



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

DISCLAIMER

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



PARK SQUARE HOMES  
3162 - YOSEMITE  
MASTER

Title:  
COVER SHEET

project no. 2023233  
checked:  
drawn: BA  
date: 09-07-23  
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/I.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

3162 - YOSEMITE

MASTER

title:

GENERAL NOTES

project no.2023233

checked:

drawn: BA

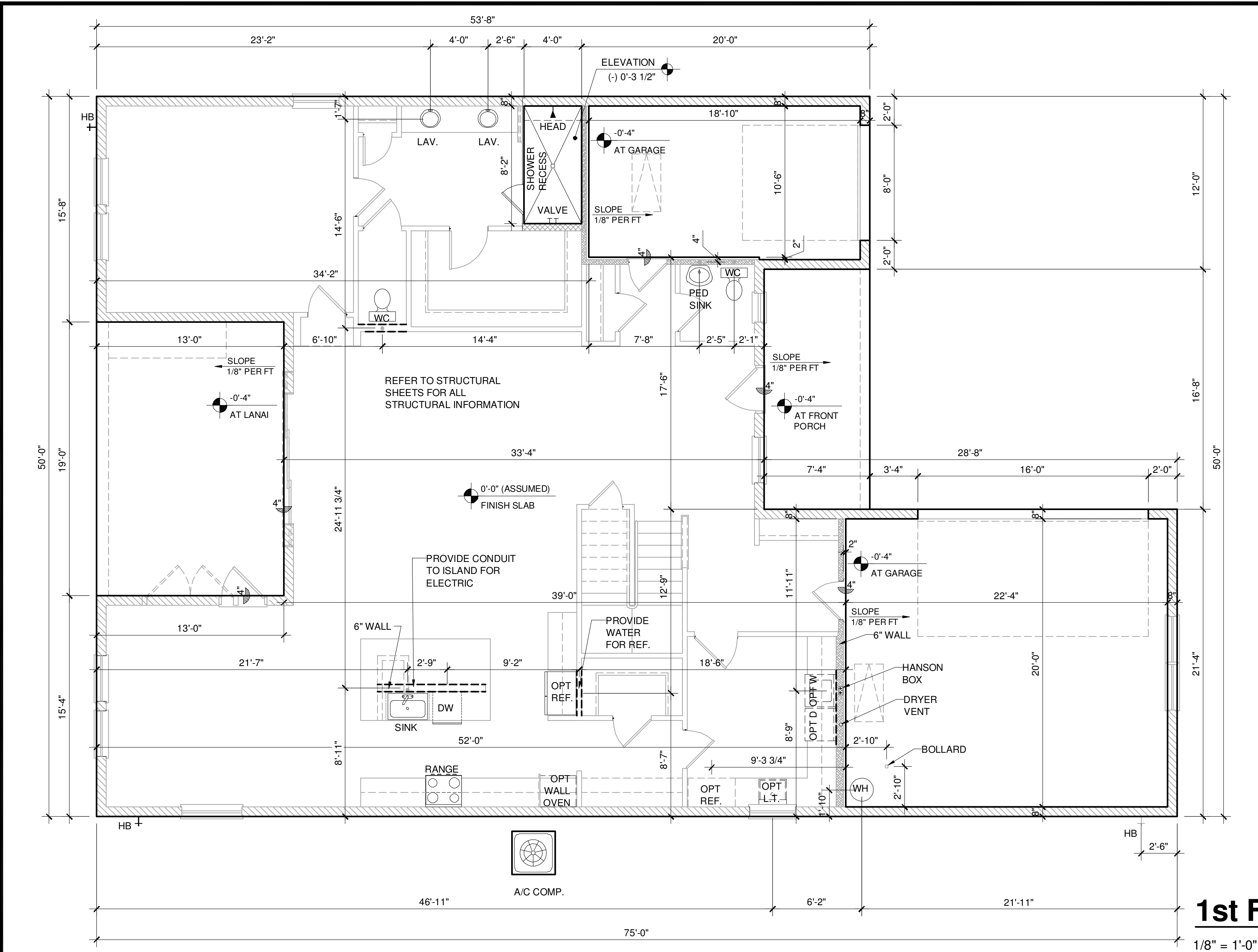
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CO\_1

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





NOTE: SEE COLOR SHEET  
FOR INTERIOR DOOR  
HEIGHT REQUIREMENTS.

1st FLOOR SLAB PLAN ELEV. "A"

1/8" = 1'-0"

**WATER HEATER:**  
PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

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

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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.

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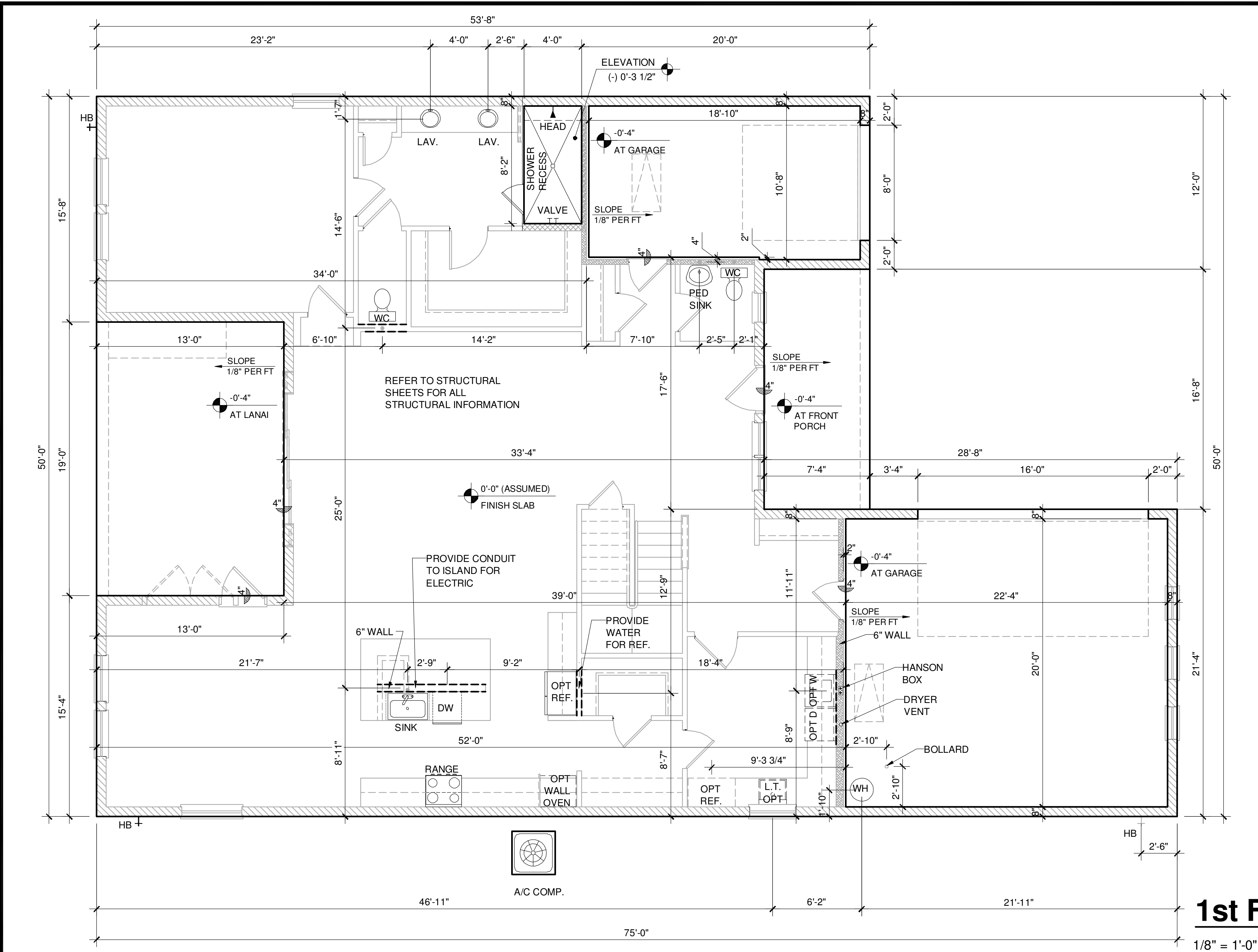
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PARK SQUARE HOMES  
3162 - YOSEMITE  
MASTER

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

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

S1



1st FLOOR SLAB PLAN ELEV. "B"

**WATER HEATER:**  
PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

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

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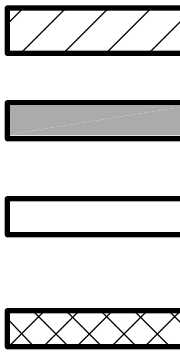
LEGEND

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

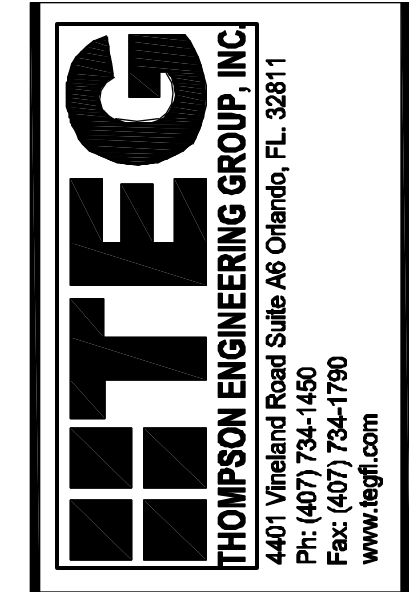
INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.

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.



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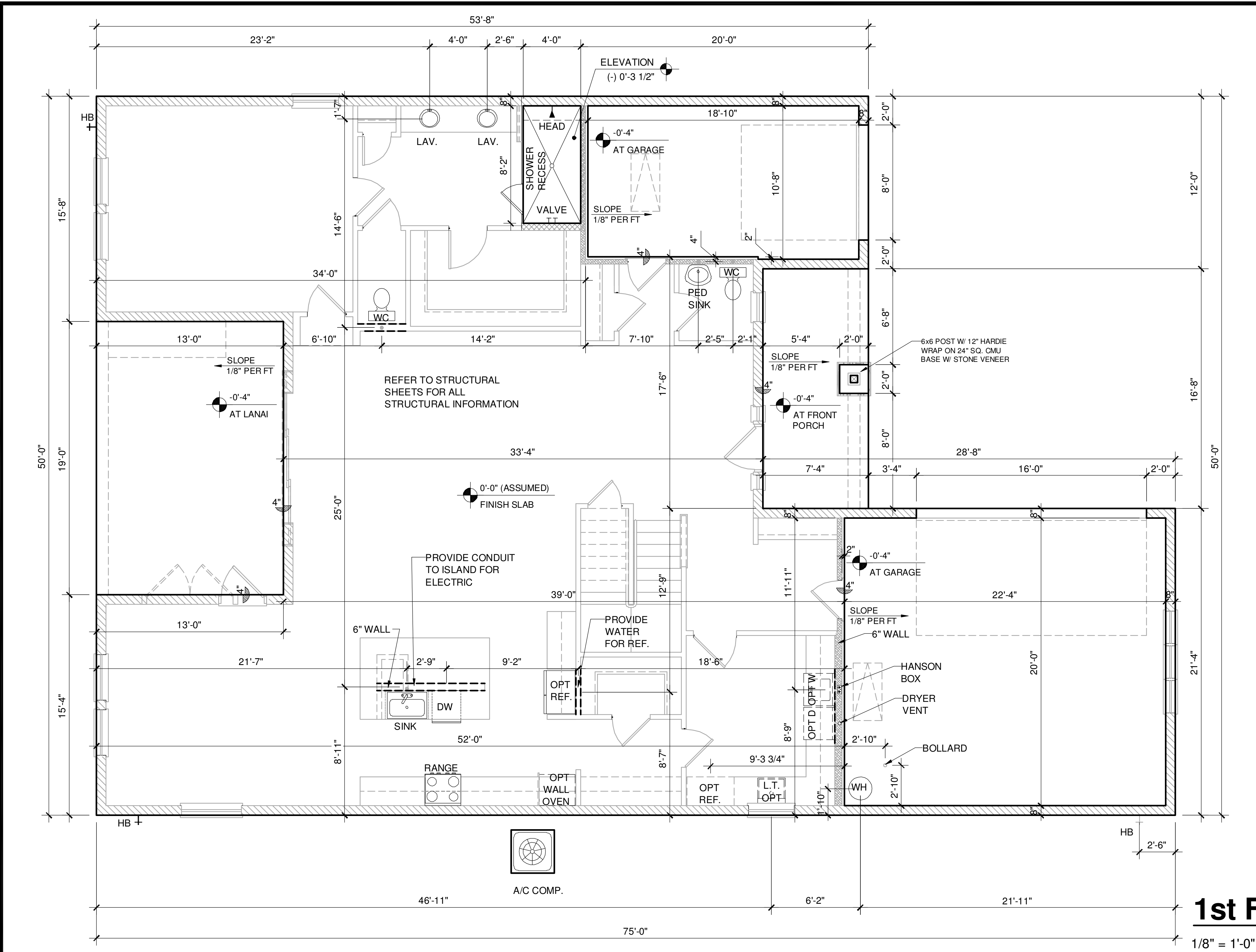
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**1ST. FLOOR  
SLAB PLAN**

project no. 2023233  
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S2





NOTE: SEE COLOR SHEET  
FOR INTERIOR DOOR  
HEIGHT REQUIREMENTS.

1st FLOOR SLAB PLAN ELEV. "C"

1/8" = 1'-0"

**WATER HEATER:**  
PROVIDE MIN. 40 GALLON WATER HEATER

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

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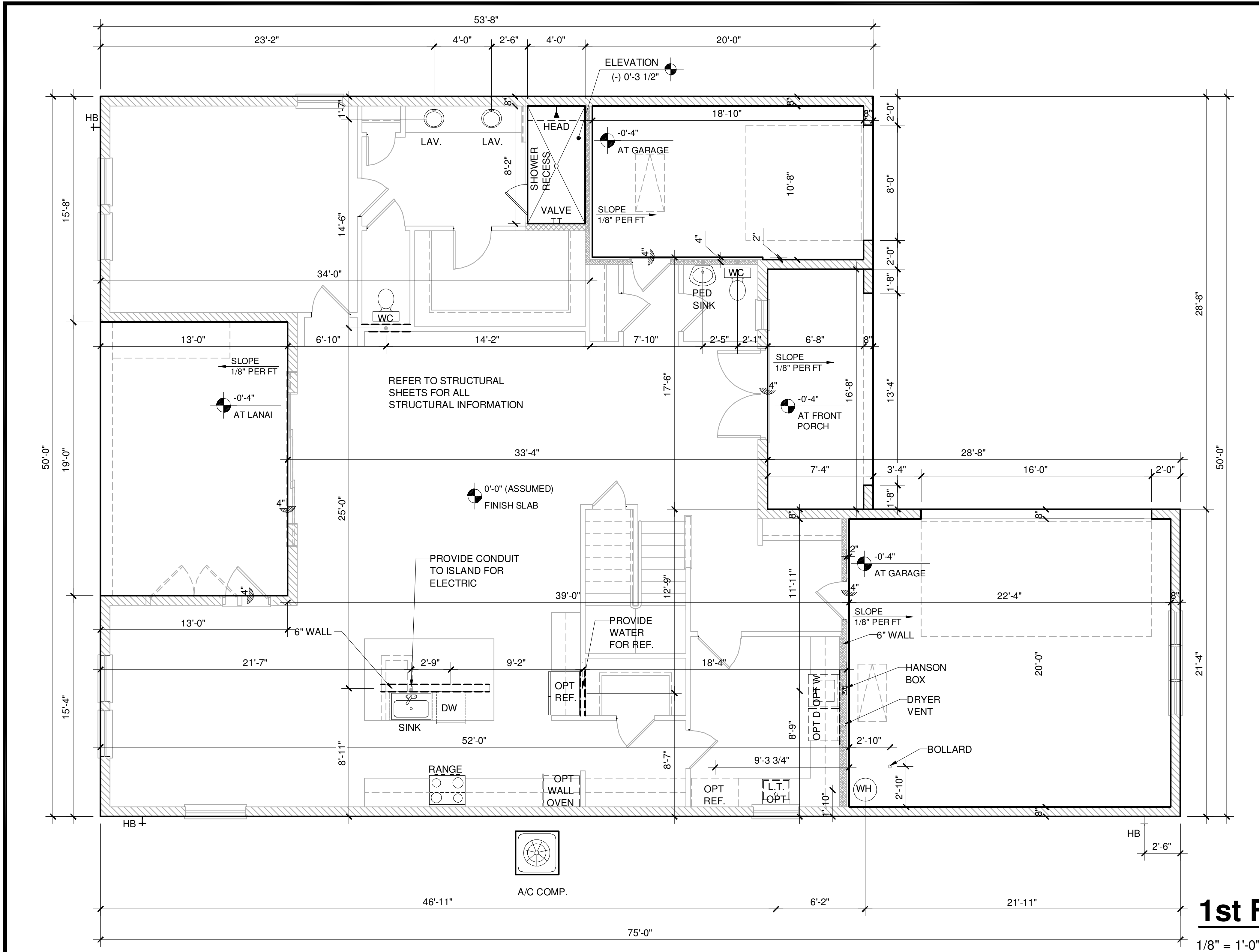
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**1ST. FLOOR  
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**S3**

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NOTE: SEE COLOR SHEET  
FOR INTERIOR DOOR  
HEIGHT REQUIREMENTS.

## 1st FLOOR SLAB PLAN ELEV. "D"

1/8" = 1'-0"

**WATER HEATER:**  
PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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TOTAL UNDER ROOF	4,251 SQ. FT.

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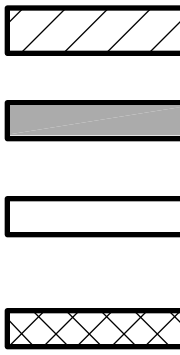
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INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING ) 10'-0" TOP OF CMU

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

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

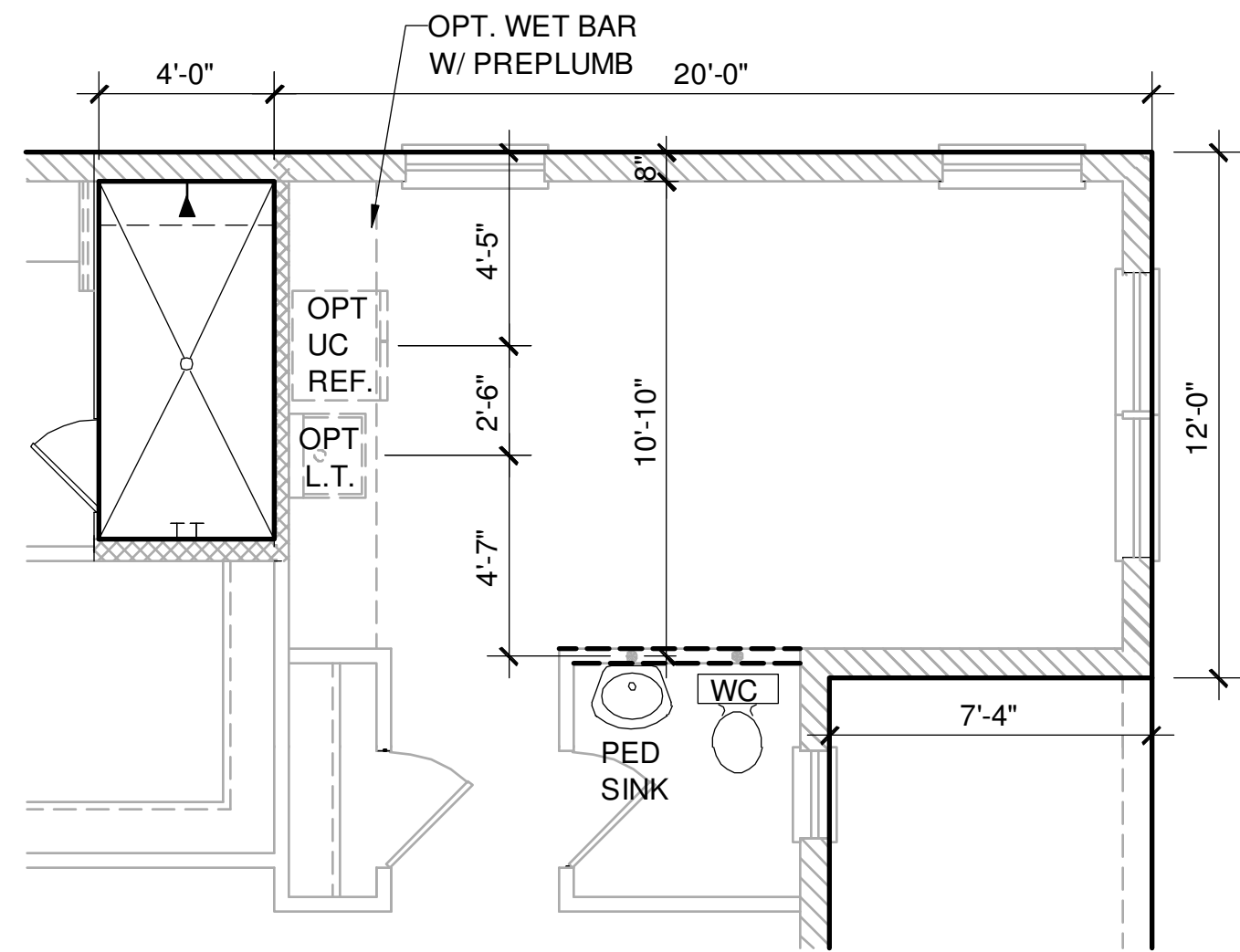
INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.



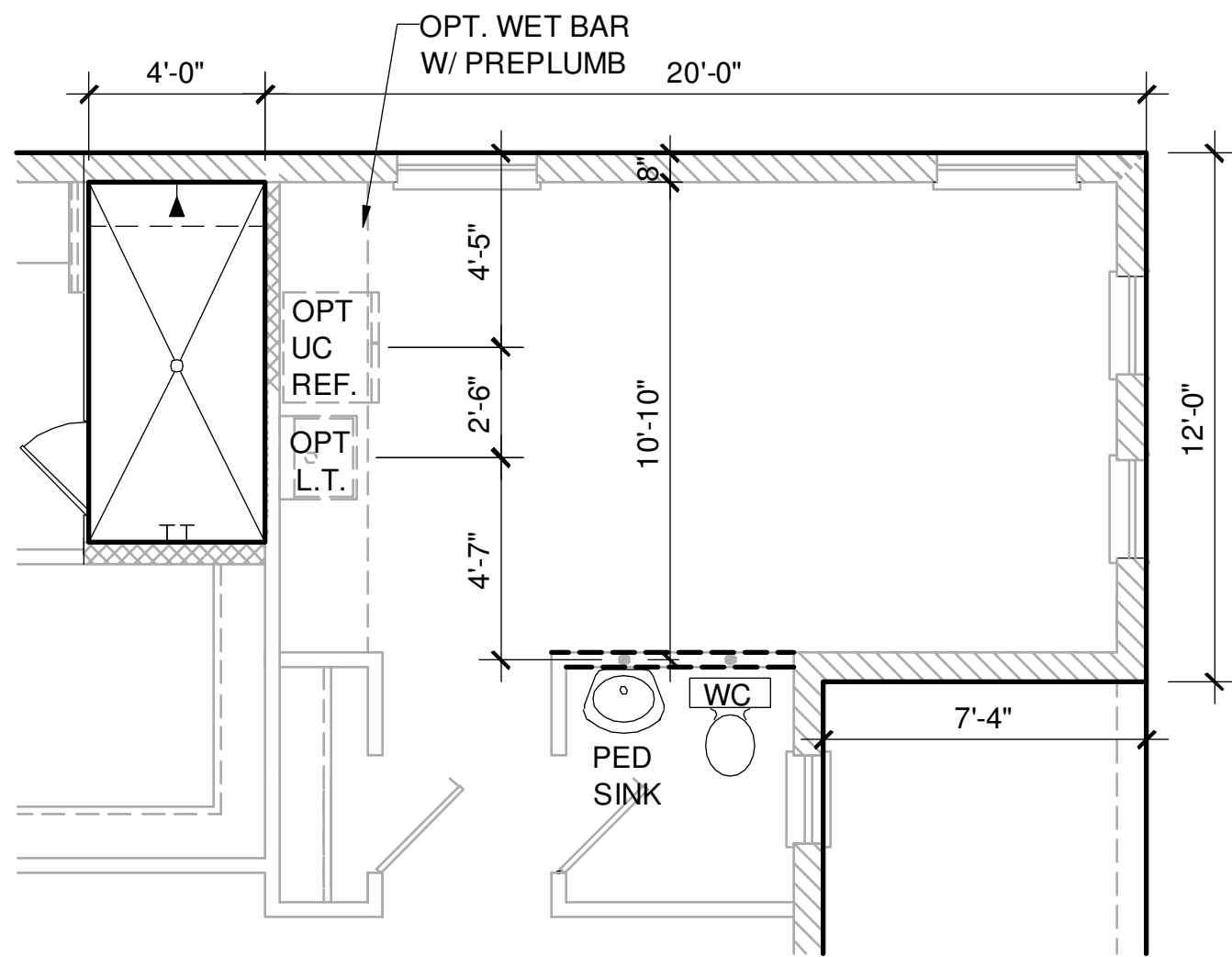
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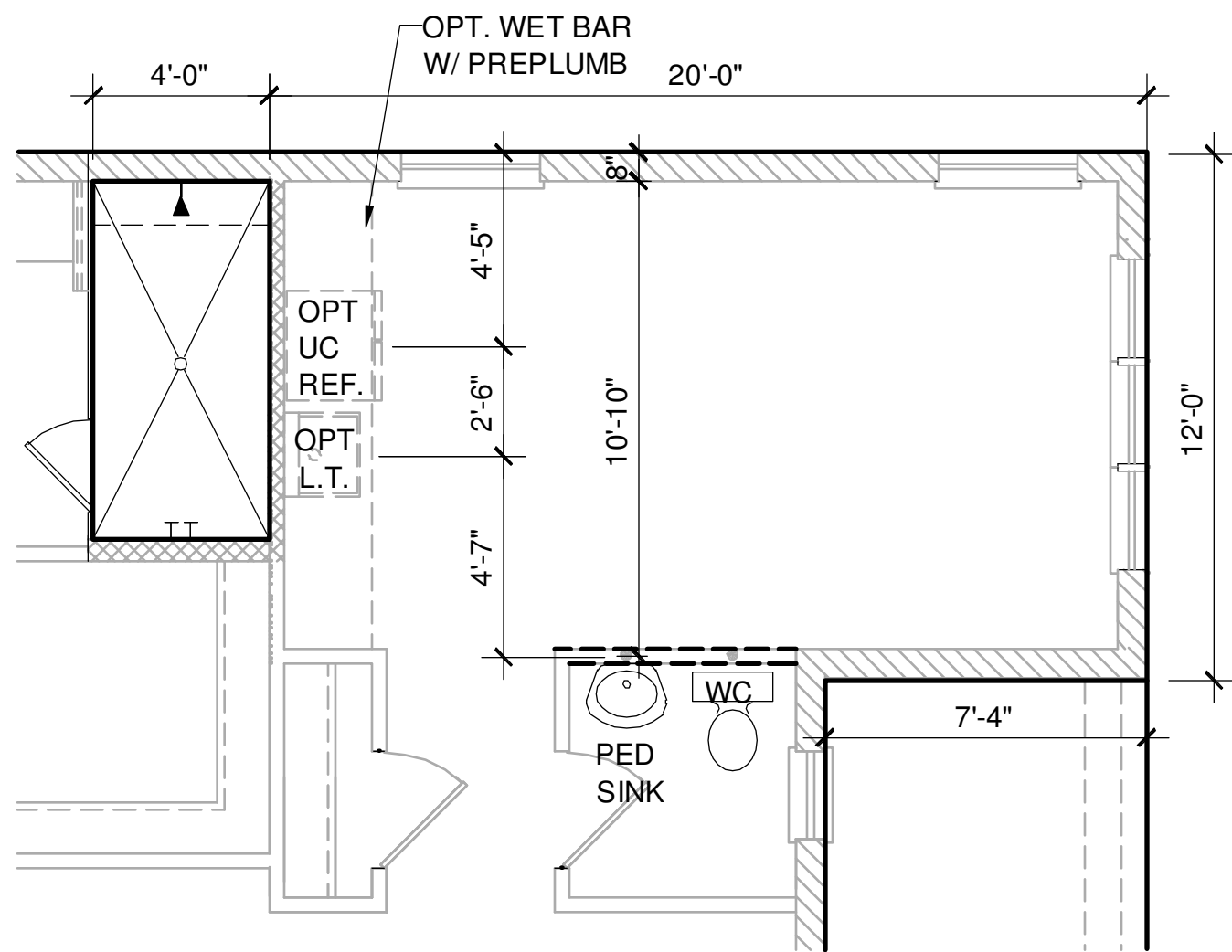




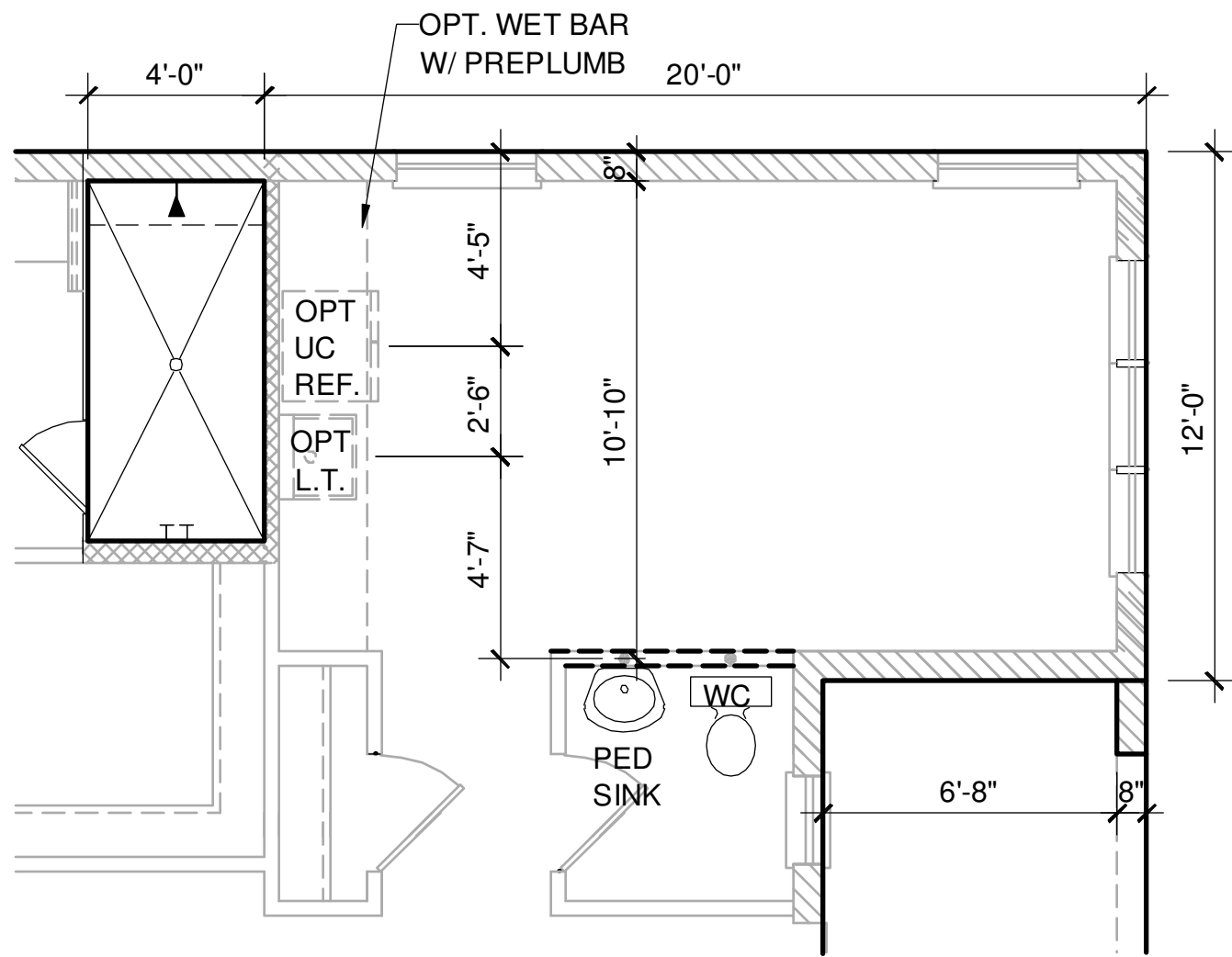
ELEVATION A  
OPT. FLEX  
1/8" = 1'-0"



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



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



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

NOTE: SEE COLOR SHEET  
FOR INTERIOR DOOR  
HEIGHT REQUIREMENTS.

## SLAB PLAN OPTIONS

1/8" = 1'-0"

**WATER HEATER:**  
PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

### AREA CALCULATION

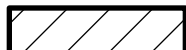
1st FLR. LIVING	2,049 SQ. FT.
2nd FLR. LIVING	1,113 SQ. FT.
TOTAL LIVING	3,162 SQ. FT.
FRONT PORCH	123 SQ. FT.
LANAI	247 SQ. FT.
1 CAR GARAGE	225 SQ. FT.
2 CAR GARAGE	494 SQ. FT.
TOTAL UNDER ROOF	4,251 SQ. FT.

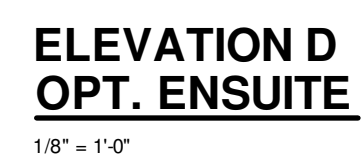
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### LEGEND

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.





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

## SLAB PLAN OPTIONS

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

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

AREA CALCULATION	
1st FLR. LIVING	2,049 SQ. FT.
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INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.

**keesee**  
associates  
ARCHITECTURE | DESIGN | PLANNING  
A265003115

208 South Main Street, Suite 200  
Portland, ME 04101  
(407) 980-2532

[gpksees.com](http://gpksees.com)



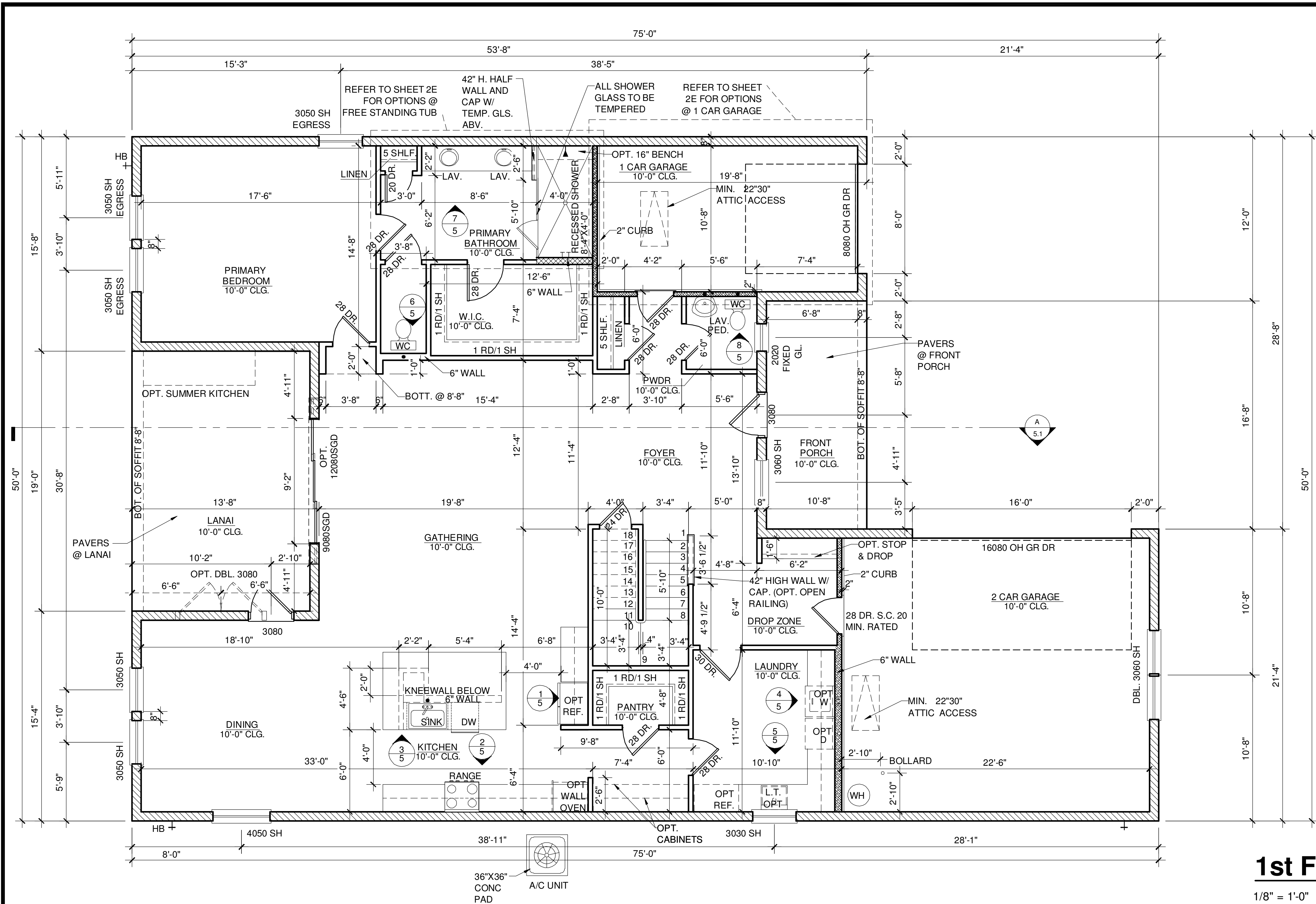
PARK SQUARE HOMES  
3162 - YOSEMITE  
MASTER

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

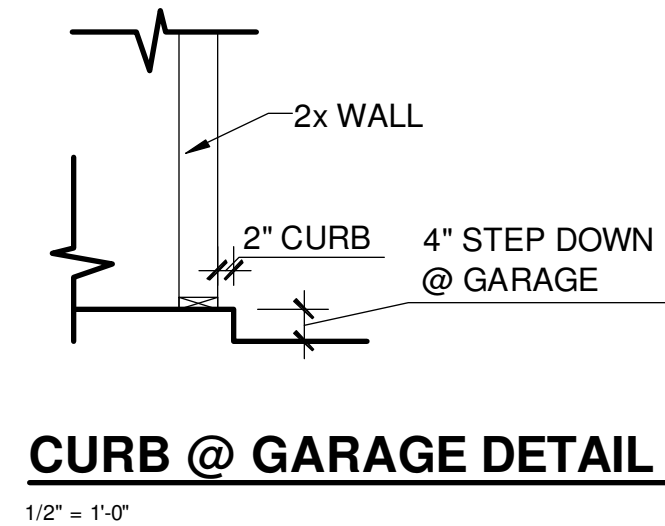
**S5\_1**

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





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:**
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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	
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Keese Associates  
ARCHITECTURE | DESIGN | PLANNING  
258 Southside Lane Suite 200  
Maitland, FL 32751  
(407) 960-2255  
gkeese@keese.com

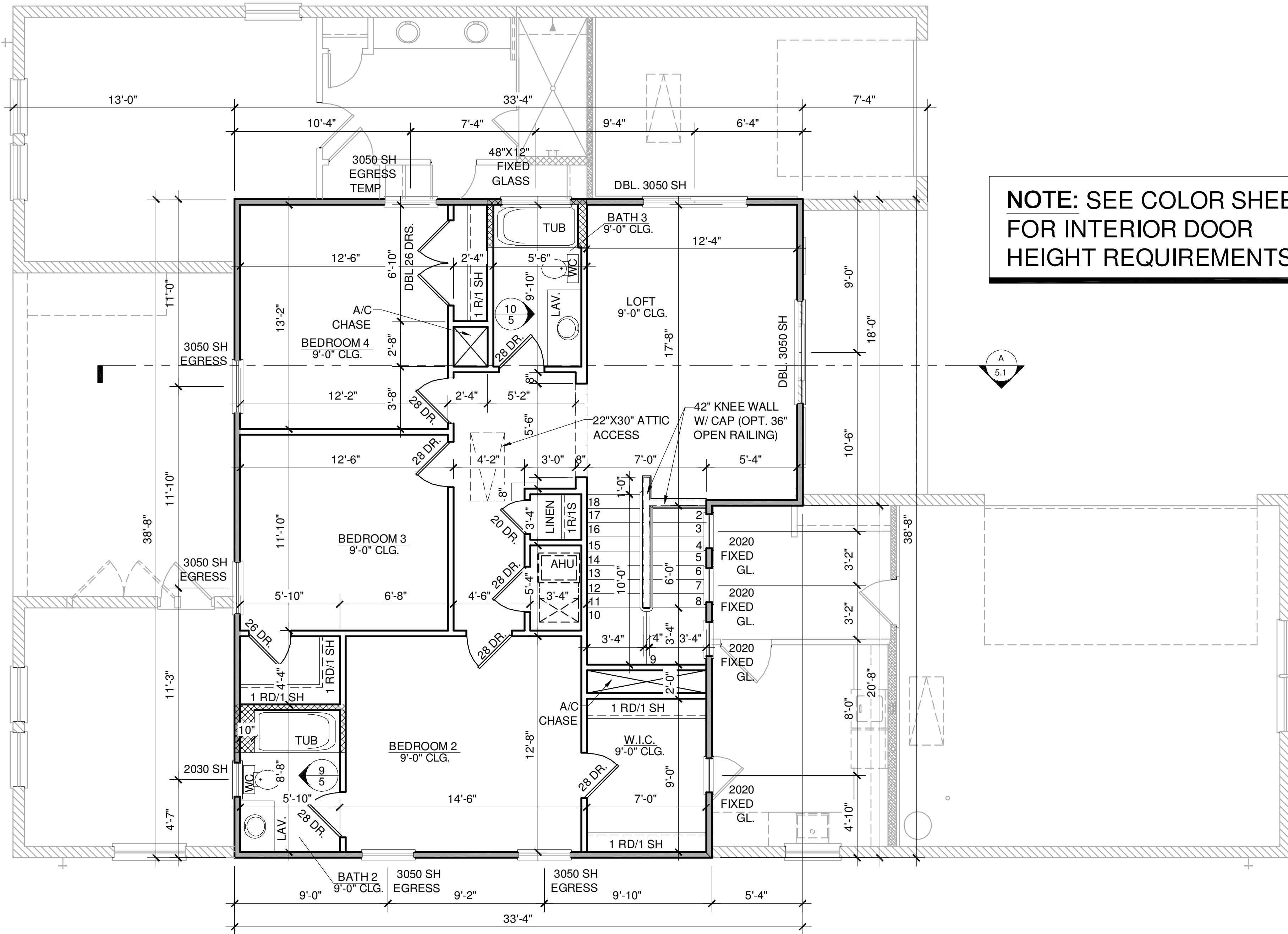
ITEC  
THOMPSON ENGINEERING GROUP, INC.  
1401 Vineland Road Suite A6 Orlando, FL 32811  
Ph: (407) 734-1450  
Fax: (407) 734-1790  
www.itec.com

PARK SQUARE HOMES  
3162 - YOSEMITE  
MASTER

title:  
**1ST. FLOOR PLAN**

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

**1A**



NOTE: SEE COLOR SHEET  
FOR INTERIOR DOOR  
HEIGHT REQUIREMENTS.

