



PARK SQUARE HOMES

2945 - PATAGONIA

ELEV. "A", "B", "C", "D"

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3	11/27/23	CLIENT CHANGES				S1	SLAB PLAN ELEVATION A	3C_2	EXTERIOR ELEVATIONS C - OPTIONS	S2	FLOOR FRAMING PLAN
4	12/5/23	MARK-UPS PER NICK 12/5/23				S2	SLAB PLAN ELEVATION B	3D	EXTERIOR ELEVATIONS D	S3	ROOF FRAMING PLAN
5	1/3/23	FINAL MARK-UPS PER NICK 1-3-24				S3	SLAB PLAN ELEVATION C	3D_1	EXTERIOR ELEVATIONS D	L1	LINTEL PLAN
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								WP2	FLASHING DETAILS		

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title:
COVER SHEET

project no.XX-XXXXX
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CO

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GENERAL NOTES

1. **MISCELLANEOUS**
 - a. PLANS ARE TO SCALE AS NOTED, UNLESS SPECIFIED N.T.S
DO NOT SCALE PLANS.
 - b. ALL DIMENSIONS AND SITUATIONS PERTAINING TO THE BUILDING ARE TO BE VERIFIED PRIOR TO BEGINNING OF CONSTRUCTION. NOTIFY B & A DESIGN STUDIO, INC. OF ANY DISCREPANCIES.
 - c. ALL WALL THICKNESS DIMENSIONS AS SHOWN ARE NOMINAL. ACTUAL WALL THICKNESS DIMENSIONS MAY BE + OR -.
2. **EXTERIOR WALLS:**
 - a. ASSUME ALL EXTERIOR WALLS TO BE LOAD BEARING.
 - b. SEE FOUNDATION PLAN FOR CMU WALL REINFORCEMENT LOCATIONS.
 - c. INTERIOR SURFACE OF CMU WALL TO HAVE 1/2" GPBD APPLIED TO 1x P.T. VERTICAL FURRING BATTS SPACED @ 16" O.C. ATTACH FURRING TO CONCRETE WALL AS REQUIRED.
 - d. SECOND FLOOR EXTERIOR WALLS TO BE WOOD STUDS.
3. **INTERIOR WALLS:**
 - a. **WOOD FRAMING:**
 - i. ALL PLATES AND SLEEPERS ON CONCRETE SLAB, WHICH ARE IN DIRECT CONTACT WITH THE EARTH, SHALL BE PRESSURE TREATED.
 - ii. ALL INTERIOR WALL PLATES, OTHER THAN SHEAR WALLS, ON CONCRETE SLAB TO BE ATTACHED WITH POWER ACTUATED FASTENERS, SPACED @ 48" O.C. MAX.
 - iii. ALL WOOD BRG. INTERIOR PARTITIONS SHALL BE 2x4 STUDS SPACED @ 16" O.C. WITH DOUBLE TOP PLATE. TOWNHOMES
 - iv. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED IN THE FLOOR/CEILING ASSEMBLIES ABOVE AND IN LINE WITH THE TENANT SEPARATION, WHEN TENANT SEPARATION WALLS DO NOT EXTEND TO THE FLOOR SHEATHING ABOVE AND IN OTHER LOCATIONS PER SECTION R302.11 OF THE 2023 FBCR 8TH EDITION.
COMBUSTIBLE CONSTRUCTION
 - v. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE PER FBC R302.11, 8TH EDITION.
 - b. **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.
 - c. **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" DENSISHIELD TILE BACKER GYPSUM BOARD.
 - d. ALL INTERIOR CEILINGS SHALL HAVE 1/2" SAG- RESISTANT GYP BD.
 - e. ALL EXTERIOR CEILINGS (PORCH & PATIOS) SHALL HAVE 1/2" SAG- RESISTANT GYP SOFFIT BOARD.
 - f. STUCCO SURFACES TO HAVE STOPS, WEEP SCREEDS, AND EXPANSION JOINTS PER CODE.
 - g. TILE IN TUBS, SHOWERS, AND WALL PANELS IN SHOWER AREAS ARE TO HAVE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS R702.3.7 / R702.4.2 2023 FBCR 8TH EDITION.
 - h. 2023 FBCR 8TH EDITION TABLE R302.6: 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT IS REQUIRED FOR A GARAGE CEILING WITH HABITABLE ROOMS ABOVE. 1/2" MINIMUM GYPSUM BOARD IS REQUIRED ON GARAGE SIDE OF INTERIOR WALLS.
4. **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.
5. **HARDWARE:**
 - a. ALL LOCKING ARRANGEMENTS SHALL COMPLY WITH NFPA 101.
6. **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 PRESURE AND BEAR A PERMANENT DESGIN LABEL.
- b. **INSTALLATION:**
 - i. WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - ii. ALL WINDOW HEADS SHALL BE SET ABOVE FINISH FLOOR AS FOLLOWS:
 1. FIRST FLOOR AT 8'-0".
 2. SECOND FLOOR PER PLAN.
- c. **ASSEMBLIES:**
 - i. WINDOW AND DOOR ASSEMBLIES TO CONFORM TO 2023 FBCR CHAPTER 6, SECTION 609
 - ii. INTERIOR FACE OF WINDOW, FASTEN BUCK TO MASONRY W/ 1/4"x 3" TAPCONS, 6" FROM EDGES AND 16" O.C. MAX. 2x P.T. BUCKS/NAILERS SHALL EXTEND BEYOND.
 - iii. BUCKS LESS THAN 2x TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE.
 - iv. SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
 - d. **TESTING:**
 - i. EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED AND COMPLY WITH AAMA/WDMA/CSA 101/I.S.2/A440 OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202 AND ASTM E1300). EXTERIOR SIDE HINGED DOORS SHALL COMPLY WITH AAMA/WDMA/CSA 101/1.S.2/A440 OR ANSI/WMA100 OR SECTION R609.5 IN THE 2023 FBCR.
 - ii. ALL GARAGE/OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESSURE (+/-) TO INCLUDE A 10 SECOND GUST AT 1.5 TIMES THE DESIGN PRESSURE.
9. **INSULATION:**
 - a. INSULATE ALL EXTERIOR FRAME WALLS WITH R-13 BATT FIBERGLASS INSULATION.
 - b. INSULATE CONDITIONED ATTIC SPACE WITH R-30 BLOWN FIBERGLASS. INACCESSIBLE ATTIC SPACE SHALL RECEIVE R-30 BATT INSULATION.
 - c. INSULATE ALL CMU WALLS (THAT REQUIRE 1" P.T. FURRING STRIPS) WITH R4.1 FI-FOIL PANELS.
 - d. APPLY HILTI FOAM FILLER AT EXTERIOR WALLS AROUND:
 - i. WINDOW FRAMES
 - ii. EXTERIOR DOOR FRAMES
 - iii. GAPS AROUND PIPES, VENTS, OUTLETS, ETC.
 - e. INSULATE ALL ATTIC KNEE WALLS WITH R-30 BATTS.
 - f. APPLY OWENS CORNING ENERGY COMPLETE TO THE TOP OF ALL CONDITIONED SPACE WALLS THAT INTERACT WITH UNCONDITIONED ATTIC SPACE ABOVE.

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

Scan QR Code for the complete FBCR



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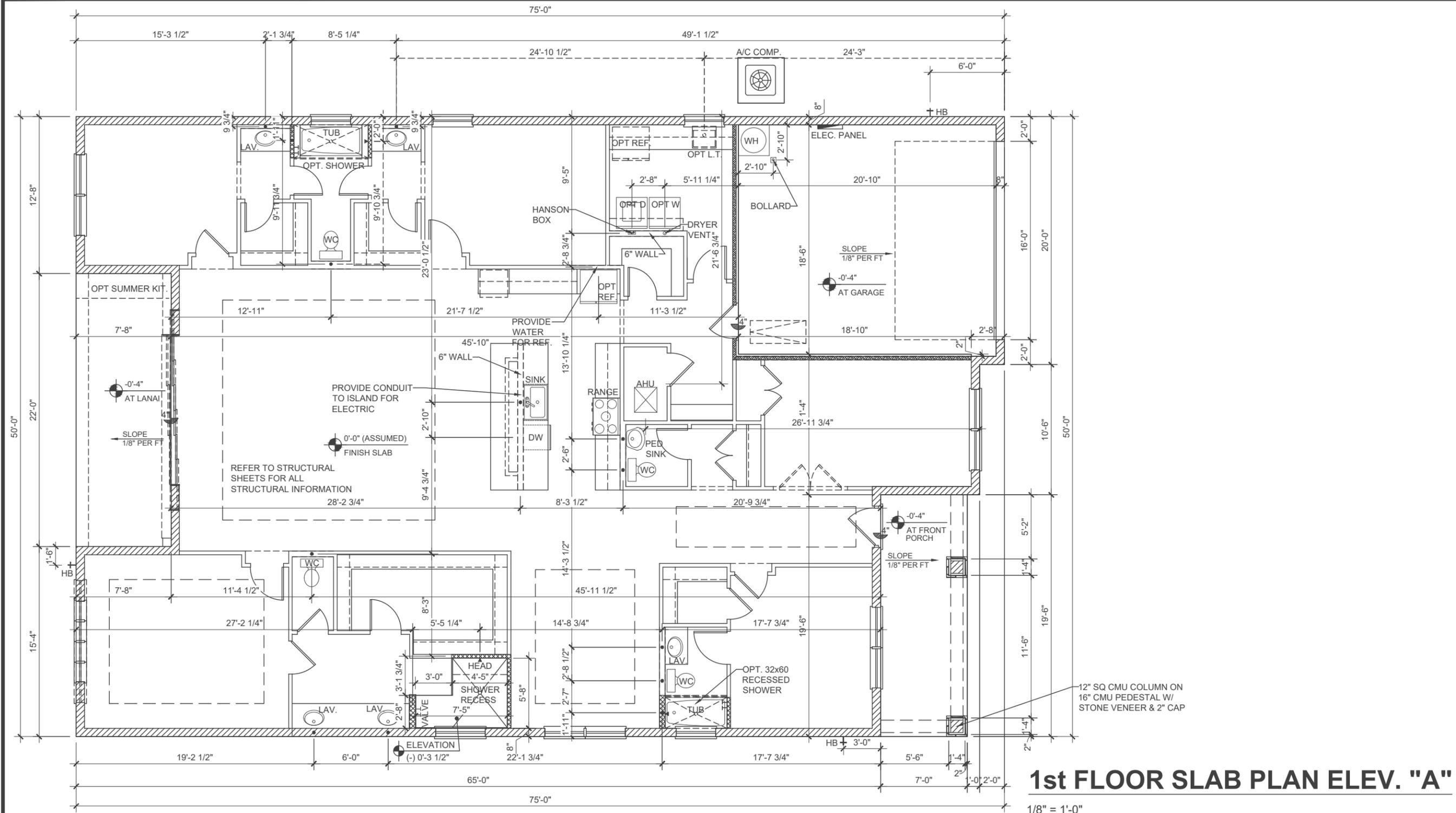
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GENERAL NOTES

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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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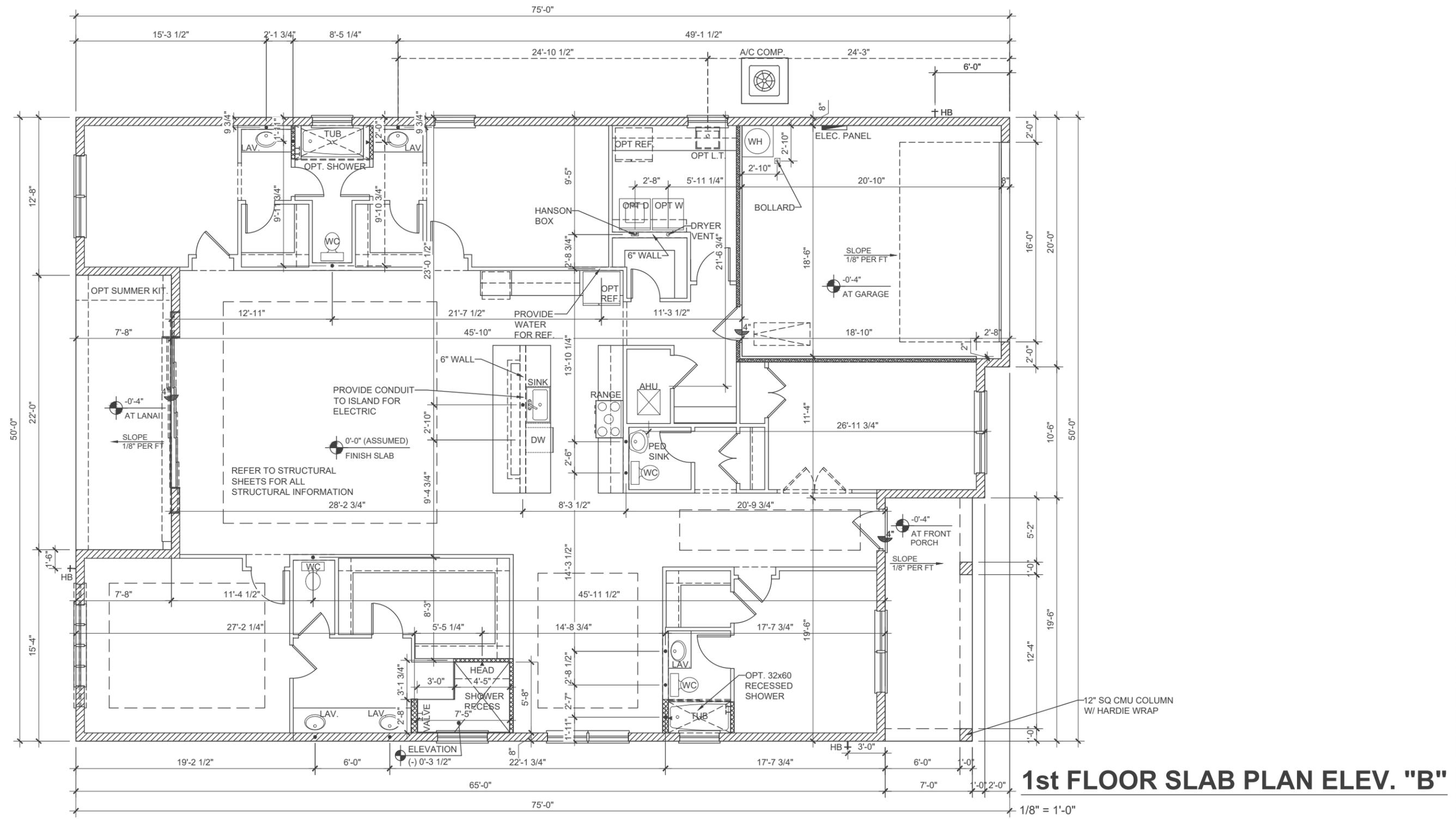
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title:
1ST. FLOOR SLAB PLAN

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

S1



1st FLOOR SLAB PLAN ELEV. "B"

1/8" = 1'-0"

WATER HEATER:
 PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

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

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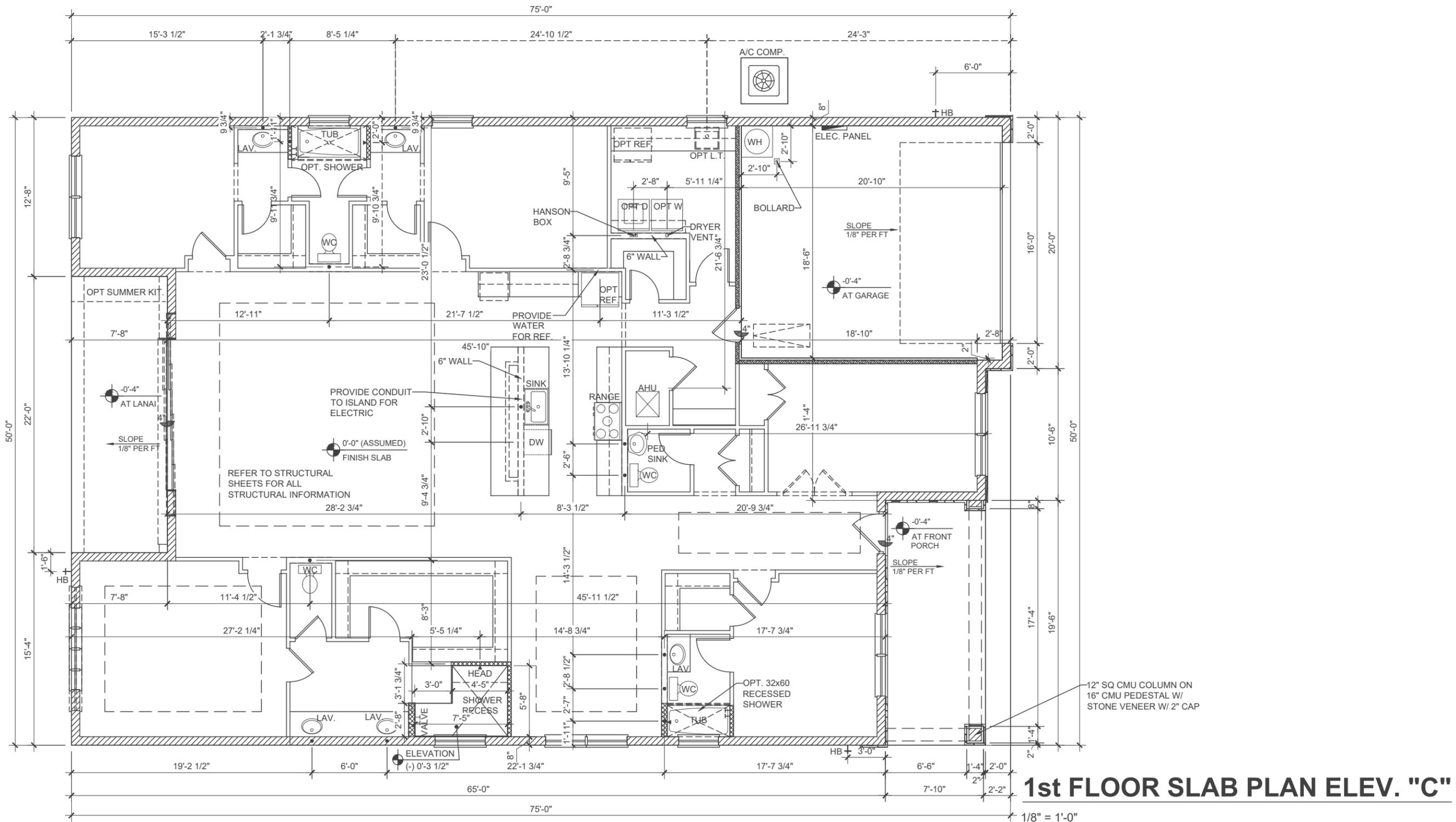
LEGEND

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

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

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

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



1st FLOOR SLAB PLAN ELEV. "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 FBRC G2408.2

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

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

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

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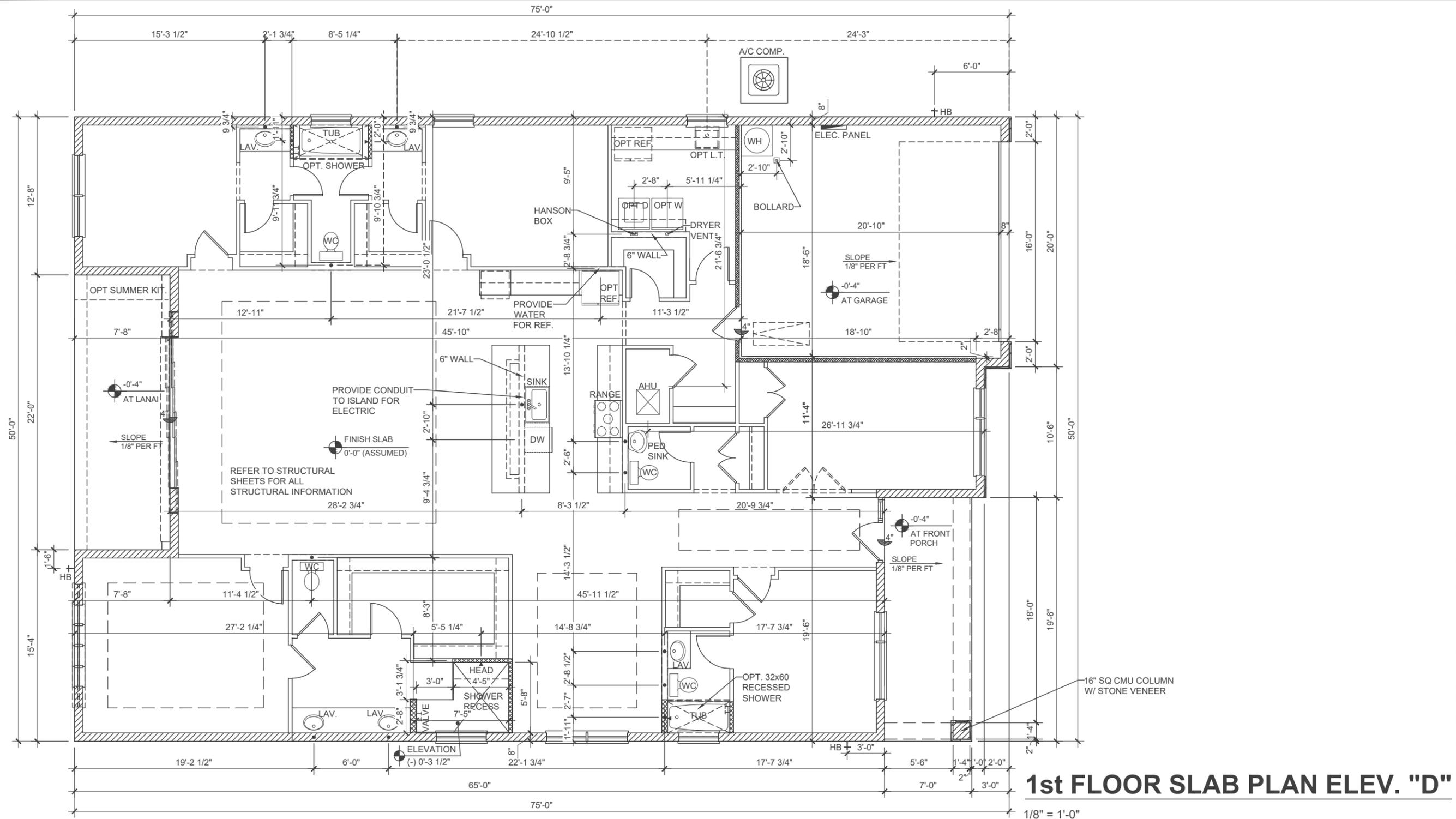
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S3



1st FLOOR SLAB PLAN ELEV. "D"

1/8" = 1'-0"

WATER HEATER:
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1st FLR. LIVING	2,945 SQ. FT.
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LANAI	169 SQ. FT.
GARAGE	420 SQ. FT.
TOTAL UNDER ROOF	3,671 SQ. FT.

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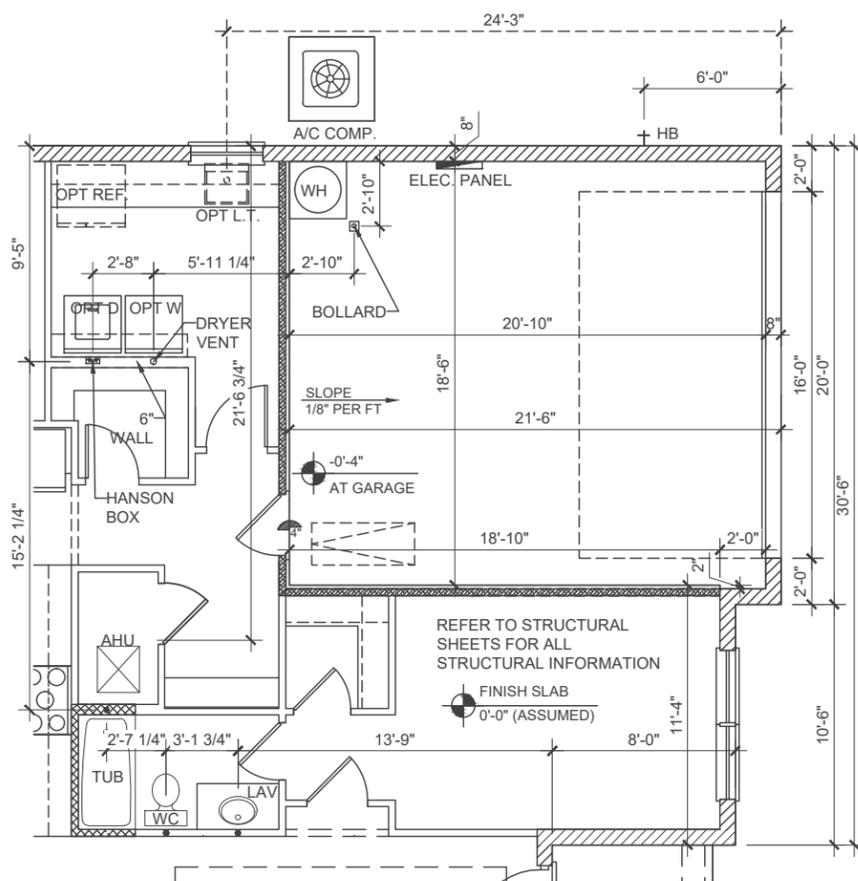
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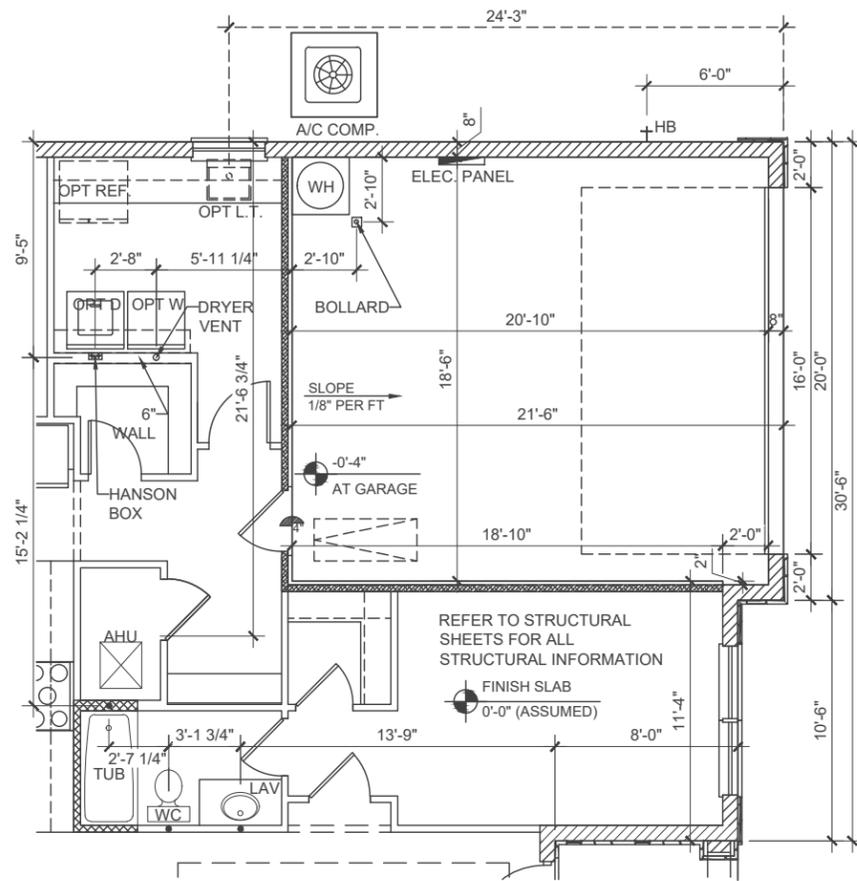
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S4



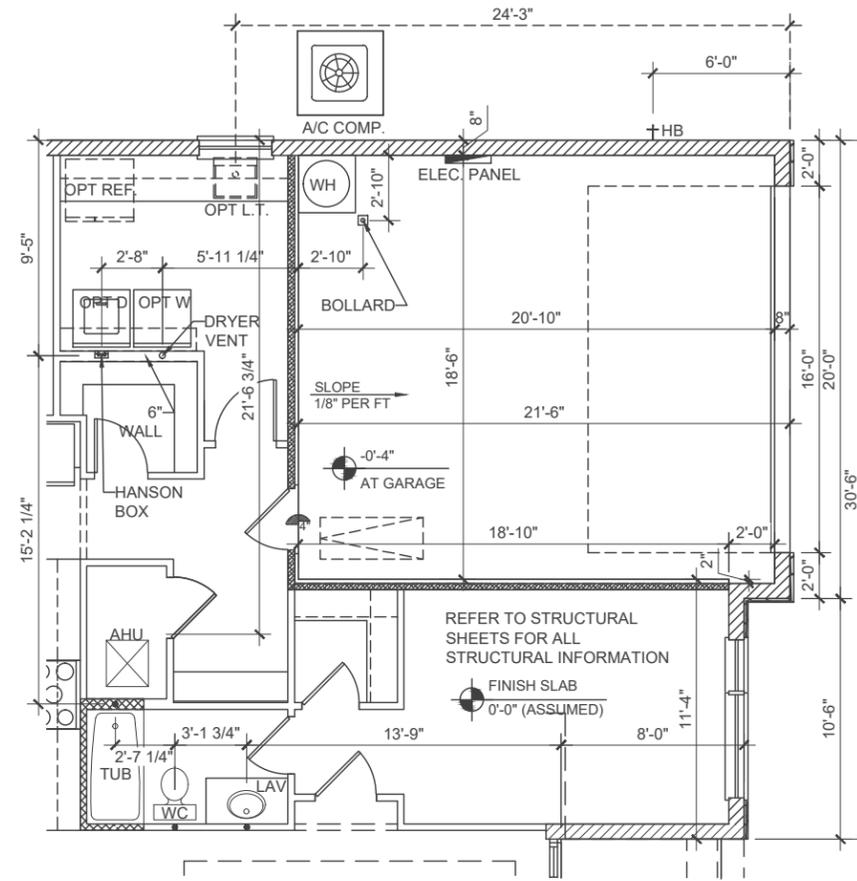
**ELEVATION A,B
OPT. ENSUITE**

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

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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.
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GARAGE	420 SQ. FT.
TOTAL UNDER ROOF	3,671 SQ. FT.

AREA CALCULATION ELEVATIONS C

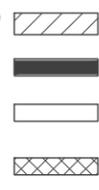
1st FLR. LIVING	2,945 SQ. FT.
TOTAL LIVING	2,945 SQ. FT.
FRONT PORCH	156 SQ. FT.
LANAI	169 SQ. FT.
GARAGE	420 SQ. FT.
TOTAL UNDER ROOF	3,690 SQ. FT.

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.



TOTAL SOLUTIONS GROUP
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Maitland, Florida, 32751
(407) 880 2333

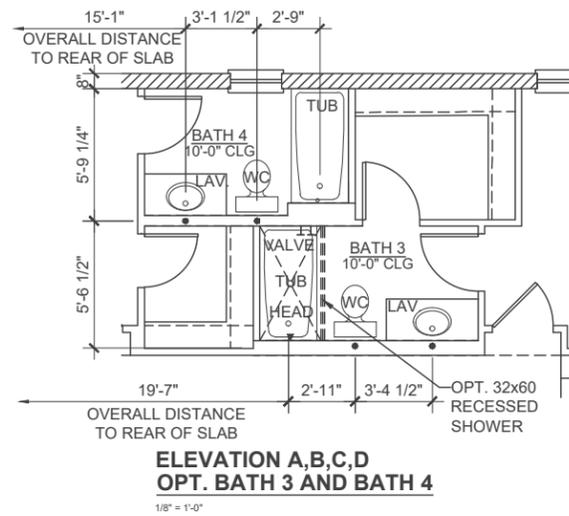
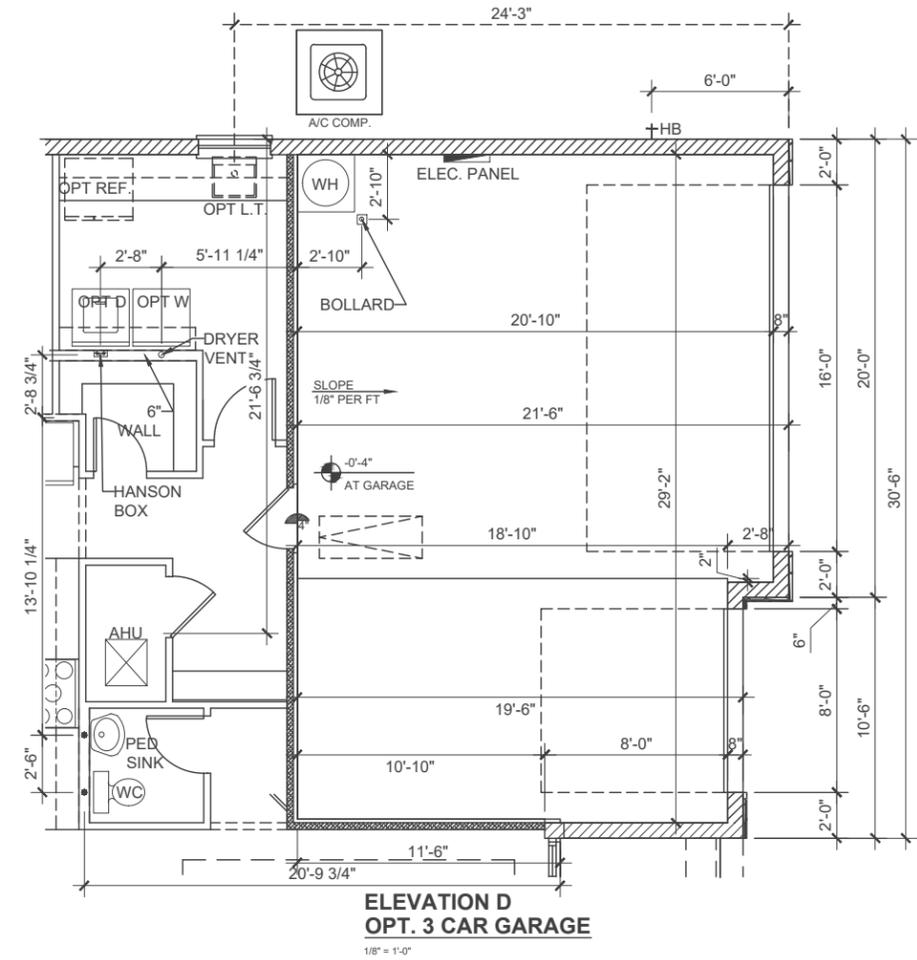
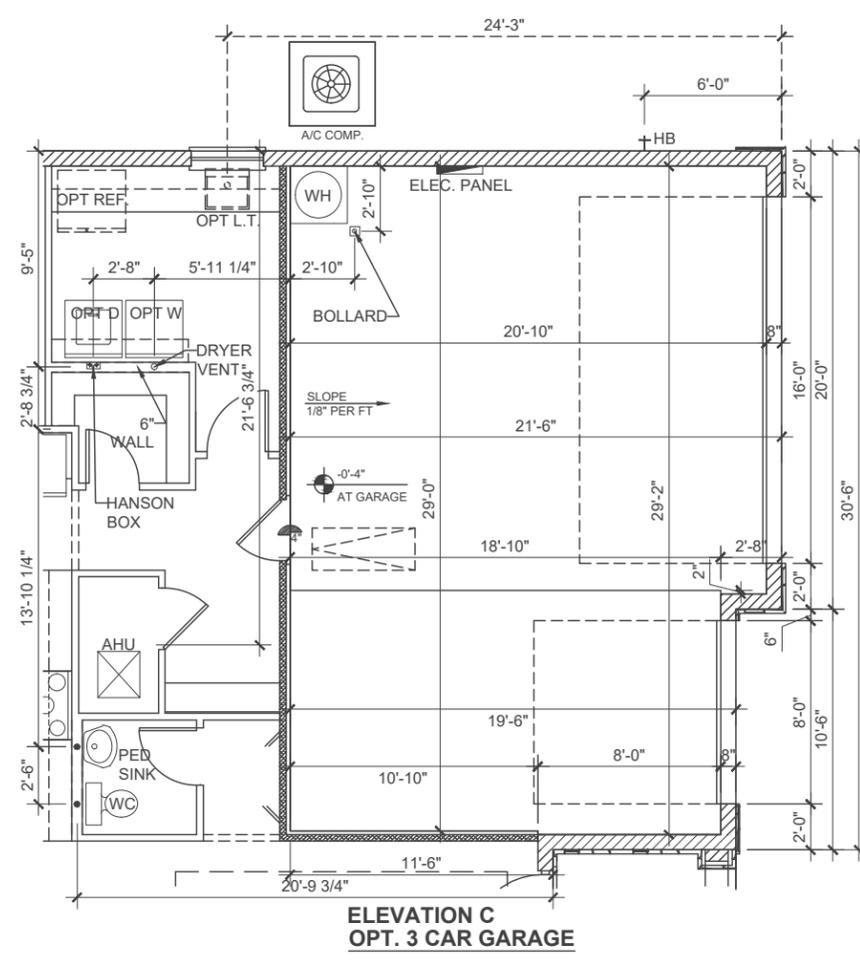
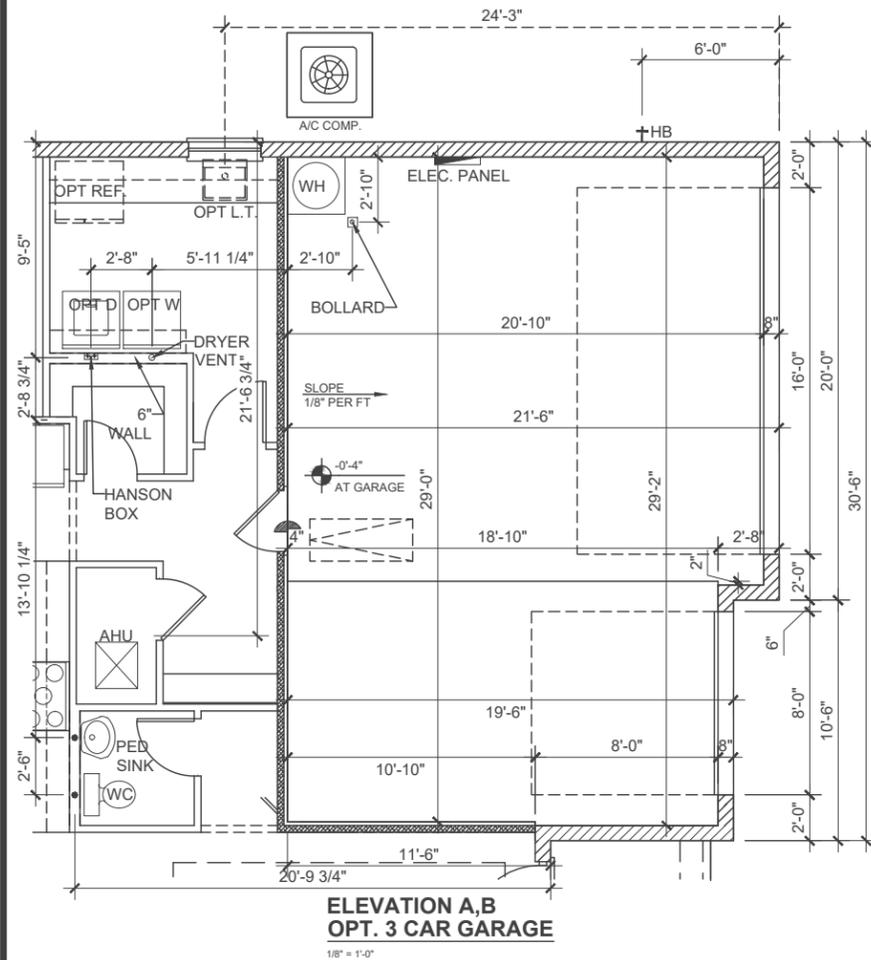
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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
SLAB PLAN
OPTIONS
project no. XX-XXXXX
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drawn: KR
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scale: AS SHOWN

S5



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.

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LEGEND

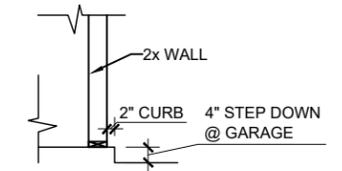
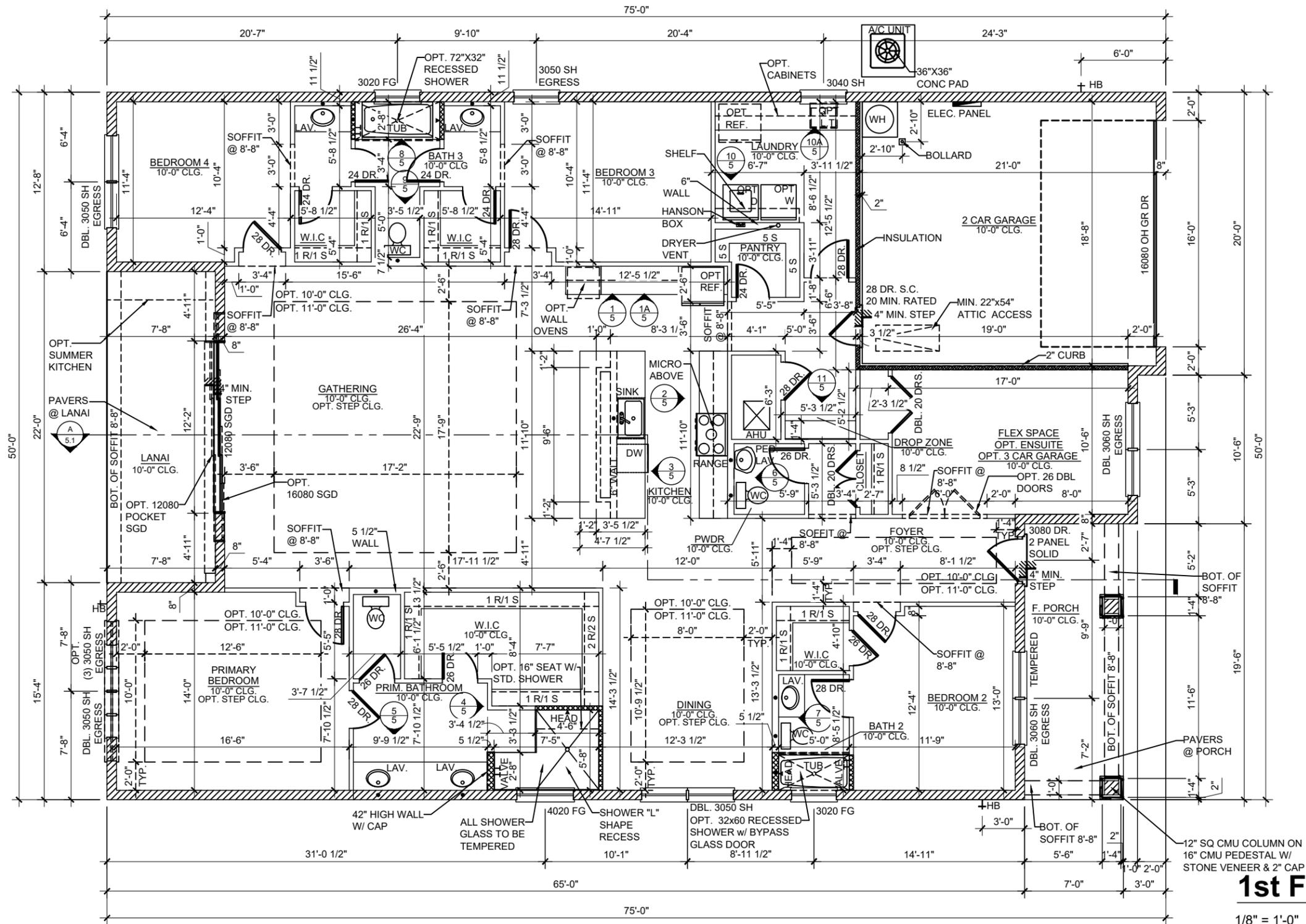
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INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.

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**SLAB PLAN
OPTIONS**

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

S5_1



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.

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

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

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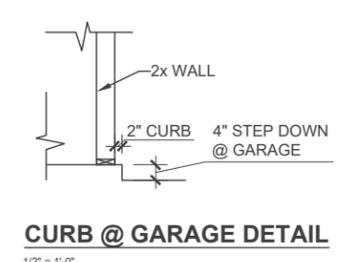
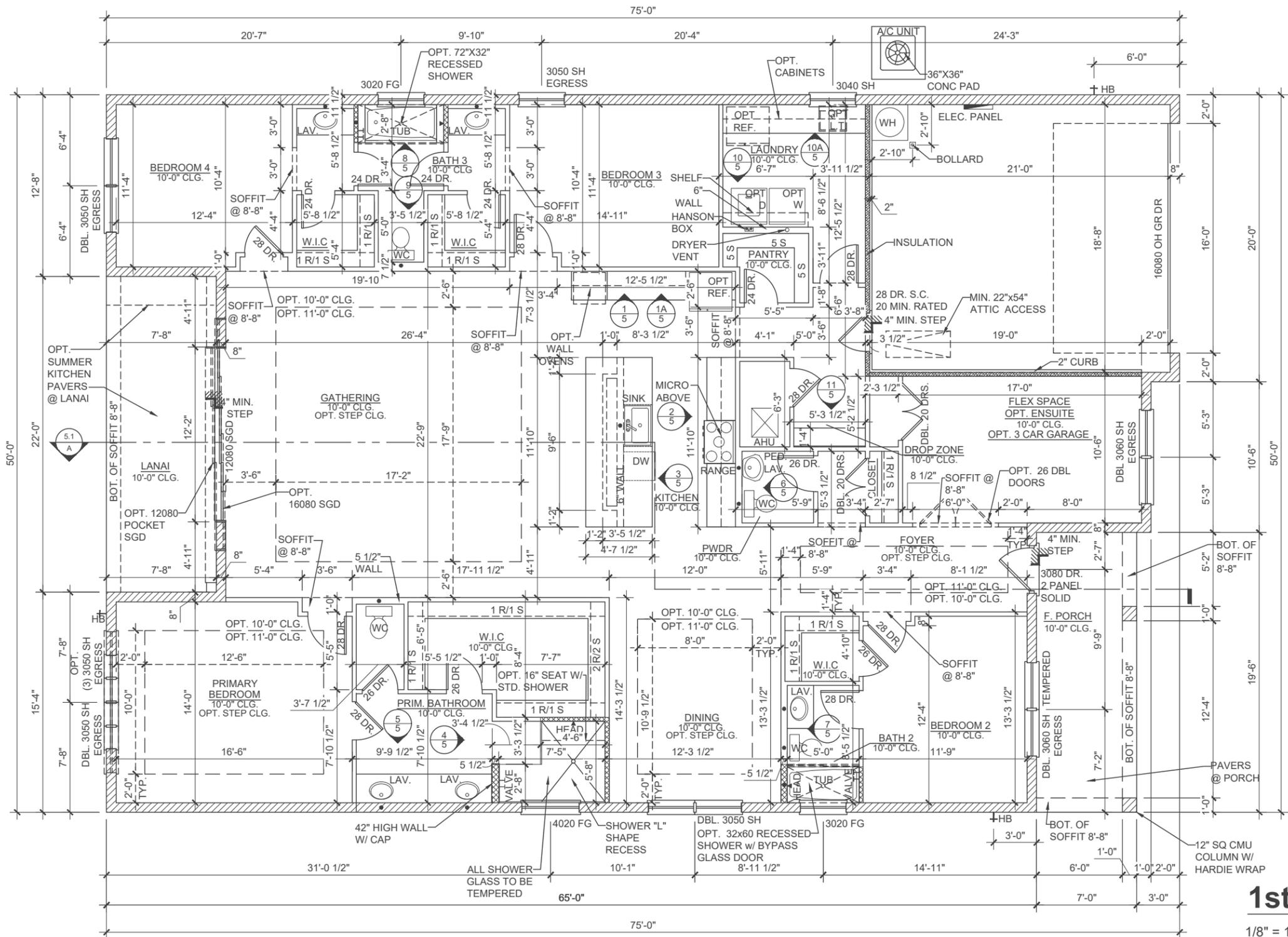


PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
1ST. FLOOR PLAN

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

1A



NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

1st FLOOR PLAN ELEV. "B"
1/8" = 1'-0"

WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

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

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

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

- WINDOWS SCHEDULE GENERAL NOTES:**
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 - WINDOW G.C. TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
- SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
 - HEIGHT AT ROUND TOP ALLOWS 2" FOR ARCH FRAMING.
 - ALL WINDOWS ON 1ST. FLOOR TO BE 8'-0" HDR, U.N.O.

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

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LEGEND

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

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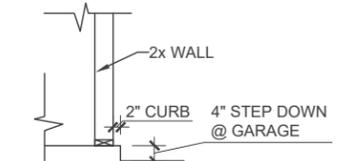
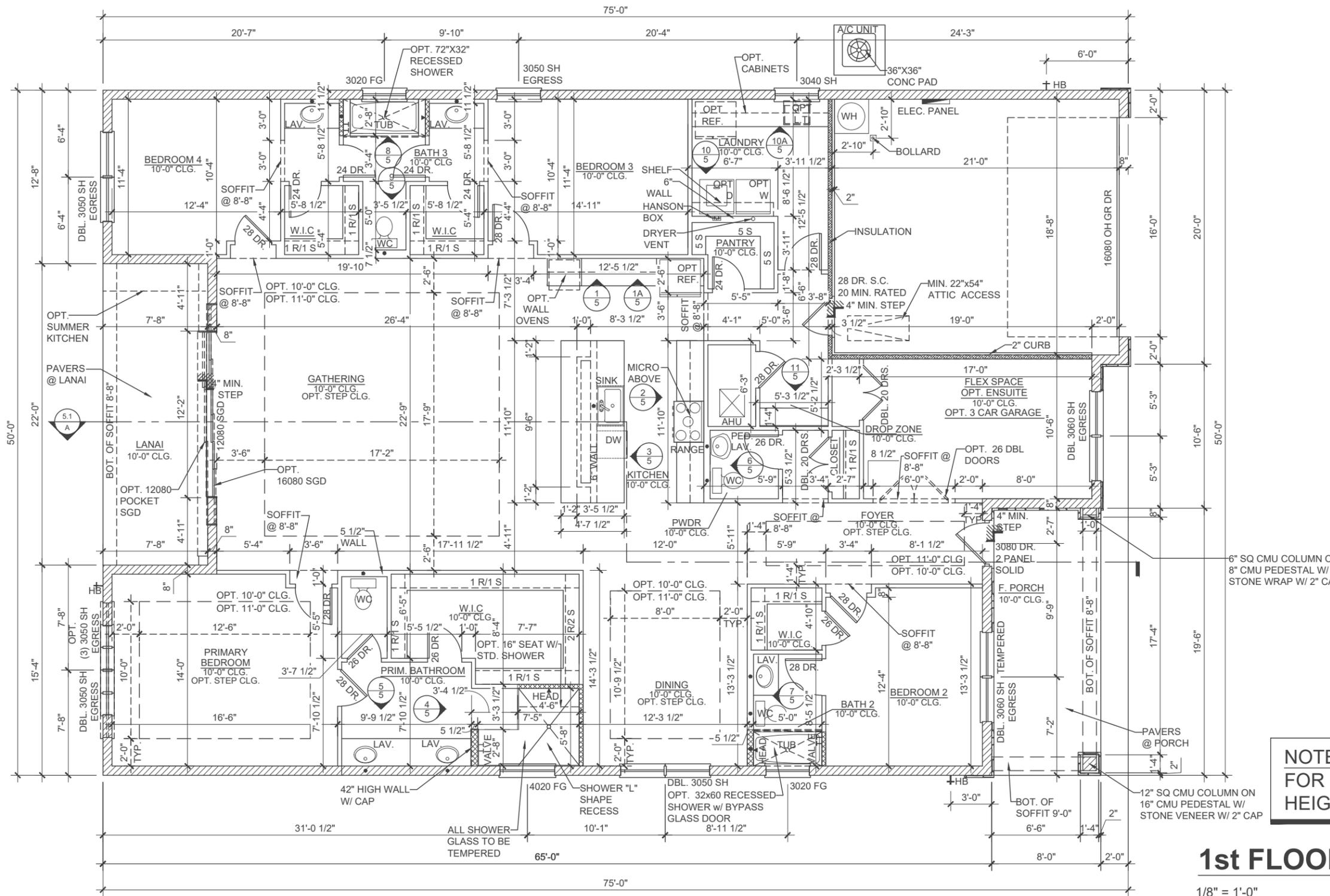
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PARK SQUARE HOMES
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MASTER

title:
1ST. FLOOR PLAN

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

1B



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

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LEGEND

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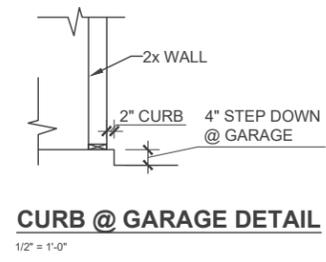
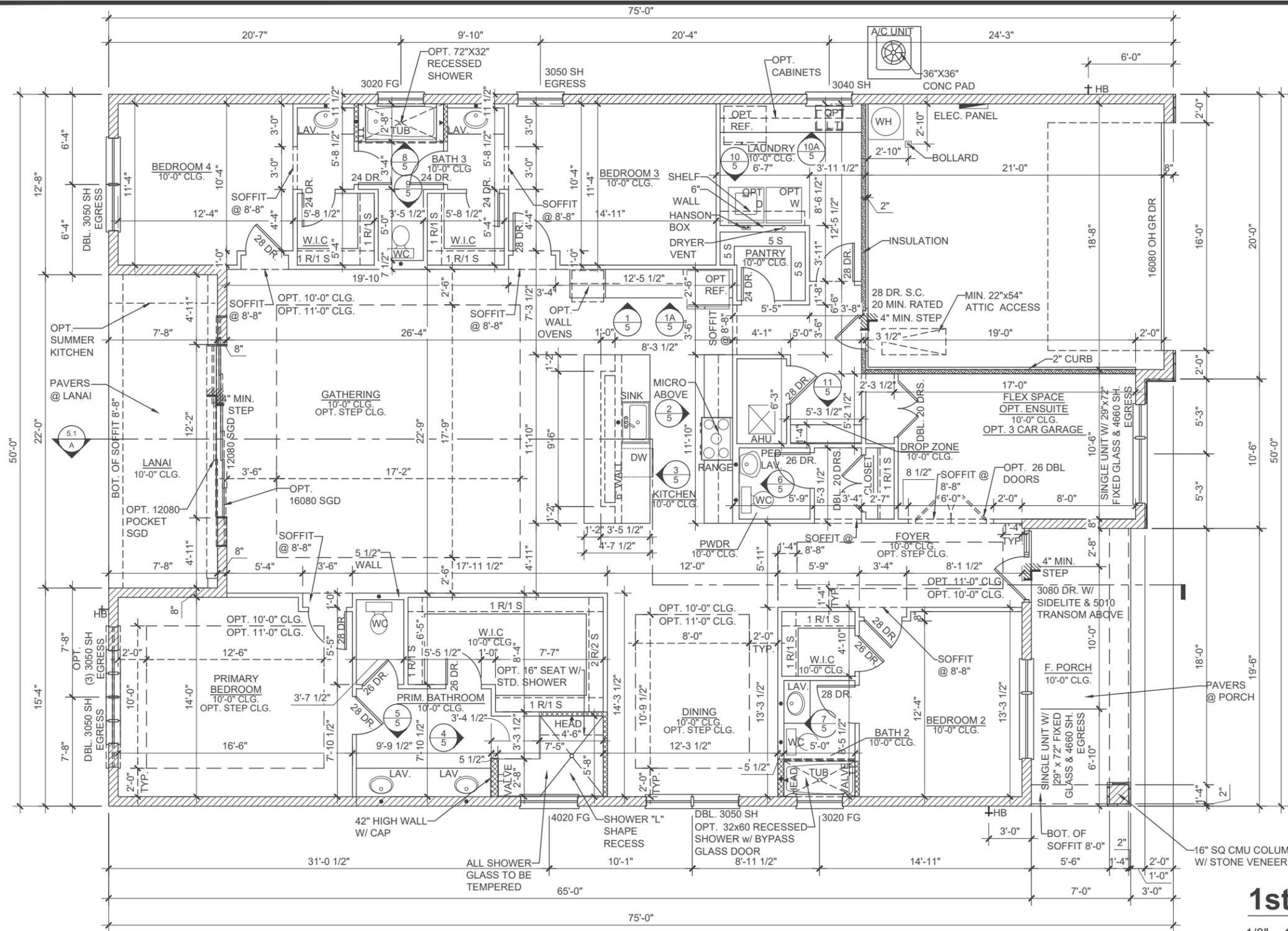
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Fax: (407) 734-1790
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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
1ST. FLOOR PLAN

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

1C



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

AREA CALCULATION	
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TOTAL LIVING	2,945 SQ. FT.
FRONT PORCH	137 SQ. FT.
LANAI	169 SQ. FT.
GARAGE	420 SQ. FT.
TOTAL UNDER ROOF	3,671 SQ. FT.

