


TERMITE SPECIFICATIONS:	
<p>R318.1 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202 - REGISTERED TERMITICIDES). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."</p> <p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BORA-COR" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT</li> <li>PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION</li> <li>OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" A.F.F.</li> </ol>	
EXTERIOR COVERING	
<p>R703.7 EXTERIOR PLASTER. INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926 AND ASTM C1063, OR ASTM C1187 AND THE PROVISIONS OF THIS CODE.</p> <p>R703.7.1 LATH. LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1/4" x 2" LONG, 11 GAGE NAILS HAVING A 7/16" HEAD, OR 1/2" LONG, 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1187, OR AS OTHERWISE APPROVED. (REFER TO PLAN SET FOR THE ENGINEERED METHOD FOR LATH ATTACHMENT)</p> <p><b>LATHING ACCESSORIES:</b></p> <p>ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. WOOD APPLICATION: 16 GA X 1 1/2" LONG (3/4" x 1" CROWN) STAPLES @ 6" O.C. VERT/HORIZ INTO THE FRAMING MEMBERS. MASONRY APPLICATION: CONCRETE STUD NAIL, 3/8" (10 MM) HEAD DIA. MIN. @ 6" O.C. VERT/HORIZ, 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. CONTROLS 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 &amp; ASTM C1187.</p> <p>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 GLASS. PLASTER SURFACE SHALL BE COVERED BY VENEER OR OTHER FINISHING MATERIAL OR IS COMPLETELY CONVEALED. PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED TOTAL THICKNESS IS AS SET IN TABLE R702.1(1).</p> <p>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.</p> <p>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.</p> <p>R703.7.4 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 MATERIAL SHALL COMPLY WITH ONE OF THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.</li> <li>ASTM E2566, TYPE 1 OR 2.</li> <li>ASTM E331, IN ACCORDANCE WITH SECTION R703.11.</li> <li>OTHER APPROVED MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.</li> </ol> <p>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).</p> <p>R703.4 FLASHING. APPROVED METAL FLASHING, VINYL FLASHING, SELF-ADHERED MEMBRANES AND MECHANICALLY ATTACHED FLEXIBLE FLASHING SHALL BE APPLIED SINGLE-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 PENETRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 900 OR ASTM C920 CLASS 25 GRADE OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C1281, 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.</p> <p>APPROVED FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:</p> <ul style="list-style-type: none"> <li>EXTERIOR WINDOW/DOOR OPENINGS.</li> <li>INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME WALLS.</li> <li>UNDER AND AT THE ENDS OF MASONRY WOOD OR METAL COPINGS AND SILLS.</li> <li>CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.</li> <li>WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.</li> <li>AT WALL AND ROOF INTERSECTIONS.</li> <li>AT BUILT-IN GUTTERS.</li> </ul> <p>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.</p> <p><b>EXTERIOR CEILING LATH ATTACHMENT</b></p> <p>PER THE ASTM C 1063</p> <p>7.10.2.2 DIAMOND-MESH EXPANDED METAL LATH, FLAT-RIB EXPANDED METAL LATH, AND WIRE LATH SHALL BE ATTACHED TO HORIZONTAL WOOD FRAMING MEMBERS WITH 1/2-IN. (38.1-MM) ROOFING NAILS DRIVEN FLUSH WITH THE PLASTER BASE AND ATTACHED TO VERTICAL WOOD FRAMING MEMBERS WITH 6D COMMON NAILS, OR 1-IN. (25.4-MM) ROOFING NAILS DRIVEN TO A PENETRATION OF NOT LESS THAN 3/4 IN. (19.1 MM), OR 1-IN. (25.4-MM) WIRE STAPLES DRIVEN FLUSH WITH THE PLASTER BASE. STAPLES SHALL HAVE CROWNS NOT LESS THAN 3/4 IN. (19.05 MM) AND SHALL ENGAGE NOT LESS THAN THREE STRANDS OF LATH AND PENETRATE THE WOOD FRAMING MEMBERS NOT LESS THAN 3/4 IN. (19.05 MM). WHEN METAL LATH IS APPLIED OVER SHEATHING, USE FASTENERS THAT WILL PENETRATE THE STRUCTURAL MEMBERS NOT LESS THAN 3/4 IN. (19 MM).</p> <p>7.10.2.3 EXPANDED 36 IN. (9.14 MM) RIB LATH SHALL BE ATTACHED TO HORIZONTAL AND VERTICAL WOOD FRAMING MEMBERS WITH NAILS OR STAPLES TO PROVIDE NOT LESS THAN 1.34-IN. (44.5-MM) PENETRATION INTO HORIZONTAL WOOD FRAMING MEMBERS, AND 3/4-IN. (19.1-MM) PENETRATION INTO VERTICAL WOOD FRAMING MEMBERS.</p> <p>7.10.2.4 COMMON NAILS SHALL BE BENT OVER TO ENGAGE NOT LESS THAN THREE STRANDS OF LATH OR BE BENT OVER A RIB WHEN RIB LATH IS INSTALLED.</p> <p>7.10.2.5 SCREWS USED TO ATTACH METAL PLASTER BASE TO HORIZONTAL AND VERTICAL WOOD FRAMING MEMBERS SHALL PENETRATE NOT LESS THAN 5/8 IN. (15.9 MM) INTO THE MEMBER WHEN THE LATH IS INSTALLED AND SHALL ENGAGE NOT LESS THAN THREE STRANDS OF LATH. WHEN INSTALLING RIB LATH, THE SCREW SHALL PASS THROUGH, BUT NOT DEFORM, THE RIB.</p> <p><b>COASTAL FLASHINGS:</b></p> <p>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.</p>	
MASTER REVISIONS	
DATE	DESCRIPTION

STRUCTURAL NOTES:	
CAST IN PLACE CONCRETE	
<ol style="list-style-type: none"> <li>ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI (SLABS) 3000 PSI (COLUMNS AND BEAMS). A SLUMP OF 5" PLUS OR MINUS 2", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63.</li> <li>HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.</li> <li>HORIZONTAL FOOTING BARS SHALL BE BENT 25° AROUND CORNERS OR CORNER BARS WITH A 25° LAP PROVIDED EACH WAY.</li> <li>CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM U.L.O.</li> <li>WELED WIRE FABRIC SHALL CONFORM TO ASTM A1064A/A1064M. W/WF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6" OR POLYPROPYLENE FIBERS FOR SLABS ON GRADE TO BE MIN. 75 LBS OF FIBER PER CUBIC YARD.</li> <li>ALL REINFORCING STEEL / STIRRUPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST, SCALE &amp; OIL &amp; SHALL MEET ASTM 615, ASTM A706, OR ASTM 996 GRADE 40 U.N.O. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS, STEEL WIRE OR PLASTIC SUPPORTS. TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS, DOWELS FOR COLUMNS &amp; FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS-REINFORCING TIED TO FOOTING REINFORCING. SPICES IN REINFORCING WHERE PERMITTED SHALL BE AS PER DETAIL MS05/S-1. SEE PLAN SET.</li> <li>HIGH STRENGTH SIMPSON SET EPOXY-TIE ANCHORING ADHESIVE WAS USED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EPOXY, THEY MUST FIRST CONTACT THE ENGINEER OF RECORD FOR WRITTEN APPROVAL.</li> <li>WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "F" OF THE FLORIDA BUILDING CODE 8th EDITION (2023) IS TO BE IMPLEMENTED. F303.4.4 CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 3000 P.S.I. THEREFORE, ANY AND ALL NOTES ON THESE PLANS THAT INDICATE 2500 P.S.I. SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH.</li> </ol>	
MASONRY WALL CONST.	
<ol style="list-style-type: none"> <li>HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM G90-2016A, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI (Fm = 2000 PSI)</li> <li>MORTAR SHALL BE TYPE "S" CONFORMING TO ASTM C270-14A.</li> <li>COARSE GROUT SHALL CONFORM TO ASTM C476-19 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI SLUMP 8" TO 11". CONTINUOUS MASONRY INSPECTIONS ARE REQUIRED DURING CONSTRUCTION.</li> <li>GRADE 40 U.N.O. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.</li> <li>REINFORCING STEEL SHALL BE LAPPED PER DETAIL MS05/S-1, UNLESS OTHERWISE NOTED ON THE DRAWINGS.</li> <li>GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM, PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.</li> <li>TEMPORARY BRACING AND SHORING OF WALL TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR</li> <li>TYPICAL FILLED CELL REINFORCING SIZE AND SPACING SHALL BE AS ABOVE AND BELOW ALL WALL OPENINGS</li> <li>DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS AND NO CONCENTRATED LOADS FOR (7) DAYS. PER CODE ACI 318-19.</li> <li>CONSOLIDATE AND RECONSOLIDATE GROUT POURS PER CODE. GROUT SHALL BE FLUSH WITH TOP OF WALL.</li> </ol>	
WOOD CONSTRUCTION	
<ol style="list-style-type: none"> <li>ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS. (IE BLOCKING OR GABLE END BRACING) SHALL BE EITHER AS SPECIFIED IN PLAN OR DETAILS. IF CONDITIONS OCCUR BETWEEN PLAN AND DETAILS, THE STRONGEST MATERIAL SHALL BE USED. AT A MINIMUM, ALL WOOD STRUCTURAL FRAMING MEMBERS SHALL BE S.P.F. #2.</li> <li>ALL LUMBER SPECIFIED ON DRAWINGS ARE INTENDED FOR DRY USE ONLY (MOISTURE CONTENT 19% OR LESS). U.N.O. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS</li> <li>ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES, TYP., U.N.O.</li> <li>MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS THAT RESIST CORROSION. FOR EXAMPLE, AQQ2, AQC2, CABAA OR CAB-B REQUIRE HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.</li> <li>ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESSURE TREATED.</li> <li>UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE OR MASONRY. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.</li> <li>SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS.</li> <li>ALL ENGINEERING LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O. PARALLEL COLUMNS: 1.8E Fb = 2400 PSI MICROLAM (LVL) BEAMS: 2.0E Fb = 2600 PSI GULIAM BEAMS: SP/SP 24F-V5 LAYUP 1.7E Fb=2400 PSI MIN.</li> <li>SEE PLAN NOTE FOR ADDITIONAL ROOF, WALL, SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE: ROOF DECK: PLYWOOD C/C/D, EXTERIOR OR OSB FLOOR SHEATHING: T&amp;G A-C GROUP 1 A-PA RATED (48/24) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FACE. WALL SHEATHING: 7/16" STRUCTURAL OSB EXPOSURE 1 OR 15/32" RATED OSB EXPOSURE 1 A MINIMUM 1/8" SPACES IS RECOMMENDED BETWEEN PANEL EDGES TO ALLOW FOR EXPANSION PER ASTM C1063 AND APA PLYWOOD DESIGN SPECIFICATIONS. SHEATHING SHALL NOT BE USED AS WEATHER RESISTANCE BARRIER UNLESS SPECIFIED BY MANUFACTURER.</li> <li>LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED TO WOOD SHEATHING WITH 1/4" x 2" LONG, 11 GAGE NAILS HAVING A 7/16" HEAD, OR 1/2" LONG, 16 GAGE STAPLES IN ACCORDANCE WITH ASTM C1062 OR C1187, OR AS OTHERWISE APPROVED (REF. 2023 FBC-R703.7.1). (REFER TO SHEET WF138/S-1 FOR THE ENGINEERED METHOD FOR LATH ATTACHMENT)</li> </ol>	
PRE ENGINEERED WOOD TRUSSES	
<ol style="list-style-type: none"> <li>ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS PER STRUCTURAL PLAN</li> <li>PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FLOOR PRODUCTS ASSOCIATION.</li> <li>TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.</li> <li>BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.</li> <li>TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FRAMING DESIGN LOADS.</li> <li>DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION.</li> <li>PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES. SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOADINGS, AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER, SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.</li> <li>THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS, WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.</li> </ol>	
UPLIFT CONNECTORS	
<ol style="list-style-type: none"> <li>UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT OR LATERAL FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE COORDINATE WITH THE TRUSS ENGINEER FOR THE LOCATION OF THESE WALLS, AND STRUCTURAL PLANS FOR MORE INFO.</li> </ol>	
FIELD REPAIR NOTES	
<ol style="list-style-type: none"> <li>MISSED "T" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA. EPOXY ANCHORS WITH 7" EMBEDMENT. SIMPSON "SET" EPOXY ADHESIVE BINDER FOLLOWING ALL MANUFACTURER'S RECOMMENDATIONS OR SIMPSON 1/2" TITEN HD BOLTS WITH MINIMUM 7" EMBEDMENT. SEE PLAN FOR EMBEDMENT DEPTH AT FLOOR STEPS.</li> <li>FOR MISSED VERT. DOWELS, DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR AND INSTALL A 32" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (SIMPSON HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE) MIXED PER THE MFR'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING IS REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO THE MANUFACTURER'S SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.</li> <li>FOR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT ( BAR DOES NOT HAVE TO BE CONT. TO FOOTING).</li> <li>MISSED UNTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) SIMPSON MTS1616 TWIST STRAP W/ (4) 3/4" x 2 1/4" TITENS TO MASONRY AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE 2) MTS1616 FOR UPLIFTS LESS THAN 1720#). IF CORNER STRAP IS MISSED CONTRACTOR TO INSTALL (2) SIMPSON HGAM10 W/ (4) 1/4" x 1 1/2" SDS SCREWS AND (5) 1/4" x 2 1/4" TITENS ONE EACH SIDE OF TRUSS.</li> </ol> <p>NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW WITHOUT APPROVAL FROM EOR. IF GIRDER TRUSS CONNECTIONS ARE MISSED, CONTACT THE EOR FOR SUBSTITUTION.</p> <ol style="list-style-type: none"> <li>IF MISSED, MSTM36 OR MSTM40 STRAP IS MISSED FOR 2ND FLOOR JAMB STUD CONNECTION, CONTRACTOR MAY INSTALL SIMPSON HTTS W/ (2) 18k x 2 1/2" NAILS AND 5/8" ANCHOR BOLT SET IN SIMPSON HIGH STRENGTH EPOXY W/ MIN 12" EMBEDMENT AND MIN 3" EDGE DISTANCE. CONTACT EOR IF STRAPS ARE MISSED UNDER GIRDER JAMB STUD LOCATIONS.</li> </ol>	

STRUCTURAL DESIGN CRITERIA																																							
CODE CRITERIA																																							
<ul style="list-style-type: none"> <li>FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL</li> <li>FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023)</li> <li>FLORIDA BUILDING CODE ACCESSIBILITY 8TH EDITION (2023) RESIDENTIAL</li> <li>NFPA 70-20, NATIONAL ELECTRICAL CODES (NEC 2020)</li> <li>BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE — (ACI 318-19)</li> <li>SPECIFICATIONS FOR STRUCTURAL CONCRETE — (ACI 301-20)</li> <li>BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES — (ACI 530-13)</li> <li>NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION — 2018 EDITION</li> <li>WOOD FRAMED CONSTRUCTION MANUAL 2019 EDITION</li> <li>APA PLYWOOD DESIGN SPECIFICATION E30-19</li> <li>AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE/SEI 7-22</li> <li>ALUMINUM DESIGN MANUAL — AAF-20 (AA ADM-2020)</li> <li>CODE REQUIREMENTS: IT IS THE INTENT THAT ALL WORK SHALL CONFORM TO THE ADOPTED CODES, STANDARDS AND RULES OF THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION.</li> <li>ALL WORK SHALL CONFORM WITH DRAWINGS AND SPECIFICATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF ALL THE FOLLOWING WHERE APPLICABLE: <ul style="list-style-type: none"> <li>(A) GOVERNING MUNICIPAL AND REGULATORY AGENCIES</li> <li>(B) LOCAL STATE AND FEDERAL BODIES</li> </ul> </li> </ul>																																							
DEFLECTION CRITERIA																																							
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<p>COMMENTS:</p> <ul style="list-style-type: none"> <li>UNIFORM LOADS (LBS) = CONCENTRATED LOADS</li> <li>INDIVIDUAL STAIR TREADS SHALL BE CAPABLE OF SUPPORTING THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD APPLIED ON AN AREA OF 2 INCHES BY 6 INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.</li> <li>A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF A GUARD NOT REQUIRED TO SERVE AS A HANDRAIL. THE LOAD NEED NOT BE APPLIED TO THE TOP ELEMENT OF THE GUARD IN A DIRECTION PARALLEL TO SUCH ELEMENT.</li> <li>BALUSTRADE AND PANELS FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQ. FT.</li> <li>GLAZING USED IN HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED WITH A LOAD ADJUSTMENT FACTOR SHALL BE APPLIED TO EACH OF THE CONCENTRATED LOADS APPLIED TO THE TOP OF THE RAIL, AND TO THE LOAD ON THE IN-FILL COMPONENTS. THESE LOADS SHALL BE DETERMINED INDEPENDENT OF ONE ANOTHER, AND LOADS ARE ASSUMED NOT TO OCCUR WITH ANY OTHER LIVE LOAD.</li> </ul>	<p>YEARLY MAINTENANCE AND INSPECTIONS BY THE BUILDER/HOMEOWNER ARE NECESSARY FOR THE FUTURE LIFE 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 UPEEF OF THE HOME AND WILL NOT BE HELD LIABLE FOR INSTANCES THAT MAY OCCUR OVER THE NORMAL LIFE OF THE HOME WITHOUT PROPER MAINTENANCE.</p>																																						
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<ol style="list-style-type: none"> <li>ALL EXTERIOR WALLS SHALL BE ASSUMED TO BE LOAD BEARING. SEE PLAN FOR C.M.U. WALL REINFORCEMENT LOCATIONS.</li> <li>WINDOW AND DOOR OPENINGS SHALL PROVIDE PROPER OPENING IN EACH SHALL HAVE PRECEDENCE OVER THE PLAN.</li> <li>CABINET MFRS. SHOP DRAWINGS SHALL HAVE PRECEDENCE OVER THE INTERIOR CABINET ELEVATIONS IF SHOWN.</li> <li>DO NOT SCALE PLANS, DIMENSIONS ARE TO BE FOLLOWED AS INDICATED.</li> <li>ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL COMPLY WITH SECTION R308 OF THE FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL.</li> </ol>																																							
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<p>THE DESIGNER/ARCHITECT 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/ARCHITECT 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/ ARCHITECT 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.</p>																																							


INDEX OF DRAWINGS	
SHT #	TITLE
1	COVER SHEET
2	FLOOR PLAN
3	FOUNDATION PLAN
4	ELECTRICAL PLAN
5	ELEVATIONS
S-1	TRUSS LAYOUT
S-2	DETAILS
S-2.1	DETAILS
S-3	DETAILS
S-4	DETAILS
S-4.1	DETAILS
WP	WATERPROOFING DETAILS



CA No. 1761 AS2000115

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MUNICIPAL STAMP AREA

SIGNATURE & SEAL  
3/25/2026

3/30/26

To the best of the Engineer's knowledge, information and belief, the structural plans are in accordance with the Florida Building Code - Residential 8th Edition. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing engineer's signature and seal.

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**ADAMS HOMES**  
 FLORIDA CONTRACTORS LICENSE NO. CR0213900146  
**100 WEST GARDEN STREET**  
**PENSACOLA FL 32502**  
 Division location: GAINESVILLE

NOT: 23  
 Community: The Preserve at Laurel Lake  
 Plan Name: 2265 3C  
 Project Address: 271 Sw Bellflower Dr  
 City: Gulf Breeze, FL  
 State: FL

Project No: 26-03340  
 Sheet No: 1



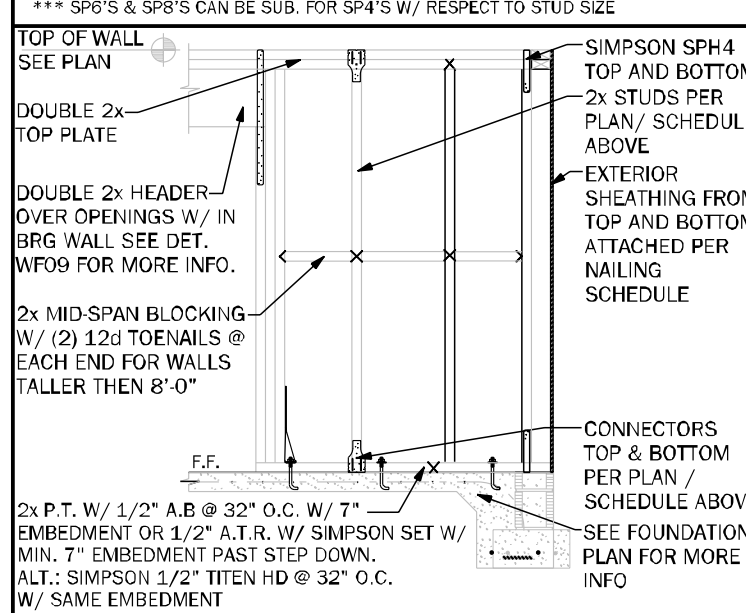
3000 GULFBREEZE PARKWAY SUITE 229 GULFBREEZE, FLORIDA 32563

# MODEL 2265 3-CAR

**BEARING WOOD INTERIOR WALL SCHEDULE**

MARK	STUD SPACING	CONNECTION & FASTENERS	LUMBER SPECIES	UPRFT CAP (qft)
BW1	16"	(2) 16d TOENAILS	SPF	0
BW2	16"	SP2 W/ (6) 10d NAILS	SPF	402
BW3	16"	SP4 W/ (6) 10d X 1 1/2" NAILS	SPF	571
BW4	16"	(2) 16d TOENAILS	SYP	0
BW5	16"	SP2 W/ (6) 10d NAILS	SYP	439
BW6	16"	SP4 W/ (6) 10d X 1 1/2" NAILS	SYP	685
BW7	12"	(2) 16d TOENAILS	SPF	0
BW8	12"	SP2 W/ (6) 10d NAILS	SPF	535
BW9	12"	SP4 W/ (6) 10d X 1 1/2" NAILS	SPF	760
BW10	12"	(2) 16d TOENAILS	SYP	0
BW11	12"	SP2 W/ (6) 10d NAILS	SYP	585
BW12	12"	SP4 W/ (6) 10d X 1 1/2" NAILS	SYP	885

NOTE: 2 & 4 WALLS ARE ASSUMED U.N.O. ON FLOOR PLANS  
 \* ALL LUMBER TO BE GRADE #2  
 \*\* CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED  
 \*\*\* SP2'S & SP4'S CAN BE SUB. FOR SP4'S W/ RESPECT TO STUD SIZE



**BEARING INTERIOR WALL DETAIL**

**CEILING SCHEDULE**

MARK	DESCRIPTION	UPRFT (sq ft)
C6	SYP POST	U = 2200
C7	8 x 8 P.T. #2 SYP POST	G = 2435 U = 2320
C8	3.5 x 3.5 P.L. HDUE-SDS3 W/ 5/8" ATR AND (10) 14" x 3/4" SDS WOOD SCREWS	5375
C9	3.5 x 5.25 P.L. HDUE-SDS3 W/ 5/8" ATR AND (10) 14" x 3/4" SDS WOOD SCREWS	5375
C10	3.5 x 7 P.L. HDUE-SDS3.5 W/ 7/8" ATR AND (15) 14" x 3/4" SDS WOOD SCREWS	9390
C11	5.25 x 5.25 P.L. HDUE-SDS3.5 W/ 7/8" ATR AND (15) 14" x 3/4" SDS WOOD SCREWS	9390
C12	7 x 7 P.L. HDUE-SDS3.5 W/ 7/8" ATR AND (15) 14" x 3/4" SDS WOOD SCREWS	9390
C13	5.25 x 7 P.L. 1.8E HDUE-SDS3.5 W/ 7/8" ATR AND (15) 14" x 3/4" SDS WOOD SCREWS	9390

**GENERAL COLUMN NOTES**

- SEE FLOOR PLAN FOR WALL WIDTH. STUD PACKS TO MATCH WALL WIDTH UNO.
- ALL STRUCTURAL LUMBER TO BE SYP #1 OR SPF #2 UNO ON PLAN.
- MINIMUM BOLT EMBEDMENT:
- 5" EMBEDMENT FOR 1/2" ATR
- 6" EMBEDMENT FOR 5/8" ATR
- 8" EMBEDMENT FOR 7/8" ATR
- IF (C) COLUMN IS INDICATED ON SECOND FLOOR, THE BASE CONNECTION IS NOT REQUIRED. (SEE INDICATED CALL OUT ON PLAN FOR ATTACHMENT.)
- SEE WOOD CONSTRUCTION NOTE #4 ON COVER SHEET FOR CONNECTION INFORMATION
- SAME NOMINAL SIZE PARALLEL COLUMNS (L&E) MAY BE SUBSTITUTED FOR ANY P.T. SYP POST NOTED IN THE PLANS.

**COMMON NAIL vs. PNEUMATIC GUN NAILS:**

COMMON NAIL	DIA. / LENGTH	PNEUMATIC GUN COMMON vs. GUN NAIL DIA. / LENGTH / SPECIES	APPLICATION
8d	0.131" x 2 1/2"	0.131" x 2 1/2"	SEE PLAN RING SHANK DR. HOLE
10d OR 12d	0.148" x 3"	0.131" x 3"	SEE PLAN
12d	0.148" x 3 1/4"	0.131" x 3 1/4"	BLOCKING & TOE WALLS & TOP PLATE
12d	0.148" x 3 1/4"	0.131" x 3 3/4"	8" O.C. COMMON STUD WALL OPENINGS
10d	0.148" x 3"	0.131" x 3"	8" O.C. COMMON STUD PACK COLUMNS
16d	0.162" x 3 3/8"	0.131" x 3 3/8"	(2) 16d COMMON (3) 16d GUN NAILS

**HEADER SCHEDULE**

MARK	HEADER SIZE	REMARKS
H1	(2) - 2X8 #2 SYP W/ 1/2" FLITCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
H2	(2) - 2X8 #2 SYP W/ 1/2" FLITCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
H3	(2) - 2X10 #2 SYP W/ 1/2" FLITCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
H4	(2) - 2X12 #2 SYP W/ 1/2" FLITCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
H5	(2) - 1 3/4" x 11 1/4" LVL 2.0E Fd=2800 PSI	ATTACH TOGETHER W/ (2) ROWS 14" x 3 1/2" SDS WD SCREWS @ 16" O.C. TYP. EACH SIDE
H6	(2) - 1 3/4" x 9 1/4" LVL 2.0E Fd=2800 PSI	ATTACH TOGETHER W/ (3) ROWS 14" x 3 1/2" SDS WD SCREWS @ 16" O.C. TYP. EACH SIDE

OPENING SIZE	2x4 WALL		2x6 OR 2x8 WALL	
	JACKS EA. END	KINGS EA. END	JACKS EA. END	KINGS EA. END
1'-0" - 3'-11"	(1)	(2)	(1)	(2)
4'-0" - 9'-11"	(2)	(3)	(2)	(3)
10'-0" - 16'-0"	(3)	(4)	(3)	(4)

**GENERAL HEADER NOTES**

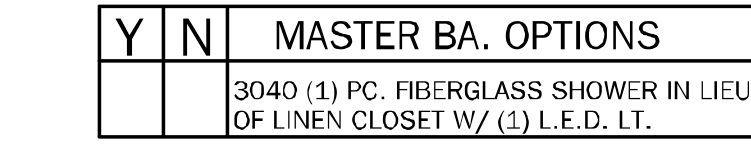
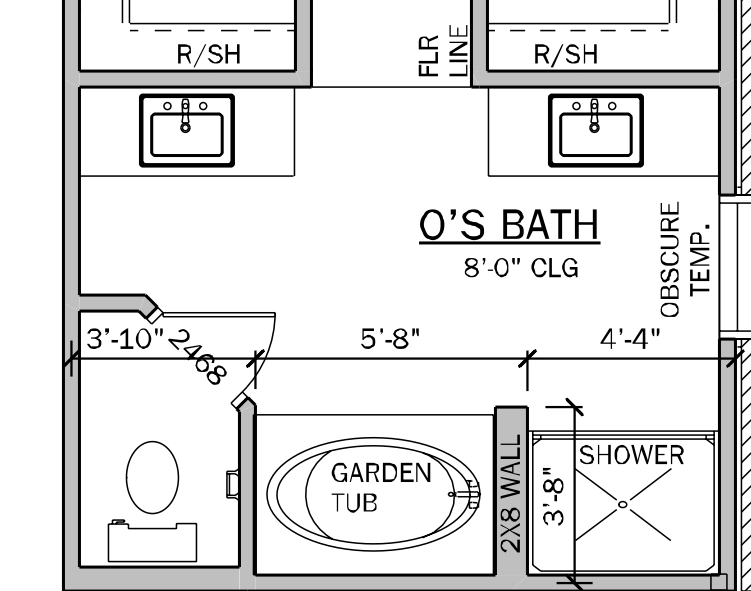
- VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED
- IF HEADER IS ON THE 1st FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS UNO ON PLAN
- IF HEADER IS ON THE 2nd FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS
- ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL W/ 7"
- FASTEN ALL MULTIFLY HEADERS TOGETHER W/ (2) ROWS 12d COMMON NAILS AT 12" O.C. ALONG EACH EDGE OR (3) ROWS IF 21" OR LARGER.
- FASTEN ALL HEADERS TO KING STUDS WITH (3) 12d TOENAILS PER SIDE
- IF HEADER IS NOT SPECIFIED CONTACT E.O.R.