## 2nd FLOOR PLAN ELEV. "A"

1/8" = 1'-0"

### WATER HEATER:

PROVIDE MIN. 40 GALLON WATER HEATER

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

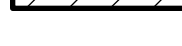
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TOTAL UNDER ROOF	4,251 SQ. FT.

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



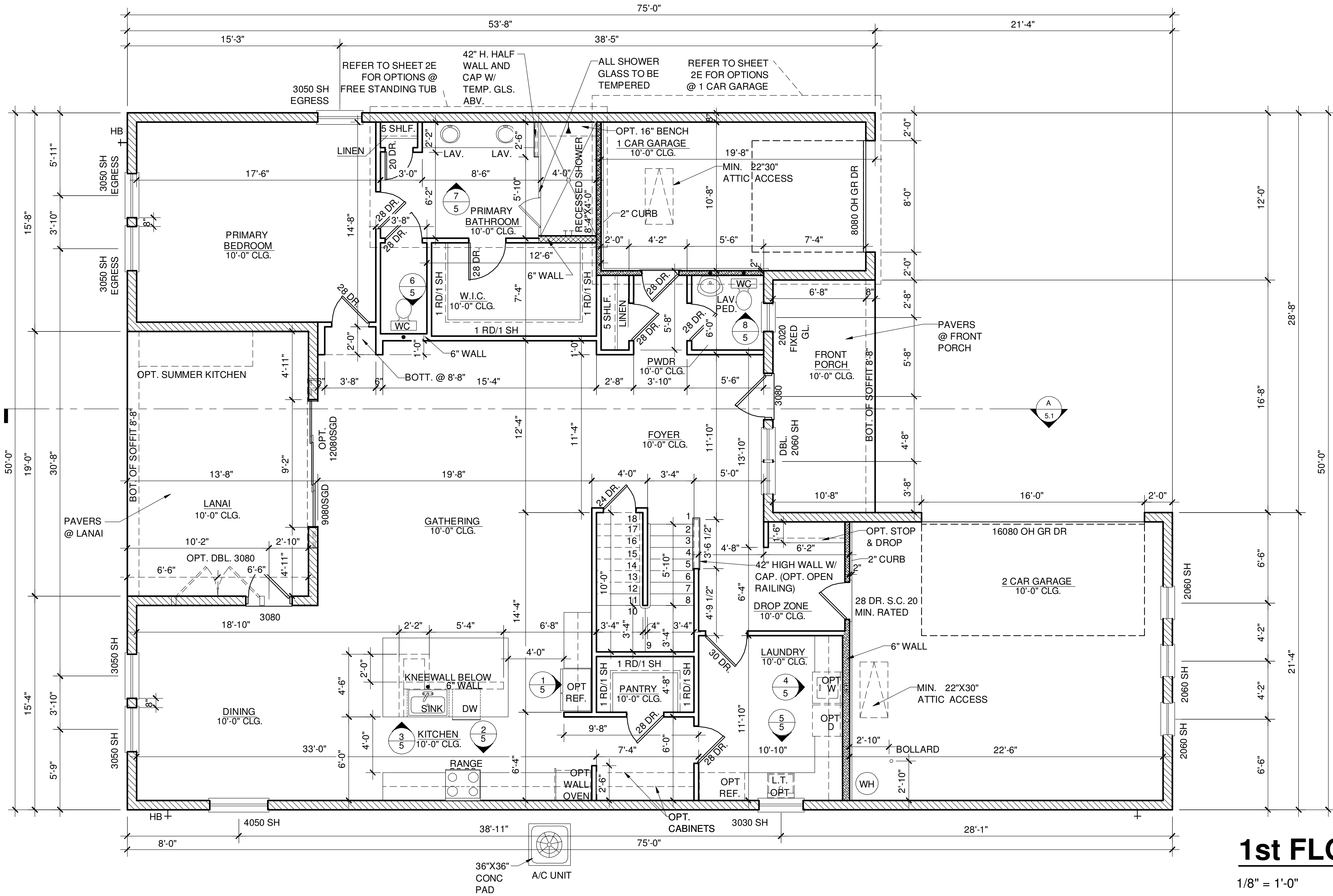
PARK SQUARE HOMES  
3162 - YOSEMITE  
MASTER

title:  
**2ND. FLOOR PLAN**

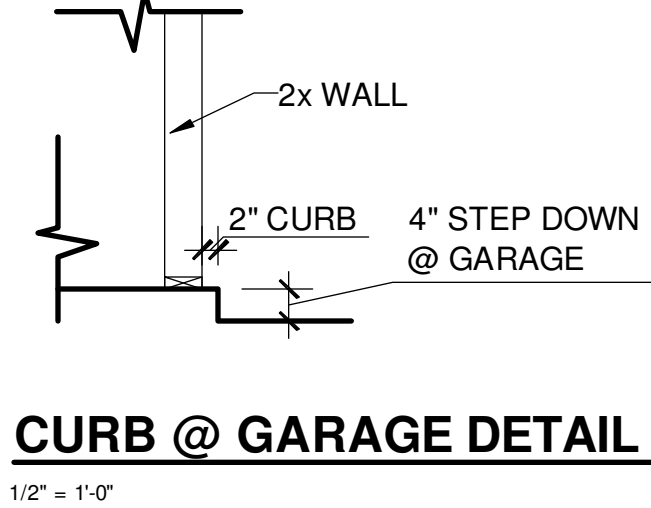
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drawn: BA  
date: 09-07-23  
scale: AS SHOWN

**2A**





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

- WINDOWS SCHEDULE GENERAL NOTES:**
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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	2,049 SQ. FT.
2nd FLR. LIVING	1,113 SQ. FT.
TOTAL LIVING	3,162 SQ. FT.
FRONT PORCH	123 SQ. FT.
LANAI	247 SQ. FT.
1 CAR GARAGE	225 SQ. FT.
2 CAR GARAGE	494 SQ. FT.
TOTAL UNDER ROOF	4,251 SQ. FT.

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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.

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KEESEE ASSOCIATES ARCHITECTURE | DESIGN | PLANNING

gksee.com

255 Southline Lane Suite 200  
Maitland, FL 32751  
c (407) 960-2283

ARCHITECT

PLANNER

DESIGNER

INTERIOR DESIGNER

f

t

i

in

HITEC

THOMPSON ENGINEERING GROUP, INC.

2401 Vineyard Road Suite A6 Orlando, FL 32811  
Ph: (407) 734-1450  
Fax: (407) 734-1790  
www.tegill.com

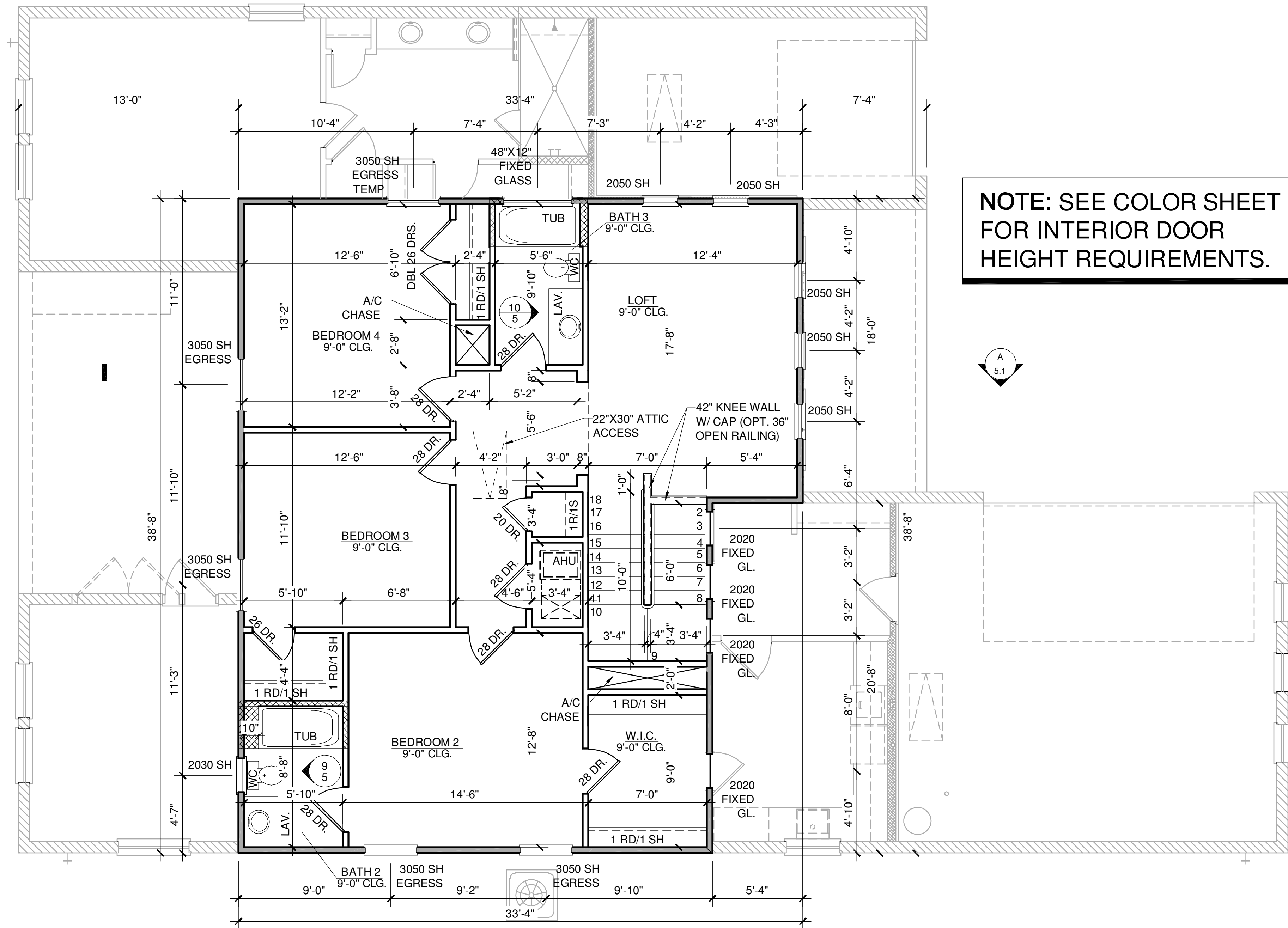
PARK SQUARE HOMES  
3162 - YOSEMITE  
MASTER

title:  
**1ST. FLOOR PLAN**

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

1B





NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

## 2nd FLOOR PLAN ELEV. "B"

1/8" = 1'-0"

**WATER HEATER:**  
PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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  - ALL WINDOWS ON 1ST. FLOOR TO BE 8'-0" HDR, U.N.O.

### AREA CALCULATION

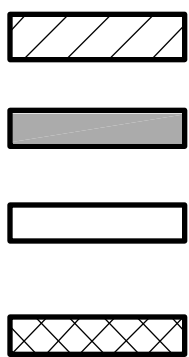
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### DISCLAIMER

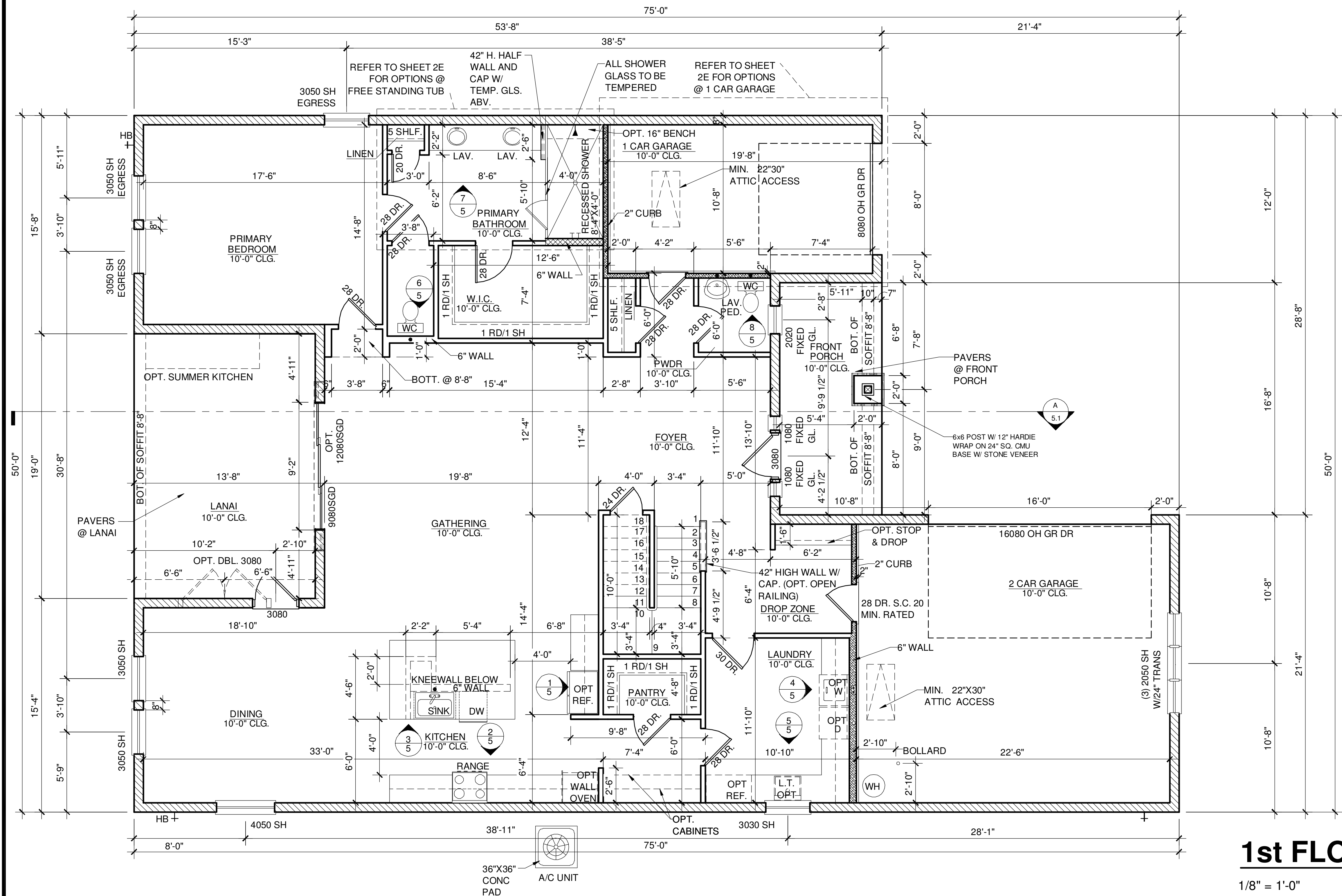
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### LEGEND

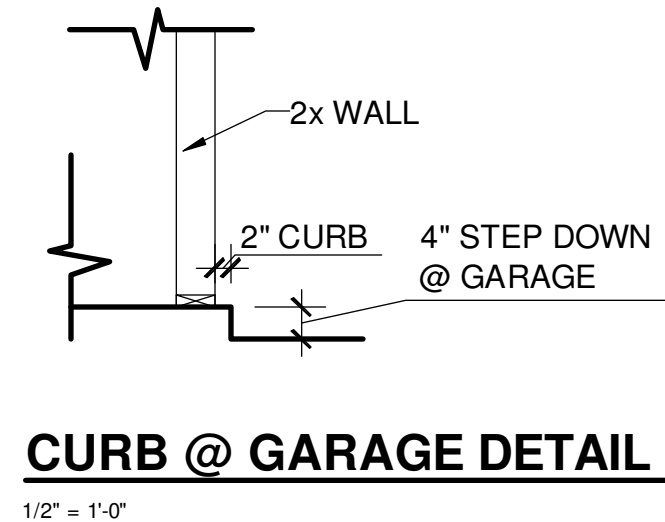
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NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.



## 1st FLOOR PLAN ELEV. "C"

1/8" = 1'-0"

**WATER HEATER:**  
PROVIDE MIN. 40 GALLON WATER HEATER

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**EXCEPTION:**  
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**WET AREAS:**  
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### AREA CALCULATION

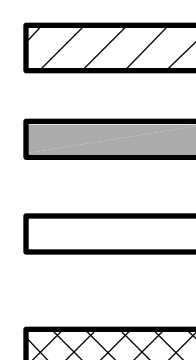
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### DISCLAIMER

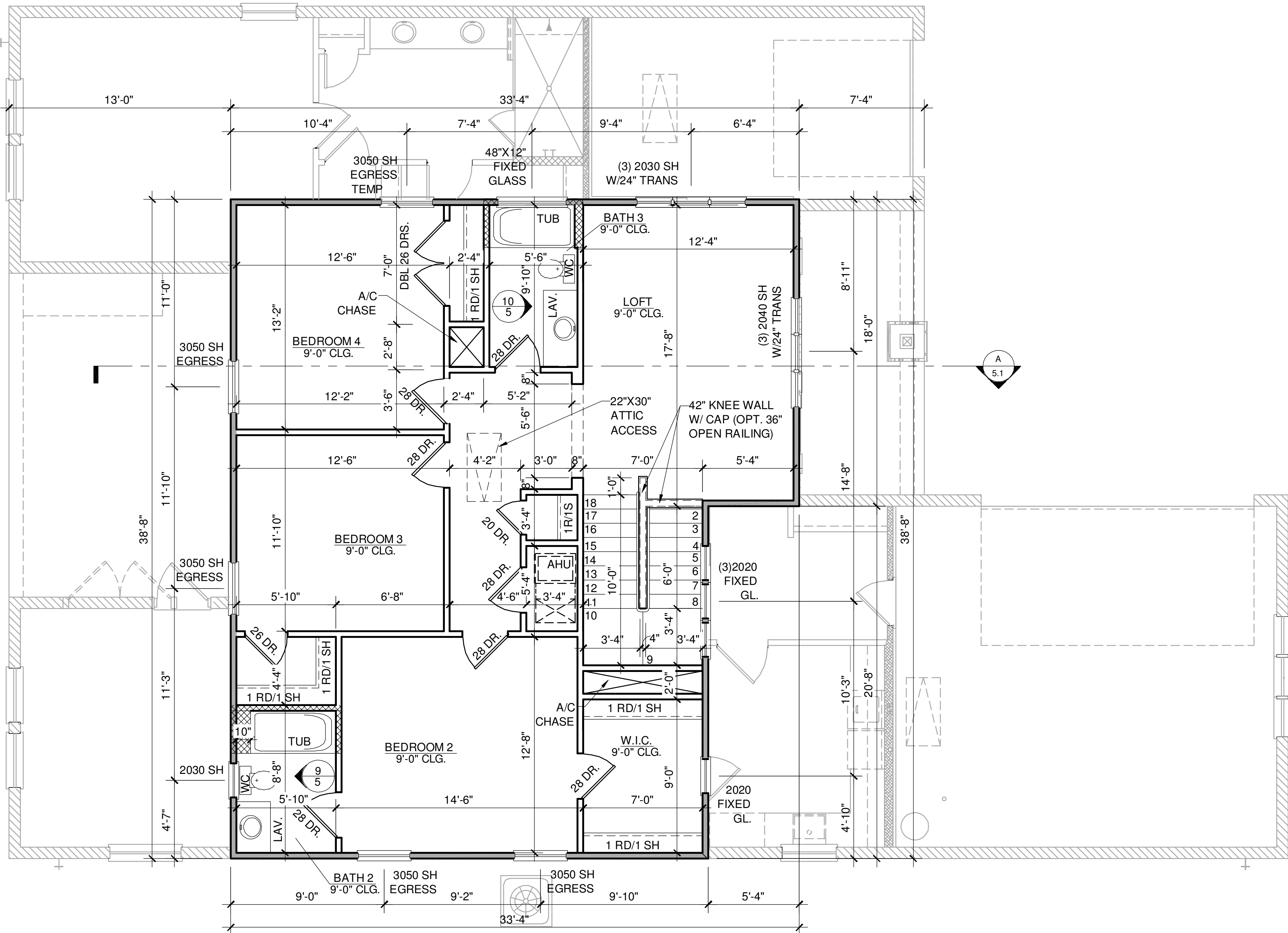
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NOTE: SEE COLOR SHEET  
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HEIGHT REQUIREMENTS.

2nd FLOOR PLAN ELEV. "C"

1/8" = 1'-0"

WATER HEATER:

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AREA CALCULATION

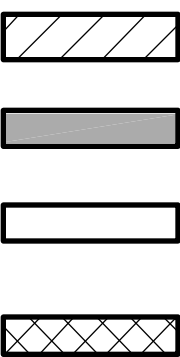
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FRONT PORCH	123 SQ. FT.
LANAI	247 SQ. FT.
1 CAR GARAGE	225 SQ. FT.
2 CAR GARAGE	494 SQ. FT.
TOTAL UNDER ROOF	4,251 SQ. FT.

DISCLAIMER

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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.



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

title:

2ND. FLOOR PLAN

project no. 2023233

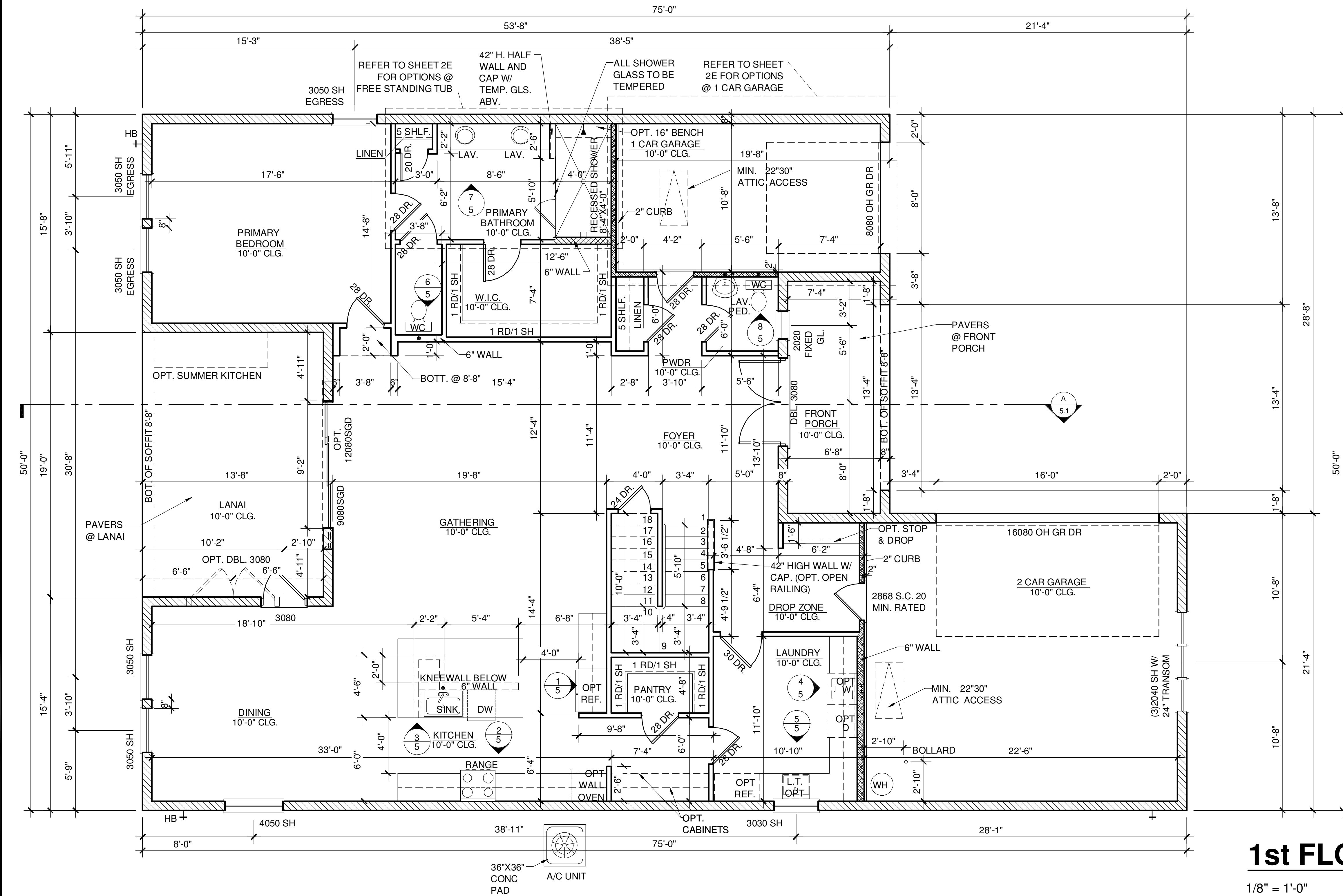
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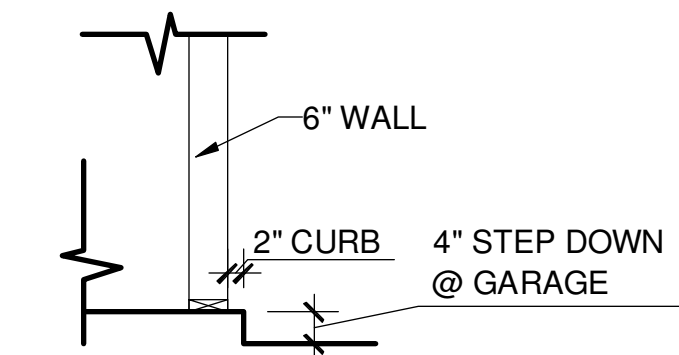
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NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.



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

## 1st FLOOR PLAN ELEV. "D"

1/8" = 1'-0"

**WATER HEATER:**  
PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

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

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

**DISCLAIMER**

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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.

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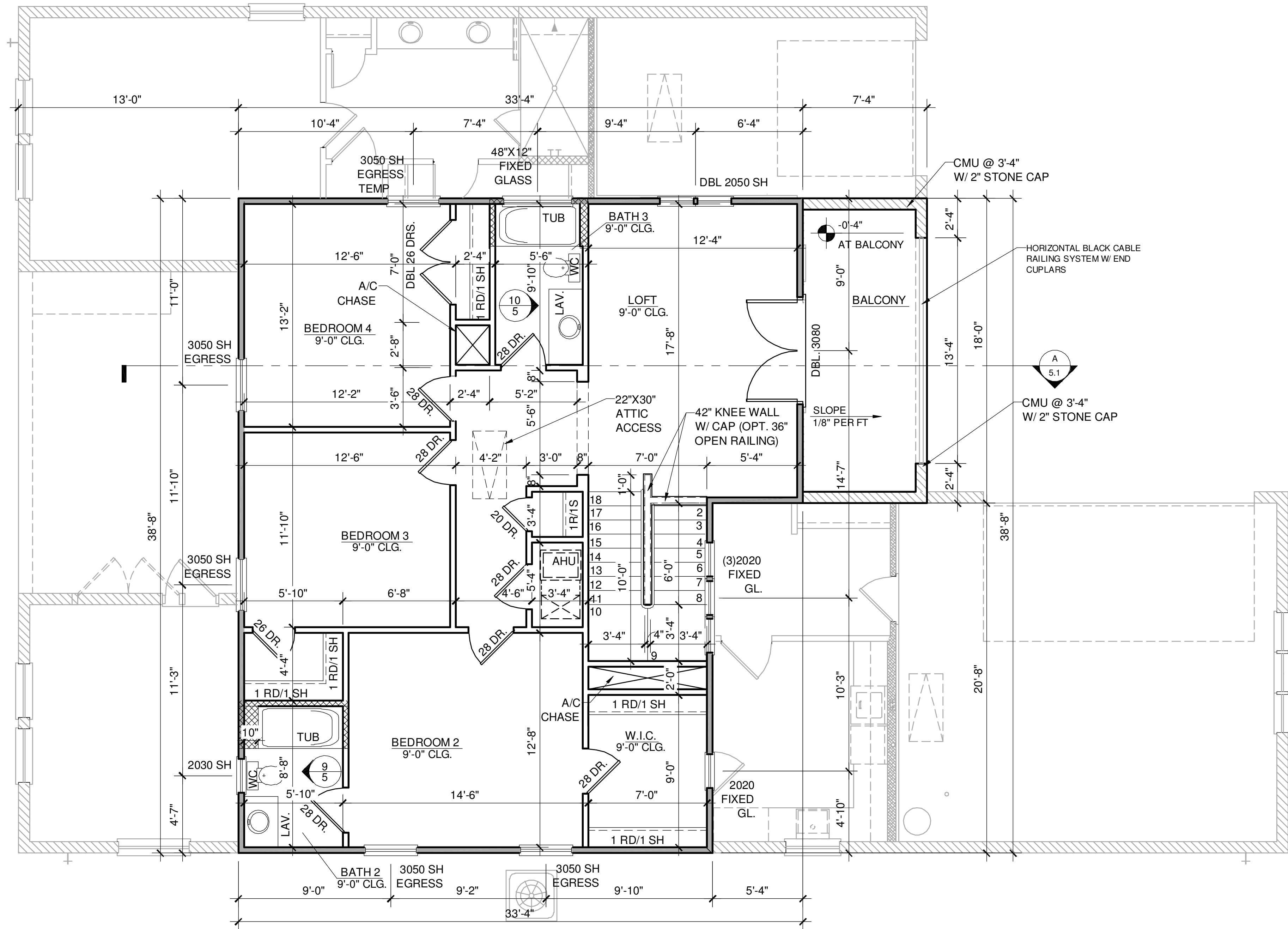
PARK SQUARE HOMES  
3162 - YOSEMITE  
MASTER

title:  
**1ST. FLOOR PLAN**

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

**1D**





NOTE: SEE COLOR SHEET  
FOR INTERIOR DOOR  
HEIGHT REQUIREMENTS.

## 2nd FLOOR PLAN ELEV. "D"

1/8" = 1'-0"

### WATER HEATER:

PROVIDE MIN. 40 GALLON WATER HEATER

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

### EXCEPTION:

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

### WET AREAS:

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

### WINDOWS SCHEDULE GENERAL NOTES:

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

### AREA CALCULATION

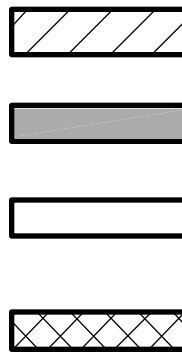
1st FLR. LIVING	2,049 SQ. FT.
2nd FLR. LIVING	1,113 SQ. FT.
TOTAL LIVING	3,162 SQ. FT.
BALCONY	123 SQ. FT.
FRONT PORCH	123 SQ. FT.
LANAI	247 SQ. FT.
1 CAR GARAGE	225 SQ. FT.
2 CAR GARAGE	494 SQ. FT.
TOTAL UNDER ROOF	4,374 SQ. FT.

### DISCLAIMER

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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  
3162 - YOSEMITE  
MASTER

title:

2ND. FLOOR PLAN

project no.2023233

checked:

drawn: BA

date: 09-07-23

scale: AS SHOWN

2D







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

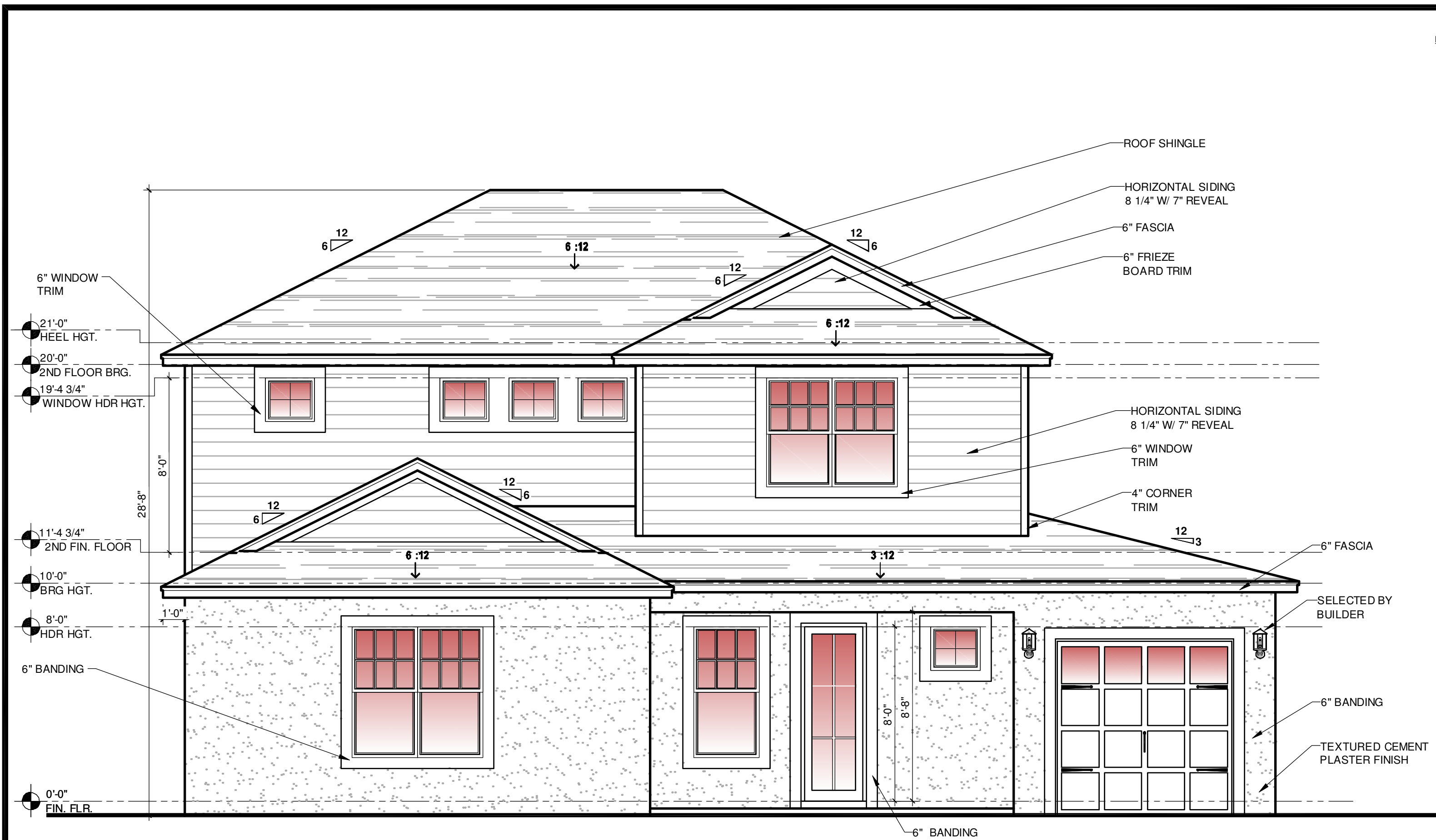

$$1/8'' = 1'-0''$$

**2E**

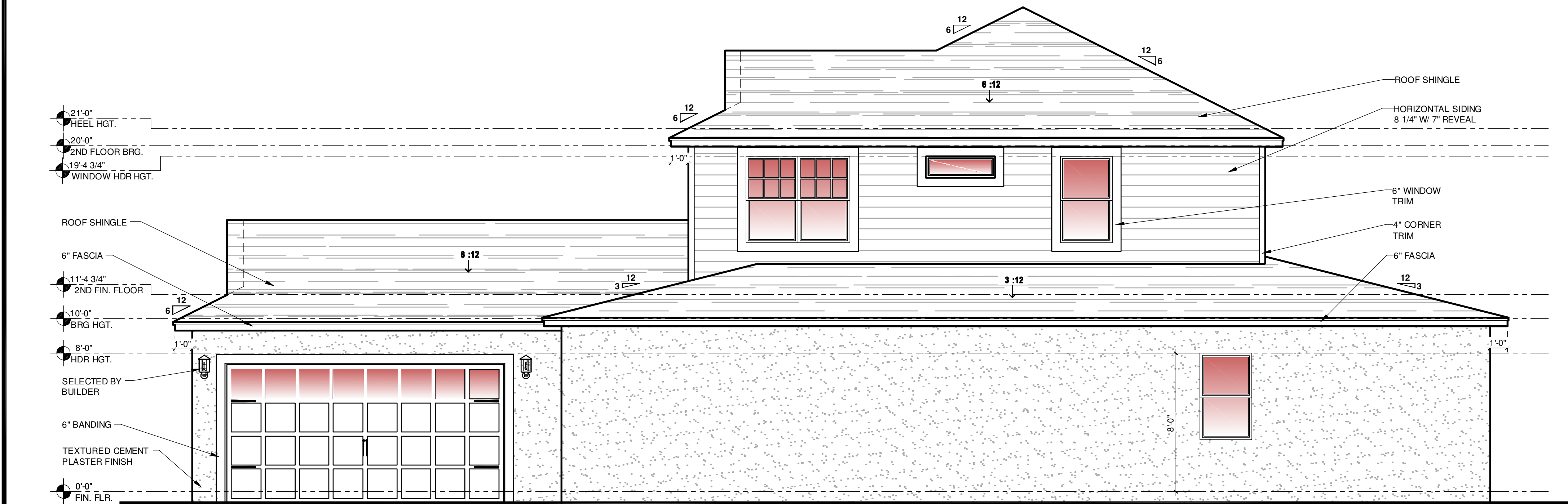
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL and is certified as such.







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



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

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

R703.7.1 LATH.  
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1/2 INCH LONG (38 MM) 1 GAGE NAILS HAVING A 7/16 INCH (11.1 MM) HEAD, OR 1 1/2 INCH LONG (22.2 MM), 16 GAGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer to sheet S111 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" cross) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete sub 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 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 C1061.

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 C986. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:  
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M S OR N;  
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I OR II;  
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C98 TYPE IP, IS (S-70), L OR IS (S-70);  
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GJ, 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 C986. 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.

#### DISCLAIMER

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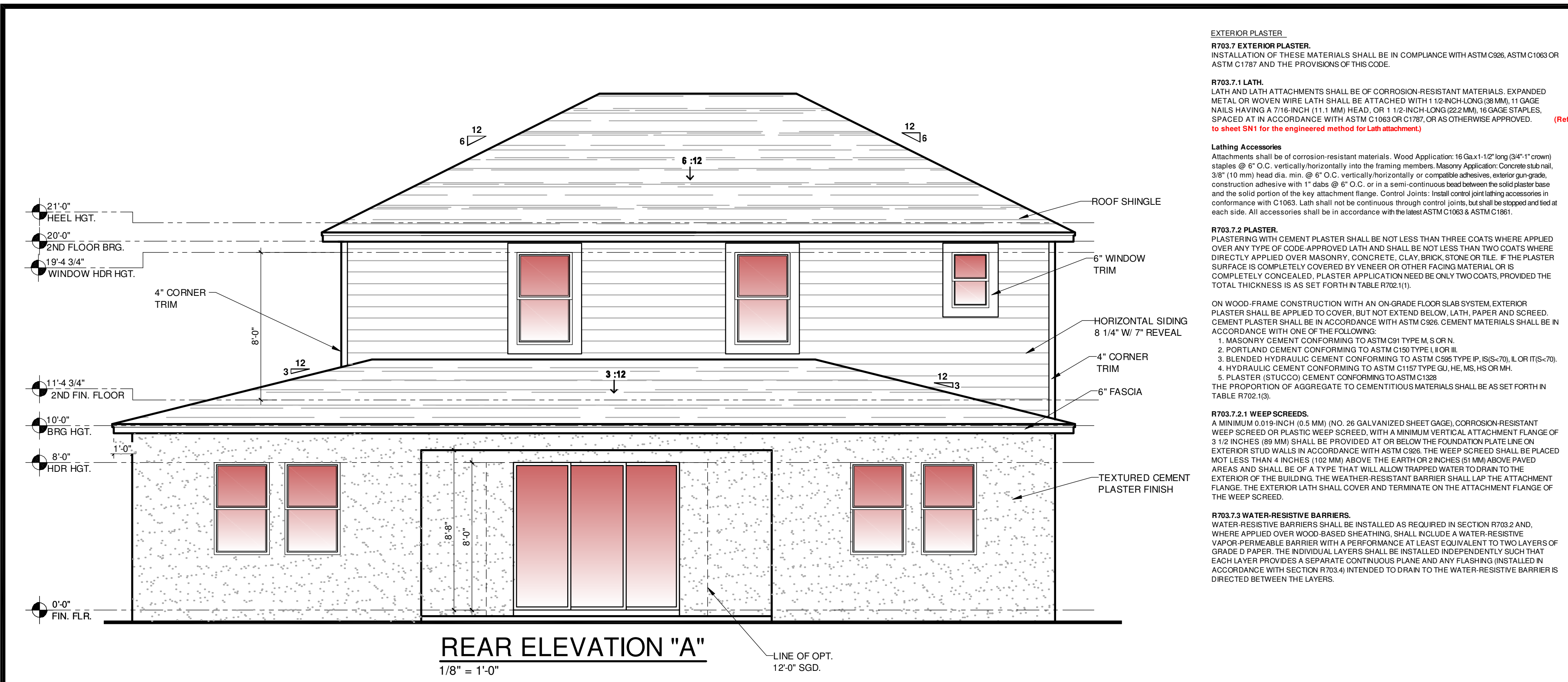
PARK SQUARE HOMES  
3162 - YOSEMITE  
MASTER

title:  
ELEVATIONS

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

3A





**EXTERIOR PLASTER.**  
**R703.7 EXTERIOR PLASTER.**  
INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C1063, 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 AT 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 Gax-1-1/2" long (3/4"-1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stud nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" Gabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with C1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the label ASTM C1063 & ASTM C1787.

**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 C1063. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:  
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.  
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I OR II.  
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE I, IS (S<70), IL OR IT (S<70).  
4. HYDRAULIC CEMENT CONFORMING TO ASTM C150 TYPE GU, HE, MS, HS OR MH.  
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1063.  
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

**R703.7.2.1 WEEP SCREDS.**  
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 C1063. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO 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.

