

1525 THE AUGUSTINE FLORIDA SERIES

40' X 60'



| REVISION SCHEDULE | | | |
|-------------------|----------|---|------|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 04-20-16 | -UPDATE TO FBC 2017 | C.C. |
| 2 | 05-02-18 | -CHANGED WINDOW @ OFFICE TO 35-SH FROM 3050 SH. | C.C. |
| 3 | 07-18-18 | -APPLIED FRAME WALK REVISIONS | C.C. |
| 4 | 03-15-19 | -NEW OPTIONS: BUTLER'S PANTRY & EXTENDED BONUS ROOM | C.C. |
| 5 | 12-08-20 | -REVISED PLANS TO HAVE GARAGE LEFT | S.B. |
| 6 | 02-22-22 | -ADDED ROOF VENT NOTES TO ELEVATIONS | M.C. |
| 7 | 02-07-24 | -REVISED ELEVATIONS TO REFLECT WINDOWS REFLECTED ON THE FLOOR PLAN FOR BDRM. #2 | C.C. |
| 8 | 04-28-26 | -REVISED GARAGE SERVICE DOOR CALLOUT ON FLOOR PLAN & UPDATED DIM. ON SIDE ELEVATION | M.R. |

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| 03.1A | EXTERIOR ELEVS.- LEFT/ RIGHT "A" |
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| D3 | TYPICAL STRUCTURAL DETAILS |
| D4 | TYPICAL STRUCTURAL DETAILS |
| D5 | TYPICAL STRUCTURAL DETAILS |

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2018 EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY

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| REVISIONS | |
| DELTA # | DATE |
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| DATE: | 03-22-25 |
| SCALE: | AS NOTED |
| DRAWN: | MR |
| SHEET: | 00 |

COVER SHEET

1546 AUGUSTINE
FLORIDA SERIES

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ABBREVIATIONS:

Table listing abbreviations and their corresponding full names, such as A/C for AIR CONDITIONER, AFF for ABOVE FINISHED FLOOR, and W.S. for WATER SOFTENER.

THE ANSI STANDARD FOR MEASURING HOUSES:

NATIONAL STANDARD Z165-1996 NEW CONSTRUCTION THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL & INCLUDE ALL INTERIOR WALLS & VOIDS. FOR ATTACHED UNITS, THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS ARENT USED IN THIS SYSTEM OF MEASURING. THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL & INCLUDE ALL INTERIOR WALLS & VOIDS. FOR ATTACHED UNITS, THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS ARENT USED IN THIS SYSTEM OF MEASURING.

THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL & INCLUDE ALL INTERIOR WALLS & VOIDS SEPARATED INTO TWO AREAS:

- 1. AIR-CONDITIONED SPACE
2. NON-AIR-CONDITIONED SPACE (GARAGES, PATIOS, PORCHES, BREEZEWAYS)

THE ANSI STANDARDS DEFINE "FINISHED AREA" AS AN ENCLOSED AREA IN A HOUSE SUITABLE FOR YEAR-ROUND USE, EMBODYING WALLS, FLOORS & CEILINGS THAT ARE LIKE THE REST OF THE MEASUREMENTS MUST BE TAKEN TO THE NEAREST INCH OR TENTH OF A FOOT, & FLOOR AREA MUST BE REPORTED TO THE NEAREST SQUARE FOOT. THESE WOULD INCLUDE BONUS/ATTIC SPACES & ARE USUALLY LISTED SEPARATELY.

MISCELLANEOUS:

- 1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! PLANS ARE TO SCALED AS NOTED, UNLESS SPECIFIED N.T.S. CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. FULL ALL DIMENSIONS FROM THE REAR OF PLAN
4. ALL FINISH FLOOR ELEVATIONS ARE TO TOP OF ROUGH SLAB OR TO TOP OF STRUCTURE U.O.
5. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M 1307.1 - M1307.2
6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL ALL MATERIALS MEETING FLORIDA APPROVAL COMPLIANCE TO AVOID WATER INTRUSION & MOISTURE INTRUSION ON WINDOWS, DOORS, ROOF & ANY OTHER AREA AROUND EACH SINGLE FAMILY HOUSE/ APARTMENT/ CONDOMINIUM/ TOWNHOUSE.

GRADING:

- 1. PER FRC R401.3, LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET (APPROXIMATELY 5%)

EXTERIOR WALLS:

- 1. ASSUME ALL EXTERIOR WALLS TO BE LOAD BEARING.
2. SEE STRUCTURAL DRAWINGS FOR CMU WALL REINFORCEMENT LOCATIONS
3. INTERIOR SURFACE OF CMU WALL TO HAVE 1/2" GPBD APPLIED TO IX P.T. VERTICAL FURRING BATT'S SPACED @ 16" O.C. ATTACH FURRING TO CONCRETE WALL AS REQUIRED.
4. SECOND FLOOR EXTERIOR WALLS TO BE WOOD STUDS.
5. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
6. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
7. ALL EXTERIOR CEILING'S (PORCH & PATIOS) SHALL HAVE SAG-RESISTANT GYP SOFFIT BOARD.

INTERIOR WALLS:

- 1. ALL INTERIOR WALLS SHALL HAVE STANDARD 1/2" GYP BD, EXCEPT IN HIGH HUMIDITY AND WET AREAS.
2. HIGH HUMIDITY AND WET AREAS SHALL HAVE 1/2" DENSESHIELD TILE BACKER GYPSUM BOARD.
3. ALL INTERIOR CEILING'S SHALL HAVE PER FBCR 102.3.5 1/2" SAG-RESISTANT GYP BD. INSTALL PERPENDICULAR TO FRAMING.
4. TILE IN TUBS, SHOWERS, & WALL PANELS IN SHOWER AREAS ARE TO HAVE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS RT02.3.1 / RT02.4.2 2023 FBC-R 8TH EDITION.
5. 2023 FBC-R 8TH EDITION TABLE R302.6: 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT IS REQUIRED FOR A GARAGE CEILING WITH HABITABLE ROOM'S ABOVE. 1/2" MINIMUM GYPSUM BOARD IS REQUIRED ON GARAGE SIDE OF INTERIOR WALLS.
6. ALL PLATES AND SLEEPERS ON CONCRETE SLAB, WHICH ARE IN DIRECT CONTACT WITH THE EARTH, SHALL BE PRESSURE TREATED.
7. ALL INTERIOR WALL PLATES OTHER THAN SHEAR WALLS, ON CONC. SLAB TO BE ATTACHED W/ POWER ACTUATED FASTENERS, SPACED @ 48" O.C. MAX.
8. ALL WOOD BRG. INTERIOR PARTITIONS SHALL BE 2X4 STUDS SPACED @ 16" O.C. WITH DOUBLE TOP PLATE, U.O.
9. WOOD CONSTRUCTION SHALL CONFORM TO THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA) 'NATIONAL SPECIFICATION FOR WOOD CONSTRUCTION', LATEST EDITION.

MEANS OF EGRESS:

- 1. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED IN EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
2. RAMPS SERVING EGRESS DOOR REQUIRED BY SECTION R311.2 SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3 PERCENT SLOPE). ALL OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5%)
3. THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 36 INCHES MEASURED FROM FINISHED MATERIALS.
4. WINDOWS DESIGNATED AS EGRESS SHALL COMPLY WITH SECTION R310.2
5. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" MIN. AFF.- R310.2- FBC-R (2023)
6. IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 12" FINISHED GRADE MUST COMPLY WITH FBC-R 312.2

TERMITE PROTECTION:

- 1. PENETRATION, 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.
2. PROTECTION AGAINST DECAY AND TERMITES. - CONDENSATE LINES, IRRIGATION SPRINKLER SYSTEM RISERS FOR SFRAY 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.

DOORS AND WINDOWS:

- 1. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN.
2. CONTRACTOR AND SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN VS. FLANGE) HEADER HEIGHTS, AND ROUGH OPENINGS PRIOR TO DELIVERY.
3. WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
4. ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED & COMPLY WITH SECTION R308 OF THE 2023 FBC-R 8TH EDITION.
5. WINDOW CONTRACTOR TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
6. WINDOW ROUGH OPENING INCLUDES 1X P.T. FRAME ATTACHED TO CMU'S.
7. DOOR ROUGH OPENING INCLUDES 2X P.T. FRAME ATTACHED TO CMU'S.
8. DOOR FROM HOUSE TO GARAGE MUST BE SOLID WOOD DOOR NO LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED IAW R302.5.1
9. ALL WINDOWS IN WIND BORN DEBRIS AREAS SHALL BE PROTECTED FROM WIND BORN DEBRIS. PROVIDE SHUTTERS CERTIFIED TO MEET MIAMI-DADE IMPACT TEST. SHUTTERS MUST BE ROLL-DOWN, PANEL ACCORDION OR OTHER APPROVED DESIGN TYPE. BUILDER TO SUBMIT MANUFACTURER MODEL NO. INSTALLATION INSTRUCTIONS, & COPY OF MIAMI-DADE IMPACT TEST DATA FOR PROPOSED SHUTTERS.
10. WINDOW AND DOOR ASSEMBLIES TO CONFORM TO 2023 FBC-R CHAPTER 6, SECTION 609. INTERIOR FACE OF WINDOW, FASTEN BUCK TO MASONRY W/ 1/4" X 3" TAPCONS, 6" FROM EDGES AND 16" O.C. MAX. 2X P.T. BUCKS/NAILERS SHALL EXTEND BEYOND.
11. BUCKS LESS THAN 2X TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE.
12. EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED AND COMPLY WITH AAMA/WDMA/CSA 1011.9.2/A440 OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202 AND ASTM E1300). EXTERIOR SIDE HINGED DOORS SHALL COMPLY WITH AAMA/WDMA/CSA 1011.9.2/A440 OR ANSI/UMA100 OR SECTION R609.5 IN THE 2023 FBC-R.
13. ALL GARAGE/OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESSURE (+/-) TO INCLUDE A 10 SECOND GUST AT 15 TIMES THE DESIGN PRESSURE.

ROOFING:

- 1. 12" OVERHANG U.O./ PLUMB CUT FASCIA/ ROOF PITCH PER ELEVATION/ SHINGLES U.O.
2. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.
3. STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.
4. ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.
5. CLAY & CONCRETE TILE (IF APPLICABLE):
i. PER FBC-R 2023 8TH EDITION R305.3, THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, LATEST EDITION, WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R302.1.3.
ii. UNLESS OTHERWISE NOTED, REQUIRED UNDERLAYMENT SHALL COMPLY WITH THE UNDERLAYMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS IN ACCORDANCE WITH THE FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, LATEST EDITION, WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R302.1.3.
6. ASPHALT SHINGLES (IF APPLICABLE):
i. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBC-R (8TH EDITION), SECTION R305.2.6 AND R305.2.6.1.
ii. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4863, TYPE III OR TYPE IV OR ASTM D8251 IS REQUIRED IN ACCORDANCE WITH SECTION R305.1.1. FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4863, TYPE III OR IV OR ASTM D8251 IS REQUIRED IN ACCORDANCE WITH SECTION R305.1.1.
iii. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1910 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED. REFER TO R305.1.1.1.

INSULATION:

- 1. INSULATE ALL EXTERIOR FRAME WALLS WITH R-13 BATT FIBERGLASS INSULATION.
2. INSULATE ATTIC SPACE WITH R-38. PER FECC TABLE R402.12. INACCESSIBLE ATTIC SPACE SHALL RECEIVE BATT INSULATION. IF R-30 - INSTALL OVER 100% OF THE CEILING OR ATTIC AREA AND THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TO FLATE AT THE EAVES
3. INSULATE ALL CMU WALLS (THAT REQUIRE 1" P.T. FURRING STRIPS) WITH R41 FI-FOIL.
4. APPLY HILTI FOAM FILLER AT EXTERIOR WALLS AROUND: WINDOW FRAMES, EXTERIOR DOOR FRAMES, GAPS AROUND PIPES, VENTS, OUTLETS, ETC.
5. INSULATE ALL ATTIC KNEE WALLS WITH R-38 BATTS.
6. APPLY OWENS CORNING ENERGY COMPLETE TO THE TOP OF ALL CONDITIONED SPACE WALLS THAT INTERACT WITH UNCONDITIONED ATTIC SPACE ABOVE.
7. PER FECC R402.2.4, VERTICAL OR HORIZONTAL ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. WHERE LOOSE-FILL INSULATION IS INSTALLED, A WOOD-FRAMED OR EQUIVALENT Baffle, RETAINER OR DAM SHALL BE INSTALLED TO PREVENT LOOSE-FILL INSULATION FROM SPILLING INTO LIVING SPACE.

CABINETS:

- 1. CABINET MANUFACTURER'S SHOP DRAWINGS TAKE PRECEDENCE OVER THE INTERIOR CABINET ELEVATIONS SHOWN ON THESE DRAWINGS.
2. SEE SUPPLIER / MANUFACTURER'S DRAWINGS FOR KITCHEN, CABINETS/MILLWORK, AND RESTROOM LAYOUTS.

PLUMBING:

- 1. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY SIZE, DESIGN, AND INSTALL ALL PLUMBING SYSTEM COMPONENTS BY THE TERMS OF THEIR APPROVAL, IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING, AND PER THE CURRENT EDITION OF THE FBC(P), THE FBC(R), THE FBC, OR AS APPLICABLE.
2. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
4. VENT DRYER THRU ROOF. NO VENT STACKS SHALL PENETRATE THROUGH ROOF CRICKETS, VALLEYS, OR RIDGES. BUILDER SHALL VERIFY AND APPROVE ALL LOCATIONS.
5. HOT WATER PIPES FROM WATER HEATER TO RESIDENCE TO COMPLY WITH FBC-R CH29 & R403.5.3

ELECTRICAL:

- 1. IAW NEC 2020- 210.12-ALL 15A OR 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN THE FOLLOWING LOCATIONS REQUIRE AFCI PROTECTION- KITCHEN, FAMILY RMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, BEDROOMS, DENS, CLOSETS, SUNROOMS, RECREATION RMS, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE.
2. IAW NEC 2020- 406.12, ALL 15A AND 20A, 125V RECEPTABLES SHALL BE LISTED AS TAMPER RESISTANT.
3. ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD). THE SPD SHALL BE A TYPE (1) OR TYPE (2) SPD.
4. ALL OUTLETS IN BATHROOMS, KITCHEN, GARAGES AND LAUNDRY ROOM SHALL BE GFCI
5. SMOKE ALARMS SHALL BE IN ALL SLEEPING AREAS, SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF PEAK & SHALL BE 3' FROM THE SUPPLY OR RETURN AIR- STREAM & EQUIPPED W/ A BATTERY BACKUP. ALARMS MAY NOT BE CONNECTED WHERE ALARMS ARE WIRELESS & ALL ALARMS SOUND UPON ACTIVATION IAW FBC-R R314.3 & R314.4.
6. ALL ELECTRICAL WORK TO BE DONE PER NFPA70-NEC 2020
7. ADDITIONAL ELECTRODE MAY BE REQUIRED IN ACCORDANCE WITH NEC 250.53(A)(2)
8. ALL DWELLING UNIT RECEPTACLE WILL BE IN ACCORDANCE WITH NFPA70-NEC2020 - ARTICLE 210-52
9. ALL DEVICES AND TRIM PLATES SHALL BE GANGED, WHERE POSSIBLE
10. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SUBJECT TO THE PROVISIONS OF FECC R402.4.5. FIXTURES SHALL BE IC-RATED (FOR ZERO CLEARANCE INSULATION CONTACT) AND SEALED AIR TIGHT

MECHANICAL:

- 1. EQUIPMENT LOCATIONS TO BE FIELD VERIFIED & MAY VARY DEPENDANT UPON COMMUNITY & MUNICIPALITY CODES.
2. COMPLETE DUCT DESIGN W/ SIZES & R-VALUE COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 6101 ABC.1
3. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION.
A) CHAPTER 13 OF THE FBC-R 2023 8TH EDITION, SECTION M1305.1
4. AIR CONDITIONING SYSTEM SHALL BE COMPLETELY BALANCED. ALL ROOMS ISOLATED FROM THE RETURN AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH SECTION M1602 OF THE FBC-R 2023 8TH EDITION.
5. ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18' ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBC-R 2023 8TH EDITION F2801.1
6. ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18' ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBC-R 2023 8TH EDITION.
7. 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
8. PER FRC G2439.5.1 WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQUARE INCHES SHALL BE PROVIDED IN THE CLOSET ENCLOSURE OR MAKEUP AIR SHALL BE PROVIDED BY OTHER APPROVED MEANS.

STAIRS:

- 1. SEE STAIR SECTIONS FOR TREAD AND RISER GENERAL REQUIREMENTS.
2. ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD.
3. HANDRAIL CONTINUITY PER R311.2.2.- HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR 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 POST OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1 1/2"(381MM) BETWEEN THE WALL AND THE HANDRAIL.

SWIMMING POOLS:

- 1. CHAPTER 45 PRIVATE SWIMMING POOLS - OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING W/ R4501.1.1. THROUGH R4051.11.1.4.

TOWNHOMES:

- 1. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED IN THE FLOOR/ CEILING ASSEMBLIES ABOVE & IN LINE W/ THE TENANT SEPARATION. WHEN TENANT SEPARATION WALLS DO NOT EXTEND TO THE FLOOR SHEATHING ABOVE & IN OTHER LOCATIONS PER SECTION R302.11 OF THE 2023 FBC-R, 8TH EDITION.

COMBUSTABLE CONSTRUCTION:

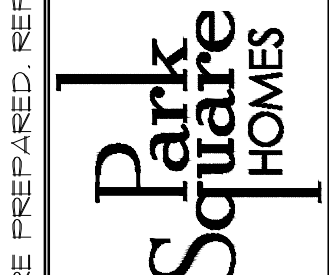
- 1. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED TO CUT OFF BOTH VERTICAL & HORIZONTAL CONCEALED DRAFT OPENINGS & TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, & BETWEEN A TOP STORY & THE ROOF SPACE PER FBC-R302.11, 2023 8TH EDITION.