**BEAM SCHEDULE**

MARK	BEAM SIZE	CONNECTIONS
BM1	(2) - 2 x 8 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN.
BM2	(2) - 2 x 10 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN.
BM3	(2) - 2 x 12 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN.
BM4	(2) - 1 3/4" x 11 1/4" LVL 2.0E Fd=2800 PSI. NAIL BEAM TOGETHER USING (2) ROWS 14" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN.
BM5	(2) - 1 3/4" x 11 7/8" LVL 2.0E Fd=2800 PSI. NAIL BEAM TOGETHER USING (2) ROWS 14" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN.
BM6	(2) - 1 3/4" x 16" LVL 2.0E Fd=2800 PSI. NAIL BEAM TOGETHER USING (2) ROWS 14" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN.

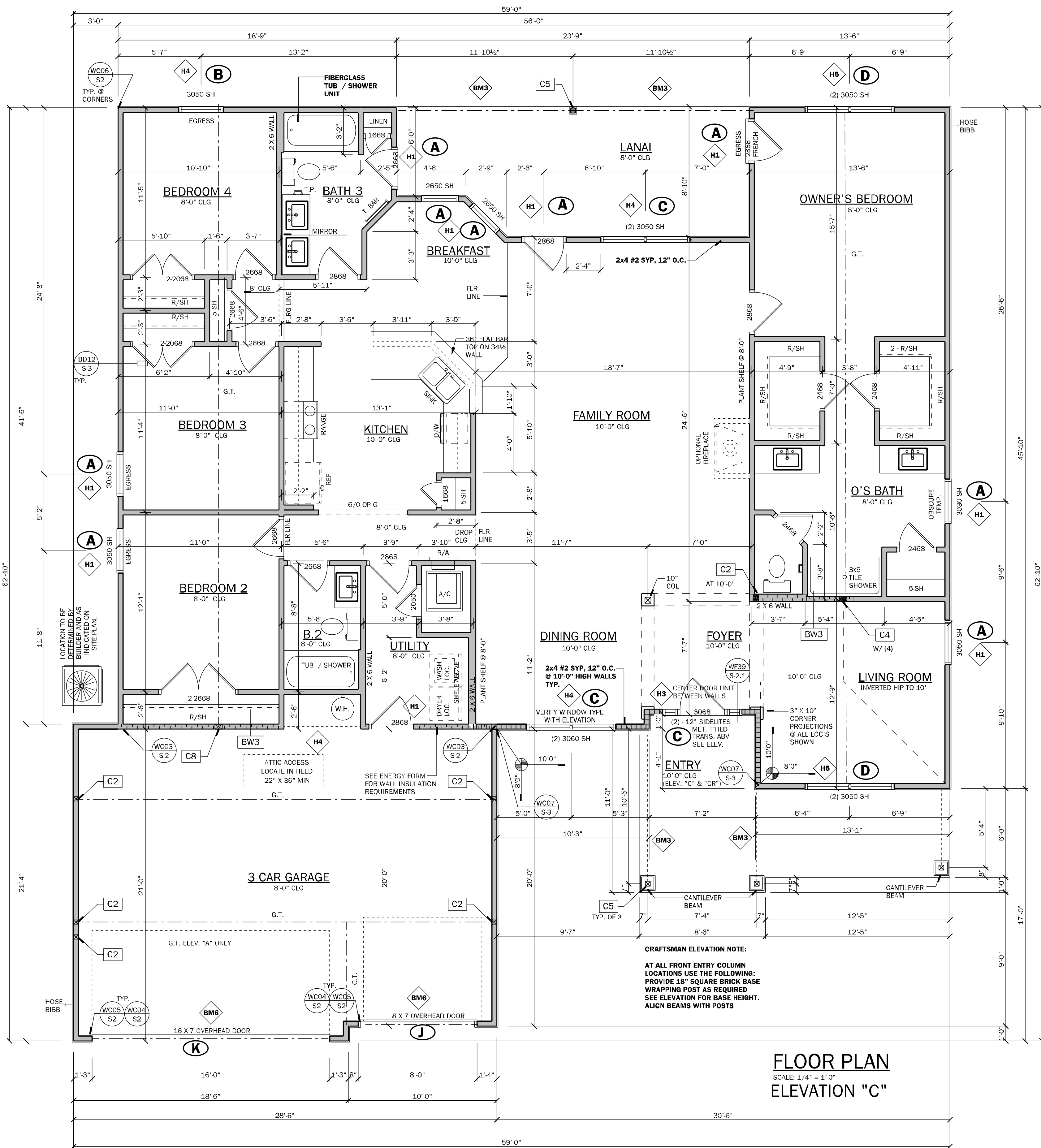
**GENERAL BEAM NOTES**

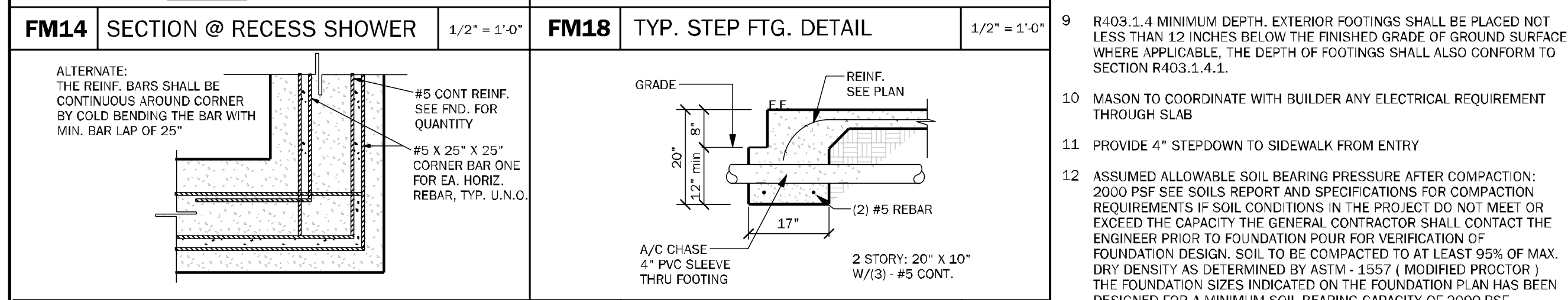
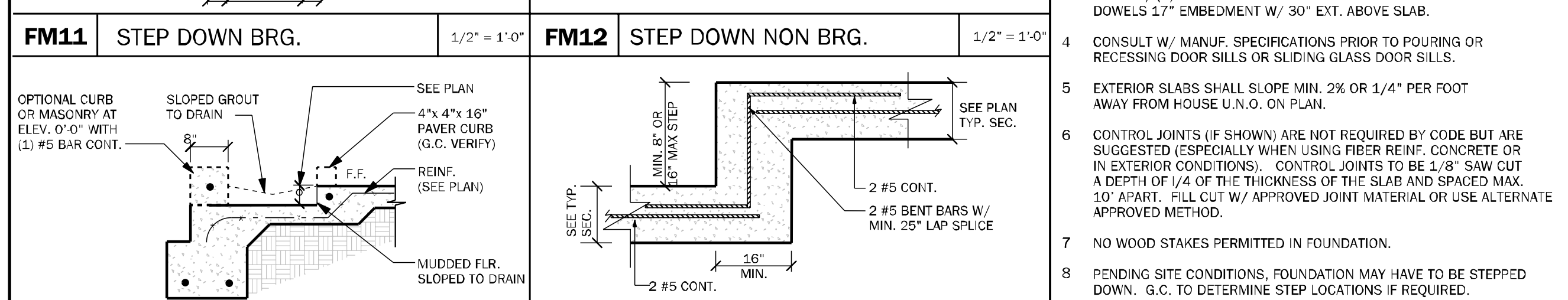
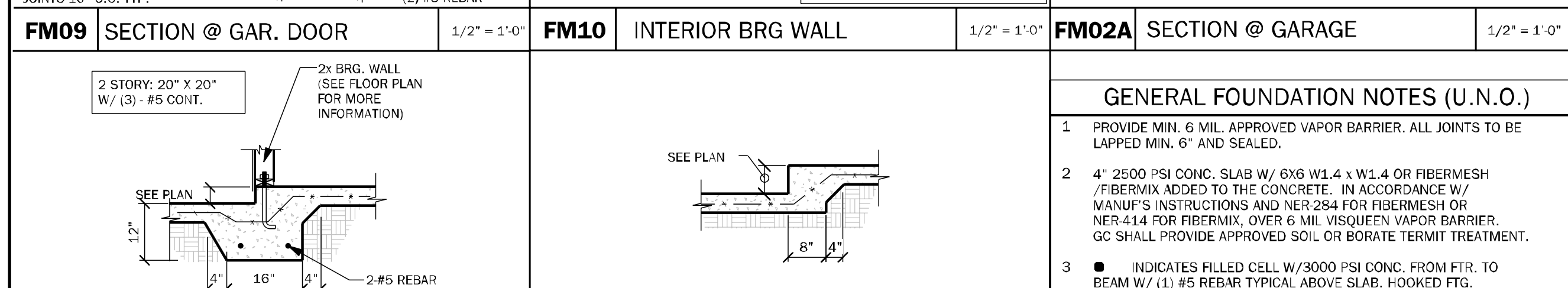
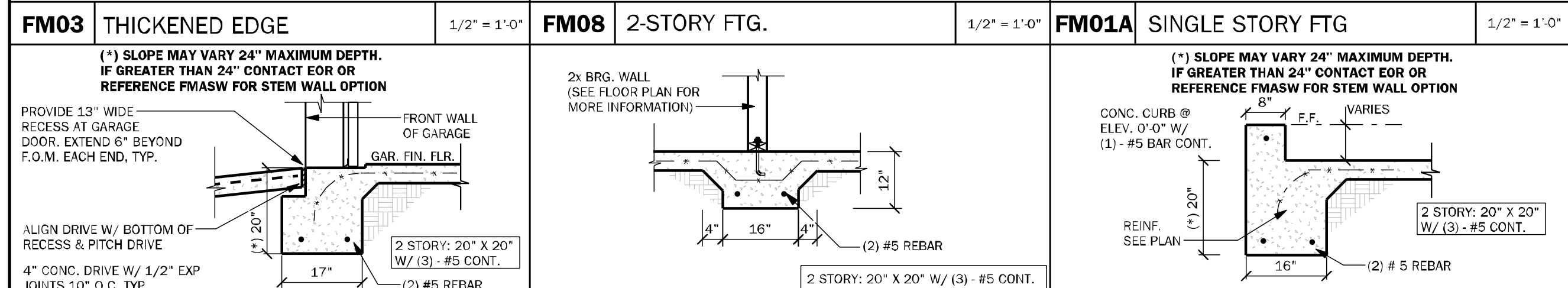
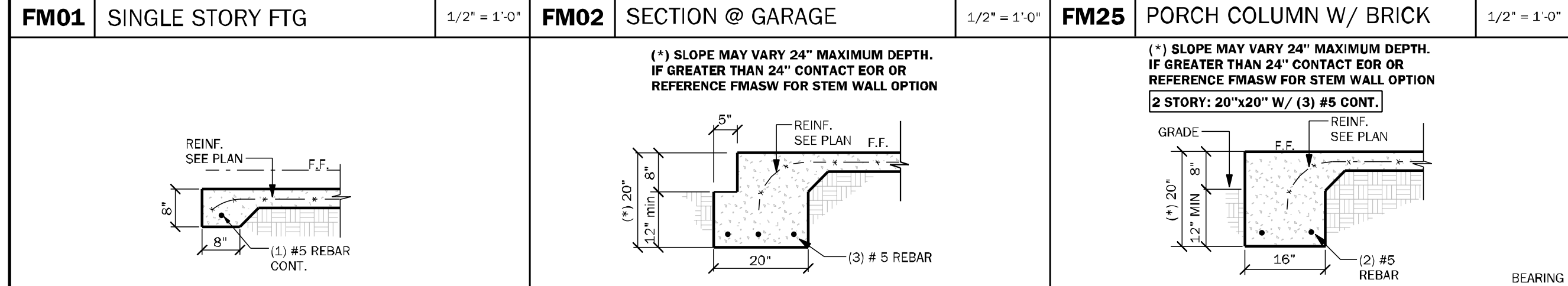
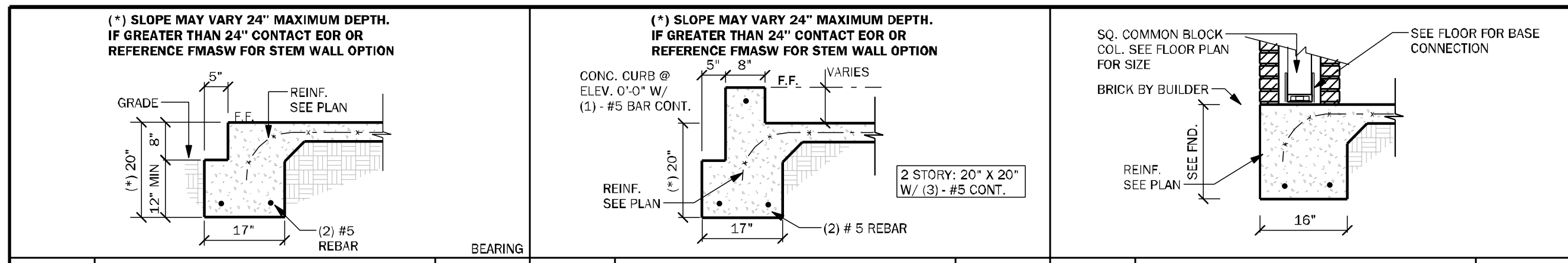
- VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED
- VERIFY "B" BEAMS EACH END
- SEE PLAN FOR TOP OR BOTTOM OF BEAM INDICATIONS
- BEAMS ARE NOT TO BE DRILLED OR NOTCHED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE E.O.R.



**OPT. MASTER BATH**

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





STEMWALL SCHEDULE				
STEMWALL HEIGHT (h)	FOOTING DIMENSION			
	d 1 STORY	d 2 STORY	b 1 STORY	b 2 STORY
0'-0" - 2'-0"	8"	10"	18"	20"
>2'-0" - 3'-4"	10"	10"	20"	24"
>3'-4" - 4'-0"	12"	12"	32"	32"
>4'-0" - 5'-4"	16"	16"	48"	48"

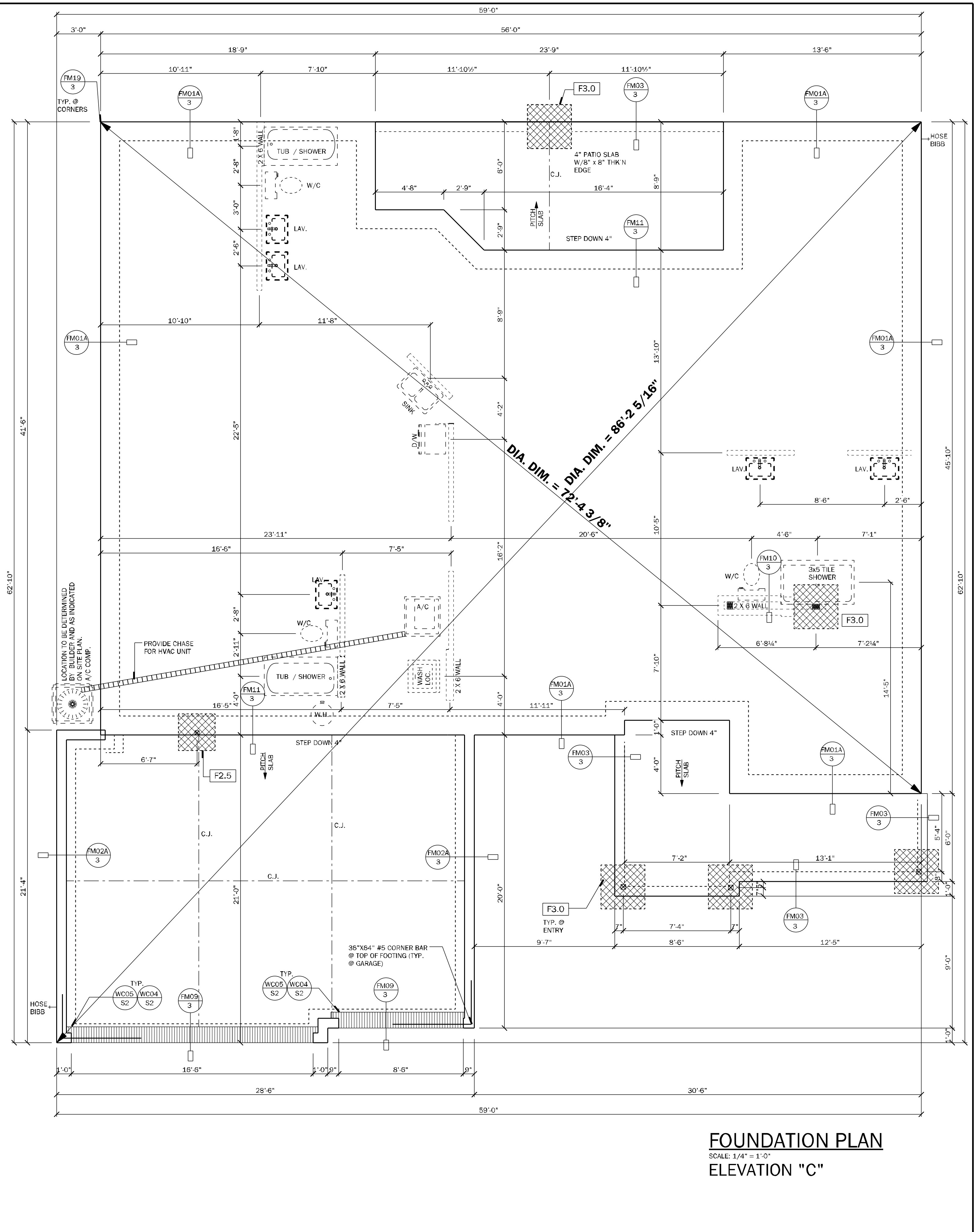
**NOTES:**

- VERTICAL REIN. IN SOLID GROUTED CELLS AT ALL CORNERS, JAMBS, WALL INTERSECTIONS, BELOW GIRDER TRUSS LOCATIONS, AND AT THE MAXIMUM SPACING STATED IN SCHEDULE.
- W.W.M. IS REQUIRED TO MAKE ADEQUATE CONNECTION BETWEEN SLAB AND WALL WHEN STEM WALL EXCEEDS 4'-0" FIBERMESH CAN NOT BE USED AND #4 TURN BARS ARE REQUIRED @ EACH FILLED CELL LOCATION. EACH BAR TO BE TIED TO VERTICAL BAR AND EXTEND OUT 4 MIN. 4'-0" INTO SLAB/ STEM.
- IF STEM IS REQ'D TO BE HIGHER CONTACT ENGINEER OF RECORD PRIOR TO CONSTRUCTION FOR MORE INFORMATION.
- G.C. TO PROVIDE ADEQUATE BRACING OF STEM WALL WHEN UNEVEN BACK FILLING IS TAKING PLACE.
- #5 HORIZONTAL CORNER BARS WITH 4'-0" LEGS IN KNOCKOUT BLOCK @ 16" O.C. VERTICAL. GROUTED SOLID WHEN STEM WALL IS GREATER THAN 4'-0" TALL (TYPICAL ALL CORNERS).
- IF STEMWALL IS WITH IN 5'-0" OF POOL OR WATER FEATURE FOUNDATIONS TO BE A MINIMUM 12" BELOW BOTTOM OF POOL OR WATER FEATURE.
- ALL STEM WALLS GREATER THAN (4) COURSES SHALL BE FULLY GROUTED.
- R-403.1.4 MINIMUM DEPTH: ALL EXTERIOR FOOTINGS (BOTTOM) SHALL BE PLACED AT LEAST 12" BELOW THE UNDISTURBED GROUND SURFACE.

STEMWALL SCHEDULE		
STEMWALL HEIGHT (h)	FOOTING DIMENSION	REINFORCING
0'-0" - 2'-0"	8" x 10"	W/ (2) #5 BARS
>2'-0" - 3'-4"	10" x 10"	W/ (3) #5 BARS
>3'-4" - 4'-0"	12" x 12"	W/ (4) #5 BARS
>4'-0" - 5'-4"	16" x 16"	W/ (5) #5 BARS CONT. & #5 @ 18" O.C. TRANSV.

FOOTING SCHEDULE				
MARK	SIZE	DEPTH	REINFORCING	GRAVITY CAP. (lbs)
F1.0	1'-0" X CONT.	1'-0"	2 #5 E.W. BOT.	2000
F2.0	2'-0" X 2'-0"	1'-0"	3 #5 E.W. BOT.	7200
F2.5	2'-6" X 2'-6"	1'-0"	3 #5 E.W. BOT.	11000
F3.0	3'-0" X 3'-0"	1'-0"	4 #5 E.W. BOT.	15600
F3.5	3'-6" X 3'-6"	1'-0"	4 #5 E.W. BOT.	21500
F4.0	4'-0" X 4'-0"	1'-0"	5 #5 E.W. BOT.	28000
F4.5	4'-6" X 4'-6"	1'-4"	5 #5 E.W. BOT.	34500
F5.0	5'-0" X 5'-0"	1'-4"	6 #5 E.W. BOT.	42900
F6.0	6'-0" X 6'-0"	1'-4"	7 #5 E.W. BOT.	61500

LEGEND	
[Symbol]	INDICATES SINGLE STORY FOOTING
[Symbol]	INDICATES TWO STORY FOOTING
[Symbol]	INDICATES PAD FOOTING



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MUNICIPAL STAMP AREA

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PENSACOLA FL 32502  
Division Location: GAINESVILLE

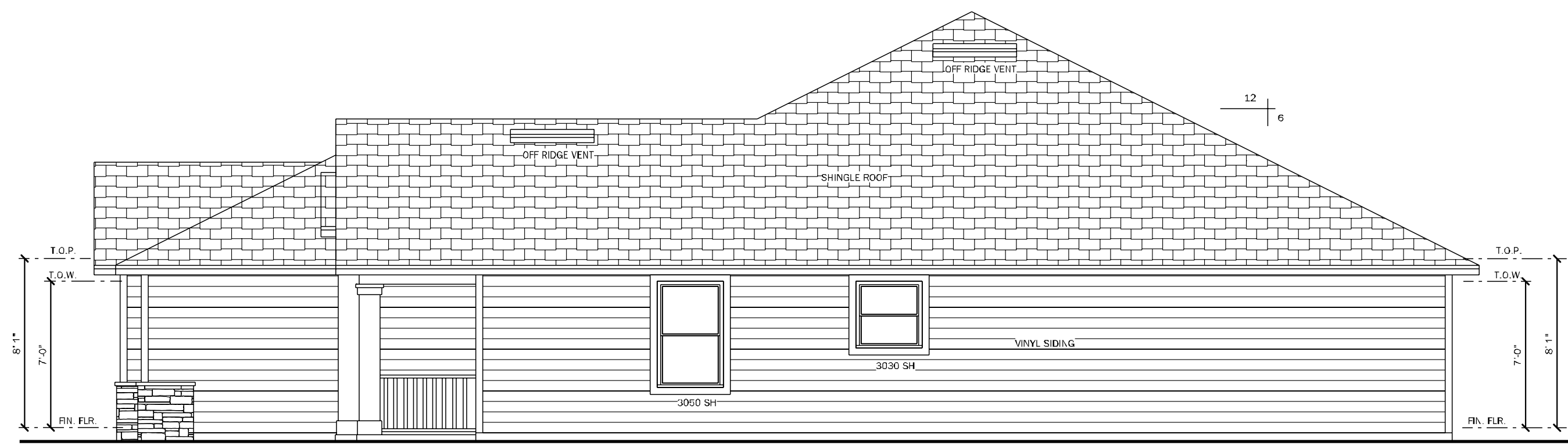
Builder: **TSG**

Community: **The Preserve at Laurel Lake**  
Plan Name: **2265 3C**  
Project Address: **271 Sw Bagflower Dr. Ave City, FL**  
Client No.:

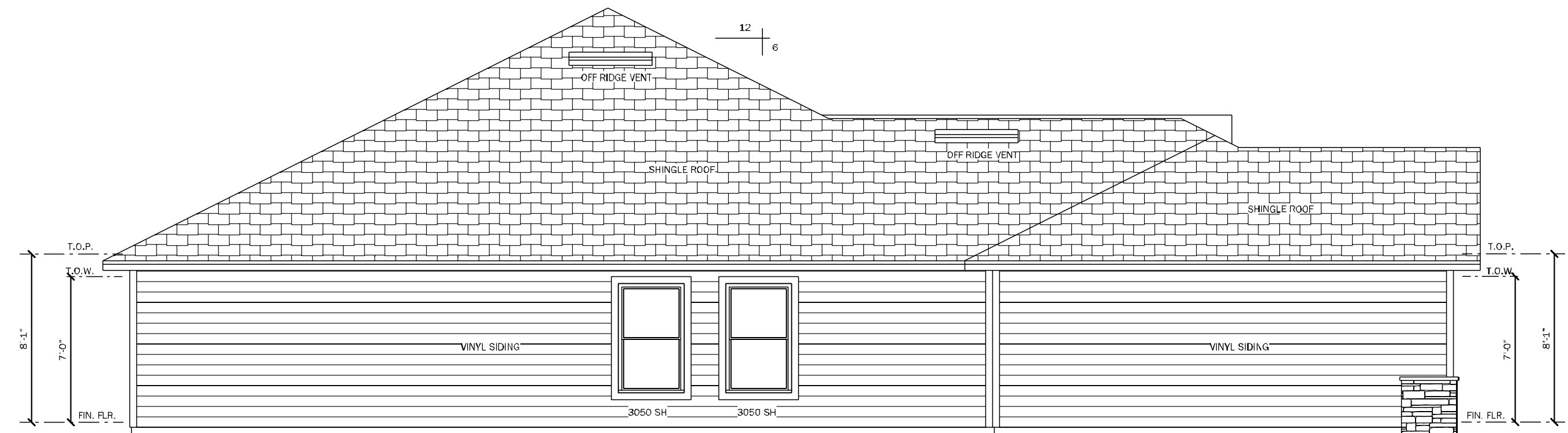
Project No: 26-03340  
Sheet No: 3

**FOUNDATION PLAN**

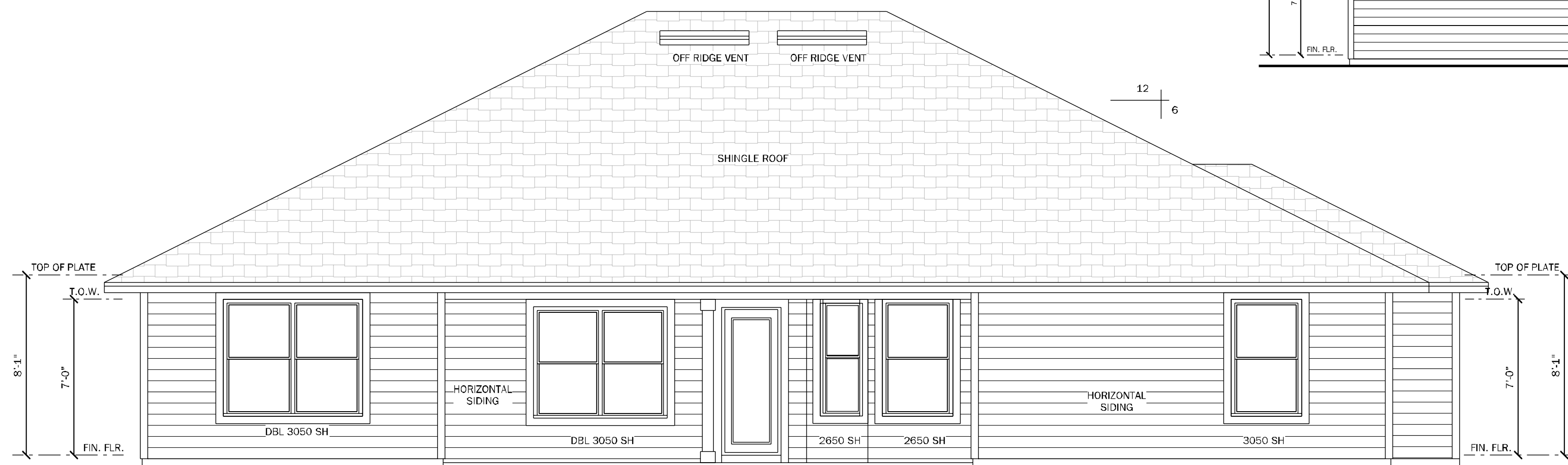




**RIGHT ELEVATION "C"**  
SCALE: 3/16" = 1'-0"



**LEFT ELEVATION "C"**  
SCALE: 3/16" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION "C"**  
SCALE: 1/4" = 1'-0"

**VENTILATION CALCULATION**

Calculations shown below are for both, off ridge and ridge vent systems. Only ONE system is required. See builder's specs for product used.  
**Formula = SF / 300 \* 144 = net sq. inches of venting needed.**  
 (Based on the 1/300 exception for the minimum vent area).

