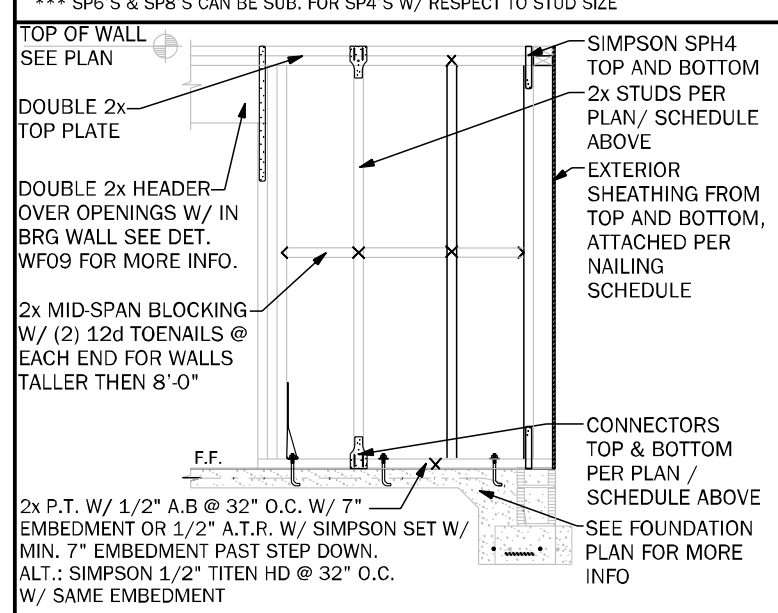






NOTE: 2 x 4 WALLS ARE ASSUMED U.N.O. ON FLOOR PLANS



## BRG. WALL DETAIL

### GENERAL NOTES

1. SEE FLOOR PLAN FOR WALL SIZE. ASSUME 24" STUDS USED UNO.
2. ALL STRUCTURAL LENGTHS (24" STUDS) TO BE IN FLOOR PLAN.
3. CONNECTIONS TO BE INSTALLED AT EACH STUD AS INDICATED.
4. CONTINGENT CONNECTORS ARE SUBSTITUTED TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
5. IF "BW" IS INDICATED ON SECOND FLOOR FLOOR PLAN TO IGNORE. SEE WDRS 1-3. IF INDICATED DETAIL FOR PROPER CONNECTIONS. FOR 2nd FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTIONS ONLY.)
  - A. IF "SW" IS INDICATED THE WALL IS CONSIDERING A SHEARWALL AND REQUIRES MIN. 7/16" ØSD PLYWOOD W/ 84 NAILS AT 4" O.C. IN FLOOR AND EDGE TO (1) SIDE OF WALL AND (2) EXTERIOR SHEATHING ATTACHMENT TO BE FOLLOWING SCHEDULE: 2X8 OR 2X10 STUDS AT 24" O.C. TO BE ATTACHED TO STUDS AND GRADE.
  - B. IF THE BEARING WALL IS INDICATED WITH THE BW#, BWA, BWB, BWC THESE WALLS ARE TO BE ATTACHED TO THE BEARING WALL WITH 2X8 OR 2X10 STUDS TO BE NAIL TO THE PLATE AND THE 2X PLATE CAN BE ATTACHED WITH HARD CASED NAILS (GUS NAILS) AND TO BE REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.

COLUMN SCHEDULE			
MARK	COLUMN SIZE	(BASE) CONN. & FASTENER	UPLIFT(Lb)
C1	(3) 2 x 4 #2 SFF	(4) - 16# TENSILS	0
C2	(3) 2 x 4 #2 SFF	DTT22 W 1/2" WEDGE ANCHORS & (8) 1/4" X 1 1/2" SDS SCRW'S	2145
C3	(3) 2 x 4 SYP #1 OR	(4) - 16# TENSILS	0
C4	(4) 2 x 4 SFF #2	DTT22 W 1/2" WEDGE ANCHORS & (8) 1/4" X 1 1/2" SDS SCRW'S	2145
C5	4 x 4 P.T. #2 SYP POST	ABU44 W 5/8" AT** (4) - 16# NAILS	G = 6665 U = 2200
C6	6 x 6 P.T. #2 SYP POST	ABU66 W 5/8" AT** (4) - 16# NAILS	G = 12000 U = 3300
C7	8 x 8 P.T. #2 SYP POST	ABU88 W 5/8" AT** (4) - 16# NAILS	G = 24335 U = 3200
C8	3.5 x 3.5 P.L. 1.8E R2040 PSI (WOLMANIZED) F.X.I.	HU150-SS2.5 W (14) 1/4" 2 1/2" SDS WS & 6.8" EPDXY ANCHOR OR AT**	5645
C9	3.5 x 3.5 P.L. 1.8E R2040 PSI (WOLMANIZED) F.X.I.	HU150-SS2.5 W (14) 1/4" 2 1/2" SDS WS & 6.8" EPDXY ANCHOR OR AT**	5645
C10	3.5 x 7 P.L. 1.8E R2760 PSI (WOLMANIZED) F.X.I.	HU200-SS2.5 W (10) 1/4" 2 1/2" SDS WS & 7.8" EPDXY ANCHOR OR AT**	6970
C11	5.25 x 2.5 P.L. 1.8E R2040 PSI (WOLMANIZED) F.X.I.	HU200-SS2.5 W (10) 1/4" 2 1/2" SDS WS & 7.8" EPDXY ANCHOR OR AT**	7870
C12	7 x 7 P.L. 1.8E R2760 PSI (WOLMANIZED) F.X.I.	HU200-SS2.5 W (10) 1/4" 2 1/2" SDS WS & 7.8" EPDXY ANCHOR OR AT**	7870

## GENERAL COLUMN NOTES

1. SEE FLOOR PLAN FOR WALL WIDTH. STUD PACKS TO MATCH WALL WIDTH UNO.
2. ALL STRUCTURAL LUMBER TO BE SYP #1 OR SPF #2 UNO ON PLAN.
3. NAIL BUILD UP STUDS PER DETAIL W37/3-5
4. MINIMUM BOLT EMBEDMENT:  
 6" EMBEDMENT FOR 1/2" WTS  
 6" EMBEDMENT FOR 5/8" ATRS  
 8" EMBEDMENT FOR 7/8" ATRS
5. IF COLUMN IS INDICATED ON SECOND FLOOR, THE BASE CONNECTION IS NOT REQUIRED. (SEE INDICATED CALL OUT ON PLAN FOR ATTACHMENT)
6. SEE WOOD CONNECTION NOTE ON COVER SHEET FOR CONNECTION INFORMATION

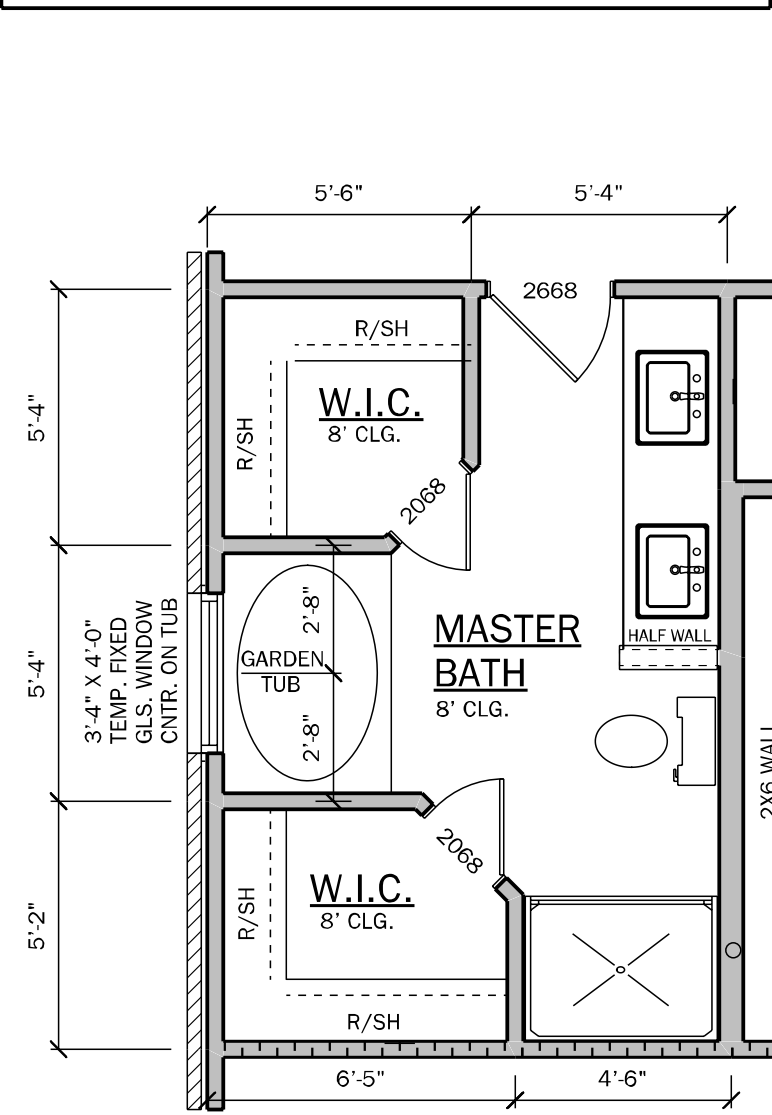
**SAME NOMINAL SIZE FOR ALL LUMBERS (L-SH) MAY BE SUBSTITUTED FOR ANY P.T. SYP POST NOTED IN THE PLANS**

COMMON NAIL vs. PNEUMATIC GUN NAILS:				
COMMON NAIL	DIA. / LENGTH	PNEUMATIC GUN NAIL DIA./LENGTH	COMMON vs. NAIL SPACING	APPLICATION
8d	0.131" X 2 1/2"	0.131" X 2 1/2"	SEE RING SHANK ON ROOF	SHEATHING ROOF & WALLS
10d OR 12d	0.148" X 3"	0.131" X 3"	SEE RING SHANK ON ROOF	BLOCKING & TIE NAILS & TOP PLATE
12d	0.148" X 3 1/4"	0.131" X 3 3/4"	8" O.C. (COMMON) 6" O.C. (GUN NAIL)	STUD WALL CORNERS
10d	0.148" X 3"	0.131" X 3"	8" O.C. (COMMON) 6" O.C. (GUN NAIL)	STUD PACE COLUMNS
16d	0.162" X 3 1/2"	0.131" X 3 3/4"	2" (16d) (COMMON) 3" (16d) (GUN NAILS)	CONCRETE JOISTS

# BEAM SCHEDULE

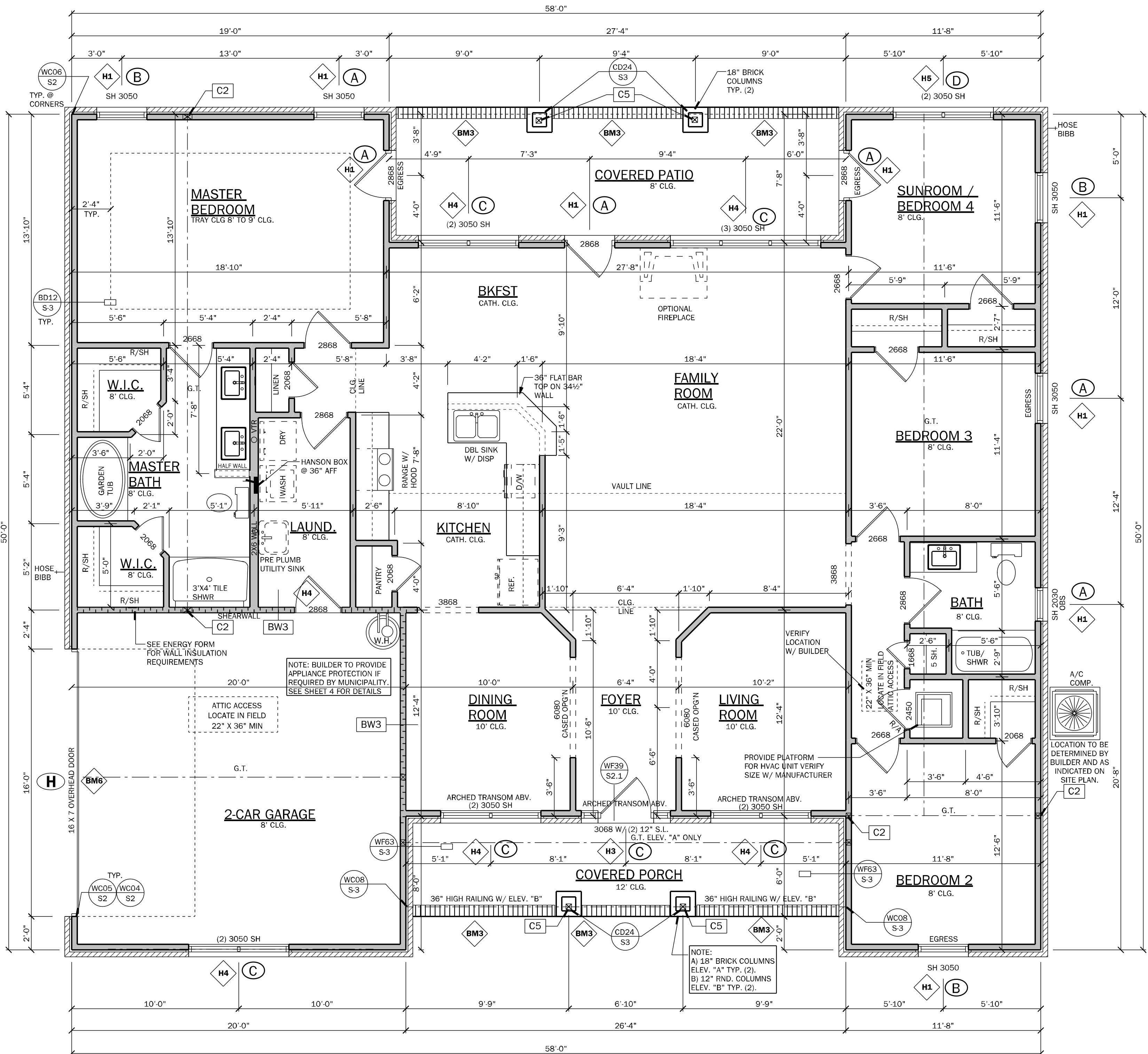
MARK	BEAM SIZE	CONNECTIONS
EM1	(2) x 8 x 8 SYP W/ 7/16" OSB FLITCH PLATE, NAL BEAM TOGETHER USING (2) ROWS OF 12x NAILS @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON SLT434 OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HTA16 TO CMU CL. U.N.O. ON ROOF PLAN.
EM2	(2) x 10 x 10 SYP W/ 7/16" OSB FLITCH PLATE, NAL BEAM TOGETHER USING (2) ROWS OF 12x NAILS @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON SLT424 OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HTA16 TO CMU CL. U.N.O. ON ROOF PLAN.
EM3	(2) x 12 x 12 SYP W/ 7/16" OSB FLITCH PLATE, NAL BEAM TOGETHER USING (2) ROWS OF 12x NAILS @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON SLT424 OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HTA16 TO CMU CL. U.N.O. ON ROOF PLAN.
EM4	(2) x 1 3/4" x 11 1/4" LVL 2.0E FIB-2600 PSI, NAL BEAM TOGETHER USING (2) ROWS 1/4" x 1 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE.	CONNECTION: PROVIDE (2) SIMPSON SLT424 OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HTA16 TO CMU CL. U.N.O. ON ROOF PLAN.
EM5	(2) x 1 3/4" x 11 7/8" LVL 2.0E FIB-2600 PSI, NAL BEAM TOGETHER USING (2) ROWS 1/4" x 1 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE.	CONNECTION: PROVIDE (2) SIMPSON SLT424 OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HTA16 TO CMU CL. U.N.O. ON ROOF PLAN.
EM6	(2) x 1 3/4" x 16" LVL 2.0E FIB-2600 PSI, NAL BEAM TOGETHER USING (2) ROWS 1/4" x 1 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE.	CONNECTION: PROVIDE (2) SIMPSON SLT424 OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HTA16 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.



Y	N	MASTER BATH OPT.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3'-4" X 4'-0" TEMP. FIXED GLS. WINDOW CNTR. ON TUB
<input type="checkbox"/>	<input type="checkbox"/>	4030 (1) PC. FIBERGLAS SHOWER IN LIEU OF LINEN CLOSET W/ (1) L.E.D. DISC LT.

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



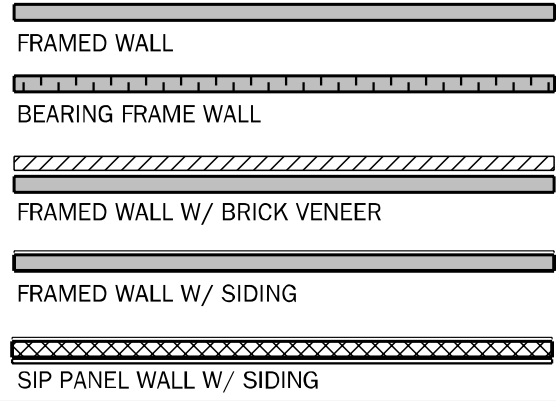
## FLOOR PLAN

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

130 MPH OPENING PRESSURES	
ENCLOSED - EXPOSURE B	
<b>(A)</b> +18.2 / -19.8	<b>(B)</b> +18.2 / -24.5
<b>(C)</b> +17.5 / -19.0	<b>(D)</b> +17.5 / -22.7
<b>(E)</b> +16.4 / -17.9	<b>(F)</b> +16.4 / -20.6
<b>(G)</b> +16.1 / -18.2	<b>(H)</b> +15.5 / -17.2

NOTE: 1. WIND SPEED LISTED ABOVE IS AN "ULTIMATE" WIND SPEED. THE WIND PRESSURES LISTED ABOVE ARE "ALLOWABLE" PRESSURES

## WALL LEGEND



## GENERAL NOTES

- R3.02.6 Table 302.6) If water based ceiling texture material is used, Provide 5/8" gypsum board for 16" O.C. Framing, or 5/8" gypsum board for 24" O.C. Framing. If oil based texture board may be used I.L.O. 5/8" gypsum board. 5/8" Type "X" gypsum board must be installed on garage ceiling beneath habitable room(s).
- R3.02.5.2 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 min. (25.4 mm) thick, with a minimum 1/2" (12.7 mm) flange, or other approved material and shall not have openings into the garage.
3. R302.5.1 Door from garage into house must be a minimum 1 3/8" solid wood door, solid or honeycomb core steel door, or 20 Minute fire rated door.
- R3.02.7 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.
5. Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.4.1.
6. 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.
- R3.02.6.2 The garage shall be separated from the residence and it's attic as required by Table R302.6. Gypsum board shall be applied in the finished floor (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 (15.9 mm) 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.
- R3.12.2.1 Window sills in dwelling units, where the top of the sill of an operable window opening is located less than 48 inches above the finished floor or not less than 72 inches above the finished grade or other surface below the exterior of the building, the operable window shall comply with one of the following [3 listed methods]
- R308.4-2 All windows within 2'-0" of doors and in shower or tub areas will be safety tempered glass.
10. Ceiling or other exterior walls and covered porches to have 7/16" - span rated OSB nailed per zone on roof diaphragm nailing schedule or 5/8" CDX.
11. FC R402.6 acceptable for substitution.
12. FC: R402.2.4 Access doors from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be weathertight and insulated to a level equivalent to the insulation on the surrounding surfaces.
12. Laundry Note: (Unless noted otherwise) Provide dryer vent thru roof max. 16" Ø, washer & dryer units (washer unit to be on the left side when facing units) hanson box @ 36" Ø.

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.

Wednesday, November 10, 2021



**Keesee**  
associates

ARCHITECTURE | DESIGN | PLANNING


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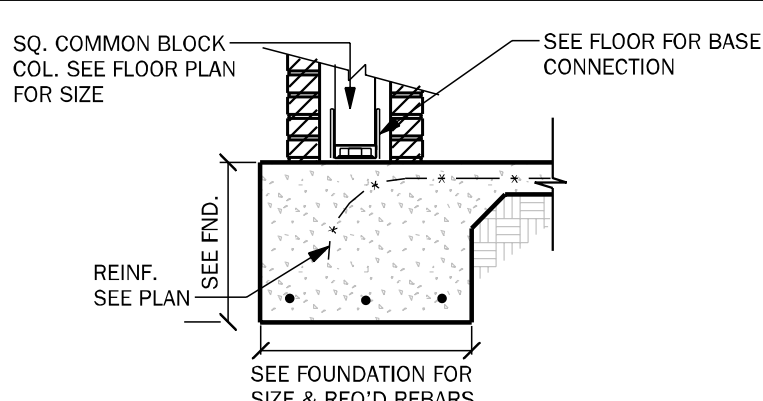
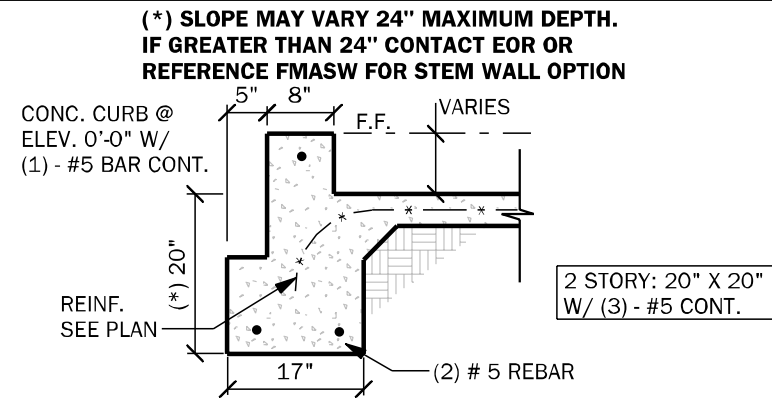
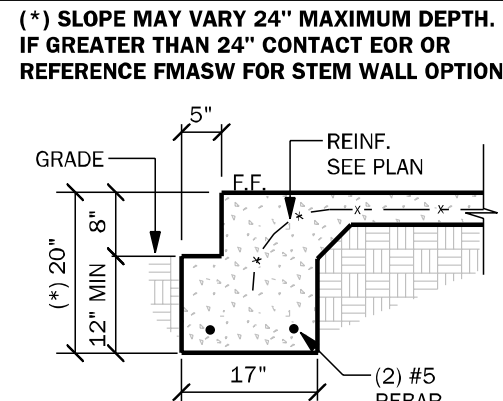




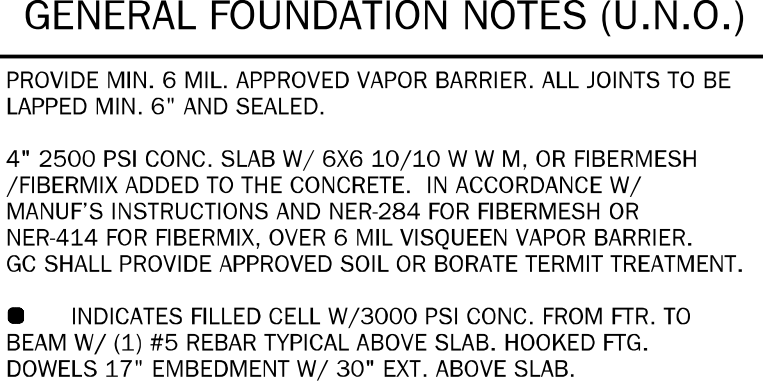
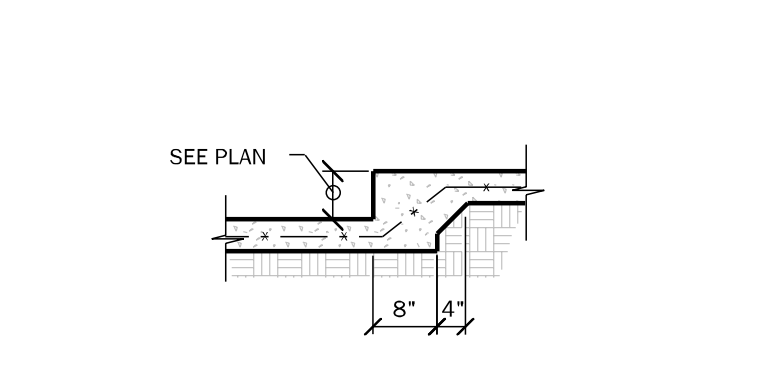
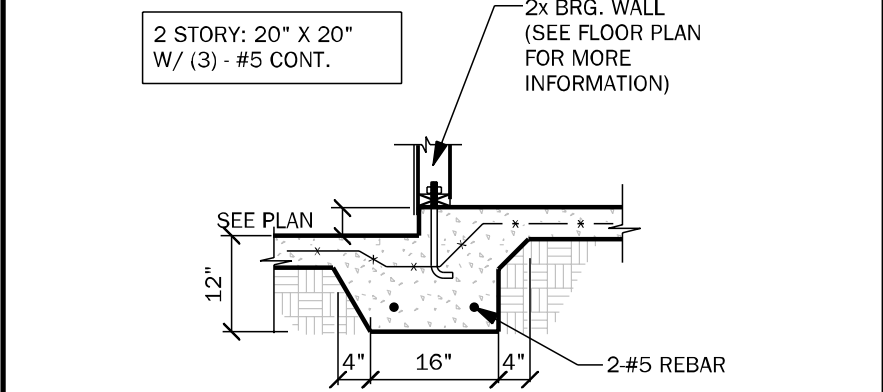


 <b>DAMS HOMES</b>	
FLORIDA CONTRACTORS LICENSE NO. CRC1330146 <b>3000 GULFBREEZE PARKWAY</b> <b>GULFBREEZE, FLORIDA 32563</b>	
<b>DIVISION LOCATION:</b> <b>GAINESVILLE</b>	
<b>INVENTORY</b>	Job Information: LOT: 6 BLK: SEC: SUB: FOREST COUNTRY LAKE CITY, FL 32055
<b>Model Name / Number:</b> <b>2169</b>	
<b>Plan Issue Date:</b> Wednesday, November 10, 2021	
<b>KA PROJECT NUMBER:</b> <b>21-15646</b>	
Sheet: <b>2</b>	Of:
<b>FLOOR PLAN</b>	

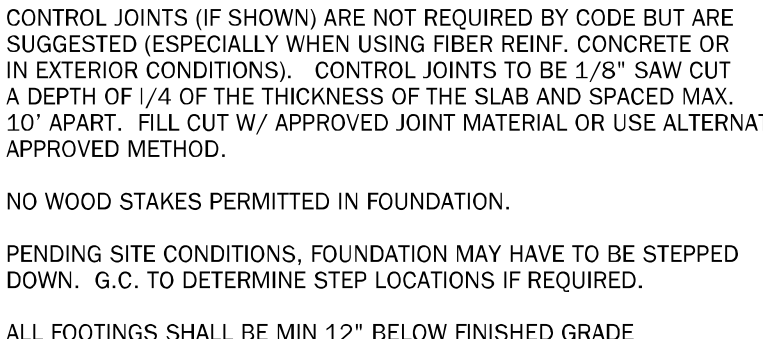
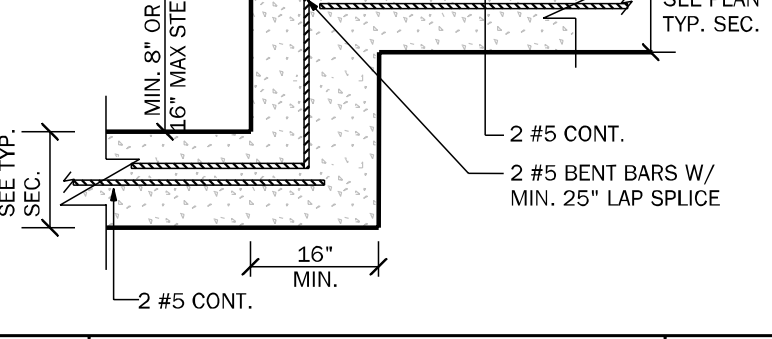
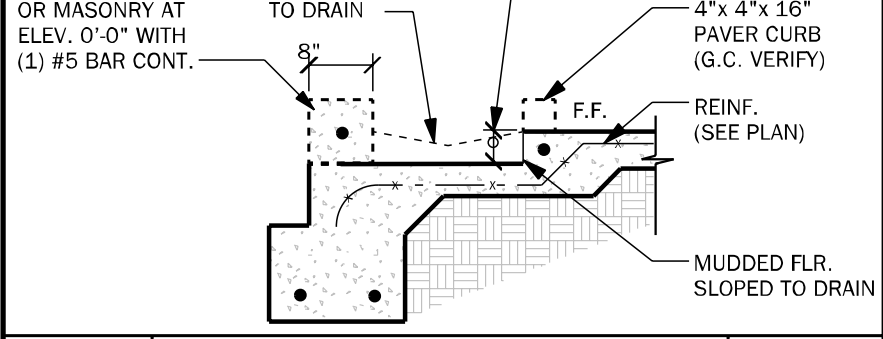




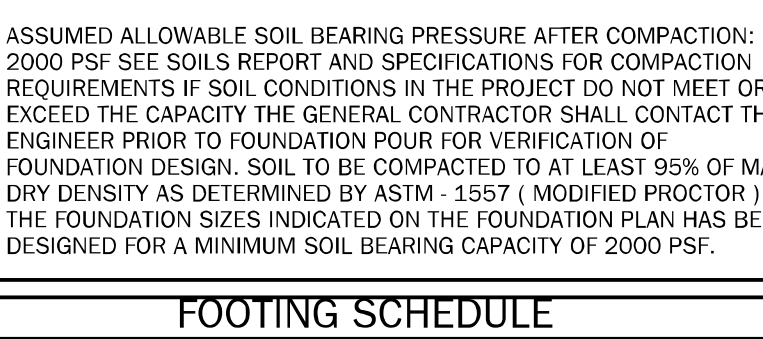
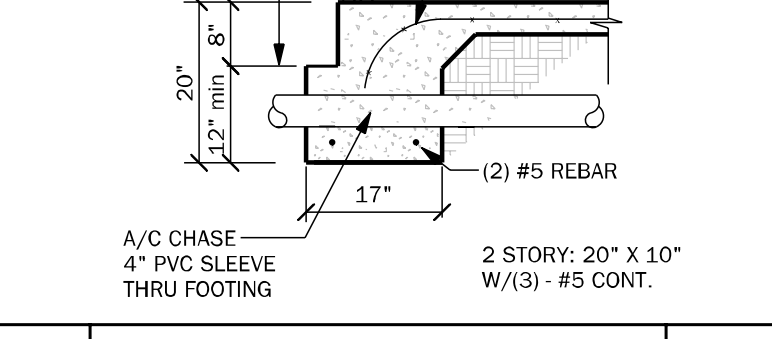
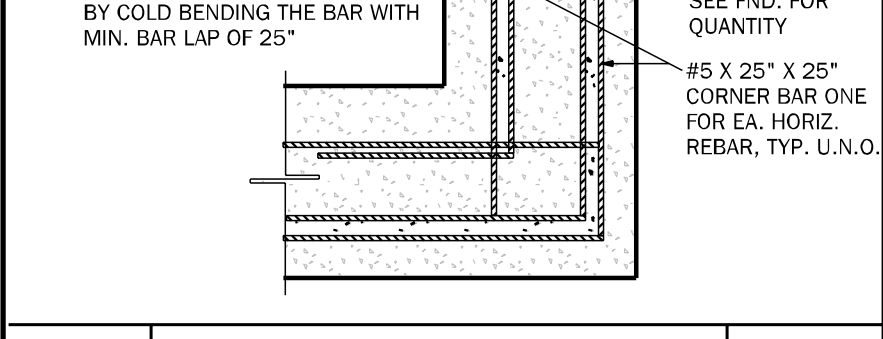
<b>FM01</b>	<b>SINGLE STORY FTG</b>	1/2" = 1'-0"	<b>FM02</b>	<b>SECTION @ GARAGE</b>	1/2" = 1'-0"	<b>FM25</b>	<b>PORCH COLUMN W/ BRICK</b>	1/2" = 1'-0"
			<p>(*) SLOPE MAY VARY 24" MAXIMUM DEPTH. IF GREATER THAN 24" CONTACT EOR OR REFERENCE FMA5W FOR STEM WALL OPTION</p>					
<b>FM03</b>	<b>THICKENED EDGE</b>	1/2" = 1'-0"	<b>FM08</b>	<b>2-STORY FTG.</b>	1/2" = 1'-0"	<b>FM26</b>	<b>THICKENED EDGE W/ BRICK</b>	1/2" = 1'-0"
<p>(*) SLOPE MAY VARY 24" MAXIMUM DEPTH. IF GREATER THAN 24" CONTACT EOR OR REFERENCE FMA5W FOR STEM WALL OPTION</p> <p>PROVIDE 13" WIDE RECESS AT GARAGE DOOR. EXTEND 6" BEYOND F.O.M. EACH END, TYP.</p> <p>ALIGN DRIVE W/ BOTTOM OF RECESS &amp; PITCH DRIVE</p> <p>4" CONC. DRIVE W/ 1/2" EXP JOINTS 10" O.C. TYP.</p>			<p>2x BRG. WALL (SEE FLOOR PLAN FOR MORE INFORMATION)</p>					



<b>FM11</b>	STEP DOWN BRG.	1/2" = 1'-0"	<b>FM12</b>	STEP DOWN NON BRG.	1/2" = 1'-0"	4	CONSULT W/ MANUF. SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SLIDING GLASS DOOR SILLS.
						5	EXTERIOR SLABS SHALL SLOPE 1/12" PER FOOT AWAY FROM HOUSE U.N.O. ON PLAN.



