

TERMITE SPECIFICATIONS:

R318.1  
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND/OR DESIGNS FOR WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202 - REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTES:  
1. METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BORA-COR"  
PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.  
2. PRESSURE TREATED LUMBER THAT HAS BEEN JOINT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFestation  
3. OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" A.F.F.

EXTERIOR COVERING

R703.7.1 LATH.  
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1-1/2" LONG, 11 GAGE NAILS HAVING A 7/16" HEAD, OR 1-1/2" LONG, 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (REFER TO PLAN SET FOR THE ENGINEERED METHOD FOR LATH ATTACHMENT)  
  
LATHING ACCESSORIES:  
ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. WOOD APPLICATION; 16 GA X 1 1/2" LONG (3/4" x .1" CROWN) STAPLES @ 6" O.C., VERT/HORIZ. IN THE FRAMING MEMBERS. MASONRY APPLICATION; CONCRETE STUD NAIL, 3/8" (10 mm) HEAD DIA. MIN. @ 6" O.C. VERT./HORIZ.; OR COMPATIBLE ADHESIVES. EXTERIOR GUNGRADE, CONSTRUCTION ADHESIVE WITH 1" DABS @ 6" O.C. or IN A SEMI-CONTINUOUS BEAD BETWEEN THE SOLID PLASTER BASE AND THE SOLID PORTION OF THE KEY ATTACHMENT FLANGE. CONTROL JOINTS; INSTALL CONTROL JOINT LATHING ACCESSORIES IN CONFORMANCE WITH C1063. LATH SHALL NOT BE CONTINUOUS THROUGH CONTROL JOINTS, BUT SHALL BE STOPPED AND TIED AT EACH SIDE. ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE LATEST ASTM C1063 & ASTM C1861.

R703.7.2 PLASTER.  
PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF CODE-APPROVED LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE DIRECTLY APPLIED OVER MASONRY, CONCRETE, CLAY BRICK, STONE, OR TILE. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCRETE, PLASTER APPLICATION NEED BE ONLY TWO COATS. PROVIDED TOTAL THICKNESS IS AS SET IN TABLE R702.1(1).  
CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926 AND MATERIAL SHALL BE IN ACCORDANCE WITH ONE OF THE TYPES LISTED IN R703.7.2.  
  
R703.7.3 WATER-RESISTIVE BARRIERS.  
WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE /VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.  
  
R703.2 WATER-RESISTIVE BARRIER.  
NOT FEWER THAN ONE LAYER OF WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS WITH FLASHING AS INDICATED IN SECTION R703.4. IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER. THE WATER-RESISTIVE BARRIER MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1. WATER-RESISTIVE BARRIER MATERIALS SHALL COMPLY WITH ONE OF THE FOLLOWING:  
1. NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.  
2. ASTM E2568, TYPE 1 OR 2.  
3. ASTM E331, IN ACCORDANCE WITH SECTION R703.11.  
4. OTHER APPROVED MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.  
NO. 15 ASPHALT FELT AND WATER-RESISTIVE BARRIERS COMPLYING WITH ASTM E2566 shall be applied horizontally, with the UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51MM), AND WHERE JOINTS OCCUR, SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 mm).

R703.4 FLASHING.  
APPROVED METAL FLASHING, VINYL FLASHING, SELF-ADHERED MEMBRANES AND MECHANICALLY ATTACHED FLEXIBLE FLASHING SHALL BE APPLIED SINGLE-FASHION OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. METAL FLASHING SHALL BE CORROSION RESISTANT. FLUID-APPLIED MEMBRANES USED AS FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL FLASHING SHALL BE APPLIED IN A MANNER TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS.  
SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH ANMA 71.1. ALL EXTERIOR PENETRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH ANMA 900 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION, ASTM C1281, ANMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH ANMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH.  
APPROVED FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS.  
• EXTERIOR WINDOW/DOOR OPENINGS.  
• INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME WALLS.  
• UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.  
• CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.  
• WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.  
• AT WALL AND ROOF INTERSECTION.  
• AT BUILT-IN GUTTERS.

R703.12 ADHERED MASONRY VENEER INSTALLATION.  
ADHERED MASONRY VENEER (OR STONE VENEER) - INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R703.7.3 AND THE REQUIREMENTS IN SECTIONS 12.1 AND 12.3 OF TMS 402/ACI 530/ASCE 5. ADHERED MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.7.1, ARTICLE 3.3C OF TMS 602/ACI 530.1/ASCE 6 OR THE MANUFACTURER'S INSTRUCTIONS.  
  
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 1/2"-H. (38.1-MM) ROOFING NAILS DRIVEN FLUSH WITH THE PLASTER BASE AND ATTACHED TO VERTICAL WOOD FRAMING MEMBERS WITH 6D COMMON NAILS, OR 1-IN. (25-MM) ROOFING NAILS DRIVEN TO A PENETRATION OF NOT LESS THAN 3/4-IN. (19.1 MM), OR 1-IN. (25-MM) WIRE STAPLES DRIVEN FLUSH WITH THE PLASTER BASE. STAPLES SHALL HAVE CROWNS NOT LESS THAN 3/4-IN. (19.05 MM) AND SHALL ENGAGE NOT LESS THAN THREE STRANDS OF LATH AND PENETRATE THE WOOD FRAMING MEMBERS NOT LESS THAN 3/4-IN. (19.05 MM). WHEN METAL LATH IS APPLIED OVER SHEATHING, USE FASTENERS THAT WILL PENETRATE THE STRUCTURAL MEMBERS NOT LESS THAN 3/4-IN. (19.1MM).  
  
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 13/4-IN. (44.5-MM) PENETRATION INTO HORIZONTAL WOOD FRAMING MEMBERS, AND 3/4-IN. (19.1-MM) PENETRATION INTO VERTICAL 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 WHEN THE LATH IS INSTALLED AND SHALL ENGAGE NOT LESS THAN THREE STRANDS OF LATH. WHEN INSTALLING RIB LATH, THE SCREW SHALL PASS THROUGH, BUT NOT DEFORM, THE RIB.  
  
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.

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). A SLUMP OF 5" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63.  
2. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.  
3. HORIZONTAL FOOTING BARS SHALL BE BENT 25° AROUND CORNERS OR CORNER BARS WITH A 25° LAP PROVIDED EACH WAY.  
4. CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" FOR FORM U.N.O.  
5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064/A1064M. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6". OR POLYPROPYLENE FIBERS ON GRADE TO BE MIN. 75 LBS OF FIBER PER CUBIC YARD.  
6. ALL REINFORCING STEEL / STRIPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST SCALE & OIL. SHALL MEET ASTM 615, ASTM A706, OR ASTMA 596 GRADE 40 U.N.O. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS. STEEL WIRE OR PLASTIC SUPPORTS. TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRIPPERS, DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS-REINFORCING TIE TO FOOTING REINFORCING. SPLICES IN REINFORCING WHERE PERMITTED SHALL BE AS PER DETAIL MS05/S-1. SEE PLAN SET.  
7. HIGH STRENGTH SIMPSON SET EPOXY-TIE ANCHORING ADHESIVE WAS USED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EPOXY, THEY MUST FIRST CONTACT THE ENGINEER OF RECORD FOR WRITTEN APPROVAL.  
8. WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "F" OF THE FLORIDA BUILDING CODE 8th. EDITION (2023) IS TO BE IMPLEMENTED, F303.4.1 CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 3000 P.S.I.. THEREFORE, ANY AND ALL NOTES ON THESE PLANS THAT INDICATE 2500 P.S.I. SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH.

MASONRY WALL CONST.  
1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90-2016A, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI (f'm = 2000 PSI)  
2. MORTAR SHALL BE TYPE "S", CONFORMING TO ASTM C270-14A.  
3. COARSE GROUT SHALL CONFORM TO ASTM C476-19 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI SLUMP 8" TO 11". CONTINUOUS MASONRY INSPECTIONS ARE REQUIRED DURING CONSTRUCTION.  
4. GRADE 40 U.N.O. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.  
5. REINFORCING STEEL SHALL BE LAPPED PER DETAIL MS05/S-1, UNLESS OTHERWISE NOTED ON THE DRAWINGS.  
6. GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM. PLASTIC SCREENS, PLASTIC LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.  
7. TEMPORARY BRACING AND SHORING OF WALL TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR  
8. TYPICAL FILLED CELL REINFORCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS.  
9. DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS AND NO CONCENTRATED LOADS FOR (7) DAYS. PER CODE ACI 318.19.  
10. CONSOLIDATE AND RECONSOLIDATE GROUT POURS PER CODE. GROUT SHALL BE FLUSH WITH TOP OF WALL.

WOOD CONSTRUCTION  
1. ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISG. STRUCTURAL WOOD FRAMING MEMBERS, (I/E BLOCKING OR GABLE END BRACING) SHALL BE EITHER



BEARING WOOD INTERIOR WALL SCHEDULE					
MARK	STUD SPACING	CONNECTION & FASTENERS		LUMBER SPECIES	UPLIFT CAP (k#)
		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	SPF	0
BW5	16"	SP2 W/ (6) 10d NAILS	SP1 W/ (6) 10d NAILS	SPF	439
BW6	16"	SP4 W/ (6) 10d x 1 1/2" NAILS	SP4 W/ (6) 10d x 1 1/2" NAILS	SPF	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	SPF	0
BW11	12"	SP2 W/ (6) 10d NAILS	SP1 W/ (6) 10d NAILS	SPF	585
BW12	12"	SP4 W/ (6) 10d x 1 1/2" NAILS	SP4 W/ (6) 10d x 1 1/2" NAILS	SPF	885

NOTE: 2 x 4 WALLS ARE ASSUMED U.O. ON FLOOR PLANS

\* ALL LUMBER TO BE GRADE #2

\*\* CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED

TOP OF TIE PL.  
 SEE PLAN  
 DOUBLE 2x PL  
 TOP PLATE  
 DOUBLE 2x HEADER  
 OVER OPENINGS W/ IN  
 BRG WALL SEE DET.  
 W/FS FOR MORE INFO.  
 2. MID-SPAN BLOCKING  
 W/ (2) 12d TIE RODS @  
 EACH END FOR WALLS  
 TALLER THEN 8' 0"  
 FF  
 2x P.T. W/ 1/2" A.B. @ 32" O.C. W/ 1"  
 EMBEDMENT OR 1/2" A.T.R. W/ SIMPSON SET W/  
 MIN. 7" EMBEDMENT PAID STEP DOWN.  
 ALT. SIMPSON 1/2" TIEB HD @ 32" O.C.  
 W/ SAME EMBEDMENT  
 SIMPSON SPH4  
 TOP & BOTTOM  
 2x STUDS PER  
 PLAN / SCHEDULE  
 ABOVE  
 EXTERIOR  
 SHEATHING FROM  
 TOP AND BOTTOM,  
 ATTACHED PER  
 NAILING  
 SCHEDULE  
 CONNECTORS  
 TOP & BOTTOM  
 PER PLAN /  
 SCHEDULE ABOVE  
 SEE FOUNDATION  
 PLAN FOR MORE  
 INFO

## BEARING INTERIOR WALL DETAIL

### GENERAL NOTES

1. SEE FLOOR PLAN FOR WALL TYPE, ASSUME 24 STUDS USED UNO.

2. ALL STRUCTURAL LINER BEAM TO BE IN PLAIN.

3. CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.

4. IF ANY OF THE ABOVE NOTED CONDITIONS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.

5. IF "BW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO IGNORED. SEE W069 (B-3) ON INDICATED REFLECT FOR PROPER CONNECTIONS. OR 2ND FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE THIS IS FOR 2 STORY BUILDINGS ONLY)

6. IF "SW" IS INDICATED THE WALL IS TO CARRIER A SHEAR WALL AND SECURES MIN. 7/16" SS PLYWOOD W/ 84 NAILS AT 1' C.C. IN HEAD AND EDGE TO 1/4" SIDE OF WALL.

7. ALL 2x12 EXTERIOR WALLS W/ EXTERIOR SHEATHING ATTACHED PER HAILING SCHEDULE.

8. ALL 2x12 INTERIOR WALLS WITH EXTERIOR SHEATHING ATTACHED PER HAILING SCHEDULE. IF THE BEARING WALLS IS INDICATED WITH THE BSWL BW#1, BW#2 THESE WALLS ARE TO BE ATTACHED TO THE BEARING WALLS WITH TWO ANCHOR BOLTS TO BE NAILED TO THE PLATE AND THE 2x PLATE CAN BE ATTACHED WITH HARD CASD NAILS. OUR NAILING SCHEDULE WILL SPECIFY THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.







COLUMN SCHEDULE			
MARK	COLUMN SIZE	(BASE) CONN. & FASTENER	UPLIFT(Lb)
C1	(3) 2 1/4 x 4 SFF	(4) -16d TOENAILS	0
C2	(3) 2 1/4 x 2 SFF	DT12Z 1/1 1/2" WEDGE ANCHOR @ (8) 1/4" x 1 1/2" SDS SCRS	2145
C3	(3) 2 1/4 x 2 SFF 1-OR-	(4) -16d TOENAILS	0
C4	(4) 2 1/4 x SFF #2	DT12Z 1/1 1/2" WEDGE ANCHOR @ (8) 1/4" x 1 1/2" SDS SCRS	2145
C5	4 x 4 P1 #2 SFF POST	ABU44 5/8" S/A TR** (4) 1/2" -16d NAILS	G = 6665 U = 2300
C6	6 x 6 P1 #2 SFF POST	ABU66 5/8" S/A TR** (4) 1/2" -16d NAILS	G = 12000 U = 2300
C7	8 x 8 P1 #2 SFF POST	ABU88 1/1 1/2" S/A TR** (4) 1/2" -16d NAILS	G = 24395 U = 2320
C8	3.5 x 3.5 PL 1.8E 16d-2400 PSI (WOLMANED IF EXIST.)	HDMS-S052 5 W (14) 1/4" x 2 1/2" SDS W/5.5/8" EPOXY ANCHOR, OR ATT**	5645
C9	3.5 x 2.5 PL 1.8E 16d-2400 PSI (WOLMANED IF EXIST.)	HDMS-S052 5 W (4) 1/4" x 2 1/2" SDS W/5.5/8" EPOXY ANCHOR, OR ATT**	5645
C10	3.5 x 7 PL 1.8E 16d-2400 PSI (WOLMANED IF EXIST.)	HDMS-S052 5 W (20) 1/4" x 2 1/2" SDS W/7.7/8" EPOXY ANCHOR, OR ATT**	6970
C11	5.25 x 2.5 PL 1.8E 16d-2400 PSI (WOLMANED IF EXIST.)	HDMS-S052 5 W (20) 1/4" x 2 1/2" SDS W/5.5/8" EPOXY ANCHOR, OR ATT**	7870
C12	7 x 7 PL 1.8E 16d-2400 PSI (WOLMANED IF EXIST.)	HDMS-S052 5 W (20) 1/4" x 2 1/2" SDS W/5.5/8" EPOXY ANCHOR, OR ATT**	7870
C13	5.25" x 7" PL 1.8E 16d-2400 PSI (WOLMANED IF EXIST.)	HDMS-S052 5 W 7.7/8" ATB RND (20) 3/4" x 1/2" SDS WOOD SCRS	7870

## GENERAL COLUMN NOTES

1. SEE FLOOR PLAN FOR WALL WIDTHS. STUD PACKS TO MATCH WALL WIDTH LINE.
2. ALL STRUCTURAL LUMBER TO BE SYP #1 OR SFF #2 ON UP PLAN.
3. NAIL STUDS TO COLUMN TOPS AT MIN. W575
4. MINIMUM SOLE EMBEDMENT:  
 5" EMBEDMENT FOR 2" x 4" ATR  
 6" EMBEDMENT FOR 2" x 6" ATR  
 8" EMBEDMENT FOR 2" x 8" ATR  
 10" EMBEDMENT FOR 2" x 10" ATR
5. (C) COLUMN CONNECTIONS TO SECOND FLOOR. THE BASE CONNECTION IS NOT REQUIRED. (SEE INDICATED CALL OUT FOR PLAN ATTACHMENT.)
6. SEE WOOD CONSTRUCTION NOTE #6 ON LOWER SHEET FOR CORROSION INFORMATION
7. SAME NOTATION (L-8RD) MAY BE SUBSTITUTED FOR ANY P.T. SYP POST NOTED IN THE PLANS

### COMMON NAIL vs. PNEUMATIC GUN NAILS:

COMMON NAIL	DATA / LENGTH	PNEUMATIC GUN	COMMON vs. GUN	APPLICATION
8d	1 3/4" x 16"	1 3/4" x 12" x 16"	SEE PLAN RING SHIM ON ROOF	SHEATHING ROOF & WALLS
10d OR 12d	1 3/4" x 18" 1 3/4" x 3 1/2"	1 3/4" x 12" x 18" 1 3/4" x 3 1/2"	SEE PLAN	BLOCKING & TIES WALLS & TOP PLATE
12d	1 3/4" x 16" x 14"	1 3/4" x 3" x 14"	8" O.C. (COMMON) 6" O.C. (SPACING)	STUD WALL COLUMNS
16d	1 3/4" x 18" x 14"	1 3/4" x 3" x 14"	8" O.C. (COMMON) 6" O.C. (GUN NAIL)	STUD PACK COLUMNS
16d	1 3/4" x 3 1/2"	1 3/4" x 3" x 14"	2) EMBEDMENT 1) 105% GUN NAILS	SEE PLAN

HEADER SCHEDULE		
(IF USED, SEE DET., "HOP" ON SHEET 52 FOR ENERGY STAR INSULATION ON HEADERS)		
MARK	HEADER SIZE	REMARKS
	(2) - 2X6 G2 SYP W/ 1/2" FLUTCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
	(2) - 2X6 G2 SYP W/ 1/2" FLUTCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
	(2) - 2X10 G2 SYP W/ 1/2" FLUTCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
	(2) - 2X12 G2 SYP W/ 1/2" FLUTCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
	(1) - 1 3/4" X 11 1/4" LVL 2.0E BP-2600 PSI	ATTACH TOGETHER W/ (2) ROWS 14" X 13" SOS W/ SCREWS @ 16" C. ROWS EACH SIDE
	(1) - 1 3/4" X 9 1/4" LVL 2.0E BP-2600 PSI	ATTACH TOGETHER W/ (3) ROWS 14" X 13" SOS W/ SCREWS @ 16" C. ROWS 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)	(2)
10'-0" - 16'-0"	(3)	(4)	(3)	(4)

## GENERAL HEADER NOTES

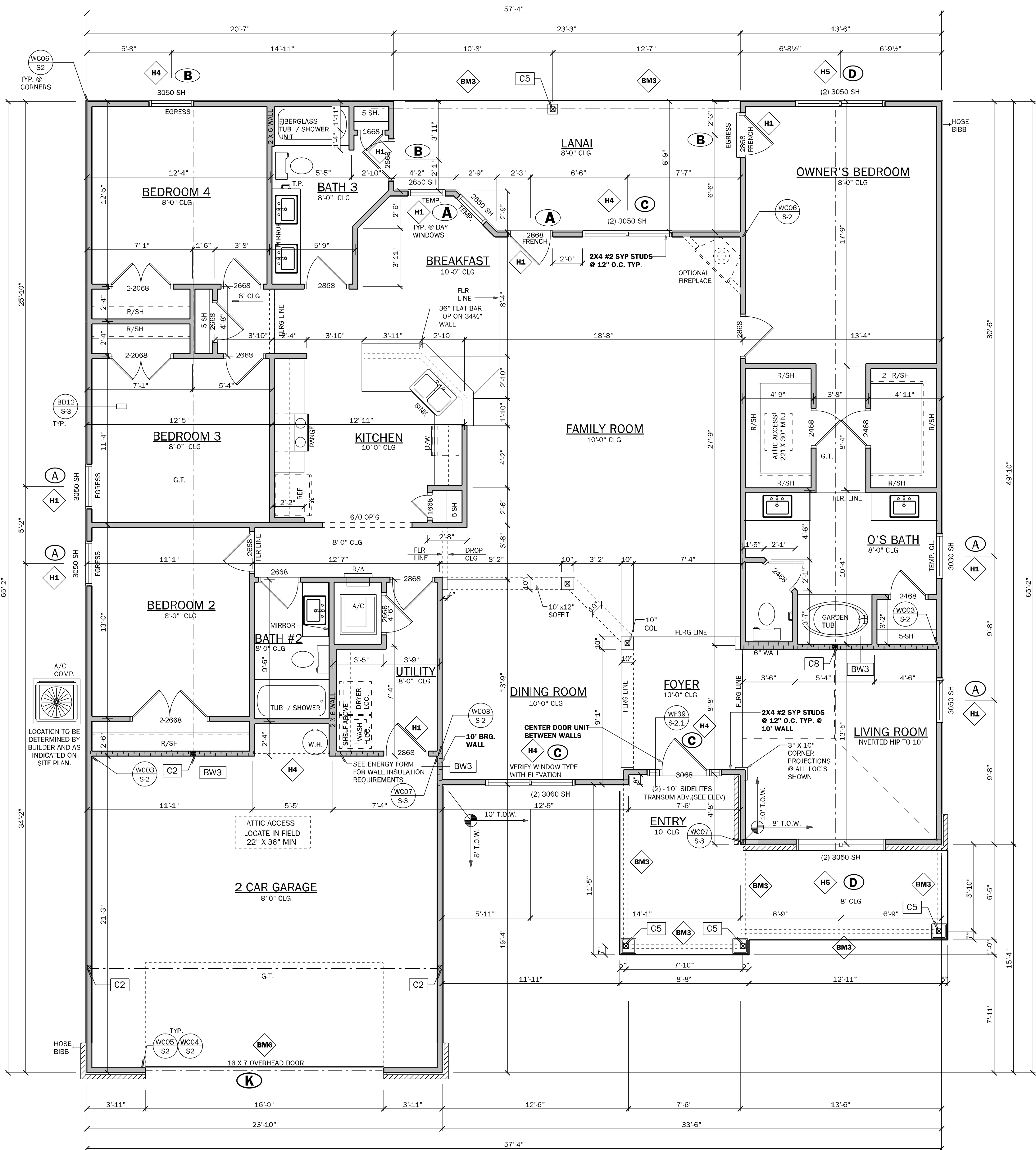
1. VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED
2. IF HEADER IS ON THE 1<sup>ST</sup> FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CONNECTIONS ON PLAN
3. IF HEADER IS ON THE 2<sup>ND</sup> FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS.
4. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL W337.
5. FASTEN ALL MULTI-PLY HEADERS TOGETHER W/ (2) ROWS 120 COMMON NAILS @ 12" o.c. ALONG EACH EDGE OR (3) ROWS IF 2x10 OR LARGER.
6. FASTEN ALL HEADERS TO KING STUDS WITH (3) 120 TENSILS PER SIDE
7. IF HEADER IS NOT SPECIFIED CONTACT E.O.R.

BEAM SCHEDULE		
MARK	BEAM SIZE	CONNECTIONS
◻M1	(2) 2 X 12 @ 5' W/ 7' LVL G5B FLITCH PLATE, NAIL BEAM TOGETHER USING (2) ROWS OF 12# NAILS @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON SLT42A OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HT416 TO CMU CL. U.N.O. ON ROOF PLAN.
◻M2	(2) 2 X 12 @ 5' W/ 7' LVL G5B FLITCH PLATE, NAIL BEAM TOGETHER USING (2) ROWS OF 12# NAILS @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON SLT42A OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HT416 TO CMU CL. U.N.O. ON ROOF PLAN.
◻M3	(2) 2 X 12 @ 5' W/ 7' LVL G5B FLITCH PLATE, NAIL BEAM TOGETHER USING (2) ROWS OF 12# NAILS @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON SLT42A OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HT416 TO CMU CL. U.N.O. ON ROOF PLAN.
◻M4	(2) -1 3/4" x 11 7/8" LVL 2.0E DF-2600 PSI, NAIL BEAM TOGETHER USING (2) ROWS 1/4" x 3 1/2" SOGS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON SLT42A OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HT416 TO CMU CL. U.N.O. ON ROOF PLAN.
◻M5	(2) -1 3/4" x 11 7/8" LVL 2.0E DF-2600 PSI, NAIL BEAM TOGETHER USING (2) ROWS 1/4" x 3 1/2" SOGS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON SLT42A OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HT416 TO CMU CL. U.N.O. ON ROOF PLAN.
◻M6	(2) -1 3/4" x 16" LVL 2.0E DF-2600 PSI, NAIL BEAM TOGETHER USING (2) ROWS 1/4" x 3 1/2" SOGS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON SLT42A OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HT416 TO CMU CL. U.N.O. ON ROOF PLAN.


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

**M.B.**





30-0" (1) P.C. FIBERGLASS SHOWER IN LIEU OF LINEN CLOSET W/ (1) L.E.D. LT.



**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" 0.C. Framing, or 5/8" gypsum board for 24" 0.C. Framing. Note 1/2" sag resistant gypsum board may be used 1.C. or 2.C. Framing. Provide 1/2" sag resistant gypsum board must be installed on garage ceiling beneath habitable room(s).

R302.6.2 Duct Penetration. Joints 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 duct or 1/2 inch 160 lb. square, 16 gauge other approved material and shall not have openings into the garage.

R302.5.1 Door for 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 surface and any soffits protected on the enclosed side with 1/2" gypsum board.

Outdoor swimming pools shall be provided with a barrier complying with A501.17.1.1 through A501.17.1.14.

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 roof if solid soffit is installed 5'-0" on each side of the venting.

R302.6 (table 302.6) 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. The underside of the floor joists separating the two 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 grade or finished floor, and 42.0 mm (1.65 in.) above the finished grade or 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 rooms or sub areas will be safety tempered glass.

0. E.C. R402.2.4 Vertical or horizontal access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be constructed of 1/2" thick insulated to the level equivalent to the insulation on the surrounding surfaces.

1. M1502.4.5 Duct length  
The maximum allowable exhaust duct length shall be determined by one of the methods specified in sections M1502.4.1 through M1502.4.4.

1. 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 an unobstructed area away from 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.

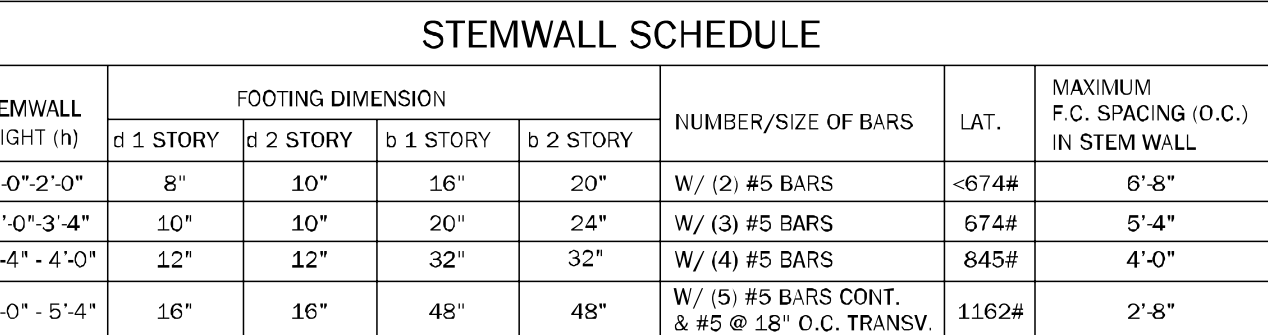
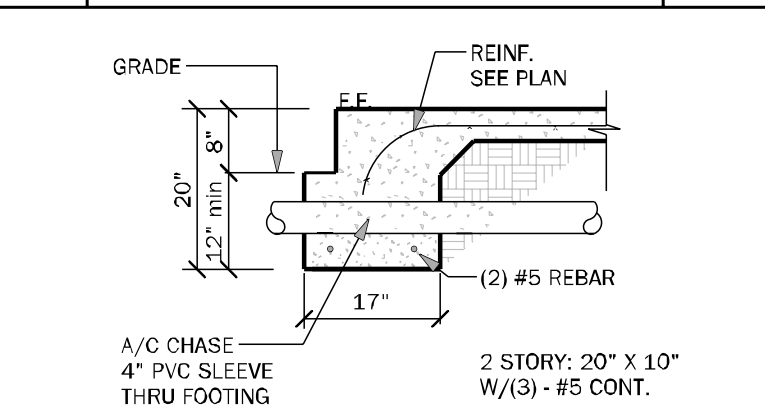
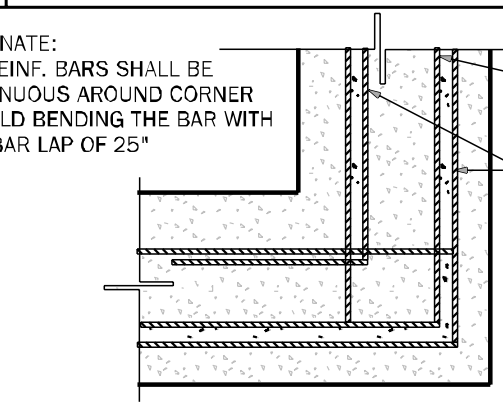
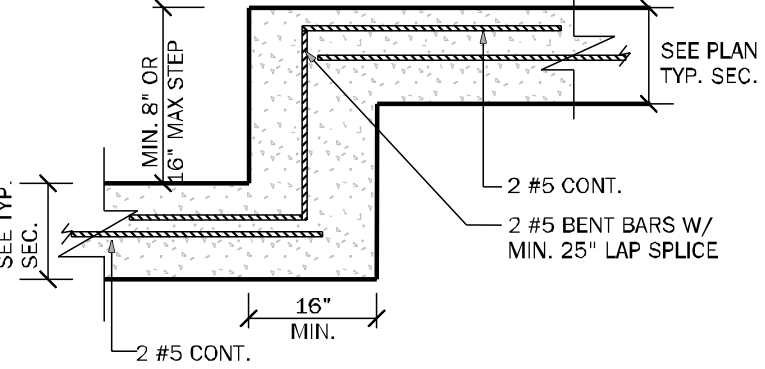
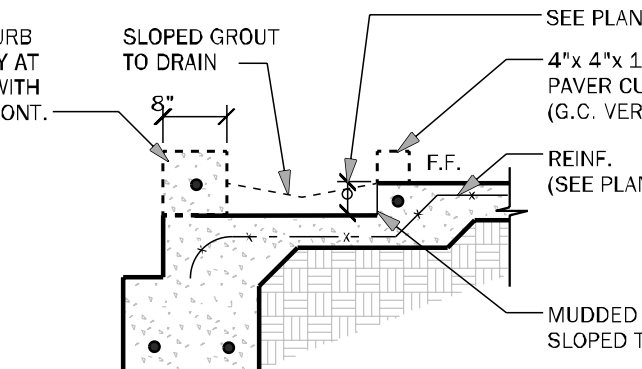
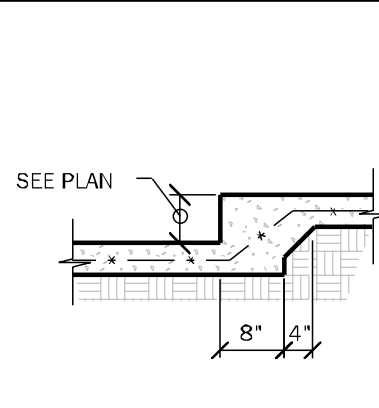
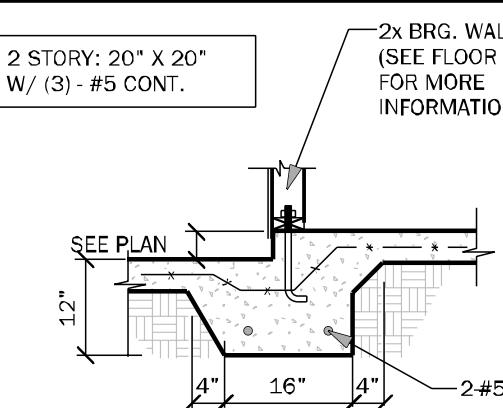
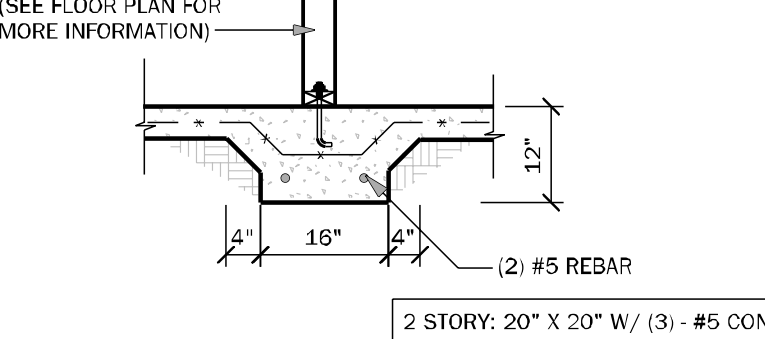
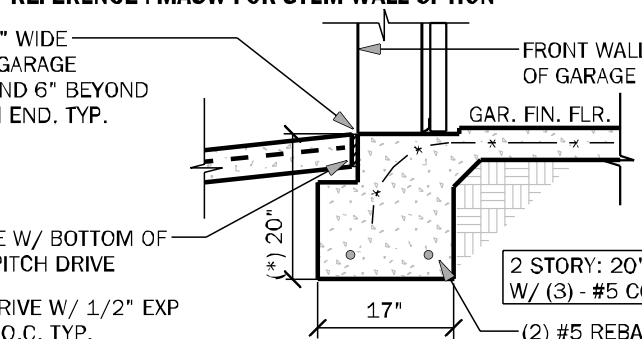
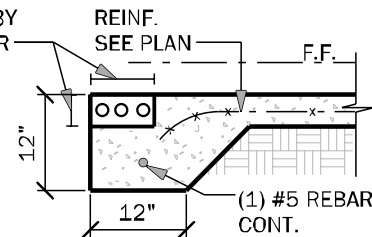
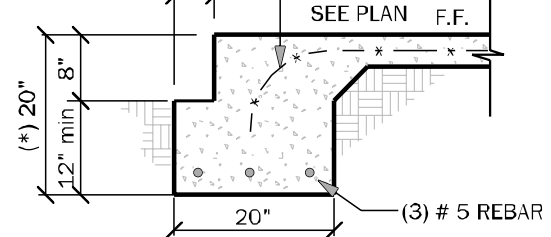
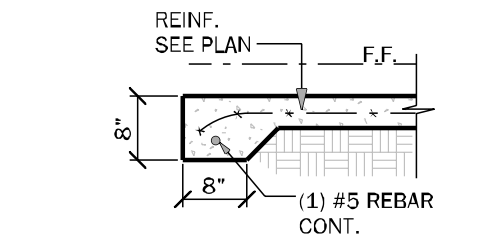
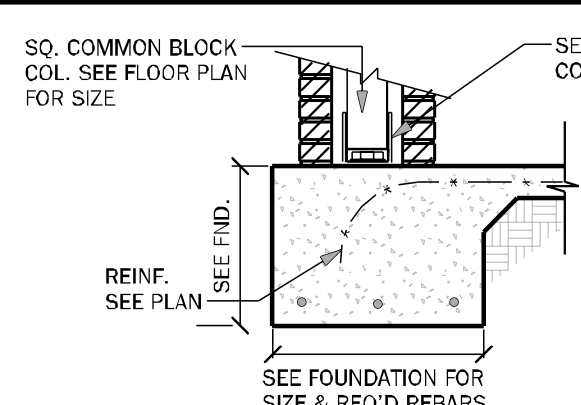
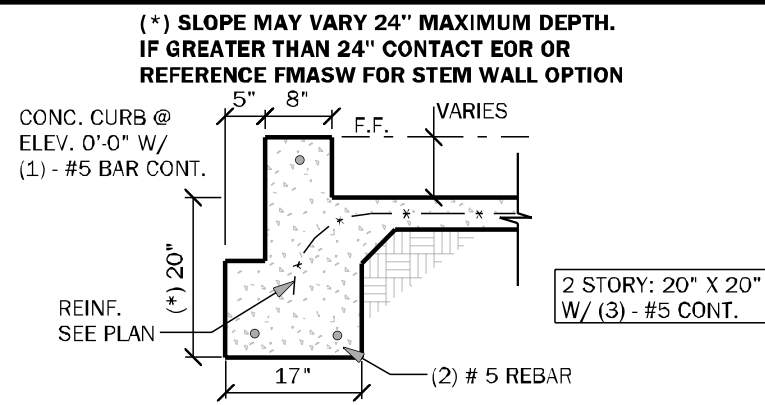
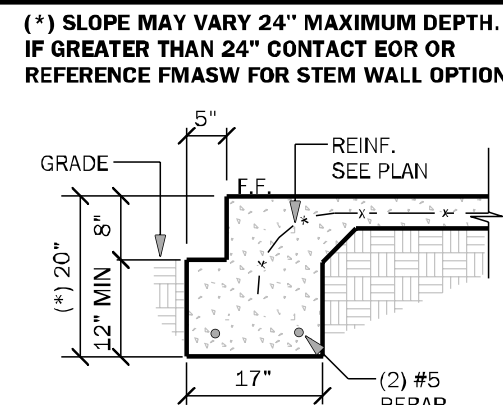
2. Porch Ceilings (See plan for the following options)  
Option 1: Gypsum  
The gypsum soffit board shall be attached to all framing members with 2x blocking provided at perimeter and panel edges.  
The gypsum board shall be attached W/ type "W" 1/2" drywall screws at 8" O.C. in field and edges.  
Option 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 screws shall 3" O.C. field and 4" edges.

