



INDEX OF DRAWINGS

Table with 2 columns: SHT # and TITLE. Lists drawing sheets 1 through 5-4.1 with titles like COVER SHEET, FLOOR PLAN, FOUNDATION PLAN, ELECTRICAL PLAN, ELEVATIONS, TRUSS LAYOUT, DETAILS, and WATERPROOFING DETAIL.

STRUCTURAL DESIGN CRITERIA

WIND LOADING CRITERIA table with wind speed, pressure, and suction data. Includes a 3D truss diagram and general pressure notes.

GENERAL PRESSURE NOTES: 1. MULTIPLY THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND PRESSURES. 2. ...

CARE AND MAINTENANCE: YEARLY MAINTENANCE AND INSPECTIONS BY THE BUILDER/HOMEOWNER ARE NECESSARY FOR THE FUTURE LIFE OF THIS HOME...

STRUCTURAL NOTES:

CAST IN PLACE CONCRETE: 1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI (SLABS) 3000 PSI (COLUMNS AND BEAMS)...

MASONRY WALL CONST.: 1. ALLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90-2016A...

WOOD CONSTRUCTION: 1. ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS...

PRE ENGINEERED WOOD TRUSSES: 1. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS...

UPLIFT CONNECTORS: 1. 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...

FIELD REPAIR NOTES: 1. MISSED 'J' BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA. EPOXY ANCHORS WITH 7" EMBEDMENT...

GENERAL NOTES: 1. ALL EXTERIOR WALLS SHALL BE ASSUMED TO BE LOAD BEARING. SEE PLAN FOR C.M.U. WALL REINFORCEMENT LOCATIONS.

CONTROL OF CONSTRUCTION SITE: THE DESIGNER/ARCHITECT AND ENGINEER OF RECORD (EOR) HAVE NO CONTROL OVER THE CONSTRUCTION SITE AND SHALL NOT BE RESPONSIBLE...

STRUCTURAL DESIGN CRITERIA

CODE CRITERIA: FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL. FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023).

DEFLECTION CRITERIA: ROOF TRUSSES: LL/360 TL/240. FLOOR TRUSSES: LL/360 TL/240.

GENERAL FLOOR LOADING: TOP CHORD LL 20 (PSF), TOP CHORD DL 10 (PSF), BOTTOM CHORD LL 0 (PSF), BOTTOM CHORD DL 5 (PSF).

SPECIAL FLOOR LOADING: GAME ROOM 60 (PSF), BALCONIES/DECKS 40 (PSF), LIGHT STORAGE 125 (PSF).

GENERAL FLOOR LOADING: TOP CHORD LL 40 (PSF), TOP CHORD DL 10 (PSF), BOTTOM CHORD LL 0 (PSF), BOTTOM CHORD DL 5 (PSF).

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TERMITE SPECIFICATIONS:

R318.1 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD...

EXTERIOR COVERING: R703.7 EXTERIOR PLASTER. INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926 AND ASTM C1063...

LATHING ACCESSORIES: ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. WOOD APPLICATION: 16 GA X 1/4" LONG (3/4" - 1" CROWN) STAPLES...

R703.7.2 PLASTER: PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF CODE-APPROVED LATH...

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...

R703.7.4 FLASHING: APPROVED METAL FLASHING, VINYL FLASHING, SELF-ADHERED MEMBRANES AND MECHANICALLY ATTACHED FLEXIBLE FLASHING SHALL BE APPLIED SHINGLE-FASHION...

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 12.2.1 AND 12.3 OF TMS 402/ACI 530/ASCE 5...

EXTERIOR CEILING LATH ATTACHMENT: PER THE ASTM C 1063 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 1/4-IN. (36.2-MM) ROOFING NAILS...

7.10.2.3 EXPANDED 3/8 IN. (9.5 MM) RIB LATH SHALL BE ATTACHED TO HORIZONTAL AND VERTICAL WOOD FRAMING MEMBERS WITH NAILS OR STAPLES TO PROVIDE NOT LESS THAN 1/4-IN. (6.4-MM) PENETRATION INTO HORIZONTAL WOOD FRAMING MEMBERS...

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.

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...

COASTAL FLASHINGS: ALL FLASHING MATERIAL FOR COASTAL LOCATIONS (EX: WITHIN 3,000 FEET OF THE OCEAN) SHALL BE CORROSION RESISTANT MATERIAL (EX: ZINC AND/OR STAINLESS STEEL) AND SHALL BE SELECTED FOR COMPATIBILITY WITH ADJACENT WOOD PRESERVATIVES PER THE MANUFACTURER'S RECOMMENDATIONS.

MASTER REVISIONS

Table with 2 columns: DATE and DESCRIPTION. Includes revision 1 for COASTAL FLASHINGS.



3000 GULFBREEZE PARKWAY GULFBREEZE, FLORIDA 32563

MODEL 2508

This item has been digitally signed and sealed by the Building Department. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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Keesece Associates logo and contact information for Architecture, Design, and Construction services.

DAMS HOMES logo and Florida Contractors License No. CRC1330146.

100 WEST GARDEN STREET PENSACOLA FL 32502 DIVISION LOCATION: GAINESVILLE

INVENTORY table with Lot, Blk, Sec, and Sub information. Includes Model Name, Plan Issue Date, and Project Number.

Wednesday, October 30, 2024

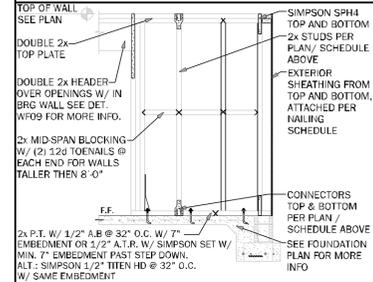
### BEARING WOOD INTERIOR WALL SCHEDULE

MARK	STUD SPACING	CONNECTION & FASTENERS		LUMBER SPECIES	UPLIFT CAP (LBS)
		TOP	BOTTOM		
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	655
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: 2x4 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 & SP3'S CAN BE SUB. FOR SP4'S W/ RESPECT TO STUD SIZE



### GENERAL NOTES

- SEE FLOOR PLAN FOR WALL SIZE. ASSUME 2x4 STUDS USED UNO.
- ALL STRUCTURAL LUMBER TO BE SYP #1 OR SPF #2 UNO ON PLAN.
- CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.
- CONNECT E.O.R. # 8 SPA 3 SPS 5 OR SPS'S CONNECTORS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
- "BM" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO IGNORED. SEE W/05/S3 OR INDICATED DETAIL FOR PROPER CONNECTIONS FOR 2nd FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY)
- "SM" IS INDICATED THE WALL IS CONSIDERED A SHEAR WALL AND REQUIRES MIN. 7/16" OSB FLYWOOD W/ 8d NAILS AT 4" O.C. IN FIELD AND EDGE TO 11" SIDE OF WALL.
- ALL 2x EXTERIOR WALLS W/ EXTERIOR SHEATHING ATTACHED PER NAILING SCHEDULE. ACT AS SHEARWALLS. SEE PLAN AND WALLS SECTIONS FOR STUD SPACING AND GRADE.
- IF THE BEARING WALL IS INDICATED WITH THE SWL, RWL, BWT, EXCEED 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 CAPPED NAILS (GUN NAILS) AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.

### COLUMN SCHEDULE

MARK	COLUMN SIZE	(BASE) CONN. & FASTENER	UPLIFT(LBS)
C1	(3) 2 x 4 SF	(4) - 16d TOENAILS	0
C2	(3) 2 x 4 SF	DT2Z W/ 1/2" WEDGE ANCHOR* & (8) 1/4" X 1 1/2" SDS SCREWS	2145
C3	(3) 2 x 4 SYP #1 OR SYP #2	(4) - 16d TOENAILS	0
C4	(4) 2 x 4 SYP #2	DT2Z 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	ARU58 W/ 5/8" ATR** & (12) - 16d NAILS	G = 12000 U = 2200
C7	8 x 8 P.T.#2 SYP POST	ARU88 W/ (2) - 5/8" ATR** & (18) - 16d NAILS	G = 24335 U = 2320
C8	3.5 x 3.5 P.L. 1.8E FR-2400 PSI (WOOD-MANAGED IF EXT.)	HOU5-SDS2.5 W/ (14) 1/4" X 2 1/2" SDS WS & 5/8" EPOXY ANCHOR, OS ATR**	5645
C9	3.5 x 3.5 P.L. 1.8E FR-2400 PSI (WOOD-MANAGED IF EXT.)	HOU5-SDS2.5 W/ (14) 1/4" X 2 1/2" SDS WS & 5/8" EPOXY ANCHOR, OS ATR**	5645
C10	3.5 x 3.5 P.L. 1.8E FR-2400 PSI (WOOD-MANAGED IF EXT.)	HOU5-SDS2.5 W/ (20) 1/4" X 2 1/2" SDS WS & 7/8" EPOXY ANCHOR, OS ATR**	6970
C11	3.5 x 3.5 P.L. 1.8E FR-2400 PSI (WOOD-MANAGED IF EXT.)	HOU5-SDS2.5 W/ (20) 1/4" X 2 1/2" SDS WS & 7/8" EPOXY ANCHOR, OS ATR**	7870
C12	3.5 x 3.5 P.L. 1.8E FR-2400 PSI (WOOD-MANAGED IF EXT.)	HOU5-SDS2.5 W/ (20) 1/4" X 2 1/2" SDS WS & 7/8" EPOXY ANCHOR, OS ATR**	7870
C13	5.25" x 7" P.L. 1.8E FR-2400 PSI (WOOD-MANAGED IF EXT.)	HOU5-SDS2.5 W/ 7/8" ATR AND (20) 1/4" X 2 1/2" SDS WOOD SCREWS	7870

### COMMON NAIL vs. PNEUMATIC GUN NAILS:

COMMON NAIL	DIA. / LENGTH	PNEUMATIC GUN NAIL DIA. LENGTH	DOMAIN vs. GUN NAIL SPACING	APPLICATION
8d	0.131" x 2 1/2"	0.131" x 2 1/2"	SEE PLAN BRG SHANK ON ROOF	SHEATHING ROOF & WALLS
10d OR 12d	0.148" x 3"	0.131" x 3"	SEE PLAN	BLOCKING & TOE NAILS & TOP PLATE
12d	0.148" x 3 1/4"	0.131" x 3 1/4"	8" O.C. (COMMON)	STUD WALL CORNERS
10d	0.148" x 3"	0.131" x 3"	8" O.C. (COMMON)	STUD WALL COLUMNS
16d	0.162" x 3 3/4"	0.131" x 3 3/4"	(3) 16d (GUN NAILS)	SEE PLAN

### HEADER SCHEDULE

(IF USED, SEE DET. "TOP" ON SHEET S-2 FOR ENERGY STAR INSULATION ON HEADERS)

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/ (2) ROWS 1/4" 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 1/4" X 3 1/2" SDS WD SCREWS @ 16" O.C. TYP. EACH SIDE

### HEADER SUPPORT NO. OF JACKS & STUDS REQ. AT OPENINGS

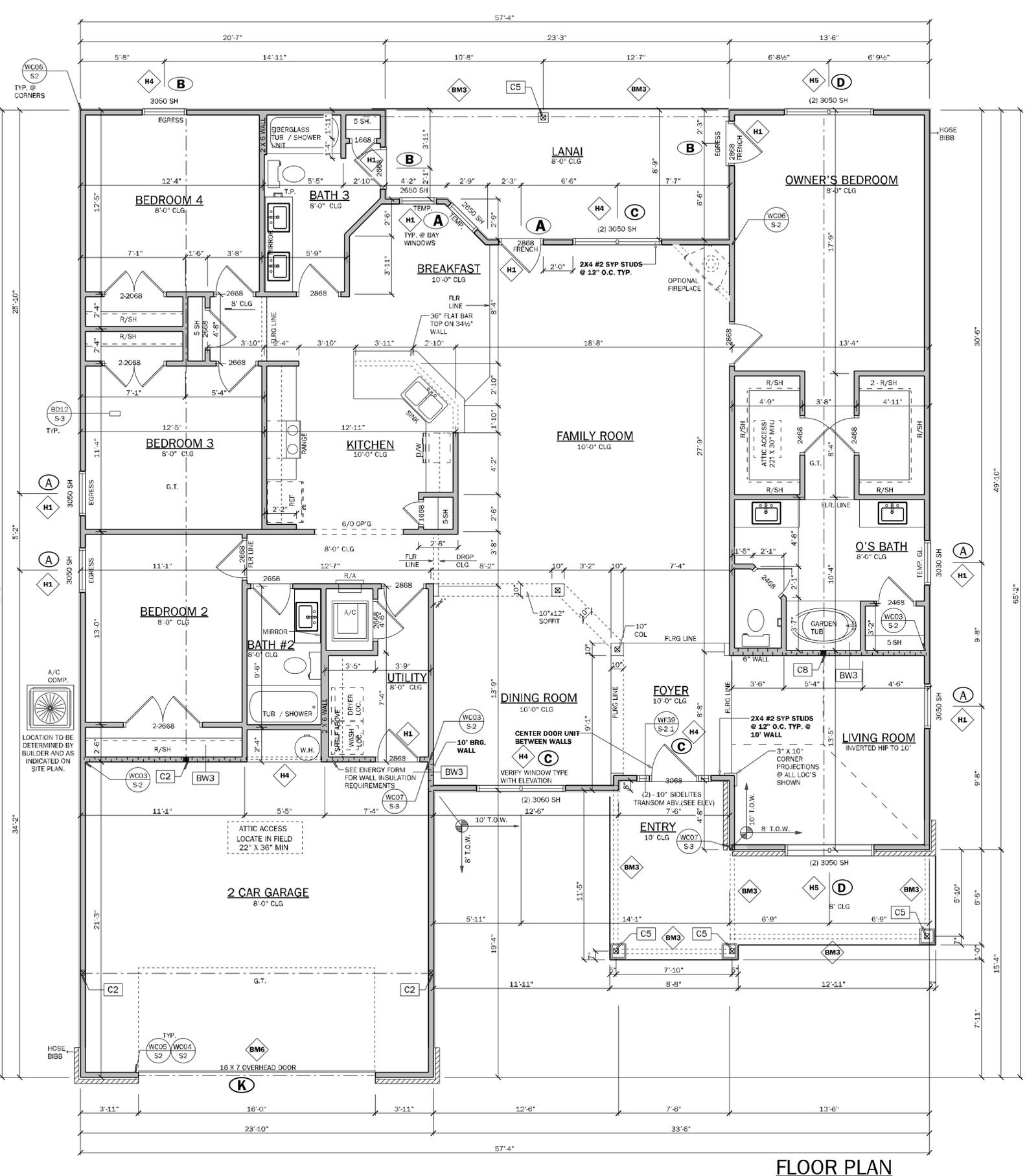
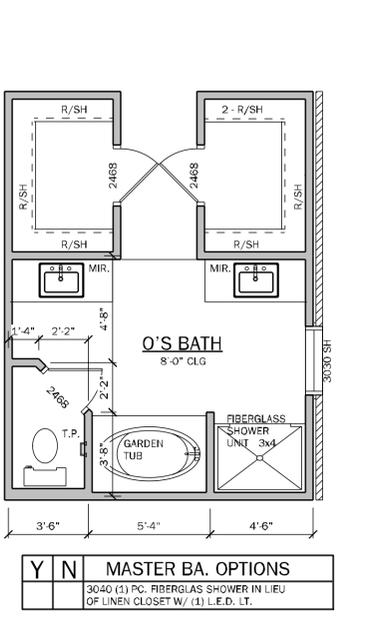
OPENING SIZE	2x4 WALL		2x6 OR 2x8 WALL	
	JACKS EA. END	KINGS EA. END	JACKS EA. END	KINGS EA. END
1'-0" - 3'-11"	(1)	(2)	(1)	(2)
4'-0" - 9'-11"	(2)	(3)	(2)	(3)
10'-0" - 16'-0"	(3)	(4)	(3)	(4)

### BEAM SCHEDULE

MARK	BEAM SIZE	CONNECTIONS
BM1	(2) - 2 x 8 #2 SYP W/ 7/16" OSB FLITCH PLATE 1/4" X 3 1/2" SDS WOOD SCREWS @ 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 1/4" X 3 1/2" SDS WOOD SCREWS @ 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 1/4" X 3 1/2" SDS WOOD SCREWS @ 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 Fb-2600 PSI. NAIL BEAM TOGETHER USING (2) ROWS 1/4" 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 Fb-2600 PSI. NAIL BEAM TOGETHER USING (2) ROWS 1/4" 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 Fb-2600 PSI. NAIL BEAM TOGETHER USING (2) ROWS 1/4" 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 (MIN.) 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.



**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" x 1" 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" 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 honeycomb core 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 spaces 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 attic 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 (15.9mm) 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.
  - R312.2.1 Window sills. In dwelling units, where the bottom of the clear opening of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1828 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:
    - Operable windows with openings that will not allow a 4-inch diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
    - Operable windows that are provided with window fall prevention devices that comply with ASTM F2059.
    - Operable windows that are provided with window opening control devices that comply with Section R312.2.2.
  - R303.4.2 All windows within 2'-0" of doors in and shower or tub areas shall 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  
M1502.3 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.
  - Parch 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 with Type "W" 1/4" drywall screws at 8" O.C. in field and edges.  
Option 2: Plaster 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.

