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

DISCLAIMER

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NO EXCEPTIONS.

REVISIONS			REVISIONS		
REV. #	DATE	DESCRIPTION	REV. #	DATE	DESCRIPTION
1	8/21/23	CDs			
2	11/15/23	2023 CODE UPDATES			
3	11/27/23	CLIENT CHANGES			
4	12/5/23	MARK-UPS PER NICK 12/5/23			
5	1/3/23	FINAL MARK-UPS PER NICK 1-3-24			
6	1/30/24	CREATED RIGHT VERSION			
7	3/20/24	CHANGE FRONT & GARAGE DOORS PER CLIENTS REQUEST EMAIL ON 3-14-24			
8	05-30-24	CHANGE 5'-0" SGD OPTION IN MASTER ROOM TO 2880 DR. SINGLE LITE FRENCH DOOR OPTION PER CLIENTS REQUEST EMAIL ON 05-30-24			
9	07-01-24	REMOVE 3050SH WINDOW IN MASTER BEDROOM PER CLIENTS REQUEST EMAIL ON 06-20-24			
10	07-23-24	UPDATED MASTER PLAN PER CLIENTS REQUEST			
11	09-24-24	UPDATED MASTER PLAN CHANGES INTERIOR ELEVATION DROP ZONE PER CLIENTS REQUEST			
12	10-14-24	UPDATED MASTER PLAN PER CLIENTS REQUEST			
13	04-08-25	UPDATED MASTER PLAN PER CLIENTS REQUEST			
14	05-08-25	KITCHEN PANTRY REVISION PER CLIENTS REQUEST			
15	05-13-25	ADD OPT. PRIMARY BATH PER CLIENTS REQUEST			

DRAWING INDEX

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
COVER SHEET

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

CO

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

GENERAL NOTES

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

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

3. INTERIOR WALLS:
   a. WOOD FRAMING:
      i. ALL PLATES AND SLEEPERS ON CONCRETE SLAB, WHICH ARE IN DIRECT CONTACT WITH THE EARTH, SHALL BE PRESSURE TREATED.
      ii. ALL INTERIOR WALL PLATES, OTHER THAN SHEAR WALLS, ON CONCRETE SLAB TO BE ATTACHED WITH POWER ACTUATED FASTENERS, SPACED @ 48" O.C. MAX.
      iii. ALL WOOD BRG. INTERIOR PARTITIONS SHALL BE 2x4 STUDS SPACED @ 16" O.C. WITH DOUBLE TOP PLATE.
      TOWNHOMES
      iv. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED IN THE FLOOR/CEILING ASSEMBLIES ABOVE AND IN LINE WITH THE TENANT SEPARATION, WHEN TENANT SEPARATION WALLS DO NOT EXTEND TO THE FLOOR SHEATHING ABOVE AND IN OTHER LOCATIONS PER SECTION R302.11 OF THE 2023 FBCR 8TH EDITION.
      COMBUSTIBLE CONSTRUCTION
      v. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE PER FBC R302.11, 8TH EDITION.

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

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

6. CABINETS:
   a. CABINET MANUFACTURE'S SHOP DRAWINGS TAKE PRECEDENCE OVER THE INTERIOR CABINET ELEVATIONS SHOWN ON THESE DRAWINGS.
   b. SEE SUPPLIER / MFR'S DRAWINGS FOR KITCHEN, CABINETRY/MILLWORK, AND RESTROOM LAYOUTS.

7. HARDWARE:
   a. ALL LOCKING ARRANGEMENTS SHALL COMPLY WITH NFPA 101.

8. WINDOW & DOORS:
   a. MISCELLANEOUS:
      i. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH, SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN.
      ii. CONTRACTOR AND SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN vs. FLANGE), HEADER HEIGHTS, AND ROUGH OPENINGS PRIOR TO DELIVERY.
      iii. WINDOW ROUGH OPENING INCLUDES 1x P.T. FRAME ATTACHED TO CMU's.
      iv. DOOR ROUGH OPENING INCLUDES 2x P.T. FRAME ATTACHED TO CMU's.
      v. ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL COMPLY WITH SECTION R308 OF THE 2023 FBCR 8TH EDITION.
      vi. WINDOW CONTRACTOR TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
      vii. ALL WINDOWS IN WIND BORN DEBRIS AREAS SHALL BE PROTECTED FROM WIND BORN DEBRIS. PROVIDE SHUTTERS CERTIFIED TO MEET MIAMI-DADE IMPACT TEST. SHUTTERS MUST BE ROLL-DOWN, PANEL ACCORDIAN OR OTHER APPROVED DESIGN TYPE. BUILDER TO SUBMIT MANUFACTURER, MODEL NO. INSTALLATION INSTRUCTIONS, & COPY OF MIAMI-DADE IMPACT TEST DATA FOR PROPOSED SHUTTERS.
      viii. GARAGE OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESURE (+/-) TO INCLUDE A 10 SECOND GUST AT 1.5 TIMES THE DESIGN PRESSURE AND BEAR A PERMANENT DESGIN 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/ ¼"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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NO EXCEPTIONS.

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

Scan QR Code for the complete FBCR

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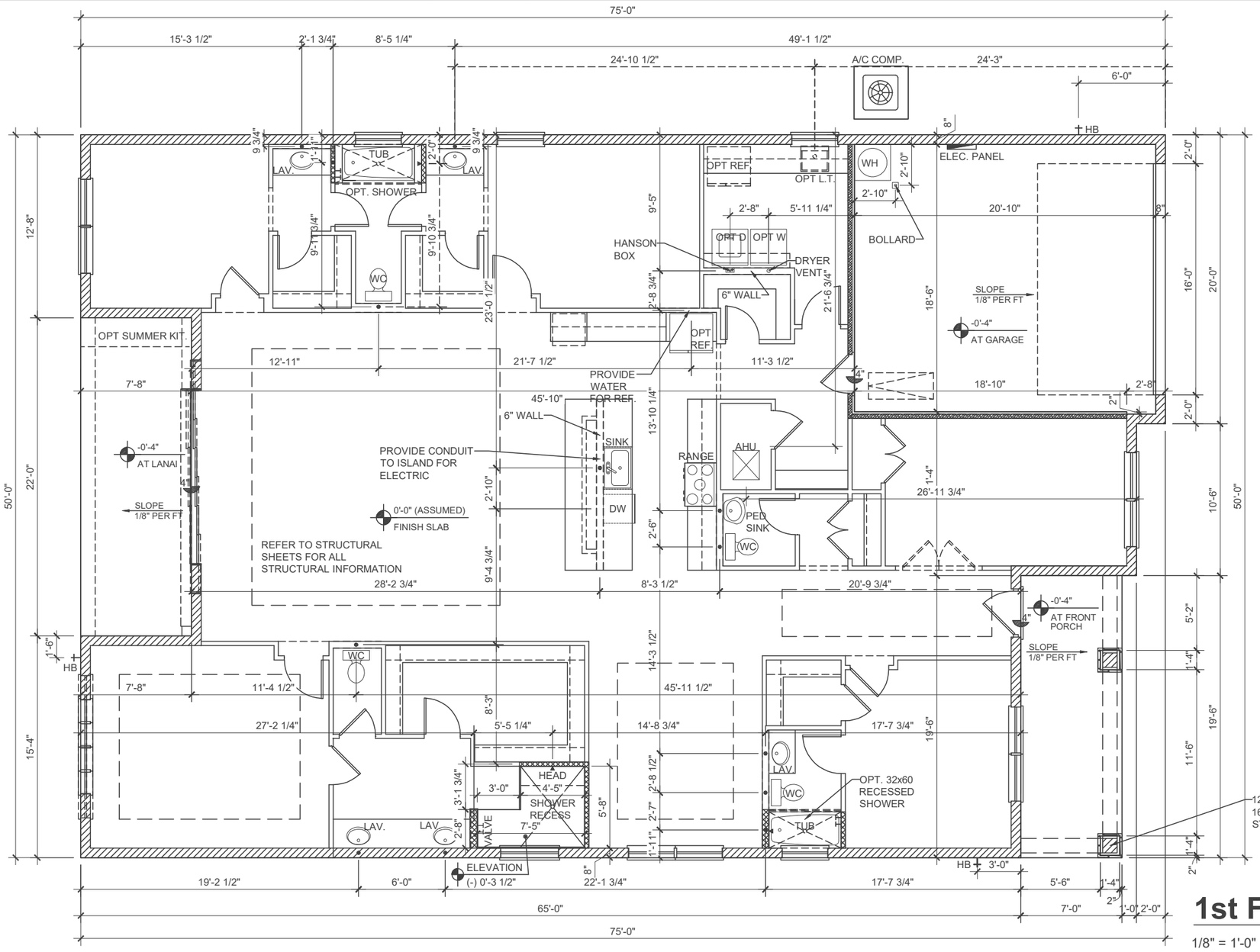
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
GENERAL NOTES

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

CO_1



1st FLOOR SLAB PLAN ELEV. "A"

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

AREA CALCULATION

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

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LEGEND

- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 10'-0" TOP OF CMU
- INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.
- INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)
- INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.

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PARK SQUARE HOMES
2945 PATAGONIA
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title:
1ST. FLOOR SLAB PLAN

project no. XX-XXXXX
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drawn: KR
date: 04.09.25
scale: AS SHOWN

S1

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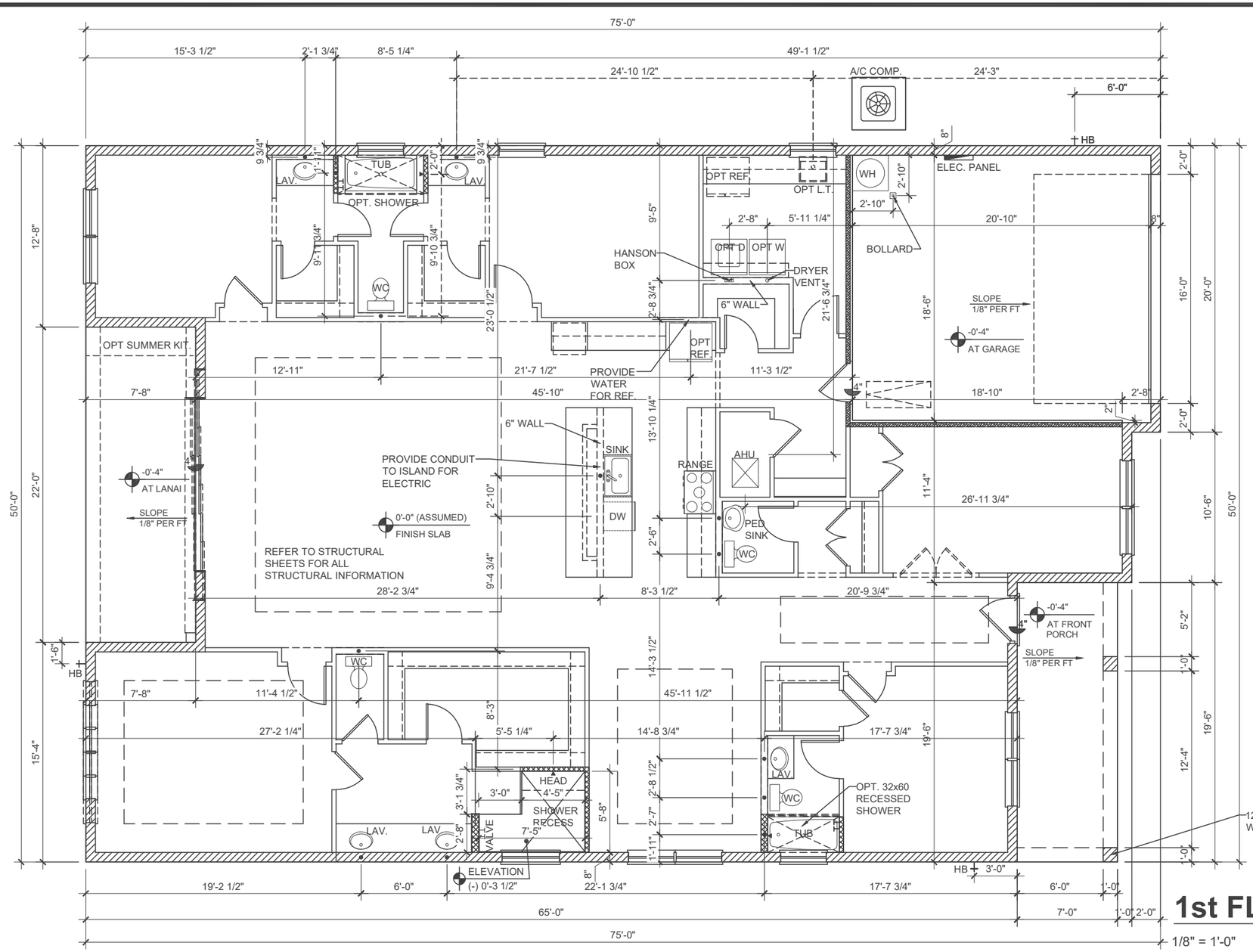

1st FLOOR SLAB PLAN ELEV. "B"

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

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

AREA CALCULATION

1st FLR. LIVING	2,945 SQ. FT.
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TOTAL UNDER ROOF	3,671 SQ. FT.

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
1ST. FLOOR SLAB PLAN

X:\...\...\Web Disclaimer - TEG.dwg

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

S2

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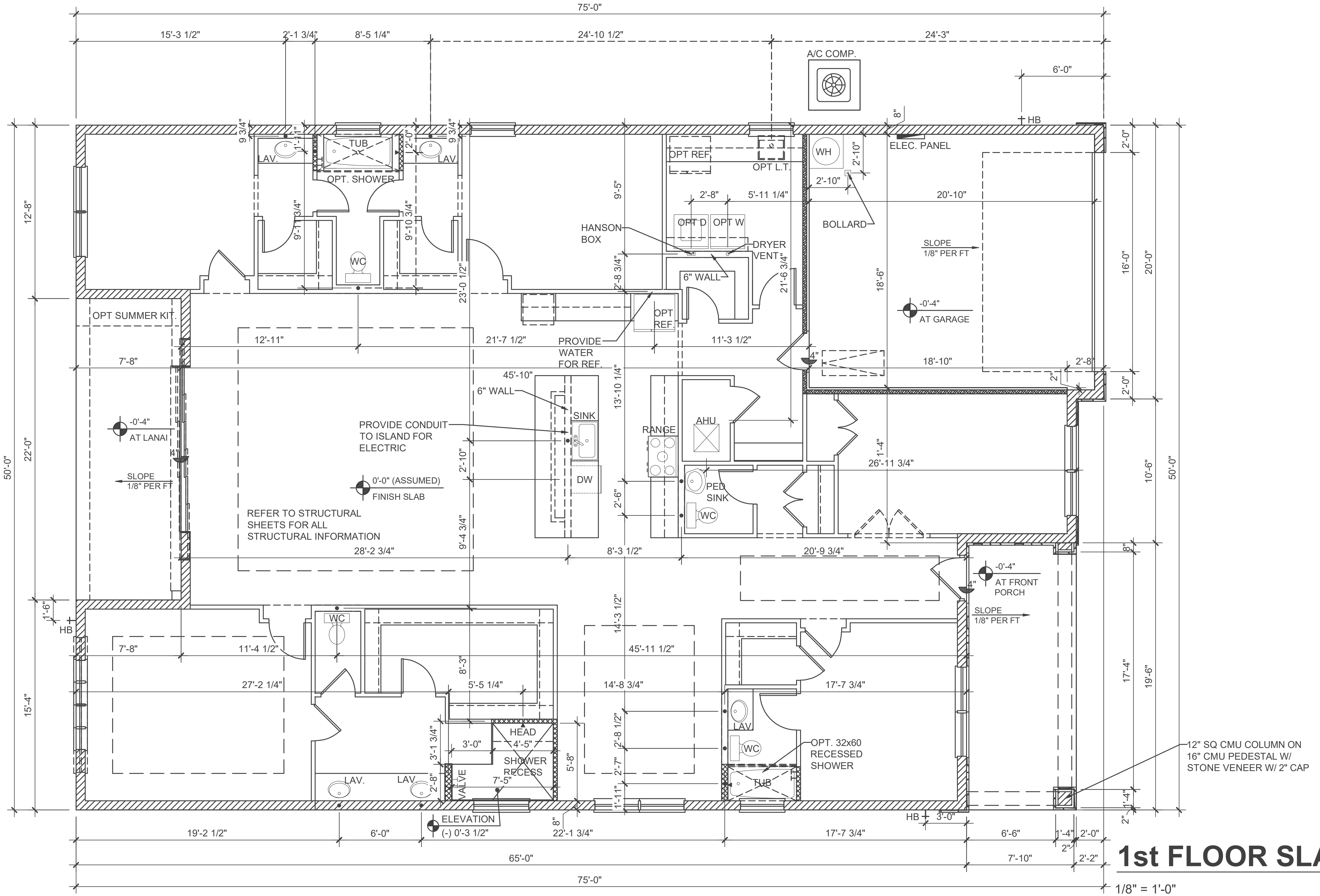

1st FLOOR SLAB PLAN ELEV. "C"

1/8" = 1'-0"

WATER HEATER:

PROVIDE MIN. 40 GALLON WATER HEATER

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

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

AREA CALCULATION	
1st FLR. LIVING	2,945 SQ. FT.
TOTAL LIVING	2,945 SQ. FT.
FRONT PORCH	156 SQ. FT.
LANAI	169 SQ. FT.
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PARK SQUARE HOMES
2945 PATAGONIA
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title: 1ST. FLOOR SLAB PLAN
project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

S3

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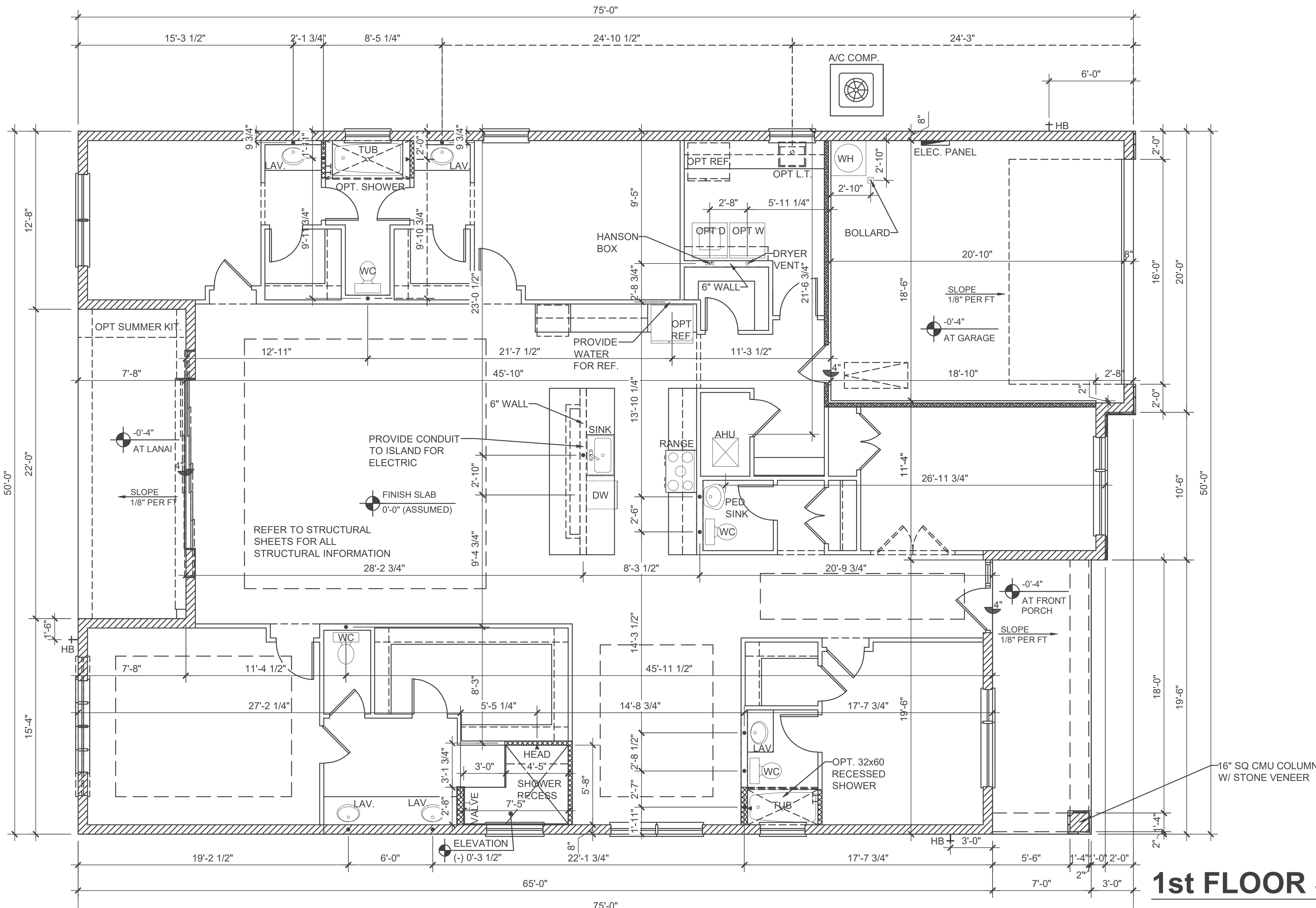

1st FLOOR SLAB PLAN ELEV. "D"

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

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

AREA CALCULATION

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PARK SQUARE HOMES
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title:
1ST. FLOOR SLAB PLAN
Xref ..\..\Arch\Disclaimer - TEG.dwg

project no. XX-XXXXX
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scale: AS SHOWN

S4

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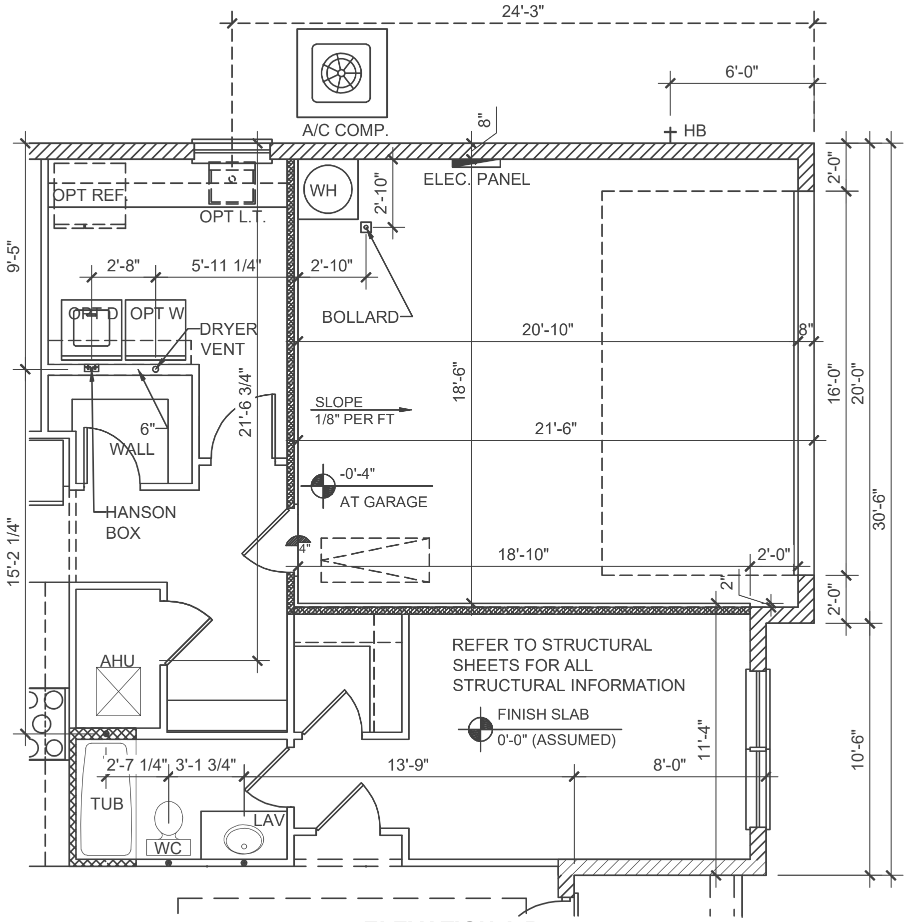
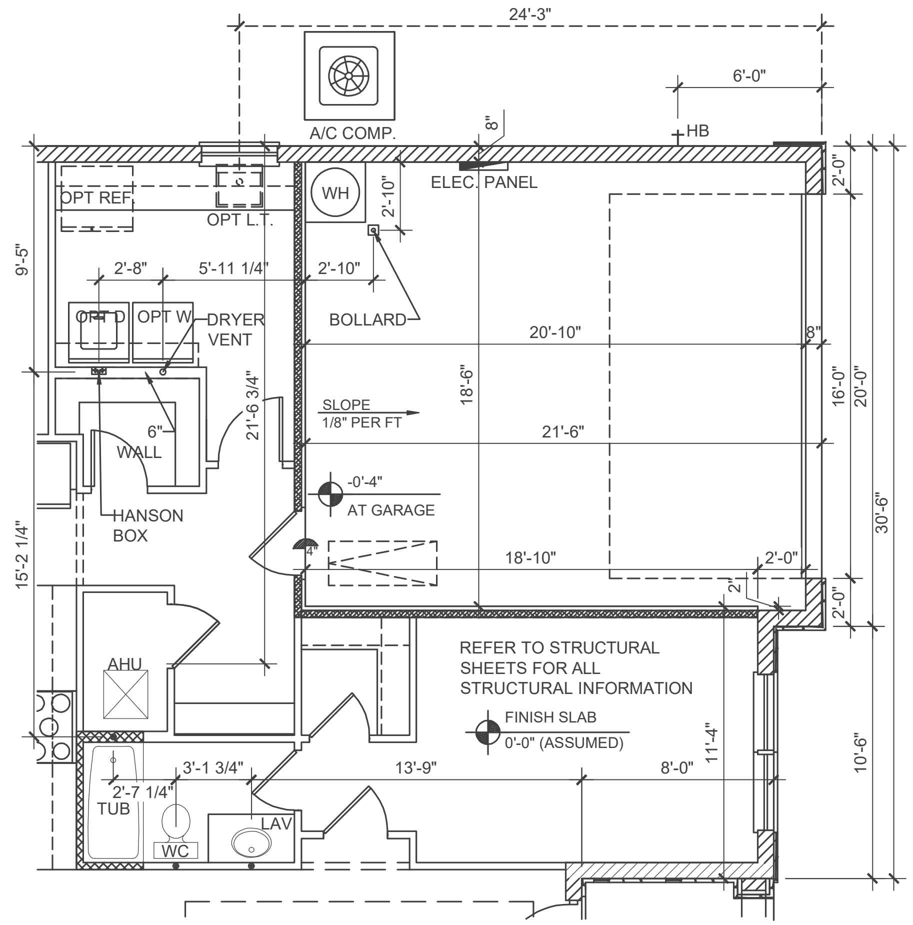
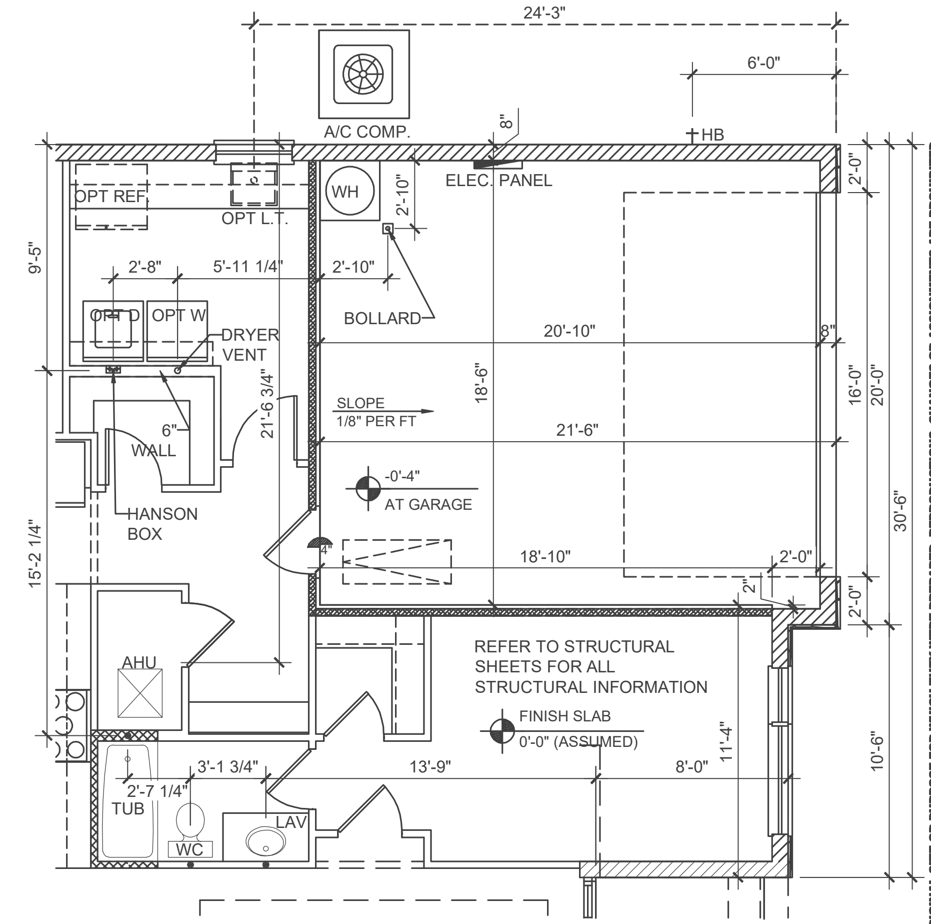


ELEVATION A,B
OPT. ENSUITE
1/8" = 1'-0"



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



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

OPTIONS

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

AREA CALCULATION ELEVATIONS C	
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DISCLAIMER

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

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PARK SQUARE HOMES
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MASTER

title:
SLAB PLAN OPTIONS

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

S5

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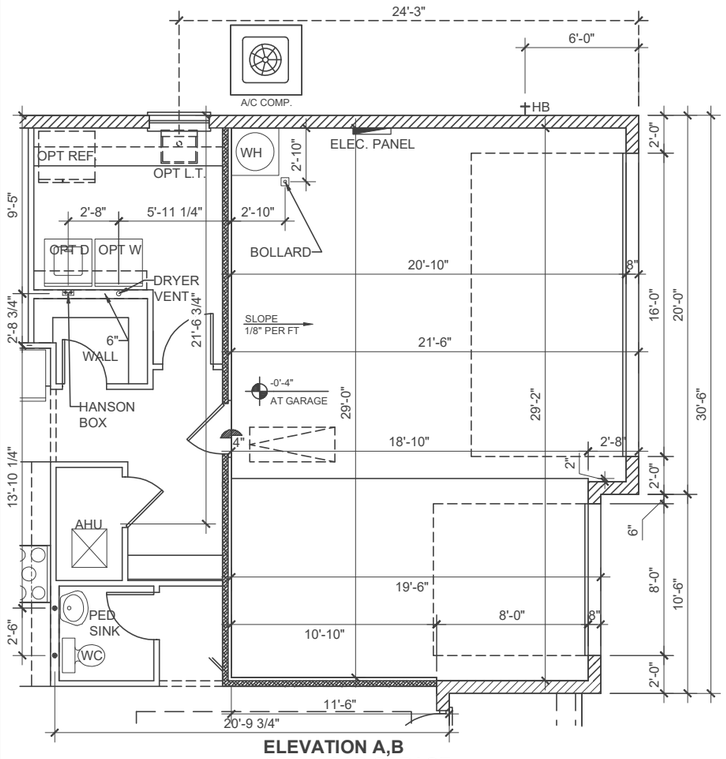
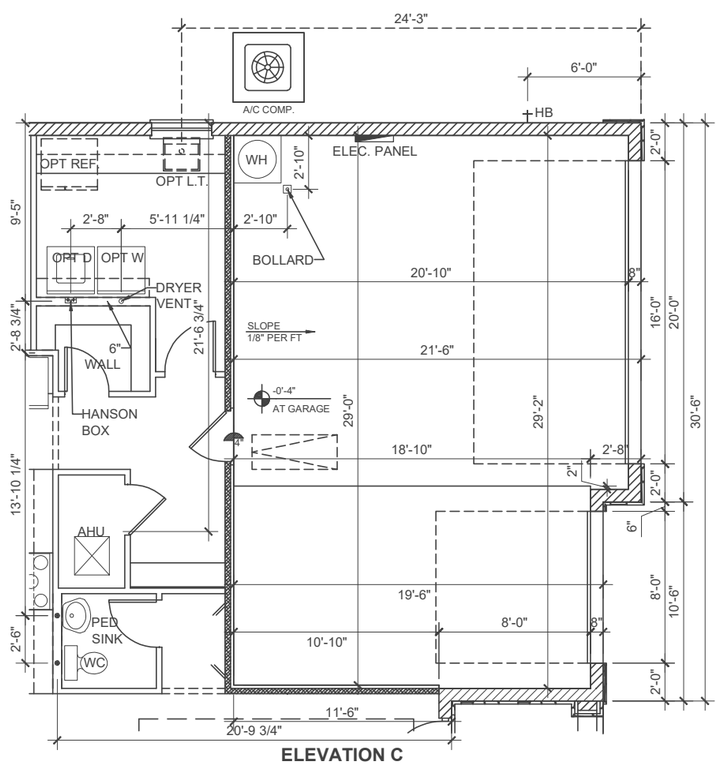
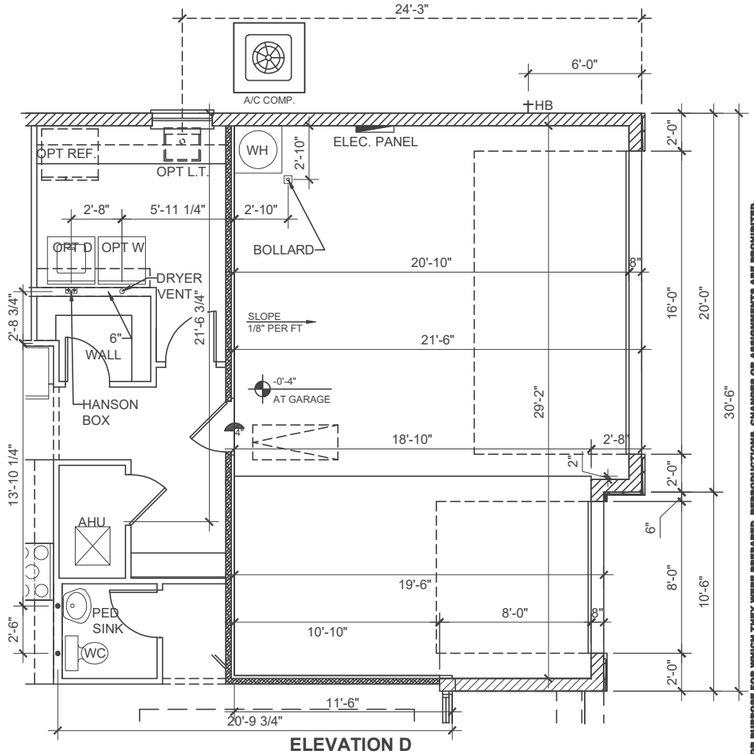


ELEVATION A,B
OPT. 3 CAR GARAGE

1/8" = 1'-0"

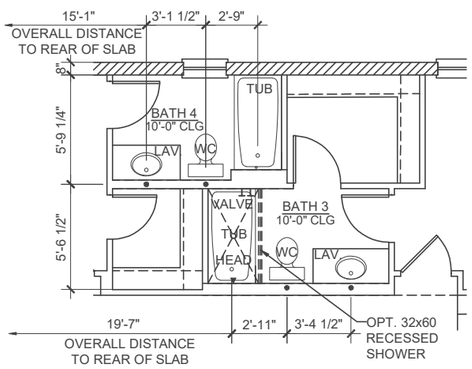


ELEVATION C
OPT. 3 CAR GARAGE



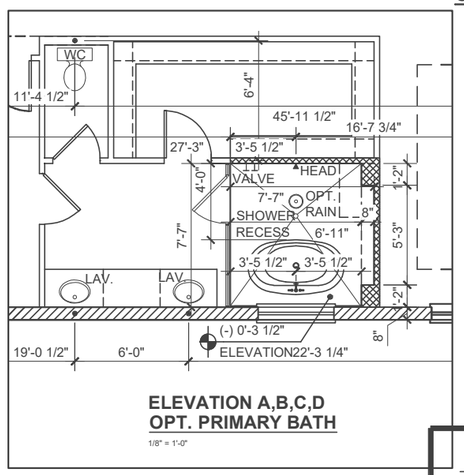
ELEVATION D
OPT. 3 CAR GARAGE

1/8" = 1'-0"



ELEVATION A,B,C,D
OPT. BATH 3 AND BATH 4

1/8" = 1'-0"



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

1/8" = 1'-0"

OPTIONS

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

AREA CALCULATION ELEVATIONS A, B, D	
1st FLR. LIVING	2,733 SQ. FT.
TOTAL LIVING	2,733 SQ. FT.
FRONT PORCH	137 SQ. FT.
LANAI	169 SQ. FT.
3 CAR GARAGE	632 SQ. FT.
TOTAL UNDER ROOF	3,671 SQ. FT.

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

DISCLAIMER

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LEGEND

- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 10'-0" TOP OF CMU
- INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.
- INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)
- INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.

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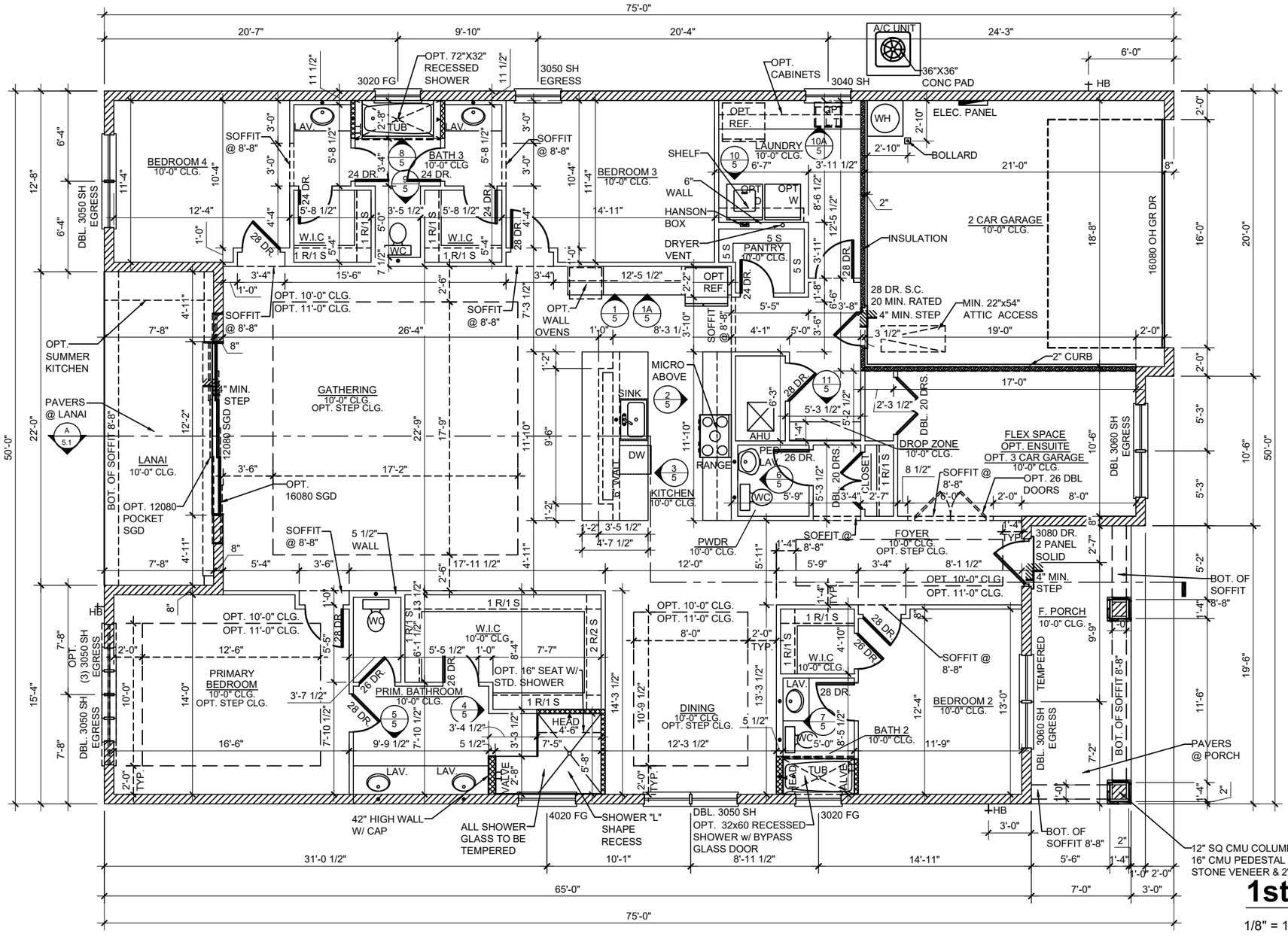
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

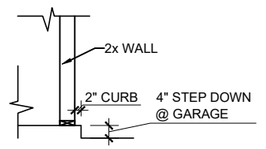
title:
SLAB PLAN OPTIONS

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

S5_1

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





CURB @ GARAGE DETAIL

1/2" = 1'-0"

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

1st FLOOR PLAN ELEV. "A"

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

WINDOWS SCHEDULE GENERAL NOTES:

- CONTRACTOR AND SUPPLIER TO VERIFY WINDOW SIZES, LOCATION, TYPE (FIN vs. FLANGE) AND HEADER HEIGHTS PRIOR TO DELIVERY.
- HEADER HEIGHTS ARE DIMENSIONED ABOVE FINISH FLOOR (A.F.F.)
- WINDOW G.C. TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.

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

AREA CALCULATION

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

DISCLAIMER

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LEGEND

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

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
1ST. FLOOR PLAN

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

1A

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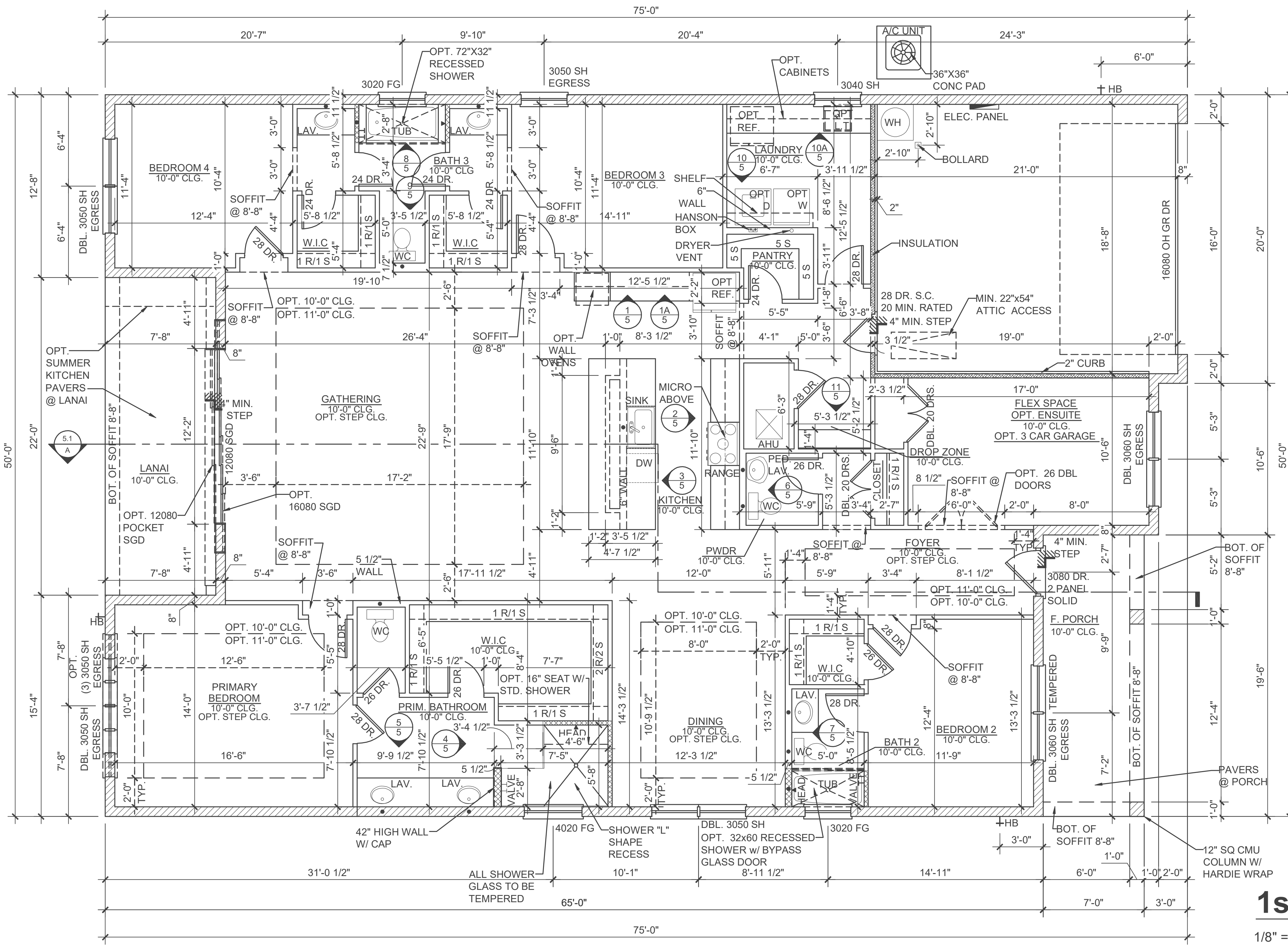
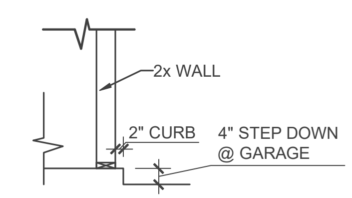


NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.



CURB @ GARAGE DETAIL

1/2" = 1'-0"

1st FLOOR PLAN ELEV. "B"

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

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

AREA CALCULATION

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

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
1ST. FLOOR PLAN

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project no. XX-XXXXX
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drawn: KR
date: 04.09.25
scale: AS SHOWN

1B

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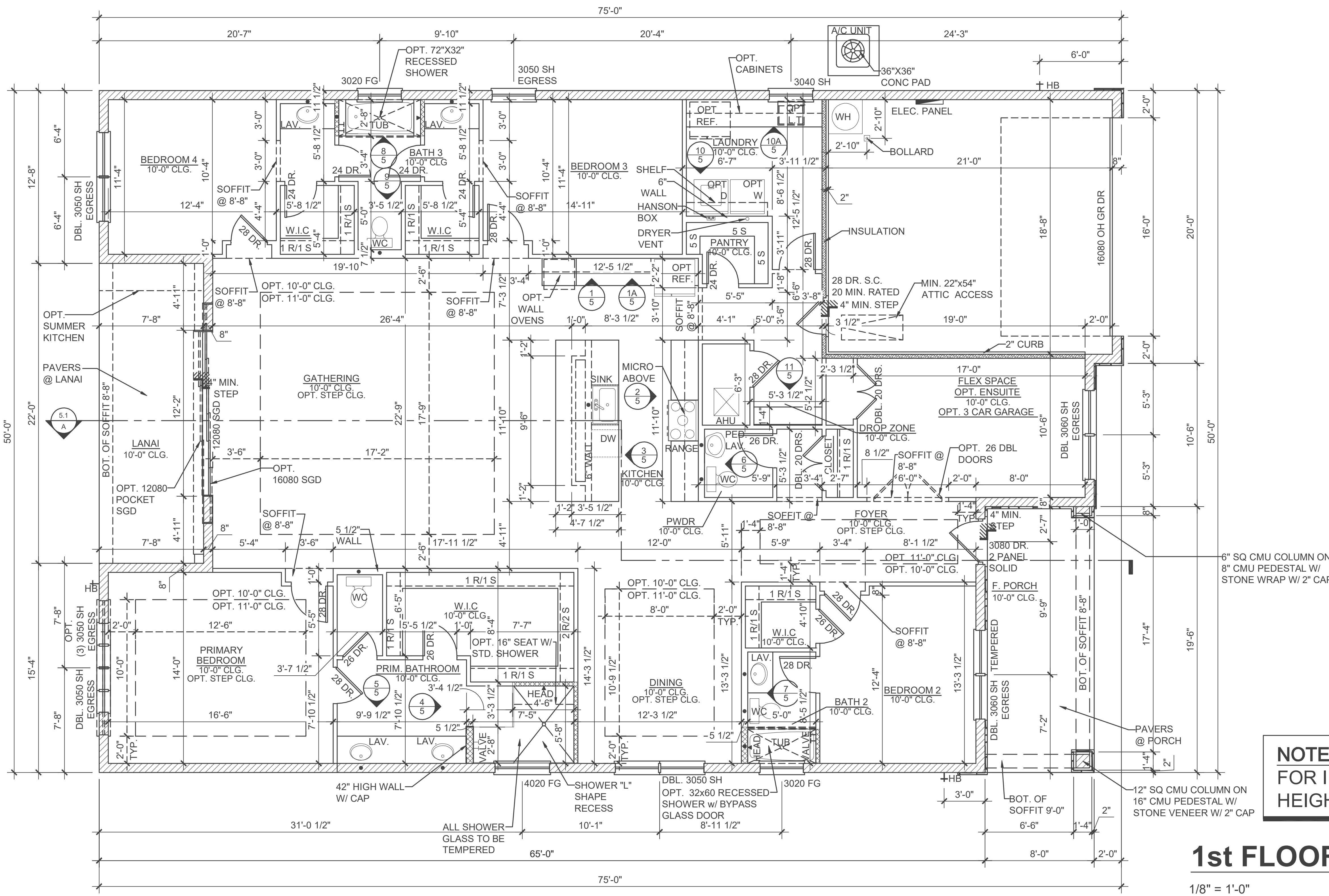

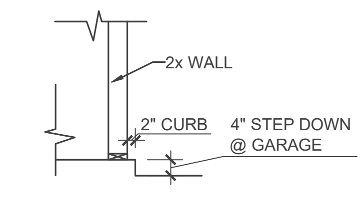

CURB @ GARAGE DETAIL

1/2" = 1'-0"

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

1st FLOOR PLAN ELEV. "C"

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

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

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

WET AREAS:
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WINDOWS SCHEDULE GENERAL NOTES:

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

AREA CALCULATION

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

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title: 1ST. FLOOR PLAN
Xref ..\..\..\xref\Disclaimer - TEG.dwg

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

1C

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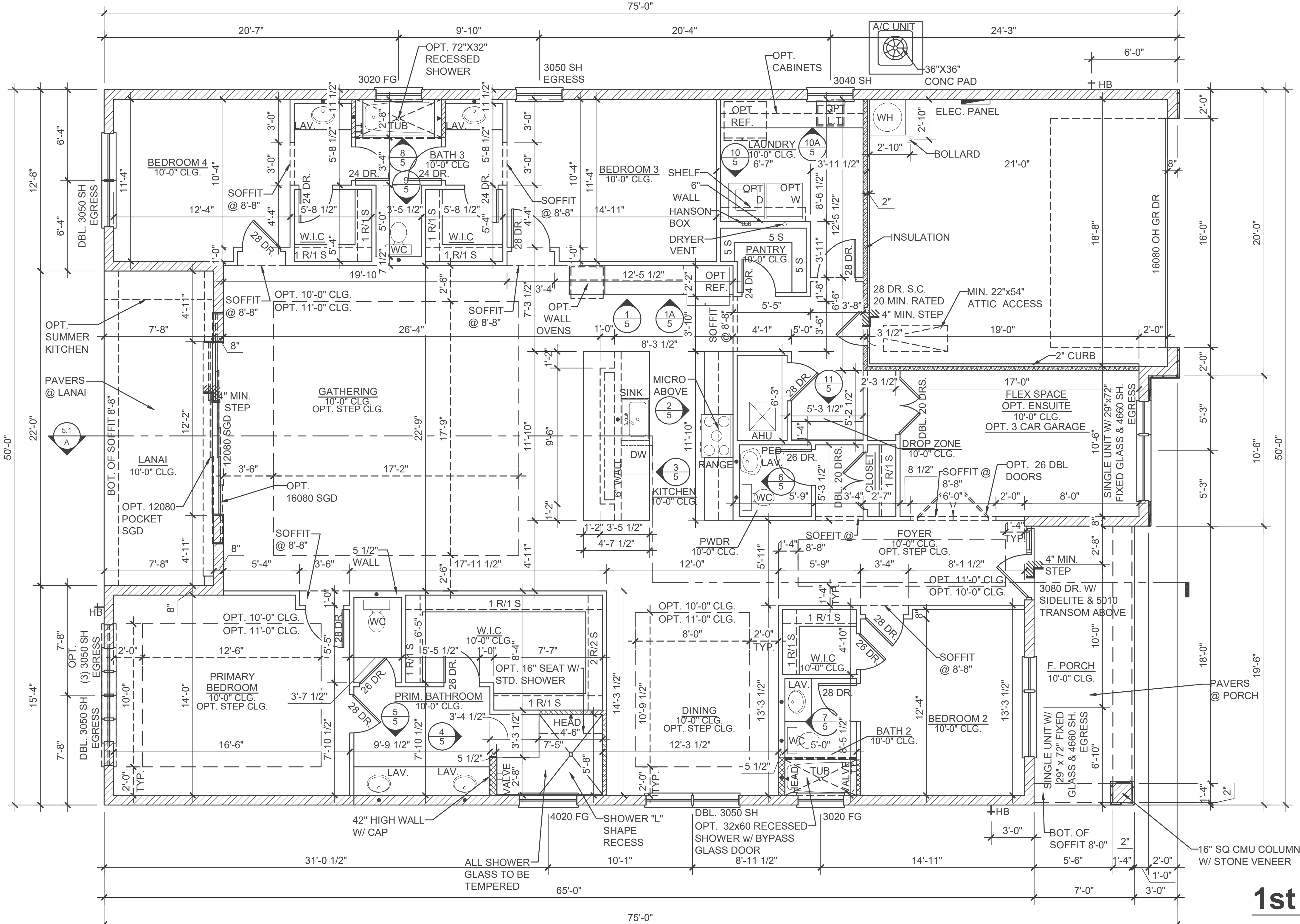

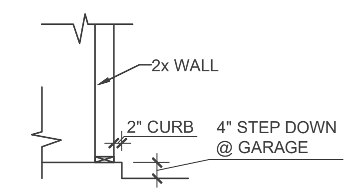

CURB @ GARAGE DETAIL

1/2" = 1'-0"

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

1st FLOOR PLAN ELEV. "D"

1/8" = 1'-0"

WATER HEATER:

PROVIDE MIN. 40 GALLON WATER HEATER

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

EXCEPTION:
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WET AREAS:

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

AREA CALCULATION

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

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
1ST. FLOOR PLAN

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project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

1D

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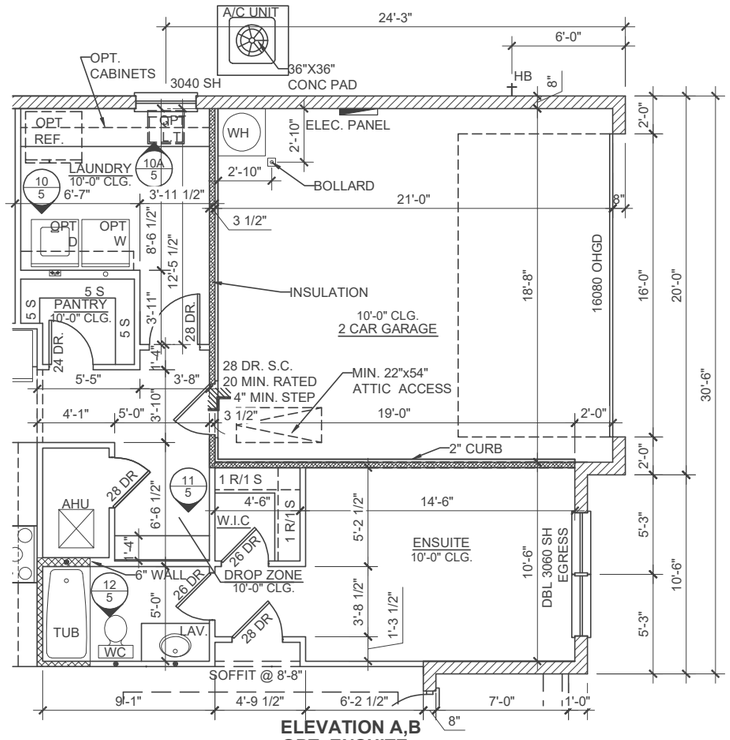
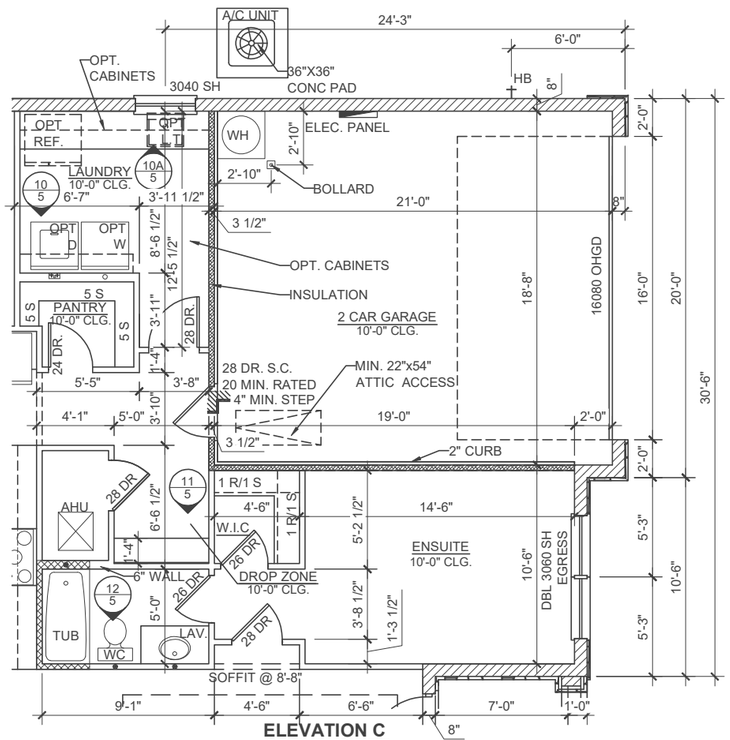


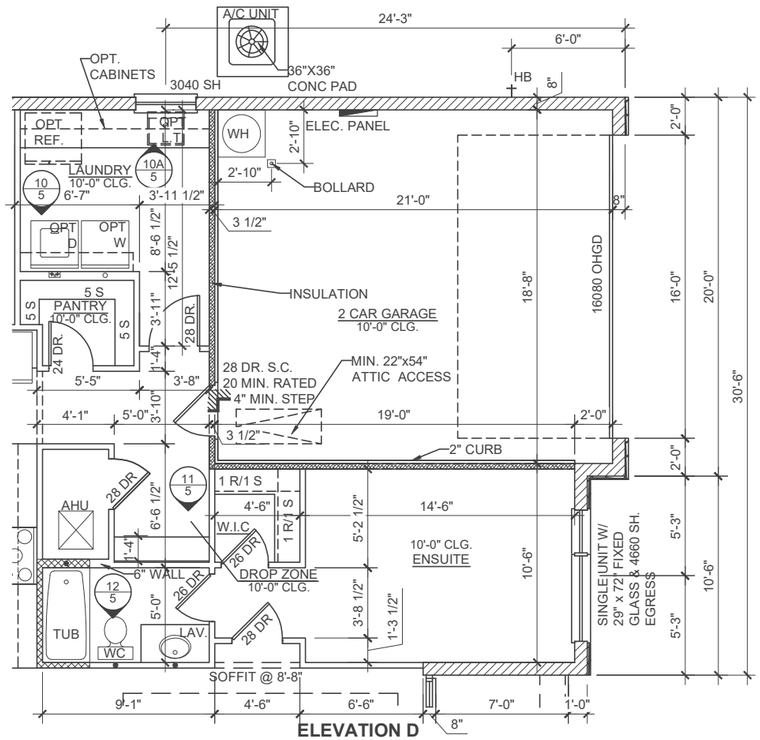
ELEVATION A,B
OPT. ENSUITE

1/8" = 1'-0"



ELEVATION C
OPT. ENSUITE

1/8" = 1'-0"



ELEVATION D
OPT. ENSUITE

1/8" = 1'-0"

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

OPTIONS

1/8" = 1'-0"

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

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

AREA CALCULATION ELEVATIONS C	
1st FLR. LIVING	2,945 SQ. FT.
TOTAL LIVING	2,945 SQ. FT.
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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
OPTIONS

project no. XX-XXXXX
checked:
drawn: KR
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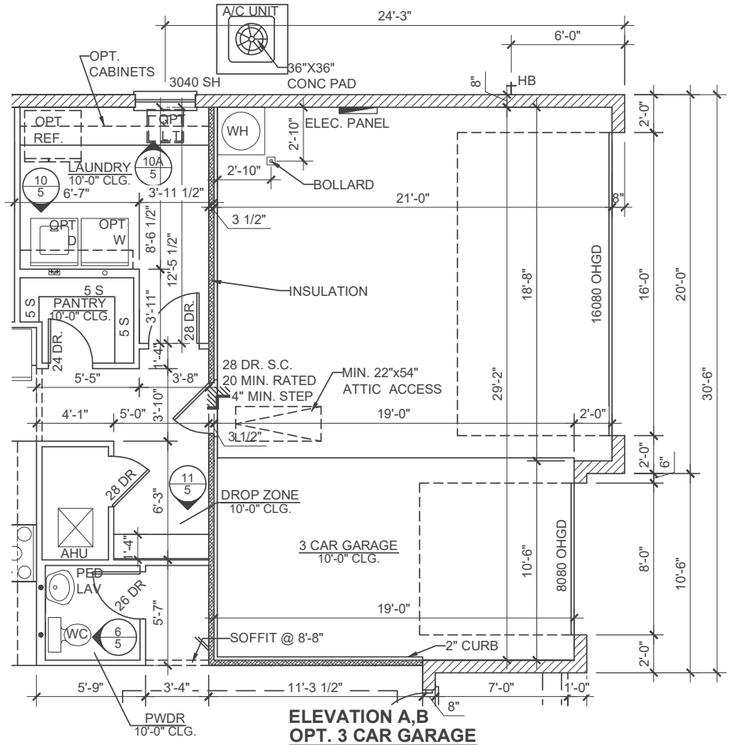
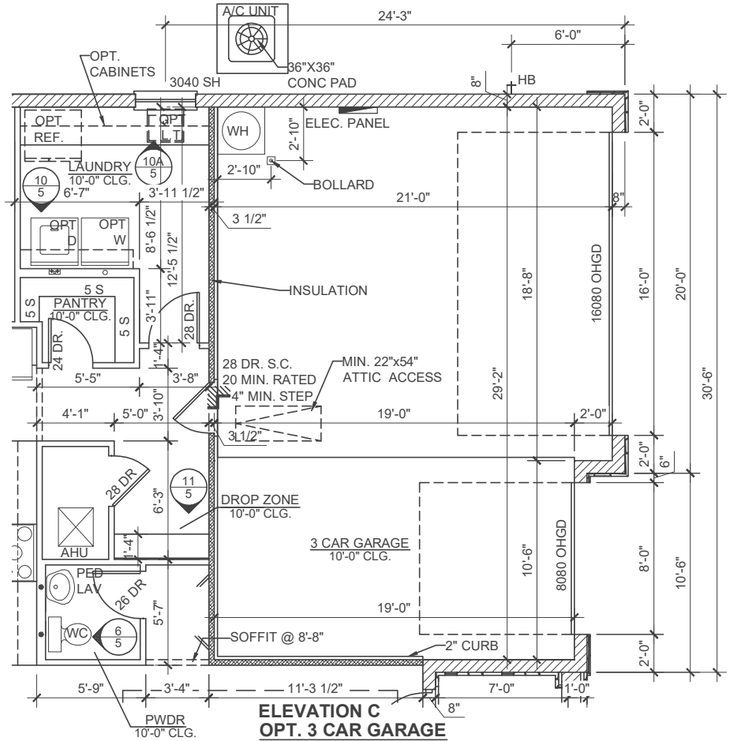
1E



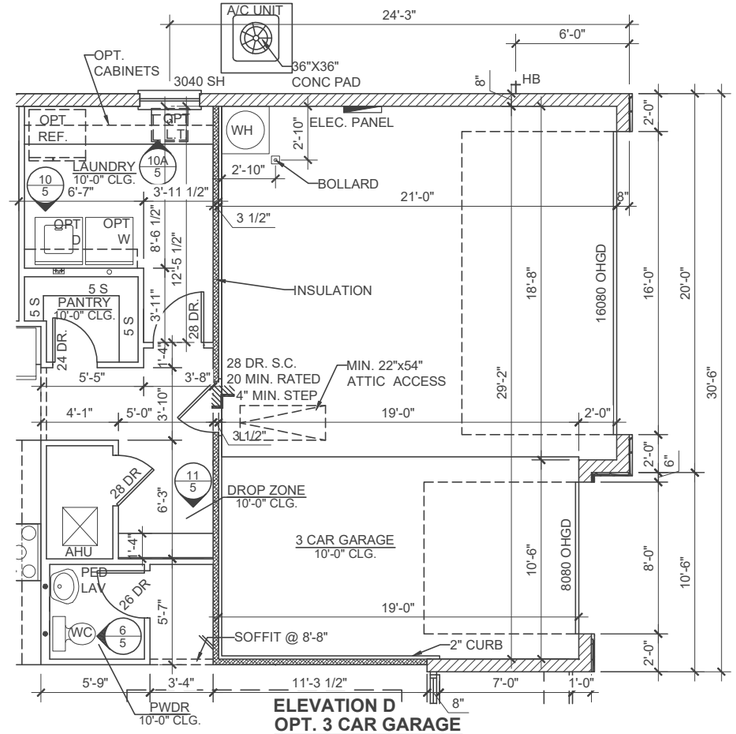
ELEVATION A,B
OPT. 3 CAR GARAGE

1/8" = 1'-0"



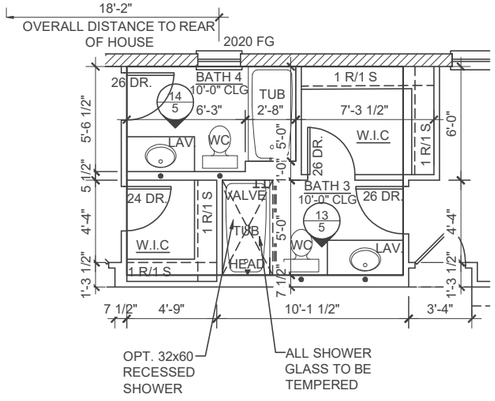
ELEVATION C
OPT. 3 CAR GARAGE

1/8" = 1'-0"



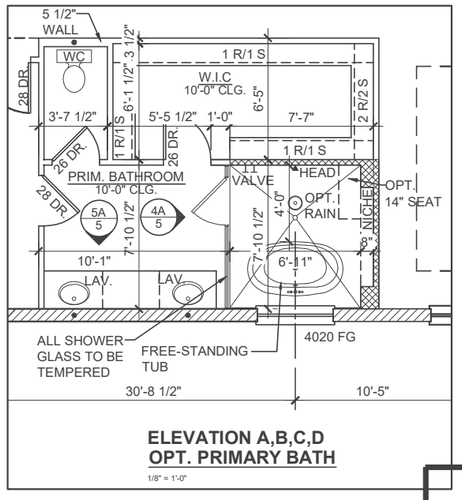
ELEVATION D
OPT. 3 CAR GARAGE

1/8" = 1'-0"



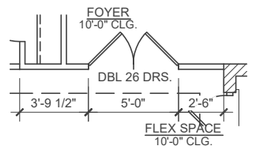
ELEVATION A,B,C,D
OPT. BATH 3 & 4

1/8" = 1'-0"



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

1/8" = 1'-0"



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

1/8" = 1'-0"

OPTIONS

1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

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EXCEPTION:
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WET AREAS:
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WINDOWS SCHEDULE GENERAL NOTES:

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2. HEIGHT AT ROUND TOP ALLOWS 2" FOR ARCH FRAMING.
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DOORS NOTE:
ALL INTERIOR DOORS ON 1ST. FLOOR PLAN TO BE 8'-0" U.N.O.