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY



A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineland Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000



GENERAL NOTES

1546 AUGUSTINE

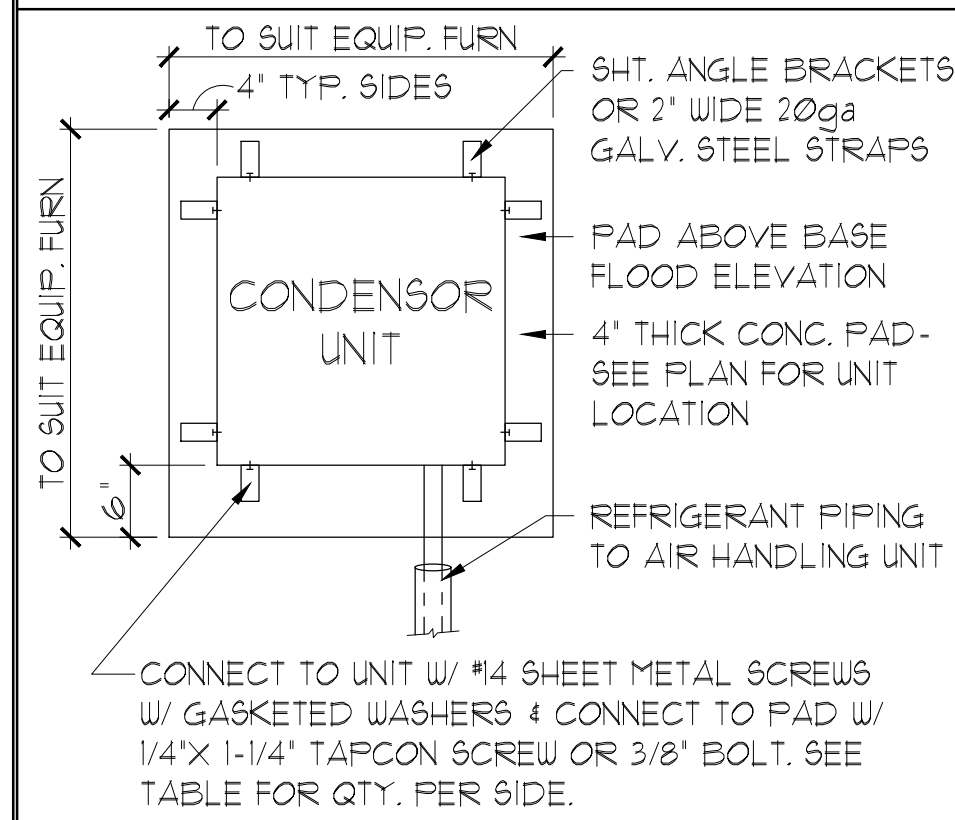
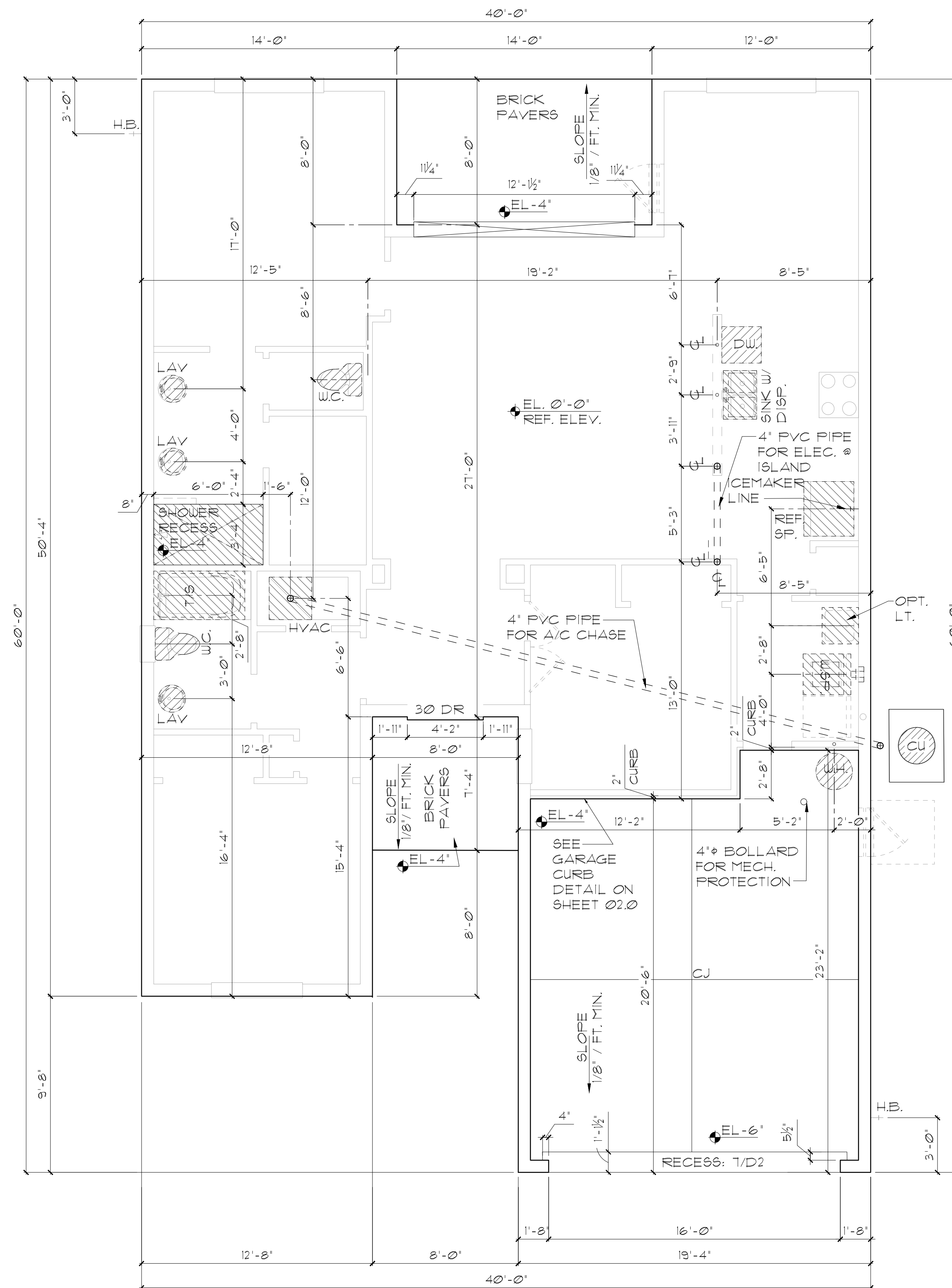
FLORIDA SERIES

Table with columns for PER FBC R301- TABLE R301.5, PER FBC R312- R312.12 & R312.1.3 & R311.1.2, and EERO - R310.2.1- FBCR2023. It lists specifications for Guardrails & Handrails, Stairs, and Guardrail Opening Limitations.

Table with columns for REVISIONS, DELTA #, and DATE. It also includes a scale of AS NOTED, a drawing mark MR, and a sheet number 00.1.

FOUNDATION NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. WATER HEATER T & P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN WITH DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE.
4. PAVERS MAY BE USED I.L.O. CONCRETE SLABS IN PATIO, PORCH, DRIVE AND WALKWAY AREAS. DELETE SLAB IN AREAS PAVERS ARE USED. VERIFY W/ COMMUNITY SPECIFICATIONS.
5. MECHANICAL EQUIP. LOCATIONS TO BE FIELD VERIFIED & MAY BE DEPENDANT UPON COMMUNITY AND MUNICIPALITY CODES.
6. IN LIEU OF TREATING THE SOIL, AN ALTERNATIVE TO TERMITE TREATED SOIL CAN BE TERMICIDE.
7. BORA-CARE TO BE APPLIED ON INTERIOR WALLS IAW MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, PURSUANT TO FEC-R- CURRENT EDITION.



| ANCHOR SPACING TABLE | |
|----------------------|---------------------|
| LENGTH / SIDE | NO. OF ANCHOR/SIDES |
| LESS THAN 12' | ONE / SIDE |
| 12' - 24' | TWO / SIDE |
| 24' - 36' | THREE / SIDE |
| 36' UP & 5tons & UP | FOUR / SIDE |

1 COND. ANCHOR DET. N.T.S.

ELEVATION A,B,C STD
SLAB INTERFACE PLAN
1/8\"=1'-0\" (11X17) 1/4\"=1'-0\" (22X34)

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 20th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

LOT: 0000, COMMUNITY

1546 AUGUSTINE
FLORIDA SERIES

SLAB INTERFACE PLAN

Park Square HOMES

A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineyard Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 3000

ITEG THOMPSON ENGINEERING GROUP, INC.
1447 Vineyard Road, Suite A8 Orlando, FL 32811
Tel: (407) 724-1790
www.iteg.com

REVISIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

| REVISIONS | |
|-----------|------|
| DELTA # | DATE |
| | |
| | |

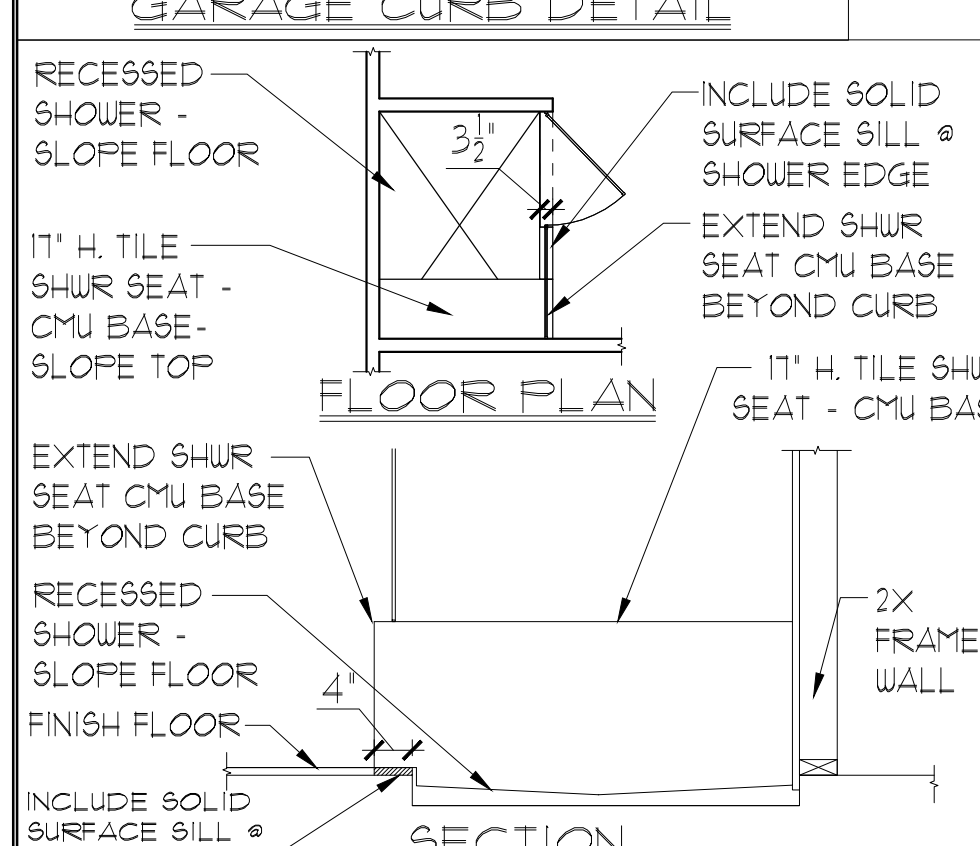
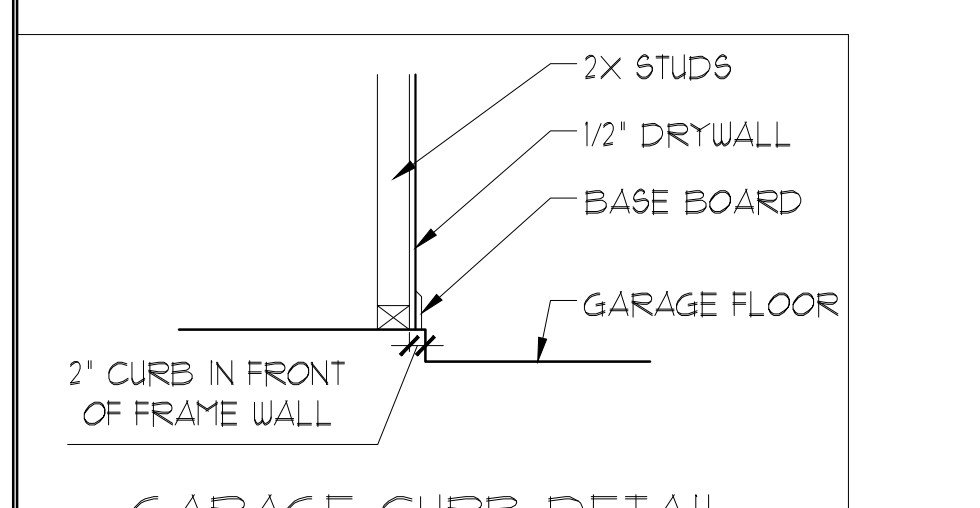
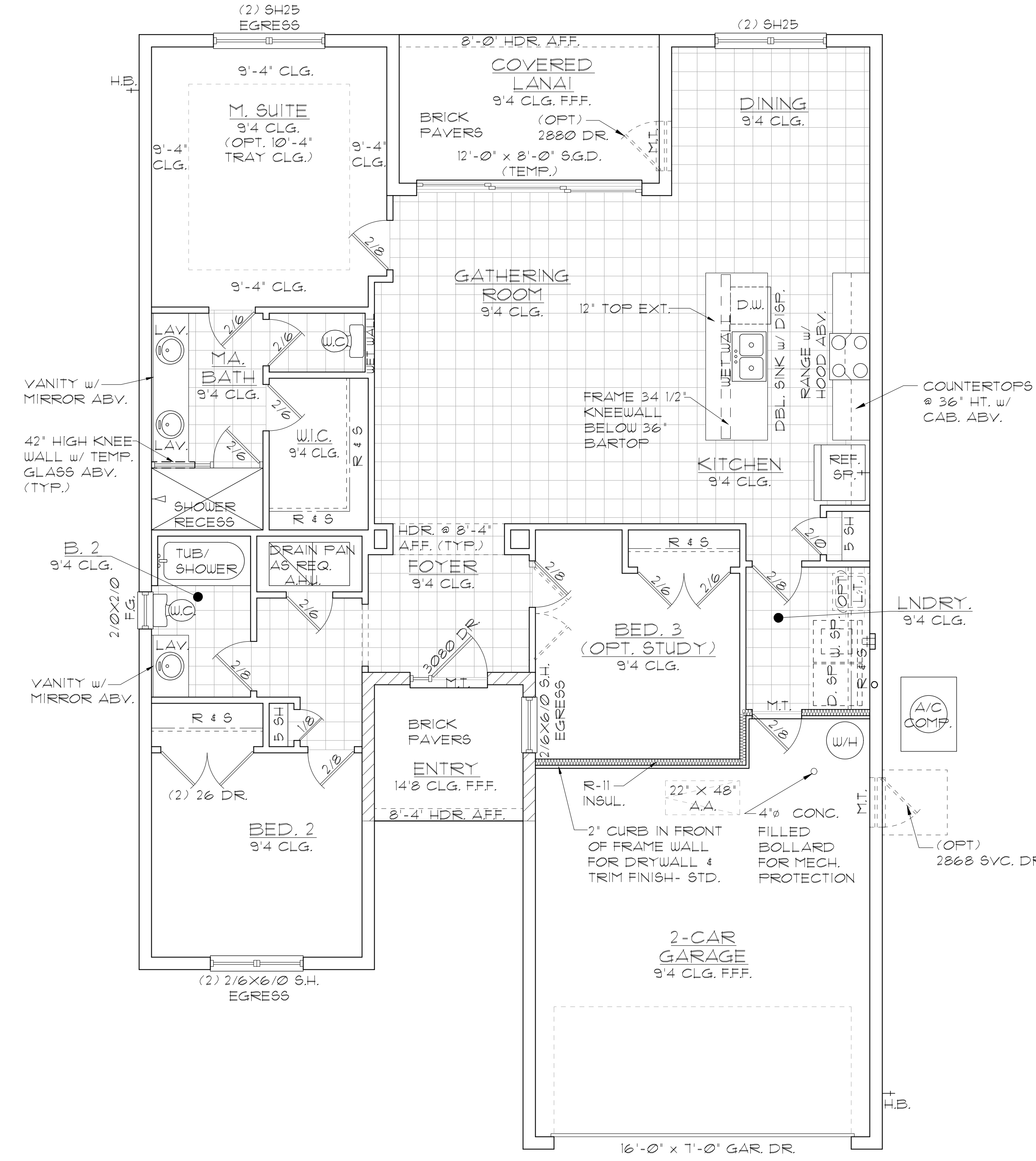
DATE: 03-22-25
SCALE: AS NOTED
DRAWN: MR
SHEET: 01.0

- ### GENERAL NOTES
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 - SEE GENERAL NOTES PAGE FOR ADDITIONAL INFO.

WALL LEGEND

| | |
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| | DENOTES CONC. BLOCK WALL HGT. @ 14'-8" AFF. |
| | DENOTES CONC. BLOCK WALL HGT. @ 15'-4" AFF. |
| | DENOTES 2x INSULATED FRAME WALL |

NOTE: SEE COLOR SHEET FOR FLOORING & INTERIOR DOOR HEIGHT REQUIREMENTS



AREA CALCULATIONS

| | |
|-------------------------|------------------|
| TOTAL LIVING | 1525 SF. |
| GARAGE | 446 SF. |
| ENTRY | 59 SF. |
| LANAI | 107 SF. |
| TOTAL UNDER ROOF | 2,137 SF. |

ELEVATION A STD FLOOR PLAN W/ NOTES

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

1546 AUGUSTINE
FLORIDA SERIES

REVISIONS

| DELTA # | DATE |
|---------|------|
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DATE: 03-22-25
SCALE: AS NOTED
DRAWN: MR
SHEET: 02.A

LOT: 0000, COMMUNITY

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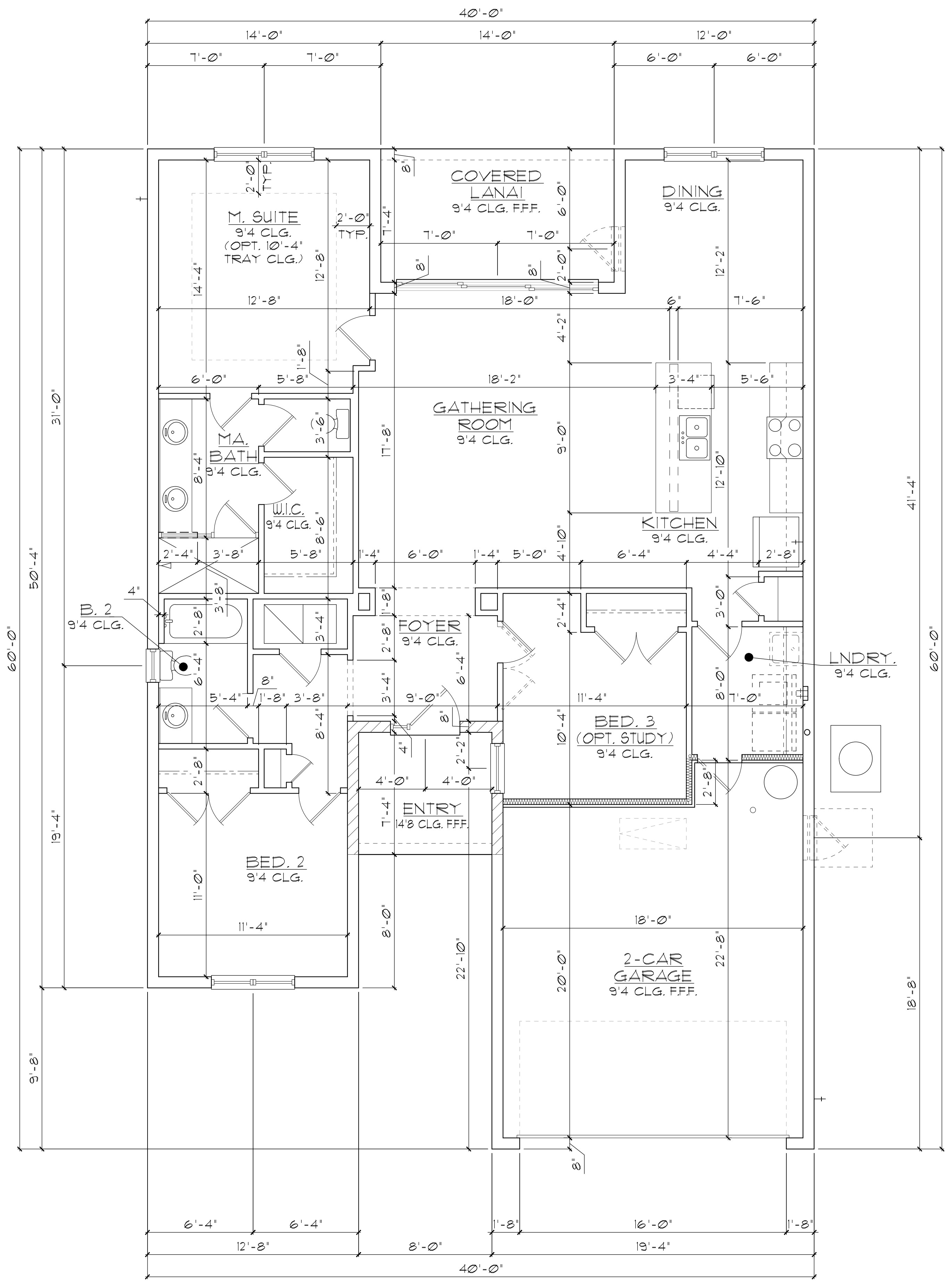
PARK SQUARE HOMES

