

ABBREVIATIONS		GENERAL NOTES	
AB or A.B.	Anchor Bolt	MAS or Mas.	Masonry
ABV or Abv.	Above	MAX or Max	Maximum
AC or A/C	Air-Conditioner	MC	Medicine Cabinet
ADJ or ADJ.	Adjustable	MFR or Mfr.	Manufacturer
AFF or A.F.F.	Above Finished Floor	MGT	Management (room)
AHU or A.H.U.	Air Handler Unit	MIN or Min	Minimum
ALT or ALT.	Alternate	MIR or Mir.	Mirror
BC	Base Cabinet	M.K.	Messy Kitchen
BF	Bifold Door	ML or M.L.	Microlam
BK SH or Bk Sh	BookShelf	MONO or Mono	Monolithic
BLK or BLK.	Block	MW or MICRO or Micro.	Microwave
BLW or BLW.	Below	NTS or N.T.S.	Not to Scale
BM or Bm.	Beam	OE or O.E.	Owner's Entry
BOT or Bot.	Bottom	OHGD	Overhead Garage Door
BP or B.P.	Bypass (door)	OPNG	Opening
BRG or BRG.	Bearing	OPT or Opt.	Optional
C	Carpet	PC	Pull Chain
CAB	Cabinet	PED or Ped.	Pedestal
CIR or Cir.	Circle	PH	Phone
CJ or C.J.	Control Joint	PKT or Pkt.	Pocket (Door)
CLG or Clg.	Ceiling	PL or P.L.	Parallam
CMU	Concrete Masonry Unit	PLF	Pounds per linear foot
COFF or Coff.	Coffered or Tray Ceiling	PLNT SHLF or Plt. Sh.	Plant Shelf
COL or Col.	Column	PLT HT or Plt. Ht.	Plate Height
COMM or Comm.	Community	PSF	Pounds per square foot
COMP or Comp.	Compressor	PT or P.T.	Pressure Treated
CONN or CONN.	Connection	PW or P.W.	Pre-wire
CONT or Cont.	Continuous	PWDR or Pwd.	Powder Room
CSMT	Casement	RA or R/A or R.A.	Return Air
CT or C.T.	Ceramic Tile	RAD or Rad.	Radius
D or D.	Dryer	RAG or Rag.	Return Air Grill
DB	Door Bell	REC or Rec.	Recessed
DBL or Dbl.	Double	RECEPT	Receptacle
DCF	Decorative Cementitious Finish	REF or Ref.	Refrigerator
DEC or Dec.	Decorative	REINF	Reinforcing
DED or Ded.	Dedicated (outlet)	REQD or Req'd.	Required
DIA or Dia.	Diameter	RM or Rm.	Room
DISP or Disp.	Disposal	RND or Rnd.	Round
DIST or Dist.	Distance	RO or R.O.	Rough Opening
DMF	Decorative Masonry Finish	RS, R/S, R/S/H or R&S	Rod and Shelf
DS or D.S.	Drawer Stack	SC	Solid Core
DTL	Detail	SD or SD.	Smoke Detector
DV or D.V.	Dryer Vent	SGD	Sliding Glass Door
DVP or D.V.P.	Diverter Valve (plumbing)	SH or Sh.	Shelves
DW or D.W.	Dishwasher	SHT	Sheet
EA or Ea.	Each	SHWR or Shwr.	Shower
ELEC or Elec.	Electrical	SL or S.L.	Side Lights
EERO	Emergency Escape and Rescue Opening	SPECS or SPECS.	Specifications
ELEV or Elev.	Elevation	SPF or S.P.F.	Spruce Pine Fir
EQ	Equal	SO FT or SF or S.F.	Square Foot (feet)
EW or E.W.	Each Way	SQ or Sq.	Square
EXP or Exp.	Expansion	STO	Storage
EXT or Ext.	Exterior	SW or S.W.	Shear Wall
FBC	Florida Building Code	SYP or S.Y.P.	Southern Yellow Pine
FDN or Fdn.	Foundation	TB	Towel Bar
FFB	Finish Floor Break	TEMP or Temp.	Tempered
FG	Fiberglass (Shower Pan)	THICKN or Thik'n.	Thicken
FIN	Finished	TOB or T.O.B.	Top of Block
FIN FLR or FF or Fin. Flr.	Finished Floor	TOM or T.O.M.	Top of Masonry
FIX or FXD	Fixed	TOP or T.O.P.	Top of Plate
FLR or Flr.	Floor	TP	Toilet Paper Holder
FLR SYS or Flr Sys	Floor System	TR	Towel Ring
FOM or F.O.M.	Face Of Masonry	TRANS WDW or Trans.	Transom Window
FP or F.P.	Fireplace	TS	Transition strip
FR DR	French Door	Typ or Typ.	Typical
FRT	Front	UC or u.c.	Under Counter
FT or Ft.	Foot/ Feet	UCL	Under Cabinet Lighting
FTG or Ftg.	Footing	UNO or U.N.O.	Unless Noted Otherwise
FXD GL	Fixed Glass	V or v.	Valve (shower or tub/shower)
GALV or Galv.	Galvanized	VB	Vanity Base
GC or G.C.	General Contractor	VERT or Vert.	Vertical
GFI or G.F.I.	Ground Fault Interrupter	VL or V.L.	Versalam
GT or G.T.	Girder Truss	VTR / VTE	Vent through Roof / Exterior
GYP BD or Gyp. Bd.	Gypsum Board	W or w	Washer
HB	Hose Bibb	W/ or w/	With
HC	Hollow Core	WA or W.A.	Wedge Anchor
HDR or Hdr.	Header	WC or W/C or W.C.	Water Closet (toilet)
HGT or Hgt.	Height	WD or Wd	Wood
HH or H.H.	Hand Held (plumbing faucet)	WDW HDR or WDW. HDR.	Window Header
HORIZ	Horizontal	WH or W.H.	Water Heater
HS	Hard Surface (flooring)	WIC or W.I.C.	Walk-in Closet
ILO	In Lieu Of	WM or W.M.	Wall Mounted (plumbing fixture)
INSUL or Insul.	Insulation	WP	Water Proof(ing)
INT or Int.	Interior	WS	Water Softener
K/WALL or K/Wall	Kneewall	WWF	Welded Wire Fabric (Mesh)
KS or K.S.	Knee Space		
LAUN or Laun.	Laundry		
LAV or Lav.	Lavatory		
LF or L.F.	Linear Ft.		
LL	Lintel Length		
LT	Laundry Tub		

1. All exterior walls shall be assumed to be load bearing. See structural floor plan and foundation plan for C.M.U. wall reinforcement locations.	2. Porch Ceilings: (see plan for the following options): Textured painted: 1/2" exterior gypsum soffit board shall be attached to all framing members with 2x blocking provided at perimeter. The gypsum board shall be attached w/type "W" 1-1/4" drywall screws at 8" o.c. in field and edges. Masonry plaster: Flat 7/16" span rated OSB on underside of roof trusses shall be attached to all framing members with 2x blocking provided at perimeter. The OSB shall be attached w/8d nails at 6" o.c. field and 4" o.c. edges or 7d screw shank at 4" edges and 3" o.c. field. NOTE: 5/8" CDX or 1x T&G is acceptable for substitution.	3. Window and door suppliers shall provide current rough opening info which shall have precedence over the window and doors labeled on plan.	4. 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 (610 mm) 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: <ol style="list-style-type: none"> 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 opened position. Operable windows that are provided with window fall prevention devices that comply with ASTM F2090. Operable windows that are provided with window opening control devices that comply with Section R312.2.2. 	5. Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14	6. All glass located in hazardous locations shall comply with FBC R308.4.	7. R302.12 Draft stopping. In combustible construction where there is usable space both above and below the concealed space of a floor-ceiling assembly, draft-stops shall be installed using 1/2" Gyp. Bd. or 7/16" OSB so that the area of the concealed space does not exceed 1,000 square feet (92.9 m ²). Draft-stopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draft stopping shall be provided in floor-ceiling assemblies under the following circumstances: <ol style="list-style-type: none"> Ceiling is suspended under the floor framing. Floor framing is constructed of truss-type open-web or perforated members. 	8. Laundry Note: washer & dryer units (washer unit to be always on left side when facing units) and Hanson	9. Cabinet manufacturers shop drawings shall have precedence over the interior cabinet elevations shown.	10. Do not scale plans. Dimensions are to be followed as noted.
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MECHANICAL / HVAC	
1. Energy calculations for heating and cooling capacities and full-scale duct and venting layout shall be furnished by others as an attachment to this plan set at the time of application for the building permit.	2. Mechanical appliances shall be accessible for inspection, service, repair, and replacement without removing permanent construction, other appliances, any other piping, or ducts not connected to the appliance being inspected, serviced, repaired, or replaced. A level working space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be provided in front of the control side to service an appliance.
3. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26-gage (0.48 mm) sheet steel or 1" (25.4 mm) minimum rigid non-metallic Class 0 or Class 1 duct board, or other approved material and shall not have openings into the garage.	4. Foundations and supports for outdoor mechanical systems shall be raised at least 3 inches (76 mm) above the finished grade and shall also conform to the manufacturer's installation instructions.
5. Auxiliary drain pan. Category IV condensing appliances shall be provided with an auxiliary drain pan where damage to any building component will occur as a result of stoppage in the condensate drain piping system. These pans shall be installed in accordance with the applicable municipal required provisions.	
EXHAUST VENTILATION	
1. Outdoor discharge: the air removed by every mechanical exhaust system shall be discharged to the outdoors. Air shall not be exhausted into an attic, soffit, ridge vent, or crawl space.	2. Exhaust air from bathrooms and toilet rooms shall not be re-circulated within a residence or to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from bathrooms and toilet rooms shall not discharge into an attic, crawl space, or other areas inside the building.
3. Clothes Dryer Duct length: The maximum allowable exhaust duct length shall be determined by one of the methods specified in Sections M1502.4.5.1 through M1502.4.5.3.	
ELECTRICAL	
1. The included electrical power and lighting layout sheets are included as a courtesy and are to be viewed as reference only . Please note: the electrical sheets are not signed, sealed nor certified.	2. All component locations as shown may be changed at the sole discretion of the Builder or their licensed contractor in order to comply with any and all governing code requirements.
3. Electrical Contractor shall provide all electrical permits, all applicable information required to obtain permits, and is responsible for the installation, operation, and handling of all electrical components	
PLUMBING	
1. It is the sole responsibility of the plumbing to verify the accuracy of plumbing fixture locations as depicted in this set of plans, verify the accuracy of the supply and waste line size, and verify that clearances around plumbing assemblies comply with minimum code standards.	2. All plumbing dimensions are approximate from the center line of the fixture to the exterior slab edge.
3. All component locations as shown may be changed at the sole discretion of Builder or their licensed Contractor in order to comply with any governing municipality code requirements. However, changes needed shall be brought to the attention of Total Solutions Group in writing prior to commencement.	4. Contractor shall provide all plumbing permits, all applicable information required to obtain permits (plumbing riser diagram and calculations), and is responsible for the installation, operation and handling of all plumbing components and assemblies.
TERMITE PROTECTION	
1. Termite protection shall be in accordance with the 2023 FBC-R 8th EDITION R318 and all related sub categories.	2. Protective sleeves around piping penetrating concrete slab-on-grade floors shall not be of cellulose containing materials. If soil treatment is used for subterranean termite protection, the sleeve shall have a maximum wall thickness of 0.010 inch and be sealed within the slab using a non-corrosive clamping device to eliminate the annular space between the pipe and the sleeve. No termiticides shall be applied inside the sleeve.
3. Condensate lines, fountains, pools and irrigation/sprinkler system risers for spray heads, and roof downspouts, shall discharge at least 1 foot (305 mm) away from the structure sidewall, whether by underground piping, tail extensions, or splash blocks, gutters with downspouts are required on all buildings with eaves of less than 6 inches (152 mm) horizontal projection except for gable end rakes or on a roof above another roof.	
EXTERIOR PLASTER APPLICATION	
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" long, 11 gage nails having a 7/16" head, or 1-1/2" long, 16 gage staples, spaced in accordance with ASTM C1063 or C1787, or as otherwise approved.	
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 total thickness is as set in Table R702.1(1). Cement plaster shall be in accordance with ASTM C926 and material shall be in accordance with one of the types listed in R703.7.2.	
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.	
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: <ol style="list-style-type: none"> No. 15 felt complying with ASTM D226, Type 1. 	

2. ASTM E2568, Type 1 or 2.	3. ASTM E331 in accordance with Section R703.11.	4. Other approved materials in accordance with the manufacturer's installation instructions.
No. 15 asphalt felt and water-resistive barriers complying with ASTM E2566 shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51mm), 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. <ul style="list-style-type: none"> Approved flashings shall be installed at the following locations. Exterior window/door openings. Intersection of chimneys or other masonry construction with frame walls. 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 intersection. At Built-in gutters. 		
FLASHING		
1. The Builder and their subcontractor(s) are responsible for choosing the exact materials and assemblies as depicted within FBCR and as depicted further within that document's subcategory standards for appropriate assemblies in related application locations.	2. Provide flashing, counter flashing, backer rods, top quality sealant, and/or water proofing systems to ensure water proof connections at joints and intersections of all materials, similar or dissimilar as required.	3. Coastal Flashings: all flashing material for coastal locations (ex: within 3,000 feet of the ocean) shall be corrosion resistant material (ex: zinc and/or stainless steel) and shall be selected for compatibility with adjacent wood preservatives per the manufacturer's recommendations.
R703.12 Adhered Masonry Veneer Installation. Adhered masonry veneer [or stone veneer] - installation shall comply with the requirements of Section R703.7.3 and the requirements in Sections 12.1 and 12.3 of TMS 402/ACI 530/ASCE 5. Adhered masonry veneer shall be installed in accordance with Section R703.7.1, Article 3.3C of TMS 602/ACI 530.1/ASCE 6 or the manufacturer's instructions.		
WINDOW AND DOOR		
1. All door and window assemblies and installations shall meet or exceed the requirements of the 2023 FBC-R 8th Edition.	2. Window and Door installation is the responsibility of the Builder and their subcontractor(s) as per their chosen window manufacturer's installation requirements to meet design pressures and must have a tested, Florida Approval Number issued, signed and sealed by a licensed engineer from the State of Florida as hired by the manufacturer.	3. The design pressure shown on the structural plan is to be used as a guideline for proper window and door design criteria.
4. The Builder must provide engineered product literature and installation details from the manufacturer for all exterior doors (including overhead garage doors) and windows. This must be available on site in the permit box for the use of the building inspection official.	5. The Builder must provide a metal threshold at all exterior doors, Typ. U.N.O.	6. Provide tempered glass and/or laminated safety glazing per FBC-R308.4.
7. Openings between the Garage and Residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors.		
ATTIC ACCESS		
1. Attic access hatch rough opening shall be a minimum of 22" x 30" and located in a hallway or other readily accessible location at attic areas that have a vertical height of 30 inches or greater over an area of not less than 30 square feet.	2. EC: R402.2.4 Vertical or horizontal access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces.	3. Attic access: provide 20 min. fire rating at access panel.
ROOF COVERINGS		
1. Roof coverings (underlayments, flashing, attachment, etc.) shall be installed in accordance with FBC section R905 and subsections related to each type of roof covering (example: Asphalt Shingle R905.2, Clay and Concrete Tile R905.3, Built-up Roof R905.9, Metal Roof Panels R905.10, etc.).	2. All installation specifications shall be chosen and submitted by the Builder.	3. All manufacturer specifications that may conflict with these construction document requirements must be brought to the attention of the Designer of Record (either the Architect or Engineer of Record) prior to installation commencement of any materials.
INSULATION		
1. Walls which separate conditioned living space from unconditioned space shall be insulated.	2. Ceilings which separate conditioned living space from unconditioned attic space shall be insulated (ventilated attic system) or when insulating with spray foam system - insulation applied to underside of roof deck (unventilated attic system).	3. Insulation R-values are per Climate Zone and FBC-EC [RE] Table R402.1.2 and energy form submitted with permit application.
GYPSONUM		
1. If water-based ceiling texture material is used, provide 1/2" gypsum board for 16" o.c. framing or 5/8" gypsum board for 24" o.c. framing. Note: 1/2" sag-resistant gypsum board may be used ILO 5/8" gypsum. Contractor to ensure the proper span rating for the materials chosen.	2. The garage shall be separated from the residence and it's attic by not less than 1/2-inch (12.7 mm) gypsum board applied to the garage side. Garage beneath rooms shall be separated from all habitable rooms above by not less than 5/8-inch (15.9 mm) type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2 inch (12.7 mm) gypsum board or equivalent. Tape and seal all joints to be gas and fume tight.	3. All applications of gypsum shall comply with FBC R702.3 and all applicable sub categories.
TUB & SHOWER AREA TILE		
1. Cement, fiber-cement, or glass mat gypsum board (no green board allowed) in compliance with ASTM C1288, C1325, or C1178 and installed in accordance with manufacturer requirements shall be used as backers for wall tile in tub and shower areas, and wall panels in shower and wet areas.		

NOTICE TO BUILDER AND ALL SUBCONTRACTORS	
It is the intent of the Engineer listed in the titleblock of these documents that these documents be accurate, providing Licensed Professionals clear information. Every attempt has been made to prevent error. The Builder and all subcontractors are required to review all the information contained in these documents, prior to the commencement of any work. The Engineer is not responsible for any plan errors, omissions, or misinterpretations undetected and not reported to the Engineer prior to construction. All construction MUST be in accordance to the information found in these documents. Any questions regarding the information found in these plans should be directed to the Engineer of Record immediately. No backcharges will be considered for reimbursement by the Engineer without advanced notification and approval by the Engineer. Payments will be made in accordance to the terms of the agreement.	
Control of Construction Site: The Designer and Engineer of Record (EOR) have no control over the construction site and shall not be responsible in any manner for control of the construction site including, but not limited to, scheduling and sequencing of work, jobsite safety, and ventilation of the building and thereby shall not be responsible for the indoor air quality, or the effects thereof, for any reason whatsoever. The Designer and EOR has no duty to protect, without limitation, the residence, construction site materials, or equipment, from moisture, mold, fungus, fire, theft, vandalism, trespass, or any other peril or condition, at any time, expressly including, but not limited to, the period of time before construction, during the construction of the project, or after construction and the Designer and EOR has no duty to take any action or preventive measures to protect such property against any such peril at any time for any reason.	
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the entire build-out. either the Designer or Engineer of Record must be notified in writing of any variation from the dimensions, conditions and specifications appearing on these plans, unless noted otherwise, in order to provide the correct revision documentation prior to construction of any component within the structure. Without the appropriate documentation and communication from either Builder and/or Contractor and their subs, said individuals and their businesses do hold either the Designer or Engineer of Record harmless of any liability. Issuance, signed, and sealed certification of this plan set does not relieve the Builder and their subs and/or Trade Partners responsibility to review and verify adherence to any applicable codes of the governing municipality prior to commencement. Any discrepancies shall be brought to the attention of either the Designer or Engineer of Record prior to commencement. All Third-Party information, shop drawings, and component assembly layouts must be approved by either the Designer or Engineer of Record prior to permit request submission.	
CARE AND MAINTENANCE	
Yearly maintenance and inspections by the builder/homeowner are necessary for the future of this home. Care must be taken to check windows and doors for caulking, remove leaves and debris off roofs, make sure that water flow is away from the house and have your home repainted every 3-5 years to protect the coatings. The designer and engineer of record are not responsible for the upkeep of the home and will not be held liable for instances that may occur over the normal life of the home without proper maintenance.	
ENERGY CODE COMPLIANCE	
ENERGY CODE COMPLIANCE PATH IS PRESCRIPTIVE. THE CODE CYCLE IS FBC 8TH EDITION (2023)	
CODE CRITERIA	
<ul style="list-style-type: none"> FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023) FLORIDA BUILDING CODE ACCESSIBILITY 8TH EDITION (2023) RESIDENTIAL NFPA 70-20, NATIONAL ELECTRICAL CODES (NEC 2020) BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE - (ACI 318-19) SPECIFICATIONS FOR STRUCTURAL CONCRETE - (ACI 301-20) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - ACI 530-13) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - 2018 EDITION WOOD FRAMED CONSTRUCTION MANUAL 2018 EDITION APA PLYWOOD DESIGN SPECIFICATION E30-19 AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE/SEI 7-22 ALUMINUM DESIGN MANUAL - AAF-20 (AA ADM-2020) 	
Code references are summaries of code sections See FBCR (Current Version) for complete information.	
Scan QR Code for the complete FBCR 	

TSG

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Making Dreams Come True

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MUNICIPAL STAMP AREA

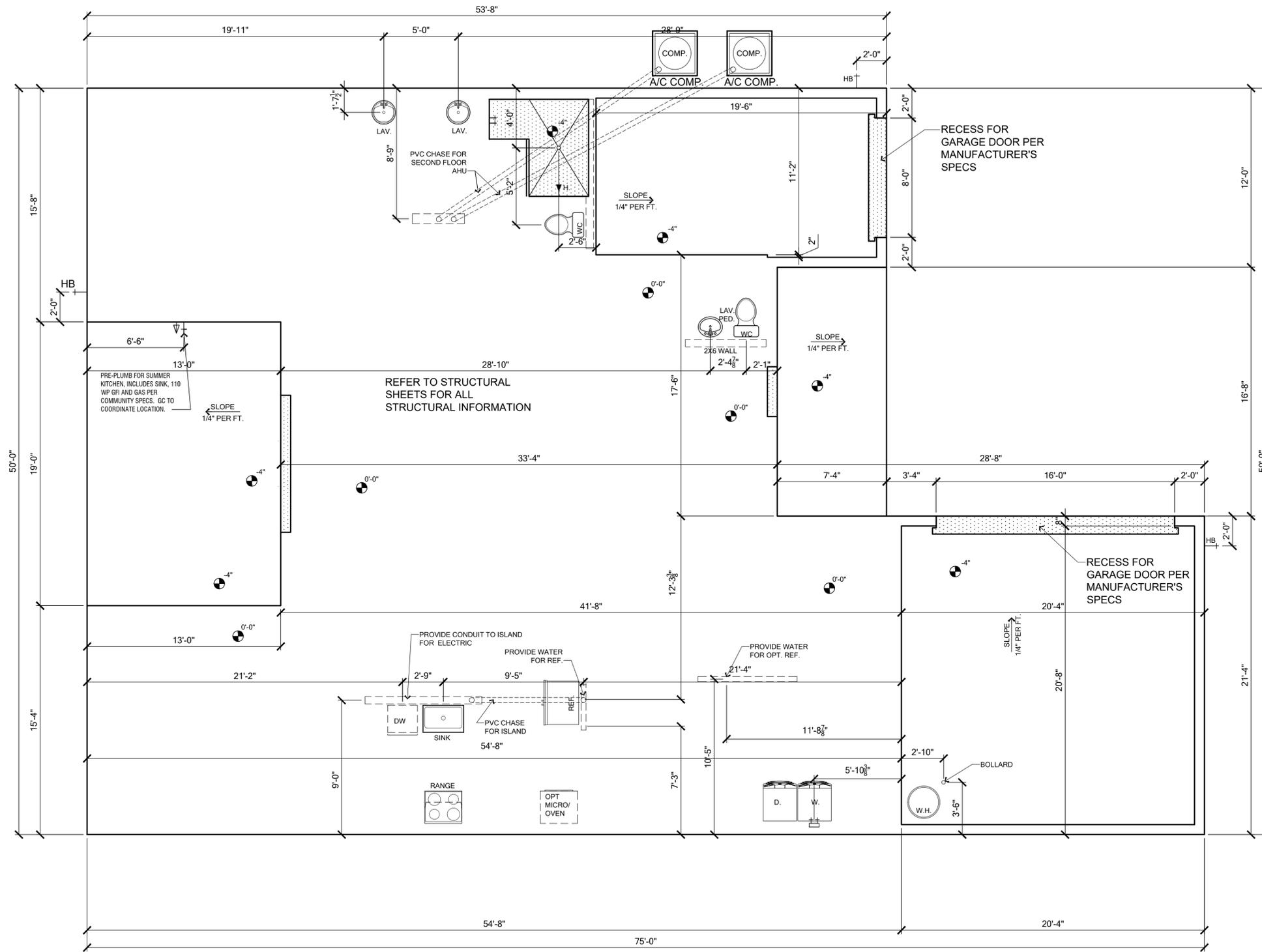
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Park Square HOMES

LOT:	000	BLK:	000	UNIT:	II
Community: Community					
Block Name: YOSEMITE II					
Elev: EL LH					
Version: 1					
Job Address: 3218					
City, State and Zip: Yosemite II					
Client No.: Client No.					

Project No:	00-0000
Sheet No:	1.1

Saved By: MICHAEL LEE Date: 3/3/2026 | Plot Date: 3/3/2026 | File Location: P:\Park Square Homes\New Master Plans\Yosemite II\3218 Yosemite II Master Plan.dwg



SLAB AND PLUMBING PLAN - ELEVATION A

SCALE: 1/4" = 1'



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MUNICIPAL STAMP AREA

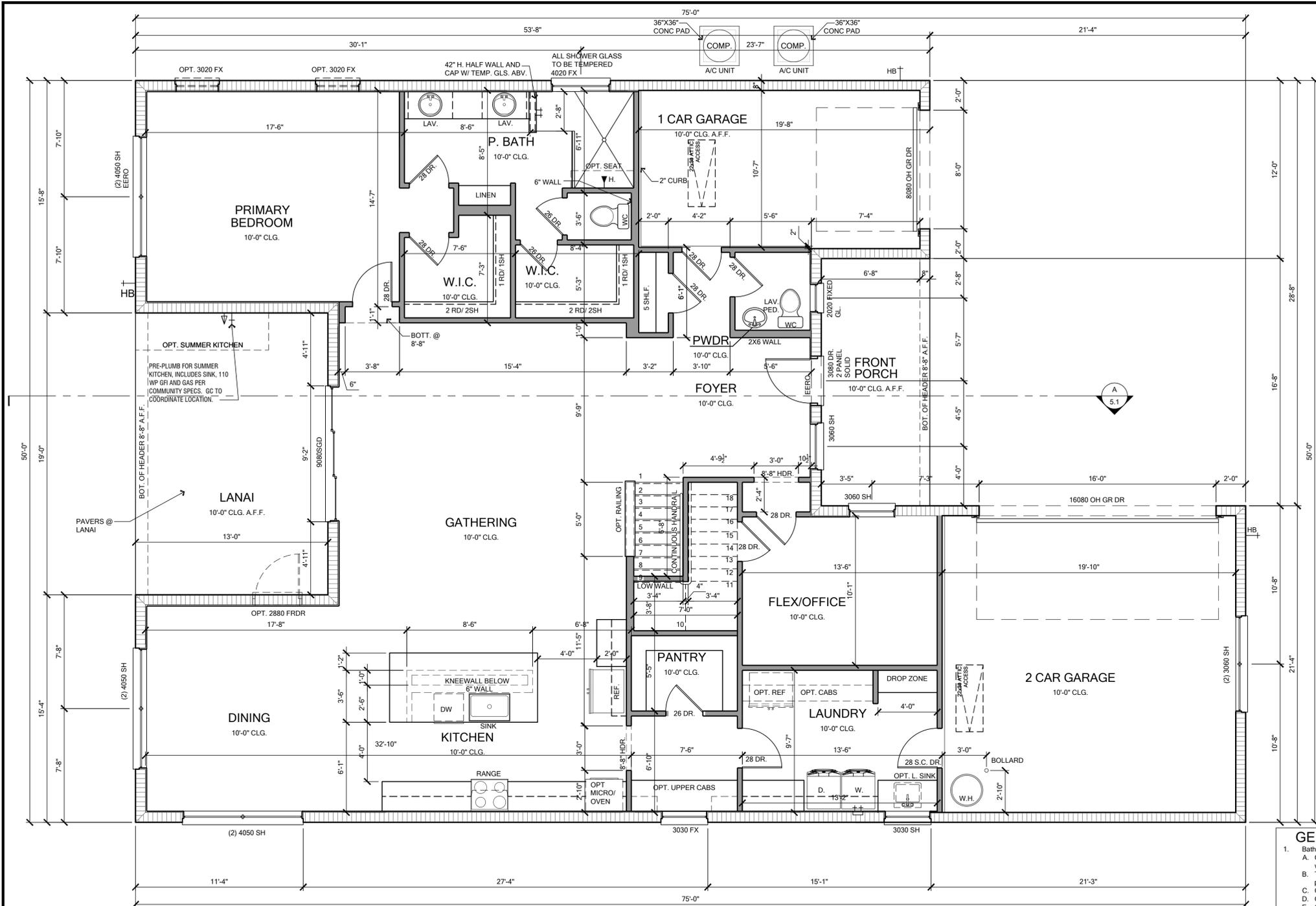
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Builder:

LOT:	Lot	BLK:	000	UNIT:	II
Community:	Community				
Plan Name:	3218 YOSEMITE II				
Level:	EL	Garage:	LH	Version:	1
Job Address:	City, State and Zip				
Client No.:	Client No.				

Project No:
00-0000
Sheet No:
2.0



NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.



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

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.

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.

- GENERAL NOTES**
- Bathrooms
 - Cabinet rough openings are 14-1/2" wide x 18" high, U.N.O. in scope of work.
 - Toilet paper holder to be 21 inches A.F.F. measure to the center of the paper holder.
 - Opt. Towel bars located outside wet areas to be 59 inches A.F.F.
 - Opt. Towel bars located inside wet areas to be 61 inches A.F.F.
 - Opt. Soap dishes, (where applicable) are to be located 48 inches above shower floor.
 - Kitchen
 - The half wall under the bar top is to be rough framed at 34-1/2" A.F.F.
 - Flow-thru bar tops are to be 14" past face of drywall, and where the top is reduced by design the top dimension will be as dimensioned. The half wall under the bar top is to be rough framed at 34-1/2" A.F.F. U.N.O.
 - Interior Framing
 - Attic accesses to be 22-1/2" x 30", and only one where possible.
 - All half walls are to be rough framed at 42" A.F.F. Half walls at showers are determined by the design. All half walls are to have flat top door casing as the finish trim under the wall cap. The wall cap is to be a 1x, and enough to cover casing trim.
 - All stairways are to have a standard knee-wall with an optional open spindle railing. Opt. railing is to be built on a short wall that slopes with the stairway. The wall is to finish at 3" above the nose of the stair tread. Refer to specifications for specific railing type, see plan for extent of railing.
 - Shelving (R&S) will be 12" deep. linen and pantry will be 16" deep.
 - R/S to have (1) at 40" & (1) at 84"
 - R/S to be at 70"
 - Sill on all decorative wall niches being finished with drywall.
 - All HVAC closets adjoining non-conditioned space shall have a door with weather-stripping and threshold. Door is to be standard interior solid-core U.N.O. All HVAC closets located in conditioned space shall have a standard hollow-core door. Platform to be metal stands only.
 - All laundry tub pre-plumbing is to accommodate cabinetry U.N.O.
 - Builder to provide appliance protection when required per 2023 FBC 8th Edition - Residential.
 - Standard base plan door/windows are non-impact
 - Impact windows/doors are an upgraded option for entire house.

DOOR SCHEDULE

TAG	DOOR SIZE	R.O. CMU	R.O. FRAME
1668	16" x 6'8"	24" X 83 3/4"	22" X 82 1/2"
2068	20" x 6'8"	28" X 83 3/4"	26" X 82 1/2"
2468	24" x 6'8"	32 X 83-3/4	30 X 82-1/2
2668	26" x 6'8"	34 X 83-3/4	32 X 82-1/2
2868	28" x 6'8"	36 X 83-3/4	34 X 82-1/2
3068	30" x 6'8"	40 X 83-3/4	38 X 82-1/2
2868-SC	28" x 6'8" Solid Core	36 X 83-3/4	34 X 82-1/2
3068-SC	30" x 6'8" Solid Core	40 X 83-3/4	38 X 82-1/2
(2) 2068	With "T" Ast (Magnet Catch at Closets)	53 X 83-3/4	51 X 82-1/2
(2) 2468	(2) 24" x 6'8" w/ "T" Ast (Magnet Catch at Closets)	61 X 83-3/4	59 X 82-1/2
(2) 2668	(2) 26" x 6'8" w/ "T" Ast (Magnet Catch at Closets)	65 X 83-3/4	63 X 82-1/2
2468 PKT	24" x 6'8" Pkt Dr	31-1/4 X 83-3/4	29-1/4 X 82-1/2
2668 PKT	26" x 6'8" Pkt Dr	32-1/3 X 83-3/4	30-1/4 X 82-1/2
2868 PKT	28" x 6'8" Pkt Dr	36 X 83-3/4	34 X 82-1/2
3068	30" x 6'8"	40 X 83-3/4	38 X 82-1/2
(2) 3068	(2) 30" x 6'8"	76 1/2 X 83-3/4	76 X 82-1/2
5068 BI-FOLD	(2) 26" x 6'8" BI-FOLD		
(2) 2868	(2) 28" x 6'8"	70 X 83-3/4	68 X 82-1/2
2046	20" x 4'6"		26" X 55 1/2"
2646	26" x 4'6"		32 X 55 1/2"

Add 13-1/2" for one side-lite and 27" for two sidelites

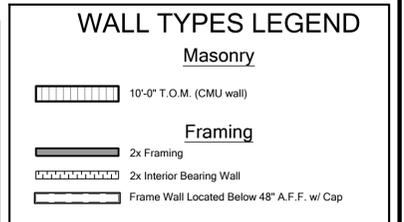
SLIDING GLASS DOOR SCHEDULE FOR STANDARD AND UPGRADED M/I DOORS

TAG	SIZE	R.O. CMU	R.O. FRAME	U-VALUE	SHGC
5068	50 x 6'8"	62 x 81 1/2	60 3/4 x 80 1/2	0.57	0.25
6068	60 x 6'8"	74 x 81 1/2	72 3/4 x 80 1/2	0.57	0.25
8068	80 x 6'8"	98 x 81 1/2	96 3/4 x 80 1/2	0.57	0.25
5080	50 x 8'0"	62 x 97 1/2	60 3/4 x 96 1/2	0.57	0.25
6080	60 x 8'0"	74 x 97 1/2	72 3/4 x 96 1/2	0.57	0.25
8080	80 x 8'0"	98 x 97 1/2	96 3/4 x 96 1/2	0.57	0.25
9080	90 x 8'0"	108 x 97 1/2	107 x 96 1/2	0.57	0.25
12080	120 x 8'0"	145 x 97 1/2	145 1/2 x 96 1/2	0.57	0.25
10080	100 x 8'0"	120 x 97 1/2	119 x 96 1/2	0.57	0.25
16080	160 x 8'0"	192 x 97 1/2	191 x 96 1/2	0.57	0.25

WINDOW SCHEDULE

SH = SINGLE HUNG DH = DOUBLE HUNG TEMP = TEMPERED GLASS
CSMT = CASEMENT FXD = FIXED GLASS

SIZE	R.O. CMU	R.O. FRAME	U-VALUE	SHGC
12	20 X 26	18 1/2 X 25 1/2	0.33	0.23
13	20 X 38 1/2	18 1/2 X 37 1/2	0.33	0.23
14	20 X 50 1/2	18 1/2 X 50	0.33	0.23
15	20 X 63	18 1/2 X 62 1/2	0.33	0.23
16	20 X 72	18 1/2 X 71 1/2	0.33	0.23
1/2 32 or 1H32	27 1/4 X 26	26 X 25 1/2	0.33	0.23
1/2 33 or 1H33	27 1/4 X 38 1/2	N/A	0.33	0.23
1/2 34 or 1H34	27 1/4 X 50 1/2	N/A	0.33	0.23
1/2 35 or 1H35	27 1/4 X 63	26 X 62 1/2	0.33	0.23
1/2 36 or 1H36	27 1/4 X 72	26 X 71 1/2	0.33	0.23
22	37 1/2 X 26	36 1/2 X 25 1/2	0.33	0.23
23	37 1/2 X 38 1/2	36 1/2 X 37 3/4	0.33	0.23
24	37 1/2 X 50 1/2	36 1/2 X 50	0.33	0.23
25	37 1/2 X 63	36 1/2 X 62 1/2	0.33	0.23
26	37 1/2 X 72	36 1/2 X 71 1/2	0.33	0.23
(2) 32	54 X 26	52 1/2 X 25 1/2	0.33	0.23
(2) 33	54 X 38 1/2	52 1/2 X 37 1/2	0.33	0.23
(2) 34	54 X 50 1/2	52 1/2 X 50	0.33	0.23
(2) 35	54 X 63	52 1/2 X 62 1/2	0.33	0.23
(2) 36	54 X 72	52 1/2 X 71 1/2	0.33	0.23
2020	n/a	24 x 24	0.31	0.25
2030	n/a	24 x 36	0.31	0.25
2040	n/a	24 x 48	0.31	0.25
2050	n/a	24 x 60	0.31	0.25
2060	n/a	24 x 72	0.31	0.25
3010	n/a	36 x 12	0.31	0.25
3014	37 1/2 x 16 1/2	36x16	0.31	0.25
3020	n/a	36 x 24	0.31	0.25
3030	n/a	36 x 36	0.31	0.25
3040	n/a	36 x 48	0.31	0.25
3050	n/a	36 x 60	0.31	0.25
3060	n/a	36 x 72	0.31	0.25



AREA TABULATION - A

FLOOR	AREA	SQ. FT.
FIRST FLOOR	2105	SQ. FT.
SECOND FLOOR	1113	SQ. FT.
TOTAL LIVING AREA	3218	SQ. FT.
FRONT PORCH	122	SQ. FT.
LANAI	247	SQ. FT.
1 CAR GARAGE	227	SQ. FT.
2 CAR GARAGE	437	SQ. FT.
TOTAL AREA UNDER ROOF	4251	SQ. FT.
OPT. FLEX & ENSUITE		
FIRST FLOOR LIVING	+227	SQ. FT.
1 CAR GARAGE	-227	SQ. FT.