AREA CALCULATION ELEVATIONS A, B, D	
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TOTAL LIVING	2,733 SQ. FT.
FRONT PORCH	137 SQ. FT.
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3 CAR GARAGE	632 SQ. FT.
TOTAL UNDER ROOF	3,671 SQ. FT.

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

DISCLAIMER

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

LEGEND

- INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 10'-0" TOP OF CMU
- INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.
- INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)
- INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.

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www.tegf.com

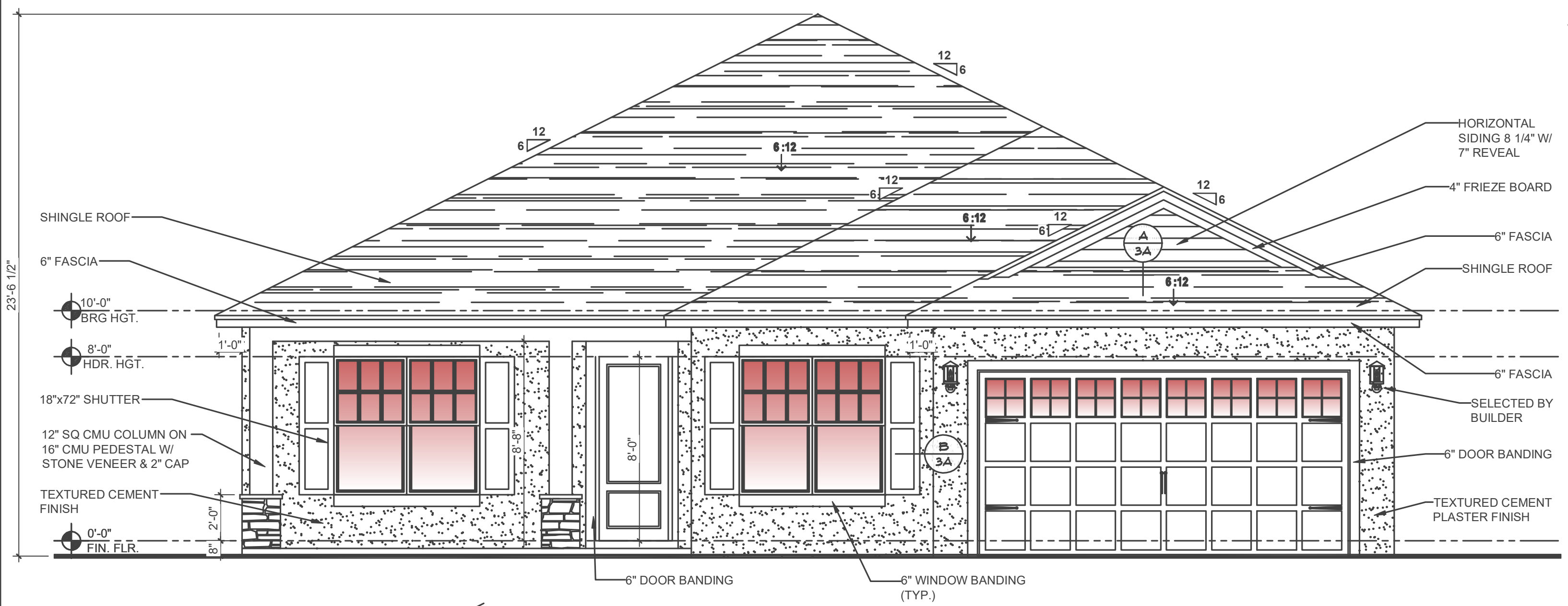
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
OPTIONS

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

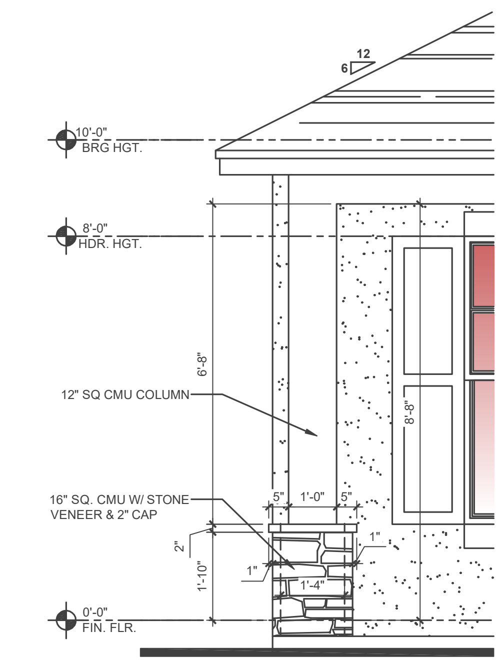
2E

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



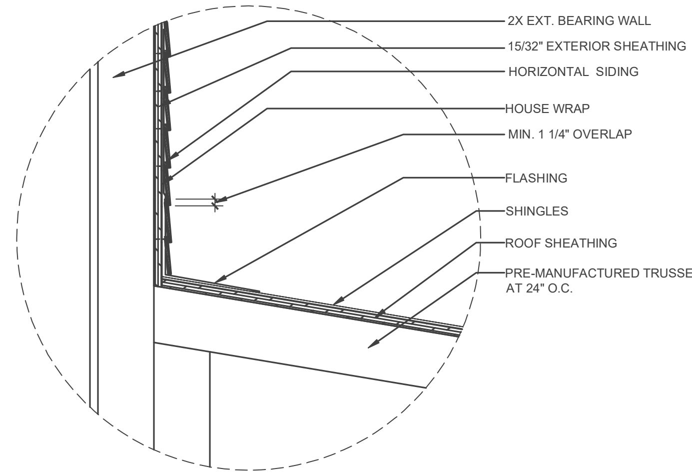
FRONT ELEVATION "A"

1/8" = 1'-0"



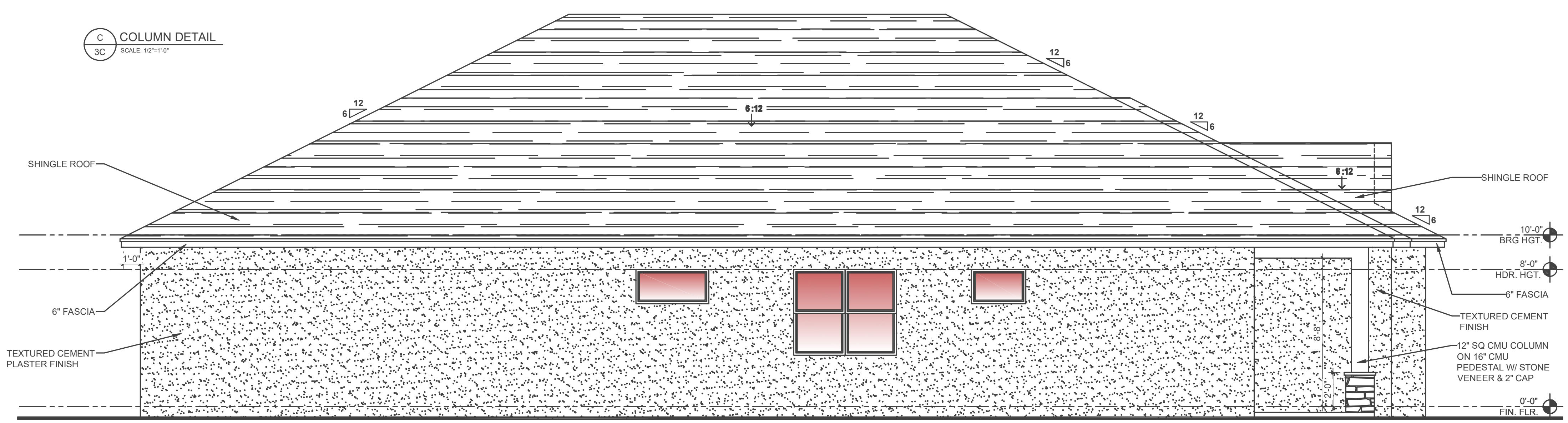
C / 3C COLUMN DETAIL

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



A / 3A WALL TO ROOF FLASHING DETAIL

SCALE: 2"=1'-0"



LEFT ELEVATION "A"

1/8" = 1'-0"

EXTERIOR PLASTER

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

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

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

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

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(S<70), IL OR IT(S<70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328

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

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

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

ROOF CRITERIA

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

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

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

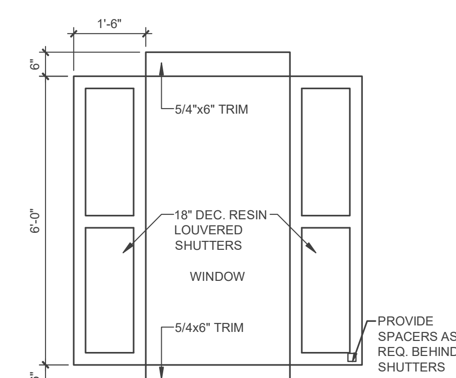
STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.

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

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

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

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



B / 3A WINDOW TRIM & SHUTTER DETAIL

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

DISCLAIMER

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

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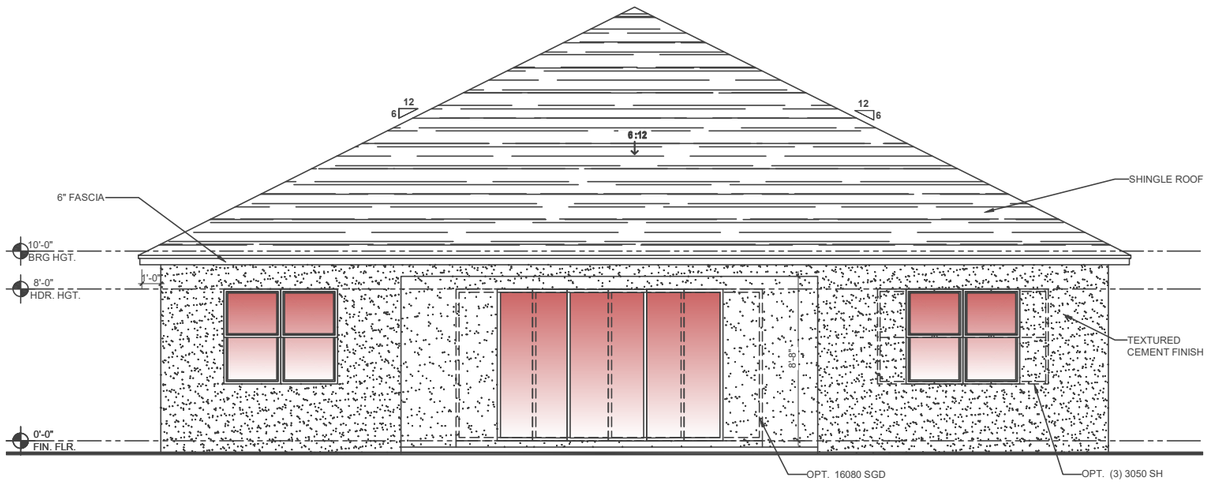
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
ELEVATIONS

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

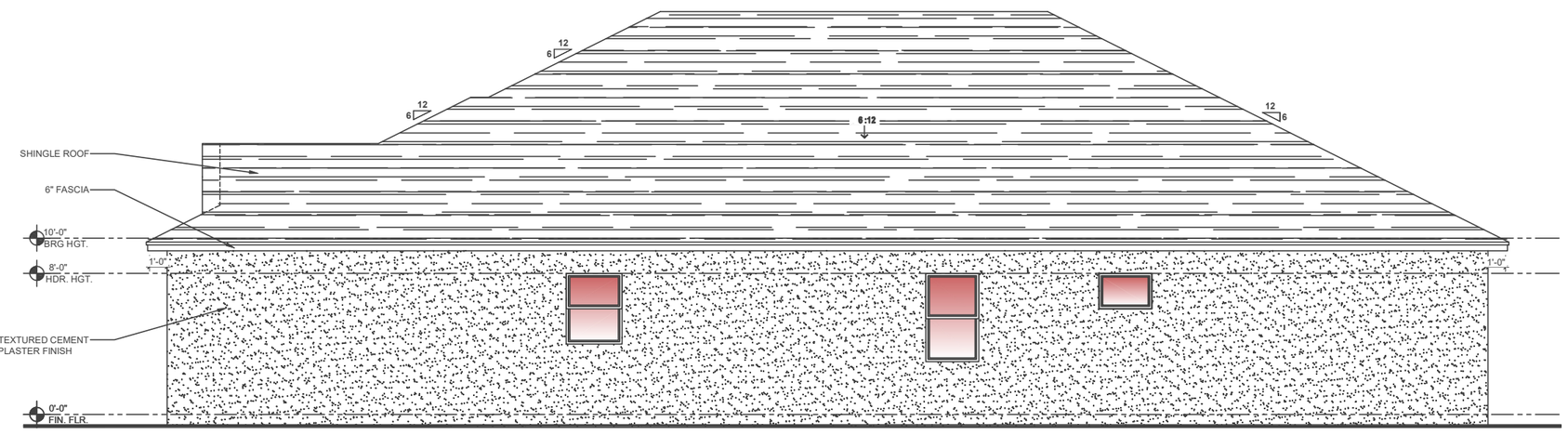
3A

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



REAR ELEVATION "A"

1/8" = 1'-0"



RIGHT ELEVATION "A"

1/8" = 1'-0"

EXTERIOR PLASTER

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

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

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

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

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(S<70), IL OR IT(S<70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

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

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

ROOF CRITERIA

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

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

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

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

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

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

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

R312.2.1 WINDOW SILLS:
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

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NO EXCEPTIONS.

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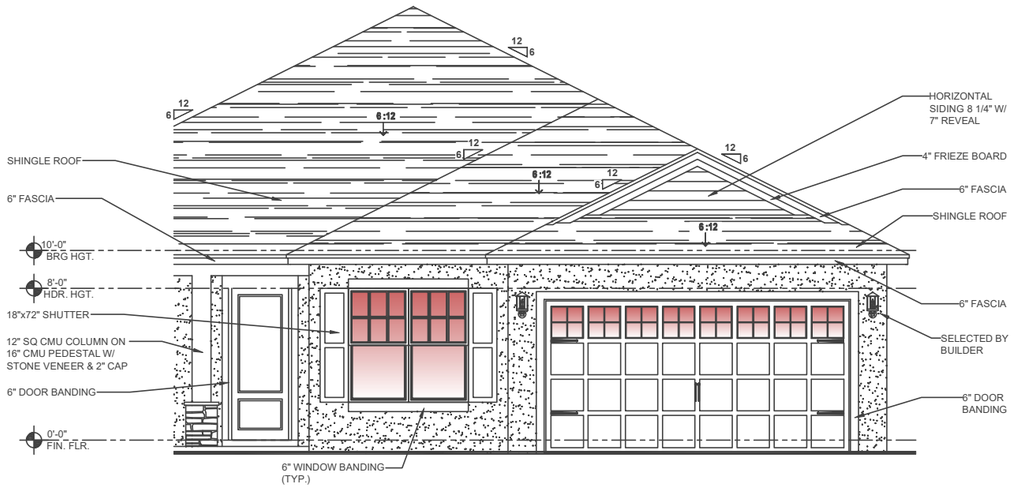
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
ELEVATIONS

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

3A_1

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

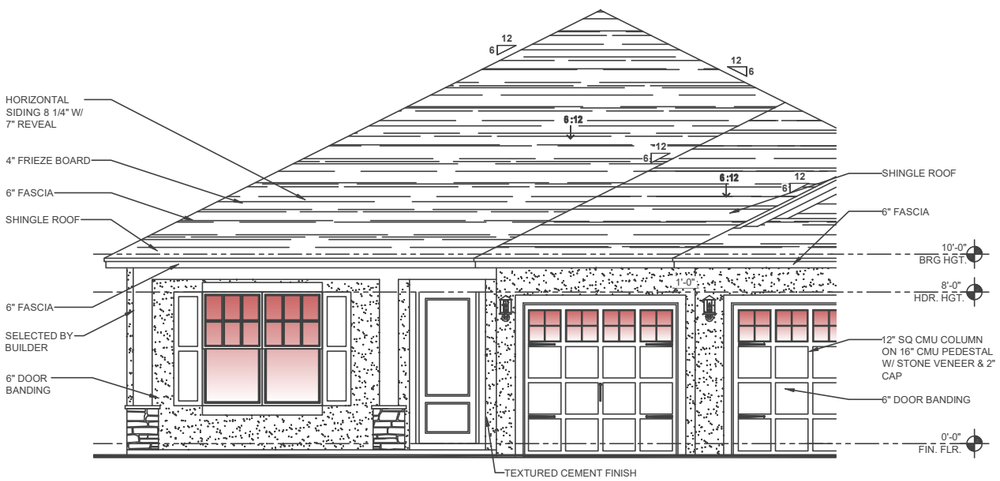


OPT. ENSUITE

1/8" = 1'-0"

ELEVATION A

FRONT ELEVATION



OPT. 3 CAR GARAGE

1/8" = 1'-0"

ELEVATION A

FRONT ELEVATION

EXTERIOR PLASTER

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

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

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

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

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(S<70), IL OR IT(S<70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

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

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

ROOF CRITERIA

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

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

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

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

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

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

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

R312.2.1 WINDOW SILLS:
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

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NO EXCEPTIONS.

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www.tegfl.com

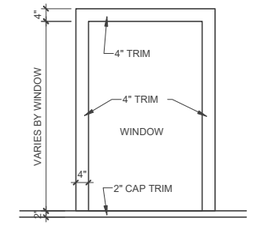
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
ELEVATION OPTIONS

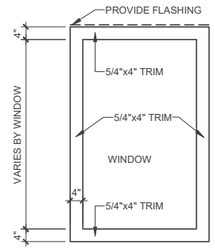
project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

3A_2

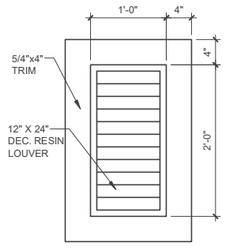
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL and is certified as such.



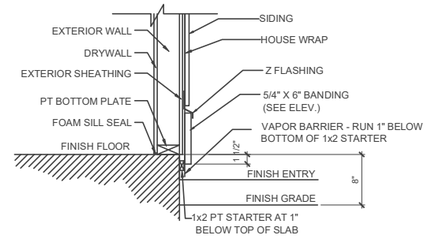
A 3B_3 6" TRIM BOARD WINDOW BANDING
SCALE: 1/2"=1'-0"



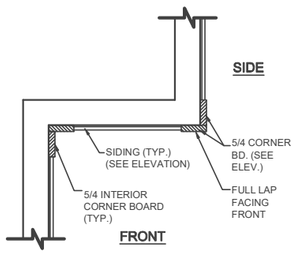
B 3B_3 6" TRIM BOARD WINDOW BANDING
SCALE: 1/2"=1'-0"



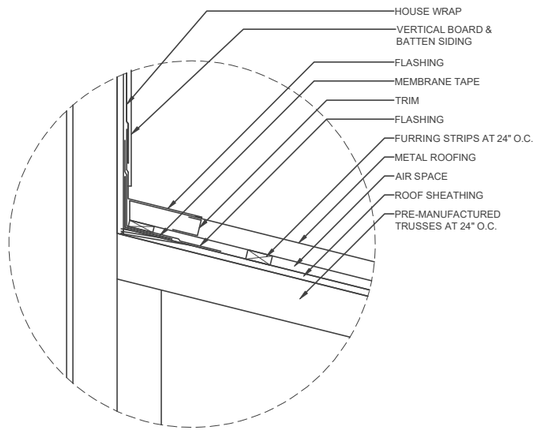
C 3B_3 12"X24"DECORATIVE LOUVER
SCALE: 1"=1'-0"



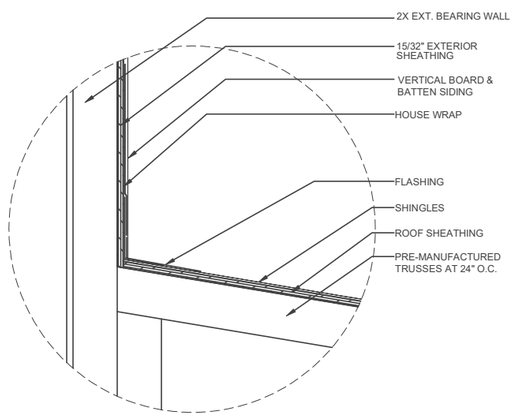
D 3B_3 SLAB EDGE DETAIL
SCALE: 1"=1'-0"



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



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



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

DISCLAIMER

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

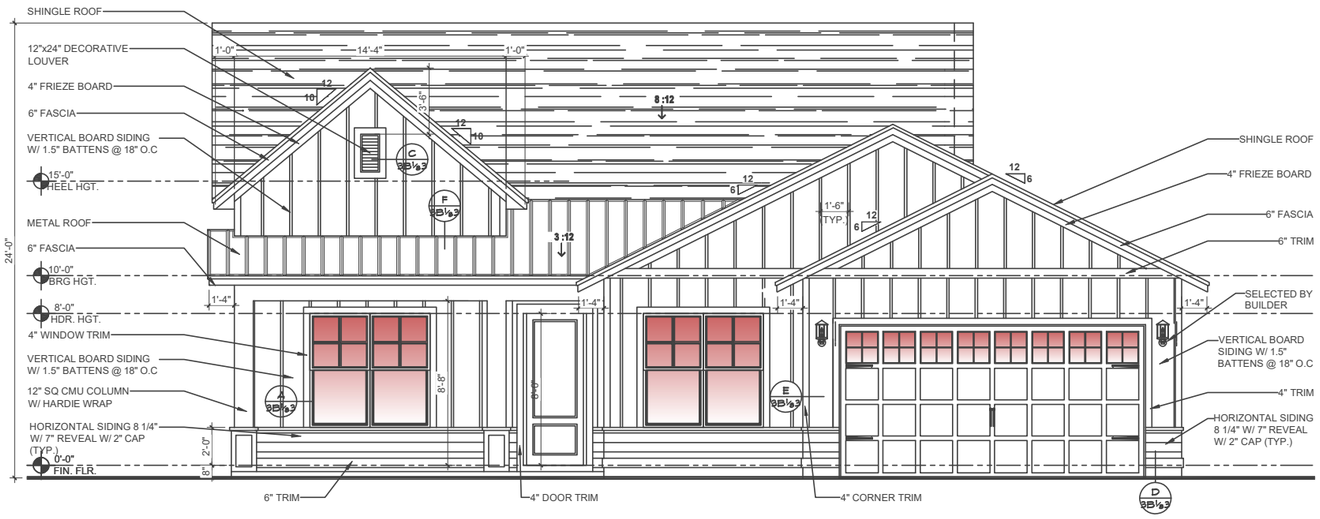
title:
DETAILS

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

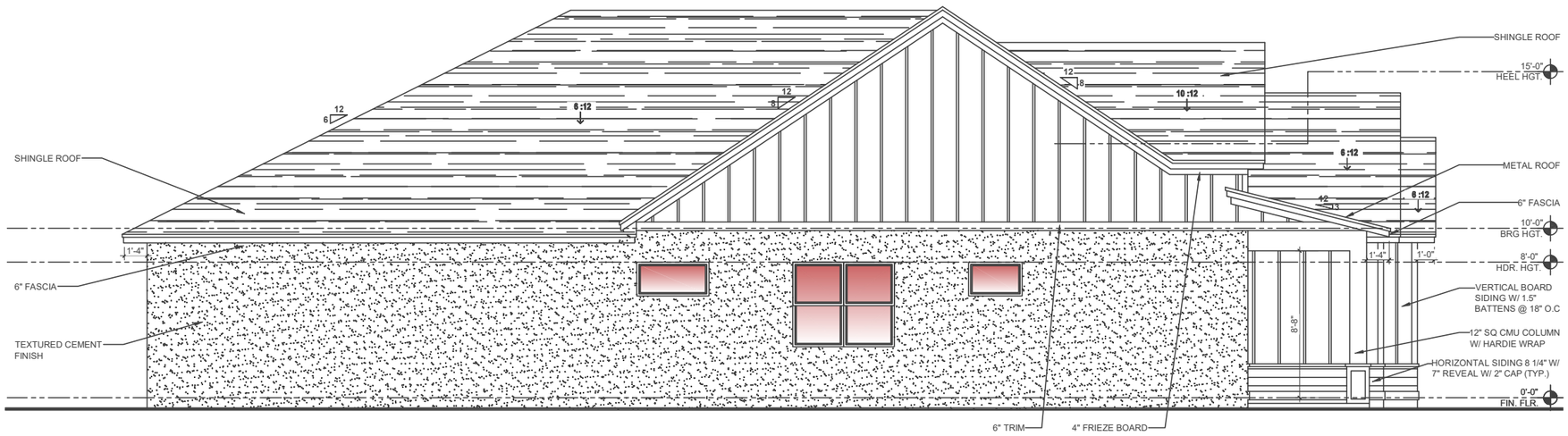
3B_3

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

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.



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



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

EXTERIOR PLASTER

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

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

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

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

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(≤70), IL, OR IT(S<70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328.
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

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

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

ROOF CRITERIA

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

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

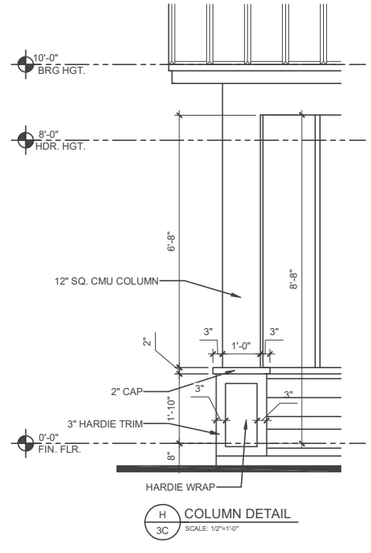
FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.

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

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

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

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



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

DISCLAIMER

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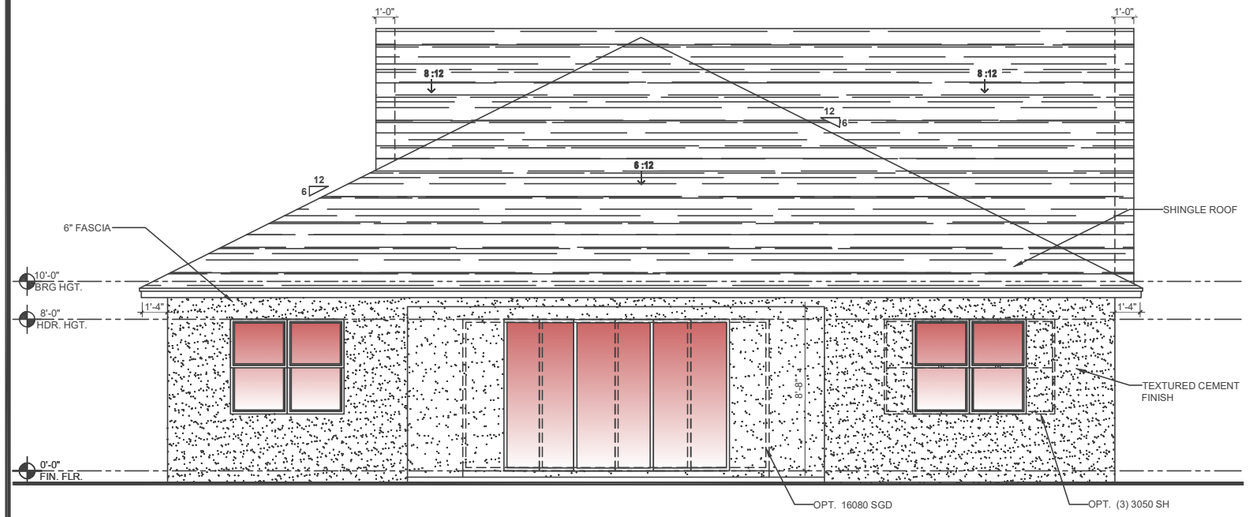
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
ELEVATIONS

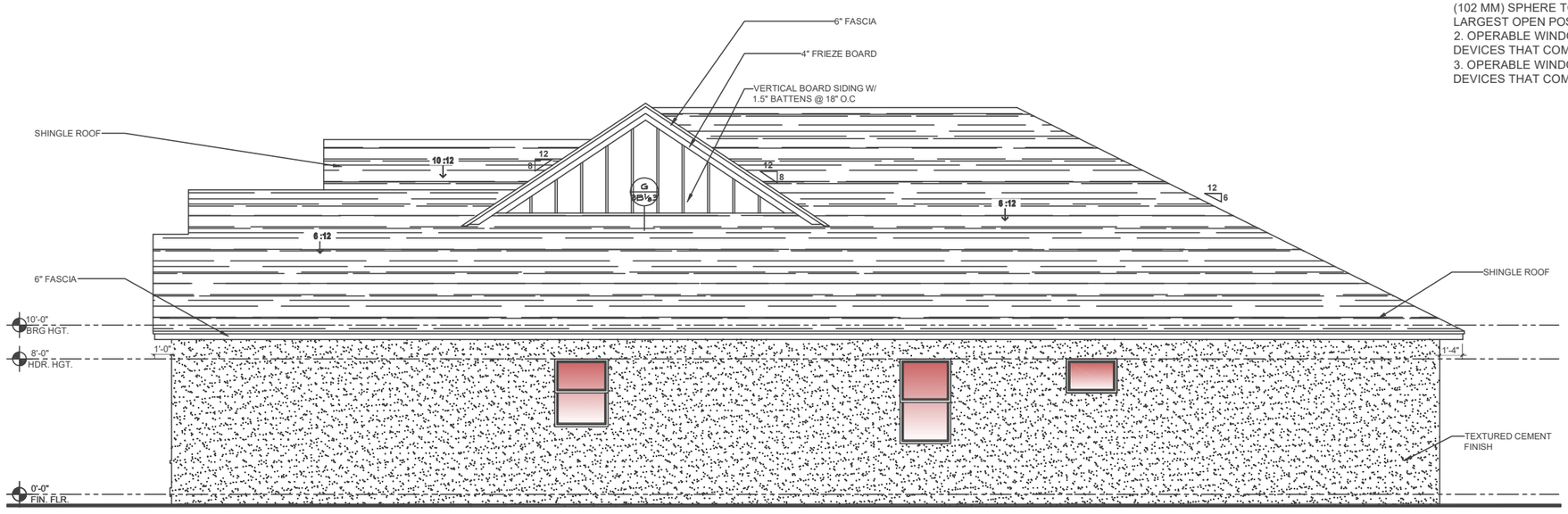
project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

3B



REAR ELEVATION "B"

1/8" = 1'-0"



RIGHT ELEVATION "B"

1/8" = 1'-0"

EXTERIOR PLASTER

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

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

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

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

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(≤70), IL OR IT(S≤70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

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

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

ROOF CRITERIA

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

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

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

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

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

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

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

R312.2.1 WINDOW SILLS:
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 INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO KEESEE ASSOCIATES & THOMAS ENGINEERING GROUP PRIOR TO CONSTRUCTION.
NO EXCEPTIONS.

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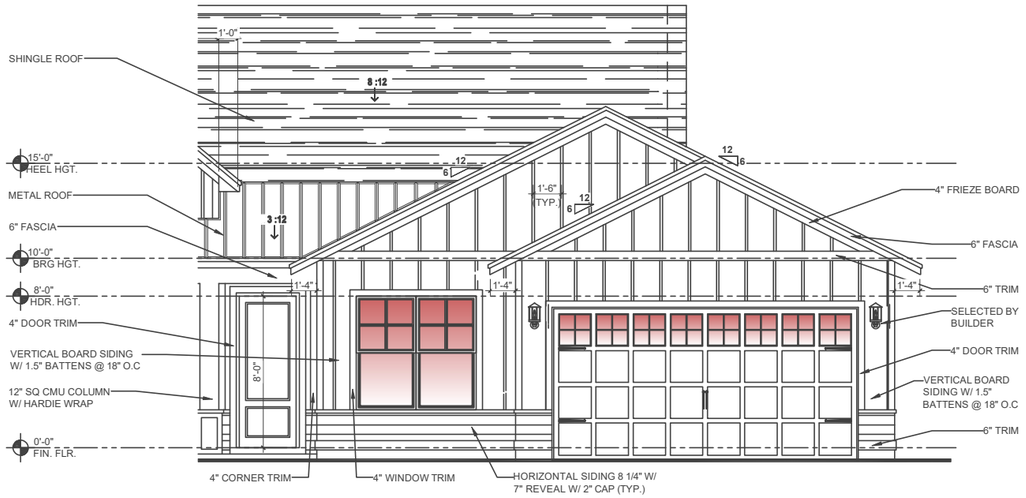
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
ELEVATIONS

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

3B_1

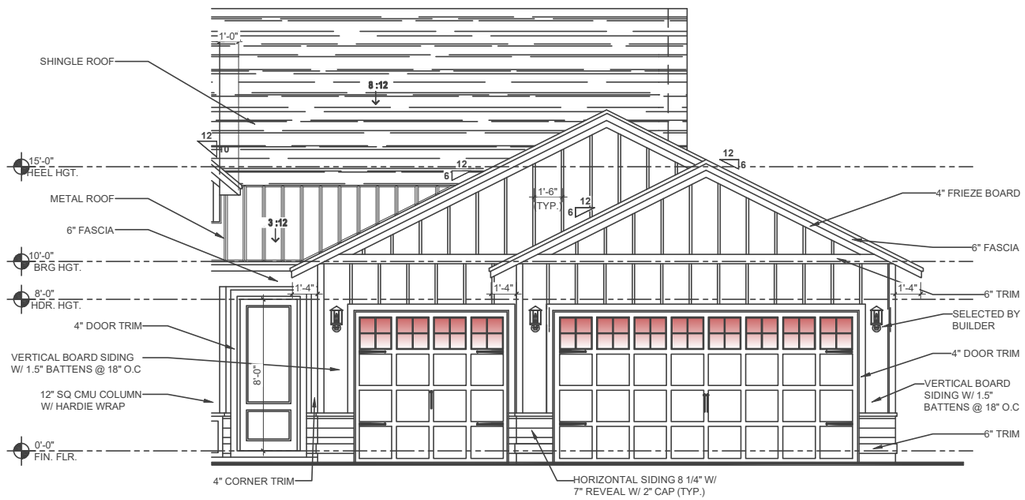
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL and is certified as such.



OPT. EN. SUITE

1/8" = 1'-0"

ELEVATION B
FRONT ELEVATION



OPT. 3 CAR GARAGE

1/8" = 1'-0"

ELEVATION B
FRONT ELEVATION

EXTERIOR PLASTER

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

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

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

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

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(≤70), IL OR IT(S<70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

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

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

ROOF CRITERIA

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

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

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

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

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

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

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

R312.2.1 WINDOW SILLS:
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

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NO EXCEPTIONS.

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www.tegfl.com

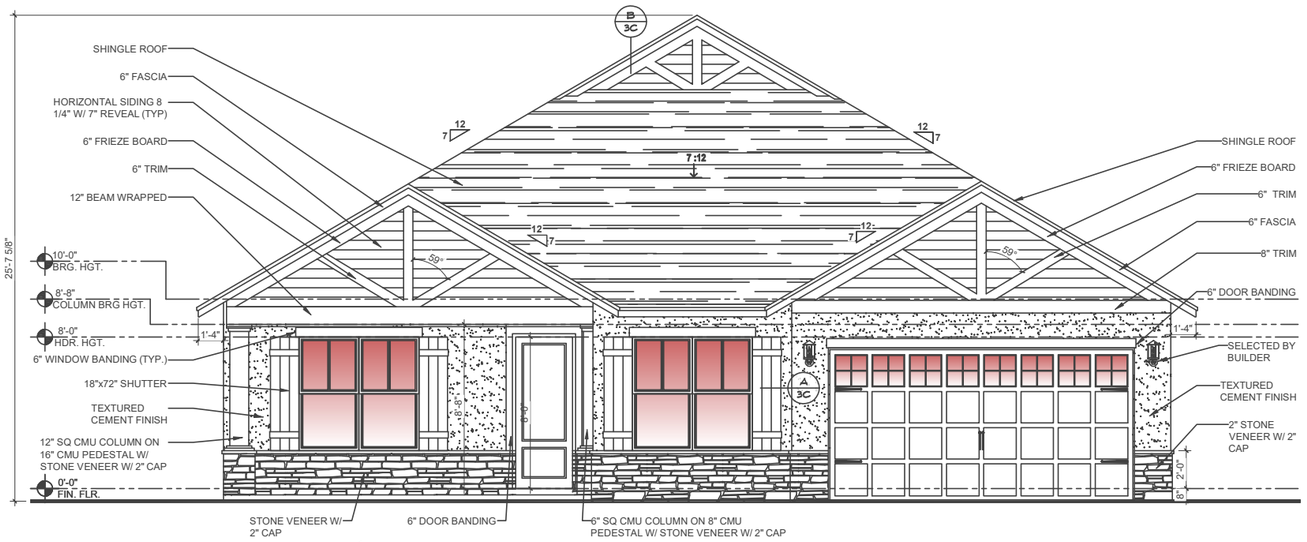
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
ELEVATION OPTIONS

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

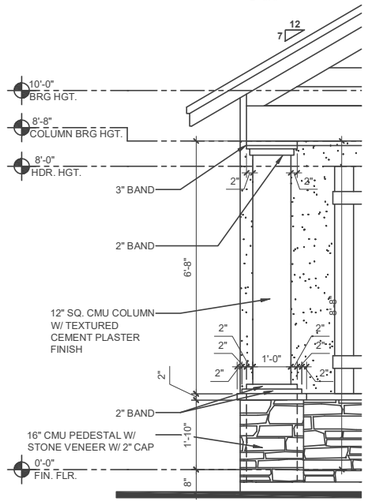
3B_2

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



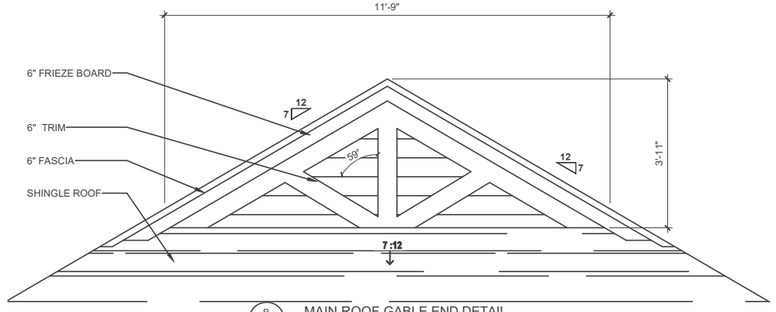
FRONT ELEVATION "C"

1/8" = 1'-0"



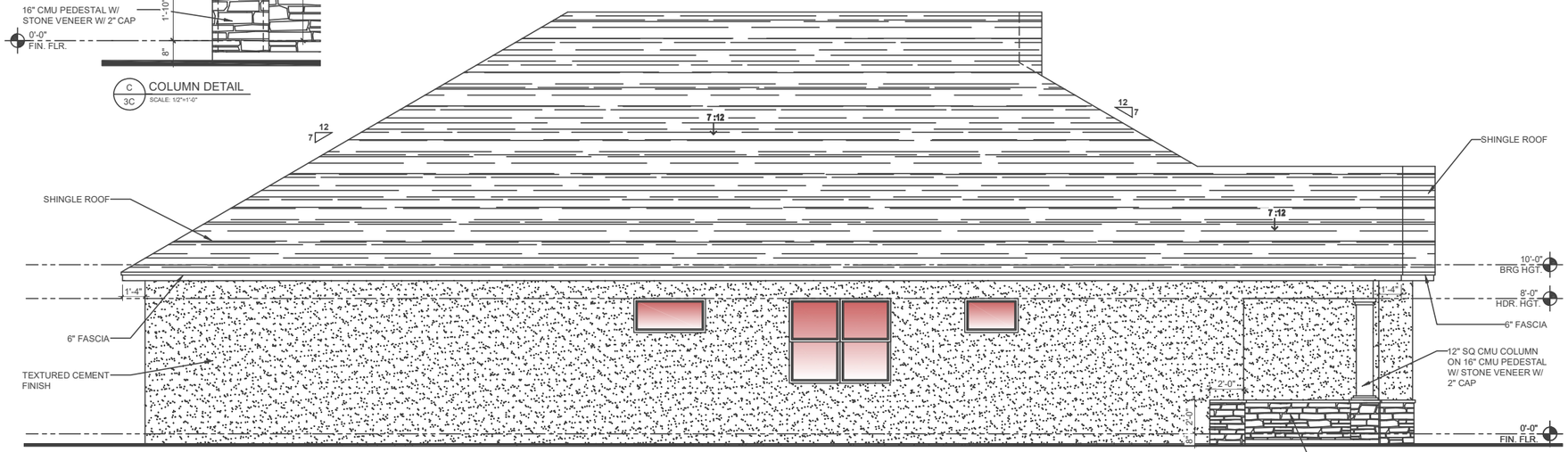
C 3C COLUMN DETAIL

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



B 3C MAIN ROOF GABLE END DETAIL

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



LEFT ELEVATION "C"

1/8" = 1'-0"

EXTERIOR PLASTER

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

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

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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 bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with C1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.

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

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(≤70), IL OR IT(≤70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

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

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

ROOF CRITERIA

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

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

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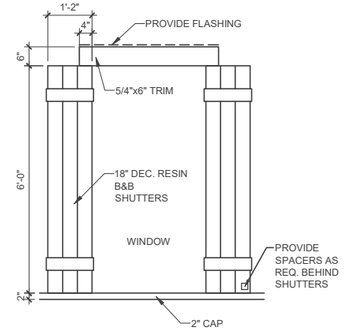
STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.

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

ASPHALT SHINGLES (IF APPLICABLE) :
1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR TYPE IV OR ASTM D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1. FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4869, TYPE III OR IV OR ASTM D8257 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED 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.



A 3C 18"X72" WINDOW SHUTTER

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

DISCLAIMER

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PH: (407) 734-4586
Fax: (407) 734-1790
www.tegfl.com

PARK SQUARE HOMES
2945 PATAGONIA
MASTER

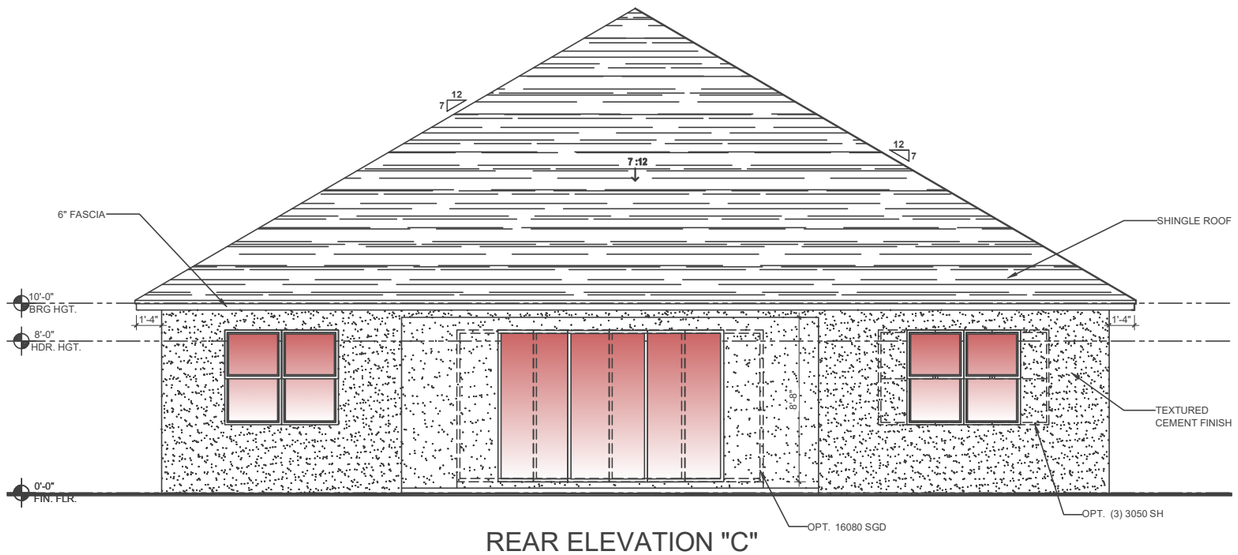
title:

ELEVATIONS

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

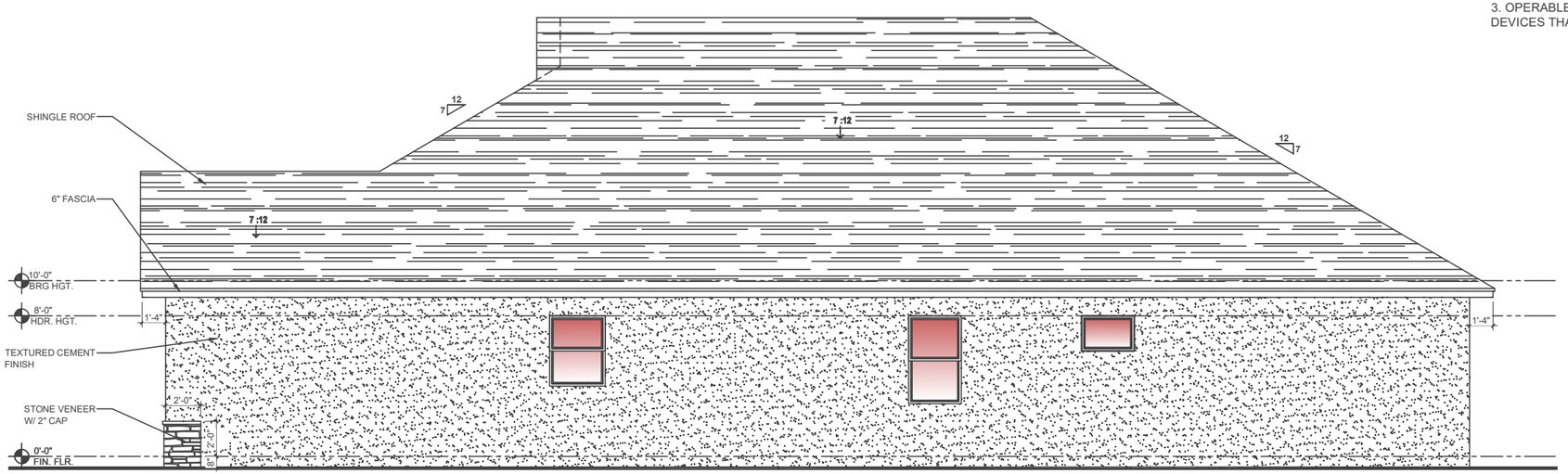
3C

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



REAR ELEVATION "C"

1/8" = 1'-0"



RIGHT ELEVATION "C"

1/8" = 1'-0"

EXTERIOR PLASTER

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

R703.7.1 LATH.
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 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 for Lath attachment.)**

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

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

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(<70), IL OR IT(S<70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

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

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

ROOF CRITERIA

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

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

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

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

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

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

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

R312.2.1 WINDOW SILLS:
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

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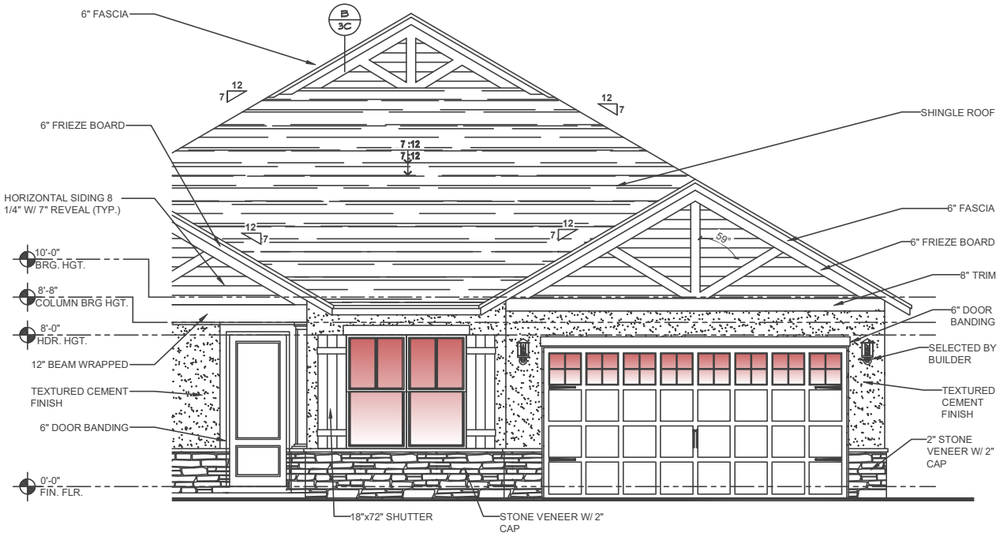
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
ELEVATIONS

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

3C_1

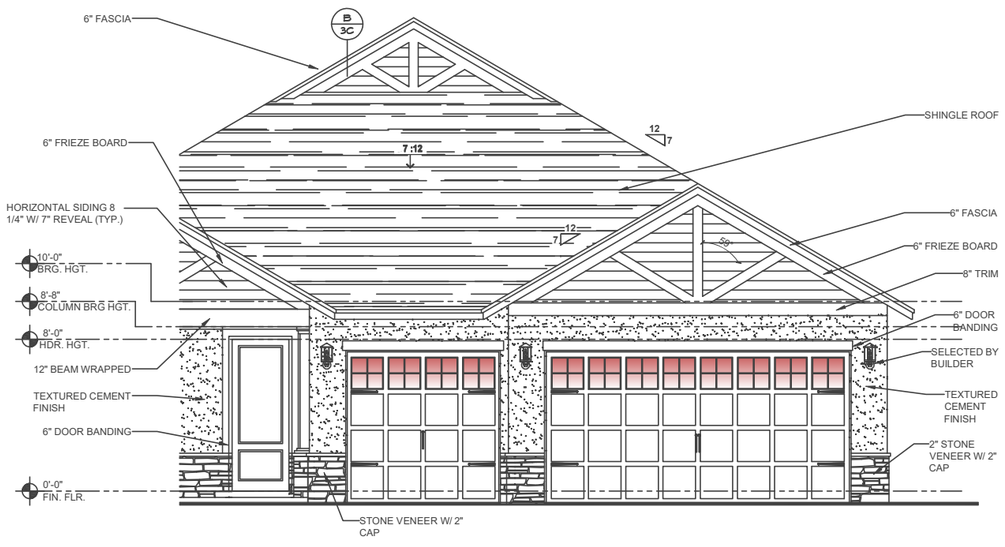
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL and is certified as such.



OPT. EN. SUITE

1/8" = 1'-0"

ELEVATION C
FRONT ELEVATION



OPT. 3 CAR GARAGE

1/8" = 1'-0"

ELEVATION C
FRONT ELEVATION

EXTERIOR PLASTER

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

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

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

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

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(S<70), IL OR IT(S<70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

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

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

ROOF CRITERIA

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

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

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

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

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

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

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

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

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NO EXCEPTIONS.