<b>FM14</b>	<b>SECTION @ RECESS SHOWER</b>	1/2" = 1'-0"	<b>FM18</b>	<b>TYP. STEP FIG. DETAIL</b>	1/2" = 1'-0"	SECTIONS R403.1.4.1 THROUGH R403.1.4.2.
ALTERNATE: THE REINF. BARS SHALL BE 						10 MASON TO COORDINATE WITH BUILDER ANY ELECTRICAL REQUIREMENT THROUGH SLAB 11 BRIDGE IS ATTACHED TO CURBWAY FOR ALL ELEV.

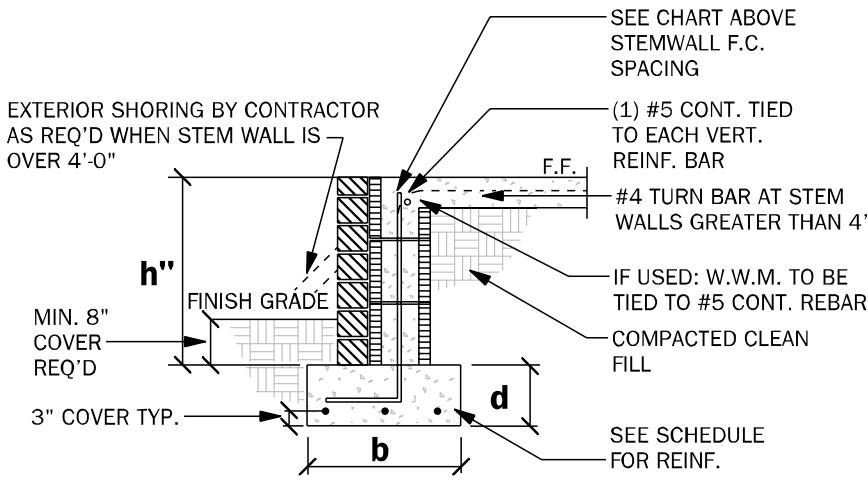


FM19	TYP. CORNER BAR DETAIL	1 1/2" ± 1'-0"	FM23	TYP. FND PENETRATION	1/2" ± 1'-0"	MARK	SIZE	DEPTH	REINFORCING	GRAVITY CAP. [lbs]
						F1.0	1'-0" X CONT.	1'-0"	2 #5 E.W. BOT.	2000

STEWALL SCHEDULE							
STEWALL HEIGHT (H)	FOOTING DIMENSION				NUMBER/SIZE OF BARS	LAT.	MAXIMUM F.C. SPACING (O.C.) IN STEWALL
	d 1 STORY	d 2 STORY	b 1 STORY	b 2 STORY			
0'-0" to 2'-0"	8"	10"	16"	20"	W/ (2) #5 BARS	-674#	6'-8"
>2'-0" to 3'-4"	10"	10"	20"	24"	W/ (3) #5 BARS	874#	5'-4"
>3'-4" to 4'-0"	12"	12"	32"	32"	W/ (4) #5 BARS	645#	4'-0"
>4'-0" to 5'-4"	16"	16"	48"	48"	W/ (5) #5 BARS CONT. & #5 @ 18" O.C. TRANSV.	1162#	2'-8"

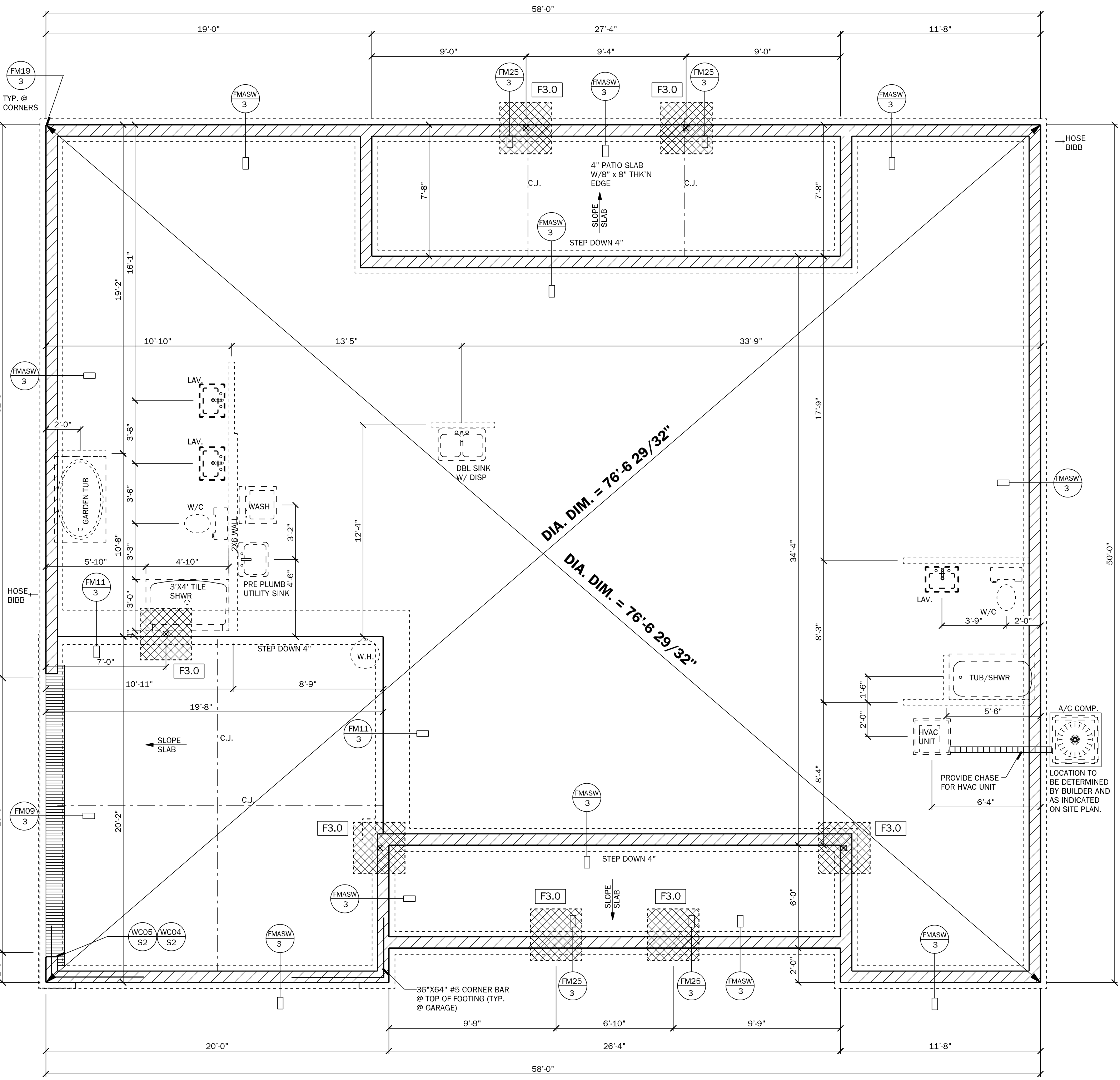
NOTES:

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.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 LOCATION. EACH BAR TO TIE INTO VERTICAL BAR AND EXTEND OUT A MIN. 4'-0" INTO SLAB/ STEM.
3. STEM IS REQ'D TO BE HIGHER CANTILEVER ENGINEER OF 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'-0" C.V. VERTICAL. GROUTED SOLID WHEN STEM WALL IS GREATER THAN 4'-0" TALL (TYPICAL ALL CORNERS).
6. IF STEMWALL IS WITH IN 5'-0" OF POOL OR WATER FEATURE FOUNDATIONS TO BE A MINIMUM 12" BELOW BOTTOM OF POOL OR WATER FEATURE.
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 STEMWALL F.C. SPACING
- EXTERIOR SHORING BY CONTRACTOR AS REQ'D WHEN STEM WALL IS OVER 4'-0"
- FINISH GRADE
- MIN. 8" COVER REQ'D
- 3" COVER TYP.
- h''
- b
- F.F.
- (1) #5 CONT. TIED TO EACH VERT. REIN. BAR
- #4 TURN BAR AT STEM WALLS GREATER THAN 4'
- IF USED: W.W.M. TO BE TIED TO #5 CONT. REBAR
- COMPACTED CLEAN FILL
- SEE SCHEDULE FOR REIN.



K	SIZE	DEPTH	REINFORCING	GRAVITY CAP. [lbs]
0	1'-0" X CONT.	1'-0"	2 #5 E.W. BOT.	2000
0	2'-0" X 2'-0"	1'-0"	3 #5 E.W. BOT.	7200
5	2'-6" X 2'-6"	1'-0"	3 #5 E.W. BOT.	11000
0	3'-0" X 3'-0"	1'-0"	4 #5 E.W. BOT.	15600
5	3'-6" X 3'-6"	1'-0"	4 #5 E.W. BOT.	21500
0	4'-0" X 4'-0"	1'-0"	5 #5 E.W. BOT.	28000
5	4'-6" X 4'-6"	1'-4"	5 #5 E.W. BOT.	34500
0	5'-0" X 5'-0"	1'-4"	6 #5 E.W. BOT.	42500
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

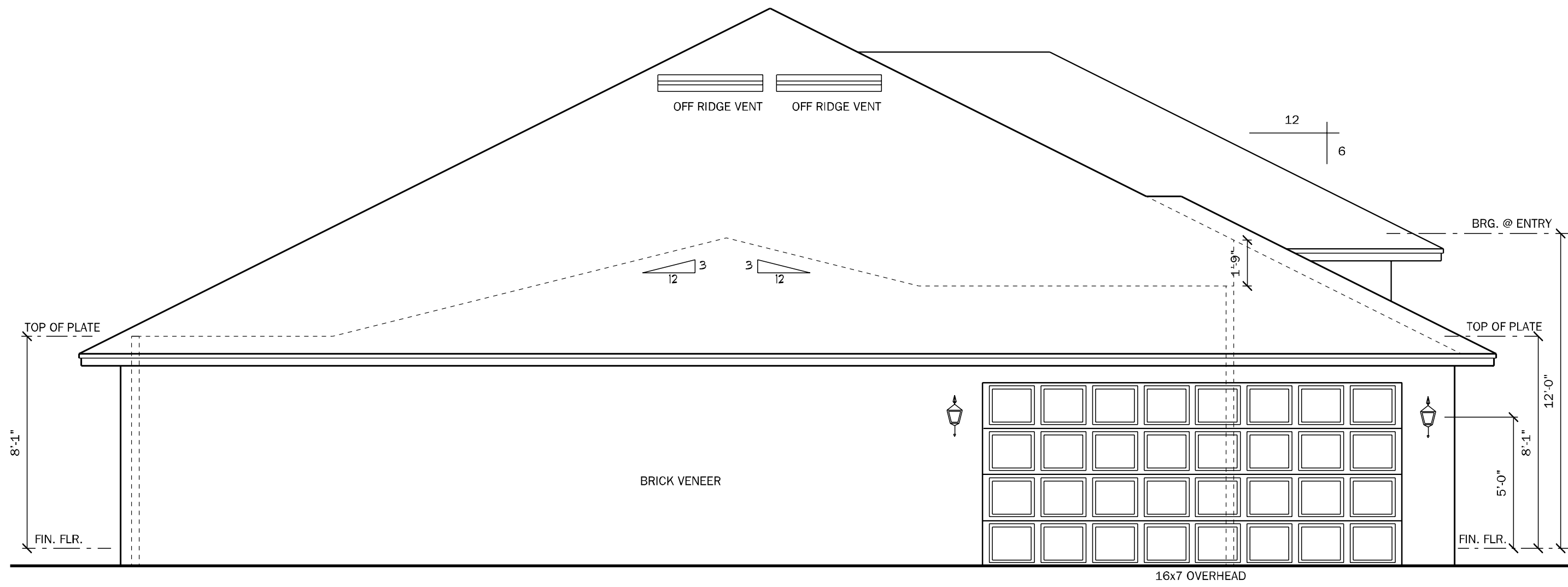


FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"  
ELEVATION "A" & "B"

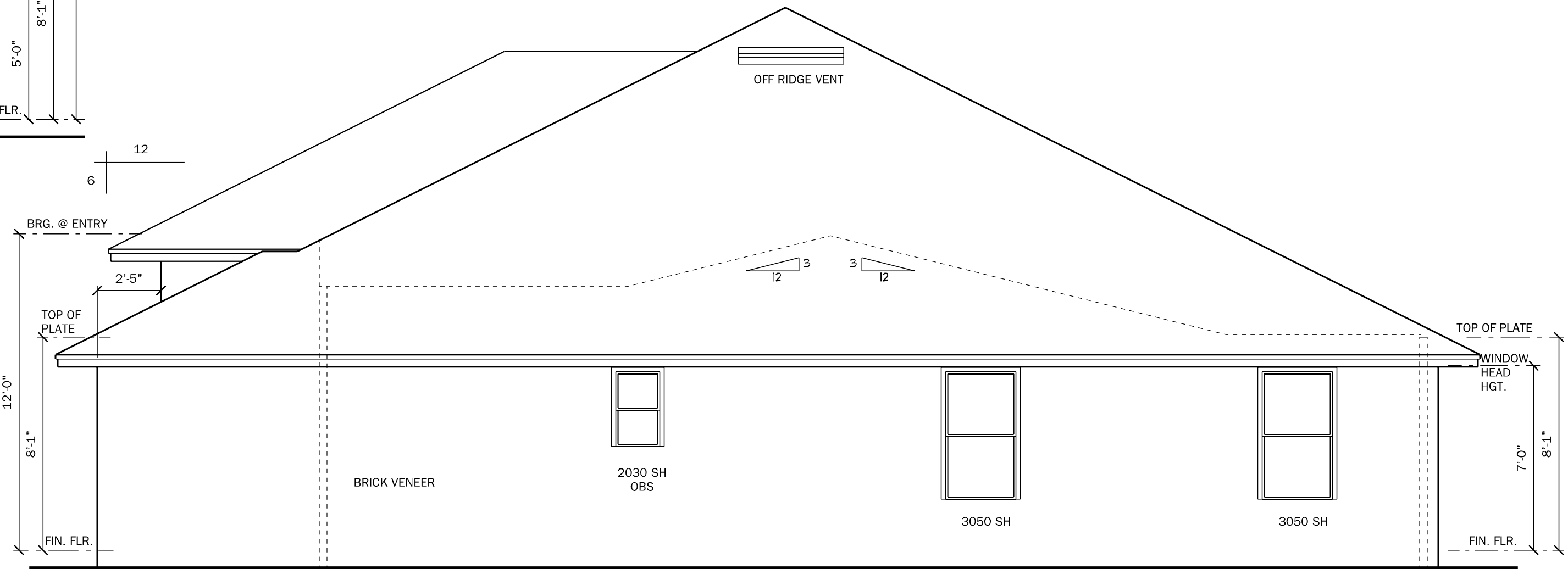




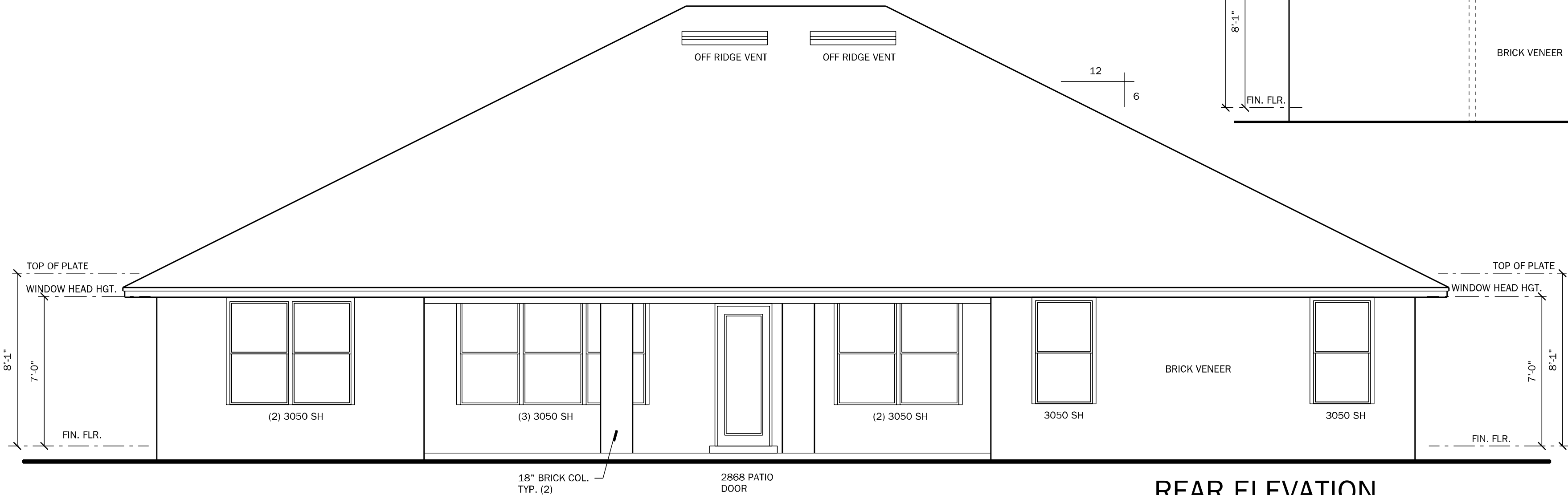




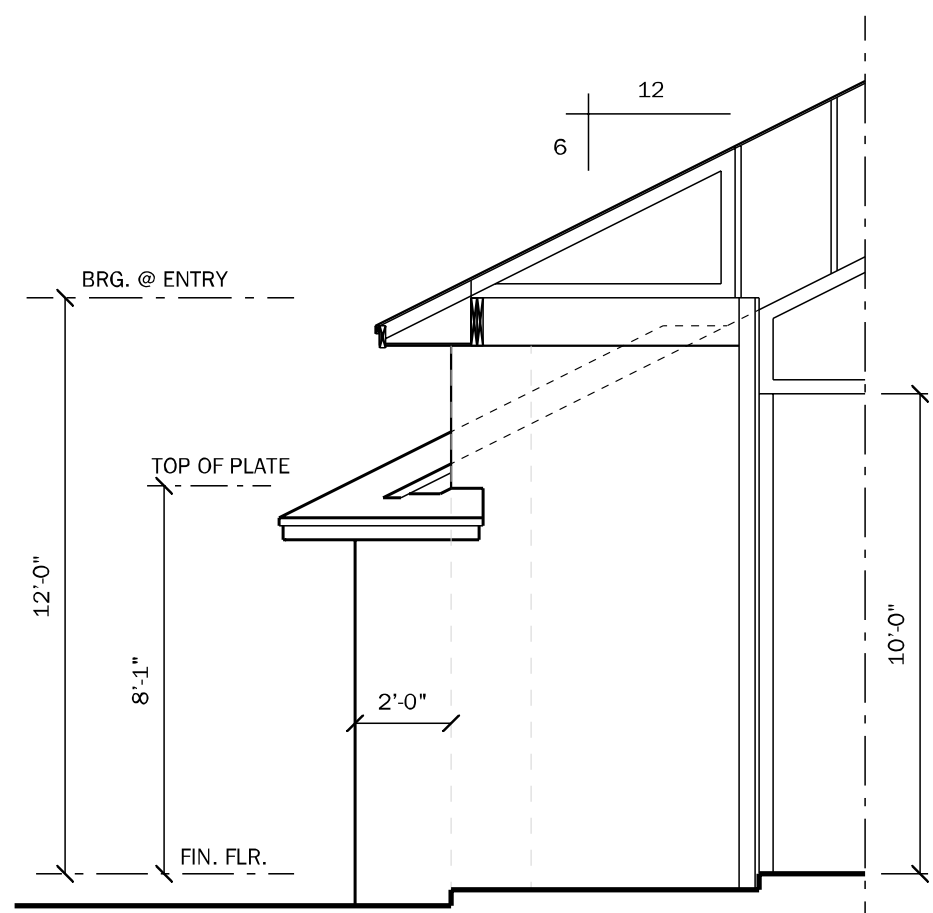
LEFT ELEVATION "A"  
SCALE: 1/4" = 1'-0"



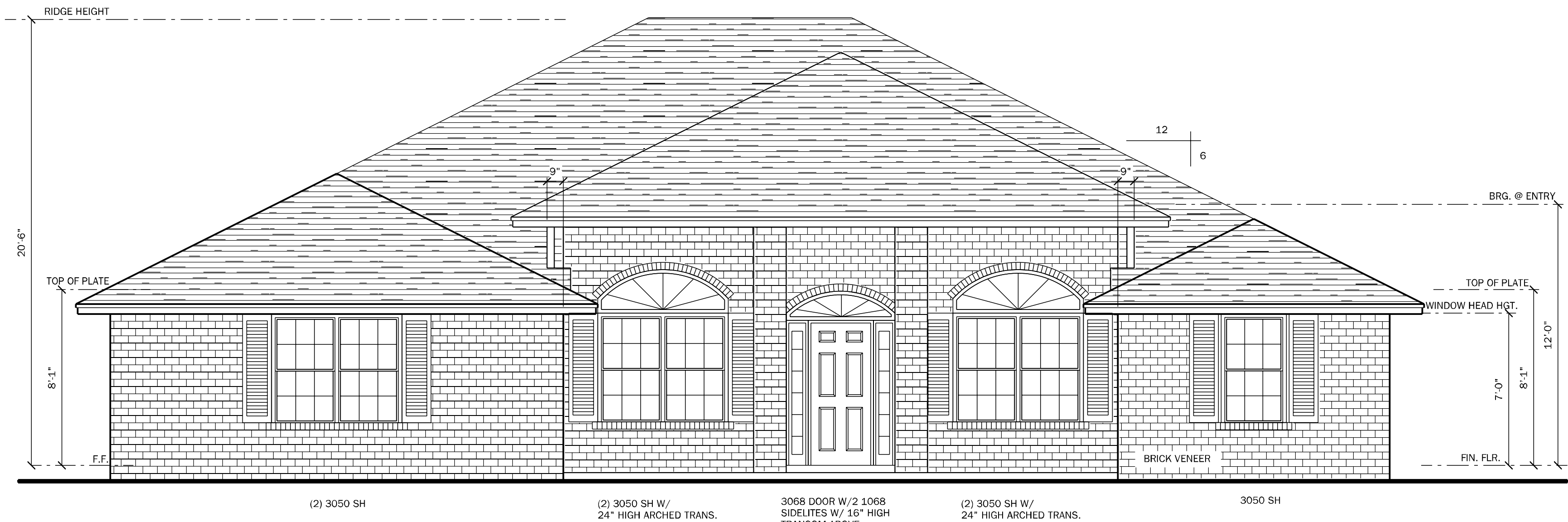
RIGHT ELEVATION "A"  
SCALE: 1/4" = 1'-0"



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



SECTION @ ENTRY  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION "A"  
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	220

COUNTY  
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Wednesday, November 10, 2021

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☐ SCOTT A. LEWOWSKI, P.E.

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**DAMS HOMES**  
FLORIDA CONTRACTORS LICENSE NO. CRC1330146  
**3000 GULFBREEZE PARKWAY**  
**GULFBREEZE, FLORIDA 32563**

**DIVISION LOCATION:**  
**GAINSVILLE**

**Job Information:**

**INVENTORY**

LOT: 6  
BLK: SEC:  
SUB: FOREST COUNTRY  
LAKE CITY, FL 32055

Model Name / Number:  
**2169**

Plan Issue Date:  
Wednesday, November 10, 2021

KA PROJECT NUMBER:  
**21-15646**

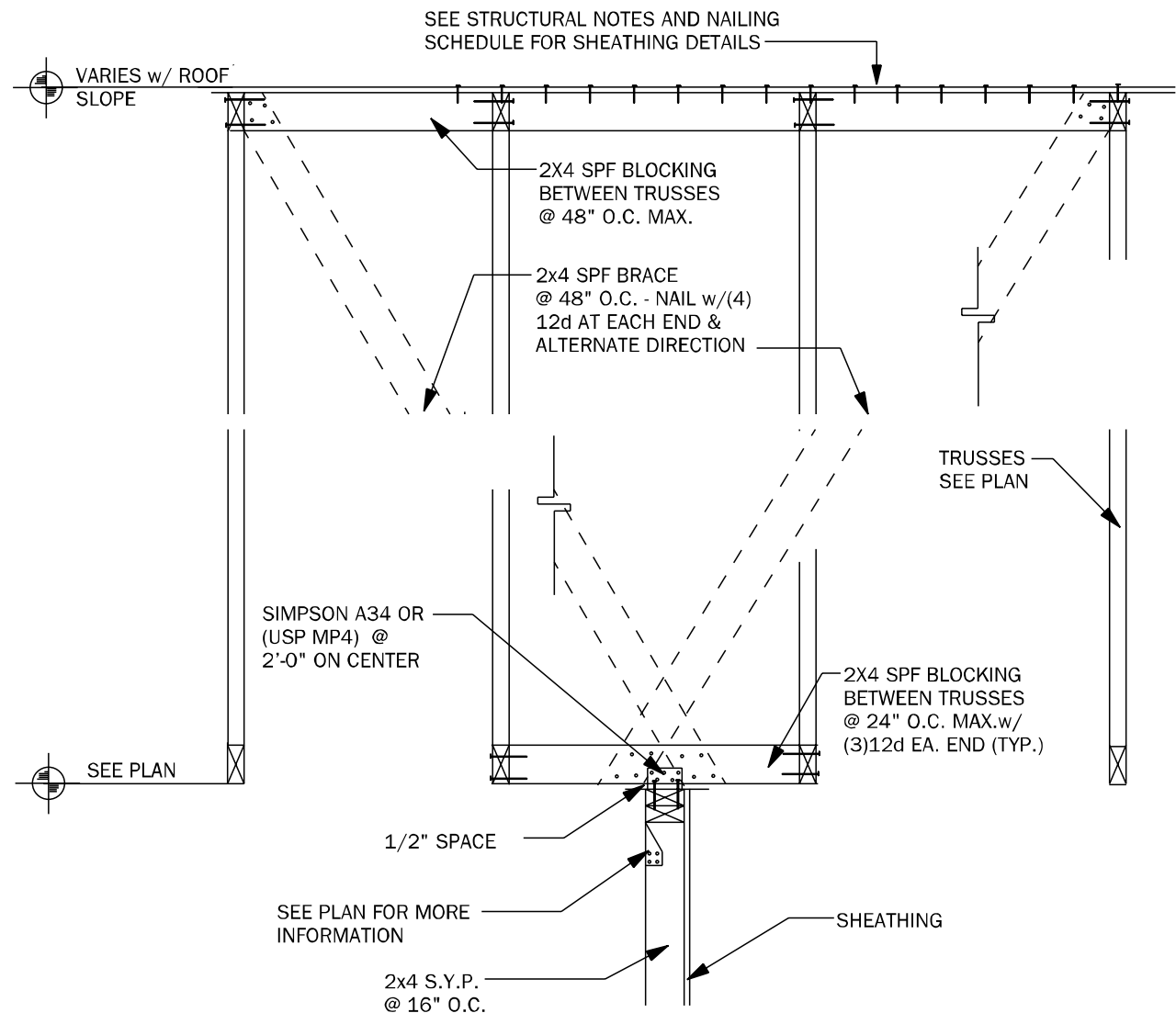
Sheet: **5** of:

**ELEVATIONS-A**

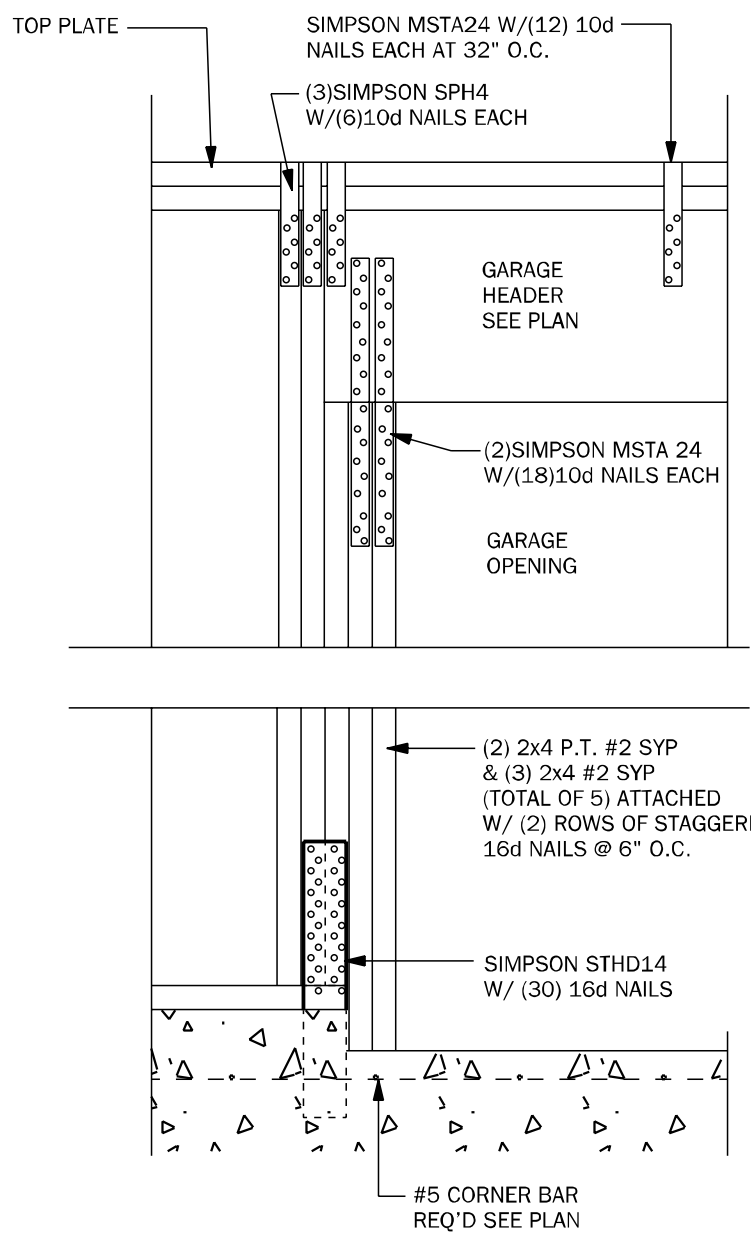




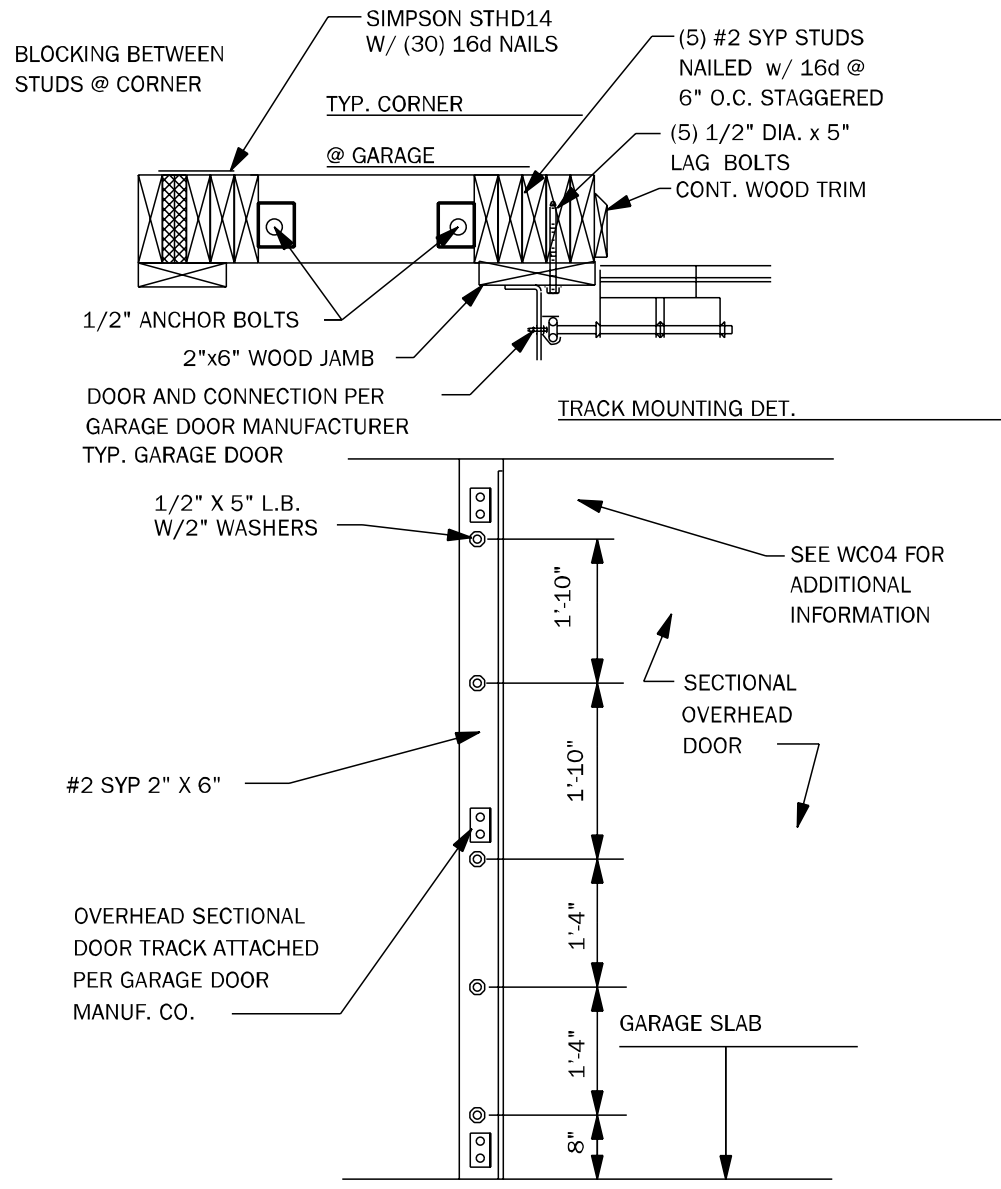




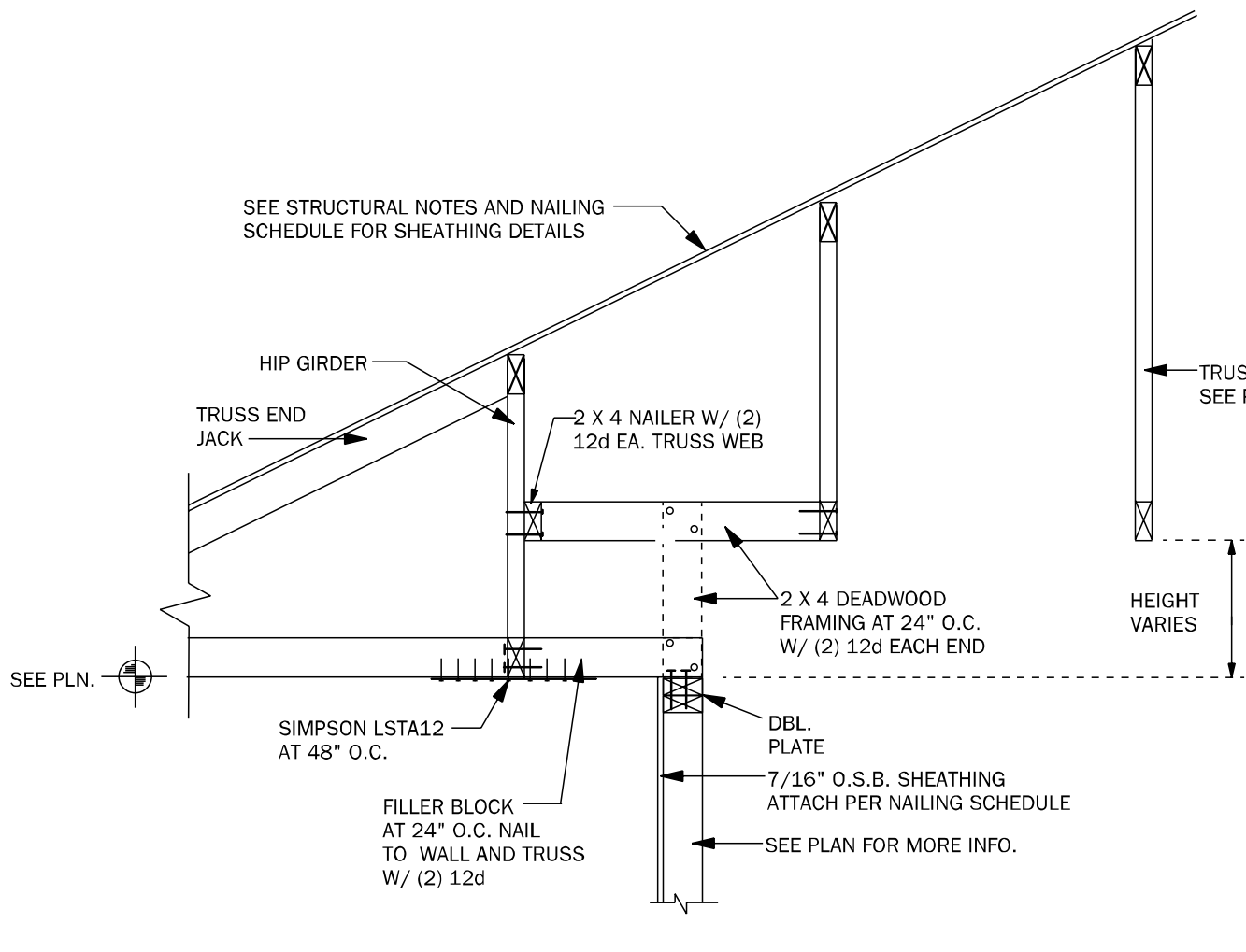
**TB15** EXTERIOR NON-BEARING WALL DETAIL N.T.S.



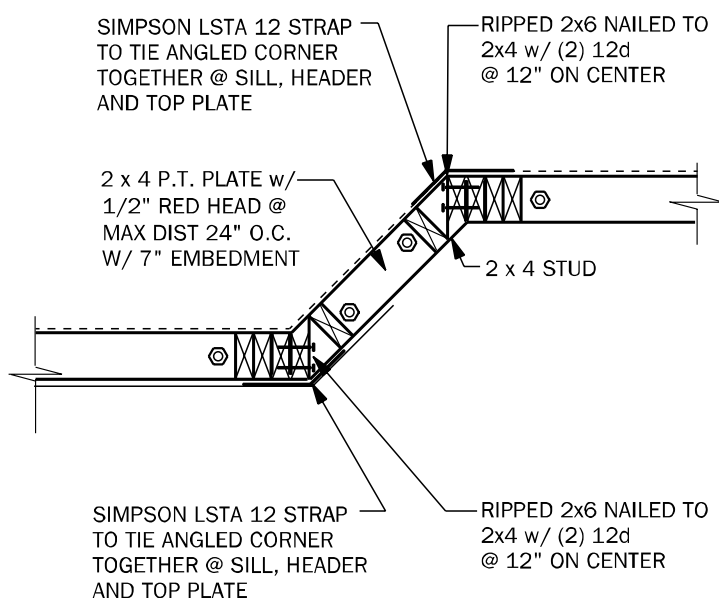
**WC04** GARAGE HEADER ANCHOR 3/4" = 1'-0"



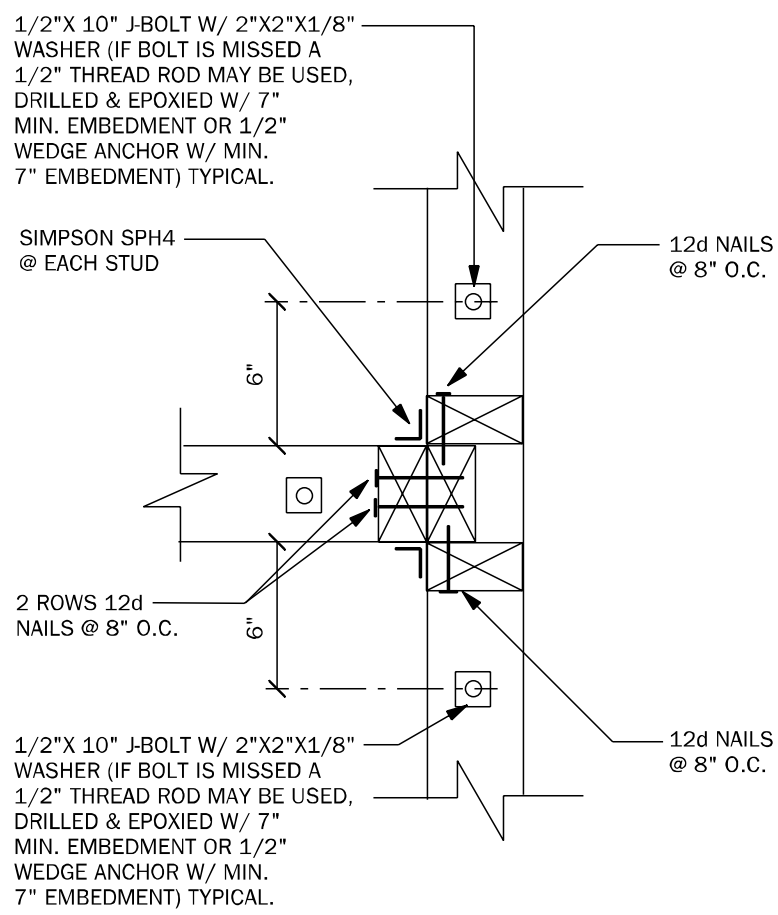
**WC05** SECT. OVERHEAD GAR. DOOR INSTALL N.T.S.



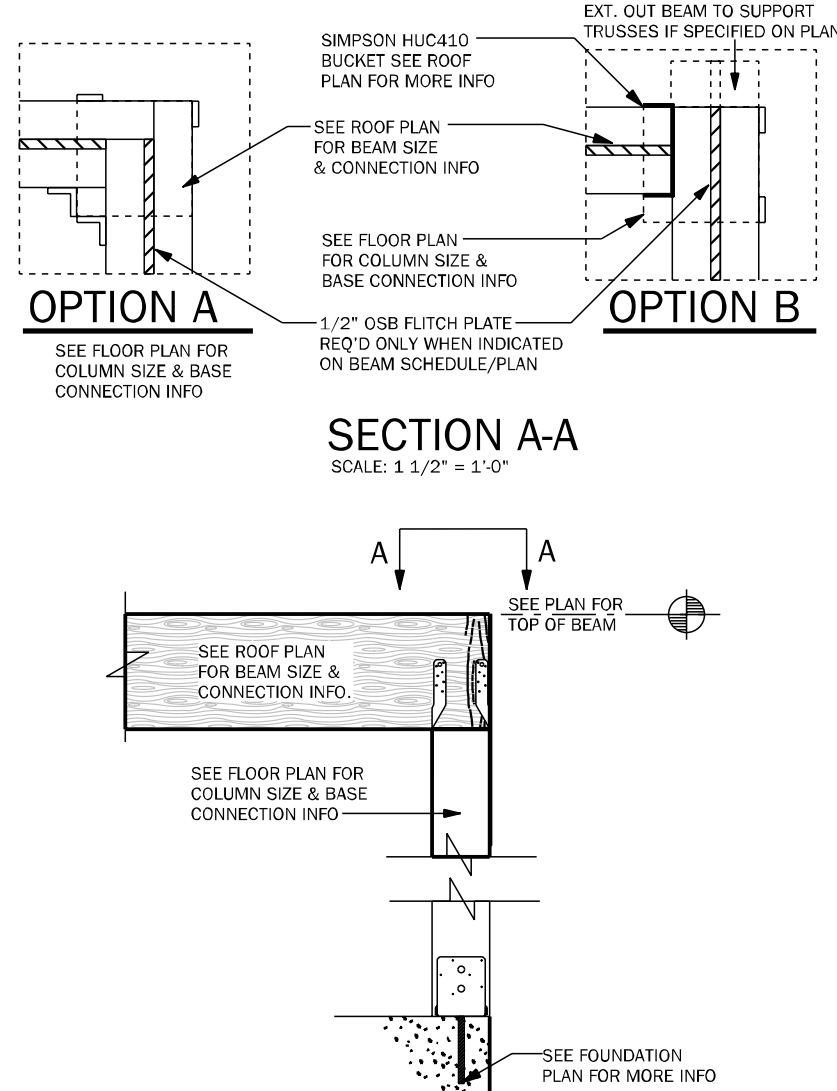
**WF64** EXTERIOR NON BRG. WALL DETAIL N.T.S.



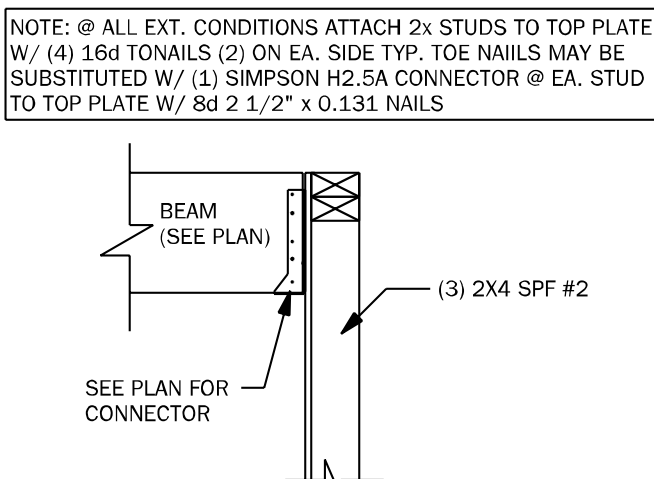
**WF43** EXTERIOR ANGLED WALL DETAIL N.T.S.



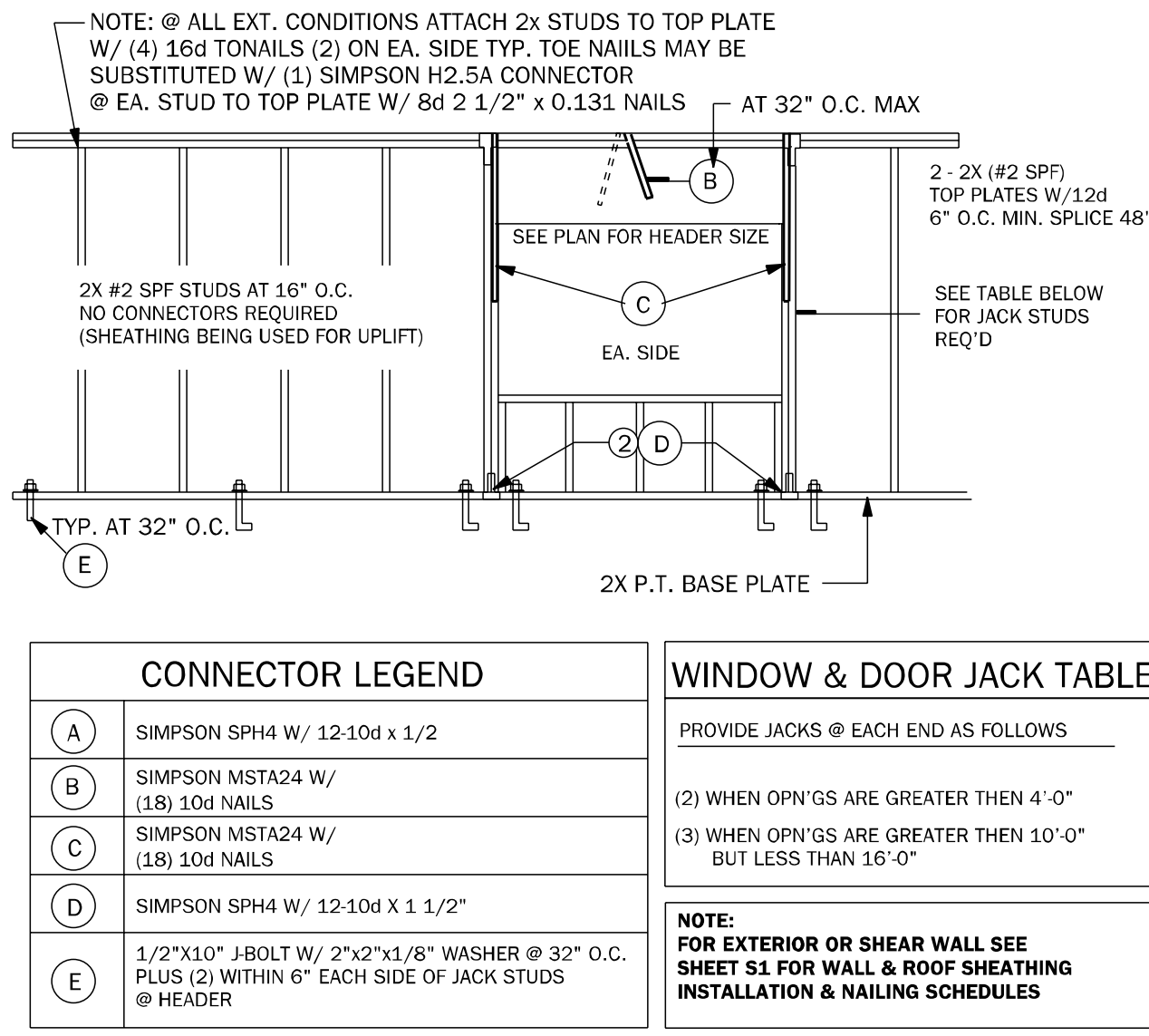
**WC03** WALL TO WALL CONN. @ END OF SHEARWALL 1 1/2" = 1'-0"



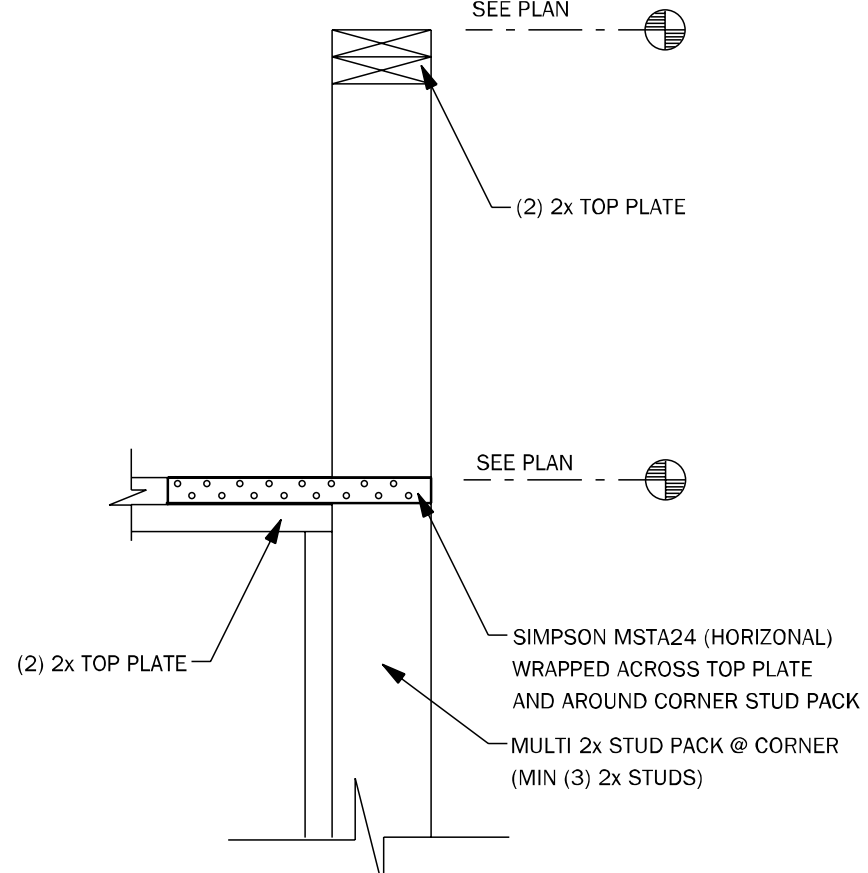
**CD11** COMMON BEAM ATTACHMENT N.T.S.



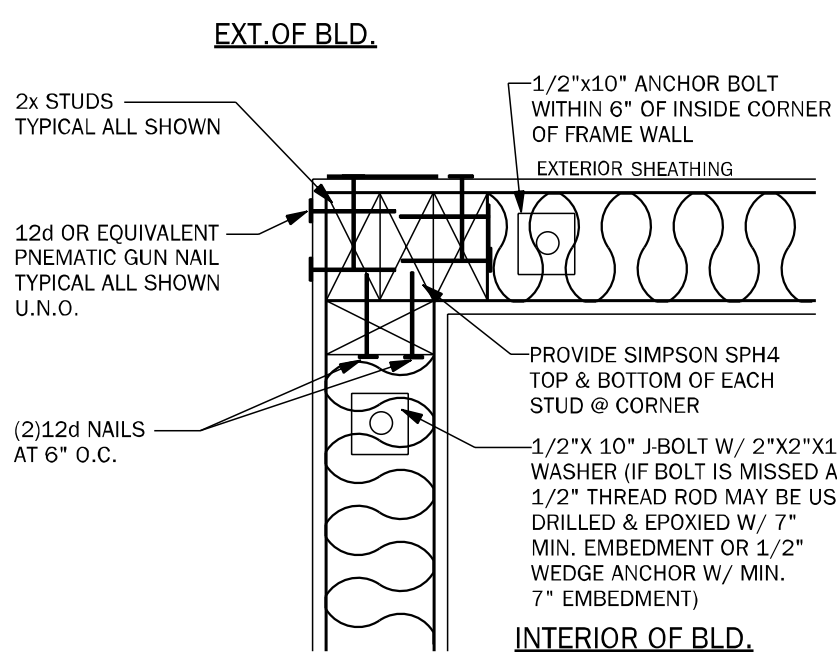
**CD25** BEAM TO WALL CONNECTION N.T.S.



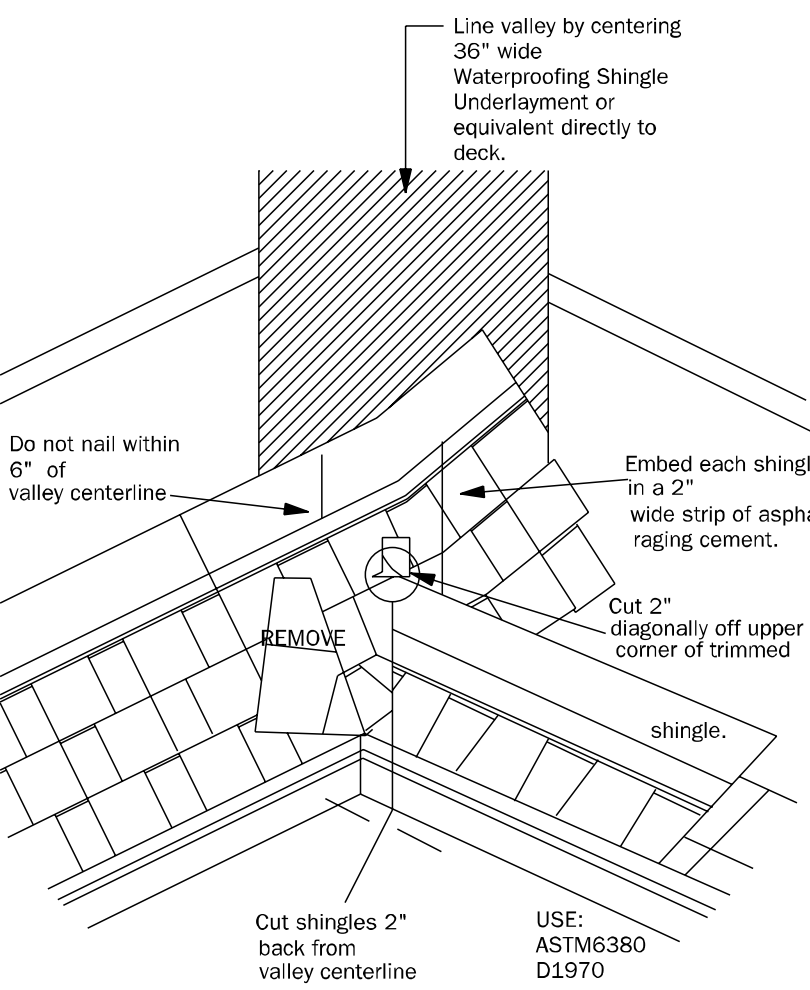
**WF66** TYPICAL BEARING WALL N.T.S.



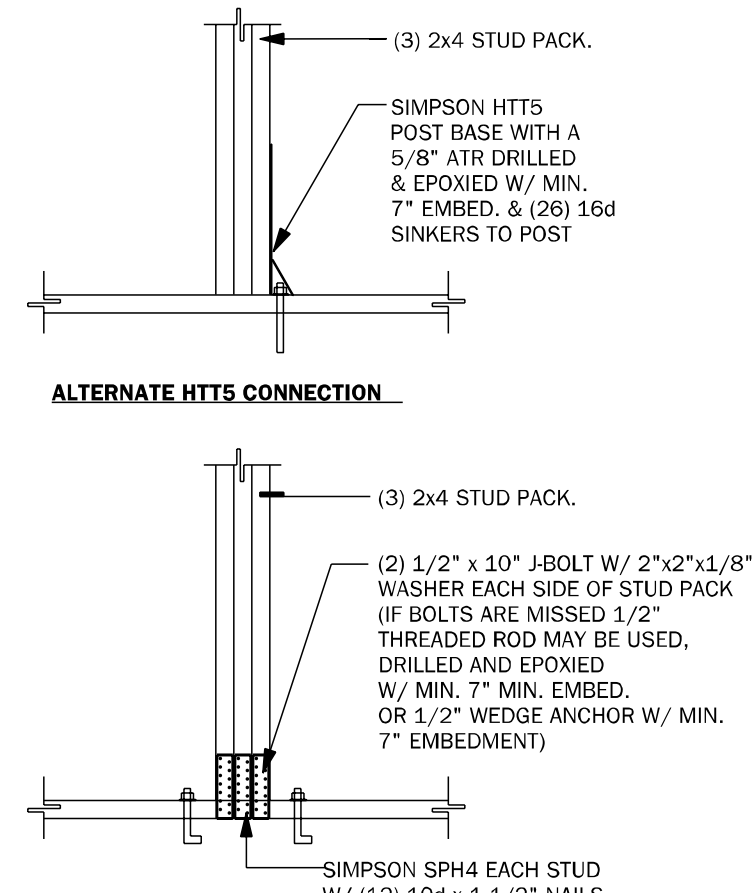
**WC09** WALL STEP @ CORNER N.T.S.