FLOOR PLAN W/ NOTES

A DIVISION OF PARK SQUARE ENTERPRISES, INC.
5200 Vineyard Road, Suite 200
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Phone: (407) 529-3000

HTEG
THOMPSON ENGINEERING GROUP, INC.
4401 Vineyard Road, Suite 400, Orlando, FL 32811
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www.hteg.com

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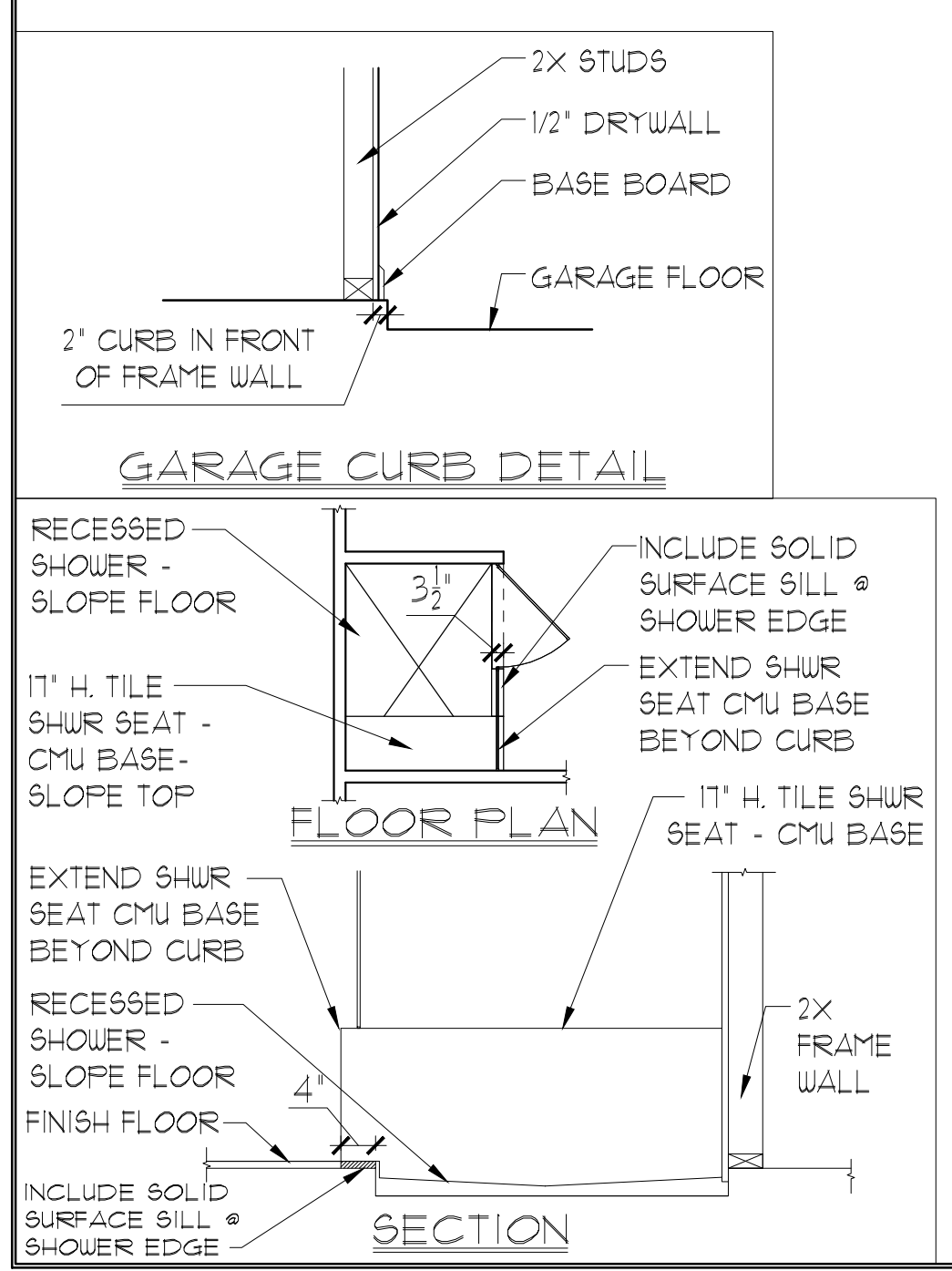
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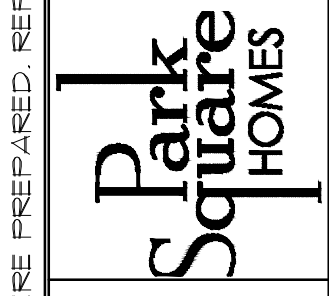


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5200 Vineyard Road, Suite 200
Orlando, Florida 32811
Phone: (407) 629 - 3000



FLOOR PLAN W/ DIMENSIONS

1546 AUGUSTINE
FLORIDA SERIES

| REVISIONS | |
|-----------|----------|
| DELTA # | DATE |
| | |
| DATE: | 03-22-25 |
| SCALE: | AS NOTED |
| DRAWN: | MR |
| SHEET: | 02.1A |

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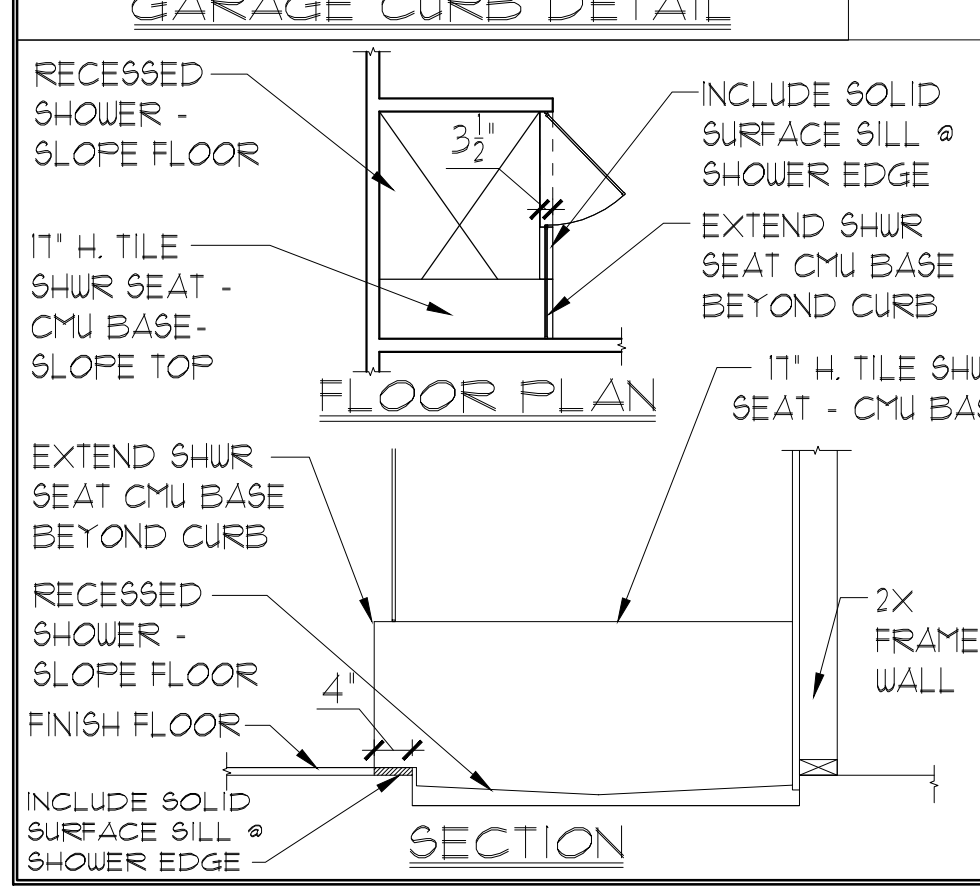
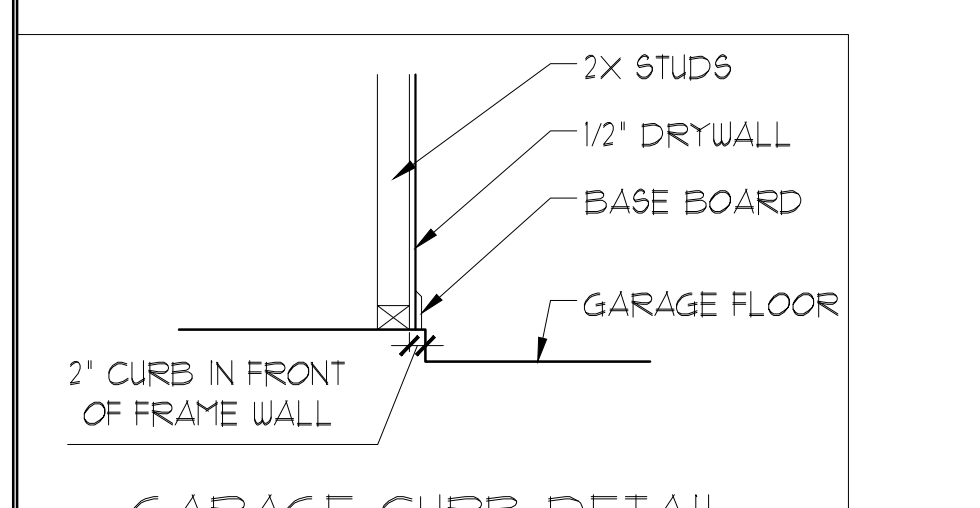
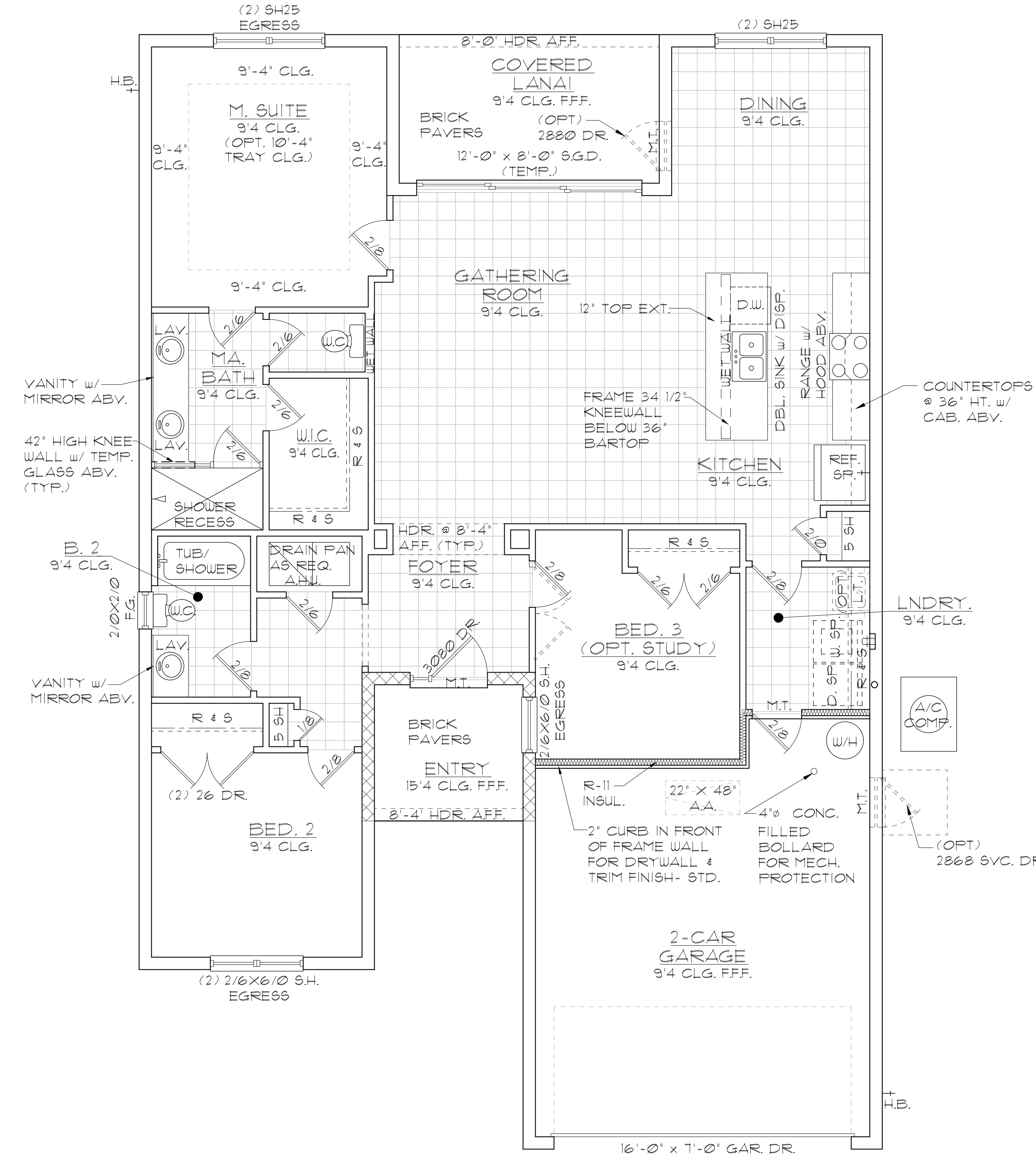
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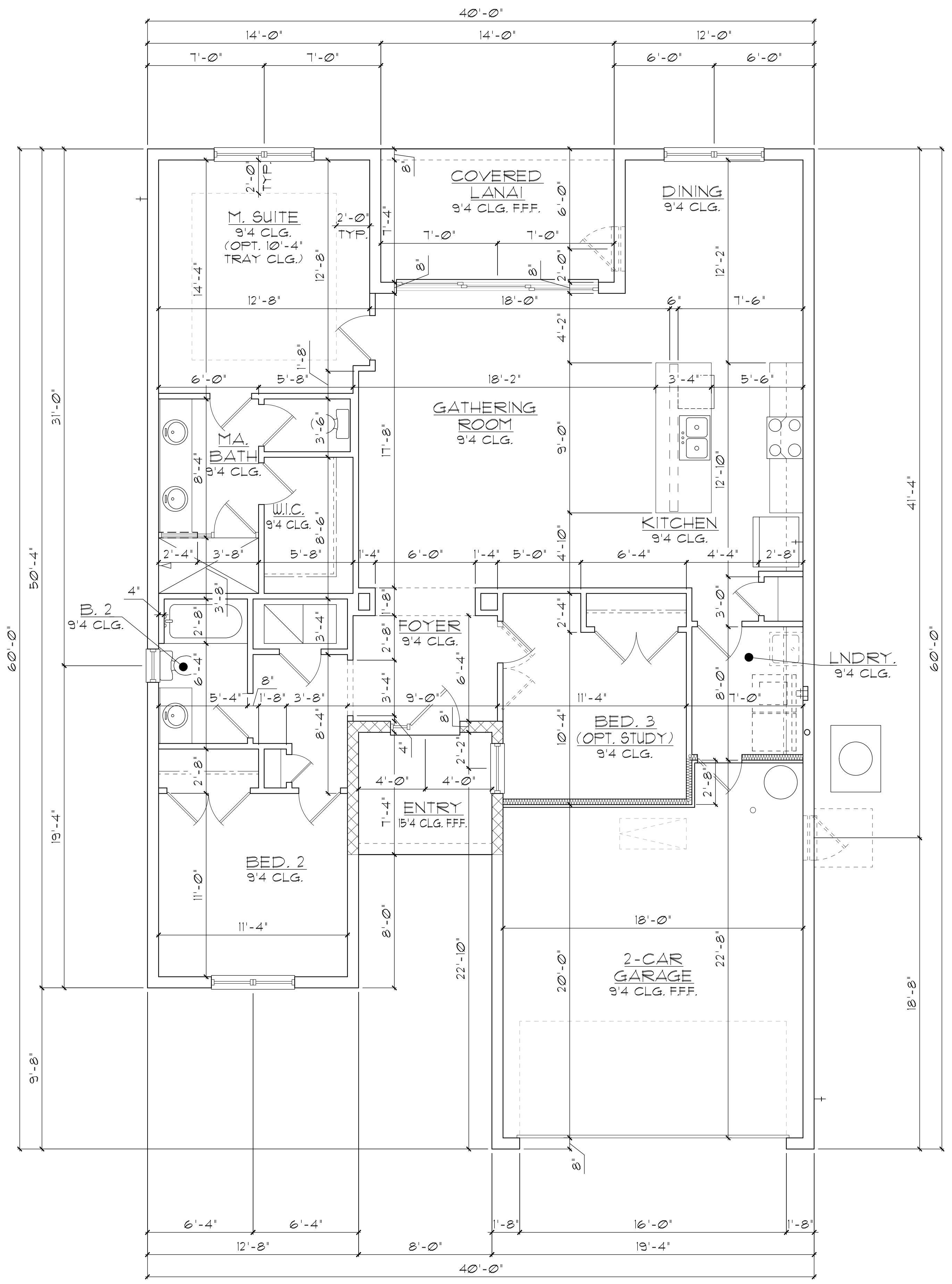
**ELEVATION B STD
FLOOR PLAN W/ NOTES**
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LOT: 0000, COMMUNITY
 1546 AUGUSTINE
 FLORIDA SERIES
 REVISIONS
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 SCALE: AS NOTED
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 SHEET: 02.B