3. Energy Code Compliance Plans is Performance Based. Pass code cycle is FBC 2023.8 third Edition.

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

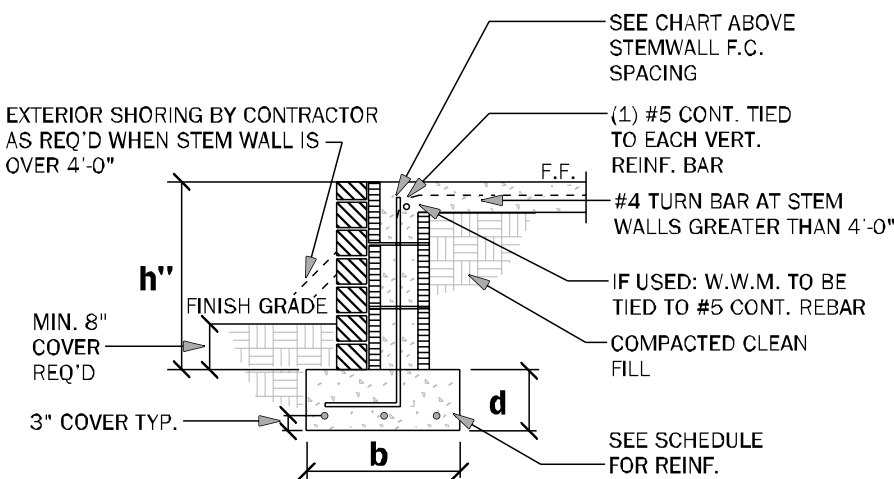
<div style="text-align: center;">COUNTY SEAL</div>					
<p>To the best of the Engineer's knowledge, information, and belief, the drawings comply with the current Florida Building Code. Engineer's signature is required on all drawings. The signature must be one of the of the drawing pages bearing the Engineer's signature and seal.</p> <div style="float: right; text-align: right;">             Wednesday, October 30, 2024           </div>					
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 45%;">  <p><b>FDS ENGINEERING ASSOCIATES</b> ARCHITECTS &amp; ENGINEERS 2508 Southhall Lane, Maitland, FL 32751 407.677.8500 / 2353 gk@keeseedesign.com</p> </div> <div style="width: 50%; font-size: small;"> <input type="checkbox"/> CARL A. BROWN, P.E.      FL # 56126  <input type="checkbox"/> SCOTT A. LEWIKOWSKI, PE      FL # 78750  <input type="checkbox"/> THIEN BAO DUONG, PE      FL # 94452        Co-Principal Engineer, State Seal No. 5534        Certificate of Authorization No. 9383     </div> </div>					
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 45%;">  <p><b>keeseed associates</b> <b>ARCHITECTURE   DESIGN  </b> 2508 Southhall Lane, Maitland, FL 32751, Suite 200 407.677.8500 / 2353 gk@keeseedesign.com</p> </div> <div style="width: 50%; font-size: x-small;">       AA2&amp;CO2315   </div> </div>					
<div style="background-color: #e0e0e0; padding: 5px;">  <b>DAMS HOMES</b>        FLORIDA CONTRACTORS' LICENSE NO. CRC1330146  <b>100 WEST GARDEN STREET PENSACOLA FL 32502</b> </div>					
<b>DIVISION LOCATION:</b>					
<b>GAINESVILLE</b>					
Job Information:					
<b>INVENTORY</b>		LOT: 96 BLK: SEC: SUB: Preserve at Laurel Lake 7115 SW Rosemary Dr Lake City, FL			
Model Name / Number:					
<b>2508</b>					
Plan Issue Date:					
Wednesday, October 30, 2024					
KA PROJECT NUMBER:					
<b>24-13143</b>					
Sheet:		<b>2</b>		Of:	
<b>FLOOR PLAN</b>					





NOTES:

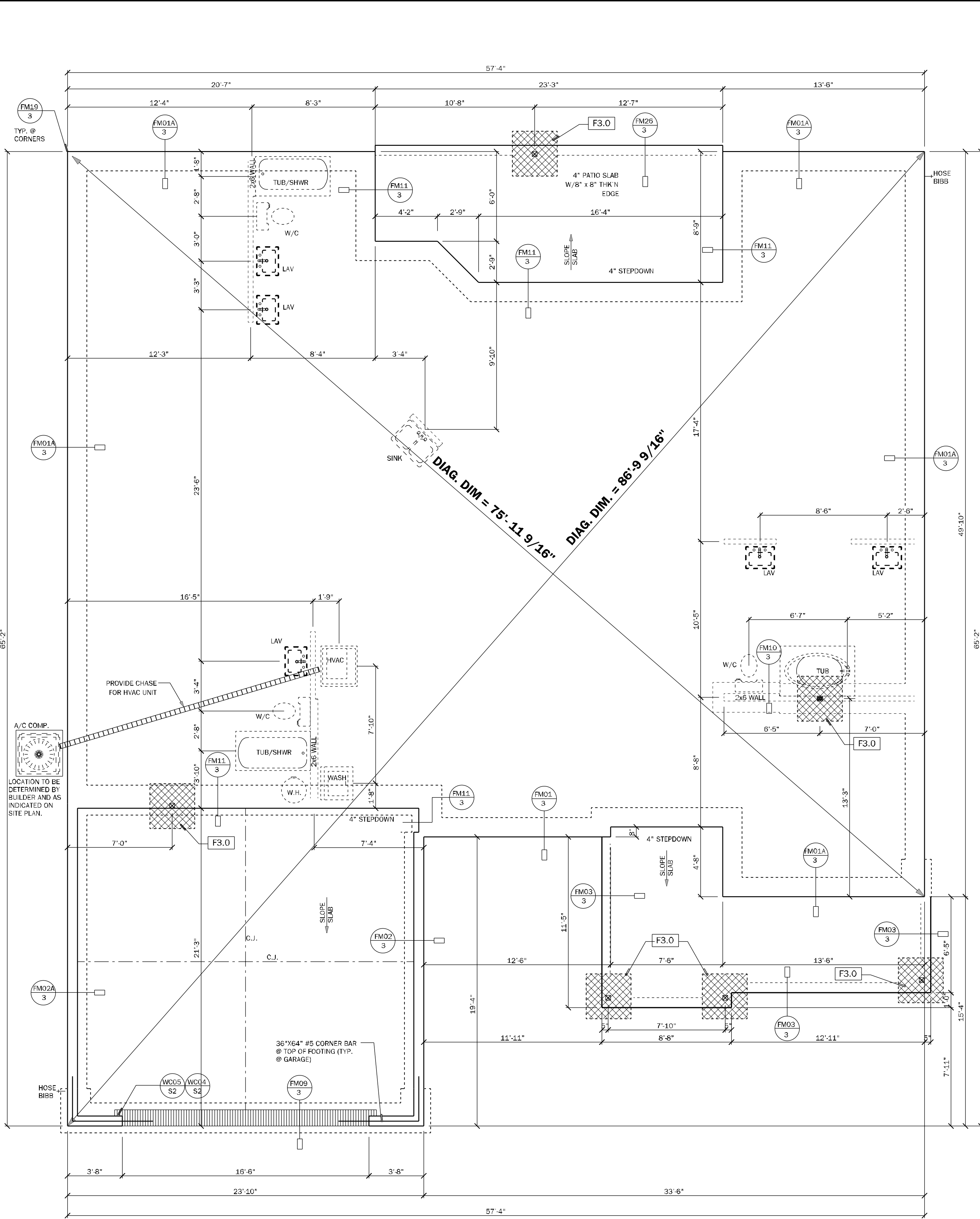
1. VERTICAL REINF. IN SOLID GROUTED CELLS AT ALL CORNERS, JAMBS, WALL INTERSECTIONS, BELOW GIRDER TRUSS LOCATIONS, AND AT THE MAXIMUM SPACING STATED IN SCHEDULE
2. W.M.M. IS REQUIRED TO MAKE ADEQUATE CONNECTION BETWEEN SLAB AND WALL WHEN STEM WALL EXCEEDS 4'-0" (FIBERMESH CAN NOT BE USED AND #4 TURN BARS ARE REQUIRED @ EACH FILLED CELL LOCATION, EACH BAR TO TURN VERTICAL BAR AND EXTEND OUT A MIN. 4'-0" INTO SLAB) / STEM
3. IF STEM IS REQ'D TO BE HIGHER CONTACT ENGINEER OR RECORD PRIOR TO CONSTRUCTION FOR MORE INFORMATION
4. G.C. TO PROVIDE ADEQUATE BRACING OF STEM WALL WHEN UNEVEN BACK FILLING IS TAKING PLACE
5. #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)
6. IF STEM WALL IS WITH IN 5'-0" OF POOL OR WATER FEATURE FOUNDATIONS TO BE AT A MINIMUM 12" BELOW BOTTOM OF POOL OR WATER FEATURE
7. ALL STEM WALLS GREATER THAN 4' COURSES SHALL BE FULLY GROUTED
8. R 403.1.4 MINIMUM DEPTH: ALL EXTERIOR FOOTINGS (BOTTOM) SHALL BE PLACED AT LEAST 12" BELOW THE UNDISTURBED GROUND SURFACE.
- SEE CHART ABOVE  
STEM WALL F.C.  
SPACING
- EXTERIOR SHORING BY CONTRACTOR  
AS REQ'D WHEN STEM WALL IS  
OVER 4'-0"
- (1) #5 CONT. TIED  
TO EACH VERT.  
REINF. BAR
- (2) #4 TURN BAR AT STEM  
WALLS GREATER THAN 4'-0"
- F.F.
- F USED: W.M.M. TO BE  
TIED TO #5 CONT. REBAR
- FINISH GRADE
- MIN. 8"  
COVER  
REQ'D
- 3" COVER TYP.
- COMPACTED CLEAN  
FILL
- SEE SCHEDULE  
FOR REINF.

GENERAL FOUNDATION NOTES (U.N.O.)

- 1 PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.
- 2 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 NER-284 FOR FIBERMESH OR NER-414 FOR FIBERMIX, OVER 6 MIL. VISQUEEN VAPOR BARRIER. GC SHALL PROVIDE APPROVED SOIL OR BORATE TREATMENT.
- 3 ■ INDICATES FILLED CELL W/ 3000 PSI CONC. FROM FTR. TO BEAM W/ (1) 5'S REBAR TYPICAL ABOVE SLAB. HOOKED FTR. DOWELS 17" EMBEDMENT W/ 30" EXT. ABOVE SLAB.
- 4 CONSULT W/ MANUF. SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SLIDING GLASS DOOR SILLS.
- 5 EXTERIOR SLABS SHALL SLOPE MIN. 2% OR 1/4" PER FOOT AWAY FROM HOUSE U.N.O. ON PLAN.
- 6 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' ON CENTER. FILL OUT W/ APPROVED JOINT MATERIAL OR USE ALTERNATE APPROVED METHOD.
- 7 NO WOOD STAKES PERMITTED IN FOUNDATION.
- 8 PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. G.C. TO DETERMINE STEP LOCATIONS IF REQUIRED.
- 9 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.
- 10 MASON TO COORDINATE WITH BUILDER ANY ELECTRICAL REQUIREMENT THROUGH SLABS
- 11 PROVIDE 4" STEPDOWN TO SIDEWALK FROM ENTRY
- 12 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.	28900
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"

Wednesday, October 30, 2024

[illegible]

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

**DIVISION LOCATION:**  
GAINESVILLE

▼ Job Information:

**INVENTORY**

OT: 96  
BLK:  
SEC:  
SUB: Preserve at Laurel Lake  
7415 SW Rosemary Dr  
Lake City, FL

	Model Name / Number:
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2508

Wednesday, October 30, 2024

24-13143

Sheet:	<b>3</b>	Of:
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FOUNDATION PLAN



To the best of the Engineer's knowledge, information, and belief, the design and construction of the above project complies with the applicable building codes, ordinances, and standards, and the Engineer is not providing any warranty or guarantee for the project.

**KEESSEE ASSOCIATES**  
ARCHITECTURE DESIGN  
2207 SE 23rd St., Suite 200  
Gainesville, FL 32609  
Phone: 352.350.2355  
www.keessee.com

Professional Engineer  
No. 12511  
Expiration Date: 12/31/2025  
Certificate of Authorization No. 3-01

□ CARL A. BROWN, P.E. FL # 95126  
□ SCOTT A. LEWIS, P.E. FL # 78750  
□ THEN BAO DUONG, P.E. FL # 94152

**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  
7115 SW Rosemary Dr  
Lake City, FL

Model Name / Number:

**2508**

Plan Issue Date:

Wednesday, October 30, 2024

KA PROJECT NUMBER:

**24-13143**

Sheet: **4** Of:

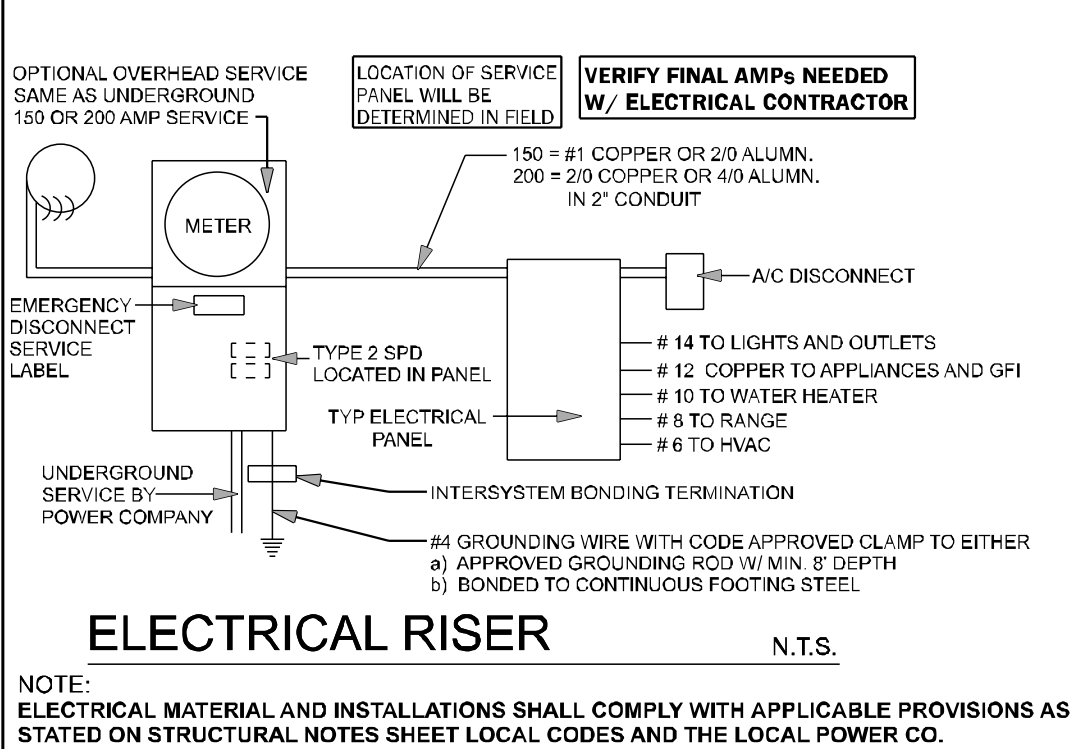
**ELECTRICAL**

## 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 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 IFB R315 AND NFPA 70. SUCH DEVICES SHALL BE LISTED BY THE APPROPRIATE STANDARD, EITHER ANSI/UL 2034, STANDARD FOR SINGLE AND MULTIPLE STATION CO ALARMS OR UL 2075, GAS AND VAPOR DETECTOR SENSOR, ACCORDING TO THE INSTALLATION.
  - R315.1.2 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 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 110.24(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

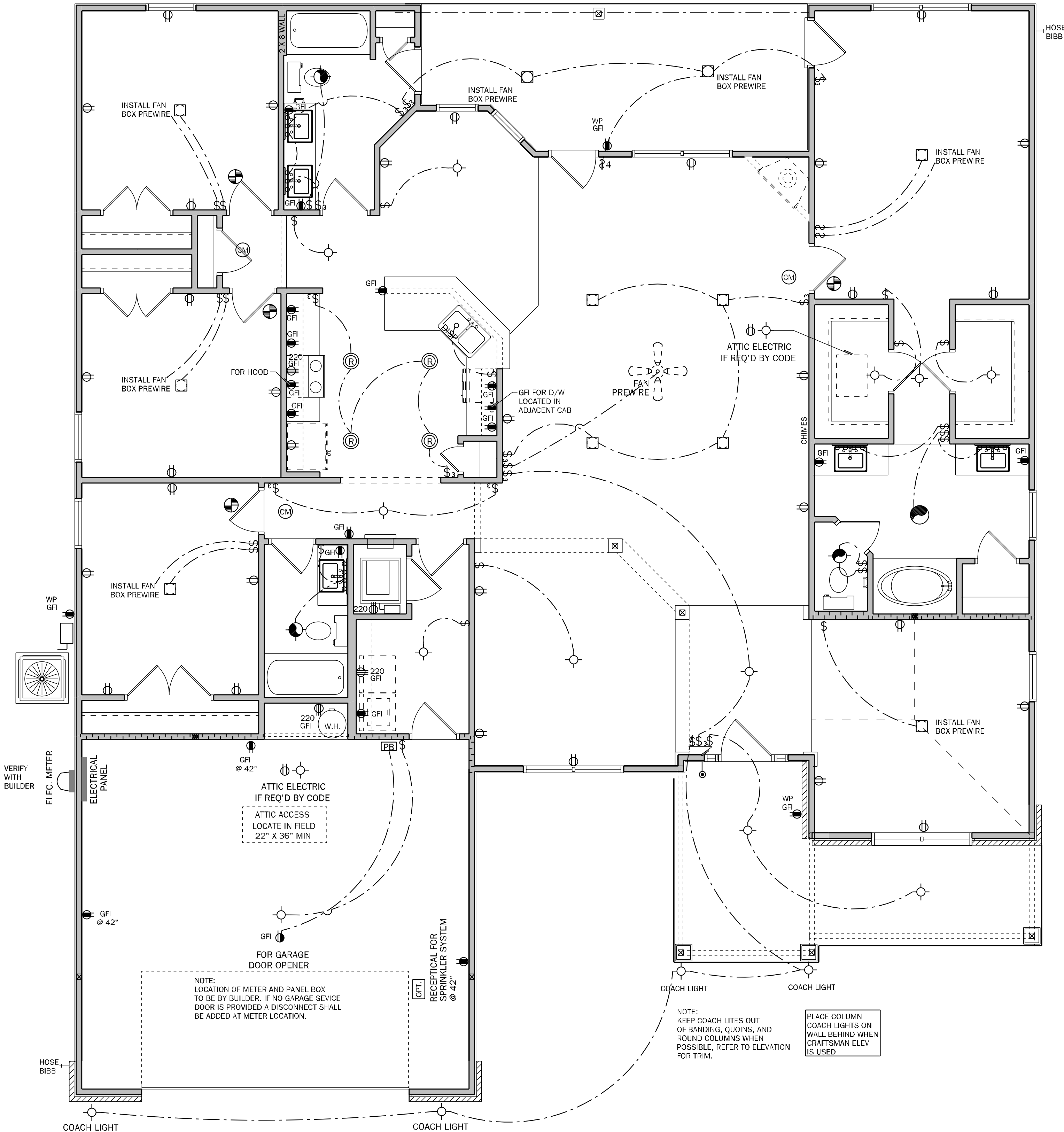
- |           |                                  |       |  |
|-----------|----------------------------------|-------|--|
| \$        | SINGLE POLE SWITCH               | ☼     | SMOKE DETECTOR                                   |
| \$2       | DOUBLE POLE SWITCH               | ☼M    | CARBON MONOXIDE/<br>SMOKE DETECTOR<br>COMBO UNIT |
| \$3       | THREE-WAY SWITCH                 | ☼F    | FLOOD LIGHT                                      |
| \$4       | FOUR-WAY SWITCH                  | ☼FL   | FLUORESCENT LIGHTING                             |
| \$DM      | DIMMER SWITCH                    | ☼T    | TRACK LIGHTING                                   |
| ☼         | CEILING MOUNTED FIXTURE          | ☼C    | CEILING FAN                                      |
| ☼S        | SCOUNCE (WALL MOUNTED) FIXTURE   | ☼CH   | DOOR BELL CHIMES                                 |
| ☼110      | 110 VOLT DUPLEX OUTLET           | ☼CB   | DOOR BELL  |
| ☼110S     | 110 VOLT SPLIT SWITCHED OUTLET   | ☼DIS  | DISPOSAL   |
| ☼GFI      | GROUND FAULT INTERRUPT           | ☼DISC | DISCONNECT SWITCH                                |
| ☼WP       | WATER PROOF W/ GROUND FAULT      | ☼SP   | PREWIRE SPEAKER                                  |
| ☼220      | 220 VOLT OUTLET                  | ☼J    | JUNCTION BOX                                     |
| ☼SS       | SPECIAL SERVICES OUTLET          | ☼T    | THERMOSTAT                                       |
| ☼TV       | T.V. CABLE OUTLET                | ☼LVL  | LOW VOLTAGE LIGHTING                             |
| ☼T        | TELEPHONE CABLE OUTLET           | ☼IC   | INTERCOM SYSTEM                                  |
| ☼R        | RECESSED LIGHTING                | ☼PB   | GARAGE DOOR<br>PUSH BUTTON                       |
| ☼WP       | WATER PROOF<br>RECESSED LIGHTING |       |  |
| ☼BATH     | BATH FAN                         |       |  |
| ☼BATH W/L | BATH FAN W/ LIGHT                |       |  |
| ☼L.E.D.   | L.E.D. DISC LIGHT                |       |  |



## ELECTRICAL PLAN

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

**ELEVATION "C" & "CR"**



## LOAD CALCULATIONS

### COOLING GREATER THAN HEATING

#### GENERAL LIGHTING & RECEPTACLES

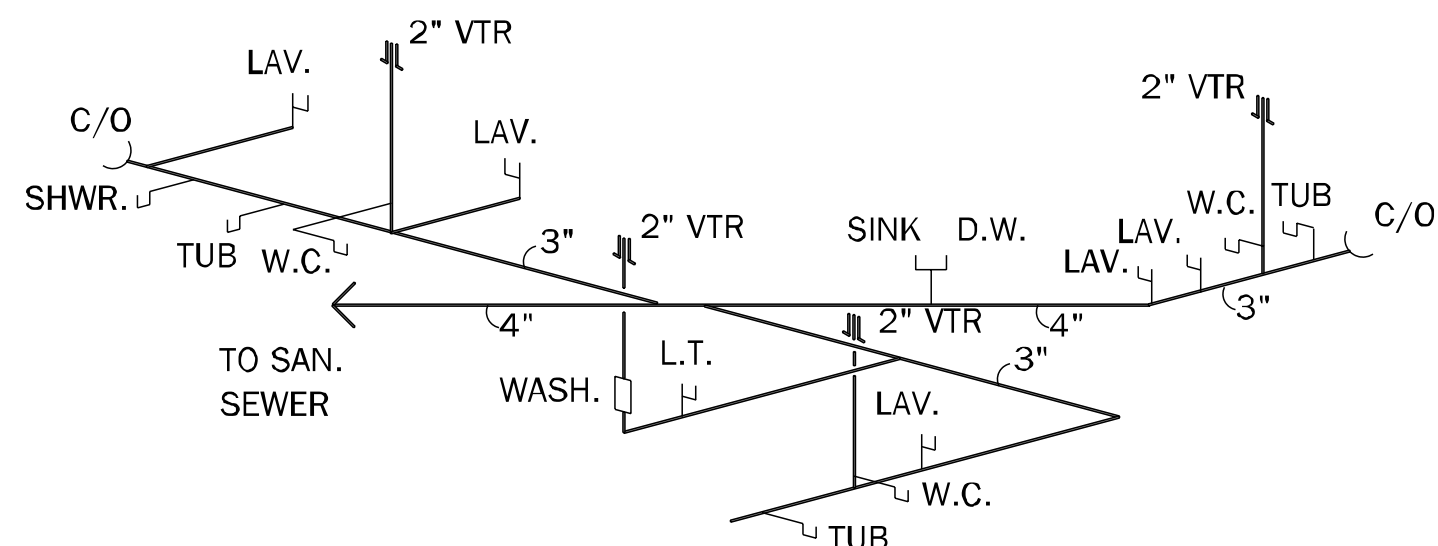
3 WATTS PER SQUARE FOOT OF LIVING  
S.F. LIVING = 2,508 x 3  
= 7524

APPLIANCE CIRCUITS	
RANGE	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. = 36,524  
SUBTRACT 100 % OF FIRST 10,000 = 10,000  
**A = 26,524**