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MUNICIPAL STAMP AREA

IBD AIA fhba GO BA

Park Square HOMES

Builder:

Community: **Yosemite II**

Plot No: **3218**

Phase: **Yosemite II**

Job Address: **Yosemite II**

City, State and Zip: **Yosemite II**

Client No: **Client No.**

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Park Square HOMES

LOT: **000**

UNIT: **II**

Community: **Yosemite II**

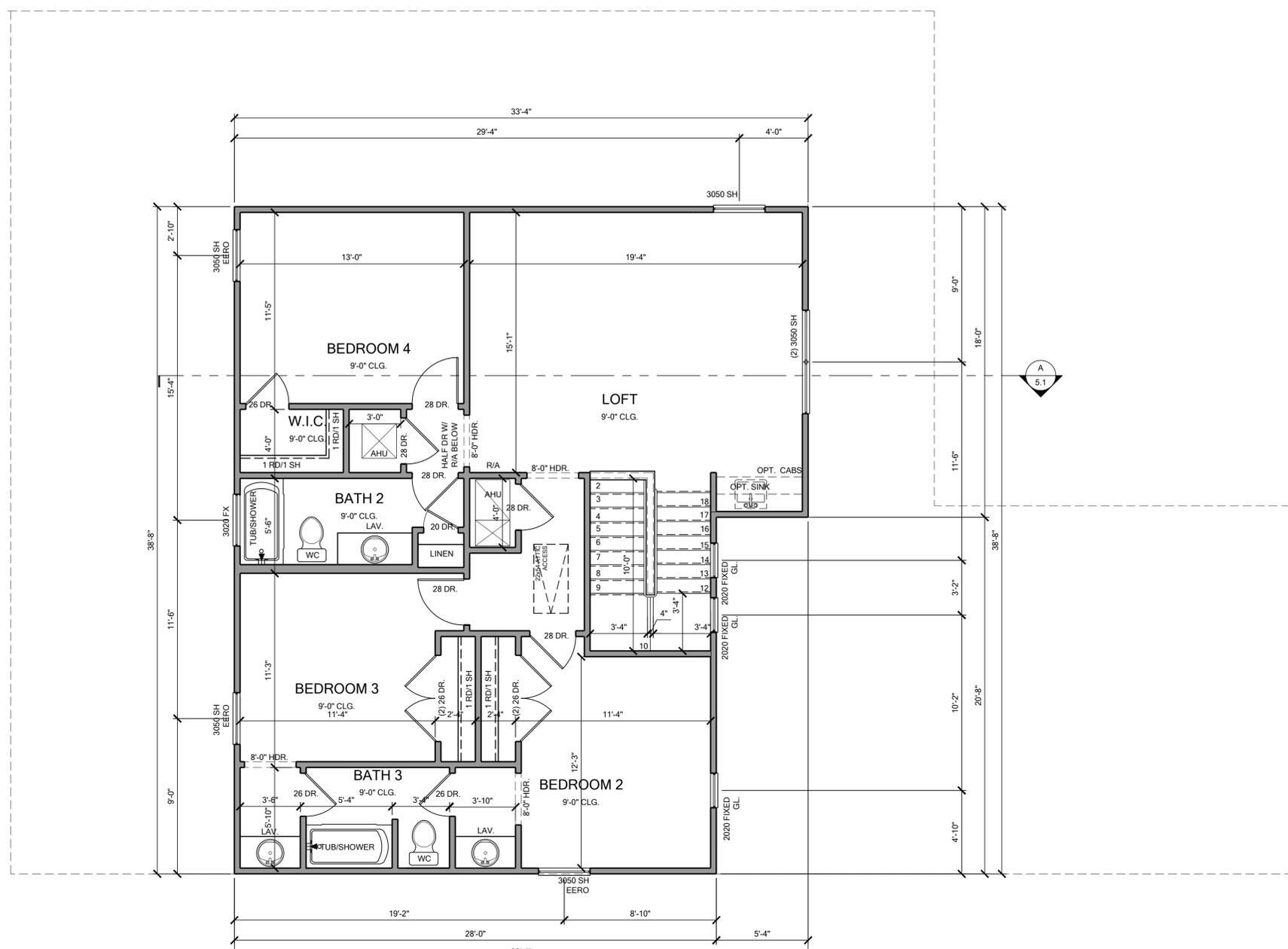
Plot No: **3218**

Phase: **Yosemite II**

Job Address: **Yosemite II**

City, State and Zip: **Yosemite II**

Client No: **Client No.**



NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

WINDOWS SCHEDULE GENERAL NOTES:

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

1. SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
 1. HEIGHT AT ROUND TOP ALLOWS 2" FOR ARCH FRAMING.
 2. 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.

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.

- GENERAL NOTES**
- Bathrooms
 - A. Cabinet rough openings are 14-1/2" wide x 18" high, U.N.O. in scope of work.
 - B. Toilet paper holder to be 21 inches A.F.F. measure to the center of the paper holder.
 - C. Opt. Towel bars located outside wet areas to be 59 inches A.F.F.
 - D. Opt. Towel bars located inside wet areas to be 51 inches A.F.F.
 - E. Opt. Soap dishes, (where applicable) are to be located 48 inches above shower floor.
 - F. Short wall side of tubs is to be a minimum of 34-1/2".
 - G. All bathroom mirrors are to be 42" in height.
 - H. All shower doors are 2'-0". rough frame 26" (pre-tile).
 - Kitchen
 - A. The half wall under the bar top is to be rough framed at 34-1/2" A.F.F.
 - B. Flow-thru bar tops are to be 14" past face of drywall, and where the top is reduced by design the top dimension will be as dimensioned. The half wall under the bar top is to be rough framed at 34-1/2" A.F.F. U.N.O.
 - Interior Framing
 - A. Attic accesses to be 22-1/2" x 30", and only one where possible.
 - B. All half walls are to be rough framed at 42" A.F.F. Half walls at showers are determined by the design. All half walls are to have flat top door casing as the finish trim under the wall cap. The wall cap is to be a 1x, and enough to cover casing trim.
 - C. All stairways are to have a standard knee-wall with an optional open spindle railing. Opt. railing is to be built on a short wall that slopes with the stairway. The wall is to finish at 3" above the nose of the stair tread. Refer to specifications for specific railing type, see plan for extent of railing.
 - D. Shelving (R&S) will be 12" deep, linen and pantry will be 16" deep.
 - (2) R/S to have (1) at 40" & (1) at 84"
 - (1) R/S to be at 70"
 - (1) Sill on all decorative wall niches being finished with drywall.
 - (1) All HVAC closets adjoining non-conditioned space shall have a door with weather-stripping and threshold. Door is to be standard interior solid-core U.N.O. All HVAC closets located in conditioned space shall have a standard hollow-core door. Platform to be metal stands only.
 - (1) All laundry tub pre-plumbing is to accommodate cabinetry U.N.O.
 - (1) Builder to provide appliance protection when required per 2023 FBC 8th Edition - Residential.
 - (1) Standard base plan door/windows are non-impact
 - (1) Impact windows/doors are an upgraded option for entire house.

DOOR SCHEDULE

TAG	DOOR SIZE	R.O. CMU	R.O. FRAME
1668	1'6" x 6'8"	24" X 83 3/4"	22" X 82 1/2"
2068	2'0" x 6'8"	28" X 83 3/4"	26" X 82 1/2"
2468	2'4" x 6'8"	32 X 83-3/4	30 X 82-1/2
2668	2'6" x 6'8"	34 X 83-3/4	32 X 82-1/2
2868	2'8" x 6'8"	36 X 83-3/4	34 X 82-1/2
3068	3'0" x 6'8"	40 X 83-3/4	38 X 82-1/2
2868-SC	2'8" x 6'8" Solid Core	36 X 83-3/4	34 X 82-1/2
3068-SC	3'0" x 6'8" Solid Core	40 X 83-3/4	38 X 82-1/2
(2) 2068	With "T" Ast (Magnet Catch at Closets)	53 X 83-3/4	51 X 82-1/2
(2) 2468	(2) 2'4" x 6'8" w/ "T" Ast (Magnet Catch at Closets)	61 X 83-3/4	59 X 82-1/2
(2) 2668	(2) 2'6" x 6'8" w/ "T" Ast (Magnet Catch at Closets)	65 X 83-3/4	63 X 82-1/2
2468 PKT	2'4" x 6'8" Pkt Dr	31-1/4 X 83-3/4	29-1/4 X 82-1/2
2668 PKT	2'6" x 6'8" Pkt Dr	32-1/3 X 83-3/4	30-1/4 X 82-1/2
2868 PKT	2'8" x 6'8" Pkt Dr	36 X 83-3/4	34 X 82-1/2
3068	3'0" x 6'8"	40 X 83-3/4	38 X 82-1/2
(2) 3068	(2) 3'0" x 6'8"	76 1/2 X 83-3/4	76 X 82-1/2
5068 BI-FOLD	(2) 2'6" x 6'8" BI-FOLD		
(2) 2868	(2) 2'8" x 6'8"	70 X 83-3/4	68 X 82-1/2
2046	2'0" x 4'6"		26" X 55 1/2"
2646	2'6" x 4'6"		32 X 55 1/2"

Add 13-1/2" for one side-lite and 27" for two sidelites

SLIDING GLASS DOOR SCHEDULE FOR STANDARD AND UPGRADED M/I DOORS

TAG	SIZE	R.O. CMU	R.O. FRAME	U-VALUE	SHGC
5068	5'0 x 6'8"	62 x 81 1/2	60 3/4 x 80 1/2	0.57	0.25
6068	6'0 x 6'8"	74 x 81 1/2	72 3/4 x 80 1/2	0.57	0.25
8068	8'0 x 6'8"	98 x 81 1/2	96 3/4 x 80 1/2	0.57	0.25
5080	5'0 x 8'0"	62 x 97 1/2	60 3/4 x 96 1/2	0.57	0.25
6080	6'0 x 8'0"	74 x 97 1/2	72 3/4 x 96 1/2	0.57	0.25
8080	8'0 x 8'0"	98 x 97 1/2	96 3/4 x 96 1/2	0.57	0.25
9080	9'0 x 8'0"	108 x 97 1/2	107 x 96 1/2	0.57	0.25
12080	12'0 x 8'0"	145 x 97 1/2	145 1/2 x 96 1/2	0.57	0.25
10080	10'0 x 8'0"	120 x 97 1/2	119 x 96 1/2	0.57	0.25
16080	16'0 x 8'0"	192 x 97 1/2	191 x 96 1/2	0.57	0.25

WINDOW SCHEDULE

SH = SINGLE HUNG DH = DOUBLE HUNG TEMP. = TEMPERED GLASS
 CSMT = CASEMENT FXD. = FIXED GLASS

SIZE	R.O. CMU	R.O. FRAME	U-VALUE	SHGC
12	20 X 26	18 1/2 X 25 1/2	0.33	0.23
13	20 X 38 1/2	18 1/2 X 37 1/2	0.33	0.23
14	20 X 50 1/2	18 1/2 X 50	0.33	0.23
15	20 X 63	18 1/2 X 62 1/2	0.33	0.23
16	20 X 72	18 1/2 X 71 1/2	0.33	0.23
1/2 32 or 1H32	27 1/4 X 26	26 X 25 1/2	0.33	0.23
1/2 33 or 1H33	27 1/4 X 38 1/2	N/A	0.33	0.23
1/2 34 or 1H34	27 1/4 X 50 1/2	N/A	0.33	0.23
1/2 35 or 1H35	27 1/4 X 63	26 X 62 1/2	0.33	0.23
1/2 36 or 1H36	27 1/4 X 72	26 X 71 1/2	0.33	0.23
22	37 1/2 X 26	36 1/2 X 25 1/2	0.33	0.23
23	37 1/2 X 38 1/2	36 1/2 X 37 3/4	0.33	0.23
24	37 1/2 X 50 1/2	36 1/2 X 50	0.33	0.23
25	37 1/2 X 63	36 1/2 X 62 1/2	0.33	0.23
26	37 1/2 X 72	36 1/2 X 71 1/2	0.33	0.23
(2) 32	54 X 26	52 1/2 X 25 1/2	0.33	0.23
(2) 33	54 X 38 1/2	52 1/2 X 37 1/2	0.33	0.23
(2) 34	54 X 50 1/2	52 1/2 X 50	0.33	0.23
(2) 35	54 X 63	52 1/2 X 62 1/2	0.33	0.23
(2) 36	54 X 72	52 1/2 X 71 1/2	0.33	0.23
2020	n/a	24 x 24	0.31	0.25
2030	n/a	24 x 36	0.31	0.25
2040	n/a	24 x 48	0.31	0.25
2050	n/a	24 x 60	0.31	0.25
2060	n/a	24 x 72	0.31	0.25
3010	n/a	36 x 12	0.31	0.25
3014	37 1/2 x 16 1/2	36x16	0.31	0.25
3020	n/a	36 x 24	0.31	0.25
3030	n/a	36 x 36	0.31	0.25
3040	n/a	36 x 48	0.31	0.25
3050	n/a	36 x 60	0.31	0.25
3060	n/a	36 x 72	0.31	0.25

WALL TYPES LEGEND

Masonry

10'-0" T.O.M. (CMU wall)

Framing

2x Framing

2x Interior Bearing Wall

Frame Wall Located Below 48" A.F.F. w/ Cap

AREA TABULATION - A

	2105	SQ.FT.
FIRST FLOOR	2105	SQ.FT.
SECOND FLOOR	1113	SQ. FT.
TOTAL LIVING AREA	3218	SQ.FT.
FRONT PORCH	122	SQ.FT.
LANAI	247	SQ.FT.
1 CAR GARAGE	227	SQ.FT.
2 CAR GARAGE	437	SQ.FT.
TOTAL AREA UNDER ROOF	4251	SQ.FT.
OPT. FLEX & ENSUITE		
FIRST FLOOR LIVING	+227	SQ.FT.
1 CAR GARAGE	-227	SQ.FT.

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 (407) 880 2333

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 SCOTT LEWKOWSKI, PE - FL # 78750

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CA No. 9161 AA00003115

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MUNICIPAL STAMP AREA

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Park Square HOMES

LOT: Lot 000 UNIT: II

Community: Yosemite II

Block Name: 3218

Phase: YOSEMITE II

Garage: LH

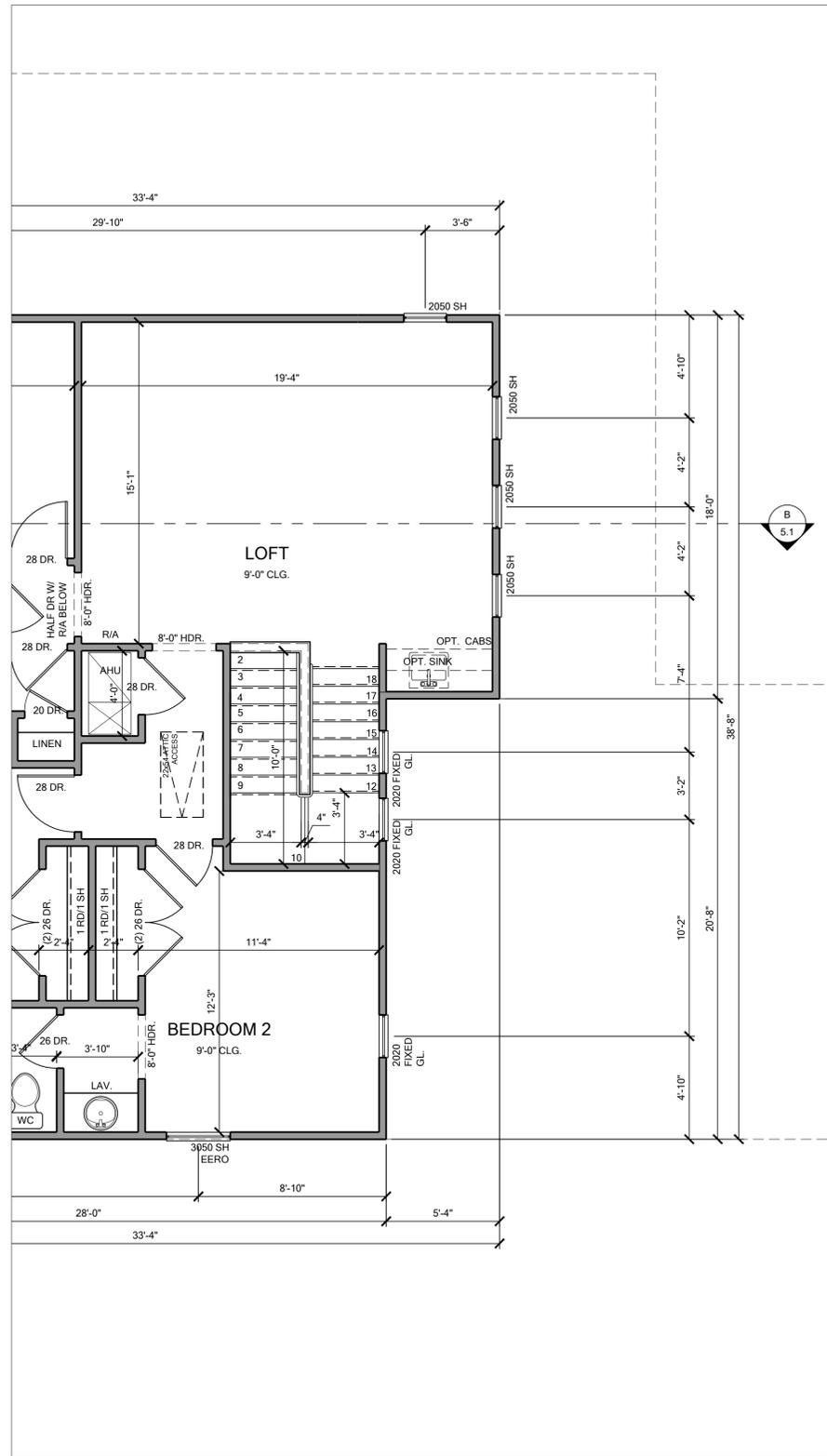
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City, State and Zip: 1

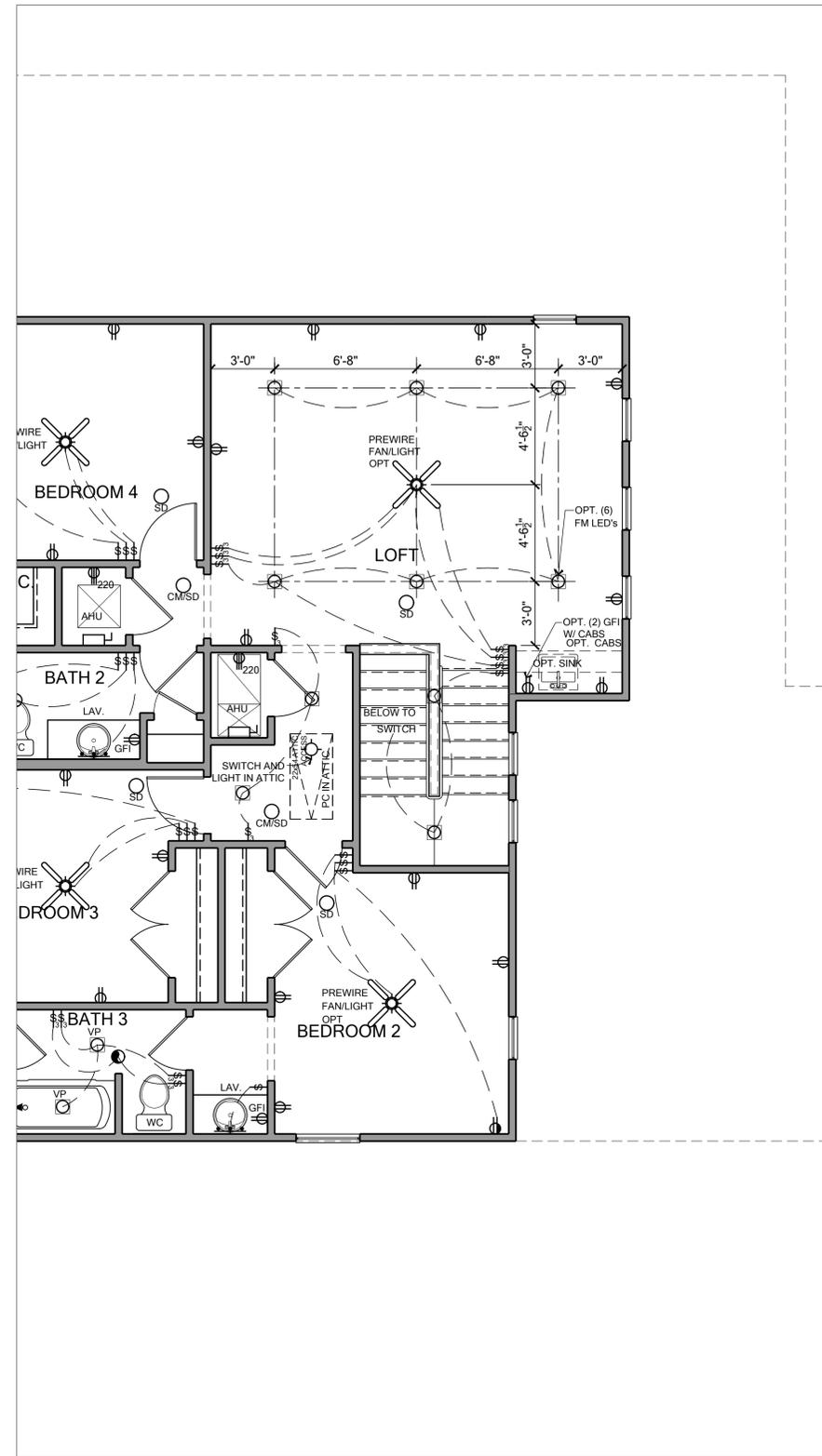
Client No. Client No.

Project No: 00-0000
 Sheet No: 2.2

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FLOOR PLAN



ELECTRICAL PLAN

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

PARTIAL SECOND FLOOR PLAN - ELEVATION B

SCALE: 1/4" = 1'



TOTAL SOLUTIONS GROUP
 258 Southhall Lane, Suite 200
 Maitland, Florida, 32751
 (407) 880 2333
 CARLA A. BROWN, PE - FL # 56126
 SCOTT LEWKOWSKI, PE - FL # 78750

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MUNICIPAL STAMP AREA

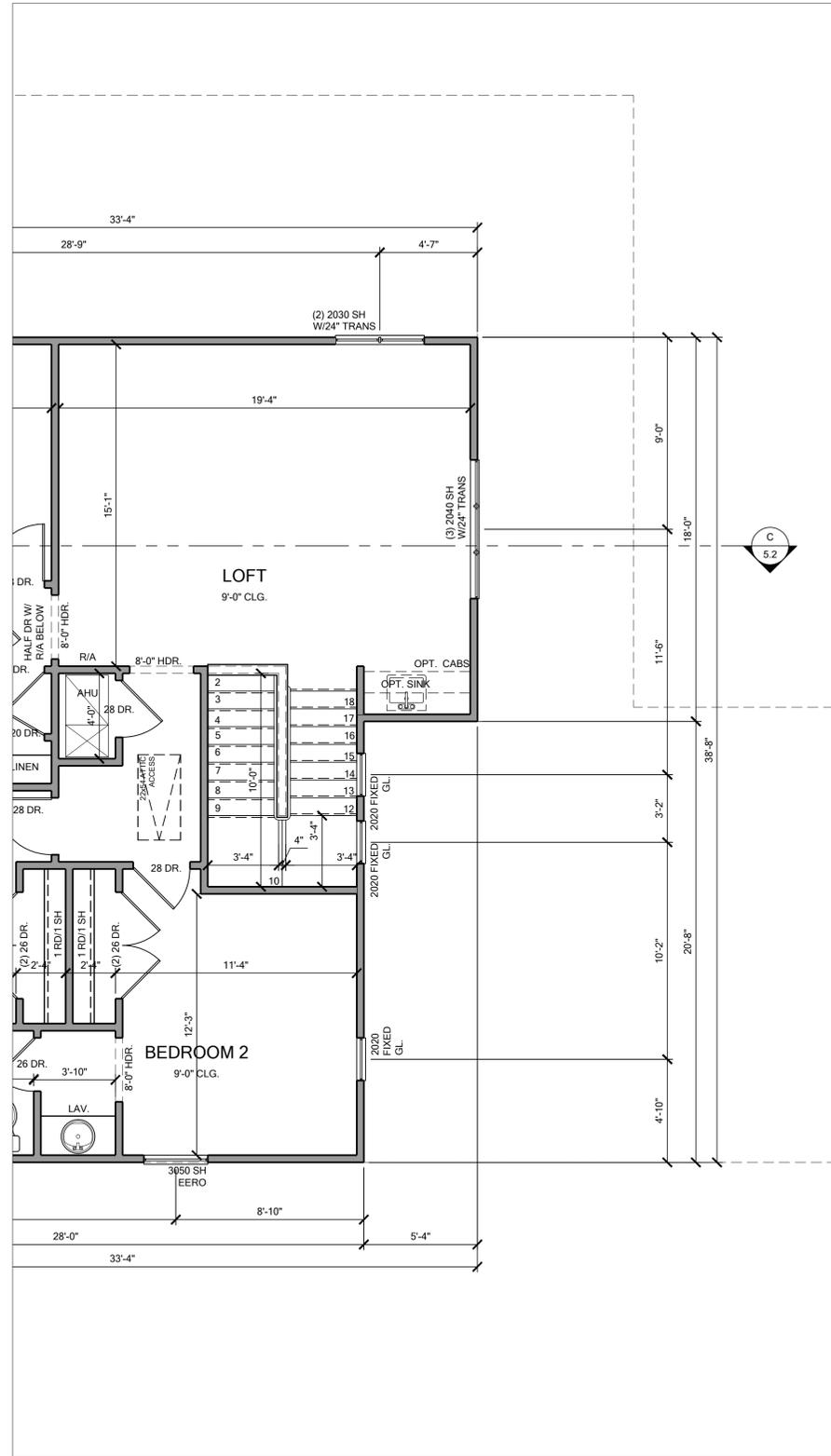
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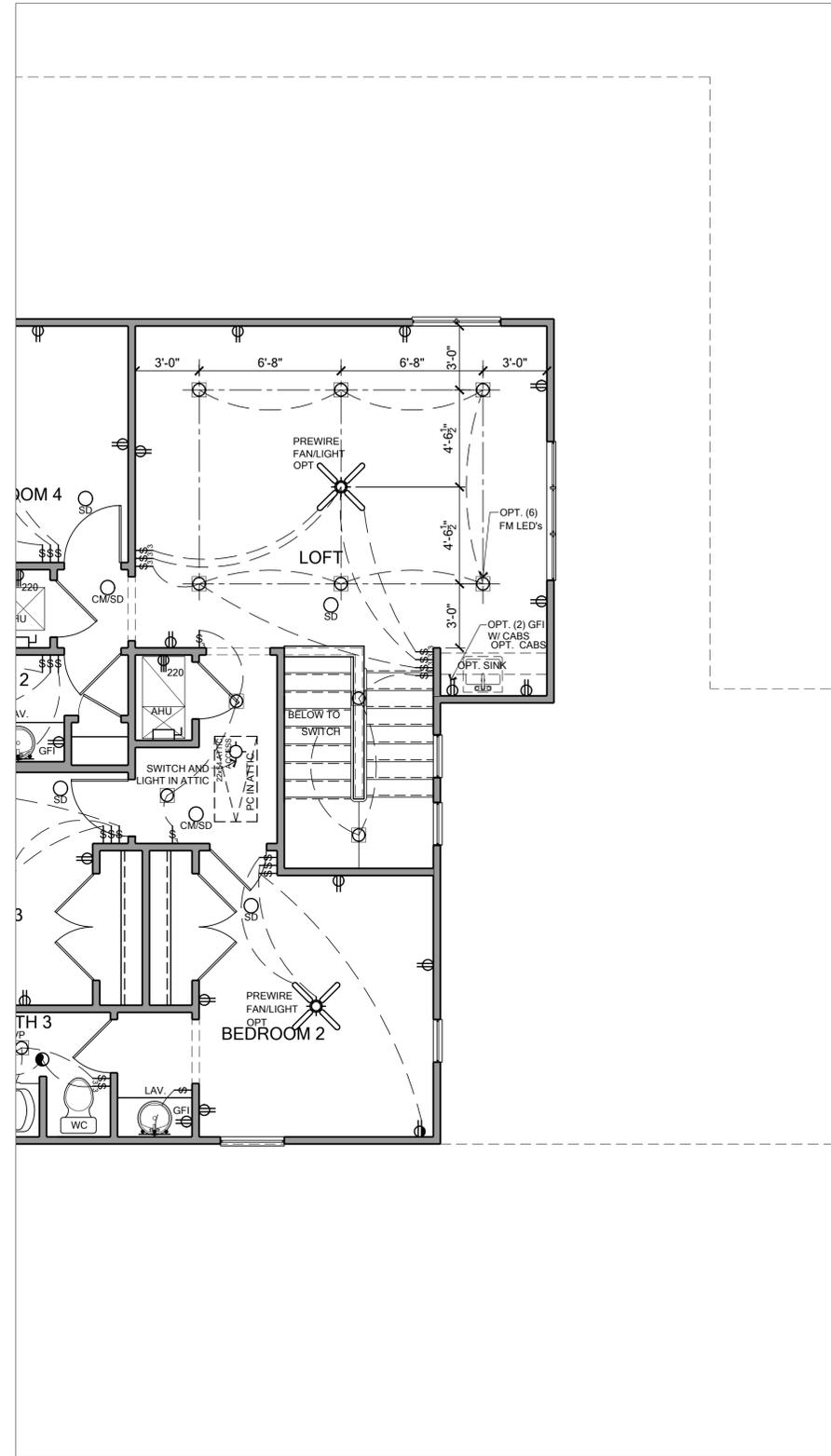
LOT:	Lot	BLK:	000	UNIT:	II
Community:	Community				
Plan Name:	3218 YOSEMITE II				
Job Address:	EL	LH	Version:	1	
City, State and Zip	Client No.				

