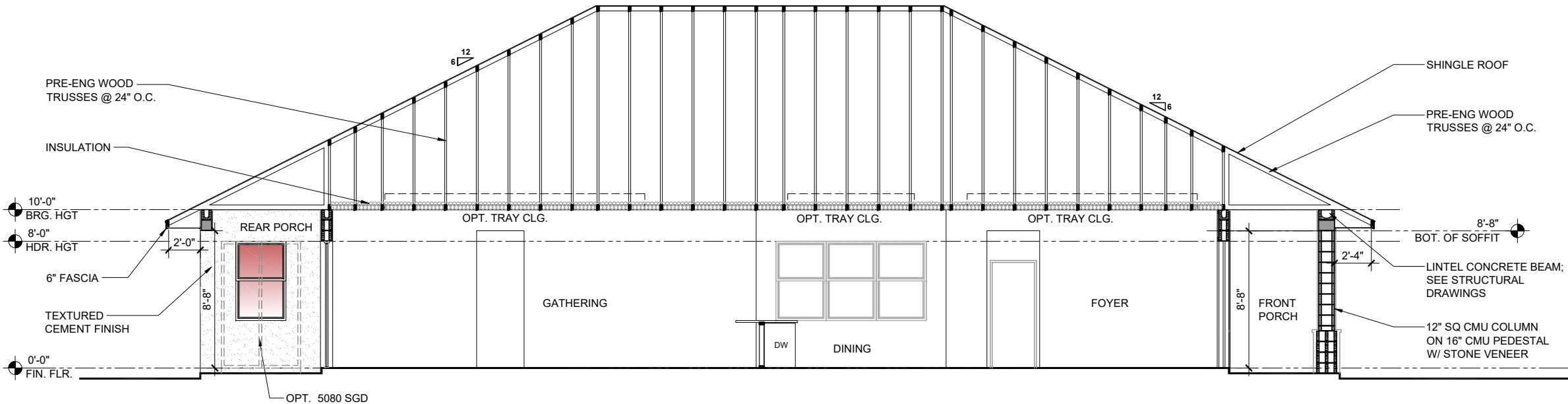
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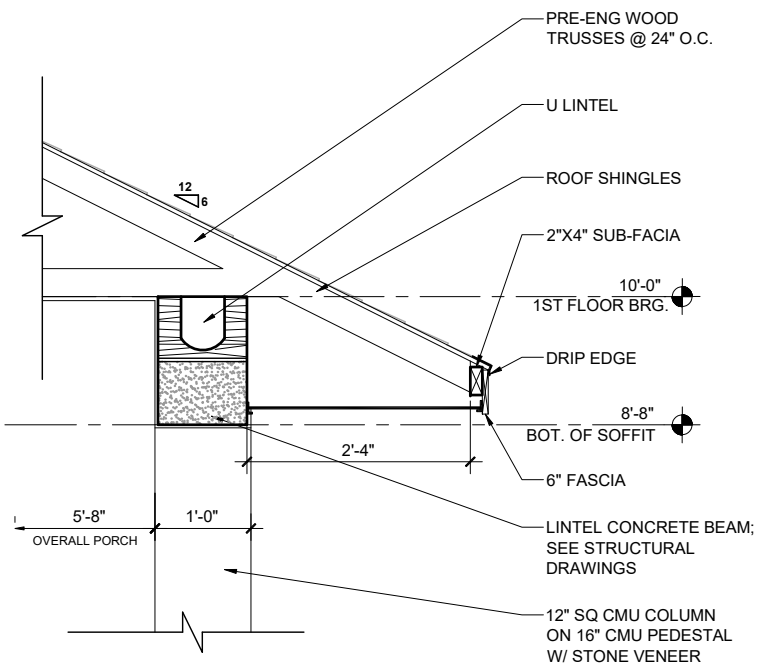
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
INTERIOR
ELEVATIONS

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



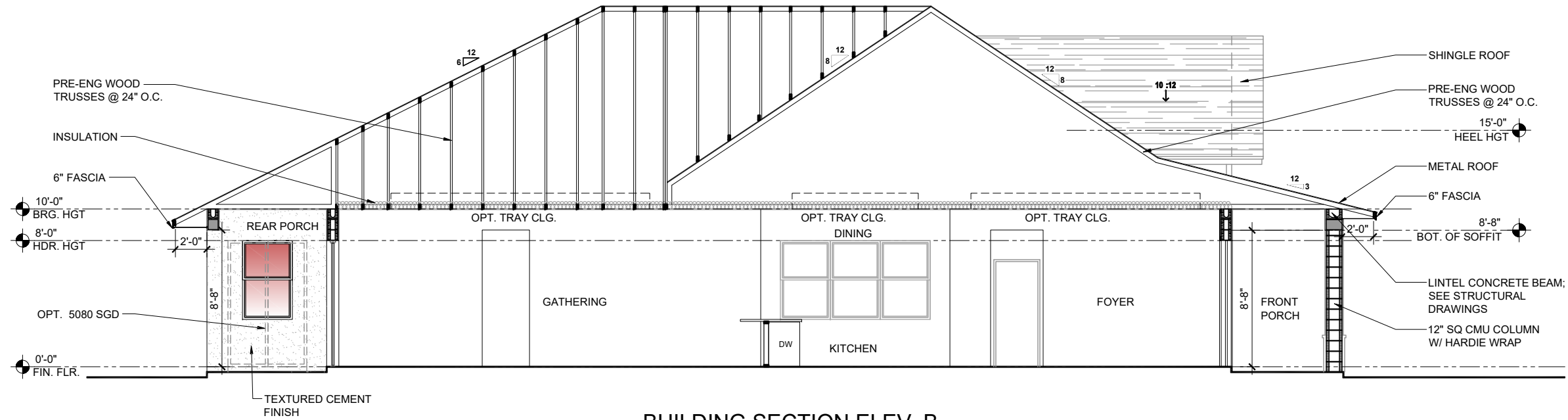
BUILDING SECTION ELEV. A
1/8" = 1'-0"



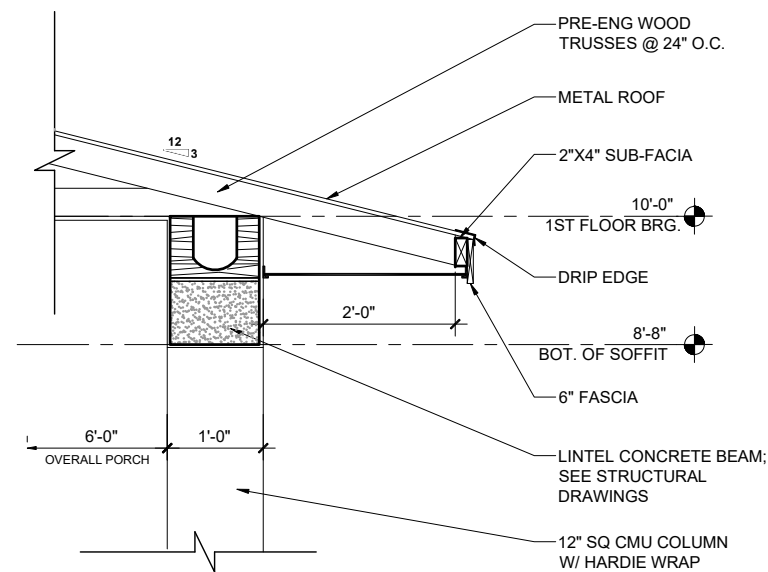
FRONT PORCH BEAM DETAIL
1" = 1'-0"

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

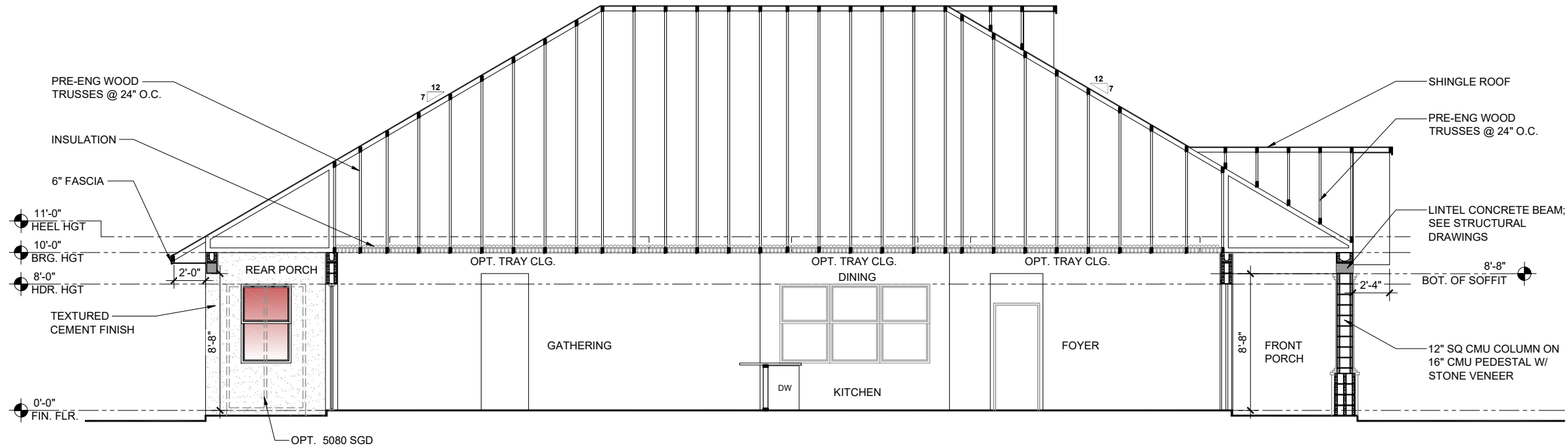


FRONT PORCH BEAM DETAIL
1" = 1'-0"

