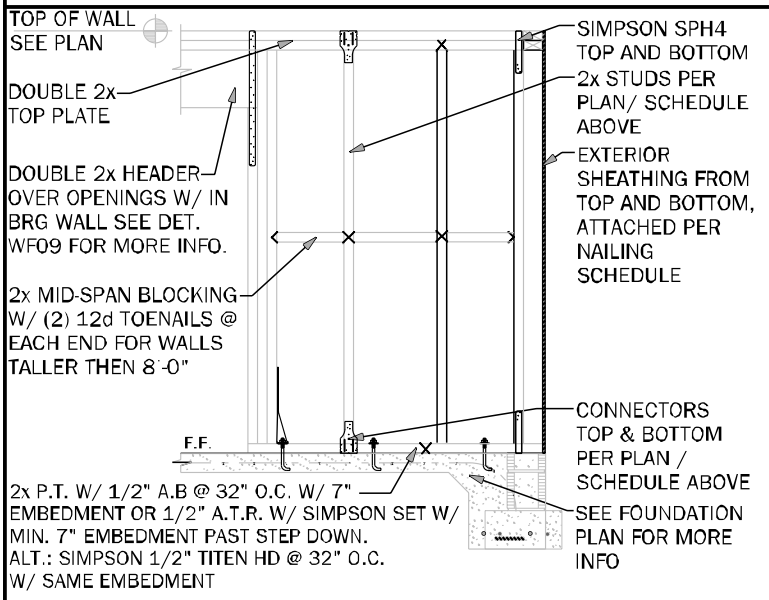


BEARING WOOD INTERIOR WALL SCHEDULE					
MARK	STUD SPACING	CONNECTION & FASTENERS		LUMBER SPECIES	UPLIFT CAP (PIF)
		TOP	BOTTOM		
[BW1]	16"	(2) 16d TOENAILS	(2) 16d TOENAILS	SPF	0
[BW2]	16"	SP2 W/ (6)10d NAILS	SP1 W/ (6)10d NAILS	SPF	402
[BW3]	16"	SP4 W/ (6) 10d X 1 1/2" NAILS	SP4 W/ (6) 10d X 1 1/2" 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	665
[BW7]	12"	(2) 16d TOENAILS	(2) 16d TOENAILS	SPF	0
[BW8]	12"	SP2 W/ (6)10d NAILS	SP1 W/ (6) 10d NAILS	SPF	535
[BW9]	12"	SP4 W/ (6) 10d X 1 1/2" NAILS	SP4 W/ (6) 10d X 1 1/2" NAILS	SPF	760
[BW10]	12"	(2) 16d TOENAILS	(2) 16d TOENAILS	SYP	0
[BW11]	12"	SP2 W/ (6)10d NAILS	SP1 W/ (6) 10d NAILS	SYP	585
[BW12]	12"	SP4 W/ (6) 10d X 1 1/2" NAILS	SP4 W/ (6) 10d X 1 1/2" NAILS	SYP	885

NOTE: 2 x 4 WALLS ARE ASSUMED U.N.O. ON FLOOR PLANS
 * ALL LUMBER TO BE GRADE #2
 ** CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED
 *** SPFS & SPFS CAN BE SUB. TOP SPFS W/ RESPECT TO STUD SIZE



BEARING INTERIOR WALL DETAIL

- GENERAL NOTES**
- SEE FLOOR PLAN FOR WALL SIZE. ASSUME 2x4 STUDS USED U.N.O.
 - ALL STRUCTURAL LUMBER TO BE SYP #1 OR SPF #2 U.N.O. ON PLAN.
 - CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.
 - CONTACT E.O.R. IF SP4 S OR SP5 S CONNECTORS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
 - IF "BW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO IGNORED. SEE WORKS/3 AS INDICATED DETAIL FOR PROPER CONNECTIONS FOR 2nd FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY).
 - IF "SW" IS INDICATED THE WALL IS CONSIDERED A SHEARWALL AND REQUIRES MIN. 1/4" OSB PLYWOOD W/ 8d NAILS AT 4" O.C. IN FIELD AND EDGE TO (1) 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 BWT, BWT, BWT, BWT THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT. THE STUDS ARE TOE (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 (PIF)		
[C1]	(3) 2 x 4 #2 SPF	(4) 16d TOENAILS	0		
[C2]	(3) 2 x 4 #2 SPF	(4) 16d TOENAILS	2145		
[C3]	(3) 2 x 4 SYP #1 GR.	(4) 16d TOENAILS	0		
[C4]	(4) 2 x 4 SPF #2	(4) 16d TOENAILS	2145		
[C5]	4 x 4 P.T.#2 SYP POST	ABU44 W/ 5/8" ATR** & (12) 16d NAILS	G = 6665 U = 2200		
[C6]	6 x 6 P.T.#2 SYP POST	ABU66 W/ 5/8" ATR** & (12) 16d NAILS	G = 12000 U = 2200		
[C7]	8 x 8 P.T.#2 SYP POST	ABU88 W/ 5/8" ATR** & (18) 16d NAILS	G = 24335 U = 2320		
[C8]	3.5 x 3.5 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (14) 1/4" x 2 1/2" SDS WS & 5/8" EPOXY ANCHORS, OR ATR**	5645		
[C9]	3.5 x 3.5 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (14) 1/4" x 2 1/2" SDS WS & 5/8" EPOXY ANCHORS, OR ATR**	5645		
[C10]	3.5 x 3.5 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (20) 1/4" x 2 1/2" SDS WS & 7/8" EPOXY ANCHORS, OR ATR**	6970		
[C11]	5.25 x 5.25 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (20) 1/4" x 2 1/2" SDS WS & 7/8" EPOXY ANCHORS, OR ATR**	7870		
[C12]	7 x 7 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (20) 1/4" x 2 1/2" SDS WS & 7/8" EPOXY ANCHORS, OR ATR**	7870		
[C13]	5.25" x 7" P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ 7/8" ATR AND (20) 1/4" x 1/4" SDS WOOD SCREWS	7870		

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

COMMON NAIL VS. PNEUMATIC GUN NAILS:					
COMMON NAIL	DIA. / LENGTH	PNEUMATIC GUN NAIL DIA. / LENGTH	COMMON vs. GUN	APPLICATION	
8d	0.131" X 2 1/2"	0.131" X 2 1/2"		SEE PLAN RING SHANK ON ROOF	
10d OR 12d	0.148" X 3"	0.131" X 3"		SEE PLAN	
12d	0.148" X 3 1/4"	0.131" X 3 1/4"		SEE PLAN	
10d	0.148" X 3"	0.131" X 3"		8" O.C. (COMMON) STUD WALL CORNERS	
16d	0.162" X 3 1/2"	0.131" X 3 1/2"		8" O.C. (COMMON) STUD WALL COLUMNS	

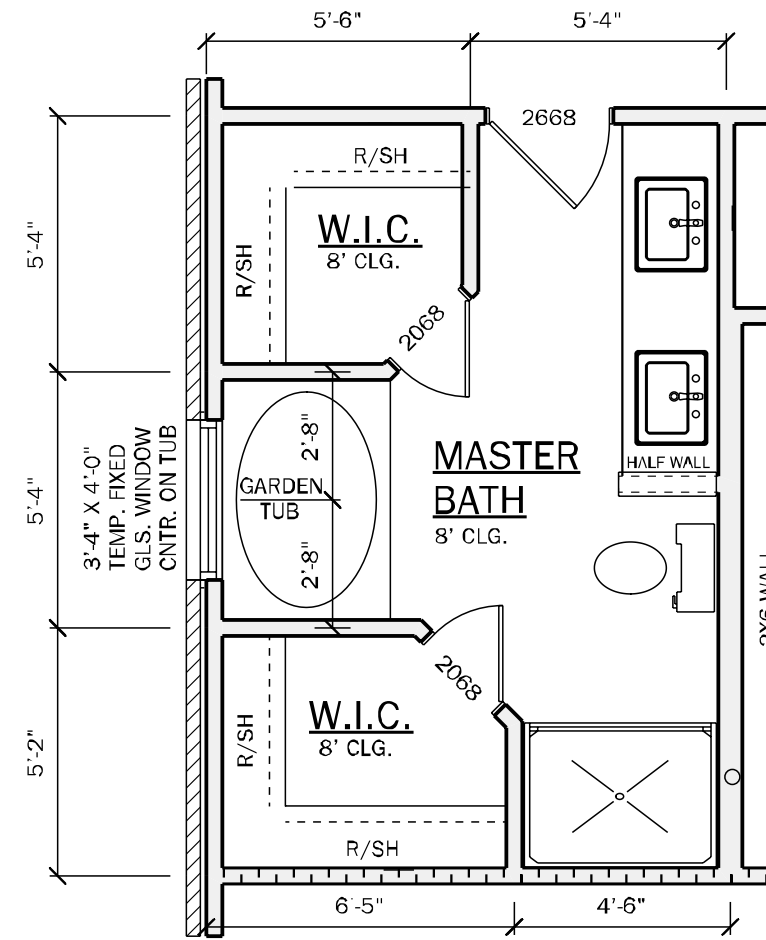
HEADER SCHEDULE		
MARK	HEADER SIZE	REMARKS
[H1]	(2) - 2X6 #2 SYP W/ 1/2" FLITCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
[H2]	(2) - 2X8 #2 SYP W/ 1/2" FLITCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
[H3]	(2) - 2X10 #2 SYP W/ 1/2" FLITCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
[H4]	(2) - 2X12 #2 SYP W/ 1/2" FLITCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
[H5]	(2) - 1 3/4" X 11 1/4" LVL 2.0E FB-2600 PSI	ATTACH TOGETHER W/ (2) ROWS 14" X 3 1/2" SDS WD SCREWS @ 16" O.C. TYP. EACH SIDE
[H6]	(2) - 1 3/4" X 9 1/4" LVL 2.0E FB-2600 PSI	ATTACH TOGETHER W/ (3) ROWS 14" 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)	

- GENERAL HEADER NOTES**
- VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED
 - IF HEADER IS ON THE 1st FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOWING INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS U.N.O. ON PLAN
 - IF HEADER IS ON THE 2nd FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS
 - ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL WF37
 - FASTEN ALL MULTI-PLY HEADERS TOGETHER W/ (2) ROWS 12d COMMON NAILS AT 12" o.c. ALONG EACH EDGE OR (3) ROWS IF 2x10 OR LARGER.
 - FASTEN ALL HEADERS TO KING STUDS WITH (3) 12d TOENAILS PER SIDE
 - IF HEADER IS NOT SPECIFIED CONTACT E.O.R.

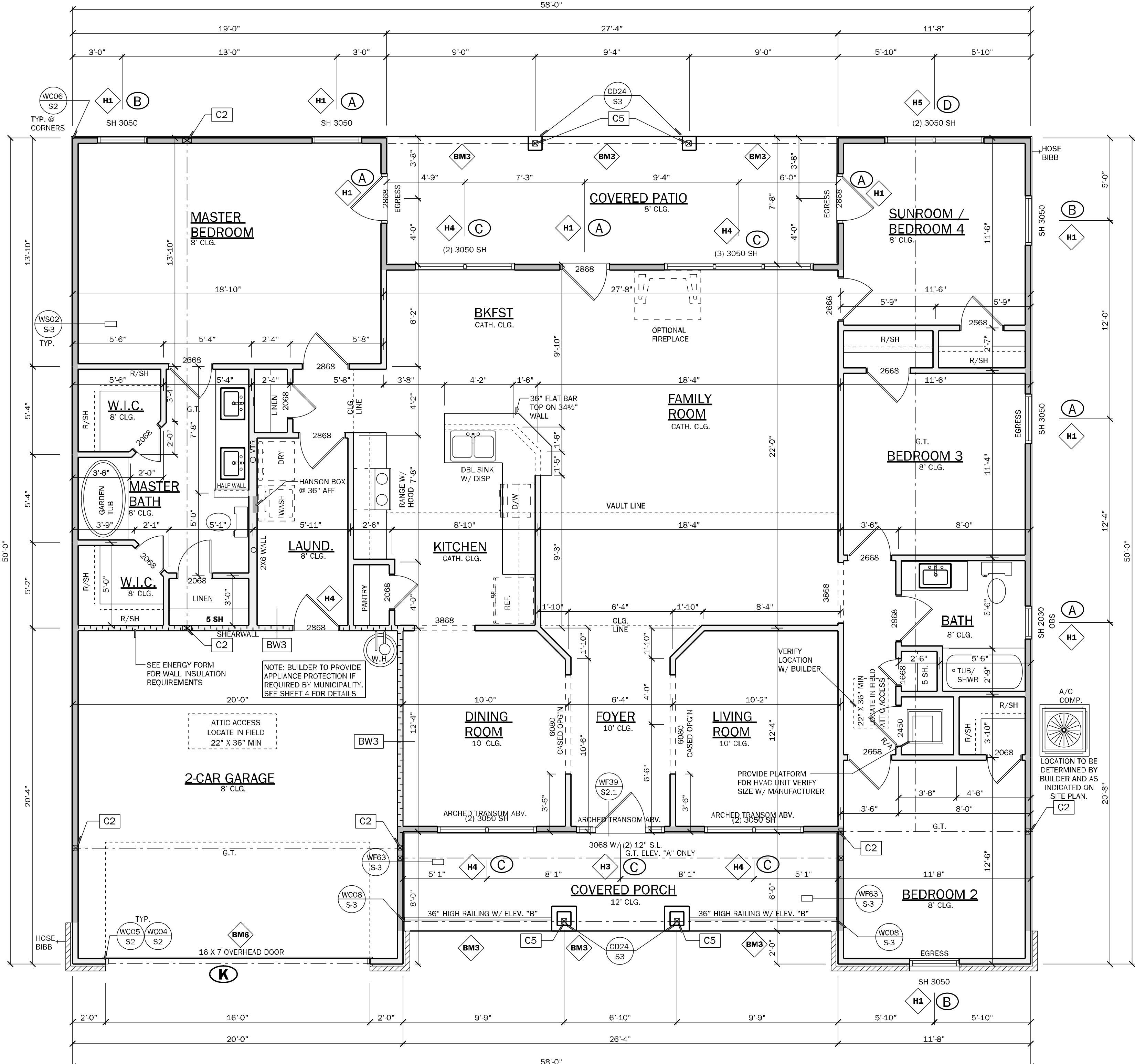
MARK	BEAM SIZE	CONNECTIONS
[BM1]	(2) 2 x 8 #2 SYP W/ 7/16" OSB FLITCH PLATE, NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HTA16 TO CMU COL. U.N.O. ON ROOF PLAN.
[BM2]	(2) 2 x 10 #2 SYP W/ 7/16" OSB FLITCH PLATE, NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HTA16 TO CMU COL. U.N.O. ON ROOF PLAN.
[BM3]	(2) 2 x 12 #2 SYP W/ 7/16" OSB FLITCH PLATE, NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HTA16 TO CMU COL. U.N.O. ON ROOF PLAN.
[BM4]	(2) 1 3/4" x 11 1/4" LVL 2.0E FB-2600 PSI, NAIL BEAM TOGETHER USING (2) ROWS 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 HTA16 TO CMU COL. U.N.O. ON ROOF PLAN.
[BM5]	(2) 1 3/4" x 11 7/8" LVL 2.0E FB-2600 PSI, NAIL BEAM TOGETHER USING (2) ROWS 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 HTA16 TO CMU COL. U.N.O. ON ROOF PLAN.
[BM6]	(2) 1 3/4" x 16" LVL 2.0E FB-2600 PSI, NAIL BEAM TOGETHER USING (2) ROWS 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 HTA16 TO CMU COL. U.N.O. ON ROOF PLAN.

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



Y	N	MASTER BATH OPT.
		3'-4" X 4'-0" TEMP. FIXED GLS. WINDOW CNTR. ON TUB
		4030 TILE SHOWER IN LIEU OF LINEN CLOSET W/ (1) L.E.D. DISC LT.

OPT. FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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

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

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

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

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

AREA CALCULATIONS	
1st FLOOR	2166 S.F.
TOTAL LIVING (AC)	2166 S.F.
GARAGE	418 S.F.
COVERED ENTRY (BASE)	155 S.F.
COVERED PATIO/LANAI	204 S.F.
TOTAL AREA UNDER ROOF	2943 S.F.

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

DIVISION LOCATION:
GAINESVILLE

Job Information:

Model Name / Number:
2169

Plan Issue Date:
 Wednesday, December 4, 2024

KA PROJECT NUMBER:
24-13139

Sheet:
2

FLOOR PLAN

INVENTORY

LOT: 86
BLK:
SEC:
SUB:

Model Name / Number:
2169

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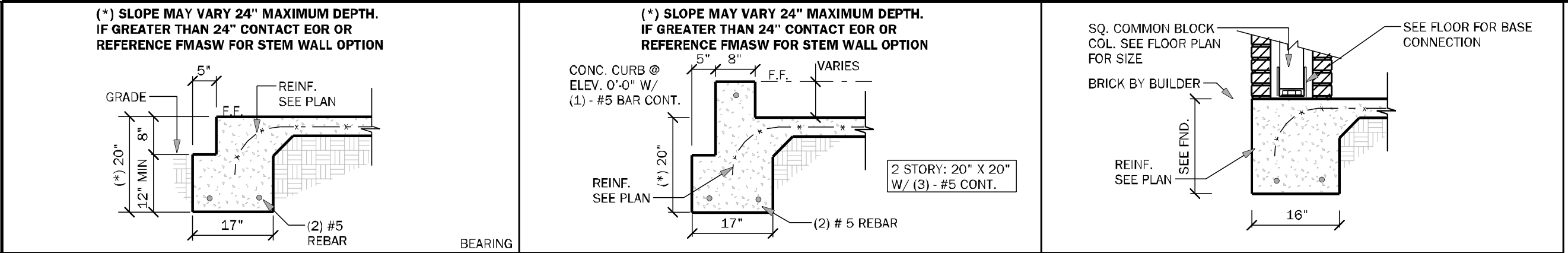
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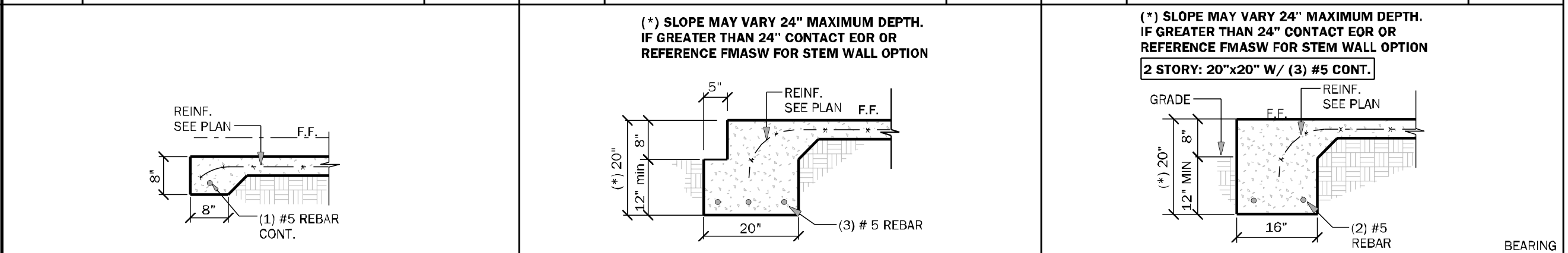
FLOOR PLAN



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

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

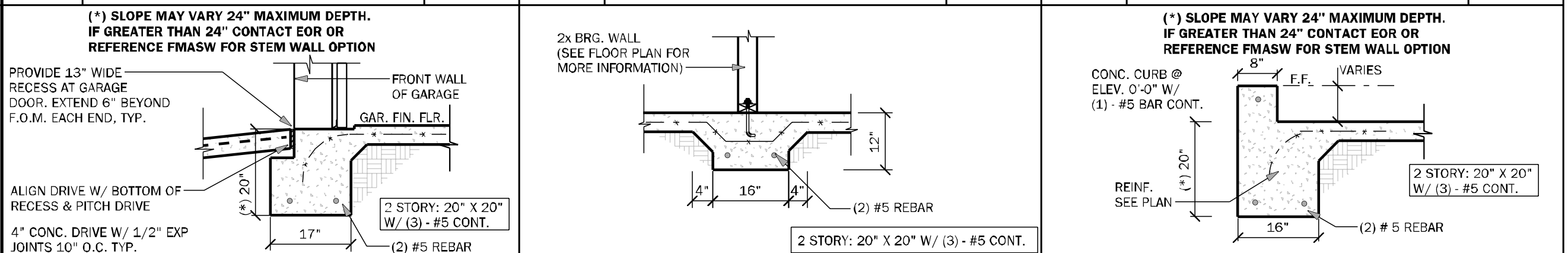
FM25 PORCH COLUMN W/ BRICK 1/2" = 1'-0"



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

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

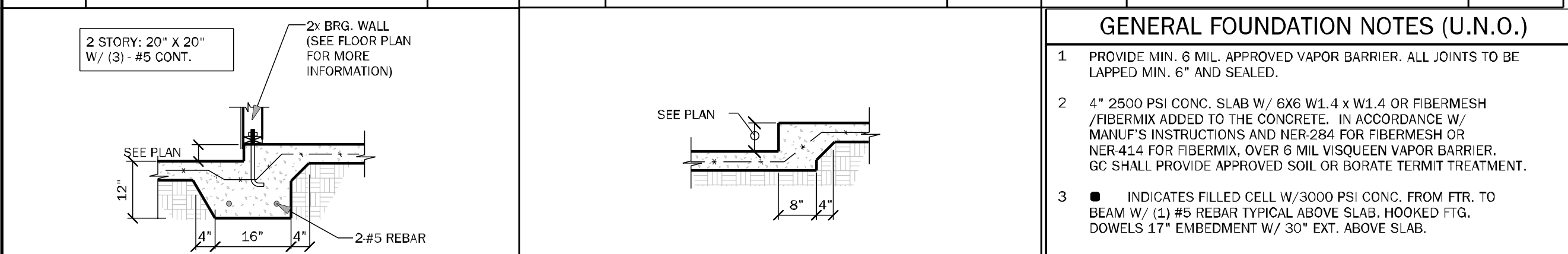
FM01A SINGLE STORY FTG 1/2" = 1'-0"



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

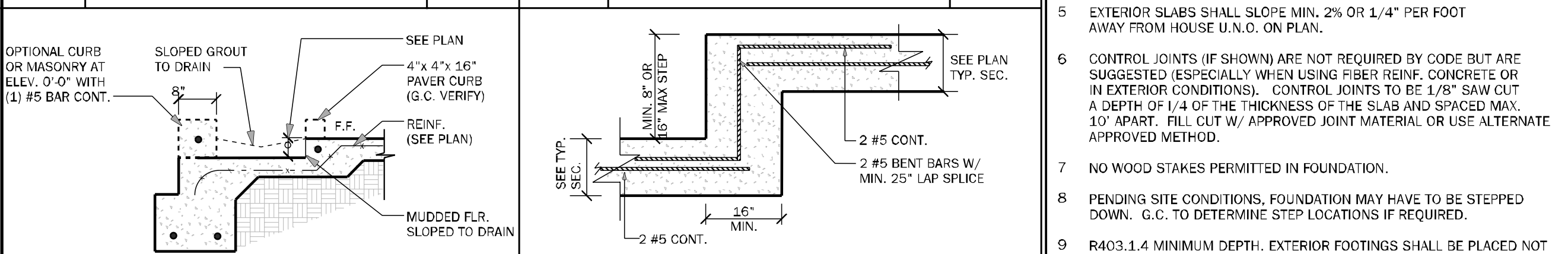
FM10 INTERIOR BRG WALL 1/2" = 1'-0"

FM02A SECTION @ GARAGE 1/2" = 1'-0"



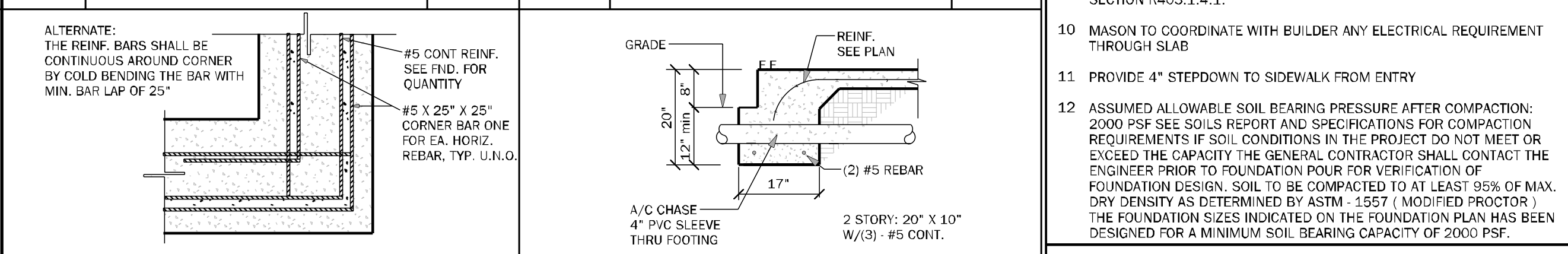
FM11 STEP DOWN BRG. 1/2" = 1'-0"

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'-1/2" = 1'-0"

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

STEMWALL SCHEDULE					
STEMWALL HEIGHT (H)	FOOTING DIMENSION				MAXIMUM F.C. SPACING (O.C.) IN STEM WALL
	d 1 STORY	d 2 STORY	b 1 STORY	b 2 STORY	
0'-0"-2'-0"	8"	10"	16"	20"	W/ (2) #5 BARS 6'-8"
>2'-0"-3'-4"	10"	10"	20"	24"	W/ (3) #5 BARS 6'-8"
>3'-4"-4'-0"	12"	12"	32"	32"	W/ (4) #5 BARS 8'-4"
>4'-0"-5'-4"	16"	16"	48"	48"	W/ (5) #5 BARS CONT. & #5 @ 18" O.C. TRANSV. 11'-6"

NOTES:

- VERTICAL REIN. IN SOLID GROUTED CELLS AT ALL CORNERS, JAMBS, WALL INTERSECTIONS, BELOW GIRDER TRUSS LOCATIONS, AND AT THE MAXIMUM SPACING STATED IN SCHEDULE
- W.W.M. IS REQUIRED TO MAKE ADEQUATE CONNECTION BETWEEN SLAB AND WALL WHEN STEM WALL EXCEEDS 4'-0". FIBERMESH CAN NOT BE USED AND #4 TURN BARS ARE REQUIRED @ EACH FILLED CELL LOCATION. EACH BAR TO BE TIED INTO VERTICAL BAR AND EXTEND OUT A MIN. 4'-0" INTO SLAB/ STEM
- IF STEM IS REQUIRED 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 WITHIN 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.

SEE CHART ABOVE STEMWALL F.C. SPACING

(1) #5 CONT. TIED TO EACH VERT. REIN. BAR

#4 TURN BAR AT STEM WALLS GREATER THAN 4'-0"

IF USED: W.W.M. TO BE TIED TO #5 CONT. REBAR

COMPACTED CLEAN FILL

SEE SCHEDULE FOR REIN.

MIN. 8" COVER REQ'D

3" COVER TYP.

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

GENERAL FOUNDATION NOTES (U.N.O.)