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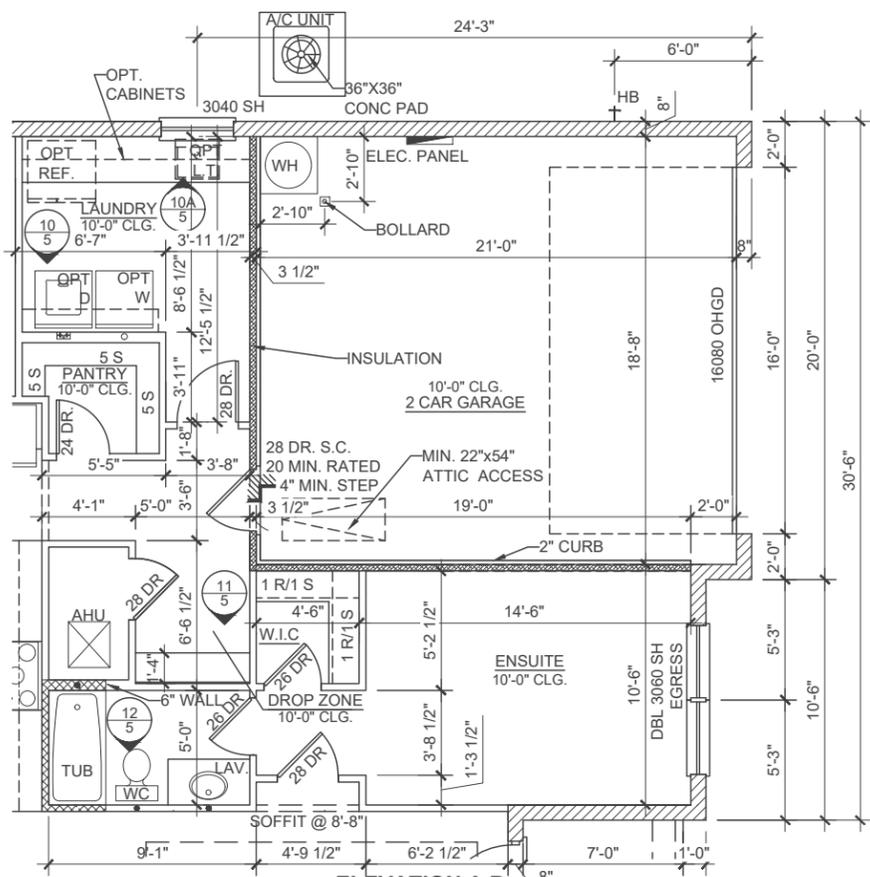
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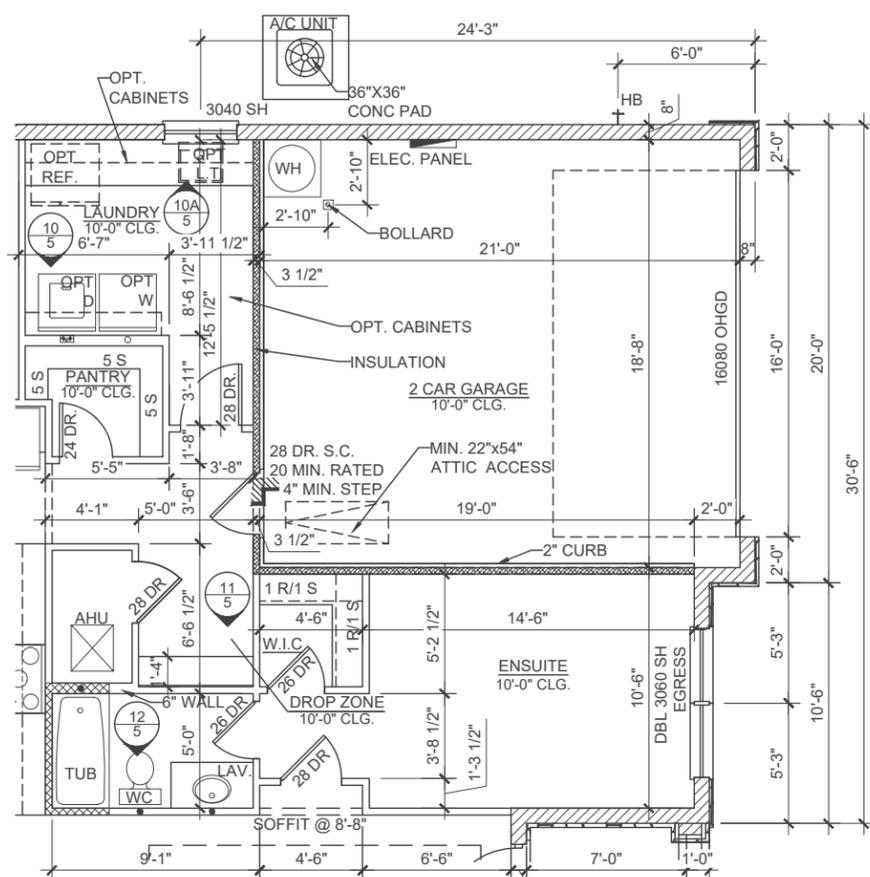
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1ST. FLOOR PLAN

project no. XX-XXXXX
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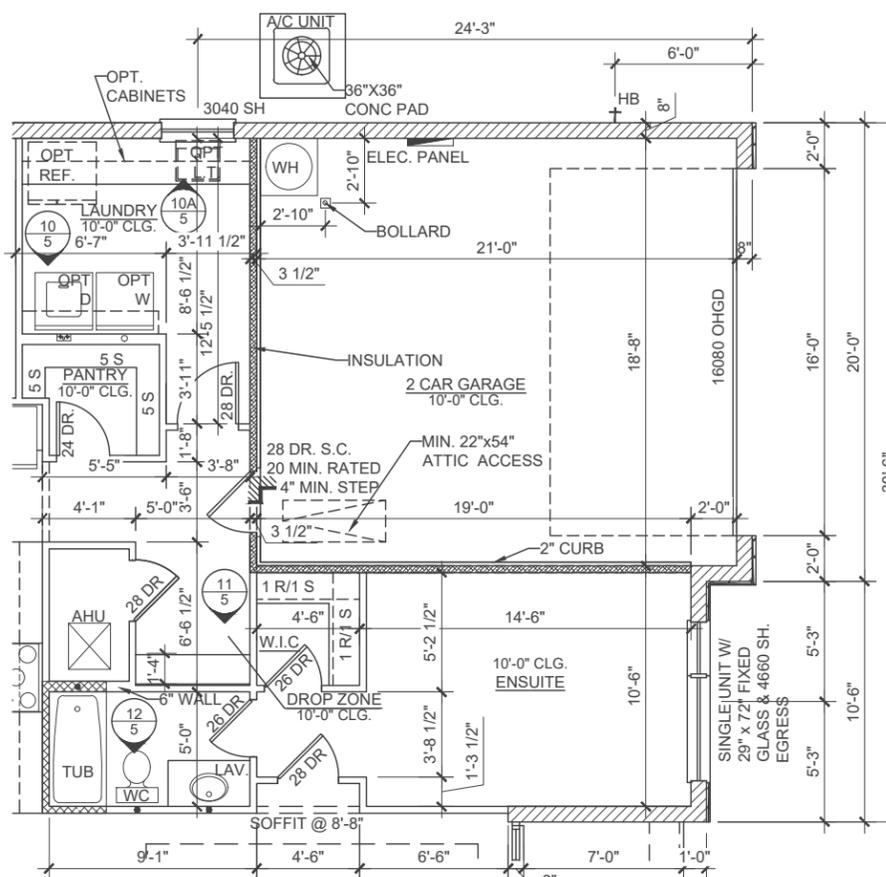
1D



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



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



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

AREA CALCULATION ELEVATIONS A, B, D

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

OPTIONS

1/8" = 1'-0"

AREA CALCULATION ELEVATIONS C

1st FLR. LIVING	2,945 SQ. FT.
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WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

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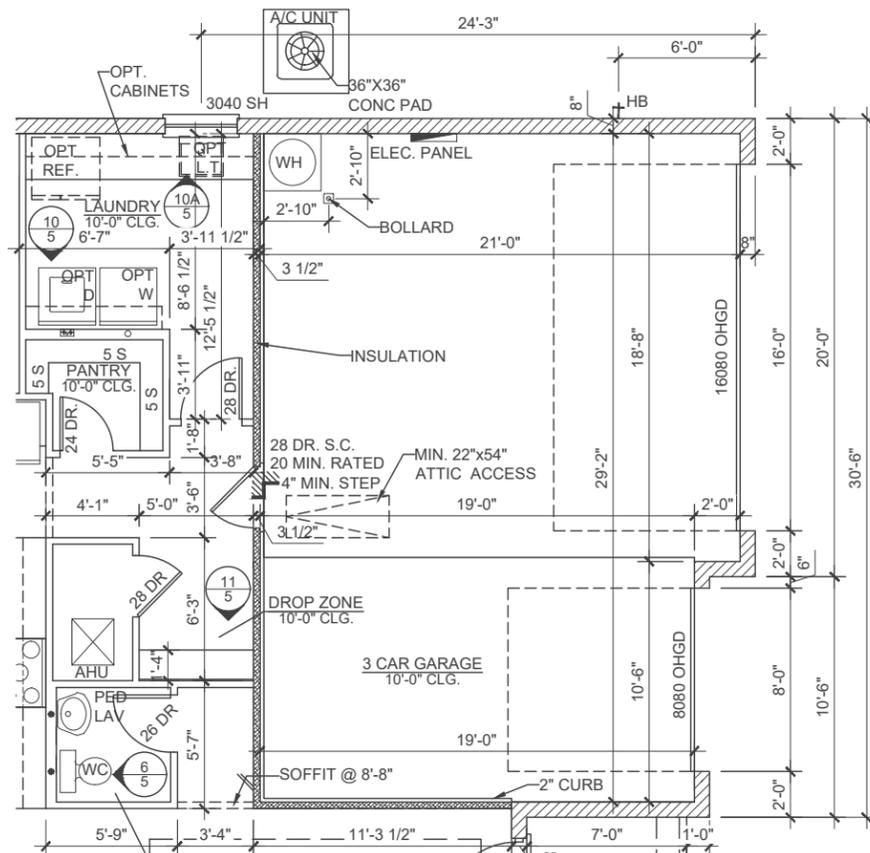
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1. SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
 2. HEIGHT AT ROUND TOP ALLOWS 2" FOR ARCH FRAMING.
 3. ALL WINDOWS ON 1ST. FLOOR TO BE 8'-0" HDR, U.N.O.

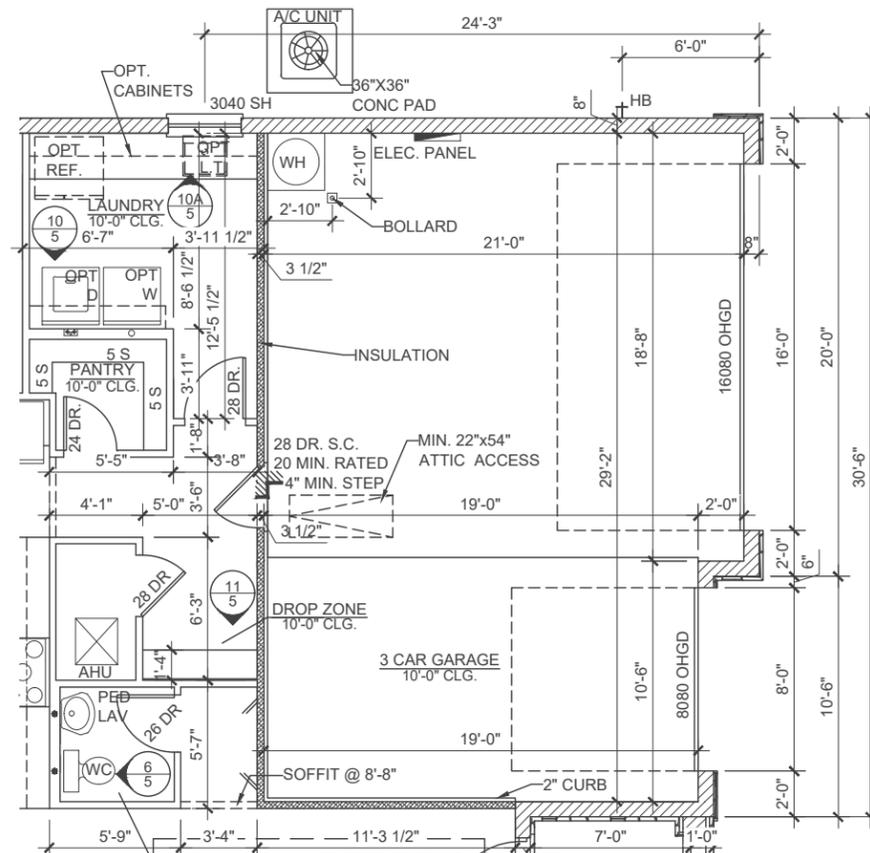
DOORS NOTE:

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

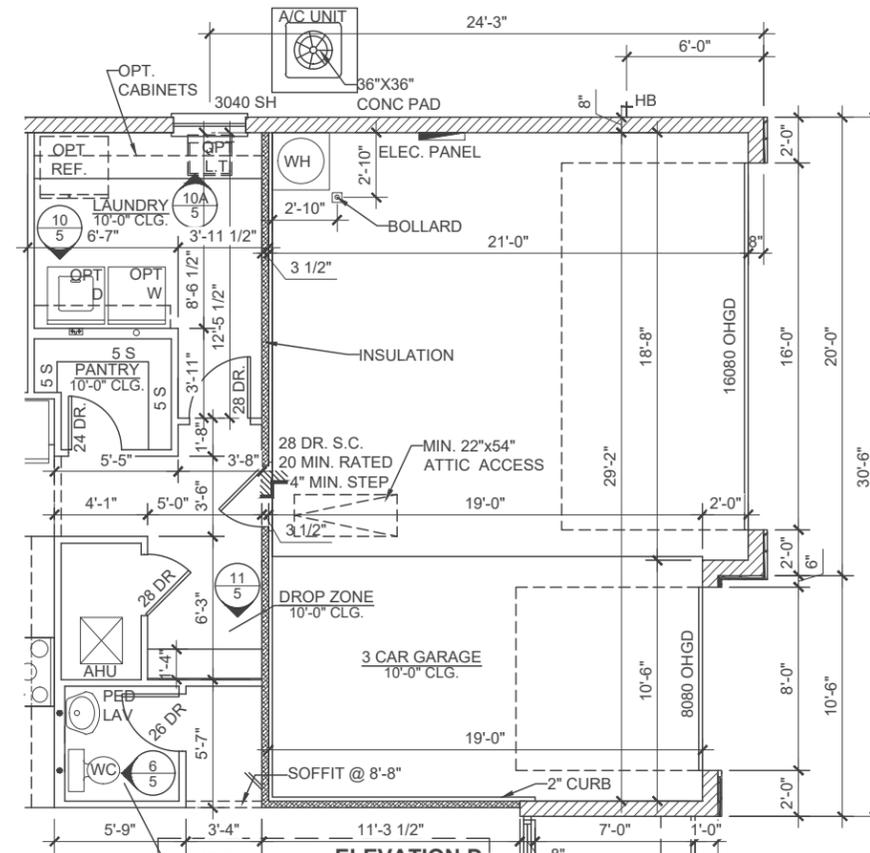
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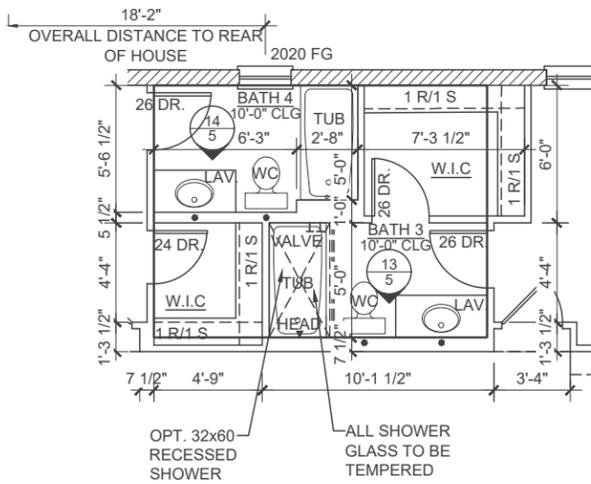
**ELEVATION A, B
OPT. 3 CAR GARAGE**
1/8" = 1'-0"



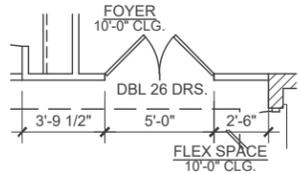
**ELEVATION C
OPT. 3 CAR GARAGE**
1/8" = 1'-0"



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



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

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

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

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

WINDOWS SCHEDULE GENERAL NOTES:

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

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

AREA CALCULATION ELEVATIONS C	
1st FLR. LIVING	2,733 SQ. FT.
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.

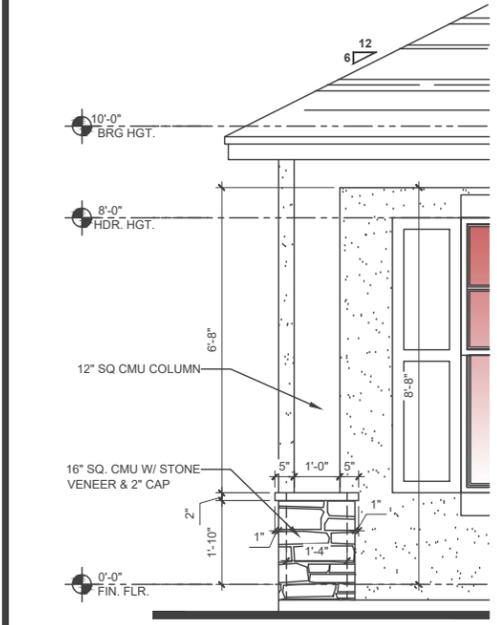
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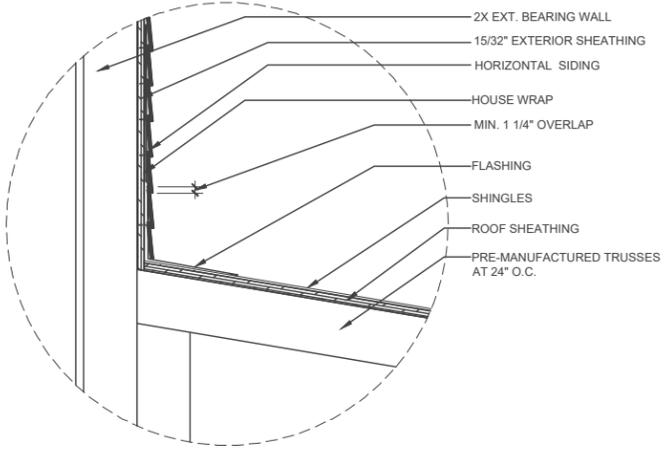


FRONT ELEVATION "A"

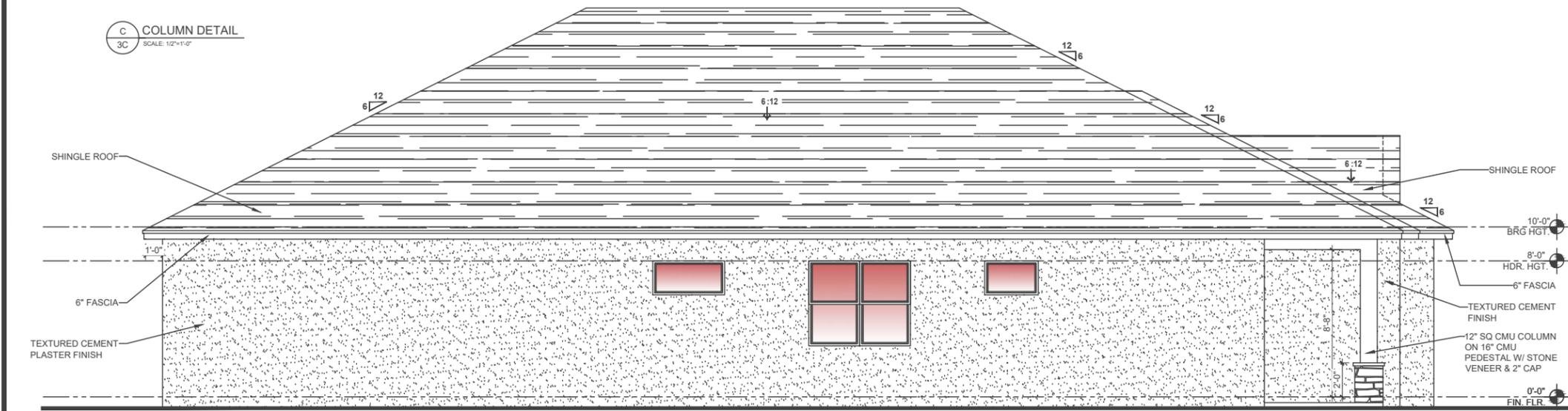
1/8" = 1'-0"



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



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

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

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

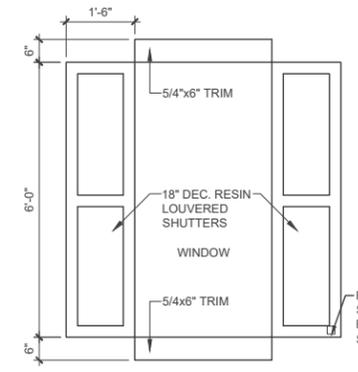
ROOF CRITERIA

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 WINDOW TRIM & SHUTTER DETAIL
SCALE: 1/2" = 1'-0"

DISCLAIMER
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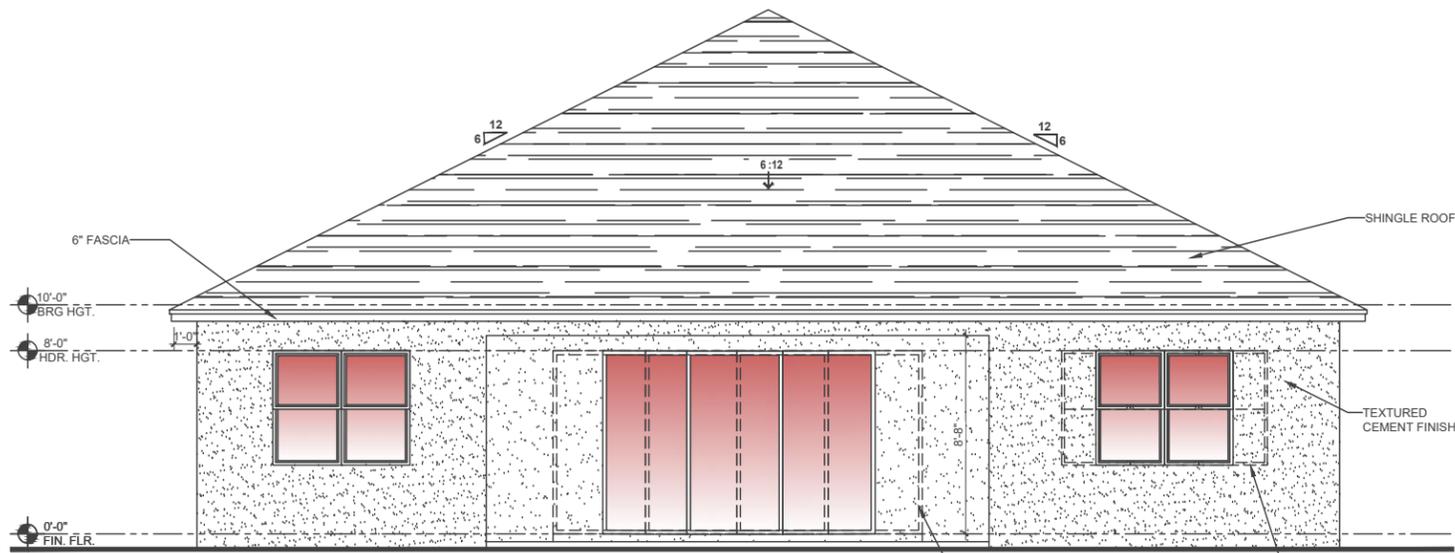
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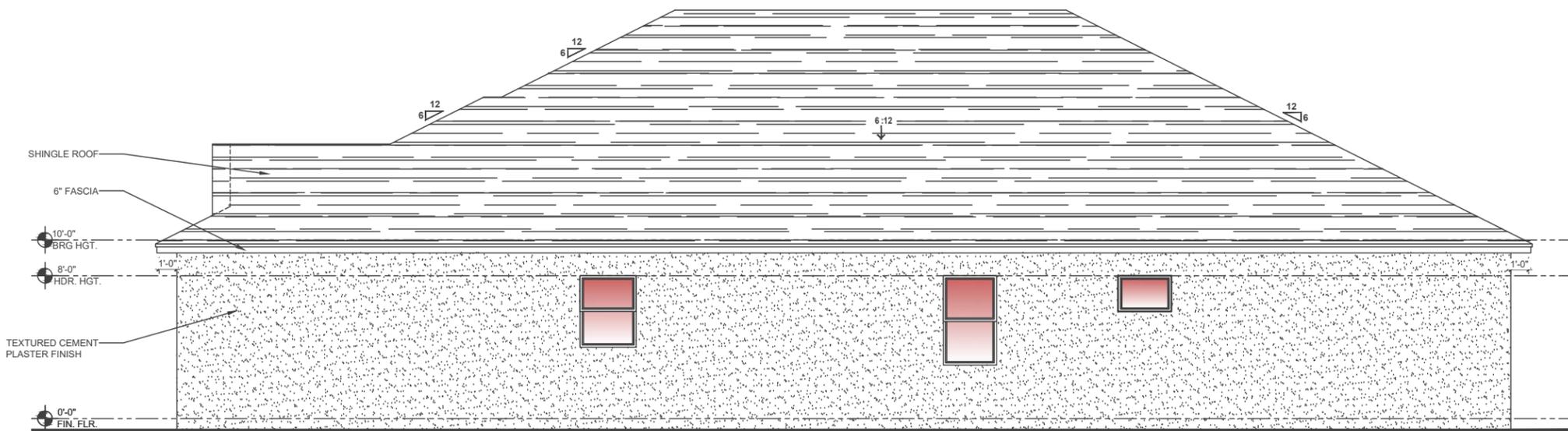
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

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

3A



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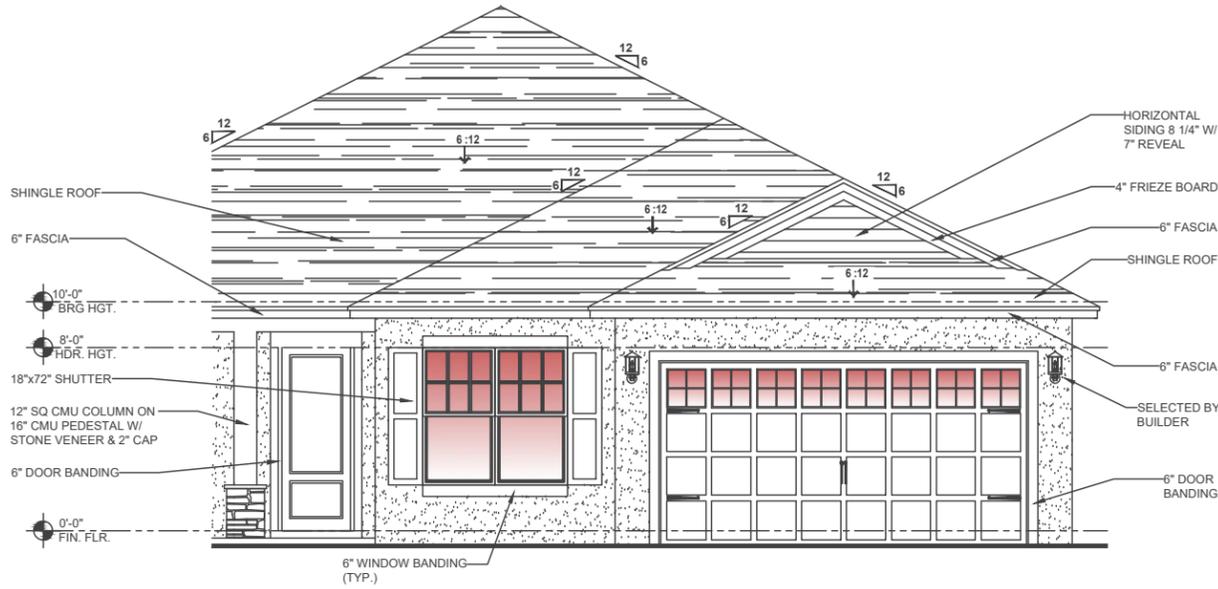
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OPT. ENSUITE
1/8" = 1'-0"

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 FBCE (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 FBCE 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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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.

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 SNI for the engineered method for Lath attachment.)

Lathing Accessories
Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga x 1-1/2" long (34" x 1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stud nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with C1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.

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

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

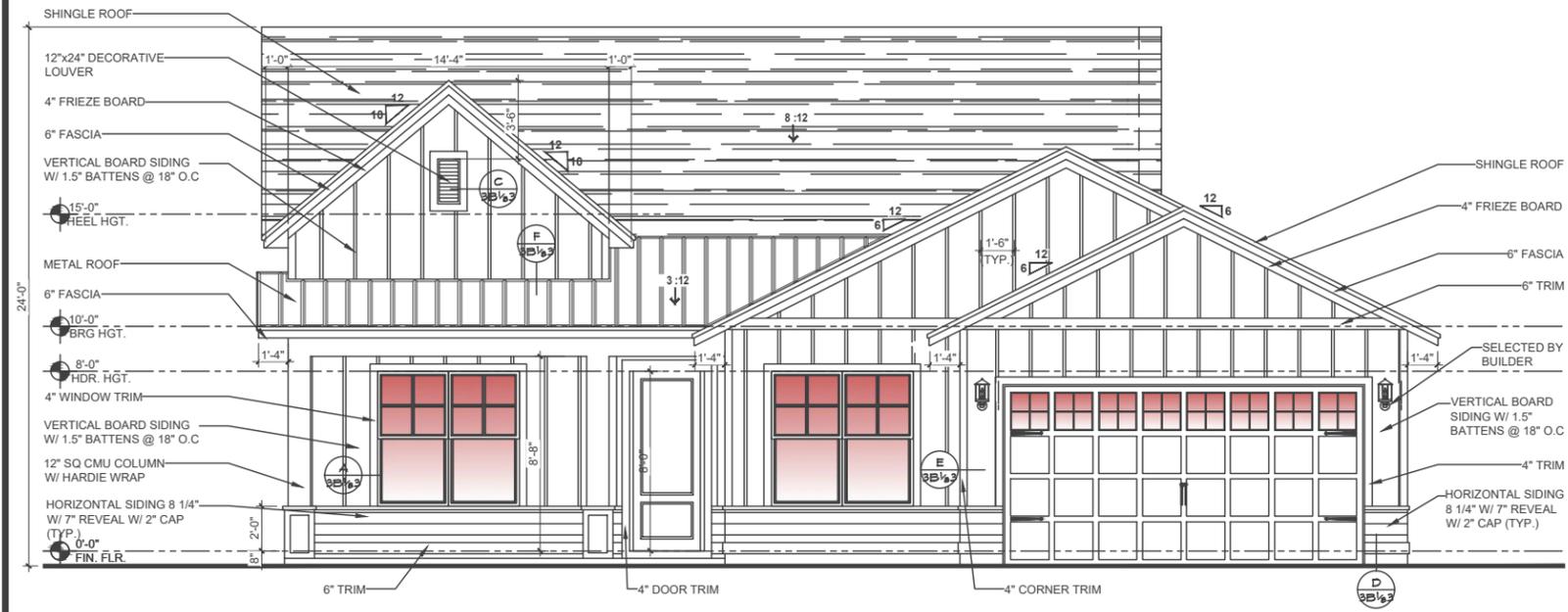
12" OVERHANG U.N.O. / PLUMB CUT FASCIA / ROOF PITCH PER ELEVATION / SHINGLES U.N.O.
ROOF PITCH VARIES PER SUBDIVISIONS IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ROOF SLOPE REQUIREMENTS WITH TRUSS MANUFACTURER.
FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES 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) :

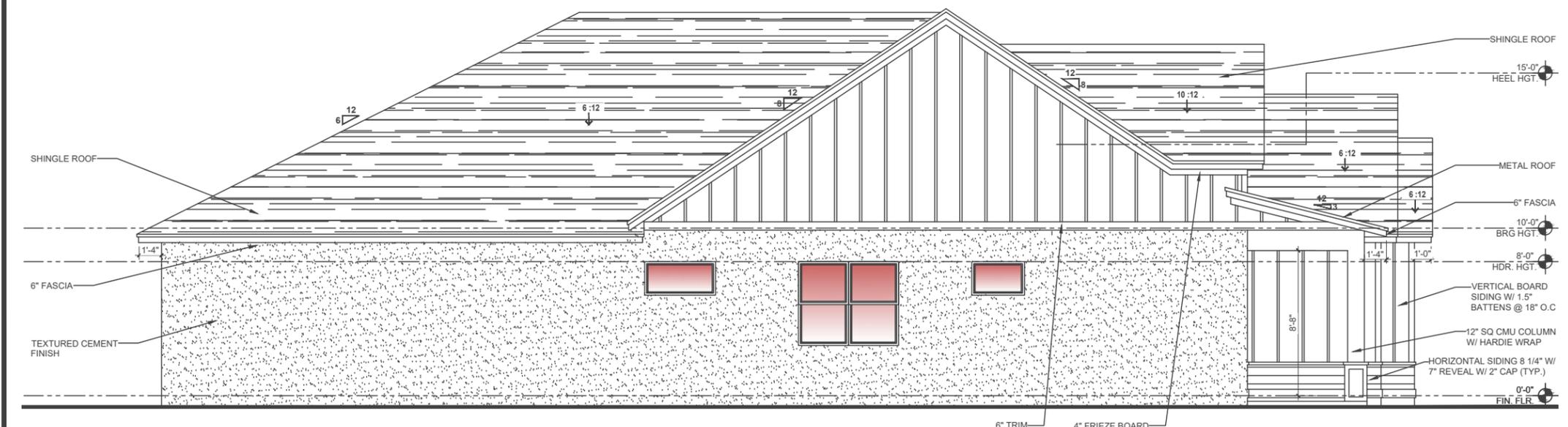
1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS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

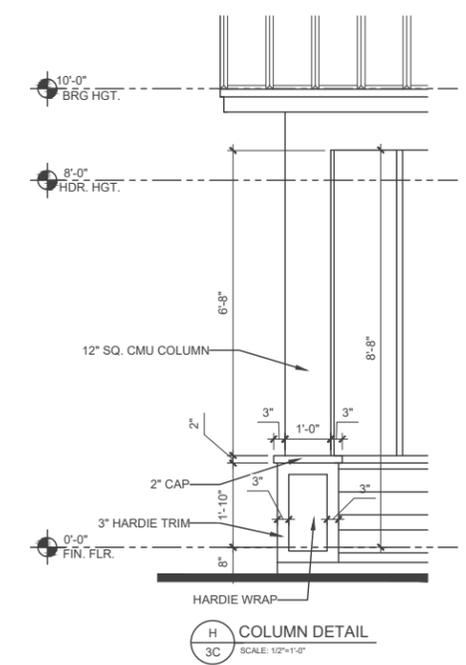
PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, 7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE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



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



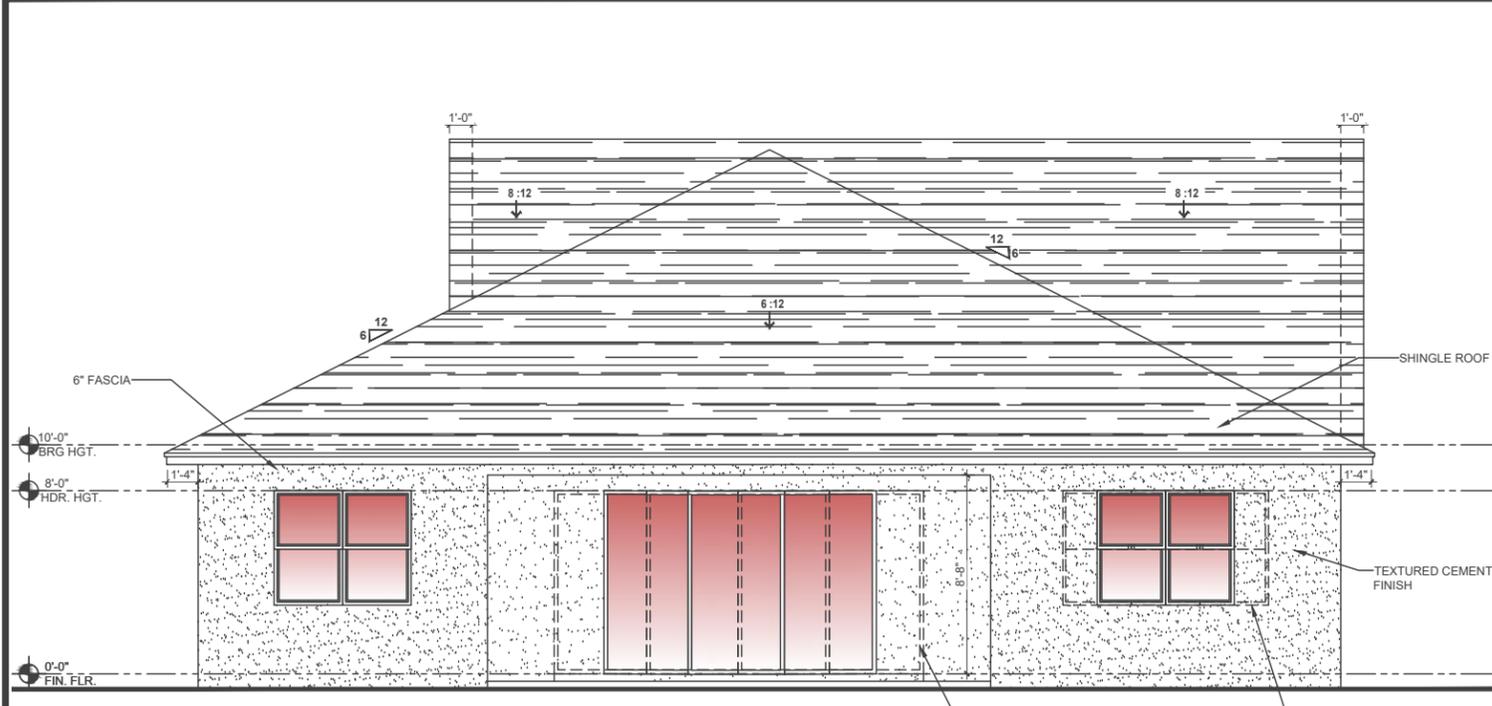
LEFT ELEVATION "B"
1/8" = 1'-0"



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

EXTERIOR PLASTER
R703.7 EXTERIOR PLASTER.
 INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926, ASTM C1063 OR ASTM C1787 AND THE PROVISIONS OF THIS CODE.
R703.7.1 LATH.
 LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED AT IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (Refer to sheet SNI for the engineered method for Lath attachment.)

Lathing Accessories
 Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga x 1-1/2" long (34" x 1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stud nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with C1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.

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

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

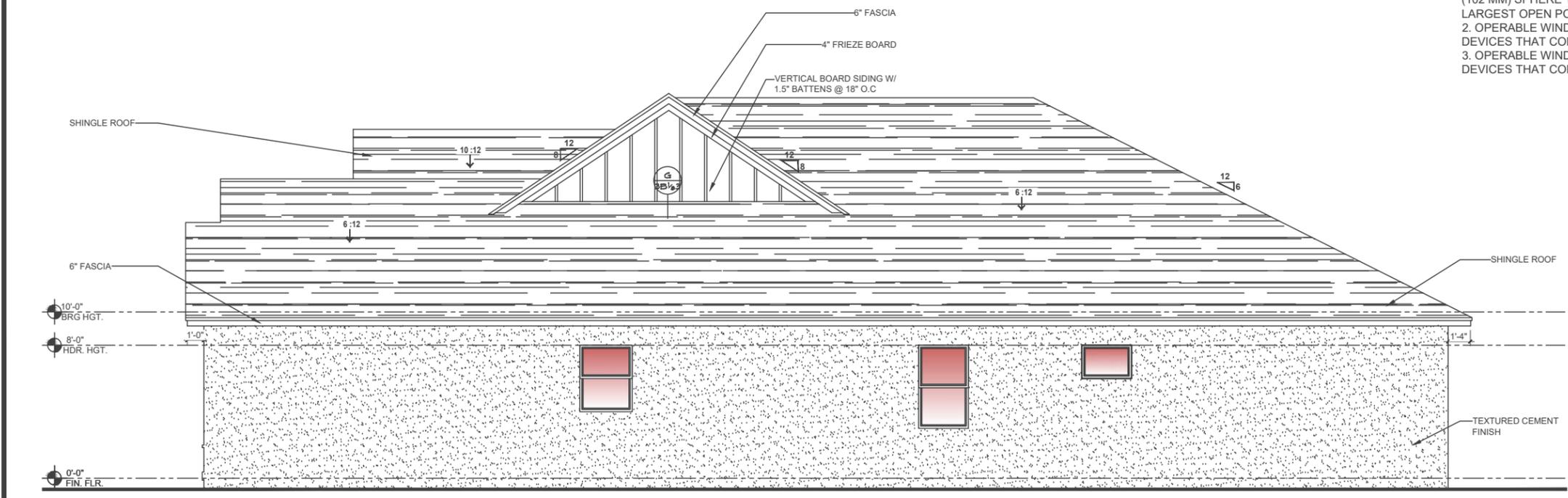
R703.7.3 WATER-RESISTIVE BARRIERS.
 WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS 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.



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

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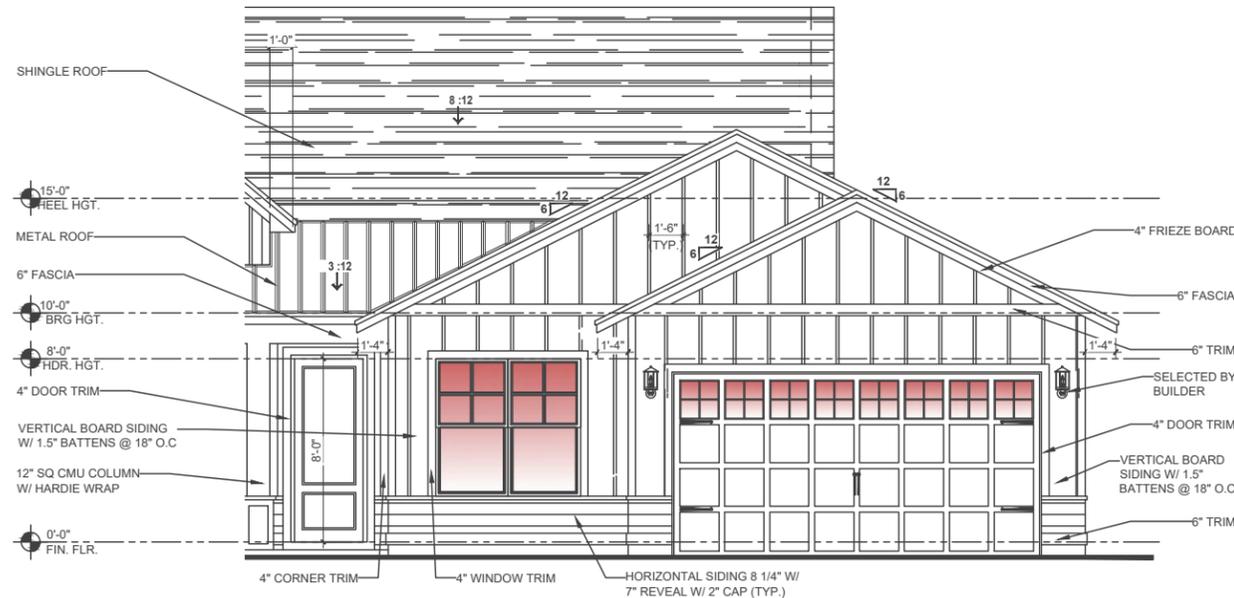
PARK SQUARE HOMES
 2945 PATAGONIA
 MASTER

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ELEVATIONS

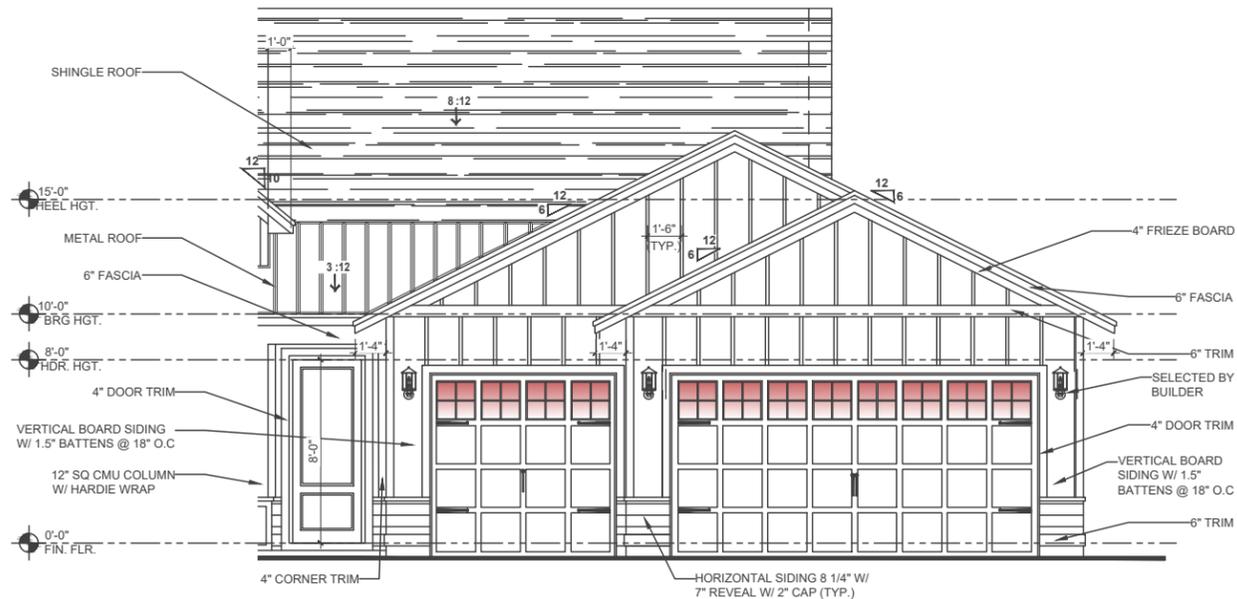
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OPT. EN. SUITE
1/8" = 1'-0"
ELEVATION B
FRONT ELEVATION



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 C526, 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. x 1-1/2" long (34" x 1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stud nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with 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 3/12 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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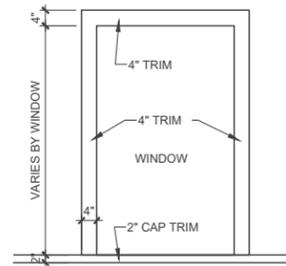
PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
**ELEVATION
OPTIONS**

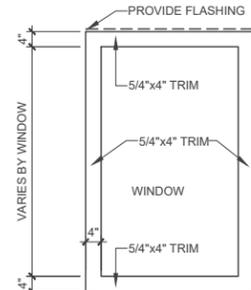
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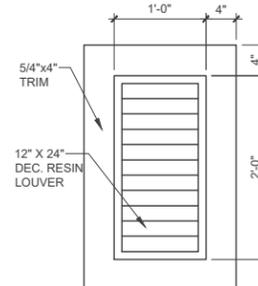
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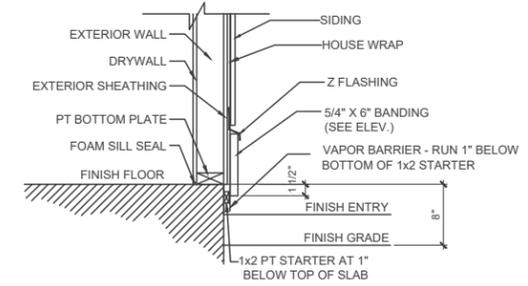
A 6" TRIM BOARD WINDOW BANDING
3B_3 SCALE: 1/2"=1'-0"



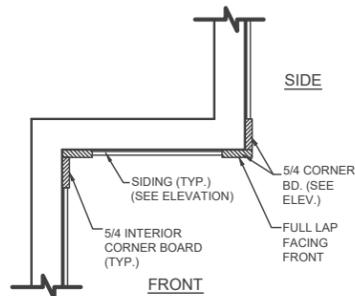
B 6" TRIM BOARD WINDOW BANDING
3B_3 SCALE: 1/2"=1'-0"



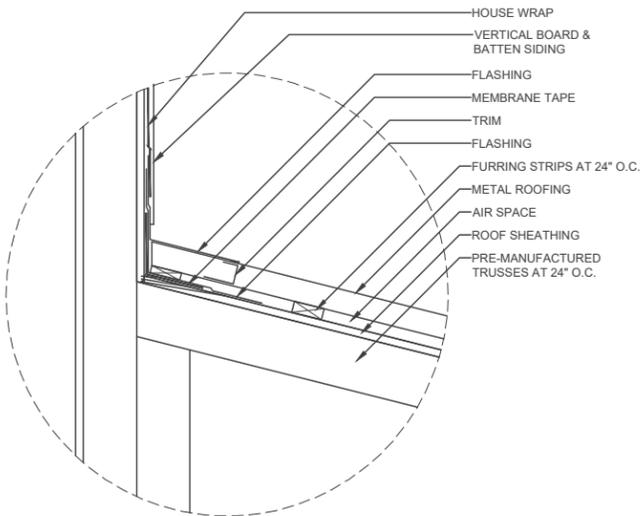
C 12"X24" DECORATIVE LOUVER
3B_3 SCALE: 1"=1'-0"



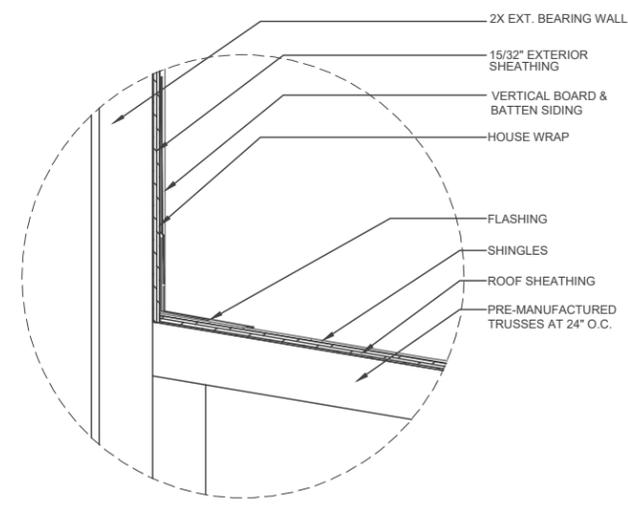
D SLAB EDGE DETAIL
3B_3 SCALE: 1"=1'-0"



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



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



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

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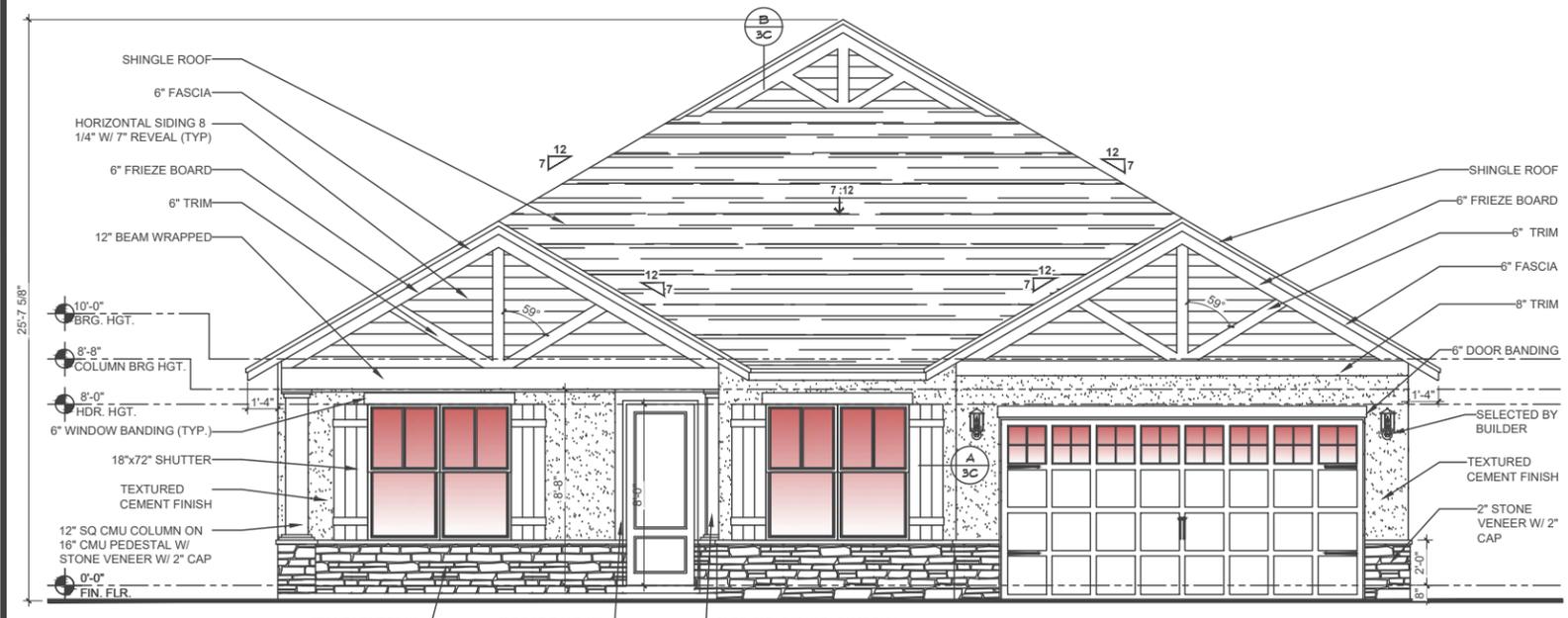
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DETAILS

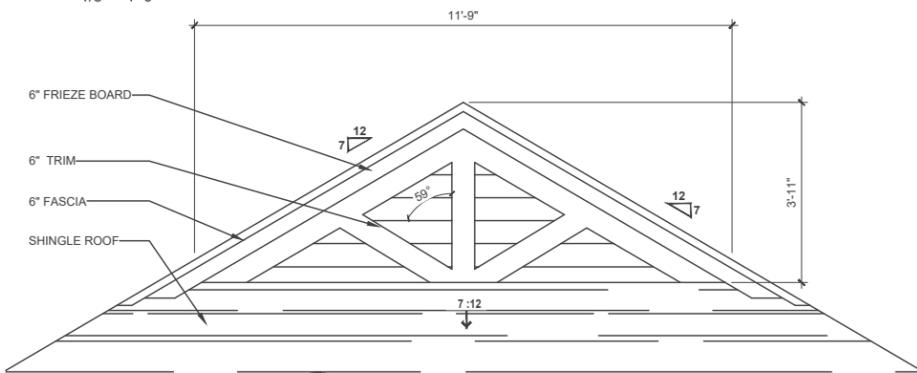
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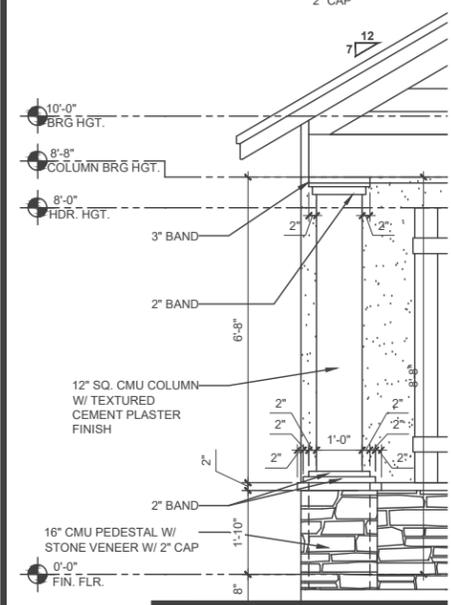
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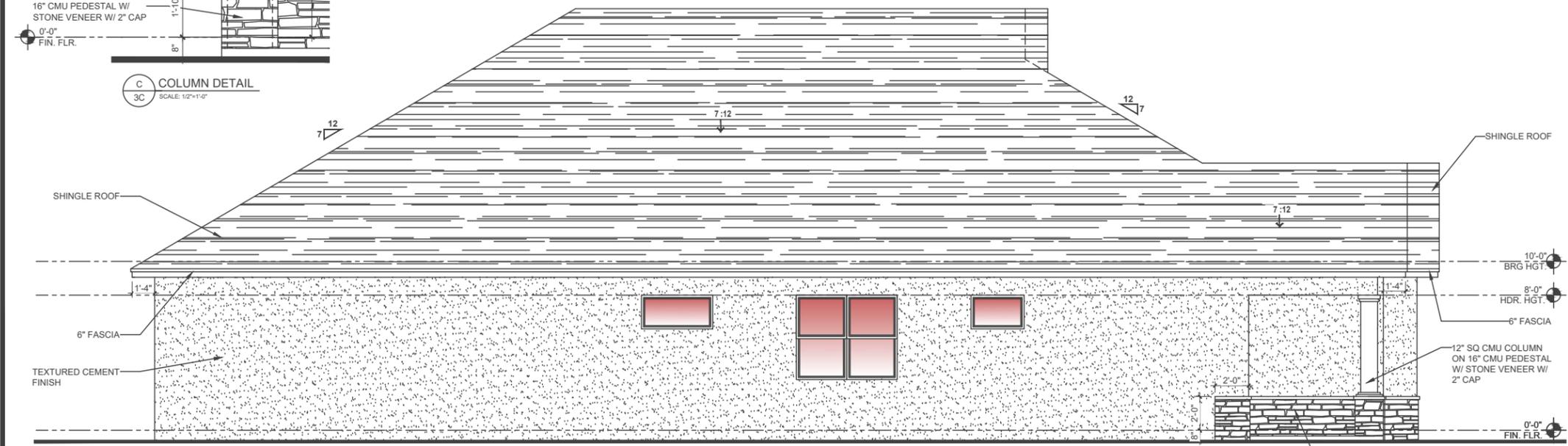
FRONT ELEVATION "C"
1/8" = 1'-0"



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



C COLUMN 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 SW1 for the engineered method for Lath attachment.)

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

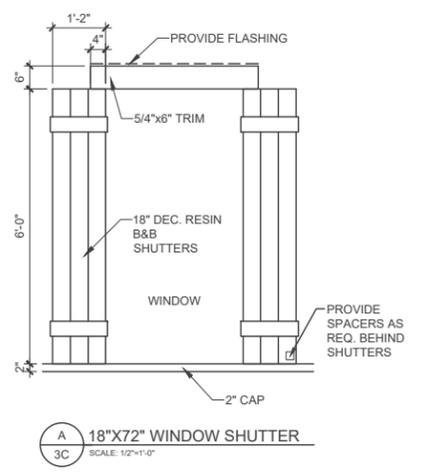
R703.7.3 WATER-RESISTIVE BARRIERS. WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS 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.



18"x72" WINDOW SHUTTER
SCALE: 1/2"=1'-0"

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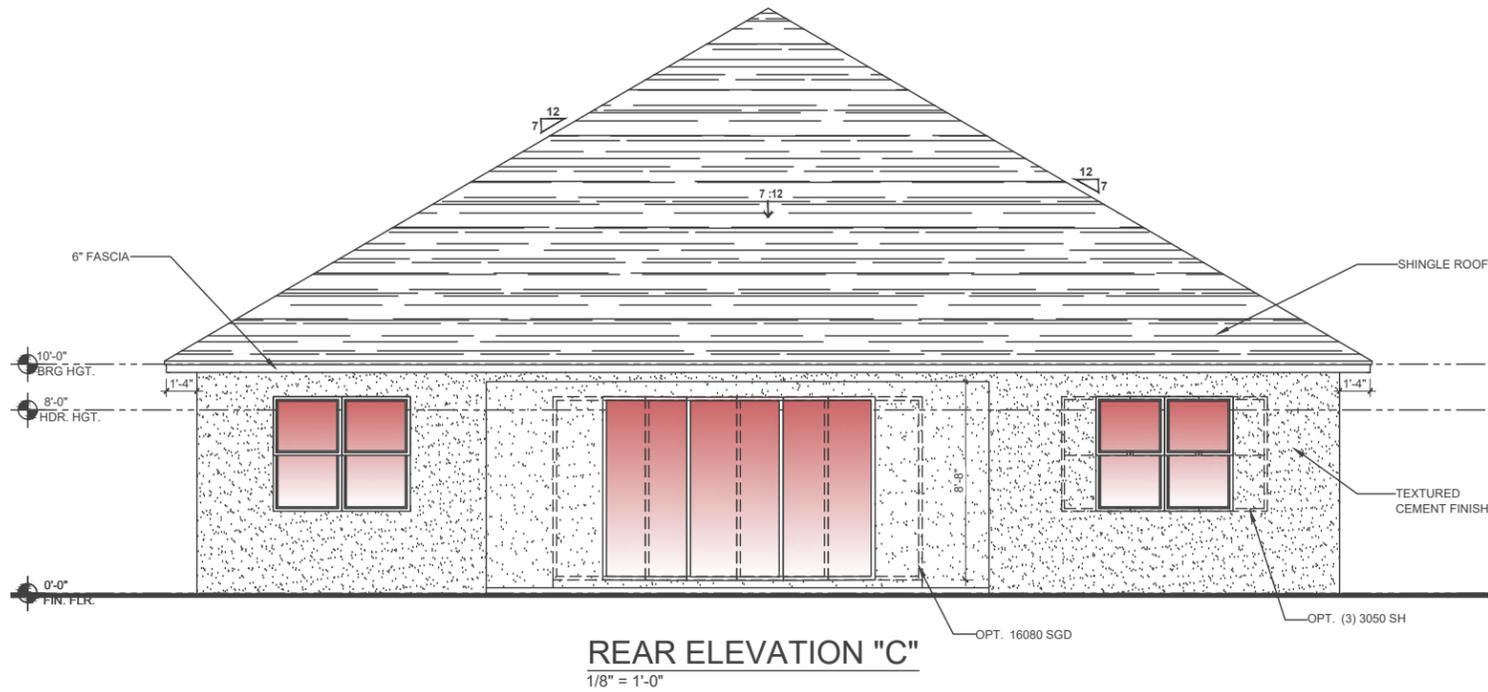


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title:
ELEVATIONS
project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN
3C



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

EXTERIOR PLASTER

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

R703.7.1 LATH. LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED 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 x 1-1/2" long (38" x 1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stud nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with 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 C1981.

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.

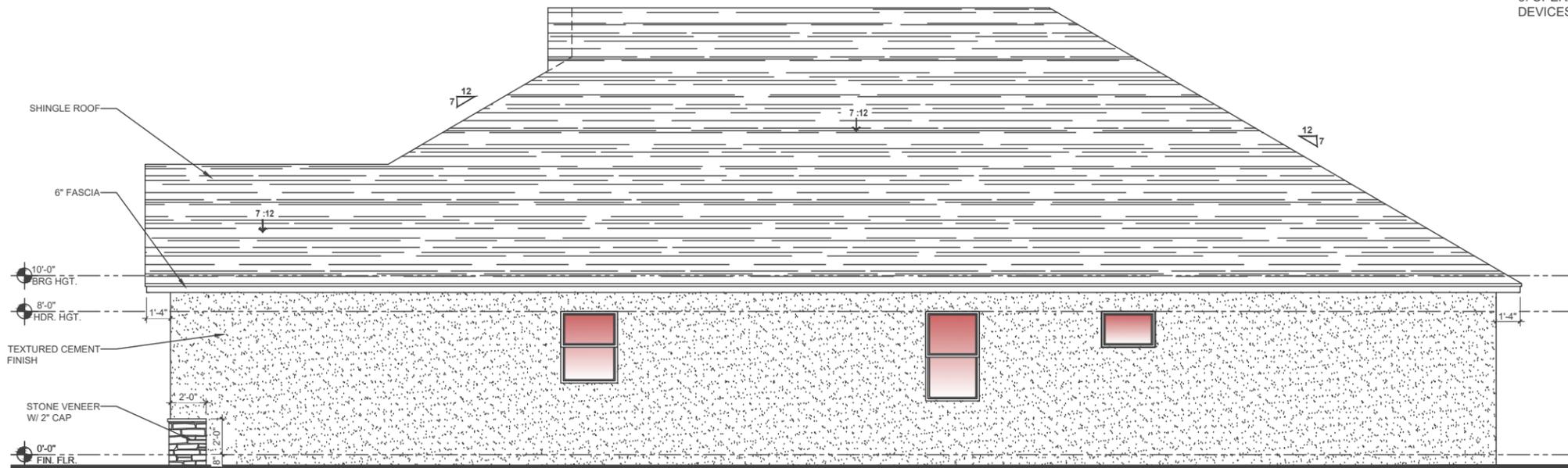
CLAY AND CONCRETE TILE (IF APPLICABLE) :

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.