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www.tegfl.com

PARK SQUARE HOMES
2945 PATAGONIA
MASTER

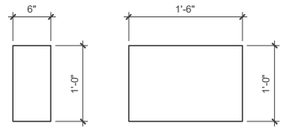
title:
ELEVATION OPTIONS

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

3C_2

FRONT ELEVATION "D"

1/8" = 1'-0"

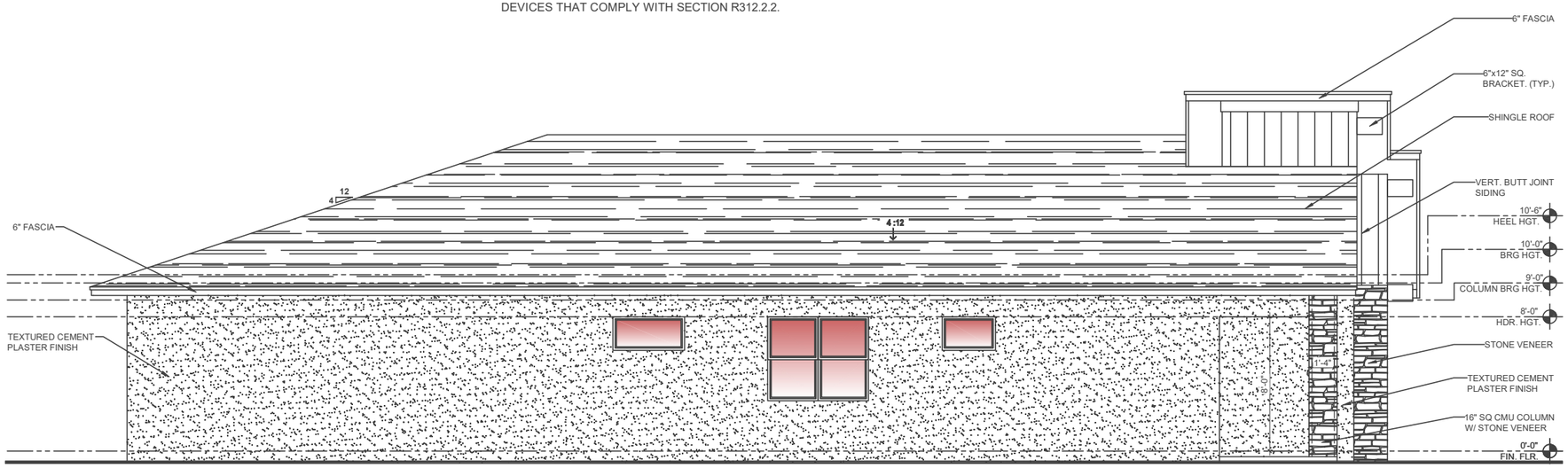


C 3D BRACKET DETAIL
SCALE: 1/2"=1'-0"

R312.2.1 WINDOW SILLS:

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

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



LEFT ELEVATION "D"

1/8" = 1'-0"

EXTERIOR PLASTER

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

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

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

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

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(<70), IL OR IT(S<70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328

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

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

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

ROOF CRITERIA

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

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

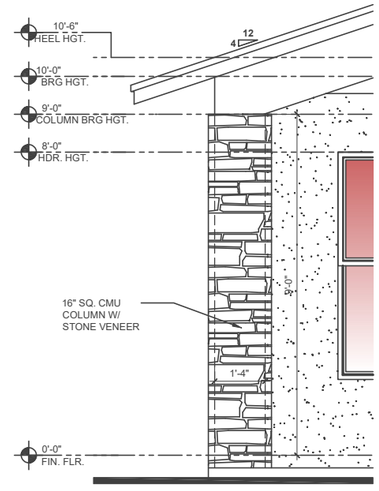
FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.

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

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

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

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



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

DISCLAIMER

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NO EXCEPTIONS.

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www.itegfl.com

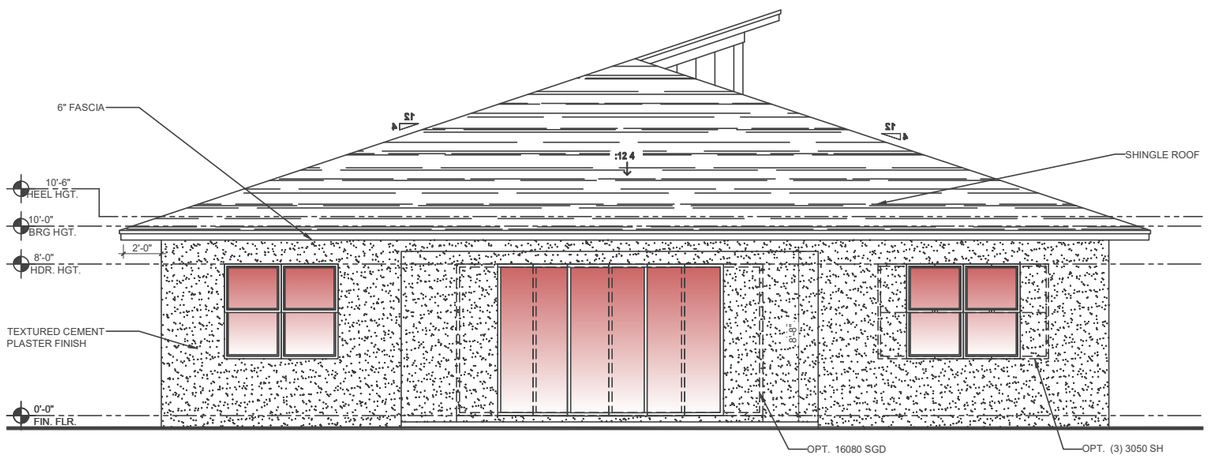
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
ELEVATIONS

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

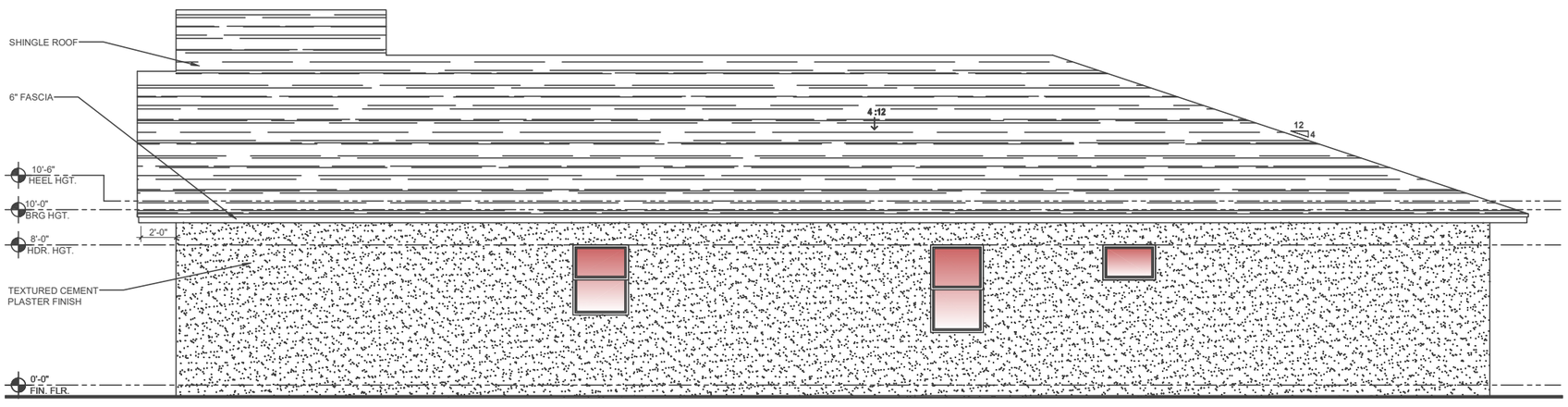
3D

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



REAR ELEVATION "D"

1/8" = 1'-0"



RIGHT ELEVATION "D"

1/8" = 1'-0"

EXTERIOR PLASTER

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

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

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

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

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(S<70), IL OR IT(S<70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

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

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

ROOF CRITERIA

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

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

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

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

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

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

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

R312.2.1 WINDOW SILLS:
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

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NO EXCEPTIONS.

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www.tegf.com

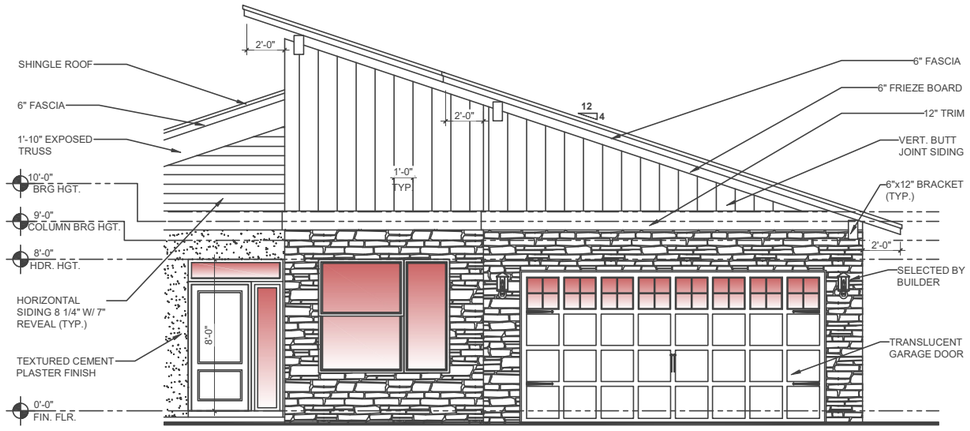
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
ELEVATIONS

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

3D_1

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

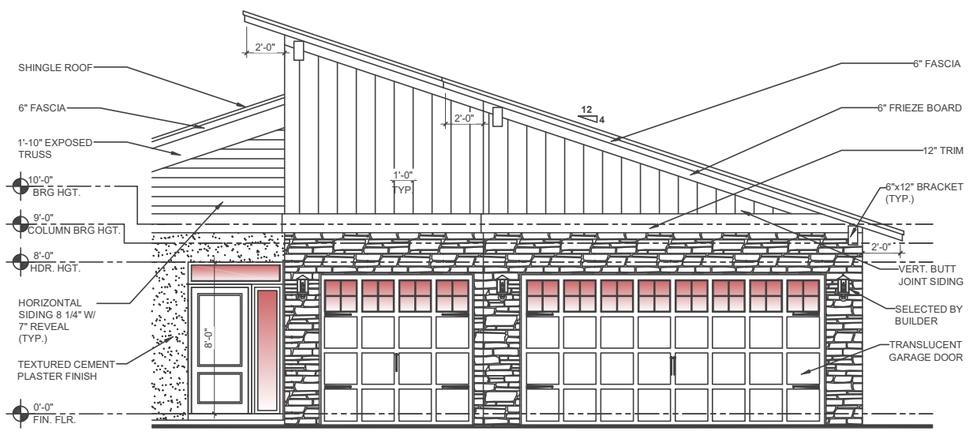


OPT. ENSUITE

1/8" = 1'-0"

ELEVATION D

FRONT ELEVATION



OPT. 3 CAR GARAGE

1/8" = 1'-0"

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

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

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

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
2. PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
3. BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(≤70), IL OR IT(S<70).
4. HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
5. PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328
THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

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

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

ROOF CRITERIA

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

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

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

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

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

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

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

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

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
ELEVATION OPTIONS

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

3D_2

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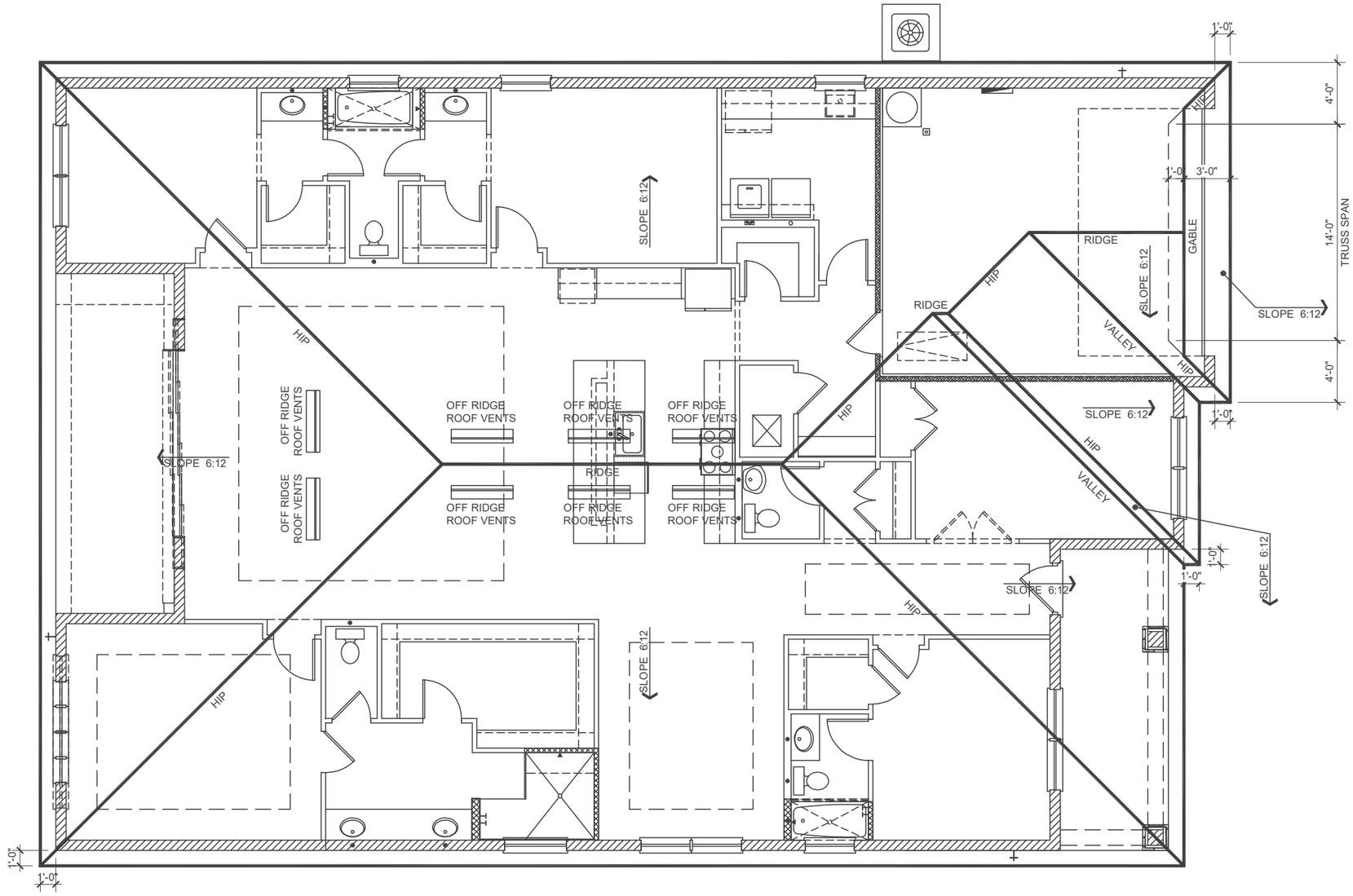

GENERAL NOTES:

1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
2. TOP PLATE HEIGHTS VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.
3. TRUSS SPACING SHALL BE 24" O.C. MAX. UNLESS OTHERWISE NOTED. CONVENTIONAL FRAMING SHALL BE 16" O.C. MAX. OR AS OTHERWISE NOTED.
4. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOLUME AREA UNLESS NOTED OTHERWISE.
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ATTIC VENTILATION CALCULATIONS

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TOTAL VENTED SPACE: 3671-S.F. / 300 = 13-S.F. NET FREE VENT. REQUIRED

UPPER PORTION VENTILATION TOTAL:-------- 1872-S.F.
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(VENT TYPE: LOMANCO MODEL 770-D OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL:-------- 1799-S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:--
(150-S.F. @ 0.083 VENTING PER L.F.)

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

ROOF PLAN ELEVATION "A"

1/8" = 1'-0"

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4A

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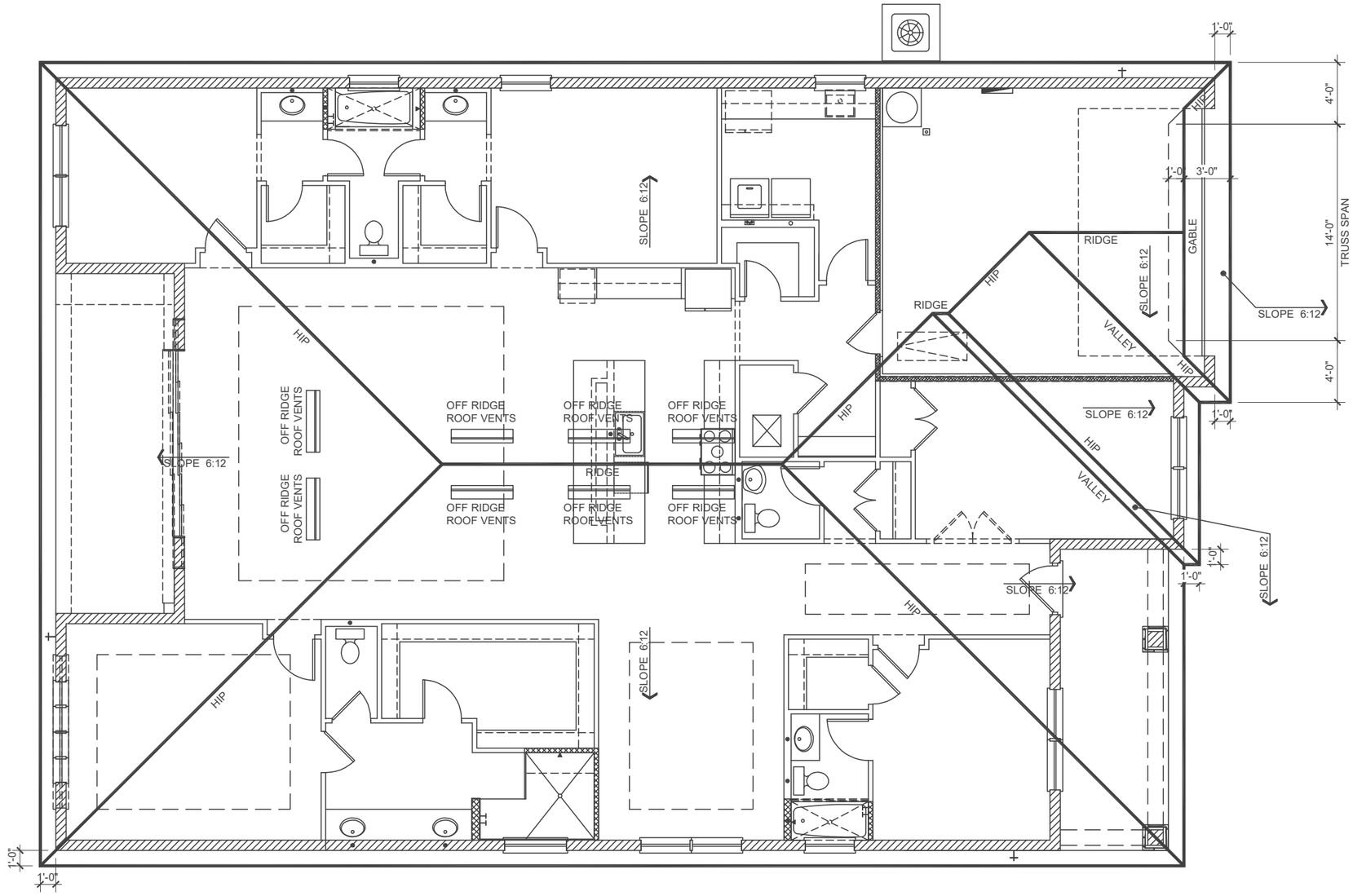

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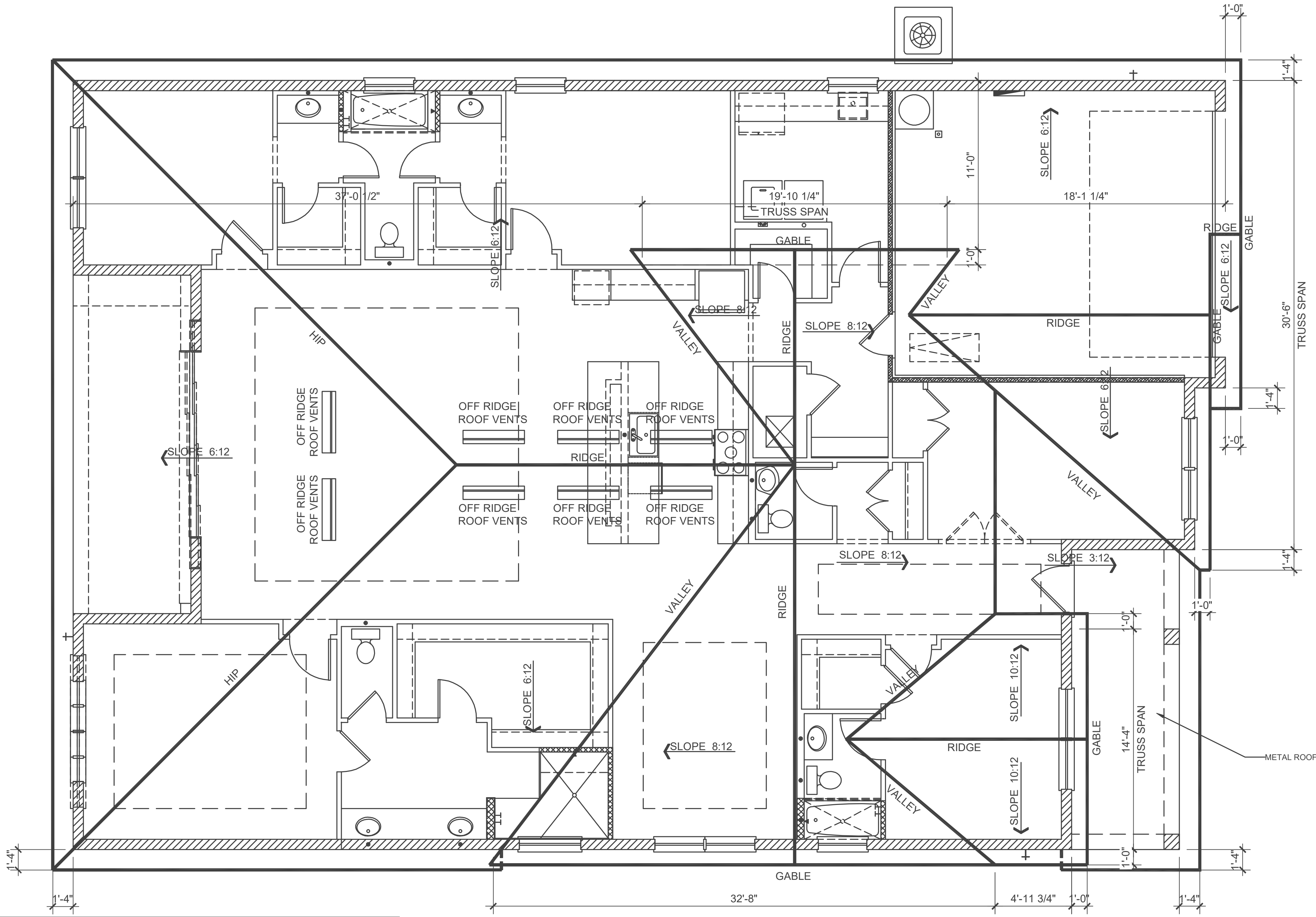

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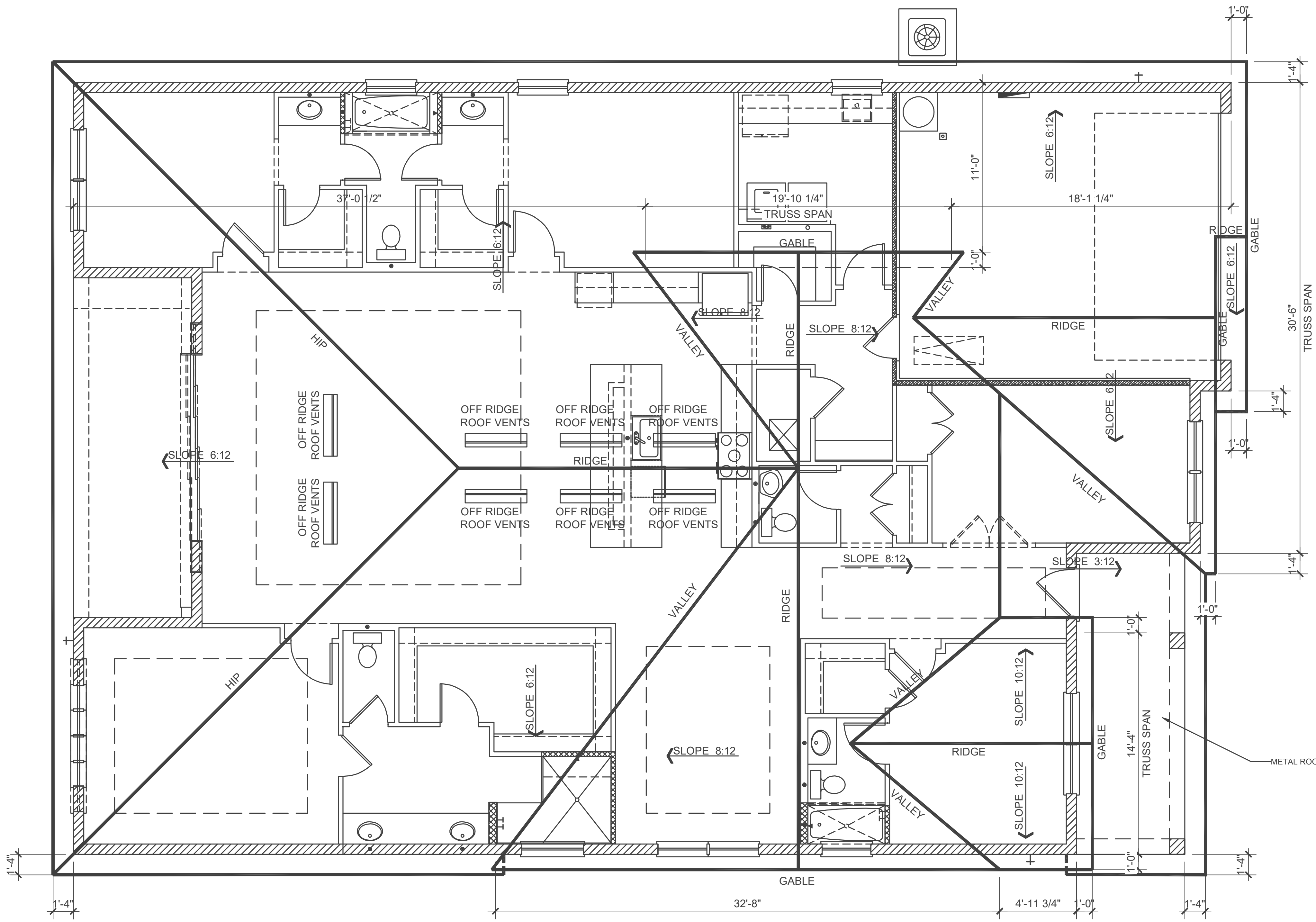

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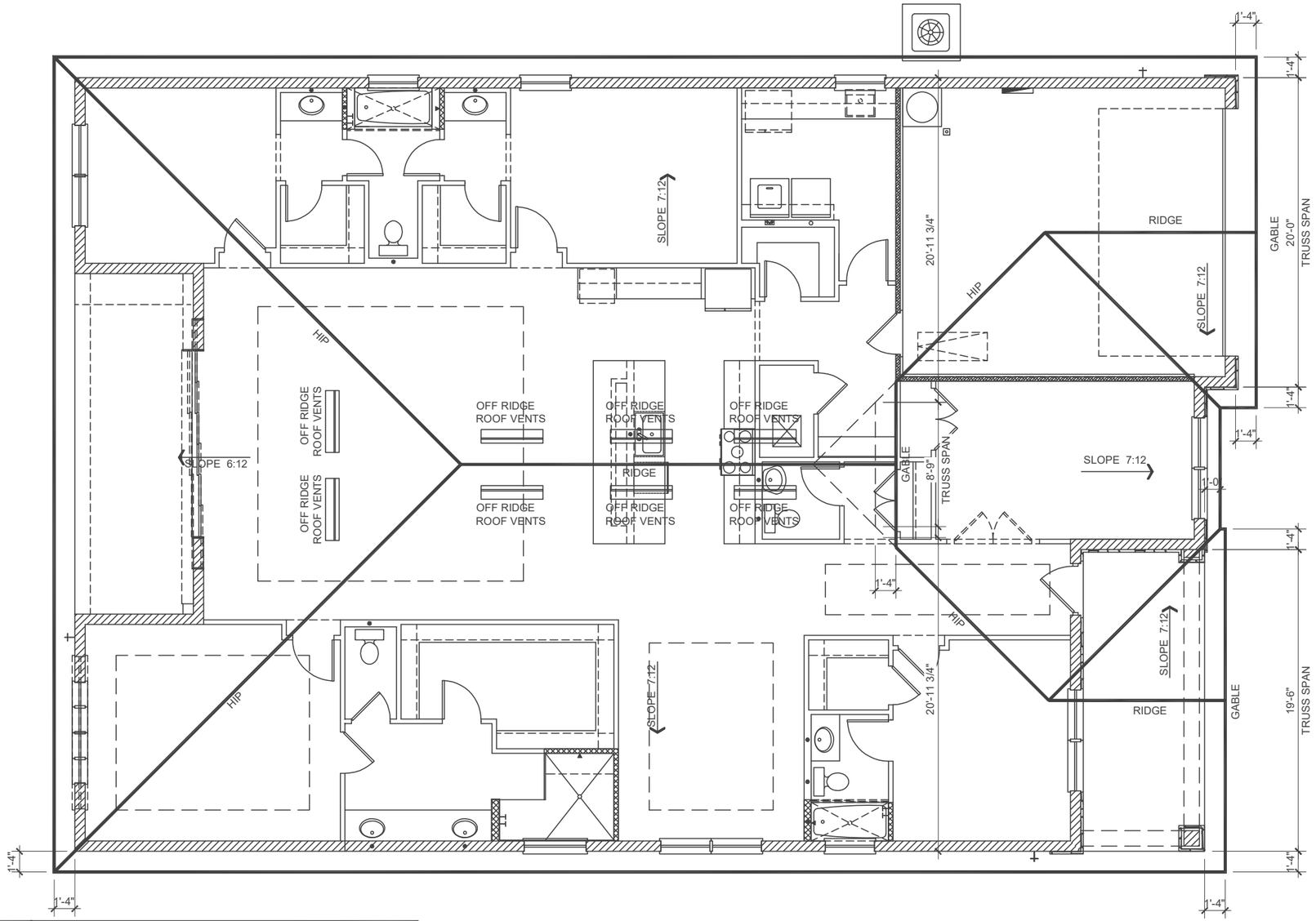

ROOF PLAN ELEVATION "C"

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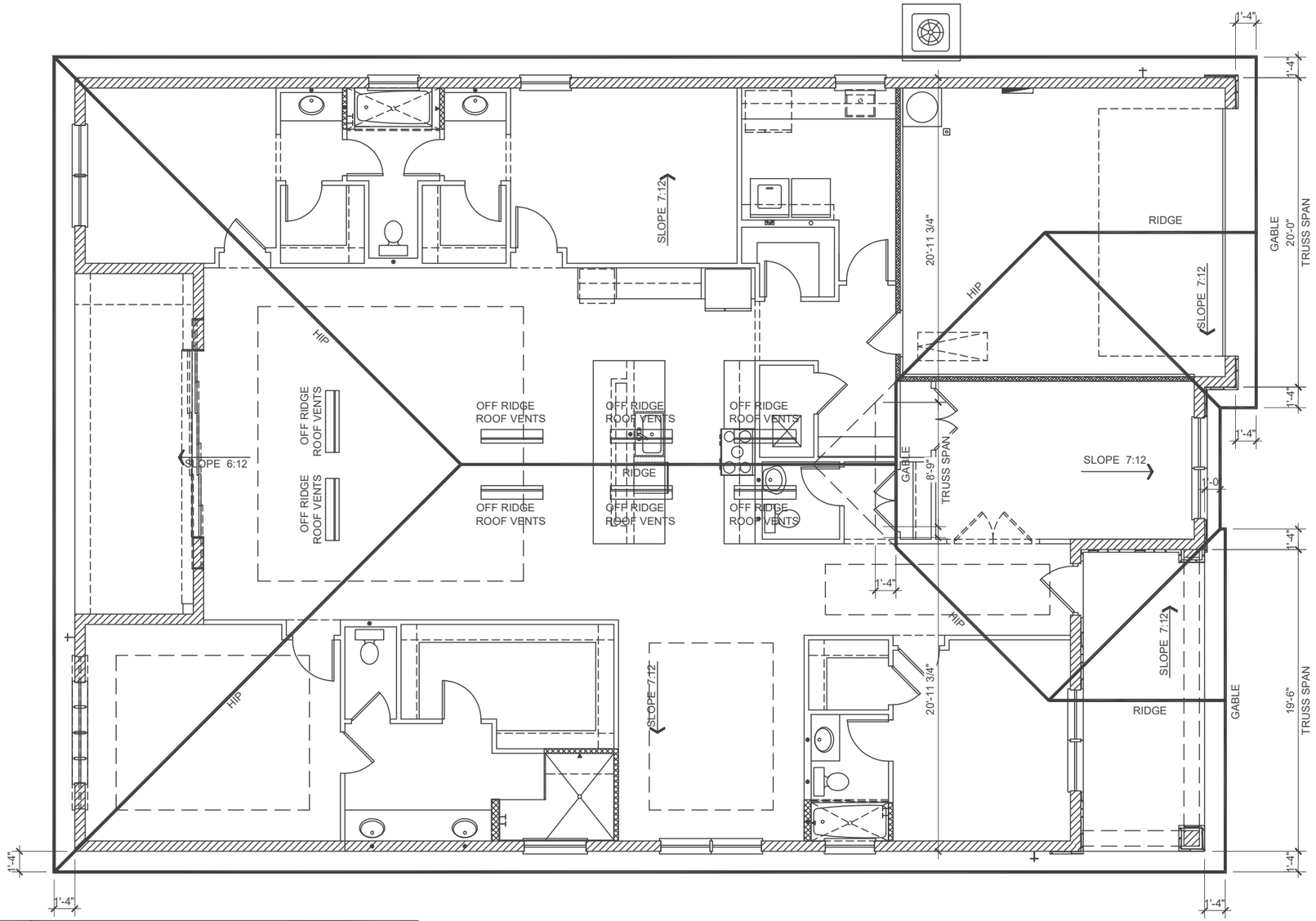

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4C

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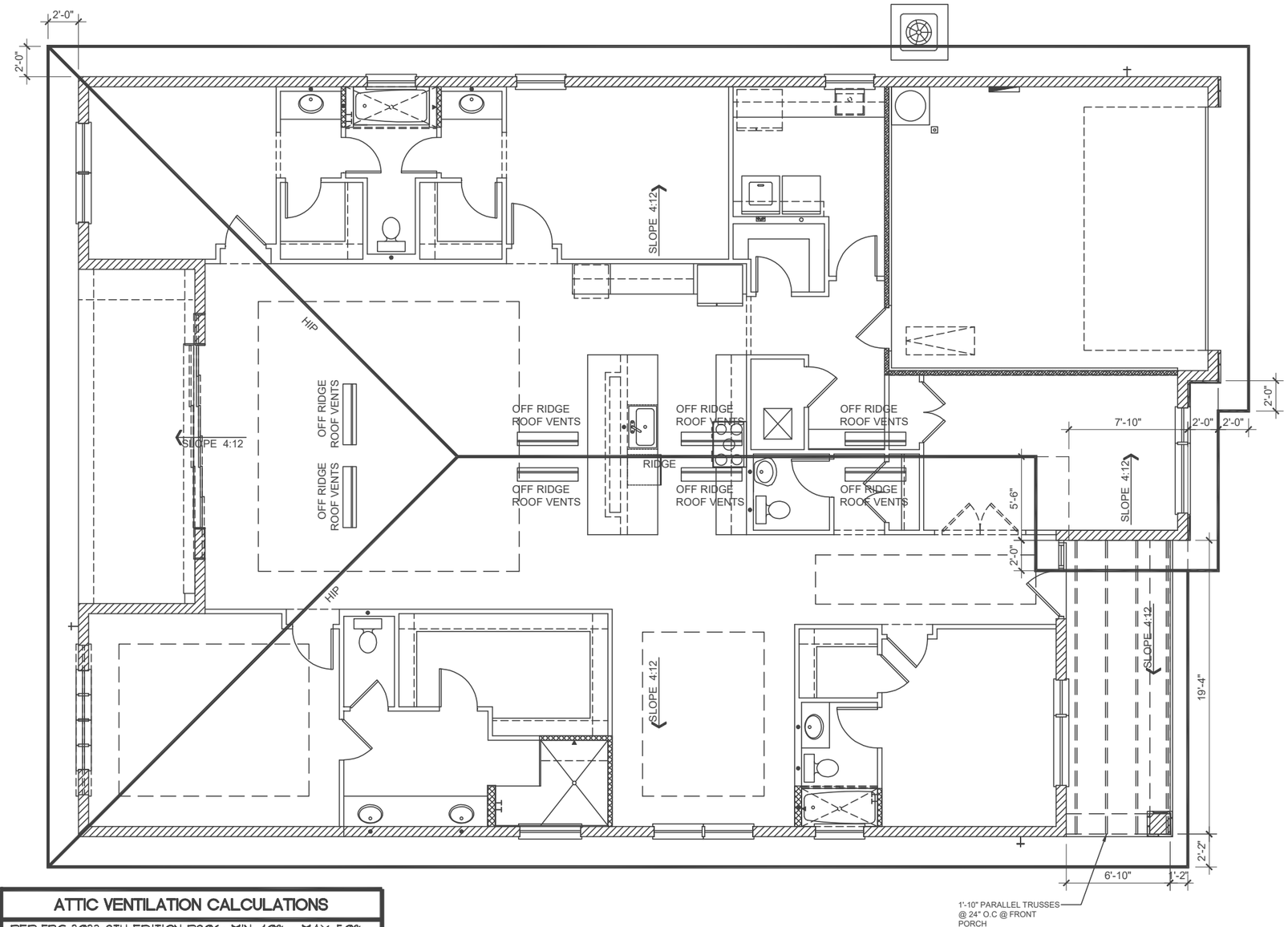

ROOF PLAN ELEVATION "D"

1/8" = 1'-0"

GENERAL NOTES:

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

ATTIC VENTILATION CALCULATIONS

PER FBC 2023 8TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/300 OF VENTED SPACE:

TOTAL VENTED SPACE: 3671-S.F. / 300 = 13-S.F. NET FREE VENT. REQUIRED

UPPER PORTION VENTILATION TOTAL:-------- 1872-S.F.
PROVIDED W/OFF RIDGE VENTS: SV-U VENTS @ 0.881 /VENT.
(VENT TYPE: LOMANCO MODEL 770-D OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL:-------- 1799-S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:--
(150-S.F. @ 0.083 VENTING PER L.F.)

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

DISCLAIMER

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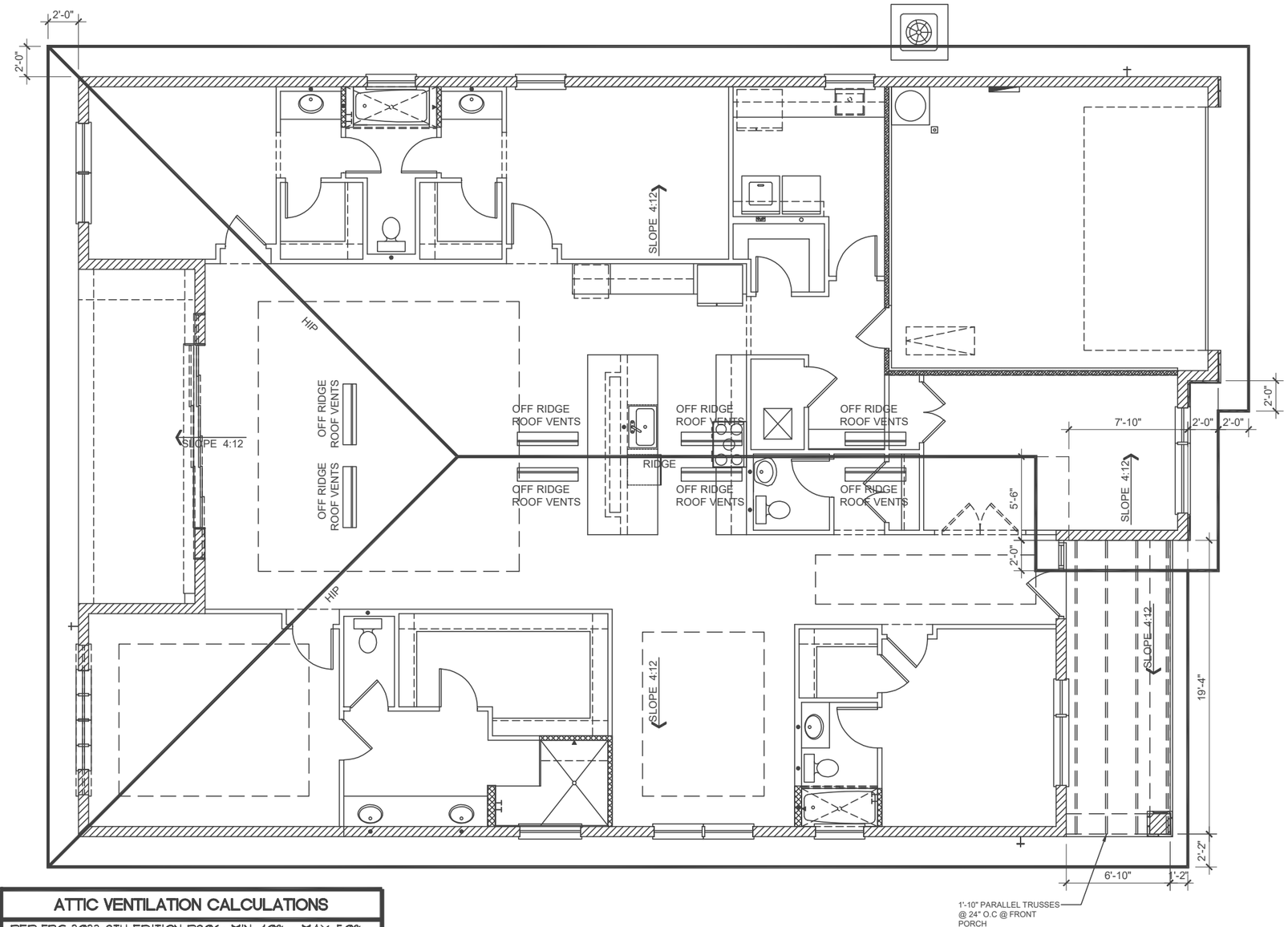
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
ROOF PLAN

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

4D



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1/8" = 1'-0"

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PER FBC 2023 8TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

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

TOTAL VENTED SPACE: 3671-S.F. / 300 = 13-S.F. NET FREE VENT. REQUIRED

UPPER PORTION VENTILATION TOTAL:-------- 1872-S.F.
PROVIDED W/OFF RIDGE VENTS: 8V-U VENTS @ 0.881 /VENT.
(VENT TYPE: O'HAGIN MODEL 'S1')

LOWER PORTION VENTILATION TOTAL:-------- 1799-S.F.
PROVIDED W/ VENTILATED SOFFITS @ EAVE:
(150 @ 0.083 VENTING PER L.F.)

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

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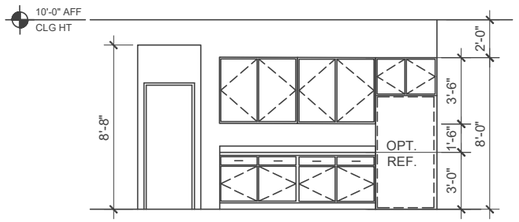
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

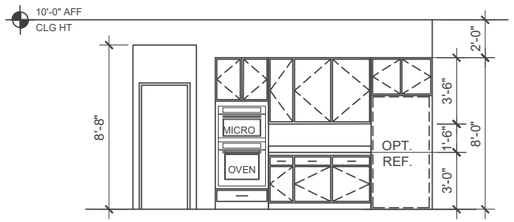
title:
ROOF PLAN

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

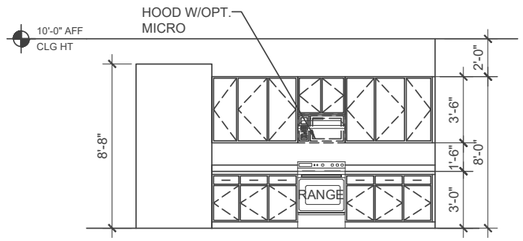
4D



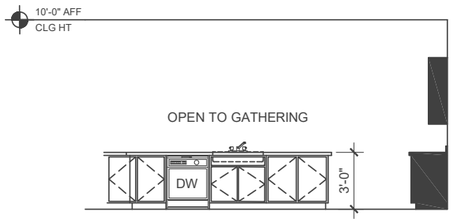
1 KITCHEN
1/8" = 1'-0"



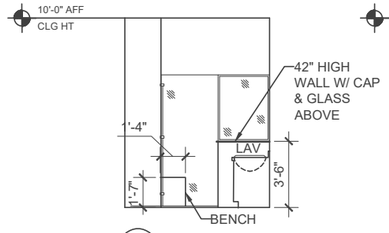
1A KITCHEN W/ OPT WALL OVEN
1/8" = 1'-0"



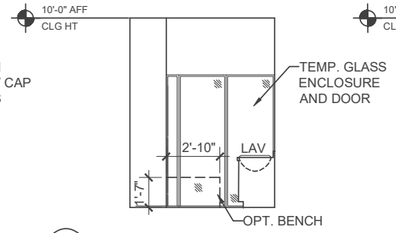
2 KITCHEN
1/8" = 1'-0"



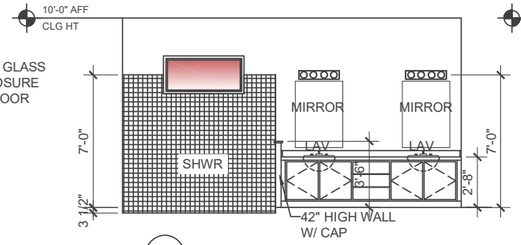
3 KITCHEN
1/8" = 1'-0"



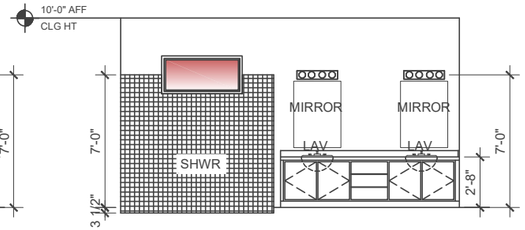
4 PRIMARY BATH
1/8" = 1'-0"



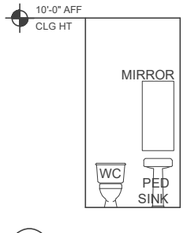
4A OPT. PRIMARY BATH
1/8" = 1'-0"



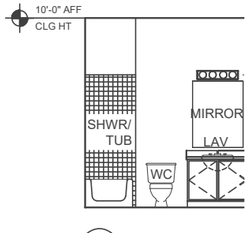
5 PRIMARY BATH
1/8" = 1'-0"



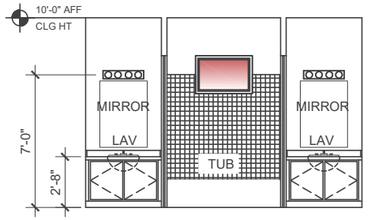
5A PRIMARY BATH
1/8" = 1'-0"



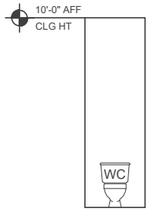
6 POWDER BATH
1/8" = 1'-0"



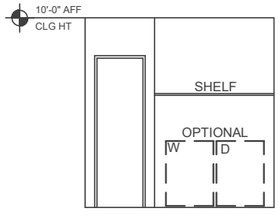
7 BATH #2
1/8" = 1'-0"



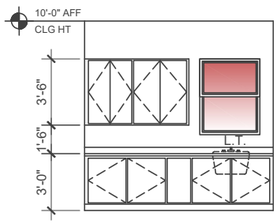
8 BATH #3
1/8" = 1'-0"



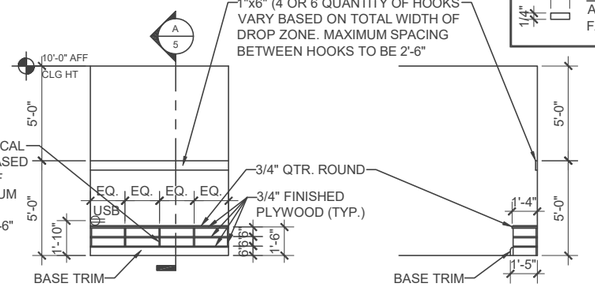
9 BATH #3
1/8" = 1'-0"



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



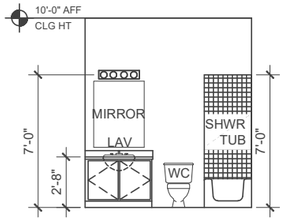
10A LAUNDRY CABINETS
1/8" = 1'-0"



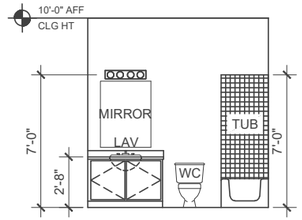
11 DROP ZONE DETAIL
1/8" = 1'-0"

A DROP ZONE SECTION
1/8" = 1'-0"

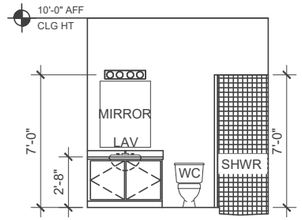
DROP ZONE NOTE:
APPLY 1/4" x 3/4" SCREEN MOLDING TO FACE OF ALL FRONT FACING TRIM



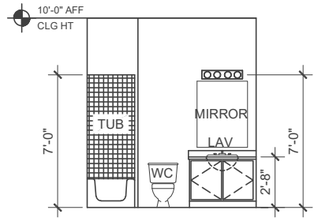
12 OPT. ENSUITE BATH
1/8" = 1'-0"



13 OPT. BATH 3
1/8" = 1'-0"



13A OPT. BATH 3 W/ OPT SHOWER
1/8" = 1'-0"



14 OPT. BATH 4
1/8" = 1'-0"

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

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
INTERIOR ELEVATIONS

project no. XX-XXXXX
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drawn: KR
date: 04.09.25
scale: AS SHOWN

5

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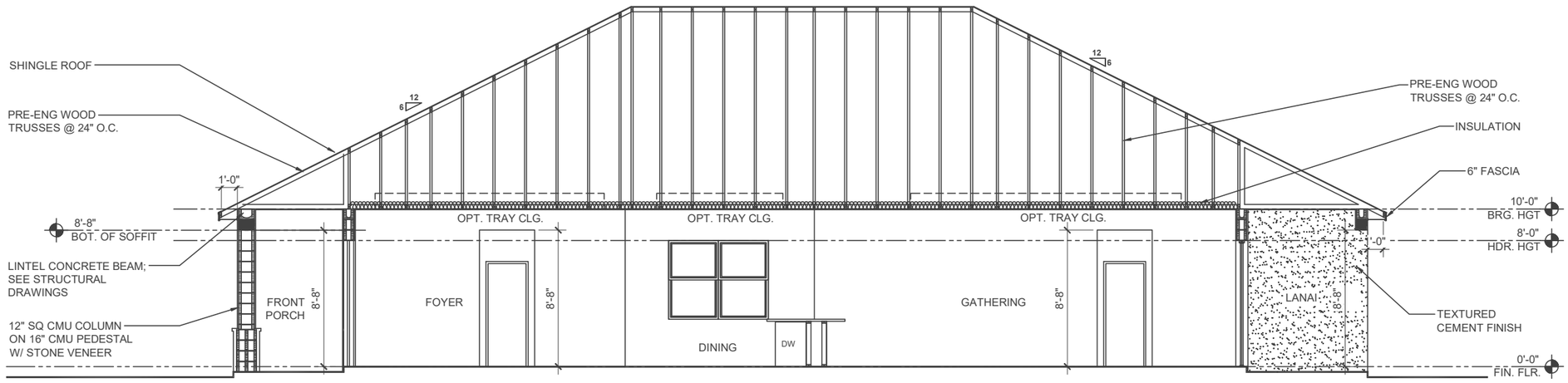
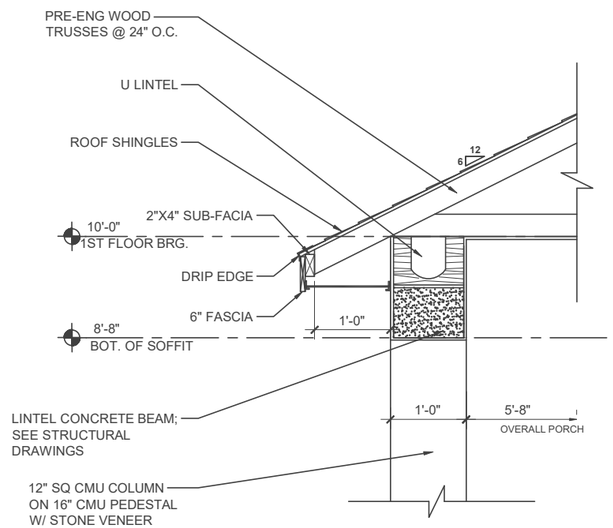


BUILDING SECTION ELEV. A

1/8" = 1'-0"



A/5.1 FRONT PORCH BEAM DETAIL

1" = 1'-0"

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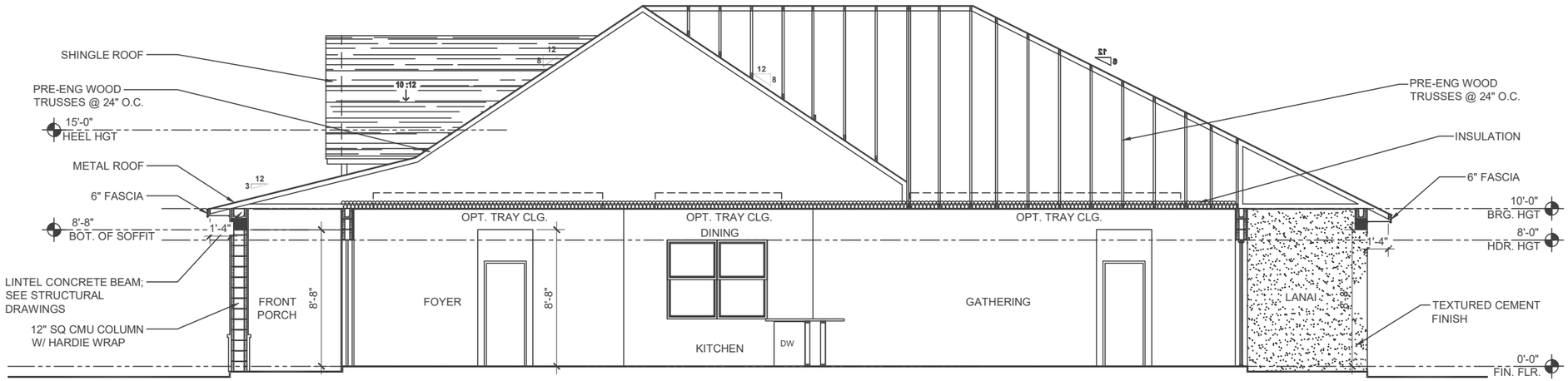
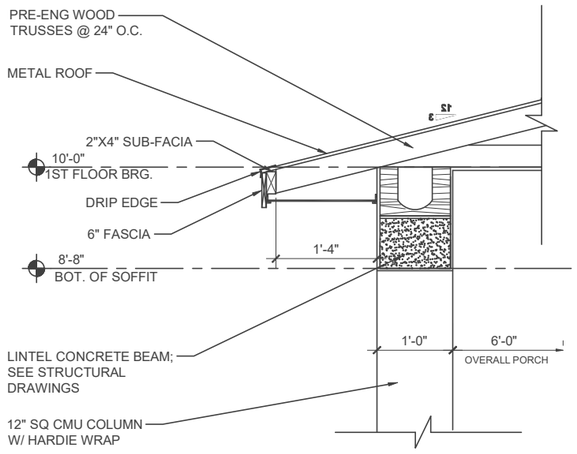


BUILDING SECTION ELEV. B

1/8" = 1'-0"



B / 5.1 FRONT PORCH BEAM DETAIL

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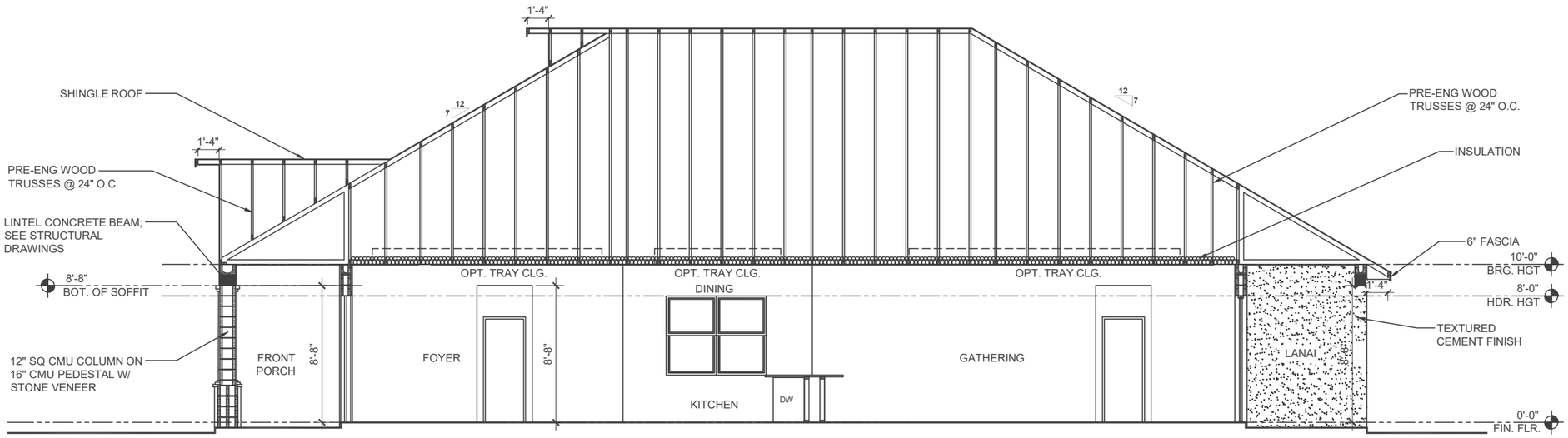
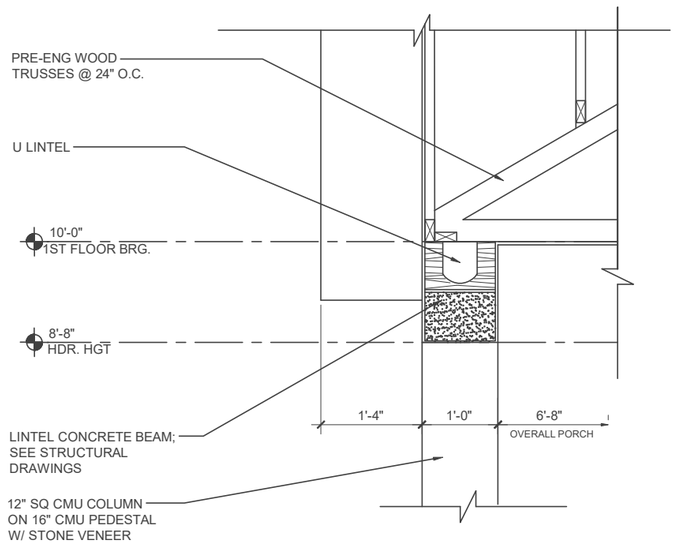


BUILDING SECTION ELEV. C

1/8" = 1'-0"



C / 5.1 FRONT PORCH BEAM DETAIL

1" = 1'-0"

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BUILDING SECTION "C"

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scale: AS SHOWN

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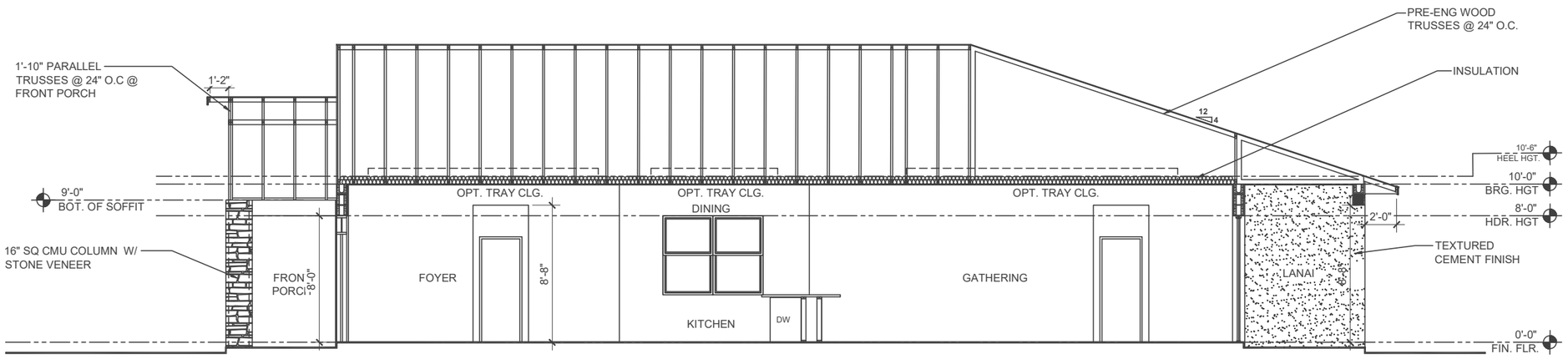
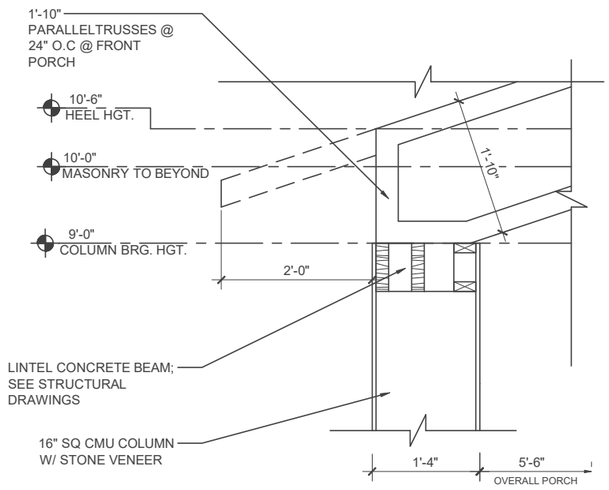


BUILDING SECTION ELEV. D

1/8" = 1'-0"



D / 5.1 FRONT PORCH BEAM DETAIL

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5.1

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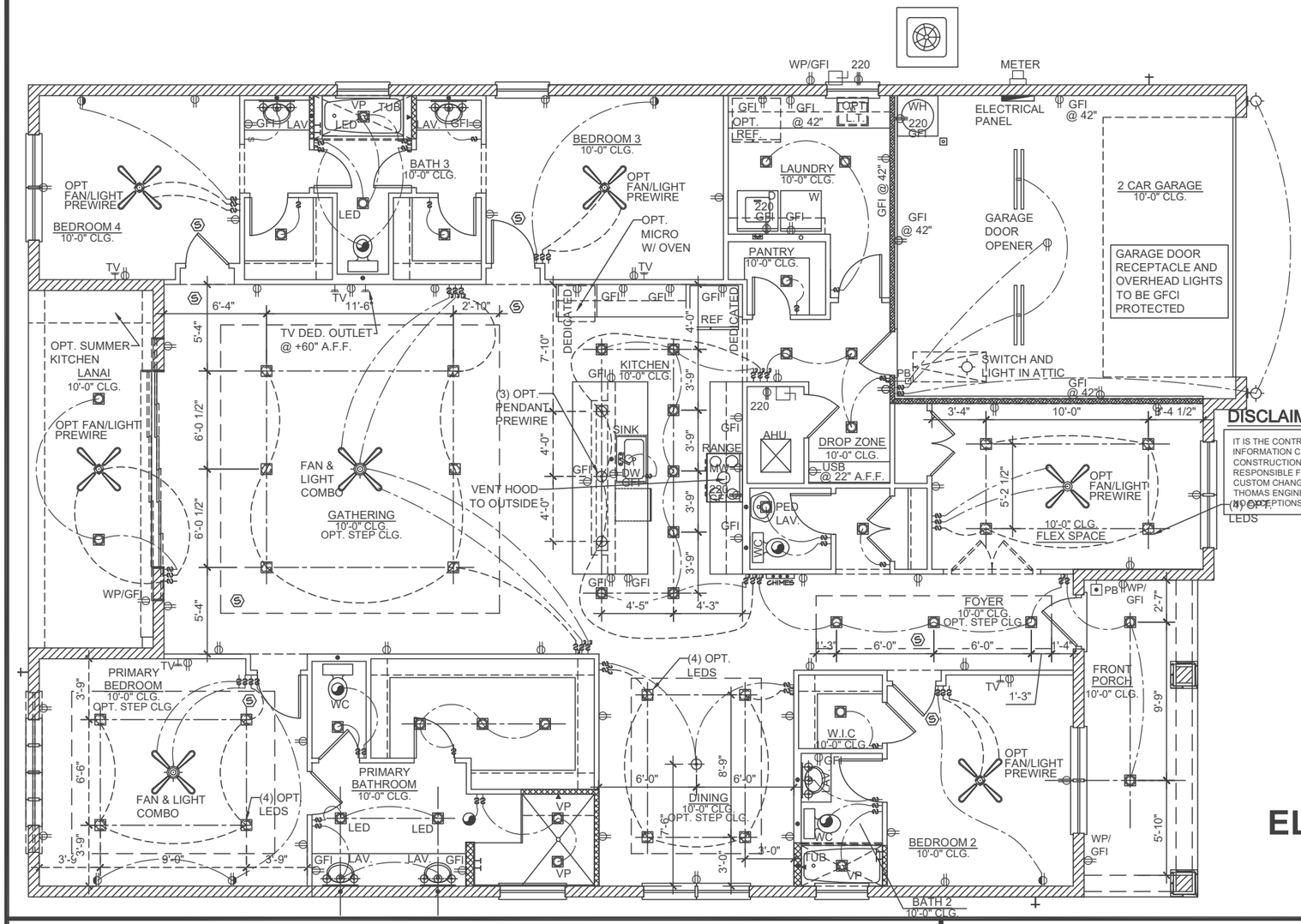

1st FLOOR ELECTRICAL PLAN ELEV. "A"

1/8" = 1'-0"

DISCLAIMER

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ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- WP WEATHERPROOF DUPLEX OUTLET
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- HALF-SWITCHED DUPLEX OUTLET
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- DISCONNECT SWITCH
- SECURITYSYSTEM KEYPAD
- PRE-WIRE FOR CEILING FAN
- SECURITY/FLOOD LIGHTS
- GAS METER
- JB JUNCTION BOX

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

C.L. = CENTER LINE

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

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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.
10. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
11. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
12. **Add GFCI protection to receptacles in laundry rooms and utility rooms of** dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.
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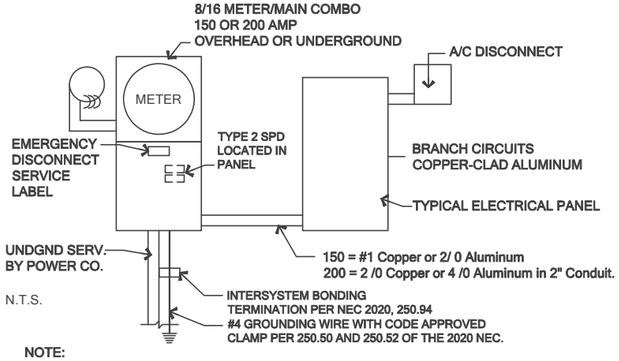
14. For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each disconnect shall be one of the following:
    (1) Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT
    (2) Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT
    (3) Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT
    Markings shall comply with 110.21(B).
15. All permanently installed luminaries, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.
16. Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.