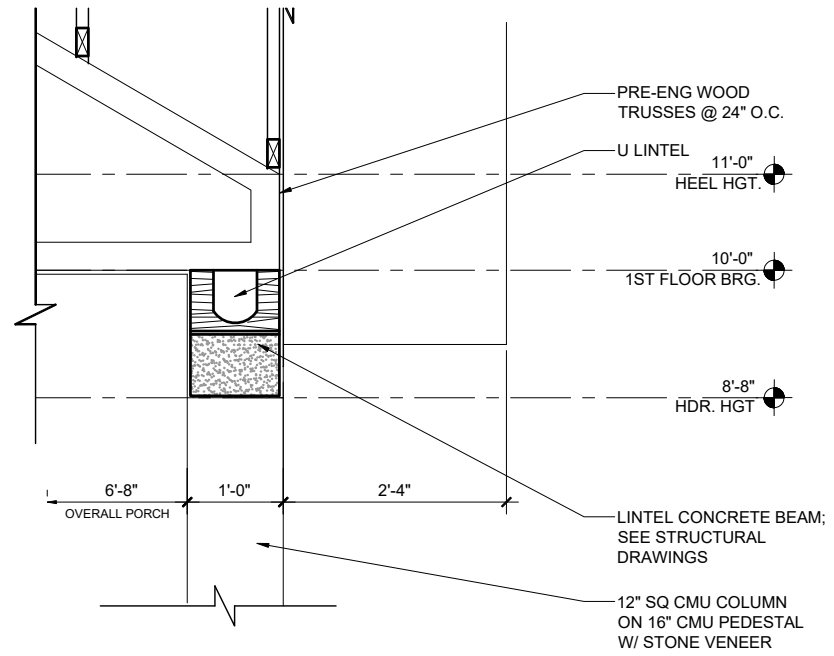
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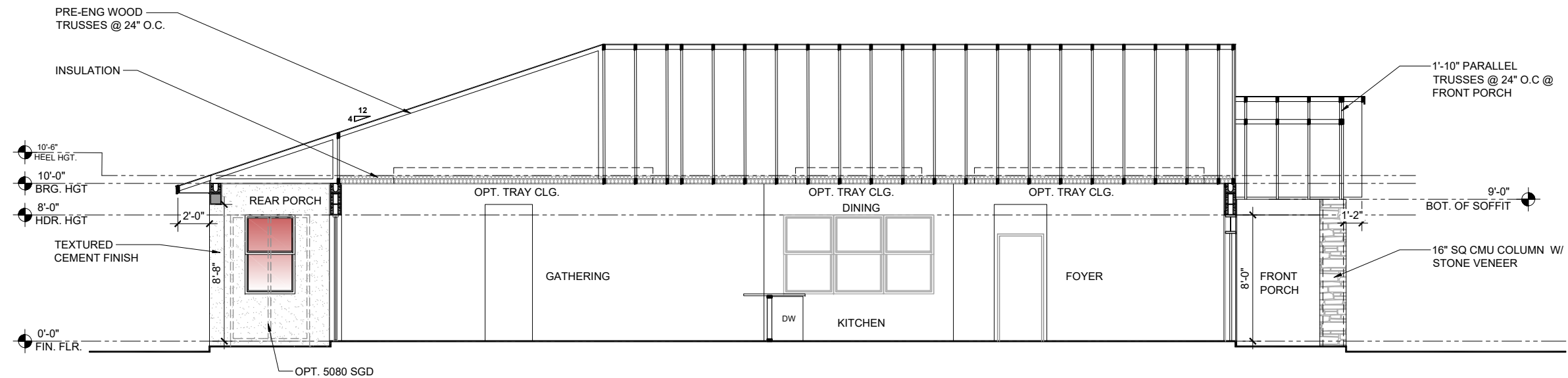
BUILDING SECTION ELEV. C
1/8" = 1'-0"



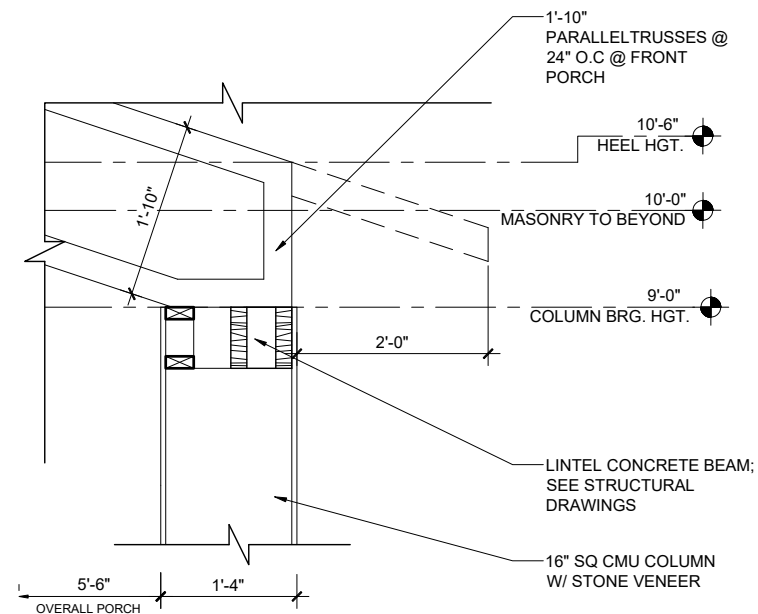
C
5.1
FRONT PORCH BEAM DETAIL
1" = 1'-0"

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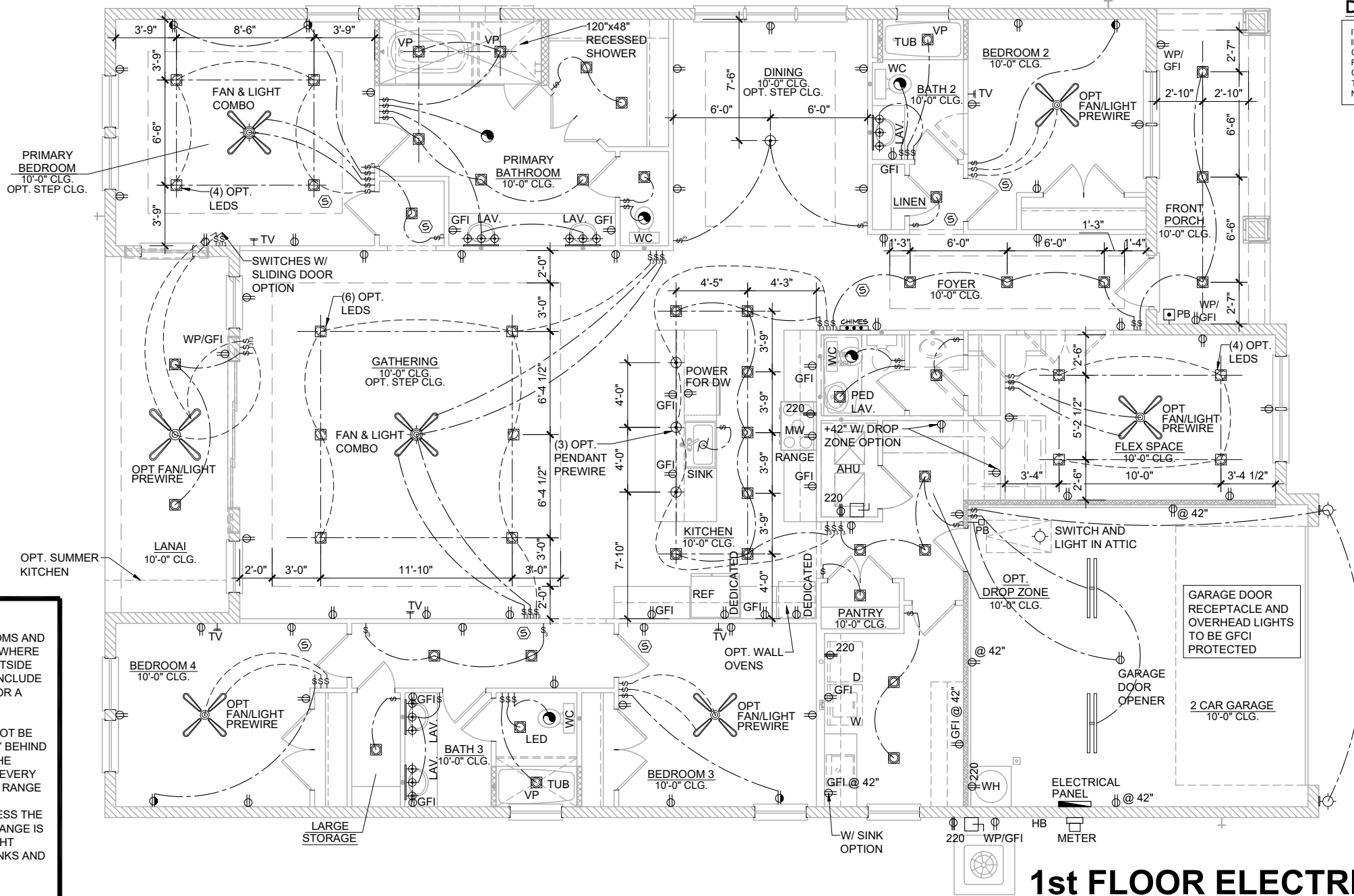
BUILDING SECTION ELEV. D
1/8" = 1'-0"