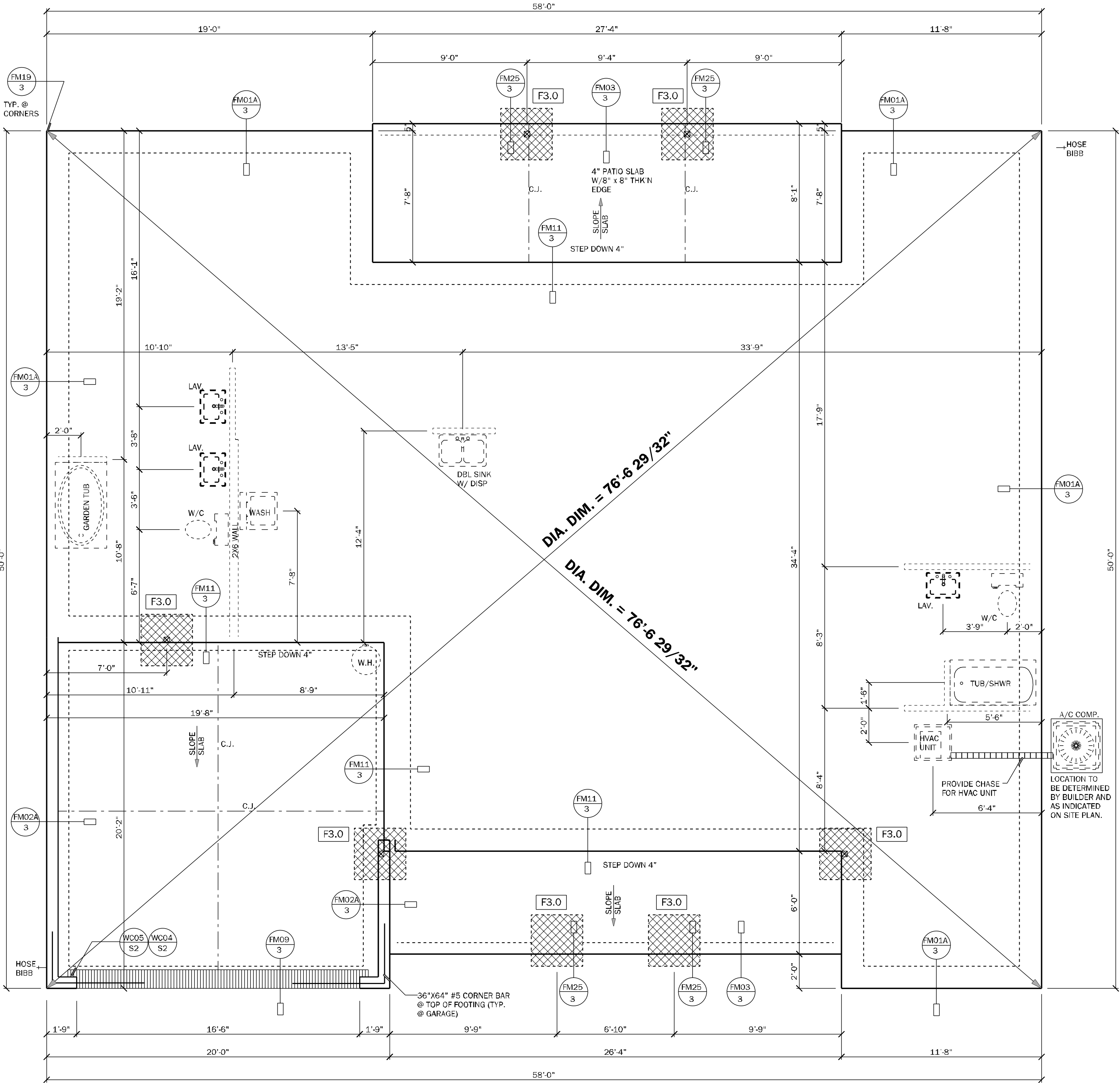
- PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.
- 4" 2500 PSI CONC. SLAB W/ 6X6 W1.4 X W1.4 OR FIBERMESH /FIBERMIX ADDED TO THE CONCRETE. IN ACCORDANCE W/ MANUF.'S INSTRUCTIONS AND NER-284 FOR FIBERMESH OR NER-414 FOR FIBERMIX. OVER 6 MIL VISQUEEN VAPOR BARRIER. GC SHALL PROVIDE APPROVED SOIL OR BORATE TERMIT TREATMENT.
- INDICATES FILLED CELL W/ 3000 PSI CONC. FROM FTR. 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: 2500 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 "CR"

COUNTY
SEAL

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FL # 78750
FL # 94462

keesee
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FL # 78750
FL # 94462

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

DIVISION LOCATION:
GAINESVILLE

Job Information:

INVENTORY
LOT: 86
BLK: SEC:
SUB: Preserve at Laurel Lake
345 SW Silver Palm Dr.
Lake City, FL

Model Name / Number:

2169

Plan Issue Date:

Wednesday, December 4, 2024

KA PROJECT NUMBER:

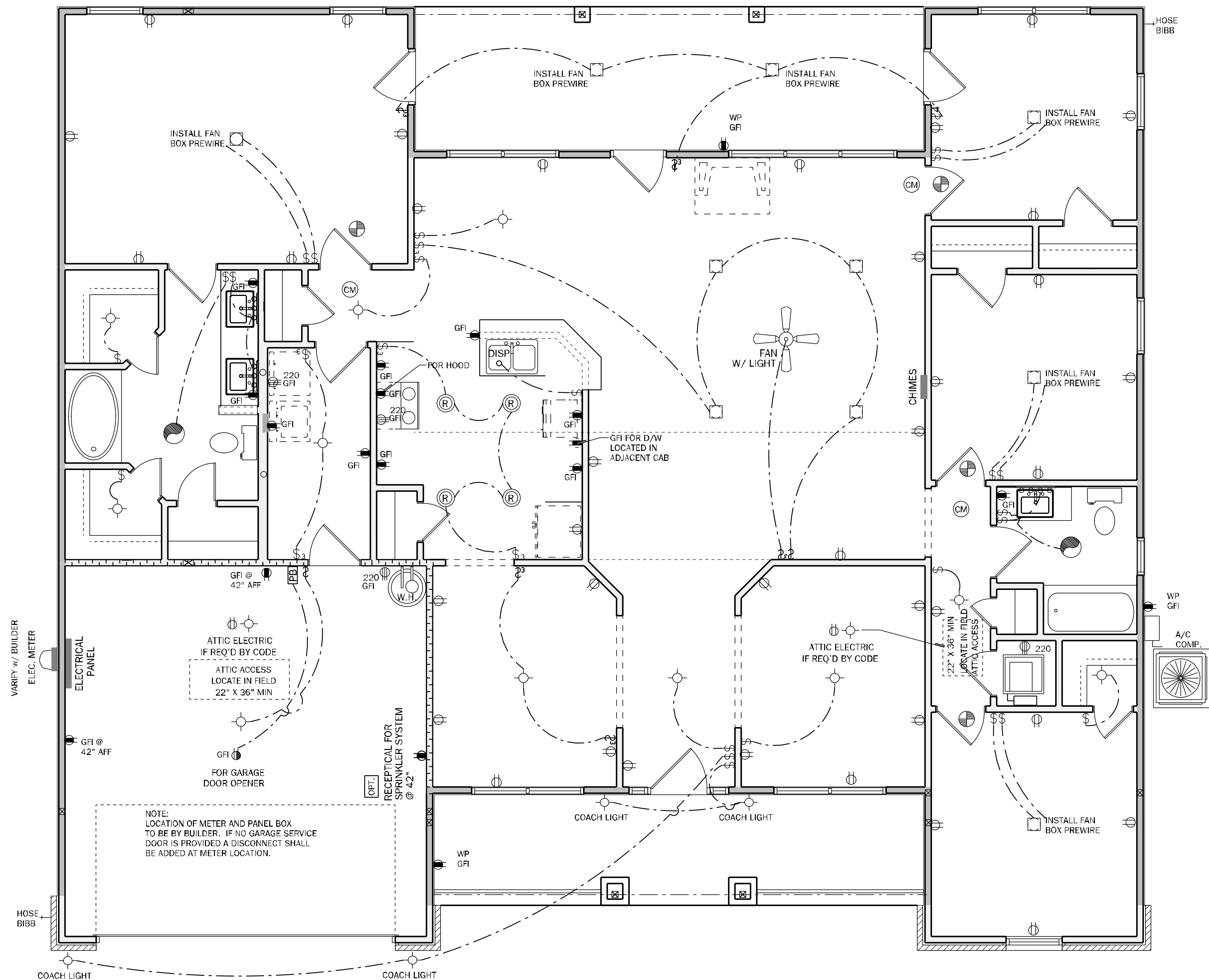
24-13139

Sheet: **3** Of:

FOUNDATION PLAN

Wednesday, December 4, 2024

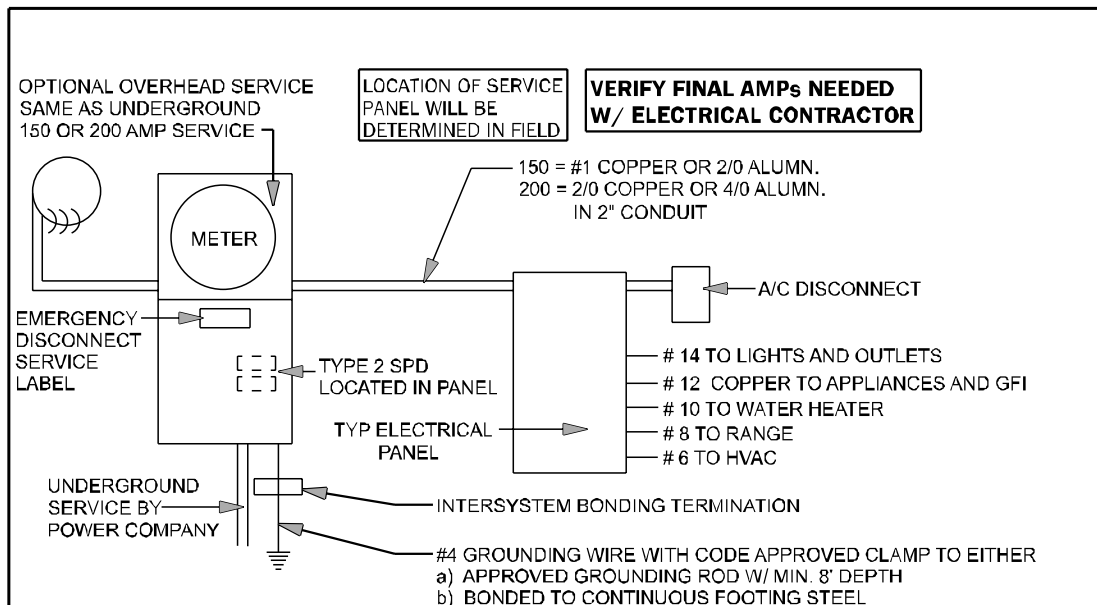
FIRST 10,000 AMPS @ 100%	= 10,000
+ 40% OF "A" = (.40 x 25,048)	= 10,019
+ 100% OF "B" = (20,000)	= <u>20,000</u>
TOTAL WATTAGE	= 40,019
WATTS DIVIDED BY 240 = AMPS	
CALCULATED SERVICE AMPS	= 167



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

EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT.

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



N.T.S.

NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS AS
STATED ON STRUCTURAL NOTES SHEET LOCAL CODES AND THE LOCAL POWER CO.



FLORIDA CONTRACTORS LICENSE NO. CRC133014
**100 WEST GARDEN STREET
 PENSACOLA FL 32502**

DIVISION LOCATION:
GAINESVILLE

▼ Job Information:

INVENTORY

LOT: 86

BLK:

SUB: Preserve at Laurel Lake
345 SW Silver Palm Dr.

▼ Model Name / Number:

2169

Plan Issue Date:

Wednesday, December 4, 2024

KA PROJECT NUMBER:

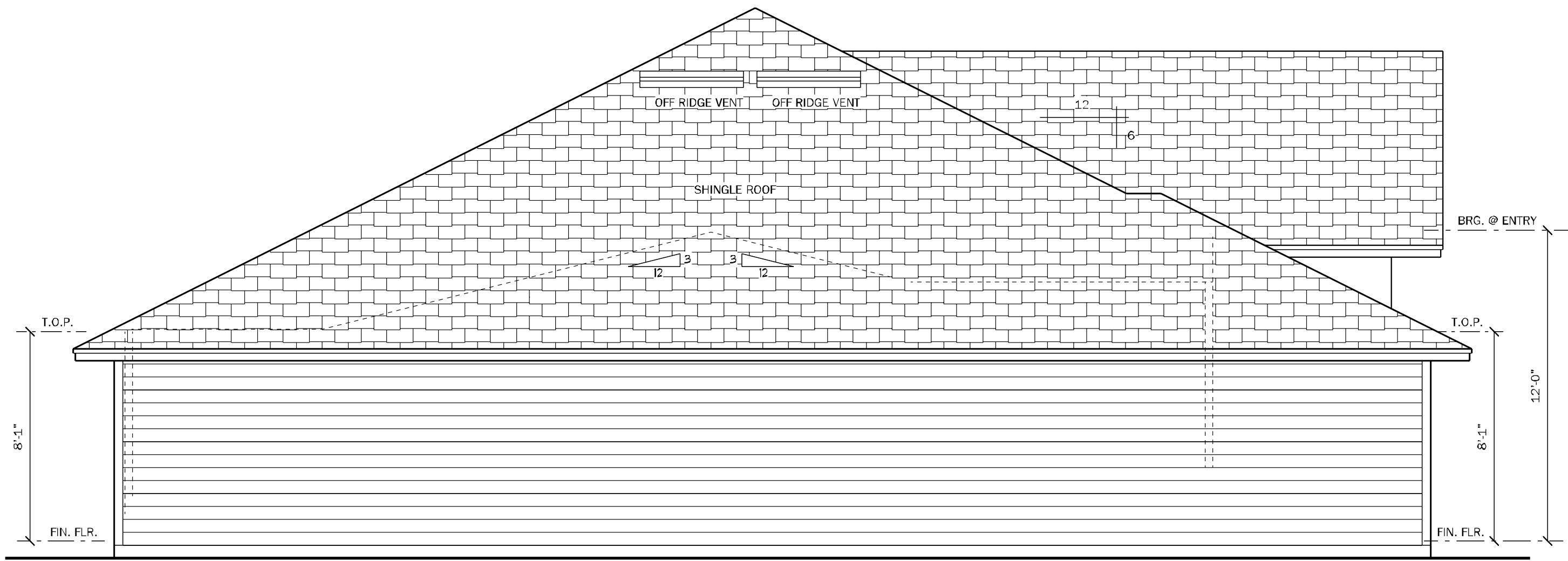
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24-13139	
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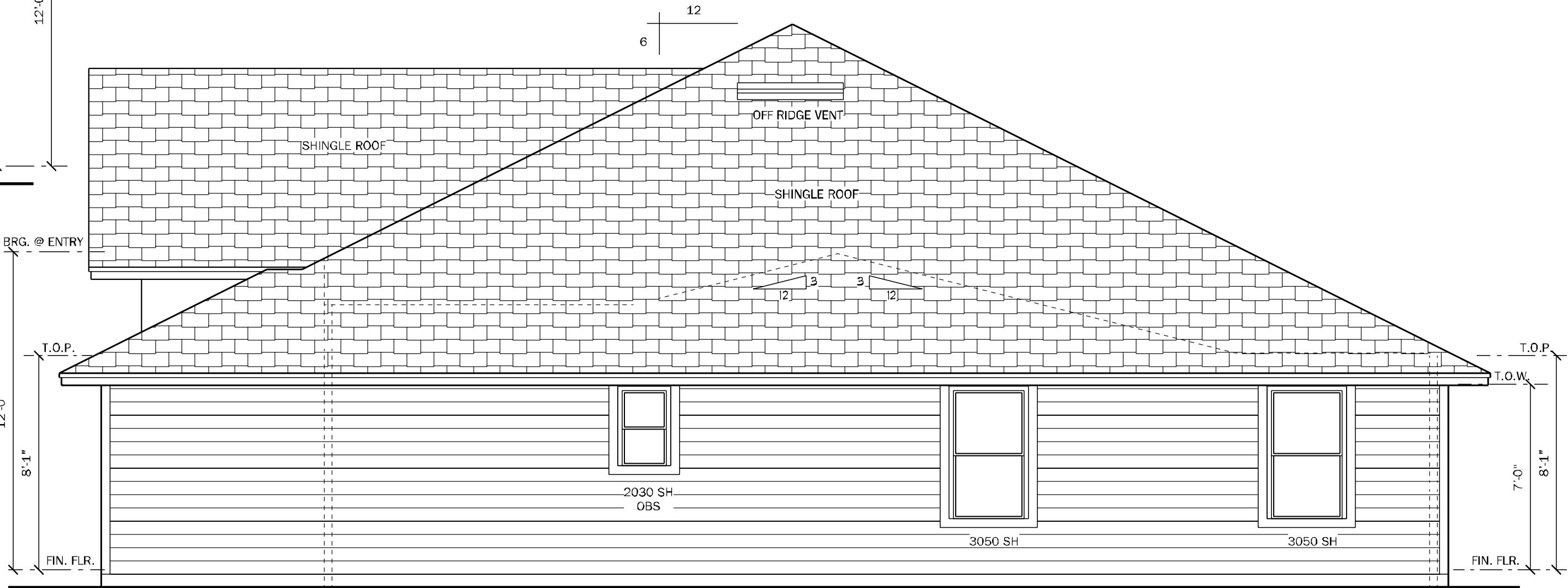
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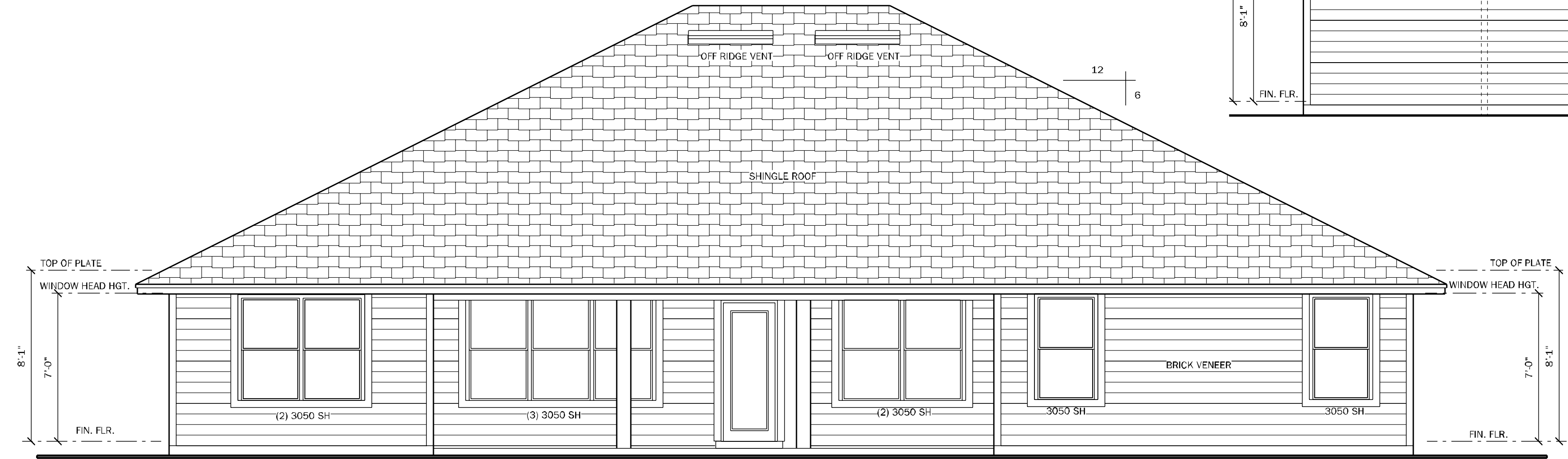
ELECTRICAL



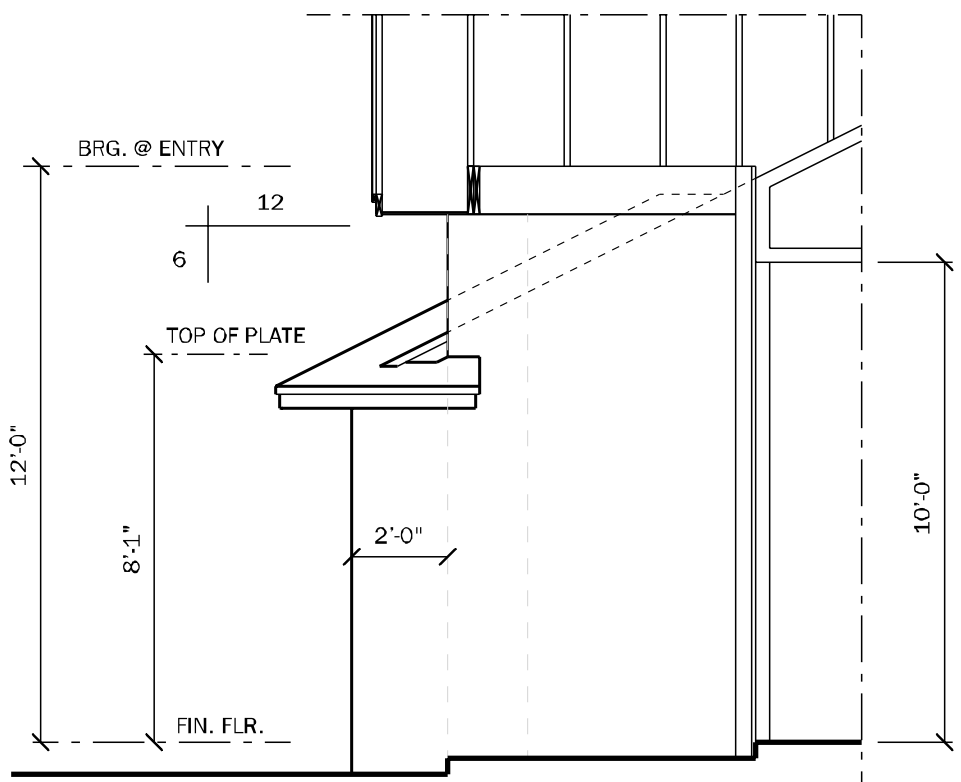
LEFT ELEVATION "B" & "CR"
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION "B"& "CR"
SCALE: 1/4" = 1'-0"



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



SECTION @ ENTRY
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)	2943 s.f.
Total needed for exhaust for upper 1/3	706 net sq inches
Total needed for intake (soffit area, lower)	706 net sq inches
Number of Off Ridge Vents for upper 1/3 needed	5
L.F. of Ridge Vent needed (can be used in combo with ORV)	39
Lineal Feet of Soffit needed to meet required	86
Lineal S.F. provided by plan	194

COUNTY
SEAL

Wednesday, December 4, 2024

www.fdseng.com

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Professional Engineer
Carl A. Brown, P.E.
Certificate of Authorization No. 9481

Professional Engineer
Thien Bao Duong, P.E.
Certificate of Authorization No. 9481

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associates
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Phone: (904) 880-2033
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Professional Engineer
Scott A. Lewowski, P.E.
Certificate of Authorization No. 9481

DAMS HOMES

FLORIDA CONTRACTORS LICENSE NO. CRC1330146

100 WEST GARDEN STREET
PENSACOLA FL 32502

DIVISION LOCATION:
GAINESVILLE

INVENTORY

LOT: 86
BLK: 1
SEC: 1
SUB: Preserve at Laurel Lake
345 SW Silver Palm Dr.
Lake City, FL

Model Name / Number:

2169

Plan Issue Date:

Wednesday, December 4, 2024

KA PROJECT NUMBER:

24-13139

Sheet: **5** of:

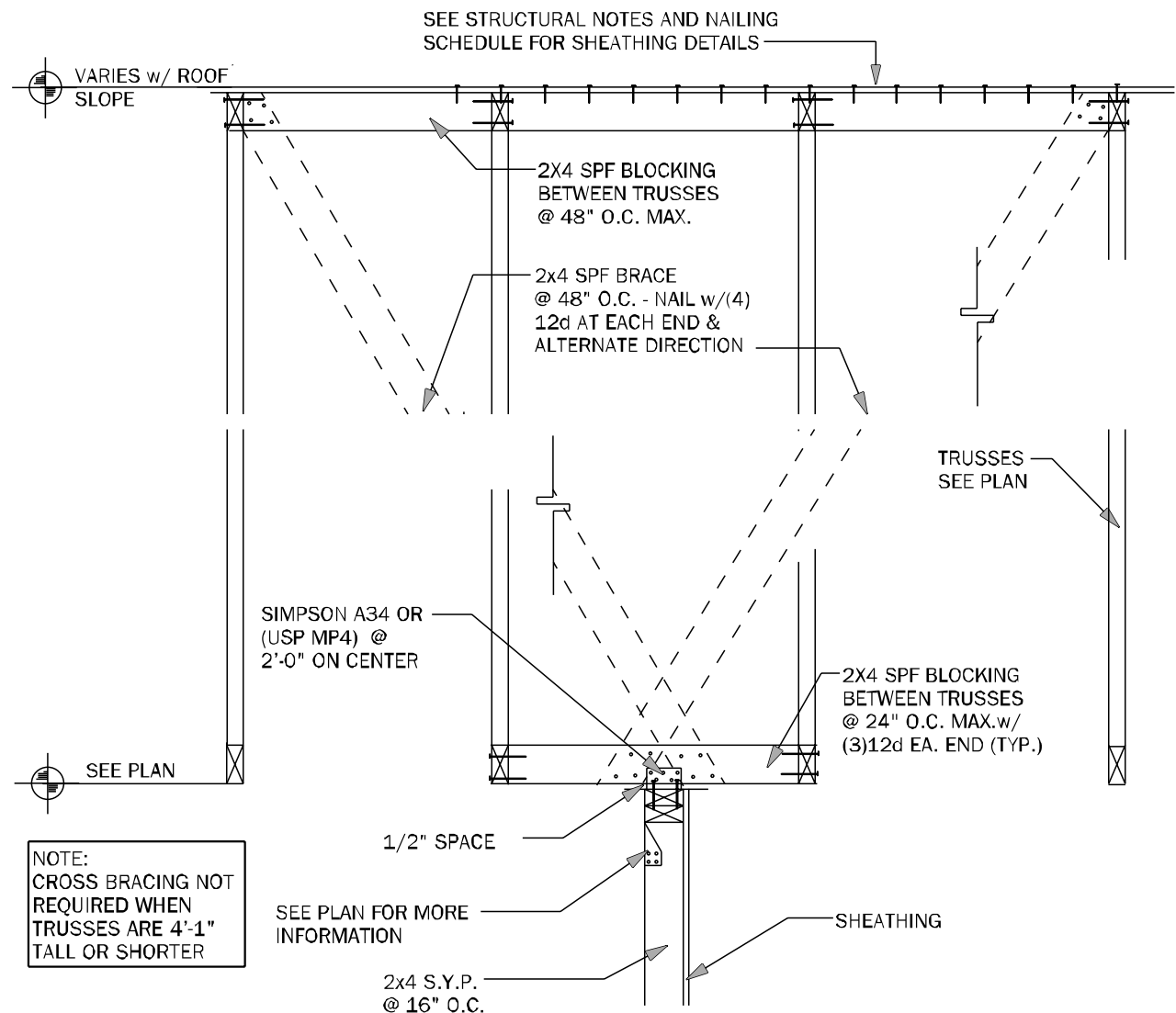
ELEVATIONS-B

ROOF FRAMING NOTES

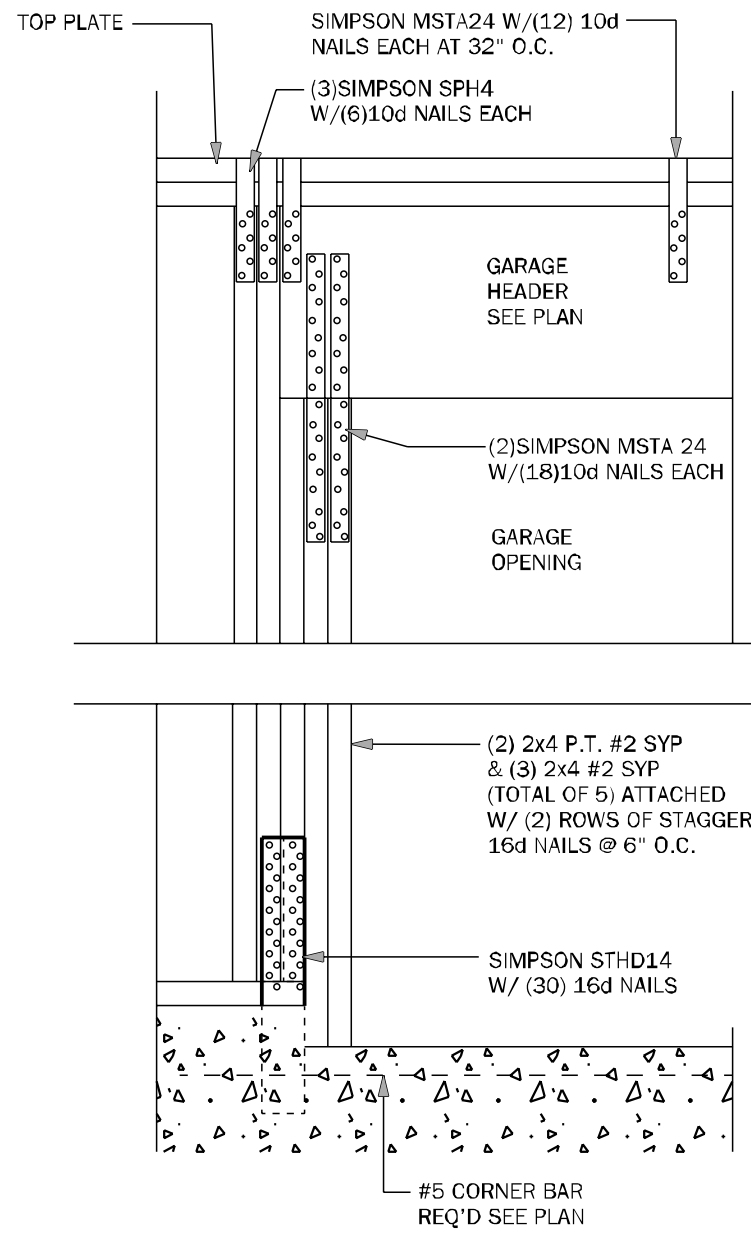
1. SINGLE OR METAL ROOFING SYSTEM (SEE ARCH.) SHEATHING - SEE [RSH] SCHEDULE THIS SHEET. FOR SHT G & FASTENERS ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. MAX. OR CONVENTIONAL FRAME ROOF (SEE PLAN FOR SIZE AND SPACING. SEE ARCHITECTURAL PLAN FOR TRUSS, ROOF SLOPE AND TRUSS TYPE). 2. TILE ROOFING SYSTEM (SEE ARCH.) SEE [RSH] SCHEDULE THIS SHEET 3. 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 TONNELS EACH END. THE SHEATHING IS TO BE NAILED WITH 80 NAILS AT 12" ON CENTER AT ALL EDGES AND THEN 8" ON CENTER. 4. FOR UNDERLAYMENT REQUIREMENTS SEE R905.1.1.1