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

DISCLAIMER

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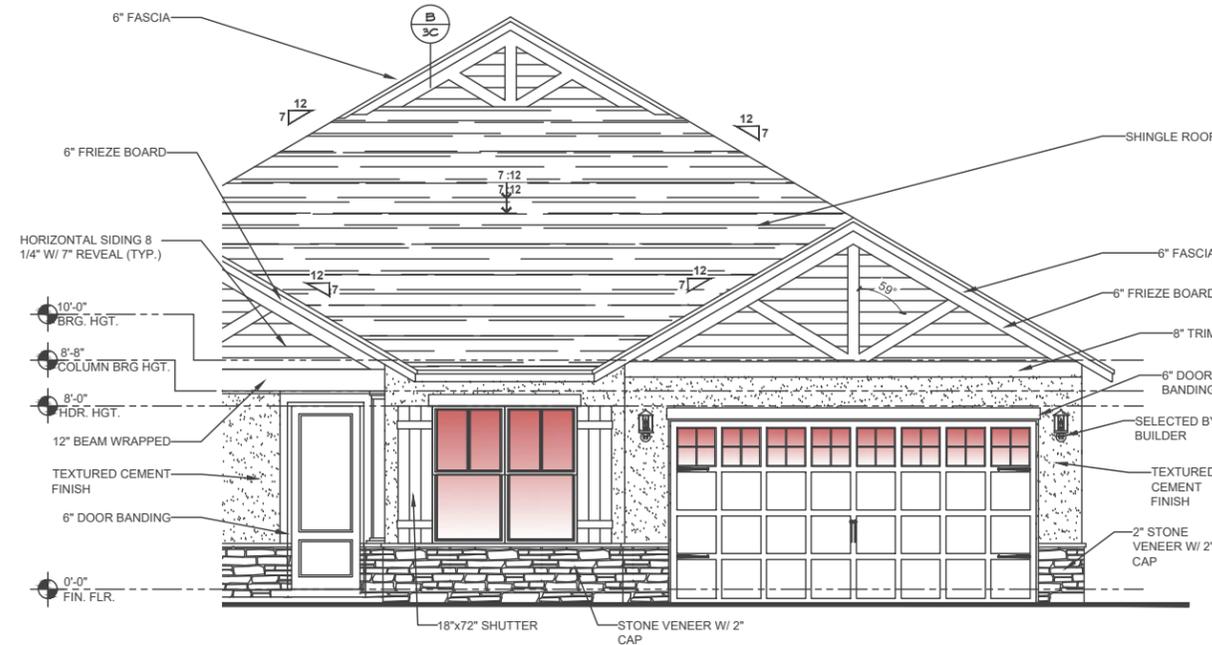
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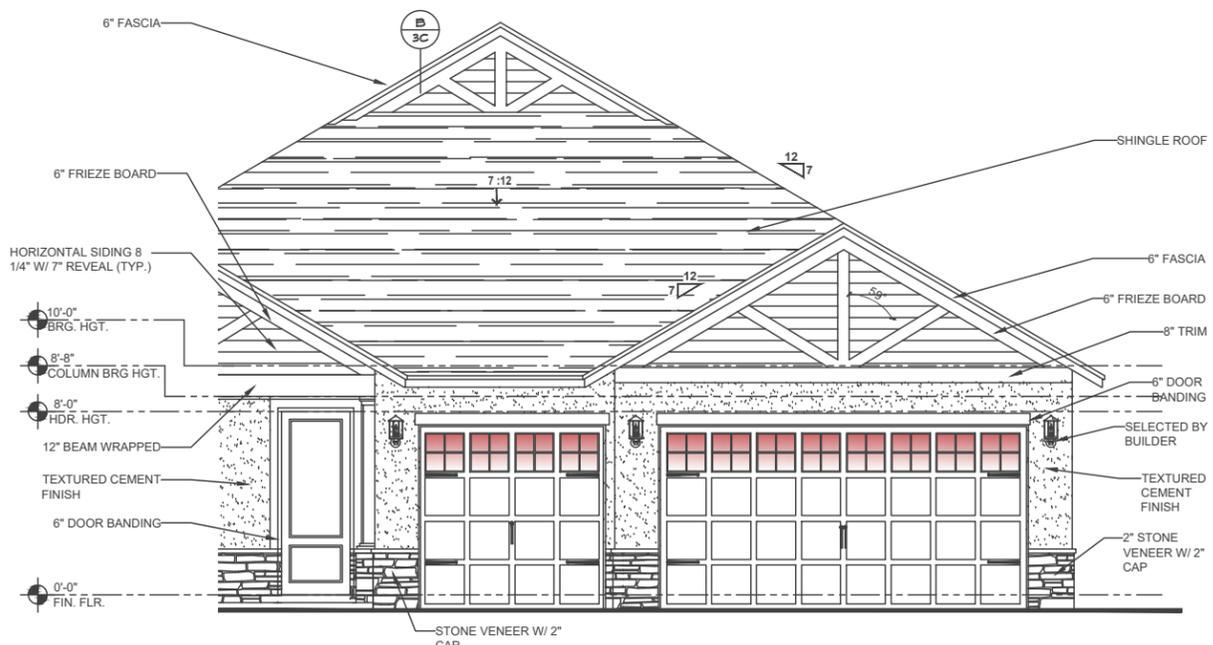


PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
ELEVATIONS
project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN
3C_1



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 SM for the engineered method for Lath attachment.)

Lathing Accessories
Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga. x 1-1/2" long (34" x 1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stud nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with 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 3/4 INCHES (19 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.

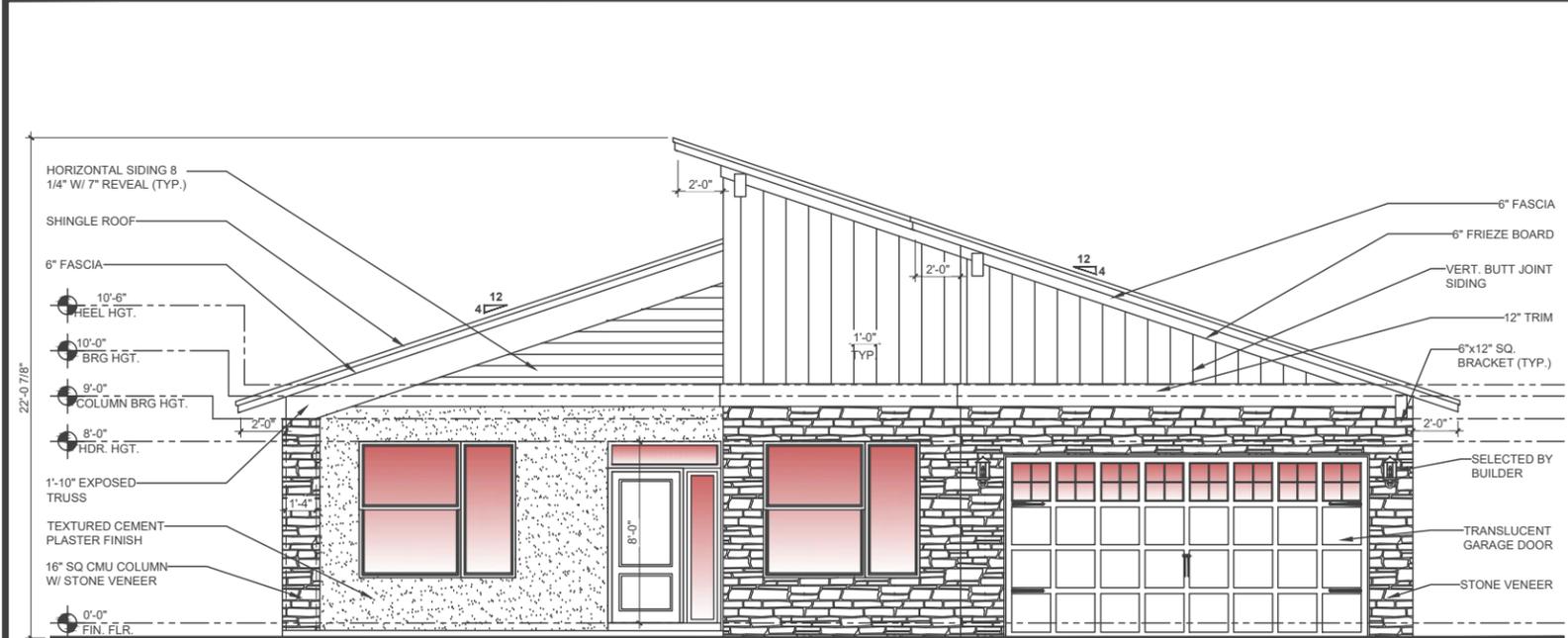
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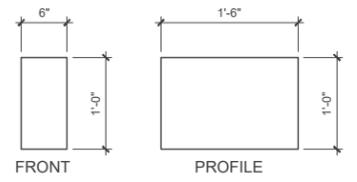
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THOMPSON ENGINEERING GROUP, INC.
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Ph: (407) 734-1450
Fax: (407) 734-1750
www.iteg.com

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

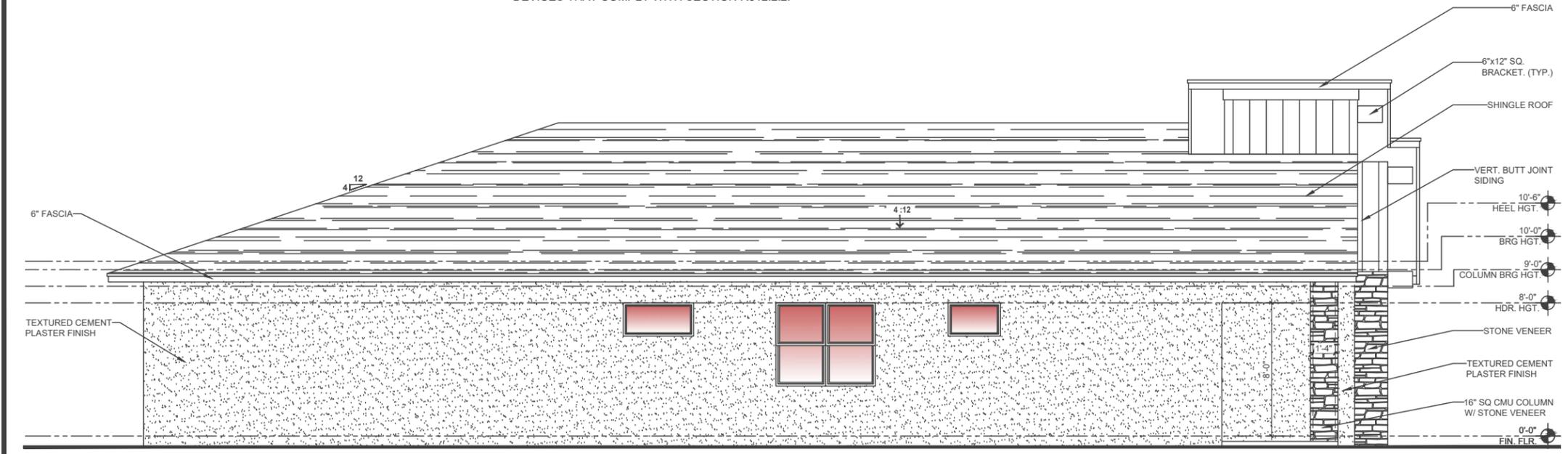


FRONT ELEVATION "D"
1/8" = 1'-0"

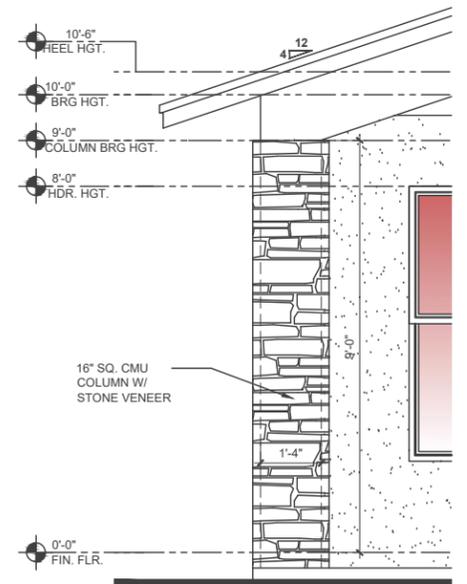


BRACKET DETAIL
SCALE: 1/2"=1'-0"

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"



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

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 S01 for the engineered method for lath attachment.)

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

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

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

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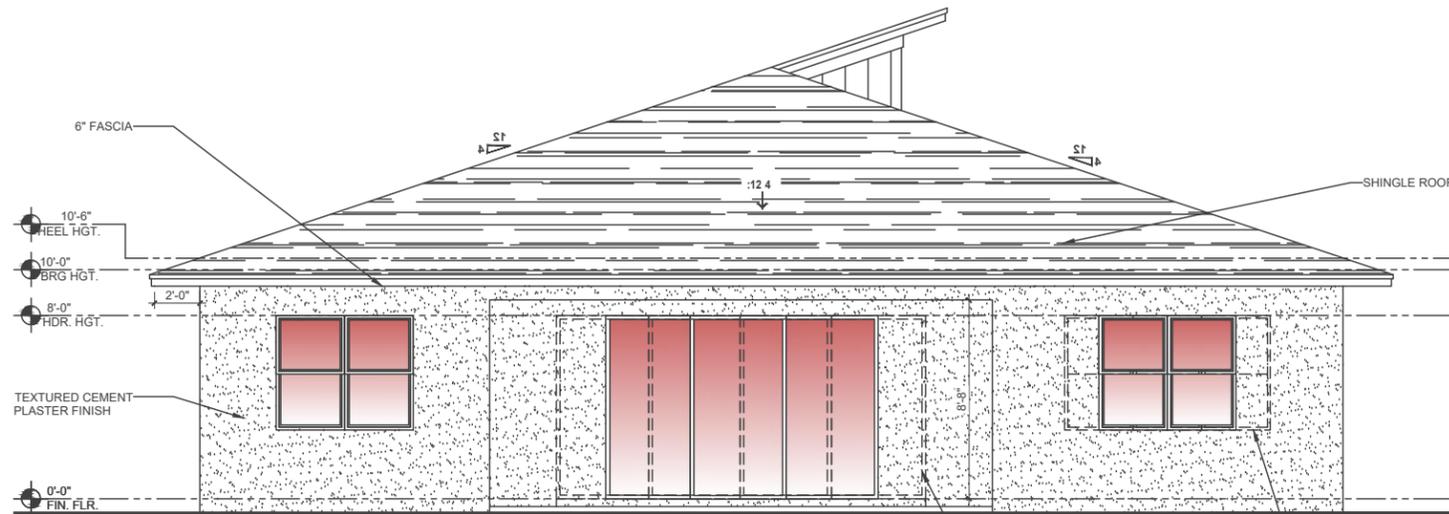
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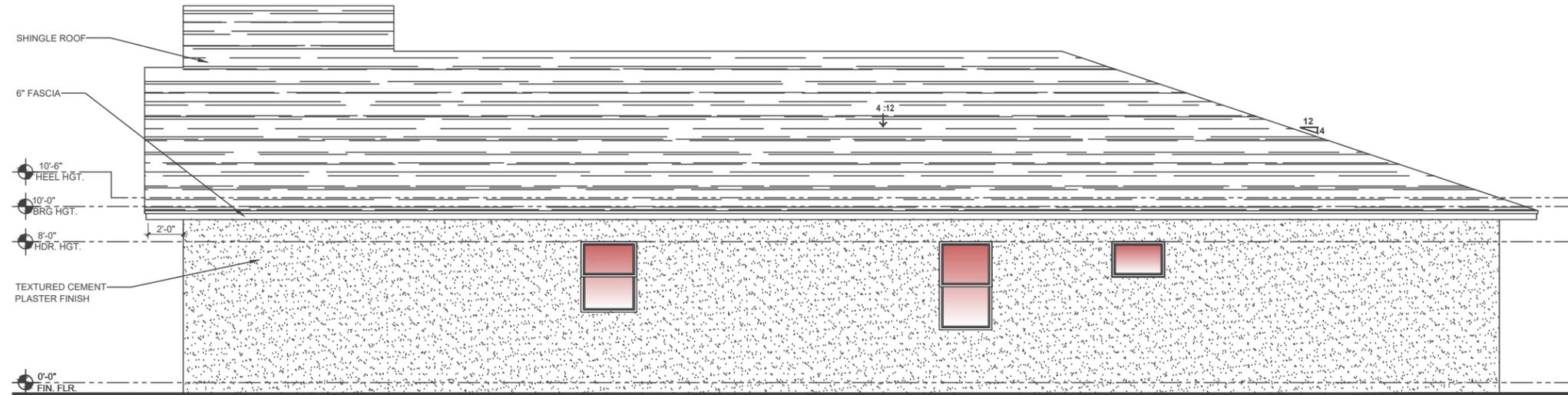
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REAR ELEVATION "D"
1/8" = 1'-0"



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 SM1 for the engineered method for Lath attachment.)

Lathing Accessories
Attachments shall be of corrosion-resistant materials. Wood Application: 16 Ga x 1-1/2" long (341" x 38mm) 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 CONGEALED, 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.
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PER FBCR 2023 8TH EDITION R905.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, 7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3. THE REQUIRED UNDERLAYMENT SHALL COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS IN ACCORDANCE WITH THE FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, 7TH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3.

R312.2.1 WINDOW SILLS:

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

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

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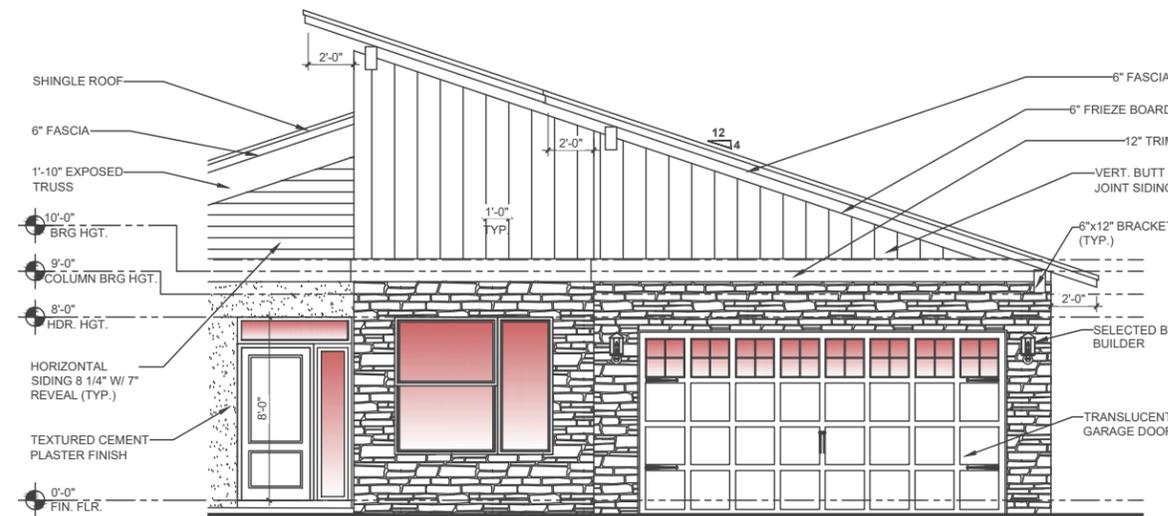
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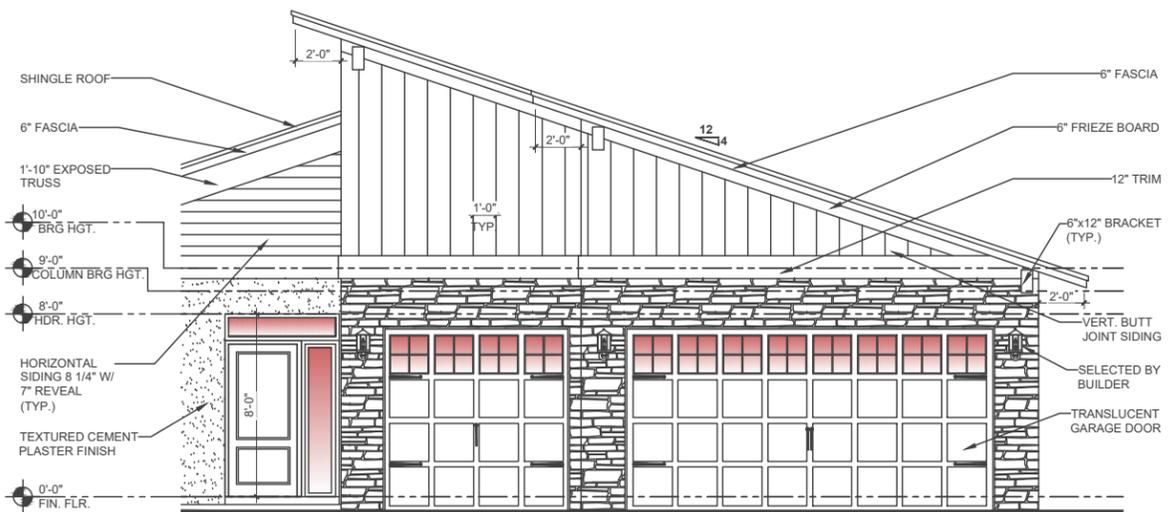
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OPT. ENSUITE
1/8" = 1'-0"
ELEVATION D
FRONT ELEVATION



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. x 1-1/2" long (3/4" x 1" crown) staples @ 6" O.C. vertically/horizontally into the framing members. Masonry Application: Concrete stud nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive with 1" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base and the solid portion of the key attachment flange. Control Joints: Install control joint lathing accessories in conformance with 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.
3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED. REFER TO R905.1.1.1.

CLAY AND CONCRETE TILE (IF APPLICABLE) :

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

R312.2.1 WINDOW SILLS:

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

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

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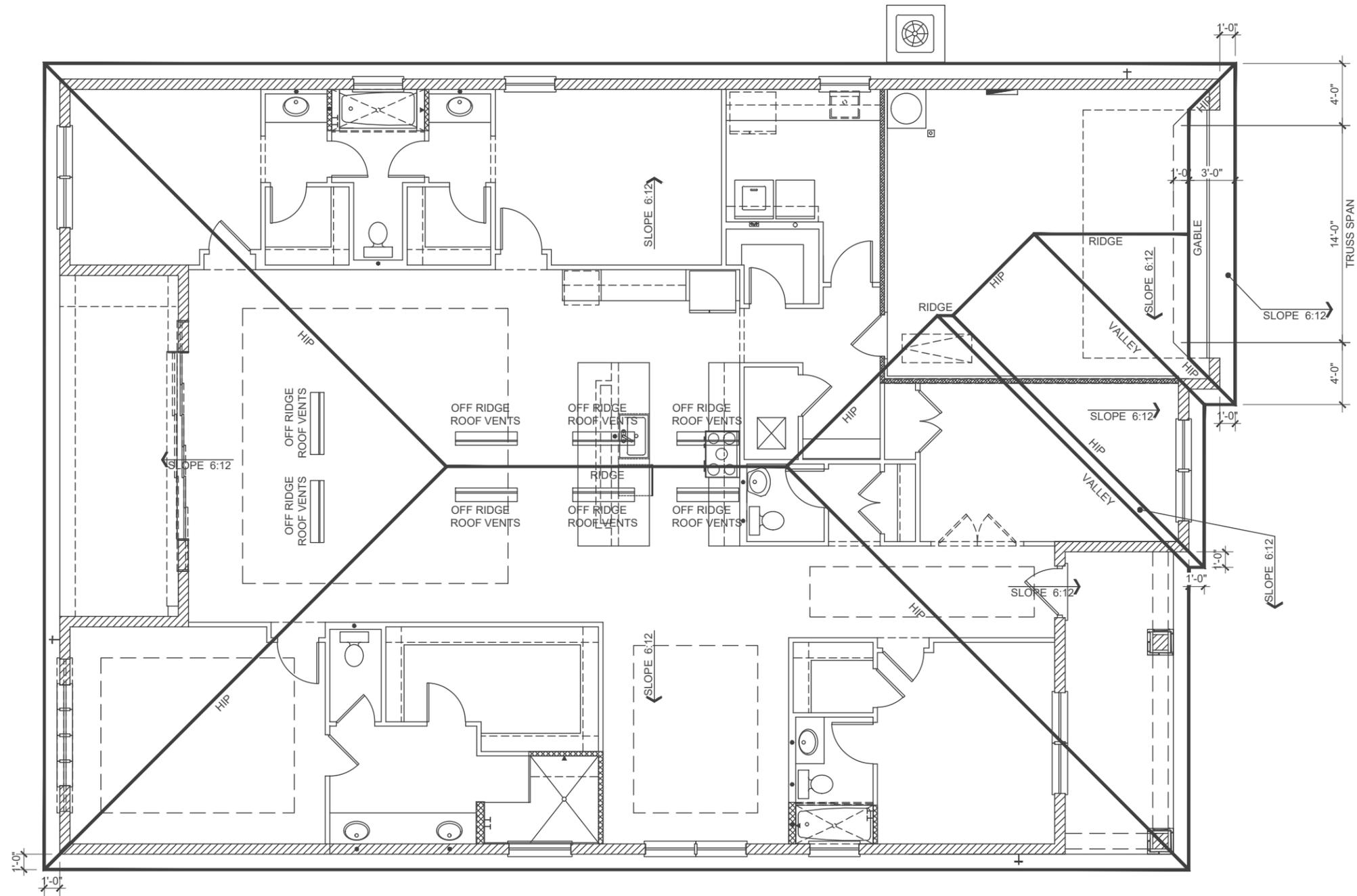
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Fax: (407) 758-1790
www.eteg.com

PARK SQUARE HOMES
2945 PATAGONIA
MASTER

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

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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.
 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 R306: 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: $\frac{3671-S.F.}{300} = 12-S.F.$ NET FREE VENT. REQUIRED

UPPER PORTION VENTILATION TOTAL:----- **1872-S.F.**
 PROVIDED W/OFF RIDGE VENTS: 8V-U-VENTS @ 0.881 /VENT.
 (VENT TYPE: LOMANCO MODEL TT0-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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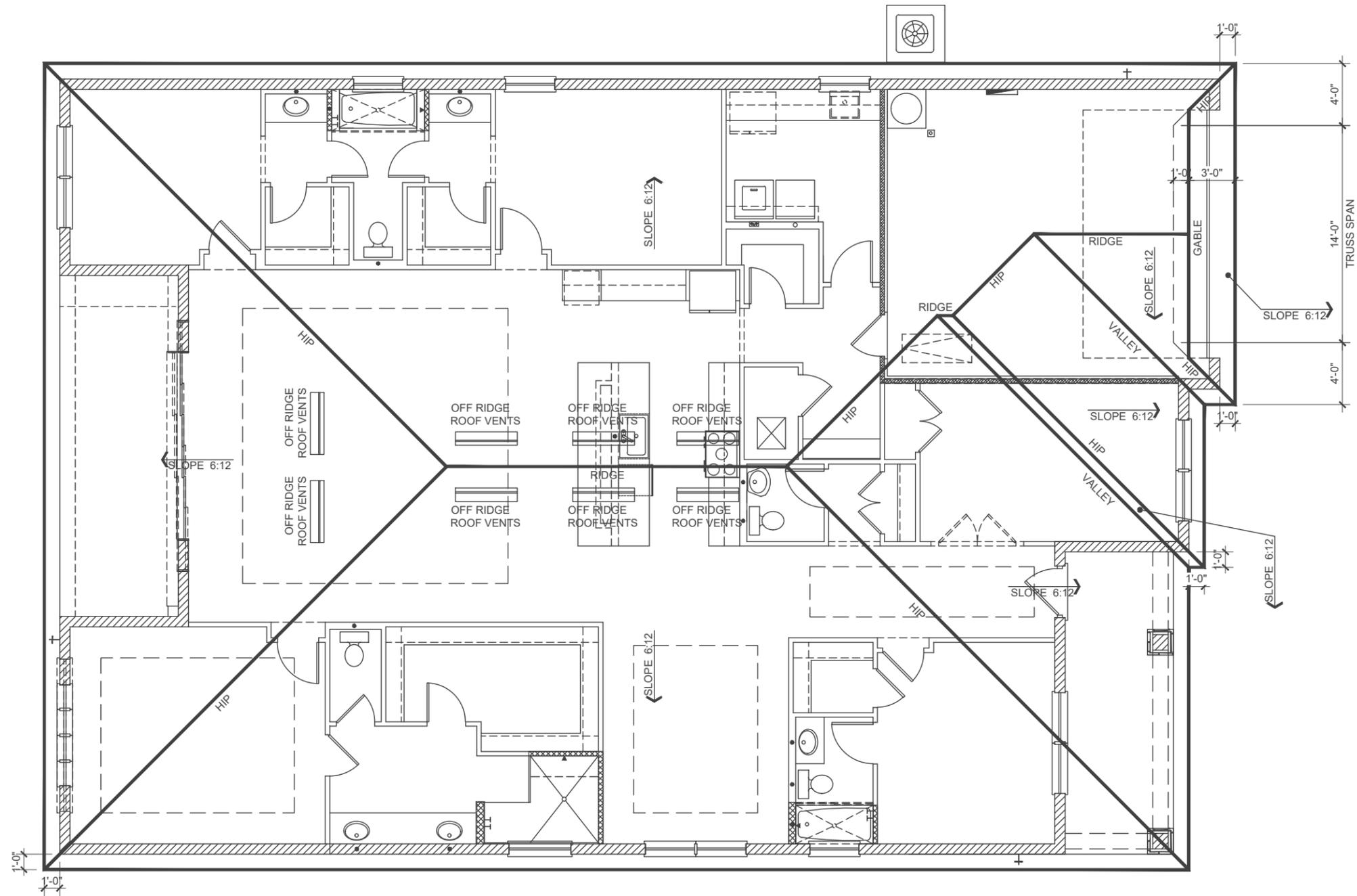


PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
ROOF PLAN

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

4A



- GENERAL NOTES:**
1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
 2. TOP PLATE HEIGHTS VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.
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ATTIC VENTILATION CALCULATIONS

PER FBC 2023 8TH EDITION R306: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

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

TOTAL VENTED SPACE: $\frac{3671-S.F.}{300} = 12-S.F.$ NET FREE VENT. REQUIRED

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

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%**

ROOF PLAN ELEVATION "A"

1/8" = 1'-0"

DISCLAIMER

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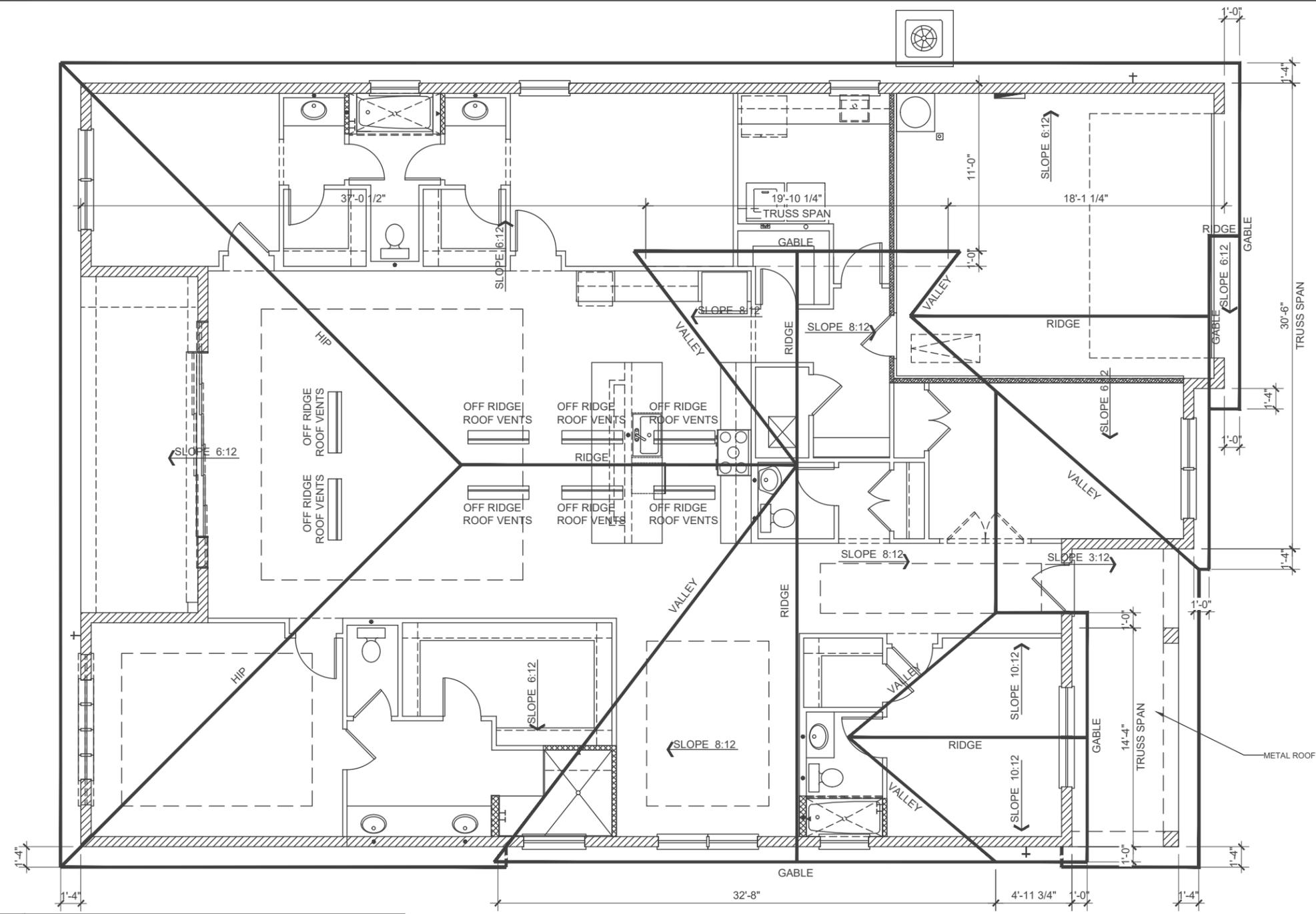
PARK SQUARE HOMES
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 MASTER

title:
ROOF PLAN

project no. XX-XXXXX
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4A

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

TOTAL VENTED SPACE: $\frac{3671\text{-S.F.}}{300} = 12.24\text{-S.F.}$ NET FREE VENT. REQUIRED

UPPER PORTION VENTILATION TOTAL:----- **1872-S.F.**
PROVIDED W/OFF RIDGE VENTS: 8V-U-VENTS @ **0.881** /VENT.
(VENT TYPE: LOMANCO MODEL T10-D OR MILLENNIUM METAL)

LOWER PORTION VENTILATION TOTAL:----- **1799-S.F.**
PROVIDED W/ VENTILATED SOFFITS @ EAVE:--
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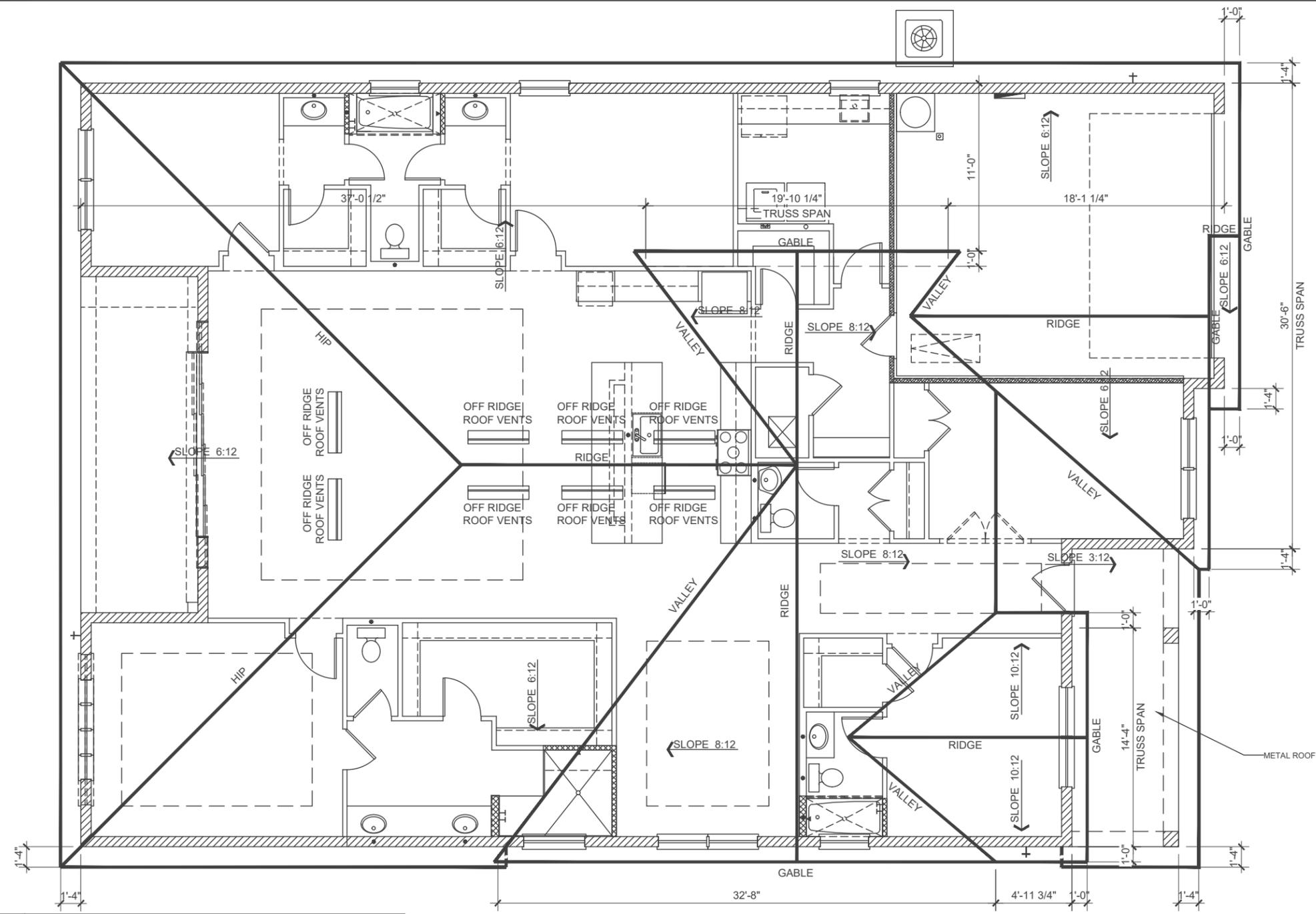
ROOF PLAN ELEVATION "B"

1/8" = 1'-0"

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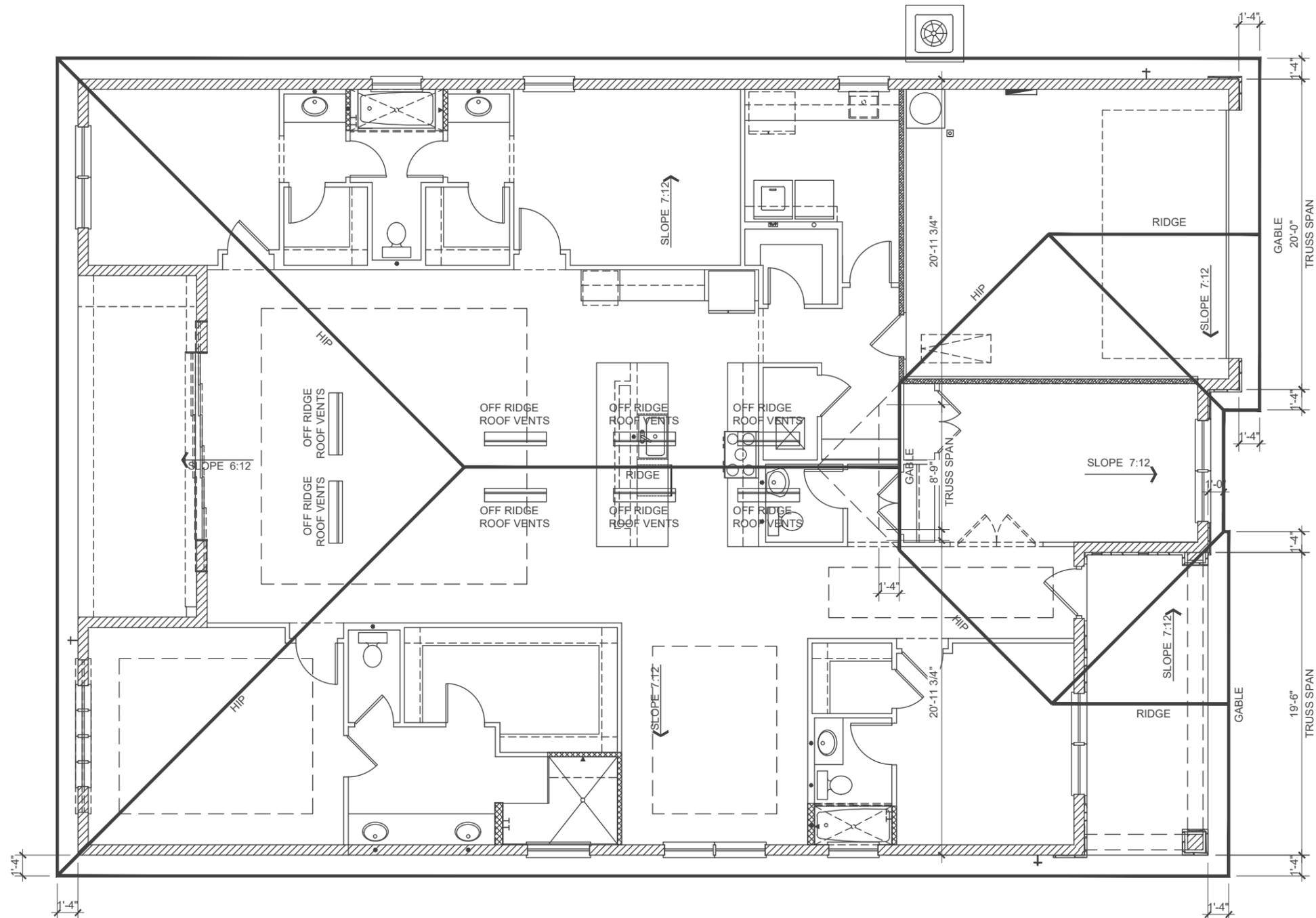
ROOF PLAN ELEVATION "B"

1/8" = 1'-0"

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ROOF PLAN ELEVATION "C"

1/8" = 1'-0"

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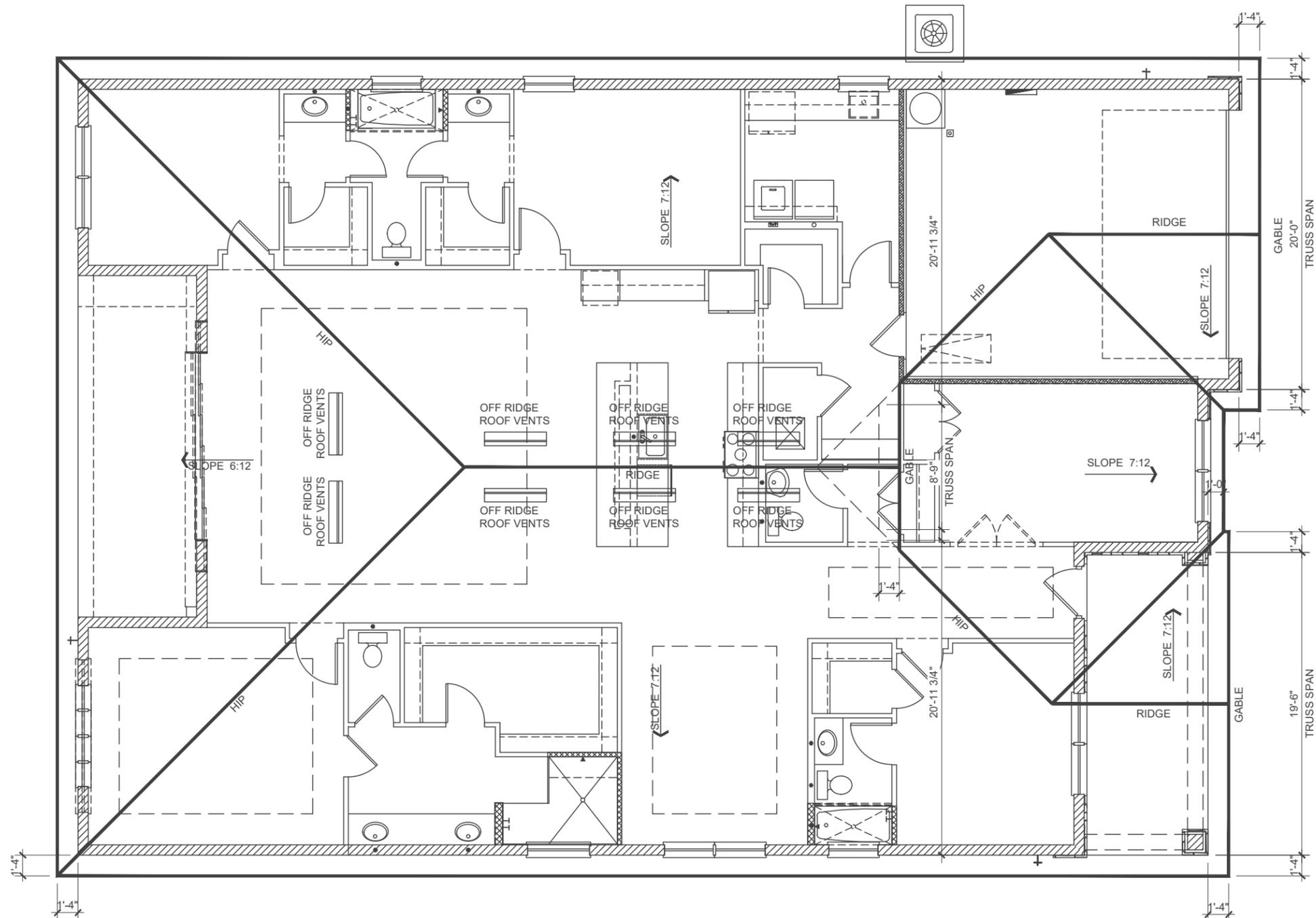


PARK SQUARE HOMES
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 MASTER

title:
ROOF PLAN

project no. XX-XXXXX
 checked:
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4C



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ROOF PLAN ELEVATION "C"

1/8" = 1'-0"

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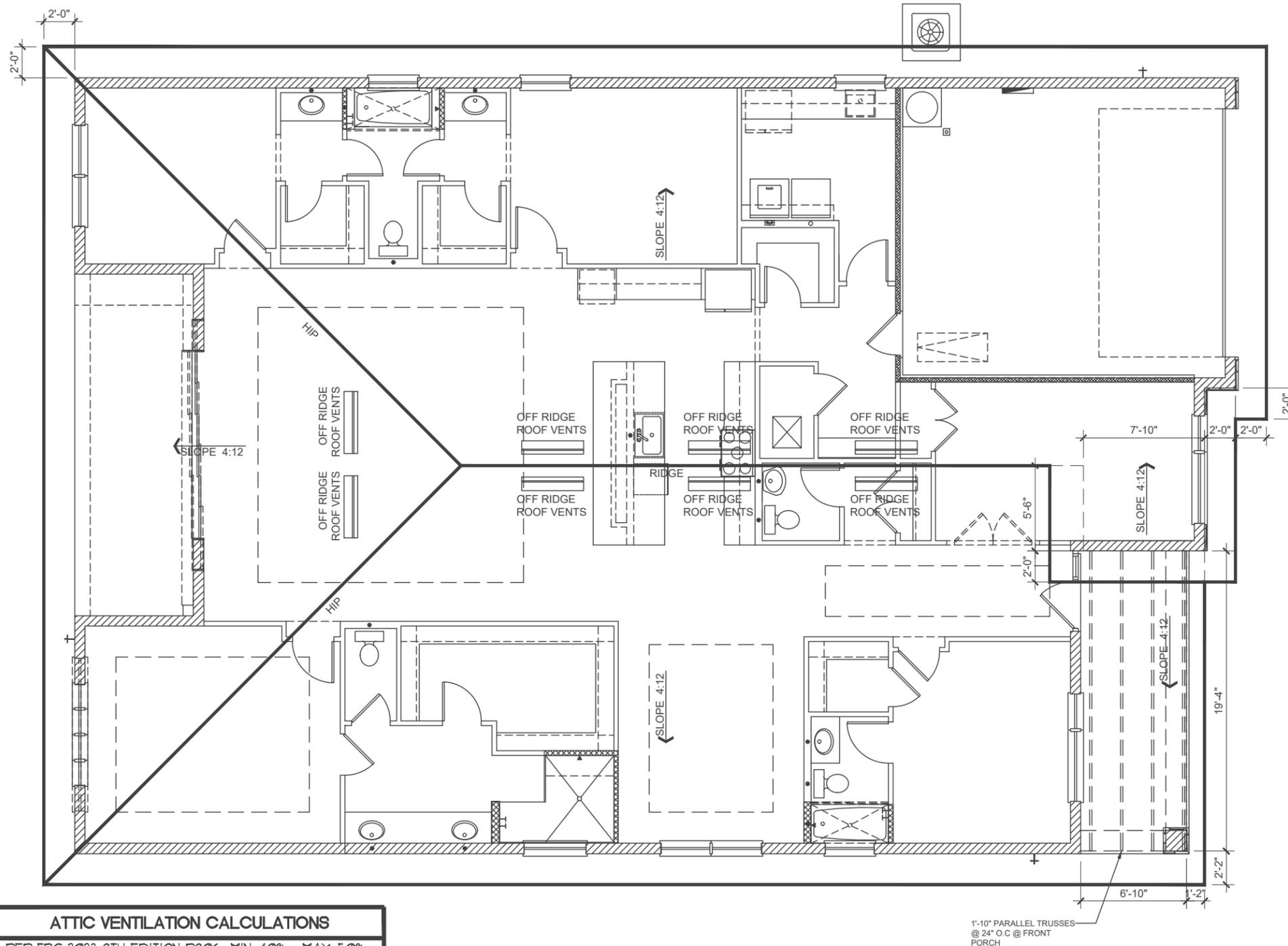


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1'-10" PARALLEL TRUSSES @ 24" O.C @ FRONT PORCH

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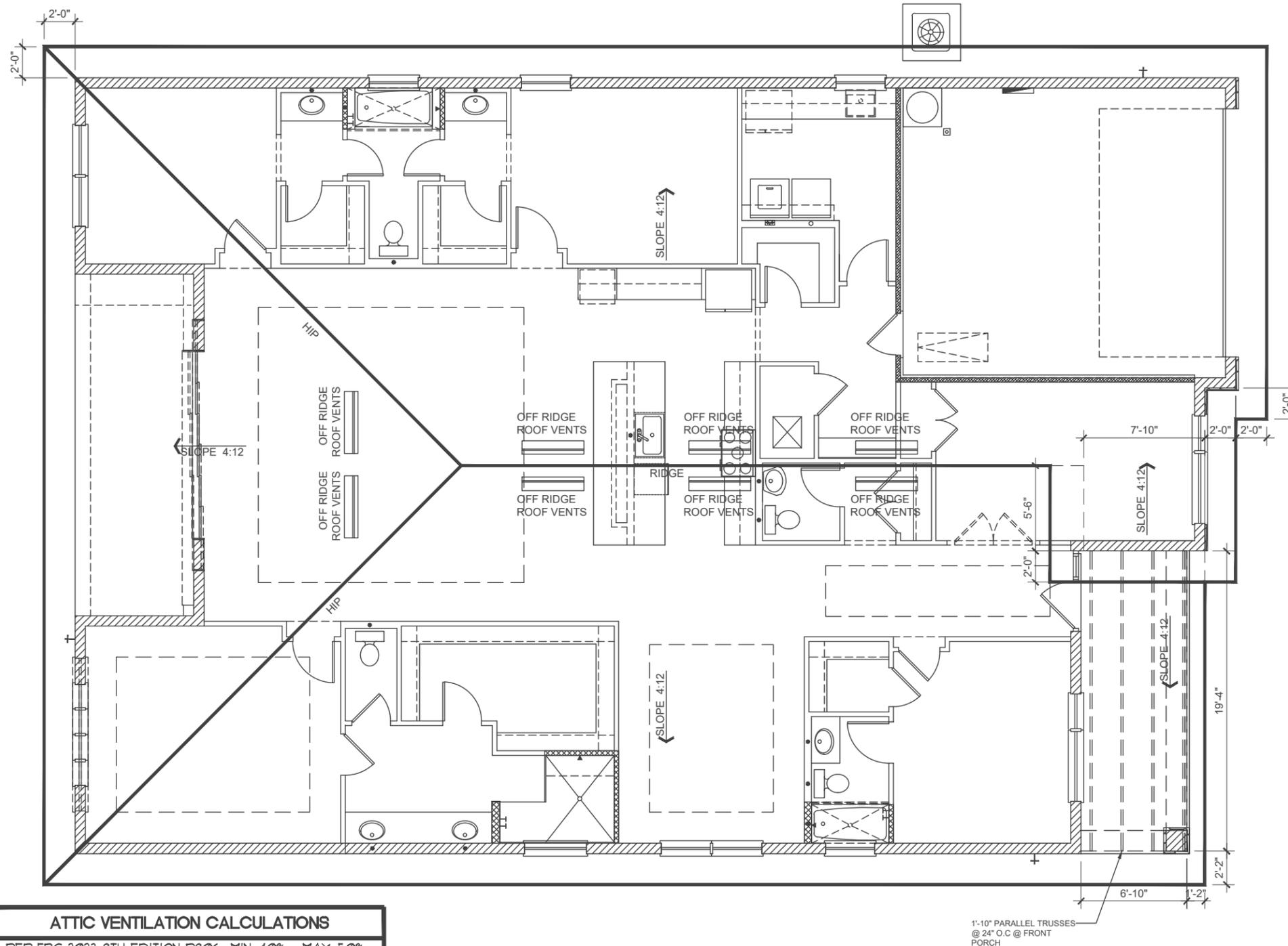
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THOMPSON ENGINEERING GROUP, INC.
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www.iteg.com

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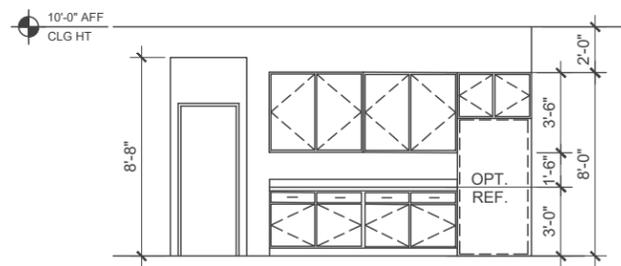
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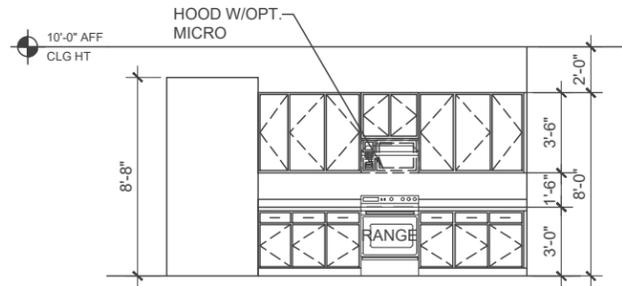
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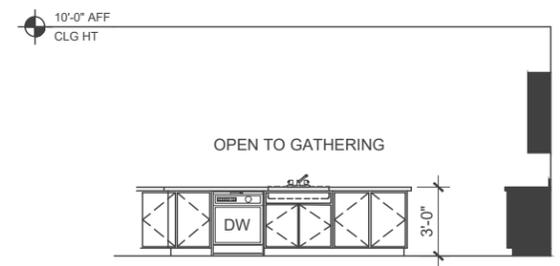
1 KITCHEN
1/8" = 1'-0"



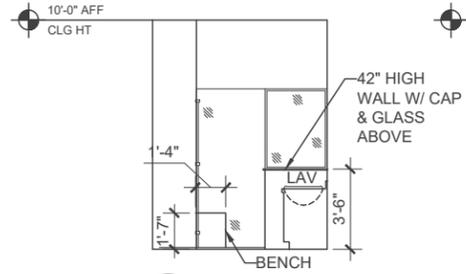
1A KITCHEN W/ OPT WALL OVEN
1/8" = 1'-0"



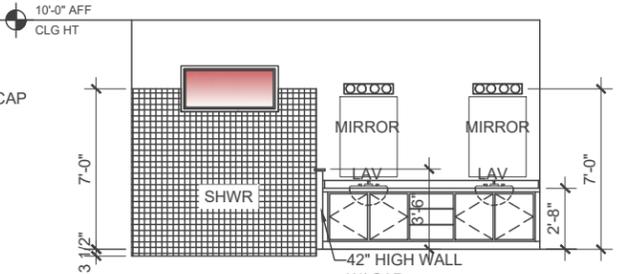
2 KITCHEN
1/8" = 1'-0"



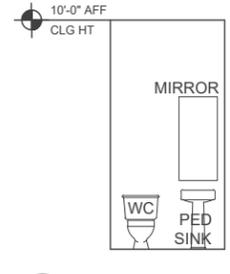
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1/8" = 1'-0"



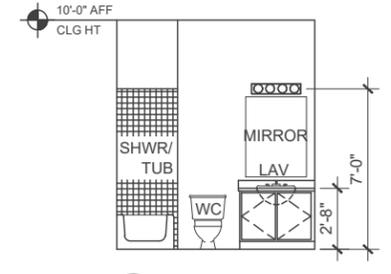
4 PRIMARY BATH
1/8" = 1'-0"



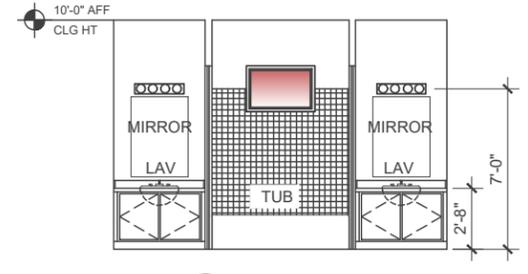
5 PRIMARY BATH
1/8" = 1'-0"



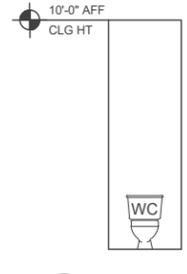
6 POWDER BATH
1/8" = 1'-0"



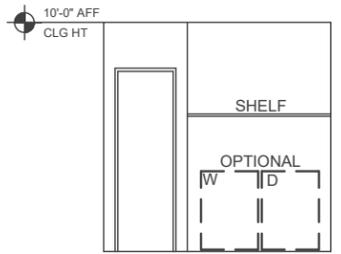
7 BATH #2
1/8" = 1'-0"



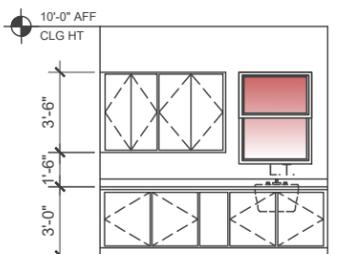
8 BATH #3
1/8" = 1'-0"



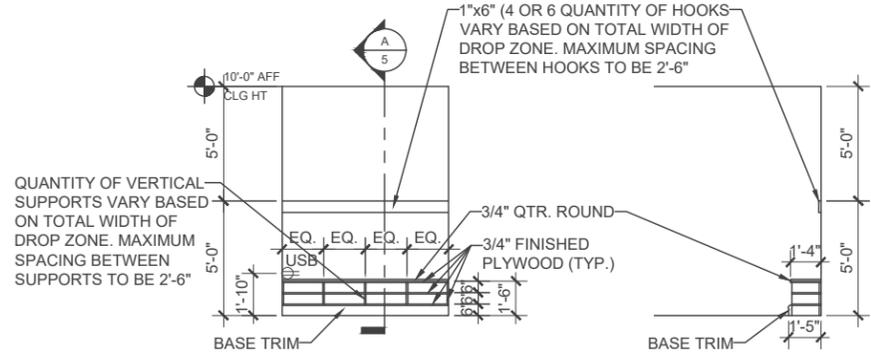
9 BATH #3
1/8" = 1'-0"



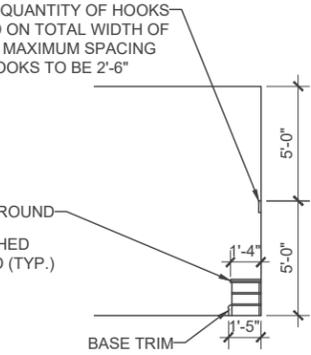
10 LAUNDRY
1/8" = 1'-0"



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

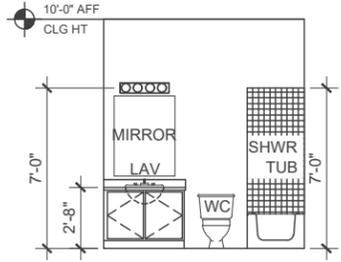


11 DROP ZONE DETAIL
1/8" = 1'-0"

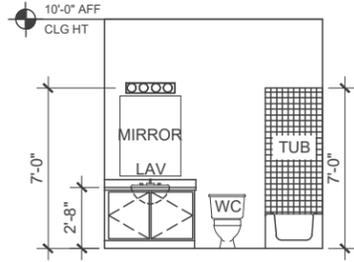


A DROP ZONE SECTION
1/8" = 1'-0"

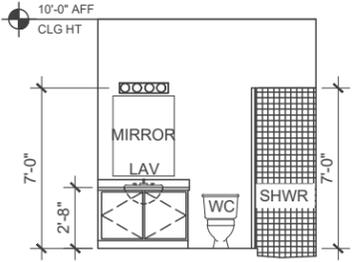
DROP ZONE NOTE:
APPLY 1/4" x 3/4" SCREEN MOLDING TO FACE OF ALL FRONT FACING TRIM



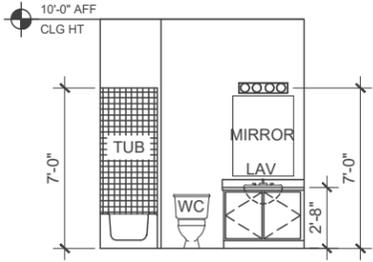
12 OPT. ENSUITE BATH
1/8" = 1'-0"