S.F. of Area to be vented (SF)	3135
Total needed for exhaust for upper 1/3 Upper = 45% approx.	678 net sq inches
Total needed for intake (soffit area, lower) Lower = 55% approx.	829 net sq inches
Total needed combined to be no less than 40% and no more than 50%	1560 (upper 1/3 = 45%)
Soffit product provides	6.57 net sq in / sf
Overhang distance	2.00 ft
Net sq in per linear feet of soffit	13.14 sq in / lf
<b>Linear Feet of Soffit needed to meet required</b>	<b>64</b>
<b>Linear Feet of Soffit provided by plan</b>	<b>235</b>
<b>Option one (Ridge vents)</b>	
Ridge vent provides	18.00 net sq in / lf
<b>L.F. of Ridge Vent needed</b>	<b>38</b>
<b>Option two (Off ridge vents)</b>	
Off ridge vent provides	138.00 net sq in / sf
<b>Number of Off Ridge Vents for upper 1/3</b>	<b>3</b>



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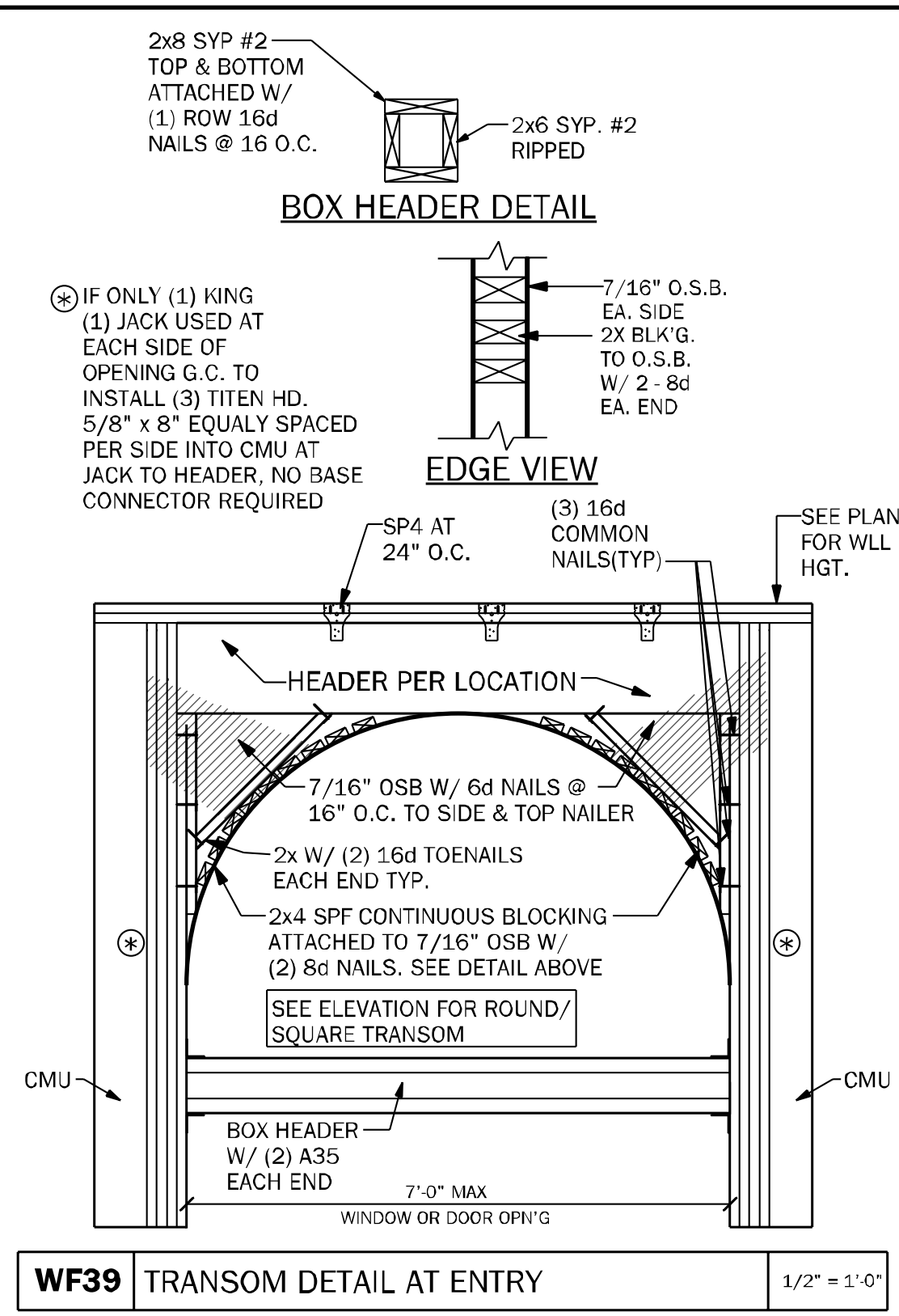
**ADAMS HOMES**  
 FLORIDA CONTRACTORS LICENSE NO. CRC1330146  
**100 WEST GARDEN STREET**  
**PENSACOLA FL 32502**  
 Division location: GAINESVILLE

LOT: 23  
 Community: The Preserve at Laurel Lake  
 Plan Name: 2265 3C  
 Project Address: 2718 S Bellflower Dr.  
 City: Pensacola, FL  
 Client No:

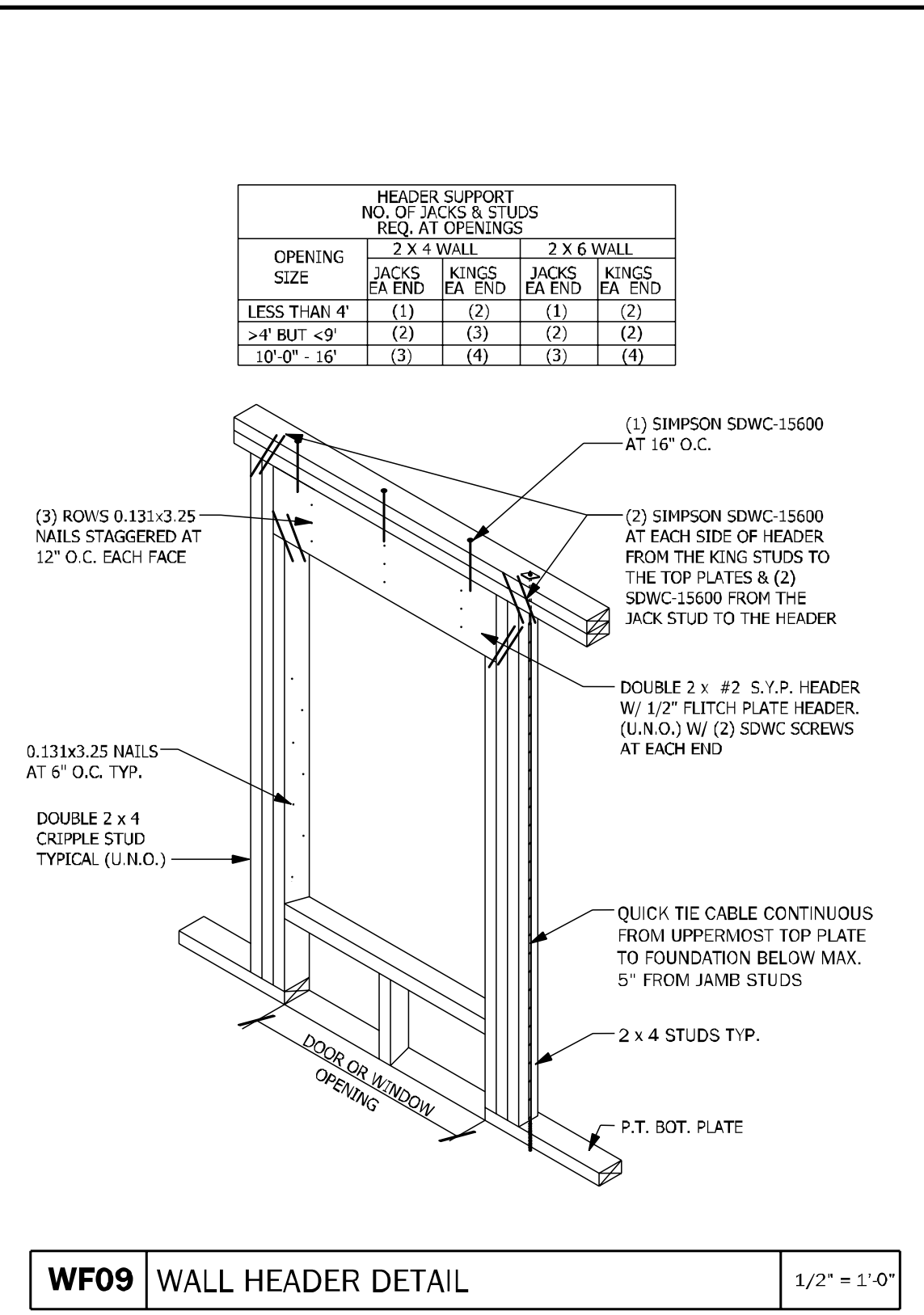
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**ELEVATIONS**



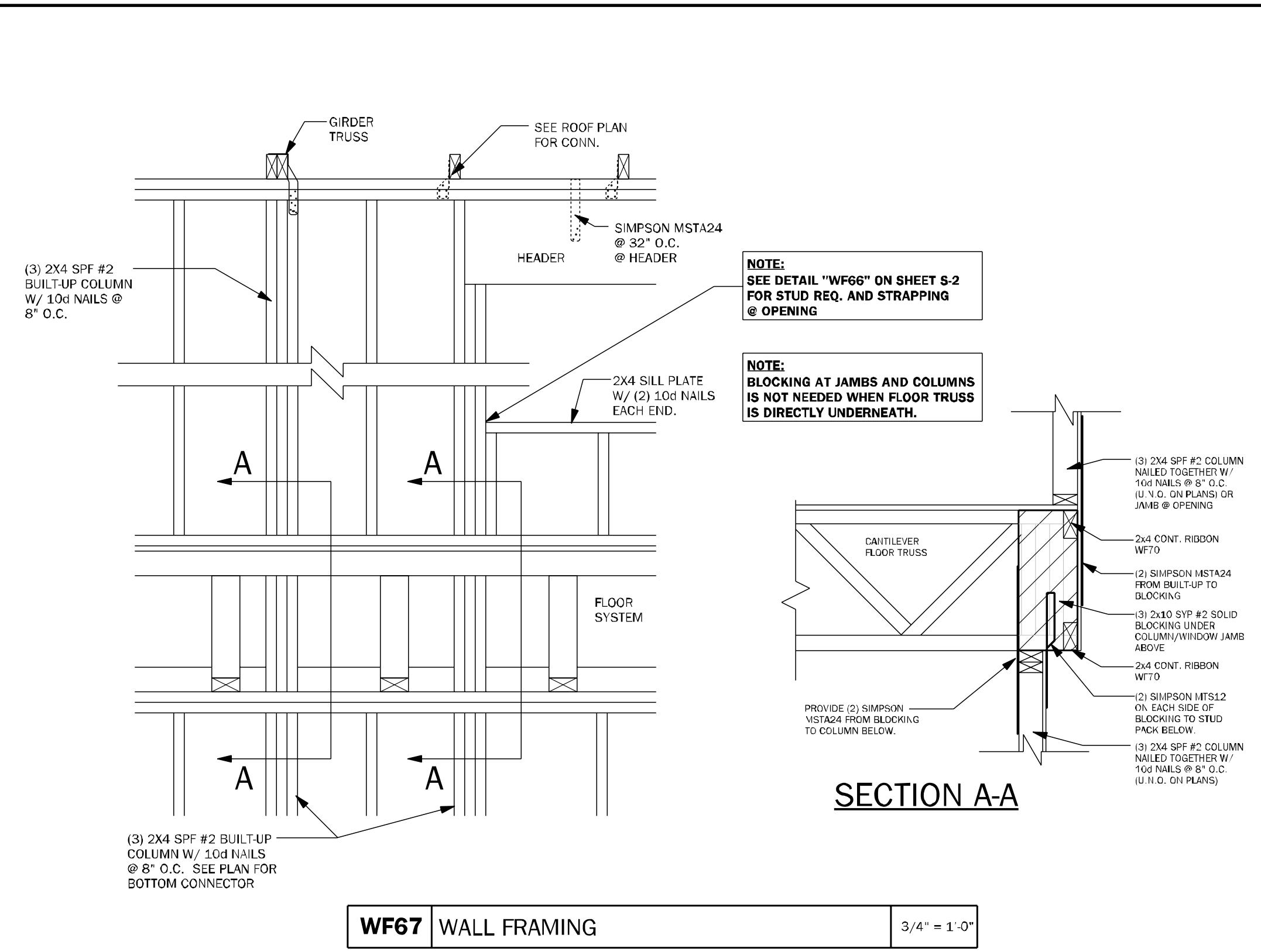




**WF39** TRANSOM DETAIL AT ENTRY 1/2" = 1'-0"



**WF09** WALL HEADER DETAIL 1/2" = 1'-0"



**WF67** WALL FRAMING 3/4" = 1'-0"

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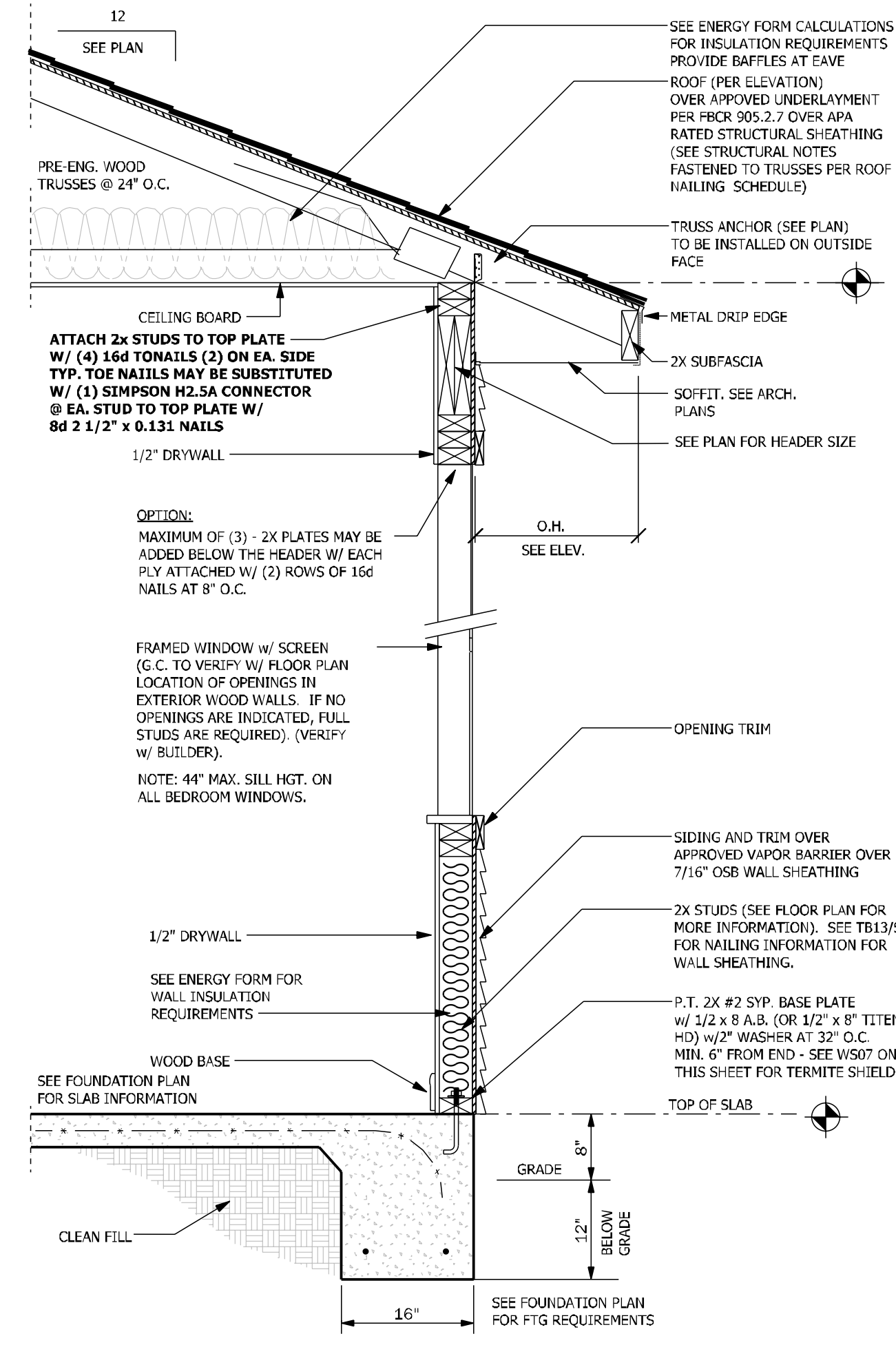
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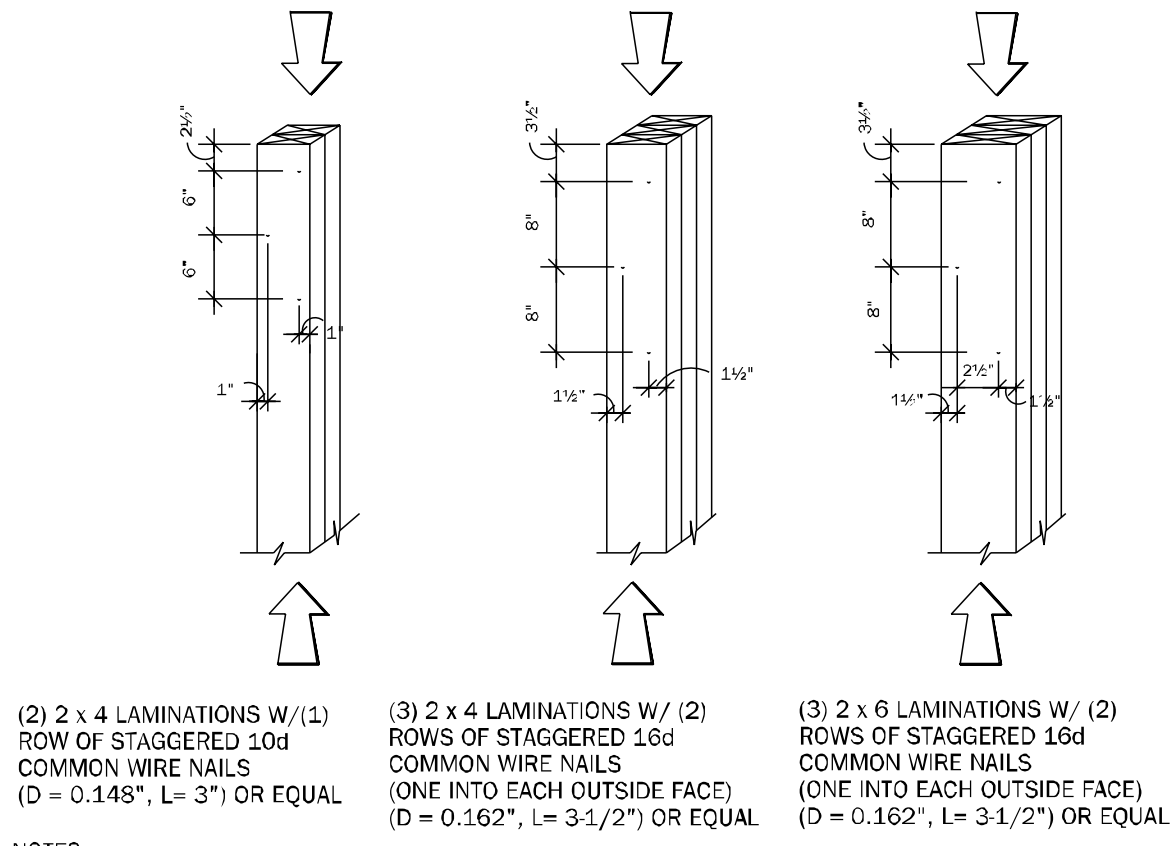
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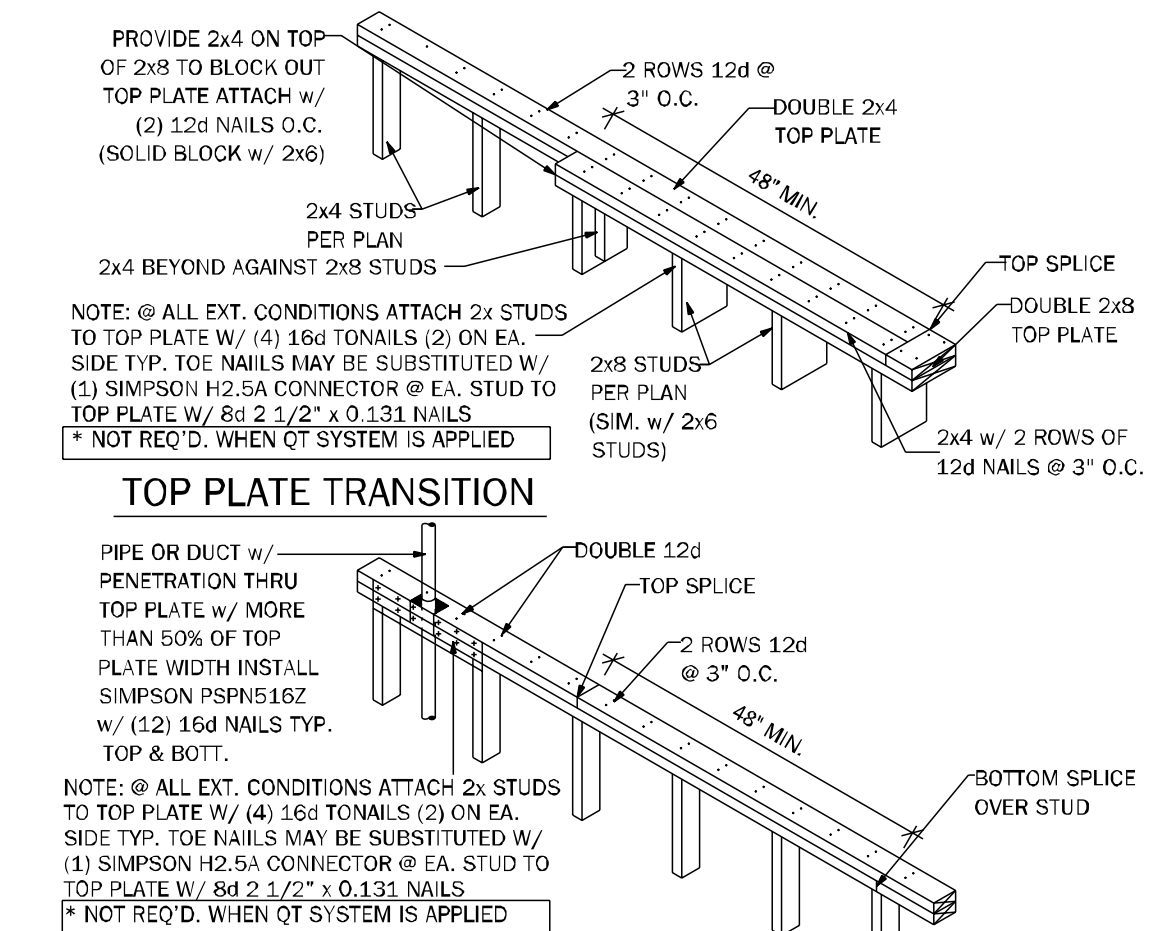
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BLK:	The Preserve at Laurel Lake
PHASE:	2265 3C
PROJECT ADDRESS:	271 Sw Bellflower Dr. Lake City, FL
CLIENT NO.:	



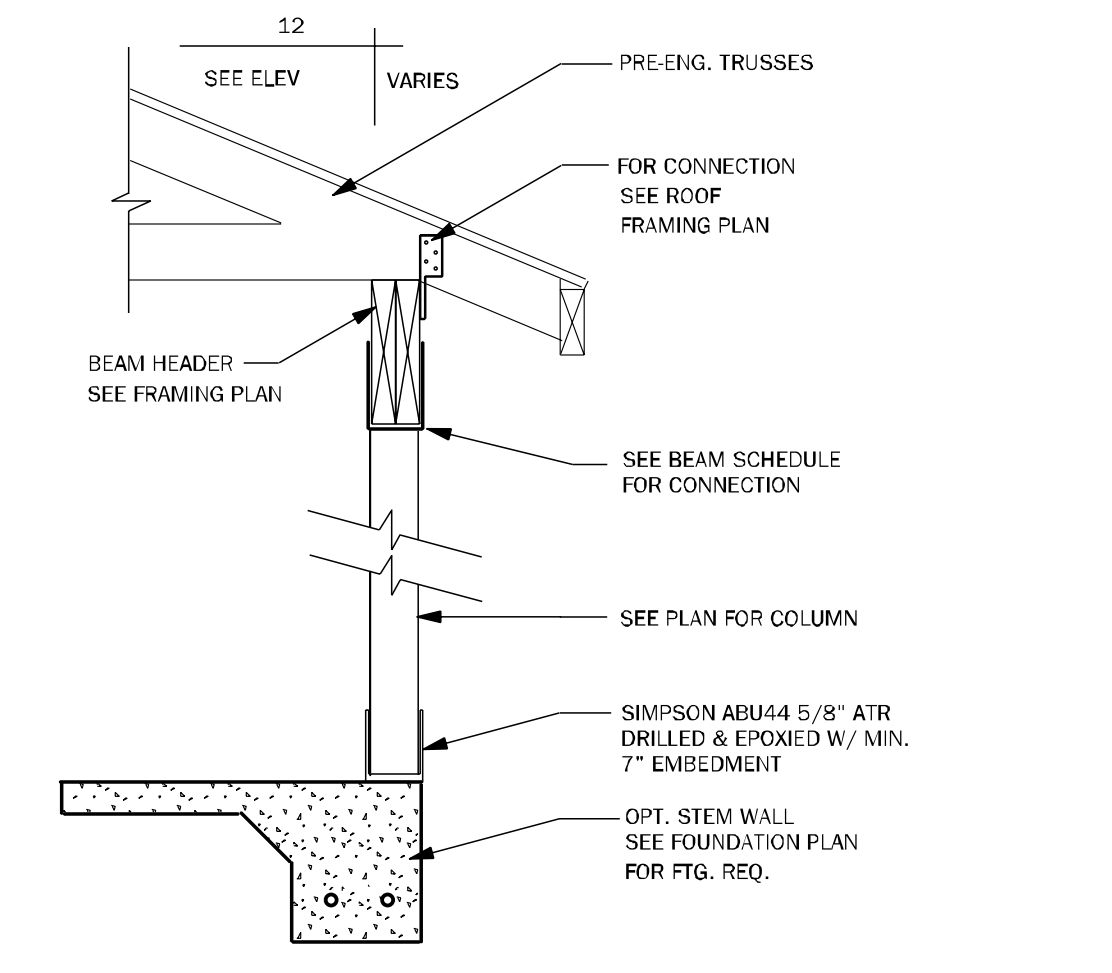
**WS02** TYPICAL WALL SECTION EXTERIOR FRAME 3/4" = 1'-0"



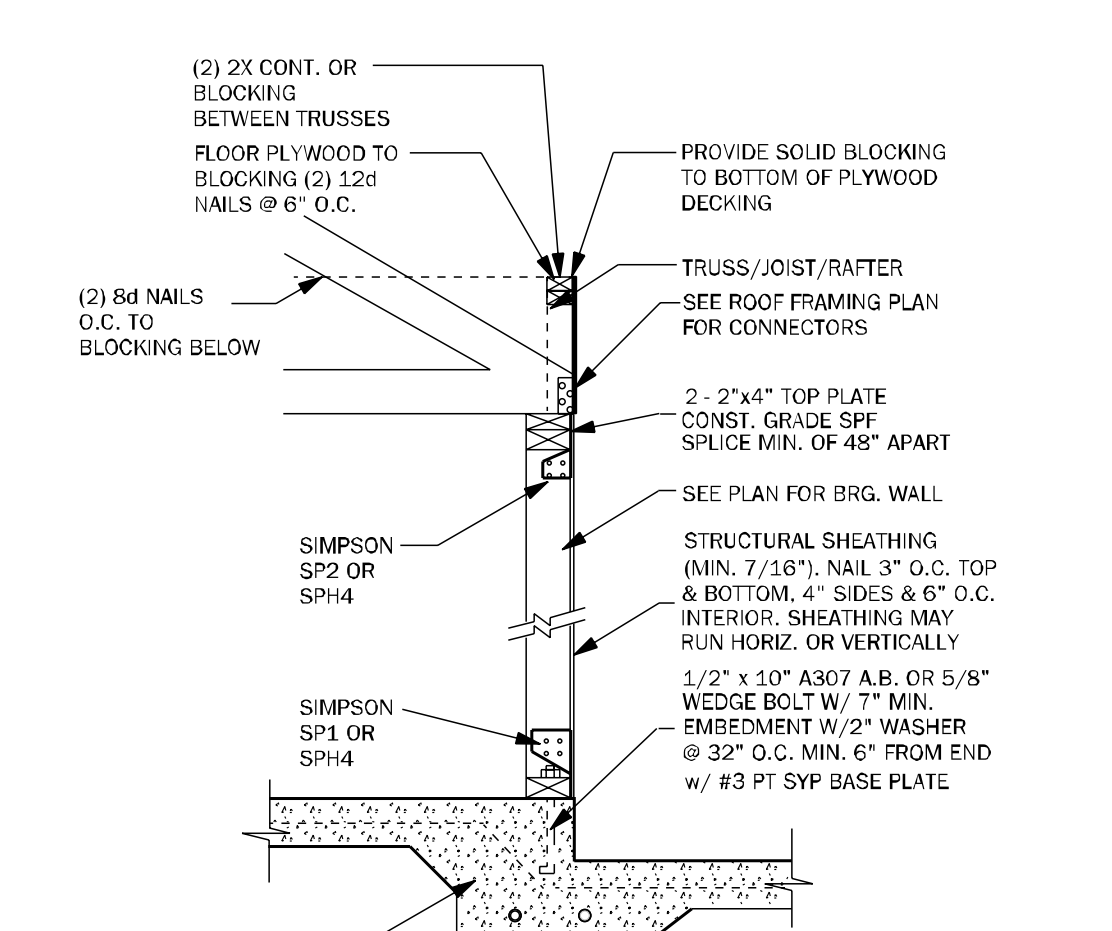
**WF37** TYPICAL COLUMNS DETAILS N.T.S.