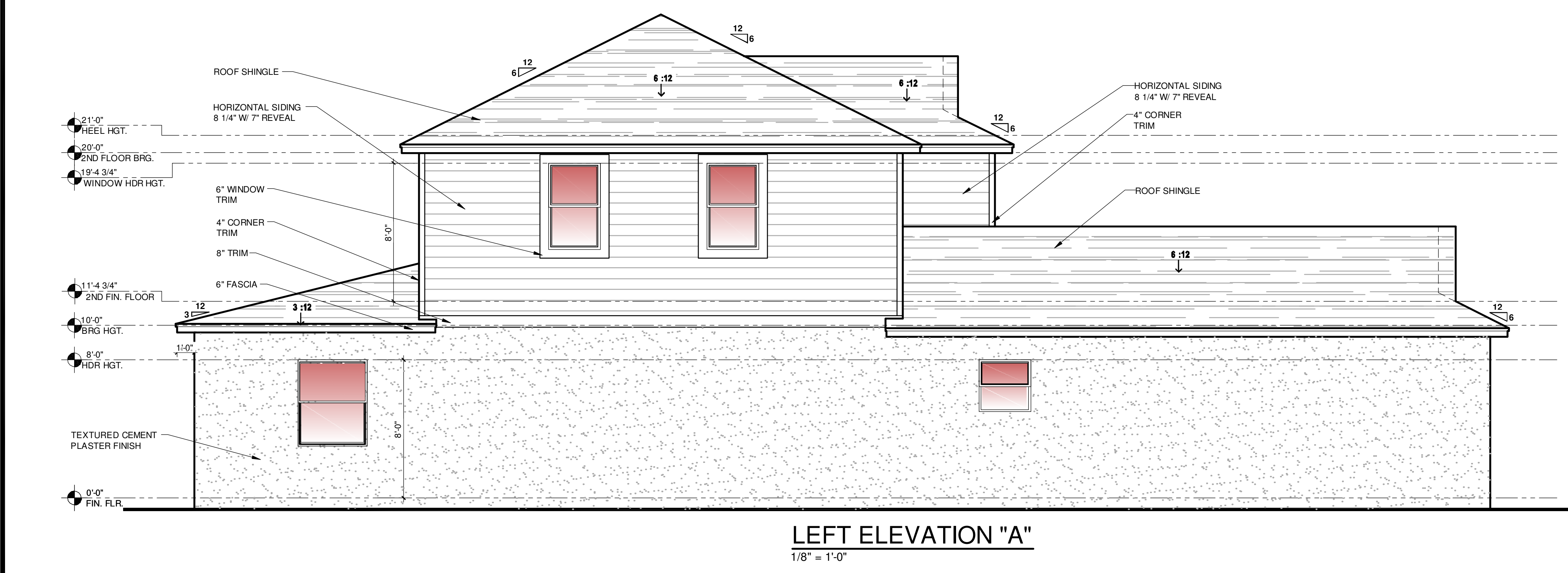
**CLAY AND CONCRETE TILE (IF APPLICABLE) :**

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.

- 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.
- Operable windows that are provided with window fall prevention devices that comply with ASTM F2090.
- Operable windows that are provided with window opening control devices that comply with Section R312.2.2.




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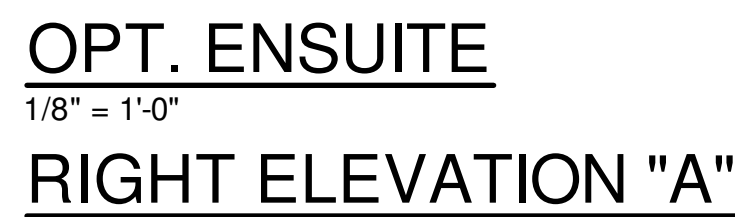
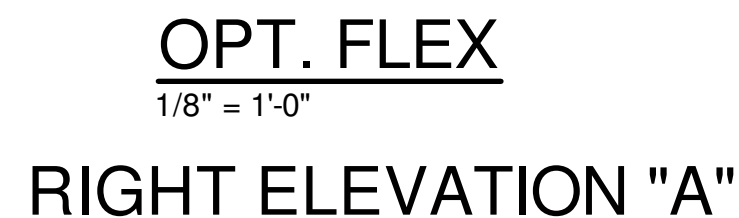
**PARK SQUARE HOMES**  
**3162 - YOSEMITE**  
**MASTER**

title:  
**ELEVATIONS**

project no. 2023233  
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**3A\_1**





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FRONT 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 (22.2 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH LONG (22.2 MM), 16 GAGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer to sheet S21 for the engineered method for Lath attachment.)

**Lathing Accessories.**  
Attachments shall be of corrosion-resistant materials. Wood Application: 16 Gax1-1/2" long (34"-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 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 C1063. Lath shall not be continuous through control joints, but shall be stepped 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 R703.1(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, I OR II.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C58 TYPE IP, ISIS-70, IL OR ITS-70.
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, HS, HS OR HM.
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.

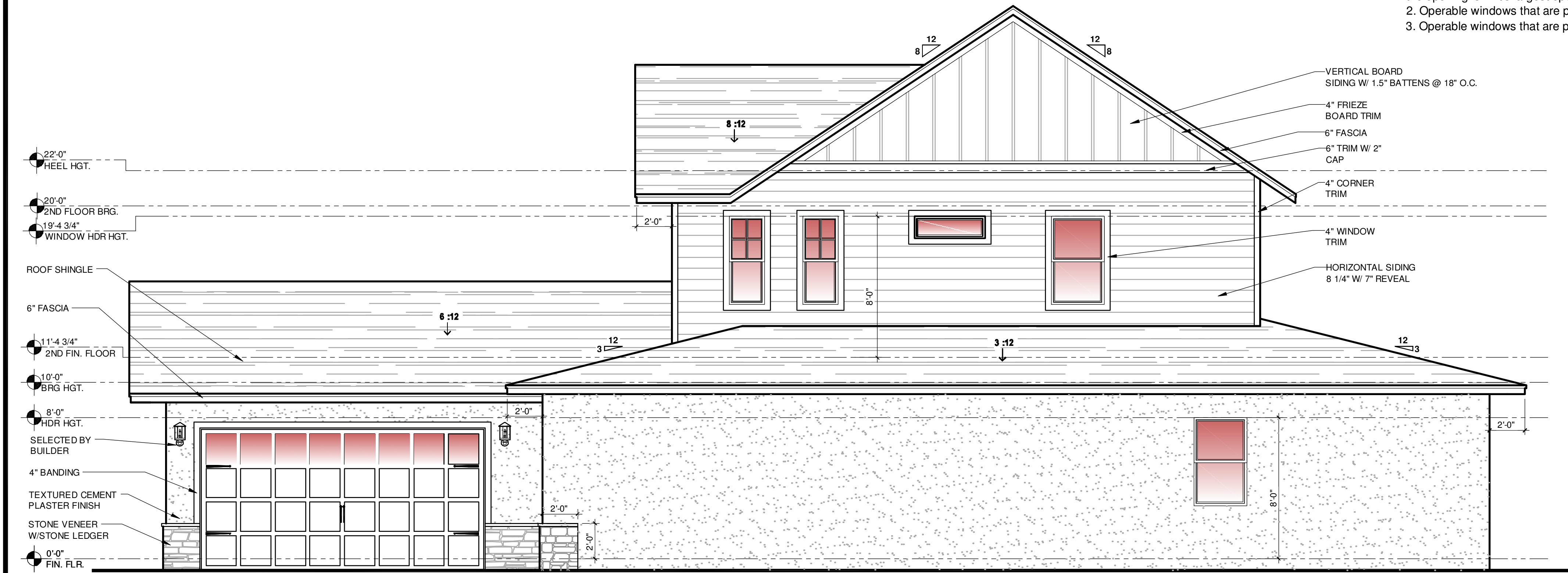
CLAY AND CONCRETE TILE (IF APPLICABLE) :

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 its largest open position.
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F2090.
3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.



RIGHT ELEVATION "B"

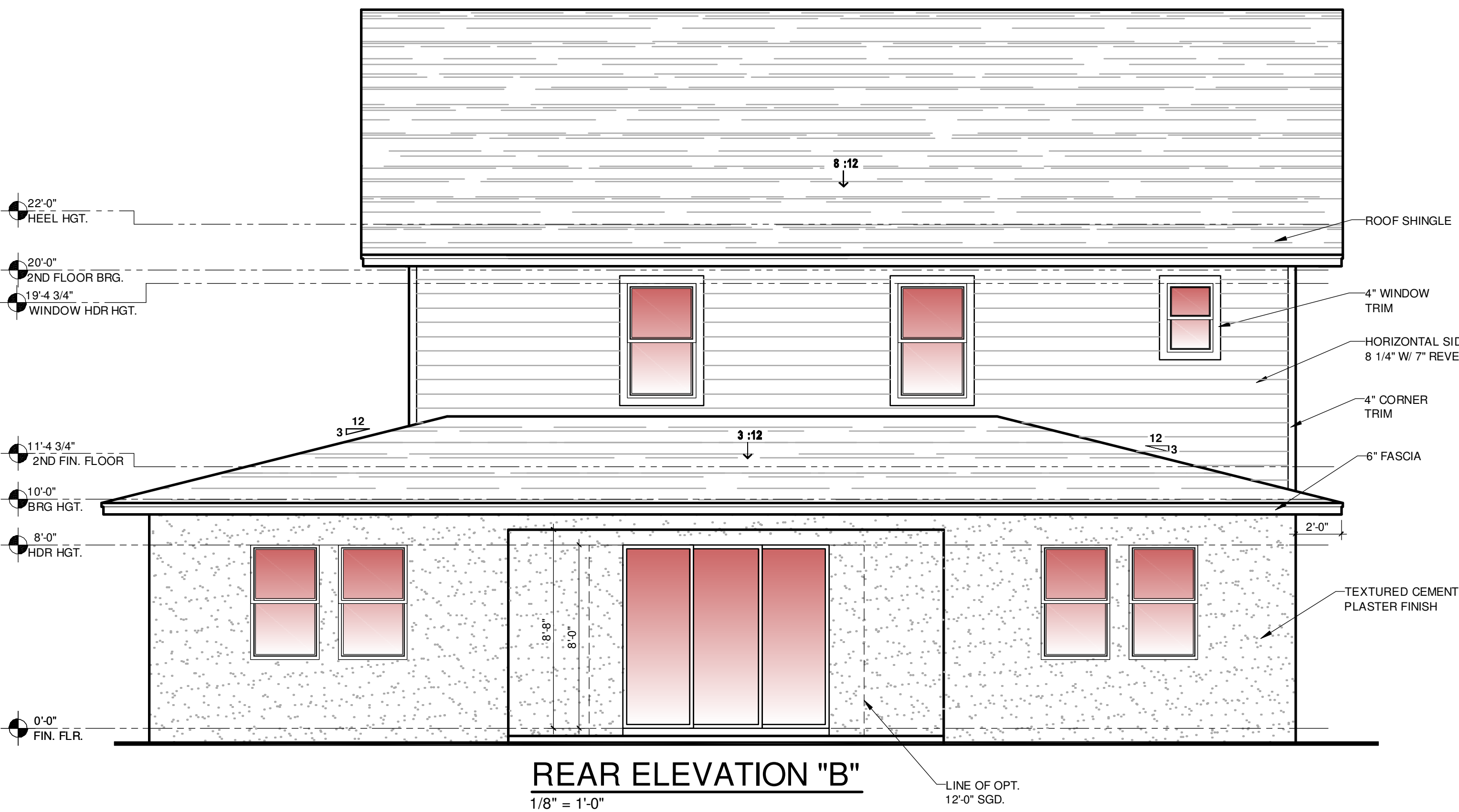
1/8" = 1'-0"

DISCLAIMER

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

**R703.7.1 LATH.**  
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1/2-INCH-LONG (38 MM) 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22.2 MM) 16 GAGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer to sheet S81 for the engineered method for Lath attachment.)

**Lathing Accessories**  
Attachments shall be of corrosion-resistant materials. Wood Application: 16 Gax1-1/2" long (34" x 1" crown) staples @ 6" O.C. vertically horizontally into the framing members. Masonry Application: Concrete sub nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically horizontally or compatible adhesive, 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 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 C1661.

**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 T.E. 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 OR II.  
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C596 TYPE IP, ISIS-70, IL OR ITS-70.  
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.  
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1268.  
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 C886. 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.

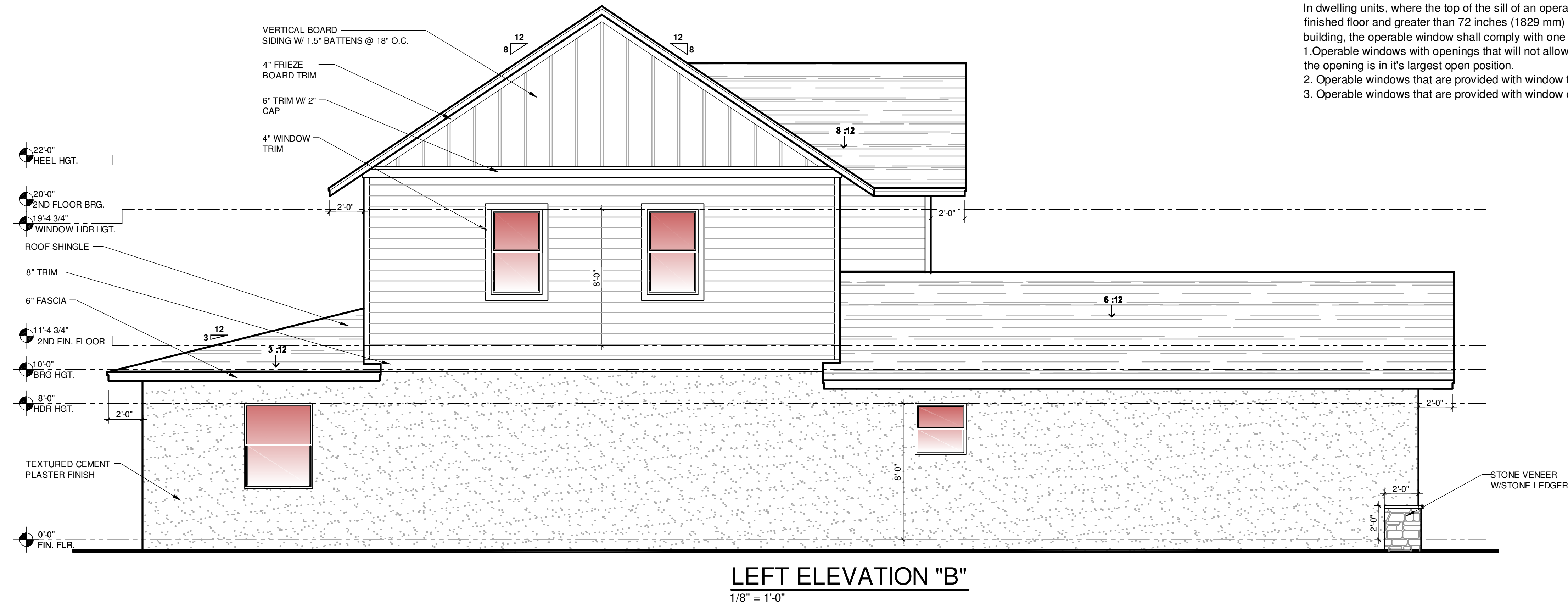
#### CLAY AND CONCRETE TILE (IF APPLICABLE) :

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

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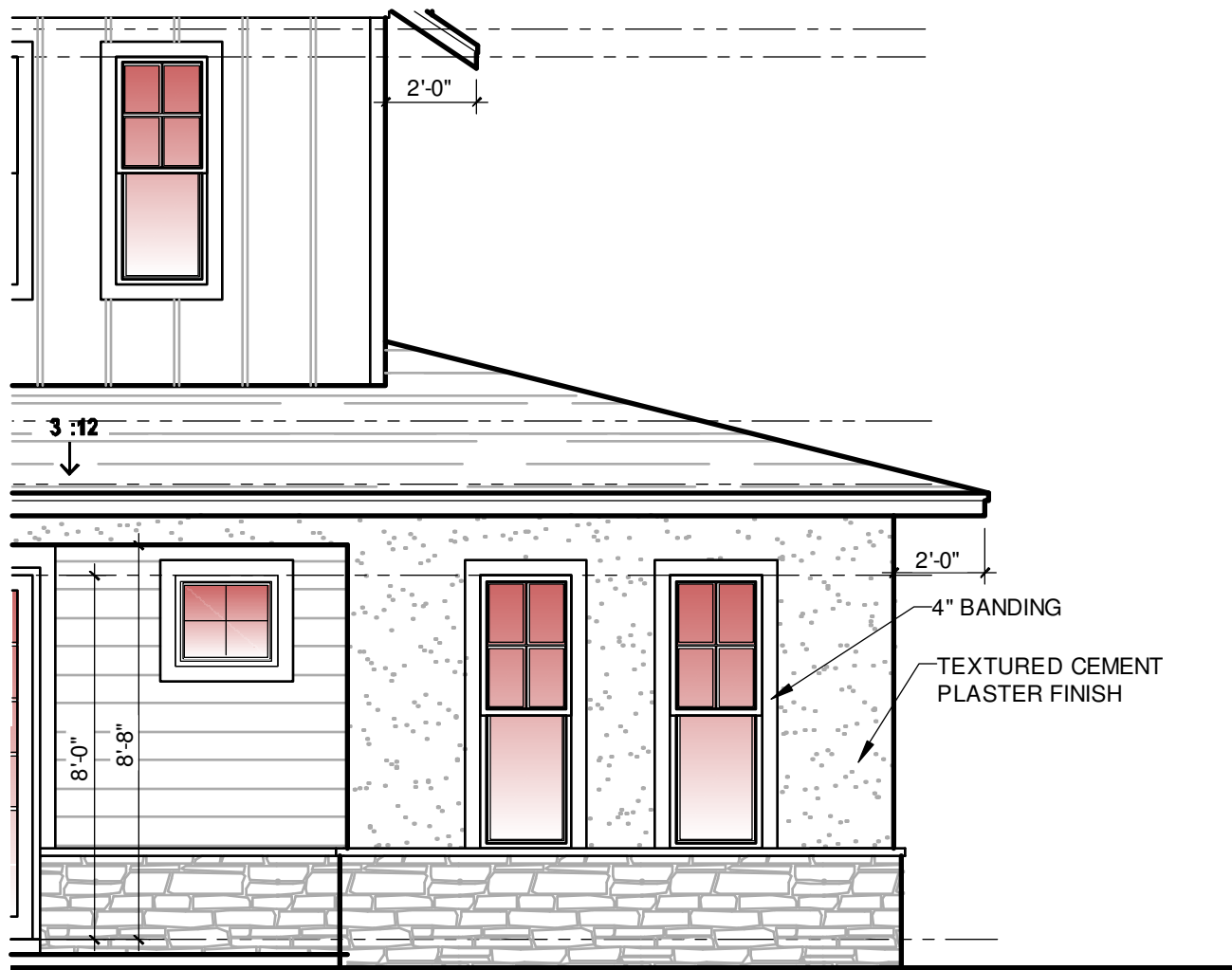
PARK SQUARE HOMES  
3162 - YOSEMITE  
MASTER

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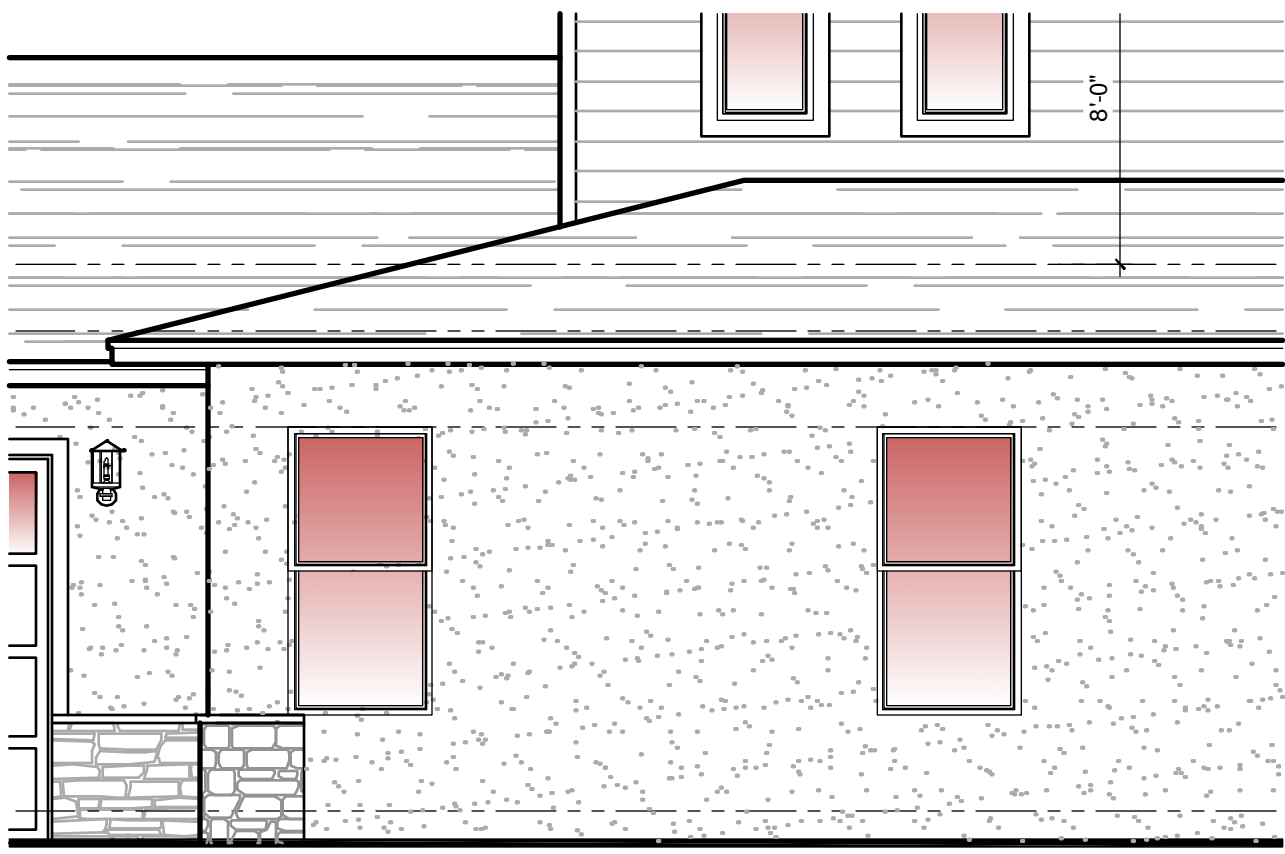
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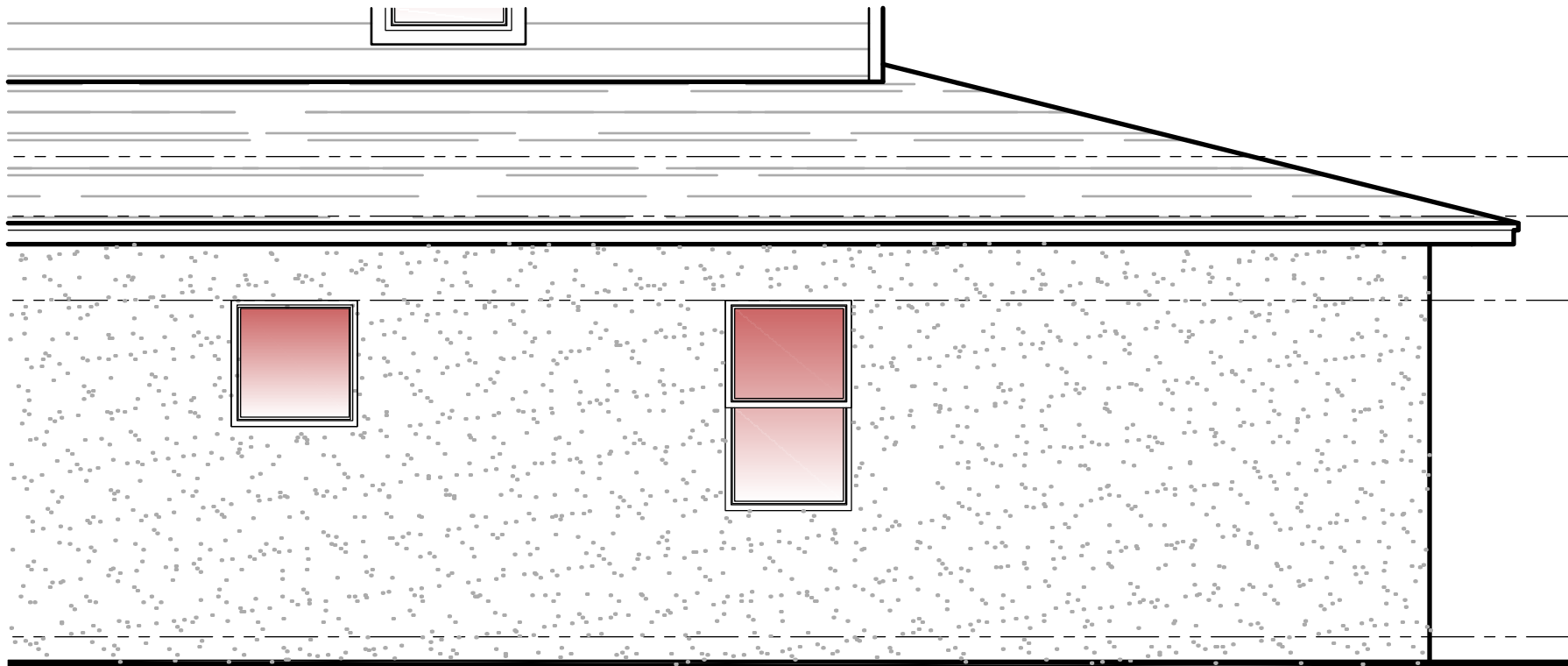




**OPT. FLEX**  
1/8" = 1'-0"  
**FRONT ELEVATION "B"**

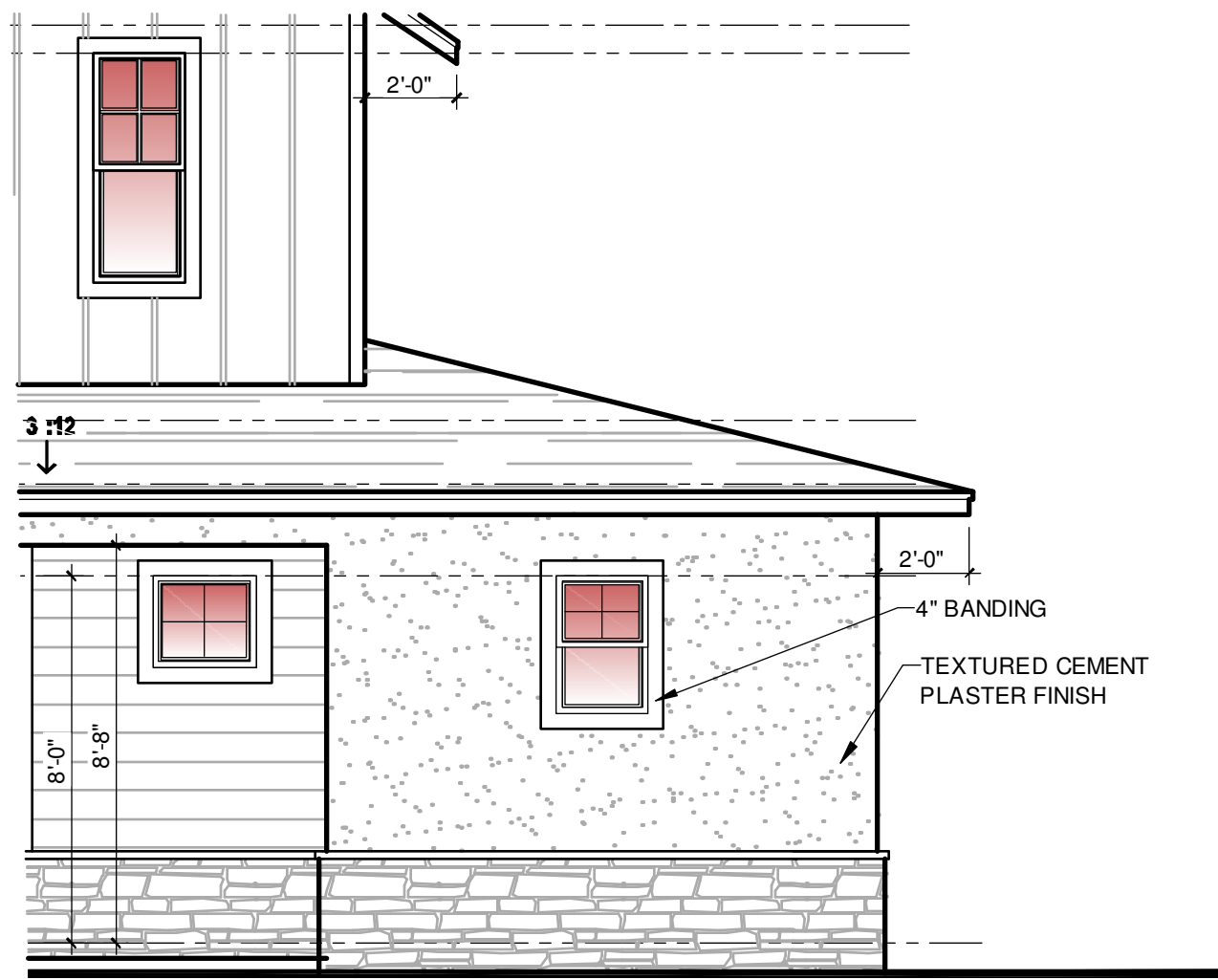


**OPT. FLEX**  
1/8" = 1'-0"  
**RIGHT ELEVATION "B"**

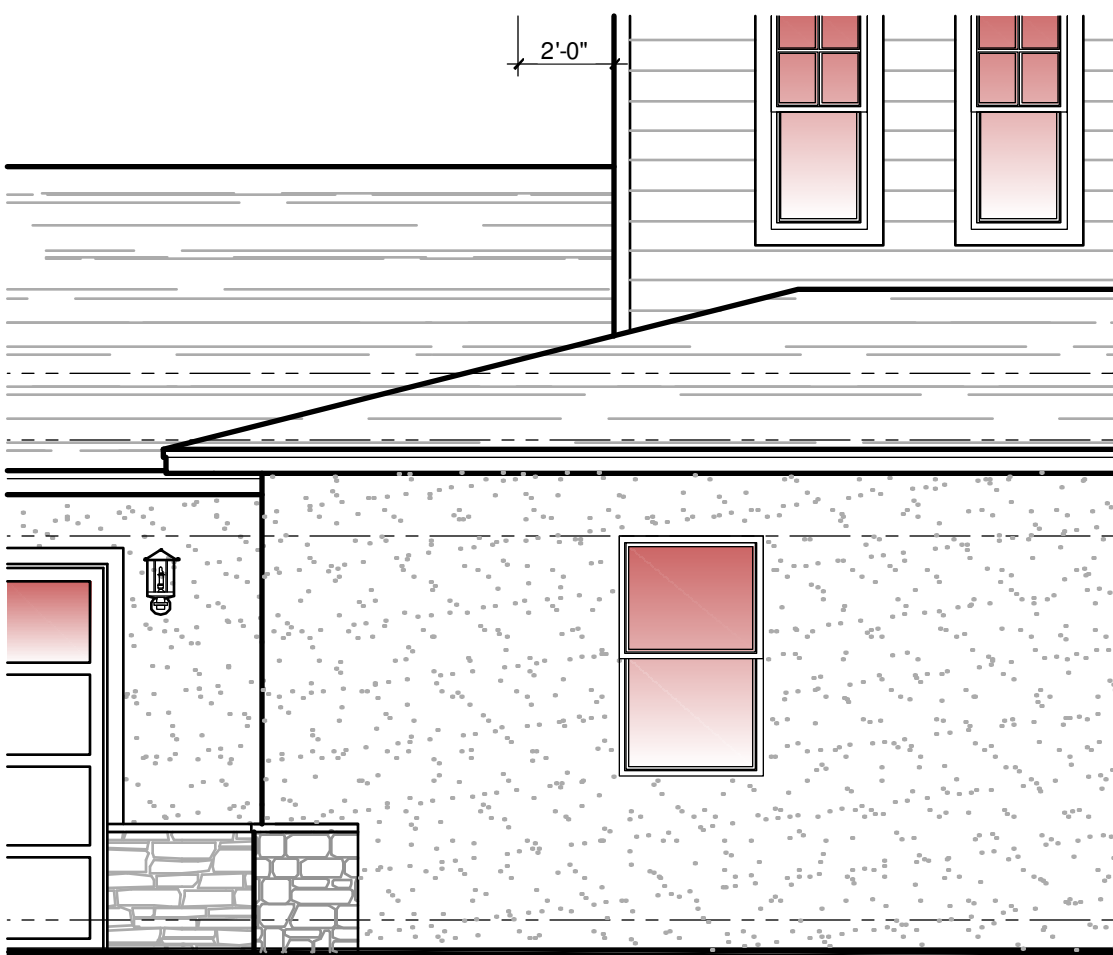


**OPT. FREE STANDING TUB**  
1/8" = 1'-0"

**RIGHT ELEVATION "B"**



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



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

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

**R703.7.1 LATH.**  
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1/2-INCH LONG (38 MM) 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH LONG (22.2 MM) 16 GAGE STAPLES, SPACED AT 12 INCHES (305 MM) ON CENTER, OR AS OTHERWISE APPROVED. (Refer to sheet S31 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 adhesive, 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 C1063. Lath shall not be continuous through control joints, but shall be stopped and bed at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1961.

**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 OR II.  
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C266 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 R703.2.2 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.

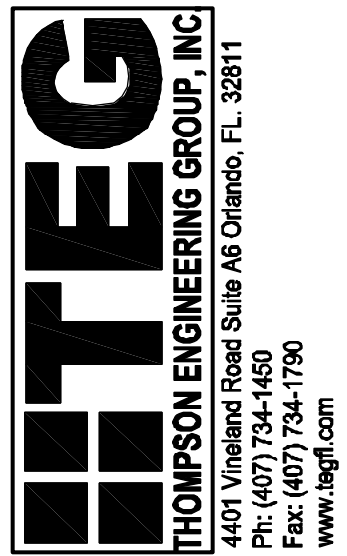
In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of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

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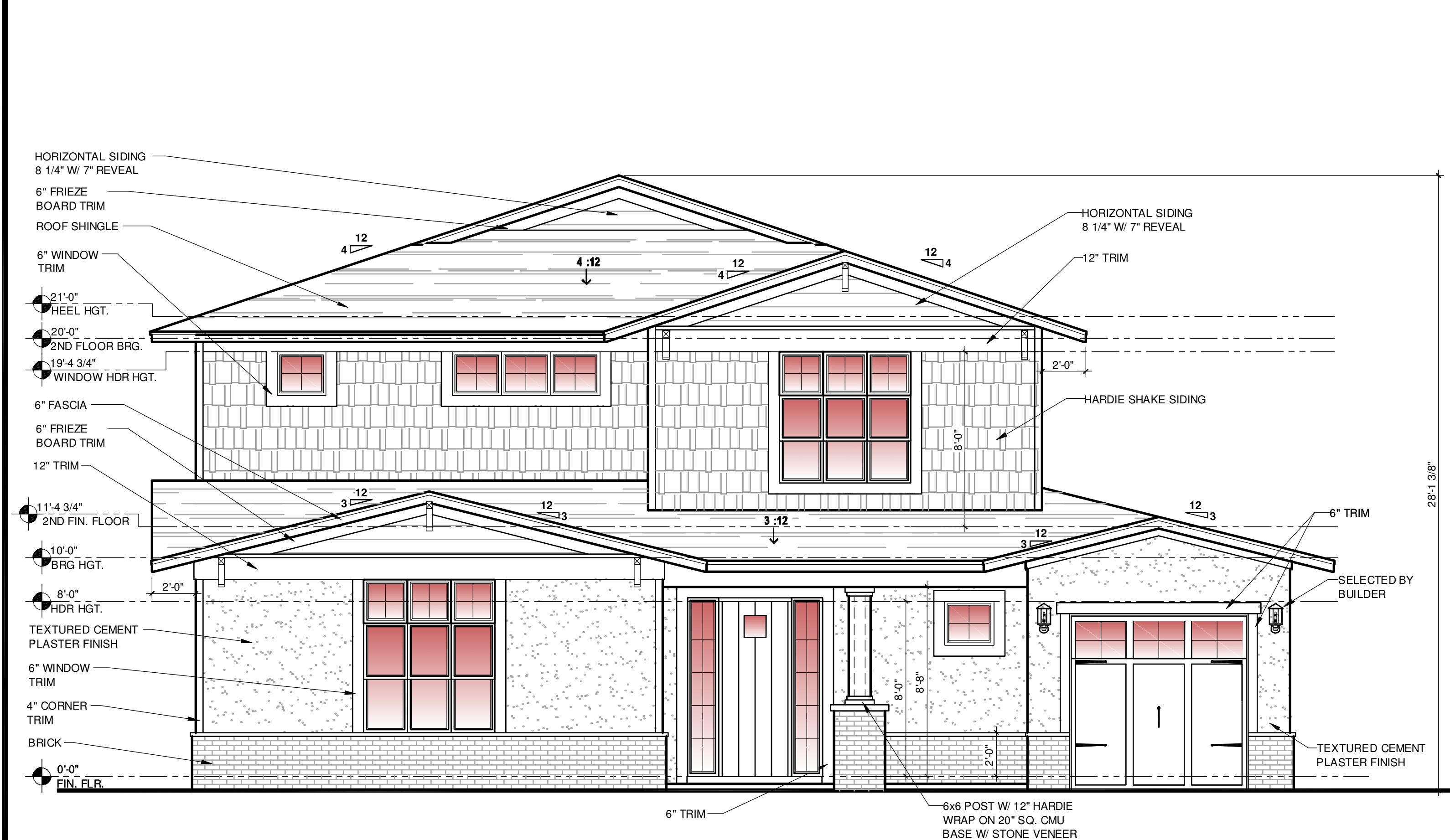
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**3162 - YOSEMITE**  
**MASTER**

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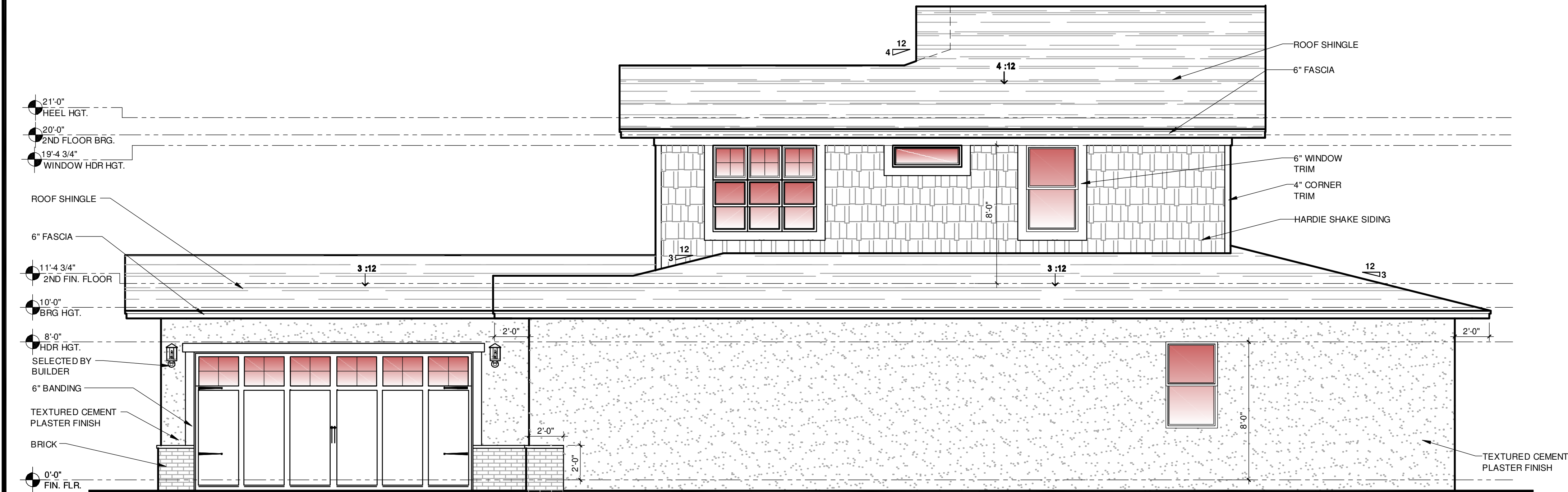
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**3B\_2**





FRONT ELEVATION "C"  
1/8" = 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 MM) HEAD, OR 1 1/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (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" 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 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 C157 TYPE GU, HE, HS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1268.

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.

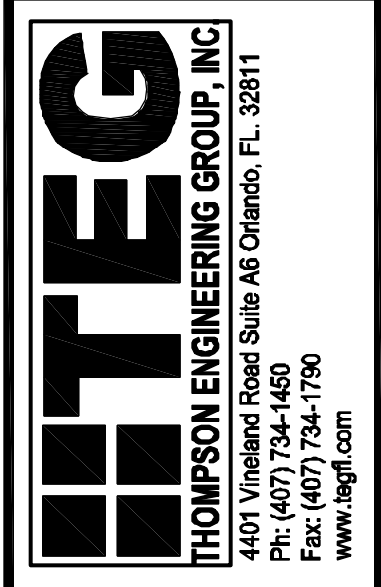
ASPHALT SHINGLES (IF APPLICABLE) :  
1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.  
2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR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

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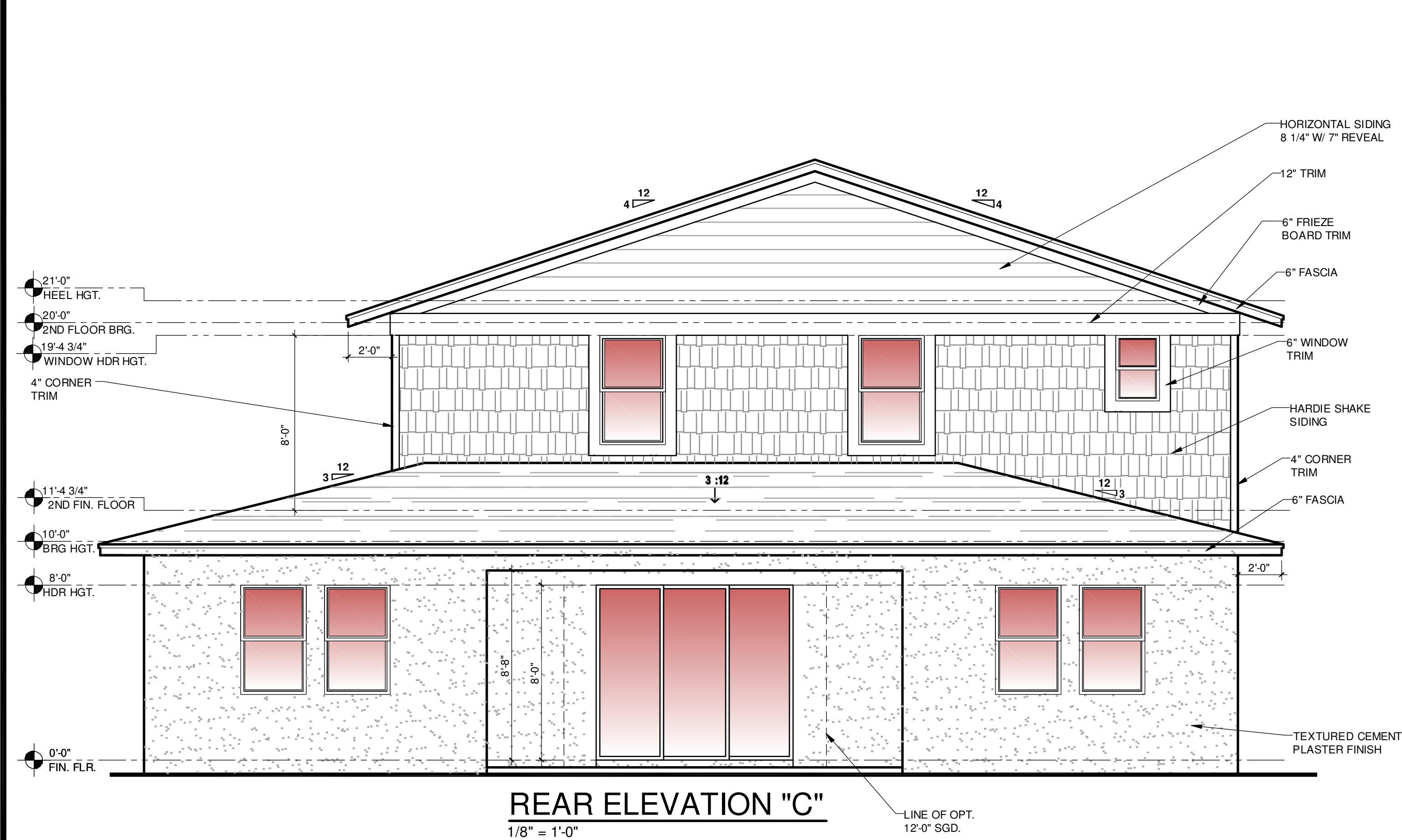
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MASTER

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**EXTERIOR PLASTER.**  
**R703.7 EXTERIOR PLASTER.**  
INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C826, ASTM C1063 OR ASTM C1787 AND THE PROVISIONS OF THIS CODE.