- - - NOTE TO FRAMER - - -

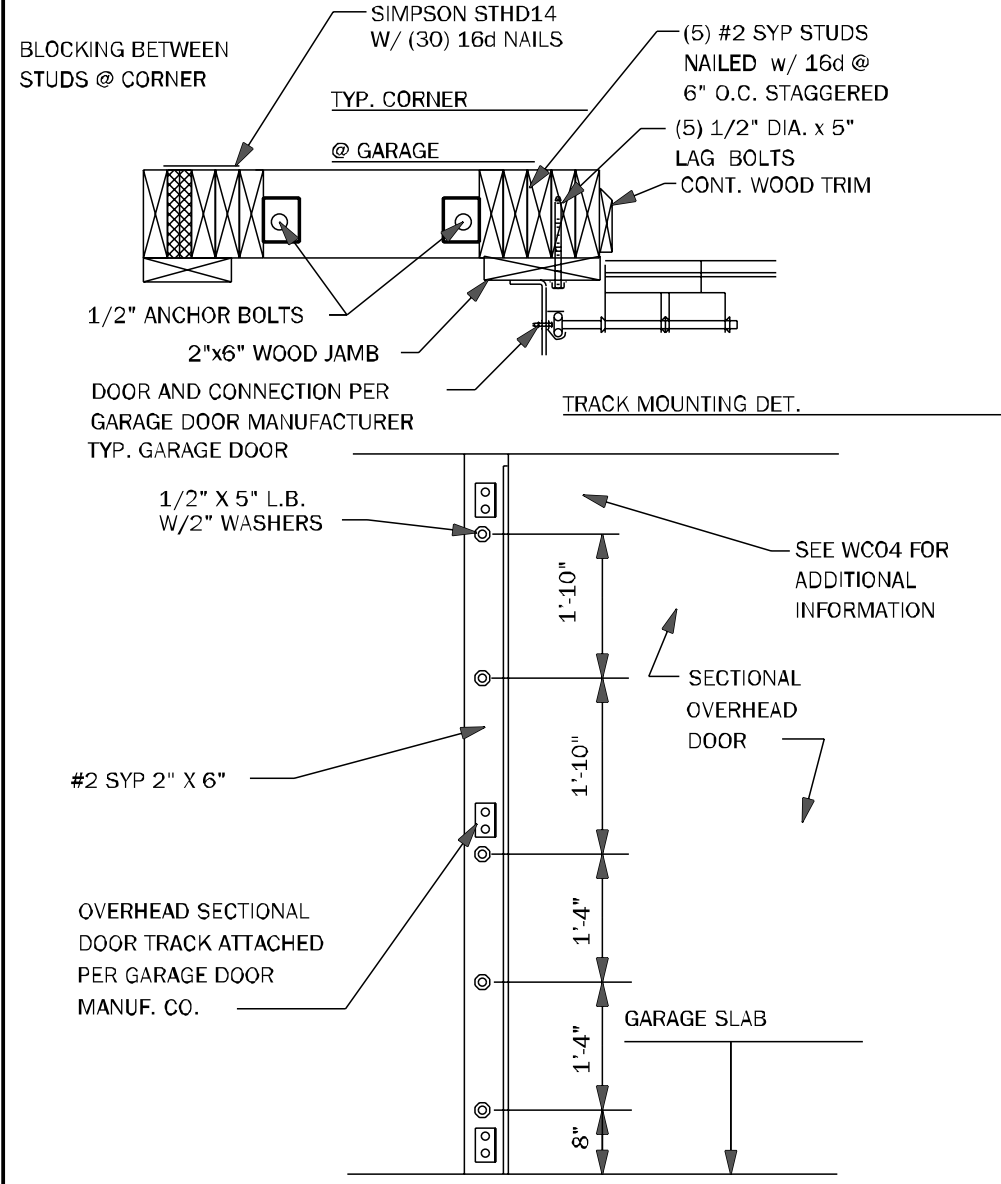
IF ROOF TRUSS LAYOUT SHOWS TRUSS ID'S, THIS LAYOUT HAS BEEN PROVIDED BY THE CLIENT/ DESIGNER OR ARCHITECT TO USE FOR THE DESIGN OF THIS PROJECT. OTHERWISE A GENERIC LAYOUT HAS BEEN DETERMINED. BUT PRIOR TO CONSTRUCTION OR TRUSS FABRICATION, FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWINGS ARE TO BE SUBMITTED TO ENGINEER OF RECORD (E.O.R.) FOR REVIEW AND APPROVAL. AT THIS TIME THE E.O.R. RESERVES THE RIGHT TO REQUEST ANY CHANGES REQUIRED FOR 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/OUT WRITTEN APPROVAL FROM FDS.



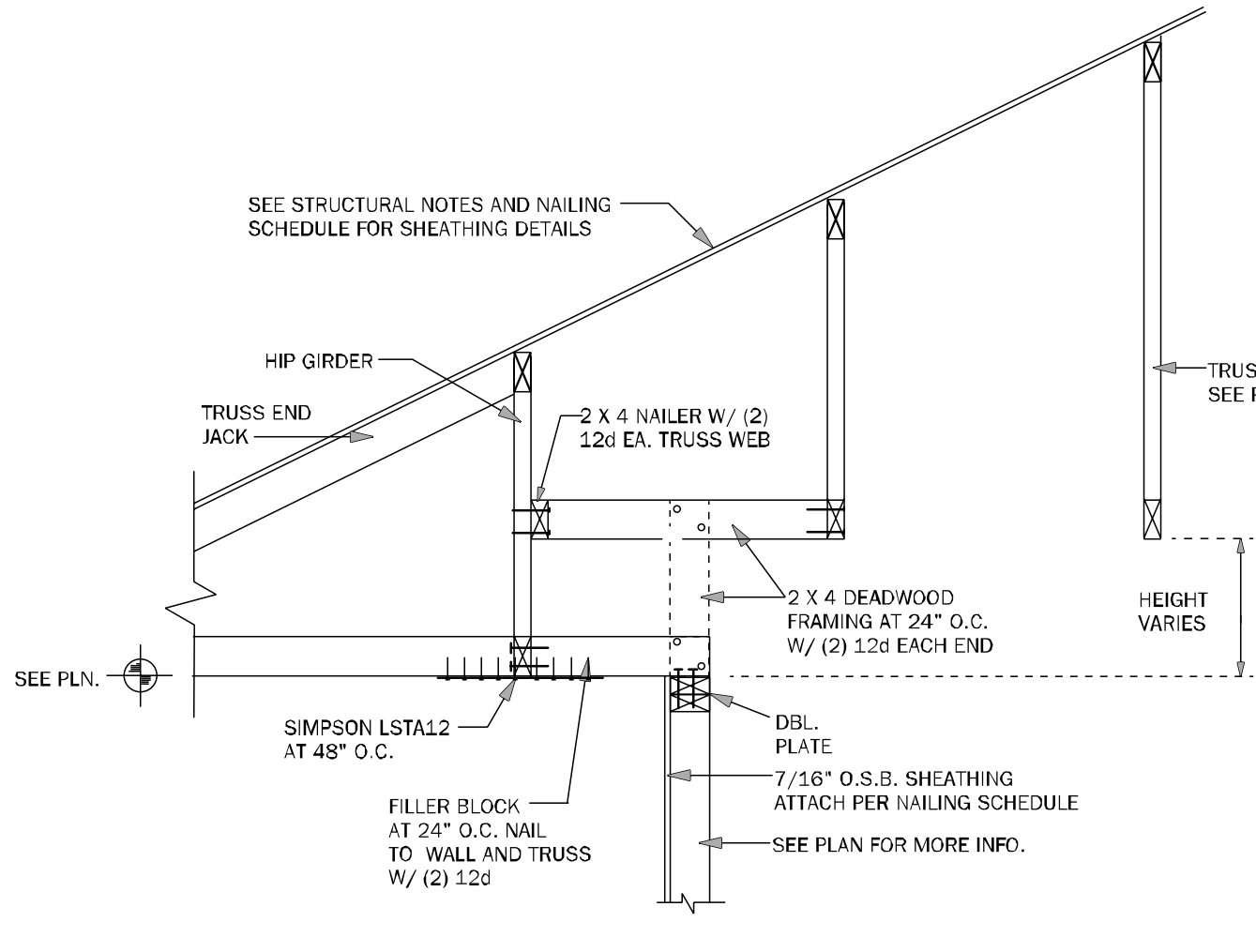
TB15 EXTERIOR NON-BEARING WALL DETAIL N.T.S.



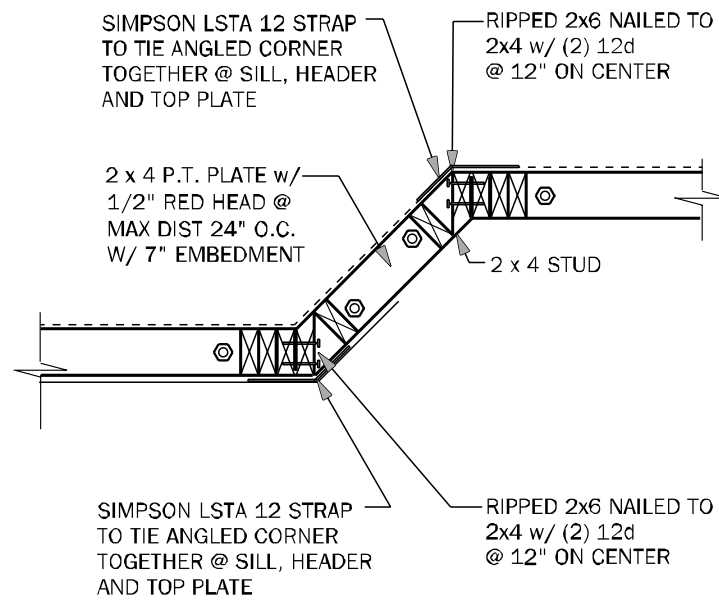
WC04 GARAGE HEADER ANCHOR 3/4" = 1'-0"



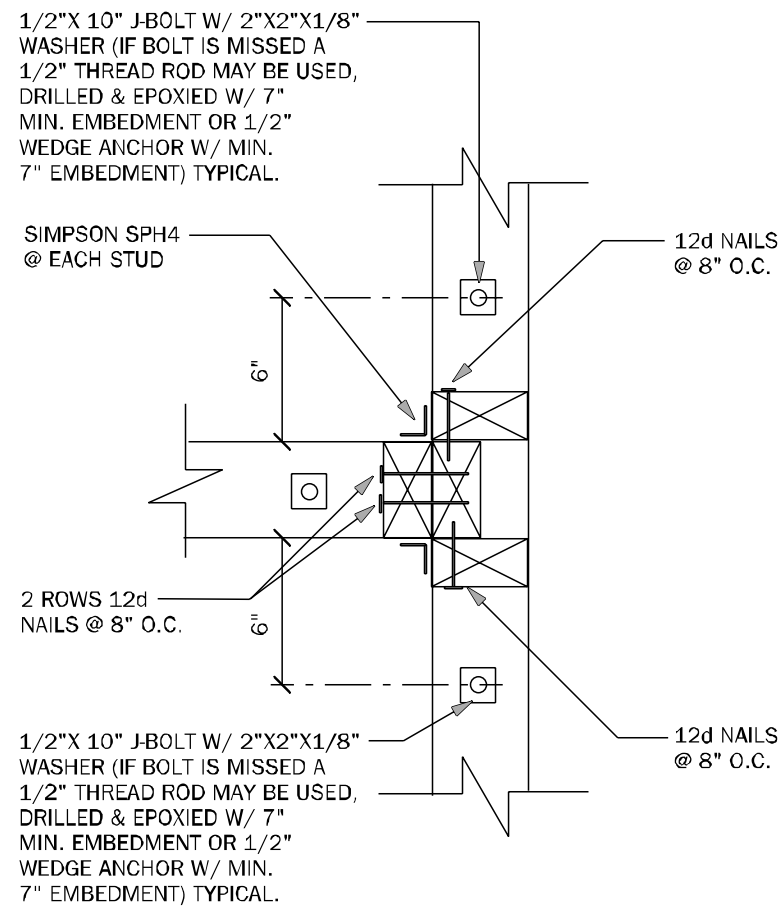
WC05 SECT. OVERHEAD GAR. DOOR INSTALL N.T.S.



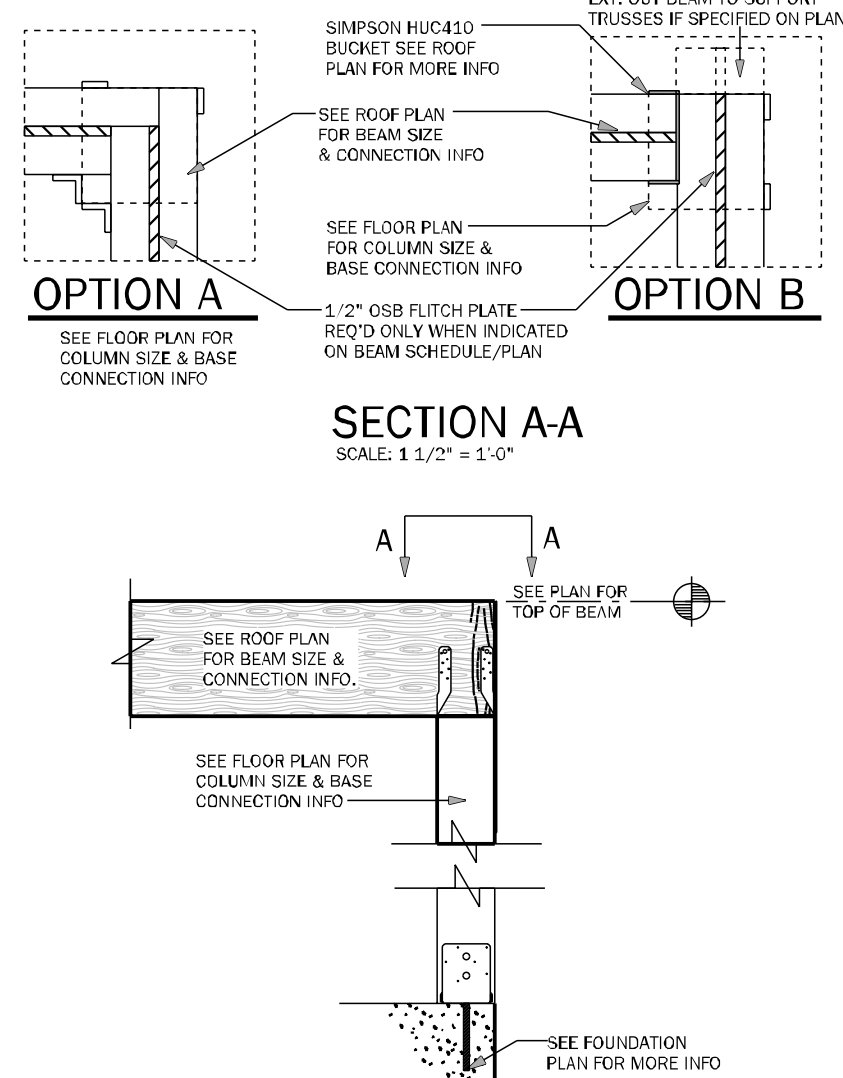
WF64 EXTERIOR NON BRG. WALL DETAIL N.T.S.



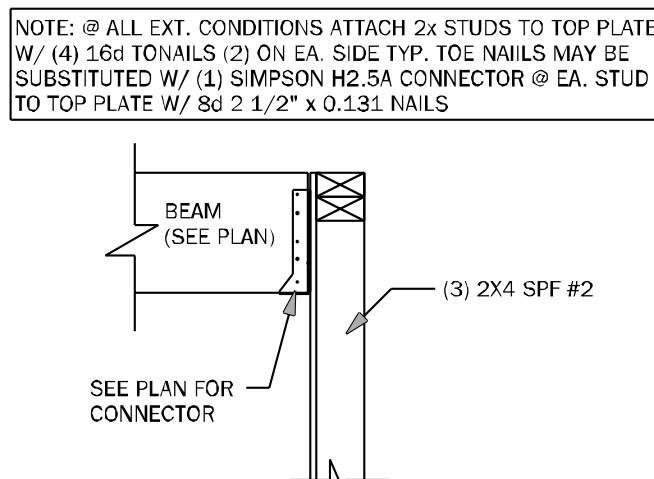
WF43 EXTERIOR ANGLED WALL DETAIL N.T.S.



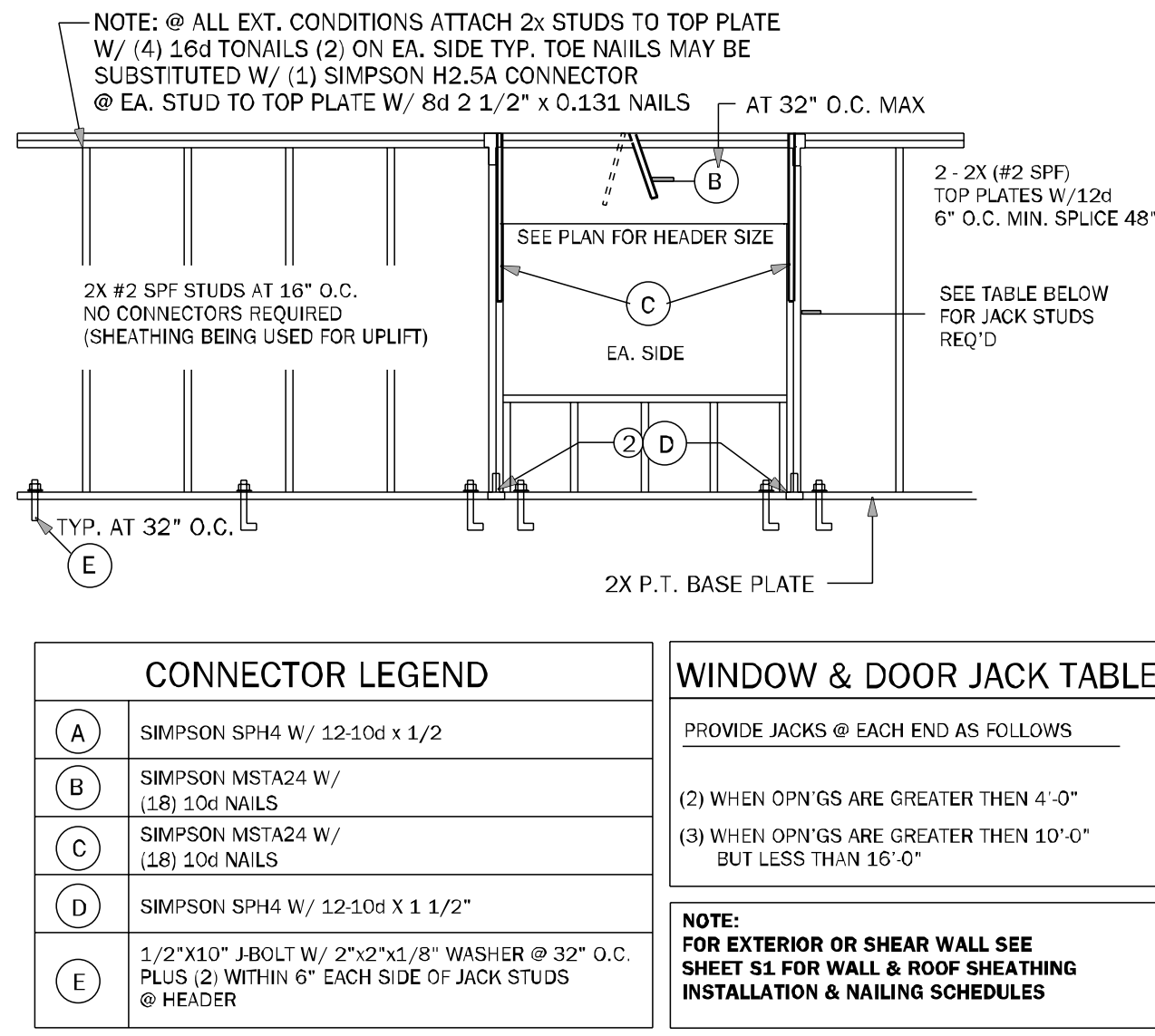
WC03 WALL TO WALL CONN. @ END OF SHEARWALL 1 1/2" = 1'-0"



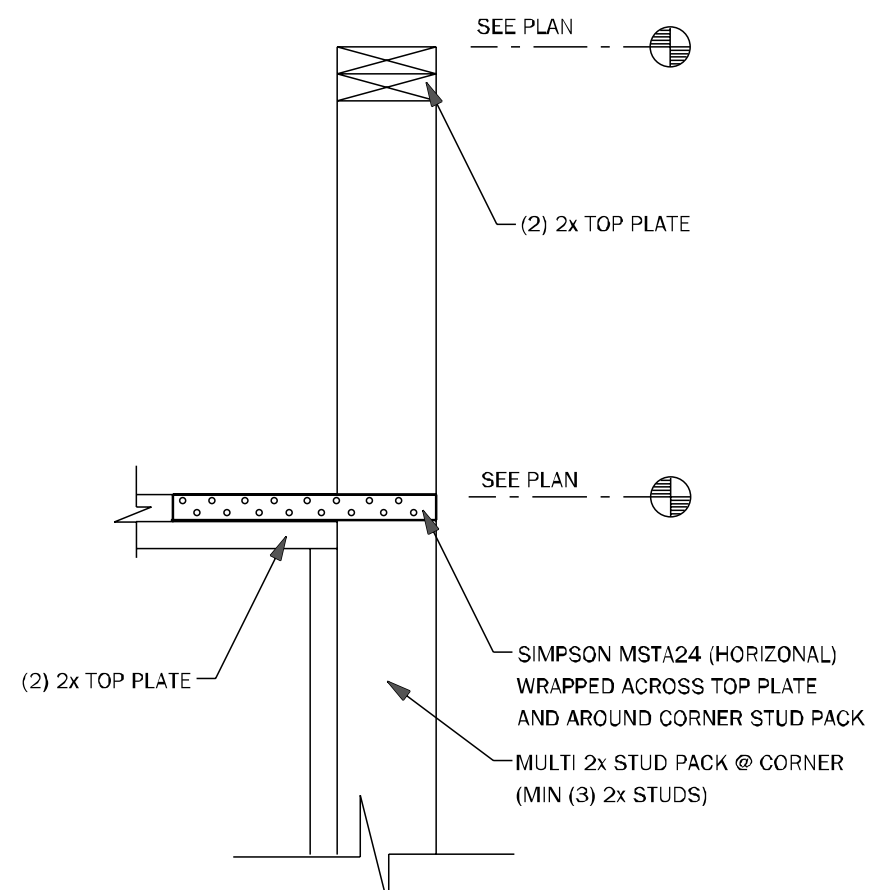
CD11 COMMON BEAM ATTACHMENT N.T.S.



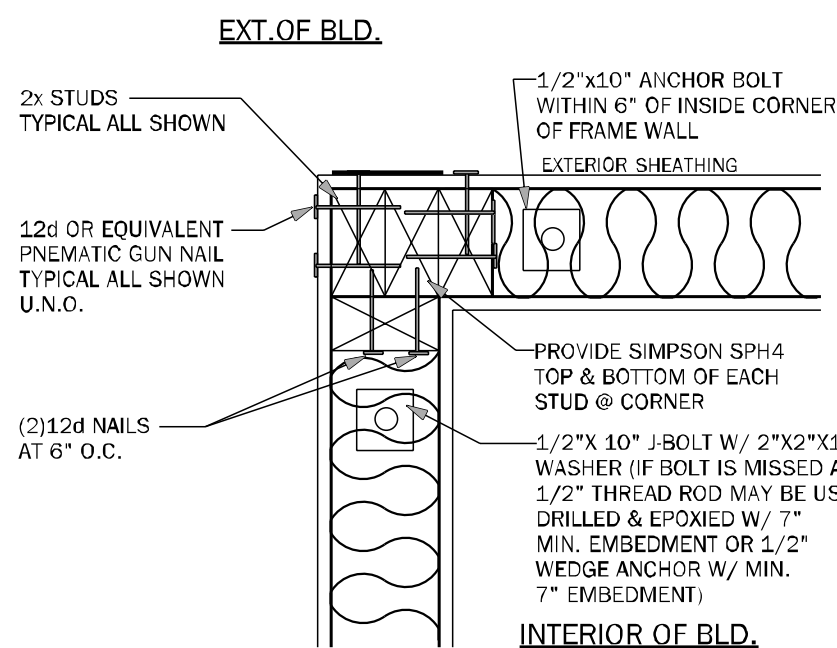
CD25 BEAM TO WALL CONNECTION N.T.S.



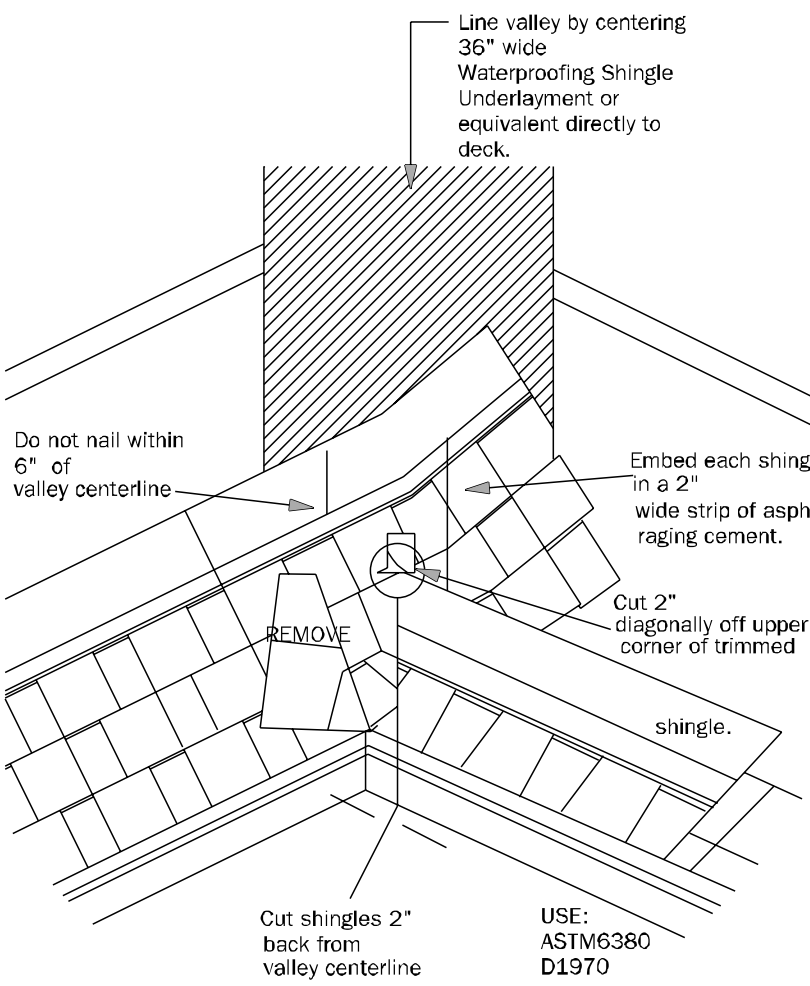
WF66 TYPICAL BEARING WALL N.T.S.