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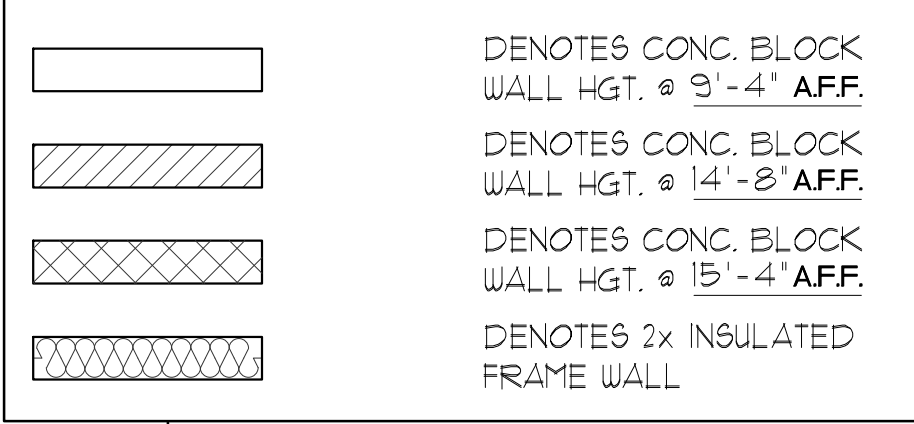
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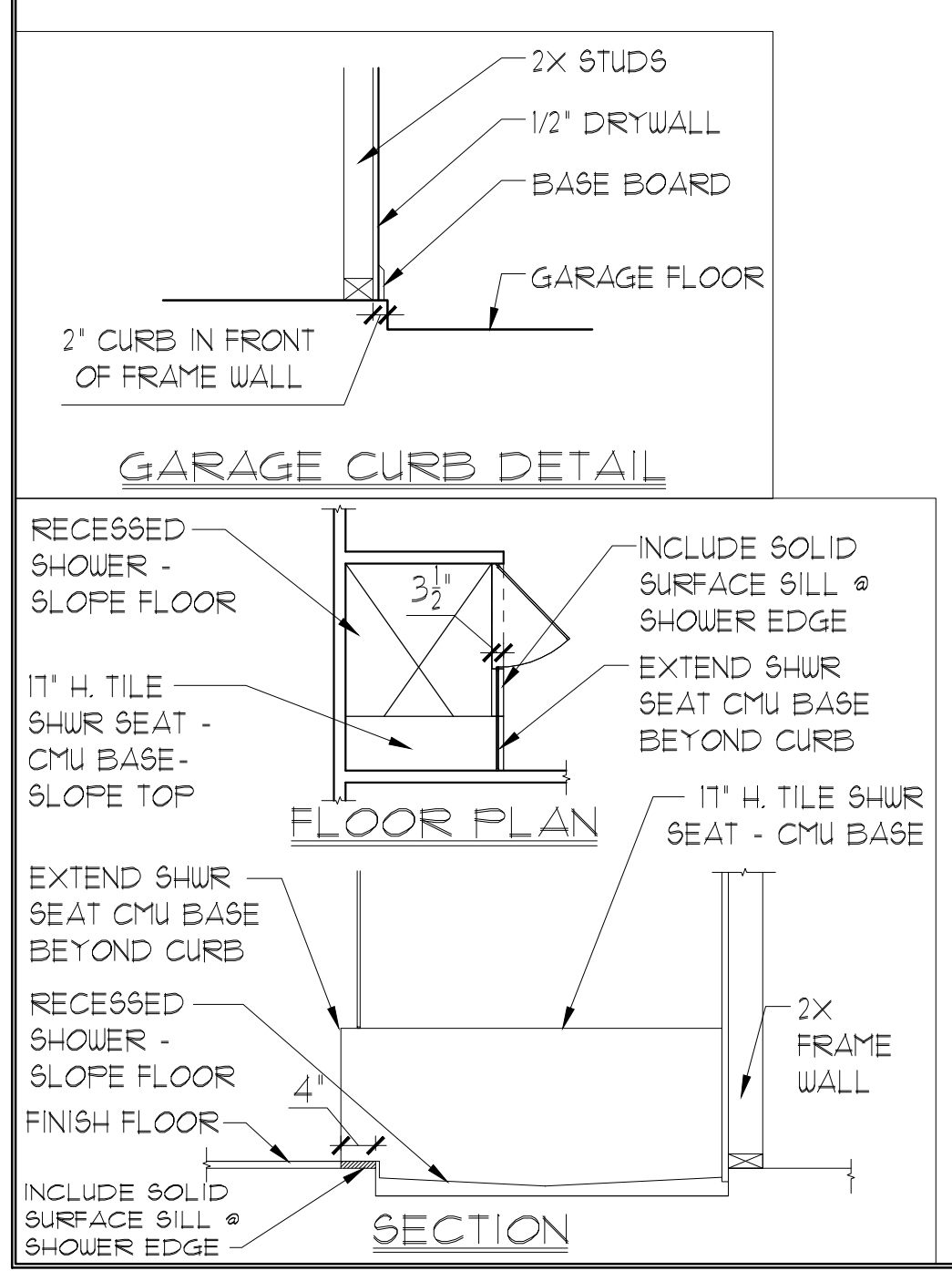


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FLOOR PLAN W/ DIMENSIONS**
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

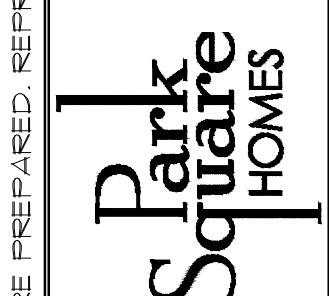


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5200 Vineyard Road, Suite 200
Orlando, Florida 32811
Phone: (407) 629 - 3000



**FLOOR PLAN
W/ DIMENSIONS**

**1546 AUGUSTINE
FLORIDA SERIES**


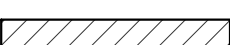


| REVISIONS | |
|-----------|----------|
| DELTA # | DATE |
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| DATE: | 03-22-25 |
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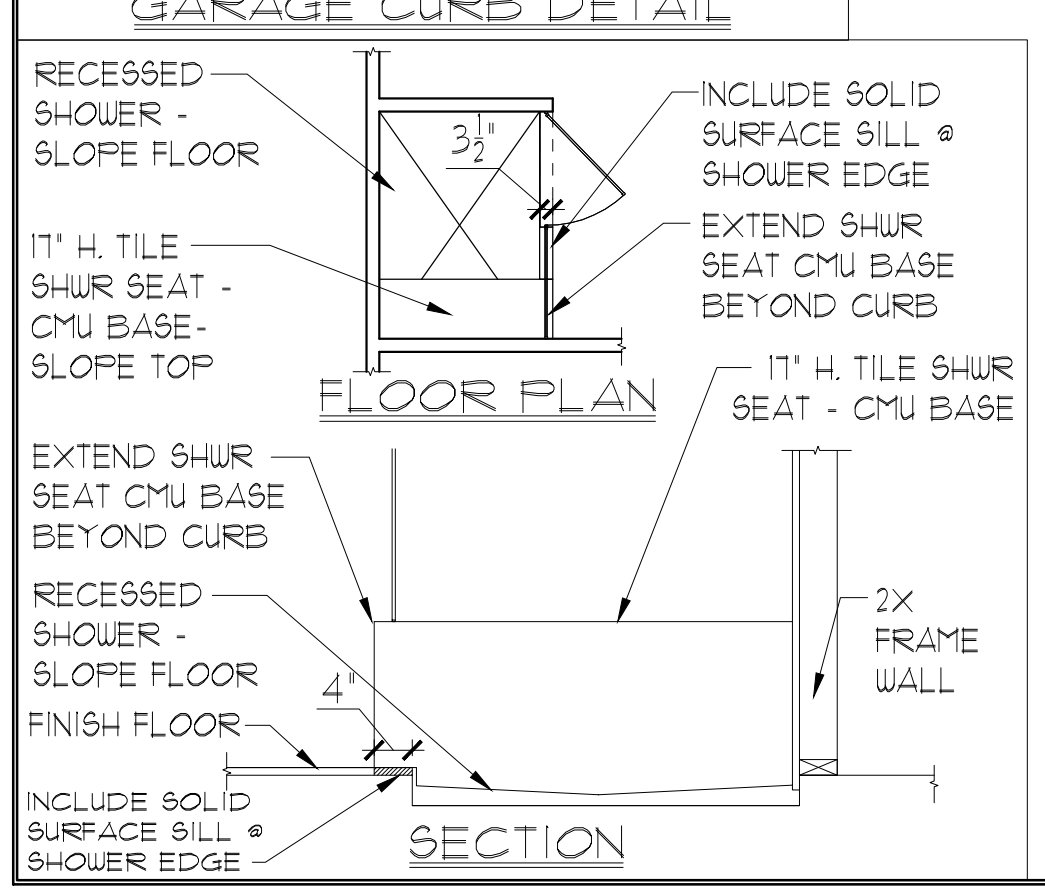
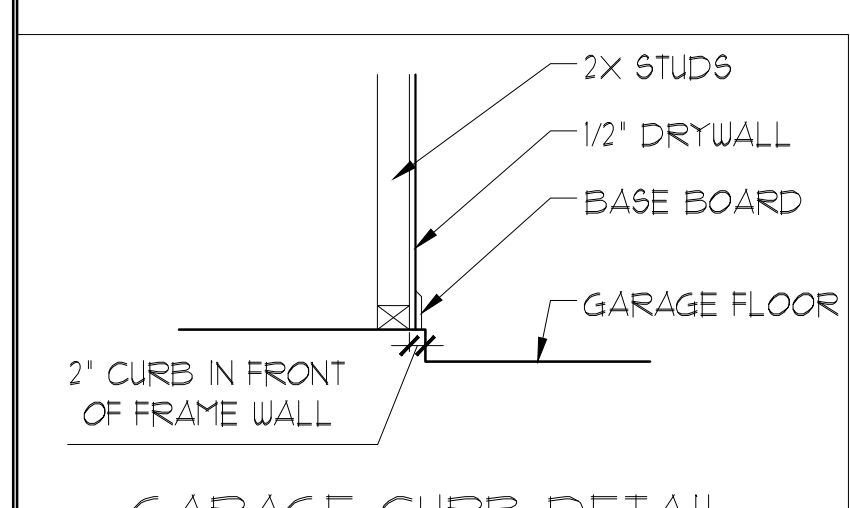
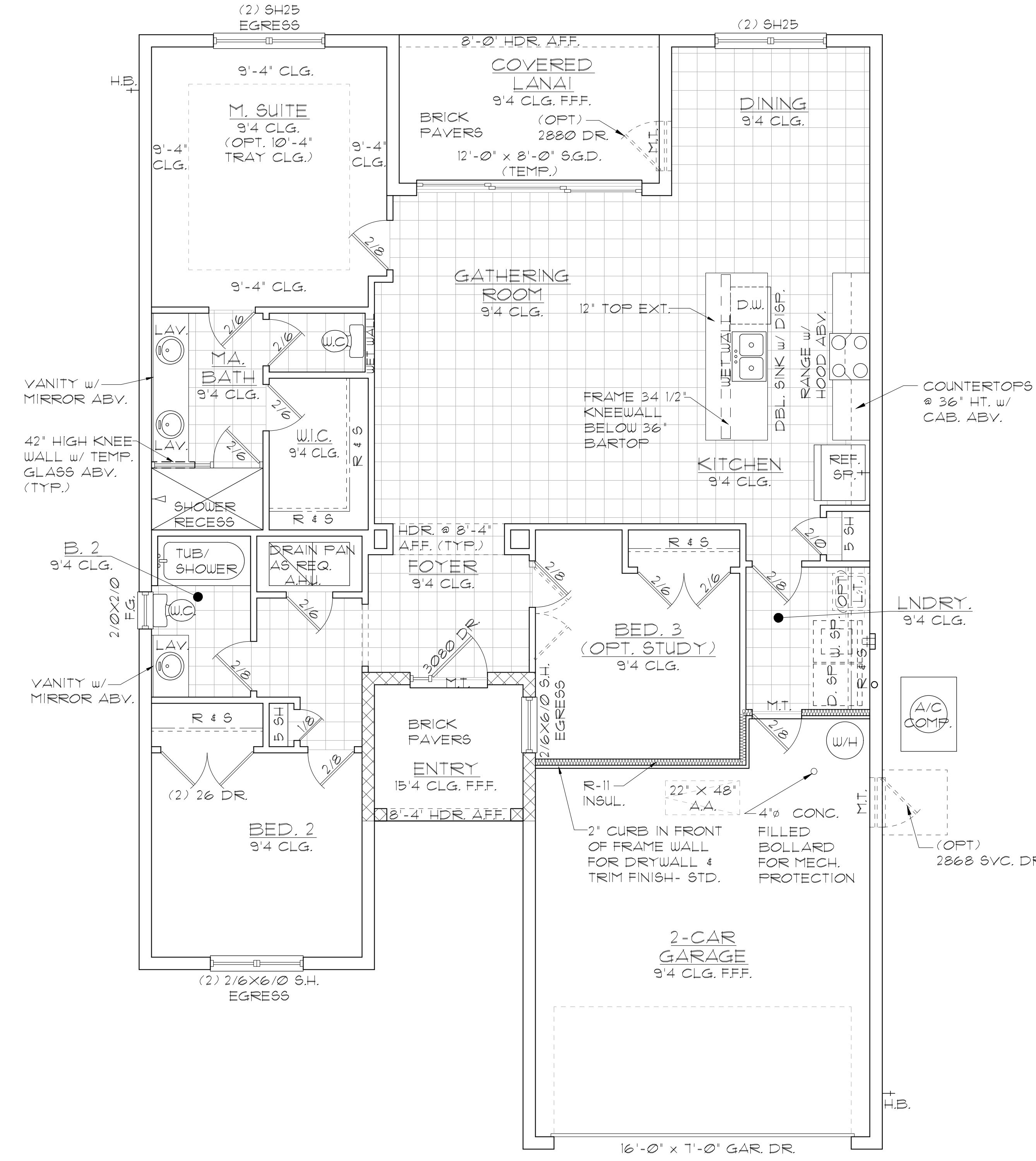
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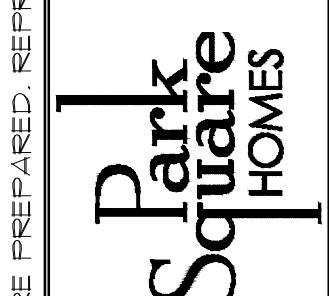
ELEVATION C STD FLOOR PLAN W/ NOTES

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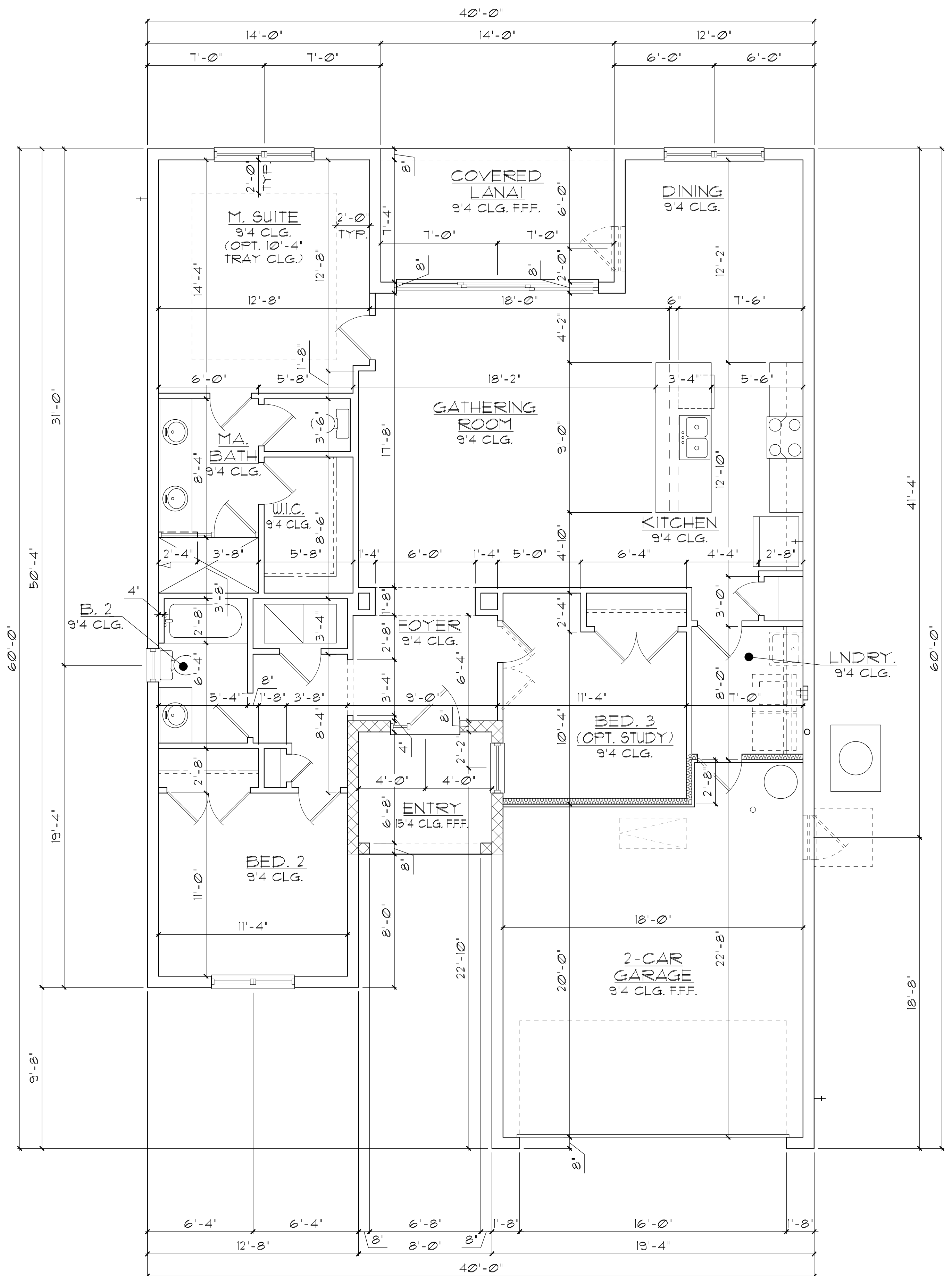