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



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

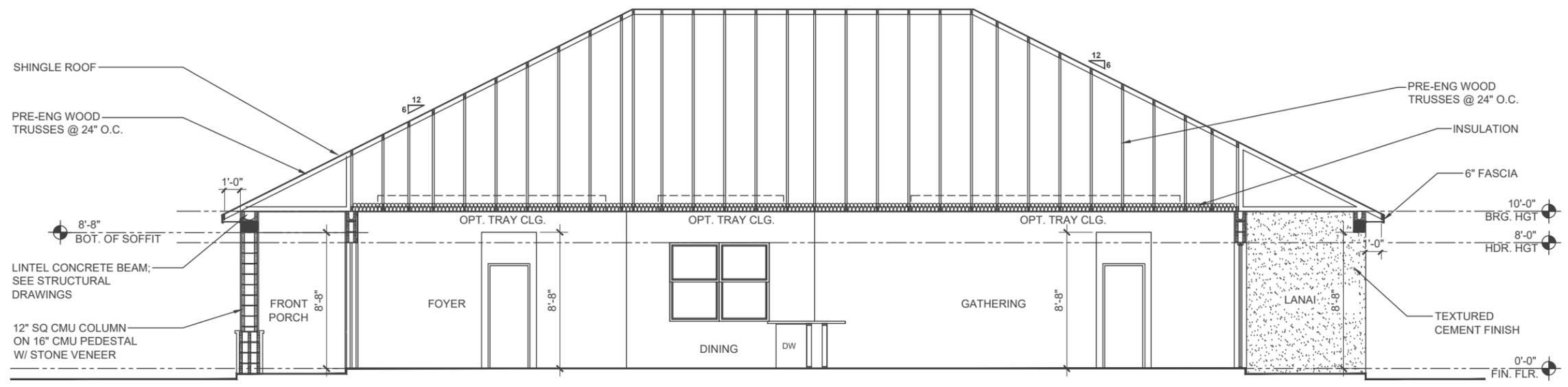


14 OPT. BATH 4
1/8" = 1'-0"

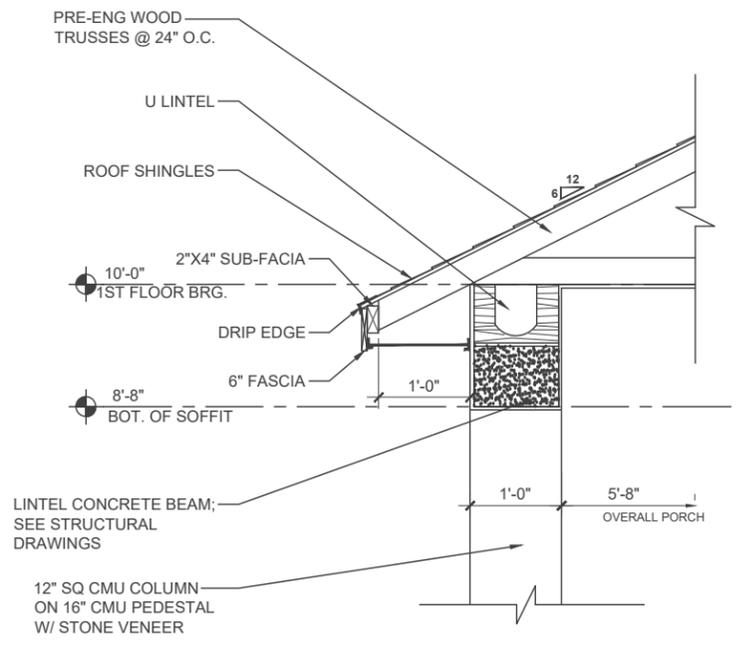
NOTE: INTERIOR ELEVATIONS ARE CONCEPTUAL ONLY. SEE CABINET SHOP DRAWINGS FOR FINAL VERIFICATION

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



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

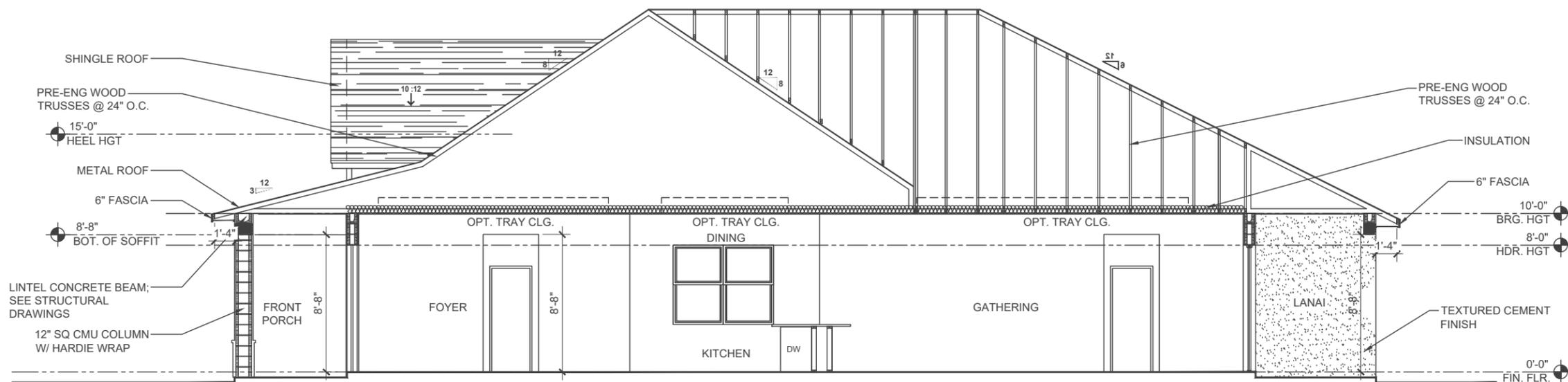
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title:
BUILDING SECTION "A"
project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

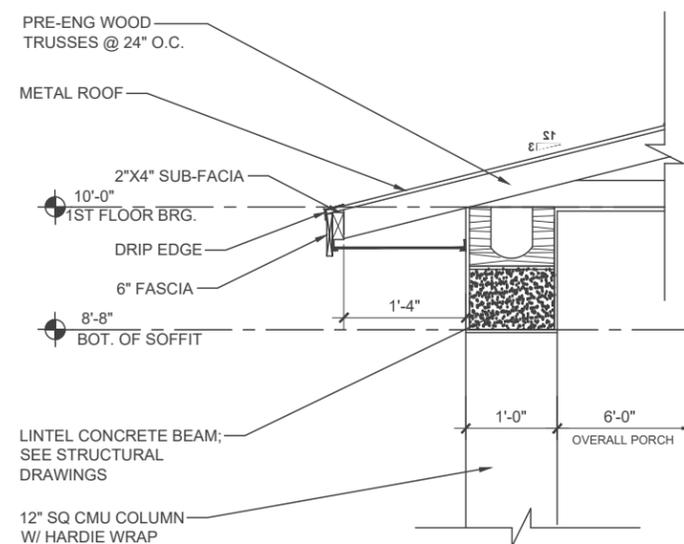
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BUILDING SECTION ELEV. B

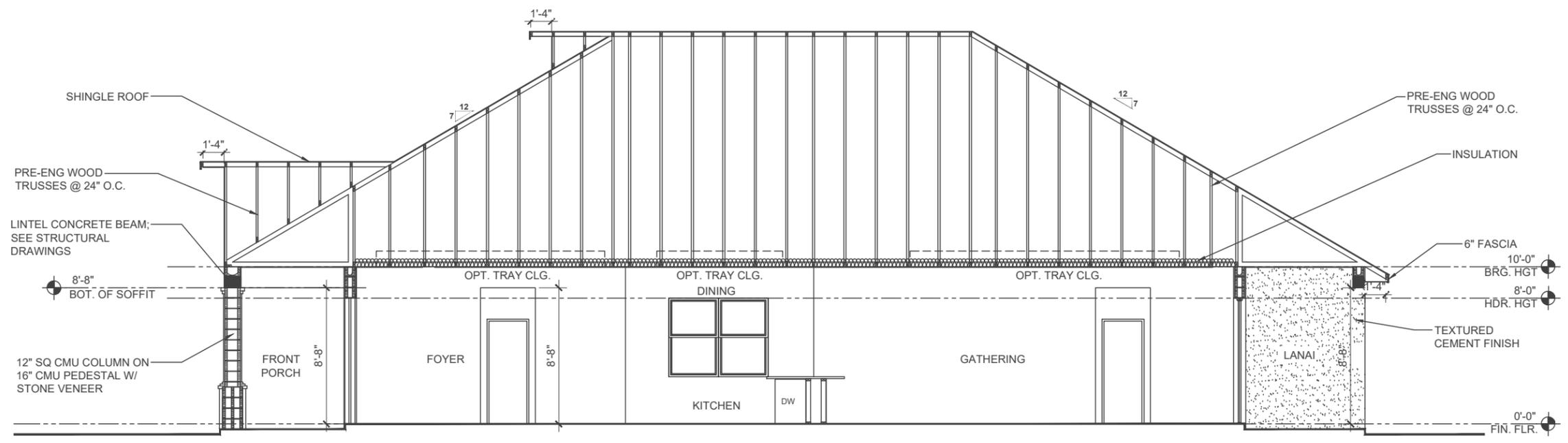
1/8" = 1'-0"



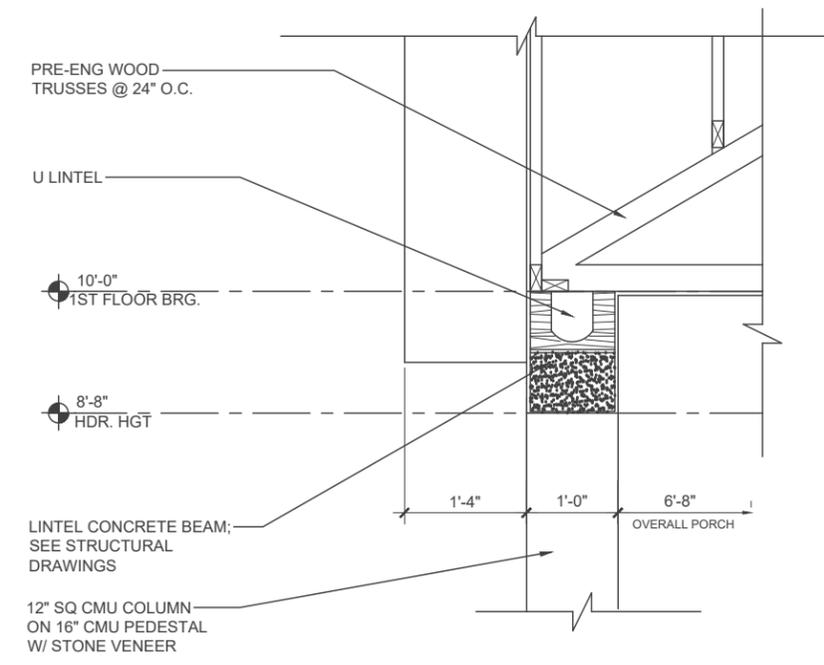
B
5.1 FRONT PORCH BEAM DETAIL
1" = 1'-0"

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



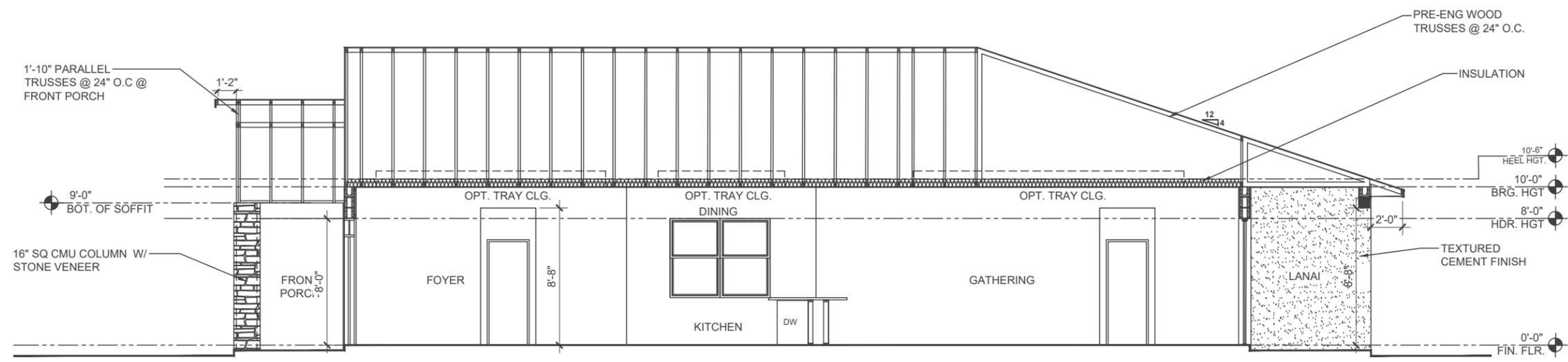
C
5.1 FRONT PORCH BEAM DETAIL
1" = 1'-0"

DISCLAIMER

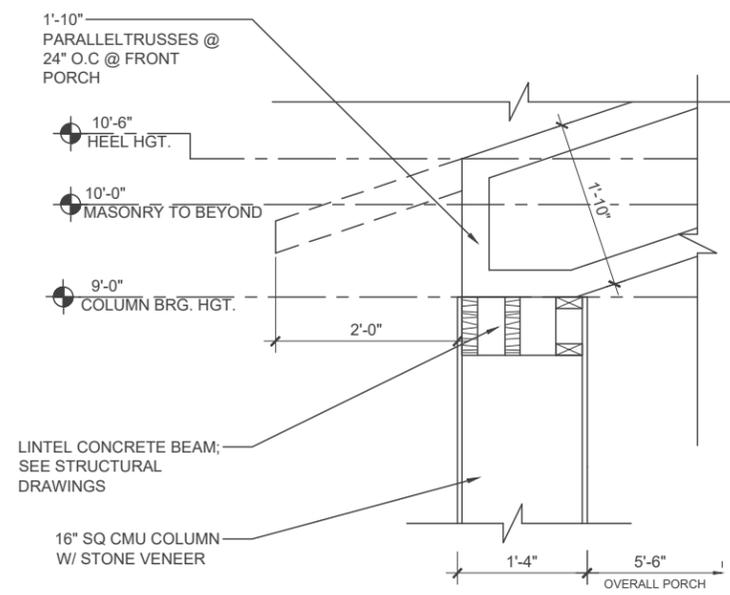
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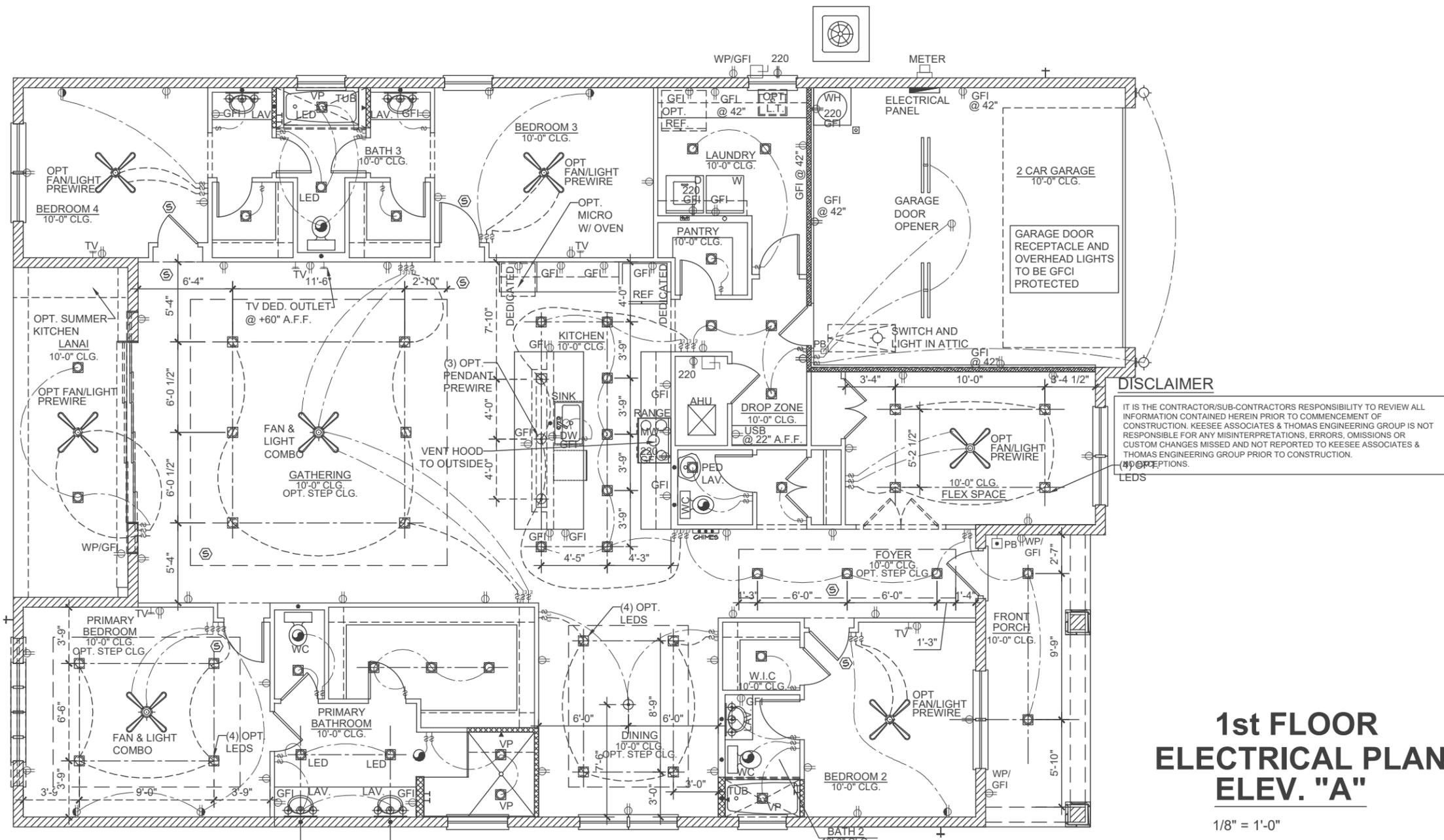
BUILDING SECTION ELEV. D
1/8" = 1'-0"



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

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1st FLOOR ELECTRICAL PLAN ELEV. "A"

1/8" = 1'-0"

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- WEATHERPROOF DUPLEX OUTLET
- GFI
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220V
- DISPOSAL
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- MOTION DETECTOR SWITCH (OPTIONAL)
- PRE-WIRED SPEAKER
- FLUSHMOUNT LED
- 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
- PUSHBUTTON SWITCH
- SMOKE DETECTOR/CARBON MONOXIDE DETECTORS
- TELEPHONE OUTLET PREWIRE
- TELEVISION OUTLET PREWIRE
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SECURITY SYSTEM KEYPAD
- PRE-WIRE FOR CEILING FAN
- SECURITY/FLOOD LIGHTS
- GAS METER
- JUNCTION BOX

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

C.L. = CENTER LINE

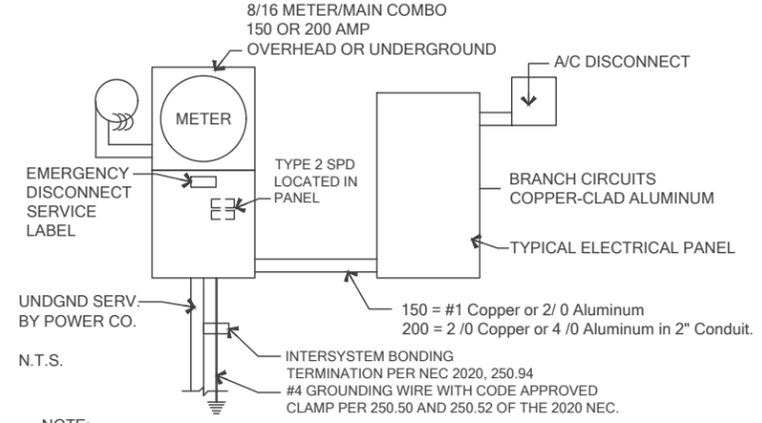
NFPA 70
 ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE.

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

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

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

ELECTRICAL RISER DIAGRAM



NOTE:
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GENERAL ELECTRICAL NOTES:

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

- 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.
- 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.
- 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:
 - Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT
 - Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT
 - Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT
 Markings shall comply with 110.21(B).
- All permanently installed luminaires, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.
- Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.

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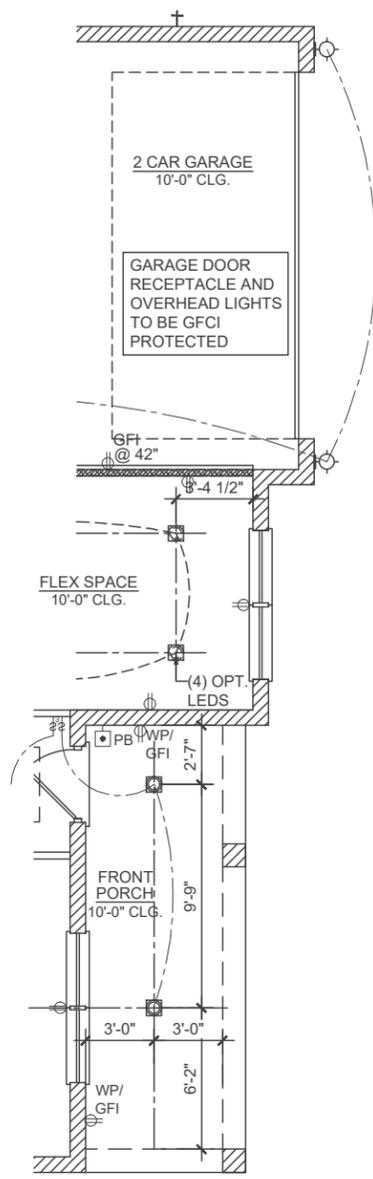
ITEG
 THOMPSON ENGINEERING GROUP, INC.
 4401 Vineland Road, Suite AG Orlando, FL 32811
 Ph: (407) 734-1450
 Fax: (407) 734-1790
 www.iteg.com

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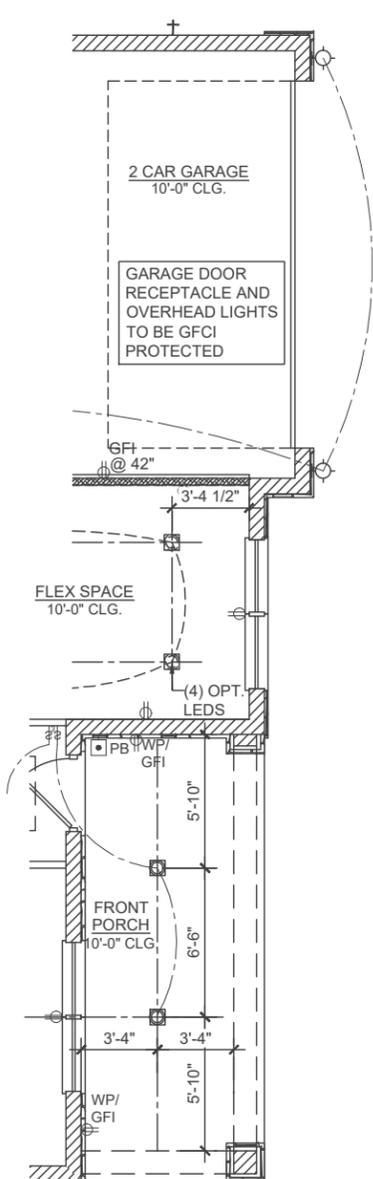
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ELECTRICAL PLAN

project no. XX-XXXXX
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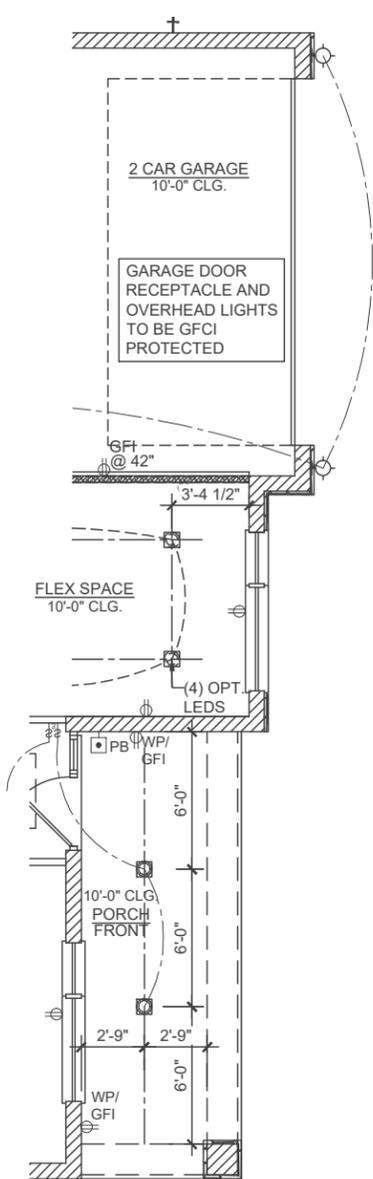
E1



**ELEV. B
PARTIAL ELEC. PLAN**
1/8" = 1'-0"



**ELEV. C
PARTIAL ELEC. PLAN**
1/8" = 1'-0"



**ELEV. D
PARTIAL ELEC. PLAN**
1/8" = 1'-0"

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

1/8" = 1'-0"

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ELECTRICAL KEY

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- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- DISPOSAL
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- MOTION DETECTOR SWITCH (OPTIONAL)
- PRE-WIRED SPEAKER
- FLUSHMOUNT LED
- FLUSHMOUNT LED - VAPOR PROOF
- MONO POINT TRACK HEAD (OPTIONAL)
- PENDANT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE
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- OUTLET FOR GARAGE DOOR OPENER
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- PUSHBUTTON SWITCH
- SMOKE DETECTOR/CARBON MONOXIDE DETECTORS
- TELEPHONE OUTLET PREWIRE
- TELEVISION OUTLET PREWIRE
- THERMOSTAT
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- ELECTRIC PANEL
- DISCONNECT SWITCH
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ELECTRICAL DEVICES

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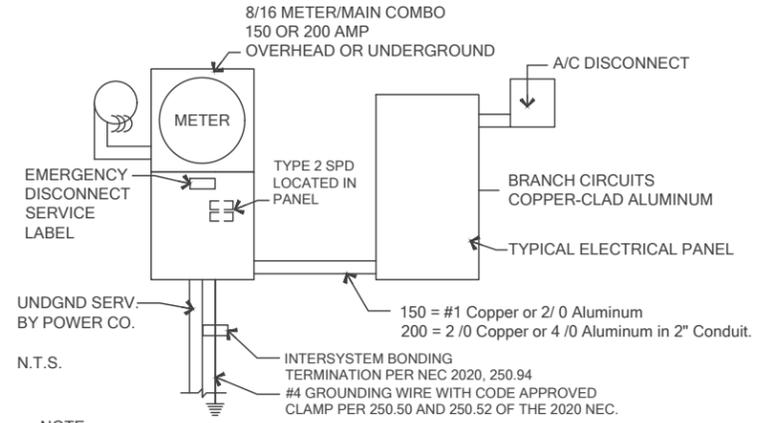
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 - Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT
 - Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT
 Markings shall comply with 110.21(B).
- All permanently installed luminaires, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.
- Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.

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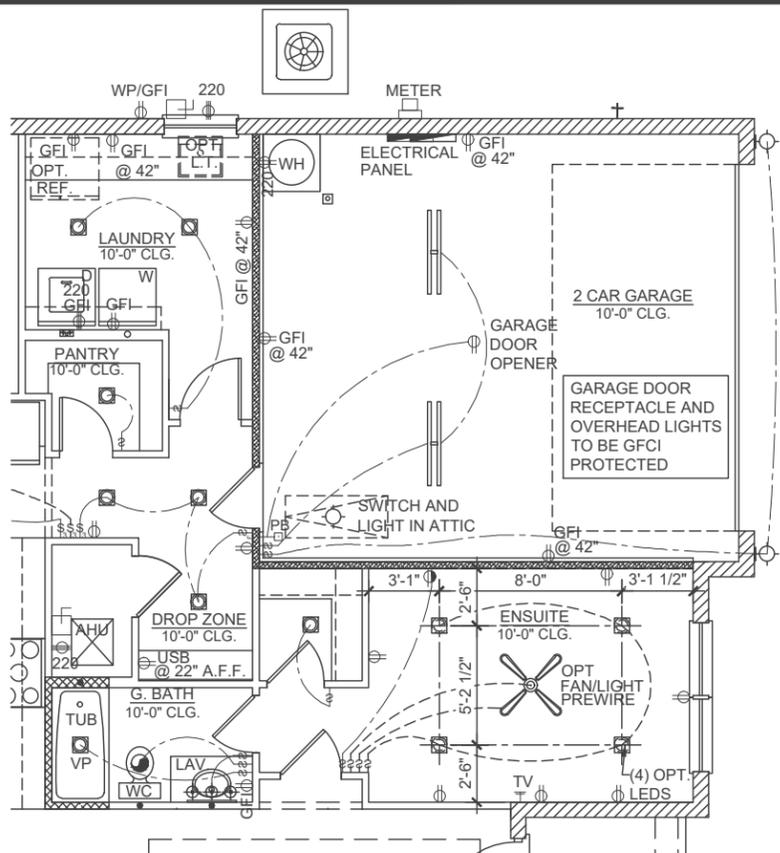
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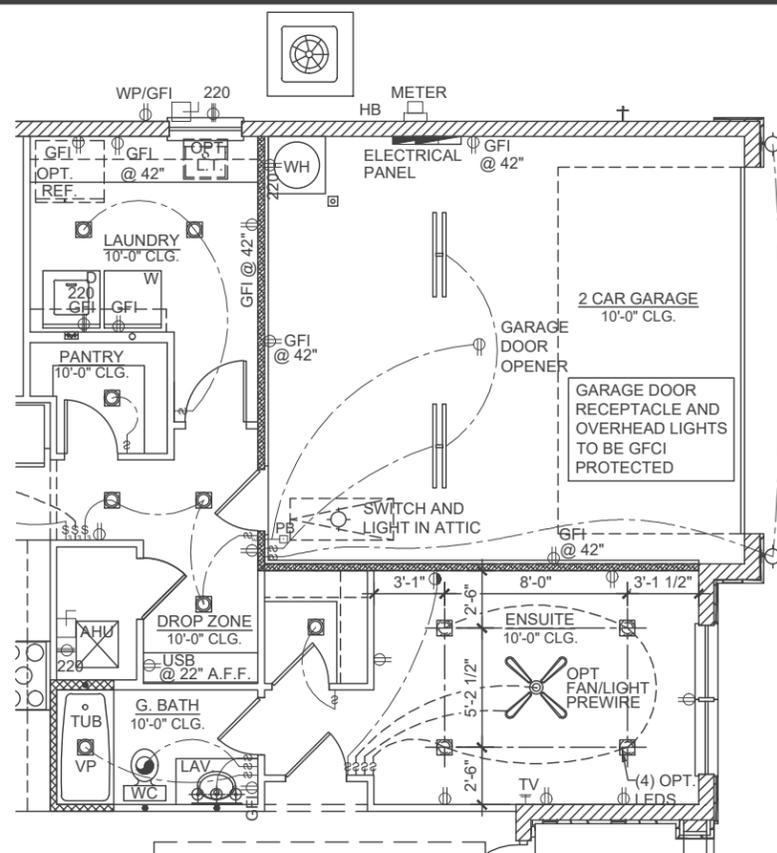
title:
ELECTRICAL PLAN

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

E2



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



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

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- WEATHERPROOF DUPLEX OUTLET
- GFI GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220V 220 VOLT OUTLET
- DISPOSAL
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- MOTION DETECTOR SWITCH (OPTIONAL)
- PRE-WIRED SPEAKER
- FLUSHMOUNT LED
- 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
- PUSHBUTTON SWITCH
- SMOKE DETECTOR/CARBON MONOXIDE DETECTORS
- TELEPHONE OUTLET PREWIRE
- TELEVISION OUTLET PREWIRE
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SECURITY SYSTEM KEYPAD
- PRE-WIRE FOR CEILING FAN
- SECURITY/FLOOD LIGHTS
- GAS METER
- JUNCTION BOX

RIGHT

GENERAL ELECTRICAL NOTES:

Notes: unless otherwise noted,

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

12. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.
13. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
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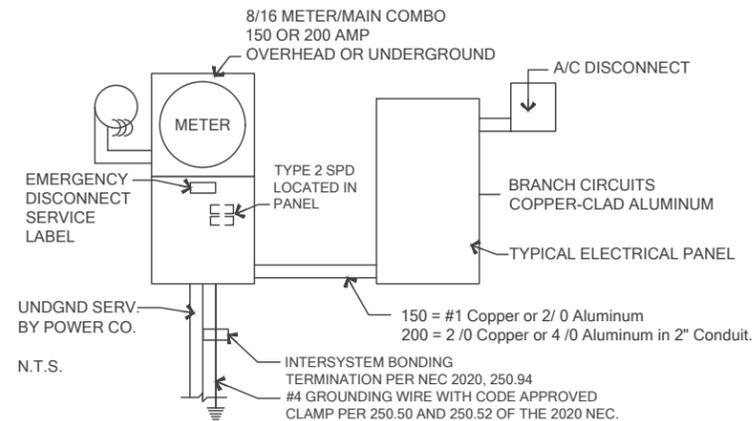
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ELECTRICAL RISER DIAGRAM



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 GFIS	12" TO C.L.
GARAGE GFIS (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO C.L.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
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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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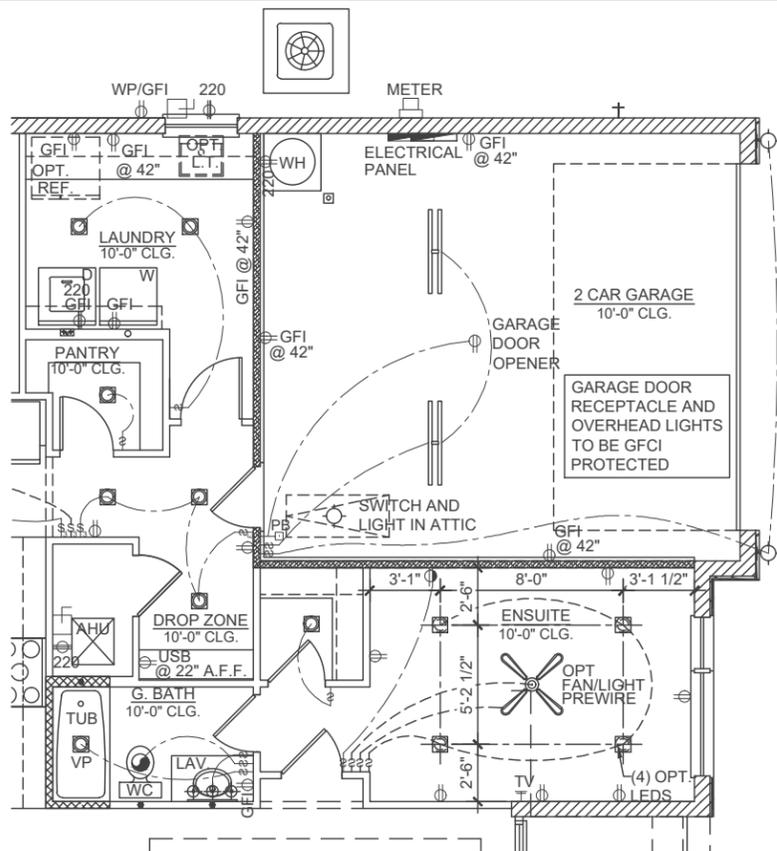
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title:
**ELECTRICAL PLAN
OPTIONS**

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

E2



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

ELECTRICAL KEY	
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	WEATHERPROOF DUPLIX OUTLET
	GROUND FAULT INTERRUPTER DUPLIX OUTLET
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	WALL MOUNTED LIGHT FIXTURE
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RIGHT

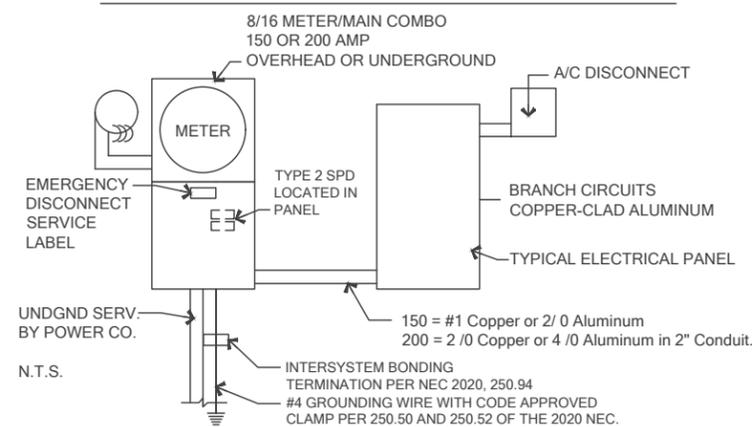
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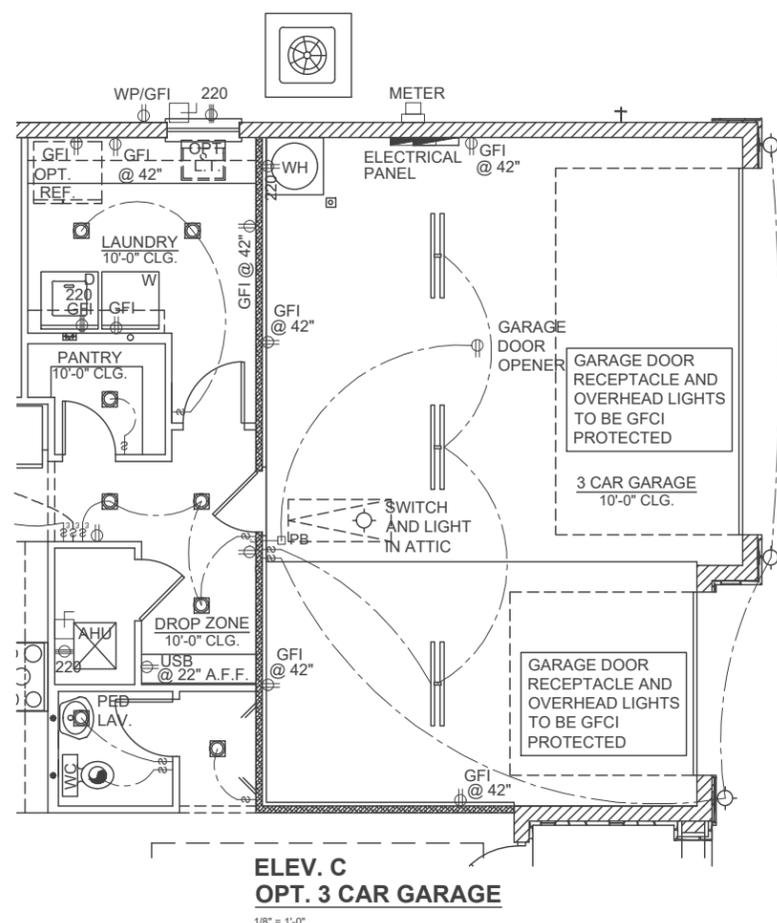
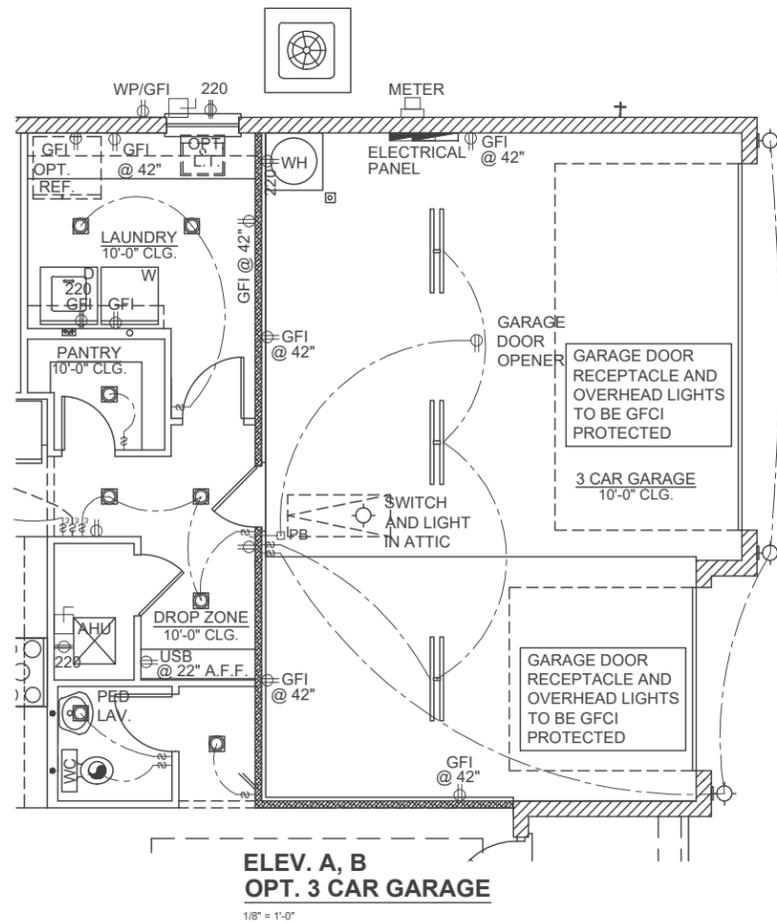
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title:
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OPTIONS**

project no. XX-XXXX
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E2



ELECTRICAL KEY

	DUPLEX CONVENIENCE OUTLET
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RIGHT

OPTIONS

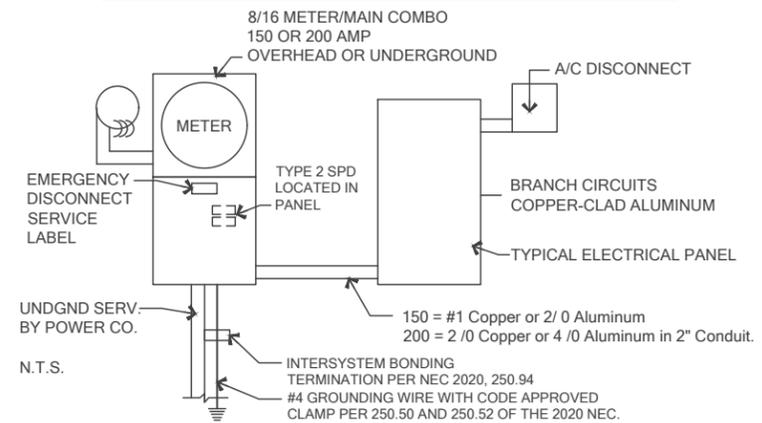
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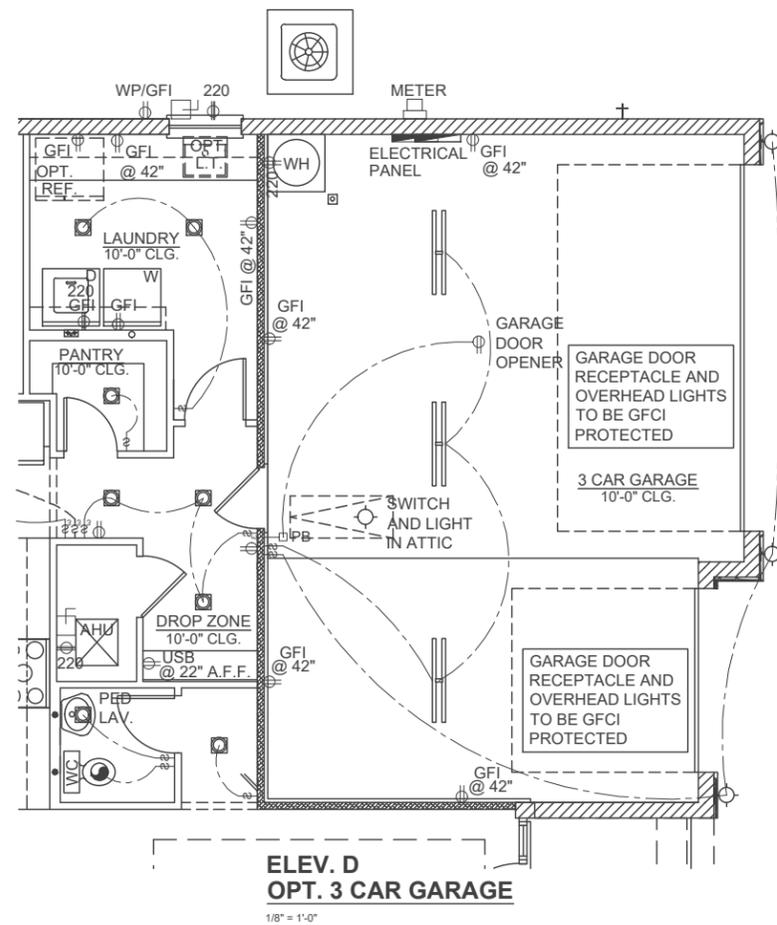
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title:
ELECTRICAL PLAN OPTIONS
checked:
project no. XX-XXXX
drawn: KR
date: 04.09.25
scale: AS SHOWN

E2



ELECTRICAL KEY

	DUPLEX CONVENIENCE OUTLET
	WEATHERPROOF DUPLEX OUTLET
	GROUND FAULT INTERRUPTER DUPLEX OUTLET
	HALF-SWITCHED DUPLEX OUTLET
	DUPLEX OUTLET IN FLOOR
	220 VOLT OUTLET
	DISPOSAL
	WALL SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	MOTION DETECTOR SWITCH (OPTIONAL)
	PRE-WIRED SPEAKER
	FLUSHMOUNT LED
	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
	PUSHBUTTON SWITCH
	SMOKE DETECTOR/CARBON MONOXIDE DETECTORS
	TELEPHONE OUTLET PREWIRE
	TELEVISION OUTLET PREWIRE
	THERMOSTAT
	ELECTRIC METER
	ELECTRIC PANEL
	DISCONNECT SWITCH
	SECURITY SYSTEM KEYPAD
	PRE-WIRE FOR CEILING FAN
	SECURITY/FLOOD LIGHTS
	GAS METER
	JUNCTION BOX

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RIGHT

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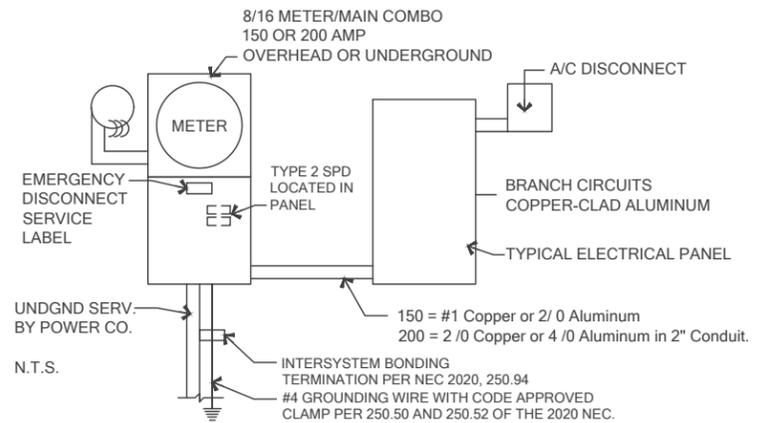
GENERAL ELECTRICAL NOTES:

Notes: unless otherwise noted,

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

- 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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- 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:
 - Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT
 - Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT
 - Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT
 Markings shall comply with 110.21(B).
- All permanently installed luminaires, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.
- Unless otherwise indicated or governed by code, install switches and receptacles at the following heights above finish floor.

ELECTRICAL RISER DIAGRAM



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.
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TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFIS	12" TO C.L.
GARAGE GFIS (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO C.L.
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MASTER

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**ELECTRICAL PLAN
OPTIONS**

project no. XX-XXXX
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E2

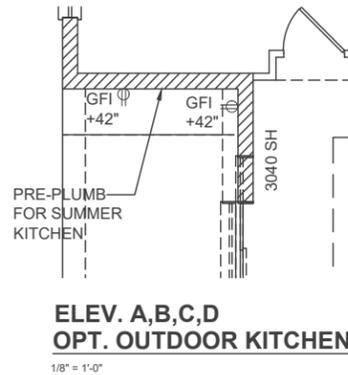
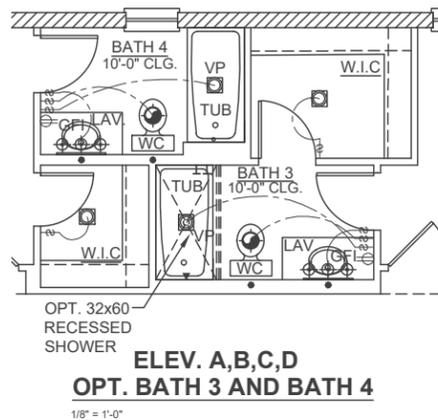
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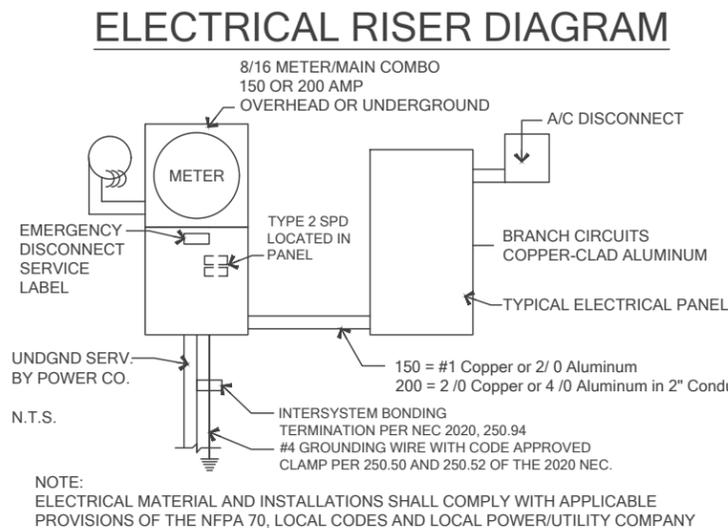


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	DUPLEX OUTLET IN FLOOR
	220V OUTLET DISPOSAL
	WALL SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	MOTION DETECTOR SWITCH (OPTIONAL)
	PRE-WIRED SPEAKER
	FLUSHMOUNT LED
	FLUSHMOUNT LED - VAPOR PROOF
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	SMOKE DETECTOR/CARBON MONOXIDE DETECTORS
	TELEPHONE OUTLET PREWIRE
	TELEVISION OUTLET PREWIRE
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	ELECTRIC METER
	ELECTRIC PANEL
	DISCONNECT SWITCH
	SECURITY SYSTEM KEYPAD
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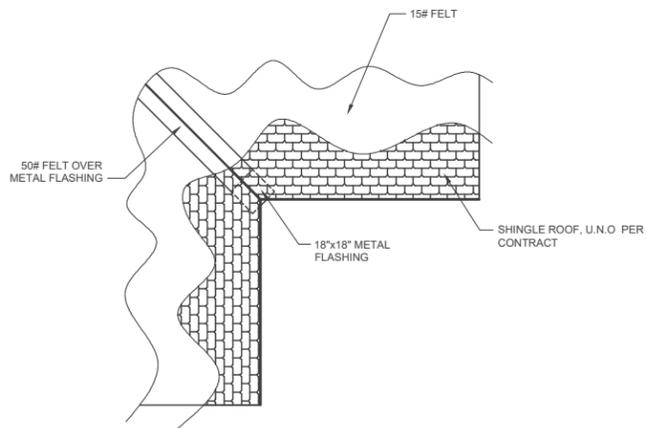
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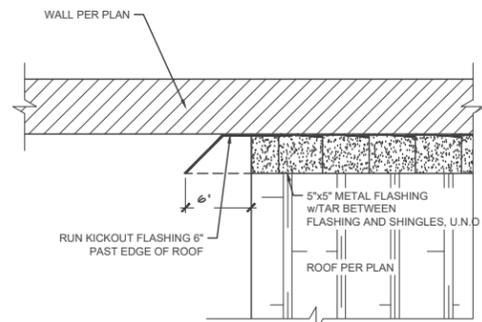
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date: 04.09.25
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E2



TYPICAL VALLEY FLASHING DETAIL

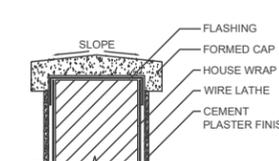
N.T.S.



TYPICAL ROOF TO WALL FLASHING DETAIL

N.T.S.

PLAN VIEW



CAP @ LOW WALL

N.T.S.

WALL COVERING

2023 FBCR

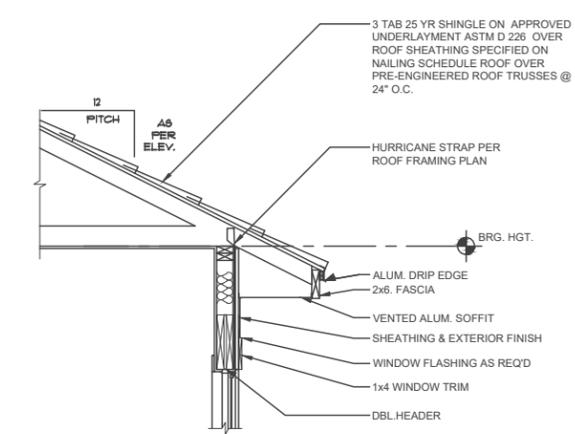
SECTION R703.1 EXTERIOR COVERING
Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

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:

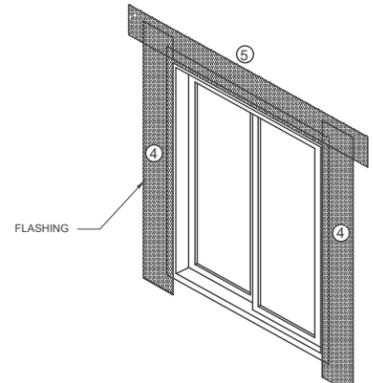
- Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:
 - 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.
 - In accordance with the flashing design or method of a registered design professional.
 - In accordance with other approved methods.
 - 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.
- At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
- Under and at the ends of masonry, wood or metal copings and sills.
- Continuously above all projecting wood trim.
- Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
- At wall and roof intersections.
- At built-in gutters.



TYPICAL WINDOW & SLIDING GLASS DOOR Z FLASHING DETAIL

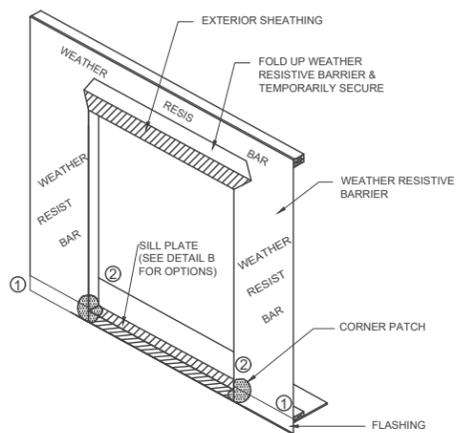
N.T.S.

- TIE-IN WITH WEATHER RESISTIVE BARRIER:
- INTEGRATE INSTALLATION OF WEATHER RESISTIVE BARRIER WITH FLASHING TO FORM WATER SHEDDING LAPS
 - SCORE & FOLD WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
 - INSTALL HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER
 - FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH WEATHER RESISTIVE BARRIER TAPE

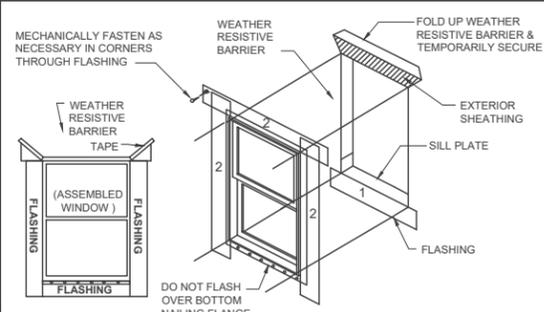


TYPICAL SLIDING GLASS DOOR FLASHING DETAIL

N.T.S.



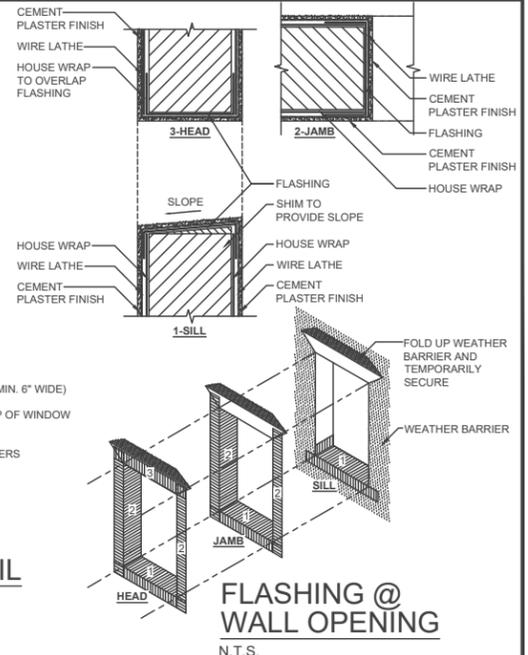
- NOTES:
- FLASHING TO BE FLEXIBLE SELF-ADHESIVE TYPE (MIN. 6" WIDE)
 - INSTALL FLASHING IN ORDER AS SHOWN BY NUMBERS
 - MECHANICALLY FASTEN AS NECESSARY



- HEAD FLASHING TIE-IN INSTRUCTIONS:
- CUT, FOLD UP & TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
 - INSTALL HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER
 - FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE
- NOTES:
- FLASHING TO BE FLEXIBLE SELF-ADHESIVE TYPE (MIN. 6" WIDE)
 - REMOVE WEATHER RESISTIVE BARRIER FROM TOP OF WINDOW SILL PLATE
 - INSTALL FLASHING IN ORDER AS SHOWN BY NUMBERS
 - INSTALL FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS

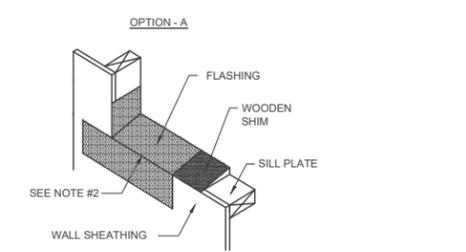
TYPICAL WINDOW FLASHING DETAIL

N.T.S.



FLASHING @ WALL OPENING

N.T.S.



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

TYPICAL FLASHING DETAIL AT SILL PLATE

N.T.S.