ELECTRICAL RISER DIAGRAM



NOTE:
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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title: ELECTRICAL PLAN

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

E1

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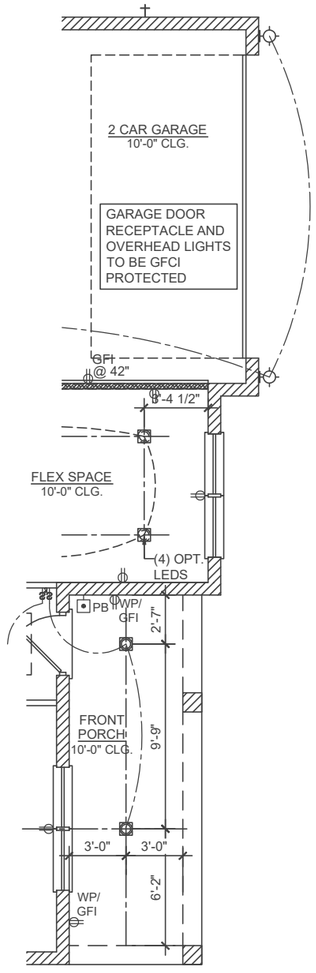
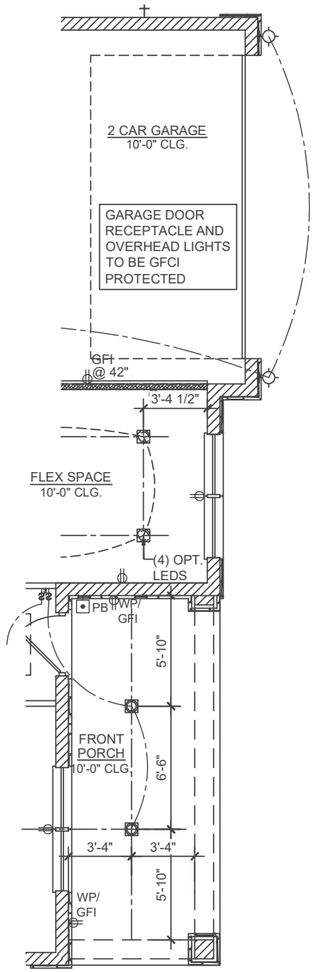


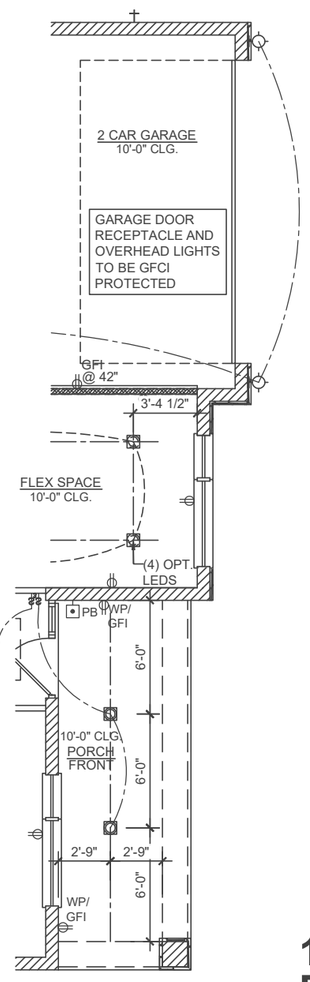
ELEV. B
PARTIAL ELEC. PLAN

1/8" = 1'-0"



ELEV. C
PARTIAL ELEC. PLAN

1/8" = 1'-0"



ELEV. D
PARTIAL ELEC. PLAN

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NO EXCEPTIONS.

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

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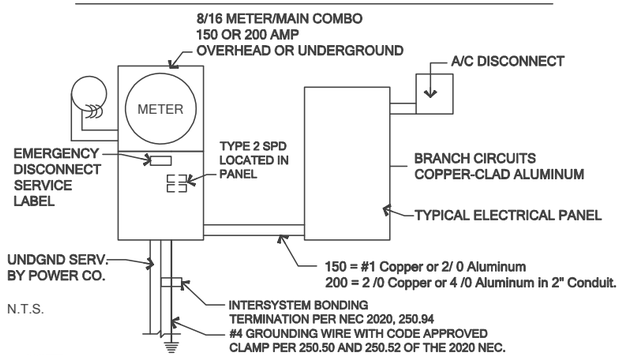

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GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO C.L.
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DOOR BELL CHIMES	84" TO C.L.
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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
ELECTRICAL PLAN

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

E2

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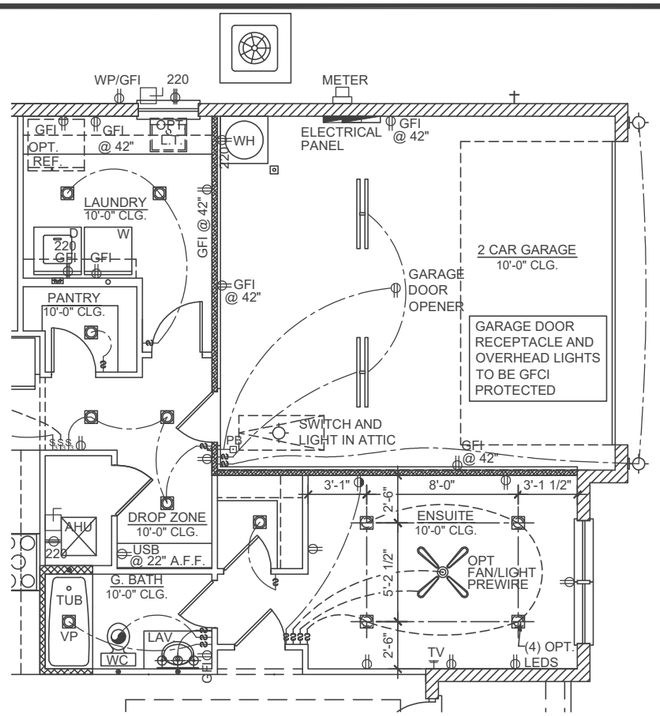
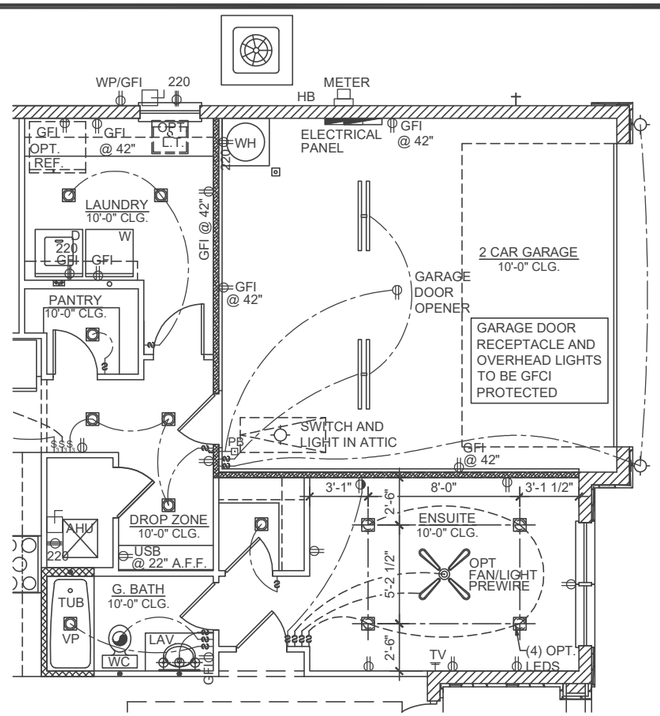


ELEV. A, B
OPT. ENSUITE

1/8" = 1'-0"



ELEV. C
OPT. ENSUITE

1/8" = 1'-0"

RIGHT

OPTIONS

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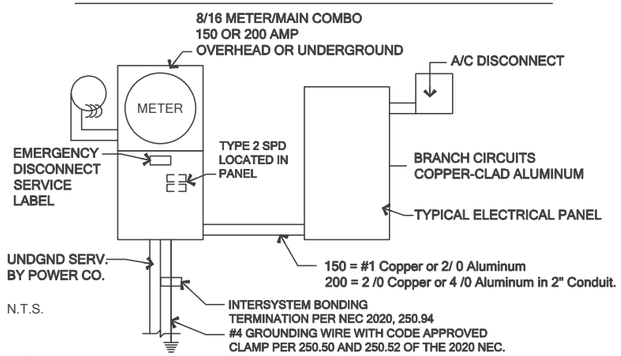
ELECTRICAL RISER DIAGRAM



NOTE:
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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
ELECTRICAL PLAN OPTIONS

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

E2

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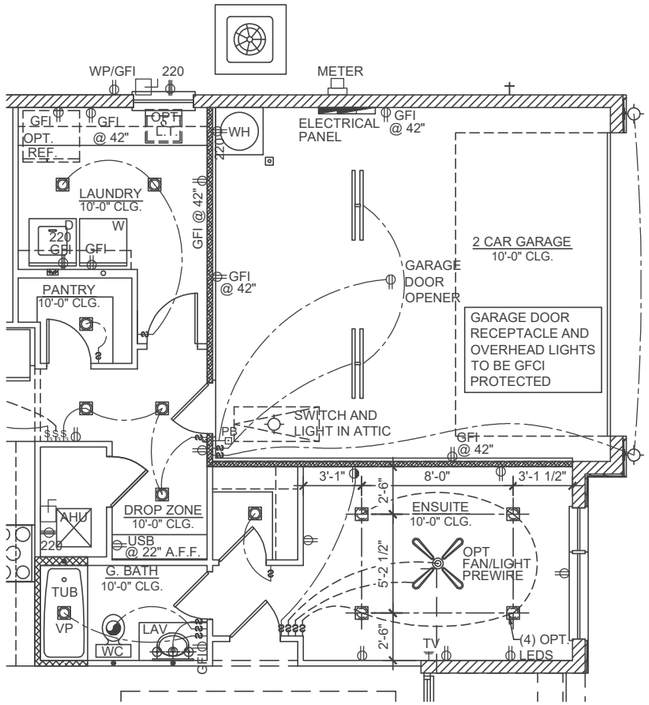

ELEV. D
OPT. ENSUITE

1/8" = 1'-0"

RIGHT

OPTIONS

1/8" = 1'-0"

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ELECTRICAL KEY

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NFPA 70
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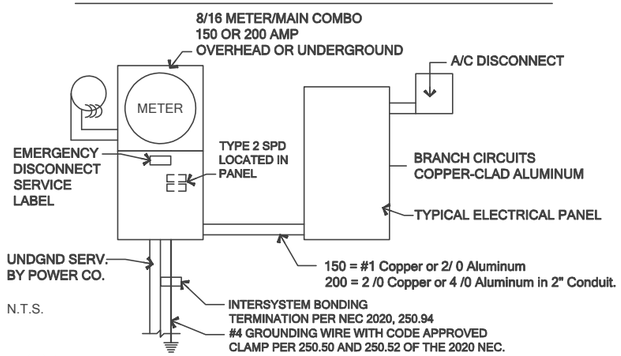

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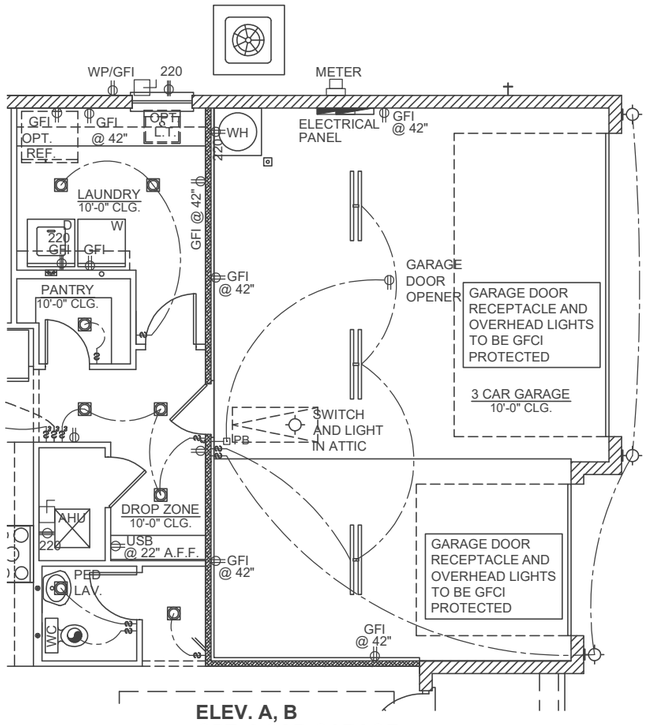
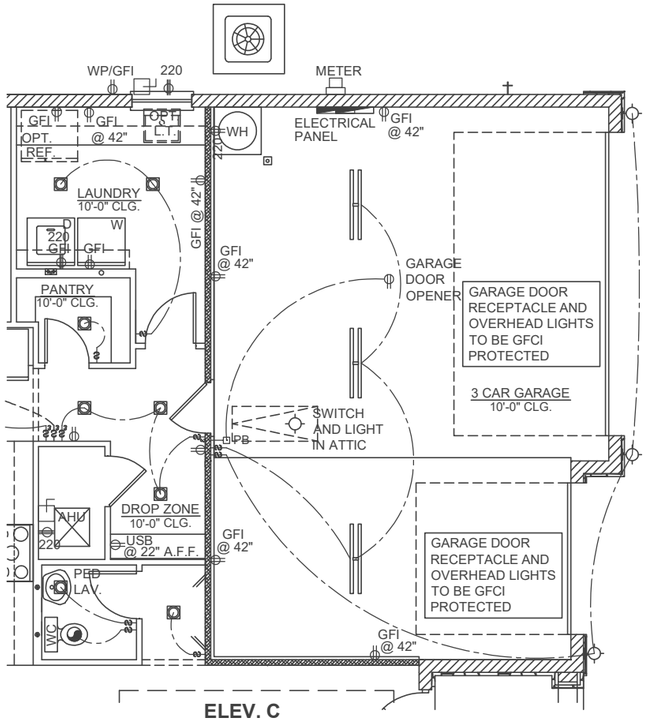


ELEV. A, B
OPT. 3 CAR GARAGE

1/8" = 1'-0"



ELEV. C
OPT. 3 CAR GARAGE

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RIGHT

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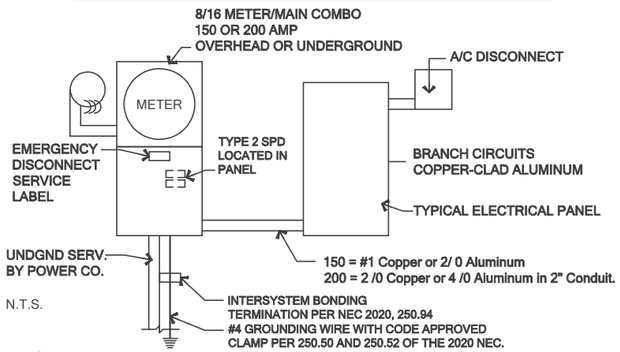

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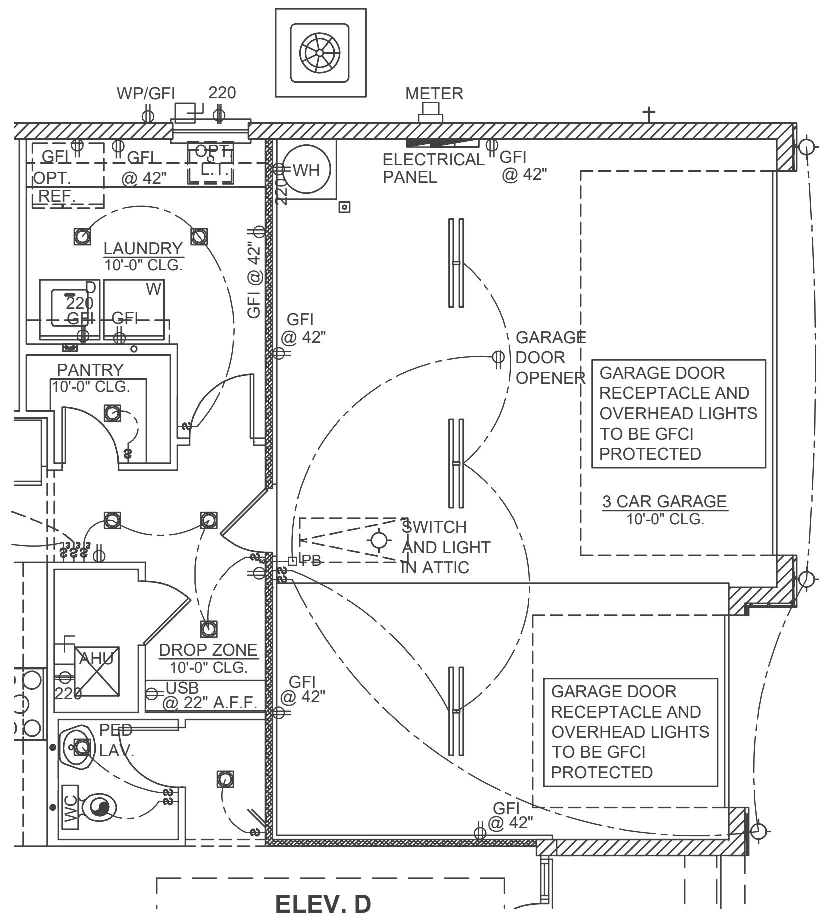

ELEV. D
OPT. 3 CAR GARAGE
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RIGHT

OPTIONS

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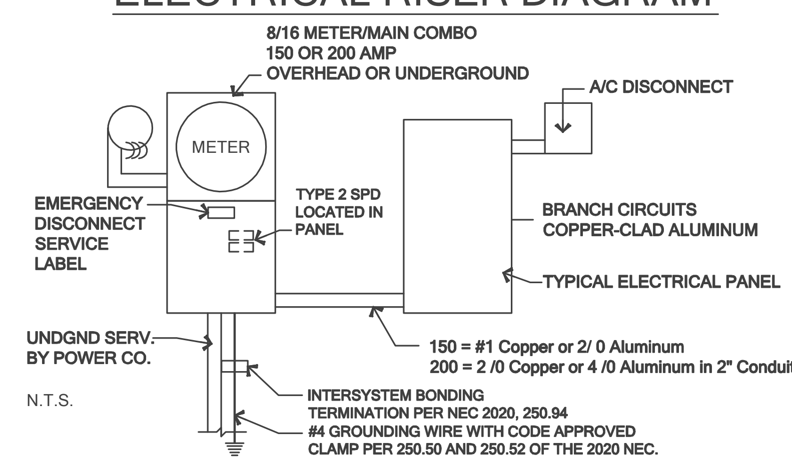

N.T.S.

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

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

C.L. = CENTER LINE

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

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2945 PATAGONIA
MASTER

title:
ELECTRICAL PLAN OPTIONS

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

E2

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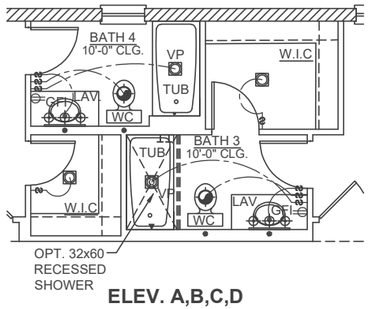
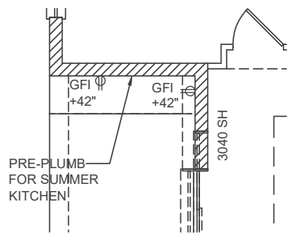


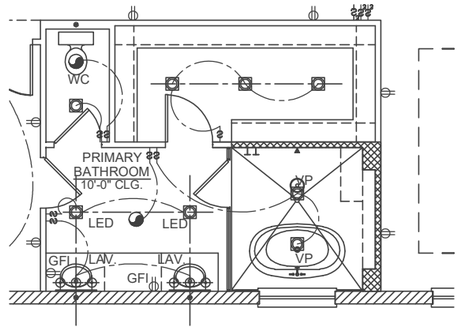
ELEV. A,B,C,D
OPT. BATH 3 AND BATH 4

1/8" = 1'-0"



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

1/8" = 1'-0"



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

1/8" = 1'-0"

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- WP WEATHERPROOF DUPLEX OUTLET
- GFI GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220V 220 VOLT OUTLET
- DISPOSAL
- WALL SWITCH
- $_3$ THREE-WAY SWITCH
- $_4$ FOUR-WAY SWITCH
- $_D$ DIMMER SWITCH
- M MOTION DETECTOR SWITCH (OPTIONAL)
- SP PRE-WIRED SPEAKER
- FLUSHMOUNT LED
- VP FLUSHMOUNT LED - VAPOR PROOF
- MONO POINT TRACK HEAD (OPTIONAL)
- PENDANT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED STRIP LIGHT
- UNDERCABINET LIGHTING (OPTIONAL)
- WALL SCONCE
- EXHAUST FAN
- EXHAUST FAN & LIGHT COMBO
- OUTLET FOR GARAGE DOOR OPENER
- SOFFIT OUTLET (OPTIONAL)
- CHIMES CHIMES
- PUSHBUTTON SWITCH
- S SMOKE DETECTOR/CARBON MONOXIDE DETECTORS
- TELEPHONE OUTLET PREWIRE
- TELEVISION OUTLET PREWIRE
- T THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SECURITYSYSTEM KEYPAD
- PRE-WIRE FOR CEILING FAN
- SECURITY/FLOOD LIGHTS
- GAS METER
- JB JUNCTION BOX

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RIGHT

OPTIONS

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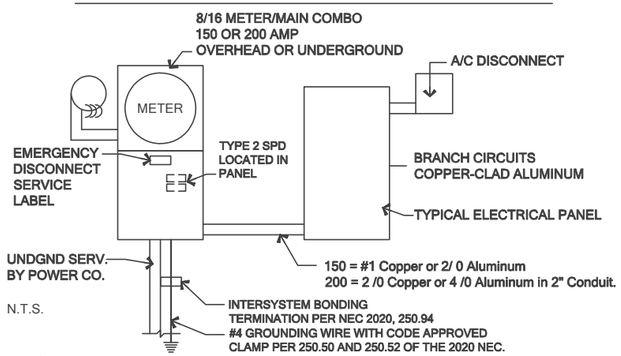
NO EXCEPTIONS.

GENERAL ELECTRICAL NOTES:

Notes: unless otherwise noted,

1. All trim plates and devices to be ganged, where possible.
2. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
3. Smoke alarms shall comply with NFPA 72 and Section R314 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
4. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
5. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
6. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
7. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
8. Keep all smoke detectors minimum of 36" from bathroom doors.
9. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
10. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
11. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
12. **Add GFCI protection to receptacles in laundry rooms and utility rooms of** dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.
13. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
14. For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location. Each disconnect shall be one of the following:
    (1)Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT
    (2)Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT
    (3)Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT
    Markings shall comply with 110.21(B).
15. All permanently installed luminaries, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.
16. Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.

ELECTRICAL RISER DIAGRAM



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title:
ELECTRICAL PLAN OPTIONS

project no. XX-XXXXX
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E2

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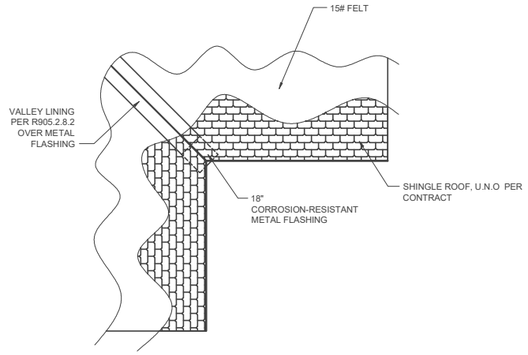
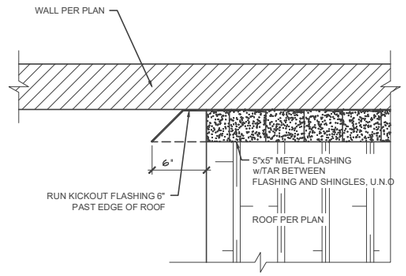


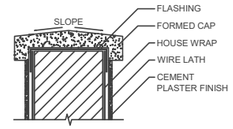
TYPICAL VALLEY FLASHING DETAIL

N.T.S.



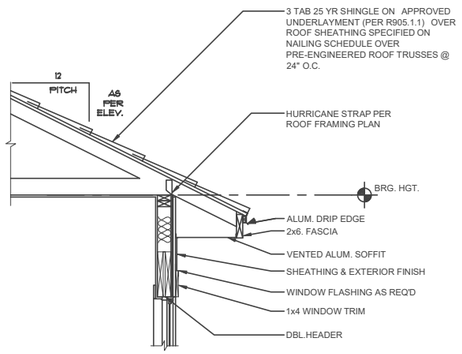
TYPICAL ROOF TO WALL FLASHING DETAIL

N.T.S. PLAN VIEW



CAP @ LOW WALL

N.T.S.

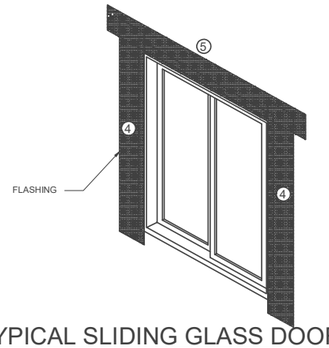


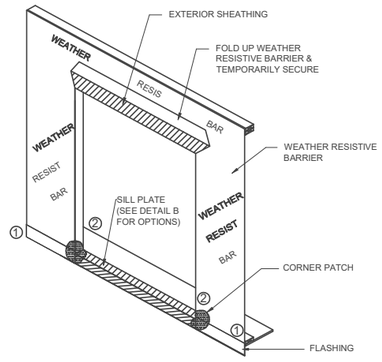
TYPICAL WINDOW & SLIDING GLASS DOOR Z FLASHING DETAIL

N.T.S.

TIE-IN WITH WEATHER RESISTIVE BARRIER:

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





NOTES:

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

TYPICAL SLIDING GLASS DOOR FLASHING DETAIL

N.T.S.

WALL COVERING

2023 FBCR

SECTION R703.1 EXTERIOR COVERING

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

R703.1.1 WATER RESISTANCE

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

R703.2 WATER-RESISTIVE BARRIER

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

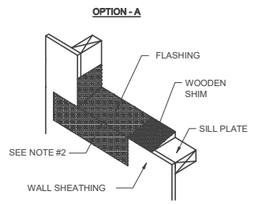
1. No. 15 felt complying with ASTM D226, Type 1.
2. ASTM E2568, Type 1 or 2.
3. ASTM E331 in accordance with Section R703.1.1.
4. Other approved materials in accordance with the manufacturer's installation instructions.

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

R703.4 FLASHING

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

1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:
   1.1. The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing or water-resistive barrier manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.
   1.2. In accordance with the flashing design or method of a registered design professional.
   1.3. In accordance with other approved methods.
   1.4. In accordance with FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 or FMA/AAMA/WDMA 400, or FMA/AAMA/WDMA 2710.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

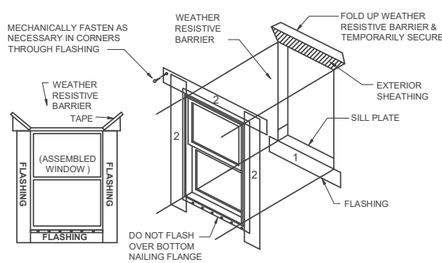


NOTES:

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

TYPICAL FLASHING DETAIL AT SILL PLATE

N.T.S.



HEAD FLASHING TIE-IN INSTRUCTIONS:

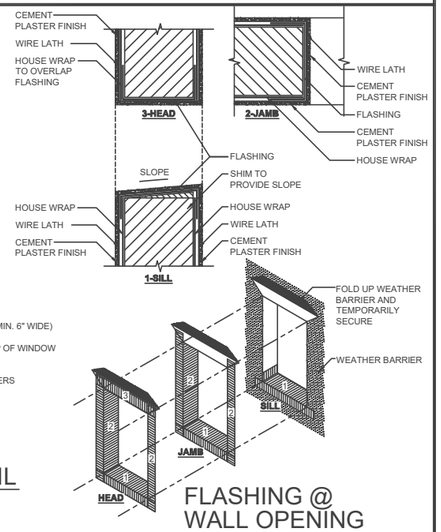
1. CUT, FOLD UP & TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
2. INSTALL HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER
3. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE

NOTES:

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

TYPICAL WINDOW FLASHING DETAIL

N.T.S.



FLASHING @ WALL OPENING

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title:
FLASHING DETAILS

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

WP1

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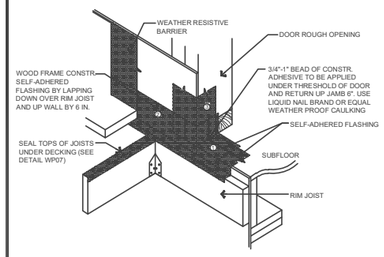
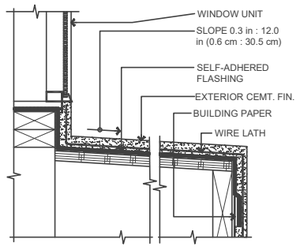
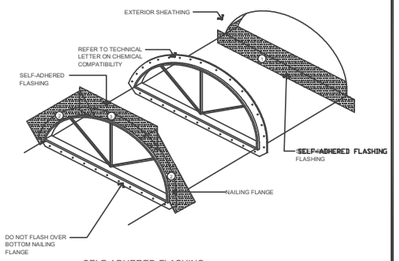


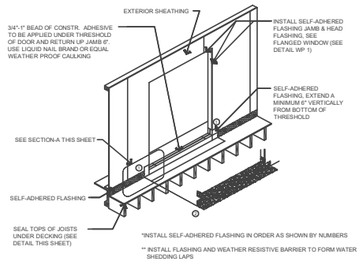
SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK - SECTION A



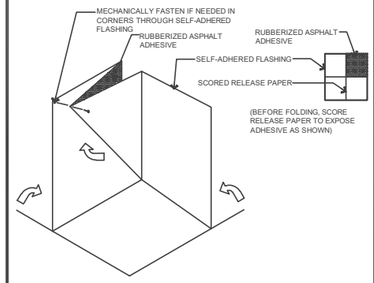
SELF-ADHERED FLASHING
CEMT. FINISH SILL/ POTSHELF/ CHIMNEY SHOULDER



SELF-ADHERED FLASHING
HALF ROUND WINDOW



SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK



SELF-ADHERED FLASHING
INSIDE CORNER

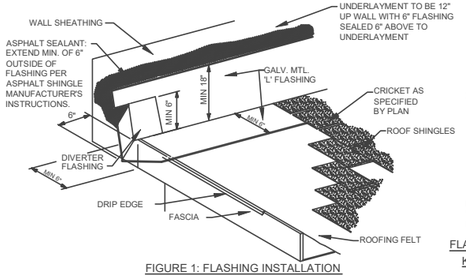
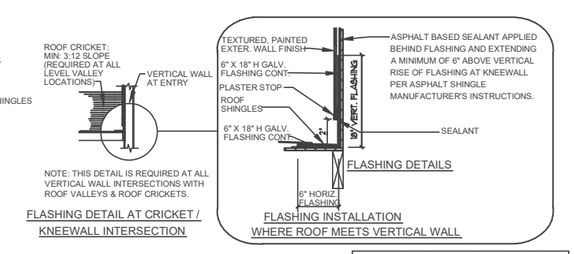


FIGURE 1: FLASHING INSTALLATION



FLASHING DETAIL AT CRICKET / KNEEWALL INTERSECTION

FLASHING DETAILS

FLASHING INSTALLATION
WHERE ROOF MEETS VERTICAL WALL

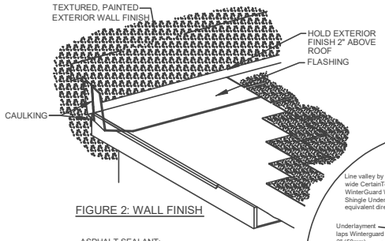


FIGURE 2: WALL FINISH

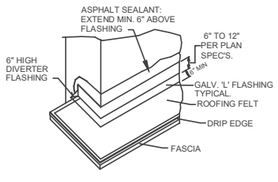
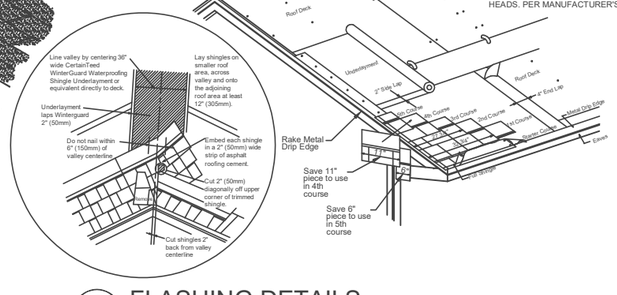
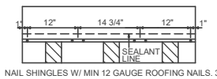


FIGURE 3: CORNER DETAIL

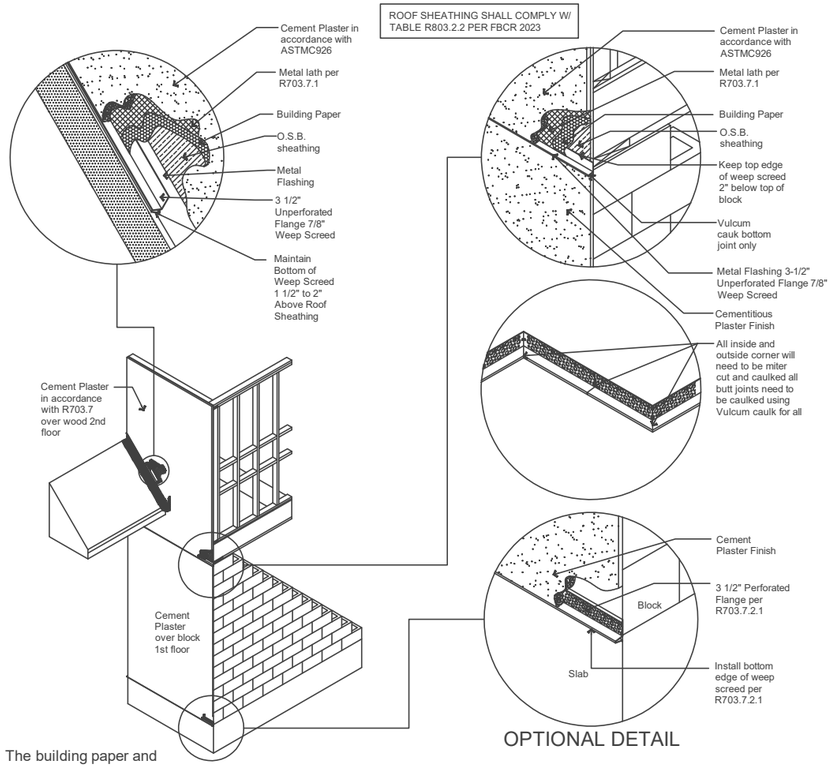


ROOFING SYSTEM IS CERTAINTEED LANDMARK SHINGLES MANUFACTURED BY CERTAINTEED CORPORATION.



NAIL SHINGLES W/ MIN 12 GAUGE ROOFING NAILS. 3/8" MIN HEADS. PER MANUFACTURER'S REQUIREMENTS.

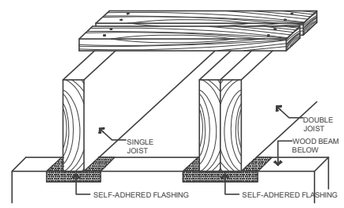
5
D3
FLASHING DETAILS
N.T.S.



OPTIONAL DETAIL

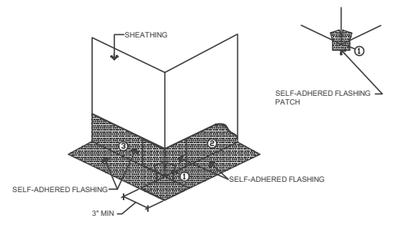
Note: The building paper and metal lath must be installed over the top of the weep screed.

WEEP SCREED DETAIL
SCALE: NOT TO SCALE

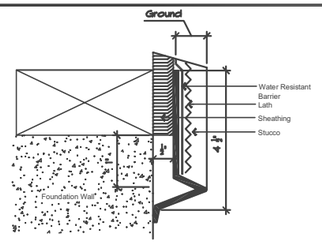


*INSTALL FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS

SELF-ADHERED FLASHING
DECK JOIST



SELF-ADHERED FLASHING
OUTSIDE CORNER



FOUNDATION WEEP SCREED

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

DISCLAIMER

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NO EXCEPTIONS.

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project no.XX-XXXXX
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WP2

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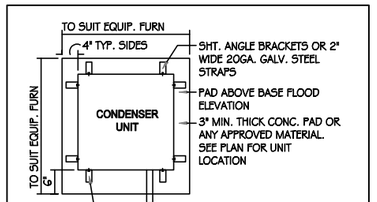

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1 COND. ANCHOR DETAIL
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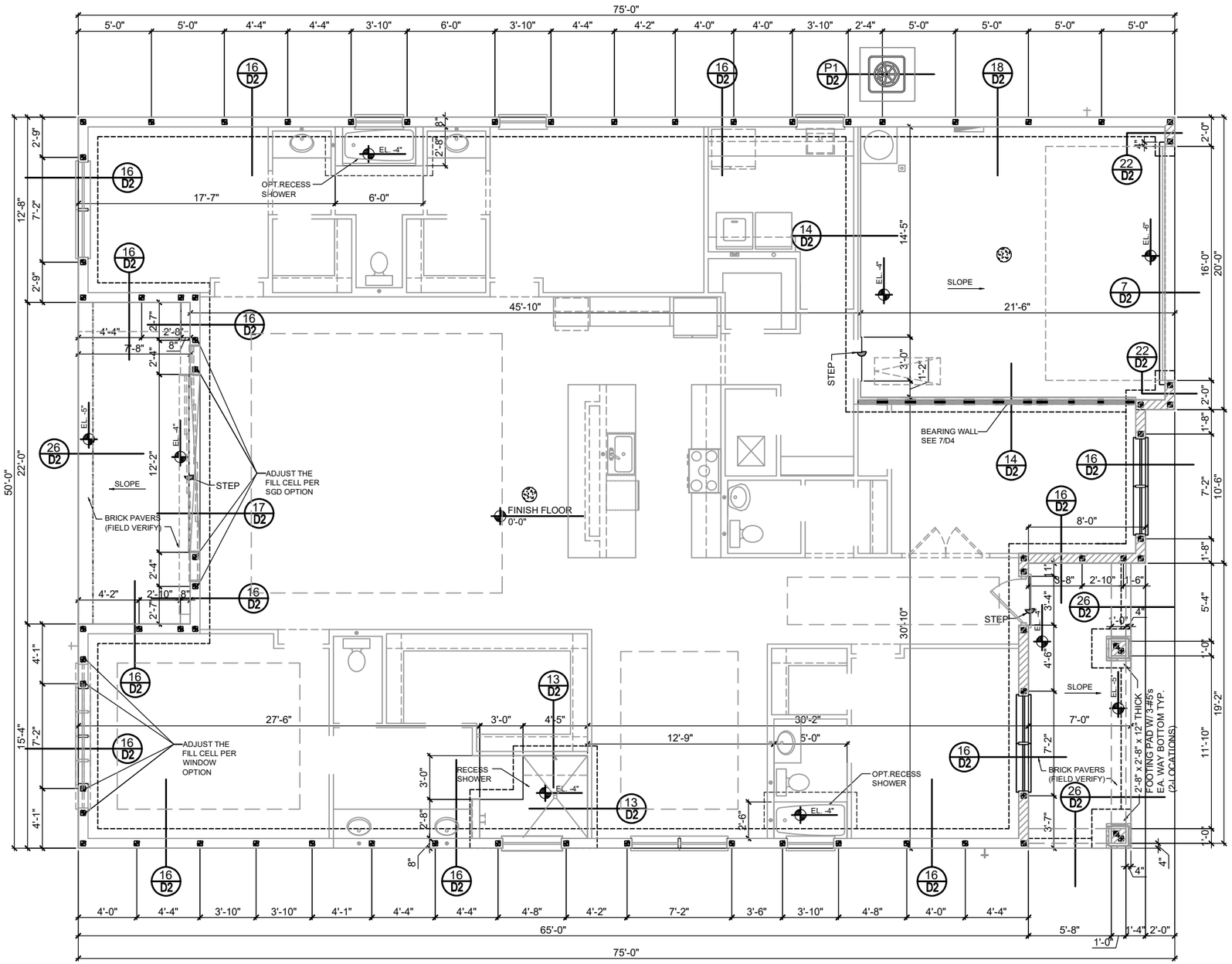

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S1.0A

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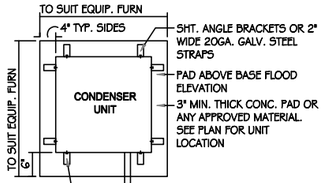

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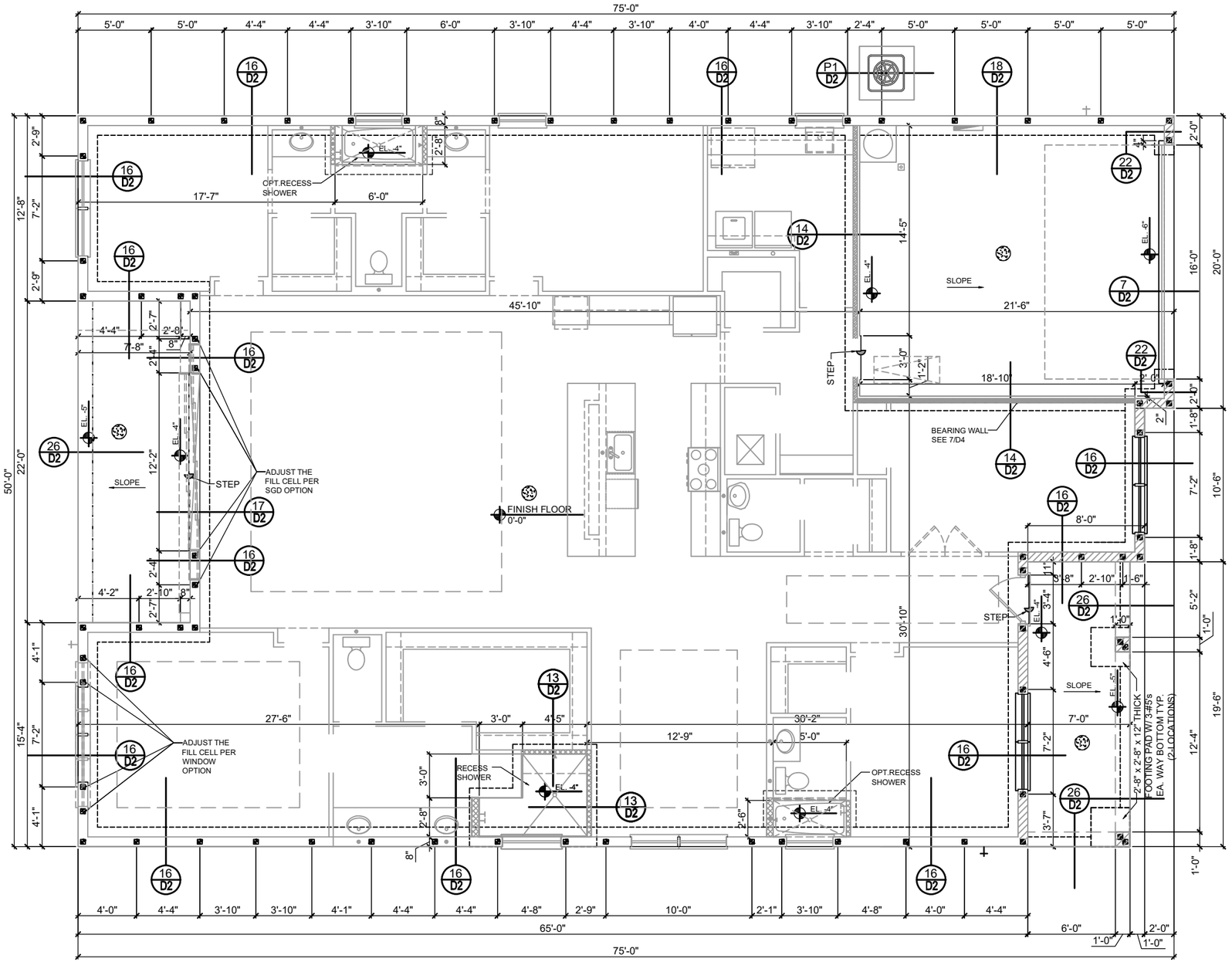

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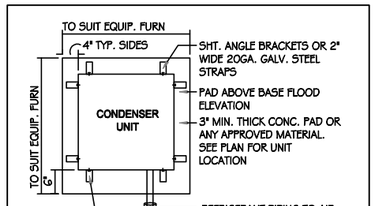

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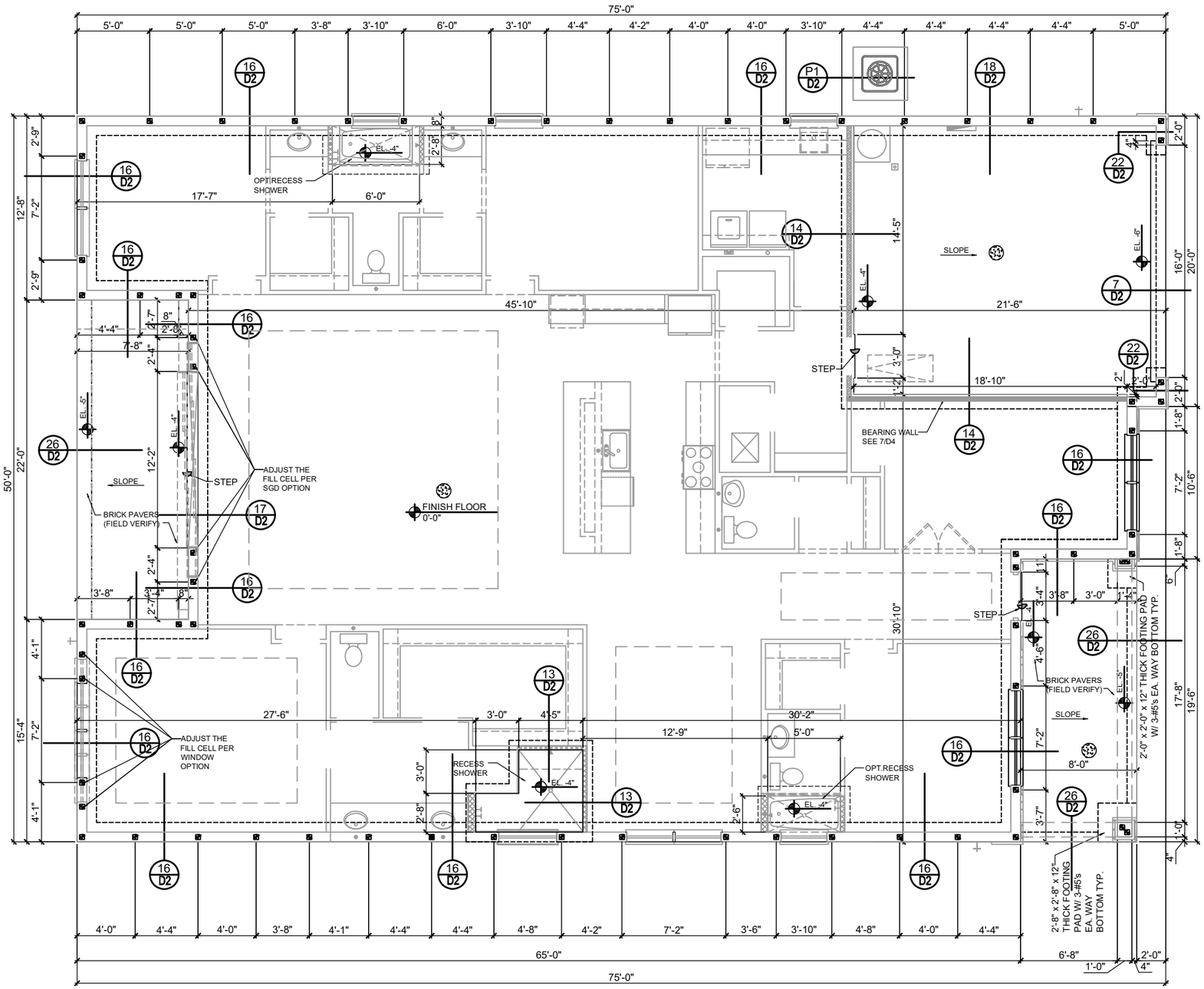

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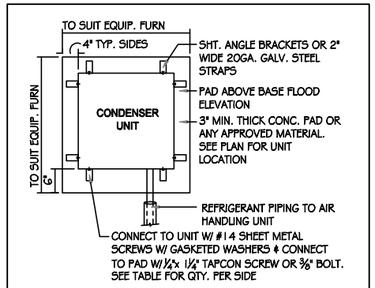

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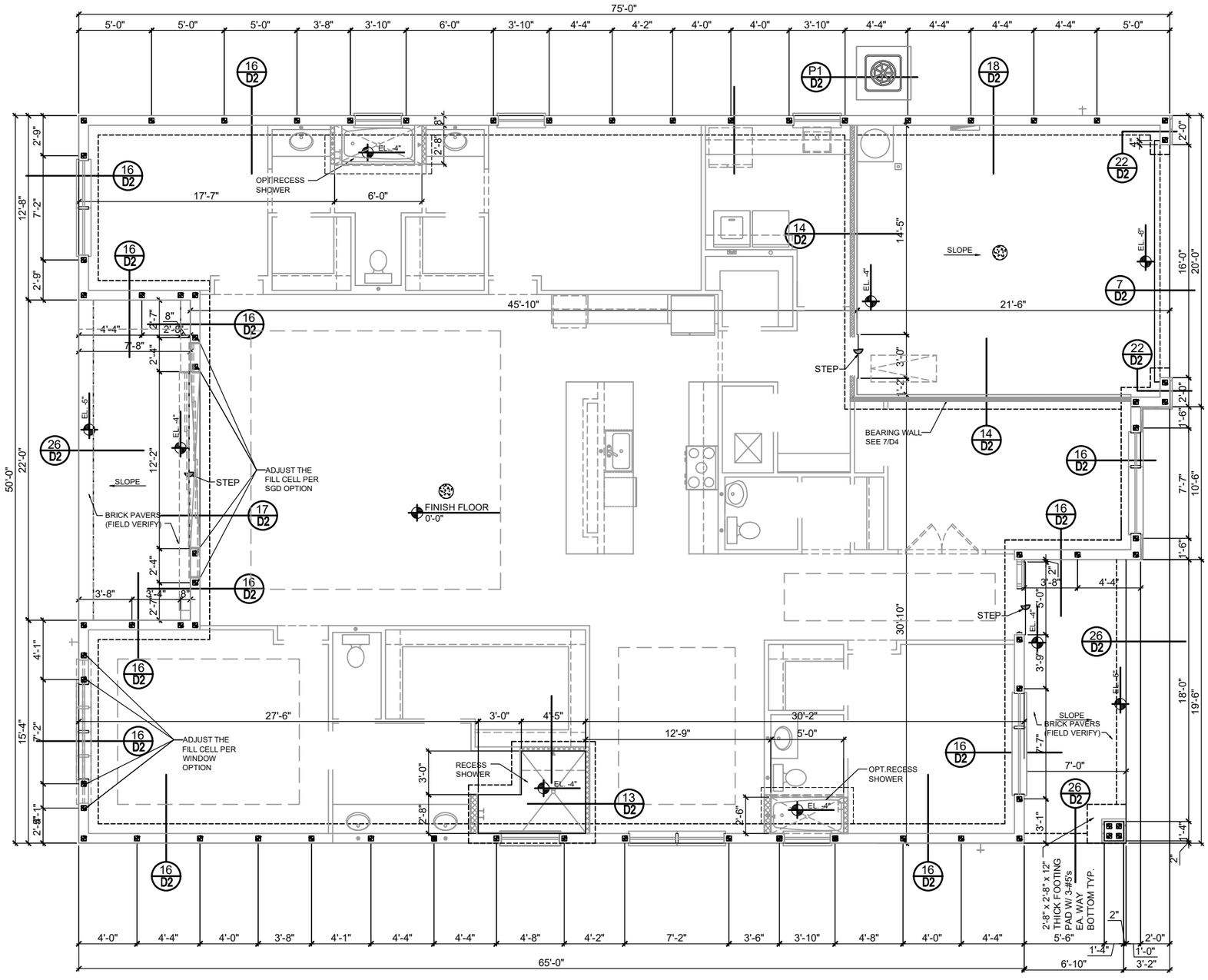

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Fax: (407) 734-1790
www.tegfl.com

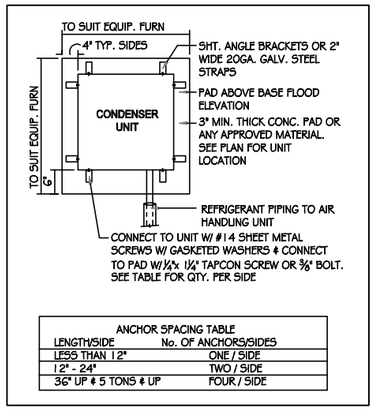
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
Foundation Plan