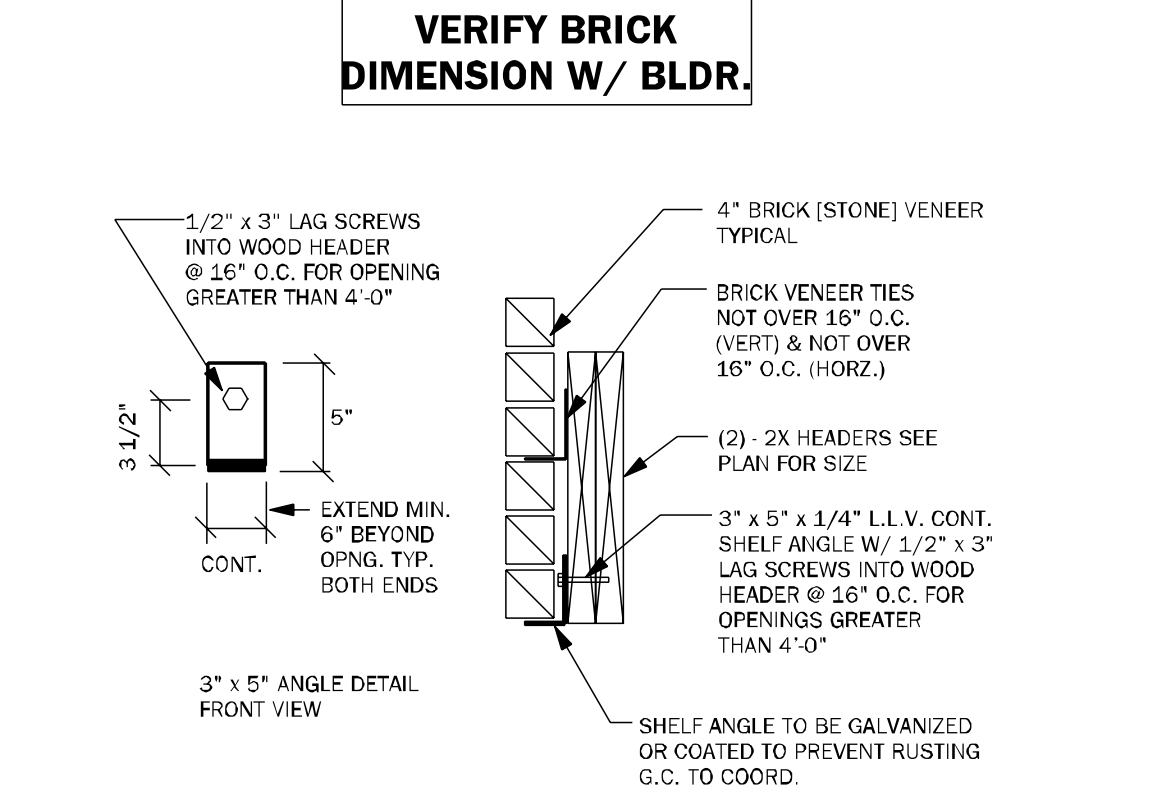
**WF17** TOP PLATE SPLICE DETAIL 3/4" = 1'-0"



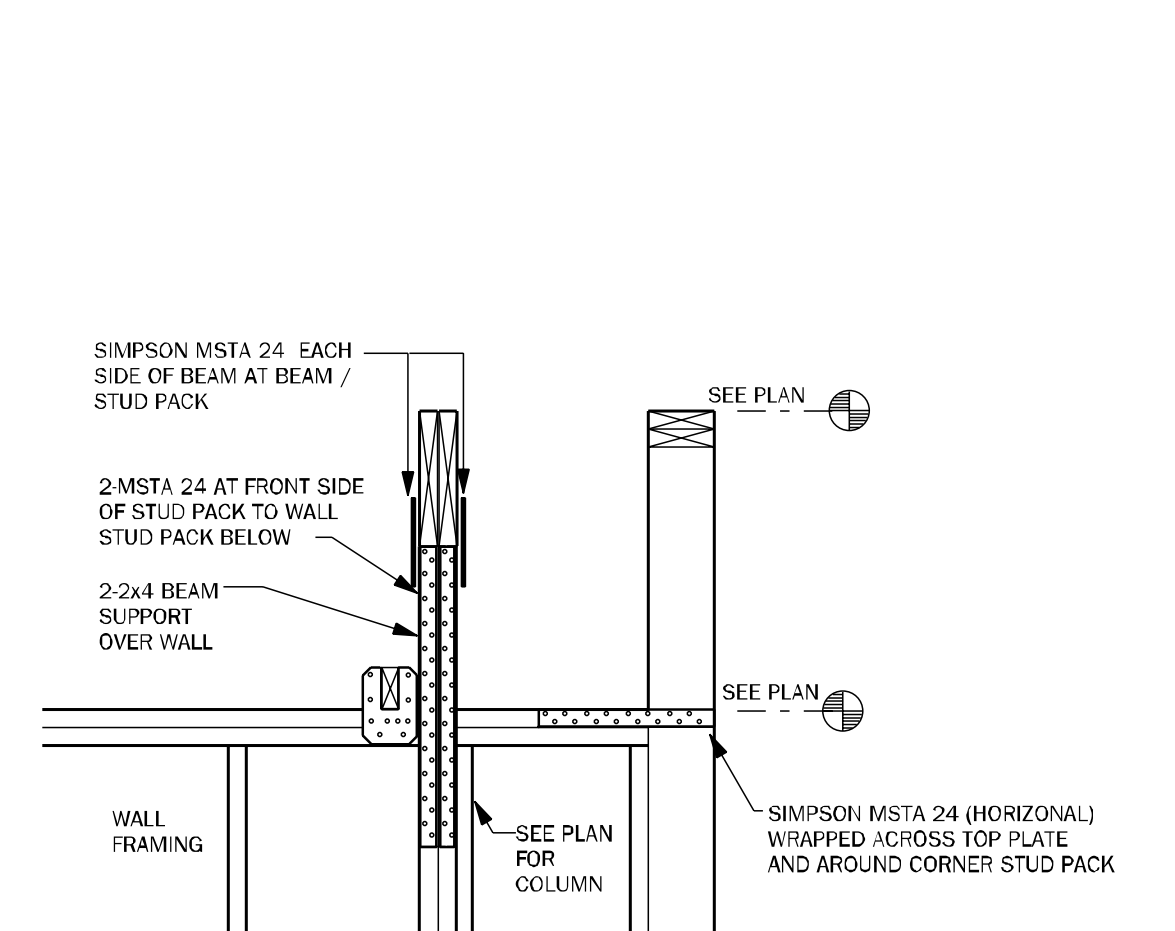
**CD24** POST & BEAM DETAIL 1/2" = 1'-0"



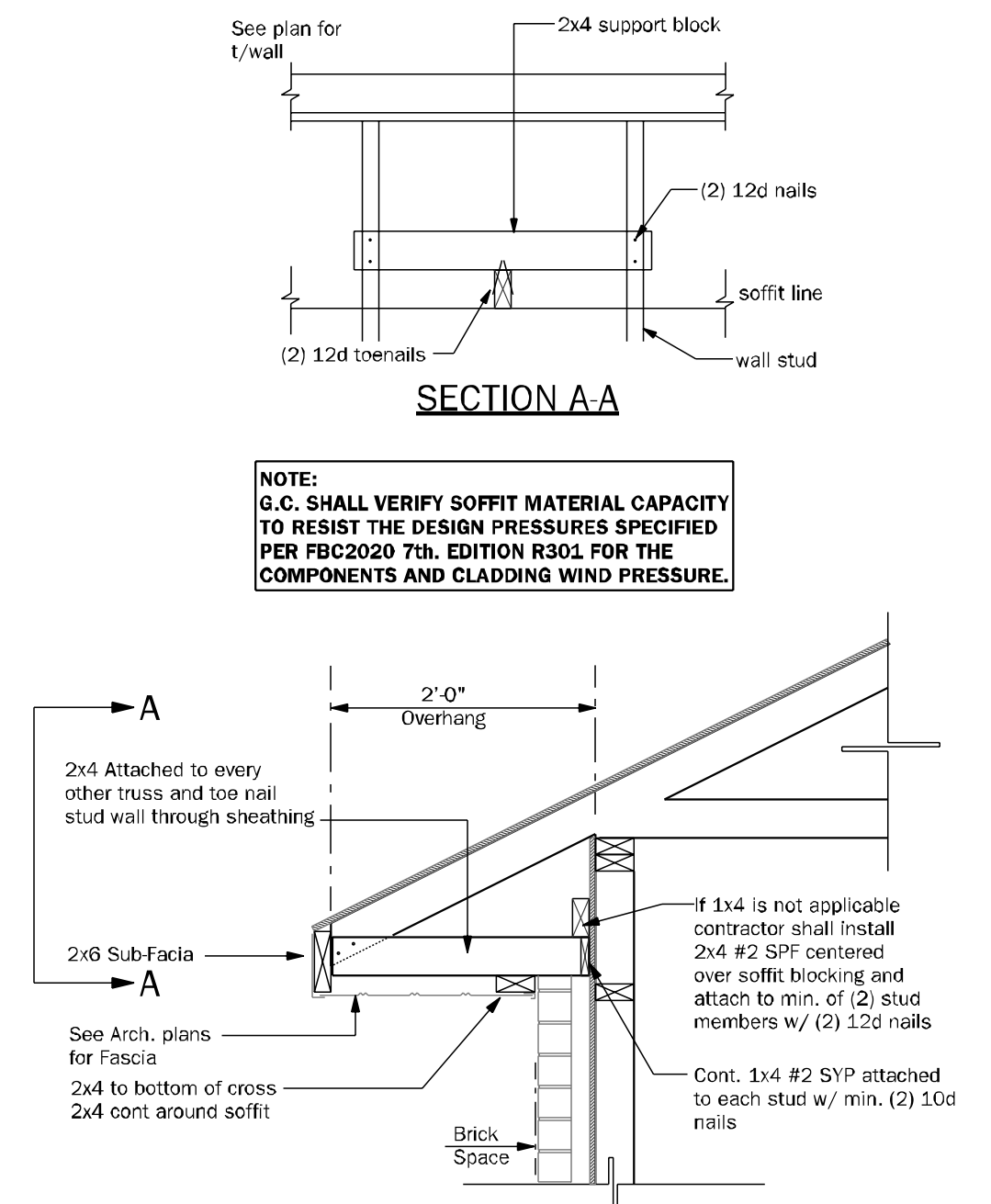
**SW01** INTERIOR BEARING SHEARWALL W/UPLIFT N.T.S.



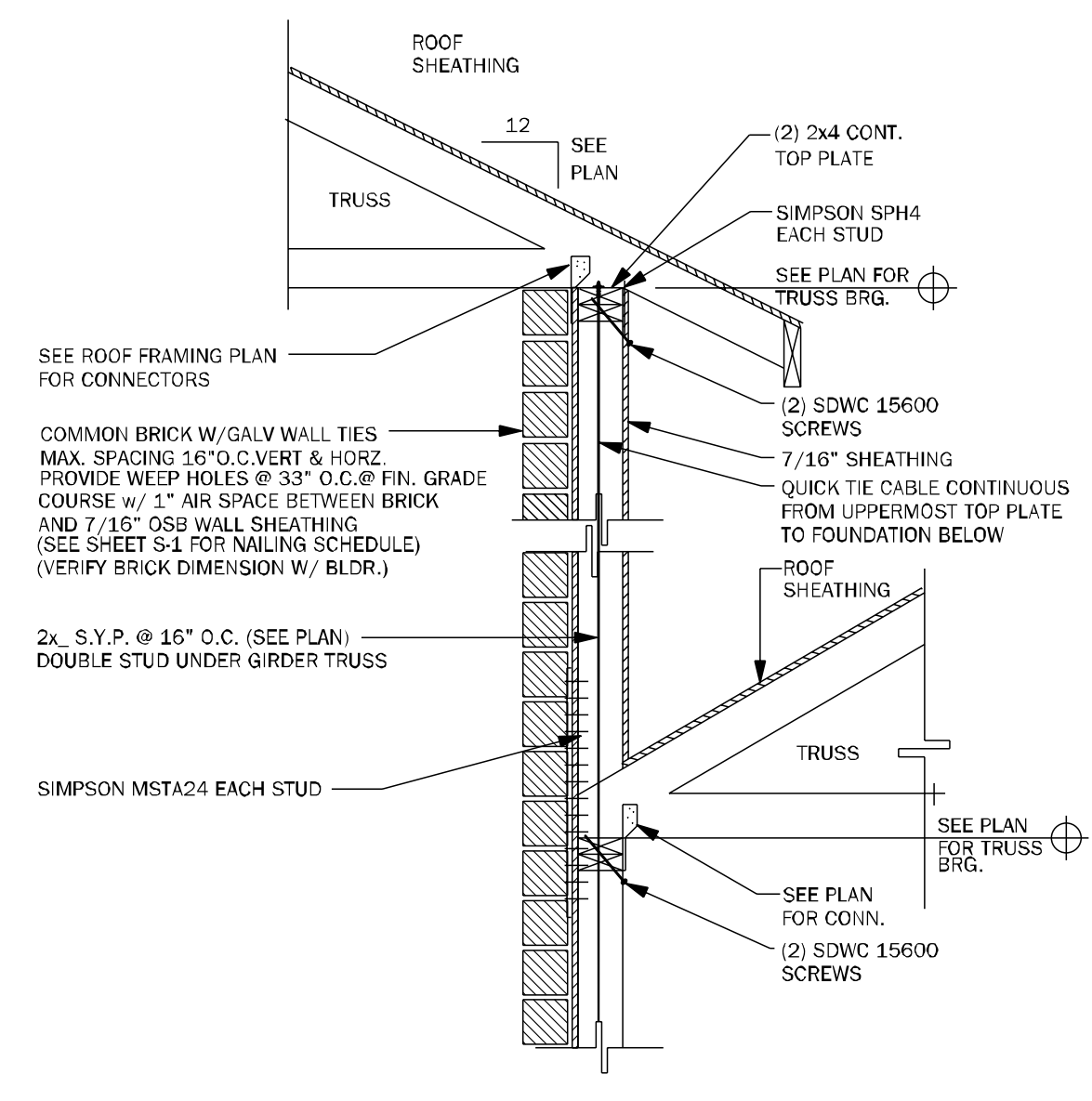
**BD07** BRICK SHELF DETAIL N.T.S.



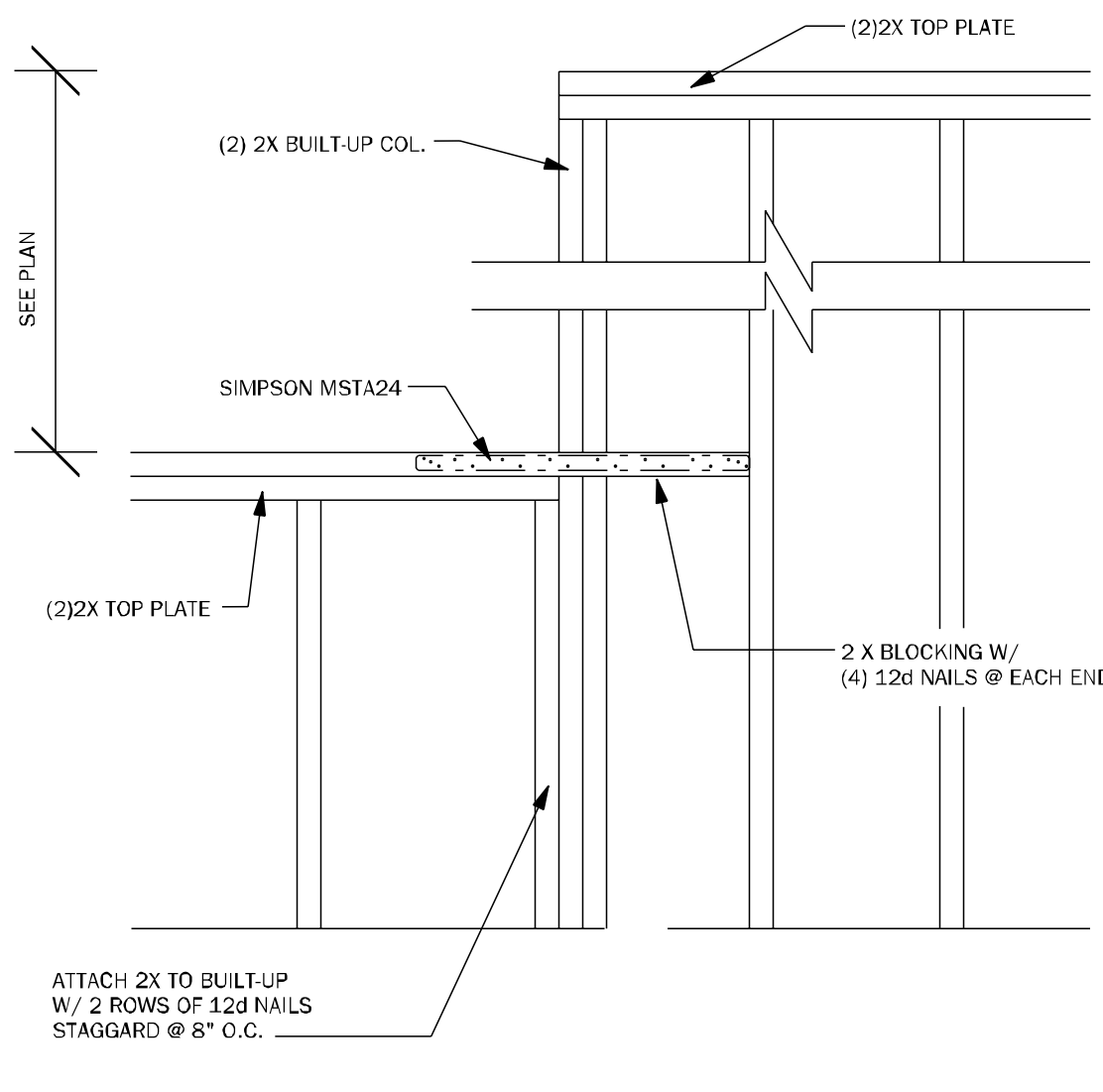
**WC08** STEP UP @ CORNER & RAISED BEAM N.T.S.



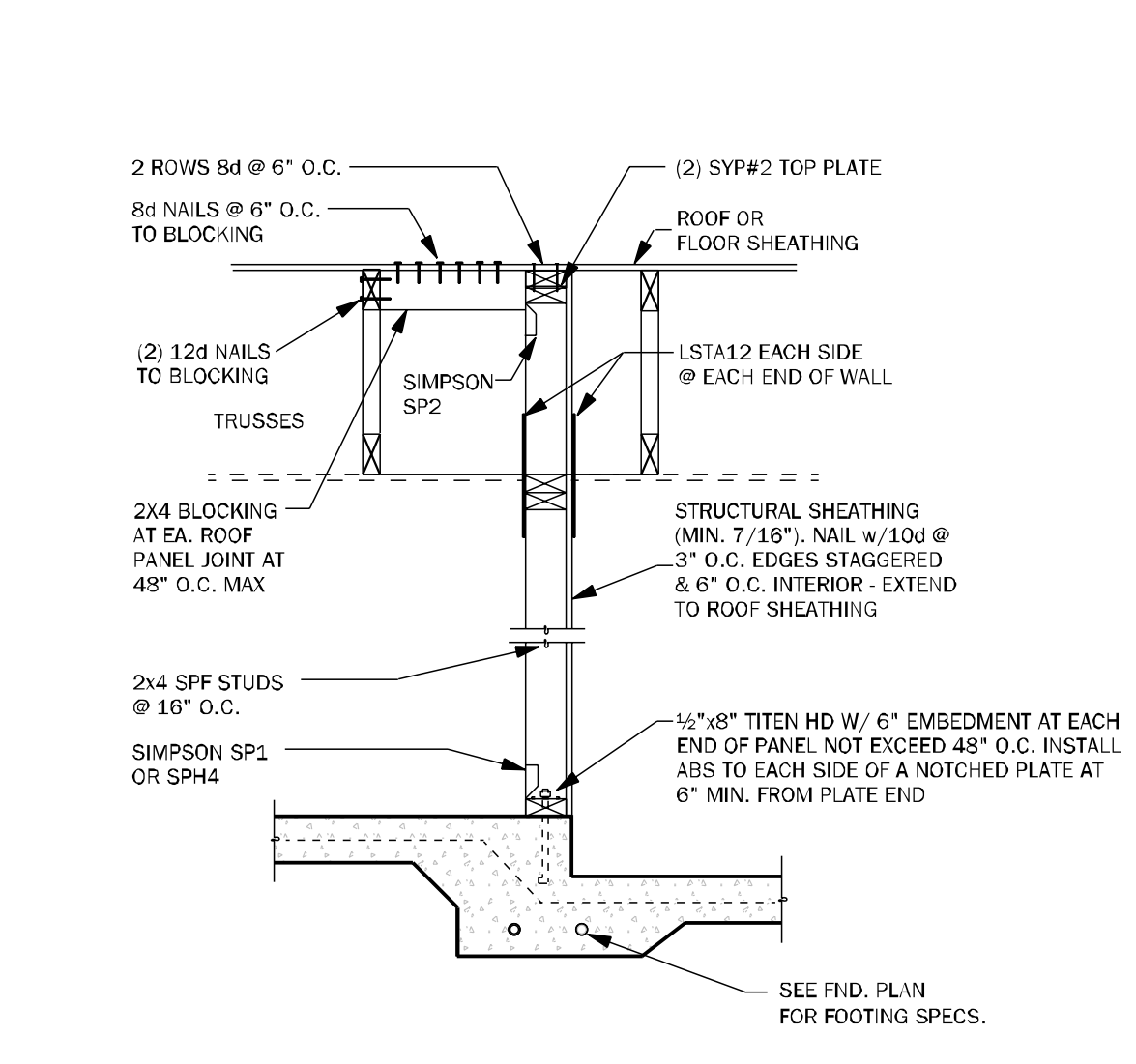
**SE** TYPICAL SOFFIT AND EAVE DETAIL 3/4" = 1'-0"