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

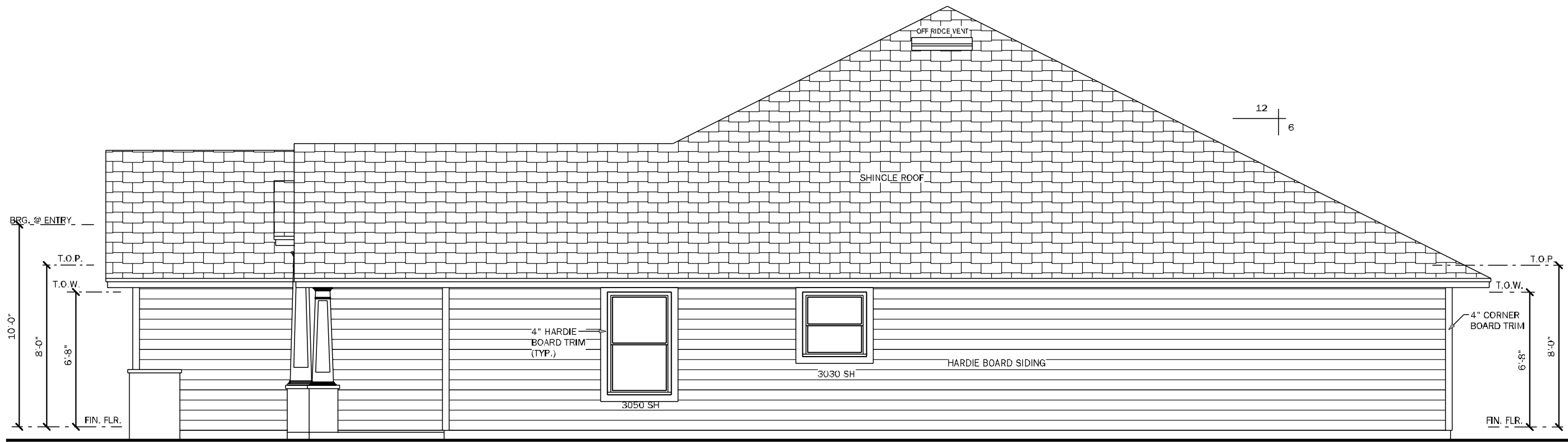


## PLUMBING RISER

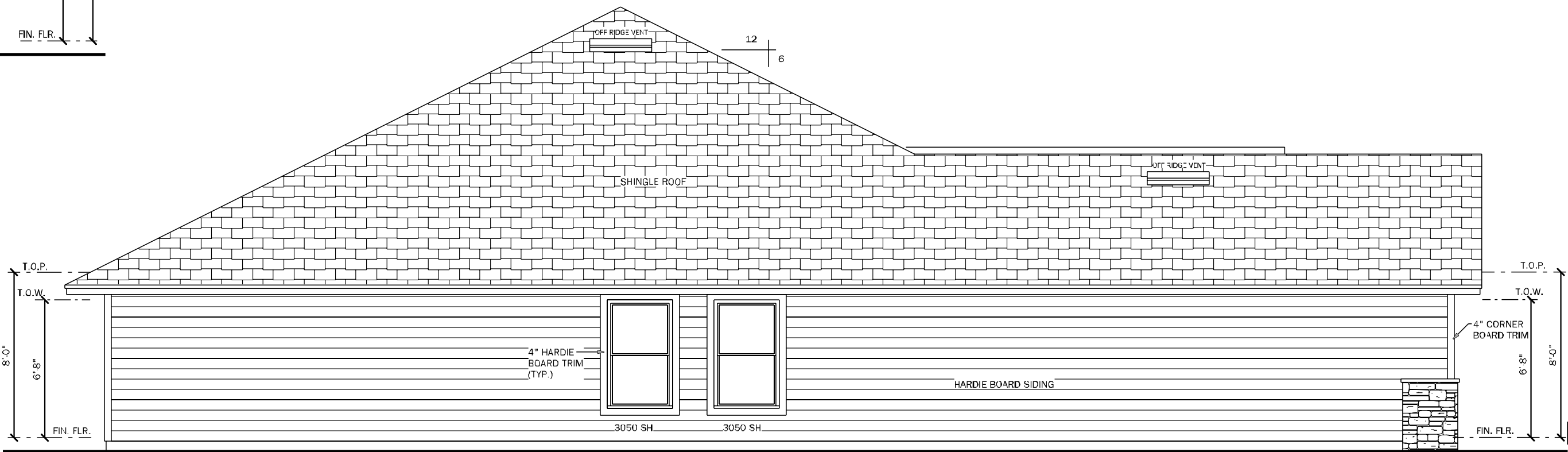
NTS



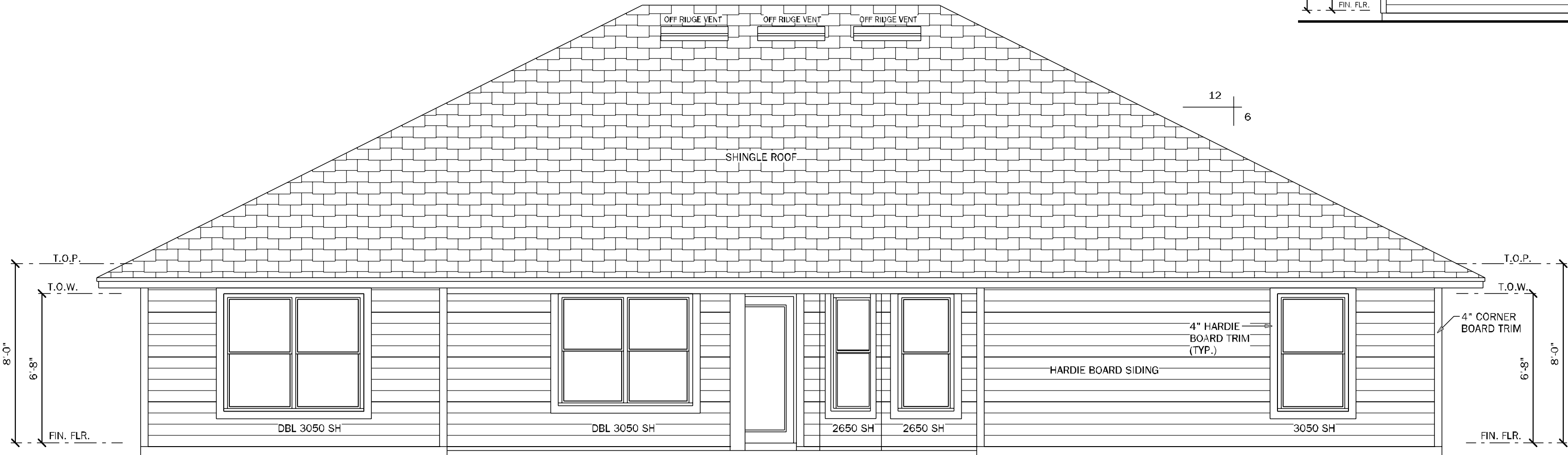
VENTILATION CALCULATION	
Formula = SF / 300 / 2 * 144 = net sq inches of venting needed equally for intake and exhaust	
Soffit product provides	4.12 net sq in / sf
Ridge vent provides	18.00 net sq in / lf
Off ridge vent provides	138.00 net sq in / sf
Overhang distance	2.00 ft
S.F. of Area to be vented (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



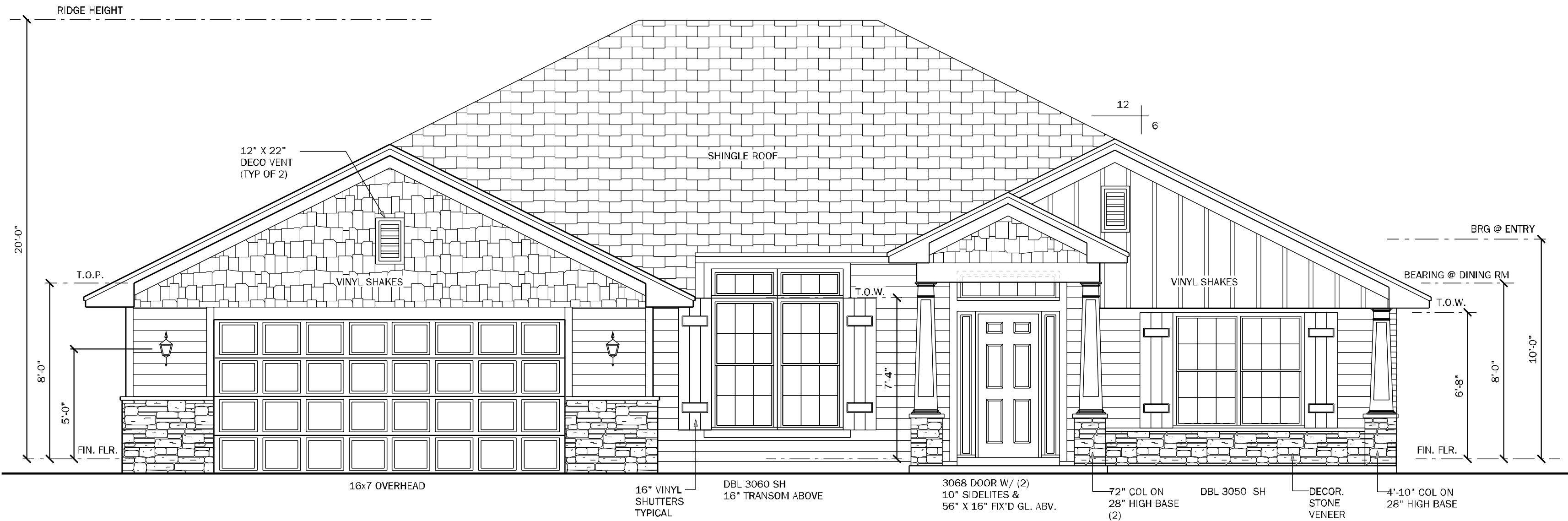
RIGHT ELEVATION "CR"  
SCALE: 3/16" = 1'-0"



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



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



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

COUNTY  
SEAL

Wednesday, October 30, 2024.

To the best of the Engineer's knowledge, information, and belief, the design and construction of the project complies with the current Florida Building Code, Engineering and related laws and regulations, and the Engineer's professional seal is not to be used for any project not designed by the Engineer.

**KEESSEE ASSOCIATES**  
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Professional Seal: **TH** **FL** # 94452

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Professional Seal: **TH** **FL** # 94452

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

INVENTORY

LOT: 96  
BLK: 10  
SEC: 10  
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**

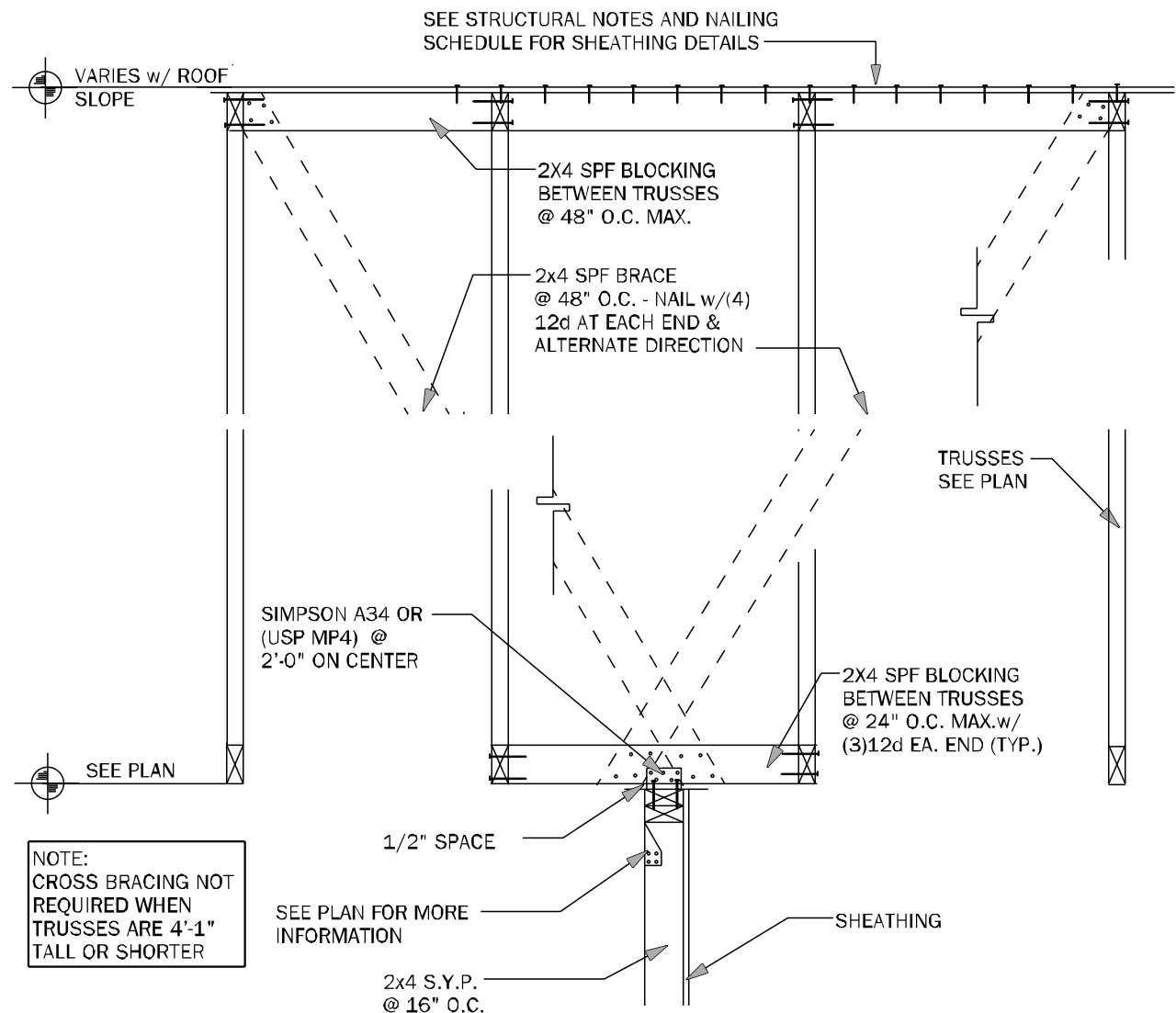
Sheet: **5** OF

ELEVATIONS

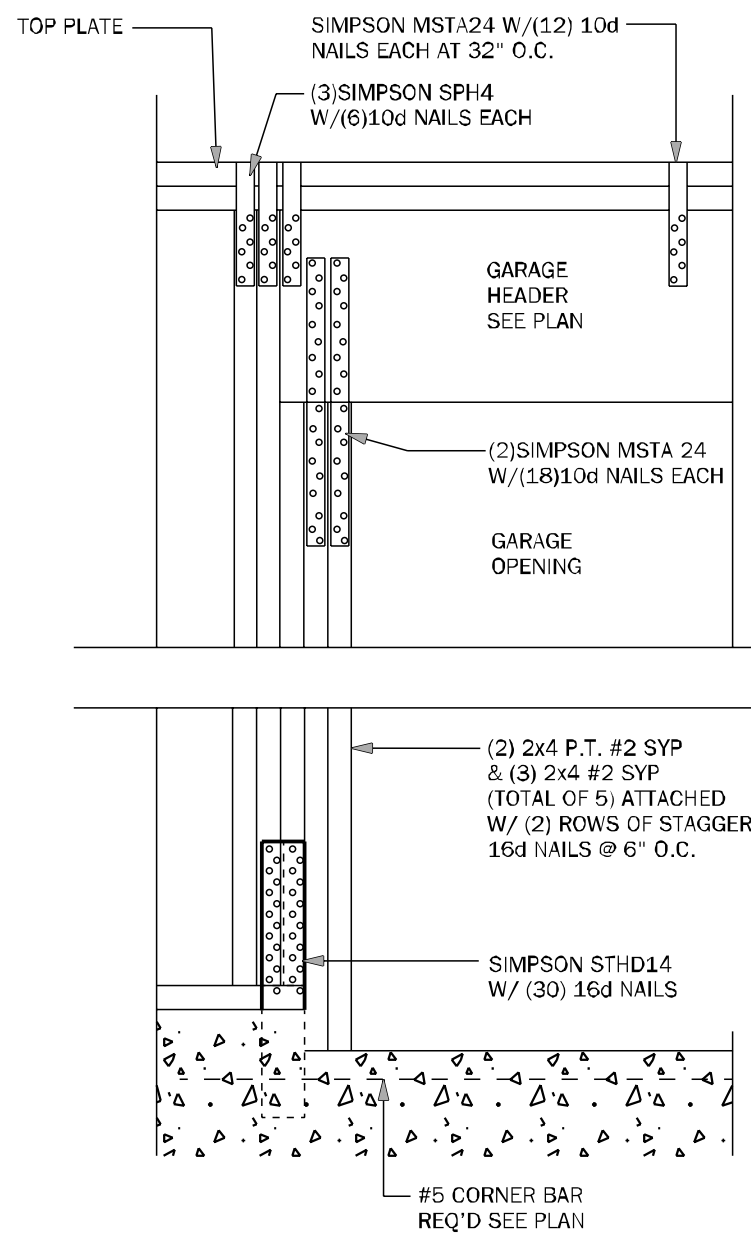


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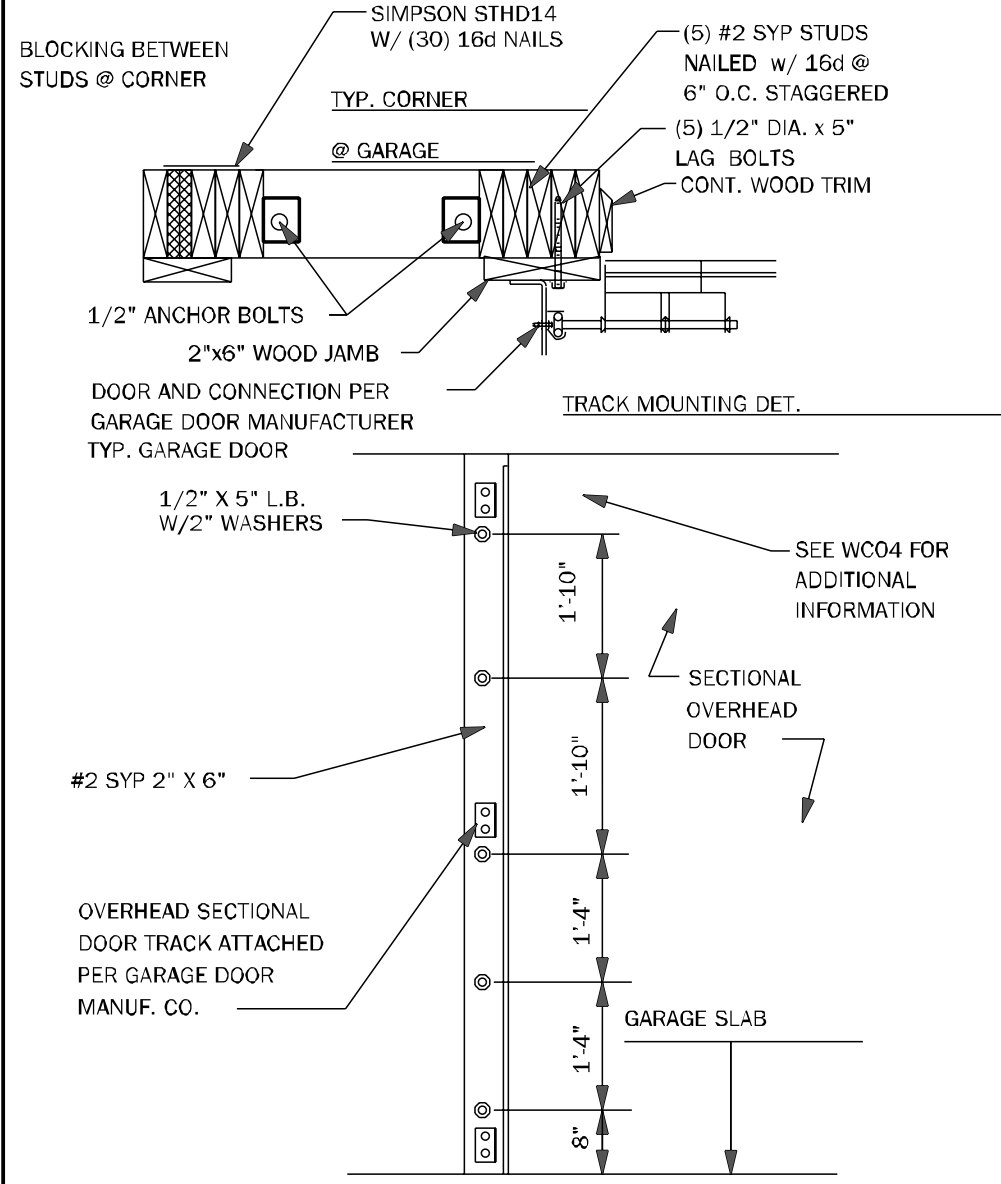




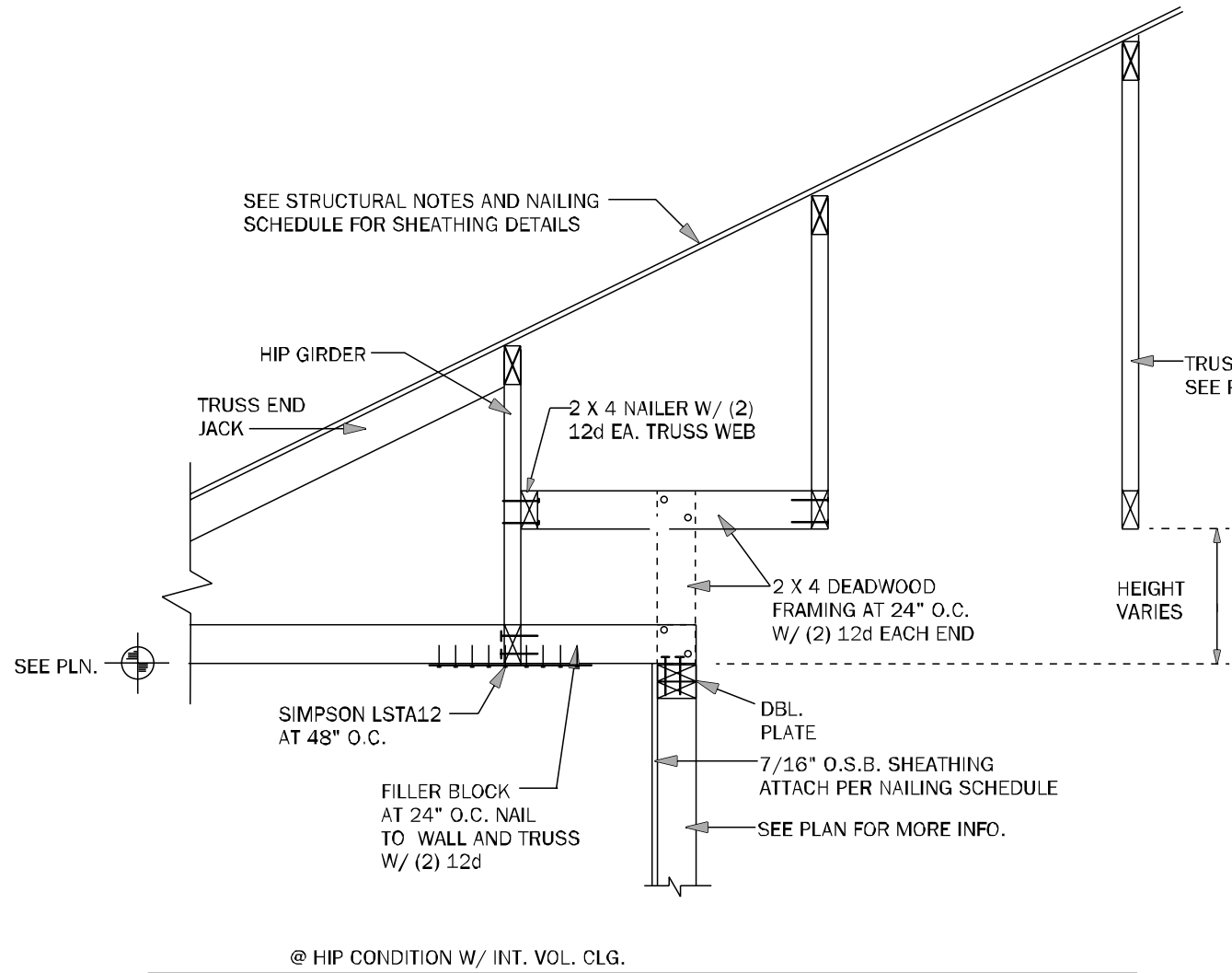
**TB15** EXTERIOR NON-BEARING WALL DETAIL N.T.S.



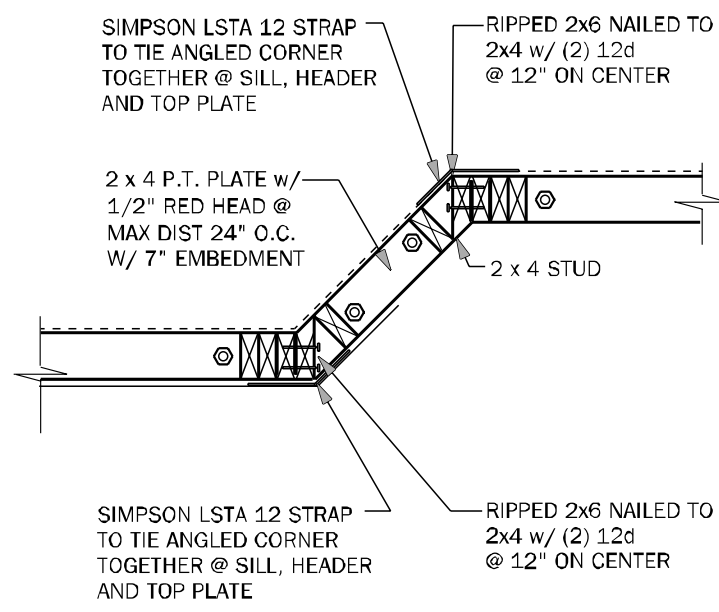
**WC04** GARAGE HEADER ANCHOR 3/4" = 1'-0"



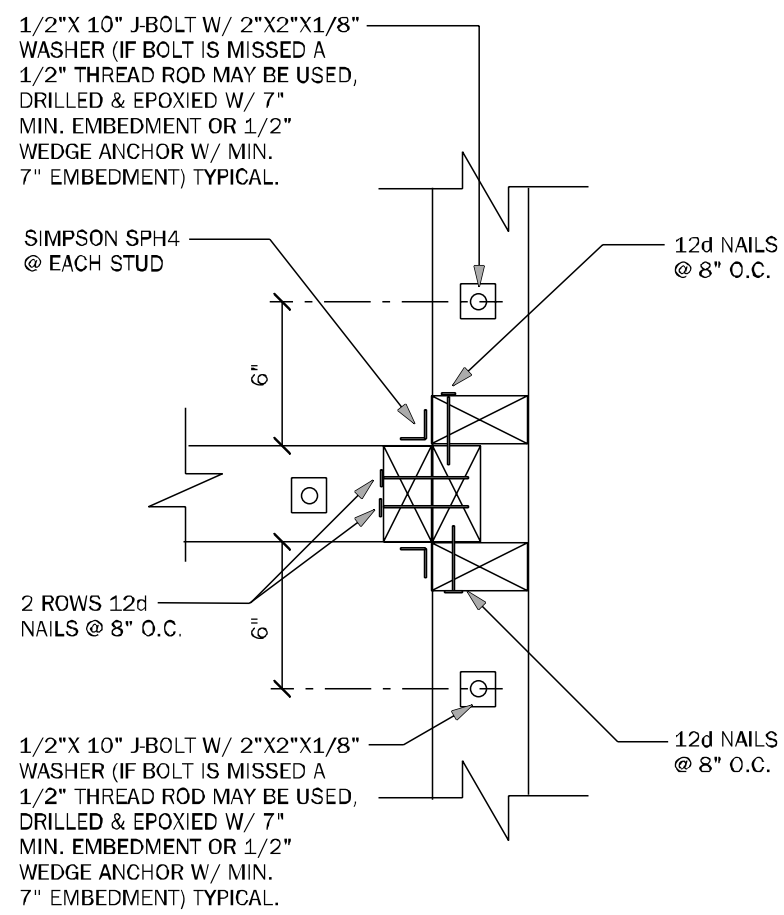
**WC05** SECT. OVERHEAD GAR. DOOR INSTALL N.T.S.



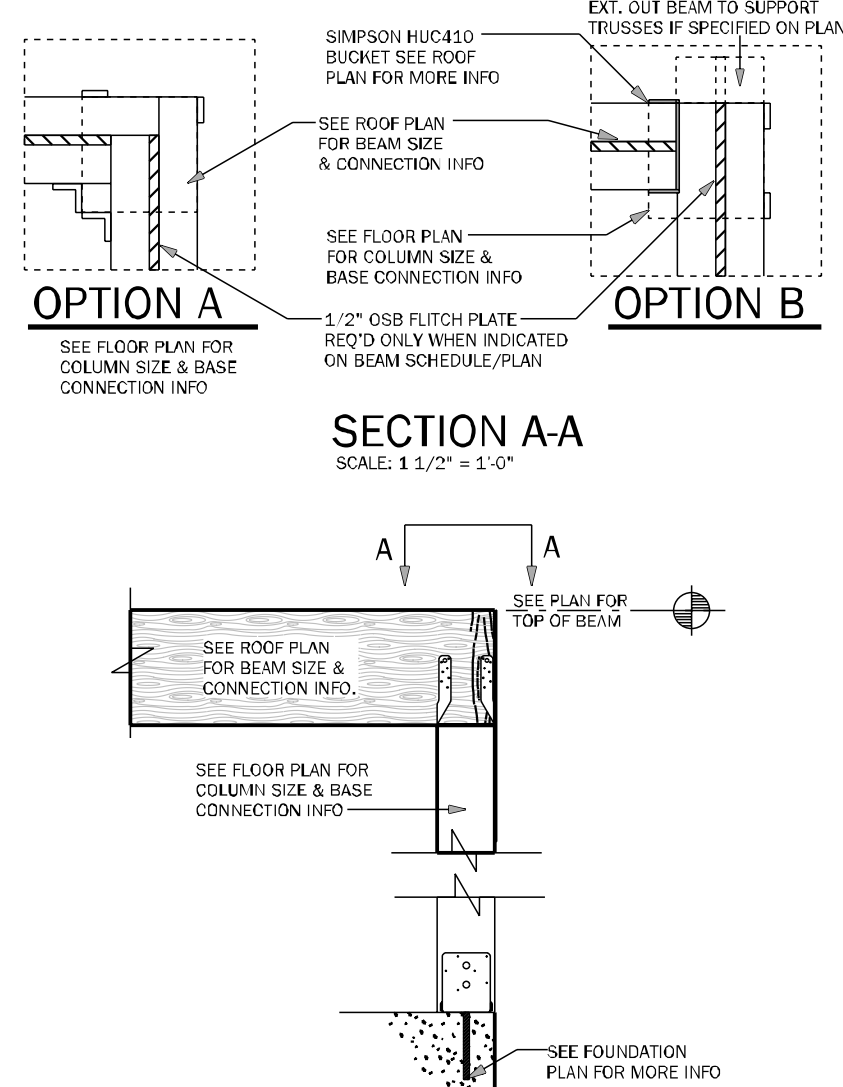
**WF64** EXTERIOR NON BRG. WALL DETAIL N.T.S.