FRONT PORCH BEAM DETAIL
1" = 1'-0"

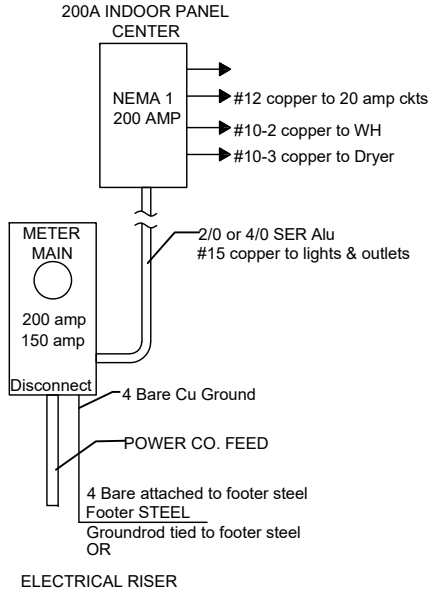
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1st FLOOR ELECTRICAL PLAN ELEV. "A"

1/8" = 1'-0"

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

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

GENERAL NOTES

- FAN, PHONE, & CATV LOCATIONS PER CONTRACT.
- ALL SMOKE/CARBON MONOXIDE DETECTORS TO BE INSTALLED PER 2023 FBCR REFERENCED NFPA 72 AND R314. SMOKE DETECTORS SHALL BE HARDWIRED INTO AN AC ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP AND SHALL BE INTERCONNECTED.
- ARCH FAULT BREAKERS: ALL BRANCH CIRCUITS SERVING BEDROOMS, FAMILY ROOMS, HALLWAYS, KITCHEN, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, REC. ROOMS, CLOSETS AND LAUNDRY AREAS SHALL BE PROTECTED BY ARCH FAULT BREAKERS, PER 2023 FBCR. (REFER TO CHAPTERS 34 - 43)
- NEC 2020 210.52(G)(1) GARAGES. IN EACH ATTACHED GARAGE AND IN EACH DETACHED GARAGE WITH ELECTRIC POWER, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN EACH VEHICLE BAY, NOT MORE THAN 1.7M (5-1/2 FT.) ABOVE THE FLOOR.
- TAMPER-RESISTANT "TR" RECEPTACLES: ALL 125-VOLT, 15 & 20 AMPERE ELECTRICAL OUTLETS (RECEPTACLES) IN LIVING ROOM AREAS, BATHROOMS, KITCHEN, GARAGE, LAUNDRY ROOM, AND EXTERIOR LOCATIONS MUST BE "TAMPER-RESISTANT" PER 2023 FBCR. (REFER TO CHAPTERS 34 - 43)
- ALL ELECTRICAL WORK AND APPLIANCES SHALL CONFORM TO 2023 FBCR REFERENCED NFPA 70.
- EXCEPTIONS FROM GFI REQUIREMENTS SHALL BE PERMITTED PROVIDED LOCATION WHERE EXCEPTION IS DESIRED IS ALLOWED PER 2023 FBCR REFERENCED NFPA 70.
- UNLESS OTHERWISE INDICATED OR GOVERNED BY CODE, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR.

ELECTRICAL KEY

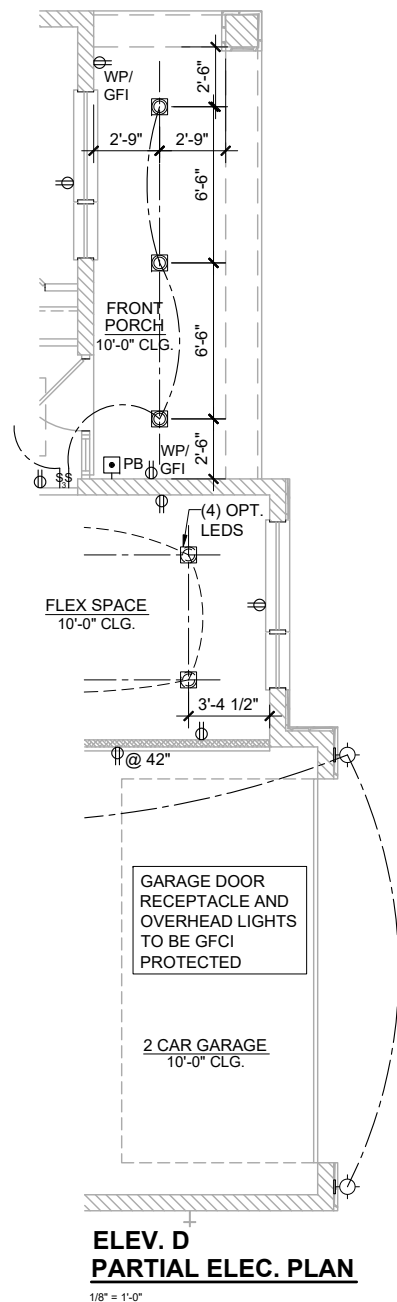
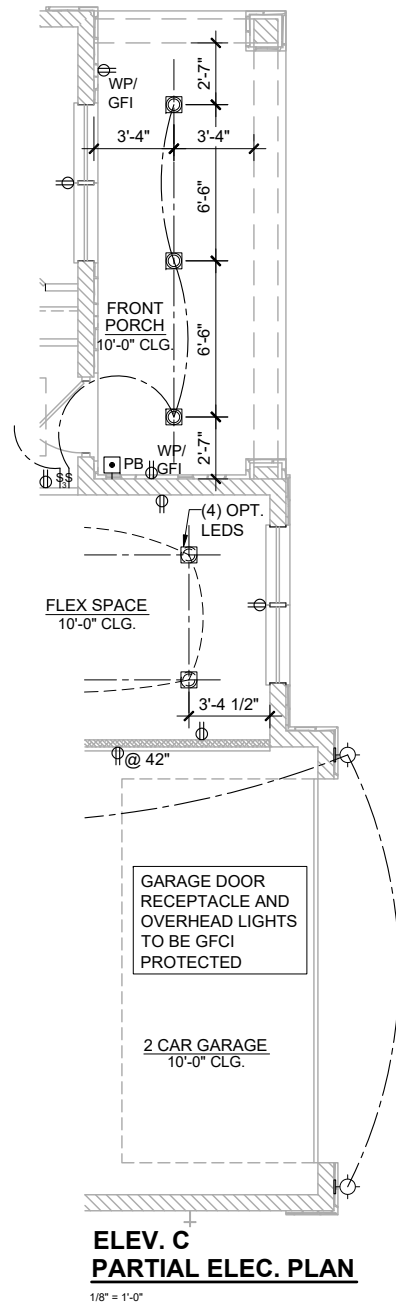
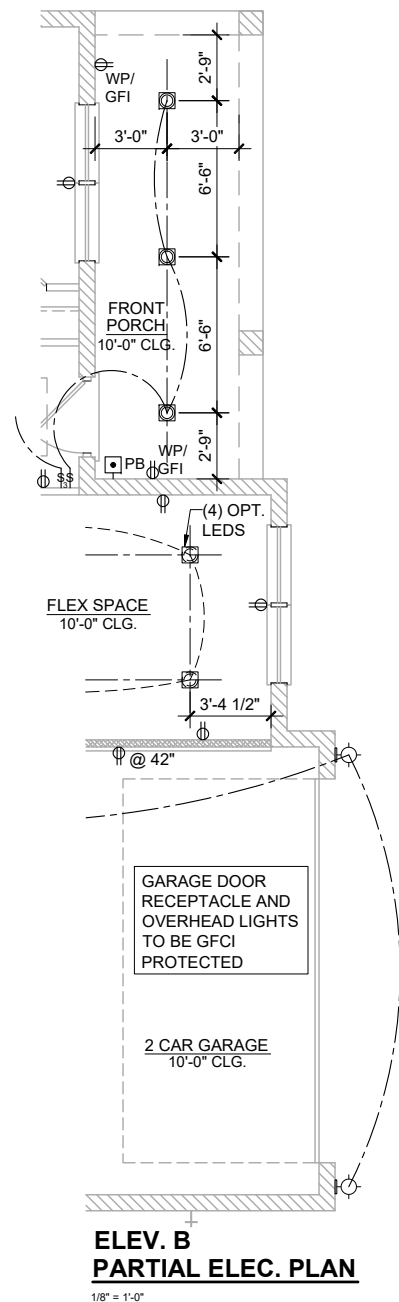
	DUPLEX CONVENIENCE OUTLET		PENDANT FIXTURE
	GROUND FAULT INTERRUPTER DUPLEX OUTLET		SURFACE MOUNTED LIGHT FIXTURE
	WEATHERPROOF DUPLEX OUTLET		WALL MOUNTED LIGHT FIXTURE
	HALF-SWITCHED DUPLEX OUTLET		FLUORESCENT LIGHT FIXTURE
	DUPLEX OUTLET IN FLOOR		WALL MOUNTED STRIP LIGHT
	220 VOLT OUTLET		UNDERCABINET LIGHTING (OPTIONAL)
	DISPOSAL		WALL SCENCE
	WALL SWITCH		EXHAUST FAN
	THREE-WAY SWITCH		EXHAUST FAN & LIGHT COMBO
	FOUR-WAY SWITCH		OUTLET FOR GARAGE DOOR OPENER
	DIMMER SWITCH		SOFFIT OUTLET (OPTIONAL)
	MOTION DETECTOR SWITCH (OPTIONAL)		CHIMES
	PRE-WIRED SPEAKER		PUSHBUTTON SWITCH
	FLUSH LIGHT FIXTURE - LED		SMOKE DETECTOR/CARBON MONOXIDE DETECTORS
	FLUSH LIGHT FIXTURE - LED/VAPOR PROOF		