**WF63** SECTION AT DOUBLE BEARING N.T.S.



**WC07** STEP UP @ CORNER & RAISED BEAM 1/2" = 1'-0"



**SW04** INTERIOR SHEARWALL @ TRUSSES 3/4" = 1'-0"

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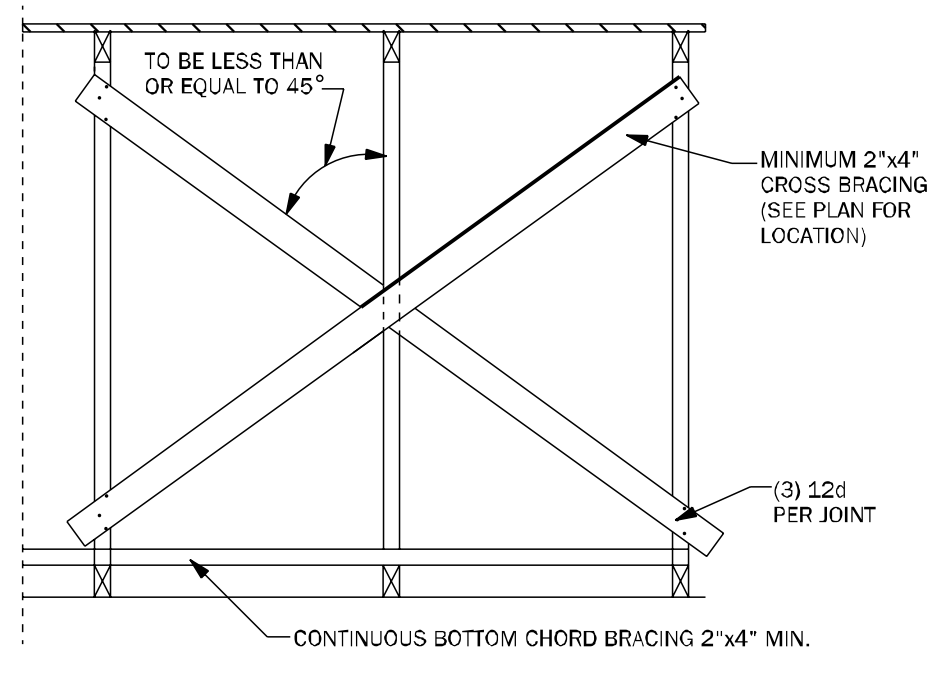
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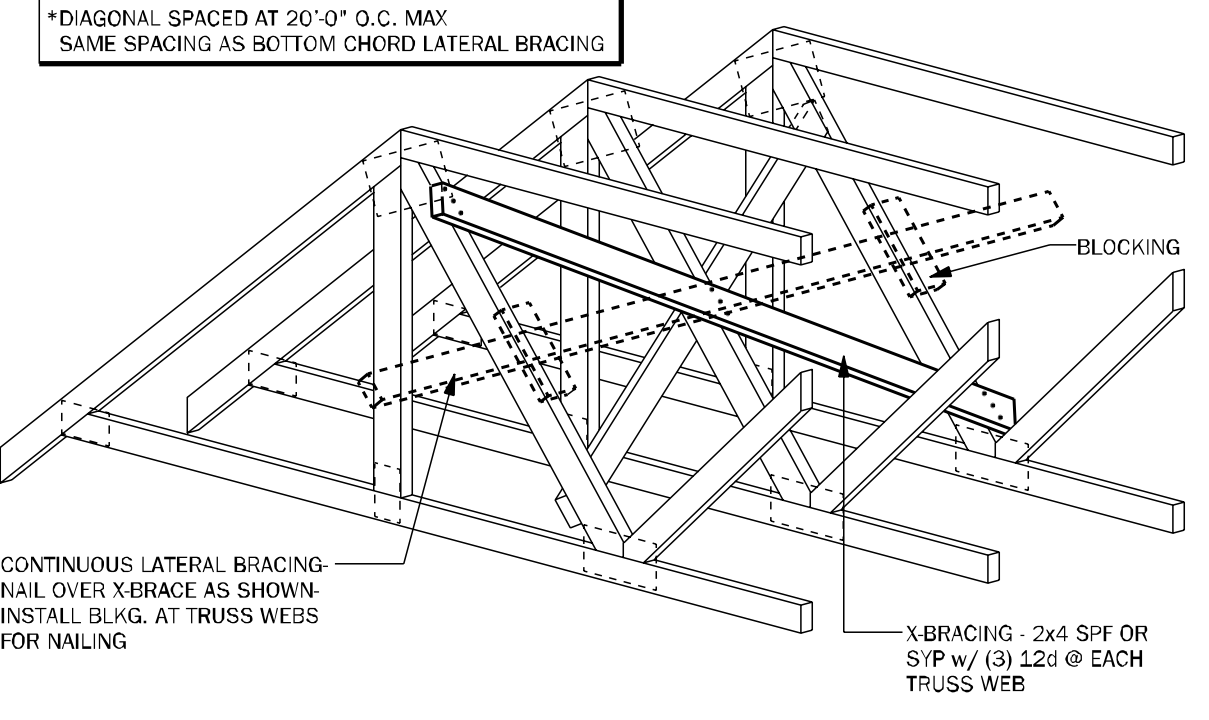
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**100 WEST GARDEN STREET**  
**PENSACOLA FL 32502**  
 Division Location: GAINESVILLE

LOT: 23  
 BLK:  
 UNIT:  
 Community: **The Preserve at Laurel Lake**  
 Plan Name: 2265 3C  
 Project Address: 271 Sky Bellflower Dr. Lake City, FL  
 Client No.:

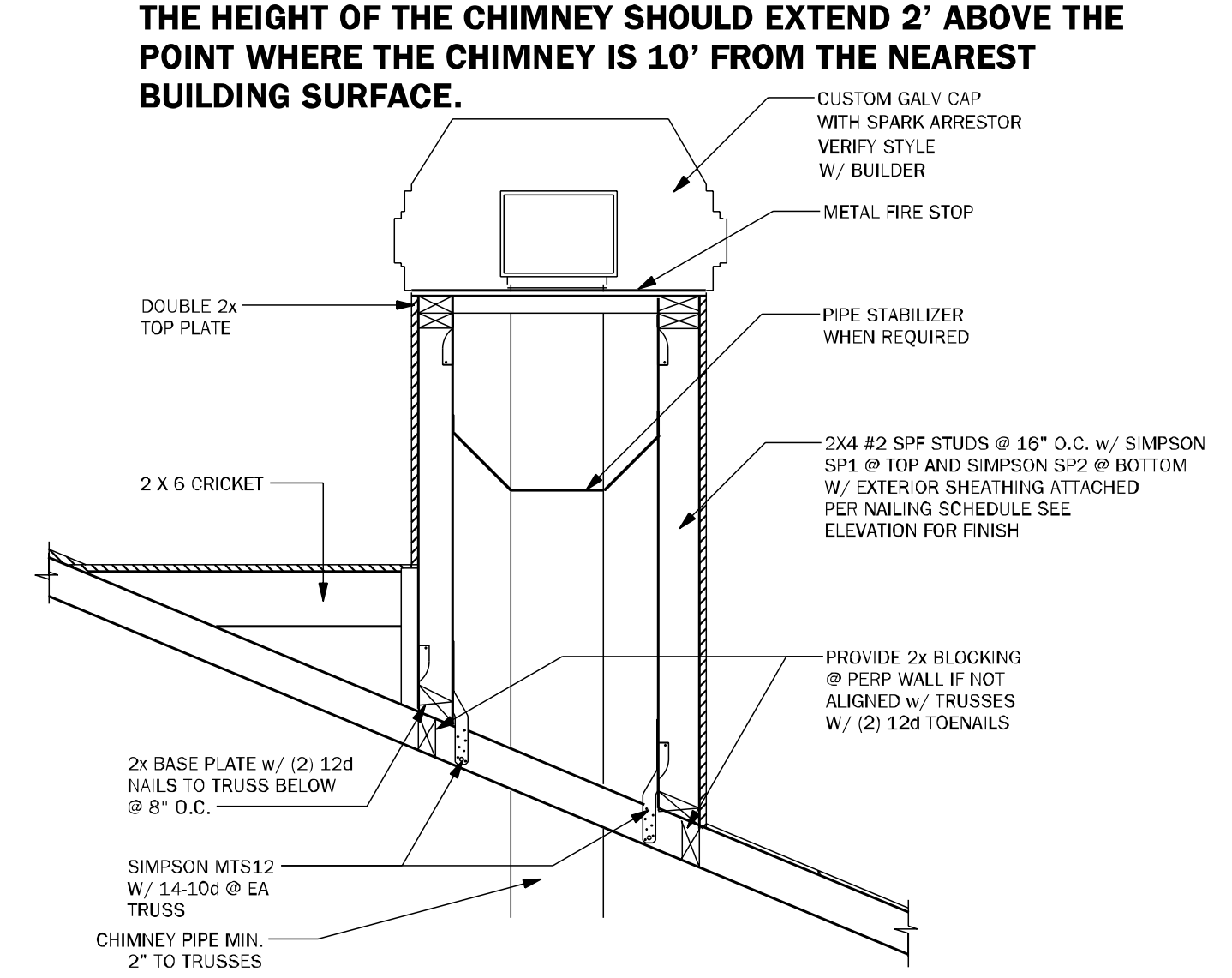
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 Sheet No: S-3  
**TYPICAL WALL DETAILS**



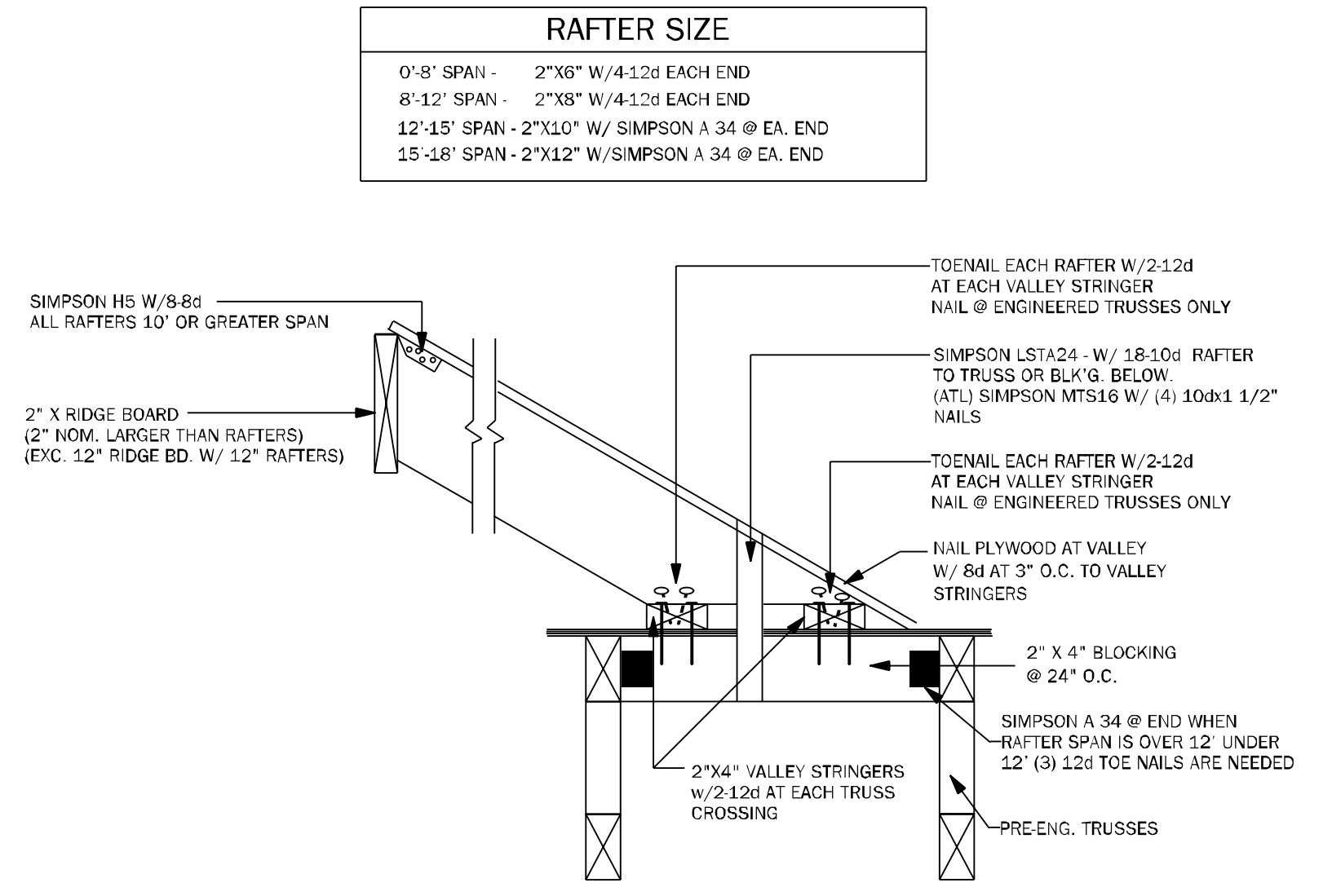
**TB01** TYPICAL CROSS BRACING DETAIL N.T.S.



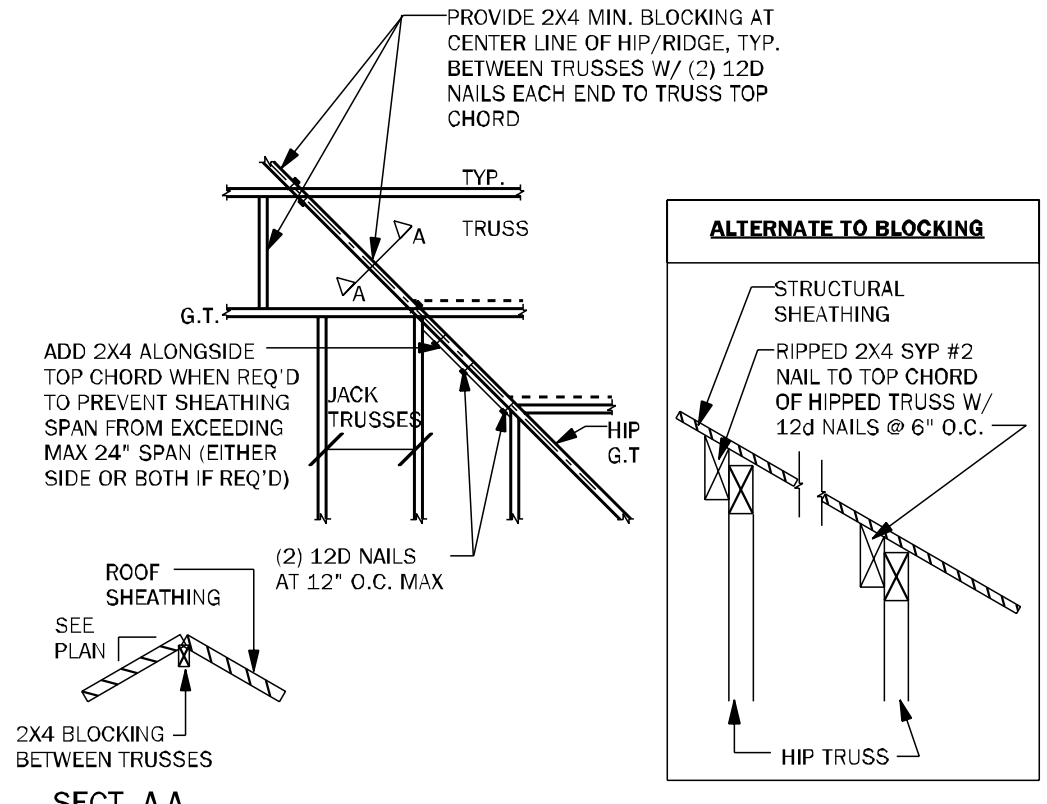
**TB02** TYPICAL CROSS BRACING DETAIL N.T.S.



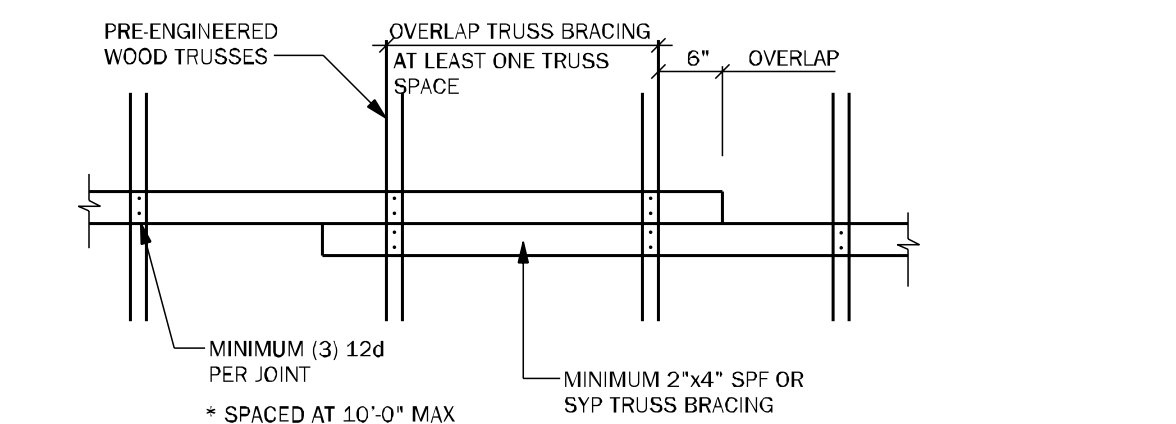
**CH01** TYPICAL CHIMNEY FRAME DETAIL 3/4" = 1'-0"



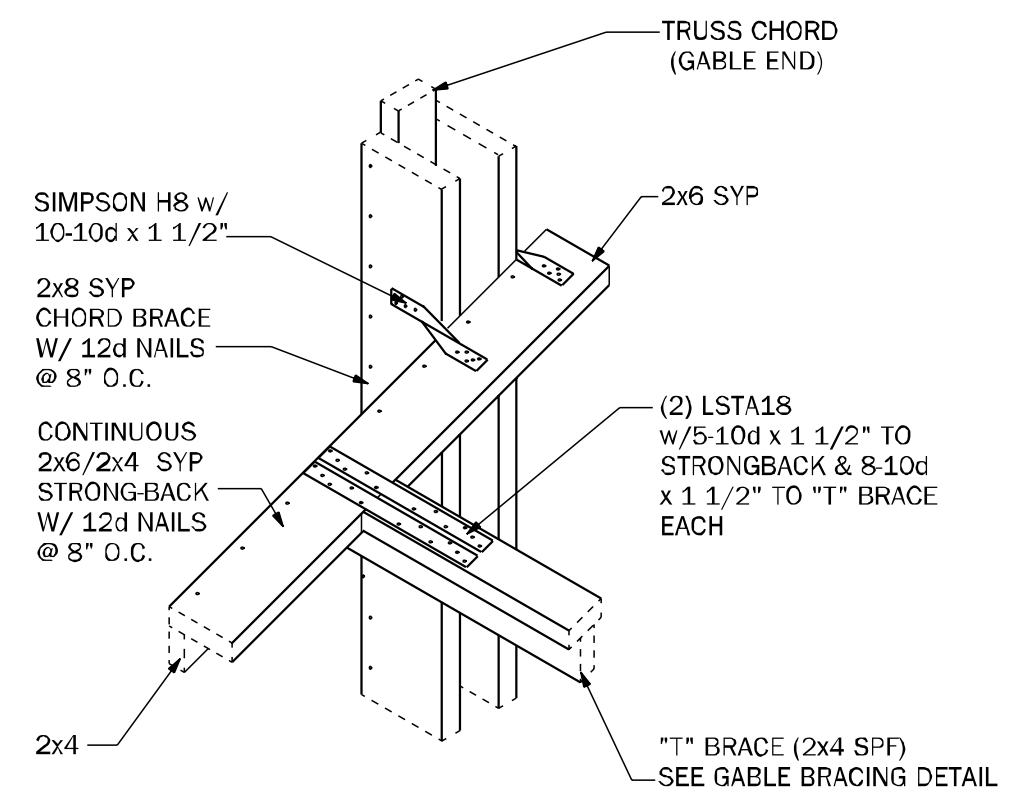
**TB17** CONV. FRAMING & VALLEY FRAMING N.T.S.



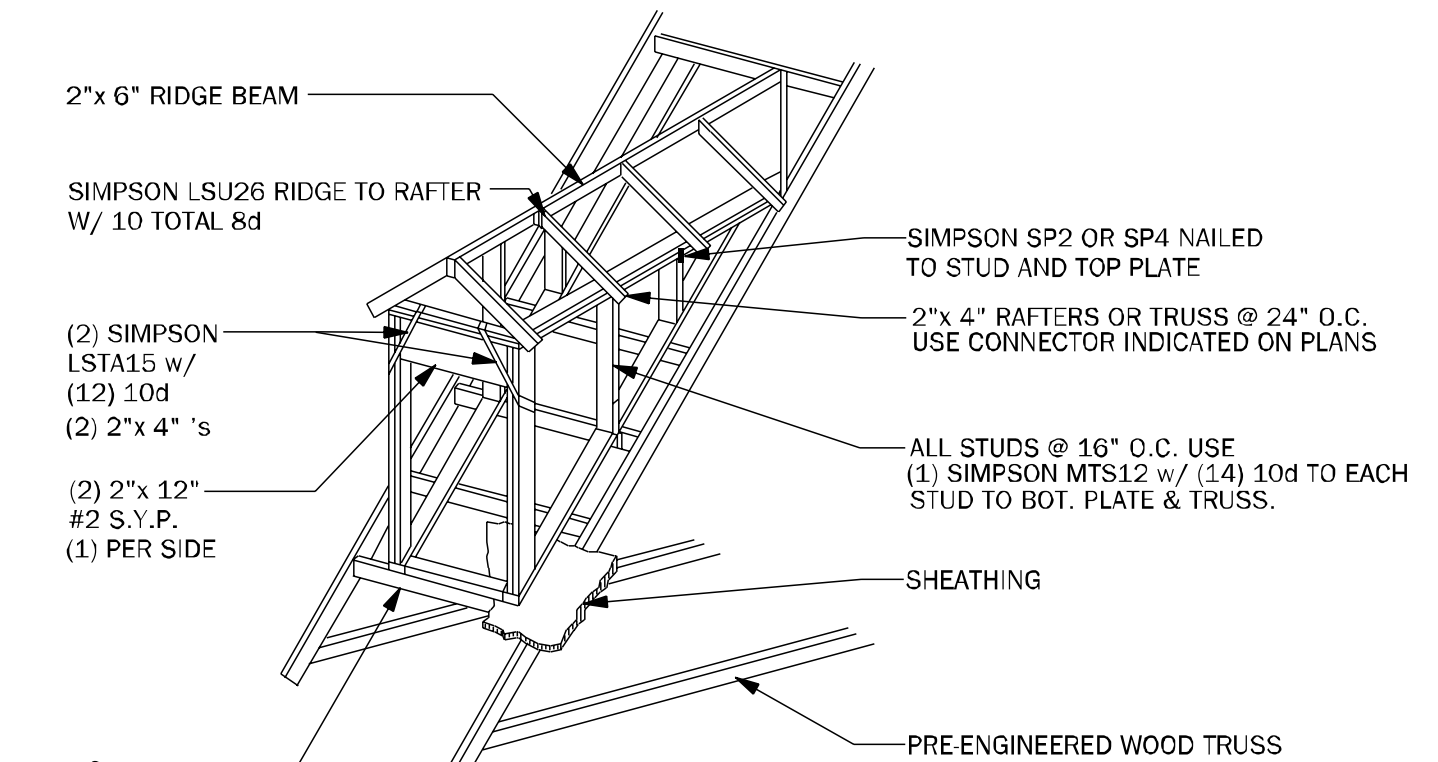
**TB03** HIP / RIDGE BLOCKING DETAIL N.T.S.



**TB04** TRUSS BRACING OVERLAP DETAIL (TYP) N.T.S.



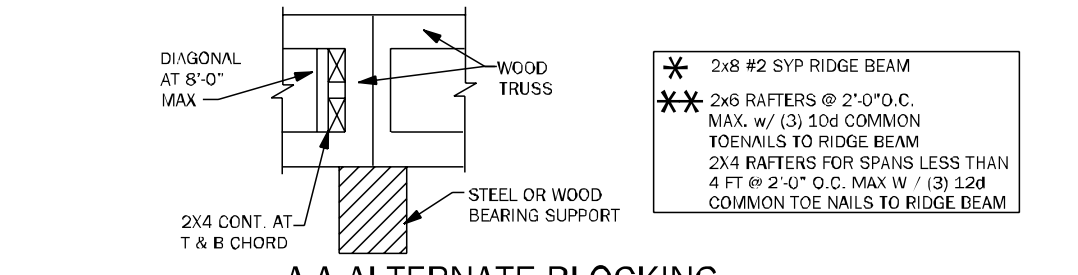
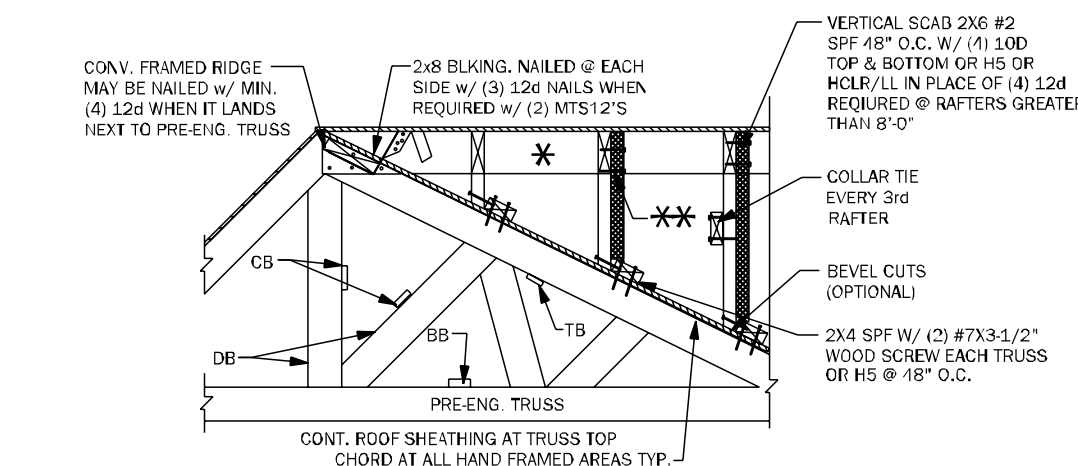
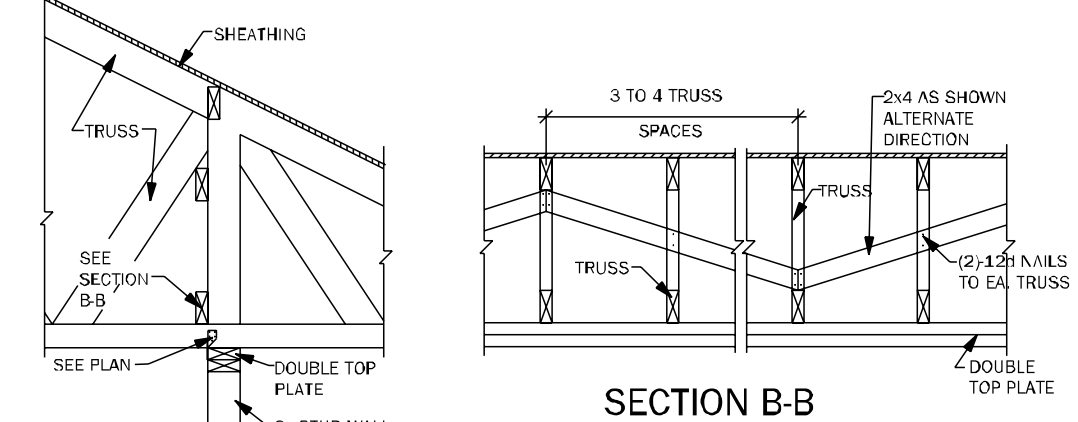
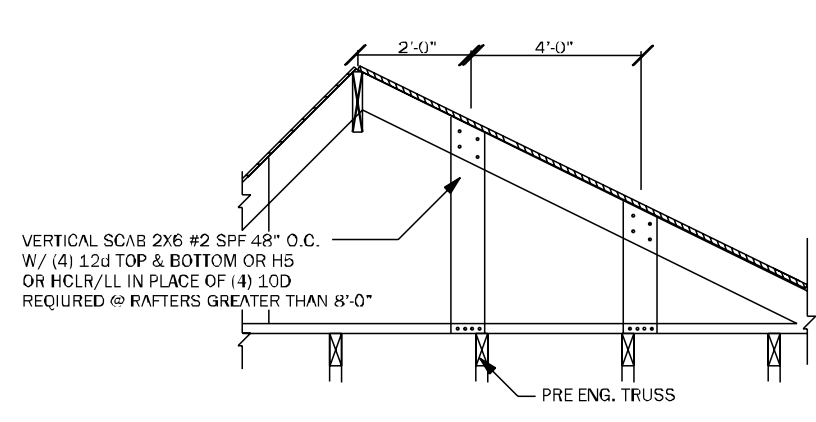
**GE04** "T" BRACE CONNECTION @ GABLE END W/ VOLUME CEILING 3/4" = 1'-0"



**WF05** DORMER FRAMING DETAIL N.T.S.

**TRUSS NOTES:**

- WOOD TRUSS ERECTOR SHALL PROVIDE BRACING ACCORDING TO ANS/TP1-2014 (TRUSS PLATE INSTITUTE) NOTE THAT THE COMBINED WIND AREA IS GREATER BEFORE THE ROOF SHEATHING IS APPLIED, AND BRACINGS SHALL THEREFORE BE INSTALLED AS THE TRUSSES ARE ERECTED. INADEQUATE BRACING IS THE MOST COMMON CAUSE OF ACCIDENT IN WOOD TRUSS CONSTRUCTION. FULL BRACES OF SHEATHING SHALL NOT BE PLACED ON TRUSSES. THIS CONSTRUCTION LOAD SHOULD BE LIMITED TO 8 SHEETS OF SHEATHING ON ANY PAIR OF TRUSSES & SHALL BE LOCATED ADJACENT TO THE SUPPORTS. NO EXCESS CONCENTRATION OF ANY CONSTRUCTION MATERIAL (SUCH AS GRAVEL OR SHINGLES) SHALL BE PLACED ON THE TRUSSES IN ANY ONE AREA THEY SHALL BE SPREAD OUT EVENLY OVER A LARGE AREA SO AS TO AVOID OVERLOADING ANY ONE TRUSS.
- ALL BRACING (DECS BB) SHOWN ABOVE SHALL BE IN ADDITION TO CONTINUOUS LATERAL BRACING SPECIFIED BY THE TRUSS MANUFACTURER ALL LATERAL BRACING SPECIFIED BY TRUSS MANUF. SHALL HAVE ADDITIONAL DIAGONAL BRACES AT 20' O.C. MAXIMUM.
- ALL BRACES SHALL BE 2x4 NOMINAL DIMENSION LUMBER & SHALL BE ATTACHED W/ (3) 12d NAILS AT EACH TRUSS INTERSECTION.
- ADDITIONAL BOTTOM CHORD BRACING SHALL BE INSTALLED AS REQUIRED BY TRUSS DESIGN WHEREVER ADEQUATE STRUCTURAL CEILING ARE NOT ATTACHED DIRECTLY TO THE BOTTOM CHORD OF THE TRUSS.
- PROVIDE TRUSS BLOCKING AT ALL TRUSS BEARING SUPPORTS WHERE TRUSS DEPTH EXCEEDS STANDARD HEEL HEIGHT. SEE TYP. TRUSS BLOCKING DETAILS.