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

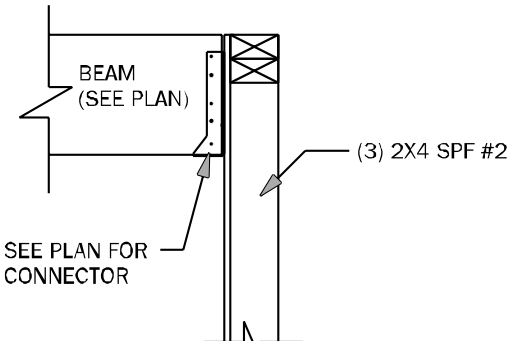


**WC03** WALL TO WALL CONN. @ END OF SHEARWALL 1 1/2" = 1'-0"

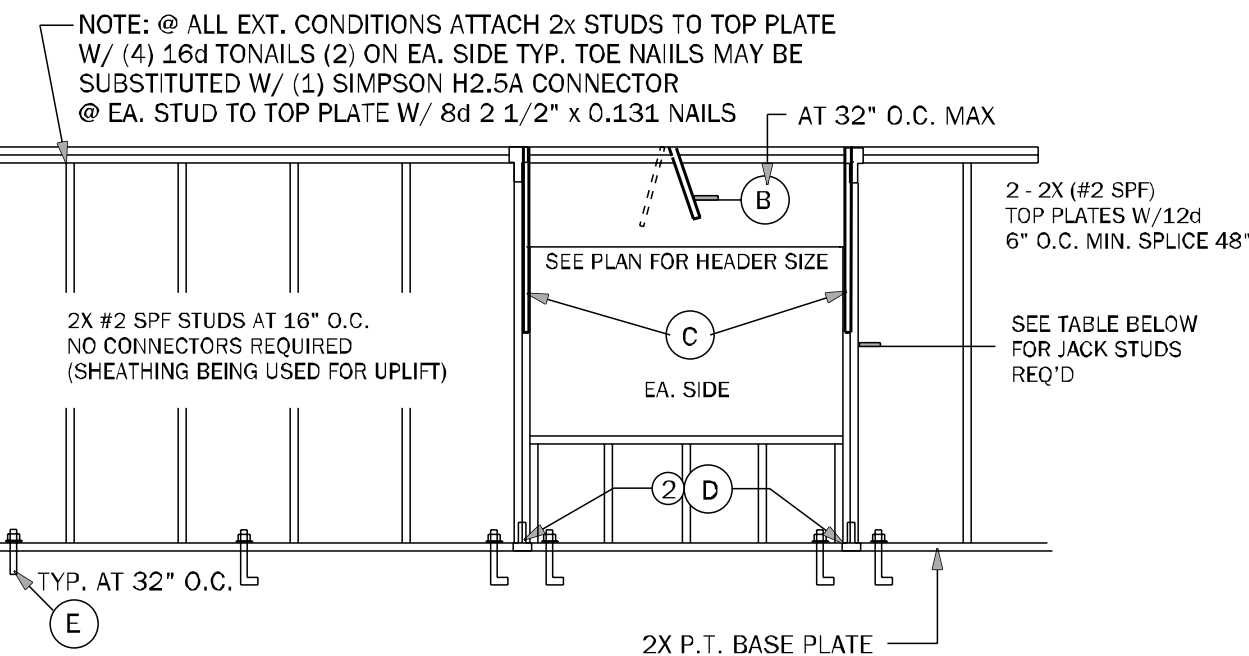


**CD11** COMMON BEAM ATTACHMENT N.T.S.

NOTE: @ ALL EXT. CONDITIONS ATTACH 2x STUDS TO TOP PLATE W/ (4) 16d TONAILS (2) ON EA. SIDE TYP. TOE NAILS MAY BE SUBSTITUTED W/ (1) SIMPSON H2.5A CONNECTOR @ EA. STUD TO TOP PLATE W/ 8d 2 1/2" x 0.131 NAILS



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

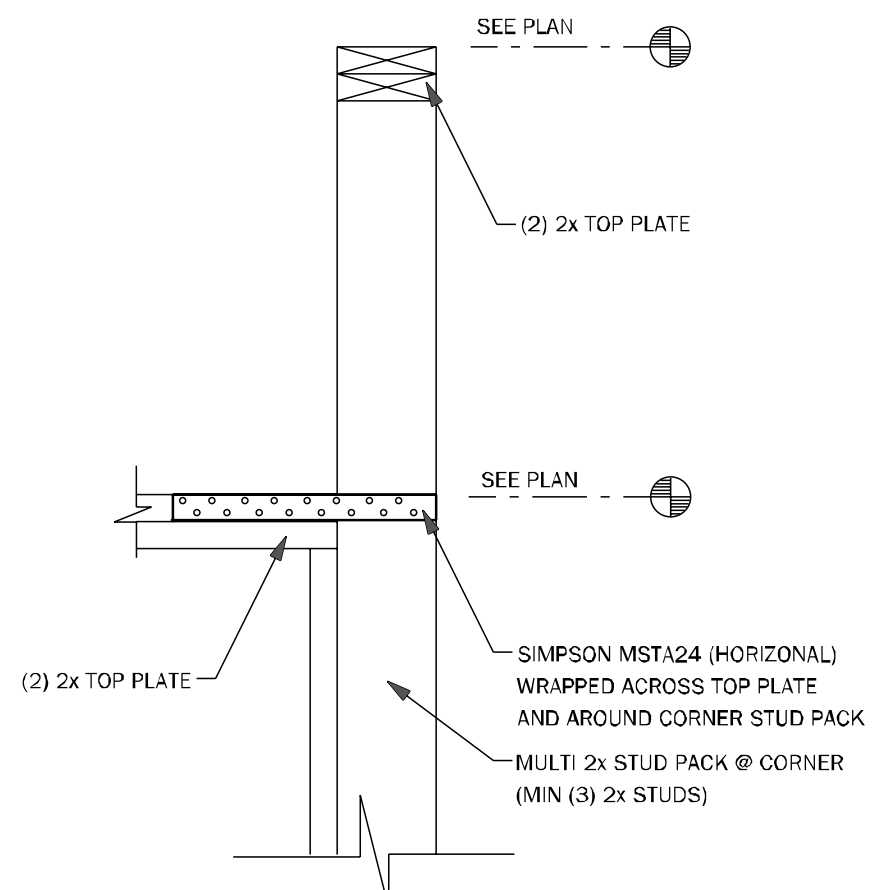


CONNECTOR LEGEND	
(A)	SIMPSON SPH4 W/ 12-10d x 1/2
(B)	SIMPSON MSTA24 W/ (18) 10d NAILS
(C)	SIMPSON MSTA24 W/ (18) 10d NAILS
(D)	SIMPSON SPH4 W/ 12-10d x 1 1/2"
(E)	1/2"x10" J-BOLT W/ 2"x2"x1/8" WASHER @ 32" O.C. PLUS (2) WITHIN 6" EACH SIDE OF JACK STUDS @ HEADER

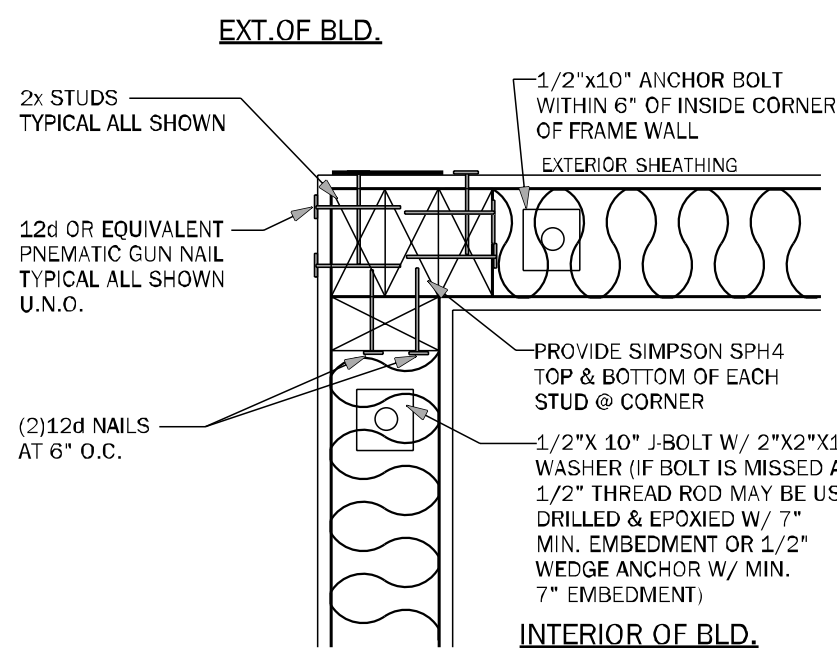
WINDOW & DOOR JACK TABLE	
PROVIDE JACKS @ EACH END AS FOLLOWS	
(2)	WHEN OPN'GS ARE GREATER THEN 4'-0"
(3)	WHEN OPN'GS ARE GREATER THEN 10'-0" BUT LESS THAN 16'-0"

NOTE: FOR EXTERIOR OR SHEAR WALL SEE SHEET S1 FOR WALL & ROOF SHEATHING INSTALLATION & NAILING SCHEDULES

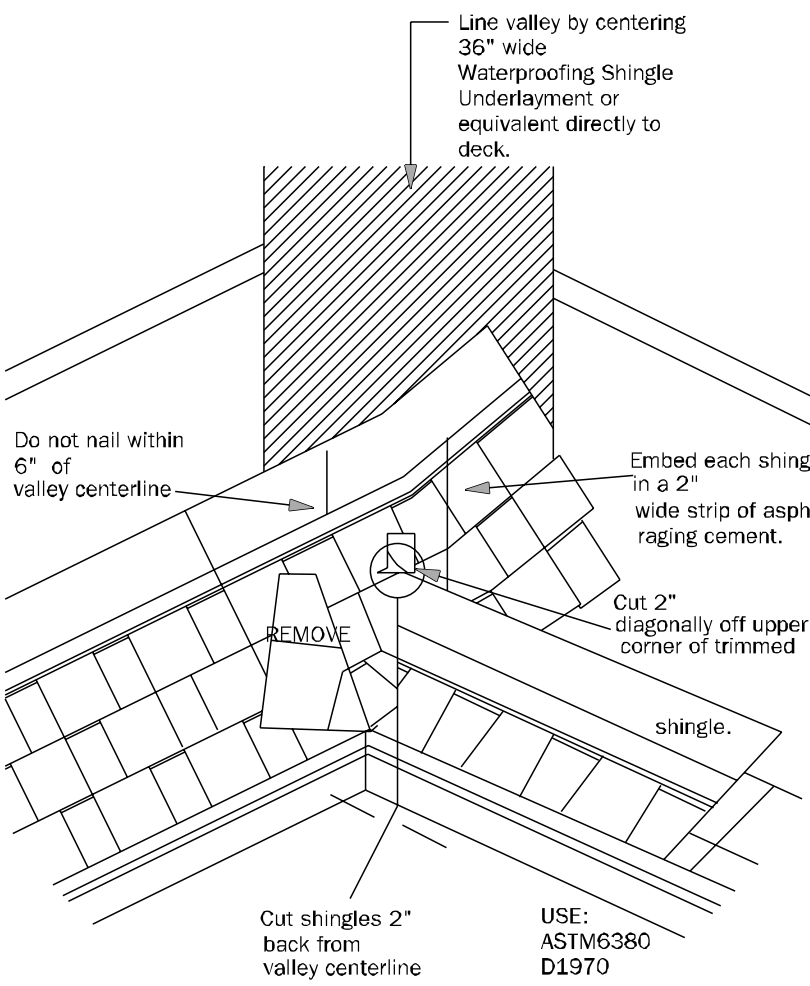
**WF66** TYPICAL BEARING WALL N.T.S.



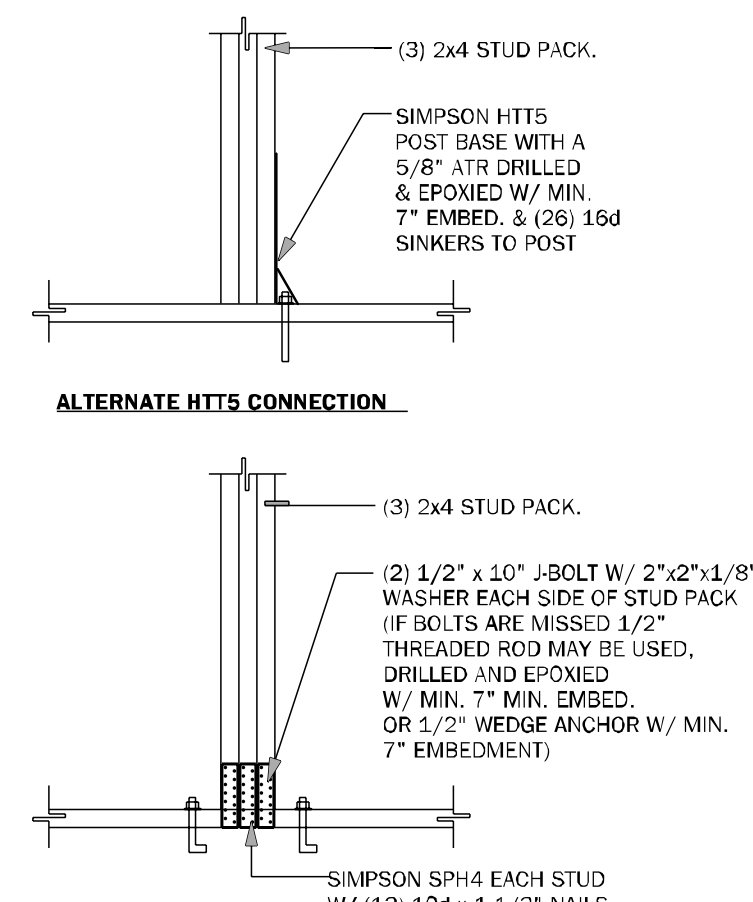
**WC09** WALL STEP @ CORNER N.T.S.



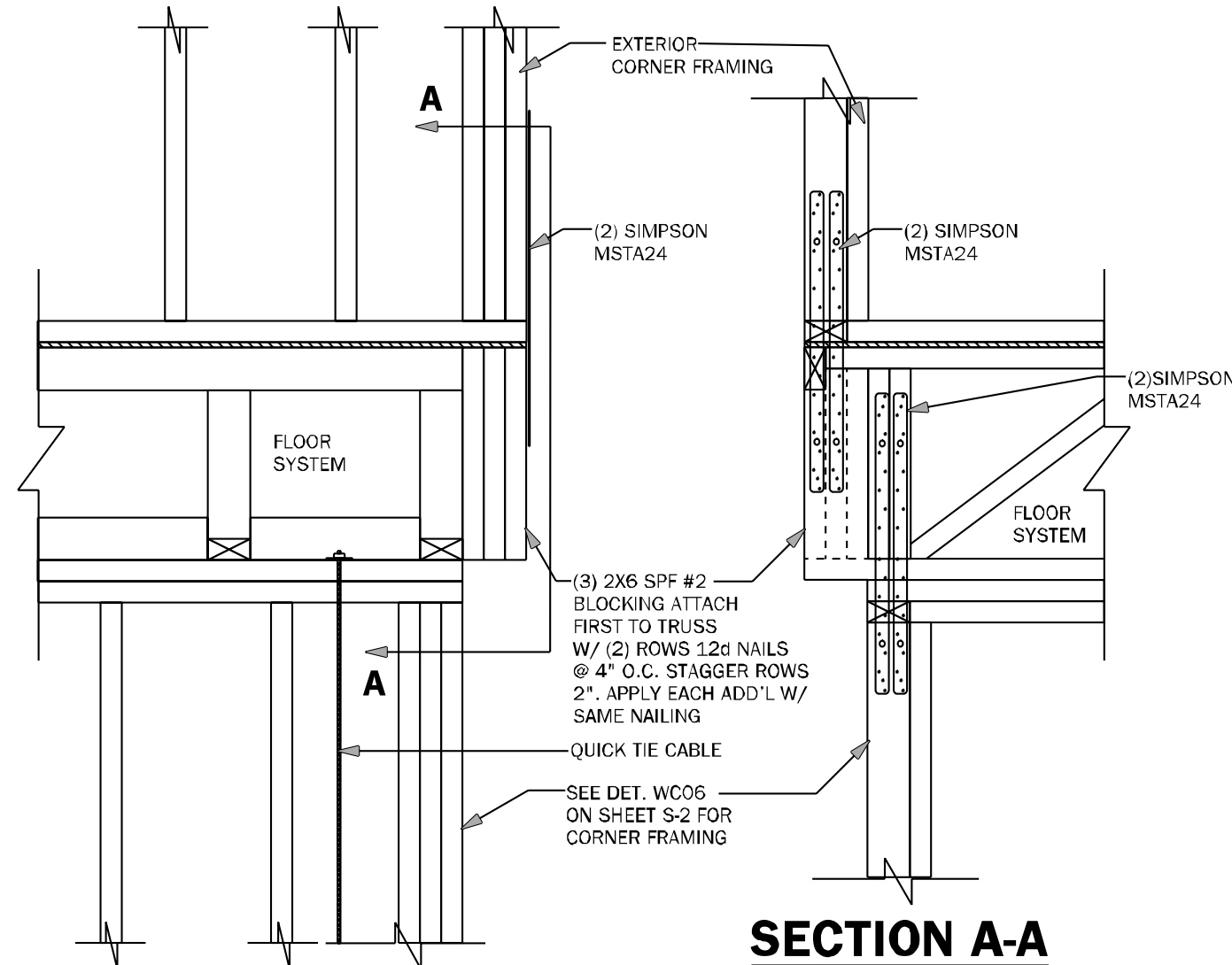
**WC06** EXTERIOR FRAME CORNER 3/4" = 1'-0"



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



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



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

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FL # 94452

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□ SCOTT A. LEWIS, P.E.  
□ THIEN BAO DUONG, P.E.

**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:  
Wednesday, October 30, 2024

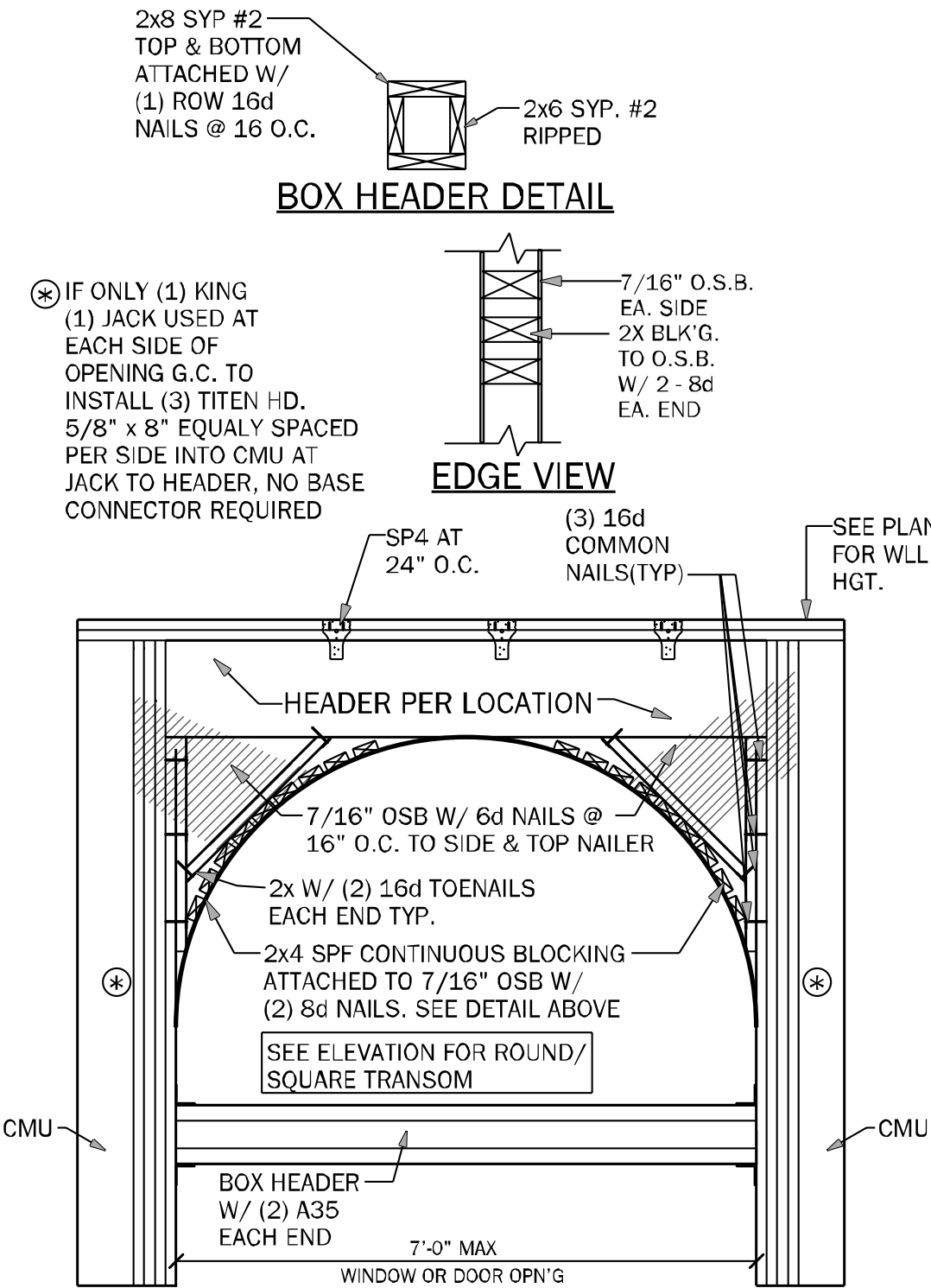
KA PROJECT NUMBER:  
**24-13143**

Sheet: **S-2** Of:

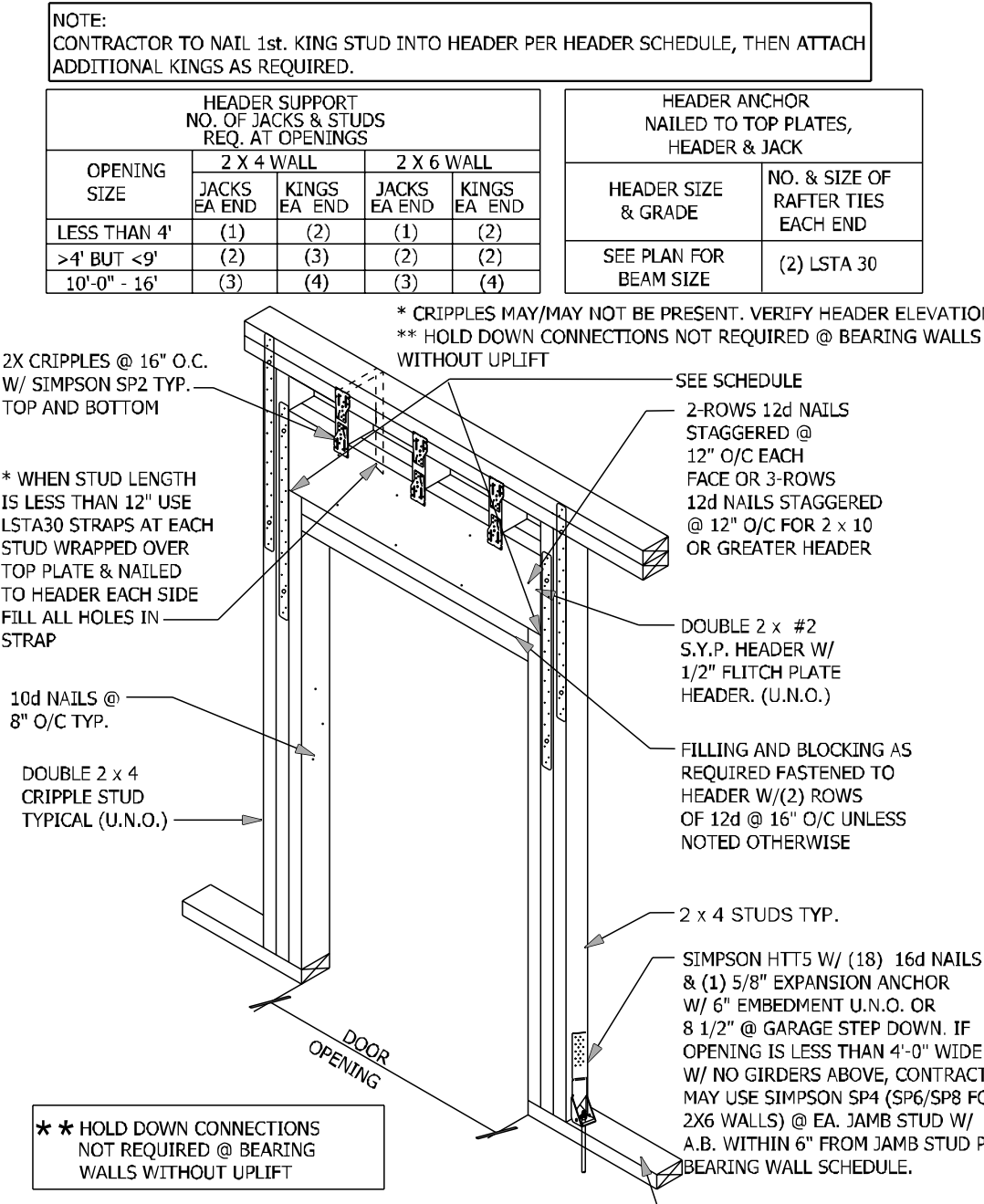
TYPICAL FRAMING DETAILS

Wednesday, October 30, 2024

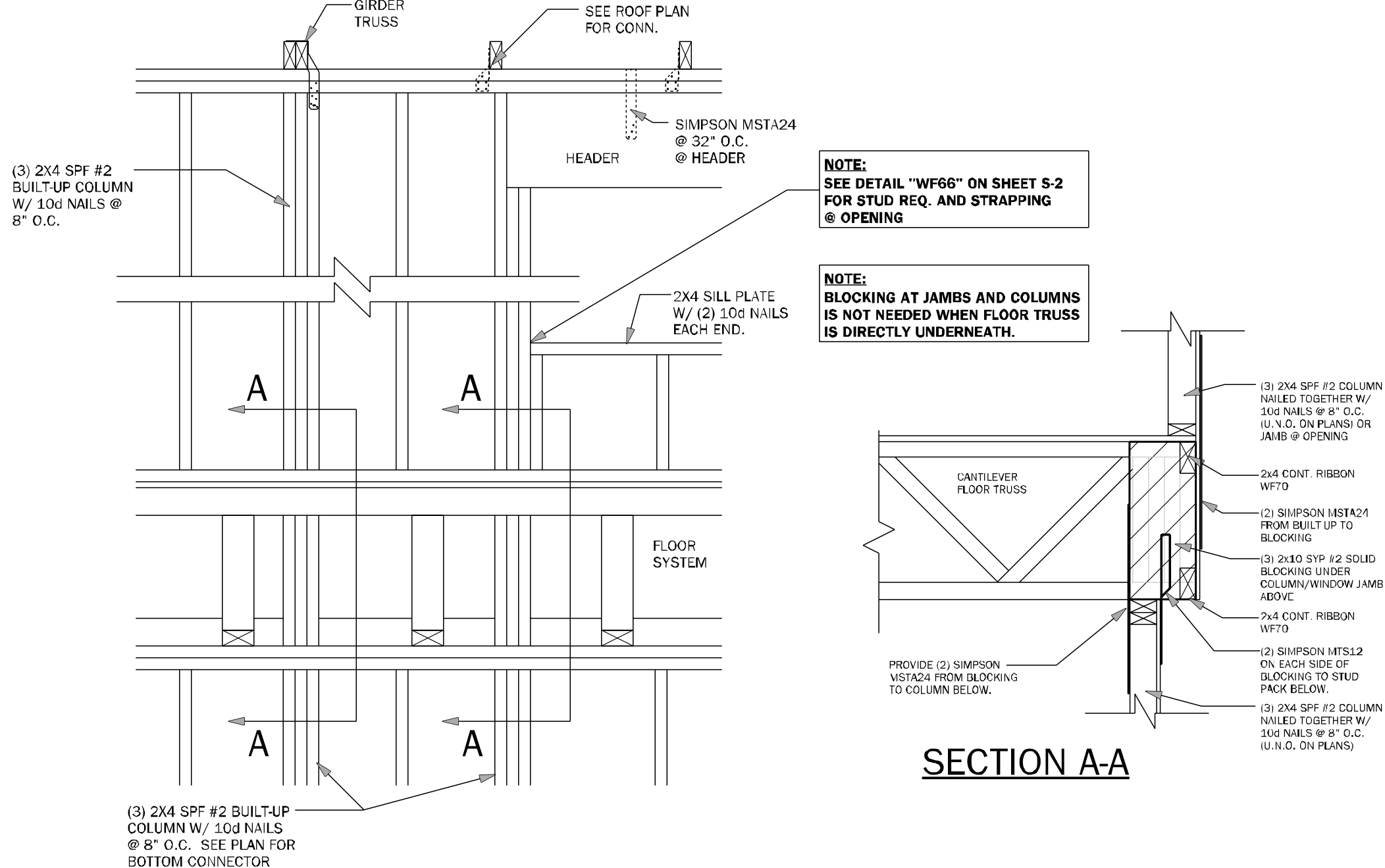




**WF39** TRANSOM DETAIL AT ENTRY 1/2" = 1'-0"



**WF09** WALL HEADER DETAIL N.T.S.



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

To the best of the Engineer's knowledge, information, and belief, the design and construction of the above project complies with the applicable building codes and standards, and the Engineer is not providing any warranty or representation for the design and construction of the project.

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**DAMS HOMES**  
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100 WEST GARDEN STREET  
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**DIVISION LOCATION:**  
GAINESVILLE

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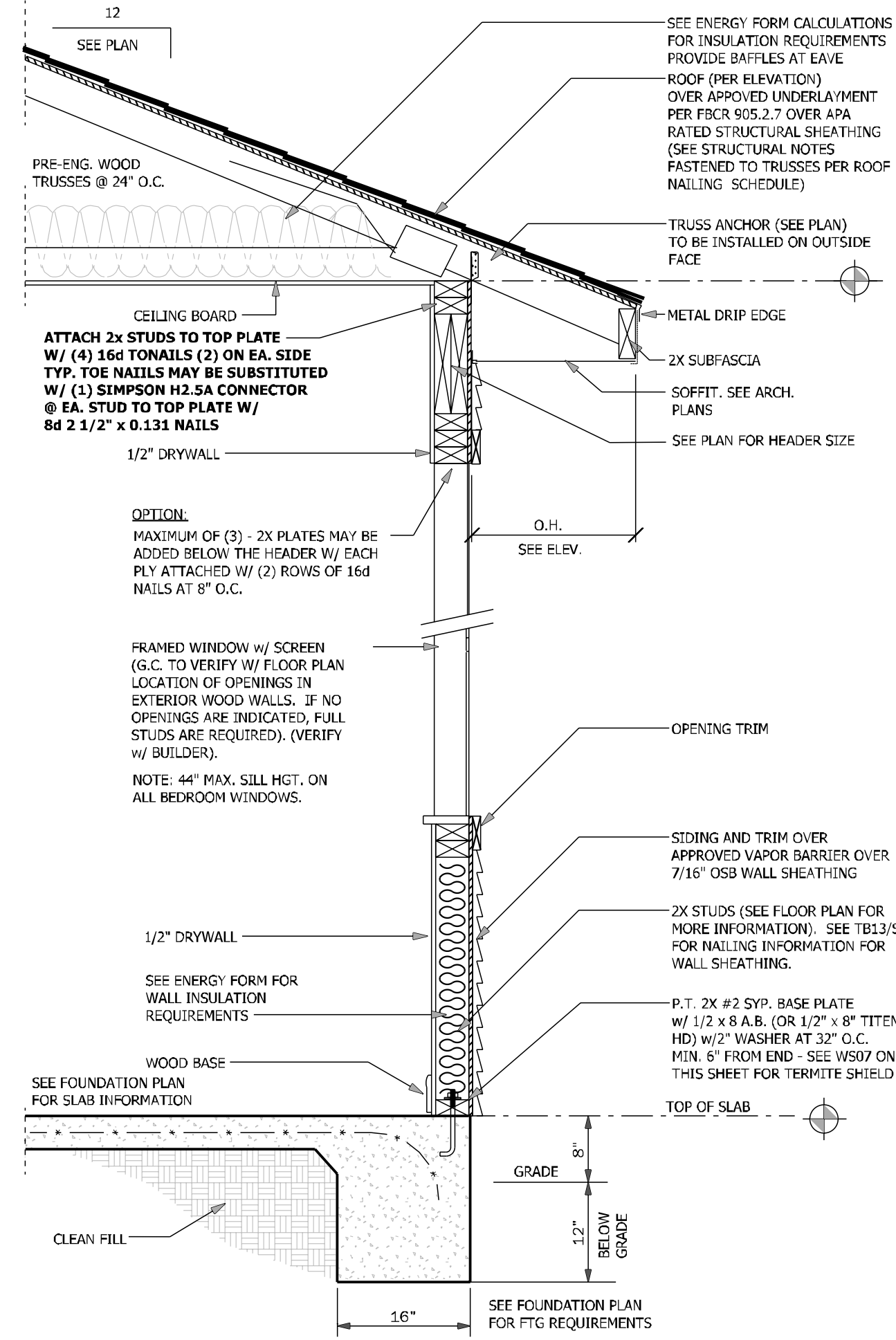
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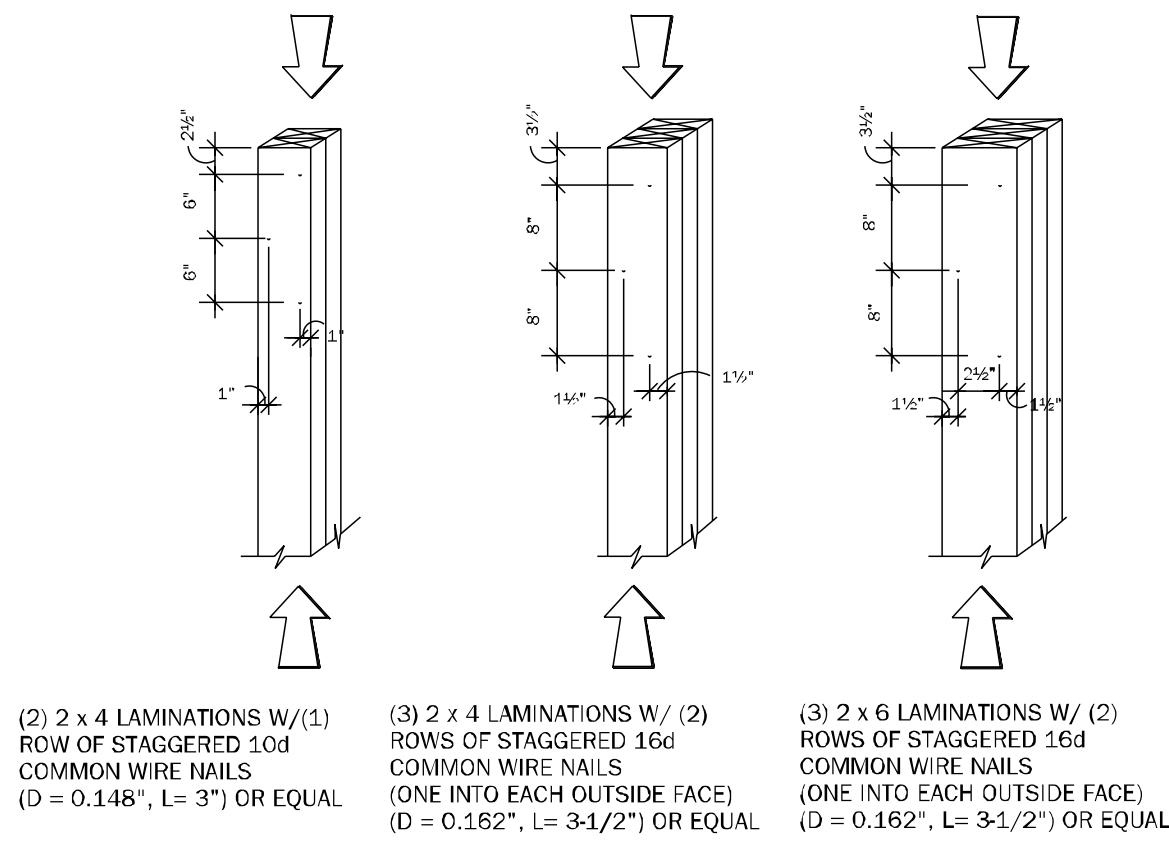
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TYPICAL FRAMING  
DETAILS



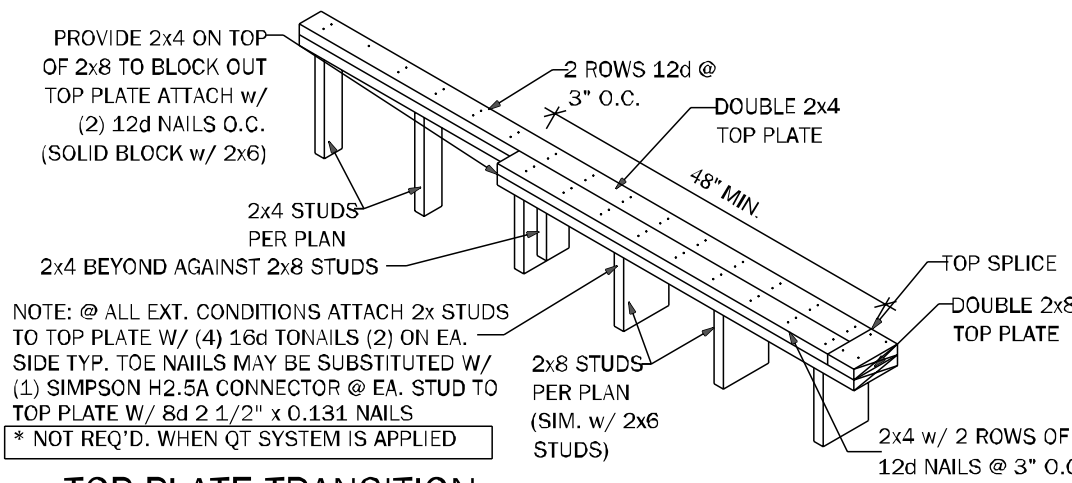


**WS02** TYPICAL WALL SECTION EXTERIOR FRAME 3/4" = 1'-0"



**NOTES:**  
 1) ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.  
 2) ALL NAILS PENETRATE AT LEAST 3/4" OF THE THICKNESS OF THE LAST LAMINATION.  
 3) FOR 4-PLY, PROVIDE 1/4" DIA. x 5 1/2" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)  
 4) REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFO.