	TELEVISION OUTLET PREWIRE
	THERMOSTAT
	ELECTRIC METER
	ELECTRIC PANEL
	DISCONNECT SWITCH
	SECURITYSYSTEM KEYPAD
	PRE-WIRE FOR CEILING FAN
	SECURITY/FLOOD LIGHTS
	GAS METER
	JUNCTION BOX
	TELEPHONE OUTLET PREWIRE
	MONO POINT TRACK HEAD (OPTIONAL)

ELECTRICAL DEVICES

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

C.L. = CENTER LINE
































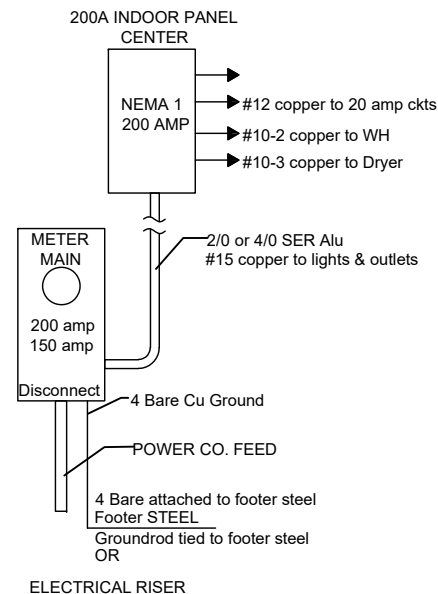
NFPA 70
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INSTALLED WITHIN 6' OF THE OUTSIDE
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7. EXCEPTIONS FROM GFI REQUIREMENTS SHALL BE PERMITTED PROVIDED LOCATION WHERE EXCEPTION IS DESIRED IS ALLOWED PER 2023 FBCR REFERENCED NFPA 70.
8. UNLESS OTHERWISE INDICATED OR GOVERNED BY CODE, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR.

ELECTRICAL KEY			
	DUPLEX CONVENIENCE OUTLET		PENDANT FIXTURE
	GROUND FAULT INTERRUPTER DUPLEX OUTLET		SURFACE MOUNTED LIGHT FIXTURE
	WEATHERPROOF DUPLEX OUTLET		WALL MOUNTED LIGHT FIXTURE
	HALF-SWITCHED DUPLEX OUTLET		FLUORESCENT LIGHT FIXTURE
	DUPLEX OUTLET IN FLOOR		WALL MOUNTED STRIP LIGHT
	220 VOLT OUTLET		UNDERCABINET LIGHTING (OPTIONAL)
	DISPOSAL		WALL SCENCE
	WALL SWITCH		EXHAUST FAN
	THREE-WAY SWITCH		EXHAUST FAN & LIGHT COMBO
	FOUR-WAY SWITCH		OUTLET FOR GARAGE DOOR OPENER
	DIMMER SWITCH		SOFFIT OUTLET (OPTIONAL)
	MOTION DETECTOR SWITCH (OPTIONAL)		CHIMES
	PRE-WIRED SPEAKER		PUSHBUTTON SWITCH
	FLUSH LIGHT FIXTURE - LED		SMOKE DETECTOR/CARBON MONOXIDE DETECTOR
	FLUSH LIGHT FIXTURE - LED/VAPOR PROOF		



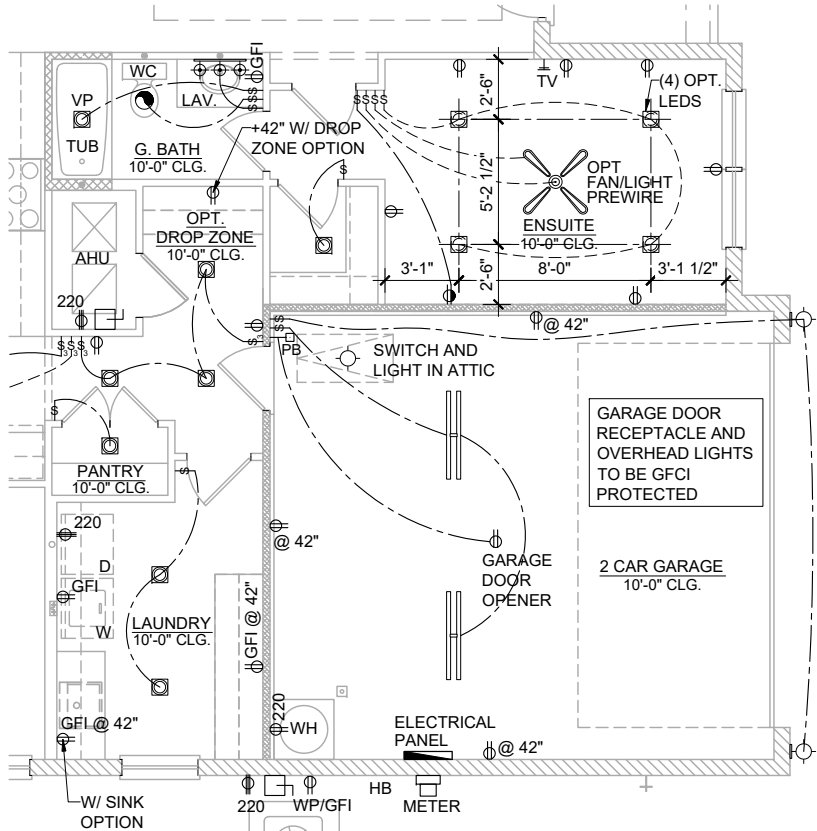
1st FLOOR ELECTRICAL
PLAN ELEV. "B","C","D"

$$1/8'' = 1'-0''$$

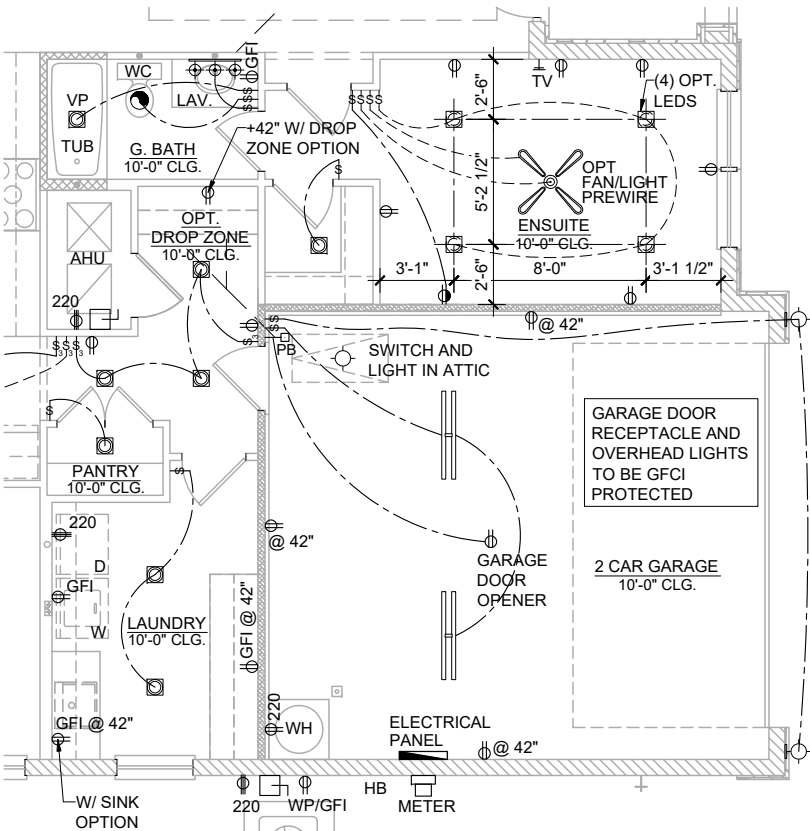
<u>ELECTRICAL DEVICES</u>	<u>ABOVE FIN. FLR</u>
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFI'S	12" TO C.L.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT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