DISCLAIMER

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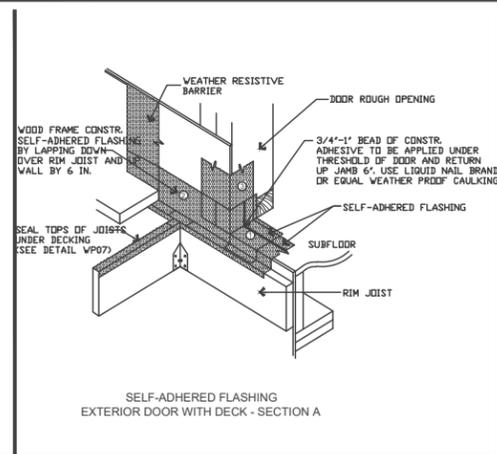
PARK SQUARE HOMES
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title:
FLASHING DETAILS

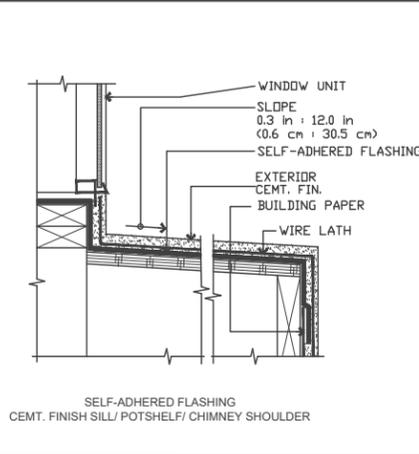
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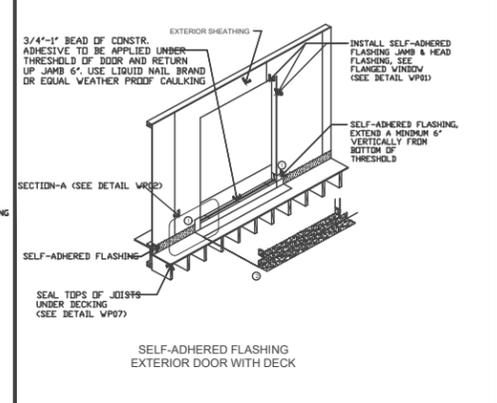
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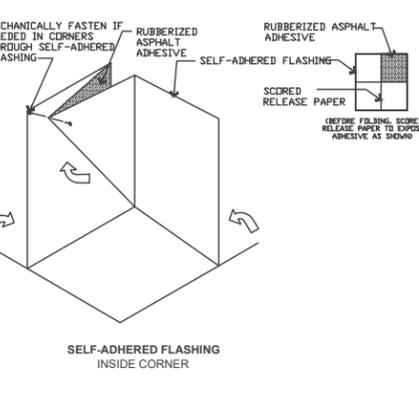
SELF-ADHERED FLASHING EXTERIOR DOOR WITH DECK - SECTION A



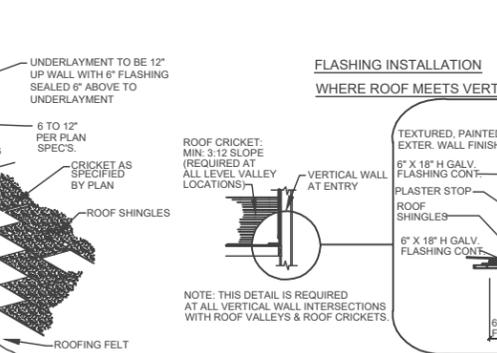
SELF-ADHERED FLASHING CEMENT FINISH SILL/POTSHELF/CHIMNEY SHOULDER



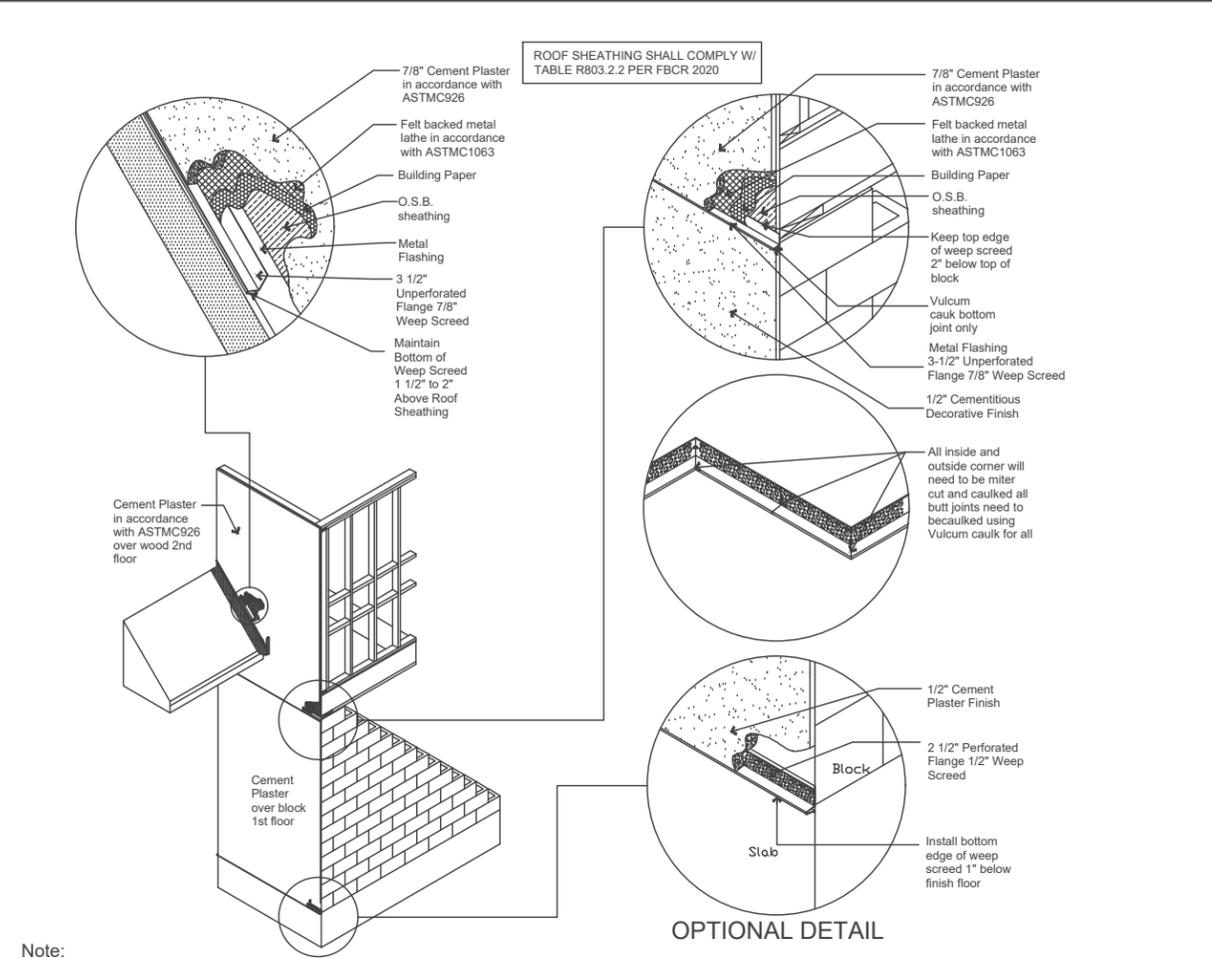
SELF-ADHERED FLASHING EXTERIOR DOOR WITH DECK



SELF-ADHERED FLASHING INSIDE CORNER



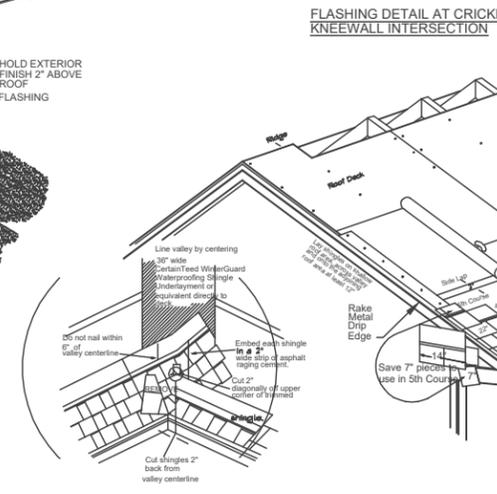
SELF-ADHERED FLASHING HALF ROUND WINDOW



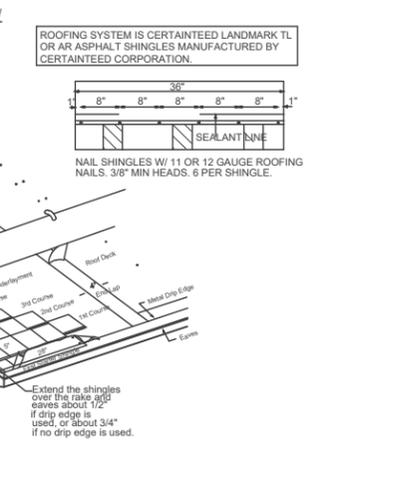
OPTIONAL DETAIL

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

WEEP SCREED DETAIL SCALE: NOT TO SCALE



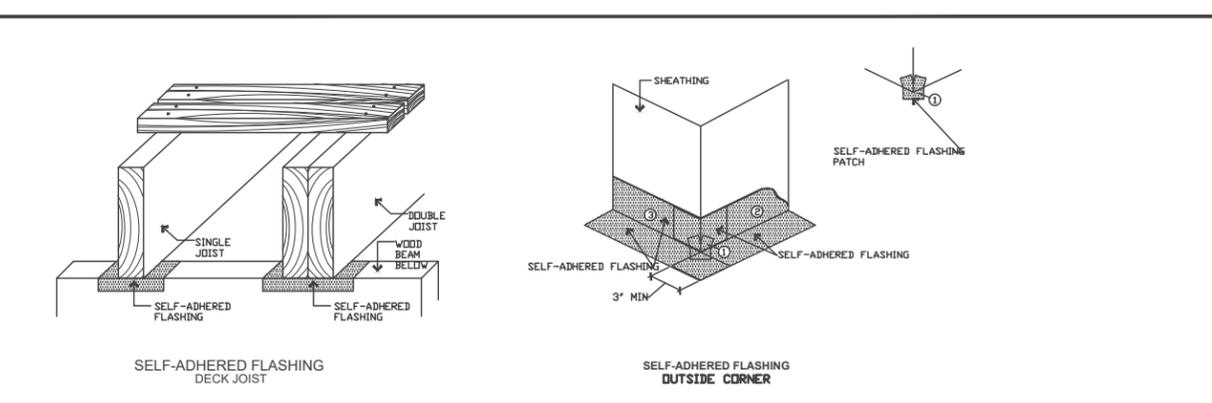
FLASHING INSTALLATION WHERE ROOF MEETS VERTICAL WALL



FLASHING DETAILS AT CRICKET / KNEEWALL INTERSECTION

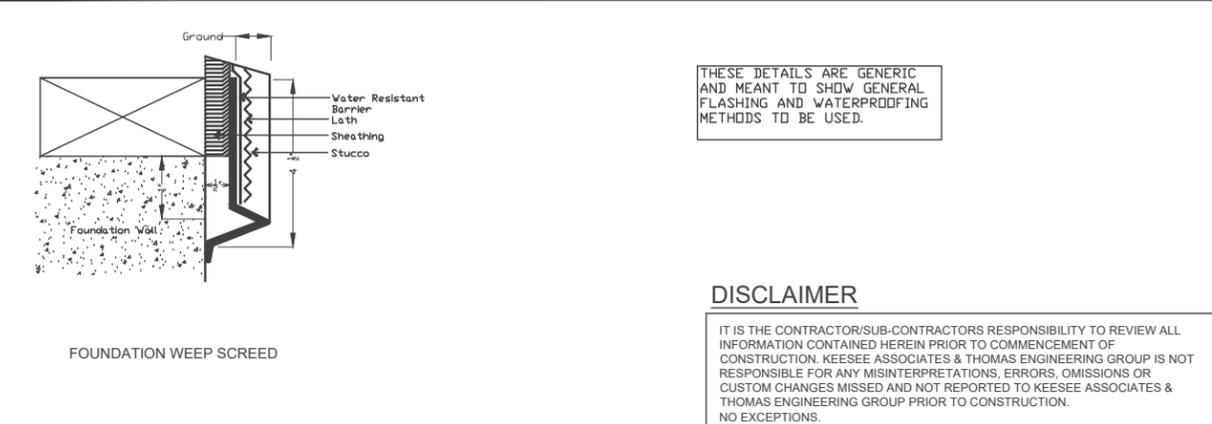


FLASHING DETAIL AT CORNER



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.

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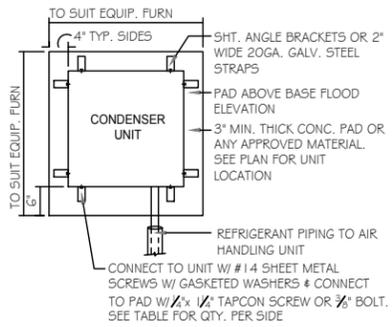
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FLASHING DETAILS

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WP2

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36" UP & 5 TONS & UP	FOUR / SIDE

1 COND. ANCHOR DETAIL
N.T.S.

FIELD REPAIR NOTES

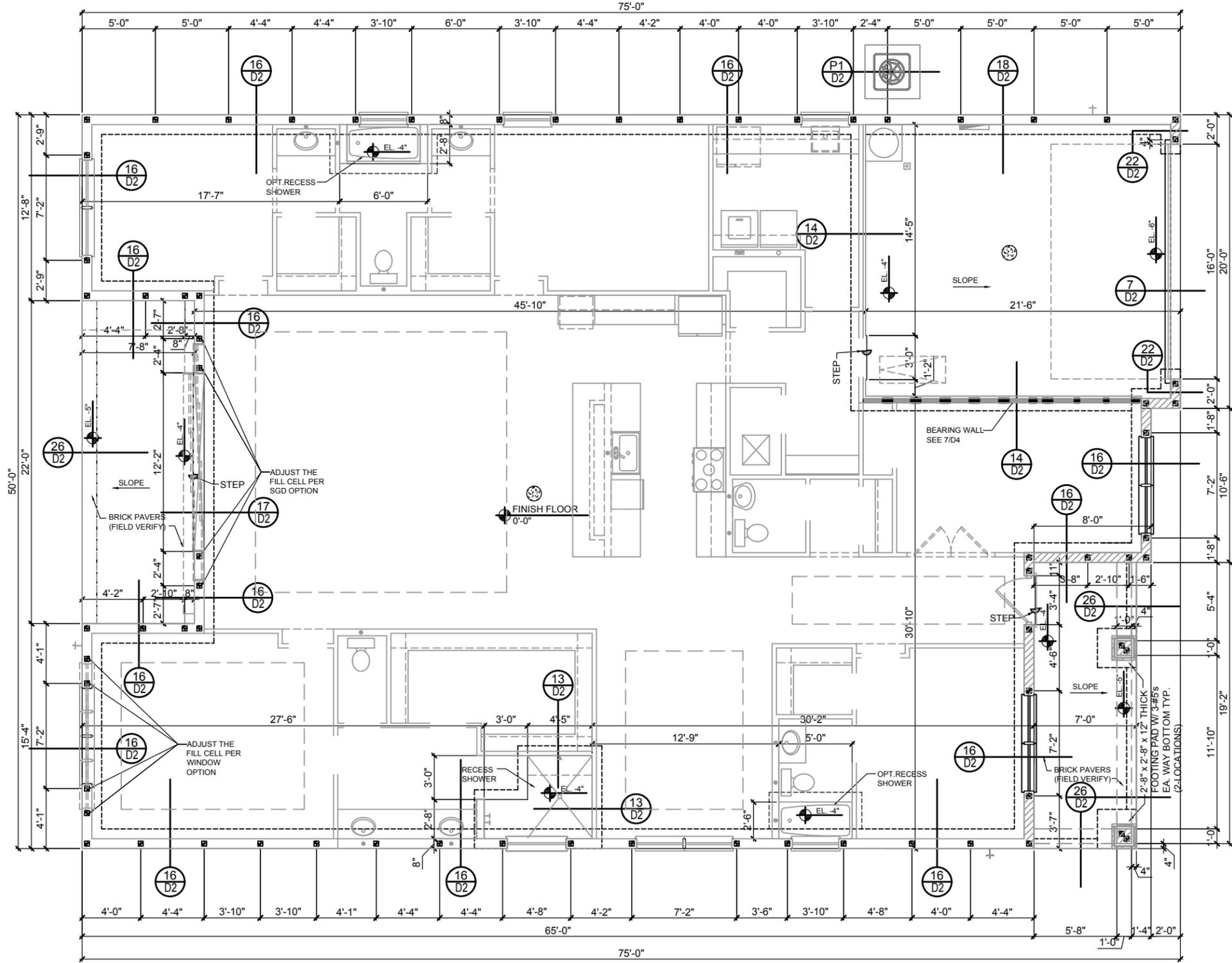
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**FOUNDATION PLAN
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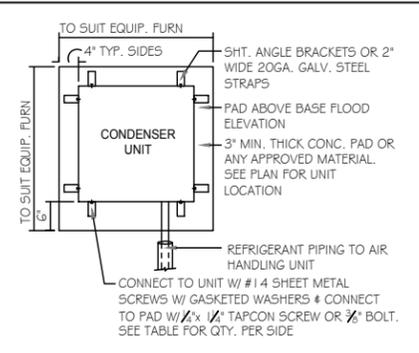
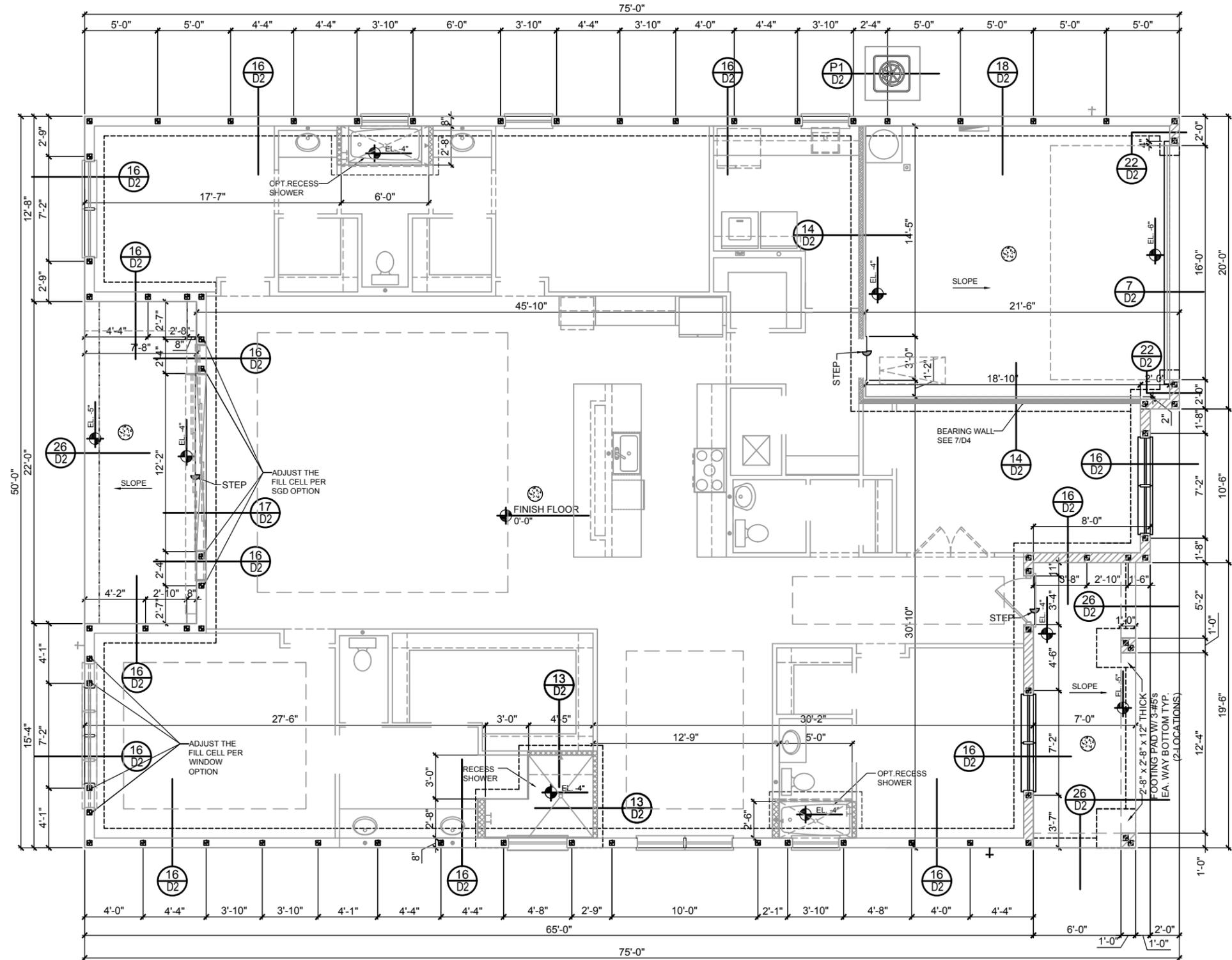


PARK SQUARE HOMES
2945 PATAGONIA
MASTER

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project no. XX-XXXXX
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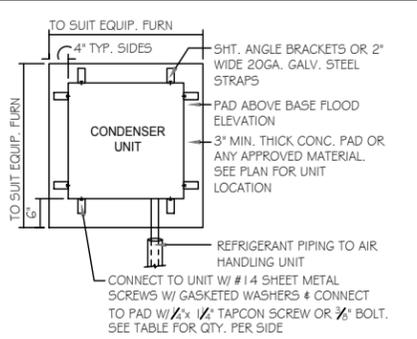
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FOUNDATION PLAN
B (STANDARD)



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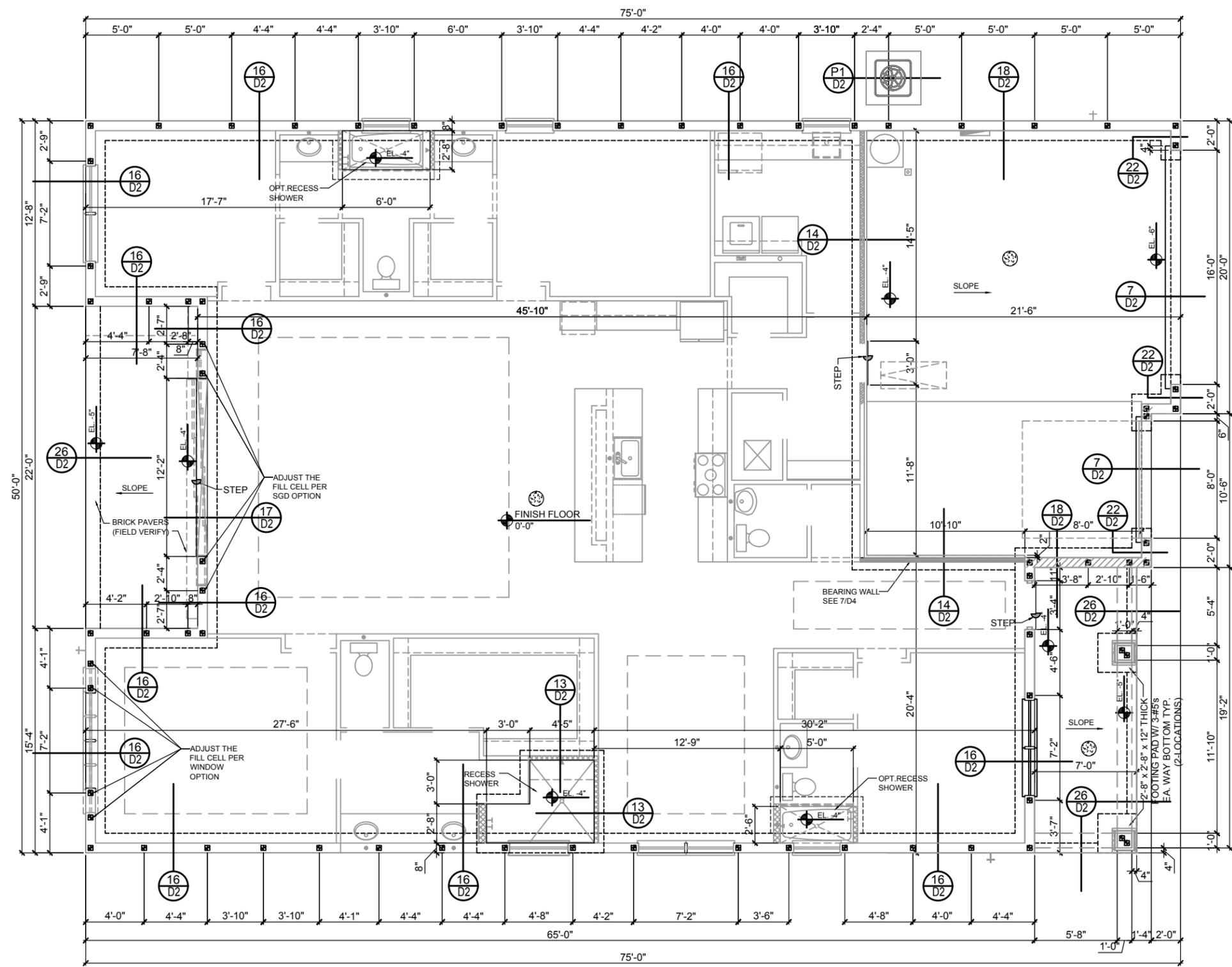
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FOUNDATION PLAN
A (OPT. 3 CAR GARAGE)



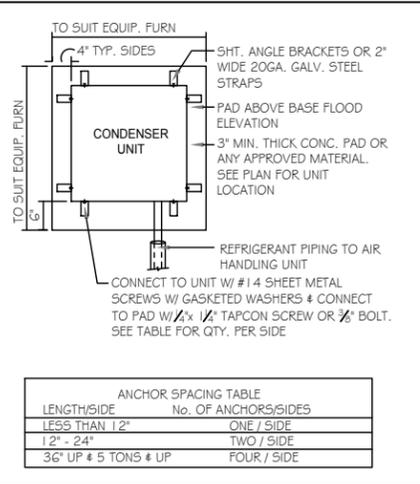
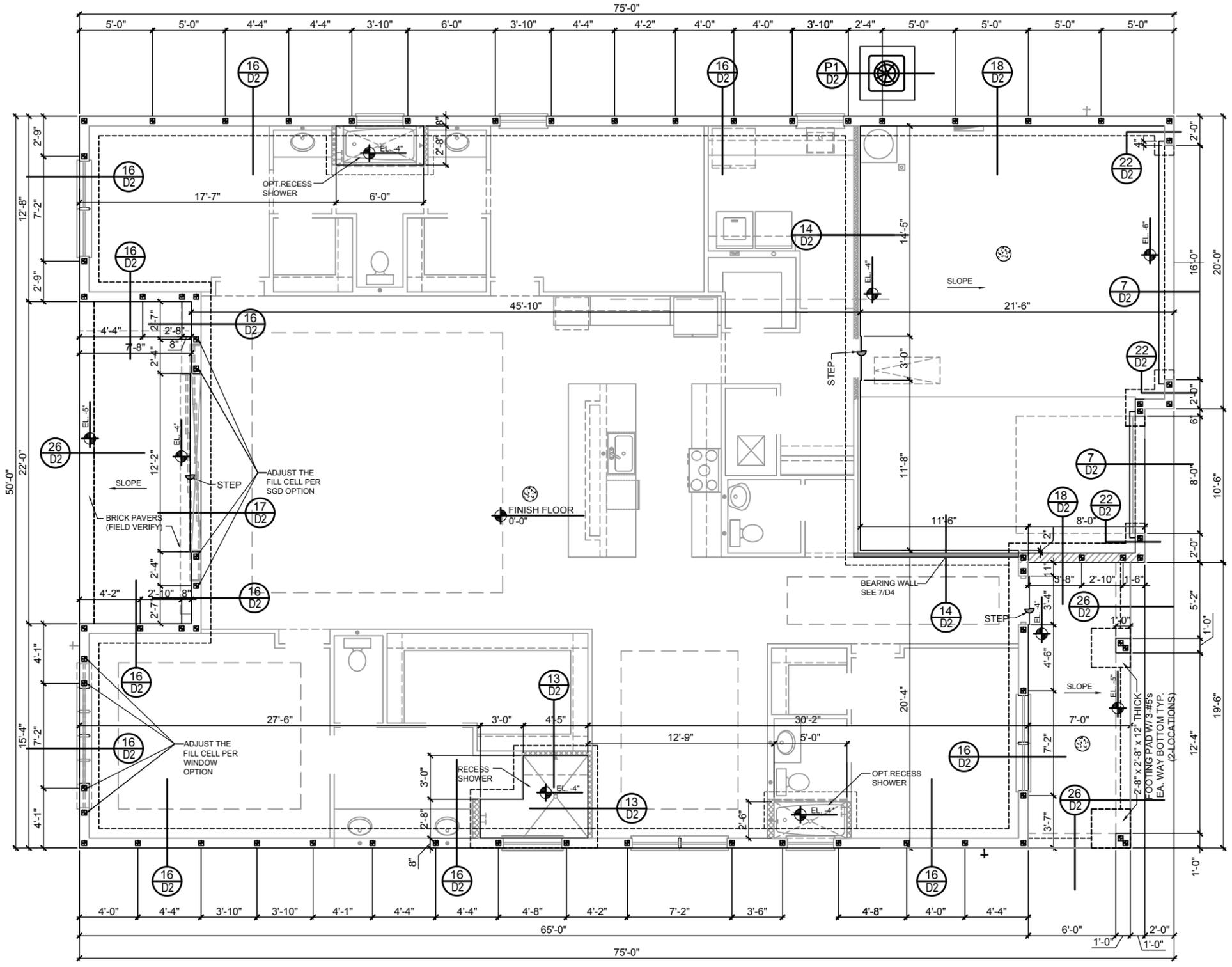
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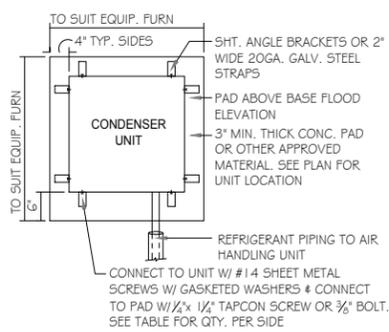
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FOUNDATION PLAN
(OPT. 3 CAR GARAGE)



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

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

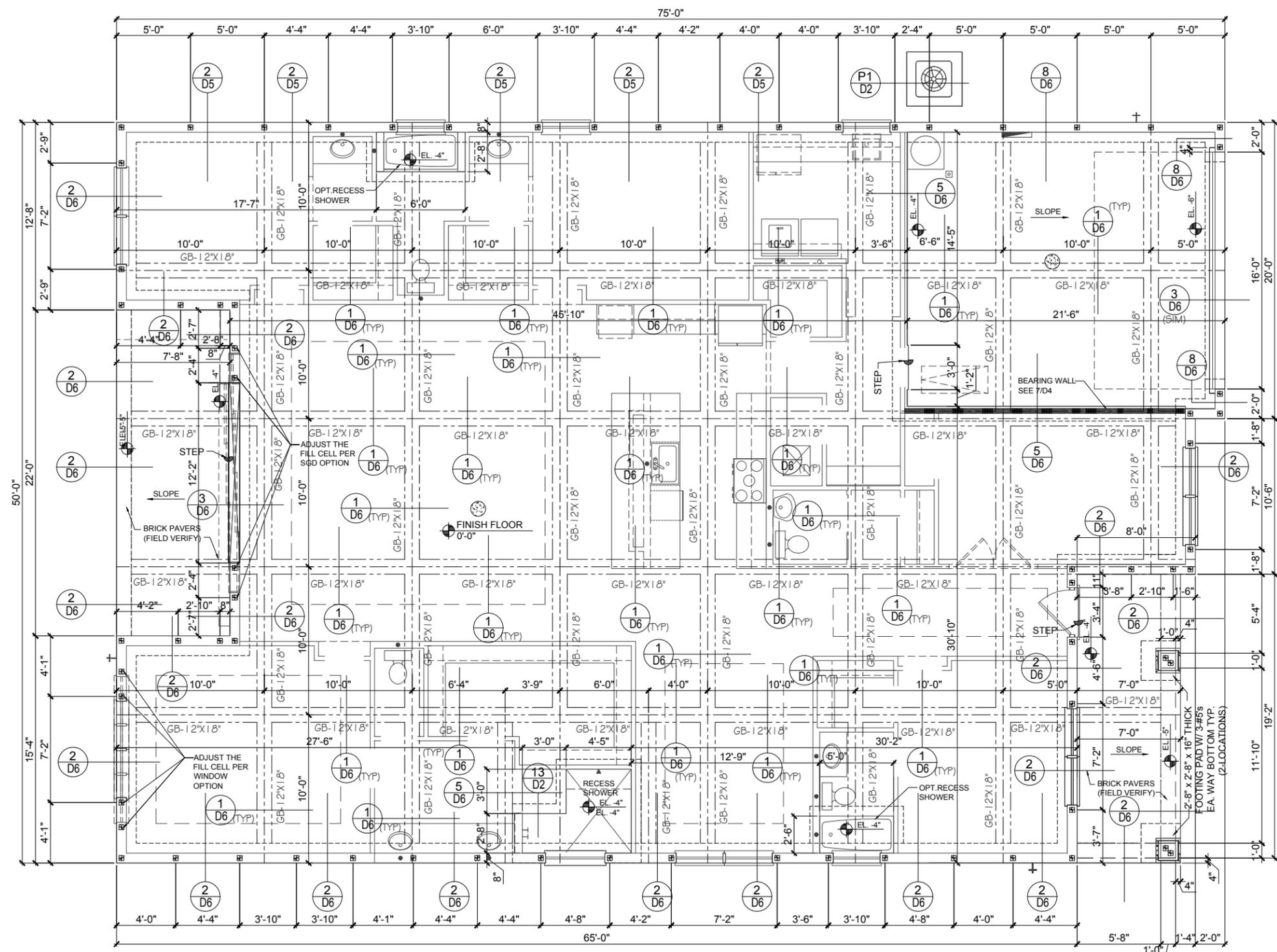
THE MINIMUM ALLOWABLE NET SOIL BEARING PRESSURE SHALL BE 1,500 PSF.

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FOUNDATION PLAN A (STANDARD)

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

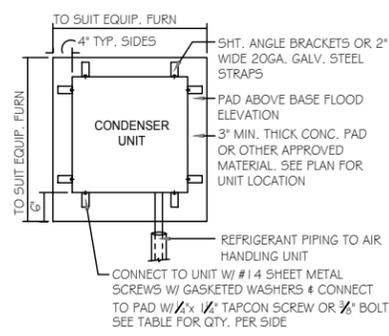
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THOMPSON ENGINEERING GROUP, INC.
4401 Vineyard Road Suite 401 Orlando, FL 32811
Tel: (407) 794-1770
www.iteg.com

PARK SQUARE HOMES
2945 PATAGONIA
MASTER

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S1.2A



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.

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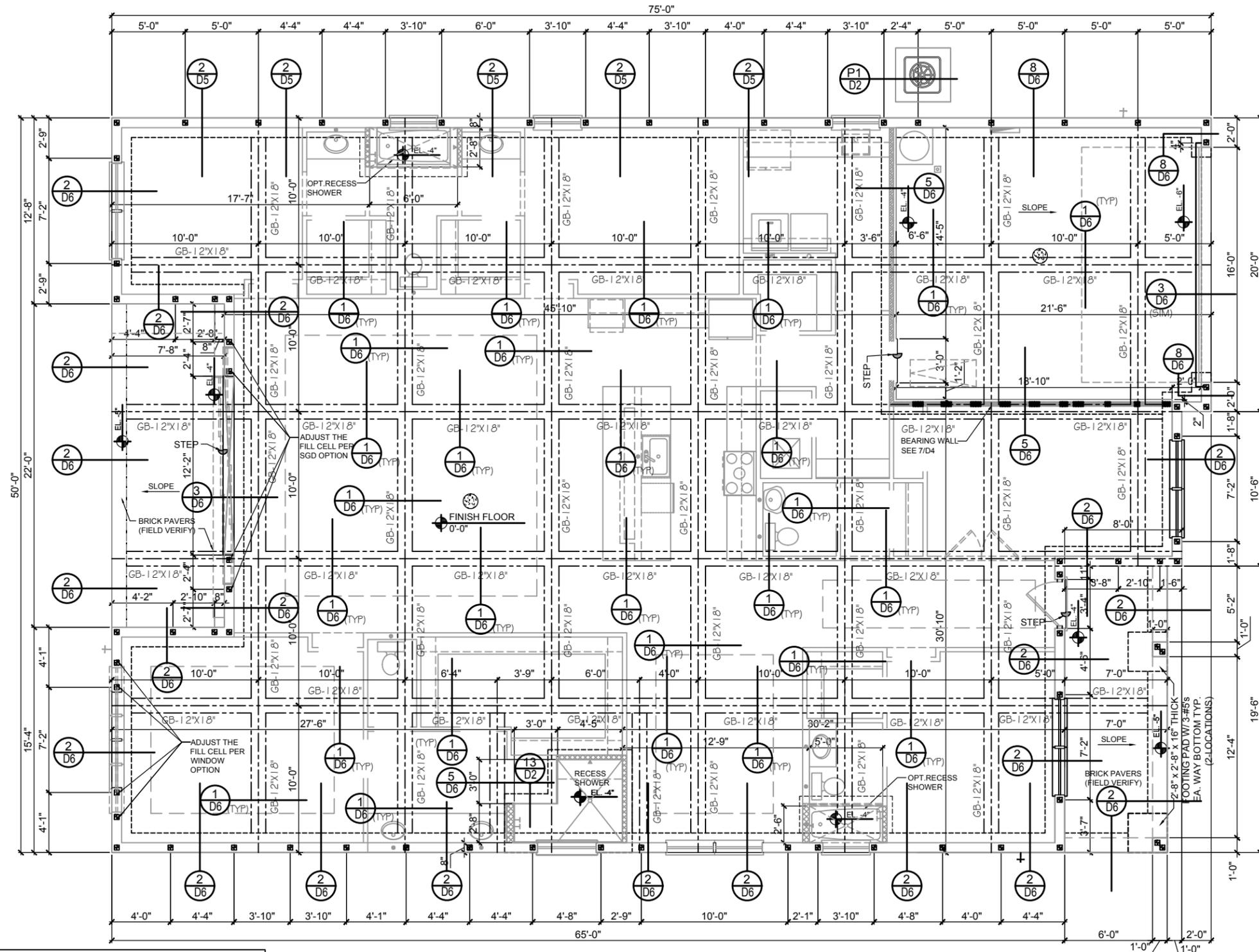
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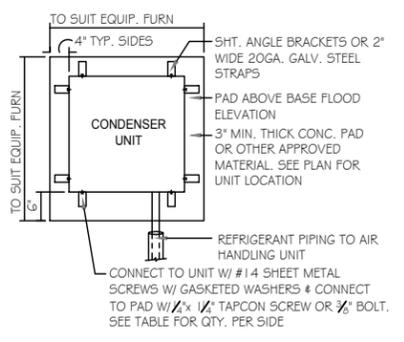
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FOUNDATION PLAN B (STANDARD)

S1.2B



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
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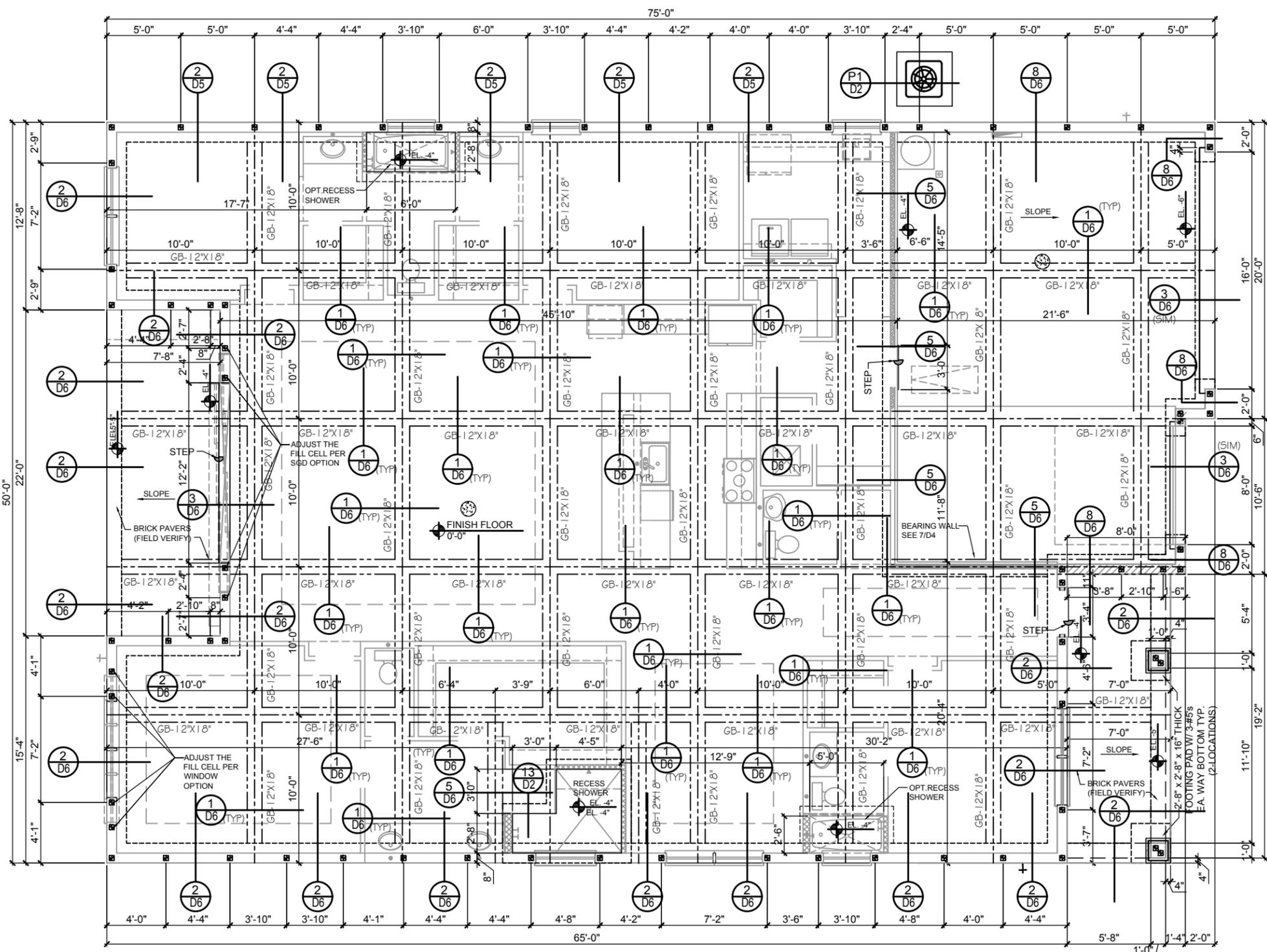
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FOUNDATION PLAN
A (OPT. 3 CAR GARAGE)



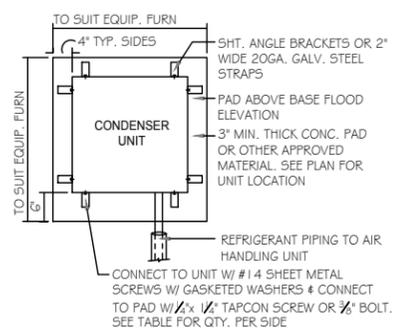
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S1.3A



ANCHOR SPACING TABLE	
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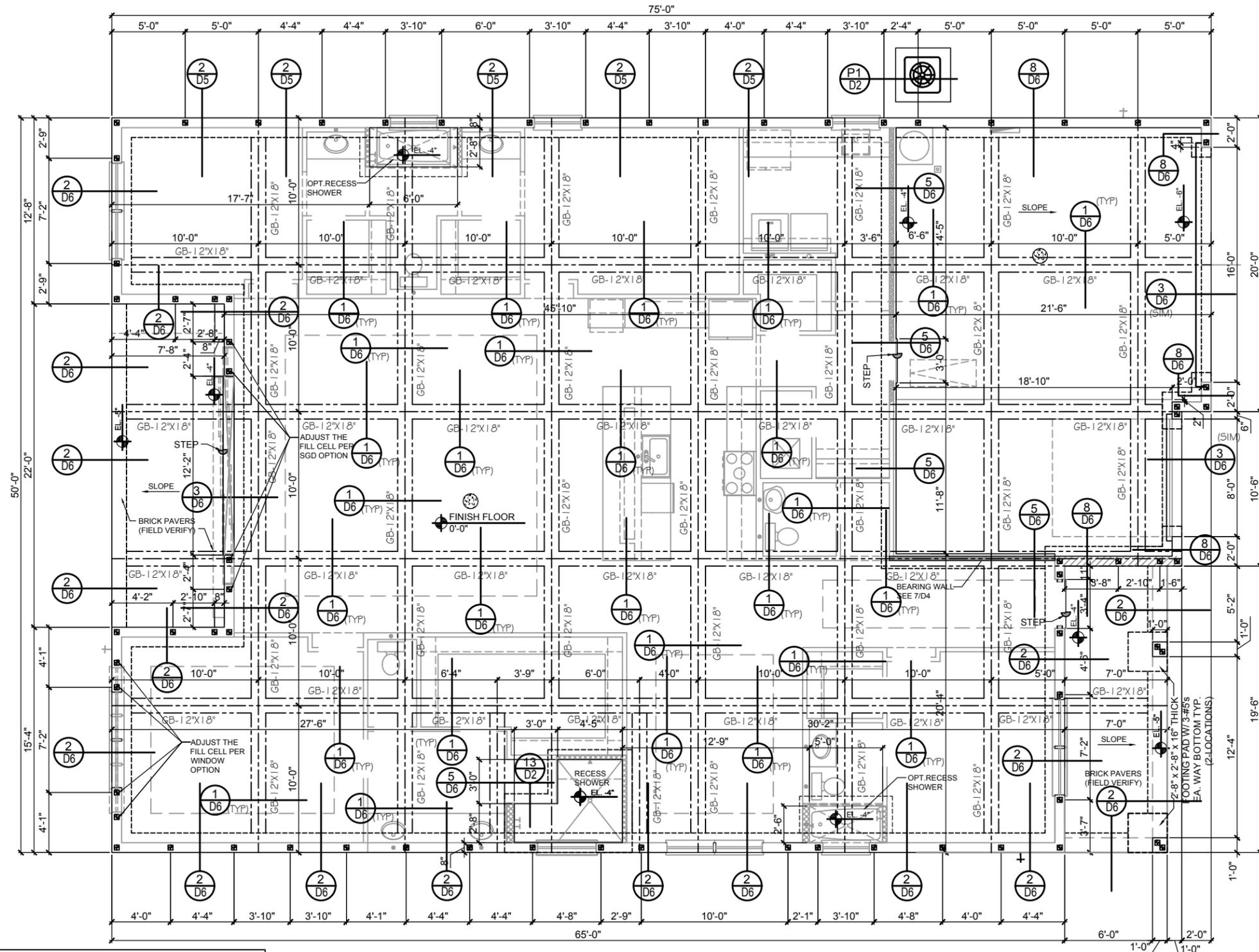
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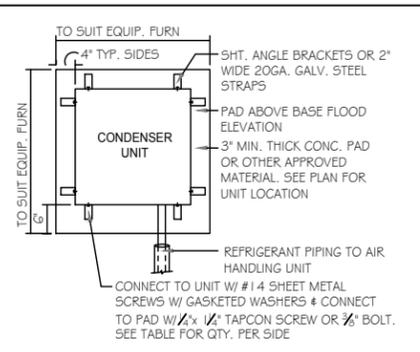


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2945 PATAGONIA
MASTER

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FOUNDATION PLAN (OPT. 3 CAR GARAGE)

S1.3B



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

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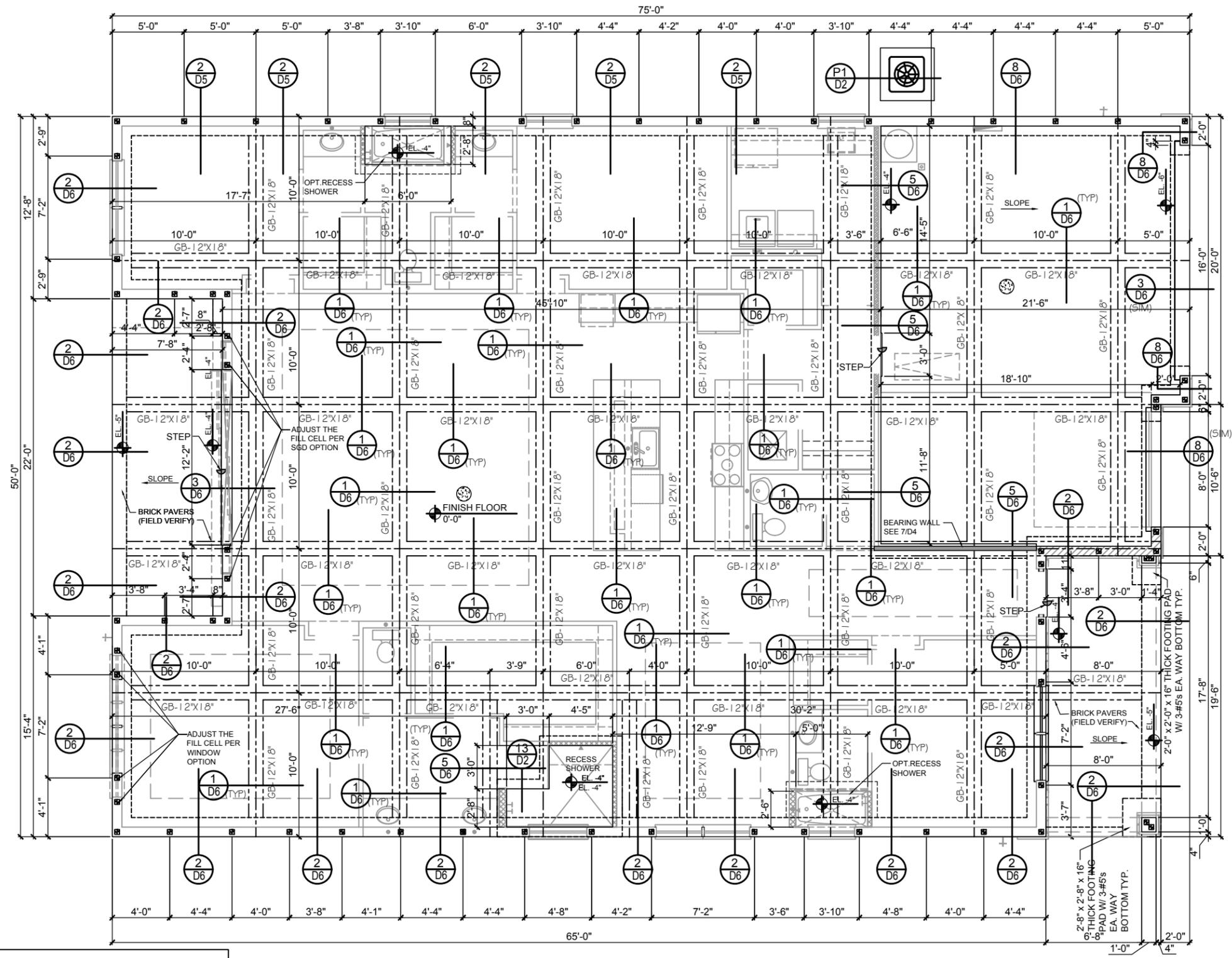
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FOUNDATION PLAN
C (OPT. 3 CAR GARAGE)



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S1.3C

2X4 EXPOSED RAFTER TAILS ATTACH TO TRUSS TOP CHORD WITH 12d'S @ 6" O.C. STAGGERED

22 @ EA. TRUSS-UNLESS NOTED OTHERWISE

DBL. 2X TOP PLATE

81 @ EA. STUD TO TOP PLT.

A5 S2 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCSI 1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- 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
- 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

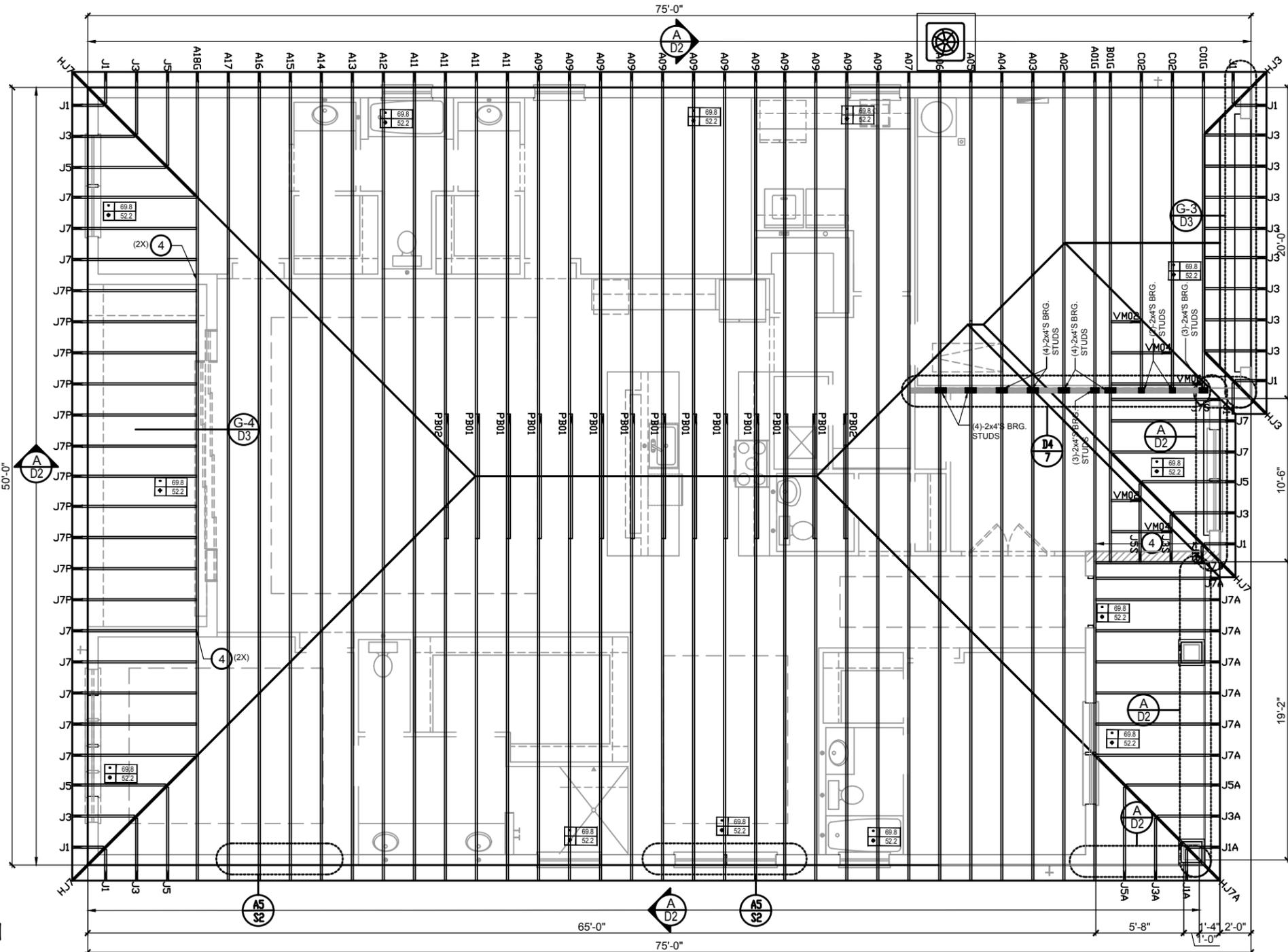
+	XXX	ULTIMATE DESIGNED POSITIVE PRESSURE
-	XXX	ULTIMATE DESIGNED NEGATIVE PRESSURE

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

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ROOF FRAMING PLAN A (STANDARD)



CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8d x 1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" / PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JUST: 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: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	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-SDS 1/2"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	HU8-SDS2.5	7/8" BLT/20-SDS 1/2"x2 1/2"	5,020	N/A	240	H16	R: 2-10dx1 1/2" / P: 10-10dx1 1/2"	1,470	480 / N/A
71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1 1/2"	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 1 1/2"	885	N/A	184	HUC28-2	H: 14-16d / J: 4-10d	1,085	N/A	401	SUR/L414	FACE: 18-16d / JUST: 8-16d	1,700	N/A
90	ABU66	12-16d	2,240	N/A	214	HUC212-3	HD: (22) 0.162"x3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS				
89	CB66	(2) 7/8" BOLTS	2,300	985	215	HGUS210-2	HDR: 46-16d / JUST: 10-16d	2,720	N/A	217	HUS212-2	BLOCK: 10-1/2"x1 1/2" TC JOIST : 10-16d	2,630	N/A
92	ABU44	12-16d	2,200	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
93	AC6 (MAX)	28-16d	1,815	1,070	216	HUS412	BLOCK: 10-1/2"x1 1/2" TC JOIST : 10-16d	3,240	N/A	226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
94	AC4 (MAX)	28-16d	1,815	1,070	231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A					
95	HTS20	20-10d	1,450	N/A										
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A										
97	MTSM16	BLOCK: 4-1/2"x2 1/2" TC JOIST : 7-10d	860	N/A										
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A										
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A										
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A										



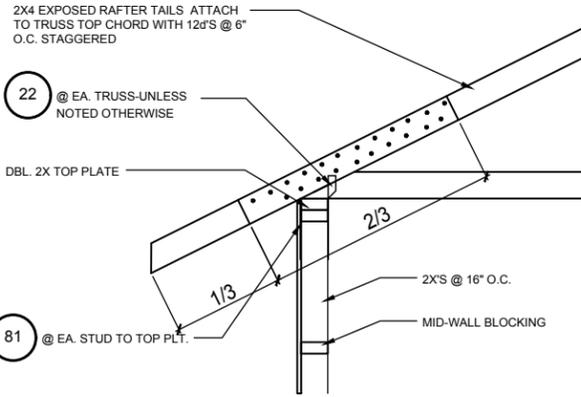
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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
Roof Framing Plan
project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

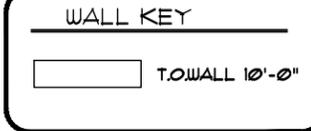
S2.0A



A5 S2
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN 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.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- 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 SHOWN IN TABLE R905.1.1.1 UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE R905.1.1.1
- OFF RIDGE VENTS MAXIMUM OPENING SIZES:
- LOMANCO: (2) 9" DIA. CIRCLES
- MILLENNIUM METAL: 2" x 4" HOLE



COMPONENT & CLADDING DESIGN WIND PRESSURES

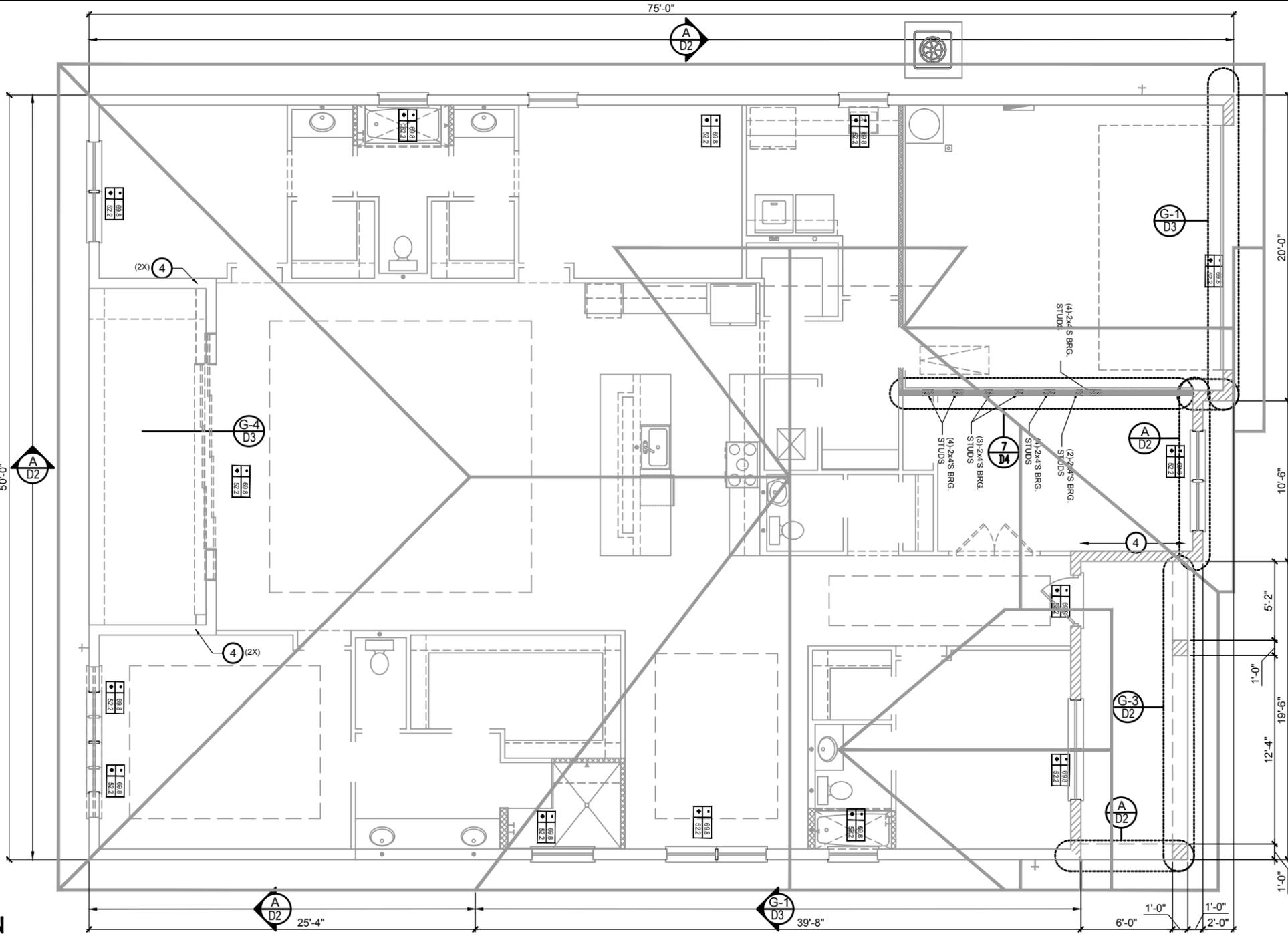
SEE PLAN DESIGN WIND PRESSURE

XXXX	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**
- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 8" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
 - BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/2" + - REQUIRE SPECIAL ENGINEERING LETTER.
 - 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	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	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: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	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-SDS 1/2" X 3" / (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 1/2" X 2 1/2"	5,020	N/A	240	H16	R: 2-10dx1 1/2" P: 10-10dx1 1/2"	1,470	480 / N/A
71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1 1/2"	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	MG1	(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 1 1/2"	885	N/A	184	HUC28-2	H: 14-16d/J: 4-10d	1,085	N/A	401	SUR/L14	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" X 3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS				
89	CB66	(2) 7/8" BOLTS	2,300	985	215	HGUS210-2	HDR: 46-16d/JST: 10-16d	2,720	N/A	217	HUS212-2	BLOCK: 10-3/4" X 1 1/2" TC JOIST : 10-16d	3,240	N/A
92	ABU44	12-16d	2,200	N/A	216	HUS412	BLOCK: 10-3/4" X 1 1/2" TC JOIST : 10-16d	3,240	N/A	219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
93	AC6 (MAX)	28-16d	1,815	1,070	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
94	AC4 (MAX)	28-16d	1,815	1,070	226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A	231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A
95	HTS20	20-10d	1,450	N/A										
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8" X 5 1/2" BOLTS	7,910	N/A										
97	MTSM16	BLOCK: 4-1/2" X 2 1/4" TC JOIST : 7-10d	860	N/A										
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A										
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A										
102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A										



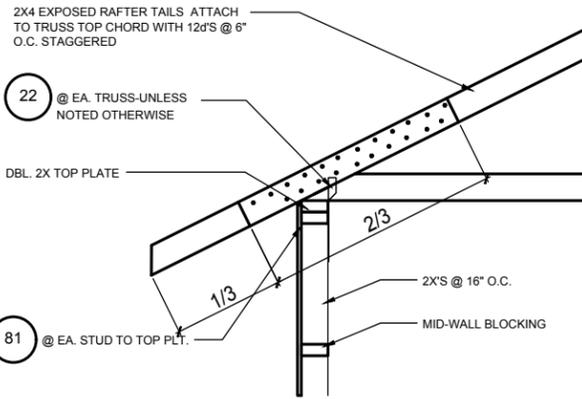
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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
Roof Framing Plan
project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

S3.0B



A5
S2
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 24" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN 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/WTC A BCS1.1.
- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- 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.
- 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

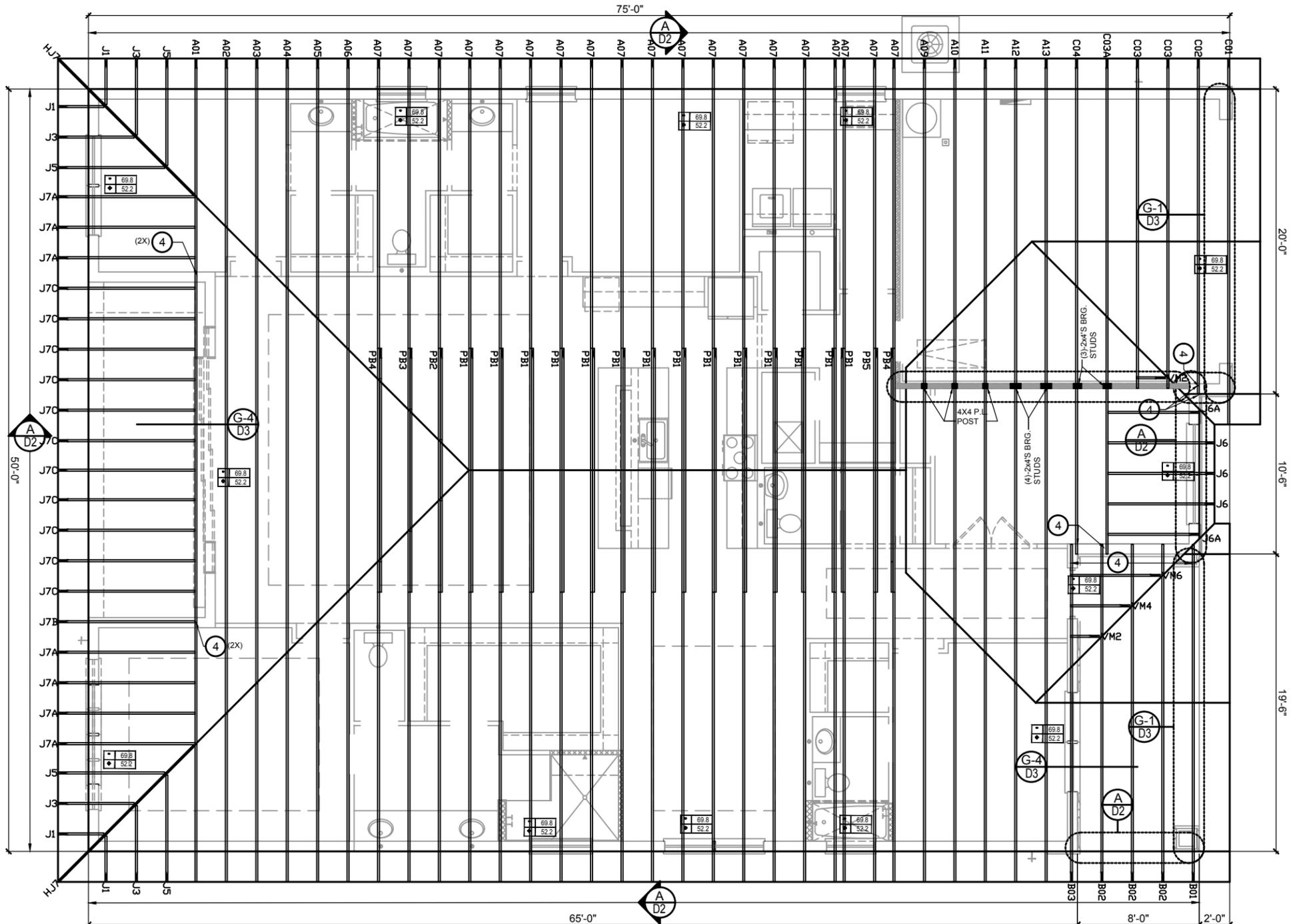
+	XXX	ULTIMATE DESIGNED POSITIVE PRESSURE
-	XXX	ULTIMATE DESIGNED NEGATIVE PRESSURE

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

- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/2" + - REQUIRE SPECIAL ENGINEERING LETTER.
- 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 C (STANDARD)



CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" / PLT: 8-8d x 1 1/2"	1010	660 / 550
23	LUS26	HDR: 4-10d / JUST: 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: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	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-SDS 1/2" X 3" / (2) 7/8" BLT	3,990	N/A					
47	LSTA24	18-10d	1,295	N/A	104	HU8-SDS2.5	7/8" BLT / 20-SDS 1/2" X 2 1/2"	5,020	N/A	232	MBHA5.50/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A
71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1 1/2"	520	260 / N/A	240	H16	R: 2-10dx1 1/2" P: 10-10dx1 1/2"	1,470	480 / N/A
72	MSTC66	64-16d SINKERS	5,495	N/A	167	HHUS46	H: 14-16d / J: 6-16d	1,550	N/A	241	LGT2	30-16d-sinker	2000	1015 / 440
79	SP1	STD: 6-10d / PLT: 4-10d	535	560 / 260	168	U46	H: 8-10d / J: 4-10d	710	N/A	301	MGT	(1) 5/8" BLTS. / GIR: 22-10d	3,965	N/A
80	SP2	STD: 6-10d / PLT: 6-10d	605	560 / 260	181	HUS26	20-16d	1,550	N/A	302	HGT-2 or 3	LTL: 3/4" BLTS. / GIR: 8-10d	6485	N/A
81	SPH4.6.8	12-10d x 1 1/2"	885	N/A	184	HUC28-2	H: 14-16d / J: 4-10d	1,085	N/A	303	HGT-4	LTL: 3/4" BLTS. / GIR: 16-10d	9,250	N/A
90	ABU66	12-16d	2,240	N/A	214	HUC212-3	HD: (22) 0.162" X 3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A	401	SURL414	FACE: 18-16d / JUST: 8-16d	1,700	N/A
89	CB66	(2) 7/8" BOLTS	2,300	985						CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS				
92	ABU44	12-16d	2,200	N/A	215	HGUS210-2	HDR: 46-16d / JUST: 10-16d	2,720	N/A					
93	AC6 (MAX)	28-16d	1,815	1,070	216	HUS412	BLOCK: 10-1/4" X 1 1/2" 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										
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8" X 5 1/2" BOLTS	7,910	N/A	217	HUS212-2	BLOCK: 10-1/4" X 1 1/2" TC JOIST: 10-16d	2,630	N/A					
97	MTSM16	BLOCK: 4-1/2" X 2 1/2" TC JOIST: 7-10d	860	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					
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A	226	MBHA4.75/12	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	2,160	N/A					
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A										
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A	231	MBHA3.56/16	HDR: (2) 3/4" φ x 8" JOIST: 18-10d	3,450	N/A					

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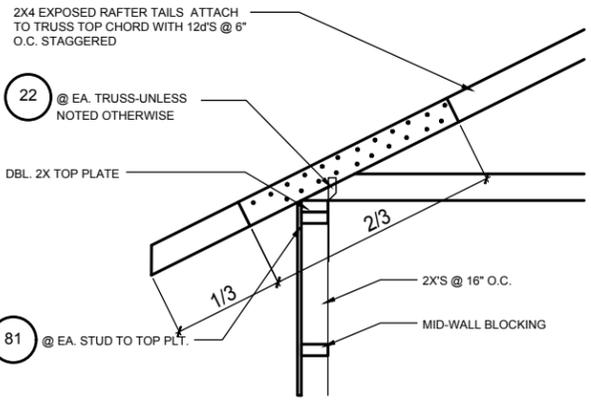
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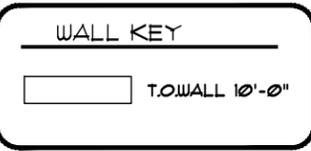
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project no. XX-XXXXX
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date: 04.09.25
scale: AS SHOWN

S2.0C



A5
S2
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

- NOTES**
- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
 - TYPICAL ROOF EAVES OVERHANG TO BE 24" UNLESS OTHERWISE NOTED.
 - PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
 - ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
 - TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TP/WITCA BCSI 1.
 - REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
 - ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
 - 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.
 - OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.



