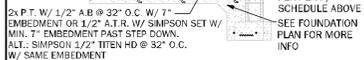
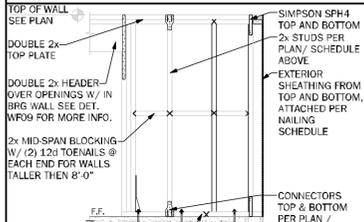


BEARING WOOD INTERIOR WALL SCHEDULE

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

NOTE: 2x4 WALLS ARE ASSUMED U.N.O. ON FLOOR PLANS
 * ALL LUMBER TO BE GRADE #2
 ** CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED
 *** SP2'S & SP4'S CAN BE SUB. FOR SP4'S W/ RESPECT TO STUD SIZE



BEARING INTERIOR WALL DETAIL

GENERAL NOTES

- SEE FLOOR PLAN FOR WALL SIZE. ASSUME 2x4 STUDS USED UNO.
- ALL STRUCTURAL LUMBER TO BE SYP #1 OR SPF #2 UNO ON PLAN.
- CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.
- CONNECTION TO BE INSTALLED TO EACH STUD AS INDICATED.
- IF "BW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO IGNORE. SEE W/PS/S.S.I. OR INDICATED DETAIL FOR PROPER CONNECTIONS FOR 2ND FLOOR TO FIRST FLOOR CONNECTIONS.
- IF "SW" IS INDICATED THE WALL IS CONSIDERED A SHEARWALL AND REQUIRES MIN. 7/8" OSB PLATE W/ 8d NAILS AT 4" O.C. IN FIELD AND EDGE TO (1) SIDE OF WALL.
- ALL 2" EXTERIOR WALLS W/ EXTERIOR SHEATHING ATTACHED PER HAILING SCHEDULE ACT AS SHEARWALLS. SEE PLAN AND WALL SECTIONS FOR STUD SPACING AND GRADE.
- IF THE SECOND WALL IS INDICATED WITH THE B.W. B.W. B.W. B.W. THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT. THE STUDS ARE TOE NAIL TO THE PLATE AND THE PLATE CAN BE ATTACHED WITH HAND CASSED NAILS (GUN NAILS) AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.

COLUMN SCHEDULE

MARK	COLUMN SIZE	(BASE) COIN. & FASTENER	UPLIFT(LB)
C1	(3) 2 x 4 #2 SPF	(4) 16d TOENAILS	0
C2	(3) 2 x 4 #2 SPF	DTT22 W/ 1/2" WEDGE ANCHOR* & (6) 1/4" X 1 1/2" SDS SCREWS	2145
C3	(3) 2 x 4 SYP #1 OR	(4) 16d TOENAILS	0
C4	(4) 2 x 4 SPF #2	DTT22 W/ 1/2" WEDGE ANCHOR* & (6) 1/4" X 1 1/2" SDS SCREWS	2145
C5	4 x 4 P.T. #2 SYP POST	ABU44 W/ 5/8" ATR** & (12) 16d NAILS	G = 6665 U = 2300
C6	6 x 6 P.T. #2 SYP POST	ABU66 W/ 5/8" ATR** & (18) 16d NAILS	G = 12000 U = 2300
C7	8 x 8 P.T. #2 SYP POST	ABU88 W/ (2) 5/8" ATR** & (18) 16d NAILS	G = 24335 U = 2320
C8	3.5 x 3.5 P.L. 1.8E Rb-2400 SYP	HDUS-SDS2.5 W/ (14) 1/4" X 2 1/2" SDS WS & 5/8" EPOXY ANCHOR, OR ATR**	5645
C9	3.5 x 3.5 P.L. 1.8E Rb-2400 SYP	HDUS-SDS2.5 W/ (14) 1/4" X 2 1/2" SDS WS & 5/8" EPOXY ANCHOR, OR ATR**	5645
C10	3.5 x 3.5 P.L. 1.8E Rb-2400 SYP	HDUS-SDS2.5 W/ (20) 1/4" X 2 1/2" SDS WS & 7/8" EPOXY ANCHOR, OR ATR**	6970
C11	5.25 x 5.25 P.L. 1.8E Rb-2400 SYP	HDUS-SDS2.5 W/ (20) 1/4" X 2 1/2" SDS WS & 7/8" EPOXY ANCHOR, OR ATR**	7870
C12	7 x 7 P.L. 1.8E Rb-2400 SYP	HDUS-SDS2.5 W/ (20) 1/4" X 2 1/2" SDS WS & 7/8" EPOXY ANCHOR, OR ATR**	7870
C13	5.25" x 7" P.L. 1.8E Rb-2400 SYP	HDUS-SDS2.5 W/ 7/8" ATR AND (20) 1/4" X 2 1/2" SDS WOOD SCREWS	7870

GENERAL COLUMN NOTES

- SEE FLOOR PLAN FOR WALL WIDTH. STUD PICKS TO MATCH WALL WIDTH UNO.
- ALL STRUCTURAL LUMBER TO BE SYP #1 OR SPF #2 UNO ON PLAN.
- NAIL BUILT UP STUDS PER DETAIL W/F37
- MINIMUM EIGHT EMBEDMENT:
5" EMBEDMENT FOR 1/2" ATR
6" EMBEDMENT FOR 5/8" ATR
8" EMBEDMENT FOR 7/8" ATR
- IF TO 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
- SAME NOMINAL SIZE PARALLEL COLUMNS (1.8E) MAY BE SUBSTITUTED FOR ANY P.T. SYP POST NOTED IN THE PLANS

COMMON NAIL vs. PNEUMATIC GUN NAILS:

COMMON NAIL	DIAMETER	LENGTH	PNEUMATIC GUN NAIL	COMMON vs. GUN NAIL	APPLICATION
8d	0.131"	2 3/4"	0.131" X 2 3/4"	SEE PLAN/ING	SHANK ON ROOF
10d or 12d	0.148" X 3"	0.131" X 3"	0.131" X 3"	SEE PLAN	BLOCKING & TOE NAILS & TOP PLATE
12d	0.148" X 3 3/4"	0.131" X 3 3/4"	0.131" X 3 3/4"	8" O.C. (COMMON)	STUD WALL COENERS
10d	0.148" X 3"	0.131" X 3"	0.131" X 3"	8" O.C. (COMMON)	STUD FRAM
16d	0.162" X 3 3/4"	0.131" X 3 3/4"	(2) 16d (COMMON)	(3) 16d (GUN NAILS)	SEE PLAN

HEADER SCHEDULE

(IF USED, SEE DET. "HDR" ON SHEET 5.2 FOR ENERGY STAR INSULATION ON HEADERS)

MARK	HEADER SIZE	REMARKS
H1	(2) - 2X8 #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

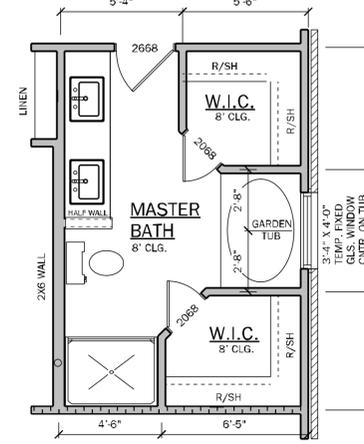
- VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED
- IF HEADER IS ON THE 1st FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS UNO ON PLAN
- IF HEADER IS ON THE 2nd FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS.
- ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL W/F37.
- FASTEN ALL MULTIPLE HEADERS TOGETHER W/ (2) ROWS 12d COMMON NAILS @ 12" O.C. ALONG EACH EDGE OR (3) ROWS IF 2X10 OR LARGER.
- FASTEN ALL HEADERS TO KING STUDS WITH (3) 12d TOENAILS PER SIDE
- IF HEADER IS NOT SPECIFIED CONTACT E.O.R.

BEAM SCHEDULE

MARK	BEAM SIZE	CONNECTIONS
BM1	(2) - 2 x 8 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LST424 OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HT616 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 LST424 OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HT616 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 LST424 OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HT616 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 LST424 OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HT616 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 LST424 OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HT616 TO CMU COL. U.N.O. ON ROOF PLAN.
BM6	(2) - 1 3/4" X 15" 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 LST424 OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HT616 TO CMU COL. U.N.O. ON ROOF PLAN.