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

S1D

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



ANCHOR SPACING TABLE	
LENGTH/SIDE	No. OF ANCHORS/SIDES
LESS THAN 12"	ONE / SIDE
12" - 24"	TWO / SIDE
36" UP & 5 TONS & UP	FOUR / SIDE

1 COND. ANCHOR DETAIL
N.T.S.

FIELD REPAIR NOTES

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

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VERIFICATION OF FIELD CONDITIONS:

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

FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. ■ DENOTES FILL CELL REINF. W/ CONC. W/ 1- #5 REBAR. GRADE 60.
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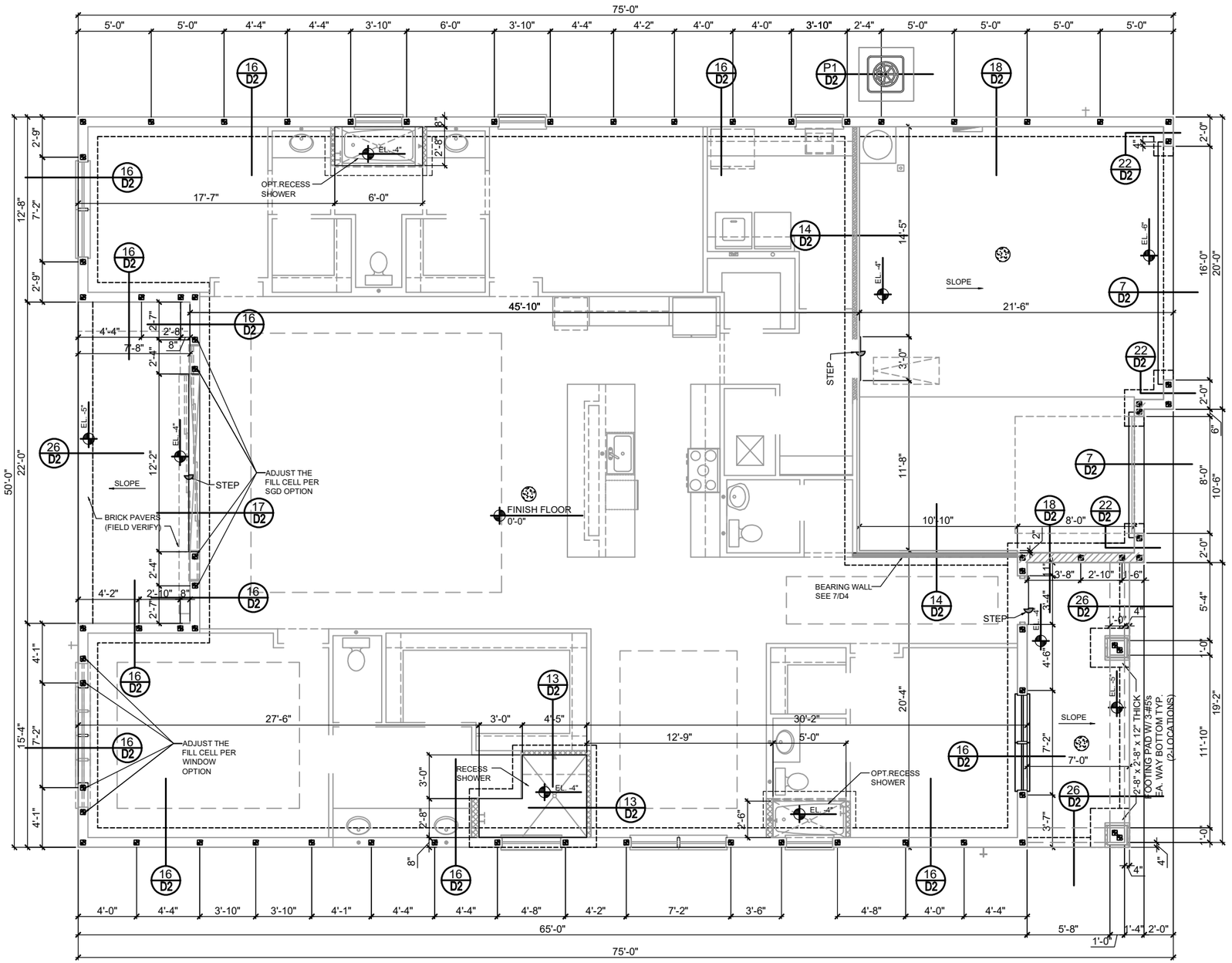

FOUNDATION PLAN
A (OPT. 3 CAR GARAGE)

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100% Employee Owned
myTSGhome.com

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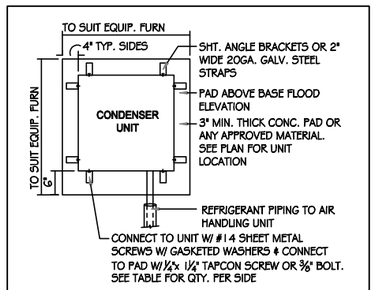

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1 COND. ANCHOR DETAIL
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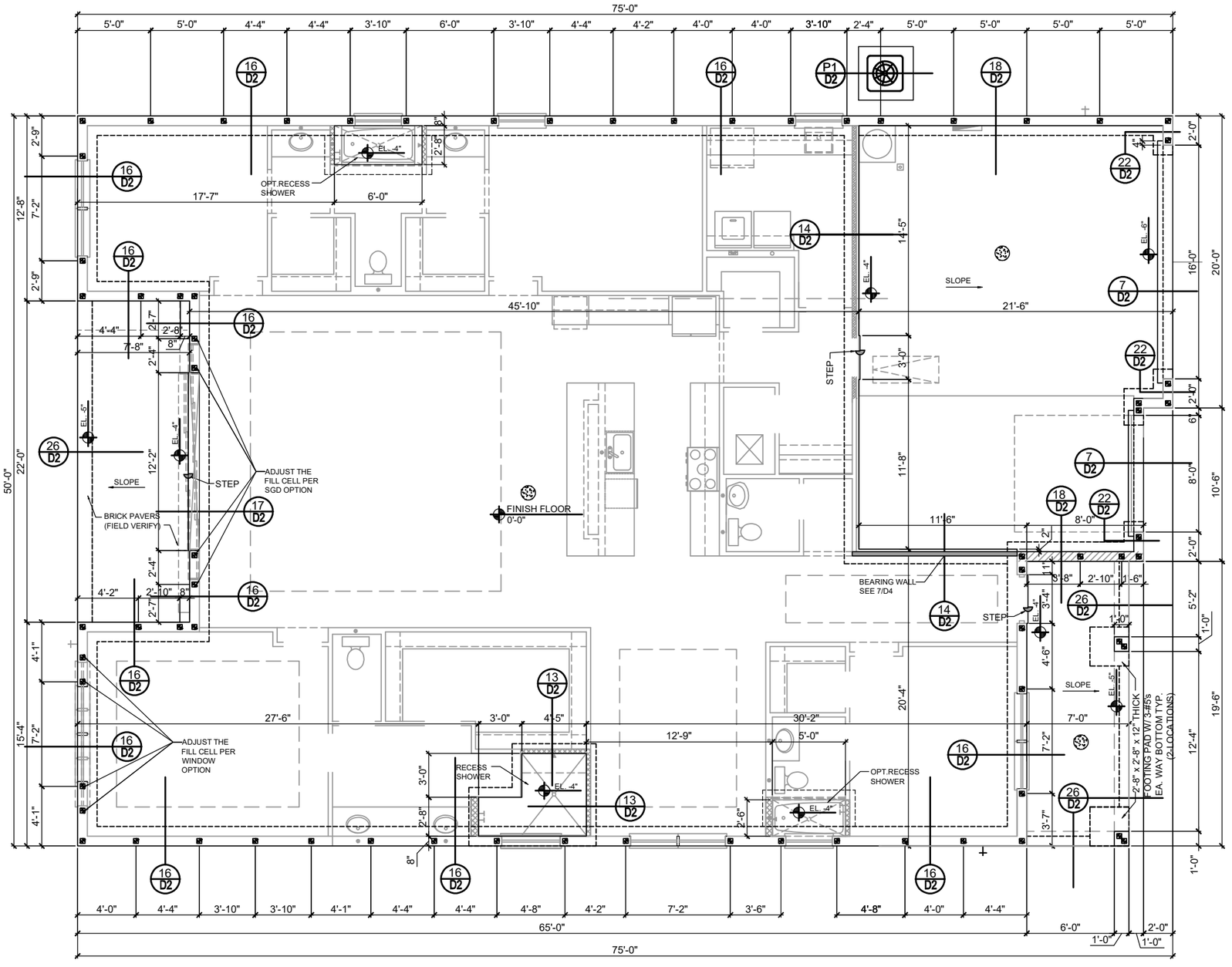

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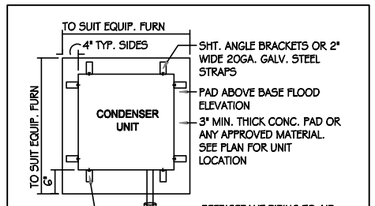

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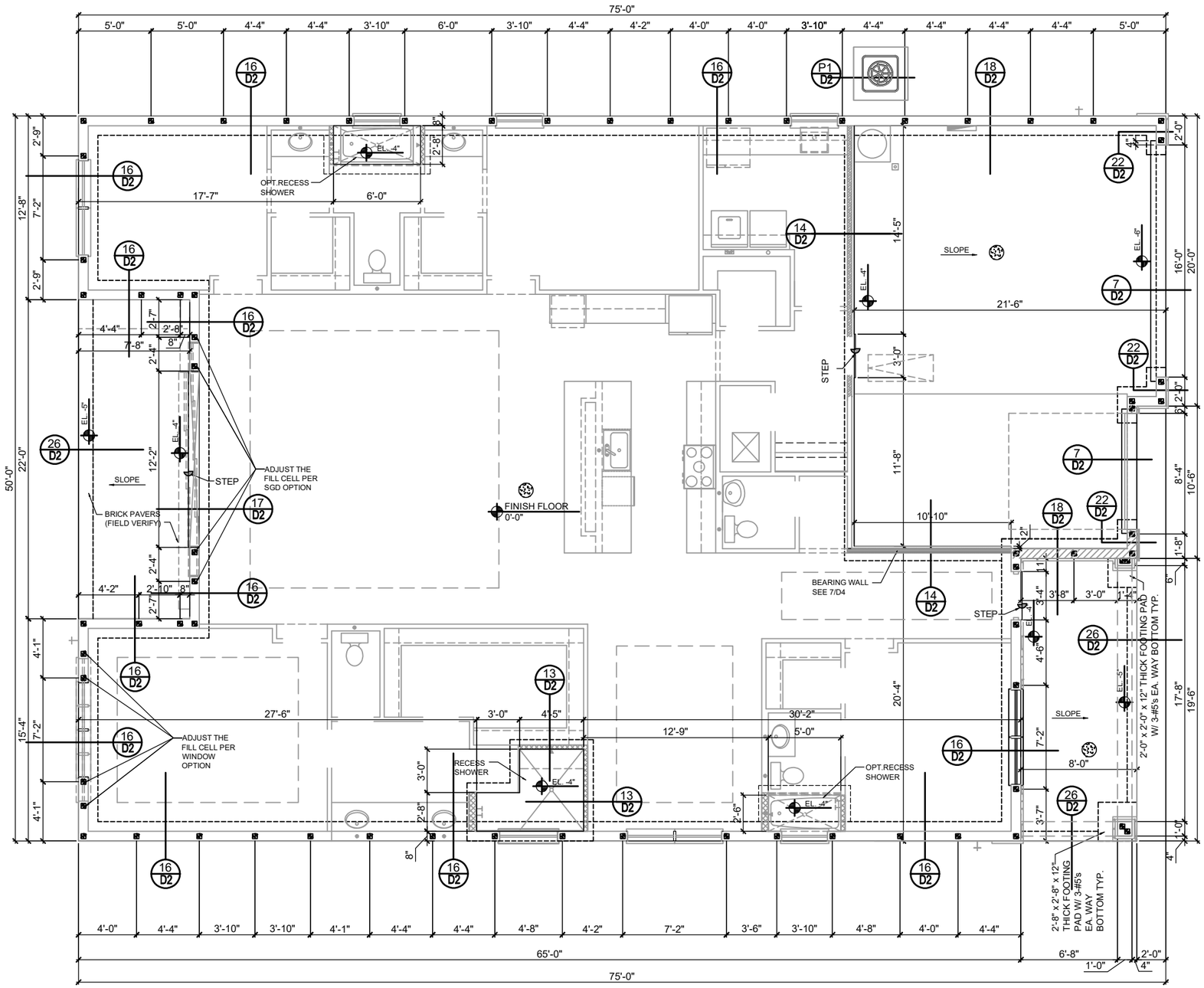

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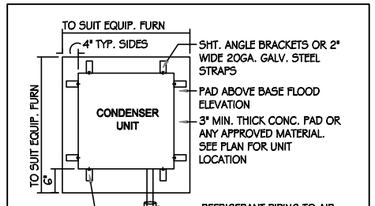

ANCHOR SPACING TABLE	
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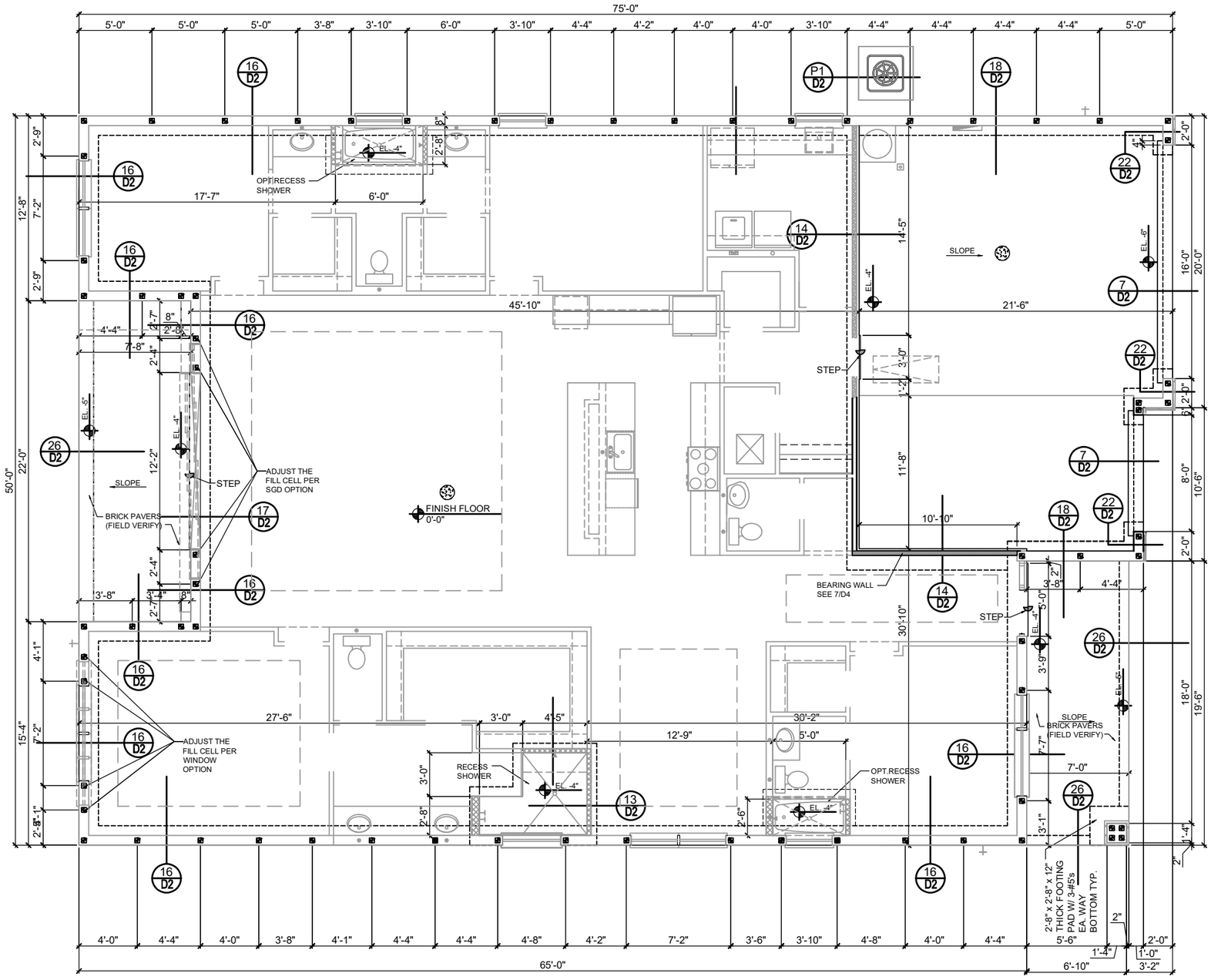

FOUNDATION PLAN
D (OPT. 3 CAR GARAGE)

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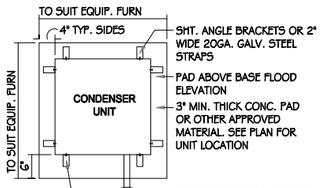

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NOTE:
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IN-PLACE DENSITY TESTS SHALL BE PERFORMED WITHIN TWO FEET OF THE BOTTOM OF ALL FOUNDATIONS AND IN EACH LIFT OF STRUCTURAL FILL TO VERIFY PROPER COMPACTION OF THE SUBGRADE SOILS.

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

FOUNDATION NOTES

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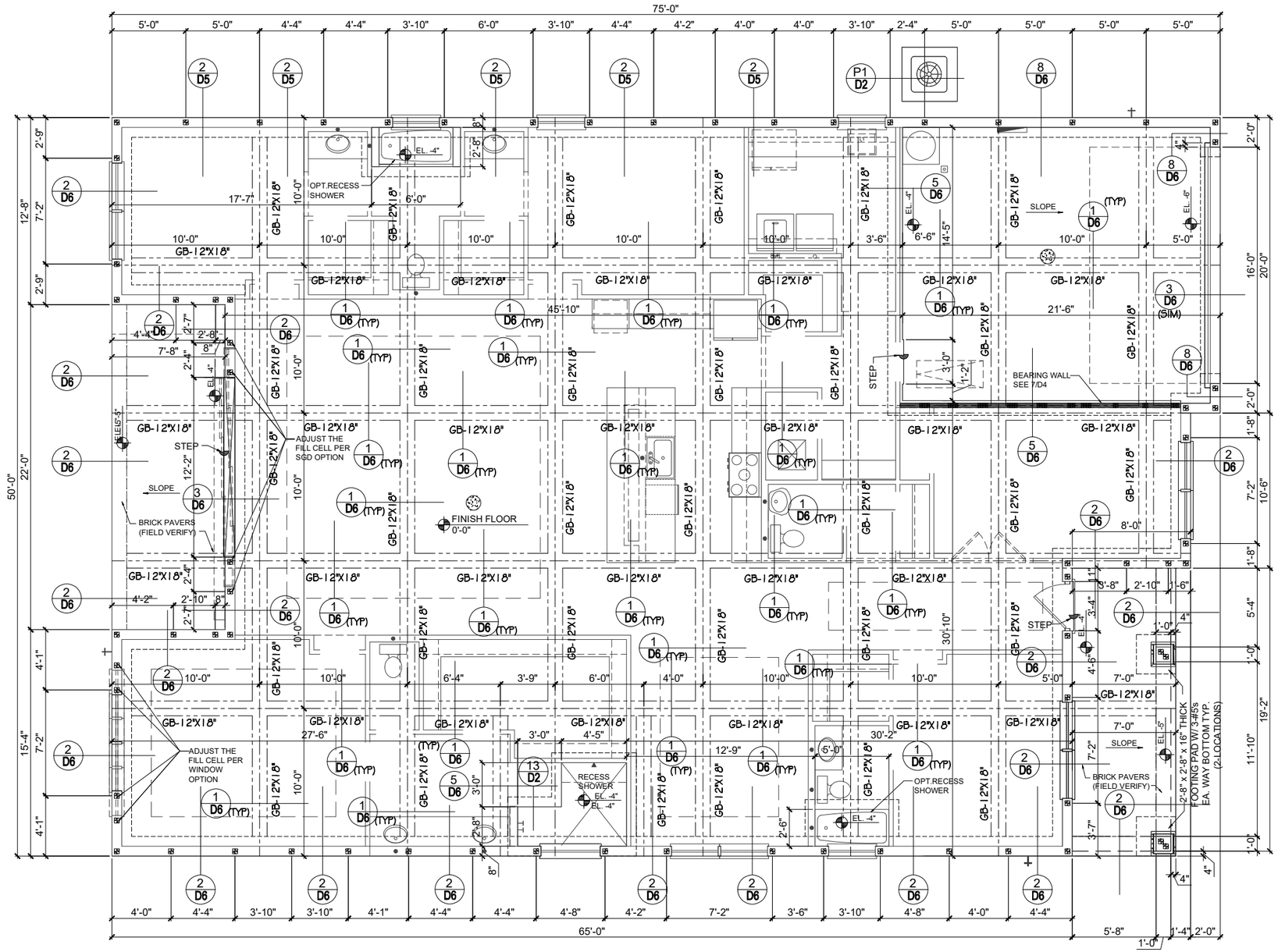

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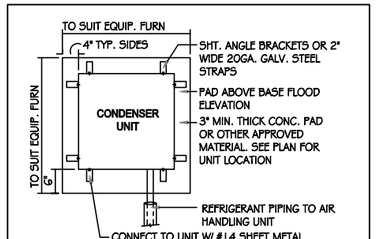

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LENGTH/SIDE	No. OF ANCHORS/SIDES
LESS THAN 12"	ONE / SIDE
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36" UP # 5 TONS & UP	FOUR / SIDE

1 COND. ANCHOR DETAIL
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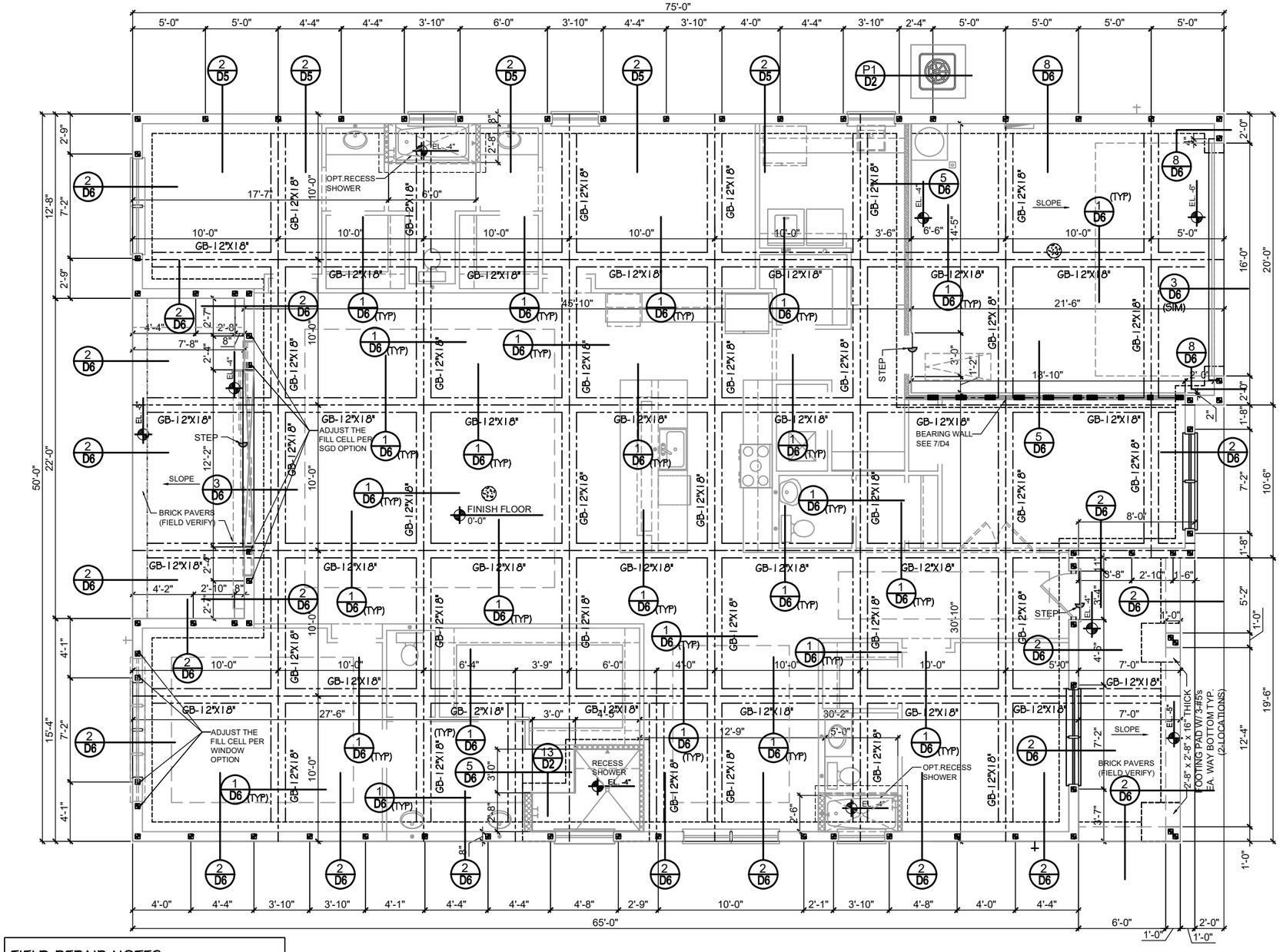

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MASTER

title:
Foundation Plan

project no. XX-XXXXX
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date: 04.09.25
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S1.2B

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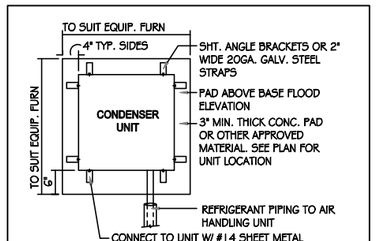

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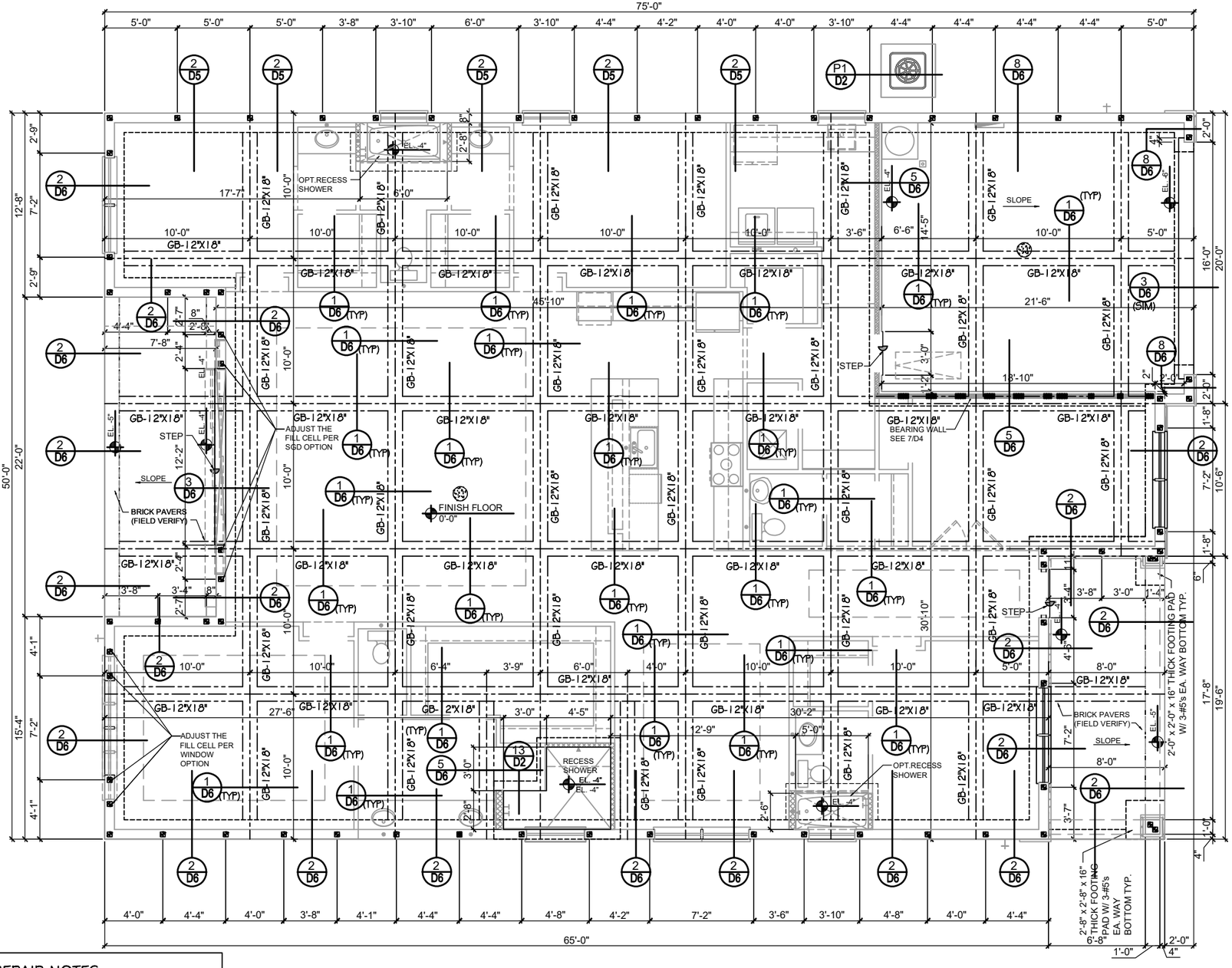

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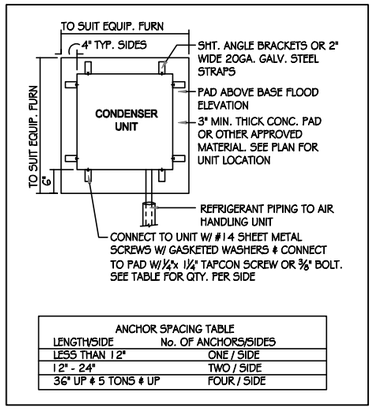

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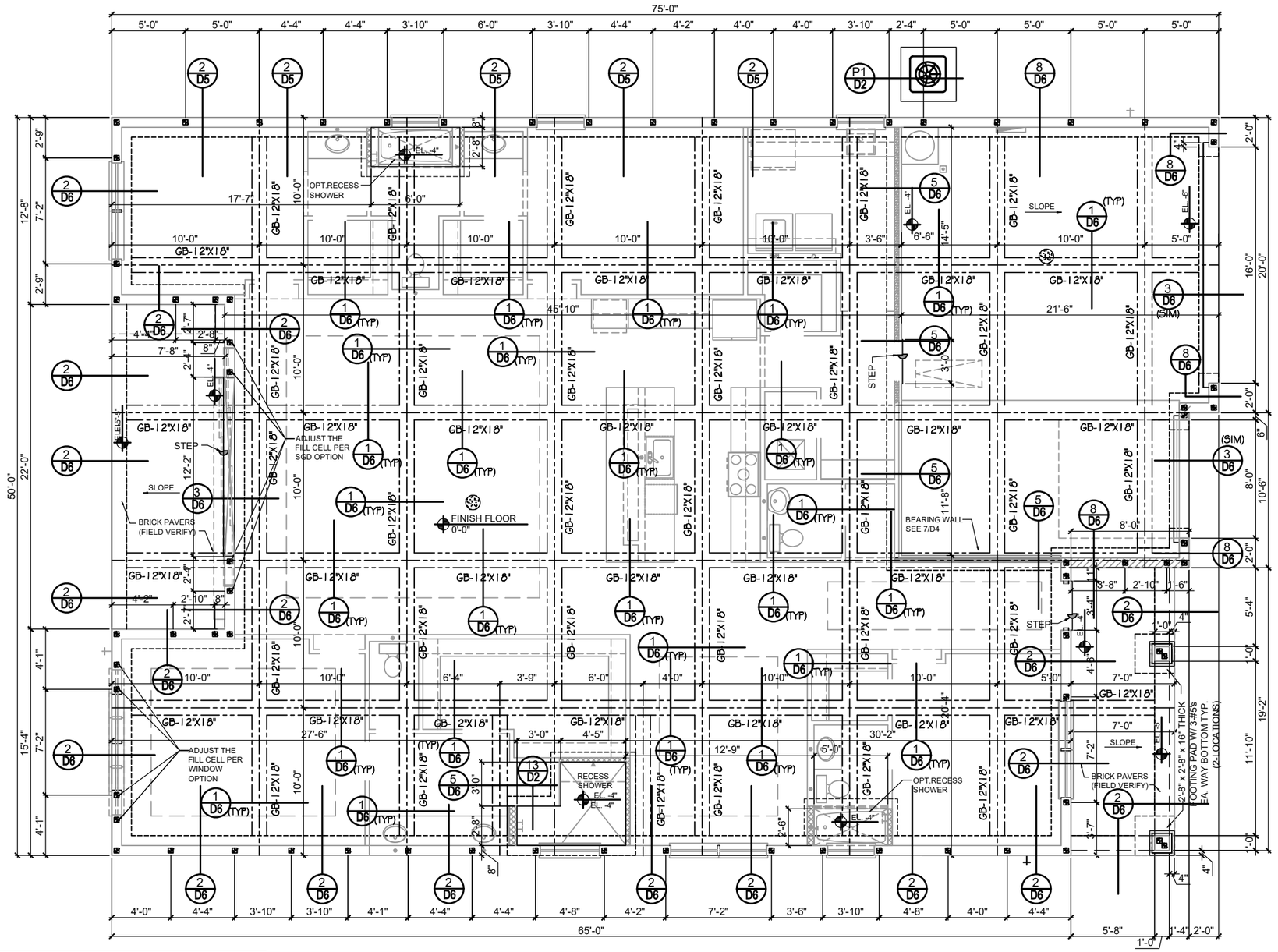

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A (OPT. 3 CAR GARAGE)

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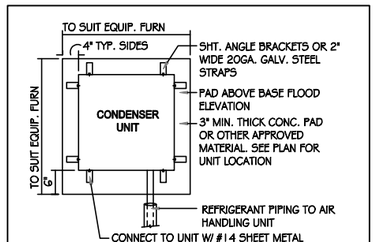

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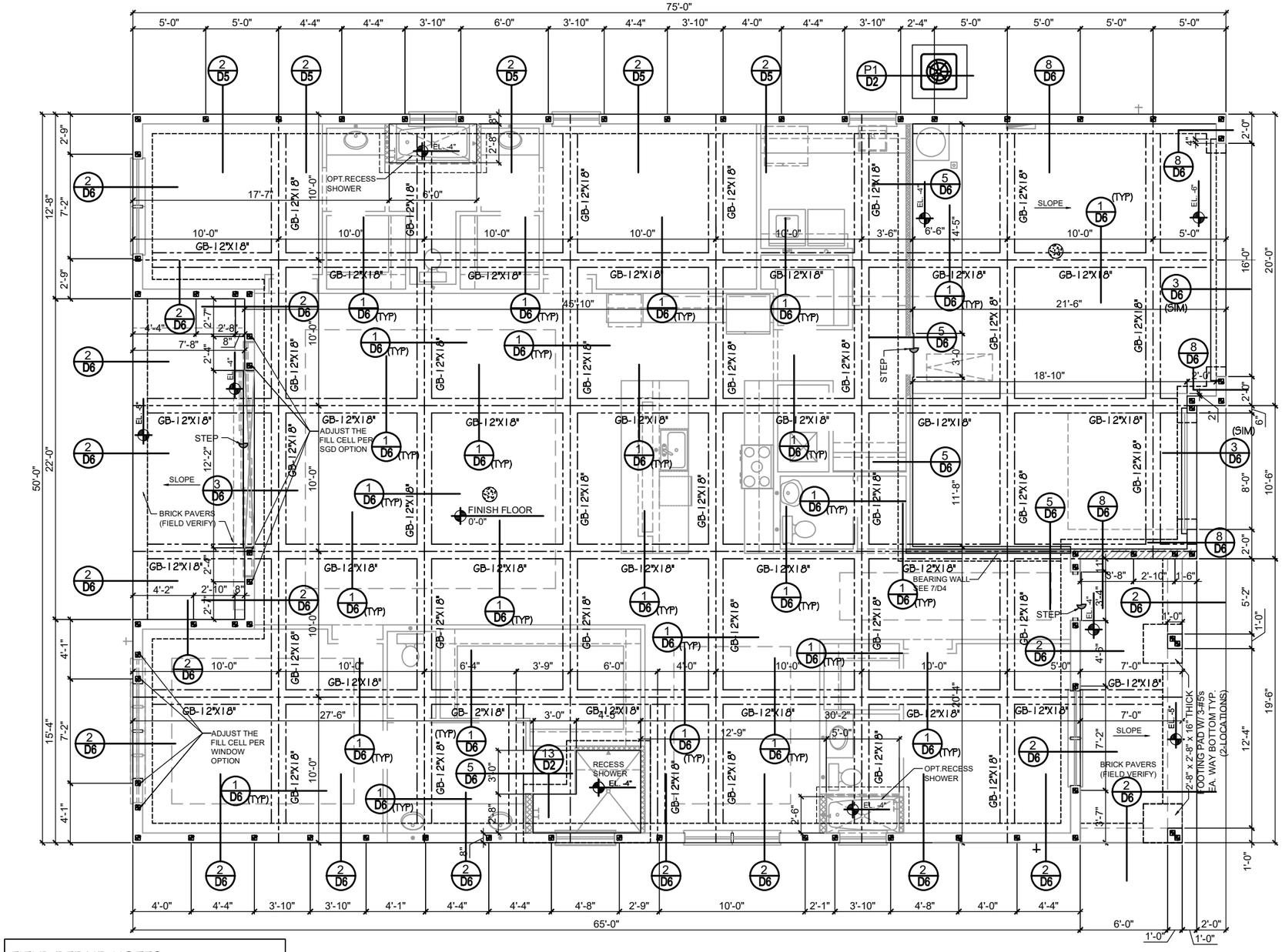

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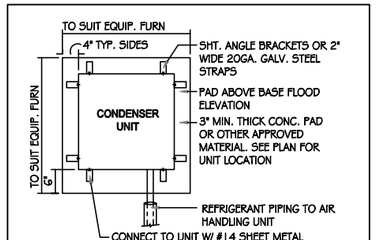

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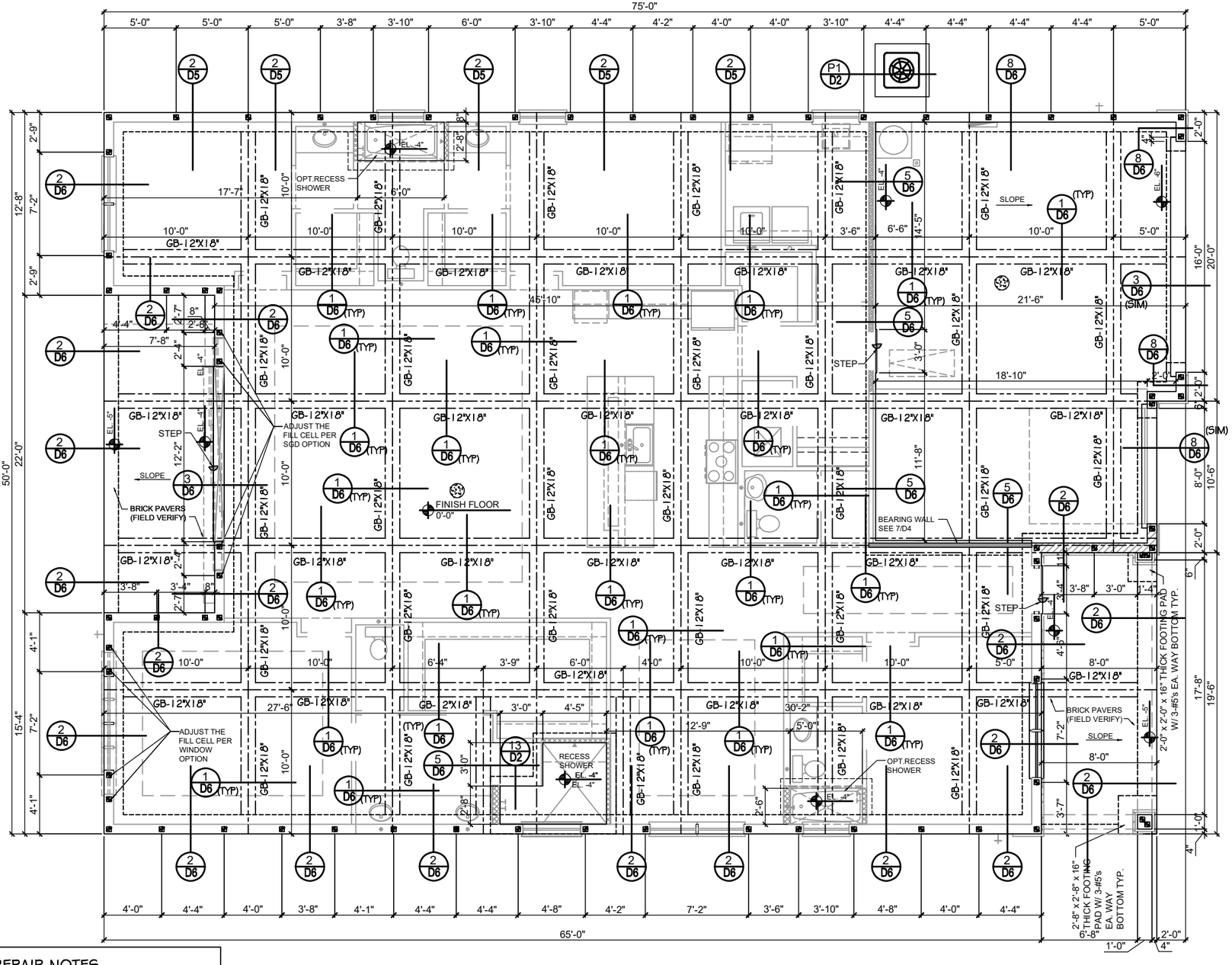

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FOUNDATION PLAN
C (OPT. 3 CAR GARAGE)

TSG
Making Dreams Come True
TOTAL SOLUTIONS GROUP
258 Southhall Lane, Suite 200
Maitland, Florida, 32751
(407) 880 2333
100% Employee Owned
myTSGhome.com

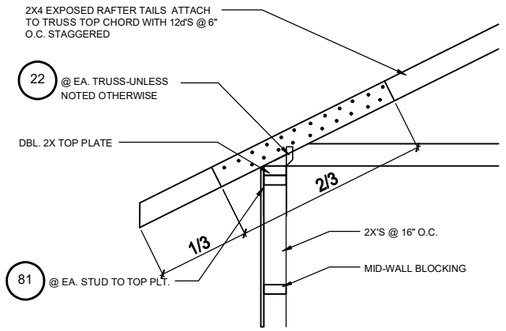
ITEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineland Road Suite A6 Orlando, FL. 32811
Ph: (407) 734-1450
Fax: (407) 734-1790
www.iteglf.com

PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
Foundation Plan

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

S1.3C



A5 S2 DETAIL

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

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC.STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023)FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY KIN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCSI 1.
6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
8. TILE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
9. OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

WALL KEY

T.O.WALL 10'-0"

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

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

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

FIELD REPAIR NOTES

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

2- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1¼" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1¼"+ - REQUIRE SPECIAL ENGINEERING LETTER.

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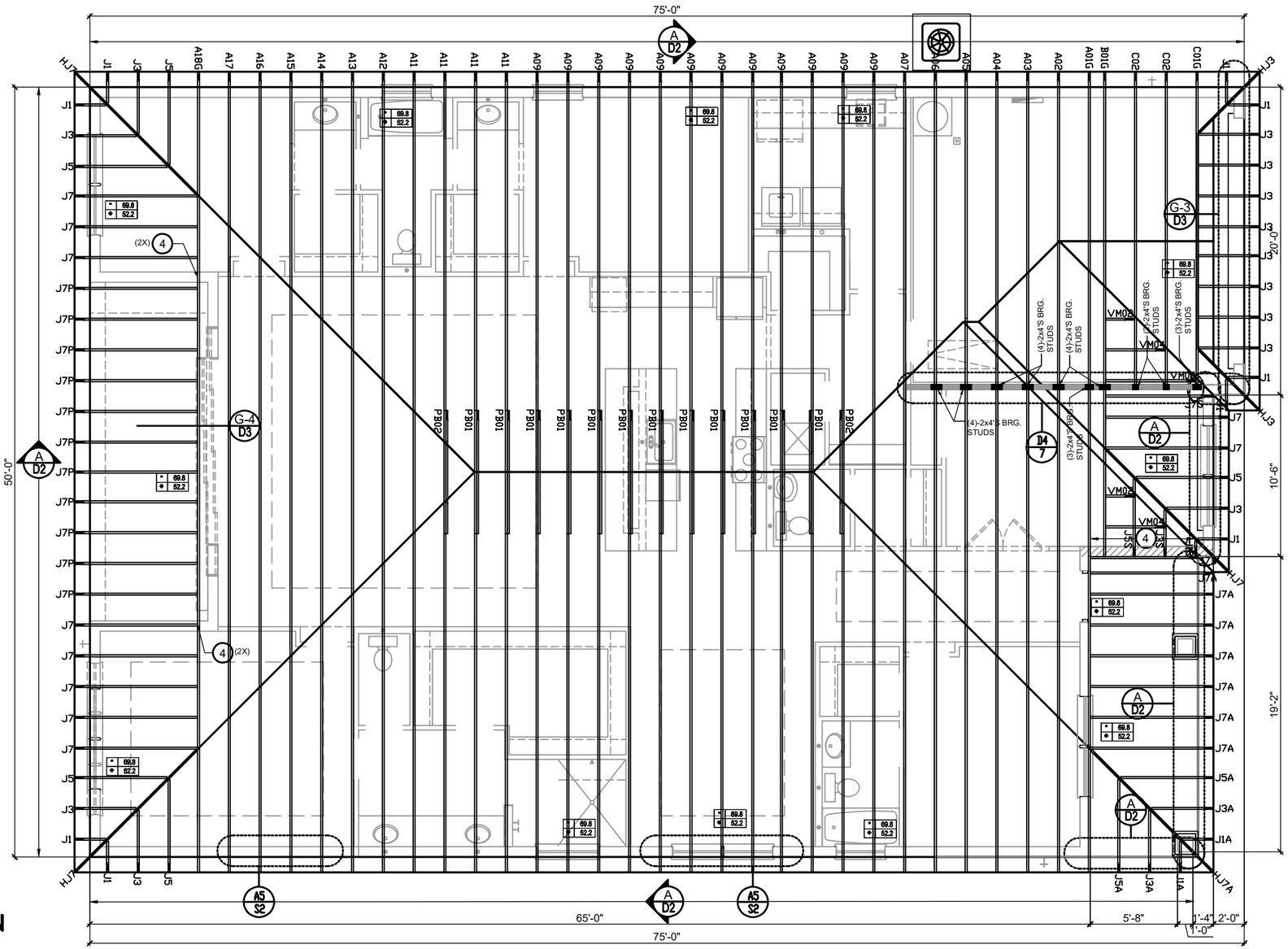
ROOF FRAMING PLAN
A (STANDARD)



CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	SIMPSON FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A

45	ST18	14-16d	1,200	N/A	103	VGTR/L	32-SDS¼"X3"/(2) 7/8" BLT	3,990	N/A	232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
47	LSTA24	18-10d	1,295	N/A	104	HDU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	5,020	N/A	240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1½"	520	260 / N/A	241	LGT2	30-16d-sinker	2000	1015 / 440
72	MSTC66	64-16d SINKERS	5,495	N/A	167	HHUS46	H:14-16d/J:6-16d	1,550	N/A	301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260	168	U46	H:8-10d/J:4-10d	710	N/A	302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A	303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
81	SPH4,6,8	12-10d x 1½"	885	N/A	184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A	401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
90	ABU66	12-16d	2,240	N/A	214	HUC212-3	HD:(22)0.162"X3½" TAPCON BM: (10) 0.148x3"	1,895	N/A	T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			
89	CB66	(2) 7/8" BOLTS	2,300	985										
92	ABU44	12-16d	2,200	N/A	215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A					
93	AC6 (MAX)	28-16d	1,815	1,070	216	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	3,240	N/A					
94	AC4 (MAX)	28-16d	1,815	1,070										
95	HTS20	20-10d	1,450	N/A	217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A					
96	HD8A	SILL: 7/8" BOLT	7,910	N/A	219	MBHA412	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A					
		STUD:(3) 7/8"X5½" BOLTS												
97	MTSM16	BLOCK: 4-¼"X2¼" TC JOIST : 7-10d	860	N/A	220	N/A	N/A	1,620	N/A					
98	HTT4	SILL: 5/8" BOLT	4,235	N/A	226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A					
		STRAP: 18-16d												
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A	231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A					
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A										

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

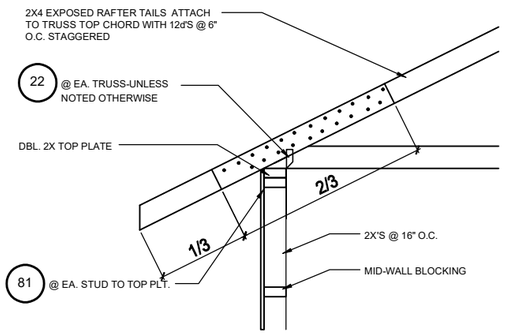
title:

Roof Framing Plan

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

S2.0A

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



A5/S2 DETAIL

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

NOTES

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9. OFF RIDGE VENTS MAXIMUM OPENING SIZES:
- LOMANCO: (2) 9½" DIA.CIRCLES
-MILLENNIUM METAL: 2½"x46" HOLE

WALL KEY

T.O.WALL 10'-0"

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

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

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

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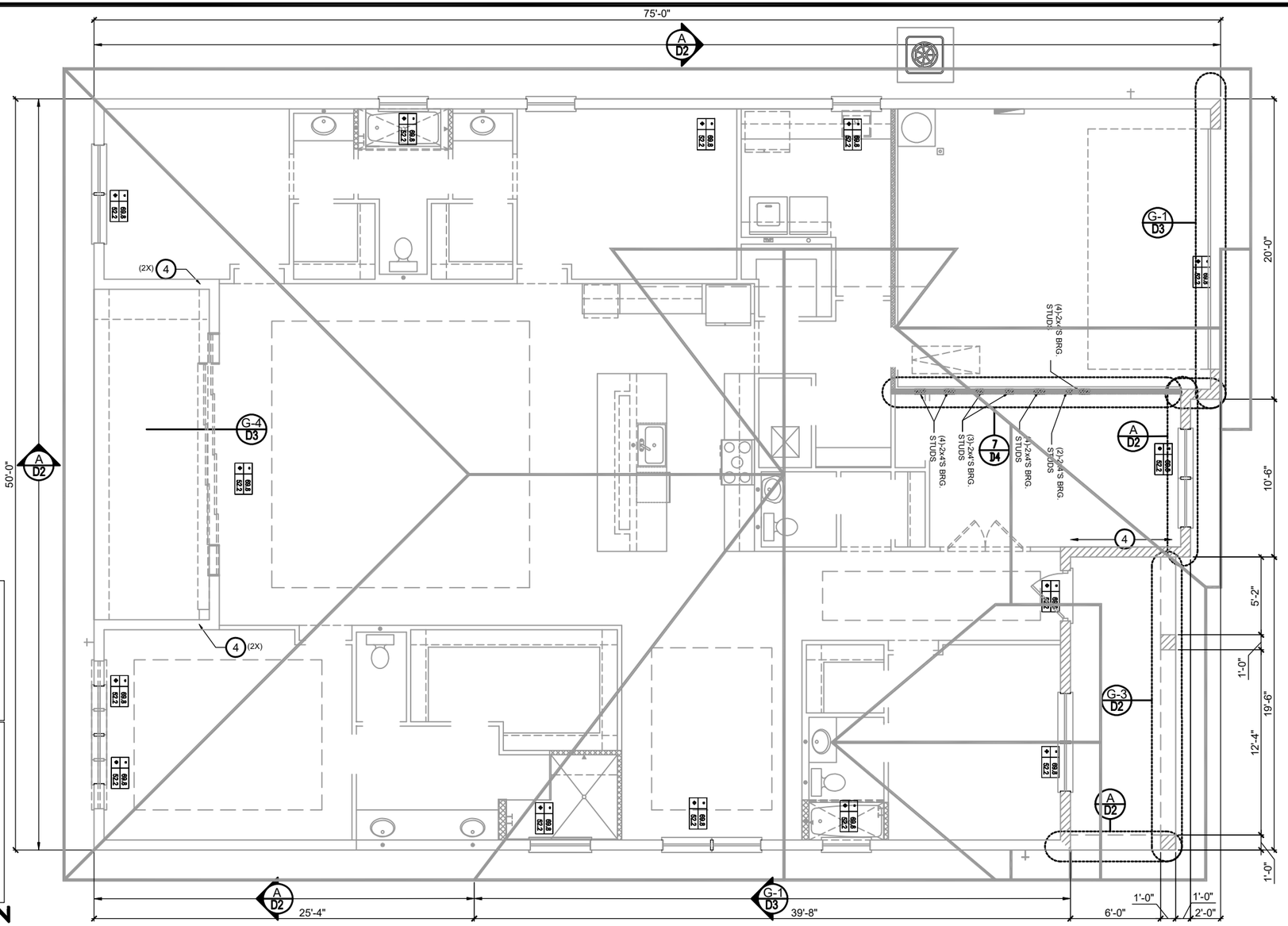
ROOF FRAMING PLAN

B (STANDARD)



CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	SIMPSON FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT	7,910	N/A
		STUD:(3) 7/8"X5½" BOLTS		
97	MTSM16	BLOCK: 4-¼"X2¼" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT	4,235	N/A
		STRAP: 18-16d		
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS¼"X3"/(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	5,020	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A
214	HUC212-3	HD:(22)0.162"X3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"X1¼" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

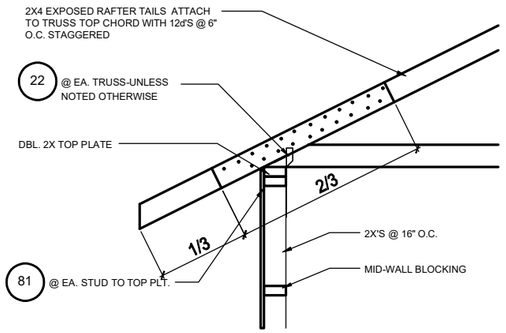
title:

Roof Framing Plan

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

S3.0B

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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NOTES

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WALL KEY

T.O.WALL 10'-0"

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

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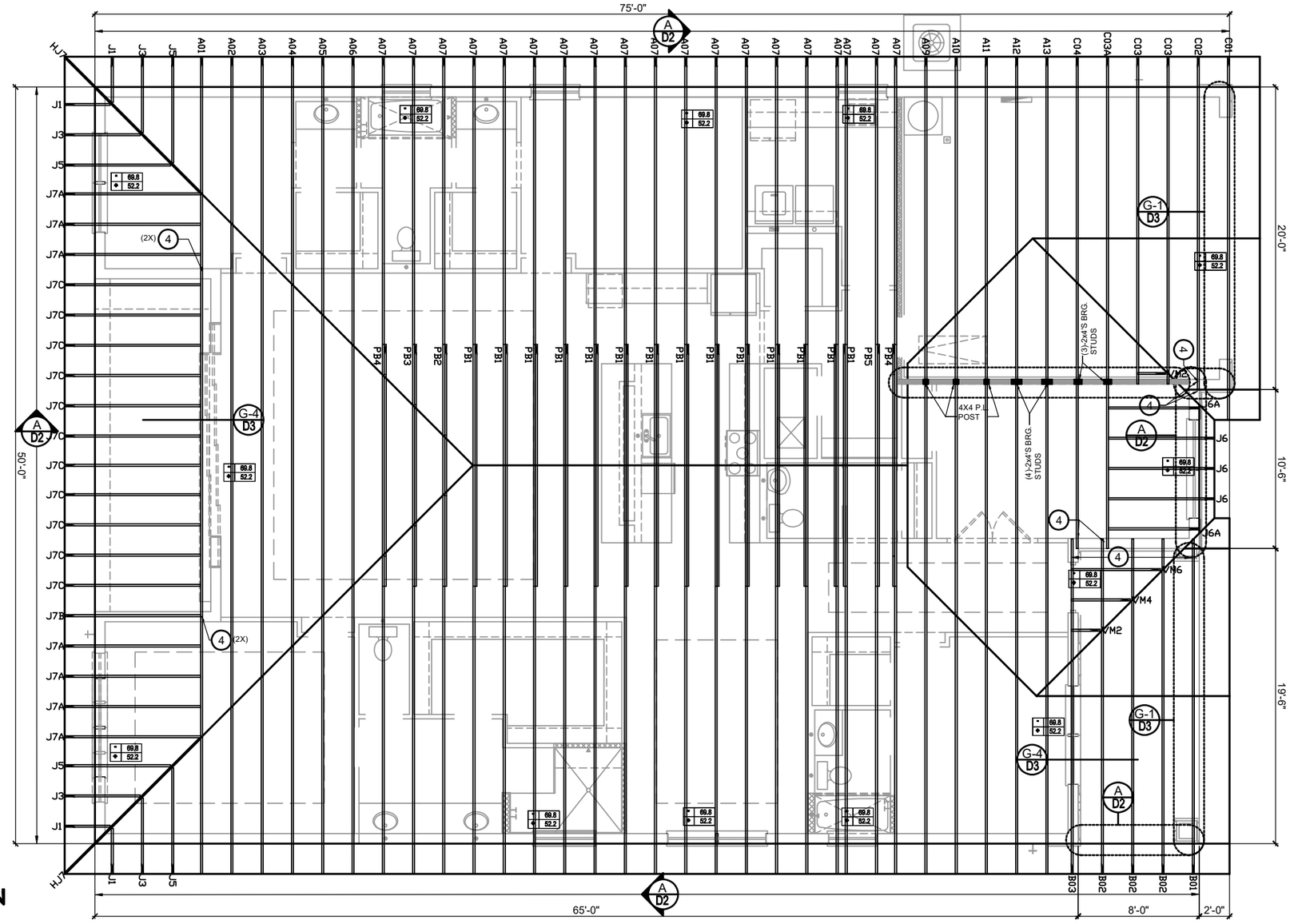

ROOF FRAMING PLAN

C (STANDARD)

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22	H10A	RFT: 8-8d x 1½" / PLT: 8-8d x 1½"	1010	660/550
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d / PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT STUD:(3) 7/8"X5½" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-¼"X2¼" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS¼"X3"/(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	5,020	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A
214	HUC212-3	HD:(22)0.162"X3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

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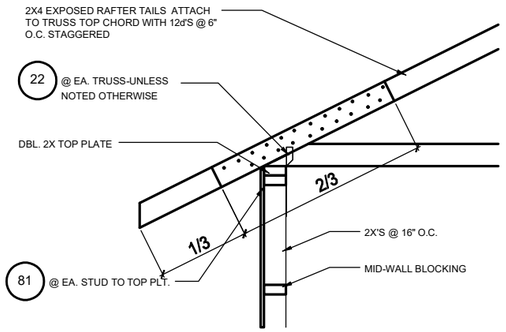
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
Roof Framing Plan

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

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.



