

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

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		REVISIONS			REVISIONS				DRAWING INDEX		
REV.#	DATE	DESCRIPTION	REV. #	DATE	DESCRIPTION						
1	8/21/23	CDs				PAGE	DESCRIPTION	PAGE	DESCRIPTION	PAGE	Γ
2	11/15/23	2023 CODE UPDATES CLIENT CHANGES				со	COVER	3C	EXTERIOR ELEVATIONS C	SO	5
3	11/27/23	MARK-UPS PER NICK 12/5/23				CO 1	GENERAL NOTES	3C 1	EXTERIOR ELEVATIONS C	S1	F
5	1/3/23	FINAL MARK-UPS PER NICK 1-3-24					SLAB PLAN ELEVATION A	3C_2	EXTERIOR ELEVATIONS C - OPTIONS	 S2	F
6	1/30/24	CREATED RIGHT VERSION				S2	SLAB PLAN ELEVATION B		EXTERIOR ELEVATIONS D	S3	F
7	3/20/24	CHANGE FRONT & GARAGE DOORS PER CLIENTS				S3	SLAB PLAN ELEVATION C	3D_1	EXTERIOR ELEVATIONS D	L1	
	3/20/24	REQUEST EMAIL ON 3-14-24				S4	SLAB PLAN ELEVATION D	3D_2	EXTERIOR ELEVATIONS D - OPTIONS	D1	5
8	05-30-24	CHANGE 5'-0" SGD OPTION IN MASTER ROOM TO 2880 DR. SINGLE LITE FRENCH DOOR OPTION PER				S5	SLAB PLAN - OPTIONS	4A	ROOF PLAN ELEVATION A	D2	S
		CLIENTS REQUEST EMAIL ON 05-30-24				S5_1	SLAB PLAN - OPTIONS	4B	ROOF PLAN ELEVATION B	D3	S
9	07-01-24	REMOVE 3050SH WINDOW IN MASTER BEDROOM PER CLIENTS REQUEST EMAIL ON 06-20-24				1A	FIRST FLOOR ELEVATION A	4C	ROOF PLAN ELEVATION C	D4	S
10	07-23-24	UPDATED MASTER PLAN PER CLIENTS REQUEST				1B	FIRST FLOOR ELEVATION B	4D	ROOF PLAN ELEVATION D	D5	5
10	07-23-24					1C	FIRST FLOOR ELEVATION C	5	INTERIOR ELEVATIONS		
11	09-24-24	UPDATED MASTER PLAN CHANGES INTERIOR ELEVATION DROP ZONE PER CLIENTS REQUEST				1D	FIRST FLOOR ELEVATION D	5.1	BUILDING SECTION ELEVATION A		
12	10-14-24	UPDATED MASTER PLAN PER CLIENTS REQUEST	<u> </u>			1E	FIRST FLOOR - OPTIONS	5.1	BUILDING SECTION ELEVATION B		
13	04-08-25	UPDATED MASTER PLAN PER CLIENTS REQUEST				2E	FIRST FLOOR - OPTIONS	5.1	BUILDING SECTION ELEVATION C		
						3A	EXTERIOR ELEVATIONS A	5.1	BUILDING SECTION ELEVATION D		
						3A_1	EXTERIOR ELEVATIONS A	E1	1ST FLOOR ELECTRICAL PLANS ELEVATION A		
						3A_2	EXTERIOR ELEVATIONS A - OPTIONS	E1	1ST FLOOR ELECTRICAL PLANS ELEVATION B,C,D		
						3B	EXTERIOR ELEVATIONS B	E2	1ST FLOOR ELECTRICAL PLANS - OPTIONS		
						3B_1	EXTERIOR ELEVATIONS B	E2	1ST FLOOR ELECTRICAL PLANS - OPTIONS		
L			-			3B_2	EXTERIOR ELEVATIONS B - OPTIONS	E2	1ST FLOOR ELECTRICAL PLANS - OPTIONS		
<u> </u>						3B_3	DETAILS	WP1	FLASHING DETAILS		
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GENERAL NOTES

MISCELLANEOUS 1.

- a. PLANS ARE TO SCALE AS NOTED, UNLESS SPECIFIED N.T.S DO NOT SCALE PLANS.
- b. ALL DIMENSIONS AND SITUATIONS PERTAINING TO THE BUILDING ARE TO BE VERIFIED PRIOR TO BEGINNING OF CONSTRUCTION. NOTIFY B & A DESIGN STUDIO, INC. OF ANY DISCREPANCIES.
- c. ALL WALL THICKNESS DIMENSIONS AS SHOWN ARE NOMINAL. ACTUAL WALL THICKNESS DIMENSIONS MAY BE + OR -.
- 2. EXTERIOR WALLS:
- a. ASSUME ALL EXTERIOR WALLS TO BE LOAD BEARING.
- b. SEE FOUNDATION PLAN FOR CMU WALL REINFORCEMENT LOCATIONS.
- c. INTERIOR SURFACE OF CMU WALL TO HAVE 1/2" GPBD APPLIED TO 1x P.T. VERTICAL FURRING BATTS SPACED @ 16" O.C. ATTACH FURRING TO CONCRETE WALL AS REQUIRED.
- d. SECOND FLOOR EXTERIOR WALLS TO BE WOOD STUDS.
- 3 INTERIOR WALLS:
- a. WOOD FRAMING:
- i. ALL PLATES AND SLEEPERS ON CONCRETE SLAB, WHICH ARE IN DIRECT CONTACT WITH THE EARTH, SHALL BE PRESSURE TREATED.
- ii. ALL INTERIOR WALL PLATES, OTHER THAN SHEAR WALLS, ON CONCRETE SLAB TO BE ATTACHED WITH POWER ACTUATED FASTENERS, SPACED @ 48" O.C. MAX.
- iii. ALL WOOD BRG. INTERIOR PARTITIONS SHALL BE 2x4 STUDS SPACED @ 16" O.C. WITH DOUBLE TOP PLATE. TOWNHOMES
- iv. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED IN THE FLOOR/CEILING ASSEMBLIES ABOVE AND IN LINE WITH THE TENANT SEPARATION. WHEN TENANT SEPARATION WALLS DO NOT EXTEND TO THE FLOOR. SHEATHING ABOVE AND IN OTHER LOCATIONS PER SECTION R302.11 OF THE 2023 FBCR 8TH EDITION.

COMBUSTIBLE CONSTRUCTION

- v. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE PER FBC R302.11, 8TH EDITION.
- 4. WOOD:
- a. WOOD CONSTRUCTION SHALL CONFORM TO THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA) "NATIONAL SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.
- b. ALL WOOD IN CONTACT WITH CONCRETE OR CONCRETE BLOCK IS TO BE PRESSURE TREATED.
- c. SEE STRUCTURAL GENERAL NOTES.
- 5. FINISHES:
- a. ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD.
- b. ALL INTERIOR WALLS SHALL HAVE STANDARD 1/2" GYP BD, EXCEPT IN HIGH HUMIDITY AND WET AREAS.
- c. HIGH HUMIDITY AND WET AREAS SHALL HAVE 1/2" DENSSHIELD TILE BACKER GYPSUM BOARD.
- d. ALL INTERIOR CEILINGS SHALL HAVE 1/2" SAG- RESISTANT GYP BD.
- e. ALL EXTERIOR CEILINGS (PORCH & PATIOS) SHALL HAVE 1/2" SAG- RESISTANT GYP SOFFIT BOARD.
- f. STUCCO SURFACES TO HAVE STOPS, WEEP SCREEDS, AND EXPANSION JOINTS PER CODE.
- g. TILE IN TUBS, SHOWERS, AND WALL PANELS IN SHOWER AREAS ARE TO HAVE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS R702.3.7 / R702.4.2 2023 FBCR 8TH EDITION.
- h- 2023 FBCR 8TH EDITION TABLE R302.6: 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT IS REQUIRED FOR A GARAGE CEILING WITH HABITABLE ROOMS ABOVE. 1/2" MINIMUM GYPSUM BOARD IS REQUIRED ON GARAGE SIDE OF INTERIOR WALLS.
- 6. CABINETS:
- a. CABINET MANUFACTURE'S SHOP DRAWINGS TAKE PRECEDENCE OVER THE INTERIOR CABINET ELEVATIONS SHOWN ON THESE DRAWINGS.
- b. SEE SUPPLIER / MFR'S DRAWINGS FOR KITCHEN, CABINETRY/MILLWORK, AND RESTROOM LAYOUTS.
- 7. HARDWARE:
- a. ALL LOCKING ARRANGEMENTS SHALL COMPLY WITH NFPA 101.
- 8. WINDOW & DOORS:
- a. MISCELLANEOUS:
- i. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH. SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN.
- ii. CONTRACTOR AND SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN vs. FLANGE), HEADER HEIGHTS, AND ROUGH OPENINGS PRIOR TO DELIVERY.
- iii. WINDOW ROUGH OPENING INCLUDES 1x P.T. FRAME ATTACHED TO CMU's.
- iv. DOOR ROUGH OPENING INCLUDES 2x P.T. FRAME ATTACHED TO CMU's.
- v. ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL COMPLY WITH SECTION R308 OF THE 2023 FBCR 8TH EDITION.

- vi. WINDOW CONTRACTOR TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
- VII. ALL WINDOWS IN WIND BORN DEBRIS AREAS SHALL BE PROTECTED FROM WIND BORN DEBRIS PROVIDE SHUTTERS CERTIFIED TO MEET MIAMI-DADE IMPACT TEST. SHUTTERS MUST BE ROLL-DOWN, PANEL ACCORDIAN OR OTHER APPROVED DESIGN TYPE. BUILDER TO SUBMIT MANUFACTURER, MODEL NO. INSTALLATION INSTRUCTIONS, & COPY OF MIAMI-DADE IMPACT TEST DATA FOR PROPOSED SHUTTERS.
- viii. GARAGE OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESURE (+/-) TO INCLUDE A 10 SECOND GUST AT 1.5 TIMES THE DESIGN PRESSURE AND BEAR A PERMANENT DESGIN LABEL
- b. INSTALLATION:
 - i. WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - ii. ALL WINDOW HEADS SHALL BE SET ABOVE FINISH FLOOR AS FOLLOWS: 1. FIRST FLOOR AT 8'-0".
 - 2. SECOND FLOOR PER PLAN.
- c. ASSEMBLIES:
- i. WINDOW AND DOOR ASSEMBLIES TO CONFORM TO 2023 FBCR CHAPTER 6, SECTION 609
- ii. INTERIOR FACE OF WINDOW, FASTEN BUCK TO MASONRY W/ 1/4"x 3" TAPCONS, 6" FROM EDGES AND 16" O.C. MAX. 2x P.T. BUCKS/NAILERS SHALL EXTEND BEYOND.
- iii. BUCKS LESS THAN 2x TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE.
- IV. SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
- d. TESTING:
- i. EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED AND COMPLY WITH AAMA/WDMA/CSA 101/I.S.2/A440 OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202 AND ASTM E1300). EXTERIOR SIDE HINGED DOORS SHALL COMPLY WITH AAMA/WDMA/CSA 101/1.S.2/A440 OR ANSI/WMA100 OR SECTION R609.5 IN THE 2023 FBCR.
- ii. ALL GARAGE/OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESSURE (+/-) TO INCLUDE A 10 SECOND GUST AT 1.5 TIMES THE DESIGN PRESSURE.
- 9. INSULATION:
- a. INSULATE ALL EXTERIOR FRAME WALLS WITH R-13 BATT FIBERGLASS INSULATION.
- b. INSULATE CONDITIONED ATTIC SPACE WITH R-30 BLOWN FIBERGLASS, INACCESSIBLE ATTIC SPACE SHALL RECEIVE R-30 BATT INSULATION.
- c. INSULATE ALL CMU WALLS (THAT REQUIRE 1" P.T. FURRING STRIPS) WITH R4.1 FI-FOIL PANELS.
- d. APPLY HILTI FOAM FILLER AT EXTERIOR WALLS AROUND:
 - i. WINDOW FRAMES
 - ii. EXTERIOR DOOR FRAMES
- iii. GAPS AROUND PIPES, VENTS, OUTLETS, ETC.
- e. INSULATE ALL ATTIC KNEE WALLS WITH R-30 BATTS. f. APPLY OWENS CORNING ENERGY COMPLETE TO THE TOP OF ALL CONDITIONED SPACE
- WALLS THAT INTERACT WITH UNCONDITIONED ATTIC SPACE ABOVE.

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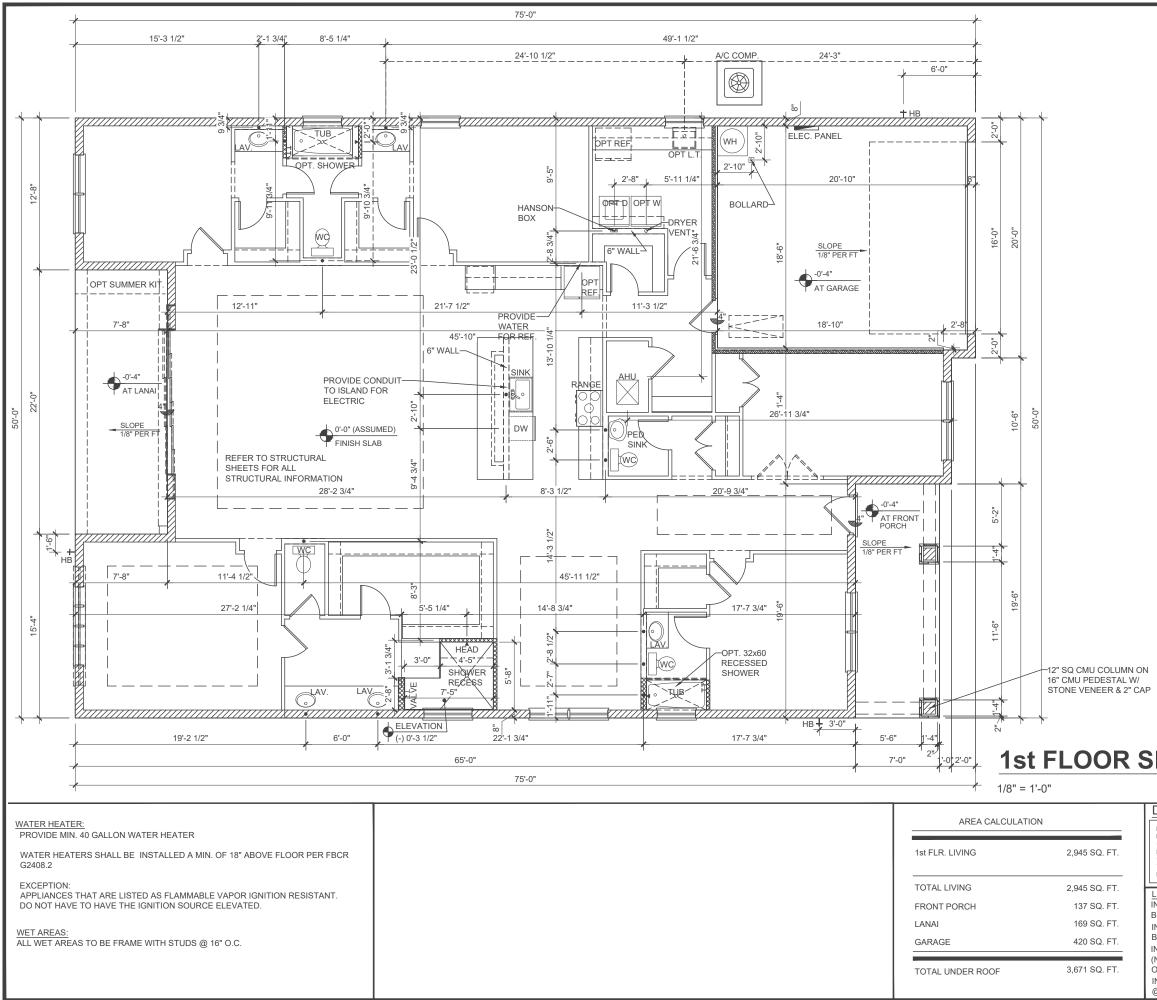
Code references are summaries of code sections See FBCR (Current Version) for complete information.

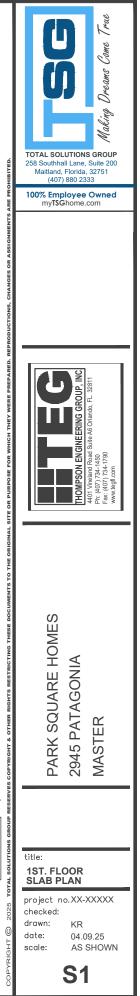
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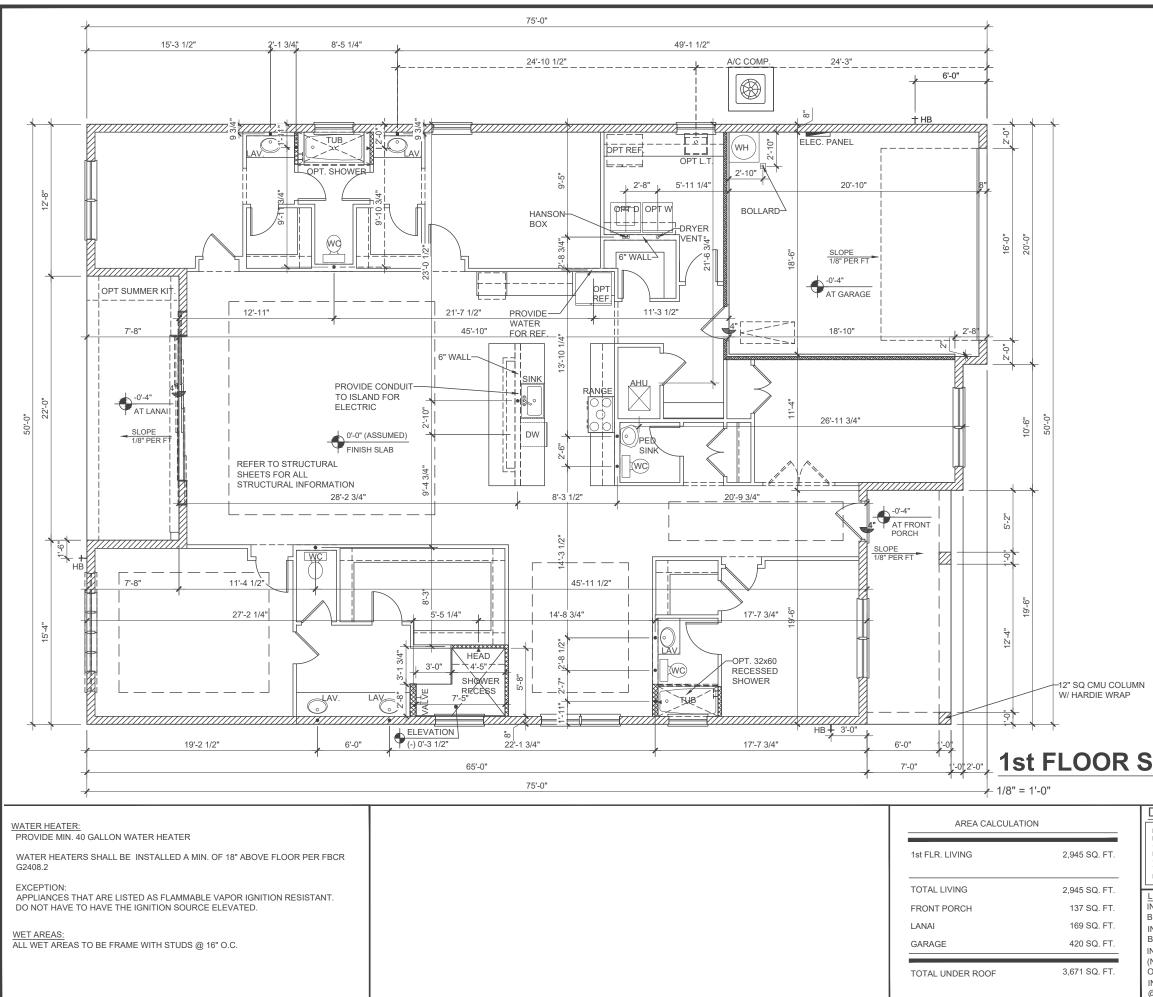
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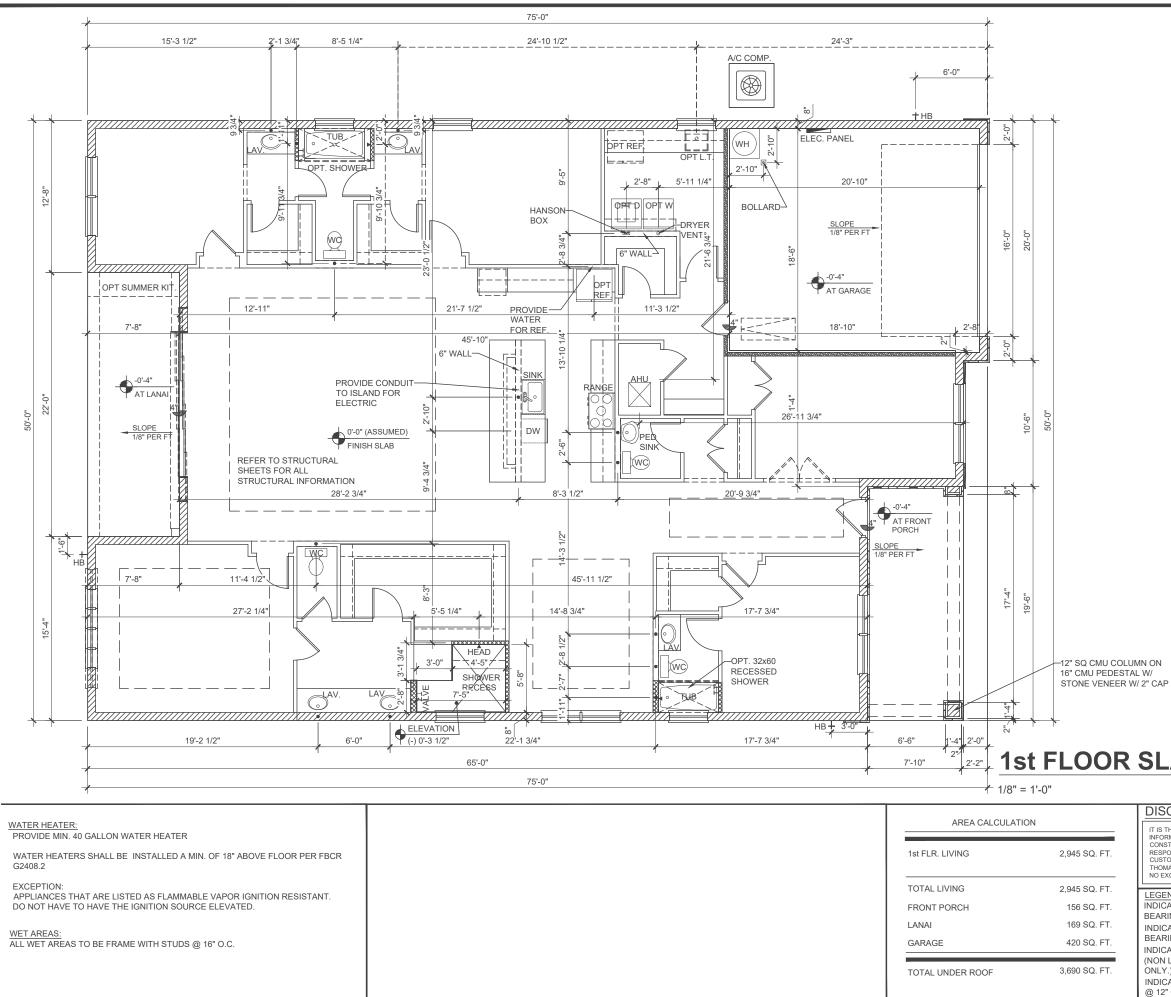
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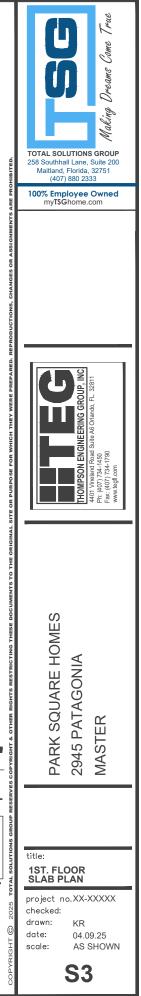




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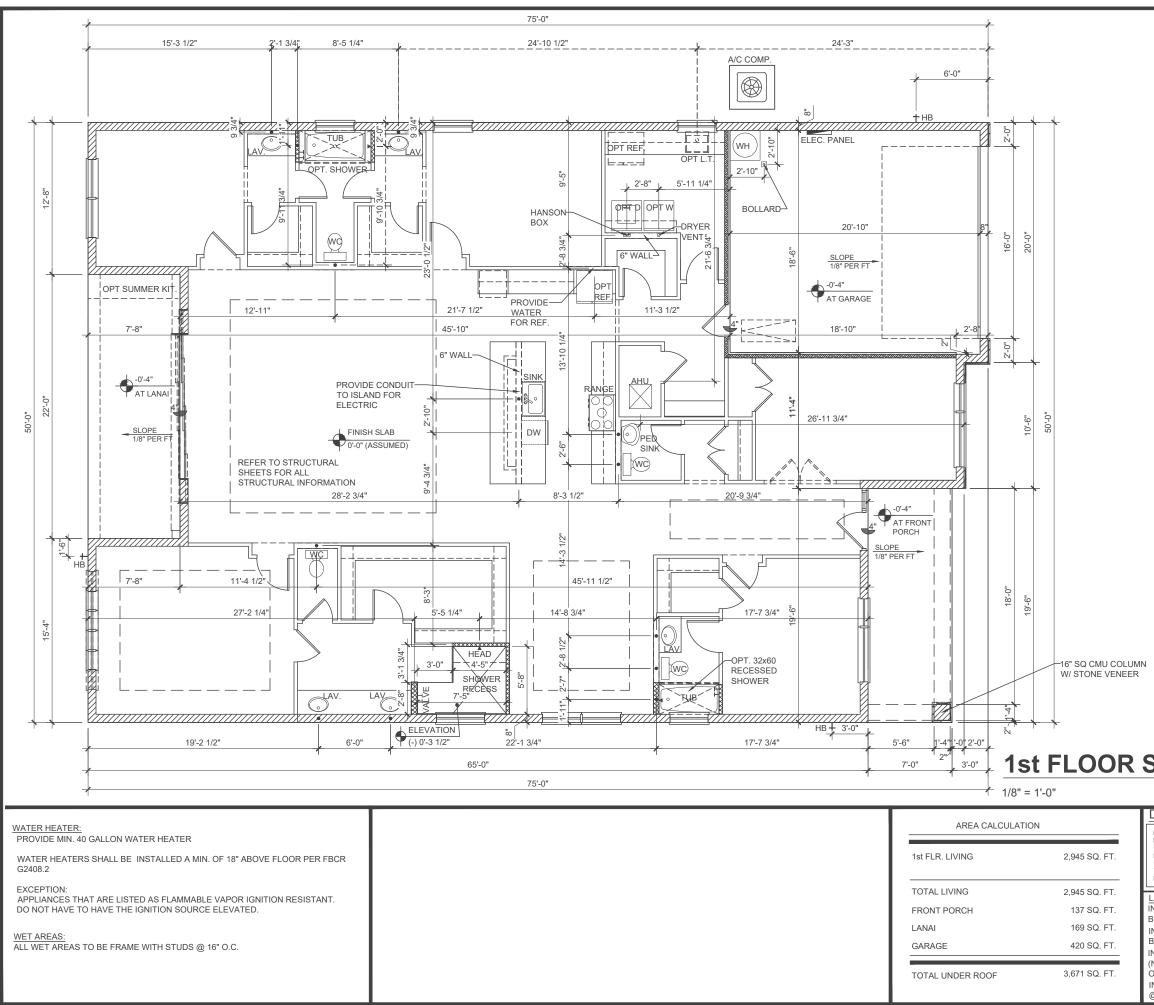
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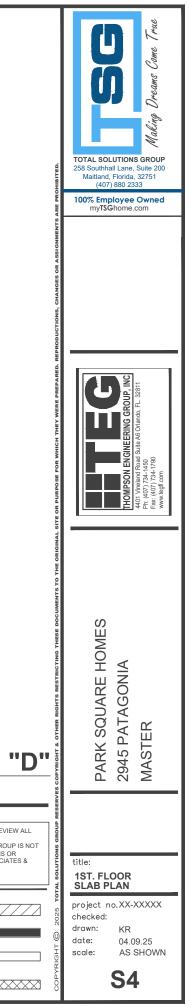




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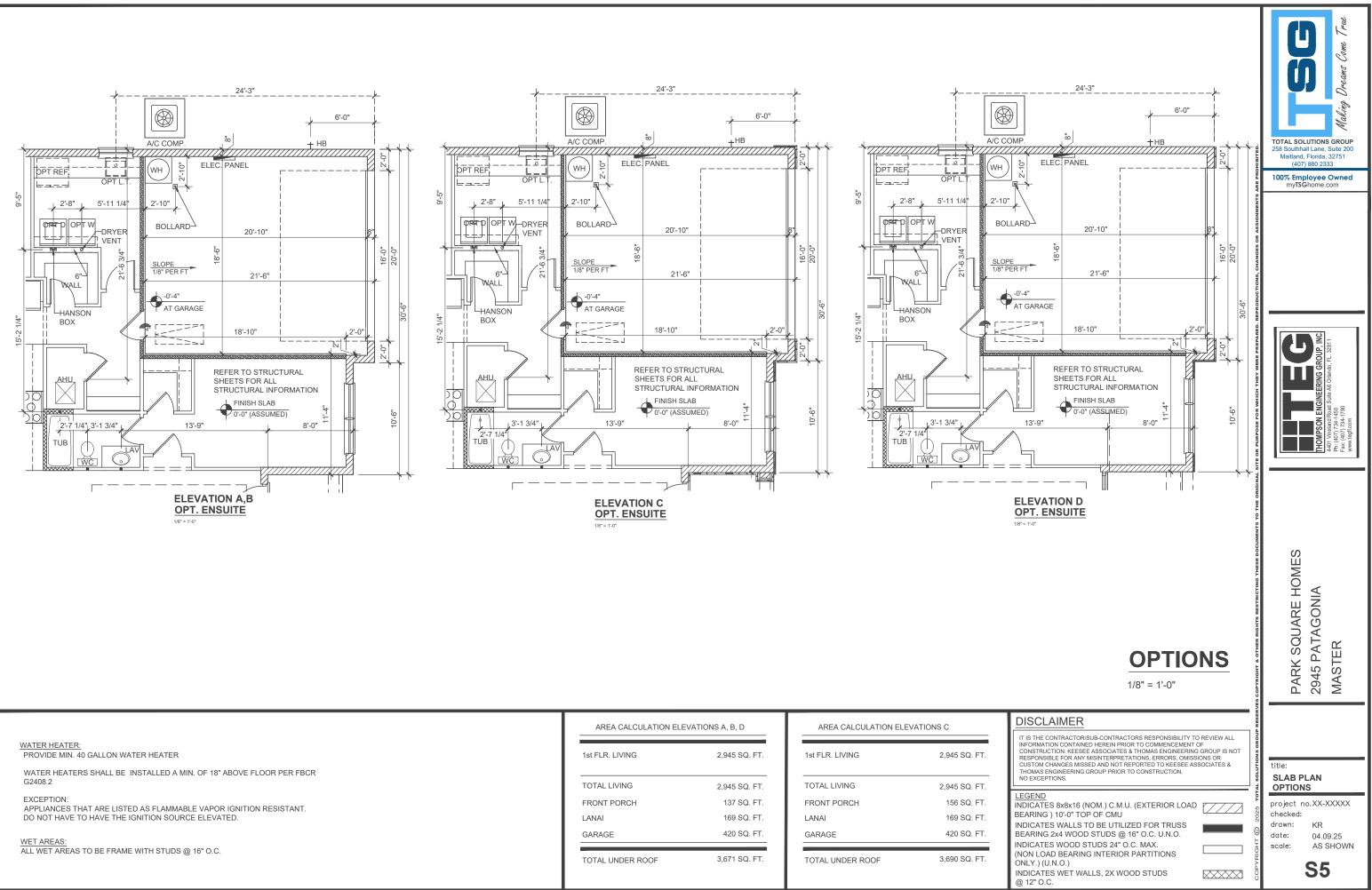
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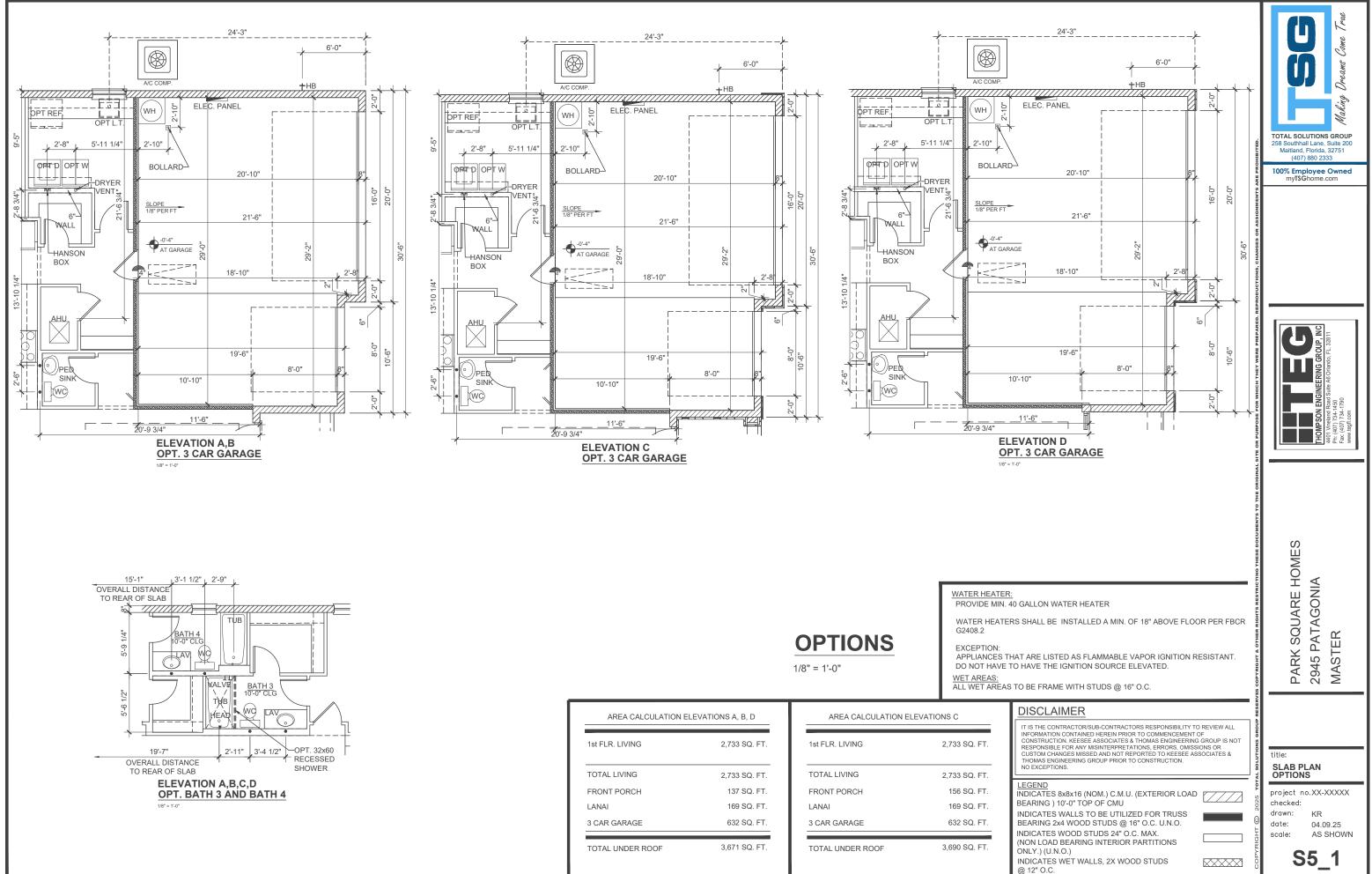


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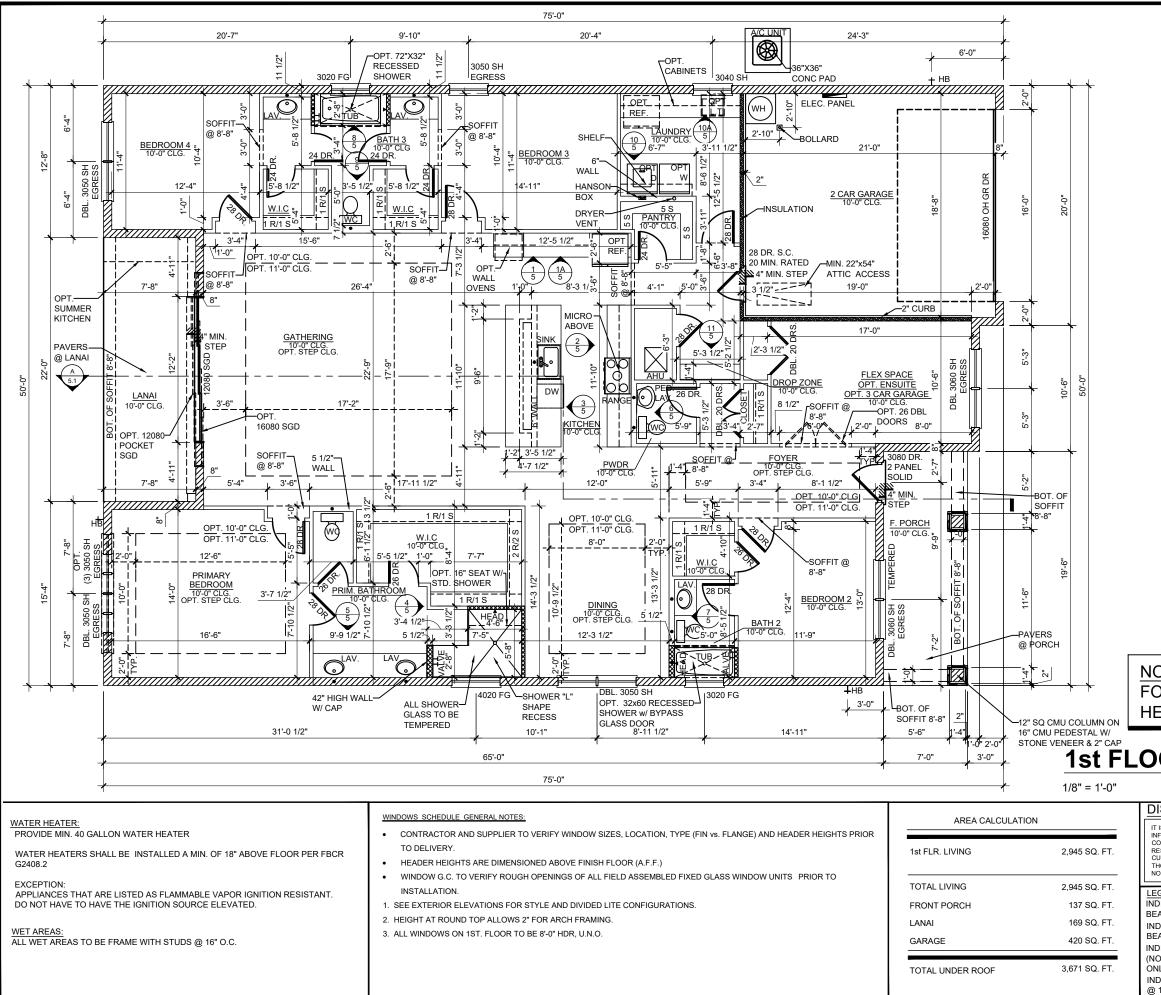
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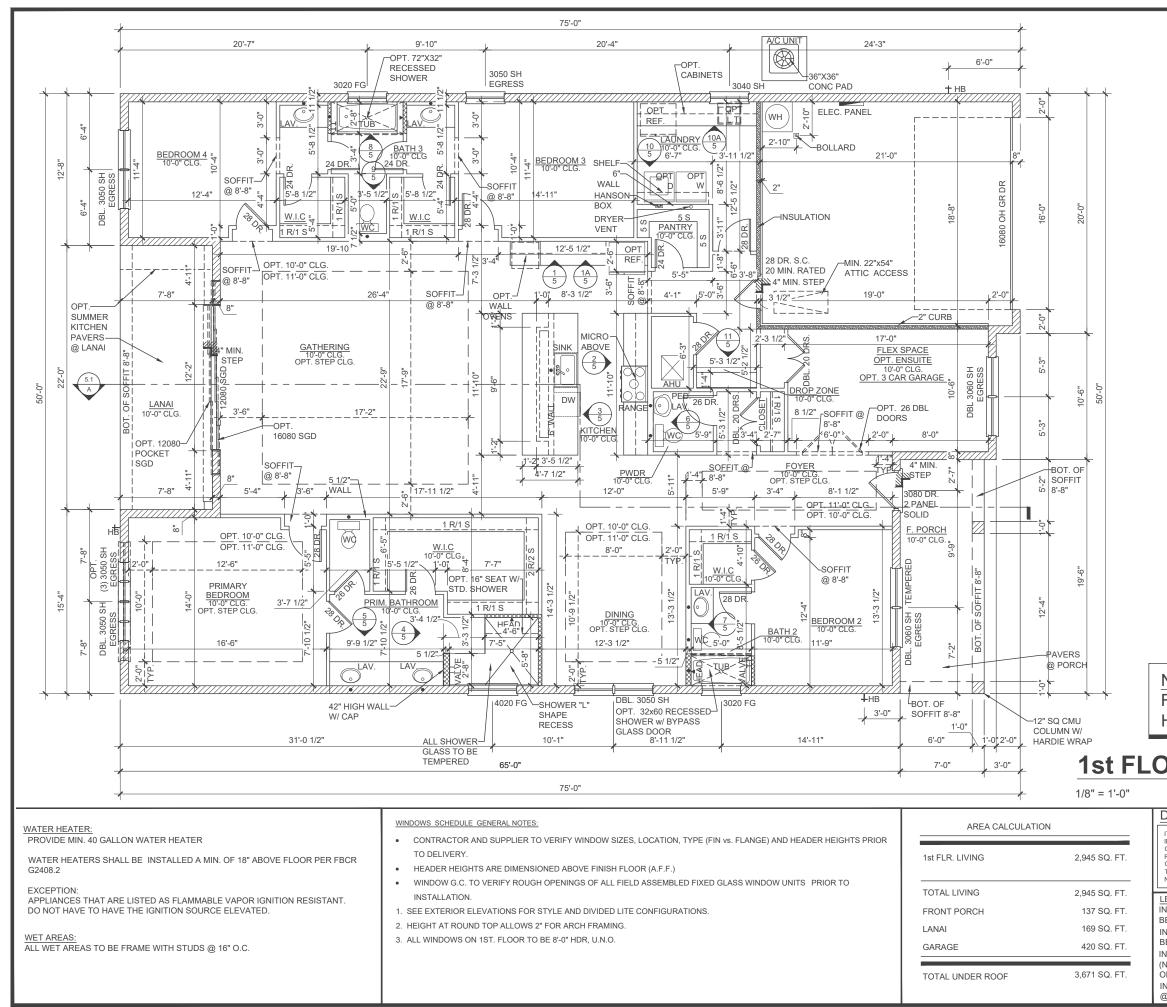
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WATER HEATER: PROVIDE MIN. 40 GALLON WATER HEATER	1st FLR. LIVING	2,945 SQ. FT.	1st FLR. LIVING	2,945 SQ. FT.
WATER HEATERS SHALL BE INSTALLED A MIN. OF 18" ABOVE FLOOR PER FBCR G2408.2	TOTAL LIVING	2,945 SQ. FT.	TOTAL LIVING	2,945 SQ. FT.
EXCEPTION: APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. DO NOT HAVE TO HAVE THE IGNITION SOURCE ELEVATED.	FRONT PORCH	137 SQ. FT. 169 SQ. FT.	FRONT PORCH	156 SQ. FT. 169 SQ. FT.
WET AREAS:	GARAGE	420 SQ. FT.	GARAGE	420 SQ. FT.
ALL WET AREAS TO BE FRAME WITH STUDS @ 16" O.C.	TOTAL UNDER ROOF	3,671 SQ. FT.	TOTAL UNDER ROOF	3,690 SQ. FT.