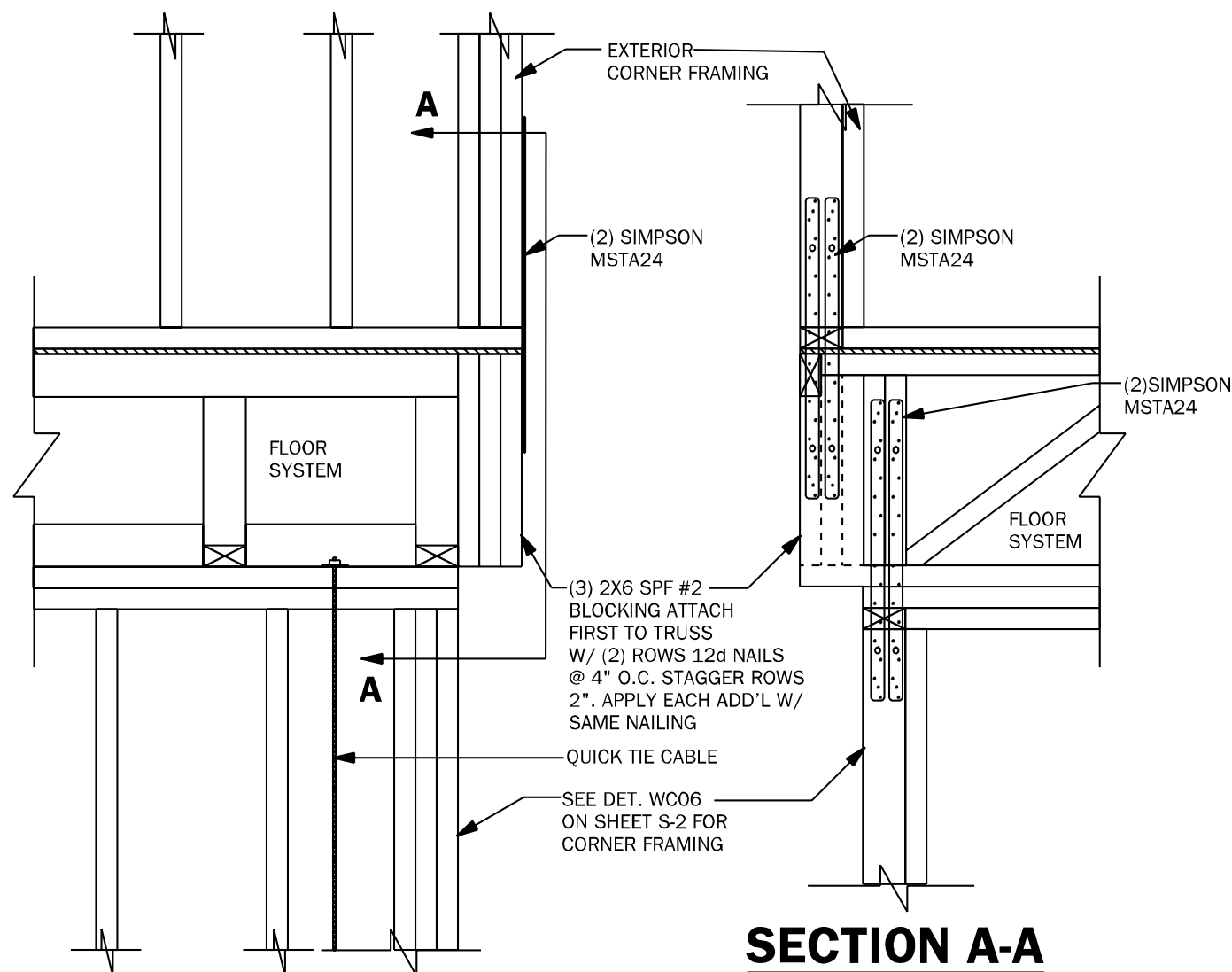
**WC06** EXTERIOR FRAME CORNER 3/4" = 1'-0"



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



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



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

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Wednesday, November 10, 2021

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GULFBREEZE, FLORIDA 32563

**DIVISION LOCATION:**  
GAINESVILLE

**Job Information:**

**Model Name / Number:**  
2169

**Plan Issue Date:**  
Wednesday, November 10, 2021

**KA PROJECT NUMBER:**  
21-15646

**Sheet:**  
S-2

**OF:**

**TYPICAL FRAMING DETAILS**

**INVENTORY**

**LOT: 6**

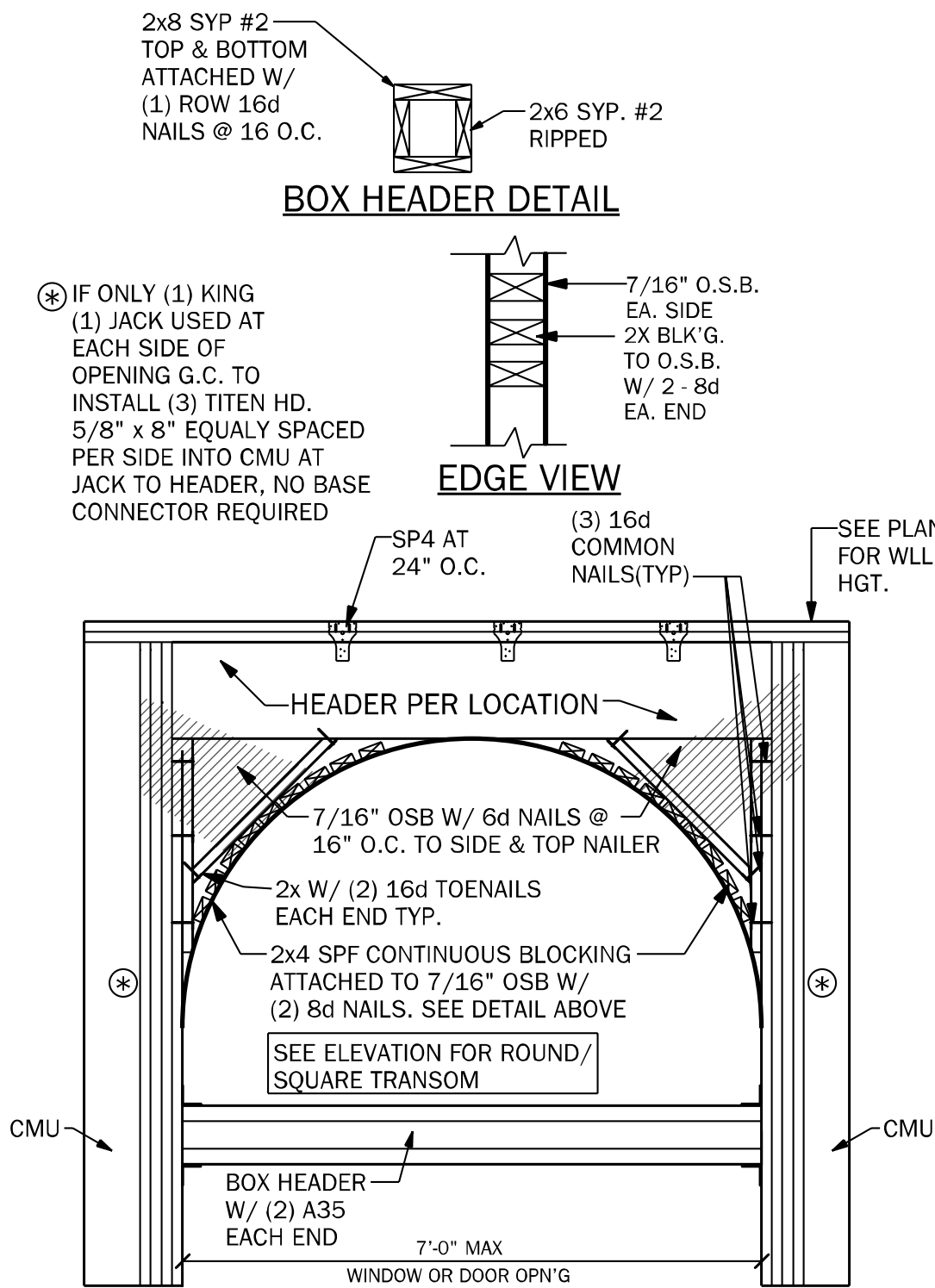
**BLK:**

**SEC:**

**SUB: FOREST COUNTRY**

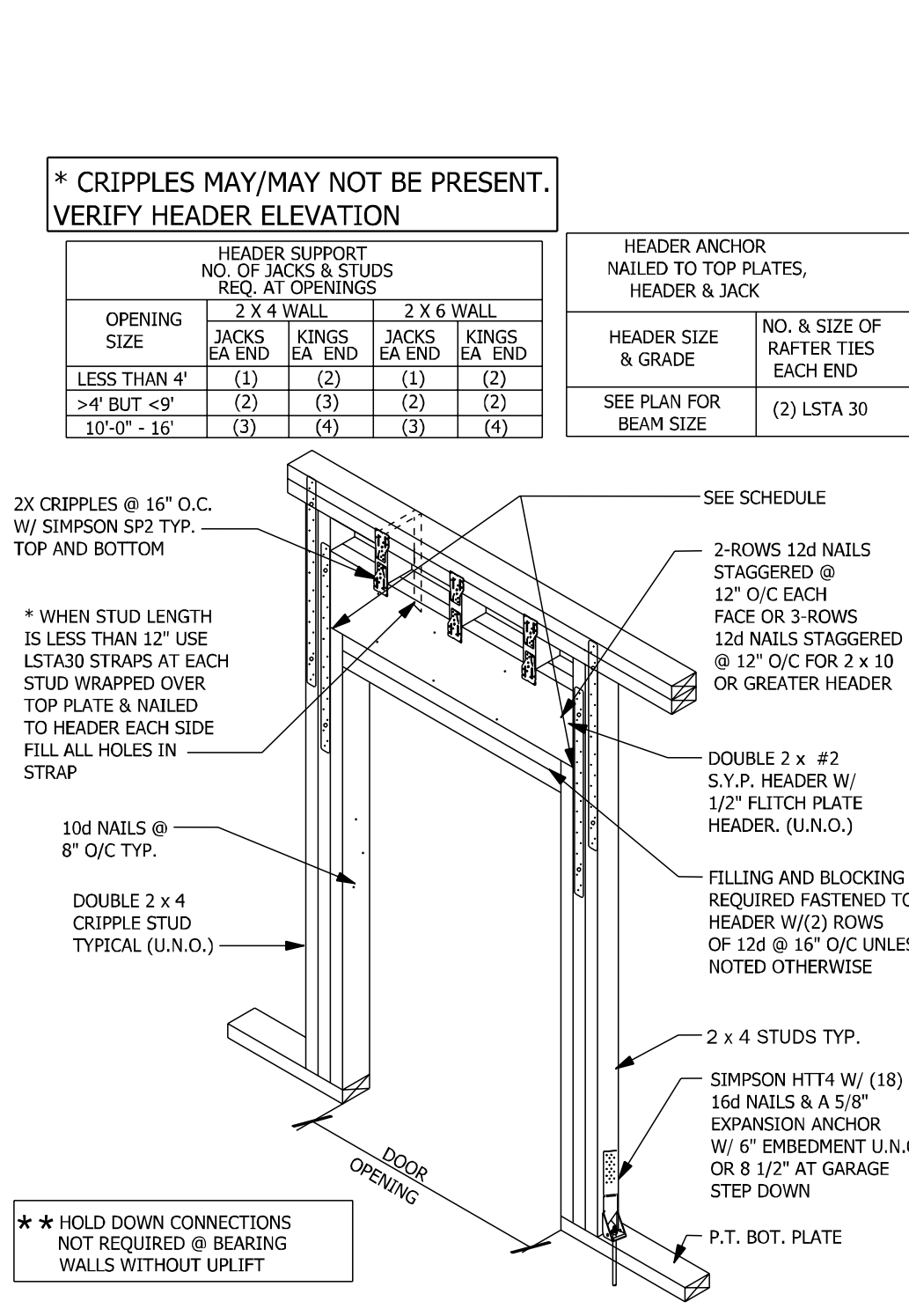
**LAKE CITY, FL 32055**





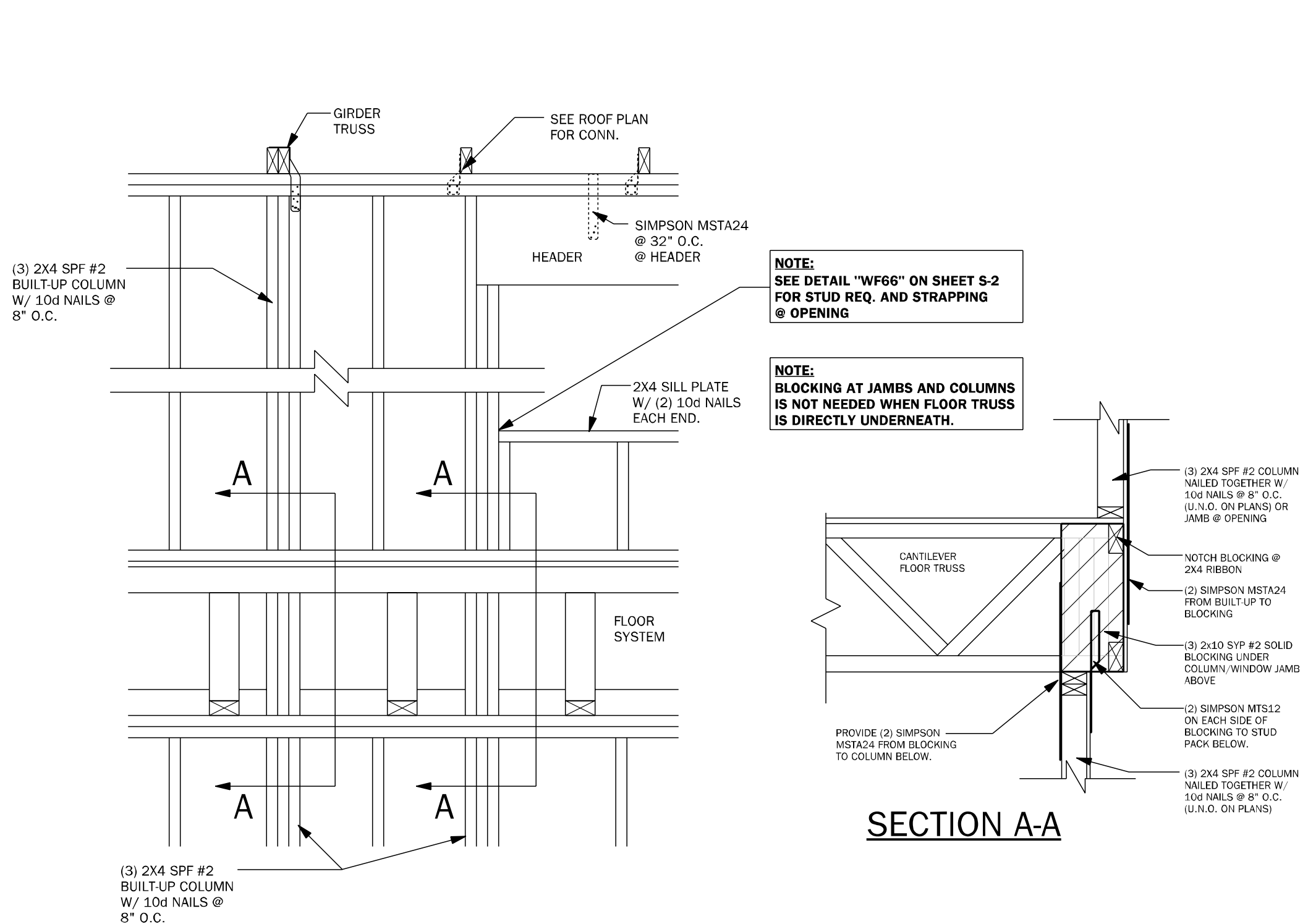
**WF39** TRANSOM DETAIL AT ENTRY

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 undersigned is a duly Licensed Professional Engineer in the State of Florida, and is duly qualified to prepare and seal the drawings and specifications herein, and to the best of the Engineer's knowledge, information, and belief, the drawings and specifications herein comply with the current Florida Building Code, Engineering Code, and all applicable laws, rules, and regulations of the State of Florida.

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FL # 87864  
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**DAMS HOMES**  
FLORIDA CONTRACTORS LICENSE NO. CRC1330146  
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GULFBREEZE, FLORIDA 32563**

**DIVISION LOCATION:  
GAINSVILLE**

**INVENTORY**

LOT: 6  
BLK:  
SEC:  
SUB: FOREST COUNTRY  
LAKE CITY, FL 32055

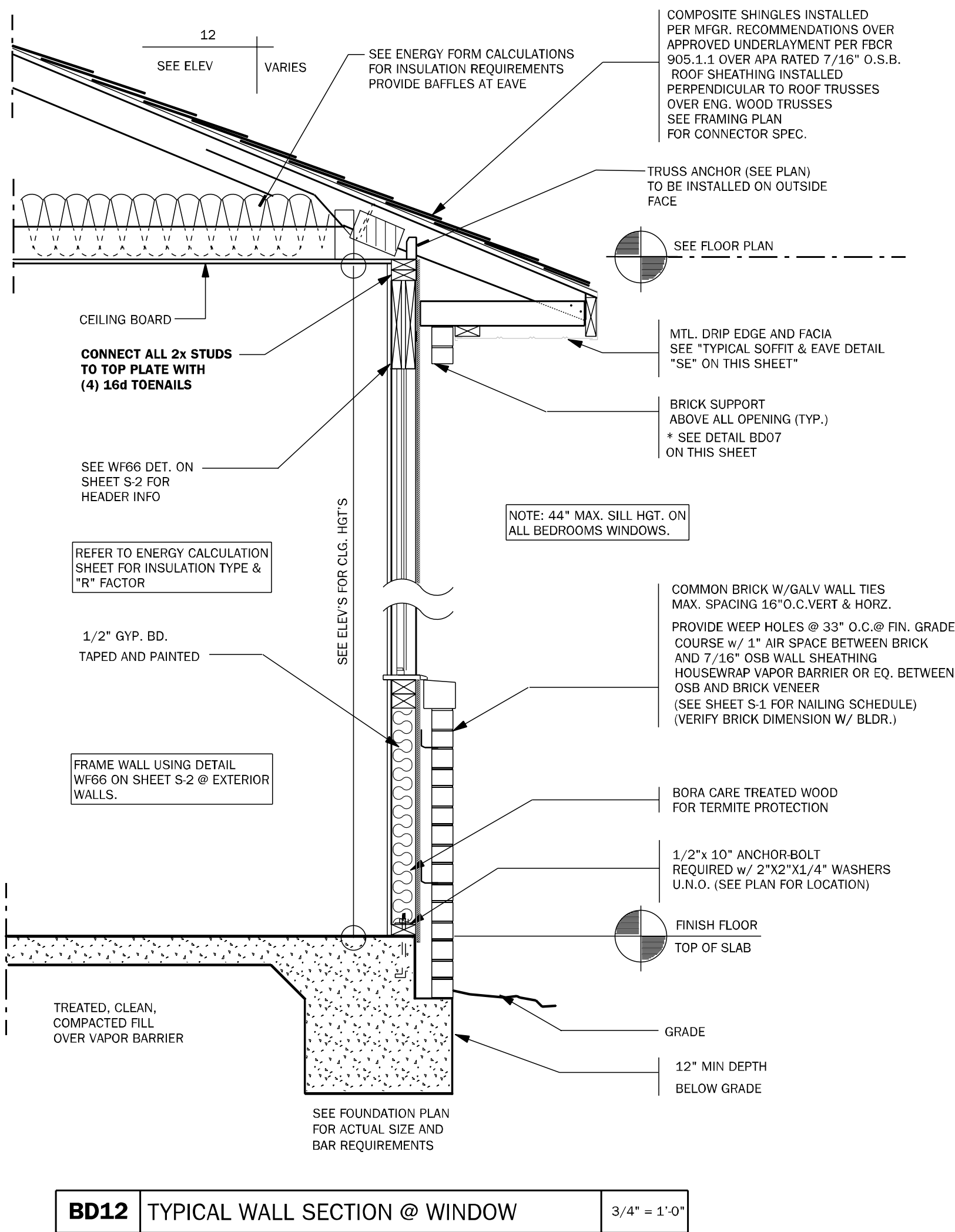
Model Name / Number:  
**2169**

Plan Issue Date:  
Wednesday, November 10, 2021

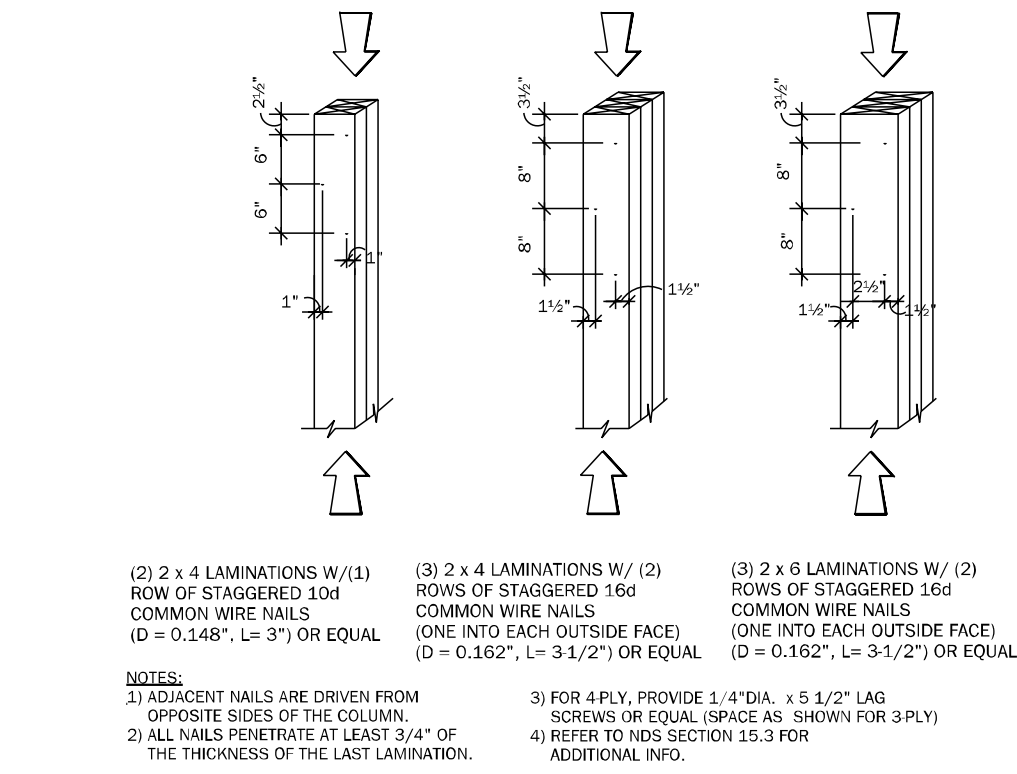
KA PROJECT NUMBER:  
**21-15646**

Sheet: **S-2.1** OF:  
TYPICAL FRAMING  
DETAILS

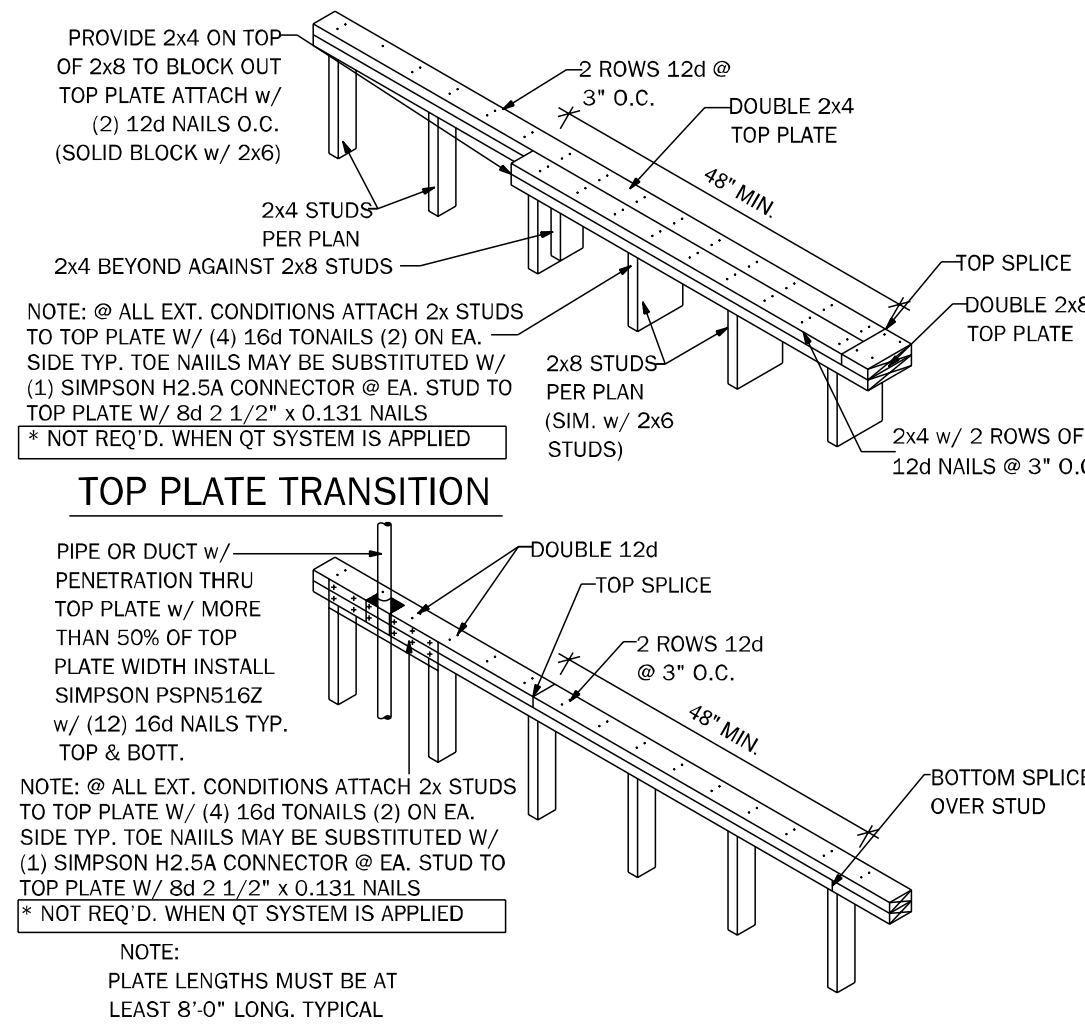




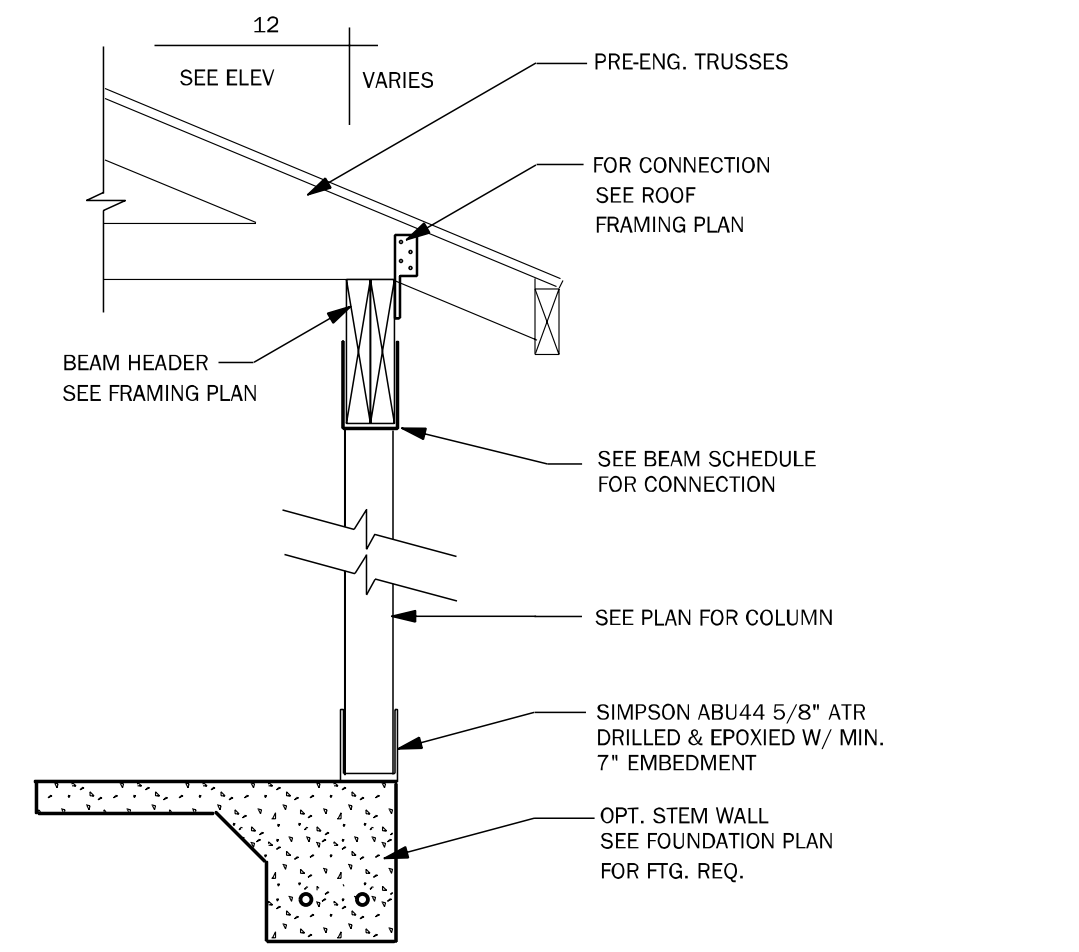
**BD12** TYPICAL WALL SECTION @ WINDOW 3/4" = 1'-0"



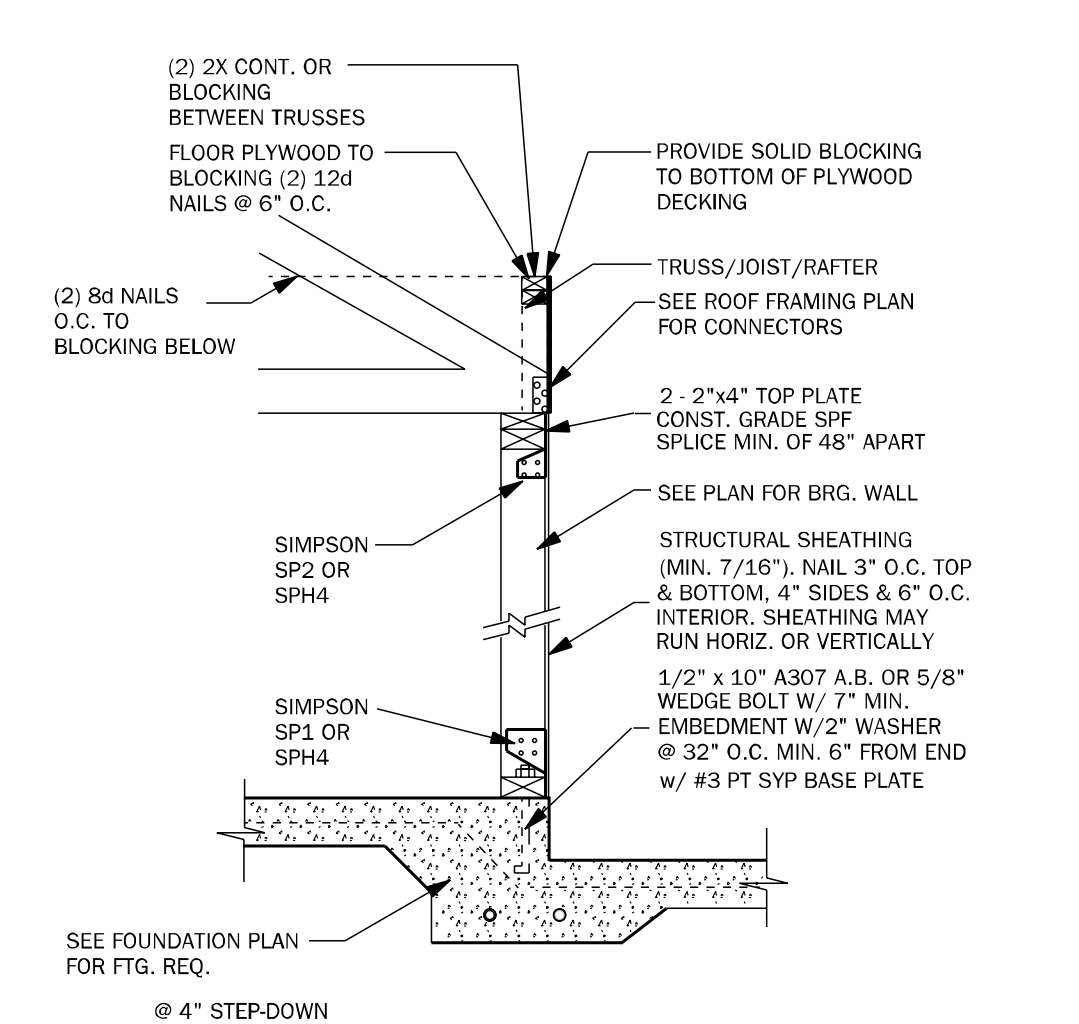
**WF37** TYPICAL COLUMNS DETAILS N.T.S.