GENERAL BEAM NOTES

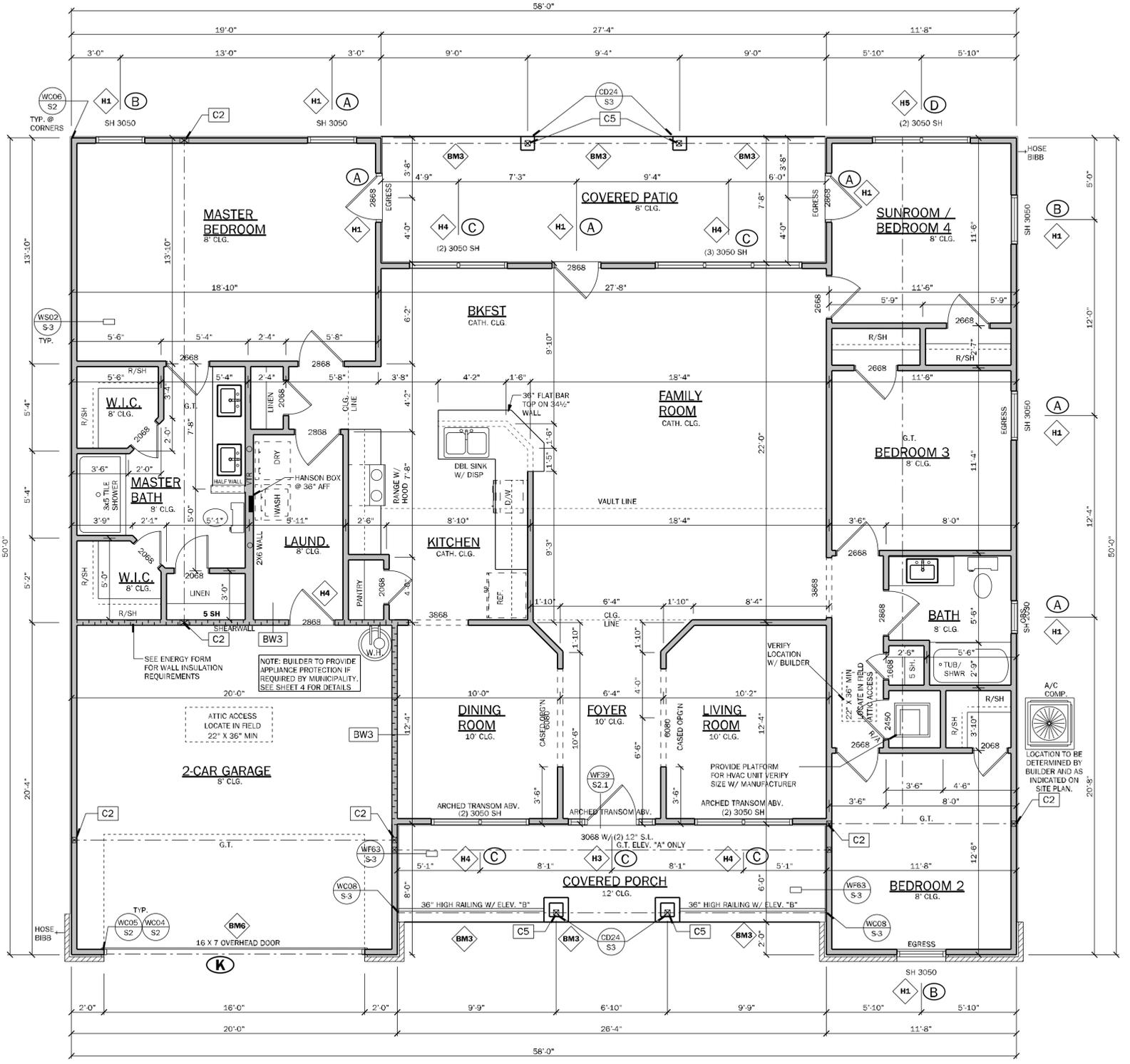
- VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED
- ALL BEAMS TO BE BEARING EACH END
- SEE PLAN FOR TOP OR BOTTOM OF BEAM NOTATIONS
- BEAMS ARE NOT TO BE DRILLED OR INDICATED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE E.O.R.



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.

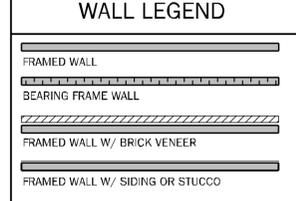
OPT. FLOOR PLAN

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.



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 L.O. 5/8" gypsum board. 5/8" type "X" gypsum board must be installed on garage ceiling beneath habitable rooms).
- 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. 25 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 honeycomb steel door, or 20 Minute fire rated door.
- R302.7 Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2" gypsum board.
- Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.1.4.
- 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 attic by not less than 1/2-inch (12.7 mm) gypsum board applied to the garage side. Garage beneath rooms shall be separated from all habitable rooms above by not less than 5/8 inch (15.9mm) type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2 inch (12.7mm) gypsum board or equivalent.
- R312.2.1 Window sills. In dwelling units, where the bottom of the clear opening of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:
 - 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 open position.
 - Operable windows that are provided with window fall prevention devices that comply with ASTM F2090.
 - Operable windows that are provided with window opening control devices that comply with Section R312.2.2.
- R308.4.2 All windows within 2'-0" of doors and in shower or tub areas will be safety tempered glass.
- EC: R402.2.4 Vertical or horizontal access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces.
- M1502.4.5 Duct length
 The maximum allowable exhaust duct length shall be determined by one of the methods specified in sections M1502.4.5.1 through M1502.4.5.3
 M1502.3 Duct termination:
 Exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. If the manufacturer's instructions do not specify a termination location, the exhaust duct shall terminate not less than 3 feet (914 mm) in any direction from openings into buildings, including openings in ventilated soffits. Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination.
- Porch Cappings: (See plan for the following options)
 Option 1: Gypsum:
 1/2" exterior gypsum soffit board shall be attached to all framing members with 2x blocking provided at perimeter and panel edges.
 The gypsum board shall be attached w/ type "W" 1 1/4" drywall screws at 8" O.C. in field and edges.
 Option 2: Fiberglass Reinforced Plastic (FRP):
 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 8" O.C. in field and 4" O.C. at edges or 7d screw shank 3" O.C. field and 4" edges.
- Energy Code Compliance Path is Performance Based Path. Code cycle is FBC 2023 8th Edition.

* ALL INTERIOR AND EXTERIOR WALL FRAMING, INCLUDING 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/LANA	204 S.F.
TOTAL AREA UNDER ROOF	2943 S.F.



TOTAL SOLUTIONS GROUP
 258 Southhall Lane, Suite 200
 Maitland, Florida, 32751
 (407) 800-2333
 CARL A. BROWN, PE - FL # 56126
 SCOTT LEWKOWSKI, PE - FL #78760
 100% Employee Owned
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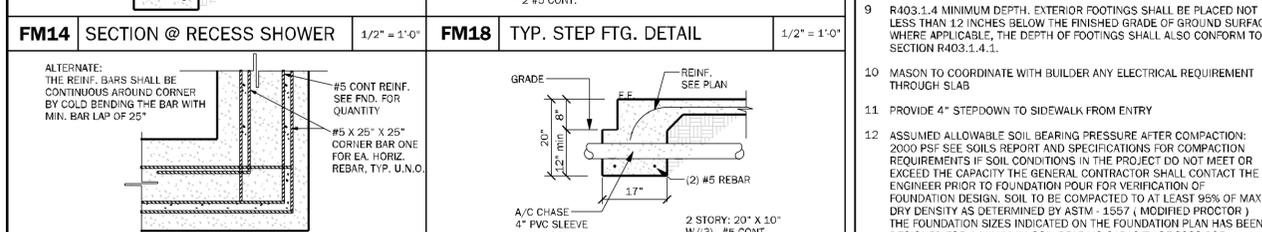
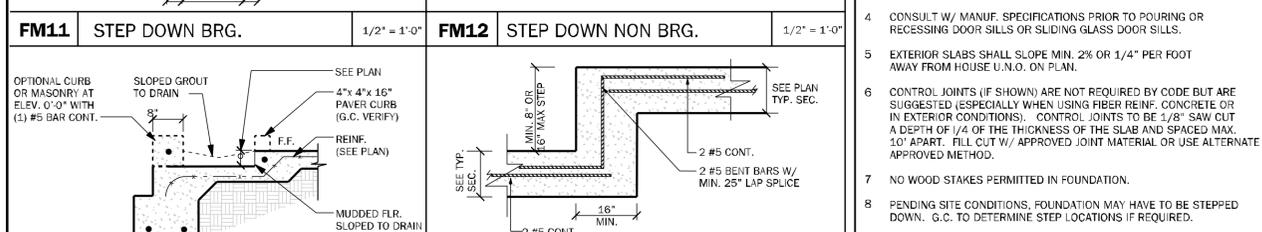
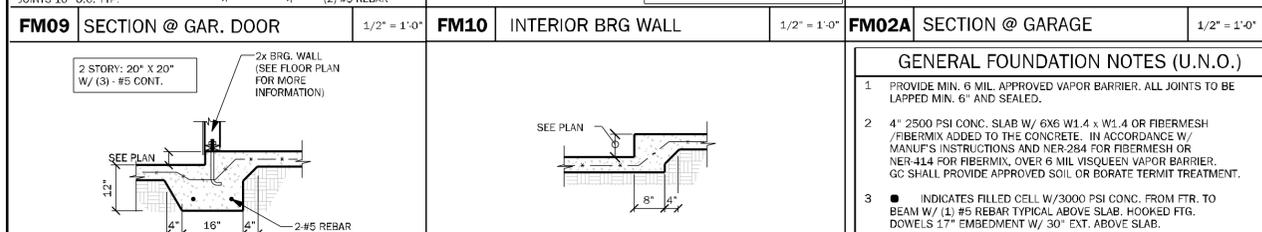
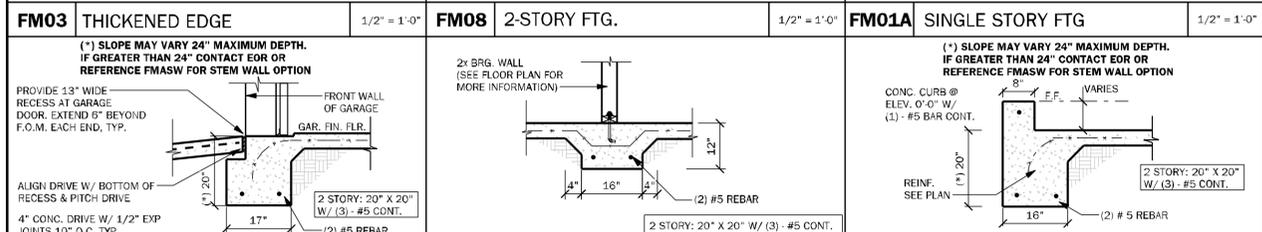
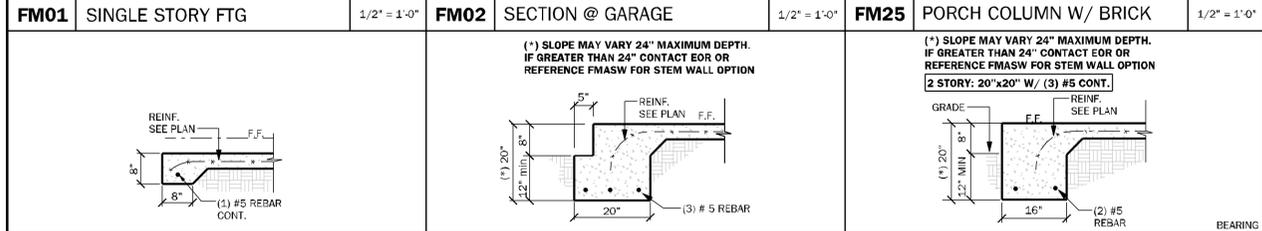
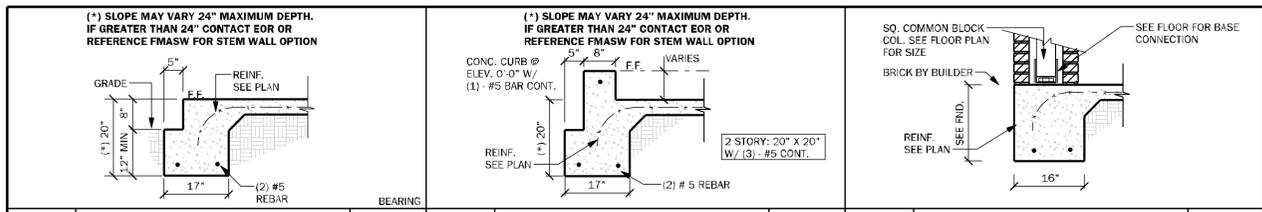
MUNICIPAL STAMP AREA

SIGNATURE & SEAL
 10/7/2025

To the best of the Engineer's knowledge, information and belief, the structural plans are specific and contain within these drawings comply with the 2023 Florida Building Code, Residential Part 905. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing engineer's signature and seal.