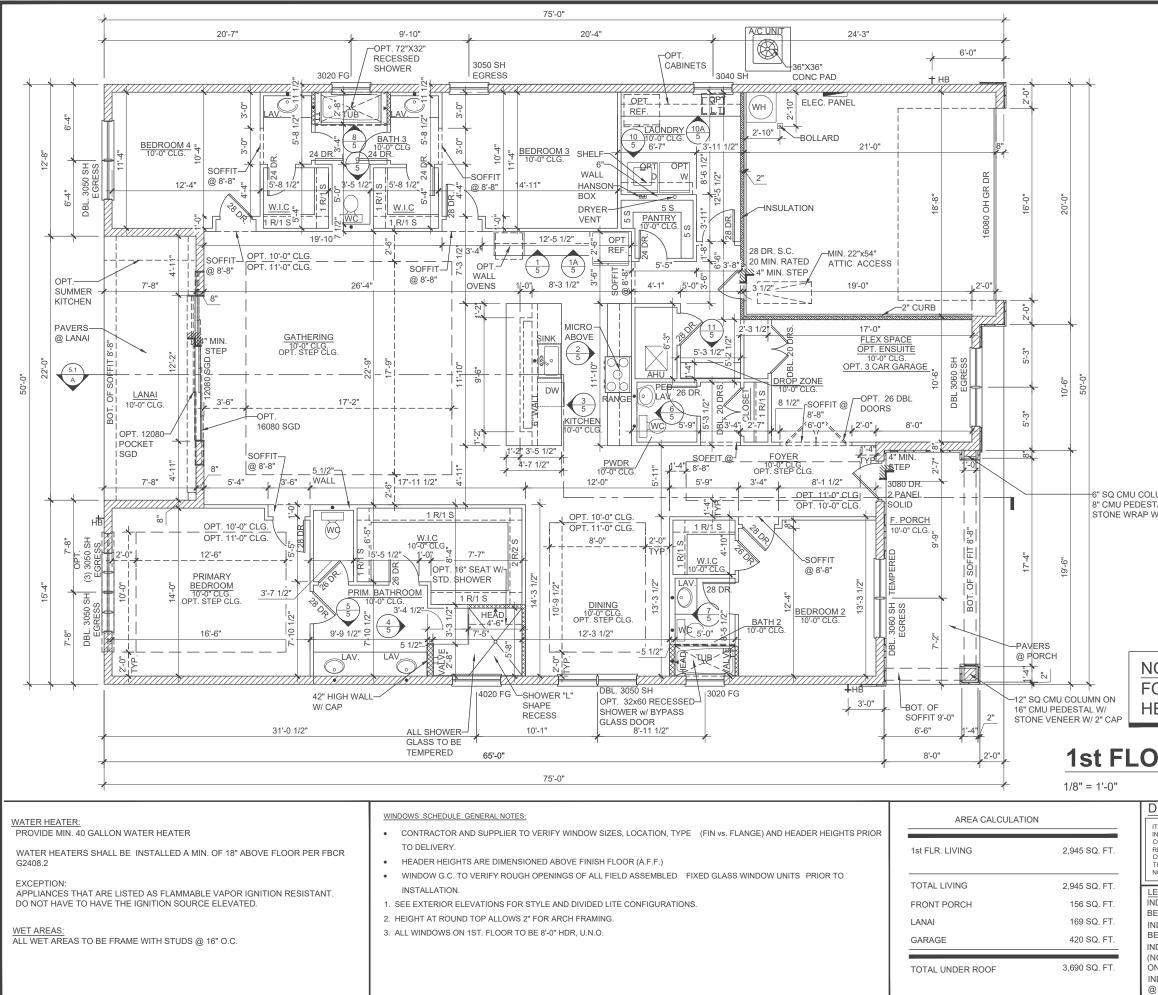
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL and is certified as such



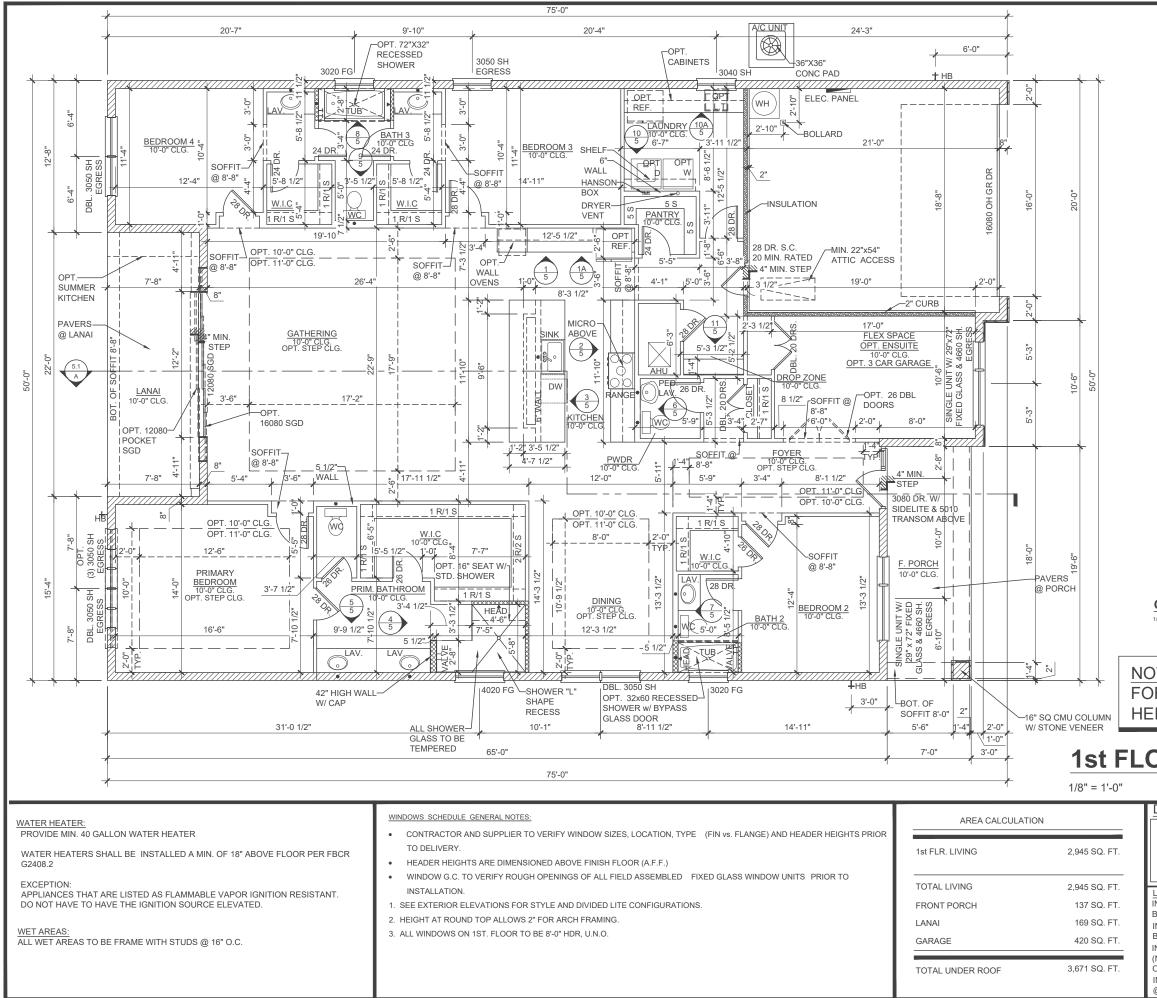
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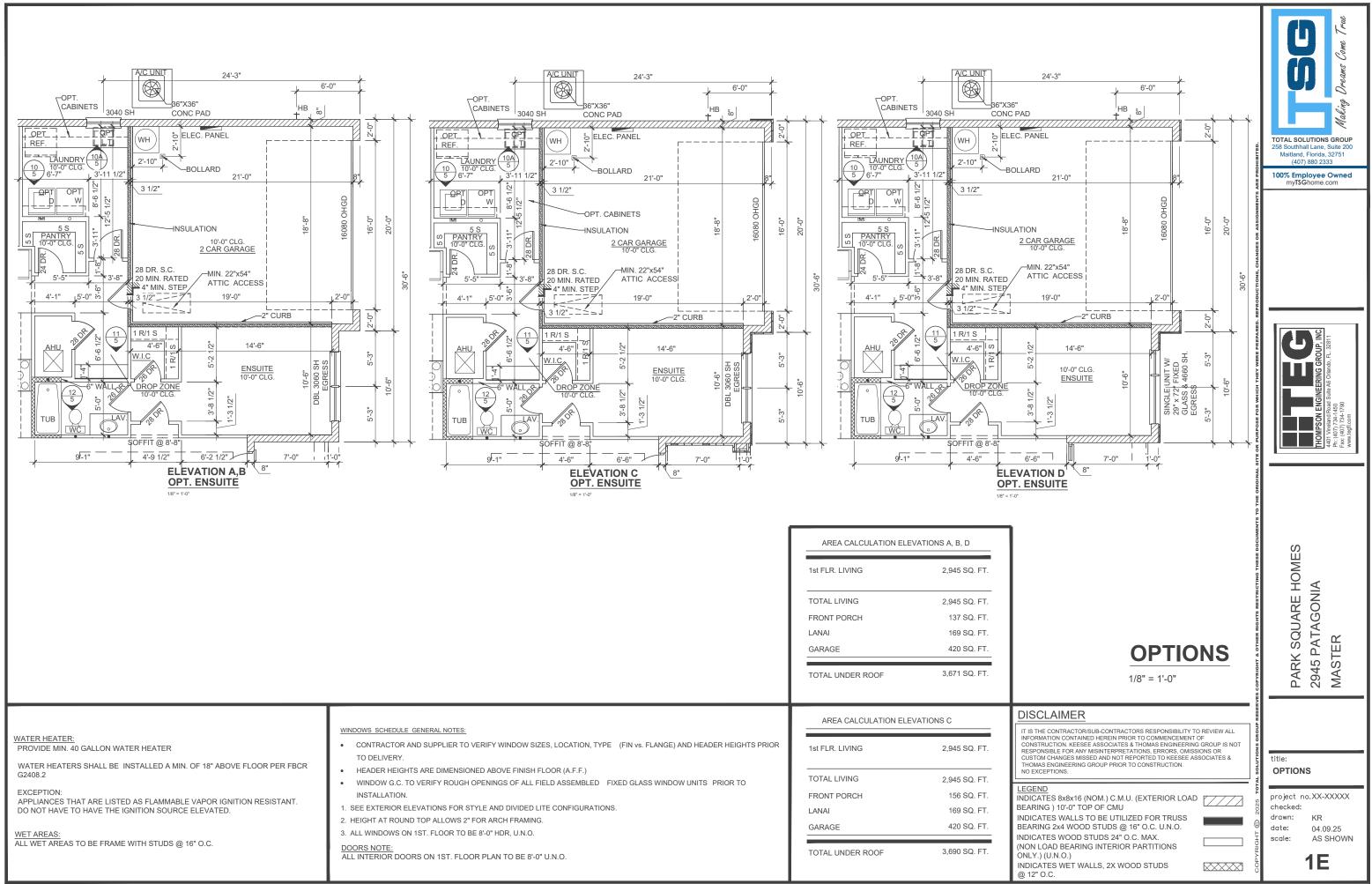
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GEND GEND DICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD GENERAL GEARING) 10'-0" TOP OF CMU CONTROL DICATES WALLS TO BE UTILIZED FOR TRUSS GENERAL EARING 2x4 WOOD STUDS @ 16" O.C. U.N.O. DICATES WOOD STUDS 24" O.C. MAX. ON LOAD BEARING INTERIOR PARTITIONS NLY.) (U.N.O.) DICATES WET WALLS, 2X WOOD STUDS CONTROL	project no.XX-XXXXX checked: drawn: KR date: 04.09.25 scale: AS SHOWN 1B

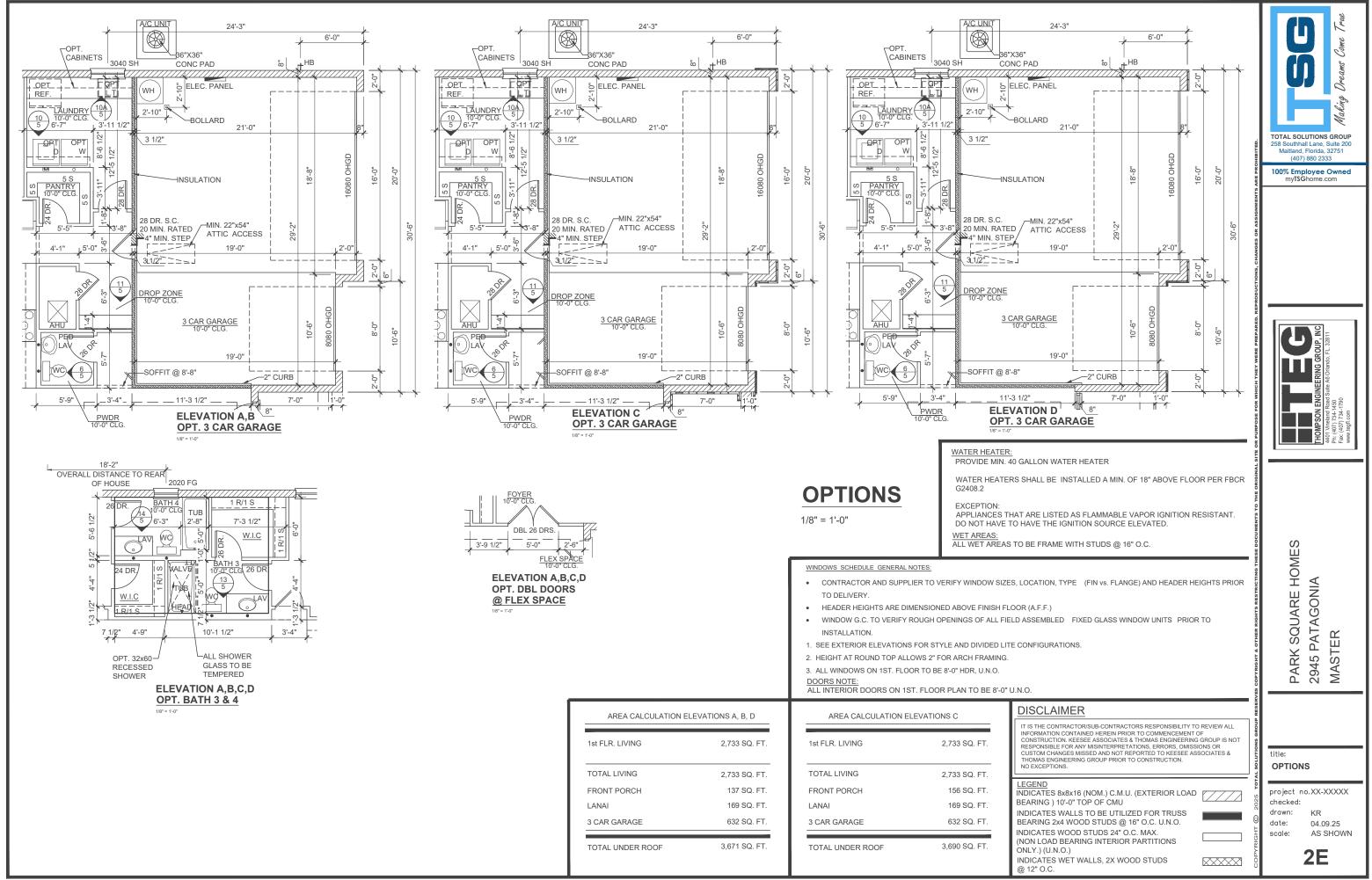


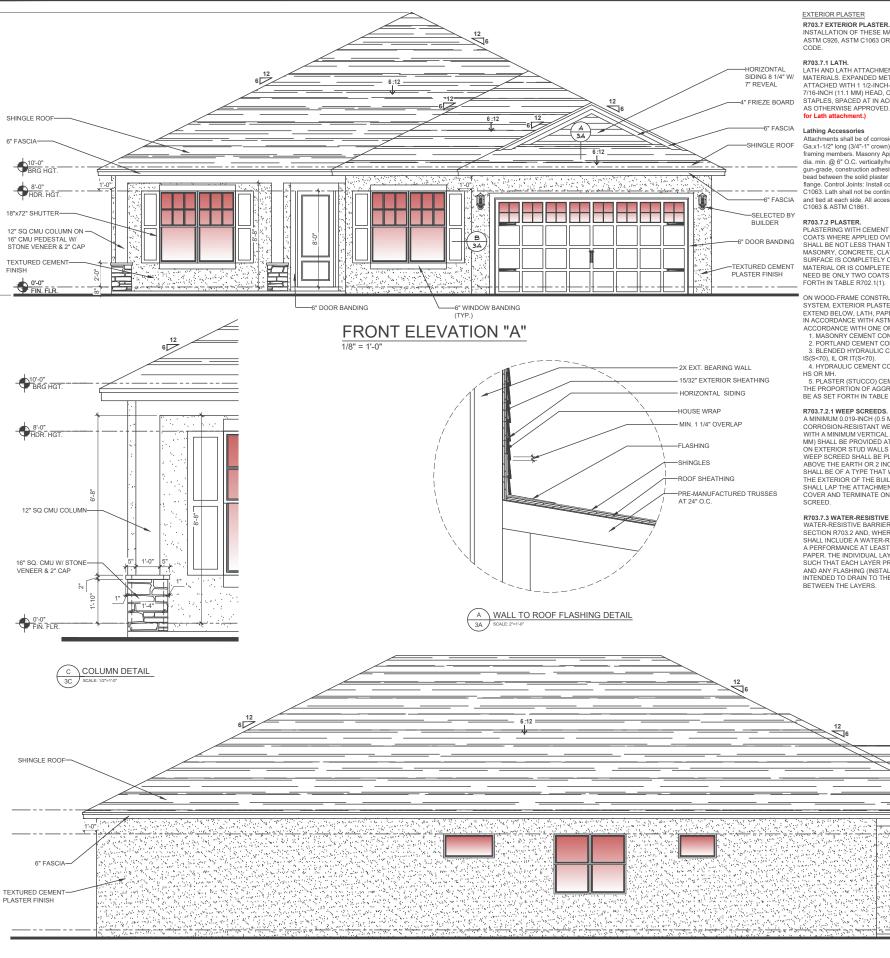
CURB @ GARAGE DETAIL 1/2" = 11-0"	Park and the second sec
	HHOMPSON ENGINEERING GROUP, INC 4401 Vineland Road Suite A6 Orlando, FL. 32811 Ph. (407) 724-1490 Ext. (407) 724-1490 Www.kegli.com
OTE: SEE COLOR SHEET OR INTERIOR DOOR EIGHT REQUIREMENTS.	PARK SQUARE HOMES 2945 PATAGONIA MASTER
DISCLAIMER IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ENRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS. EGEND NDICATES WALLS TO BE UTILIZED FOR TRUSS EARING 2x4 WOOD STUDS Q16" O.C. U.N.O. NOLATES WOOD STUDS 24" O.C. MAX. NON LOAD BEARING INTERIOR PARTITIONS NDL/ (U.N.O.) WDICATES WHALLS, 2X WOOD STUDS	title: 1ST. FLOOR PLAN project no.XX-XXXXX checked: drawn: KR date: 04.09.25 scale: AS SHOWN 1C



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<image/> <section-header></section-header>	HOMPSON ENGINE AB Offando, FL. 32811 A401 Ymeland Road Suite AB Offando, FL. 32811 Pr. (407) 734-1450 Fax. (407) 734-1780 www.tegfl.com
CURB @ GARAGE DETAIL 2" = 1'-0"	MES
TE: SEE COLOR SHEET R INTERIOR DOOR IGHT REQUIREMENTS.	PARK SQUARE HOMES 2945 PATAGONIA MASTER
IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION. NO EXCEPTIONS.	title: 1ST. FLOOR PLAN
EGEND Image: Strength Strengt Strengt Strength Strength Strength Strength Strength	project no.XX-XXXXX checked: drawn: KR date: 04.09.25 scale: AS SHOWN 1D







LEFT ELEVATION "A"

1/8'' = 1'-0'

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

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 AT IACHED WITH T 112-INCH-LONG (36 NMC), LO GAGE IVALS HAVING A 7/16-INCH (1.1 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 SN1 for the engineered method

Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga.x1-1/2" long (3/4"-1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stub nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior un-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous

MATERIAL OR IS COMPLETELY CONCEALED. PLASTER APPLICATION

ACCORDANCE WITH ONE OF THE FOLLOWING:

5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328

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 HALL BE OF A TYRE THAT WILL ALL OW TRADED WATEP TO DRINI TO

R703.7.3 WATER-RESISTIVE BARRIERS.

WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN WA TER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R7032 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 MEDIANCE TO UNDO WINDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED

ROOF CRITERIA

SHINGLES U.N.O.

FRONT FACADE ZONE.

SECTION R905 1 1

IGLE ROOF

HDR. HGT.

5" FASCIA

0'-0"

TEXTURED CEMENT

PEDESTAL W/ STONE VENEER & 2" CAP

FINISH 12" SQ CMU COLUMN

E

ON 16" CMU

R905261

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

gun-grade, construction adnesive with "1 dats gp 6 U.C. or in a semi-continuous bead between the solid platiest base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with C 1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.

RING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE PLASTERNING WITH DEMENT 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 NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET

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

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

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

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

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

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

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

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

STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES. ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE

LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE

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

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

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

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

CLAY AND CONCRETE TILE (IF APPLICABLE) :

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

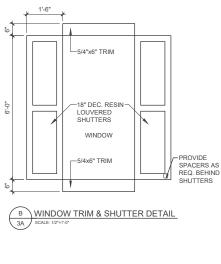
7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3. THE REQUIRED UNDERLAYMENT SHALL COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS IN ACCORDANCE WITH THE FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, 7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE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

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

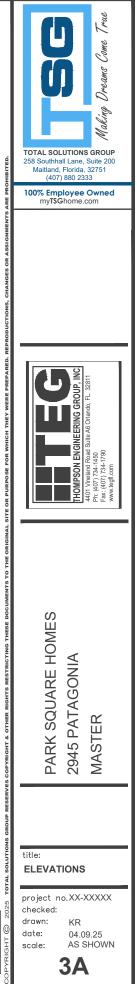
1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPEN POSITION.

2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090. 3 OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL

DEVICES THAT COMPLY WITH SECTION R312.2.2.



DISCLAIMER



EXTERIOR PLASTER

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

R703.7.1 LATH. LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS, EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A ATTACHED WITH T TIZ-INCH-LONG (25 MIN), TO GADE INALIS AND INCH A 7/16/INCH (111 MIN) HEAD, OR 1 1/2-INCH-LONG (22 MIN), 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.)

Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga.x1-1/2" long (3/4"-1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stub nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous

R703.7.2 PLASTER.

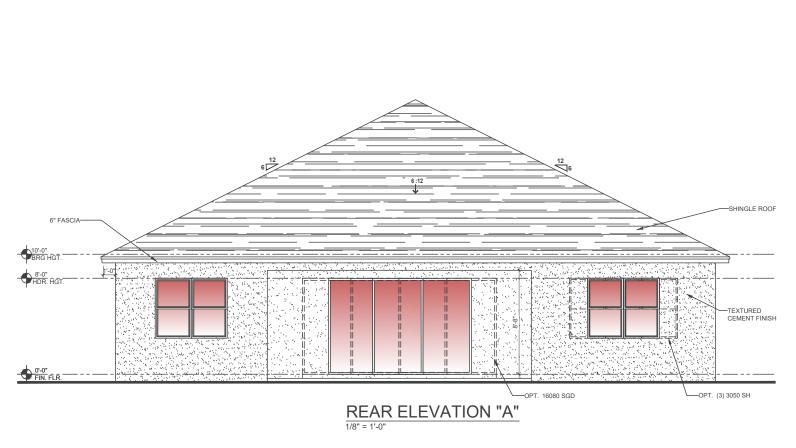
PLASTERING WITH DEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF CODE-APPROVED LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE DIRECTLY APPLIED OVER MASONRY, CONCRETE, LCAY, BRICK, STONE OR TILE. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL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

5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328

R703.7.2.1 WEEP SCREEDS.

R703.7.3 WATER-RESISTIVE BARRIERS.

WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN 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 MON MARCH AUMON UNDER AN OPPORTUNE DATE OF THE DATE OF



SHINGLE ROOF-

U HDR HC

TEXTURED CEMENT-

FIN. FLR.

PLASTER FINIS

6" FASCIA-

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

FRONT FACADE ZONE.

SECTION R905 1 1

SHINGLES U.N.O.

R905261

Lathing Accessories

gun-grade, construction adhesive with T data (g o CC. of in a semi-continuous) bead between the solid plater 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.

PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE

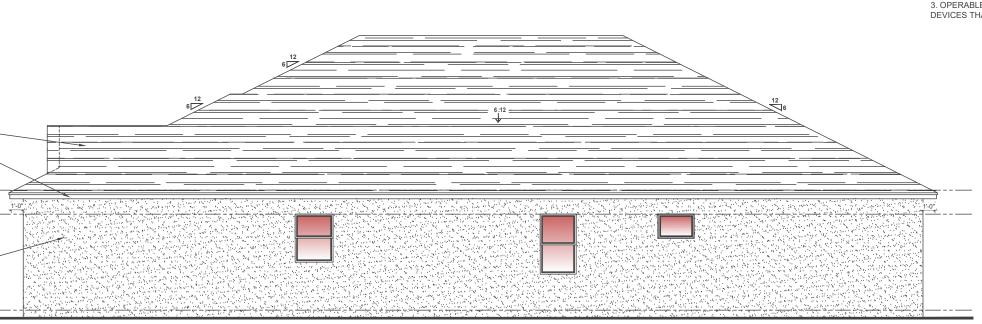
ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM 0926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:

MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
 PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
 BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, S(S<70), IL OR IT(S<70).

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

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 EVALUATE OF A TYPE TAT WILL ALL OW TRADED BAIL TO 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.



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

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

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

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

STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES. ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE

LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE

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

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

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

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

CLAY AND CONCRETE TILE (IF APPLICABLE) :

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

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

R312.2.1 WINDOW SILLS: IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610mm) ABOVE THE FINISHED

FLOOR AND GREATER THAN 72 INCHES (1829 mm) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

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

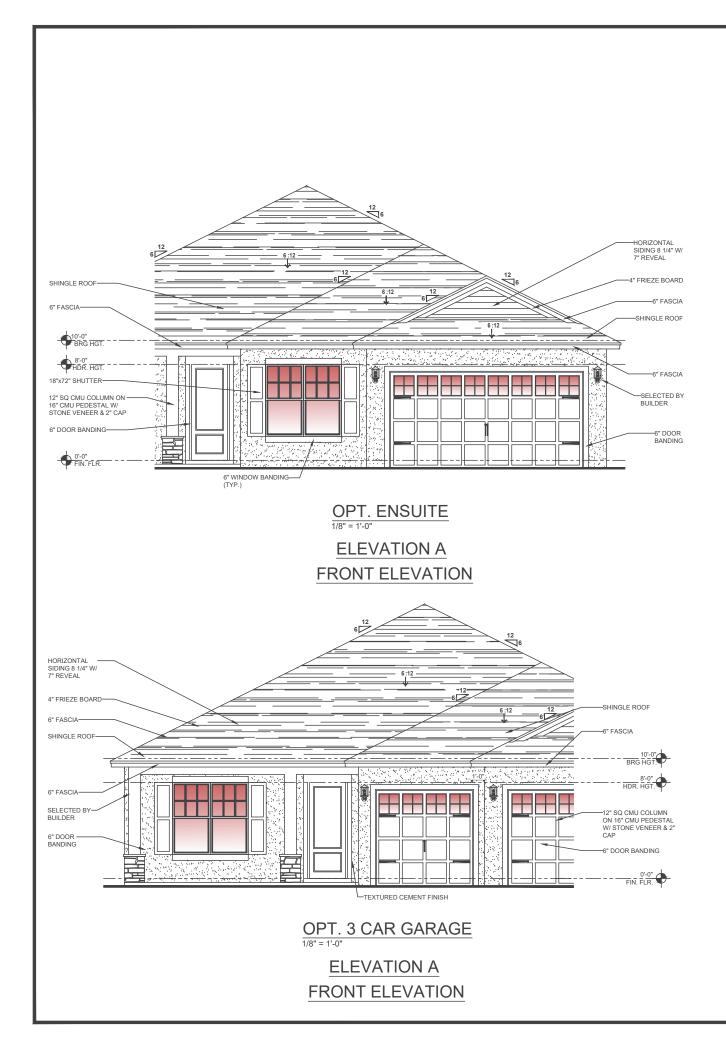
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090. 3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL

DEVICES THAT COMPLY WITH SECTION R312.2.2.

DISCLAIMER

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





EXTERIOR PLASTER

T703.7 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

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 (32 ZMM), 16 GAGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1063 OR C1787, OR

AS OTHERWISE APPROVED. (Refer to sheet SN1 for the engi

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 ming members. Masonry Application: Concrete stub nail, 3/8" (10 mm) head traming members. Masonry Application: Concrete stub nail, 3/8' (10 mm) head dia, min. @6 '0.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" dabs @ 6" 0.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

EA EIND BELOW, DATH, FAPER AND SCHEED, DEWENT MASTER SHALL BE IN IN ACCORDANCE WITH ASTIN C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING: 1. MASONRY CEMENT CONFORMING TO ASTIN C91 TYPE II, S OR N. 2. PORTLAND CEMENT CONFORMING TO ASTIN C150 TYPE I, II OR III.

3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, S(S<70), IL OR IT(S<70) 4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS,

HS UK 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

KT03.7.2.1 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 31/2 INCHES (89) WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31/2 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) WEEP SCREED STALLE BE FLACED INTO I LESS THAT'S INCORES (102 MW) ABOVE THE EARTH OR 2 INCIRES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERNOR 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 LAVER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO ORAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS. R312 2 1 WINDOW SILLS I ARGEST OPEN POSITION DEVICES THAT COMPLY WITH ASTM F2090.

ROOF CRITERIA SHINGLES U.N.O.

FRONT FACADE ZONE.

SECTION R905.1.1.

R905.2.6.1.

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

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

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

STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES. ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE

LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE

ASPHALT SHINGLES (IF APPLICABLE)

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

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

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

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

CLAY AND CONCRETE TILE (IF APPLICABLE) :

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

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

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

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

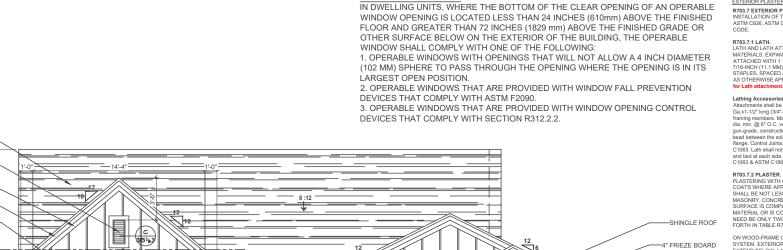
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION

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 2945 PATAGONIA MASTER	
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DISCLAIMER

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



SHINGLE ROOF-

LOUVER

6" EASCL

12"x24" DECORATIVE

4" FRIEZE BOARD

HEEL HGT.

METAL ROOF

BRG HGT

4" WINDOW TRIN

VERTICAL BOARD SIDING W/ 1.5" BATTENS @ 18" O.C

HORIZONTAL SIDING 8 1/4'

L4" DOOR TRIM

6" TRIM-----

W/ 7" REVEAL W/ 2" CAP

12" SQ CMU COLUMN

ARDIE WRAI

0'-0" FIN. FLR.

6" FASCIA

VERTICAL BOARD SIDING

W/ 1.5" BATTENS @ 18" O.C

R312.2.1 WINDOW SILLS



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

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

EXTERIOR PLASTER

Lathing Accessories Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga x1-12² long (34²-17 crown) staples @ 6² O.C. vertically/hortzontally into the framing members. Masonry Application: Concrete sub nail, 38⁴ (10 mm) head dia. min. @ 6⁵ O.C. vertically/hortzontally or compatible adhesives, exterior gun-grade, construction adhesive with 1⁴ dasb @ 6¹ O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment fange. 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.

R703.72 PLASTER. PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF CODE-APPROVED LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE DIRECTLY APPLIED OVER MASONRY. CONCRETE, CLAY, BRICK, STONE OR TILE. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENERE OR OTHER FACING ATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATIO 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 IN WOOD-HAME CONSTRUCTION WITH AN UN-GRAUE FLOOK SLAB SYSTEM, EXTERNOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT XITEND BELOW, LATH, PAPER AND SCREED, CEMENT PLASTER SHALL BE A ACCORDANCE WITH ASTM C228. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:

2CORDANCE 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, <70), IL OR IT(S<70).</p>
HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, OR MH

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).

TRIM

-SELECTED BY

BUILDER

-VERTICAL BOARD

BATTENS @ 18" O.C

HORIZONTAL SIDING

8 1/4" W/ 7" REVEAL

W/ 2" CAP (TYP.

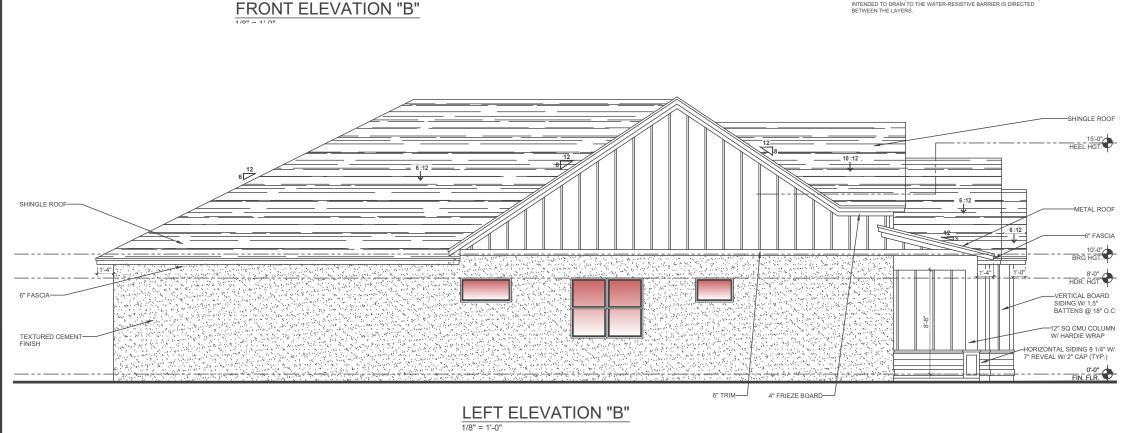
D 38%3

SIDING W/ 1.5"

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 FLANCE OF 3 1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM 0526. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH 072. INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF ATPET THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER RESISTANT BARRIER SHALL BE OT EATTROHMENT E ANGE' THE CYTERPID INTER TO REAL SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP

R703.73 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-REMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTERDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS

R703.7.3 WATER-RESISTIVE BARRIERS



-4" CORNER TRIM

NO EXCEPTIONS.

ROOF CRITERIA

FRONT FACADE ZONE.

R905261

SECTION R905 1 1

SHINGLES U N O

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

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

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

STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES. ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE

LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE

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

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

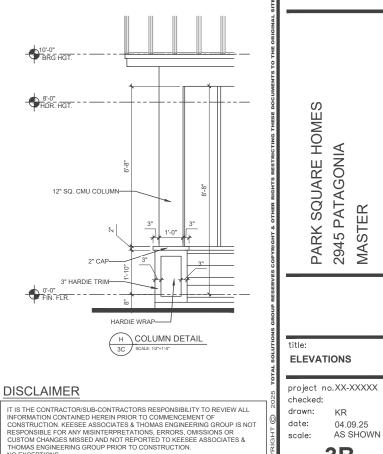
FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR IV OR ASTM D8257 IS REQUIRED IN ACCORDANCE WITH

3 AS AN ALTERNATIVE THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELE-ADHERING POLYMER MODIFIED BITUMEN 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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3B



• 0'-0" FIN. FLR.

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 112:NICH-LONG (38 MM), 11 GAGE NALLS HAVING A 7/16:INCH (11.1 MM) HEAD, OR 112:INCH-LONG (322.1 MM), 16 GAGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1063 OR C1767, Of AS OTHERWISE APPROVED. (Refer to sheet SM1 for the engineered meth

C1063 & ASTM C186

ONRY CEMENT CONFORMING TO ASTM C91 TYPE M S OR N

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 ODI-INCH (05 MM) (NO. 28 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 12 (NCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTIN CASE. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN A INCHES (102 MM) ABOVE THE EARTH OR 2 NOTES (51 MM) ABOVE PAVED AREAS AND DATE OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE STERRING LATH BARL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED. SCREED.



FRONT FACADE ZONE.

R905261

SECTION R905 1 1

R703.7 EXTERIOR PLASTER SHINGLES U.N.O.

Lathing Accessories Attachments shall be of corrosion-resistant materials. Wood Application: 16 Gax +1.02⁺ ong (34⁺-1⁺ crown) staples @ 0⁻ O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stub nail, 38⁺ (10 mm) head dia. min. @ 0⁺ O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1⁺ dabs @ 0⁺ O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with C1033. Lath shall no the continuous through control joints, but shall be stopped and tid at each side. All accessories shall be in accordance with the latest ASTM C1038 2 ASTM C1861.

R703.7.2 PLASTER. PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE

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, STONG OF THE, IF PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB ON WOOD-HAME CONSTRUCTION WITH AN ON-SKADE FLOOR SLAB SYSTEM, EXTERIÓR FLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM 02926 CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING: 1. MASONAY CEMENT LOAP URANNE TO AST MUST THE M, S UK N, 2. PORTLAND CEMENT CONFORMING TO AST MICTO THE M, S UK N, 3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM CS95 TYPE IP, ISG-YD, IL OR TIGS-YD), 4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.

R703.7.2.1 WEEP SCREEDS.

R703.7.3 WATER-RESISTIVE BARRIERS

R703.73 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 ORANITO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYER.

R312.2.1 WINDOW SILLS: LARGEST OPEN POSITION. DEVICES THAT COMPLY WITH ASTM F2090. DEVICES THAT COMPLY WITH SECTION R312.2.2.

-SHINGLE ROOF

-TEXTURED CEMENT

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

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

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

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

STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES. ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE

LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE

ASPHALT SHINGLES (IF APPLICABLE)

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

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

FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND

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

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

CLAY AND CONCRETE TILE (IF APPLICABLE) :

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

7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH R301.2.1.3. THE REQUIRED UNDERLAYMENT SHALL COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS IN ACCORDANCE WITH THE FRSA/TRI HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, 7T WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R30

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

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INC (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENI

2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREV

3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING

SECTION I FLORIDA TH EDITION 11.2.1.3. AN OPERABLE THE FINISHED O GRADE OR ERABLE	SITE OR PURPOSE FOR WHICH THE			THOMPSON ENGINEERIN	4401 Vineland Road Suite A6 Orl Ph: (407) 734-1450 Fax: (407) 734-1790	www.teofl.com
ERABLE CH DIAMETER ING IS IN ITS	HE ORIGINAL					
VENTION	S TO T					
CONTROL	RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THE	_	PARK SQUARE HOMES	2945 PATAGONIA	MASTER	
	RESEF					

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title:

ELEVATIONS



DISCLAIMER

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



SHINGLES U.N.O.

R905.2.6.1

SECTION R905.1.1.

R703.7.1 LATH. LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 112/LINCH-LOR (38 MM), 11 GAGE NALLS HAVING A 7/16.10CH (11.1 MM) HEAD, OR 11/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM CI083 OR C1787, OR AS OTHERWISE APPROVED. (Refer to sheet SN1 for the engineerd method

Lathing Accessories Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga.x1-1/2* long (34*-1* crown) staples @ 6* O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stub nail, 36* (10 mm) head framing members. Masonry Application: Concrete stub nall, 38° (10 mm) head dia...mic. @° Co. Vericallyhorizonally or compatible adhesives, exterior gun-grade, construction adhesive with 1° dabs @ ° 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 list d a text side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1661.

R703.7.2 PLASTER.

EXTERIOR PLASTER

for Lath attachment.)

CODE.

R703 7 1 LATH

AND LA PLASTER. ELASTERING 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 INFACE IS COMPLETELE CONCEALED, PLASTER ADDING INTERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION IEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET ORTH IN TABLE R702.1(1).

0.1 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 C326. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING: 1. MASONRY CEMENT CONFORMING TO ASTM C511 TYPE M, S OR N, 2. PORTLAND CEMENT CONFORMING TO ASTM C511 TYPE M, S OR N, 3. BLENDED HYDRAULU CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(5470), ILO RT(5470), 4. HYDRAULIC CEMENT CONFORMING TO ASTM C157 TYPE GU, HE, MS, MS OR MH.

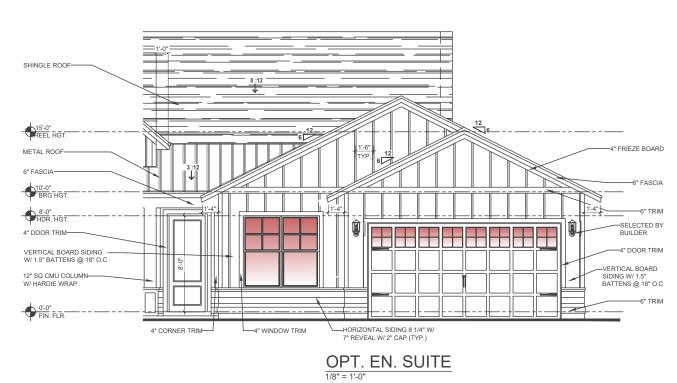
HS OR MH HS OR MH. 5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328 THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

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 (80 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE MIN SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTIX G280. 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.

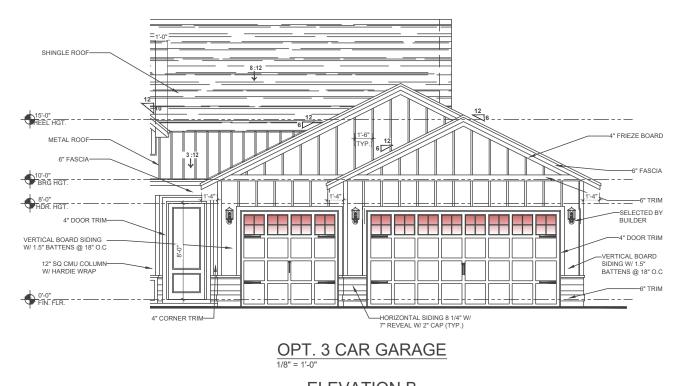
R703.7.3 WATER-RESISTIVE BARRIERS

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 LAVERS OF GRADE D PAPER. THE INDIVIDUAL LAVERS SHALL BE INSTALLED IN DEPENDENTLY SUCH THAT EACH LAVER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) NITENDED TO DRAWING THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAVERS.

R312.2.1 WINDOW SILLS: LARGEST OPEN POSITION.



ELEVATION B FRONT ELEVATION



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

ROOF PITCH VARIES PER SUBDIVISIONS IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ROOF SLOPE REQUIREMENTS WITH TRUSS MANUFACTURER. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS,

AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.

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

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

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

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

REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.

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

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.

IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLI 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

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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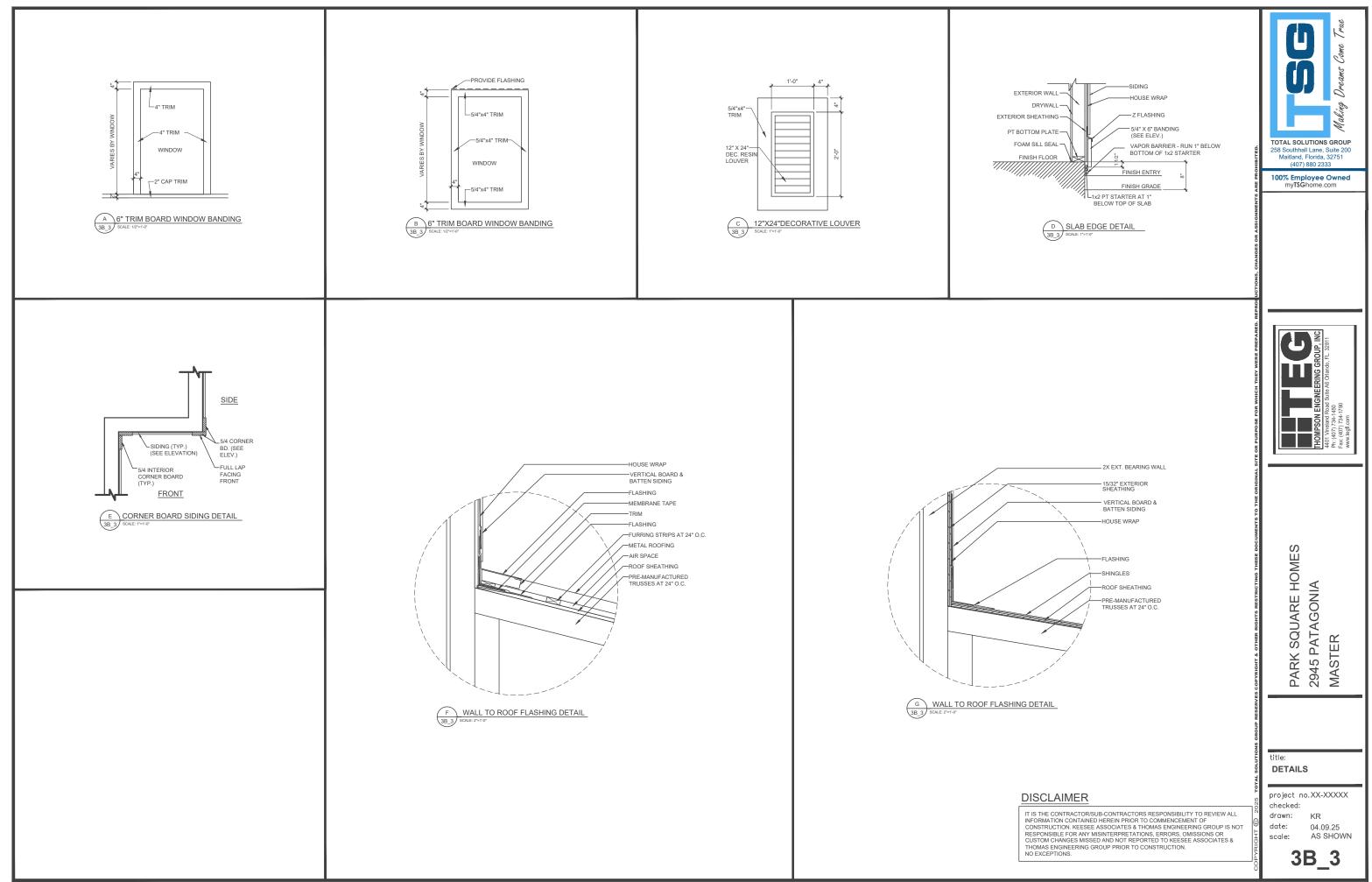
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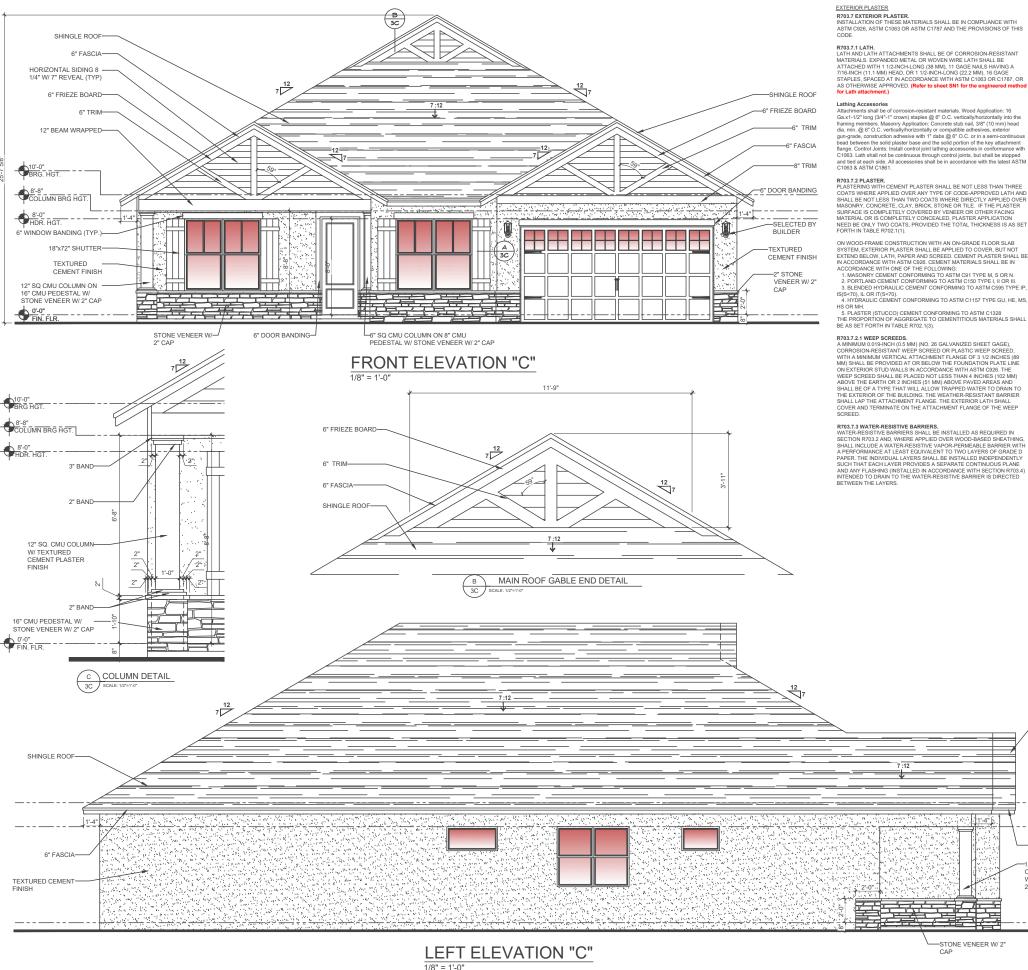
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DISCLAIMER

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





ASTM C926, ASTM C1063 OR ASTM C1787 AND THE PROVISIONS OF THIS CODE. SHINGLES U N O

ents shall be of corrosion-resistant materials. Wood Application: 1 Attachments shall be of corrosion-resistant materials. Wood Application: 16 Gax1-12² long (34⁻¹)⁻¹ crown) staples @ 0⁺ O.C. vertically/horizontally into the framing members. Masonry Application: Concrete sub nail, 30⁺ (10 mm) head dia.mm, @ 0⁺ O.C. vertically/horizontaliy or compatible adhesives, exterior gun-grade, construction adhesive with 1⁺ dials @ 0⁺ O.C. or in a semi-continuous bad between the solid plaster base and the solid points of the head trachment flange. Control Joints: Install control joint latiting accessories in conformance with C1063.2 da hs1m lot be continuous through control joints, but shall be stopped and Bed at each side. All accessories shall be in accordance with the latest ASTM C1063.3 da ASTM C1081.

