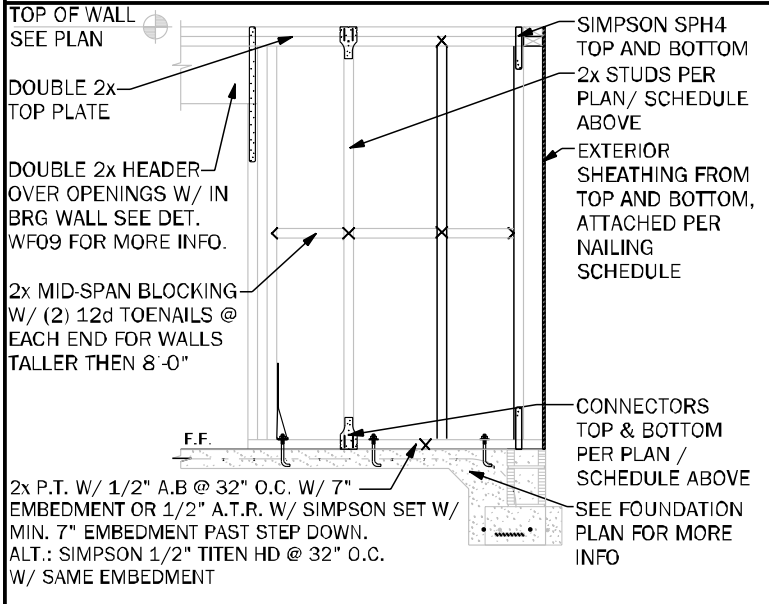


[illegible]

BEARING WOOD INTERIOR WALL SCHEDULE

MARK	STUD SPACING	CONNECTION & FASTENERS	LUMBER SPECIES	UPLIFT CAP (PLF)
BW1	16"	(2) 16d TOENAILS	(2) 16d TOENAILS	SPF 0
BW2	16"	SP2 W/ (6) 10d NAILS	SP1 W/ (6) 10d NAILS	SPF 402
BW3	16"	SP4 W/ (6) 10d X 1 1/2" NAILS	SP4 W/ (6) 10d X 1 1/2" NAILS	SPF 571
BW4	16"	(2) 16d TOENAILS	(2) 16d TOENAILS	SYP 0
BW5	16"	SP2 W/ (6) 10d NAILS	SP1 W/ (6) 10d NAILS	SYP 439
BW6	16"	SP4 W/ (6) 10d X 1 1/2" NAILS	SP4 W/ (6) 10d X 1 1/2" NAILS	SYP 665
BW7	12"	(2) 16d TOENAILS	(2) 16d TOENAILS	SPF 0
BW8	12"	SP2 W/ (6) 10d NAILS	SP1 W/ (6) 10d NAILS	SPF 535
BW9	12"	SP4 W/ (6) 10d X 1 1/2" NAILS	SP4 W/ (6) 10d X 1 1/2" NAILS	SPF 760
BW10	12"	(2) 16d TOENAILS	(2) 16d TOENAILS	SYP 0
BW11	12"	SP2 W/ (6) 10d NAILS	SP1 W/ (6) 10d NAILS	SYP 585
BW12	12"	SP4 W/ (6) 10d X 1 1/2" NAILS	SP4 W/ (6) 10d X 1 1/2" NAILS	SYP 885

NOTE: 2 x 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
 *** SPFS & SPFS CAN BE SUB. TOP SPFS W/ RESPECT TO STUD SIZE



BEARING INTERIOR WALL DETAIL

1. SEE FLOOR PLAN FOR WALL SIZE. ASSUME 2x4 STUDS USED U.N.O.
 2. ALL STRUCTURAL LUMBER TO BE SYP #1 OR SPF #2 UNO ON PLAN.
 3. CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.
 4. CONTACT E.O.R. IF SP4 S'S OR SPFS S'S CONNECTIONS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
 5. IF "BW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO IGNORED. SEE WORK/S'S OR INDICATED DETAIL FOR PROPER CONNECTIONS FOR 2nd FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY).
 6. IF "SW" IS INDICATED THE WALL IS CONSIDERED A SHEARWALL AND REQUIRES MIN. 1/4" OSB PLYWOOD W/ 16d NAILS AT 4" O.C. IN FIELD AND EDGE TO (1) SIDE OF WALL.
 7. ALL 2x EXTERIOR WALLS W/ EXTERIOR SHEATHING ATTACHED PER NAILING SCHEDULE ATT AS SHEARWALLS. SEE PLAN AND WALL SECTIONS FOR STUD SPACING AND GRADE.
 8. IF THE BEARING WALL IS INDICATED WITH THE SW1, SW2, SW3, SW4 THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT. THE STUDS ARE TOE NAILS TO THE PLATE AND THE 2x PLATE CAN BE ATTACHED WITH HARD CASED NAILS (GUN NAILS) AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.

GENERAL NOTES

MARK	COLUMN SIZE	BASE CONN. & FASTENER	UPLIFT (PLF)
C1	(3) 2 x 4 #2 SPF	(4) 16d TOENAILS	0
C2	(3) 2 x 4 #2 SPF	DT122 W/ 1/2" WEDGE ANCHOR* & (8) 1/4" X 1 1/2" SDS SCREWS	2145
C3	(3) 2 x 4 SYP #1 GR.	(4) 16d TOENAILS	0
C4	(4) 2 x 4 SYP #2	DT122 W/ 1/2" WEDGE ANCHOR* & (8) 1/4" X 1 1/2" SDS SCREWS	2145
C5	4 x 4 P.T. #2 SYP POST	ABU44 W/ 5/8" ATR** & (12) 16d NAILS	G = 6665 U = 2200
C6	6 x 6 P.T. #2 SYP POST	ABU66 W/ 5/8" ATR** & (12) 16d NAILS	G = 12000 U = 2200
C7	8 x 8 P.T. #2 SYP POST	ABU88 W/ (2) 5/8" ATR** & (18) 16d NAILS	G = 24335 U = 2330
C8	3.5 x 3.5 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (14) 1/4" X 2 1/2" SDS WS & 5/8" EPOXY ANCHOR, OR ATR**	5645
C9	3.5 x 5.25 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (14) 1/4" X 2 1/2" SDS WS & 5/8" EPOXY ANCHOR, OR ATR**	5645
C10	3.5 x 7 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (20) 1/4" X 2 1/2" SDS WS & 7/8" EPOXY ANCHOR, OR ATR**	6970
C11	5.25 x 5.25 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (20) 1/4" X 2 1/2" SDS WS & 7/8" EPOXY ANCHOR, OR ATR**	7870
C12	7 x 7 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (20) 1/4" X 2 1/2" SDS WS & 7/8" EPOXY ANCHOR, OR ATR**	7870
C13	5.25" x 7" P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ 7/8" ATR AND (20) 1/4" X 1/2" SDS WOOD SCREWS	7870

1. SEE FLOOR PLAN FOR WALL WIDTH. STUD PACKS TO MATCH WALL WIDTH UNO.
 2. ALL STRUCTURAL LUMBER TO BE SYP #1 OR SPF #2 UNO ON PLAN.
 3. NAIL BUILD UP STUDS PER DETAIL WF37
 4. MINIMUM SOIL EMBEDMENT:
 5" EMBEDMENT FOR 1/2" ATR
 6" EMBEDMENT FOR 5/8" ATR
 8" EMBEDMENT FOR 7/8" ATR
 5. IF (C) COLUMN IS INDICATED ON SECOND FLOOR, THE BASE CONNECTION IS NOT REQUIRED. (SEE INDICATED CALL OUT ON PLAN FOR ATTACHMENT).
 6. SEE WOOD CONSTRUCTION NOTE #4 ON COVER SHEET FOR CORROSION INFORMATION.
 7. SAME NOMINAL SIZE PARALLEL COLUMNS (L&R) MAY BE SUBSTITUTED FOR ANY P.T. SYP POST NOTED IN THE PLANS.

COMMON NAIL	DIA. / LENGTH	PNEUMATIC GUN NAIL	COMMON vs. GUN NAIL DIA. LENGTH	APPLICATION
8d	0.131" X 2 1/2"	0.131" X 2 1/2"		SEE PLAN RING SHANK ON ROOF
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"		SEE PLAN
10d	0.148" X 3"	0.131" X 3"		SEE PLAN
16d	0.162" X 3 1/2"	0.131" X 3 1/2"		SEE PLAN

HEADER SCHEDULE

MARK	HEADER SIZE	REMARKS
H1	(2) - 2X6 #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 Fb-2600 PSI	ATTACH TOGETHER W/ (3) 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 Fb-2600 PSI	ATTACH TOGETHER W/ (3) ROWS 14" X 3 1/2" SDS WD SCREWS @ 16" O.C. TYP. EACH SIDE

OPENING SIZE	2x4 WALL JACKS EA. END	2x6 OR 2x8 WALL JACKS EA. END	2x6 OR 2x8 WALL JACKS EA. END	2x6 OR 2x8 WALL JACKS 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

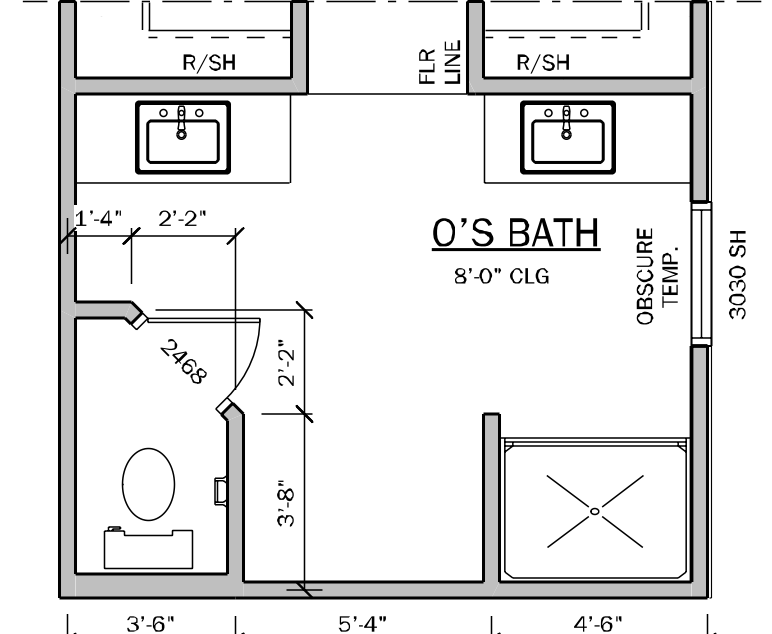
- VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED
- IF HEADER IS ON THE 1st FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS UNO ON PLAN
- IF HEADER IS ON THE 2nd FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS
- ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL WF37
- FASTEN ALL MULTIPLE HEADERS TOGETHER W/ (3) ROWS 12d COMMON NAILS AT 12" o.c. ALONG EACH EDGE OR (3) ROWS IF 2X10 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 HTA16 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 HTA16 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 HTA16 TO CMU COL. U.N.O. ON ROOF PLAN.
BM4	(2) 1 3/4" X 11 1/4" LVL 2.0E Fb-2600 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 HTA16 TO CMU COL. U.N.O. ON ROOF PLAN.
BM5	(2) 1 3/4" X 11 7/8" LVL 2.0E Fb-2600 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 HTA16 TO CMU COL. U.N.O. ON ROOF PLAN.
BM6	(2) 1 3/4" X 16" LVL 2.0E Fb-2600 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 HTA16 TO CMU COL. U.N.O. ON ROOF PLAN.

GENERAL BEAM NOTES

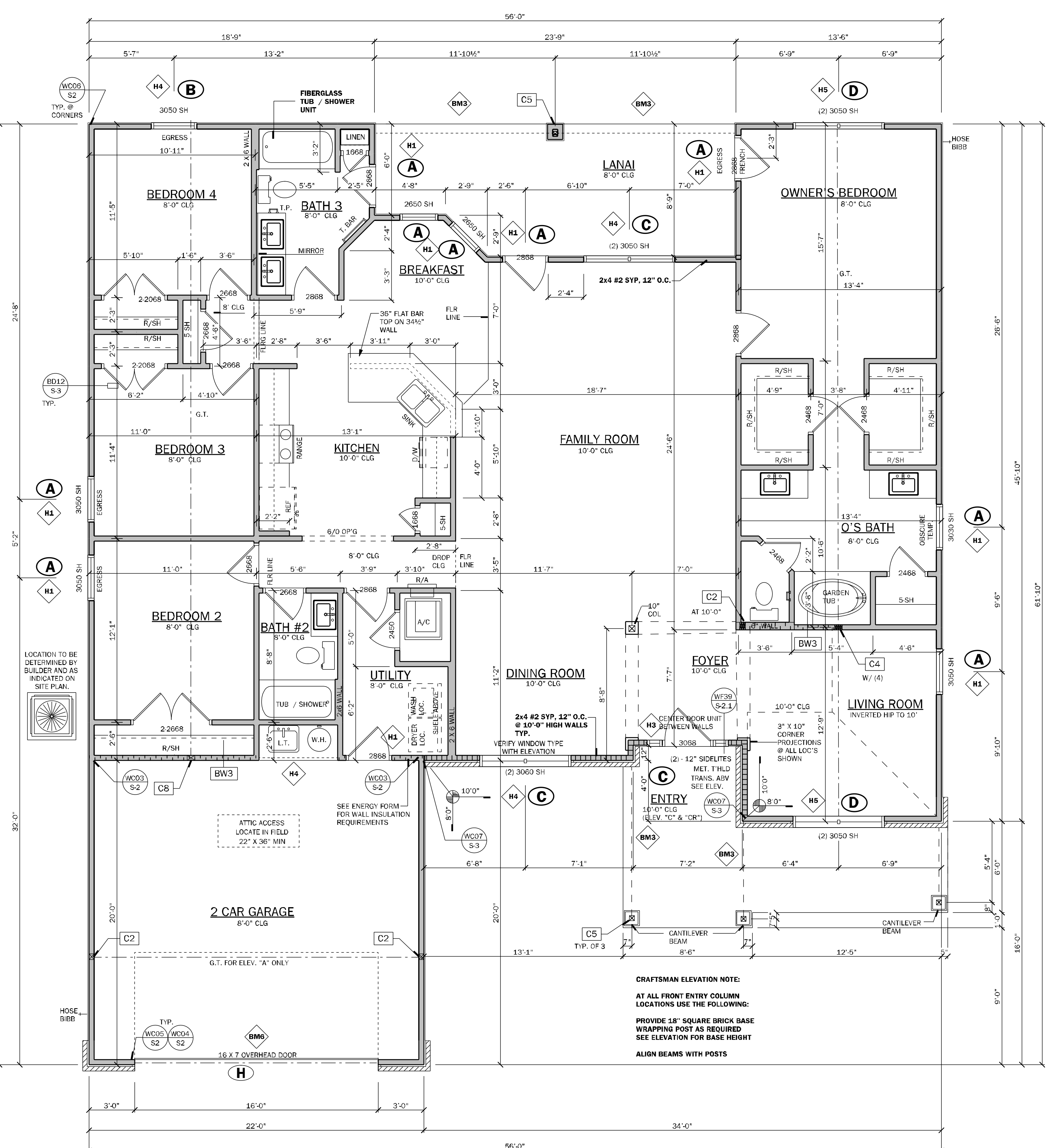
- VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED (MIN. 4" BEARING EACH END)
- SEE PLAN FOR TOP OR BOTTOM OF BEAM INDICATIONS
- BEAMS ARE NOT TO BE DRILLED OR NOTCHED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE E.O.R.



Y	N	MASTER BA. OPTIONS
		3040 (1) PC. FIBERGLASS SHOWER IN LIEU OF LINEN CLOSET W/ (1) L.E.D. LT.

OPT. MASTER BATH

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



CRAFTSMAN ELEVATION NOTE:
 AT ALL FRONT ENTRY COLUMN LOCATIONS USE THE FOLLOWING:
 PROVIDE 18" SQUARE BRICK BASE WRAPPING POST AS REQUIRED. SEE ELEVATION FOR BASE HEIGHT.
 ALIGN BEAMS WITH POSTS

FLOOR PLAN

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

ELEVATION "C" & "CR"

NOTE:
 INDICATES OPENINGS WIND PRESSURES. SEE WIND LOADING CRITERIA ON COVER SHEET FOR INFORMATION.

WALL LEGEND

- FRAMED WALL
- BEARING FRAME WALL
- FRAMED WALL W/ BRICK VENEER
- FRAMED WALL W/ SIDING OR STUCCO

GENERAL NOTES

- R302.6 (table 302.6) If water based ceiling texture material is used, Provide 1/2" gypsum board for 16" O.C. Framing, or 5/8" gypsum board for 24" O.C. Framing. Note 1/2" sag-resistant gypsum board may be used I.L.O. 5/8" gypsum board. 5/8" type "X" gypsum board must be installed on garage ceiling beneath habitable room(s).
- R302.5.2 Duct Penetration. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel, 1 inch minimum rigid nonmetallic class 0 or class 1 duct board, or other approved material and shall not have openings into the garage.
- R302.5.1 Door from garage into house must be a minimum 1 3/8" solid wood door, solid or honeycombcore steel door, or 20 Minute fire rated door.
- R302.7 Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surfaces and any soffits protected on the enclosed side with 1/2" gypsum board.
- Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
- Bathroom exhaust fans must vent to the exterior of the building, exhaust to attic space and soffits is not acceptable. Ventilation shall be permitted to exit through the soffit if solid soffit is installed 5'-0" on each side of the venting.
- R302.6 The garage shall be separated from the residence and its attic as required by Table R302.6. From the residence and attics by not less than 1/2-inch (12.7mm) gypsum board applied to the garage side. Garage beneath rooms shall be separated from all habitable rooms above by not less than 5/8 inch (9.5mm) type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2 inch (12.7mm) gypsum board or equivalent.
- R312.1 Window sills. In dwelling units, where the bottom of the clear opening of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:
 1. Operable windows with openings that will not allow a 4-inch diameter (102 mm) sphere to pass through the opening where the opening is in its largest opened position.
 2. Operable windows that are provided with window fall prevention devices that comply with ASTM F2090.
 3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.
- R308.4.2 All windows within 2'-0" of doors and in shower or tub areas will be safety tempered glass.
- EC: R402.2.4 Vertical or horizontal access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces.
- M1502.4.5 Duct length
 The maximum allowable exhaust duct length shall be determined by one of the methods specified in sections M1502.4.5.1 through M1502.4.5.3
 M1502.4.5.1 Duct termination
 Exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. If the manufacturer's instructions do not specify a termination location, the exhaust duct shall terminate not less than 3 feet (914 mm) in any direction from openings into buildings, including openings in ventilated soffits. Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination.
- Porch Ceilings: (See plan for the following options)
 Option 1: Gypsum
 1/2" exterior gypsum soffit board shall be attached to all framing members with 2x blocking provided at perimeter and panel edges.
 The gypsum board shall be attached w/ Type "W" 1x4" drywall screws at 8" O.C. in field and edges.
 Option 2: Plyshear Base
 7/16" OSB on underside of roof trusses shall be attached to all framing members with 2x blocking provided at perimeter and panel edges. The OSB shall be attached w/ 8d nails at 6" O.C. field and 4" O.C. at edges or 7d screw shank 3" O.C. field and 4" edges.
- Energy Code Compliance Path is Performance Based Path. Code cycle is FBC 2023 8th Edition.

* ALL INTERIOR AND EXTERIOR WALL FRAMING, INCLUDING FLOORING STRIPS ON CMU WALLS, TO BE SPACED AND 16" O.C. (U.N.O.)

AREA CALCULATIONS

	1st FLOOR	2285 S.F.
TOTAL LIVING (AC)	2285 S.F.	
GARAGE	479 S.F.	
COVERED ENTRY	166 S.F.	
COVERED PATIO/LANAI	184 S.F.	
TOTAL AREA UNDER ROOF	3094 S.F.	

COUNTY
SEAL

Wednesday, July 03, 2024

FDS ENGINEERS ASSOCIATES
 258 South Lake Lane, Suite 200
 Tallahassee, Florida 32301
 Tel: 904.209.9944
 Fax: 904.209.9945
 License No. 19101
 Certificate of Authorization No. 9101

ARCHITECTURE | DESIGN | PLANNING
 2207 S. GOLF LINKS DR., SUITE 200
 GAINESVILLE, FL 32609
 813.351.2335
 goveesee.com

FLORIDA CONTRACTORS LICENSE NO. CRC1330146
 100 WEST GARDEN STREET
 PENSACOLA FL 32502

DIVISION LOCATION:
 GAINESVILLE

Job Information:

Model Name / Number:
 2265

Plan Issue Date:
 Wednesday, July 03, 2024

KA PROJECT NUMBER:
 24-08047

Sheet: 2

OR

FLOOR PLAN

LOAD CALCULATIONS
COOLING GREATER THAN HEATING

GENERAL LIGHTING & RECEPTACLES
3 WATTS PER SQUARE FOOT OF LIVING

S.F. LIVING = 2,265 x 3
= 6795

APPLIANCE CIRCUITS

RANGE	8500
OVEN	NONE
MICRO / HOOD	1000
WATER HEATER	4500
WHIRL POOL	1250
WASHER	1500
DRYER	5000
DISHWASHER	1500
DISPOSAL	600
SMALL APPLIANCE CIRCUITS (3)	4500
BATH FANS (100 WATTS / EACH)	200

GEN LIGHT'G & RECEPT. + APP. CIR. = 35,345
SUBTRACT 100 % OF FIRST 10,000 = 10,000

A = 25,345

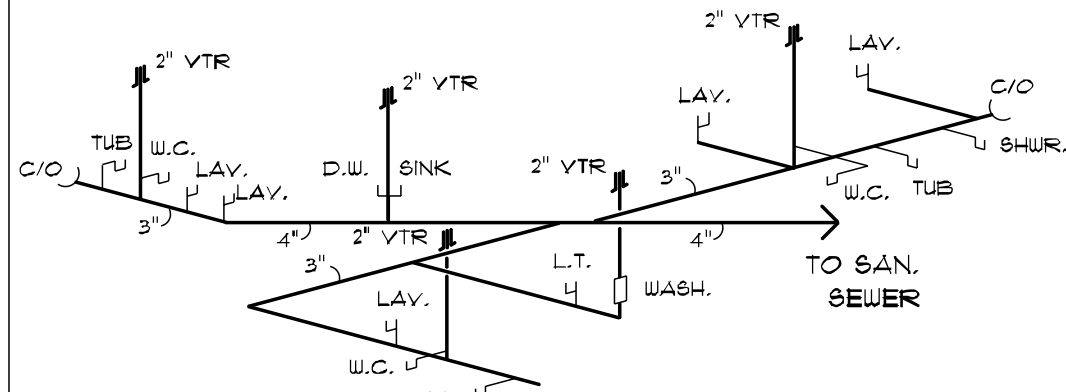
HVAC CIRCUITS

A/C (AIR HANDLER & COMP.)	10,000
A/C (AUXILIARY HEAT STRIP)	10,000

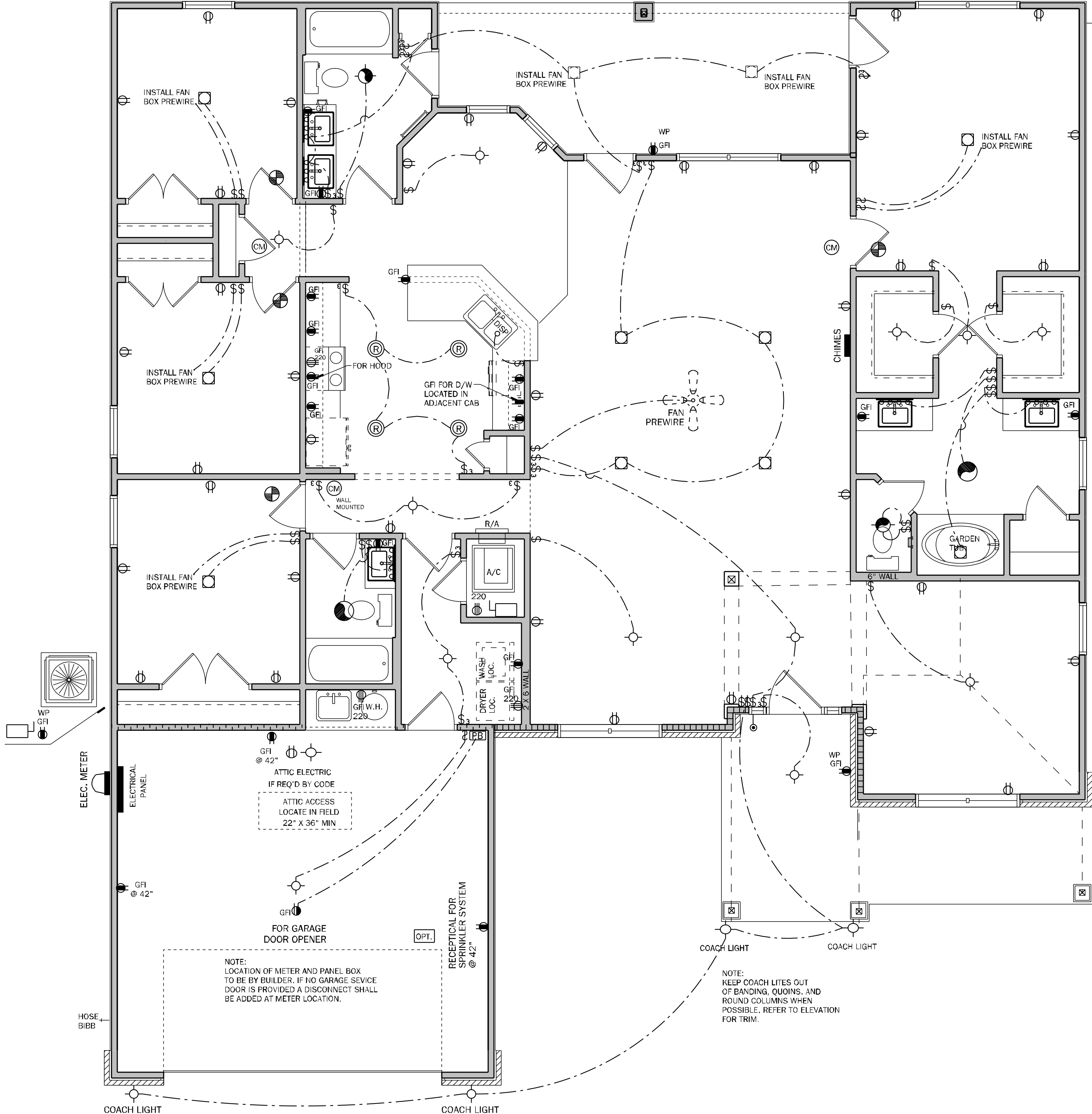
B = 20,000

CIRCUIT CALCULATIONS

FIRST 10,000 AMPS @ 100%	= 10,000
+ 40% OF "A" = (.40 x 25,345)	= 10,138
+ 100% OF "B" = (20,000)	= 20,000
TOTAL WATTAGE	= 40,138
WATTS DIVIDED BY 240 = AMPS	
CALCULATED SERVICE AMPS	= 167



MODEL 2265 RISER
NTS

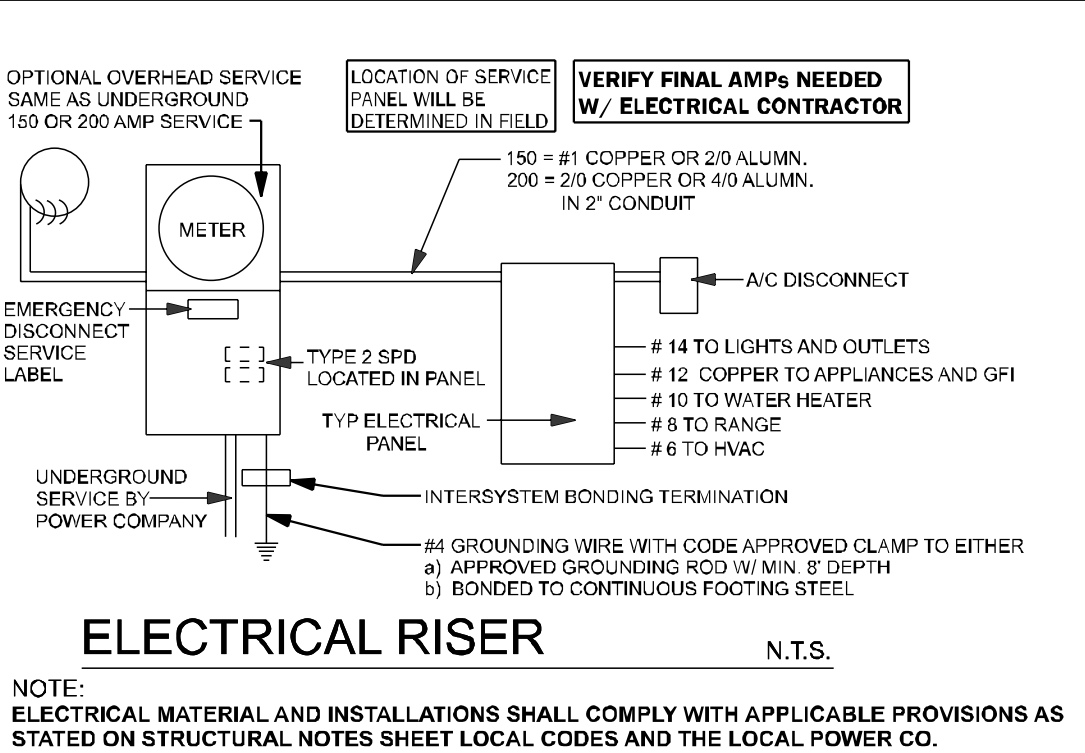


ELECTRICAL NOTES:

- UNLESS OTHERWISE NOTED.
- ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTER LINE OF THE BOX TO BE: 16" AFF (GENERAL), IN A FLOOD ZONE, ALL ELECTRICAL EQUIPMENT TO BE AT OR ABOVE DFE.
KITCHEN: 44" AFF
BATHROOM: 39" AFF
LAUNDRY ROOM: 36" AFF
EXTERIOR WATERPROOF: 12" AFF
GARAGE: GENERAL PURPOSE 42" AFF
RANGE: 2" AFF
 - ALL TRIM PLATES AND DEVICES TO BE GANGED, WHERE POSSIBLE.
 - ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
 - ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC), LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL WIRING & ACCESSORIES.
 - SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314 AND SHALL BE LISTED IN ACCORDANCE WITH UL 217, COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.
 - PROVIDE AFCI'S (ARC-FAULT CIRCUIT INTERRUPTERS) COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS IN ALL DWELLING UNITS PER NFPA 70 (CURRENT EDITION) AND THE NEC AND AS DEFINED IN ILL. 1695.
 - PROVIDE TAMPER RESISTANT RECEPTACLES AS REQUIRED BY THE NFPA 70 (CURRENT EDITION).
 - CARBON MONOXIDE PROTECTION: CARBON MONOXIDE ALARMS OR DETECTORS SHALL BE INSTALLED IN ALL DWELLING UNITS IN ACCORDANCE WITH IFC R315 AND NFPA 70. SUCH DEVICES SHALL BE LISTED BY THE APPROPRIATE STANDARD, EITHER ANSI/UL 2034, STANDARD FOR SINGLE AND MULTIPLE STATION CO ALARMS OR UL 2075, GAS AND VAPOR DETECTOR SENSOR, ACCORDING TO THE INSTALLATION.
 - FCIS 1.2 COMBINATION ALARMS: COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
 - KEEP ALL SMOKE DETECTORS MINIMUM OF 36" FROM BATHROOM DOORS.
 - IN NEW CONSTRUCTION, SMOKE DETECTORS SHALL BE HARDWIRED INTO AN A/C ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP.
 - BATHROOM EXHAUST FANS MUST VENT TO THE EXTERIOR OF THE BUILDING, VENTILATION TO ATTIC SPACE AND SOFFITS IS NOT ACCEPTABLE.
 - CHAPTER 45 PRIVATE SWIMMING POOLS — OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH R4501.17.1.1 THROUGH R4501.17.1.14.
 - ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE. RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE OR SINK TO FULFILL THE REQUIREMENT OF AN OUTLET EVERY 24". THE WIDTH OF THE SINK OR RANGE IS NOT TO BE INCLUDED IN THE SPACING OF THE OUTLETS UNLESS THE DISTANCE FROM THE SINK OR RANGE IS GREATER THAN 12" FOR STRAIGHT COUNTER TOPS AND 18" FOR SINKS AND RANGES INSTALLED IN CORNER COUNTERS.
 - WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
 - FOR ONE AND TWO-FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT-CIRCUIT CURRENT RATING EQUAL TO OR GREATER THAN THE AVAILABLE FAULT CURRENT, INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION. EACH DISCONNECT SHALL BE ONE OF THE FOLLOWING:
(1) SERVICE DISCONNECTS MARKED AS FOLLOWS:
EMERGENCY DISCONNECT.
METER DISCONNECT.
(2) METER DISCONNECTS INSTALLED PER 230.82(3) AND MARKED AS FOLLOWS:
EMERGENCY DISCONNECT.
METER DISCONNECT.
NOT SERVICE EQUIPMENT
(3) OTHER LISTED DISCONNECT SWITCHES OR CIRCUIT BREAKERS ON THE SUPPLY SIDE OF EACH SERVICE DISCONNECT THAT ARE AVAILABLE FOR USE AS SERVICE EQUIPMENT AND MARKED AS FOLLOWS:
EMERGENCY DISCONNECT.
NOT SERVICE EQUIPMENT.
 - MARKINGS SHALL COMPLY WITH 110.21(B).
 - ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS/PERWATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS/PERWATT.