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



**NOTE:** @ ALL EXT. CONDITIONS ATTACH 2x STUDS TO TOP PLATE W/ (4) 16d TONAILS (2) ON EA. SIDE TYP. TOE NAILS MAY BE SUBSTITUTED W/ (1) SIMPSON H2.5A CONNECTOR @ EA. STUD TO TOP PLATE W/ 8d 2 1/2" x 0.131 NAILS.  
 \* NOT REQ'D. WHEN QT SYSTEM IS APPLIED

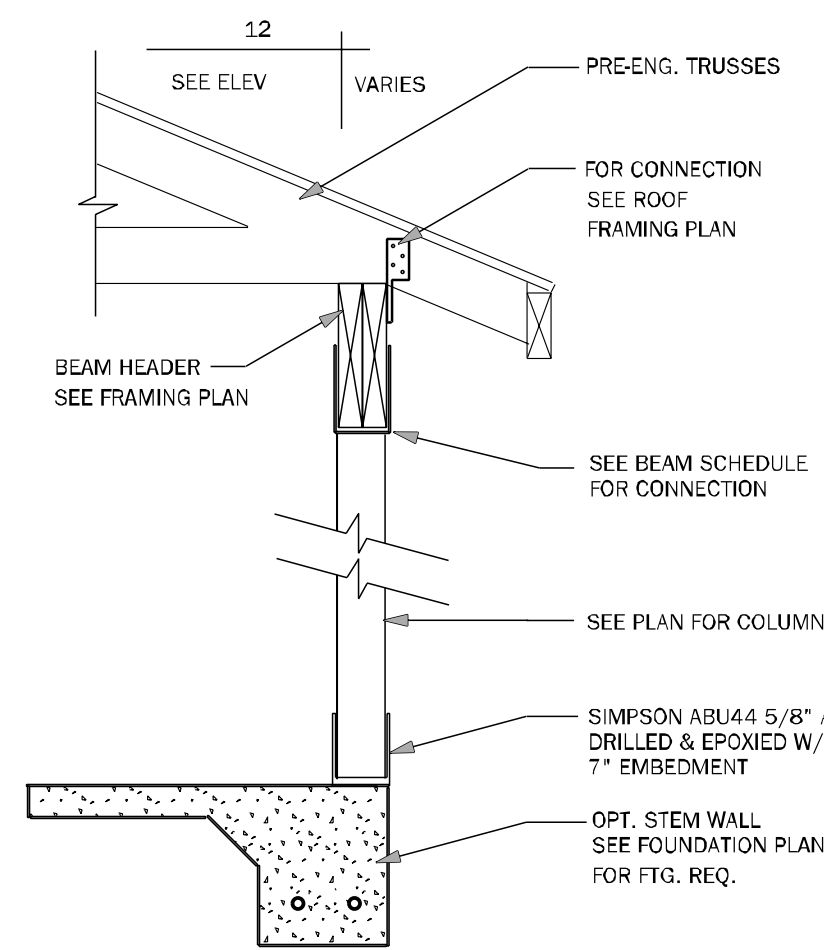
**TOP PLATE TRANSITION**

PIPE OR DUCT w/ PENETRATION THRU TOP PLATE w/ MORE THAN 50% OF TOP PLATE WIDTH INSTALL SIMPSON PPSN5162 w/ (12) 16d NAILS TYP. TOP & BOT.

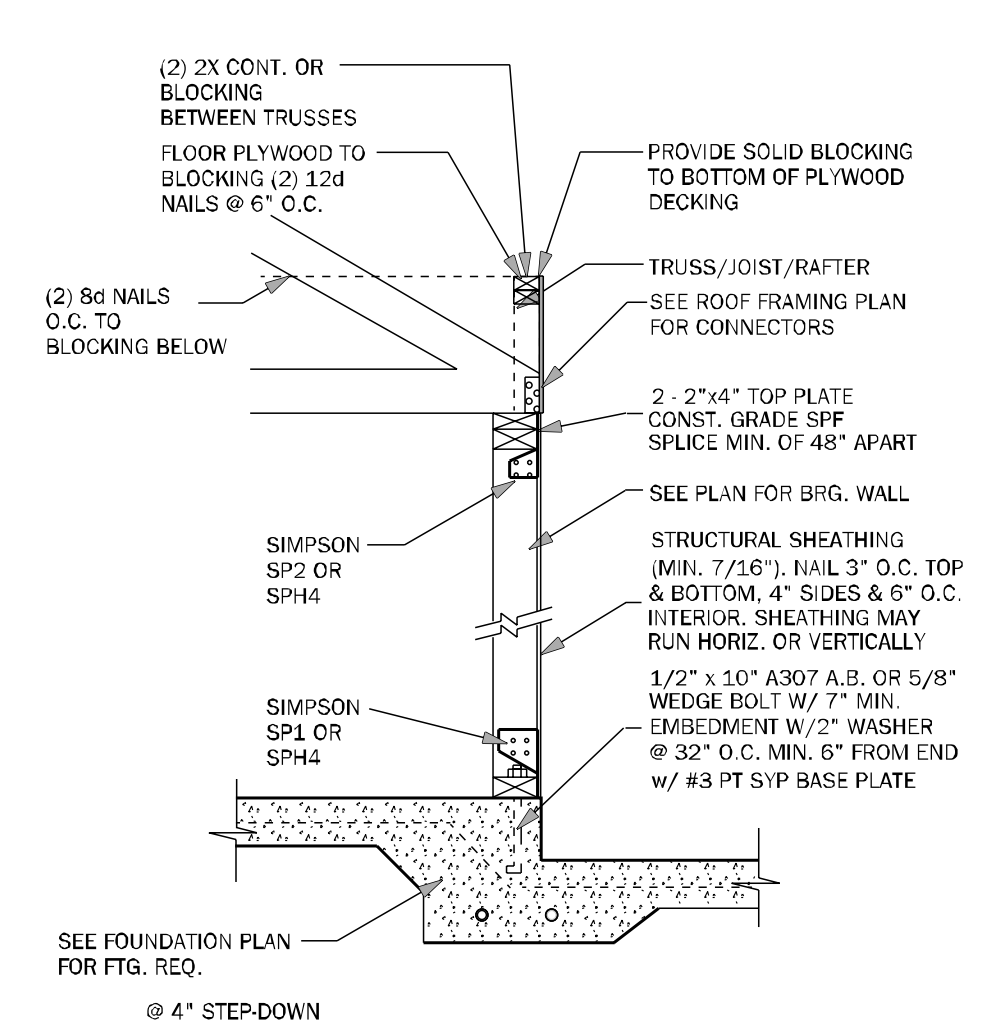
**NOTE:** @ ALL EXT. CONDITIONS ATTACH 2x STUDS TO TOP PLATE W/ (4) 16d TONAILS (2) ON EA. SIDE TYP. TOE NAILS MAY BE SUBSTITUTED W/ (1) SIMPSON H2.5A CONNECTOR @ EA. STUD TO TOP PLATE W/ 8d 2 1/2" x 0.131 NAILS.  
 \* NOT REQ'D. WHEN QT SYSTEM IS APPLIED

**NOTE:** PLATE LENGTHS MUST BE AT LEAST 8'-0" LONG. TYPICAL

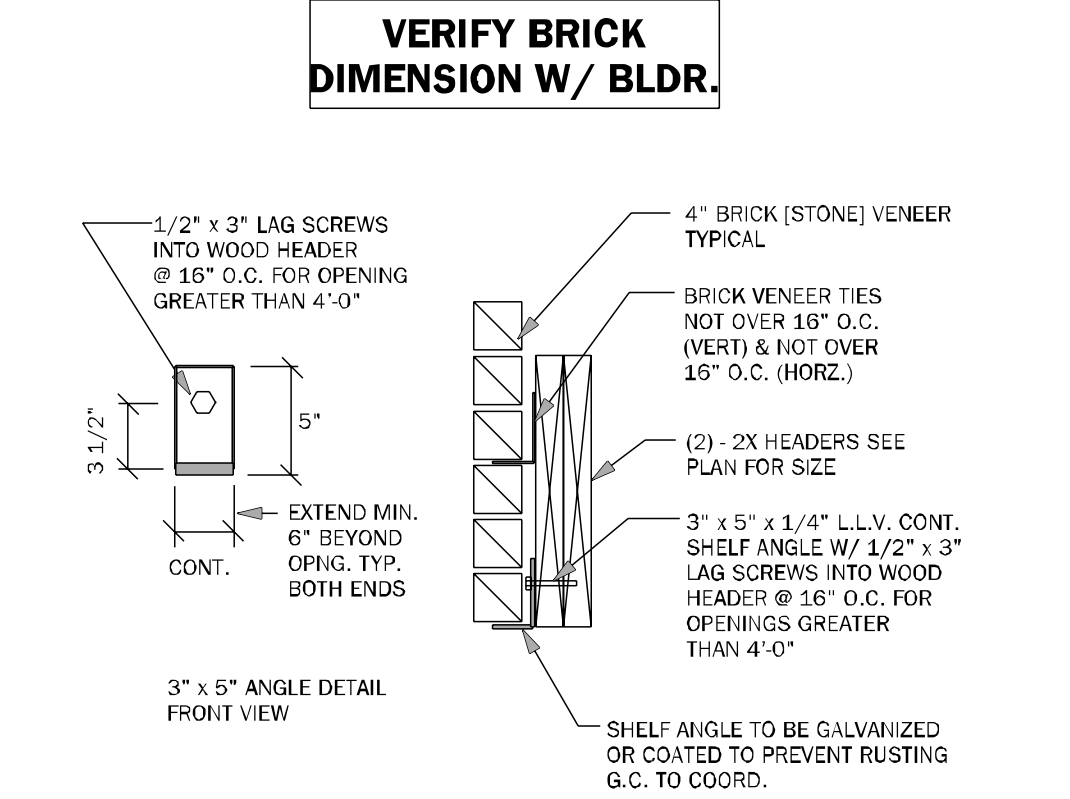
**WF17** TOP PLATE SPLICE DETAIL 3/4" = 1'-0"



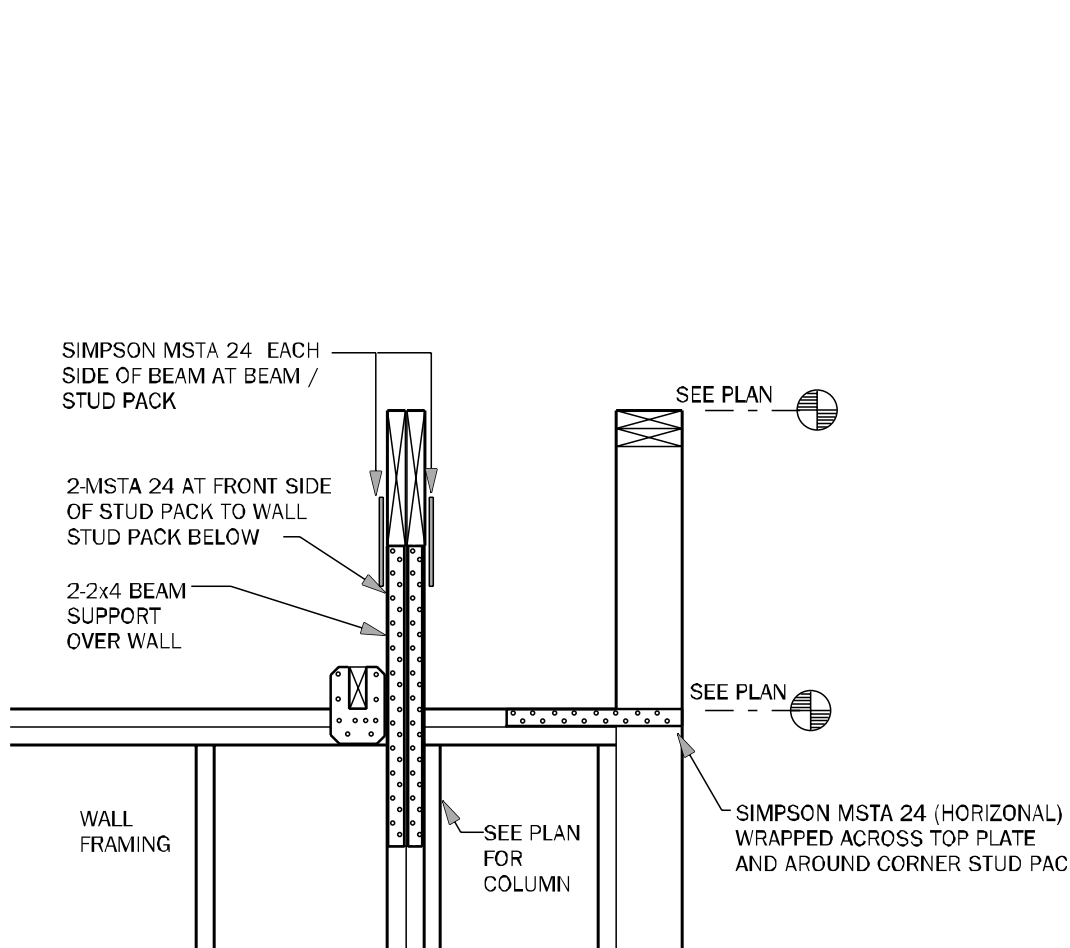
**CD24** POST & BEAM DETAIL 1/2" = 1'-0"



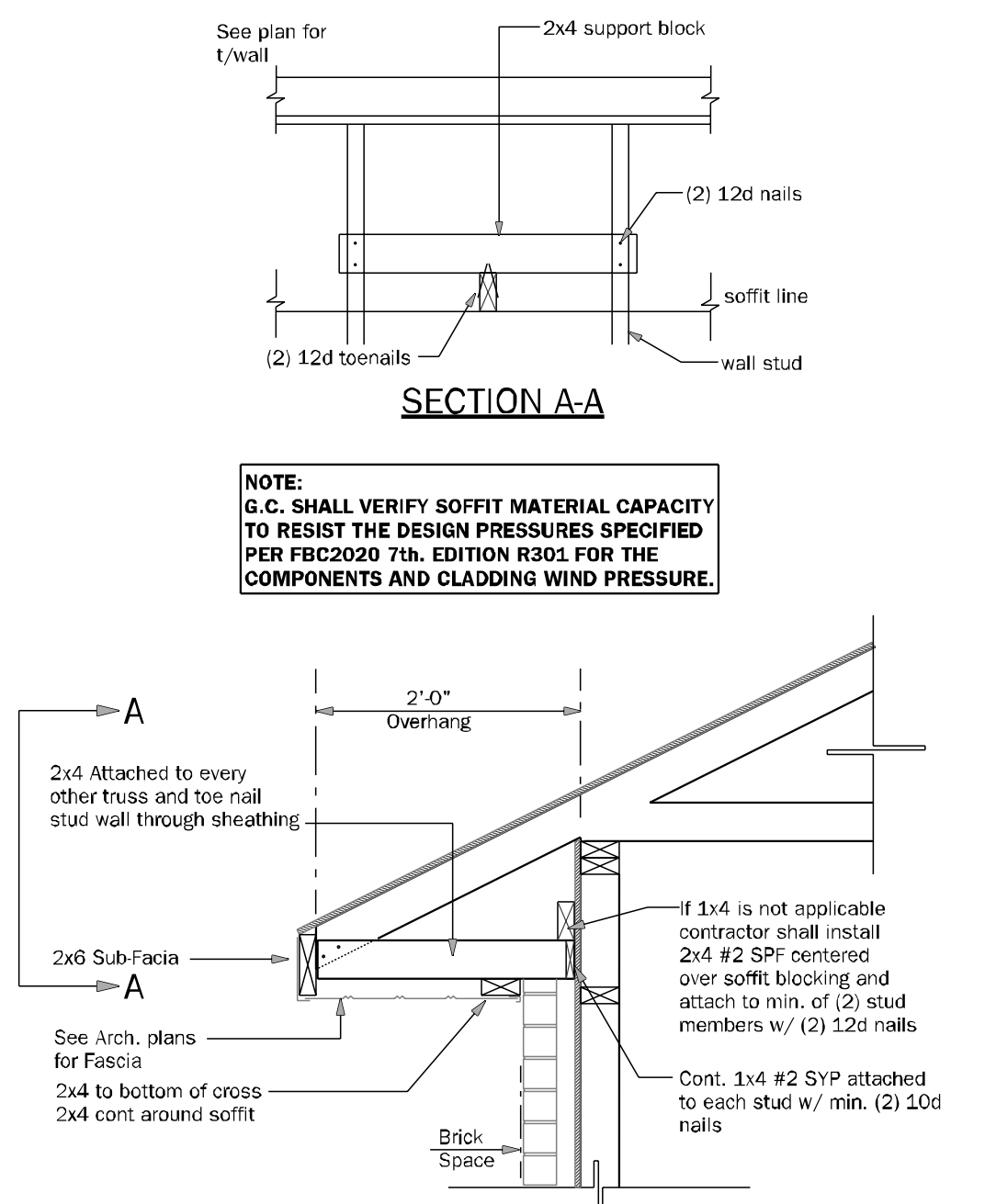
**SW01** INTERIOR BEARING SHEARWALL w/UPLIFT N.T.S.



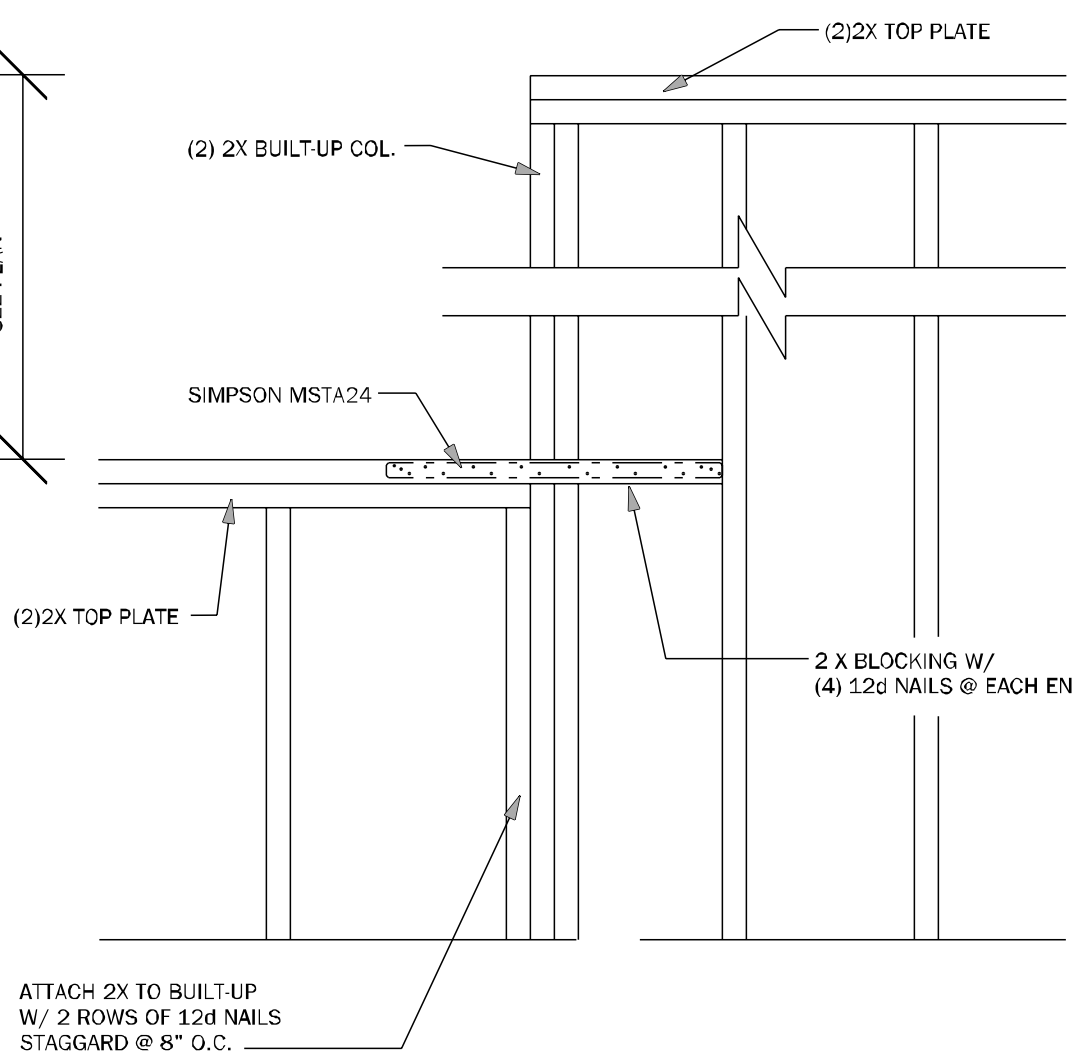
**BD07** BRICK SHELF DETAIL N.T.S.



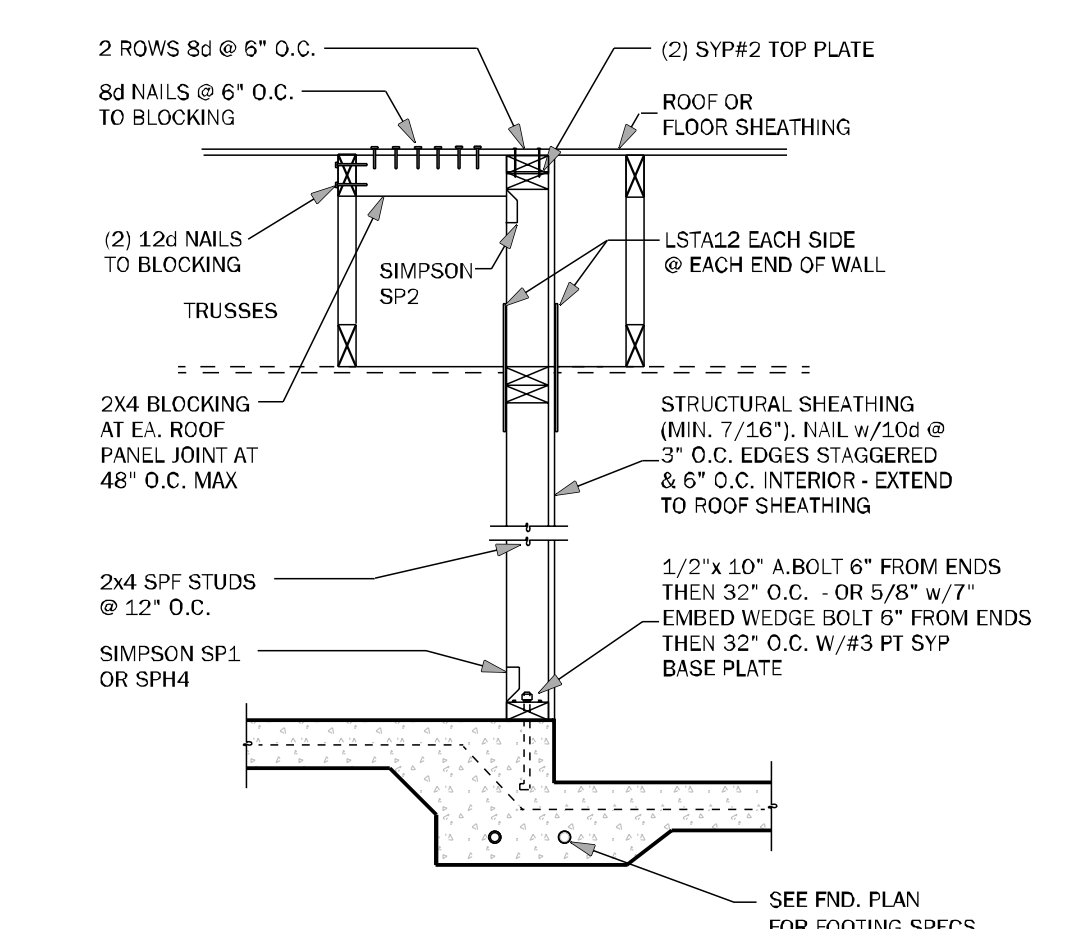
**WC08** STEP UP @ CORNER & RAISED BEAM N.T.S.