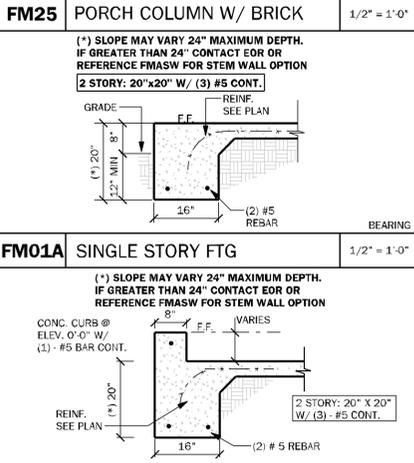
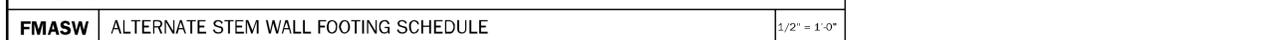
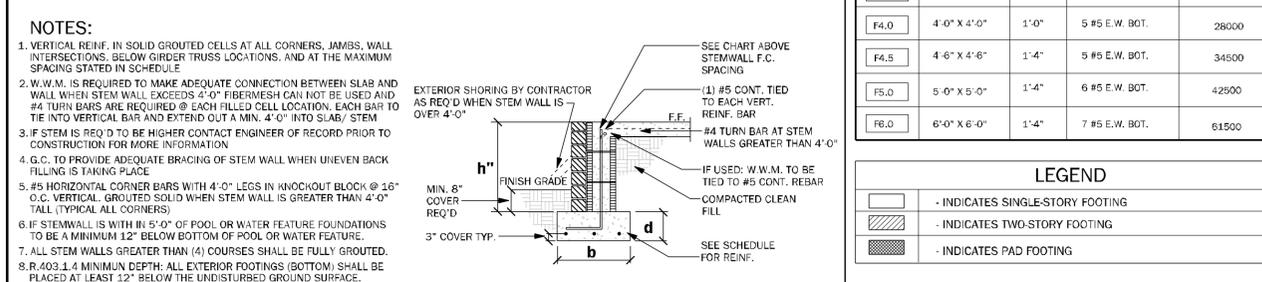
DAMS HOMES
 FLORIDA CONTRACTORS LICENSE NO. CR1330146
100 WEST GARDEN STREET
PENSACOLA FL 32502
 DIVISION LOCATION: GAINESVILLE

Project Name: Preserve at Laurel Lake
 Plot Number: 2169
 Project Address: 249 S.W. 10th Avenue Dr.
 City: Pensacola, FL
 Client No.:
 Scale: 1/4" = 1'-0"
 Date: 10/7/2025
 Project No: 25-08703
 Sheet No: 2
FLOOR PLAN



STEMWALL SCHEDULE

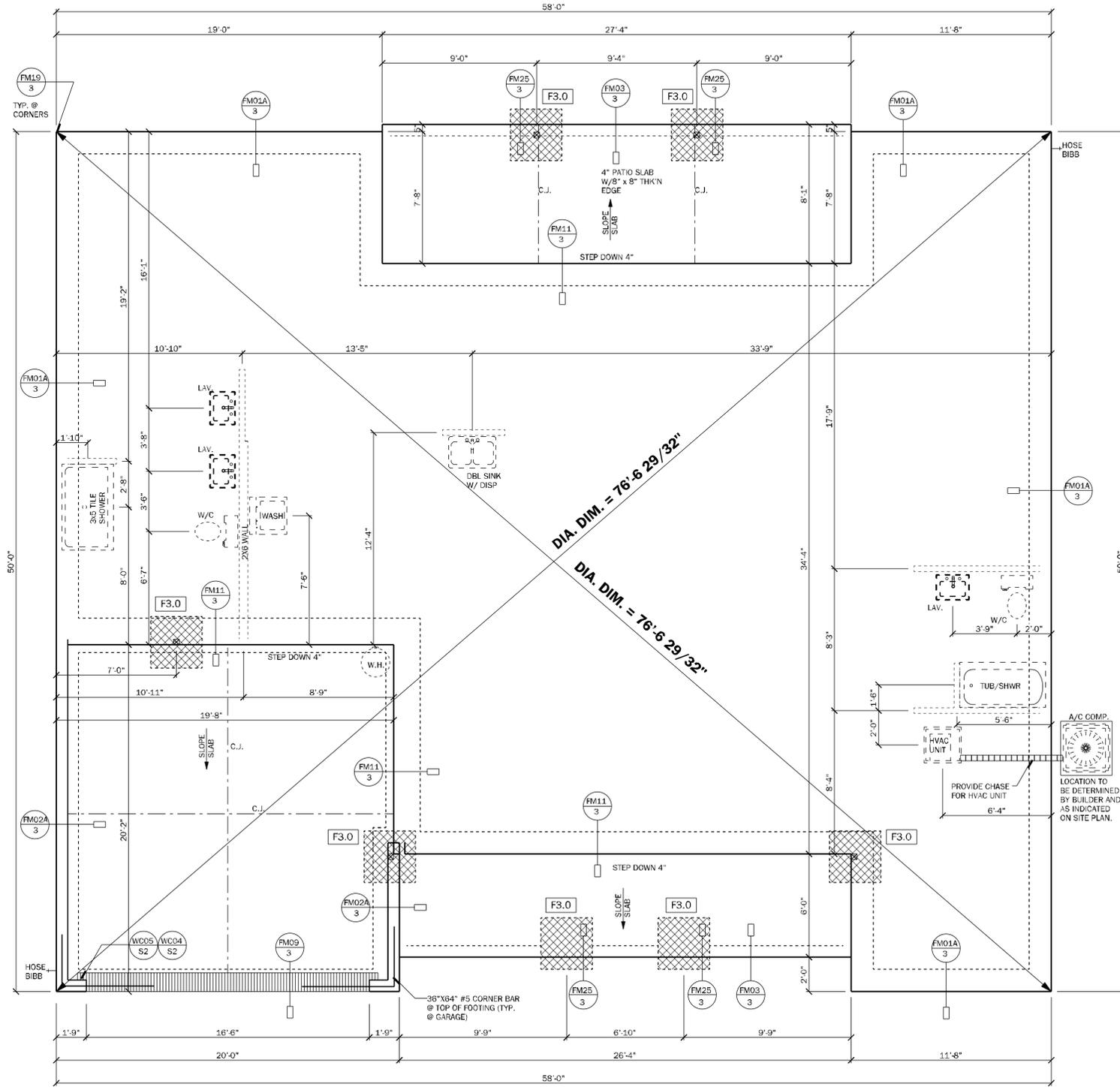
STEMWALL HEIGHT (h)	FOOTING DIMENSION				NUMBER/SIZE OF BARS	LAT.	MAXIMUM F.G. SPACING (O.C.) IN STEM WALL
	d 1 STORY	d 2 STORY	b 1 STORY	b 2 STORY			
0'-0" - 2'-0"	8"	10"	16"	20"	W/ (2) #5 BARS	<674#	6'-8"
>2'-0" - 3'-4"	10"	10"	20"	24"	W/ (3) #5 BARS	674#	5'-4"
>3'-4" - 4'-0"	12"	12"	32"	32"	W/ (4) #5 BARS	845#	4'-0"
>4'-0" - 5'-4"	16"	16"	48"	48"	W/ (5) #5 BARS CONT. & #5 @ 18" O.C. TRANSV.	1182#	2'-8"



- 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 / FIBERMESH ADDED TO THE CONCRETE. IN ACCORDANCE W/ MANUF.'S INSTRUCTIONS AND NER-284 FOR FIBERMESH OR NER-41.4 FOR FIBERMESH, OVER 6 MIL. VOLSQUEEN 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 REINFORCED CONCRETE OR IN EXTERIOR CONDITIONS). CONTROL JOINTS TO BE 1/8" SAW CUT A DEPTH OF 1/4 OF THE THICKNESS OF THE SLAB AND SPACED MAX. 10' APART. FILL CUT W/ APPROVED JOINT MATERIAL OR USE ALTERNATE APPROVED METHOD.
 - NO WOOD STAKES PERMITTED IN FOUNDATION.
 - PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. G.C. TO DETERMINE STEP LOCATIONS IF REQUIRED.
 - R403.1.4 MINIMUM DEPTH. EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES BELOW THE FINISHED GRADE OF GROUND SURFACE WHERE APPLICABLE. THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTION R403.1.4.1.
 - MASON TO COORDINATE WITH BUILDER ANY ELECTRICAL REQUIREMENT THROUGH SLAB.
 - PROVIDE 4" STEPDOWN TO SIDEWALK FROM ENTRY
 - ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000 PSF. SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE COMPACTED TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 (MODIFIED PROCTOR) THE FOUNDATION SIZES INDICATED ON THE FOUNDATION PLAN HAS BEEN DESIGNED FOR A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.