ELECTRICAL LEGEND

\$ SINGLE POLE SWITCH	SMOKE DETECTOR
\$2 DOUBLE POLE SWITCH	CARBON MONOXIDE/ SMOKE DETECTOR COMBO UNIT
\$3 THREE-WAY SWITCH	FLOOD LIGHT
\$4 FOUR-WAY SWITCH	FLUORESCENT LIGHTING
\$DM DIMMER SWITCH	CEILING MOUNTED FIXTURE
SCOUNCE (WALL MOUNTED) FIXTURE	TRACK LIGHTING
110 VOLT DUPLEX OUTLET	CEILING FAN
110 VOLT SPLIT SWITCHED OUTLET	DOOR BELL CHIMES
GROUND FAULT INTERRUPT	DOOR BELL
WP WATER PROOF W/ GROUND FAULT	DISP DISPOSAL
220 VOLT OUTLET	DISCONNECT SWITCH
SPECIAL SERVICES OUTLET	PREWIRE SPEAKER
TV T.V. CABLE OUTLET	JUNCTION BOX
TELEPHONE CABLE OUTLET	THERMOSTAT
RECESSED LIGHTING	LOW VOLTAGE LIGHTING
WP WATER PROOF RECESSED LIGHTING	INTERCOM SYSTEM
BATH FAN	GARAGE DOOR PUSH BUTTON
BATH FAN W/ LIGHT	
L.E.D. DISC LIGHT	



ELECTRICAL RISER
N.T.S.

ELECTRICAL PLAN

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

ELEVATION "C" & "CR"

COUNTY
SEAL

Wednesday, July 03, 2024

FDS ENGINEERS ASSOCIATES
www.fdseng.com

keesee associates
ARCHITECTURE | DESIGN | PLANNING
22407 S.W. 23RD ST., Suite 200
Miami, Maryland, FL 32751
gkreesee.com

DAMS HOMES
FLORIDA CONTRACTORS LICENSE NO. CRC1330146
**100 WEST GARDEN STREET
PENSACOLA FL 32502**

DIVISION LOCATION:
GAINESVILLE

Job Information:

INVENTORY
LOT: 141
BLK:
SEC:
SUB: Preserve of Laurel Lake
S.W. Rosemary Dr.
Lake City, FL

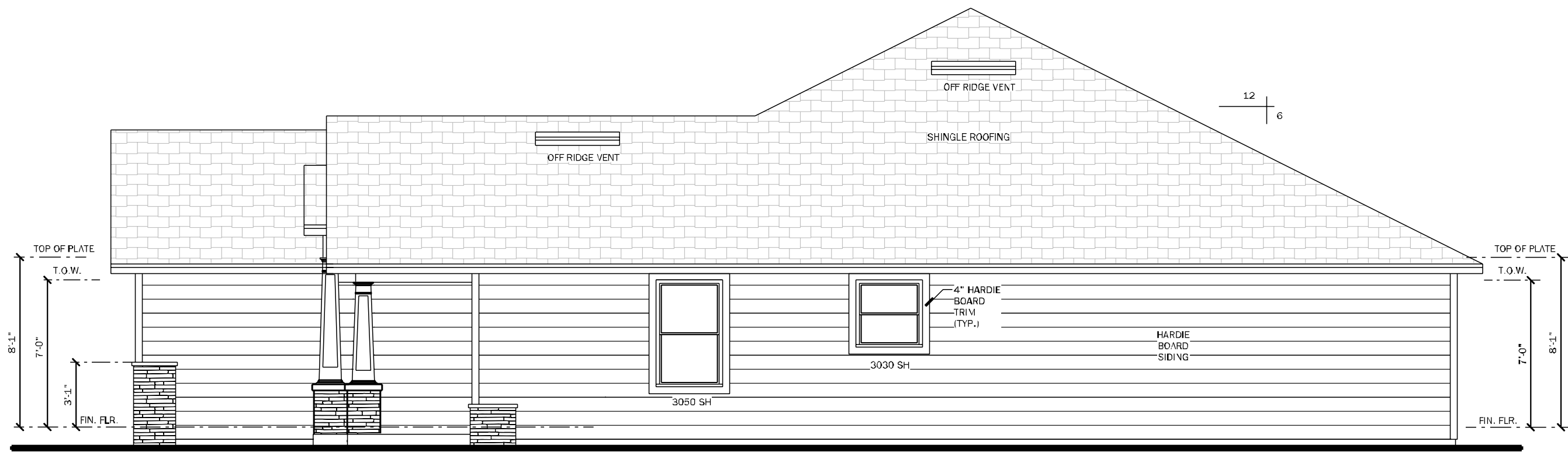
Model Name / Number:
2265

Plan Issue Date:
Wednesday, July 03, 2024

KA PROJECT NUMBER:
24-08047

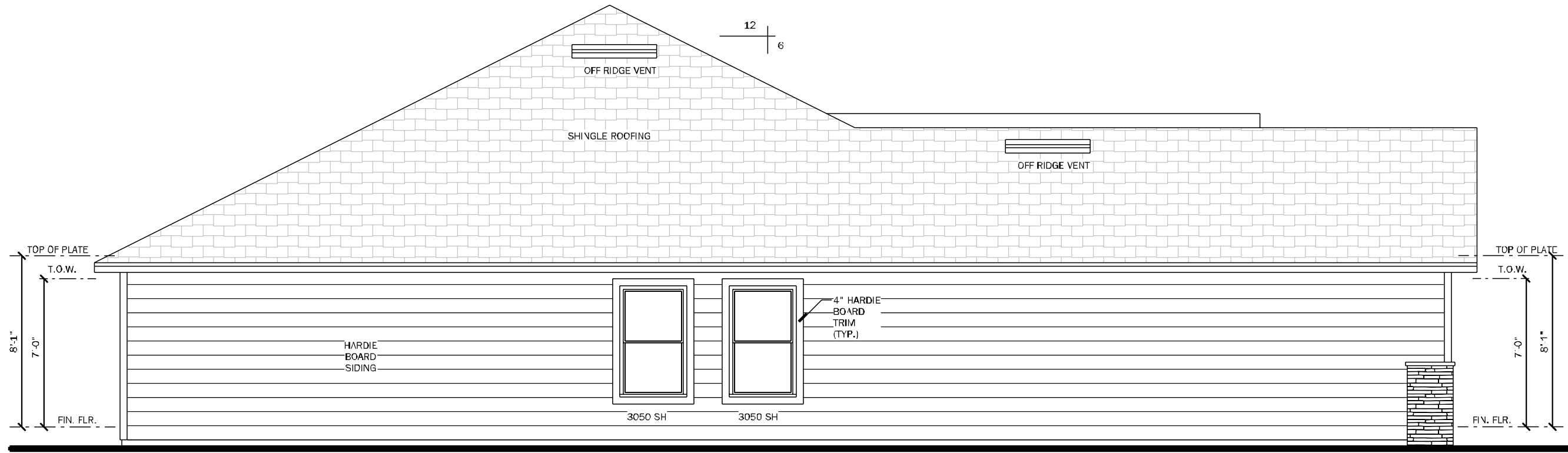
Sheet: **4** Of:

ELECTRICAL



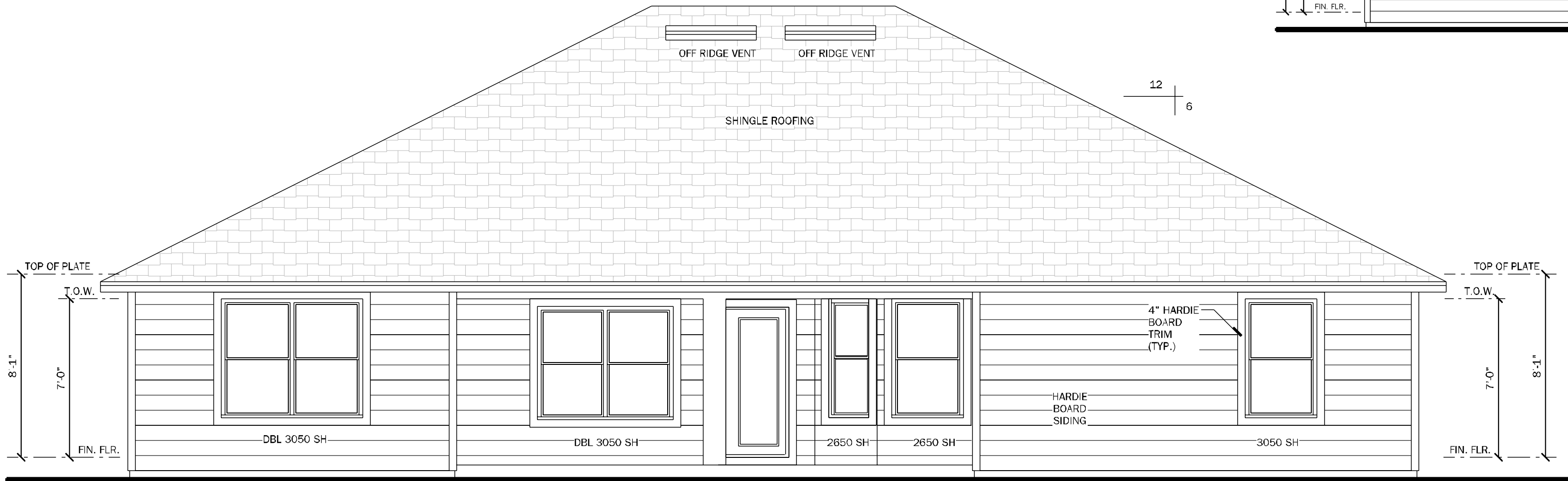
RIGHT ELEVATION "CR"

SCALE: 3/32" = 1'-0"



LEFT ELEVATION "CR"

SCALE: 3/16" = 1'-0"



REAR ELEVATION

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



FRONT ELEVATION "CR"

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

VENTILATION CALCULATION

Formula = SF / 300 / 2 * 144 = net sq inches of venting needed equally for intake and exhaust

Soffit product provides	4.12 net sq in / sf
Ridge vent provides	18.00 net sq in / lf
Off ridge vent provides	138.00 net sq in / sf
Overhang distance	2.00 ft
S.F. of Area to be vented (SF)	3094 s.f.
Total needed for exhaust for upper 1/3	743 net sq inches
Total needed for intake (soffit area, lower)	743 net sq inches
Number of Off Ridge Vents for upper 1/3 needed	5
L.F. of Ridge Vent needed (can be used in combo with ORV)	41
Lineal Feet of Soffit needed to meet required	90
Lineal S.F. provided by plan	204

COUNTY
SEAL

Wednesday, July 03, 2024

FDSENG ASSOCIATES
ENGINEERING ASSOCIATES
288 Seaboard Lane, Suite 200
Gulf Breeze, Florida 32561
904.263.2904
www.fdseng.com

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, INFORMATION, AND BELIEF, THE DESIGN AND CONSTRUCTION OF THE PROJECT SHOWN HEREON COMPLY WITH THE CURRENT FLORIDA BUILDING CODE. ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL ENGINEERING PORTION OF THE PROJECT AND DOES NOT INCLUDE THE DESIGN OF STRUCTURAL ELEMENTS OR THE DESIGN OF SPECIALTY MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS.

☐ CARL A. BROWN, P.E. FL # 55126
☐ SCOTT A. LEWOWSKI, PE FL # 78750
☐ THIEN BAO DUONG, PE FL # 94452

keese associates
ARCHITECTURE | DESIGN | PLANNING
2300 W. Gulf Breeze Parkway, Suite 200
Gulf Breeze, FL 32561
904.263.2904
www.keese.com

AA26003115
AIA
FDS
in
f
e
b

DAMS HOMES
FLORIDA CONTRACTORS LICENSE NO. CRC1330146
100 WEST GARDEN STREET
PENSACOLA FL 32502

DIVISION LOCATION:
GAINESVILLE

Job Information:

INVENTORY

LOT: 141
BLK:
SEC:
SUB: Preserve of Laurel Lake
S.W. Rosemary Dr.
Lake City, FL

Model Name / Number:

2265

Plan Issue Date:

Wednesday, July 03, 2024

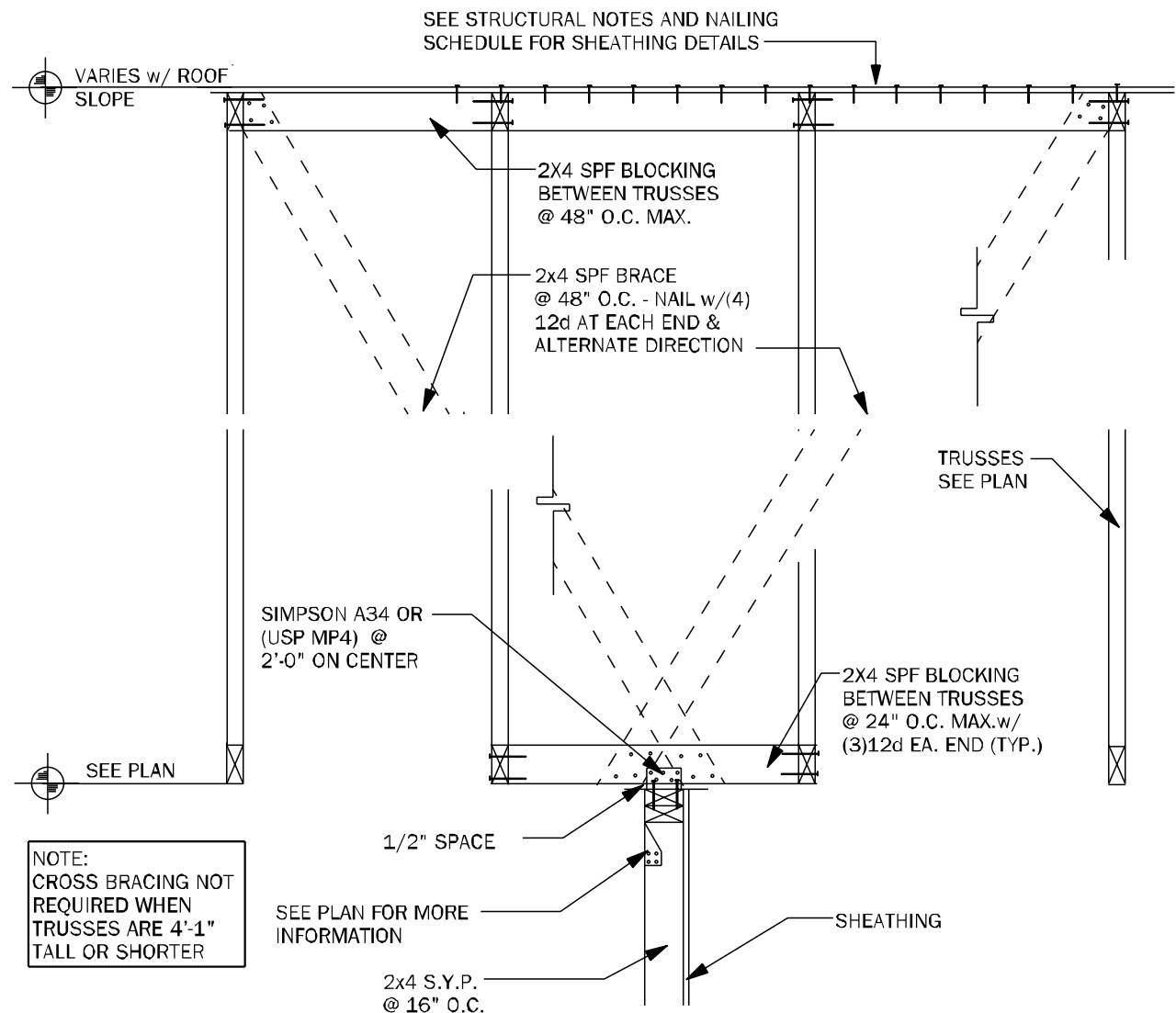
KA PROJECT NUMBER:

24-08047

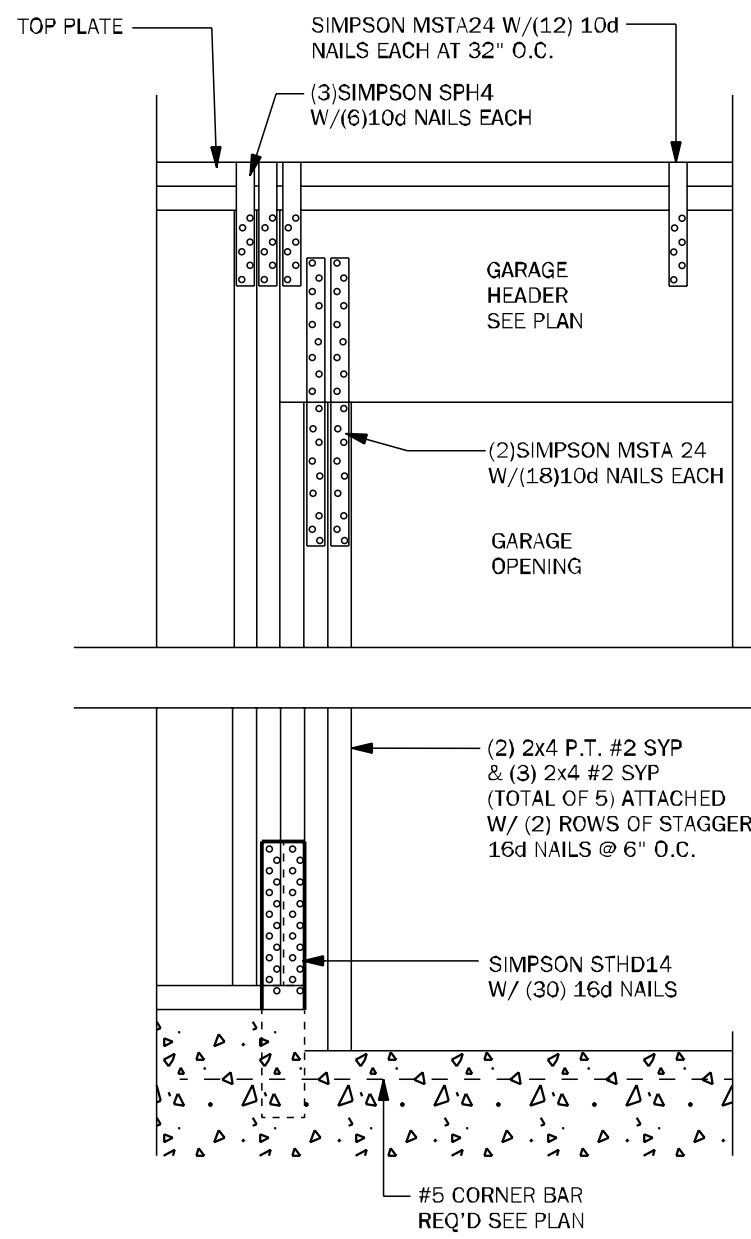
Sheet: 5 of

5

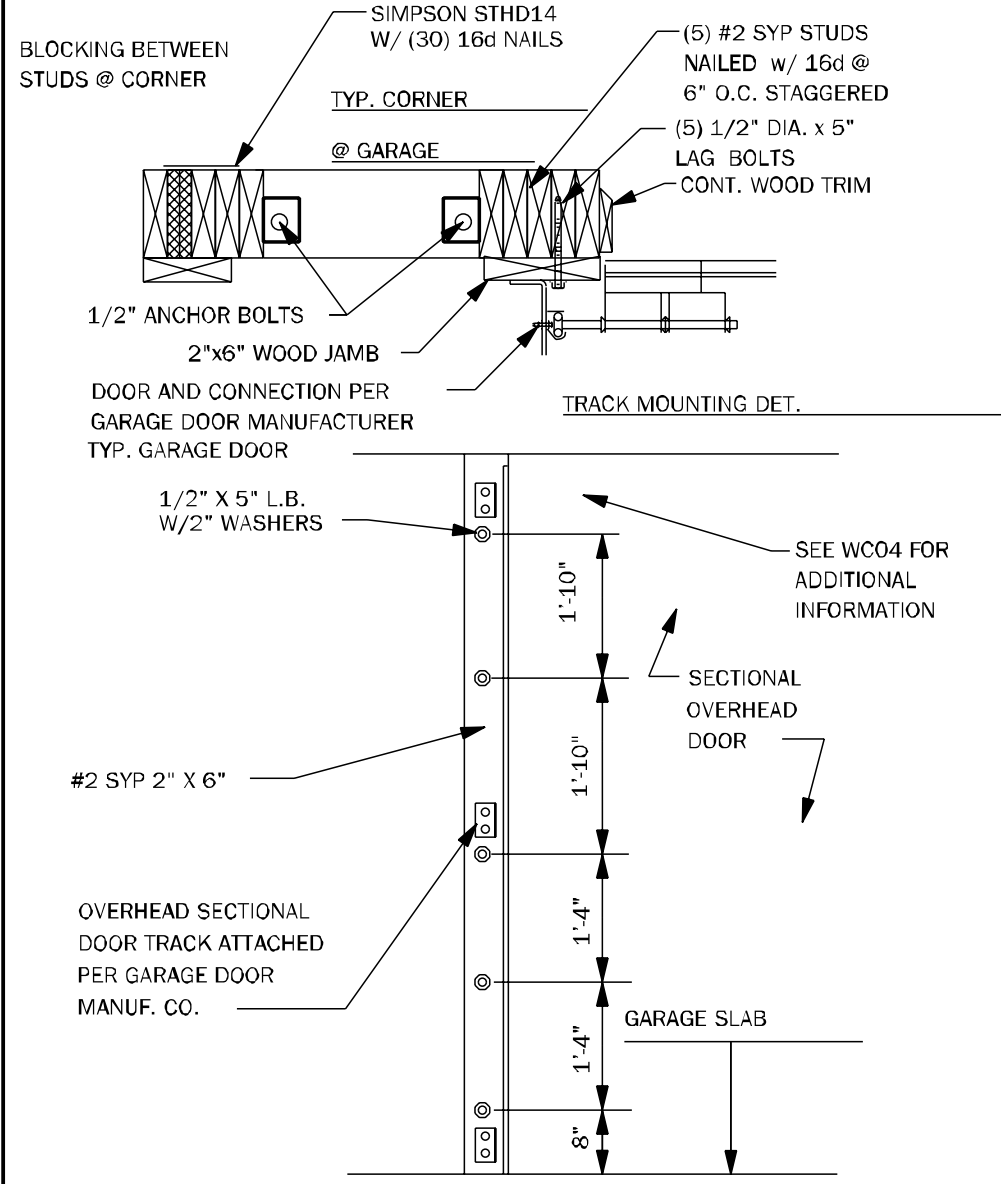
ELEVATIONS



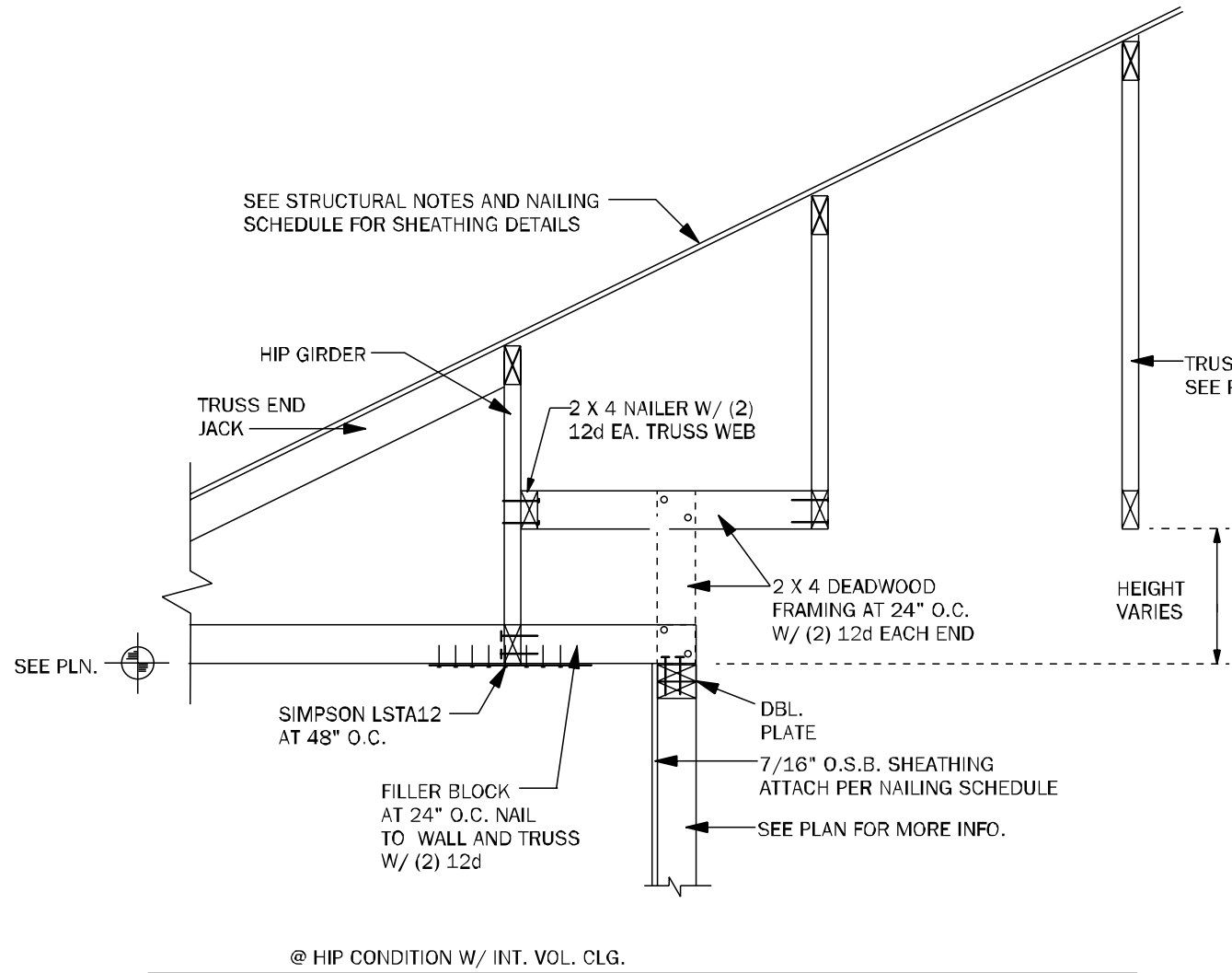
TB15 EXTERIOR NON-BEARING WALL DETAIL N.T.S.