R703.7.2 PLASTER. PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THAND SHALL BE NOT LESS THAN TWO COATS WHERE DIRECTLY APPLIED OVER MASONRY, CONCRETE, CLAY, BRICK, STONE OR TILE. IF THE PLASTER SURFACE IS COMPLETELY COVCENED BY YEMERE NOR OTHER FACING MATERAL 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 IN ACCORDANCE WITH ONE OF THE FOLLOWING: UL BE

5(S<70), IL OR IT(S<70). 4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS,

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.

R312.2.1 WINDOW SILLS:

LARGEST OPEN POSITION DEVICES THAT COMPLY WITH ASTM F2090.

SHINGLE ROOF

10'-0" BRG HGT

-6" FASCIA

" SO CMU COLUMN ON 16" CMU PEDESTAI W/ STONE VENEER W/ 2" CAP

ROOF CRITERIA

FRONT FACADE ZONE.

R905261

SECTION R905 1 1

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

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

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

STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES. ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE

LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE

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

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

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

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

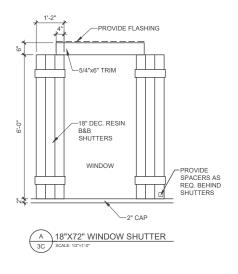
7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3. THE REQUIRED UNDERLAYMENT SHALL COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS IN ACCORDANCE WITH THE FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, 7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE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

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

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

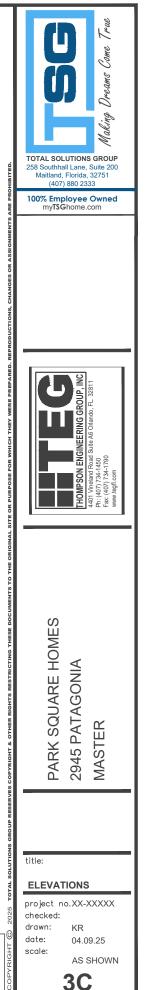
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION

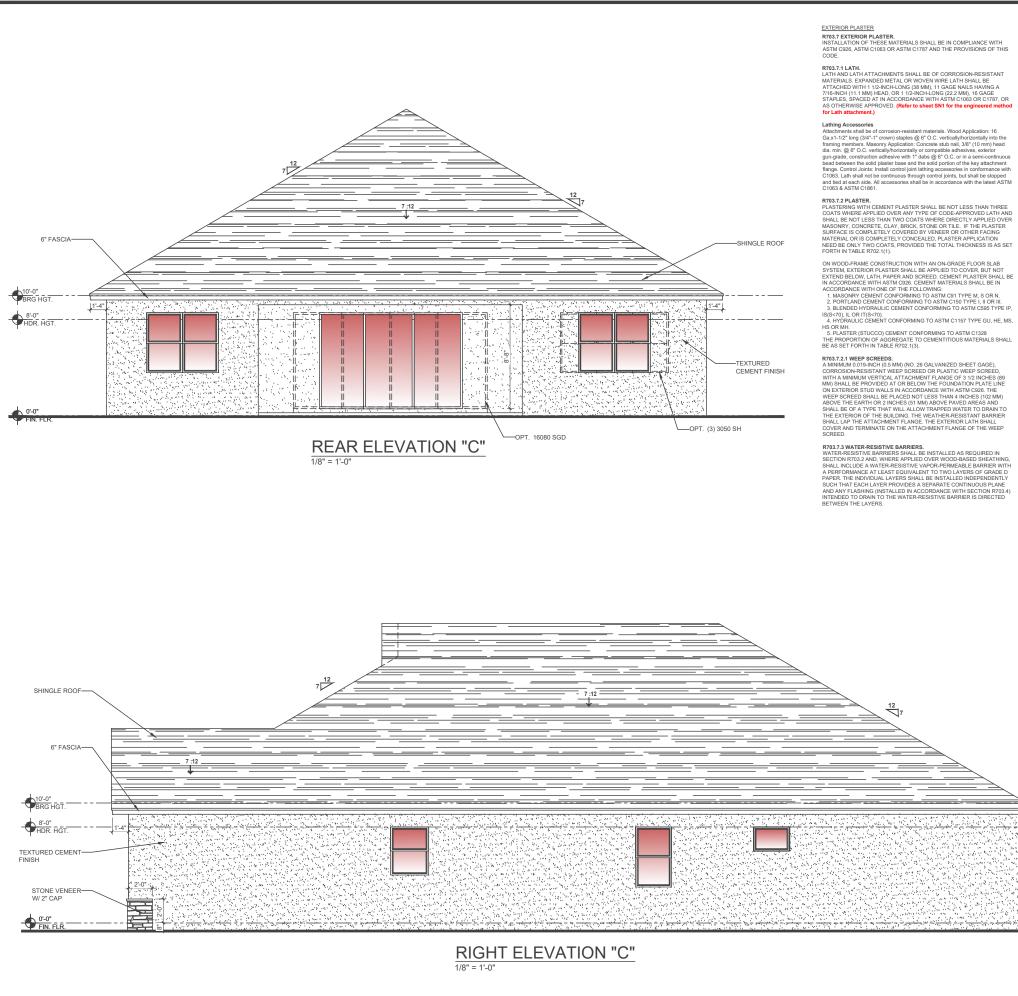
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.



DISCLAIMER

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ROOF CRITERIA

RV03.7 PLASTERN PLASTERNO 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

R703.73 WATER-RESISTIVE BARRIERS. 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-PERIHABLE BARRIER WIT A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAVERS OF GRADE D PAPER. THE INDIVIDUAL LAVERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAVER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY EL BAHMG INSTALL DE IN ACCORDANCE WITH SECTION B770.7

FRONT FACADE ZONE.

R905261

SECTION R905 1 1

SHINGLES U.N.O.

MATERIAL OR IS COMPLETELY CONCEALED, PLACING MATERIAL OR IS COMPLETELY CONCEALED, PLACING 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

AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4 INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED

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

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

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

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

STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTION ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE

LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEH

ASPHALT SHINGLES (IF APPLICABLE) : 1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SH INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION

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 HORIZON (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTA (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 HORIZON GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D2 ASTM D4869, TYPE III OR IV OR ASTM D8257 IS REQUIRED IN ACCORDA

3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED V APPROVED SELE-ADHERING POLYMER MODIFIED BITUMEN UNDERLAY COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACT INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTIL CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING 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 TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTAL INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH V CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL

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

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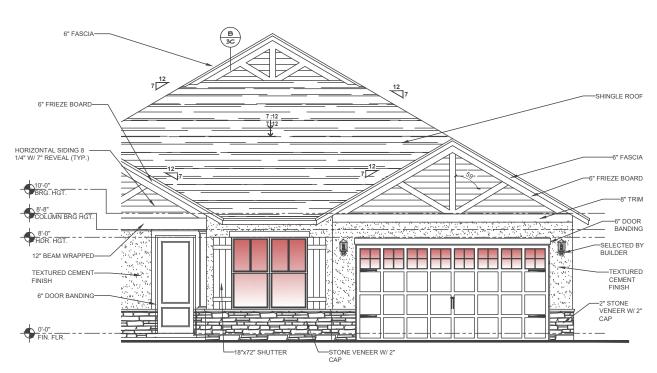
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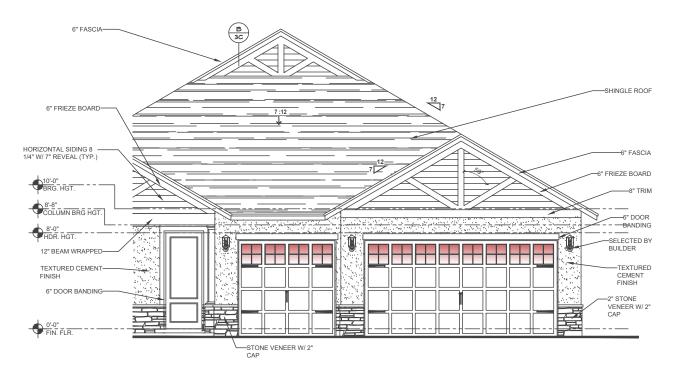
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OPT. 3 CAR GARAGE

ELEVATION C FRONT ELEVATION

EXTERIOR PLASTER R703.7 EXTERIOR PLASTER

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

R703.7.1 LATH R703.7.1 LATH. LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS, EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/24/NCHLANOK (38 MM, 11 AGGE MALE HAVING A 7/161/NCH (11.1 MM) HEAD, OR 11/24/NCHLANG (22.2 MM), 16 GAGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1083 OR C1787, OR AS OTHERWISE APPROVED, (Refer to shed SNI for the ongineerd method

for Lath attachment.)

Lathing Accessories

Lathing Accessories Atlacisments shall be of corresion-resistant materials. Wood Application: 16 Ga x1-1/2" long (34"-1" coven) staples @ 6" O.C. vertically/horizontally into the framing membras. Masony Application: Concrete situ hail, 38" (10 mm) head dia. mm, @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" fdate @ 6" O.C. or in a semi-continuous head between the solid plaster base and the solid portion of the key atlachment fange. Control Joint: 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.

R703.72 PLASTER. PLASTERIR GWTH 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 COVCEALED, 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 C328. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING: 1. MASONRY CEMENT CONFORMING TO ASTM C31 TYPE M, S OR N. 2. PORTLAND CEMENT CONFORMING TO ASTM C31 TYPE M, S OR N. 3. BLENDED HYDRAULU CEMENT CONFORMING TO ASTM C355 TYPE IP, IS(3-70), I.O. RT(5-70). 4. HYDRAULU CEMENT CONFORMING TO ASTM C1577 TYPE GU, HE, MS, MS OR MH

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.

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. INC WEEP SCREED SHALL BE PLACED NOT LEVE FOUNDATION PLATE. INC WEEP SCREED SHALL BE PLACED NOT LESS THAN A INCHES (102 MM) ABOUT THE SARTIG 2 INCHES (11 MM) ABOUT STATUS (102 MM) ABOUT THE SARTIG 2 INCHES (11 MM) ABOUT SATUS AND ITO 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 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING SHALL INCLUDE & WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WIT A PERFORMANCE AT LEAST EQUIVALENT TO YOU LAYERS OF GRADE D A PERFORMANCE AL LEAST EQUIVALENT TO UNATERS OF GRAUE D PAPER. THE IDDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R03A INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS

R312.2.1 WINDOW SILLS: LARGEST OPEN POSITION DEVICES THAT COMPLY WITH ASTM F2090.

ROOF CRITERIA

SHINGLES U.N.O.

FRONT FACADE ZONE.

R905.2.6.1

SECTION R905.1.1.



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

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

FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GU AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENIN

STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON F

ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND TH

ASPHALT SHINGLES (IF APPLICABLE) :

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

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: GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYP ASTM D4869, TYPE III OR IV OR ASTM D8257 IS REQUIRED IN ACCORDANCE WIT

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 CONCR THE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF THE INSTALLATION MANUAL

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

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

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAM (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS

2 OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTIC

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

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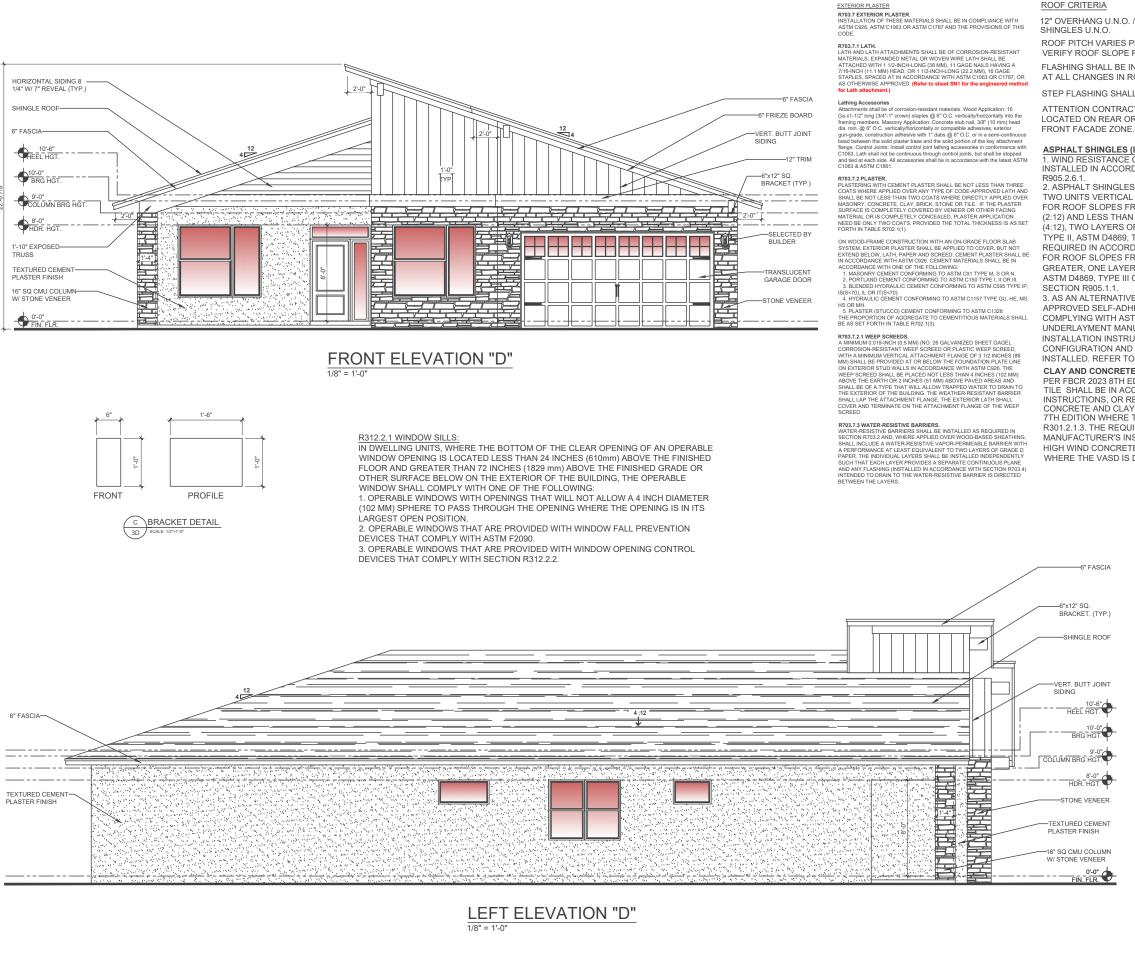
DISCLAIMER

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ROOF CRITERIA

REQUIRED IN ACCORDANCE WITH SECTION R905.1.1. SECTION R905 1 1

INSTALLED. REFER TO R905.1.1.1. CLAY AND CONCRETE TILE (IF APPLICABLE) :

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

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

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

STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES. ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE

LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE

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

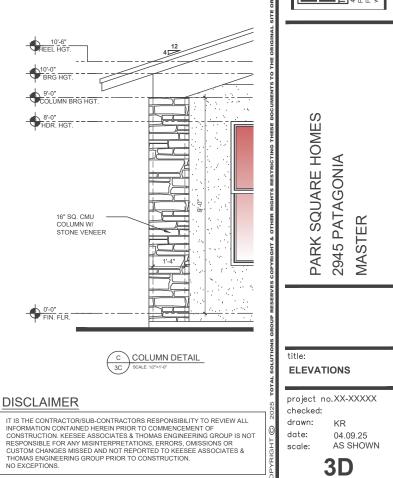
2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12). TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D226.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

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

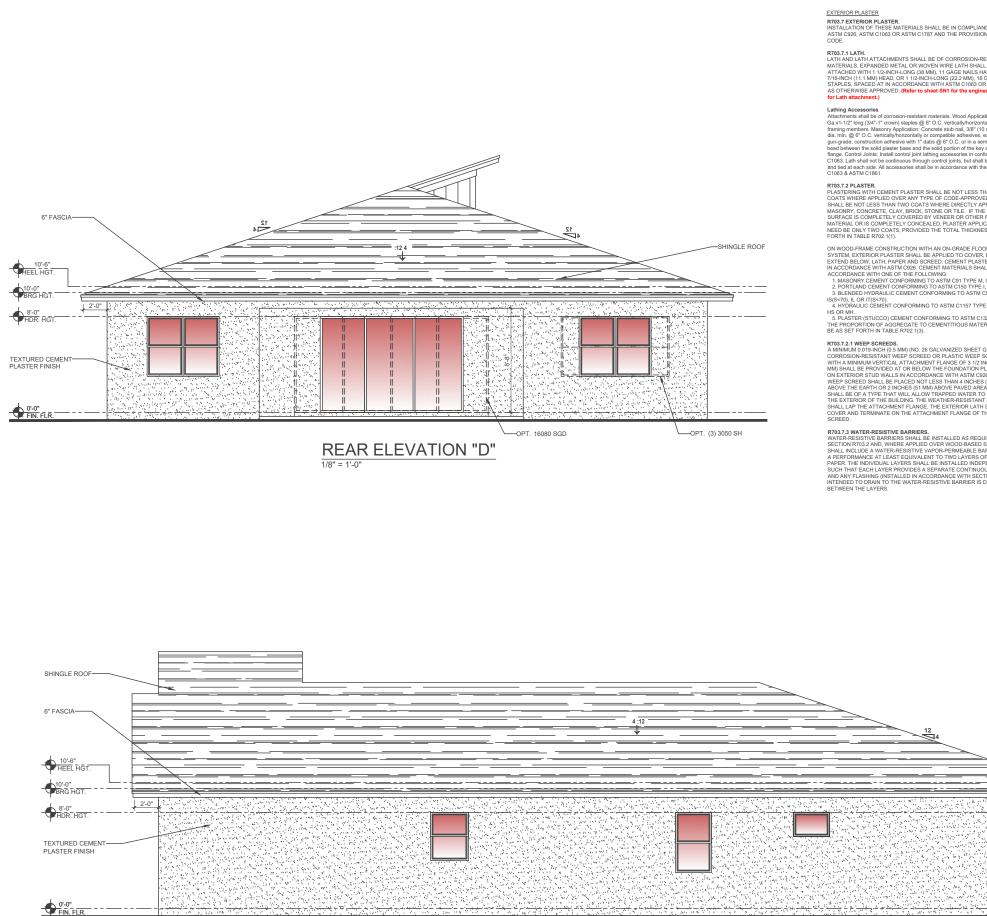
3 AS AN ALTERNATIVE THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELE-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL,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

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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RIGHT ELEVATION "D"

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

R703.7.1 LATH. I ATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT LAIH AND LAIH AI I ACHMENI SHALL BE UP CORROSION-RESISI ANI MATERIALS: EXPANDED METAL OR WOYEN WIEL ATH SHALL BE ATTACHED WITH 112-INCH-LONG (38 MM), 11 GAGE NALLS HAVING A 7/16-INCH (111, 1140) HEAD, OR 112-INCH-LONG (22 ZMM), 16 GAGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refor to sheet SM1 for the engineered method

Lathing Accessories Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga.x1-12² long (34⁺-1⁷ crown) staples @ 6⁺ O.C. vertically/horizontally into the framing members. Masonry Application: Concrete sub and, 38⁴ (10 mm) head dia. min. @ 6⁺ O.C. vertically/horizontally or compatible adhesives, exterior gung-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 athing 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.

RYUNJA PLASTEINE WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE 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 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 CO28, CEMENT MATERIAL SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING: 1. MASONRY CEMENT CONFORMING TO ASTM C150 TYPE I, I OR III. 2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, I OR III. 5. STD). 3. SHORM COMPANY AND CONFORMING TO ASTM C150 TYPE I, I OR III. 4. HORAULC CEMENT CONFORMING TO ASTM C157 TYPE GU, HE, MS, H RG RD MI.

4. INDIVIAULUS CEMENT CONFORMING TO SAME OTIST. IT 2: 05, 12, ..., 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). A MINIMUM 0.019-INCH (0.5 MM) (NO.2 6 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 0526. 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

R703.7.3 WATER-RESISTIVE BARRIERS. WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EDUVILAENT TO TWO LAVERS OF GRADE D A PERFORMANCE AT LEAST EDUVILAENT TO TWO LAVERS OF GRADE D SUCH THAT EACH LAVER PROVIDES A SEPARATE CONTINUOUS PLANE BUD AVY E BOWING INSTALLED IN ACCORPANCE WITH SECTION B77A 41 BUD AVY. E BOWING INSTALLED IN ACCORPANCE WITH SECTION B77A 41 AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4 NTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS

R312.2.1 WINDOW SILLS:

LARGEST OPEN POSITION. DEVICES THAT COMPLY WITH ASTM F2090.



ROOF CRITERIA SHINGLES U.N.O.

FRONT FACADE ZONE.

R905261

SECTION R905 1 1

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

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

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

STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES. ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE

LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE

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

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

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

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

IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERA WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610mm) ABOVE THE FINISH FLOOR AND GREATER THAN 72 INCHES (1829 mm) ABOVE THE FINISHED GRADE O 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 DIAMET (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN IT

2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION

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

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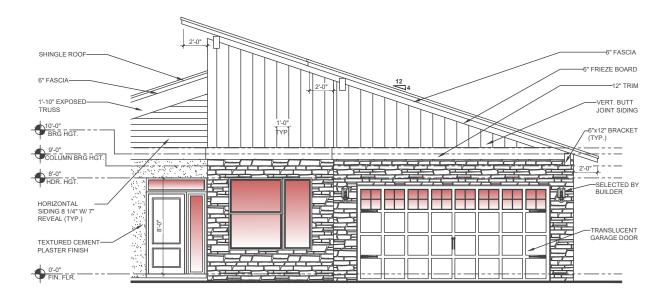
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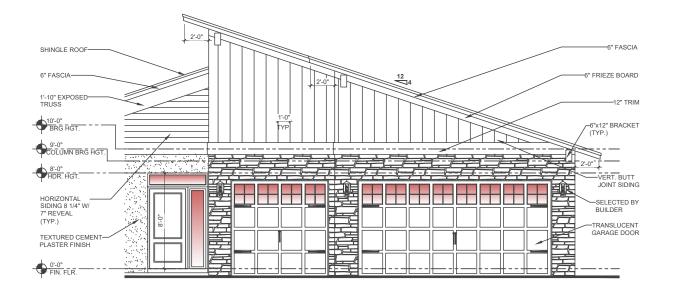
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OPT. ENSUITE 1/8'' = 1'-0''**ELEVATION D** FRONT ELEVATION



OPT. 3 CAR GARAGE **ELEVATION D** FRONT ELEVATION

EXTERIOR PLASTER

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

R703.7.1 LATH R703.7.1 LATH. LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS, EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2+NCH-LANG (38 MM), 11 GAGE NALIS HANING A 71/6H/NCH (11.1 MM) HEAD. OR 11/2-NOFL-LONG (22 MM), 16 GAGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer to shed SN 1 for the engineered methor

for Lath attachment.)

Lathing Accessories

Lathing Accessories Attachments shall be of cornorion-resistant materials. Wood Application: 16 Ga.x1-1/2¹ long (34⁺-1⁺ crown) staples @ 6⁺ 0.C. vertically/horizontally into the framing members. Masony Application: Concrete stub mail, 38⁺ (10 mm) head dia. min, @ 6⁺ 0.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1⁺ data @ 6⁺ 0.C. or in a semi-continuous head between the solid plaster base and the solid portion of the key attachment frange. Control Junits: Install control joint lating accessories in conformance with C1063. Lath shall not be continuous through control joints, but shall be stopped and led at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.

R703.7.2 PLASTER.

R703.7.2 PLASTER. PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF CODE-APPROVED LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE DIRECTLY APPLIED OVER MASONRY, CONCRETE, CLAY, BRICK, STONE OR TILE. IF THE PLASTER SURFACE IS COMPLETELY CONCERED BY VEMEER 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 FLASTER SHALL BE IN ACCORDANCE WITH ASTM C328. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING: 1. MASONRY CEMENT CONFORMING TO ASTM C31 TYPE M, S OR N, 2. PORTLAND CEMENT CONFORMING TO ASTM C31 TYPE M, S OR N, 3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C355 TYPE IP, IS(5<70), IL OR IT(5<70).

4. IT DISAULS CLIMATED CONTROL STATEMENT OF A STM C1328 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.

R703.7.2.1 WEEP SCREEDS. A MINIMUM 0.019-INCH (0.5 MM) (NO. 28 GALVANIZED SHEET GAGE). CORROSION-MESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANCE OF 3 1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE YOUNDATION PLATE LINE ON EXTERIOR STUDIALS IN ACCODANCE WITH ASTIM C222. THE WEEP STHEED SHU WALLS IN ACCODANCE WITH ASTIM C222. THE WEEP STHEED SHU BALLS IN ACCODANCE WITH ASTIM C222. THE WEEP STHEED SHU BALLS IN ACCODANCE WITH ASTIM C222. THE WEEP STHEED SHU BALLS IN ACCODANCE WITH ASTIM C222. THE WEEP STHEED SHU BALLS IN ACCODANCE WITH ASTIM C222. THE WEEP STHEED SHU BALLS IN ACCODANCE WITH ASTIM C222. THE WEEP STHEED SHU BALLS IN ACCODANCE WITH ASTIM C222. THE WEEP STHEED SHU BALLS IN ACCODANCE WITH ASTIM C222. THE WEEP STHEED SHU BALLS IN ACCODANCE WITH ASTIM C222. THE WEEP STHEED SHU BALLS IN ACCODANCE WITH ASTIM C222. THE WEEP STHEED SHU BALLS IN ACCODANCE WITH ASTIM C222. THE 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 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAVERS OF GRADE D SUCH TWAT EACH LAVER PROVIDE'S A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED DETWEEN THE LAVER. BETWEEN THE LAYERS.

> R312.2.1 WINDOW SILLS LARGEST OPEN POSITION. DEVICES THAT COMPLY WITH ASTM F2090.



ROOF CRITERIA

FRONT FACADE ZONE.

SECTION R905.1.1.

R905.2.6.1.

SHINGLES U.N.O.

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

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

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

STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES. ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE

LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE

ASPHALT SHINGLES (IF APPLICABLE) :

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

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

REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.

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

3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED, REFER TO R905,1,1,1,

CLAY AND CONCRETE TILE (IF APPLICABLE) :

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

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

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

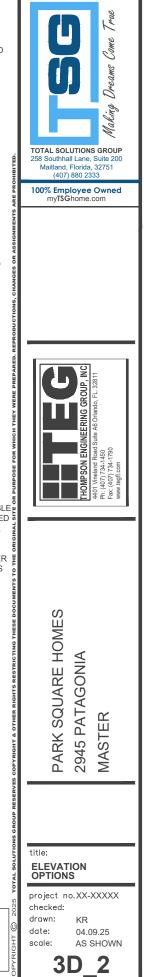
1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS

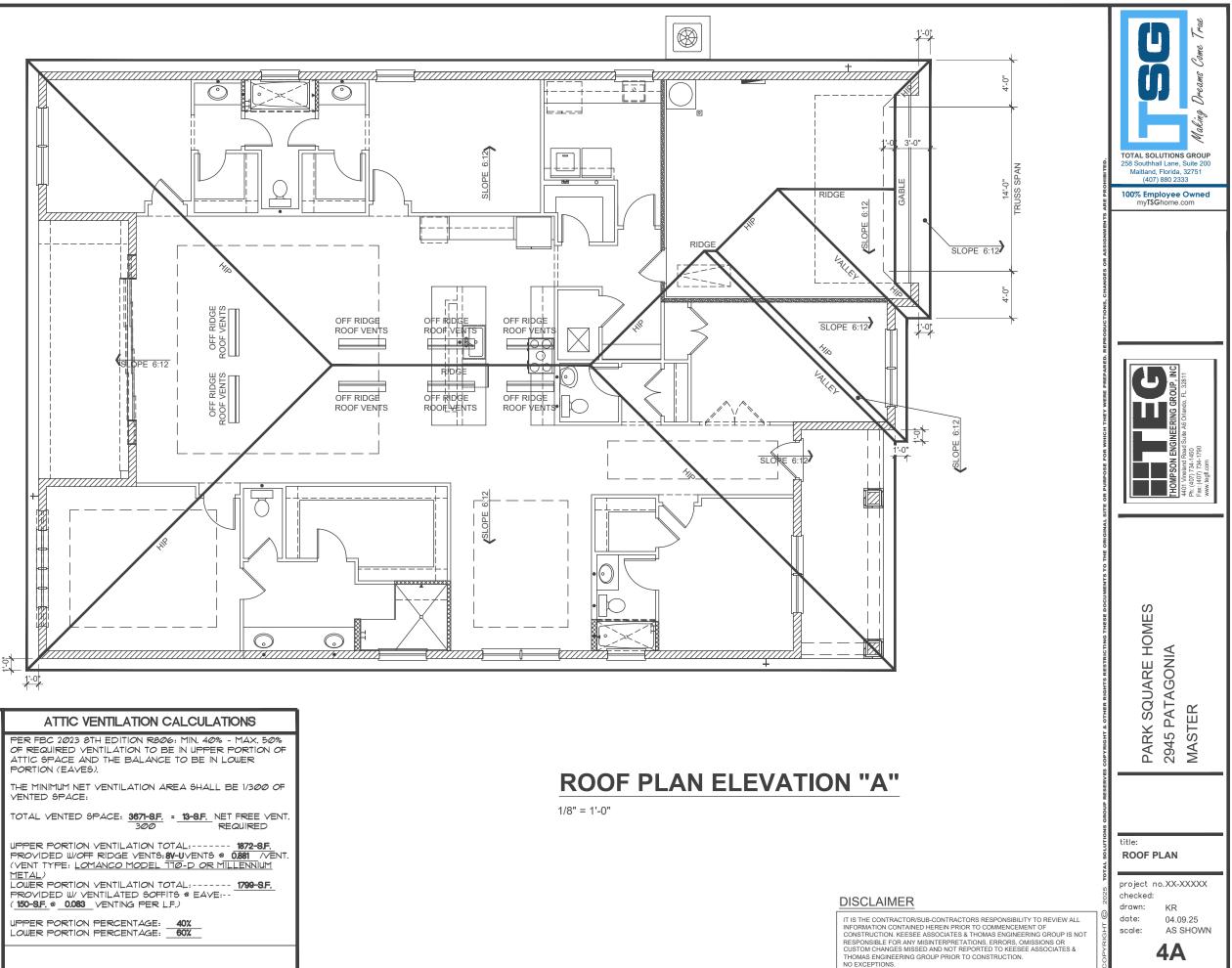
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION

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

DISCLAIMER	

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







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.

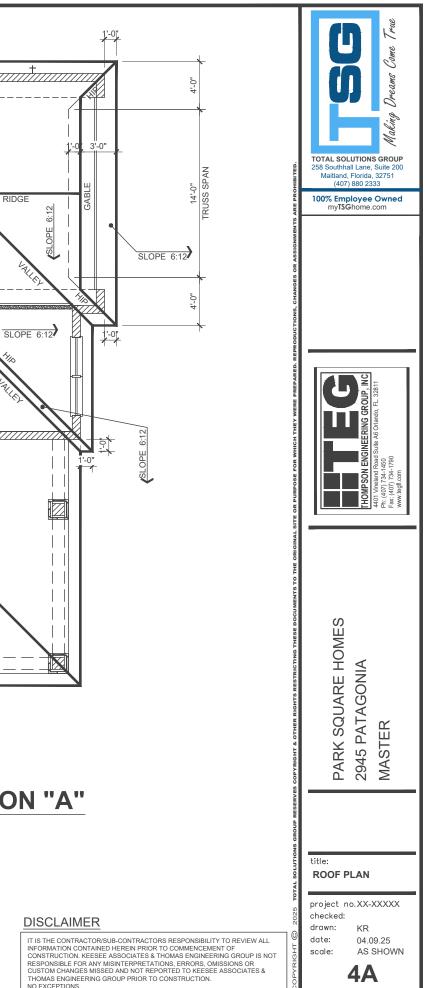
5. ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FLOOR TO CEILING.

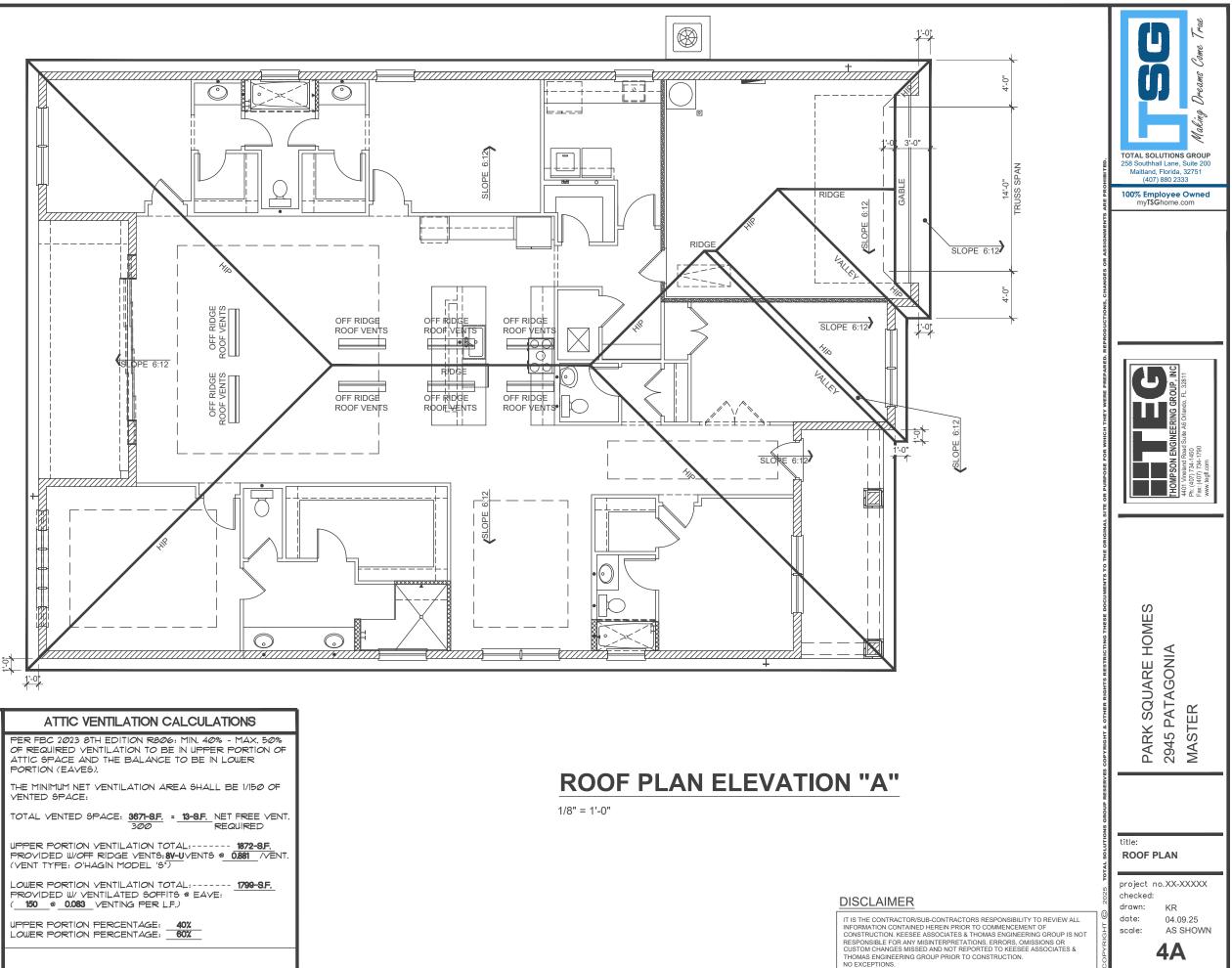
6 TRUSS MANUFACTURER TO INSURE DESIGN CONSIDERATION TO THE FOLLOWING ADDITIONAL LOADS: A) ALL CEILING HUNG SOFFITS AND SOFFITS WITH CABINETS AS SHOWN ON PLANS. B) ATTIC LOCATED HVAC UNITS AS SHOWN ON

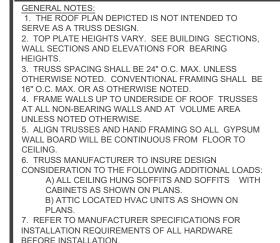
PÍ ANS 7. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION REQUIREMENTS OF ALL HARDWARE

BEFORE INSTALLATION. 8. PROVIDE BRACING AND BLOCKING PER BCSI IN

ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.

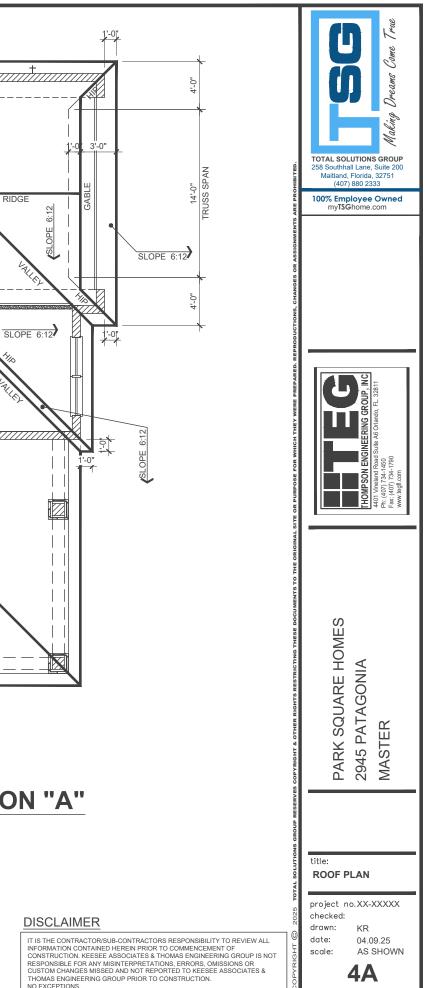


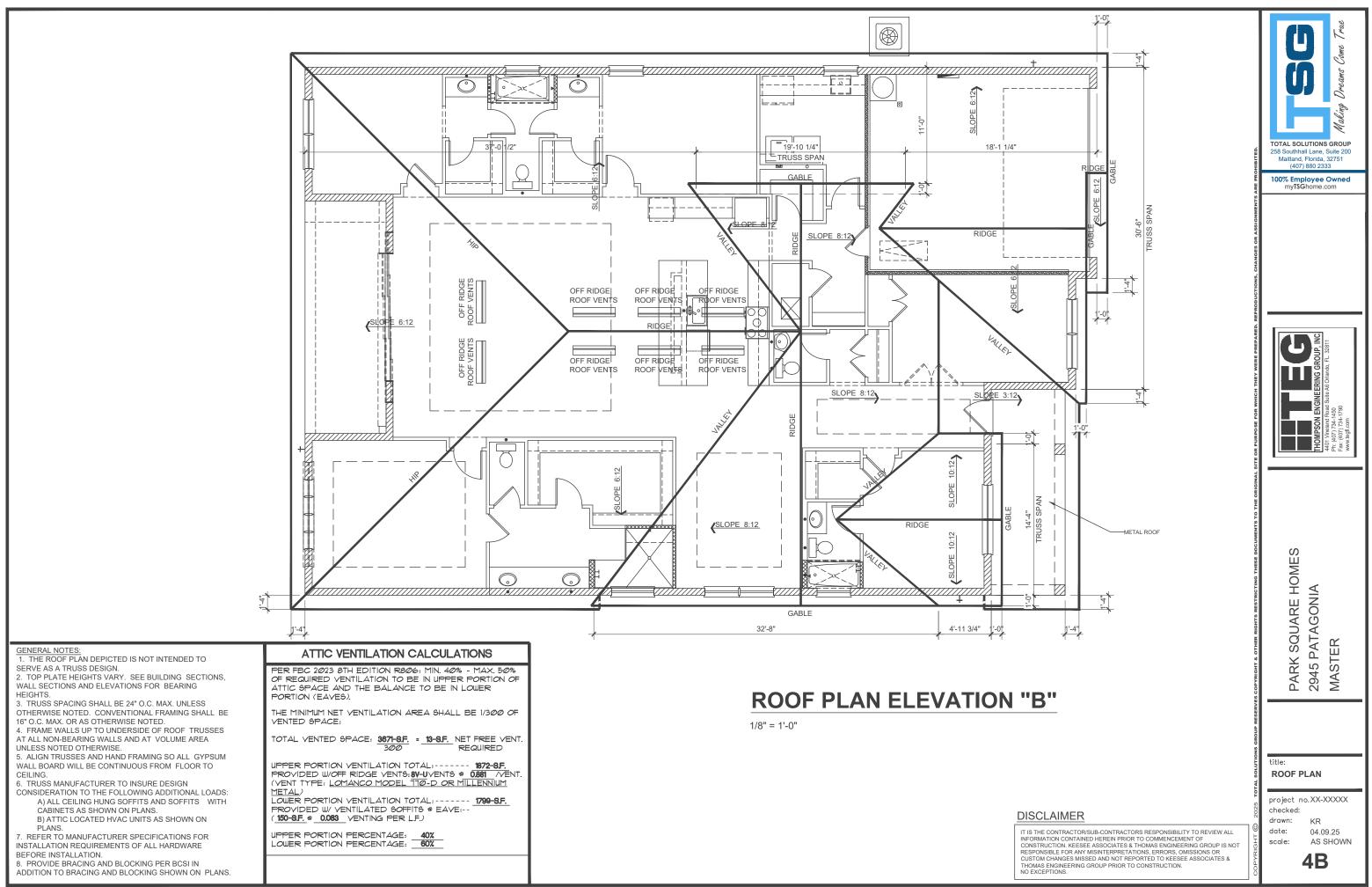


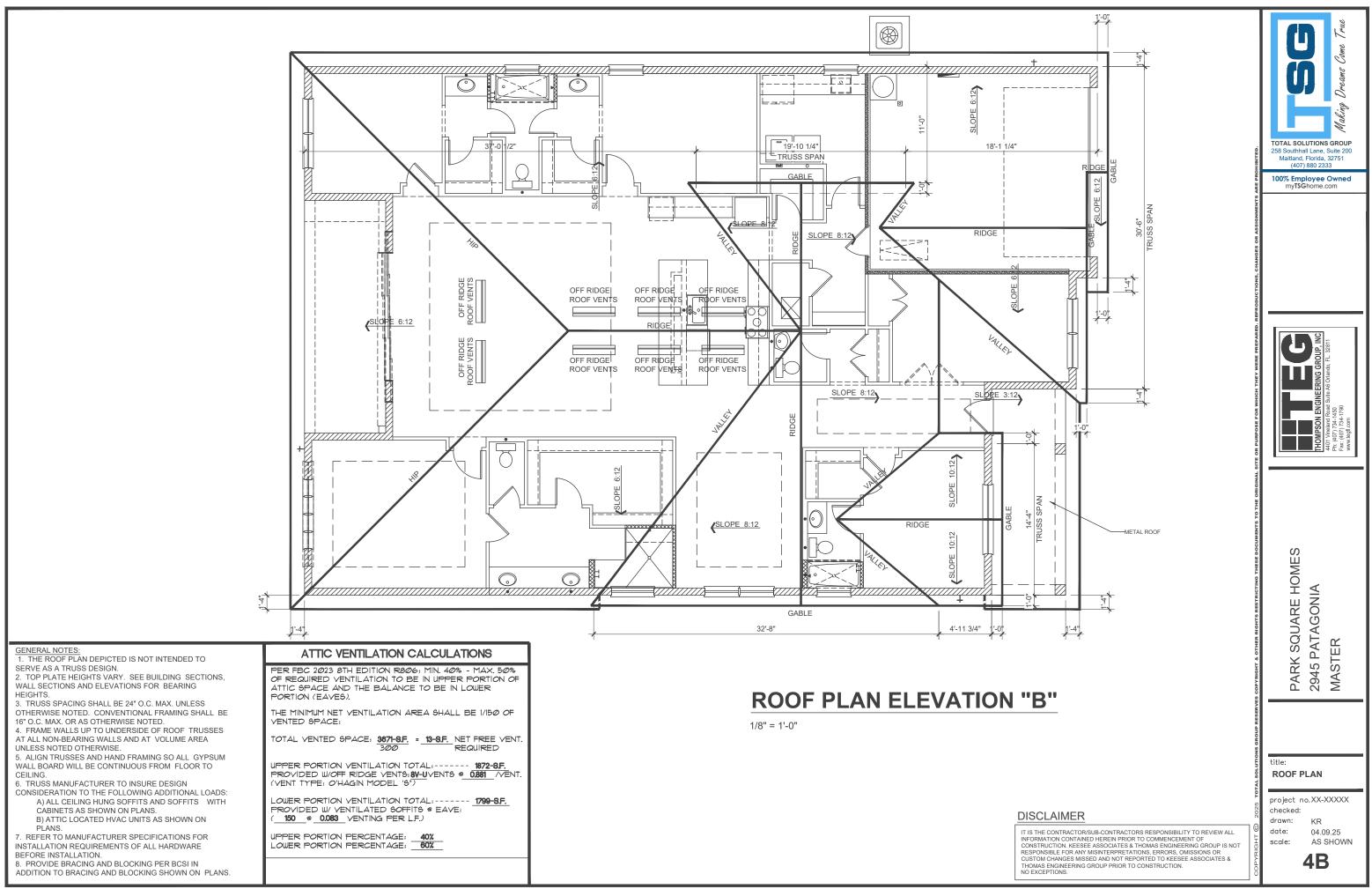


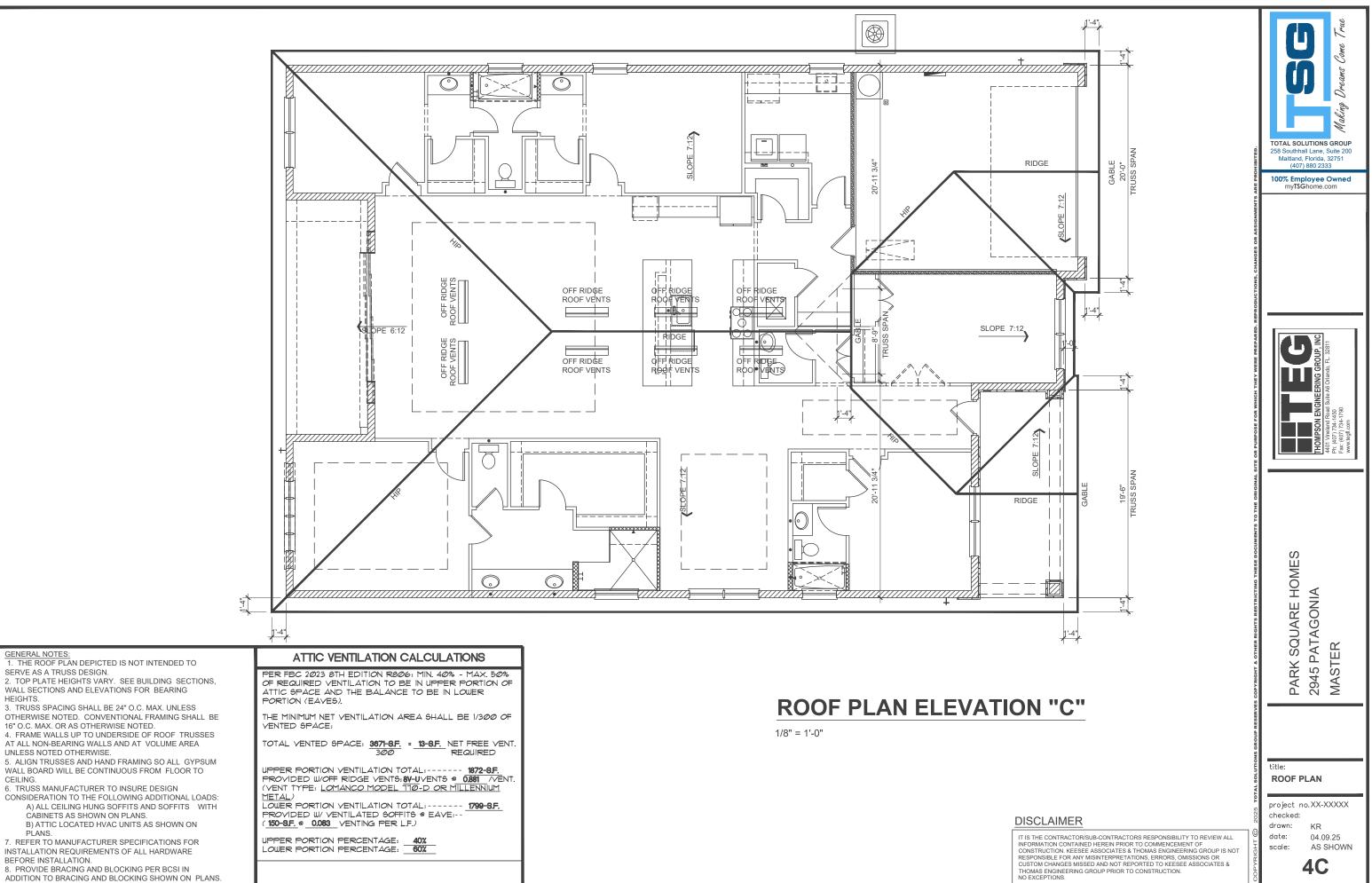
8. PROVIDE BRACING AND BLOCKING PER BCSI IN

ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.