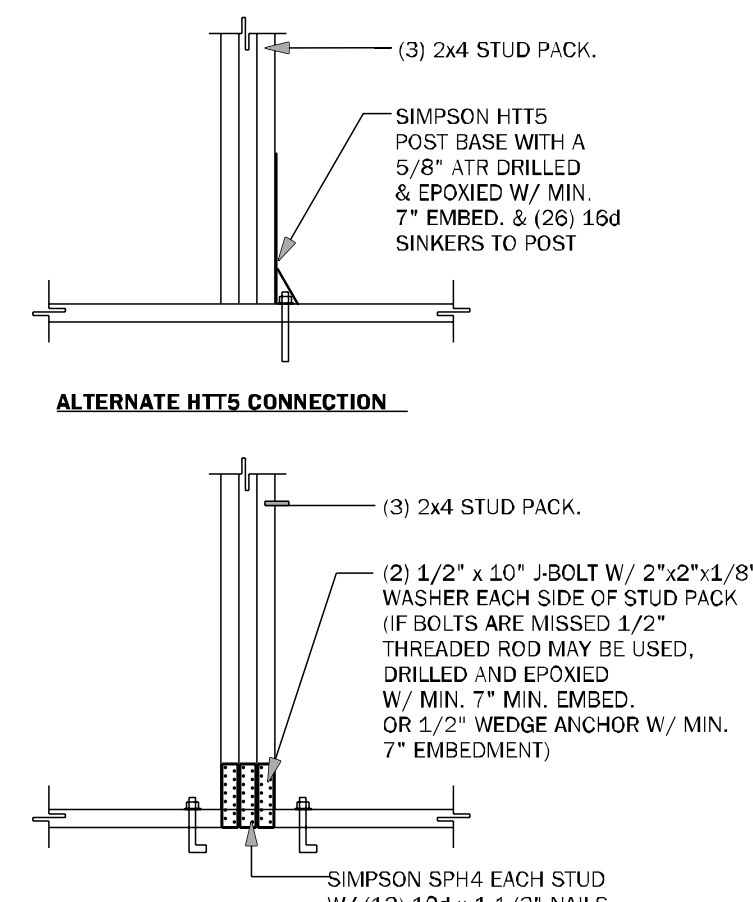
WC09 WALL STEP @ CORNER N.T.S.



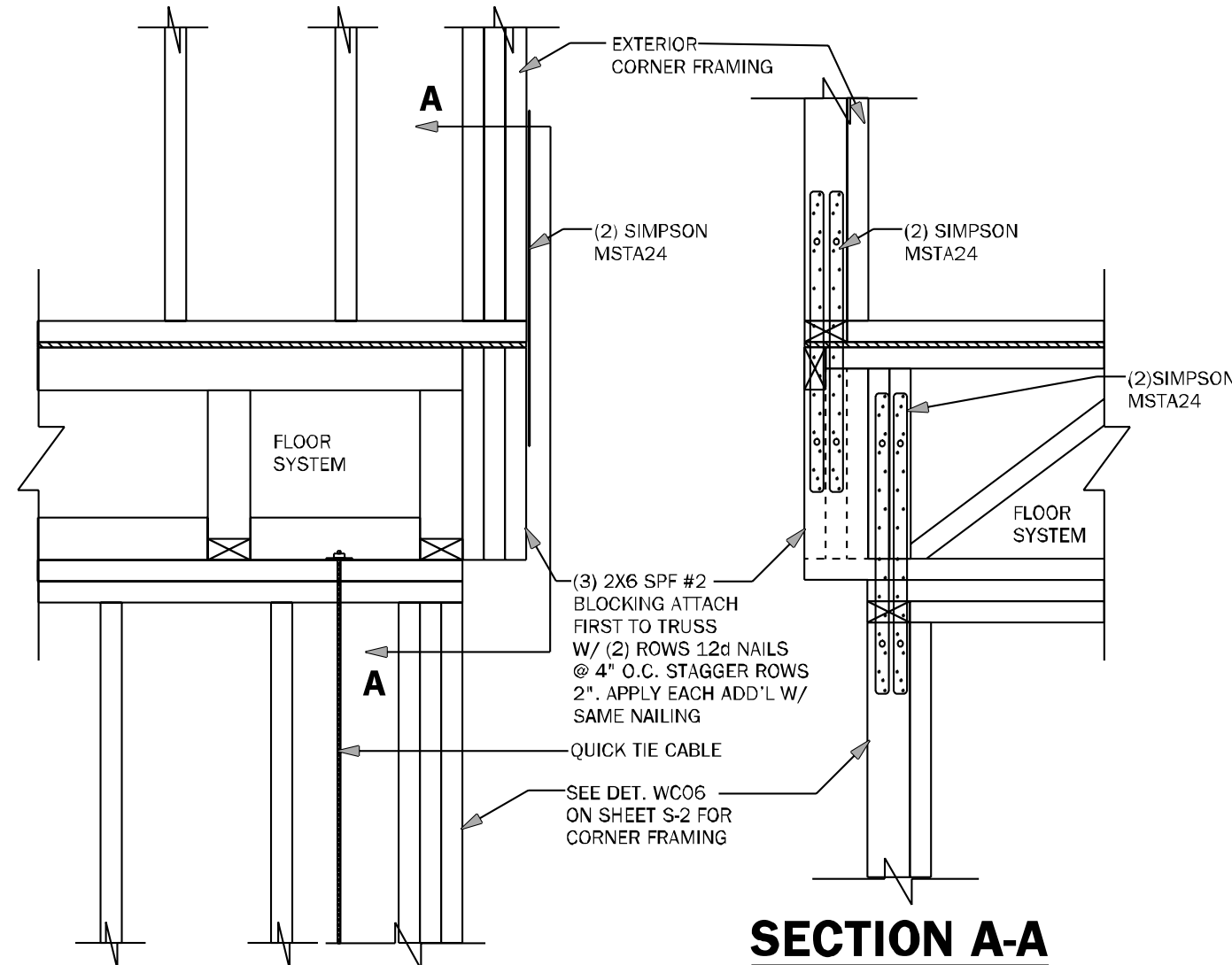
WC06 EXTERIOR FRAME CORNER 3/4" = 1'-0"



RD01 VALLEY FLASHING DETAIL N.T.S.



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



WF68 CORNER CONNECTION N.T.S.

COUNTY SEAL

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Keese ASSOCIATES ARCHITECTURE | DESIGN | PLANNING

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mydesign.com

FL # 66126
FL # 78750
FL # 94452

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

DAMS HOMES

FLORIDA CONTRACTORS LICENSE NO. CRC1330146

100 WEST GARDEN STREET
PENSACOLA FL 32502

DIVISION LOCATION:
GAINESVILLE

Job Information:

Model Name / Number:
2169

Plan Issue Date:
Wednesday, December 4, 2024

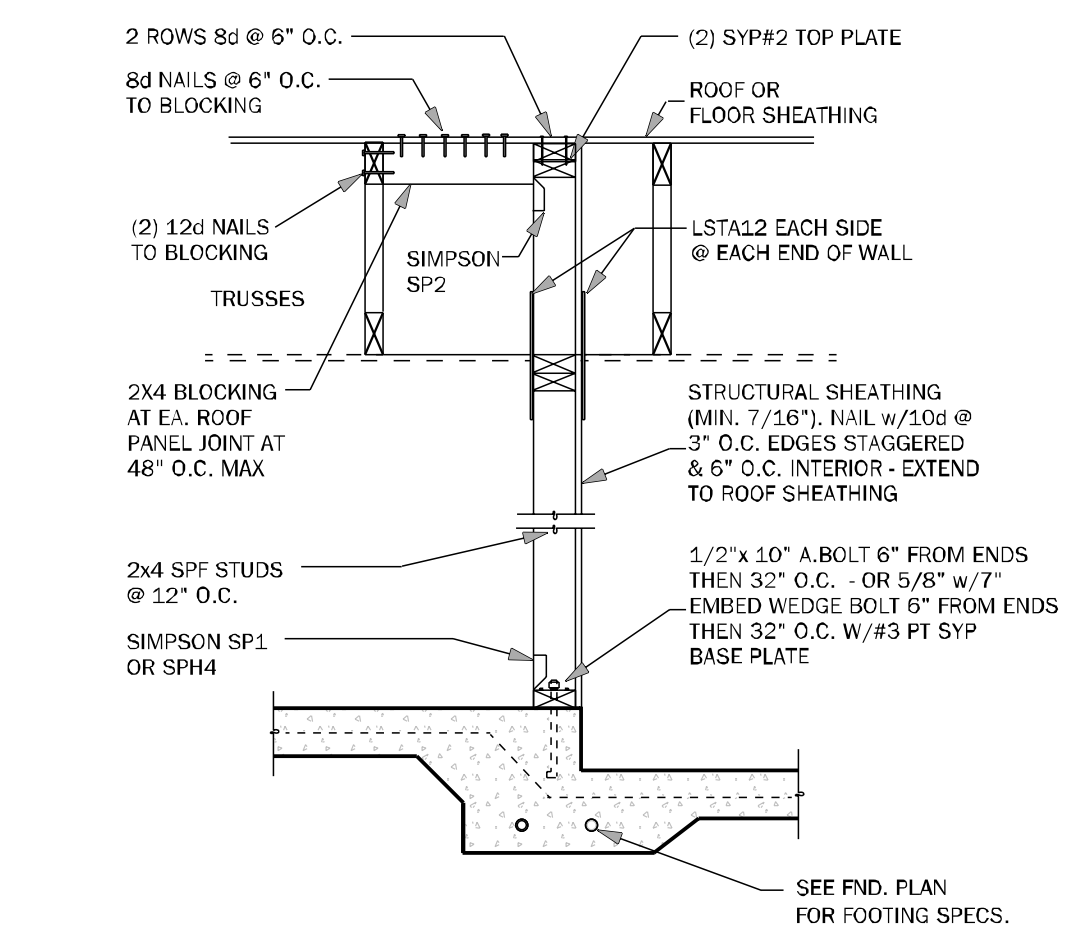
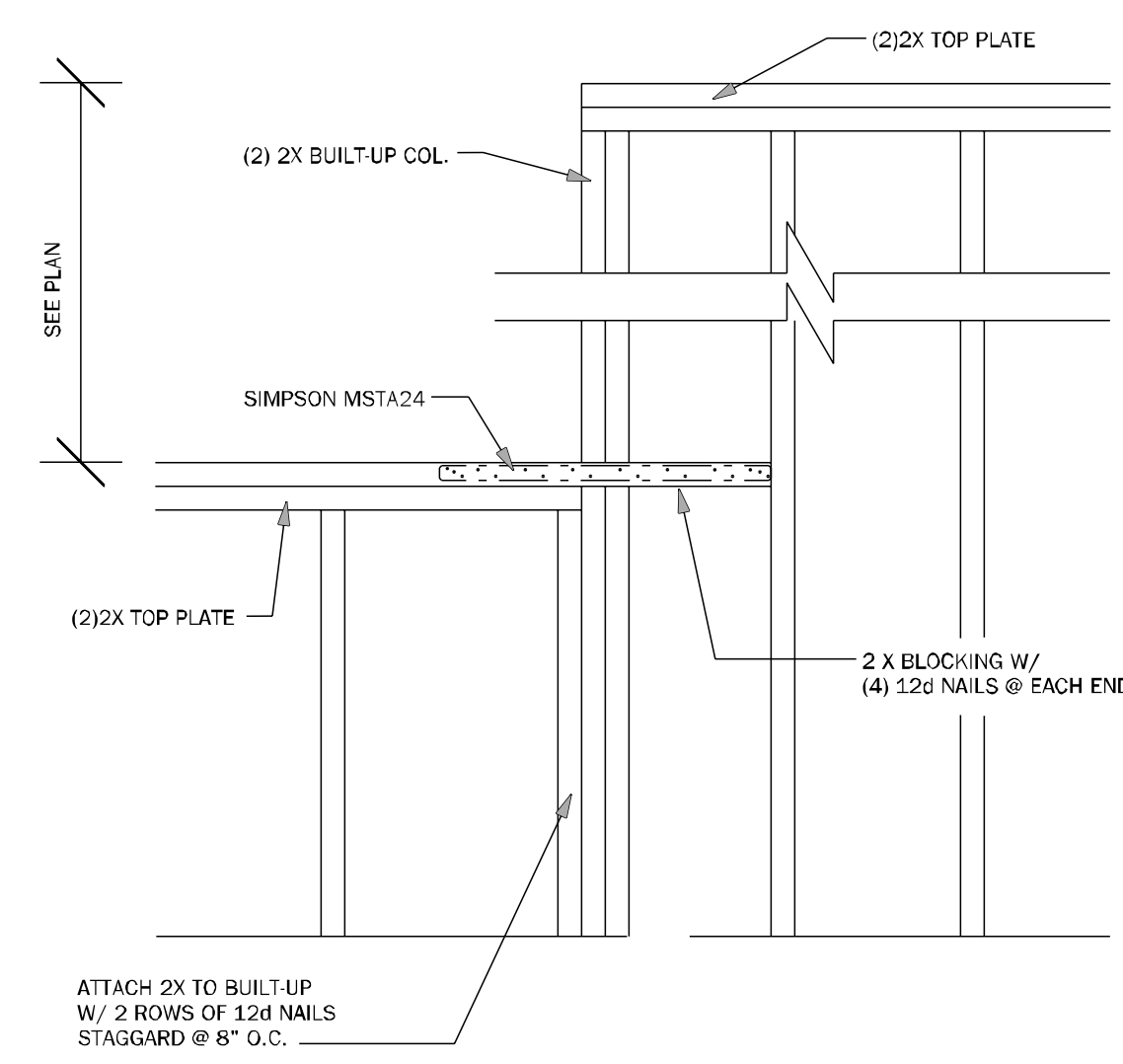
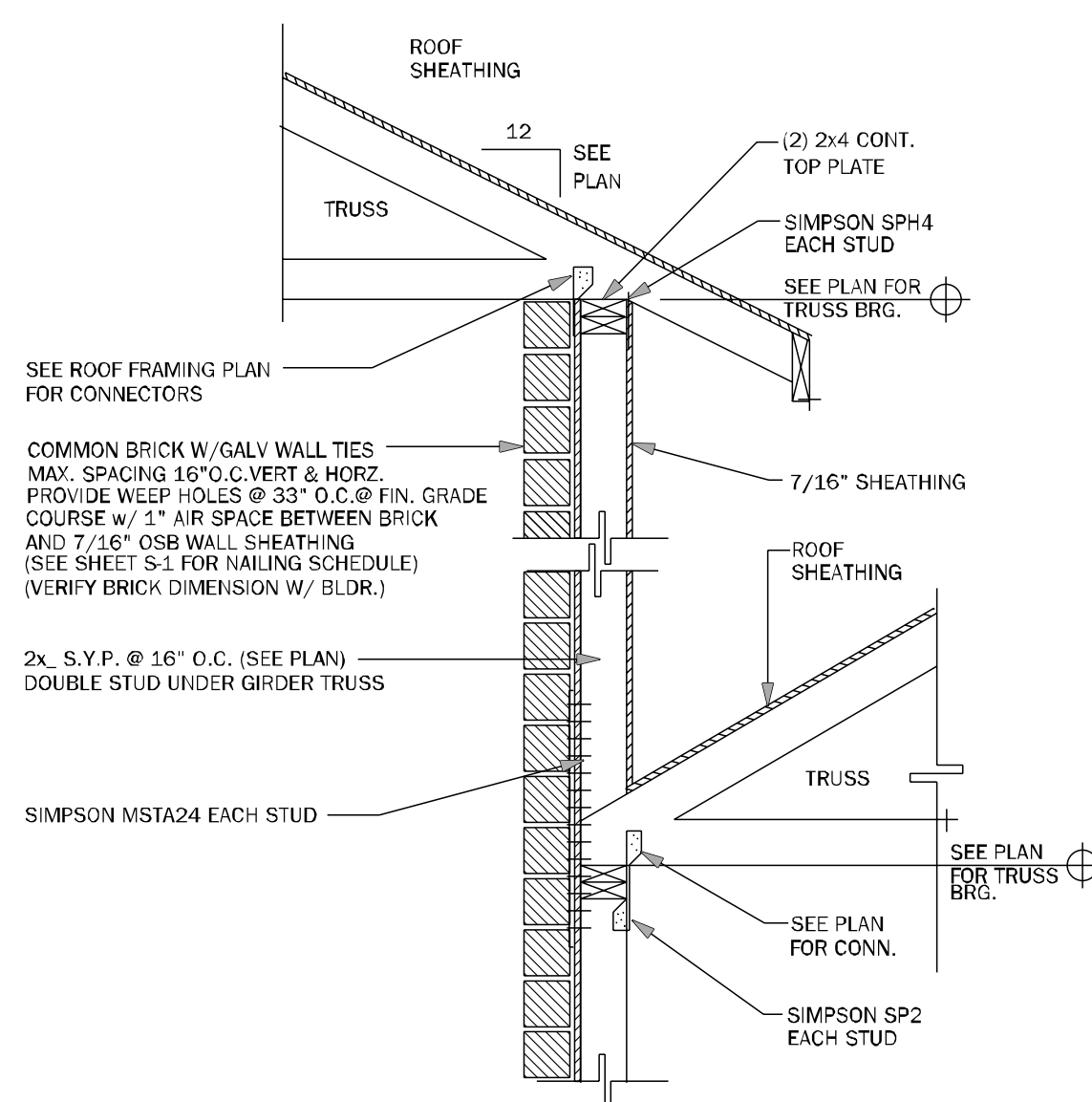
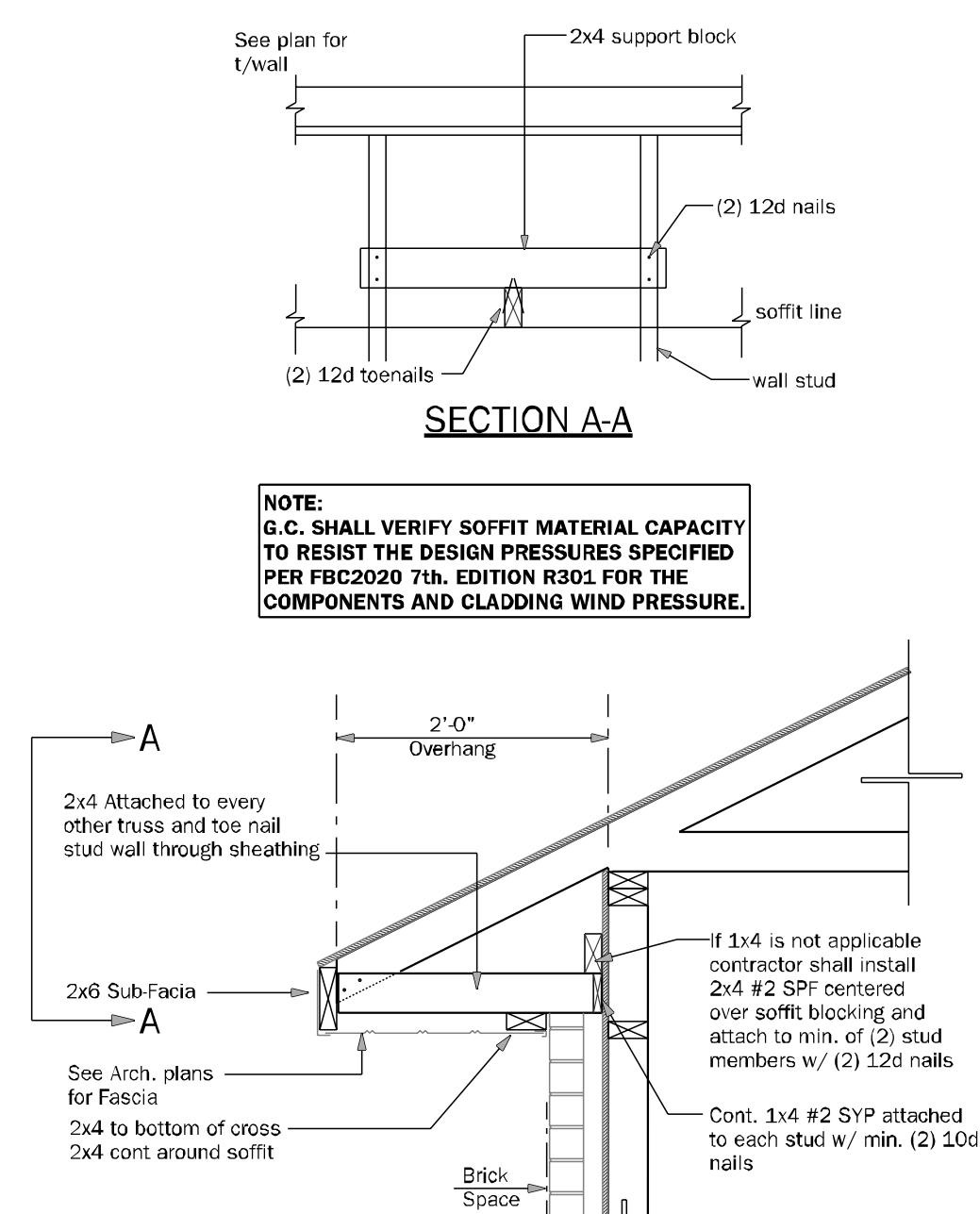
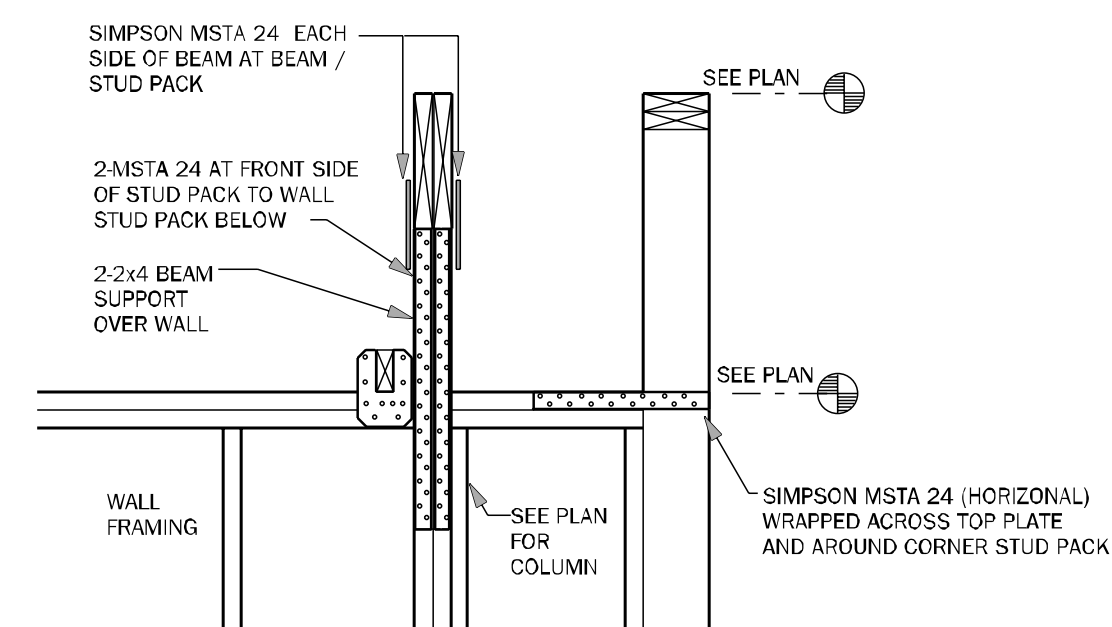
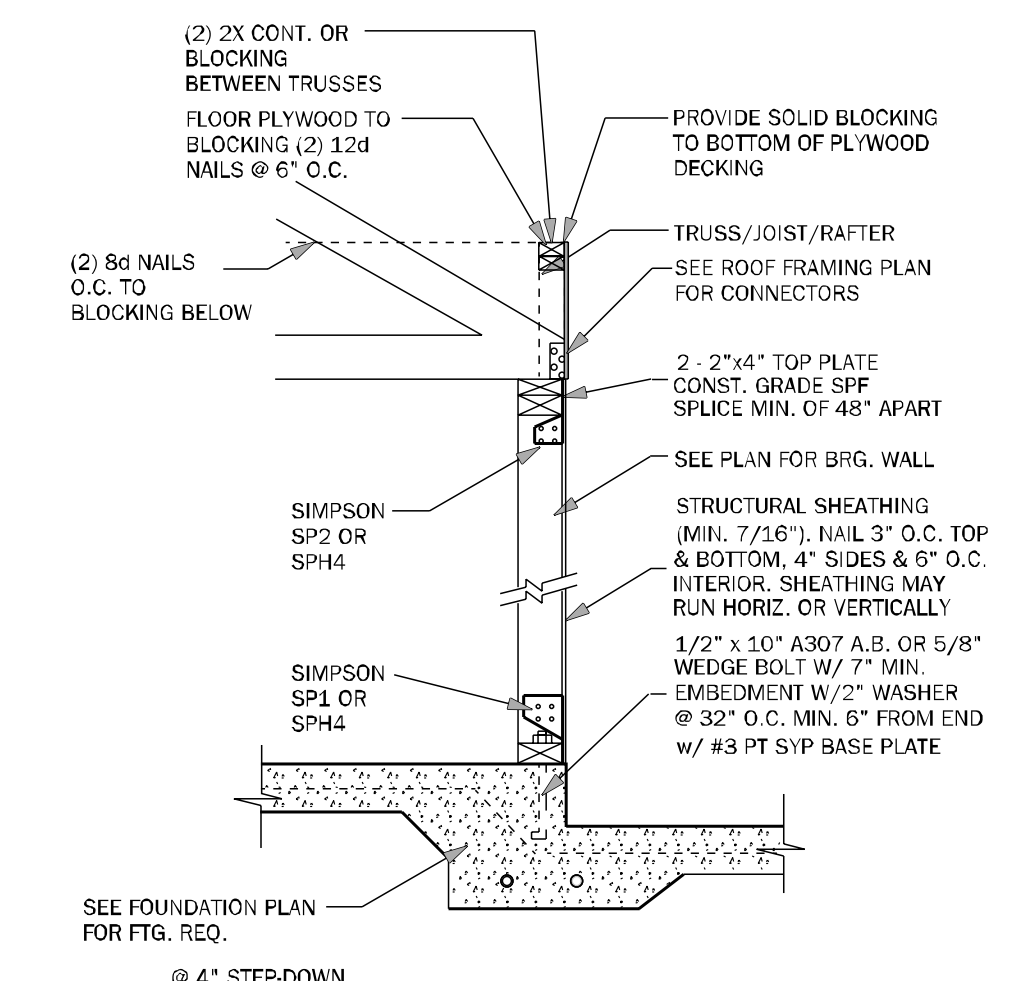
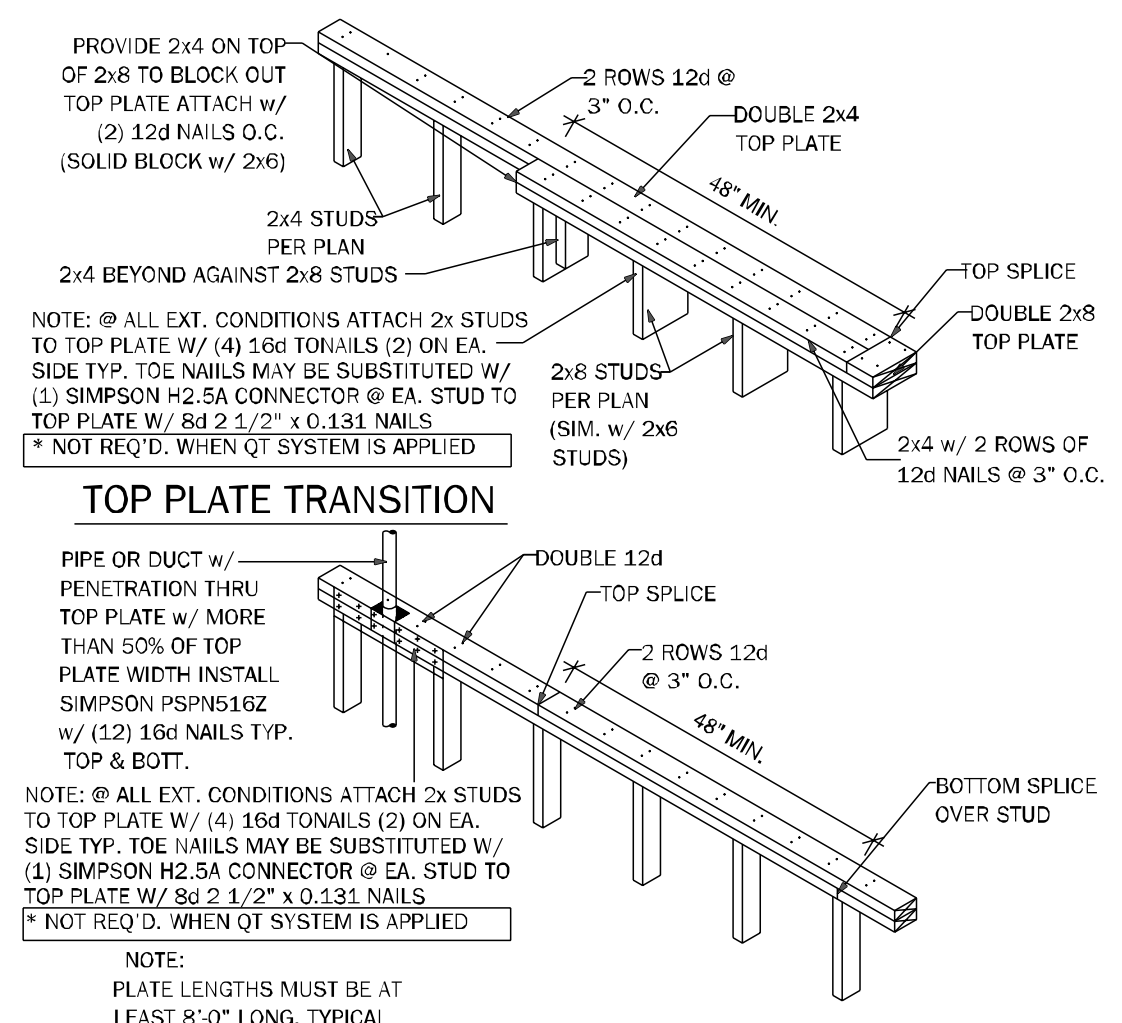
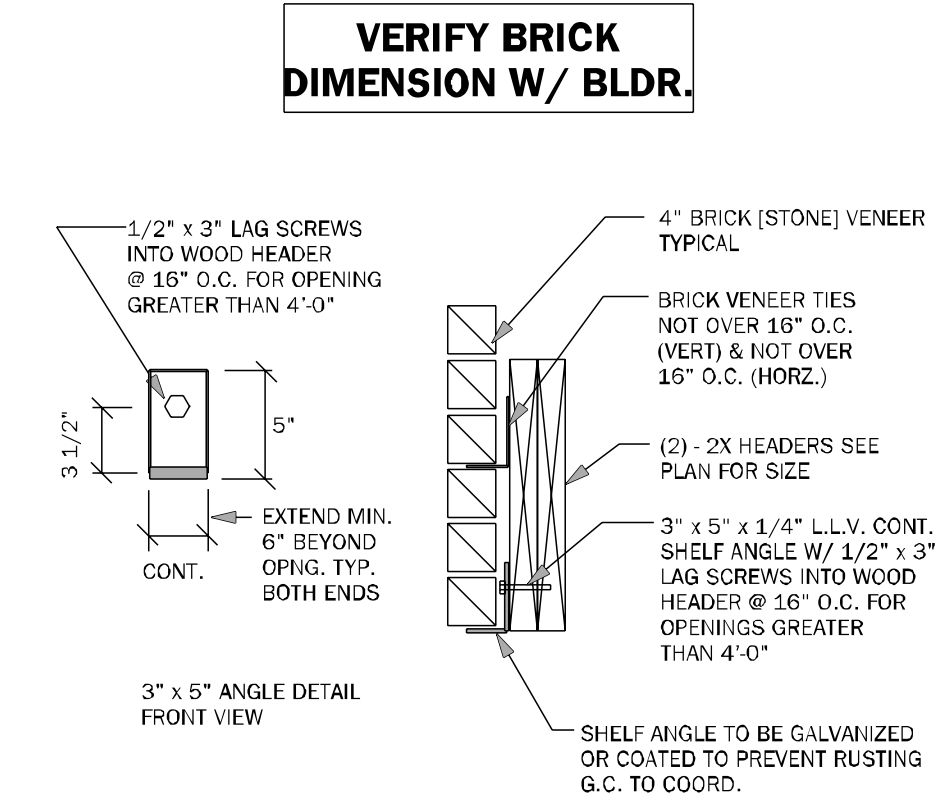
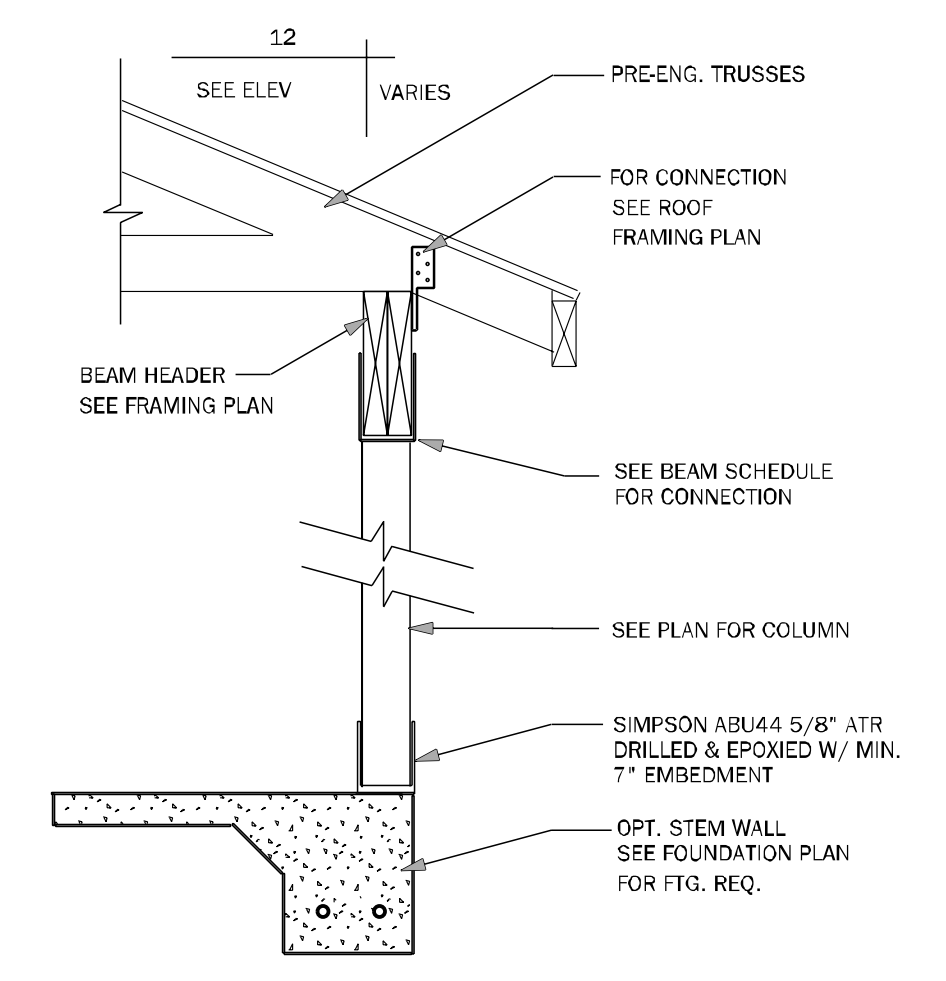
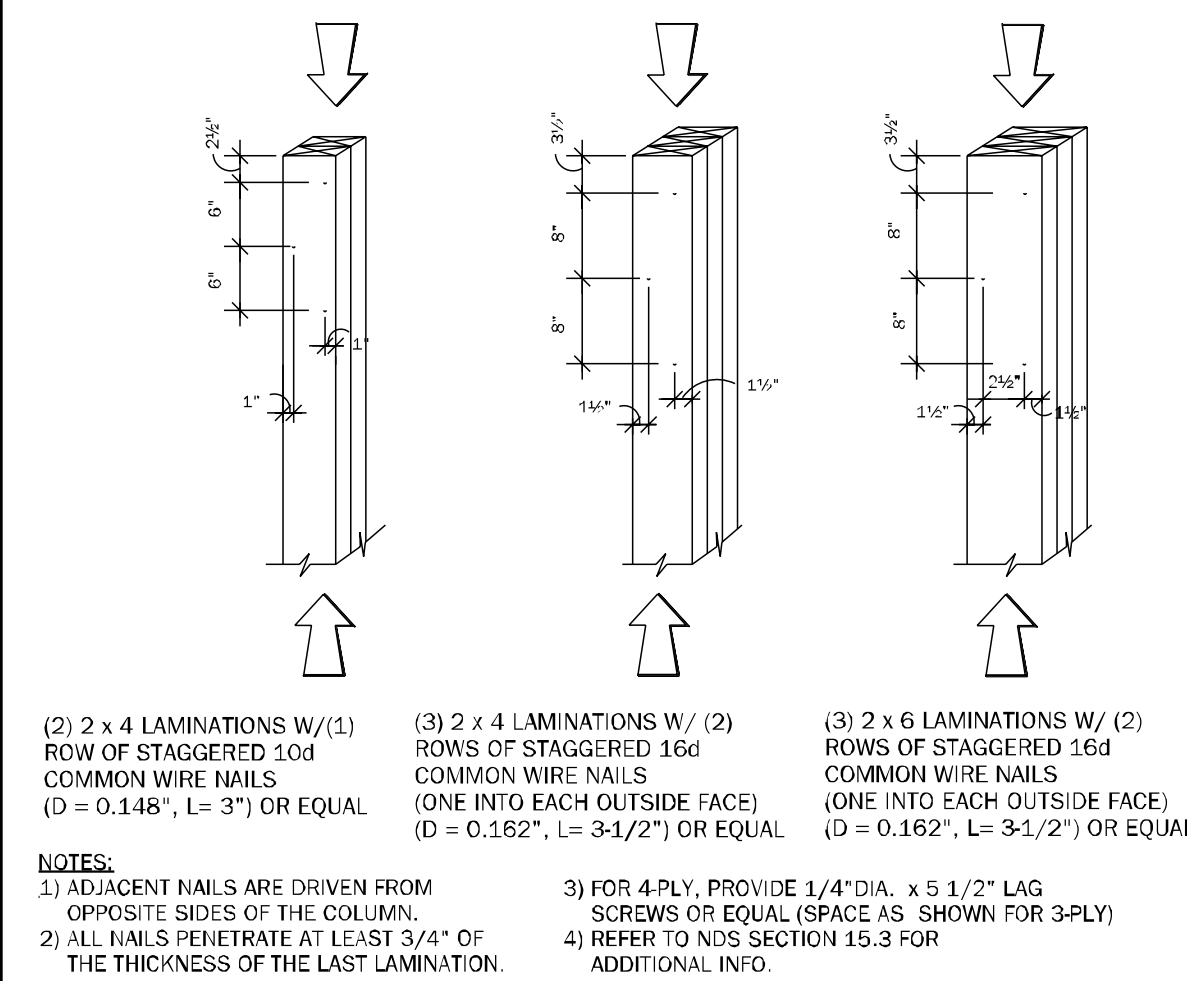
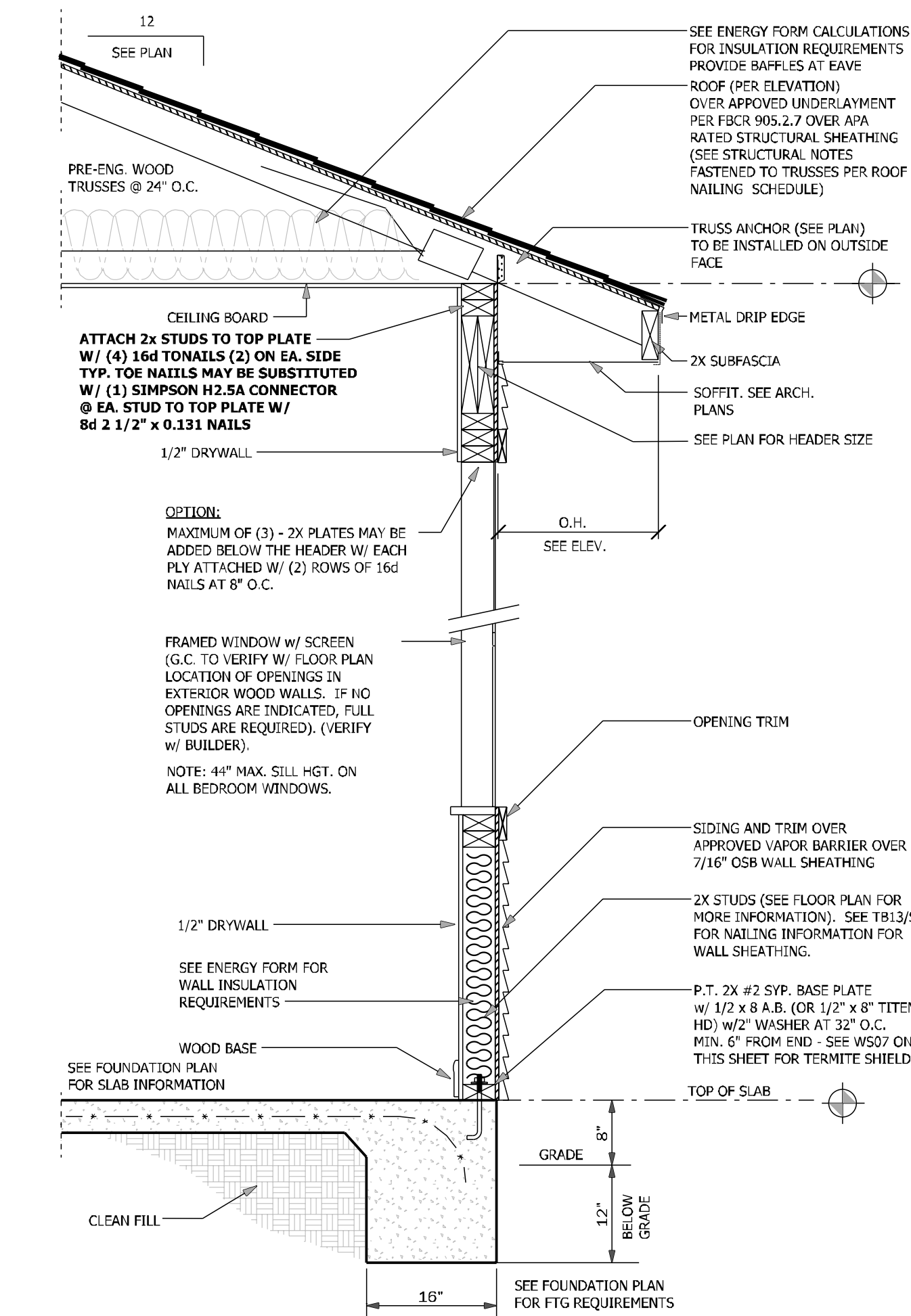
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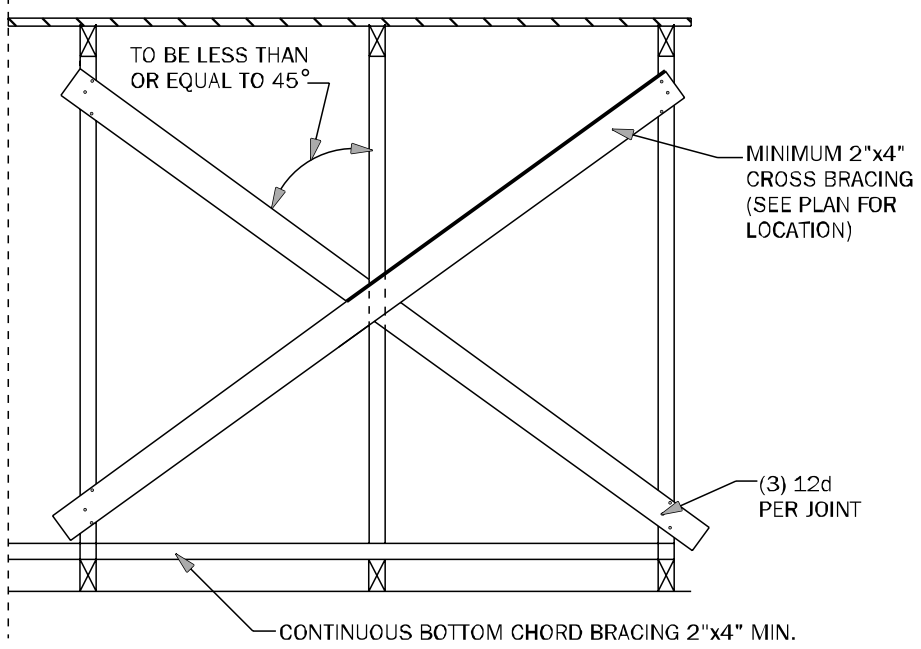
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TYPICAL FRAMING DETAILS