### AREA CALCULATIONS

1st FLOOR	2508 S.F.
TOTAL LIVING (AC)	2508 S.F.
GARAGE	543 S.F.
COVERED ENTRY	162 S.F.
COVERED PATIO/LANAI	193 S.F.
TOTAL AREA UNDER ROOF	3406 S.F.

**Keeseee Associates**  
ARCHITECTURAL DESIGN  
255 S. GULF BLVD., MIAMI, FL 33131, Suite 200  
(305) 480-2343  
www.keeseee.com

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295 S. GULF BLVD., Suite 200  
(305) 480-2343  
www.fdsen.com

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

**DIVISION LOCATION:**  
GAINESVILLE

**Job Information:**

**INVENTORY**  
LOT: 96  
BLK: SEC:  
SUB: 2

Model Name / Number:  
**2508**

Plan Issue Date:  
Wednesday, October 30, 2024

KA PROJECT NUMBER:  
**24-13143**

Sheet: **2** Of

**FLOOR PLAN**

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

**DIVISION LOCATION:**  
GAINESVILLE

**Job Information:**

**INVENTORY**  
LOT: 96  
BLK: SEC:  
SUB: 2

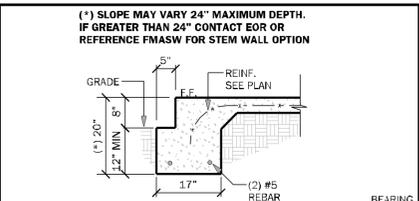
Model Name / Number:  
**2508**

Plan Issue Date:  
Wednesday, October 30, 2024

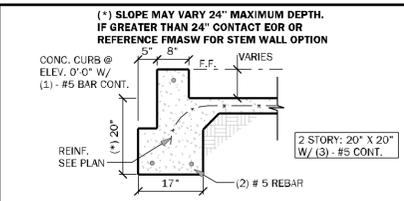
KA PROJECT NUMBER:  
**24-13143**

Sheet: **2** Of

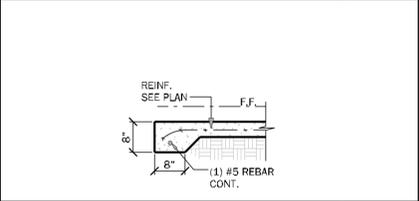
**FLOOR PLAN**



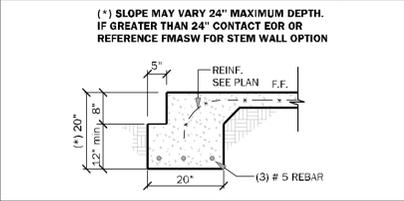
**FM01** SINGLE STORY FTG 1/2" = 1'-0"



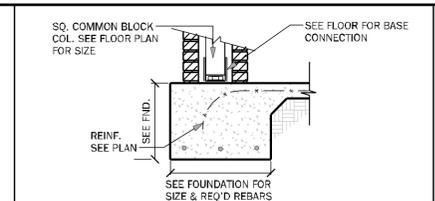
**FM02** SECTION @ GARAGE 1/2" = 1'-0"



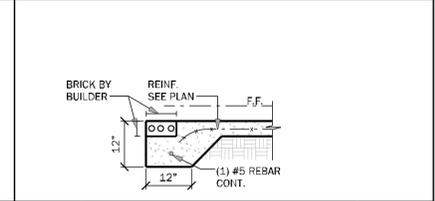
**FM03** THICKENED EDGE 1/2" = 1'-0"



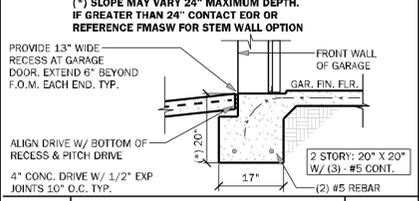
**FM08** 2-STORY FTG. 1/2" = 1'-0"



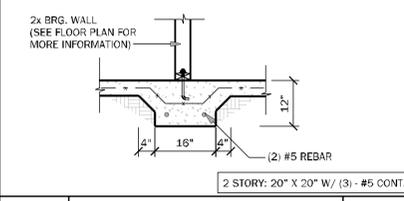
**FM25** PORCH COLUMN W/ BRICK 1/2" = 1'-0"



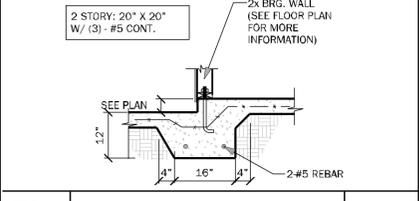
**FM26** THICKENED EDGE W/ BRICK 1/2" = 1'-0"



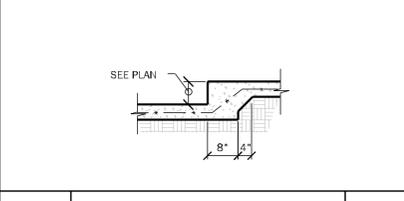
**FM09** SECTION @ GAR. DOOR 1/2" = 1'-0"



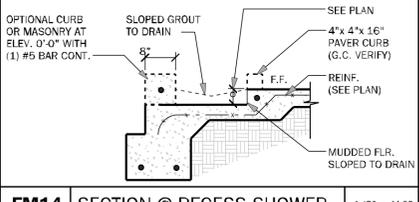
**FM10** INTERIOR BRG WALL 1/2" = 1'-0"



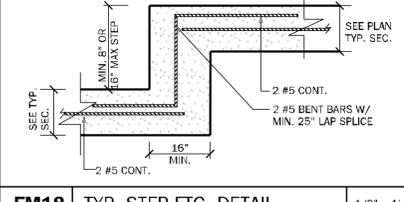
**FM11** STEP DOWN BRG. 1/2" = 1'-0"



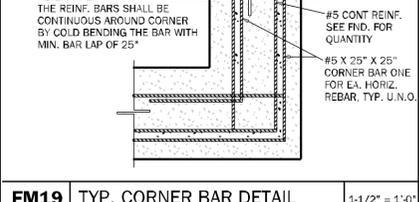
**FM12** STEP DOWN NON BRG. 1/2" = 1'-0"



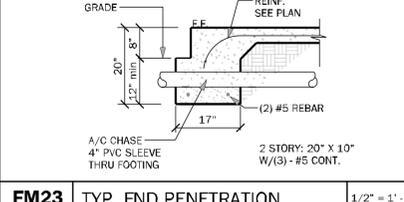
**FM14** SECTION @ RECESS SHOWER 1/2" = 1'-0"



**FM18** TYP. STEP FTG. DETAIL 1/2" = 1'-0"



**FM19** TYP. CORNER BAR DETAIL 1/2" = 1'-0"



**FM23** TYP. FND PENETRATION 1/2" = 1'-0"

STEM WALL HEIGHT (ft)	FOOTING DIMENSION				NUMBER/SIZE OF BARS	LAT.	MAXIMUM F.C. SPACING (O.C.) IN STEM WALL	SEE FOUNDATION PLAN FOR F.C. SPACING ABOVE SLAB LEVEL
	d 1 STORY	d 2 STORY	b 1 STORY	b 2 STORY				
0'-0" - 2'-0"	8"	10"	16"	20"	W/ (2) #5 BARS	<674#	6'-8"	
>2'-0" - 3'-4"	10"	10"	20"	24"	W/ (3) #5 BARS	674#	5'-4"	
>3'-4" - 4'-0"	12"	12"	32"	32"	W/ (4) #5 BARS	845#	4'-0"	
>4'-0" - 5'-4"	16"	16"	48"	48"	W/ (5) #5 BARS CONT. & #5 @ 18" O.C. TRANSV.	1162#	2'-8"	

**NOTES:**

- VERTICAL REINF. 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 TIE INTO VERTICAL BAR AND EXTEND OUT A 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 STEM WALL 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.

**FMSW** ALTERNATE STEM WALL FOOTING SCHEDULE 1/2" = 1'-0"

**GENERAL FOUNDATION NOTES (U.N.O.)**

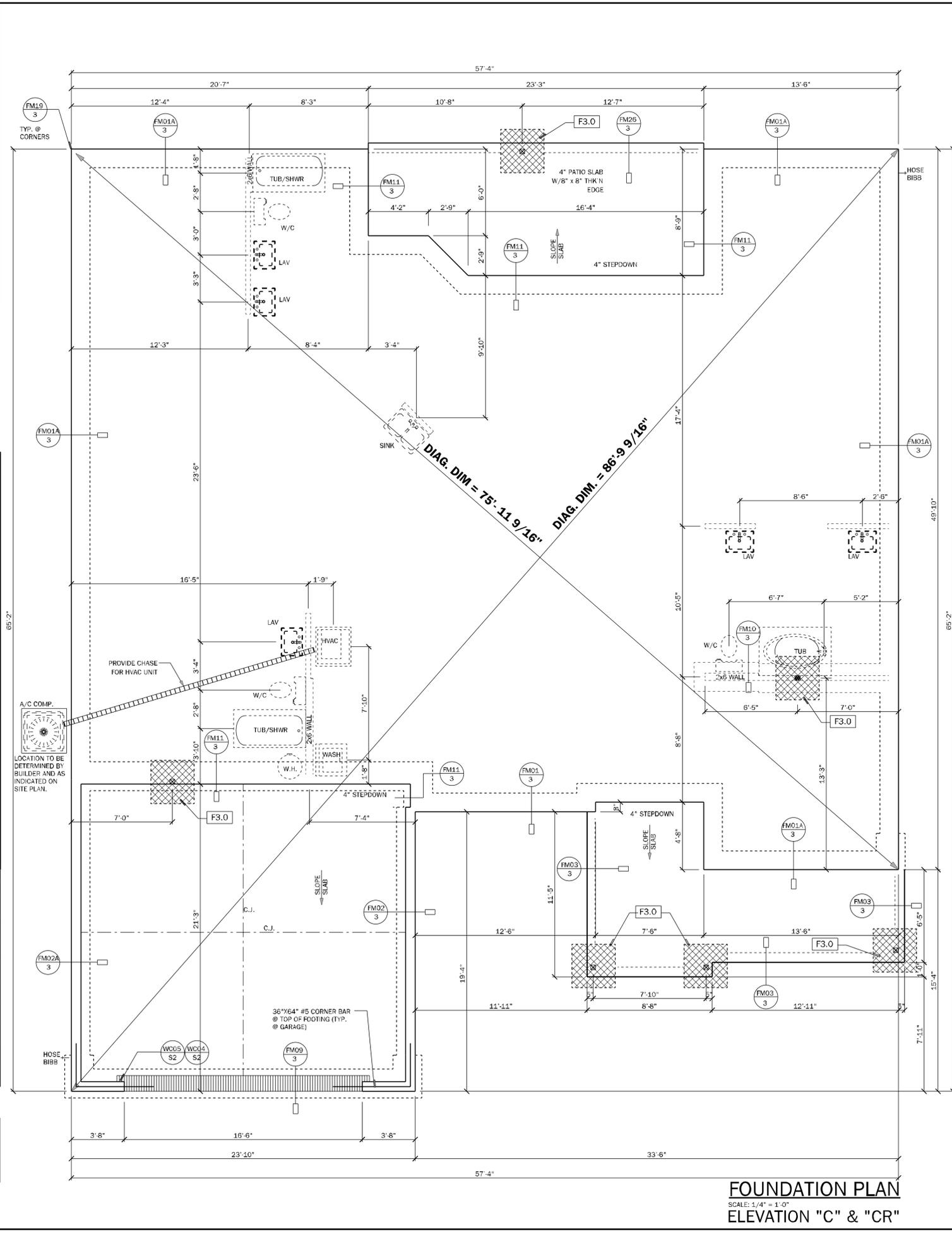
- PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.
- 4" 2500 PSI CONC. SLAB W/ 6X6 W1.4 x W1.4 OR FIBERMESH/FIBERMIX ADDED TO THE CONCRETE. IN ACCORDANCE W/ MANUF.'S INSTRUCTIONS AND NET254 FOR FIBERMESH OR NER-414 FOR FIBERMIX, OVER 6 MIL VISQUEEN VAPOR BARRIER. GC SHALL PROVIDE APPROVED SOIL OR BORATE TREATMENT.
- INDICATES FILLED CELL W/ 3000 PSI CONC. FROM FTG. TO BEAM W/ (1) #5 REBAR TYPICAL ABOVE SLAB. HOOKED FTG. DOWELS 17" EMBEDMENT W/ 30" EXT. ABOVE SLAB.
- CONSULT W/ MANUF. SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SLIDING GLASS DOOR SILLS.
- EXTERIOR SLABS SHALL SLOPE MIN. 2% OR 1/4" PER FOOT AWAY FROM HOUSE U.N.O. ON PLAN.
- CONTROL JOINTS (IF SHOWN) ARE NOT REQUIRED BY CODE BUT ARE SUGGESTED (ESPECIALLY WHEN USING FIBER REIN. CONCRETE OR IN EXTERIOR CONDITIONS). CONTROL JOINTS TO BE 1/8" SAW CUT A DEPTH OF 1/4 OF THE THICKNESS OF THE SLAB AND SPACED MAX. 10' APART. FILL CUT W/ APPROVED JOINT MATERIAL OR USE ALTERNATE APPROVED METHOD.
- NO WOOD STAKES PERMITTED IN FOUNDATION.
- PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. G.C. TO DETERMINE STEP LOCATIONS IF REQUIRED.
- R403.1.4 MINIMUM DEPTH: EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES BELOW THE FINISHED GRADE OF GROUND SURFACE. WHERE APPLICABLE, THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTION R403.1.4.1.
- MASON TO COORDINATE WITH BUILDER ANY ELECTRICAL REQUIREMENT THROUGH SLAB
- PROVIDE 4" STEPDOWN TO SIDEWALK FROM ENTRY
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000 PSF SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE COMPACTED TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 (MODIFIED PROCTOR) THE FOUNDATION SIZES INDICATED ON THE FOUNDATION PLAN HAS BEEN DESIGNED FOR A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.

**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.	42500
F6.0	6'-0" X 6'-0"	1'-4"	7 #5 E.W. BOT.	61500

**LEGEND**

- INDICATES SINGLE-STORY FOOTING
- INDICATES TWO-STORY FOOTING
- INDICATES PAD FOOTING



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"  
ELEVATION "C" & "CR"

COUNTY SEAL

Wednesday, October 30, 2024

**Keesee Associates**  
ARCHITECTURE | DESIGN | INTERIORS

285 Scenic Lane, Suite 200  
Gainesville, FL 32609  
Phone: 352.333.8833  
www.keesee.com

**FDS**  
FLORIDA DESIGN SERVICES

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**DAMS HOMES**

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

DIVISION LOCATION:  
**GAINESVILLE**

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Job Information:

Model Name / Number:  
**2508**

Plan Issue Date:  
Wednesday, October 30, 2024

KA PROJECT NUMBER:  
**24-13143**

Sheet: **3** of **3**

**FOUNDATION PLAN**

**LOAD CALCULATIONS**

**COOLING GREATER THAN HEATING**

**GENERAL LIGHTING & RECEPTACLES**

3 WATTS PER SQUARE FOOT OF LIVING  
S.F. LIVING = 2,508 x 3  
= 7524

**APPLIANCE CIRCUITS**

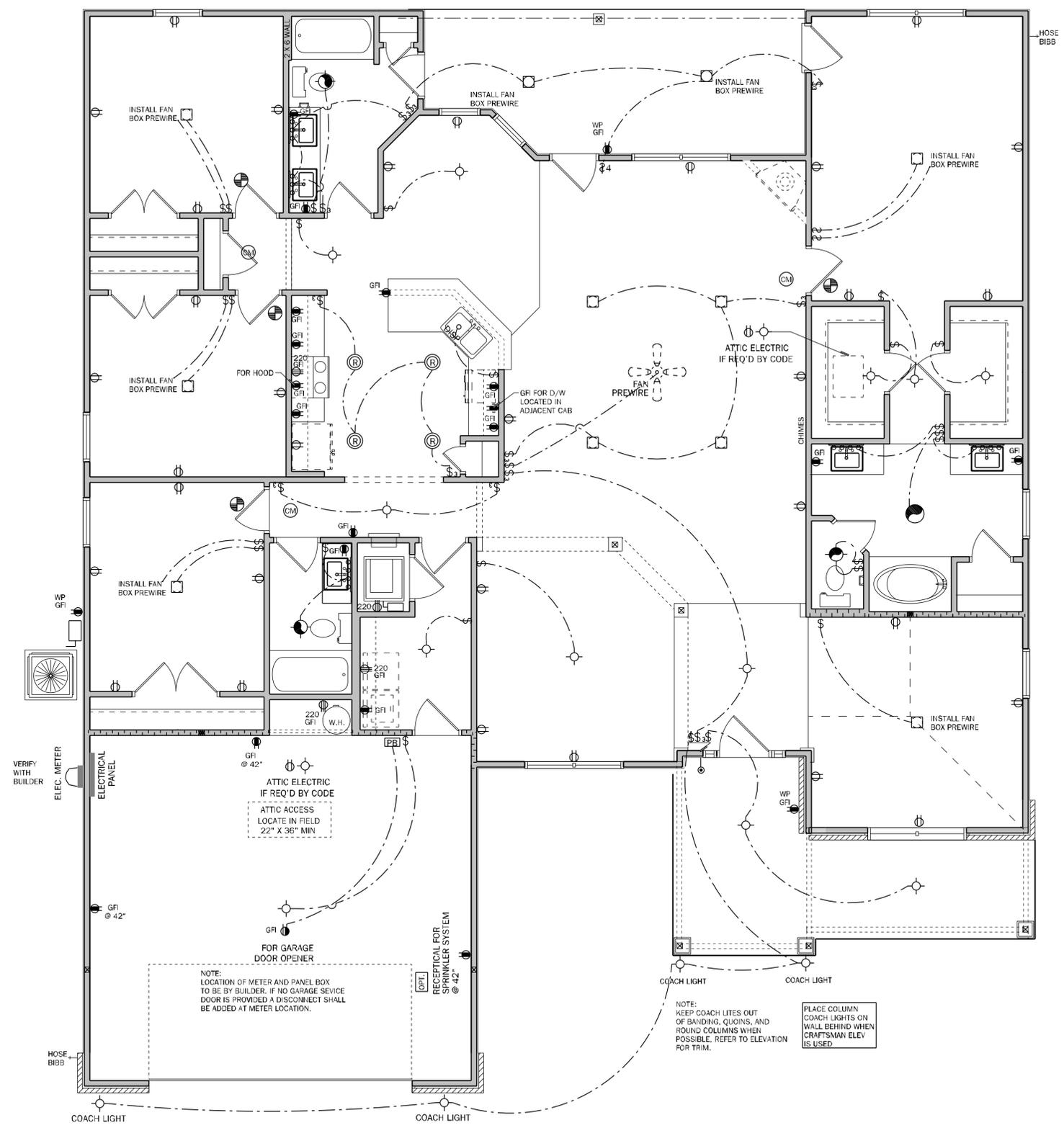
RANGE	1800
OVEN	1000
MICRO / HOOD	1250
WATER HEATER	4500
WHIRL POOL	1250
WASHER	1500
DRYER	5000
DISHWASHER	1500
DISPOSAL	600
SMALL APPLIANCE CIRCUITS (3)	4500
BATH FANS (100 WATTS / EACH)	200
GEN LIGHT G & RECEPT. + APP. CIR.	36,524
SUBTRACT 100% OF FIRST 10,000	-10,000
<b>A</b>	<b>26,524</b>

**HVAC CIRCUITS**

A/C (AIR HANDLER & COMP.)	10,000
A/C (AUXILIARY HEAT STRIP)	10,000
<b>B</b>	<b>20,000</b>

**CIRCUIT CALCULATIONS**

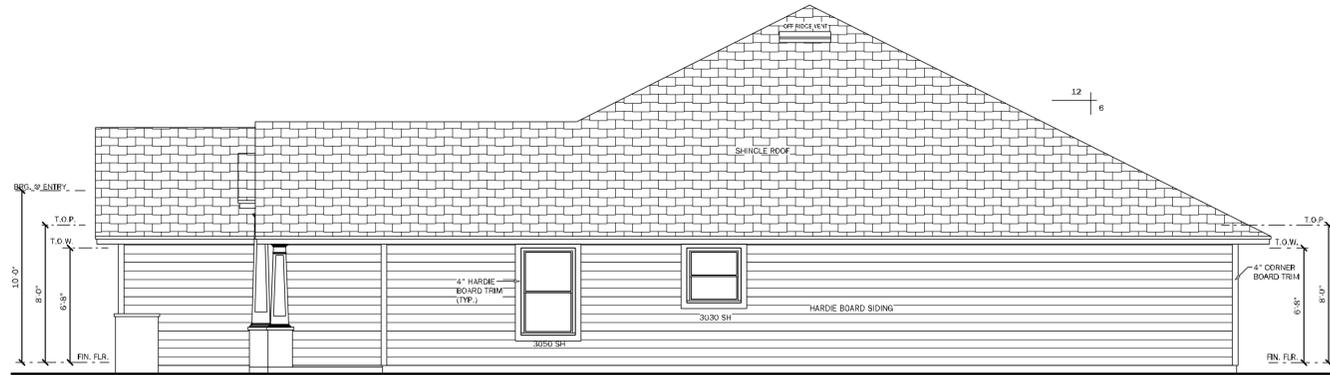
FIRST 10,000 AMPS @ 100%	= 10,000
+ 40% OF "A" = (40 x 26,524)	= 10,610
+ 100% OF "B" = (20,000)	= 20,000
TOTAL WATTAGE	= 40,610
WATTS DIVIDED BY 240 = AMPS	
CALCULATED SERVICE AMPS	= 170



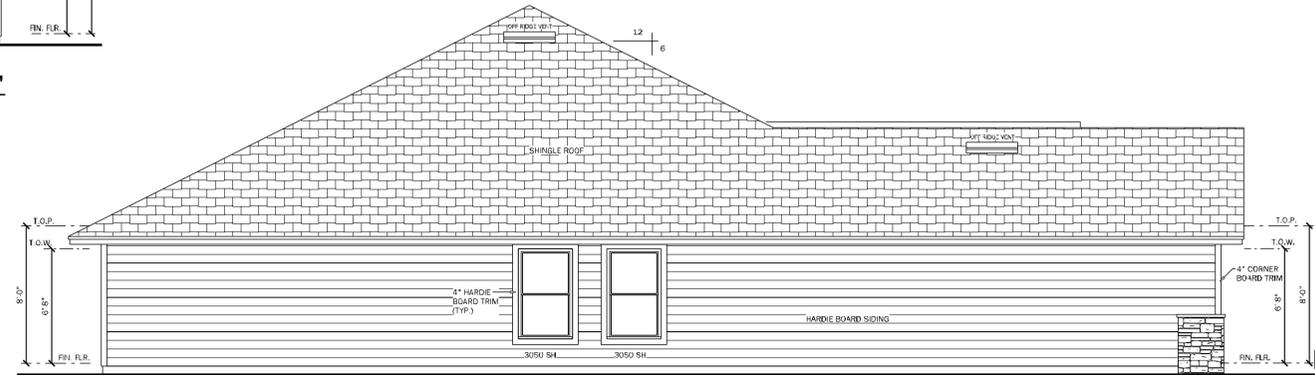
- ELECTRICAL NOTES:** UNLESS OTHERWISE NOTED.
- ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTER LINE OF THE BOX TO BE: 16" AFF (GENERAL), IN A FLOOD ZONE, ALL ELECTRICAL EQUIPMENT TO BE AT OR ABOVE DEFE.  
KITCHEN: 44" AFF  
BATHROOM: 39" AFF  
LAUNDRY ROOM: 36" AFF  
EXTERIOR WATERPROOF: 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 UL 1699.
  - PROVIDE TAMPER RESISTANT RECEPTACLES AS REQUIRED BY THE NFPA 70 (CURRENT EDITION).
  - CARBON MONOXIDE PROTECTION: CARBON MONOXIDE ALARMS OR DETECTORS SHALL BE INSTALLED IN ALL DWELLING UNITS IN ACCORDANCE WITH IRC R315 AND NFPA 720. SUCH DEVICES SHALL BE LISTED BY THE APPROPRIATE STANDARD, EITHER ANS/UL 2034, STANDARD FOR SINGLE AND MULTIPLE STATION CO ALARMS OR UL 2075, GAS AND VAPOR DETECTOR SENSOR, ACCORDING TO THE INSTALLATION.
  - RESIS 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 COUNTERTOPS.
  - 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 ACTIVATION 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.  
SERVICE 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 SUITABLE FOR USE AS SERVICE EQUIPMENT AND MARKED AS FOLLOWS:  
EMERGENCY DISCONNECT.  
NOT SERVICE EQUIPMENT.
  - MARKINGS SHALL COMPLY WITH 110.21(B).
  - ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS/PERWATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS/PERWATT.

**ELECTRICAL LEGEND**

⊕	SMOKE DETECTOR	⊕	SMOKE DETECTOR
⊕	CARBON MONOXIDE/ SMOKE DETECTOR COMBO UNIT	⊕	SMOKE DETECTOR
⊕	FLOOD LIGHT	⊕	SMOKE DETECTOR
⊕	FLUORESCENT LIGHTING	⊕	SMOKE DETECTOR
⊕	TRACK LIGHTING	⊕	SMOKE DETECTOR
⊕	CEILING MOUNTED FIXTURE	⊕	SMOKE DETECTOR
⊕	SCOUNCE (WALL MOUNTED) FIXTURE	⊕	SMOKE DETECTOR
⊕	CEILING FAN	⊕	SMOKE DETECTOR
⊕	110 VOLT DUPLEX OUTLET	⊕	SMOKE DETECTOR
⊕	110 VOLT SPLIT SWITCHED OUTLET	⊕	SMOKE DETECTOR
⊕	GROUND FAULT INTERRUPT	⊕	SMOKE DETECTOR
⊕	WATER PROOF W/ GROUND FAULT	⊕	SMOKE DETECTOR
⊕	220 VOLT OUTLET	⊕	SMOKE DETECTOR
⊕	SPECIAL SERVICES OUTLET	⊕	SMOKE DETECTOR
⊕	T.V. CABLE OUTLET	⊕	SMOKE DETECTOR
⊕	TELEPHONE CABLE OUTLET	⊕	SMOKE DETECTOR
⊕	RECESSED LIGHTING	⊕	SMOKE DETECTOR
⊕	WATER PROOF RECESSED LIGHTING	⊕	SMOKE DETECTOR
⊕	BATH FAN	⊕	SMOKE DETECTOR
⊕	BATH FAN W/ LIGHT	⊕	SMOKE DETECTOR
⊕	L.E.D. DISC LIGHT	⊕	SMOKE DETECTOR
⊕	DOUBLE POLE SWITCH	⊕	SMOKE DETECTOR
⊕	THREE-WAY SWITCH	⊕	SMOKE DETECTOR
⊕	FOUR-WAY SWITCH	⊕	SMOKE DETECTOR
⊕	DIMMER SWITCH	⊕	SMOKE DETECTOR
⊕	CEILING MOUNTED FIXTURE	⊕	SMOKE DETECTOR
⊕	SCOUNCE (WALL MOUNTED) FIXTURE	⊕	SMOKE DETECTOR
⊕	110 VOLT DUPLEX OUTLET	⊕	SMOKE DETECTOR
⊕	110 VOLT SPLIT SWITCHED OUTLET	⊕	SMOKE DETECTOR
⊕	GROUND FAULT INTERRUPT	⊕	SMOKE DETECTOR
⊕	WATER PROOF W/ GROUND FAULT	⊕	SMOKE DETECTOR
⊕	220 VOLT OUTLET	⊕	SMOKE DETECTOR
⊕	SPECIAL SERVICES OUTLET	⊕	SMOKE DETECTOR
⊕	T.V. CABLE OUTLET	⊕	SMOKE DETECTOR
⊕	TELEPHONE CABLE OUTLET	⊕	SMOKE DETECTOR
⊕	RECESSED LIGHTING	⊕	SMOKE DETECTOR
⊕	WATER PROOF RECESSED LIGHTING	⊕	SMOKE DETECTOR
⊕	BATH FAN	⊕	SMOKE DETECTOR
⊕	BATH FAN W/ LIGHT	⊕	SMOKE DETECTOR
⊕	L.E.D. DISC LIGHT	⊕	SMOKE DETECTOR
⊕	DOUBLE POLE SWITCH	⊕	SMOKE DETECTOR
⊕	THREE-WAY SWITCH	⊕	SMOKE DETECTOR
⊕	FOUR-WAY SWITCH	⊕	SMOKE DETECTOR
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⊕	CEILING MOUNTED FIXTURE	⊕	SMOKE DETECTOR
⊕	SCOUNCE (WALL MOUNTED) FIXTURE	⊕	SMOKE DETECTOR
⊕	110 VOLT DUPLEX OUTLET	⊕	SMOKE DETECTOR
⊕	110 VOLT SPLIT SWITCHED OUTLET	⊕	SMOKE DETECTOR
⊕	GROUND FAULT INTERRUPT	⊕	SMOKE DETECTOR
⊕	WATER PROOF W/ GROUND FAULT	⊕	SMOKE DETECTOR
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⊕	110 VOLT SPLIT SWITCHED OUTLET	⊕	SMOKE DETECTOR
⊕	GROUND FAULT INTERRUPT	⊕	SMOKE DETECTOR
⊕	WATER PROOF W/ GROUND FAULT	⊕	SMOKE DETECTOR
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⊕	T.V. CABLE OUTLET	⊕	SMOKE DETECTOR
⊕	TELEPHONE CABLE OUTLET	⊕	SMOKE DETECTOR
⊕	RECESSED LIGHTING	⊕	SMOKE DETECTOR
⊕	WATER PROOF RECESSED LIGHTING	⊕	SMOKE DETECTOR
⊕	BATH FAN	⊕	SMOKE DETECTOR
⊕	BATH FAN W/ LIGHT	⊕	SMOKE DETECTOR
⊕	L.E.D. DISC LIGHT	⊕	SMOKE DETECTOR
⊕	DOUBLE POLE SWITCH	⊕	SMOKE DETECTOR
⊕	THREE-WAY SWITCH	⊕	SMOKE DETECTOR
⊕	FOUR-WAY SWITCH	⊕	SMOKE DETECTOR
⊕	DIMMER SWITCH	⊕	SMOKE DETECTOR
⊕	CEILING MOUNTED FIXTURE	⊕	SMOKE DETECTOR
⊕	SCOUNCE (WALL MOUNTED) FIXTURE	⊕	SMOKE DETECTOR
⊕	110 VOLT DUPLEX OUTLET	⊕	SMOKE DETECTOR
⊕	110 VOLT SPLIT SWITCHED OUTLET	⊕	SMOKE DETECTOR
⊕	GROUND FAULT INTERRUPT	⊕	SMOKE DETECTOR
⊕	WATER PROOF W/ GROUND FAULT	⊕	SMOKE DETECTOR
⊕	220 VOLT OUTLET	⊕	SMOKE DETECTOR
⊕	SPECIAL SERVICES OUTLET	⊕	SMOKE DETECTOR
⊕	T.V. CABLE OUTLET	⊕	SMOKE DETECTOR
⊕	TELEPHONE CABLE OUTLET	⊕	SMOKE DETECTOR
⊕	RECESSED LIGHTING	⊕	SMOKE DETECTOR
⊕	WATER PROOF RECESSED LIGHTING	⊕	SMOKE DETECTOR
⊕	BATH FAN	⊕	SMOKE DETECTOR
⊕	BATH FAN W/ LIGHT	⊕	SMOKE DETECTOR
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⊕			



**RIGHT ELEVATION "CR"**  
SCALE: 3/16" = 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)	3406 s.f.
Total needed for exhaust for upper 1/3	817 net sq inches
Total needed for intake (soffit area, lower)	817 net sq inches
Number of Off Ridge Vents for upper 1/3 needed	6
L.F. of Ridge Vent needed (can be used in combo with ORV)	45
Lineal Feet of Soffit needed to meet required	99
Lineal S.F. provided by plan	211

COUNTY  
SEAL

Wednesday, October 30, 2024

**FDS**  
ENGINEERING ASSOCIATES  
288 Southhall Lane, Suite 200  
Pensacola, FL 32503  
904.433.8800  
www.fdseng.com

**Keesee Associates**  
ARCHITECTURE DESIGN  
288 Southhall Lane, Suite 200  
Pensacola, FL 32503  
904.433.8800  
www.keesee.com

FL # 55126  
FL # 76750  
FL # 94452

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

**INVENTORY**

LOT: 96  
BLK:  
SEC:  
SUB: Preserve at Laurel Lake  
715 SW Rosemary Dr  
Lake City, FL