Project No:
00-0000
Sheet No:
2.4

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FLOOR PLAN



ELECTRICAL PLAN

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

PARTIAL SECOND FLOOR PLAN - ELEVATION C

SCALE: 1/4" = 1'



TOTAL SOLUTIONS GROUP
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 SCOTT LEWKOWSKI, PE - FL # 78750

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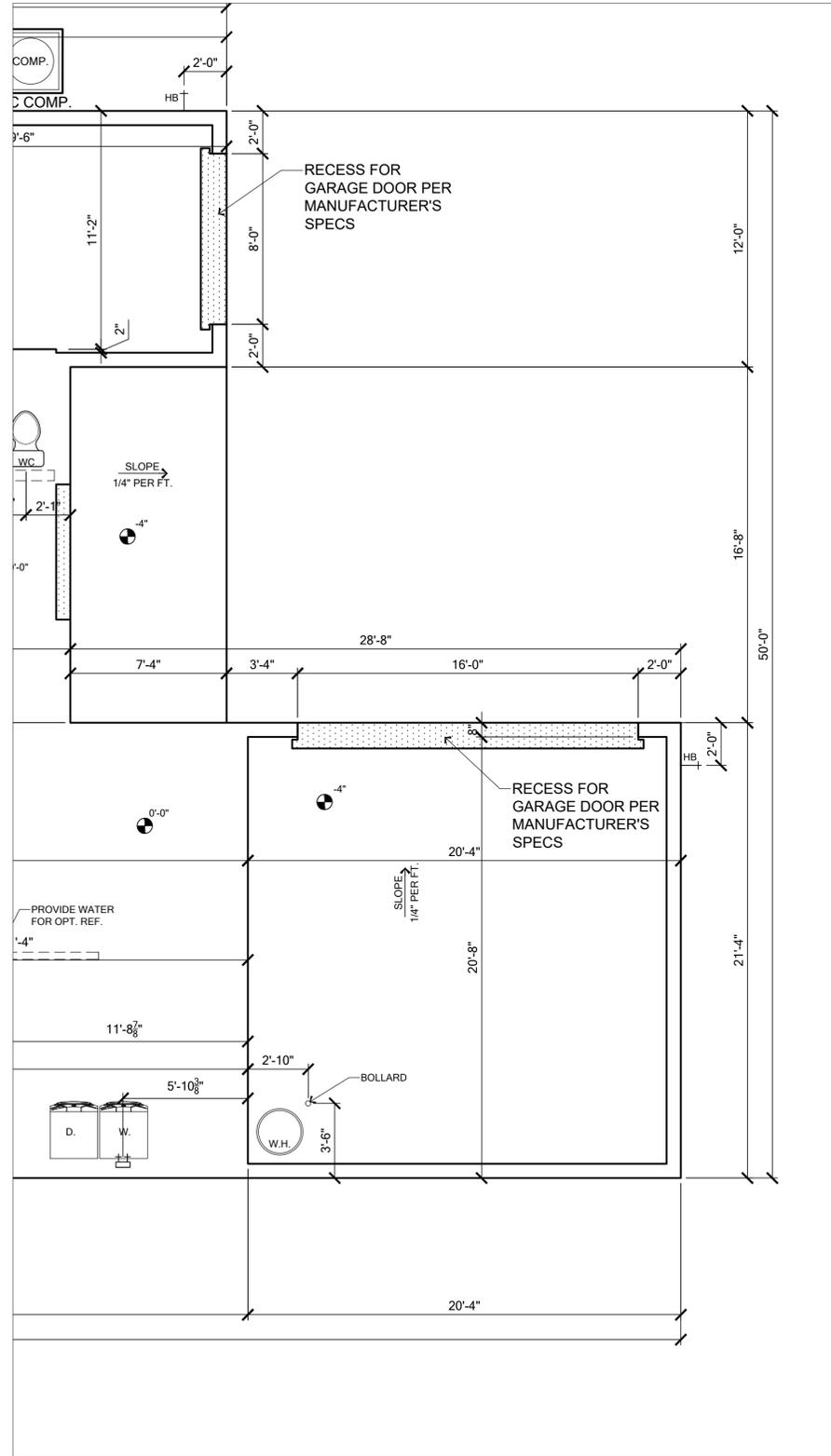
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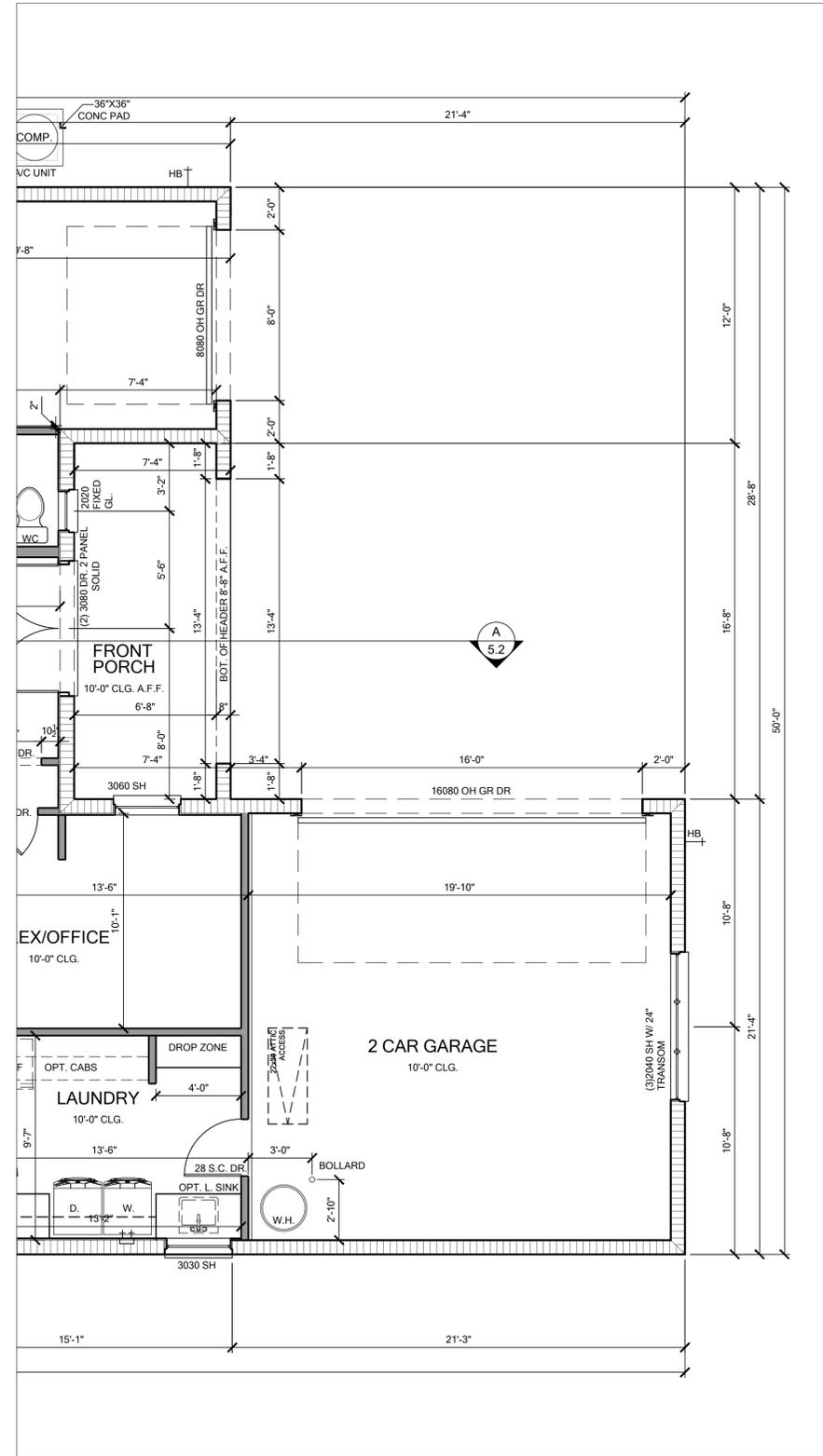
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Community:	Community				
Plan Name:	3218 YOSEMITE II				
Job Address:	EL	LH	Version:	1	
City, State and Zip	Client No.				

Project No:
00-0000
Sheet No:
2.6

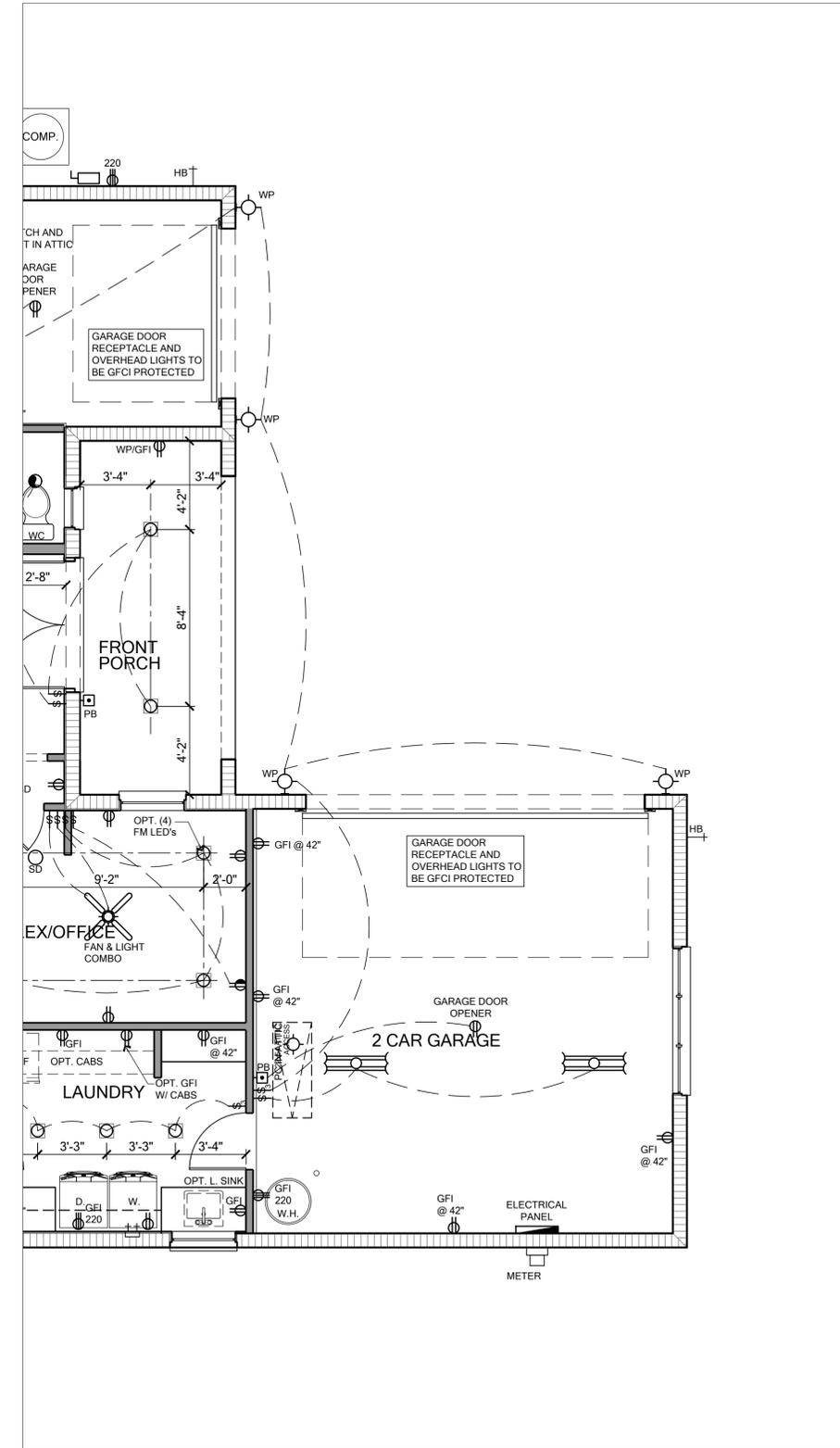
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SLAB AND PLUMBING PLAN



FLOOR PLAN



ELECTRICAL PLAN

AREA TABULATION - D		
FIRST FLOOR	2105	SQ. FT.
SECOND FLOOR	1245	SQ. FT.
TOTAL LIVING AREA	3350	SQ. FT.
FRONT PORCH	122	SQ. FT.
LANAI	247	SQ. FT.
1 CAR GARAGE	227	SQ. FT.
2 CAR GARAGE	437	SQ. FT.
TOTAL AREA UNDER ROOF	4383	SQ. FT.

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

PARTIAL FIRST FLOOR PLAN - ELEVATION D SCALE: 1/4" = 1'



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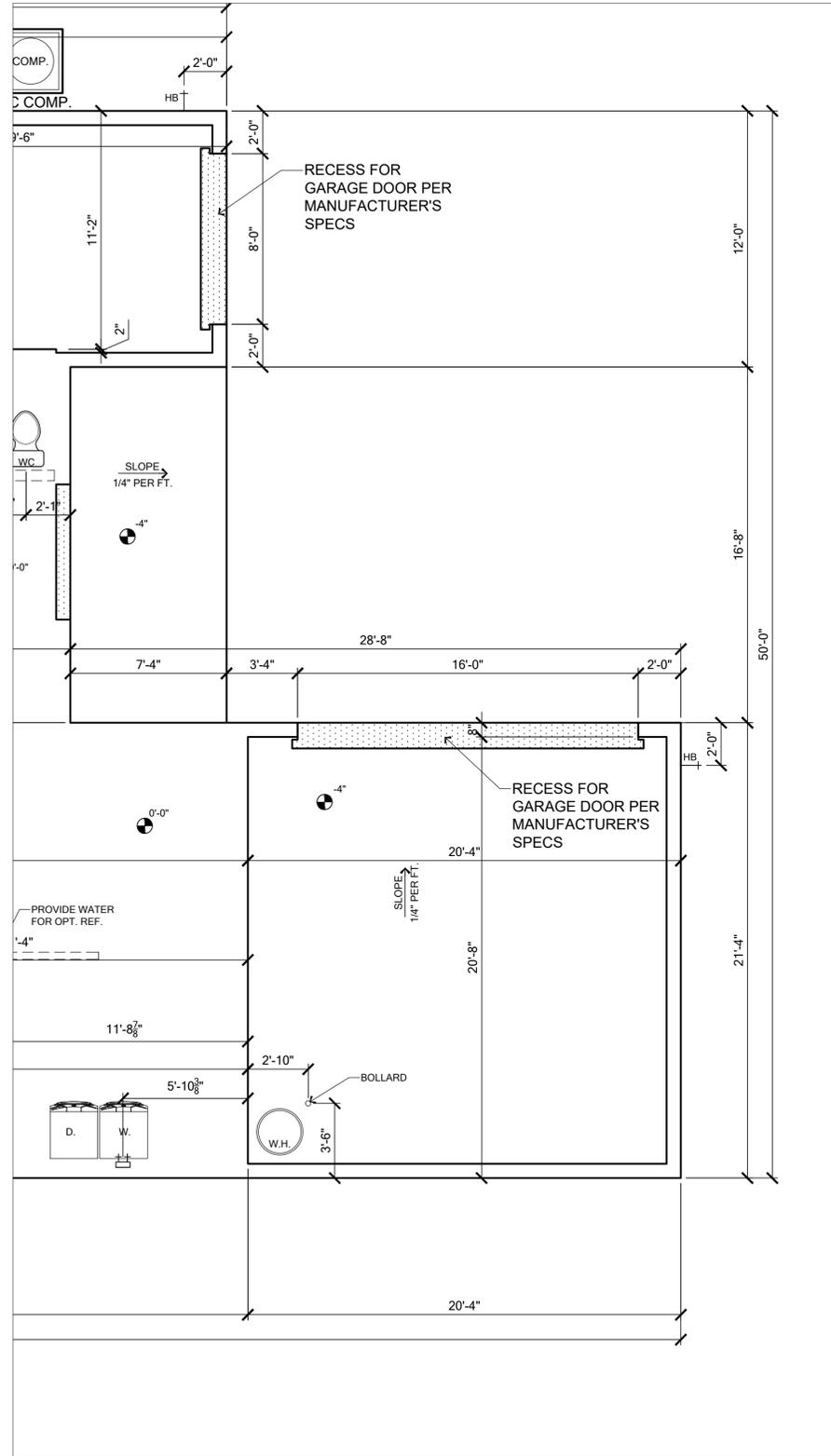
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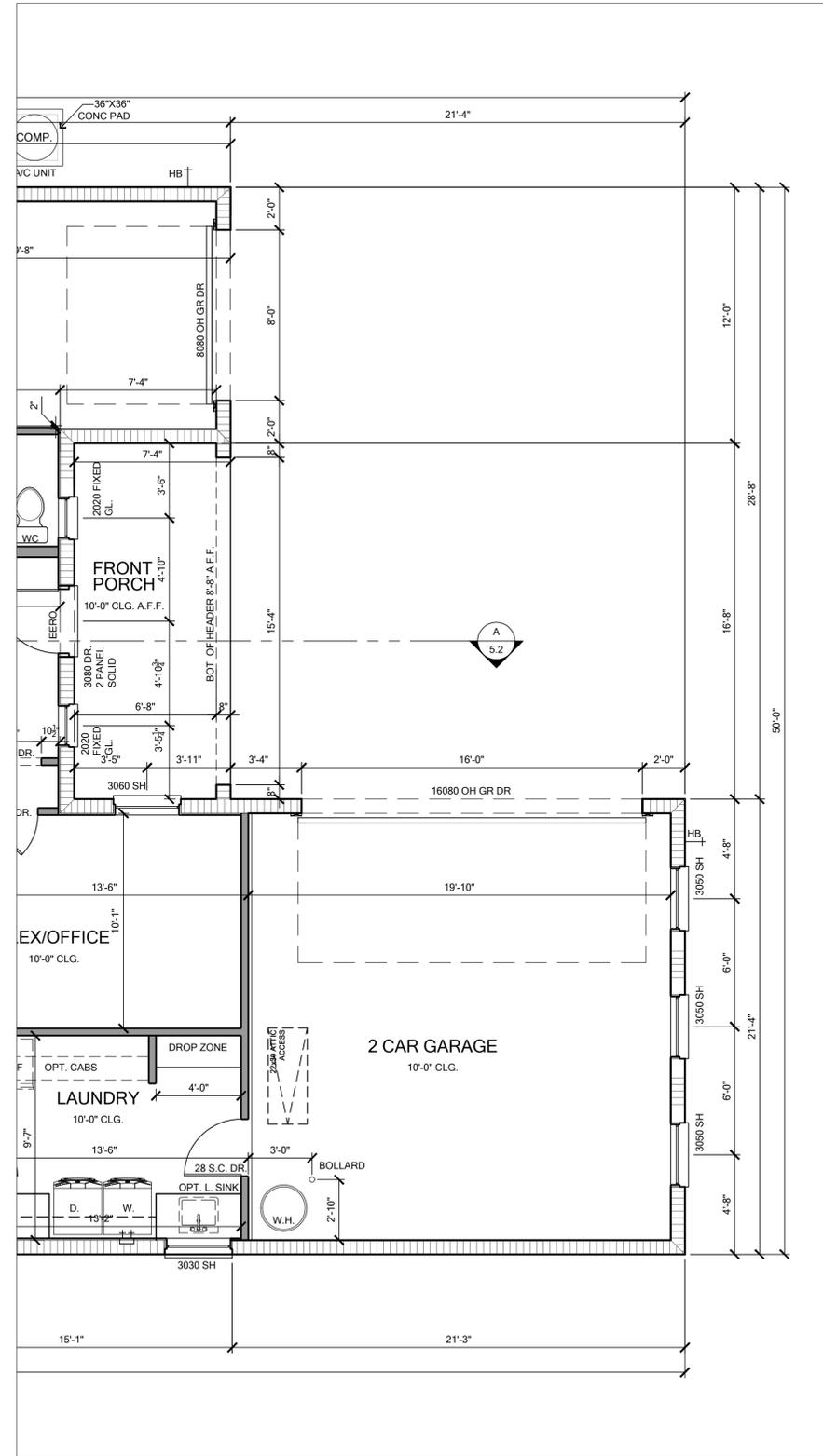
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Block Name:	3218 YOSEMITE II	EL:	LH
Job Address:	3218 Yosemite II	Version:	1
City, State and Zip:		Client No.:	

Project No: 00-0000
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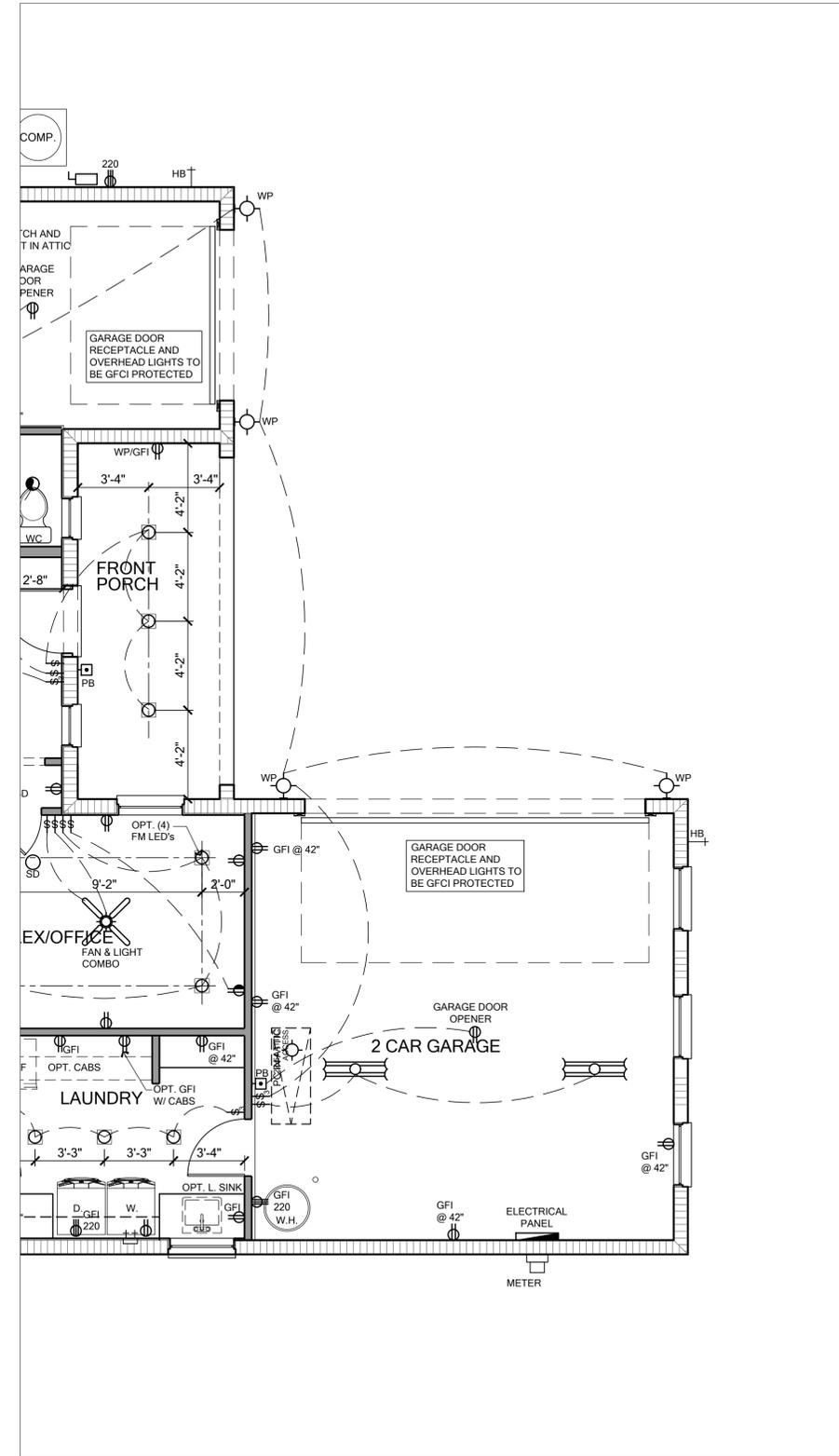


SLAB AND PLUMBING PLAN



FLOOR PLAN

AREA TABULATION - E		
FIRST FLOOR	2105	SQ. FT.
SECOND FLOOR	1113	SQ. FT.
TOTAL LIVING AREA	3218	SQ. FT.
FRONT PORCH	122	SQ. FT.
LANAI	247	SQ. FT.
1 CAR GARAGE	227	SQ. FT.
2 CAR GARAGE	437	SQ. FT.
TOTAL AREA UNDER ROOF	4251	SQ. FT.



ELECTRICAL PLAN

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

PARTIAL FIRST FLOOR PLAN - ELEVATION E

SCALE: 1/4" = 1'



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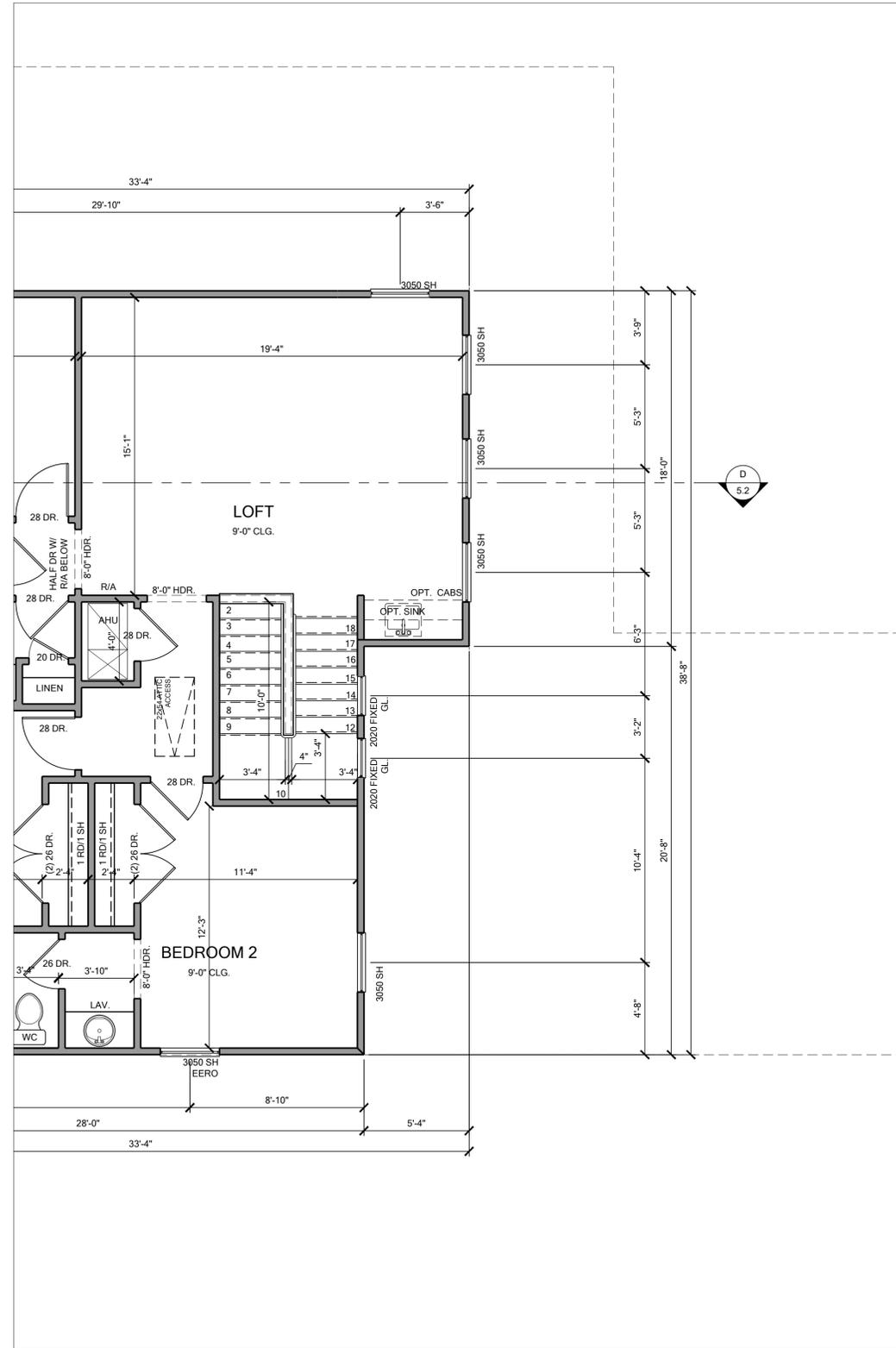
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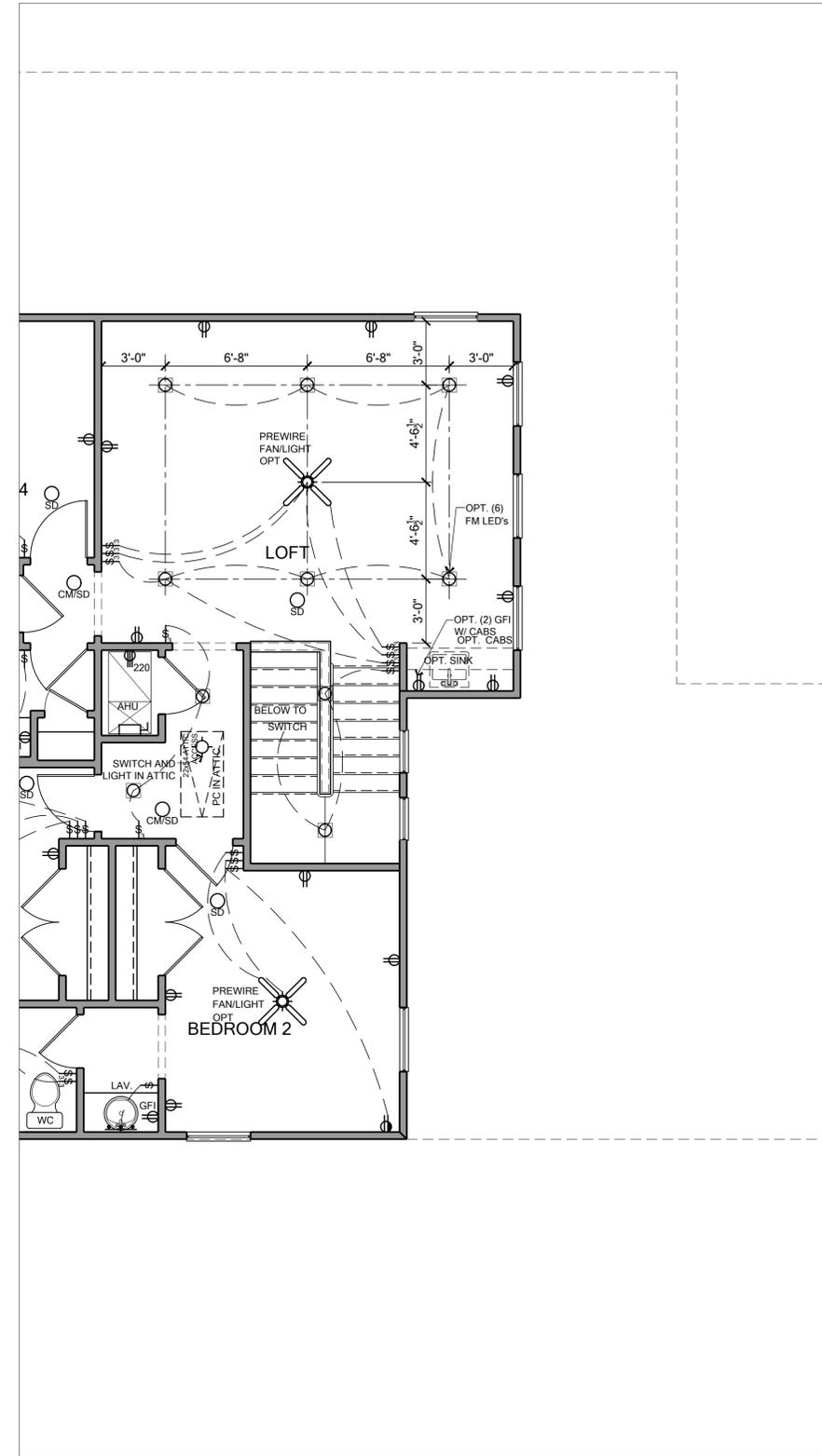
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Community:	Community
Plan Name:	3218 YOSEMITE II
EL:	EL
LH:	LH
Version:	1
Job Address:	
City, State and Zip:	
Client No.:	Client No.

Project No: 00-0000
 Sheet No: 2.9

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FLOOR PLAN



ELECTRICAL PLAN

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

PARTIAL SECOND FLOOR PLAN - ELEVATION E SCALE: 1/4" = 1'



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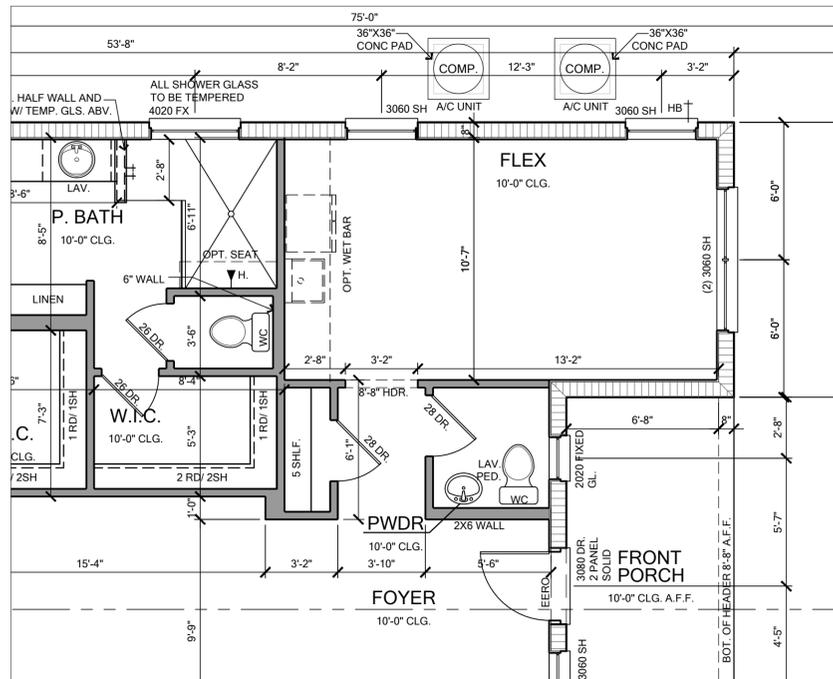
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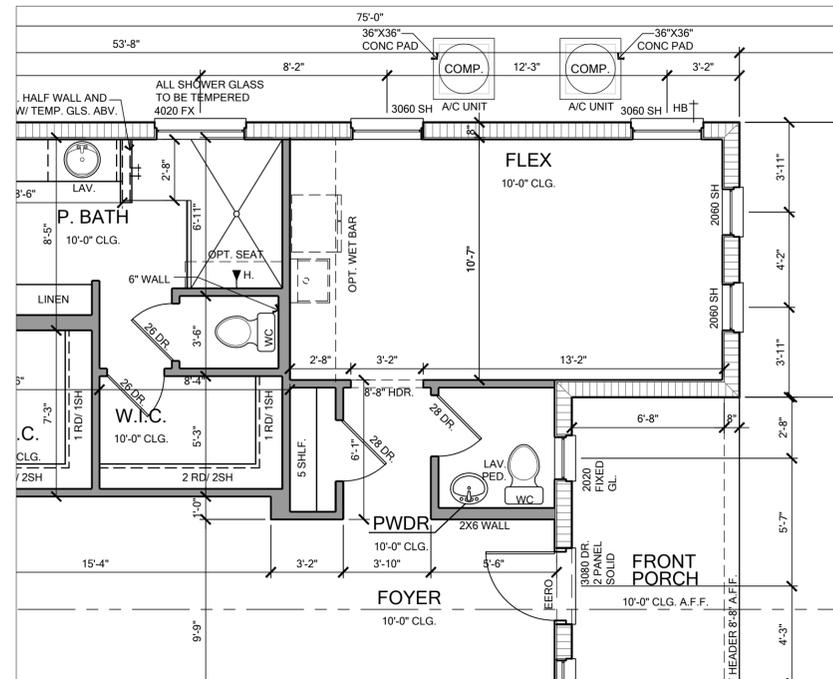


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Plot Name:	3218 YOSEMITE II EL LH		
Job Address:	Version: 1		
City, State and Zip	Client No.:		
Client No.:	Client No.		