FLOOR PLAN W/ NOTES

1546 AUGUSTINE
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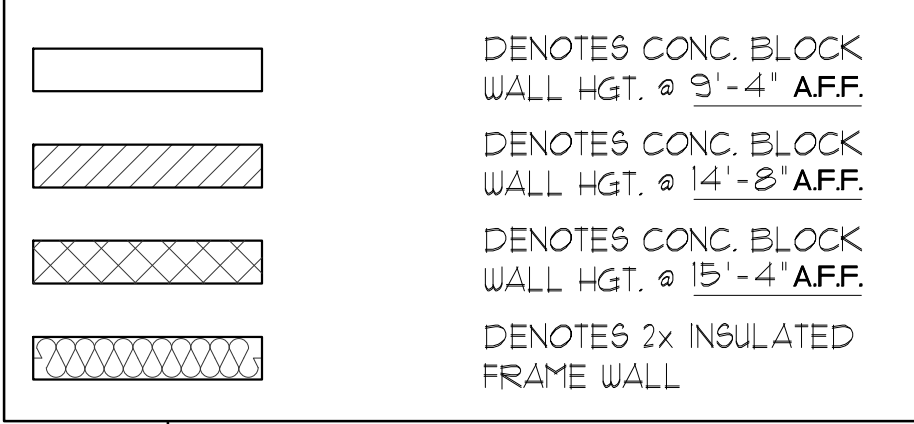
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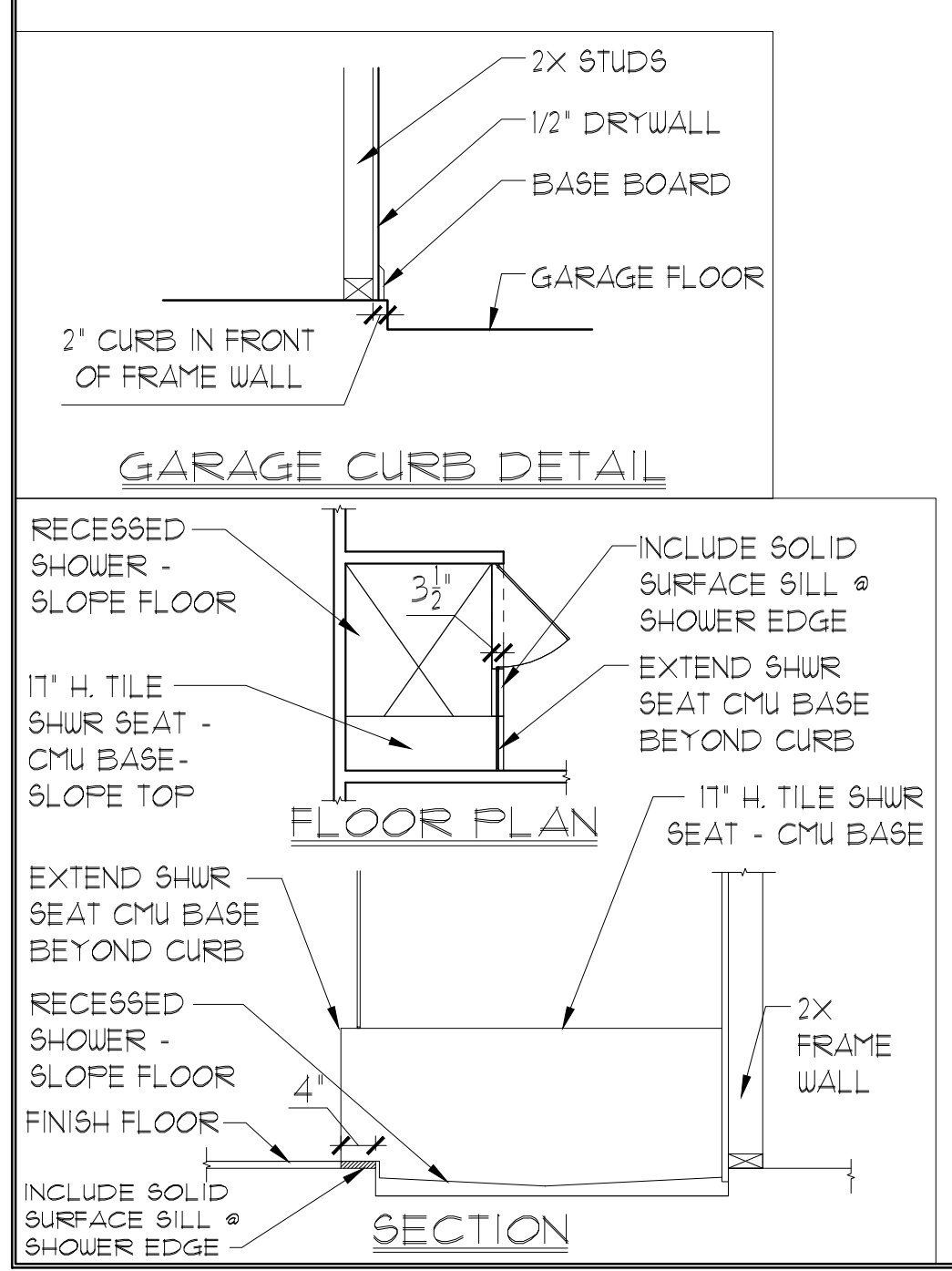
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Orlando, Florida 32811
Phone: (407) 529 - 3000

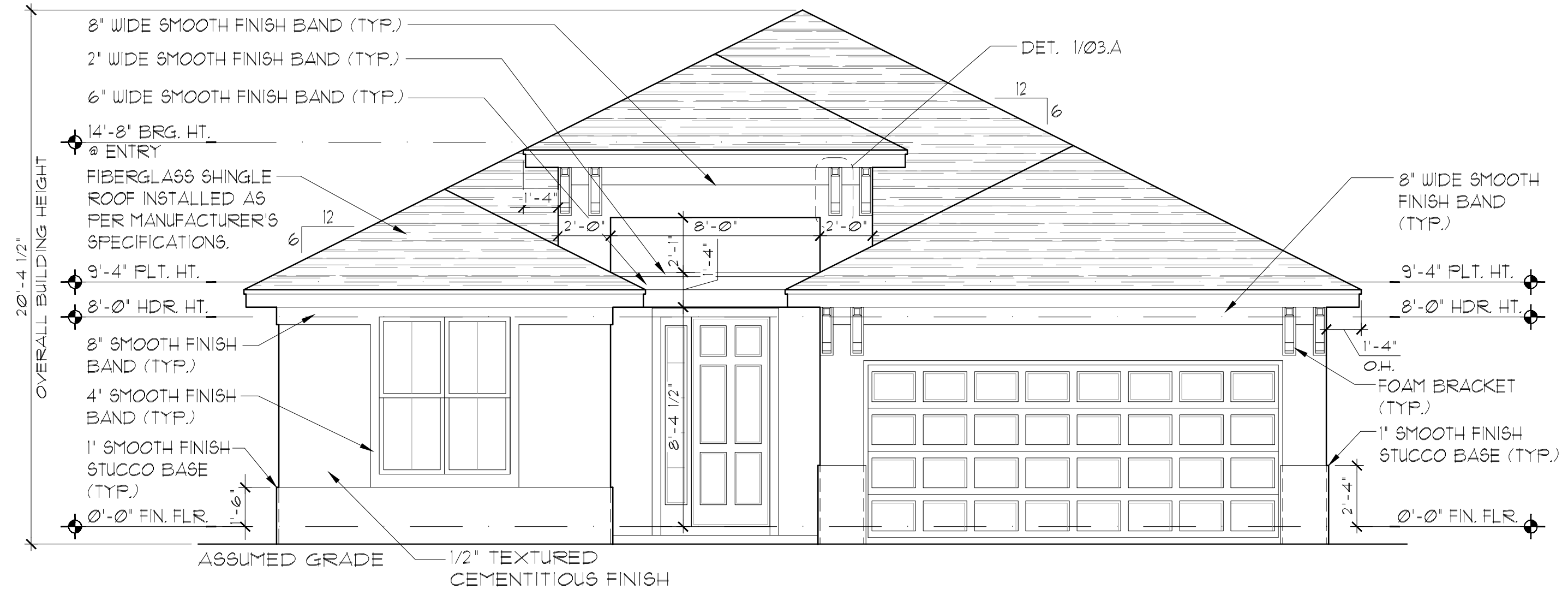


**FLOOR PLAN
W/ DIMENSIONS**

1546 AUGUSTINE
FLORIDA SERIES

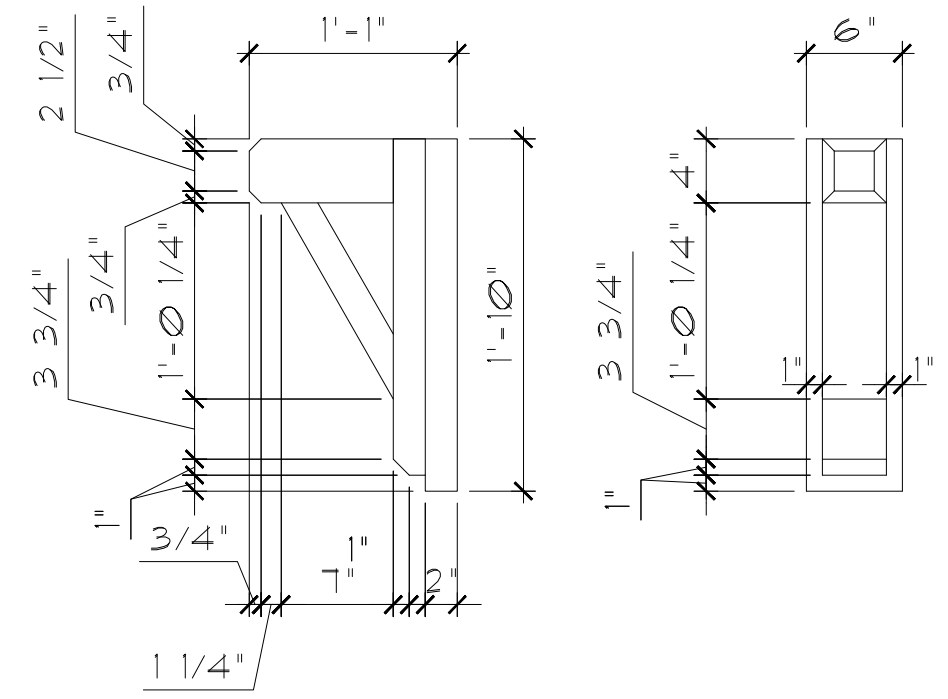
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| DELTA # | DATE |
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| DATE: | 03-22-25 |
| SCALE: | AS NOTED |
| DRAWN: | MR |
| SHEET: | 02.1C |

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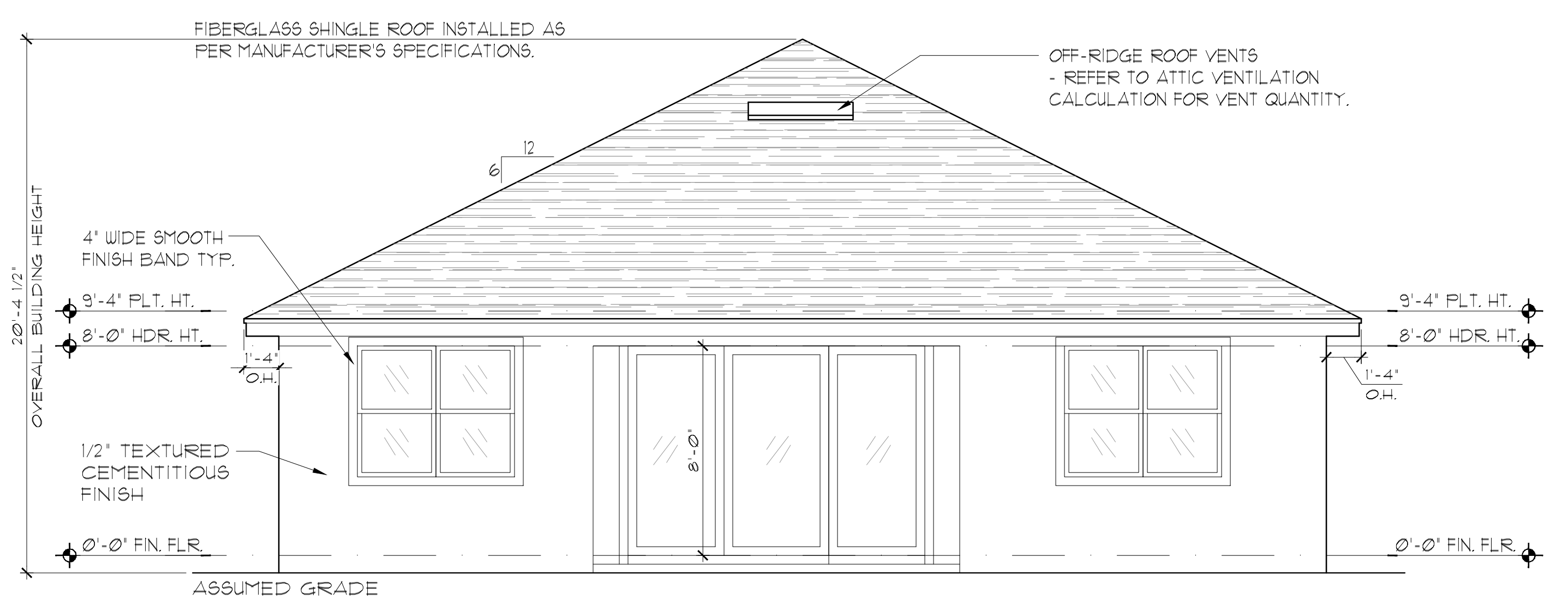


**ELEVATION A STD
FRONT ELEVATION**
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

- EXTERIOR FINISH NOTES**
1. LATH TO BE ATTACHED IAW R103.1.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C1063 OR C1187.
 2. PLASTERING TO BE INSTALLED IAW R103.1 & R103.1.2 OF THE 8TH EDITION, FBC-R, 2023.
 3. WEEP SCREED TO BE INSTALLED IAW R103.1.2.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C926.
 4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & R103.1.3 OF THE 8TH EDITION, FBC-R, 2023.
 5. FLASHING TO BE INSTALLED IAW R103.4 OF THE 8TH EDITION, FBC-R, 2023.
 6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.1.2 OF THE 8TH EDITION, FBC-R, 2023.
 7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
 8. ALL FIBER CEMENT SIDING SHALL BE IAW R103.1 OF THE 8TH EDITION, FBC-R, 2023.
 9. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR FRAME WALLS.
 10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.



DETAIL #1
1"=1'-0" (22X34)



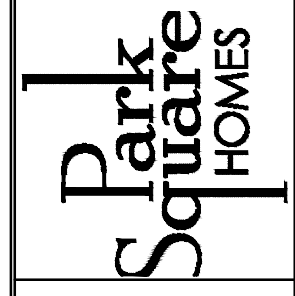
**ELEVATION A STD
REAR ELEVATION**
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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Phone: (407) 529 - 3000



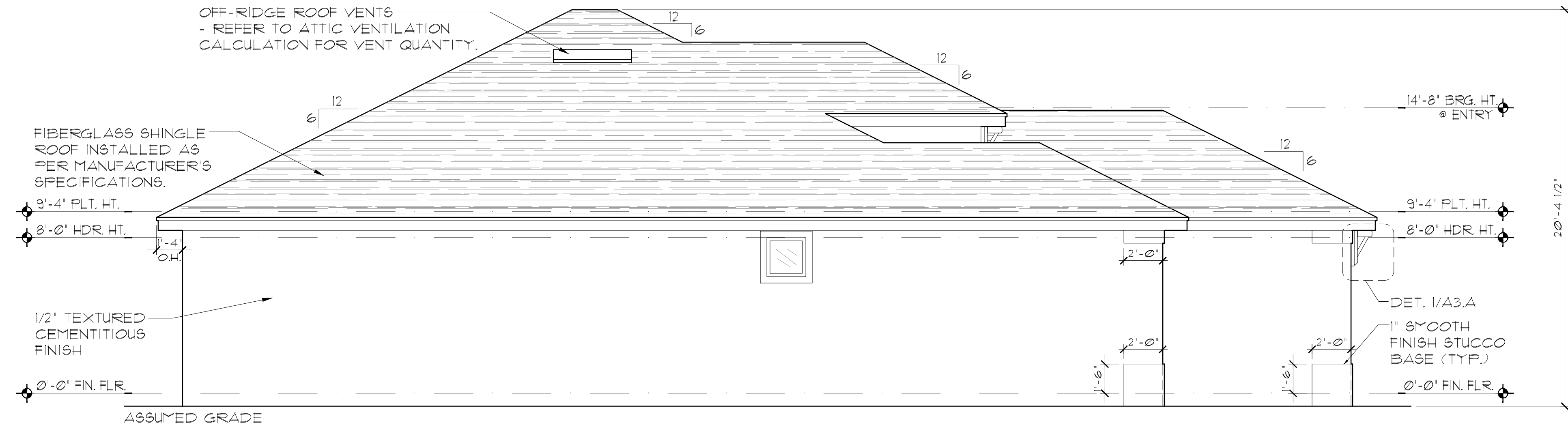
**EXTERIOR ELEVATION
FRONT AND REAR**

**1546 AUGUSTINE
FLORIDA SERIES**

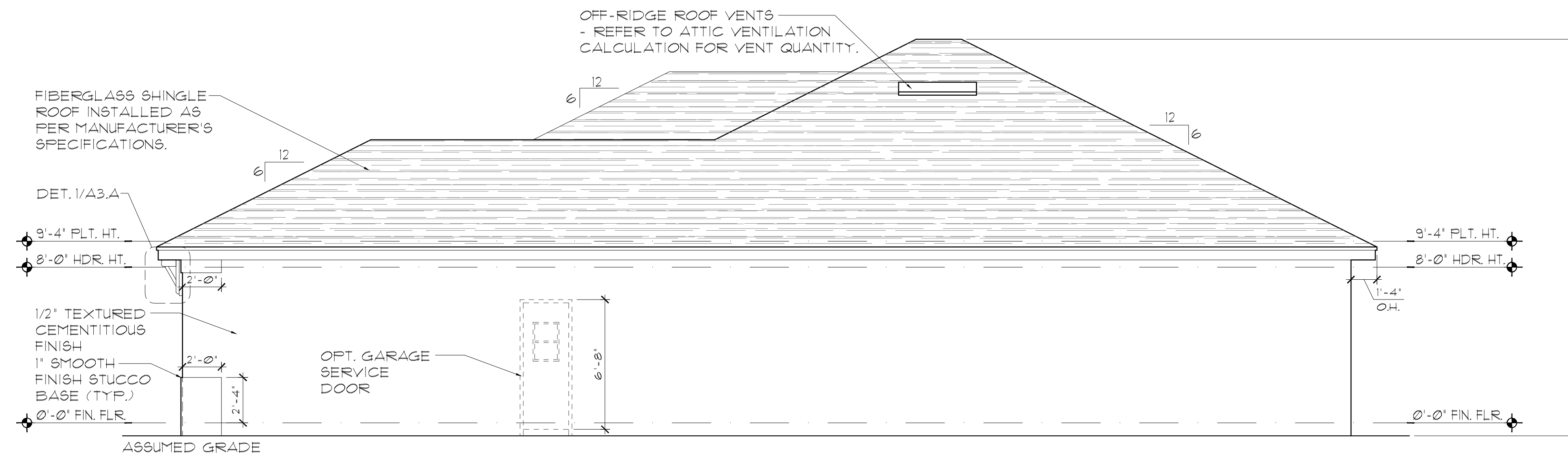
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| DATE: | 03-22-25 |
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| DRAWN: | MR |
| SHEET: | 03.A |

EXTERIOR FINISH NOTES

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10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.