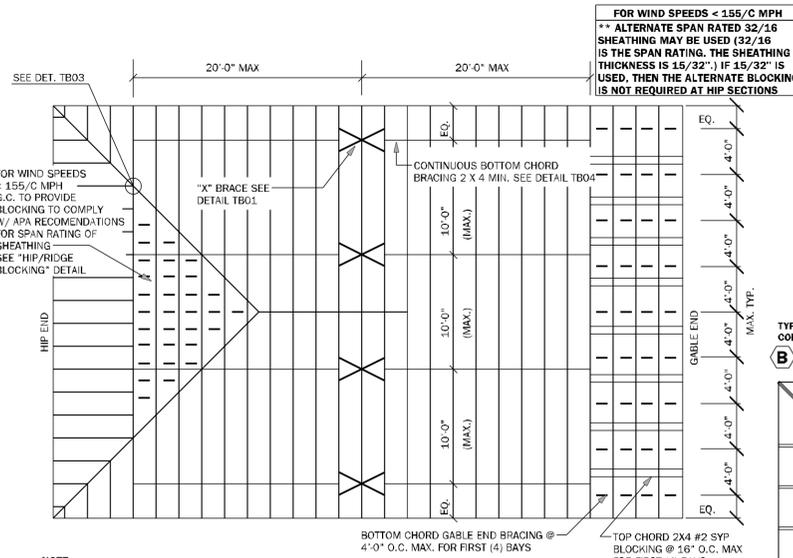
Model Name / Number:  
**2508**

Plan Issue Date:  
Wednesday, October 30, 2024

KA PROJECT NUMBER:  
**24-13143**

Sheet: **5** of

**ELEVATIONS**



**TB05 REQUIRED MINIMUM PERMANENT TRUSS BRACING PLAN**

**RSI ENGINEERED ROOF PER ASCE 7-22 ROOF DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 25 ft**

WIND SPEED (ULTIMATE)	130 MPH
WIND SPEED (ALLOWABLE)	101 MPH
EXPOSURE CATEGORY	B

EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF)		
	(-) VALUE DENOTES SUCTION		
10	HIP	-22.94	-31.68
	GABLE	-24.44	-38.92

**ROOF NAILING SCHEDULE NAILING ZONES (SHINGLE AND TILE):**

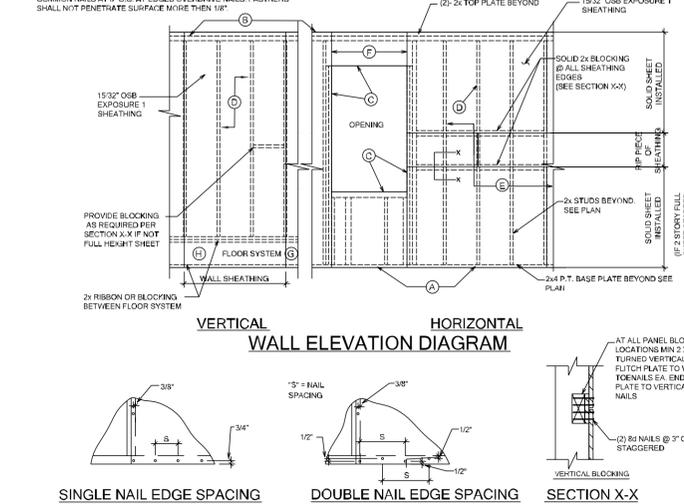
ZONE 1: ASTM F1667 RRS-01 (8d) NAILS @ 6" O.C. ON EDGE & 6" O.C. IN FIELD  
 ZONE 2: ASTM F1667 RRS-01 (6d) NAILS @ 4" O.C. ON EDGE & 4" O.C. IN FIELD  
 ZONE 3: ASTM F1667 RRS-01 (8d) NAILS @ 4" O.C. ON EDGE & 4" O.C. IN FIELD

**ROOF SHEATHING:**  
 SHINGLE: 7/16" EXP. 1 (2 1/16) or 15/32" EXP. 1 (2 1/16)  
 TILE: 15/32" EXP. 1 (2 1/16)

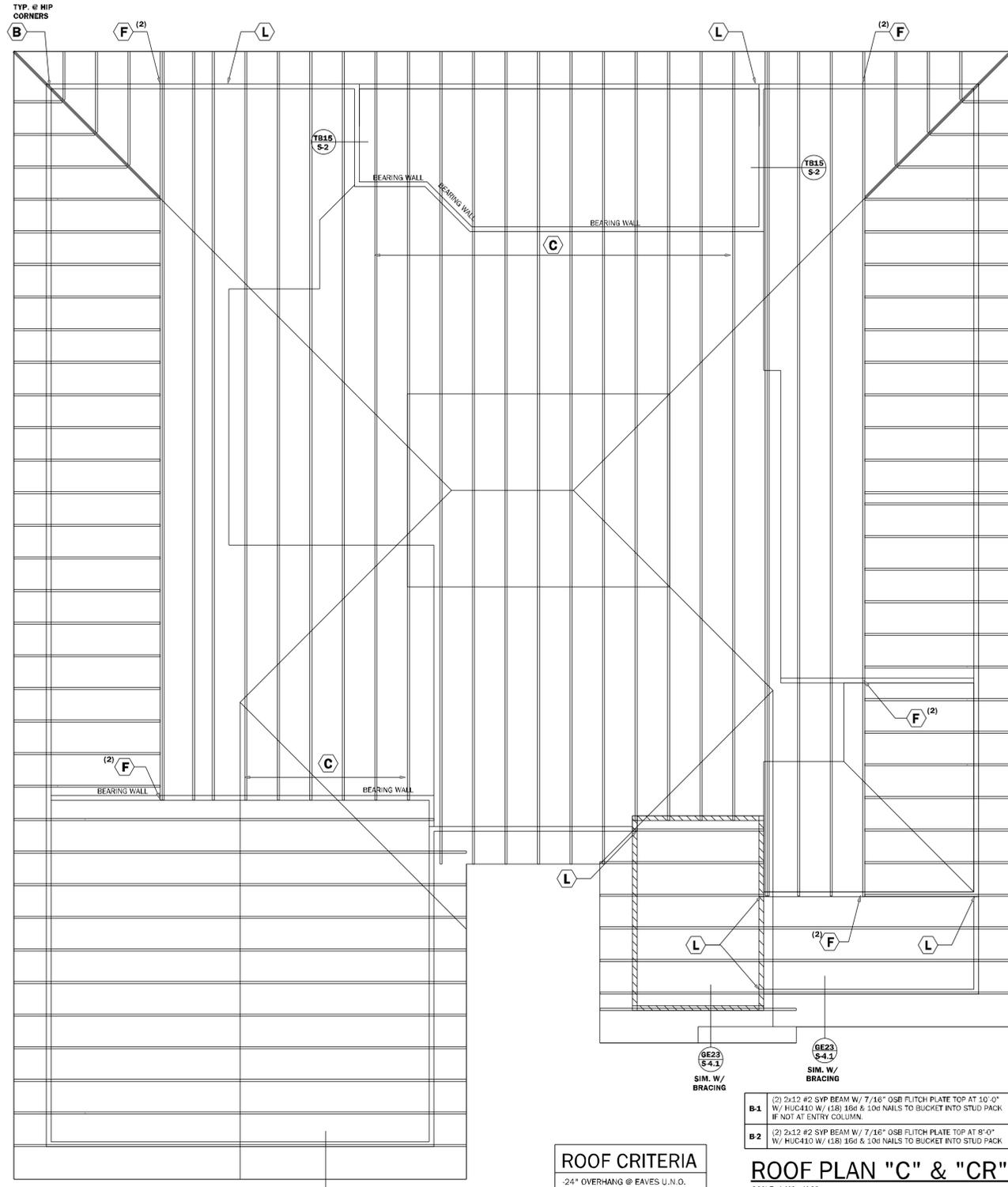
**NOTE:**  
 1. PER CODE ASTM F1667 RRS-01 REFERENCE TO 8d (2 3/8" x 0.113") NAILS WHERE THE SHEATHING THICKNESS IS GREATER THAN 15/32" SHEATHING SHALL BE FASTENED WITH ASTM F1667 RRS-03 10d (2 1/2" x 0.131") NAILS OR ASTM F1667 RRS-04 (3" x .120") NAILS  
 2. GABLES- DROP GABLE END & (1) ADDITIONAL DROPPED TRUSS 2x4 #2 SYP OUTLOOKER RAFTER W/ BLOCKING @ 16" O.C. IF NO DROPPED GABLE END, ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C. FIRST 4 BAYS WITH (2) 12d NAILS EA. END. ATTACH ROOF SHEATHING TO RAFTERS W/ BLOCKING PER NAILING SCHEDULE.

WALL SHEATHING MAY BE INSTALLED VERTICALLY OR HORIZONTALLY. ATTACH PER NAILING SCHEDULE. PANEL EDGES WILL NEED TO BE ATTACHED TO STUD AND OR BLOCKING AT ALL EDGES. A MINIMUM 1" SPACE IS RECOMMENDED BETWEEN PANELS AT EDGES AND END JOINTS TO ALLOW FOR EXPANSION. FASTENERS SHALL NOT PENETRATE SURFACE MORE THAN 1".

- (A) NAIL AT BASE 2 ROWS @ 4" O.C. w/ #6 COMMON NAIL
- (B) NAIL AT TOP PLATE TWO ROWS @ 4" O.C. w/ #6 COMMON NAIL
- (C) NAIL OPENING PERIMETER W/ (2) ROWS @ 4" O.C. w/ #6 COMMON NAIL
- (D) NAIL INTERIOR AT 2" O.C. w/ #6 COMMON NAIL
- (E) STAGGER ALL VERTICAL JOINTS & NAIL @ 4" O.C. w/ #6 COMMON NAIL
- (F) PLYWOOD SPICES @ HEADER, NAIL SHEATHING TO HEADER W/ #6 COMMON NAIL @ 4" O.C. (2) ROWS @ TOP & BOTTOM
- (G) 8d NAILS @ 3" O.C. TO EACH TRUSS END OR @ VERTICAL MEMBER IF GABLE END
- (H) FLOOR SHEATHING W/ PLYWOOD DECKING GLEED AN NAILED W/ #6 COMMON NAILS AT 7" O.C. AT EDGES OVERLAP NAILS. FASTENERS SHALL NOT PENETRATE SURFACE MORE THAN 1/8"



**TB13 WALL SHEATHING INSTALLATION AND NAILING SCHEDULES**



**ROOF CRITERIA**

- 24" OVERHANG @ EAVES U.N.O.
- 12" OVERHANG @ GABLES U.N.O.
- SQUARE CUT FASCIA
- ROOF PITCH PER ELEVATION
- SHINGLE LOADING

**ROOF PLAN "C" & "CR"**  
 SCALE: 1/4" = 1'-0"

SIMPSON - CONNECTOR SCHEDULE				USP - CONNECTOR SCHEDULE			
MARK	TYPE	CONNECTOR & FASTENERS	SFF	SVF	CONNECTOR & FASTENERS	SFF	SVF
(A)	FRAME TO MASONRY	HETA16 w/ (9) 10d x 1 1/2" OR HET30 w/ (9) 10d x 1 1/2"	1810		HETA16 w/ (10) 10d x 1 1/2" OR HETA30 w/ (10) 10d x 1 1/2"	1585	1870
(B)	FRAME TO FRAME	H2 S4 w/ (10) 8d NAILS	615	700	RT14 w/ (10) 8d NAILS	515	585
(C)	FRAME TO FRAME	H10A w/ (16) 10d x 1 1/2" AT PLY TRUSSES	1915	1040	RT16 w/ (17) 10d x 1 1/2"	855	1020
(D)	FRAME TO FRAME	H10B2 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	860	990	RTW12 w/ (14) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	1005	1195
(E)	FRAME TO FRAME	H10B3 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	3330	3965	MUHT15 w/ (20) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	3330	4455
(F)	FRAME TO FRAME	H10B4 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	1275	1415	HTW00 w/ (6) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	1285	1530
(G)	FRAME TO MASONRY	H10B5 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	2430	2830	G1 HTW00 w/ (6) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	2570	3060
(H)	FRAME TO MASONRY	H10B6 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	11660		HUGT12 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	7000	8780
(I)	FRAME TO MASONRY	H10B7 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	3400	4725	RFUS w/ (12) 10d x 1 1/2" WOOD SCREWS AND (4) 3/4" x 6" WEDGE BOLT		7100
(J)	FRAME TO MASONRY	(1) L0172 w/ (16) 10d x 1 1/2" SINKERS & (4) 3/4" x 6" WEDGE BOLTS (2) 1/2" x 6" WEDGE BOLTS (SEE NOTE #5 BELOW)	1755	2040			
(K)	FRAME TO MASONRY	(2) L0172 w/ (20) 16d SINKERS & (14) 1/4" x 3" TITEN (2) PLY TRUSSES OR (20) 16d SINKERS FOR FRAME (EA)	3500-M	4080-F	(2) L0172 w/ (20) 16d SINKERS & (10) 1/4" x 3" WEDGE BOLTS (2) PLY TRUSSES OR (20) 16d SINKERS FOR FRAME (EA)	3100-M	3100-M
(L)	FRAME TO MASONRY	(2) L0172 w/ (20) 16d SINKERS & (14) 1/4" x 3" TITEN (2) PLY TRUSSES OR (20) 16d SINKERS FOR FRAME (EA)	4730-M	5690-F	(2) L0172 w/ (20) 16d SINKERS & (10) 1/4" x 3" WEDGE BOLTS (2) PLY TRUSSES OR (20) 16d SINKERS FOR FRAME (EA)	6480-M	7050-M
(M)	BEAM TO BEAM	H410 OPT HUCK10 w/ (16) 10d x 1 1/2" NAILS	6250	6910	H410 OPT HUCK10 w/ (20) 16d x (10) 10d NAILS	6250	6910
(N)	BEAM TO BEAM	H410 OPT HUCK10 w/ (16) TITEN 1/4" x 3" WEDGE BOLT & (10) 10d NAILS	6250	6910	H410 OPT HUCK10 w/ (20) 16d x (10) 10d NAILS	6250	6910
(O)	BEAM TO BEAM	H410 OPT HUCK10 w/ (16) TITEN 1/4" x 3" WEDGE BOLT & (10) 10d NAILS	6250	6910	H410 OPT HUCK10 w/ (20) 16d x (10) 10d NAILS	6250	6910
(P)	FRAME TO MASONRY	H10B8 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	1835	2145	DTB12 w/ (8) 1 1/4" x 1 1/2" W810 WOOD SCREWS AND (1) 1/2" x 4" A.T.R. EPOXIED W/ SIMPSON "SET" (SEE NOTE #4 & #5 BELOW)	1510	1835
(Q)	FRAME TO MASONRY	H10B9 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	4375	5090	HTF45 w/ (20) 16d x 1 1/2" NAILS AND (1) 1/2" x 4" A.T.R. EPOXIED W/ SIMPSON "SET" (SEE NOTE #4 & #5 BELOW)		5065
(R)	FRAME TO MASONRY	H10B10 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	3640	4235	HTF45 w/ (15) 16d x 1 1/2" NAILS AND (1) 1/2" x 4" A.T.R. EPOXIED W/ SIMPSON "SET" (SEE NOTE #4 & #5 BELOW)		4160
(S)	FRAME TO MASONRY	H10B11 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	785	910	L0171 w/ (20) 8d x 1 1/2" NAILS	875	1045
(T)	FRAME TO MASONRY	H10B12 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	700	700	RT16 w/ (16) 10d x 1 1/2" NAILS & (4) 1/4" x 3/4" TAPSCONS	1395	1395
(U)	FRAME TO MASONRY	H10B13 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	3550	4940			
(V)	FRAME TO MASONRY	H10B14 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	5170	7185			
(W)	FRAME TO MASONRY	H10B15 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	3555	4940	MUHT15 w/ (20) 16d NAILS & HTF45 w/ (15) 16d NAILS & (1) 1/2" x 4" A.T.R.		4160
(X)	FRAME TO MASONRY	H10B16 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS					
(Y)	FRAME TO MASONRY	H10B17 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS					
(Z)	FRAME TO MASONRY	H10B18 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS					

**GENERAL CONNECTOR NOTES:**

- CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS / BEAMS W/ (2) 12d TOENAILS
- ALL TRUSS TO TRUSS CONNECTIONS ARE PROVIDED BY TRUSS MANUFACTURER. UNLESS OTHERWISE NOTED.
- G.C. MAY USE EITHER SIMPSON OR USP CONNECTIONS. SEE FRAMING PLAN FOR CONNECTOR CALL OUT.
- FOR SINGLE PLY TRUSSES, SCALE ON FULL HEIGHT SYP AT 24" TO TRUSS VERTICAL WEB. (10) ROWS OF 10d NAILS @ 3" O.C. STAGGERED.
- 1/2" MIN. A.T.R. EMBEDMENT @ CAU BOND BEAM U.N.O.
- SOME TRUSS CHORDS W/ 4" x 4" MIN. MATCH CHORDS LUMBER SIZES W/ (2) ROWS 10d @ 4" FROM END & 4" O.C. STAGGERED CENTER AT CONNECTOR LOCATION AS MUCH AS POSSIBLE.