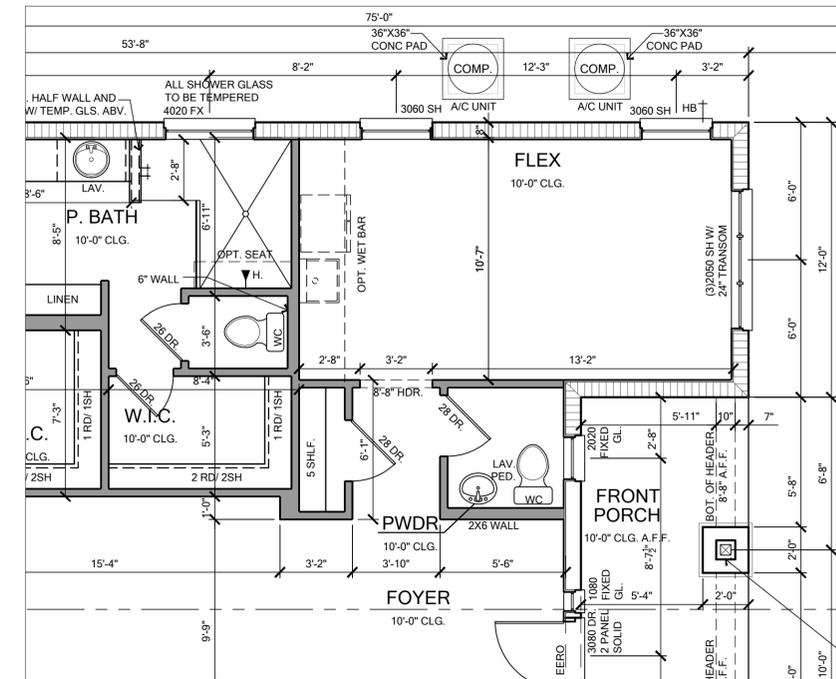
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Sheet No:
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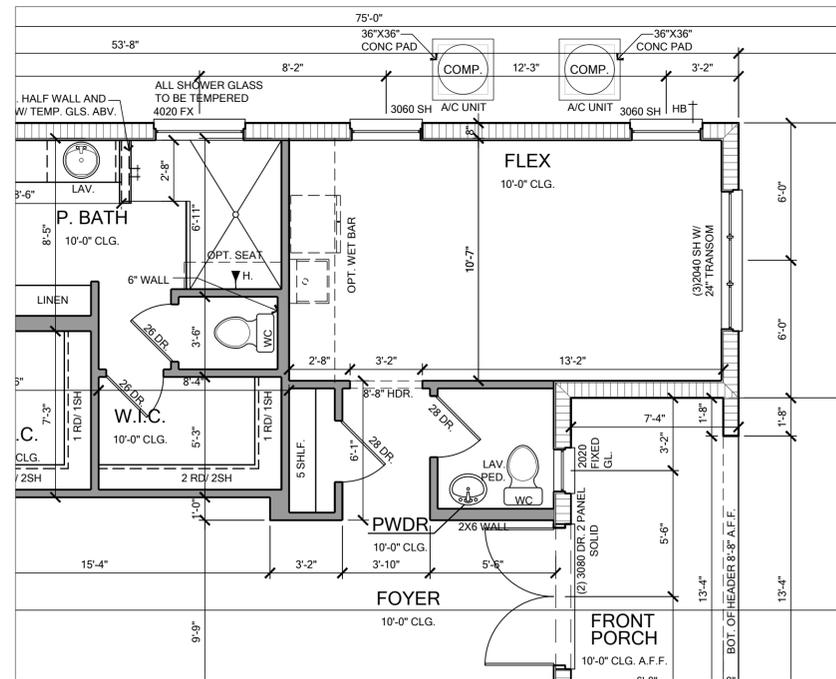
FLOOR PLAN-A



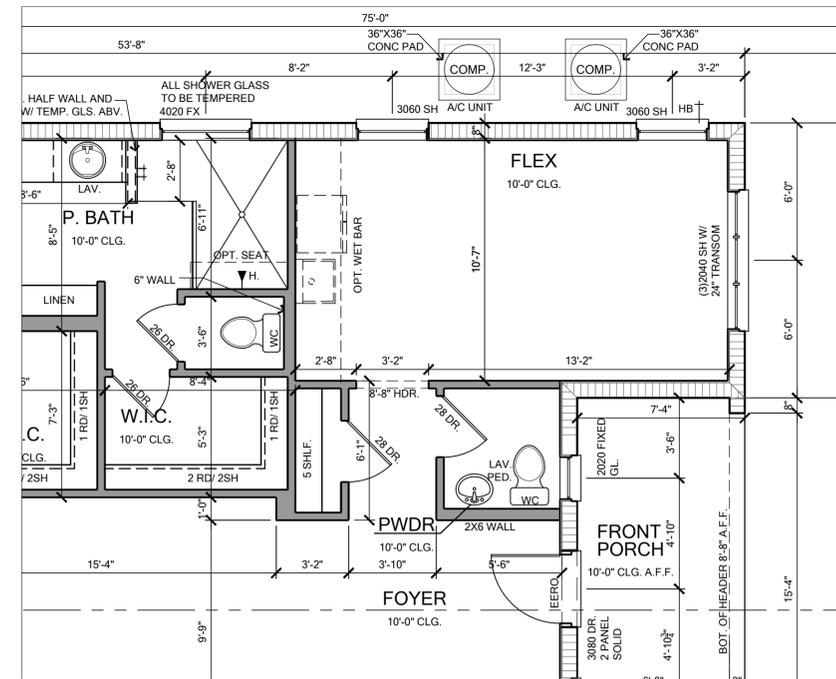
FLOOR PLAN-B



FLOOR PLAN-C



FLOOR PLAN-D



FLOOR PLAN-E

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.

FLOOR PLAN - OPTION FLEX

SCALE: 1/4" = 1'



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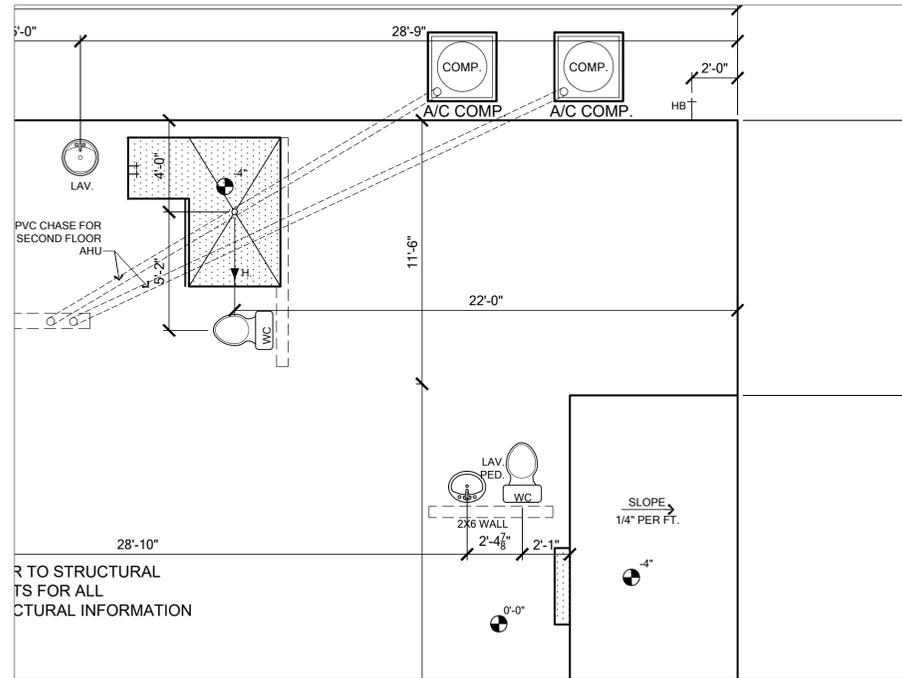
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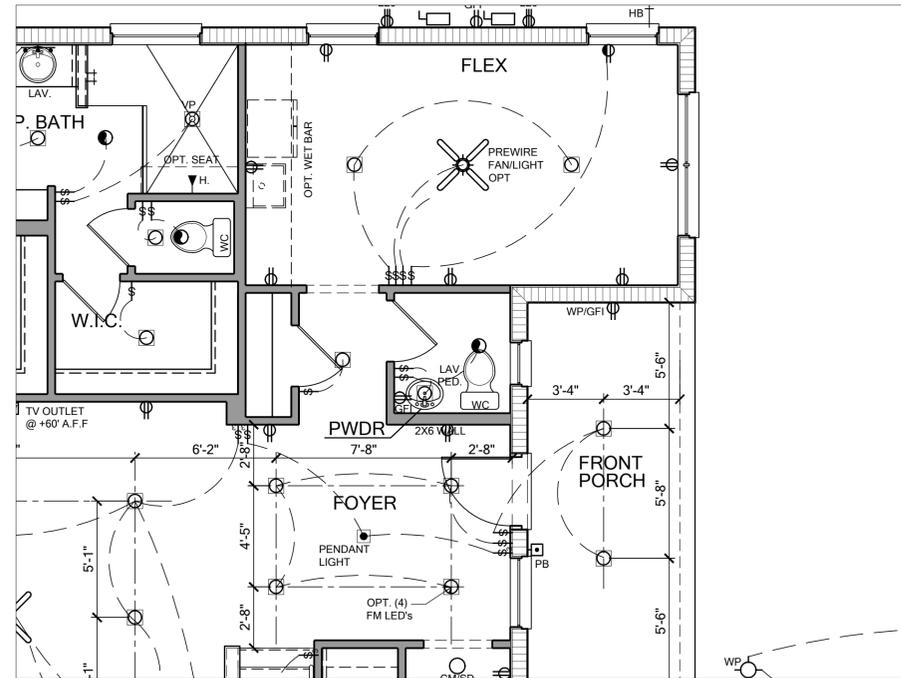
LOT:	000	UNIT:	II
Community:	Community	Phase:	Garage:
Block Name:	3218 YOSEMITE II	EL:	LH
Job Address:		Version:	1
City, State and Zip:		Client No.:	

Project No: 00-0000
Sheet No: 2.12

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SLAB AND PLUMBING PLAN



ELECTRICAL PLAN

NOTE: SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.



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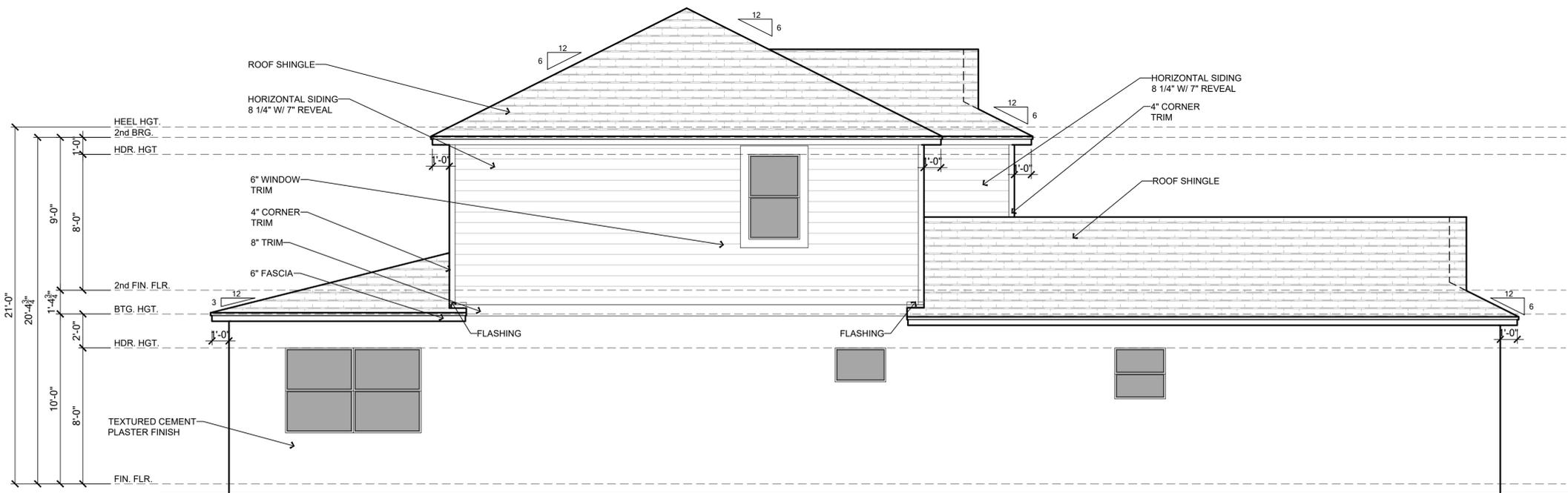
LOT:	BLK:	UNIT:	II
Community:	Community		
Plot Name:	3218 YOSEMITE II		
Job Address:	EL	LH	Version: 1
City, State and Zip:	Client No.		

Project No:
00-0000
Sheet No:
2.13



FRONT ELEVATION - ELEVATION A

SCALE: 1/4" = 1'



LEFT ELEVATION - ELEVATION A

SCALE: 1/4" = 1'

ELEVATION KEY NOTES

- Roofing
 - A. See elevation or roof plan for roof overhangs.
 - B. Shingle, Tile, or Metal Roofing, installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
 - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
 - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
 - E. Indicates Flashing where roof planes intersect with wall planes.
 - F. Indicates the location of Aluminum, Vinyl, PVC, Hardi Fascia board.
 - G. Pre-fabricated aluminum awning/canopy
 - H. Single-Ply TPO.
- Walls
 - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
 - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
 - C. Indicates fiber cement board or similar siding. (size per note)
 - D. Indicates Decorative Stucco Finish over rigid foam core.
 - E. Indicates Decorative Stucco banding/coating with a smooth finish.
 - F. Indicates simulated stone header (will need to show as staggered).
 - G. Indicates simulated stone veneer.
 - H. Indicates simulated brick veneer header.
 - I. Indicates simulated brick veneer.
 - J. Indicates deco foam with simulated wood finish applied to stucco.
 - K. Synthetic / Hardie Board and Batten.
 - L. Synthetic / Hardie Board Corner/Head/Sill Trim.
 - M. Exposed painted truss tails.
 - N. Applied Wall Tile.
 - O. Stucco Shake Siding
 - P. Stucco Board and Batten or Siding.
 - Q. Indicates Z-flashing- refer to WP pages for details
- Indicates approved Overhead Garage Door.
- Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
- Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
- Railing
 - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
 - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
- Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
- Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



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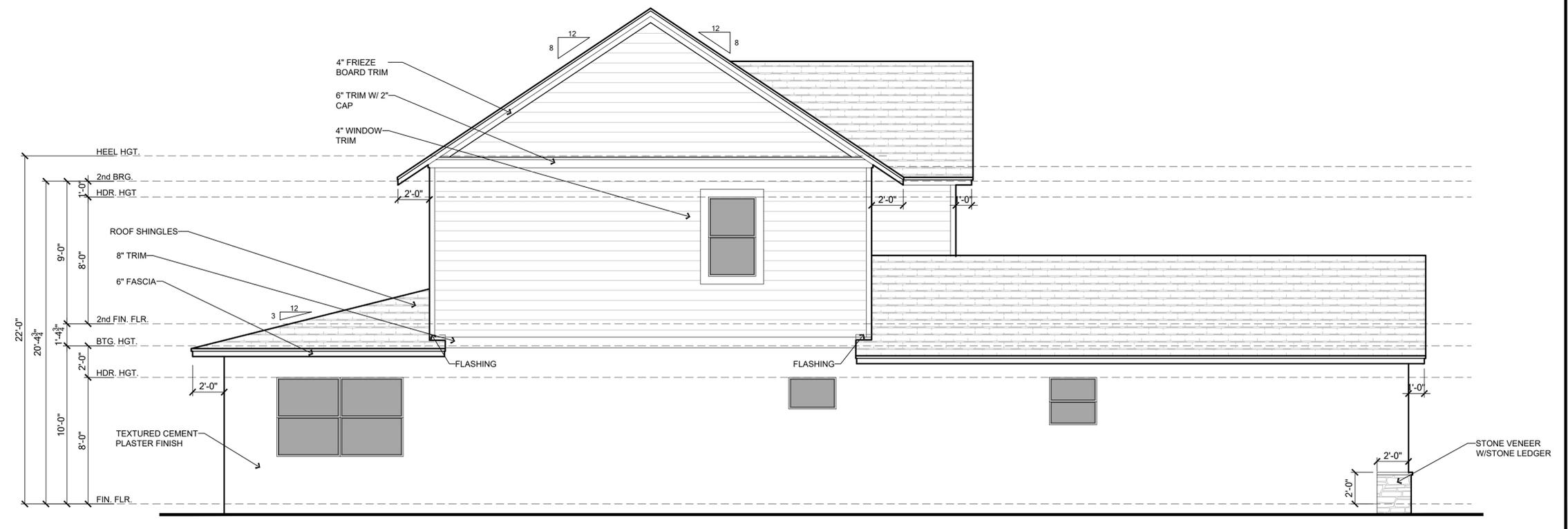
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Block Name:	3218	YOSEMITE II	EL	LH	Garage:
Job Address:	3218 YOSEMITE II				
City, State and Zip:	Version: 1				
Client No.:	Client No.				

Project No: 00-0000
 Sheet No: 3.0

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FRONT ELEVATION - ELEVATION B SCALE: 1/4" = 1'



LEFT ELEVATION - ELEVATION B SCALE: 1/4" = 1'

ELEVATION KEY NOTES

1. Roofing
 - A. See elevation or roof plan for roof overhangs.
 - B. Shingle, Tile, or Metal Roofing, installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
 - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
 - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
 - E. Indicates Flashing where roof planes intersect with wall planes.
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 - H. Single-Ply TPO.
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 - N. Applied Wall Tile.
 - O. Stucco Shake Siding
 - P. Stucco Board and Batten or Siding.
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5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
 - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
 - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

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LOT:	000	UNIT:	II				
Community:	Community	Plan Name:	YOSEMITE II	Elev:	EL	Garage:	LH
Block:	3218	Version:	1	Job Address:		City, State and Zip:	
Client No.:	Client No.						

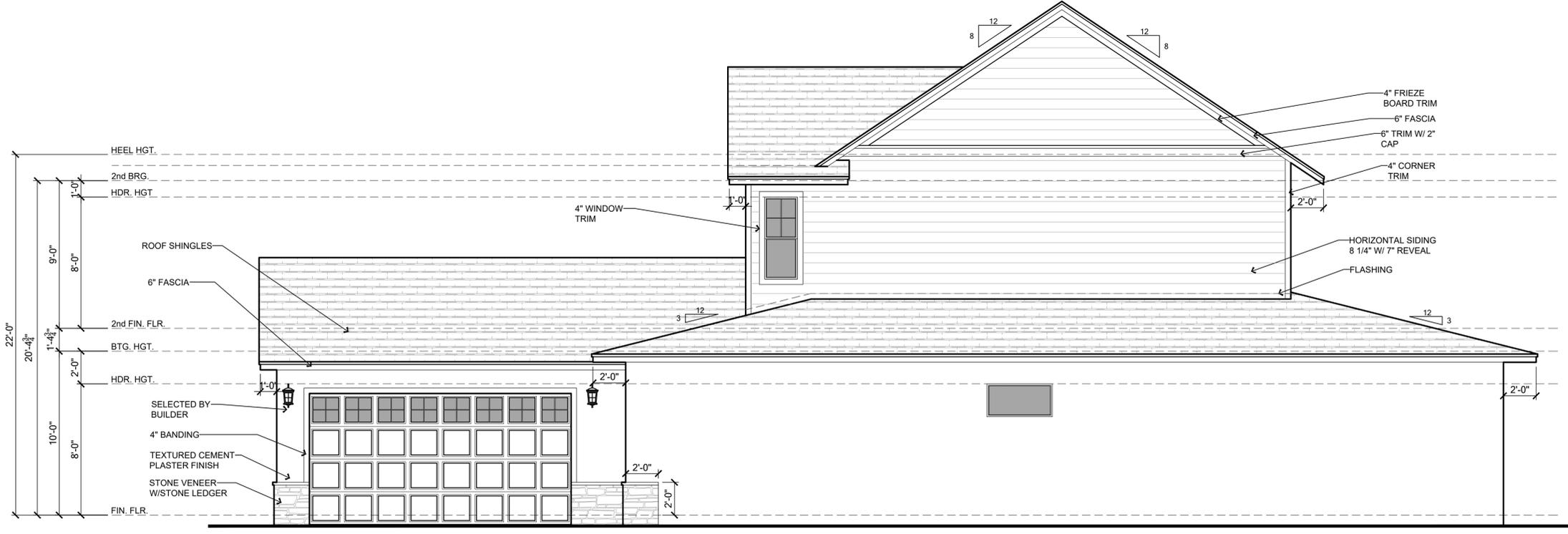
Project No:
00-0000

Sheet No:
3.2



REAR ELEVATION - ELEVATION B

SCALE: 1/4" = 1'



RIGHT ELEVATION - ELEVATION B

SCALE: 1/4" = 1'

ELEVATION KEY NOTES

1. Roofing
 - A. See elevation or roof plan for roof overhangs.
 - B. Shingle, Tile, or Metal Roofing, installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
 - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
 - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
 - E. Indicates Flashing where roof planes intersect with wall planes.
 - F. Indicates the location of Aluminum, Vinyl, PVC, Hardi Fascia board.
 - G. Pre-fabricated aluminum awning/canopy
 - H. Single-Ply TPO.
2. Walls
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 - E. Indicates Decorative Stucco banding/coating with a smooth finish.
 - F. Indicates simulated stone header (will need to show as staggered).
 - G. Indicates simulated stone veneer.
 - H. Indicates simulated brick veneer header.
 - I. Indicates simulated brick veneer.
 - J. Indicates deco foam with simulated wood finish applied to stucco.
 - K. Synthetic / Hardie Board and Batten.
 - L. Synthetic / Hardie Board Corner/Head/Sill Trim.
 - M. Exposed painted truss tails.
 - N. Applied Wall Tile.
 - O. Stucco Shake Siding
 - P. Stucco Board and Batten or Siding.
 - Q. Indicates Z-flashing- refer to WP pages for details
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
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6. Railing
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

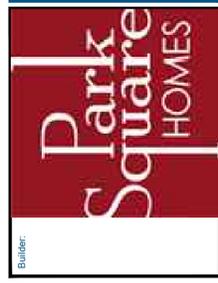
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MUNICIPAL STAMP AREA

Builder: _____

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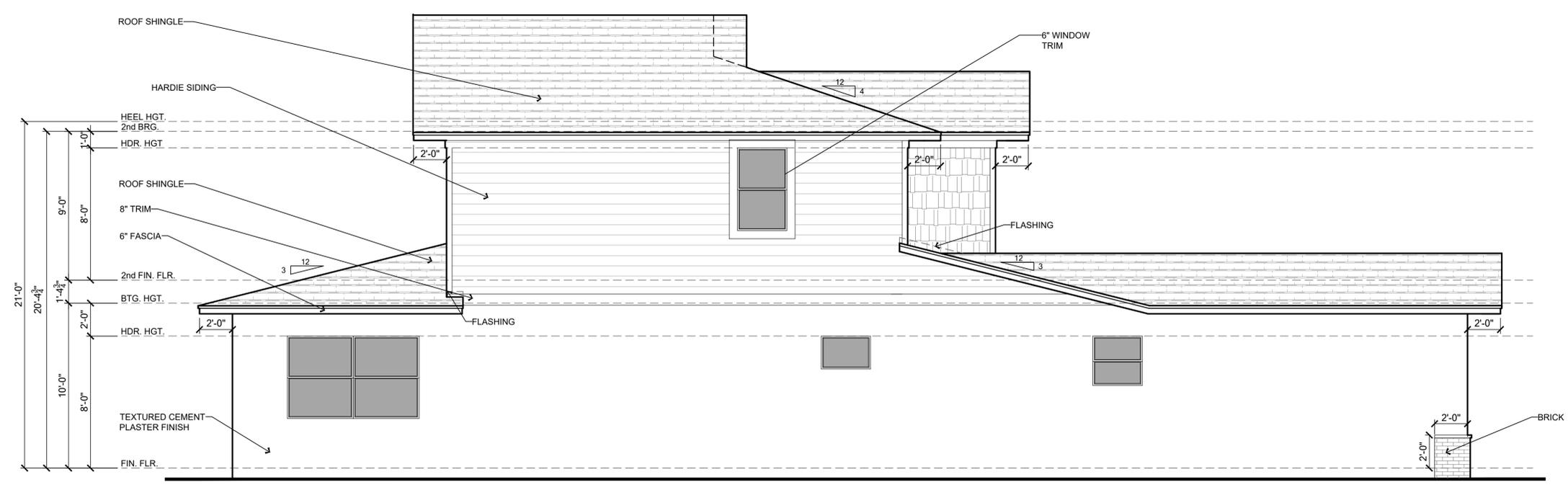


LOT:	Lot	000	UNIT:	II
Community:	Community			
Block Name:	3218	YOSEMITE II	EL	LH
Job Address:	3218 Yosemite II			
City, State and Zip:	Client No.			
Client No.:	1			

Project No: 00-0000
 Sheet No: 3.3



FRONT ELEVATION - ELEVATION C SCALE: 1/4" = 1'



LEFT ELEVATION - ELEVATION C SCALE: 1/4" = 1'

ELEVATION KEY NOTES

1. Roofing
 - A. See elevation or roof plan for roof overhangs.
 - B. Shingle, Tile, or Metal Roofing, installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
 - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
 - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
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 - H. Single-Ply TPO.
2. Walls
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 - I. Indicates simulated brick veneer.
 - J. Indicates deco foam with simulated wood finish applied to stucco.
 - K. Synthetic / Hardie Board and Batten.
 - L. Synthetic / Hardie Board Corner/Head/Sill Trim.
 - M. Exposed painted truss tails.
 - N. Applied Wall Tile.
 - O. Stucco Shake Siding
 - P. Stucco Board and Batten or Siding.
 - Q. Indicates Z-flashing- refer to WP pages for details
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
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6. Railing
 - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
 - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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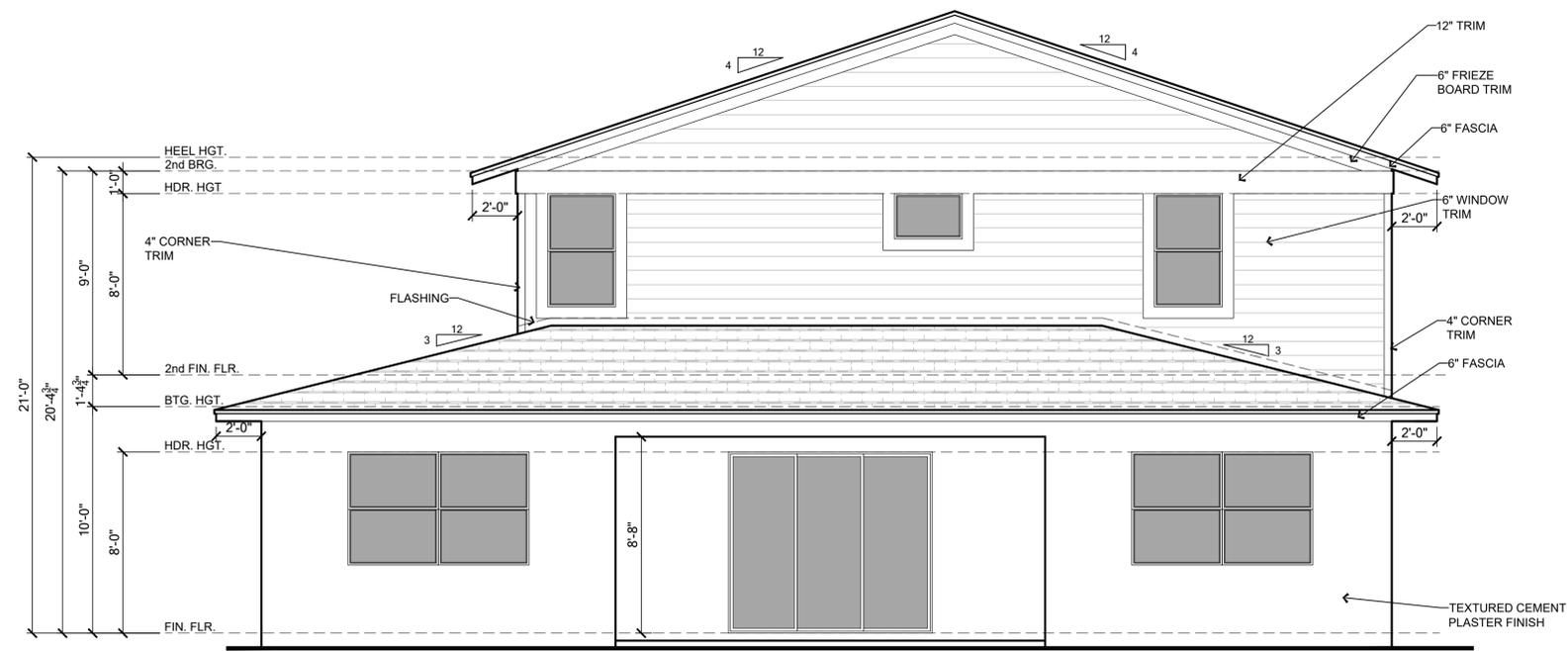
Builder: Park Square Homes

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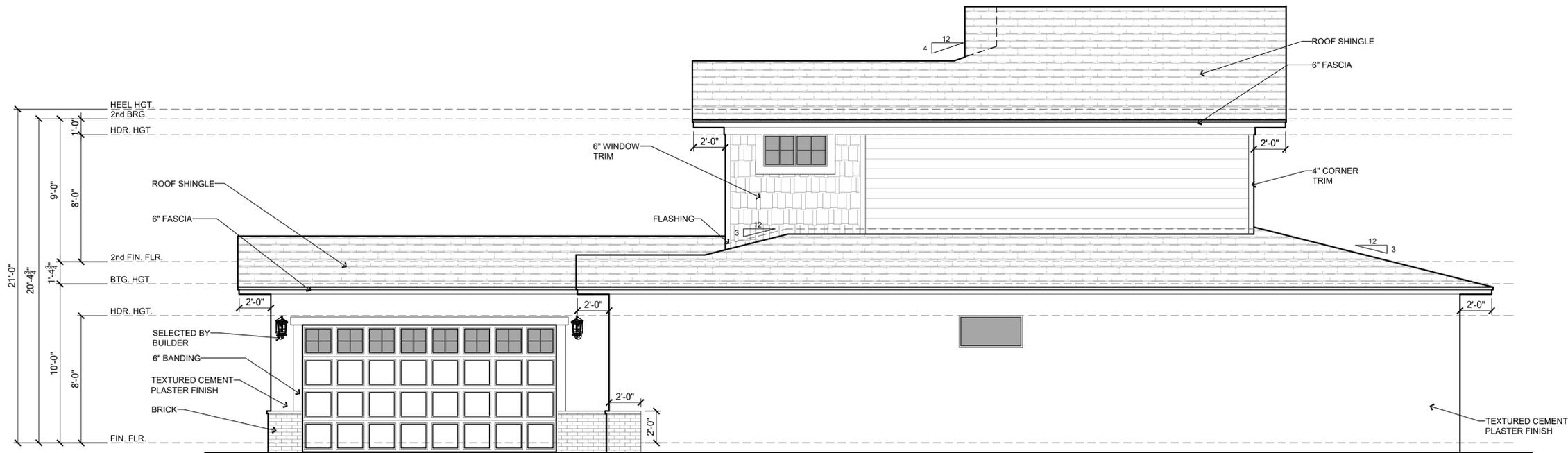
LOT:	Lot	BLK:	000	UNIT:	II
Community:	Community	Plan Name:	3218 YOSEMITE II	Elev:	EL LH
Job Address:	3218 YOSEMITE II	Version:	1	City, State and Zip:	
Client No.:	Client No.				

Project No: 00-0000
Sheet No: 3.4

Saved By: MICHAEL LEE Date: 3/3/2026 | Plot Date: 3/3/2026 | File Location: P:\Park Square Homes\New Master Plans\Yosemite II\3218 Yosemite II Master Plan.dwg



REAR ELEVATION - ELEVATION C SCALE: 1/4" = 1'



RIGHT ELEVATION - ELEVATION C SCALE: 1/4" = 1'

ELEVATION KEY NOTES

- Roofing
 - A. See elevation or roof plan for roof overhangs.
 - B. Shingle, Tile, or Metal Roofing, installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
 - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
 - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
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 - G. Pre-fabricated aluminum awning/canopy
 - H. Single-Ply TPO.
- Walls
 - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
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 - C. Indicates fiber cement board or similar siding. (size per note)
 - D. Indicates Decorative Stucco Finish over rigid foam core.
 - E. Indicates Decorative Stucco banding/coating with a smooth finish.
 - F. Indicates simulated stone header (will need to show as staggered).
 - G. Indicates simulated stone veneer.
 - H. Indicates simulated brick veneer header.
 - I. Indicates simulated brick veneer.
 - J. Indicates deco foam with simulated wood finish applied to stucco.
 - K. Synthetic / Hardie Board and Batten.
 - L. Synthetic / Hardie Board Corner/Head/Sill Trim.
 - M. Exposed painted truss tails.
 - N. Applied Wall Tile.
 - O. Stucco Shake Siding
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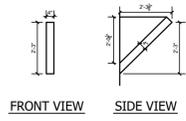
Builder:

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LOT:	Lot	BLK:	000	UNIT:	II
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Plan Name:	3218 YOSEMITE II				
Job Address:	EL LH				
City, State and Zip:	Version: 1				
Client No.:	Client No.				