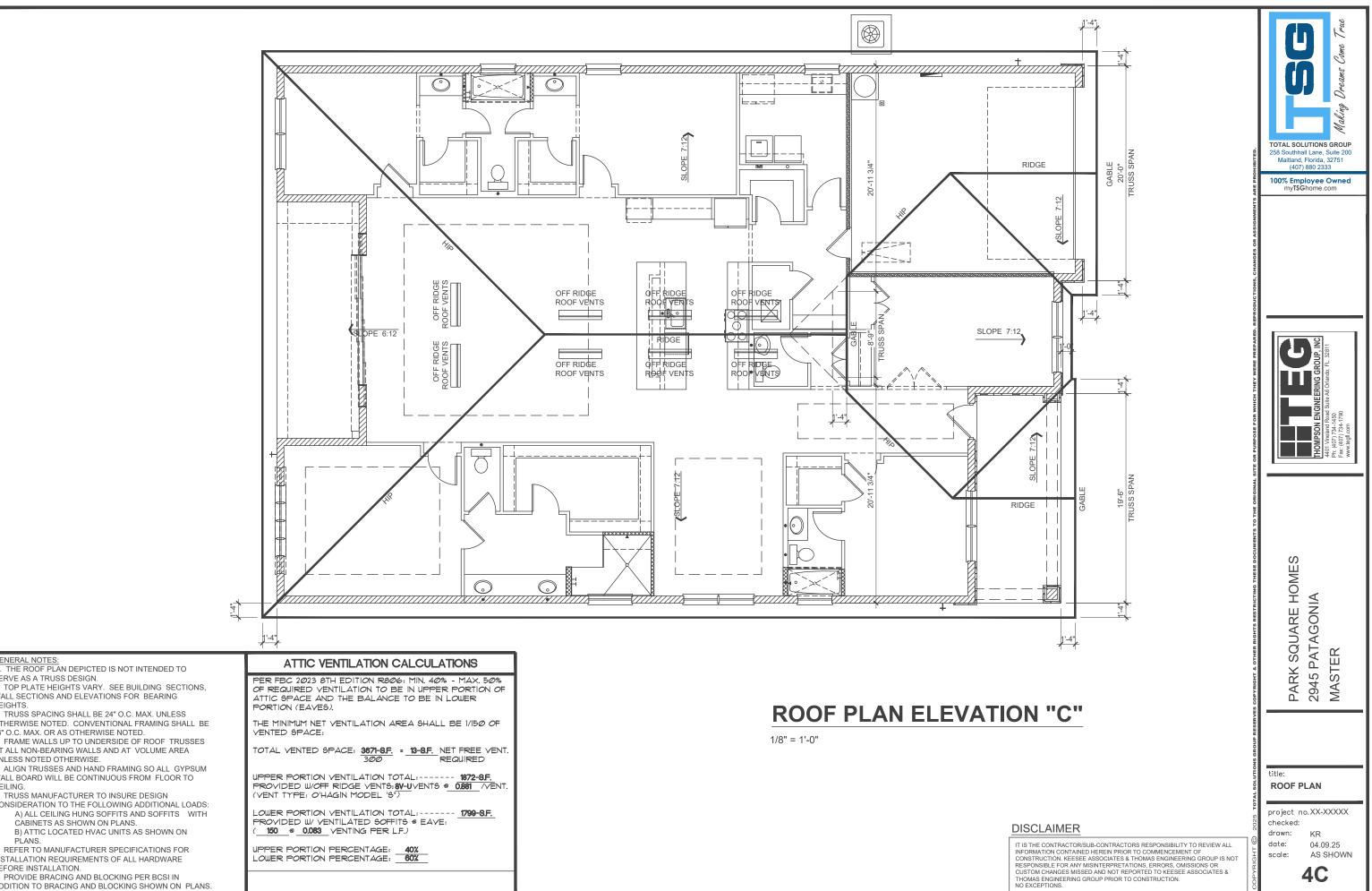




7. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION REQUIREMENTS OF ALL HARDWARE BEFORE INSTALLATION.

ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.

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



SERVE AS A TRUSS DESIGN. 2. TOP PLATE HEIGHTS VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.

GENERAL NOTES:

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

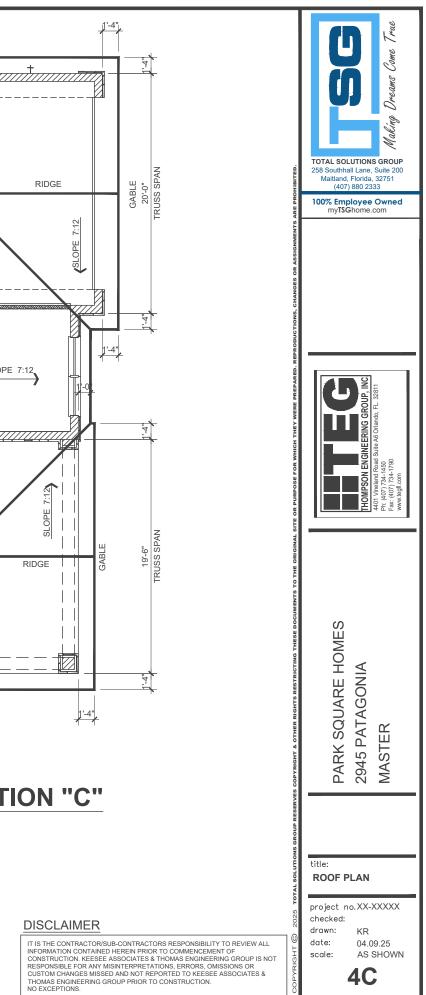
UNLESS NOTED OTHERWISE. 5. ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FLOOR TO

CEILING 6. TRUSS MANUFACTURER TO INSURE DESIGN

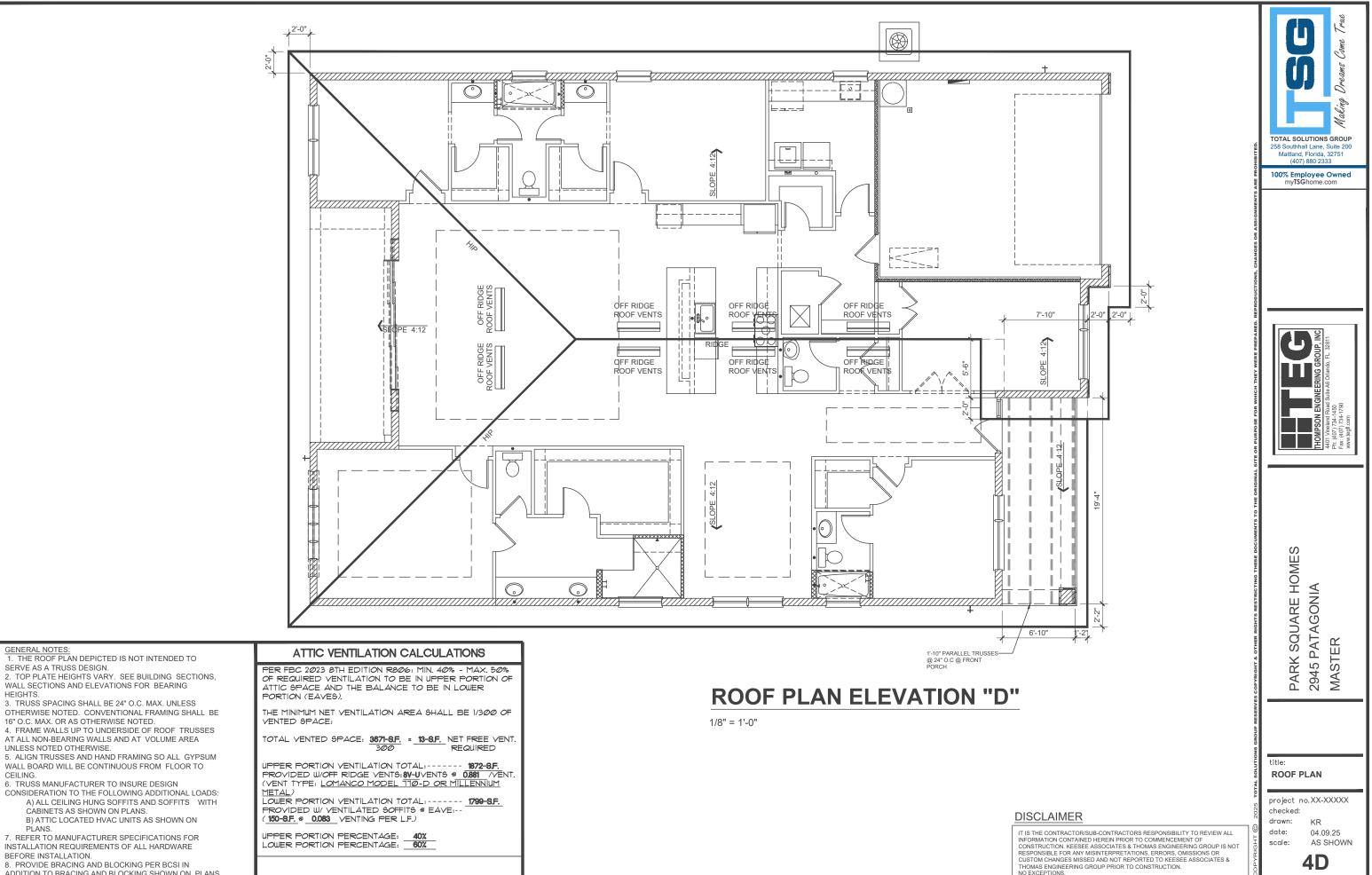
CONSIDERATION TO THE FOLLOWING ADDITIONAL LOADS: A) ALL CEILING HUNG SOFFITS AND SOFFITS WITH CABINETS AS SHOWN ON PLANS. B) ATTIC LOCATED HVAC UNITS AS SHOWN ON PI ANS

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.



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





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.

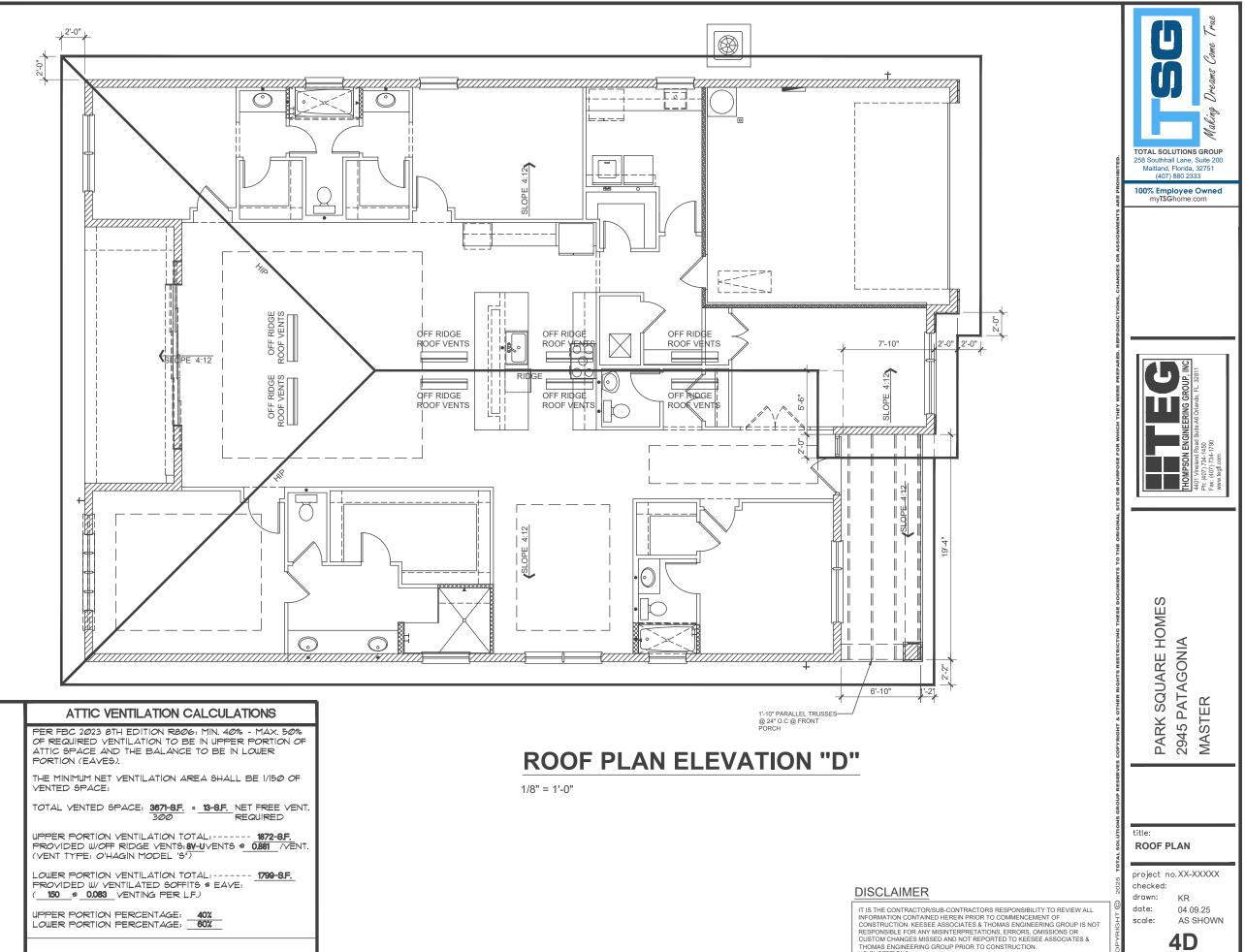
16" O.C. MAX. OR AS OTHERWISE NOTED.

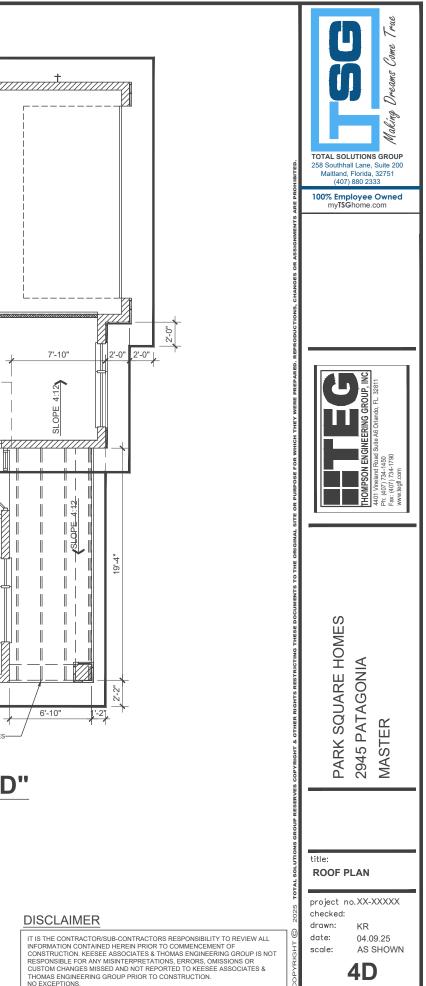
GENERAL NOTES:

HEIGHTS.

SERVE AS A TRUSS DESIGN.

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





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

. THE ROOF PLAN DEPICTED IS NOT INTENDED TO

3. TRUSS SPACING SHALL BE 24" O.C. MAX. UNLESS

2. TOP PLATE HEIGHTS VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING

GENERAL NOTES:

HEIGHTS.

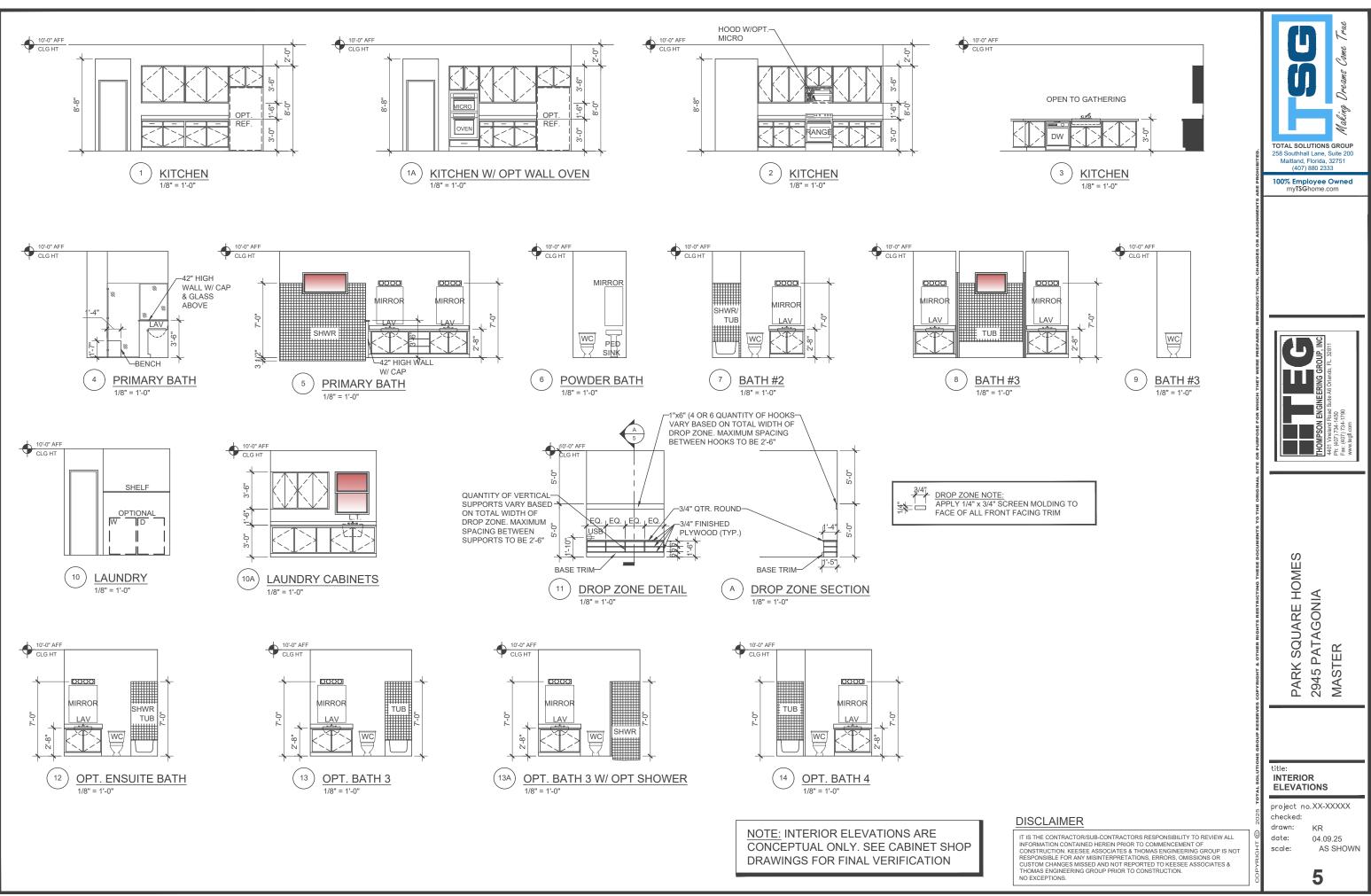
SERVE AS A TRUSS DESIGN.

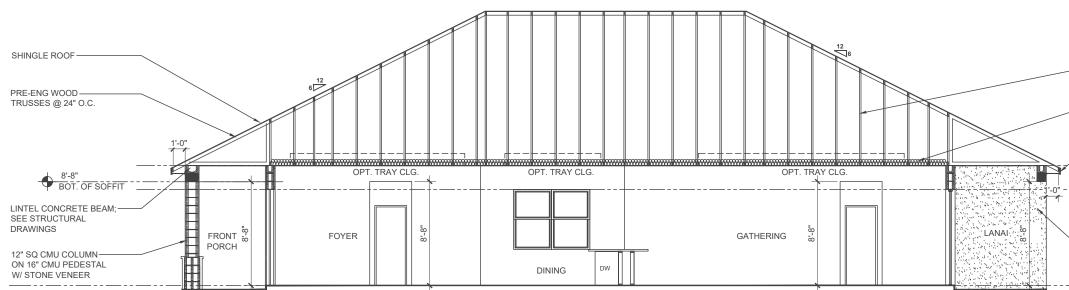
6. TRUSS MANUFACTURER TO INSURE DESIGN CONSIDERATION TO THE FOLLOWING ADDITIONAL LOADS: A) ALL CEILING HUNG SOFFITS AND SOFFITS WITH

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.

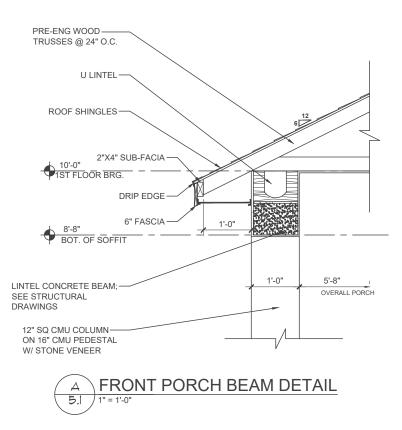
8. PROVIDE BRACING AND BLOCKING PER BCSI IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.

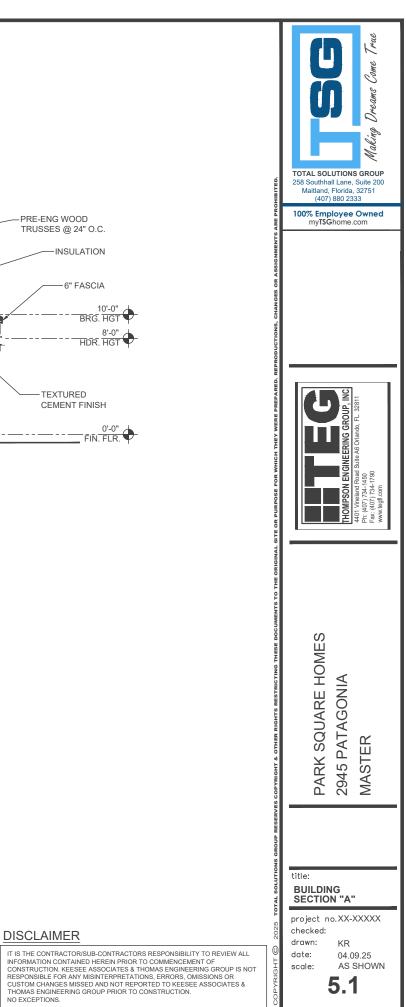


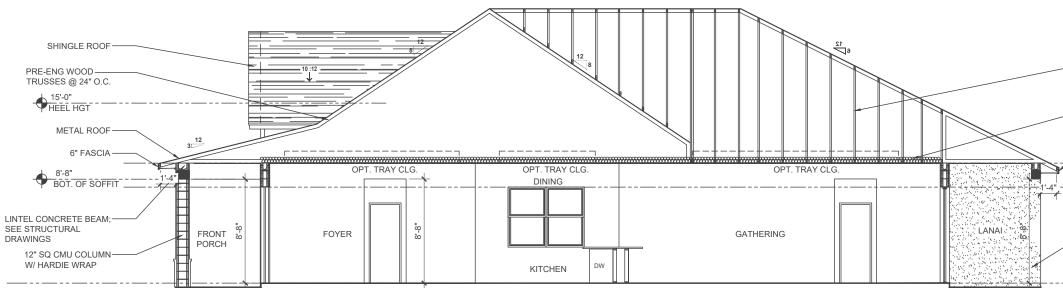


BUILDING SECTION ELEV. A

1/8" = 1'-0"

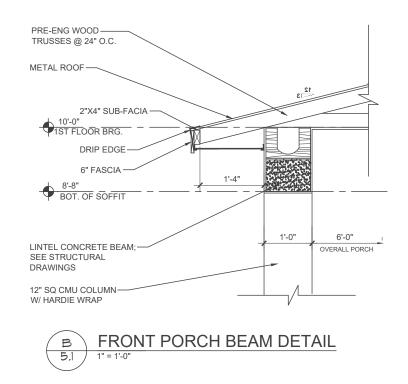


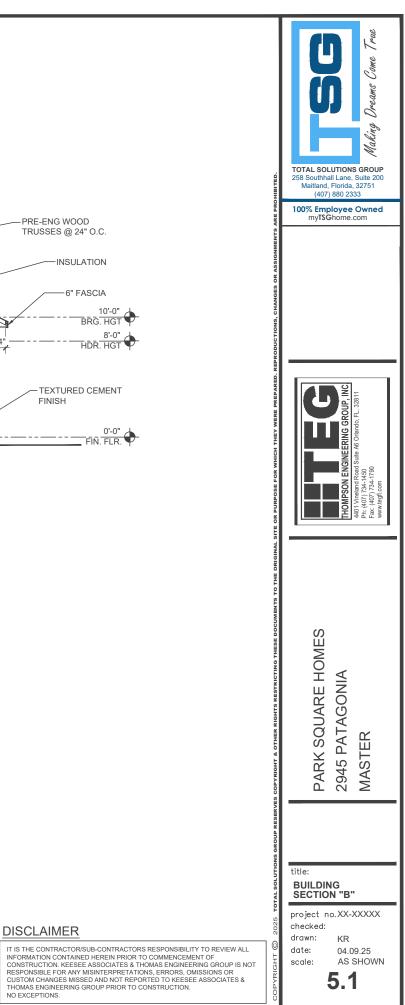


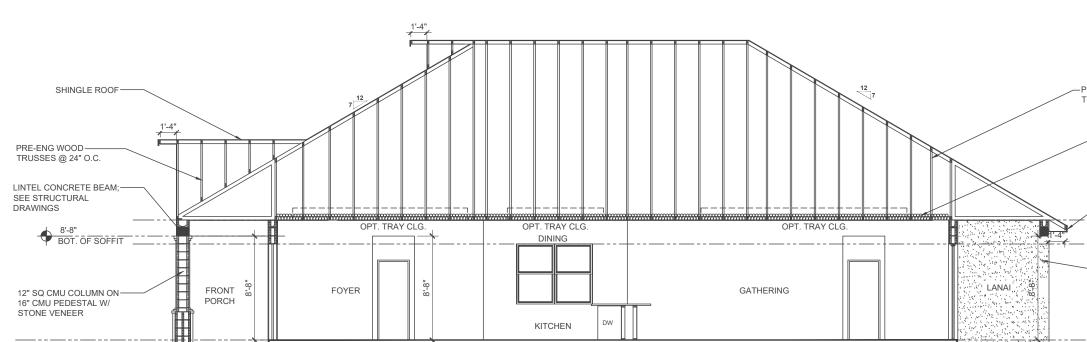


BUILDING SECTION ELEV. B

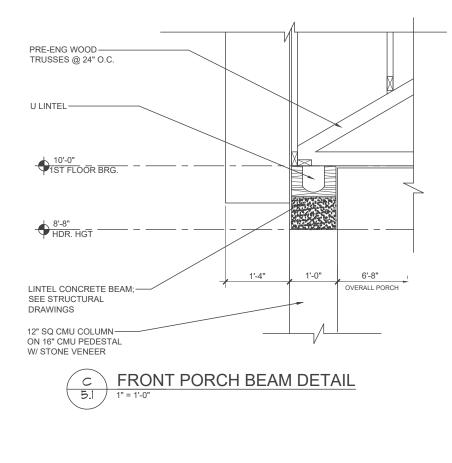
1/8" = 1'-0"

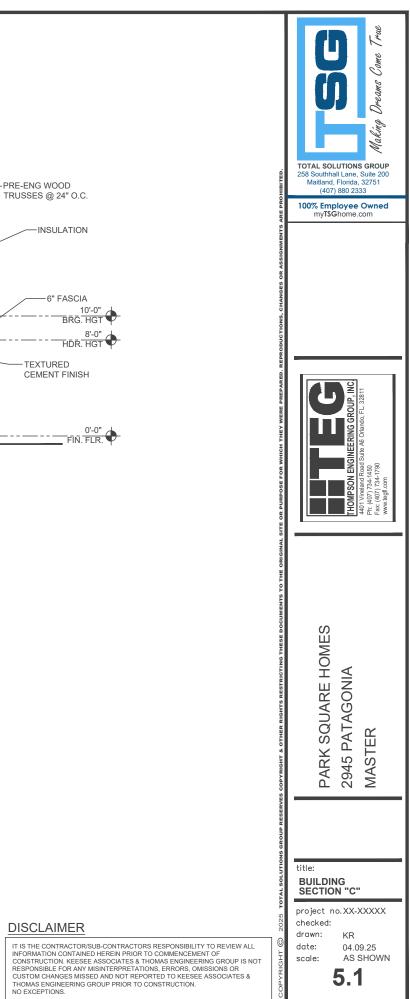


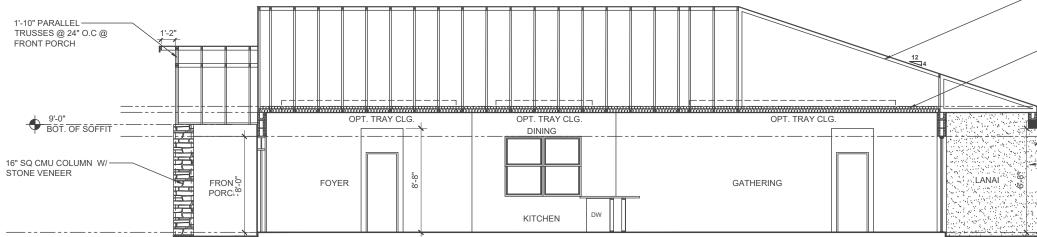




$\underset{1/8" = 1' \cdot 0"}{\mathsf{BUILDING SECTION ELEV. C}}$

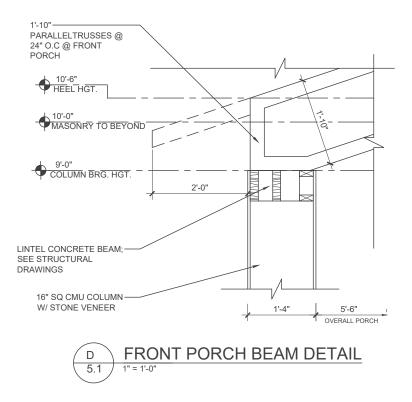


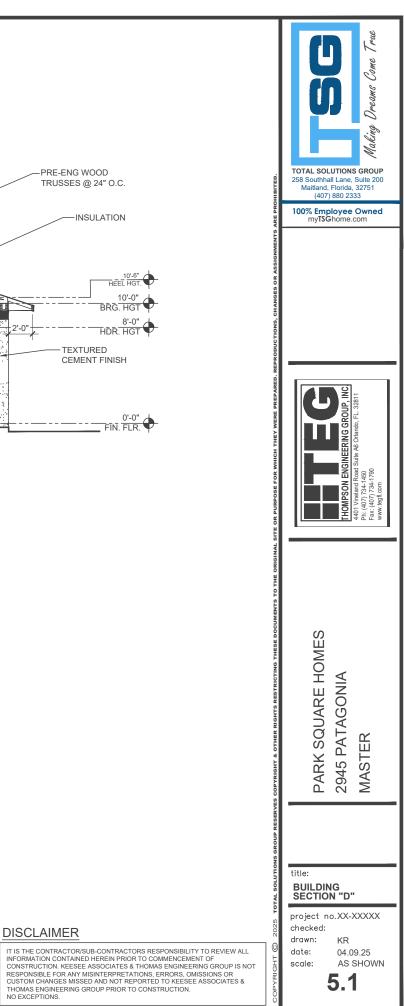


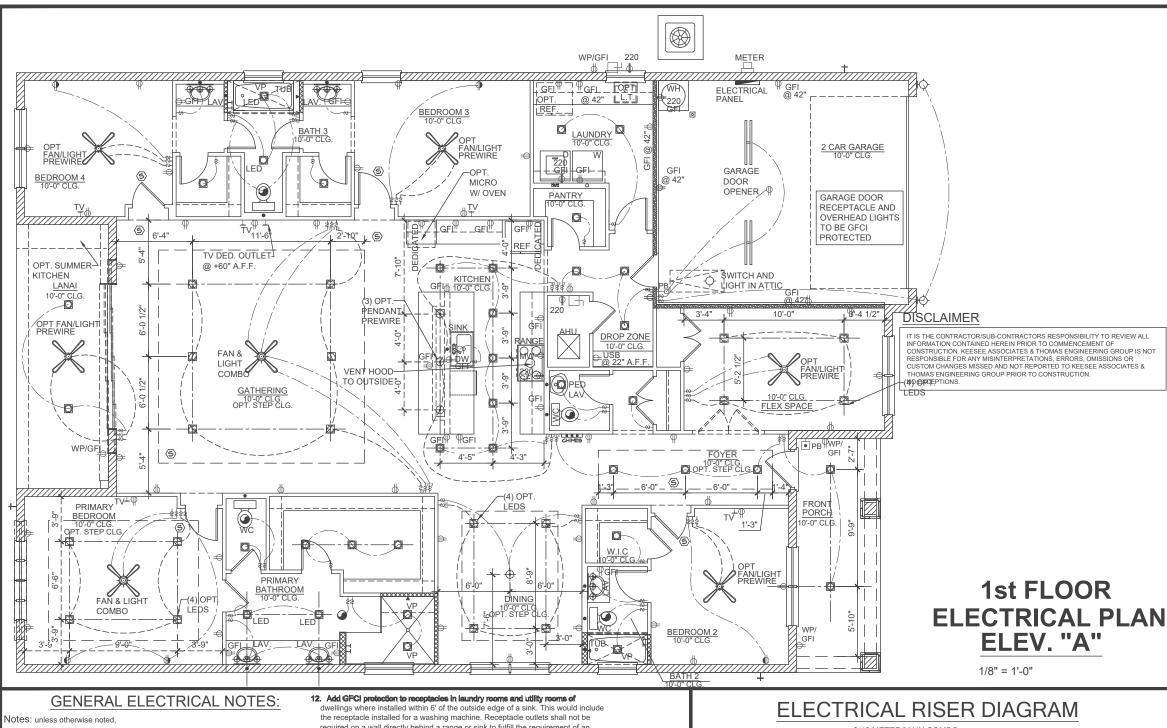


BUILDING SECTION ELEV. D

1/8" = 1'-0"



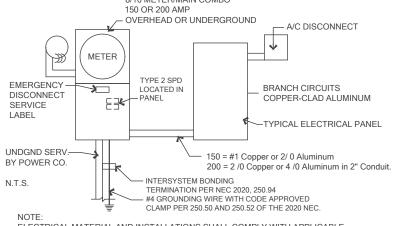




- 1. All trim plates and devices to be ganged, where possible.
- 2. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
- 3. Smoke alarms shall comply with NFPA 72 and Section R314 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
- 4. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
- Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition) 6 Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be
- installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
- 7. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory. 8. Keep all smoke detectors minimum of 36" from bathroom doors.
- 9. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
- 10. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic 15. space and soffits is not acceptable.
- 11. Chapter 45 Private Swimming Pools Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

- required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.
- 13. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be
- interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
- 14. For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each
- disconnect shall be one of the following: (1)Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT
- (2)Meter disconnects installed per 230.82(3) and marked as follows:
- EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE FOUIPMENT
- (3)Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT
- Markings shall comply with 110.21(B).
- All permanently installed luminaries, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.
- 16. Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.





ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY NOT

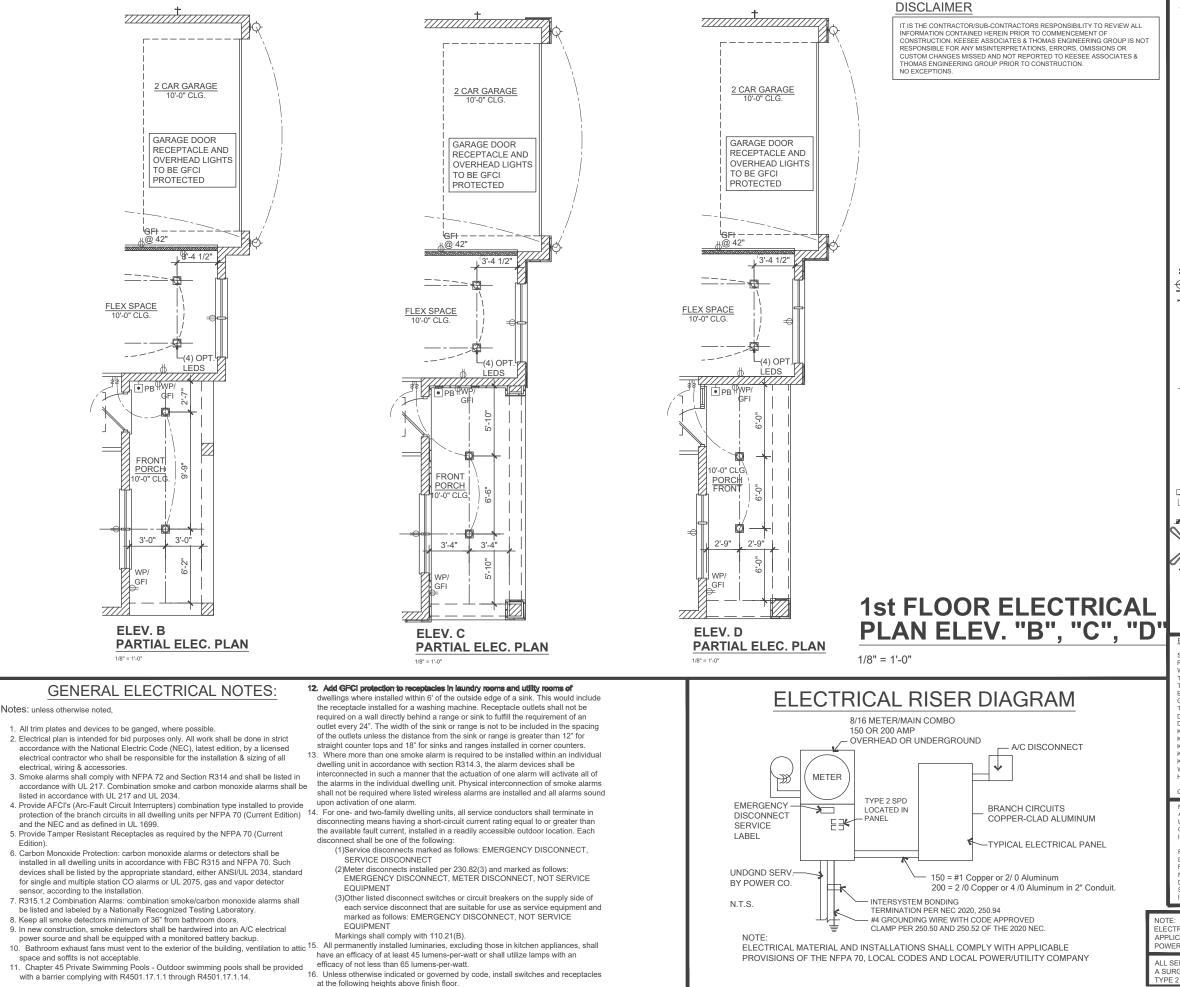
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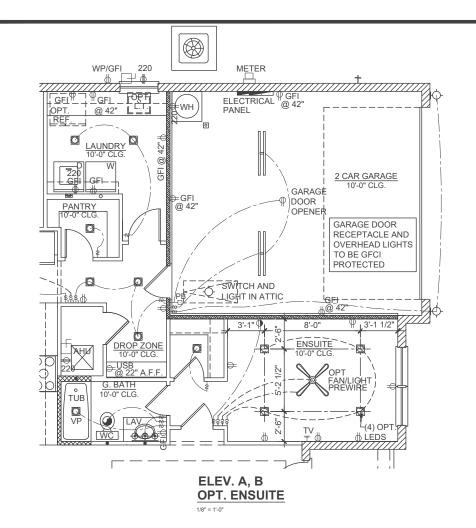
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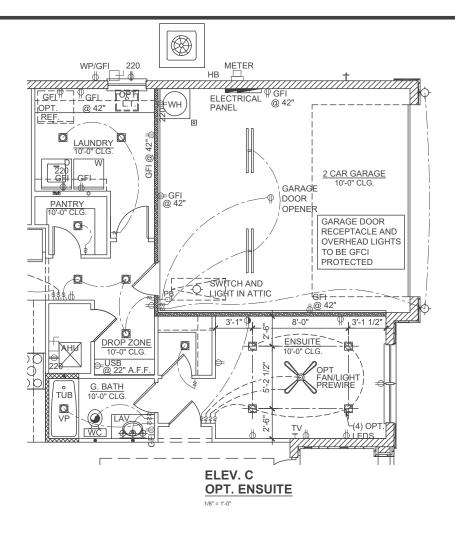
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GENERAL ELECTRICAL NOTES:

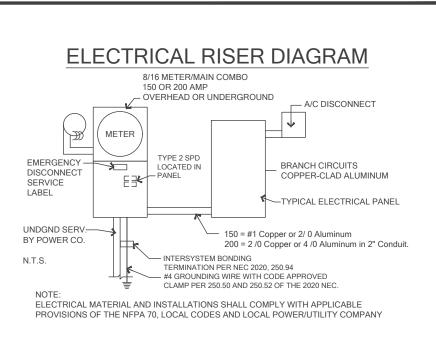
Notes: unless otherwise noted,

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

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

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

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



THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION NO EXCEPTIONS.