**R703.7.1 LATH.**  
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2 INCH LONG (38 MM), 11 GAGE NAILS HAVING A 7/16 INCH (11.1 MM) HEAD, OR 1 1/2 INCH LONG (38.2 MM), 16 GAGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer to sheet SMT 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"-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 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 C826. 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 C826. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE 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.

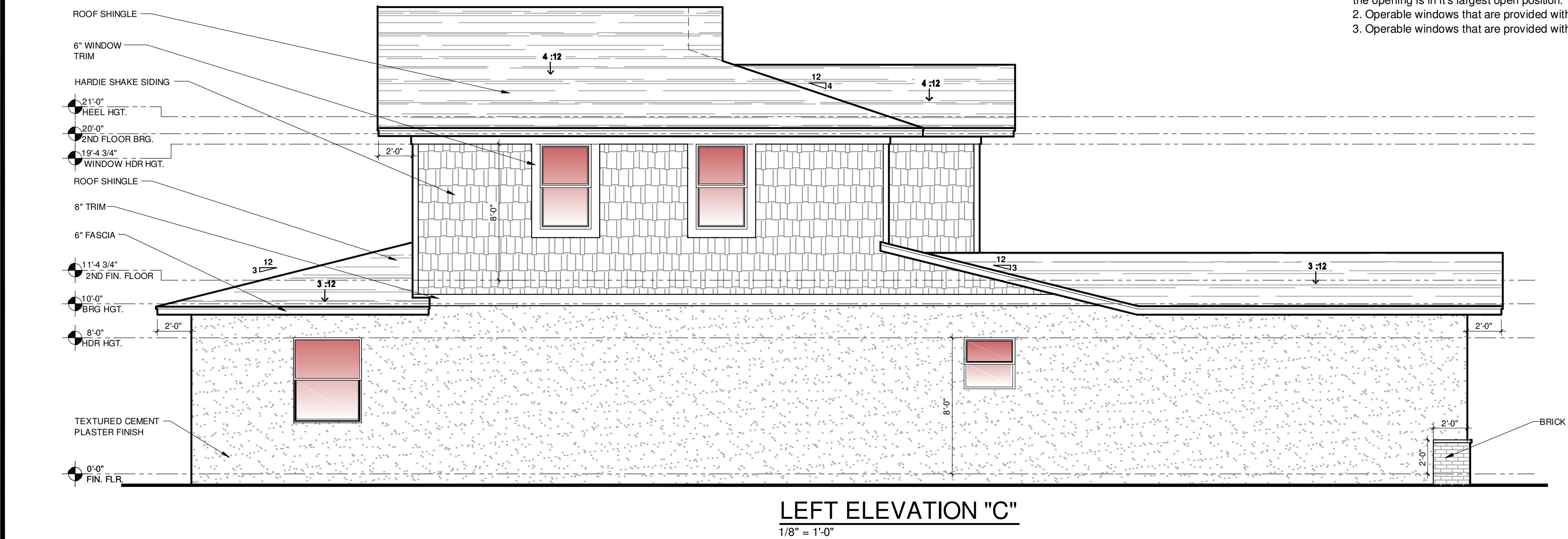
ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.

**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.



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Fax: (407) 734-1790  
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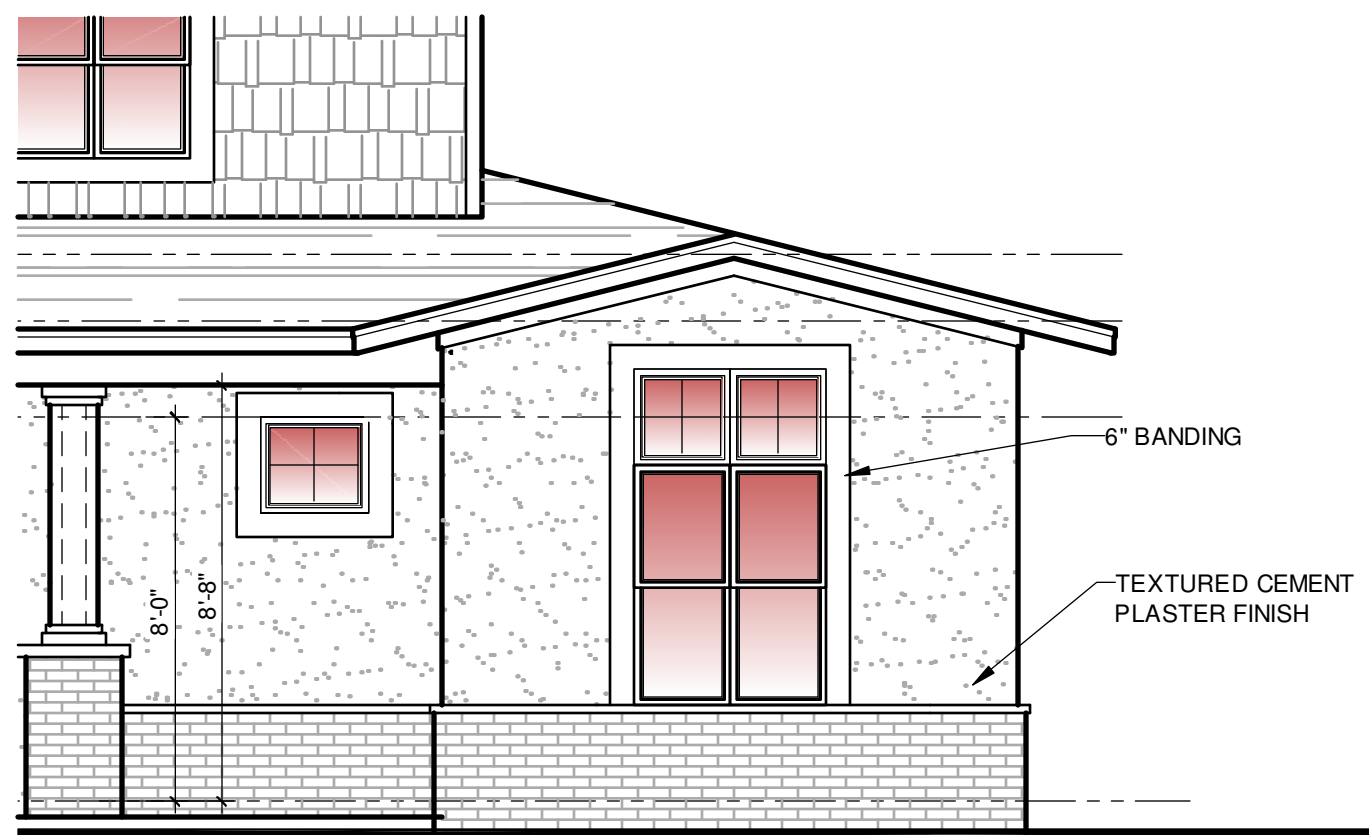
PARK SQUARE HOMES  
3162 - YOSEMITE  
MASTER

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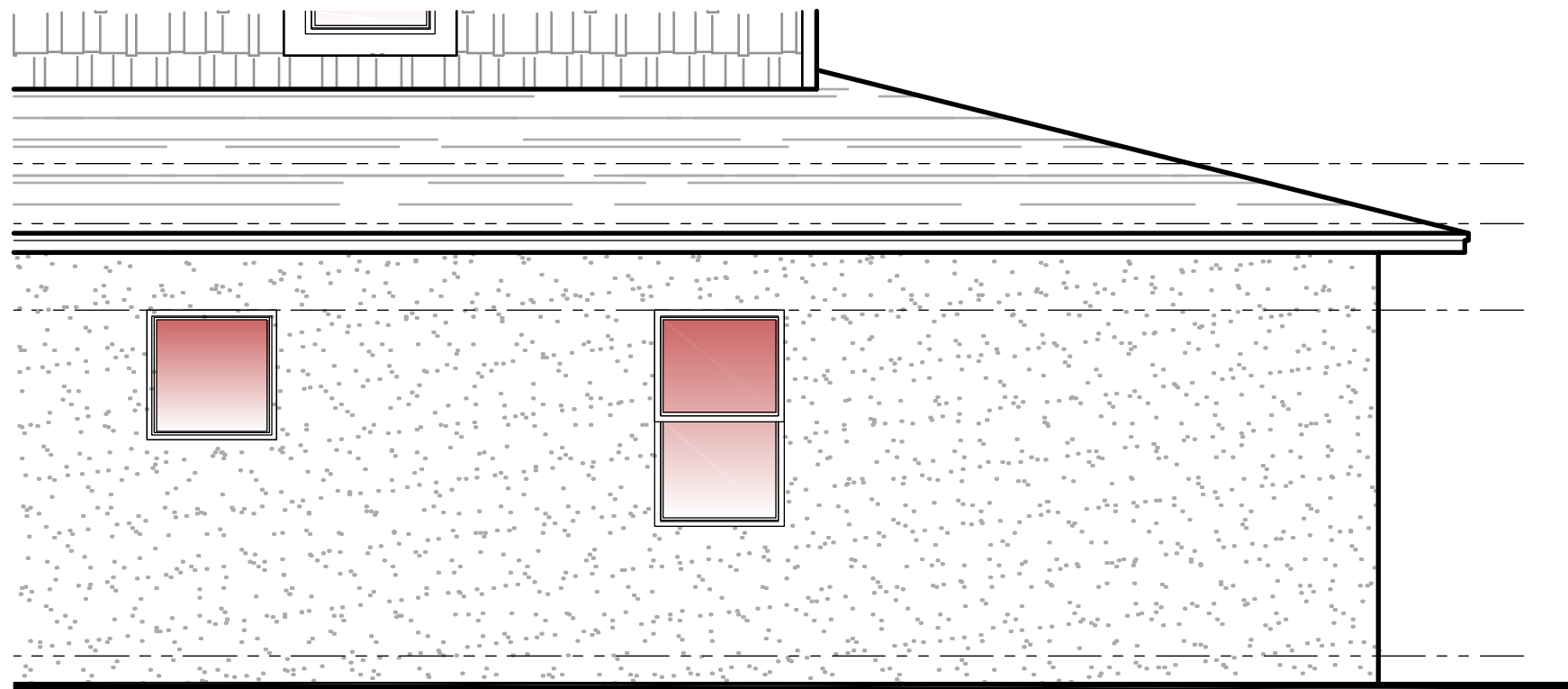




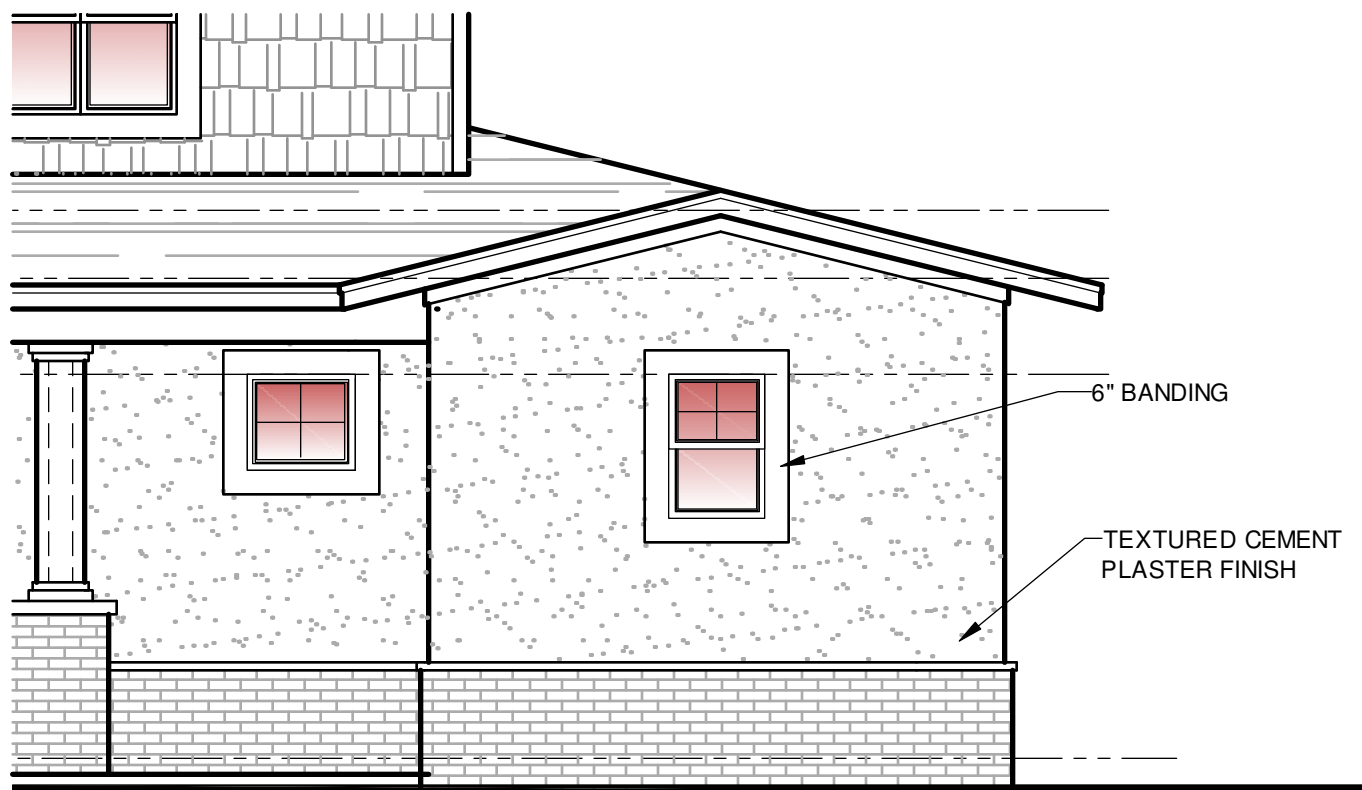
**OPT. FLEX**  
1/8" = 1'-0"  
**FRONT ELEVATION "C"**



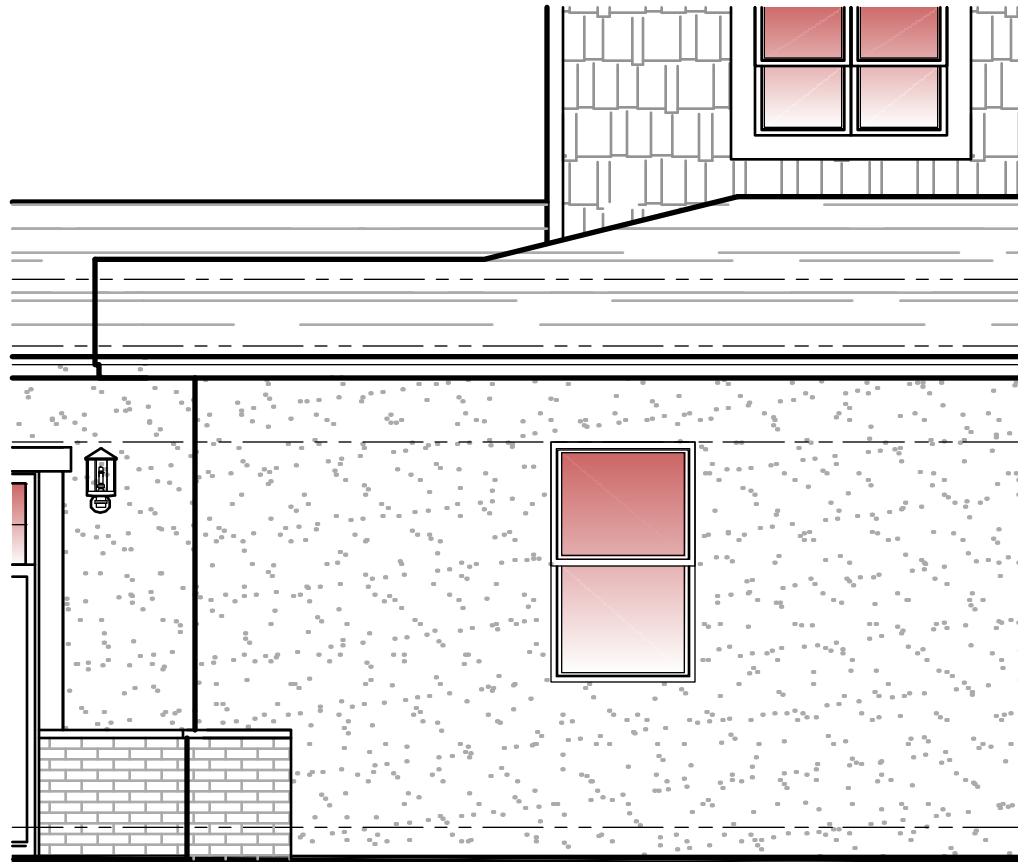
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**RIGHT ELEVATION "C"**



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



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



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

**EXTERIOR PLASTER.**  
**R703.7.2 EXTERIOR PLASTER.**  
INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926, ASTM C1063 OR ASTM C1787 AND THE PROVISIONS OF THIS CODE.

**R703.7.1 LATH.**  
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS, EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2 INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16 INCH (11.1 MM) HEAD, OR 1 1/2 INCH-LONG (38.2 MM), 16 GAGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer to sheet SN1 for the engineered method for Lath attachment.)

**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 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 ITS-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 CEMENT/TITULUS 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.

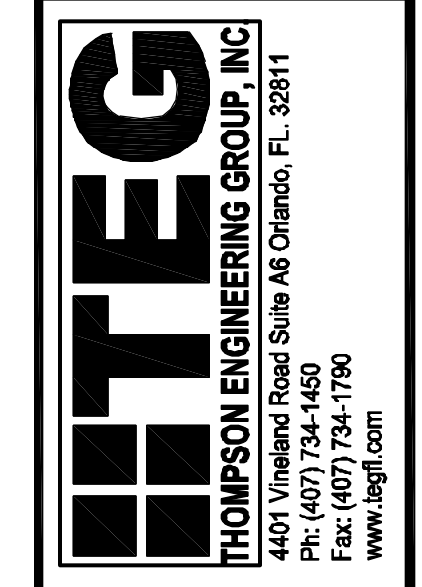
In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of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

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**PARK SQUARE HOMES**  
**3162 - YOSEMITE**  
**MASTER**

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**OPTIONS**

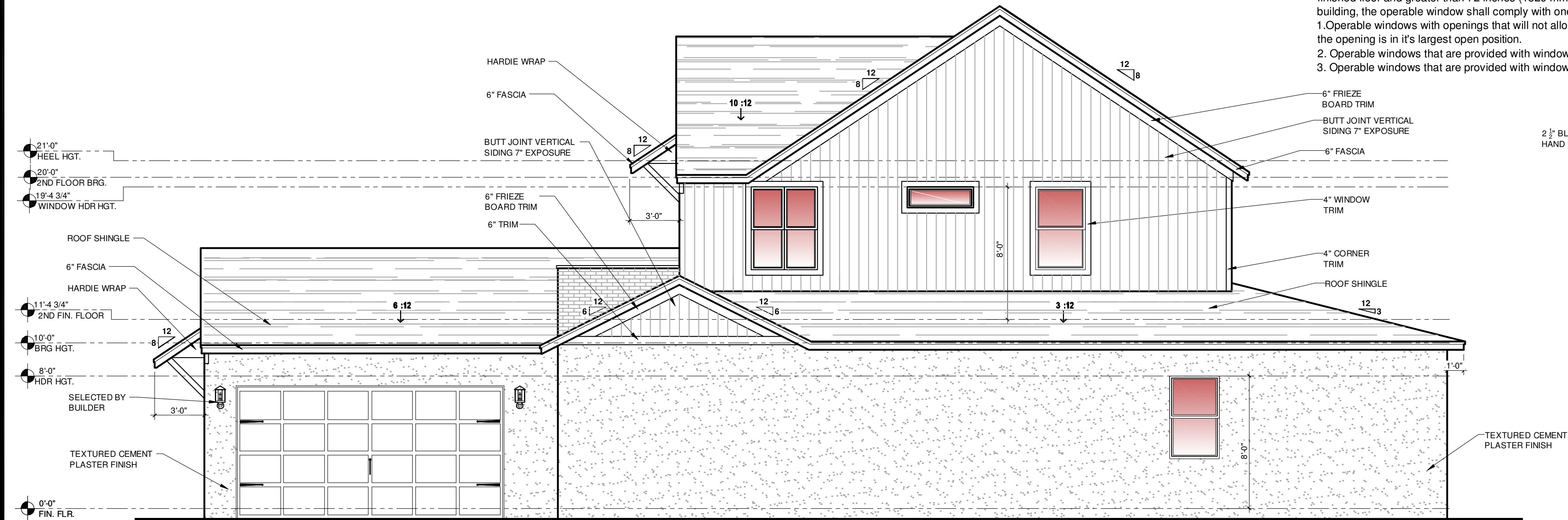
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FRONT ELEVATION "D"  
1/8" = 1'-0"



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

**EXTERIOR PLASTER.**  
**R703.7 EXTERIOR PLASTER.**  
INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C1066, ASTM C1069 OR ASTM C1077 AND THE PROVISIONS OF THIS CODE.

**R703.7.1 LATH.**  
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS, EXPANDED METAL OR WOVEN WIRE. LATH SHALL BE ATTACHED WITH 1 1/2 INCH LONG (38 MM) 11 GAGE NAILS HAVING A 7/16 INCH (11.1 MM) HEAD, OR 1 1/2 INCH LONG (38.2 MM) 16 GAGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1069 OR C1077, OR AS OTHERWISE APPROVED. (Refer to sheet R101 for the engineered method for Lath attachment.)

**Lathing Accessories**  
Attachments shall be of corrosion-resistant materials. Wood Application: 16 Gals x 1-1/2" long (3/4" x 1" crown) staples @ 8" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete sub-nail 3/8" (10 mm) head dia., min. @ 8" O.C. vertically/horizontally or comparable adhesives, colored gun grade construction adhesive with 1" tabs @ 8" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Corner joints: Install corner joint lathing accessories in conformance with C1063. Lath shall not be continuous through corner joints, but shall be stepped and laced at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1061.

**R703.7.3 PLASTER**  
PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF CODE-APPROVED LATH AND SHALL NOT BE 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 C1066. 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 C566 TYPE IP, IS (IS-570), IL OR IS (IS-570).  
4. HYDRAULIC CEMENT CONFORMING TO ASTM C157 TYPE GU, HE, HS, HS OR IM4.  
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1063.  
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(5).

**R703.7.2 WEEP SCREEDS.**  
A MINIMUM 0.015 INCH (0.38 MM) (NO. 26) GALVANIZED SHEET GAGE, CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3/16 INCHES (4.76 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C1066. 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 R703.3 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.

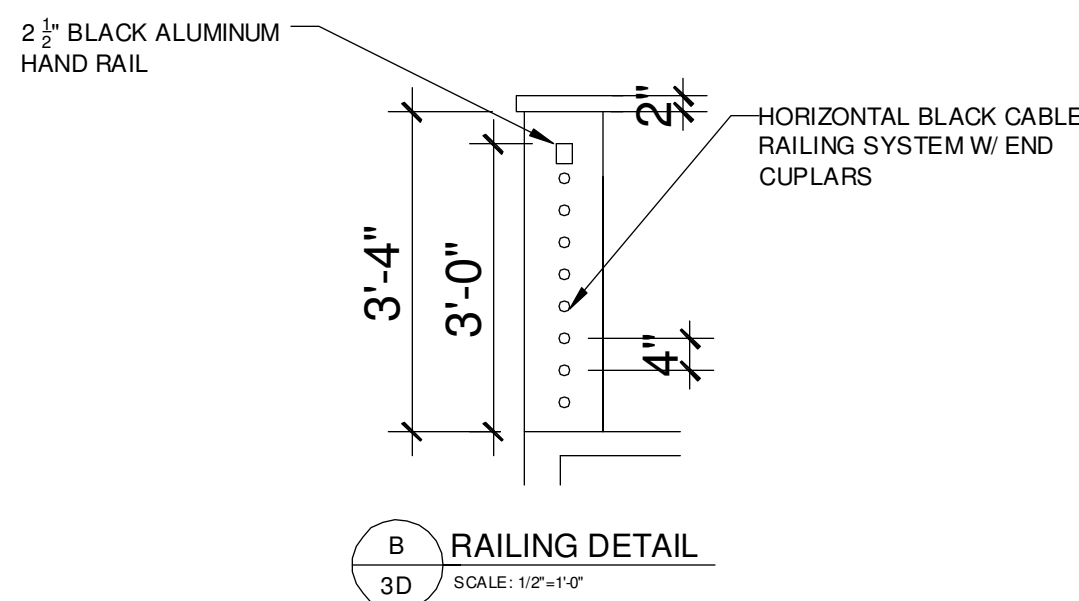
#### CLAY AND CONCRETE TILE (IF APPLICABLE) :

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.

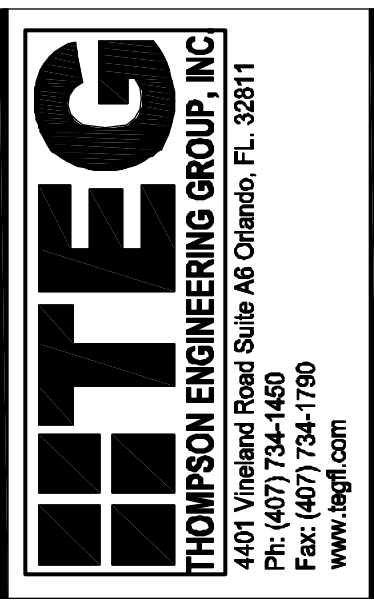
1. Operable windows with openings that will not allow a 4 inch diameter (102 mm) sphere to pass through the opening where the opening is in it's largest open position.
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F2090.
3. Operable windows that are provided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



#### DISCLAIMER

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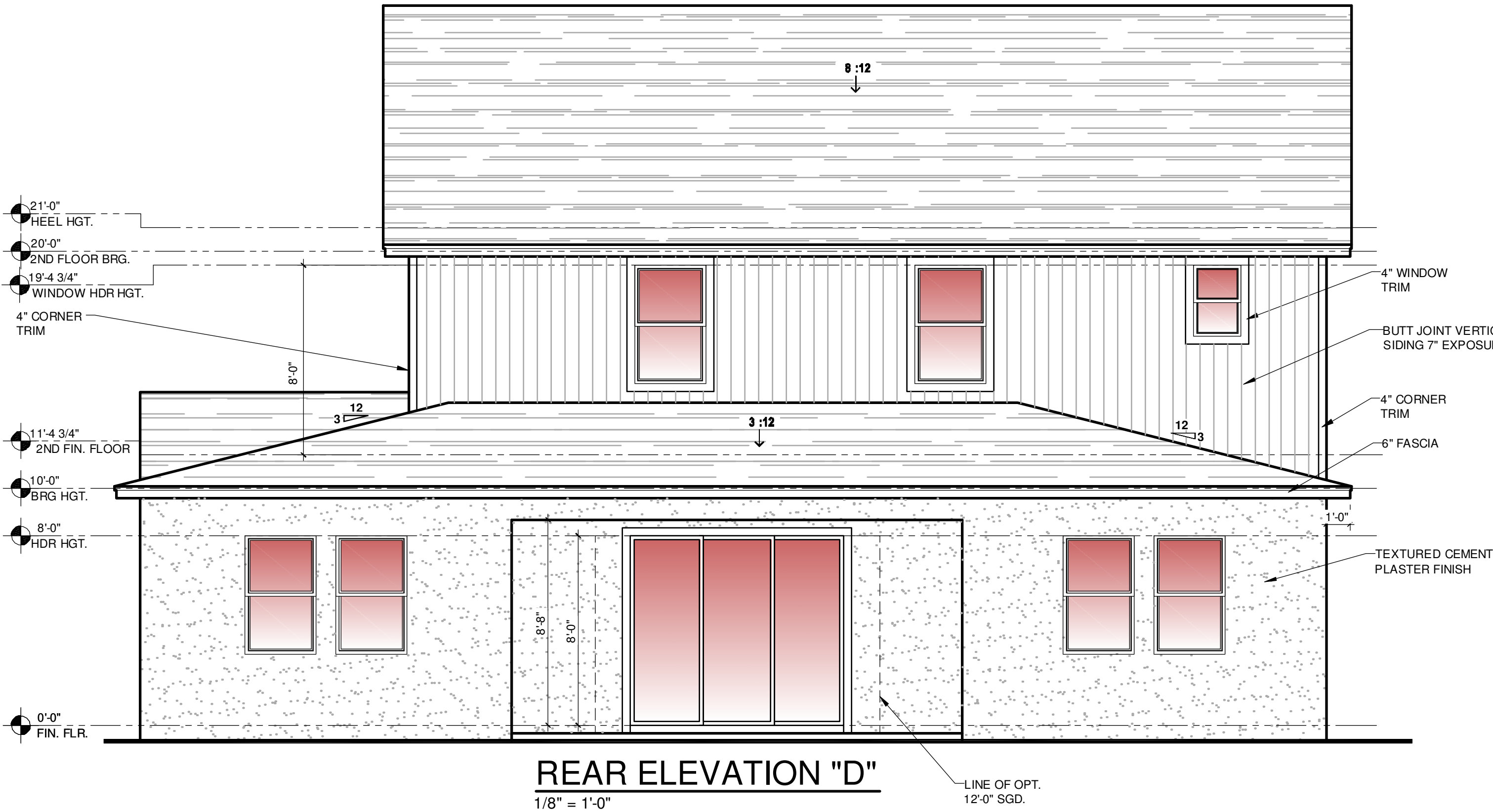
PARK SQUARE HOMES  
3162 - YOSEMITE  
MASTER

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**ELEVATIONS**

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EXTERIOR PLASTER.  
R103.1 EXTERIOR PLASTER.  
INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C986, ASTM C1063 OR  
ASTM C1787 AND THE PROVISIONS OF THIS CODE.

R103.7.1 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 MM) HEAD, OR 1 1/2 INCH LONG (32 MM, 16 GAGE STAPLES,  
SPACED AT IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer  
to sheet S11 for the engineered method for Lath attachment).

Lathing Accessories  
Attachments shall be of corrosion-resistant materials. Wood Application: 16 Gals 1-1/2" long D14" 1" crown  
staples @ 8" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete sub rail,  
3/8" (10 mm) head dia. min. @ 8" O.C. vertically/horizontally or composite adhesive, exterior gun grade,  
construction adhesive with 1" dabs @ 8" O.C. or in a semi-continuous bead between the solid plaster base  
and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in  
conformance with C1063. Lath shall not be continuous through corner joints, but shall be stopped and tied at  
each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1961.

R103.7.2 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 R102.10).

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 SKEED.  
CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C986, CEMENT MATERIALS SHALL BE IN  
ACCORDANCE WITH ONE OF THE FOLLOWING:  
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE I, OR II;  
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, OR II;  
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE II, (S&S-70), IL OR (S&S-70),  
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, HS, HS OR HM;  
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328.  
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN  
TABLE R102.10).

R103.7.2.1 WEEP SKEEDS.  
A MINIMUM 0.019 INCH (0.5 MM) NO. 28 GALVANIZED SHEET GAGE, CORROSION-RESISTANT  
WEEP SKEED OR PLASTIC WEEP SKEED, 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 C986. THE WEEP SKEED 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 SKEED.

R103.7.3 WATER-RESISTIVE BARRIERS.  
WATER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R103.2 AND,  
WHERE APPLIED OVER WOOD-FRAME SHEATHING, SHALL INCLUDE A WATER-RESISTIVE  
VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF  
GRADE 9 PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED SEPARATELY SUCH THAT  
EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING INSTALLED IN  
ACCORDANCE WITH SECTION R103.4 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.

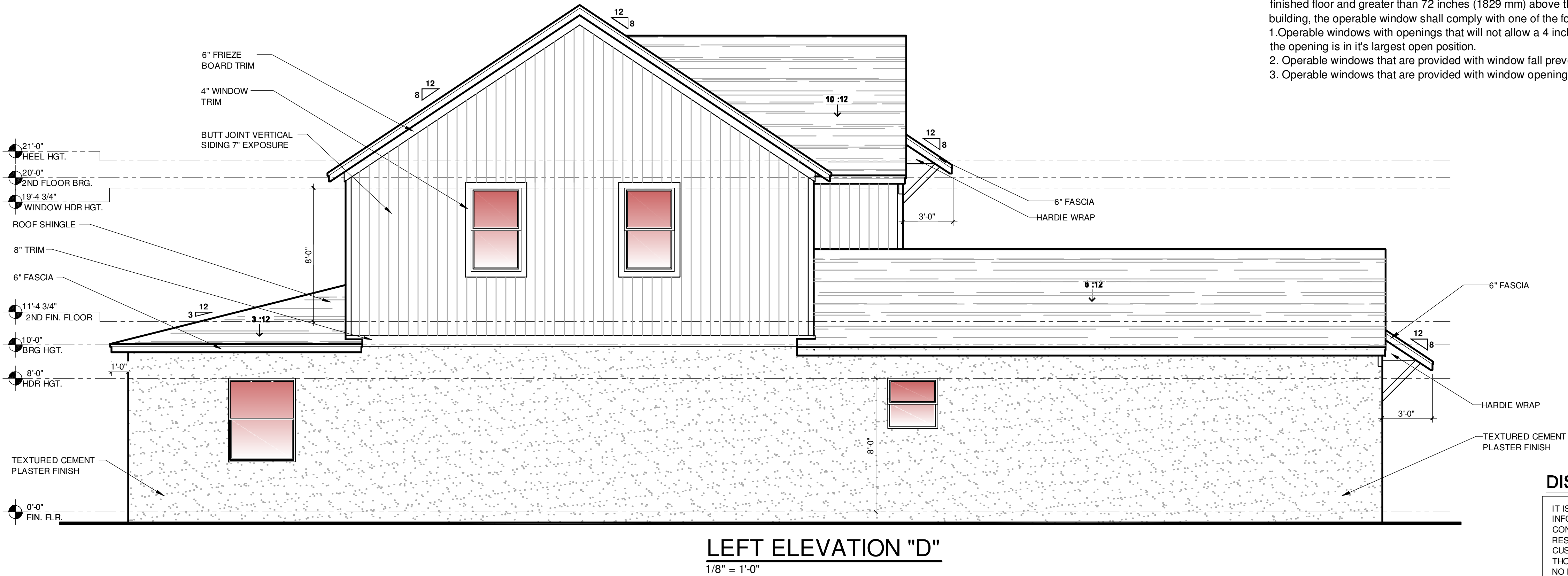
#### CLAY AND CONCRETE TILE (IF APPLICABLE) :

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.

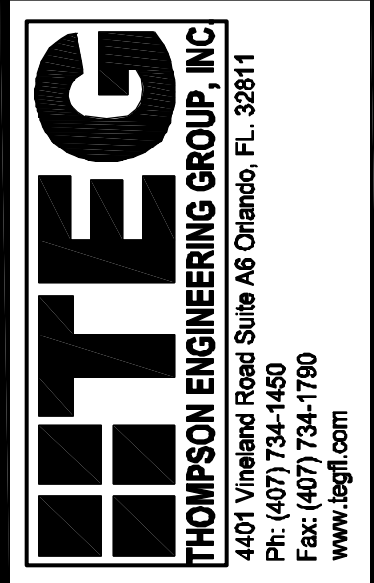
In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of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

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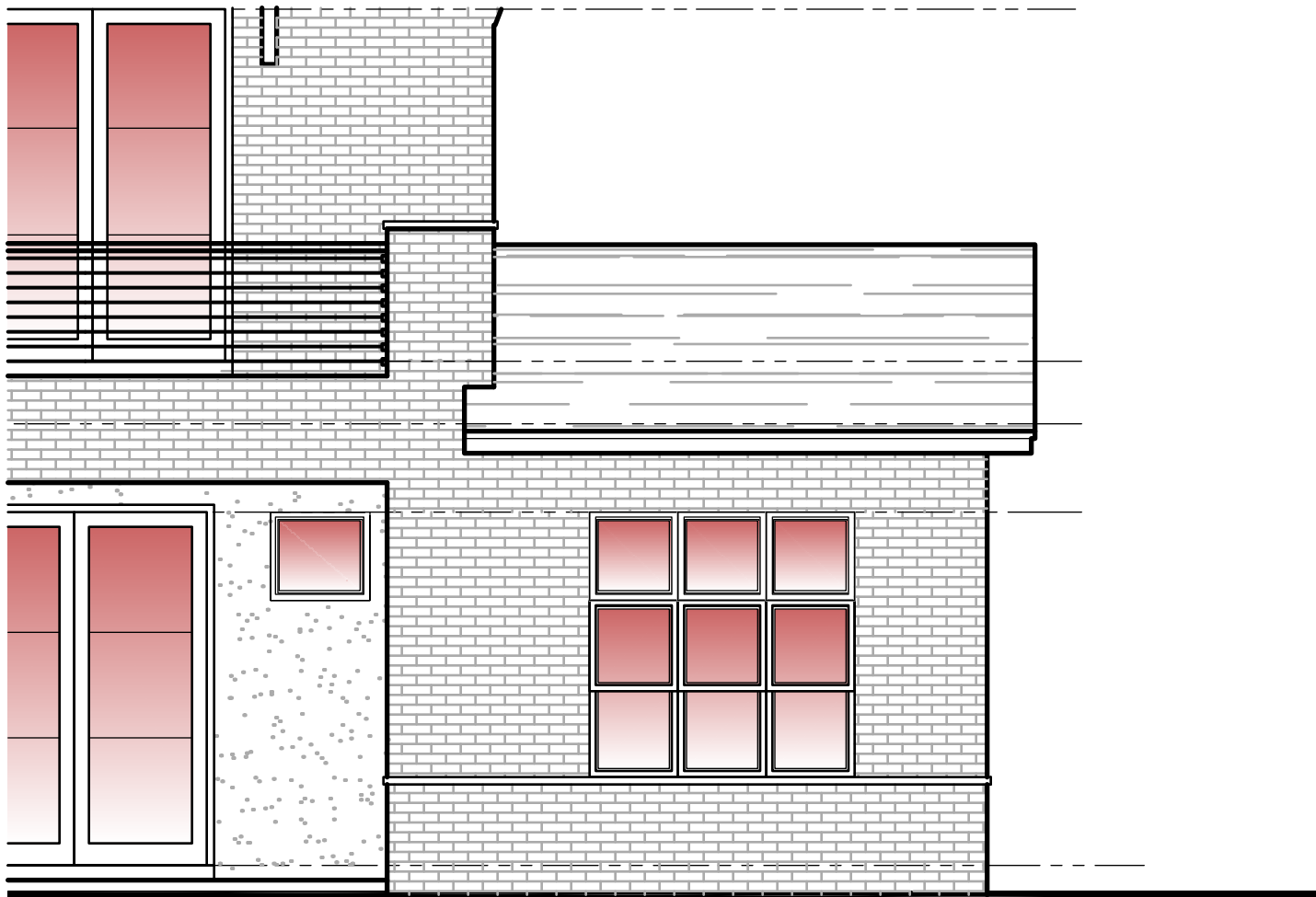
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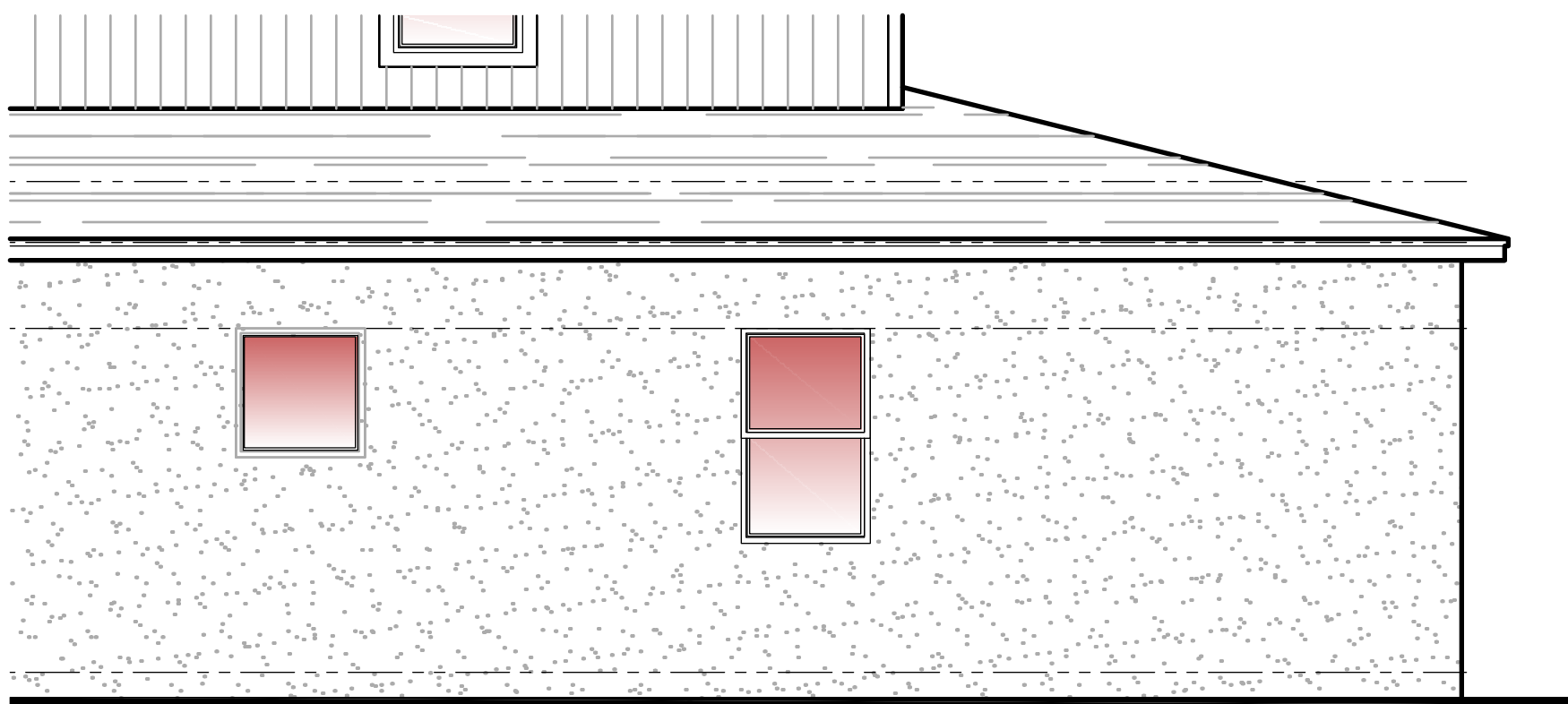
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**3D\_1**