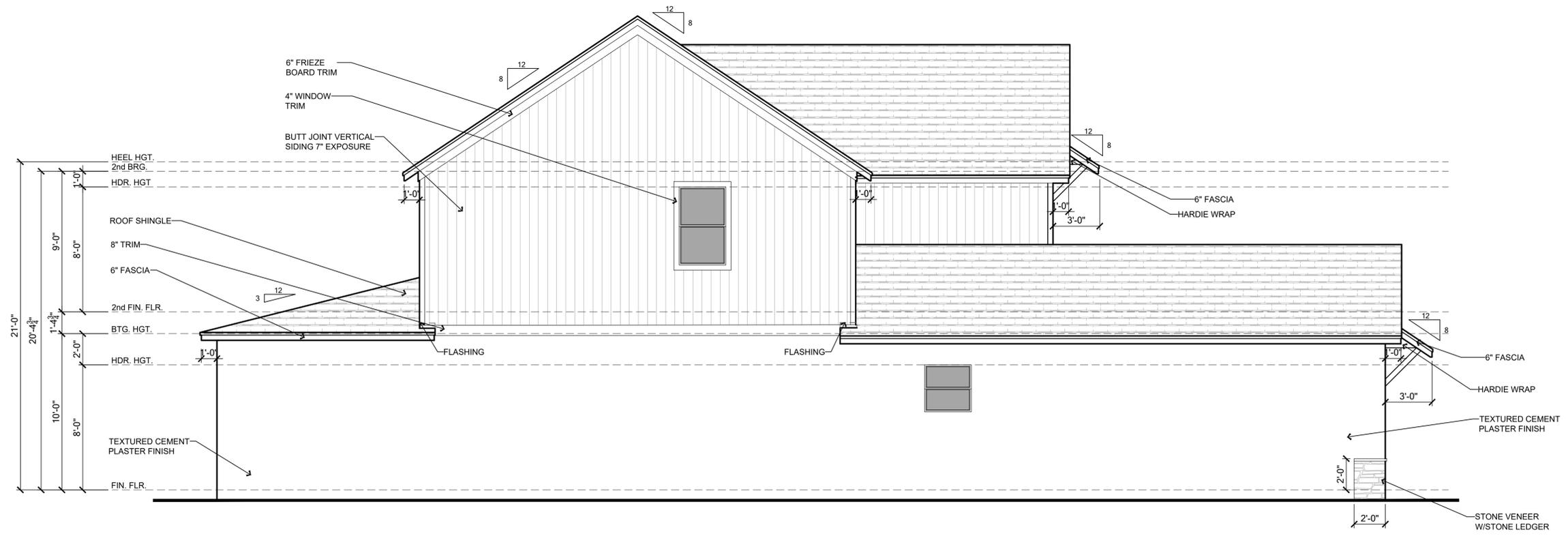
Project No:
00-0000
Sheet No:
3.5



FYPON OR EQUIVALENT BRACKET DETAIL
NTS



FRONT ELEVATION - ELEVATION D SCALE: 1/4" = 1'



LEFT ELEVATION - ELEVATION D SCALE: 1/4" = 1'

ELEVATION KEY NOTES

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LOT:	Lot	BLK:	000	UNIT:	II
Community:	Community	Plan Name:	YOSEMITE II	Elev:	LH
Job Address:	3218 YOSEMITE II	Version:	EL	1	
City, State and Zip		Client No.:			

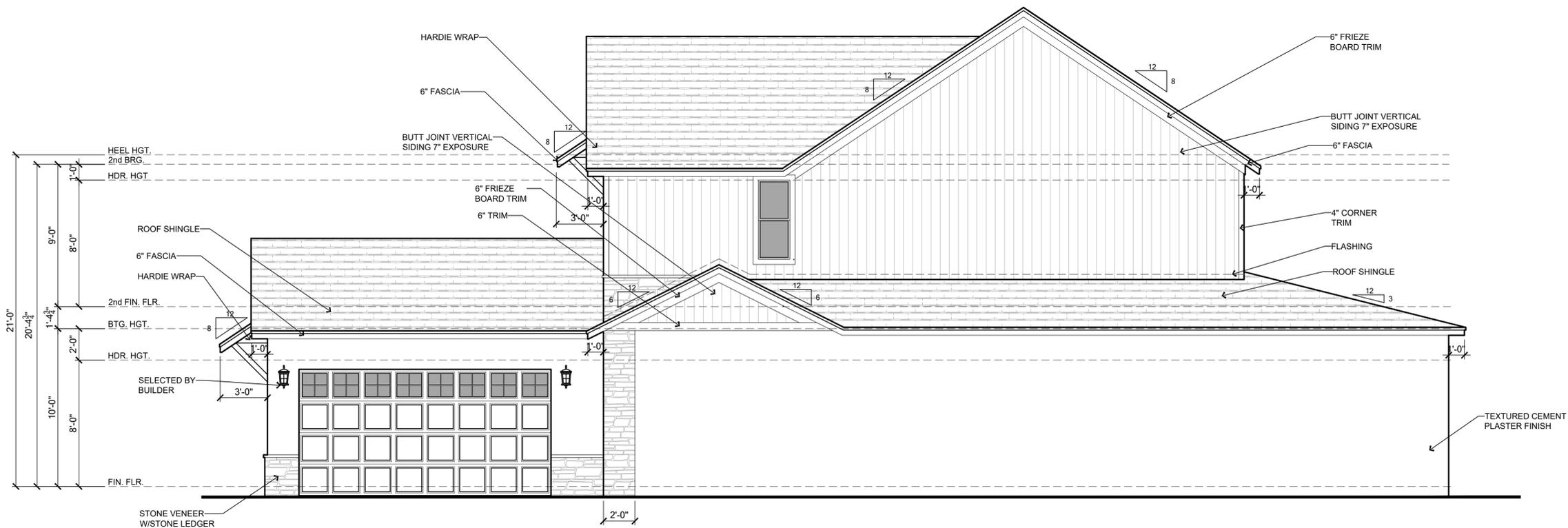
Project No: 00-0000
Sheet No: 3.6

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REAR ELEVATION - ELEVATION D

SCALE: 1/4" = 1'



RIGHT ELEVATION - ELEVATION D

SCALE: 1/4" = 1'

ELEVATION KEY NOTES

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LOT:	BLK:	UNIT:	II		
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		Job Address:		Version:	1
		City, State and Zip:		Client No.:	

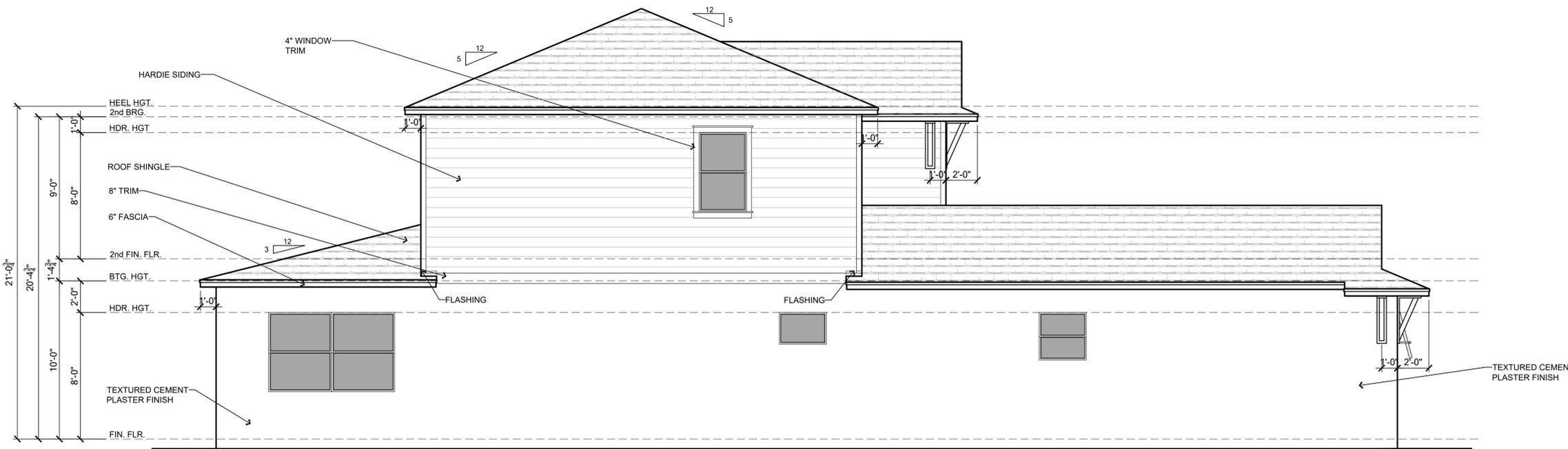
Project No:
00-0000

Sheet No:
3.7



FRONT ELEVATION - ELEVATION E

SCALE: 1/4" = 1'



LEFT ELEVATION - ELEVATION E

SCALE: 1/4" = 1'

ELEVATION KEY NOTES

1. Roofing
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Park Square HOMES

LOT:	Lot	000	UNIT:	II
Community:	Community			
Block Name:	3218	YOSEMITE II	EL	LH
Job Address:	City, State and Zip			
Client No.:	Client No.			

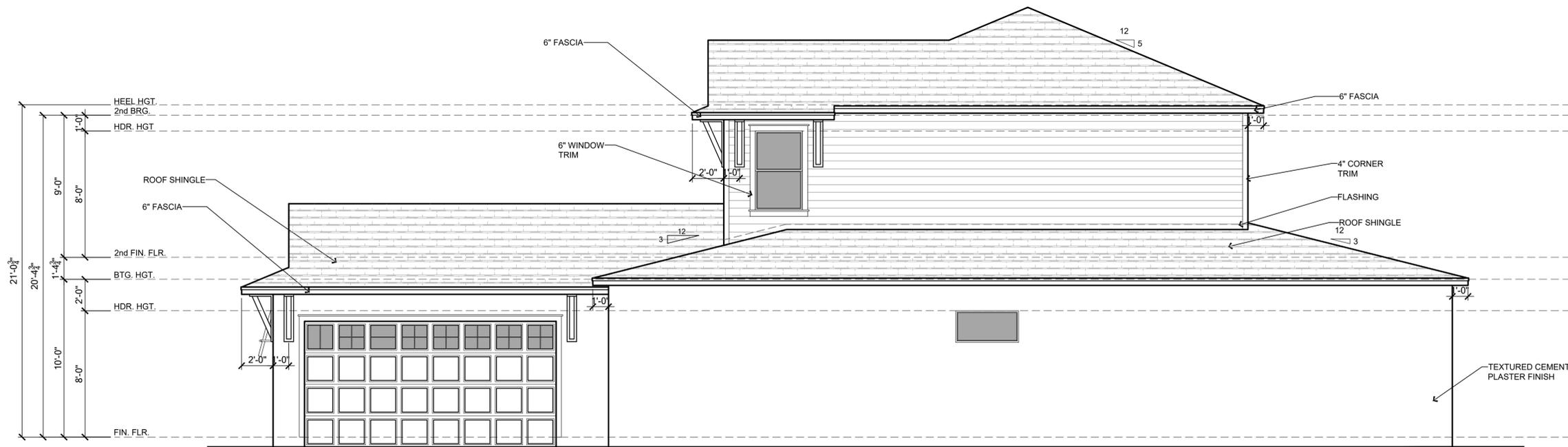
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Sheet No: 3.8

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REAR ELEVATION - ELEVATION E

SCALE: 1/4" = 1'



RIGHT ELEVATION - ELEVATION E

SCALE: 1/4" = 1'

ELEVATION KEY NOTES

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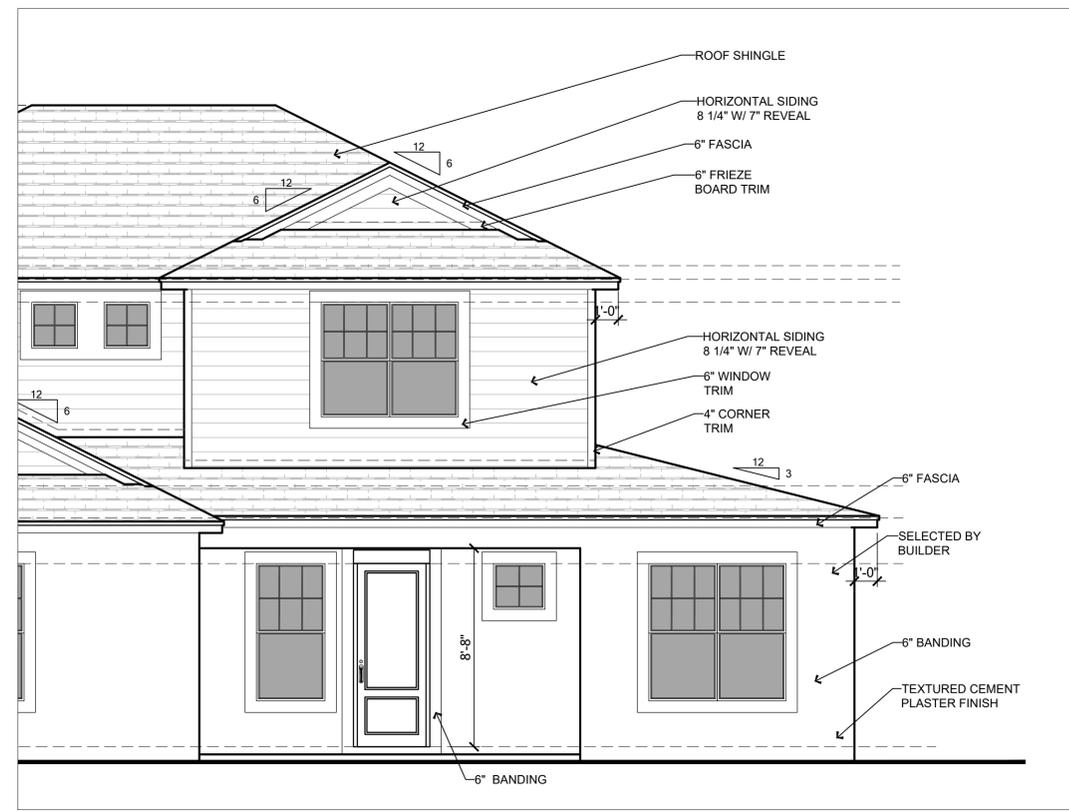
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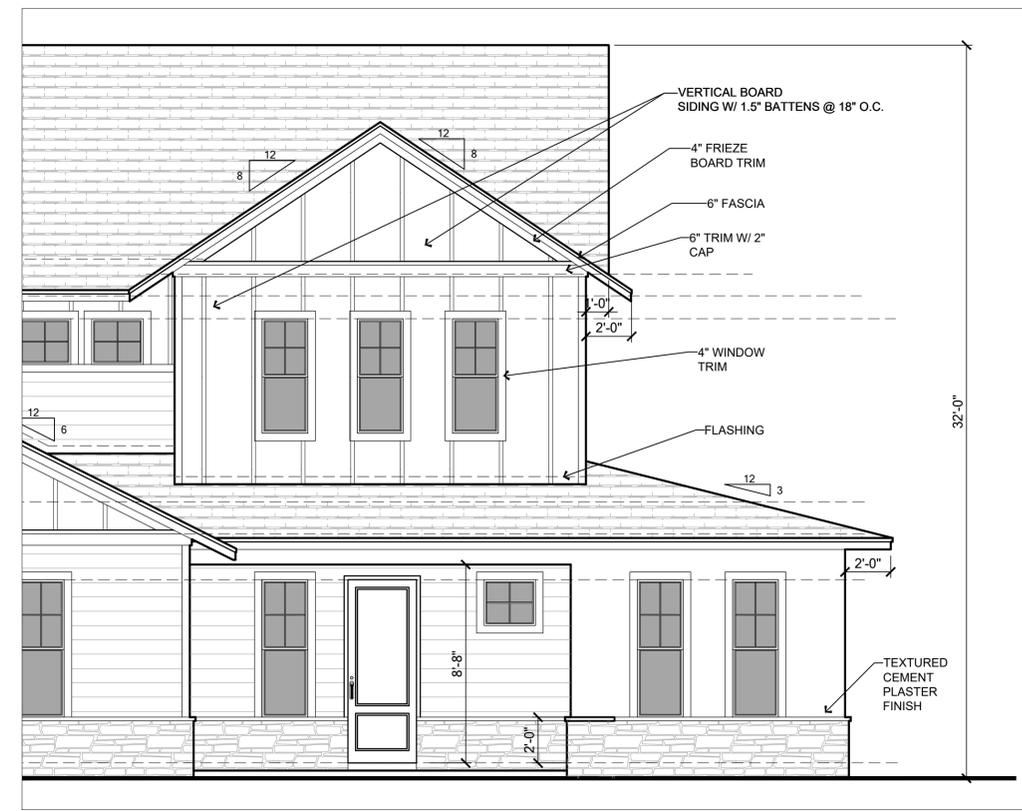


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Plan Name:	3218 YOSEMITE II				
Job Address:	EL	LH	Version:	1	
City, State and Zip	Client No.				

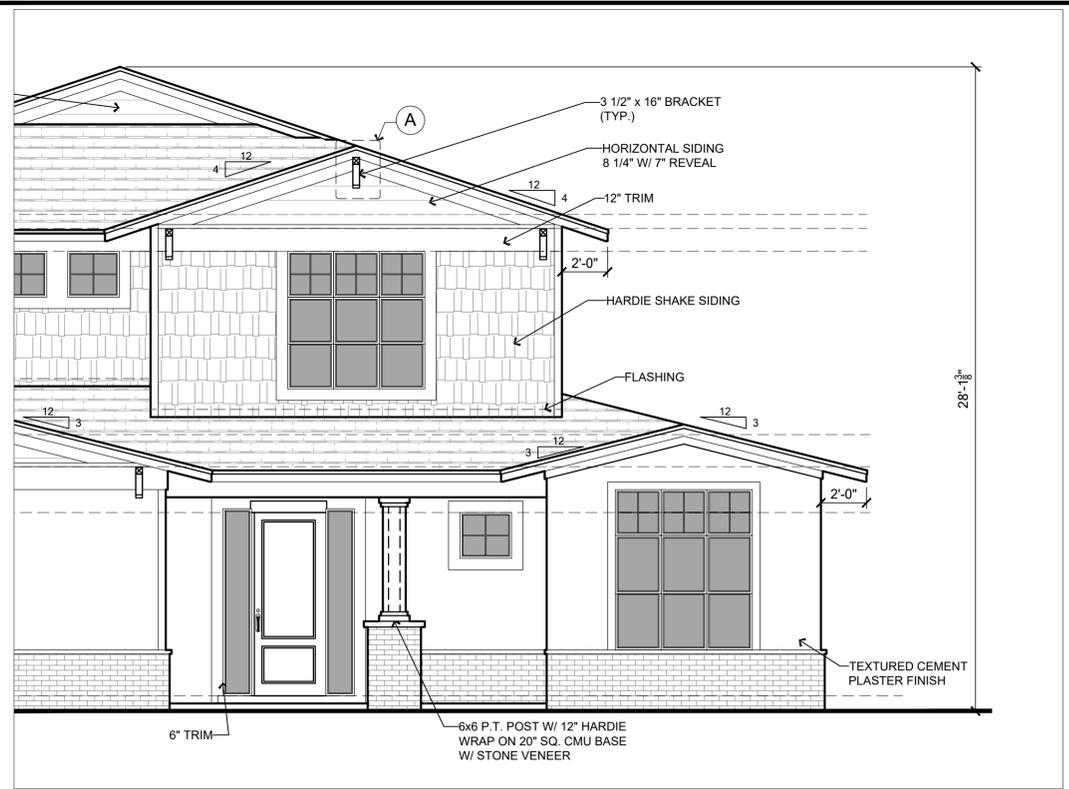
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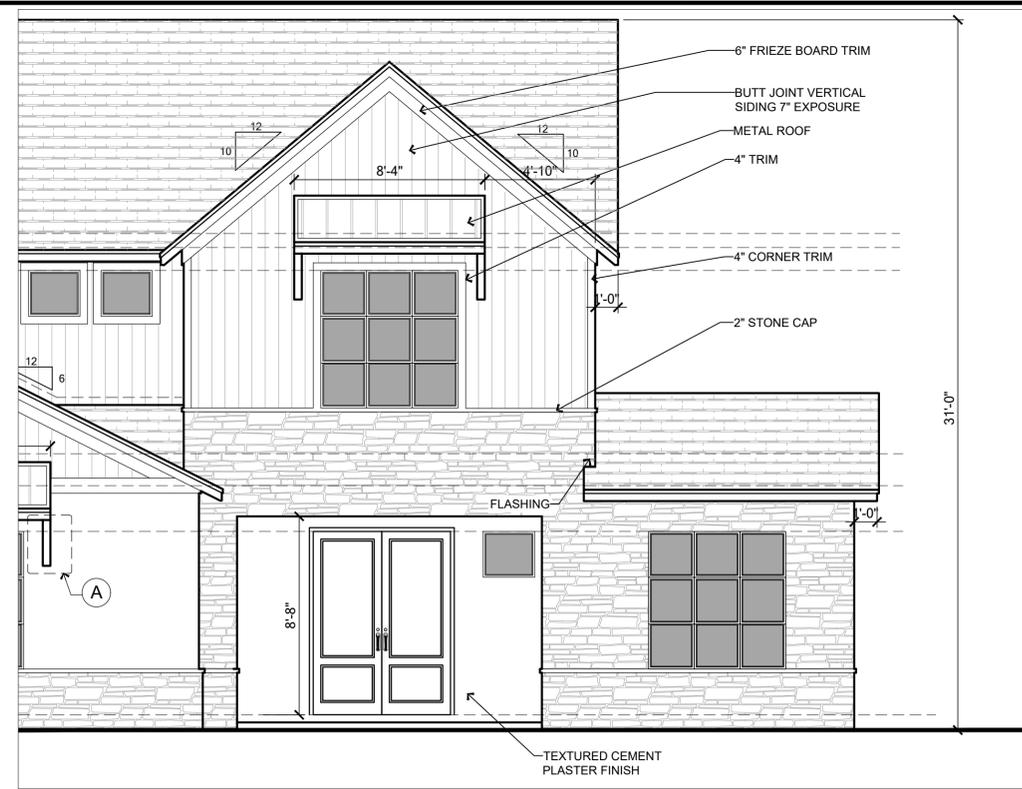
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

OPT. FLEX SCALE: 1/4" = 1'



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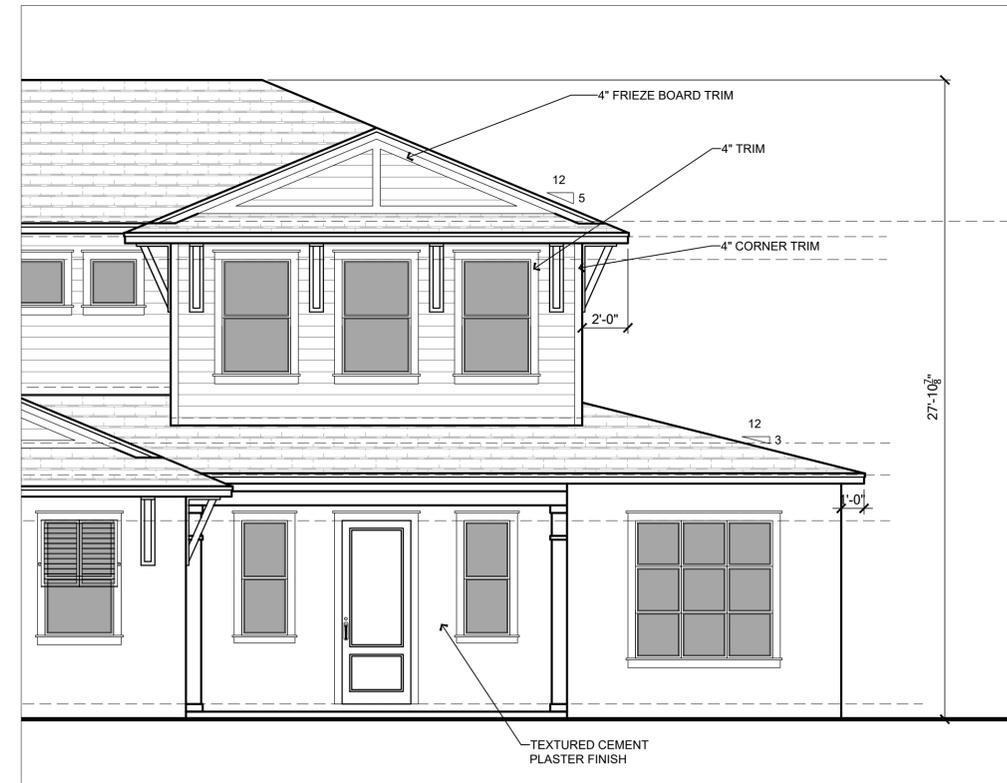
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LOT:	Lot	BLK:	000	UNIT:	II
Community:	Community				
Plan Name:	3218 YOSEMITE II				
Job Address:	3218 Yosemite II EL LH				
City, State and Zip:	Version: 1				
Client No.:	Client No.				

Project No:
00-0000
Sheet No:
3.10

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ELEVATION E

OPT. FLEX

SCALE: 1/4" = 1'



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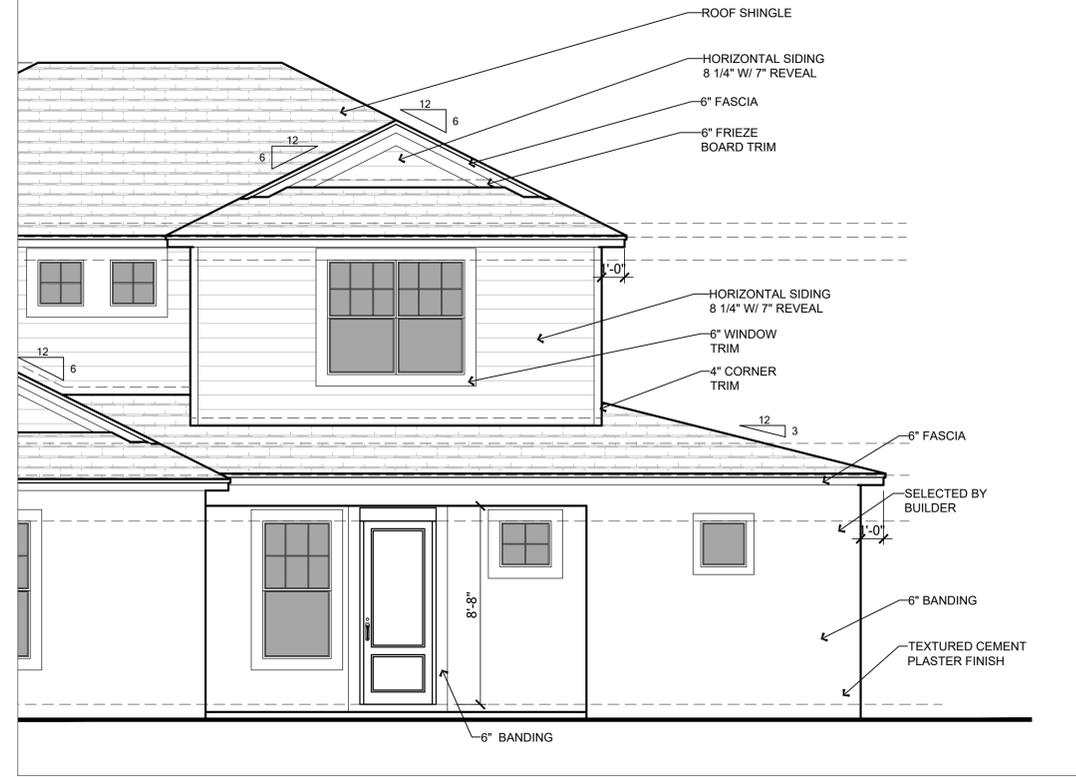
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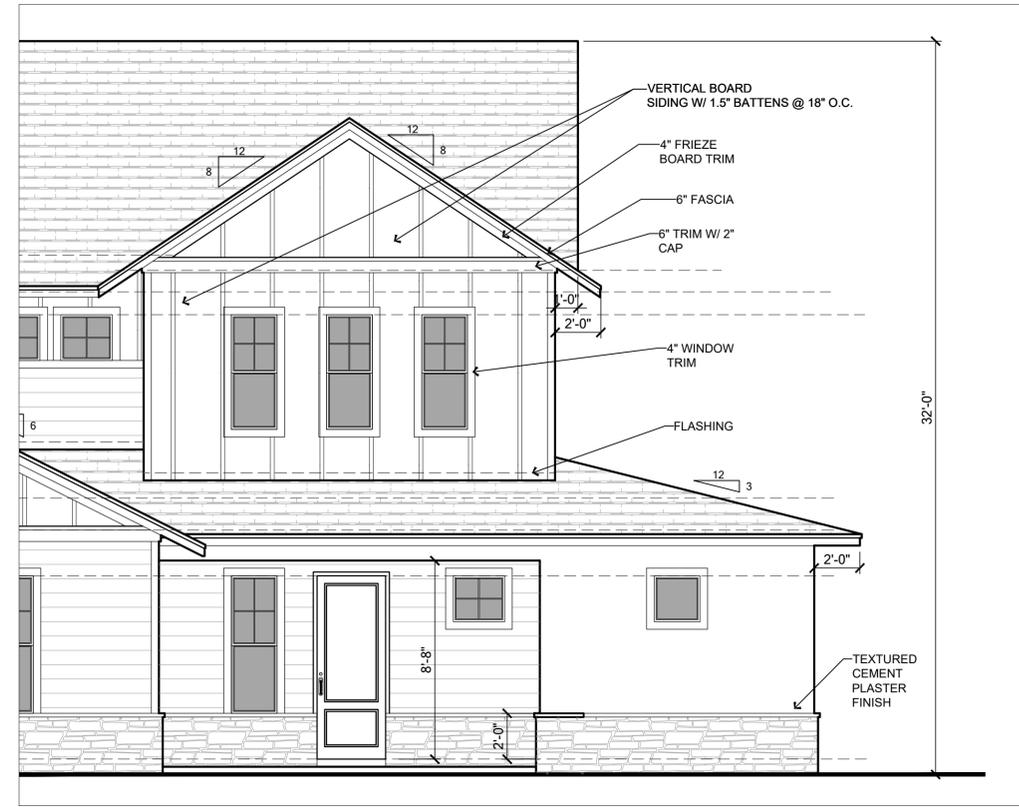
Builder:

LOT:	Lot	BLK:	000	UNIT:	II
Community:	Community				
Plan Name:	3218	Yosemite II	EL	LH	Version:
Job Address:	City, State and Zip				
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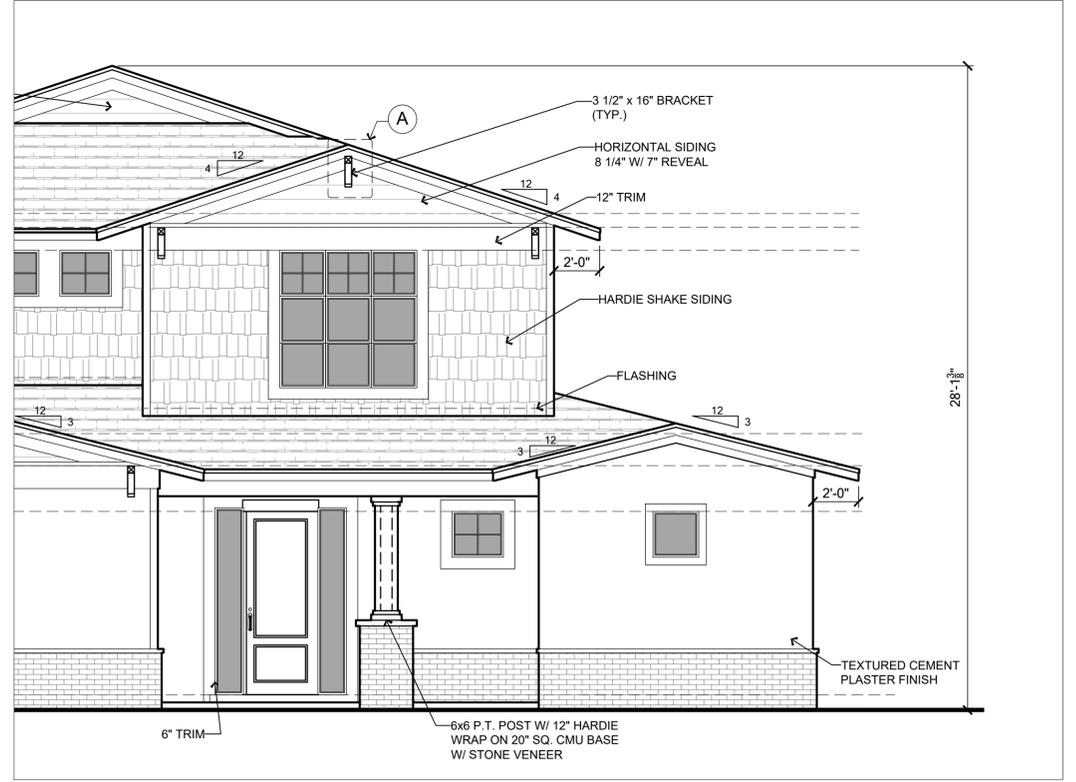
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Sheet No:
3.11



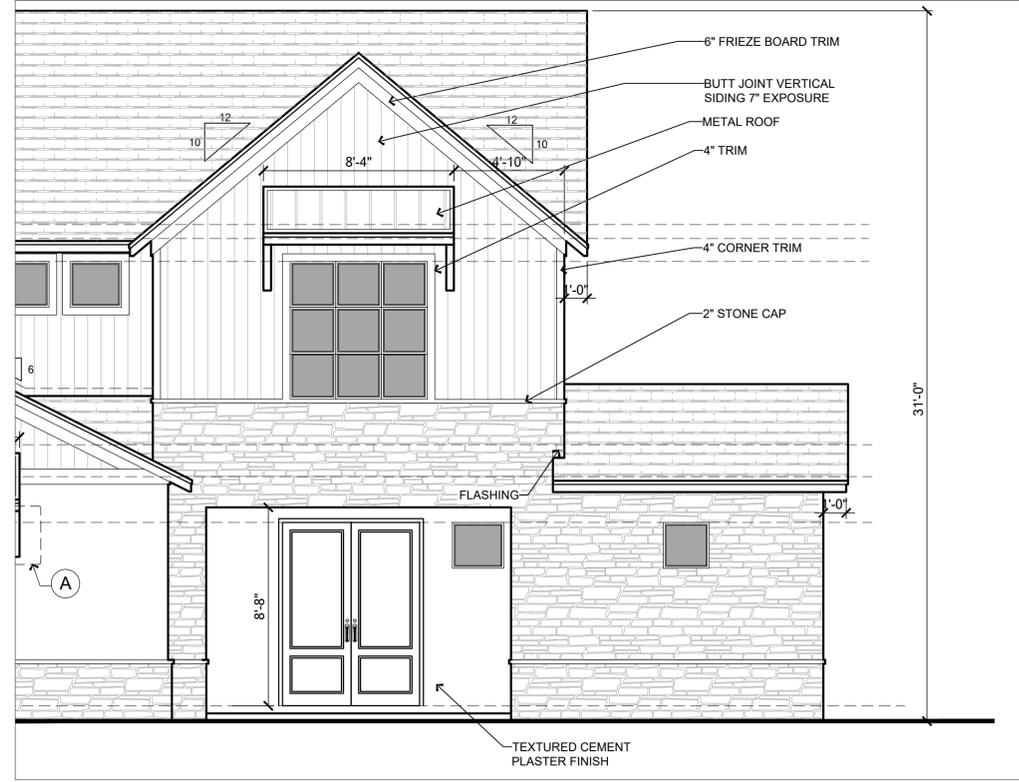
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

OPT. ENSUITE SCALE: 1/4" = 1'



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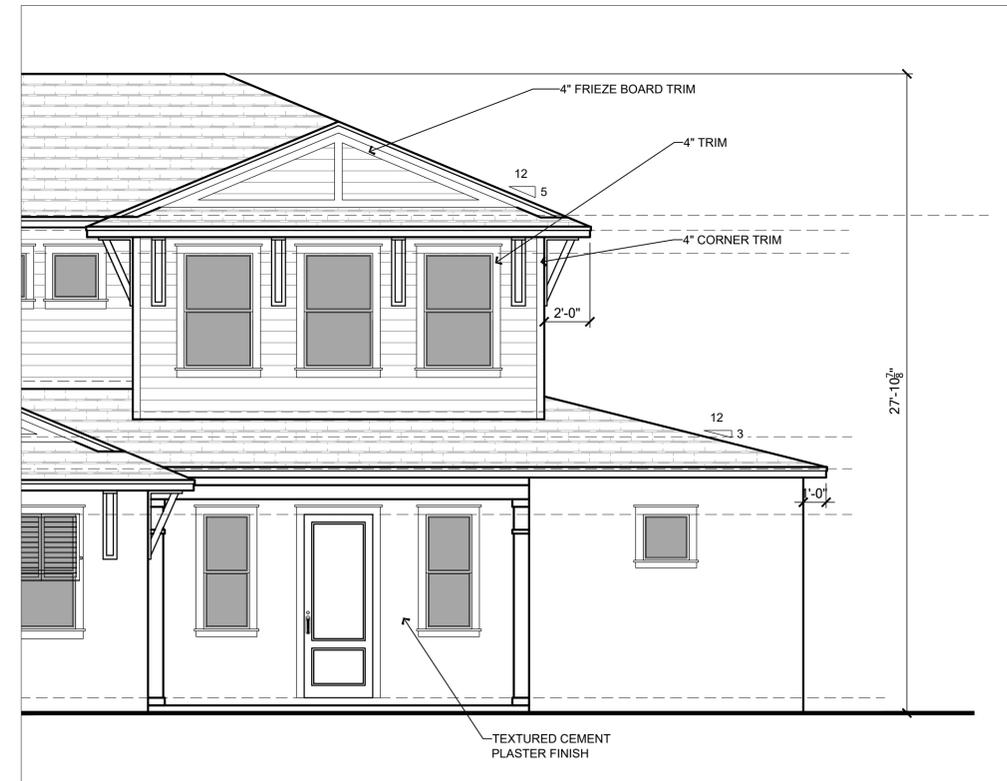
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LOT:	Lot	BLK:	000	UNIT:	11
Community:	Community	Plan Name:	YOSEMITE II	Error:	EL LH
Job Address:	3218 YOSEMITE II	Version:	1	City, State and Zip:	
Client No.:	Client No.				