**MINIMAL CONNECTOR UNO ON FRAMING PLAN**

- CONNECTION FOR ALL ROOF FLOOR TRUSSES TO MASONRY WALLS UNLESS 10d WALL UNO ON PLAN
- CONNECTION AT 24" OR 32" O.C. PENDING VERTICALS FOR ALL FLOOR TRUSSES PARALLEL TO MASONRY WALLS
- CONNECTION FOR ALL HIP JACK (CORNER JACK) TO MASONRY WALLS / WOOD WALLS UNLESS 10d WALL UNO ON PLAN
- CONNECTION FOR ALL CONTINUOUS HW BOND TO TOP OF MASONRY AT 32" O.C. MAX. W/ (2) AT EACH CORNER. G.C. TO VERIFY LOCATION DOES NOT CONFLICT WITH IF APPLICABLE LAYOUT
- CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS / BEAMS W/ (2) 12d TOENAILS

**MINIMAL CONNECTOR UNO ON FRAMING PLAN**

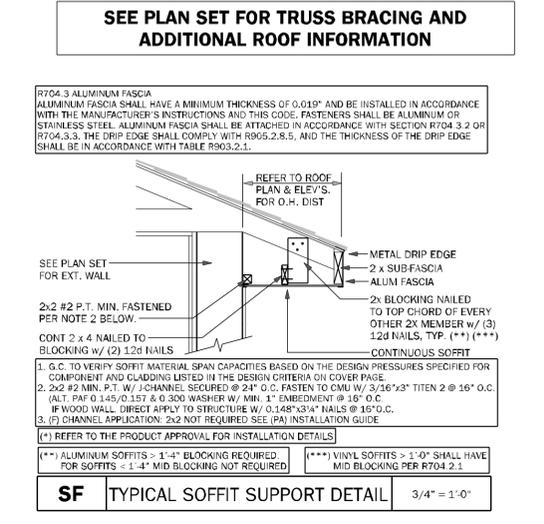
- CONNECTION FOR JACK TRUSS TO WOOD WALL OR BEAM
- CONNECTION FOR ALL TRUSSES TO INTERIOR EXTERIOR BEARING WOOD WALLS AND/OR BEAMS

**ROOF FRAMING NOTES**

- SHINGLE OR METAL ROOFING SYSTEM (SEE ARCH.). SHEATHING - SEE [RSI] SCHEDULE THIS SHEET. FOR SHT'S & FASTENERS ON PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. MAX. OR CONVENTIONAL FRAME ROOF (SEE PLAN FOR SIZE AND SPACING, SEE ARCHITECTURAL PLAN FOR TYPICAL ROOF SLOPE AND OTHER INFORMATION. TILE ROOFING SYSTEM (SEE ARCH.) SEE [RSI] SCHEDULE THIS SHEET
- THE EXTERIOR CEILING FOR THE ENTRIES AND PORCHES SHALL HAVE EITHER 7/16" OSB EXPOSURE 1 SHEATHING OR 1/2" DENSGLASS TO THE UNDERSIDE OF THE ROOF TRUSSES. ALL PANEL EDGES ARE TO BE BLOCKED SOLID WITH 2x4 #2 SYP WITH (3) 10d TOENAILS EACH END. THE SHEATHING IS TO BE NAILED WITH 9d NAILS AT 4" ON CENTER AT ALL EDGES AND THEN 8" ON CENTER IN FIELD.
- FOR UNDERLAYMENT REQUIREMENTS SEE R905.1.1.1

**--- NOTE TO FRAMER ---**

IF ROOF TRUSS LAYOUT SHOWS TRUSS ID'S, THIS LAYOUT HAS BEEN PROVIDED BY THE CLIENT/ DESIGNER OR ARCHITECT TO USE FOR THE DESIGN OF THIS PROJECT. OTHERWISE A GENERIC LAYOUT HAS BEEN DETERMINED, BUT PRIOR TO CONSTRUCTION OR TRUSS FABRICATION, FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWINGS ARE TO BE SUBMITTED TO ENGINEER OR RECORD (E.O.R.) FOR REVIEW AND APPROVAL. AT THIS TIME, THE E.O.R. RESERVES THE RIGHT TO REVISE THE PLAN AS REQUIRED PER THE REVIEW OF THE FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWINGS. ADDITIONAL FEE'S MAY APPLY. STARTING CONSTRUCTION OR TRUSS FABRICATION PRIOR TO THIS REVIEW IS NOT ADVISED, AND THE E.O.R. IS NOT RESPONSIBLE FOR ADDITIONAL COSTS DUE TO REVISIONS OF THE PLAN. IF CONVENTIONAL FRAMING IS SHOWN, NO TRUSS APPROVAL IS REQUIRED, UNLESS LAYOUT IS REVISED W/O WRITTEN APPROVAL FROM FDS.



**SF TYPICAL SOFFIT SUPPORT DETAIL**

**COUNTY SEAL**

Wednesday, October 30, 2024

**FDS ENGINEERS & ARCHITECTS**  
 235 South Hall Lane, Suite 200  
 Tallahassee, FL 32304  
 Phone: (904) 880-2343  
 Email: info@fds.com

**Keese Associates ARCHITECTURE DESIGN**

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

**DIVISION LOCATION: GAINESVILLE**

Job Information:

**INVENTORY**

LOT: 96  
 BLK: SEC:  
 SUB: Preserve at Laurel Lake  
 71.5 SW Rosemary Dr  
 Lake City, FL

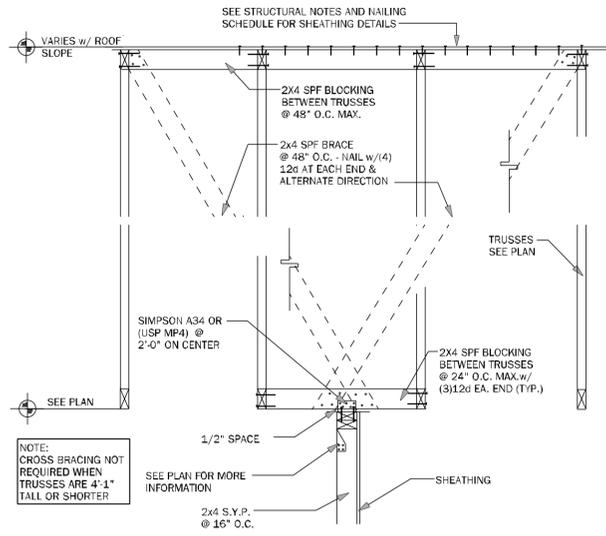
Model Name / Number: **2508**

Plan Issue Date: **Wednesday, October 30, 2024**

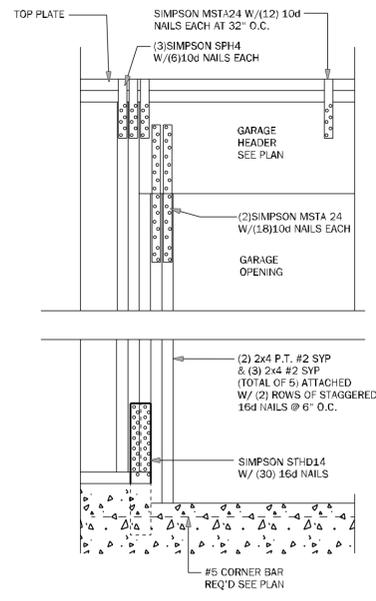
KA PROJECT NUMBER: **24-13143**

Sheet: **S-1** of

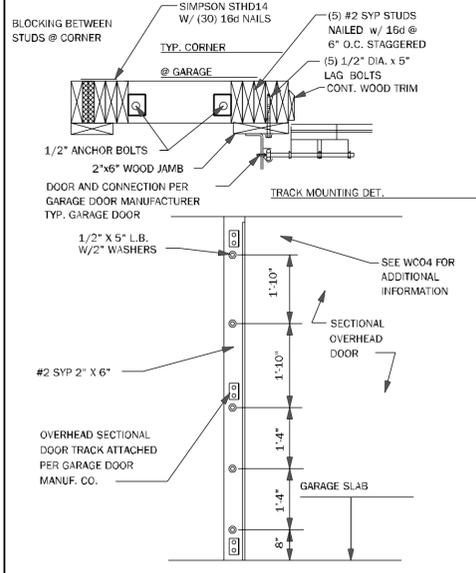
**ROOF PLAN**



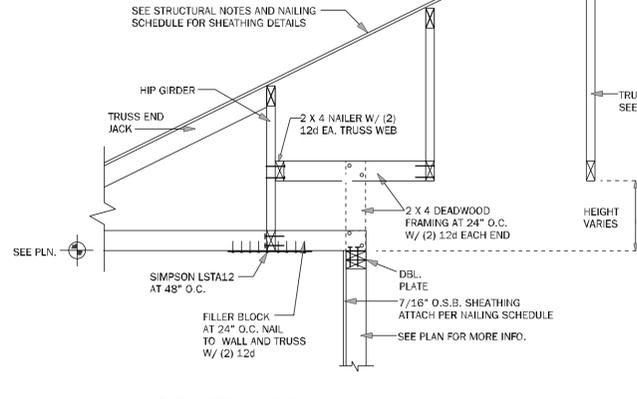
**TB15** EXTERIOR NON-BEARING WALL DETAIL N.T.S.



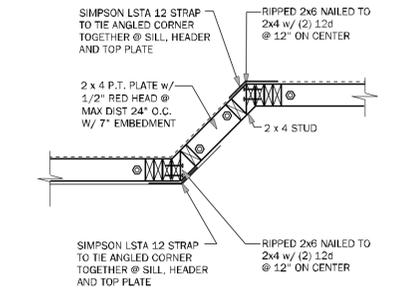
**WC04** GARAGE HEADER ANCHOR 3/4" = 1'-0"



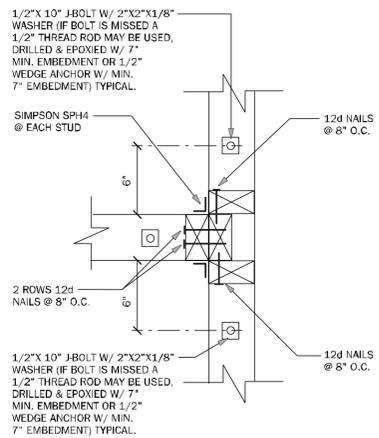
**WC05** SECT. OVERHEAD GAR. DOOR INSTALL N.T.S.



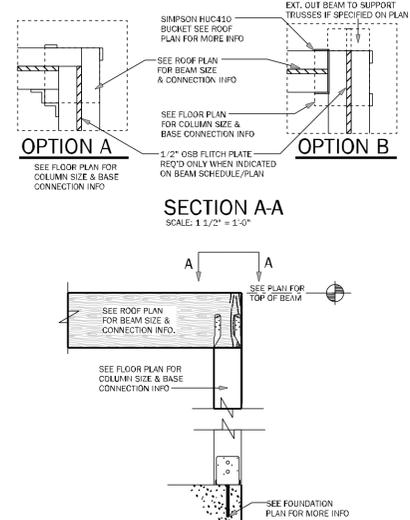
**WF64** EXTERIOR NON BRG. WALL DETAIL N.T.S.



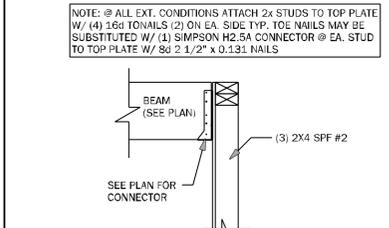
**WF43** EXTERIOR ANGLED WALL DETAIL N.T.S.



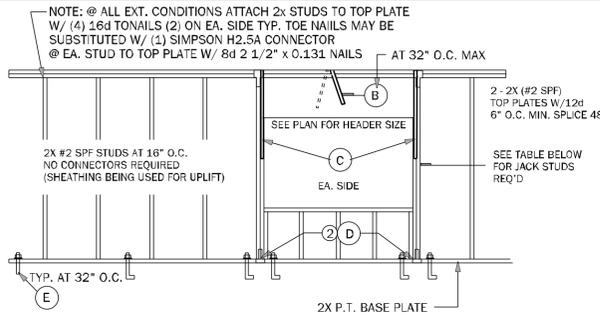
**WC03** WALL TO WALL CONN. @ END OF SHEARWALL 1 1/2" = 1'-0"



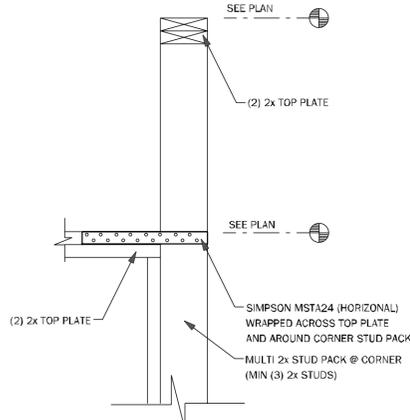
**CD11** COMMON BEAM ATTACHMENT N.T.S.



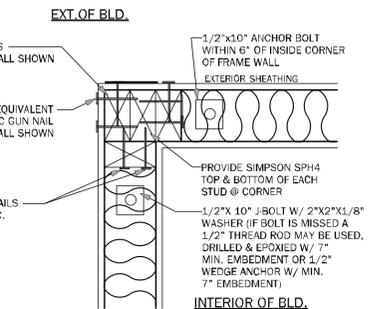
**CD25** BEAM TO WALL CONNECTION N.T.S.



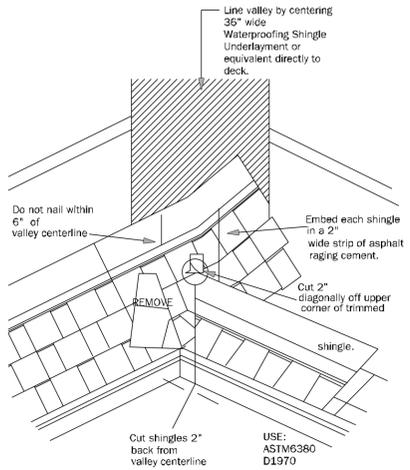
**WF66** TYPICAL BEARING WALL N.T.S.



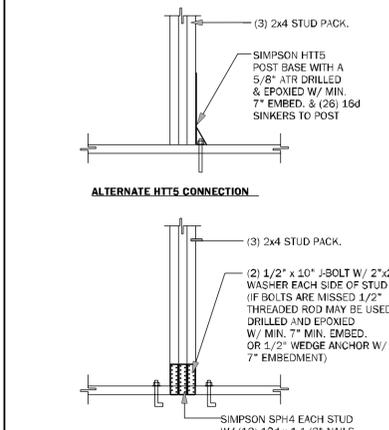
**WC09** WALL STEP @ CORNER N.T.S.



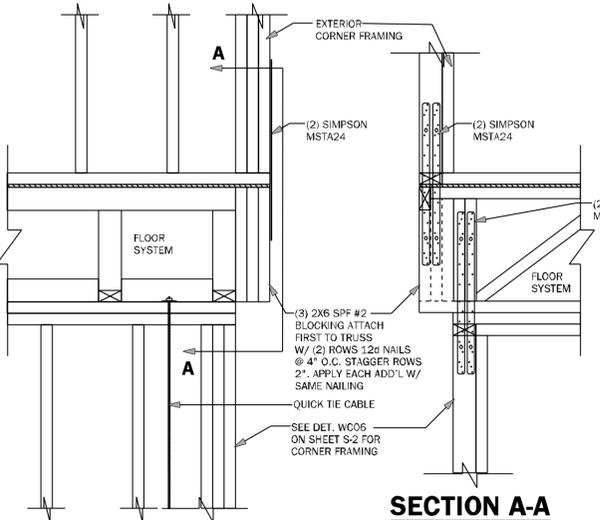
**WC06** EXTERIOR FRAME CORNER 3/4" = 1'-0"



**RD01** VALLEY FLASHING DETAIL N.T.S.



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



**WF68** CORNER CONNECTION N.T.S.

COUNTY SEAL

Wednesday, October 30, 2024

**FDS ENGINEERING ASSOCIATES**  
 ARCHITECTURE DESIGN  
 255 Scullin Lane, Suite 200  
 Tallahassee, Florida 32310  
 (904) 860-2333  
 fds@fdseng.com

**Keeseee ASSOCIATES ARCHITECTURE DESIGN**  
 255 Scullin Lane, Suite 200  
 Tallahassee, Florida 32310  
 (904) 860-2333  
 keeseee.com

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FL # 55226  
 FL # 79750  
 FL # 94452

**DAMS HOMES**  
 FLORIDA CONTRACTORS LICENSE NO. CPC1330146  
 100 WEST GARDEN STREET  
 PENSACOLA FL 32502

DIVISION LOCATION:  
**GAINESVILLE**

Job Information:

**INVENTORY**

LOT: 96  
 BLK: SEC:  
 SUB: Preserve at Laurel Lake  
 715 SW Rosemary Dr  
 Lake City, FL

Model Name / Number:  
**2508**

Plan Issue Date:  
 Wednesday, October 30, 2024

KA PROJECT NUMBER:  
**24-13143**

Sheet: **S-2** of

TYPICAL FRAMING DETAILS



**FDS ENGINEERING ASSOCIATES**  
 ARCHITECTURE DESIGN  
 255 South Hill Lane, Suite 200  
 Ft. Pierce, FL 34946  
 (888) 880-2343  
 www.fdseng.com

Professional Engineer License No. 95181  
 Professional Architect License No. 95181

SCOTT A. BROWN, P.E. FL # 78750  
 THEN BAO DUONG, P.E. FL # 94652

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

DIVISION LOCATION:  
**GAINESVILLE**

**INVENTORY**

LOT: 96  
 BLK: SEC:  
 SUB: Preserve at Laurel Lake  
 715 SW Rosemary Dr  
 Lake City, FL