ELEVATION A STD
LEFT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



ELEVATION A STD
RIGHT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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FLORIDA SERIES

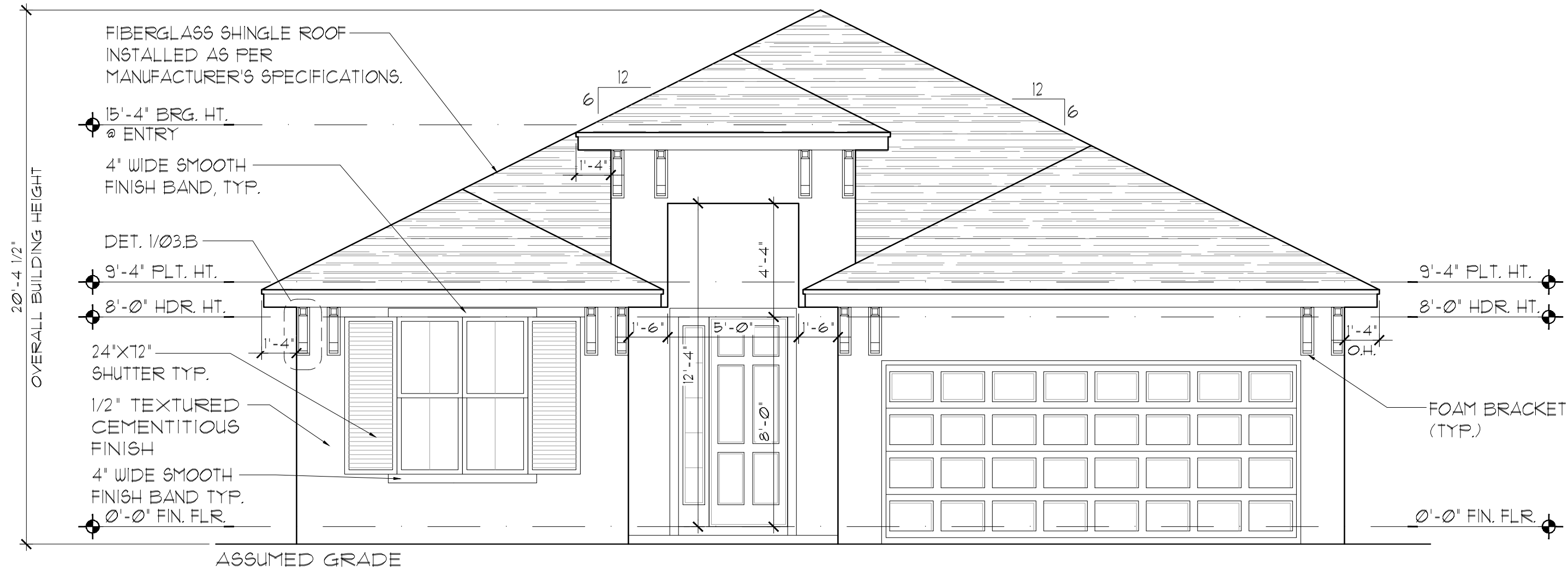
EXTERIOR ELEVATION
LEFT AND RIGHT

TEG
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Fax: (407) 724-1700
www.tegfl.com

| REVISIONS | |
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| DELTA # | DATE |
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| DATE: | 09-22-25 |
| SCALE: | AS NOTED |
| DRAWN: | TR |
| SHEET: | 03.1A |

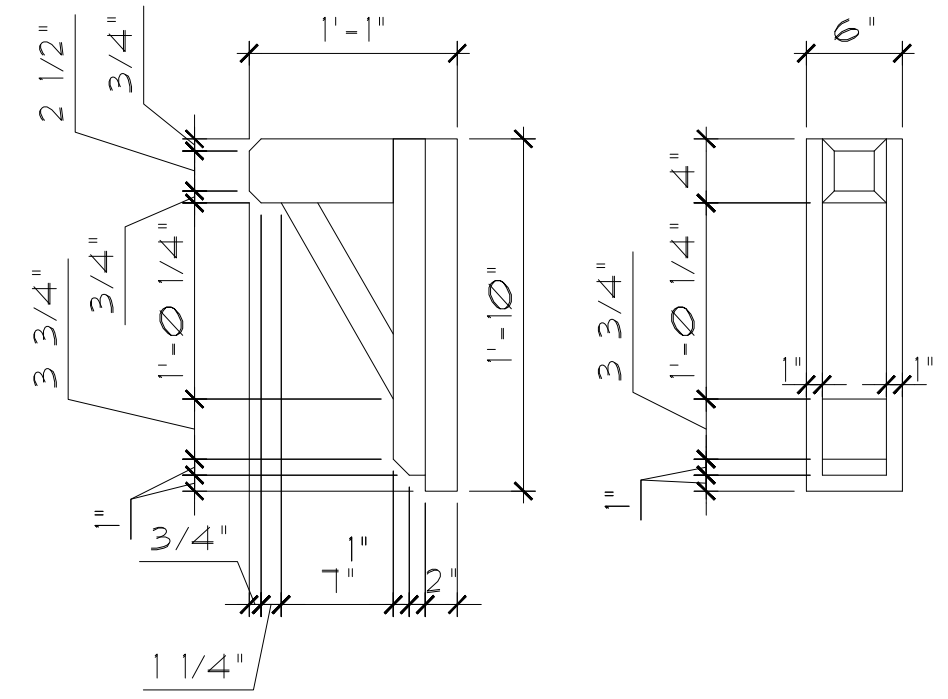
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ENTERPRISES, INC.
5200 Vineyard Road, Suite 200
Orlando, Florida 32811
Phone: (407) 529 - 9000

Park Square
HOMES

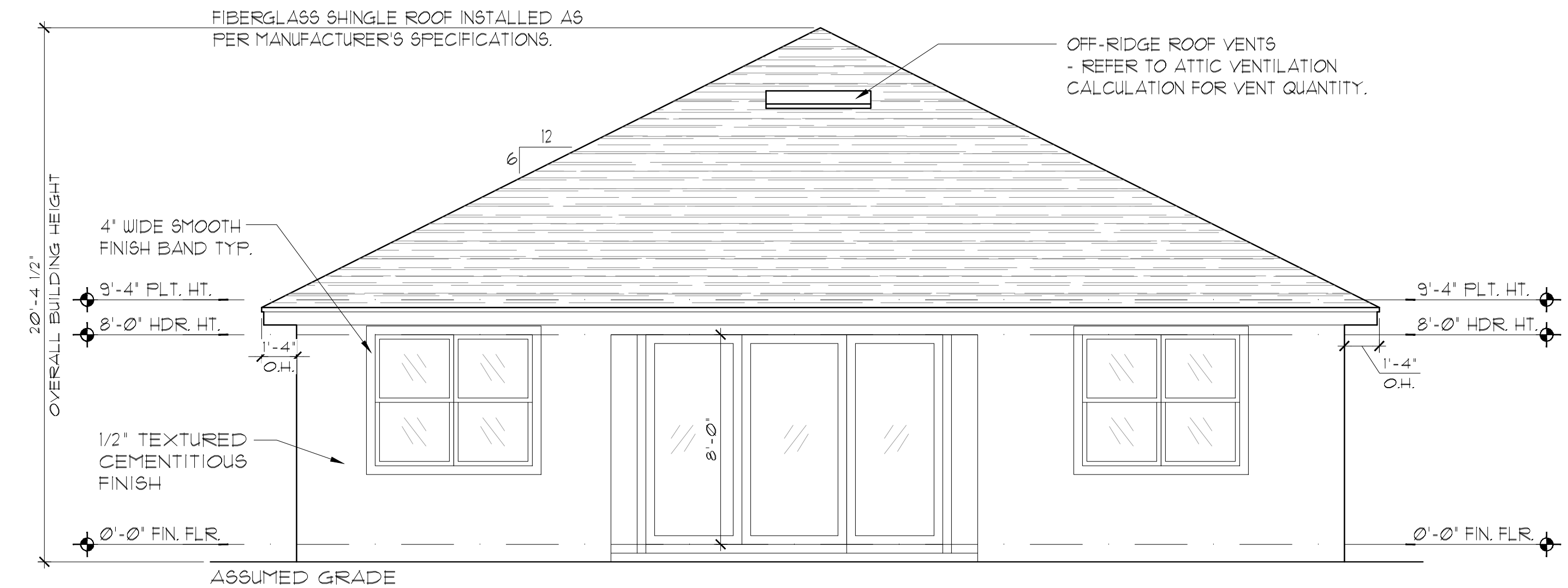


**ELEVATION B STD
FRONT ELEVATION**
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

- EXTERIOR FINISH NOTES**
1. LATH TO BE ATTACHED IAW R103.11 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C1063 OR C1181.
 2. FLASTERING TO BE INSTALLED IAW R103.1 & R103.12 OF THE 8TH EDITION, FBC-R, 2023
 3. WEEP SCREED TO BE INSTALLED IAW R103.12.1 OF THE 8TH EDITION, FBC-R, 2023 & ASTM C926.
 4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.2 & R103.13 OF THE 8TH EDITION, FBC-R, 2023.
 5. FLASHING TO BE INSTALLED IAW R103.4 OF THE 8TH EDITION, FBC-R, 2023.
 6. WIND RESISTANCE OF WALL COVERINGS & BACK MATERIALS SHALL BE IAW R103.12 OF THE 8TH EDITION, FBC-R, 2023
 7. ALL HORIZONTAL & VERTICAL CONTROL JOINTS SHALL BE INSTALLED IAW ASTM 1063.
 8. ALL FIBER CEMENT SIDING SHALL BE IAW R103.1 OF THE 8TH EDITION, FBC-R, 2023.
 9. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR FRAME WALLS.
 10. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.



DETAIL #1
1"=1'-0" (22X34)



**ELEVATION B STD
REAR ELEVATION**
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

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Orlando, Florida 32811
Phone: (407) 629 - 3000

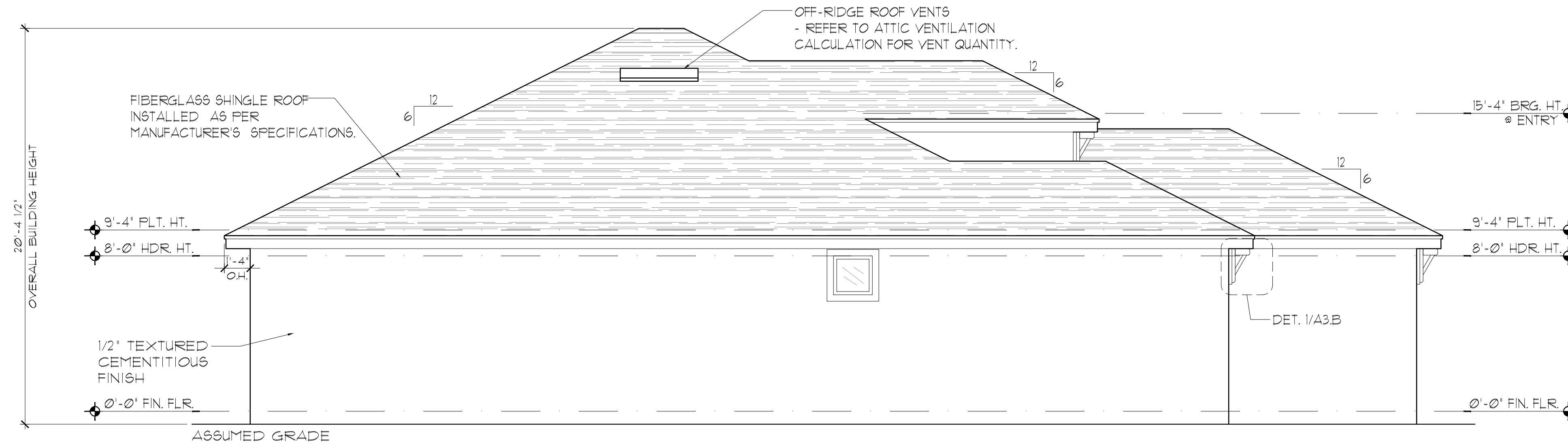
Park Square HOMES
EXTERIOR ELEVATION
FRONT AND REAR

1546 AUGUSTINE
FLORIDA SERIES

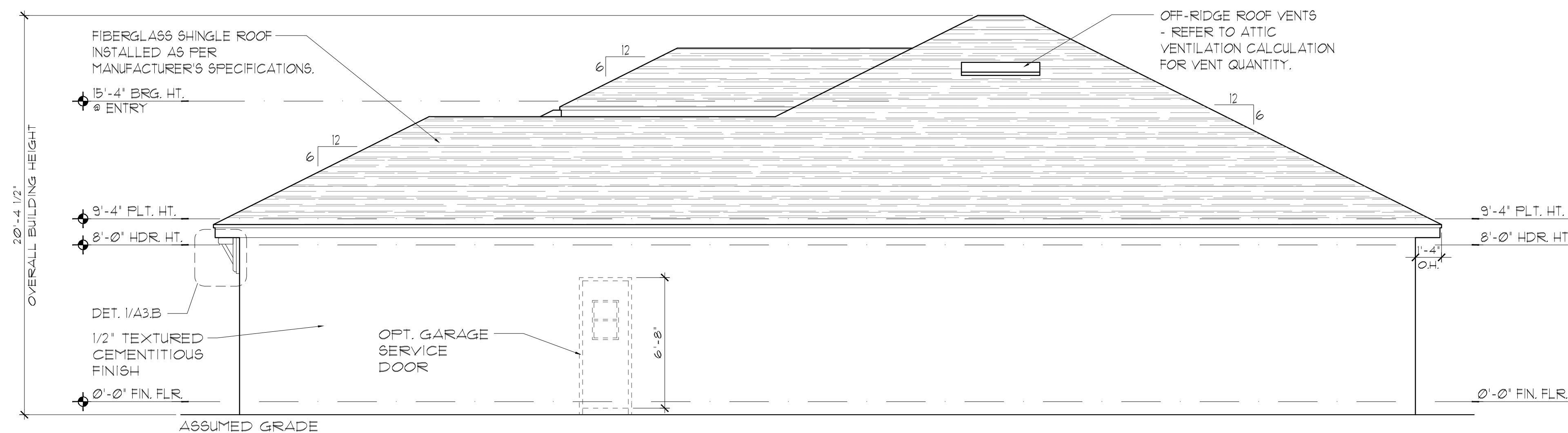
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| DATE: | 03-22-25 |
| SCALE: | AS NOTED |
| DRAWN: | MR |
| SHEET: | 03.B |

EXTERIOR FINISH NOTES

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ELEVATION B STD
LEFT ELEVATION
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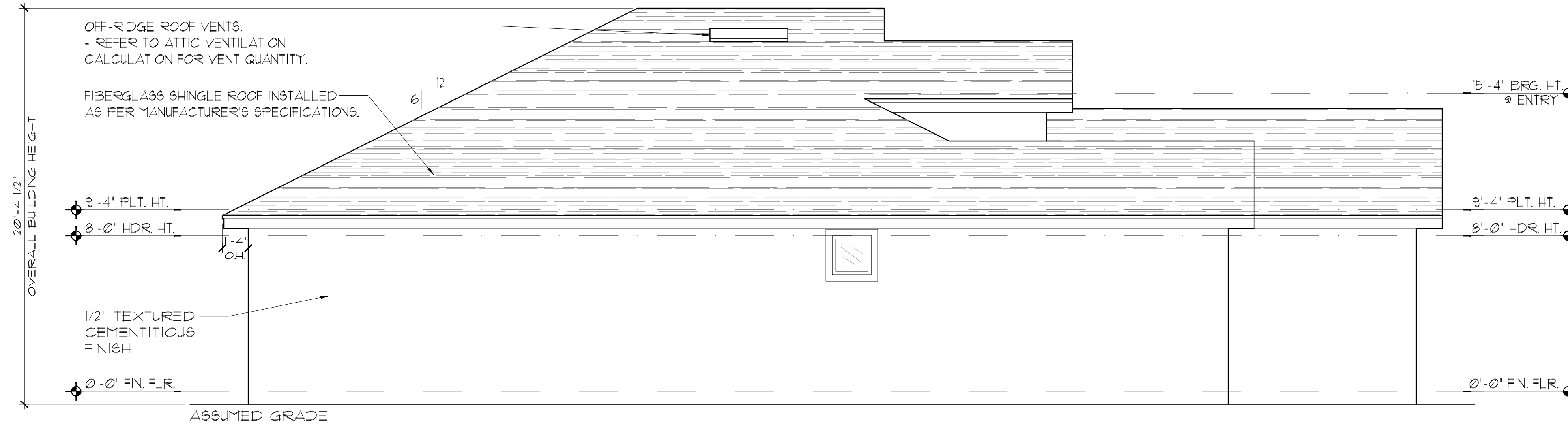


ELEVATION B STD
RIGHT ELEVATION
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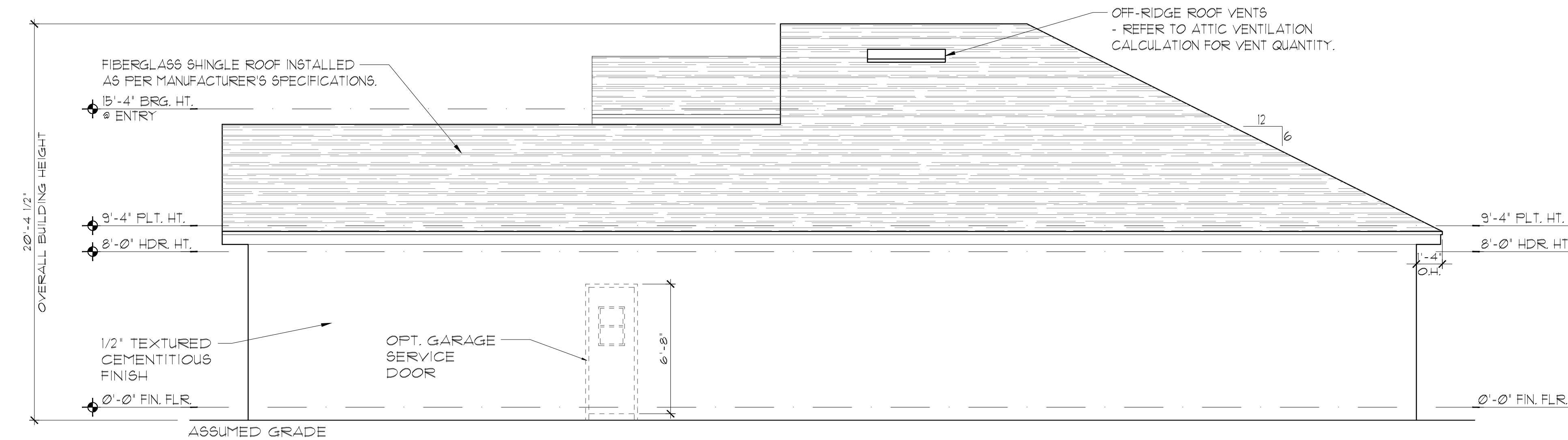
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| | | | |
|---|--|--------------------------------------|----------------------------------|
| THOMPSON ENGINEERING GROUP, INC. 1441 Vineyard Road Suite #8 Orlando, FL 32811 Phone: (407) 241-1700 www.teg.com | A DIVISION OF PARK SQUARE ENTERPRISES, INC. 5200 Vineyard Road, Suite 200 Orlando, Florida 32811 Phone: (407) 529 - 3000 | EXTERIOR ELEVATION LEFT AND RIGHT | 1546 AUGUSTINE FLORIDA SERIES |
| REVISIONS | | | |
| DELTA # | DATE | | |
| DATE: 09-22-25 | | | |
| SCALE: AS NOTED | | | |
| DRAWN: TR | | | |
| SHEET: | | | |
| 03.1B | | | |



ELEVATION C STD
LEFT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



ELEVATION C STD
RIGHT ELEVATION
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

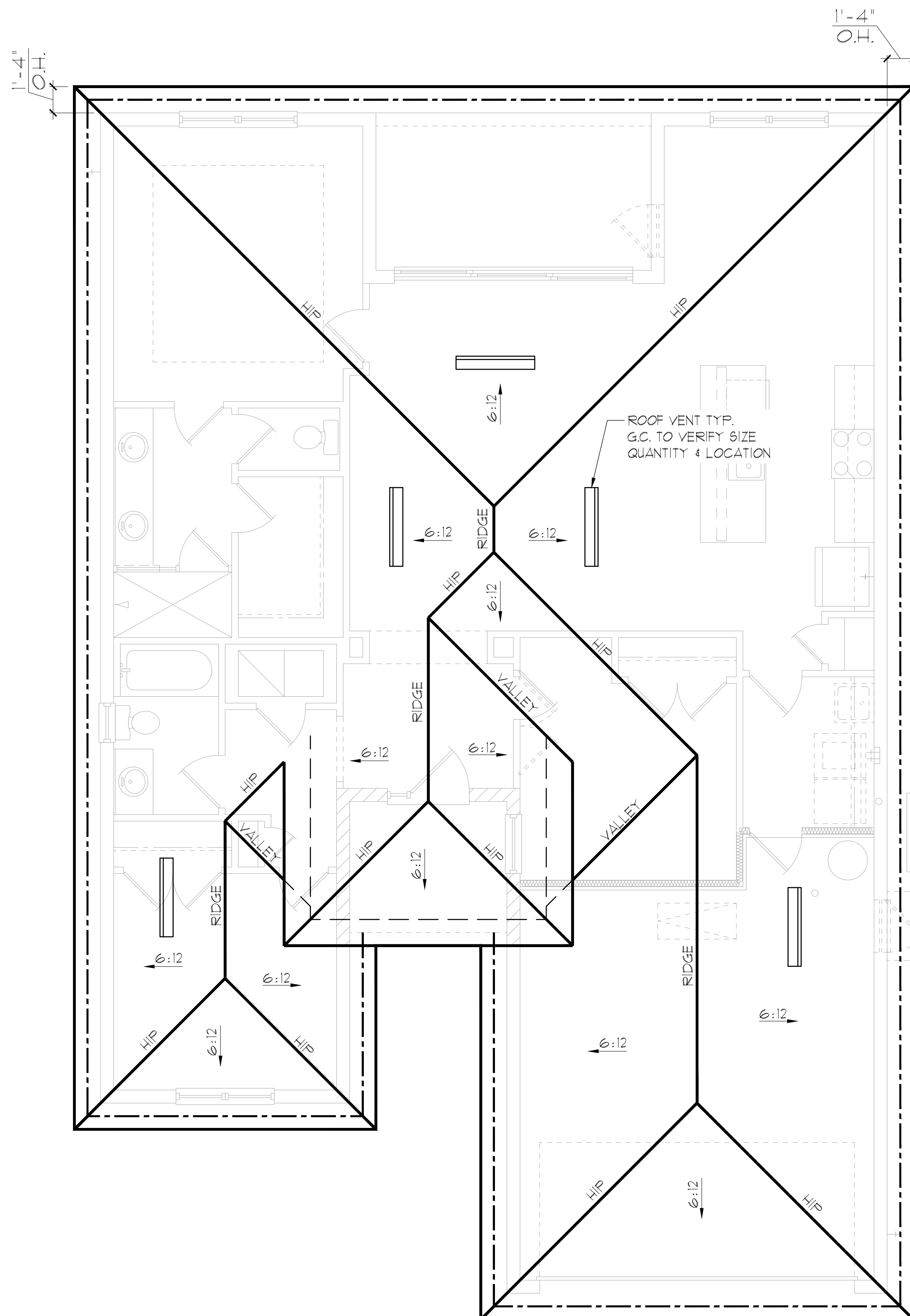
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|---|---|---------|------|--|--|
| <p>Park Square HOMES</p> | | | | | |
| <p>EXTERIOR ELEVATION LEFT AND RIGHT</p> | | | | | |
| <p>1546 AUGUSTINE FLORIDA SERIES</p> | | | | | |
| <p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DELTA #</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table> | | DELTA # | DATE | | |
| DELTA # | DATE | | | | |
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| <p>DATE: 09-22-25 SCALE: AS NOTED DRAWN: TR SHEET:</p> | | | | | |
| <p>03.1C</p> | | | | | |



GENERAL NOTES

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE VENTED SPACE, (EXCEPT THAT THE REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.)