**TB06** BLOCKING AND CONVENTIONAL FRAME DETAILS 3/4" = 1'-0"

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MUNICIPAL STAMP AREA

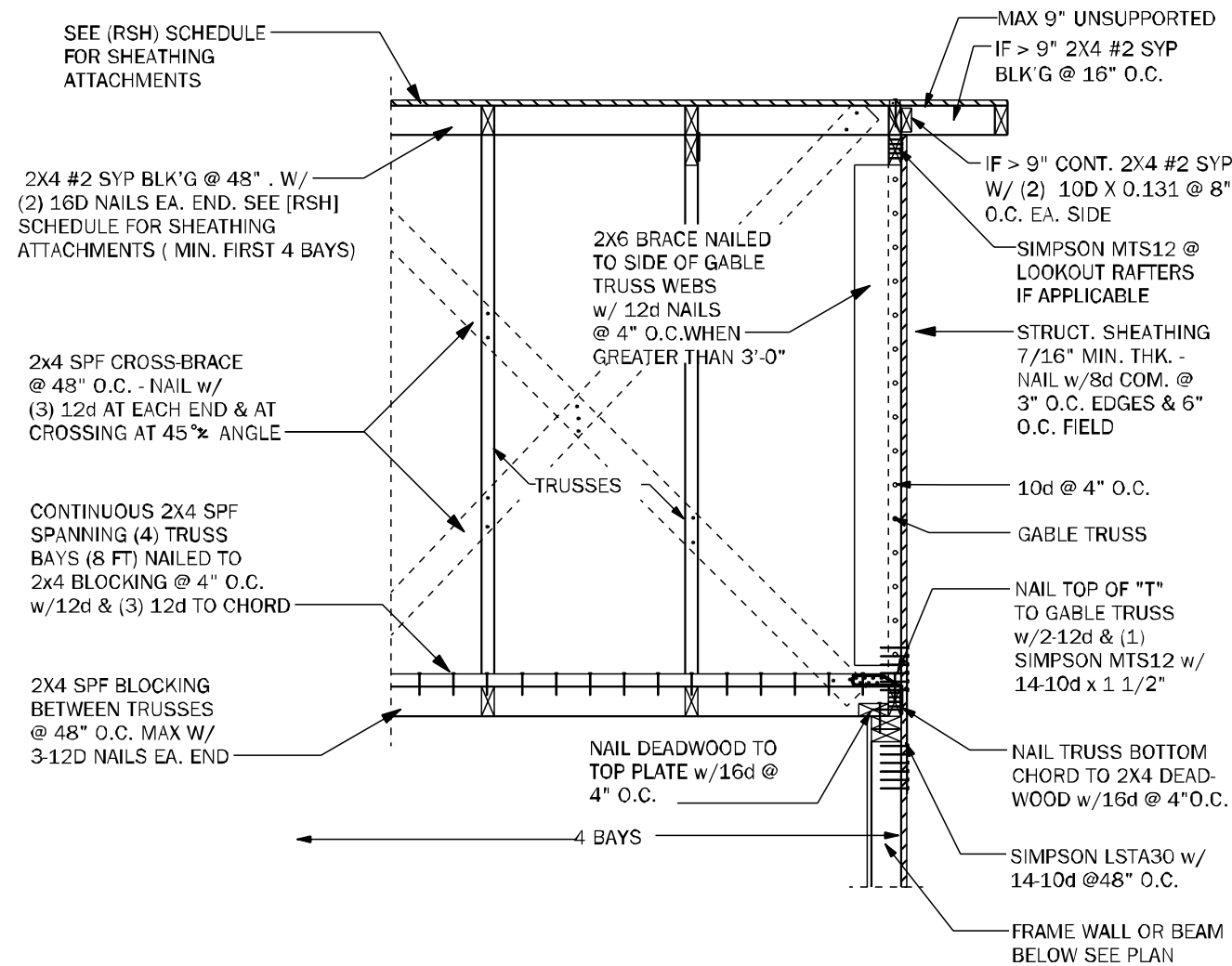
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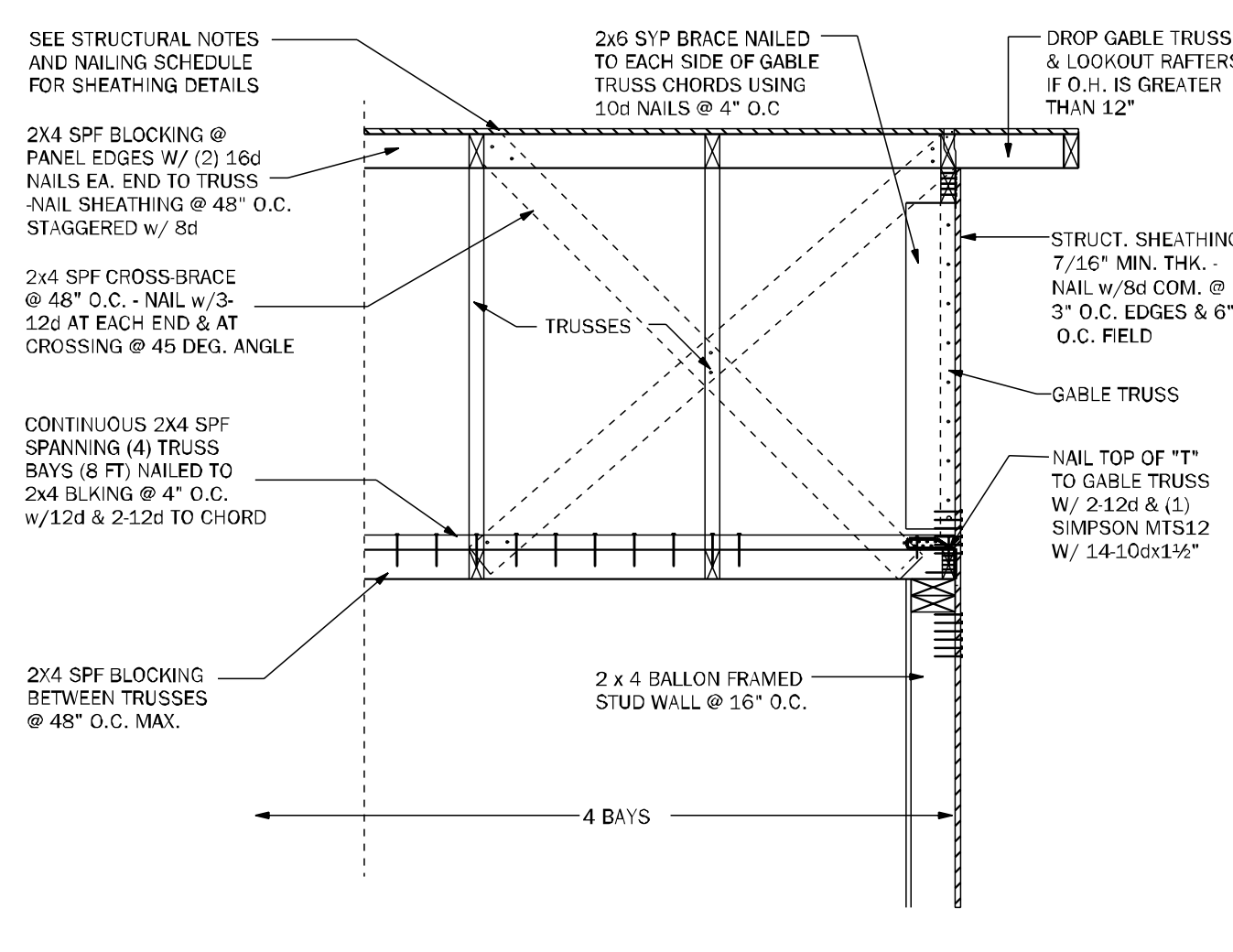
**ADAMS HOMES**  
BUILDER  
FLORIDA CONTRACTORS LICENSE NO. CRC2330146  
100 WEST GARDEN STREET  
PENSACOLA FL 32502  
Division Location: GAINESVILLE

LOT: 23  
Community: The Preserve at Laurel Lake  
Plan Name: 2265 3C  
Project Address: 271 Sky Bellflower Dr. Lake City, FL  
Client No.:

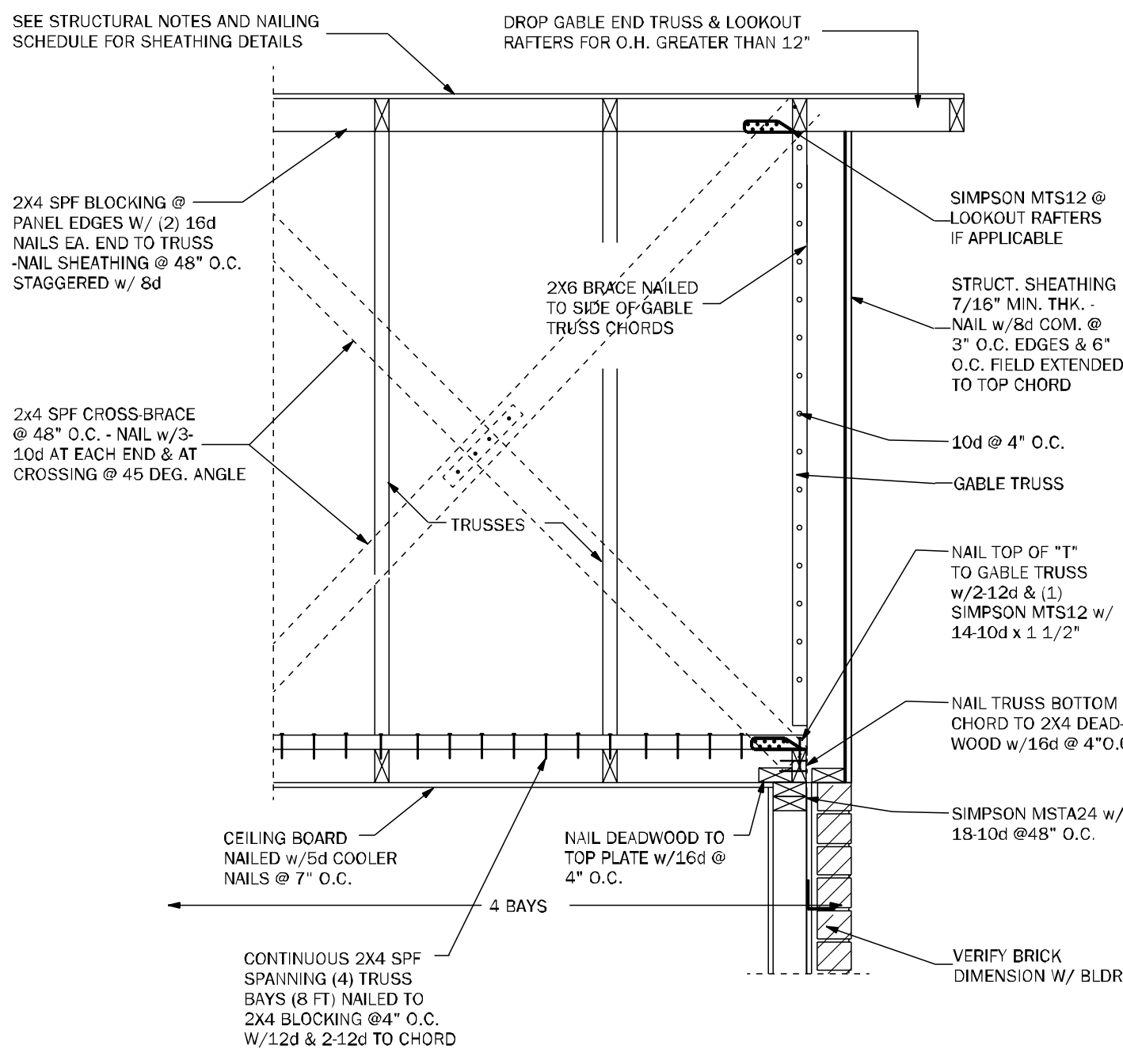
Project No: 26-03340  
Sheet No: S-4  
ROOF FRAMING AND BRACING DETAILS



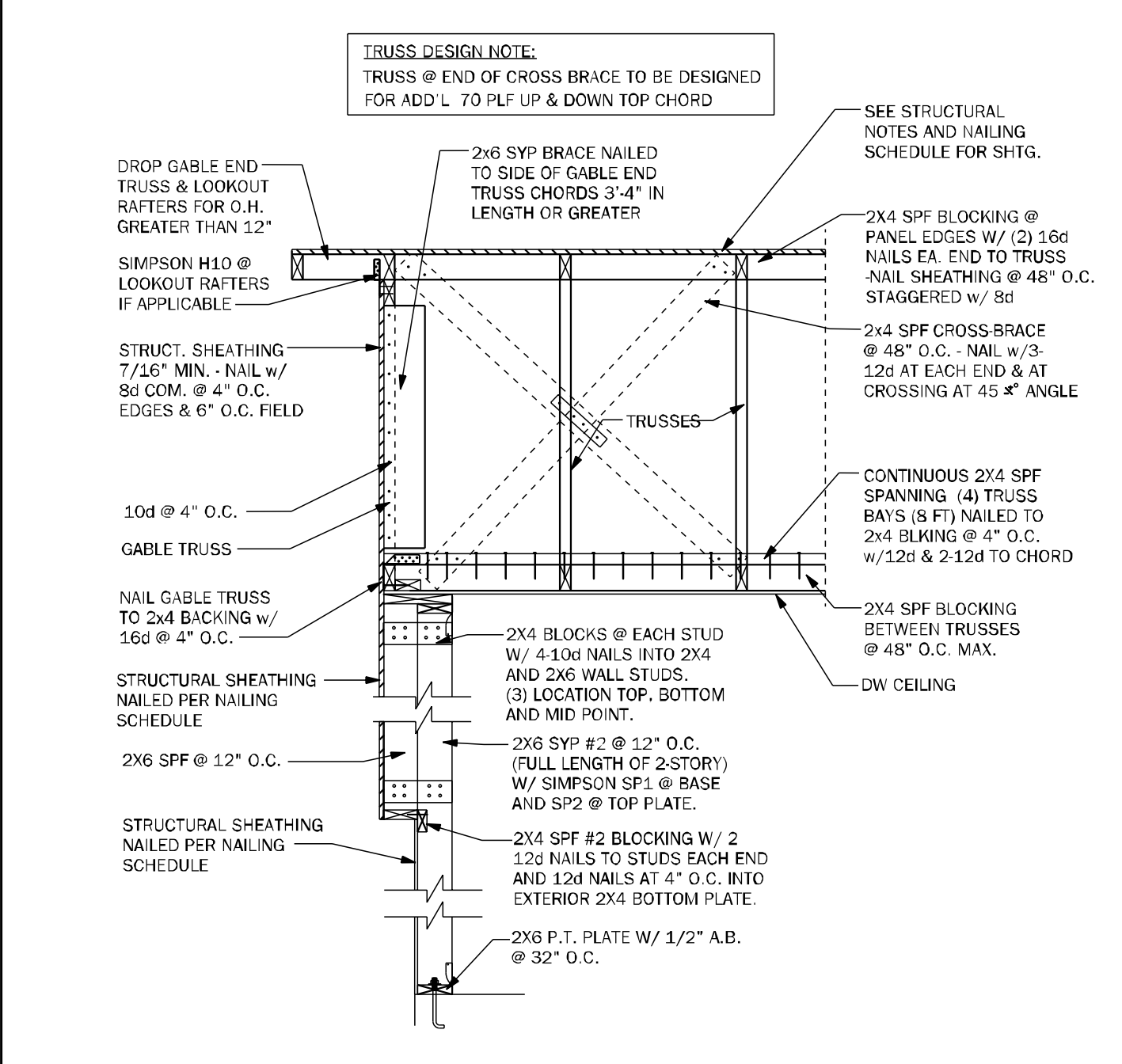
**GE05** GABLE END BRACING - FRAME WALL N.T.S.



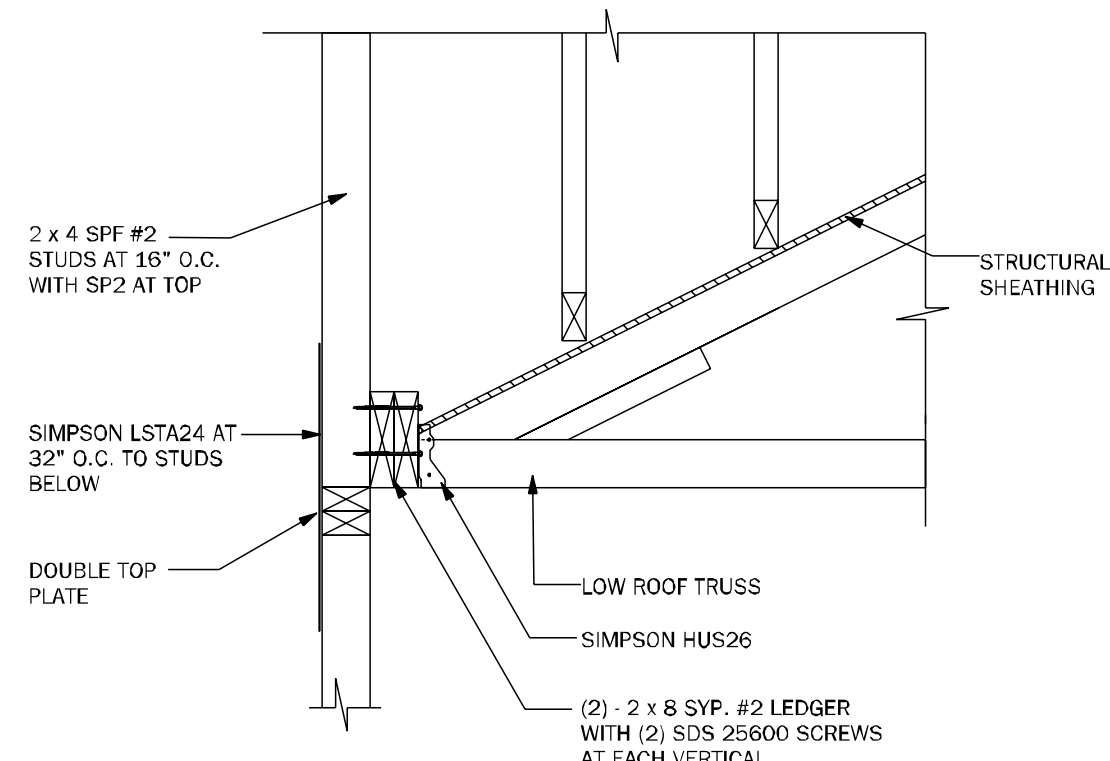
**GE22** GABLE END BRACING w/ VOL CEILING 1/2"=1'-0"



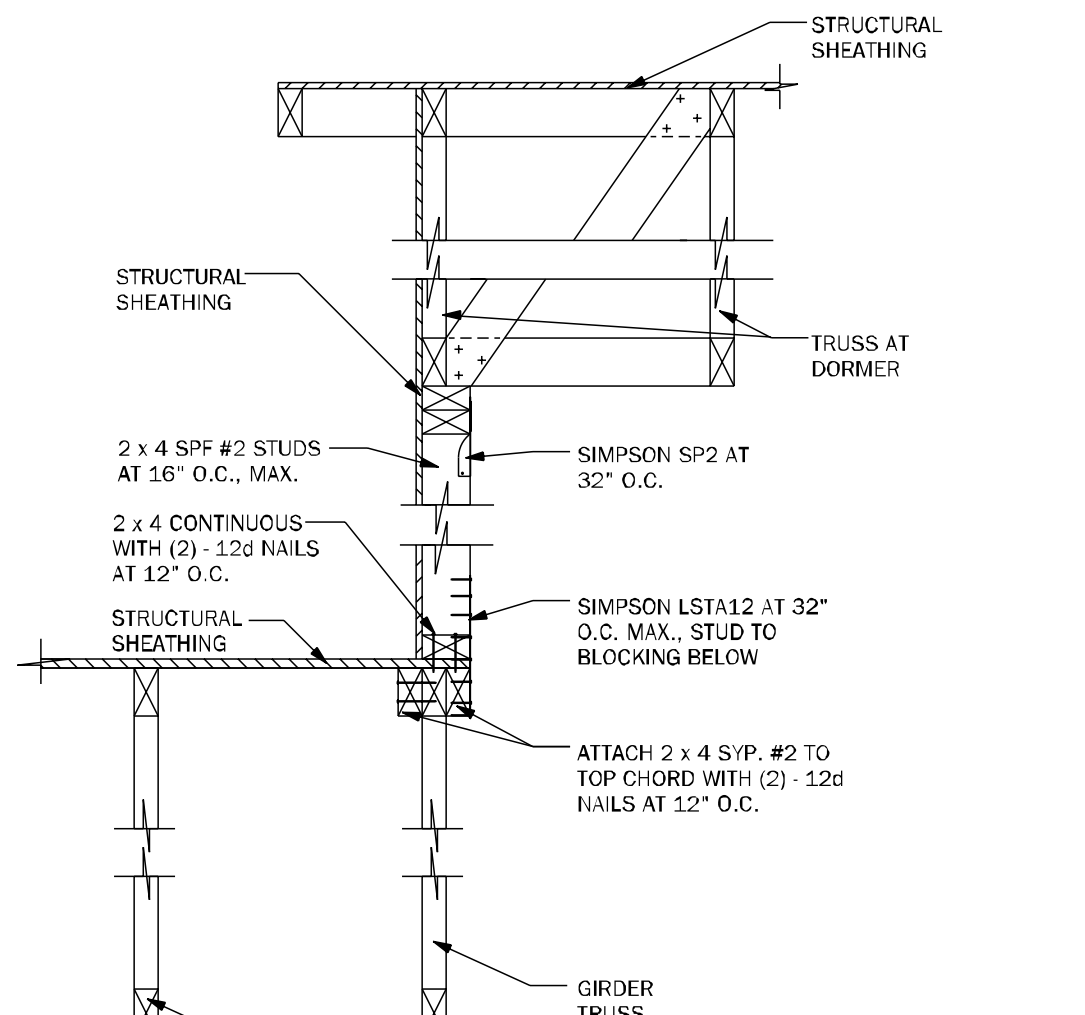
**GE23** GABLE END BRACING w/o VOLUME CEILING 1/2"=1'-0"



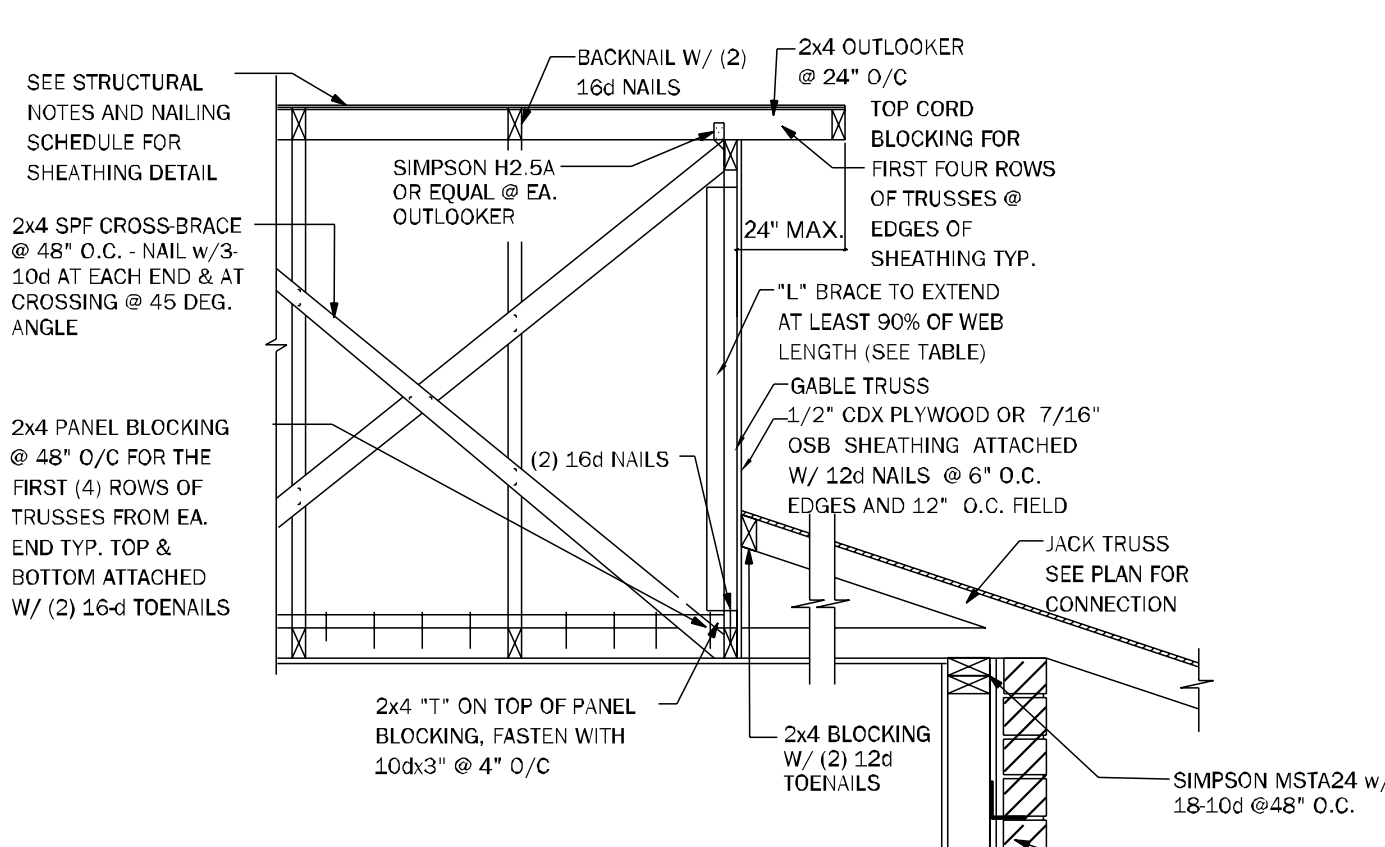
**GE24** GABLE @ VAULT N.T.S.



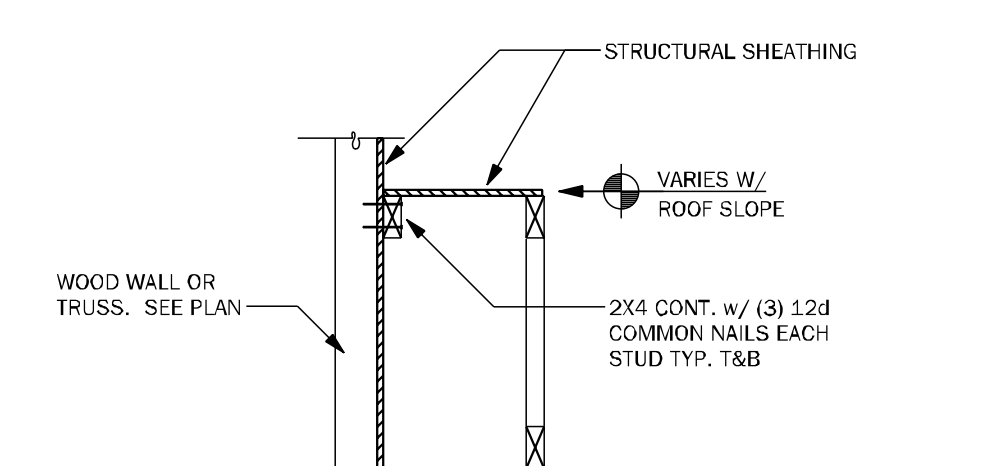
**WF72** LEDGER N.T.S.