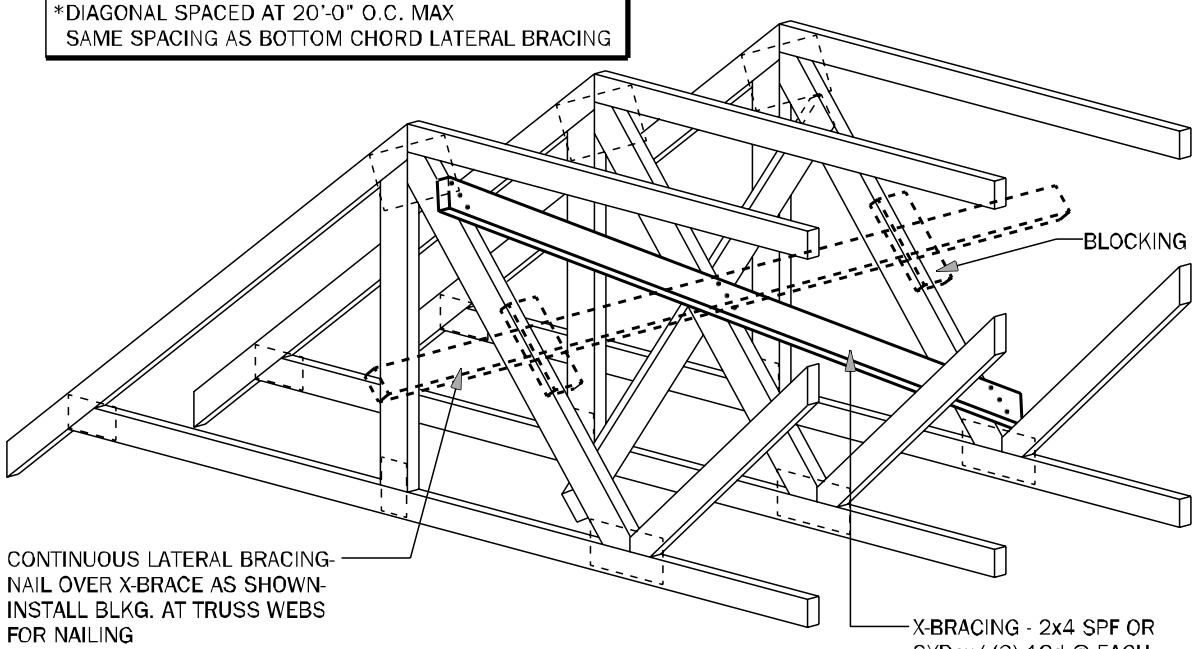
INVENTORY

LOT: 86
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345 SW Silver Palm Dr.
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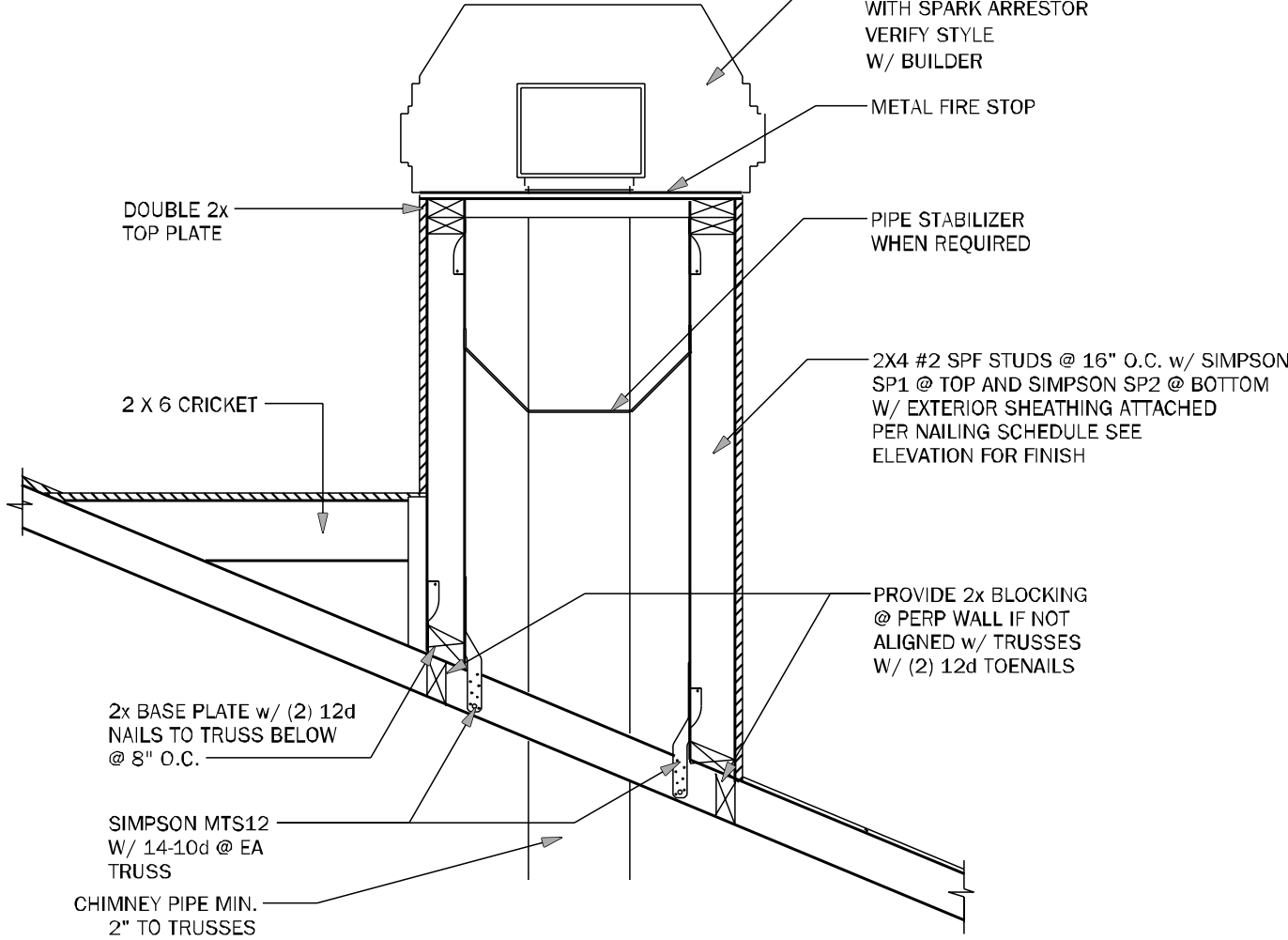


TB01 TYPICAL CROSS BRACING DETAIL N.T.S.



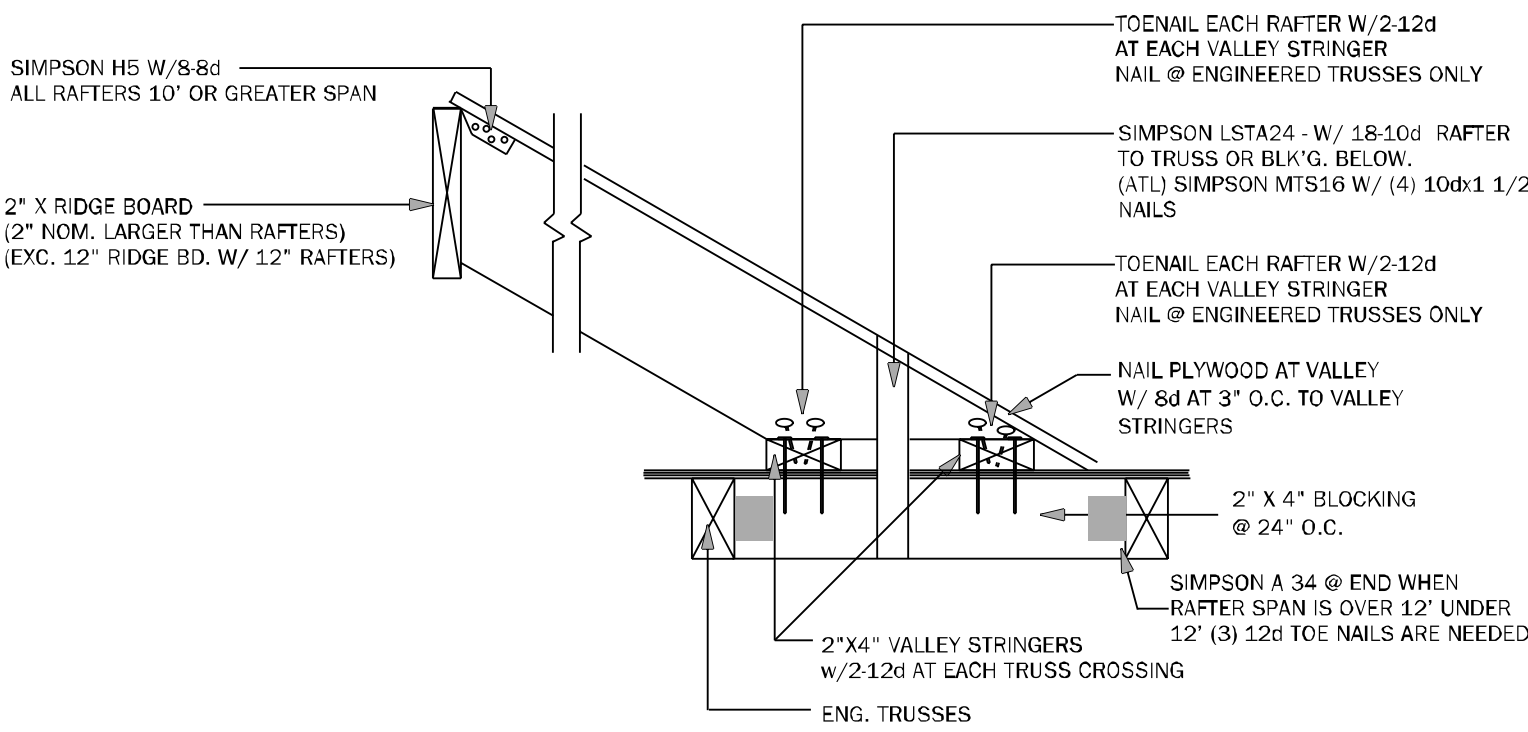
TB02 TYPICAL CROSS BRACING DETAIL N.T.S.