FOOTING SCHEDULE

MARK	SIZE	DEPTH	REINFORCING	GRAVITY CAP. (lbs)
F1.0	1'-0" X CONT.	1'-0"	2 #5 E.W. BOT.	2000
F2.0	2'-0" X 2'-0"	1'-0"	3 #5 E.W. BOT.	7200
F2.5	2'-6" X 2'-6"	1'-0"	3 #5 E.W. BOT.	11000
F3.0	3'-0" X 3'-0"	1'-0"	4 #5 E.W. BOT.	15600
F3.5	3'-6" X 3'-6"	1'-0"	4 #5 E.W. BOT.	21900
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



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Professional Engineer Seal: AIA, fhba, GO, BA

MUNICIPAL STAMP AREA

SIGNATURE & SEAL
10/7/2025

To the best of the Engineer's knowledge, information and belief, the structures, plans and specifications contained within these drawings comply with the 2023 Florida Building Code, Residential 4th Edition. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing engineer's signature and seal.

DAMS HOMES
FLORIDA CONTRACTORS LICENSE NO. CRC1330246
100 WEST GARDEN STREET
PENSACOLA FL 32502
Division Location: GAINESVILLE

LOT: 22
Community: Preserve at Laurel Lake
Plan Name: 2169
Project Address: 247 SW Registor Dr, Cape City, FL
Client No:

FOUNDATION PLAN
Project No: 25-08703
Sheet No: 3

LOAD CALCULATIONS

COOLING GREATER THAN HEATING

GENERAL LIGHTING & RECEPTACLES

3 WATTS PER SQUARE FOOT OF LIVING
 S.F. LIVING = $\frac{2,166 \times 3}{6498}$

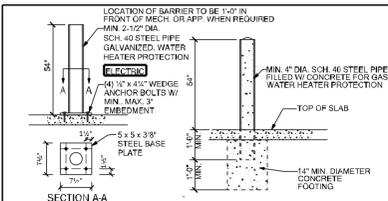
APPLIANCE CIRCUITS

RANGE	8500
OVEN	NONE
MICRO / HOOD	1000
WATER HEATER	4500
WHIRL POOL	1250
WASHER	1500
DRYER	5000
DISHWASHER	1500
DISPOSAL	500
SMALL APPLIANCE CIRCUITS (3)	4500
BATH FANS (100 WATTS / EACH)	300

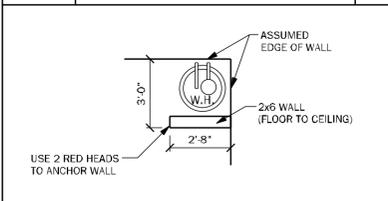
GEN LIGHT'G & RECEPT. + APP. CIR. = 35,048
 SUBTRACT 100 % OF FIRST 10,000 = -10,000
A = 25,048

HVAC CIRCUITS
 A/C (AIR HANDLER & COMP.) = 10,000
 A/C (AUXILIARY HEAT STRIP) = 10,000
B = 20,000

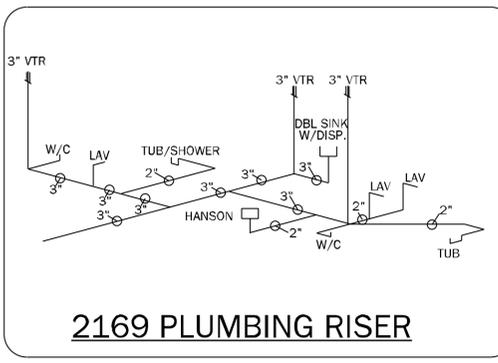
CIRCUIT CALCULATIONS
 FIRST 10,000 AMPS @ 100% = 10,000
 + 40% OF "A" = (.40 x 25,048) = 10,019
 + 100% OF "B" = (20,000) = 20,000
 TOTAL WATTAGE = 40,019
 WATTS DIVIDED BY 240 = AMPS
 CALCULATED SERVICE AMPS = 167



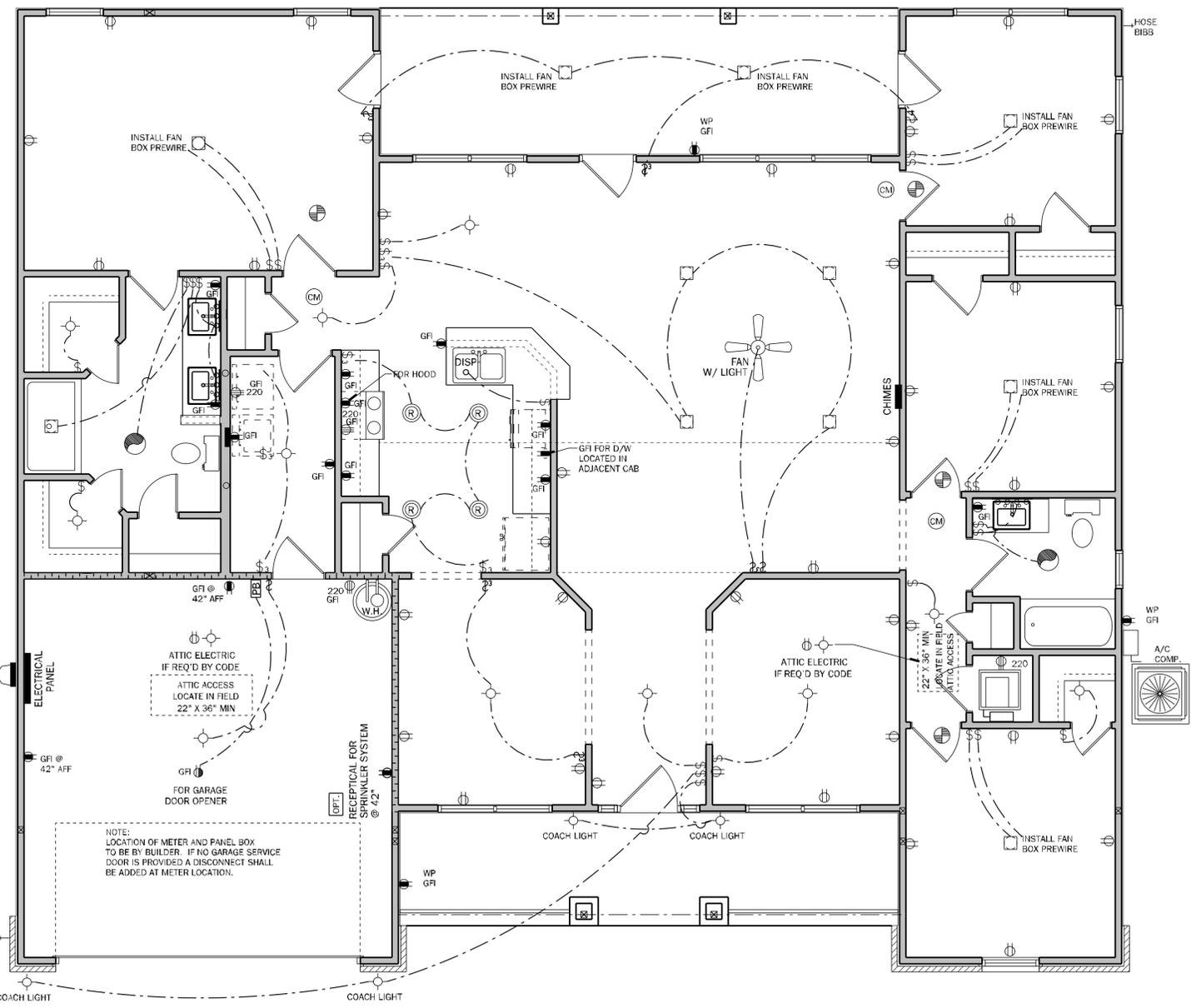
FM24 PROTECTION BARRIER N.T.S.



FM24.1 ALTERNATIVE PROTECTION BARRIER N.T.S.



2169 PLUMBING RISER



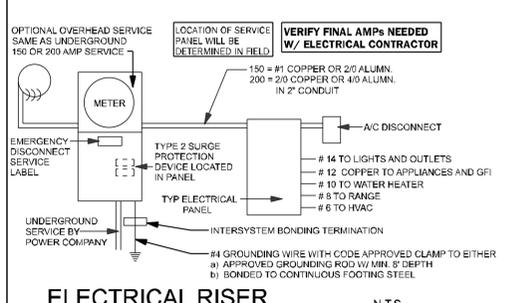
ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION "CR"

ELECTRICAL NOTES: UNLESS OTHERWISE NOTED.

- ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTER LINE OF THE BOX TO BE: 16" AFF (GENERAL), IN A FLOOD ZONE, ALL ELECTRICAL EQUIPMENT TO BE AT OR ABOVE DEFE.
- KITCHEN: 44" AFF
- BATHROOM: 39" AFF
- LAUNDRY ROOM: 36" AFF
- EXTERIOR WATERPROOF: 12" AFF
- GARAGE - GENERAL PURPOSE: 42" AFF
- RANGE: 2" AFF
- ALL TRIM PLATES AND DEVICES TO BE GANGED, WHERE POSSIBLE.
- ELECTRICAL SWITCHES TO BE 4" x 4" CENTERLINE ABOVE FINISHED FLOOR.
- ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC), LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL WIRING & ACCESSORIES.
- SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314 AND SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.
- COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.
- PROVIDE AFCI'S (ARC-FAULT CIRCUIT INTERRUPTERS) COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS IN ALL DWELLING UNITS PER NFPA 70 (CURRENT EDITION) AND THE NEC AND AS DEFINED IN UL 1699.
- PROVIDE TAMPER RESISTANT RECEPTACLES AS REQUIRED BY THE NFPA 70 (CURRENT EDITION).
- CARBON MONOXIDE PROTECTION: CARBON MONOXIDE ALARMS OR DETECTORS SHALL BE INSTALLED IN ALL DWELLING UNITS IN ACCORDANCE WITH FBC R315 AND NFPA 70. SUCH DEVICES SHALL BE LISTED BY THE APPROPRIATE STANDARD, EITHER ANSI/UL 2034, STANDARDS FOR SINGLE AND MULTIPLE STATION CO ALARMS OR UL 2075, GAS AND VAPOR DETECTOR SENSOR, ACCORDING TO THE INSTALLATION.
- R315.1.2 COMBINATION ALARMS: COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
- KEEP ALL SMOKE DETECTORS MINIMUM OF 36" FROM BATHROOM DOORS.
- IN NEW CONSTRUCTION, SMOKE DETECTORS SHALL BE HARDWIRED INTO AN A/C ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP.
- BATHROOM EXHAUST FANS MUST VENT TO THE EXTERIOR OF THE BUILDING. VENTILATION TO ATTIC SPACE AND SOFFITS IS NOT ACCEPTABLE.
- CHAPTER 45 PRIVATE SWIMMING POOLS - OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH R4501.17.1.1 THROUGH R4501.17.1.4.
- ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6" OF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE. RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE OR SINK TO FULFILL THE REQUIREMENT OF AN OUTLET EVERY 24". THE WIDTH OF THE SINK OR RANGE IS NOT TO BE INCLUDED IN THE SPACING OF THE OUTLETS UNLESS THE DISTANCE FROM THE SINK OR RANGE IS GREATER THAN 12" FOR STRAIGHT COUNTER TOPS AND 18" FOR SINKS AND RANGES INSTALLED IN CORNER COUNTERS.
- WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
- FOR ONE- AND TWO-FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT-CIRCUIT CURRENT RATING EQUAL TO OR GREATER THAN THE AVAILABLE FAULT CURRENT, INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION. EACH DISCONNECT SHALL BE ONE OF THE FOLLOWING: (1) SERVICE DISCONNECTS MARKED AS FOLLOWS: EMERGENCY DISCONNECT, SERVICE DISCONNECT (2) METER DISCONNECTS INSTALLED PER 230.82(3) AND MARKED AS FOLLOWS: EMERGENCY DISCONNECT, SERVICE DISCONNECT, METER DISCONNECT (3) OTHER LISTED DISCONNECT SWITCHES OR CIRCUIT BREAKERS ON THE SUPPLY SIDE OF EACH SERVICE DISCONNECT THAT ARE SUITABLE FOR USE AS SERVICE EQUIPMENT AND MARKED AS FOLLOWS: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT (3) OTHER LISTED DISCONNECT SWITCHES OR CIRCUIT BREAKERS ON THE SUPPLY SIDE OF EACH SERVICE DISCONNECT THAT ARE SUITABLE FOR USE AS SERVICE EQUIPMENT AND MARKED AS FOLLOWS: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT MARKINGS SHALL COMPLY WITH 140.2(1)(B).
- ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT.

ELECTRICAL LEGEND

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



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

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AD BD **ATA** **fhba** **GO BA**

MUNICIPAL STAMP AREA

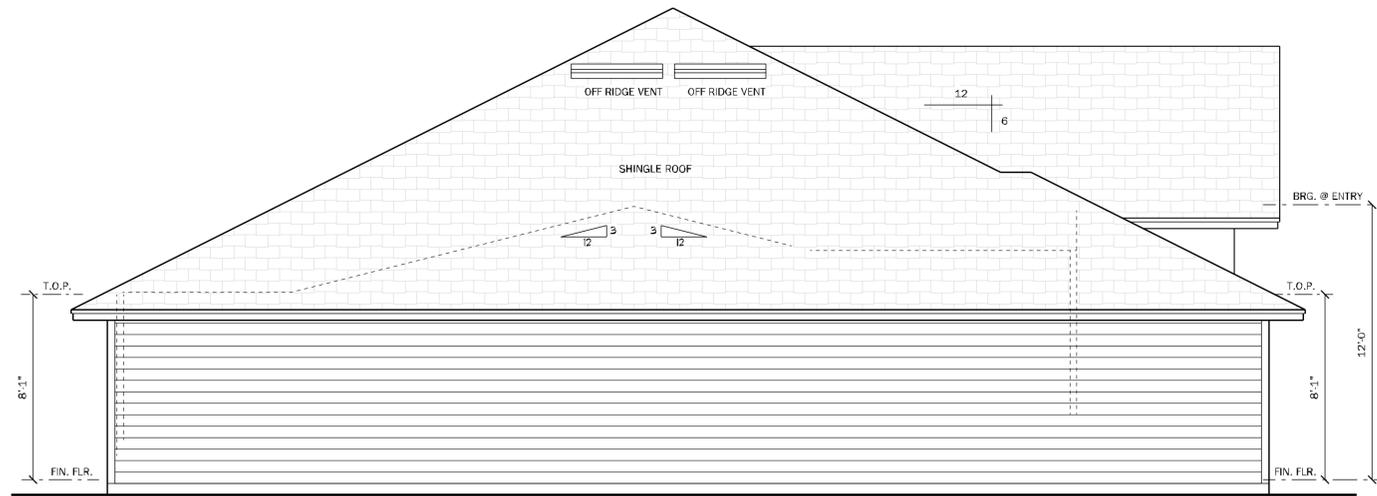
SIGNATURE & SEAL
 10/7/2025

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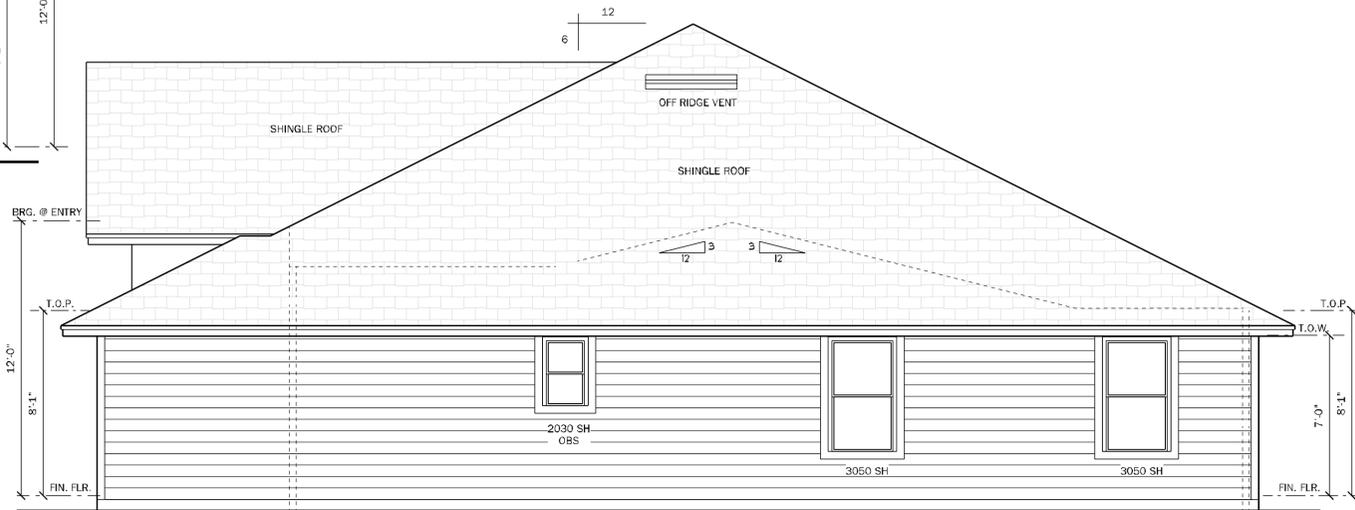
ADAMS HOMES
 FLORIDA CONTRACTORS LICENSE NO. CR12130146
100 WEST GARDEN STREET
PENSACOLA FL 32502
 Division location: GAINESVILLE

Builder: **Preserve at Laurel Lake**
 Plan Name: **2169**
 Project Address: **2476 S Bellflower Dr. Cape Coral, FL**
 Client No.: **22**

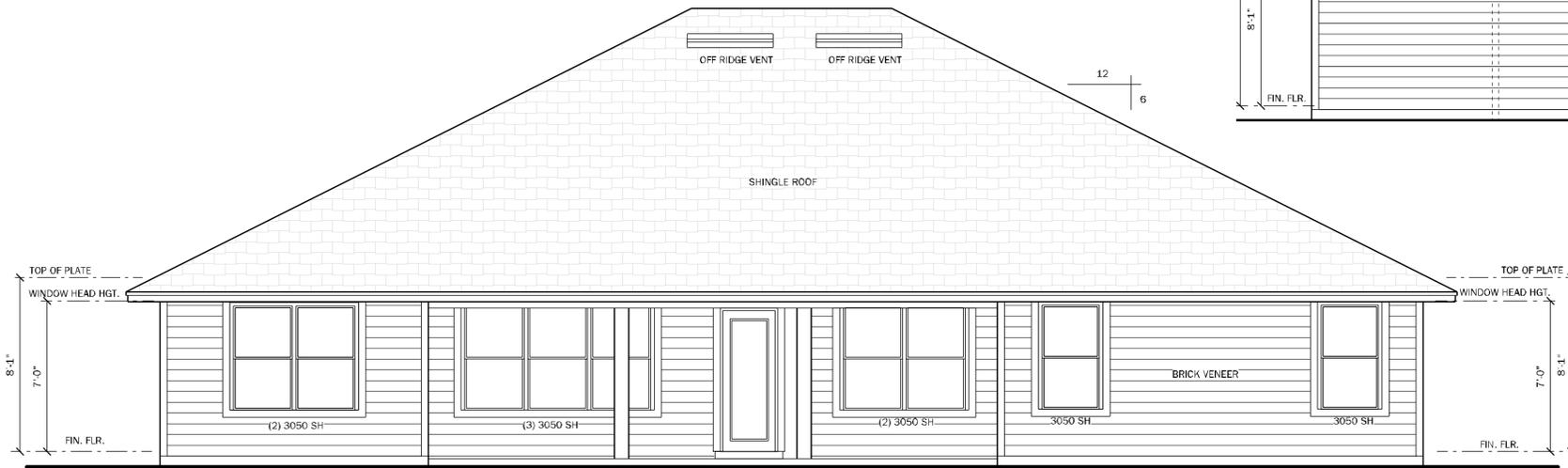
Project No: **25-08703**
 Sheet No: **4**
ELECTRICAL