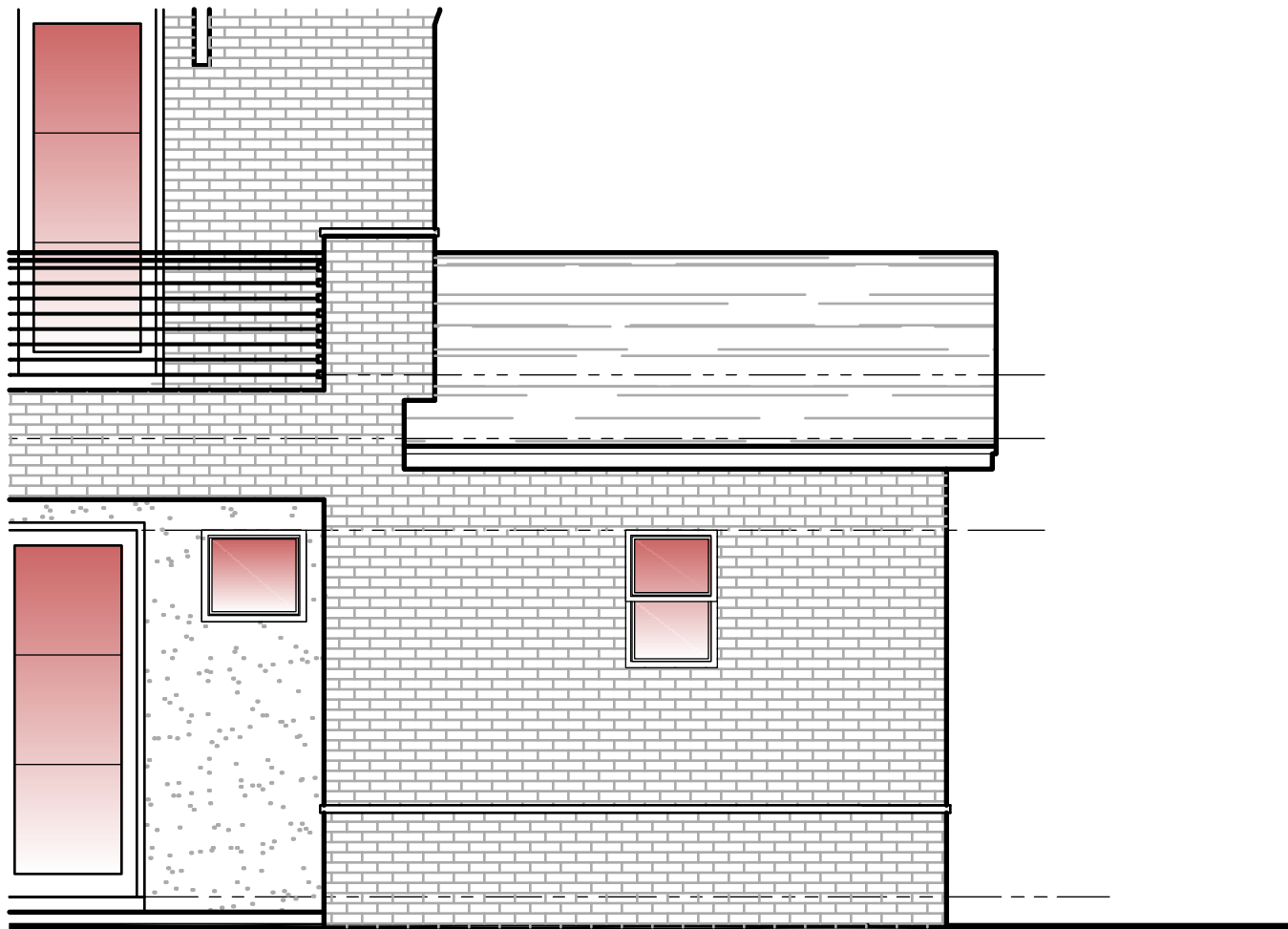




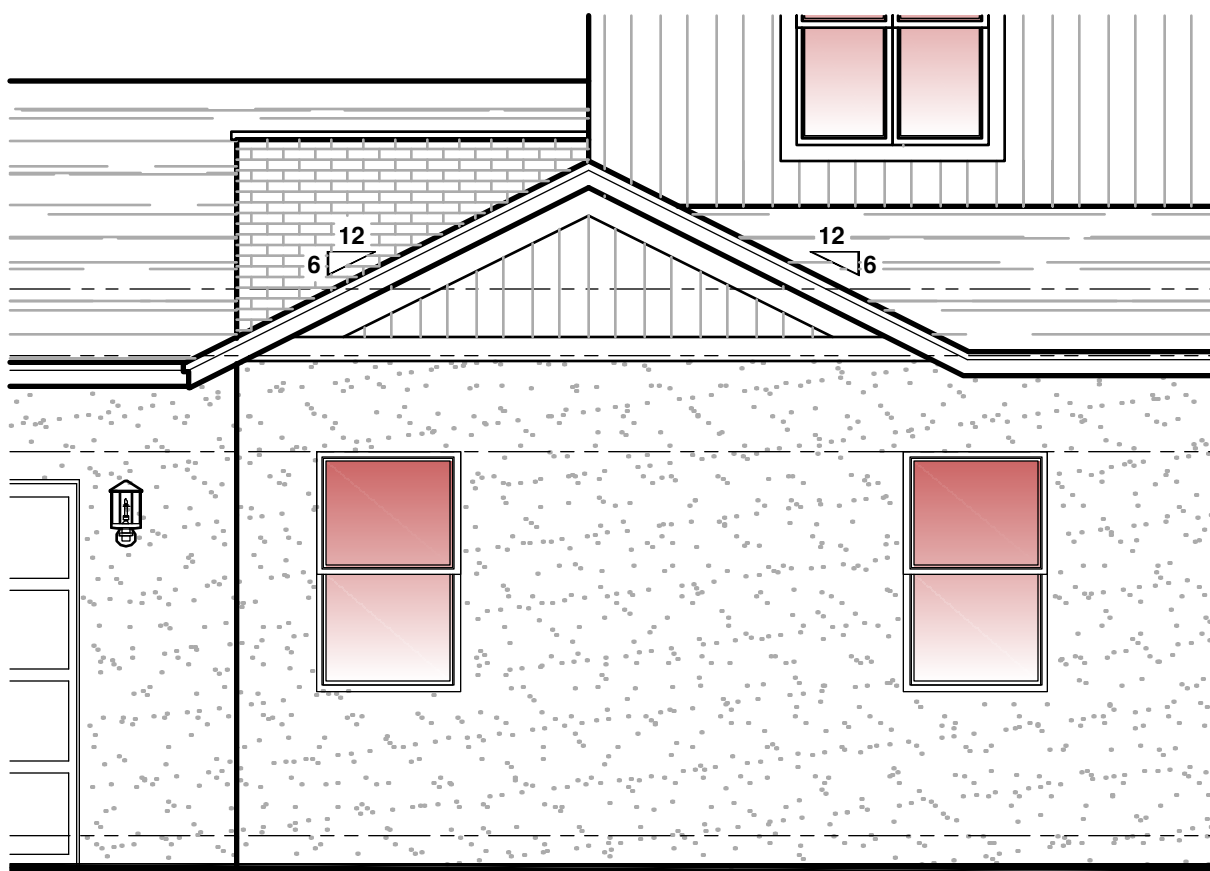
OPT. FLEX  
1/8" = 1'-0"  
FRONT ELEVATION "D"



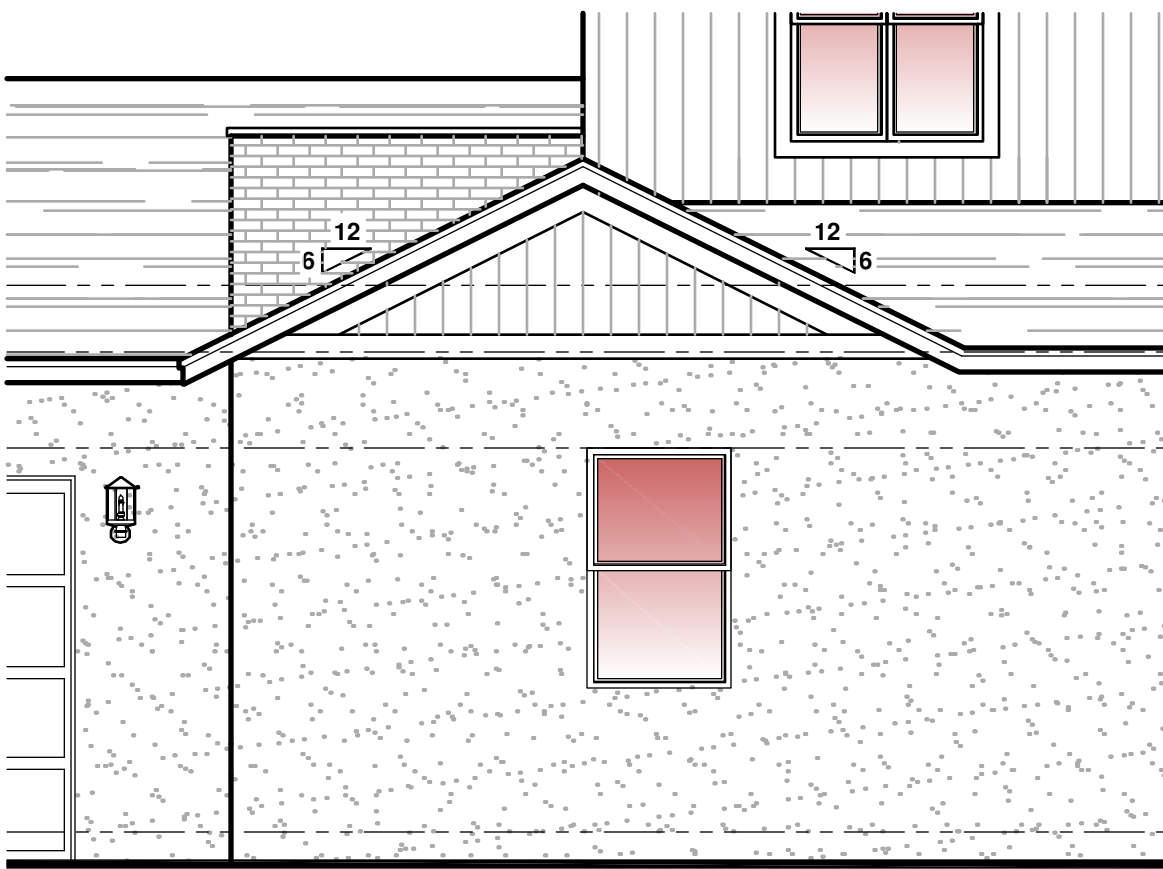
OPT. FREE STANDING TUB  
1/8" = 1'-0"  
RIGHT ELEVATION "D"



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



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



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

EXTERIOR PLASTER.  
**R703.7 EXTERIOR PLASTER.**  
INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C1063, 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, 1 1/2 GAGE) NAILS HAVING A 7/16 INCH (11.1 MM) HEAD, OR 1 1/2 INCH LONG (38 MM, 15 GAGE) STAPLES, SPACED AT 12 INCHES (305 MM) ON THE FACE OF THE LATH. (Refer to sheet S101 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 (34"-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 comparable adhesive, enamel 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. Corner Joints: Inset corner joint lathing accessories in conformance with C1063. Lath shall not be continuous through corner joints, but shall be stepped and set at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1787.  
**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 SKEED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C1063. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:  
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M OR N.  
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I OR II.  
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE (P, IS, IS+70), II, OR (IS+70).  
4. HYDRAULIC CEMENT CONFORMING TO ASTM C150 TYPE GU, HE, HS, HS OR IM4.  
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(1).  
**R703.7.2.1 WEEP SCREEDS.**  
A MINIMUM 1/8 INCH (3.2 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 C1063. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO 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 R702.3 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.

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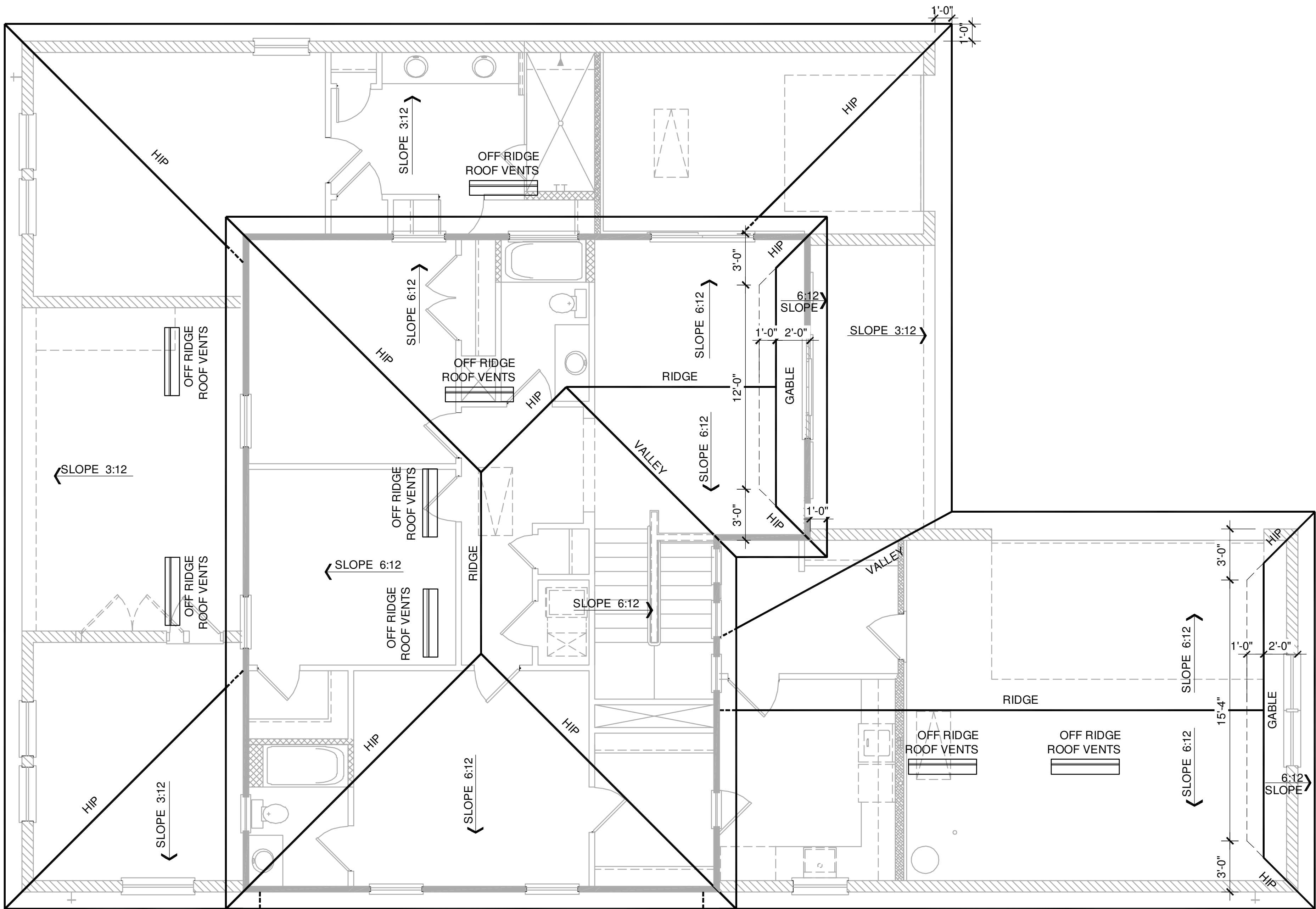
PARK SQUARE HOMES  
3162 - YOSEMITE  
MASTER

title:  
**OPTIONS**

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

LOWER ROOF

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

OFF-RIDGE VENTS

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

VENTILATION REQUIRED

UPPER ROOF

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

OFF-RIDGE VENTS

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

VENTILATION REQUIRED

GARAGE

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

OFF-RIDGE VENTS

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

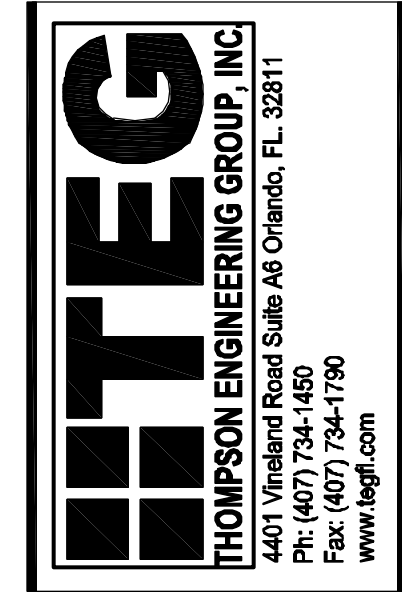
ROOF PLAN ELEVATION "A"

1/8" = 1'-0"

DISCLAIMER

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3162 - YOSEMITE  
MASTER

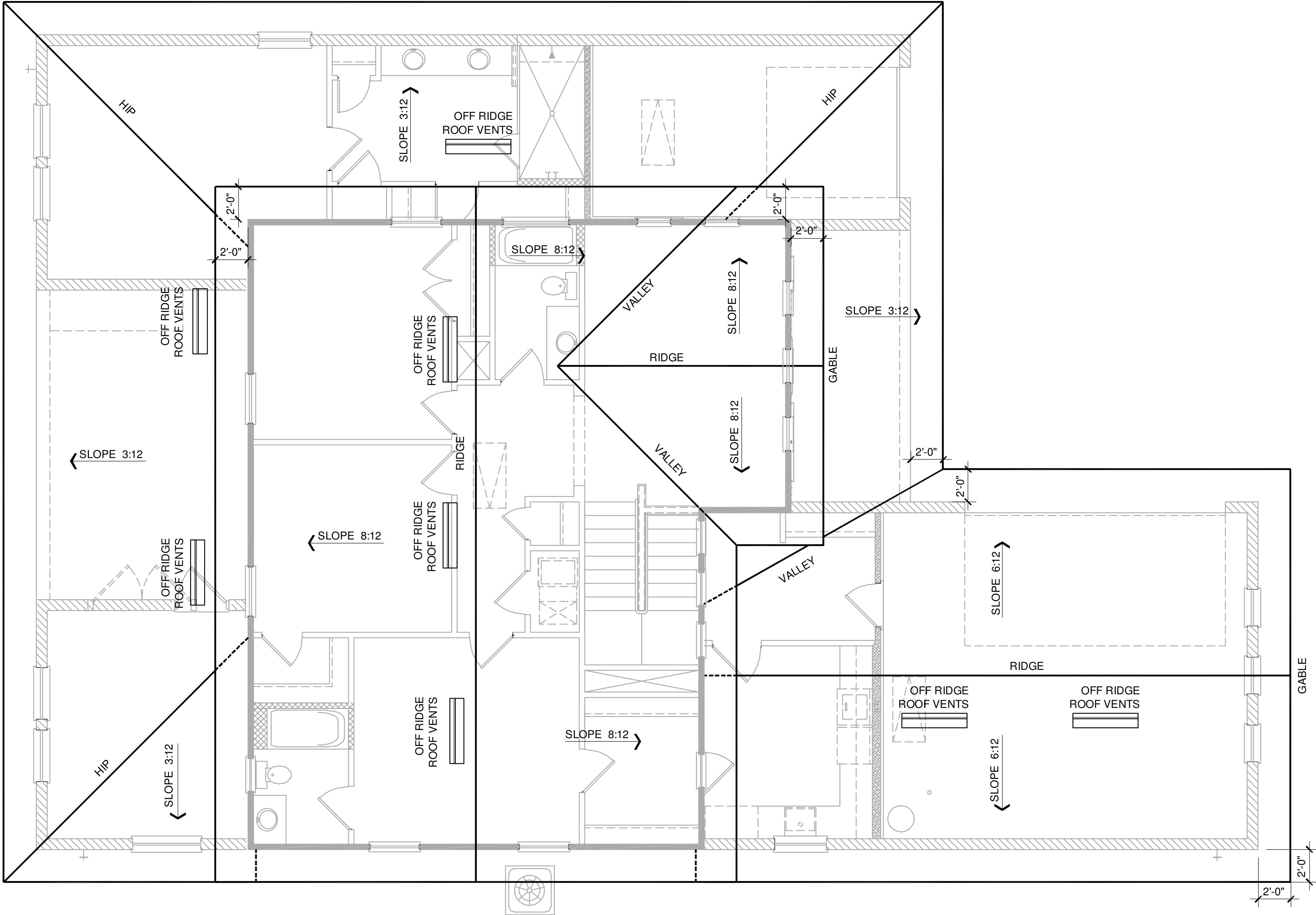
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ROOF PLAN

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scale: AS SHOWN

4A







GENERAL NOTES:

1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
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5. ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FLOOR TO CEILING.
6. TRUSS MANUFACTURER TO INSURE DESIGN CONSIDERATION TO THE FOLLOWING ADDITIONAL LOADS:
  - A) ALL CEILING HUNG SOFFITS AND SOFFITS WITH CABINETS AS SHOWN ON PLANS.
  - B) ATTIC LOCATED HVAC UNITS AS SHOWN ON PLANS.
7. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION REQUIREMENTS OF ALL HARDWARE BEFORE INSTALLATION.
8. PROVIDE BRACING AND BLOCKING PER BCSI IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.

VENTILATION REQUIRED

LOWER ROOF

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

OFF-RIDGE VENTS

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

VENTILATION REQUIRED

UPPER ROOF

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

OFF-RIDGE VENTS

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

VENTILATION REQUIRED

GARAGE

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

OFF-RIDGE VENTS

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

ROOF PLAN ELEVATION "B"

1/8" = 1'-0"

DISCLAIMER

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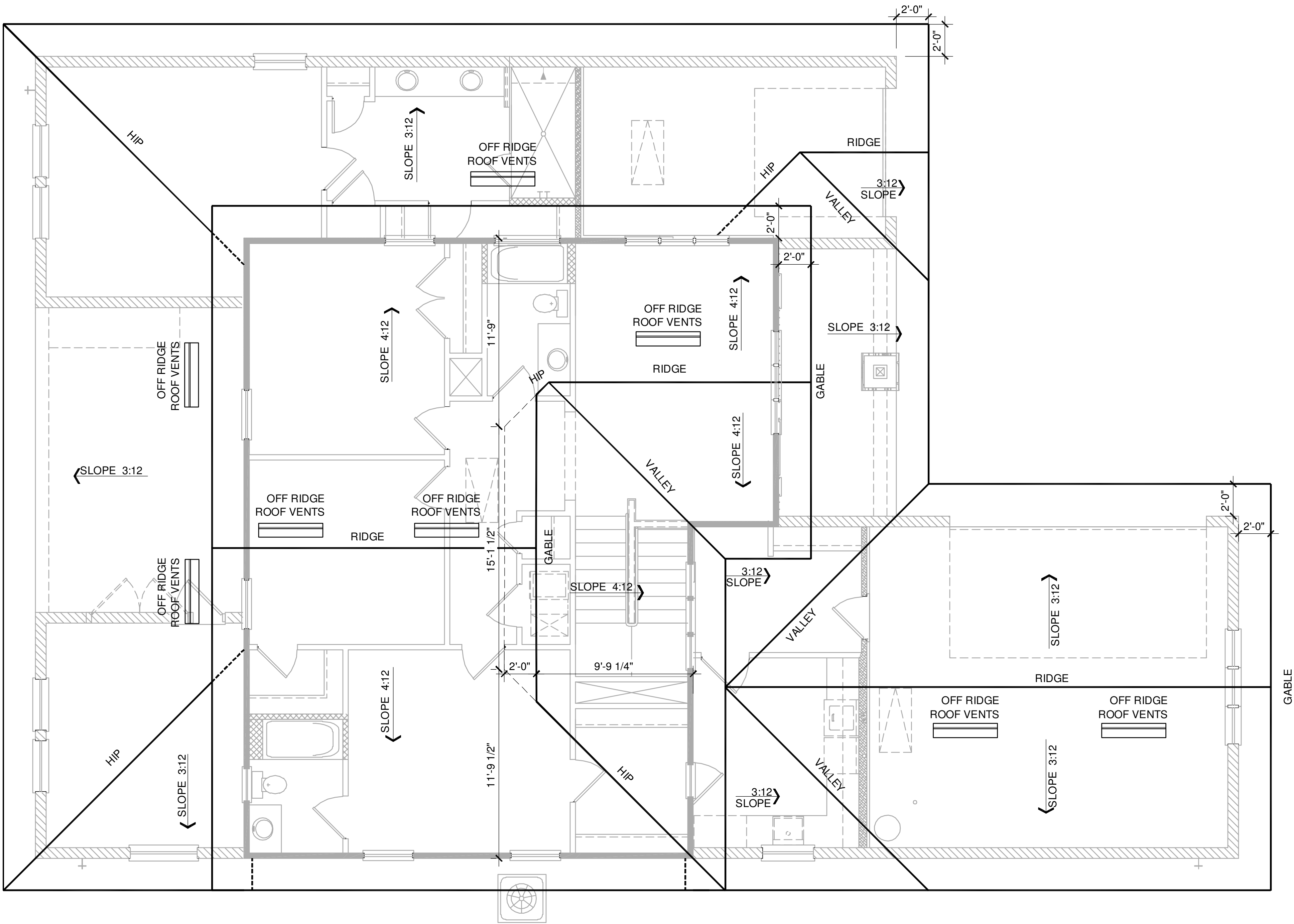
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3162 - YOSEMITE  
MASTER

title:  
ROOF PLAN

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

4B





GENERAL NOTES:

1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
2. TOP PLATE HEIGHTS VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.
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5. ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FLOOR TO CEILING.
6. TRUSS MANUFACTURER TO INSURE DESIGN CONSIDERATION TO THE FOLLOWING ADDITIONAL LOADS:
  - A) ALL CEILING HUNG SOFFITS AND SOFFITS WITH CABINETS AS SHOWN ON PLANS.
  - B) ATTIC LOCATED HVAC UNITS AS SHOWN ON PLANS.
7. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION REQUIREMENTS OF ALL HARDWARE BEFORE INSTALLATION.
8. PROVIDE BRACING AND BLOCKING PER BCSI IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.

VENTILATION REQUIRED

LOWER ROOF

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

OFF-RIDGE VENTS

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

VENTILATION REQUIRED

UPPER ROOF

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

OFF-RIDGE VENTS

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

VENTILATION REQUIRED

GARAGE

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

OFF-RIDGE VENTS

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

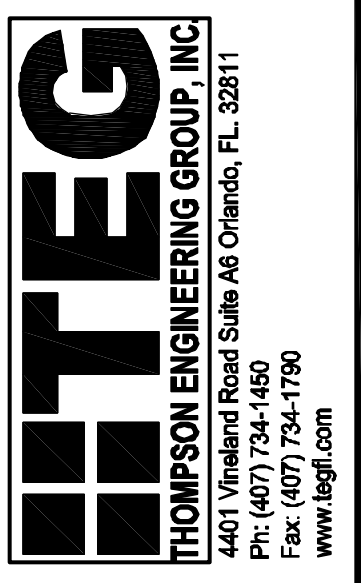
ROOF PLAN ELEVATION "C"

1/8" = 1'-0"

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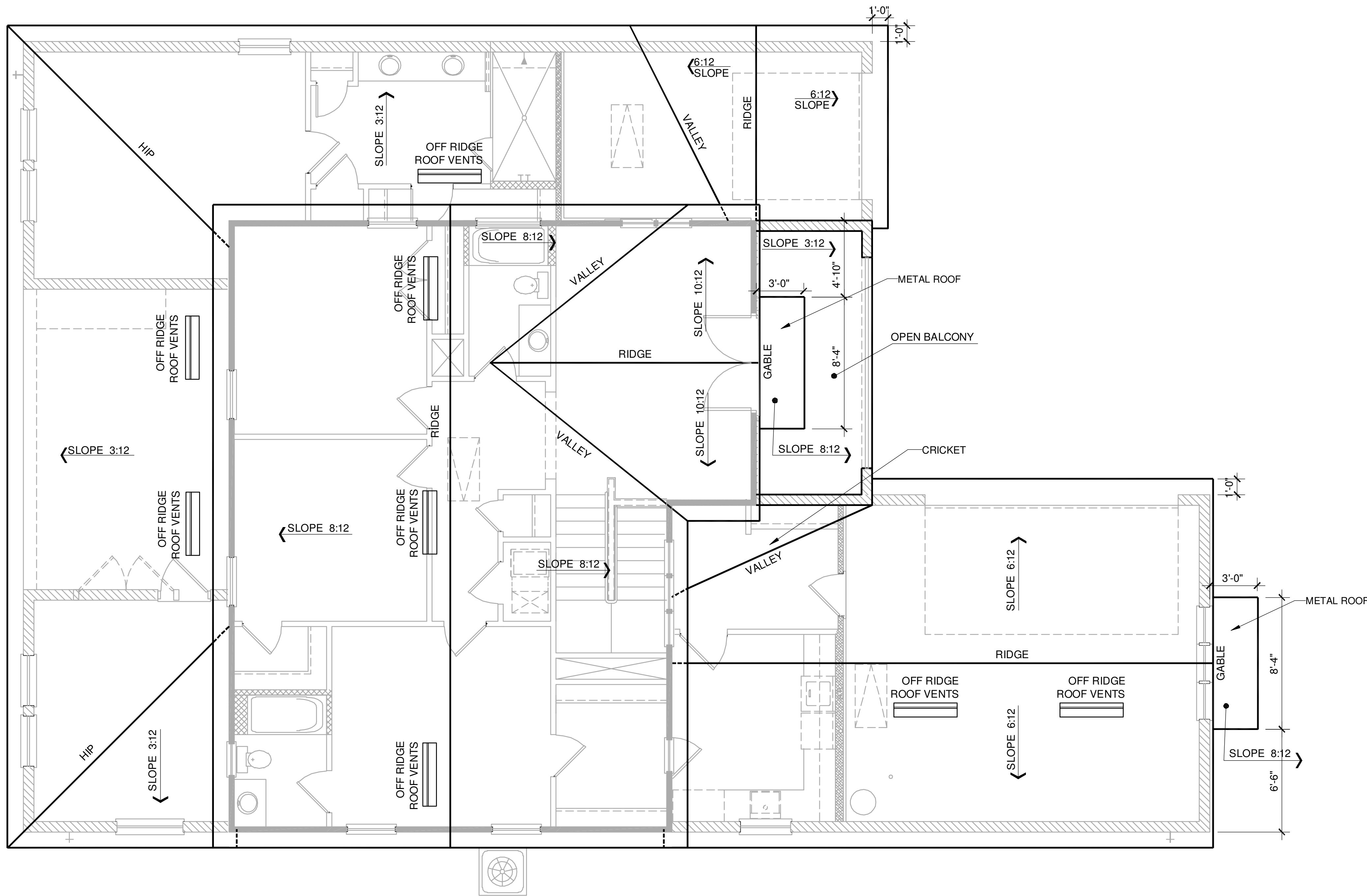
PARK SQUARE HOMES  
3162 - YOSEMITE  
MASTER

title:  
ROOF PLAN

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drawn: BA  
date: 09-07-23  
scale: AS SHOWN

4C





**GENERAL NOTES:**

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

VENTILATION REQUIRED

LOWER ROOF

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

OFF-RIDGE VENTS

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

VENTILATION REQUIRED

UPPER ROOF

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

OFF-RIDGE VENTS

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

VENTILATION REQUIRED

GARAGE

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

OFF-RIDGE VENTS

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

## ROOF PLAN ELEVATION "D"

1/8" = 1'-0"

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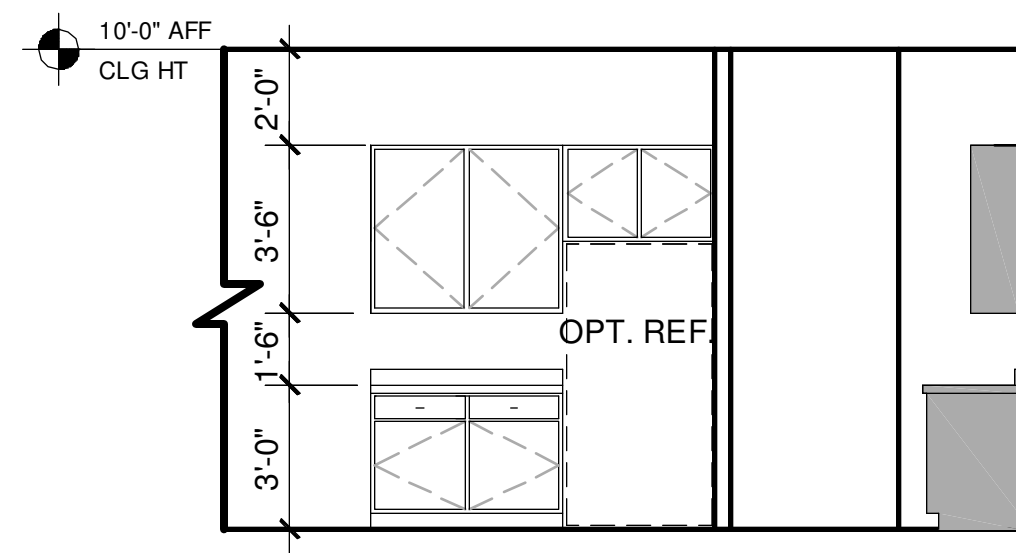
PARK SQUARE HOMES  
3162 - YOSEMITE  
MASTER

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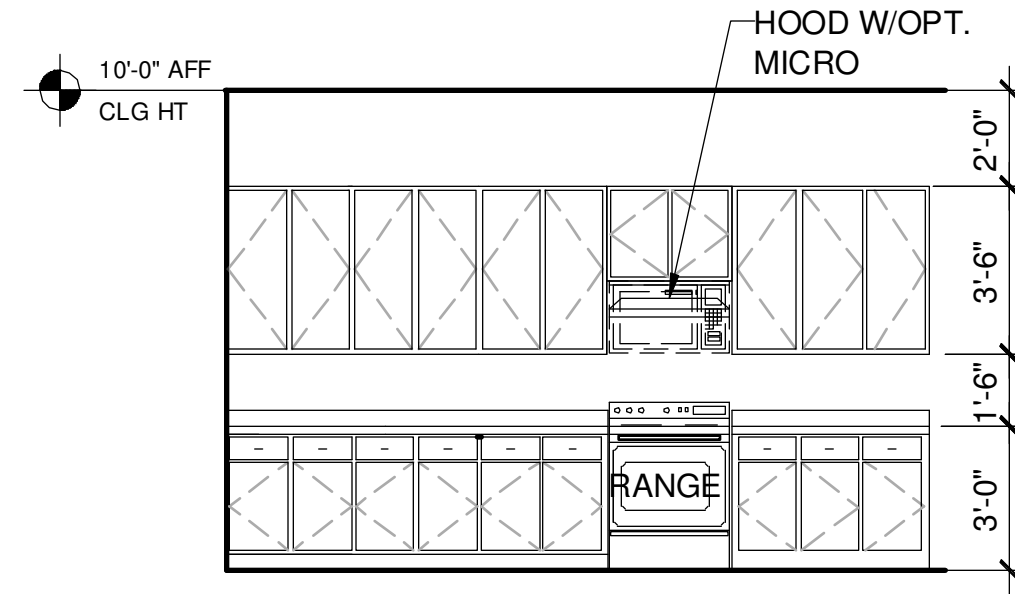
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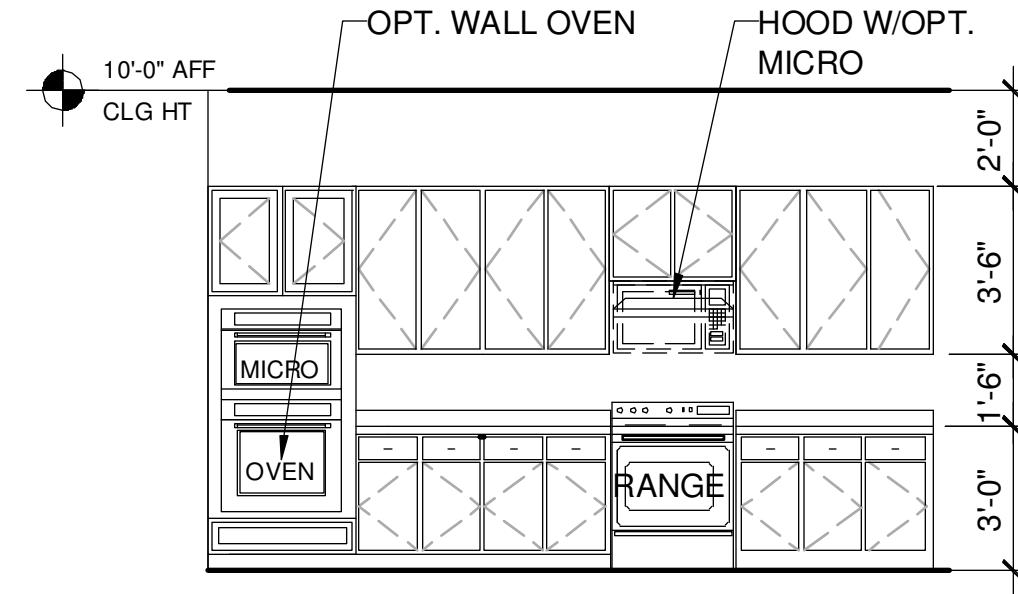




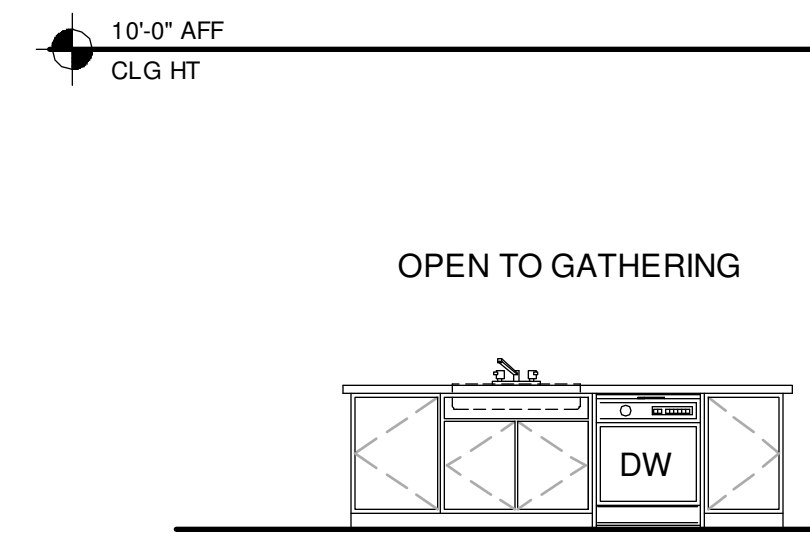
1 KITCHEN  
1/8" = 1'-0"



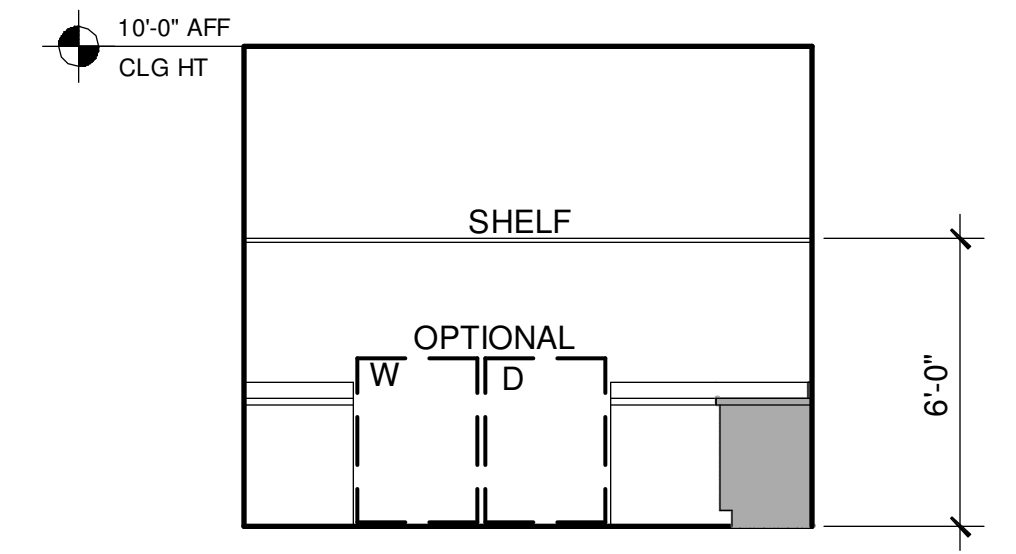
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1/8" = 1'-0"



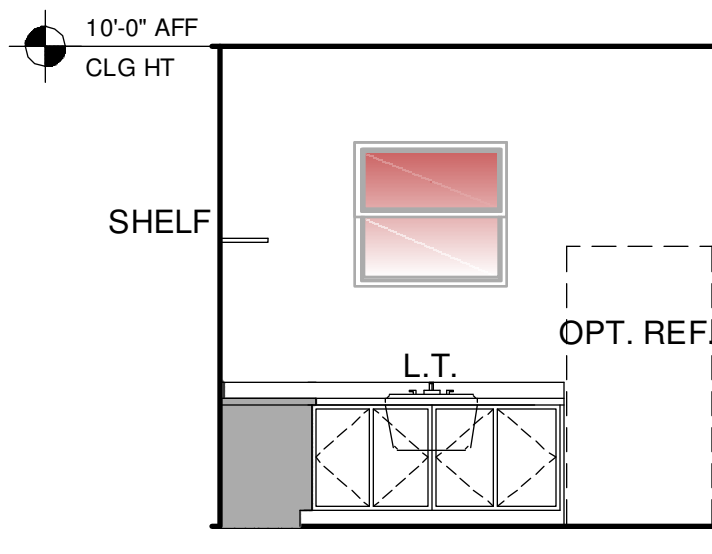
2A OPT. WALL OVEN  
1/8" = 1'-0"



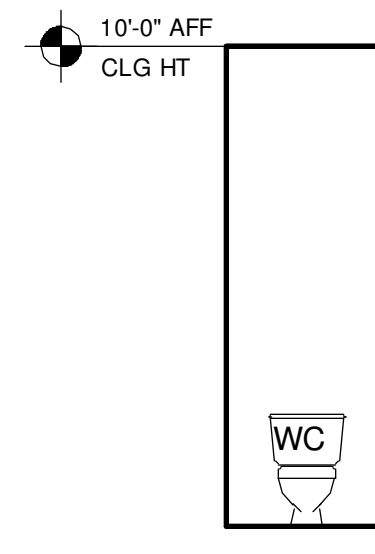
3 KITCHEN  
1/8" = 1'-0"