DISCLAIMER

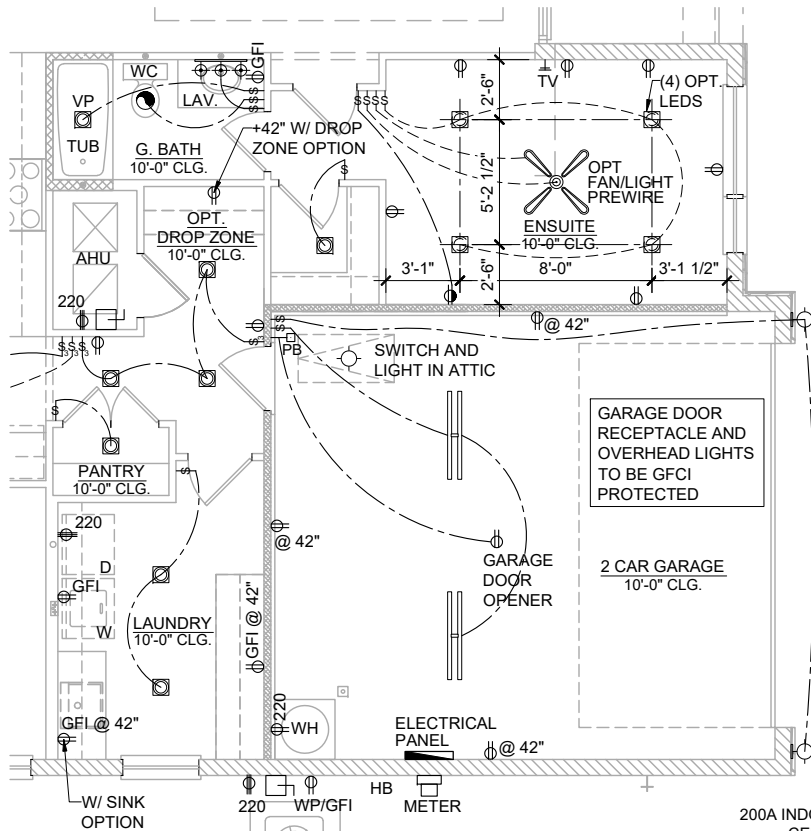
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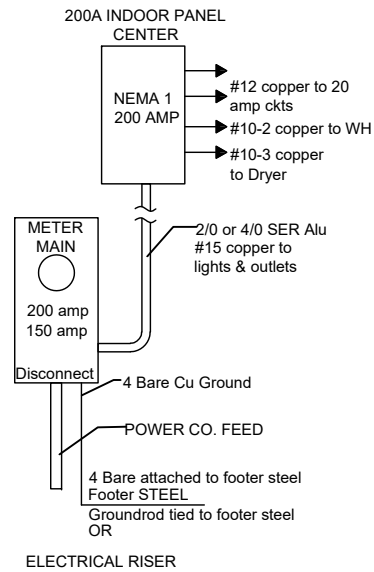
ELEV. A, B
OPT. ENSUITE
1/8" = 1'-0"



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



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



OPTIONS

1/8" = 1'-0"

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

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

GENERAL NOTES

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- ALL SMOKE/CARBON MONOXIDE DETECTORS TO BE INSTALLED PER 2023 FBCR REFERENCED NFPA 72 AND R314. SMOKE DETECTORS SHALL BE HARDWIRED INTO AN AC ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP AND SHALL BE INTERCONNECTED.
- ARCH FAULT BREAKERS: ALL BRANCH CIRCUITS SERVING BEDROOMS, FAMILY ROOMS, HALLWAYS, KITCHEN, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, REC. ROOMS, CLOSETS AND LAUNDRY AREAS SHALL BE PROTECTED BY ARCH FAULT BREAKERS, PER 2023 FBCR. (REFER TO CHAPTERS 34 - 43)
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ELECTRICAL KEY

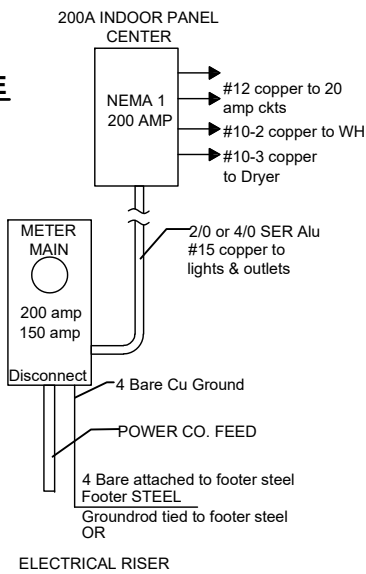
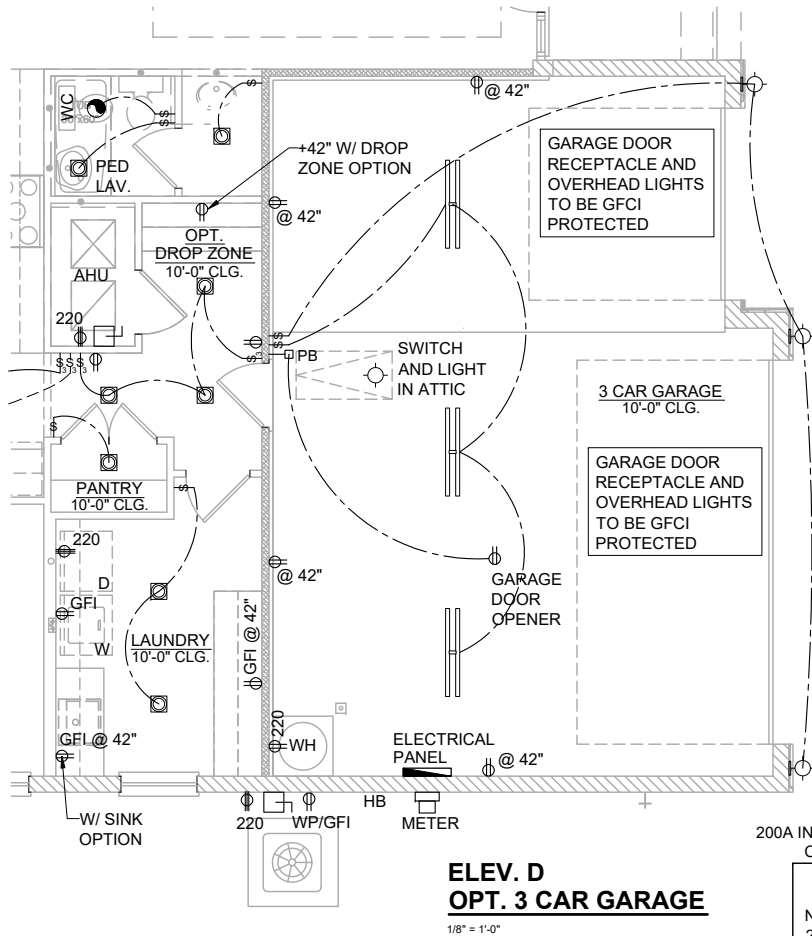
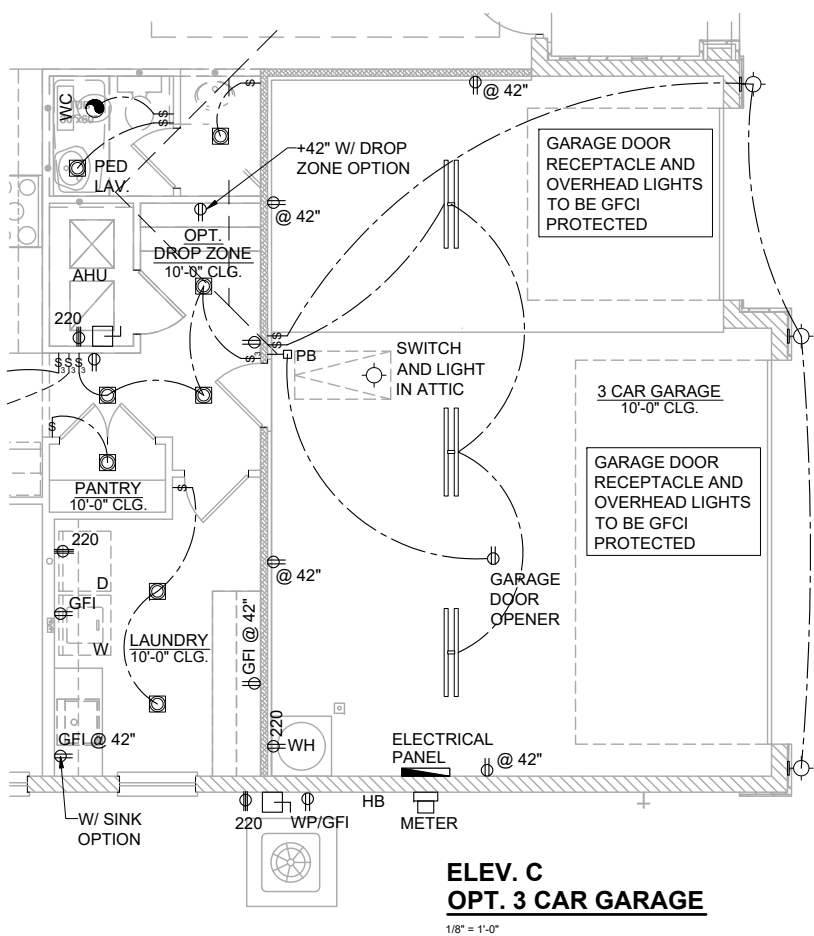
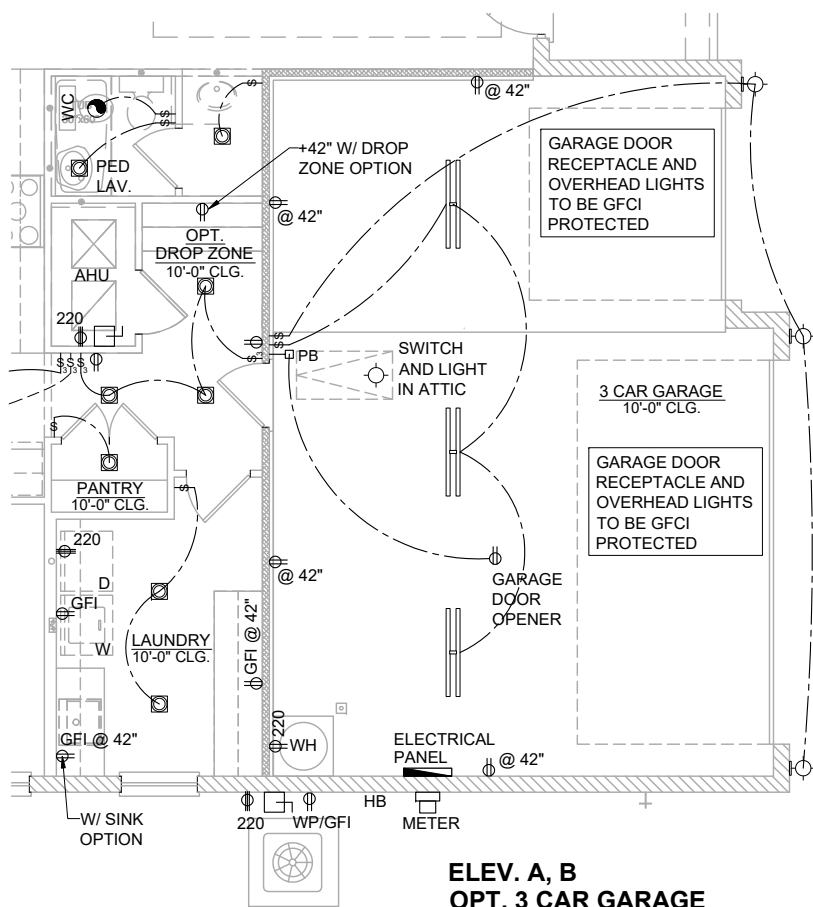
	DUPLEX CONVENIENCE OUTLET		PENDANT FIXTURE
	GROUND FAULT INTERRUPTER DUPLEX OUTLET		SURFACE MOUNTED LIGHT FIXTURE
	WEATHERPROOF DUPLEX OUTLET		WALL MOUNTED LIGHT FIXTURE
	HALF-SWITCHED DUPLEX OUTLET		FLUORESCENT LIGHT FIXTURE
	DUPLEX OUTLET IN FLOOR		WALL MOUNTED STRIP LIGHT
	220 VOLT OUTLET		UNDERCABINET LIGHTING (OPTIONAL)
	DISPOSAL		WALL SCONCE
	WALL SWITCH		EXHAUST FAN
	THREE-WAY SWITCH		EXHAUST FAN & LIGHT COMBO
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	MOTION DETECTOR SWITCH (OPTIONAL)		CHIMES
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	FLUSH LIGHT FIXTURE - LED/VAPOR PROOF		