COMPONENT & CLADDING DESIGN WIND PRESSURES

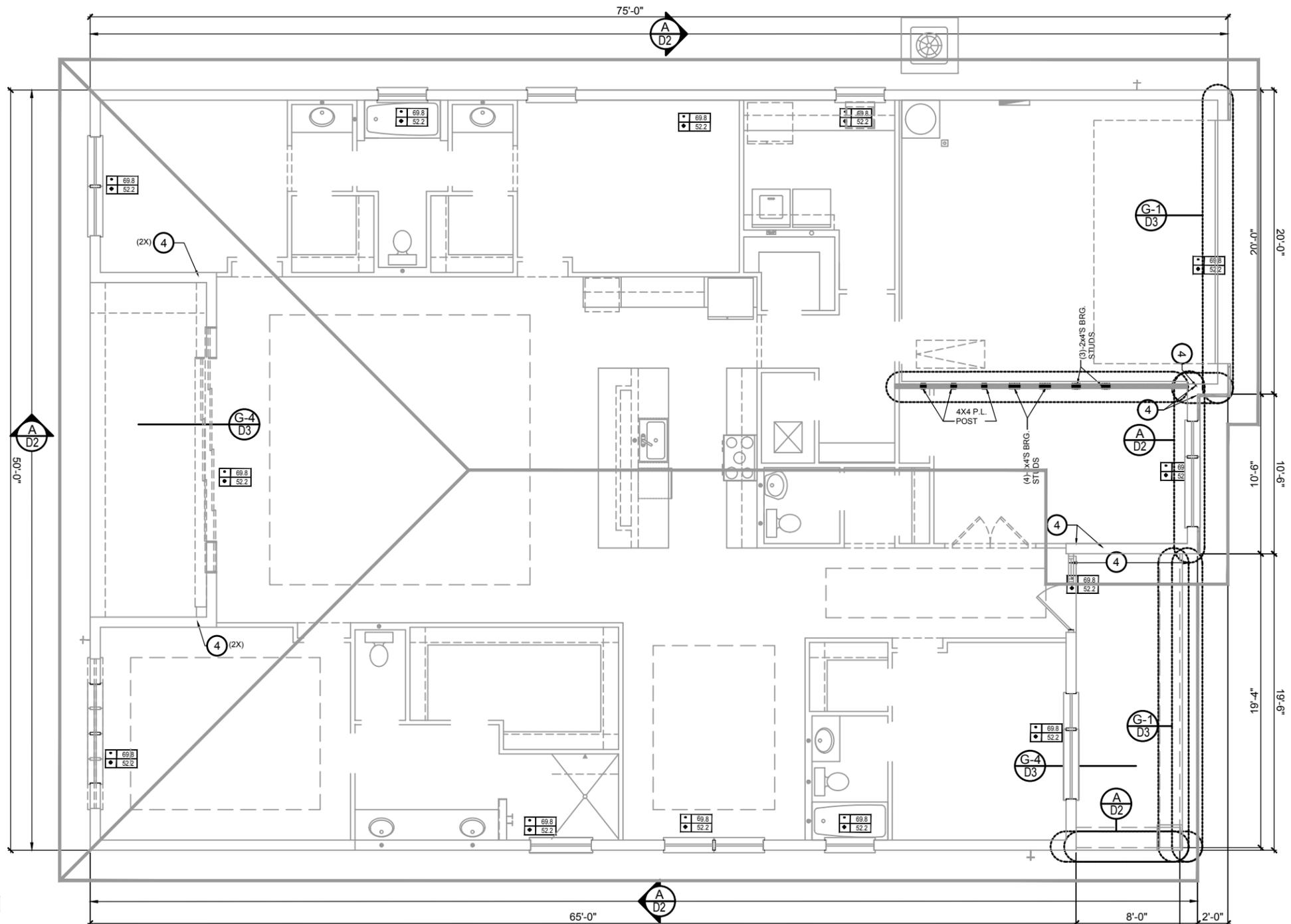
SEE PLAN DESIGN WIND PRESSURE

+ .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**
- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
 - BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/2" - REQUIRE SPECIAL ENGINEERING LETTER.
 - 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	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" / PLT: 8-8d x 1 1/2"	1010	660/550
23	LUS26	HDR: 4-10d / JUST: 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: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	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-SDS 1/2" X 3/7" (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 1/2" X 2 1/2"	5,020	N/A	240	H16	R:2-10dx1 1/2" P:10-10dx1 1/2"	1,470	480 / N/A
71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1 1/2"	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	MG1	(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 1 1/2"	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" X 3/2" 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	215	HGUS210-2	HDR:46-16d/JST:10-16d	2,720	N/A	216	HUS412	BLOCK: 10-1/2" X 1 1/2" TC JOIST : 10-16d	3,240	N/A
92	ABU44	12-16d	2,200	N/A	217	HUS212-2	BLOCK: 10-1/2" X 1 1/2" TC JOIST : 10-16d	2,630	N/A	219	MBHA412	H:1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A
93	AC6 (MAX)	28-16d	1,815	1,070	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
94	AC4 (MAX)	28-16d	1,815	1,070	231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A	96	HD8A	SILL: 7/8" BOLT STUD:(3) 7/8" X 5 1/2" BOLTS	7,910	N/A
95	HTS20	20-10d	1,450	N/A	97	MTSM16	BLOCK: 4-1/2" X 2 1/2" TC JOIST : 7-10d	860	N/A	98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A
96	HD8A	SILL: 7/8" BOLT STUD:(3) 7/8" X 5 1/2" BOLTS	7,910	N/A	99	A35	H:4-8dx1 1/2" / P:4-8dx1 1/2"	440	440 / N/A	102	HTT5	5/8" BOLT/ 26-10d	4,275	N/A



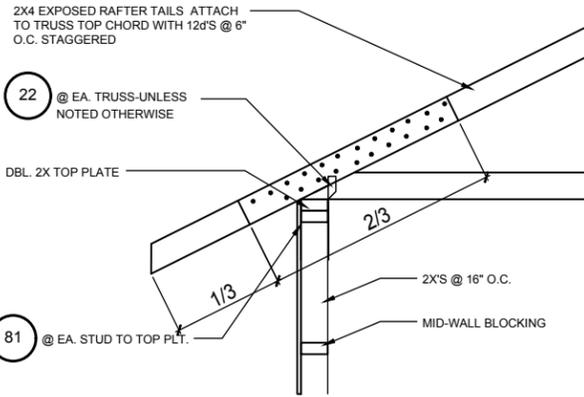
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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

title:
Roof Framing Plan
project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

S2.0D



A5 S2
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
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- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
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- OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

WALL KEY

TOWALL 10'-0"

COMPONENT & CLADDING DESIGN WIND PRESSURES

SEE PLAN DESIGN WIND PRESSURE

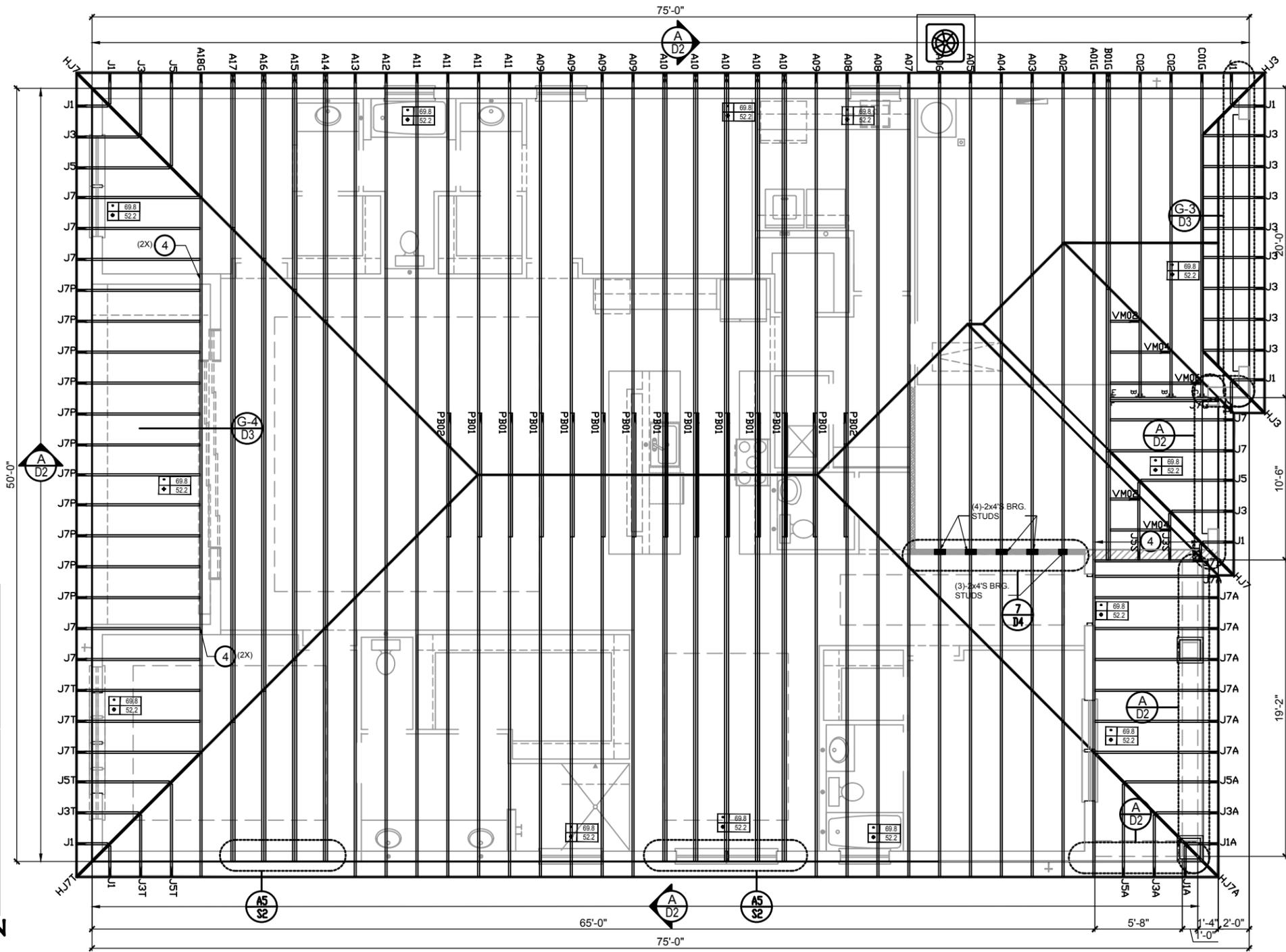
+	XXX	ULTIMATE DESIGNED POSITIVE PRESSURE
-	XXX	ULTIMATE DESIGNED NEGATIVE PRESSURE

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

- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEK PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/2" + REQUIRE SPECIAL ENGINEERING LETTER.
- 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	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	1010	660/550
23	LUS26	HDR: 4-10d / JUST: 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: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	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-SDS 1/2"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 1/2"x2 1/2"	5,020	N/A	240	H16	R: 2-10dx1 1/2" / P: 10-10dx1 1/2"	1,470	480 / N/A
71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1 1/2"	520	260 / N/A	241	LG2	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 1 1/2"	885	N/A	184	HUC28-2	H: 14-16d / J: 4-10d	1,085	N/A	401	SUR/L414	FACE: 18-16d / JUST: 8-16d	1,700	N/A
90	ABU66	12-16d	2,240	N/A	214	HUC212-3	HD: (22) 0.162"x3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS				
89	CB66	(2) 7/8" BOLTS	2,300	985	215	HGUS210-2	HDR: 46-16d / JUST: 10-16d	2,720	N/A	217	HUS212-2	BLOCK: 10-1/2"x1 1/2" TC JOIST : 10-16d	2,630	N/A
92	ABU44	12-16d	2,200	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
93	AC6 (MAX)	28-16d	1,815	1,070	216	HUS412	BLOCK: 10-1/2"x1 1/2" TC JOIST : 10-16d	3,240	N/A	226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A
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95	HTS20	20-10d	1,450	N/A	99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A	99	HTT5	5/8" BOLT / 26-10d	4,275	N/A
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8"x5 1/2" BOLTS	7,910	N/A	102	HTT5	5/8" BOLT / 26-10d	4,275	N/A					



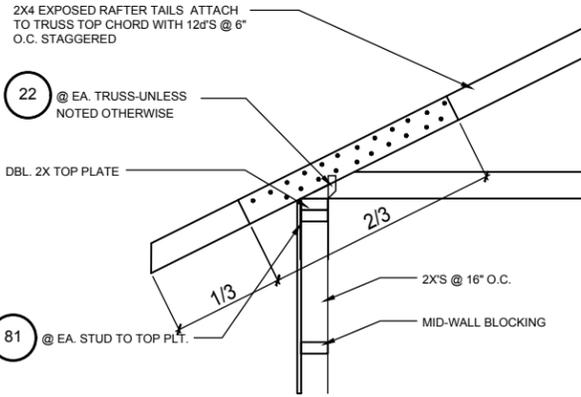
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PARK SQUARE HOMES
2945 PATAGONIA
MASTER

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

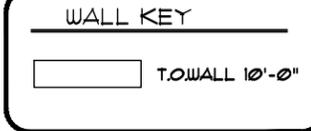
S2.1A



A5 S2
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
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- OFF RIDGE VENTS MAXIMUM OPENING SIZES:
- LOMANCO: (2) 9" DIA. CIRCLES
- MILLENNIUM METAL: 2" x 4" HOLES



COMPONENT & CLADDING DESIGN WIND PRESSURES

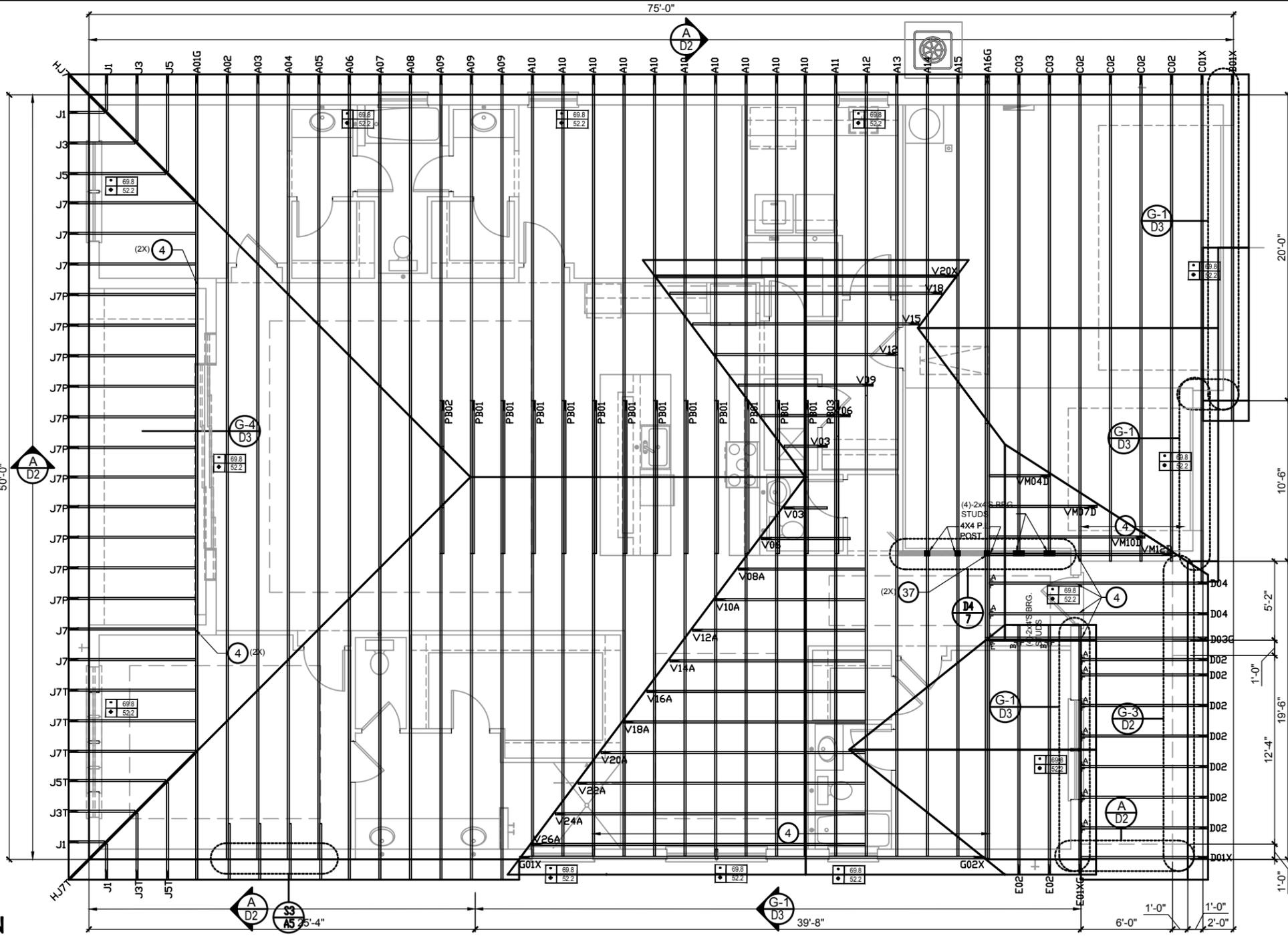
SEE PLAN DESIGN WIND PRESSURE

XXXX	ULTIMATE DESIGNED POSITIVE PRESSURE
XXX	ULTIMATE DESIGNED NEGATIVE PRESSURE

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

- FIELD REPAIR NOTES**
- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
 - BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/2" + - REQUIRE SPECIAL ENGINEERING LETTER.
 - 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	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8d x 1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" / PLT: 8-8d x 1 1/2"	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: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	365	280 / 303
35	A35F	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	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-SDS 1/2" X 3" (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 1/4" X 2 1/2"	5,020	N/A	240	H16	R: 2-10dx1 1/2" P: 10-10dx1 1/2"	1,470	480 / N/A
71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1 1/2"	520	260 / N/A	241	LG2	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	MG	(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	6,485	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 1 1/2"	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" X 3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS				
89	CB66	(2) 7/8" BOLTS	2,300	985	216	HUS412	BLOCK: 10-1/2" X 1 1/2" TC JOIST : 10-16d	3,240	N/A					
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	217	HUS212-2	BLOCK: 10-1/2" X 1 1/2" TC JOIST : 10-16d	2,630	N/A					
94	AC4 (MAX)	28-16d	1,815	1,070	219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A					
95	HTS20	20-10d	1,450	N/A	220	N/A	N/A	1,620	N/A					
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8" X 5 1/2" BOLTS	7,910	N/A	226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A					
97	MTSM16	BLOCK: 4-1/2" X 2 1/4" TC JOIST : 7-10d	860	N/A	231	MBHA3.56/16	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	3,450	N/A					
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A										
99	A35	H: 4-8d x 1 1/2" / P: 4-8d x 1 1/2"	440	440 / N/A										
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A										



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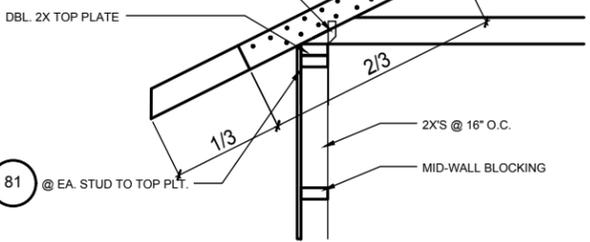
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project no. XX-XXXXX
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drawn: KR
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scale: AS SHOWN

S3.1B

2X4 EXPOSED RAFTER TAILS ATTACH TO TRUSS TOP CHORD WITH 12d'S @ 6" O.C. STAGGERED

22 @ EA. TRUSS-UNLESS NOTED OTHERWISE



81 @ EA. STUD TO TOP PLT.

A5
S2
DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 24" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL REG. ENG.
- TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN 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.
- REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
- ROOF UNDERLAYMENT TO BE USED IS 30 LBS. SYNTHETIC FELT.
- 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
- OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.



COMPONENT & CLADDING DESIGN WIND PRESSURES

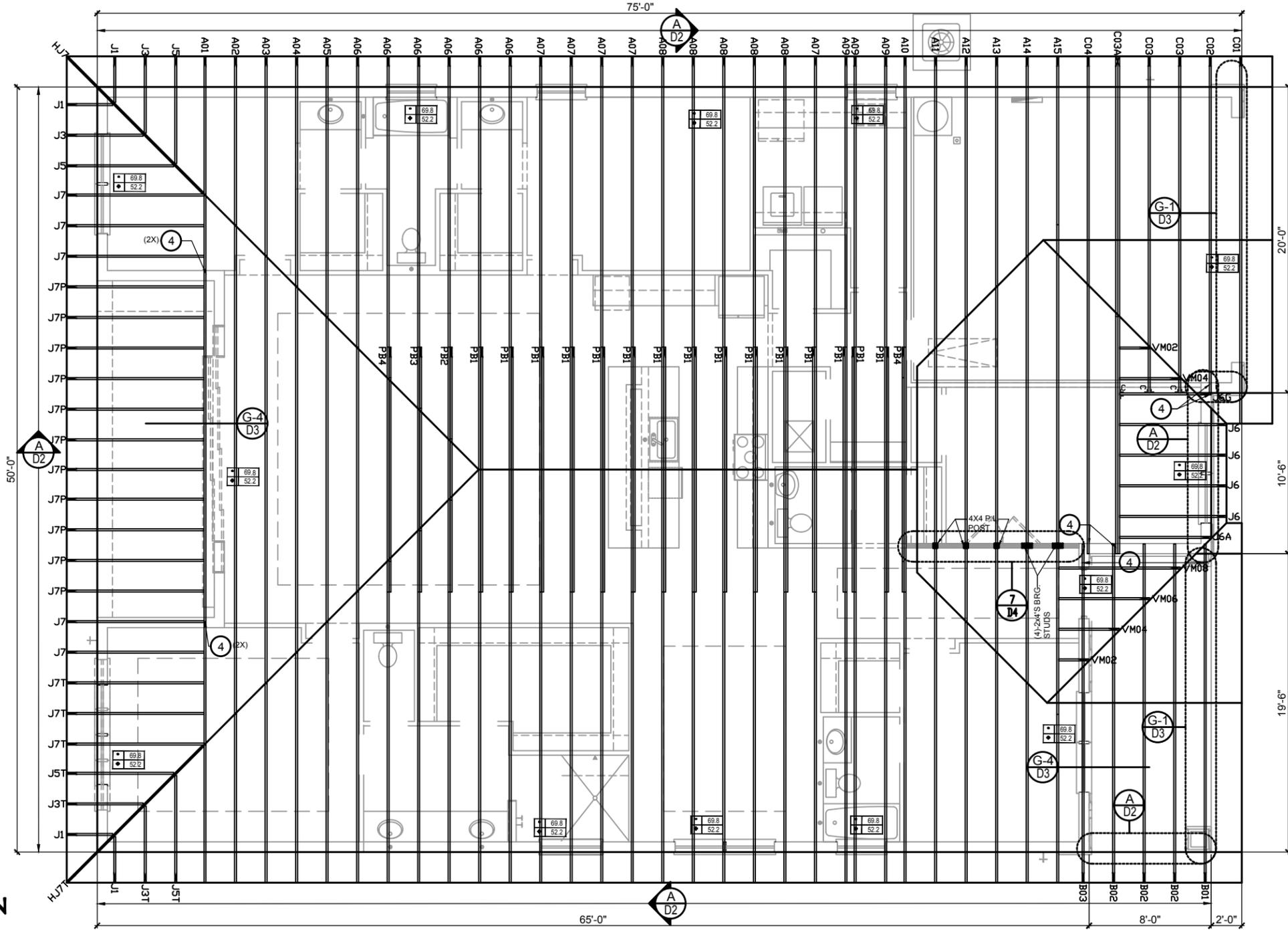
SEE PLAN DESIGN WIND PRESSURE

+	XXXX	ULTIMATE DESIGNED POSITIVE PRESSURE
-	XXXX	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**
- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
 - BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/2" - REQUIRE SPECIAL ENGINEERING LETTER.
 - 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 C (OPT. 3 CAR GARAGE)



CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" PLT: 8-8d x 1 1/2"	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: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	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-SDS 1/2" X 3" (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	HCU8-SDS2.5	7/8" BLT/20-SDS 1/4" X 2 1/2"	5,020	N/A	240	H16	R: 2-10dx1 1/2" P: 10-10dx1 1/2"	1,470	480 / N/A
71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1 1/2"	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	241	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	301	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	302	HGT-4	LTL: 3/4" BLTS / GIR: 16-10d	9,250	N/A
81	SPH4.6,8	12-10d x 1 1/2"	885	N/A	184	HUC28-2	H: 14-16d / J: 4-10d	1,085	N/A	303	SUR/L414	FACE: 18-16d / JST: 8-16d	1,700	N/A
90	ABU66	12-16d	2,240	N/A						401	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS			
89	CB66	(2) 7/8" BOLTS	2,300	985	214	HUC212-3	HD: (22) 0.162" X 3 1/2" TAPCON BM: (10) 0.148x3"	1,895	N/A					
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: 10-1/2" X 1 1/2" 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: 10-1/2" X 1 1/2" TC JOIST : 10-16d	2,630	N/A					
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8" X 5 1/2" BOLTS	7,910	N/A	219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A					
97	MTSM16	BLOCK: 4-1/2" X 2 1/2" TC JOIST : 7-10d	860	N/A	220	N/A	N/A	1,620	N/A					
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A	226	MBHA4.75/12	HDR : (2) 3/4" φ x 8" JOIST : 18-10d	2,160	N/A					
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	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										



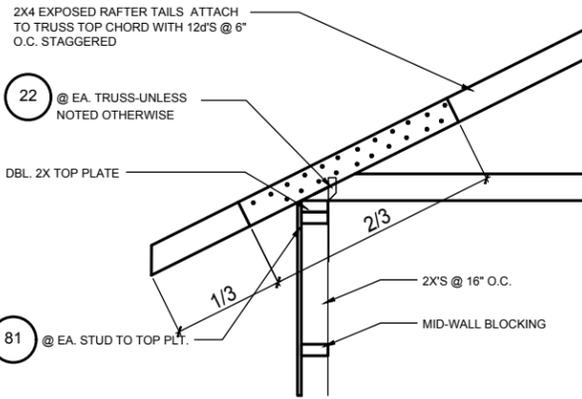
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S2.1C



A5
S2
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

NOTES

- TYPICAL ROOF GABLE OVERHANG TO BE 12" UNLESS OTHERWISE NOTED.
- TYPICAL ROOF EAVES OVERHANG TO BE 24" UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH 8TH EDITION (2023) FLORIDA RESIDENTIAL CODE.
- ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZE BY TRUSS MANUFACTURER OR FL. REG. ENG.
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- 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.
- OFF RIDGE VENTS MAXIMUM OPENING SIZES: REFER TO MANUFACTURE SPECIFICATIONS.

WALL KEY

T.O. WALL 10'-0"

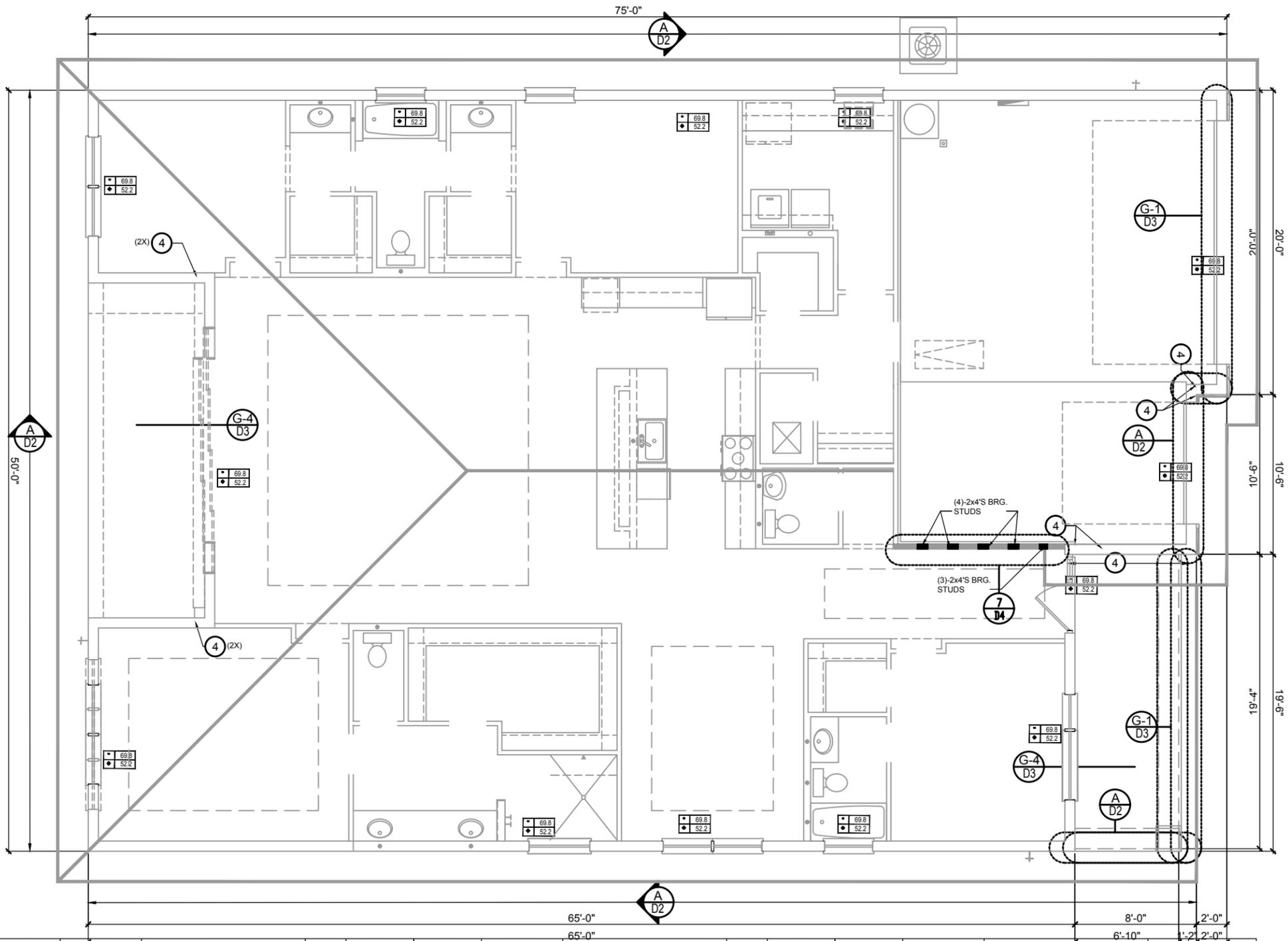
COMPONENT & CLADDING DESIGN WIND PRESSURES

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

- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION: UP TO 7/8" - NO REPAIR NECESSARY 7/8" TO 1 1/2" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED. 1 1/2" + - REQUIRE SPECIAL ENGINEERING LETTER.
- 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 (OPT. 3 CAR GARAGE)



CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1 1/2"	1,810	65 / 960
5	DETAL20	18-10d x 1 1/2"	2,480	2000 / 1370
20	H3	RFT: 4-8d / PLT: 4-8d	455	125 / 160
21	H1	RFT: 6-8dx1 1/2" / PLT: 4-8d	475	485 / 165
22	H10A	RFT: 8-8d x 1 1/2" / PLT: 8-8d x 1 1/2"	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: 4-8dx1 1/2" / P: 4-8dx1 1/2"	365	280 / 303
35	A35F	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	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-SDS 1/2" X 3" / (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 1/2" X 2 1/2"	5,020	N/A	240	H16	R: 2-10dx1 1/2" P: 10-10dx1 1/2"	2,000	480 / N/A
71	MSTA36	26-10d	2,135	N/A	110	HCP2	12-10d x 1 1/2"	520	260 / N/A	241	LG2	30-16d-sinker	2,000	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	6,485	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 1 1/2"	885	N/A	184	HUC28-2	H: 14-16d / J: 4-10d	1,085	N/A	401	SURL414	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" X 3" / TAPCON BM: (10) 0.148x3"	1,895	N/A	CONNECTORS TO BE SPECIFIED & PROVIDED BY TRUSS MANUFACTURERS				
89	CB66	(2) 7/8" BOLTS	2,300	985	215	HGUS210-2	HDR: 46-16d / JST: 10-16d	2,720	N/A					
92	ABU44	12-16d	2,200	N/A	216	HUS412	BLOCK: 10-1/4" X 1 1/2" TC JOIST : 10-16d	3,240	N/A	217	HUS212-2	BLOCK: 10-1/4" X 1 1/2" TC JOIST : 10-16d	2,630	N/A
93	AC6 (MAX)	28-16d	1,815	1,070	219	MBHA412	H: 1-ATR3/4X8 TOP&FACE JOIST: 18-10d	3,145	N/A	220	N/A	N/A	1,620	N/A
94	AC4 (MAX)	28-16d	1,815	1,070	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
95	HTS20	20-10d	1,450	N/A	222	N/A	N/A	1,620	N/A					
96	HD8A	SILL: 7/8" BOLT STUD: (3) 7/8" X 5 1/2" BOLTS	7,910	N/A										
97	MTSM16	BLOCK: 4-1/2" X 2 1/2" TC JOIST : 7-10d	860	N/A										
98	HTT4	SILL: 5/8" BOLT STRAP: 18-16d	4,235	N/A										
99	A35	H: 4-8dx1 1/2" / P: 4-8dx1 1/2"	440	440 / N/A										
102	HTT5	5/8" BOLT / 26-10d	4,275	N/A										



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S2.1D

SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS
8" PRECAST & PRESTRESSED U-LINTELS

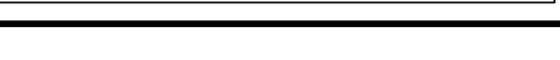
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			8F8-0B 8F8-1B	8F12-0B 8F12-1B	8F16-0B 8F16-1B	8F20-0B 8F20-1B	8F24-0B 8F24-1B	8F28-0B 8F28-1B	8F32-0B 8F32-1B
2'-0" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
3'-6" (42")	PRECAST	2302	3138	3377	4689	6001	7315	8630	9947
4'-0" (48")	PRECAST	2029	2325	2496	3467	4438	5410	6384	7358
4'-6" (54")	PRECAST	1651	2646	4473	6039	7526	9004	10472	11936
5'-10" (70")	PRECAST	972	1787	1913	2657	3403	4149	4896	5644
6'-6" (78")	PRECAST	937	2170	4027	6039	7526	9004	10472	11936
7'-6" (90")	PRECAST	767	1223	1301	1809	2317	2826	3336	3846
8'-0" (96")	PRECAST	670	1665	2889	5057	6996	8935	10874	12813
8'-8" (104")	PRECAST	618	1000	1059	1474	1889	2304	2721	3137
9'-4" (112")	PRECAST	573	1459	2464	4144	5458	6822	8186	9550
10'-6" (126")	PRECAST	456	1255	2101	3263	4246	5229	6212	7195
11'-4" (136")	PRECAST	445	1029	1675	2385	3194	4003	4812	5621
12'-0" (144")	PRECAST	414	830	1362	1927	2502	3077	3652	4227
13'-4" (160")	PRECAST	362	689	1445	2214	3192	4170	5148	6126
14'-0" (168")	PRECAST	338	598	1257	1779	2300	2821	3342	3863
14'-8" (176")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
15'-4" (184")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
17'-4" (208")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
19'-4" (232")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
21'-4" (256")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
22'-0" (264")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
24'-0" (288")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR

LENGTH	TYPE	8RU6	GRAVITY						
			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
4'-6" (54")	PRECAST	1357	1827	3412	4982	6472	7947	9416	10878
5'-8" (68")	PRECAST	785	1449	2782	2714	3650	4487	5325	6164
5'-10" (70")	PRECAST	735	1702	3412	4982	6472	7947	9416	10878
6'-6" (80")	PRECAST	822	832	1602	1550	2058	2566	3075	3585
7'-6" (90")	PRECAST	665	1153	2162	4074	6472	6516	6814	6839
8'-8" (116")	PRECAST	371	779	1500	1449	1924	2400	2876	3352
			1103	2051	3811	6472	6516	6814	6839
			907	1677	2933	2576	3223	3872	4522
			907	1677	2933	4100	6730	8177	6707
			761	1377	2252	1958	2451	2944	3439
			764	1377	2329	3609	5492	6624	5132
			420	834	1253	1071	1342	1614	1886
			535	928	1497	2179	2618	3595	2875

LENGTH	TYPE	8RU6	8RF6	UPLIFT						LATERAL	
				8F8-1T 8F8-2T	8F12-1T 8F12-2T	8F16-1T 8F16-2T	8F20-1T 8F20-2T	8F24-1T 8F24-2T	8F28-1T 8F28-2T	8F32-1T 8F32-2T	8U8
2'-10" (34")	PRECAST	2727	2727	2878	4101	5332	6563	7811	9055	2021	2021
3'-6" (42")	PRECAST	2165	2289	3260	4237	5219	6204	7192	8180	1257	1257
4'-0" (48")	PRECAST	1878	1989	2832	3680	4532	5387	6245	7106	938	938
4'-6" (54")	PRECAST	1660	1762	2507	3257	4010	4767	5525	6284	727	727
5'-4" (64")	PRECAST	1393	1484	2110	2741	3375	4010	4648	5286	505	505
5'-10" (70")	PRECAST	1272	1315	1875	2441	3010	3583	4157	4731	418	418
6'-6" (78")	PRECAST	1141	1182	1684	2192	2703	3216	3732	4249	707	887
7'-6" (90")	PRECAST	959	912	1475	1914	2354	2797	3240	3683	591	657
9'-4" (112")	PRECAST	801	812	1289	1580	1852	2144	2436	2728	454	630
10'-6" (126")	PRECAST	716	611	1039	1389	1711	2034	2358	2682	396	493
11'-4" (136")	PRECAST	666	439	696	899	1104	1309	1515	1721	363	556
12'-0" (144")	PRECAST	607	535	605	1295	1595	1896	2198	2499	340	494
13'-4" (160")	PRECAST	500	400	631	816	1001	1186	1372	1558	340	494
14'-0" (168")	PRECAST	458	340	486	818	1209	1514	1799	2086	302	398
14'-8" (176")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	N.R.	357
15'-4" (184")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	N.R.	327
17'-4" (208")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	N.R.	255
19'-4" (232")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	N.R.	204
21'-4" (256")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	N.R.	172
22'-0" (264")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	N.R.	161
24'-0" (288")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	N.R.	135

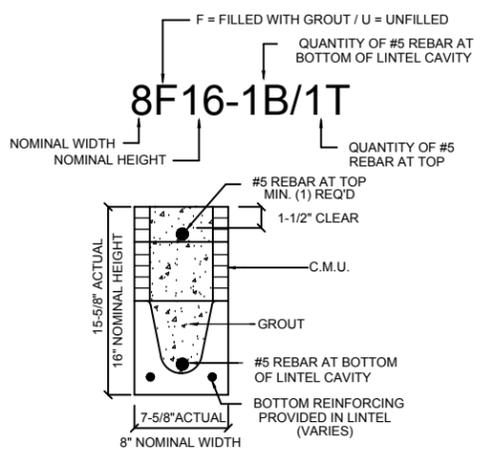
PRECAST LINTEL PLAN
A (STANDARD)

LENGTH	TYPE	8RU6	8RF6	UPLIFT						LATERAL	
				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	8RU6
4'-4" (52")	PRECAST	1244	1573	2413	3260	4112	4967	5825	6683	932	932
4'-6" (54")	PRECAST	1192	1507	2311	3121	3937	4756	5577	6397	853	853
5'-8" (68")	PRECAST	1192	1455	2240	3036	3837	4643	5453	6263	501	501
5'-10" (70")	PRECAST	924	1172	1795	2423	3055	3688	4325	4962	469	469
6'-8" (80")	PRECAST	778	882	1513	2042	2573	3107	3642	4177	830	1100
7'-6" (90")	PRECAST	688	697	1325	1810	2280	2753	3227	3701	710	941
8'-8" (116")	PRECAST	533	433	808	1123	1413	1704	1995	2286	516	614



CAST CRETE / LOTT'S / 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	VARIABLES
L-5	7'-6"	8F24-1B/1T	(2) 3050 SH
L-6	5'-4"	8F24-1B/1T	VARIABLES
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)
L-16	19'-4"	8F24-1B/1T	1280 FKT.SGD (OPT)



- MATERIALS**
- fc precast lintels = 3500 psi.
 - fc prestressed lintels = 6000 psi.
 - fc grout = 3000 psi w/ maximum 3/8" aggregate.
 - Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
 - Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
 - Prestressing strand per ASTM A416 grade 270 low relaxation.
 - 7/32 wire per ASTM A510.
 - Mortar per ASTM C270 type M or S.
- GENERAL NOTES**
- Provide full mortar head and bed joints.
 - Shore filled lintels as required.
 - Installation of lintel must comply with the architectural and/or structural drawings.
 - Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
 - All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
 - Bottom field added rebar to be located at the bottom of the lintel cavity.
 - 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
 - Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
 - Safe load ratings based on rational design analysis per ACI 318 and ACI 530.

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



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2945 PATAGONIA
MASTER

title:
PreCast Lintel Plan
project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

L1.0A

SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS
8" PRECAST & PRESTRESSED U-LINTELS

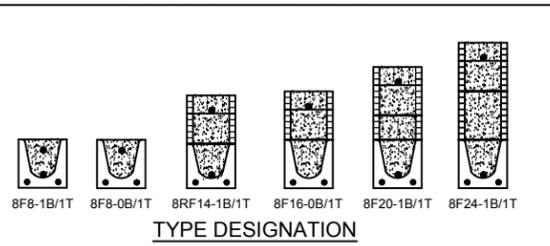
LENGTH	TYPE	8U8	GRAVITY							
			8F8-0B 8F8-1B	8F12-0B 8F12-1B	8F16-0B 8F16-1B	8F20-0B 8F20-1B	8F24-0B 8F24-1B	8F28-0B 8F28-1B	8F32-0B 8F32-1B	
2'-0" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936	
3'-6" (42")	PRECAST	2302	3138	3377	4689	6001	7315	8630	9947	
4'-0" (48")	PRECAST	2029	2325	2496	3467	4438	5410	6384	7358	
4'-6" (54")	PRECAST	1651	2646	4473	6039	7526	9004	10472	11936	
5'-0" (60")	PRECAST	1184	1787	1913	2657	3403	4149	4896	5644	
5'-10" (70")	PRECAST	972	2170	4027	6039	7526	9004	10472	11936	
6'-6" (78")	PRECAST	937	1223	1301	1809	2317	2826	3336	3846	
7'-6" (90")	PRECAST	767	1665	2889	5057	6996	5400	6424	7490	
8'-0" (96")	PRECAST	670	1000	1059	1474	1889	2304	2721	3137	
8'-8" (104")	PRECAST	618	1459	2464	4144	5458	4437	5280	6122	
9'-4" (112")	PRECAST	573	1255	2101	3263	2746	3358	3971	4585	
10'-6" (126")	PRECAST	456	1029	1675	2385	1994	2439	2886	3333	
11'-4" (136")	PRECAST	445	1029	1675	2610	3839	5596	6613	8047	
12'-0" (144")	PRECAST	414	830	1362	1927	1602	1961	2320	2680	
13'-4" (160")	PRECAST	362	899	1445	2214	3192	4533	6513	4087	
14'-0" (168")	PRECAST	338	767	1257	1779	1479	1810	2142	2474	
14'-8" (176")	PRESTRESSED	N.R.	829	1332	2044	2946	4184	6012	3773	
15'-4" (184")	PRESTRESSED	N.R.	632	1049	1469	1210	1482	1754	2027	
17'-4" (208")	PRESTRESSED	N.R.	788	1212	1818	2544	3469	4030	3127	
19'-4" (232")	PRESTRESSED	N.R.	482	802	1125	915	1122	1328	1535	
21'-4" (256")	PRESTRESSED	N.R.	658	1025	1514	2081	2774	3130	2404	
22'-0" (264")	PRESTRESSED	N.R.	598	935	1365	1854	2441	3155	4044	
24'-0" (288")	PRESTRESSED	N.R.	545	864	1254	1689	2074	1570	1818	

LENGTH	TYPE	8RU6	GRAVITY							
			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	
4'-6" (54")	PRECAST	1357	1827	3412	4982	6472	7947	9416	10878	
5'-8" (68")	PRECAST	785	1449	2782	2714	3650	4487	5375	6254	
5'-10" (70")	PRECAST	735	1702	3412	4982	6472	7947	9416	10878	
6'-6" (80")	PRECAST	822	832	1602	1550	2058	2566	3075	3585	
7'-6" (90")	PRECAST	665	1153	2162	4074	6472	6516	5814	6839	
8'-8" (116")	PRECAST	371	779	1500	1449	1924	2400	2876	3352	

LENGTH	TYPE	8U8	8F8	UPLIFT								LATERAL	
				8F8-1T 8F8-2T	8F12-1T 8F12-2T	8F16-1T 8F16-2T	8F20-1T 8F20-2T	8F24-1T 8F24-2T	8F28-1T 8F28-2T	8F32-1T 8F32-2T	8U8	8F8	
2'-10" (34")	PRECAST	2727	2727	2878	4101	5332	6569	7811	9055	2021	2021		
3'-6" (42")	PRECAST	2165	2165	2289	3260	4237	5219	6204	7192	1257	1257		
4'-0" (48")	PRECAST	1878	1878	1989	2832	3680	4532	5387	6245	938	938		
4'-6" (54")	PRECAST	1660	1660	1765	2435	3171	3913	4658	5406	727	727		
5'-4" (64")	PRECAST	1393	1393	1484	2110	2741	3375	4010	4648	505	505		
5'-10" (70")	PRECAST	1272	1272	1315	1875	2441	3010	3583	4157	418	418		
6'-6" (78")	PRECAST	1141	1141	1182	1684	2192	2703	3216	3732	707	887		
7'-6" (90")	PRECAST	959	959	912	1475	1914	2354	2797	3240	591	657		
8'-0" (96")	PRECAST	801	801	812	1269	1580	1852	2144	2444	454	630		
10'-6" (126")	PRECAST	716	716	611	1039	1389	1711	2034	2358	396	493		
11'-4" (136")	PRECAST	666	666	439	696	899	1104	1309	1515	363	556		
12'-0" (144")	PRECAST	607	607	535	905	1295	1595	1896	2198	340	494		
13'-4" (160")	PRECAST	500	500	486	818	1209	1514	1799	2086	302	398		
14'-0" (168")	PRECAST	458	458	316	493	635	778	922	1065	286	360		
14'-8" (176")	PRESTRESSED	243	243	295	459	591	724	857	990	N.R.	357		
15'-4" (184")	PRESTRESSED	228	228	278	430	553	677	801	925	N.R.	327		
17'-4" (208")	PRESTRESSED	188	188	236	361	464	567	670	774	N.R.	255		
19'-4" (232")	PRESTRESSED	165	165	239	383	550	736	940	1160	N.R.	204		
21'-4" (256")	PRESTRESSED	145	145	186	278	356	433	512	590	N.R.	172		
22'-0" (264")	PRESTRESSED	127	127	165	244	312	380	447	515	N.R.	161		
24'-0" (288")	PRESTRESSED	124	124	186	290	368	448	528	608	N.R.	135		

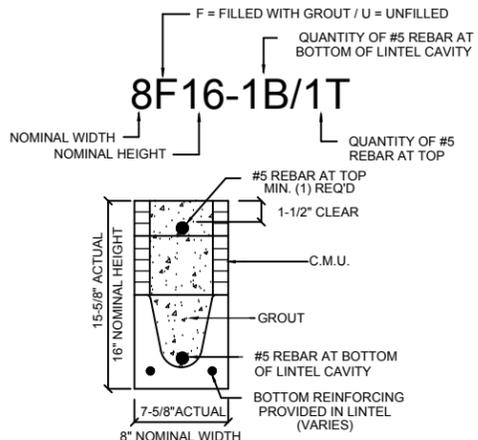
PRECAST LINTEL PLAN
B (STANDARD)

LENGTH	TYPE	8RU6	8F8	UPLIFT								LATERAL	
				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	8RU6	8F8	
4'-4" (52")	PRECAST	1244	1244	1573	2413	3260	4112	4967	5825	932	932		
4'-6" (54")	PRECAST	1192	1192	1507	2311	3121	3937	4756	5577	853	853		
5'-8" (68")	PRECAST	1192	1192	1455	2240	3036	3837	4643	5453	501	501		
5'-10" (70")	PRECAST	924	924	1172	1795	2423	3055	3689	4325	501	501		
6'-6" (80")	PRECAST	896	896	1138	1741	2357	2978	3603	4230	469	469		
7'-6" (90")	PRECAST	896	896	1099	1690	2288	2891	3497	4106	830	1100		
8'-8" (116")	PRECAST	778	778	882	1513	2042	2573	3107	3642	710	941		
9'-8" (116")	PRECAST	533	533	627	1008	1123	1413	1704	1995	516	614		



TYPE DESIGNATION

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	VARIABLES
L-5	7'-6"	8F24-1B/1T	(2) 3050 SH
L-6	5'-4"	8F24-1B/1T	VARIABLES
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)
L-16	19'-4"	8F24-1B/1T	1280 FKT.SGD (OPT)



MATERIALS

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

GENERAL NOTES

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

SAFE LOAD TABLE NOTES

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



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title:
PreCast Lintel Plan
project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

L1.0B

**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	8F36-0B	8F40-0B
		8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B	8F36-1B	8F40-1B	8F44-1B
2'-10" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11938	13398	14858
3'-6" (42")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11938	13398	14858
4'-0" (48")	PRECAST	2029	2325	2496	3467	4438	5410	6384	7358	8332	9306
4'-6" (54")	PRECAST	1651	1787	1913	2657	3403	4149	4896	5644	6392	7140
5'-4" (64")	PRECAST	1184	1223	1301	1809	2317	2826	3336	3846	4356	4866
5'-10" (70")	PRECAST	972	1000	1059	1474	1889	2304	2721	3137	3554	3970
6'-6" (78")	PRECAST	937	1255	2101	3263	4425	5587	6749	7911	9073	10235
7'-6" (90")	PRECAST	767	1029	1675	2385	3095	3805	4515	5225	5935	6645
8'-0" (96")	PRECAST	670	830	1362	1927	2502	3077	3652	4227	4802	5377
8'-8" (104")	PRECAST	618	767	1257	1779	2299	2819	3339	3859	4379	4899
9'-4" (112")	PRECAST	573	632	1049	1469	1889	2309	2729	3149	3569	3989
10'-6" (126")	PRECAST	456	558	935	1365	1795	2225	2655	3085	3515	3945
11'-4" (136")	PRECAST	445	598	935	1365	1795	2225	2655	3085	3515	3945
12'-0" (144")	PRECAST	414	545	864	1254	1689	2074	2459	2844	3229	3614
13'-4" (160")	PRECAST	362	427	726	1028	1331	1633	1935	2237	2539	2841
14'-0" (168")	PRECAST	338	381	648	919	1190	1462	1734	2006	2278	2550
14'-8" (176")	PRESTRESSED	N.R.	NR								
15'-4" (184")	PRESTRESSED	N.R.	NR								
17'-4" (208")	PRESTRESSED	N.R.	NR								
19'-4" (232")	PRESTRESSED	N.R.	NR								
21'-4" (256")	PRESTRESSED	N.R.	NR								
22'-0" (264")	PRESTRESSED	N.R.	NR								
24'-0" (288")	PRESTRESSED	N.R.	NR								

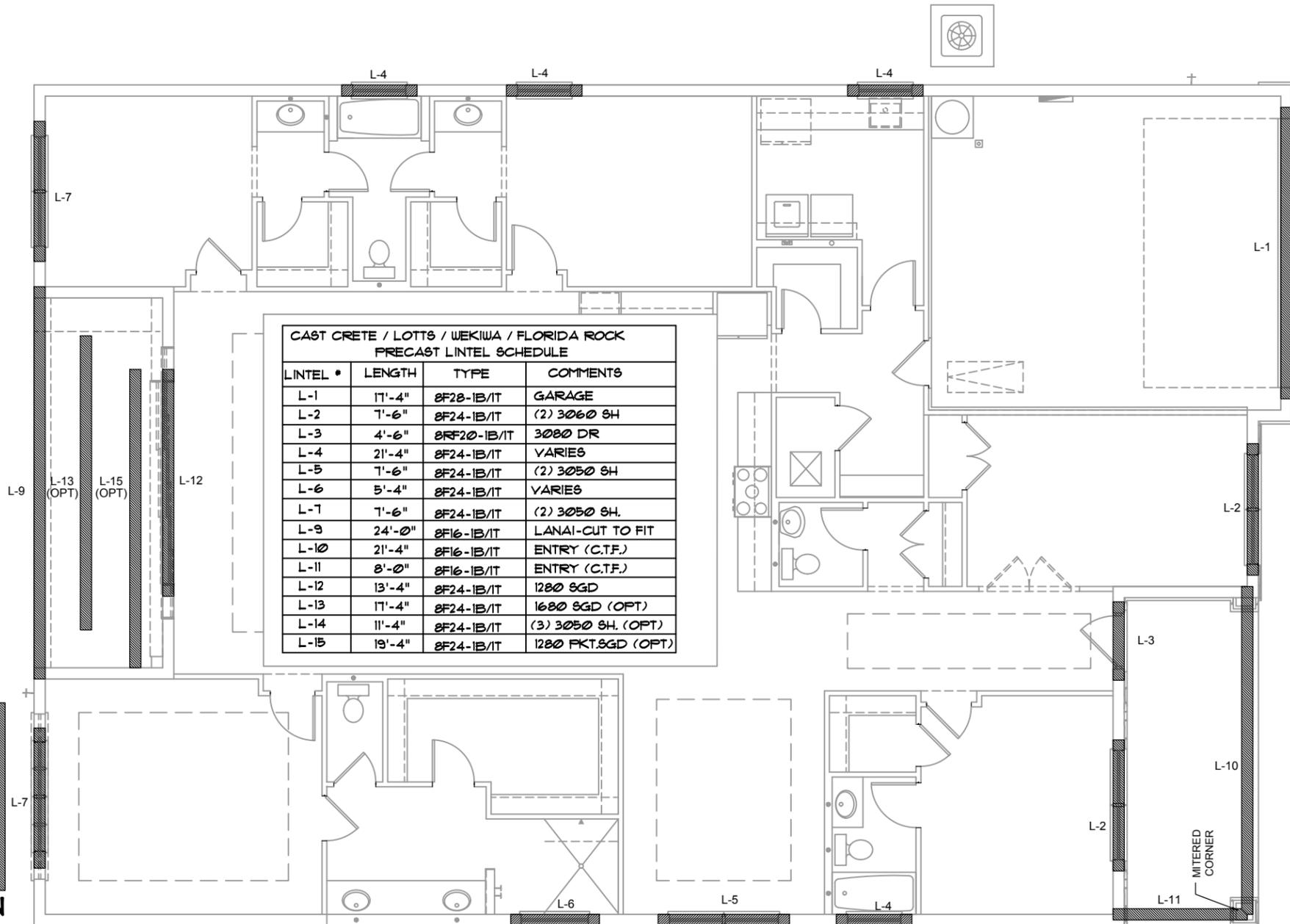
8" PRECAST W/ 2" RECESS DOOR U-LINTELS

		GRAVITY									
LENGTH	TYPE	8RU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B	8RF34-0B	8RF38-0B
		8RF6-1B	8RF10-1B	8RF14-1B	8RF18-1B	8RF22-1B	8RF26-1B	8RF30-1B	8RF34-1B	8RF38-1B	8RF42-1B
4'-4" (52")	PRECAST	1489	1591	2082	2573	3064	3555	4046	4537	5028	5519
4'-6" (54")	PRECAST	1357	1449	1940	2431	2922	3413	3904	4395	4886	5377
5'-8" (68")	PRECAST	785	832	1162	1492	1822	2152	2482	2812	3142	3472
5'-10" (70")	PRECAST	735	779	1069	1359	1649	1939	2229	2519	2809	3099
6'-8" (80")	PRECAST	822	907	1237	1567	1897	2227	2557	2887	3217	3547
7'-6" (90")	PRECAST	665	761	1071	1381	1691	2001	2311	2621	2931	3241
9'-8" (116")	PRECAST	371	420	614	808	1002	1196	1390	1584	1778	1972