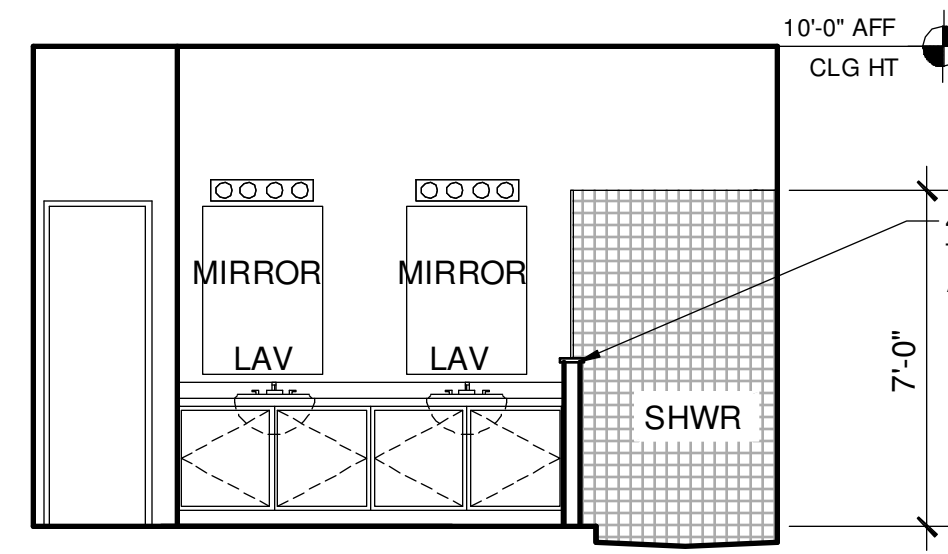
4 LAUNDRY  
1/8" = 1'-0"



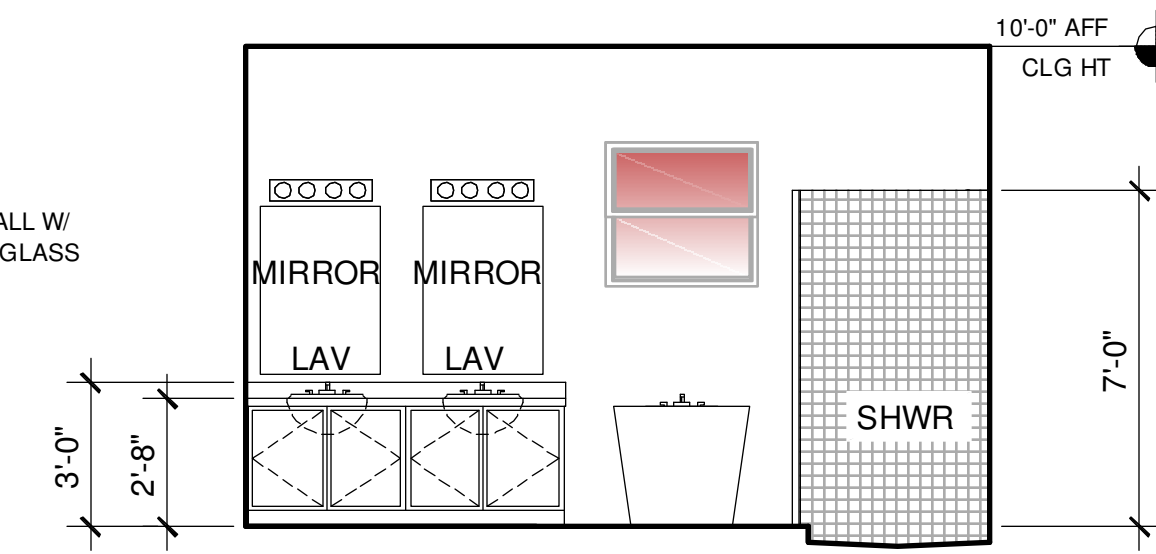
5 OPT. LAUNDRY  
1/8" = 1'-0"



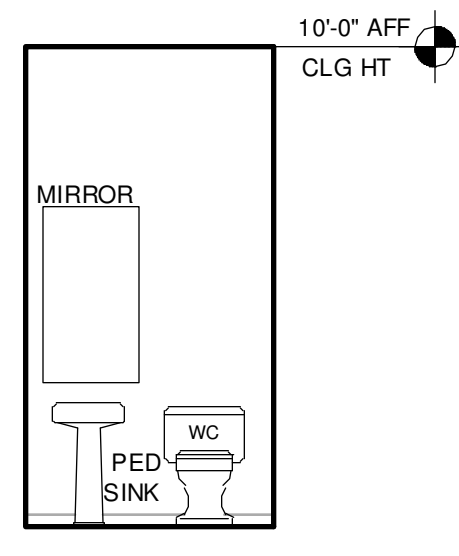
6 PRIMARY BATH  
1/8" = 1'-0"



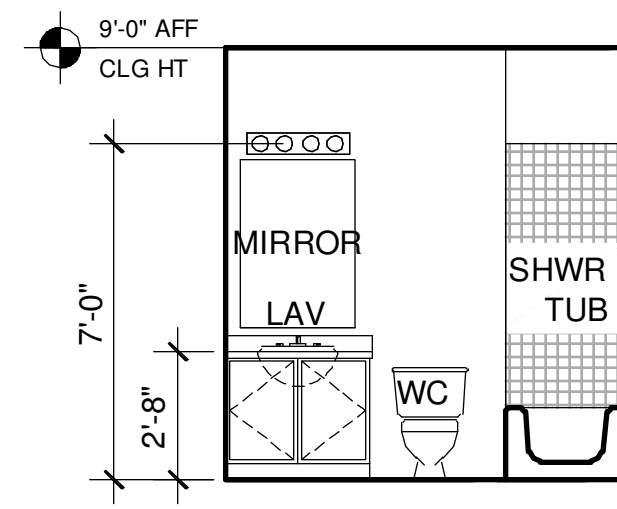
7 PRIMARY BATH  
1/8" = 1'-0"



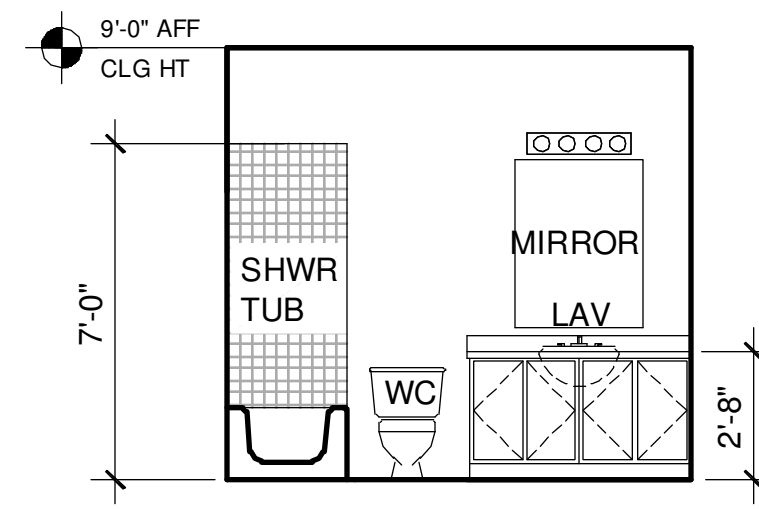
7A PRIMARY BATH W/OPT TUB  
1/8" = 1'-0"



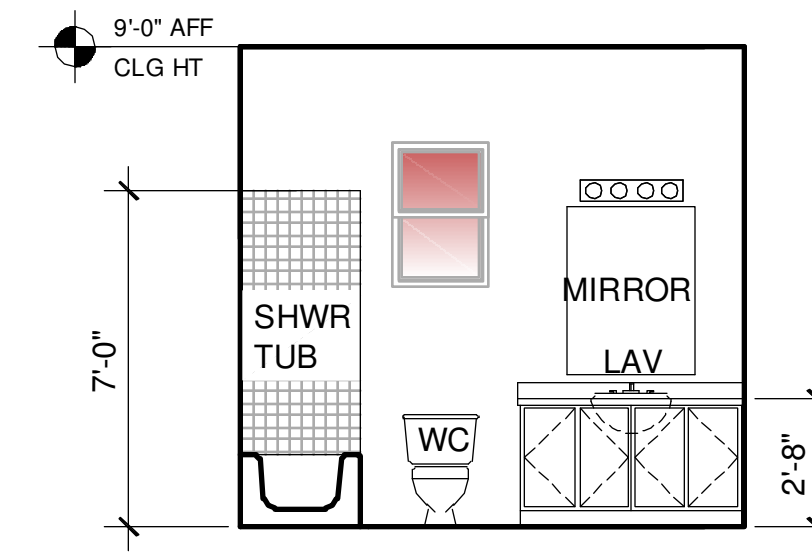
8 POWDR BATH  
1/8" = 1'-0"



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



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



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

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

#### DISCLAIMER

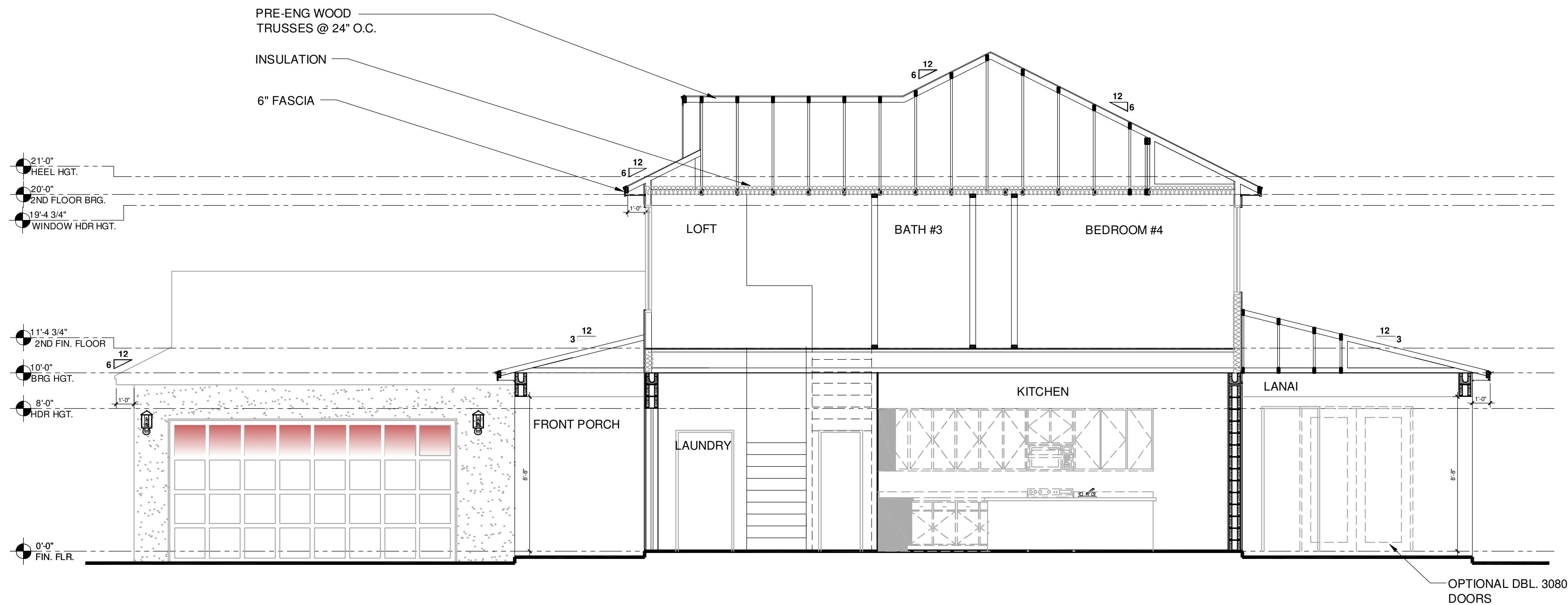
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Diagram illustrating the maximum rise and run for a stair stringer. The rise is 10 inches, and the run is 7.60 inches. The maximum nosing is 1 inch.



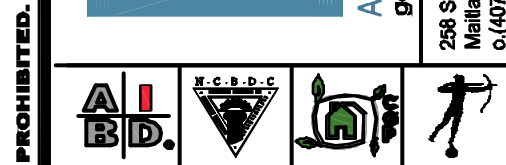




**BUILDING SECTION "A"**  
1/8" = 1'-0"

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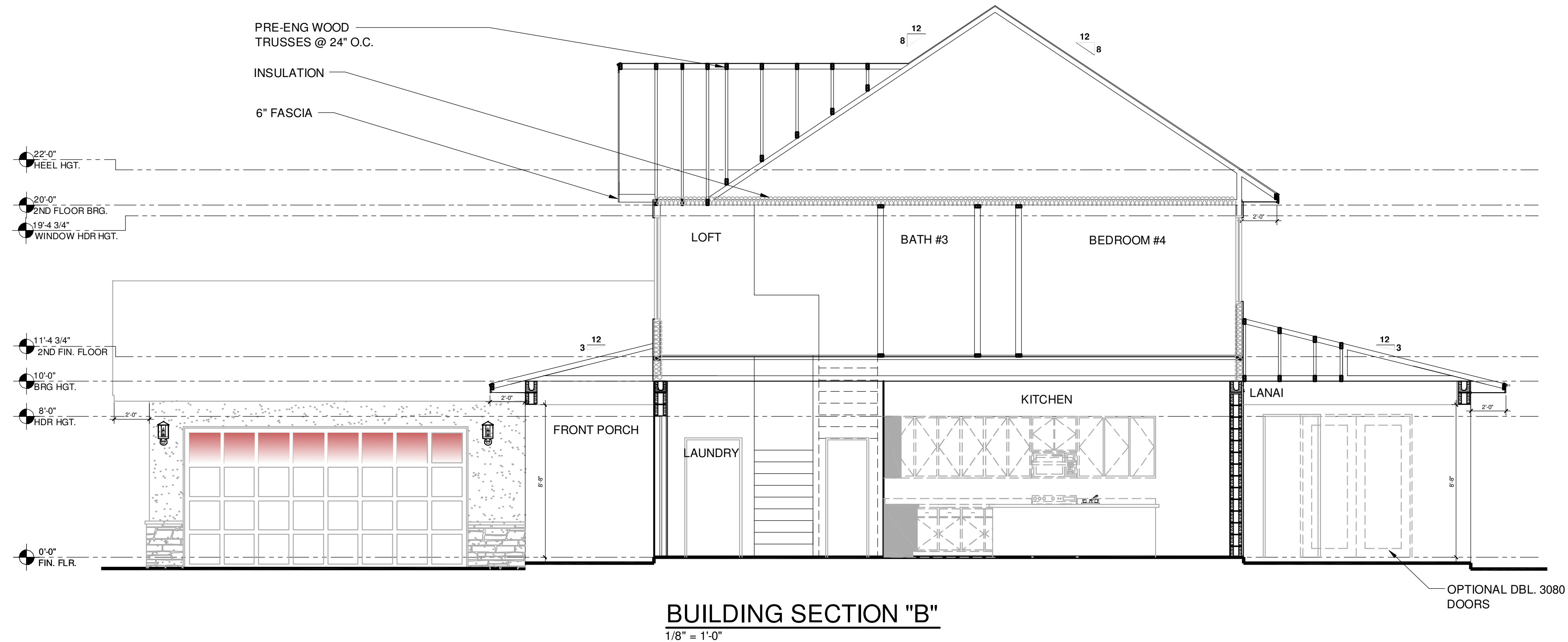
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3162 - YOSEMITE  
MASTER

Title:  
**BUILDING  
SECTION "A"**

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

**5.2**





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

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title:  
**BUILDING  
SECTION "B"**

project no. 2023233  
checked:  
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**5.2**

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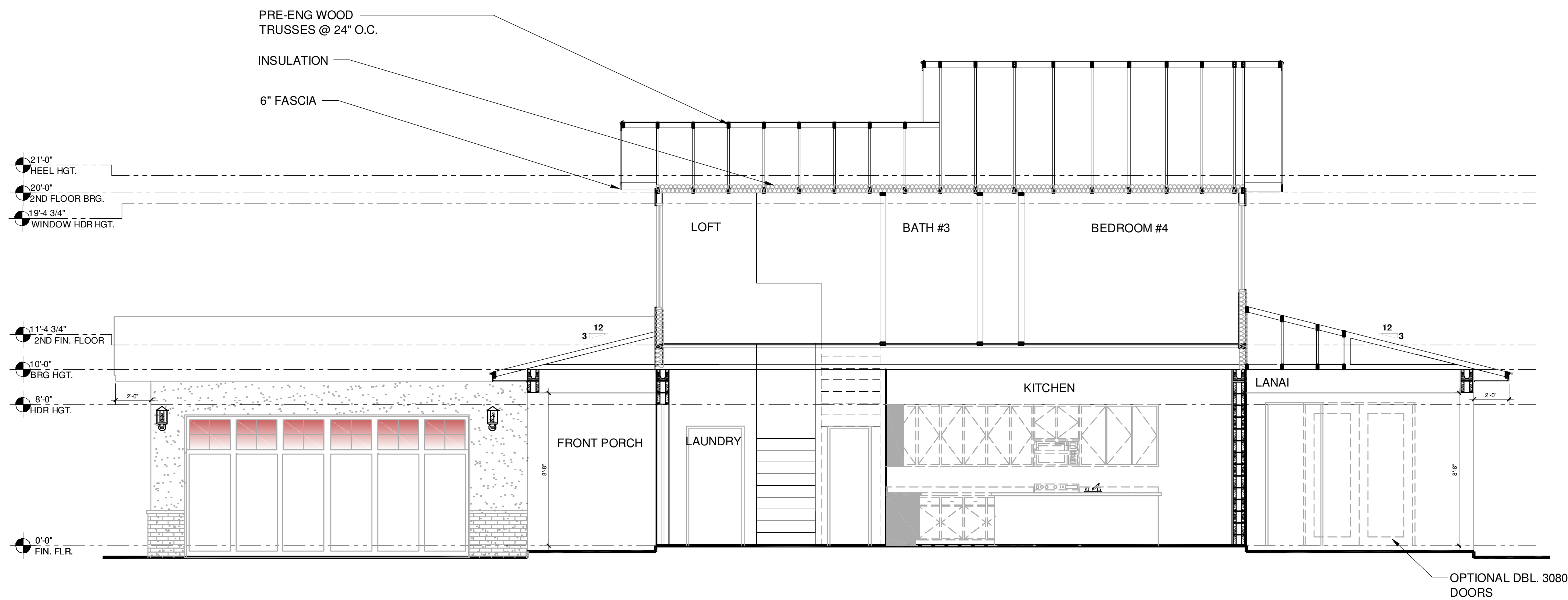
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**BUILDING SECTION "C"**  
1/8" = 1'-0"

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**BUILDING SECTION "C"**

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date: 09-07-23  
scale: AS SHOWN

**5.2**



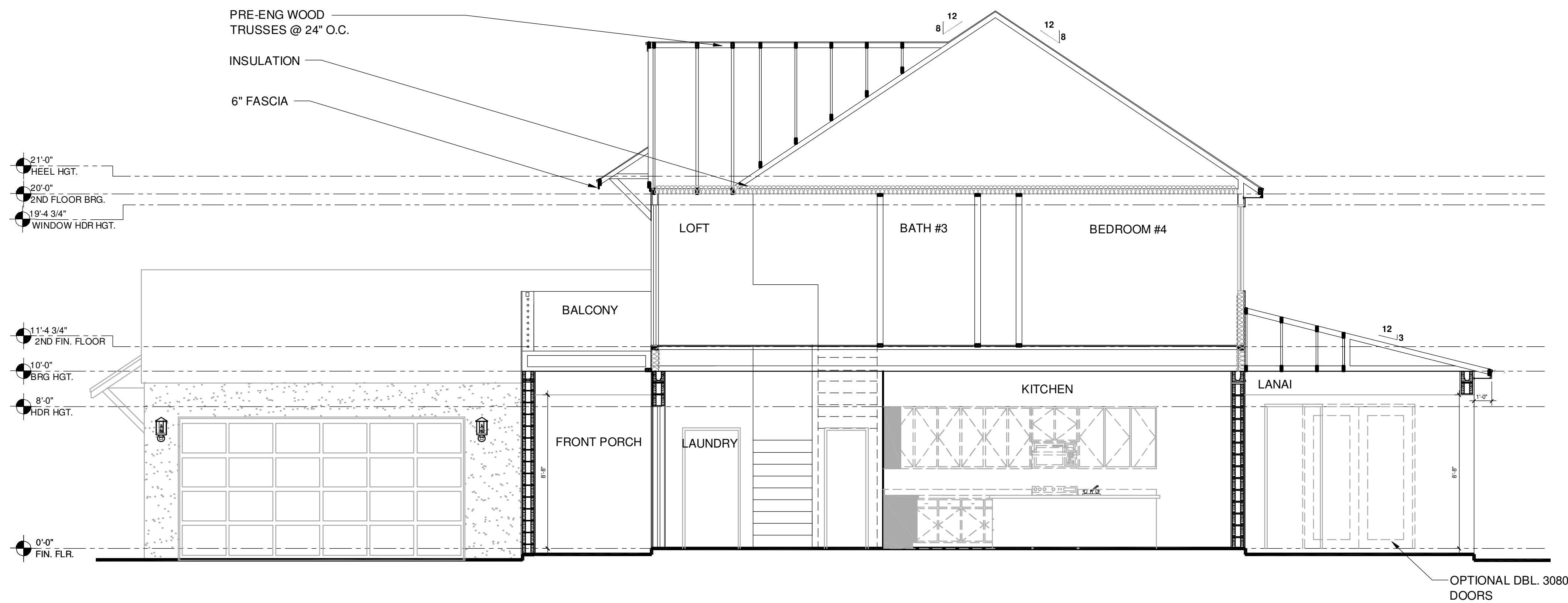
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**BUILDING SECTION "D"**  
1/8" = 1'-0"

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**BUILDING  
SECTION "D"**

project no. 2023233  
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date: 09-07-23  
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**5.2**

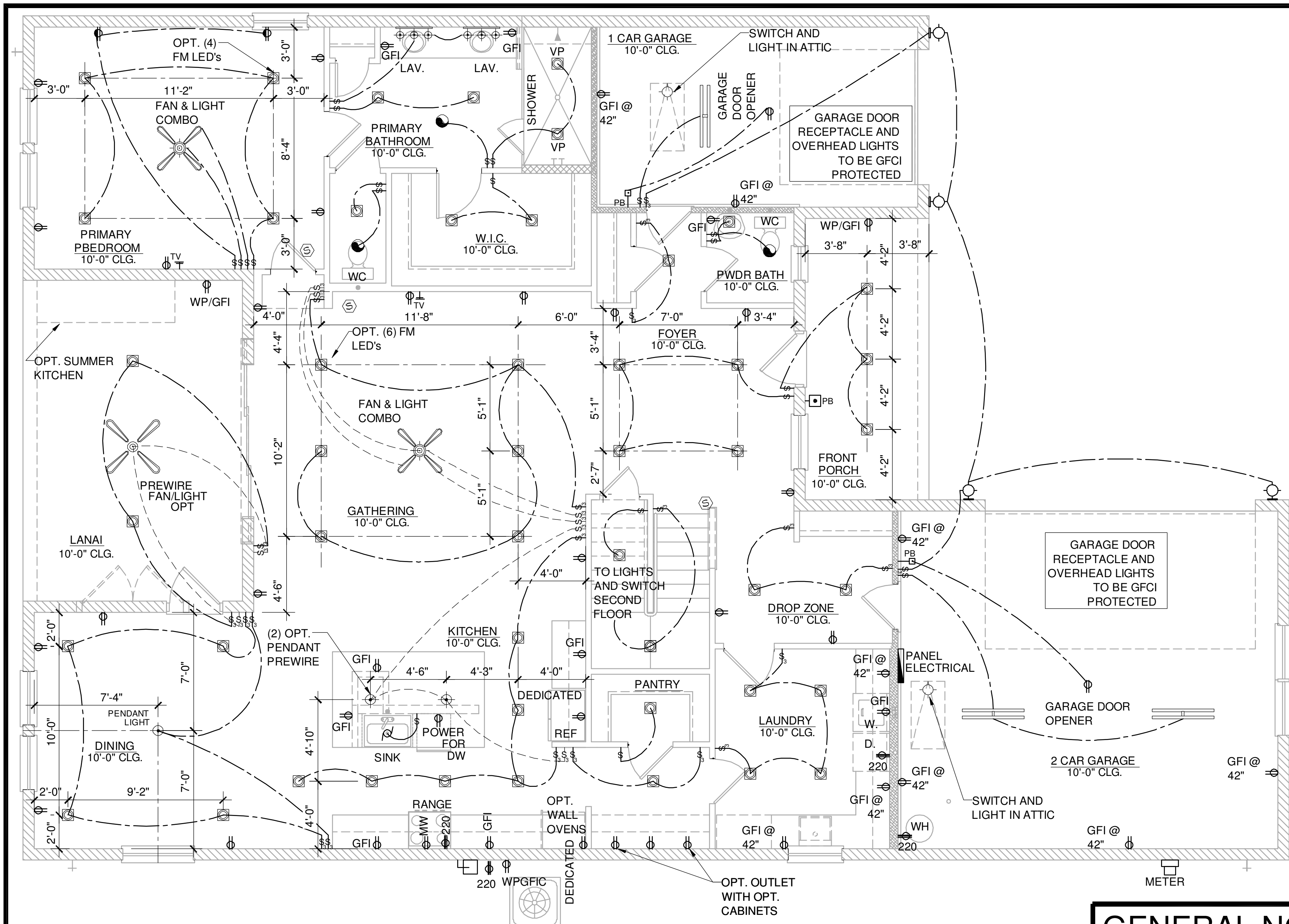
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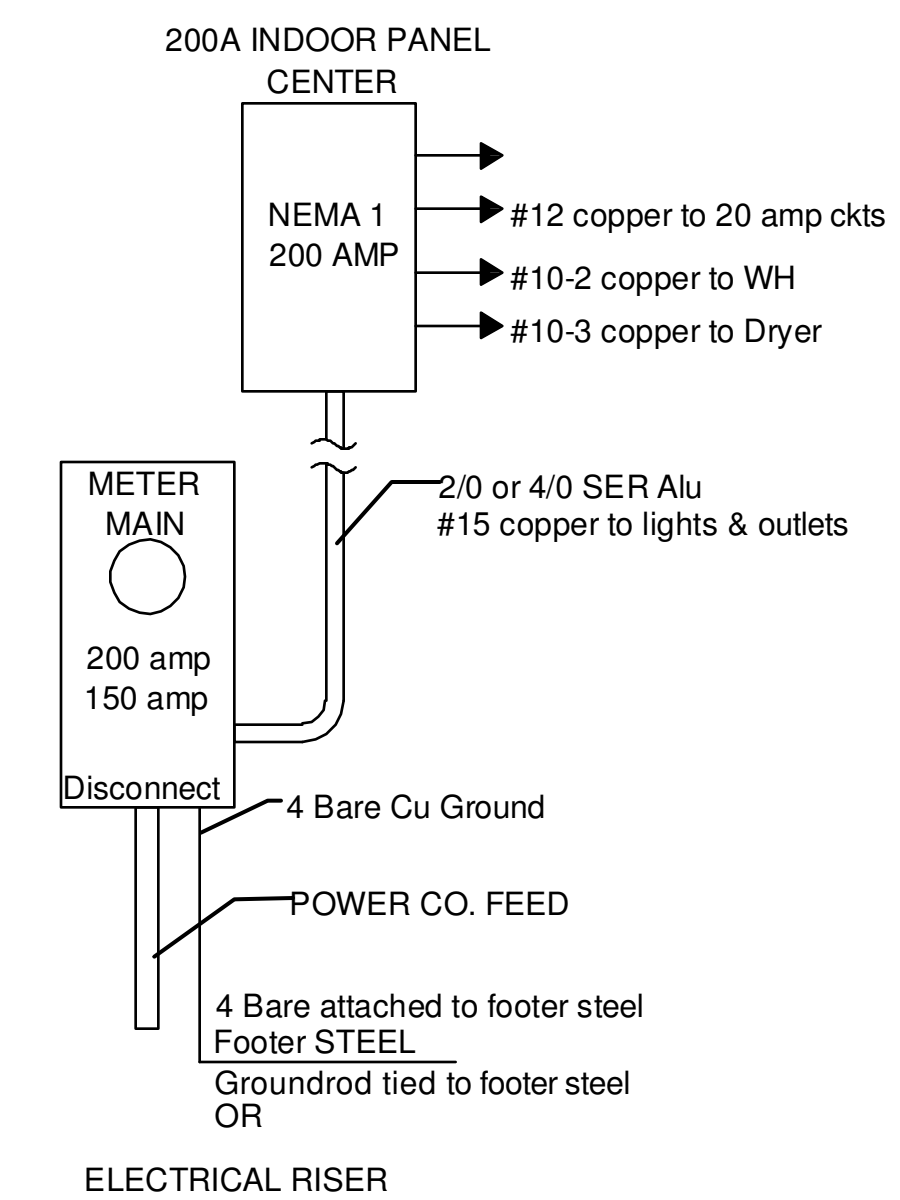
**1st FLOOR ELECTRICAL PLAN ELEV. "A"**  
1/8" = 1'-0"

ELECTRICAL KEY			
	DUPLEX CONVENIENCE OUTLET		PENDANT FIXTURE
	WEATHERPROOF DUPLEX OUTLET		SURFACE MOUNTED LIGHT FIXTURE
	GROUND FAULT INTERRUPTER 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
	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		SMOKE DETECTOR/CARBON MONOXIDE DETECTORS
	FLUSH LIGHT FIXTURE - VAPOR PROOF		TELEPHONE OUTLET PREWIRE
	MONO POINT TRACK HEAD (OPTIONAL)		JUNCTION BOX

- ### 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)
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  - UNLESS OTHERWISE INDICATED OR GOVERNED BY CODE, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR.

ELECTRICAL DEVICES	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFIS	12" TO C.L.
GARAGE GFIS (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO C.L.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO C.L.
KITCHEN REFRIGERATOR	48" TO C.L.
WASHER/DRYER OUTLET	36" TO C.L.
HOLLYWOOD LIGHTS	84" TO C.L.
C.L. = CENTER LINE	
NFPA 70 ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE.	
RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE OR SINK TO FULFILL THE REQUIREMENT FOR AN OUTLET EVERY 24". THE WIDTH OF THE SINK OR RANGE IS NOT TO BE INCLUDED IN THE SPACING OF THE OUTLETS UNLESS THE DISTANCE FROM THE SINK OR RANGE IS GREATER THAN 12" FOR STRAIGHT COUNTER TOPS AND 18" FOR SINKS AND RANGES INSTALLED IN CORNER COUNTERS.	

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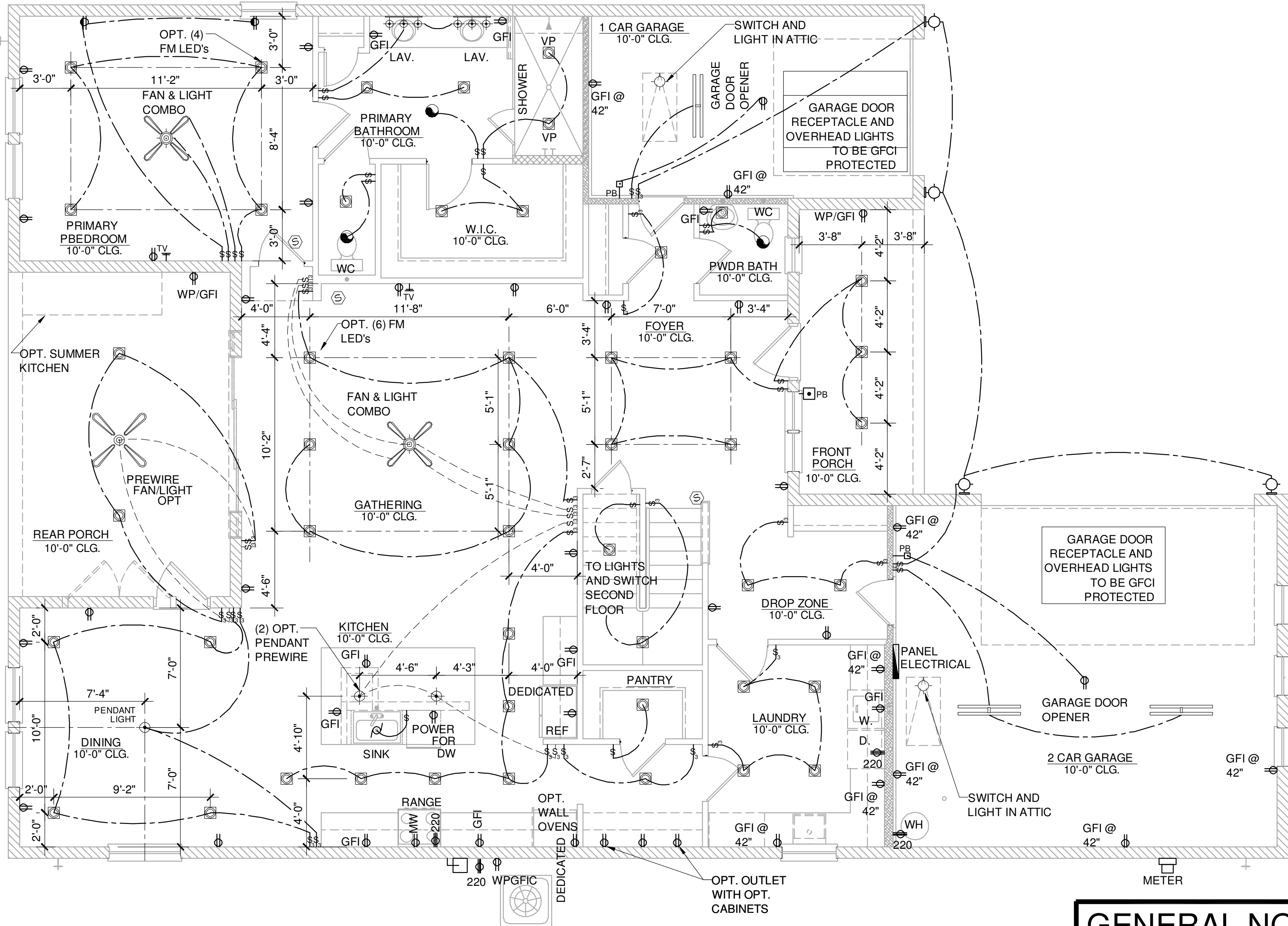
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MASTER

title:  
**ELECTRICAL  
FIRST FLOOR PLAN**

project no. 2023233  
checked:  
drawn: BA  
date: 09-07-23  
scale: AS SHOWN  
**E1**

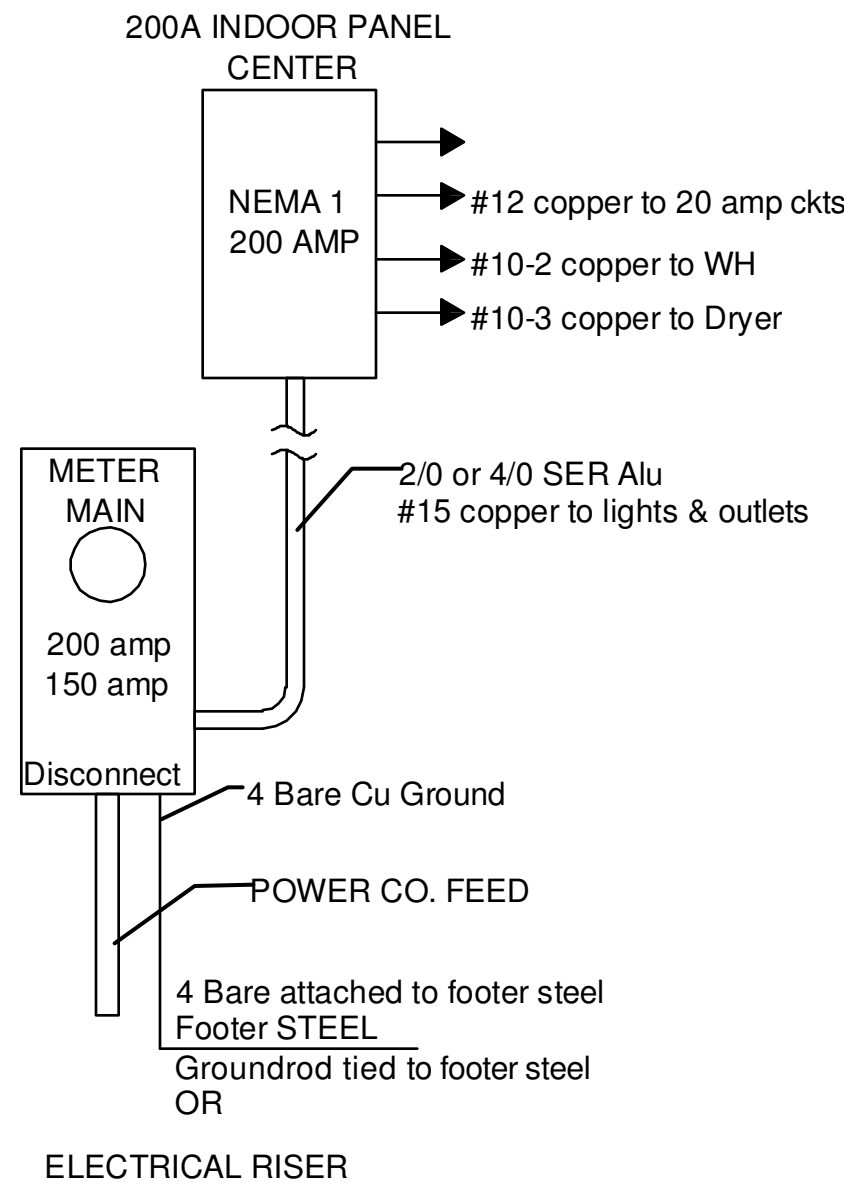
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1st FLOOR ELECTRICAL PLAN ELEV. "B"

1/8" = 1'-0"

ELECTRICAL KEY

	DUPLEX CONVENIENCE OUTLET		PENDANT FIXTURE		TELEVISION OUTLET PREWIRE
	WEATHERPROOF DUPLEX OUTLET		SURFACE MOUNTED LIGHT FIXTURE		THERMOSTAT
	GROUND FAULT INTERRUPTER DUPLEX OUTLET		WALL MOUNTED LIGHT FIXTURE		ELECTRIC METER
	HALF-SWITCHED DUPLEX OUTLET		FLUORESCENT LIGHT FIXTURE		ELECTRIC PANEL
	DUPLEX OUTLET IN FLOOR		WALL MOUNTED STRIP LIGHT		DISCONNECT SWITCH
	220 VOLT OUTLET		UNDERCABINET LIGHTING (OPTIONAL)		SECURITYSYSTEM KEYPAD
	DISPOSAL		WALL SCONCE		PRE-WIRE FOR CEILING FAN
	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		SMOKE DETECTOR/CARBON MONOXIDE DETECTORS		SECURITY/FLOOD LIGHTS
	FLUSH LIGHT FIXTURE - VAPOR PROOF		GAS METER		JUNCTION BOX
	MONO POINT TRACK HEAD (OPTIONAL)		TELEPHONE OUTLET PREWIRE		

GENERAL NOTES

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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.
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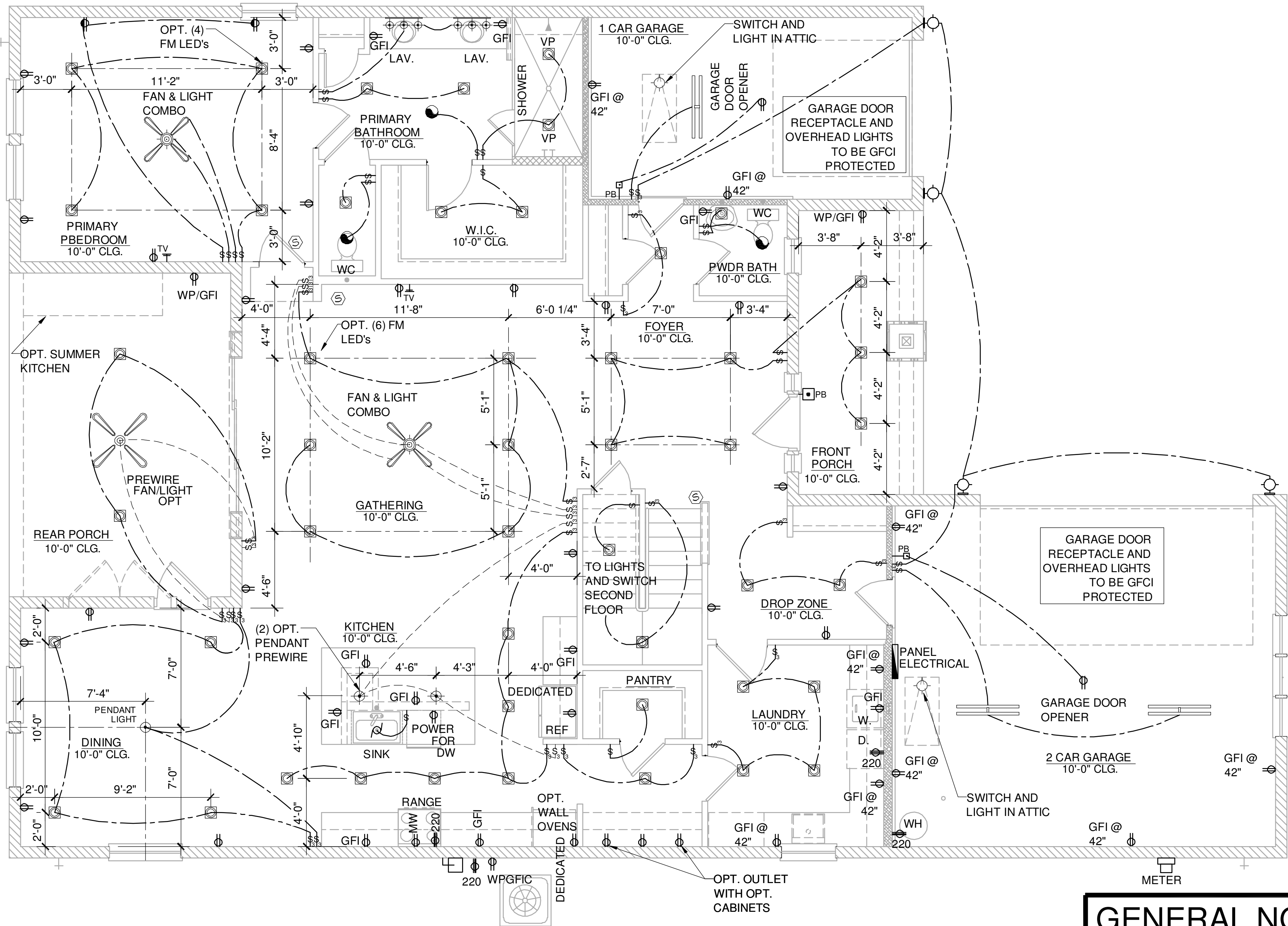
C.L. = CENTER LINE

NFPA 70

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

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## 1st FLOOR ELECTRICAL PLAN ELEV. "C"