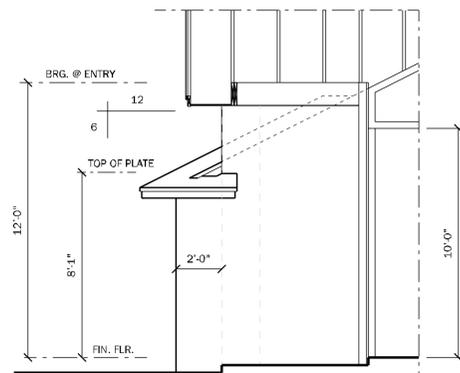
LEFT ELEVATION "B" & "CR"
SCALE: 1/4" = 1'-0"



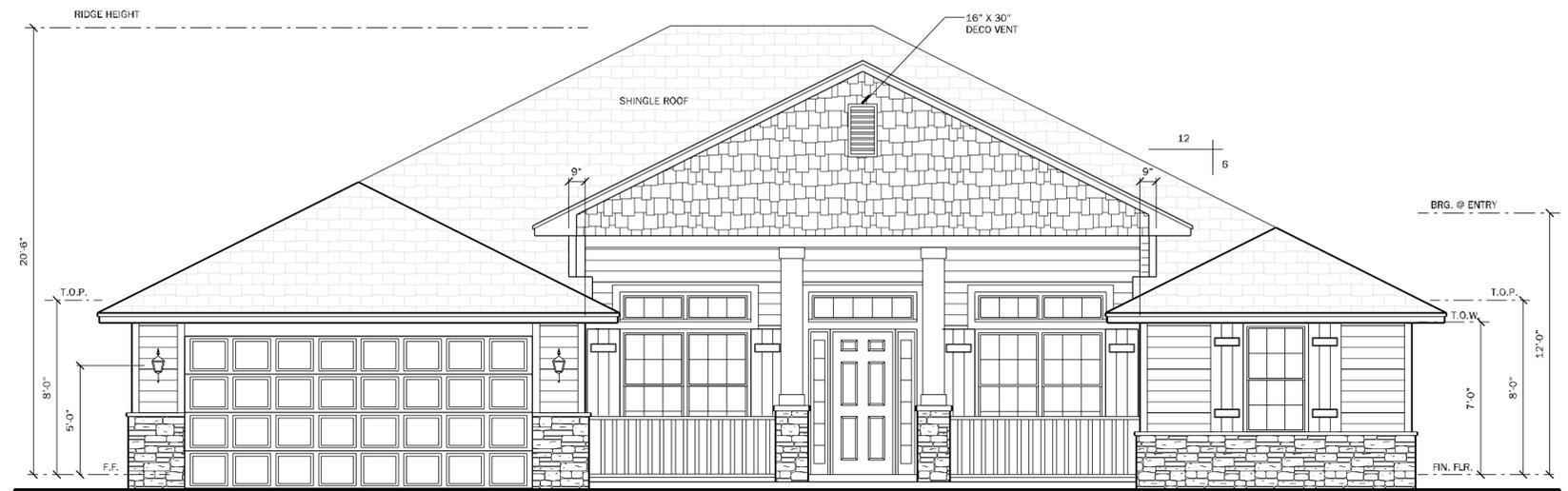
RIGHT ELEVATION "B" & "CR"
SCALE: 1/4" = 1'-0"



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



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



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

VENTILATION CALCULATION	
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



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MUNICIPAL STAMP AREA

SIGNATURE & SEAL
10/7/2025

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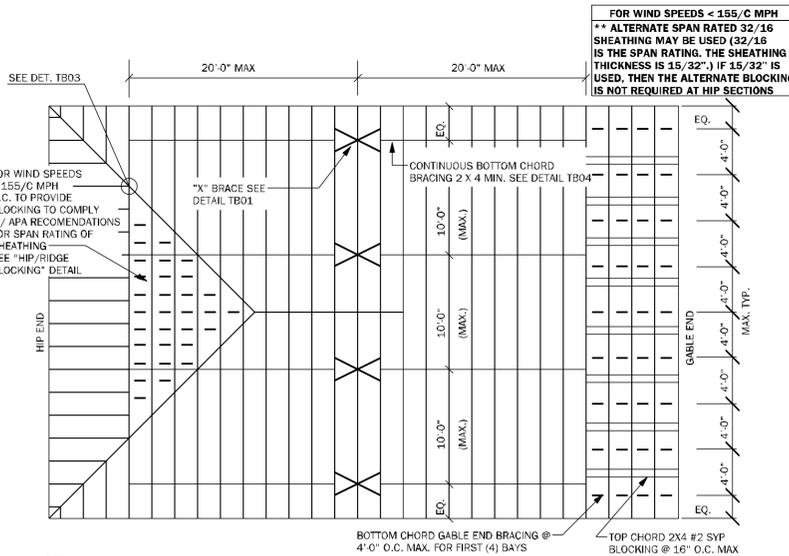
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ADAMS HOMES
FLORIDA CONTRACTORS LICENSE NO. CRC130145
100 WEST GARDEN STREET
PENSACOLA FL 32502
Builder: ADAMS HOMES
Division location: GAINESVILLE

Community: Preserve at Laurel Lake
Plan Name: 2169
Project Address: 2476 30th Bellflower Dr.
City: Pensacola, FL
Client No.:
TOT: 22
REV: 1

Project No: 25-08703
Sheet No:

5
ELEVATIONS-CR



NOTE:
 1) SEE TRUSS MANUFACTURER'S TRUSS ENGINEERING CUT SHEETS FOR ADDITIONAL PERMANENT BRACING THAT MAY BE REQUIRED FOR FIRST (4) BAYS
 2) "T" BRACING MAY BE USED IN PLACE OF PERMANENT BRACING PROVIDED IT EXTENDS OVER AT LEAST 90% OF THE WEB.

TB05 REQUIRED MINIMUM PERMANENT TRUSS BRACING PLAN N.T.S.

RSR ENGINEERED ROOF PER ASCE 7-22 ROOF DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 25 ft				
WIND SPEED (ULTIMATE)	130 MPH			
WIND SPEED (ALLOWABLE)	101 MPH			
EXPOSURE CATEGORY	B			
EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF)			
	(-) VALUE DENOTES SUCTION			
AREA	ROOF		GABLE	
	1	2	3	4
10	-22.94	-31.68	-24.44	-38.92

ROOF NAILING SCHEDULE/ NAILING ZONES (SHINGLE AND TILE):	
ZONE 1:	ASTM F1667 RSR-01 (8d) NAILS @ 6" O.C. ON EDGE & 6" O.C. IN FIELD
ZONE 2:	ASTM F1667 RSR-01 (8d) NAILS @ 4" O.C. ON EDGE & 4" O.C. IN FIELD
ZONE 3:	ASTM F1667 RSR-01 (8d) NAILS @ 4" O.C. ON EDGE & 4" O.C. IN FIELD

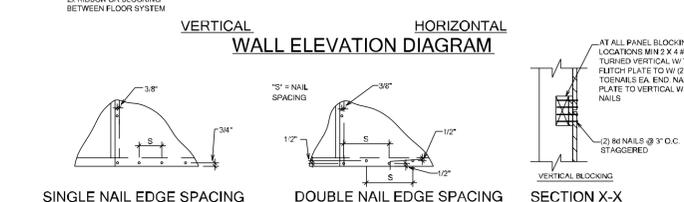
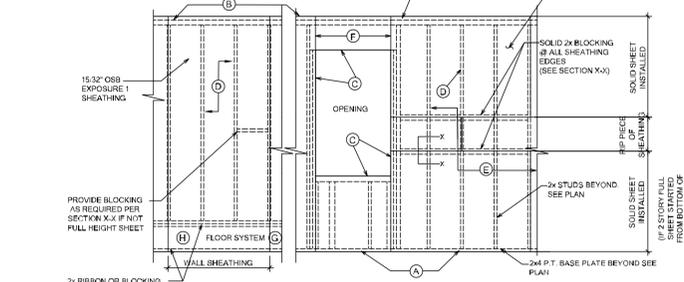
ROOF SHEATHING:
 SHINGLE: 7/16" EXP. 1 (2^{3/4}) or 15/32" EXP. 1 (2^{3/4})
 TILE: 15/32" EXP. 1 (2^{3/4})