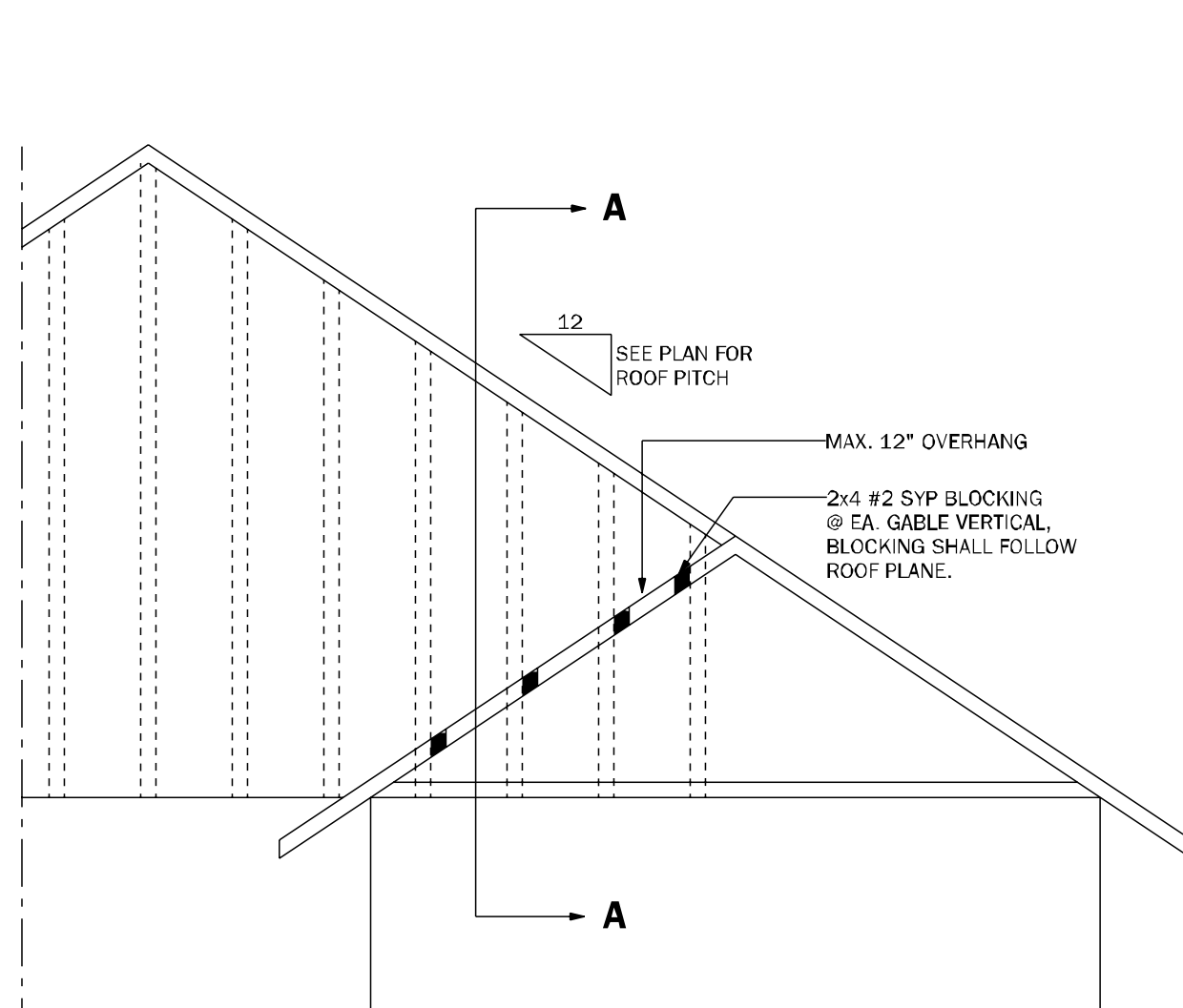
**WF73** KNEEWALL @ DORMER N.T.S.



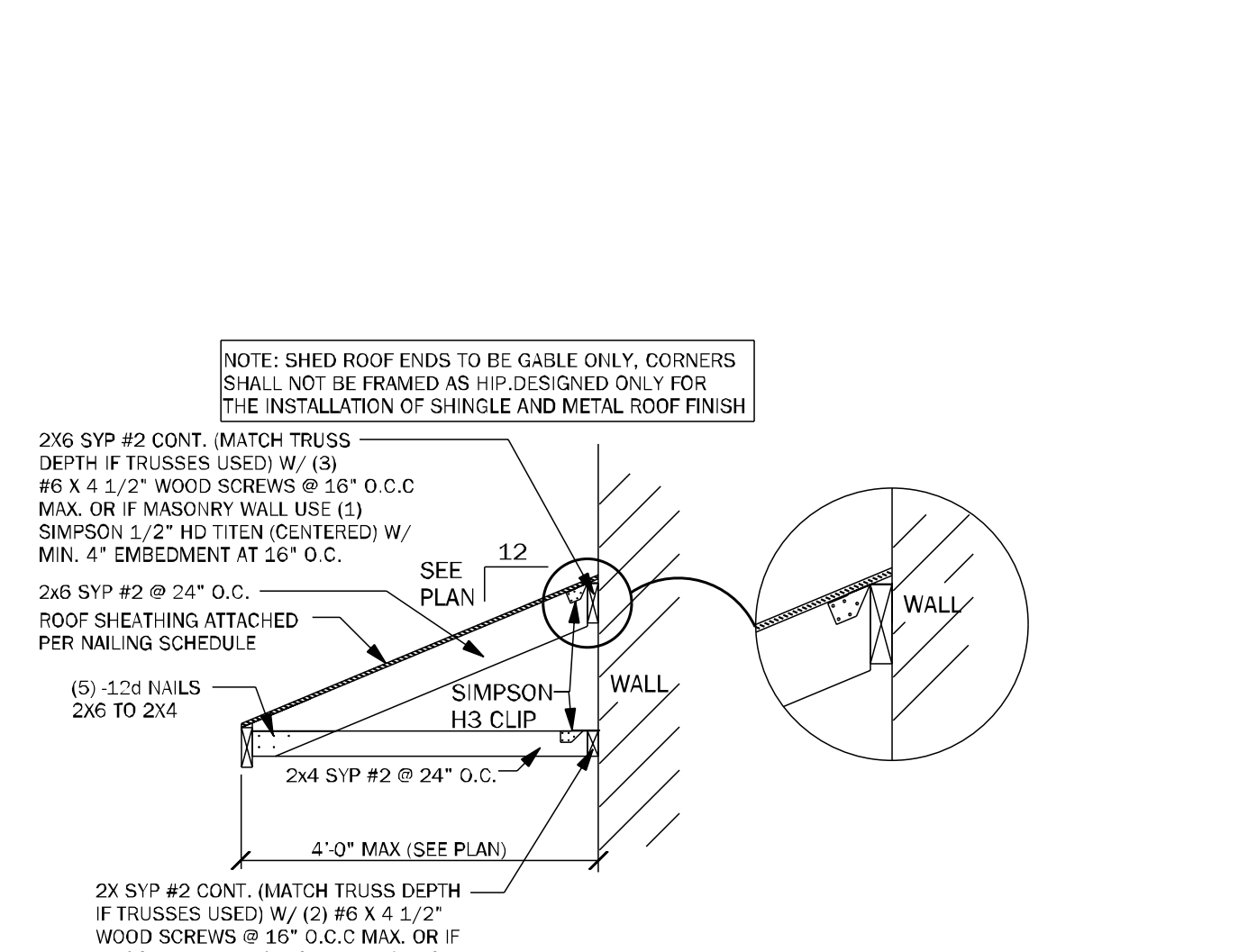
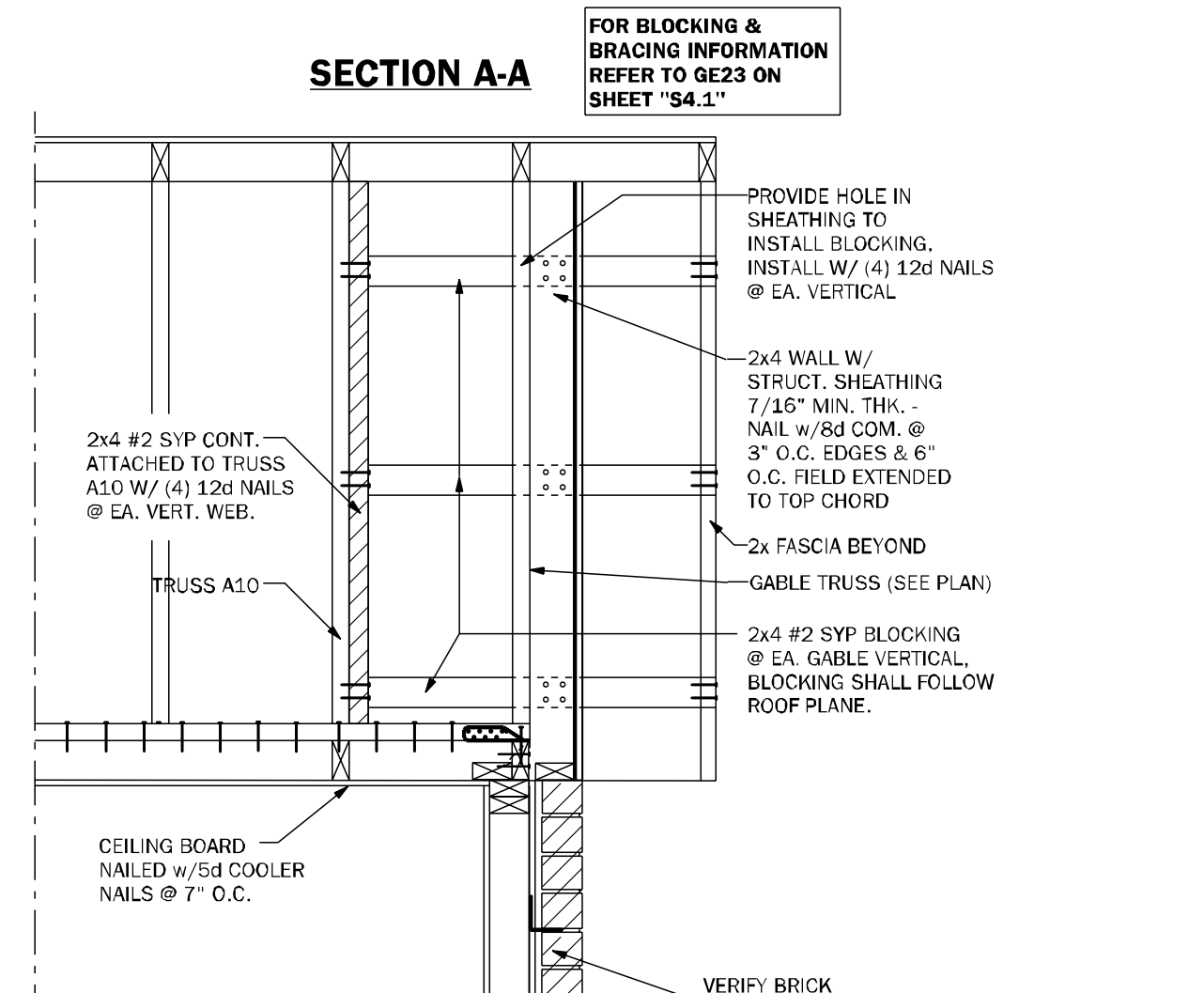
**GE21** SECTION @ DUTCH GABLE 3/4" = 1'-0"



**LD02** SHEAR TRANSFER EXTERIOR WALL N.T.S.



**GE23.1** GABLE END OVERHANG 1/2"=1'-0"



**SR01** SECTION AT SHED ROOF 3/4" = 1'-0"

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MUNICIPAL STAMP AREA

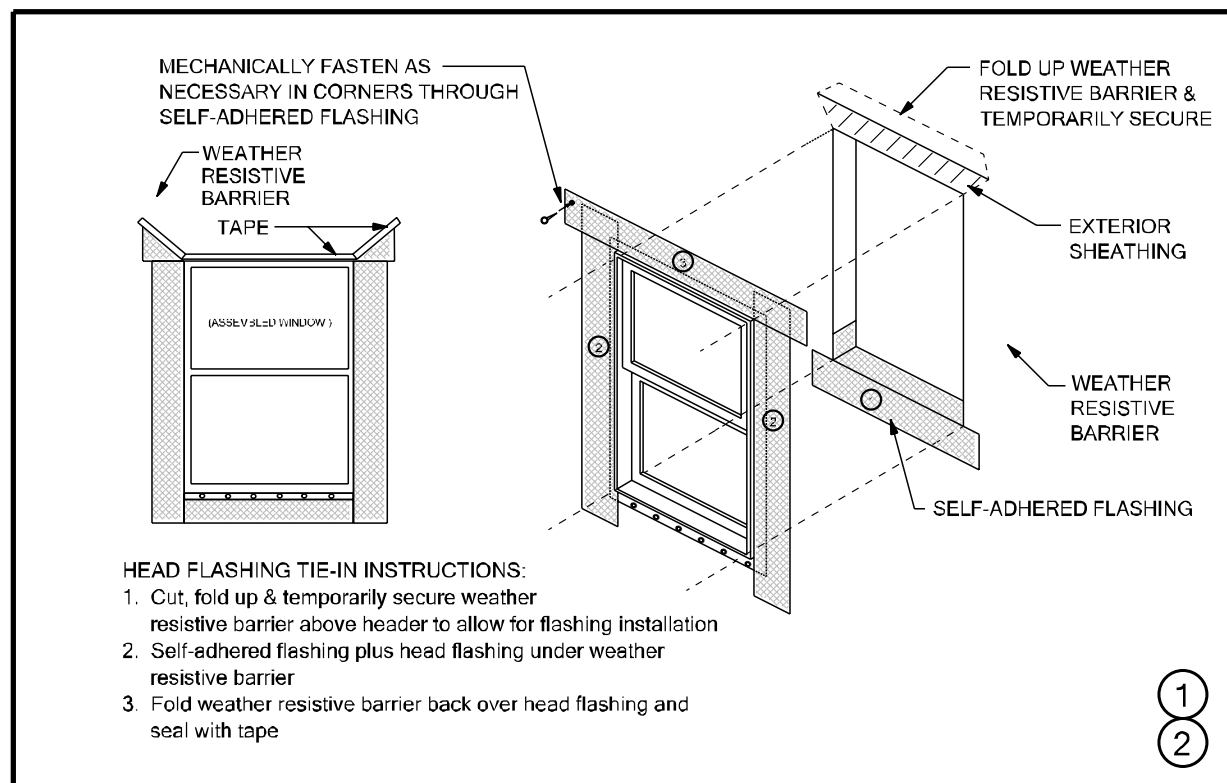
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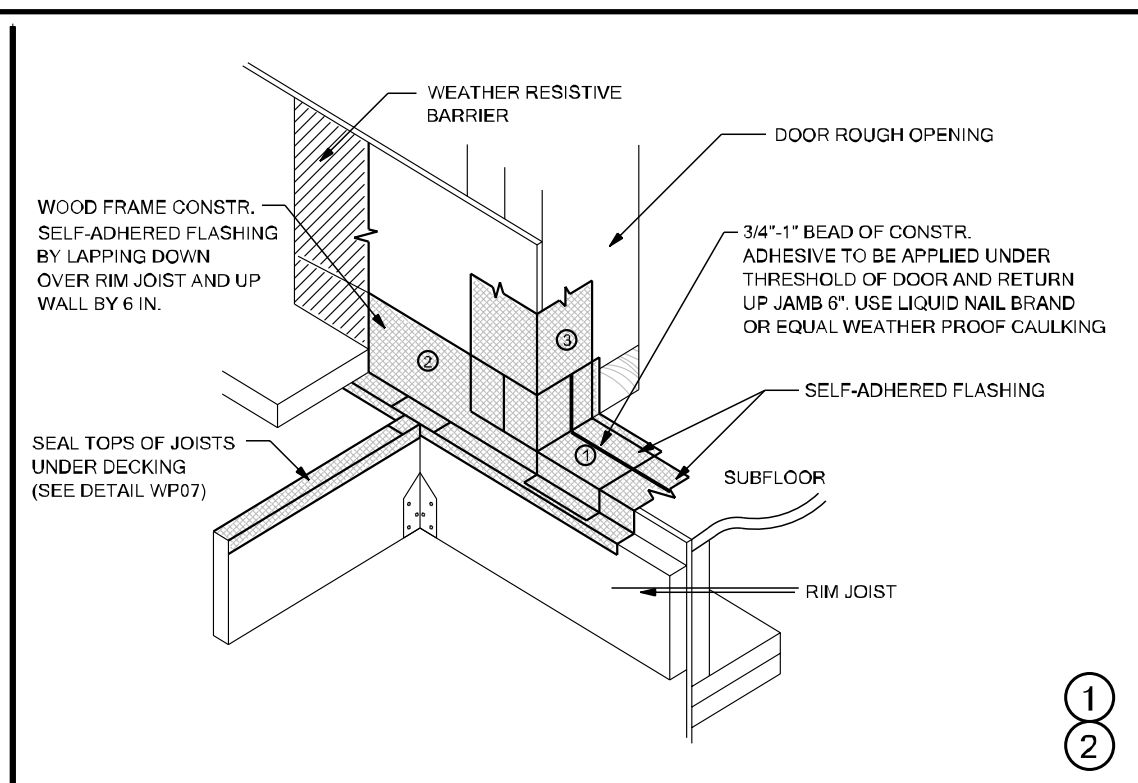
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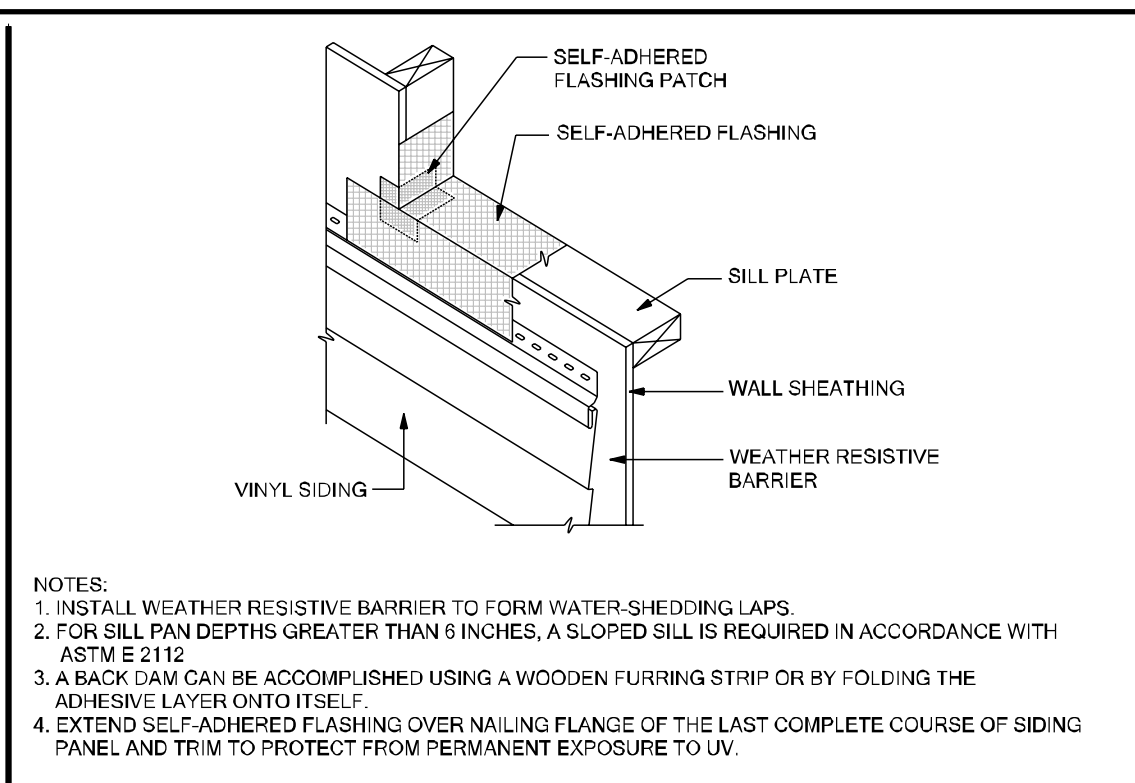
Project No: 26-03340  
 Sheet No: S-4.1  
 ROOF FRAMING AND BRACING DETAILS



Scale: NTS  
**WP01**



**WP02**



**WP03**

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

## SELF-ADHERED FLASHING PRODUCTS DETAILS

WATER RESISTIVE BARRIERS ARE REQUIRED BEHIND STUCCO. PER FBCR (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:

1. INSTALL SELF-ADHERED FLASHING IN ORDER AS SHOWN BY NUMBERS.
2. INSTALL FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS.
3. SELF-ADHERED FLASHING CAN BE SUBSTITUTED FOR BUILDING PAPER.
4. 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.
5. REMOVE ALL RELEASE PAPER PER STANDARD INSTALLATION INSTRUCTIONS AND ADHERE TO SUBSTRATE USING A SQUARE PIECE OF FLASHING MATERIAL (6" X 6" MINIMUM).
6. FOLD AS SHOWN BY ARROWS.
7. ANGLE OF CORNER MAY VARY, ADJUST FOLDING OF THE FLASHING ACCORDINGLY TO FIT TIGHT TO CORNER.
8. MECHANICALLY FASTEN AS NECESSARY.

## 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:

1. NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.
2. ASTM E2568, TYPE 1 OR 2.
3. ASTM E331 IN ACCORDANCE WITH SECTION R703.1.1.

4. OTHER APPROVED MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

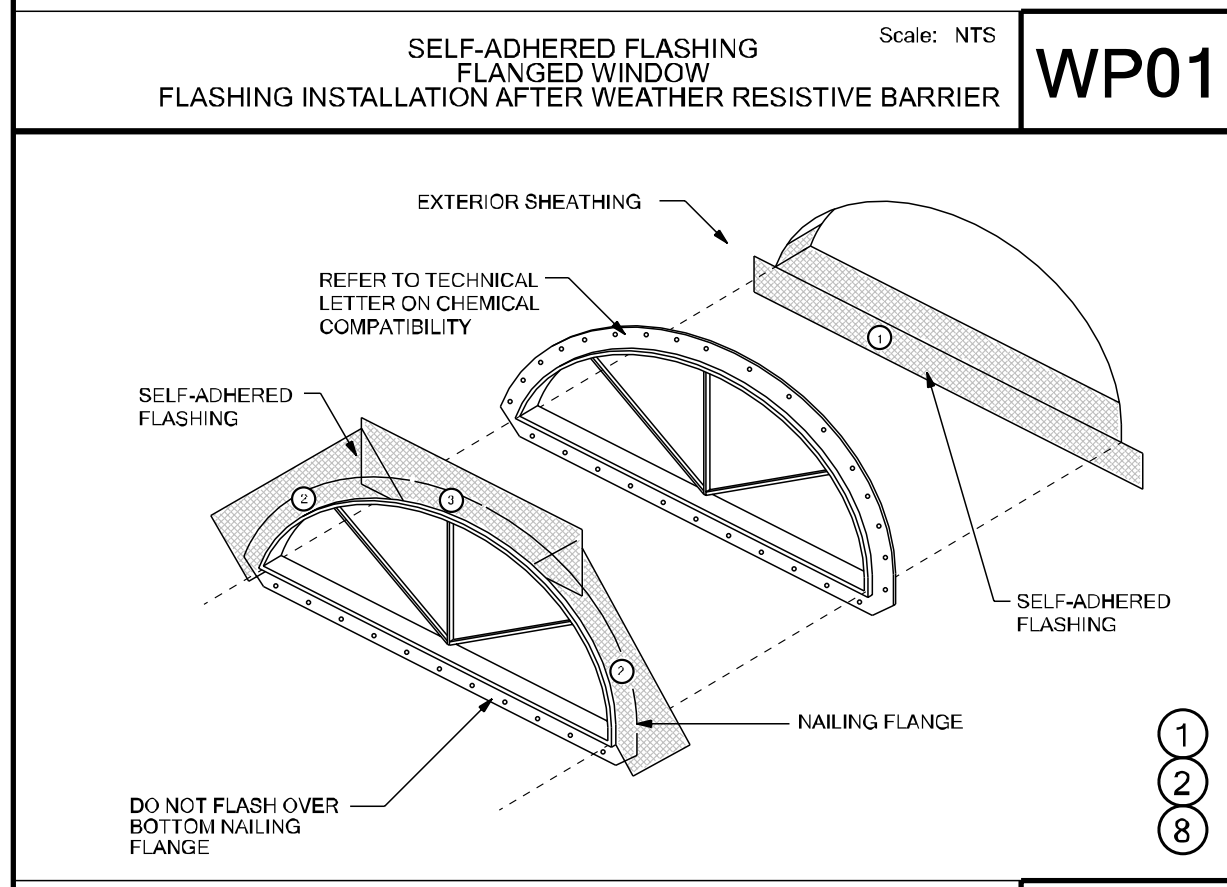
NO. 15 ASPHALT FELT AND WATER-RESISTIVE BARRIERS COMPLYING WITH ASTM E2556 SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51MM), AND WHERE JOINTS OCCUR, SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM).

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.

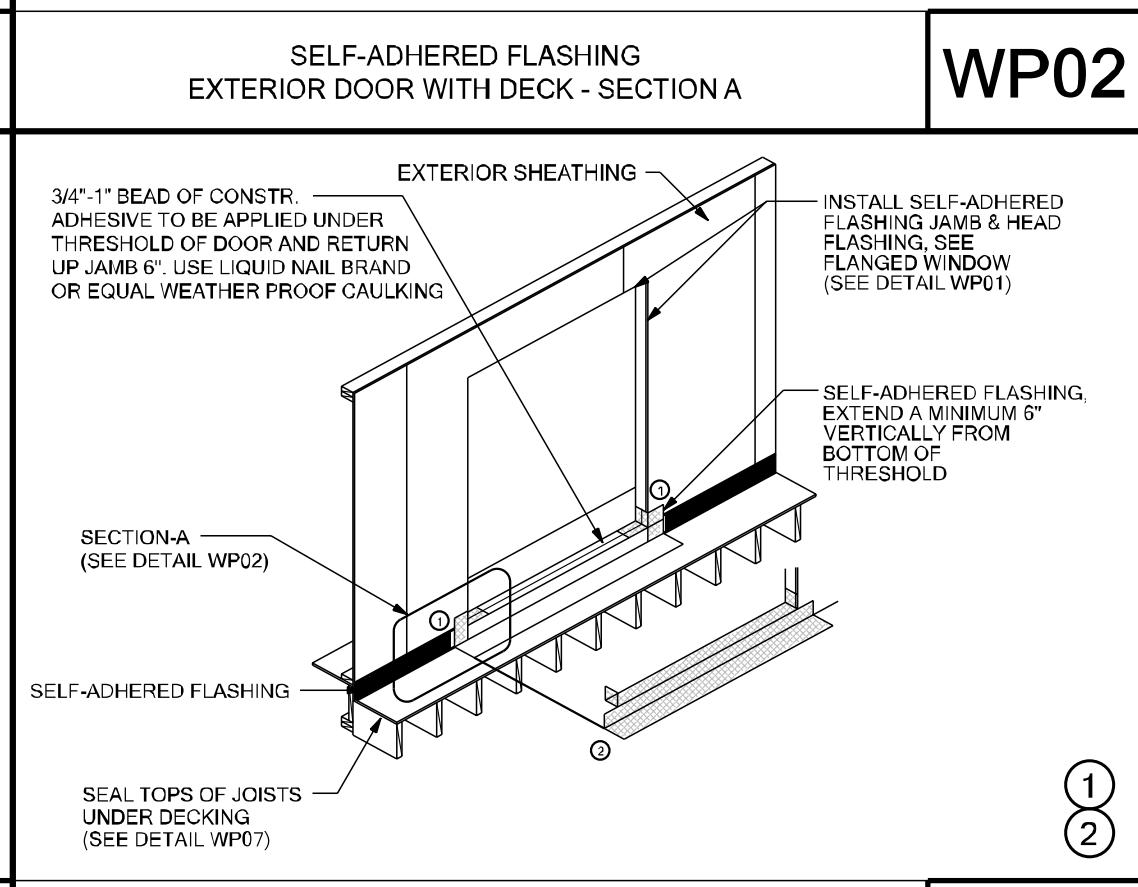
EXCEPTION: WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER AND IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NON-WATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.