A5/S2 DETAIL

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

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE 24" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC.STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023)FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY KIN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCSI 1.
6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
8. TILE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
9. OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

WALL KEY

T.O.WALL 10'-0"

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

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

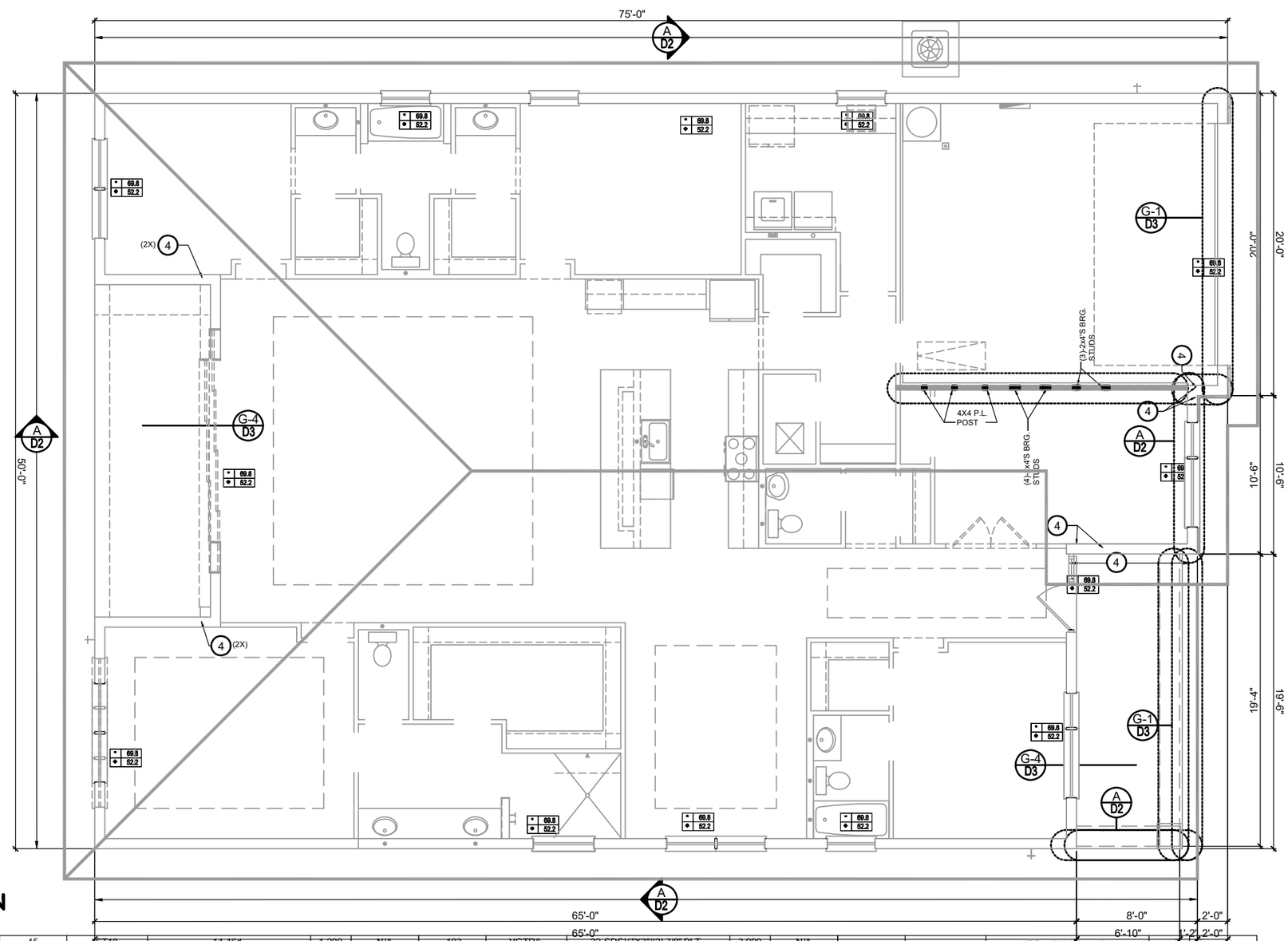
NOTE: DESIGN PRESSURES BASED ULTIMATE WIND SPEED TO OBTAIN NOMINAL "ASD" WIND PRESSURES MULTIPLY VALUES SHOWN BY A FACTOR OF 0.6

FIELD REPAIR NOTES

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

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

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



ROOF FRAMING PLAN

D (STANDARD)

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	SIMPSON FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A

45	ST18	14-16d	1,200	N/A	103	VGTR/L	32-SDS¼"X3"/(2) 7/8" BLT	3,990	N/A
47	LSTA24	18-10d	1,295	N/A	104	HDU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	5,020	N/A
71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1½"	520	260 / N/A
72	MSTC66	64-16d SINKERS	5,495	N/A	167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260	168	U46	H:8-10d/J:4-10d	710	N/A
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A
81	SPH4,6,8	12-10d x 1½"	885	N/A	184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A
90	ABU66	12-16d	2,240	N/A	214	HUC212-3	HD:(22)0.162"X3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985					
92	ABU44	12-16d	2,200	N/A	215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
93	AC6 (MAX)	28-16d	1,815	1,070	216	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	3,240	N/A
94	AC4 (MAX)	28-16d	1,815	1,070					
95	HTS20	20-10d	1,450	N/A	217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A
96	HD8A	SILL: 7/8" BOLT	7,910	N/A	219	MBHA412	H:1-ATR3/4X8 TOP&FACE	3,145	N/A
		STUD:(3) 7/8"X5½" BOLTS					JOIST: 18-10d		
97	MTSM16	BLOCK: 4-¼"X2¼" TC JOIST : 7-10d	860	N/A	220	N/A	N/A	1,620	N/A
98	HTT4	SILL: 5/8" BOLT	4,235	N/A	226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
		STRAP: 18-16d							
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A	231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A					

232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
Roof Framing Plan

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

S2.0D

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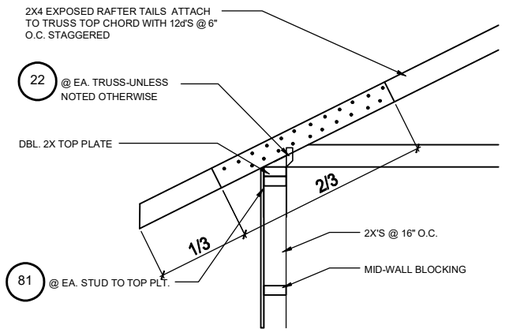


A5/S2 DETAIL

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

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC.STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023)FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY KIN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCSI 1.
6. REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
8. TILE ROOF : UNDERLAYMENT TO BE INSTALLED IAW FBCR 2023, 8TH EDITION R905.1.1. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
9. OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

WALL KEY

T.O.WALL 10'-0"

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

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

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

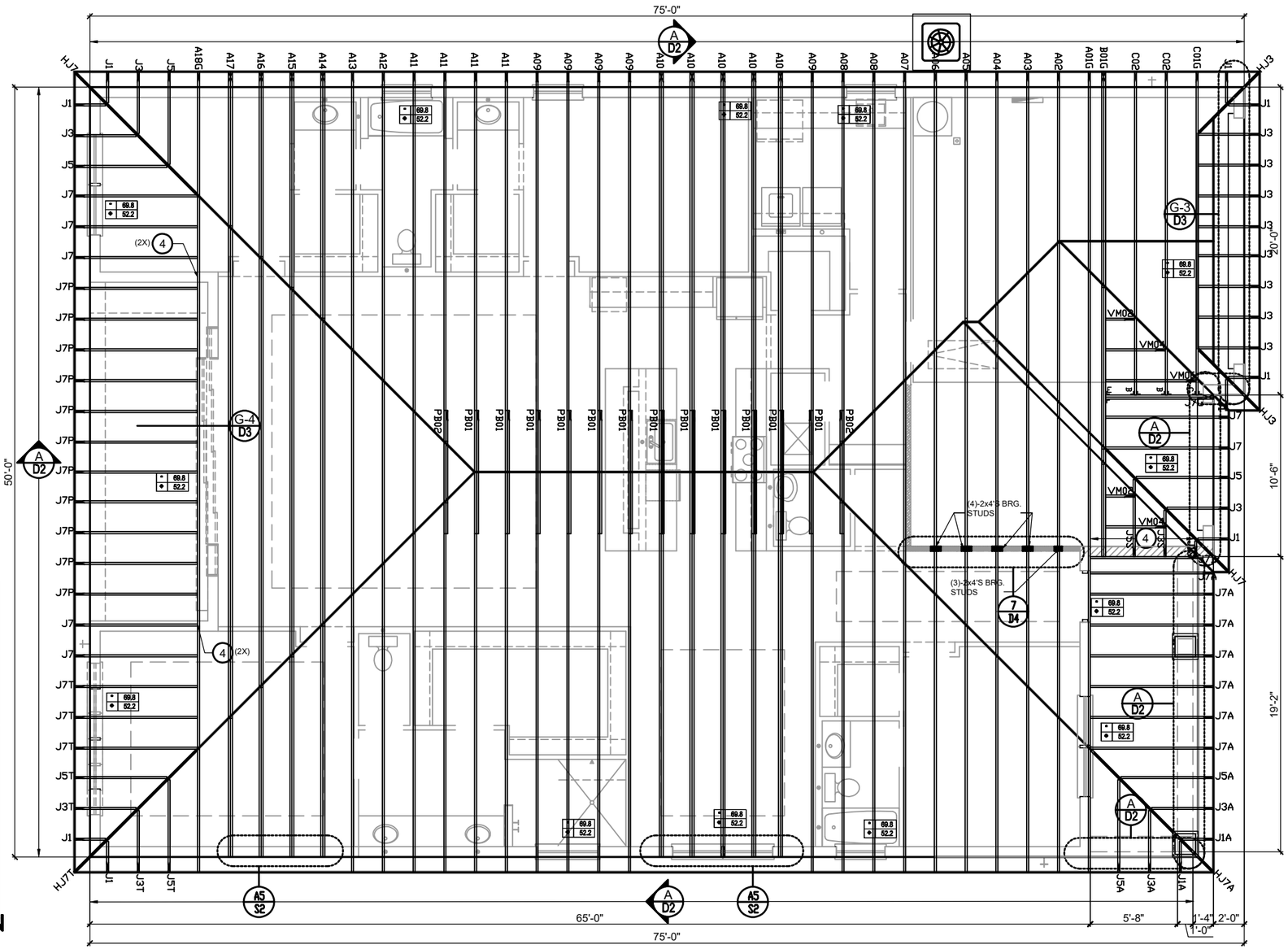
FIELD REPAIR NOTES

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

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

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

ROOF FRAMING PLAN
A (OPT. 3 CAR GARAGE)



CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	SIMPSON FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½" / PLT: 8-8d x 1½"	1010	660/550
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d / PLT / STD: 10-8d	985	400 / N/A
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A
45	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	885	N/A
90	ABU66	12-16d	2,240	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985
92	ABU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	1,815	1,070
94	AC4 (MAX)	28-16d	1,815	1,070
95	HTS20	20-10d	1,450	N/A
96	HD8A	SILL: 7/8" BOLT / STUD:(3) 7/8"X5½" BOLTS	7,910	N/A
97	MTSM16	BLOCK: 4-¼"X2¼" TC JOIST : 7-10d	860	N/A
98	HTT4	SILL: 5/8" BOLT / STRAP: 18-16d	4,235	N/A
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A
103	VGTR/L	32-SDS¼"X3"/(2) 7/8" BLT	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	5,020	N/A
110	HCP2	12-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	1,550	N/A
168	U46	H:8-10d/J:4-10d	710	N/A
181	HUS26	20-16d	1,550	N/A
184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A
214	HUC212-3	HD:(22)0.162"X3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
216	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
220	N/A	N/A	1,620	N/A
226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:

Roof Framing Plan

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

S2.1A

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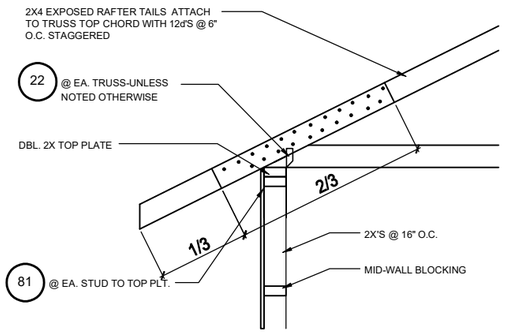

A5 / S2 **DETAIL**

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

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC.STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023)FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY KIN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCSI 1.
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9. OFF RIDGE VENTS MAXIMUM OPENING SIZES:
   - LOMANCO: (2) 9½" DIA.CIRCLES
   -MILLENNIUM METAL: 2½"x46" HOLE

WALL KEY

T.OWALL 10'-0"

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

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

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

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

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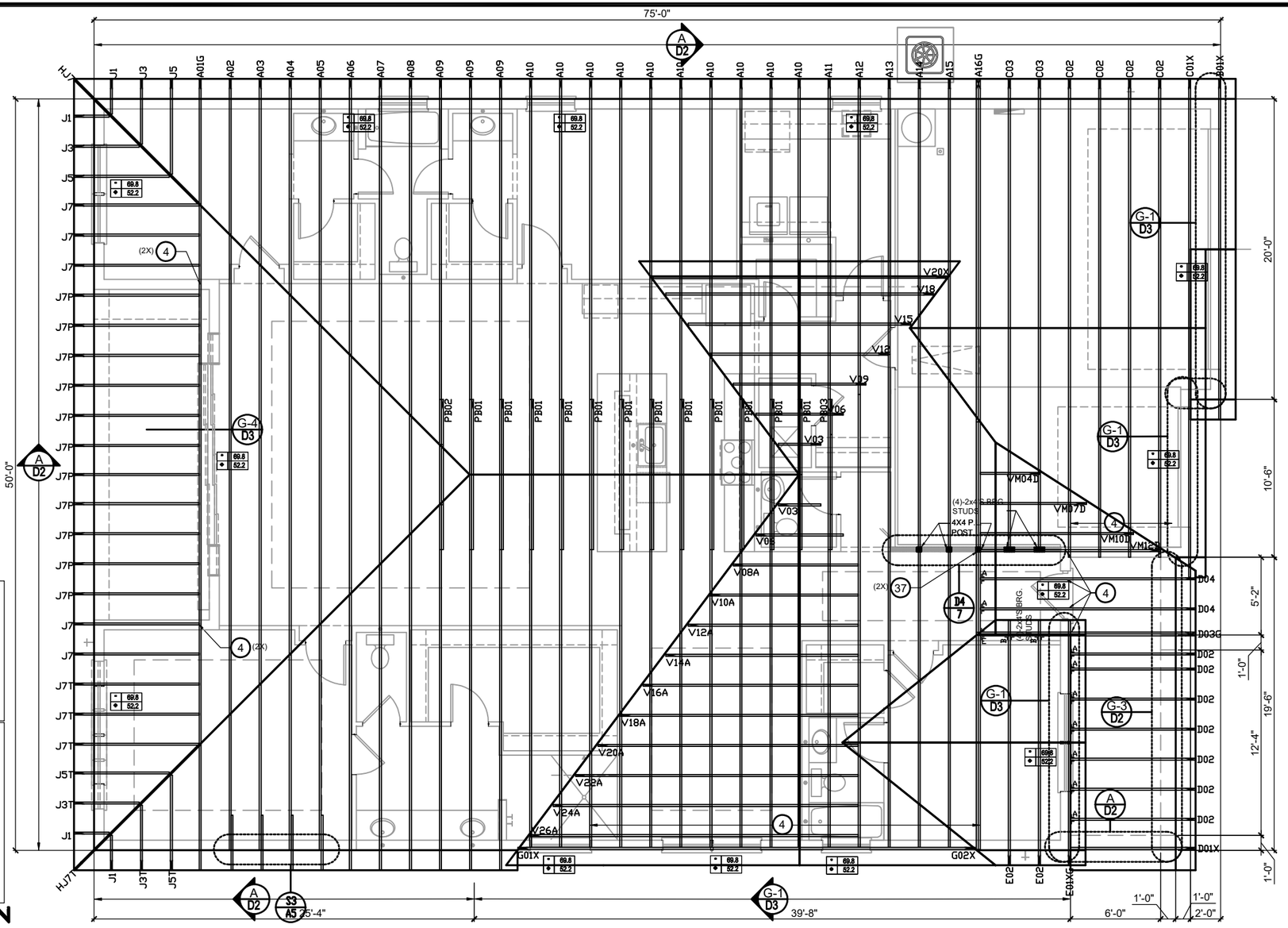
3- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE

ROOF FRAMING PLAN
B (STANDARD)



CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	SIMPSON FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	1,810	65 / 960
5	DETAL20	18-10d x 1½"	2,480	2000/ 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1¼"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1¼"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
38	MTS16	14-10d	990	N/A
39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A

45	ST18	14-16d	1,200	N/A	103	VGTR/L	32-SDS¼"X3"/(2) 7/8" BLT	3,990	N/A	232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
47	LSTA24	18-10d	1,295	N/A	104	HDU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	5,020	N/A	240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1½"	520	260 / N/A	241	LGT2	30-16d-sinker	2000	1015 / 440
72	MSTC66	64-16d SINKERS	5,495	N/A	167	HHUS46	H:14-16d/J:6-16d	1,550	N/A	301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260	168	U46	H:8-10d/J:4-10d	710	N/A	302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A	303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
81	SPH4,6,8	12-10d x 1½"	885	N/A	184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A	401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
90	ABU66	12-16d	2,240	N/A	214	HUC212-3	HD:(22)0.162"X3½" TAPCON BM: (10) 0.148x3"	1,895	N/A	T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			
89	CB66	(2) 7/8" BOLTS	2,300	985										
92	ABU44	12-16d	2,200	N/A	215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A					
93	AC6 (MAX)	28-16d	1,815	1,070	216	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	3,240	N/A					
94	AC4 (MAX)	28-16d	1,815	1,070										
95	HTS20	20-10d	1,450	N/A	217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A					
96	HD8A	SILL: 7/8" BOLT	7,910	N/A										
		STUD:(3) 7/8"X5½" BOLTS			219	MBHA412	H:1-ATR3/4X8 TOP&FACE	3,145	N/A					
97	MTSM16	BLOCK: 4-¼"X2¼" TC JOIST : 7-10d	860	N/A			JOIST: 18-10d							
					220	N/A	N/A	1,620	N/A					
98	HTT4	SILL: 5/8" BOLT	4,235	N/A	226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A					
		STRAP: 18-16d												
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A	231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A					
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A										

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Fax: (407) 734-1790
www.itegfl.com

PARK SQUARE HOMES
2945 PATAGONIA
MASTER

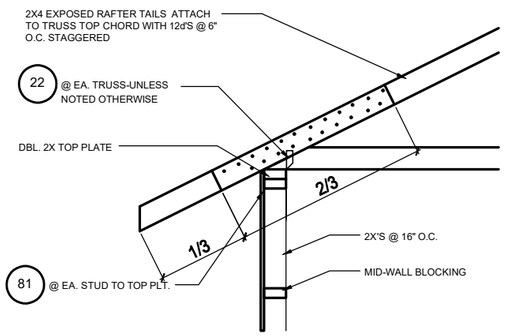
title:

Roof Framing Plan

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

S3.1B

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



A5/S2 DETAIL

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

NOTES

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WALL KEY

T.O.WALL 10'-0"

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

+ XXX ULTIMATE DESIGNED POSITIVE PRESSURE
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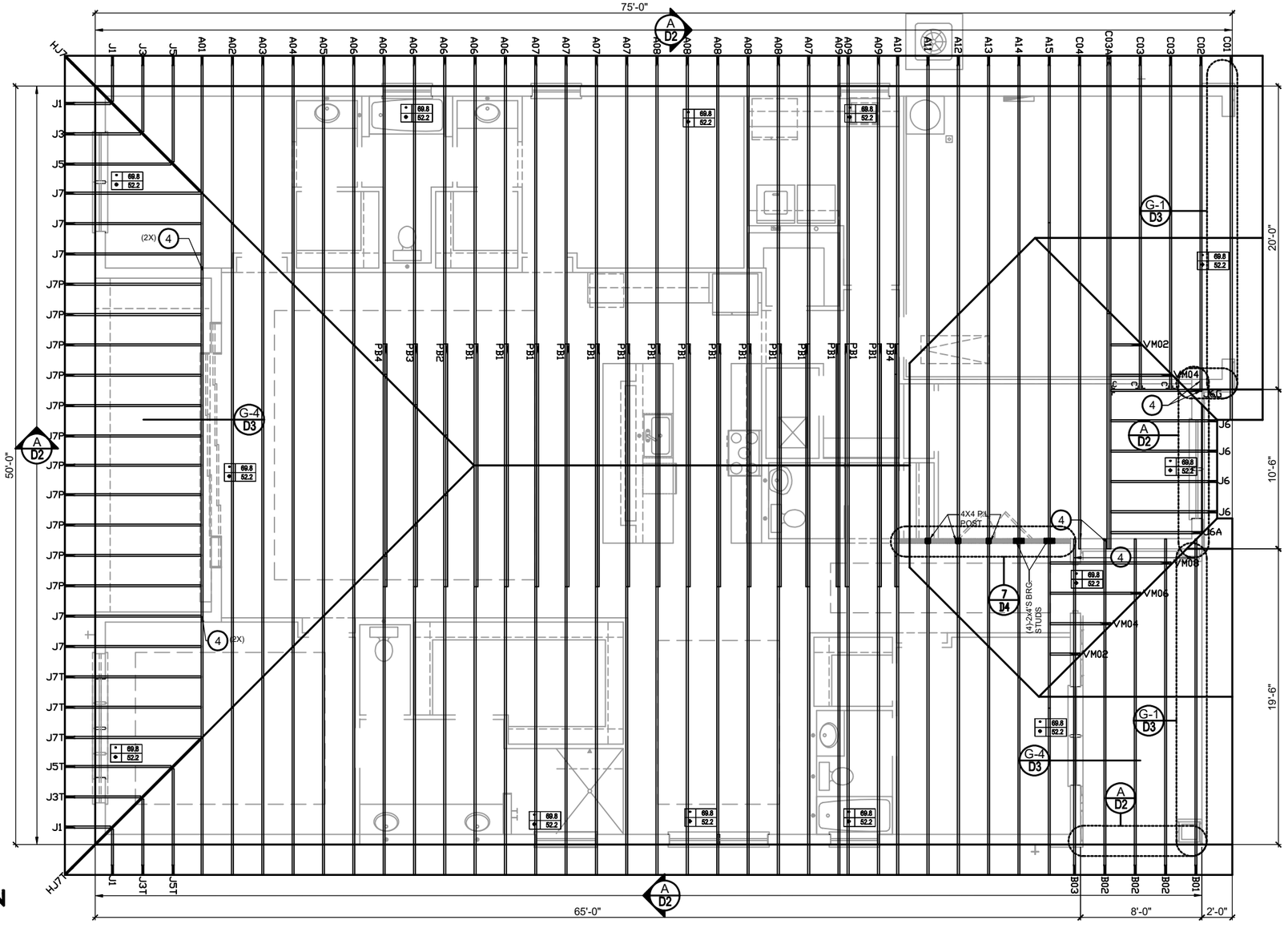
ROOF FRAMING PLAN
C (OPT. 3 CAR GARAGE)



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		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
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72	MSTC66	64-16d SINKERS	5,495	N/A	167	HHUS46	H:14-16d/J:6-16d	1,550	N/A	
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81	SPH4,6,8	12-10d x 1½"	885	N/A	184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A	
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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
Roof Framing Plan

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

S2.1C

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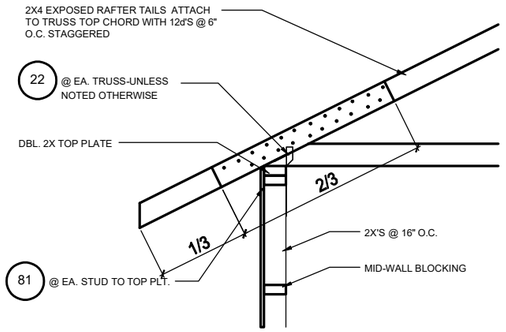

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T.O.WALL 10'-0"

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SEE PLAN DESIGN WIND PRESSURE

+ XXX
- XXX

ULTIMATE DESIGNED POSITIVE PRESSURE
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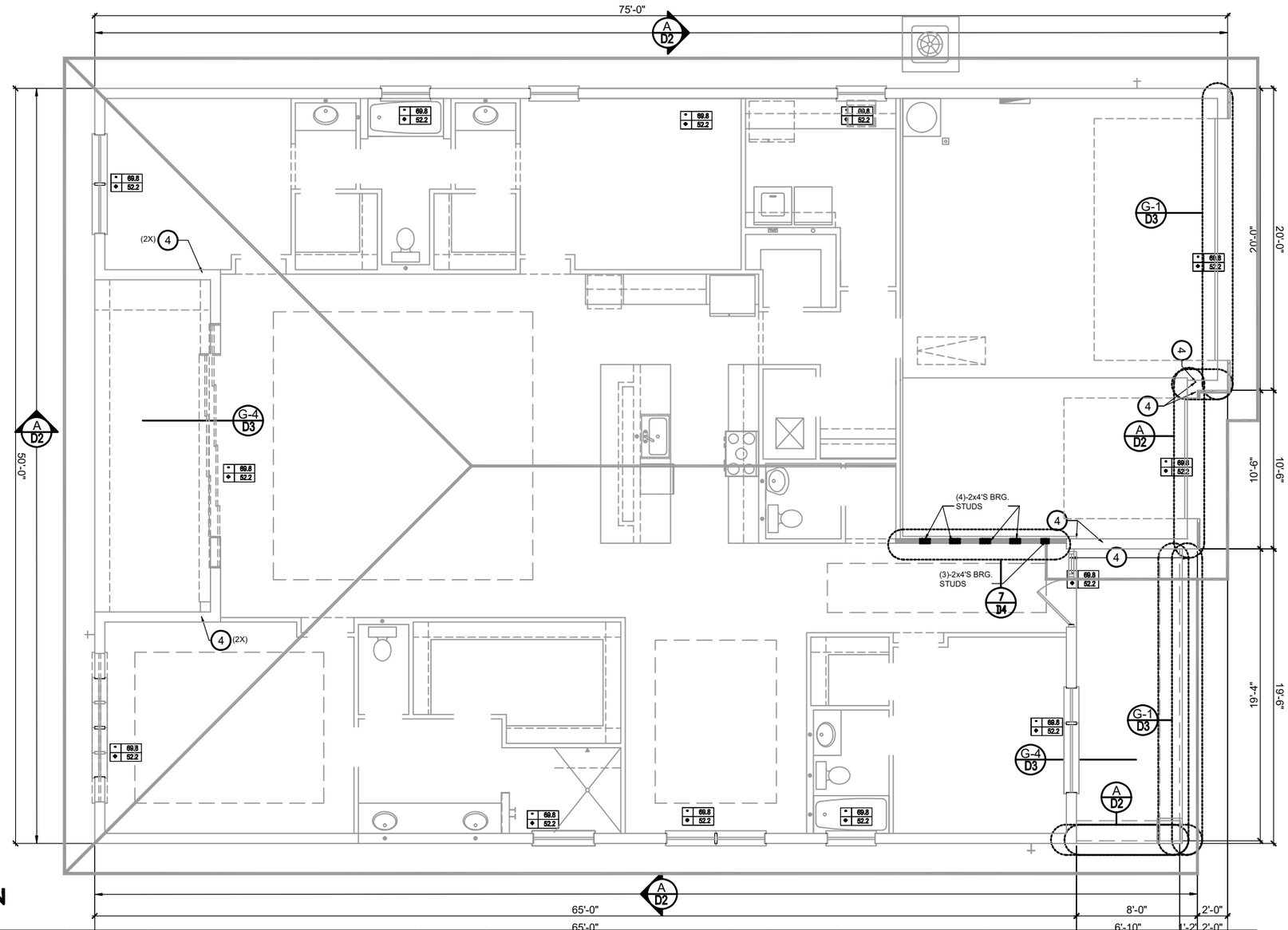

ROOF FRAMING PLAN

D (OPT. 3 CAR GARAGE)

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21	H1	RFT:6-8dx1½"/PLT:4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1½"	1010	660/550
		PLT: 8-8d x 1½"		
23	LUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	985	400 / N/A
		PLT / STD: 10-8d		
26	H2.5	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A
37	MTS12	14-10d	990	N/A
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39	MTS30	14-10d	990	N/A
43	LSTA12	10-10d	905	N/A

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79	SP1	STD:6-10d / PLT:4-10d	535	560 / 260	168	U46	H:8-10d/J:4-10d	710	N/A
80	SP2	STD:6-10d / PLT:6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A
81	SPH4,6,8	12-10d x 1½"	885	N/A	184	HUC28-2	H:14-16d/J:4-10d	1,085	N/A
90	ABU66	12-16d	2,240	N/A	214	HUC212-3	HD:(22)0.162"X3½" TAPCON BM: (10) 0.148x3"	1,895	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985					
92	ABU44	12-16d	2,200	N/A	215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A
93	AC6 (MAX)	28-16d	1,815	1,070	216	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	3,240	N/A
94	AC4 (MAX)	28-16d	1,815	1,070					
95	HTS20	20-10d	1,450	N/A	217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A
96	HD8A	SILL: 7/8" BOLT	7,910	N/A					
		STUD:(3) 7/8"X5½" BOLTS			219	MBHA412	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
97	MTSM16	BLOCK: 4-¼"X2¼" TC JOIST : 7-10d	860	N/A					
					220	N/A	N/A	1,620	N/A
98	HTT4	SILL: 5/8" BOLT	4,235	N/A	226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
		STRAP: 18-16d							
99	A35	H:4-8dx1½"/P:4-8dx1½"	440	440 / N/A	231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A					

232	MBHA5.50/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
240	H16	R:2-10dx1½"P:10-10dx1½"	1,470	480 / N/A
241	LGT2	30-16d-sinker	2000	1015 / 440
301	MGT	(1) 5/8"BLTS./GIR: 22-10d	3,965	N/A
302	HGT-2 or 3	LTL:3/4"BLTS./GIR: 8-10d	6485	N/A
303	HGT-4	LTL:3/4"BLTS./GIR: 16-10d	9,250	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	1,700	N/A
T	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:

Roof Framing Plan

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

S2.1D

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

8" PRECAST & PRESTRESSED U-LINTELS

GRAVITY

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

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

GRAVITY

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

8" PRECAST & PRESTRESSED U-LINTELS

UPLIFT

LENGTH \ TYPE	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T	LATERAL 8U8	LATERAL 8F8
2'-10" (34") PRECAST	2727 / 2727	2878 / 2784	4101 / 3981	5332 / 5190	6569 / 6407	7811 / 7630	9055 / 8857	2021	2021
3'-6" (42") PRECAST	2165 / 2165	2289 / 2215	3260 / 3165	4237 / 4125	5219 / 5091	6204 / 6061	7192 / 7036	1257	1257
4'-0" (48") PRECAST	1878 / 1878	1989 / 1925	2832 / 2750	3680 / 3583	4532 / 4422	5387 / 5264	6245 / 6110	938	938
4'-6" (54") PRECAST	1660 / 1660	1762 / 1705	2507 / 2435	3257 / 3171	4010 / 3913	4767 / 4658	5525 / 5406	727	727
5'-4" (64") PRECAST	1393* / 1393	1484 / 1437	2110 / 2050	2741 / 2670	3375 / 3293	4010 / 3920	4648 / 4549	505	505
5'-10" (70") PRECAST	1272* / 1272	1357 / 1315	1930 / 1875	2505 / 2441	3084 / 3010	3665 / 3583	4247 / 4157	418	418
6'-6" (78") PRECAST	1141* / 1141	1200 / 1182	1733 / 1684	2250 / 2192	2769 / 2703	3290 / 3216	3812 / 3732	707	887
7'-6" (90") PRECAST	959* / 990	912 / 1029	1475 / 1466	1914 / 1907	2354 / 2351	2797 / 2797	3240 / 3245	591	657
9'-4" (112")PRECAST	801* / 801	612 / 755	980 / 1192	1269 / 1550	1560 / 1910	1852 / 2271	2144 / 2634	454	630
10'-6" (126") PRECAST	716* / 716	498 / 611	793 / 1039	1027 / 1389	1261 / 1711	1496 / 2034	1731 / 2358	396	493
11'-4" (136") PRECAST	666* / 666	439 / 535	696 / 905	899 / 1295	1104 / 1595	1309 / 1896	1515 / 2198	363	556
12'-0" (144") PRECAST	607* / 631	400 / 486	631 / 818	816 / 1209	1001 / 1514	1186 / 1799	1372 / 2086	340	494
13'-4" (160") PRECAST	500* / 573	340 / 409	532 / 682	686 / 1004	841 / 1367	997 / 1637	1153 / 1897	302	398
14'-0" (168") PRECAST	458* / 548	316 / 378	493 / 629	635 / 922	778 / 1254	922 / 1567	1065 / 1816	286	360
14'-8" (176") PRESTRESSED	243 / 243	295 / 352	459 / 582	591 / 852	724 / 1156	857 / 1491	990 / 1742	N.R.	357
15'-4" (184") PRESTRESSED	228 / 228	278 / 329	430 / 542	553 / 791	677 / 1072	801 / 1381	925 / 1676	N.R.	327
17'-4" (208") PRESTRESSED	188 / 188	236 / 276	361 / 449	464 / 649	567 / 874	670 / 1121	774 / 1389	N.R.	255
19'-4" (232") PRESTRESSED	165 / 165	207 / 239	313 / 383	401 / 550	490 / 736	578 / 940	667 / 1160	N.R.	204
21'-4" (256") PRESTRESSED	145 / 142	186 / 212	278 / 336	356 / 477	433 / 635	512 / 807	590 / 993	N.R.	172
22'-0" (264") PRESTRESSED	140 / 137	180 / 205	268 / 322	343 / 457	418 / 607	493 / 771	568 / 947	N.R.	161
24'-0" (288") PRESTRESSED	127 / 124	165 / 186	244 / 290	312 / 408	380 / 538	447 / 680	515 / 833	N.R.	135

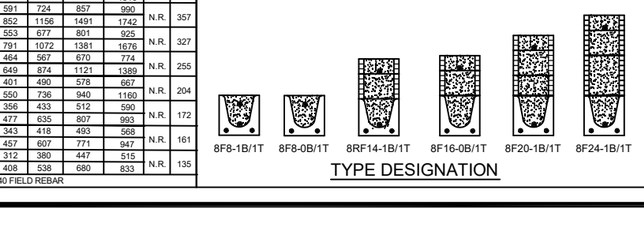
*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

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

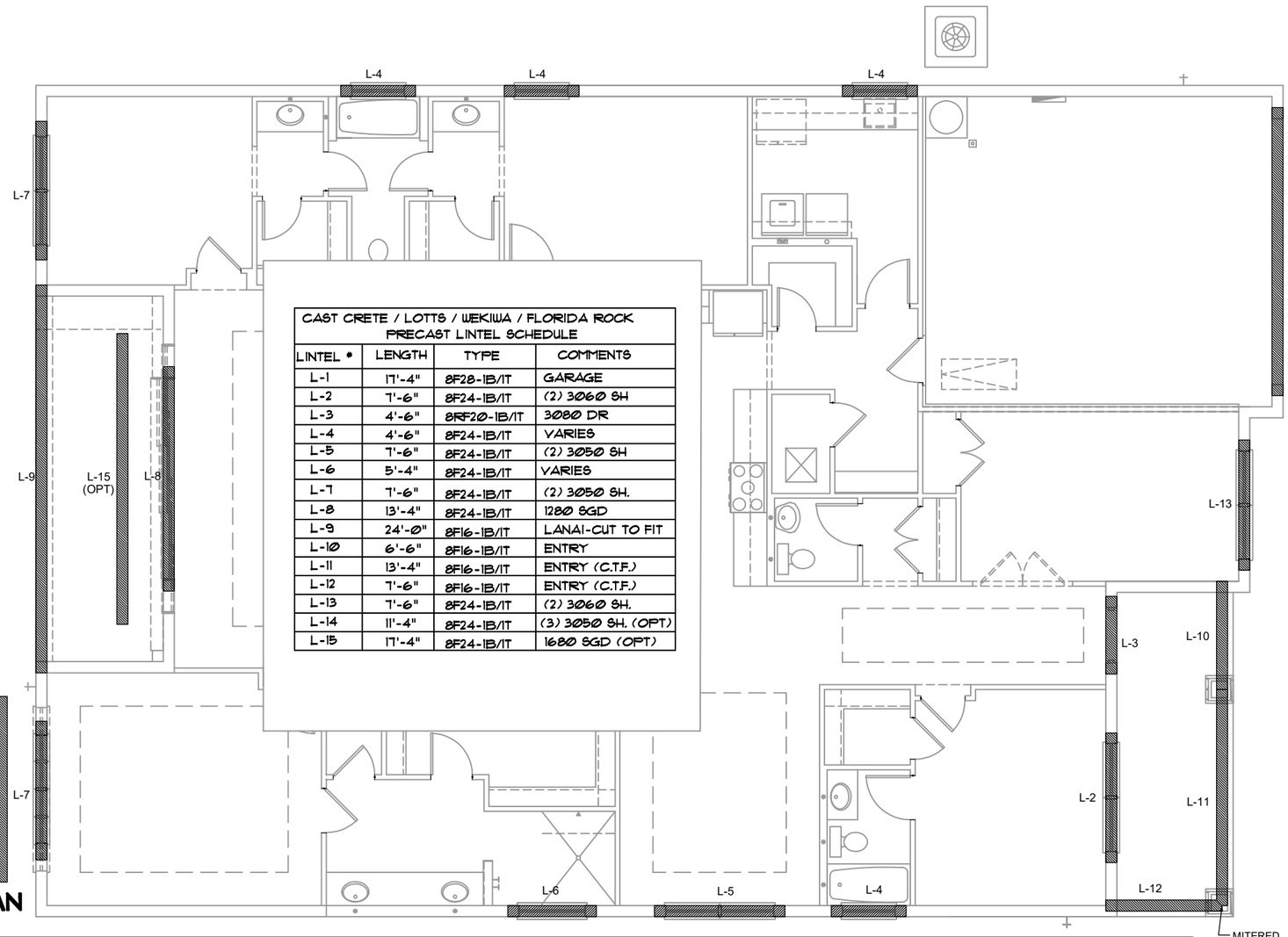
UPLIFT

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

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



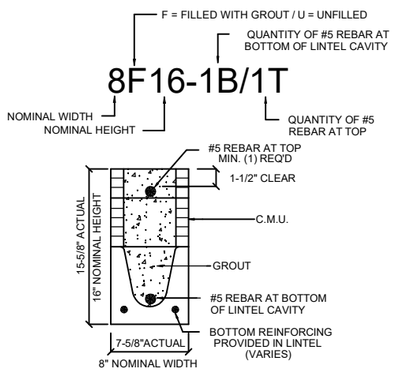
TYPE DESIGNATION



PRECAST LINTEL PLAN
A (STANDARD)

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE

LINTEL #	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F28-1B/1T	GARAGE
L-2	7'-6"	8F24-1B/1T	(2) 3060 SH
L-3	4'-6"	8RF20-1B/1T	3080 DR
L-4	4'-6"	8F24-1B/1T	VARIES
L-5	7'-6"	8F24-1B/1T	(2) 3050 SH
L-6	5'-4"	8F24-1B/1T	VARIES
L-7	7'-6"	8F24-1B/1T	(2) 3050 SH.
L-8	13'-4"	8F24-1B/1T	1280 SGD
L-9	24'-0"	8F16-1B/1T	LANAI-CUT TO FIT
L-10	6'-6"	8F16-1B/1T	ENTRY
L-11	13'-4"	8F16-1B/1T	ENTRY (C.T.F.)
L-12	7'-6"	8F16-1B/1T	ENTRY (C.T.F.)
L-13	7'-6"	8F24-1B/1T	(2) 3060 SH.
L-14	11'-4"	8F24-1B/1T	(3) 3050 SH. (OPT)
L-15	17'-4"	8F24-1B/1T	1680 SGD (OPT)



MATERIALS

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

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

SAFE LOAD TABLE NOTES

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

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:

PreCast Lintel Plan

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

L1.0A

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

8" PRECAST & PRESTRESSED U-LINTELS

GRAVITY

LENGTH \ TYPE	8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
		8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B
2'-10" (34") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
		3166	4473	6039	7526	9004	10472	11936
3'-6" (42") PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
		3166	4473	6039	7526	9004	10472	11936
4'-0" (48") PRECAST	2029	2325	2496	3467	4438	5410	6384	7358
		2646	4473	6039	7526	9004	10472	11936
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
7'-6" (90") PRECAST	767	1029	1675	2385	1994	2439	2886	3333
		1029	1675	2610	3839	5596	6613	5047
8'-0" (96") PRECAST	670	830	1362	1927	1602	1961	2320	2680
		899	1445	2214	3192	4533	6513	4087
8'-8" (104") PRECAST	618	767	1257	1779	1479	1810	2142	2474
		829	1332	2044	2946	4184	6012	3773
9'-4" (112") PRECAST	573	632	1049	1469	1210	1482	1754	2027
		768	1212	1818	2544	3469	4030	3127
10'-6" (126") PRECAST	456	482	802	1125	915	1122	1328	1535
		658	1025	1514	2081	2774	3130	2404
11'-4" (136") PRECAST	445	598	935	1365	1854	2355	1793	2075
		598	935	1365	1854	2441	3155	4044
12'-0" (144") PRECAST	414	545	864	1254	1689	2074	1570	1818
		555	864	1254	1693	2211	2832	3590
13'-4" (160") PRECAST	362	427	726	1028	1331	1635	1224	1418
		485	748	1076	1438	1855	2343	2920
14'-0" (168") PRECAST	338	381	648	919	1190	1462	1087	1260
		455	700	1003	1335	1714	2153	2666
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		465	765	1370	2045	2610	3185	3765
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		420	695	1250	1855	2370	2890	3410
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		310	530	950	1400	1800	2200	2600
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		240	400	750	1090	1400	1720	2030
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		183	330	610	940	1340	1780	2110
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		160	300	570	870	1250	1660	1970
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		130	240	470	720	1030	1350	1610

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

GRAVITY

LENGTH \ TYPE	8RU6	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'-4"(52") PRECAST	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
		1702	3412	4982	6472	7947	9416	10878
5'-8"(68") PRECAST	785	832	1602	1550	2058	2566	3075	3585
		1153	2162	4074	6472	6516	5814	6839
5'-10(70") 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	4522
		907	1677	2933	4100	6730	8177	6707
7'-6"(90") PRECAST	665	761	1377	2252	1958	2451	2944	3439
		764	1377	2329	3609	5492	6624	5132
9'-8"(116")PRECAST	371	420	834	1253	1071	1342	1614	1886
		535	928	1497	2179	2618	3595	2875

8" PRECAST & PRESTRESSED U-LINTELS

UPLIFT

LENGTH \ TYPE	8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	LATERAL 8U8	LATERAL 8F8
	8F8-2T	8F12-2T	8F16-2T	8F20-2T	8F24-2T	8F28-2T	8F32-2T		
2'-10" (34") PRECAST	2727	2878	4101	5332	6569	7811	9055	2021	2021
	2727	2784	3981	5190	6407	7630	8857		
3'-6" (42") PRECAST	2165	2289	3260	4237	5219	6204	7192	1257	1257
	2165	2215	3165	4125	5091	6061	7036		
4'-0" (48") PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938
	1878	1925	2750	3583	4422	5264	6110		
4'-6" (54") PRECAST	1660	1762	2507	3257	4010	4767	5525	727	727
	1660	1705	2435	3171	3913	4658	5406		
5'-4" (64") PRECAST	1393*	1484	2110	2741	3375	4010	4648	505	505
	1393	1437	2050	2670	3293	3920	4549		
5'-10" (70") PRECAST	1272*	1357	1930	2505	3084	3665	4247	418	418
	1272	1315	1875	2441	3010	3583	4157		
6'-6" (78") PRECAST	1141*	1200	1733	2250	2769	3290	3812	707	887
	1141	1182	1684	2192	2703	3216	3732		
7'-6" (90") PRECAST	959*	912	1475	1914	2354	2797	3240	591	657
	990	1029	1466	1907	2351	2797	3245		
9'-4" (112")PRECAST	801*	612	980	1269	1560	1852	2144	454	630
	801	755	1192	1550	1910	2271	2634		
10'-6" (126") PRECAST	716*	498	793	1027	1261	1496	1731	396	493
	716	611	1039	1389	1711	2034	2358		
11'-4" (136") PRECAST	666*	439	696	899	1104	1309	1515	363	556
	666	535	905	1295	1595	1896	2198		
12'-0" (144") PRECAST	607*	400	631	816	1001	1186	1372	340	494
	631	486	818	1209	1514	1799	2086		
13'-4" (160") PRECAST	500*	340	532	686	841	997	1153	302	398
	573	409	682	1004	1367	1637	1897		
14'-0" (168") PRECAST	458*	316	493	635	778	922	1065	286	360
	548	378	629	922	1254	1567	1816		
14'-8" (176") PRESTRESSED	243	295	459	591	724	857	990	N.R.	357
	243	352	582	852	1156	1491	1742		
15'-4" (184") PRESTRESSED	228	278	430	553	677	801	925	N.R.	327
	228	329	542	791	1072	1381	1676		
17'-4" (208") PRESTRESSED	188	236	361	464	567	670	774	N.R.	255
	188	276	449	649	874	1121	1389		
19'-4" (232") PRESTRESSED	165	207	313	401	490	578	667	N.R.	204
	165	239	383	550	736	940	1160		
21'-4" (256") PRESTRESSED	145	186	278	356	433	512	590	N.R.	172
	142	212	336	477	635	807	993		
22'-0" (264") PRESTRESSED	140	180	268	343	418	493	568	N.R.	161
	137	205	322	457	607	771	947		
24'-0" (288") PRESTRESSED	127	165	244	312	380	447	515	N.R.	135
	124	186	290	408	538	680	833		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

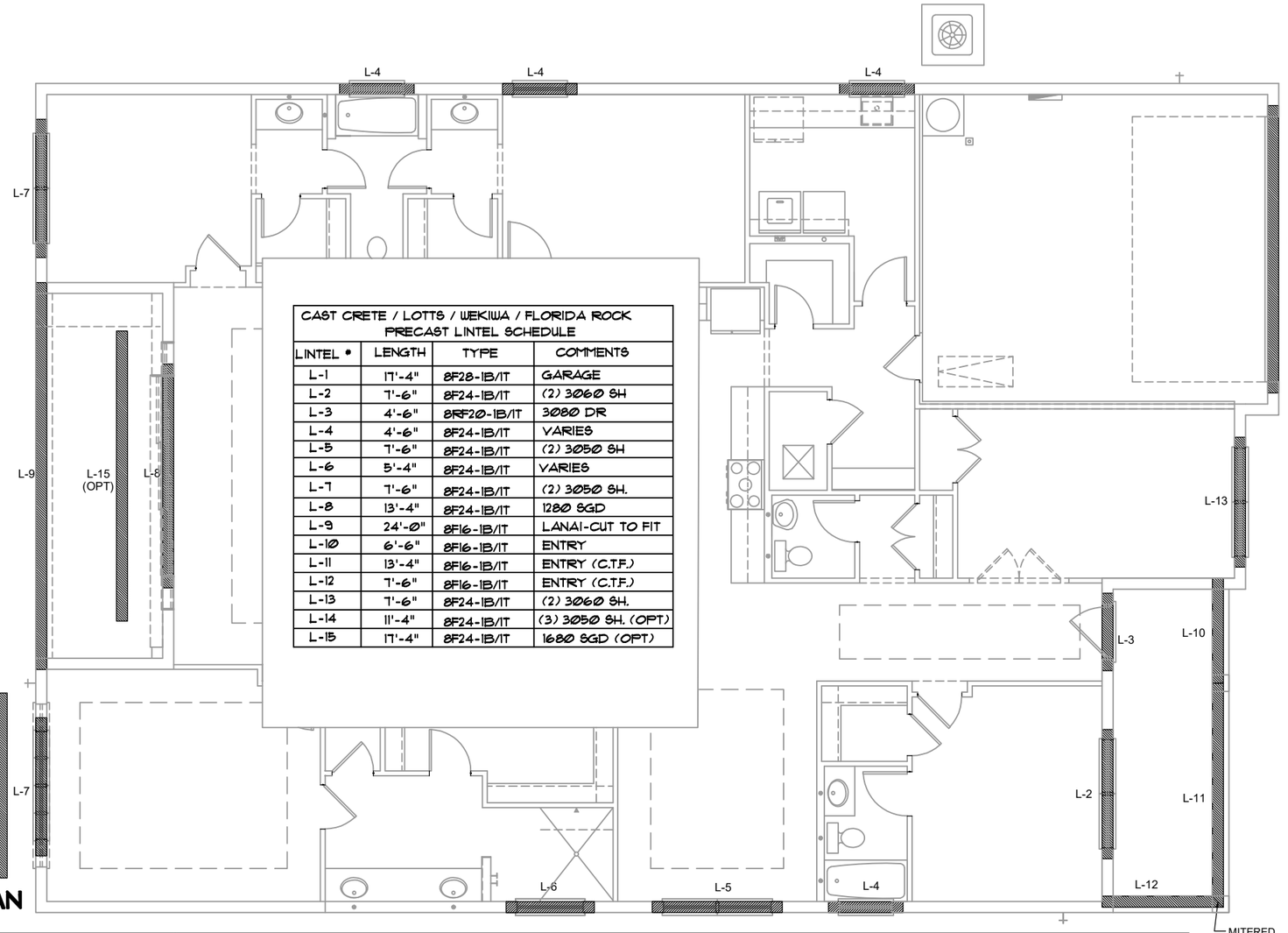
8" PRECAST W/ 2" RECESS DOOR U-LINTELS

UPLIFT

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

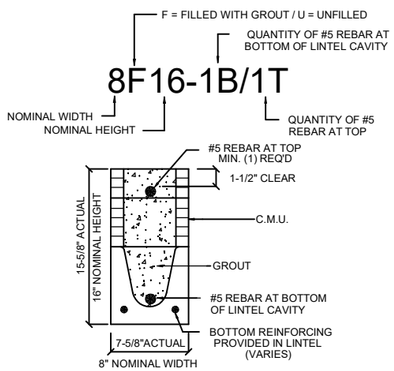
*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

TYPE DESIGNATION



PRECAST LINTEL PLAN
B (STANDARD)

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE			
LINTEL #	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F28-1B/1T	GARAGE
L-2	7'-6"	8F24-1B/1T	(2) 3060 SH
L-3	4'-6"	8RF20-1B/1T	3080 DR
L-4	4'-6"	8F24-1B/1T	VARIES
L-5	7'-6"	8F24-1B/1T	(2) 3050 SH
L-6	5'-4"	8F24-1B/1T	VARIES
L-7	7'-6"	8F24-1B/1T	(2) 3050 SH.
L-8	13'-4"	8F24-1B/1T	1280 SGD
L-9	24'-0"	8F16-1B/1T	LANAI-CUT TO FIT
L-10	6'-6"	8F16-1B/1T	ENTRY
L-11	13'-4"	8F16-1B/1T	ENTRY (C.T.F.)
L-12	7'-6"	8F16-1B/1T	ENTRY (C.T.F.)
L-13	7'-6"	8F24-1B/1T	(2) 3060 SH.
L-14	11'-4"	8F24-1B/1T	(3) 3050 SH. (OPT)
L-15	17'-4"	8F24-1B/1T	1680 SGD (OPT)



MATERIALS

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

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

SAFE LOAD TABLE NOTES

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

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:

PreCast Lintel Plan

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

L1.0B

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

8" PRECAST & PRESTRESSED U-LINTELS

GRAVITY

LENGTH \ TYPE	8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
		8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B
2'-10" (34") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
		3166	4473	6039	7526	9004	10472	11936
3'-6" (42") PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
		3166	4473	6039	7526	9004	10472	11936
4'-0" (48") PRECAST	2029	2325	2496	3467	4438	5410	6384	7358
		2646	4473	6039	7526	9004	10472	11936
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
7'-6" (90") PRECAST	767	1029	1675	2385	1994	2439	2886	3333
		1029	1675	2610	3839	5596	6613	5047
8'-0" (96") PRECAST	670	830	1362	1927	1602	1961	2320	2680
		899	1445	2214	3192	4533	6513	4087
8'-8" (104") PRECAST	618	767	1257	1779	1479	1810	2142	2474
		829	1332	2044	2946	4184	6012	3773
9'-4" (112") PRECAST	573	632	1049	1469	1210	1482	1754	2027
		768	1212	1818	2544	3469	4030	3127
10'-6" (126") PRECAST	456	482	802	1125	915	1122	1328	1535
		658	1025	1514	2081	2774	3130	2404
11'-4" (136") PRECAST	445	598	935	1365	1854	2355	1793	2075
		598	935	1365	1854	2441	3155	4044
12'-0" (144") PRECAST	414	545	864	1254	1689	2074	1570	1818
		555	864	1254	1693	2211	2832	3590
13'-4" (160") PRECAST	362	427	726	1028	1331	1635	1224	1418
		485	748	1076	1438	1855	2343	2920
14'-0" (168") PRECAST	338	381	648	919	1190	1462	1087	1260
		455	700	1003	1335	1714	2153	2666
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		465	765	1370	2045	2610	3185	3765
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		420	695	1250	1855	2370	2890	3410
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		310	530	950	1400	1800	2200	2600
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		240	400	750	1090	1400	1720	2030
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		183	330	610	940	1340	1780	2110
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		160	300	570	870	1250	1660	1970
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		130	240	470	720	1030	1350	1610

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

GRAVITY

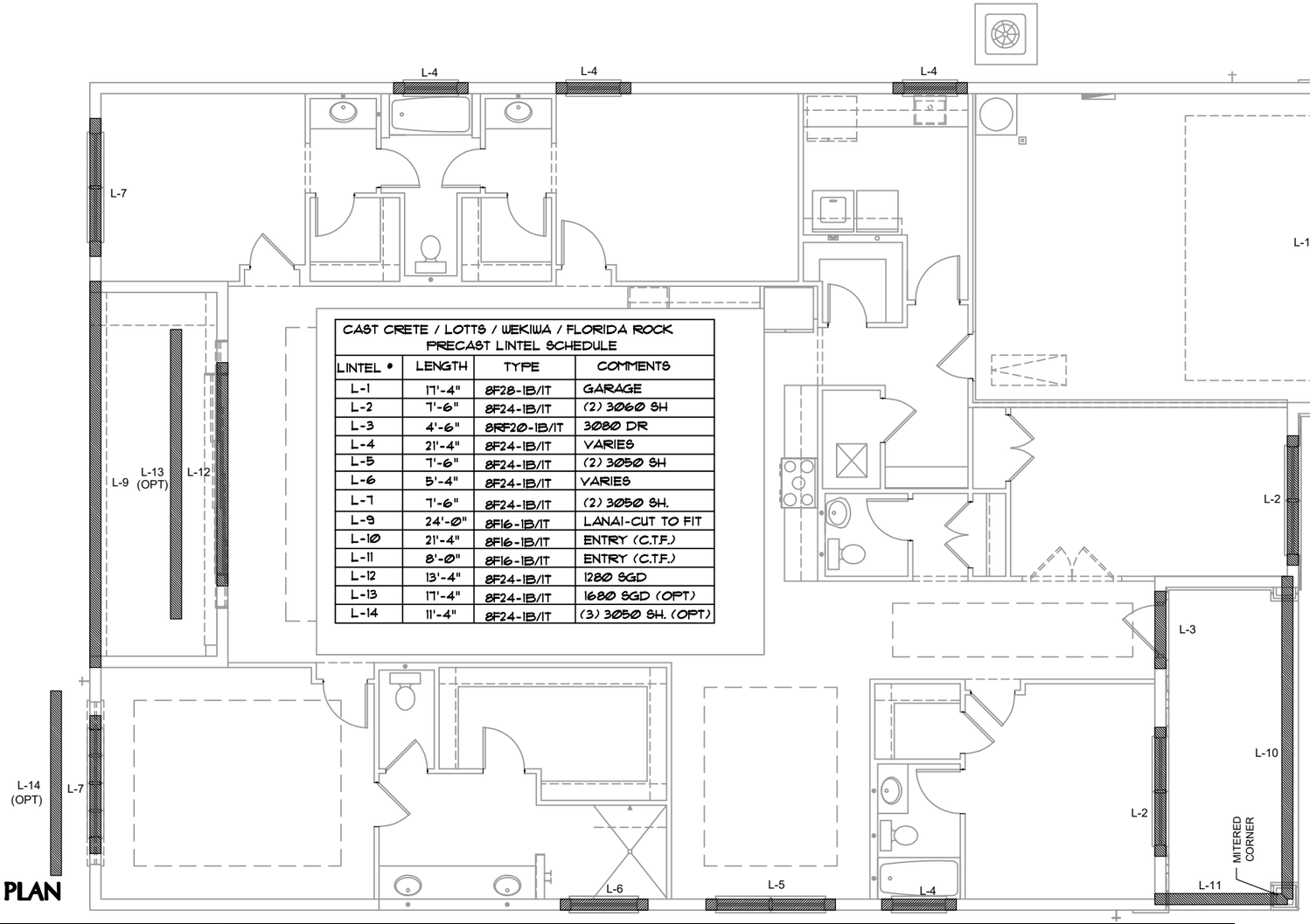
LENGTH \ TYPE	8RU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B
		8RF6-1B	8RF10-1B	8RF14-1B	8RF18-1B	8RF22-1B	8RF26-1B	8RF30-1B
4'-4"(52") PRECAST	1489	1591	3053	2982	3954	4929	5904	6880
		1827	3412	4982	6472	7947	9416	10878
4'-6"(54") PRECAST	1357	1449	2782	2714	3600	4487	5375	6264
		1702	3412	4982	6472	7947	9416	10878
5'-8"(68") PRECAST	785	832	1602	1550	2058	2566	3075	3585
		1153	2162	4074	6472	6516	5814	6839
5'-10"(70") 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	4522
		907	1677	2933	4100	6730	8177	6707
7'-6"(90") PRECAST	665	761	1377	2252	1958	2451	2944	3439
		764	1377	2329	3609	5492	6624	5132
9'-8"(116")PRECAST	371	420	834	1253	1071	1342	1614	1886
		535	928	1497	2179	2618	3595	2875

8" PRECAST & PRESTRESSED U-LINTELS

UPLIFT

LENGTH \ TYPE	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T	LATERAL 8U8	LATERAL 8F8
2'-10" (34") PRECAST	2727	2878	4101	5332	6569	7811	9055	2021	2021
	2727	2784	3981	5190	6407	7630	8857		
3'-6" (42") PRECAST	2165	2289	3260	4237	5219	6204	7192	1257	1257
	2165	2215	3165	4125	5091	6061	7036		
4'-0" (48") PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938
	1878	1925	2750	3583	4422	5264	6110		
4'-6" (54") PRECAST	1660	1762	2507	3257	4010	4767	5525	727	727
	1660	1705	2435	3171	3913	4658	5406		
5'-4" (64") PRECAST	1393*	1484	2110	2741	3375	4010	4648	505	505
	1393	1437	2050	2670	3293	3920	4549		
5'-10" (70") PRECAST	1272*	1357	1930	2505	3084	3665	4247	418	418
	1272	1315	1875	2441	3010	3583	4157		
6'-6" (78") PRECAST	1141*	1200	1733	2250	2769	3290	3812	707	887
	1141	1182	1684	2192	2703	3216	3732		
7'-6" (90") PRECAST	959*	912	1475	1914	2354	2797	3240	591	657
	990	1029	1466	1907	2351	2797	3245		
9'-4" (112")PRECAST	801*	612	980	1269	1560	1852	2144	454	630
	801	755	1192	1550	1910	2271	2634		
10'-6" (126") PRECAST	716*	498	793	1027	1261	1496	1731	396	493
	716	611	1039	1389	1711	2034	2358		
11'-4" (136") PRECAST	666*	439	696	899	1104	1309	1515	363	556
	666	535	905	1295	1595	1896	2198		
12'-0" (144") PRECAST	607*	400	631	816	1001	1186	1372	340	494
	631	486	818	1209	1514	1799	2086		
13'-4" (160") PRECAST	500*	340	532	686	841	997	1153	302	398
	573	409	682	1004	1367	1637	1897		
14'-0" (168") PRECAST	458*	316	493	635	778	922	1065	286	360
	548	378	629	922	1254	1567	1816		
14'-8" (176") PRESTRESSED	243	295	459	591	724	857	990	N.R.	357
	243	352	582	852	1156	1491	1742		
15'-4" (184") PRESTRESSED	228	278	430	553	677	801	925	N.R.	327
	228	329	542	791	1072	1381	1676		
17'-4" (208") PRESTRESSED	188	236	361	464	567	670	774	N.R.	255
	188	276	449	649	874	1121	1389		
19'-4" (232") PRESTRESSED	165	207	313	401	490	578	667	N.R.	204
	165	239	383	550	736	940	1160		
21'-4" (256") PRESTRESSED	145	186	278	356	433	512	590	N.R.	172
	142	212	336	477	635	807	993		
22'-0" (264") PRESTRESSED	140	180	268	343	418	493	568	N.R.	161
	137	205	322	457	607	771	947		
24'-0" (288") PRESTRESSED	127	165	244	312	380	447	515	N.R.	135
	124	186	290	408	538	680	833		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE			
LINTEL #	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F28-1B/1T	GARAGE
L-2	7'-6"	8F24-1B/1T	(2) 3060 SH
L-3	4'-6"	8RF20-1B/1T	3080 DR
L-4	21'-4"	8F24-1B/1T	VARIES
L-5	7'-6"	8F24-1B/1T	(2) 3050 SH
L-6	5'-4"	8F24-1B/1T	VARIES
L-7	7'-6"	8F24-1B/1T	(2) 3050 SH.
L-9	24'-0"	8F16-1B/1T	LANAI-CUT TO FIT
L-10	21'-4"	8F16-1B/1T	ENTRY (C.T.F.)
L-11	8'-0"	8F16-1B/1T	ENTRY (C.T.F.)
L-12	13'-4"	8F24-1B/1T	1280 SGD
L-13	17'-4"	8F24-1B/1T	1680 SGD (OPT)
L-14	11'-4"	8F24-1B/1T	(3) 3050 SH. (OPT)