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

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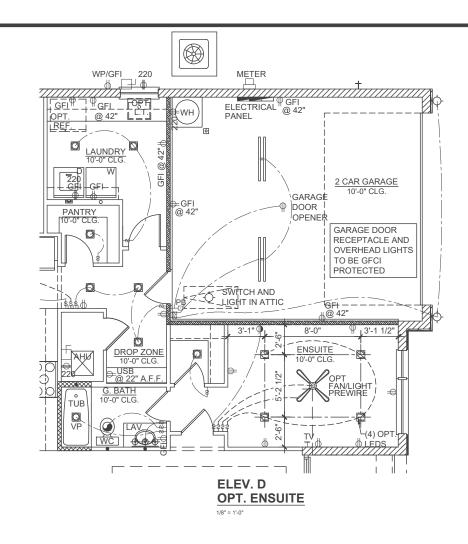
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GENERAL ELECTRICAL NOTES:

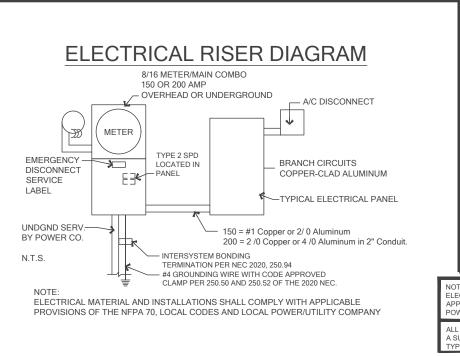
Notes: unless otherwise noted,

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

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

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

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



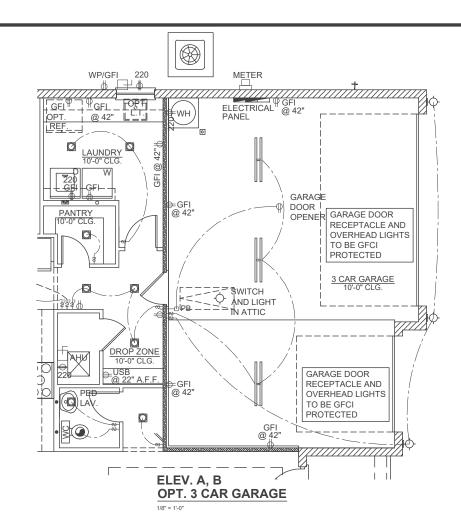
DISCLAIMER IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL

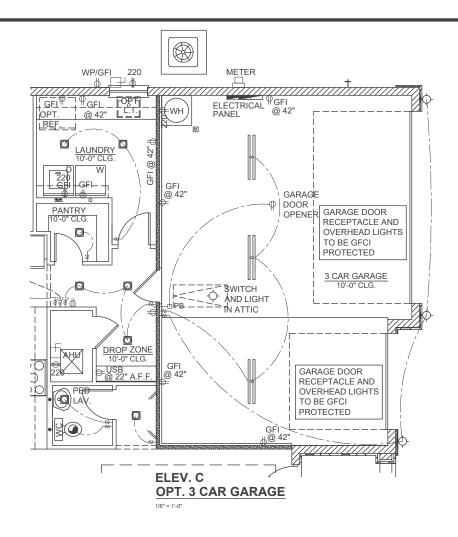
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1/8" = 1'-0"

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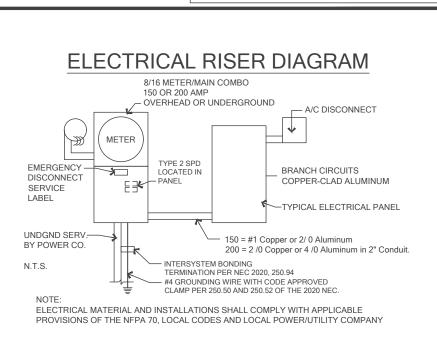
- 1. All trim plates and devices to be ganged, where possible
- 2. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation &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

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

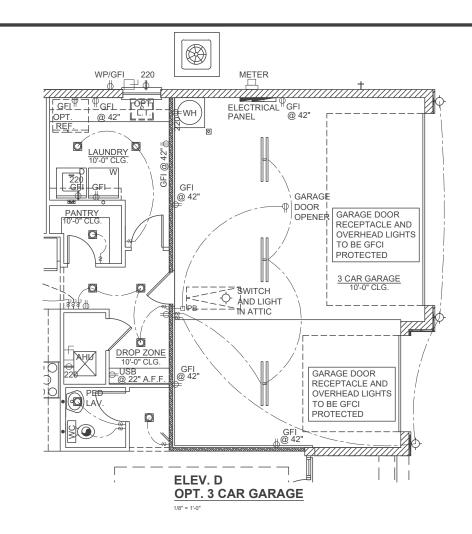
dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is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

13. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of

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



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	Q VP	FLUSHMOUNT LED - VAPOR PROOF	100% Employee Owned myTSGhome.com
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GENERAL ELECTRICAL NOTES:

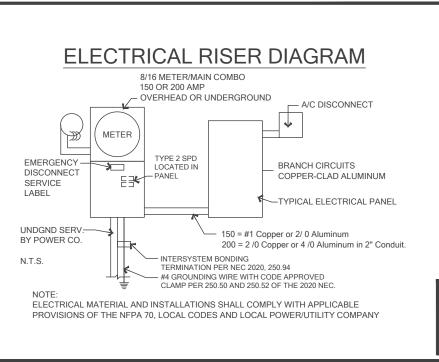
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- 6. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
- 7. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory. 8. Keep all smoke detectors minimum of 36" from bathroom doors.
- 9. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
- 10. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic 15. All permanently installed luminaries, excluding those in kitchen appliances, shall space and soffits is not acceptable.
- 11. Chapter 45 Private Swimming Pools Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

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

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

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



DISCLAIMER

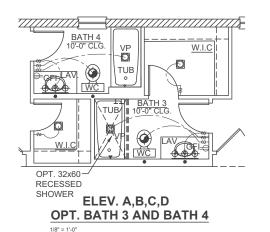
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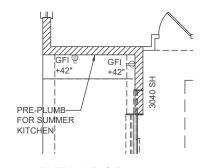
1/8" = 1'-0"

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

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	ELECTRIC	AL KEY	
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	0 vp	FLUSHMOUNT LED - VAPOR PROOF	100% Employee Owned
	* ○	PRE-WIRED SPEAKER FLUSHMOUNT LED FLUSHMOUNT LED - VAPOR PROOF MONO POINT TRACK HEAD (OPTIONAL) PENDANT FIXTURE SURFACE MOUNTED LIGHT FIXTURE SURFACE MOUNTED LIGHT FIXTURE WALL MOUNTED LIGHT FIXTURE WALL MOUNTED LIGHT FIXTURE WALL MOUNTED STRIP LIGHT UNDERCABINET LIGHTING (OPTIONAL) WALL SCONCE EXHAUST FAN LIGHT COMBO OUTLET FOR GARAGE DOOR OPENER SOFFIT OUTLET (OPTIONAL) CHIMES PUSHBUTTON SWITCH	myT\$Ghome.com
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	O	EXHAUST FAN & LIGHT COMBO	
	$\begin{array}{c} \textcircled{\begin{tabular}{c} \\ \hline \\ \hline \\ \end{array}}$	OUTLET FOR GARAGE DOOR OPENER SOFFIT OUTLET (OPTIONAL)	
	CHIMES	CHIMES	
	•	PUSHBUTTON SWITCH	
	(S)		HIOMPSON ENGINE ERING GROUP, 4401 Vinearal Read Sule AB Orlando, R. 328 Ex. (d0) 734-1450 www.tegf.com
		TELEPHONE OUTLET PREWIRE	
	Ť	TELEVISION OUTLET PREWIRE	
	Ţ	THERMOSTAT	HOMPSON EN HOMPSON EN PR: (407) 734-1790 Fax: (407) 734-1790 www.legft.com
		ELECTRIC METER	HOMPSON 107734-14 207734-14 207734-14 207734-14
		ELECTRIC PANEL	THOMPS Ph: (407) Fax: (407) Fax: (407)
	4	DISCONNECT SWITCH	
		SECURITYSYSTEM KEYPAD	
		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 CAS METER	
	517	SECURITY/FLOOD LIGHTS	
-		GAS METER	
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	UTILITY ROO OUTSIDE ED	ROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND MS OF DWELLINGS WHERE INSTALLED WITHIN 6 OF THE GO FA SINK. THIS WOULD INCLUDE THE RECEPTACLE OR A WASHING MACHINE.	
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ļ		N CORNER COUNTERS.	project no.XX-XXXXX checked:
NOT		0	drawn: KR
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A SI	JRGE-PROTEC	PPLYING DWELLING UNITS SHALL BE PROVIDED WITH TO DEVICE (SPD). THE SPD SHALL BE A TYPE 1 OR	
ιĭΡ	E 2 SPD.	Ŭ	





ELEV. A,B,C,D **OPT. OUTDOOR KITCHEN** 1/8" = 1'-0

DISCLAIMER

OPTIONS

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RIGHT

GENERAL ELECTRICAL NOTES:

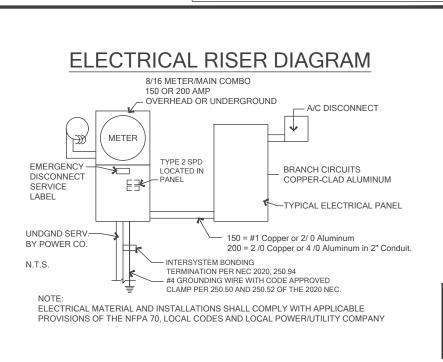
Notes: unless otherwise noted,

- 1. All trim plates and devices to be ganged, where possible.
- 2. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
- 3. Smoke alarms shall comply with NFPA 72 and Section R314 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
- Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
- 5. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
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- 8. Keep all smoke detectors minimum of 36" from bathroom doors. 9. In new construction, smoke detectors shall be hardwired into an A/C electrical
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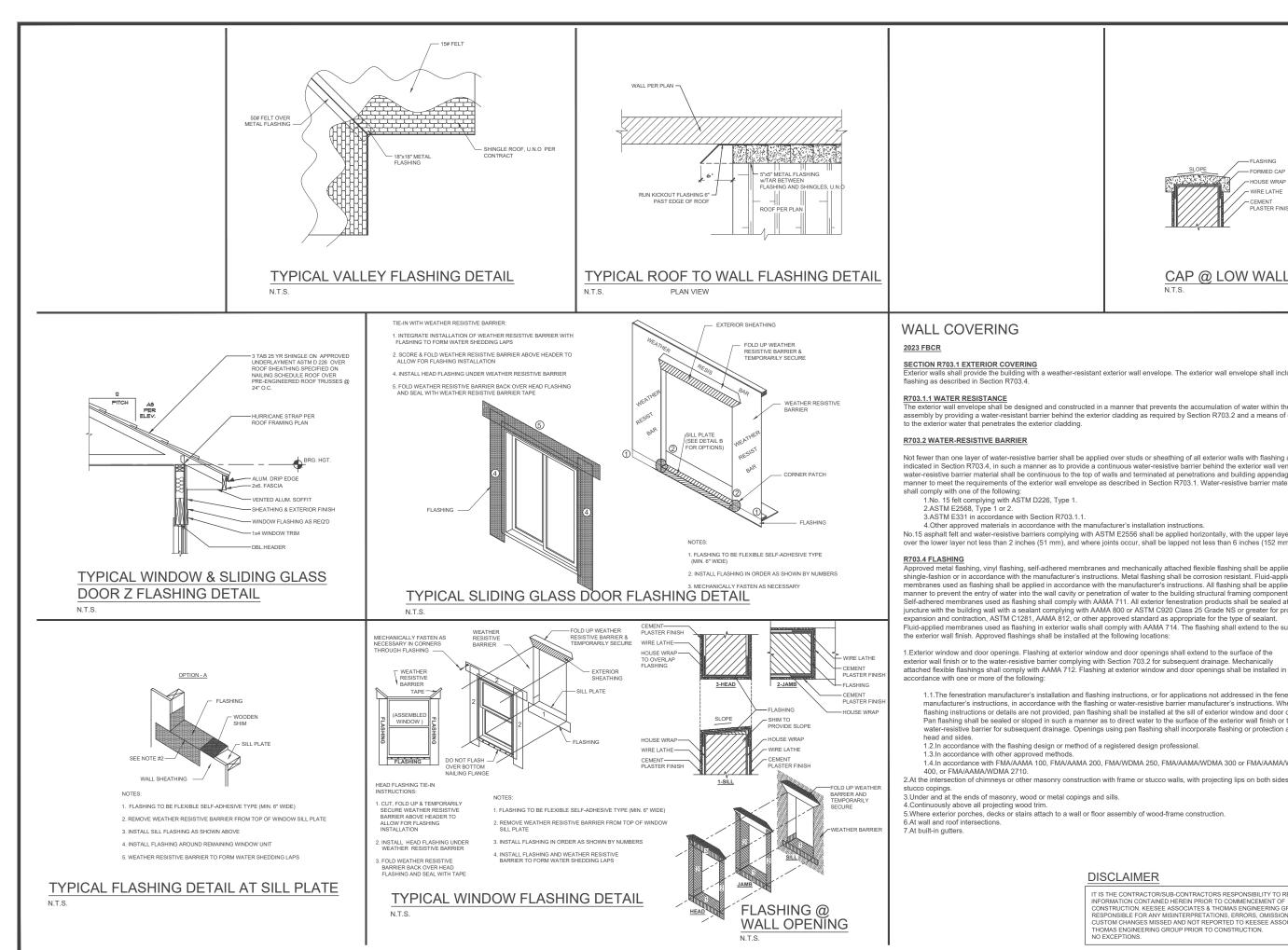
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 - Markings shall comply with 110.21(B).
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- 16. Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.



	ELECTRIC	AL KEY	
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	0 vp	FLUSHMOUNT LED - VAPOR PROOF	100% Employee Owned
	*0 *0	MONO POINT TRACK HEAD (OPTIONAL)	my T\$G home.com
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	- A	OUTLET FOR GARAGE DOOR OPENER	
		SOFFIT OUTLET (OPTIONAL)	
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		TELEPHONE OUTLET PREWIRE	e A6 C
	Ť	TELEVISION OUTLET PREWIRE	() () ()
	Ţ	THERMOSTAT	HOMPSON EN HOMPSON EN ACT Vineard Road Pr: (407) 724-1790 Fax: (407) 724-1790 www.legfi.com
		ELECTRIC METER	HOMPSON 101 Vineland F hn: (407) 734-14 ww.tegfl.com
		ELECTRIC PANEL	Hatta
		SECURITYSYSTEM KEYPAD	
		SMOKE DETECTOR/CARBON MONOXIDE DETECTORS TELEPHONE OUTLET PREWIRE TELEVISION OUTLET PREWIRE THERMOSTAT ELECTRIC METER ELECTRIC PANEL DISCONNECT SWITCH SECURITY/SYSTEM KEYPAD PRE-WIRE FOR CEILING FAN SECURITY/FLOOD LIGHTS	
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	REMAINING S WALL OUTLE TELEPHONE EXTERIOR GI GARAGE GFI THERMOSTA DOOR BELLE KITCHEN HOI KITCHEN DIS KITCHEN REM KITCHEN REM WASHER/DR HOLLYWOOD	TS 12" TO C.L. Is DUTLETS 12" TO C.L. Is DUTLETS 12" TO C.L. Is VIS 14" TO C.L. Is INTERS 84" TO C.L. Is UTTON LEVEL W/ DOOR HANDLE Is DF AN "WHIP" 66" TO C.L. Is HWASHER RECEPTACLE 76" TO C.L. Is IQIE REGERATOR 48" TO C.L. Is IGERATOR 48" TO C.L. Is	PARK SQUARE H 2945 PATAGONIA MASTER
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	INSTALLED IN		project no.XX-XXXXX checked:
APP	CTRICAL MATE	ERIAL AND INSTALLATIONS SHALL COMPLY WITH VISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL DMPANY	drawn: KR date: 04.09.25 scale: AS SHOWN
		PPLYING DWELLING UNITS SHALL BE PROVIDED WITH TION DEVICE (SPD). THE SPD SHALL BE A TYPE 1 OR	E2
	E 2 SPD.	Ŭ	



TOTAL SOLUTIONS GROUP FORMED CAP 258 Southhall Lane, Suite 200 - HOUSE WRAP Maitland, Florida, 32751 (407) 880 2333 - WIRE LATHE CEMENT 100% Employee Owned PLASTER FINIS mvTSGhome.com CAP @ LOW WALL 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. 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 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 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). 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 SQUARE HOMES juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of PATAGONIA 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 MASTER flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. PARK 2945 | Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the 1.3.In accordance with other approved methods. 1.4.In accordance with FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 or FMA/AAMA/WDMA 2.At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under title: FLASHING DETAILS

DISCLAIMER

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project no.XX-XXXXX

KR

WP1

04.09.25

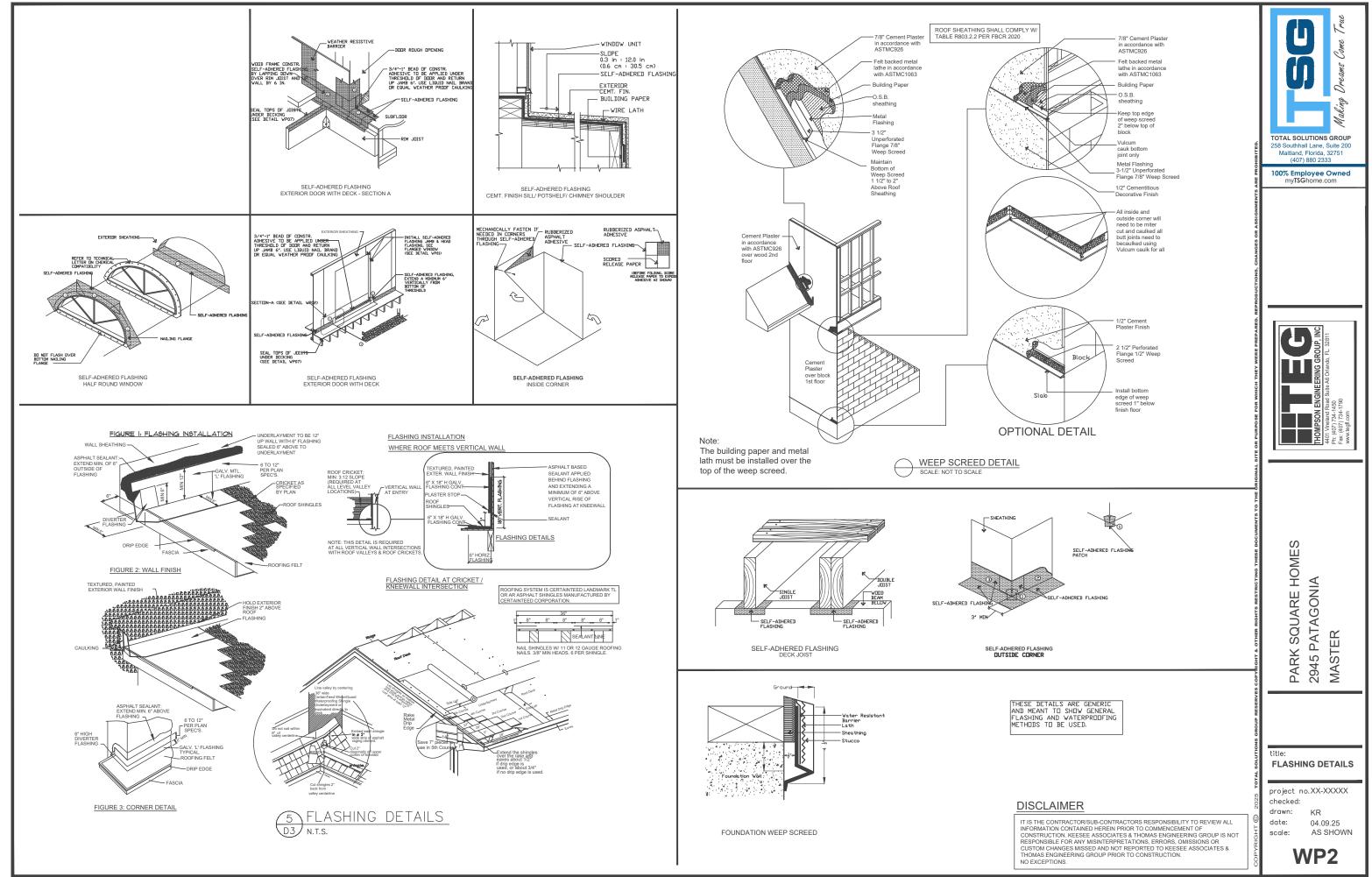
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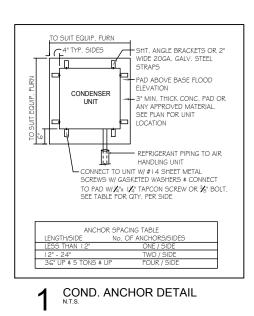
checked:

drawn:

date:

scale:





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

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

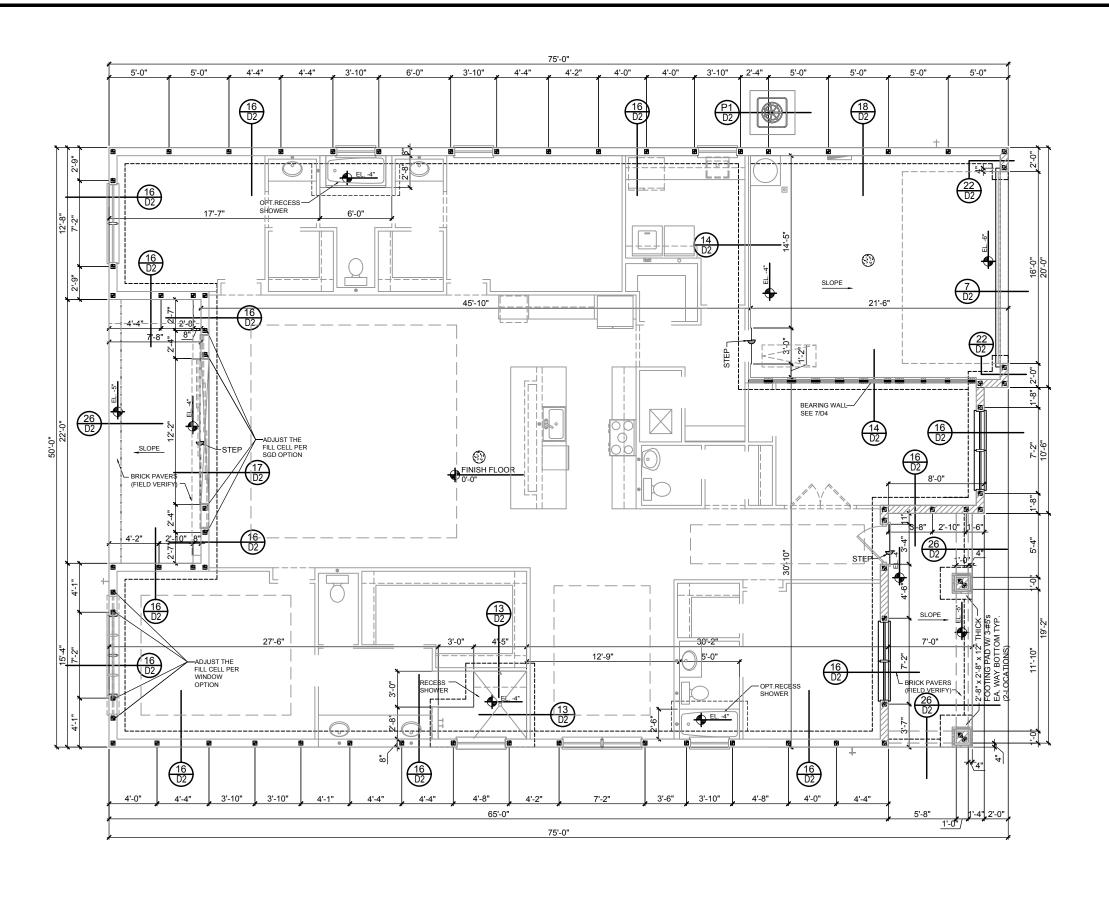
3- PENETRATION OF PLUMBING PIPE5/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUS5/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS I 2 @ TOP AND BOTTOM PLATE.

VERIFICATION OF FIELD CONDITIONS:

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

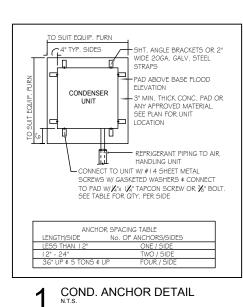
FOUNDATION NOTES

- I. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
- 2. DENOTES FILL CELL REINF. W/ CONC. W/ I #5 REBAR. GRADE GO. DENOTES FILL CELL RE NE_ W/ CONC. W/ 2-#5 REBAR. GRADE GO
- 3. DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I. 4' THICK WITH 6XG 10/10 GAUGE REINFORCING MAT. W/ MIN. 1' COVER TERMITE TREATED SOIL WITH 0.00Gmm (Gmil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACE IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. *FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO WIRE.
- DO NOT SCALE PRINTSI CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARNICATION.
- WATER HEATER T&P RELIEF VALVE SHALL E FULL SIZE TO EXTERIOR, WATER HEATER AT OR ABOVE FLOOR LEVEL G I-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE AFFROVED THERMAL EXPANSION DEVICE
- PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
- 7. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
- 8. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
- BORA -CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



FOUNDATION PLAN A (STANDARD)





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

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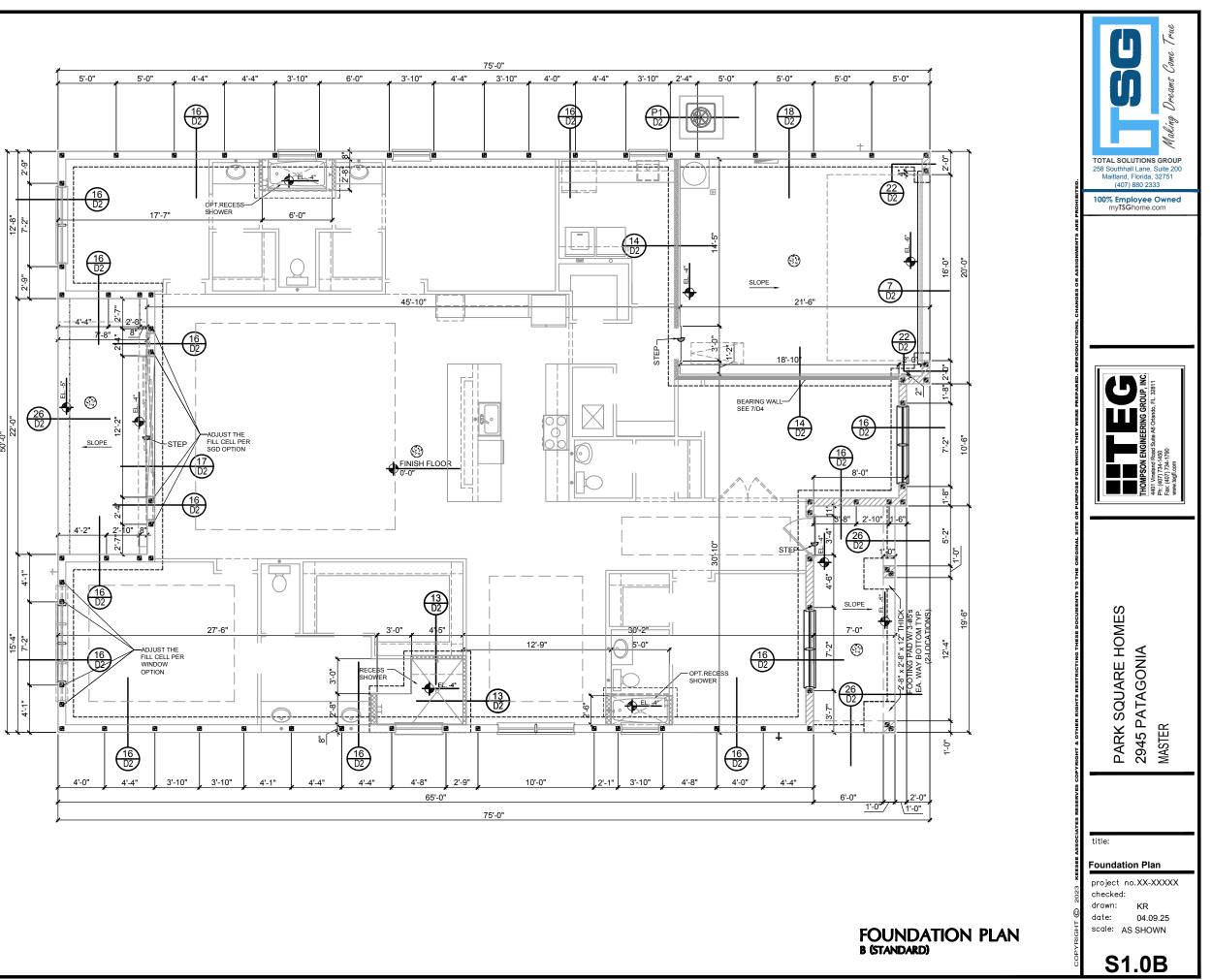
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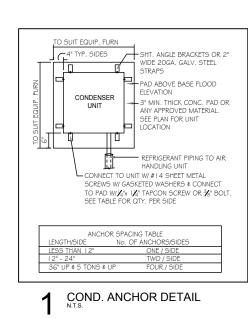
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- I. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
- 2. DENOTES FILL CELL REINF. W/ CONC. W/ 1- #5 REBAR. GRADE GO. DENOTES FILL CELL RE NE_ W/ CONC. W/ 2-#5 REBAR. GRADE GO
- 3. W DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S. I. 4' THICK WITH 6XG 10/10 GAUGE REINFORCING MAT. W/ MIN. 1' COVER TERMITE TREATED SOLW WITH 0.00Gmm (Gmil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. W/F SHALL BE PLACE IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. "FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO WIRE.
- DO NOT SCALE PRINTSI CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION.
- WATER HEATER T&P RELIEF VALVE SHALL E FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL 61-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE AFFROVED THERMAL EXPANSION DEVICE
- G. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
- MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
- B. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
- BORA -CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.





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

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

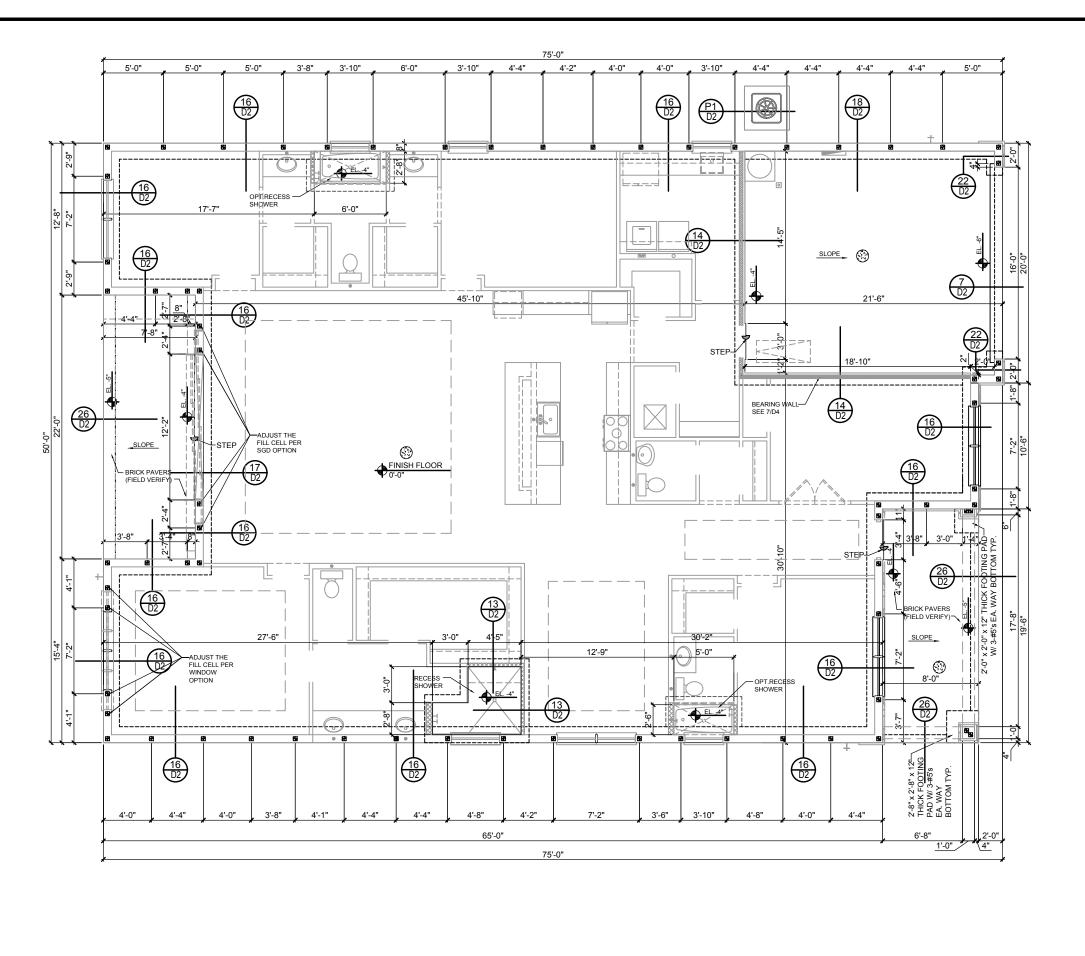
3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS 12 @ TOP AND BOTTOM PLATE.

VERIFICATION OF FIELD CONDITIONS:

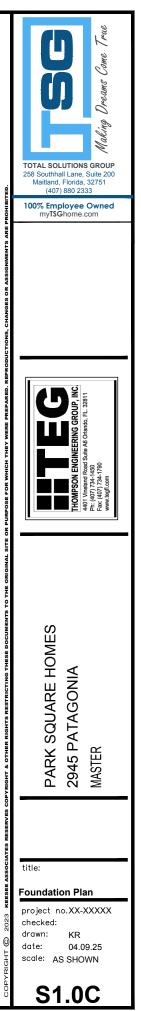
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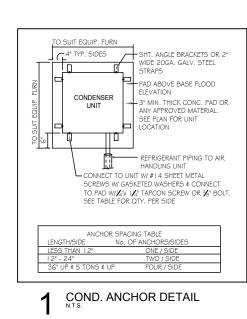
FOUNDATION NOTES

- I. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
- 2. DENOTES FILL CELL REINF. W/ CONC, W/ I #5 REBAR. GRADE GO. ①DENOTES FILL CELL RE NE_ W/ CONC. W/ 2-#5 REBAR. GRADE GO
- 3. DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S. I. 4' THICK WITH GXG IO/IO GAUGE REINFORCING MAT. W/ MIN. I' COVER TERMITE TREATED SOIL WITH 0.000mm (Gmil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACE IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLISTERS. "FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO WIRE.
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- WATER HEATER T&P RELIEF VALVE SHALL E FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL G I-FALL E IN A FAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE AFFROVED THERMAL EXPANSION DEVICE
- G. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
- 7. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
- 8. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
- BORA -CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



FOUNDATION PLAN c (standard)





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

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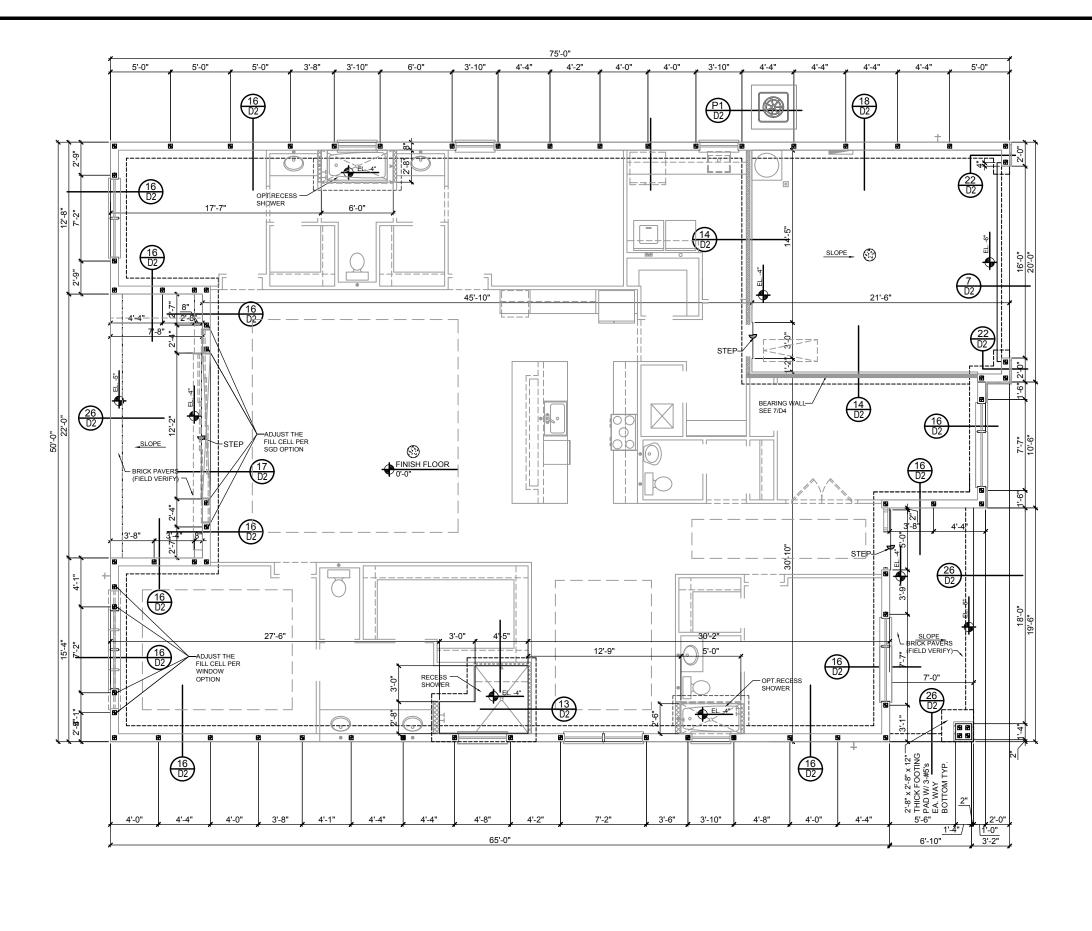
3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS1 2 @ TOP AND BOTTOM PLATE.

VERIFICATION OF FIELD CONDITIONS:

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

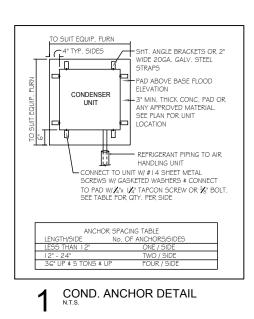
FOUNDATION NOTES

- I. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
- 2. DENOTES FILL CELL REINF. W/ CONC, W/ I #5 REBAR. GRADE GO. ●DENOTES FILL CELL RE NE_ W/ CONC. W/ 2-#5 REBAR. GRADE GO
- 3. DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S. I. 4' THICK WITH GXG 10/10 GAUGE REINFORCING MAT. W/ MIN. 1' COVER TERMITE TREATED SOIL WITH 0.00Gmm (Gmil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACE IN MIDDLE TO UPPER THIRD OF SLAB AND SUPPORTED ON APPROVED SLAB BOLSTERS. *FIBER MESH REINFORCEMENT MAY USED AS ALTERNATIVE TO WIRE.
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- G. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
- 7. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
- 8. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
- BORA -CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



FOUNDATION PLAN d (standard)





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

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

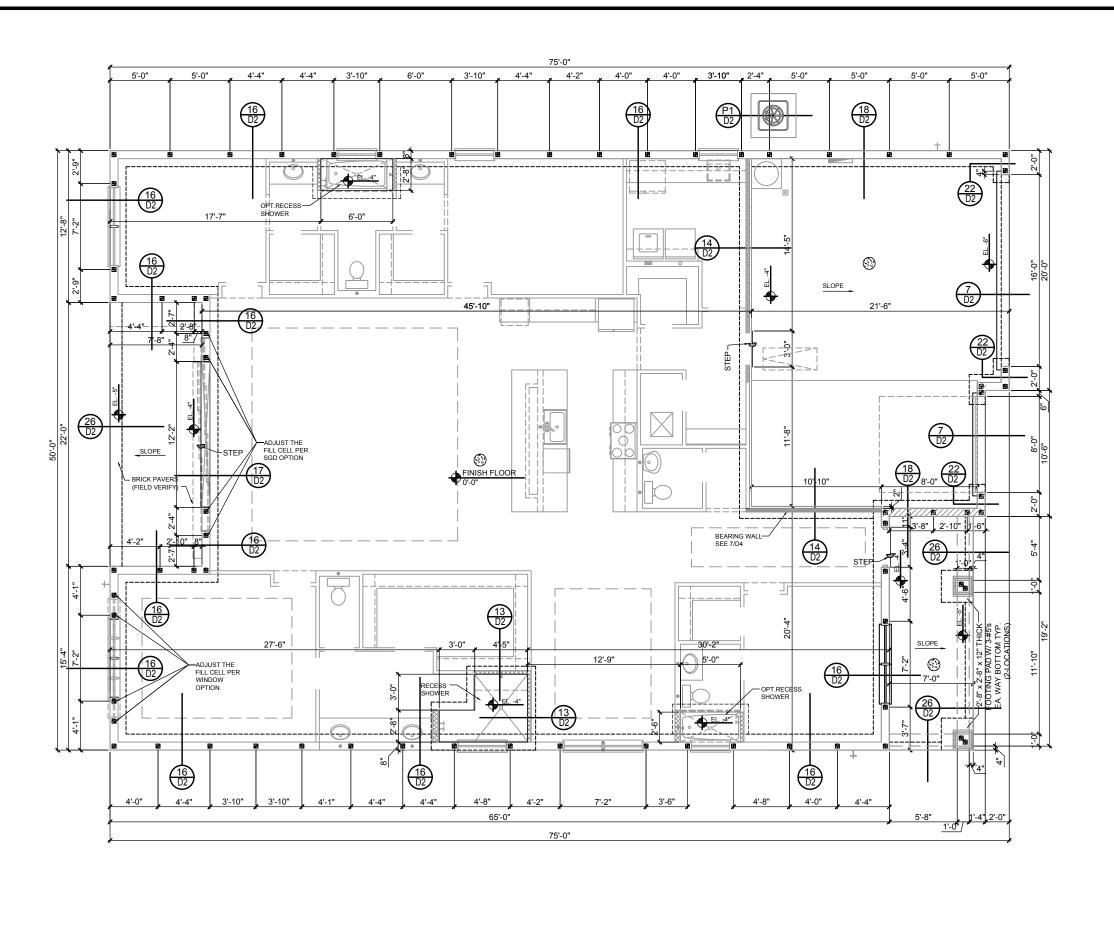
3- PENETRATION OF PLUMBING PIPE5/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUS5/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS I 2 @ TOP AND BOTTOM PLATE.

VERIFICATION OF FIELD CONDITIONS:

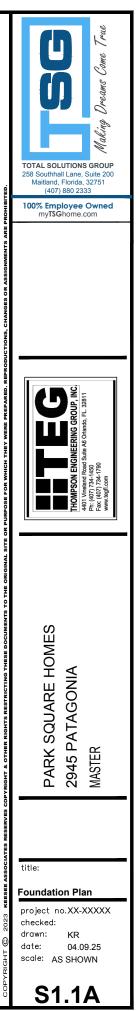
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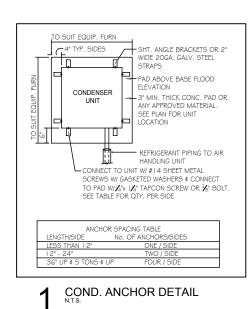
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- I. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
- 2. DENOTES FILL CELL REINF. W/ CONC. W/ I #5 REBAR. GRADE GO. DENOTES FILL CELL RE NE_ W/ CONC. W/ 2-#5 REBAR. GRADE GO
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- G. PAVERS MAY BE USED ILO CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED.
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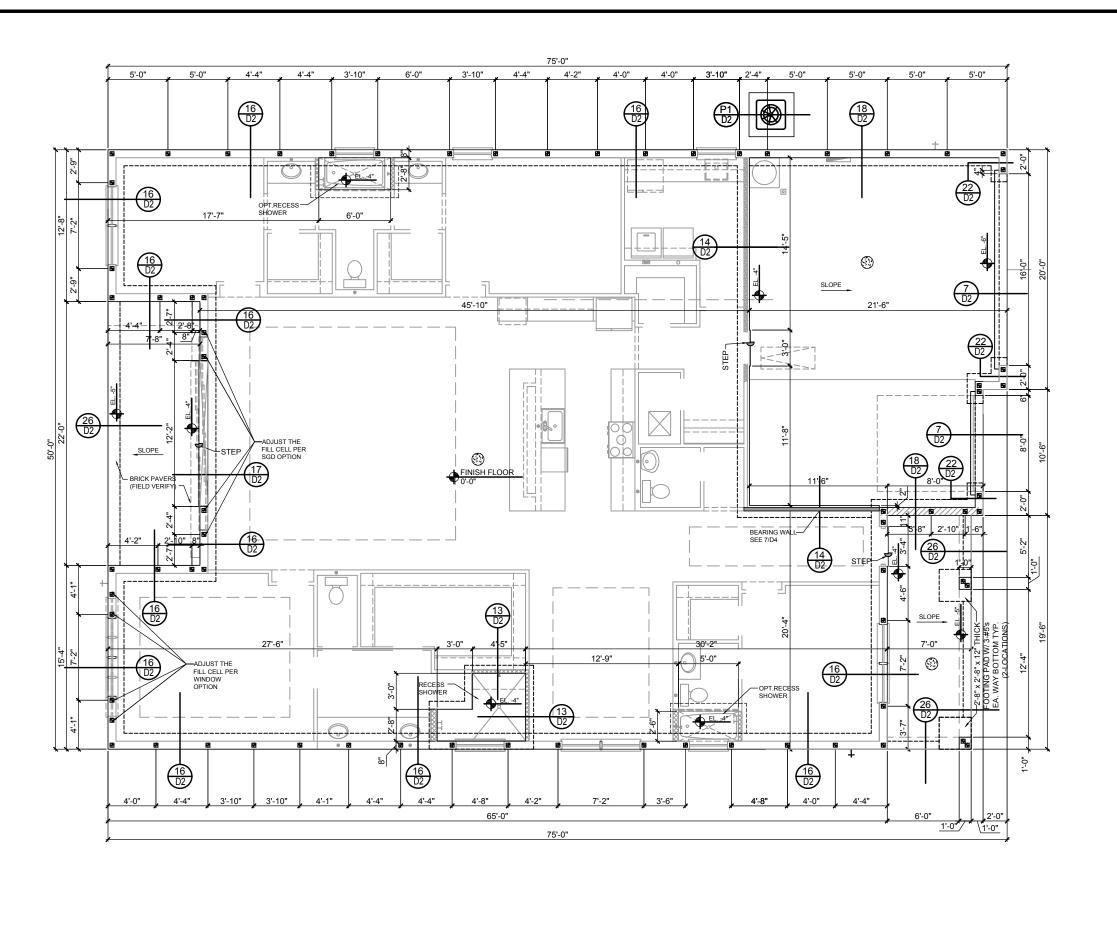
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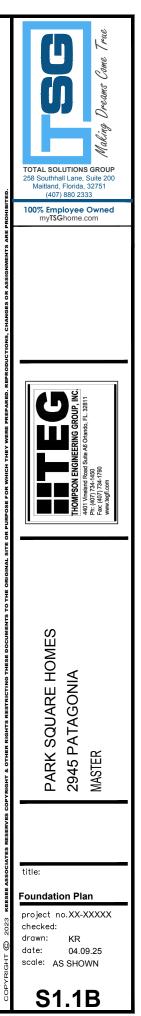
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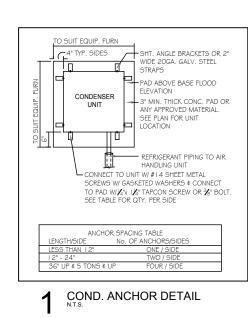
FOUNDATION NOTES

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FOUNDATION PLAN B(OPT. 3 CAR GARAGE)





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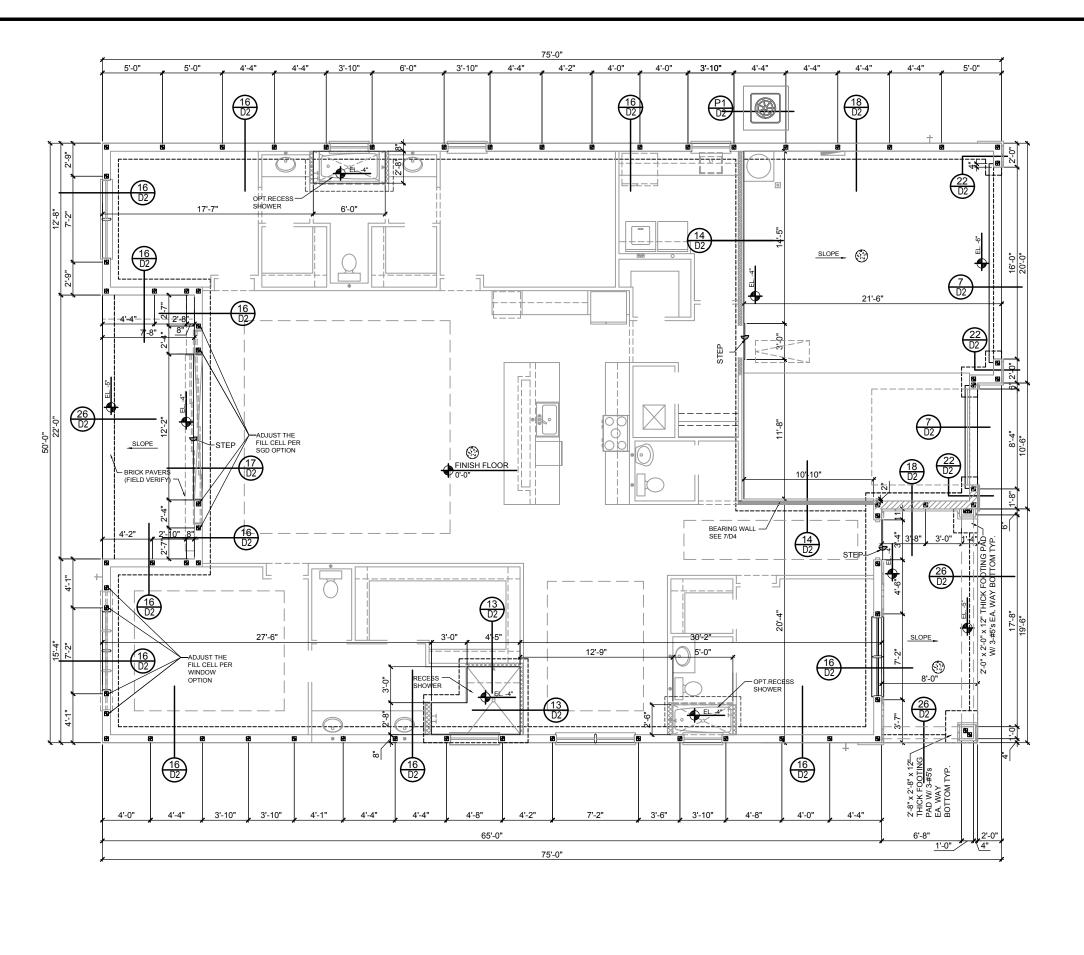
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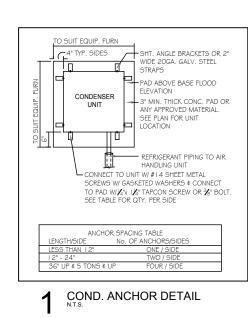
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FOUNDATION PLAN C (OPT. 3 CAR GARAGE)