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

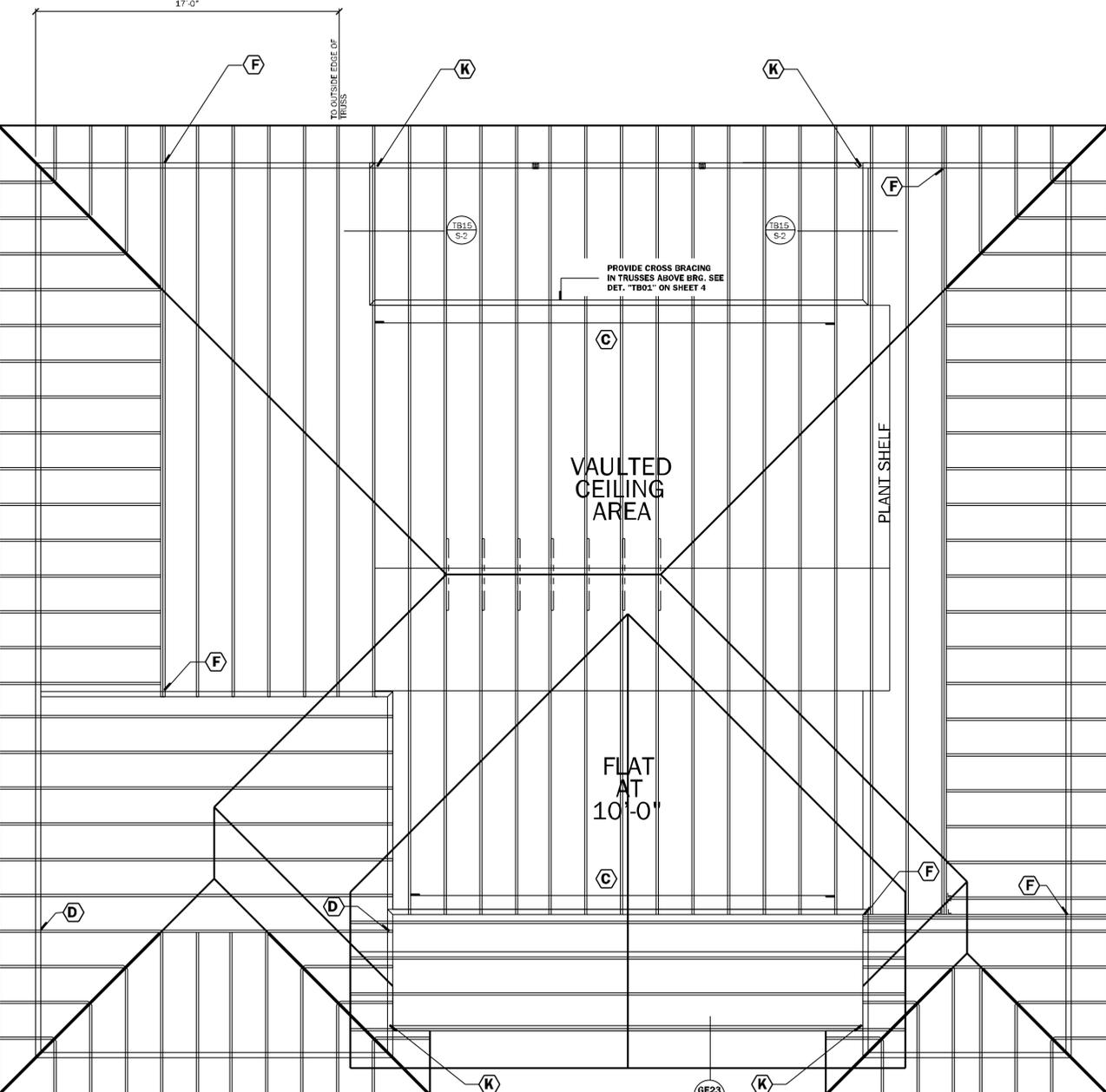
RSR-01, RSR-03, AND RSR-04 ARE RING SHANK NAILS MEETING THE SPECIFICATIONS IN ASTM F1667

WALL SHEATHING MAY BE INSTALLED VERTICALLY OR HORIZONTALLY. ATTACH PER NAILING SCHEDULE. PANEL EDGES SHALL NEED TO BE ATTACHED TO STUD AND/OR BLOCKING AT ALL EDGES. A MINIMUM 1/4" SPACE IS RECOMMENDED BETWEEN PANELS AT EDGES AND END JOINTS TO ALLOW FOR EXPANSION. FASTENERS SHALL NOT PENETRATE SURFACE MORE THAN 1/2"

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



TB13 WALL SHEATHING INSTALLATION AND NAILING SCHEDULES N.T.S.



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

SIMPSON - CONNECTOR SCHEDULE				USP - CONNECTOR SCHEDULE			
MARK	TYPE	CONNECTOR & FASTENERS	SPF	SYP	CONNECTOR & FASTENERS	SPF	SYP
(A)	FRAME TO MASONRY	1HT16 w/ (9) 10d x 1 1/2" OR HETA20 w/ (10) 10d x 1 1/2"	1810	1810	1HT16 w/ (9) 10d x 1 1/2" OR HETA20 w/ (10) 10d x 1 1/2"	1585	1810
(B)	FRAME TO FRAME	H25A w/ (16) 8d NAILS	615	700	RT1A w/ (16) 8d NAILS	515	585
(C)	FRAME TO FRAME	H18A w/ (16) 8d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (2) 12d TOENAILS	1015	1040	RT18A w/ (16) 8d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (2) 12d TOENAILS	805	830
(D)	FRAME TO MASONRY	M12 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (2) 12d TOENAILS	860	890	M12 w/ (16) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (2) 12d TOENAILS	1005	1195
(E)	FRAME TO MASONRY	MGT w/ (2) 10d NAILS AND 5/8" A.T.R. w/ 12" EMBED. w/ SIMPSON "SET-30" EPOXY	3330	3665	MGT15 w/ (2) 10d NAILS AND 5/8" A.T.R. w/ 12" EMBED. w/ SIMPSON "SET-30" EPOXY	3330	4445
(F)	FRAME TO FRAME	H150 w/ (2) 1/4" x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	1215	1415	H150 w/ (2) 1/4" x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	1285	1385
(G)	FRAME TO FRAME	(2) H150 w/ (4) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (2) 12d TOENAILS	2430	2830	(2) H150 w/ (4) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (2) 12d TOENAILS	2510	3065
(H)	FRAME TO MASONRY	H37 w/ (16) 10d NAILS AND (2) 5/8" A.T.R. w/ 12" EMBED. w/ SIMPSON "SET-30" EPOXY (MGT-1 FOR 3-PLY)	10680	10680	H37 w/ (16) 10d NAILS AND (2) 5/8" A.T.R. w/ 12" EMBED. w/ SIMPSON "SET-30" EPOXY (MGT-1 FOR 3-PLY)	7020	9190
(I)	FRAME TO MASONRY	FG15 w/ (16) 1/4" x 3" SDS WOOD SCREWS AND (2) 1/2" x 1 1/2" TITEN 2 ANCHOR BOLTS	3400	4725	RFUS w/ (12) #8 WOOD SCREWS AND (4) 3/4" x 4" WEDGE-BOLT	3100-M	4520-F
(J)	FRAME TO MASONRY	(2) LG12 w/ (16) 16d SINKERS & (2) 1/4" x 2 1/4" TITEN 2 ANCHOR BOLTS	1765	2040	(2) LG12 w/ (16) 16d SINKERS & (10) 1/4" x 2 1/4" TITEN 2 ANCHOR BOLTS	3100-M	3800-F
(K)	FRAME TO MASONRY	(2) LG12 w/ (16) 16d SINKERS & (14) 1/4" x 2 1/4" TITEN 2 ANCHOR BOLTS OR (2) 16d SINKERS FOR FRAME (EA)	3500-M	4080-F	(2) LG12 w/ (16) 16d SINKERS & (10) 1/4" x 2 1/4" TITEN 2 ANCHOR BOLTS OR (2) 16d SINKERS FOR FRAME (EA)	3100-M	4520-F
(L)	FRAME TO MASONRY	(2) LG13 w/ (24) 1/4" x 3" SDS SCREWS & (4) 3/8" x 3" TITEN 2 ANCHOR BOLTS OR (2) 16d SINKERS FOR FRAME (EA)	4730-M	5010-F	(2) LG13 w/ (24) 1/4" x 3" SDS SCREWS & (4) 3/8" x 3" TITEN 2 ANCHOR BOLTS OR (2) 16d SINKERS FOR FRAME (EA)	6480-M	7710-F
(M)	BEAM TO BEAM	H410 OPT HUG10 w/ (16) 16d & (10) 10d NAILS	G1280	L4100	H410 OPT H410 w/ (20) 16d & (10) 10d NAILS	G1360	L4160
(N)	BEAM TO MASONRY	H410 OPT HUG10 w/ (16) TITEN 2 ANCHOR BOLTS	G4150	L4100	H410 OPT H410 w/ (20) 16d x 3" WEDGE-BOLT & (10) 10d NAILS	G4355	L4160
(O)	BEAM TO MASONRY	H410 OPT HUG10 w/ (16) 10d NAILS & (12) 1/4" x 2 1/4" TITEN 2 ANCHOR BOLTS OR (2) 16d SINKERS FOR FRAME (EA)	G4215	L4135	H410 OPT H410 w/ (16) 10d NAILS & (12) 1/4" x 2 1/4" TITEN 2 ANCHOR BOLTS OR (2) 16d SINKERS FOR FRAME (EA)	G4315	L4160
(P)	FRAME TO MASONRY	(2) HETA16 OPT (2) HETA20 1-PL w/ (10) 10d x 1 1/2" OR 2-PL w/ (12) 10d	1820	1920	(2) HTA16 OPT (2) HTA20 1-PL w/ (10) 10d x 1 1/2" OR 2-PL w/ (12) 10d	1870	2430
(Q)	FRAME TO MASONRY	HTM16 w/ (8) 10d NAILS AND (4) 1/4" x 2 1/4" TITEN 2 ANCHOR BOLTS	955	1110	HTVM16 w/ (8) 10d NAILS AND (4) 1/4" x 2 1/4" WEDGE-BOLT	1145	1225
(R)	FRAME TO MASONRY	HTM20 w/ (10) 10d NAILS AND (4) 1/4" x 2 1/4" TITEN 2 ANCHOR BOLTS	955	1110	HTVM20 w/ (10) 10d NAILS AND (4) 1/4" x 2 1/4" WEDGE-BOLT	1145	1225
(S)	FRAME TO MASONRY	H105 w/ (8) 8d x 1 1/2" NAILS AND (2) 3/8" x 4" TITEN 2 ANCHOR BOLTS	785	910	DTB-T2 w/ (8) 8d x 1 1/2" W815 WOOD SCREWS AND (1) 1/2" x 4" A.T.R. EPOXYE w/ SIMPSON "SET-30" (SEE NOTE #4)	1510	1835
(T)	FRAME TO MASONRY	H112 w/ (8) 8d x 1 1/2" W815 WOOD SCREWS AND (1) 1/2" x 4" A.T.R. EPOXYE w/ SIMPSON "SET-30" (SEE NOTE #4)	1835	2145	HT145 w/ (16) 16d x 1 1/2" NAILS AND (1) 5/8" A.T.R. EPOXYE w/ SIMPSON "SET-30" (SEE NOTE #4 BELOW)	-	6005
(U)	FRAME TO MASONRY	HT14 w/ (16) 16d x 1 1/2" NAILS AND (1) 5/8" A.T.R. EPOXYE w/ SIMPSON "SET-30" (SEE NOTE #4 & #5 BELOW)	3640	4235	HT145 w/ (16) 16d x 1 1/2" NAILS AND (1) 5/8" A.T.R. EPOXYE w/ SIMPSON "SET-30" (SEE NOTE #4 BELOW)	-	4100
(V)	FRAME TO MASONRY	H105 w/ (24) 10d x 1 1/2" NAILS	785	910	LG11 w/ (20) 8d x 1 1/2" NAILS	875	1045
(W)	FRAME TO MASONRY	H105 w/ (6) 10d x 1 1/2" SDS WOOD SCREWS & (16) 1/4" x 3" TITEN 2 ANCHOR BOLTS	760	760	RT18M w/ (16) 10d x 1 1/2" NAILS & (4) 1/4" x 3" TITEN 2 ANCHOR BOLTS	1395	1395
(X)	FRAME TO MASONRY	VGT w/ (16) 16d x 3" SDS WOOD SCREWS & (1) 5/8" A.T.R. EPOXYE w/ SIMPSON "SET-30" w/ 12" MIN. EMBEDMENT	3555	4940			
(Y)	FRAME TO MASONRY	VGT w/ (2) 1/4" x 3" SDS WOOD SCREWS & (2) 5/8" A.T.R. EPOXYE w/ SIMPSON "SET-30" w/ 12" MIN. EMBEDMENT	5170	7185			
(Z)	FRAME TO FRAME	VGT w/ (16) 16d x 3" SDS WOOD SCREWS & (1) 5/8" A.T.R. EPOXYE w/ SIMPSON "SET-30" w/ 12" MIN. EMBEDMENT	3555	4940	MUG15 w/ (20) 10d NAILS & HT145 w/ (16) 10d NAILS & (1) 5/8" A.T.R.	-	4100