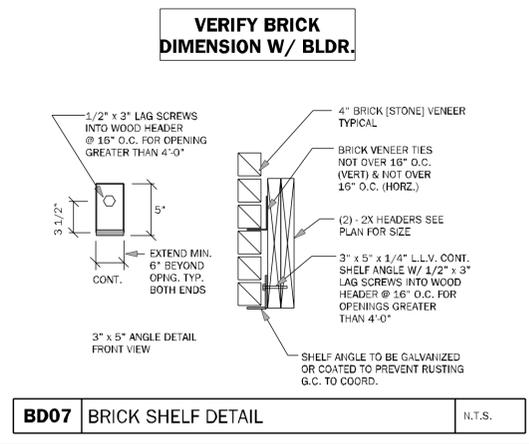
Model Name / Number:  
**2508**

Plan Issue Date:  
 Wednesday, October 30, 2024

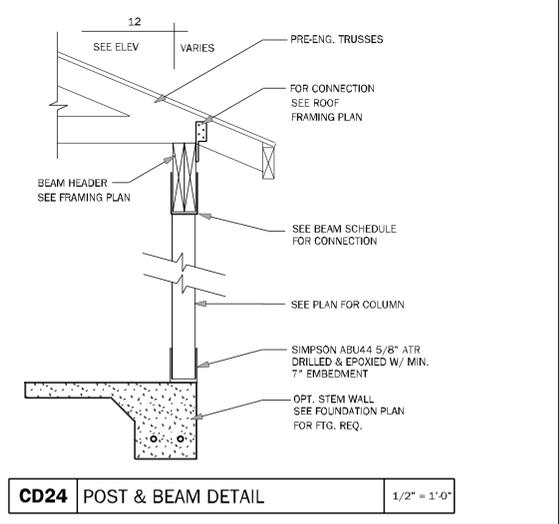
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**24-13143**

Sheet: **S-3** Of

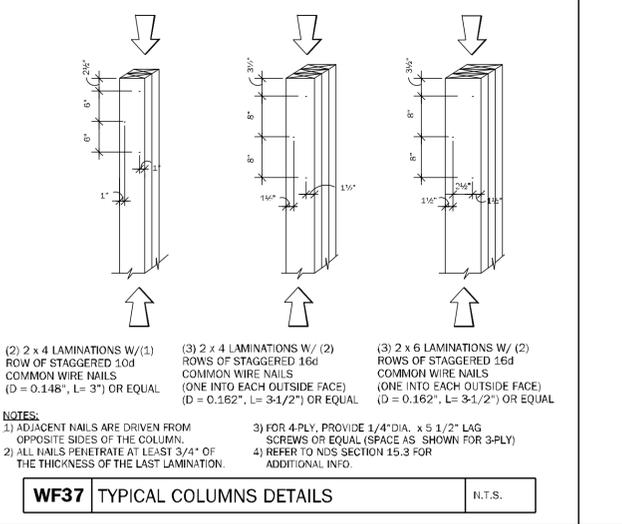
TYPICAL WALL DETAILS



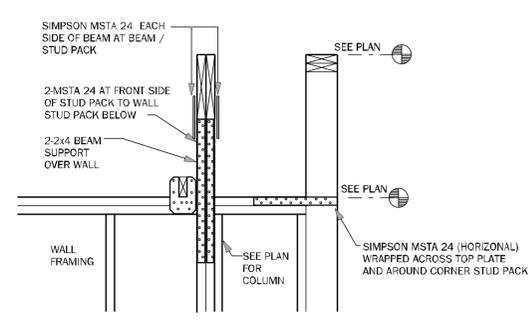
**BD07 BRICK SHELF DETAIL** N.T.S.



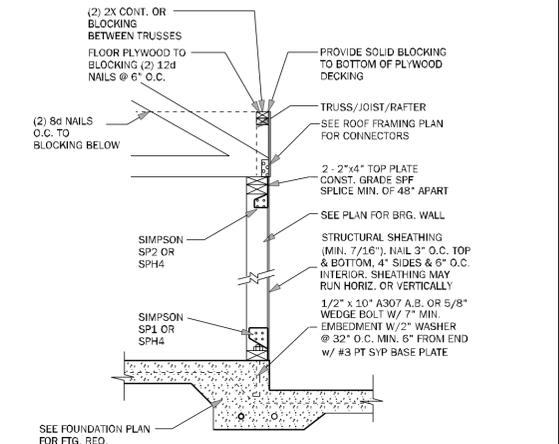
**CD24 POST & BEAM DETAIL** 1/2" = 1'-0"



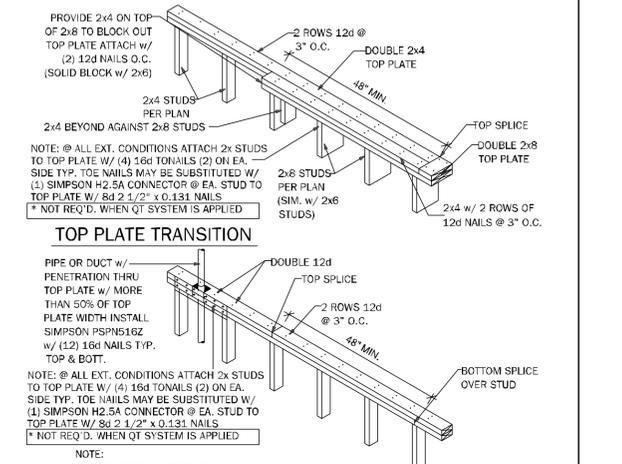
**WF37 TYPICAL COLUMNS DETAILS** N.T.S.



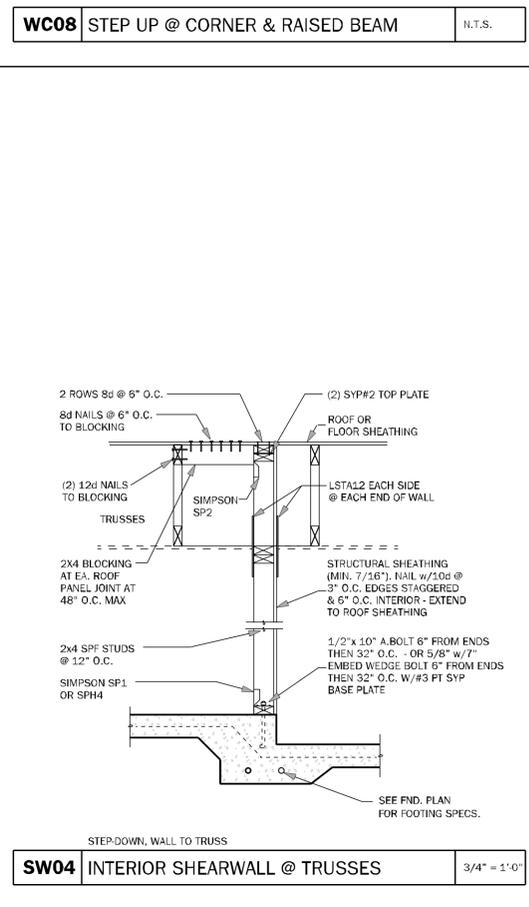
**WC08 STEP UP @ CORNER & RAISED BEAM** N.T.S.



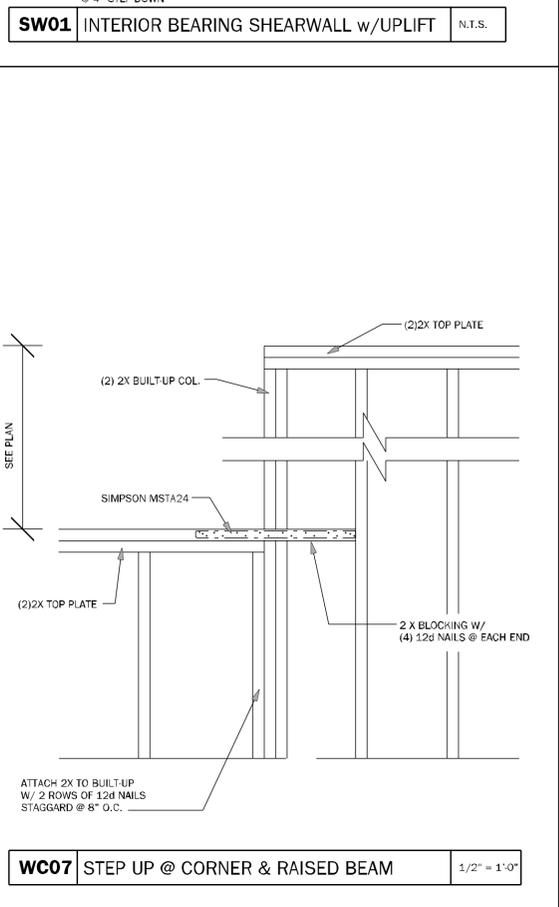
**SW01 INTERIOR BEARING SHEARWALL w/UPLIFT** N.T.S.



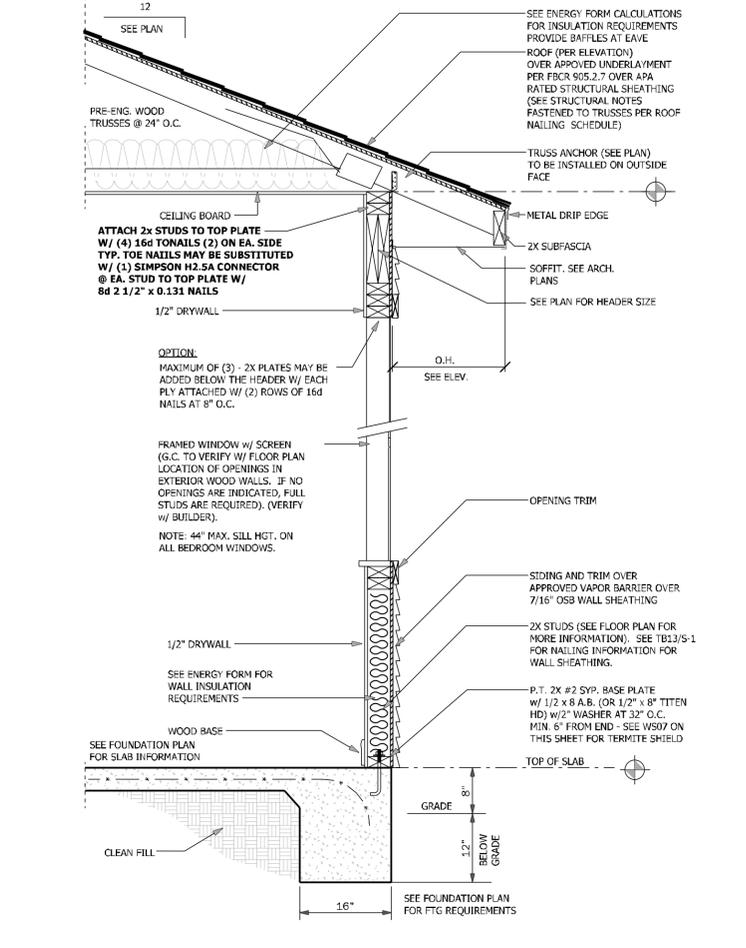
**WF17 TOP PLATE SPLICE DETAIL** 3/4" = 1'-0"



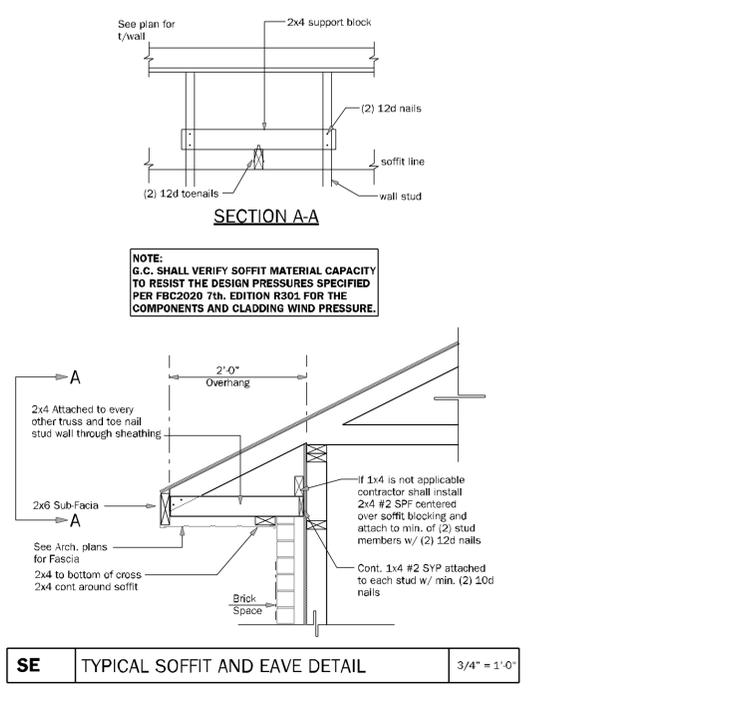
**SW04 INTERIOR SHEARWALL @ TRUSSES** 3/4" = 1'-0"



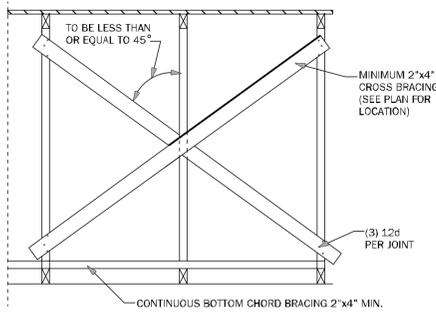
**WC07 STEP UP @ CORNER & RAISED BEAM** 1/2" = 1'-0"



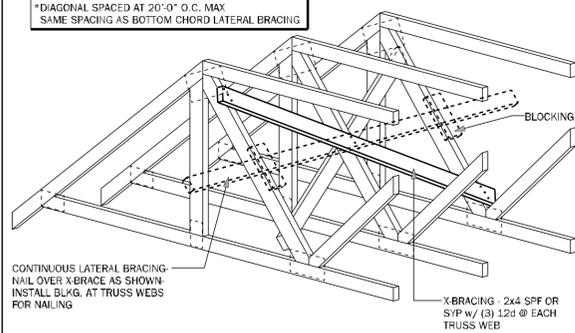
**WS02 TYPICAL WALL SECTION EXTERIOR FRAME** 3/4" = 1'-0"



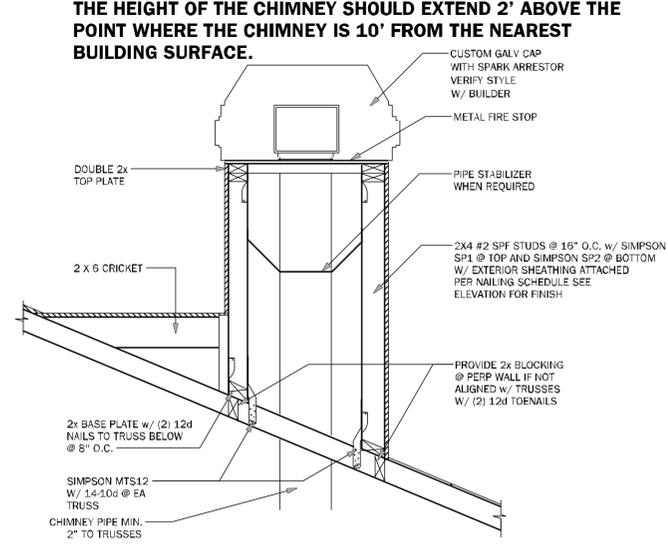
**SE TYPICAL SOFFIT AND EAVE DETAIL** 3/4" = 1'-0"



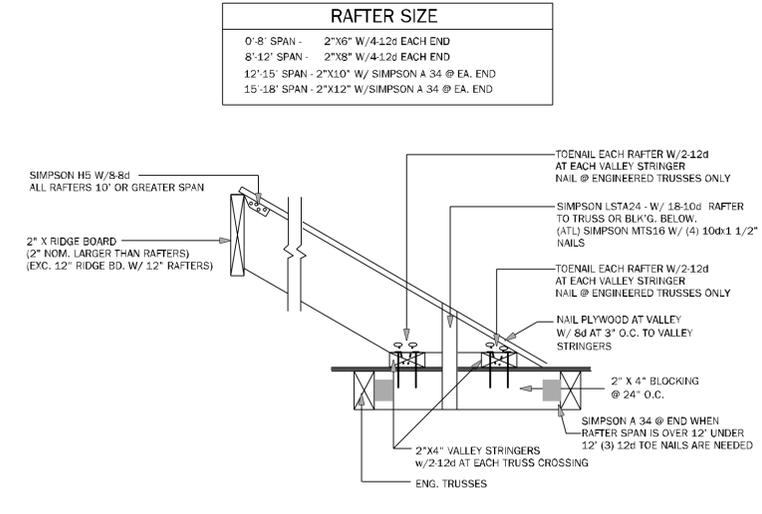
**TB01** TYPICAL CROSS BRACING DETAIL N.T.S.