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

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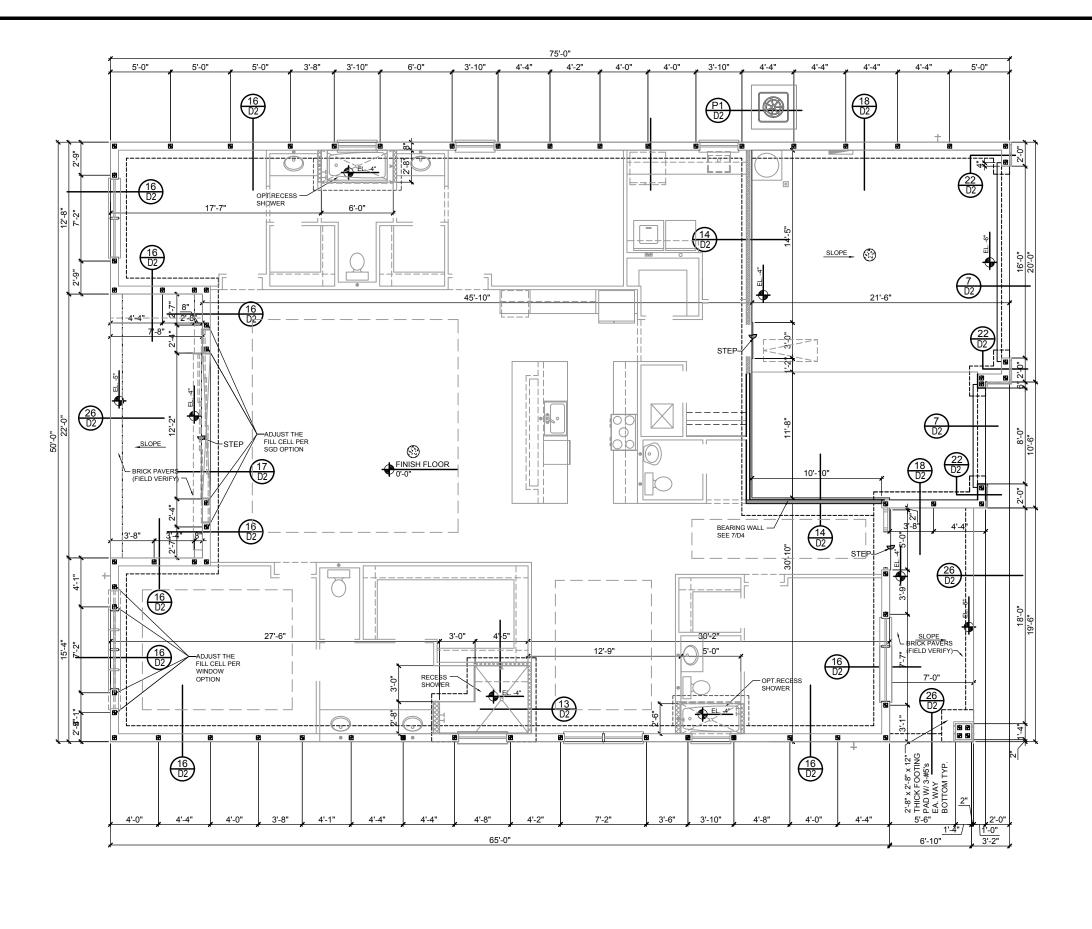
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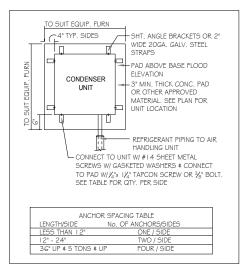
FOUNDATION NOTES

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- 2. DENOTES FILL CELL REINF. W/ CONC. W/ I #5 REBAR. GRADE GO. ●DENOTES FILL CELL RE NE_ W/ CONC. W/ 2-#5 REBAR. GRADE GO
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FOUNDATION PLAN D (OPT. 3 CAR GARAGE)







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

NOTE:

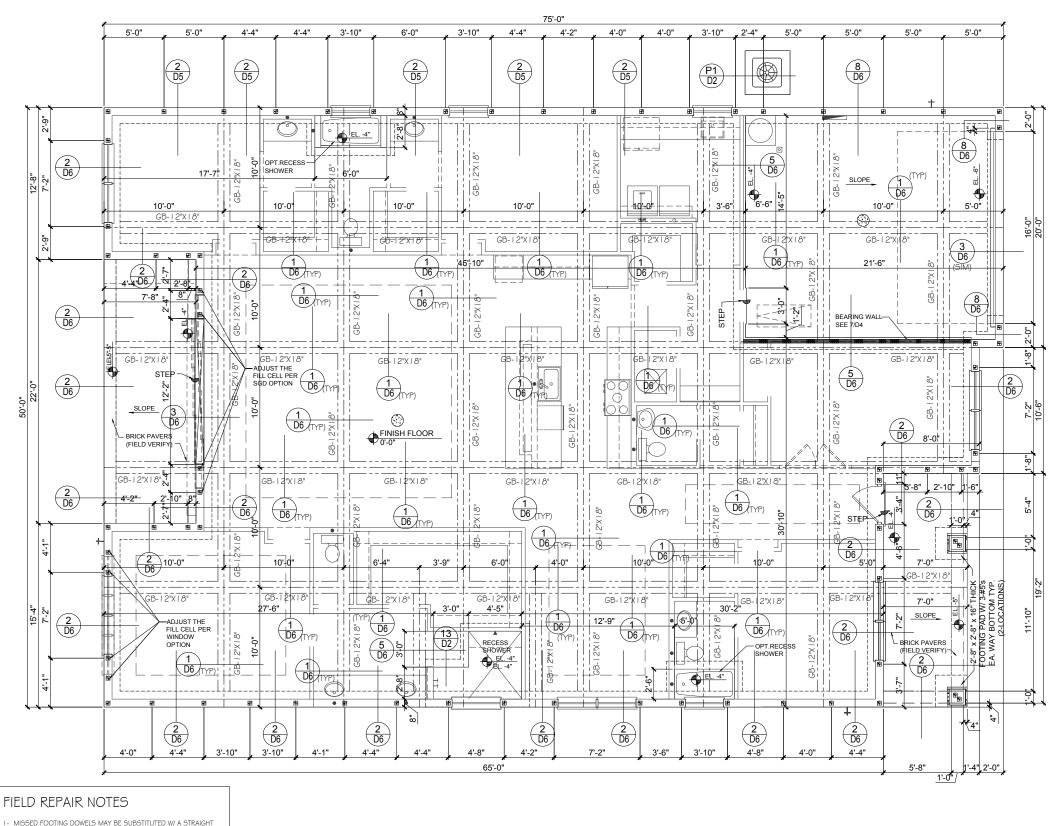
THE DEVELOPER TO RETAIN GEOTECHNICAL ENGINEER TO PROVIDE INSPECTION SERVICES DURING THE SIDE PREPARATION PROCEDURES FOR CONFIRMATIONS OF THE ADEQUACY OF THE EARTHWORK OPERATIONS. FIELD TESTS AND OBSERVATIONS INCLUDE VERIFICATION OF FOUNDATION SUBGRADE BY MONITORING FARTHWORK OPERATIONS AND PERFORMING QUALITY ASSURANCE TESTS OF THE PLACEMENT OF COMPACTED STRUCTURAL FILL COURSES.

IN-PLACE DENSITY TESTS SHALL BE PERFORMED WITHIN TWO FEET OF THE BOTTOM OF ALL FOUNDATIONS AND IN EACH LIFT OF STRUCTURAL FILL TO VERIFY PROPER COMPACTION OF THE SUBGRADE SOILS.

THE MINIMUM ALLOWABLE NET SOIL BEARING PRESSURE SHALL BE 1,500 PSF.

FOUNDATION NOTES

- CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
- 2. DENOTES FILL CELL REINF. W/ CONC. W/ I #5 REBAR. GRADE GO DENOTES FILL CELL RE NE_ W/ CONC. W/ 2-#5 REBAR. GRADE GO
- 3. 💮 DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 3000 P.S. I. 5" THICK WITH #4 REBAR AT 1 2" O.C. 1" COVER TERMITE TREATED SOIL WITH 0.006mm (Gmil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL.
- DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION
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- 8. IN LIEU OF TREATING THE SOIL. AN ALTERNATIVE TO TERMITE TREATED SOIL CA BE PREMISE 75 WP TERMICIDE.
- BORA -CARE TO BE APPLIED ON INTERIOR WALLS W/ MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT FLORIDA BUILDING CODE LATEST EDITION.



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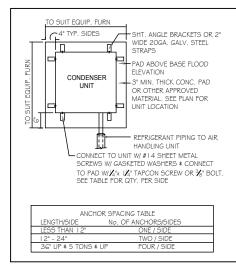
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2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8*TO 1/4* - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1/4*+ - REQUIRE SPECIAL ENGINEERING ETTER

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

FOUNDATION PLAN A (STANDARD)







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

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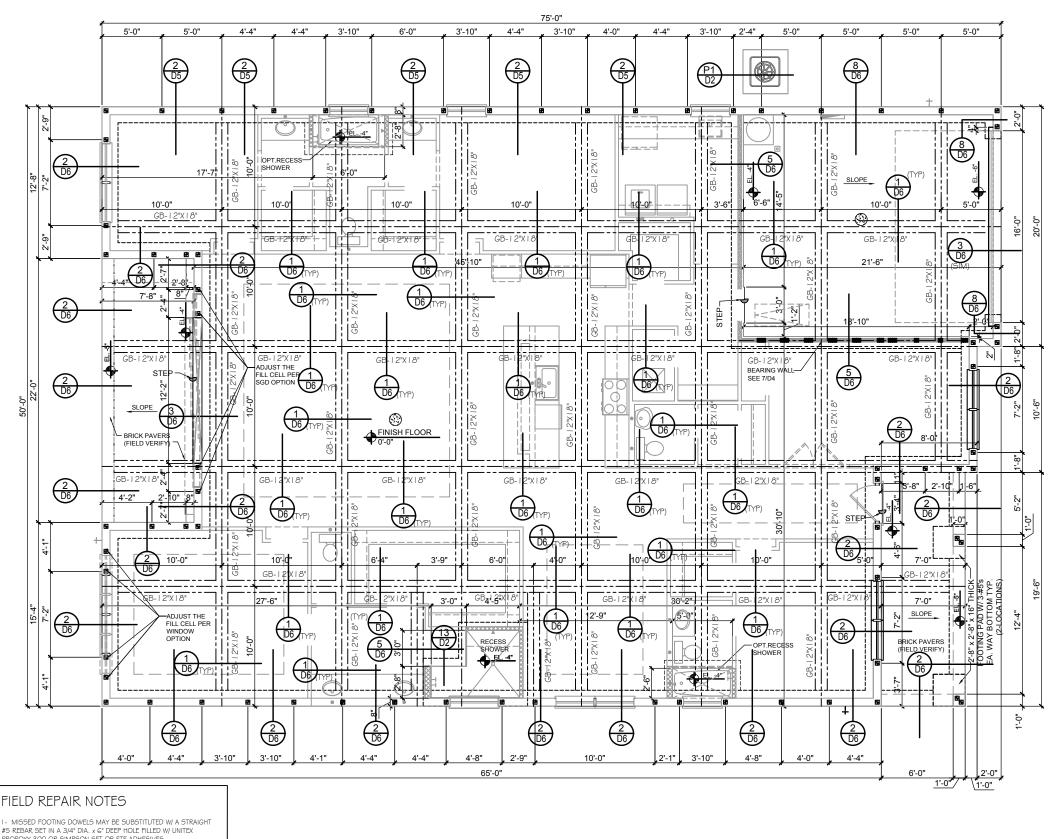
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IN-PLACE DENSITY TESTS SHALL BE PERFORMED WITHIN TWO FEET OF THE BOTTOM OF ALL FOUNDATIONS AND IN EACH LIFT OF STRUCTURAL FILL TO VERIFY PROPER COMPACTION OF THE SUBGRADE SOILS.

THE MINIMUM ALLOWABLE NET SOIL BEARING PRESSURE SHALL BE 1,500 PSF.

FOUNDATION NOTES

- CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
- . DENOTES FILL CELL REINF. W/ CONC. W/ I #5 REBAR. GRADE GO DENOTES FILL CELL RE NE_ W/ CONC. W/ 2-#5 REBAR. GRADE GO
- B. 🚱 DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 3000 P.S. I . 5" THICK WITH #4 REBAR AT 1 2" O.C. 1" COVER TERMITE TREATED SOIL WITH 0.006mm (Gmil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL.
- DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPER-VISOR FOR CLARIFICATION.
- WATER HEATER T#P RELIEF VALVE SHALL E FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL 6 I -FALL E IN A FAN WITH DRAIN TO EXTERIOR, WATER HEATER SHALL HAVE AFFROVED THERMAL EXPANSION DEVICE
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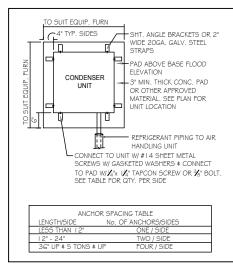
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FOUNDATION PLAN **B (STANDARD)**







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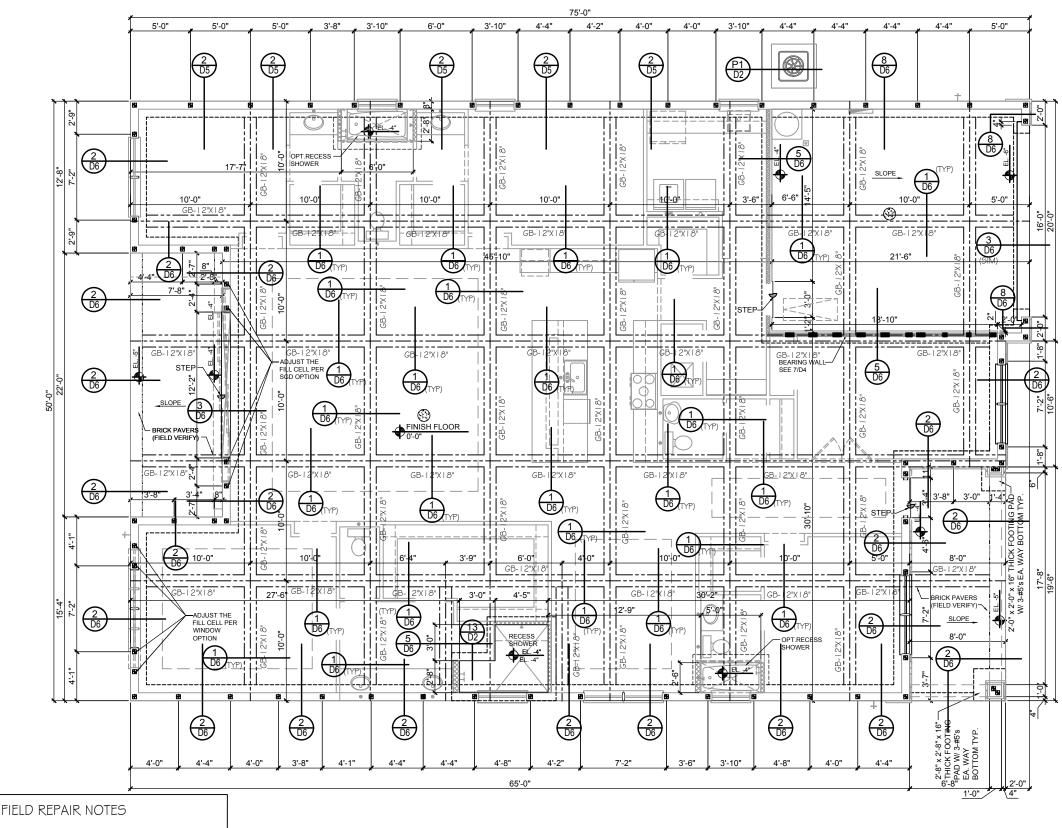
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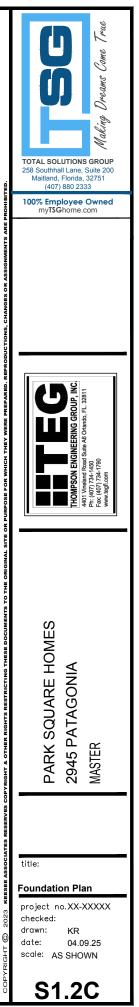


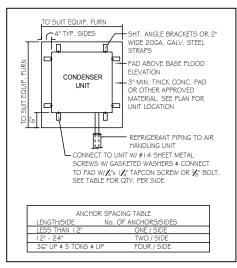
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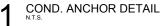
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FOUNDATION PLAN C (STANDARD)







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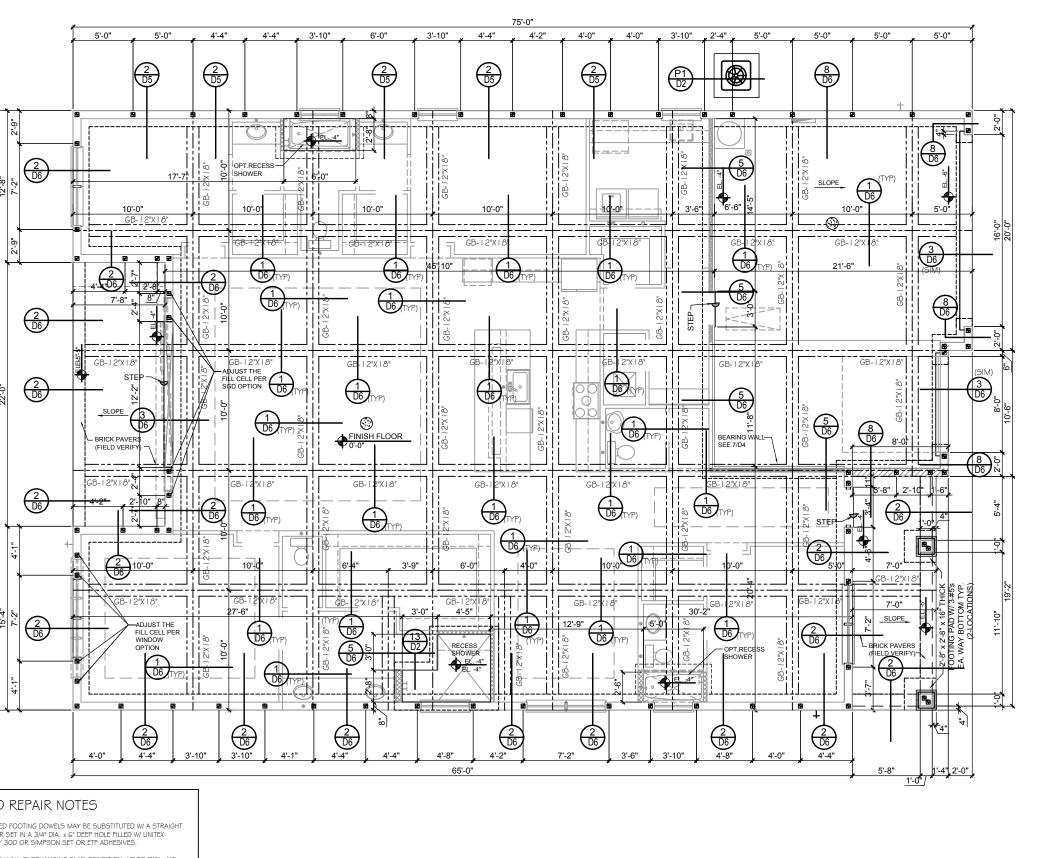
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FIELD REPAIR NOTES

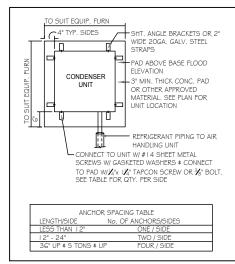
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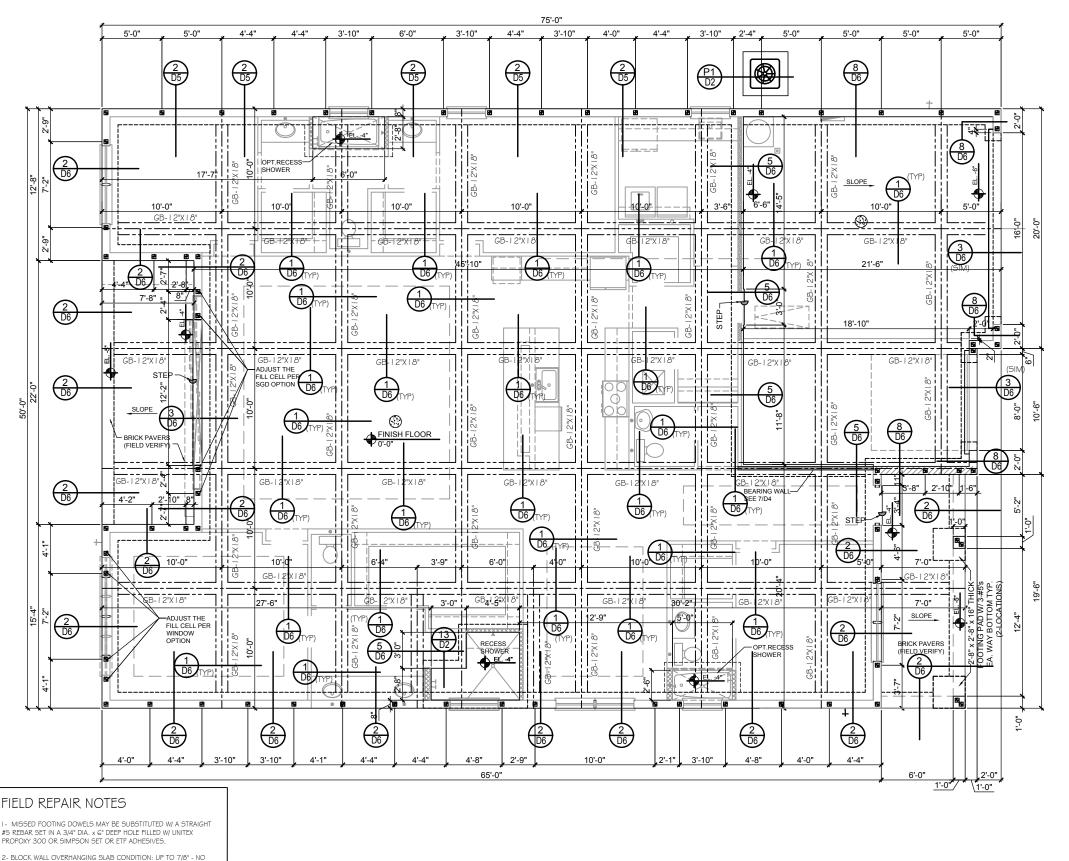
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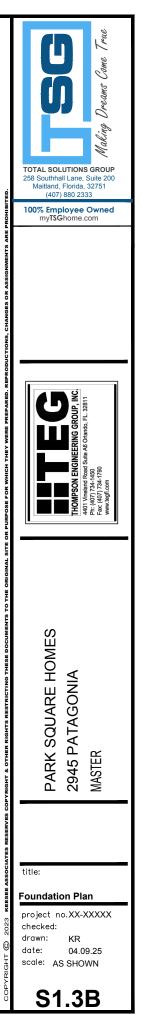


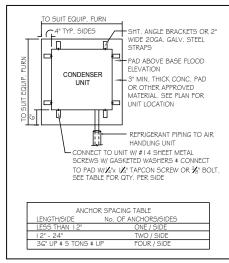
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FOUNDATION PLAN BOPT. 3 CAR GARAGE







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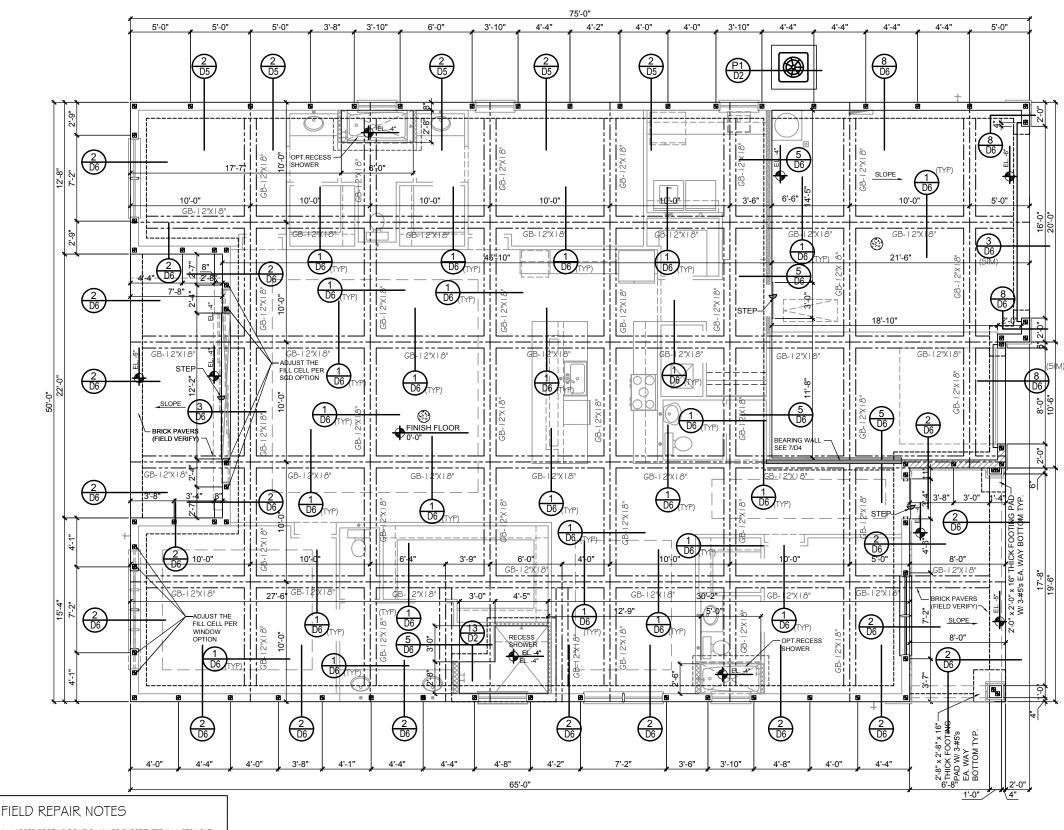
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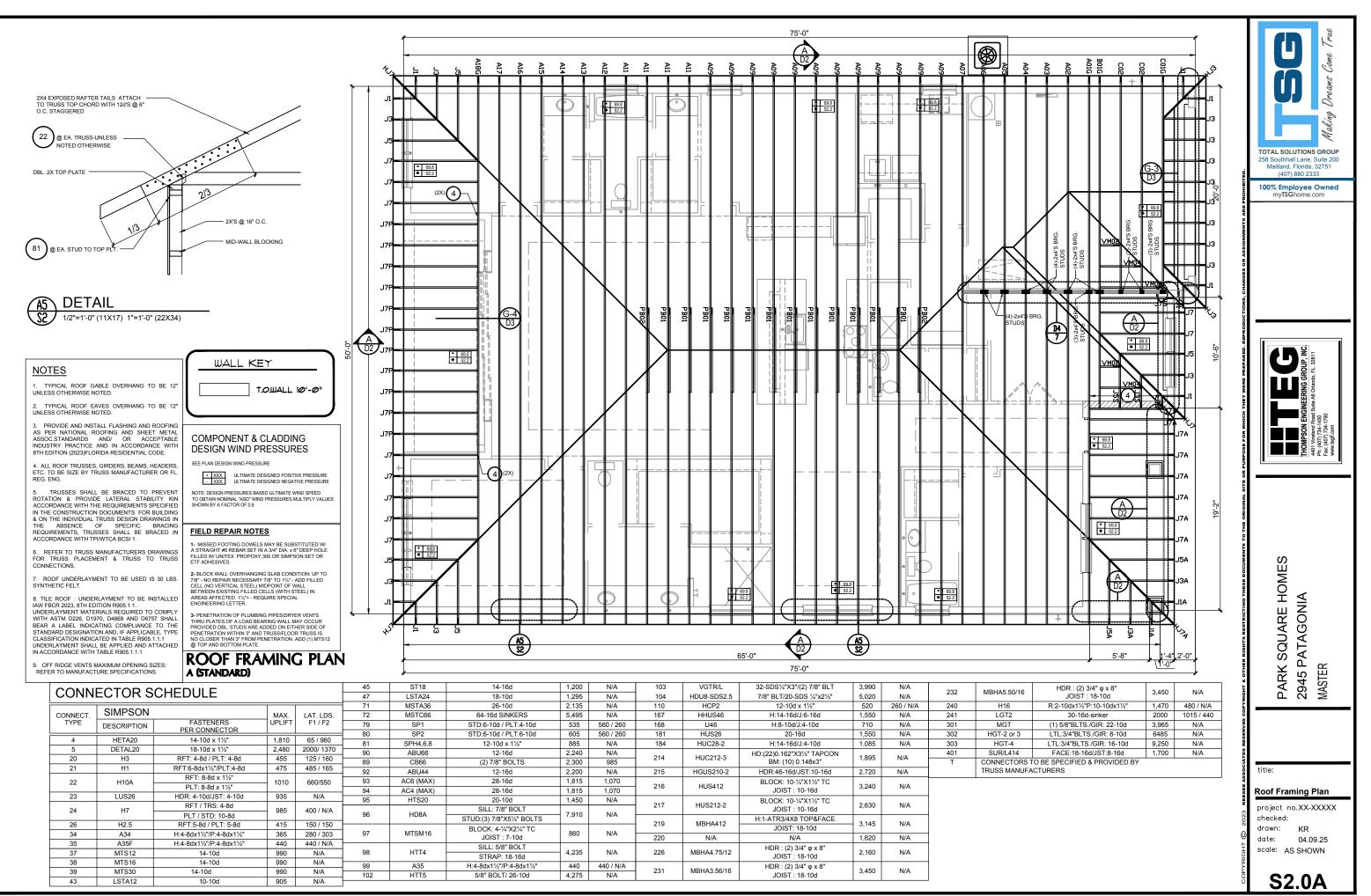
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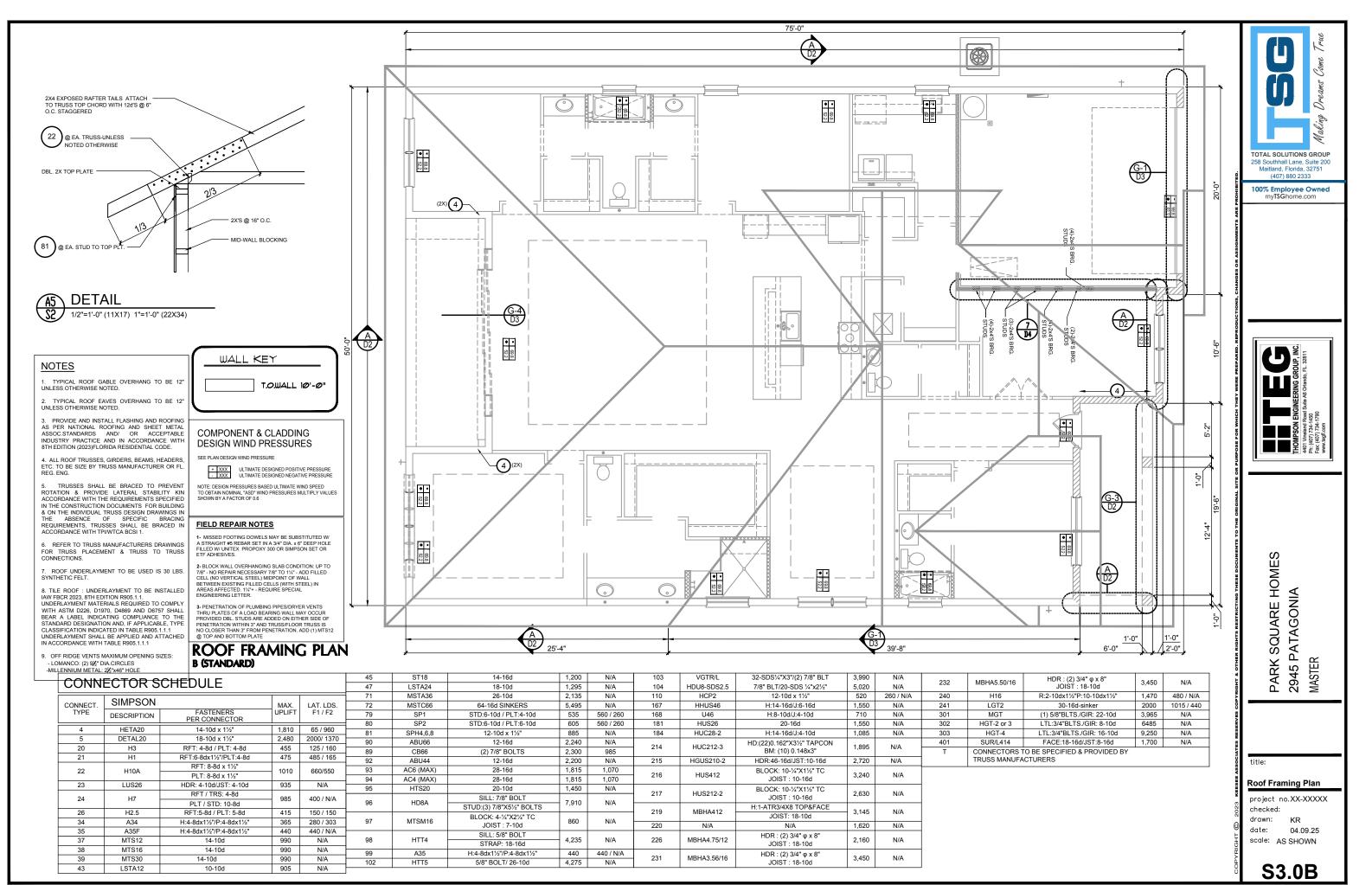
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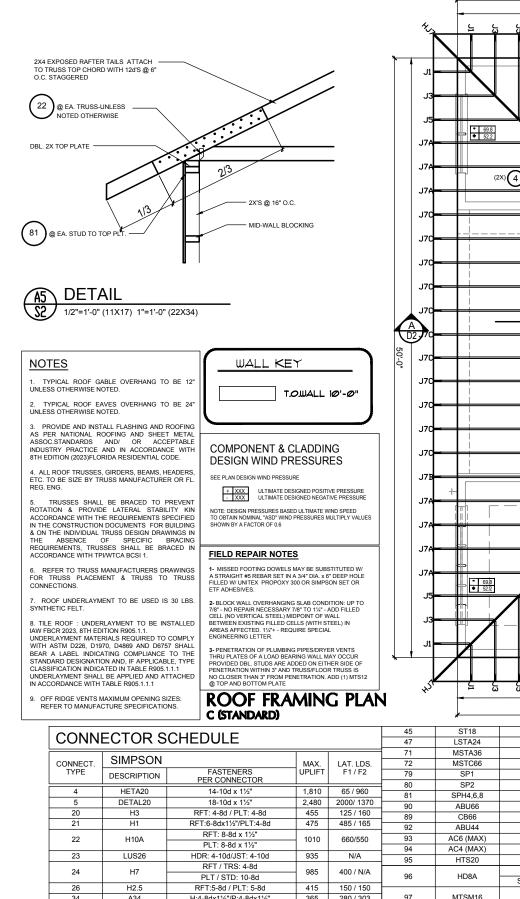
FOUNDATION PLAN C (OPT. 3 CAR GARAGE)

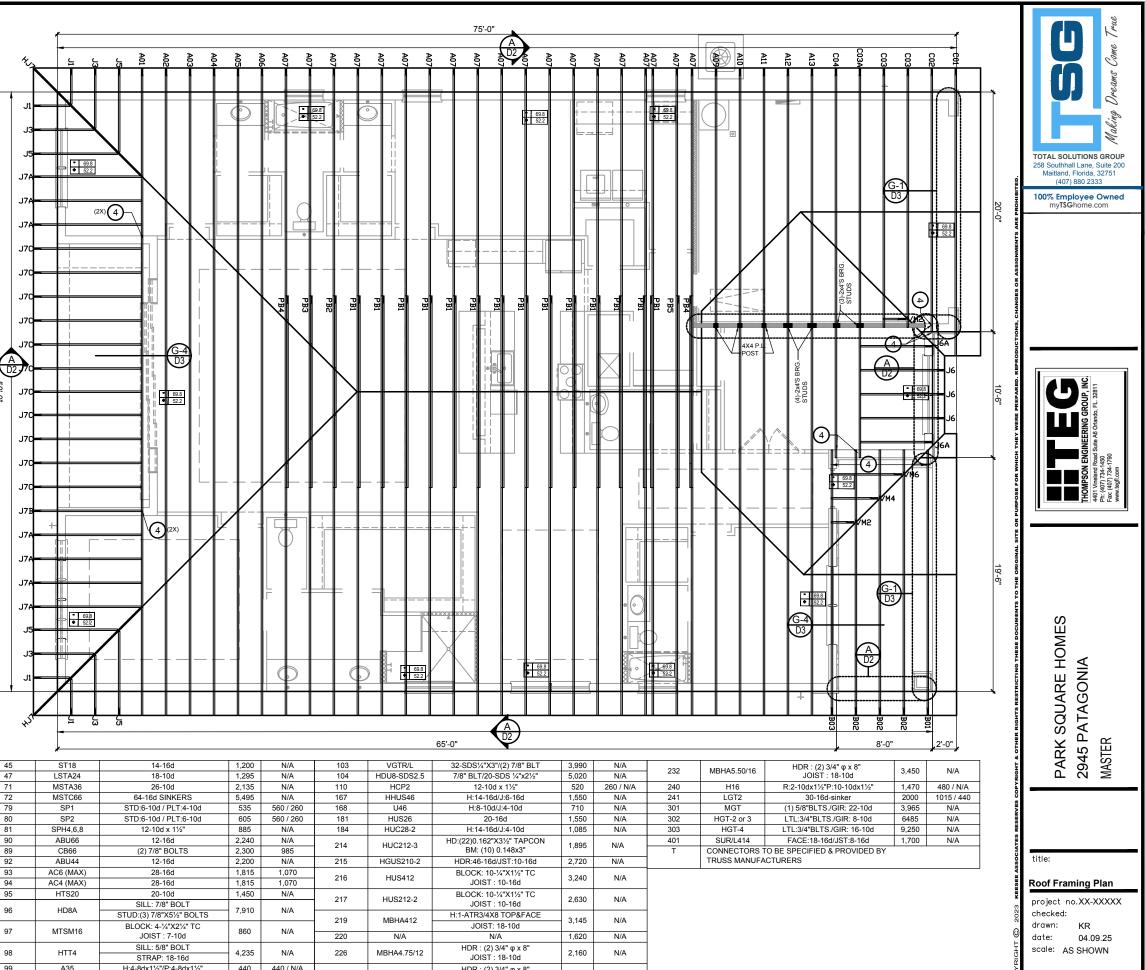






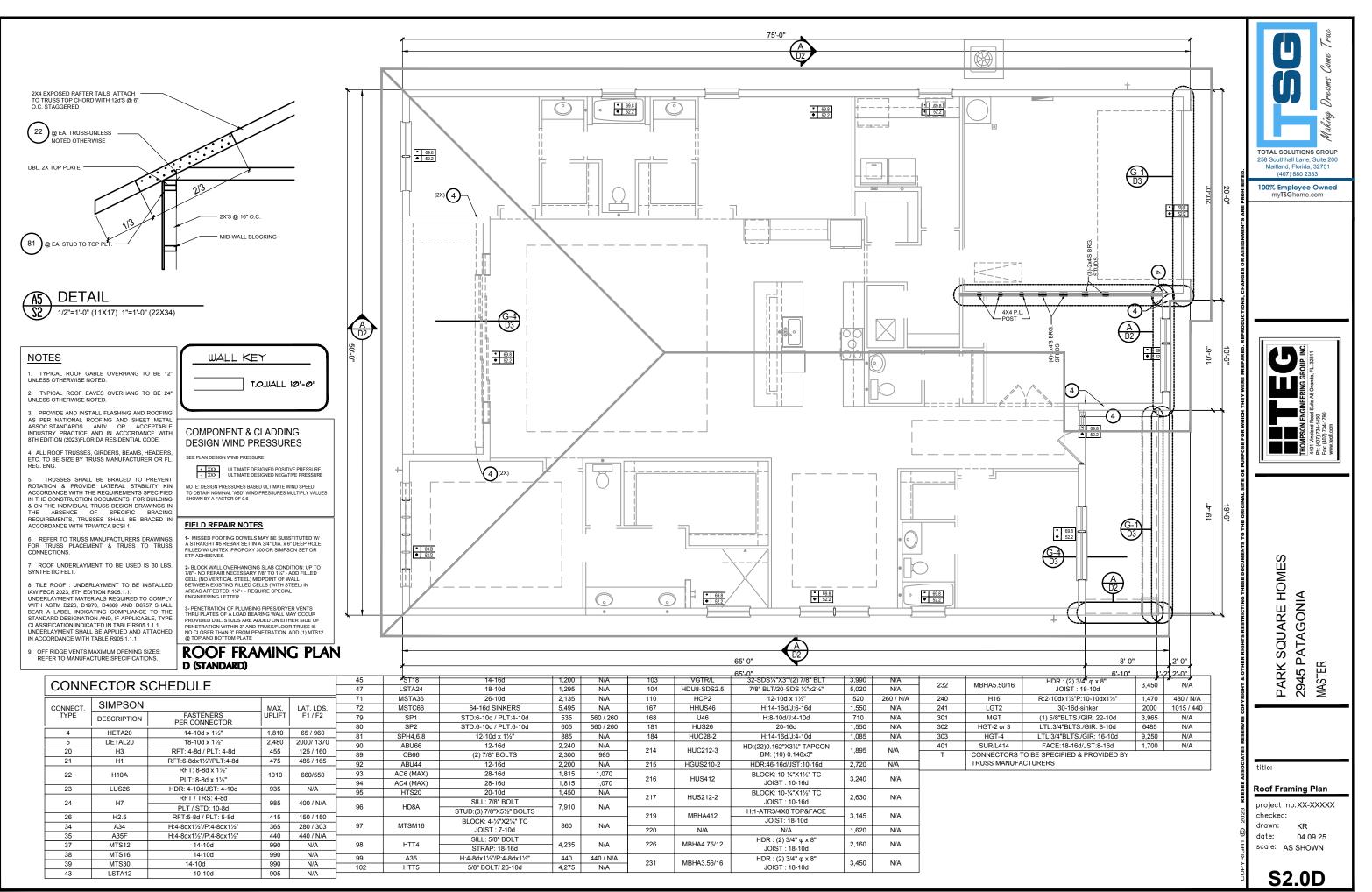
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL and is certified as such.