	TELEVISION OUTLET PREWIRE
	THERMOSTAT
	ELECTRIC METER
	ELECTRIC PANEL
	DISCONNECT SWITCH
	SECURITYSYSTEM KEYPAD
	PRE-WIRE FOR CEILING FAN
	SECURITY/FLOOD LIGHTS
	GAS METER
	JUNCTION BOX
	TELEPHONE OUTLET PREWIRE
	MONO POINT TRACK HEAD (OPTIONAL)

ELECTRICAL DEVICES

SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
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C.L. = CENTER LINE



OPTIONS

1/8" = 1'-0"

NFPA 70
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	220 VOLT OUTLET
	DISPOSAL
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	DIMMER SWITCH
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	FLUSH LIGHT FIXTURE - LED/VAPOR PROOF

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	WALL MOUNTED LIGHT FIXTURE
	FLUORESCENT LIGHT FIXTURE
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	THERMOSTAT
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	ELECTRIC PANEL
	DISCONNECT SWITCH
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	JUNCTION BOX
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ELECTRICAL DEVICES

	ABOVE FIN. FLR.
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title:

ELECTRICAL PLAN OPTIONS

project no. 2023222

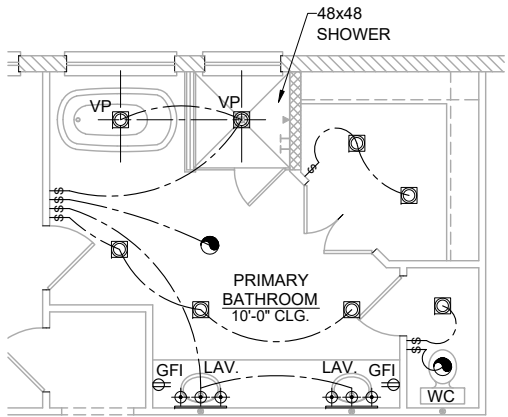
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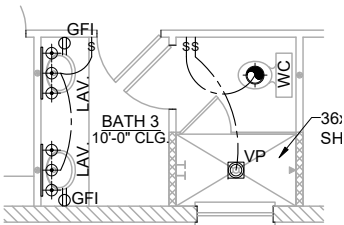
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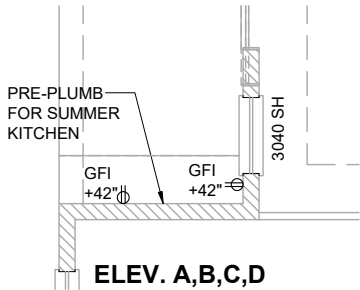
ELEV. A,B,C,D
OPT. PRIMARY BATH

1/8" = 1'-0"



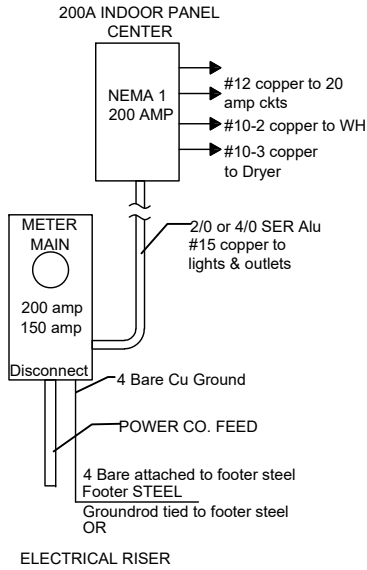
ELEV. A,B,C,D
OPT. BATH 3

1/8" = 1'-0"



ELEV. A,B,C,D
OPT. OUTDOOR KITCHEN

1/8" = 1'-0"



OPTIONS

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ELECTRICAL KEY

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|--|--|
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| | GROUND FAULT INTERRUPTER DUPLEX OUTLET |
| | WEATHERPROOF DUPLEX OUTLET |
| | HALF-SWITCHED DUPLEX OUTLET |
| | DUPLEX OUTLET IN FLOOR |
| | 220 VOLT OUTLET |
| | DISPOSAL |
| | WALL SWITCH |
| | THREE-WAY SWITCH |
| | FOUR-WAY SWITCH |
| | DIMMER SWITCH |
| | MOTION DETECTOR SWITCH (OPTIONAL) |
| | PRE-WIRED SPEAKER |
| | FLUSH LIGHT FIXTURE - LED |
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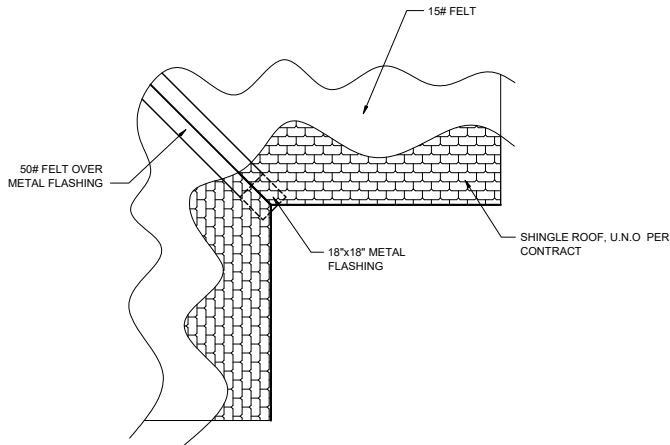
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|--|--|
| | PENDANT FIXTURE |
| | SURFACE MOUNTED LIGHT FIXTURE |
| | WALL MOUNTED LIGHT FIXTURE |
| | FLUORESCENT LIGHT FIXTURE |
| | WALL MOUNTED STRIP LIGHT |
| | UNDERCABINET LIGHTING (OPTIONAL) |
| | WALL SCONCE |
| | EXHAUST FAN |
| | EXHAUST FAN & LIGHT COMBO |
| | OUTLET FOR GARAGE DOOR OPENER |
| | SOFFIT OUTLET (OPTIONAL) |
| | CHIMES |
| | PUSHBUTTON SWITCH |
| | SMOKE DETECTOR/CARBON MONOXIDE DETECTORS |