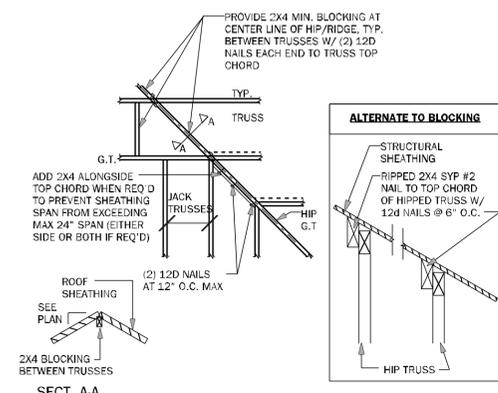
**TB02** TYPICAL CROSS BRACING DETAIL N.T.S.



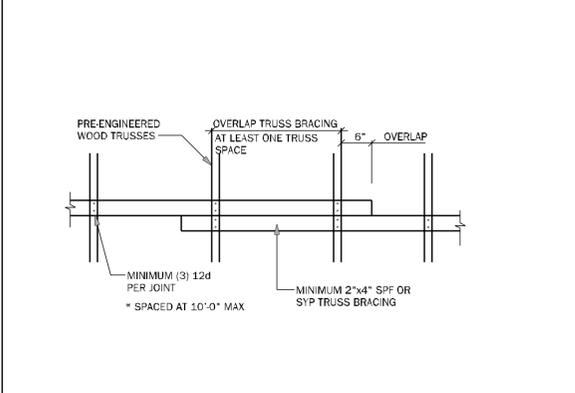
**CH01** TYPICAL CHIMNEY FRAME DETAIL 3/4" = 1'-0"



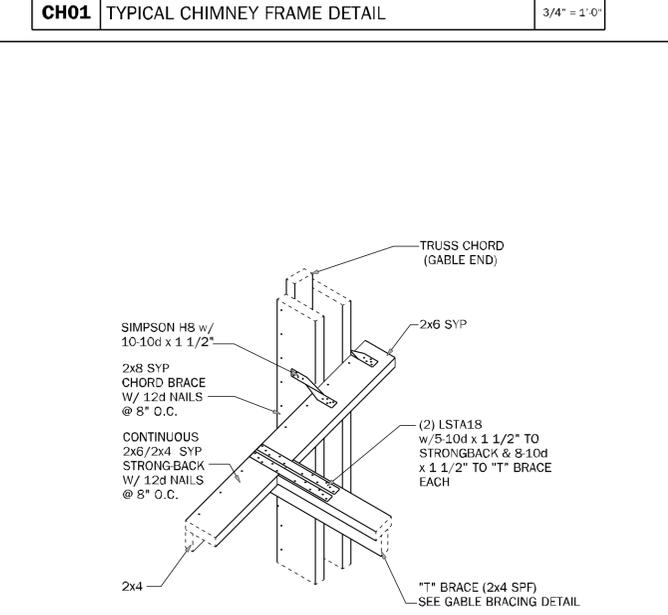
**TB17** CONV. FRAMING & VALLEY FRAMING N.T.S.



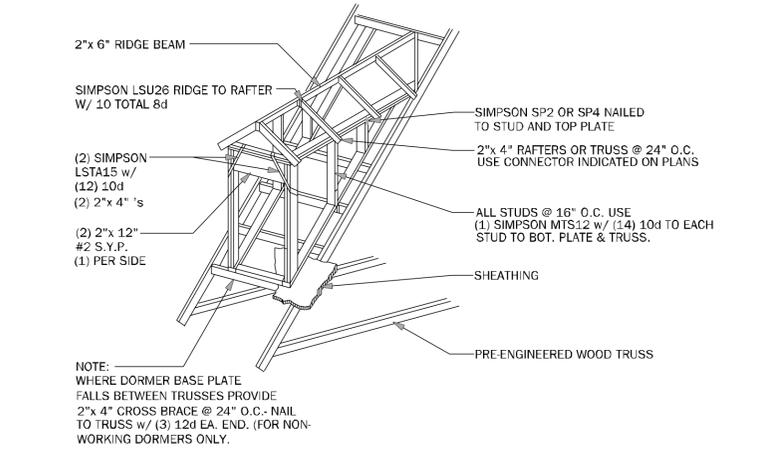
**TB03** HIP / RIDGE BLOCKING DETAIL N.T.S.



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



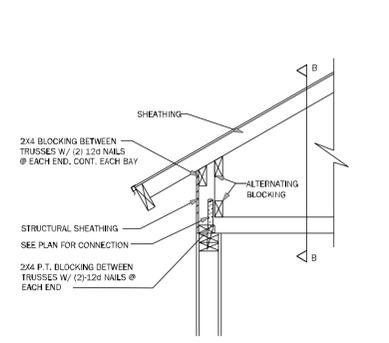
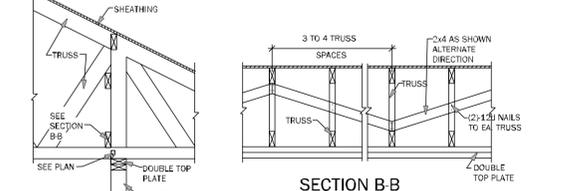
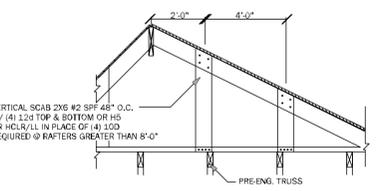
**GE04** "T" BRACE CONNECTION @ GABLE END W/ VOLUME CEILING 3/4" = 1'-0"



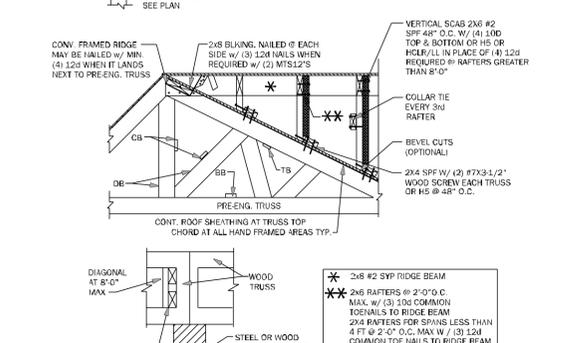
**WF05** DORMER FRAMING DETAIL N.T.S.

**TRUSS NOTES:**

- WOOD TRUSS ERECTOR SHALL PROVIDE BRACING ACCORDING TO 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. THE 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

**FDS**  
ENGINEERING ASSOCIATES  
10325 Veterans Expressway, Suite 200  
Pensacola, FL 32503  
www.fdsengineering.com

**Keese Associates**  
ARCHITECTURE | DESIGN | INTERIORS  
10407 W. Mallard, Ft. 32751, Suite 200  
Pensacola, FL 32503  
www.keese.com

**DAMS HOMES**  
FLORIDA CONTRACTORS LICENSE NO. CRC1330148  
100 WEST GARDEN STREET  
PENSACOLA FL 32502  
DIVISION LOCATION:  
GAINESVILLE

**INVENTORY**  
LOT: 96  
BLK:  
SEC:  
SUB: Preserve at Laurel Lake  
745 SW Rosemary Dr  
Lake City, FL

Model Name / Number:  
**2508**

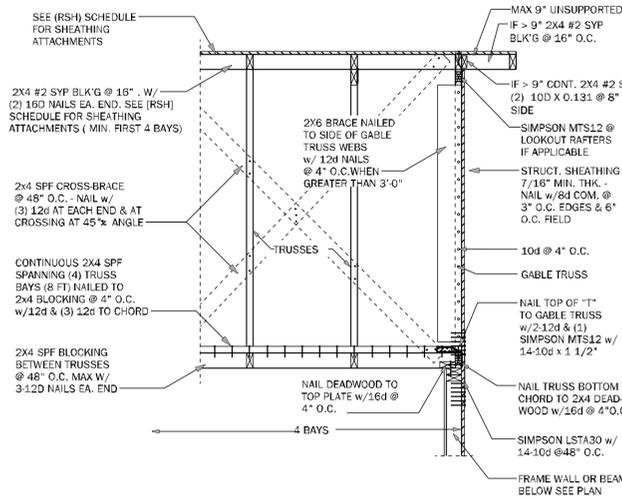
Plan Issue Date:  
Wednesday, October 30, 2024

KA PROJECT NUMBER:  
**24-13143**

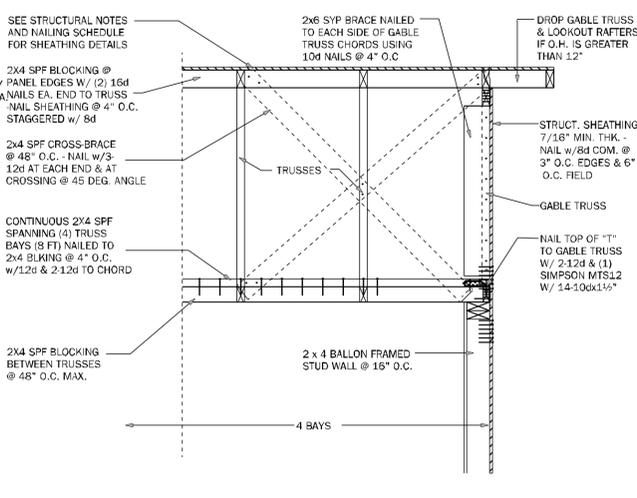
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ROOF FRAMING AND BRACING DETAILS

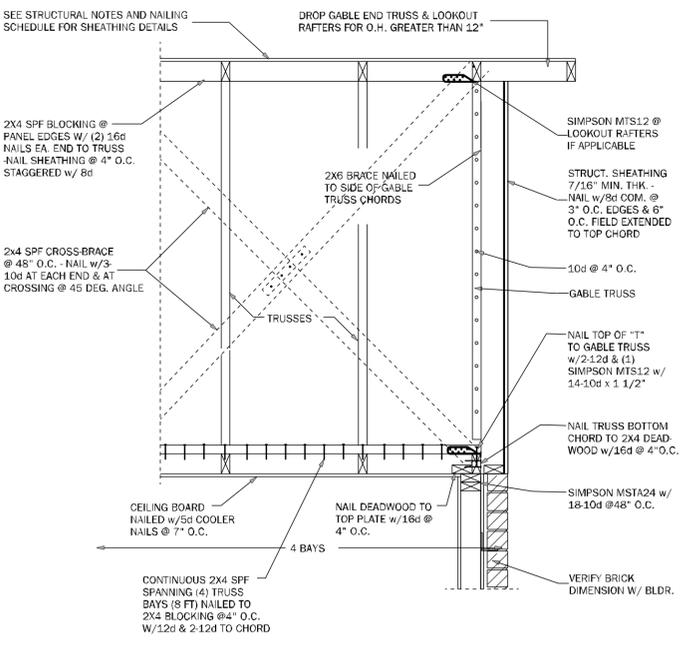
Wednesday, October 30, 2024



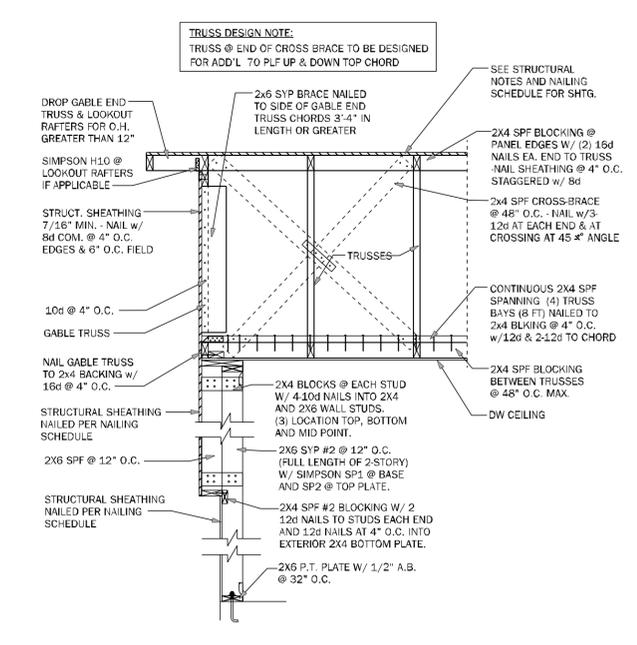
**GE05** GABLE END BRACING - FRAME WALL N.T.S.



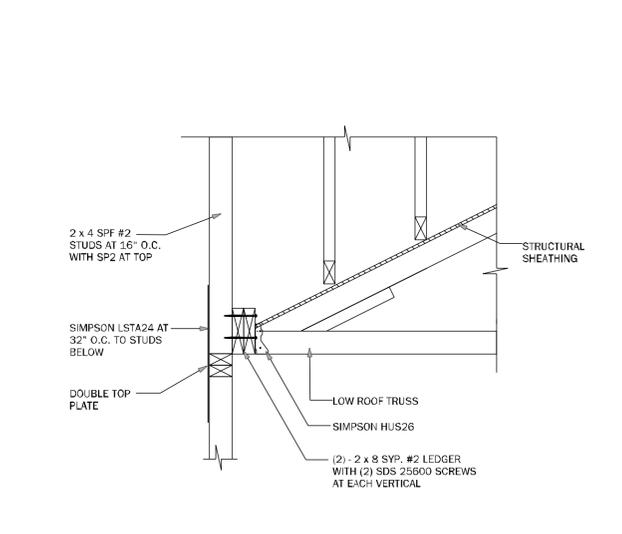
**GE22** GABLE END BRACING w/ VOL CEILING 1/2"=1'-0"



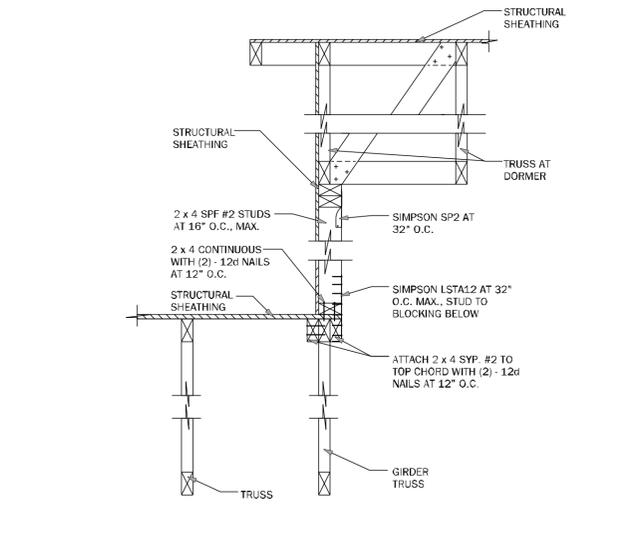
**GE23** GABLE END BRACING w/o VOLUME CEILING 1/2"=1'-0"



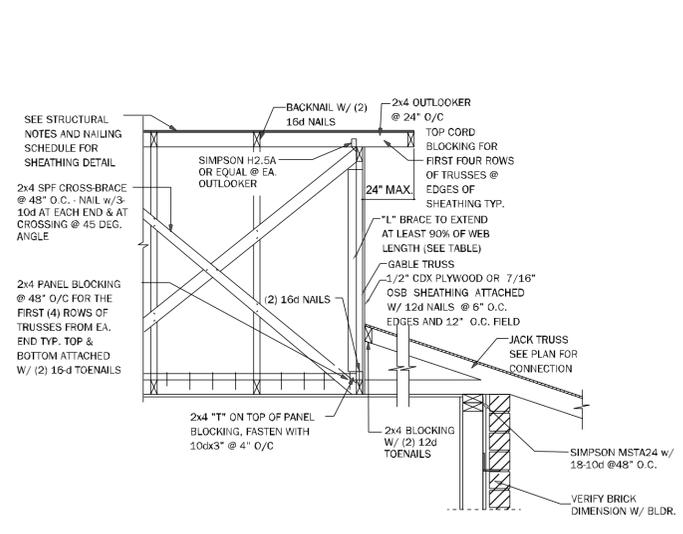
**GE24** GABLE @ VAULT N.T.S.



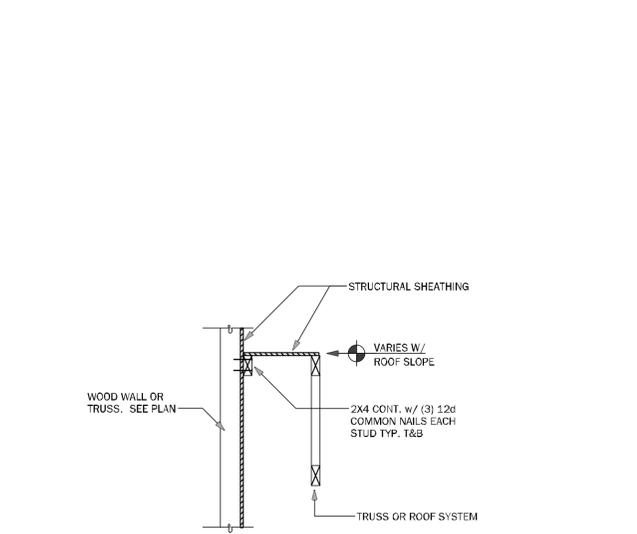
**WF72** LEDGER N.T.S.