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

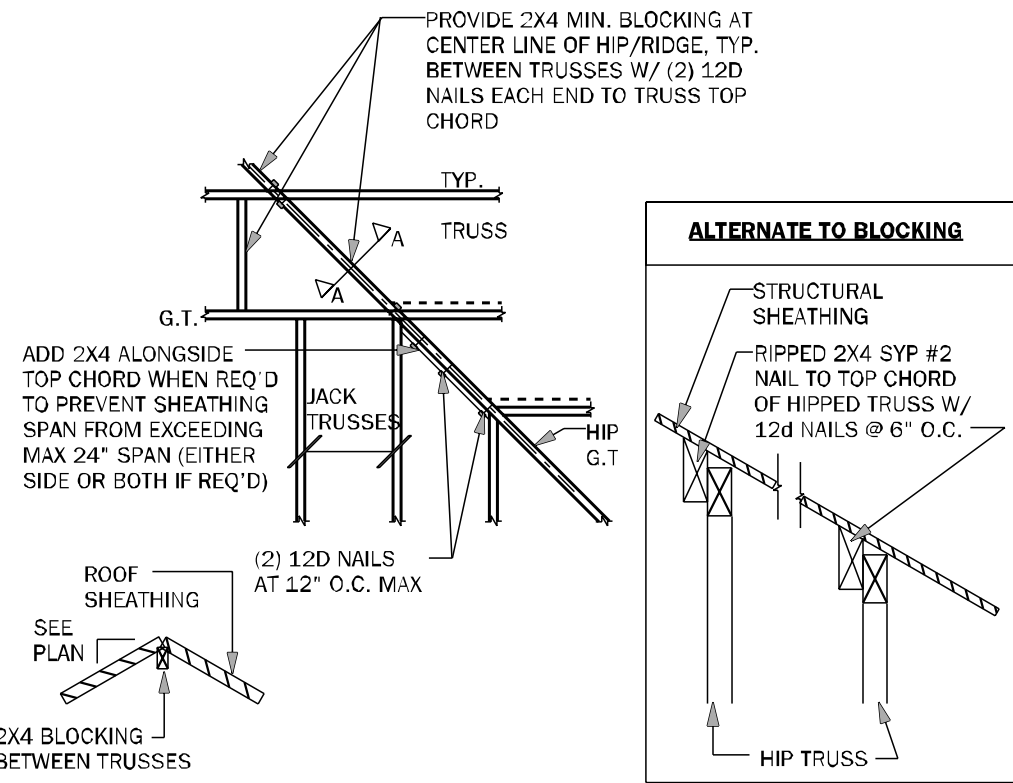


CH01 TYPICAL CHIMNEY FRAME DETAIL 3/4" = 1'-0"

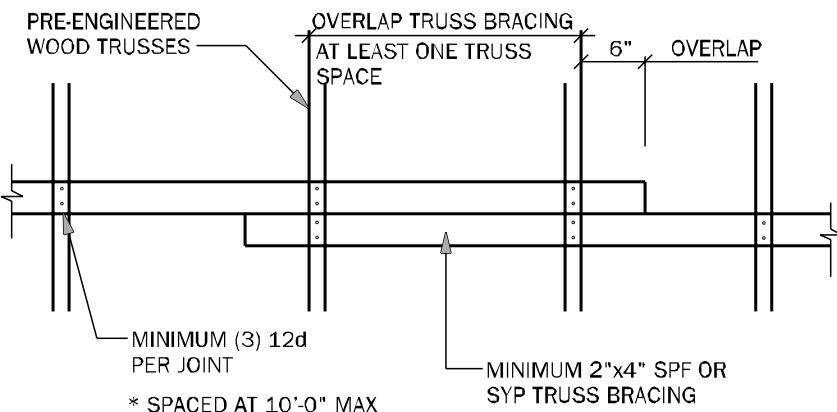
RAFTER SIZE	
0'-8" SPAN -	2"x6" W/4-12d EACH END
8'-12" SPAN -	2"x8" W/4-12d EACH END
12'-15" SPAN -	2"x10" W/ SIMPSON A 34 @ EA. END
15'-18" SPAN -	2"x12" W/ SIMPSON A 34 @ EA. END



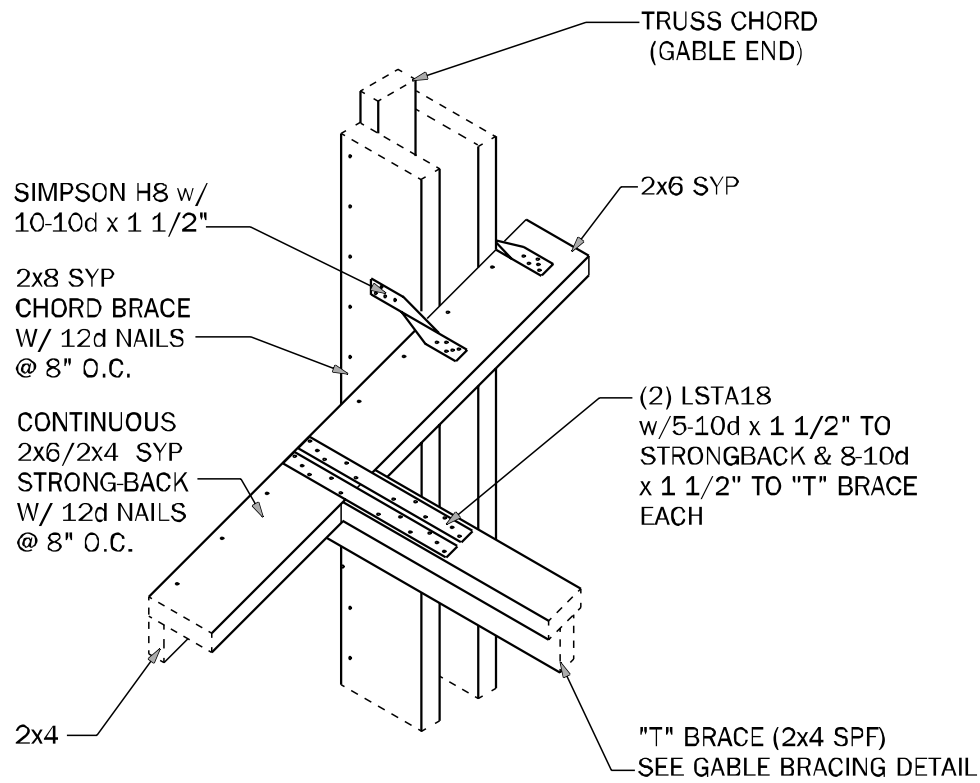
TB17 CONV. FRAMING & VALLEY FRAMING N.T.S.



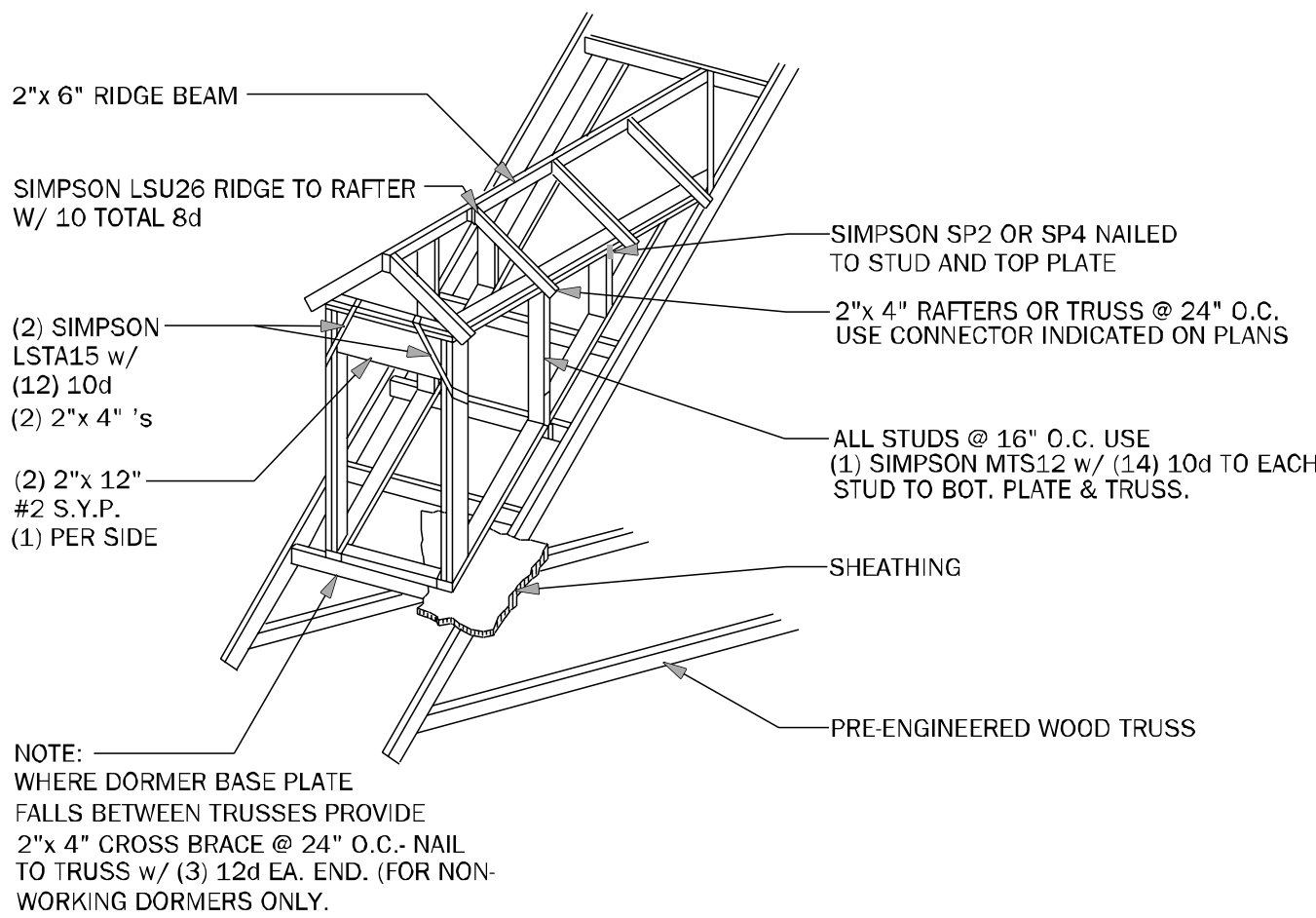
TB03 HIP / RIDGE BLOCKING DETAIL N.T.S.



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



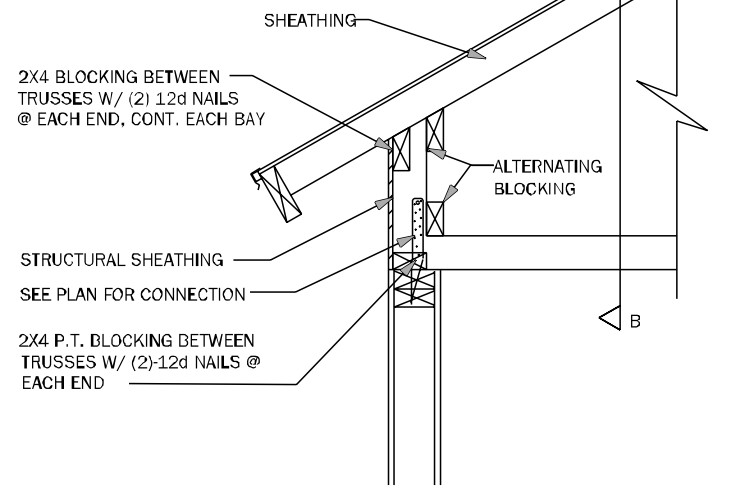
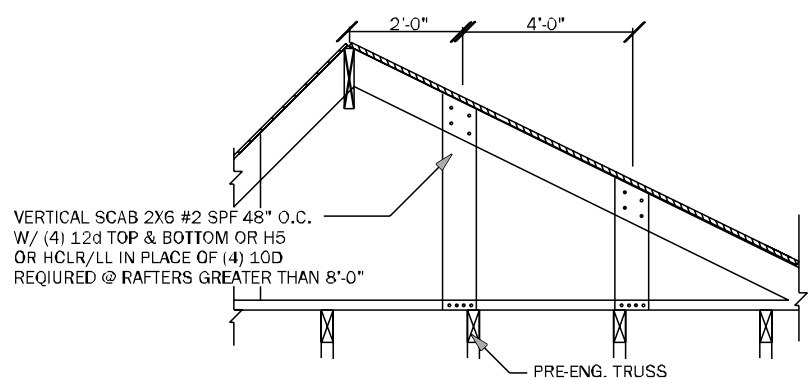
GE04 "T" BRACE CONNECTION @ GABLE END W/ VOLUME CEILING 3/4" = 1'-0"



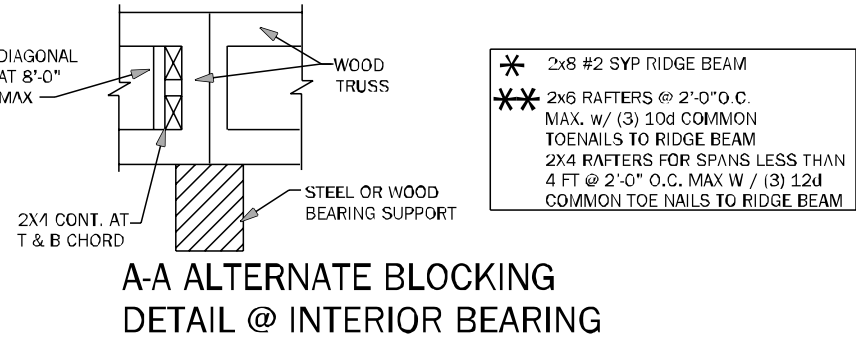
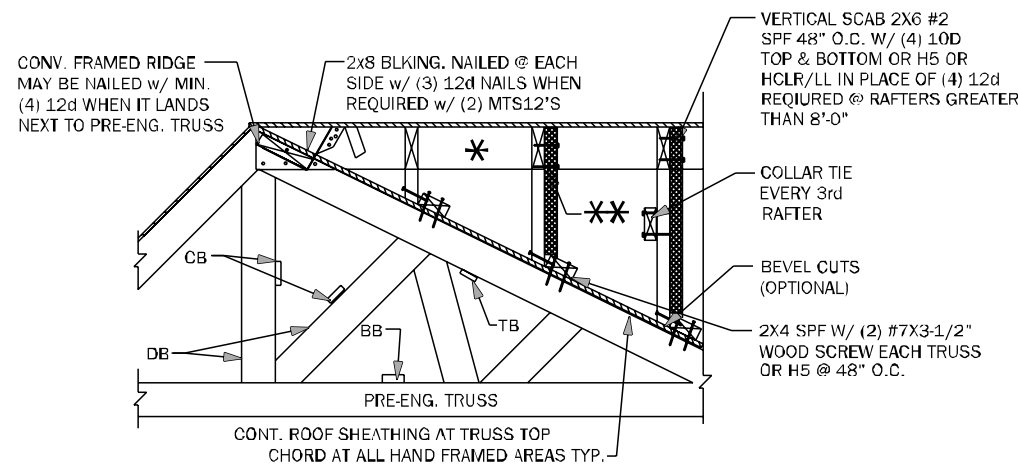
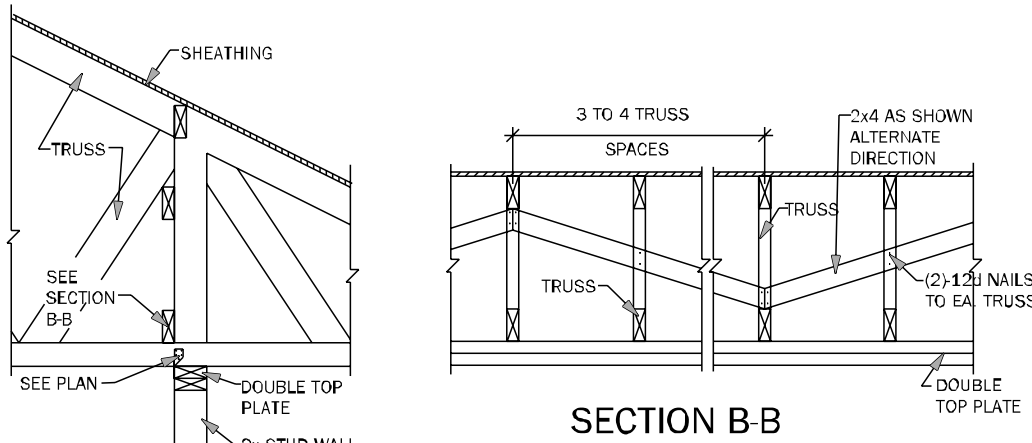
WF05 DORMER FRAMING DETAIL N.T.S.

TRUSS NOTES:

- WOOD TRUSS ERECTOR SHALL PROVIDE BRACING ACCORDING TO ANSI/TPI-2014 (TRUSS PLATE INSTITUTE) NOTE THAT THE COMBINED WIND AREA IS GREATER BEFORE THE ROOF SHEATHING IS APPLIED, AND BRACING SHALL THEREFORE BE INSTALLED AS THE TRUSSES ARE ERECTED. INADEQUATE BRACING IS THE MOST COMMON CAUSE OF ACCIDENT IN WOOD TRUSS CONSTRUCTION. FULL BUNDLES OF SHEATHING SHALL NOT BE PLACED ON TRUSSES. THIS CONSTRUCTION LOAD SHOULD BE LIMITED TO 8 SHEETS OF SHEATHING ON ANY PAIR OF TRUSSES & SHALL BE LOCATED ADJACENT TO THE SUPPORTS. NO EXCESS CONCENTRATION OF ANY CONSTRUCTION MATERIAL (SUCH AS GRAVEL OR SHINGLES) SHALL BE PLACED ON THE TRUSSES IN ANY ONE AREA THEY SHALL BE SPREAD OUT EVENLY OVER A LARGE AREA SO AS TO AVOID OVERLOADING ANY ONE TRUSS.
- ALL BRACING (DB, CB, SB) SHOWN ABOVE SHALL BE IN ADDITION TO CONTINUOUS LATERAL BRACING SPECIFIED BY THE TRUSS MANUFACTURER. ALL LATERAL BRACING SPECIFIED BY TRUSS MANUF. SHALL HAVE ADDITIONAL DIAGONAL BRACES AT 20'-0" O.C. MAXIMUM.
- ALL BRACES SHALL BE 2x4 NOMINAL DIMENSION LUMBER & SHALL BE ATTACHED W/ (3) 12d NAILS AT EACH TRUSS INTERSECTION.
- ADDITIONAL BOTTOM CHORD BRACING SHALL BE INSTALLED AS REQUIRED BY TRUSS DESIGN WHEREVER ADEQUATE STRUCTURAL CEILING ARE NOT ATTACHED DIRECTLY TO THE BOTTOM CHORD OF THE TRUSS.
- PROVIDE TRUSS BLOCKING AT ALL TRUSS BEARING SUPPORTS WHERE TRUSS DEPTH EXCEEDS STANDARD HEEL HEIGHT. SEE TYP. TRUSS BLOCKING DETAILS.



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



A-A ALTERNATE BLOCKING DETAIL @ INTERIOR BEARING

COUNTY SEAL

To the best of the Engineer's knowledge, information, and belief, the structure shown herein complies with the applicable provisions of the Florida Building Code, and the design and construction of the structure is in accordance with the applicable provisions of the Florida Building Code.

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A20003115

ABD

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

DIVISION LOCATION:
GAINESVILLE

INVENTORY

LOT: #86
BLK:
SEC:
SUB: Preserve at Laurel Lake
345 SW Silver Palm Dr.
Lake City, FL

Model Name / Number:
2169

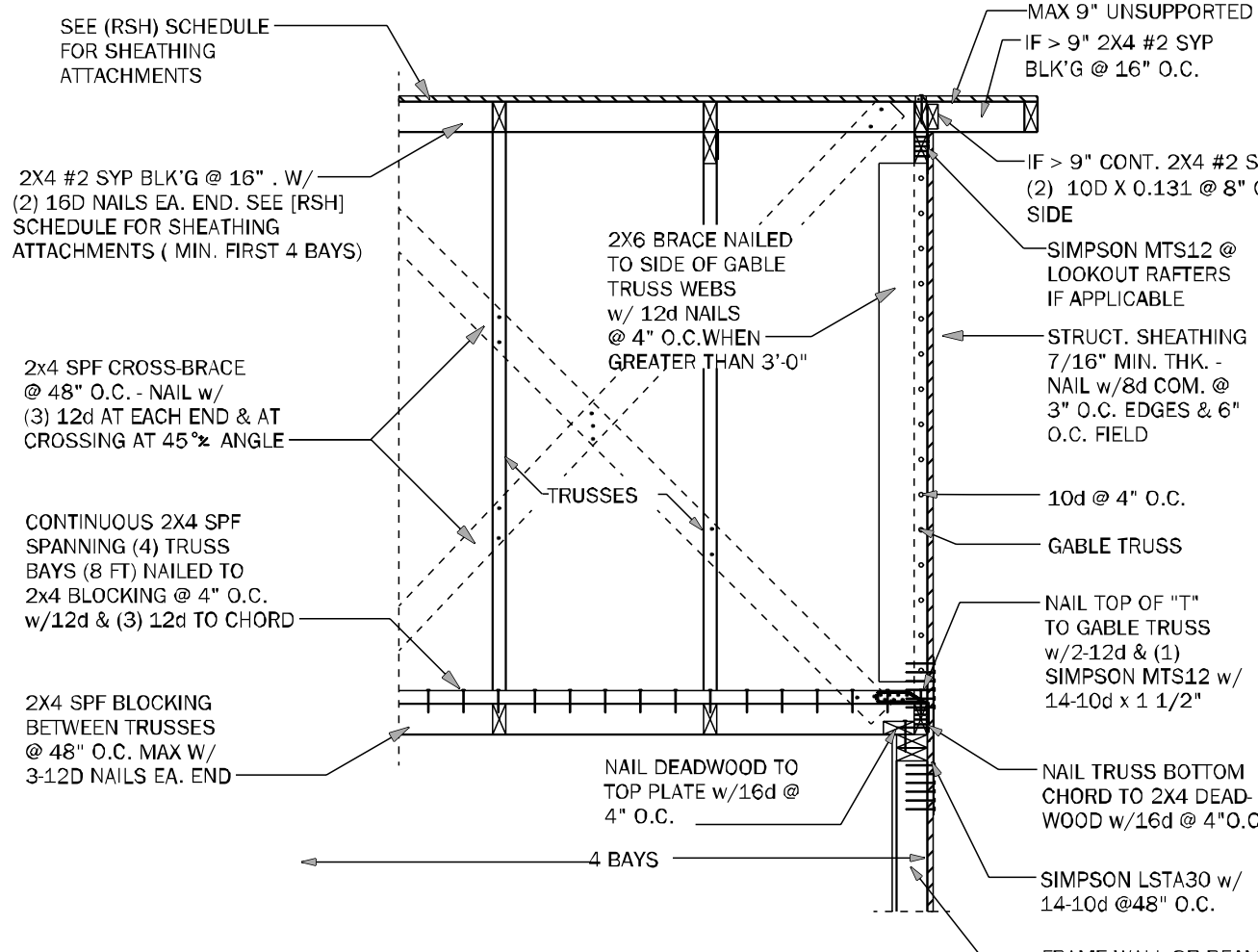
Plan Issue Date:
Wednesday, December 4, 2024

KA PROJECT NUMBER:
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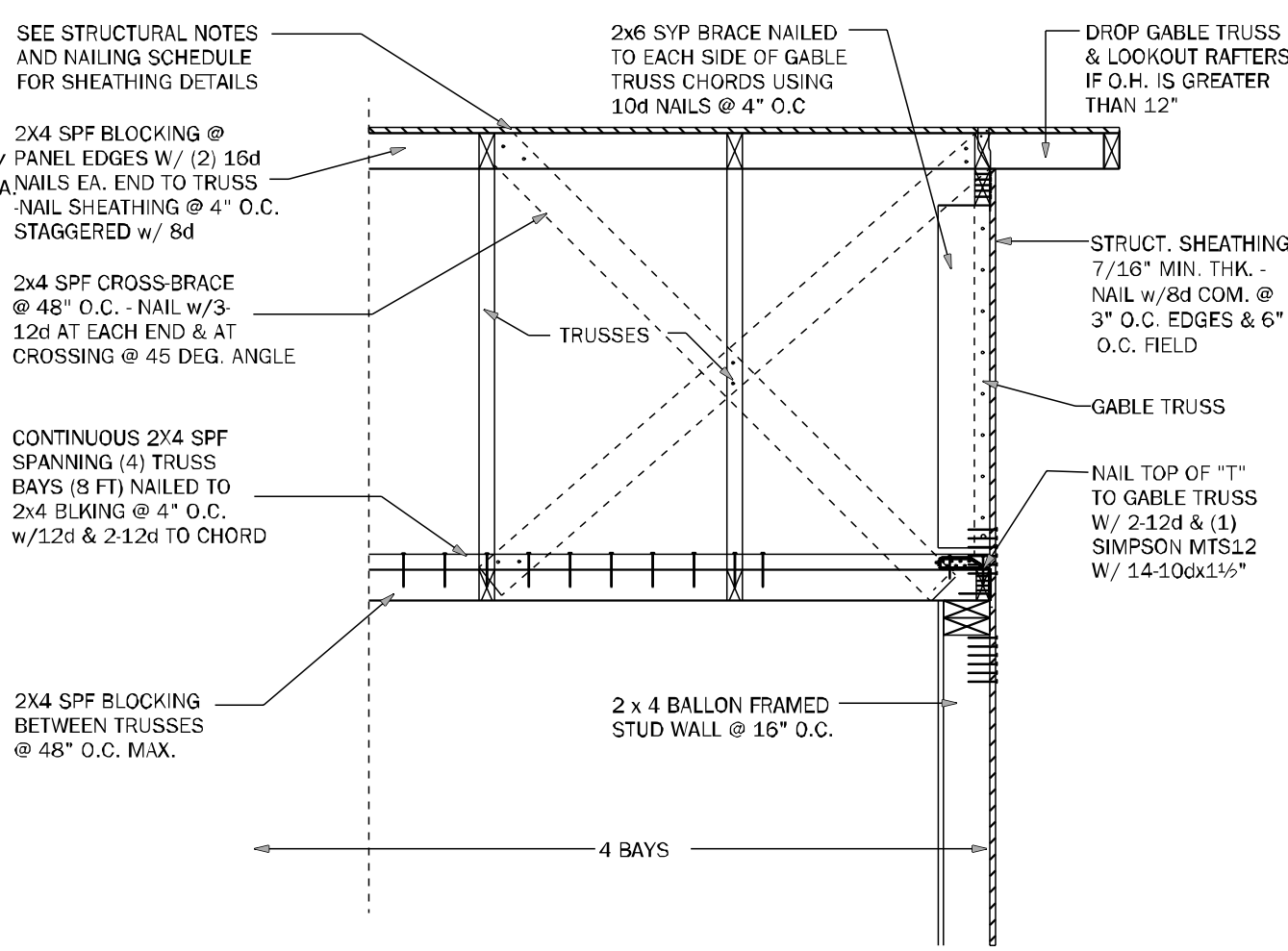
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ROOF FRAMING AND BRACING DETAILS

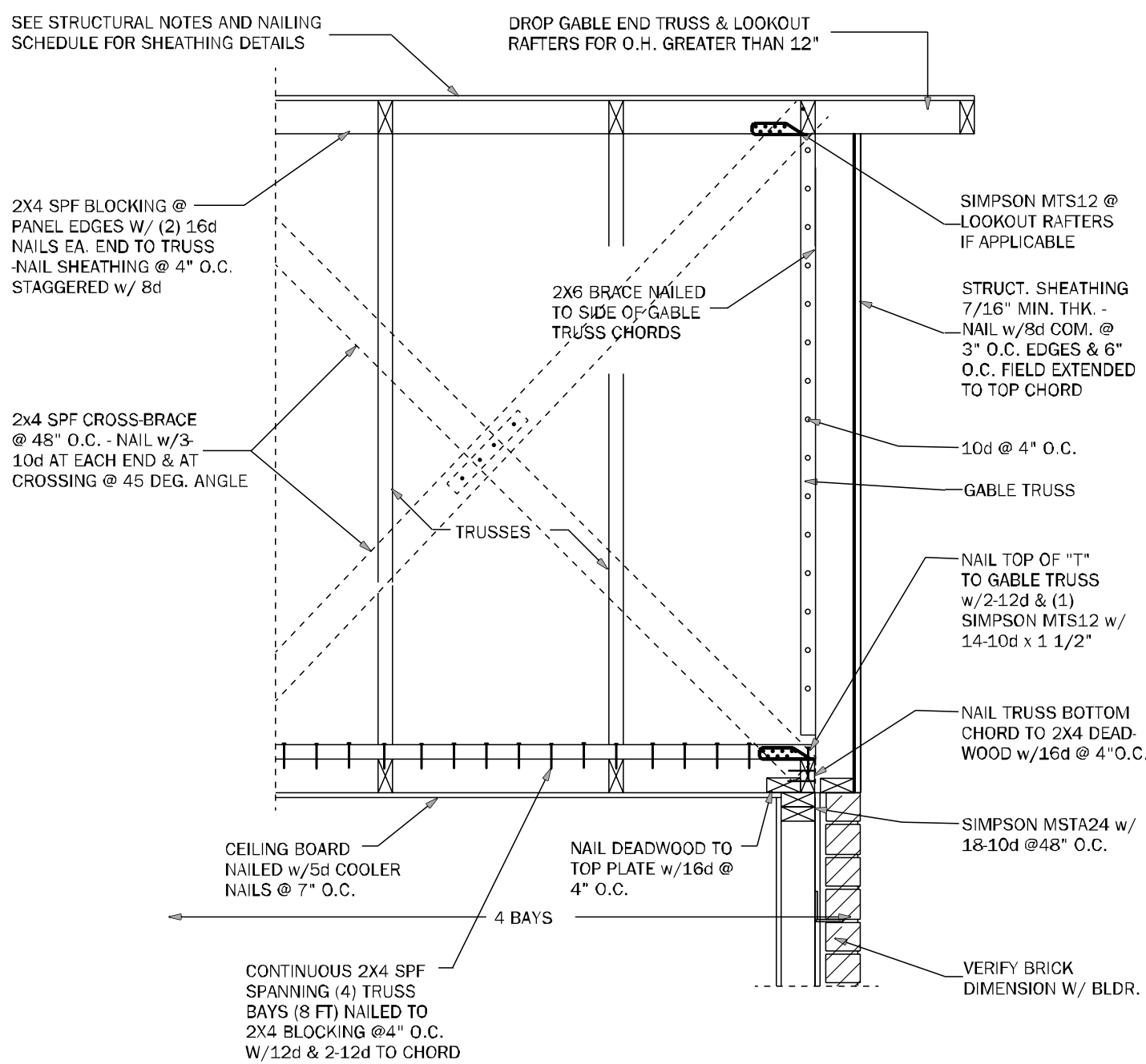
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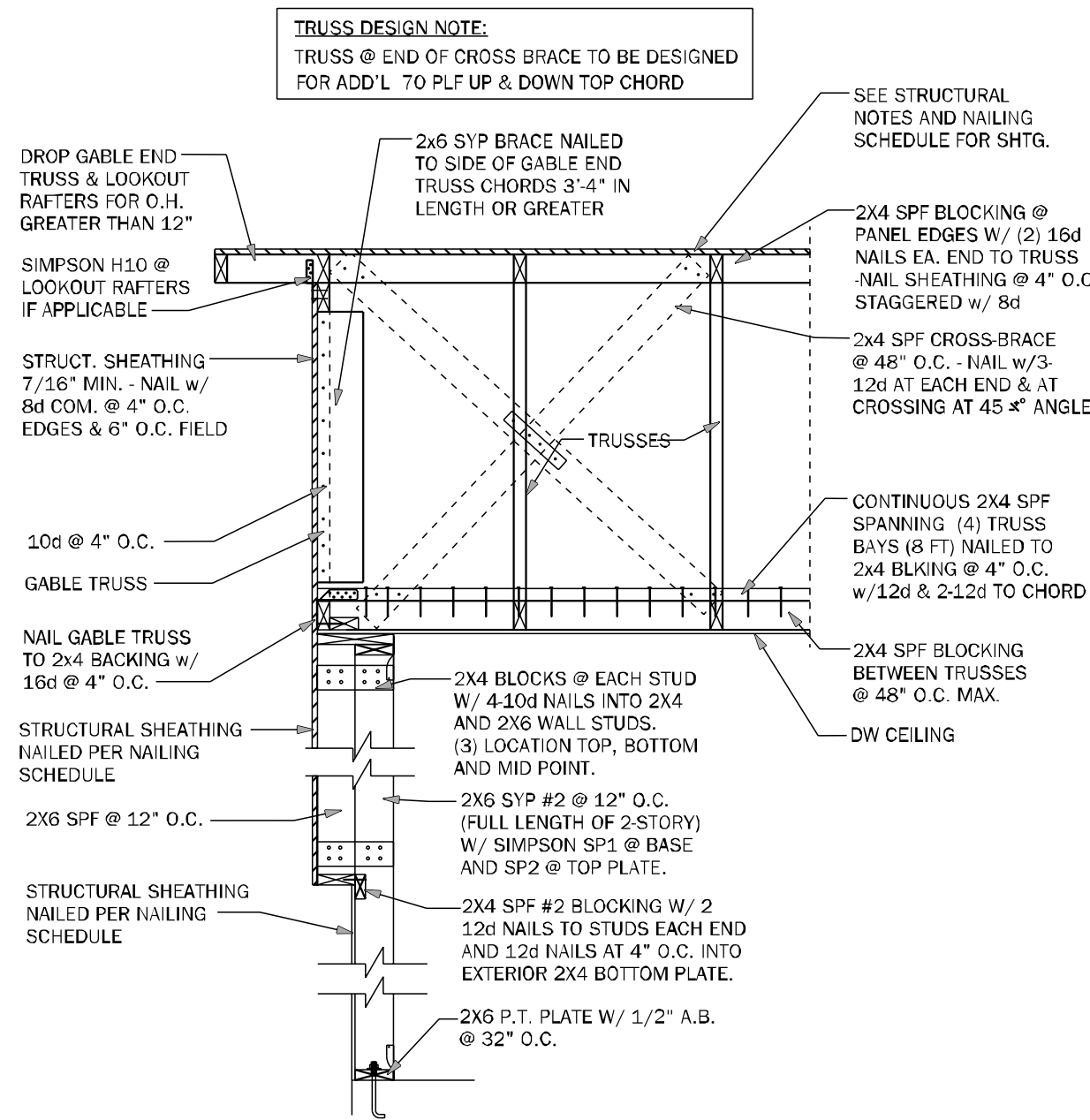
GE05 GABLE END BRACING - FRAME WALL N.T.S.