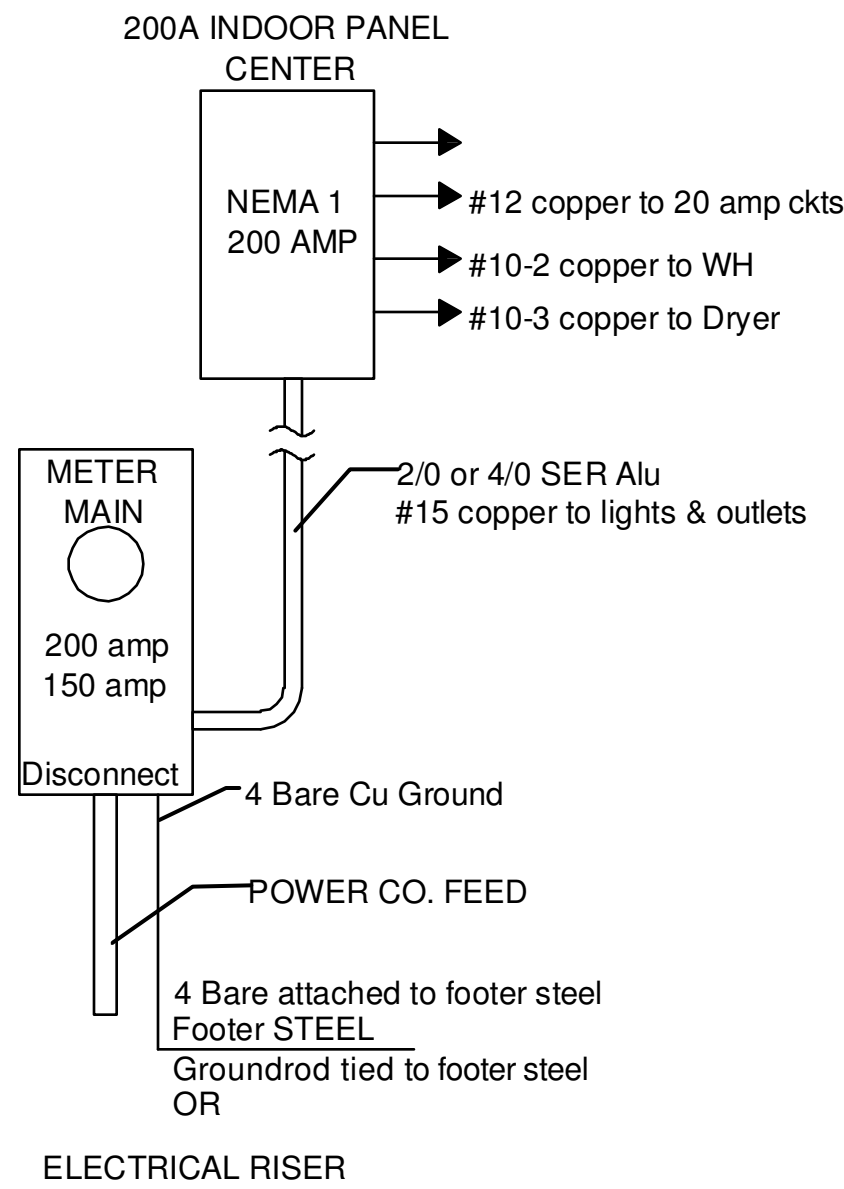
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#### ELECTRICAL KEY

	DUPLEX CONVENIENCE OUTLET		PENDANT FIXTURE		TELEVISION OUTLET PREWIRE
	WEATHERPROOF DUPLEX OUTLET		SURFACE MOUNTED LIGHT FIXTURE		THERMOSTAT
	GROUND FAULT INTERRUPTER DUPLEX OUTLET		WALL MOUNTED LIGHT FIXTURE		ELECTRIC METER
	HALF-SWITCHED DUPLEX OUTLET		FLUORESCENT LIGHT FIXTURE		ELECTRIC PANEL
	DUPLEX OUTLET IN FLOOR		WALL MOUNTED STRIP LIGHT		DISCONNECT SWITCH
	220 VOLT OUTLET		UNDERCABINET LIGHTING (OPTIONAL)		SECURITY SYSTEM KEYPAD
	DISPOSAL		WALL SCENCE		PRE-WIRE FOR CEILING FAN
	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		SMOKE DETECTOR/CARBON MONOXIDE DETECTORS		SECURITY/FLOOD LIGHTS
	FLUSH LIGHT FIXTURE - VAPOR PROOF		TELEPHONE OUTLET PREWIRE		GAS METER
	MONO POINT TRACK HEAD (OPTIONAL)				JUNCTION BOX

#### ELECTRICAL DEVICES

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

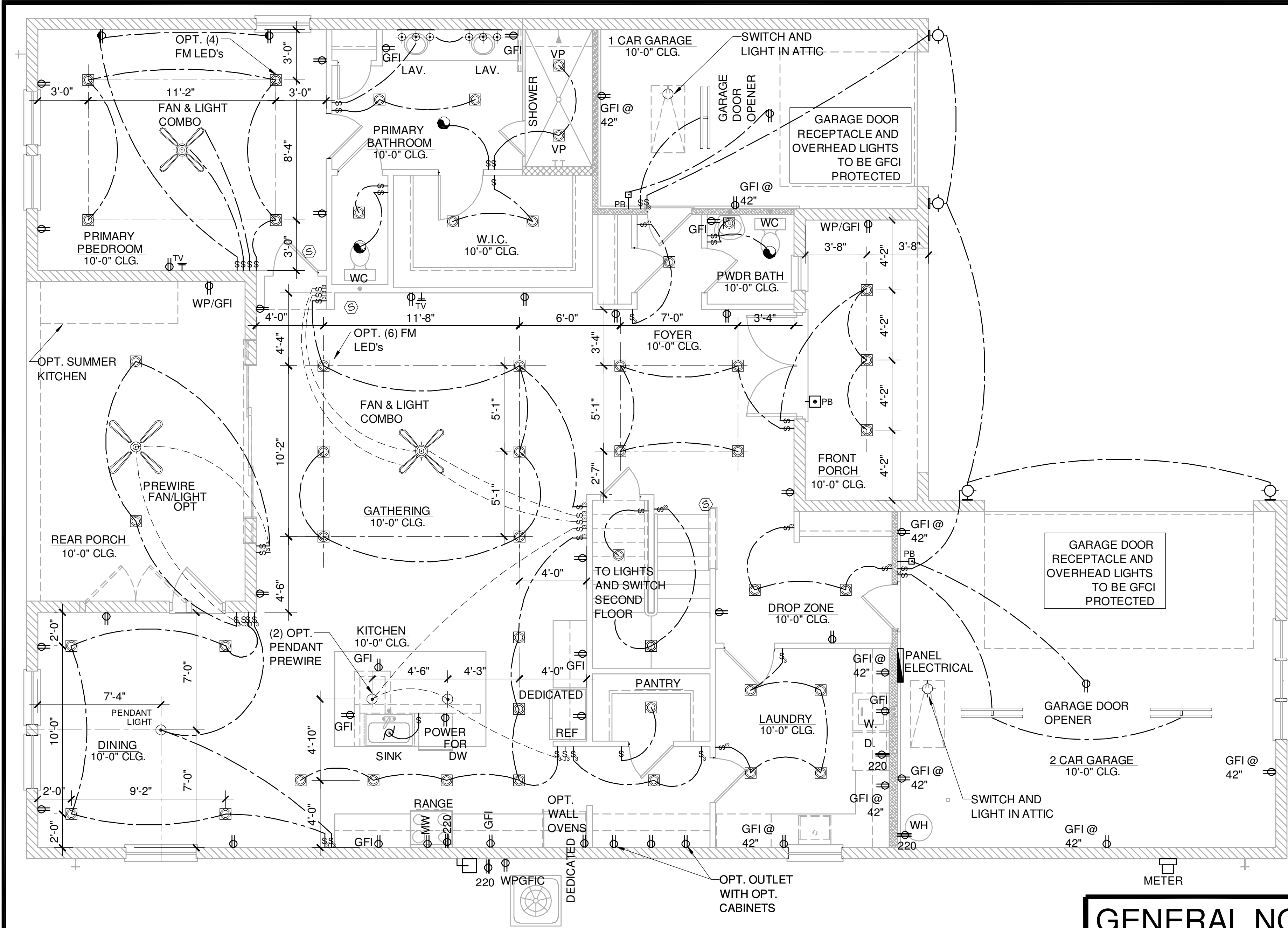
C.L. = CENTER LINE

NFPA 70

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

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





## 1st FLOOR ELECTRICAL PLAN ELEV. "D"

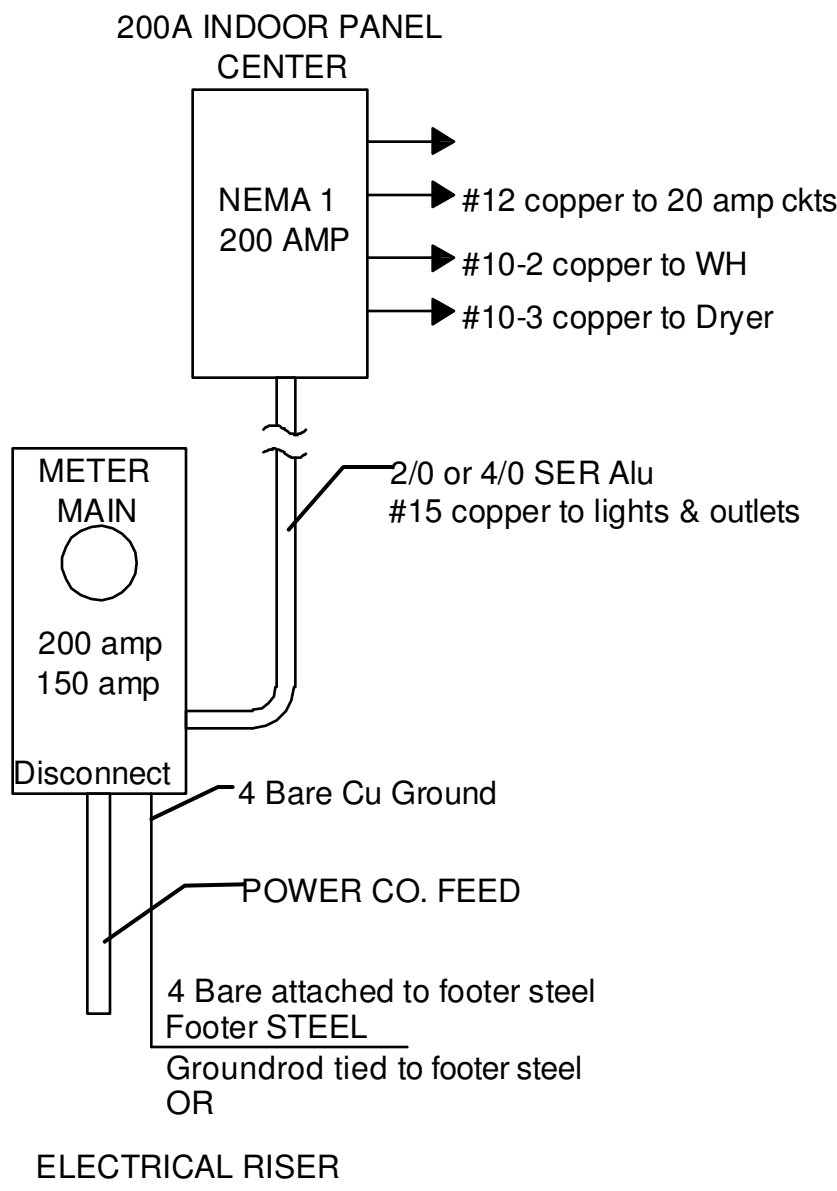
1/8" = 1'-0"

### 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)
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### DISCLAIMER

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ELECTRICAL KEY			
	DUPLEX CONVENIENCE OUTLET		PENDANT FIXTURE
	WEATHERPROOF DUPLEX OUTLET		SURFACE MOUNTED LIGHT FIXTURE
	GROUND FAULT INTERRUPTER 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
	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		SMOKE DETECTOR/CARBON MONOXIDE DETECTORS
	FLUSH LIGHT FIXTURE - VAPOR PROOF		TELEPHONE OUTLET PREWIRE
	MONO POINT TRACK HEAD (OPTIONAL)		
			TELEVISION OUTLET PREWIRE
			THERMOSTAT
			ELECTRIC METER
			ELECTRIC PANEL
			DISCONNECT SWITCH
			SECURITY SYSTEM KEYPAD
			PRE-WIRE FOR CEILING FAN
			SECURITY/FLOOD LIGHTS
			GAS METER
			JUNCTION BOX

ELECTRICAL DEVICES	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
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C.L. = CENTER LINE

NFPA 70

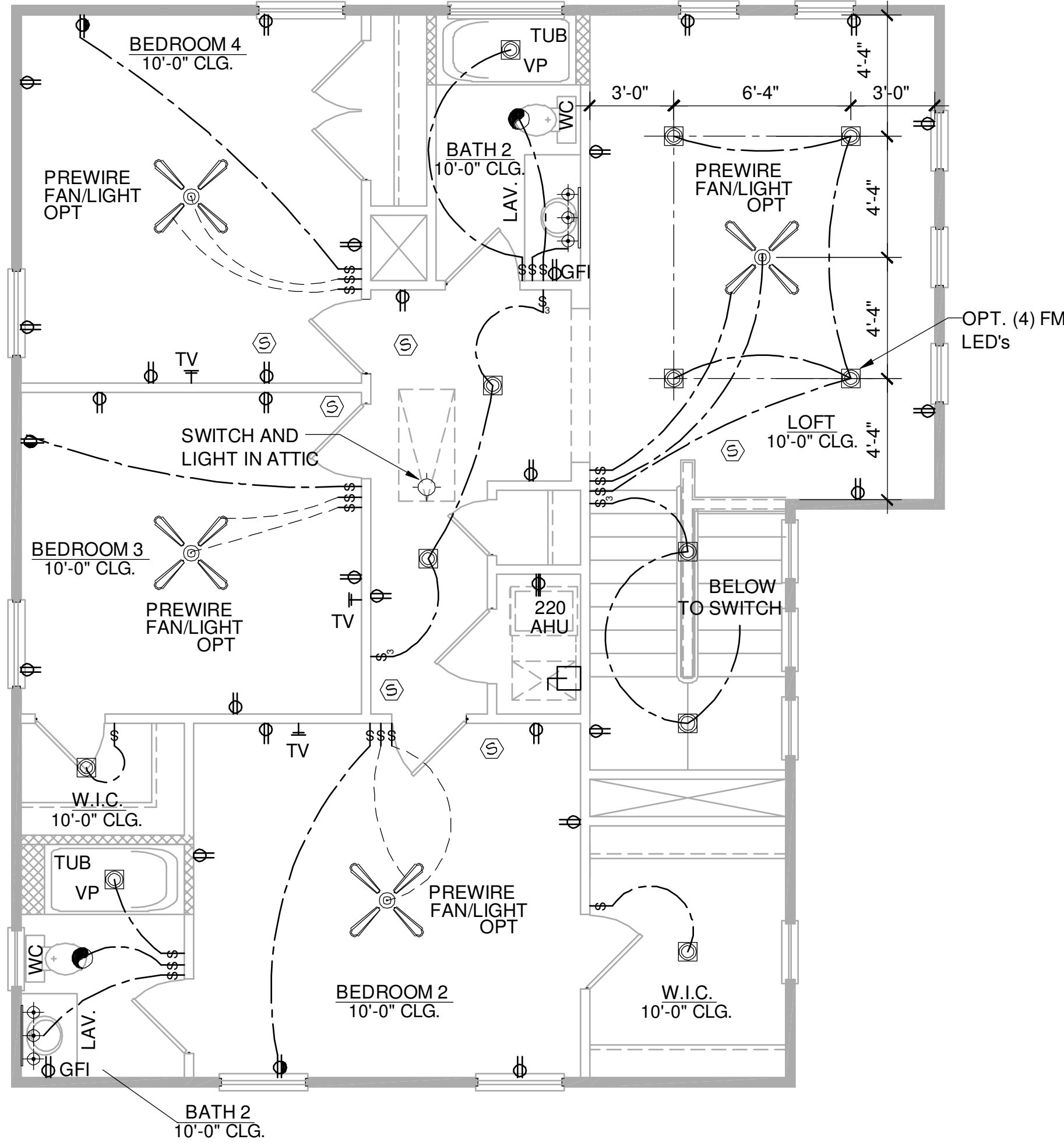
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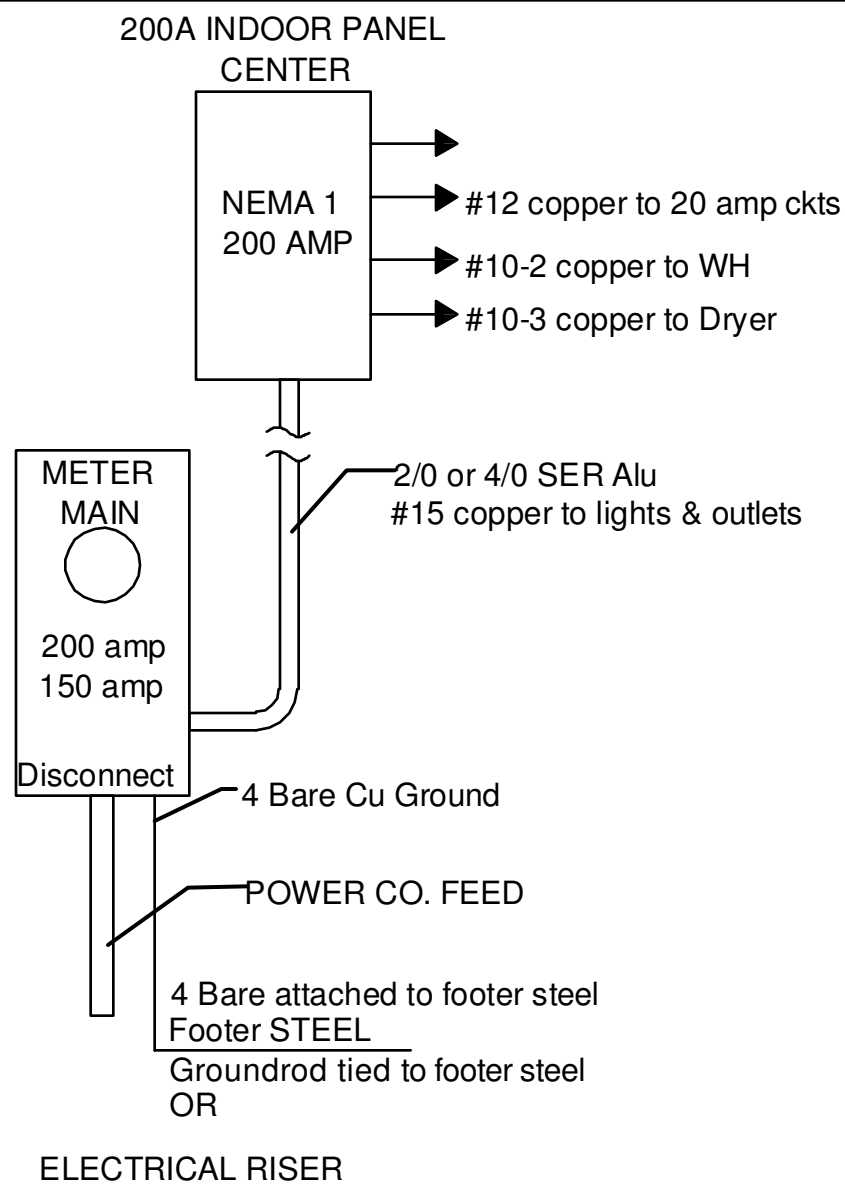
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL and is certified as such.





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2ND FLOOR ELECTRICAL PLAN ELEV. "B"

1/8" = 1'-0"

GENERAL NOTES

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ELECTRICAL DEVICES

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C.L. = CENTER LINE

NFPA 70  
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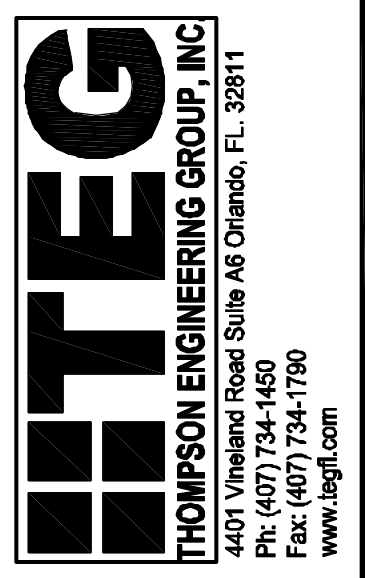
ELECTRICAL KEY

	DUPLEX CONVENIENCE OUTLET
	WEATHERPROOF DUPLEX OUTLET
	GROUND FAULT INTERRUPTER DUPLEX OUTLET
	HALF-SWITCHED DUPLEX OUTLET
	DUPLEX OUTLET IN FLOOR
	220 VOLT OUTLET
	DISPOSAL
	WALL SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	MOTION DETECTOR SWITCH (OPTIONAL)
	PRE-WIRED SPEAKER
	FLUSH LIGHT FIXTURE
	FLUSH LIGHT FIXTURE - VAPOR PROOF
	MONO POINT TRACK HEAD (OPTIONAL)

	PENDANT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
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	WALL MOUNTED STRIP LIGHT
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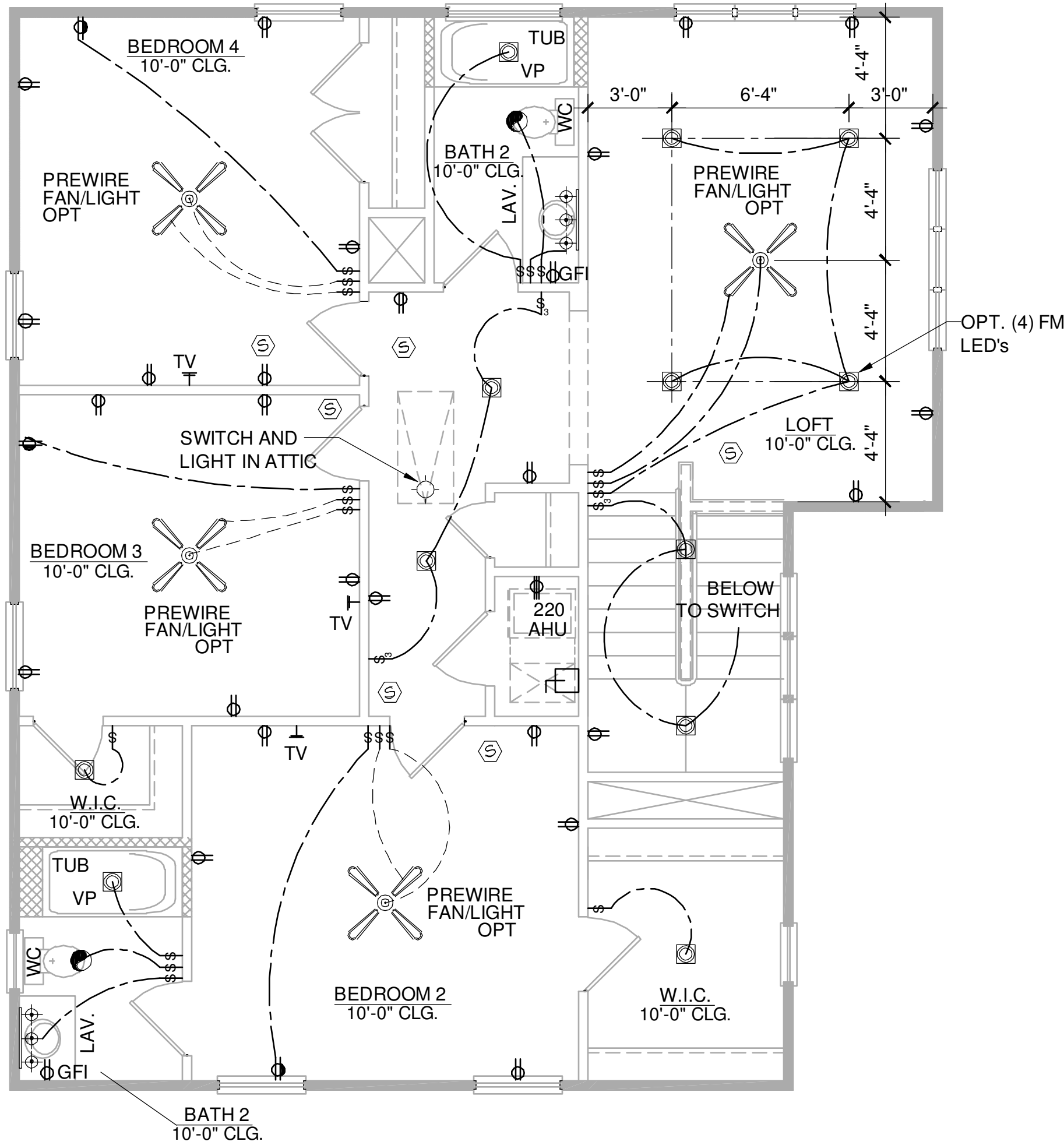


PARK SQUARE HOMES  
3162 - YOSEMITE  
MASTER

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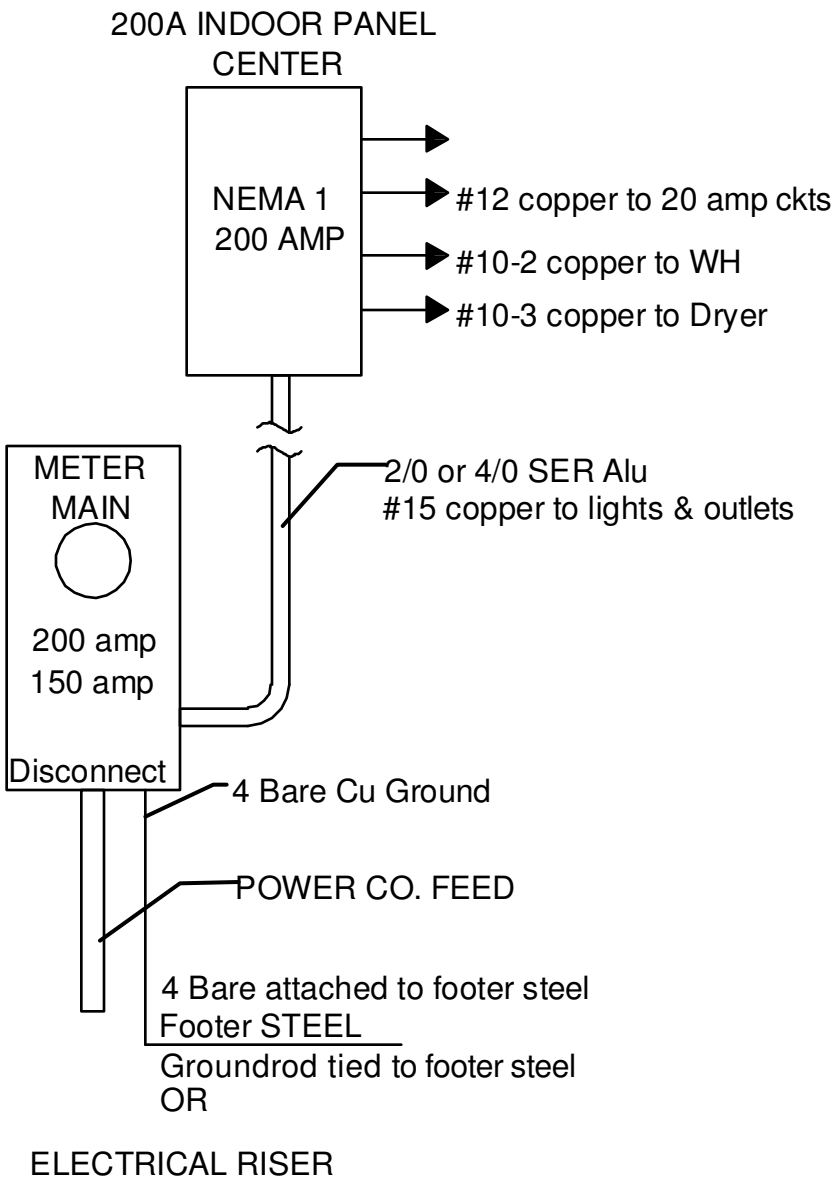
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2ND FLOOR ELECTRICAL PLAN ELEV. "C"

1/8" = 1'-0"

GENERAL NOTES

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NFPA 70

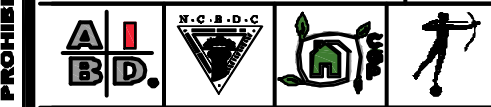
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PARK SQUARE HOMES  
3162 - YOSEMITE  
MASTER

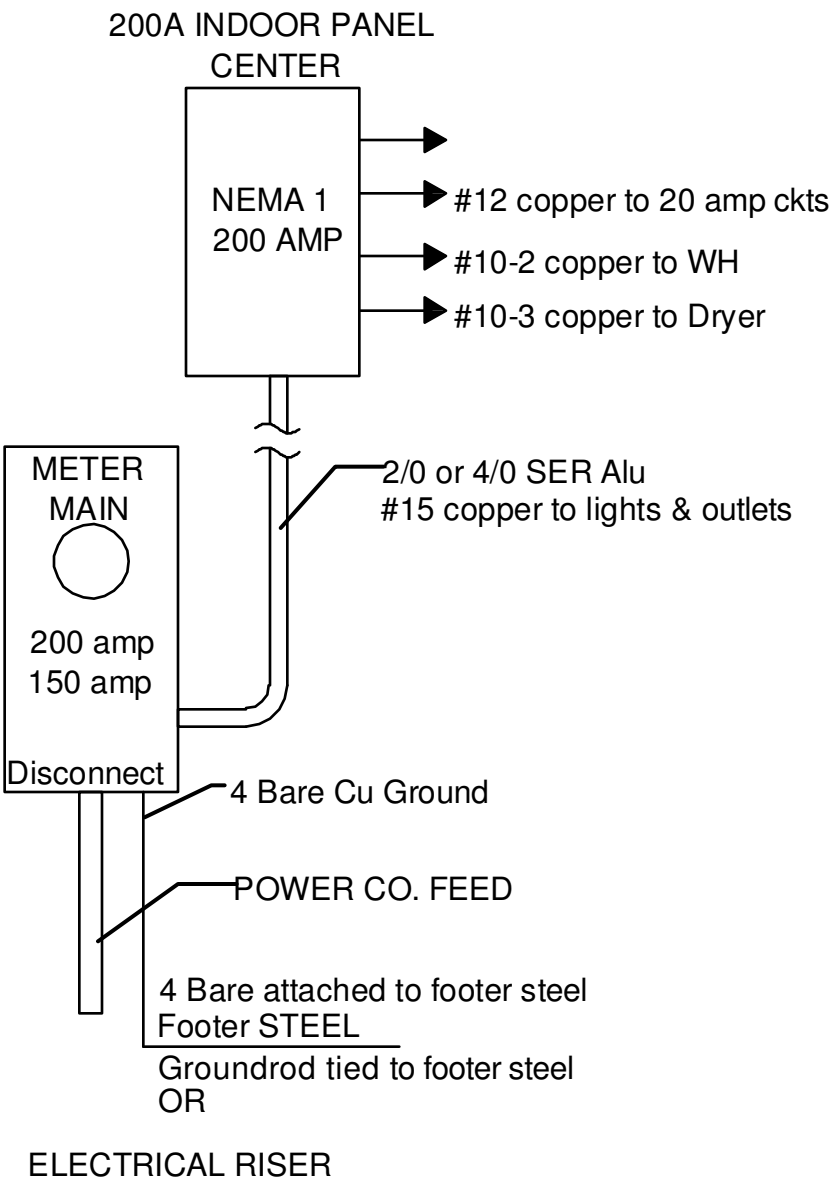
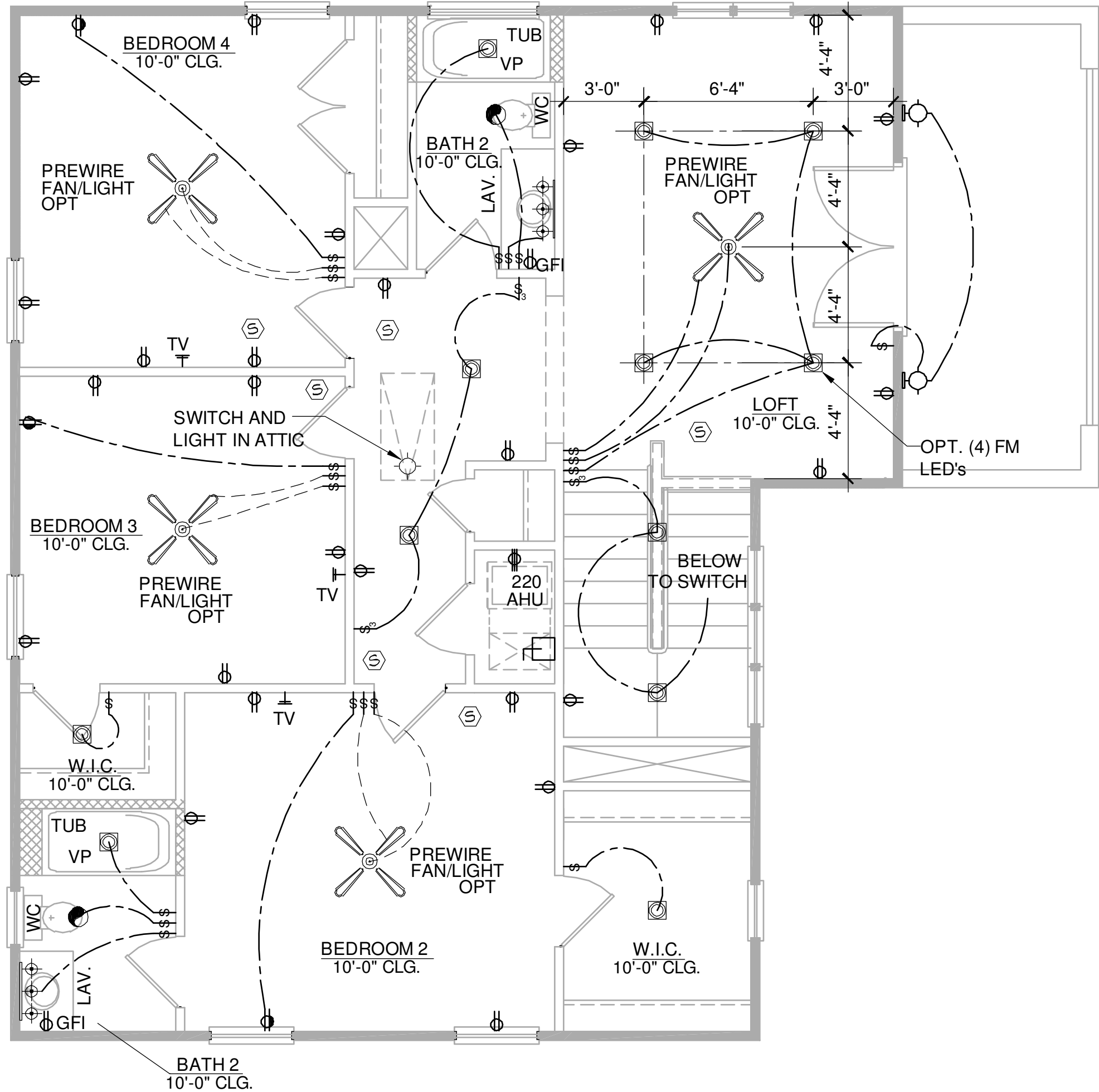
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date: 09-07-23  
scale: AS SHOWN

E2



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NFPA 70

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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.

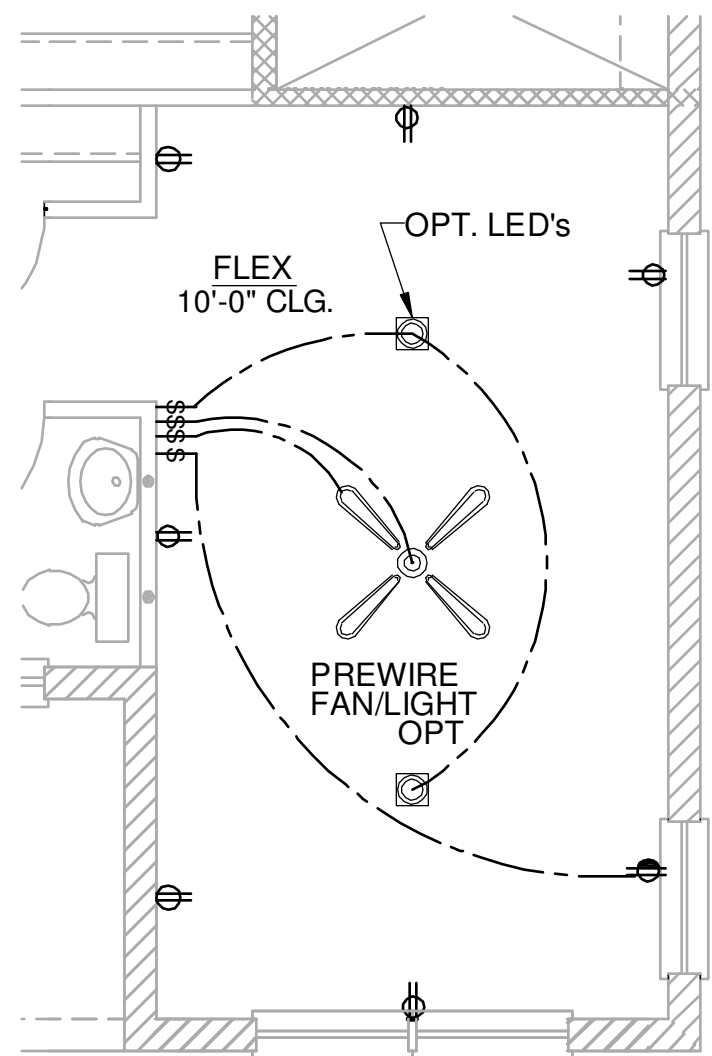
ELECTRICAL KEY

	DUPLEX CONVENIENCE OUTLET
	WEATHERPROOF DUPLEX OUTLET
	GROUND FAULT INTERRUPTER DUPLEX OUTLET
	HALF-SWITCHED DUPLEX OUTLET
	DUPLEX OUTLET IN FLOOR
	220 VOLT OUTLET
	DISPOSAL
	WALL SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	MOTION DETECTOR SWITCH (OPTIONAL)
	PRE-WIRED SPEAKER
	FLUSH LIGHT FIXTURE
	FLUSH LIGHT FIXTURE - VAPOR PROOF
	MONO POINT TRACK HEAD (OPTIONAL)

	PENDANT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	FLUORESCENT LIGHT FIXTURE
	WALL MOUNTED STRIP LIGHT
	UNDERCABINET LIGHTING (OPTIONAL)
	WALL SCONCE
	EXHAUST FAN
	EXHAUST FAN & LIGHT COMBO
	OUTLET FOR GARAGE DOOR OPENER
	SOFFIT OUTLET (OPTIONAL)
	CHIMES
	PUSHBUTTON SWITCH
	SMOKE DETECTOR/CARBON MONOXIDE DETECTORS
	TELEPHONE OUTLET PREWIRE

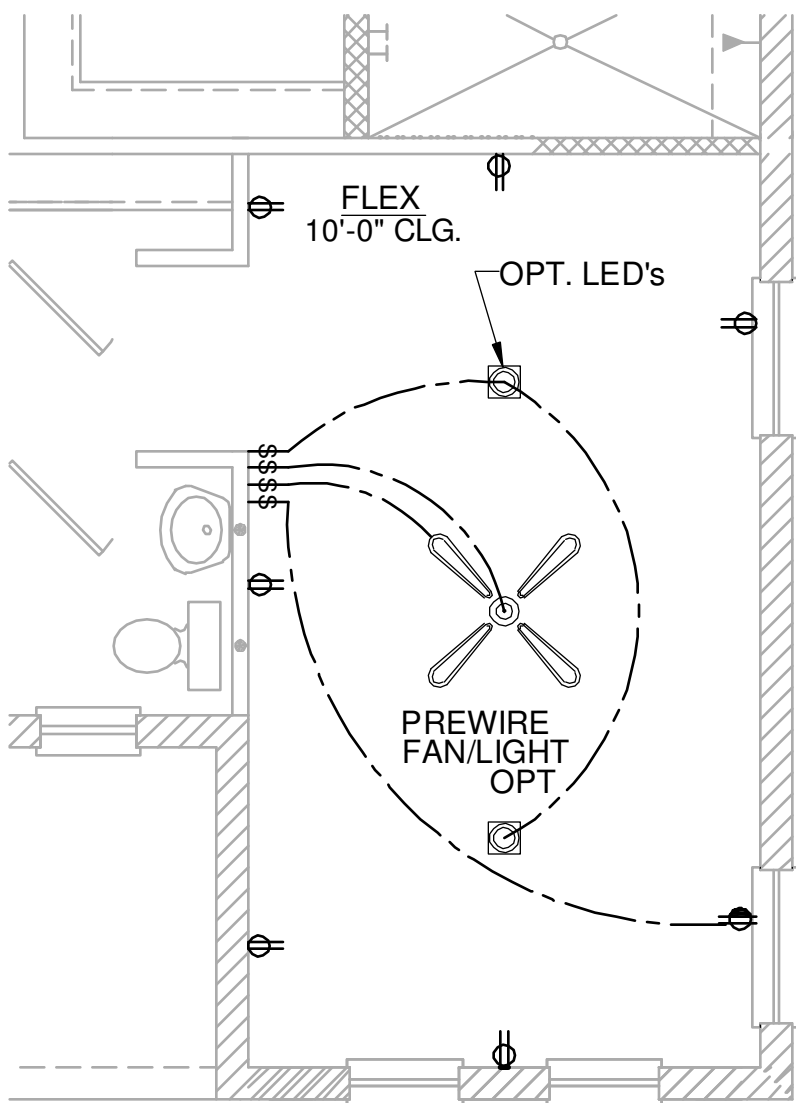
	TELEVISION OUTLET PREWIRE
	THERMOSTAT
	ELECTRIC METER
	ELECTRIC PANEL
	DISCONNECT SWITCH
	SECURITYSYSTEM KEYPAD
	PRE-WIRE FOR CEILING FAN
	SECURITY/FLOOD LIGHTS
	GAS METER
	JUNCTION BOX