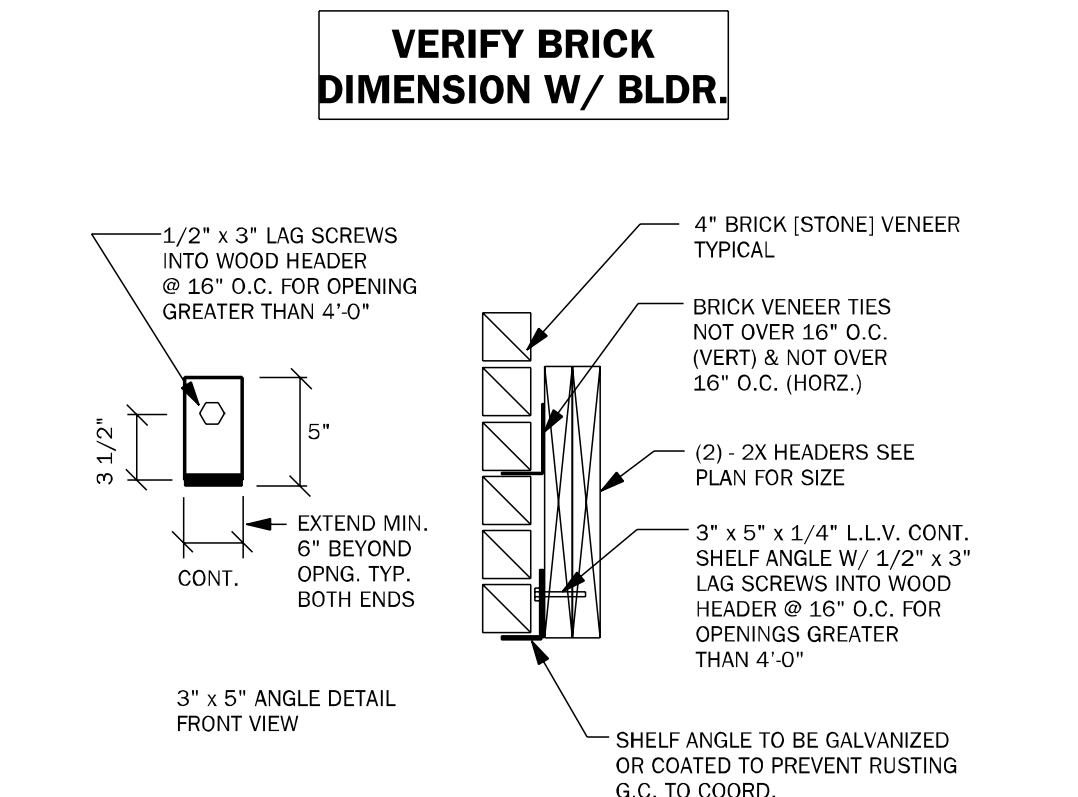
**WF17** TOP PLATE SPLICE DETAIL 3/4" = 1'-0"



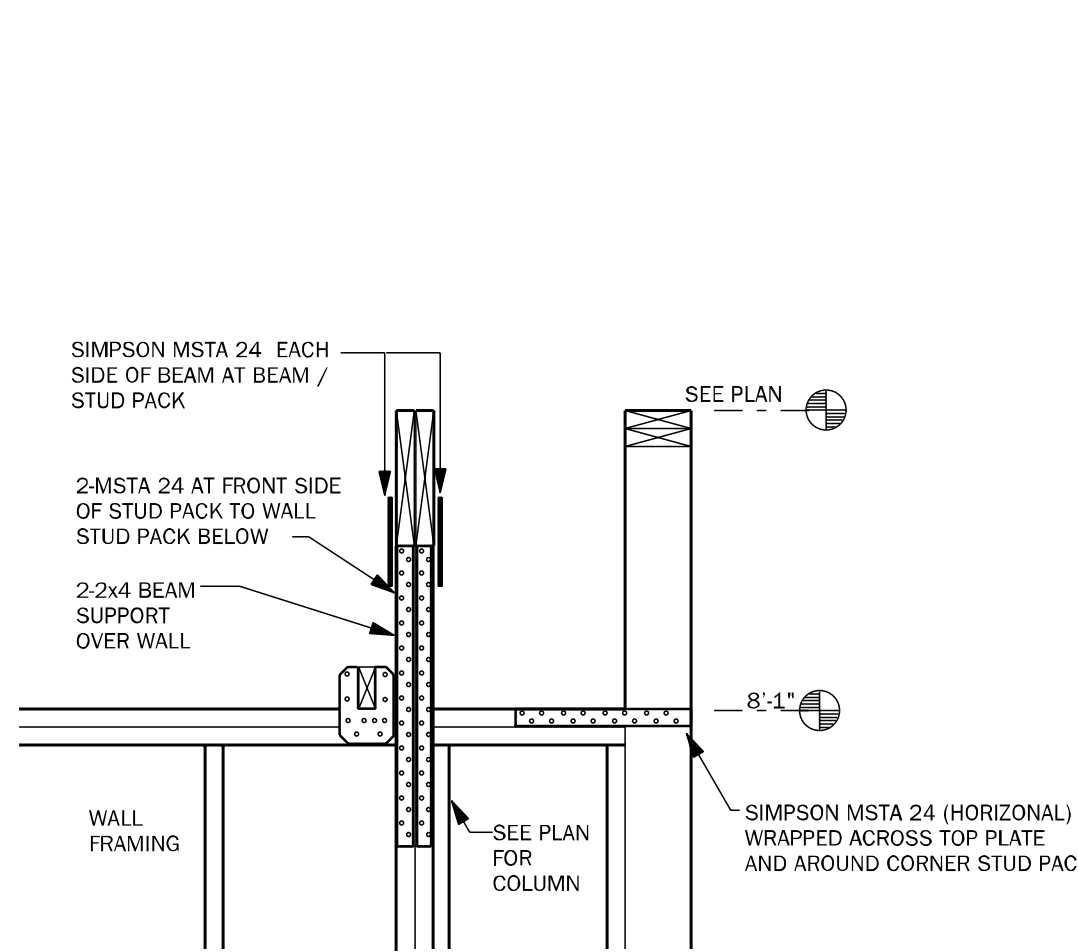
**CD24** POST & BEAM DETAIL 1/2" = 1'-0"



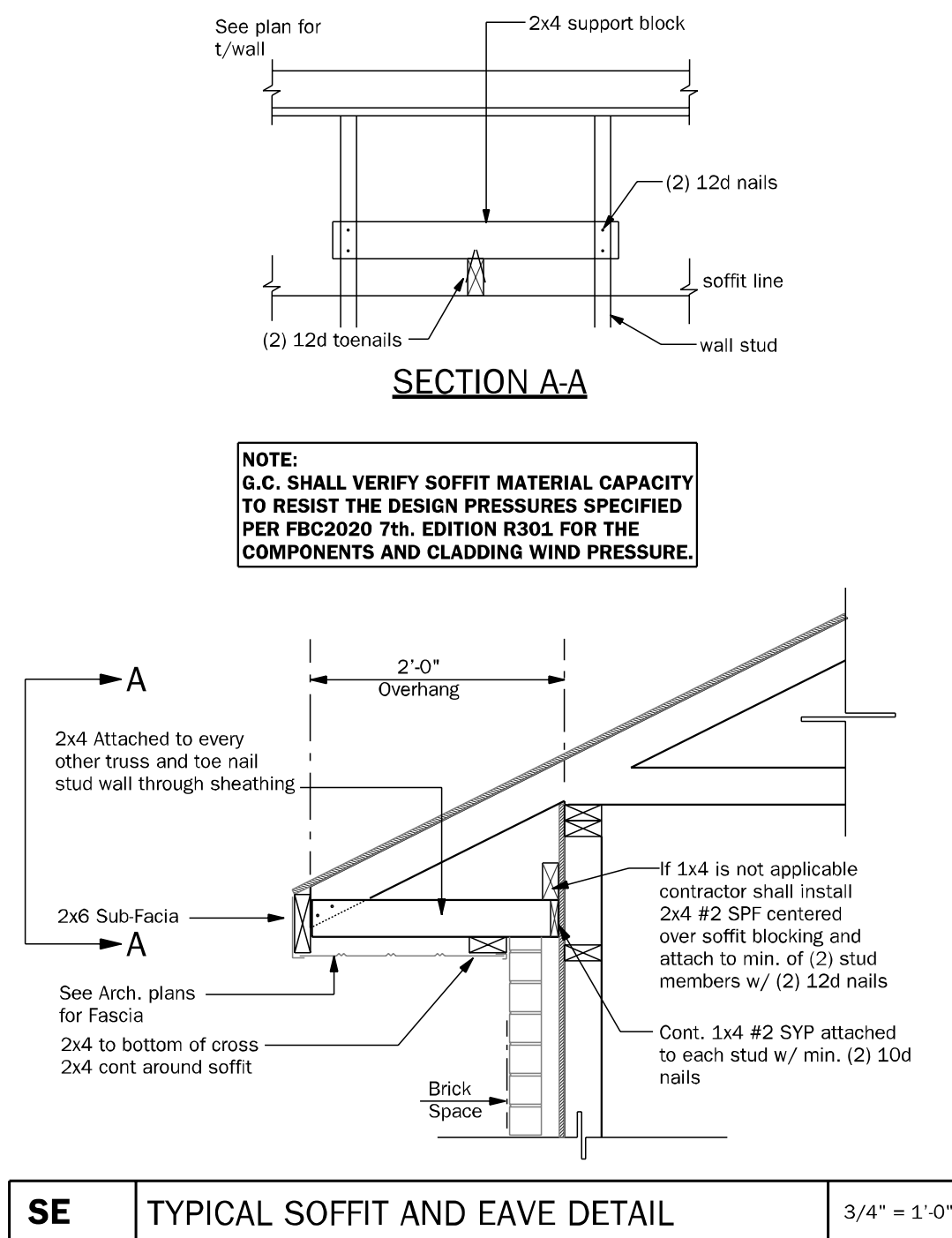
**SW01** INTERIOR BEARING SHEARWALL w/UPLIFT N.T.S.



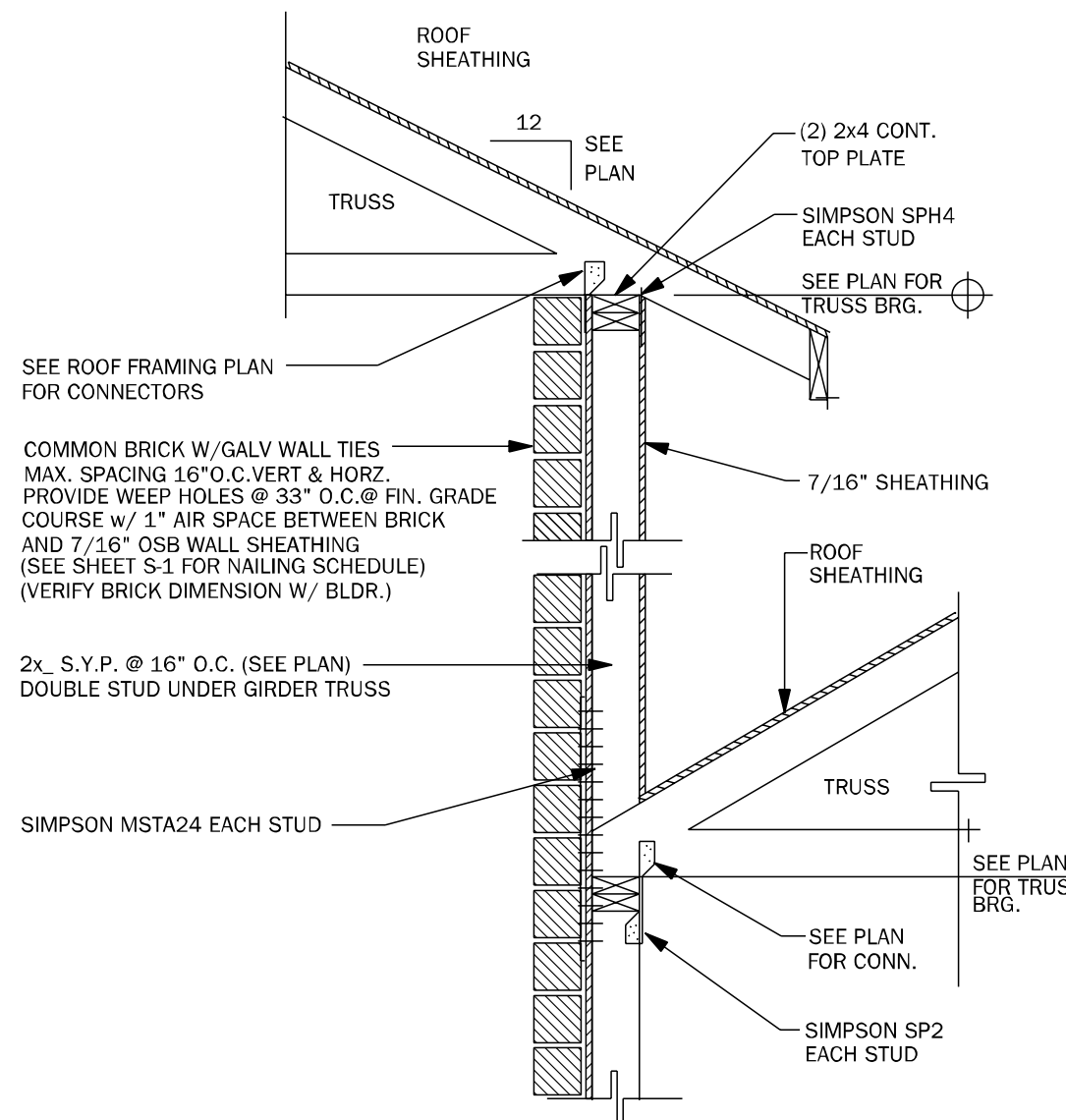
**BD07** BRICK SHELF DETAIL N.T.S.



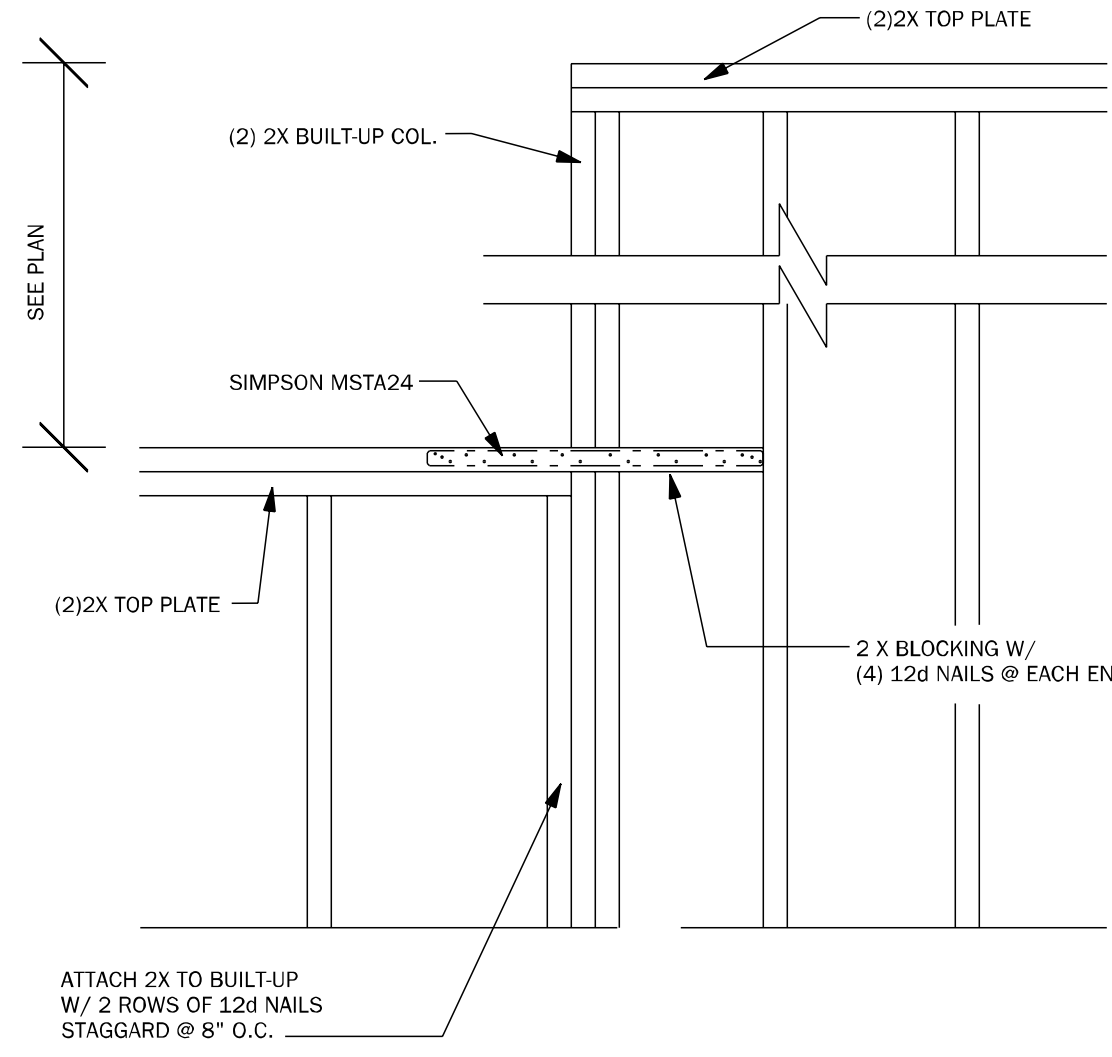
**WC08** STEP UP @ CORNER & RAISED BEAM N.T.S.



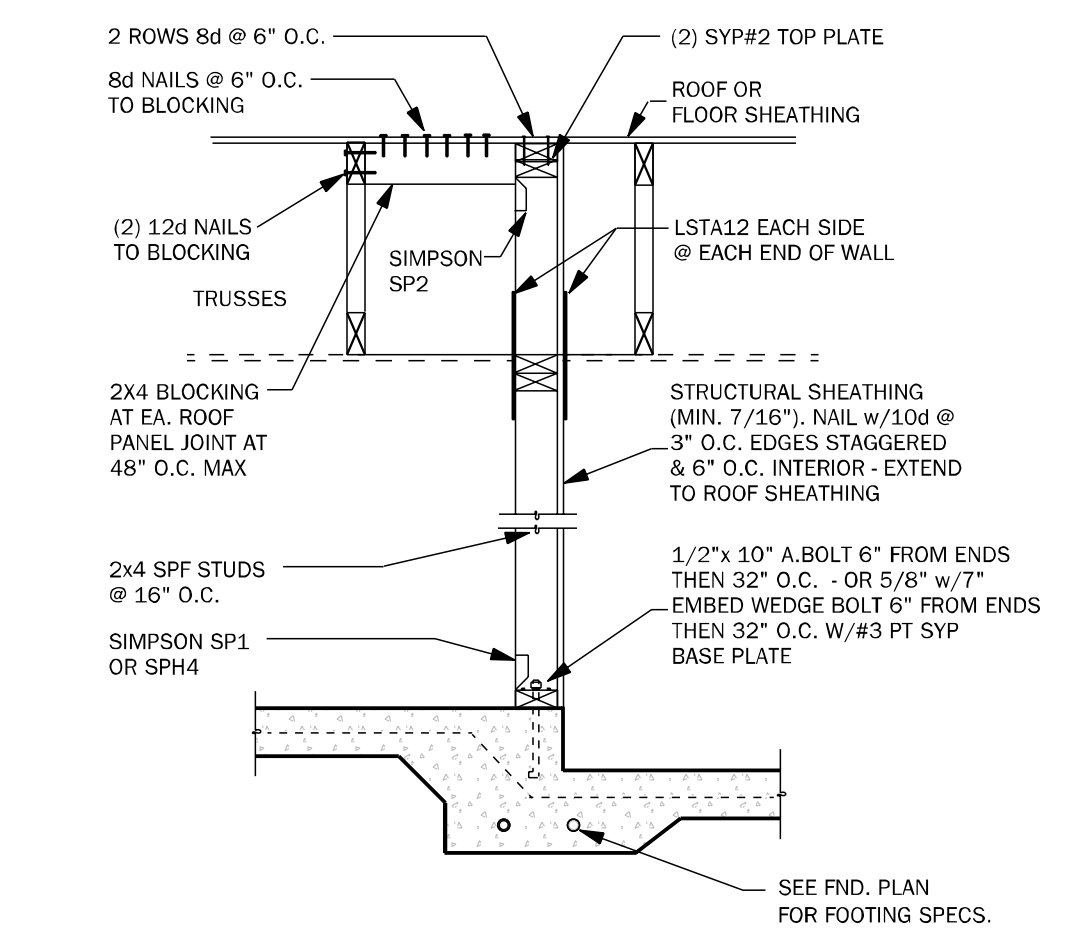
**SE** TYPICAL SOFFIT AND EAVE DETAIL 3/4" = 1'-0"



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



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



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

COUNTY  
SEAL

Wednesday, November 10, 2021

To the best of the Engineer's knowledge, information, and belief, the drawings comply with the current Florida Building Code, Engineering and Professional Seal requirements, and the Engineer is not aware of any circumstances that would render the drawings false or misleading.

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GULFBREEZE, FLORIDA 32563

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

**Job Information:**

**INVENTORY**  
LOT: 6  
BLK: 6  
SEC: 6  
SUB: FOREST COUNTRY

Model Name / Number:  
**2169**

Plan Issue Date:  
Wednesday, November 10, 2021

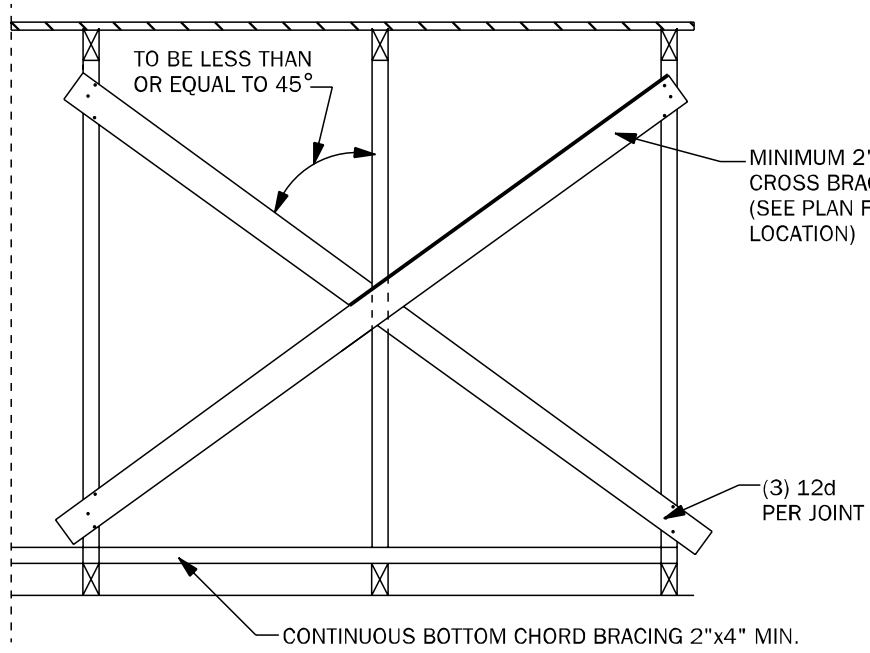
KA PROJECT NUMBER:  
**21-15646**

Sheet: **S-3** Of:

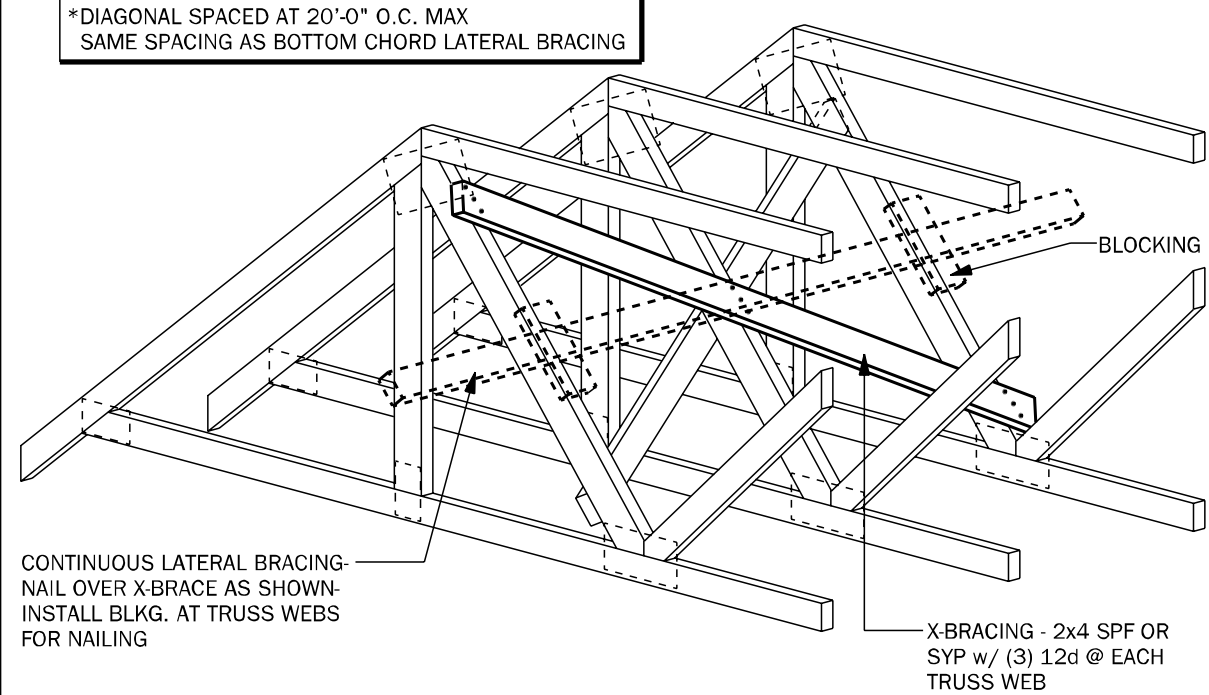
TYPICAL WALL DETAILS

LAKE CITY, FL 32055

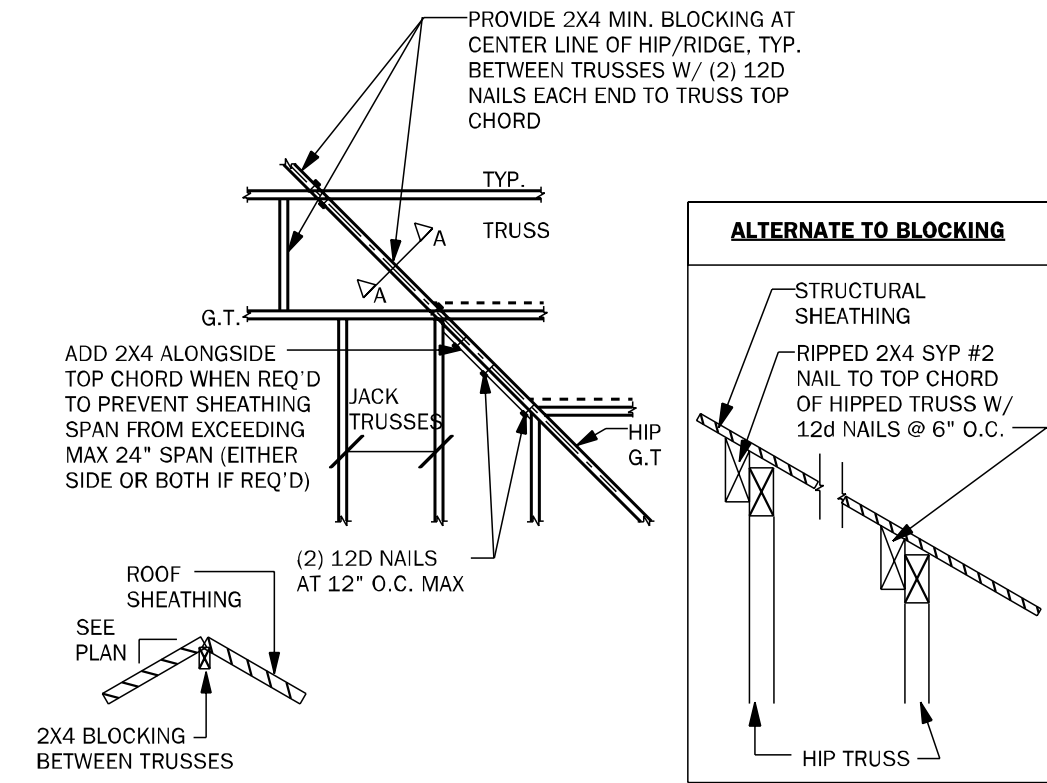




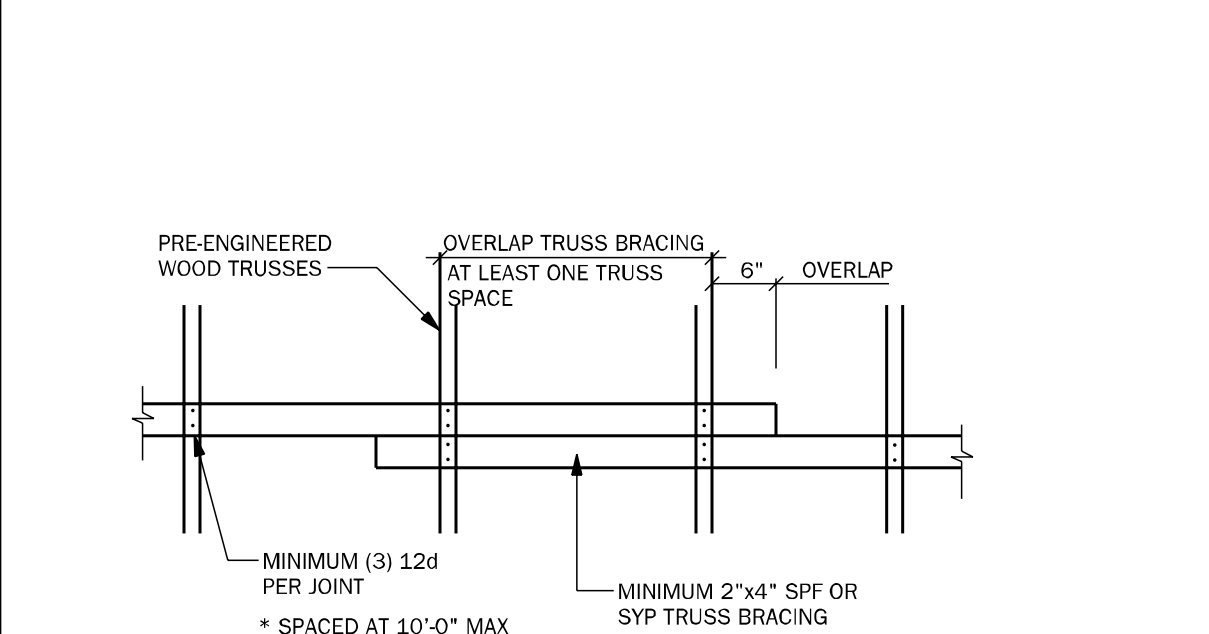
**TB01** TYPICAL CROSS BRACING DETAIL N.T.S.



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



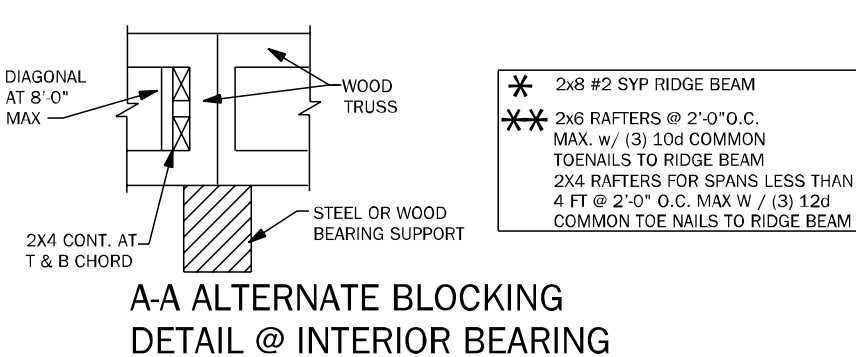
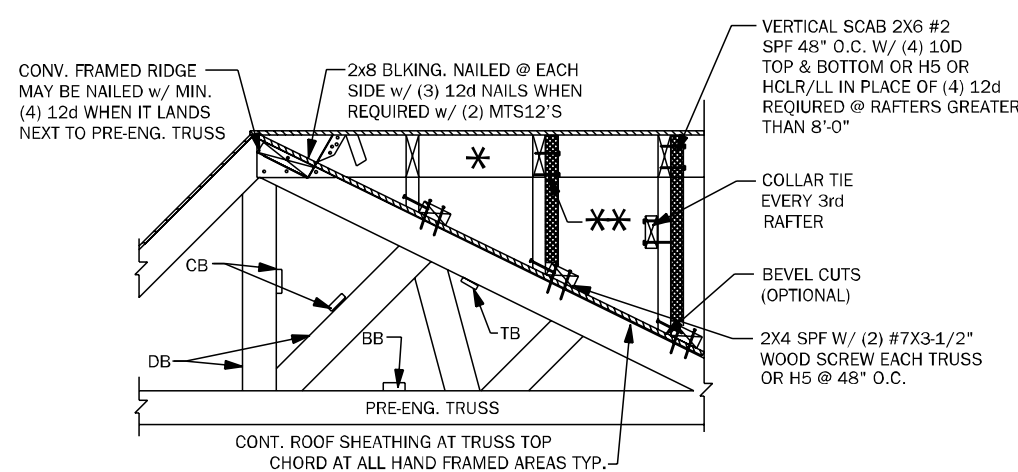
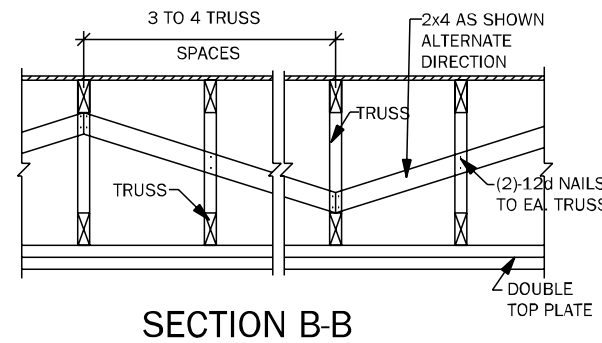
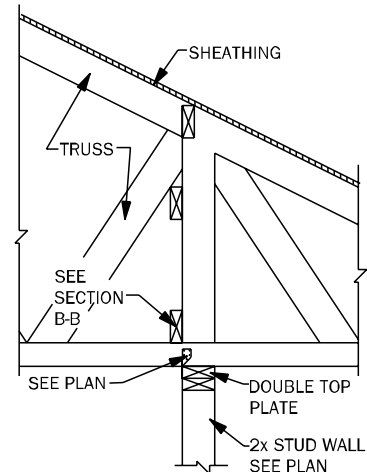
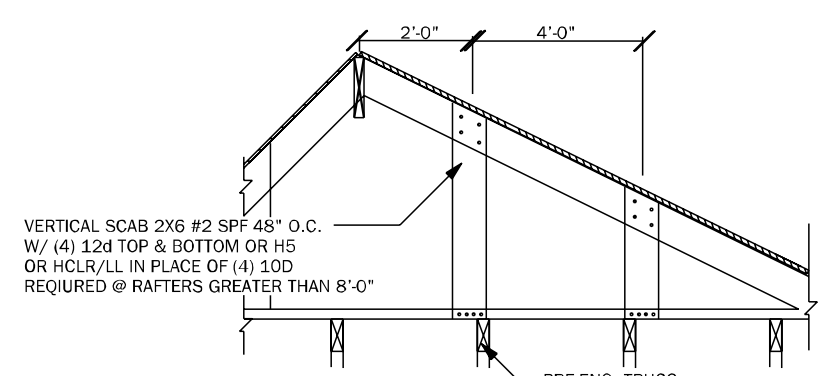
**TB03** HIP / RIDGE BLOCKING DETAIL N.T.S.