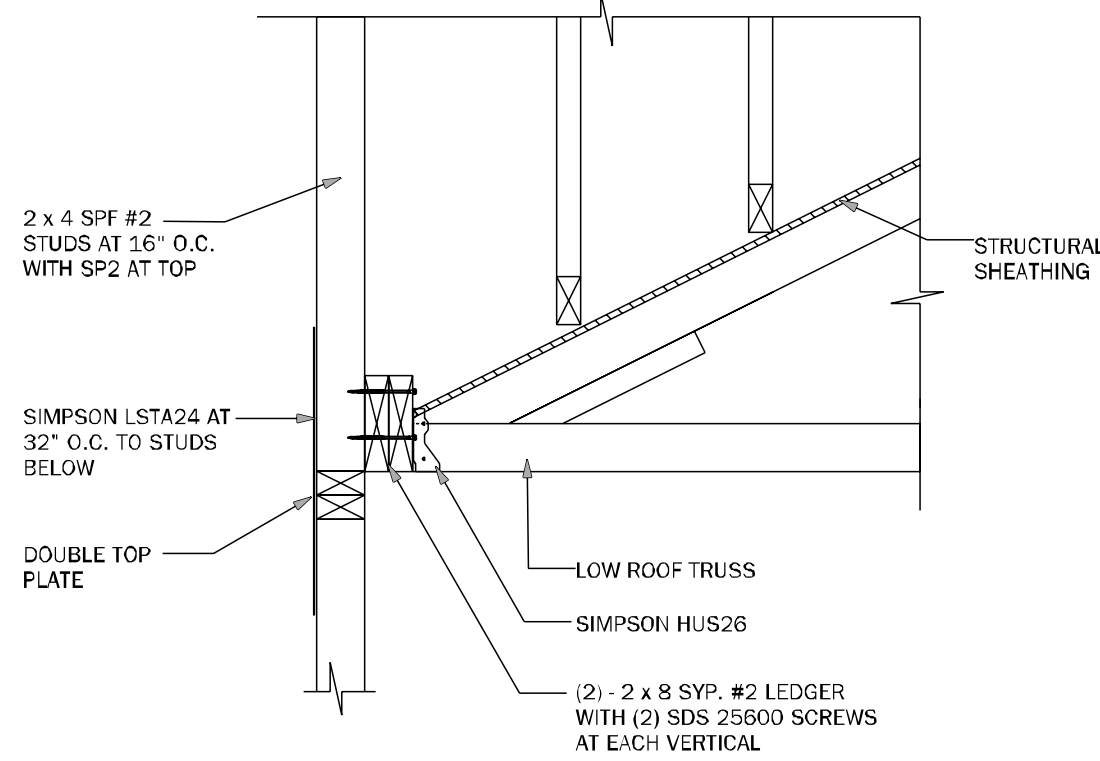
GE22 GABLE END BRACING w/ VOL CEILING 1/2"=1'-0"



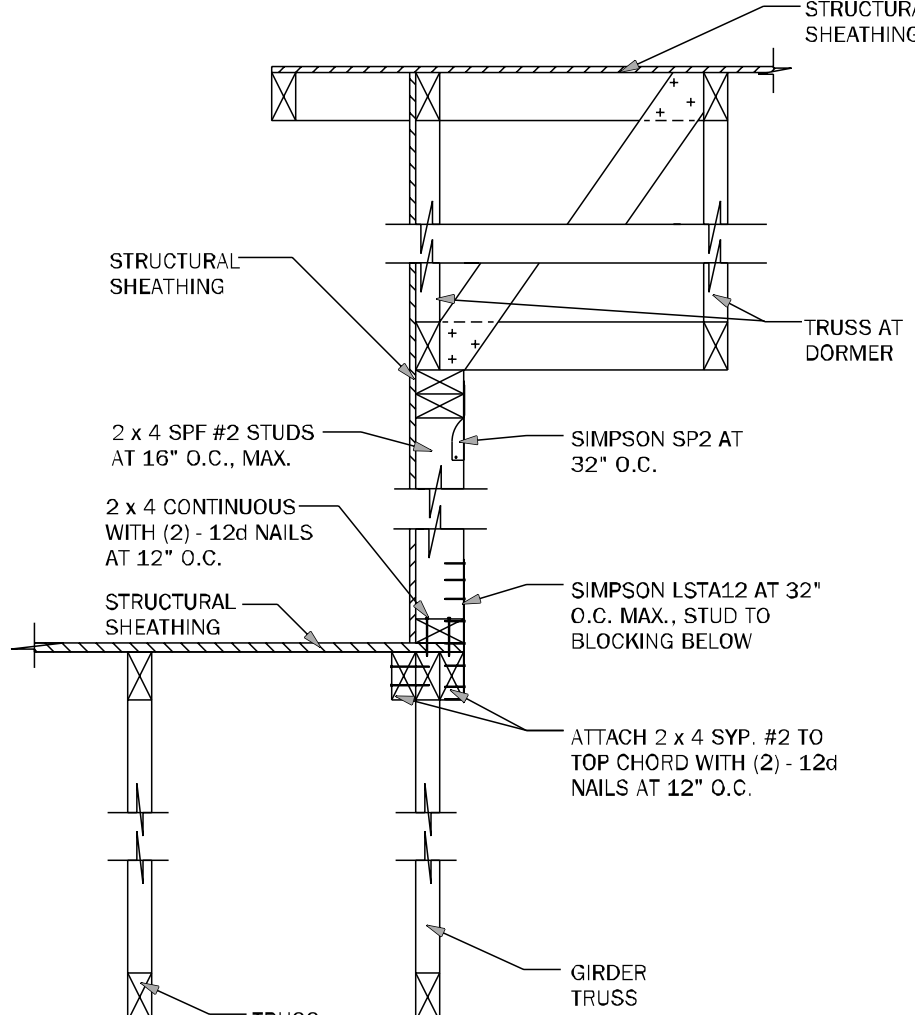
GE23 GABLE END BRACING w/o VOLUME CEILING 1/2"=1'-0"



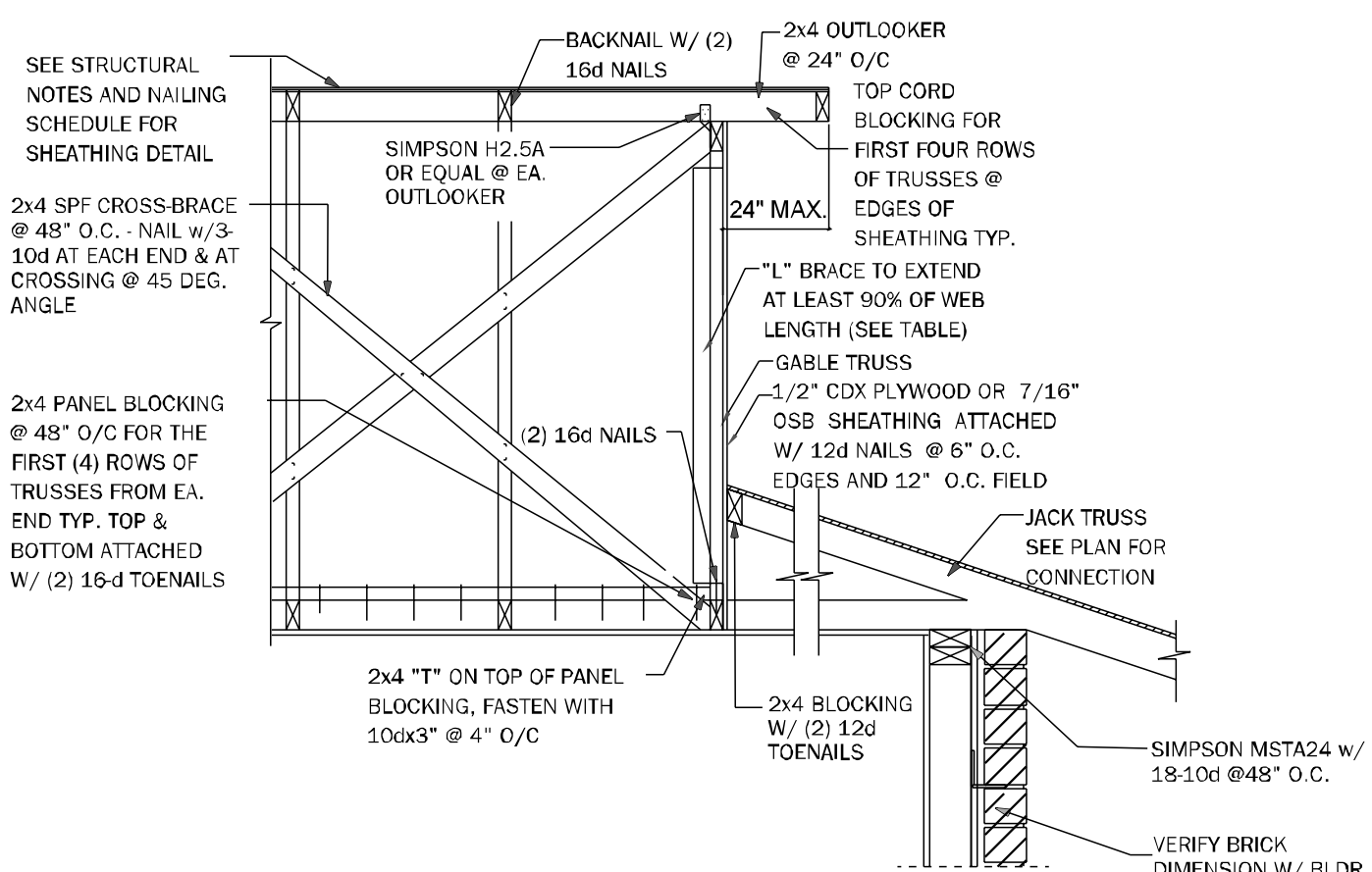
GE24 GABLE @ VAULT N.T.S.



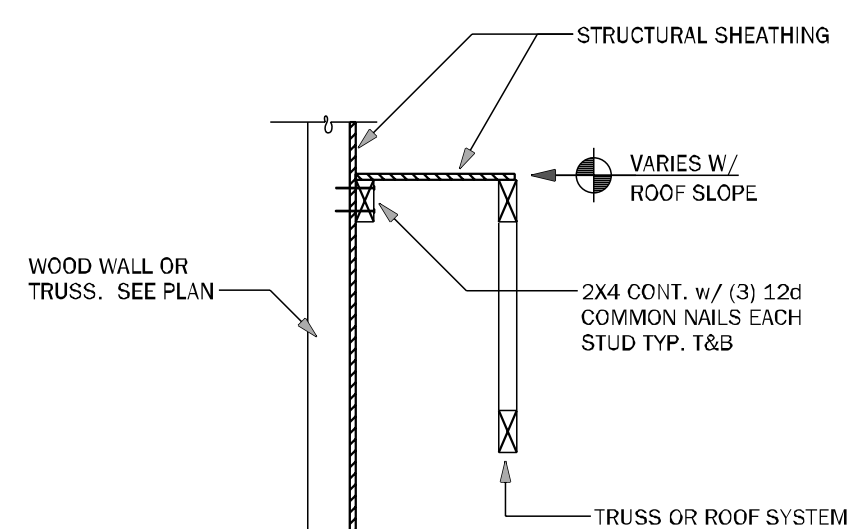
WF72 LEDGER N.T.S.



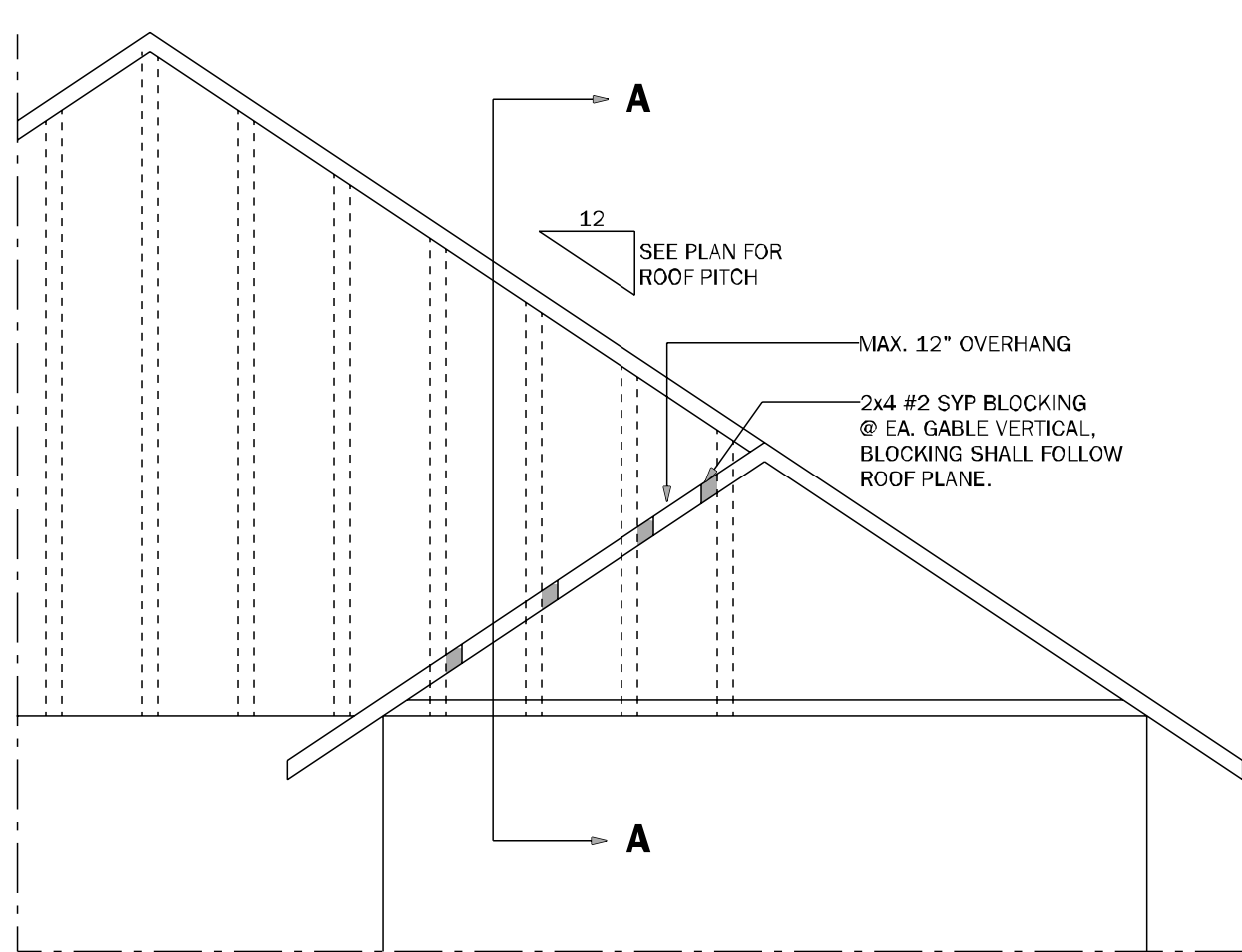
WF73 KNEEWALL @ DORMER N.T.S.



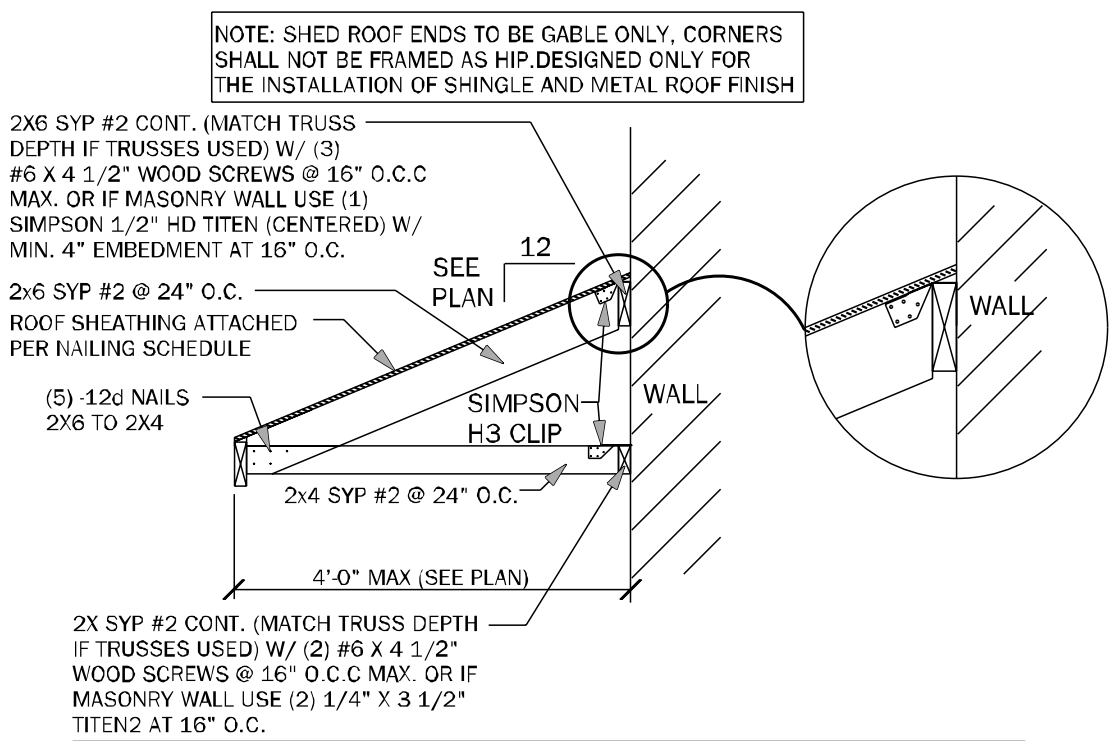
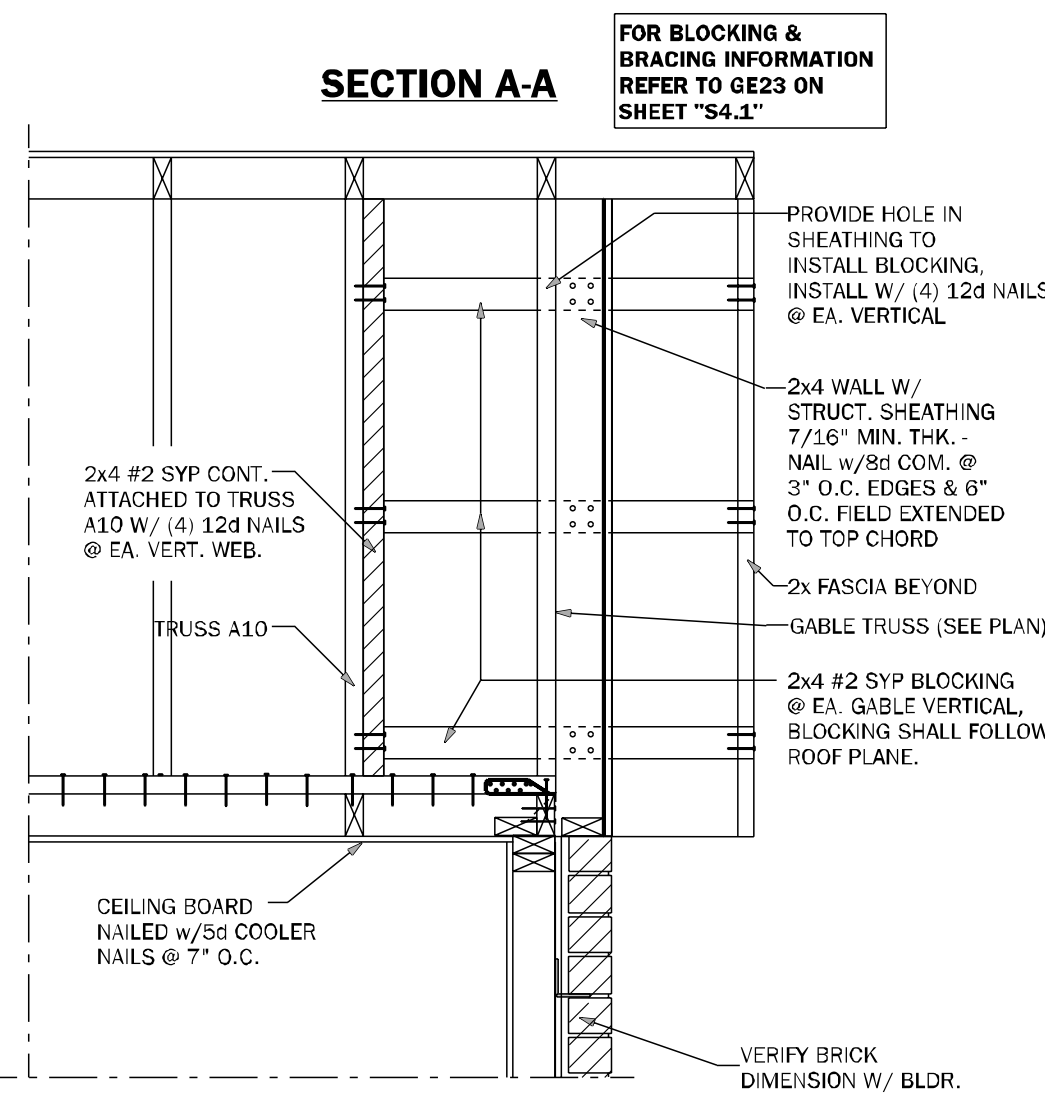
GE21 SECTION @ DUTCH GABLE 3/4" = 1'-0"



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

To the best of the Engineer's knowledge, information, and belief, the design complies with the applicable provisions of the Florida Building Code, and the design is based on the information provided by the owner and the design is not intended to be used for any other purpose.