1. PLAN SHOWS APPROXIMATE VENT LOCATIONS AND STILL REQUIRES REVIEW BY THE BUILDER/G.C. TO VERIFY ALL VENTING COMPONENTS ARE INSTALLED PER THE MIN. REQUIREMENTS AS STATED IN THE CURRENT EDITION OF THE FBC(R) SECTION R206 AND ALL SUBSEQUENT SUB-SECTIONS.
2. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, PROVIDE Baffles TO MAINTAIN A MIN. 1' AIRSPACE BETWEEN INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
3. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSIONS OF 1/16" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION GREATER THAN 1/4" SHALL BE PROVIDED WITH AN APPROVED CORROSION PROTECTIVE COVER HAVING A LEAST DIMENSIONS OF 1/16" AND 1/4" MAXIMUM.
4. ALL VENTS SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN SPECIFICATIONS (FREE FROM BLOCKAGES AND/OR OBSTRUCTIONS) PROVIDING ADEQUATE CROSS VENTILATION.
5. THE BUILDER/ROOFING CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CALCULATIONS AND QUANTITIES OF REQUIRED VENTILATORS PRIOR TO INSTALLATION.
6. ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN
7. SEE BUILDING SECTIONS, WALL SECTIONS & ELEVATIONS FOR BEARING HEIGHTS

CALCULATIONS BELOW ARE BASED OFF OF THE FOLLOWING ASSUMPTIONS:

OFF RIDGE VENTS TO HAVE A NET FREE VENTILATION AREA OF:

| | | |
|----------|--------------------------|-----------------------------------|
| TILE: | O'HAGIN- MODEL-'S': | 915 SQ. INCHES PER VENT INSTALLED |
| SHINGLE: | MILLENNIUM METALS-MM1-2: | 805 SQ. INCHES PER VENT INSTALLED |
| | LOMANCO-T10D : | 140 SQ. INCHES PER VENT INSTALLED |

INDICATES POSSIBLE LOCATION OF OFF RIDGE VENTS

SOFFIT VENTILATION TO HAVE A NET FREE VENTILATION AREA OF 10 SQ. INCHES PER LINEAR FOOT

INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS

NET FREE VENTILATED AREA(S):

(O'HAGIN- MODEL 'S')
 NFVA = 2,131 SQ. FT * 144 / 300 = 410-513 SQ. IN. REQUIRED (40%-50%)

(5) OFF RIDGE VENTS @ 915 SQ. IN. (O'HAGIN- MODEL 'S') = 488 SQ. IN. PROVIDED

(MILLENNIUM METALS- MM1-2)
 NFVA = 2,131 SQ. FT * 144 / 300 = 410-513 SQ. IN. REQUIRED (40%-50%)

(6) OFF RIDGE VENTS @ 805 SQ. IN. (MILLENNIUM METALS- MM1-2) = 483 SQ. IN. PROVIDED

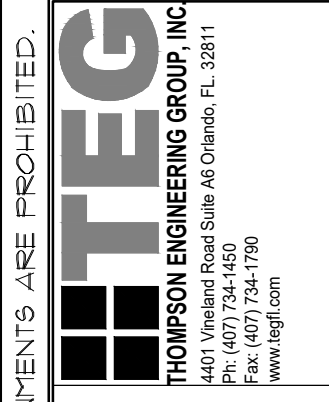
(LOMANCO-T10D)
 NFVA = 2,131 SQ. FT * 144 / 300 = 410-513 SQ. IN. REQUIRED (40%-50%)

(3) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 420 SQ. IN. PROVIDED

4/- 200 LINEAR FEET OF VENTED SOFFIT.

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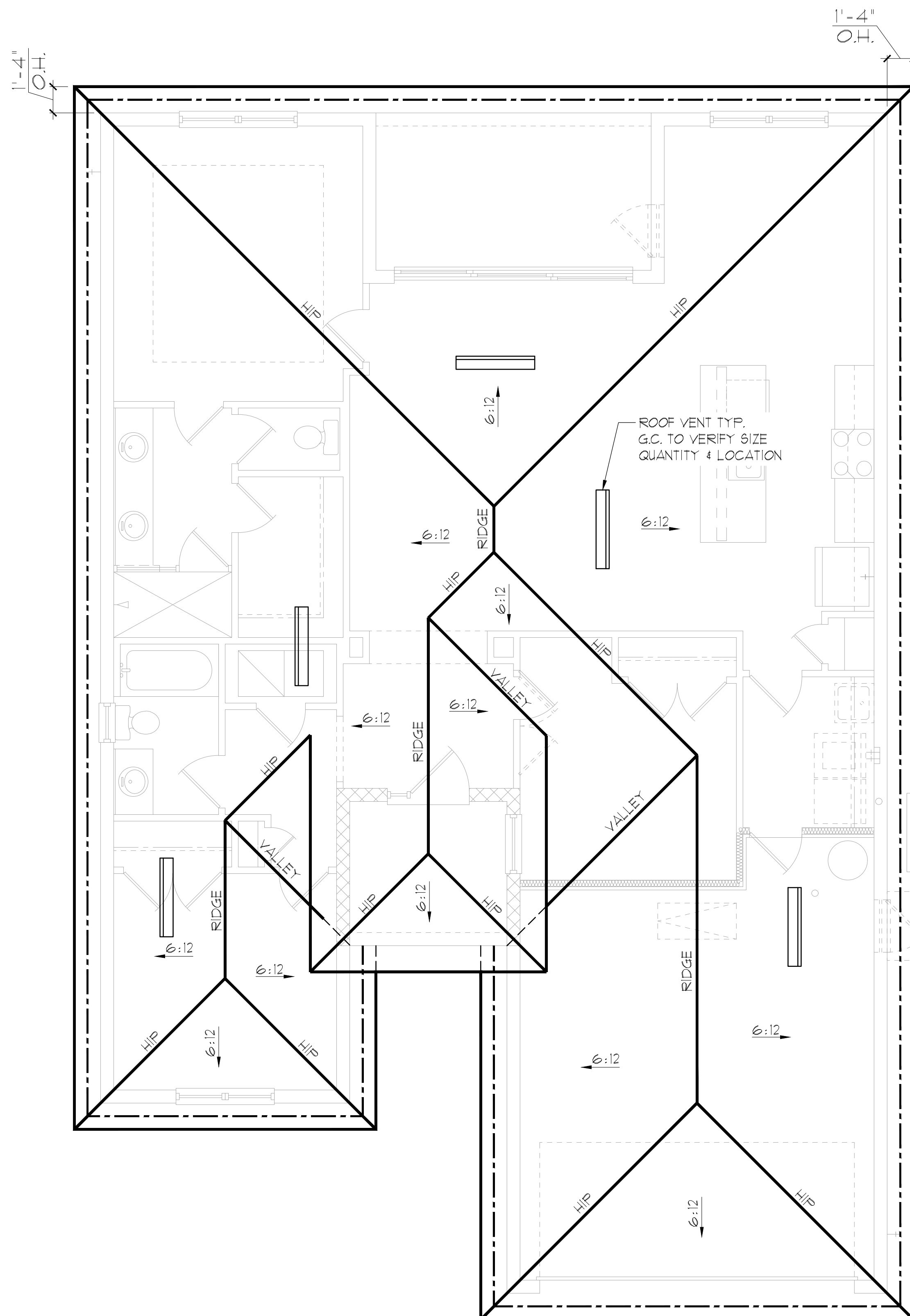
Park Square HOMES
 ROOF PLAN

1546 AUGUSTINE
 FLORIDA SERIES

| REVISIONS | |
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| DELTA # | DATE |
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| | |

DATE: 09-22-25
 SCALE: AS NOTED
 DRAWN: TR
 SHEET: 04.A

**ELEVATION A STD
 ROOF PLAN**
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



GENERAL NOTES

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE VENTED SPACE, (EXCEPT THAT THE REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.)

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| | | |
|----------|--------------------------|-----------------------------------|
| TILE: | O'HAGIN- MODEL-'S': | 915 SQ. INCHES PER VENT INSTALLED |
| SHINGLE: | MILLENNIUM METALS-MM1-2: | 805 SQ. INCHES PER VENT INSTALLED |
| | LOMANCO-T10D : | 140 SQ. INCHES PER VENT INSTALLED |

INDICATES POSSIBLE LOCATION OF OFF RIDGE VENTS

SOFFIT VENTILATION TO HAVE A NET FREE VENTILATION AREA OF 10 SQ. INCHES PER LINEAR FOOT

INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS

NET FREE VENTILATED AREA(S):

(O'HAGIN- MODEL 'S')
 NFVA = 2,131 SQ. FT * 144 / 300 = 410-513 SQ. IN. REQUIRED (40%-50%)

(5) OFF RIDGE VENTS @ 915 SQ. IN. (O'HAGIN- MODEL 'S') = 488 SQ. IN. PROVIDED

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 Phone: (407) 529 - 3000

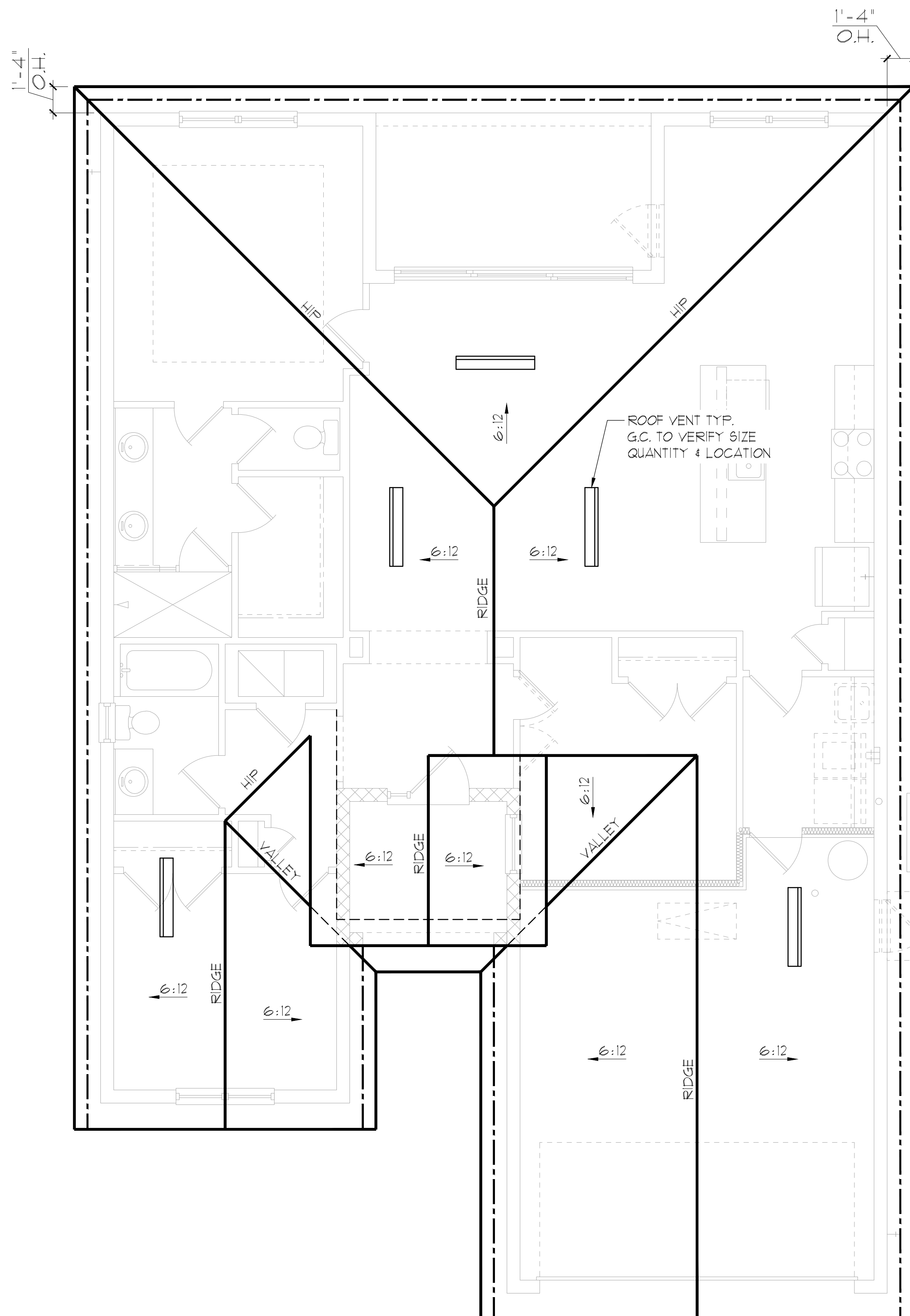
Park Square HOMES
 ROOF PLAN

1546 AUGUSTINE
 FLORIDA SERIES

| REVISIONS | |
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| DELTA # | DATE |
| | |
| | |

DATE: 09-22-25
 SCALE: AS NOTED
 DRAWN: TR
 SHEET: 04.B

ELEVATION B STD
 ROOF PLAN
 1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



GENERAL NOTES

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE VENTED SPACE, (EXCEPT THAT THE REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.)

1. PLAN SHOWS APPROXIMATE VENT LOCATIONS AND STILL REQUIRES REVIEW BY THE BUILDER/G.C. TO VERIFY ALL VENTING COMPONENTS ARE INSTALLED PER THE MIN. REQUIREMENTS AS STATED IN THE CURRENT EDITION OF THE FBC(R) SECTION R206 AND ALL SUBSEQUENT SUB-SECTIONS.
2. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, PROVIDE Baffles TO MAINTAIN A MIN. 1' AIRSPACE BETWEEN INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
3. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSIONS OF 1/16" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION GREATER THAN 1/4" SHALL BE PROVIDED WITH AN APPROVED CORROSION PROTECTIVE COVER HAVING A LEAST DIMENSIONS OF 1/16" AND 1/4" MAXIMUM.
4. ALL VENTS SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN SPECIFICATIONS (FREE FROM BLOCKAGES AND/OR OBSTRUCTIONS) PROVIDING ADEQUATE CROSS VENTILATION.
5. THE BUILDER/ROOFING CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CALCULATIONS AND QUANTITIES OF REQUIRED VENTILATORS PRIOR TO INSTALLATION.
6. ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN
7. SEE BUILDING SECTIONS, WALL SECTIONS & ELEVATIONS FOR BEARING HEIGHTS

CALCULATIONS BELOW ARE BASED OFF OF THE FOLLOWING ASSUMPTIONS:

OFF RIDGE VENTS TO HAVE A NET FREE VENTILATION AREA OF:

| | | |
|----------|--------------------------|-----------------------------------|
| TILE: | O'HAGIN- MODEL-'S': | 915 SQ. INCHES PER VENT INSTALLED |
| SHINGLE: | MILLENNIUM METALS-MM1-2: | 805 SQ. INCHES PER VENT INSTALLED |
| | LOMANCO-T10D : | 140 SQ. INCHES PER VENT INSTALLED |

INDICATES POSSIBLE LOCATION OF OFF RIDGE VENTS

SOFFIT VENTILATION TO HAVE A NET FREE VENTILATION AREA OF 10 SQ. INCHES PER LINEAR FOOT

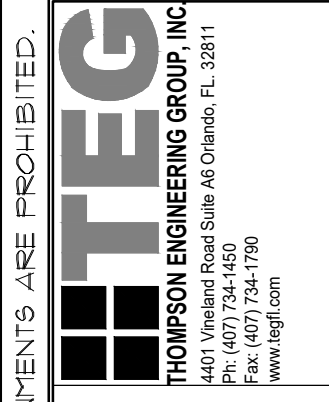
INDICATES POSSIBLE LOCATION OF SOFFIT VENTING

ATTIC VENTILATION CALCULATIONS

NET FREE VENTILATED AREA(S):
(O'HAGIN- MODEL 'S')
NFVA = 2,131 SQ. FT * 144 / 300 = 410-513 SQ. IN. REQUIRED (40%-50%)
(5) OFF RIDGE VENTS @ 915 SQ. IN. (O'HAGIN- MODEL 'S') = 488 SQ. IN. PROVIDED
(MILLENNIUM METALS- MM1-2)
NFVA = 2,131 SQ. FT * 144 / 300 = 410-513 SQ. IN. REQUIRED (40%-50%)
(6) OFF RIDGE VENTS @ 805 SQ. IN. (MILLENNIUM METALS- MM1-2) = 483 SQ. IN. PROVIDED
(LOMANCO-T10D)
NFVA = 2,131 SQ. FT * 144 / 300 = 410-513 SQ. IN. REQUIRED (40%-50%)
(3) OFF RIDGE VENTS @ 140 SQ. IN. (LOMANCO-T10D) = 420 SQ. IN. PROVIDED
4/- 200 LINEAR FEET OF VENTED SOFFIT.