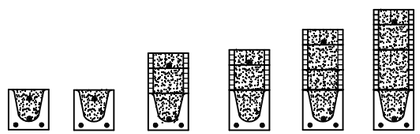
PRECAST LINTEL PLAN
C (STANDARD)

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

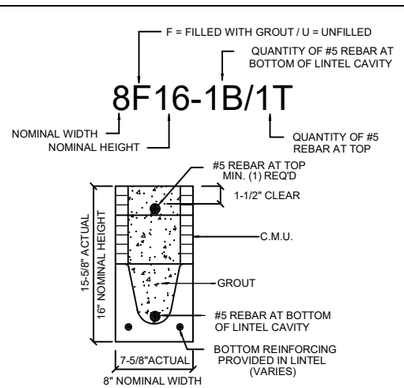
UPLIFT

LENGTH \ TYPE	8RF6-1T / 8RF6-2T	8RF10-1T / 8RF10-2T	8RF14-1T / 8RF14-2T	8RF18-1T / 8RF18-2T	8RF22-1T / 8RF22-2T	8RF26-1T / 8RF26-2T	8RF30-1T / 8RF30-2T	LATERAL 8RU6	LATERAL 8RF6
4'-4" (52") PRECAST	1244	1573	2413	3260	4112	4967	5825	932	932
	1244	1519	2339	3170	4008	4850	5696		
4'-6" (54") PRECAST	1192	1507	2311	3121	3937	4756	5577	853	853
	1192	1455	2240	3036	3837	4643	5453		
5'-8" (68") PRECAST	924*	1172	1795	2423	3055	3689	4325	501	501
	924	1132	1741	2357	2978	3603	4230		
5'-10" (70") PRECAST	896*	1138	1742	2352	2965	3581	4198	469	469
	896	1099	1690	2288	2891	3497	4106		
6'-8" (80") PRECAST	778	882	1513	2042	2573	3107	3642	830	1100
	778	856	1468	1987	2509	3035	3563		
7'-6" (90") PRECAST	688	697	1325	1810	2280	2753	3227	710	941
	688	849	1302	1762	2225	2690	3157		
9'-8" (116")PRECAST	533*	433	808	1123	1413	1704	1995	516	614
	533	527	1009	1369	1728	2088	2450		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



TYPE DESIGNATION



MATERIALS

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

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

SAFE LOAD TABLE NOTES

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

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:

PreCast Lintel Plan

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

L1.0C

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

8" PRECAST & PRESTRESSED U-LINTELS

GRAVITY

LENGTH \ TYPE	8U8	8F8-0B / 8F8-1B	8F12-0B / 8F12-1B	8F16-0B / 8F16-1B	8F20-0B / 8F20-1B	8F24-0B / 8F24-1B	8F28-0B / 8F28-1B	8F32-0B / 8F32-1B
2'-10" (34") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
		3166	4473	6039	7526	9004	10472	11936
3'-6" (42") PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
		3166	4473	6039	7526	9004	10472	11936
4'-0" (48") PRECAST	2029	2325	2496	3467	4438	5410	6384	7358
		2646	4473	6039	7526	9004	10472	11936
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
7'-6" (90") PRECAST	767	1029	1675	2385	1994	2439	2886	3333
		1029	1675	2610	3839	5596	6613	5047
8'-0" (96") PRECAST	670	830	1362	1927	1602	1961	2320	2680
		899	1445	2214	3192	4533	6513	4087
8'-8" (104") PRECAST	618	767	1257	1779	1479	1810	2142	2474
		829	1332	2044	2946	4184	6012	3773
9'-4" (112") PRECAST	573	632	1049	1469	1210	1482	1754	2027
		768	1212	1818	2544	3469	4030	3127
10'-6" (126") PRECAST	456	482	802	1125	915	1122	1328	1535
		658	1025	1514	2081	2774	3130	2404
11'-4" (136") PRECAST	445	598	935	1365	1854	2355	1793	2075
		598	935	1365	1854	2441	3155	4044
12'-0" (144") PRECAST	414	545	864	1254	1689	2074	1570	1818
		555	864	1254	1693	2211	2832	3590
13'-4" (160") PRECAST	362	427	726	1028	1331	1635	1224	1418
		485	748	1076	1438	1855	2343	2920
14'-0" (168") PRECAST	338	381	648	919	1190	1462	1087	1260
		455	700	1003	1335	1714	2153	2666
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		465	765	1370	2045	2610	3185	3765
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		420	695	1250	1855	2370	2890	3410
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		310	530	950	1400	1800	2200	2600
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		240	400	750	1090	1400	1720	2030
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		183	330	610	940	1340	1780	2110
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		160	300	570	870	1250	1660	1970
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		130	240	470	720	1030	1350	1610

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

GRAVITY

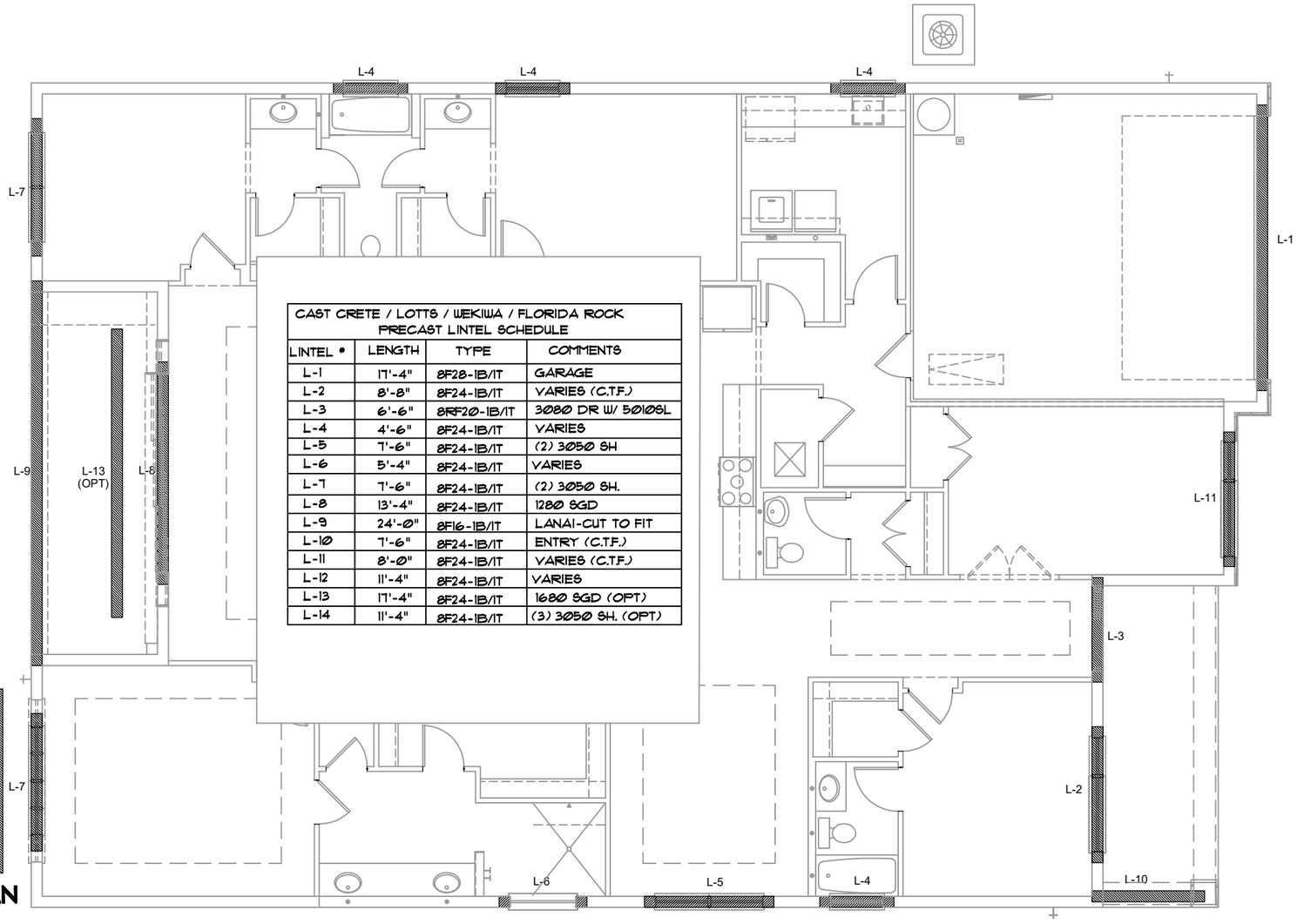
LENGTH \ TYPE	8RU6	8RF6-0B / 8RF6-1B	8RF10-0B / 8RF10-1B	8RF14-0B / 8RF14-1B	8RF18-0B / 8RF18-1B	8RF22-0B / 8RF22-1B	8RF26-0B / 8RF26-1B	8RF30-0B / 8RF30-1B
4'-4"(52") PRECAST	1489	1591	3053	2982	3954	4929	5904	6880
		1827	3412	4982	6472	7947	9416	10878
4'-6"(54") PRECAST	1357	1449	2782	2714	3600	4487	5375	6264
		1702	3412	4982	6472	7947	9416	10878
5'-8"(68") PRECAST	785	832	1602	1550	2058	2566	3075	3585
		1153	2162	4074	6472	6516	5814	6839
5'-10"(70") 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	4522
		907	1677	2933	4100	6730	8177	6707
7'-6"(90") PRECAST	665	761	1377	2252	1958	2451	2944	3439
		764	1377	2329	3609	5492	6624	5132
9'-8"(116")PRECAST	371	420	834	1253	1071	1342	1614	1886
		535	928	1497	2179	2618	3595	2875

8" PRECAST & PRESTRESSED U-LINTELS

UPLIFT

LENGTH \ TYPE	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T	LATERAL 8U8	LATERAL 8F8
2'-10" (34") PRECAST	2727	2878	4101	5332	6569	7811	9055	2021	2021
	2727	2784	3981	5190	6407	7630	8857		
3'-6" (42") PRECAST	2165	2289	3260	4237	5219	6204	7192	1257	1257
	2165	2215	3165	4125	5091	6061	7036		
4'-0" (48") PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938
	1878	1925	2750	3583	4422	5264	6110		
4'-6" (54") PRECAST	1660	1762	2507	3257	4010	4767	5525	727	727
	1660	1705	2435	3171	3913	4658	5406		
5'-4" (64") PRECAST	1393*	1484	2110	2741	3375	4010	4648	505	505
	1393	1437	2050	2670	3293	3920	4549		
5'-10" (70") PRECAST	1272*	1357	1930	2505	3084	3665	4247	418	418
	1272	1315	1875	2441	3010	3583	4157		
6'-6" (78") PRECAST	1141*	1200	1733	2250	2769	3290	3812	707	887
	1141	1182	1684	2192	2703	3216	3732		
7'-6" (90") PRECAST	959*	912	1475	1914	2354	2797	3240	591	657
	990	1029	1466	1907	2351	2797	3245		
9'-4" (112")PRECAST	801*	612	980	1269	1560	1852	2144	454	630
	801	755	1192	1550	1910	2271	2634		
10'-6" (126") PRECAST	716*	498	793	1027	1261	1496	1731	396	493
	716	611	1039	1389	1711	2034	2358		
11'-4" (136") PRECAST	666*	439	696	899	1104	1309	1515	363	556
	666	535	905	1295	1595	1896	2198		
12'-0" (144") PRECAST	607*	400	631	816	1001	1186	1372	340	494
	631	486	818	1209	1514	1799	2086		
13'-4" (160") PRECAST	500*	340	532	686	841	997	1153	302	398
	573	409	682	1004	1367	1637	1897		
14'-0" (168") PRECAST	458*	316	493	635	778	922	1065	286	360
	548	378	629	922	1254	1567	1816		
14'-8" (176") PRESTRESSED	243	295	459	591	724	857	990	N.R.	357
	243	352	582	852	1156	1491	1742		
15'-4" (184") PRESTRESSED	228	278	430	553	677	801	925	N.R.	327
	228	329	542	791	1072	1381	1676		
17'-4" (208") PRESTRESSED	188	236	361	464	567	670	774	N.R.	255
	188	276	449	649	874	1121	1389		
19'-4" (232") PRESTRESSED	165	207	313	401	490	578	667	N.R.	204
	165	239	383	550	736	940	1160		
21'-4" (256") PRESTRESSED	145	186	278	356	433	512	590	N.R.	172
	142	212	336	477	635	807	993		
22'-0" (264") PRESTRESSED	140	180	268	343	418	493	568	N.R.	161
	137	205	322	457	607	771	947		
24'-0" (288") PRESTRESSED	127	165	244	312	380	447	515	N.R.	135
	124	186	290	408	538	680	833		

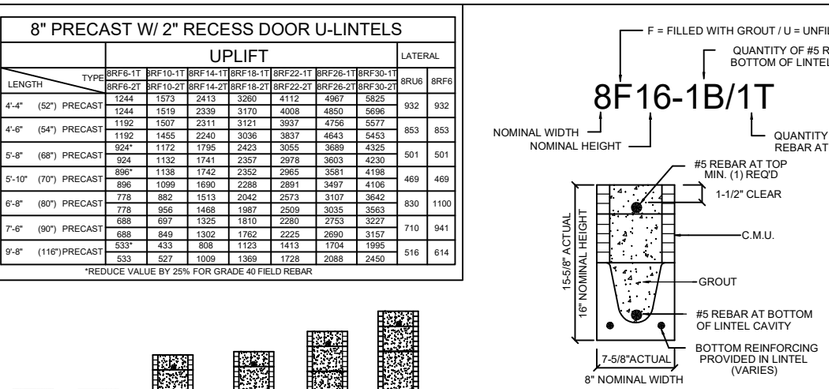
*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



PRECAST LINTEL PLAN
D (STANDARD)

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK
PRECAST LINTEL SCHEDULE

LINTEL #	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F28-1B/1T	GARAGE
L-2	8'-8"	8F24-1B/1T	VARIES (C.T.F.)
L-3	6'-6"	8RF20-1B/1T	3080 DR W/ 5010SL
L-4	4'-6"	8F24-1B/1T	VARIES
L-5	7'-6"	8F24-1B/1T	(2) 3050 SH
L-6	5'-4"	8F24-1B/1T	VARIES
L-7	7'-6"	8F24-1B/1T	(2) 3050 SH.
L-8	13'-4"	8F24-1B/1T	1280 SGD
L-9	24'-0"	8F16-1B/1T	LANAI-CUT TO FIT
L-10	7'-6"	8F24-1B/1T	ENTRY (C.T.F.)
L-11	8'-0"	8F24-1B/1T	VARIES (C.T.F.)
L-12	11'-4"	8F24-1B/1T	VARIES
L-13	17'-4"	8F24-1B/1T	1680 SGD (OPT)
L-14	11'-4"	8F24-1B/1T	(3) 3050 SH. (OPT)



TYPE DESIGNATION

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

UPLIFT

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

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

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

GENERAL NOTES
1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

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

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
PreCast Lintel Plan

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

L1.0D

SAFE LOAD TABLES FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS

GRAVITY

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

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

GRAVITY

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

8" PRECAST & PRESTRESSED U-LINTELS

UPLIFT

LENGTH \ TYPE	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T	LATERAL 8U8	LATERAL 8F8
2'-10" (34") PRECAST	2727 / 2727	2878 / 2784	4101 / 3981	5332 / 5190	6569 / 6407	7811 / 7630	9055 / 8857	2021	2021
3'-6" (42") PRECAST	2165 / 2165	2289 / 2215	3260 / 3165	4237 / 4125	5219 / 5091	6204 / 6061	7192 / 7036	1257	1257
4'-0" (48") PRECAST	1878 / 1878	1989 / 1925	2832 / 2750	3680 / 3583	4532 / 4422	5387 / 5264	6245 / 6110	938	938
4'-6" (54") PRECAST	1660 / 1660	1762 / 1705	2507 / 2435	3257 / 3171	4010 / 3913	4767 / 4658	5525 / 5406	727	727
5'-4" (64") PRECAST	1393* / 1393	1484 / 1437	2110 / 2050	2741 / 2670	3375 / 3293	4010 / 3920	4648 / 4549	505	505
5'-10" (70") PRECAST	1272* / 1272	1357 / 1315	1930 / 1875	2505 / 2441	3084 / 3010	3665 / 3583	4247 / 4157	418	418
6'-6" (78") PRECAST	1141* / 1141	1200 / 1182	1733 / 1684	2250 / 2192	2769 / 2703	3290 / 3216	3812 / 3732	707	887
7'-6" (90") PRECAST	959* / 990	912 / 1029	1475 / 1466	1914 / 1907	2354 / 2351	2797 / 2797	3240 / 3245	591	657
9'-4" (112")PRECAST	801* / 801	612 / 755	980 / 1192	1269 / 1550	1560 / 1910	1852 / 2271	2144 / 2634	454	630
10'-6" (126") PRECAST	716* / 716	498 / 611	793 / 1039	1027 / 1389	1261 / 1711	1496 / 2034	1731 / 2358	396	493
11'-4" (136") PRECAST	666* / 666	439 / 535	696 / 905	899 / 1295	1104 / 1595	1309 / 1896	1515 / 2198	363	556
12'-0" (144") PRECAST	607* / 631	400 / 486	631 / 818	816 / 1209	1001 / 1514	1186 / 1799	1372 / 2086	340	494
13'-4" (160") PRECAST	500* / 573	340 / 409	532 / 682	686 / 1004	841 / 1367	997 / 1637	1153 / 1897	302	398
14'-0" (168") PRECAST	458* / 548	316 / 378	493 / 629	635 / 922	778 / 1254	922 / 1567	1065 / 1816	286	360
14'-8" (176") PRESTRESSED	243 / 243	295 / 352	459 / 582	591 / 852	724 / 1156	857 / 1491	990 / 1742	N.R.	357
15'-4" (184") PRESTRESSED	228 / 228	278 / 329	430 / 542	553 / 791	677 / 1072	801 / 1381	925 / 1676	N.R.	327
17'-4" (208") PRESTRESSED	188 / 188	236 / 276	361 / 449	464 / 649	567 / 874	670 / 1121	774 / 1389	N.R.	255
19'-4" (232") PRESTRESSED	165 / 165	207 / 239	313 / 383	401 / 550	490 / 736	578 / 940	667 / 1160	N.R.	204
21'-4" (256") PRESTRESSED	145 / 142	186 / 212	278 / 336	356 / 477	433 / 635	512 / 807	590 / 993	N.R.	172
22'-0" (264") PRESTRESSED	140 / 137	180 / 205	268 / 322	343 / 457	418 / 607	493 / 771	568 / 947	N.R.	161
24'-0" (288") PRESTRESSED	127 / 124	165 / 186	244 / 290	312 / 408	380 / 538	447 / 680	515 / 833	N.R.	135

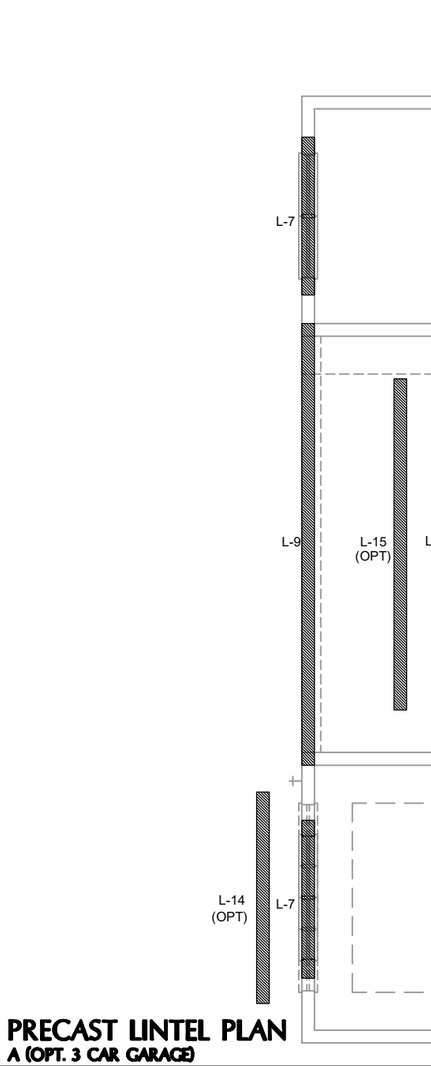
*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

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

UPLIFT

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

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



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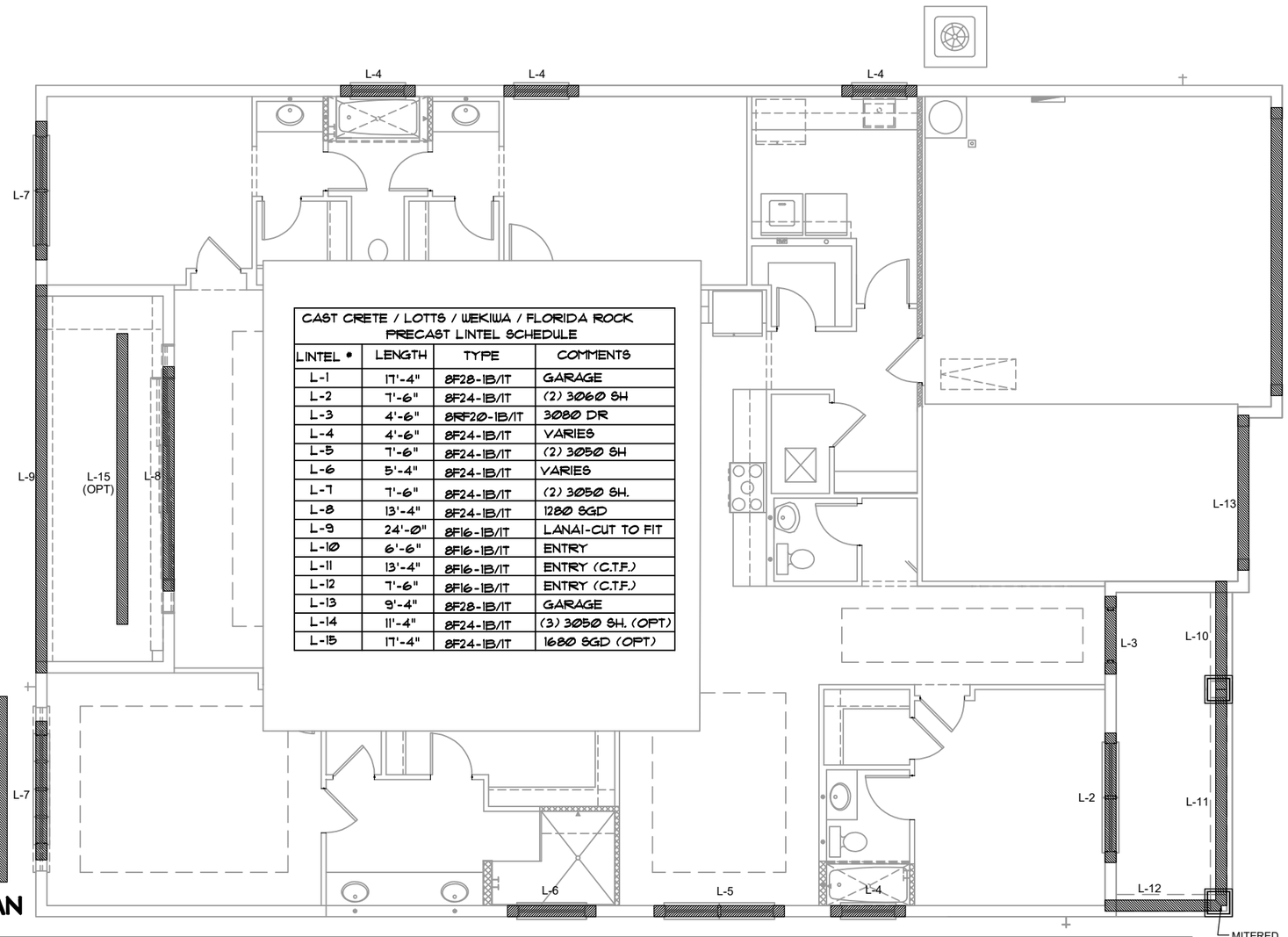
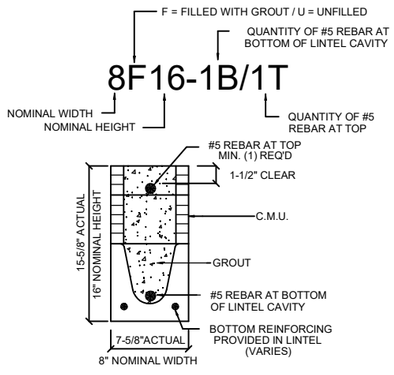


PRECAST LINTEL PLAN
A (OPT. 3 CAR GARAGE)

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE			
LINTEL #	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F28-1B/1T	GARAGE
L-2	7'-6"	8F24-1B/1T	(2) 3060 SH
L-3	4'-6"	8RF20-1B/1T	3080 DR
L-4	4'-6"	8F24-1B/1T	VARIES
L-5	7'-6"	8F24-1B/1T	(2) 3050 SH
L-6	5'-4"	8F24-1B/1T	VARIES
L-7	7'-6"	8F24-1B/1T	(2) 3050 SH.
L-8	13'-4"	8F24-1B/1T	1280 SGD
L-9	24'-0"	8F16-1B/1T	LANAI-CUT TO FIT
L-10	6'-6"	8F16-1B/1T	ENTRY
L-11	13'-4"	8F16-1B/1T	ENTRY (C.T.F.)
L-12	7'-6"	8F16-1B/1T	ENTRY (C.T.F.)
L-13	9'-4"	8F28-1B/1T	GARAGE
L-14	11'-4"	8F24-1B/1T	(3) 3050 SH. (OPT)
L-15	17'-4"	8F24-1B/1T	1680 SGD (OPT)



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

GENERAL NOTES
1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

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

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
PreCast Lintel Plan

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

L1.1A

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

8" PRECAST & PRESTRESSED U-LINTELS

GRAVITY

LENGTH \ TYPE	8U8	8F8-0B / 8F8-1B	8F12-0B / 8F12-1B	8F16-0B / 8F16-1B	8F20-0B / 8F20-1B	8F24-0B / 8F24-1B	8F28-0B / 8F28-1B	8F32-0B / 8F32-1B
2'-10" (34") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
		3166	4473	6039	7526	9004	10472	11936
3'-6" (42") PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
		3166	4473	6039	7526	9004	10472	11936
4'-0" (48") PRECAST	2029	2325	2496	3467	4438	5410	6384	7358
		2646	4473	6039	7526	9004	10472	11936
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
7'-6" (90") PRECAST	767	1029	1675	2385	1994	2439	2886	3333
		1029	1675	2610	3839	5596	6613	5047
8'-0" (96") PRECAST	670	830	1362	1927	1602	1961	2320	2680
		899	1445	2214	3192	4533	6513	4087
8'-8" (104") PRECAST	618	767	1257	1779	1479	1810	2142	2474
		829	1332	2044	2946	4184	6012	3773
9'-4" (112") PRECAST	573	632	1049	1469	1210	1482	1754	2027
		768	1212	1818	2544	3469	4030	3127
10'-6" (126") PRECAST	456	482	802	1125	915	1122	1328	1535
		658	1025	1514	2081	2774	3130	2404
11'-4" (136") PRECAST	445	598	935	1365	1854	2355	1793	2075
		598	935	1365	1854	2441	3155	4044
12'-0" (144") PRECAST	414	545	864	1254	1689	2074	1570	1818
		555	864	1254	1693	2211	2832	3590
13'-4" (160") PRECAST	362	427	726	1028	1331	1635	1224	1418
		485	748	1076	1438	1855	2343	2920
14'-0" (168") PRECAST	338	381	648	919	1190	1462	1087	1260
		455	700	1003	1335	1714	2153	2666
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		465	765	1370	2045	2610	3185	3765
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		420	695	1250	1855	2370	2890	3410
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		310	530	950	1400	1800	2200	2600
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		240	400	750	1090	1400	1720	2030
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		183	330	610	940	1340	1780	2110
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		160	300	570	870	1250	1660	1970
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		130	240	470	720	1030	1350	1610

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

GRAVITY

LENGTH \ TYPE	8RU6	8RF6-0B / 8RF6-1B	8RF10-0B / 8RF10-1B	8RF14-0B / 8RF14-1B	8RF18-0B / 8RF18-1B	8RF22-0B / 8RF22-1B	8RF26-0B / 8RF26-1B	8RF30-0B / 8RF30-1B
4'-4"(52") PRECAST	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
		1702	3412	4982	6472	7947	9416	10878
5'-8"(68") PRECAST	785	832	1602	1550	2058	2566	3075	3585
		1153	2162	4074	6472	6516	5814	6839
5'-10"(70") 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	4522
		907	1677	2933	4100	6730	8177	6707
7'-6"(90") PRECAST	665	761	1377	2252	1958	2451	2944	3439
		764	1377	2329	3609	5492	6624	5132
9'-8"(116")PRECAST	371	420	834	1253	1071	1342	1614	1886
		535	928	1497	2179	2618	3595	2875

8" PRECAST & PRESTRESSED U-LINTELS

UPLIFT

LENGTH \ TYPE	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T	LATERAL 8U8	LATERAL 8F8
2'-10" (34") PRECAST	2727	2878	4101	5332	6569	7811	9055	2021	2021
	2727	2784	3981	5190	6407	7630	8857		
3'-6" (42") PRECAST	2165	2289	3260	4237	5219	6204	7192	1257	1257
	2165	2215	3165	4125	5091	6061	7036		
4'-0" (48") PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938
	1878	1925	2750	3583	4422	5264	6110		
4'-6" (54") PRECAST	1660	1762	2507	3257	4010	4767	5525	727	727
	1660	1705	2435	3171	3913	4658	5406		
5'-4" (64") PRECAST	1393*	1484	2110	2741	3375	4010	4648	505	505
	1393	1437	2050	2670	3293	3920	4549		
5'-10" (70") PRECAST	1272*	1357	1930	2505	3084	3665	4247	418	418
	1272	1315	1875	2441	3010	3583	4157		
6'-6" (78") PRECAST	1141*	1200	1733	2250	2769	3290	3812	707	887
	1141	1182	1684	2192	2703	3216	3732		
7'-6" (90") PRECAST	959*	912	1475	1914	2354	2797	3240	591	657
	990	1029	1466	1907	2351	2797	3245		
9'-4" (112")PRECAST	801*	612	980	1269	1560	1852	2144	454	630
	801	755	1192	1550	1910	2271	2634		
10'-6" (126") PRECAST	716*	498	793	1027	1261	1496	1731	396	493
	716	611	1039	1389	1711	2034	2358		
11'-4" (136") PRECAST	666*	439	696	899	1104	1309	1515	363	556
	666	535	905	1295	1595	1896	2198		
12'-0" (144") PRECAST	607*	400	631	816	1001	1186	1372	340	494
	631	486	818	1209	1514	1799	2086		
13'-4" (160") PRECAST	500*	340	532	686	841	997	1153	302	398
	573	409	682	1004	1367	1637	1897		
14'-0" (168") PRECAST	458*	316	493	635	778	922	1065	286	360
	548	378	629	922	1254	1567	1816		
14'-8" (176") PRESTRESSED	243	295	459	591	724	857	990	N.R.	357
	243	352	582	852	1156	1491	1742		
15'-4" (184") PRESTRESSED	228	278	430	553	677	801	925	N.R.	327
	228	329	542	791	1072	1381	1676		
17'-4" (208") PRESTRESSED	188	236	361	464	567	670	774	N.R.	255
	188	276	449	649	874	1121	1389		
19'-4" (232") PRESTRESSED	165	207	313	401	490	578	667	N.R.	204
	165	239	383	550	736	940	1160		
21'-4" (256") PRESTRESSED	145	186	278	356	433	512	590	N.R.	172
	142	212	336	477	635	807	993		
22'-0" (264") PRESTRESSED	140	180	268	343	418	493	568	N.R.	161
	137	205	322	457	607	771	947		
24'-0" (288") PRESTRESSED	127	165	244	312	380	447	515	N.R.	135
	124	186	290	408	538	680	833		

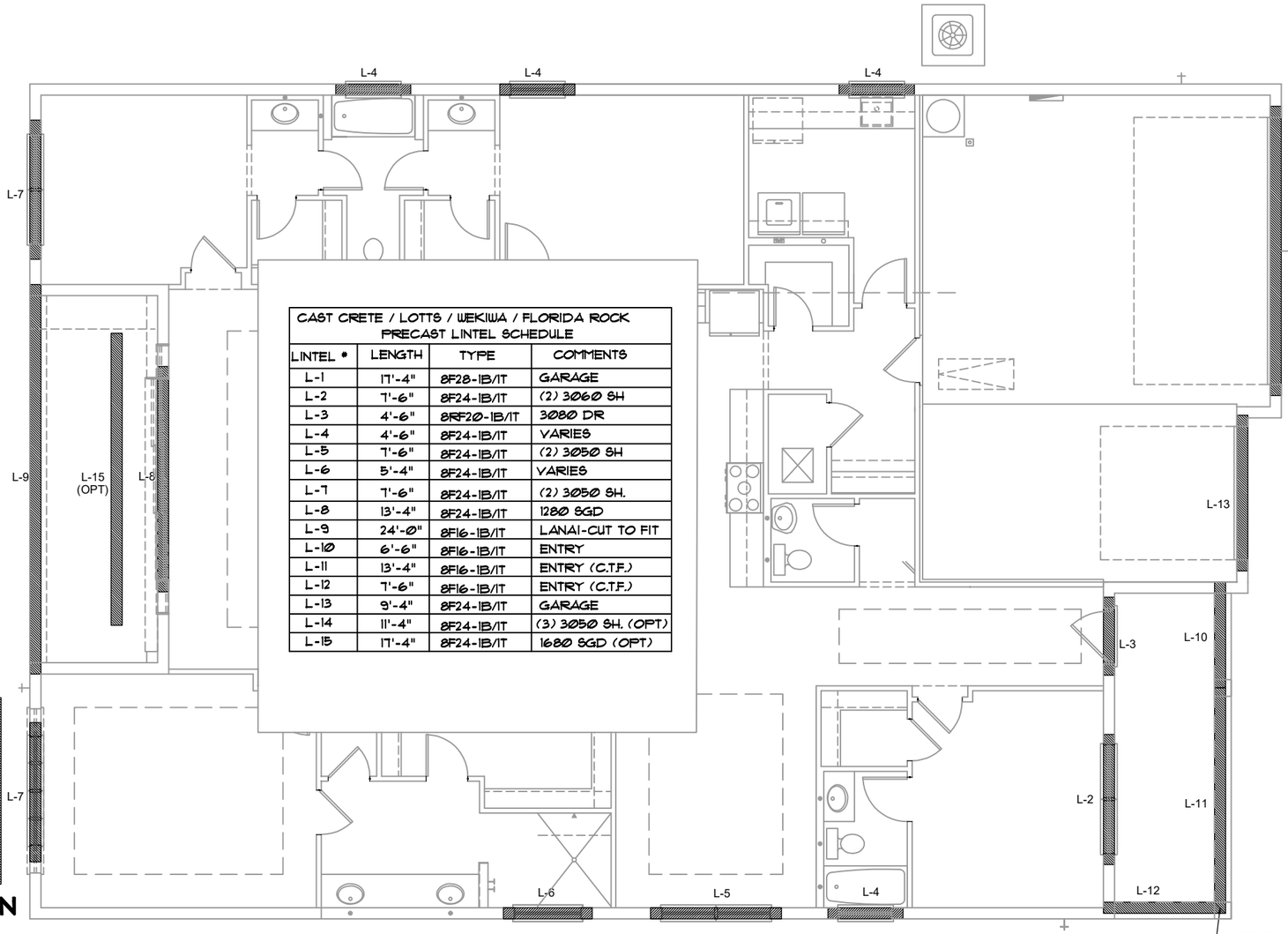
*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

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

UPLIFT

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

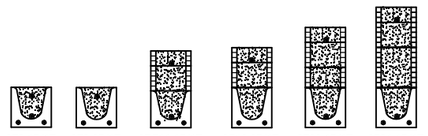
*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



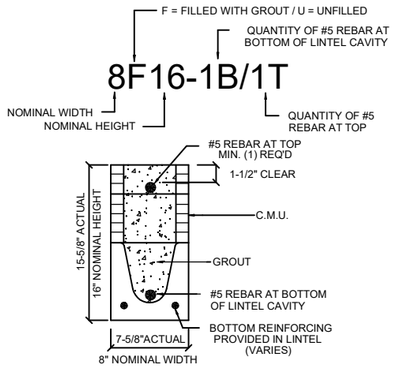
PRECAST LINTEL PLAN
B (OPT. 3 CAR GARAGE)

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE

LINTEL #	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F28-1B/1T	GARAGE
L-2	7'-6"	8F24-1B/1T	(2) 3060 SH
L-3	4'-6"	8RF20-1B/1T	3080 DR
L-4	4'-6"	8F24-1B/1T	VARIES
L-5	7'-6"	8F24-1B/1T	(2) 3050 SH
L-6	5'-4"	8F24-1B/1T	VARIES
L-7	7'-6"	8F24-1B/1T	(2) 3050 SH.
L-8	13'-4"	8F24-1B/1T	1280 SGD
L-9	24'-0"	8F16-1B/1T	LANAI-CUT TO FIT
L-10	6'-6"	8F16-1B/1T	ENTRY
L-11	13'-4"	8F16-1B/1T	ENTRY (C.T.F.)
L-12	7'-6"	8F16-1B/1T	ENTRY (C.T.F.)
L-13	9'-4"	8F24-1B/1T	GARAGE
L-14	11'-4"	8F24-1B/1T	(3) 3050 SH. (OPT)
L-15	17'-4"	8F24-1B/1T	1680 SGD (OPT)



TYPE DESIGNATION



MATERIALS

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

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

SAFE LOAD TABLE NOTES

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

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:

PreCast Lintel Plan

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

L1.1B

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

8" PRECAST & PRESTRESSED U-LINTELS

GRAVITY

LENGTH \ TYPE	8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
		8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B
2'-10" (34") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
		3166	4473	6039	7526	9004	10472	11936
3'-6" (42") PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
		3166	4473	6039	7526	9004	10472	11936
4'-0" (48") PRECAST	2029	2325	2496	3467	4438	5410	6384	7358
		2646	4473	6039	7526	9004	10472	11936
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
7'-6" (90") PRECAST	767	1029	1675	2385	1994	2439	2886	3333
		1029	1675	2610	3839	5596	6613	5047
8'-0" (96") PRECAST	670	830	1362	1927	1602	1961	2320	2680
		899	1445	2214	3192	4533	6513	4087
8'-8" (104") PRECAST	618	767	1257	1779	1479	1810	2142	2474
		829	1332	2044	2946	4184	6012	3773
9'-4" (112") PRECAST	573	632	1049	1469	1210	1482	1754	2027
		768	1212	1818	2544	3469	4030	3127
10'-6" (126") PRECAST	456	482	802	1125	915	1122	1328	1535
		658	1025	1514	2081	2774	3130	2404
11'-4" (136") PRECAST	445	598	935	1365	1854	2355	1793	2075
		598	935	1365	1854	2441	3155	4044
12'-0" (144") PRECAST	414	545	864	1254	1689	2074	1570	1818
		555	864	1254	1693	2211	2832	3590
13'-4" (160") PRECAST	362	427	726	1028	1331	1635	1224	1418
		485	748	1076	1438	1855	2343	2920
14'-0" (168") PRECAST	338	381	648	919	1190	1462	1087	1260
		455	700	1003	1335	1714	2153	2666
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		465	765	1370	2045	2610	3185	3765
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		420	695	1250	1855	2370	2890	3410
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		310	530	950	1400	1800	2200	2600
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		240	400	750	1090	1400	1720	2030
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		183	330	610	940	1340	1780	2110
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		160	300	570	870	1250	1660	1970
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		130	240	470	720	1030	1350	1610

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

GRAVITY

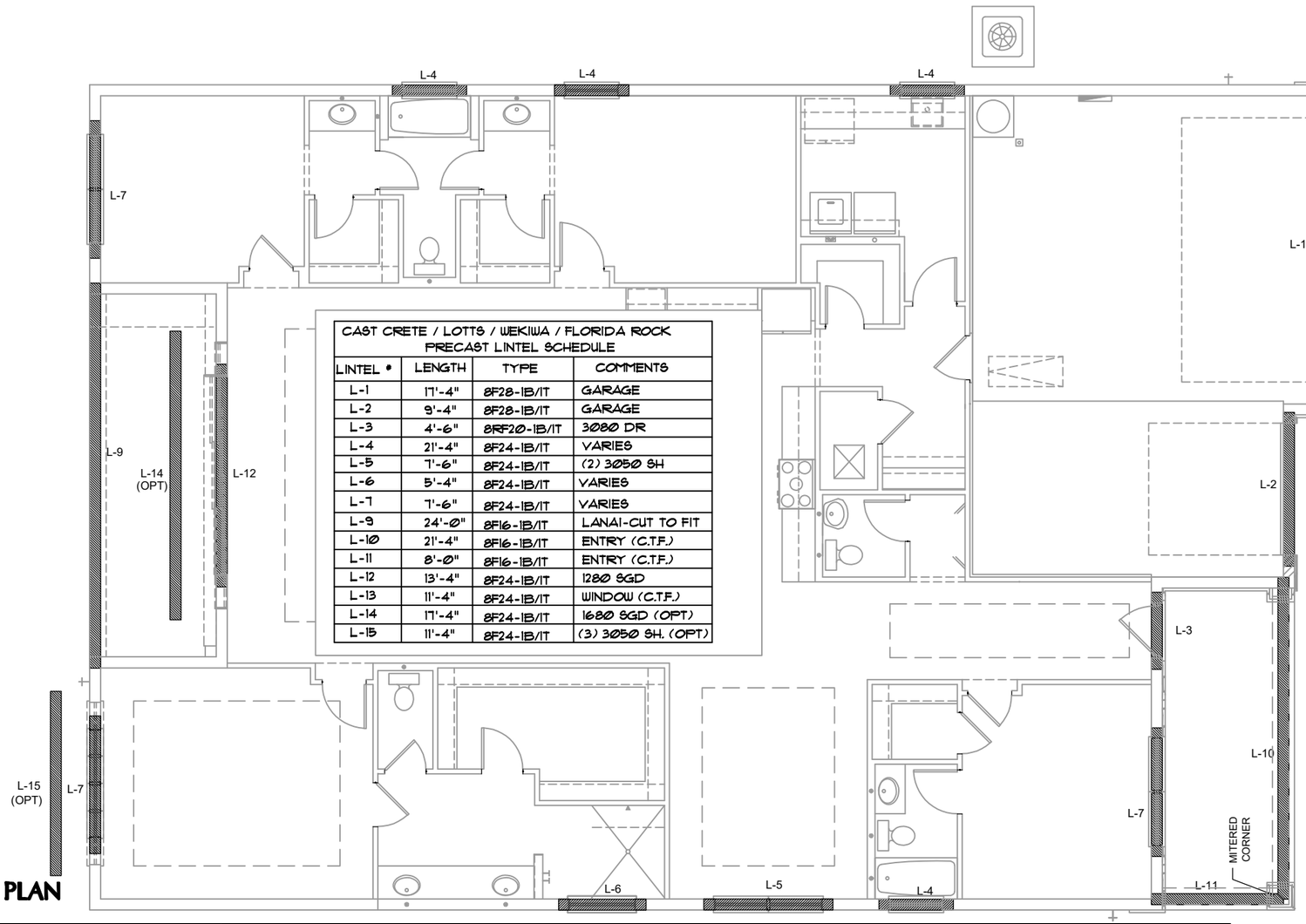
LENGTH \ TYPE	8RU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B
		8RF6-1B	8RF10-1B	8RF14-1B	8RF18-1B	8RF22-1B	8RF26-1B	8RF30-1B
4'-4"(52") PRECAST	1489	1591	3053	2982	3954	4929	5904	6880
		1827	3412	4982	6472	7947	9416	10878
4'-6"(54") PRECAST	1357	1449	2782	2714	3600	4487	5375	6264
		1702	3412	4982	6472	7947	9416	10878
5'-8"(68") PRECAST	785	832	1602	1550	2058	2566	3075	3585
		1153	2162	4074	6472	6516	5814	6839
5'-10"(70") 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	4522
		907	1677	2933	4100	6730	8177	6707
7'-6"(90") PRECAST	665	761	1377	2252	1958	2451	2944	3439
		764	1377	2329	3609	5492	6624	5132
9'-8"(116")PRECAST	371	420	834	1253	1071	1342	1614	1886
		535	928	1497	2179	2618	3595	2875

8" PRECAST & PRESTRESSED U-LINTELS

UPLIFT

LENGTH \ TYPE	8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	LATERAL 8U8	LATERAL 8F8
	8F8-2T	8F12-2T	8F16-2T	8F20-2T	8F24-2T	8F28-2T	8F32-2T		
2'-10" (34") PRECAST	2727	2878	4101	5332	6569	7811	9055	2021	2021
	2727	2784	3981	5190	6407	7630	8857		
3'-6" (42") PRECAST	2165	2289	3260	4237	5219	6204	7192	1257	1257
	2165	2215	3165	4125	5091	6061	7036		
4'-0" (48") PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938
	1878	1925	2750	3583	4422	5264	6110		
4'-6" (54") PRECAST	1660	1762	2507	3257	4010	4767	5525	727	727
	1660	1705	2435	3171	3913	4658	5406		
5'-4" (64") PRECAST	1393*	1484	2110	2741	3375	4010	4648	505	505
	1393	1437	2050	2670	3293	3920	4549		
5'-10" (70") PRECAST	1272*	1357	1930	2505	3084	3665	4247	418	418
	1272	1315	1875	2441	3010	3583	4157		
6'-6" (78") PRECAST	1141*	1200	1733	2250	2769	3290	3812	707	887
	1141	1182	1684	2192	2703	3216	3732		
7'-6" (90") PRECAST	959*	912	1475	1914	2354	2797	3240	591	657
	990	1029	1466	1907	2351	2797	3245		
9'-4" (112")PRECAST	801*	612	980	1269	1560	1852	2144	454	630
	801	755	1192	1550	1910	2271	2634		
10'-6" (126") PRECAST	716*	498	793	1027	1261	1496	1731	396	493
	716	611	1039	1389	1711	2034	2358		
11'-4" (136") PRECAST	666*	439	696	899	1104	1309	1515	363	556
	666	535	905	1295	1595	1896	2198		
12'-0" (144") PRECAST	607*	400	631	816	1001	1186	1372	340	494
	631	486	818	1209	1514	1799	2086		
13'-4" (160") PRECAST	500*	340	532	686	841	997	1153	302	398
	573	409	682	1004	1367	1637	1897		
14'-0" (168") PRECAST	458*	316	493	635	778	922	1065	286	360
	548	378	629	922	1254	1567	1816		
14'-8" (176") PRESTRESSED	243	295	459	591	724	857	990	N.R.	357
	243	352	582	852	1156	1491	1742		
15'-4" (184") PRESTRESSED	228	278	430	553	677	801	925	N.R.	327
	228	329	542	791	1072	1381	1676		
17'-4" (208") PRESTRESSED	188	236	361	464	567	670	774	N.R.	255
	188	276	449	649	874	1121	1389		
19'-4" (232") PRESTRESSED	165	207	313	401	490	578	667	N.R.	204
	165	239	383	550	736	940	1160		
21'-4" (256") PRESTRESSED	145	186	278	356	433	512	590	N.R.	172
	142	212	336	477	635	807	993		
22'-0" (264") PRESTRESSED	140	180	268	343	418	493	568	N.R.	161
	137	205	322	457	607	771	947		
24'-0" (288") PRESTRESSED	127	165	244	312	380	447	515	N.R.	135
	124	186	290	408	538	680	833		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE			
LINTEL #	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F28-1B/1T	GARAGE
L-2	9'-4"	8F28-1B/1T	GARAGE
L-3	4'-6"	8RF20-1B/1T	3080 DR
L-4	21'-4"	8F24-1B/1T	VARIES
L-5	7'-6"	8F24-1B/1T	(2) 3050 SH
L-6	5'-4"	8F24-1B/1T	VARIES
L-7	7'-6"	8F24-1B/1T	VARIES
L-9	24'-0"	8F16-1B/1T	LANAI-CUT TO FIT
L-10	21'-4"	8F16-1B/1T	ENTRY (C.T.F.)
L-11	8'-0"	8F16-1B/1T	ENTRY (C.T.F.)
L-12	13'-4"	8F24-1B/1T	1280 SGD
L-13	11'-4"	8F24-1B/1T	WINDOW (C.T.F.)
L-14	17'-4"	8F24-1B/1T	1680 SGD (OPT)
L-15	11'-4"	8F24-1B/1T	(3) 3050 SH. (OPT)

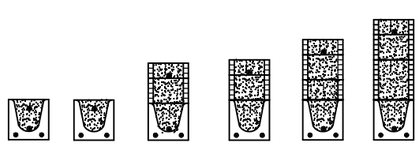
PRECAST LINTEL PLAN
C (OPT. 3 CAR GARAGE)

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

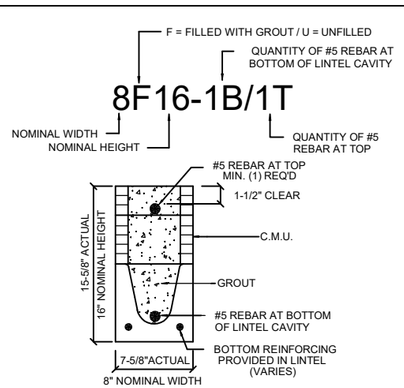
UPLIFT

LENGTH \ TYPE	8RF6-1T	8RF10-1T	8RF14-1T	8RF18-1T	8RF22-1T	8RF26-1T	8RF30-1T	LATERAL 8RU6	LATERAL 8RF6
	8RF6-2T	8RF10-2T	8RF14-2T	8RF18-2T	8RF22-2T	8RF26-2T	8RF30-2T		
4'-4" (52") PRECAST	1244	1573	2413	3260	4112	4967	5825	932	932
	1244	1519	2339	3170	4008	4850	5696		
4'-6" (54") PRECAST	1192	1507	2311	3121	3937	4756	5577	853	853
	1192	1455	2240	3036	3837	4643	5453		
5'-8" (68") PRECAST	924*	1172	1795	2423	3055	3689	4325	501	501
	924	1132	1741	2357	2978	3603	4230		
5'-10" (70") PRECAST	896*	1138	1742	2352	2965	3581	4198	469	469
	896	1099	1690	2288	2891	3497	4106		
6'-8" (80") PRECAST	778	882	1513	2042	2573	3107	3642	830	1100
	778	856	1468	1987	2509	3035	3563		
7'-6" (90") PRECAST	688	697	1325	1810	2280	2753	3227	710	941
	688	849	1302	1762	2225	2690	3157		
9'-8" (116")PRECAST	533*	433	808	1123	1413	1704	1995	516	614
	533	527	1009	1369	1728	2088	2450		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



TYPE DESIGNATION



MATERIALS

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

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

SAFE LOAD TABLE NOTES

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

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:

PreCast Lintel Plan

project no.XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

L1.1C

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

8" PRECAST & PRESTRESSED U-LINTELS

GRAVITY

LENGTH \ TYPE	8U8	8F8-0B / 8F8-1B	8F12-0B / 8F12-1B	8F16-0B / 8F16-1B	8F20-0B / 8F20-1B	8F24-0B / 8F24-1B	8F28-0B / 8F28-1B	8F32-0B / 8F32-1B
2'-10" (34") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
		3166	4473	6039	7526	9004	10472	11936
3'-6" (42") PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
		3166	4473	6039	7526	9004	10472	11936
4'-0" (48") PRECAST	2029	2325	2496	3467	4438	5410	6384	7358
		2646	4473	6039	7526	9004	10472	11936
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
7'-6" (90") PRECAST	767	1029	1675	2385	1994	2439	2886	3333
		1029	1675	2610	3839	5596	6613	5047
8'-0" (96") PRECAST	670	830	1362	1927	1602	1961	2320	2680
		899	1445	2214	3192	4533	6513	4087
8'-8" (104") PRECAST	618	767	1257	1779	1479	1810	2142	2474
		829	1332	2044	2946	4184	6012	3773
9'-4" (112") PRECAST	573	632	1049	1469	1210	1482	1754	2027
		768	1212	1818	2544	3469	4030	3127
10'-6" (126") PRECAST	456	482	802	1125	915	1122	1328	1535
		658	1025	1514	2081	2774	3130	2404
11'-4" (136") PRECAST	445	598	935	1365	1854	2355	1793	2075
		598	935	1365	1854	2441	3155	4044
12'-0" (144") PRECAST	414	545	864	1254	1689	2074	1570	1818
		555	864	1254	1693	2211	2832	3590
13'-4" (160") PRECAST	362	427	726	1028	1331	1635	1224	1418
		485	748	1076	1438	1855	2343	2920
14'-0" (168") PRECAST	338	381	648	919	1190	1462	1087	1260
		455	700	1003	1335	1714	2153	2666
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		465	765	1370	2045	2610	3185	3765
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		420	695	1250	1855	2370	2890	3410
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		310	530	950	1400	1800	2200	2600
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		240	400	750	1090	1400	1720	2030
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		183	330	610	940	1340	1780	2110
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		160	300	570	870	1250	1660	1970
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		130	240	470	720	1030	1350	1610

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

GRAVITY

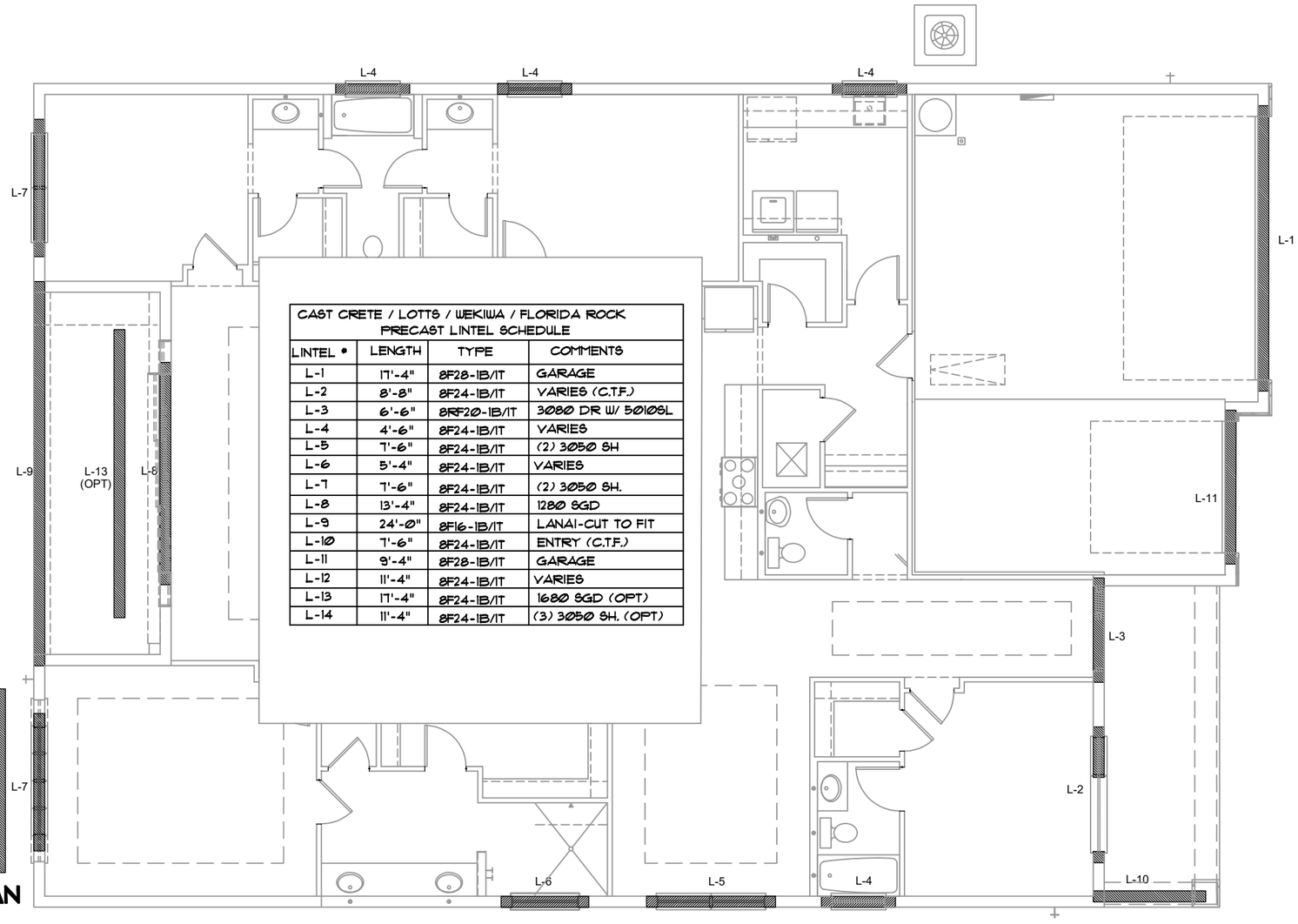
LENGTH \ TYPE	8RU6	8RF6-0B / 8RF6-1B	8RF10-0B / 8RF10-1B	8RF14-0B / 8RF14-1B	8RF18-0B / 8RF18-1B	8RF22-0B / 8RF22-1B	8RF26-0B / 8RF26-1B	8RF30-0B / 8RF30-1B
4'-4"(52") PRECAST	1489	1591	3053	2982	3954	4929	5904	6880
		1827	3412	4982	6472	7947	9416	10878
4'-6"(54") PRECAST	1357	1449	2782	2714	3600	4487	5375	6264
		1702	3412	4982	6472	7947	9416	10878
5'-8"(68") PRECAST	785	832	1602	1550	2058	2566	3075	3585
		1153	2162	4074	6472	6516	5814	6839
5'-10"(70") 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	4522
		907	1677	2933	4100	6730	8177	6707
7'-6"(90") PRECAST	665	761	1377	2252	1958	2451	2944	3439
		764	1377	2329	3609	5492	6624	5132
9'-8"(116")PRECAST	371	420	834	1253	1071	1342	1614	1886
		535	928	1497	2179	2618	3595	2875

8" PRECAST & PRESTRESSED U-LINTELS

UPLIFT

LENGTH \ TYPE	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T	LATERAL 8U8	LATERAL 8F8
2'-10" (34") PRECAST	2727	2878	4101	5332	6569	7811	9055	2021	2021
	2727	2784	3981	5190	6407	7630	8857		
3'-6" (42") PRECAST	2165	2289	3260	4237	5219	6204	7192	1257	1257
	2165	2215	3165	4125	5091	6061	7036		
4'-0" (48") PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938
	1878	1925	2750	3583	4422	5264	6110		
4'-6" (54") PRECAST	1660	1762	2507	3257	4010	4767	5525	727	727
	1660	1705	2435	3171	3913	4658	5406		
5'-4" (64") PRECAST	1393*	1484	2110	2741	3375	4010	4648	505	505
	1393	1437	2050	2670	3293	3920	4549		
5'-10" (70") PRECAST	1272*	1357	1930	2505	3084	3665	4247	418	418
	1272	1315	1875	2441	3010	3583	4157		
6'-6" (78") PRECAST	1141*	1200	1733	2250	2769	3290	3812	707	887
	1141	1182	1684	2192	2703	3216	3732		
7'-6" (90") PRECAST	959*	912	1475	1914	2354	2797	3240	591	657
	990	1029	1466	1907	2351	2797	3245		
9'-4" (112")PRECAST	801*	612	980	1269	1560	1852	2144	454	630
	801	755	1192	1550	1910	2271	2634		
10'-6" (126") PRECAST	716*	498	793	1027	1261	1496	1731	396	493
	716	611	1039	1389	1711	2034	2358		
11'-4" (136") PRECAST	666*	439	696	899	1104	1309	1515	363	556
	666	535	905	1295	1595	1896	2198		
12'-0" (144") PRECAST	607*	400	631	816	1001	1186	1372	340	494
	631	486	818	1209	1514	1799	2086		
13'-4" (160") PRECAST	500*	340	532	686	841	997	1153	302	398
	573	409	682	1004	1367	1637	1897		
14'-0" (168") PRECAST	458*	316	493	635	778	922	1065	286	360
	548	378	629	922	1254	1567	1816		
14'-8" (176") PRESTRESSED	243	295	459	591	724	857	990	N.R.	357
	243	352	582	852	1156	1491	1742		
15'-4" (184") PRESTRESSED	228	278	430	553	677	801	925	N.R.	327
	228	329	542	791	1072	1381	1676		
17'-4" (208") PRESTRESSED	188	236	361	464	567	670	774	N.R.	255
	188	276	449	649	874	1121	1389		
19'-4" (232") PRESTRESSED	165	207	313	401	490	578	667	N.R.	204
	165	239	383	550	736	940	1160		
21'-4" (256") PRESTRESSED	145	186	278	356	433	512	590	N.R.	172
	142	212	336	477	635	807	993		
22'-0" (264") PRESTRESSED	140	180	268	343	418	493	568	N.R.	161
	137	205	322	457	607	771	947		
24'-0" (288") PRESTRESSED	127	165	244	312	380	447	515	N.R.	135
	124	186	290	408	538	680	833		

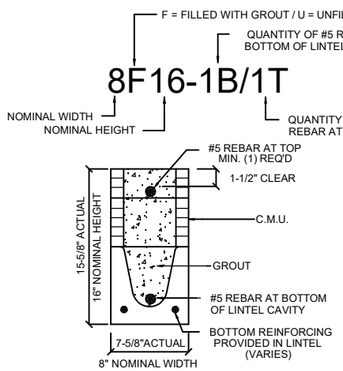
*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



PRECAST LINTEL PLAN
D (OPT. 3 CAR GARAGE)

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRECAST LINTEL SCHEDULE

LINTEL #	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F28-1B/1T	GARAGE
L-2	8'-8"	8F24-1B/1T	VARIES (C.T.F.)
L-3	6'-6"	8RF20-1B/1T	3080 DR W/ 5010SL
L-4	4'-6"	8F24-1B/1T	VARIES
L-5	7'-6"	8F24-1B/1T	(2) 3050 SH
L-6	5'-4"	8F24-1B/1T	VARIES
L-7	7'-6"	8F24-1B/1T	(2) 3050 SH.
L-8	13'-4"	8F24-1B/1T	1280 SGD
L-9	24'-0"	8F16-1B/1T	LANAI-CUT TO FIT
L-10	7'-6"	8F24-1B/1T	ENTRY (C.T.F.)
L-11	9'-4"	8F28-1B/1T	GARAGE
L-12	11'-4"	8F24-1B/1T	VARIES
L-13	17'-4"	8F24-1B/1T	1680 SGD (OPT)
L-14	11'-4"	8F24-1B/1T	(3) 3050 SH. (OPT)



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

UPLIFT

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

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

TYPE DESIGNATION

MATERIALS

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

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

SAFE LOAD TABLE NOTES

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

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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:

PreCast Lintel Plan

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

L1.1D

STRUCTURAL NOTES

1. 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
2. WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBCR SECTION R301
3. 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.
7. 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. UPLIFT CONNECTOR'S TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER ENCLOSED DETAILS.
10. 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
½"	-3/4"	7"
-5/8"	-7/8"	7"
-3/4"	1"	8"
-7/8"	1-1/8"	9"

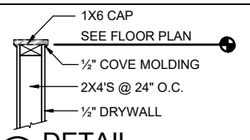
    AFTER HOLE IS DRILLED, ALL CONCRETE DUST MUST BE REMOVED PRIOR TO EPOXY INSTALLATION. THREADED ROD TO BE MIN. A36 STEEL AND FREE OF DIRT OR GREASE. LOAD ON ROD CANNOT BE APPLIED UNTIL 12 HOURS AFTER INSTALLATION. 2 COMPONENT EPOXY RESIN MATERIAL TO BE MIXED PER MFG. DIRECTIONS.
11. SOIL BEARING CAPACITY 2000 PSF MINIMUM

WOOD STRUCTURAL NOTES

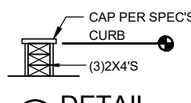
1. ALL WOOD TO BE SPECIES, GROUP, AND GRADE AS NOTED BELOW. DAMAGED WOOD NOT TO BE USED.
2. ALL STRUCTURAL LUMBER SHALL BE SPF (SPRUCE-PINE-FIR) #2 OR BETTER UNLESS OTHERWISE NOTED. (PRE ENG. TRUSSES EXCLUDED)
3. END JOINT IN STRUCTURAL DOUBLE TOP PLATE TO BE OFFSET AT LEAST 4". STRUCTURAL DOUBLE PLATES TO BE NAILED @ 6" O.K..
4. PLYWOOD OR OSB. WALL SHEATHING NAIL PATTERN TO BE 10d @ 6" O.C.. UNLESS OTHERWISE NOTED.
5. 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.
9. NAIL PATTERN
   -DOUBLE PLATE 12" O.C.. OUTSIDE SPLICE ZONE (SEE NOTE 4)
   -DOUBLE STUDS @ 12" O.C..
   -DOUBLE OR TRIPLE HEADER @ 6" O.C.. @ EDGE @ 12" O.C.. INTERMEDIATE.
   -HEADER TO STUD @ 4" O.C.. EA. HEADER MEMBER.
   -STUD TO TOP OR BOTTOM PLATE : (2) 16d THRU PLT. OR (2) 16d EA. SIDE TOE NAILED TO PLT.
10. -ROOF SHEATHING FOR SHINGLE ROOF TO BE MIN. 19/32 OSB, NAILED (10d RING SHANK NAILS) TO ROOF TRUSSES SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
    -ROOF SHEATHING FOR TILE ROOF TO BE MIN. 19/32" OSB, 1/2" CDX PLYWOOD OR 1/2" ADVANTECH. NAILED (10d RING SHANK NAILS)TO ROOF TO ROOF TRUSS SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
11. 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

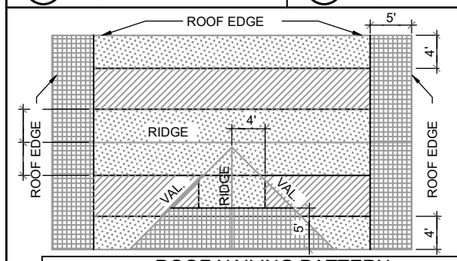
1. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) -1/4" X 2-1/4" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW. IF GIRGER TRUSS CONNECTIONS ARE MISSED CONTACT ENGINEER FOR SUBTITUTION
2. MISSED J-BOLTS FOR FRAMED EXTERIOR/ BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. x 7" LONG WEDGE ANCHORS (REDHEADS).
3. 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.
4. BLOCK WALL OVERHANGING SLAB CONDITION:
   UP TO -7/8" - NO REPAIR NECESSARY
   -7/8" TO 1-1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED
   1-1/4"+ - REQUIRE SPECIAL ENGINEERING LETTER
5. PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/ FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE



3 / D1 DETAIL N.T.S.