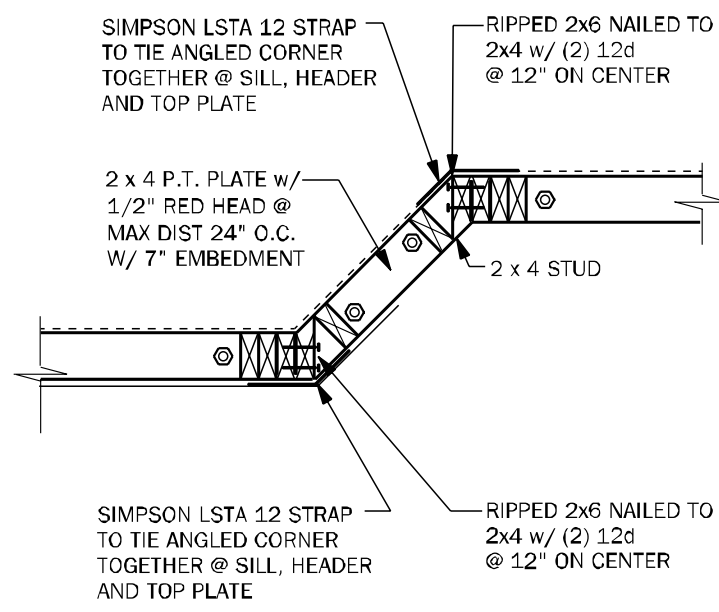
WC04 GARAGE HEADER ANCHOR 3/4" = 1'-0"



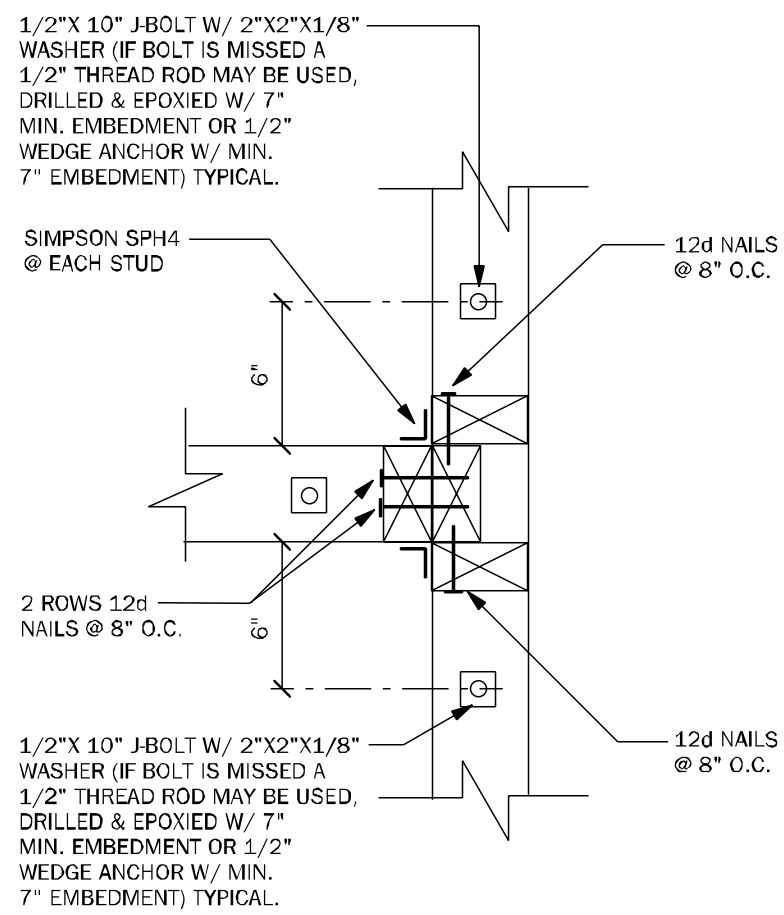
WC05 SECT. OVERHEAD GAR. DOOR INSTALL N.T.S.



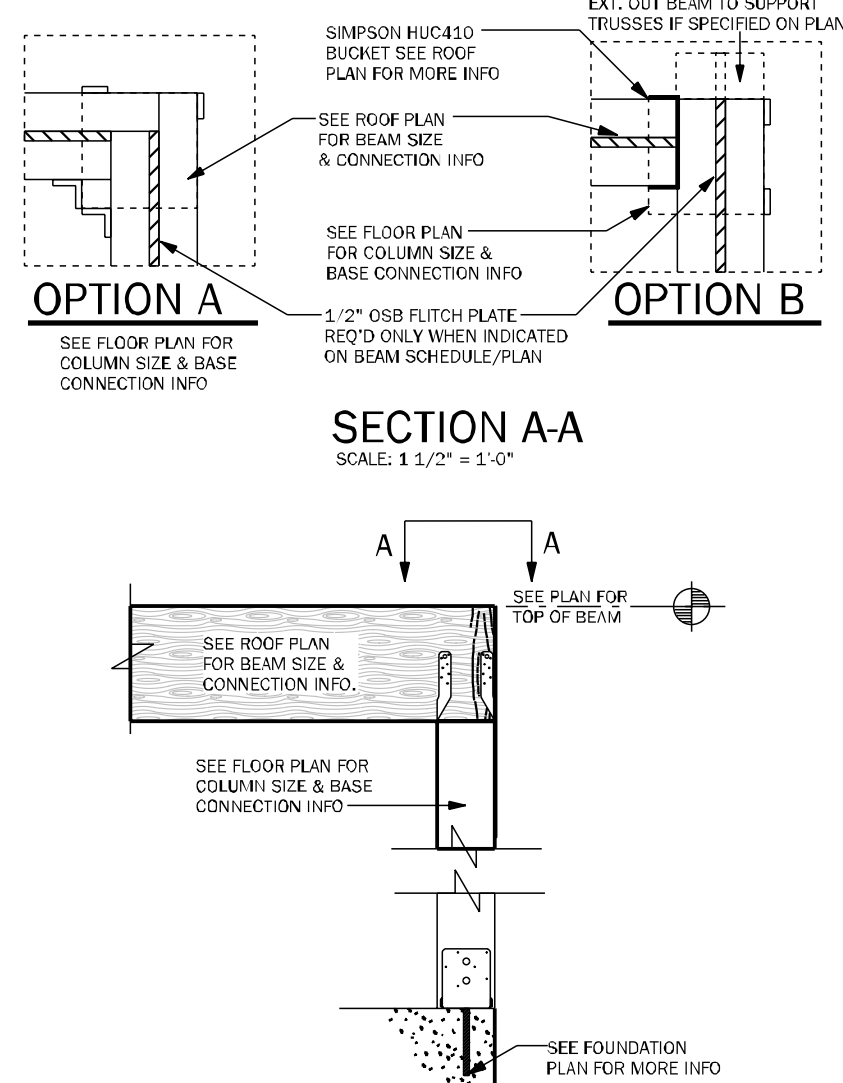
WF64 EXTERIOR NON BRG. WALL DETAIL N.T.S.



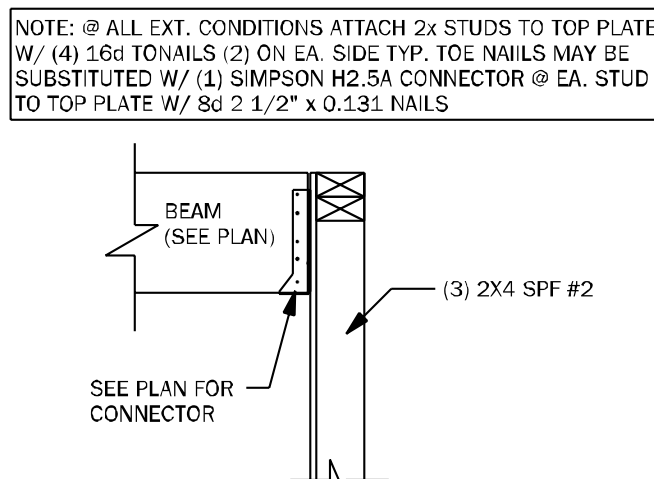
WF43 EXTERIOR ANGLED WALL DETAIL N.T.S.



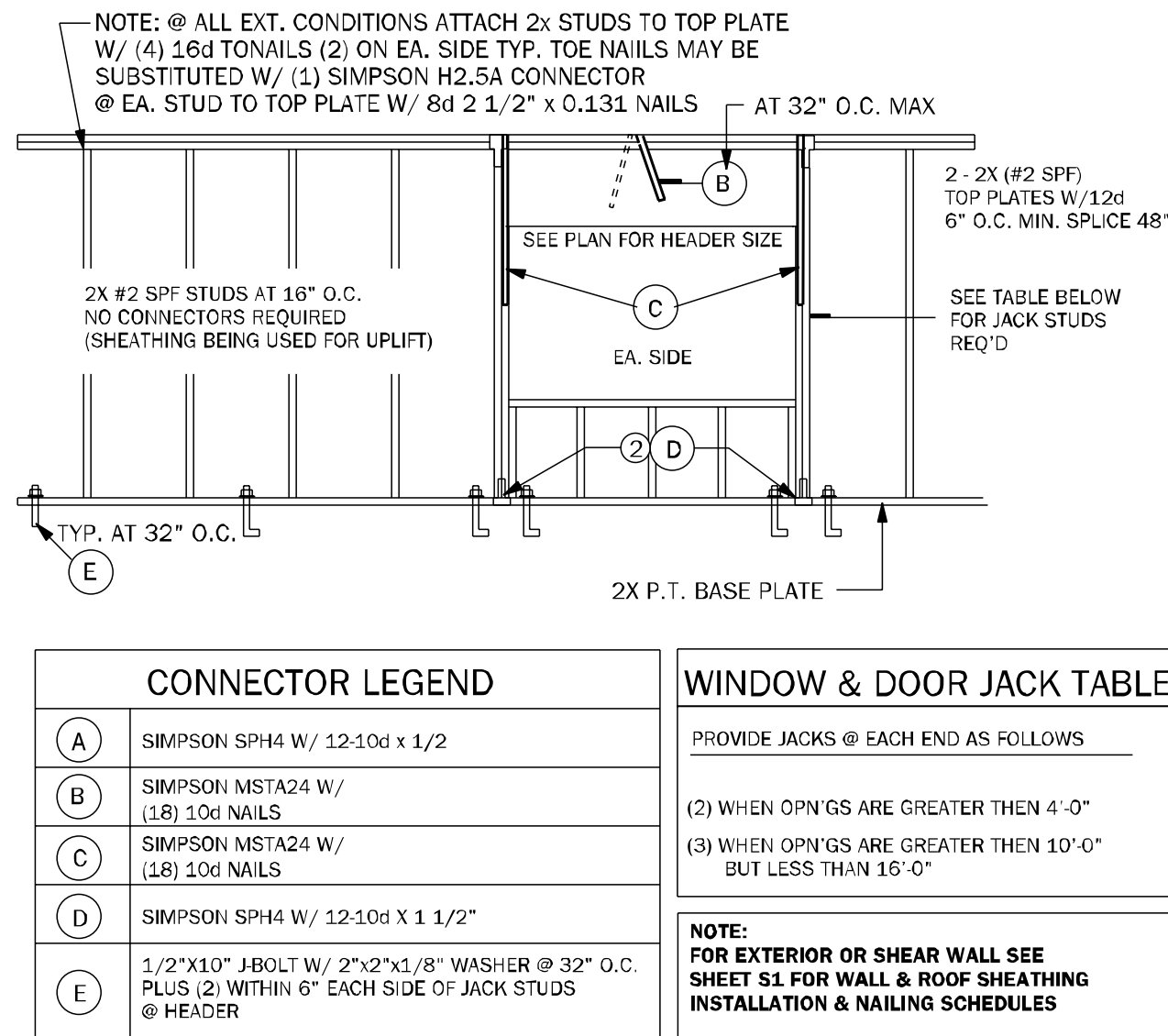
WC03 WALL TO WALL CONN. @ END OF SHEARWALL 1 1/2" = 1'-0"



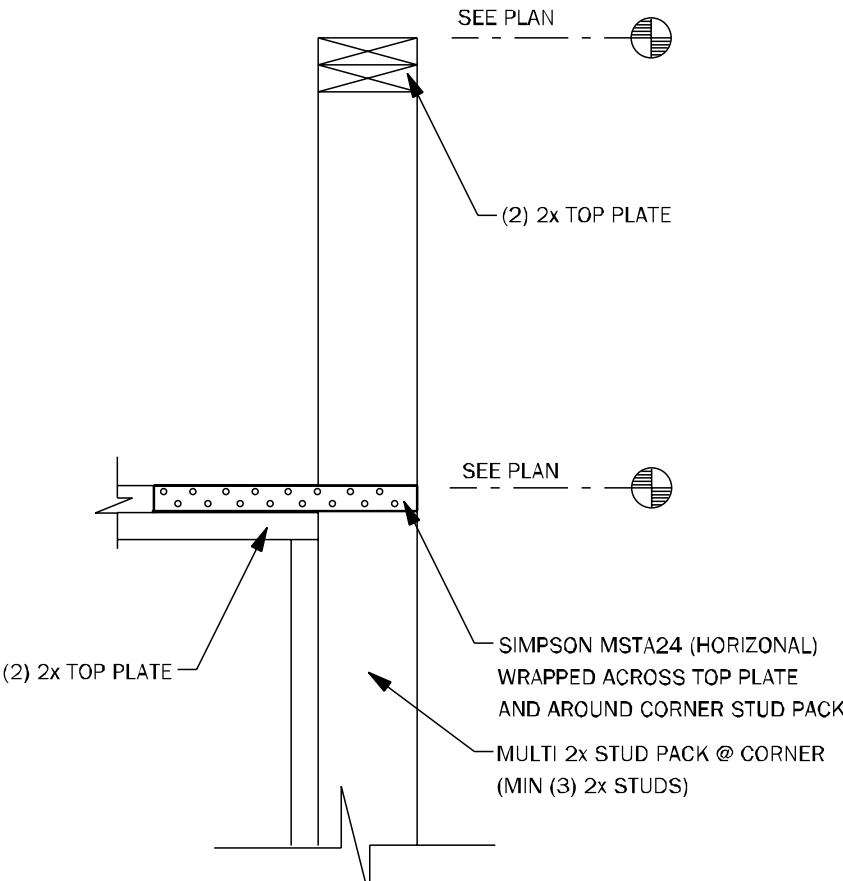
CD11 COMMON BEAM ATTACHMENT N.T.S.



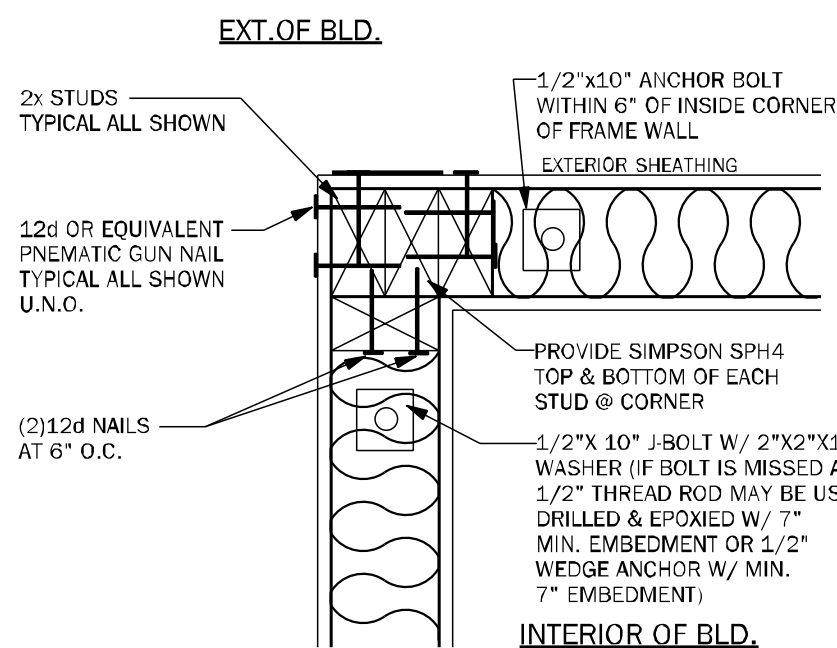
CD25 BEAM TO WALL CONNECTION N.T.S.



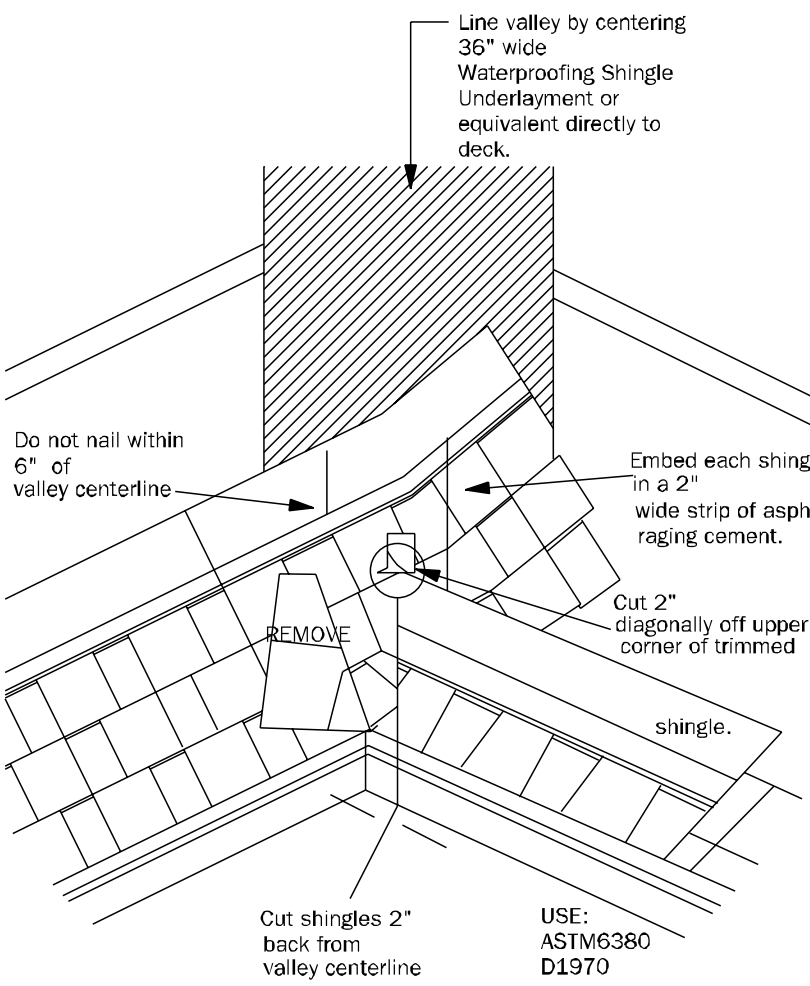
WF66 TYPICAL BEARING WALL N.T.S.



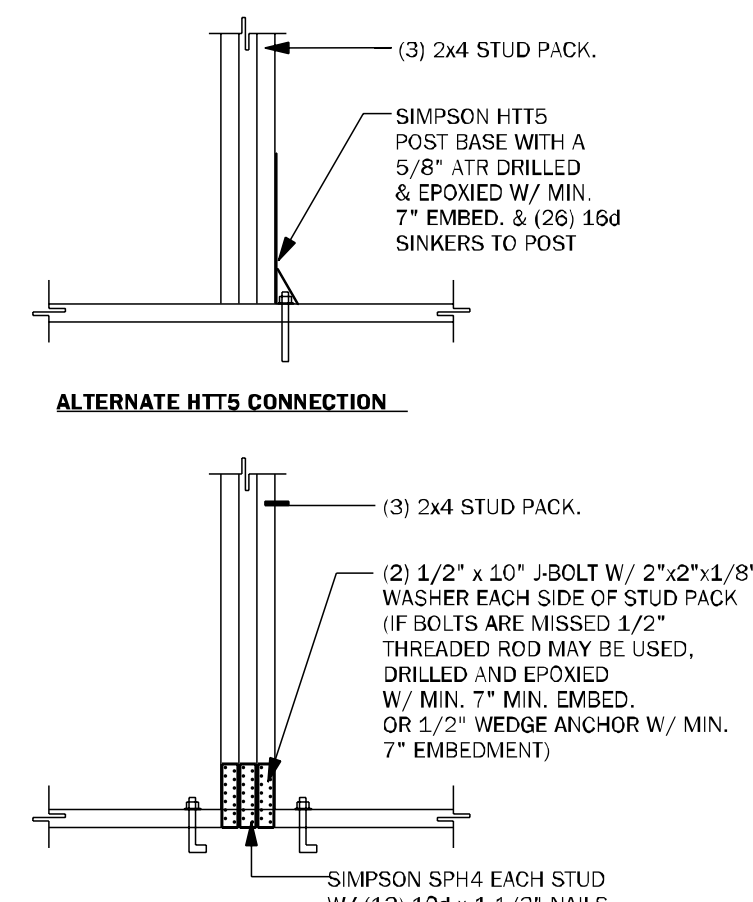
WC09 WALL STEP @ CORNER N.T.S.



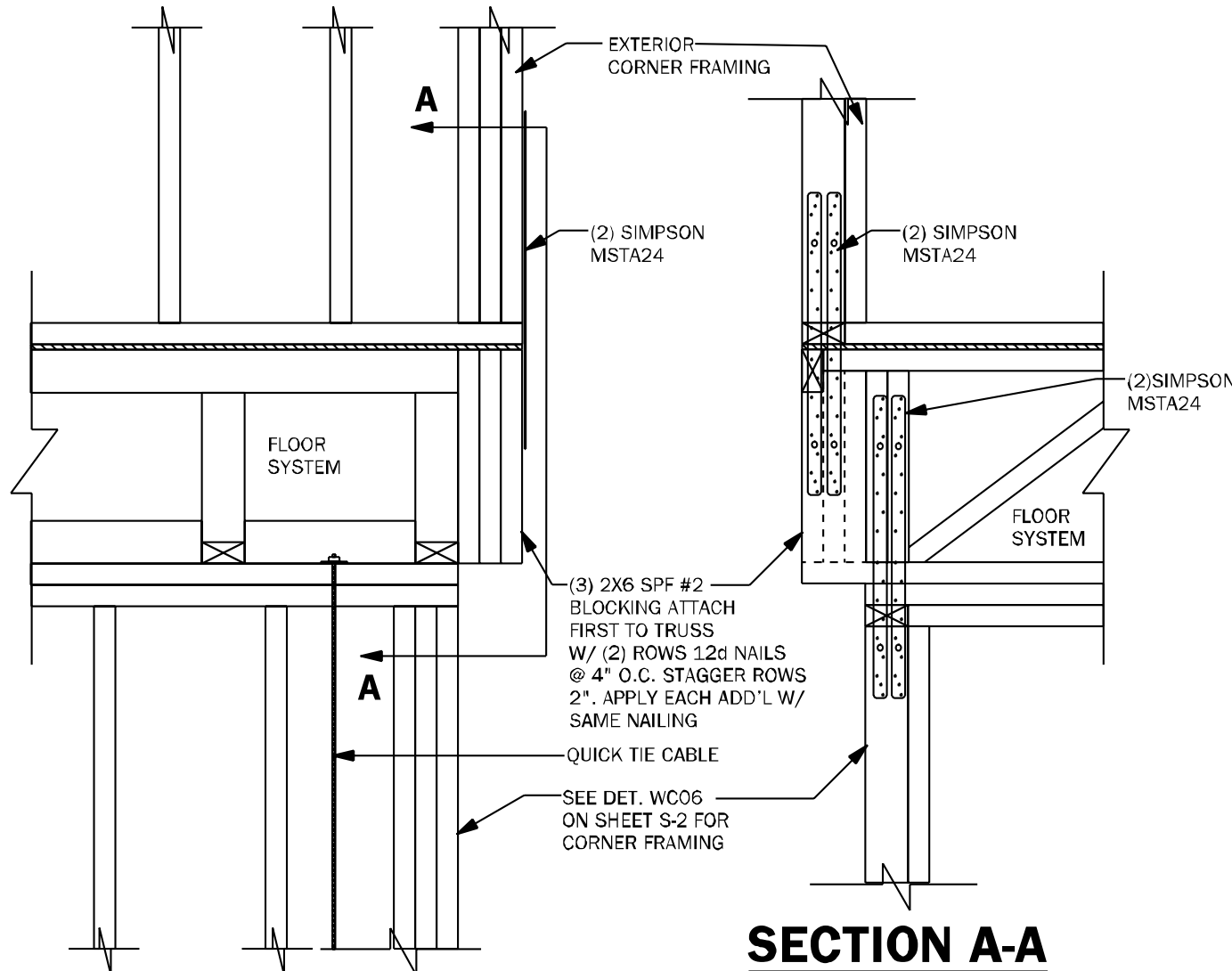
WC06 EXTERIOR FRAME CORNER 3/4" = 1'-0"



RD01 VALLEY FLASHING DETAIL N.T.S.



CD26 GIRDER BASE CONNECTION 1/2" = 1'-0"



WF68 CORNER CONNECTION N.T.S.