- | | |
|--|----------------------------------|
| | TELEVISION OUTLET PREWIRE |
| | THERMOSTAT |
| | ELECTRIC METER |
| | ELECTRIC PANEL |
| | DISCONNECT SWITCH |
| | SECURITYSYSTEM KEYPAD |
| | PRE-WIRE FOR CEILING FAN |
| | SECURITY/FLOOD LIGHTS |
| | GAS METER |
| | JUNCTION BOX |
| | TELEPHONE OUTLET PREWIRE |
| | MONO POINT TRACK HEAD (OPTIONAL) |

ELECTRICAL DEVICES

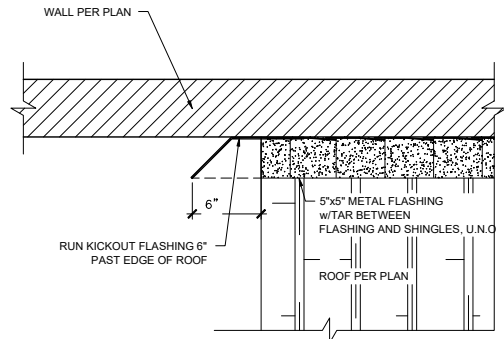
	ABOVE FIN. FLR.
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EXTERIOR GFI'S	12" TO C.L.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO C.L.
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WASHER/DRYER OUTLET	36" TO C.L.
HOLLYWOOD LIGHTS	84" TO C.L.

C.L. = CENTER LINE



TYPICAL VALLEY FLASHING DETAIL

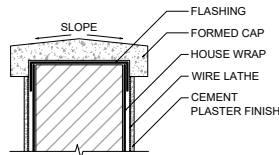
N.T.S.



TYPICAL ROOF TO WALL FLASHING DETAIL

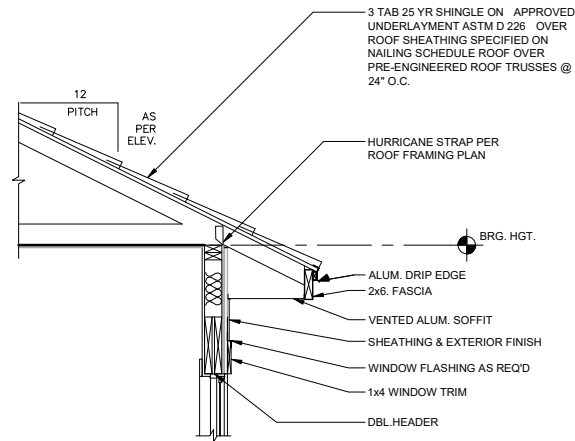
N.T.S.

PLAN VIEW



CAP @ LOW WALL

N.T.S.

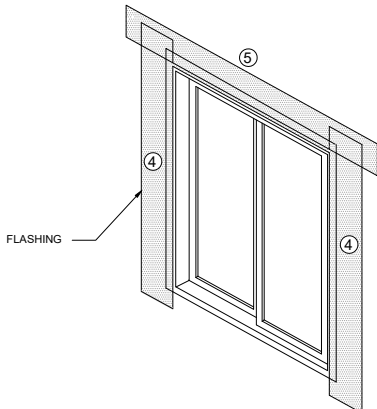


TYPICAL WINDOW & SLIDING GLASS
DOOR Z FLASHING DETAIL

N.T.S.

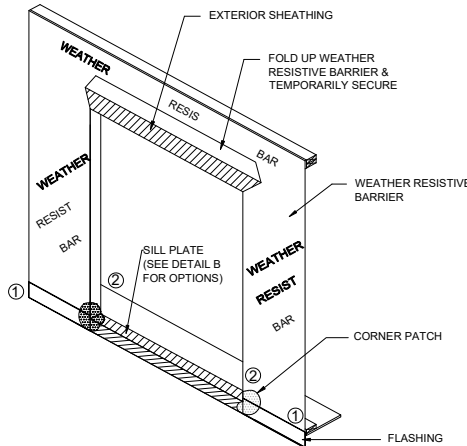
TIE-IN WITH WEATHER RESISTIVE BARRIER:

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



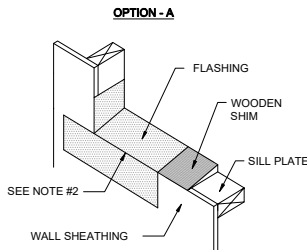
TYPICAL SLIDING GLASS DOOR FLASHING DETAIL

N.T.S.



NOTES:

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

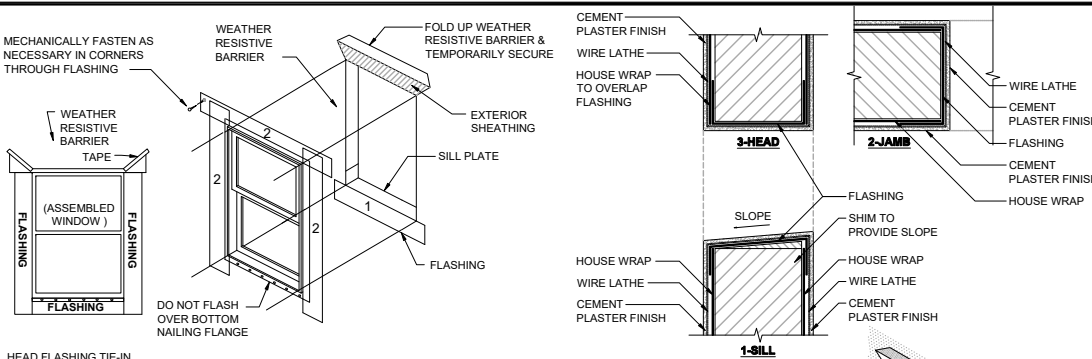


NOTES:

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

TYPICAL FLASHING DETAIL AT SILL PLATE

N.T.S.



HEAD FLASHING TIE-IN INSTRUCTIONS:

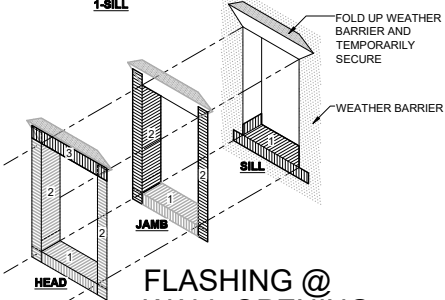
1. CUT, FOLD UP & TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
2. INSTALL HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER
3. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE

NOTES:

1. FLASHING TO BE FLEXIBLE SELF-ADHESIVE TYPE (MIN. 6" WIDE)
2. REMOVE WEATHER RESISTIVE BARRIER FROM TOP OF WINDOW SILL PLATE
3. INSTALL FLASHING IN ORDER AS SHOWN BY NUMBERS
4. INSTALL FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS

TYPICAL WINDOW FLASHING DETAIL

N.T.S.



FLASHING @
WALL OPENING

N.T.S.

WALL COVERING

2023 FBCR

SECTION R703.1 EXTERIOR COVERING

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

R703.1.1 WATER RESISTANCE

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

R703.2 WATER-RESISTIVE BARRIER

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

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

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

R703.4 FLASHING

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

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

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

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.



PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:

FLASHING DETAILS

project no.2023222

checked:

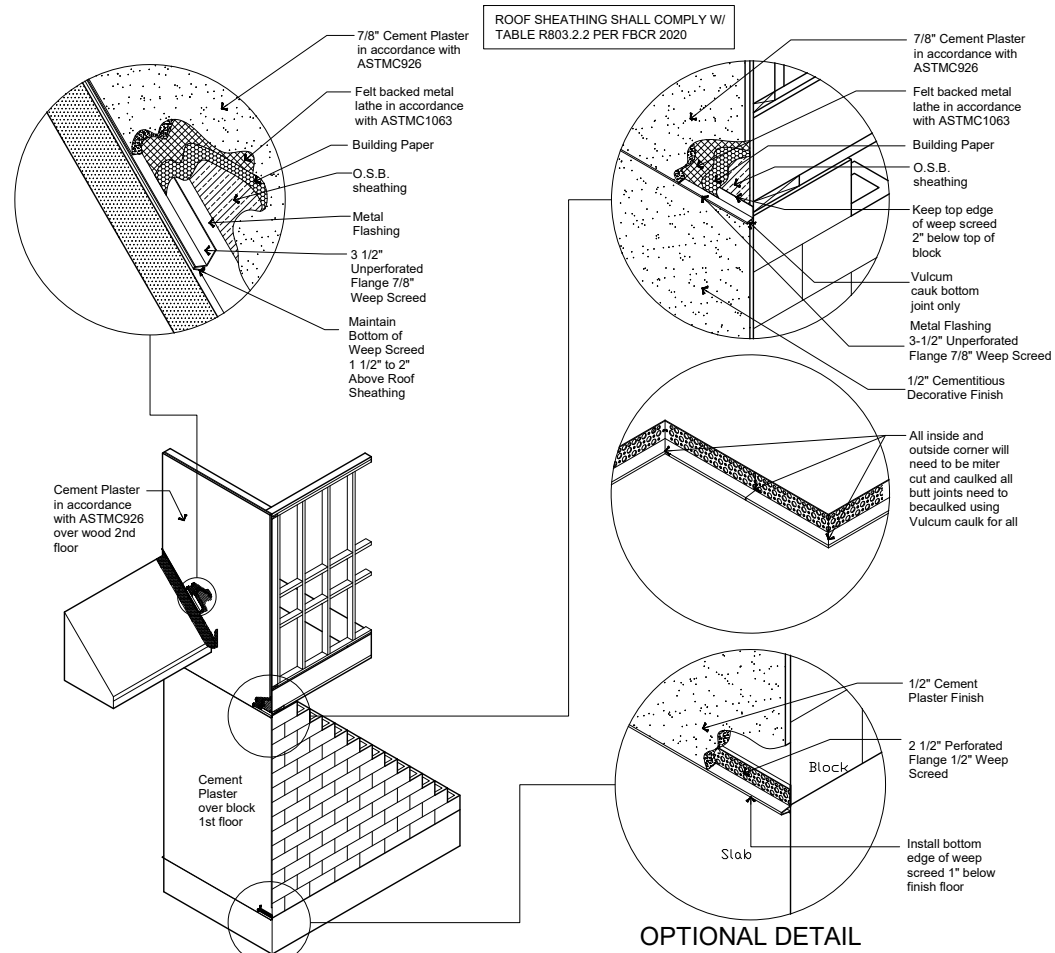
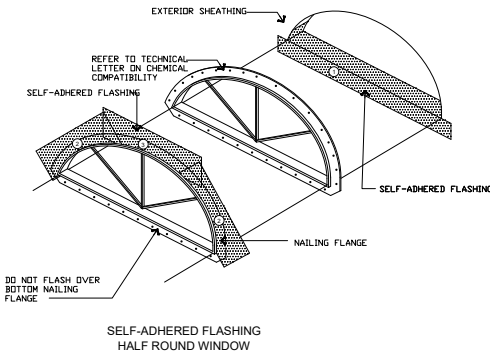
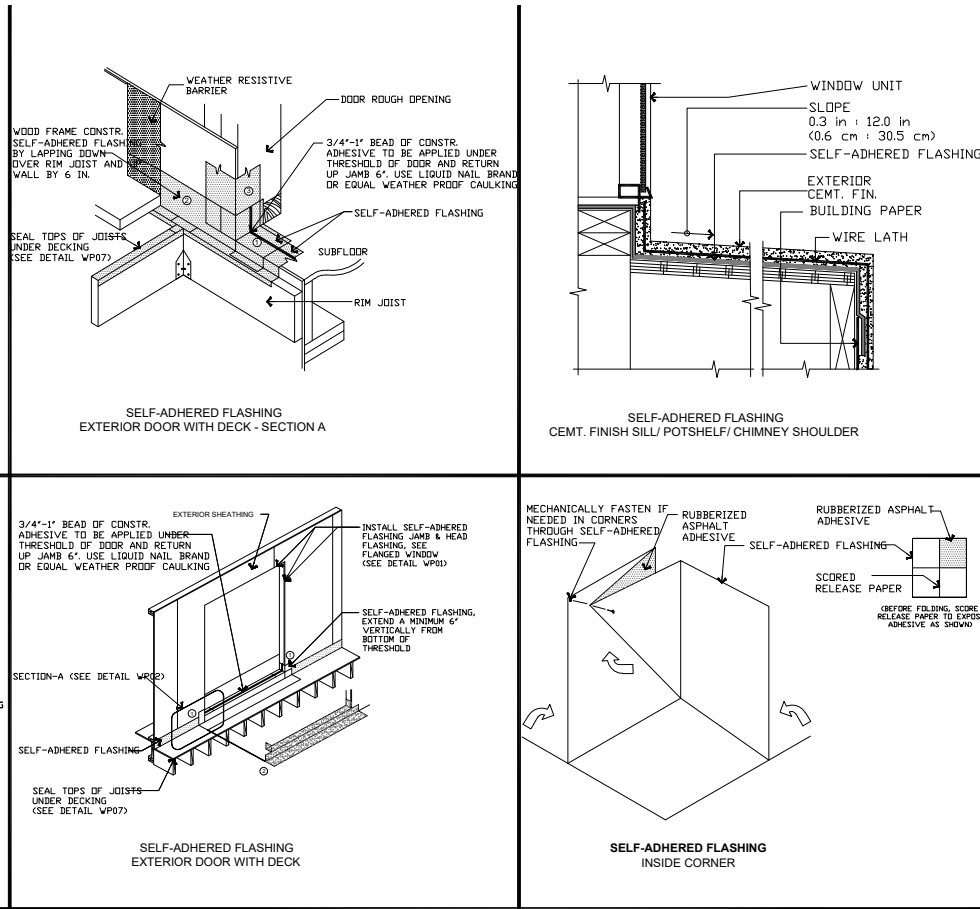
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date: 9/26/23

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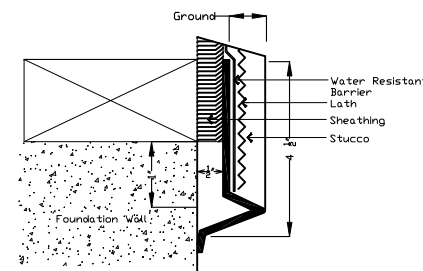
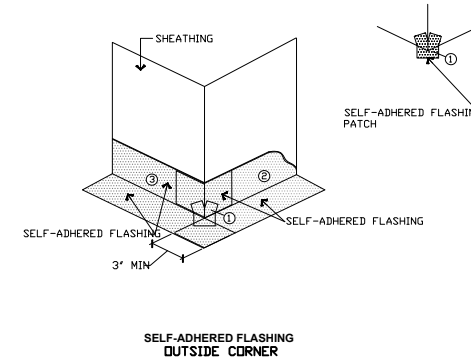
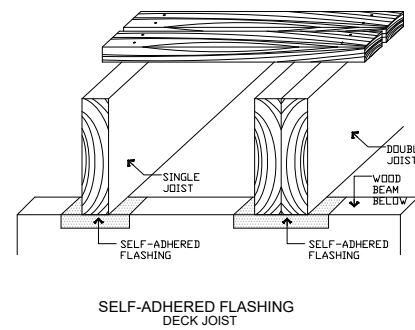
WP1





Note:
The building paper and metal lath must be installed over the top of the weep screed.

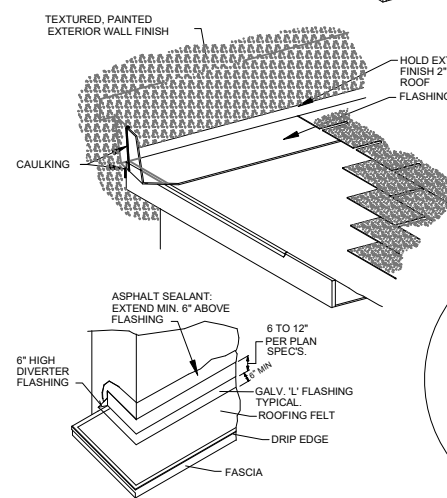
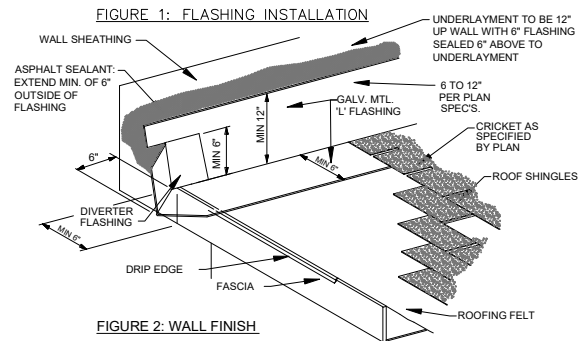
WEEP SCREED DETAIL
SCALE: NOT TO SCALE



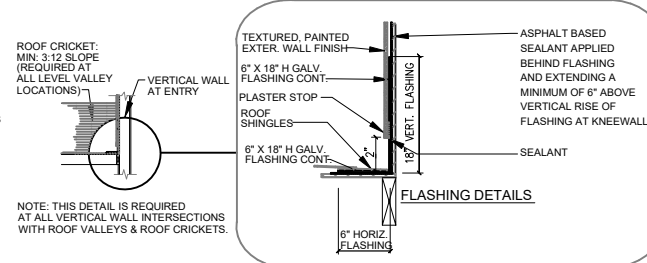
THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

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FLASHING INSTALLATION WHERE ROOF MEETS VERTICAL WALL



FLASHING DETAIL AT CRICKET / KNEEWALL INTERSECTION

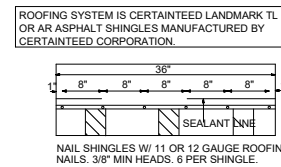


FIGURE 3: CORNER DETAIL

5 FLASHING DETAILS

D3 N.T.S.