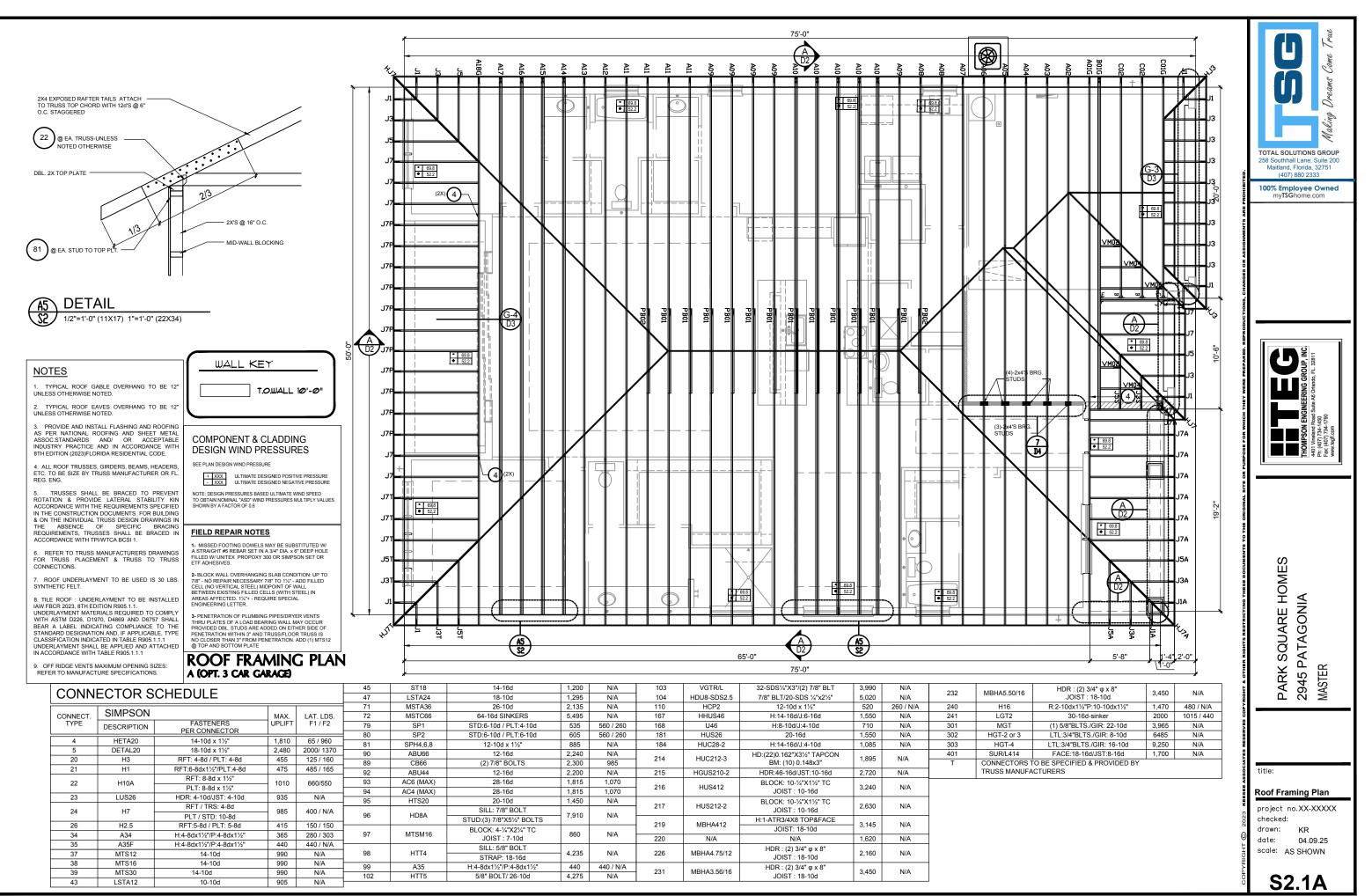




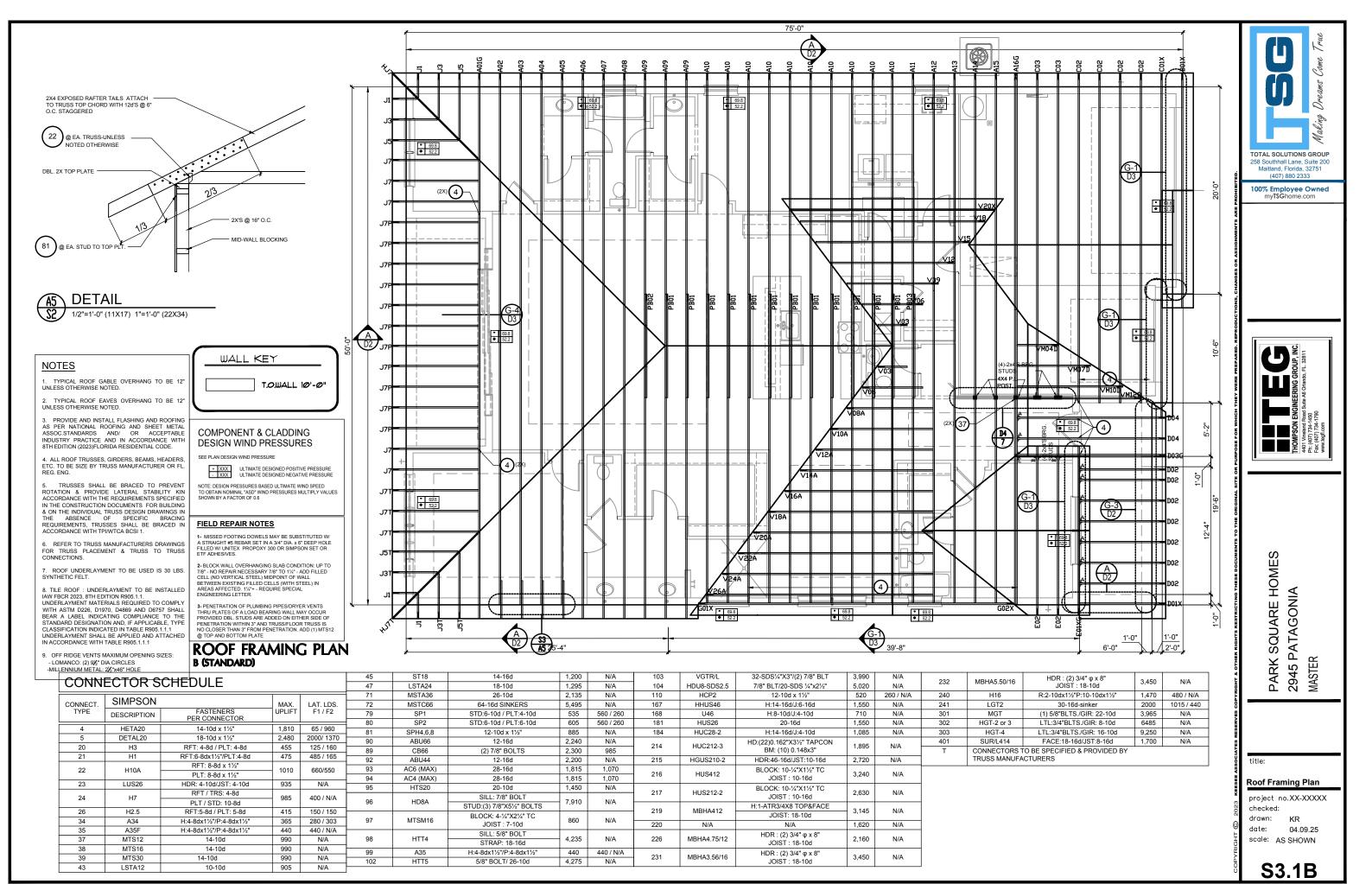
CONNECTOR SCHEDULE					45	ST18	14-16d	1,200	N/A	103	VGTR/L	32-SDS1/4"X3"/(2) 7/8" BLT	3,990	N/A	232 MBHA		
	ECTOR S	CHEDULE			47	LSTA24	18-10d	1,295	N/A	104	HDU8-SDS2.5	7/8" BLT/20-SDS 1/4"x21/2"	5,020	N/A	202	111211/10.00/10	
	CIMPCON				71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 11/2"	520	260 / N/A	240	H16	
CONNECT.	SIMPSON		MAX.	LAT. LDS.	72	MSTC66	64-16d SINKERS	5,495	N/A	167	HHUS46	H:14-16d/J:6-16d	1,550	N/A	241	LGT2	
TYPE	DESCRIPTION	FASTENERS PER CONNECTOR	UPLIFT	F1 / F2	79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260	168	U46	H:8-10d/J:4-10d	710	N/A	301	MGT	
			1.010	05 / 000	80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A	302	HGT-2 or 3	
4	HETA20	14-10d x 1½"	1,810	65 / 960	81	SPH4,6,8	12-10d x 11/2"	885	N/A	184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A	303	HGT-4	
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370	90	ABU66	12-16d	2,240	N/A	011	11110010.0	HD:(22)0.162"X31/2" TAPCON	4 005		401	SUR/L414	
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160	89	CB66	(2) 7/8" BOLTS	2,300	985	214	HUC212-3	BM: (10) 0.148x3"	1,895	N/A	Т	CONNECTORS	
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165	92	ABU44	12-16d	2,200	N/A	215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A	1	TRUSS MANUF	
22	H10A	RFT: 8-8d x 11/2"	1010		93	AC6 (MAX)	28-16d	1,815	1,070			BLOCK: 10-1/4"X11/2" TC				1	
		PLT: 8-8d x 11/2"			94	AC4 (MAX)	28-16d	1.815	1.070	216	HUS412	JOIST : 10-16d	3,240	N/A			
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A	95	HTS20	20-10d	1,450	N/A			BLOCK: 10-1/4"X11/2" TC			1		
24	Н7	RFT / TRS: 4-8d	985	95 400 / NI/A	400 / N/A			SILL: 7/8" BOLT			217	HUS212-2	JOIST : 10-16d	2,630	N/A		
24	117	PLT / STD: 10-8d	900	4007 N/A	96	HD8A	STUD:(3) 7/8"X5½" BOLTS	7,910	N/A			H:1-ATR3/4X8 TOP&FACE					
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150			BLOCK: 4-1/4"X21/4" TC			219	MBHA412	JOIST: 18-10d	3,145	N/A			
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303	97	MTSM16	JOIST : 7-10d	860	N/A	220	N/A	N/A	1,620	N/A	1		
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A			SILL: 5/8" BOLT			220	10/1	HDR : (2) 3/4" φ x 8"	1,020	10/1	-		
37	MTS12	14-10d	990	N/A	98	HTT4	STRAP: 18-16d	4,235	N/A	226	MBHA4.75/12	JOIST : 18-10d	2,160	N/A			
38	MTS16	14-10d	990	N/A	99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A						-		
39	MTS30	14-10d	990	N/A					-	231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A			
43	LSTA12	10-10d	905	N/A	102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A			JUIST . 18-100			J		
L	1			1													

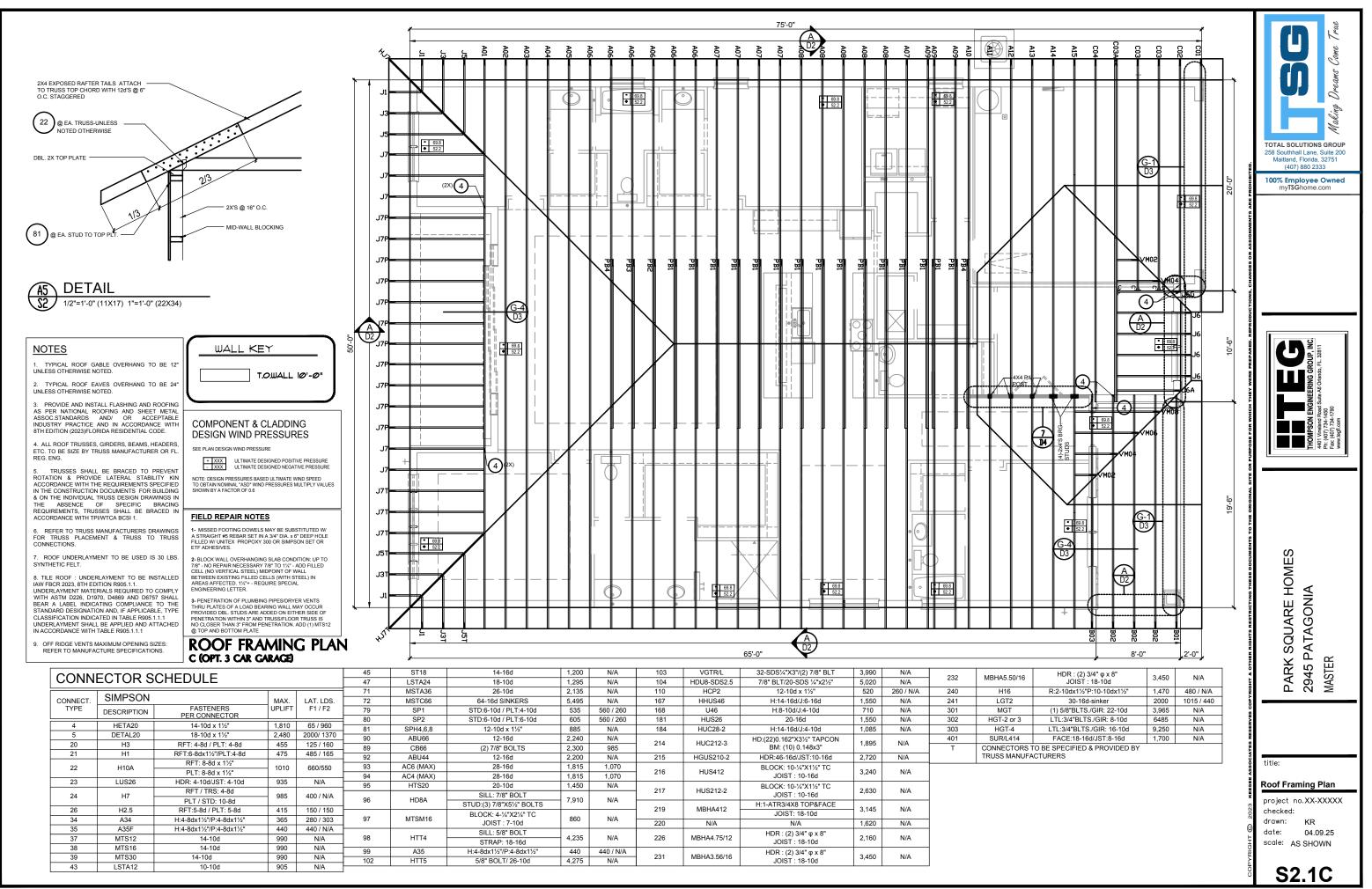
S2.0C



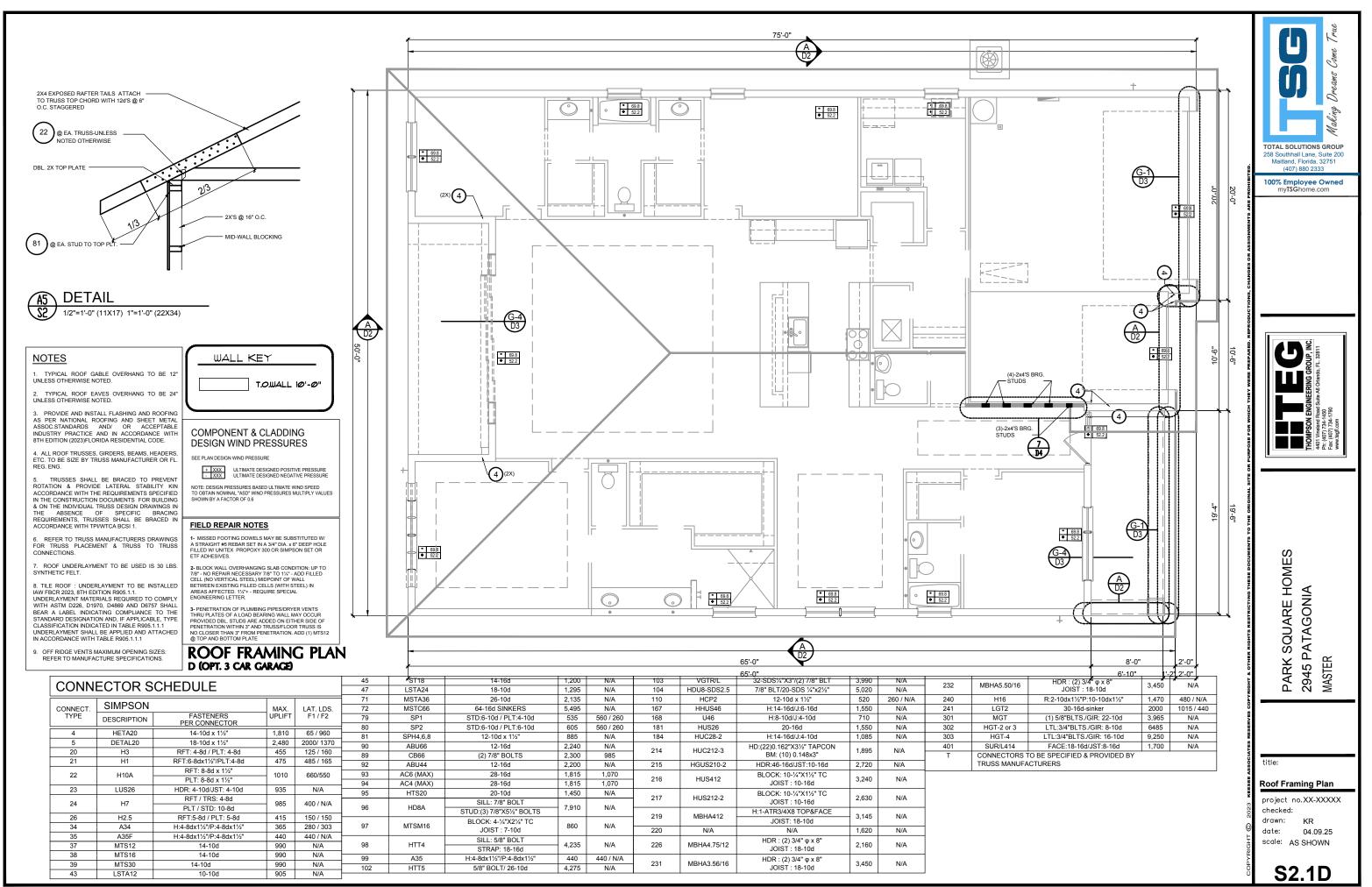


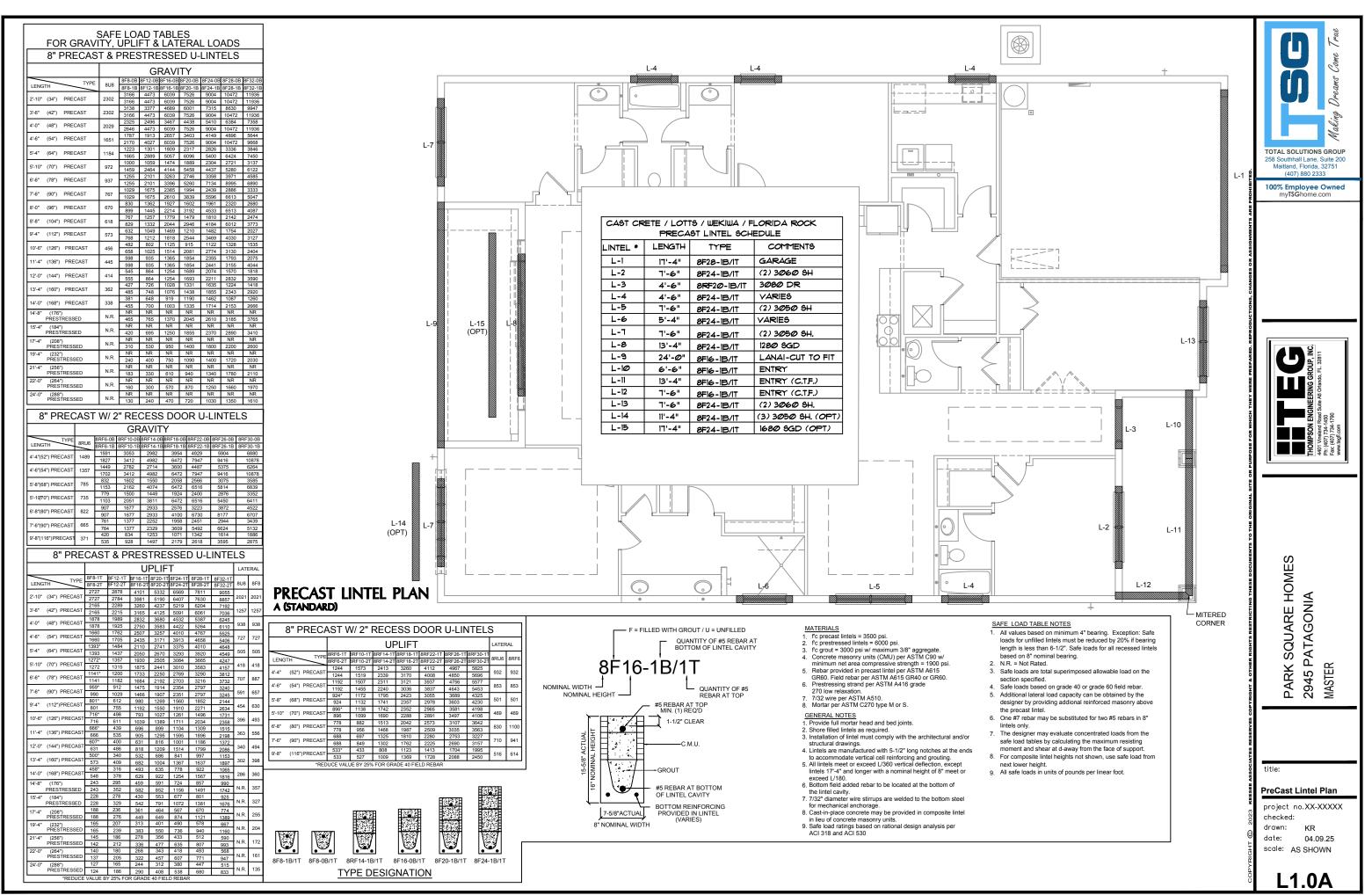
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL and is certified as such.



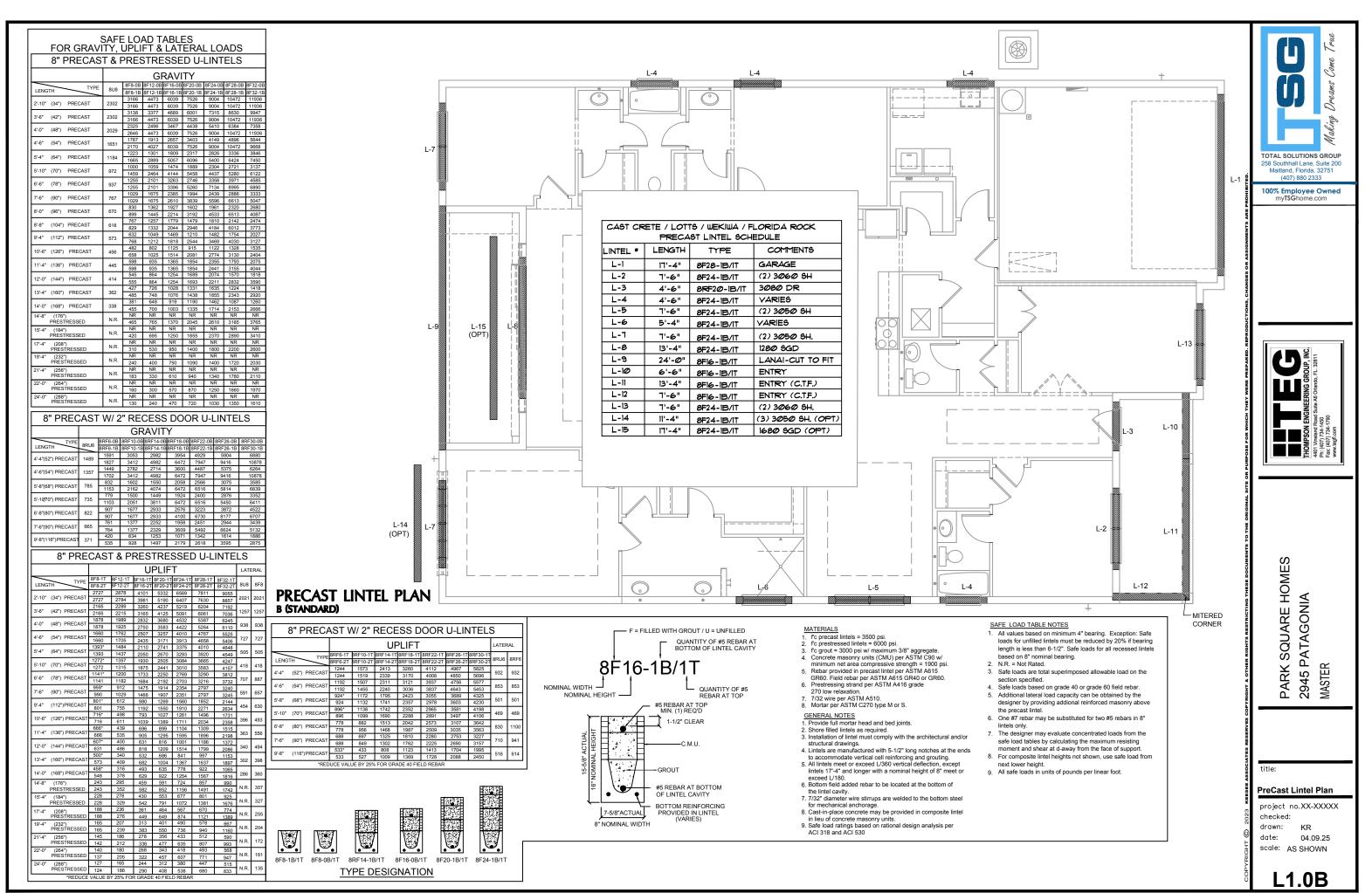


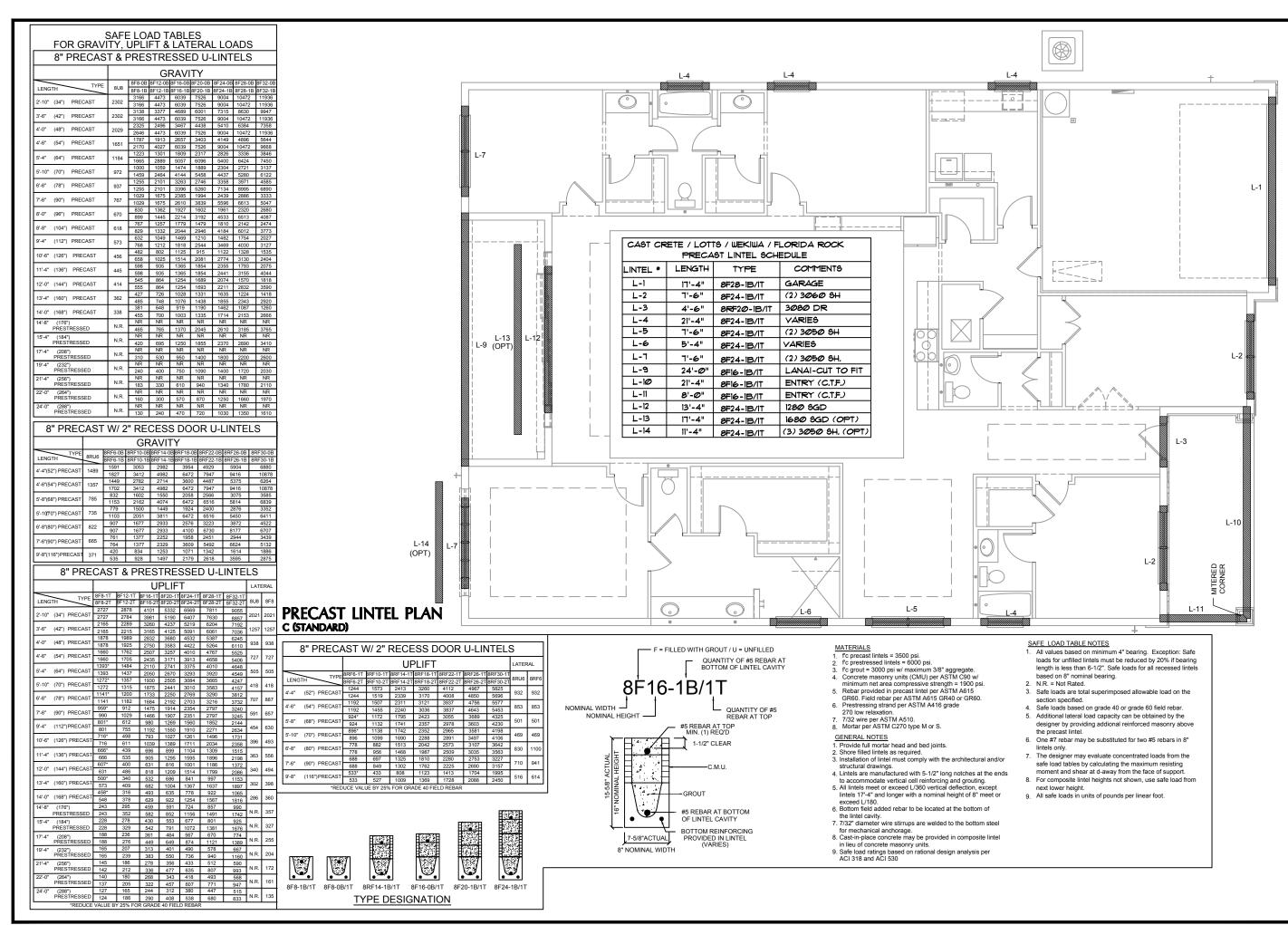
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 6TH EDITION (2023) RESIDENTIAL and is certified as such.





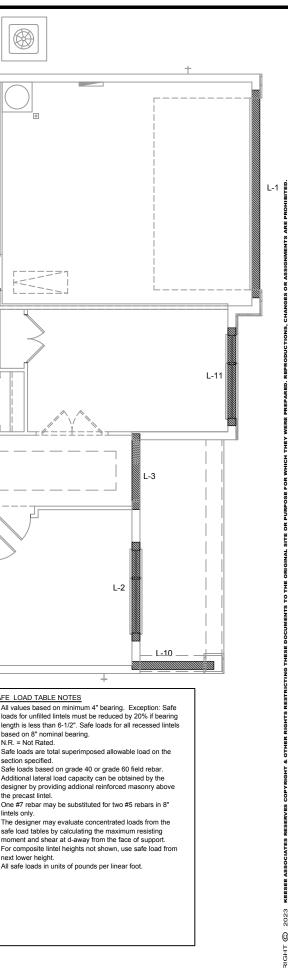
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL and is certified as such



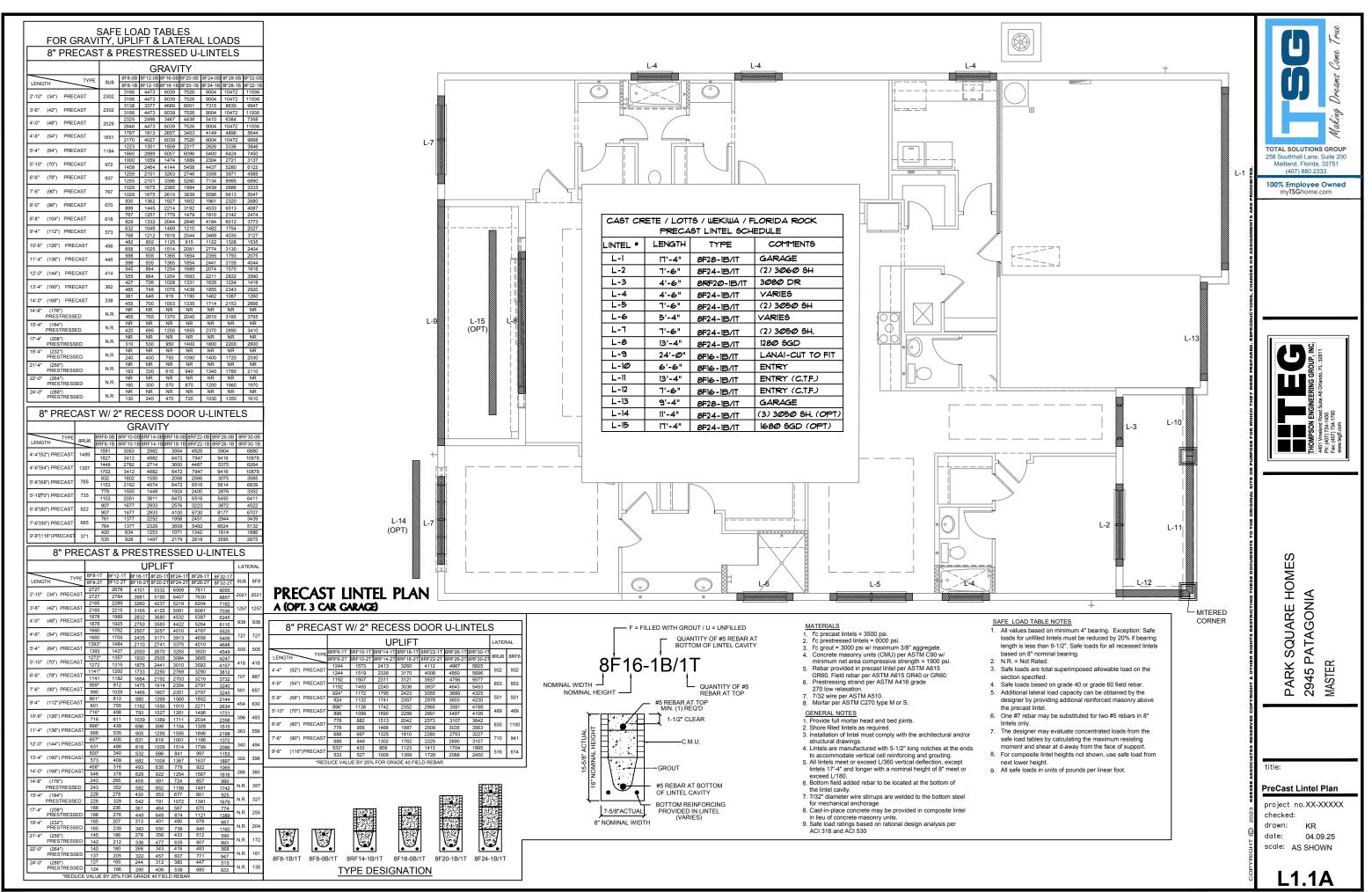


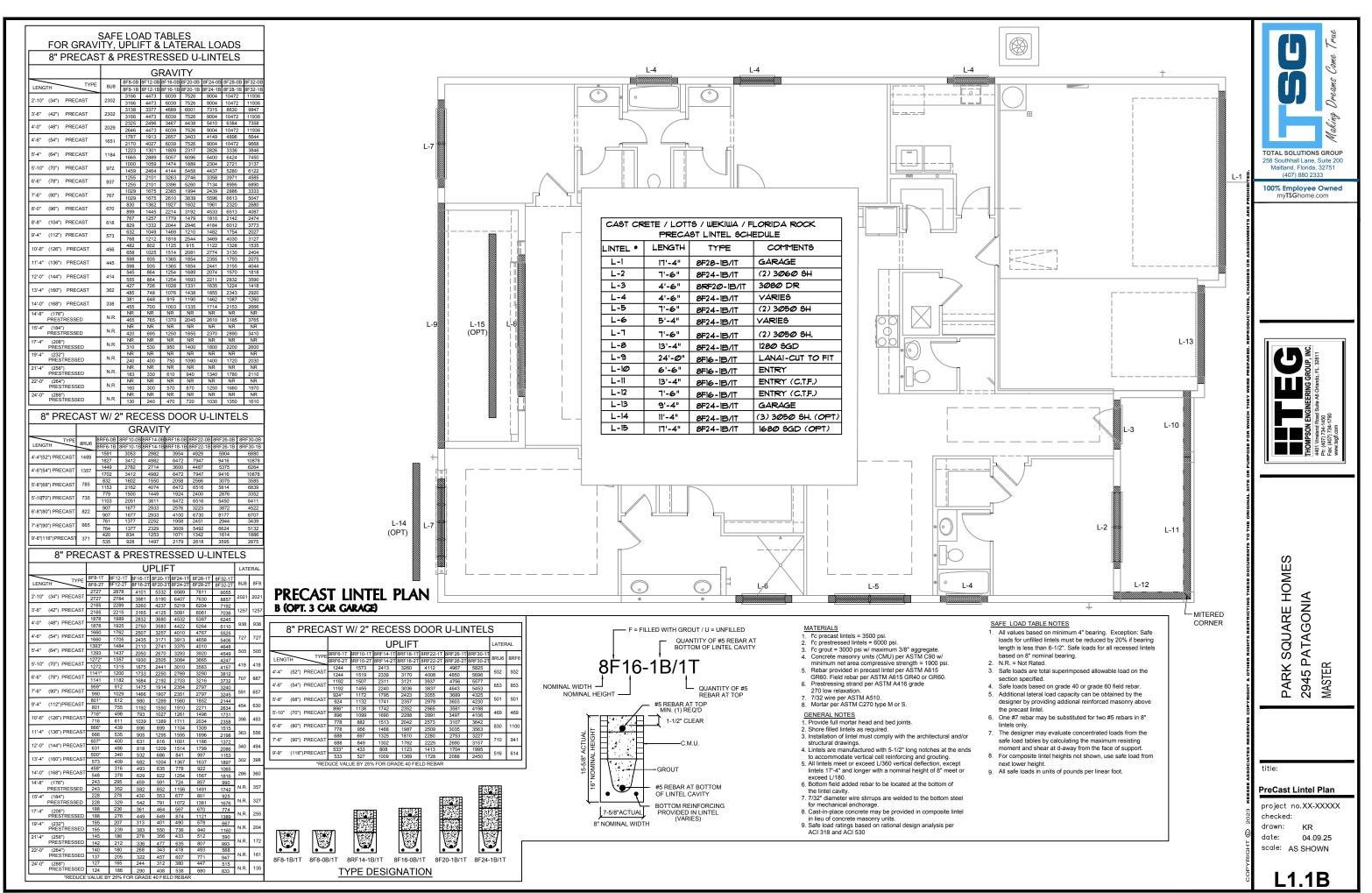


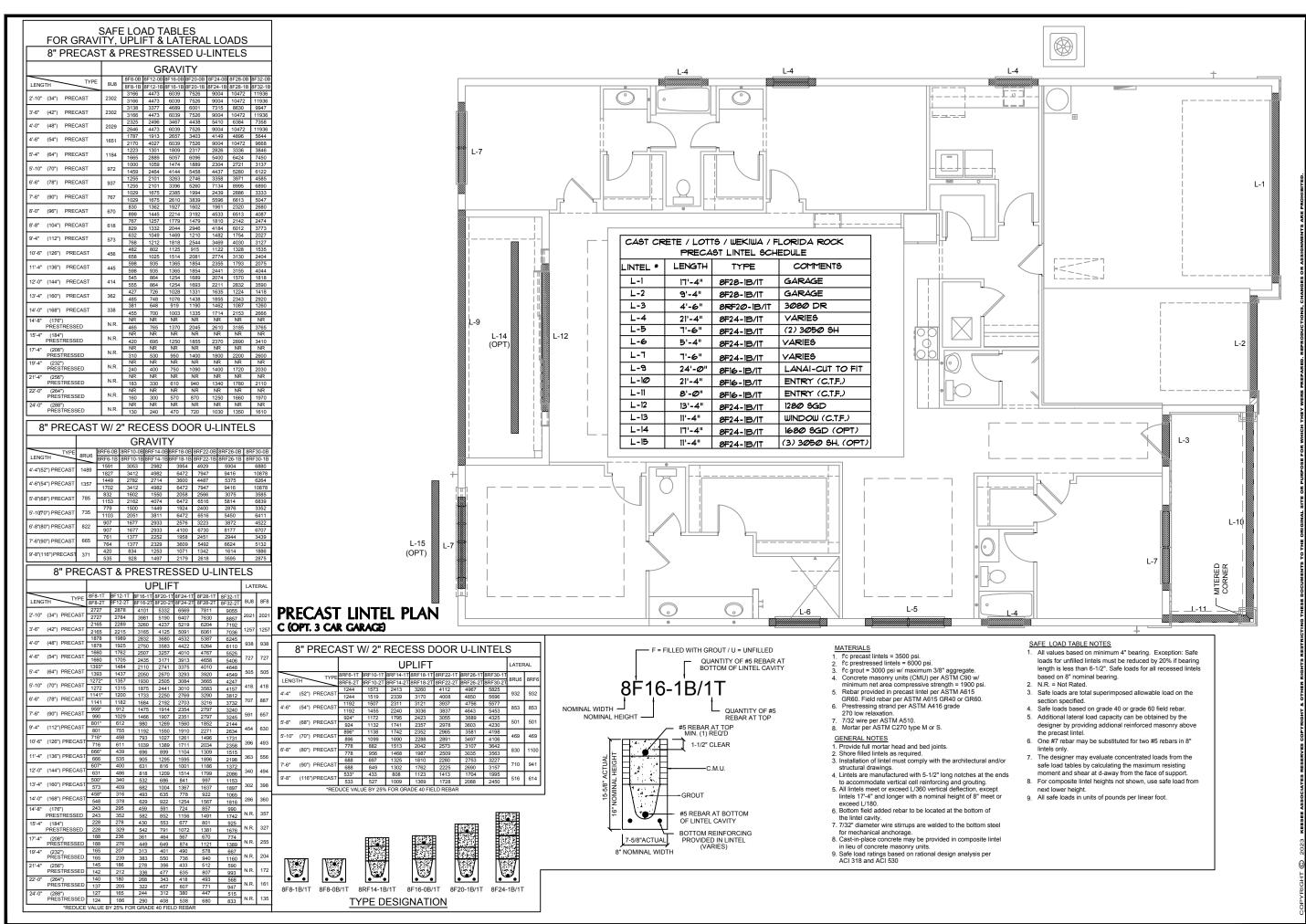
SAFE LOAD TABLES]		
FOR GRAVITY, UPLIFT & LATERAL LOADS			6
8" PRECAST & PRESTRESSED U-LINTELS			
GRAVITY		L-4 L-4	L-4
LENGTH TYPE 8U8 8F8-0B 8F12-0B 8F16-0B 8F20-0B 8F24-0B 8F28-0B 8F32-0E 8F8-1B 8F12-1B 8F16-1B 8F20-1B 8F24-1B 8F22-1E	3		
2'-10" (34") PRECAST 2302 3166 4473 6039 7526 9004 10472 11936 2'-10" (34") PRECAST 2302 3166 4473 6039 7526 9004 10472 11936			
3'-6" (42") PRECAST 2302 3138 3377 4689 6001 7315 8630 9947 3'-6" (42") PRECAST 2302 3166 4473 6039 7526 9004 10472 11936			
4-0" (48") PRECAST 2029 2325 2496 3467 4438 5410 6334 7358 2029 2646 4473 6039 7526 9004 10472 11936 2646 2473 6039 7526 9004 10472 11936 5644			
4'-6" (54") PRECAST 1651 1767 1913 2057 3403 4149 4090 5064 1651 2170 4027 6039 7526 9004 10472 9668 1223 1301 1409 2317 2826 3336 3846	L-7		
5'-4" (64") PRECAST 1184 1223 1301 1009 2317 2202 3330 3640 1665 2889 5057 6096 5400 6424 7450 1000 1059 1474 1889 2304 2721 3137			
5'-10" (70") PRECAST 972 1459 2464 4144 5458 4437 5280 6122			
0-0 (78) PRECAST 937 1255 2101 3396 5260 7134 8995 6890 1029 1675 2385 1994 2439 2886 3333			
7'-6" (90") PRECAST 767 1029 1675 2610 3839 5596 6613 5047	1		
8'-0" (96") PRECAST 670 899 1445 2214 3192 4533 6513 4087 767 1257 1279 1479 1810 2142 2474			
8-8" (104") PRECAST 618 100 100 100 100 100 2014 2946 4184 6012 3773 9'-4" (112") PRECAST 573 632 1049 1469 1210 1482 1754 2027]	CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK	
9'-4" (112") PRECAST 573 000 1000 100 100 100 100 100 100 100 1		LINTEL * LENGTH TYPE COMMENTS	
658 1025 1514 2081 2774 3130 2404 1114" (138") PRECAST 445 598 935 1365 1854 2355 1793 2075		L-1 17'-4" 8F28-IB/IT GARAGE	— I II 🖉 I
598 935 1365 1854 2441 3155 4044 1210" (144") DECORT 414 545 864 1254 1689 2074 1570 1818		L-2 8'-8" 8F24-IB/IT VARIES (C.T.F.)	
421 4T (400) DECART 200 427 726 1028 1331 1635 1224 1418		L-3 6'-6" 8RF20-IB/IT 3080 DR W/ 50	
403 748 1070 1438 1833 2343 2320 1410# (402#) DECART 200 381 648 919 1190 1462 1087 1260		L-4 4'-6" 8F24-1B/1T VARIES	
14'-8" (176") NR NR NR NR NR NR NR NR NR		L-5 7'-6" 8F24-IB/IT (2) 3050 SH	
15'-4" (184") NR NR NR NR NR NR NR NR	L-9 L-13 L-6 (OPT)	L-6 5'-4" 8F24-IB/IT VARIES	
PRESTRESSED N.R. 420 695 1250 1855 2370 2890 3410 17'-4" (208") NR			
PRESTRESSED 310 530 990 14/00 18/00 22/00 20/00 19'4" (232") NR		L-8 13'-4" 8F24-1B/1T 1280 SGD L-9 24'-0" 8F16-1B/1T LANAI-CUT TO F	
21'-4" (256") N.R. NR		L-10 1'-6" 8F24-1B/1T ENTRY (C.T.F.)	
1785 1780 1780 2110 940 1340 1780 2110 22-0" (264") NR 180 300 570 870 1250 1660 1970		L-11 8'-0" 8F24-1B/1T VARIES (C.T.F.)	
24'-0" (288") PRESTRESSED N.R. NR N			
		L-13 17'-4" 8F24-1B/1T 1680 SGD (OPT L-14 11'-4" 8F24-1B/1T (3) 3050 SH (0)	
8" PRECAST W/ 2" RECESS DOOR U-LINTELS GRAVITY	-	L-14 11'-4" 8F24-1B/1T (3) 3050 6H. (01	
TYPE 8RF6-0B 8RF10-0B 8RF14-0B 8RF18-0B 8RF22-0B 8RF26-0B 8RF30-0B			
8RF6-1B 8RF10-1B 8RF14-1B 8RF18-1B 8RF22-1B 8RF26-1B 8RF30-1B 4:47(52) DECAST 1489 1591 3053 2982 3954 4929 5904 6880			
1827 3412 4982 6472 7947 9416 10878 4'.6"(54") PRECAST 1357 1449 2782 2714 3600 4487 5375 6264			
Formulation 1031 1702 3412 4982 6472 7947 9416 10878 5'-8'(68') PRECAST 785 832 1602 1550 2058 2566 3075 3585 5'-8'(68') PRECAST 785 1153 2162 4074 6472 6516 6514 6834			
5-1070") PRECAST 735 779 1500 1449 1924 2400 2876 3352 1103 2051 3811 6472 6516 5450 6411			
6'-8"(80") PRECAST 822 907 1677 2933 2576 3223 3872 4452			
7-6"(90") PRECAST 665 764 1377 2329 3609 5492 6624 5132	L-14 L-7		
9'-8"(116")PRECAST 371 420 834 1253 1071 1342 1614 1886 535 928 1497 2179 2618 3595 2875			
8" PRECAST & PRESTRESSED U-LINTELS			
TYPE 8F8-1T 8F12-1T 8F16-1T 8F20-1T 8F28-1T 8F32-1T LENGTH F8-2T 8F12-2T 8F16-2T 8F20-2T 8F28-2T 8F32-2T			L-5 L-4
21:01 27:27 2876 4101 5332 6569 7811 9055 2'-10" (34") PRECAST 2727 2784 3981 5190 6407 7630 8857 2021 2021			L-5
212 2704 3981 5130 6407 7650 8857 3'-6" (42") PRECAST 2165 2289 3260 4237 5219 6204 7192 3'-6" (42") PRECAST 2165 2215 3165 4125 5091 6061 7038 1257 1257			
4'-0" (48") PRECAST 1878 1925 2750 3583 4422 5264 6110 938 938	-		ALS SAFE I
4'-6" (54") PRECAST 1660 1762 2507 3257 4010 4767 5525 1660 1705 2435 3171 3913 4658 5406 727 727	8" PRECAST W/ 2" RECESS DOOR U-LINTELS	1. fc pre	ALS cast lintels = 3500 psi.
5'-4" (64") PRECAST 1393" 1484 2110 2741 3375 4010 4648 1393 1437 2050 2670 3293 3920 4549 505 505		BOTTOM OF LINTEL CAVITY 3. fc gro	ut = 3000 psi w/ maximum 3/8" aggregate.
5'-10" (70") PRECAST 1272* 1357 1930 2505 3084 3665 4247 1272 1315 1875 2441 3010 3583 4157 418 418	LENGTH 8RF6-2T 8RF10-2T 8RF14-2T 8RF18-2T 8RF22-2T 8RF26-2T 8RF30-2T 1244 1573 2413 3260 4112 4967 5825		um net area compressive strength = 1900 psi. 2. N.R.
6'-6" (78") PRECAST 1141* 1200 1733 2250 2769 3290 3812 1141 1182 1684 2192 2703 3216 3732 707 887	4'.4" (52") PRECAST 1244 1519 2339 3170 4008 4850 5696 932 932 1192 1507 2311 3121 3937 4756 5577	- GR60	provided in precast lintel per ASTM A615 3. Safe Field rebar per ASTM A615 GR40 or GR60. secti section strand per ASTM A116 Grade
959* 912 1475 1914 2354 2797 3240 7'-6" (90") PRECAST 990 1029 1466 1907 2351 2797 3245 591 657	4'-6" (54") PRECASI 1192 1455 2240 3036 3837 4643 5453 853 853 924* 1172 1795 2423 3055 3689 4325 pt 504		essing strand per ASTM A416 grade 4. Safe w relaxation. 5. Addi
9'-4" (112")PRECAST 801* 612 980 1269 1560 1852 2144 854 630 801 755 1192 1550 1910 2271 2634 454 630	5'-6" (66") PRECAST 924 1132 1741 2357 2978 3603 4230 501 501 5148 (788 555) 505 505 505 505 505 505 505 505 50	#5 REBAR AT TOP 8. Morta MIN. (1) REO'D	r per ASTM AST0. desig r per ASTM C270 type M or S. the p
10'-6" (126") PRECAST 716 498 793 1027 1261 1496 1731 716 611 1039 1389 1711 2034 2358 396 493	5'-10" (70") PRECAST 896 1099 1690 2288 2891 3497 4106 469 469 5'-8" (80") PRECAST 778 882 1513 2042 2573 3107 3642 200 4409		AL NOTES 6. One : full mortar head and bed joints. intels
11'-4" (136") PRECAST 666" 439 696 899 1104 1309 1515 666 535 905 1295 1595 1896 2198 363 556	6-8 (80') PRECAST 778 956 1468 1987 2509 3035 3563 830 110		illed lintels as required. tion of lintel must comply with the architectural and/or 7. The of
12'-0" (144") PRECAST 607" 400 631 816 1001 1186 1372 631 486 818 1209 1514 1799 2086 340 494	0'9" (116")DECAT 533* 433 808 1123 1413 1704 1995 540 C44	C.M.U. structu	al drawings. safe are manufactured with 5-1/2" long notches at the ends mom
500° 340 532 686 841 997 1153 302 398 13'-4" (160") PRECAST 573 409 682 1004 1367 1637 1897 302 398 40'' 40'' 662 1004 1367 1637 1897 302 398	9-6 (116)PRECAST 522 527 1000 1260 1728 2088 2460 516 614	$\begin{bmatrix} \mathbf{k} \\ \mathbf{k} $	mmodate vertical cell reinforcing and grouting. 8. For c Is meet or exceed L/360 vertical deflection, except next
458* 316 493 635 778 922 1065 14'-0" (168") PRECAST 548 378 629 922 1254 1567 1816 286 360	-		
441.01 (4701) 243 205 450 504 701 057	日致認知	GELINTEL CAUTY the lint	field added rebar to be located at the bottom of el cavity.
14'-8" (176") 243 295 459 591 724 857 990 PRESTRESSED 243 352 582 852 1156 1491 1742 N.R. 357 150 459 591 724 467 900 N.R. 357		, , , , , , , , , , , , , , , , , , ,	ameter wire stirrups are welded to the bottom steel hanical anchorage.
PRESTRESSED 243 352 582 852 1156 1491 1742 N.R. 357 15'-4' (184') 228 278 430 553 667 801 925 N.R. 327 PRESTRESSED 228 329 542 791 1072 1381 1676 N.R. 327			
PRESTRESSED 243 352 552 852 1156 1491 1742 N.R. 357 15'-4" (164') 228 278 430 553 677 801 925 PRESTRESSED 228 329 542 791 1072 1381 1676 17"-4" (208') 188 236 361 449 649 567 670 774 18 188 276 449 649 674 121 1389 N.R. 255		7-5/8"ACTUAL PROVIDED IN LINTEL 8. Cast-in (VARIES) in lieu	-place concrete may be provided in composite lintel of concrete masonry units.
PRESTRESSED 243 352 582 852 1156 1491 1742 N.R. 357 15'-4" (184') 228 2276 430 553 677 801 925 N.R. 327 PRESTRESSED 228 329 542 791 1072 1381 1676 N.R. 327 17'-4" (208') 188 236 361 464 567 670 774 N.R. 255 19'-4" (208') 188 276 449 649 874 1121 1389 N.R. 255 19'-4" (232') 165 207 313 401 490 578 667 N.R. 204 PRESTRESSED 165 207 313 401 490 578 667 N.R. 204 "PRESTRESSED 165 207 313 550 736 940 1180 N.R. 204 'C56T 145		7-5/8*ACTUAL PROVIDED IN LINTEL 8. Cast-in (VARIES) 8" NOMINAL WIDTH 9. Safe log	place concrete may be provided in composite lintel
PRESTRESSED 243 352 582 852 1156 1491 1742 N.R. 357 15'-4" (184') 228 276 430 553 677 801 925 N.R. 327 15'-4" (184') 1742 N.R. 327 430 563 677 801 925 N.R. 327 PRESTRESSED 228 320 542 791 1072 1381 1676 N.R. 327 17-4" (206') 188 236 361 444 567 670 774 N.R. 255 19'-4" (232') 165 207 313 401 490 578 667 N.R. 205 19'-4" (232') 165 239 383 550 736 940 1160 N.R. 204 21'-4" (264') 145 168 278 356 433 512 590 N.R. 172		7-5/8*ACTUAL PROVIDED IN LINTEL 8. Cast-in (VARIES) 8" NOMINAL WIDTH 9. Safe log	-place concrete may be provided in composite lintel of concrete masonry units. ad ratings based on rational design analysis per
PRESTRESSED 243 352 582 852 1156 1491 1742 N.R. 357 15'4" (184") 228 278 430 553 677 801 925 N.R. 327 17'-4" (208") 188 226 329 542 791 1072 1381 1676 N.R. 327 17'-4" (208") 188 276 449 649 874 1711 1389 N.R. 255 19'-4" (232") 165 207 313 401 490 578 667 N.R. 206 21'-4" (256") 145 186 276 356 433 512 590 N.R. 12 22'-0" (264") 1440 186 278 356 433 512 590 N.R. 147 22'-0" (264") 140 180 268 343 418 439 568 793 <td< td=""><td>BF8-1B/1T BF8-0B/1T BRF14-1B/1T BF16-0B/1T BF24-1B/1T</td><td>7-5/8*ACTUAL PROVIDED IN LINTEL 8. Cast-in (VARIES) 8" NOMINAL WIDTH 9. Safe log</td><td>-place concrete may be provided in composite lintel of concrete masonry units. ad ratings based on rational design analysis per</td></td<>	BF8-1B/1T BF8-0B/1T BRF14-1B/1T BF16-0B/1T BF24-1B/1T	7-5/8*ACTUAL PROVIDED IN LINTEL 8. Cast-in (VARIES) 8" NOMINAL WIDTH 9. Safe log	-place concrete may be provided in composite lintel of concrete masonry units. ad ratings based on rational design analysis per
PRESTRESSED 243 352 582 852 1156 1491 1742 N.R. 357 15'-4" (184') 228 278 430 553 677 801 925 N.R. 327 15'-4" (184') 228 329 542 791 1072 1381 1676 N.R. 327 17'-4" (205') 188 236 361 464 567 670 774 N.R. 327 17'-4" (202') 188 276 440 644 1121 1389 167. N.R. 255 19'-4" (232') 165 207 313 401 490 578 667 N.R. 204 21'4" (256') 145 186 276 356 433 512 500 N.R. 102 21'4" (256') 142 122 336 477 635 807 993 N.R. 172	BF8-1B/1T BF8-0B/1T BRF14-1B/1T BF16-0B/1T BF24-1B/1T	7-5/8*ACTUAL PROVIDED IN LINTEL 8. Cast-in (VARIES) 8" NOMINAL WIDTH 9. Safe log	-place concrete may be provided in composite lintel of concrete masonry units. ad ratings based on rational design analysis per