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 8th EDITION, 2023 OF THE FLORIDA BUILDING CODE-RESIDENTIAL AND IS CERTIFIED AS SUCH

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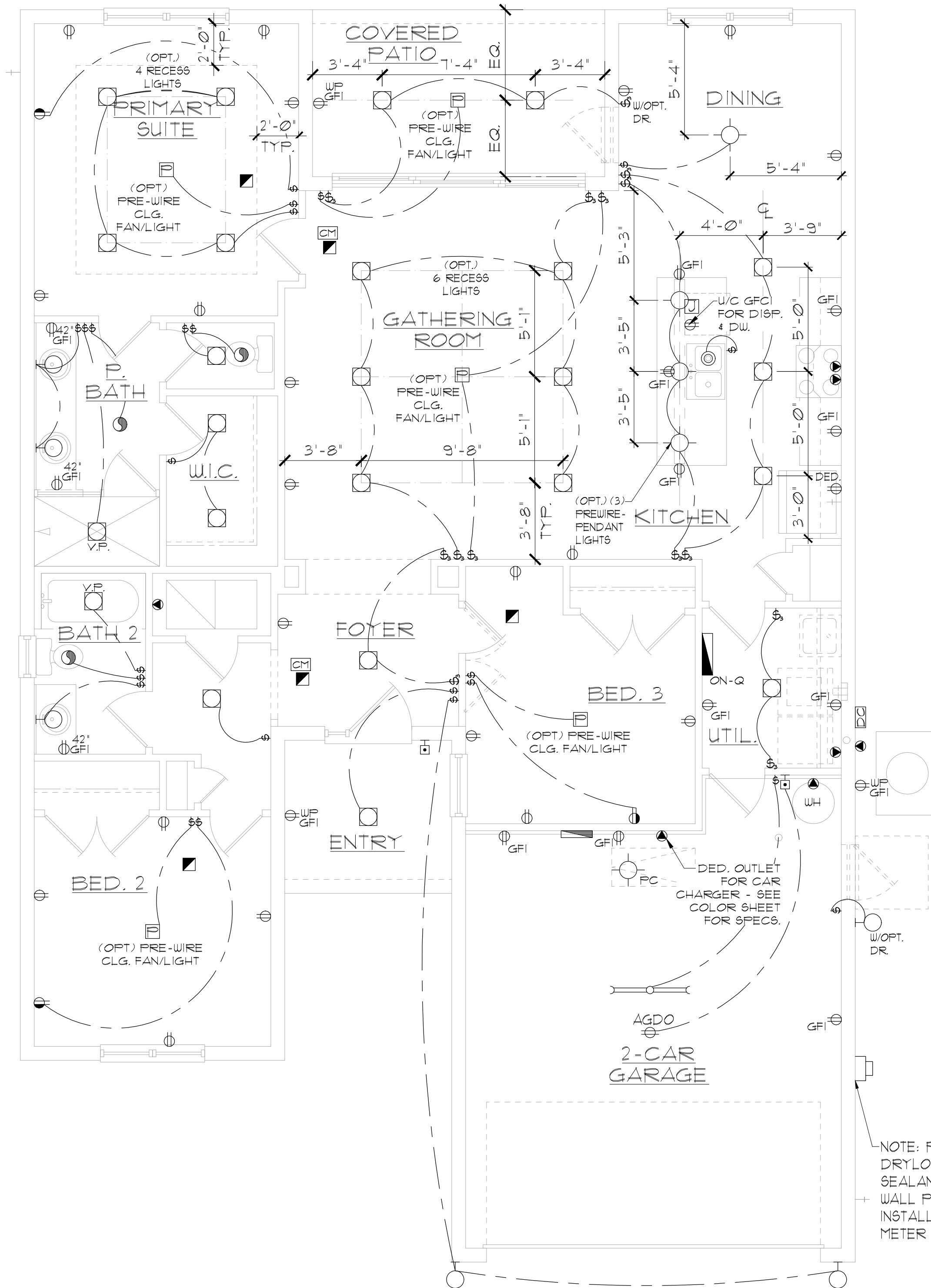
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Park Square HOMES
ROOF PLAN

1546 AUGUSTINE
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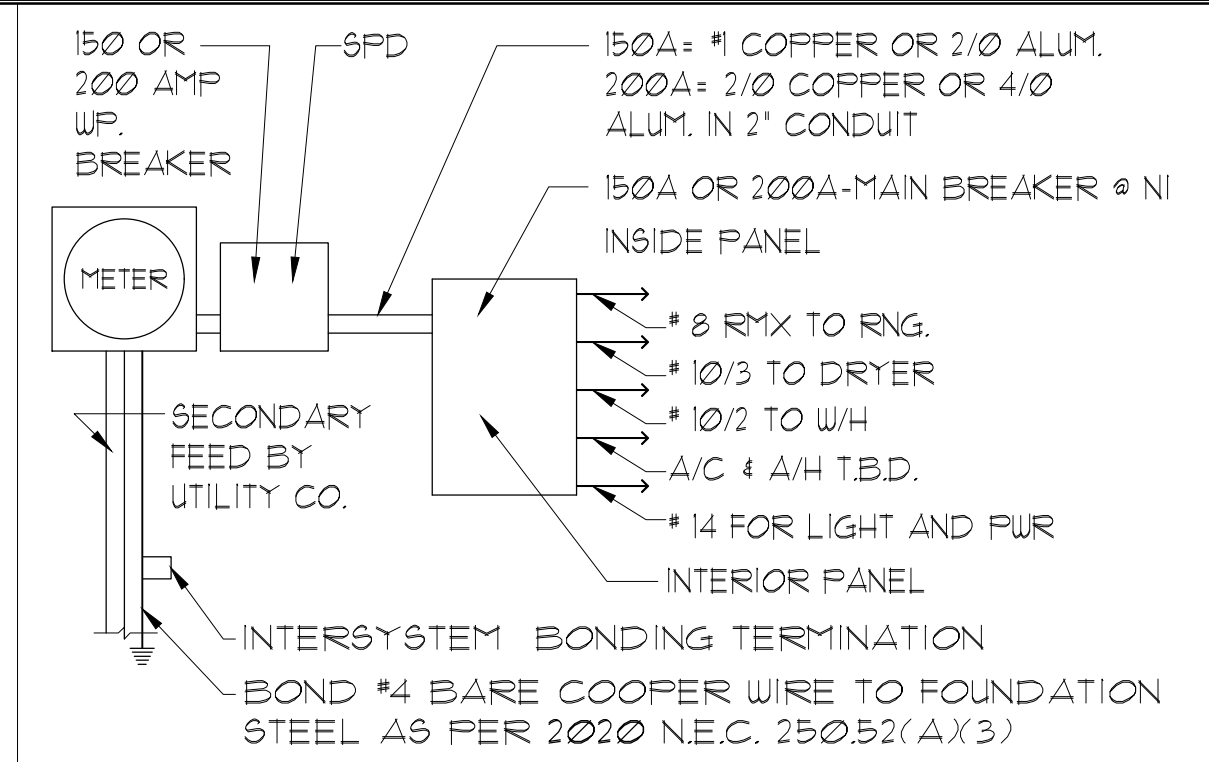
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| SHEET: | 04.C |

ELEVATION C STD
ROOF PLAN
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



NOTE: PROVIDE DRYLOK SEALANT ON CMU WALL PRIOR TO INSTALLING METER BOX

NOTE: SEE FINAL COLOR SHEET FOR TV, FANS & PHONE LOCATIONS
 NOTE: ELEC. CONTRACTOR TO VERIFY IF ON-Q IS NEEDED PER COMMUNITY SPECS.



ELECTRICAL RISER DIAGRAM
N.T.S.

NOTES:
 1. ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE 250.52(A)1 TO (6), NFPA 70, LOCAL CODES, AND THE LOCAL POWER/UTILITY COMPANY.
 2. ALL SERVICES SUPPLYING DUELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD) THE SPD SHALL BE A TYPE 1 OR TYPE 2 SPD.
 3. SEE GENERAL NOTES PAGE FOR ADDITIONAL INFORMATION.

250.52(A)3 Concrete-Encased Electrode.
 Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long. Concrete-encased electrodes can be horizontal or vertical and must be at least 20 ft. long. There are two types of concrete-encased electrodes: (1) steel reinforcing bars or rods which are not less than 1/2 inch in diameter and at least 20 ft. long, encased in 2 inches of concrete; (2) 20 ft. of bare copper conductor not smaller than No. 4 AWG encased in 2 inches of concrete. The steel reinforcing rods must be in a location that is in direct contact with the earth. The reinforcing rods can be connected with tie wires, and a single length of rod can be used as the concrete-encased electrode. The reinforcing rods cannot be coated with non-conductive material. Section 250.50 requires a concrete-encased electrode to be connected to the grounding electrode system if it is present. Several states have modified this requirement to say a concrete-encased electrode must be used as a grounding electrode only if it is available. In those jurisdictions, if the footings or foundations have been poured before the electrical contractor arrives at the site, and a reinforcing rod is not available for use as a grounding electrode, then a grounding connection to the reinforcing rod is not required.

ELECTRICAL LEGEND

| | | | |
|---|---------------------------------|---|---|
| ⊞ | SINGLE POLE SWITCH | ◀ | OUTLET, PHONE |
| ⊞ | THREE WAY SWITCH | ◻ | INTERCOM |
| ⊞ | OUTLET 110-115 | ⊞ | CHIMES |
| ⊞ | OUTLET 110-115, SPLIT WIRED | ⊞ | SMOKE DETECTOR/SMOKE ALARM W/ INTEGRATED SOUNDER BASE |
| ⊞ | OUTLET 110-115, W/ USB | ⊞ | CARBON MONOXIDE |
| ⊞ | OUTLET 110-115, CEILING MOUNTED | ⊞ | PUSH BUTTON |
| ⊞ | OUTLET 110-115, FLOOR MOUNTED | ⊞ | EXHAUST FAN |
| ⊞ | SPECIAL PURPOSE 220-240 | ⊞ | EX. FAN/LIGHT COMBO |
| ⊞ | LIGHT FIXTURE, CEILING MOUNTED | ⊞ | DISPOSAL |
| ⊞ | LIGHT FIXTURE, WALL MOUNTED | ⊞ | ON-Q PANEL |
| ⊞ | LED LIGHT FIXTURE, RECESSED | ⊞ | ELECTRICAL PANEL |
| ⊞ | LIGHT FIXTURE, RECESSED ADJUST. | ⊞ | CEILING FAN, PREWIRED |
| ⊞ | LIGHT FIXTURE, FULL CHAIN | ⊞ | CEILING FAN, INSTALL |
| ⊞ | LED LIGHT FIXTURE, FLUORESCENT | ⊞ | ELEC. JUNCTION BOX |
| ⊞ | LIGHT FIXTURE, EXTERIOR FLOODS | ⊞ | THERMOSTAT |
| ⊞ | LIGHT FIXTURE, EMERGENCY EXIT | ⊞ | DISCONNECT SWITCH |
| ⊞ | LIGHT FIXTURE, EXIT/BACKUP | ⊞ | ELEC. POWER METER |
| ⊞ | OUTLET, TV/CABLE | | |

| ELECTRICAL DEVICES | ABOVE FIN. FLR. |
|---|----------------------|
| SWITCHES AND WALL OUTLETS OVER COUNTERS | 48" TO C.L. |
| REMAINING SWITCHES | 48" TO C.L. |
| WALL OUTLETS | 12" TO C.L. |
| TELEPHONE OUTLETS | 12" TO C.L. |
| TELEVISION OUTLETS | 12" TO C.L. |
| EXTERIOR GFI'S | 48" TO C.L. |
| GARAGE GFI'S (ABOVE GARAGE FLOOR) | 54" TO C.L. |
| THERMOSTAT | 84" TO C.L. |
| DOOR BELL CHIMES | LEVEL W/ DOOR HANDLE |
| DOOR BELL BUTTON | 66" TO C.L. |
| KITCHEN HOOD FAN "WHIP" | 16" TO C.L. |
| KITCHEN WALL HUNG MICROWAVE RECEPTACLE | UNDER SINK |
| KITCHEN DISHWASHER RECEPTACLE | 24" TO C.L. |
| KITCHEN RANGE | 48" TO C.L. |
| KITCHEN REFRIGERATOR | 36" TO C.L. |
| WASHER/DRYER OUTLET | 84" TO C.L. |
| HOLLYWOOD LIGHTS | |

CL. = CENTER LINE

ELEVATION A,B,C STD
UTILITY PLAN

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

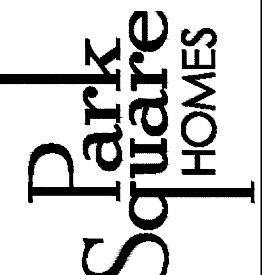
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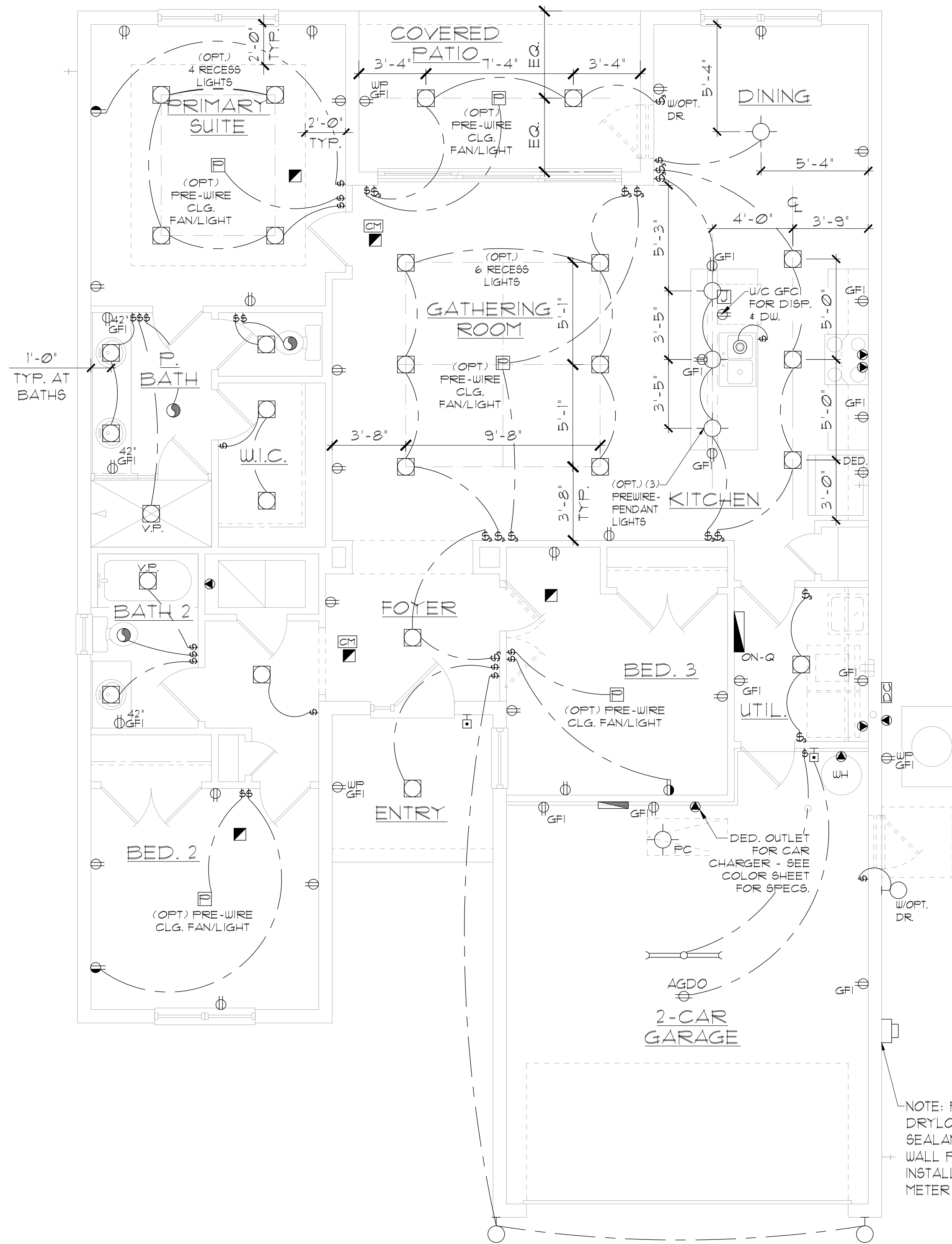
UTILITY PLAN

1546 AUGUSTINE

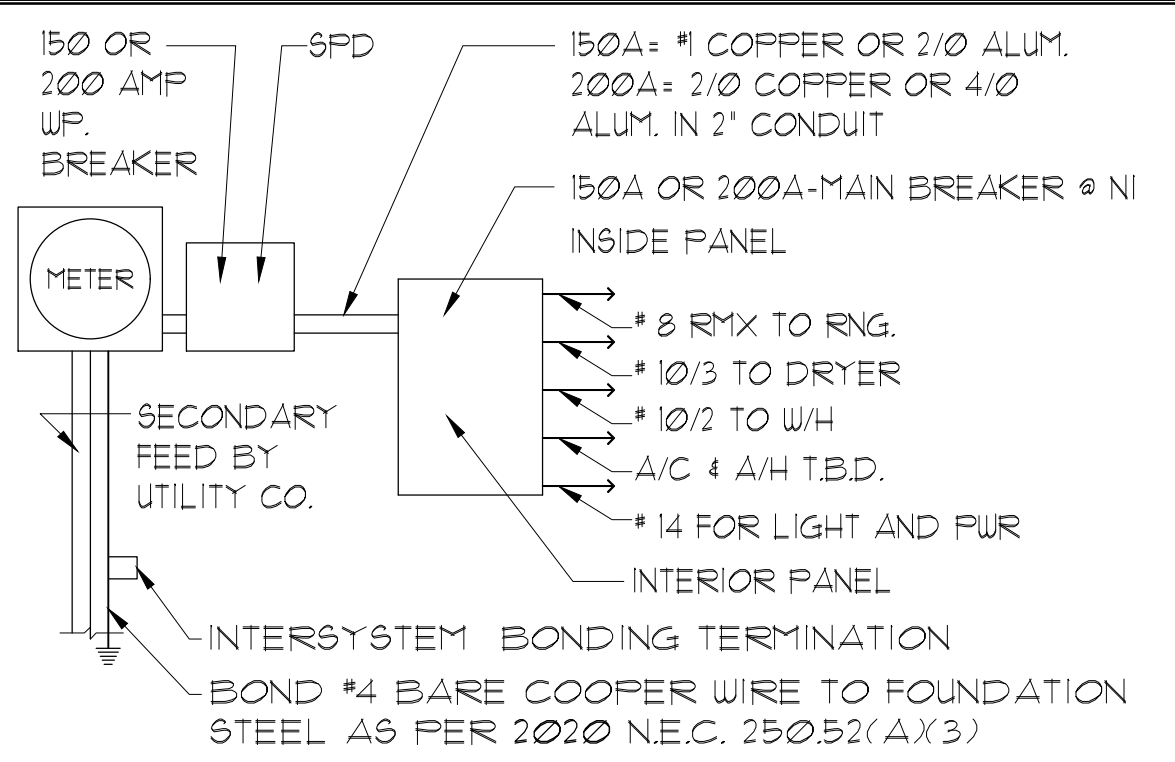
FLORIDA SERIES

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| DELTA # | DATE |
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DATE: 03-22-25
 SCALE: AS NOTED
 DRAWN: MR
 SHEET: 01



NOTE: SEE FINAL COLOR SHEET FOR TV, FANS & PHONE LOCATIONS
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Park Square HOMES

UTILITY PLAN

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