COUNTY
SEAL

Wednesday, July 03, 2024

FDS
ENGINEERING ASSOCIATES
255 Seaboard Lane, Suite 200
Ft. Lauderdale, Florida 33304
Tel: 954.366.2004
Fax: 954.366.2005
www.fdseng.com

Keese Associates
ARCHITECTURE | DESIGN | PLANNING
2407 YSBO 2325
Ft. Lauderdale, FL 33305
954.366.2004
www.keese.com

DAMS HOMES
FLORIDA CONTRACTORS LICENSE NO. CRC1330146
100 WEST GARDEN STREET
PENSACOLA FL 32502

DIVISION LOCATION:
GAINESVILLE

Job Information:

INVENTORY
LOT: 141
BLK:
SEC:
SUB: Preserve of Laurel Lake
S.W. Rosemary Dr.
Lake City, FL

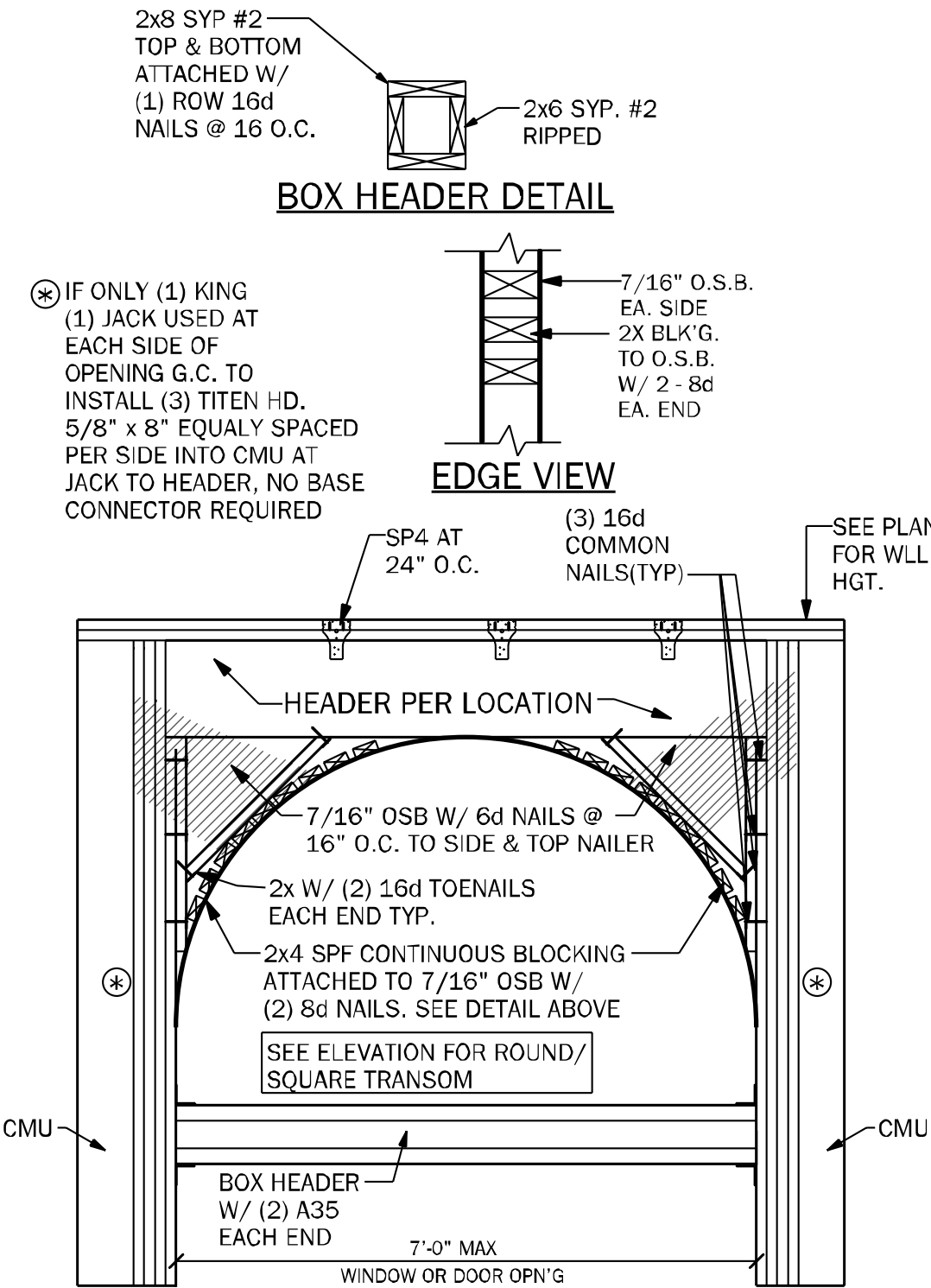
Model Name / Number:
2265

Plan Issue Date:
Wednesday, July 03, 2024

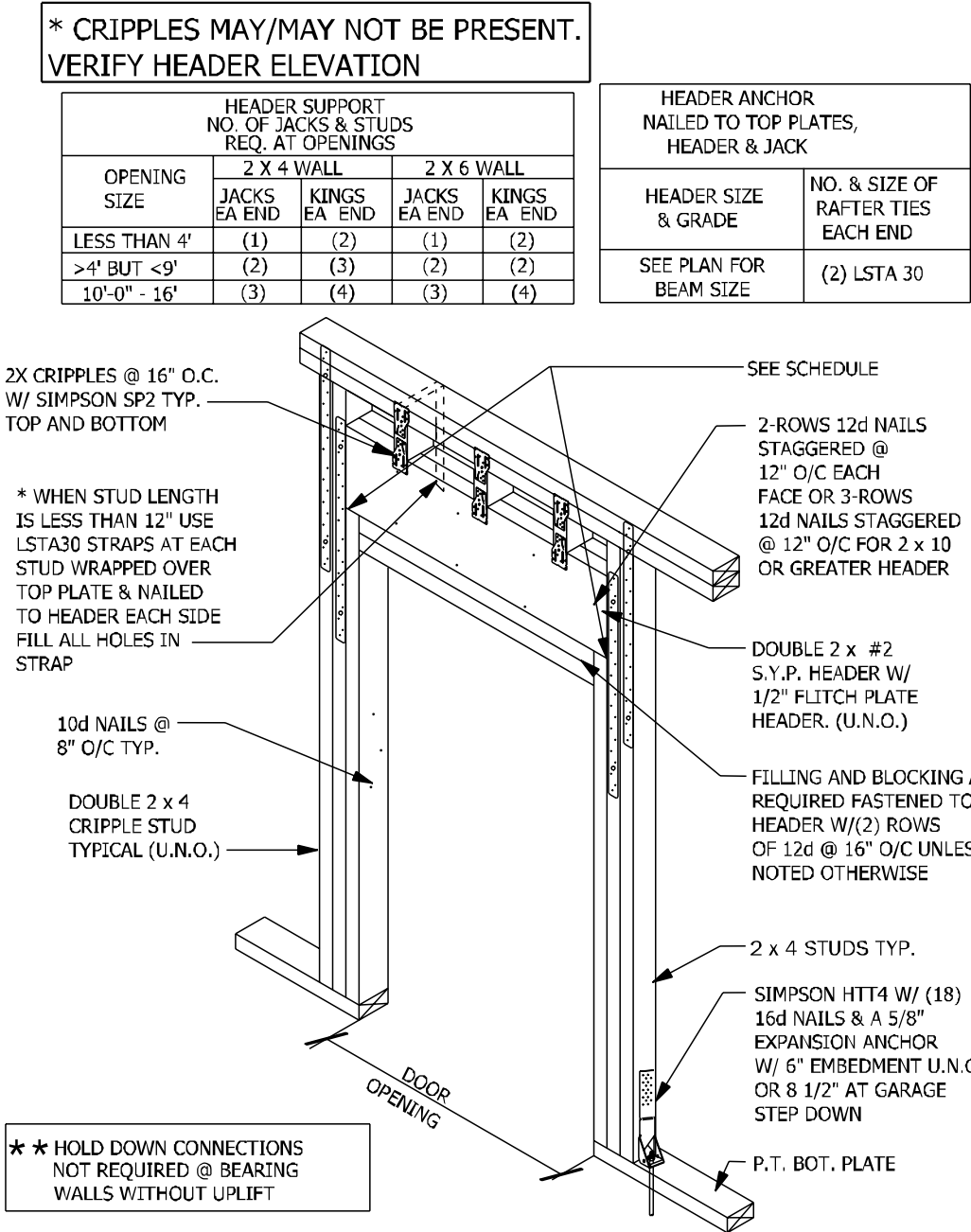
KA PROJECT NUMBER:
24-08047

Sheet: **S-2** **Of:**

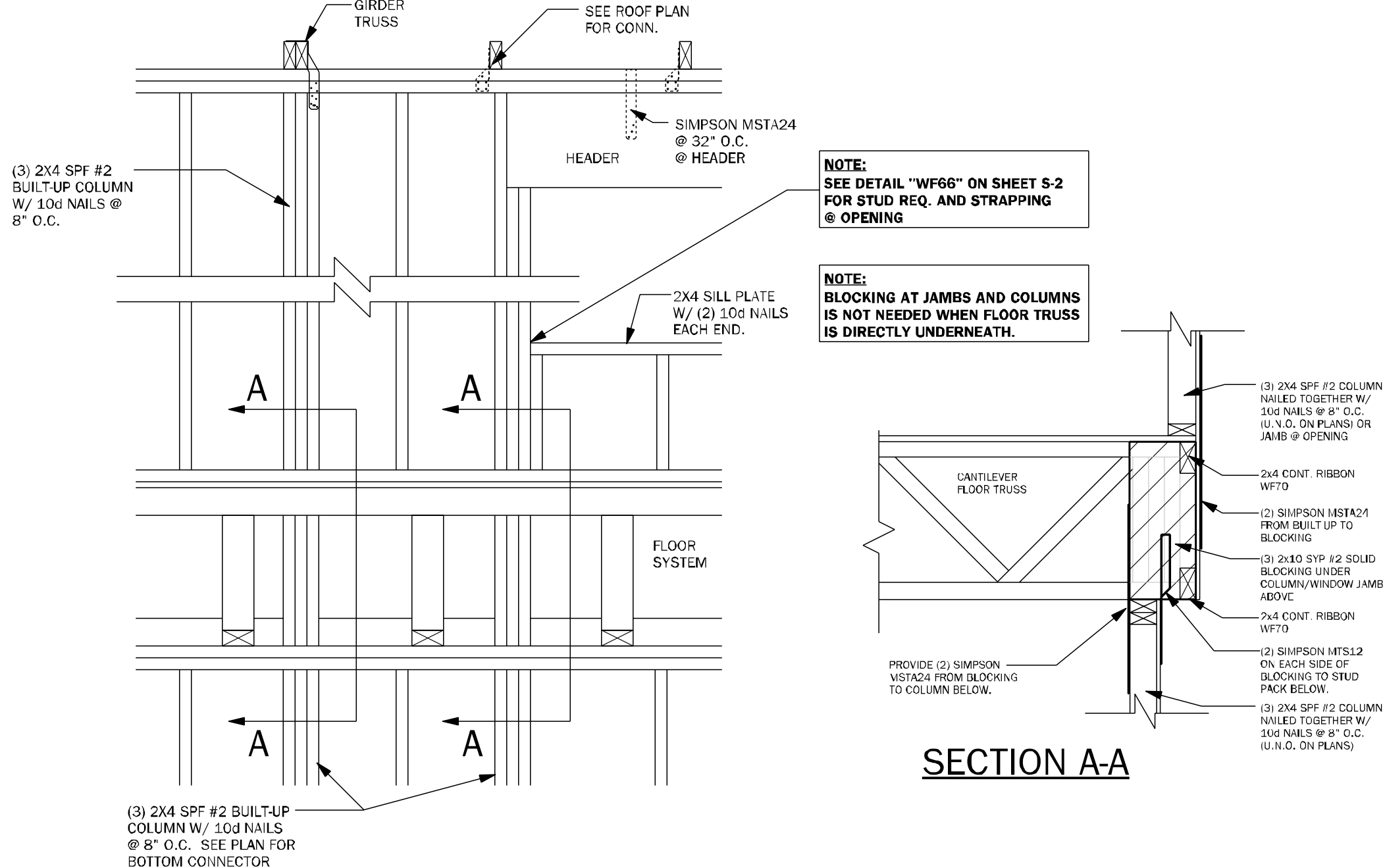
TYPICAL FRAMING DETAILS



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



WF09 WALL HEADER DETAIL N.T.S.



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

COUNTY
SEAL

Wednesday, July 03, 2024

To the best of the Engineer's knowledge, information, and belief, the preparation of these drawings and specifications was done in accordance with the professional engineering laws and regulations of the State of Florida, and the Engineer is not providing any warranty or representation other than that the drawings and specifications were prepared in accordance with the professional engineering laws and regulations of the State of Florida.

FDS ENGINEERS ASSOCIATES

255 Seaboard Lane, Suite 200
Maitland, Florida 32751
Tel: 407-896-2204
Fax: 407-896-2204
Certificate of Authorization No. 9361

☐ CARL A. BROWN, P.E.
☐ SCOTT A. LEWIS, P.E.
☐ THIEN BAO DUONG, P.E.

FL # 56126
FL # 78750
FL # 94452

keese associates

ARCHITECTURE | DESIGN | PLANNING

2500 W. US Highway 90, Suite 200
Maitland, FL 32751
407.896.2204
g@keese.com

AA2000115

BD

Instagram Facebook LinkedIn

DAMS HOMES

FLORIDA CONTRACTORS LICENSE NO. CRC1330146

**100 WEST GARDEN STREET
PENSACOLA FL 32502**

DIVISION LOCATION:
GAINESVILLE

Job Information:

INVENTORY

LOT: 141
BLK:
SEC:
SUB: Preserve of Laure Lake
S.W. Rosemary Dr.
Lake City, FL

Model Name / Number:

2265

Plan Issue Date:

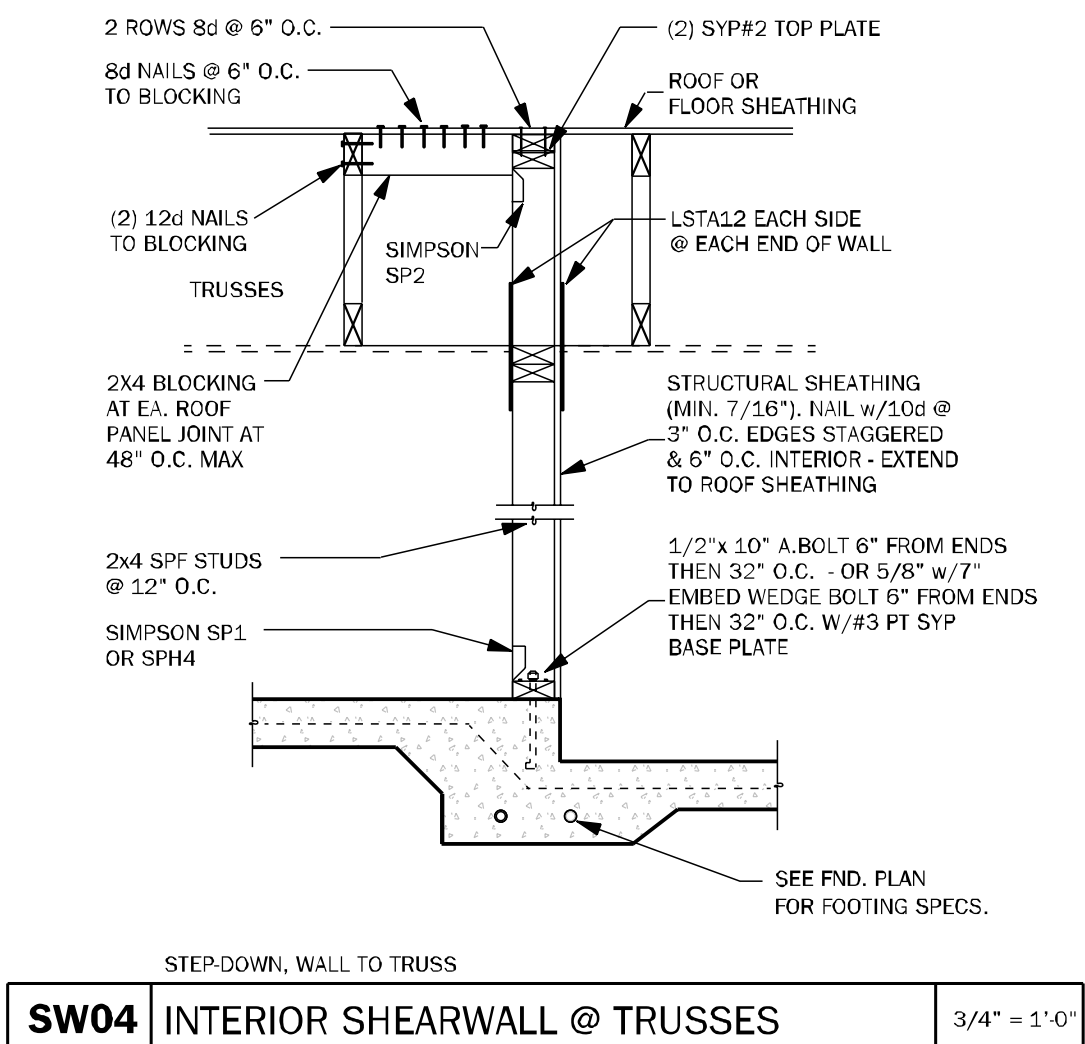
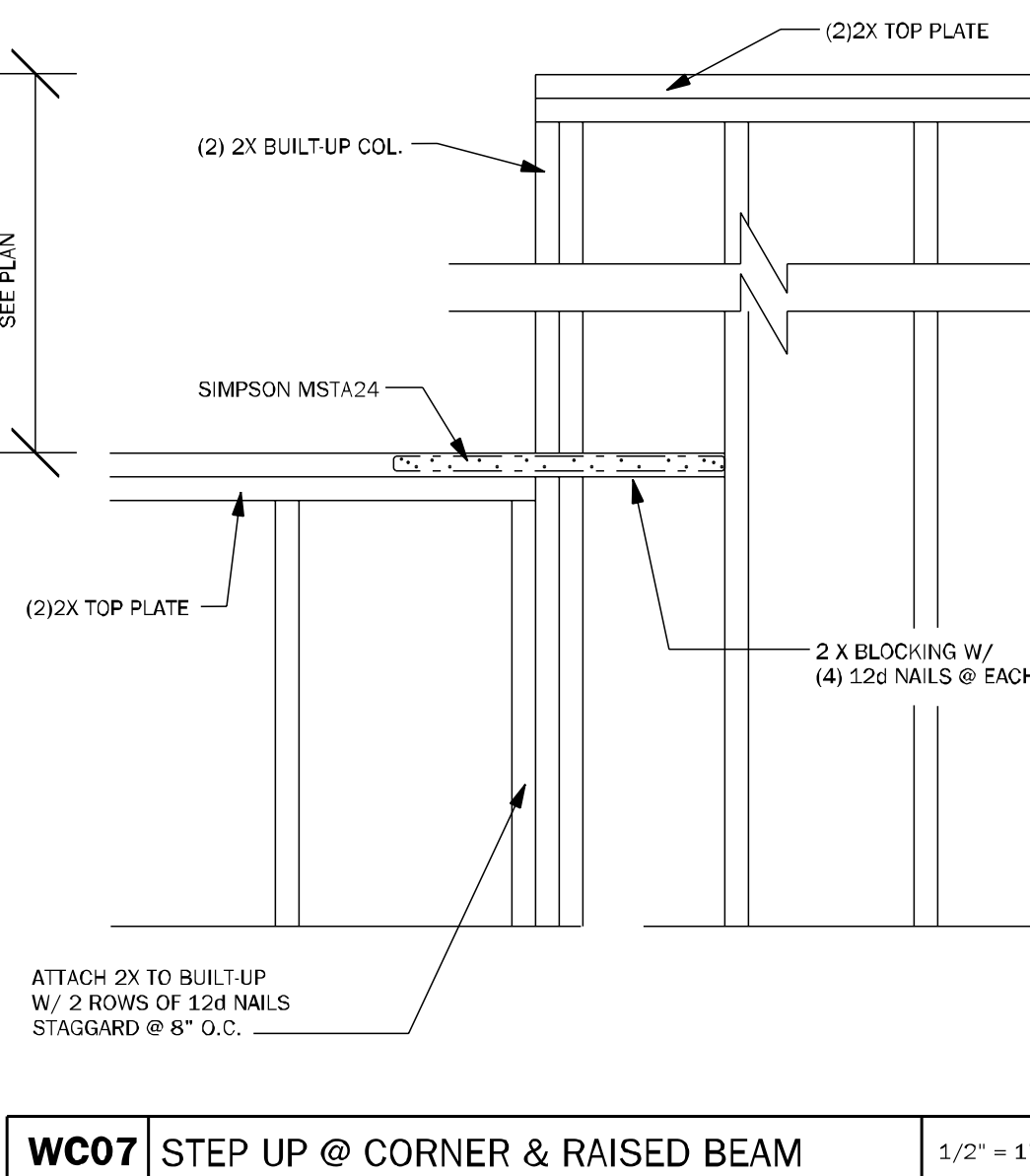
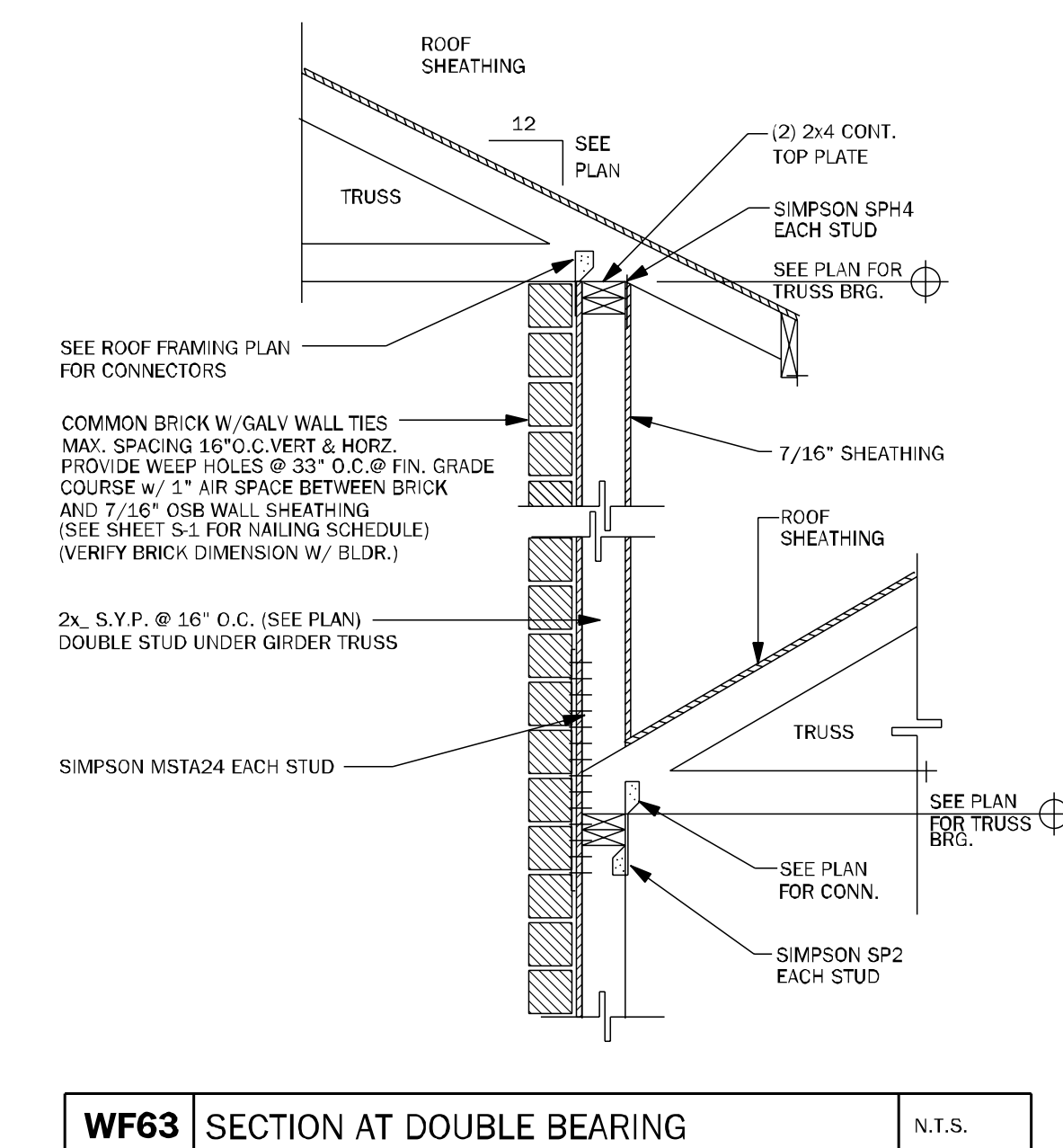
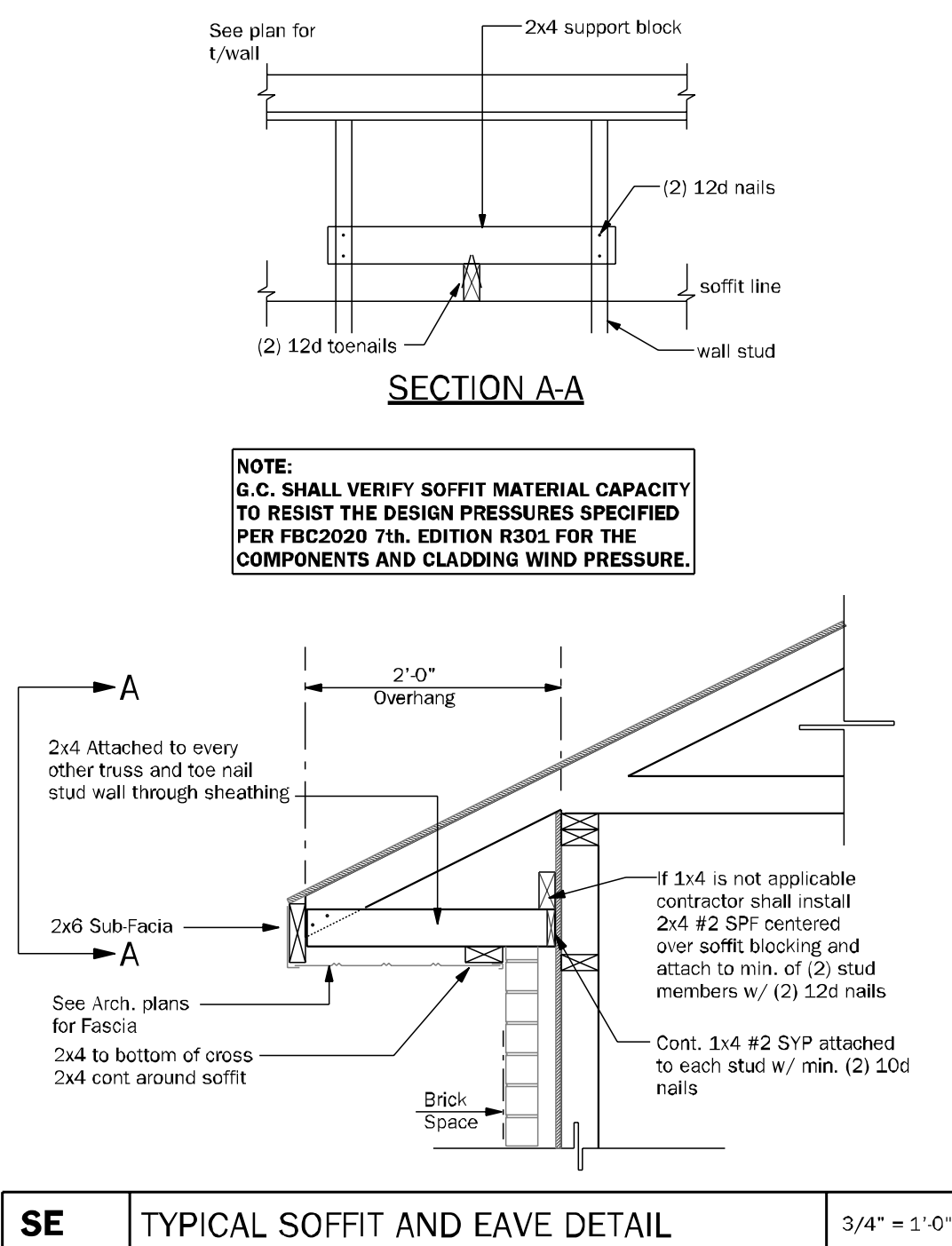
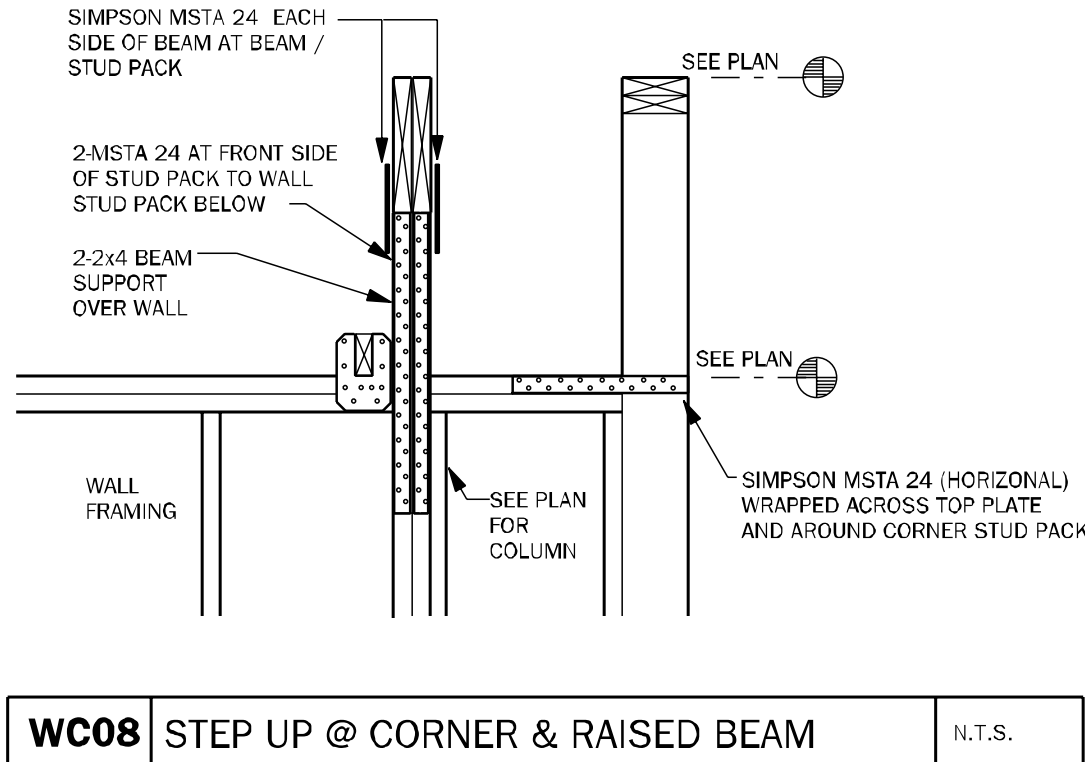
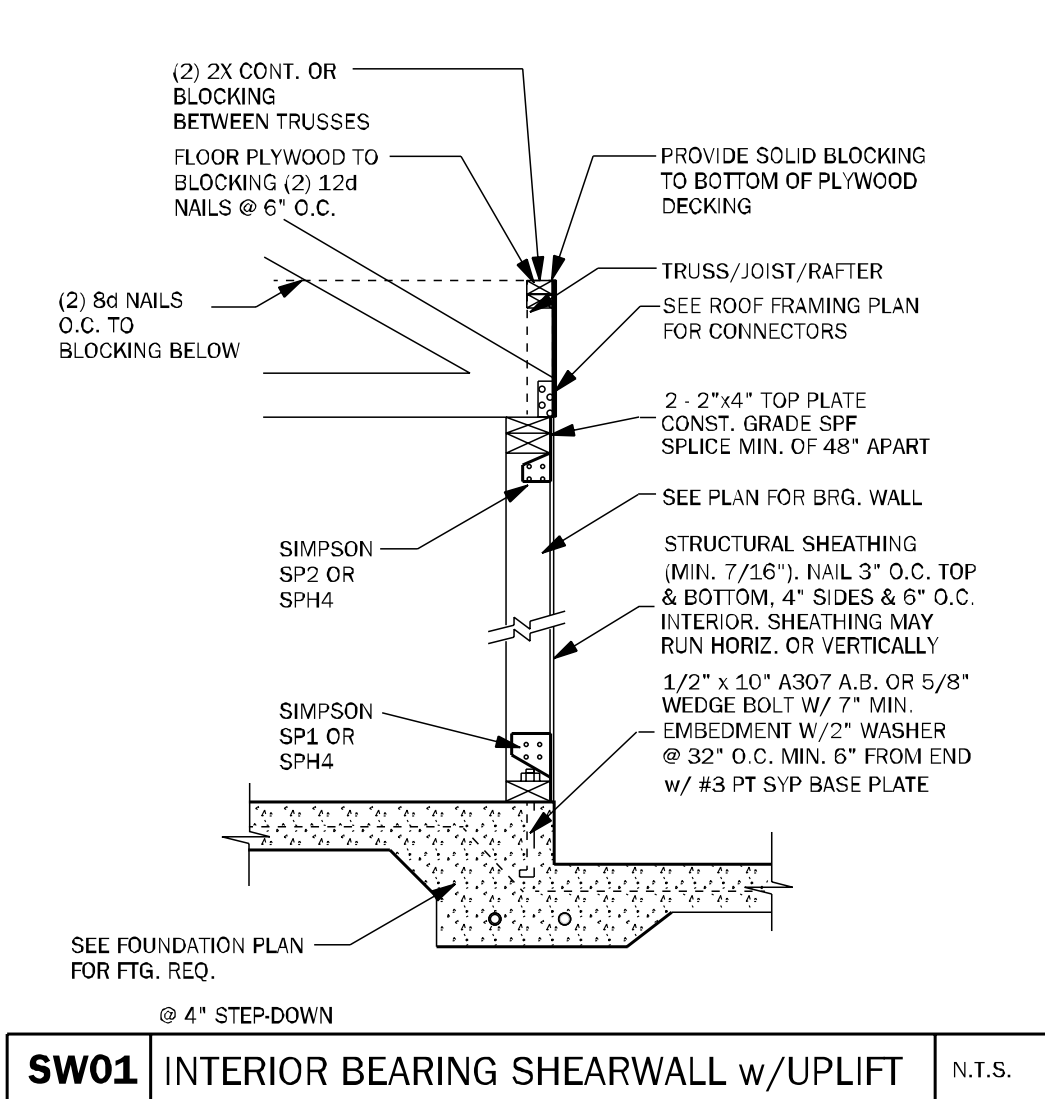
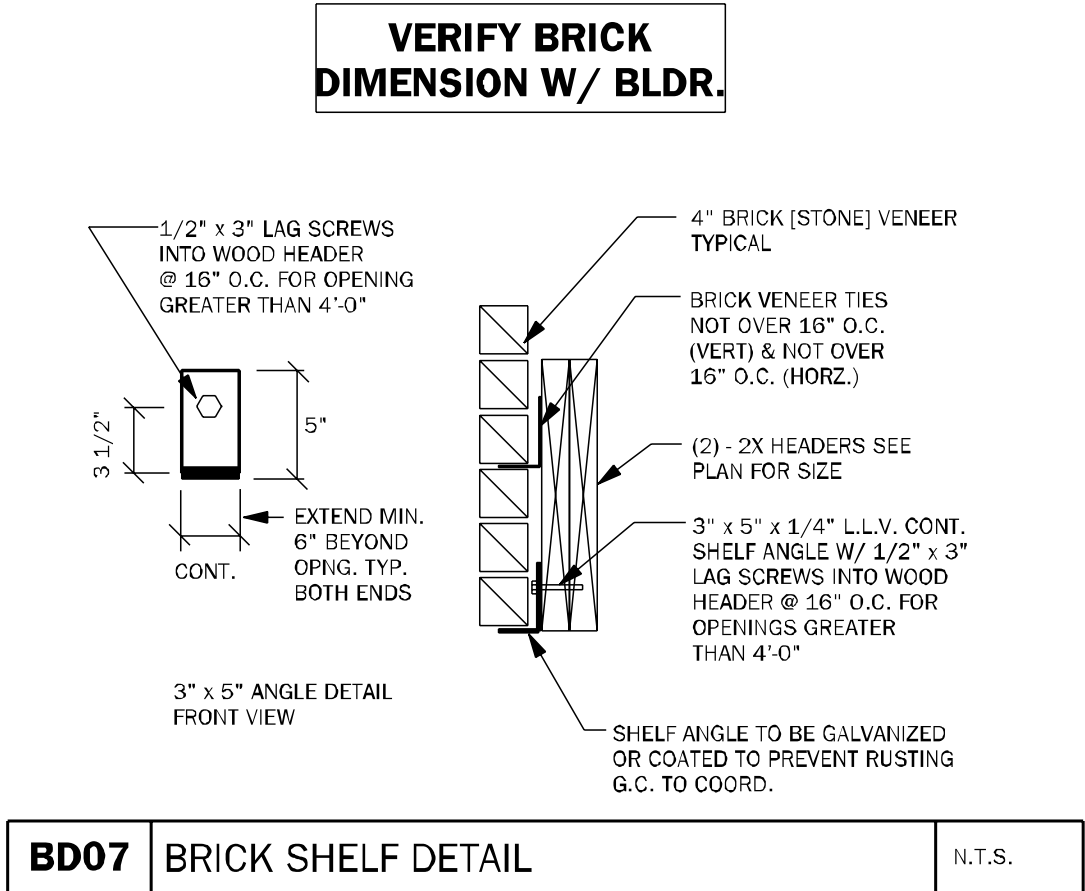
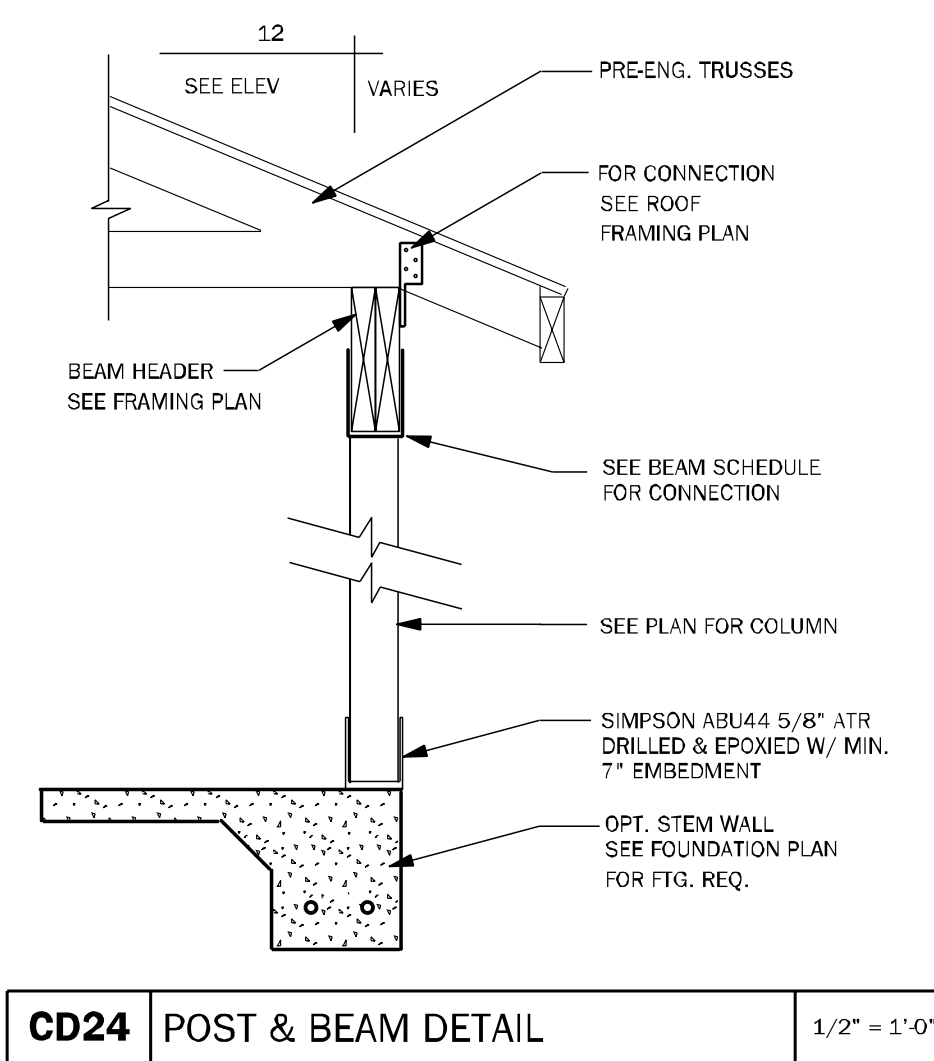
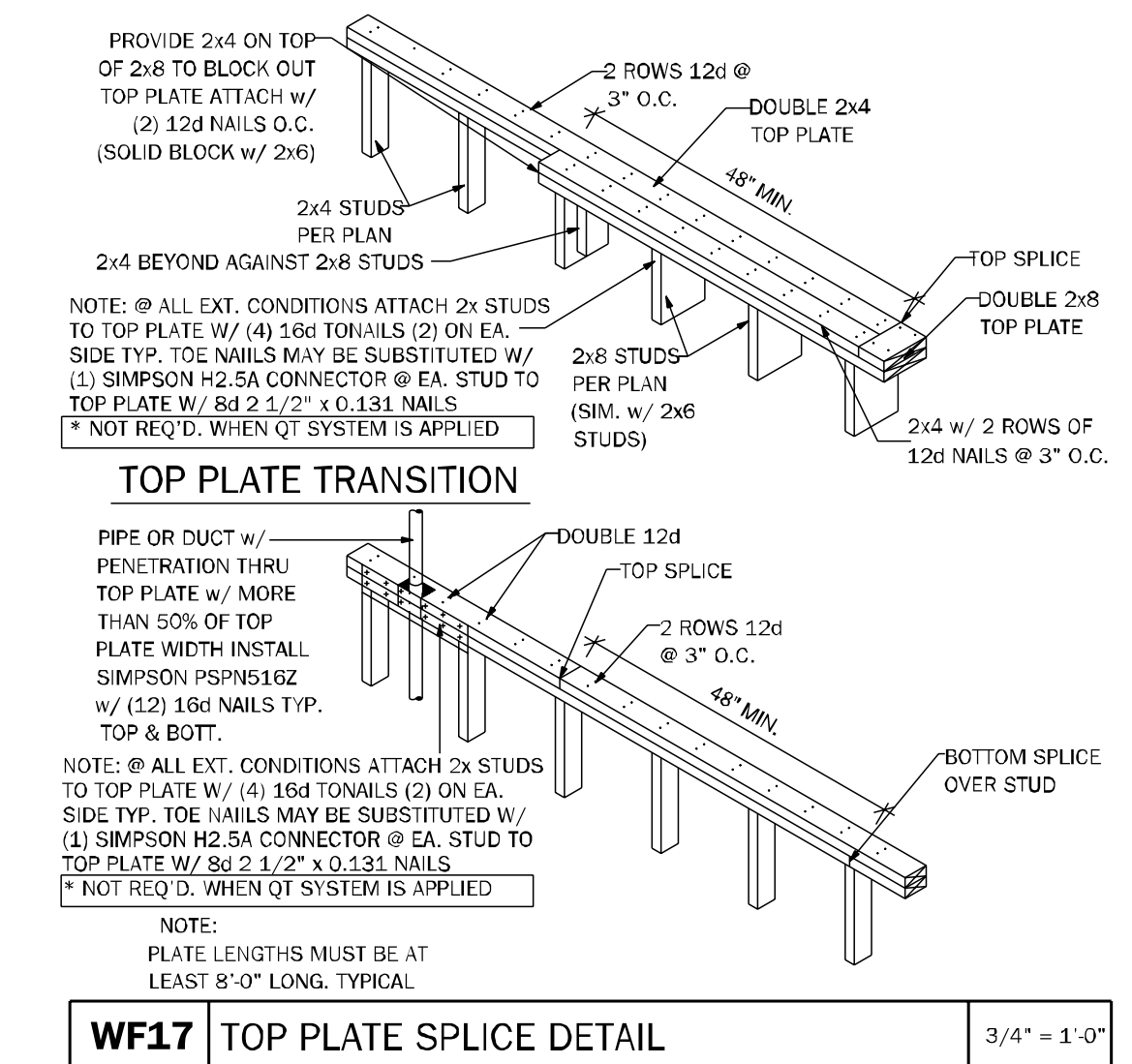
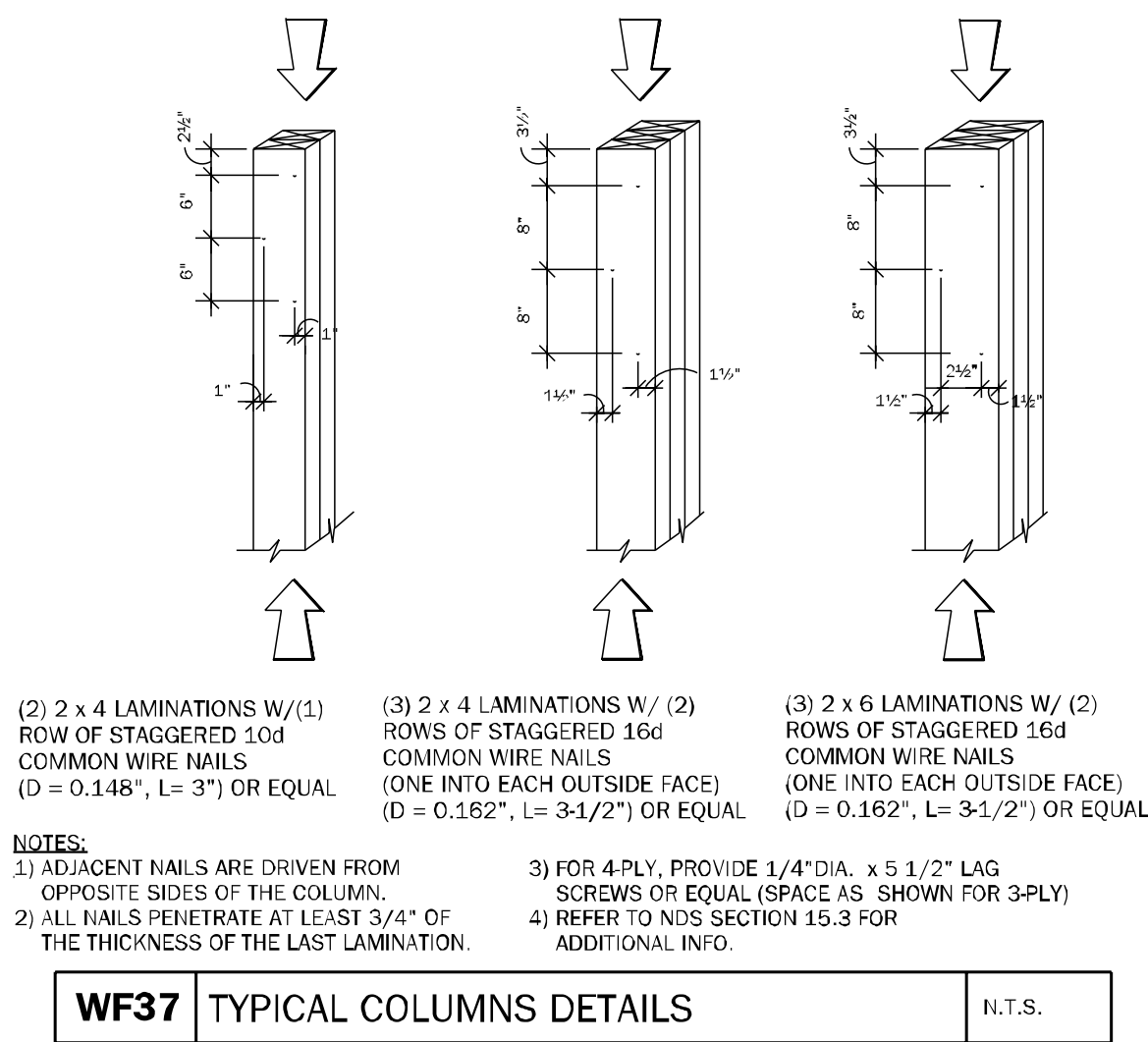
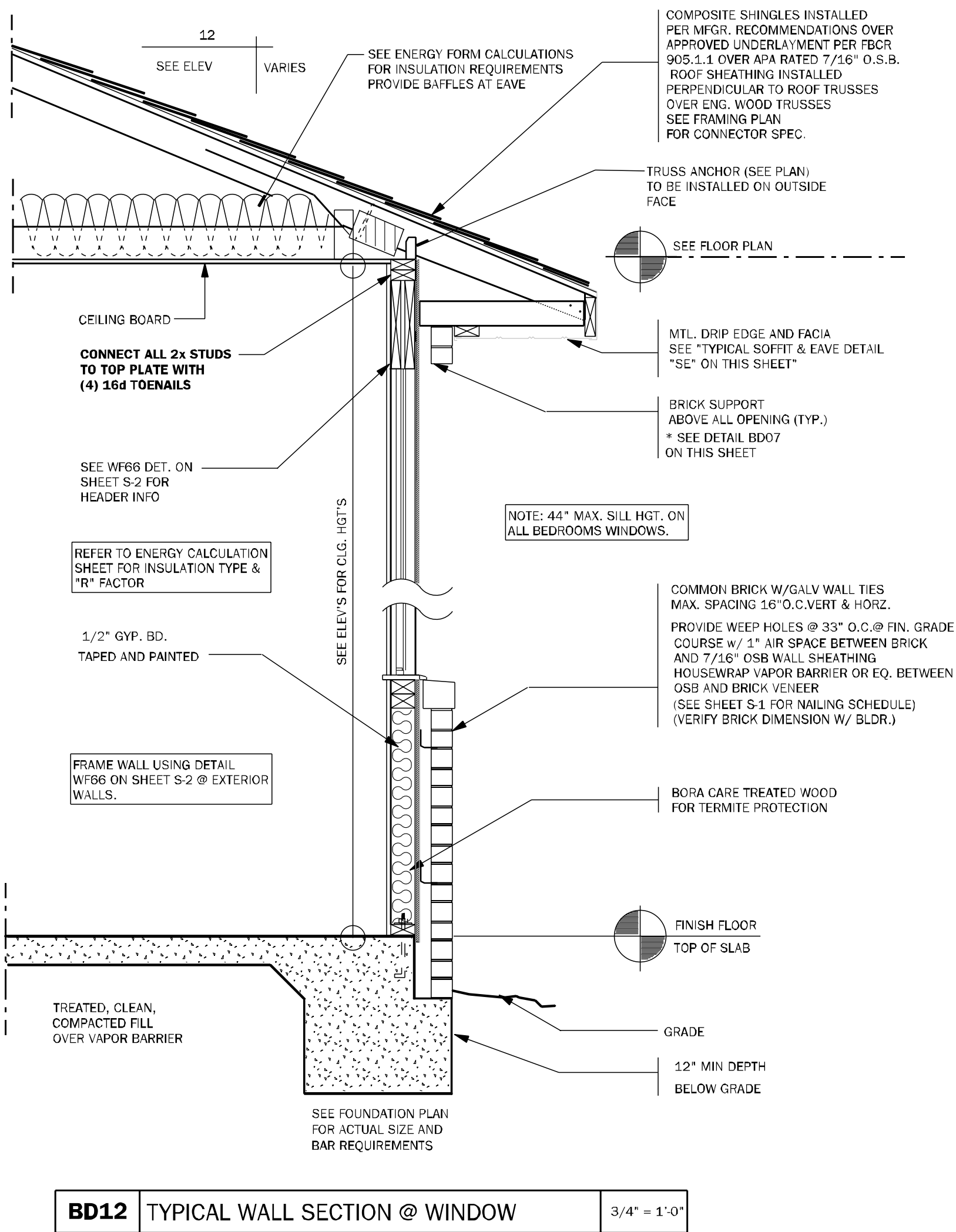
Wednesday, July 03, 2024