8" PRECAST & PRESTRESSED U-LINTELS

		UPLIFT										LATERAL	
LENGTH	TYPE	8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	8F36-1T	8F40-1T	8F44-1T	8U8	8F8
		8F8-2T	8F12-2T	8F16-2T	8F20-2T	8F24-2T	8F28-2T	8F32-2T	8F36-2T	8F40-2T	8F44-2T	8U6	8F6
2'-10" (34")	PRECAST	2727	2878	4101	5324	6547	7770	8993	10216	11439	12662	2021	2021
3'-6" (42")	PRECAST	2165	2289	3260	4231	5202	6173	7144	8115	9086	10057	1257	1257
4'-0" (48")	PRECAST	1878	1989	2832	3680	4528	5376	6224	7072	7920	8768	938	938
4'-6" (54")	PRECAST	1660	1765	2507	3257	4010	4767	5525	6282	7040	7797	727	727
5'-4" (64")	PRECAST	1383	1484	2110	2741	3375	4010	4644	5279	5914	6549	505	505
5'-10" (70")	PRECAST	1272	1315	1875	2441	3010	3583	4157	4730	5304	5878	418	418
6'-6" (78")	PRECAST	1141	1182	1684	2192	2703	3216	3732	4248	4764	5280	707	887
7'-6" (90")	PRECAST	959	912	1475	1914	2354	2797	3240	3683	4126	4569	591	657
9'-4" (112")	PRECAST	801	755	1192	1550	1910	2271	2634	3000	3366	3732	454	630
10'-6" (126")	PRECAST	716	671	1039	1389	1741	2094	2447	2800	3153	3506	396	493
11'-4" (136")	PRECAST	666	631	956	1256	1556	1856	2156	2456	2756	3056	363	553
12'-0" (144")	PRECAST	631	601	916	1216	1516	1816	2116	2416	2716	3016	343	494
13'-4" (160")	PRECAST	500	470	730	980	1230	1480	1730	2030	2330	2630	302	398
14'-0" (168")	PRECAST	458	428	688	938	1188	1438	1688	1938	2188	2438	286	360
14'-8" (176")	PRESTRESSED	243	295	459	591	724	857	990	1123	1256	1389	N.R.	357
15'-4" (184")	PRESTRESSED	228	278	430	553	677	801	925	1049	1173	1297	N.R.	327
17'-4" (208")	PRESTRESSED	188	236	361	464	567	670	774	877	980	1083	N.R.	255
19'-4" (232")	PRESTRESSED	165	207	313	401	490	578	667	755	844	932	N.R.	204
21'-4" (256")	PRESTRESSED	145	186	278	365	453	541	629	717	805	893	N.R.	172
22'-0" (264")	PRESTRESSED	137	176	268	355	443	531	619	707	795	883	N.R.	161
24'-0" (288")	PRESTRESSED	124	162	244	332	420	508	596	684	772	860	N.R.	135

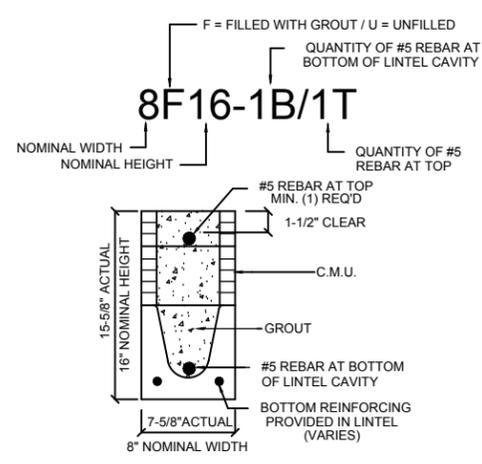
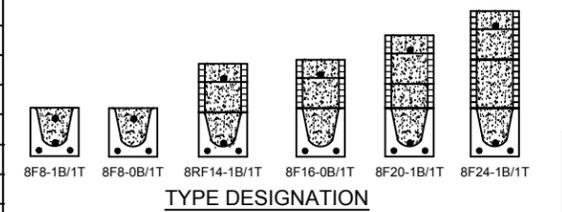
PRECAST LINTEL PLAN C (STANDARD)



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

		UPLIFT										LATERAL	
LENGTH	TYPE	8RF6-1T	8RF10-1T	8RF14-1T	8RF18-1T	8RF22-1T	8RF26-1T	8RF30-1T	8RF34-1T	8RF38-1T	8RU6	8RF6	
		8RF6-2T	8RF10-2T	8RF14-2T	8RF18-2T	8RF22-2T	8RF26-2T	8RF30-2T	8RF34-2T	8RF38-2T	8RU6	8RF6	
4'-4" (52")	PRECAST	1244	1573	2413	3260	4112	4967	5825	6683	7541	932	932	
4'-6" (54")	PRECAST	1192	1507	2311	3121	3937	4756	5577	6396	7215	853	853	
5'-8" (68")	PRECAST	924	1172	1795	2423	3055	3689	4325	4961	5597	501	501	
5'-10" (70")	PRECAST	896	1138	1742	2352	2965	3581	4198	4815	5432	469	469	
6'-8" (80")	PRECAST	778	956	1468	1987	2509	3035	3563	4091	4619	630	1100	
7'-6" (90")	PRECAST	688	849	1302	1810	2280	2753	3227	3701	4175	710	941	
9'-8" (116")	PRECAST	533	633	808	1123	1413	1704	1995	2286	2577	516	614	

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



- MATERIALS**
1. Fc precast lintels = 3500 psi.
 2. Fc prestressed lintels = 6000 psi.
 3. Fc grout = 3000 psi w/ maximum 3/8" aggregate.
 4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
 5. Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
 6. Prestressing strand per ASTM A416 grade 270 low relaxation.
 7. 7/32 wire per ASTM A510.
 8. Mortar per ASTM C270 type M or S.
- GENERAL NOTES**
1. Provide full mortar head and bed joints.
 2. Shore filled lintels as required.
 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 additional 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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title:
PreCast Lintel Plan
project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

L1.0C

SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS
8" PRECAST & PRESTRESSED U-LINTELS

LENGTH	TYPE	GRAVITY									
		8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B	8F36-0B	8F40-0B
2'-0" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936		
3'-6" (42")	PRECAST	2302	3138	3377	4689	6001	7315	8630	9947		
4'-0" (48")	PRECAST	2029	2646	4473	6039	7526	9004	10472	11936		
4'-6" (54")	PRECAST	1651	1787	1913	2657	3403	4149	4896	5644		
5'-4" (64")	PRECAST	1184	1223	1301	1809	2317	2826	3336	3846		
5'-10" (70")	PRECAST	972	1459	2464	4144	5458	6826	8204	9584		
6'-6" (78")	PRECAST	937	1255	2101	3263	4431	5604	6784	7964		
7'-6" (90")	PRECAST	767	1029	1675	2385	3194	4004	4814	5624		
8'-0" (96")	PRECAST	670	830	1362	1927	2502	3077	3652	4227		
8'-8" (104")	PRECAST	618	767	1257	1779	2301	2823	3345	3867		
9'-4" (112")	PRECAST	573	632	1049	1469	1890	2311	2732	3153		
10'-6" (126")	PRECAST	456	482	802	1125	1448	1771	2094	2417		
11'-4" (136")	PRECAST	445	598	935	1365	1854	2343	2832	3321		
12'-0" (144")	PRECAST	414	545	864	1254	1693	2132	2571	3010		
13'-4" (160")	PRECAST	362	427	726	1028	1331	1634	1937	2240		
14'-0" (168")	PRECAST	338	381	648	919	1190	1462	1734	2006		
14'-8" (176")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		
15'-4" (184")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		
17'-4" (208")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		
19'-4" (232")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		
21'-4" (256")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		
22'-0" (264")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		
24'-0" (288")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		

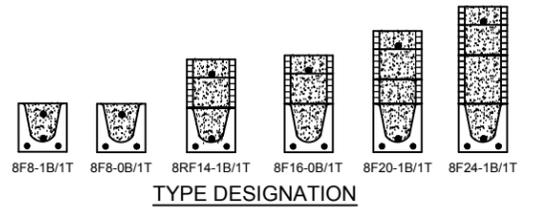
LENGTH	TYPE	GRAVITY									
		8RU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B	8RF34-0B	8RF38-0B
4'-4" (52")	PRECAST	1489	1591	3053	2982	3954	4929	5904	6880		
4'-6" (54")	PRECAST	1357	1449	2782	2714	3650	4487	5324	6161		
5'-8" (68")	PRECAST	785	832	1602	1550	2058	2566	3075	3585		
5'-10" (70")	PRECAST	735	779	1500	1448	1924	2400	2876	3352		
6'-6" (80")	PRECAST	822	907	1677	2933	2576	3223	3872	4522		
7'-6" (90")	PRECAST	665	761	1377	2252	1958	2451	2944	3439		
8'-8" (116")	PRECAST	371	420	834	1253	1071	1342	1614	1886		

LENGTH	TYPE	UPLIFT										LATERAL	
		8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	8U8	8F8			
2'-10" (34")	PRECAST	2727	2878	4101	5332	6563	7794	9025	2021	2021			
3'-6" (42")	PRECAST	2165	2289	3260	4237	5219	6204	7189	1257	1257			
4'-0" (48")	PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938			
4'-6" (54")	PRECAST	1660	1762	2507	3257	4010	4767	5525	727	727			
5'-4" (64")	PRECAST	1393	1484	2110	2741	3375	4010	4648	505	505			
5'-10" (70")	PRECAST	1272	1315	1875	2441	3010	3583	4157	418	418			
6'-6" (78")	PRECAST	1141	1182	1684	2192	2703	3216	3732	707	887			
7'-6" (90")	PRECAST	959	912	1475	1914	2354	2797	3240	591	657			
9'-4" (112")	PRECAST	801	755	1192	1550	1910	2271	2634	454	630			
10'-6" (126")	PRECAST	716	611	1039	1389	1711	2034	2358	396	493			
11'-4" (136")	PRECAST	666	535	905	1295	1595	1896	2198	363	556			
12'-0" (144")	PRECAST	607	400	631	816	1001	1186	1372	340	494			
13'-4" (160")	PRECAST	500	340	532	686	841	997	1153	302	398			
14'-0" (168")	PRECAST	458	316	493	635	778	922	1065	286	360			
14'-8" (176")	PRESTRESSED	243	295	459	591	724	857	990	N.R.	357			
15'-4" (184")	PRESTRESSED	228	278	430	553	677	801	925	N.R.	327			
17'-4" (208")	PRESTRESSED	188	236	361	464	567	670	774	N.R.	255			
19'-4" (232")	PRESTRESSED	165	207	313	401	490	578	667	N.R.	204			
21'-4" (256")	PRESTRESSED	145	186	278	356	433	512	590	N.R.	172			
22'-0" (264")	PRESTRESSED	127	165	244	312	380	447	515	N.R.	161			
24'-0" (288")	PRESTRESSED	124	186	290	408	538	680	833	N.R.	135			

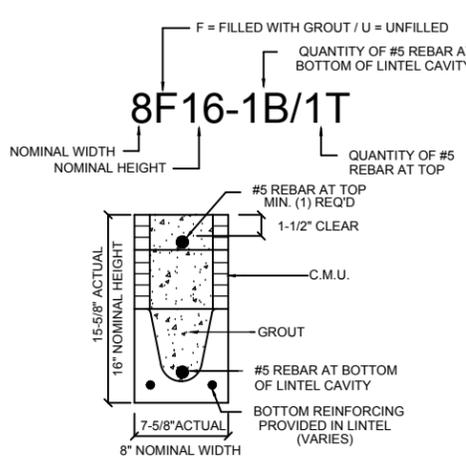
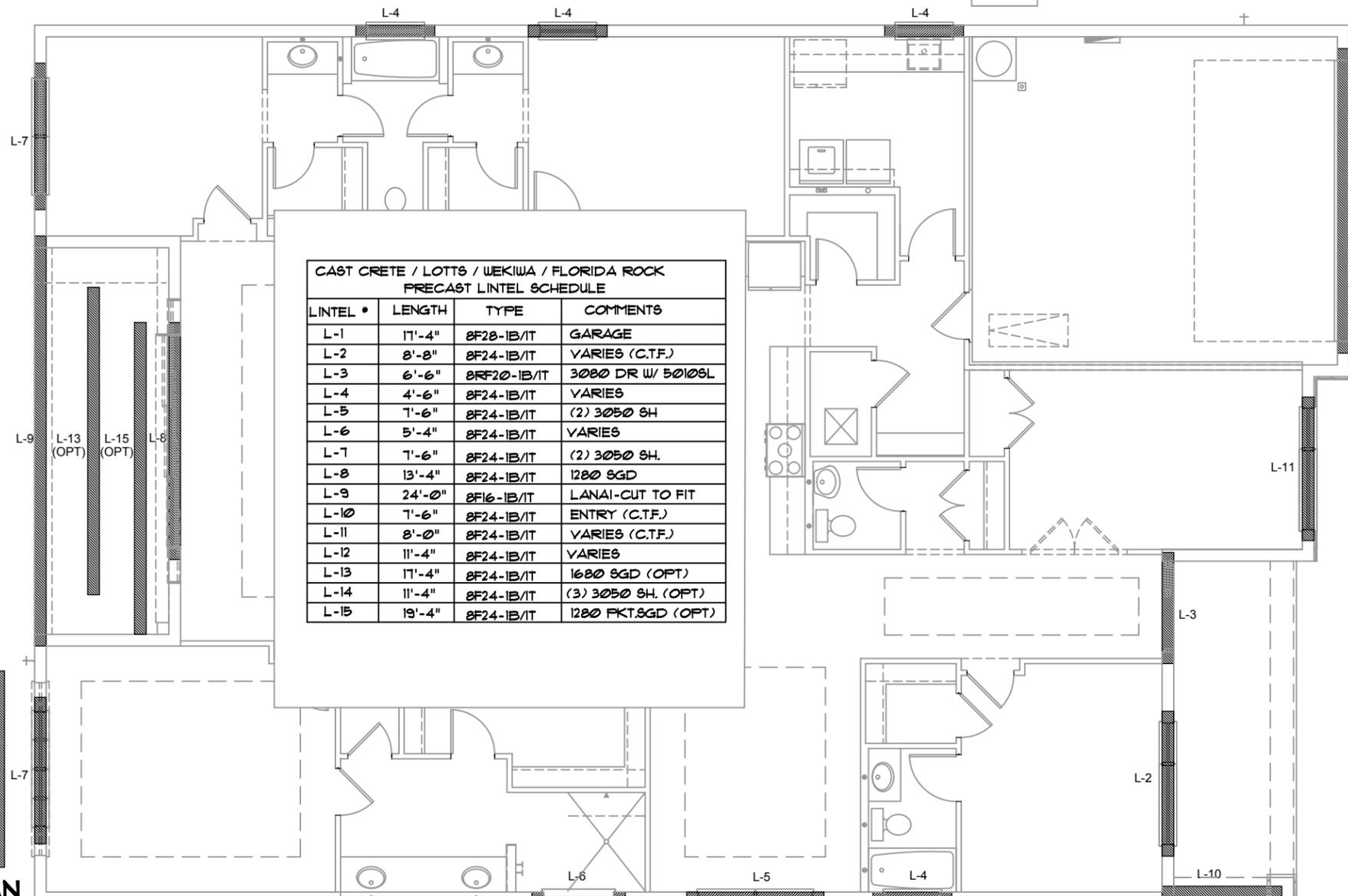
PRECAST LINTEL PLAN D (STANDARD)

LENGTH	TYPE	UPLIFT						LATERAL		
		8RF6-1T	8RF10-1T	8RF14-1T	8RF18-1T	8RF22-1T	8RF26-1T	8RF30-1T	8RU6	8F8
4'-4" (52")	PRECAST	1244	1573	2413	3260	4112	4967	5825	932	932
4'-6" (54")	PRECAST	1192	1507	2311	3121	3937	4756	5577	853	853
5'-8" (68")	PRECAST	1192	1455	2240	3036	3837	4643	5453	501	501
5'-10" (70")	PRECAST	896	1132	1741	2357	2978	3603	4230	469	469
6'-8" (80")	PRECAST	778	882	1513	2042	2573	3107	3642	830	1100
7'-6" (90")	PRECAST	688	697	1325	1810	2280	2753	3227	710	941
8'-8" (116")	PRECAST	533	433	808	1123	1413	1704	1995	516	614

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



TYPE DESIGNATION



- MATERIALS**
- fc precast lintels = 3500 psi.
 - fc prestressed lintels = 6000 psi.
 - fc grout = 3000 psi w/ maximum 3/8" aggregate.
 - Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
 - Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
 - Prestressing strand per ASTM A416 grade 270 low relaxation.
 - 7/32 wire per ASTM A510.
 - Mortar per ASTM C270 type M or S.
- GENERAL NOTES**
- Provide full mortar head and bed joints.
 - Shore filled concrete as required.
 - Installation of lintel must comply with the architectural and/or structural drawings.
 - Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
 - All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
 - Bottom field added rebar to be located at the bottom of the lintel cavity.
 - 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
 - Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
 - Safe load ratings based on rational design analysis per ACI 318 and ACI 530
- SAFE LOAD TABLE NOTES**
- All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
 - N.R. = Not Rated.
 - Safe loads are total superimposed allowable load on the section specified.
 - Safe loads based on grade 40 or grade 60 field rebar.
 - Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel.
 - One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
 - The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from the face of support.
 - For composite lintel heights not shown, use safe load from next lower height.
 - All safe loads in units of pounds per linear foot.



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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

LENGTH	TYPE	8U8	GRAVITY						8U8	8F8
			8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B		
2'-0" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936	
3'-6" (42")	PRECAST	2302	3138	3377	4689	6001	7315	8630	9947	
4'-0" (48")	PRECAST	2029	2325	2496	3467	4438	5410	6384	7358	
4'-6" (54")	PRECAST	1651	2646	4473	6039	7526	9004	10472	11936	
5'-4" (64")	PRECAST	1184	1787	1913	2657	3403	4149	4896	5644	
5'-10" (70")	PRECAST	972	2170	4027	6039	7526	9004	10472	11936	
6'-6" (78")	PRECAST	937	1223	1301	1809	2317	2826	3336	3846	
7'-6" (90")	PRECAST	767	1665	2889	5057	6996	5400	6424	7490	
8'-0" (96")	PRECAST	670	1000	1059	1474	1889	2304	2721	3137	
8'-8" (104")	PRECAST	618	1459	2464	4144	5458	4437	5280	6122	
9'-4" (112")	PRECAST	573	1255	2101	3263	2746	3358	3971	4585	
10'-6" (126")	PRECAST	456	1029	1675	2385	1994	2439	2886	3333	
11'-4" (136")	PRECAST	445	899	1445	2214	3192	4533	6513	4087	
12'-0" (144")	PRECAST	414	767	1257	1779	1479	1810	2142	2474	
13'-4" (160")	PRECAST	362	632	1049	1469	1210	1482	1754	2027	
14'-0" (168")	PRECAST	338	568	1212	1818	2544	3469	4030	3127	
14'-8" (176")	PRESTRESSED	N.R.	482	802	1125	915	1122	1328	1535	
15'-4" (184")	PRESTRESSED	N.R.	598	935	1365	1854	2441	3155	4044	
17'-4" (208")	PRESTRESSED	N.R.	545	884	1254	1689	2074	1570	1818	
19'-4" (232")	PRESTRESSED	N.R.	555	864	1254	1693	2211	2832	3590	
21'-4" (256")	PRESTRESSED	N.R.	427	726	1028	1331	1635	1224	1418	
22'-0" (264")	PRESTRESSED	N.R.	485	748	1076	1438	1855	2343	2920	
24'-0" (288")	PRESTRESSED	N.R.	381	648	919	1190	1462	1087	1260	
			455	700	1003	1335	1714	2153	2666	
			NR	NR	NR	NR	NR	NR	NR	
			465	755	1370	2045	2810	3185	3765	
			NR	NR	NR	NR	NR	NR	NR	
			420	695	1250	1855	2370	2890	3410	
			NR	NR	NR	NR	NR	NR	NR	
			310	530	950	1400	1800	2200	2600	
			NR	NR	NR	NR	NR	NR	NR	
			240	400	750	1090	1400	1720	2030	
			NR	NR	NR	NR	NR	NR	NR	
			183	330	610	940	1340	1780	2110	
			NR	NR	NR	NR	NR	NR	NR	
			160	300	570	870	1250	1660	1970	
			NR	NR	NR	NR	NR	NR	NR	
			130	240	470	720	1030	1350	1610	

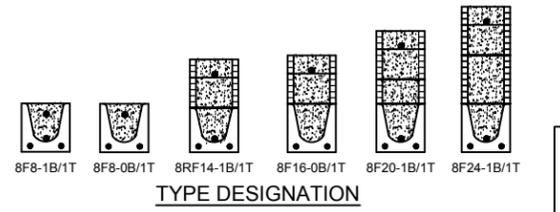
LENGTH	TYPE	8RU6	GRAVITY						8RU6	8F6
			8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B		
4'-4" (52")	PRECAST	1489	1591	3053	2982	3954	4929	5904	6880	
4'-6" (54")	PRECAST	1357	1827	3412	4982	6472	7947	9416	10878	
5'-8" (68")	PRECAST	785	1449	2782	2714	3650	4487	5375	6254	
5'-10" (70")	PRECAST	735	1702	3412	4982	6472	7947	9416	10878	
6'-6" (80")	PRECAST	822	832	1602	1550	2058	2566	3075	3585	
7'-6" (90")	PRECAST	665	1153	2162	4074	6472	6516	5814	6839	
8'-8" (116")	PRECAST	371	779	1500	1449	1924	2400	2876	3352	
			1103	2051	3811	6472	6516	5450	6411	
			907	1677	2933	2576	3223	3872	4522	
			907	1677	2933	4100	6730	8177	6707	
			761	1377	2252	1958	2451	2944	3439	
			764	1377	2329	3609	5492	6624	5132	
			420	834	1253	1071	1342	1614	1886	
			535	928	1497	2179	2618	3595	2875	

LENGTH	TYPE	UPLIFT						LATERAL		
		8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	8U8	8F8
2'-10" (34")	PRECAST	2727	2878	4101	5332	6569	7811	9055	2021	2021
3'-6" (42")	PRECAST	2165	2289	3260	4237	5219	6204	7192	1257	1257
4'-0" (48")	PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938
4'-6" (54")	PRECAST	1660	1765	2435	3171	3913	4658	5406	727	727
5'-4" (64")	PRECAST	1393	1484	2110	2741	3375	4010	4648	505	505
5'-10" (70")	PRECAST	1272	1357	1930	2505	3084	3665	4247	418	418
6'-6" (78")	PRECAST	1141	1182	1684	2192	2703	3216	3732	707	887
7'-6" (90")	PRECAST	959	912	1475	1914	2354	2797	3240	591	657
8'-0" (96")	PRECAST	801	812	1269	1580	1852	2144	2444	454	630
10'-6" (126")	PRECAST	716	611	1039	1389	1711	2034	2358	396	493
11'-4" (136")	PRECAST	666	439	696	899	1104	1309	1515	363	556
12'-0" (144")	PRECAST	607	535	905	1295	1595	1896	2198	340	494
12'-4" (148")	PRECAST	631	400	631	816	1001	1186	1372	340	494
13'-4" (160")	PRECAST	500	340	532	686	841	997	1153	302	398
14'-0" (168")	PRECAST	458	316	493	635	778	922	1065	286	360
14'-8" (176")	PRESTRESSED	243	295	459	691	724	857	989	N.R.	357
15'-4" (184")	PRESTRESSED	228	278	430	553	677	801	925	N.R.	327
17'-4" (208")	PRESTRESSED	188	236	361	464	567	670	774	N.R.	255
19'-4" (232")	PRESTRESSED	165	239	383	550	736	940	1160	N.R.	204
21'-4" (256")	PRESTRESSED	145	186	278	356	433	512	590	N.R.	172
22'-0" (264")	PRESTRESSED	127	165	244	312	380	447	515	N.R.	161
24'-0" (288")	PRESTRESSED	124	186	290	408	538	680	833	N.R.	135

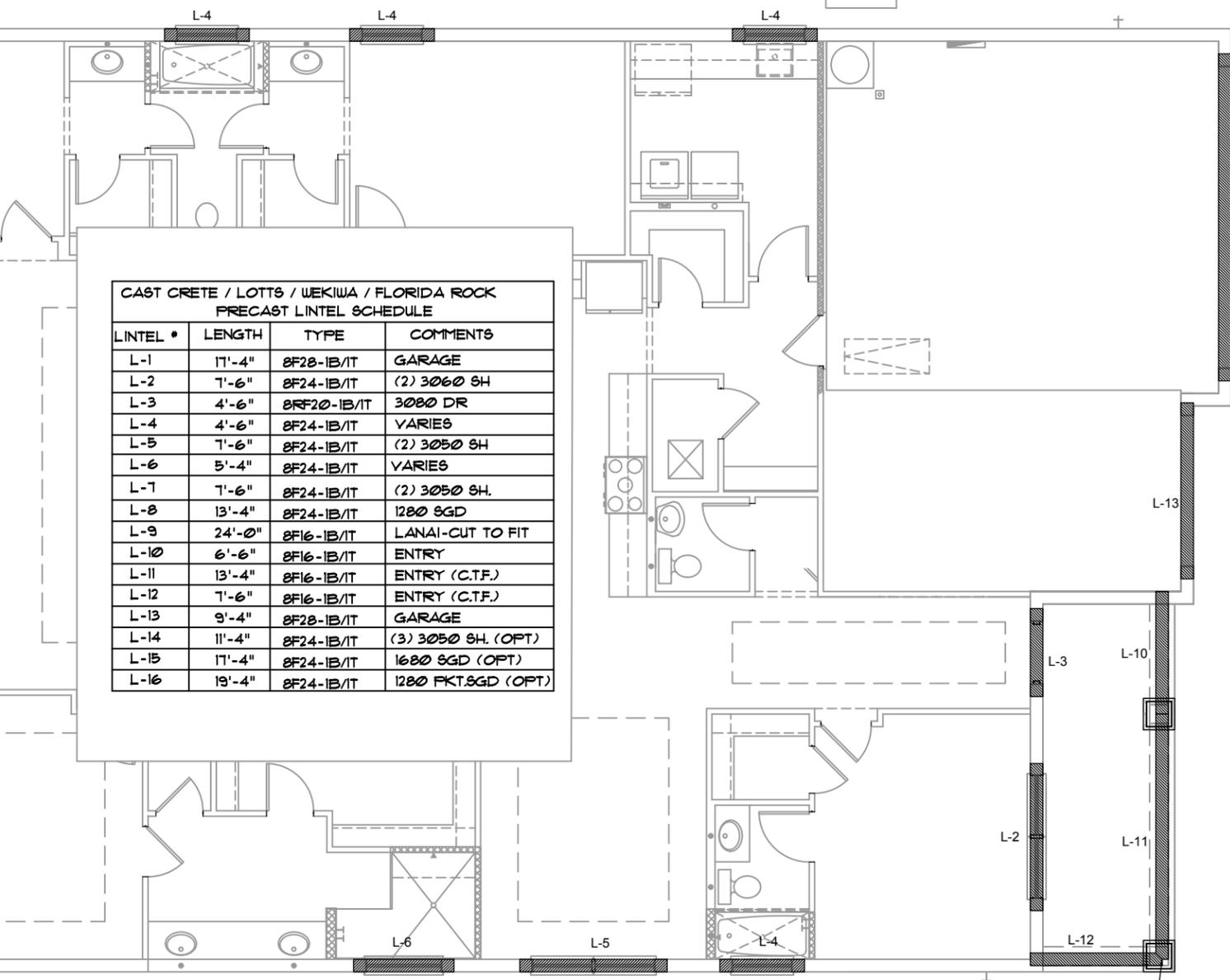
PRECAST LINTEL PLAN
A (OPT. 3 CAR GARAGE)

LENGTH	TYPE	UPLIFT						LATERAL		
		8RF6-1T	8RF10-1T	8RF14-1T	8RF18-1T	8RF22-1T	8RF26-1T	8RF30-1T	8RU6	8F6
4'-4" (52")	PRECAST	1244	1573	2413	3260	4112	4967	5825	932	932
4'-6" (54")	PRECAST	1192	1507	2311	3121	3937	4756	5577	853	853
5'-8" (68")	PRECAST	1192	1455	2240	3036	3837	4643	5453	501	501
5'-10" (70")	PRECAST	924	1172	1795	2423	3055	3689	4325	469	469
6'-8" (80")	PRECAST	896	1132	1741	2357	2978	3603	4230	830	1100
7'-6" (90")	PRECAST	688	849	1302	1810	2280	2753	3227	710	941
8'-8" (116")	PRECAST	533	433	808	1123	1413	1704	1995	516	614
			533	527	1009	1369	1728	2088	2450	614

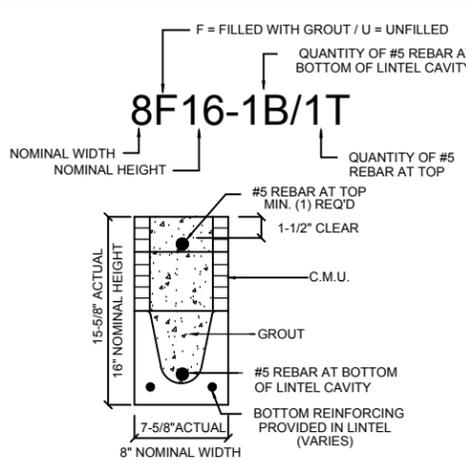
*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



TYPE DESIGNATION



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	VARIABLES
L-5	7'-6"	8F24-1B/1T	(2) 3050 SH
L-6	5'-4"	8F24-1B/1T	VARIABLES
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)
L-16	19'-4"	8F24-1B/1T	1280 FKT.SGD (OPT)



- MATERIALS**
- fc precast lintels = 3500 psi.
 - fc prestressed lintels = 6000 psi.
 - fc grout = 3000 psi w/ maximum 3/8" aggregate.
 - Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
 - Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
 - Prestressing strand per ASTM A416 grade 270 low relaxation.
 - 7/32 wire per ASTM A510.
 - Mortar per ASTM C270 type M or S.
- GENERAL NOTES**
- Provide full mortar head and bed joints.
 - Shore filled lintels as required.
 - Installation of lintel must comply with the architectural and/or structural drawings.
 - Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
 - All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
 - Bottom field added rebar to be located at the bottom of the lintel cavity.
 - 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
 - Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
 - Safe load ratings based on rational design analysis per ACI 318 and ACI 530

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



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2945

SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS
8" PRECAST & PRESTRESSED U-LINTELS

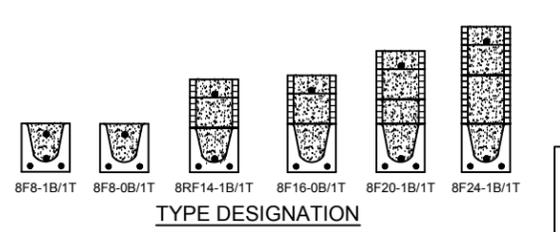
LENGTH	TYPE	8U8	GRAVITY													
			8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B	8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B
2'-0" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936							
3'-6" (42")	PRECAST	2302	3138	3377	4689	6001	7315	8630	9947							
4'-0" (48")	PRECAST	2029	2325	2496	3467	4438	5410	6384	7358							
4'-6" (54")	PRECAST	1651	2646	4473	6039	7526	9004	10472	11936							
5'-0" (60")	PRECAST	1184	1787	1913	2657	3403	4149	4896	5644							
5'-10" (70")	PRECAST	972	2170	4027	6039	7526	9004	10472	11936							
6'-6" (78")	PRECAST	937	1223	1301	1809	2317	2826	3336	3846							
7'-6" (90")	PRECAST	767	1665	2889	5057	6996	8935	10874	12813							
8'-0" (96")	PRECAST	670	1000	1059	1474	1889	2304	2721	3137							
8'-8" (104")	PRECAST	618	1459	2464	4144	5458	6772	8086	9400							
9'-4" (112")	PRECAST	573	1255	2101	3263	4425	5587	6749	7911							
10'-6" (126")	PRECAST	456	1029	1675	2385	3094	3804	4514	5224							
11'-4" (136")	PRECAST	445	899	1445	2214	2983	3752	4521	5290							
12'-0" (144")	PRECAST	414	767	1257	1779	2299	2819	3339	3859							
13'-4" (160")	PRECAST	362	632	1049	1469	1889	2309	2729	3149							
14'-0" (168")	PRECAST	338	508	864	1254	1644	2034	2424	2814							
14'-8" (176")	PRESTRESSED	N.R.	NR													
15'-4" (184")	PRESTRESSED	N.R.	NR													
17'-4" (208")	PRESTRESSED	N.R.	NR													
19'-4" (232")	PRESTRESSED	N.R.	NR													
21'-4" (256")	PRESTRESSED	N.R.	NR													
22'-0" (264")	PRESTRESSED	N.R.	NR													
24'-0" (288")	PRESTRESSED	N.R.	NR													

LENGTH	TYPE	8RU6	GRAVITY													
			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							
4'-6" (54")	PRECAST	1357	1827	3412	4982	6472	7947	9416	10878							
5'-8" (68")	PRECAST	785	1449	2782	4082	5372	6662	7952	9242							
5'-10" (70")	PRECAST	735	1702	3412	4982	6472	7947	9416	10878							
6'-6" (80")	PRECAST	822	832	1602	1550	2058	2566	3075	3585							
7'-6" (90")	PRECAST	665	1153	2162	4074	6472	6516	5814	6839							
8'-8" (116")	PRECAST	371	779	1500	1448	1924	2400	2876	3352							

LENGTH	TYPE	8RU6	8RU8	UPLIFT										LATERAL		
				8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	8F8-2T	8F12-2T	8F16-2T	8F20-2T	8F24-2T	8F28-2T
2'-10" (34")	PRECAST	2727	2727	2878	4101	5332	6563	7794	9025	2021	2021					
3'-6" (42")	PRECAST	2165	2165	2289	3260	4237	5219	6204	7189	1257	1257					
4'-0" (48")	PRECAST	1878	1878	1989	2832	3680	4532	5387	6245	938	938					
4'-6" (54")	PRECAST	1660	1660	1765	2435	3171	3913	4658	5406	727	727					
5'-4" (64")	PRECAST	1393	1393	1484	2110	2741	3375	4010	4648	505	505					
5'-10" (70")	PRECAST	1272	1272	1315	1875	2441	3010	3583	4157	418	418					
6'-6" (78")	PRECAST	1141	1141	1182	1684	2192	2703	3216	3732	707	887					
7'-6" (90")	PRECAST	990	990	1029	1466	1907	2351	2797	3240	591	657					
9'-4" (112")	PRECAST	801	801	812	980	1269	1560	1852	2144	454	630					
10'-6" (126")	PRECAST	716	716	716	811	1039	1389	1711	2034	396	493					
11'-4" (136")	PRECAST	666	666	666	735	905	1295	1595	1896	363	566					
12'-0" (144")	PRECAST	607	607	607	631	816	1001	1186	1372	340	494					
13'-4" (160")	PRECAST	500	500	500	532	686	841	997	1153	302	398					
14'-0" (168")	PRECAST	458	458	458	493	635	778	922	1065	286	360					
14'-8" (176")	PRESTRESSED	243	243	243	259	459	691	924	1157	N.R.	357					
15'-4" (184")	PRESTRESSED	228	228	228	278	430	553	677	801	N.R.	327					
17'-4" (208")	PRESTRESSED	188	188	188	236	361	464	567	670	N.R.	255					
19'-4" (232")	PRESTRESSED	165	165	165	239	383	550	736	940	N.R.	204					
21'-4" (256")	PRESTRESSED	145	145	145	186	278	356	433	512	N.R.	172					
22'-0" (264")	PRESTRESSED	127	127	127	165	244	312	380	447	N.R.	161					
24'-0" (288")	PRESTRESSED	124	124	124	186	290	408	538	680	N.R.	135					

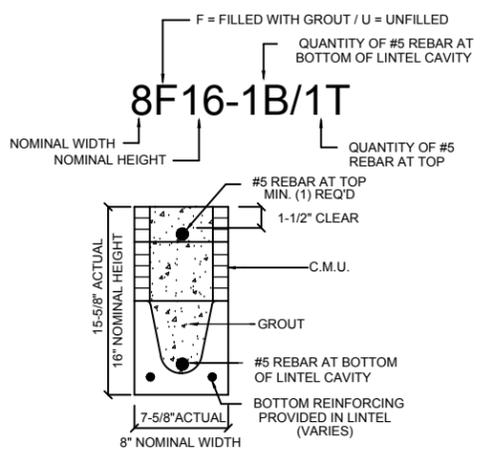
PRECAST LINTEL PLAN
B (OPT. 3 CAR GARAGE)

LENGTH	TYPE	8RU6	8RU8	UPLIFT										LATERAL		
				8RF6-1T	8RF10-1T	8RF14-1T	8RF18-1T	8RF22-1T	8RF26-1T	8RF30-1T	8RF6-2T	8RF10-2T	8RF14-2T	8RF18-2T	8RF22-2T	8RF26-2T
4'-4" (52")	PRECAST	1244	1244	1573	2413	3260	4112	4967	5825	932	932					
4'-6" (54")	PRECAST	1192	1192	1507	2311	3121	3937	4756	5577	853	853					
5'-8" (68")	PRECAST	1192	1192	1455	2240	3036	3837	4643	5453	501	501					
5'-10" (70")	PRECAST	924	924	1172	1795	2423	3055	3689	4325	469	469					
6'-8" (80")	PRECAST	778	778	882	1513	2042	2573	3107	3642	830	1100					
7'-6" (90")	PRECAST	688	688	688	849	1302	1810	2280	2753	710	941					
8'-8" (116")	PRECAST	533	533	433	808	1123	1413	1704	1995	516	614					



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	VARIABLES
L-5	7'-6"	8F24-1B/1T	(2) 3050 SH
L-6	5'-4"	8F24-1B/1T	VARIABLES
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)
L-16	19'-4"	8F24-1B/1T	1280 FKT.SGD (OPT)



- MATERIALS**
- fc precast lintels = 3500 psi.
 - fc prestressed lintels = 6000 psi.
 - fc grout = 3000 psi w/ maximum 3/8" aggregate.
 - Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
 - Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
 - Prestressing strand per ASTM A416 grade 270 low relaxation.
 - 7/32 wire per ASTM A510.
 - Mortar per ASTM C270 type M or S.
- GENERAL NOTES**
- Provide full mortar head and bed joints.
 - Shore filled lintels as required.
 - Installation of lintel must comply with the architectural and/or structural drawings.
 - Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
 - All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
 - Bottom field added rebar to be located at the bottom of the lintel cavity.
 - 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
 - Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
 - Safe load ratings based on rational design analysis per ACI 318 and ACI 530

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



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title:
PreCast Lintel Plan
project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

L1.1B

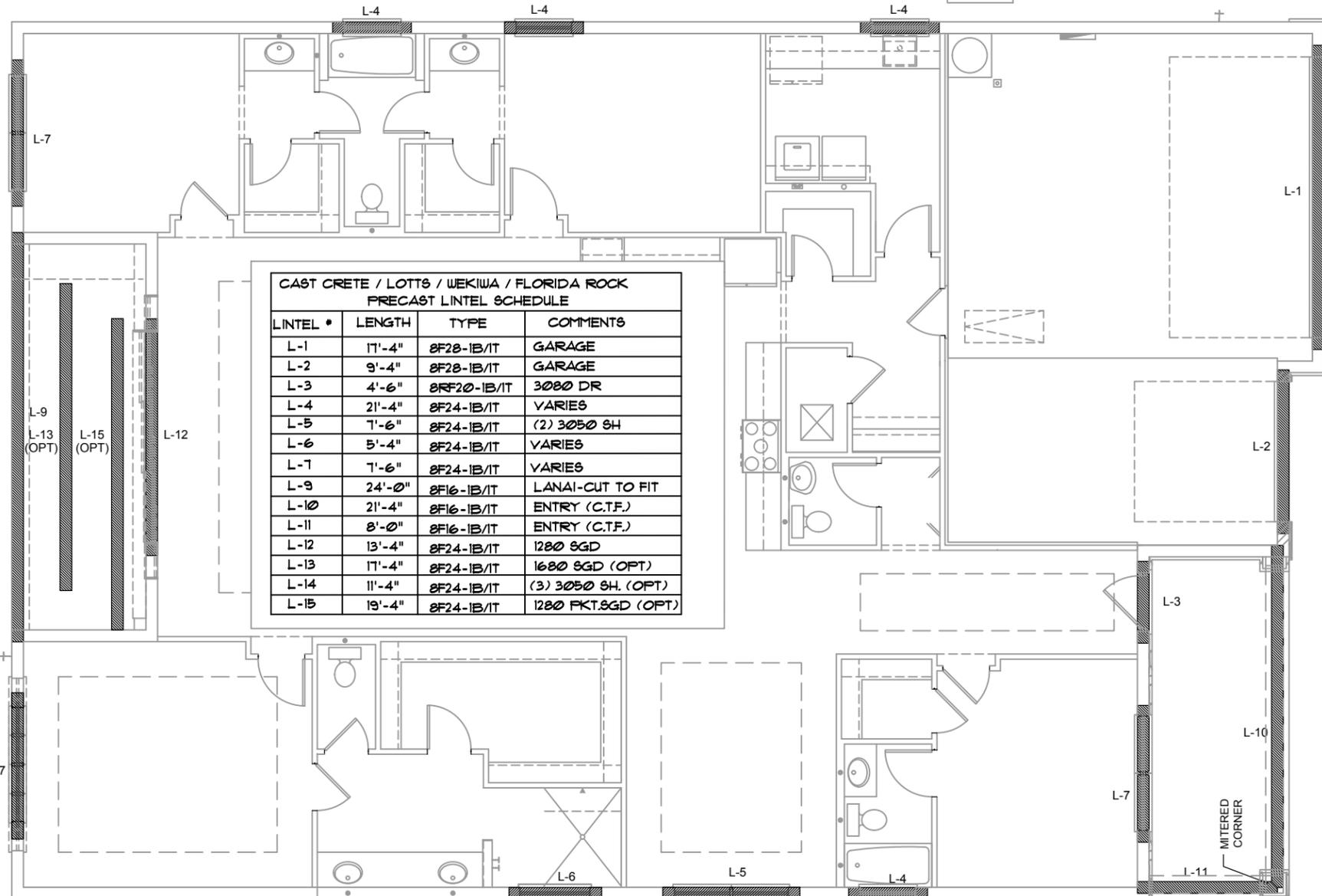
**SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS
8" PRECAST & PRESTRESSED U-LINTELS**

LENGTH	TYPE	GRAVITY														
		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	11938	3166	4473	6039	7526	9004	10472	11938
3'-6" (42")	PRECAST	2302	3138	4377	5939	7426	8904	10372	11838	3138	4377	5939	7426	8904	10372	11838
4'-0" (48")	PRECAST	2029	2325	2496	3467	4438	5410	6384	7358	2325	2496	3467	4438	5410	6384	7358
4'-6" (54")	PRECAST	1651	1787	1913	2657	3403	4149	4896	5644	1787	1913	2657	3403	4149	4896	5644
5'-4" (64")	PRECAST	1184	1223	1301	1809	2317	2826	3336	3846	1223	1301	1809	2317	2826	3336	3846
5'-10" (70")	PRECAST	972	1000	1059	1474	1889	2304	2721	3137	1000	1059	1474	1889	2304	2721	3137
6'-6" (78")	PRECAST	937	1255	2101	3263	4425	5587	6749	7911	1255	2101	3263	4425	5587	6749	7911
7'-6" (90")	PRECAST	767	1029	1675	2385	3095	3805	4515	5225	1029	1675	2385	3095	3805	4515	5225
8'-0" (96")	PRECAST	670	830	1362	1927	2492	3057	3622	4187	830	1362	1927	2492	3057	3622	4187
8'-8" (104")	PRECAST	618	767	1257	1779	2299	2819	3339	3859	767	1257	1779	2299	2819	3339	3859
9'-4" (112")	PRECAST	573	632	1049	1469	1889	2309	2729	3149	1049	1469	1889	2309	2729	3149	3569
10'-6" (126")	PRECAST	456	598	935	1365	1795	2225	2655	3085	935	1365	1795	2225	2655	3085	3515
11'-4" (136")	PRECAST	445	598	935	1365	1795	2225	2655	3085	935	1365	1795	2225	2655	3085	3515
12'-0" (144")	PRECAST	414	545	864	1254	1644	2034	2424	2814	864	1254	1644	2034	2424	2814	3204
13'-4" (160")	PRECAST	362	427	726	1026	1326	1626	1926	2226	1026	1326	1626	1926	2226	2526	2826
14'-0" (168")	PRECAST	338	485	748	1076	1404	1732	2060	2388	748	1076	1404	1732	2060	2388	2716
14'-8" (176")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
15'-4" (184")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
17'-4" (208")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
19'-4" (232")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
21'-4" (256")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
22'-0" (264")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
24'-0" (288")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR

LENGTH	TYPE	GRAVITY														
		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	1827	2063	2299	2535	2771	3007	1591	1827	2063	2299	2535	2771	3007
4'-6" (54")	PRECAST	1357	1449	1702	1938	2174	2410	2646	2882	1449	1702	1938	2174	2410	2646	2882
5'-8" (68")	PRECAST	785	832	1153	1602	2151	2700	3249	3798	1602	2151	2700	3249	3798	4347	4896
5'-10" (70")	PRECAST	735	779	1103	1552	2101	2650	3199	3748	1552	2101	2650	3199	3748	4297	4846
6'-8" (80")	PRECAST	822	907	1277	1726	2175	2624	3073	3522	1726	2175	2624	3073	3522	3971	4420
7'-6" (90")	PRECAST	665	761	1137	1513	1889	2265	2641	3017	1513	1889	2265	2641	3017	3393	3769
9'-8" (116")	PRECAST	371	420	535	650	765	880	995	1110	650	765	880	995	1110	1225	1340

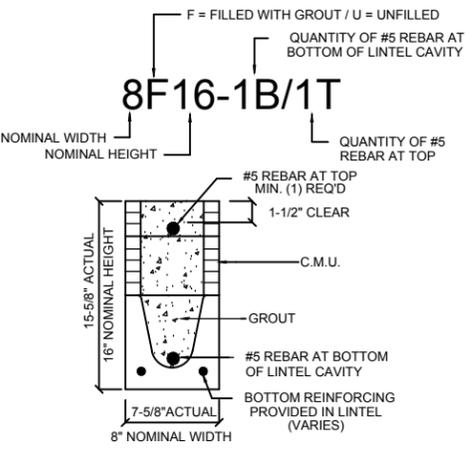
LENGTH	TYPE	UPLIFT										LATERAL	
		8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	8U8	8F8			
2'-10" (34")	PRECAST	2727	2878	3114	3350	3586	3822	4058	2021	2021			
3'-6" (42")	PRECAST	2165	2289	2525	2761	3000	3236	3472	1257	1257			
4'-0" (48")	PRECAST	1878	1989	2199	2409	2619	2829	3039	938	938			
4'-6" (54")	PRECAST	1660	1762	1962	2162	2362	2562	2762	727	727			
5'-4" (64")	PRECAST	1383	1484	1684	1884	2084	2284	2484	505	505			
5'-10" (70")	PRECAST	1272	1373	1573	1773	1973	2173	2373	418	418			
6'-6" (78")	PRECAST	1141	1241	1441	1641	1841	2041	2241	331	331			
7'-6" (90")	PRECAST	959	1059	1259	1459	1659	1859	2059	244	244			
9'-4" (112")	PRECAST	801	901	1101	1301	1501	1701	1901	157	157			
10'-6" (126")	PRECAST	716	816	1016	1216	1416	1616	1816	96	96			
11'-4" (136")	PRECAST	666	766	966	1166	1366	1566	1766	53	53			
12'-0" (144")	PRECAST	631	731	931	1131	1331	1531	1731	34	34			
13'-4" (160")	PRECAST	500	600	800	1000	1200	1400	1600	15	15			
14'-0" (168")	PRECAST	458	558	758	958	1158	1358	1558	8	8			
14'-8" (176")	PRESTRESSED	243	343	543	743	943	1143	1343	N.R.	357			
15'-4" (184")	PRESTRESSED	228	328	528	728	928	1128	1328	N.R.	327			
17'-4" (208")	PRESTRESSED	188	288	488	688	888	1088	1288	N.R.	255			
19'-4" (232")	PRESTRESSED	165	265	465	665	865	1065	1265	N.R.	204			
21'-4" (256")	PRESTRESSED	145	245	445	645	845	1045	1245	N.R.	172			
22'-0" (264")	PRESTRESSED	140	240	440	640	840	1040	1240	N.R.	161			
24'-0" (288")	PRESTRESSED	124	224	424	624	824	1024	1224	N.R.	135			

**PRECAST LINTEL PLAN
C (OPT. 3 CAR GARAGE)**



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-8	24'-0"	8F16-1B/1T	LANAI-CUT TO FIT
L-9	21'-4"	8F16-1B/1T	ENTRY (C.T.F.)
L-10	8'-0"	8F16-1B/1T	ENTRY (C.T.F.)
L-11	13'-4"	8F24-1B/1T	1280 SGD
L-12	17'-4"	8F24-1B/1T	1680 SGD (OPT)
L-13	11'-4"	8F24-1B/1T	(3) 3050 SH. (OPT)
L-14	19'-4"	8F24-1B/1T	1280 PKT.SGD (OPT)

LENGTH	TYPE	UPLIFT										LATERAL	
		8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	8RU6	8F6			
4'-4" (52")	PRECAST	1244	1573	2413	3253	4112	4967	5825	932	932			
4'-6" (54")	PRECAST	1192	1507	2311	3121	3937	4756	5577	853	853			
5'-8" (68")	PRECAST	924	1172	1741	2357	2978	3603	4230	501	501			
5'-10" (70")	PRECAST	896	1138	1742	2352	2965	3581	4198	469	469			
6'-8" (80")	PRECAST	778	882	1513	2042	2573	3107	3642	630	1100			
7'-6" (90")	PRECAST	688	849	1302	1810	2280	2753	3227	710	941			
9'-8" (116")	PRECAST	533	633	808	1123	1413	1704	1995	516	614			



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

- GENERAL NOTES**
1. Provide full mortar head and bed joints.
 2. Shore filled lintels as required.
 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 additional 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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2945 PATAGONIA
MASTER

title:
PreCast Lintel Plan
project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

L1.1C

SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS
8" PRECAST & PRESTRESSED U-LINTELS

LENGTH	TYPE	GRAVITY									
		8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B	8F36-0B	8F40-0B
2'-0" (34")	PRECAST	2302	3166	4473	6039	7526	9004	10472	11936		
3'-6" (42")	PRECAST	2302	3138	3377	4689	6001	7315	8630	9947		
4'-0" (48")	PRECAST	2029	2646	4473	6039	7526	9004	10472	11936		
4'-6" (54")	PRECAST	1651	1787	1913	2557	3403	4149	4896	5644		
5'-4" (64")	PRECAST	1184	1270	1402	1809	2317	2826	3336	3846		
5'-10" (70")	PRECAST	972	1000	1059	1474	1889	2304	2721	3137		
6'-6" (78")	PRECAST	937	1255	2101	3263	4425	5587	6749	7911		
7'-6" (90")	PRECAST	767	1029	1675	2385	3094	3804	4514	5224		
8'-0" (96")	PRECAST	670	830	1362	1927	2502	3077	3652	4227		
8'-8" (104")	PRECAST	618	767	1257	1779	2301	2823	3345	3867		
9'-4" (112")	PRECAST	573	632	1049	1469	1889	2309	2729	3149		
10'-6" (126")	PRECAST	456	482	802	1125	1448	1771	2094	2417		
11'-4" (136")	PRECAST	445	598	935	1365	1795	2225	2655	2978		
12'-0" (144")	PRECAST	414	545	864	1254	1644	2034	2424	2814		
13'-4" (160")	PRECAST	362	427	726	1028	1331	1634	1937	2240		
14'-0" (168")	PRECAST	338	381	648	919	1190	1462	1734	2006		
14'-8" (176")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		
15'-4" (184")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		
17'-4" (208")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		
19'-4" (232")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		
21'-4" (256")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		
22'-0" (264")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		
24'-0" (288")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		

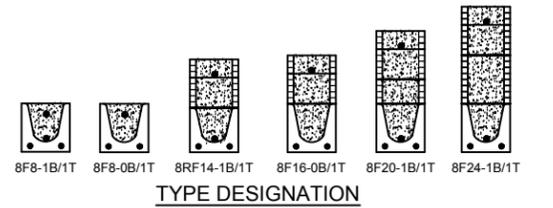
LENGTH	TYPE	GRAVITY									
		8RU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B	8RF34-0B	8RF38-0B
4'-4" (52")	PRECAST	1489	1591	3053	2982	3954	4929	5904	6880		
4'-6" (54")	PRECAST	1357	1449	2782	2714	3686	4657	5628	6599		
5'-8" (68")	PRECAST	785	832	1602	1550	2058	2566	3075	3585		
5'-10" (70")	PRECAST	735	779	1500	1448	1924	2400	2876	3352		
6'-6" (80")	PRECAST	822	907	1677	2933	2576	3223	3872	4522		
7'-6" (90")	PRECAST	665	761	1377	2252	1958	2451	2944	3439		
8'-8" (116")	PRECAST	371	420	834	1253	1071	1342	1614	1886		

LENGTH	TYPE	UPLIFT										LATERAL	
		8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	8U8	8F8			
2'-10" (34")	PRECAST	2727	2878	4101	5332	6563	7794	9025	2021	2021			
3'-6" (42")	PRECAST	2165	2289	3260	4237	5219	6204	7192	1257	1257			
4'-0" (48")	PRECAST	1878	1989	2832	3680	4532	5387	6245	938	938			
4'-6" (54")	PRECAST	1660	1762	2507	3257	4010	4767	5525	727	727			
5'-4" (64")	PRECAST	1393	1484	2110	2741	3375	4010	4648	505	505			
5'-10" (70")	PRECAST	1272	1315	1875	2441	3010	3583	4157	418	418			
6'-6" (78")	PRECAST	1141	1182	1684	2192	2703	3216	3732	707	887			
7'-6" (90")	PRECAST	959	912	1475	1914	2354	2797	3240	591	657			
9'-4" (112")	PRECAST	801	755	1192	1550	1910	2271	2634	454	630			
10'-6" (126")	PRECAST	716	611	1039	1389	1711	2034	2358	396	493			
11'-4" (136")	PRECAST	666	439	696	899	1104	1309	1515	363	556			
12'-0" (144")	PRECAST	607	400	631	816	1001	1186	1372	340	494			
13'-4" (160")	PRECAST	500	340	532	686	841	997	1153	302	398			
14'-0" (168")	PRECAST	458	316	493	635	778	922	1065	286	360			
14'-8" (176")	PRESTRESSED	243	295	459	591	724	857	990	N.R.	357			
15'-4" (184")	PRESTRESSED	228	278	430	553	677	801	925	N.R.	327			
17'-4" (208")	PRESTRESSED	188	236	361	464	567	670	774	N.R.	255			
19'-4" (232")	PRESTRESSED	165	207	313	401	490	578	667	N.R.	204			
21'-4" (256")	PRESTRESSED	145	186	278	356	433	512	590	N.R.	172			
22'-0" (264")	PRESTRESSED	127	165	244	312	380	447	515	N.R.	161			
24'-0" (288")	PRESTRESSED	124	186	290	358	426	494	562	N.R.	135			

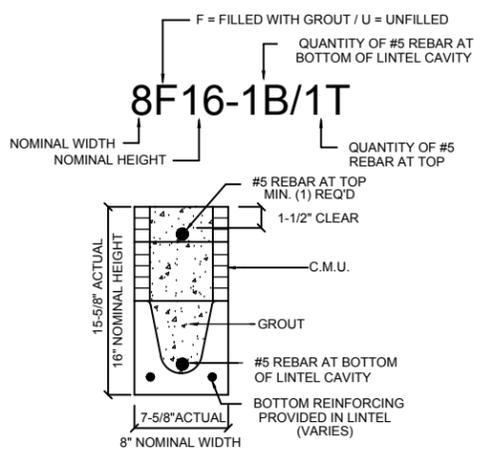
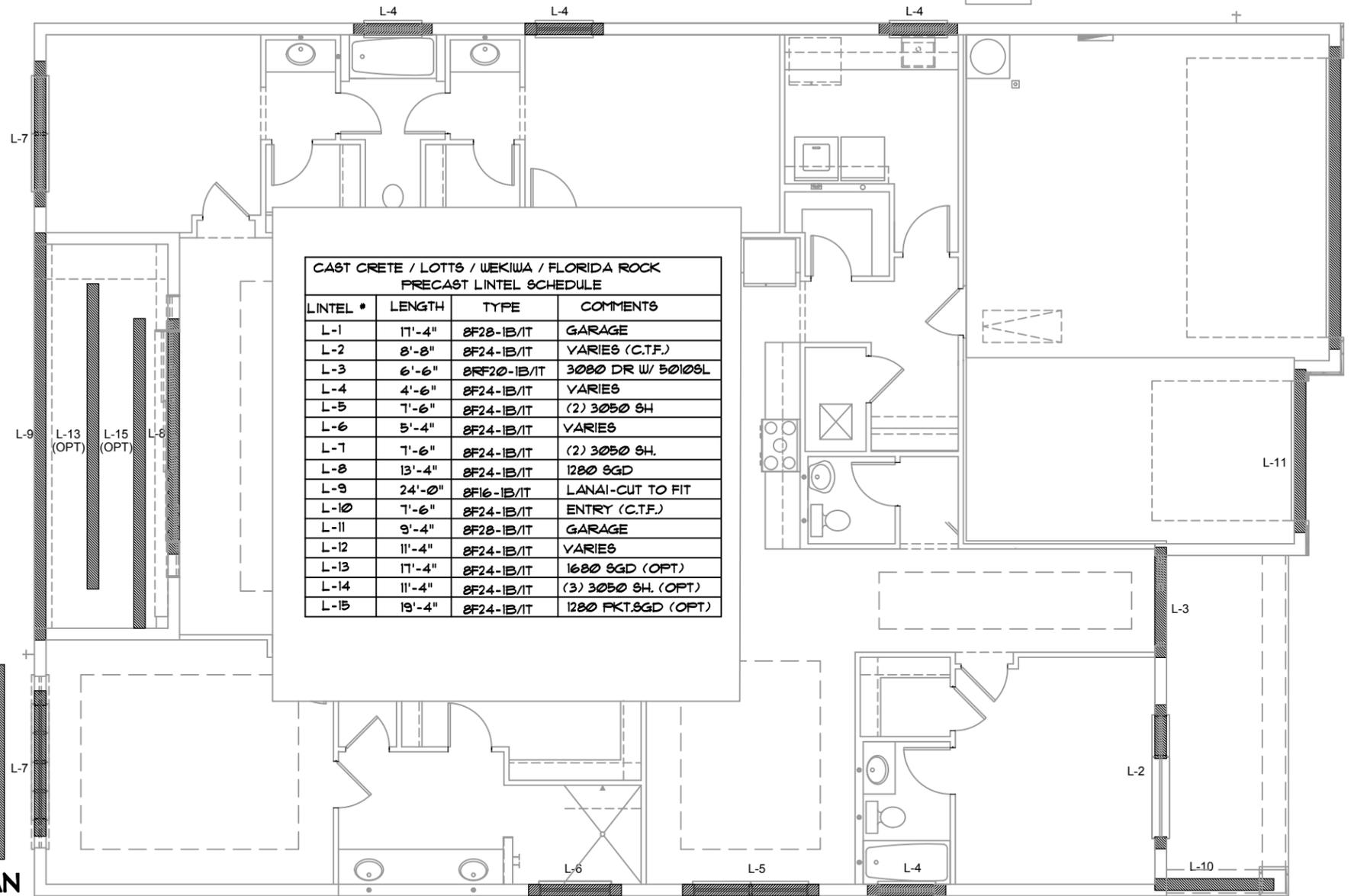
PRECAST LINTEL PLAN
D (OPT. 3 CAR GARAGE)

LENGTH	TYPE	UPLIFT										LATERAL	
		8RF6-1T	8RF10-1T	8RF14-1T	8RF18-1T	8RF22-1T	8RF26-1T	8RF30-1T	8RU6	8RF6			
4'-4" (52")	PRECAST	1244	1573	2413	3260	4112	4967	5825	932	932			
4'-6" (54")	PRECAST	1192	1507	2311	3121	3937	4756	5577	853	853			
5'-8" (68")	PRECAST	1192	1455	2240	3036	3837	4643	5453	501	501			
5'-10" (70")	PRECAST	896	924	1132	1741	2357	2978	3603	4230	469	469		
6'-8" (80")	PRECAST	778	882	1513	2042	2573	3107	3642	830	1100			
7'-6" (90")	PRECAST	688	697	1325	1810	2280	2753	3227	710	941			
8'-8" (116")	PRECAST	533	433	808	1123	1413	1704	1995	516	614			

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



TYPE DESIGNATION



- MATERIALS**
- fc precast lintels = 3500 psi.
 - fc prestressed lintels = 6000 psi.
 - fc grout = 3000 psi w/ maximum 3/8" aggregate.
 - Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
 - Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
 - Prestressing strand per ASTM A416 grade 270 low relaxation.
 - 7/32 wire per ASTM A510.
 - Mortar per ASTM C270 type M or S.
- GENERAL NOTES**
- Provide full mortar head and bed joints.
 - Shore filled lintels as required.
 - Installation of lintel must comply with the architectural and/or structural drawings.
 - Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
 - All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
 - Bottom field added rebar to be located at the bottom of the lintel cavity.
 - 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
 - Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
 - Safe load ratings based on rational design analysis per ACI 318 and ACI 530

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



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title:
PreCast Lintel Plan
project no. XX-XXXXX
checked:
drawn: KR
date: 04.09.25
scale: AS SHOWN

L1.1D

STRUCTURAL NOTES

- THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 8TH EDITION, FBCR 2023 (WIND LOAD @ 140 MPH.)
LIVE LOAD ROOF: 20 PSF.
FLOOR: 40 PSF, BALCONIES & STAIRS: 40 PSF
OCCUPANCY= 1.0
BUILDING CATEGORY R3, WIND EXPOSURE C
INTERNAL PRESSURE COEFFICIENTS = +0.18 AND -0.18
- WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBCR SECTION R301
- ALL FLOOR SLABS TO BE OF 2,500 PSI CONC. PLANT MIX MIN. 5" THICK WITH 6x6 10/10 WIRE MESH 6 MIL. POLY. VAPOR-BARRIER OVER TERMITTE TREATED COMPACTED CLEAN FILL.
- CONCRETE MASONRY UNITS SHALL MEET: CH. 1-3 OF ACI 530-02/ ASCE 5-02/TMS 402-02 OR BIA BUILDING CODE REQUIREMENTS.
- MORTAR TO BE TYPE "M" OR "S", GROUT - 2,500 PSI @ 28 DAYS.
- MASONRY CLEAN OUTS REQUIRED @ GROUT GREATER THAN FIVE (5) FEET IN HEIGHT AND ALL VERTICALS.
- REBAR TO BE # 5'S GRADE 60, W/ MIN. LAP OF 25". USE "L" BARS @ CORNERS AND USE STANDARD HOOKS @ CHANGE IN DIRECTION WITH MIN. LAP 12"
- 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
- UPLIFT CONNECTOR'S TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER ENCLOSED DETAILS.
- EPOXY ANCHOR ALTERNATIVE:
THREADED ANCHOR ROD MAY BE USED IN LIEU OF ANCHOR BOLTS FOR USE AS PLATE ANCHORS OR HURRICANE ANCHORS.
THE FOLLOWING CRITERIA MUST BE MET:

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

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

- SOIL BEARING CAPACITY 2000 PSF MINIMUM

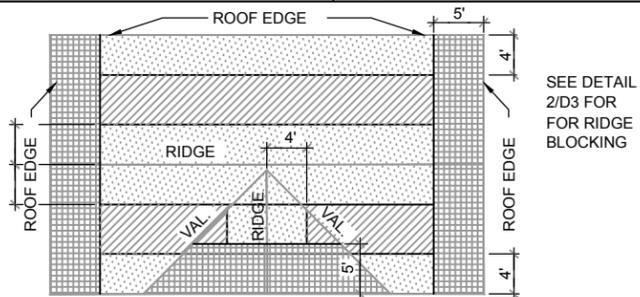
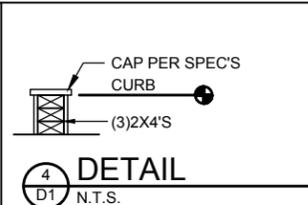
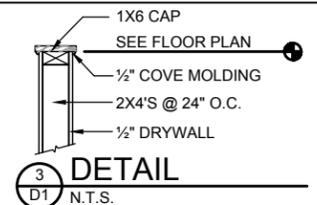
WOOD STRUCTURAL NOTES

- ALL WOOD TO BE SPECIES, GROUP, AND GRADE AS NOTED BELOW. DAMAGED WOOD NOT TO BE USED.
- ALL STRUCTURAL LUMBER SHALL BE SPF (SPRUCE-PINE-FIR) #2 OR BETTER UNLESS OTHERWISE NOTED. (PRE ENG. TRUSSES EXCLUDED)
- END JOINT IN STRUCTURAL DOUBLE TOP PLATE TO BE OFFSET AT LEAST 4". STRUCTURAL DOUBLE PLATES TO BE NAILED @ 6" O.C.
- PLYWOOD OR OSB. WALL SHEATHING NAIL PATTERN TO BE 10d @ 6" O.C.. UNLESS OTHERWISE NOTED.
- NUMBER OF HEADER STUDS AND ADJACENT FULL LENGTH STUDS PER WALL AND HEADER STUD REQUIREMENT SCHEDULE.
- MAX. 1" HOLE DRILLED INTO EXTERIOR STRUCTURAL STUDS.
- DBL. STUDS @ EA. END OF SHEAR WALL.
- WHEN ANCHORING MULTIPLE WD. ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE CENTERED.
- 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.
- ROOF SHEATHING FOR SHINGLE ROOF TO BE MIN. 19/32 OSB, NAILED (10d RING SHANK NAILS) TO ROOF TRUSSES SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
-ROOF SHEATHING FOR TILE ROOF TO BE MIN. 19/32" OSB, 1/2" CDX PLYWOOD OR 1/2" ADVANTECH. NAILED (10d RING SHANK NAILS) TO ROOF TO ROOF TRUSS SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
- FLOOR SHEATHING TO BE MIN. 23/32" PLYWOOD NAILED @ 6" O.C. W/ #8 RING SHANK NAILS AND LIQUID NAIL ADHESIVE.
- ALL FLOOR TRUSSES TO BE END BLOCKED @ BEARING LOCATIONS
- TRUSS BRACING PER TRUSS MANUFACTURE'S DRAWINGS.
- ALL NAILING SPECIFIED TO BE APPLIED BY NAIL GUN OR MANUALLY
- ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- 2000 PSF MINIMUM SOIL BEARING CAPACITY

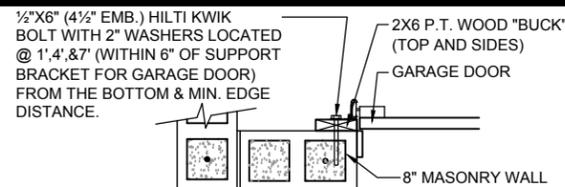
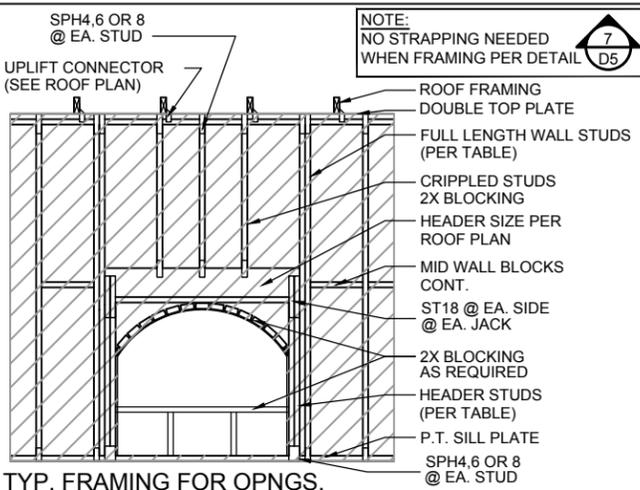
- NON BEARING WALL: 2X4 SPACED AT 24" O.C. UP TO 12'-0" HEIGHT WITH 2 ROWS OF HORIZONTAL 2X4 BLOCKING SPACE AT 4'-0" O.C.