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



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



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

COUNTY SEAL

Wednesday, October 30, 2024

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AA26202116  
 SCOTT A. LEWIS, P.E.  
 10/30/2024

FL # 94452  
 FL # 78750  
 FL # 86158

SCOTT A. LEWIS, P.E.  
 10/30/2024

THAN BAO DUONG, PE  
 10/30/2024

**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  
 715 SW Rosemary Dr  
 Lake City, FL

Model Name / Number:  
**2508**

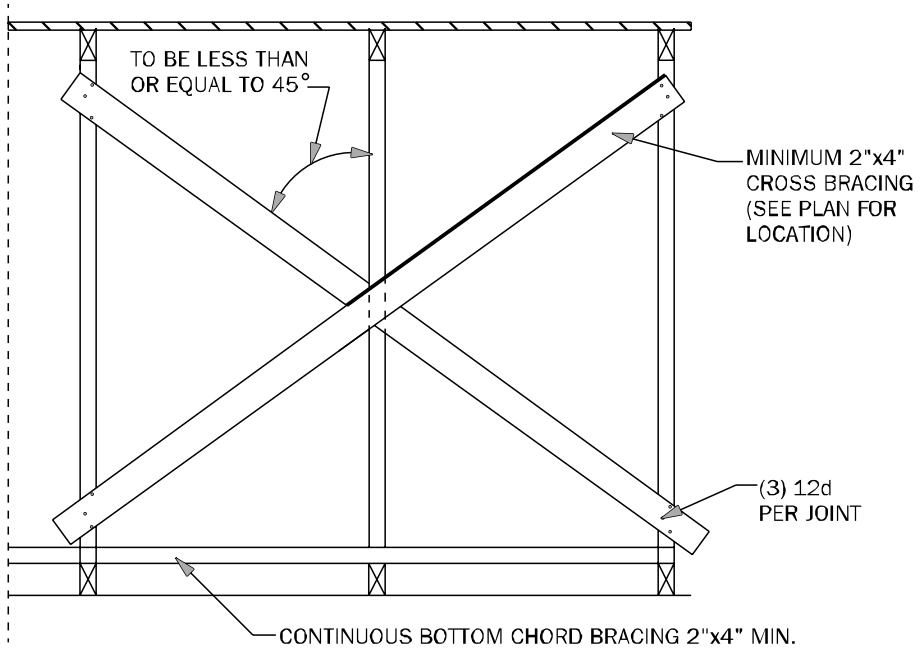
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KA PROJECT NUMBER:  
**24-13143**

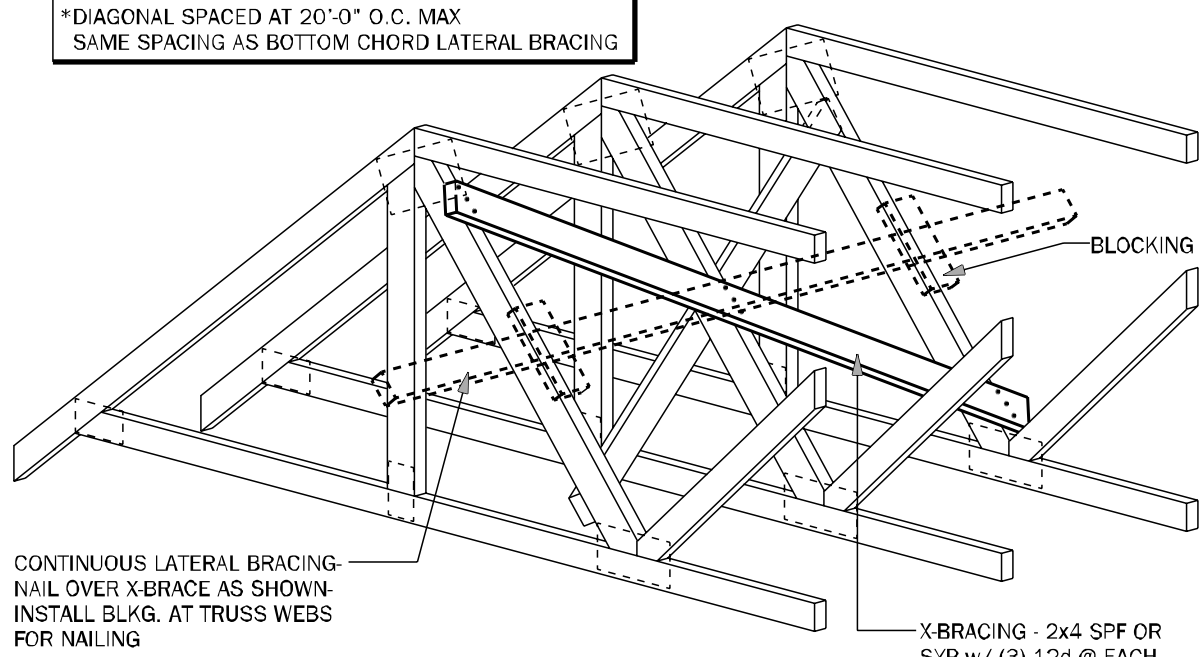
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TYPICAL WALL DETAILS



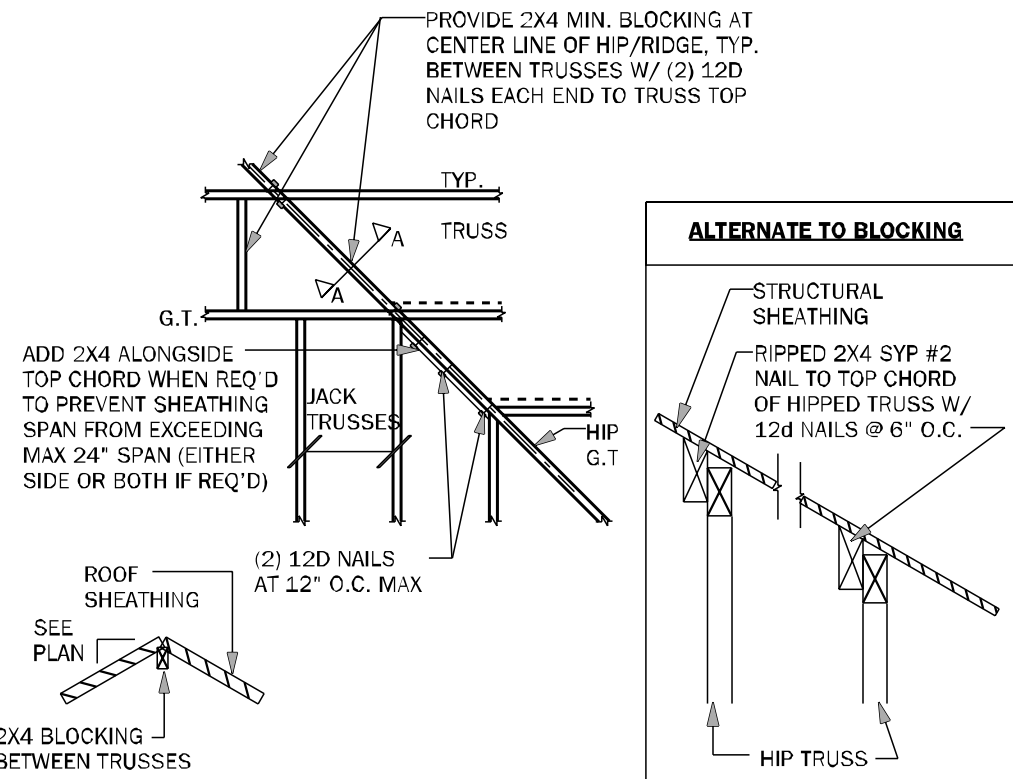


\*DIAGONAL SPACED AT 20'-0" O.C. MAX  
SAME SPACING AS BOTTOM CHORD LATERAL BRACING

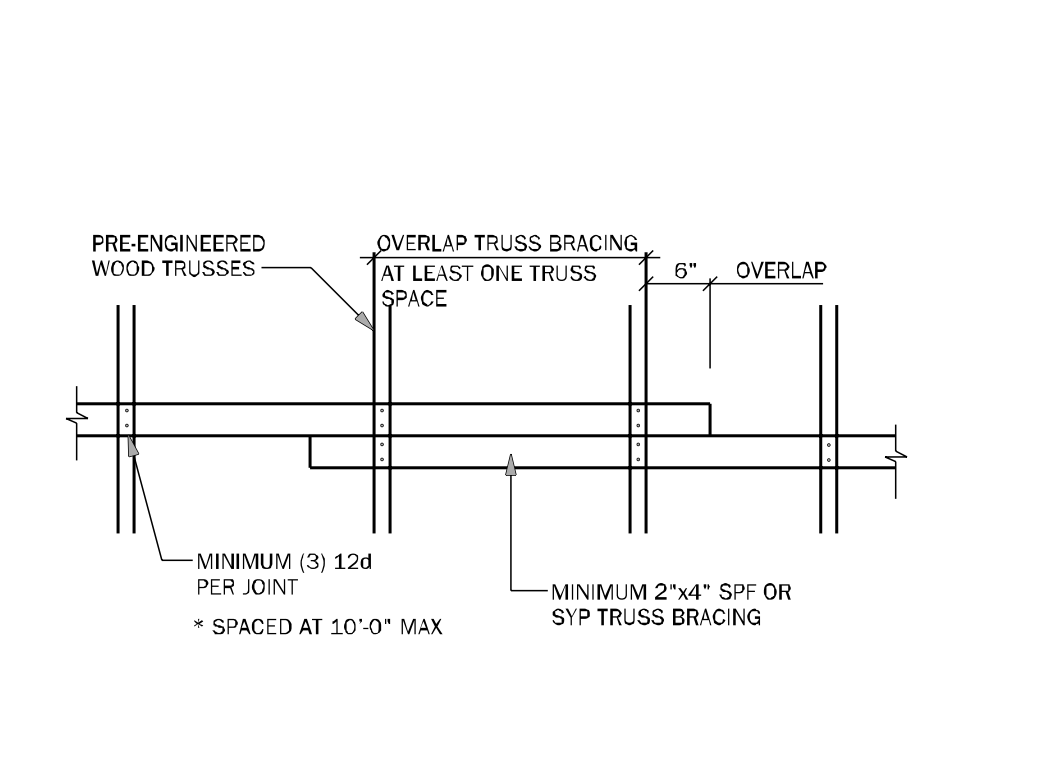


**TB01** TYPICAL CROSS BRACING DETAIL N.T.S.

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



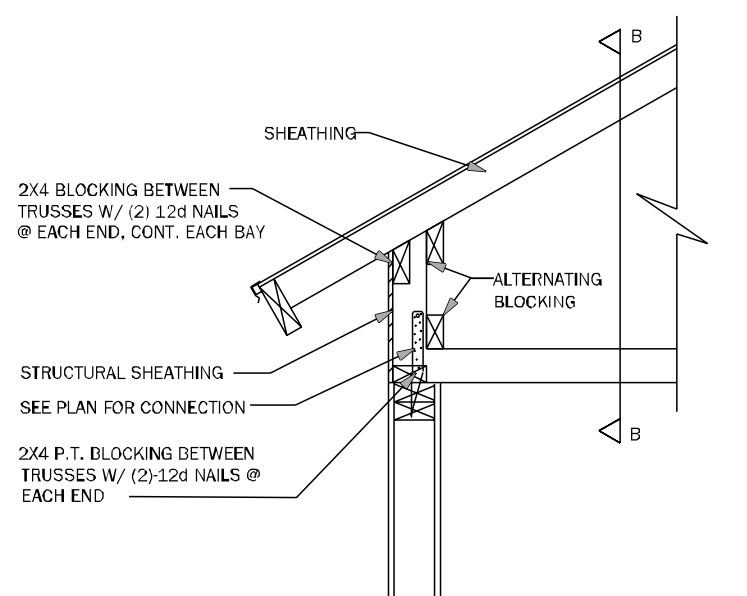
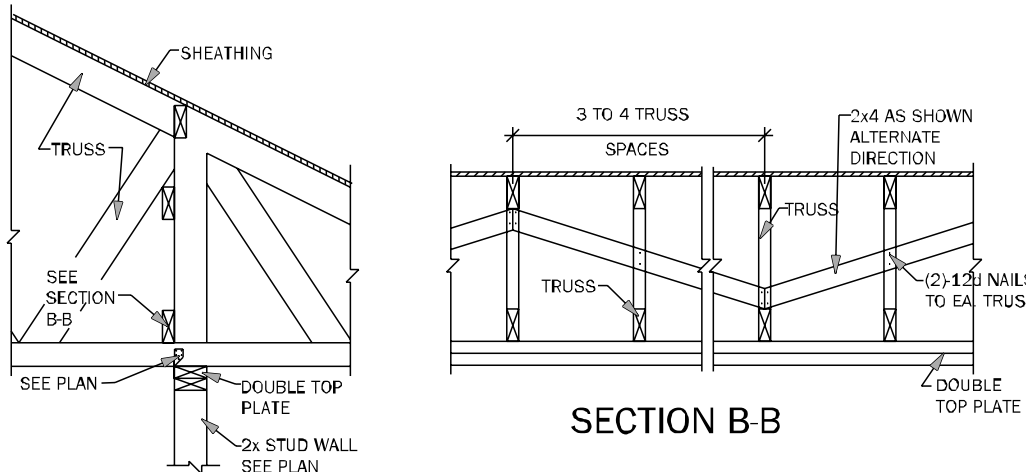
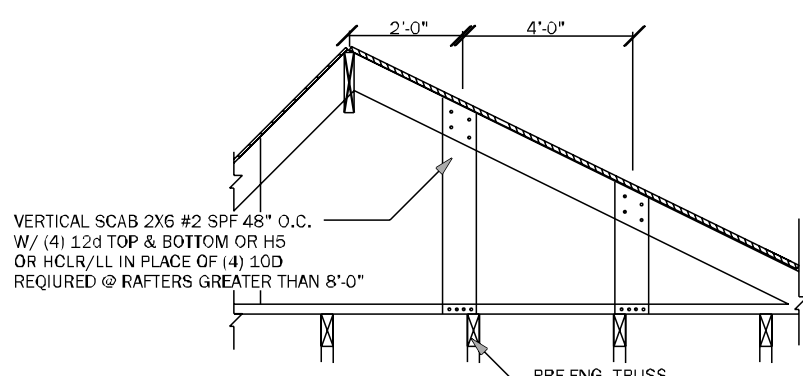
**TB03** HIP / RIDGE BLOCKING DETAIL N.T.S.



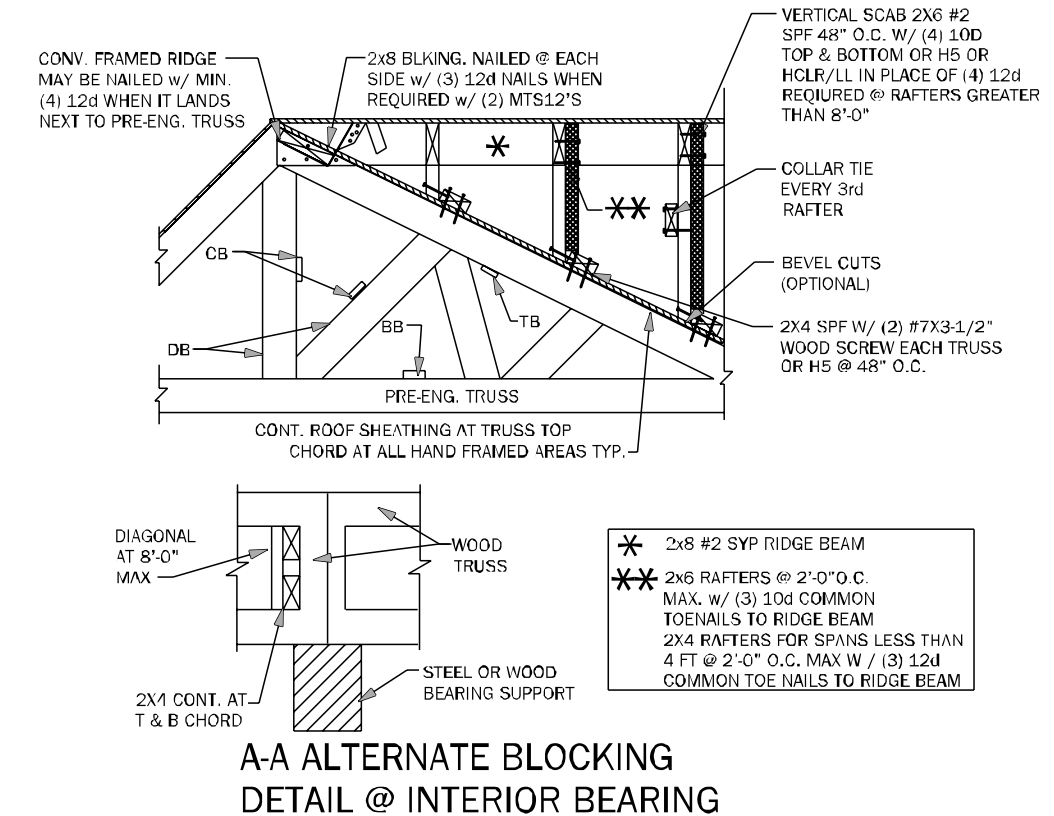
**TB04** TRUSS BRACING OVERLAP DETAIL (TYP) N.T.S.

#### TRUSS NOTES:

1. 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.
2. 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.
3. ALL BRACES SHALL BE 2X4 NOMINAL DIMENSION LUMBER & SHALL BE ATTACHED W/ (3) 12d NAILS AT EACH TRUSS INTERSECTION.
4. 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.
5. PROVIDE TRUSS BLOCKING AT ALL TRUSS BEARING SUPPORTS WHERE TRUSS DEPTH EXCEEDS STANDARD HEEL HEIGHT. SEE TYP. TRUSS BLOCKING DETAILS.



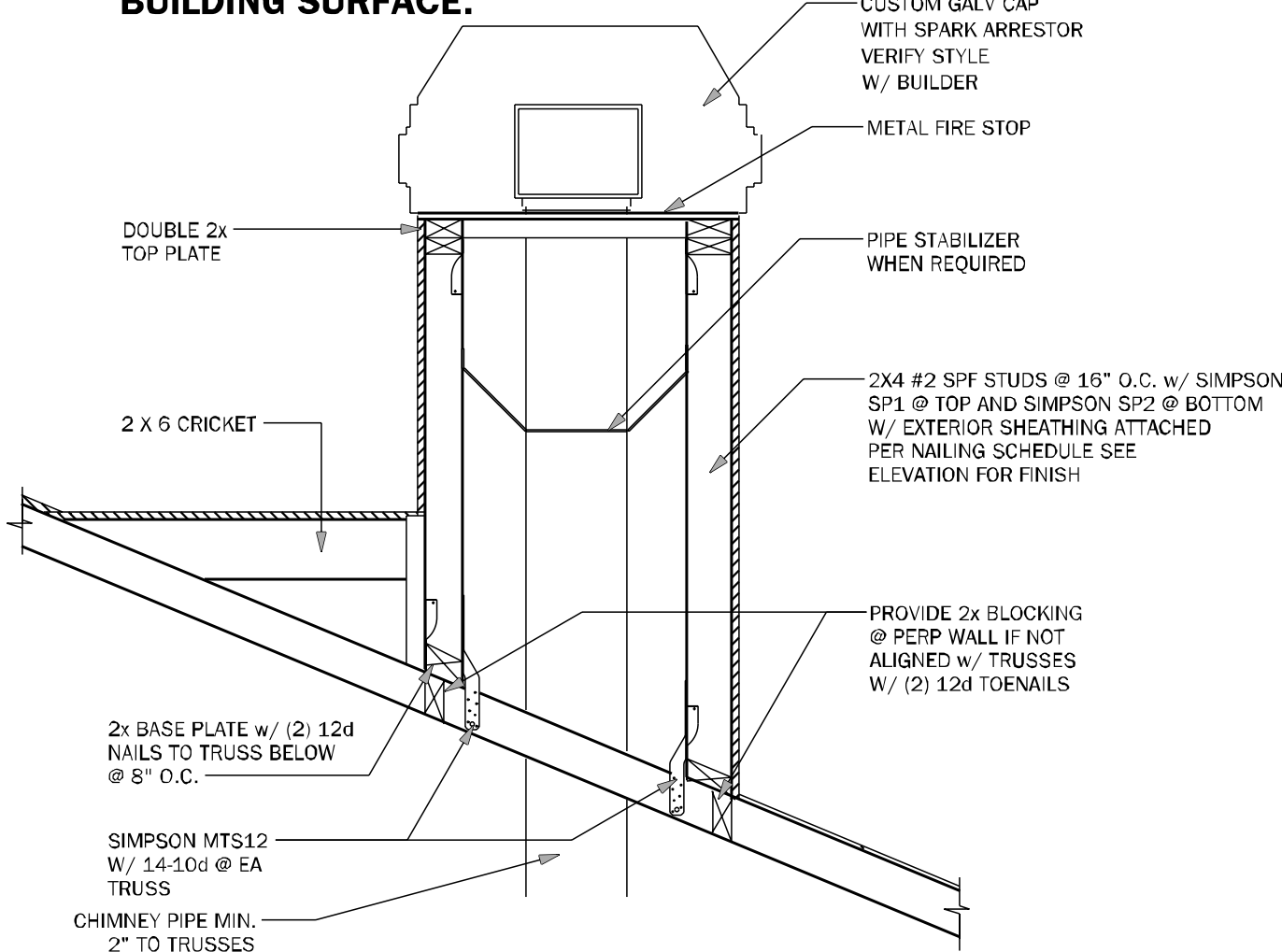
TYP. WOOD TRUSS BLOCKING  
@ RAISED HEEL DETAIL



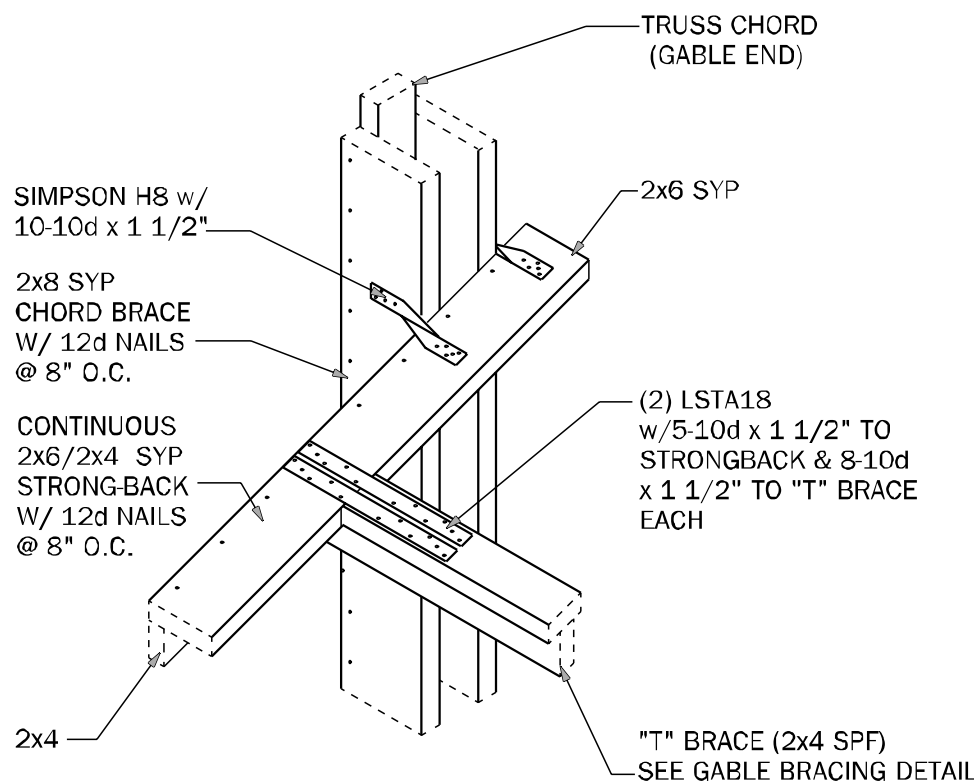
A-A ALTERNATE BLOCKING  
DETAIL @ INTERIOR BEARING

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

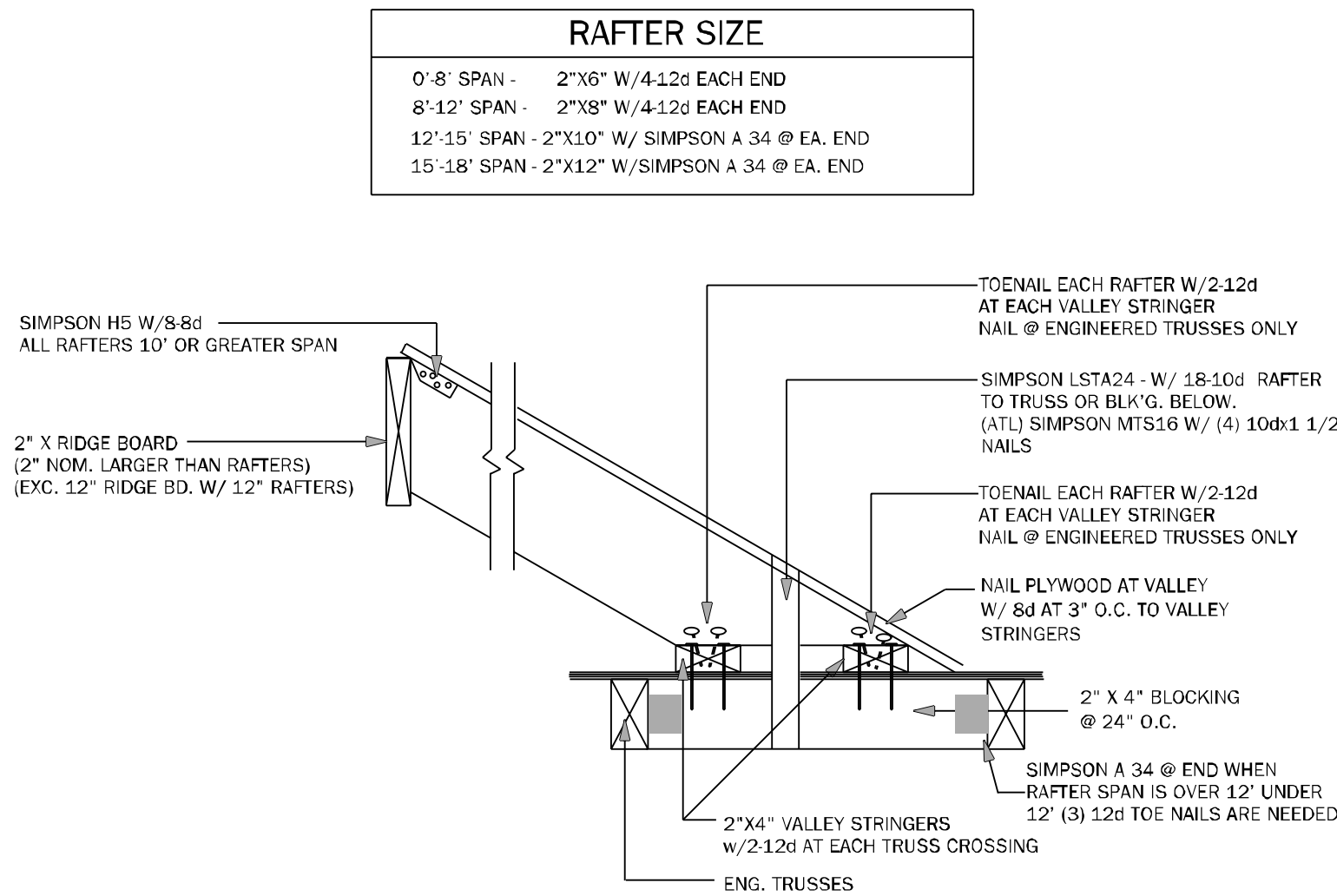
#### THE HEIGHT OF THE CHIMNEY SHOULD EXTEND 2' ABOVE THE POINT WHERE THE CHIMNEY IS 10' FROM THE NEAREST BUILDING SURFACE.



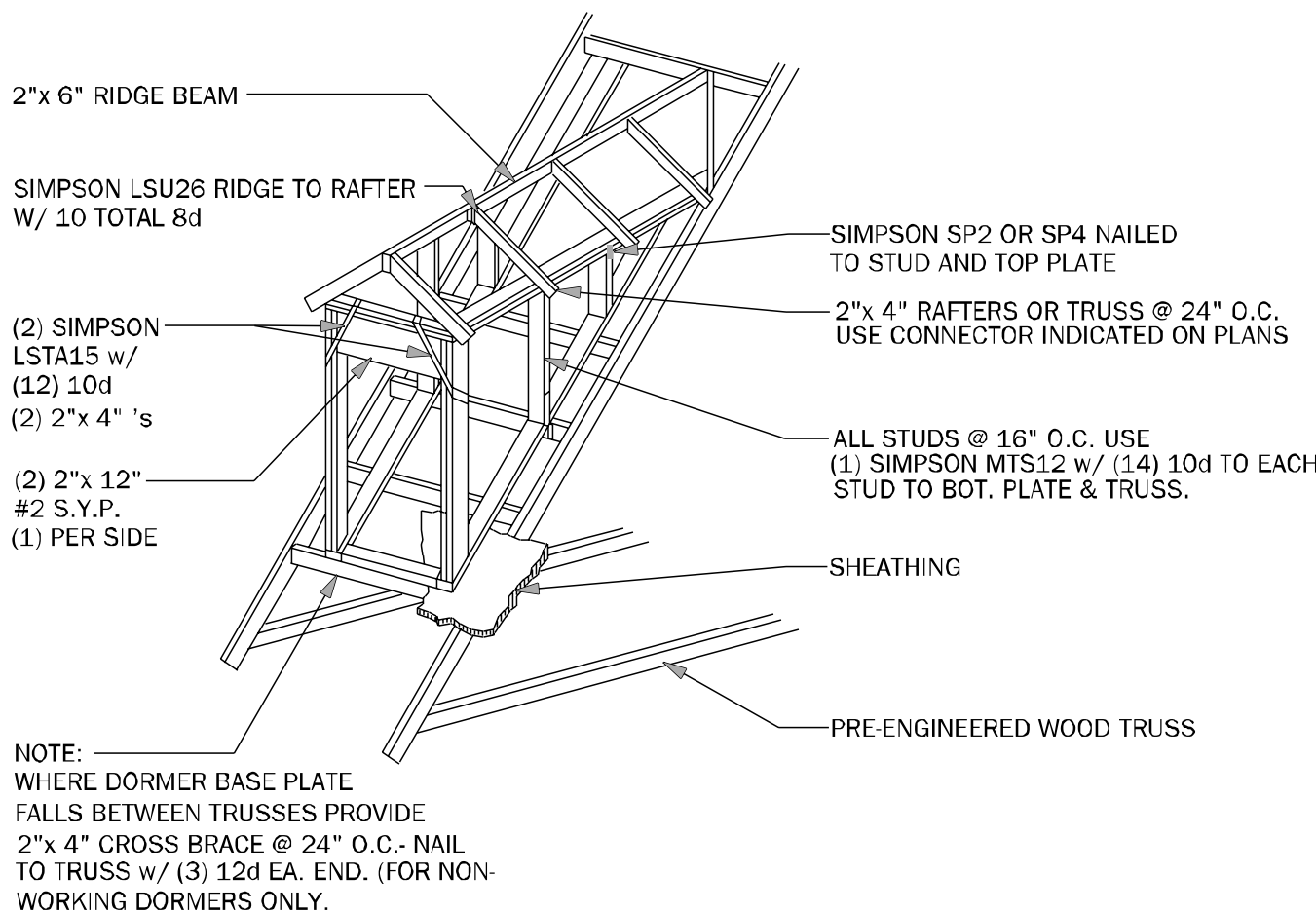
**CH01** TYPICAL CHIMNEY FRAME DETAIL 3/4" = 1'-0"



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



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



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

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 Engineer is not liable for any consequences arising from the use of this plan for any purpose other than that for which it was prepared.