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

#### TRUSS NOTES:

- WOOD TRUSS ERECTOR SHALL PROVIDE BRACING ACCORDING TO ANSI/TPI-1 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 RIBBLES 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, BB) SHOWN ABOVE SHALL BE IN ADDITION TO CONTINUOUS LATERAL BRACING SPECIFIED BY THE TRUSS MANUFACTURER. ALL LATERAL BRACING SPECIFIED BY TRUSS MANUF. SHALL HAVE ADDITIONAL DIAGONAL BRACES AT 20'-0" O.C. MAXIMUM.
- ALL BRACES SHALL BE 2X4 NOMINAL DIMENSION LUMBER & SHALL BE ATTACHED W/ (3) 12d NAILS AT EACH TRUSS INTERSECTION.
- ADDITIONAL BOTTOM CHORD BRACING SHALL BE INSTALLED AS REQUIRED BY TRUSS DESIGN WHEREVER ADEQUATE STRUCTURAL CEILING ARE NOT ATTACHED DIRECTLY TO THE BOTTOM CHORD OF THE TRUSS.
- PROVIDE TRUSS BLOCKING AT ALL TRUSS BEARING SUPPORTS WHERE TRUSS DEPTH EXCEEDS STANDARD HEEL HEIGHT. SEE TYP. TRUSS BLOCKING DETAILS.

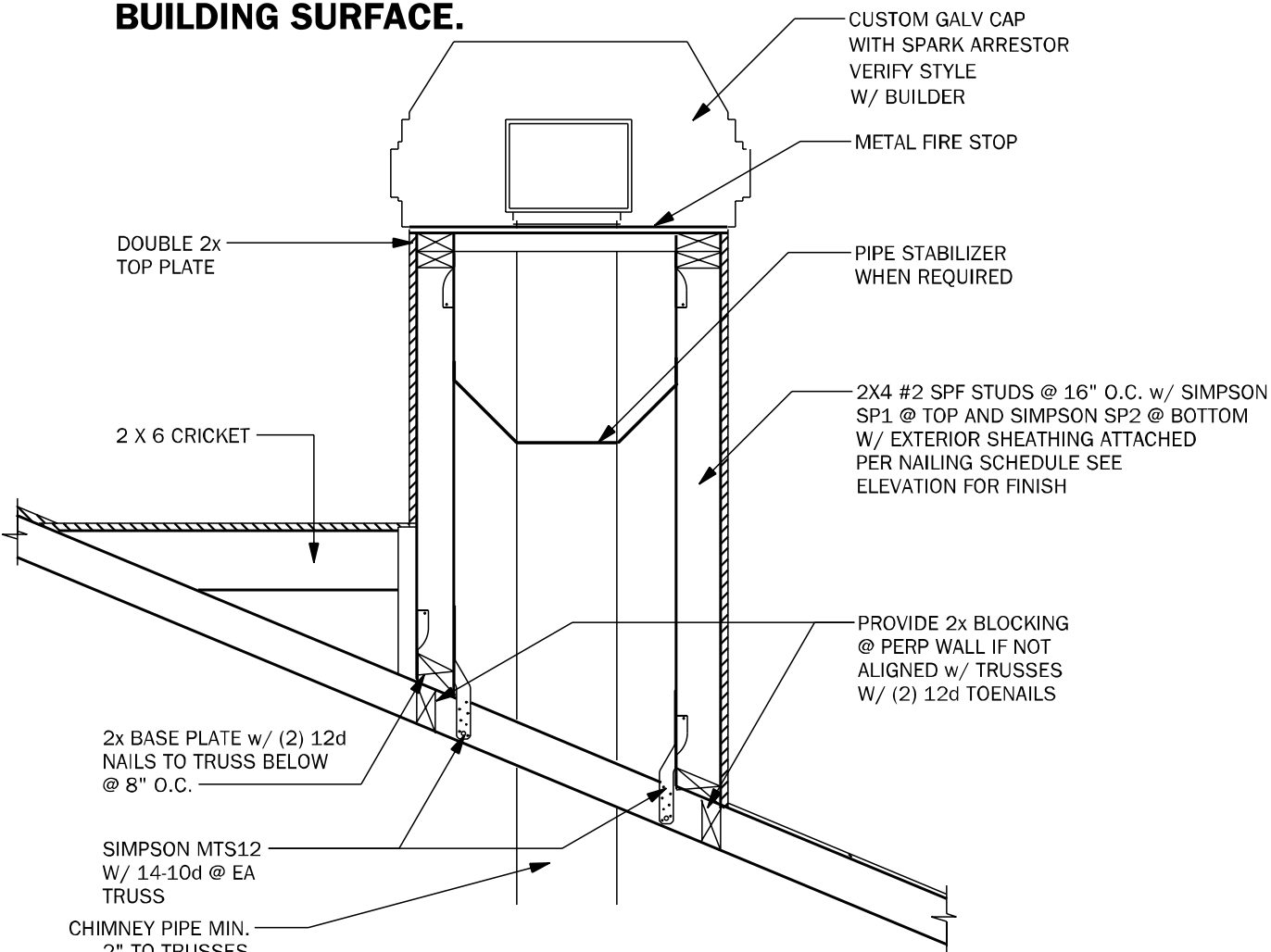


TYP. WOOD TRUSS BLOCKING @ RAISED HEEL DETAIL

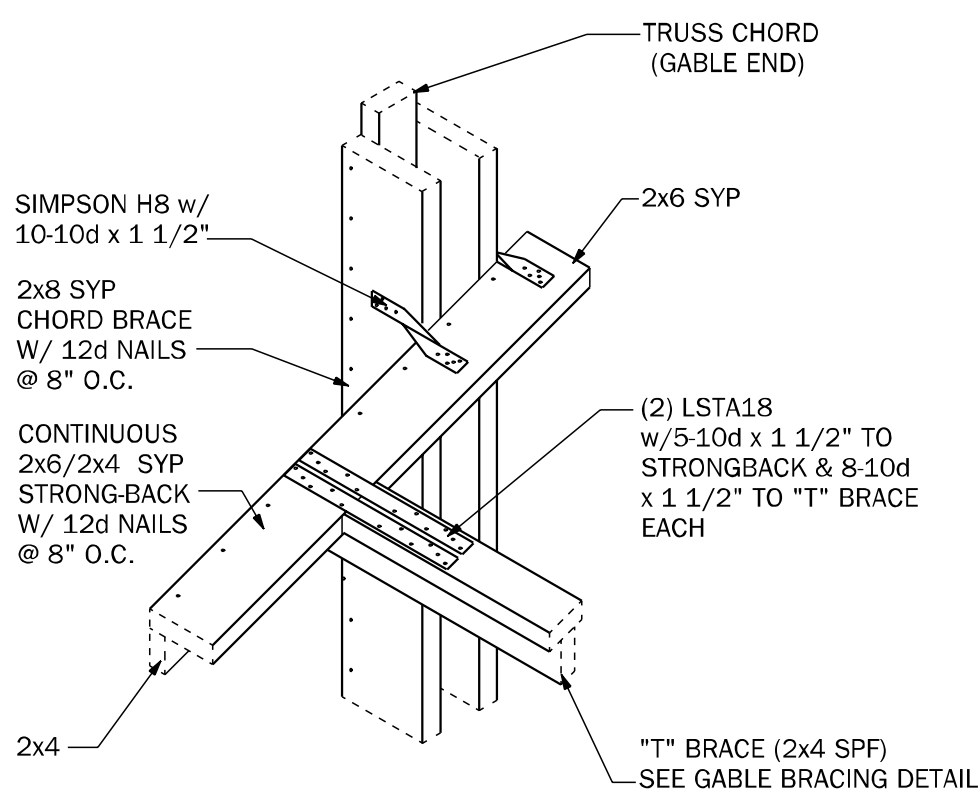
A-A ALTERNATE BLOCKING DETAIL @ INTERIOR BEARING

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

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

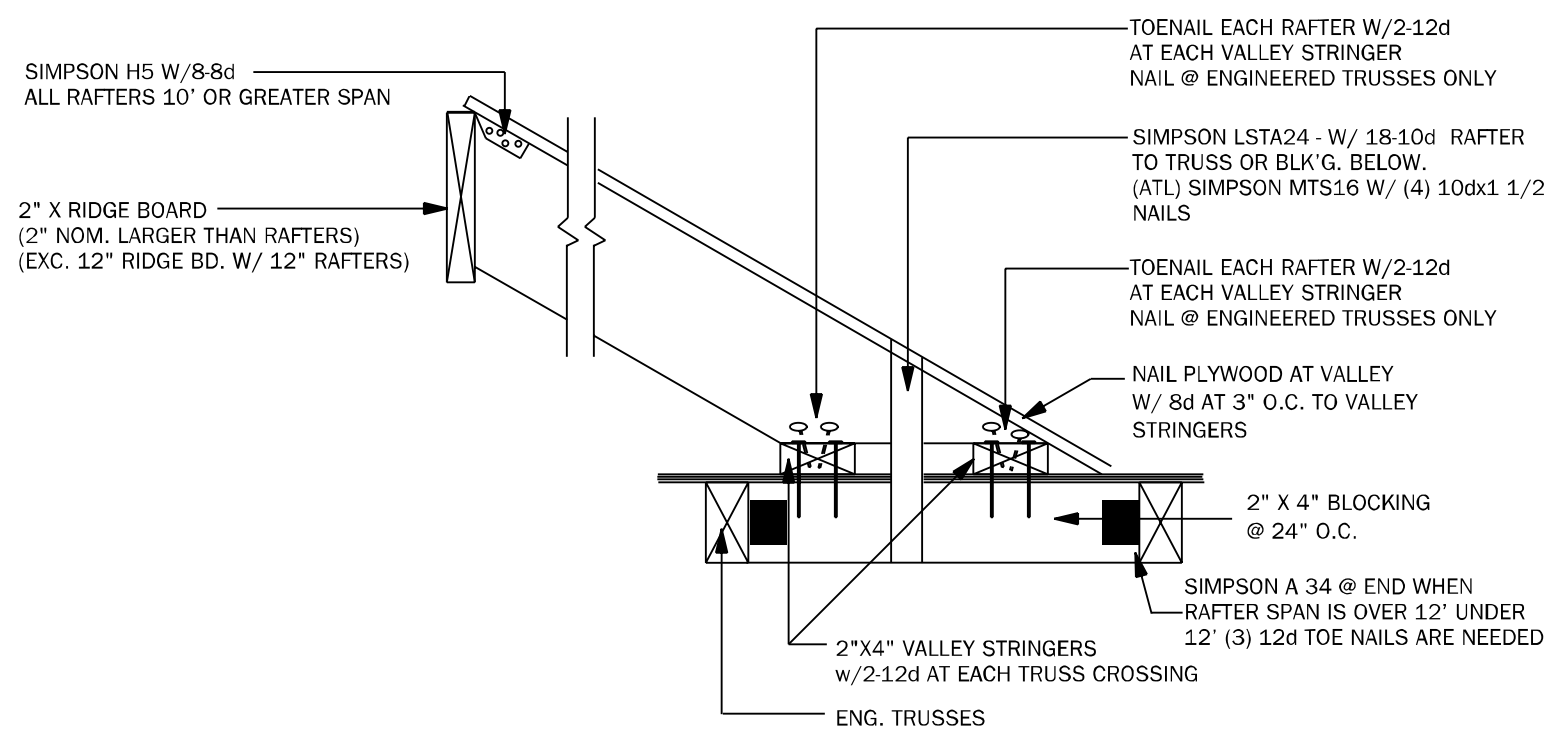


**CH01** TYPICAL CHIMNEY FRAME DETAIL 3/4" = 1'-0"

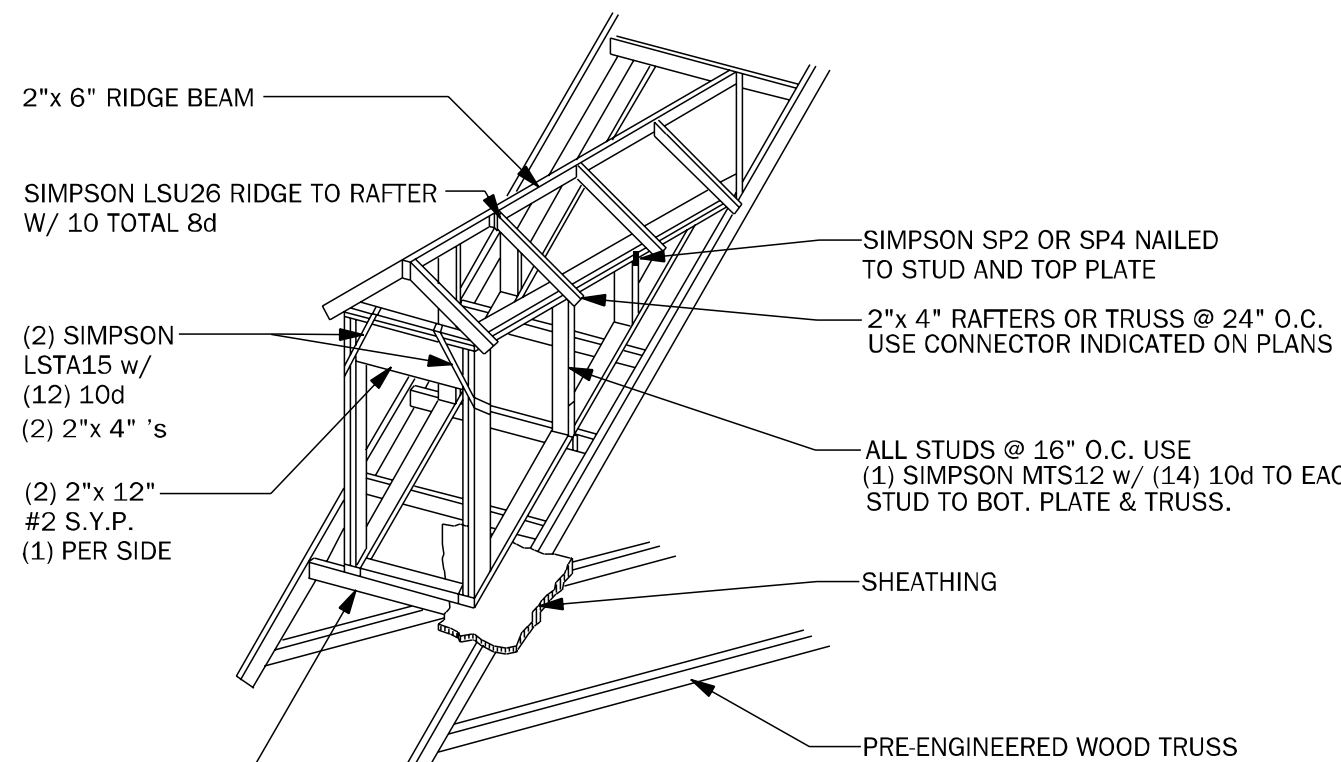


**GE04** "T" BRACE CONNECTION @ GABLE END W/ VOLUME CEILING 3/4" = 1'-0"

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.



NOTE: WHERE DORMER BASE PLATE FALLS BETWEEN TRUSSES PROVIDE 2"x 4" CROSS BRACE @ 24" O.C. NAIL TO TRUSS W/ (3) 12d EA. END. (FOR NON-WORKING DORMERS ONLY.)

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

COUNTY SEAL

Wednesday, November 10, 2021

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 FL # 56126  
 FL # 87864  
 FL # 78750

FLORIDA CONTRACTORS LICENSE NO. CRC1330146  
**3000 GULFBREEZE PARKWAY**  
**GULFBREEZE, FLORIDA 32563**

**DIVISION LOCATION:**

**GAINESVILLE**

**Job Information:**

**INVENTORY**

LOT: 6  
 BLK:  
 SEC:  
 SUB: FOREST COUNTRY

LAKE CITY, FL 32055

Model Name / Number:

**2169**

Plan Issue Date:

Wednesday, November 10, 2021

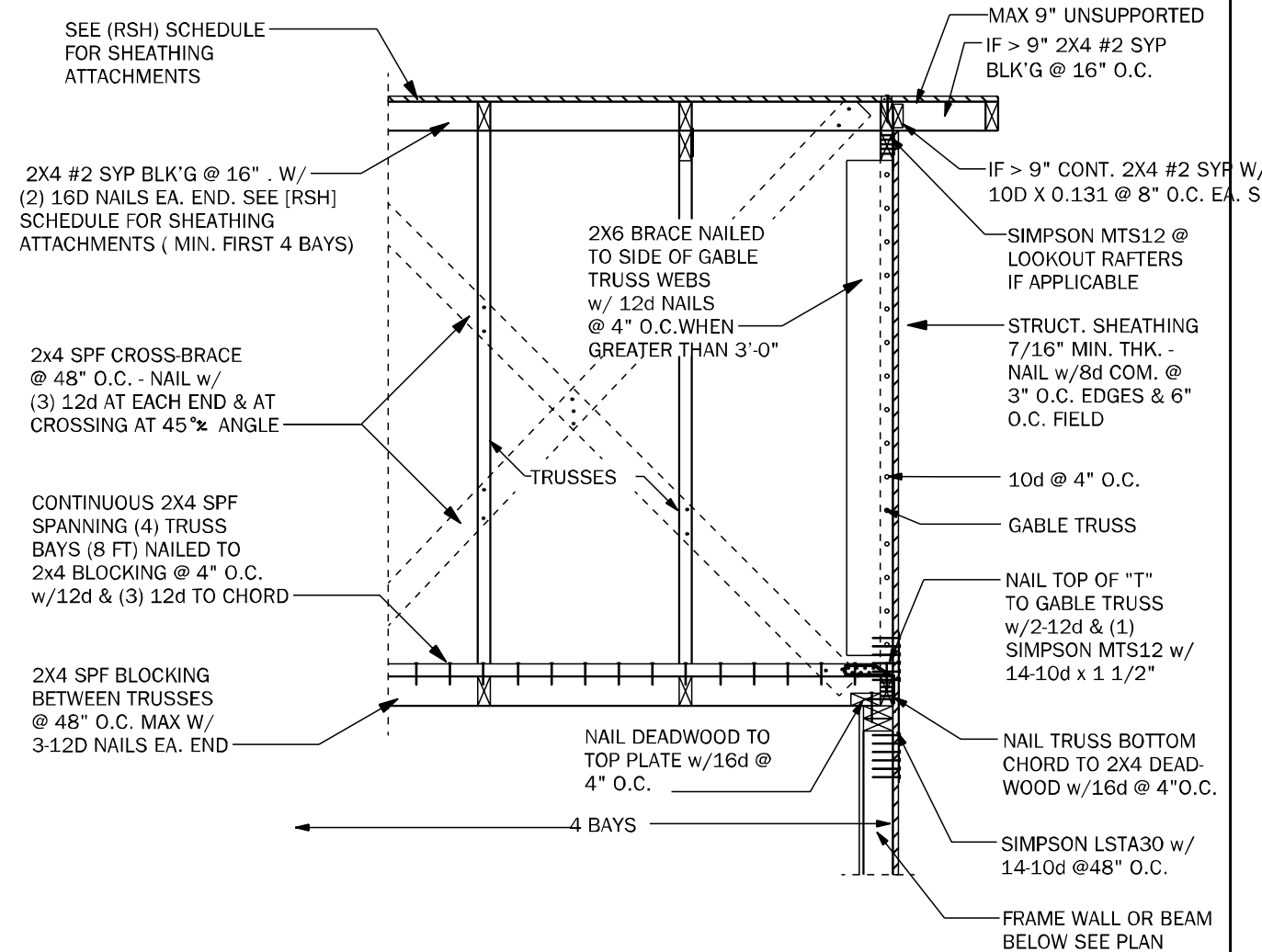
KA PROJECT NUMBER:

**21-15646**

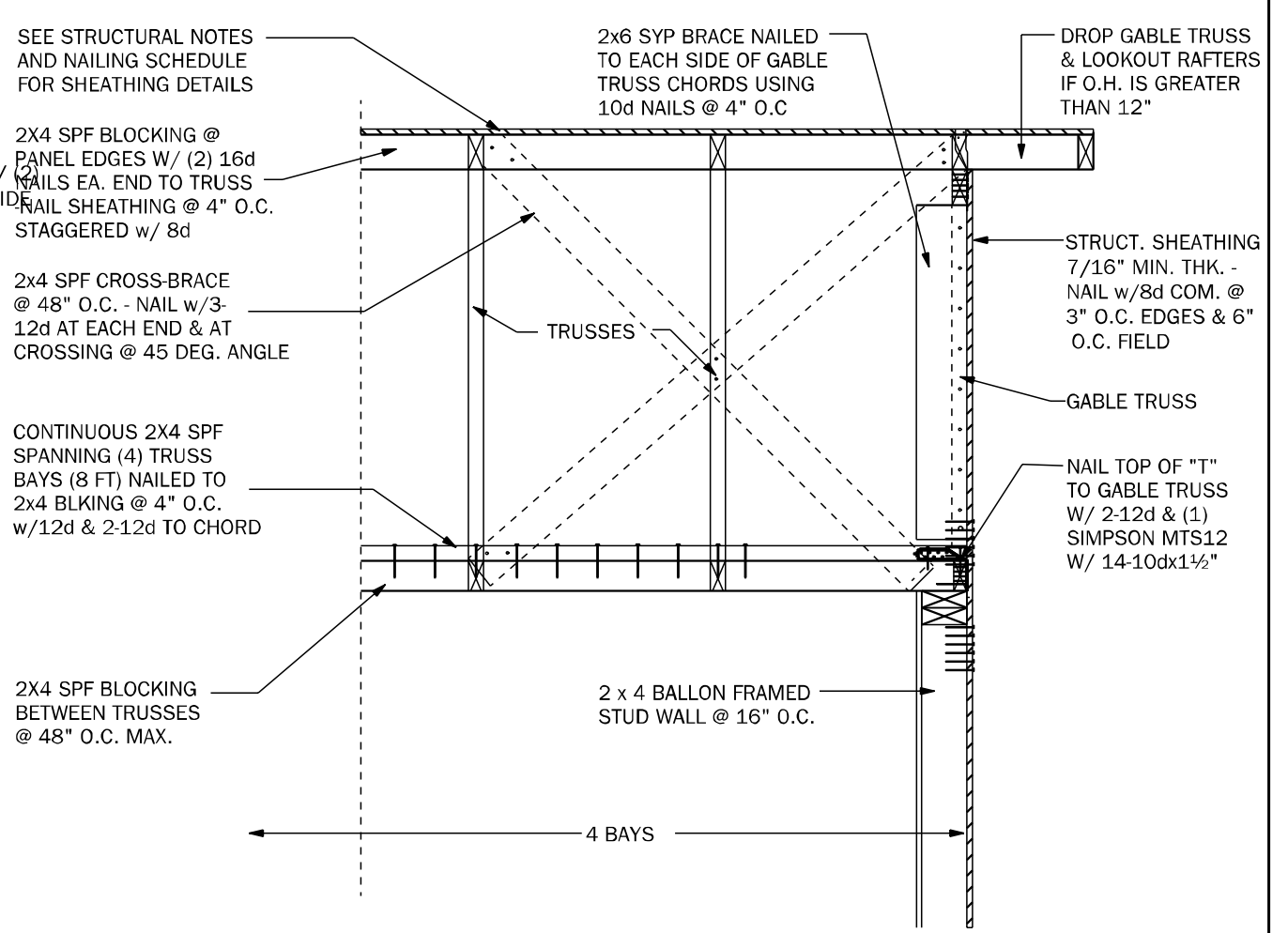
Sheet: **S-4** of:

**ROOF FRAMING AND BRACING DETAILS**

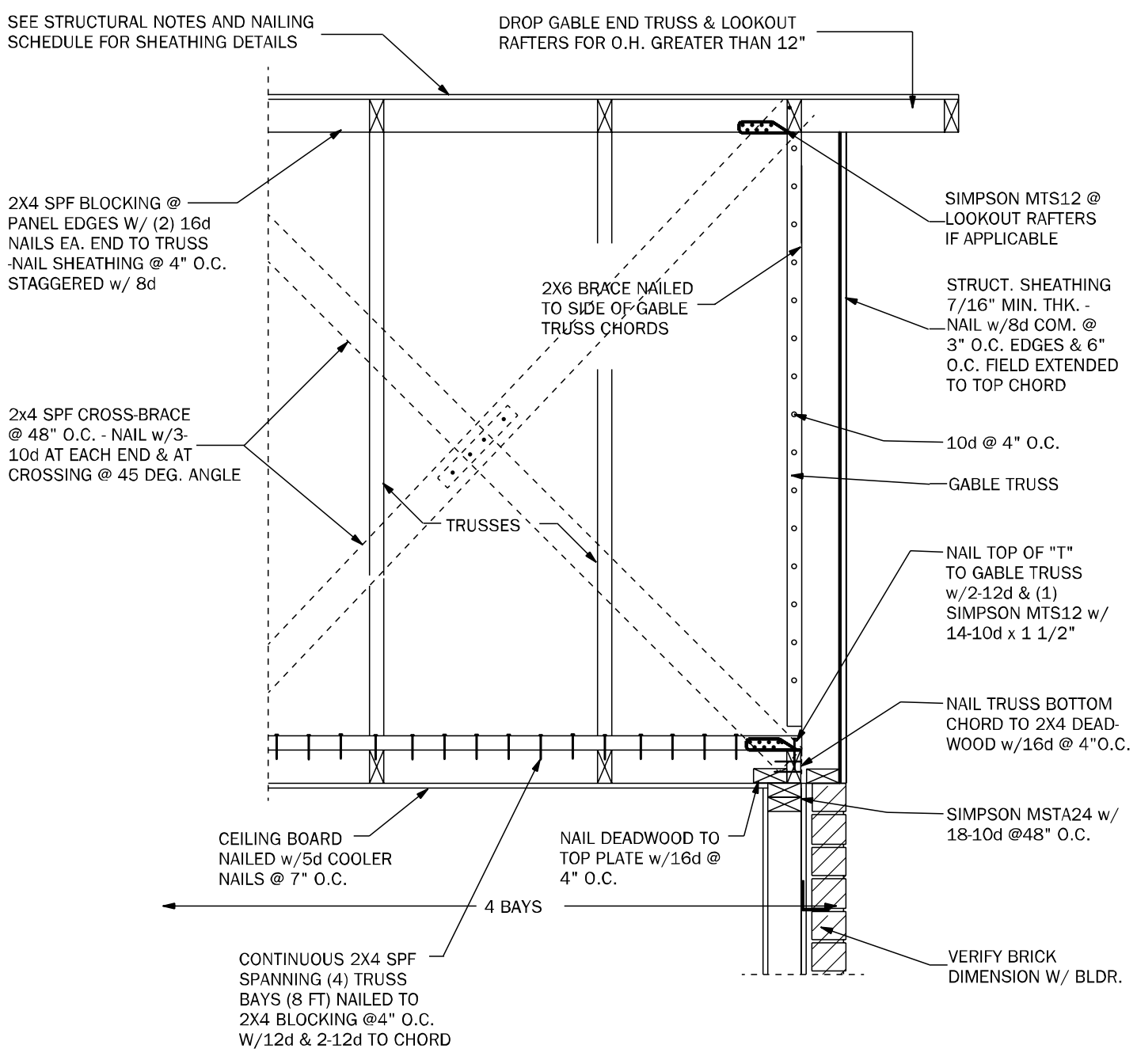




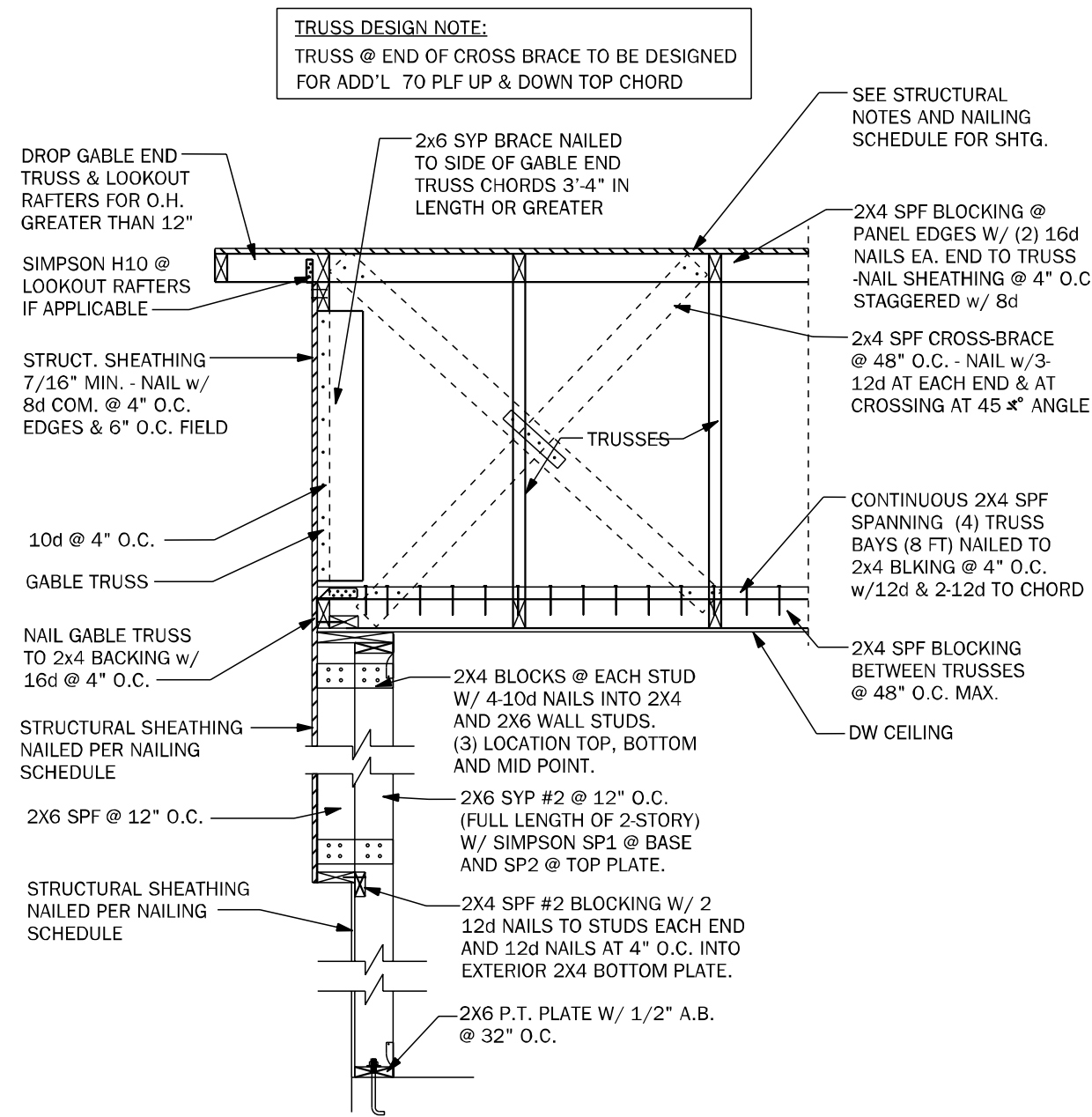
**GE05** GABLE END BRACING - FRAME WALL N.T.S.