KA PROJECT NUMBER:

24-08047

Sheet: **S-2.1** Of:

**TYPICAL FRAMING
DETAILS**



COUNTY
SEAL

www.fdseng.com

FDS

ENGINEERING ASSOCIATES

225 South Main Street, Suite 200
Pensacola, Florida 32502
Tel: 904.438.9394
Fax: 904.438.9395
Certificate of Authorization No. 9-181

Keese Associates
ARCHITECTURE | DESIGN | PLANNING
225 South Main Street, Suite 200
Pensacola, Florida 32502
Tel: 904.438.9394
Fax: 904.438.9395
www.keese.com

AA2003115

AD BD

FL # 66126
FL # 78750
FL # 94452

CARL A. BROWN, P.E.
SCOTT A. LEWIS, P.E.
THEN BAO DUONG, P.E.

DAMS HOMES

FLORIDA CONTRACTORS LICENSE NO. CRC1330148

**100 WEST GARDEN STREET
PENSACOLA FL 32502**

**DIVISION LOCATION:
GAINESVILLE**

Job Information:

INVENTORY

LOT: 141
BLK:
SEC:
SUB: Preserve of Laurel Lake
S.W. Rosemary Dr.
Lake City, FL

Model Name / Number:
2265

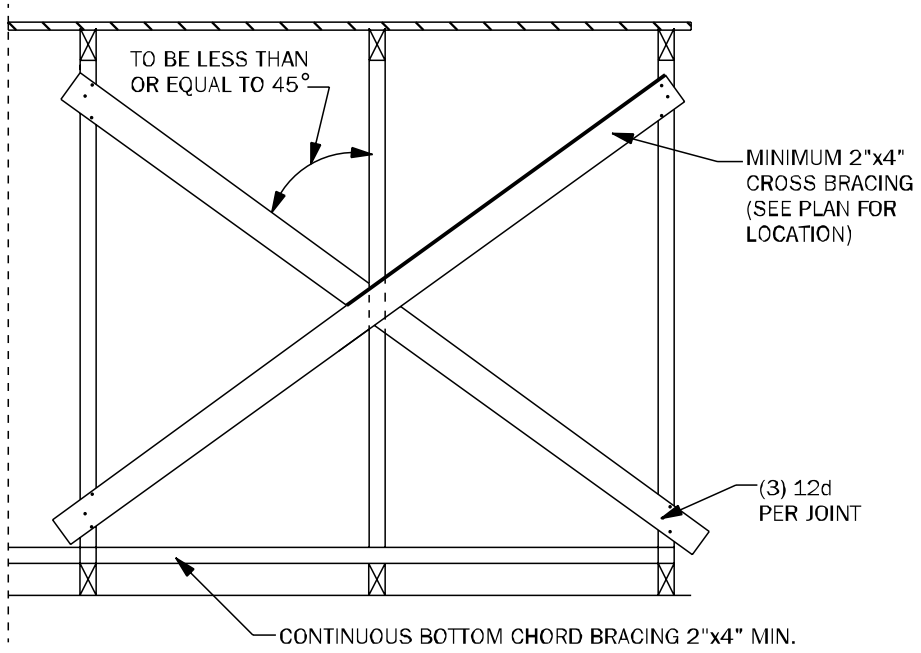
Plan Issue Date:
Wednesday, July 03, 2024

KA PROJECT NUMBER:
24-08047

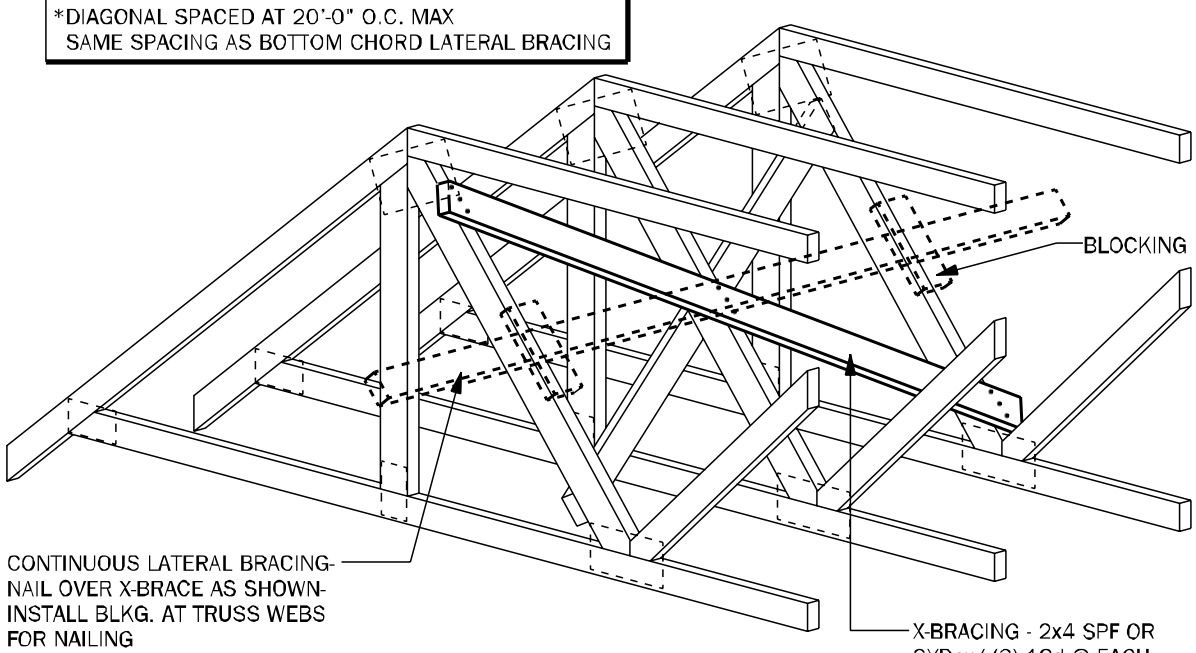
Sheet: **S-3** Of:

TYPICAL WALL DETAILS

Wednesday, July 03, 2024

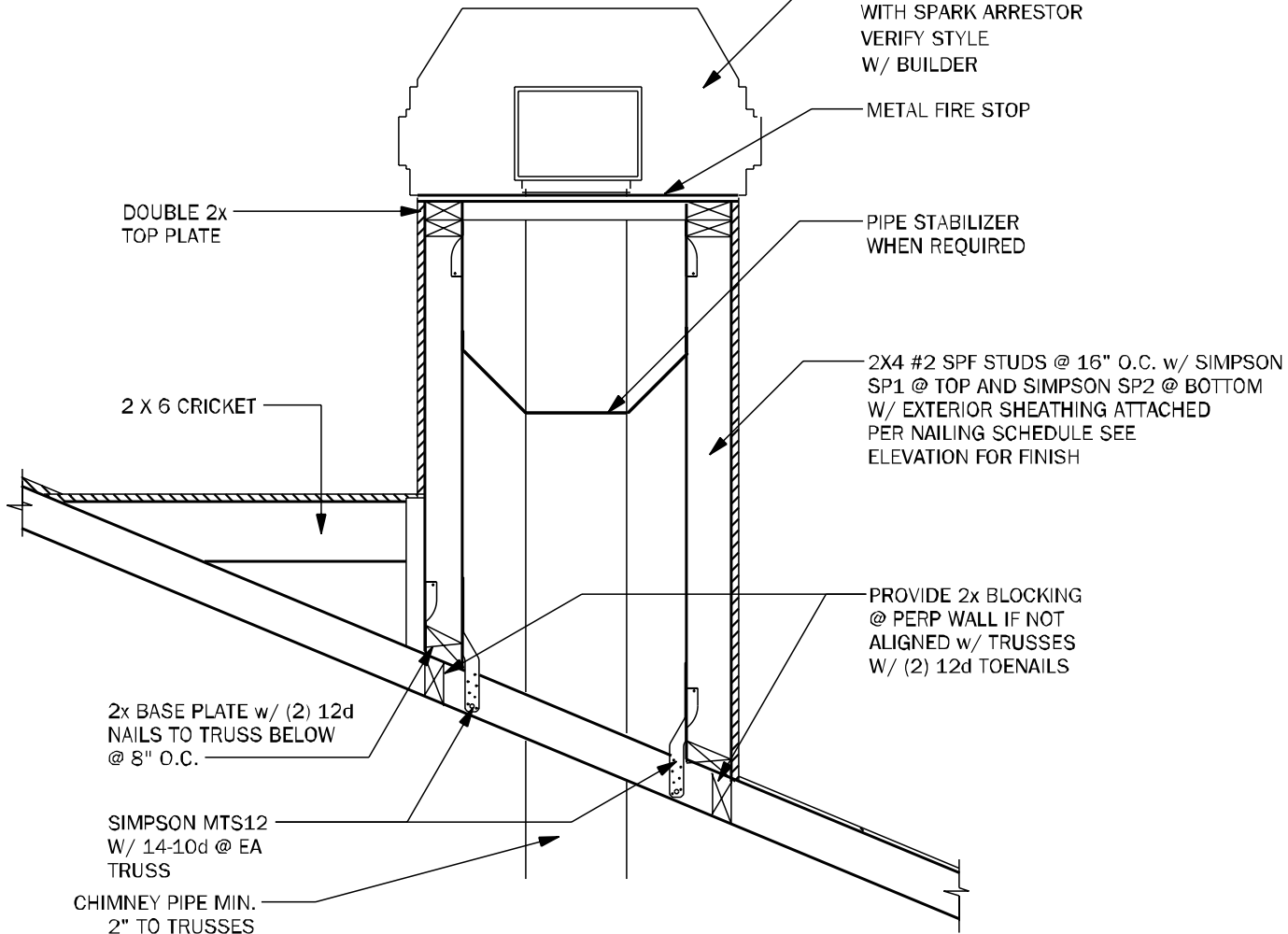


TB01 TYPICAL CROSS BRACING DETAIL N.T.S.