Project No: 00-0000
Sheet No: 3.12

Saved By: MICHAEL LEE Date: 3/3/2026 | Plot Date: 3/3/2026 | File Location: P:\Park Square Homes\New Master Plans\Yosemite II\3218\Yosemite II Master Plan.dwg



ELEVATION E

OPT. ENSUITE

SCALE: 1/4" = 1'



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 258 Southhall Lane, Suite 200
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Lot	000	II	
Community:	Community		
Plan Name:	3218	YOSEMITE II	EL LH
Job Address:	Garage: LH		
City, State and Zip:	Version: 1		
Client No.:	Client No.		

Project No:
00-0000
Sheet No:
3.13



OPT. 12080 SGD SCALE: 1/4" = 1'



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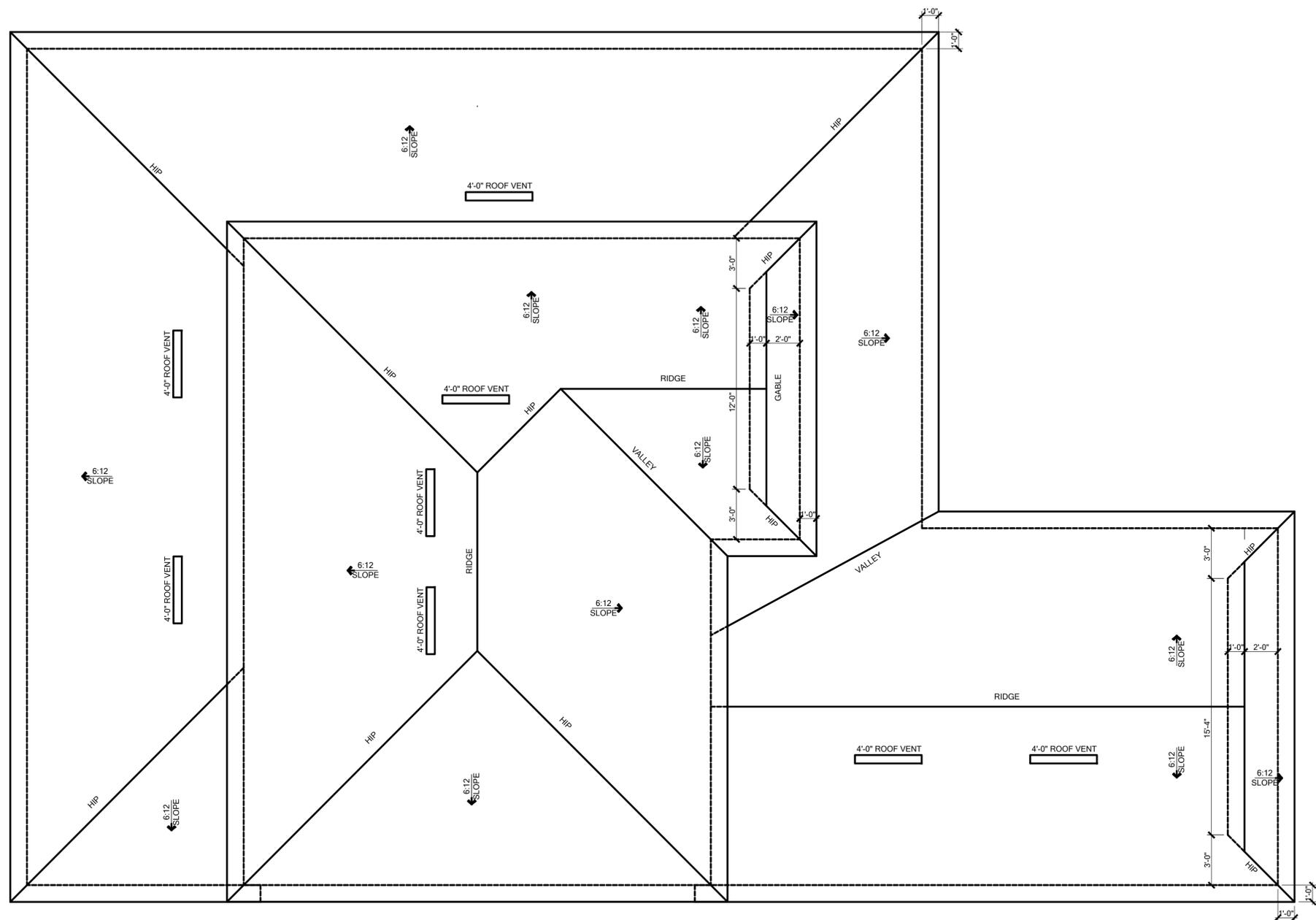


Builder:

LOT:	Lot	BLK:	000	UNIT:	II
Community:	Community				
Plan Name:	3218 YOSEMITE II				
Job Address:	EL	LH	Version:	1	
City, State and Zip:	Client No.				

Project No:
00-0000
Sheet No:
3.14

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GENERAL NOTES:		ATTIC VENTILATION CALCULATIONS	
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.	PER IRC 2023 6TH EDITION 1609.6(1) MIN. 40% = MAX. 30% 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:
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.	TOTAL VENTED SPACE: $388\text{-}6\text{F} \cdot 1\text{-}8\text{F}$ NET FREE VENT. REQUIRED	UPPER PORTION VENTILATION TOTAL: $321\text{-}6\text{F}$ PROVIDED W/OFF RIDGE VENTS: $84\text{-}2\text{VENTS} \cdot 0.08\text{F}$ VENT. (VENT TYPE: LOGANO MODEL 135-D OR EQUIVALENT METAL) LOWER PORTION VENTILATION TOTAL: $357\text{-}6\text{F}$ PROVIDED W/ VENTILATED SOFFITS @ EAVE: $157\text{-}6\text{F}$ ($157\text{-}6\text{F} \cdot 0.008\text{F}$ VENTING PER LP.)
5. ALIGN TRUSSES AND HAND FRAMING TO 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.	UPPER PORTION PERCENTAGE: 40% LOWER PORTION PERCENTAGE: 60%	
7. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION REQUIREMENTS OF ALL HARDWARE, BEFORE INSTALLATION.	8. PROVIDE BRACING AND BLOCKING PER BC5I IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.		

ROOF PLAN - ELEVATION A SCALE: 1/4" = 1'

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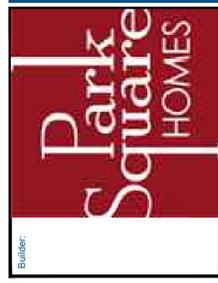
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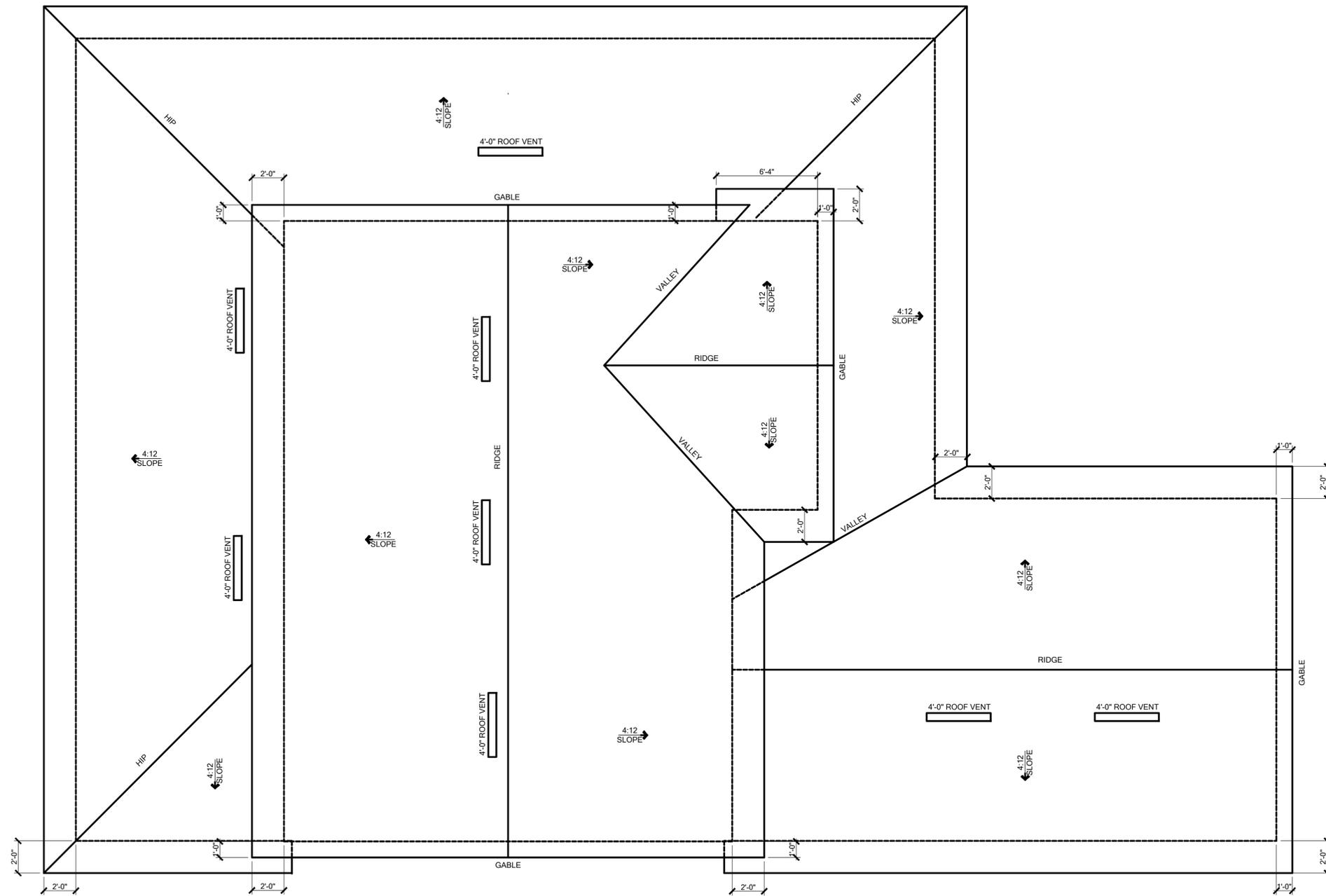
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	000	II	
Community:	Community		
Plan Name:	3218 YOSEMITE II		
EL:	LH	LH	
Version:	1		
Job Address:	City, State and Zip		
Client No.:	Client No.		

Project No: 00-0000
Sheet No: 4.0



GENERAL NOTES:
 1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
 2. ROOF 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 BOARDS 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 BCSP IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.

ATTIC VENTILATION CALCULATIONS	
PER FBC 2023 8TH EDITION R506: MIN. 42% - 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: $\frac{288-8E}{300} = \frac{8-8E}{300}$ NET FREE VENT. REQUIRED	
UPPER PORTION VENTILATION TOTAL: $\frac{103-8E}{300}$	
PROVIDED W/OFF RIDGE VENTS: $\frac{103-8E}{300}$ VENT.	
(VENT TYPE: LOGGANO MODEL: T30-22 OR HILLENHUT METAL)	
LOWER PORTION VENTILATION TOTAL: $\frac{185-9E}{300}$	
PROVIDED W/ VENTILATED SOFFITS + EAVE: $\frac{185-9E}{300} = \frac{0.088}{300}$ VENTING PER L.F.	
UPPER PORTION PERCENTAGE: $\frac{40}{50}$	
LOWER PORTION PERCENTAGE: $\frac{50}{50}$	

ROOF PLAN - ELEVATION B

SCALE: 1/4" = 1'

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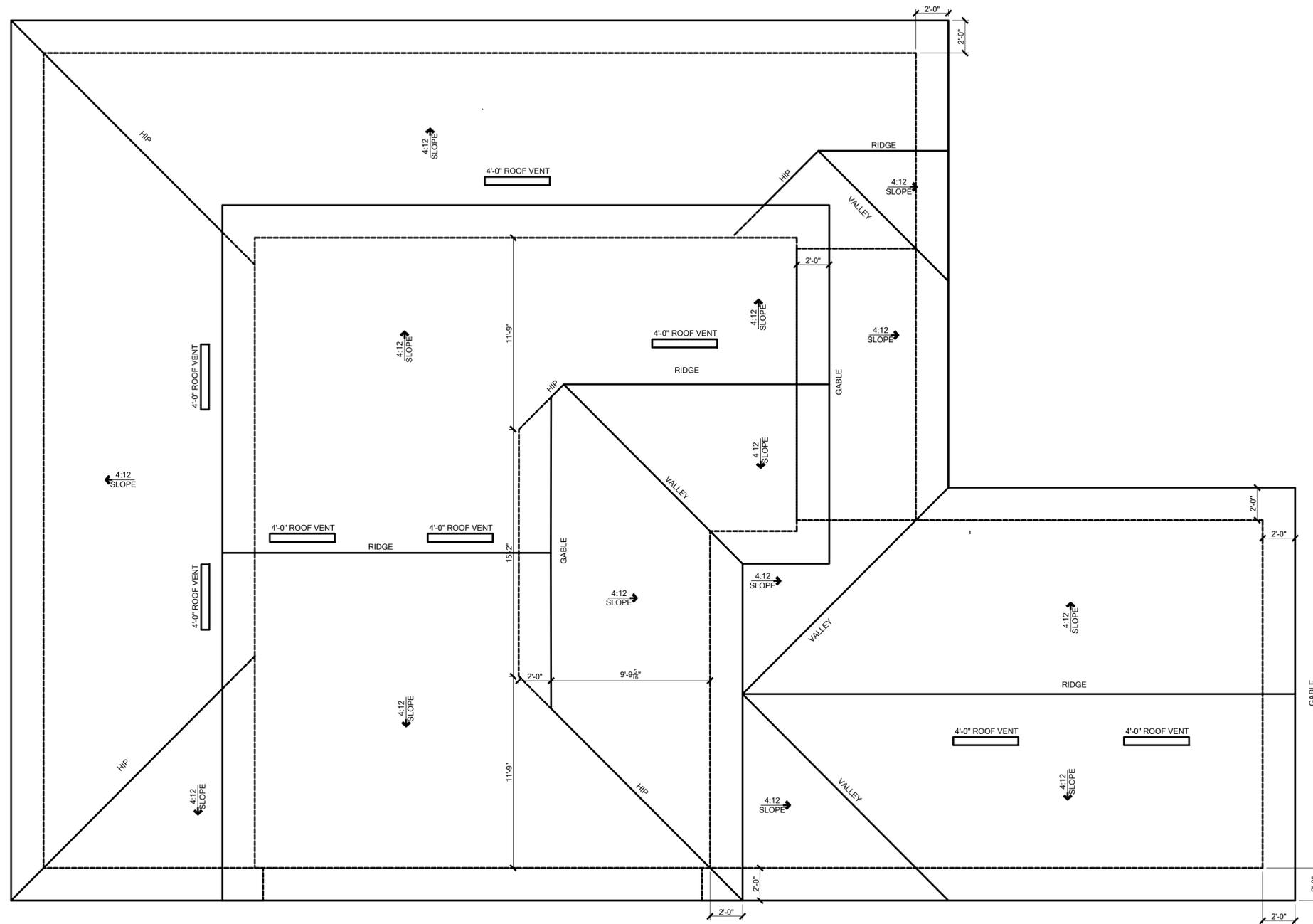
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	000	II	
Community:	Community		
Plot Name:	3218 YOSEMITE II		
EL:	LH	Garage:	LH
Version:	1		
Job Address:	City, State and Zip		
Client No.:	Client No.		

Project No: 00-0000
 Sheet No: 4.1



GENERAL NOTES:		ATTIC VENTILATION CALCULATIONS	
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.	PER IRC 2023 6TH EDITION R606: MIN. 42% - 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:
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.	TOTAL VENTED SPACE: 388-SF. • 11-SF. NET FREE VENT. REQUIRED	UPPER PORTION VENTILATION TOTAL: 188-SF. PROVIDED W/ OFF RIDGE VENTS • 84-SF. • 081 VENT. (VENT TYPE: LOHANGO MODEL T12-D OR MILLENNIUM METAL)
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.	LOWER PORTION VENTILATION TOTAL: 197-SF. PROVIDED W/ VENTILATED SOFFITS • EAVE: 197-SF. • 083 VENTING PER LF.)	UPPER PORTION PERCENTAGE: 40% LOWER PORTION PERCENTAGE: 60%
7. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION REQUIREMENTS OF ALL HARDWARE, BEFORE INSTALLATION.	8. PROVIDE BRACINGS AND BLOCKING PER BCSI IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.		

ROOF PLAN - ELEVATION C

SCALE: 1/4" = 1'



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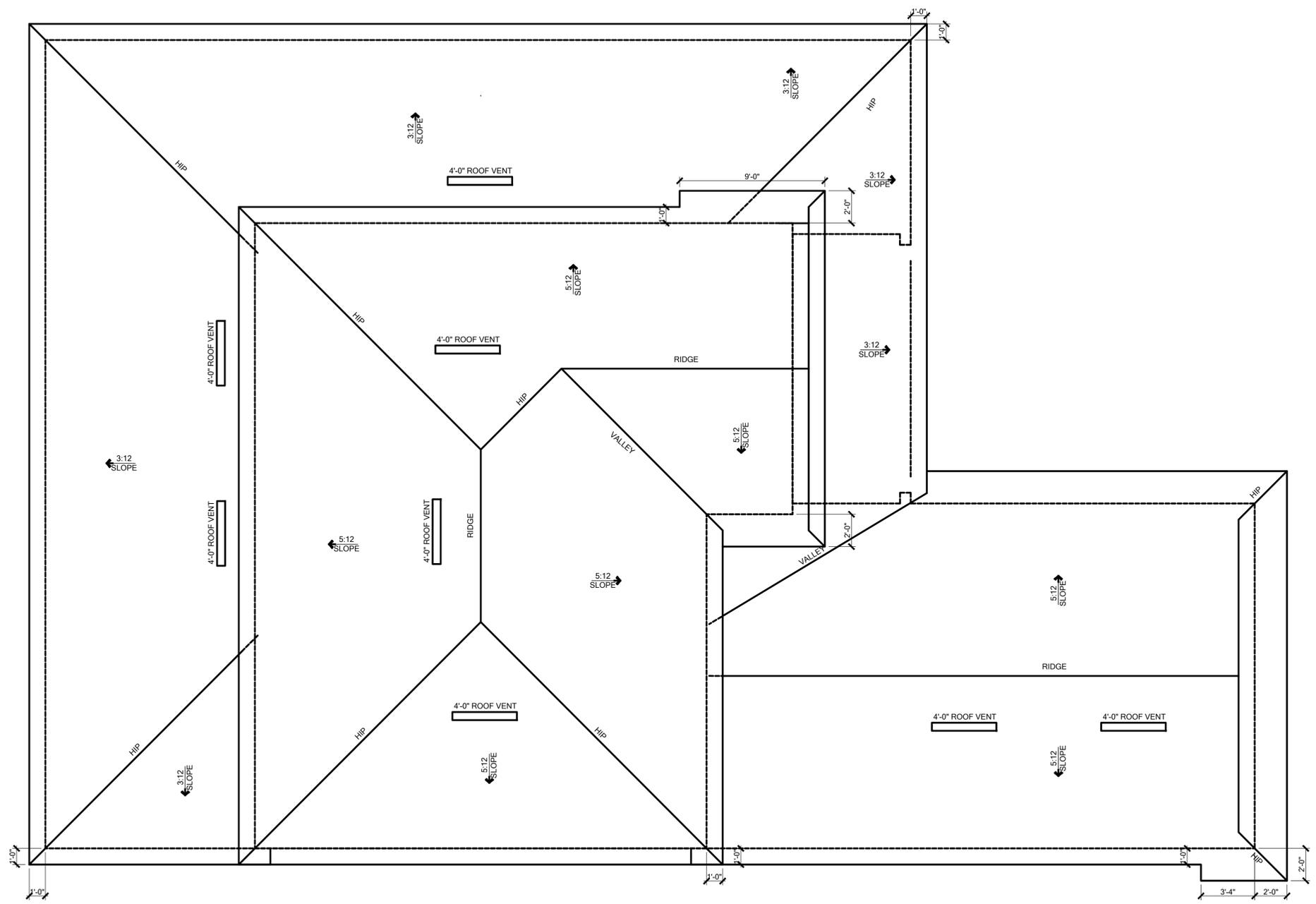
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LOT:	Lot	BLK:	000	UNIT:	11
Community:	Community	Phase:	Yosemite II	Elev:	LH
Job Name:	3218 YOSEMITE II	Job Address:		Version:	1
City, State and Zip:		Client No.:			

Project No: 00-0000
Sheet No: 4.2



GENERAL NOTES:		ATTIC VENTILATION CALCULATIONS	
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.		PER IRC 2023 8TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVE). THE MINIMUM NET VENTILATION AREA SHALL BE 1/300 OF VENTED SPACE. TOTAL VENTED SPACE: $\frac{288-0.0}{320} \times 11-0.0$ NET FREE VENT. REQUIRED UPPER PORTION VENTILATION TOTAL: $100-0.0$ PROVIDED W/OFF RIDGE VENTS: $84-0.0$ + 0.00 (VENT. TYPE: LOSANGO HOOD, TYPE 2 OR METAL SHEET METAL) LOWER PORTION VENTILATION TOTAL: $187-0.0$ PROVIDED W/ VENTILATED SOFFITS + EAVE: $188-0.0$ + 0.00 VENTING PER L.F.) UPPER PORTION PERCENTAGE: $\frac{100}{187}$ LOWER PORTION PERCENTAGE: $\frac{87}{187}$	

ROOF PLAN - ELEVATION E SCALE: 1/4" = 1'

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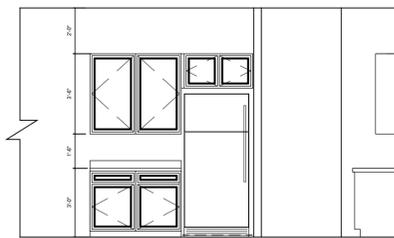
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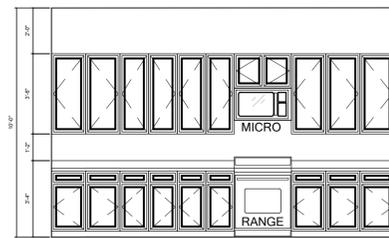


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EL:	LH	Garage:	LH	Version:	1
Job Address:	City, State and Zip				
Client No.:	Client No.				

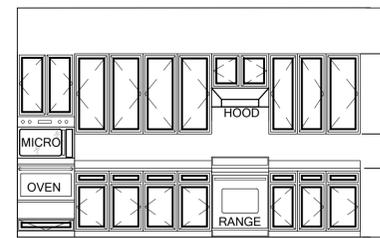
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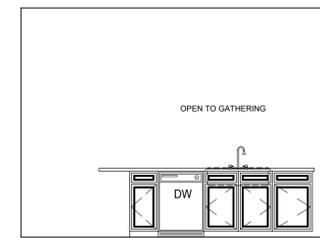
1 **KITCHEN**
1/4" = 1'-0"



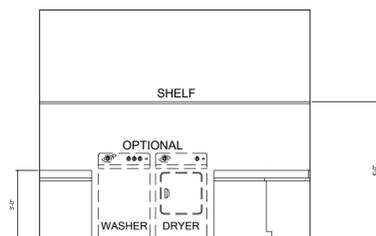
2 **KITCHEN**
1/4" = 1'-0"



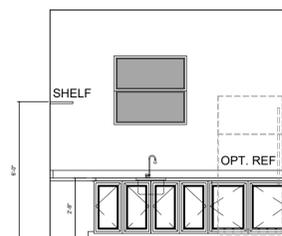
2A **OPT. GOURMET KITCHEN**
1/4" = 1'-0"



3 **KITCHEN**
1/4" = 1'-0"



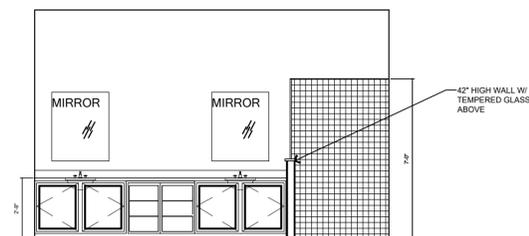
4 **LAUNDRY**
1/4" = 1'-0"



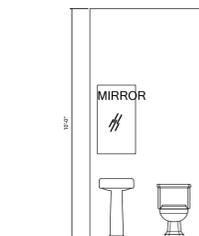
5 **LAUNDRY**
1/4" = 1'-0"



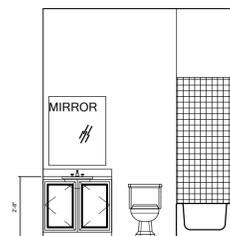
6 **PRIMARY BATH**
1/4" = 1'-0"



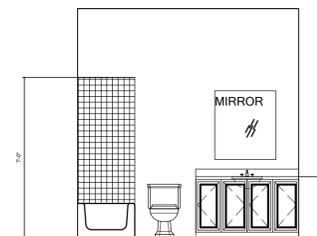
7 **PRIMARY BATH**
1/4" = 1'-0"



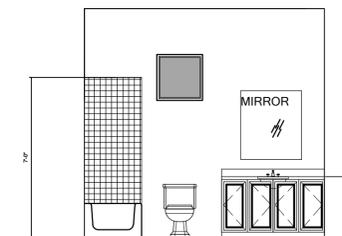
8 **PWDR BATH**
1/4" = 1'-0"



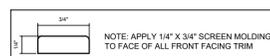
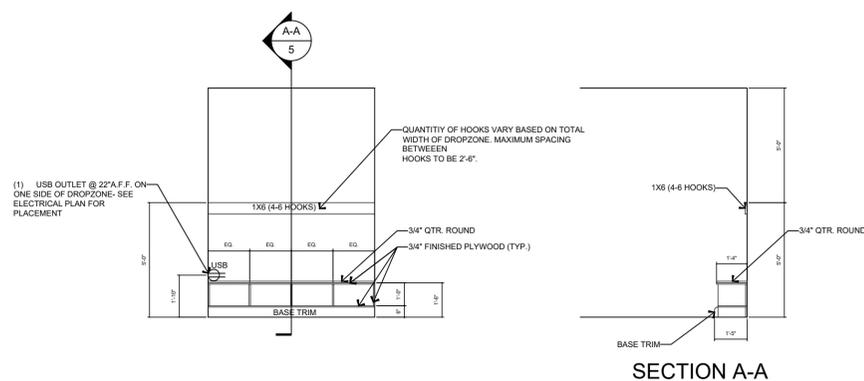
9 **BATH #2**
1/4" = 1'-0"



10 **BATH #3**
1/4" = 1'-0"

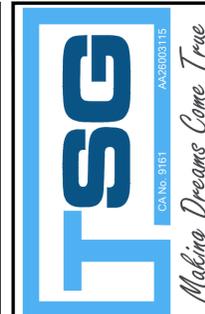


11 **OPT. GUEST BATH**
1/4" = 1'-0"



12 **DROP ZONE DETAIL**
1/4" = 1'-0"

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



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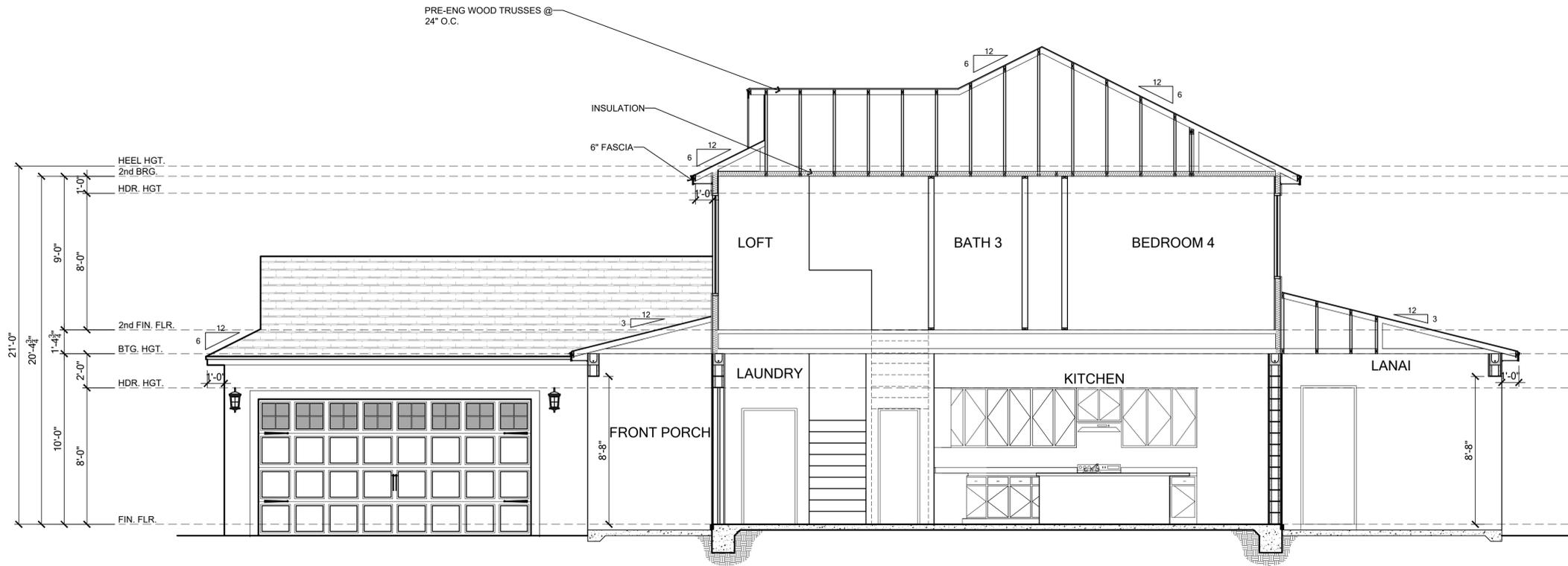
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Plan Name:	3218 YOSEMITE II				
Err:	EL	LH	Garage:	LH	
Version:	1				
Job Address:	City, State and Zip				
Client No.:	Client No.				