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**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

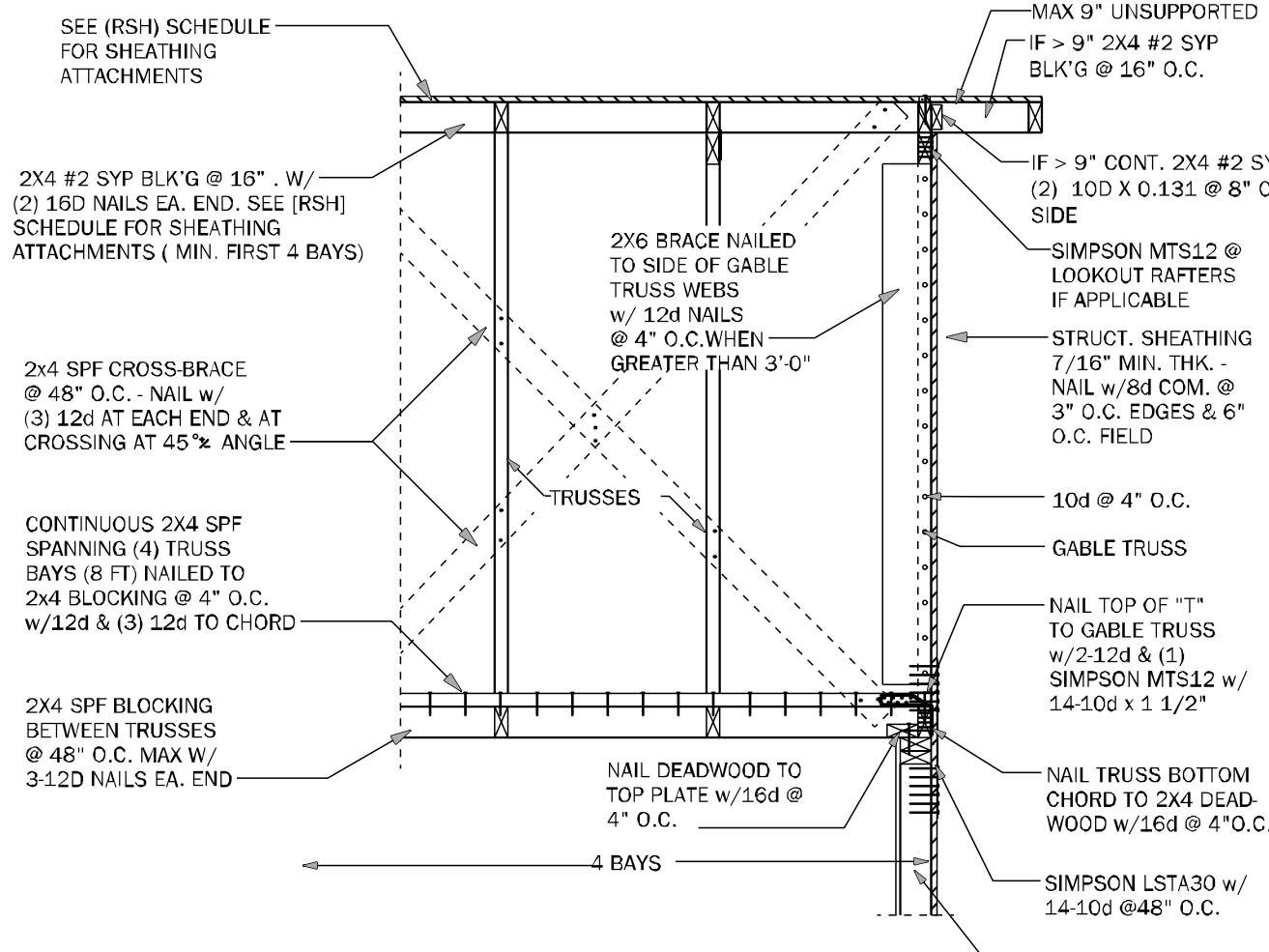
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S-4

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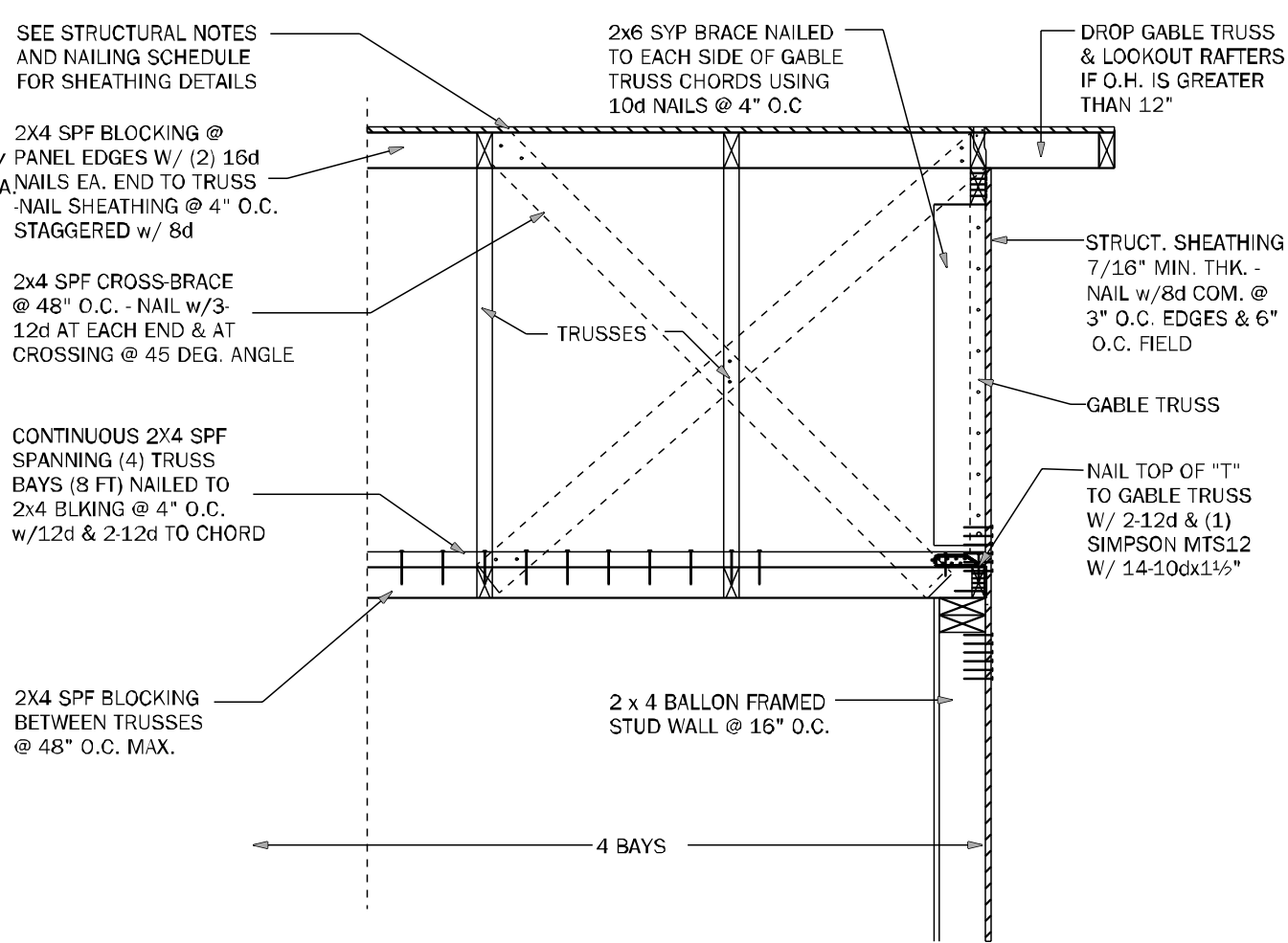
**ROOF FRAMING AND BRACING DETAILS**

Wednesday, October 30, 2024

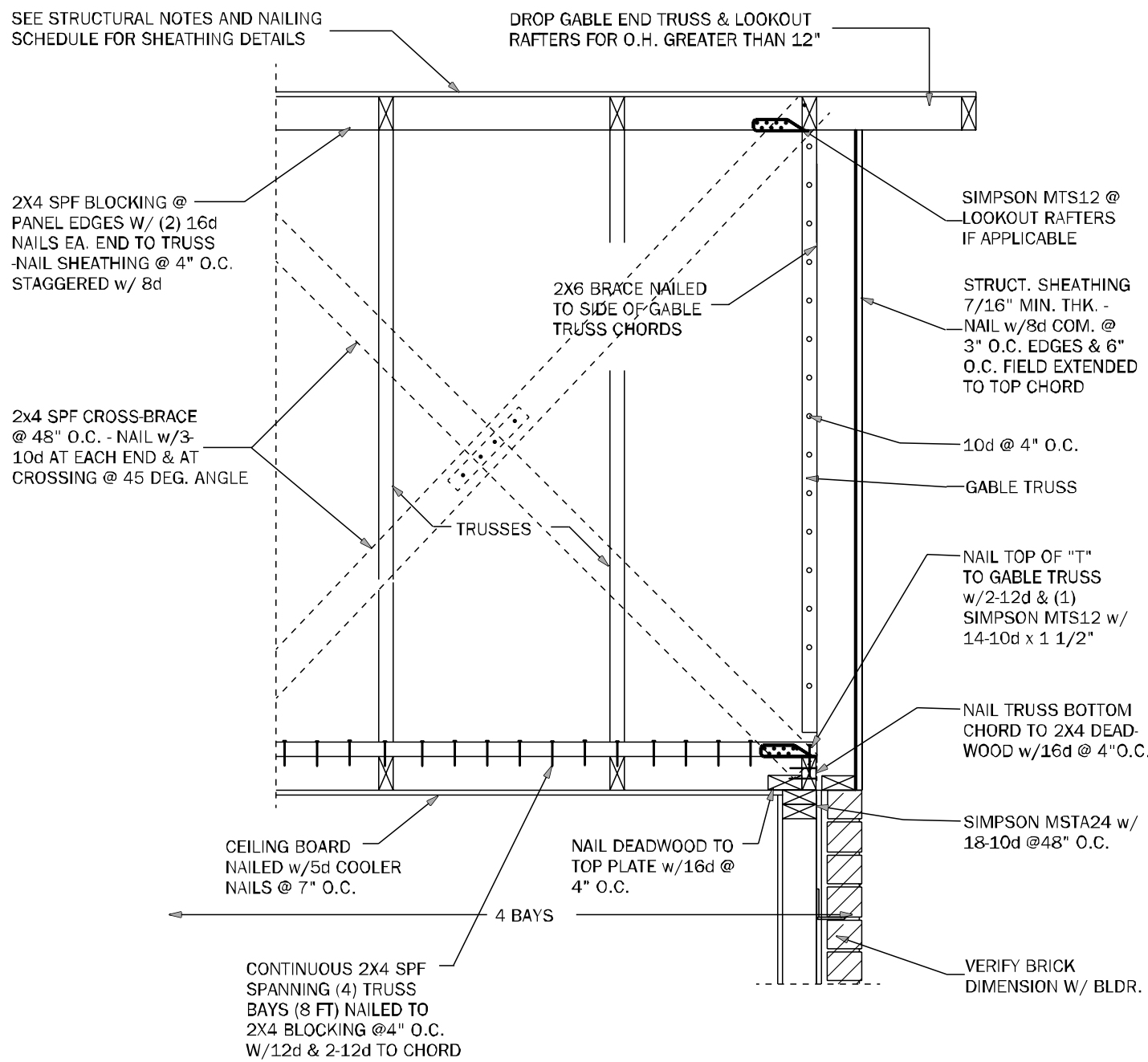




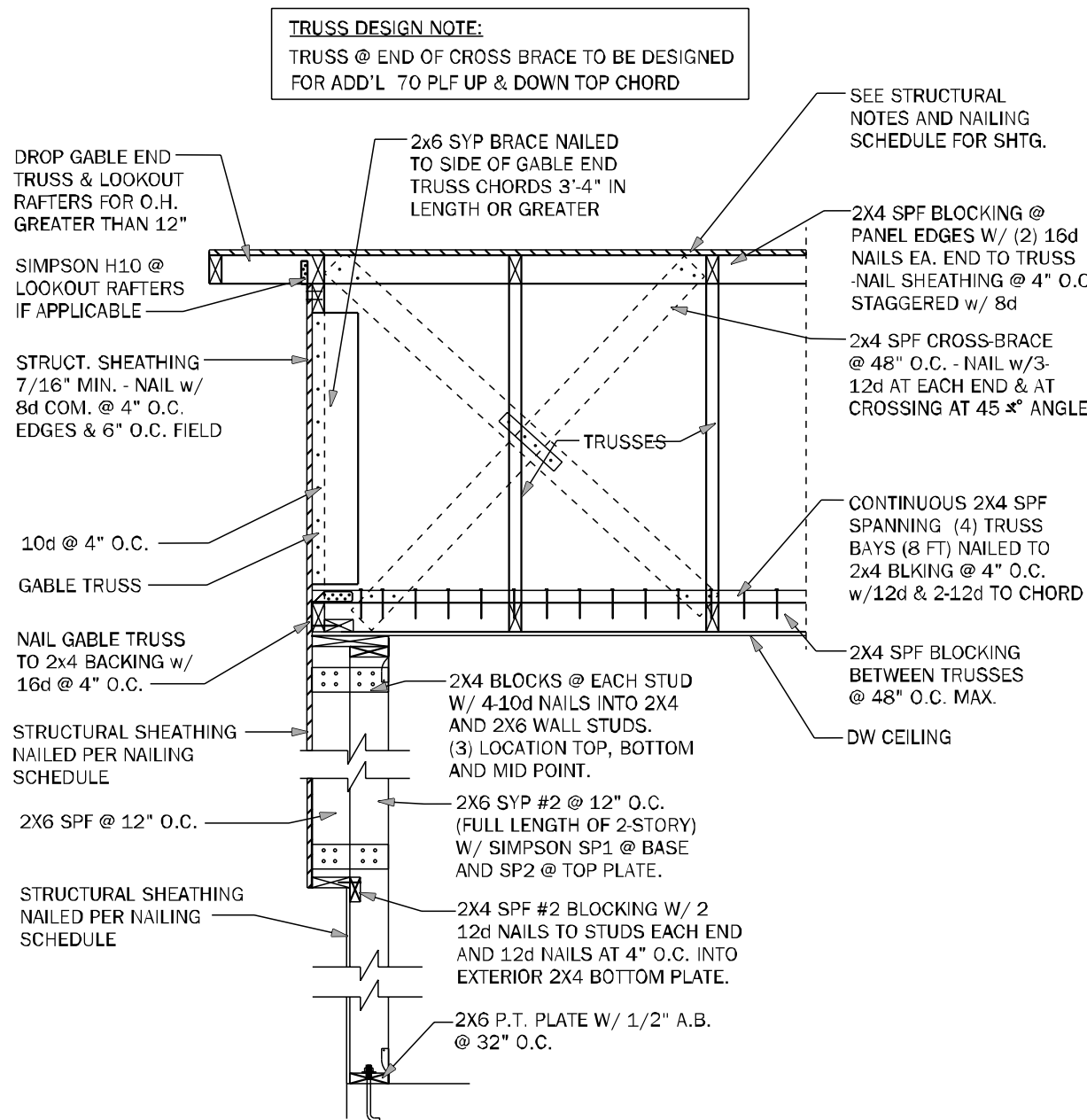
GE05 GABLE END BRACING - FRAME WALL N.T.S.



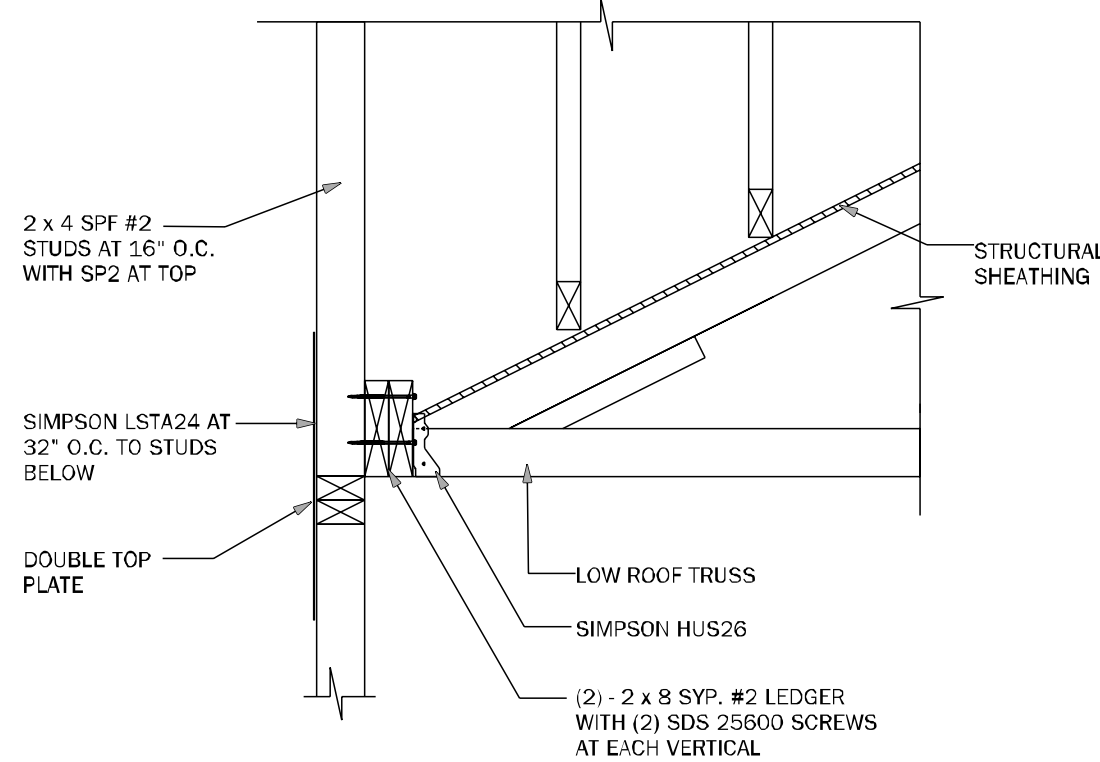
GE22 GABLE END BRACING w/ VOL CEILING 1/2"=1'-0"



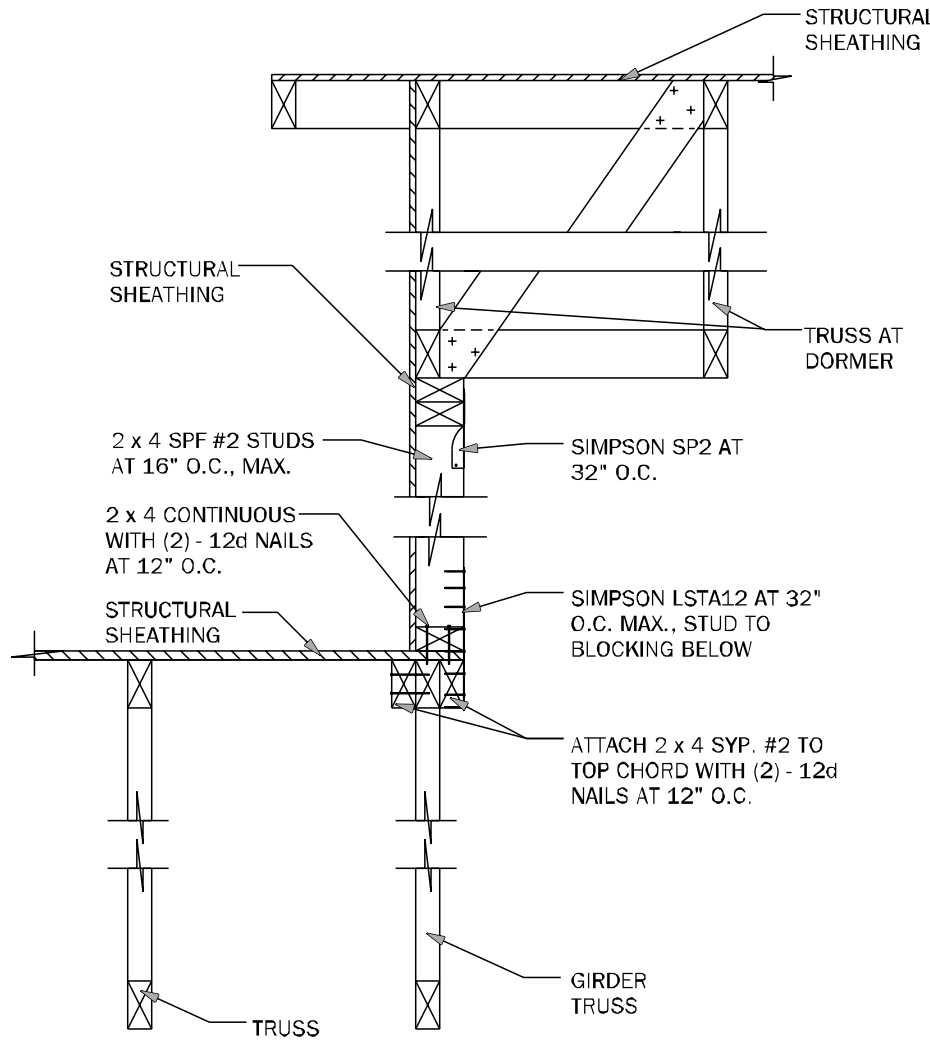
GE23 GABLE END BRACING w/o VOLUME CEILING 1/2"=1'-0"



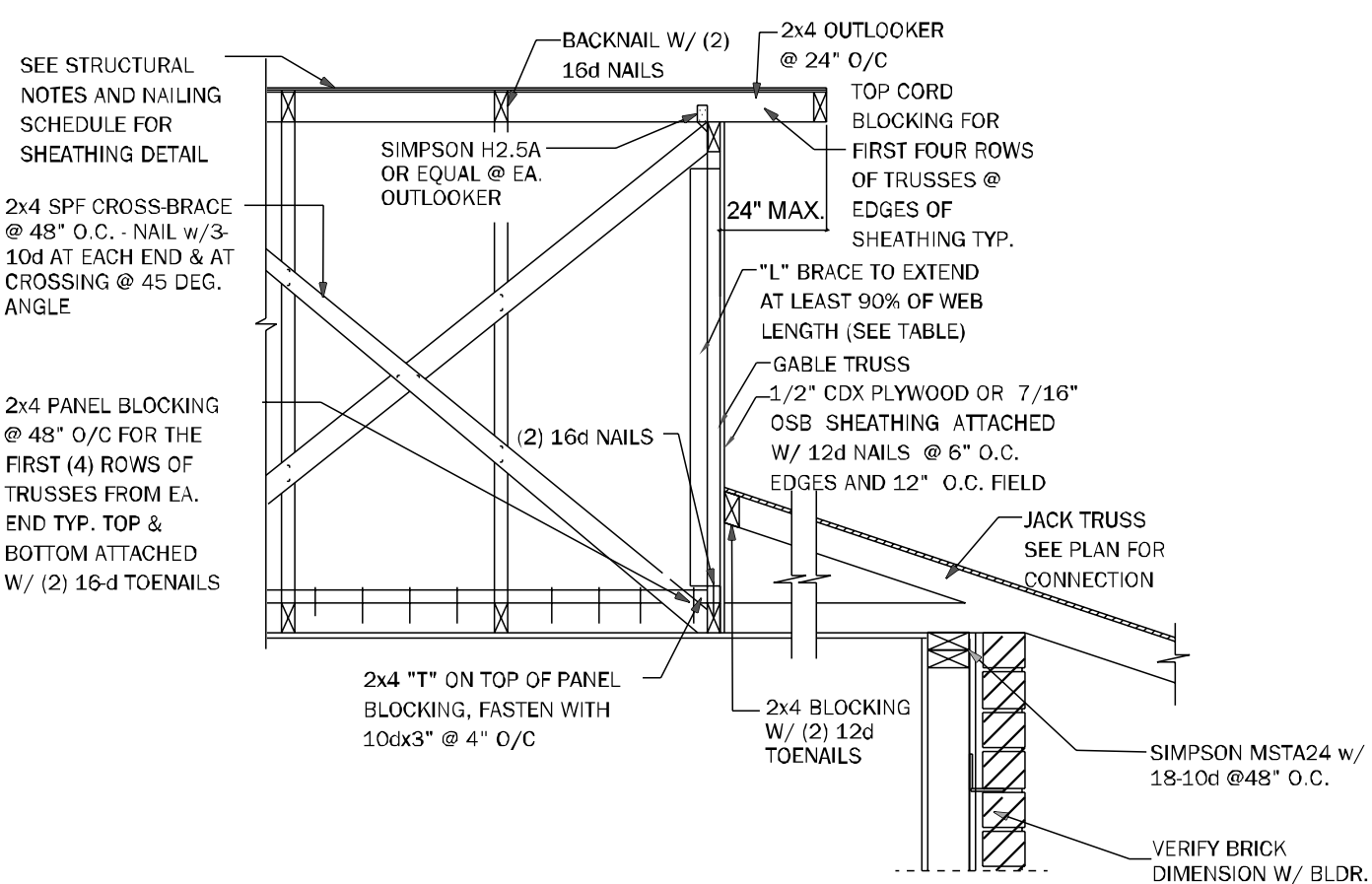
GE24 GABLE @ VAULT N.T.S.



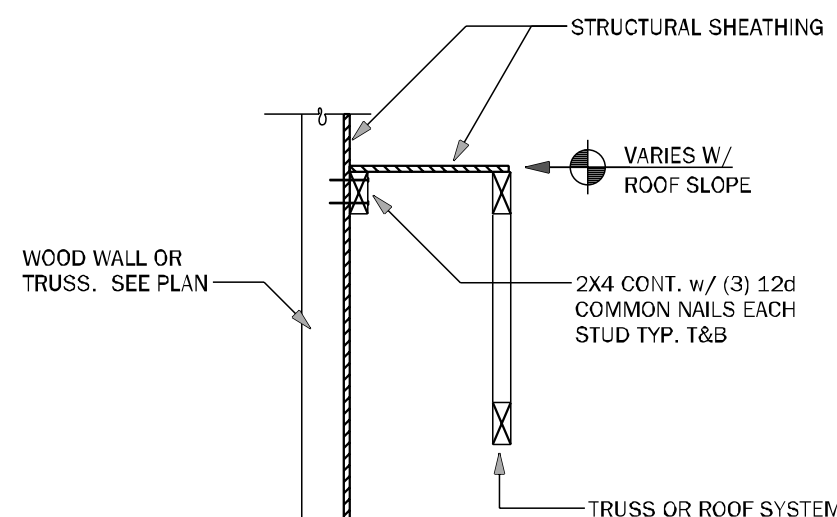
WF72 LEDGER N.T.S.



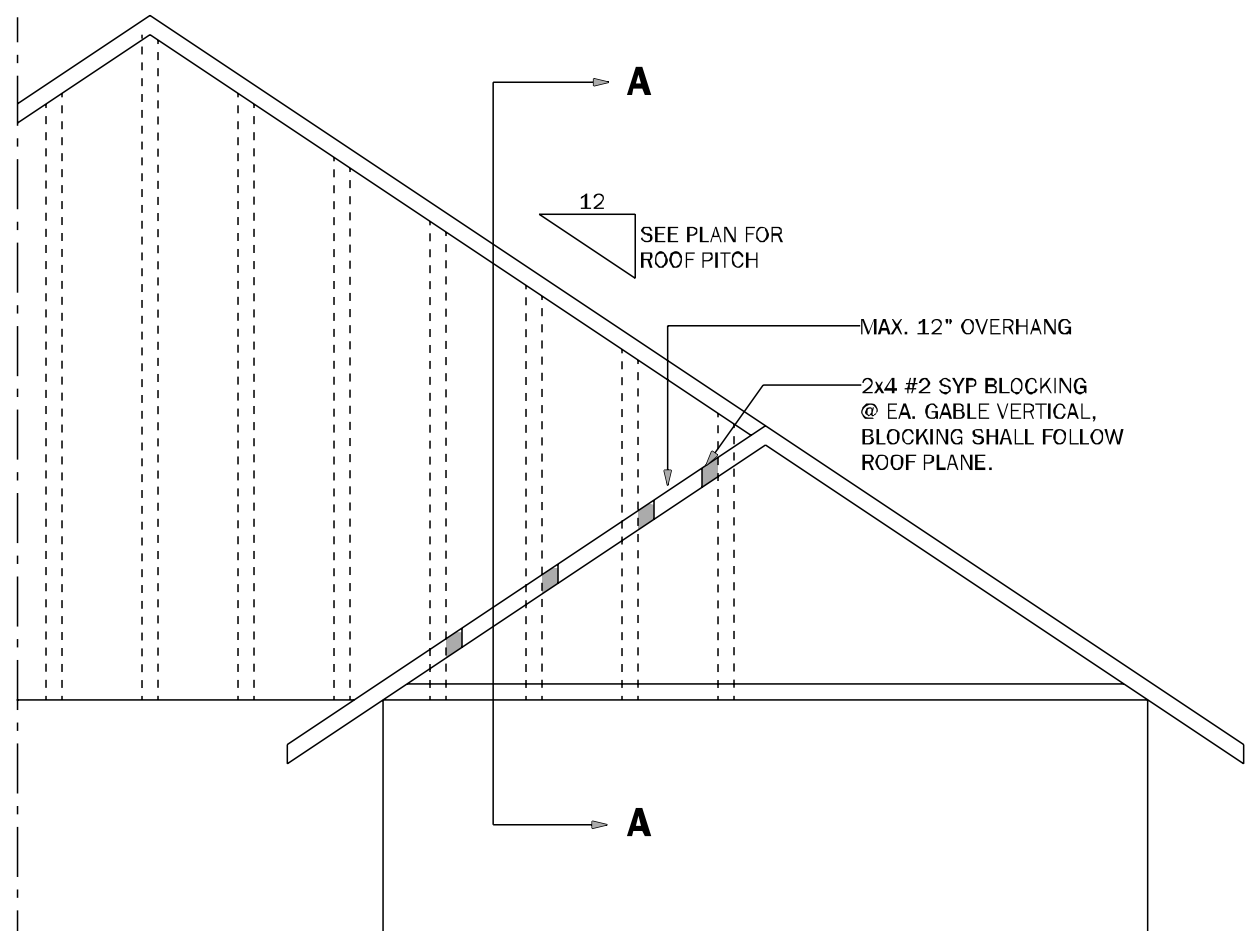
WF73 KNEEWALL @ DORMER N.T.S.



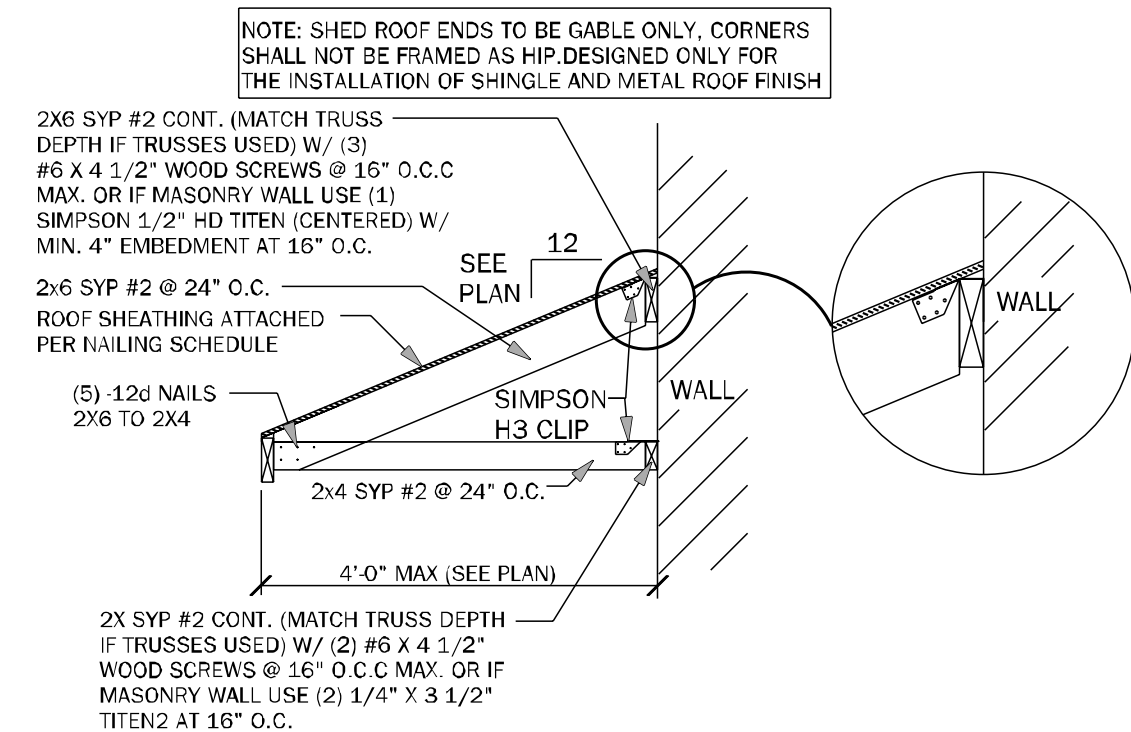
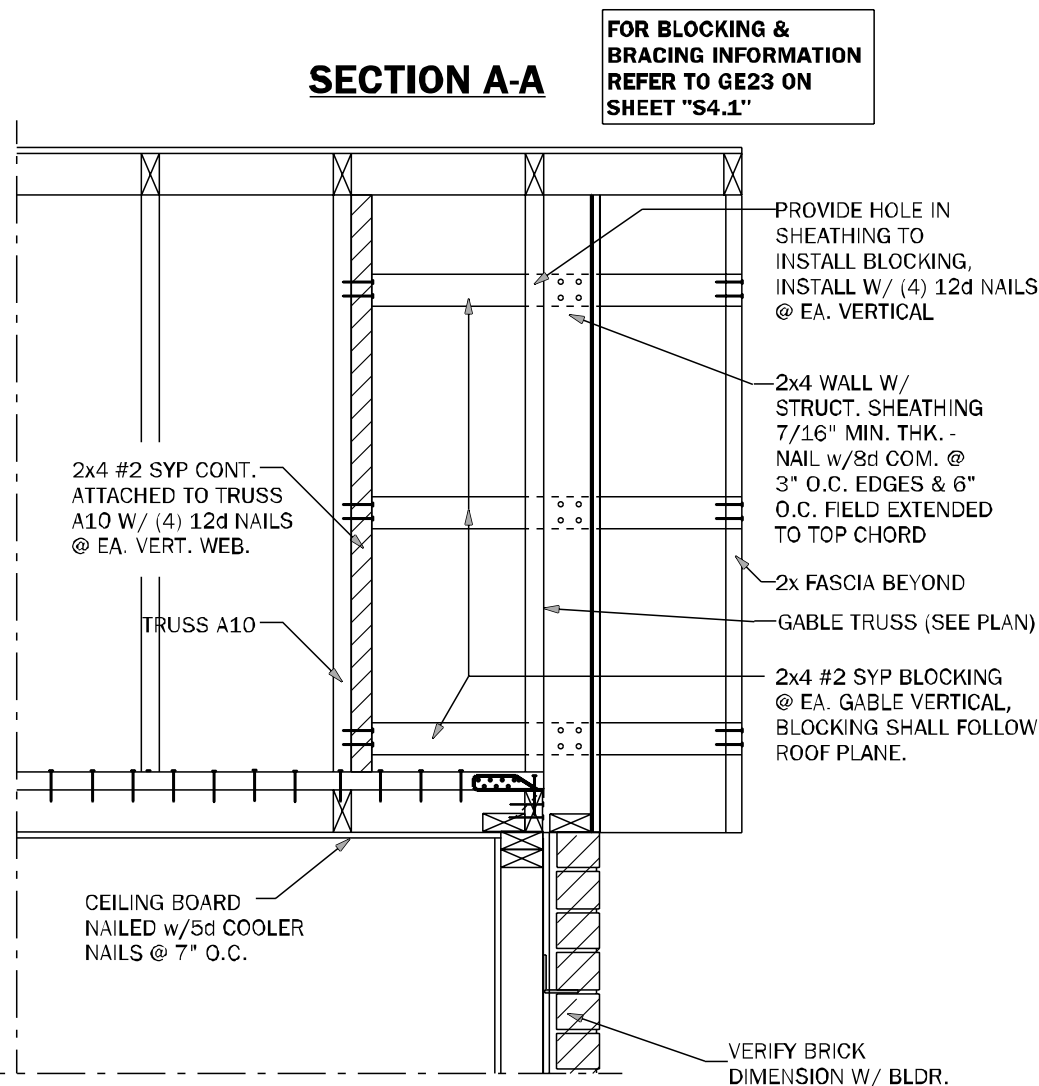
GE21 SECTION @ DUTCH GABLE 3/4"=1'-0"