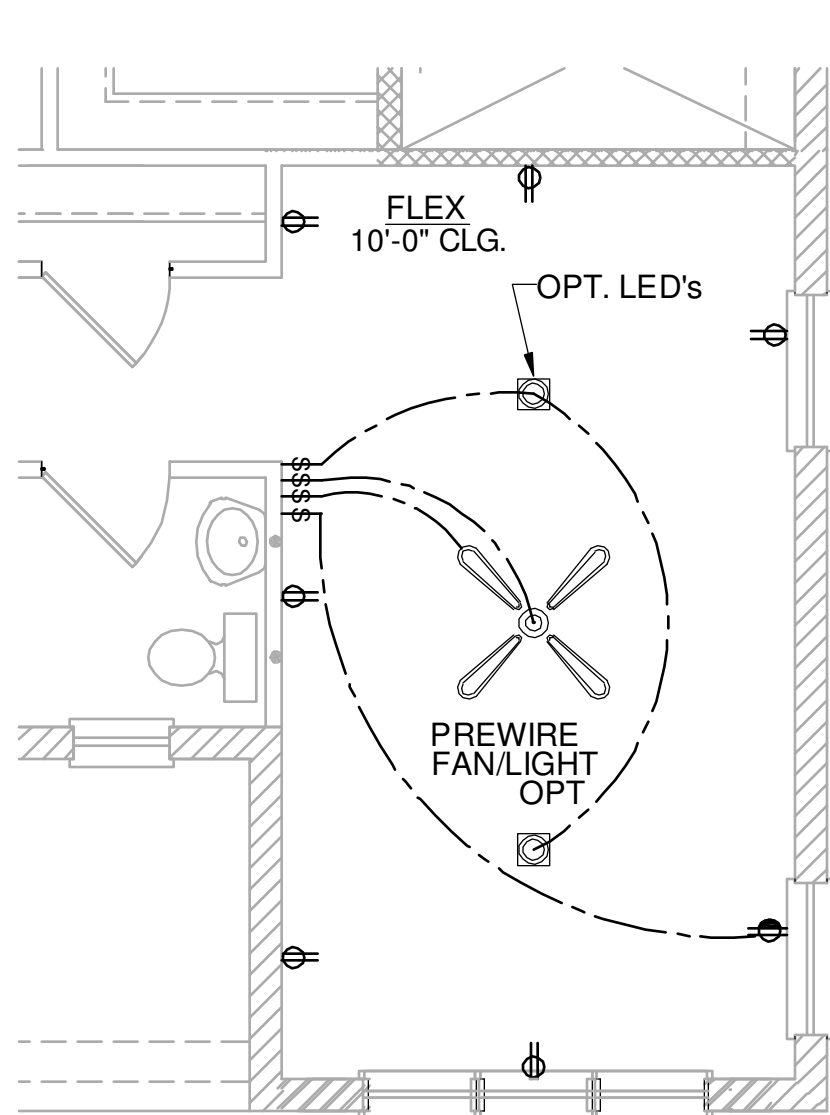
ELEVATION A  
OPT. FLEX

1/8" = 1'-0"



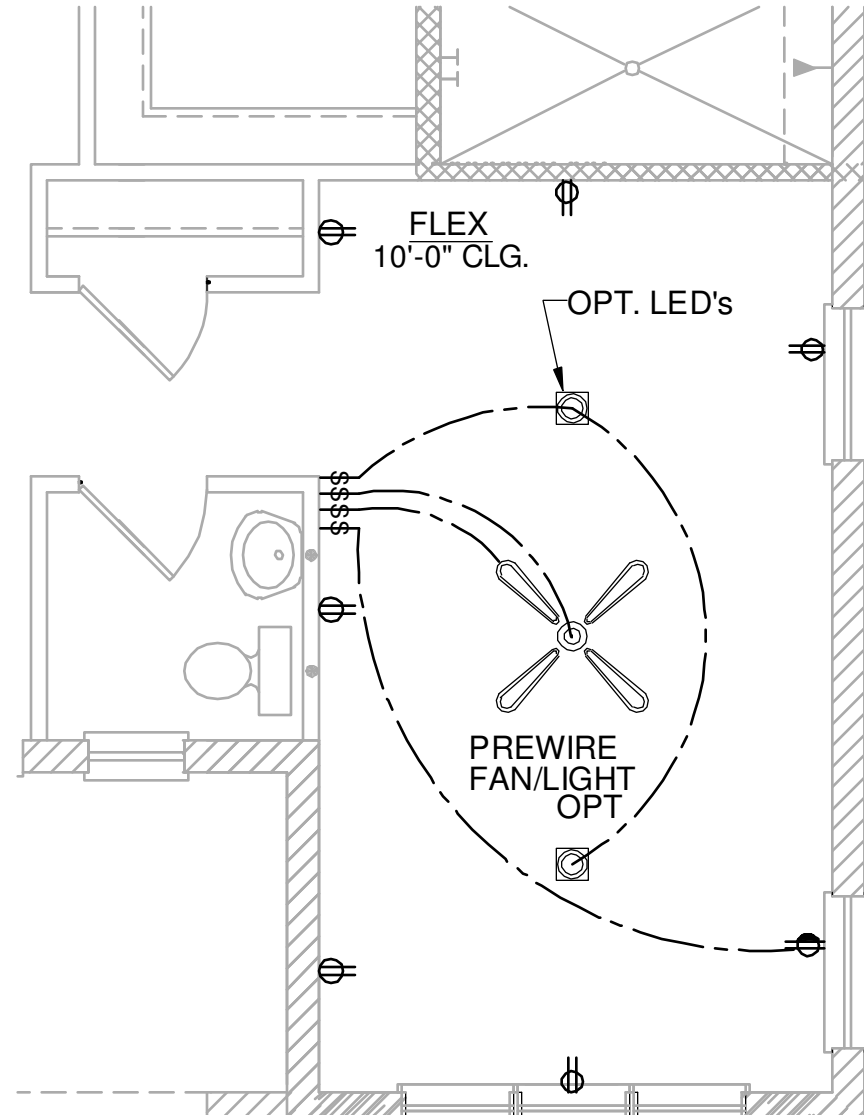
ELEVATION B  
OPT. FLEX

1/8" = 1'-0"



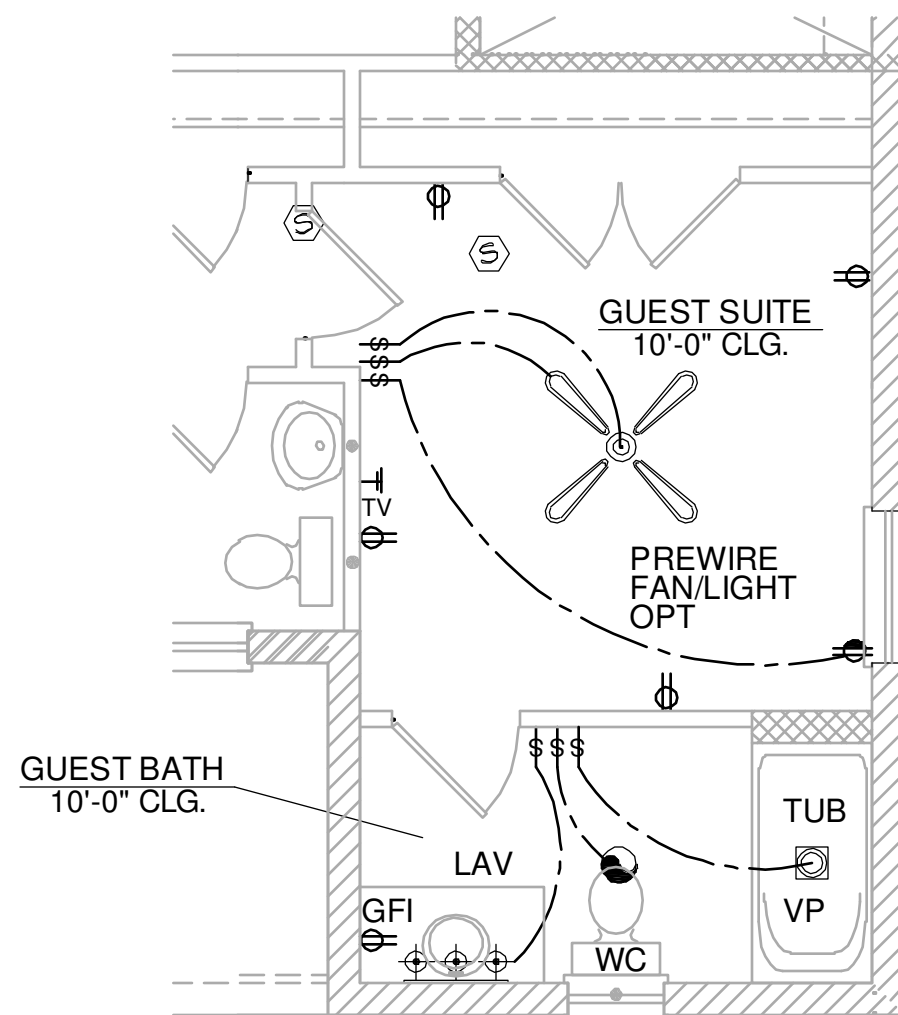
ELEVATION C  
OPT. FLEX

1/8" = 1'-0"



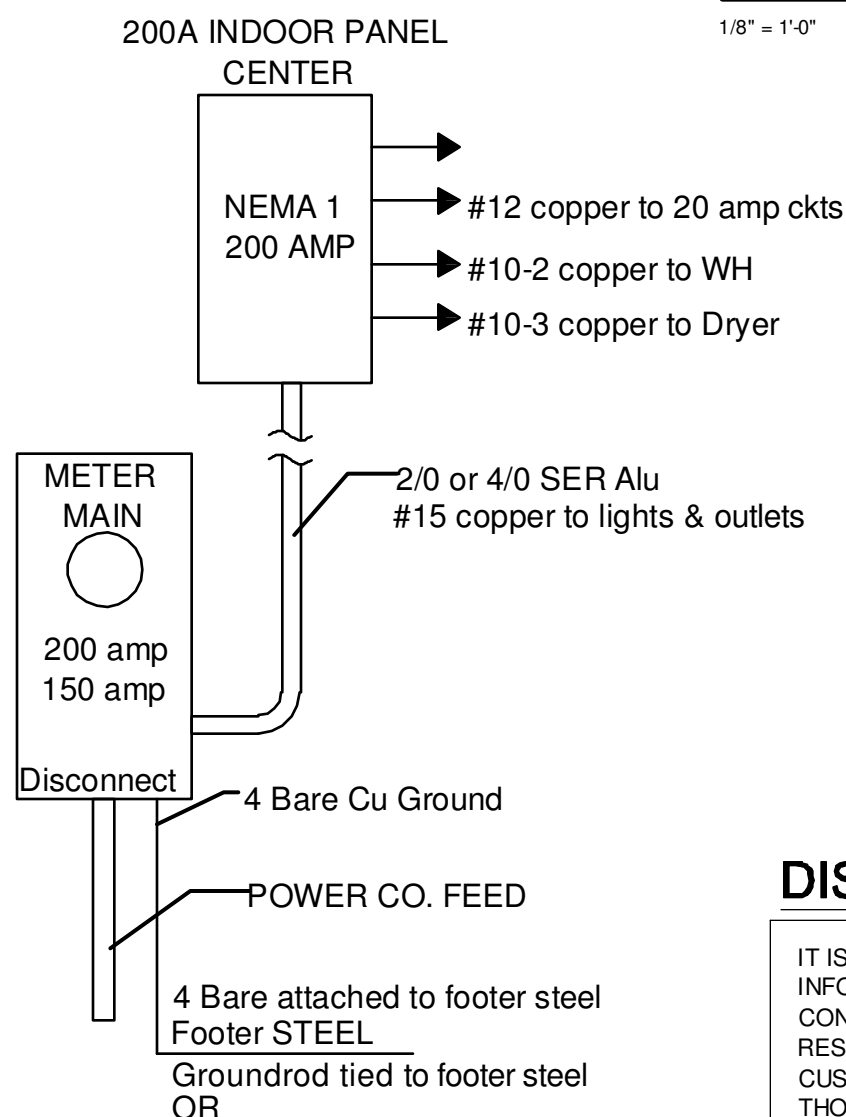
ELEVATION D  
OPT. FLEX

1/8" = 1'-0"



OPT. ENSUITE ELECTRICAL PLAN

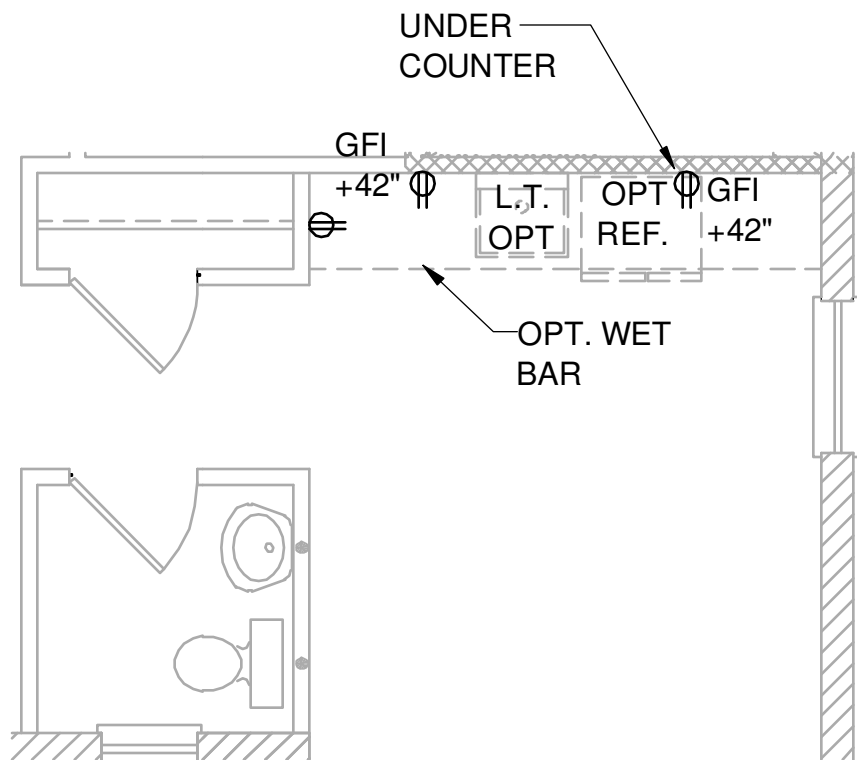
1/8" = 1'-0"



ELECTRICAL RISER

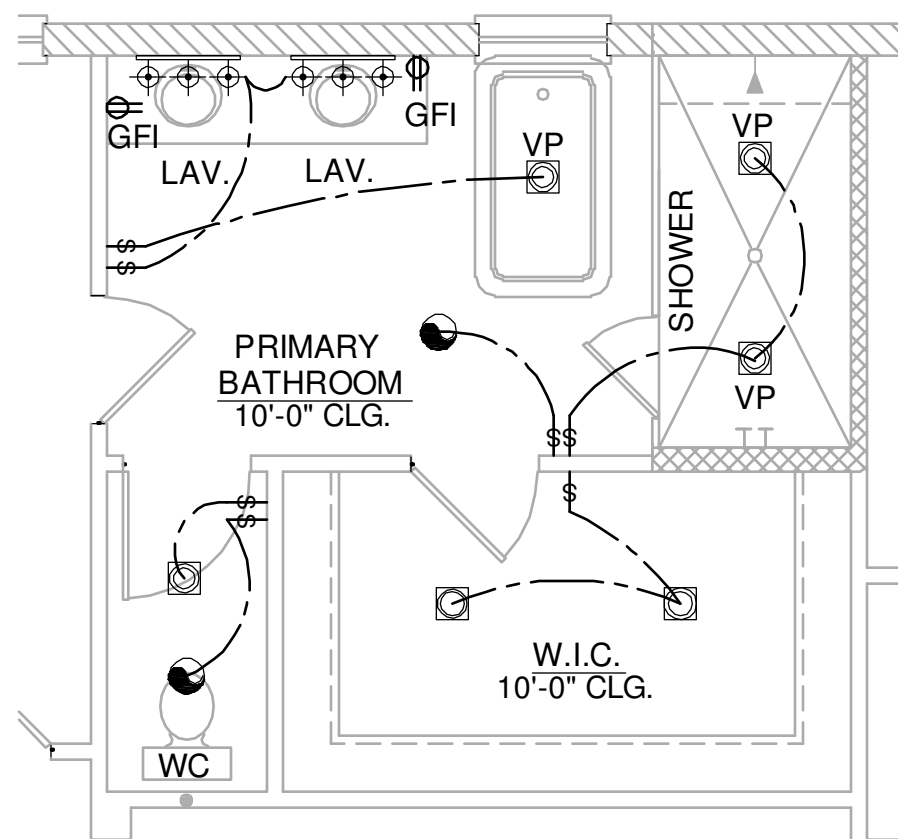
DISCLAIMER

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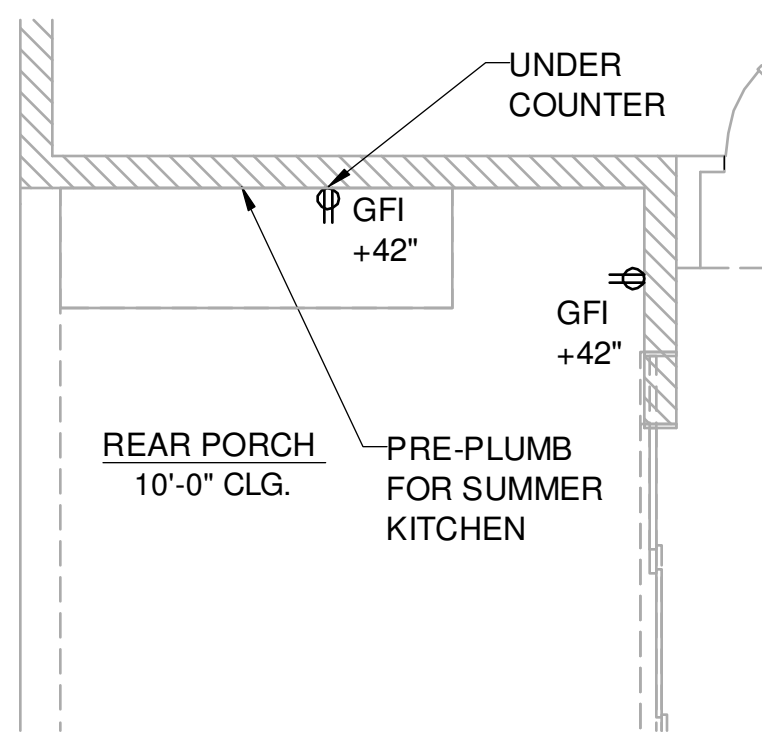
OPT. WET BAR  
IN FLEX SPACE

1/8" = 1'-0"



OPT. FREE STANDING TUB

1/8" = 1'-0"



OPT. OUTDOOR KITCHEN

1/8" = 1'-0"

OPTIONS

1/8" = 1'-0"

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 DEVICES

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

C.L. = CENTER LINE

NFPA 70

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

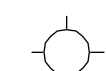
RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE OR SINK TO FULFILL THE REQUIREMENT FOR AN OUTLET EVERY 24". THE WIDTH OF THE SINK OR RANGE IS NOT TO BE INCLUDED IN THE SPACING OF THE OUTLETS UNLESS THE DISTANCE FROM THE SINK OR RANGE IS GREATER THAN 12" FOR STRAIGHT COUNTER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

ELECTRICAL KEY

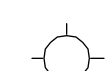
- ⊕ DUPLEX CONVENIENCE OUTLET
- ⊕ WP WEATHERPROOF DUPLEX OUTLET
- ⊕ GFI GROUND FAULT INTERRUPTER DUPLEX OUTLET
- ⊕ HALF-SWITCHED DUPLEX OUTLET
- ⊕ DUPLEX OUTLET IN FLOOR
- ⊕ 220V 220 VOLT OUTLET
- ⊕ DISPOSAL
- \$ WALL SWITCH
- \$<sub>3</sub> THREE-WAY SWITCH
- \$<sub>4</sub> FOUR-WAY SWITCH
- \$<sub>D</sub> DIMMER SWITCH
- (M) MOTION DETECTOR SWITCH (OPTIONAL)
- (SP) PRE-WIRED SPEAKER
- ⊕ FLUSH LIGHT FIXTURE
- ⊕ WP FLUSH LIGHT FIXTURE - VAPOR PROOF
- ⊕ MONO POINT TRACK HEAD (OPTIONAL)



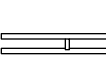
PENDANT FIXTURE



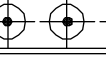
SURFACE MOUNTED LIGHT FIXTURE



WALL MOUNTED LIGHT FIXTURE



FLUORESCENT LIGHT FIXTURE



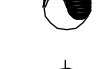
WALL MOUNTED STRIP LIGHT



UNDERCABINET LIGHTING (OPTIONAL)



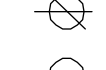
WALL SCONCE



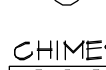
EXHAUST FAN



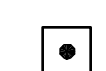
EXHAUST FAN & LIGHT COMBO



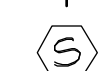
OUTLET FOR GARAGE DOOR OPENER



SOFFIT OUTLET (OPTIONAL)



CHIMES



PUSHBUTTON SWITCH



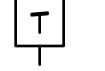
SMOKE DETECTOR/CARBON MONOXIDE DETECTORS



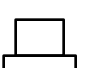
TELEPHONE OUTLET PREWIRE



TELEVISION OUTLET PREWIRE



THERMOSTAT



ELECTRIC METER



ELECTRIC PANEL



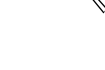
DISCONNECT SWITCH



SECURITYSYSTEM KEYPAD



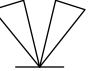
PRE-WIRE FOR CEILING FAN



SECURITY/FLOOD LIGHTS



GAS METER



JUNCTION BOX

title:

OPTIONS

project no. 2023233

checked:

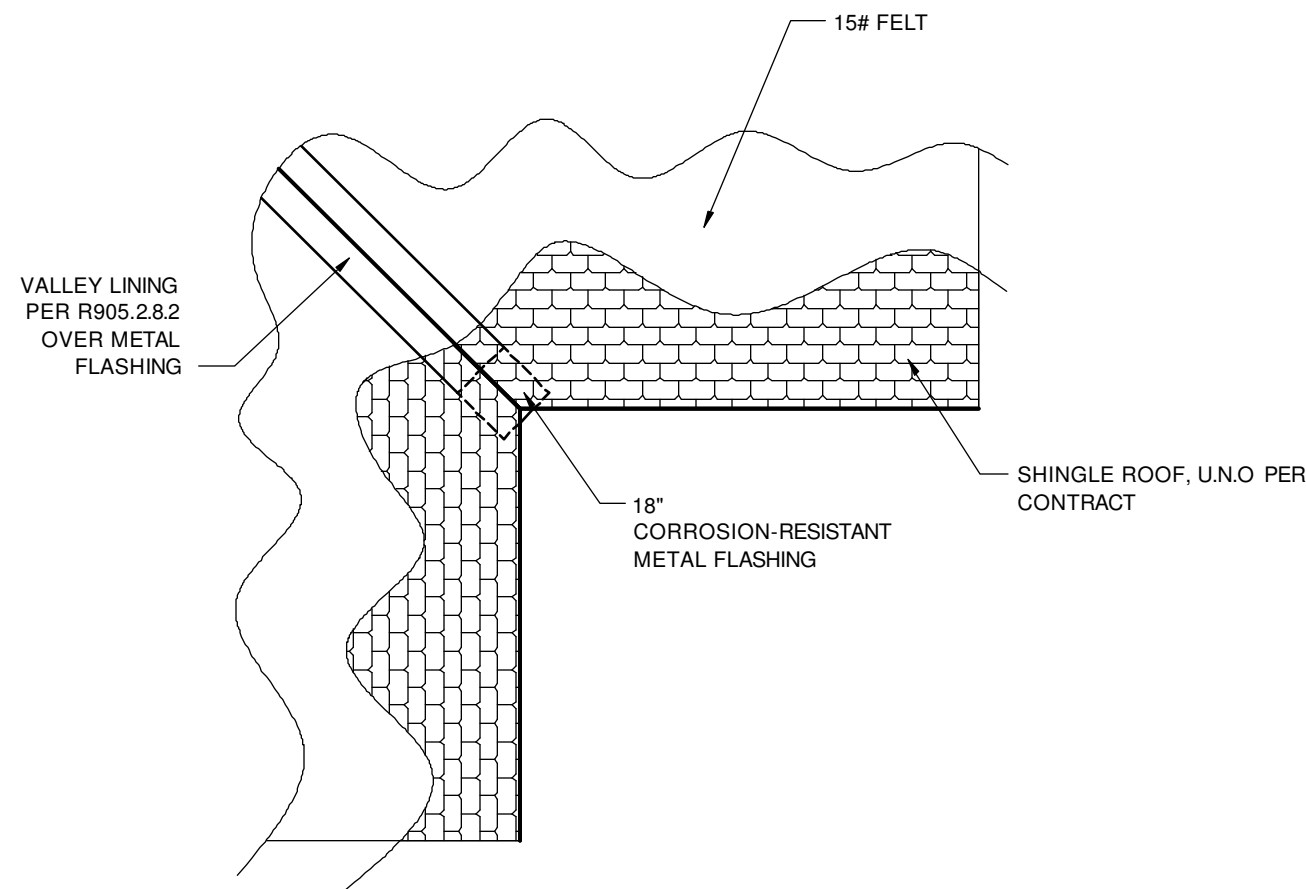
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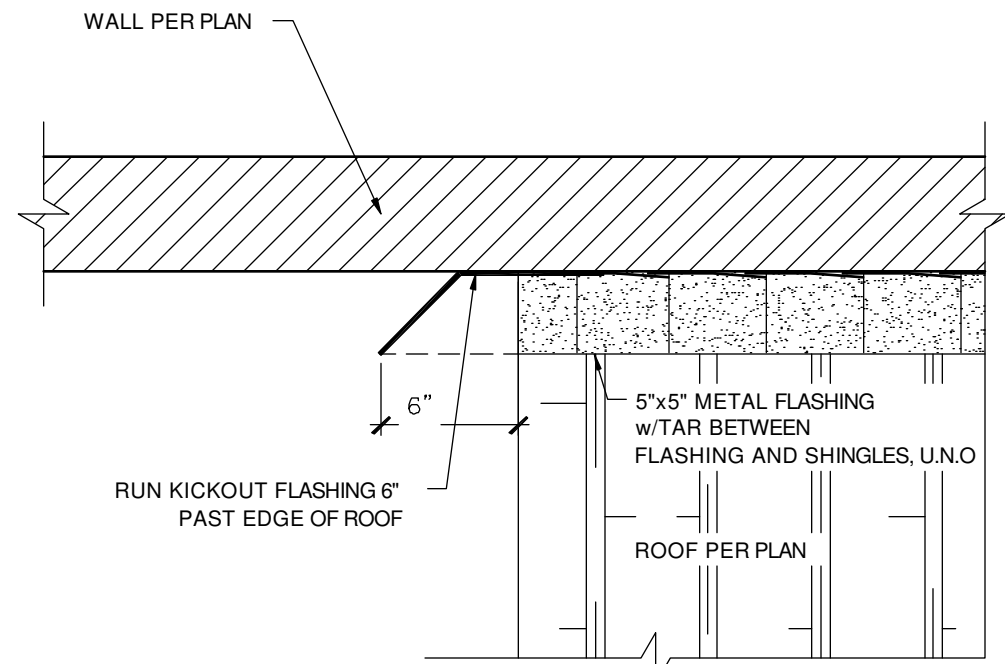
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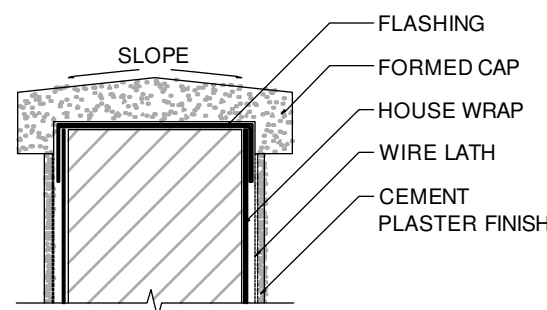




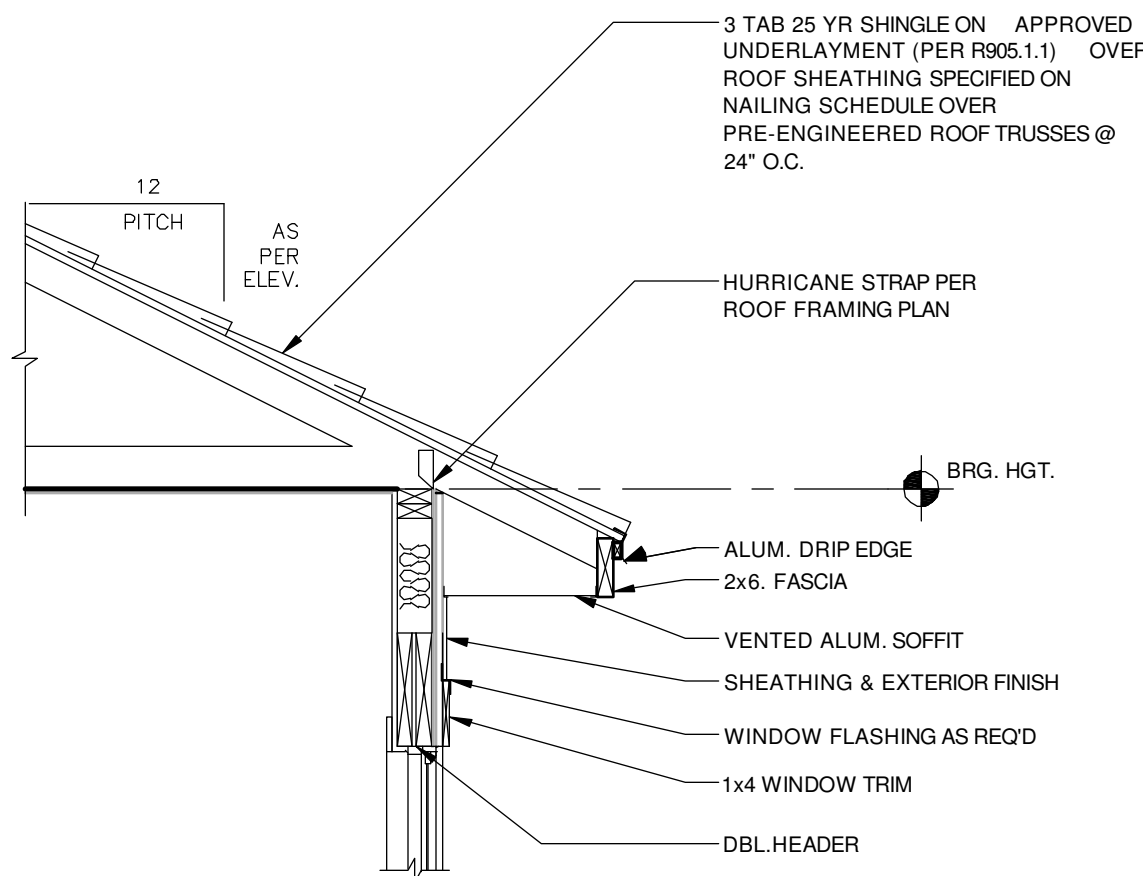
**TYPICAL VALLEY FLASHING DETAIL**  
N.T.S.



**TYPICAL ROOF TO WALL FLASHING DETAIL**  
N.T.S. PLAN VIEW



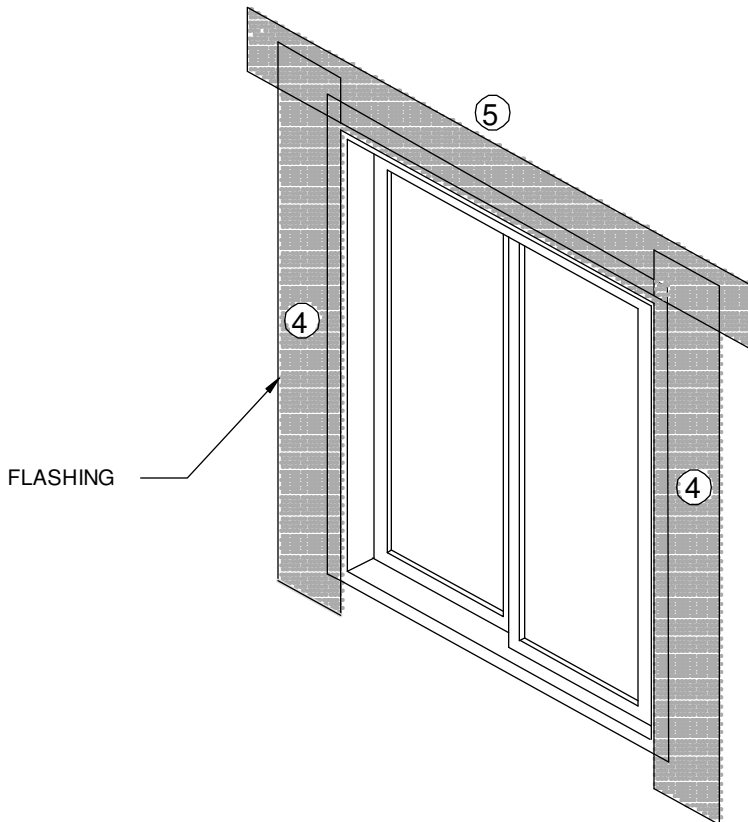
**CAP @ LOW WALL**  
N.T.S.



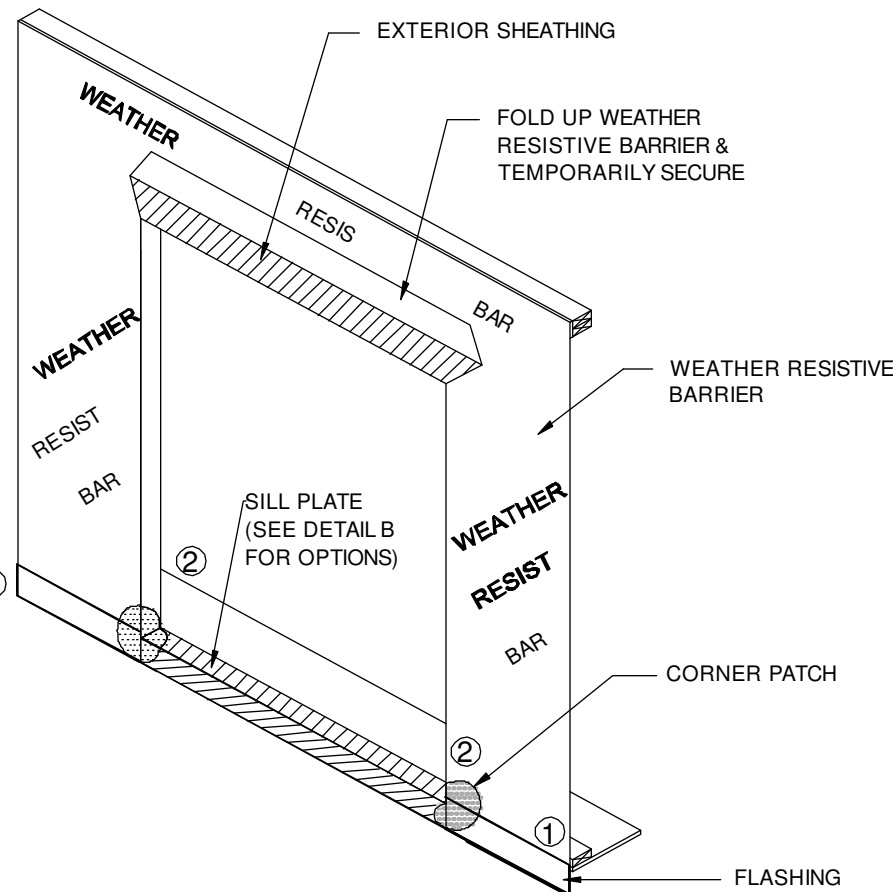
**TYPICAL WINDOW & SLIDING GLASS DOOR Z FLASHING DETAIL**  
N.T.S.

TIE-IN WITH WEATHER RESISTIVE BARRIER:

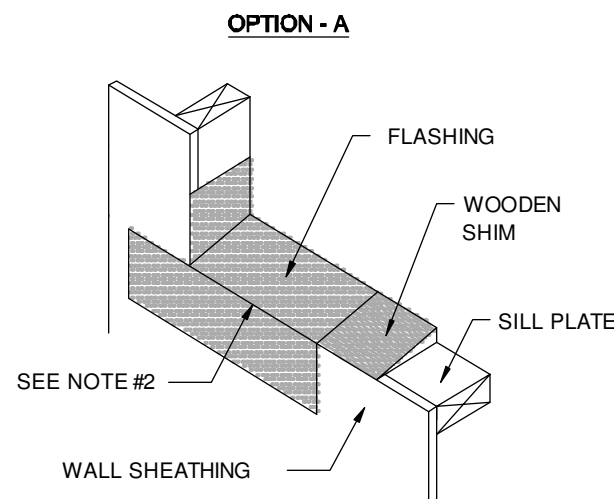
1. INTEGRATE INSTALLATION OF WEATHER RESISTIVE BARRIER WITH FLASHING TO FORM WATER SHEDDING LAPS
2. SCORE & FOLD WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
4. INSTALL HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER
5. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING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



**TYPICAL SLIDING GLASS DOOR FLASHING DETAIL**  
N.T.S.

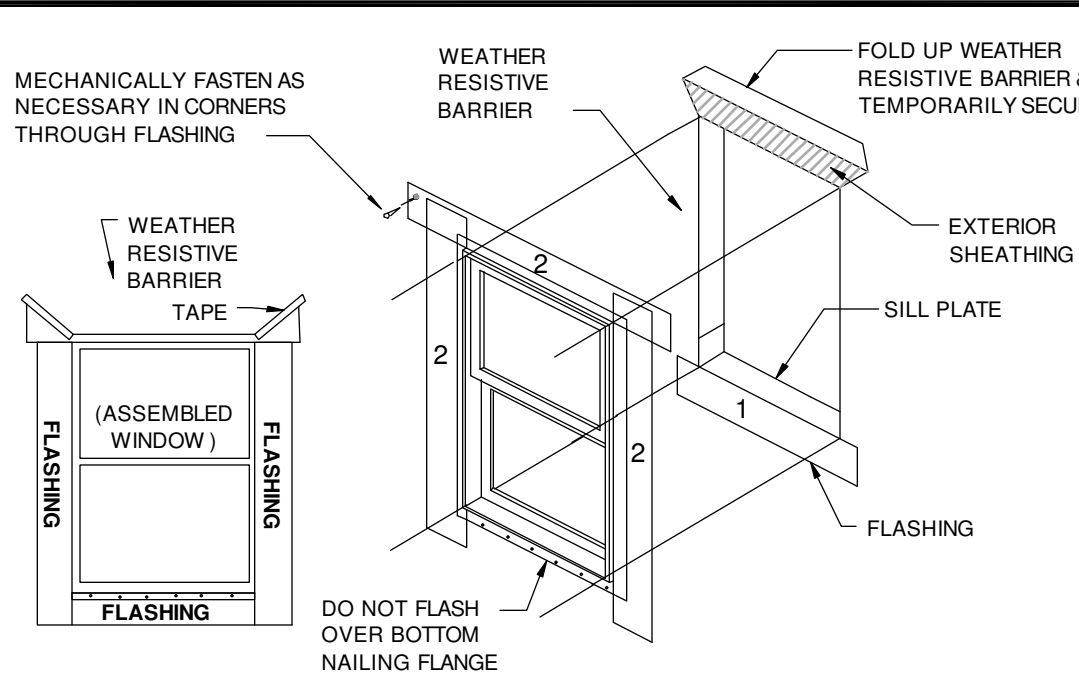


- NOTES:
1. FLASHING TO BE FLEXIBLE SELF-ADHESIVE TYPE (MIN. 6" WIDE)
  2. INSTALL FLASHING IN ORDER AS SHOWN BY NUMBERS
  3. MECHANICALLY FASTEN AS NECESSARY



- 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

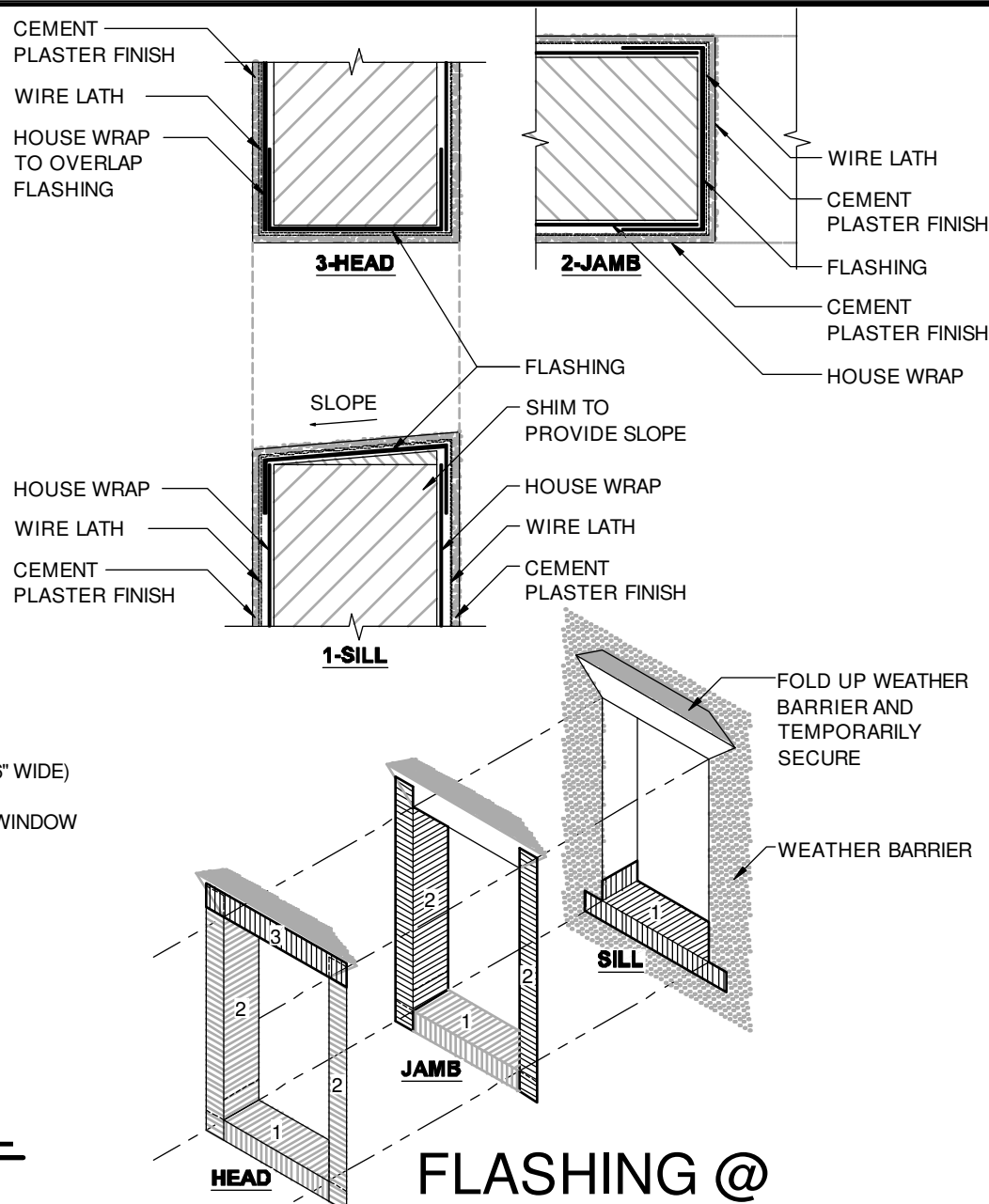
**TYPICAL FLASHING DETAIL AT SILL PLATE**  
N.T.S.



- 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.

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.
- 1.4In 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.

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PARK SQUARE HOMES  
3162 - YOSEMITE  
MASTER

title:  
**FLASHING DETAILS**

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

**WP1**