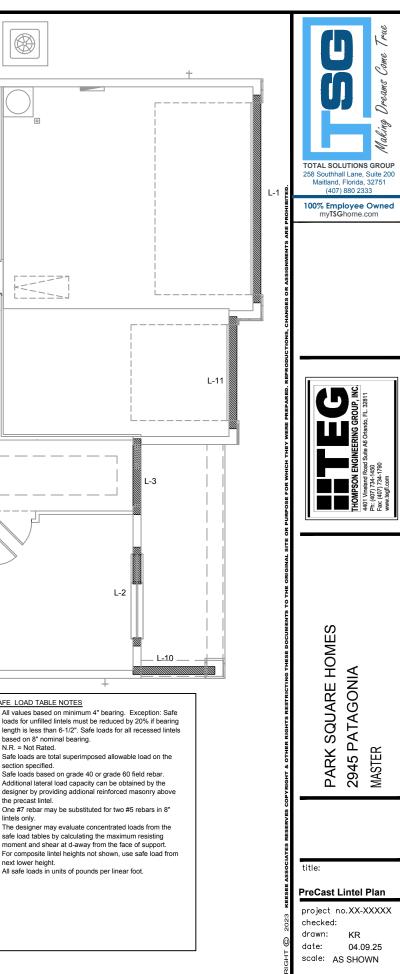






SAFE LOAD TABLES	1		
FOR GRAVITY, UPLIFT & LATERAL LOADS			
8" PRECAST & PRESTRESSED U-LINTELS]		
GRAVITY]	L-4 L-4	L-4
TYPE 808 8F8-08 8F12-08 8F16-08 8F24-08 8F28-08 8F32-0 LENGTH 8F8-18 8F12-18 8F16-18 8F20-18 8F24-18 8F28-18 8F32-18	В		
2'-10" (34") PRECAST 2302 3166 4473 6039 7526 9004 10472 11930 2'-10" (34") PRECAST 2302 3166 4473 6039 7526 9004 10472 11930			
3'-6" (42") PRECAST 2302 3138 3377 4689 6001 7315 8630 9947 3166 4473 6039 7526 9004 10472 11930			
4'-0" (48") PRECAST 2029 2325 2496 3467 4438 5410 6384 7358 2029 2646 4473 6039 7526 9004 10472 11934			
4'-6" (54") PRECAST 1651 1787 1913 2657 3403 4149 4896 5644 2170 4027 6039 7526 9004 10472 9668			
5'-4" (64") PRECAST 1184 1223 1301 1809 2317 2826 3336 3846 1665 2889 5057 6096 5400 6424 7450			
5'-10" (70") PRECAST 972 1000 1059 1474 1889 2304 2721 3137 1459 2464 4144 5458 4437 5280 6122			
6'-6" (78") PRECAST 937 1255 2101 3263 2746 3358 3971 4585 1255 2101 3396 5260 7134 8995 6890 1029 1675 2385 1934 2439 2886 3333			
7'-6" (90") PRECAST 767 1029 1675 2385 1934 2433 2886 5333 1029 1675 2610 3839 5596 6613 5047 830 1362 1927 1602 1961 2320 2680			
8'-0" (96") PRECAST 670 899 1445 2214 3192 4533 6513 4087			
8'-8" (104") PRECAST 618 829 1332 2044 2946 4184 6012 3773		CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK	
9-4 (112) PRECAST 573 768 1212 1818 2544 3469 4030 3127			
456 658 1025 1514 2081 2774 3130 2404 598 935 1365 1854 2355 1793 2075	╡		
111-4" (136") PRECAST 445 598 935 1365 1654 2441 3155 4044 698 935 1365 1854 2441 3155 4044		L-1 11'-4" 8F28-1B/1T GARAGE L-2 8'-8" 8F24-1B/1T VARIES (C.T.F.)	
12'-0" (144") PRECAST 414 555 864 1254 1693 2211 2832 3590 12'-10" (144") PRECAST 414 555 864 1254 1693 2211 2832 3590 12'-10" (144") 12'-10"		L-3 6'-6" 8RF20-1B/1T 3080 DR W/ 50106L	
13'-4" (160") PRECAST 362 485 748 1076 1438 1855 2343 2920 14'-0" (168") PRECAST 338 648 919 1190 1462 1087 1260 14'-0" (168") PRECAST 338 678 919 1190 1462 1087 1260		L-4 4'-6" 8F24-IB/IT VARIES	
14'-8" (176") NR NR NR NR NR NR NR NR NR		L-5 7'-6" 8F24-1B/IT (2) 3050 SH	
15'-4" (184") NR NR NR NR NR NR NR NR	L-9 L-13 L-6	L-6 5'-4" 8F24-IB/IT VARIES	
17"-4" (208") NR NR NR NR NR NR NR		L-7 7'-6" 8F24-IB/IT (2) 3050 SH. L-8 13'-4" 8F24-IB/IT 1280 SGD	
PRESTRESSED N.R. 310 530 950 1400 1800 2200 2600 19'-4" (232') N.R.		L-8 13'-4" 8F24-1B/1T 1280 &GD L-9 24'-0" 8F16-1B/1T LANAI-CUT TO FIT	
PRESTRESSED N.R. 240 400 750 1090 1400 1720 2030 21'-4" (256") NR		L-10 T'-6" 8F24-1B/IT ENTRY (C.T.F.)	
183 330 610 940 134 1770 2110 22'-0" (264') NR 160 300 570 870 1250 1660 1970		L-11 9'-4" 8F28-1B/1T GARAGE	
24-0" (28°) PRESTRESSED N.R. NR		L-12 11'-4" 8F24-1B/1T VARIES	
8" PRECAST W/ 2" RECESS DOOR U-LINTELS		L-13 17'-4" 8F24-1B/1T 1680 9GD (OPT) L-14 11'-4" 8F24-1B/1T (3) 3050 9H (OPT)	┥│ ┌────
GRAVITY		L-14 11'-4" 8F24-1B/IT (3) 3050 6H. (OPT)	→
TYPE 00110 88RF6-08 88F10-088RF14-088RF18-088RF22-088RF26-088RF30-0			L
8RF6-1B 8RF10-1B88F14-1B8RF18-1B 8RF22-1B 8RF26-1B 8RF26-1B 8RF30-1 4:47527 DECAST 1480 1591 3053 2982 3954 4929 5904 6880			
4-6"(54") PRECAST 1357 1449 2782 2714 3600 4487 5375 6264			
4*6°(54') PRECAST 1357 1449 2782 2714 3600 4487 5375 6284 1702 3412 4982 6472 7947 9416 1087 1702 3412 1982 6472 7947 9416 1087			
4'-6'(54') PRECAST 1357 1449 2782 2714 3600 4487 5375 6264 1700 3412 4982 6472 7947 9416 1087 5'-8'(68') PRECAST 785 632 1602 1550 2058 2566 3075 3585 5'-8'(68') PRECAST 785 632 1602 1550 2058 2566 8514 6633 1153 2162 4074 6472 6516 8614 6633			
4'-6'(54') PRECAST 135' 1449 2722 2714 3600 4487 5375 6264 5'-8'(66') PRECAST 785 832 1602 1550 2056 3675 3686 5'-8'(66') PRECAST 785 832 1602 1550 2056 2666 3075 3868 5'-10(70') PRECAST 785 7103 2162 4074 6472 6516 5814 6839 5'-10(70') PRECAST 735 779 1500 1449 1224 2400 2876 3322 5'-10(70') PRECAST 735 779 1500 1449 1224 2400 2876 3322 5'-10(70') PRECAST 73 707 1677 2933 2576 3223 3274 3237 4532			
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4:6*(54*) PRECAST 1357 1449 2722 2714 3600 4487 5376 6264 5:8*(66*) PRECAST 785 1353 1602 1550 2056 2056 3075 3885 5:1(070*) PRECAST 785 1153 2162 4074 6472 6516 5614 6663 5:1(070*) PRECAST 735 779 1500 1449 1242 4200 2876 3322 6:8*(80*) PRECAST 822 907 1677 2933 2576 3223 3872 4522 9:6*(116*) PRECAST 822 907 1677 2933 2576 3223 3872 4522 9:6*(116*) PRECAST 822 907 1677 2933 2576 3223 3872 4522 9:8*(116*) PRECAST 371 355 928 1449 2179 2818 3865 2875 9:8*(116*) PRECAST 371 535 928 1497 2179 2818 3865 2875 9:8*(116*) PRECAST 371 552 928 1497 2179 <td>L-14 (OPT) L-7 PRECAST LINTEL PLAN D (OPT. 3 CAR CARACE) 8" PRECAST W/ 2" RECESS DOOR U-LINTELS VPERCAST W/ 2" RECESS DOOR U-LINTELS VPERCAST W/ 2" RECESS DOOR U-LINTELS VPERCAST 1244 1573 2413 3260 4112 4977 5825 1987 30-21 9870 30-21</td> <td>• • • • • • • • • • • • • • • • • • •</td> <td>SAFE L tels = 3500 psi. id lintels = 6000 psi. 00 psi w/ maximum 3/8" aggregate. sonry units (CMU) per ASTM C90 w/ base area compressive strength = 1900 psi. ed in precast lintel per ASTM A615 strand per ASTM A615 GR40 or GR60. strand per ASTM A616 grade 4. Safe ation. ASTM A510. STM C270 type M or S.</td>	L-14 (OPT) L-7 PRECAST LINTEL PLAN D (OPT. 3 CAR CARACE) 8" PRECAST W/ 2" RECESS DOOR U-LINTELS VPERCAST W/ 2" RECESS DOOR U-LINTELS VPERCAST W/ 2" RECESS DOOR U-LINTELS VPERCAST 1244 1573 2413 3260 4112 4977 5825 1987 30-21 9870 30-21	• • • • • • • • • • • • • • • • • • •	SAFE L tels = 3500 psi. id lintels = 6000 psi. 00 psi w/ maximum 3/8" aggregate. sonry units (CMU) per ASTM C90 w/ base area compressive strength = 1900 psi. ed in precast lintel per ASTM A615 strand per ASTM A615 GR40 or GR60. strand per ASTM A616 grade 4. Safe ation. ASTM A510. STM C270 type M or S.
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4-6*(54*) PRECAST 1357 1449 1357 1357 1352	L-14 (OPT) L-7 PRECAST LINTEL PLAN D (OPT. 3 CAR GARAGE) 8" PRECAST W/ 2" RECESS DOOR U-LINTELS VPERSON DOOR U-LINTELS WITH AND	F = FILLED WITH GROUT / U = UNFILLED MATERIALS 1. fc precast lint 2. fc grout = 300 3. fc grout = 300 4. concrete mas 5. REBAR AT TOP NOMINAL WIDTH NOMINAL HEIGHT 4. fc grout = 100 4. fc grout = 300 6. Prestressing 7. 7/32 wire per 8. Mortar per AS 6. Prestressing 7. 7/32 wire per 8. Mortar per AS 6. Prestressing 7. 7/32 wire per 8. Mortar per AS 6. Prestressing 7. 7/32 wire per 8. Mortar per AS 6. Prestressing 7. 7/32 wire per 8. Mortar per AS 9. Shore filled into a list of the period of the perio	SAFE L tels = 3500 psi. 1. All vá ud lintels = 6000 psi. lengt o0 psi w/ maximum 3/a* aggregate. lengt sonry units (CMU) per ASTM C90 w/ base area compressive strength = 1900 psi. 2. N.R. ed in precast lintel per ASTM A615 3. Safe strand per ASTM A615 GR40 or GR60. secti strand per ASTM A416 grade 4. Safe ation. 5. Addit STM C270 type M or S. thesp TES 6. One ortar head and bed joints. 6. One intel must comply with the architectural and/or 7. The viras. safe
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L1.1D



STRUCTURAL NOTES

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 8TH EDITION, FBCR 2023 (WIND LOAD @ 140 MPH.) LIVE LOAD ROOF: 20 PSF. FLOOR: 40 PSF, BALCONIES & STAIRS: 40 PSF

OCCUPANCY= 1.0 BUILDING CATEGORY R3 WIND EXPOSURE C INTERNAL PRESSURE COEFFICIENTS = +0.18 AND -0.18

- WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBCR SECTION R301
- ALL FLOOR SLABS TO BE OF 2,500 PSI CONC. PLANT MIX MIN, 5" THICK WITH 6x6 10/10 WIRE MESH 6 MIL. POLY. VAPOR-BARRIER OVER TERMITE TREATED COMPACTED CLEAN FILL
- 4. CONCRETE MASONRY UNITS SHALL MEET: CH. 1-3 OF ACI 530-02/ ASCE 5-02/TMS 402-02 OR BIA BUILDING CODE REQUIREMENTS.
- 5. MORTAR TO BE TYPE "M" OR "S", GROUT 2,500 PSI @ 28 DAYS.
- 6. MASONRY CLEAN OUTS REQUIRED @ GROUT GREATER THAN FIVE (5) FEET IN HEIGHT AND ALL VERTICALS
- REBAR TO BE # 5'S GRADE 60, W/ MIN. LAP OF 25". USE "L" BARS @ CORNERS AND USE STANDARD HOOKS @ CHANGE IN DIRECTION WITH MIN LAP 12"
- 8. GYP BD CEILING SHALL BE INSTALLED PERP TO FRAMING & NAILED @ 7" O.C. WITH 5d NAILS, GYP, BD, WALLS SHALL BE NAILED @8" O.C. WITH 5d NAILS
- 9 UPLIET CONNECTOR'S TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER ENCLOSED DETAILS
- EPOXY ANCHOR ALTERNATIVE:

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

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

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

SOIL BEARING CAPACITY 2000 PSF MINIMUM

WOOD STRUCTURAL NOTES

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

-DOUBLE PLATE 12" O.C.. OUTSIDE SPLICE ZONE 9 NAIL PATTERN (SEE NOTE 4) -DOUBLE STUDS @ 12" O.C.. -DOUBLE OR TRIPLE HEADER @ 6" O.C.. @ EDGE @ 12" O.C.. INTERMEDIATE. -HEADER TO STUD @ 4" O.C.. EA. HEADER MEMBER. -STUD TO TOP OR BOTTOM PLATE : (2) 16d THRU PLT. OR (2) 16d EA. SIDE TOE NAILED TO PLT.

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

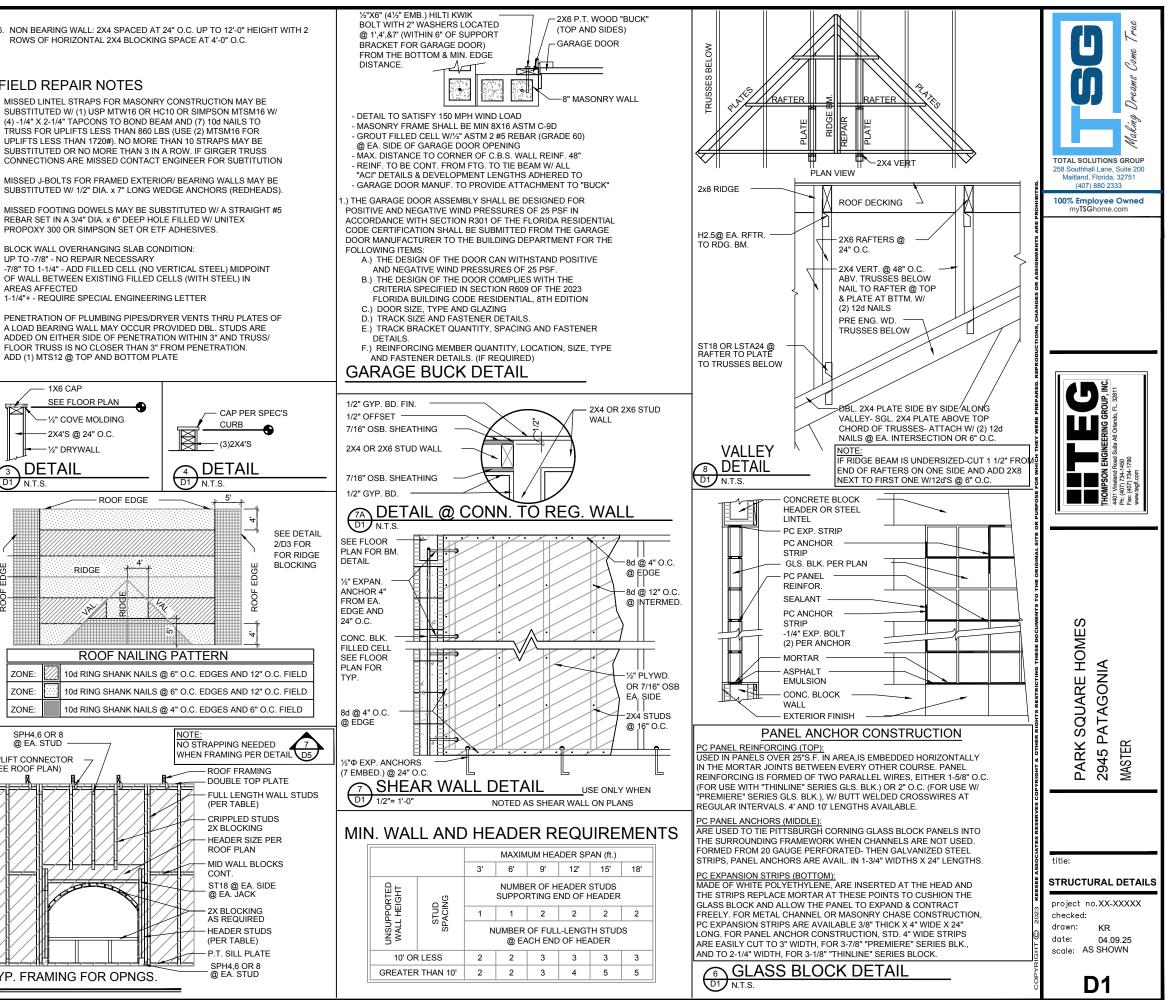
-ROOF SHEATHING FOR TILE ROOF TO BE MIN. 19/32" OSB, 1/2" CDX PLYWOOD OR 1/2" ADVANTECH. NAILED (10d RING SHANK NAILS)TO ROOF TO ROOF TRUSS SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.

- FLOOR SHEATHING TO BE MIN. 23/32" PLYWOOD NAILED @ 6" O.C. W/ #8 RING SHANK NAILS AND LIQUID NAIL ADHESIVE
- 12. ALL FLOOR TRUSSES TO BE END BLOCKED @ BEARING LOCATIONS
- 13. TRUSS BRACING PER TRUSS MANUFACTURE'S DRAWINGS.
- 14. ALL NAILING SPECIFIED TO BE APPLIED BY NAIL GUN OR MANUALLY
- 15. ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE
- PRESSURE TREATED
- 16. 2000 PSF MINIMUM SOIL BEARING CAPACITY

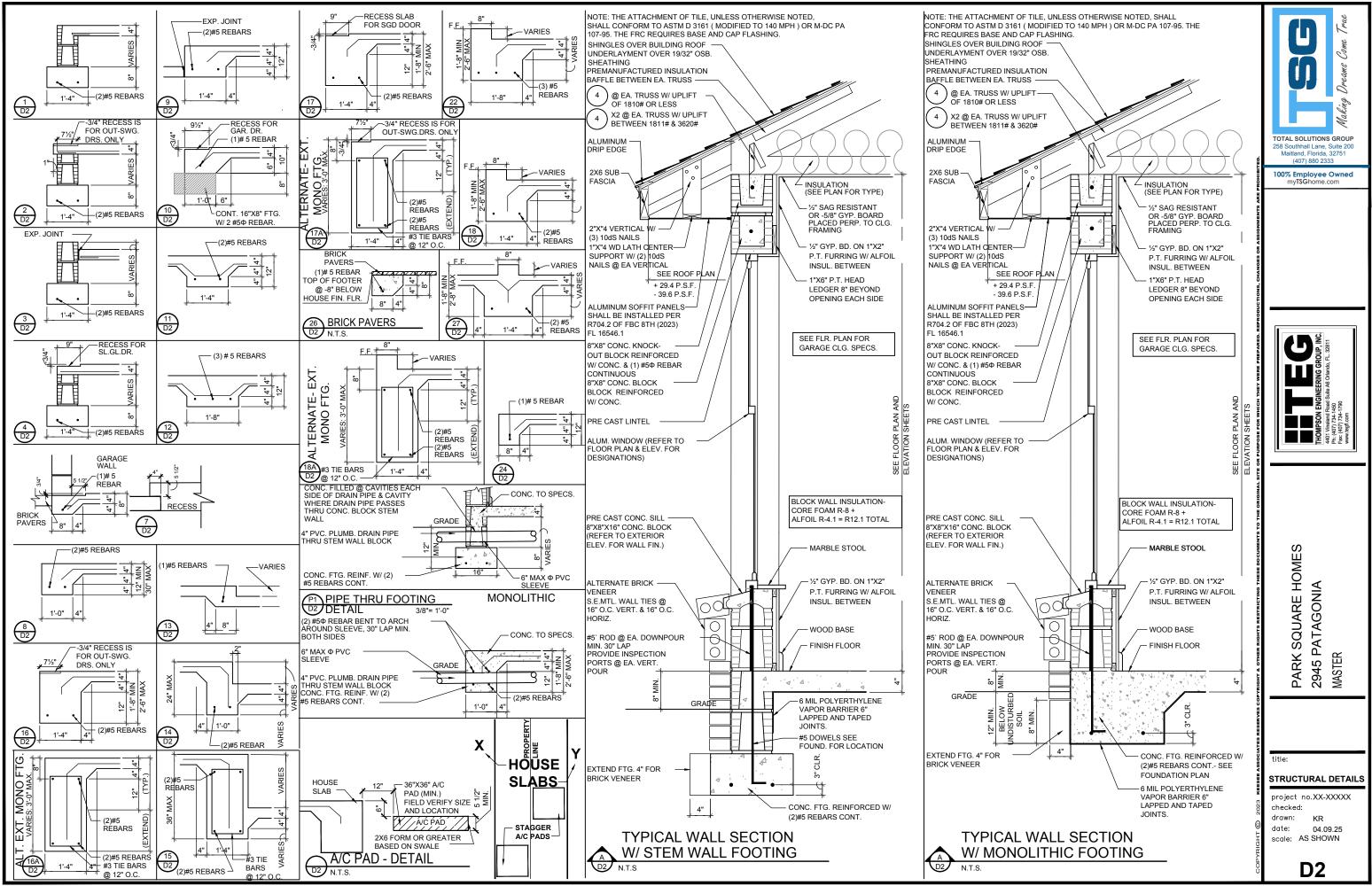
16. NON BEARING WALL: 2X4 SPACED AT 24" O.C. UP TO 12'-0" HEIGHT WITH 2 ROWS OF HORIZONTAL 2X4 BLOCKING SPACE AT 4'-0" O.C.

FIELD REPAIR NOTES

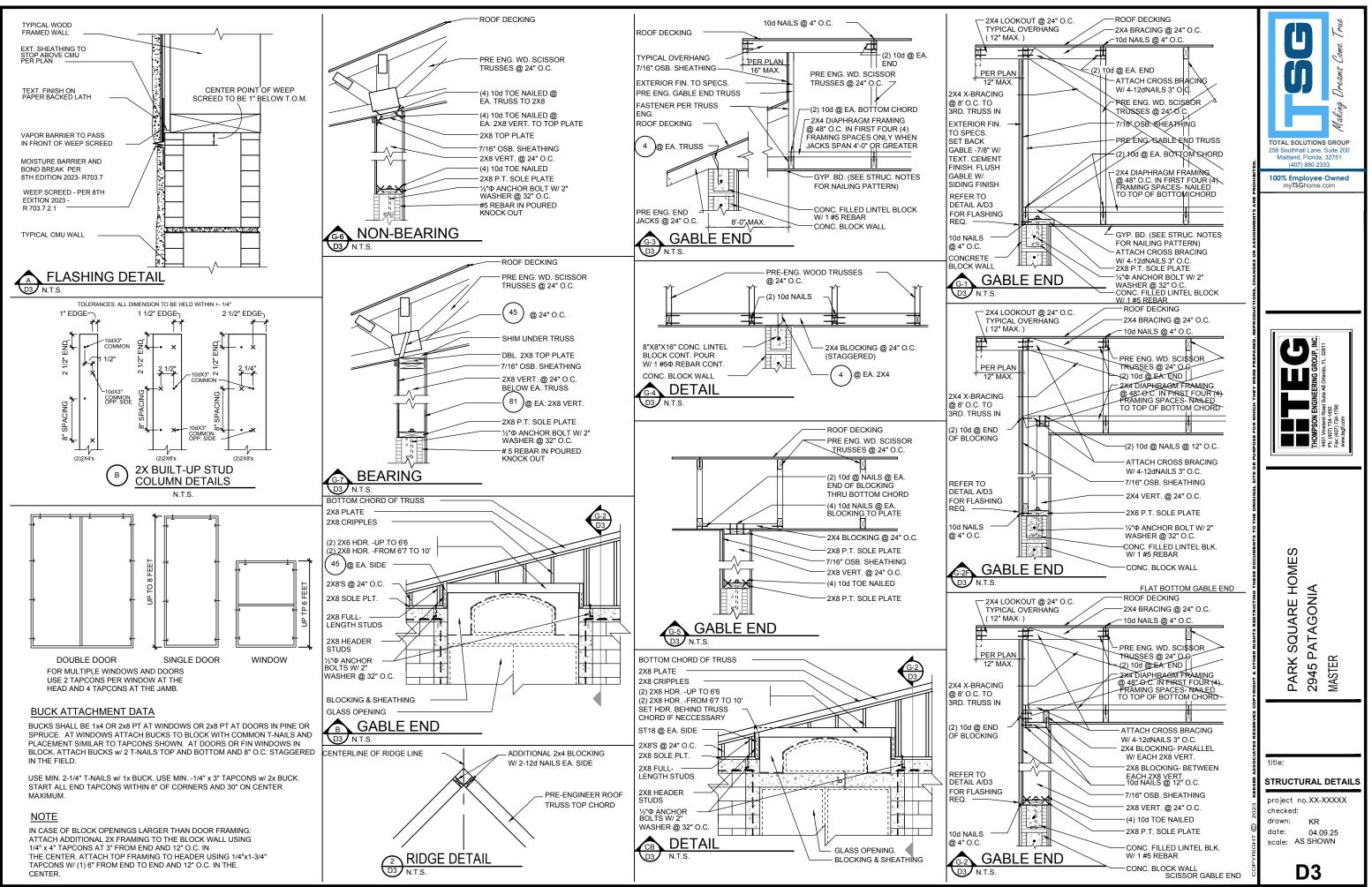
SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) -1/4" X 2-1/4" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIETS LESS THAN 1720#) NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW. IF GIRGER TRUSS CONNECTIONS ARE MISSED CONTACT ENGINEER FOR SUBTITUTION MISSED J-BOLTS FOR FRAMED EXTERIOR/ BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. x 7" LONG WEDGE ANCHORS (REDHEADS) MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES. BLOCK WALL OVERHANGING SLAB CONDITION: FOLLOWING ITEMS UP TO -7/8" - NO REPAIR NECESSARY -7/8" TO 1-1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED 1-1/4"+ - REQUIRE SPECIAL ENGINEERING LETTER 5. PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/ DETAILS. FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION ADD (1) MTS12 @ TOP AND BOTTOM PLATE - 1X6 CAP SEE FLOOR PLAN 1/2" GYP BD FIN CAP PER SPEC'S 1/2" OFFSET -1/3" COVE MOLDING CURB 7/16" OSB. SHEATHING -2X4'S @ 24" O.C. (3)2X4'S 2X4 OR 2X6 STUD WALL 1/2" DRYWALL 3 DETAIL D1 N.T.S. \Lambda DETAIL 7/16" OSB_SHEATHING D1 / N.T.S. 1/2" GYP BD - ROOF EDGE D1 N.T.S SEE DETAIL SEE FLOOR 2/D3 FOR PLAN FOR BM. ∣ী⊽ FOR RIDGE DETAIL BLOCKING RIDGE 1/4" EXPAN ANCHOR 4" FROM EA. JAL EDGE AND 24" O.C. CONC BLK FILLED CELL **ROOF NAILING PATTERN** SEE FLOOR PLAN FOR ZONE: 10d RING SHANK NAILS @ 6" O.C. EDGES AND 12" O.C. FIELD TYP. ZONE 10d RING SHANK NAILS @ 6" O.C. EDGES AND 12" O.C. FIELD ZONE: 10d RING SHANK NAILS @ 4" O.C. EDGES AND 6" O.C. FIELD 8d @ 4" O.C. @ FDGE SPH4,6 OR 8 @ EA. STUD NO STRAPPING NEEDED WHEN FRAMING PER DETA UPLIFT CONNECTOR 2"Φ EXP. ANCHORS (SEE ROOF PLAN) - ROOF FRAMING 7 EMBED.) @ 24" O.C DOUBLE TOP PLATE FULL LENGTH WALL STUDS (PER TABLE) CRIPPLED STUDS 2X BLOCKING HEADER SIZE PER ROOF PLAN MID WALL BLOCKS CONT 101-15-ST18 @ EA. SIDE @ EA. JACK HEIGH 2X BLOCKING AS REQUIRED HEADER STUDS (PER TABLE) P.T. SILL PLATE SPH4.6 OR 8 @ EA, STUD TYP. FRAMING FOR OPNGS.



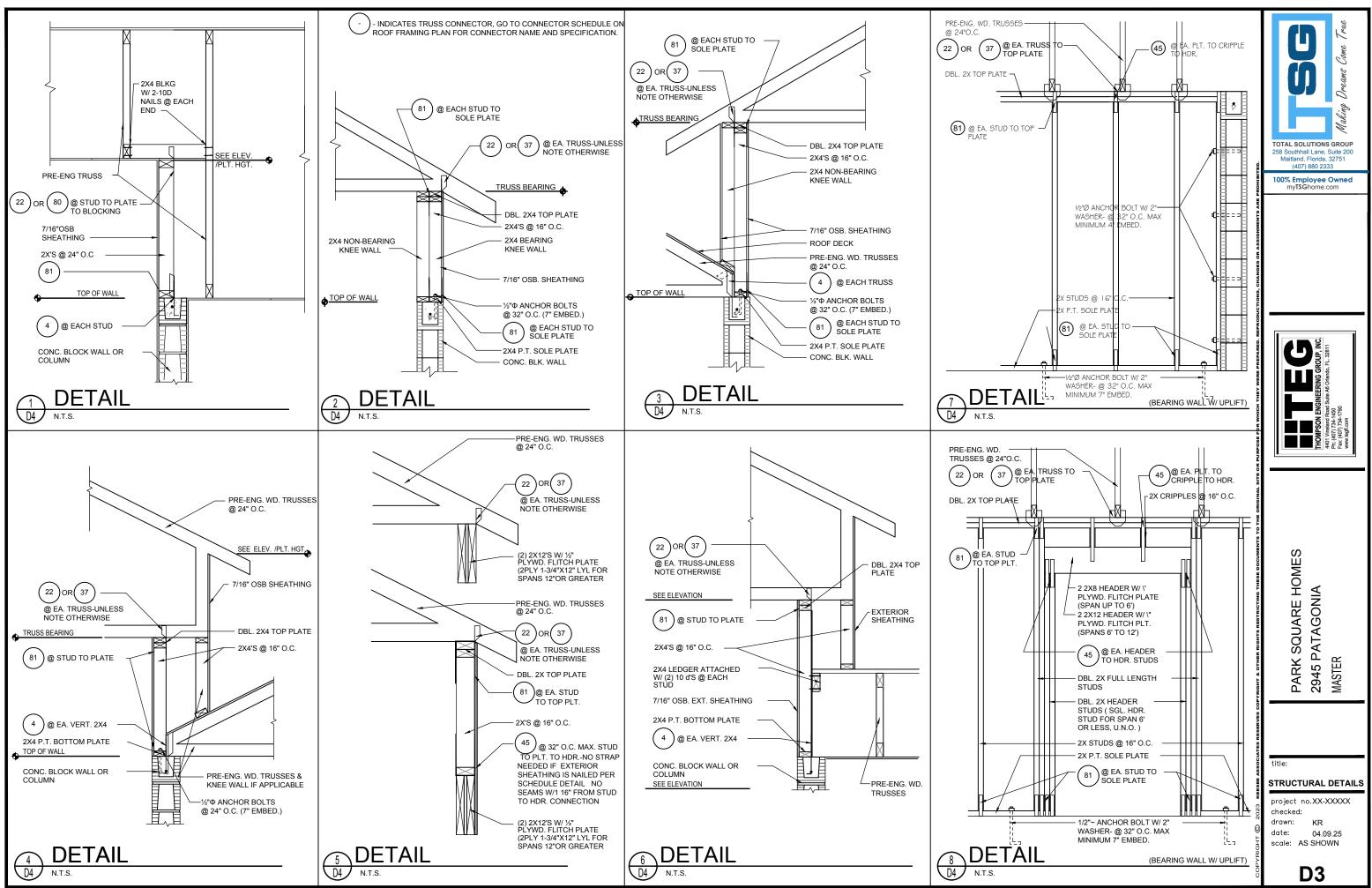
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL and is certified as



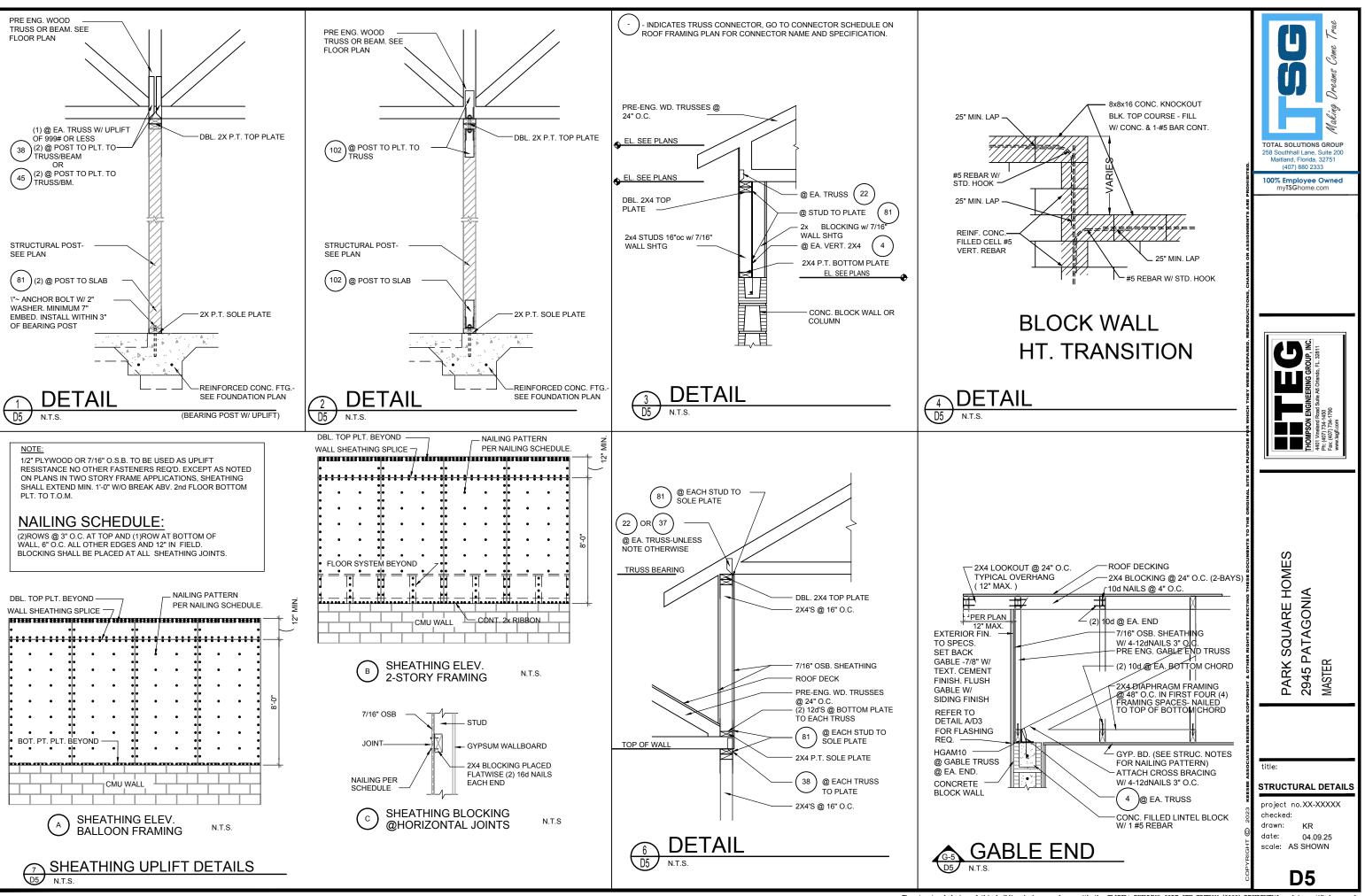
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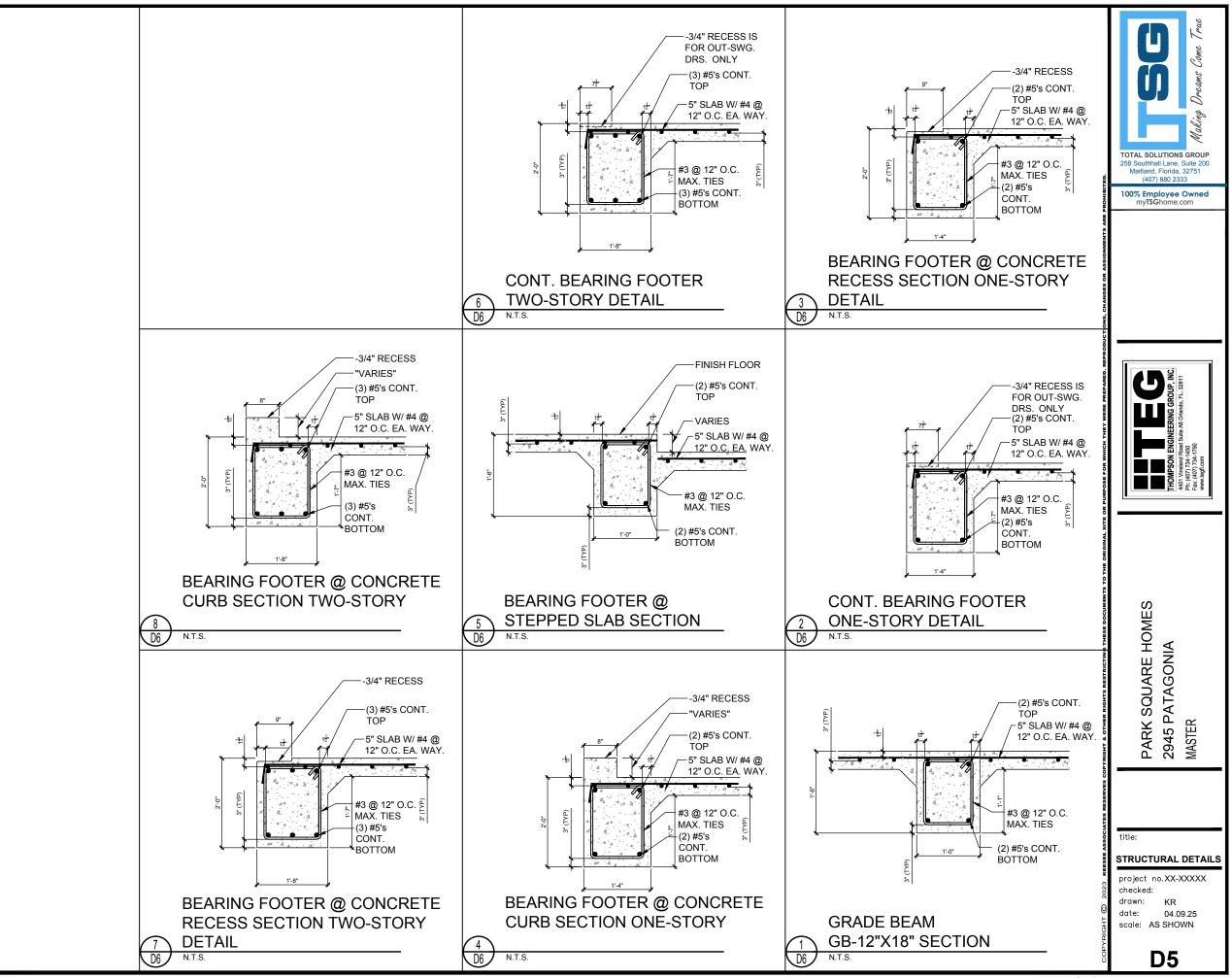
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