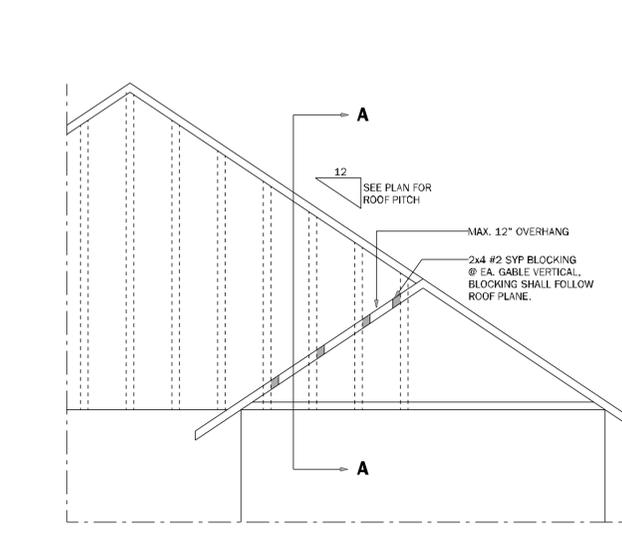
**WF73** KNEEWALL @ DORMER N.T.S.



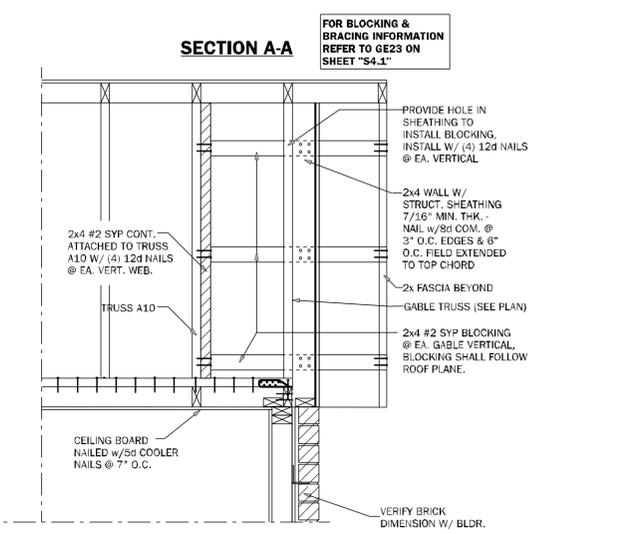
**GE21** SECTION @ DUTCH GABLE 3/4" = 1'-0"



**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, October 30, 2024

Keese Associates Design Architecture

258 South Main Street, Suite 200  
Gainesville, FL 32601  
Tel: (352) 880-2353  
www.keese.com

Professional Engineer License No. 9181  
Professional Architect License No. 9181

Carla A. Brown, P.E. FL # 59126  
Scott A. Lewkowski, P.E. FL # 78750  
Then Bao Dlong, P.E. FL # 94652

DAMS HOMES

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

DIVISION LOCATION:  
GAINESVILLE

Job Information:

Model Name / Number:  
**2508**

Plan Issue Date:  
Wednesday, October 30, 2024

KA PROJECT NUMBER:  
**24-13143**

Sheet: **S-4.1** Of

ROOF FRAMING AND BRACING DETAILS

### FLASHING REQUIREMENTS

R703.1 GENERAL EXTERIOR WALLS SHALL PROVIDE FLASHING 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 INTRODUCING 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 FASCIAS.

R703.2 WATER-RESISTIVE BARRIER. ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D226 FOR TYPE 1 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.

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 ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

- EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION R703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
  - THE PENETRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE PENETRATION 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.
  - IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
  - IN ACCORDANCE WITH OTHER APPROVED METHODS.
  - IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 OR FMA/AAMA/WDMA 400.
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
- AT WALL AND ROOF INTERSECTIONS.
- AT BUILT-IN GUTTERS.

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

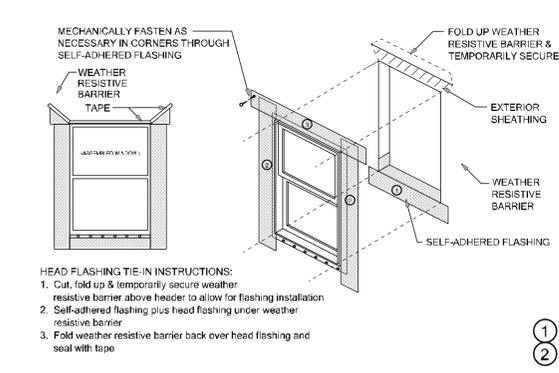
### SELF-ADHERED FLASHING PRODUCTS DETAILS

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

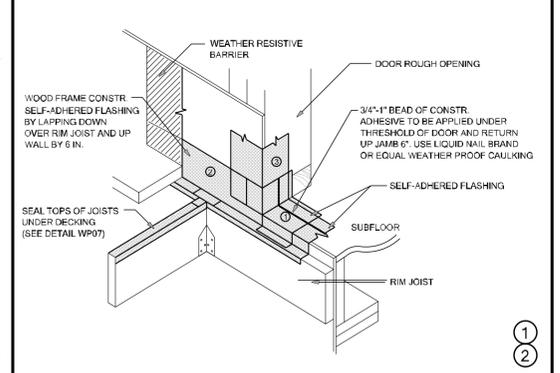
#### DETAIL INSTRUCTIONS

REFER TO THE NUMBER MARKED AS (#) IN EACH DETAIL THAT CORRESPONDS TO THE NUMBERED ITEMS IN THE LIST OF INSTRUCTIONS BELOW:

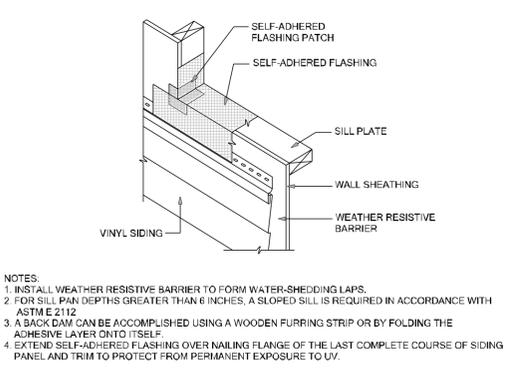
- INSTALL SELF-ADHERED FLASHING IN ORDER AS SHOWN BY NUMBERS.
- INSTALL FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS.
- SELF-ADHERED FLASHING CAN BE SUBSTITUTED FOR BUILDING PAPER.
- SPLIT THE RELEASE PAPER USING THE RIPCORD (SPLIT RELEASE ON DEMAND, EMBEDDED IN THE ADHESIVE LAYER) - FOR EASE OF INSTALLATION AND TO MINIMIZE SCORING CUTS.
- REMOVE ALL RELEASE PAPER PER STANDARD INSTALLATION INSTRUCTIONS AND ADHERE TO SUBSTRATE USING A SQUARE PIECE OF FLASHING MATERIAL (6" X 6" MINIMUM).
- FOLD AS SHOWN BY ARROWS.
- ANGLE OF CORNER MAY VARY, ADJUST FOLDING OF THE FLASHING ACCORDINGLY TO FIT TIGHT TO CORNER.
- MECHANICALLY FASTEN AS NECESSARY.



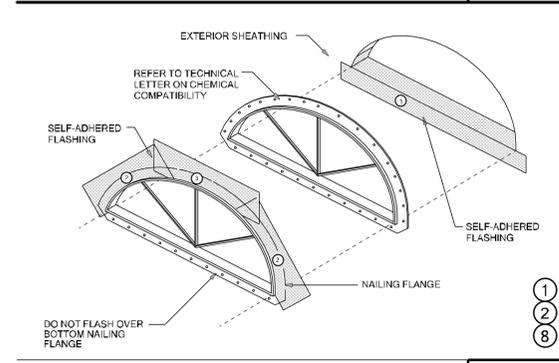
SELF-ADHERED FLASHING FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER **WP01**



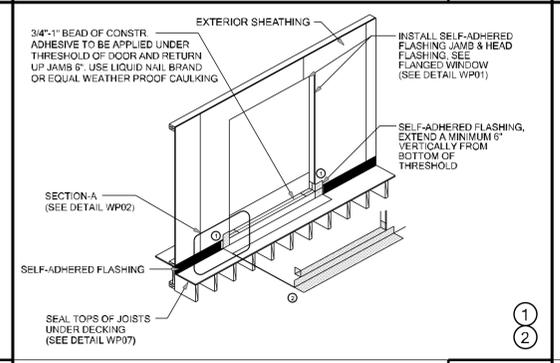
SELF-ADHERED FLASHING EXTERIOR DOOR WITH DECK - SECTION A **WP02**



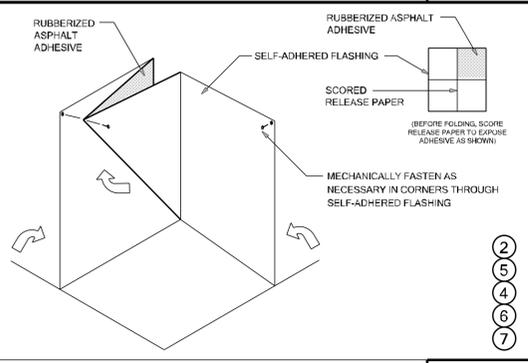
TIE-IN WITH VINYL SIDING AT WINDOW SILL **WP03**



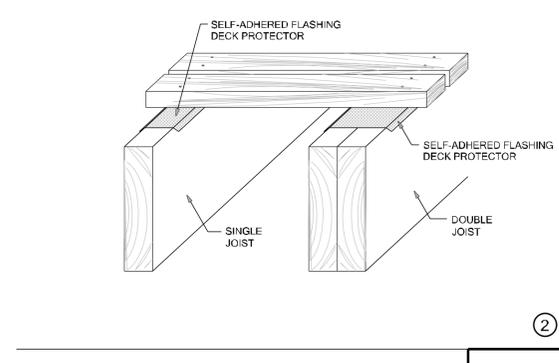
SELF-ADHERED FLASHING HALF ROUND WINDOW **WP04**



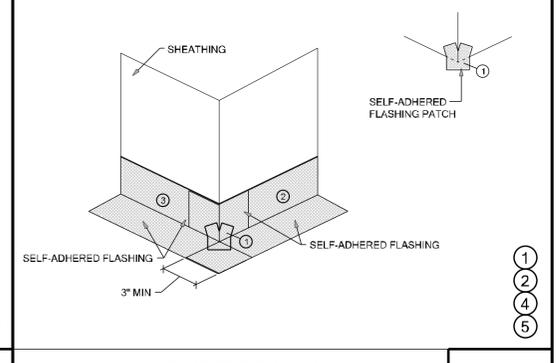
SELF-ADHERED FLASHING EXTERIOR DOOR WITH DECK **WP05**



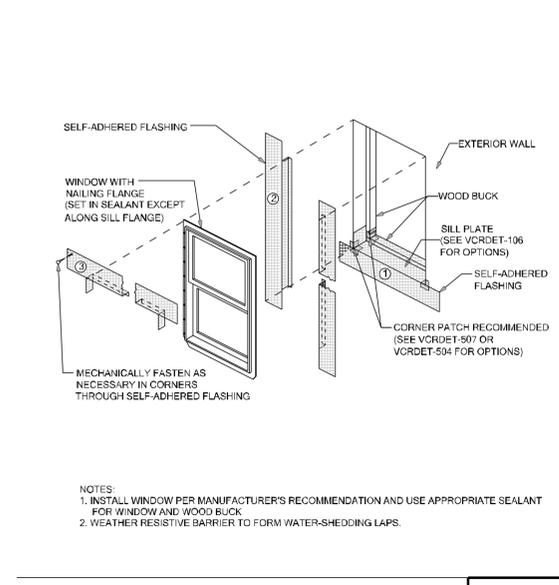
SELF-ADHERED FLASHING INSIDE CORNER **WP06**



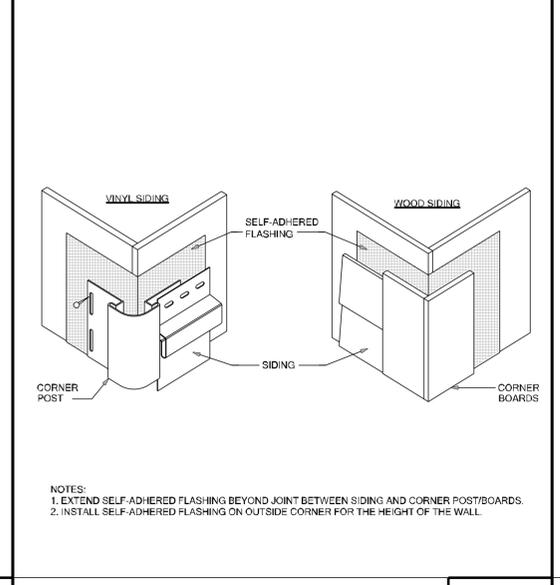
SELF-ADHERED FLASHING HALF ROUND WINDOW **WP07**



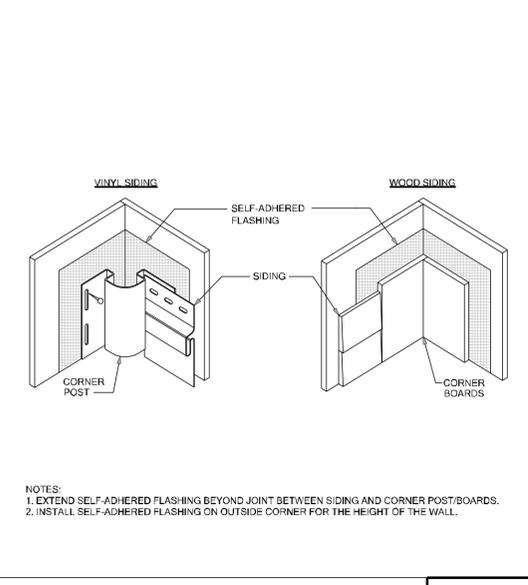
SELF-ADHERED FLASHING OUTSIDE CORNER **WP08**



RECESSED WINDOW **WP10**



WALL-TO-WALL OUTSIDE CORNER **WP11**



WALL-TO-WALL INSIDE CORNER **WP12**

FIGURE 1: FLASHING INSTALLATION

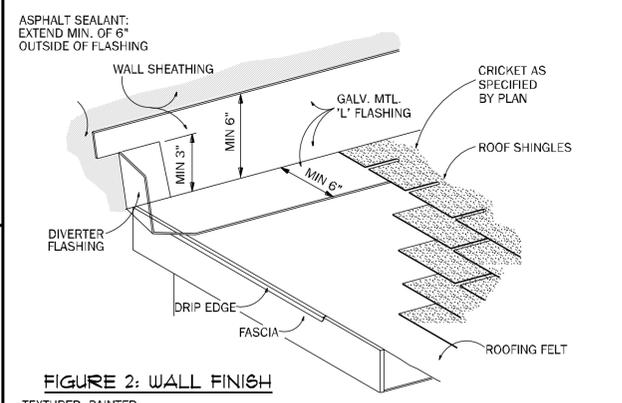


FIGURE 2: WALL FINISH

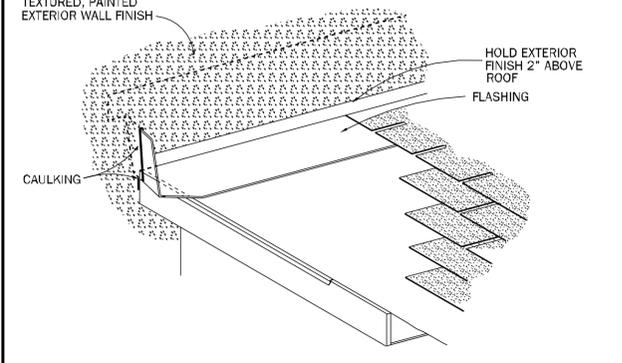
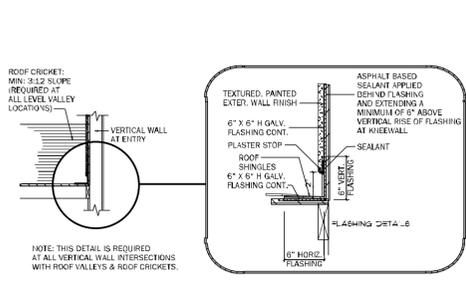


FIGURE 3: CORNER DETAIL



FLASHING INSTALLATION WHERE ROOF MEETS VERTICAL WALL

FLASHING DETAIL AT CRICKET / KNEEWALL INTERSECTION

**FDS ENGINEERS & ARCHITECTS**  
 258 South Hill Lane, Suite 200  
 Tallahassee, FL 32304  
 Phone: (904) 880-2383  
 Fax: (904) 880-2383  
 www.fdsenr.com

**Keese Associates**  
 ARCHITECTURE DESIGN  
 258 South Hill Lane, Suite 200  
 Tallahassee, FL 32304  
 Phone: (904) 880-2383  
 Fax: (904) 880-2383  
 www.keese.com

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

**DIVISION LOCATION:**  
**GAINESVILLE**

**Job Information:**

**INVENTORY**  
 LOT: 96  
 BLK:  
 SEC:  
 SUB: Preserve at Laurel Lake  
 715 SW Rosemary Dr  
 Lake City, FL

Model Name / Number:  
**2508**

Plan Issue Date:  
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Sheet: **WP** of  
**WATER PROOF DETAILS**