FIELD REPAIR NOTES

- MISSED INTEL 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 SUBSTITUTION
- MISSED J-BOLTS FOR FRAMED EXTERIOR/ BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. X 7" LONG WEDGE ANCHORS (REDHEADS).
- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. X 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION:
UP TO -7/8" - NO REPAIR NECESSARY
-7/8" TO 1-1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED
1-1/4"+ - REQUIRE SPECIAL ENGINEERING LETTER
- 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



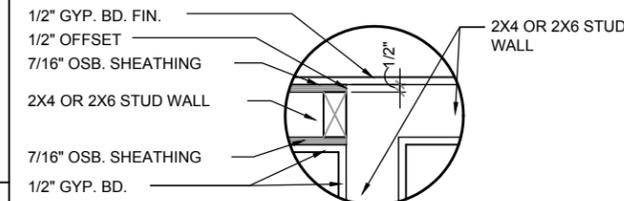
ROOF NAILING PATTERN	
ZONE: [Pattern]	10d RING SHANK NAILS @ 6" O.C. EDGES AND 12" O.C. FIELD
ZONE: [Pattern]	10d RING SHANK NAILS @ 6" O.C. EDGES AND 12" O.C. FIELD
ZONE: [Pattern]	10d RING SHANK NAILS @ 4" O.C. EDGES AND 6" O.C. FIELD



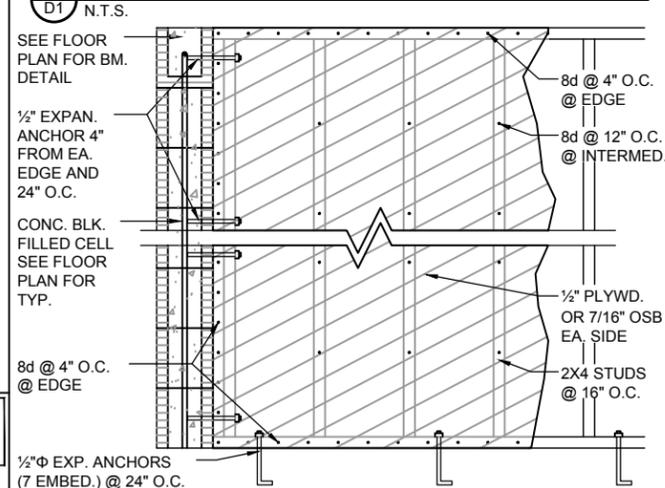
- DETAIL TO SATISFY 150 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-90
- GROUT FILLED CELL W/ 1/2" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT LENGTHS ADHERED TO
- GARAGE DOOR MANUF. TO PROVIDE ATTACHMENT TO "BUCK"

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

GARAGE BUCK DETAIL



DETAIL @ CONN. TO REG. WALL

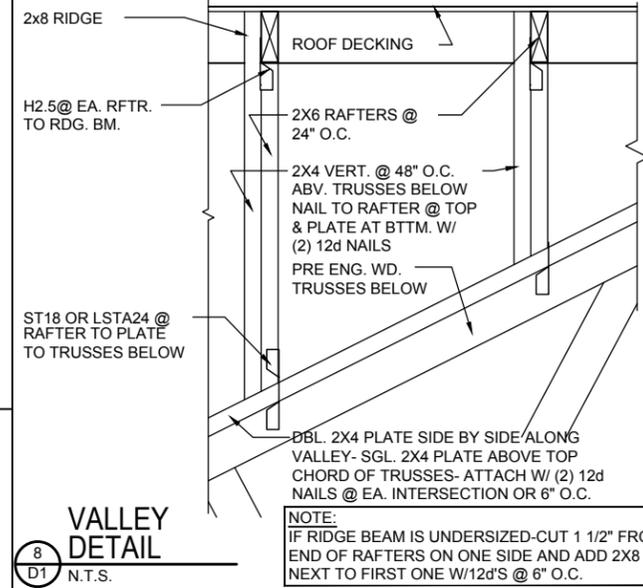
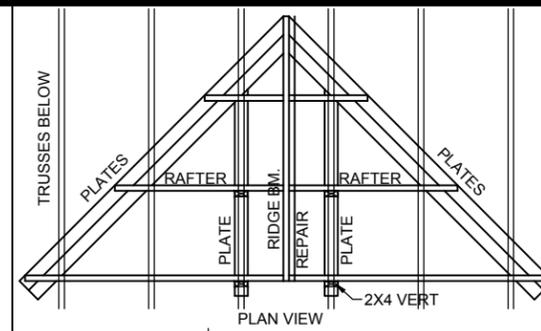


SHEAR WALL DETAIL

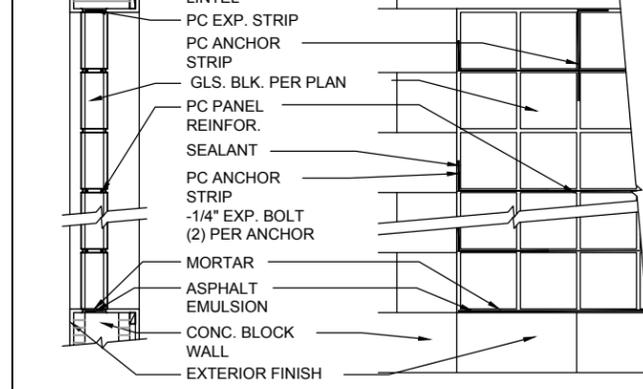
USE ONLY WHEN NOTED AS SHEAR WALL ON PLANS
1/2" = 1'-0"

MIN. WALL AND HEADER REQUIREMENTS

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



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.



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.

GLASS BLOCK DETAIL

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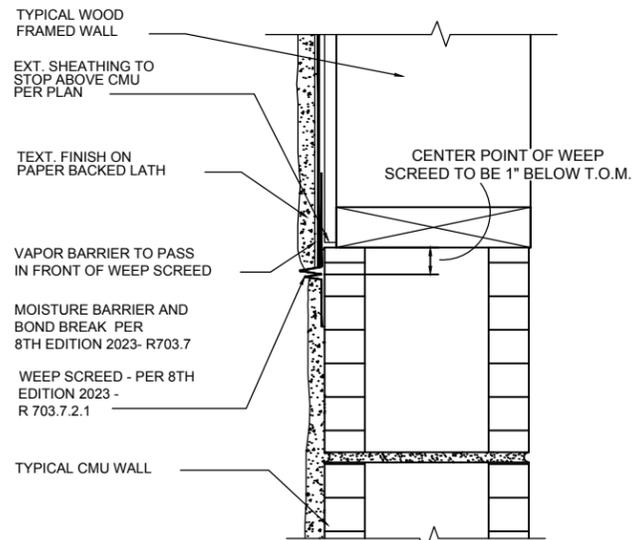


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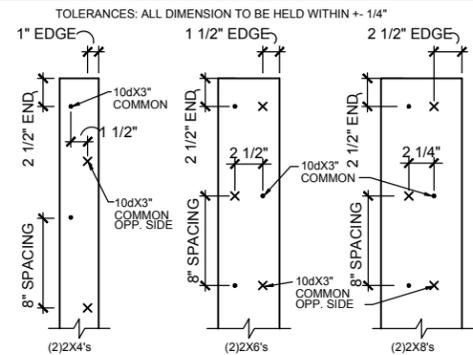
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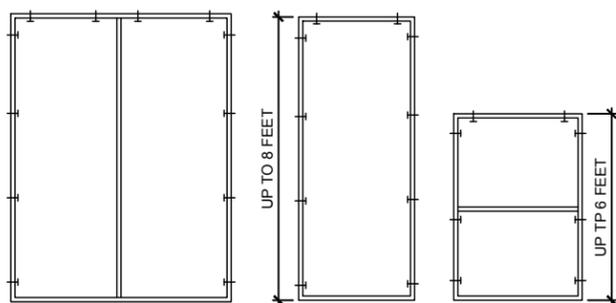
D1



A
D3 N.T.S.
FLASHING DETAIL



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



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

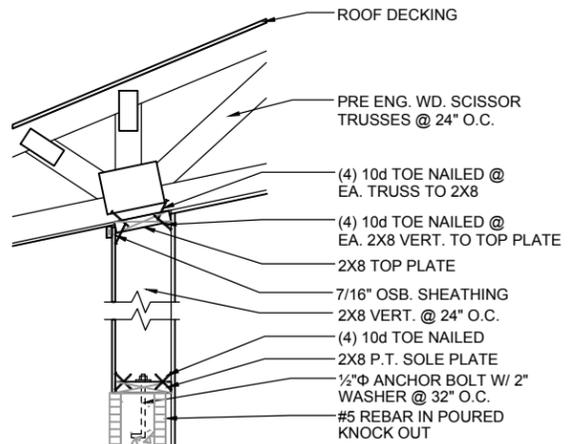
BUCK ATTACHMENT DATA

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\"/>

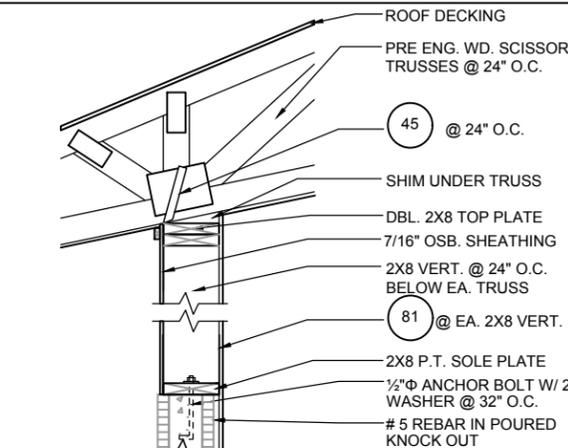
USE MIN. 2-1/4\"/>

NOTE

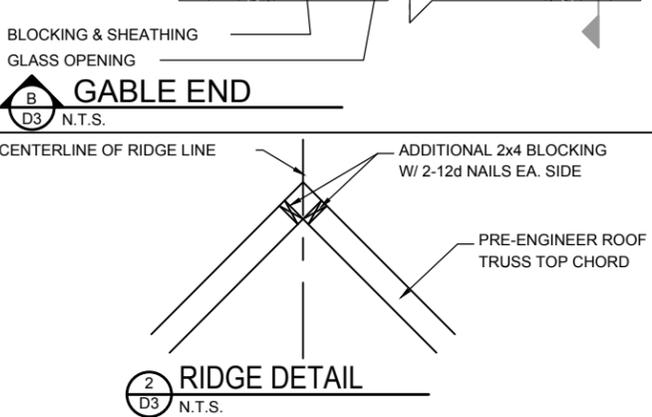
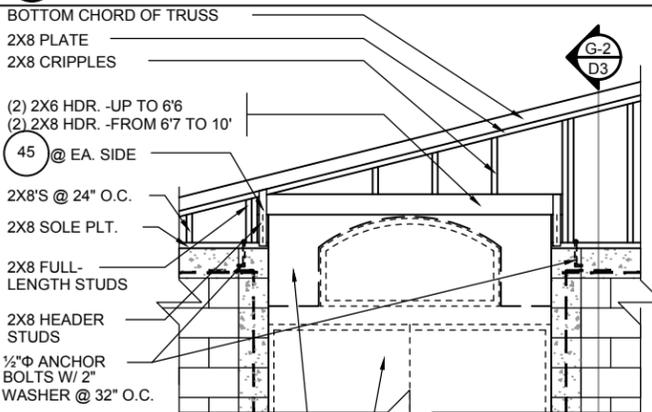
IN CASE OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4\"/>



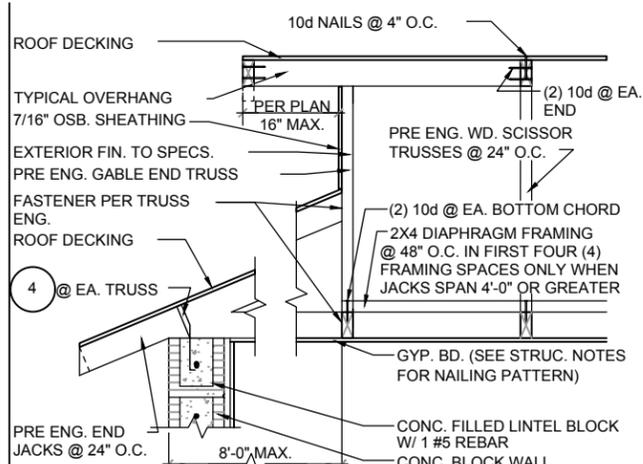
G-6
D3 N.T.S.
NON-BEARING



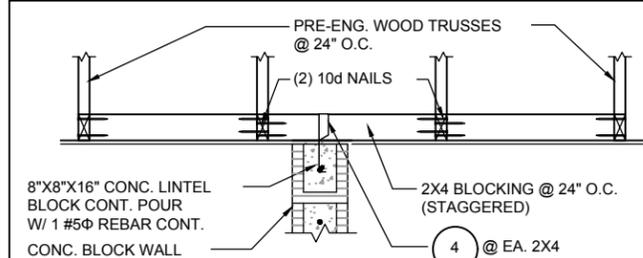
G-7
D3 N.T.S.
BEARING



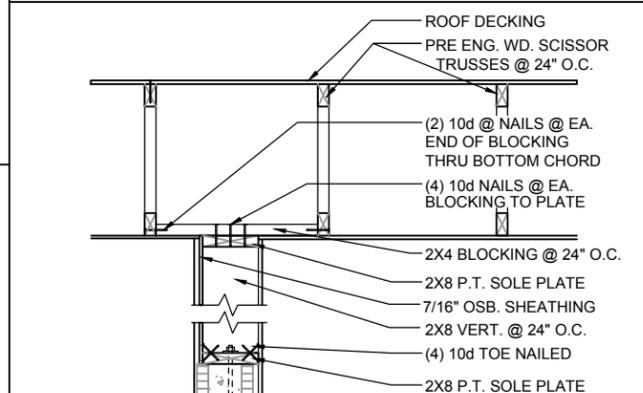
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D3 N.T.S.
RIDGE DETAIL



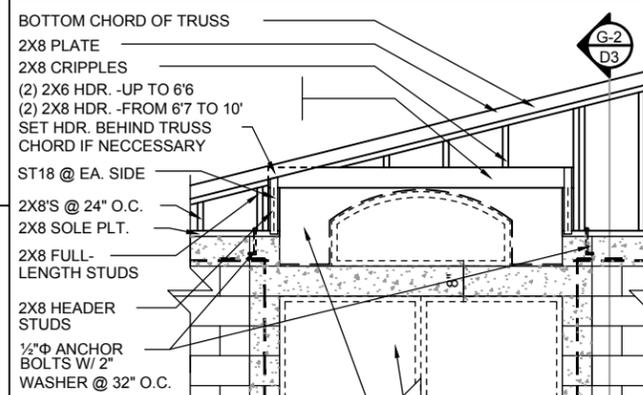
G-3
D3 N.T.S.
GABLE END



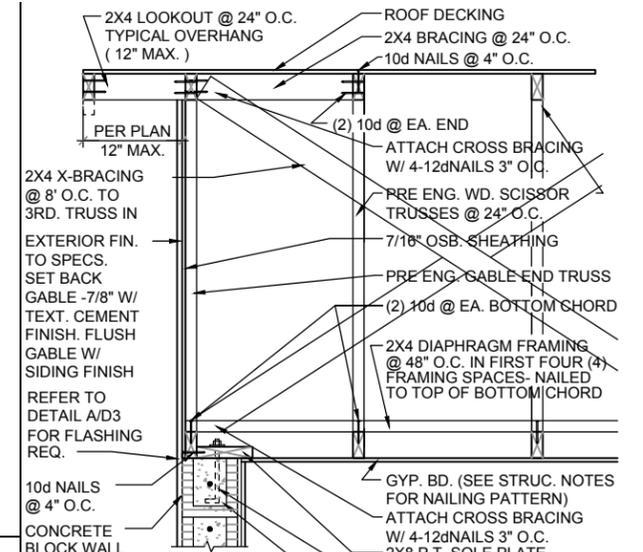
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DETAIL



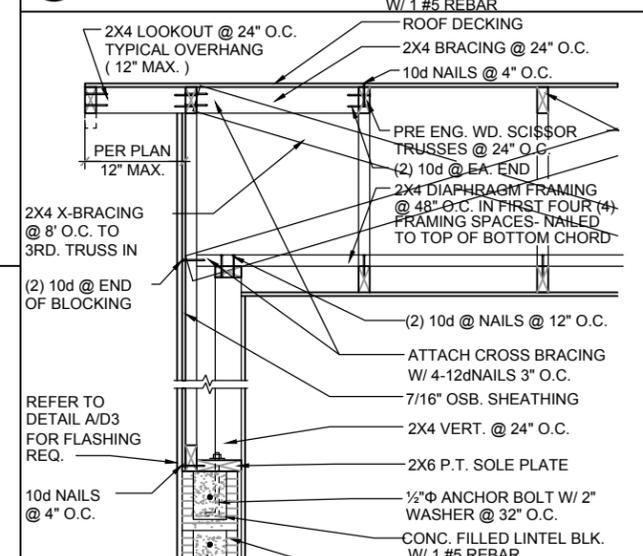
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D3 N.T.S.
GABLE END



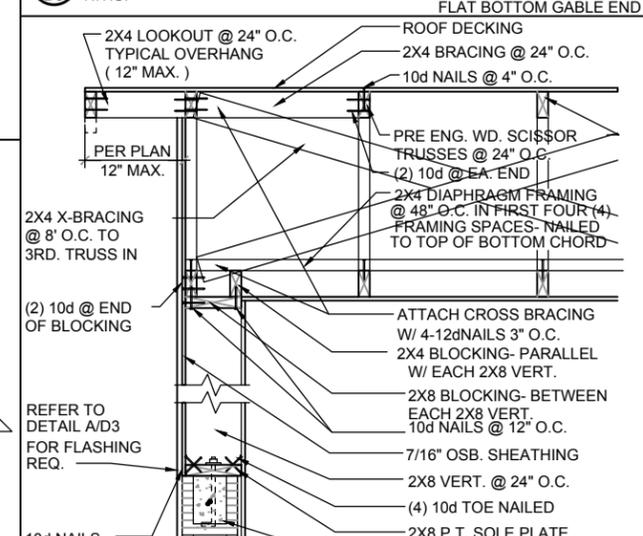
CB
D3 N.T.S.
DETAIL



G-1
D3 N.T.S.
GABLE END



G-2F
D3 N.T.S.
GABLE END



G-2
D3 N.T.S.
GABLE END

G-2
D3 N.T.S.
GABLE END



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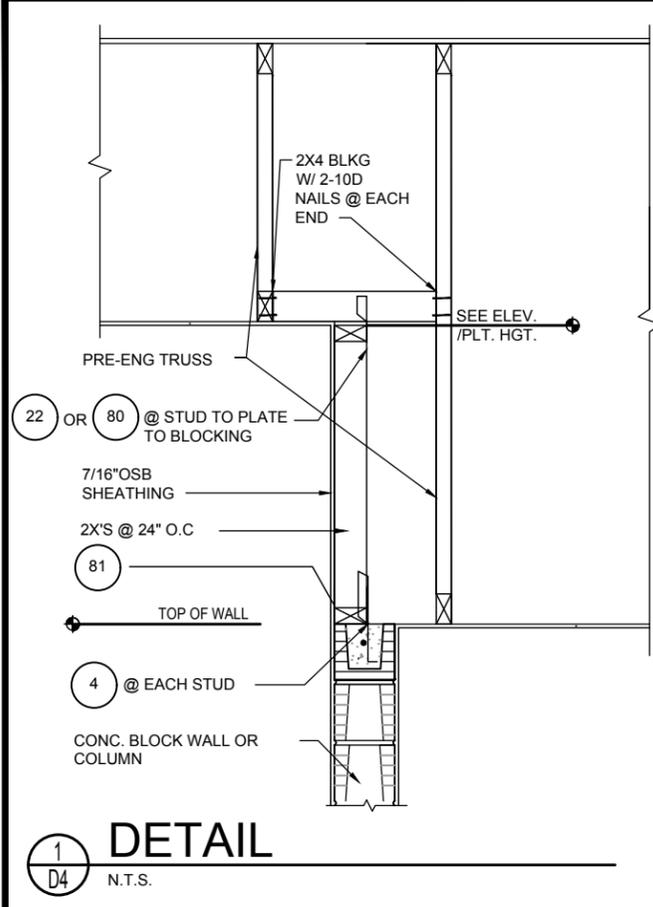


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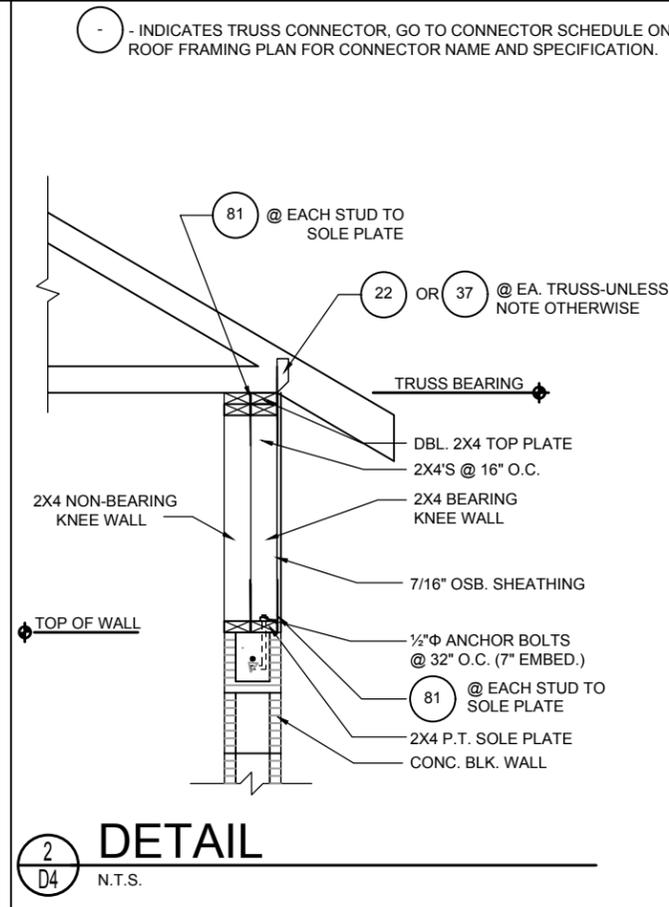
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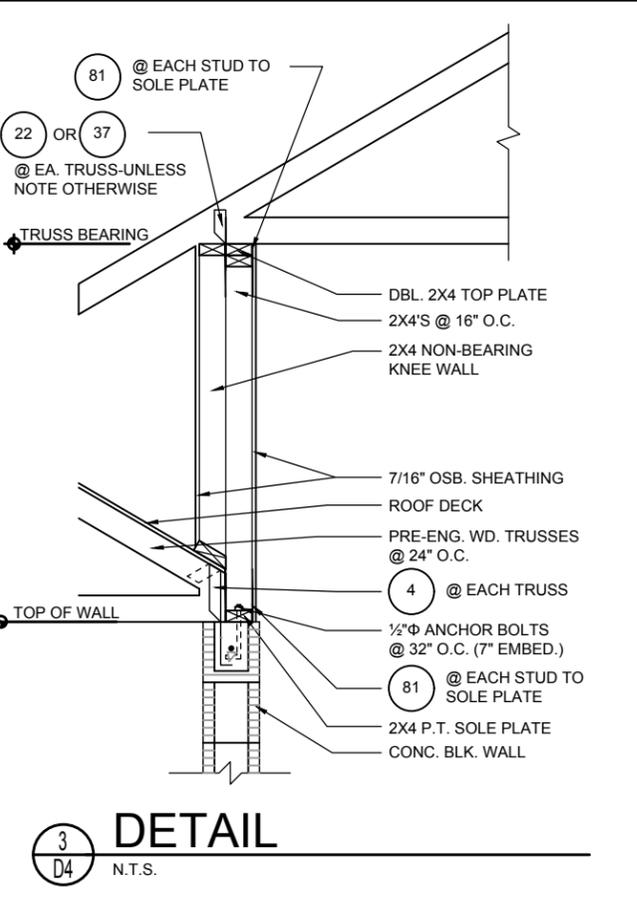
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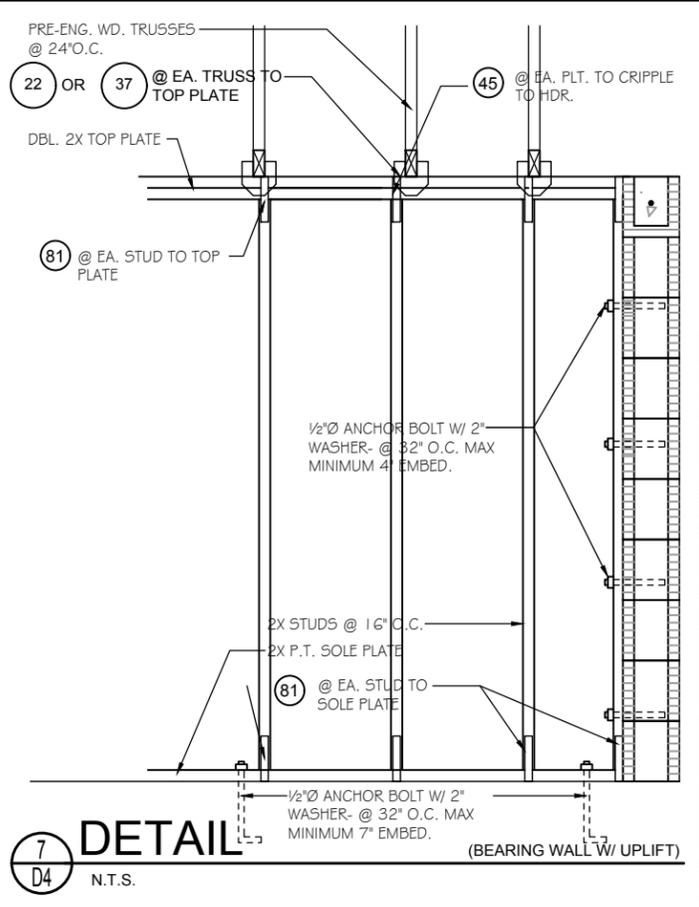
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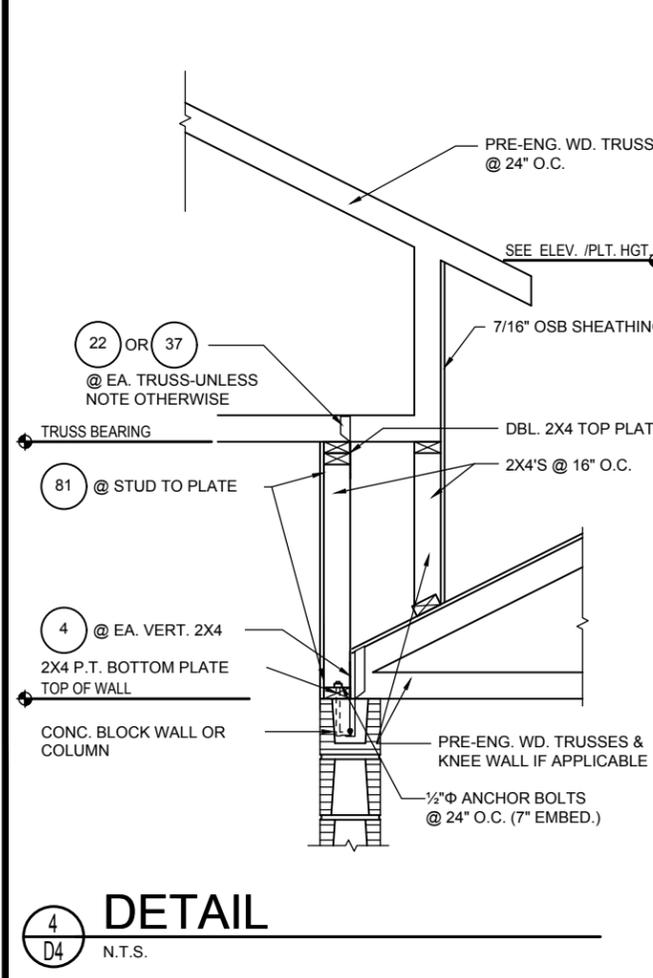
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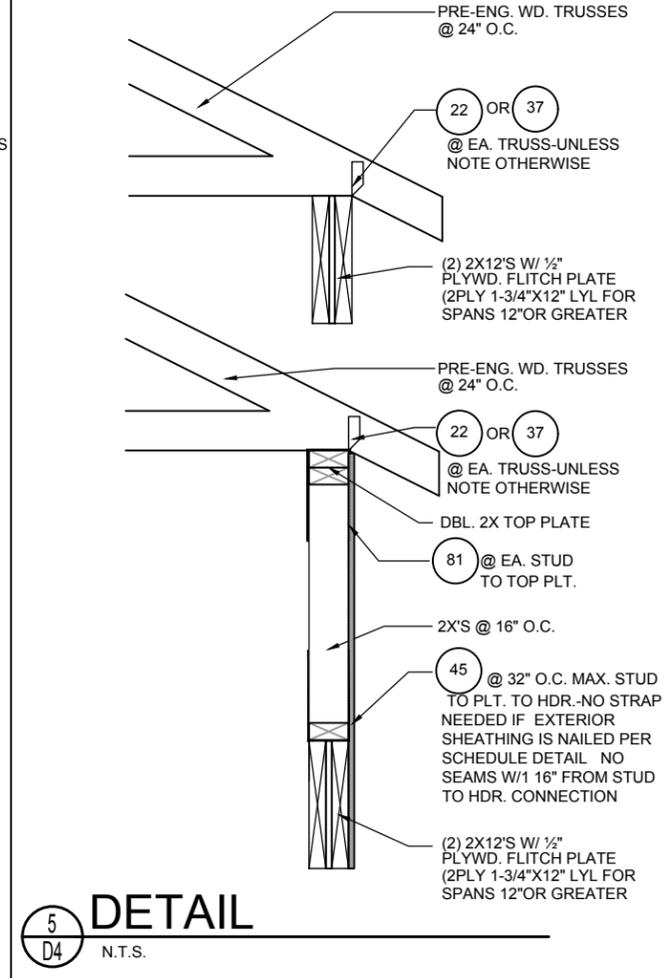
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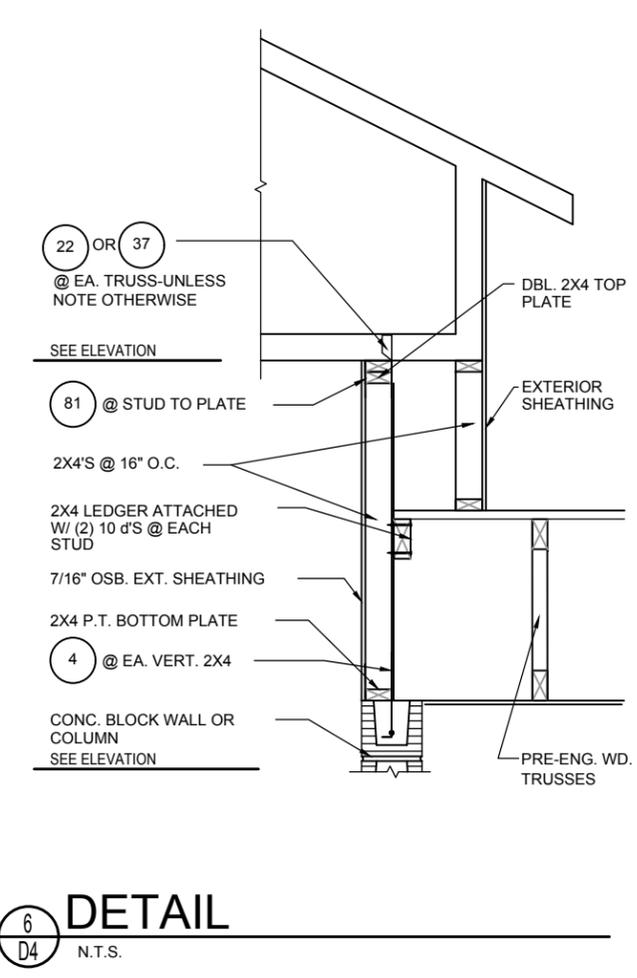
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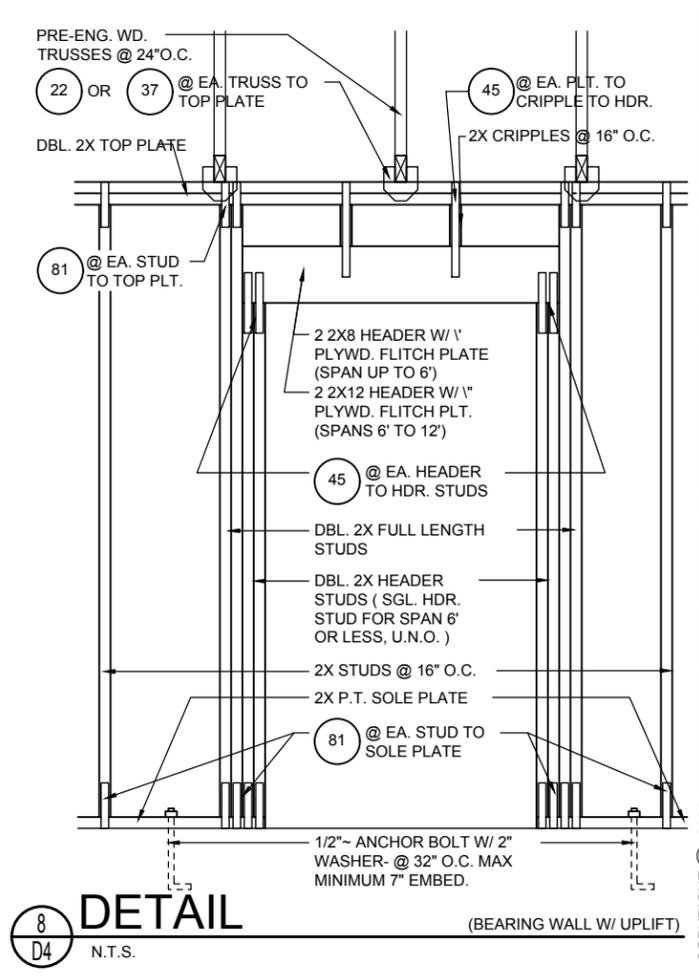
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D4 N.T.S. **DETAIL**



5
D4 N.T.S. **DETAIL**



6
D4 N.T.S. **DETAIL**



8
D4 N.T.S. **DETAIL**



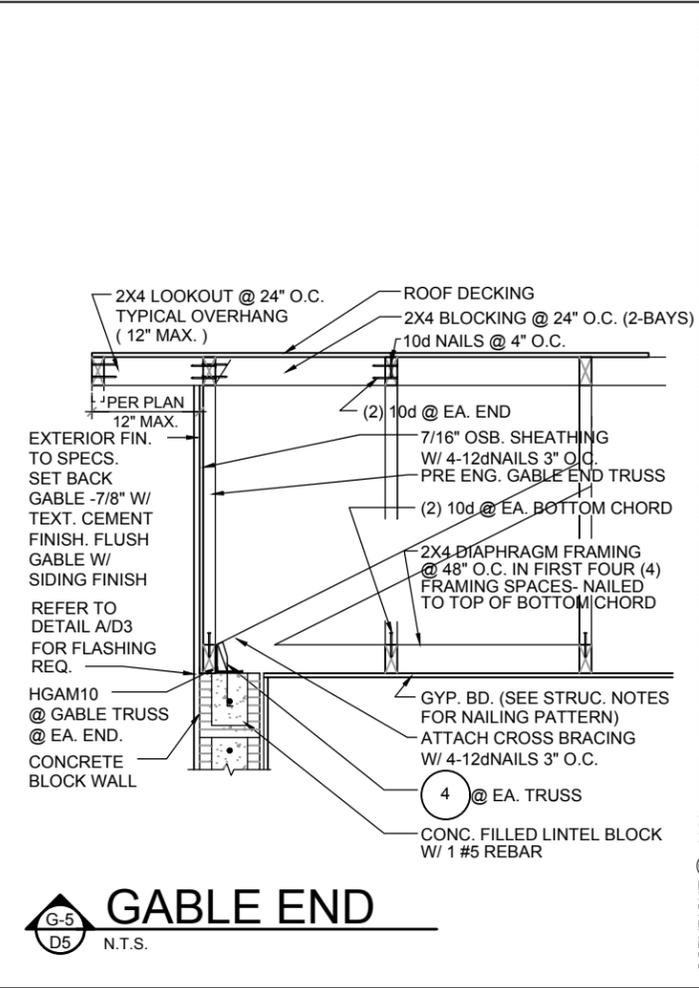
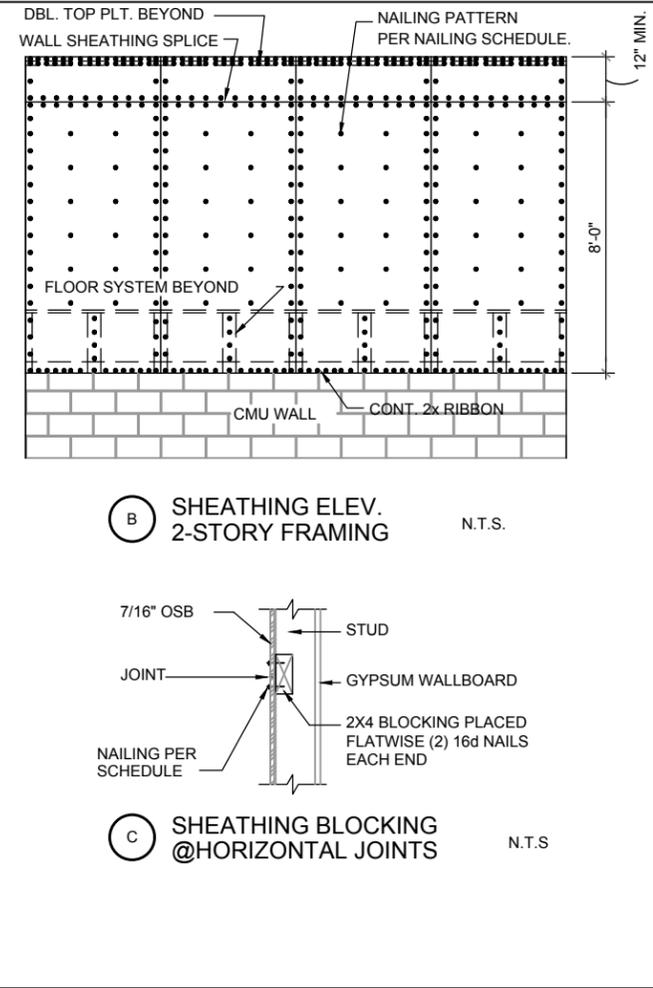
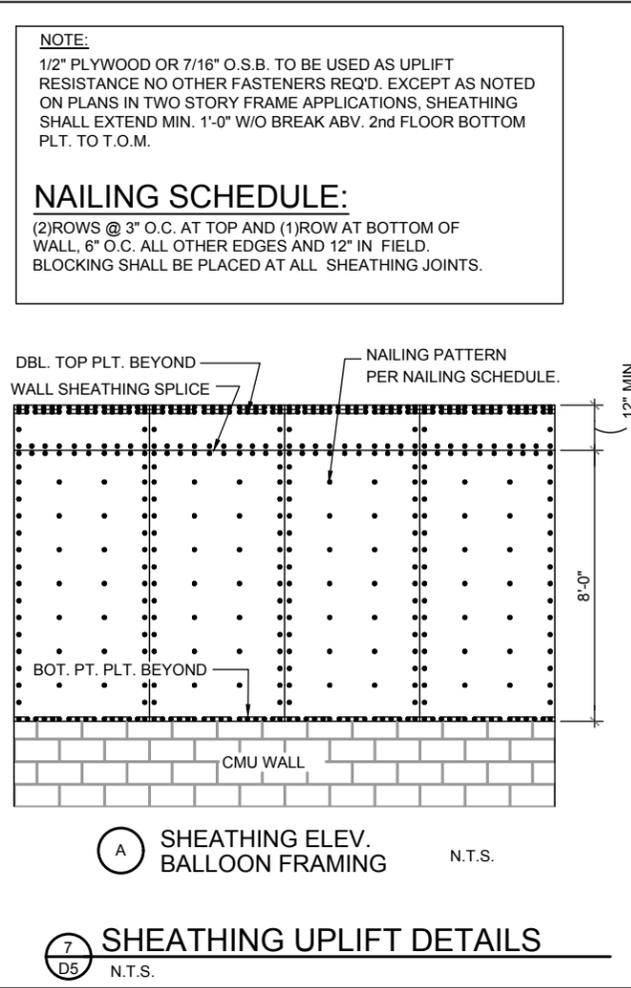
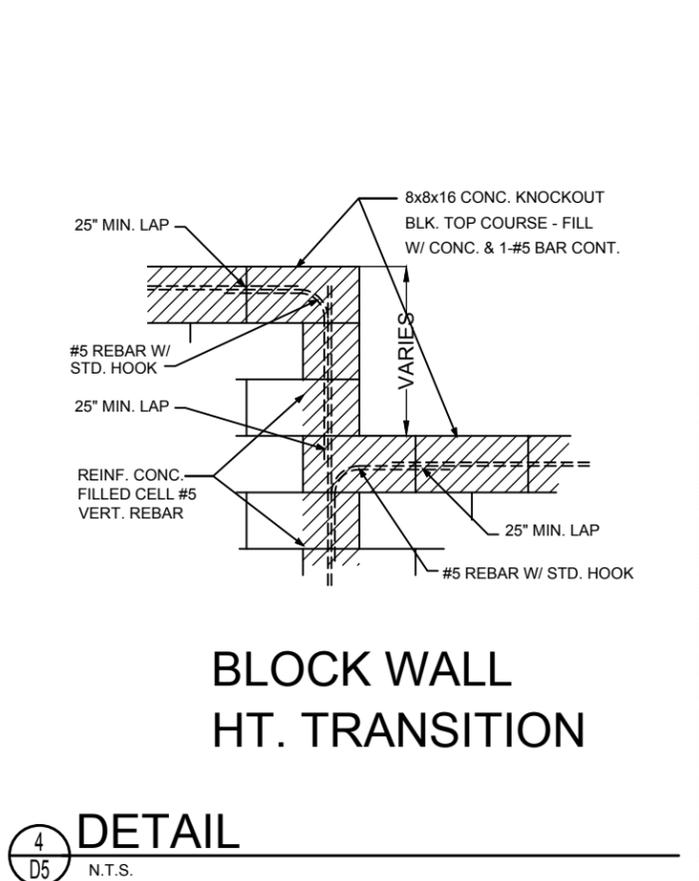
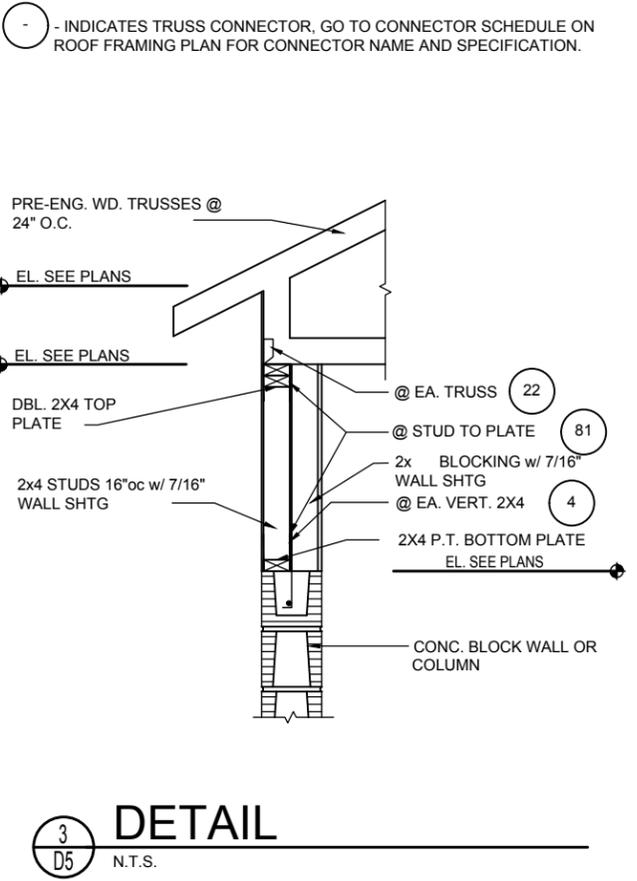
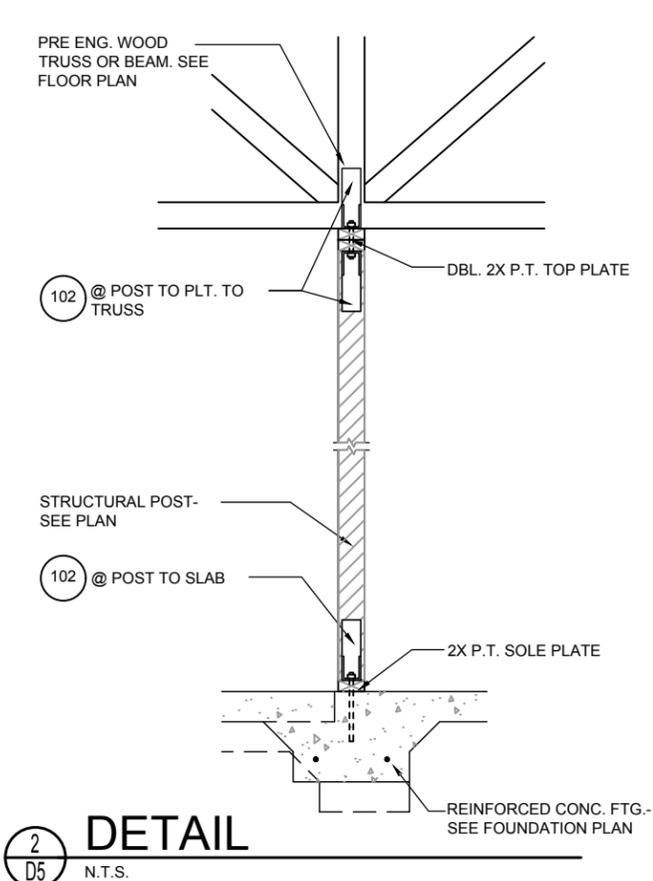
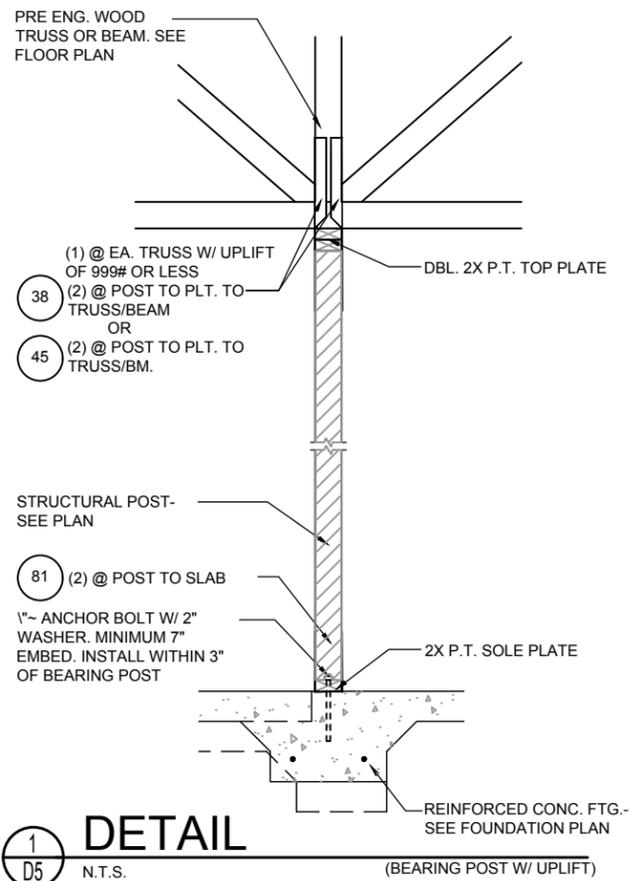
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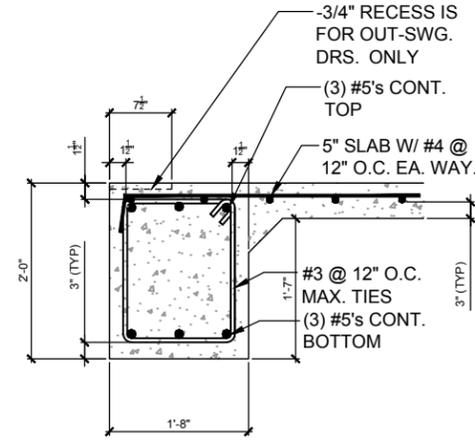


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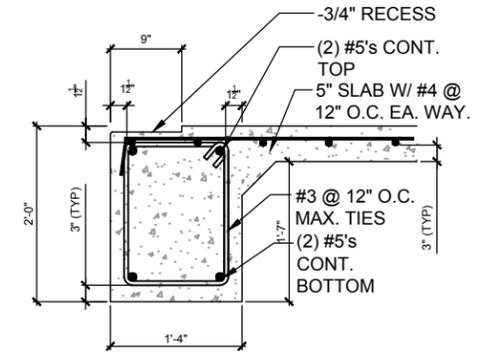
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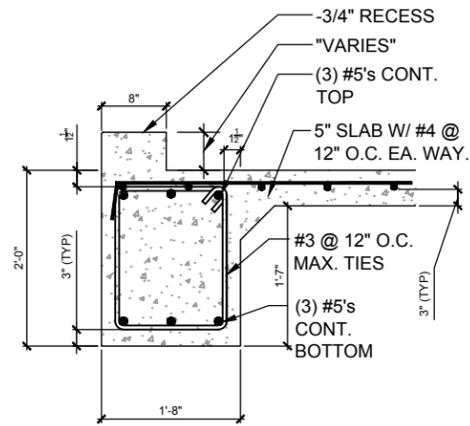
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TWO-STORY DETAIL

6
D6
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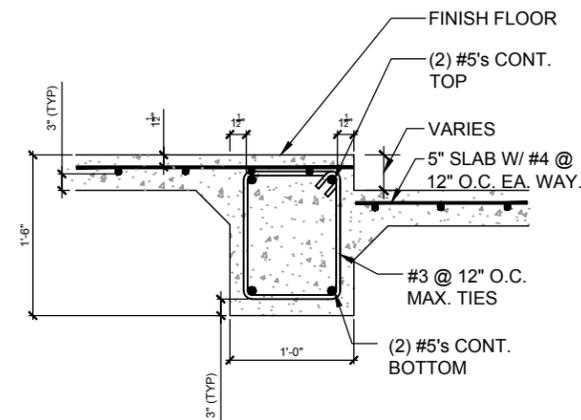
BEARING FOOTER @ CONCRETE
RECESS SECTION ONE-STORY
DETAIL

3
D6
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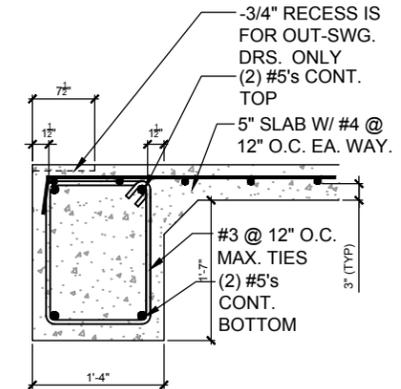
BEARING FOOTER @ CONCRETE
CURB SECTION TWO-STORY

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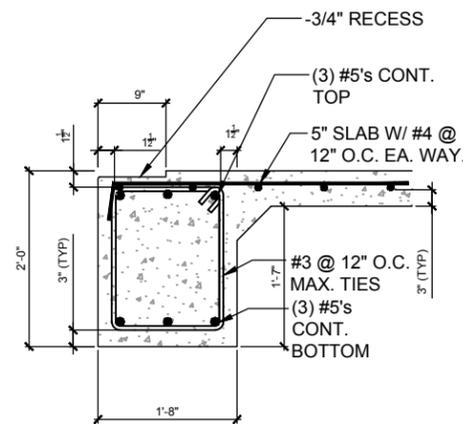
BEARING FOOTER @
STEPPED SLAB SECTION

5
D6
N.T.S.



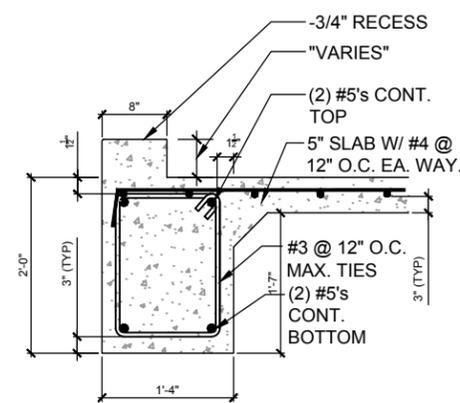
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ONE-STORY DETAIL

2
D6
N.T.S.



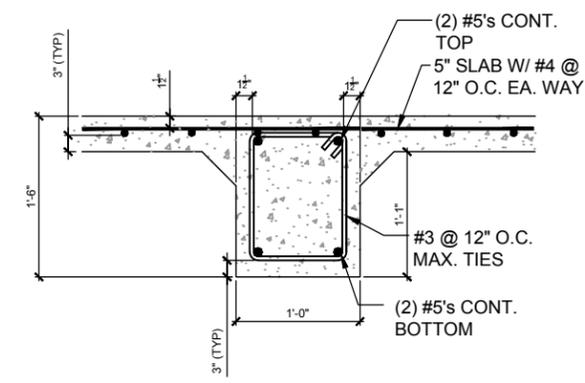
BEARING FOOTER @ CONCRETE
RECESS SECTION TWO-STORY
DETAIL

7
D6
N.T.S.



BEARING FOOTER @ CONCRETE
CURB SECTION ONE-STORY

4
D6
N.T.S.



GRADE BEAM
GB-12"X18" SECTION

1
D6
N.T.S.



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