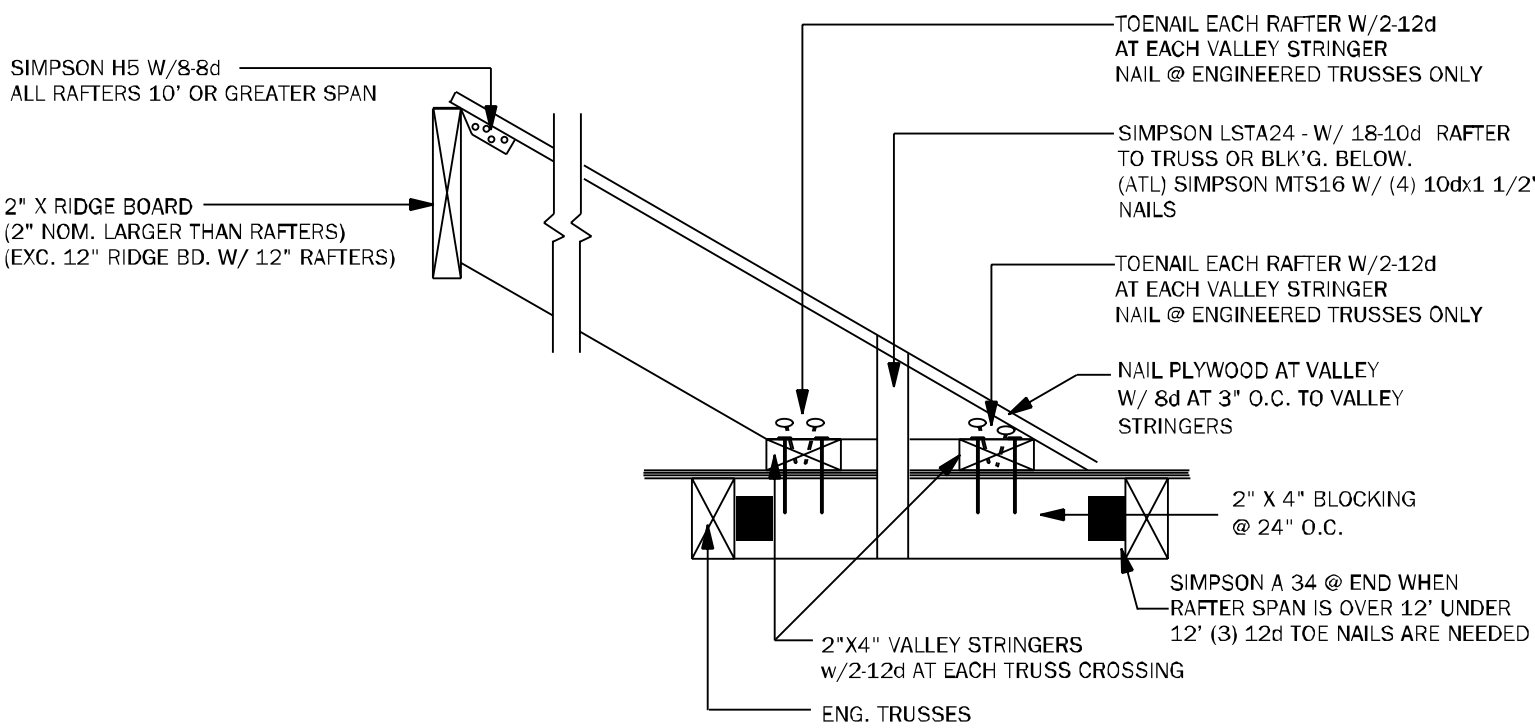
TB02 TYPICAL CROSS BRACING DETAIL N.T.S.

THE HEIGHT OF THE CHIMNEY SHOULD EXTEND 2' ABOVE THE POINT WHERE THE CHIMNEY IS 10' FROM THE NEAREST BUILDING SURFACE.

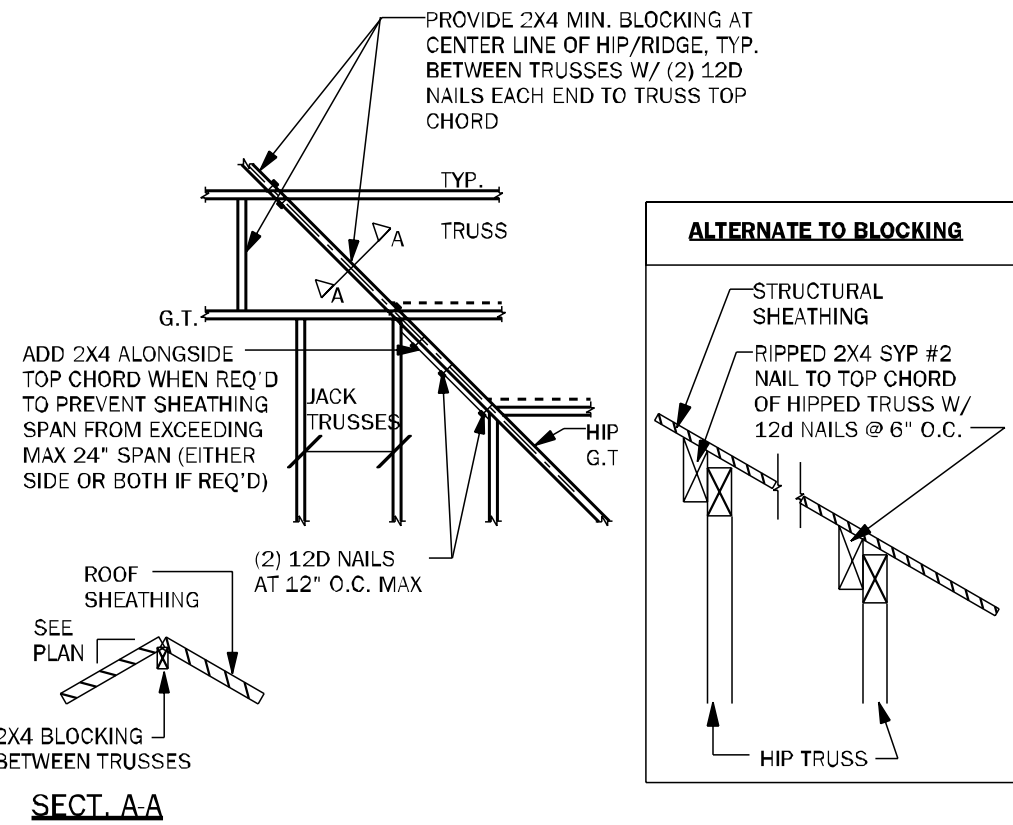


CH01 TYPICAL CHIMNEY FRAME DETAIL 3/4" = 1'-0"

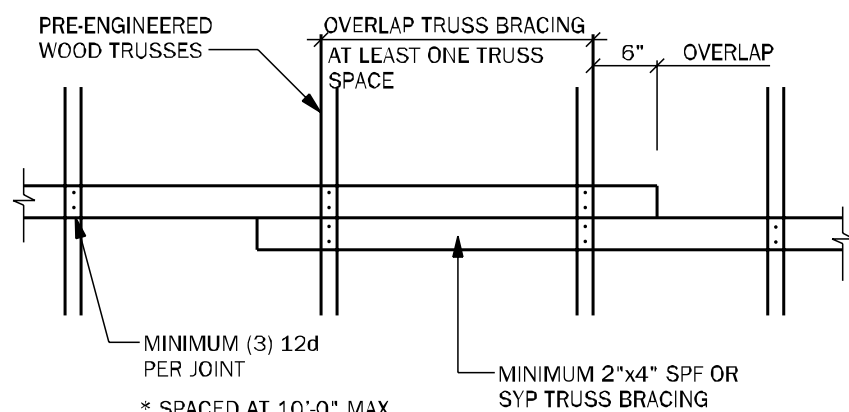
RAFTER SIZE	
0'-8" SPAN -	2"x6" W/4-12d EACH END
8'-12" SPAN -	2"x8" W/4-12d EACH END
12'-15" SPAN -	2"x10" W/ SIMPSON A 34 @ EA. END
15'-18" SPAN -	2"x12" W/ SIMPSON A 34 @ EA. END



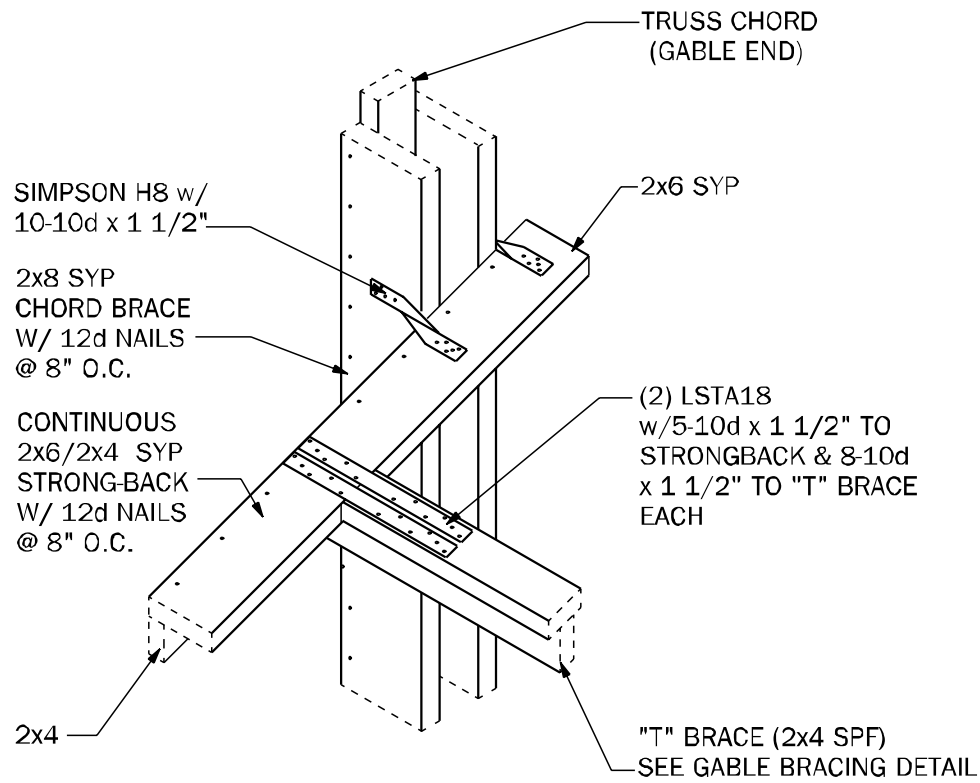
TB17 CONV. FRAMING & VALLEY FRAMING N.T.S.



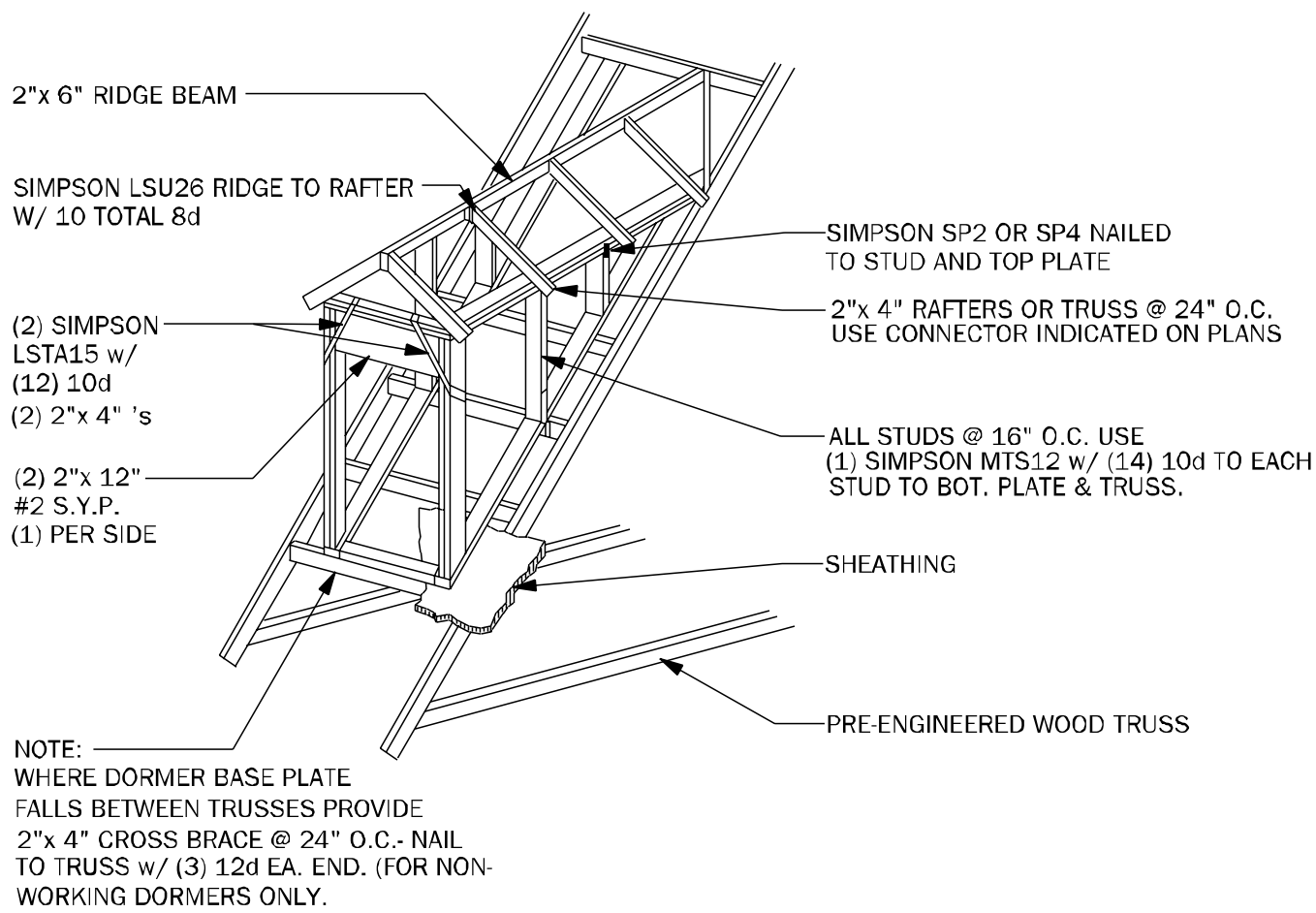
TB03 HIP / RIDGE BLOCKING DETAIL N.T.S.



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



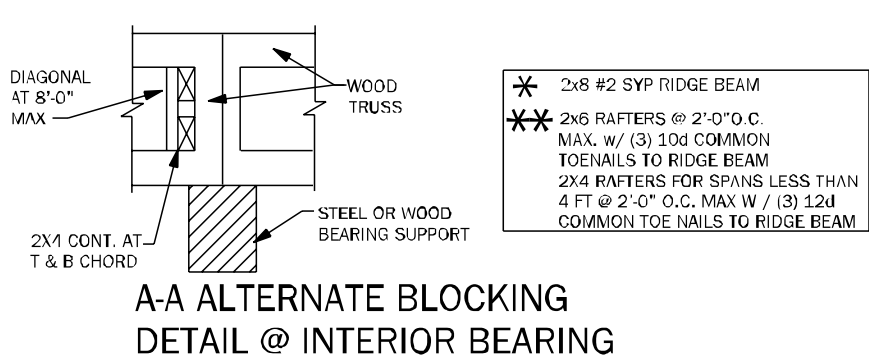
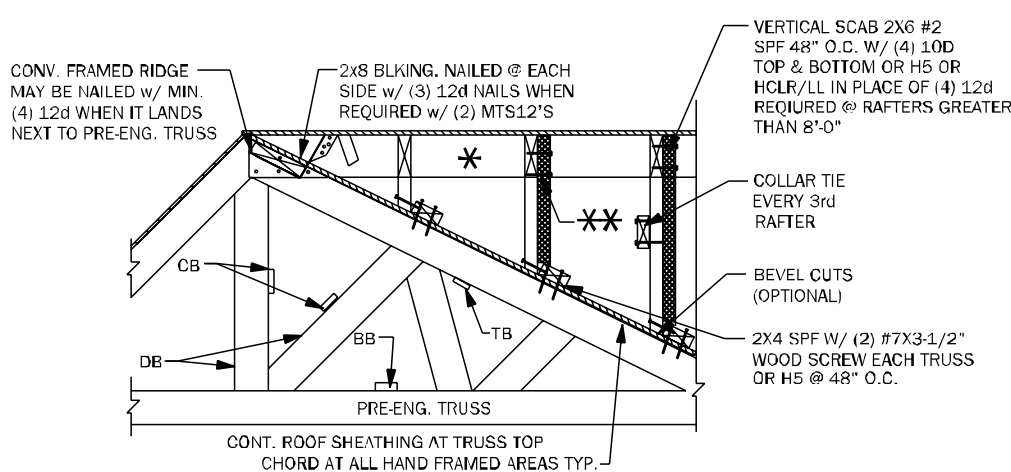
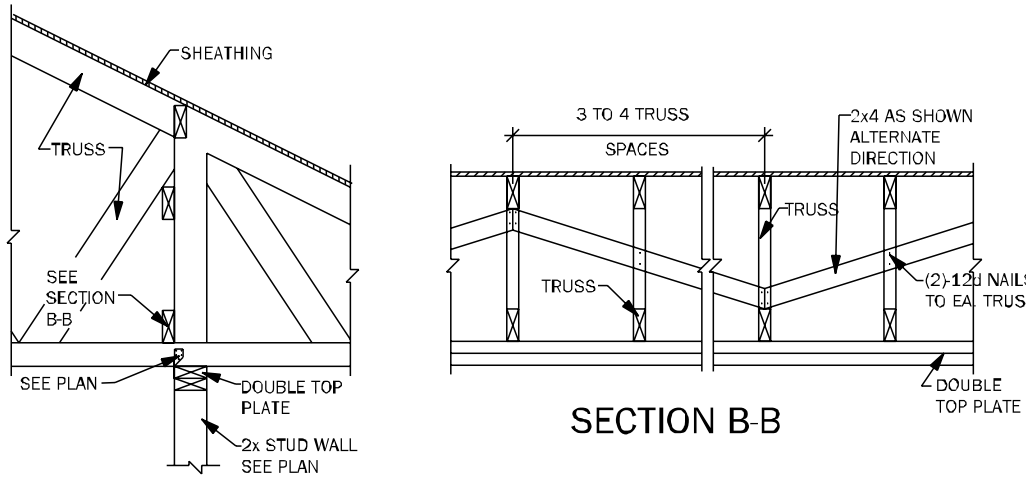
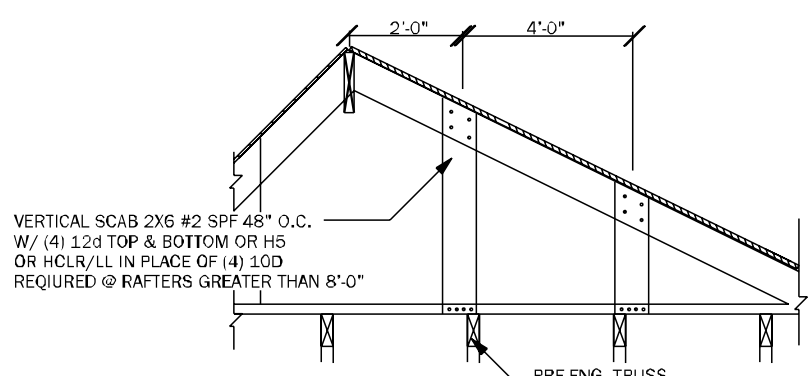
GE04 "T" BRACE CONNECTION @ GABLE END W/ VOLUME CEILING 3/4" = 1'-0"



WF05 DORMER FRAMING DETAIL N.T.S.

TRUSS NOTES:

- WOOD TRUSS ERECTOR SHALL PROVIDE BRACING ACCORDING TO ANSI/TPI-2014 (TRUSS PLATE INSTITUTE) NOTE THAT THE COMBINED WIND AREA IS GREATER BEFORE THE ROOF SHEATHING IS APPLIED, AND BRACING SHALL THEREFORE BE INSTALLED AS THE TRUSSES ARE ERECTED. INADEQUATE BRACING IS THE MOST COMMON CAUSE OF ACCIDENT IN WOOD TRUSS CONSTRUCTION. FULL BUNDLES 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 (DB, CB, SB) 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'-0" 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.



TYP. WOOD TRUSS BLOCKING @ RAISED HEEL DETAIL

A-A ALTERNATE BLOCKING DETAIL @ INTERIOR BEARING

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

COUNTY SEAL

To the best of the Engineer's knowledge, information, and belief, the structure shown on this plan complies with the applicable provisions of the Florida Building Code, and the design and construction of the structure is in accordance with the applicable provisions of the Florida Building Code. The Engineer does not accept any liability for the structural engineering services provided herein, and the Engineer's liability is limited to the amount of the fee for the services provided.

FDS ENGINEERING ASSOCIATES
2500 South Shoreline, Tallahassee, FL 32304
904.331.1111
0.0001 Professional Seal
Certificate of Authorization No. 9304

☐ CARL A. BROWN, P.E. FL # 56126
☐ SCOTT A. LEWOWSKI, P.E. FL # 78750
☐ THIEN BAO DUONG, P.E. FL # 91452

Keese Associates
ARCHITECTURE | DESIGN | PLANNING
2500 South Shoreline, Tallahassee, FL 32304
904.331.1111
www.keese.com

DAMS HOMES
FLORIDA CONTRACTORS LICENSE NO. CRC1330148
100 WEST GARDEN STREET
PENSACOLA FL 32502

DIVISION LOCATION:
GAINESVILLE

INVENTORY
LOT: 141
BLK:
SEC:
SUB: Preserve of Laurel Lake
S.W. Rosenhay Dr.
Lake City, FL

Model Name / Number:
2265

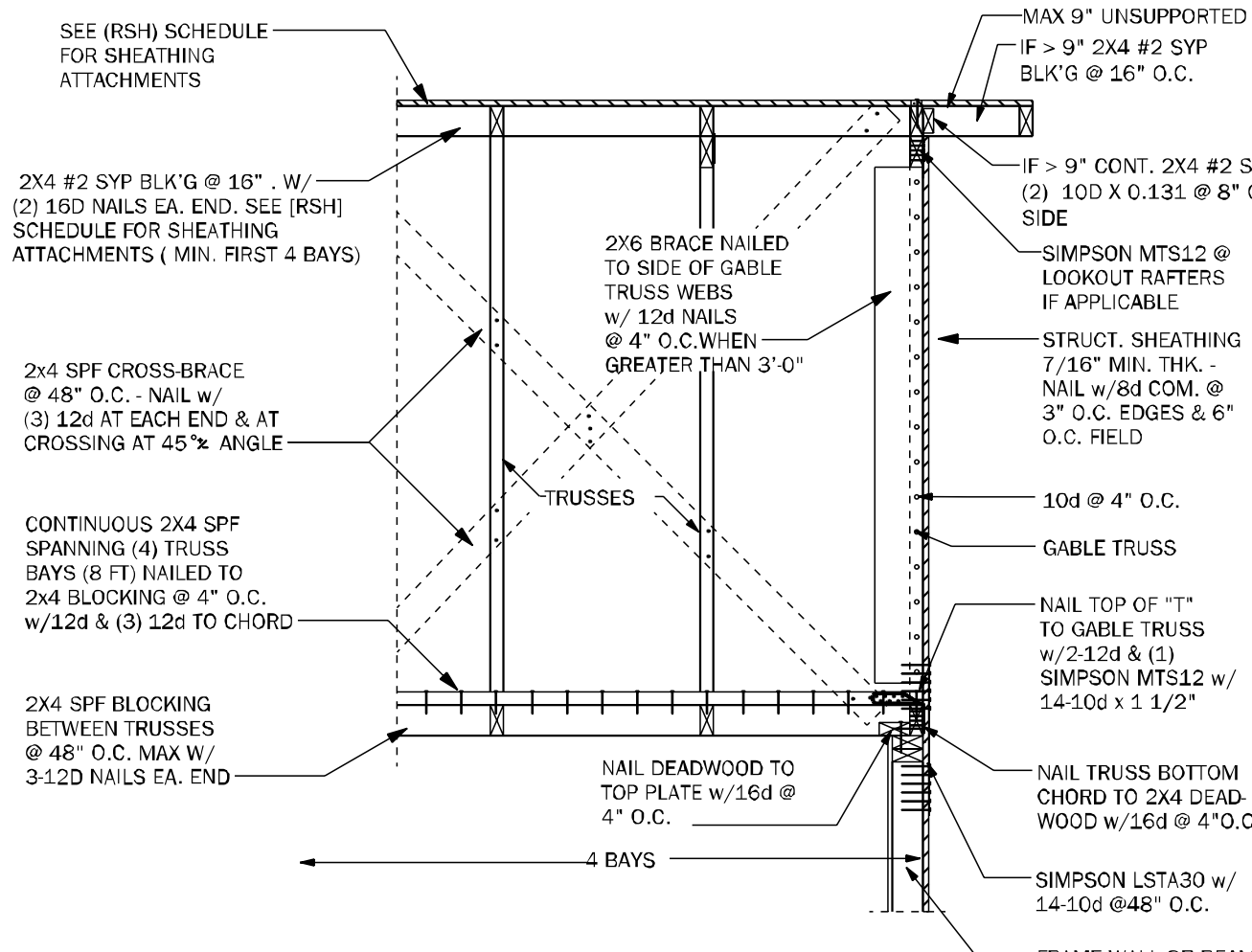
Plan Issue Date:
Wednesday, July 03, 2024

KA PROJECT NUMBER:
24-08047

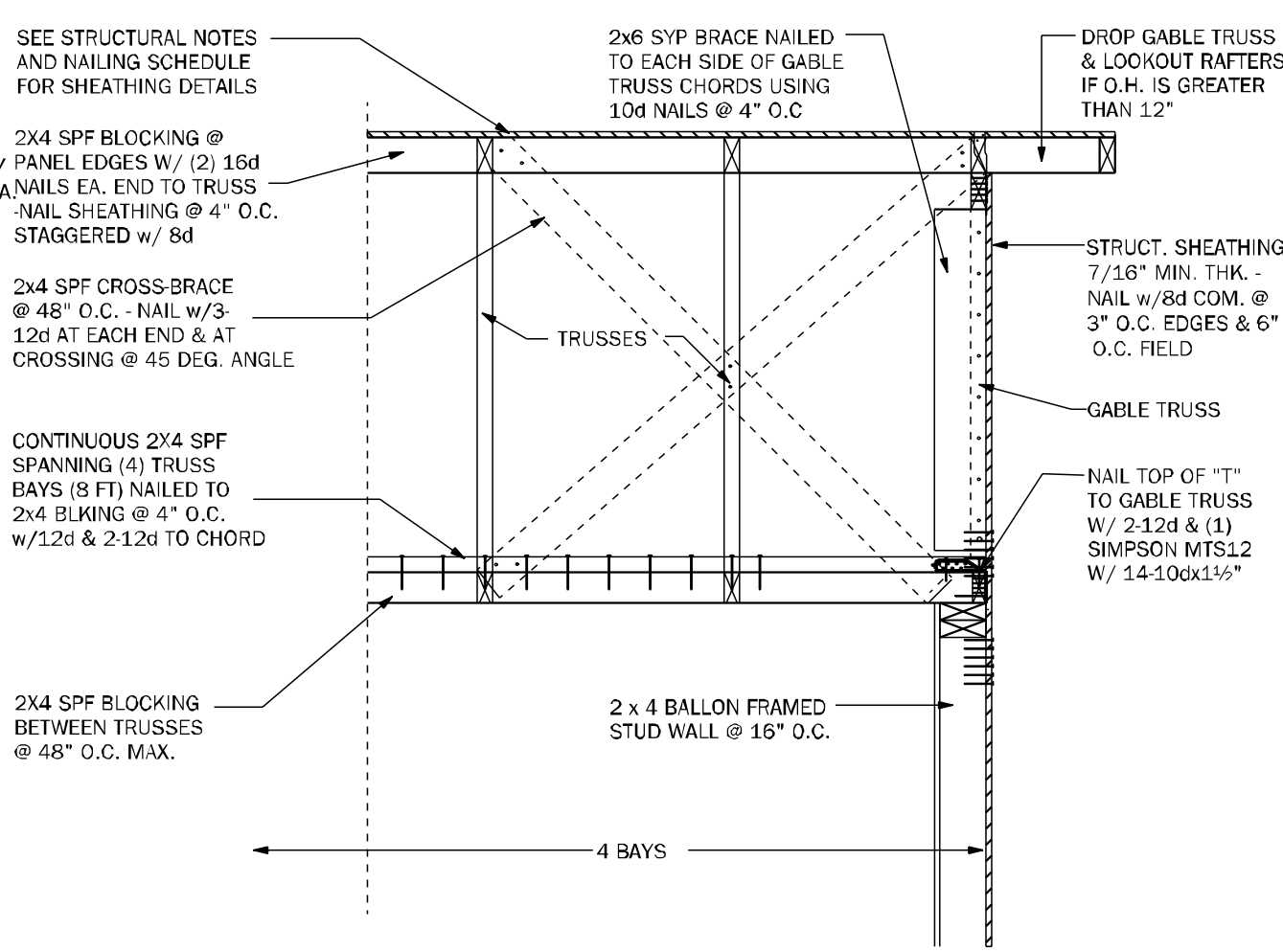
Sheet: **S-4** Of:

ROOF FRAMING AND BRACING DETAILS

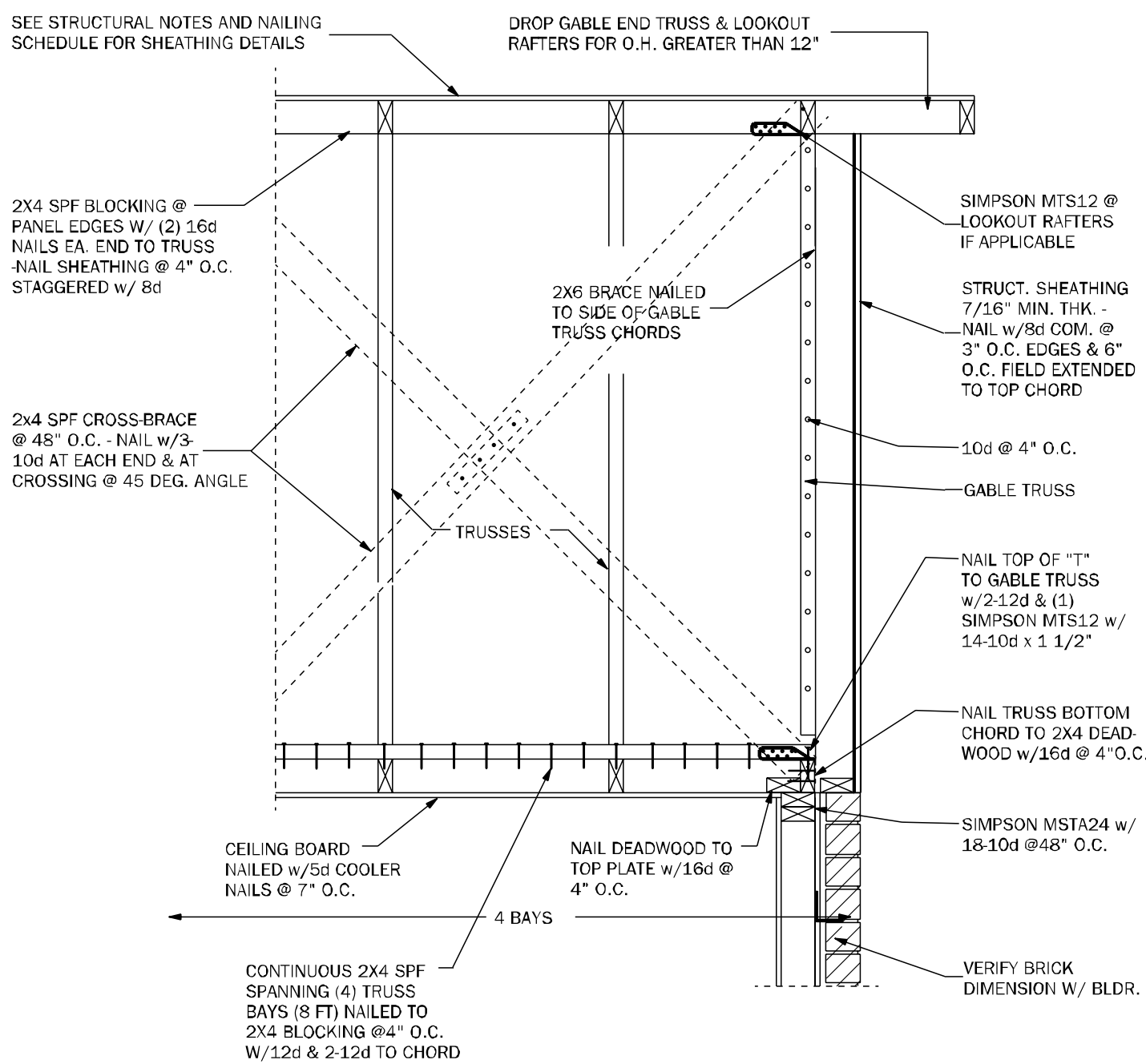
Wednesday, July 03, 2024



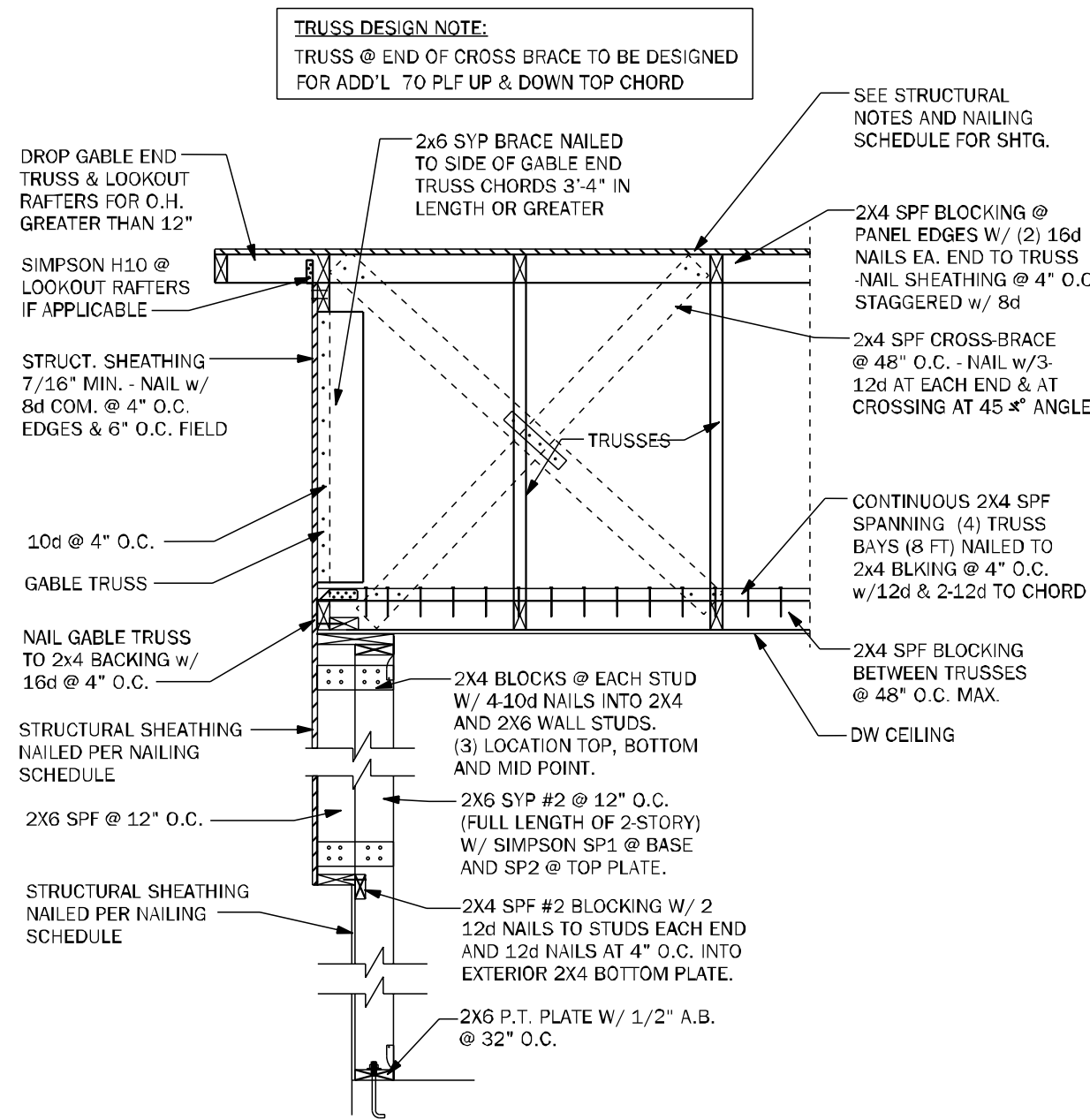
GE05 GABLE END BRACING - FRAME WALL N.T.S.



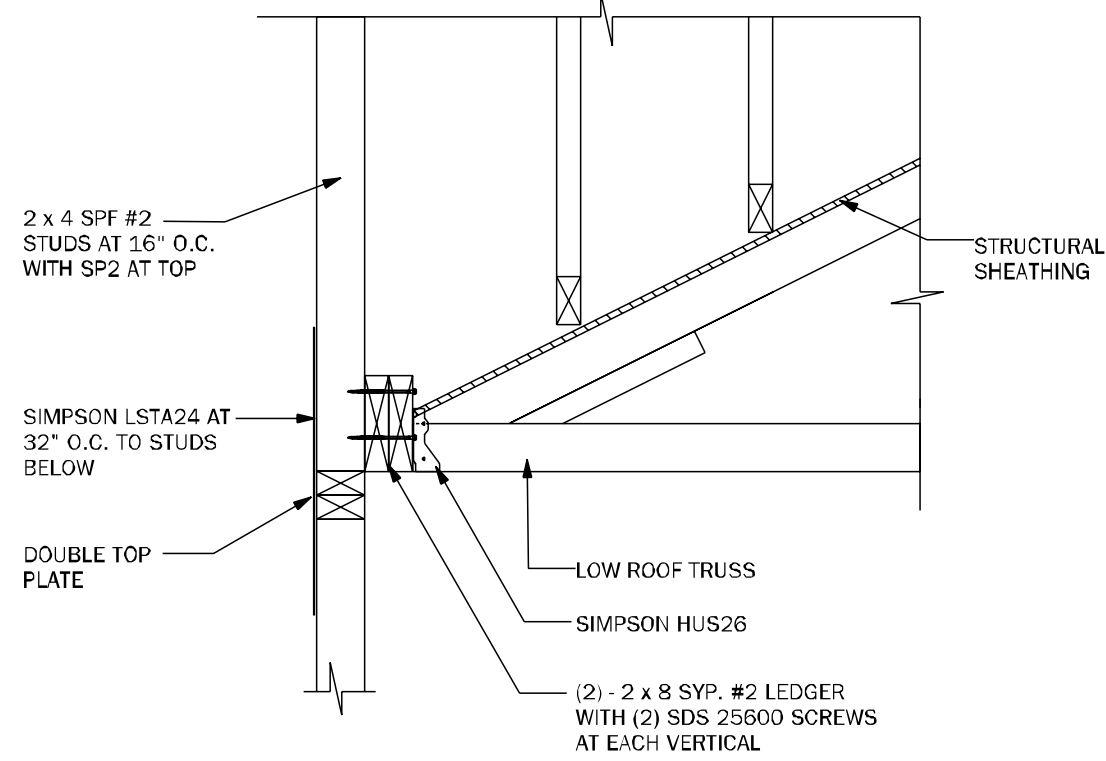
GE22 GABLE END BRACING w/ VOL CEILING 1/2"=1'-0"



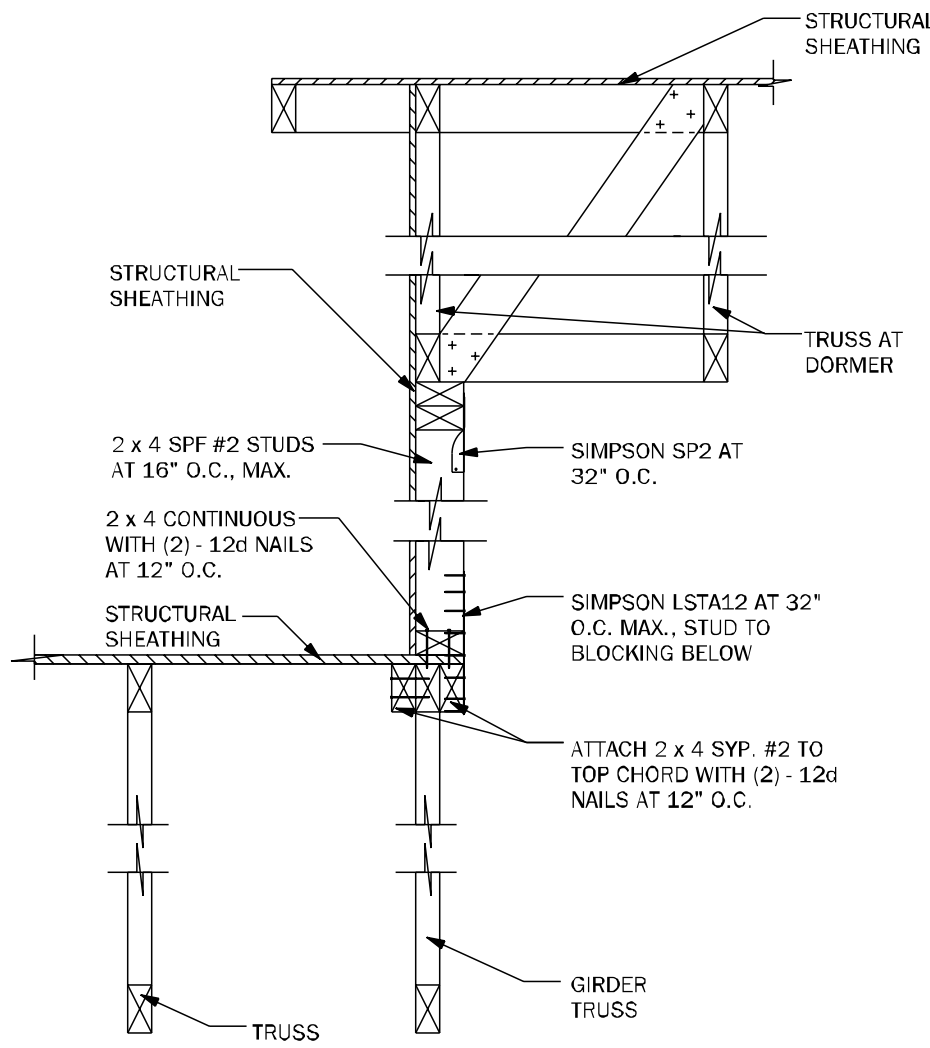
GE23 GABLE END BRACING w/o VOLUME CEILING 1/2"=1'-0"



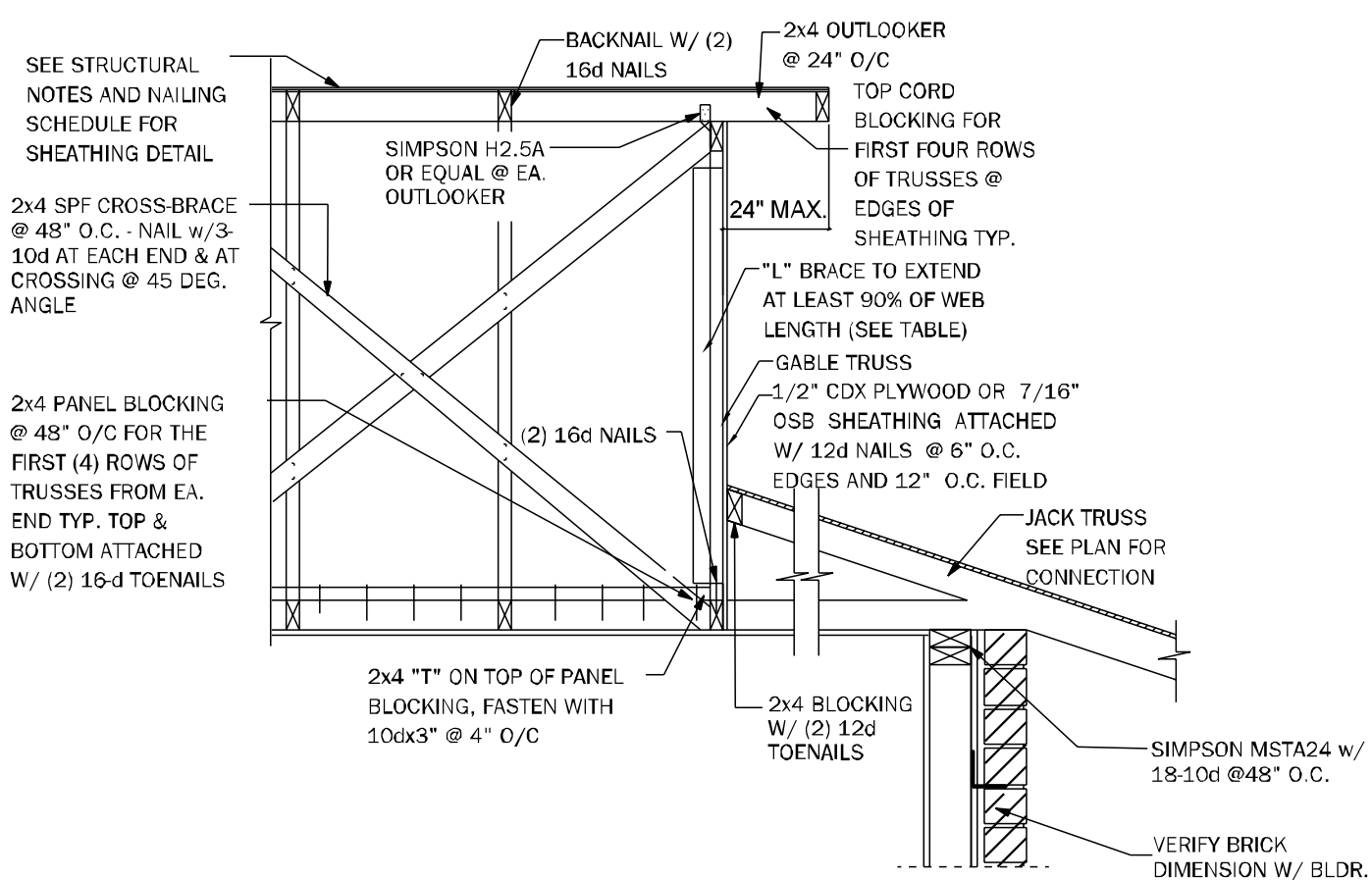
GE24 GABLE @ VAULT N.T.S.



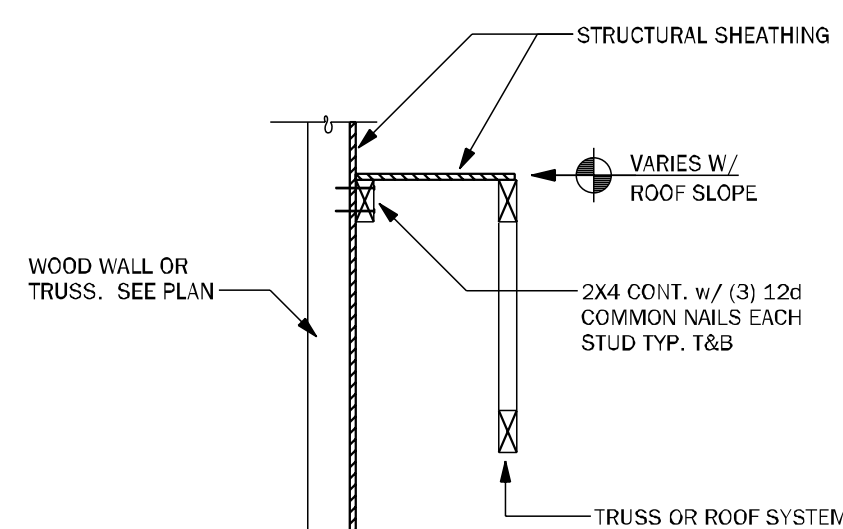
WF72 LEDGER N.T.S.



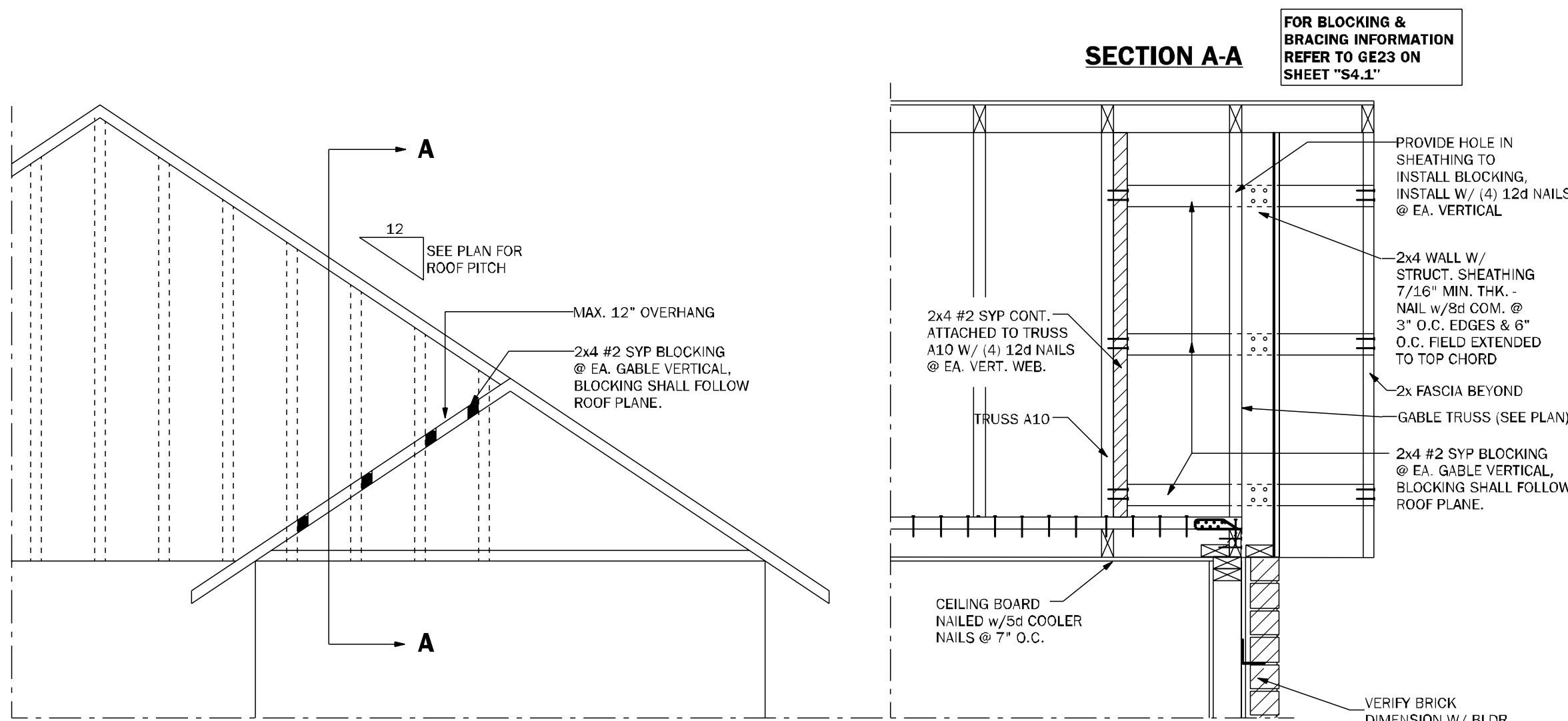
WF73 KNEEWALL @ DORMER N.T.S.



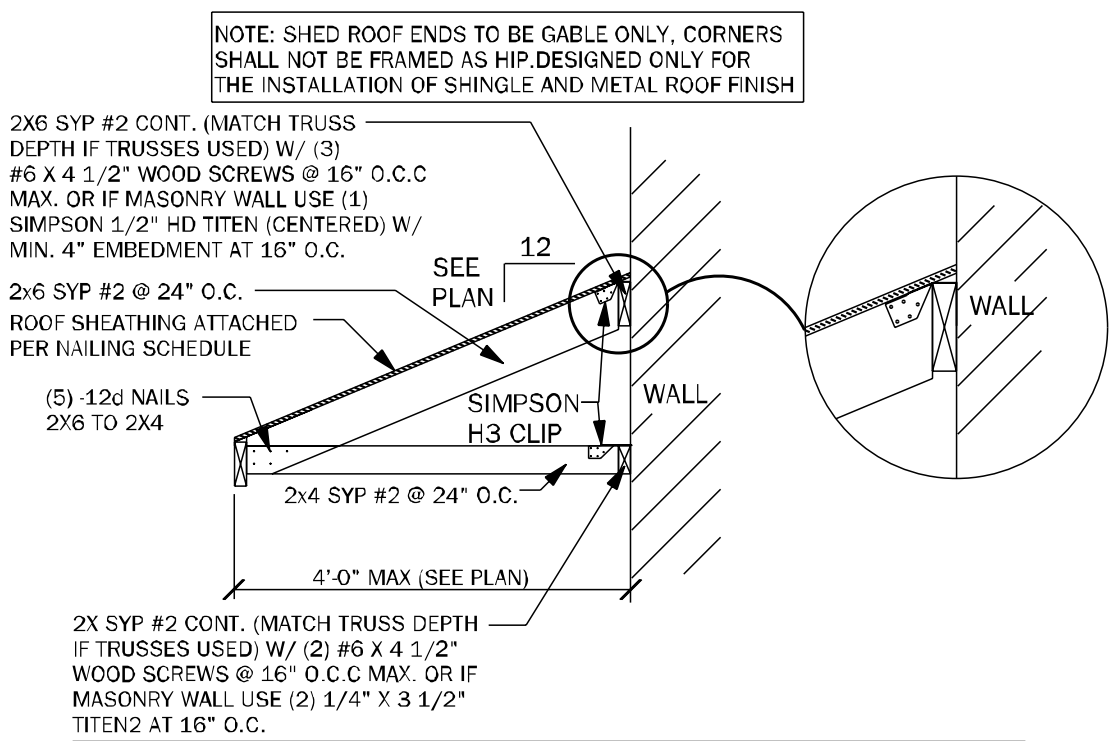
GE21 SECTION @ DUTCH GABLE 3/4"=1'-0"



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"

COUNTY
SEAL

Wednesday, July 03, 2024

To the best of the Engineer's knowledge, information, and belief, the design complies with the applicable provisions of the Florida Building Code, and the design is based on the information provided by the client. The Engineer does not accept any responsibility for the design of any other portion of the project not shown on these drawings.

FDS ENGINEERS ASSOCIATES
205 South Lake Ave., Suite 200
Tallahassee, Florida 32301
Tel: 904.225.8275
Fax: 904.225.8276
www.fdseng.com

keese associates
ARCHITECTURE | DESIGN | PLANNING
22407 SEB 2353
Gainesville, FL 32609
Tel: 352.352.2353
www.keese.com

DAMS HOMES
FLORIDA CONTRACTORS LICENSE NO. CRC13301146
100 WEST GARDEN STREET
PENSACOLA FL 32502

DIVISION LOCATION:
GAINESVILLE

Job Information:

Model Name / Number:
2265

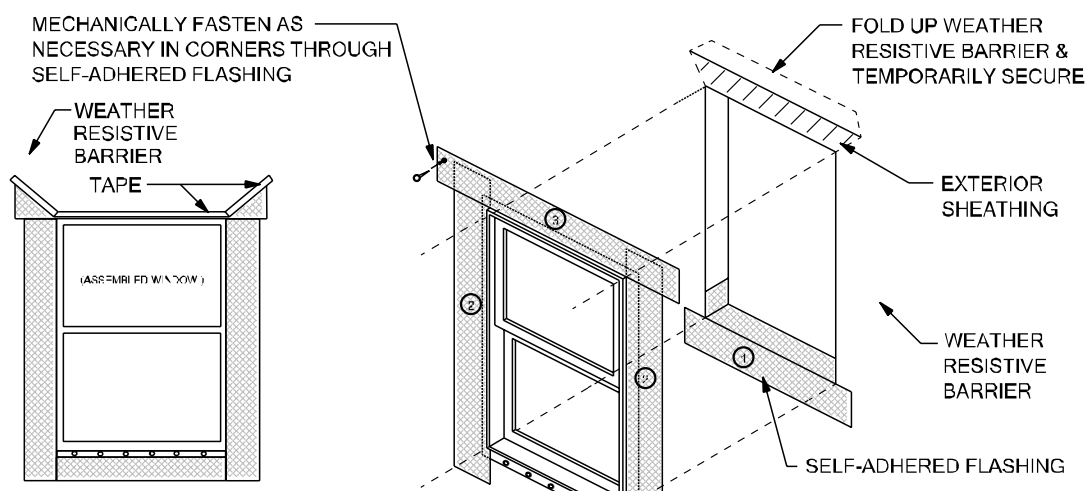
Plan Issue Date:
Wednesday, July 03, 2024

KA PROJECT NUMBER:
24-08047

Sheet:
S-4.1

Of:
08

ROOF FRAMING AND BRACING DETAILS

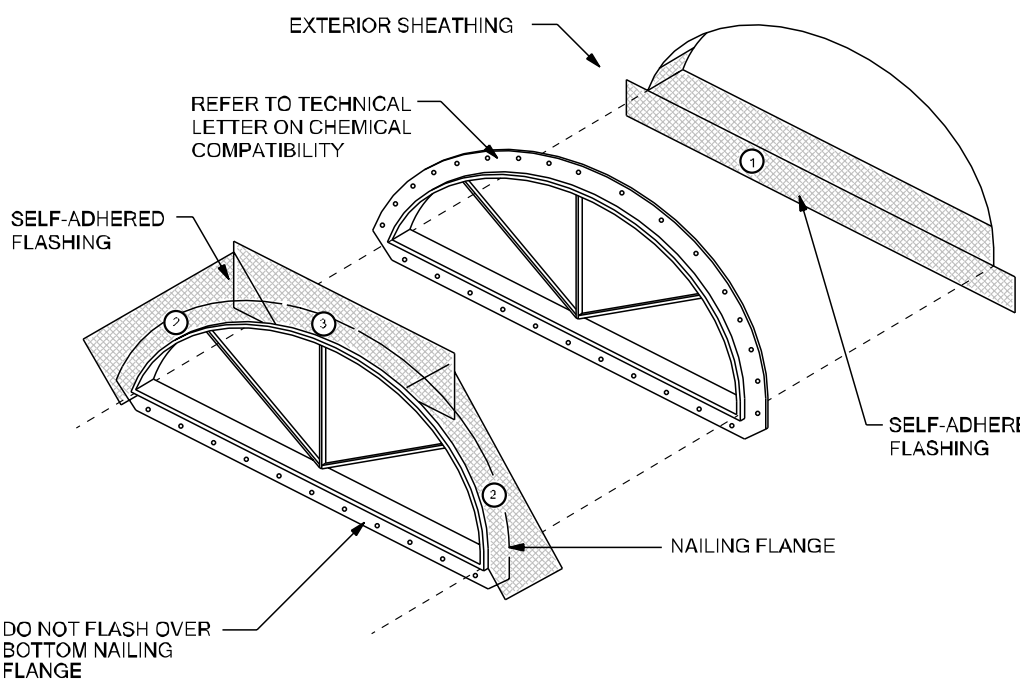


- HEAD FLASHING TIE-IN INSTRUCTIONS:
1. Cut, fold up & temporarily secure weather resistive barrier above header to allow for flashing installation
 2. Self-adhered flashing plus head flashing under weather resistive barrier
 3. Fold weather resistive barrier back over head flashing and seal with tape