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DAMS HOMES

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**100 WEST GARDEN STREET
PENSACOLA FL 32502**

DIVISION LOCATION:
GAINESVILLE

Job Information:

INVENTORY

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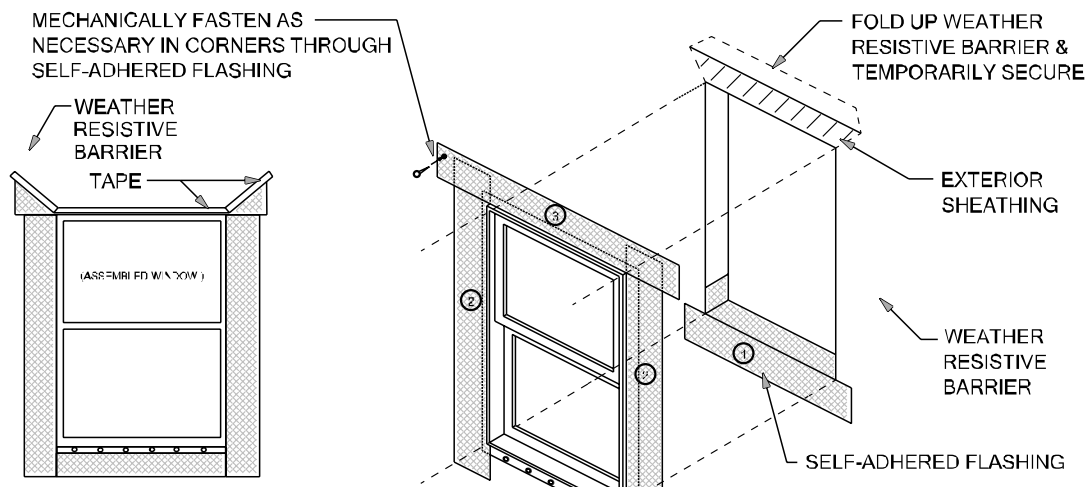
Model Name / Number:
2169

Plan Issue Date:
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KA PROJECT NUMBER:
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Sheet: **S-4.1** Of:
**ROOF FRAMING
AND BRACING DETAILS**

Wednesday, December 4, 2024



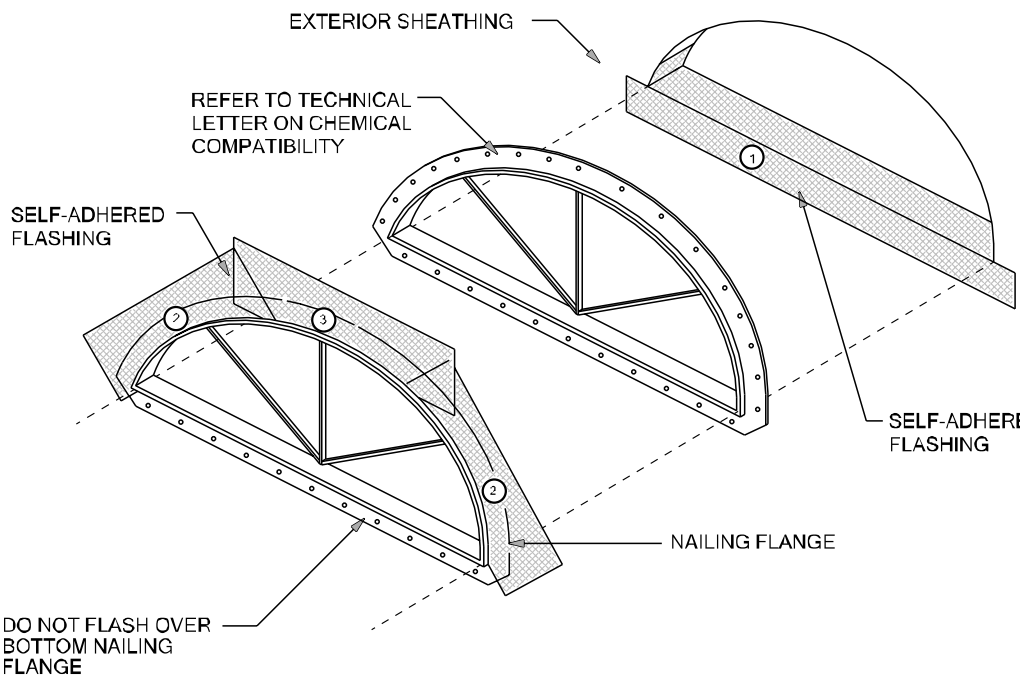
HEAD FLASHING TIE-IN INSTRUCTIONS:

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

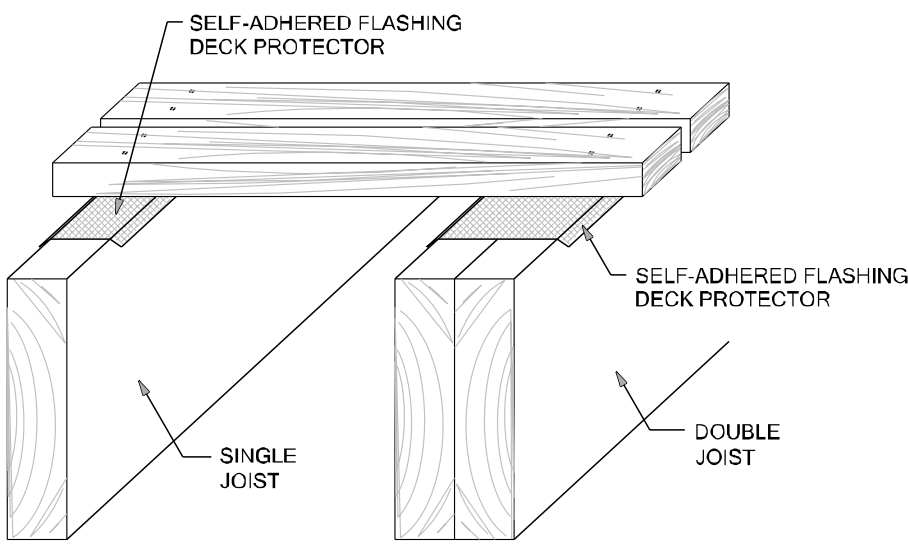
Scale: NTS

WP01



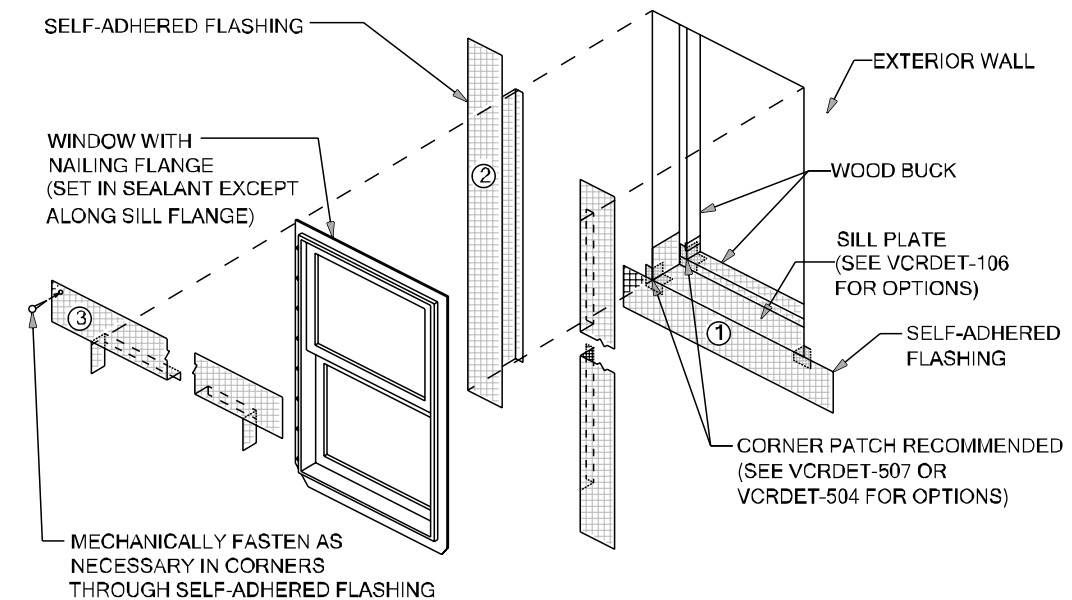
SELF-ADHERED FLASHING
HALF ROUND WINDOW

WP04



SELF-ADHERED FLASHING
W0.8362x;DECK JOIST

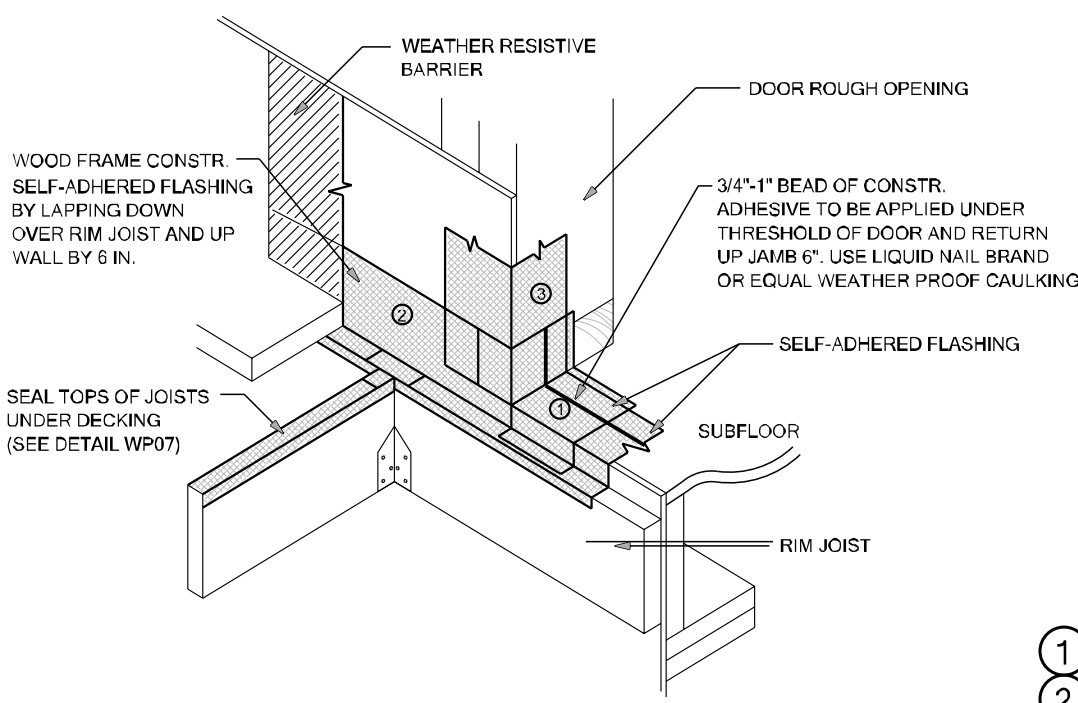
WP07



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

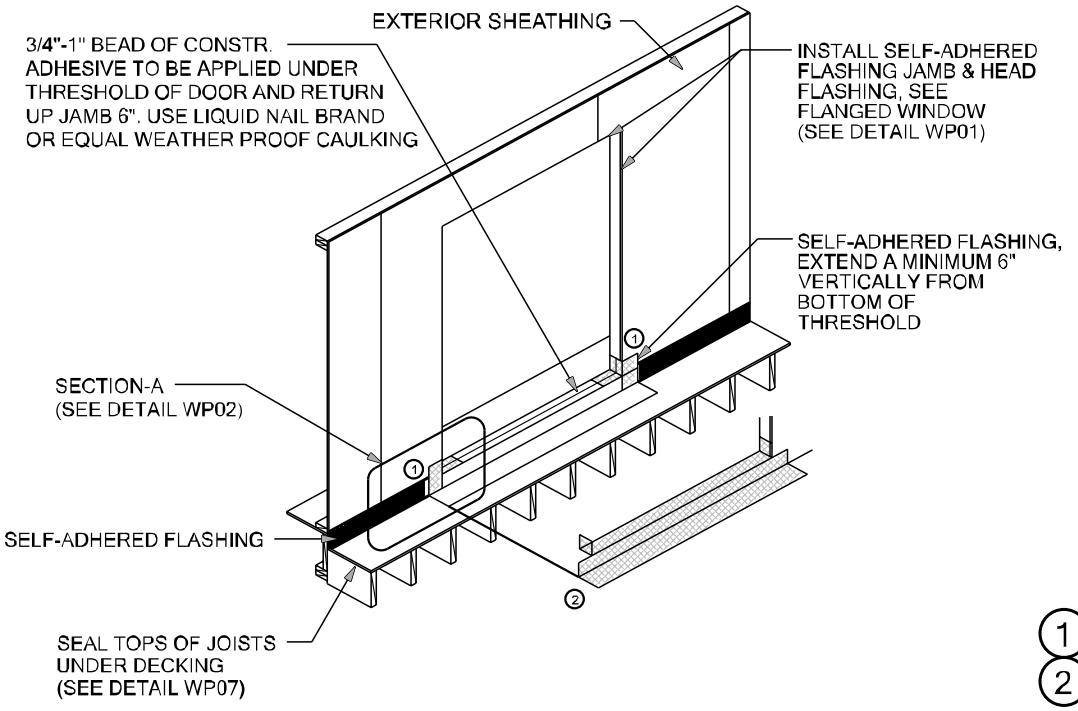
RECESSED WINDOW

WP10



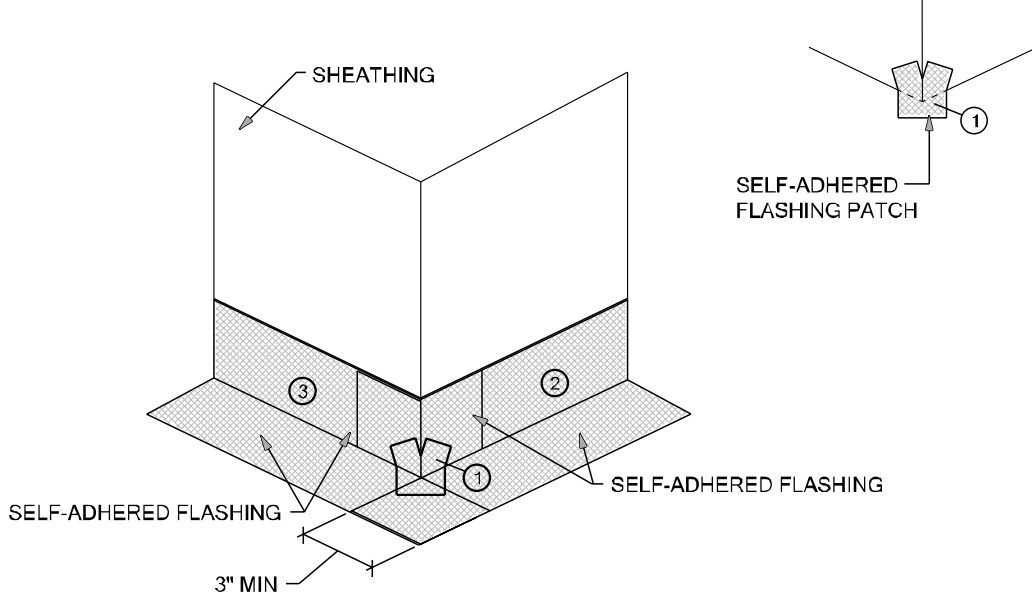
SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK - SECTION A

WP02



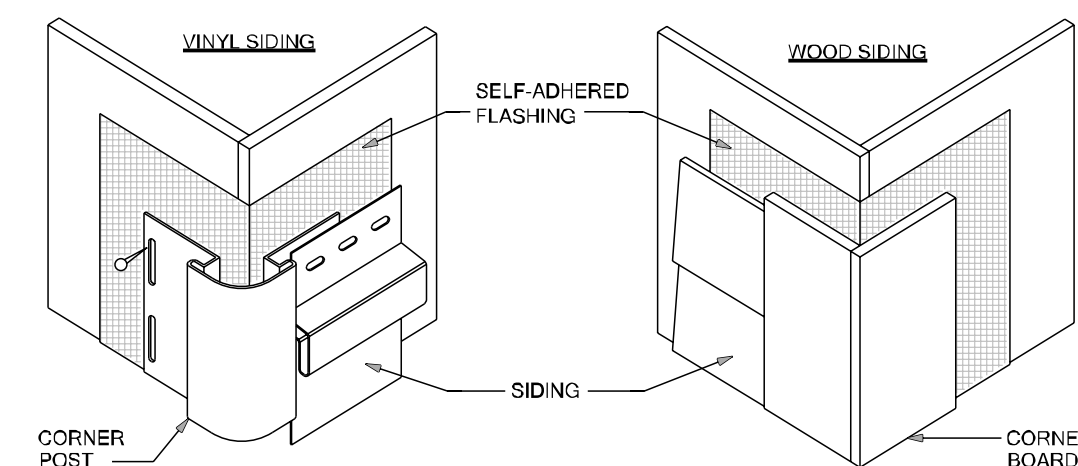
SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK

WP05



SELF-ADHERED FLASHING
OUTSIDE CORNER

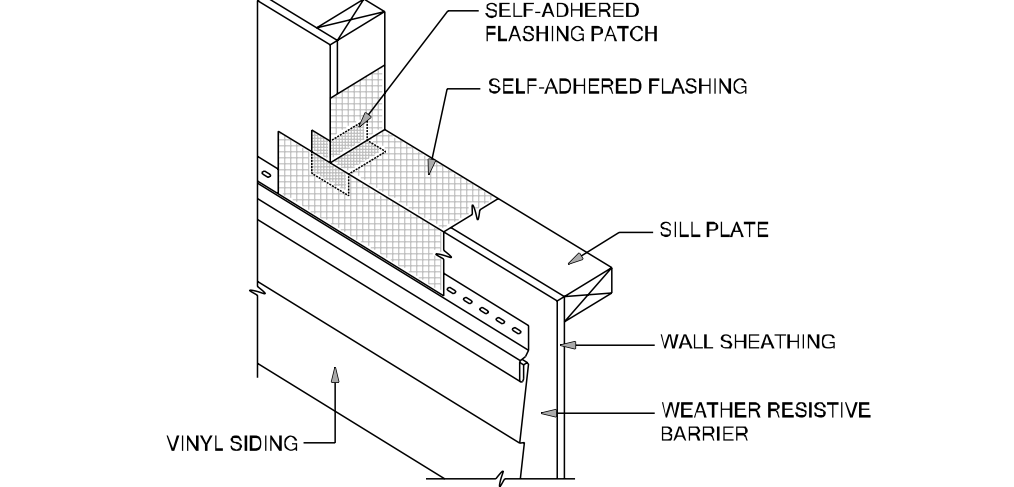
WP08



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

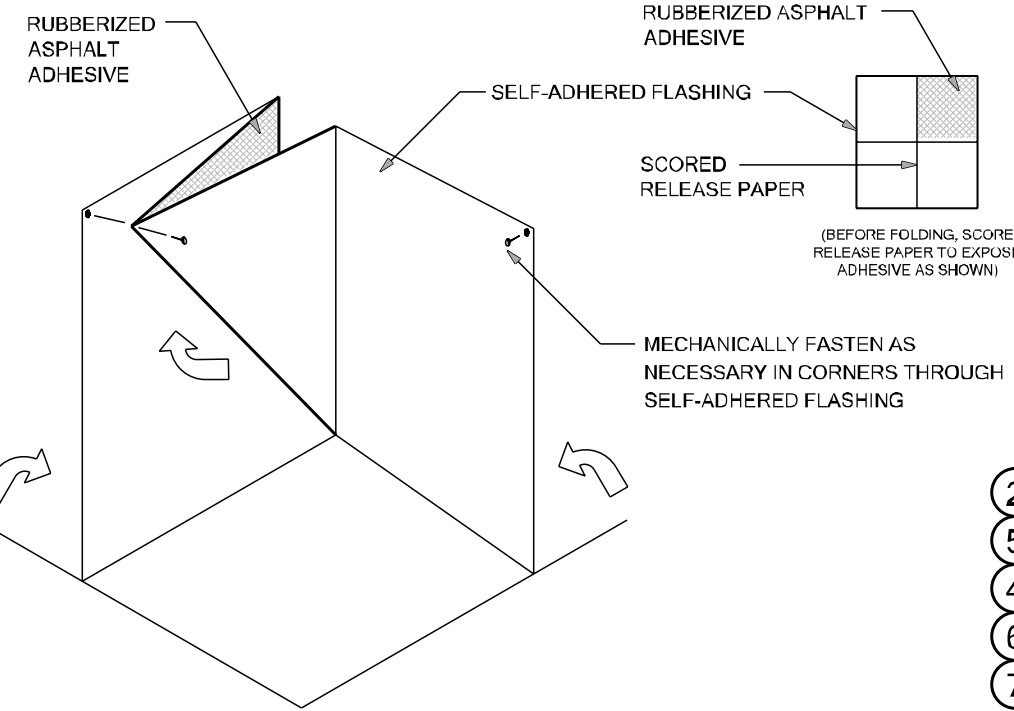
WALL-TO-WALL OUTSIDE CORNER

WP11



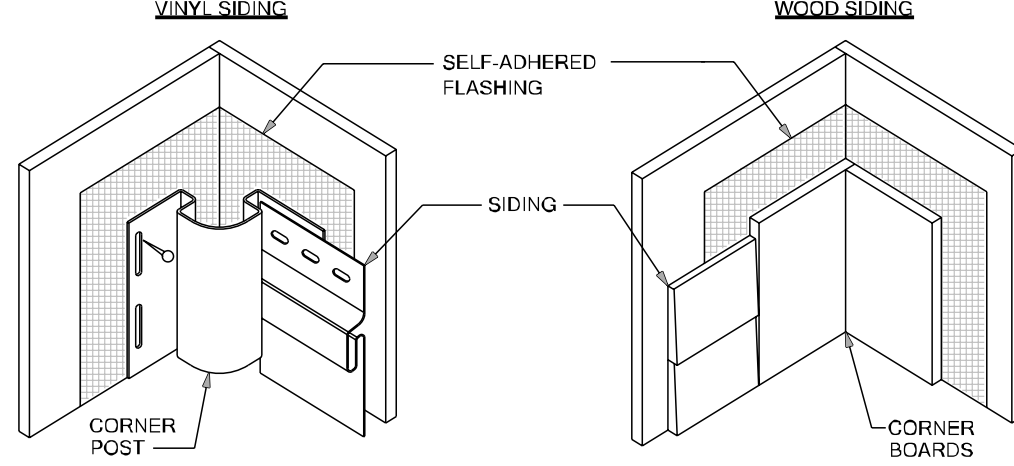
TIE-IN WITH VINYL SIDING
AT WINDOW SILL

WP03



SELF-ADHERED FLASHING
INSIDE CORNER

WP06



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

WALL-TO-WALL INSIDE CORNER

WP12

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

SELF-ADHERED FLASHING PRODUCTS DETAILS

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

DETAIL INSTRUCTIONS

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

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

FLASHING REQUIREMENTS

R703.1 GENERAL. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4. A WATER-RESISTIVE BARRIER IS DESCRIBED AS A MATERIAL, BEHIND AN EXTERIOR WALL COVERING THAT IS INTENDED TO RESIST LIQUID WATER THAT HAS PENETRATED BEHIND THE EXTERIOR COVERING FROM FURTHER INTRUDING INTO THE EXTERIOR WALL ASSEMBLY. AN EXTERIOR WALL COVERING IS DESCRIBED AS A MATERIAL OR ASSEMBLY OF MATERIALS APPLIED ON THE EXTERIOR SIDE OF EXTERIOR WALLS FOR THE PURPOSE OF PROVIDING A WEATHER-RESISTIVE BARRIER, INSULATION, OR FOR AESTHETICS, INCLUDING BUT NOT LIMITED TO, VENEERS, SIDING, EXTERIOR INSULATION AND FINISH SYSTEMS, ARCHITECTURAL TRIM AND EMBELLISHMENTS SUCH AS CORNICES, SOFFITS, AND FASCIA.

R703.2 WATER-RESISTIVE BARRIER. ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D2285 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51 MM) WHERE JOINTS OCCUR. FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM). THE FELT OR OTHER APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1.

R703.7.3 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 C300 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
 - 1.1 THE 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

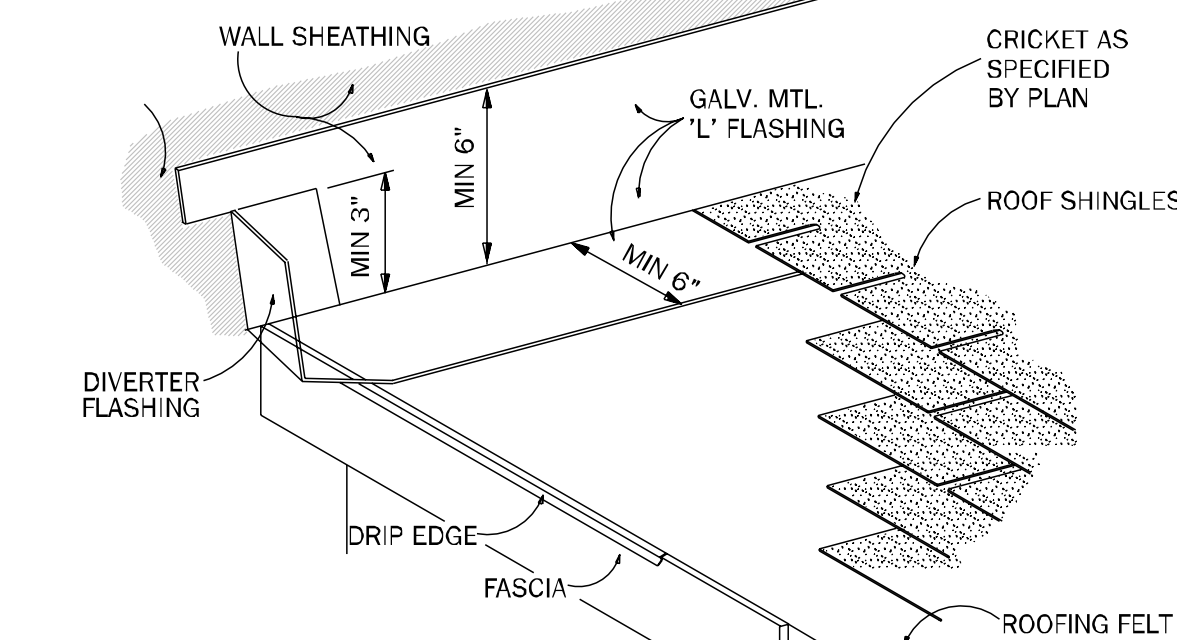
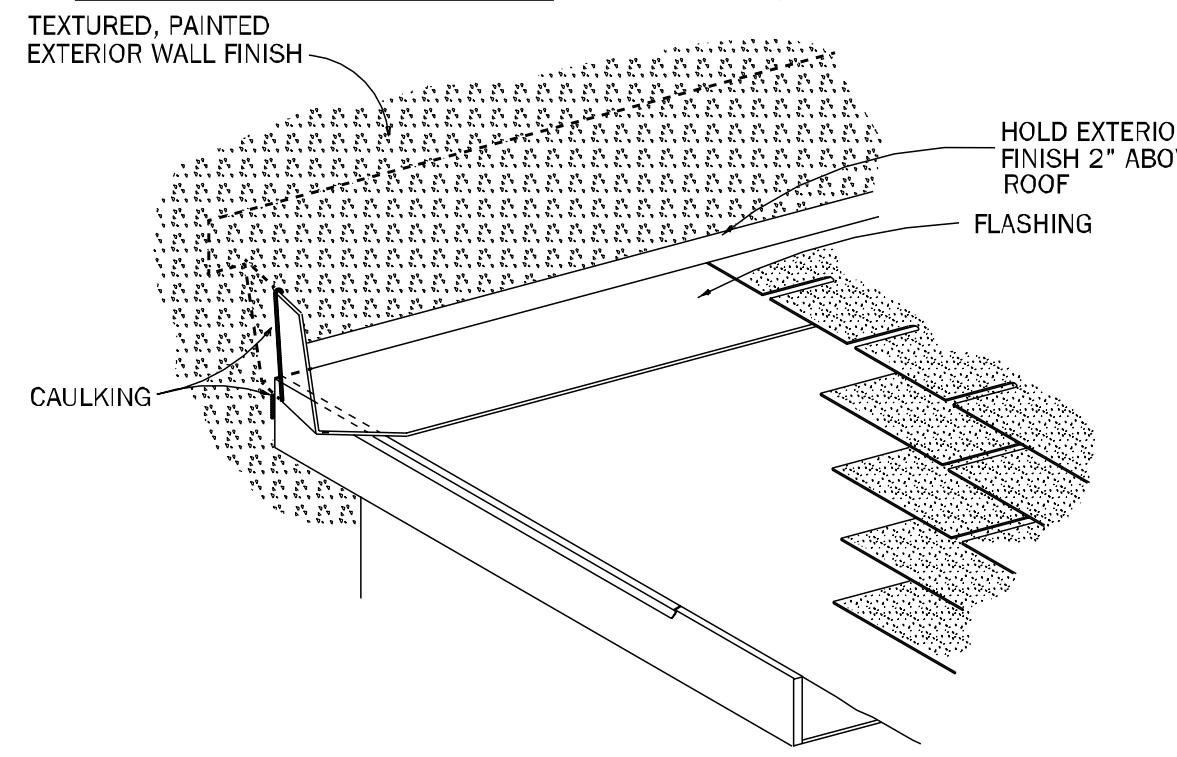
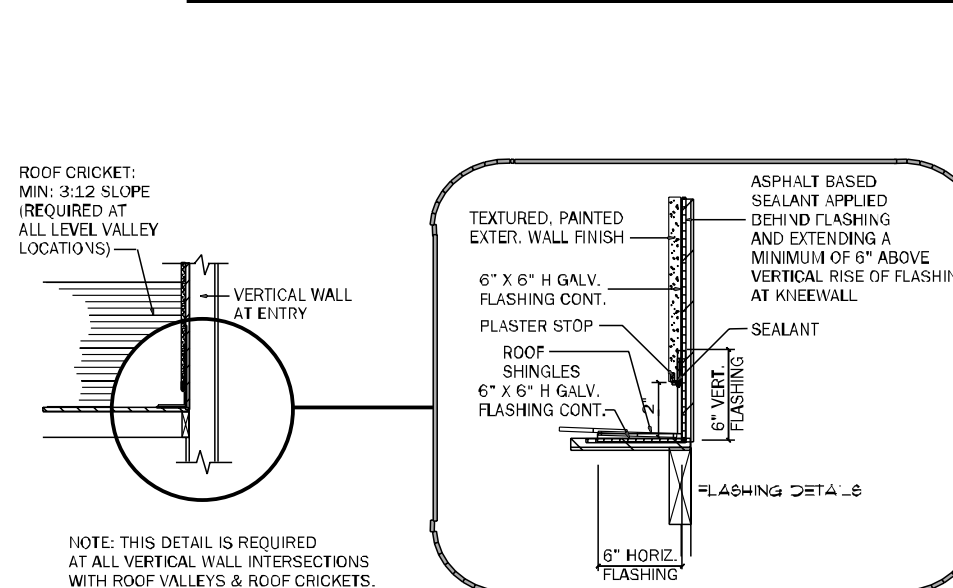


FIGURE 2: WALL FINISH



FLASHING INSTALLATION
WHERE ROOF MEETS VERTICAL WALL

FIGURE 3: CORNER DETAIL



FLASHING DETAIL AT CRICKET
/ KNEEWALL INTERSECTION



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Sheet: WP

WATER PROOF

DETAILS

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