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 PENETRATION PRODUCTS SHALL BE SEALED AT THE JUNCTION 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 C1261, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

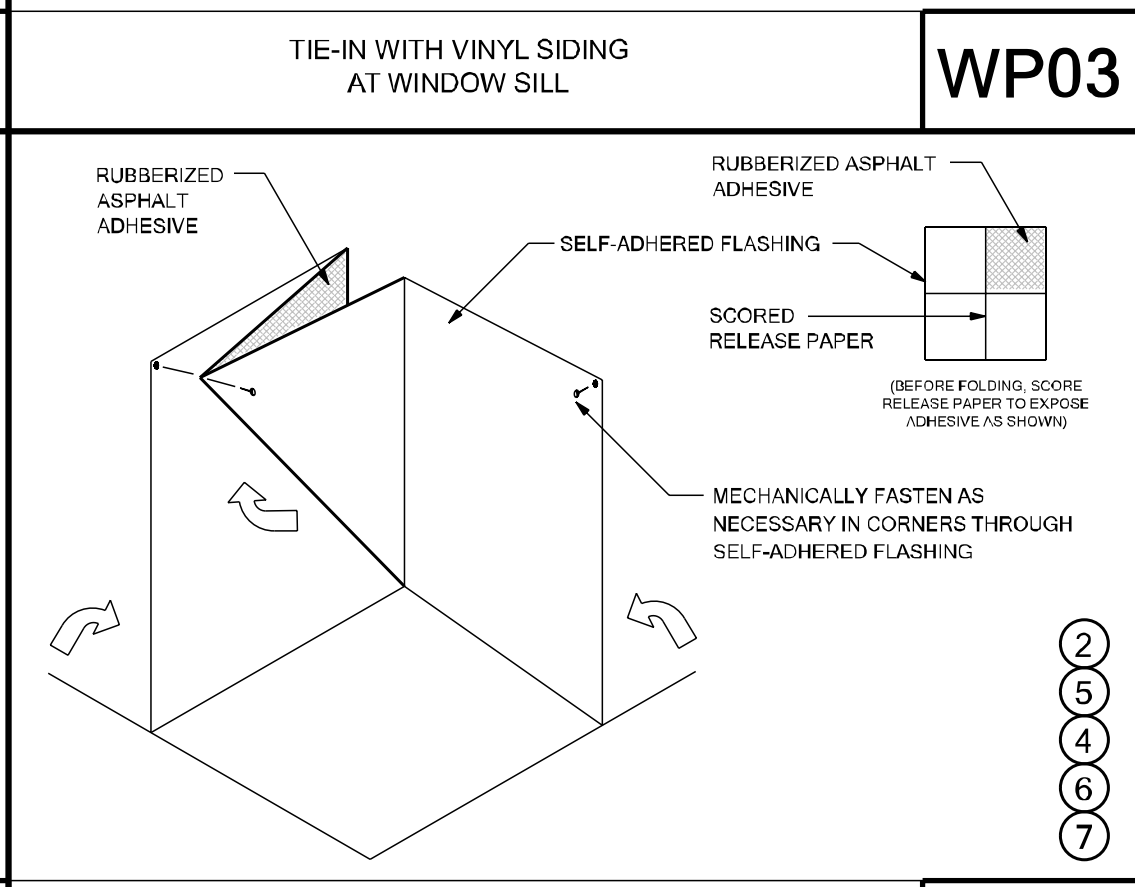
1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
  - 1.1 THE PENETRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE PENETRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING OR WATER-RESISTIVE BARRIER MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
  - 1.2 IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
  - 1.3 IN ACCORDANCE WITH OTHER APPROVED METHODS.
  - 1.4 IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 OR FMA/AAMA/WDMA 400 OR FMA/AAMA/WDMA 2730.
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 WOODFRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.



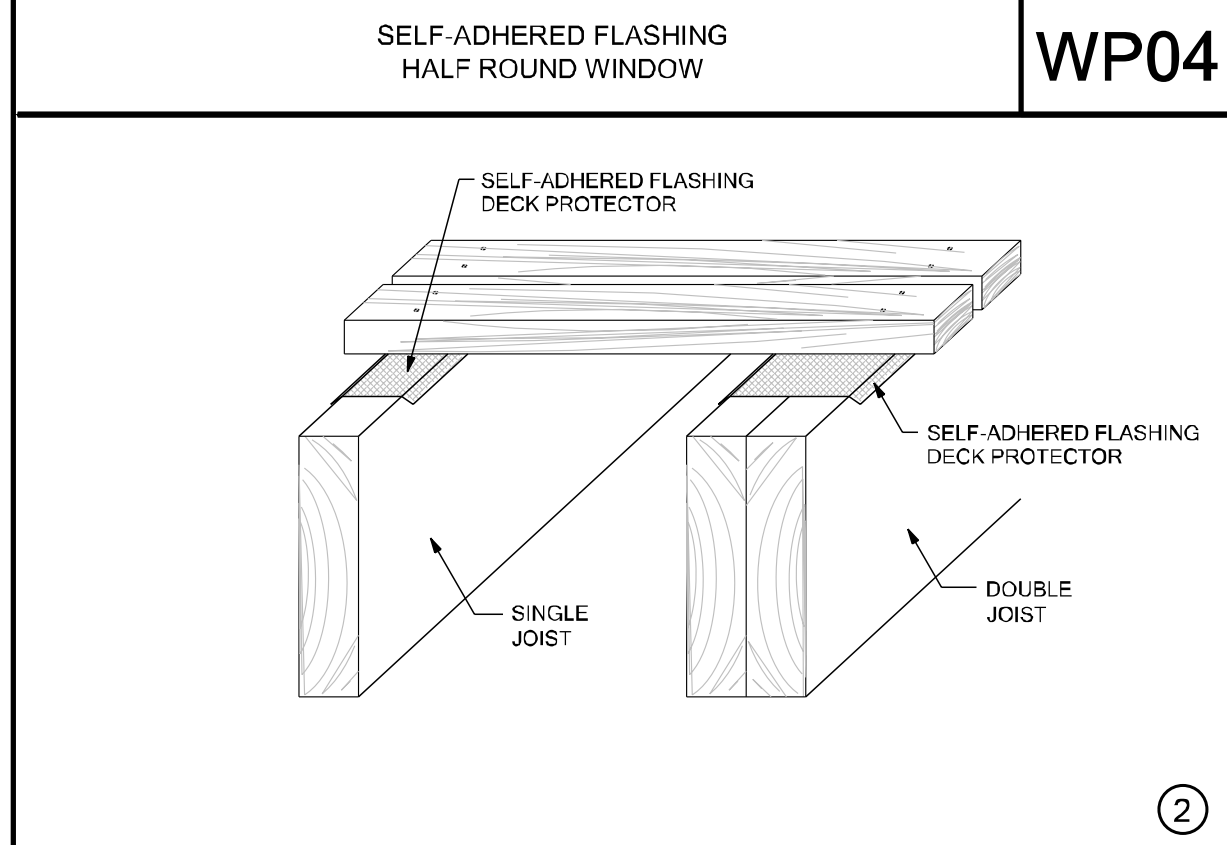
**WP04**



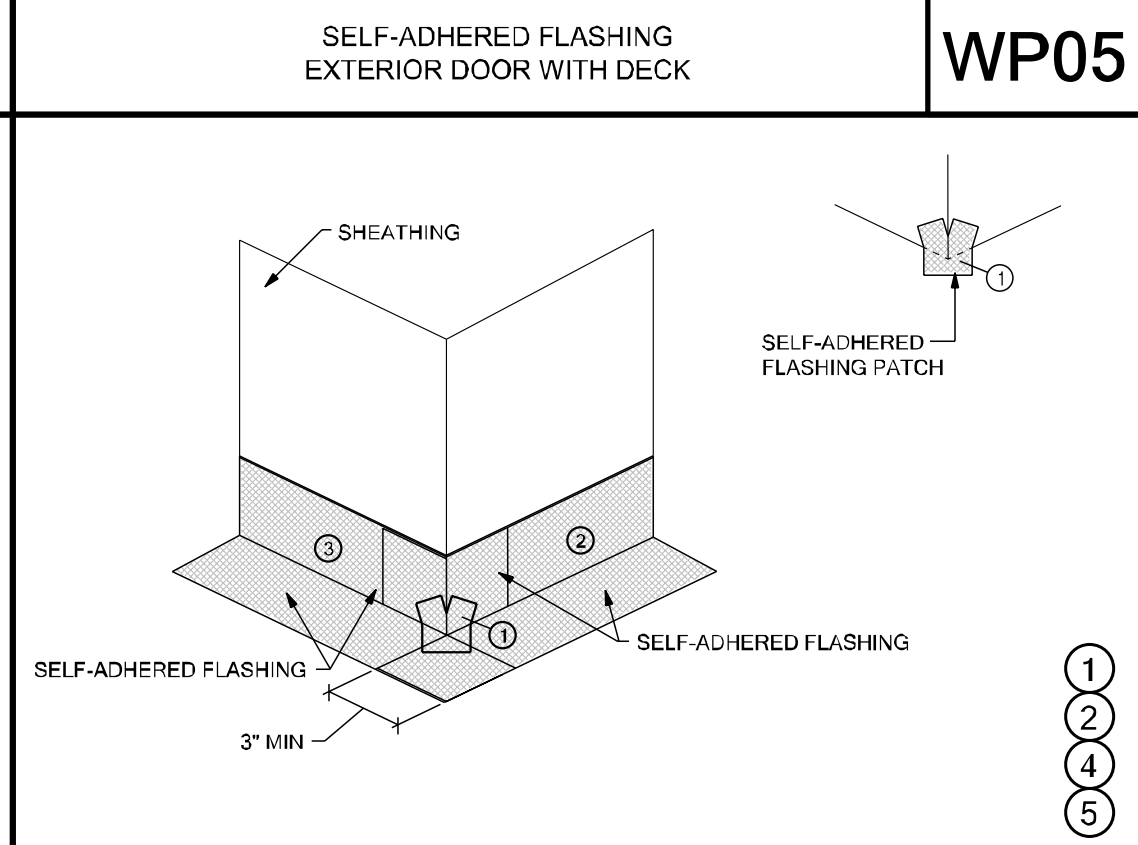
**WP05**



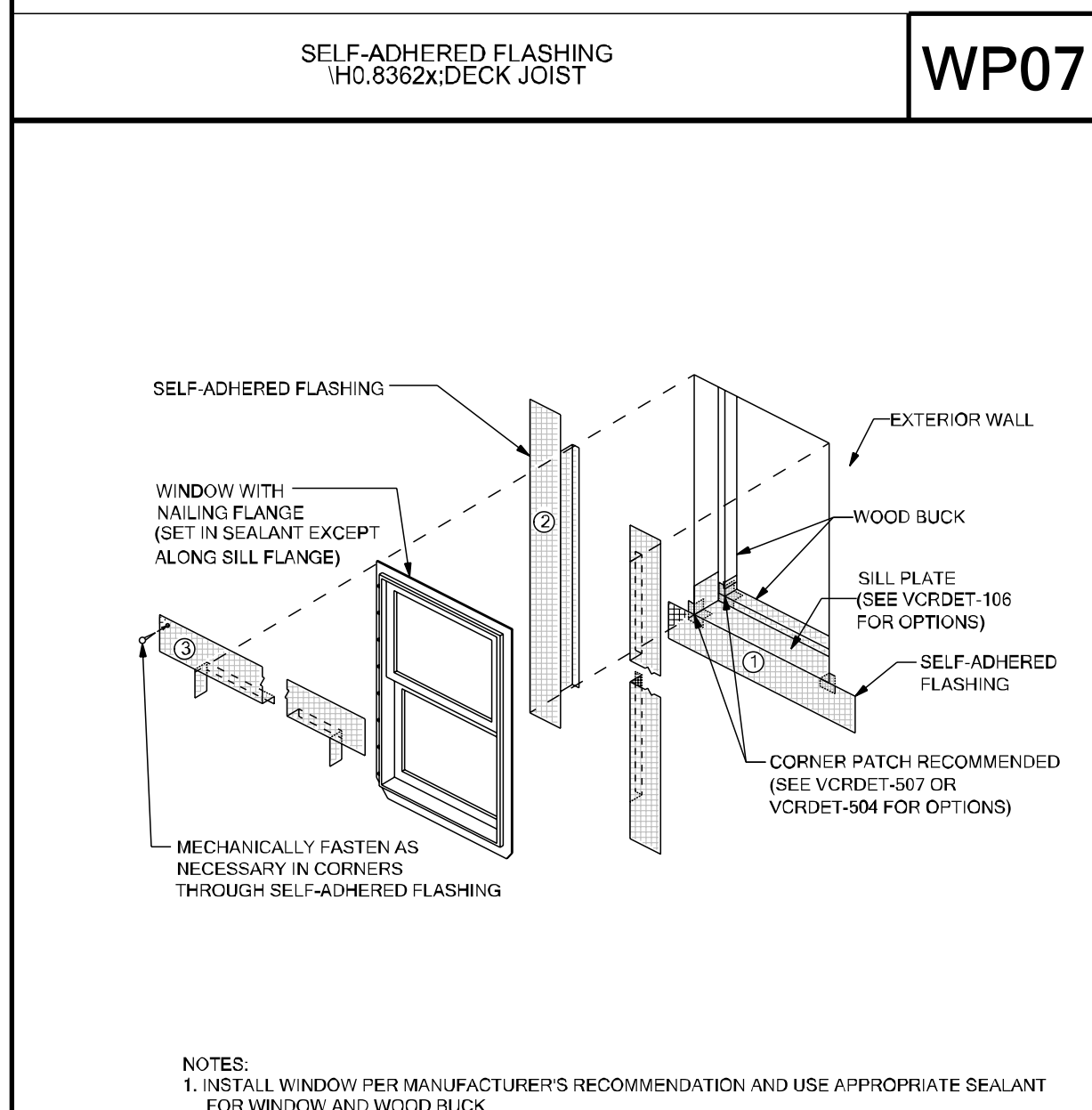
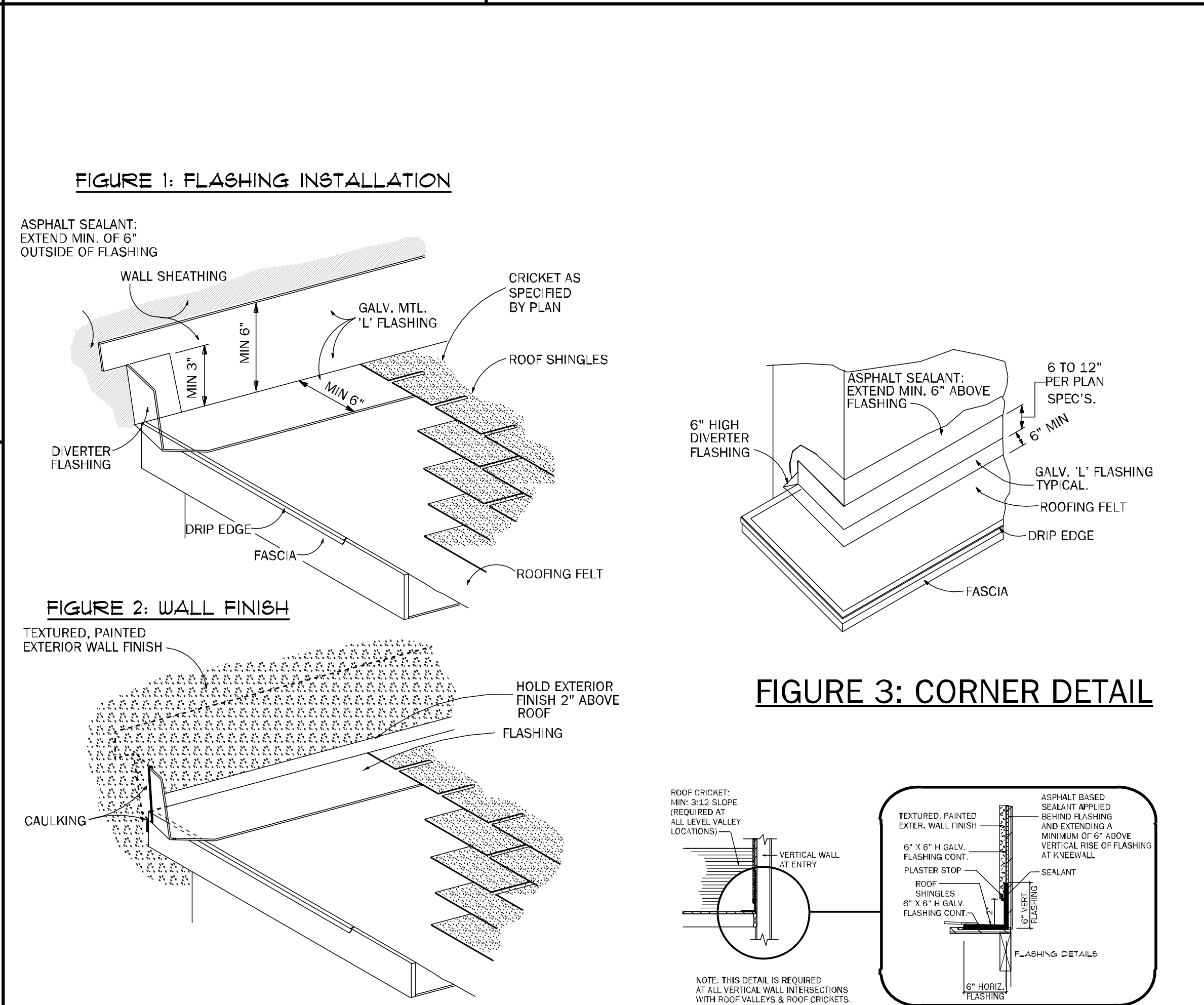
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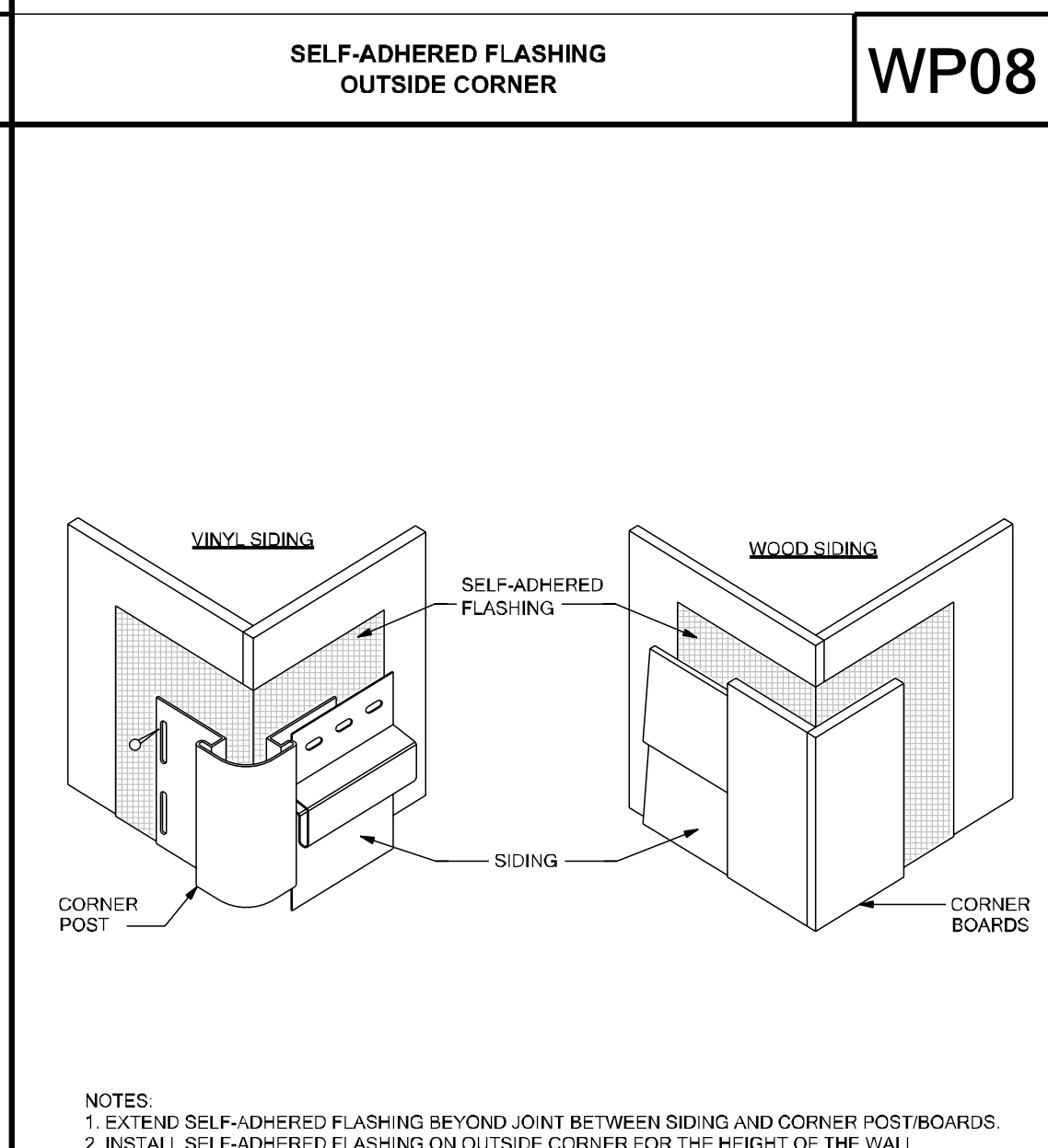
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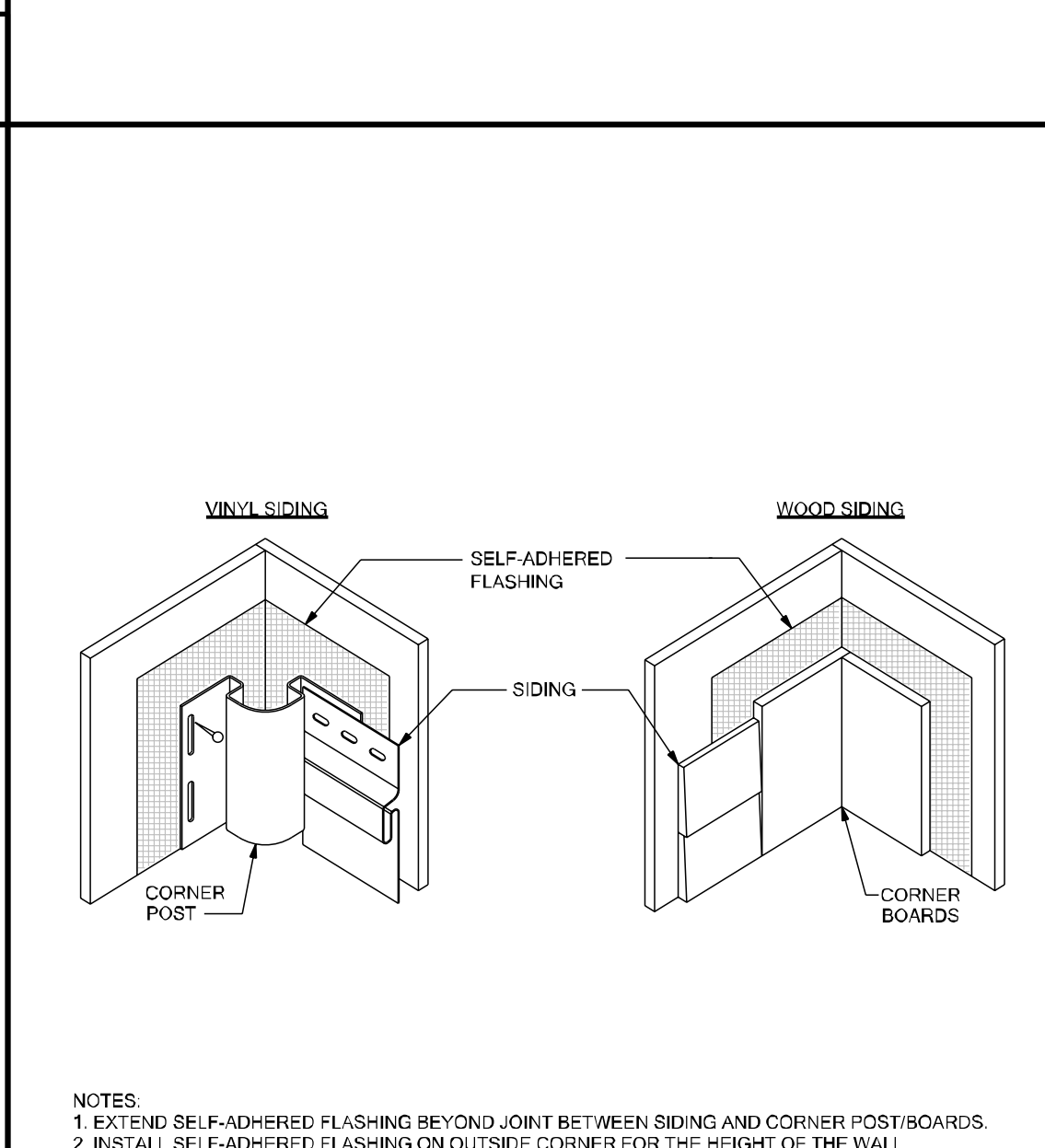
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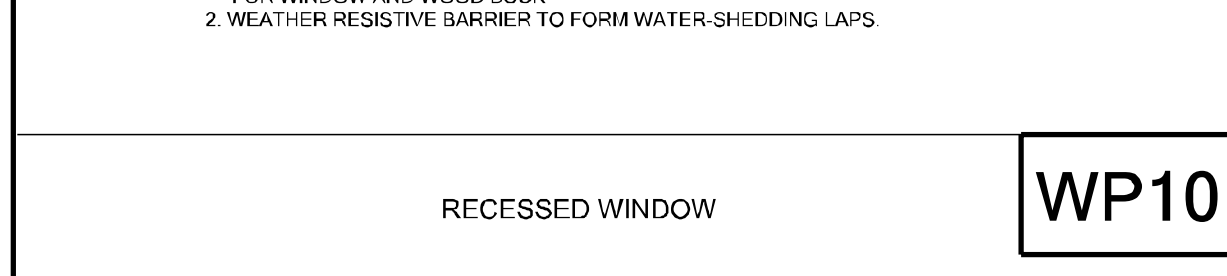
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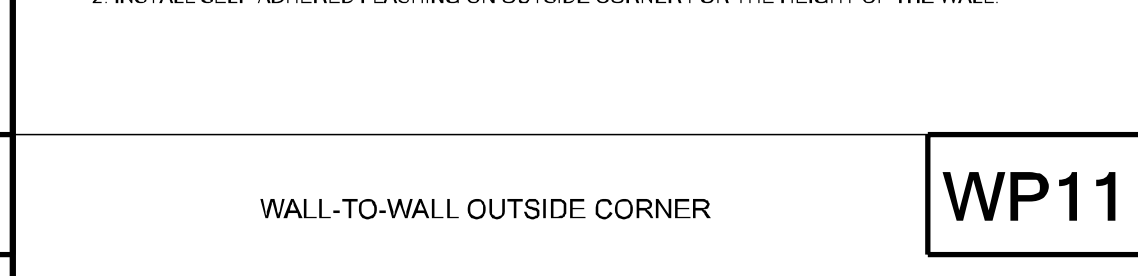
**WP10**



**WP11**



**WP12**



**WP13**

**FLASHING INSTALLATION WHERE ROOF MEETS VERTICAL WALL**

**FLASHING DETAIL AT CRICKET / KNEEWALL INTERSECTION**

CA No. 9161  
AA240315

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LOT: **23**  
BLK:  
UNIT:

Project No: 26-03340  
Sheet No: **WP**  
WATER PROOF DETAILS