SELF-ADHERED FLASHING
FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER

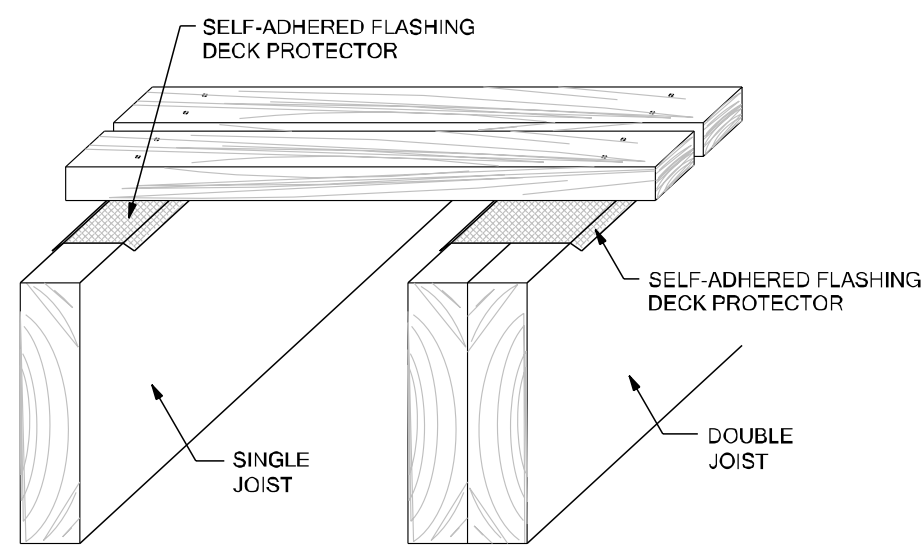
Scale: NTS

WP01



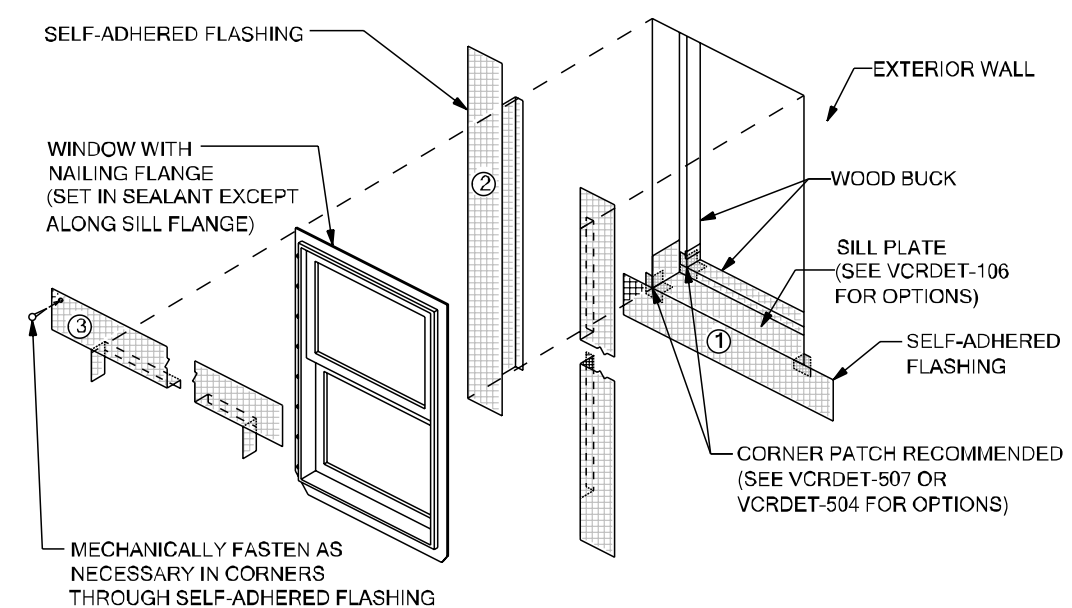
SELF-ADHERED FLASHING
HALF ROUND WINDOW

WP04



SELF-ADHERED FLASHING
W0.8362x;DECK JOIST

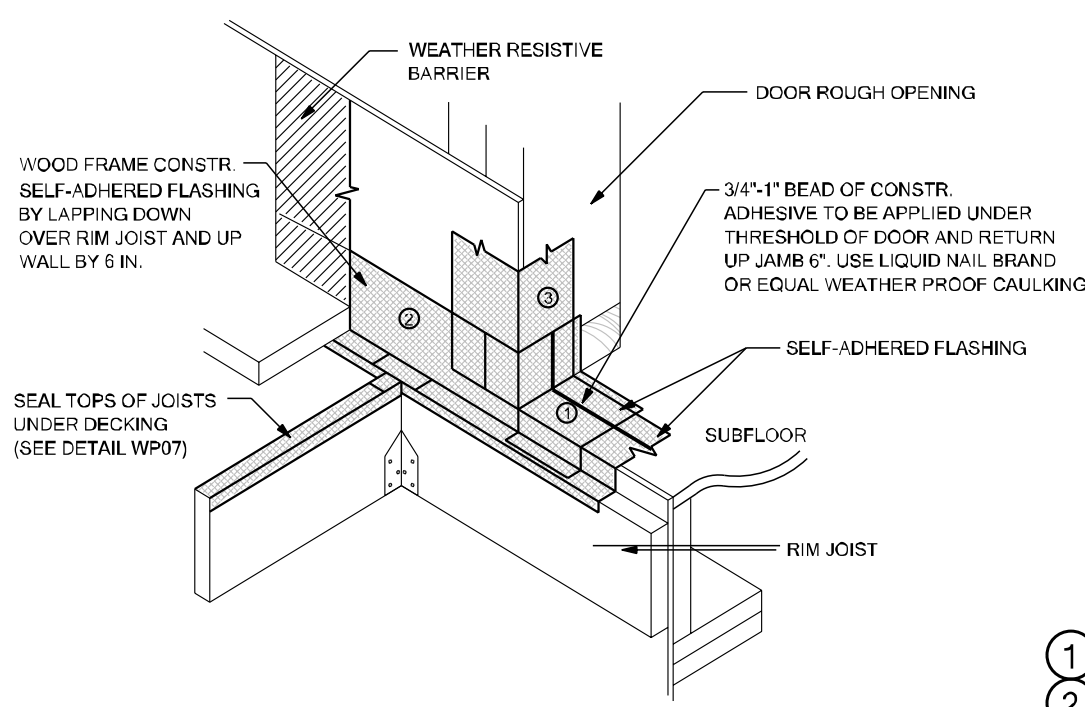
WP07



- NOTES:
1. INSTALL WINDOW PER MANUFACTURER'S RECOMMENDATION AND USE APPROPRIATE SEALANT FOR WINDOW AND WOOD BUCK
 2. WEATHER RESISTIVE BARRIER TO FORM WATER-SHEDDING LAPS.

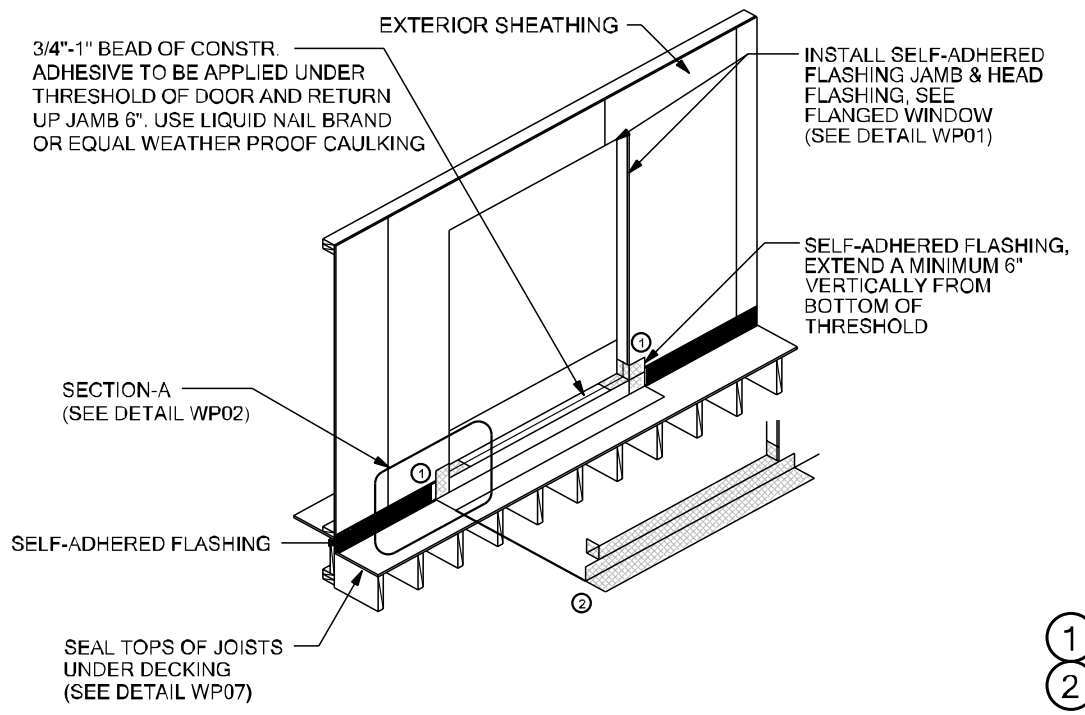
RECESSED WINDOW

WP10



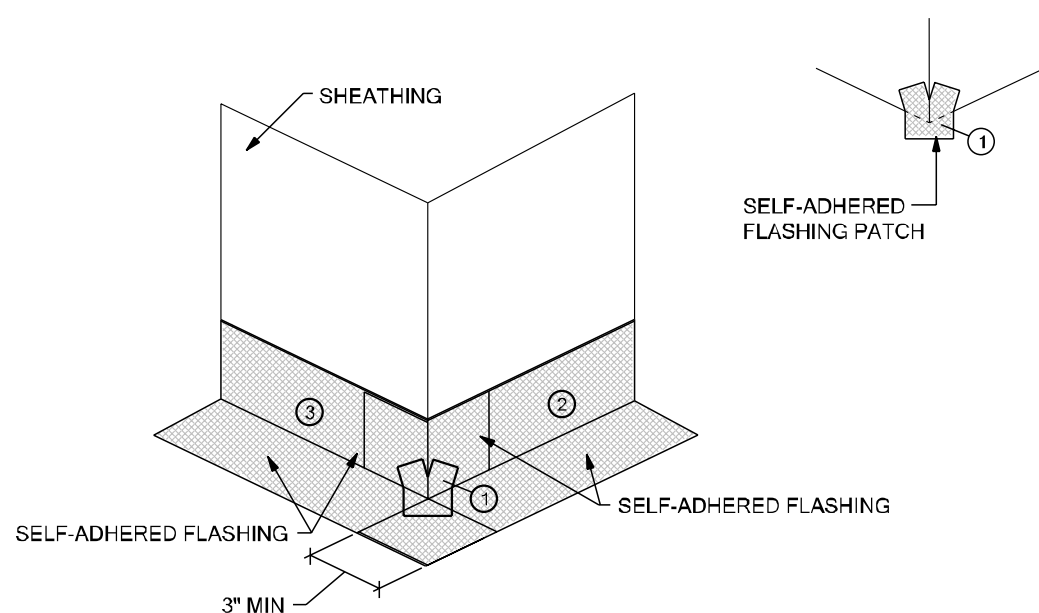
SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK - SECTION A

WP02



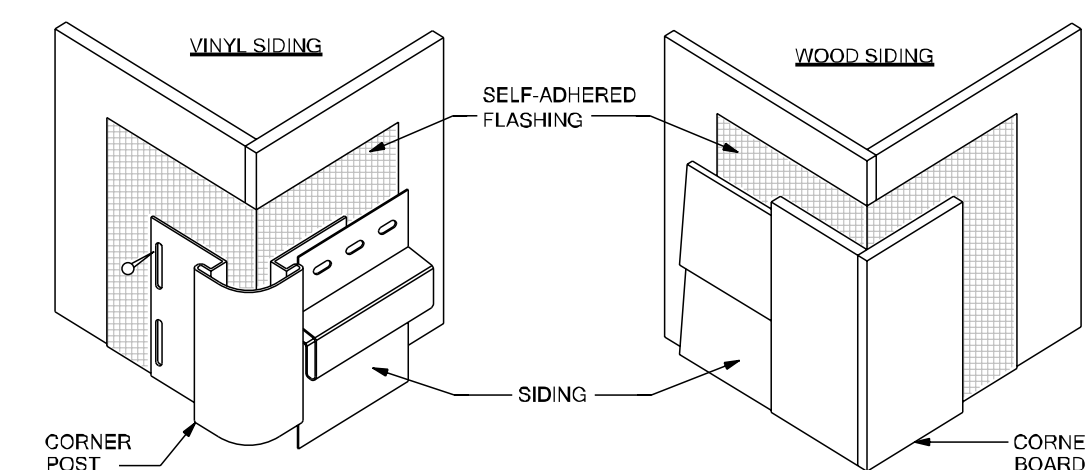
SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK

WP05



SELF-ADHERED FLASHING
OUTSIDE CORNER

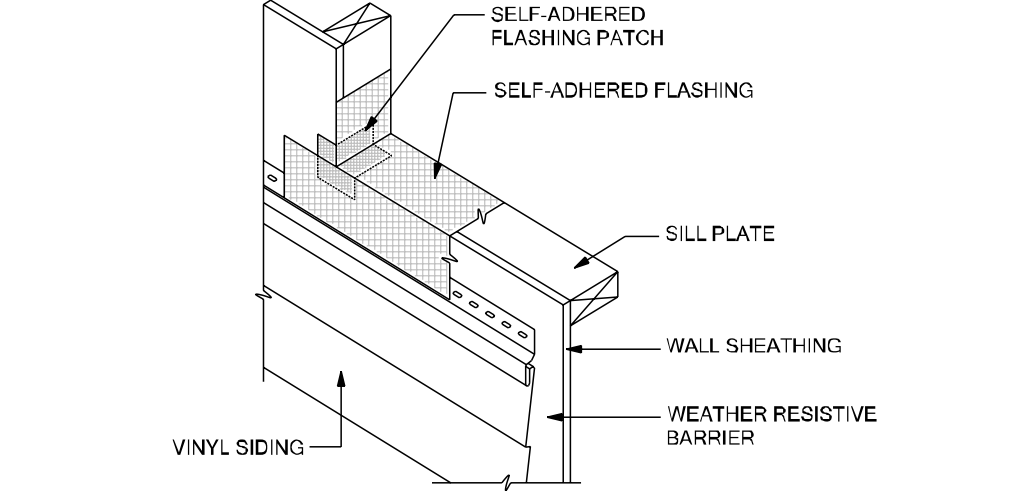
WP08



- NOTES:
1. EXTEND SELF-ADHERED FLASHING BEYOND JOINT BETWEEN SIDING AND CORNER POST/BOARDS.
 2. INSTALL SELF-ADHERED FLASHING ON OUTSIDE CORNER FOR THE HEIGHT OF THE WALL.

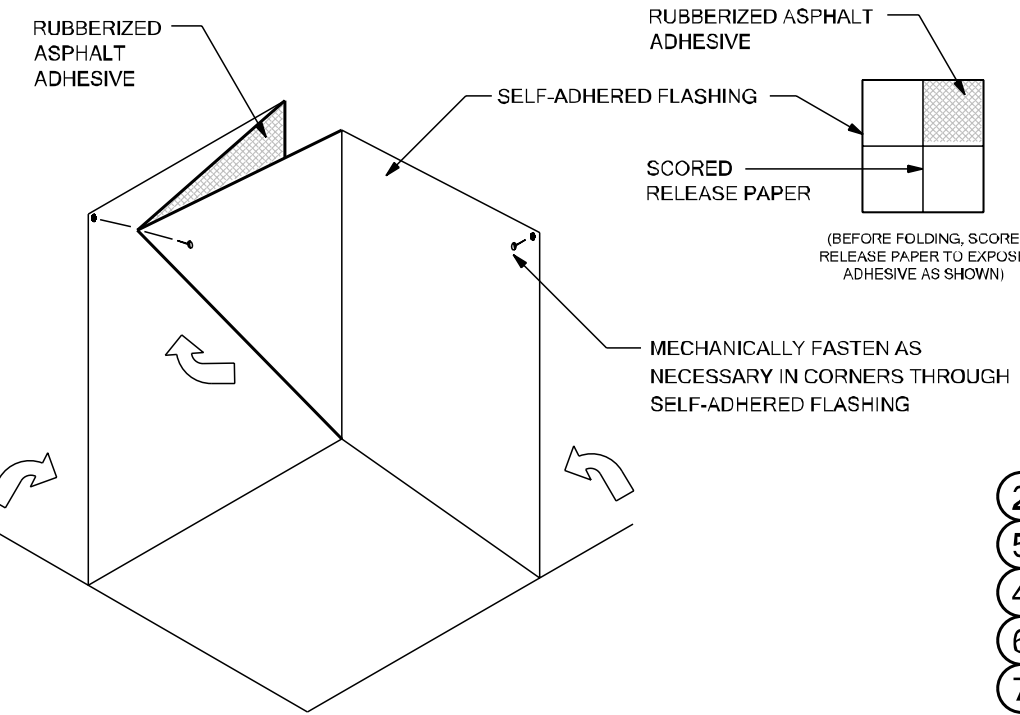
WALL-TO-WALL OUTSIDE CORNER

WP11



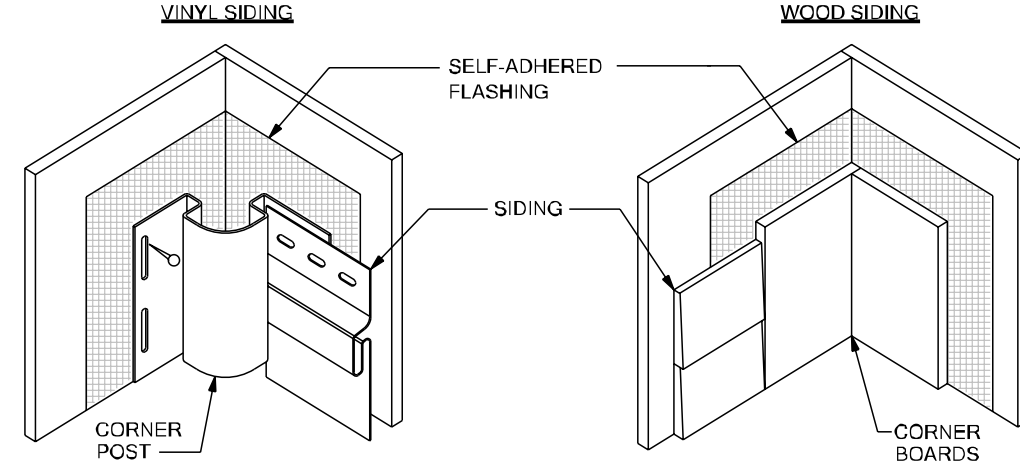
TIE-IN WITH VINYL SIDING
AT WINDOW SILL

WP03



SELF-ADHERED FLASHING
INSIDE CORNER

WP06



- NOTES:
1. EXTEND SELF-ADHERED FLASHING BEYOND JOINT BETWEEN SIDING AND CORNER POST/BOARDS.
 2. INSTALL SELF-ADHERED FLASHING ON OUTSIDE CORNER FOR THE HEIGHT OF THE WALL.

WALL-TO-WALL INSIDE CORNER

WP12

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

SELF-ADHERED FLASHING PRODUCTS DETAILS

TWO LAYERS OF FELT OR ONE LAYER OF HOUSE WRAP AND
ONE LAYER OF FELT ARE REQUIRED BEHIND STUCCO. FBC R703.2

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. A WATER-RESISTIVE BARRIER IS DESCRIBED AS A MATERIAL, BEHIND AN EXTERIOR WALL COVERING THAT IS INTENDED TO RESIST LIQUID WATER THAT HAS PENETRATED BEHIND THE EXTERIOR COVERING FROM FURTHER INTRUDING INTO THE EXTERIOR WALL ASSEMBLY. AN EXTERIOR WALL COVERING IS DESCRIBED AS A MATERIAL OR ASSEMBLY OF MATERIALS APPLIED ON THE EXTERIOR SIDE OF EXTERIOR WALLS FOR THE PURPOSE OF PROVIDING A WEATHER-RESISTIVE BARRIER, INSULATION, OR FOR AESTHETICS, INCLUDING BUT NOT LIMITED TO, VENEERS, SIDING, EXTERIOR INSULATION AND FINISH SYSTEMS, ARCHITECTURAL TRIM AND EMBELLISHMENTS SUCH AS CORNICES, SOFFITS, AND FASCIA.

R703.2 WATER-RESISTIVE BARRIER. ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D2285 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51 MM) WHERE JOINTS OCCUR. FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM). THE FELT OR OTHER APPROVED 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.

R703.3 WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

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

R703.4 FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT 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 800 OR ASTA C300 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
 - 1.1 THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING 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.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO CORNICES.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

FIGURE 1: FLASHING INSTALLATION

ASPHALT SEALANT:
EXTEND MIN. OF 6"
OUTSIDE OF FLASHING

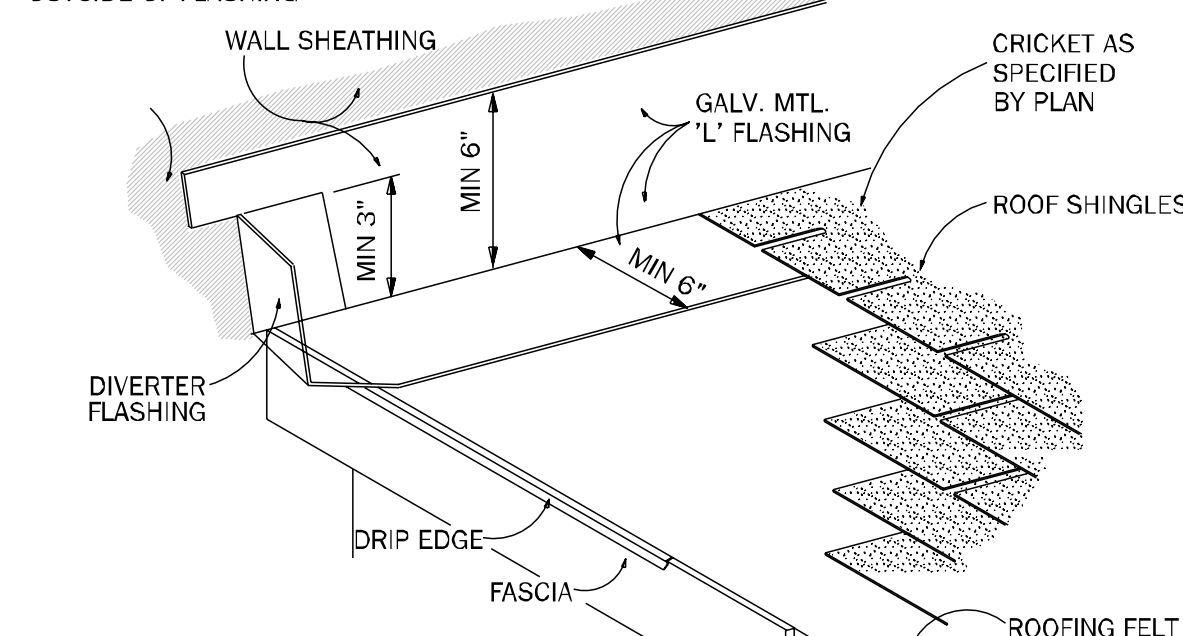
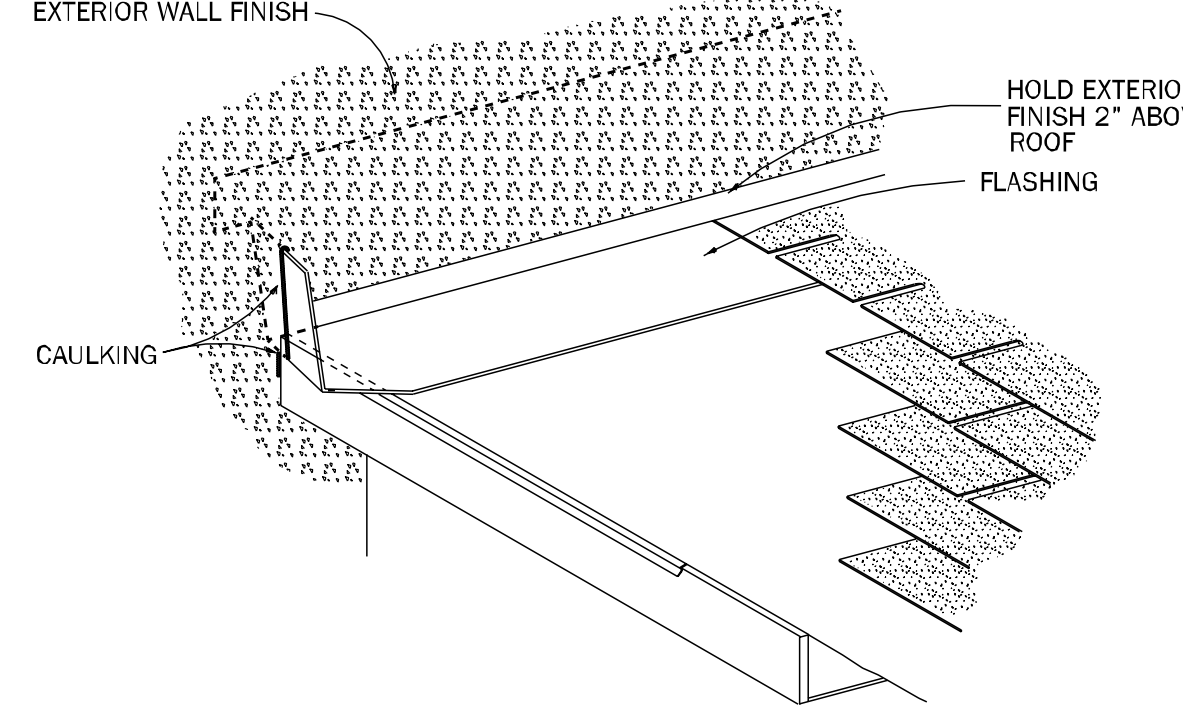


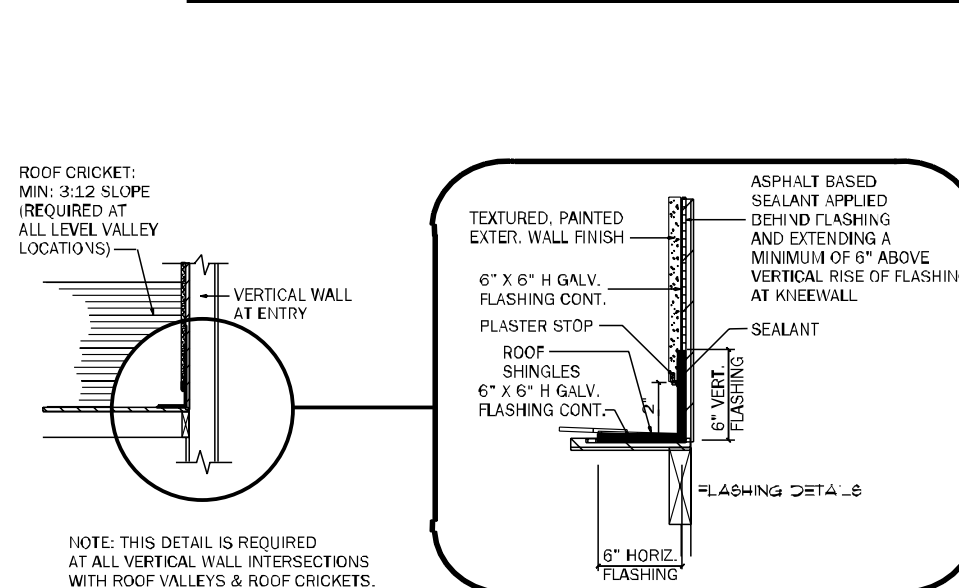
FIGURE 2: WALL FINISH

TEXTURED, PAINTED
EXTERIOR WALL FINISH



FLASHING INSTALLATION
WHERE ROOF MEETS VERTICAL WALL

FIGURE 3: CORNER DETAIL



FLASHING DETAIL AT CRICKET
/ KNEEWALL INTERSECTION

COUNTY
SEAL

Wednesday, July 03, 2024

To the best of the Engineer's knowledge, information, and belief, the design complies with the applicable provisions of the Florida Building Code, and the design is based on the information provided by the client. The Engineer does not accept any liability for the design or the construction of the project.

FDS
ENGINEERING ASSOCIATES
255 South Main Street, Suite 200
Tallahassee, Florida 32301
Phone: (904) 833-9904
Fax: (904) 833-9904
Email: info@fdseng.com
www.fdseng.com

keesee
associates
ARCHITECTURE | DESIGN | PLANNING
22401 SEBASTIAN AVE., Suite 200
Sebastian, FL 32958
Phone: (888) 235-2355
www.keesee.com

AA26003115
FL # 89326
FL # 79750
FL # 94452

SCOTT A. BROWN, P.E.
THEN BAO DUONG, PE

DAMS HOMES
FLORIDA CONTRACTORS LICENSE NO. CRC1330146
100 WEST GARDEN STREET
PENSACOLA FL 32502

DIVISION LOCATION:
GAINESVILLE

Job Information:

INVENTORY
LOT: 141
BLK:
SEC:
SUB: Preserve of Laurel Lake
S.W. Rosemary Dr.
Lake City, FL

Model Name / Number:
2265

Plan Issue Date:
Wednesday, July 03, 2024

KA PROJECT NUMBER:
24-08047

Sheet: **WP** Of:
WATER PROOF
DETAILS