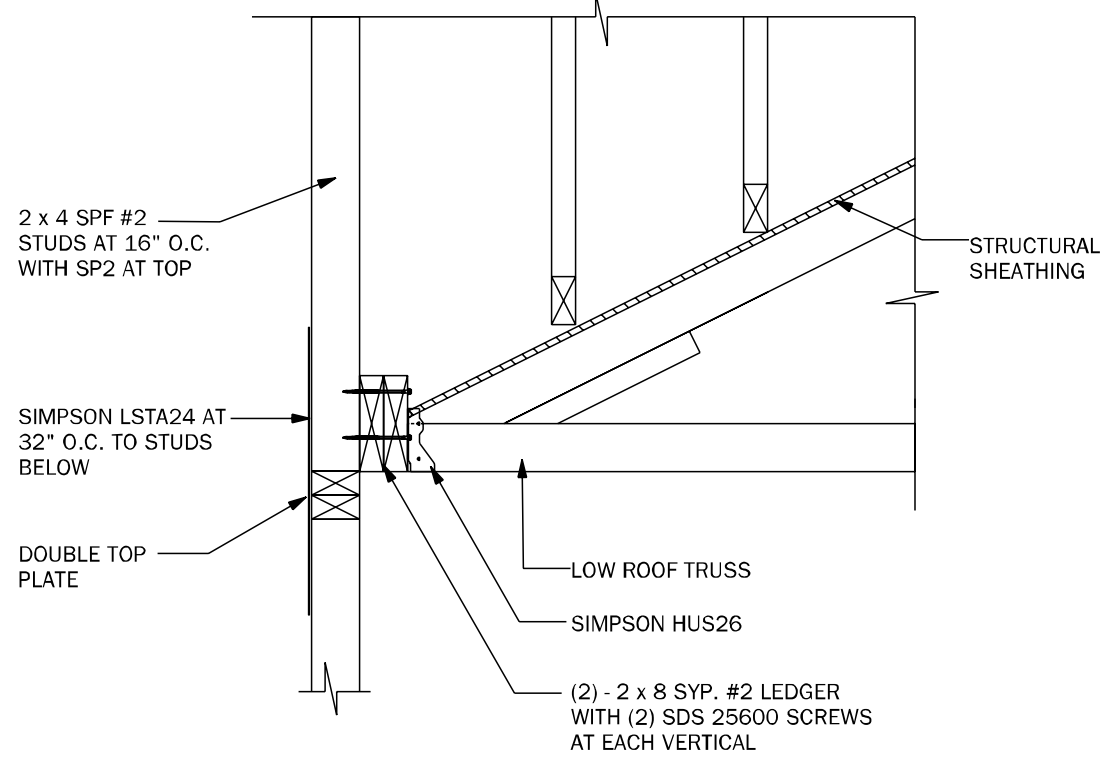
**GE22** GABLE END BRACING w/ VOL CEILING 1/2"=1'-0"



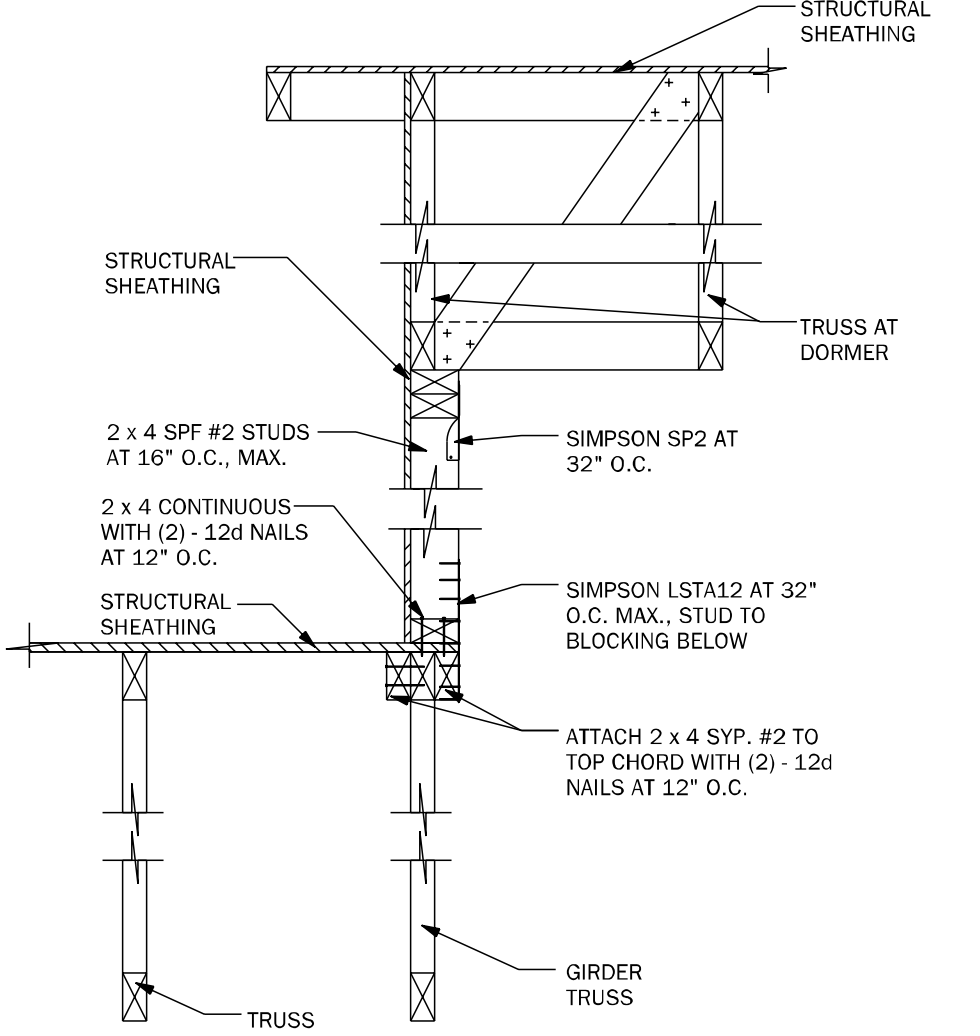
**GE23** GABLE END BRACING w/o VOLUME CEILING 1/2"=1'-0"



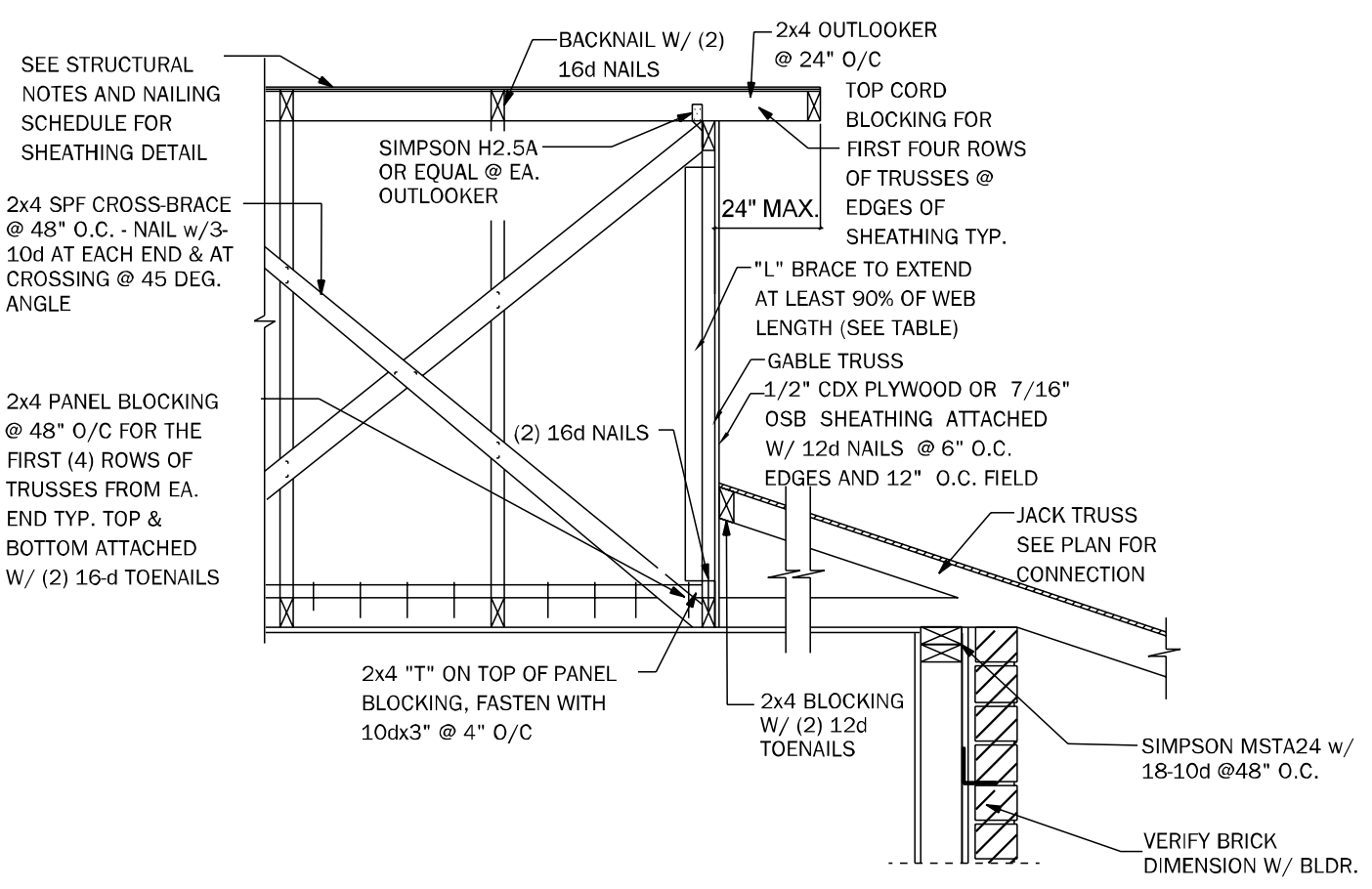
**GE24** GABLE @ VAULT N.T.S.



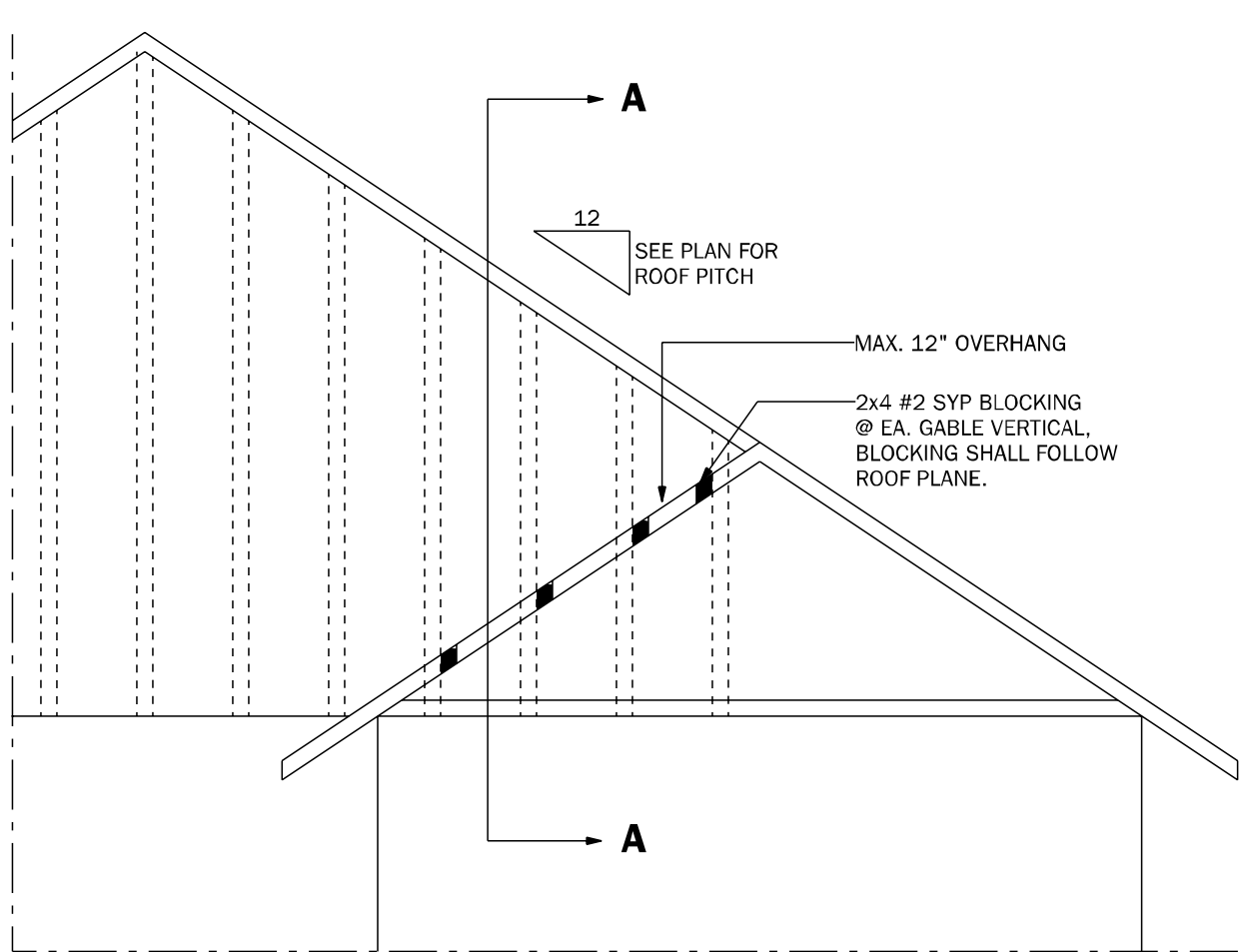
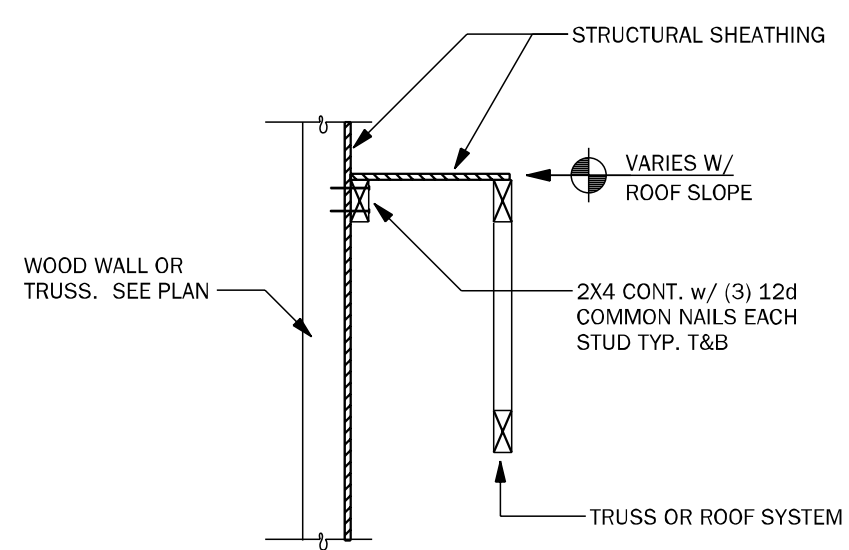
**WF72** LEDGER N.T.S.



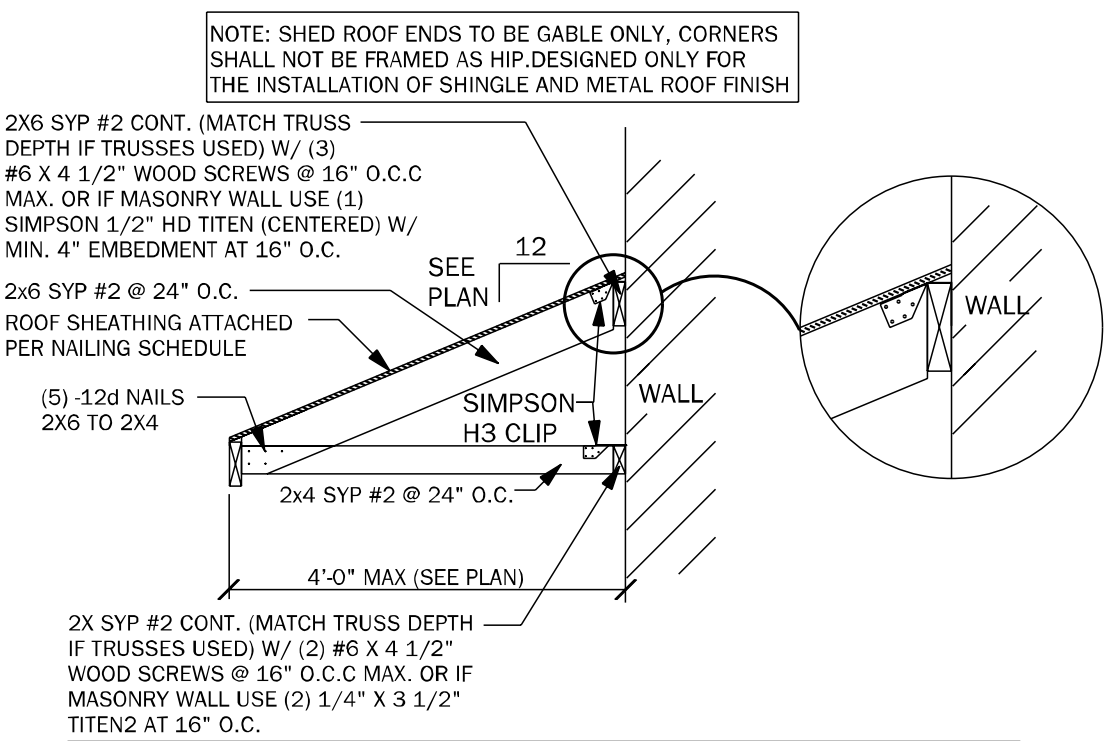
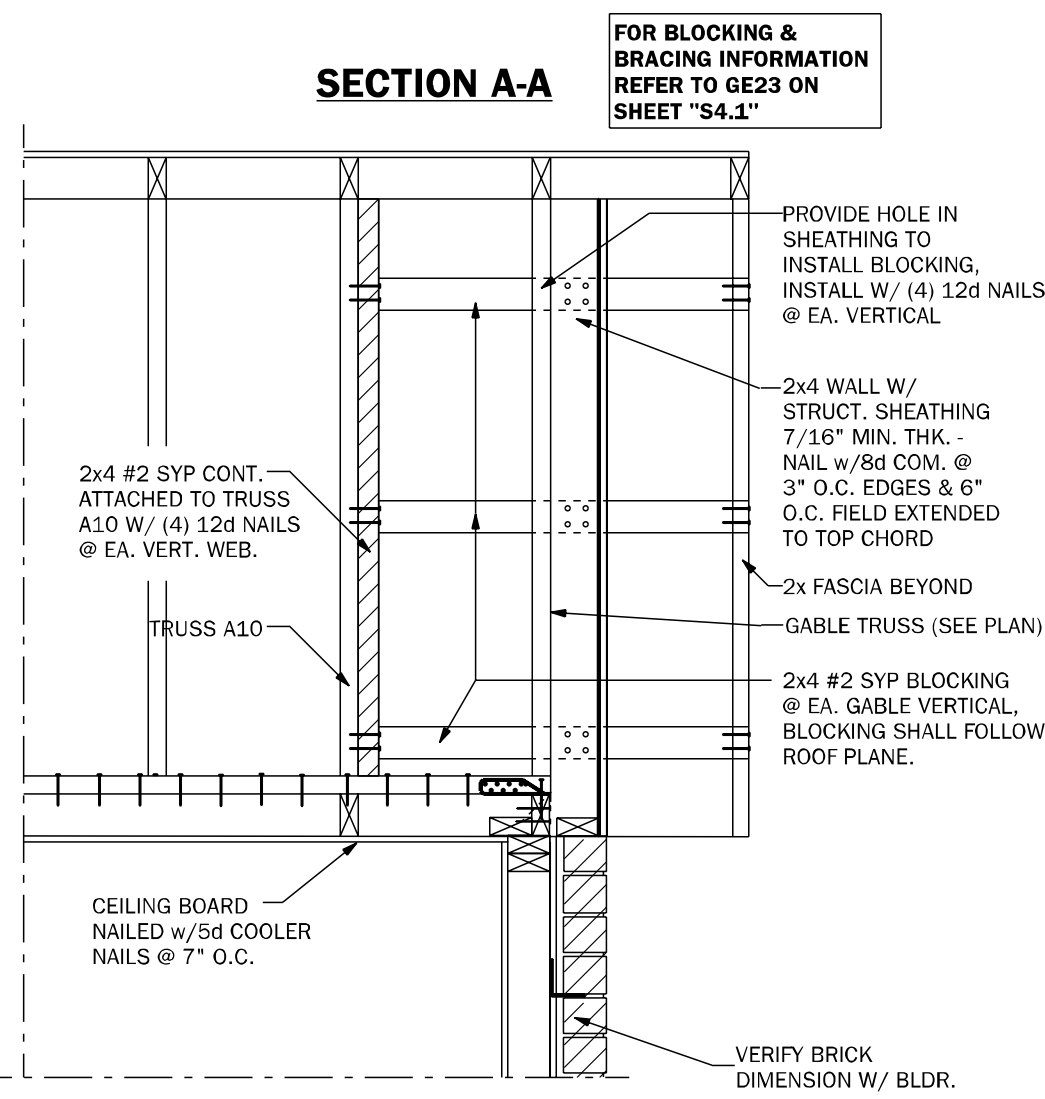
**WF73** KNEEWALL @ DORMER N.T.S.



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



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



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

COUNTY SEAL

Wednesday, November 10, 2021

To the best of the Engineer's knowledge, information, and belief, the drawings comply with the current Florida Building Code, Engineering and Professional Seal requirements, and the provisions of the laws of the State of Florida governing the practice of the Engineering profession.

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**DAMS HOMES**  
FLORIDA CONTRACTORS LICENSE NO. CRC1330146  
**3000 GULFBREEZE PARKWAY**  
**GULFBREEZE, FLORIDA 32563**

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

**INVENTORY**  
LOT: 6  
BLK: SEC:  
SUB: FOREST COUNTRY  
LAKE CITY, FL 32055

Model Name / Number:  
**2169**

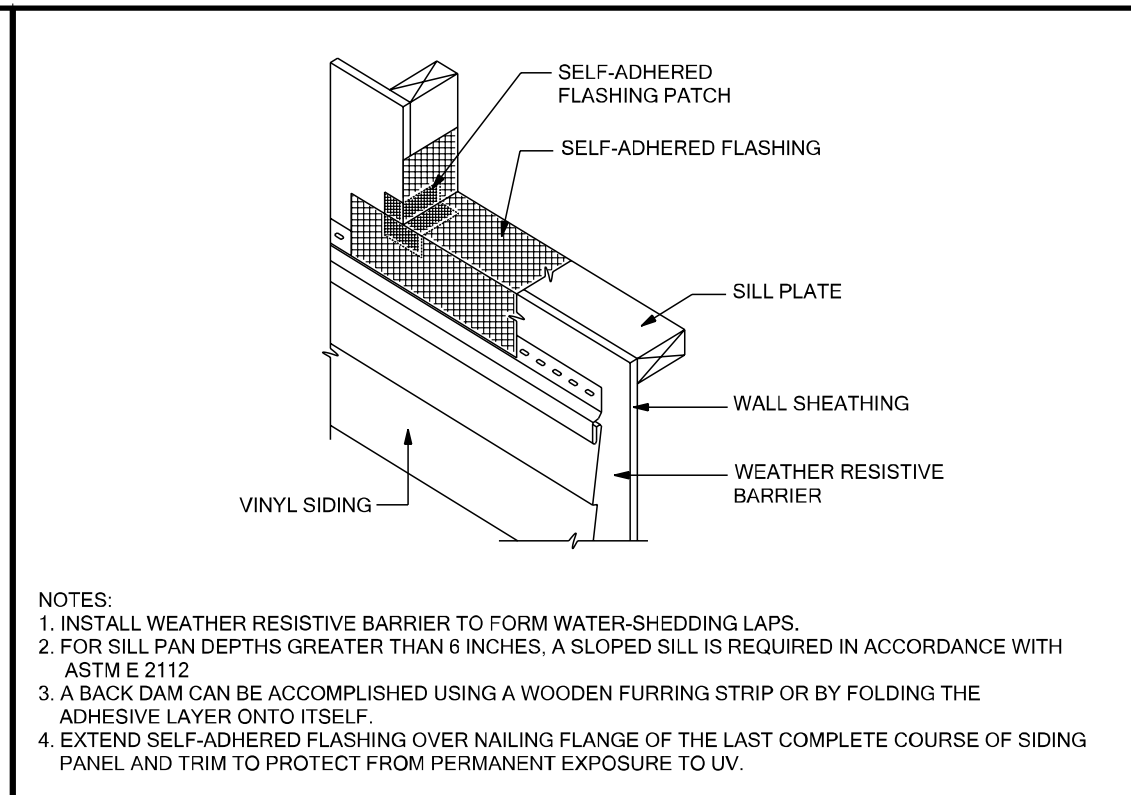
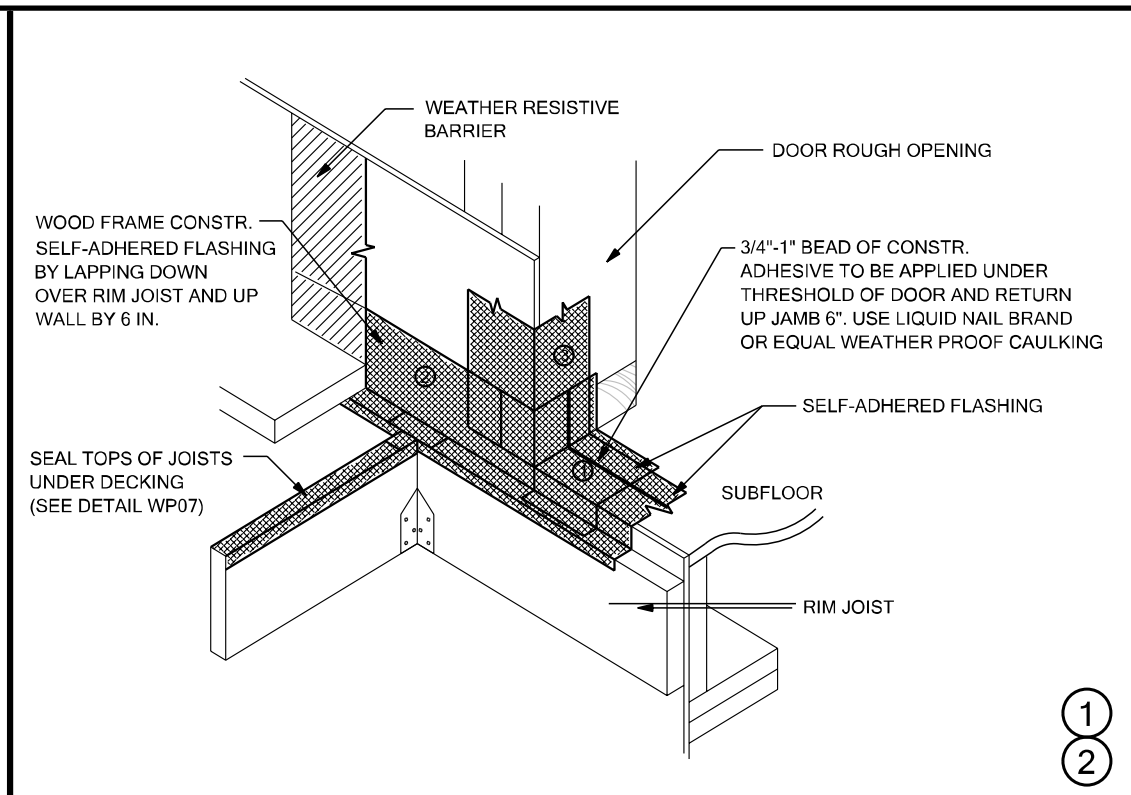
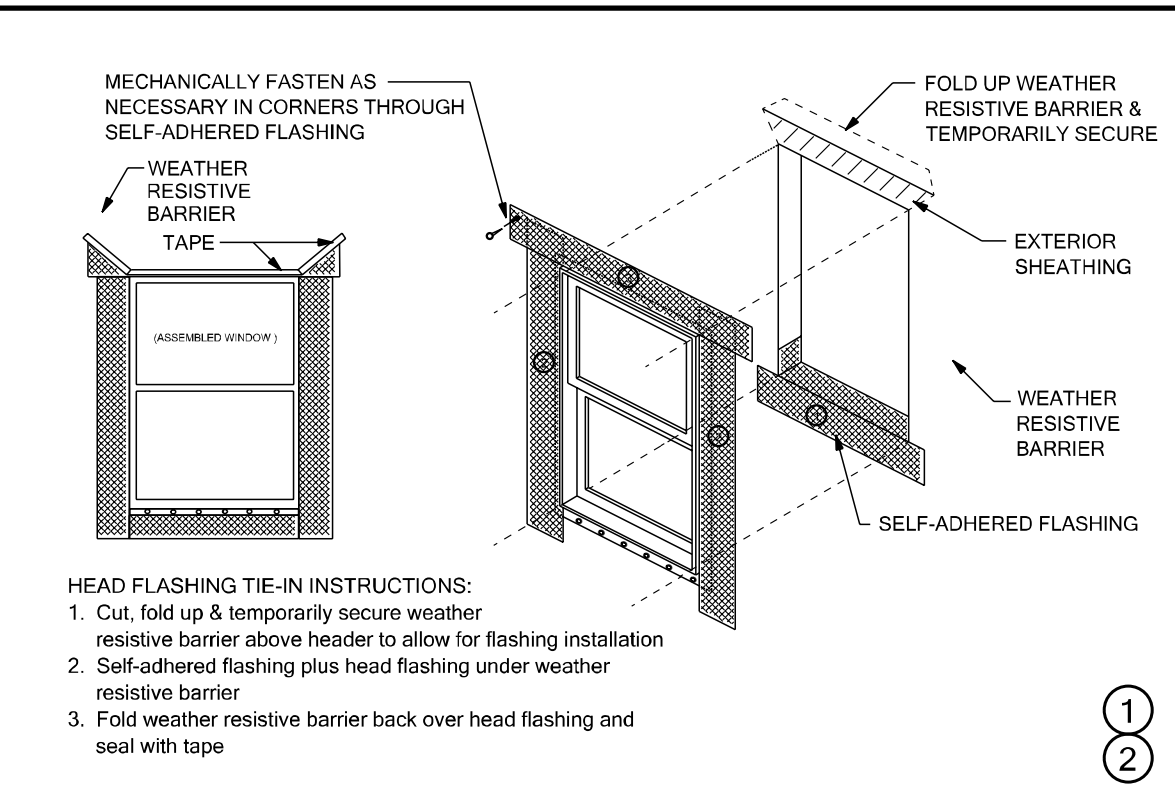
Plan Issue Date:  
Wednesday, November 10, 2021

KA PROJECT NUMBER:  
**21-15646**

Sheet: **S-4.1** Of:

**ROOF FRAMING AND BRACING DETAILS**





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

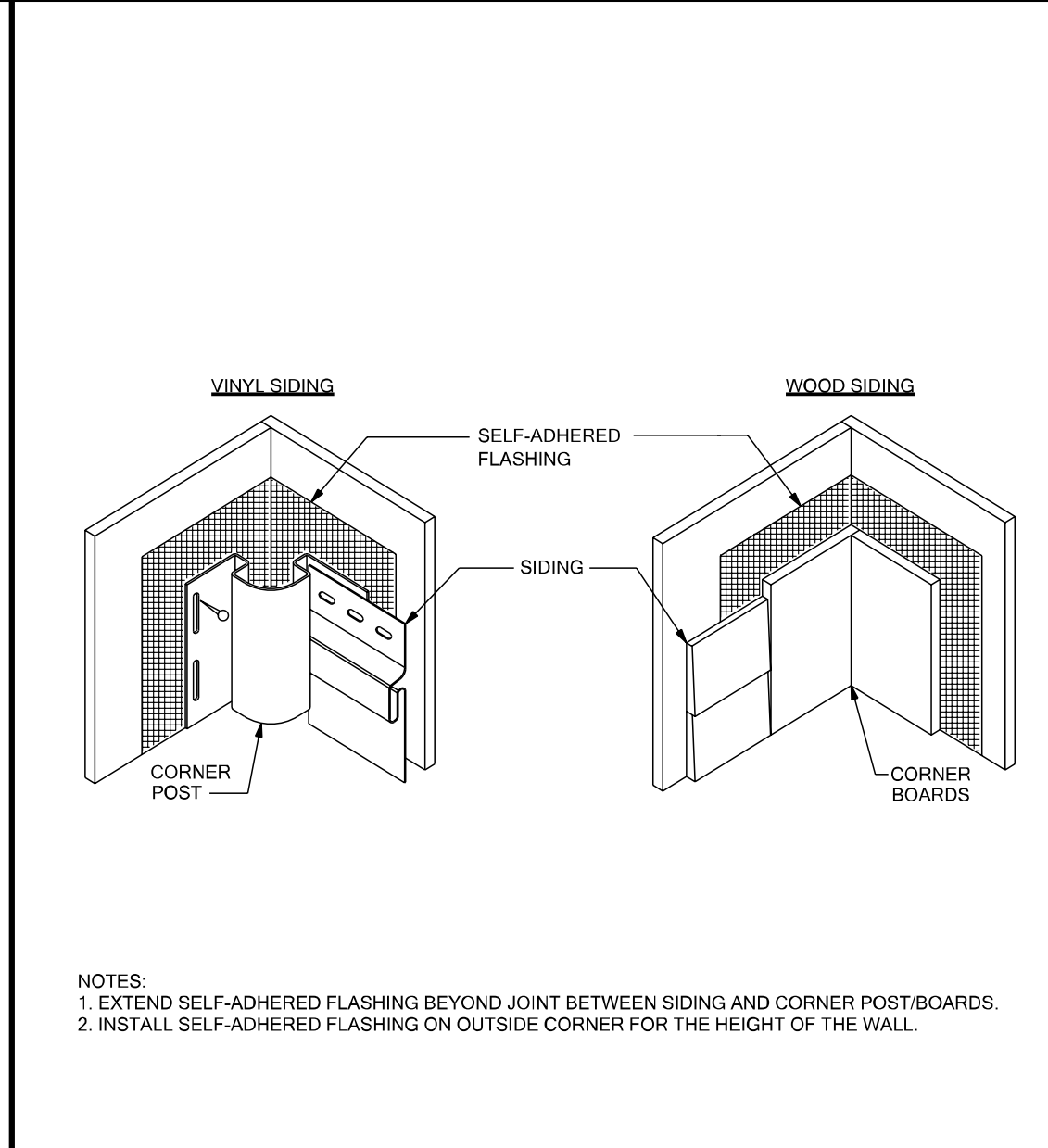
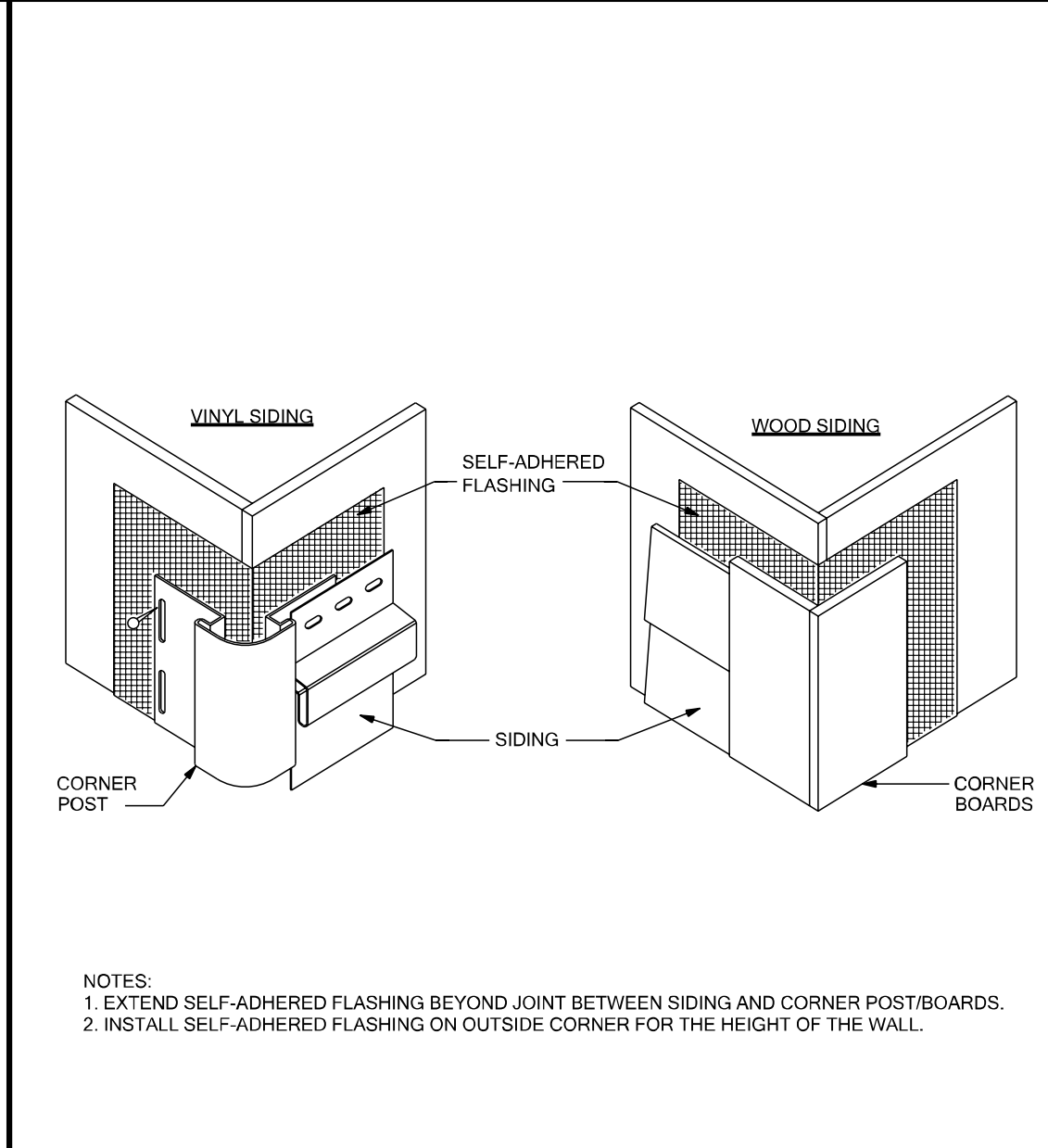
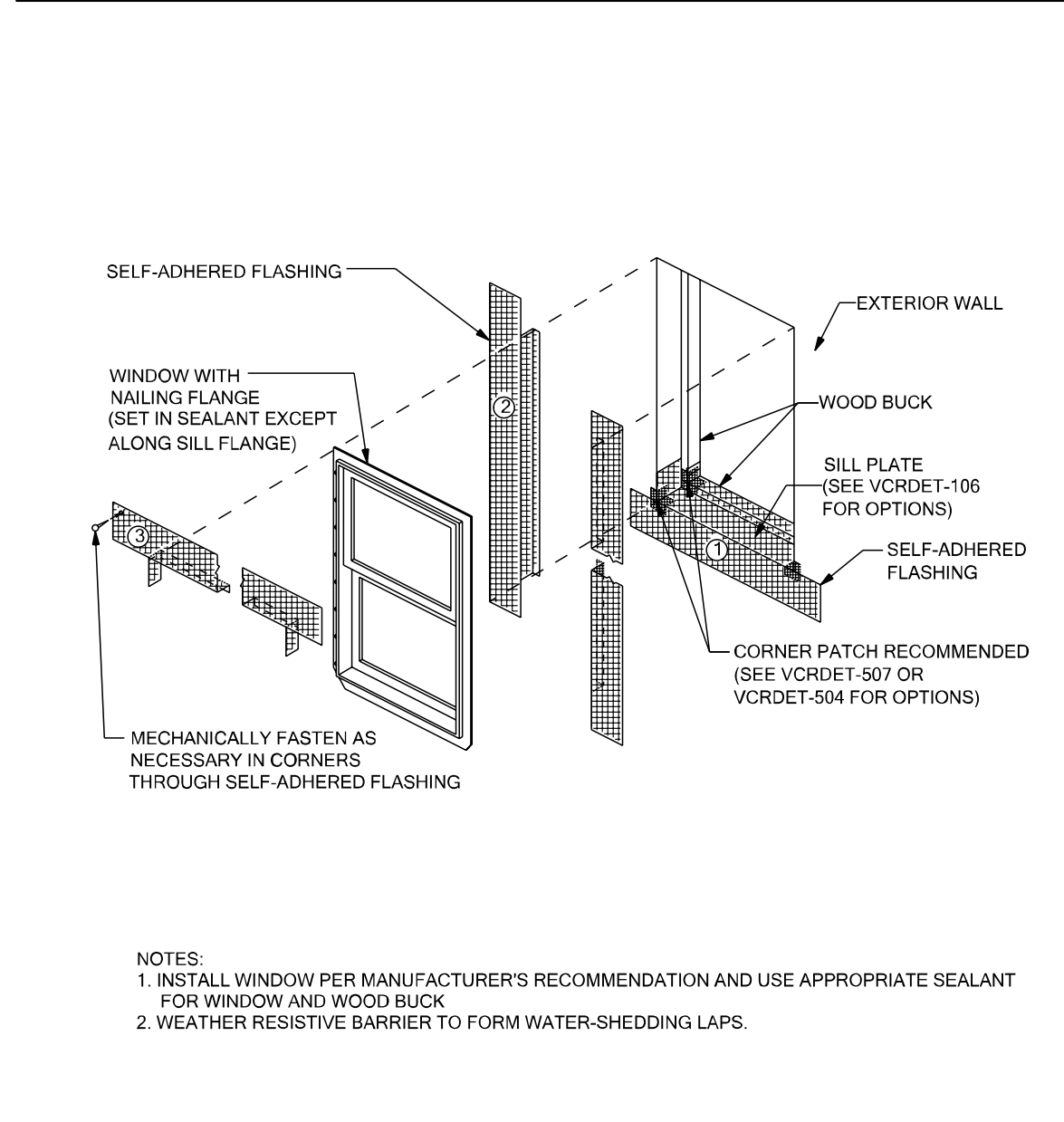
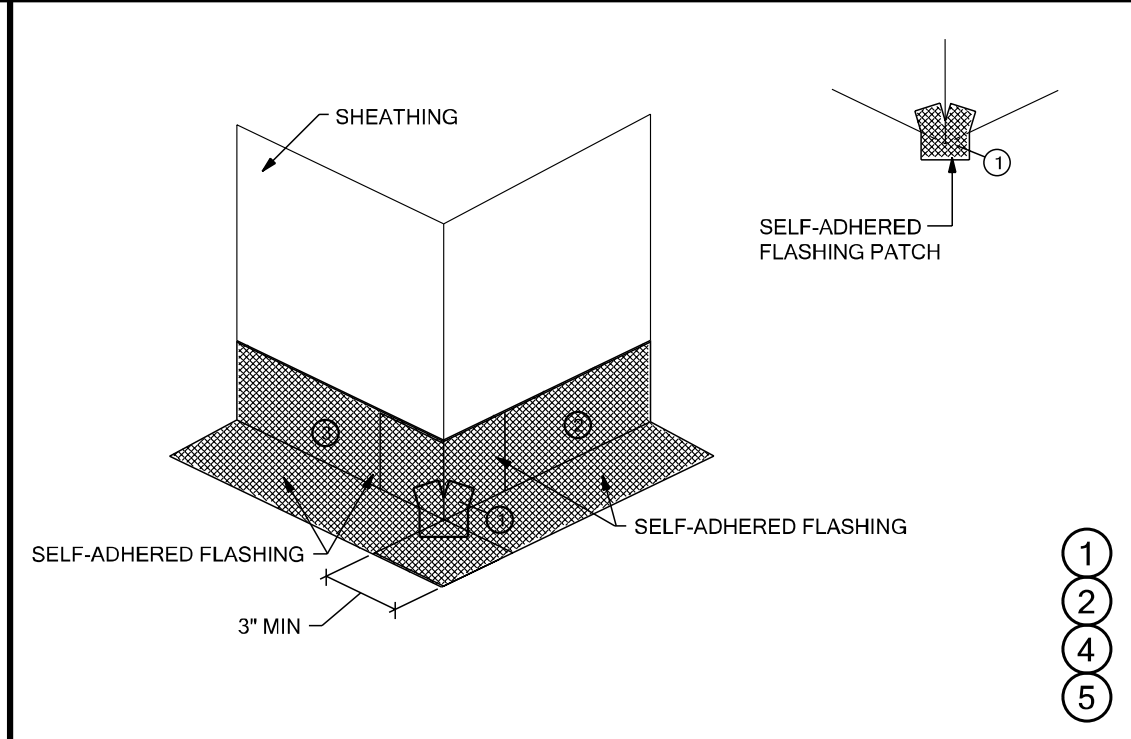
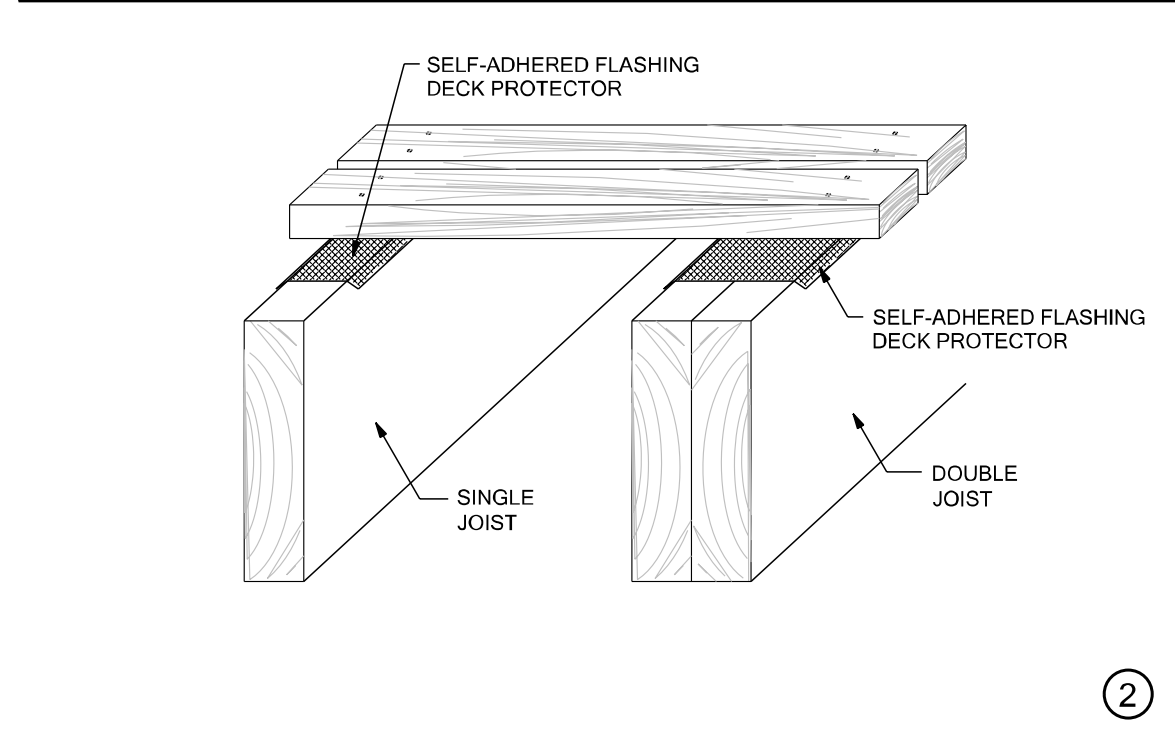
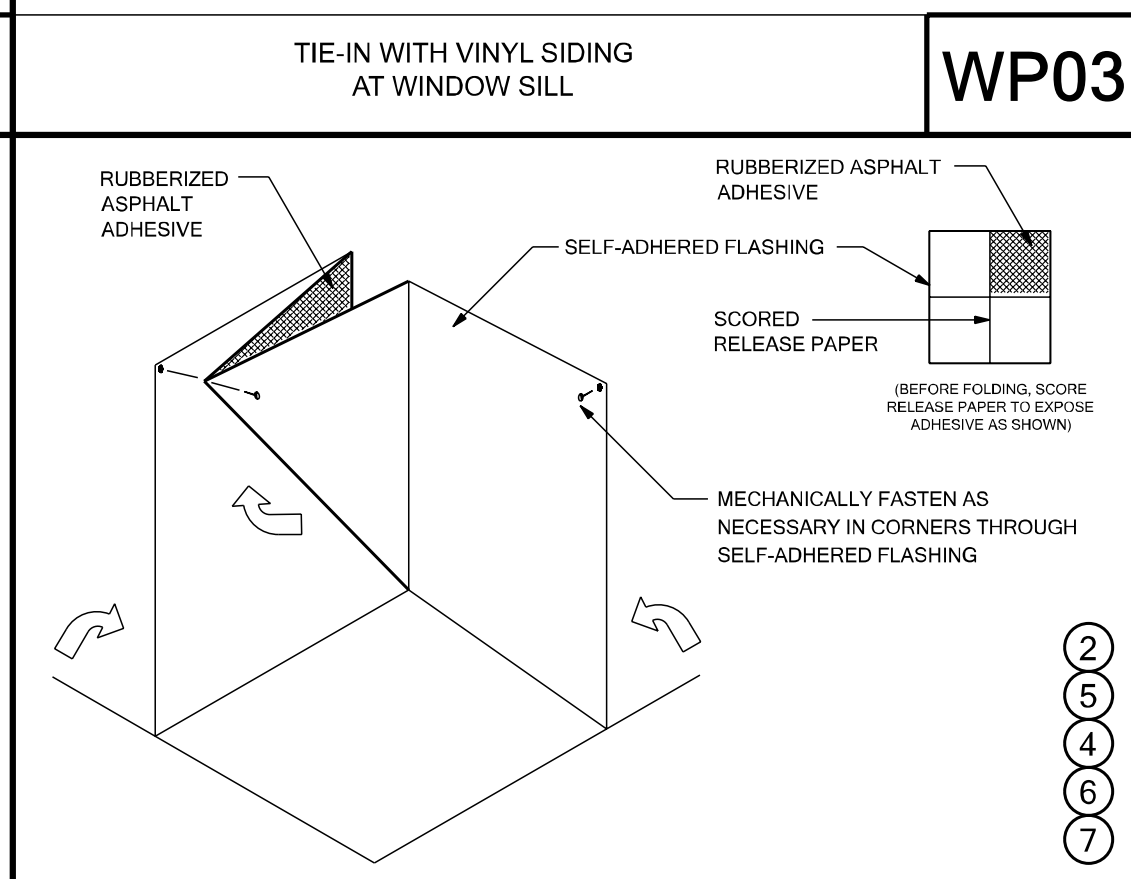
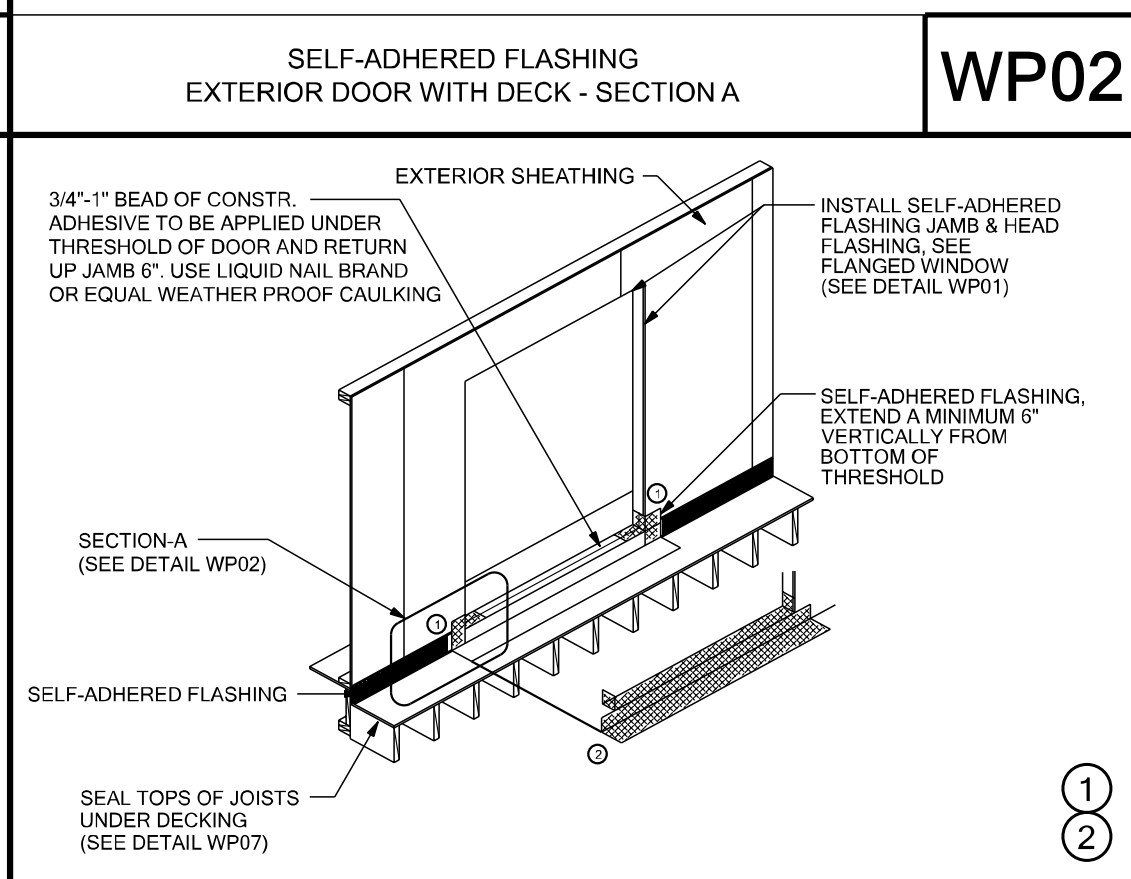
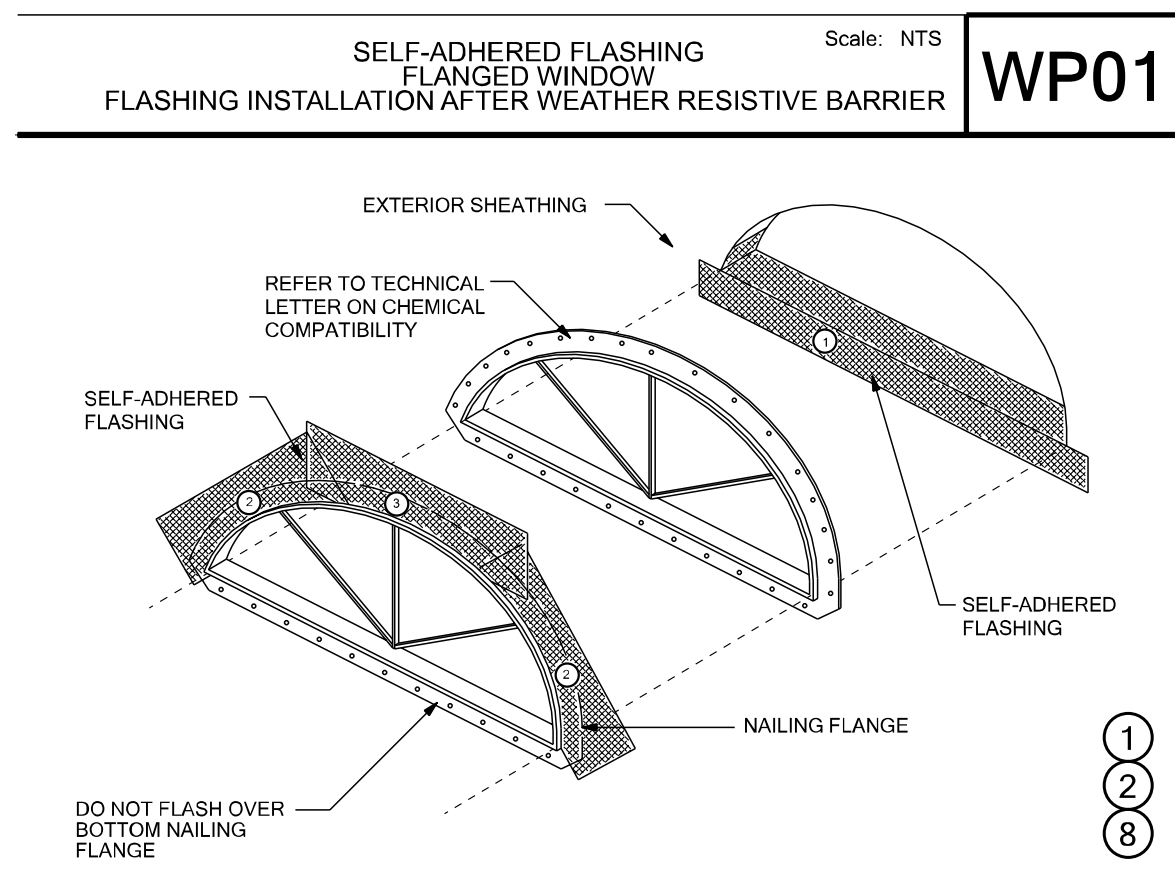
## SELF-ADHERED FLASHING PRODUCTS DETAILS

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

### Detail Instructions

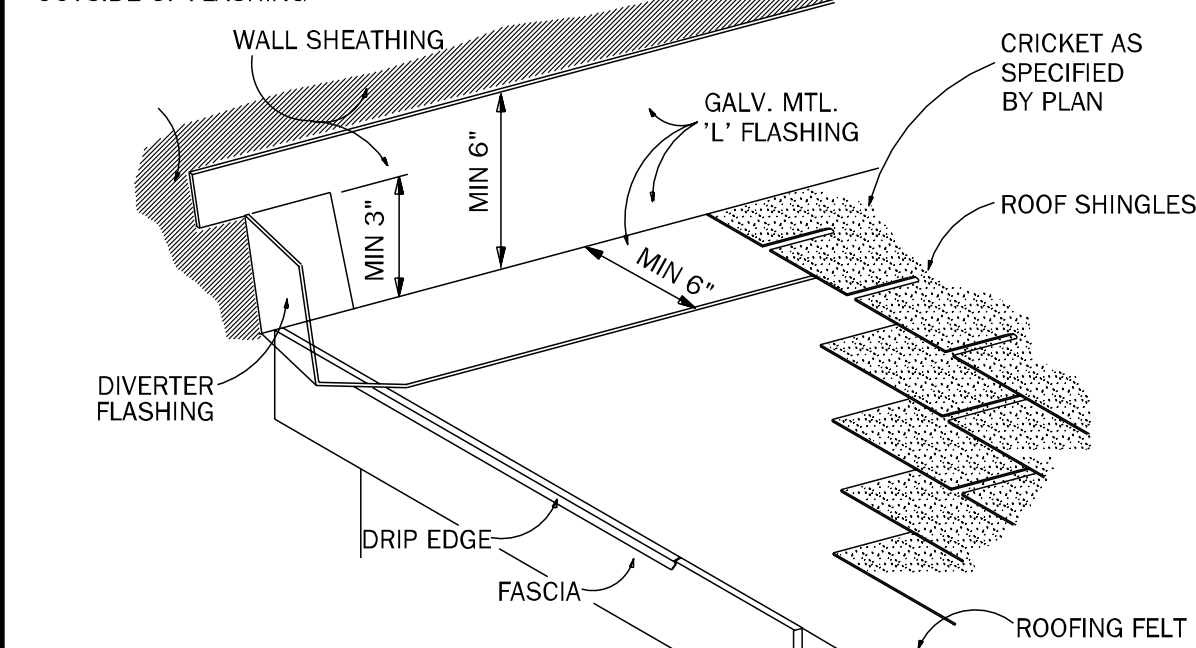
Refer to the number marked as (#) in each detail that corresponds to the numbered items in the list of instructions below:

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



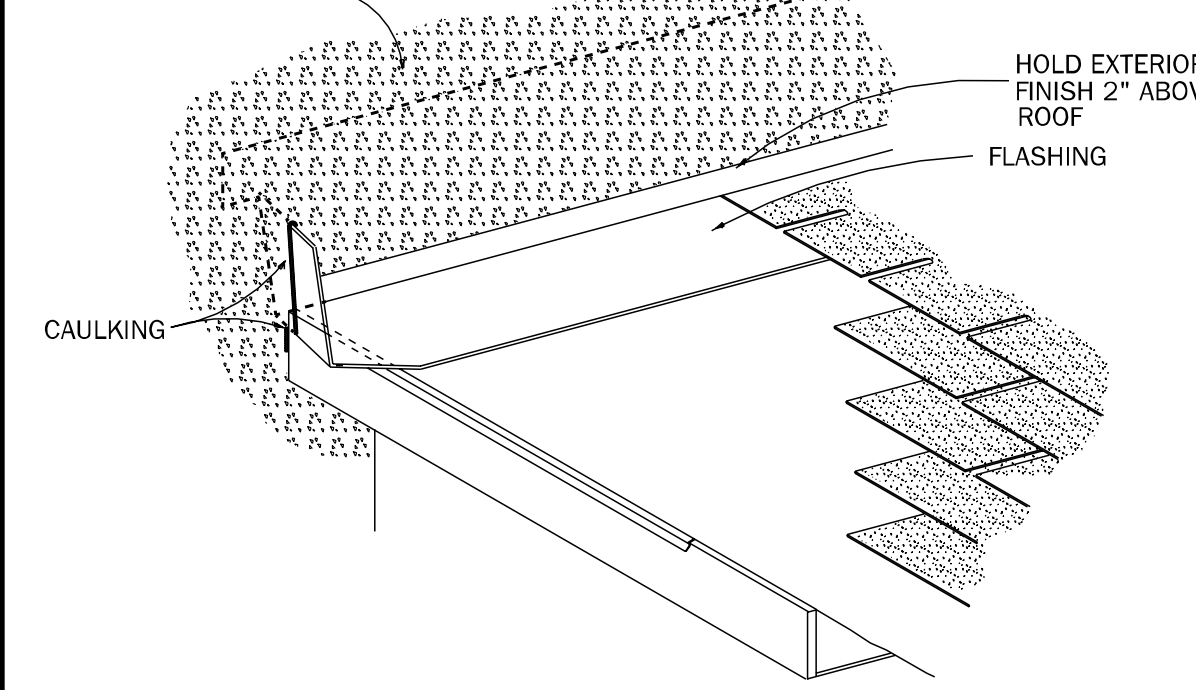
## FIGURE 1: FLASHING INSTALLATION

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



## FIGURE 2: WALL FINISH

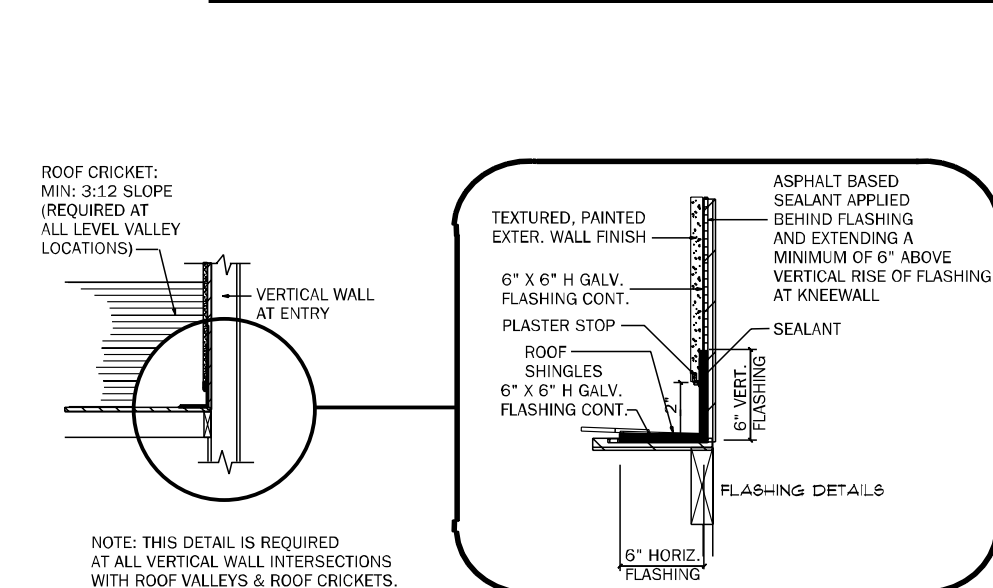
TEXTURED, PAINTED  
EXTERIOR WALL FINISH.



## FLASHING INSTALLATION

### WHERE ROOF MEETS VERTICAL WALL

FIGURE 3: CORNER DETAIL



FLASHING DETAIL AT CRICKET  
/ KNEEWALL INTERSECTION

Wednesday, November 10, 2021