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

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**FDS** ENGINEERS ASSOCIATES

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PENSACOLA FL 32502

FLORIDA CONTRACTORS LICENSE NO. CRC1330146

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FL # 78750  
FL # 94152

**DAMS HOMES**

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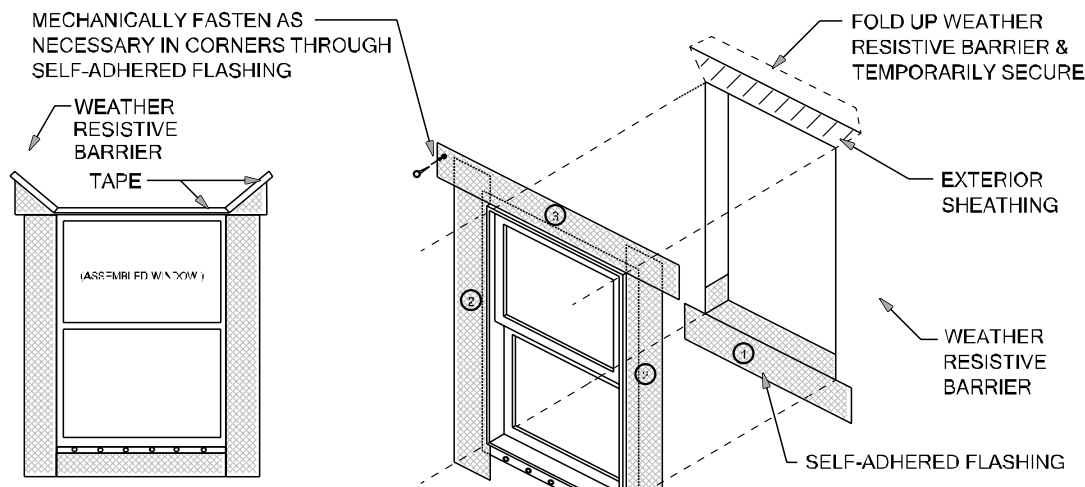
KA PROJECT NUMBER:  
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Sheet: **S-4.1** Of:

**ROOF FRAMING  
AND BRACING DETAILS**

Wednesday, October 30, 2024



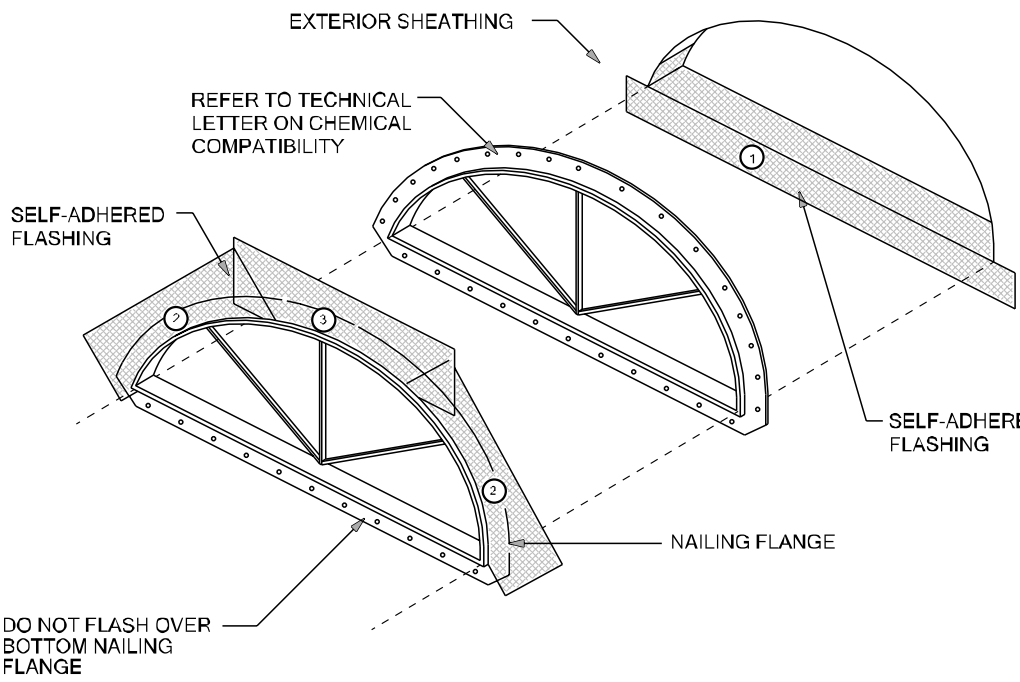


- HEAD FLASHING TIE-IN INSTRUCTIONS:
1. Cut, fold up & temporarily secure weather resistive barrier above header to allow for flashing installation
  2. Self-adhered flashing plus head flashing under weather resistive barrier
  3. Fold weather resistive barrier back over head flashing and seal with tape

SELF-ADHERED FLASHING  
FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER

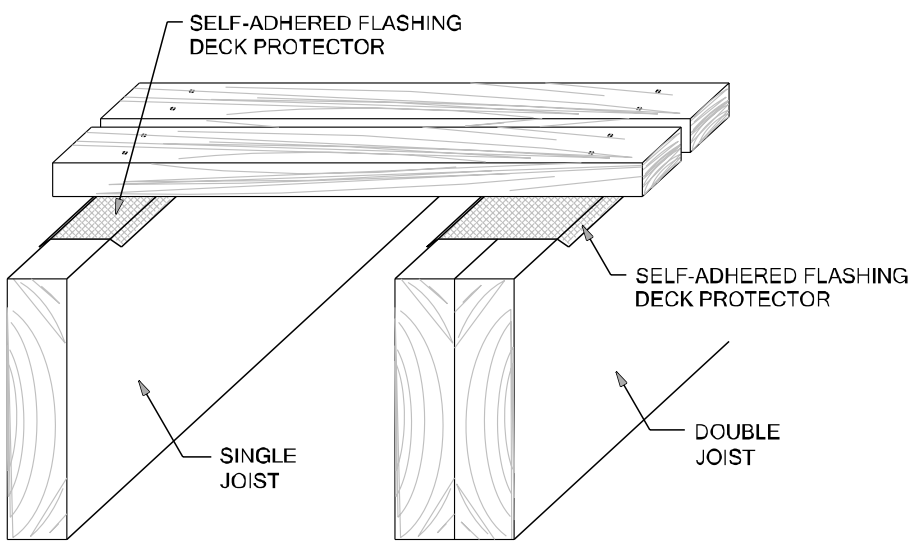
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WP01



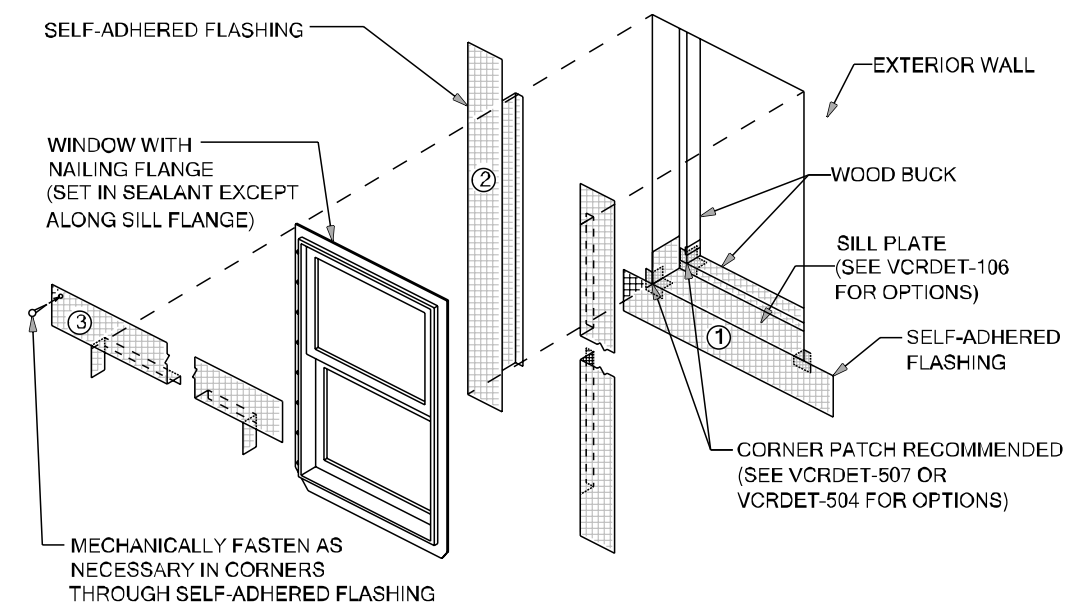
SELF-ADHERED FLASHING  
HALF ROUND WINDOW

WP04



SELF-ADHERED FLASHING  
W0.8362x;DECK JOIST

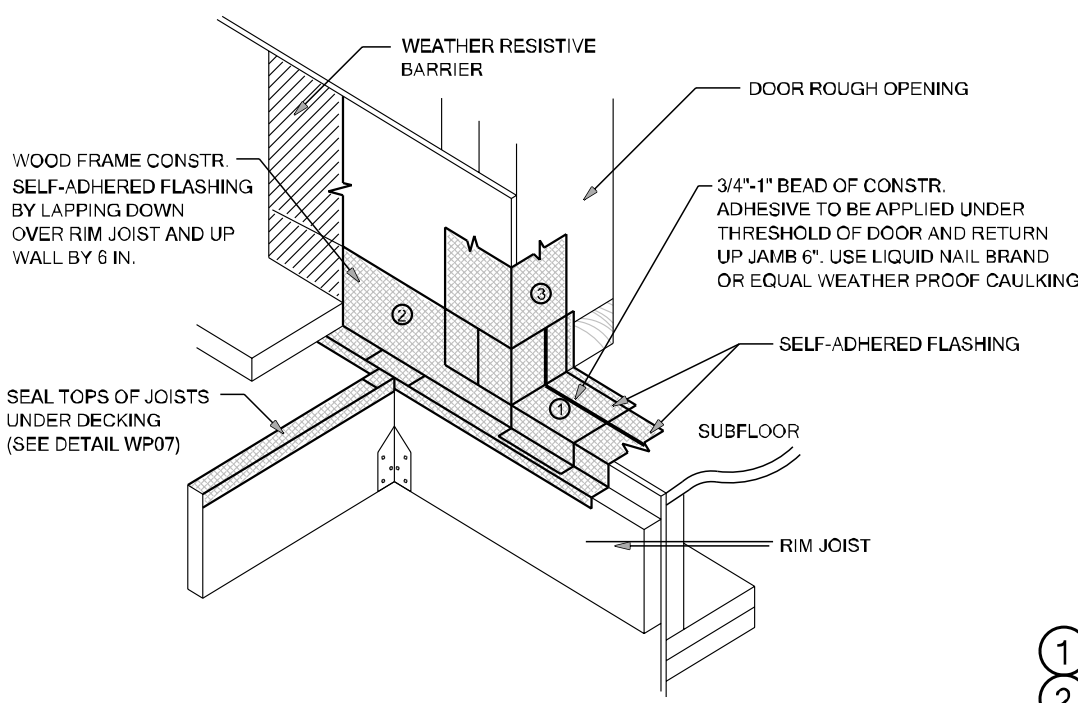
WP07



- 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.

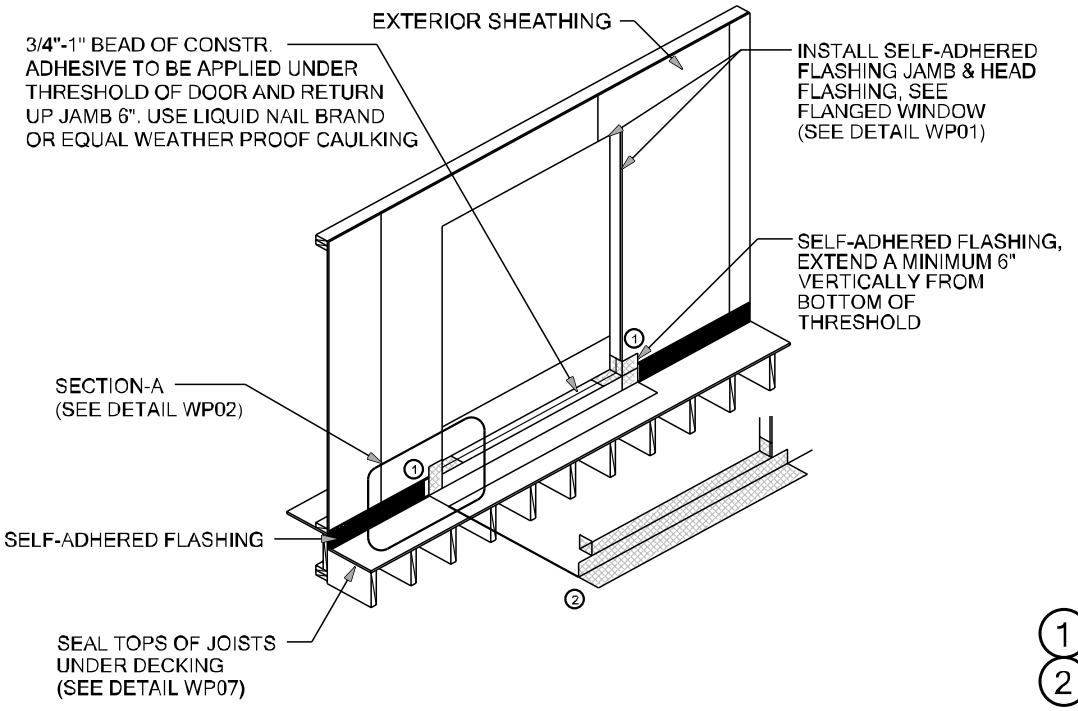
RECESSED WINDOW

WP10



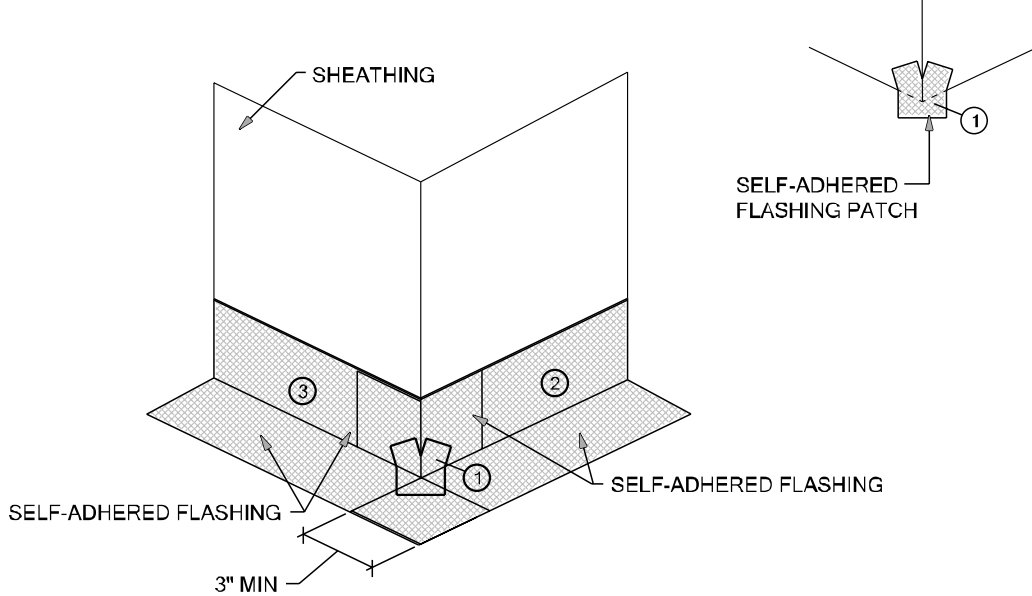
SELF-ADHERED FLASHING  
EXTERIOR DOOR WITH DECK - SECTION A

WP02



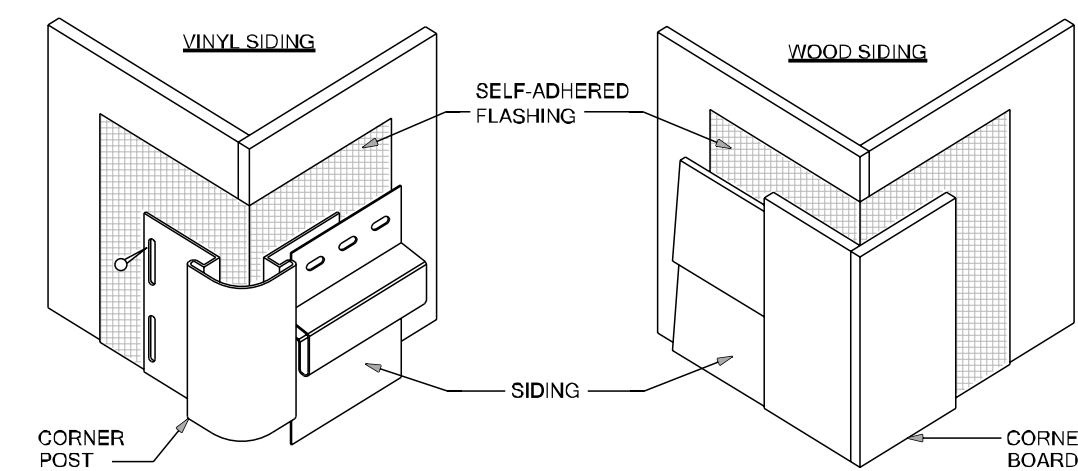
SELF-ADHERED FLASHING  
EXTERIOR DOOR WITH DECK

WP05



SELF-ADHERED FLASHING  
OUTSIDE CORNER

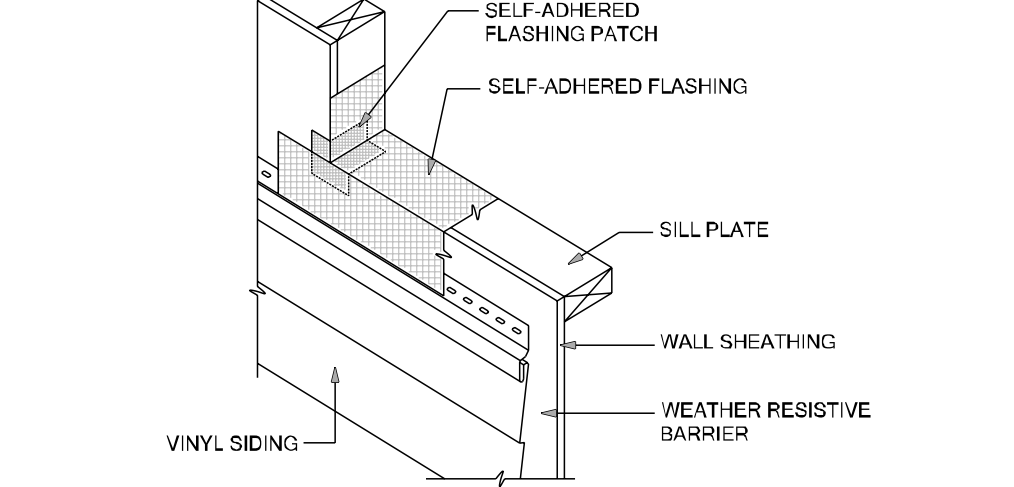
WP08



- 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.

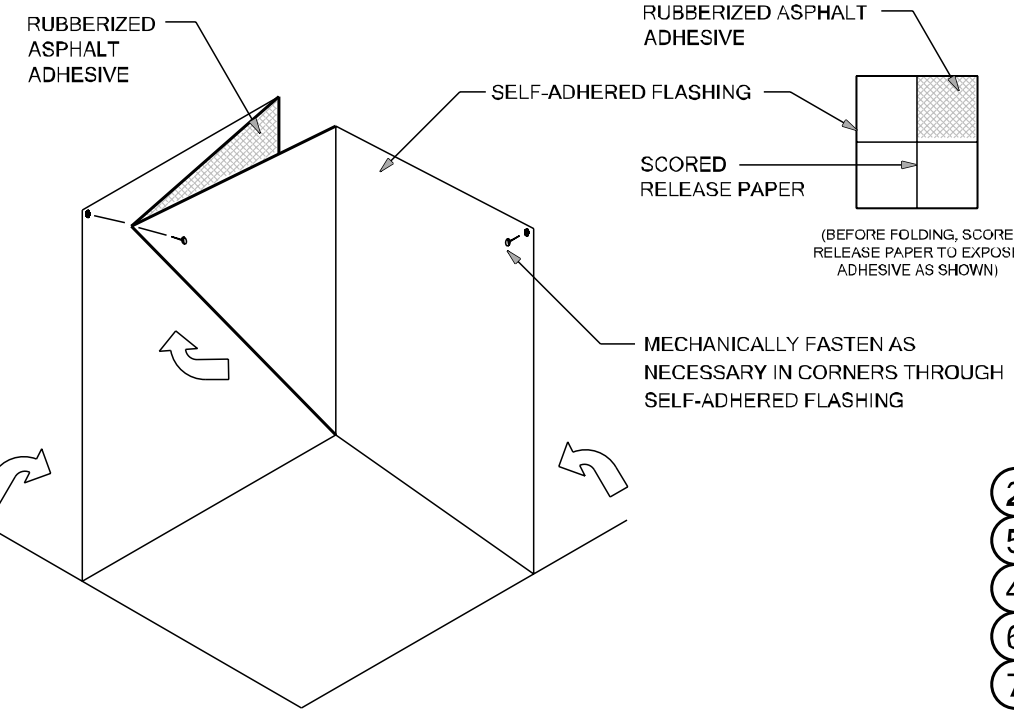
WALL-TO-WALL OUTSIDE CORNER

WP11



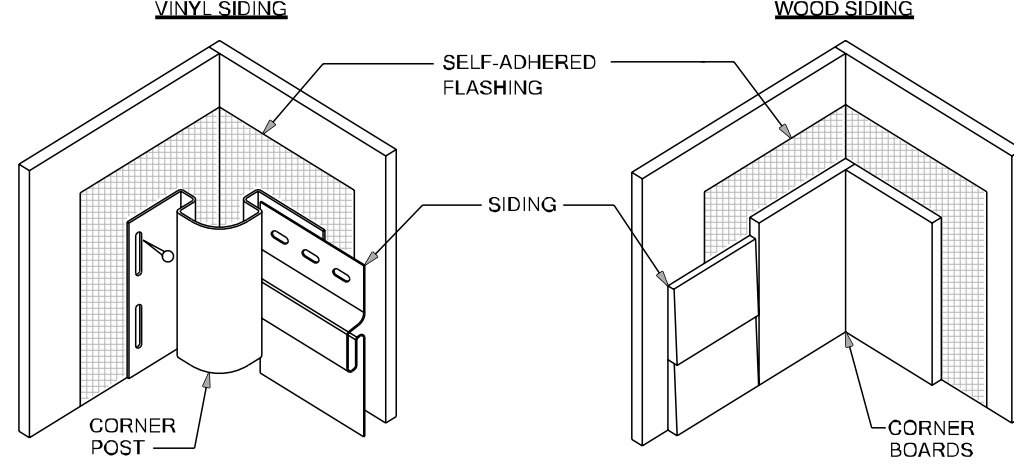
TIE-IN WITH VINYL SIDING  
AT WINDOW SILL

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 D228 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.

R703.7.3 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 C930 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 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.
  - 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

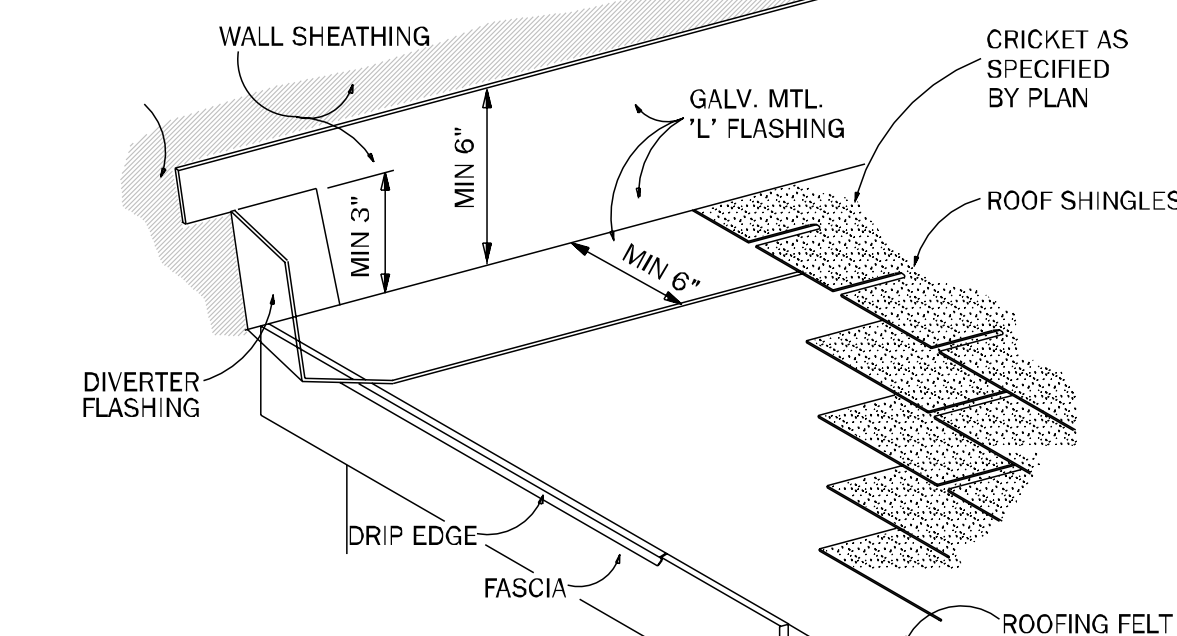
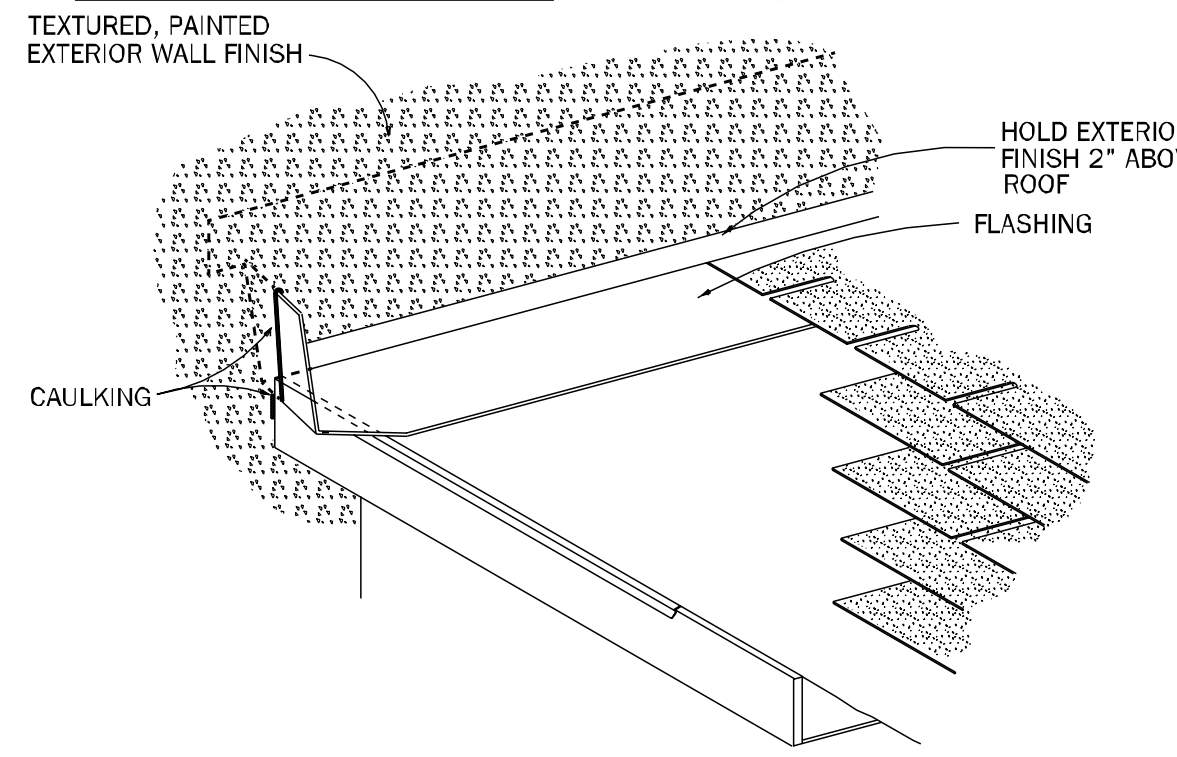
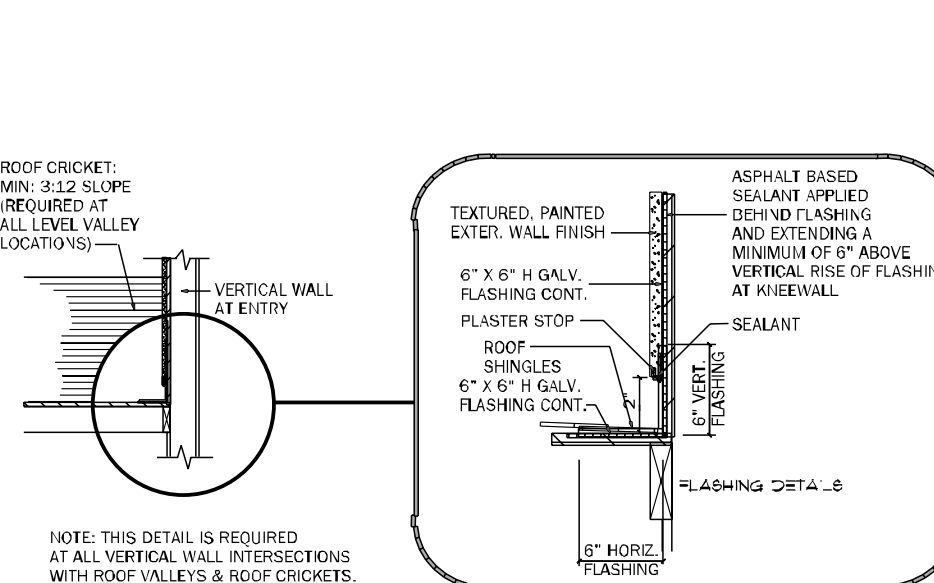


FIGURE 2: WALL FINISH



FLASHING INSTALLATION  
WHERE ROOF MEETS VERTICAL WALL

FIGURE 3: CORNER DETAIL



FLASHING DETAIL AT CRICKET  
/ KNEEWALL INTERSECTION

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Lake City, FL

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Sheet: WP Of:  
WATER PROOF  
DETAILS

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