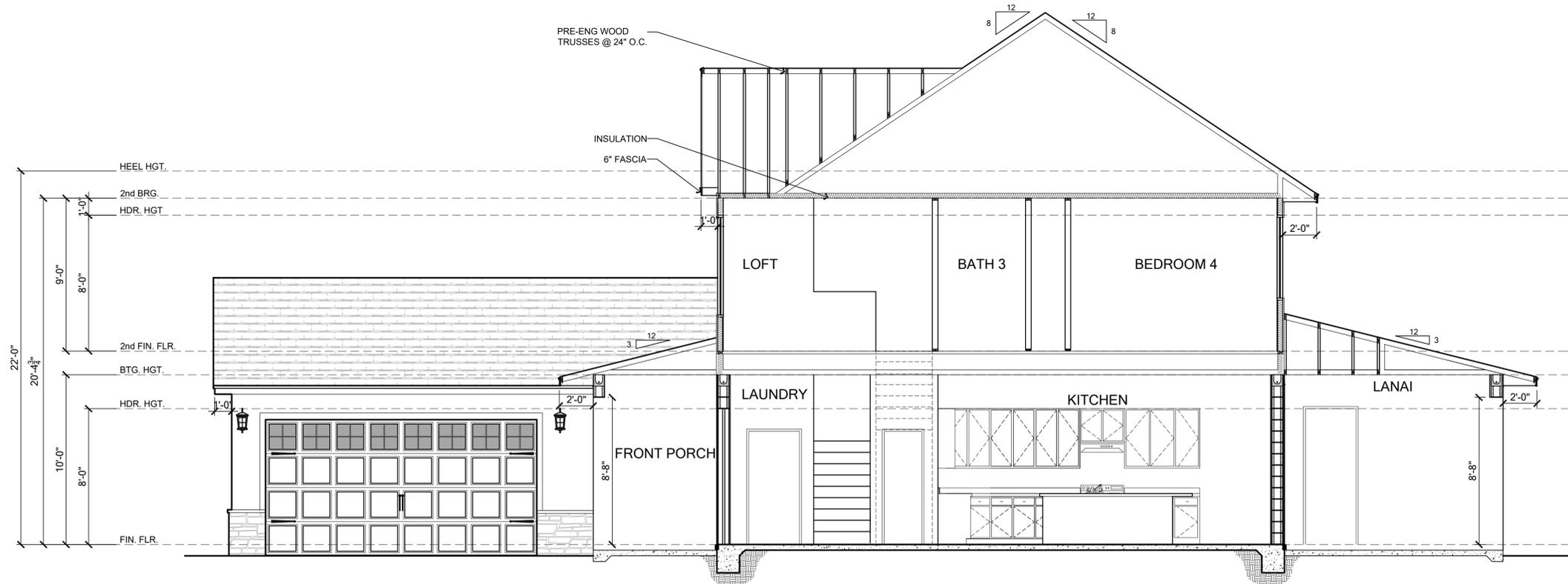
Project No:
00-0000

Sheet No:
5.0



BUILDING SECTION - ELEVATION A

SCALE: 1/4"=1'-0"



BUILDING SECTION - ELEVATION B

SCALE: 1/4"=1'-0"



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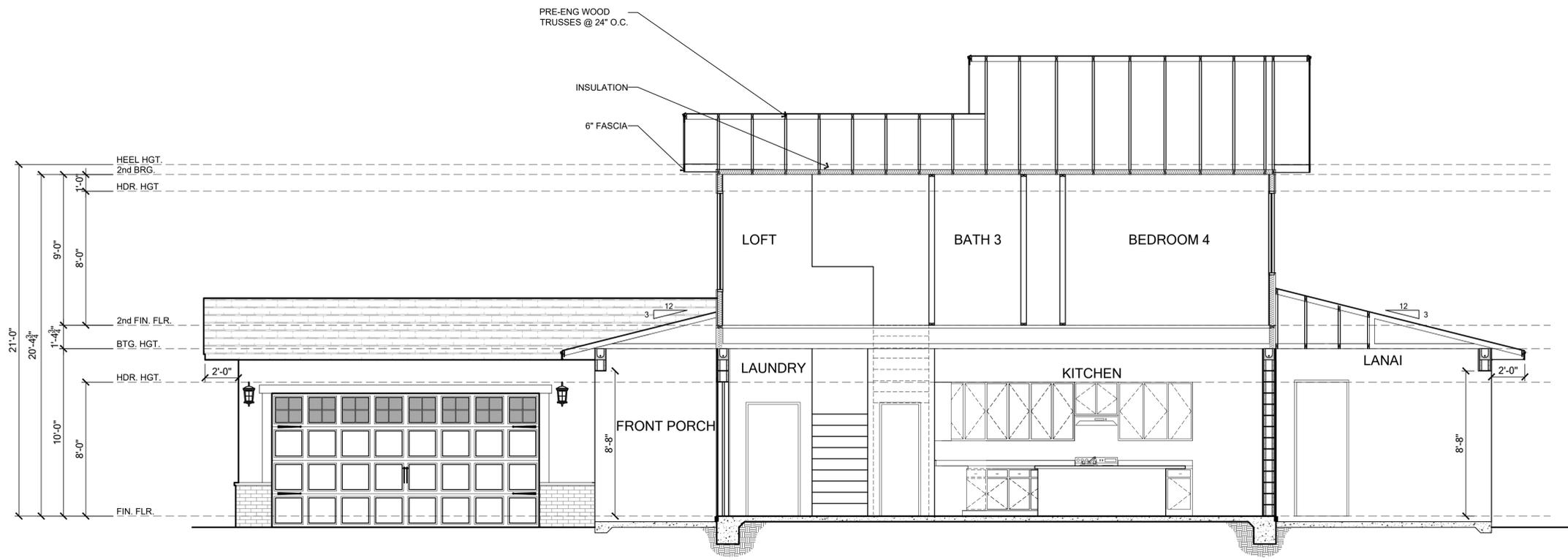
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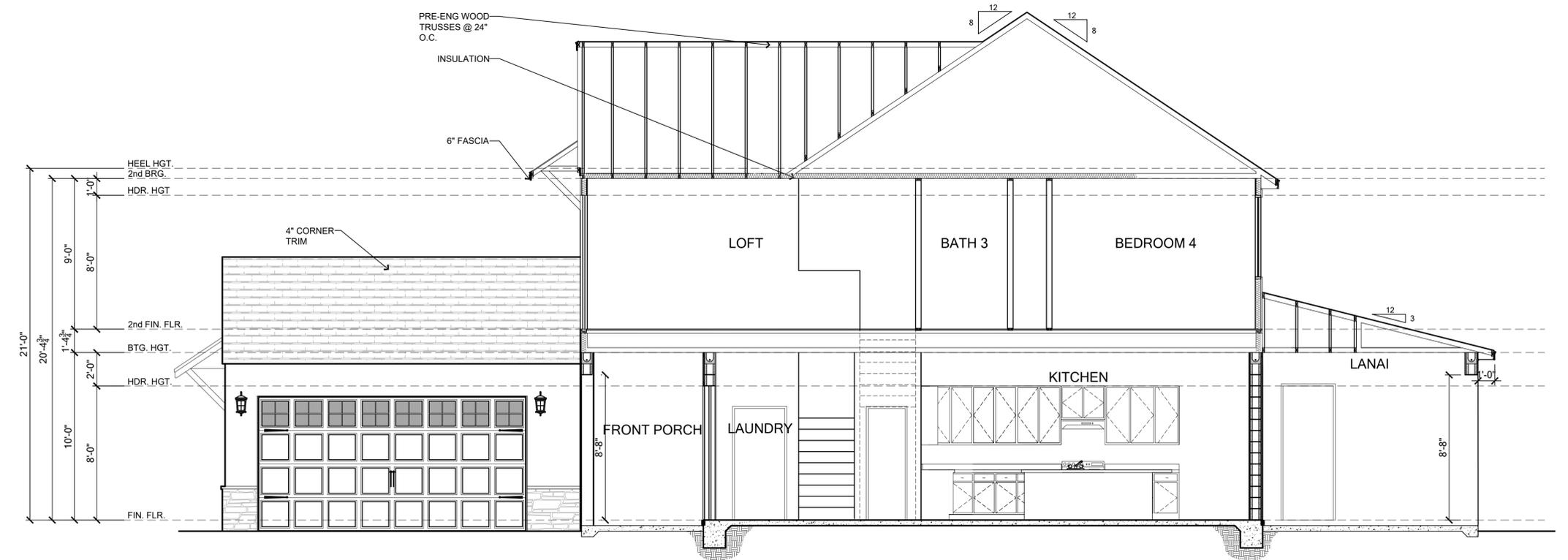
Builder:

LOT:	Lot	BLK:	000	UNIT:	11
Community:	Community	Plan Name:	YOSEMITE II	Elev:	EL LH
Job Address:	3218 YOSEMITE II	Version:	1	City, State and Zip:	
Client No.:	Client No.				

Project No:
00-0000
Sheet No:
5.1



BUILDING SECTION - ELEVATION C SCALE: 1/4"=1'-0"



BUILDING SECTION - ELEVATION D SCALE: 1/4"=1'-0"

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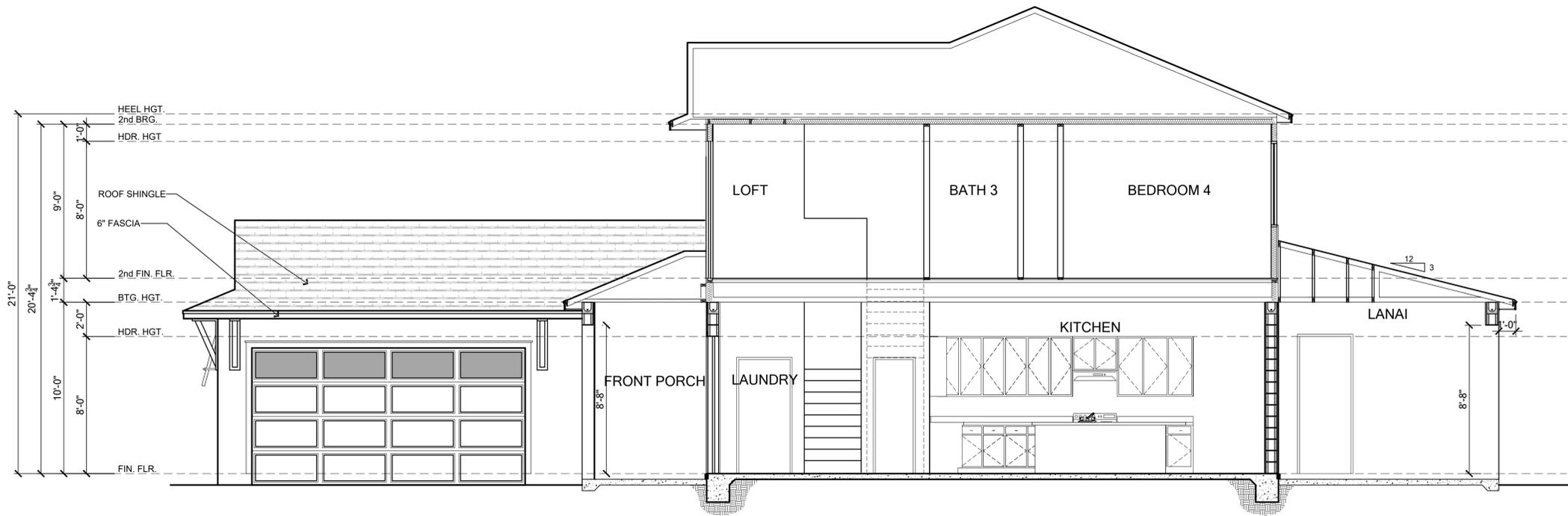
Park Square HOMES

Builder:

LOT:	Lot	BLK:	000	UNIT:	II
Community:	Community	Plan Name:	3218 YOSEMITE II	Elev:	EL LH
Job Address:		City, State and Zip:		Version:	1
Client No.:	Client No.				

Project No:
00-0000
Sheet No:
5.2

Saved By: MICHAEL LEE Date: 3/3/2026 | Plot Date: 3/3/2026 | File Location: P:\Park Square Homes\New Master Plans\Yosemite II\3218 Yosemite II Master Plan.dwg



BUILDING SECTION - ELEVATION E SCALE: 1/4"=1'-0"



TOTAL SOLUTIONS GROUP
 258 Southhall Lane, Suite 200
 Maitland, Florida, 32751
 (407) 880 2333
 CARLA A. BROWN, PE - FL # 56126
 SCOTT LEWKOWSKI, PE - FL #78750
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MUNICIPAL STAMP AREA

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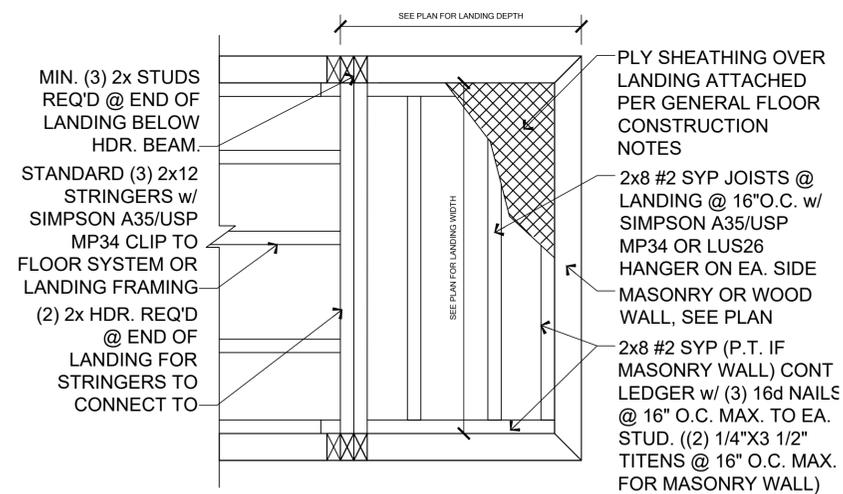


Builder:

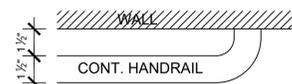
LOT:	Lot	BLK:	000	UNIT:	II
Community:	Community				
Plan Name:	3218 YOSEMITE II				
Job Address:	EL	LH	Version:	1	
City, State and Zip	Client No.				

Project No:
00-0000
Sheet No:
5.3

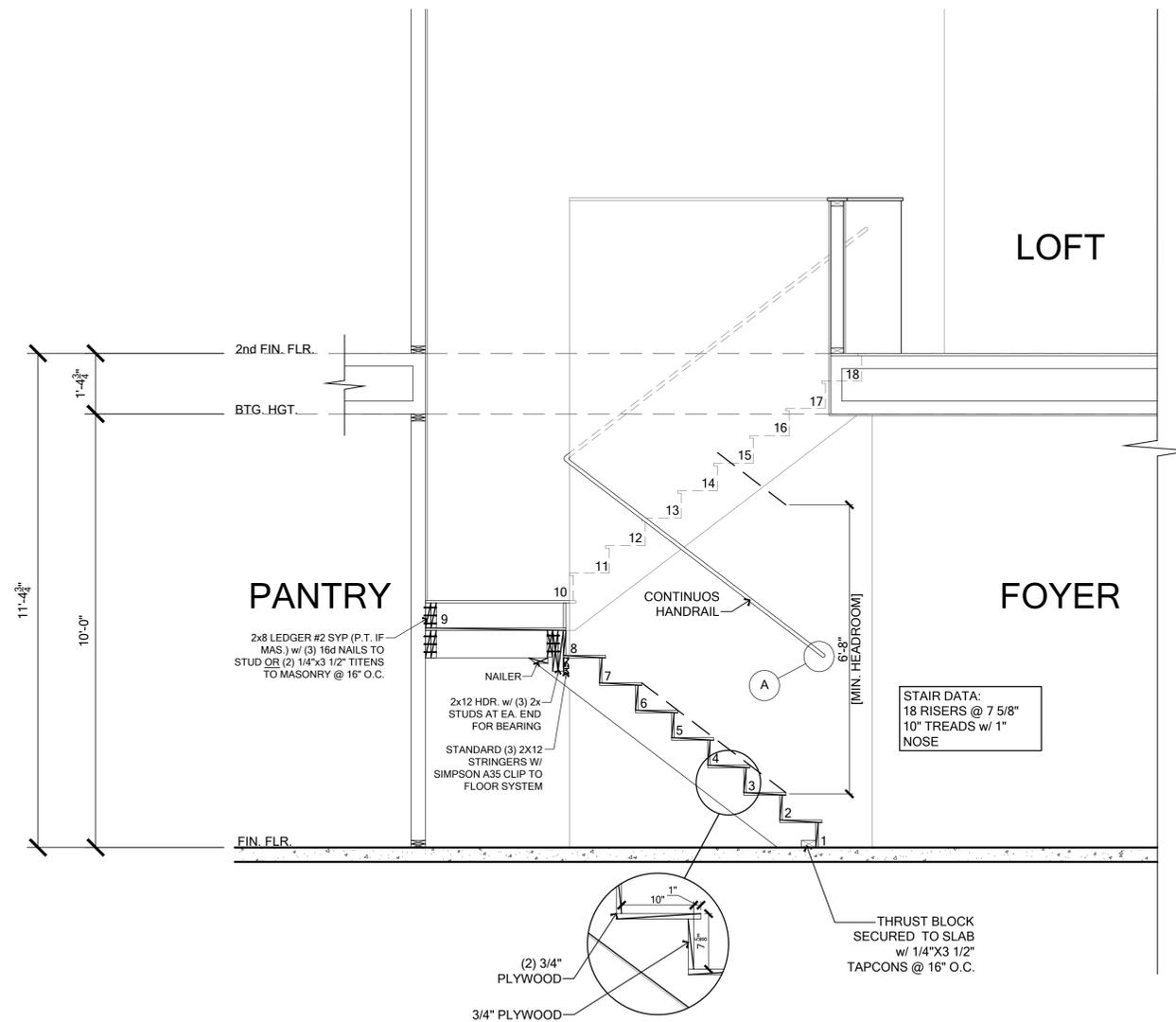
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GENERAL LANDING FRAMING INFO.
SCALE: NTS. 9'-0" MAX LANDING LENGTH



RETURN TO WALL DETAIL
SCALE: NTS.



STAIR NOTES

Stairway construction shall conform to the FBC-R (CURRENT EDITION) sections R311.7, R312 and R302.7.

Riser height:

The riser height shall be not more than 7 3/4 inches. The riser height shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Risers shall be vertical or sloped from the underside of the nosing of the tread above. Open risers are permitted provided that the openings located more than 30 inches, as measured vertically, to the floor or grade below do not permit the passage of a 4-inch diameter sphere.

Tread depth:

The tread depth shall be not less than 10 inches. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch.

Winders:

Winder treads shall have a tread depth of not less than 10 inches measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a tread depth of not less than 6 inches at any point within the clear width of the stair.

Nosings:

Nosings at treads, landings and floors of stairways shall have a radius of curvature at the nosing not greater than 9/16 inch or a bevel not exceeding 1/2 inch. A nosing projection not less than 3/4 inch and not more than 1 1/4 inches shall be provided on stairways. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch within a stairway.

Handrails:

Handrails shall be provided on not less than one side of each flight with four or more risers. Handrail height measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches and not more than 38 inches. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inches between the wall and the handrails.

Grip-size:

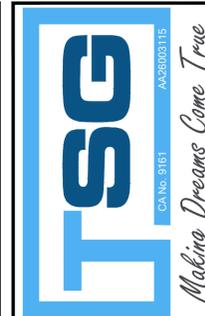
Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches and not greater than 2 inches or provide equivalent grasp-ability in compliance with Section R311.7.8.3.

Guards:

Guards shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 24 inches horizontally to the edge of the open side. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads. Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches in diameter.

Under-stair protection:

Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2 inch gypsum board.



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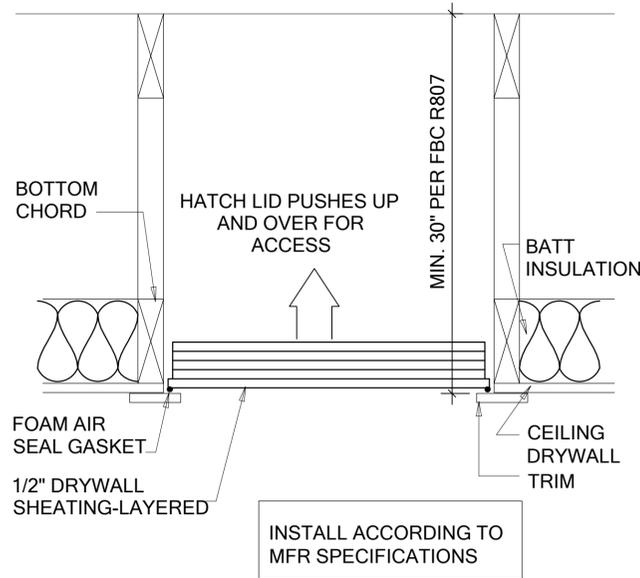
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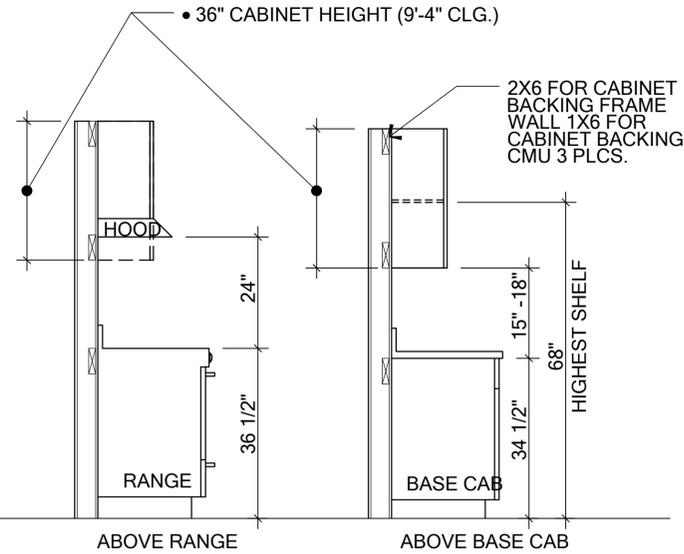


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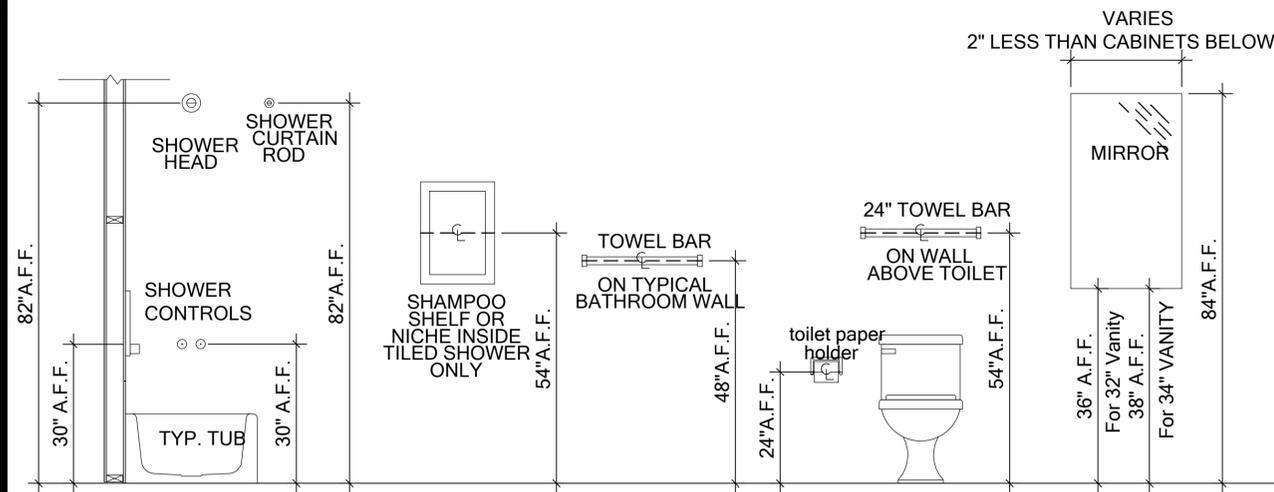
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Community:	Community			
Block Name:	3218 YOSEMITE II			
Job Address:	EL	LH	Version:	1
City, State and Zip	Client No.			



6 ATTIC ACCESS SCUTTLE
SCALE: N.T.S.



4 CABINET BLOCKING HEIGHTS
SCALE: N.T.S.

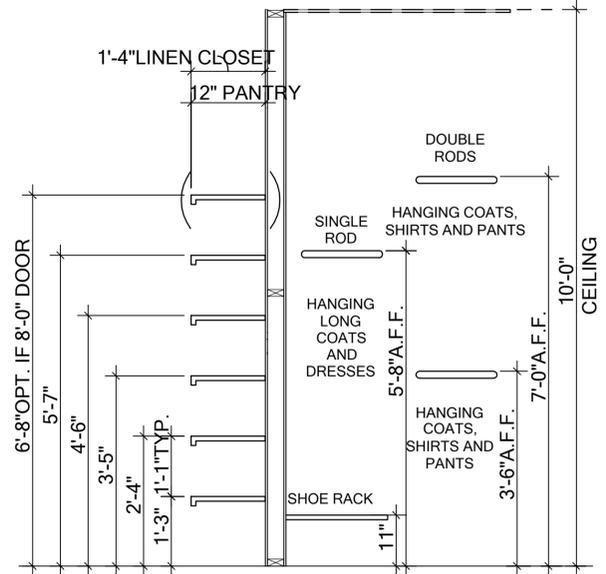


BATHROOM SPECIALTIES:
CAREFULLY REVIEW FLOOR PLANS, DIMENSION PLANS, INTERIOR ELEVATIONS AND ELECTRICAL PLANS FOR PRECISE LOCATIONS OF TOWEL BARS, MIRRORS, PAPER HOLDERS, ETC. THEY ARE INTENTIONALLY LOCATED -USUALLY CENTERED OR ALIGNED WITH OTHER COMPONENTS IN THE ROOM.

PAPER HOLDER:
MOUNT AT 24" ABOVE THE FLOOR TO THE CENTERLINE OF THE ROLL. THE LEADING EDGE OF THE ROLL SHOULD BE NO FARTHER THAN 36" MEASURED FROM THE BACK WALL BEHIND THE COMMODE. UNLESS OTHERWISE ILLUSTRATED OR NOTED, THE CENTERLINE OF THE ROLL MEASURED HORIZONTALLY ALIGNS WITH THE FRONT EDGE OF THE TOILET BOWL/SEAT.

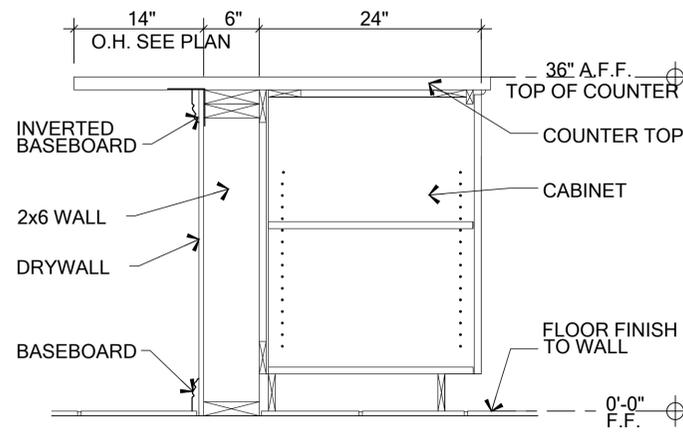
2 BATHROOM SPECIALTIES
SCALE: N.T.S.

SHELVING NOTES:
1. VINYL-CLAD VENTILATED WIRE SHELVING;
2. SHELVING MOUNTING HEIGHTS:
A. COAT CLOSET OR CLOSET WARDROBE (12" FREE SLIDE);
B. SINGLE ROD: 68" A.F.F.
C. DOUBLE ROD: 42" AND 84" A.F.F.
D. PANTRY (IF FRAMED): 12" DEEP TIGHT-MESH
E. LINEN CLOSETS: 16" DEEP TIGHT-MESH
F. AT PANTRY AND LINEN CLOSETS WITH 6'-8" TALL DOORS: INSTALL (5) SHELVES: BOTTOM SHELF AT 15" A.F.F., WITH 13" (MIN.) BETWEEN EACH SHELF AT 28", 41", 54" AND 67". WITH 8'-0" TALL DOORS: ADD A 6TH SHELF AT 80" A.F.F.
G. UTILITY CLOSETS: BOTTOM SHELF AT 48" MIN. A.F.F.
H. LAUNDRY ROOM: 16" TIGHT-MESH SHELF AT 66" A.F.F. OVER THE WASHER AND DRYER, U.N.O.

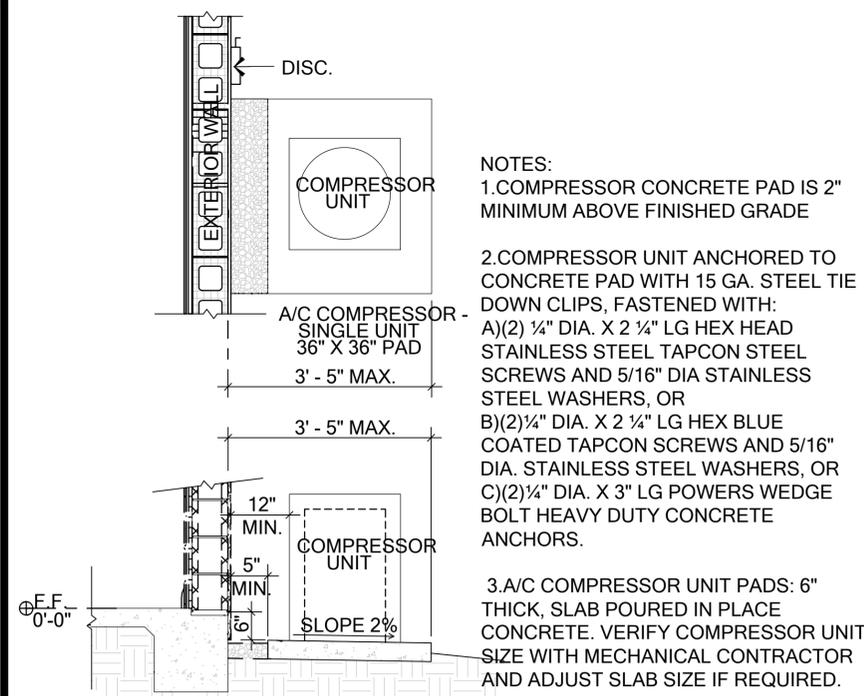


5 SHELVING DETAIL
SCALE: N.T.S.

- CABINETS AND BUILT-IN CASEWORK NOTES**
- SUBMIT SHOP DRAWINGS FOR ALL CASEWORK TO THE DESIGN PROFESSIONAL FOR REVIEW, COORDINATION AND APPROVAL PRIOR TO FABRICATION.
 - FIELD MEASURE AND VERIFY ALL DIMENSIONS AND LOCATIONS FOR ALL CASEWORK WITH THE FABRICATOR AND ALL COUNTERTOPS WITH THE SUPPLIER PRIOR TO ORDERING OR INSTALLING MATERIALS.
 - COORDINATE ALL CASEWORK WITH THE APPLIANCE SCHEDULE, PLUMBING SCHEDULE AND THE ELECTRICAL DRAWINGS.
 - KITCHEN WALL CABINETS: 42" TALL (OPTION FOR OPEN SHELVING ABOVE CABINETS TO CEILING)
 - KITCHEN COUNTERTOP HEIGHT: 36" A.F.F., U.N.O.
 - MASTER BATH & GUEST BATH COUNTER HEIGHT: 36" A.F.F., U.N.O.
 - SECONDARY BATHROOM COUNTER HEIGHTS: 32" A.F.F., U.N.O.



3 ISLAND COUNTER DETAIL
SCALE: N.T.S.



1 COMPRESSOR UNIT DETAIL
SCALE: N.T.S.

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Community: Community
Blk: 000
Unit: II

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Park Square HOMES

Blk: 000
Unit: II

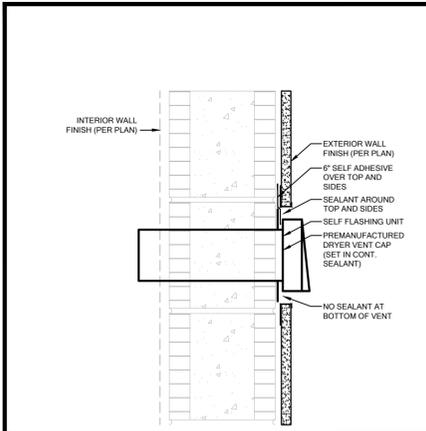
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Blk Name: 3218 YOSEMITE II
Lot Address: EL LH
City, State and Zip: Version: 1

Client No. Client No.