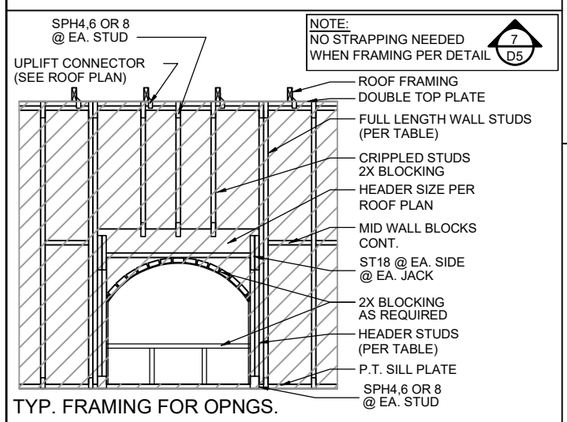


4 / D1 DETAIL N.T.S.

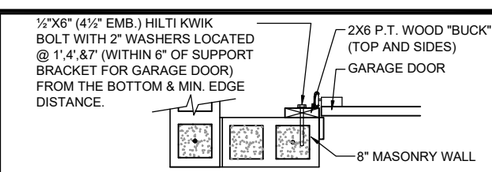


ROOF NAILING PATTERN

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



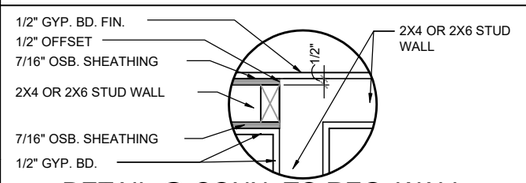
TYP. FRAMING FOR OPNGS.



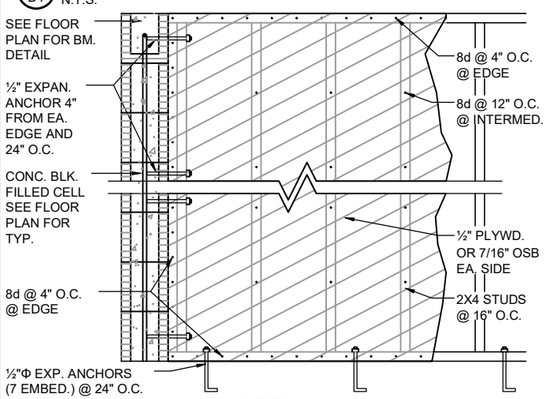
- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/½" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT LENGTHS ADHERED TO
- GARAGE DOOR MANUF. TO PROVIDE ATTACHMENT TO "BUCK"

1.) THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:
   A.) THE DESIGN OF THE DOOR CAN WITHSTAND POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF.
   B.) THE DESIGN OF THE DOOR COMPLIES WITH THE CRITERIA SPECIFIED IN SECTION R609 OF THE 2023 FLORIDA BUILDING CODE RESIDENTIAL, 8TH EDITION
   C.) DOOR SIZE, TYPE AND GLAZING
   D.) TRACK SIZE AND FASTENER DETAILS.
   E.) TRACK BRACKET QUANTITY, SPACING AND FASTENER DETAILS.
   F.) REINFORCING MEMBER QUANTITY, LOCATION, SIZE, TYPE AND FASTENER DETAILS. (IF REQUIRED)

GARAGE BUCK DETAIL



7A / D1 DETAIL @ CONN. TO REG. WALL N.T.S.

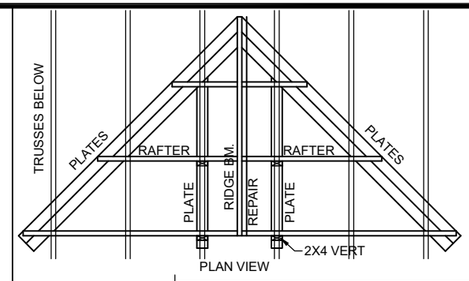


7 / D1 SHEAR WALL DETAIL 1/2"= 1'-0"

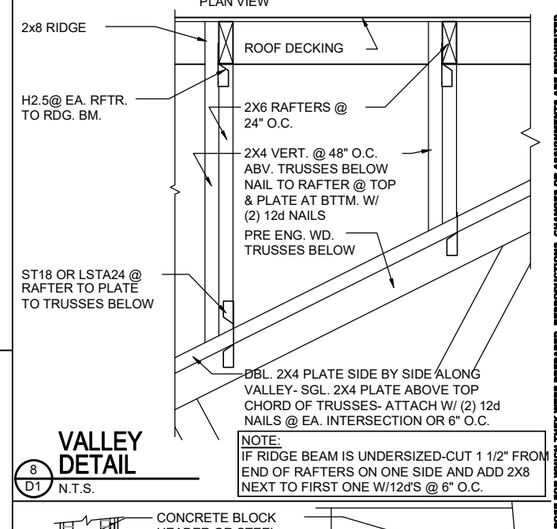
USE ONLY WHEN NOTED AS SHEAR WALL ON PLANS

MIN. WALL AND HEADER REQUIREMENTS

UNSUPPORTED WALL HEIGHT	STUD SPACING	MAXIMUM HEADER SPAN (ft.) 3'	6'	9'	12'	15'	18'
		NUMBER OF HEADER STUDS SUPPORTING END OF HEADER					
		1	1	2	2	2	2
		NUMBER OF FULL-LENGTH STUDS @ EACH END OF HEADER					
10' OR LESS		2	2	3	3	3	3
GREATER THAN 10'		2	2	3	4	5	5

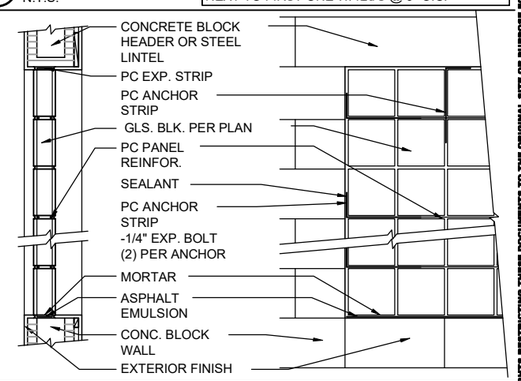


PLAN VIEW



NOTE:
IF RIDGE BEAM IS UNDERSIZED-CUT 1 1/2" FROM END OF RAFTERS ON ONE SIDE AND ADD 2X8 NEXT TO FIRST ONE W/12d'S @ 6" O.C.

8 / D1 VALLEY DETAIL N.T.S.



PANEL ANCHOR CONSTRUCTION

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

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

PC EXPANSION STRIPS (BOTTOM):
MADE OF WHITE POLYETHYLENE, ARE INSERTED AT THE HEAD AND THE STRIPS REPLACE MORTAR AT THESE POINTS TO CUSHION THE GLASS BLOCK AND ALLOW THE PANEL TO EXPAND & CONTRACT FREELY. FOR METAL CHANNEL OR MASONRY CHASE CONSTRUCTION, PC EXPANSION STRIPS ARE AVAILABLE 3/8" THICK X 4" WIDE X 24" LONG. FOR PANEL ANCHOR CONSTRUCTION, STD. 4" WIDE STRIPS ARE EASILY CUT TO 3" WIDTH, FOR 3-7/8" "PREMIERE" SERIES BLK., AND TO 2-1/4" WIDTH, FOR 3-1/8" "THINLINE" SERIES BLOCK.

6 / D1 GLASS BLOCK DETAIL N.T.S.

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D1

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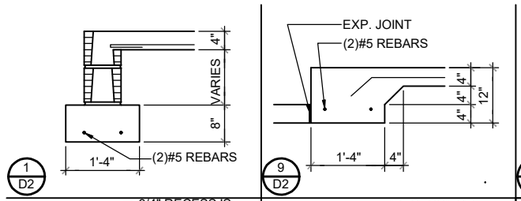
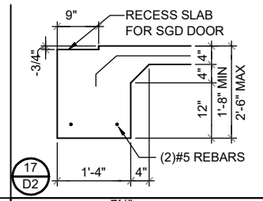
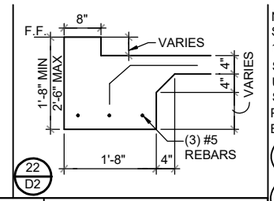


1 D2

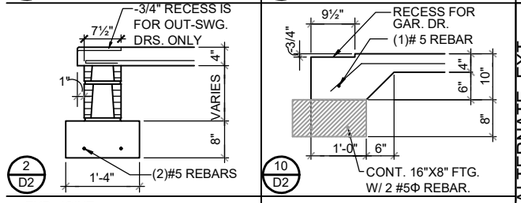
9 D2



17 D2

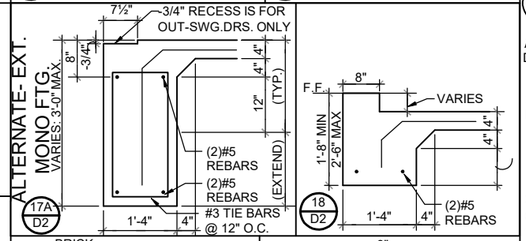


22 D2



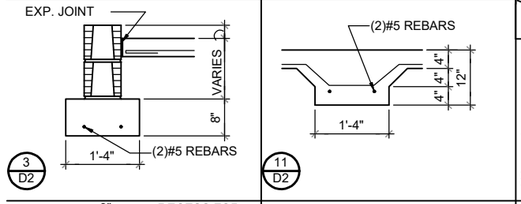
2 D2

10 D2



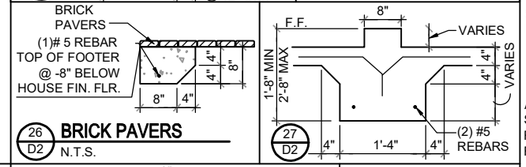
17A D2

18 D2



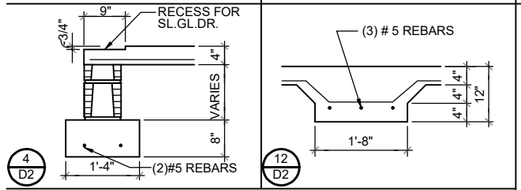
3 D2

11 D2



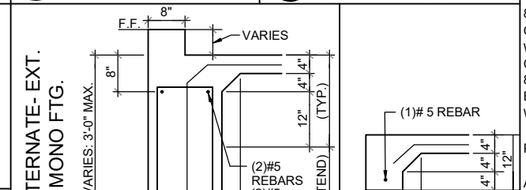
26 D2 **BRICK PAVERS** N.T.S.

27 D2



4 D2

12 D2



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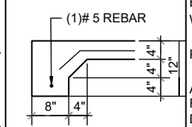

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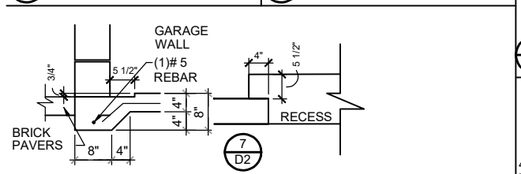
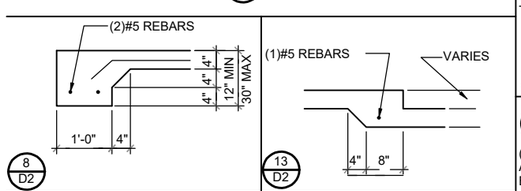
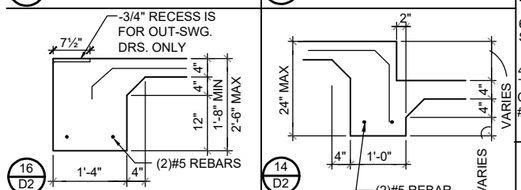




8 D2

13 D2



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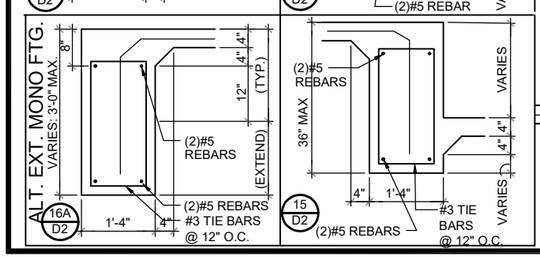
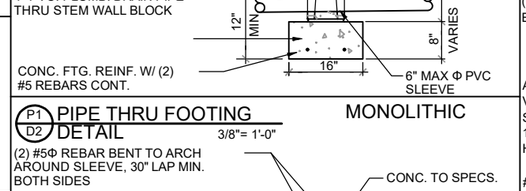
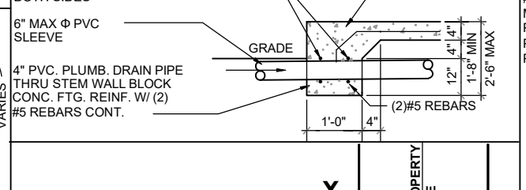
14 D2

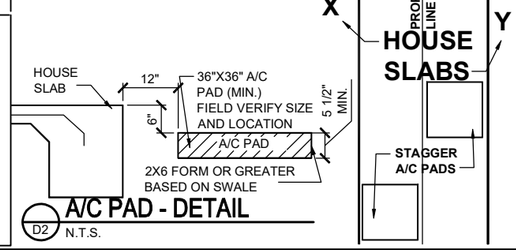


16A D2

15 D2

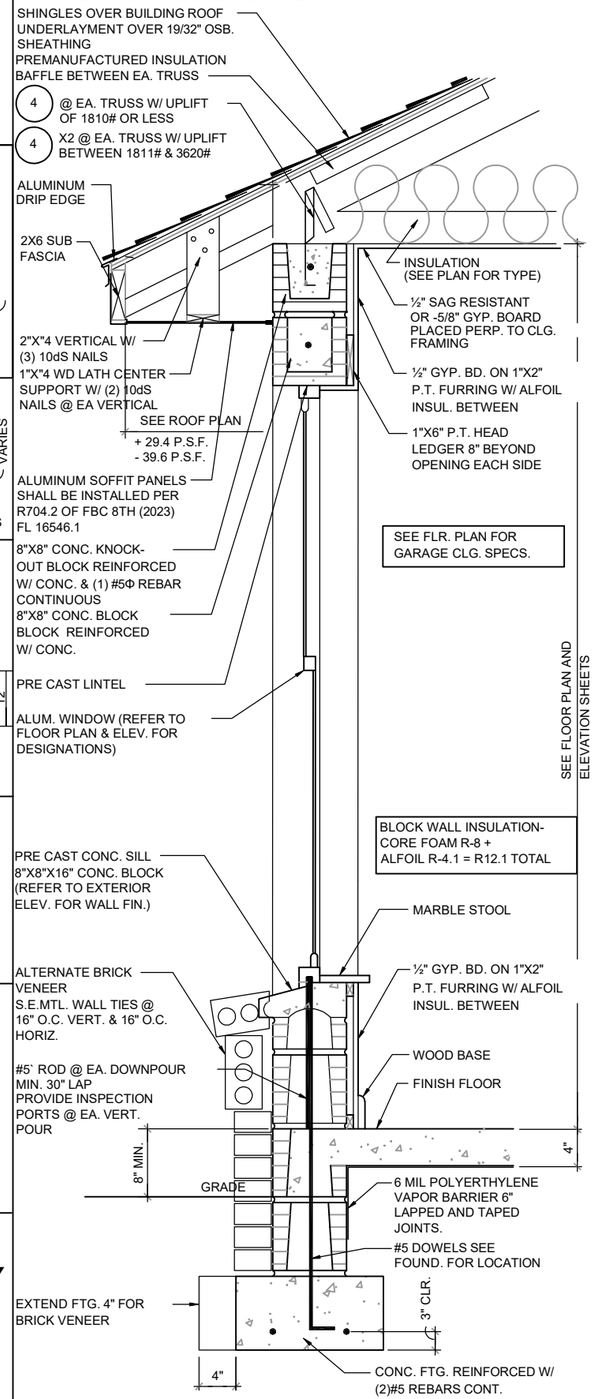






D2 **A/C PAD - DETAIL** N.T.S.

NOTE: THE ATTACHMENT OF TILE, UNLESS OTHERWISE NOTED, SHALL CONFORM TO ASTM D 3161 (MODIFIED TO 140 MPH) OR M-DC PA 107-95. THE FRC REQUIRES BASE AND CAP FLASHING.



A D2 TYPICAL WALL SECTION W/ STEM WALL FOOTING N.T.S

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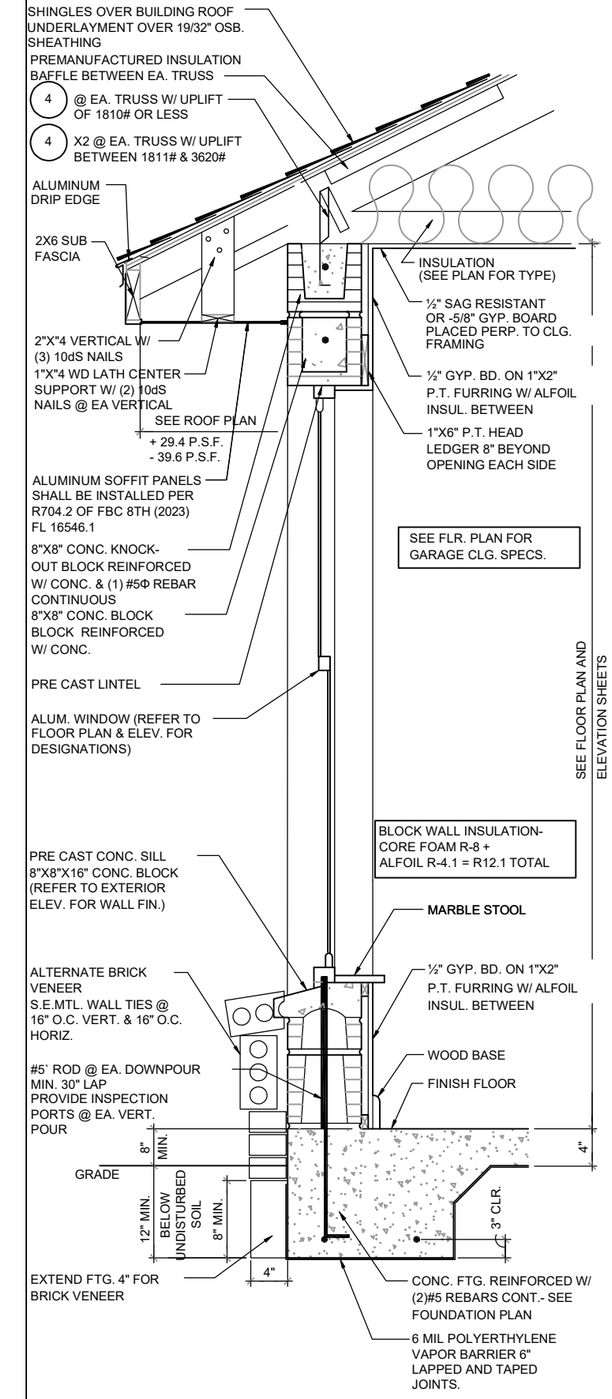

A D2 TYPICAL WALL SECTION W/ MONOLITHIC FOOTING N.T.S.

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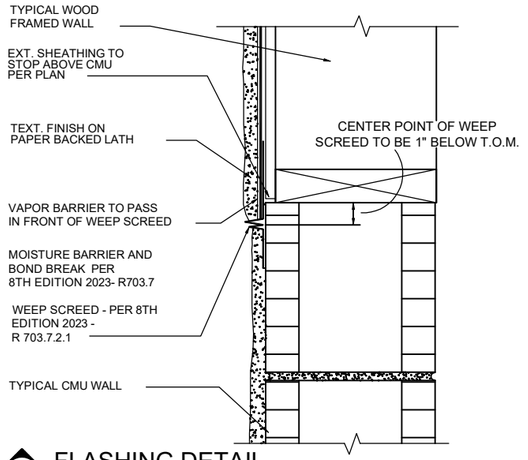
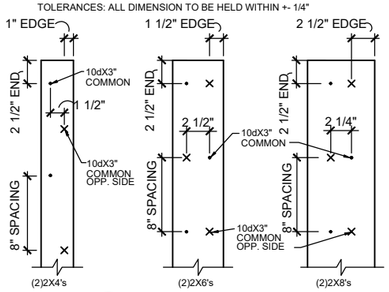
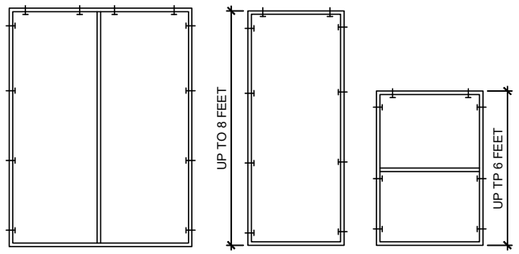


A D3 FLASHING DETAIL
N.T.S.



B 2X BUILT-UP STUD COLUMN DETAILS
N.T.S.



FOR MULTIPLE WINDOWS AND DOORS USE 2 TAPCONS PER WINDOW AT THE HEAD AND 4 TAPCONS AT THE JAMB.

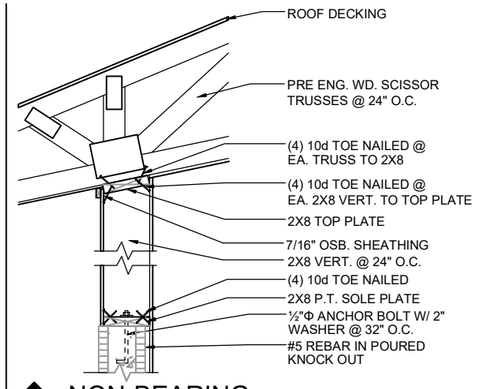
BUCK ATTACHMENT DATA

BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN PINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS w/ 2 T-NAILS TOP AND BOTTOM AND 8" O.C. STAGGERED IN THE FIELD.

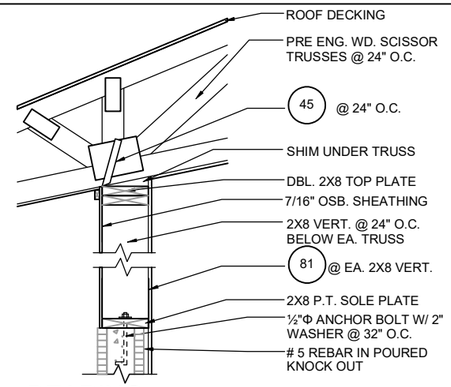
USE MIN. 2-1/4" T-NAILS w/ 1x BUCK. USE MIN. -1/4" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 6" OF CORNERS AND 30" ON CENTER MAXIMUM.

NOTE

IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING:
ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN
THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4"x1-3/4" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE. CENTER.



G-6 D3 NON-BEARING
N.T.S.



G-7 D3 BEARING
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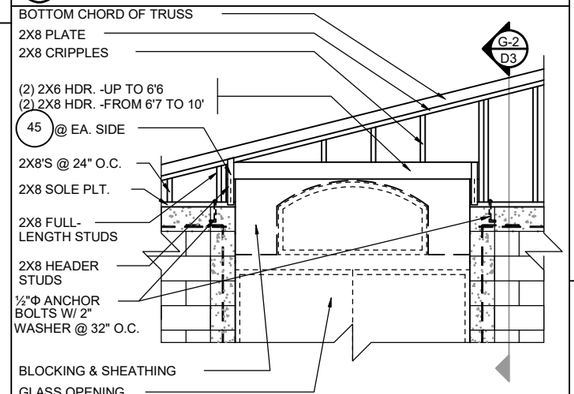

B D3 GABLE END
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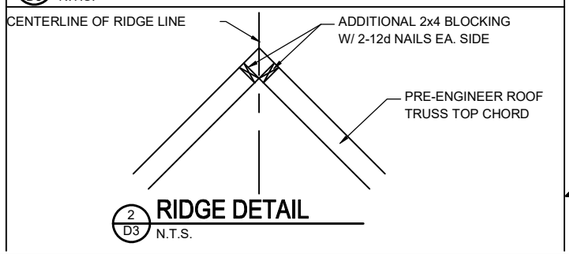

2 D3 RIDGE DETAIL
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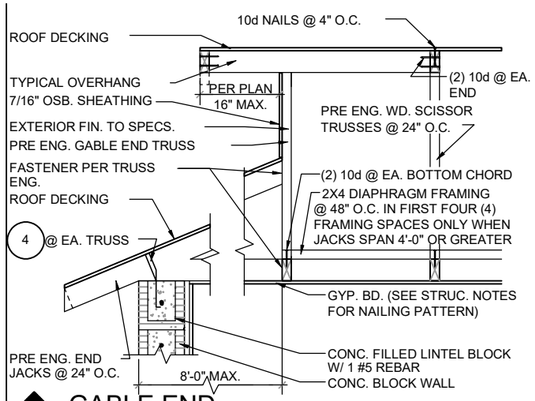

G-3 D3 GABLE END
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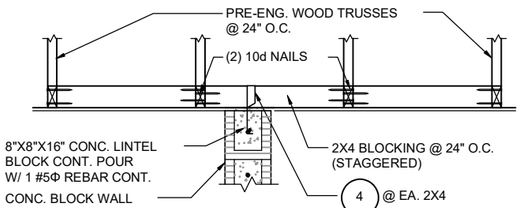

G-4 D3 DETAIL
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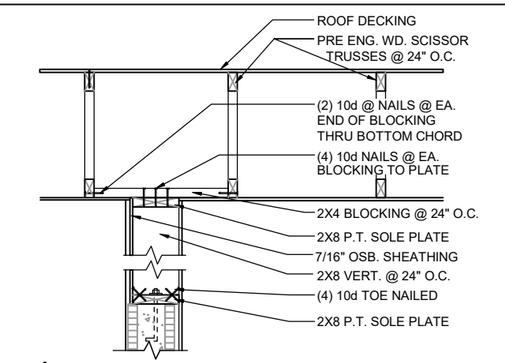

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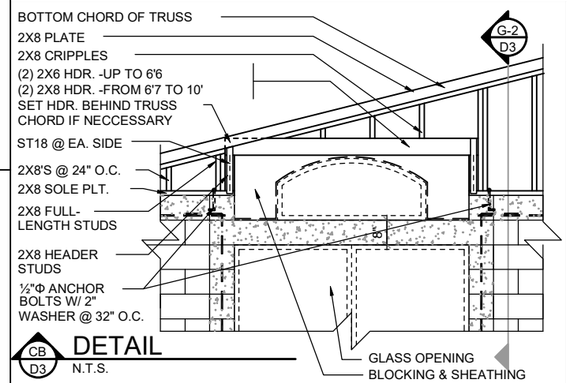

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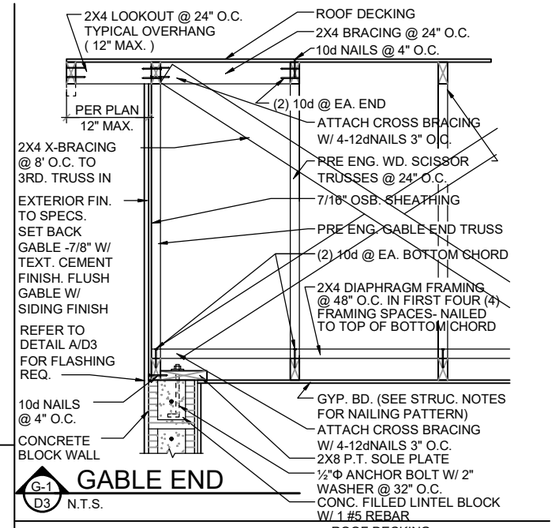

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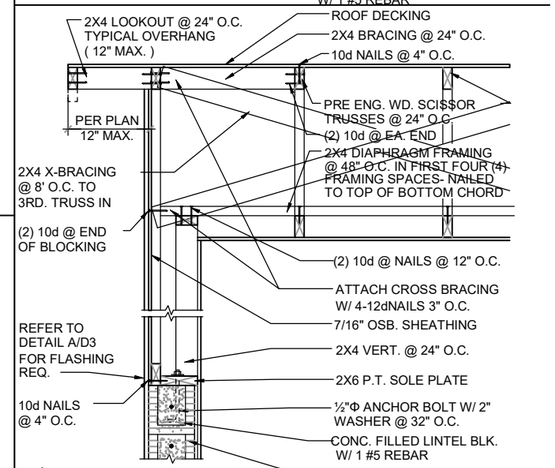

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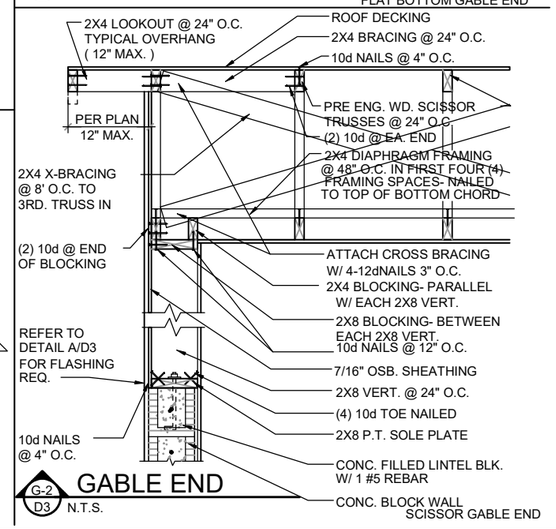

G-2 D3 GABLE END
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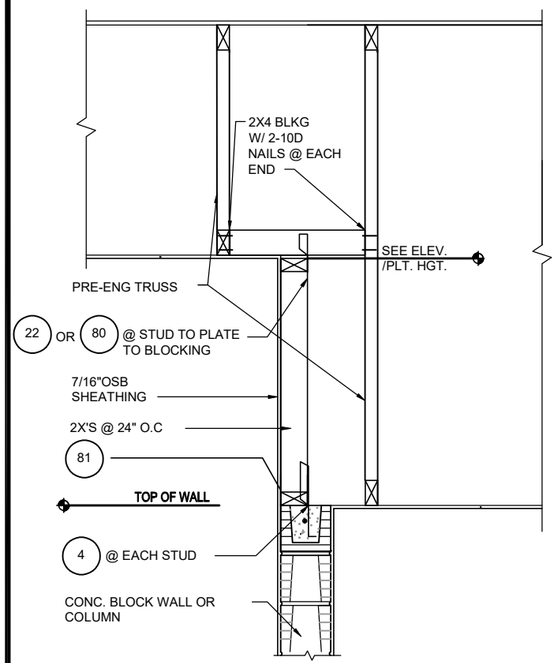

1 D4 DETAIL
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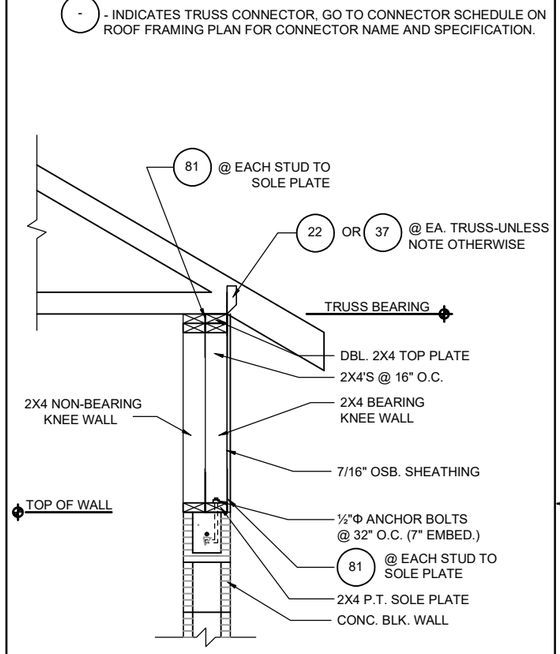

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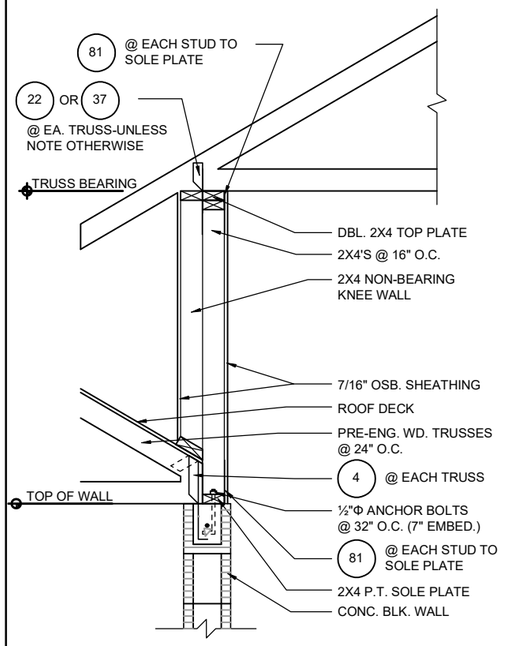

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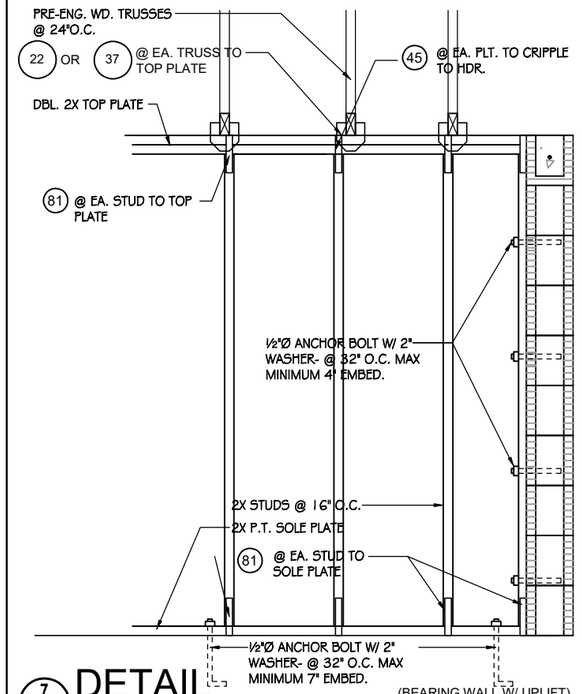

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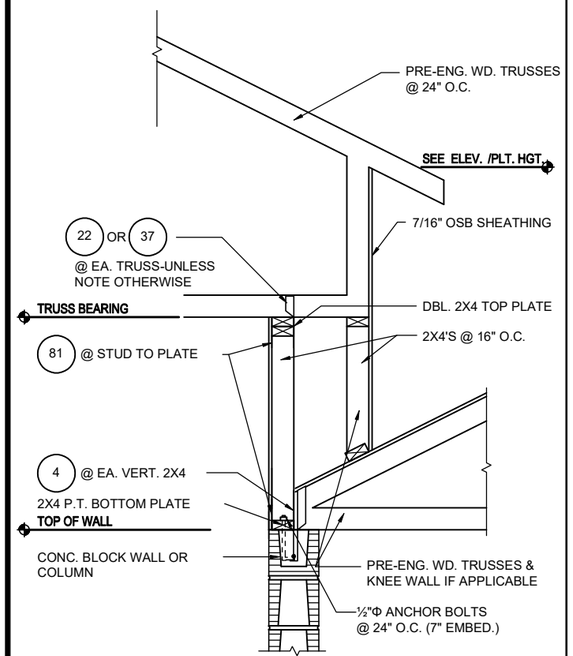

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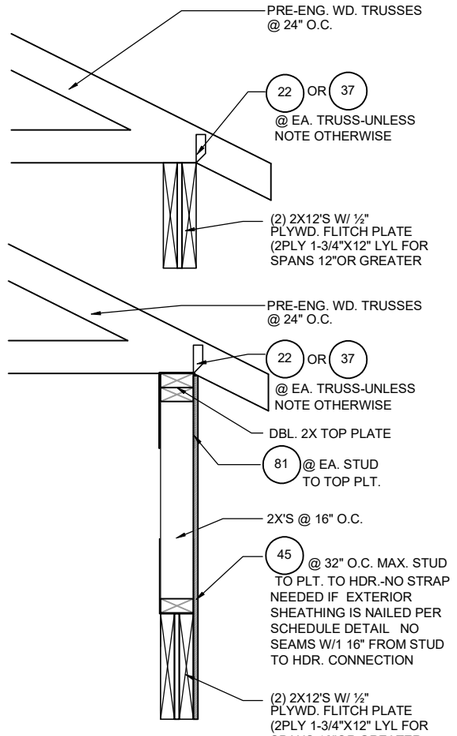

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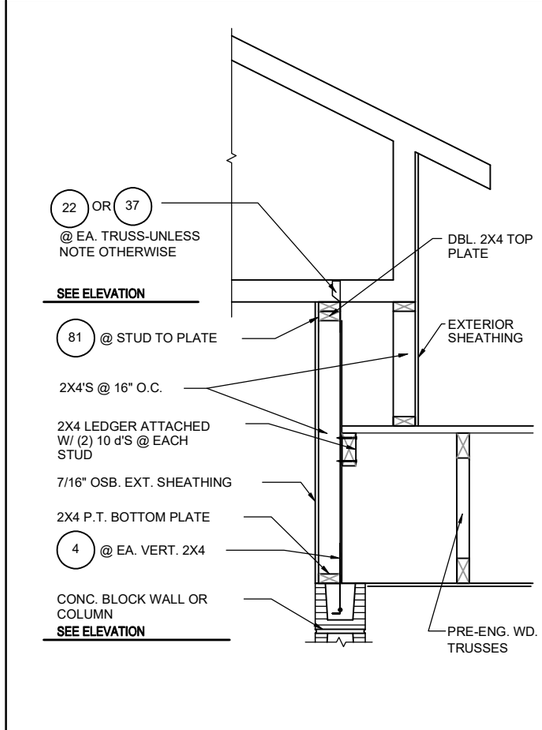

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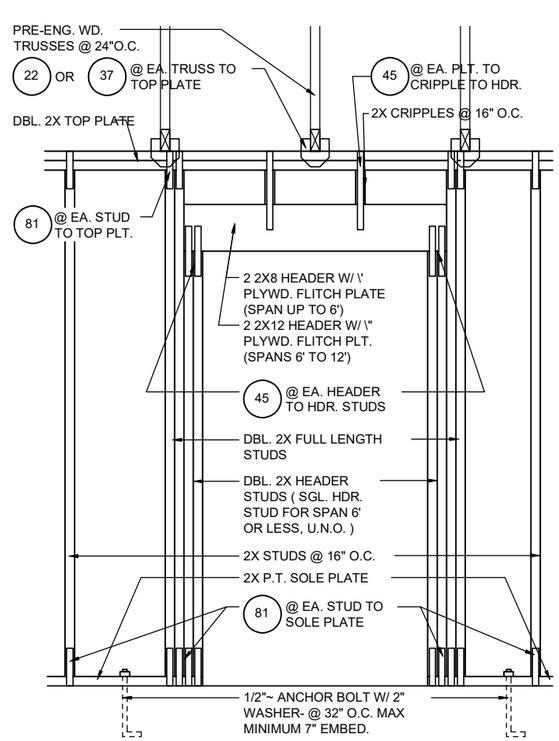

8 D4 DETAIL
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D3

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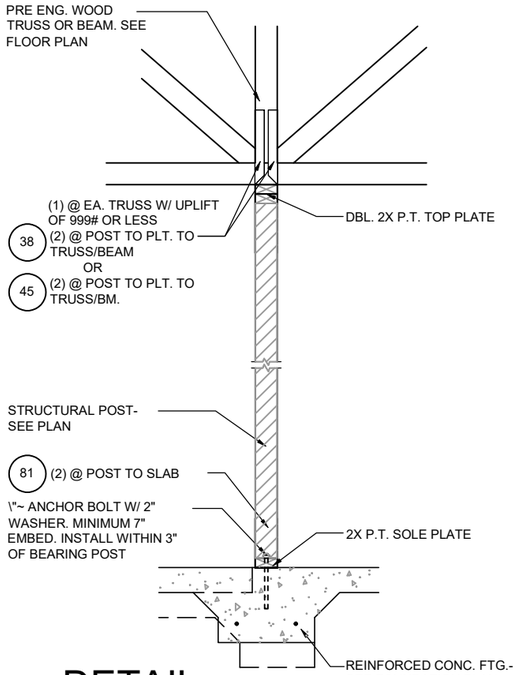
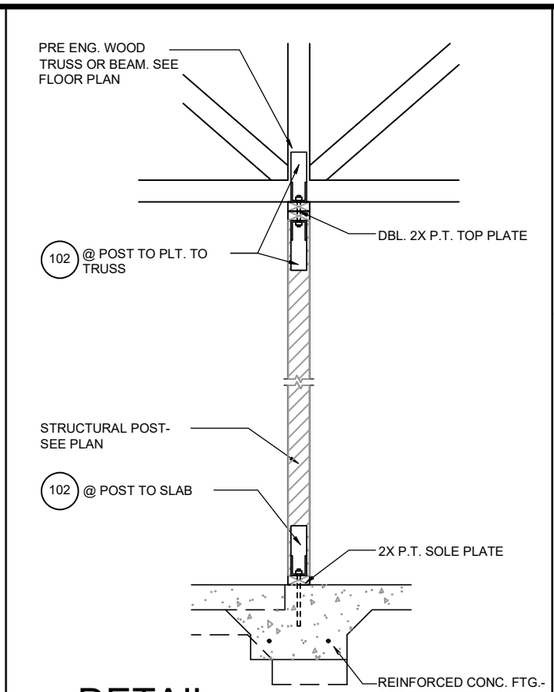


1 D5 DETAIL
N.T.S.



2 D5 DETAIL
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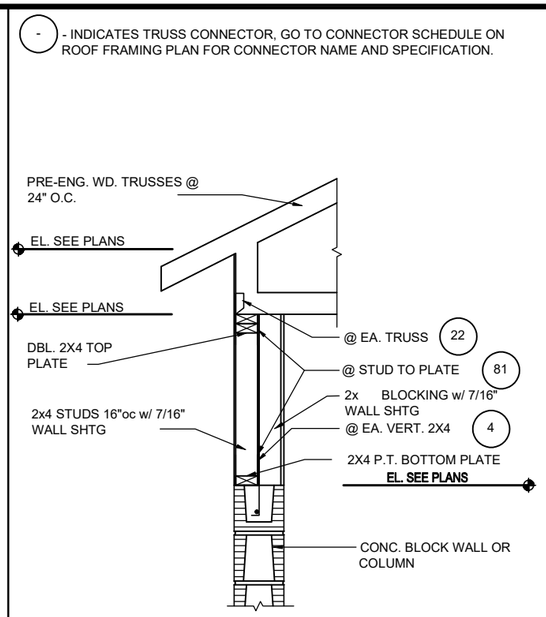

3 D5 DETAIL
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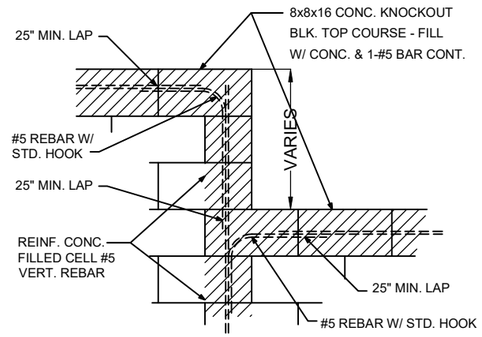


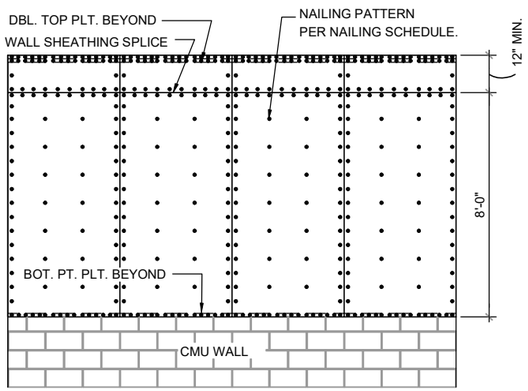
BLOCK WALL HT. TRANSITION

4 D5 DETAIL
N.T.S.

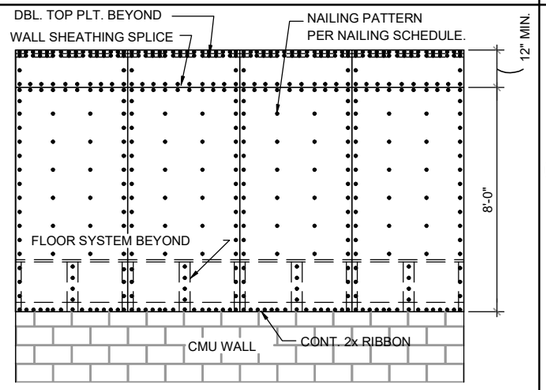
NOTE:
1/2" PLYWOOD OR 7/16" O.S.B. TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQ'D. EXCEPT AS NOTED ON PLANS IN TWO STORY FRAME APPLICATIONS, SHEATHING SHALL EXTEND MIN. 1'-0" W/O BREAK ABV. 2nd FLOOR BOTTOM PLT. TO T.O.M.

NAILING SCHEDULE:

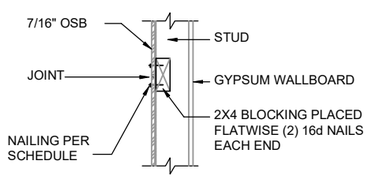
(2)ROWS @ 3" O.C. AT TOP AND (1)ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



A SHEATHING ELEV. BALLOON FRAMING
N.T.S.

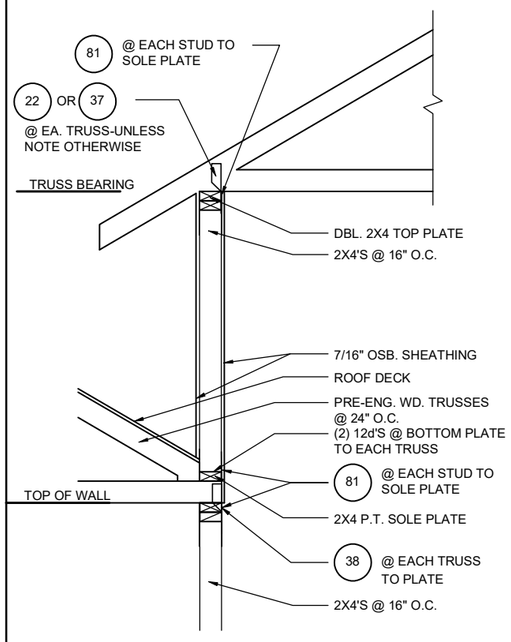


B SHEATHING ELEV. 2-STORY FRAMING
N.T.S.



C SHEATHING BLOCKING @HORIZONTAL JOINTS
N.T.S

7 D5 SHEATHING UPLIFT DETAILS
N.T.S.



6 D5 DETAIL
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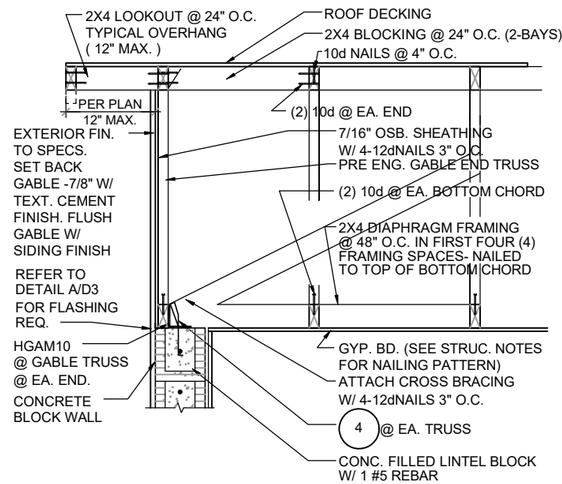

G-5 D5 GABLE END
N.T.S.

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Fax: (407) 734-1790
www.tegfl.com

PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
STRUCTURAL DETAILS

project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

D5

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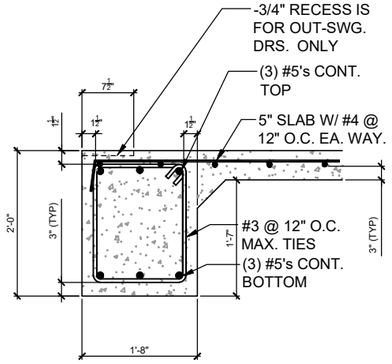

6 D6 CONT. BEARING FOOTER TWO-STORY DETAIL

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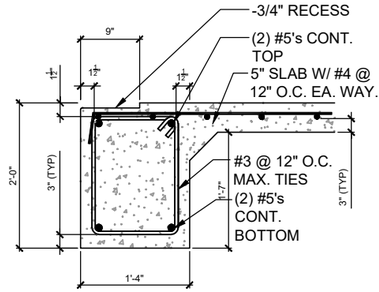
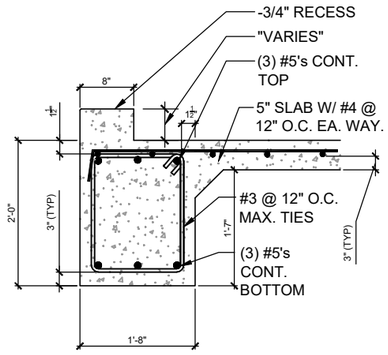


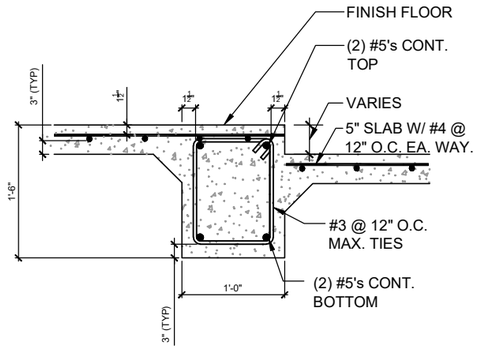
3 D6 BEARING FOOTER @ CONCRETE RECESS SECTION ONE-STORY DETAIL

N.T.S.



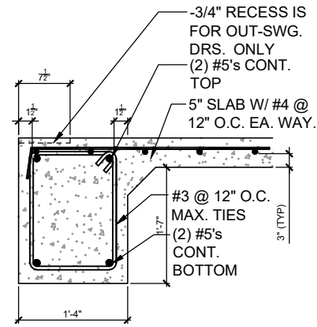
8 D6 BEARING FOOTER @ CONCRETE CURB SECTION TWO-STORY

N.T.S.



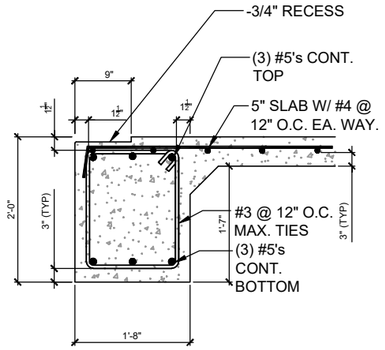
5 D6 BEARING FOOTER @ STEPPED SLAB SECTION

N.T.S.



2 D6 CONT. BEARING FOOTER ONE-STORY DETAIL

N.T.S.



7 D6 BEARING FOOTER @ CONCRETE RECESS SECTION TWO-STORY DETAIL

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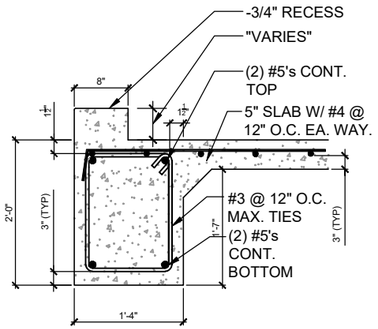
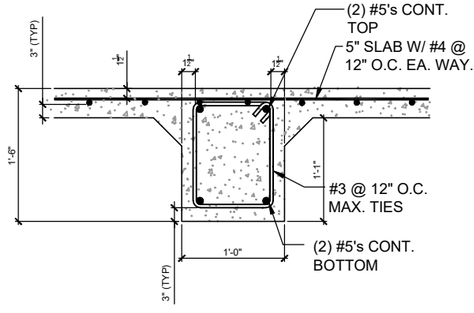


4 D6 BEARING FOOTER @ CONCRETE CURB SECTION ONE-STORY

N.T.S.



1 D6 GRADE BEAM GB-12"X18" SECTION

N.T.S.

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