Project No: 00-0000
Sheet No: 5.5

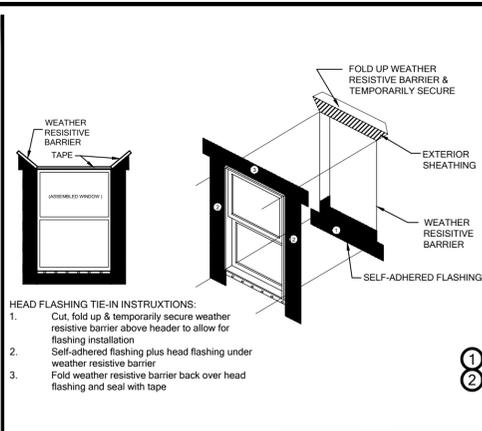
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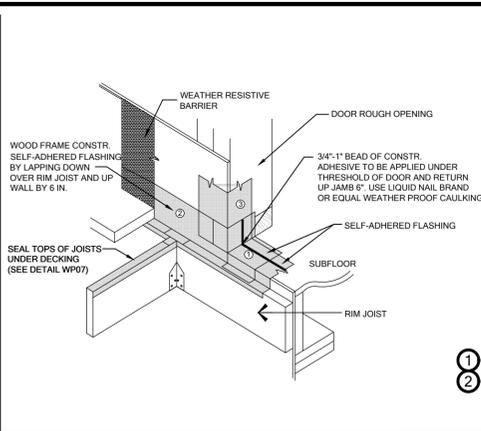
PENETRATION FLASHING

WP08



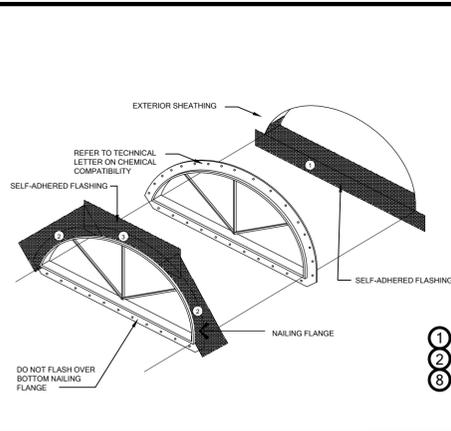
SELF-ADHERED FLASHING FLANGED WINDOW FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER

WP01



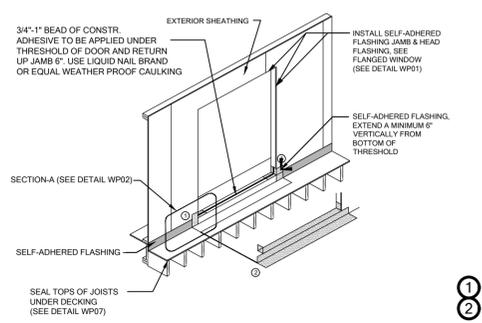
SELF-ADHERED FLASHING EXTERIOR DOOR WITH DECK - SECTION A

WP02



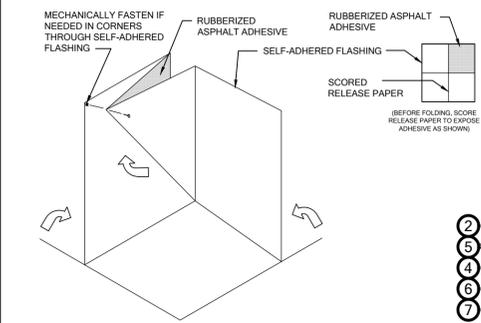
SELF-ADHERED FLASHING HALF ROUND WINDOW

WP03



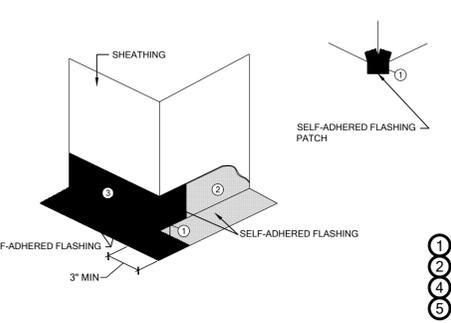
SELF-ADHERED FLASHING EXTERIOR DOOR WITH DECK

WP04



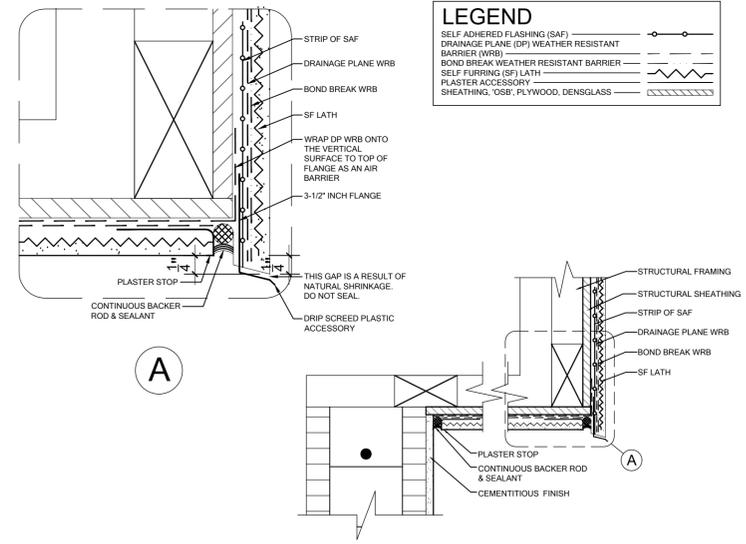
SELF-ADHERED FLASHING INSIDE CORNER

WP05



SELF-ADHERED FLASHING OUTSIDE CORNER

WP06



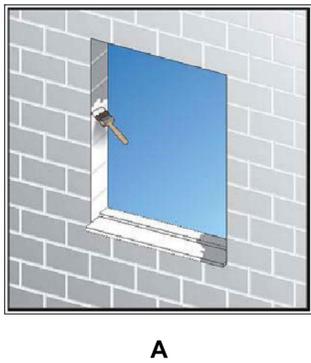
SOFFIT/CANTILEVER

WP07

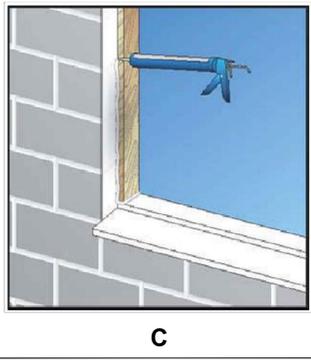
SELF-ADHERED FLASHING PRODUCTS DETAILS

WATER RESISTIVE BARRIERS ARE REQUIRED BEHIND STUCCO. PER FBCE (CURRENT EDITION)

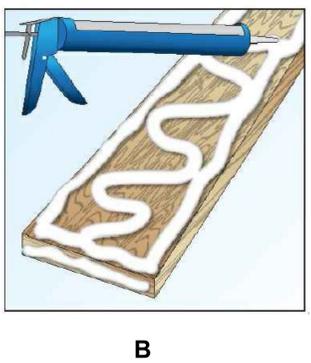
- Detail Instructions
Refer to the number marked as # in each detail that corresponds to the numbered items in the list of instructions below:
- Install self-adhered flashing in order as shown by numbers
 - Install flashing and weather resistive barrier to form water shedding laps
 - Self-adhered flashing can be substituted for building paper
 - Split the release paper using the ripcord (Split release on demand, embedded in the adhesive layer) - for ease of installation and to minimize scoring cuts
 - Remove all release paper per standard installation instructions and adhere to substrate using a square piece of flashing material (6" x 6" Minimum)
 - Fold as shown by arrows
 - Angle of corner may vary, adjust folding of the flashing accordingly to fit tight to corner
 - Mechanically fasten as necessary



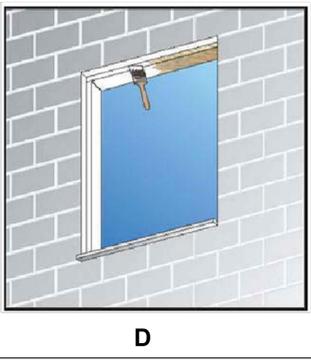
APPLY A LIQUID FLASHING TO THE MASONRY OPENING (HEAD, JAMB, SILL) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, BEFORE INSTALLATION OF THE BUCK/RECEPTOR.



APPLY A FILLET BEAD OF SEALANT INTO THE PERIMETER JOINT AND INTO JOINERY BETWEEN THE END OF THE BUCK AND THE MASONRY/SILL (TOOL SEALANT).



APPLY A LIQUID APPLIED FLASHING OR SEALANT TO ALL BUCK SURFACES THAT WILL BE IN DIRECT CONTACT WITH THE MASONRY ROUGH OPENING.



APPLY A LIQUID FLASHING OR A SELF-ADHERING FLASHING MEMBRANE PER AAMA 711 TO THE EXPOSED EXTERIOR FACE OF THE BUCK AND THE RETURN SURFACE OF THE HEAD AND JAMB (INTERIOR SURFACE OF THE BUCK IS LEFT UNSEALED).

FLASHING REQUIREMENTS

R703.1 General. 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:

- No. 15 felt complying with ASTM D226, Type 1.
- ASTM E2568, Type 1 or 2.
- ASTM E331 in accordance with Section R703.11.
- 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 (51mm), and where joints occur, shall be lapped not less than 6 inches (152 mm).

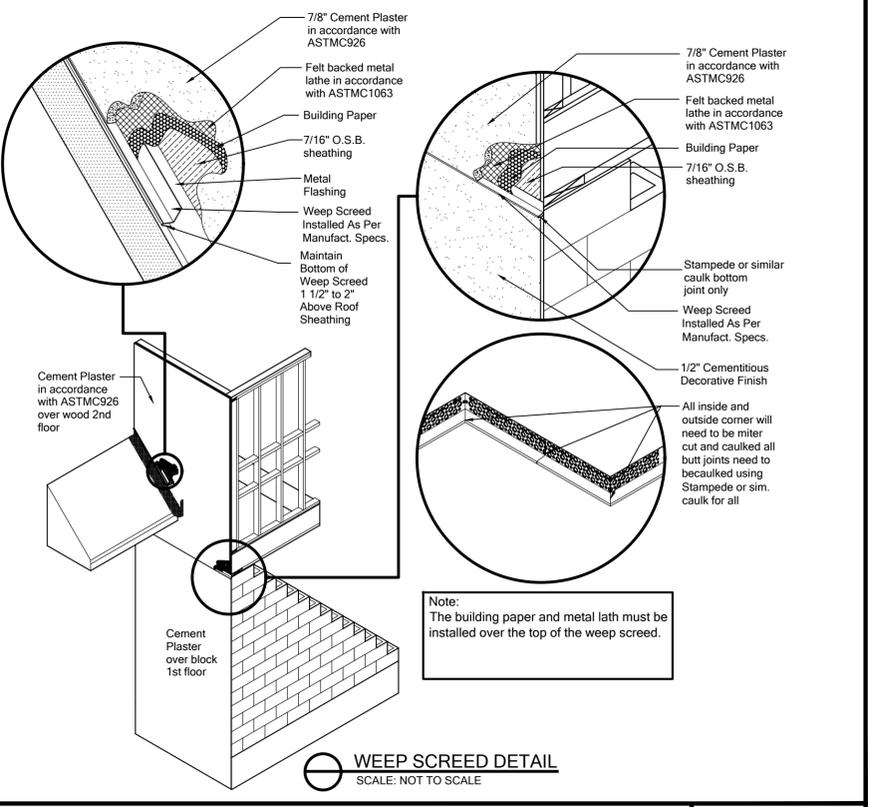
R703.2.3 Water-resistive barriers Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers 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.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

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.

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



WATERPROOFING DETAILS

SCALE: NTS

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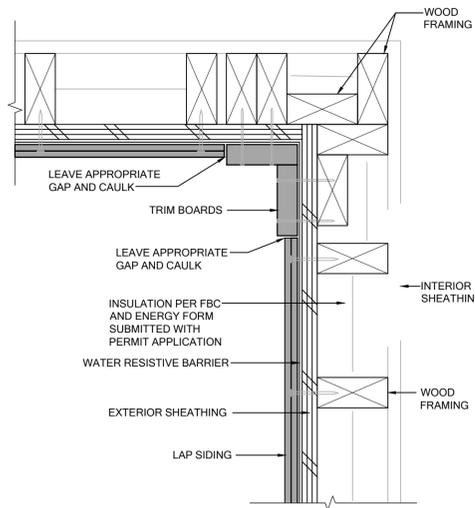
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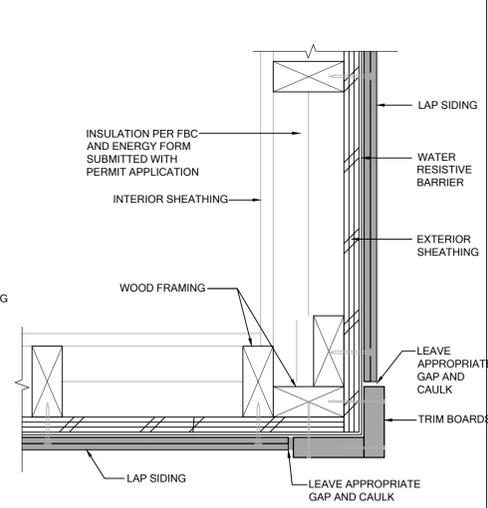
Park Square HOMES

Community: **Yosemite II**
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Phase: **3218** Error: **EL LH** Version: **1**
Job Address: _____
City, State and Zip: _____
Client No.: _____

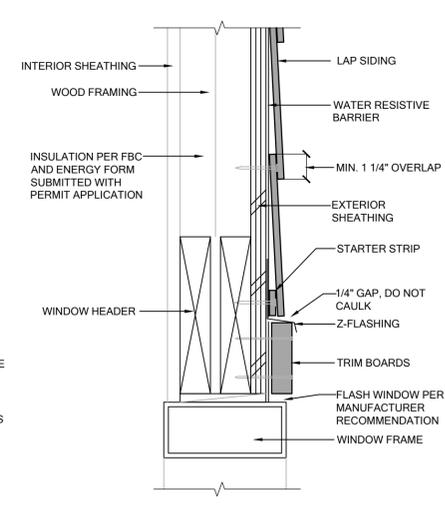
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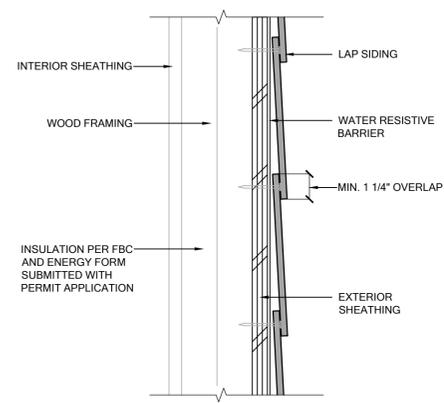
A **INSIDE CORNER**
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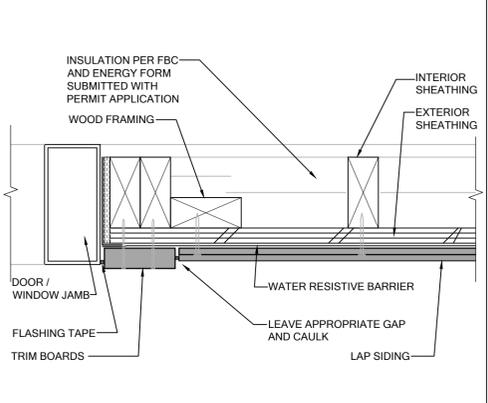
B **OUTSIDE CORNER**
SCALE: 3"=1'-0"



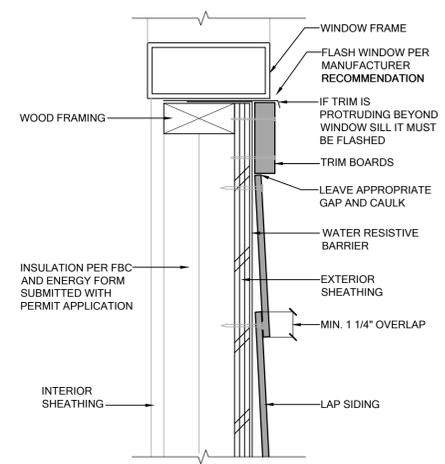
C **WINDOW/DOOR HEAD**
SCALE: 3"=1'-0"



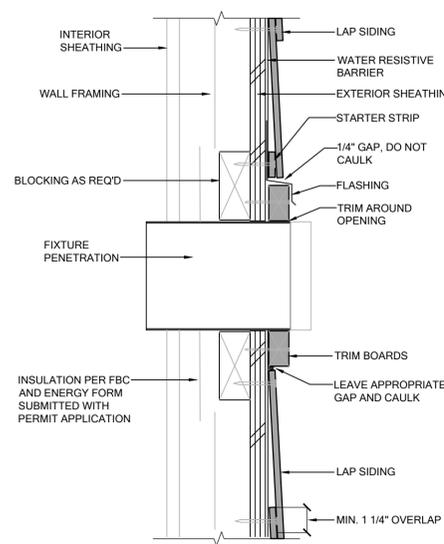
D **HORIZONTAL LAP VIEW**
SCALE: 3"=1'-0"



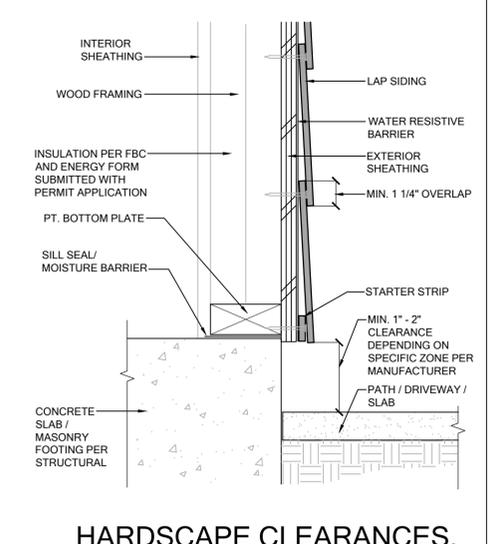
E **DOOR / WINDOW JAMB**
SCALE: 3"=1'-0"



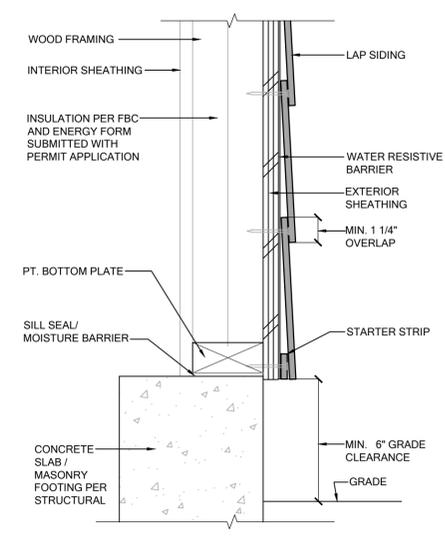
F **WINDOW SILL**
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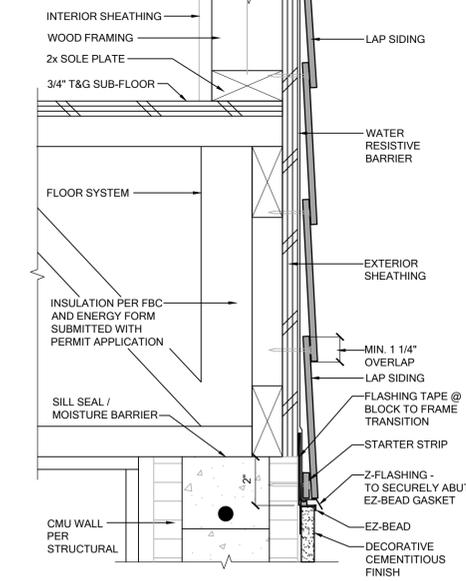
G **FIXTURE PENETRATION**
SCALE: 3"=1'-0"



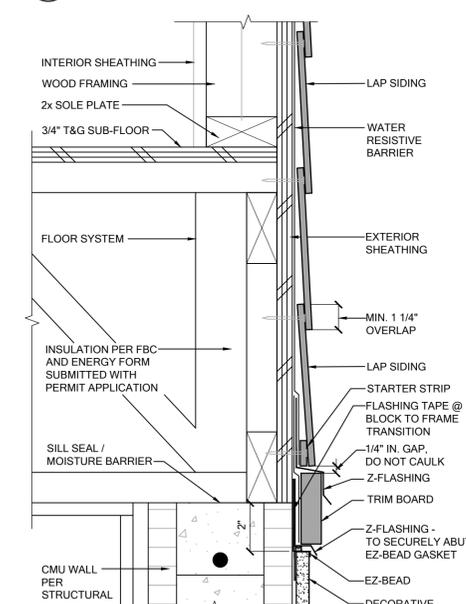
H **HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.**
SCALE: 1/2"=1'-0"



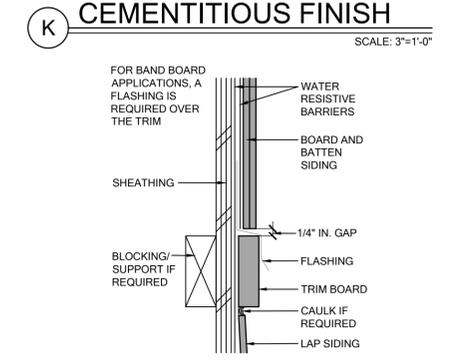
I **GRADE CLEARANCE**
SCALE: 3"=1'-0"



J **MID-WALL DETAIL - SIDING / CEMENTITIOUS FINISH**
SCALE: 3"=1'-0"



K **MID-WALL DETAIL - SIDING WITH TRIM BOARD / CEMENTITIOUS FINISH**
SCALE: 3"=1'-0"



L **DETAIL AT BAND BOARD**
SCALE: 3"=1'-0"

FLASHING REQUIREMENTS

R703.1 General. 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 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 cladding as required by Section R703.2 and a means of draining to the exterior that penetrates the exterior cladding.

R703.3 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.

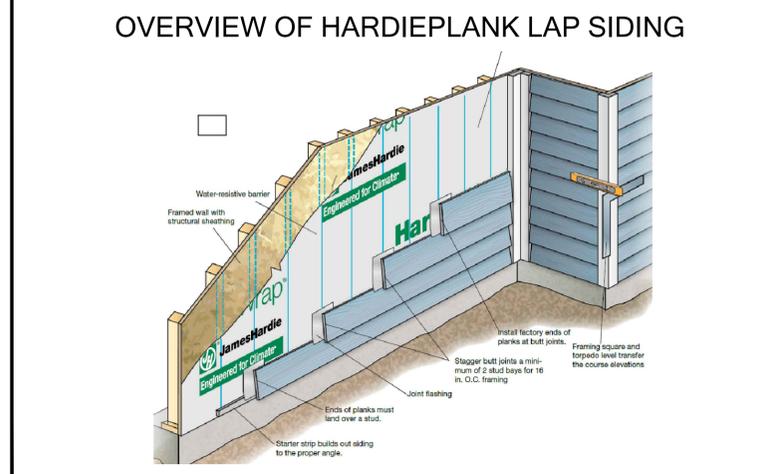
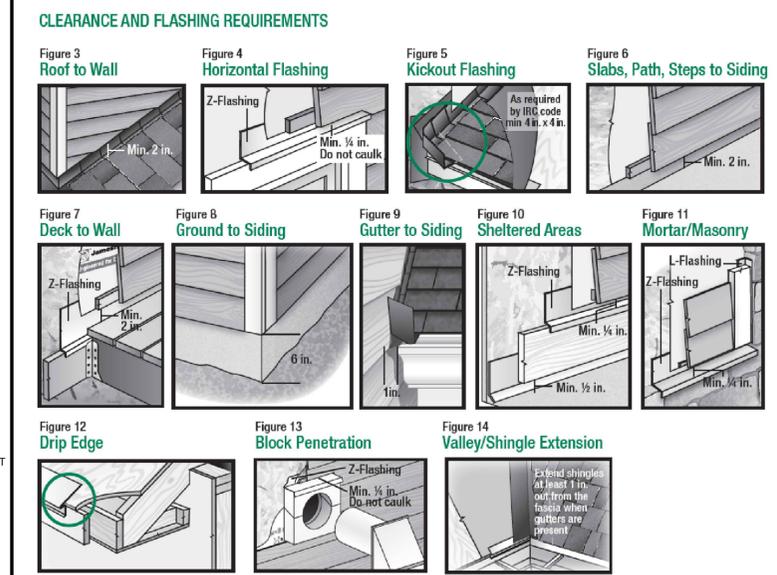
Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

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 C1291, AAMA 912, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations:

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

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



WATERPROOFING DETAILS - SIDING NTS

Saved By: MICHAEL LEE Date: 3/3/2026 | Plot Date: 3/3/2026 | File Location: P:\Park Square Homes\New Master Plans\Yosemite II\3218\Yosemite II Master Plan.dwg

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These details are generic and meant to show general flashing and waterproofing methods to be used.

Park Square HOMES

Builder: **UNIT: II**

Community: **Community**

Block: **000**

Plot: **Lot**

Phase: **Yosemite II**

Block: **3218**

Phase: **Yosemite II**

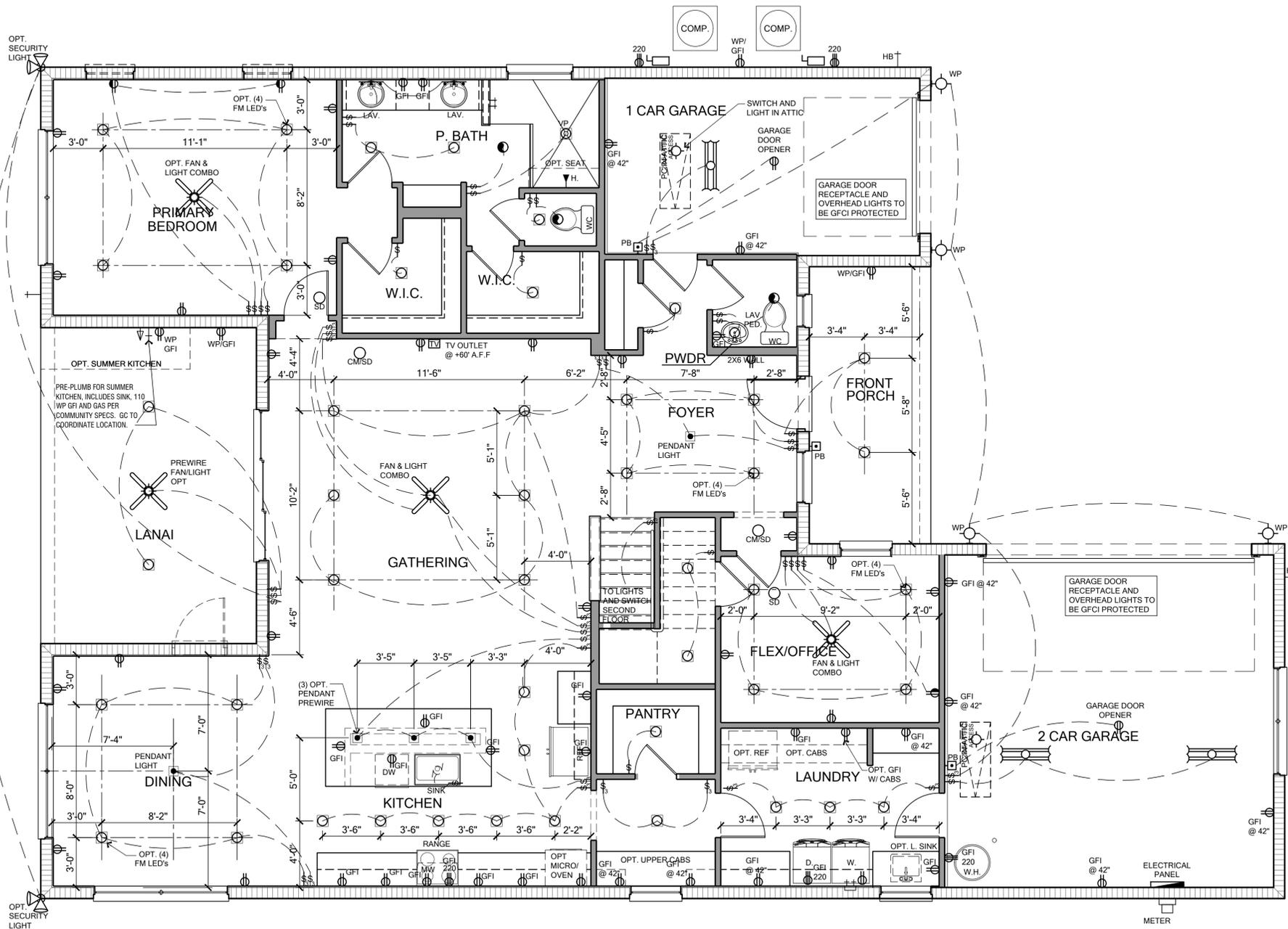
Job Address: **3218 Yosemite II**

City, State and Zip: **EL LH**

Client No.: **1**

Project No: **00-0000**

Sheet No: **6.1**



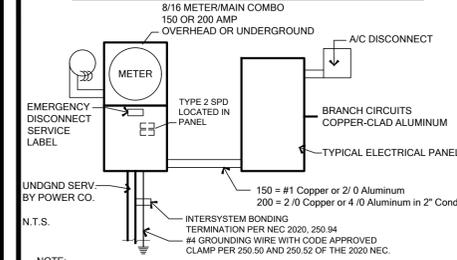
ELECTRICAL LEGEND

POWER SYMBOLS		WEATHER PROOF	
⊕	110-115 RECEPTACLE	WP	WEATHER PROOF
⊖	SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
⊕	SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
⊕	QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
⊕	CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
⊕	FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
⊕	220 RECEPTACLE	PS	PULL STRING
⊕	SMOKE DETECTOR	D	DIMMER
⊕	CARBON MONOXIDE DETECTOR	⊕	MOTOR
⊕	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR	⊕	BATH FAN
⊕	DISCONNECT	⊕	GAS OUTLET
⊕	OPTIONAL CEILING FAN PREWIRE	⊕	SINGLE POLE SWITCH
⊕	OPTIONAL LIGHT PRE-WIRE	⊕	THREE WAY SWITCH
⊕	OPTIONAL CEILING FAN PREWIRE	⊕	SPECIAL PURPOSE
⊕	STANDARD CEILING FAN PREWIRE	⊕	ISOLATED CIRCUIT
⊕	STANDARD LIGHT PRE-WIRE	⊕	ELECTRIC PANEL
		⊕	METER BASE

LIGHTING SYMBOLS		2 FLUOR. SINGLE BULB	
⊕	CEILING LIGHT	⊕	4' FLUOR. SINGLE BULB
⊕	WALL MOUNT LIGHT	⊕	4' FLUOR. DOUBLE BULB
⊕	WALL WASH FIXTURE	⊕	4' FLUOR. WRAP
⊕	FLUSH MOUNT LED (REQ. J BOX)	⊕	ROPE LIGHTING
⊕	BATH FAN AND LIGHT COMBINATION FLUSH MOUNT LED (REQ. J BOX)	⊕	EMERGENCY LIGHT
⊕	DOUBLE FLOOD LIGHT		

LOW VOLTAGE SYMBOLS		PUSH BUTTON / DOOR BELL	
⊕	SPEAKER	⊕	DATA OUTLET
⊕	TV OUTLET	⊕	THERMOSTAT
⊕	TELEPHONE	⊕	ALARM KEYPAD
⊕	DOOR CHIME		

ELECTRICAL RISER DIAGRAM



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

GENERAL ELECTRICAL NOTES:

- NOTES: unless otherwise noted.
- Electrical outlet heights as measured from finished floor to center line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.
 - Kitchen 44" AFF
 - Bathroom 39" AFF
 - Laundry Room 36" AFF
 - Exterior Waterproof 12" AFF
 - Garage - general purpose 48" AFF
 - Range 2" AFF
 - All trim plates and devices to be ganged, where possible.
 - Electrical switches to be at 42" centerline above finished floor.
 - 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 AFCIs (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.
 - R315.2 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.

FIRST FLOOR ELECTRICAL PLAN - ELEVATION A

SCALE: 1/4" = 1'

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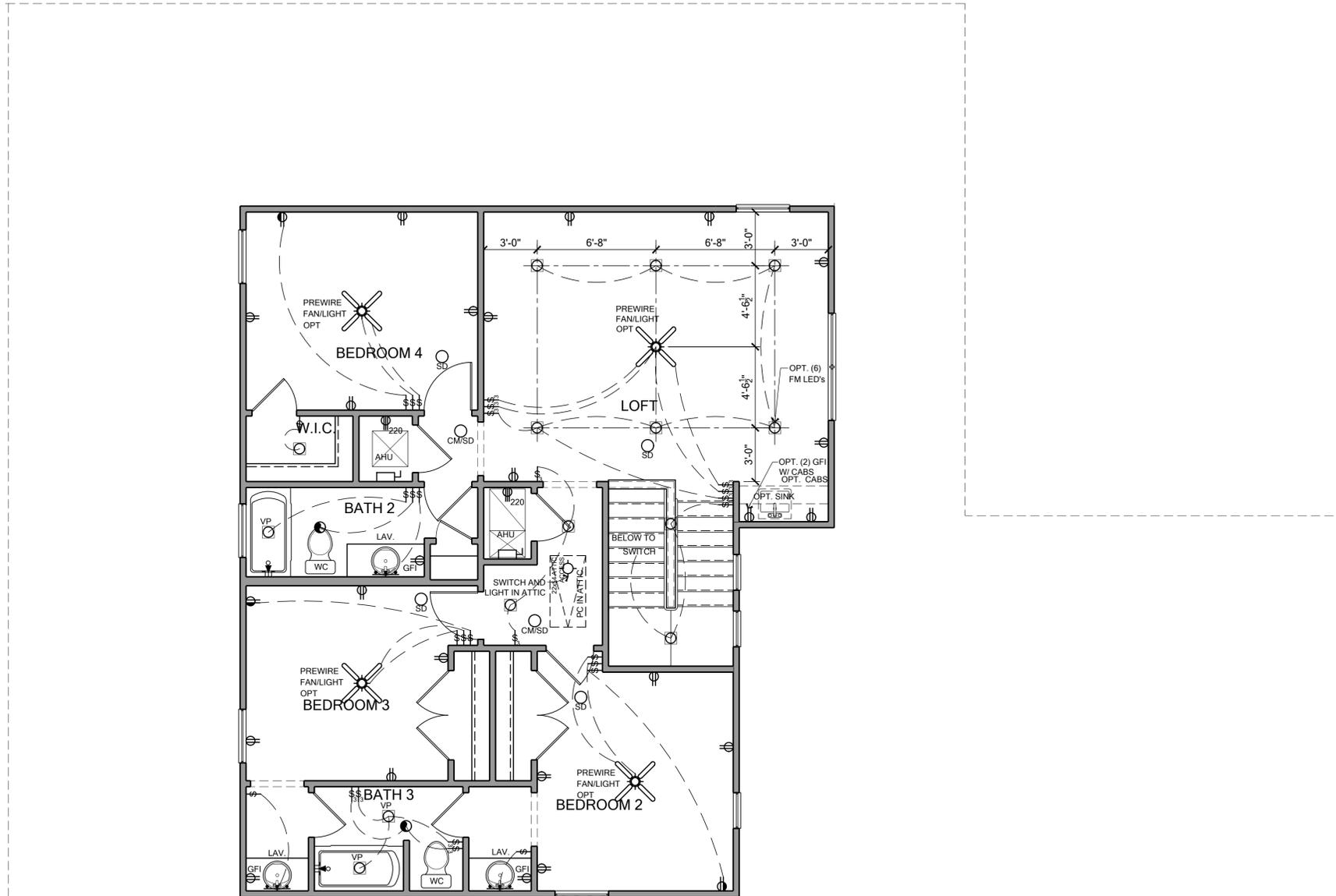
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MUNICIPAL STAMP AREA

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LOT:	000	UNIT:	II
Community:	Community	Block:	3218
Phase:	YOSEMITE II	Garage:	LH
Job Address:	3218 YOSEMITE II	EL:	LH
City, State and Zip:		Version:	1
Client No.:	Client No.		

Project No: 00-0000
 Sheet No: E1.0



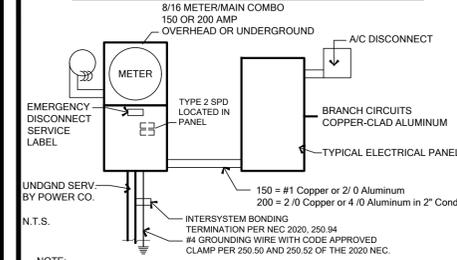
ELECTRICAL LEGEND

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⊕	220 RECEPTACLE	PS	PULL STRING
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⊕	CARBON MONOXIDE DETECTOR	⊕	MOTOR
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⊕	DISCONNECT	⊕	GAS OUTLET
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⊕	OPTIONAL LIGHT PRE-WIRE	⊕	THREE WAY SWITCH
⊕	OPTIONAL CEILING FAN PREWIRE	⊕	SPECIAL PURPOSE
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		⊕	METER BASE

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⊕	FLUSH MOUNT LED (REQ. J BOX)	⊕	ROPE LIGHTING
⊕	BATH FAN AND LIGHT COMBINATION	⊕	EMERGENCY LIGHT
⊕	FLUSH MOUNT LED (REQ. J BOX)		
⊕	DOUBLE FLOOD LIGHT		

LOW VOLTAGE SYMBOLS		PUSH BUTTON / DOOR BELL	
⊕	SPEAKER	⊕	DATA OUTLET
⊕	TV OUTLET	⊕	THERMOSTAT
⊕	TELEPHONE	⊕	ALARM KEYPAD
⊕	DOOR CHIME		

ELECTRICAL RISER DIAGRAM



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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:
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 Markings shall comply with 110.21(B).
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SECOND FLOOR ELECTRICAL PLAN - ELEVATION A

SCALE: 1/4" = 1'



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Builder:

LOT:	Lot	BLK:	000	UNIT:	II
Community:	Community				
Plan Name:	3218 YOSEMITE II				
Job Address:	EL LH				
City, State and Zip:	Version: 1				
Client No.:	Client No.				

Project No:

00-0000

Sheet No:

E1.1