- GENERAL CONNECTOR NOTES:**
- CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS / BEAMS W/ (2) 12d TOENAILS.
 - ALL TRUSS TO TRUSS CONNECTIONS ARE PROVIDED BY TRUSS MANUFACTURER. UNLESS OTHERWISE NOTED.
 - G.C. MAY USE EITHER SIMPSON OR USP CONNECTIONS. SEE FRAMING PLAN FOR CONNECTION CALL OUT.
 - FOR SINGLE PLY TRUSSES, SCAB ON FULL HEIGHT SYP W/ 2" x 4" TO TRUSS VERTICAL WEBS W/ (2) ROWS OF 16d NAILS @ 3" O.C. STAGGERED.
 - 12" MIN. A.T.R. EMBEDMENT @ 16" O.C. FROM END OF BEAM UNLESS OTHERWISE NOTED.
 - SCAB TRUSS CHORD W/ 4" x 2" SYP #2 MATCH CHORD LUMBER SIZE) w/ (2) ROWS 16d @ 4" FROM END & 4" O.C. STAGGERED CENTER AT CONNECTOR LOCATION & MUCH AS POSSIBLE.
- MINIMAL CONNECTOR UNDO ON FRAMING PLAN**
- CONNECTION FOR ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS / LINTELS / GF WALLS UNDO ON PLAN
 - CONNECTION AT 2" OF 2" O.C. PENETRATING VERTICALS FOR ALL FLOOR TRUSSES PARALLEL TO MASONRY WALLS
 - CONNECTION FOR ALL HIP-JACK / CORNER JACK TO MASONRY WALLS / GF WALLS / LINTELS
 - CONNECTION FOR ALL CONTINUOUS RIM BOARD TO TOP OF MASONRY AT 32" O.C. MAX. w/ (2) AT EACH CORNER G.C. TO VERIFY LOCATION DOES NOT CONFLICT W/ (IF APPLICABLE) LAYOUT
 - CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS / BEAMS W/ (2) 12d TOENAILS
- MINIMAL CONNECTOR UNDO ON FRAMING PLAN**
- CONNECTION FOR JACK TRUSS TO WOOD WALL OR BEAM
 - MINIMAL CONNECTOR UNDO ON FRAMING PLAN
- MINIMAL CONNECTOR UNDO ON FRAMING PLAN**
- CONNECTION FOR ALL TRUSSES TO INTERIOR EXTERIOR BEARING WOOD WALLS AND / OR BEAMS

ROOF FRAMING NOTES

- SINGLE OR METAL ROOFING SYSTEM (SEE ARCH.) SHEATHING - SEE [RSR] SCHEDULE THIS SHEET. FOR SHIT 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 TYPICAL ROOF SLOPE AND OTHER INFORMATION).
- THE EXTERIOR CEILING FOR THE ENTRIES AND PORCHES SHALL HAVE EITHER 7/16" OSB EXPOSURE 1 SHEATHING OR 1/2" DENSGLASS TO THE UNDERSIDE OF THE ROOF TRUSSES. ALL PANEL EDGES ARE TO BE BLOCKED SOLID WITH 2x4 #2 SYP WITH (3) 10d TOENAILS EACH END. THE SHEATHING IS TO BE NAILED WITH 8d NAILS AT 4" ON CENTER AT ALL EDGES AND THEN 8" ON CENTER IN FIELD.
- FOR UNDERLAYER REQUIREMENTS SEE ROOFS 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 REVISIONS 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 E.O.R.

SEE PLAN SET FOR TRUSS BRACING AND ADDITIONAL ROOF INFORMATION

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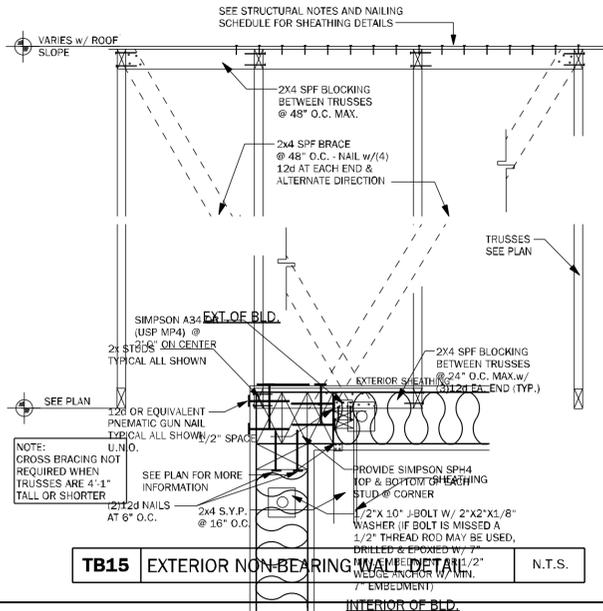
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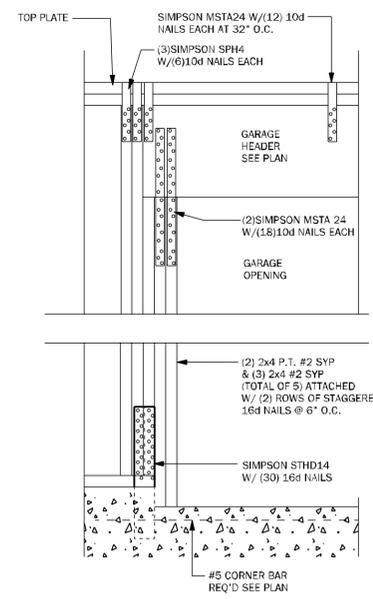
ADAMS HOMES
 FLORIDA CONTRACTORS LICENSE NO. CRC1330145
 100 WEST GARDEN STREET
 PENSACOLA FL 32502
 Division Location: GAINESVILLE

Community: Preserve at Laurel Lake
 Plan Name: 2169
 Project Address: 247 SW Belknap Dr. Lake City, FL
 Client No.:

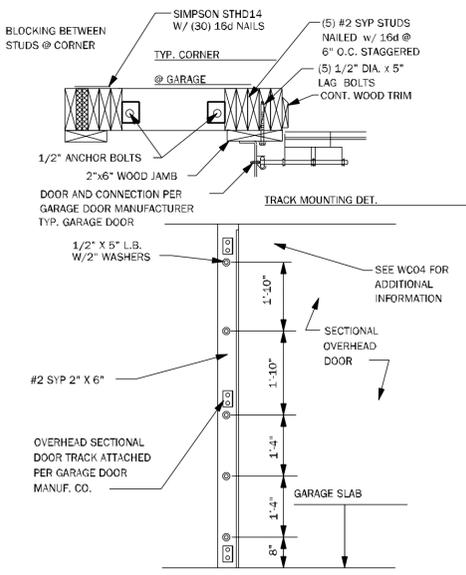
Project No: 25-08703
 Sheet No: S-1
 ROOF PLAN CR



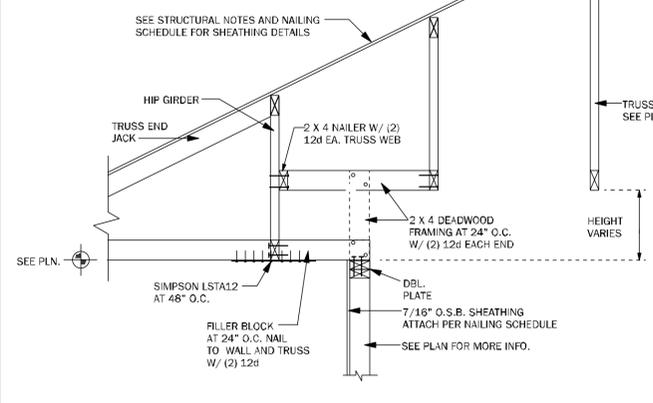
TB15 EXTERIOR NON-BEARING WALL DETAIL N.T.S.



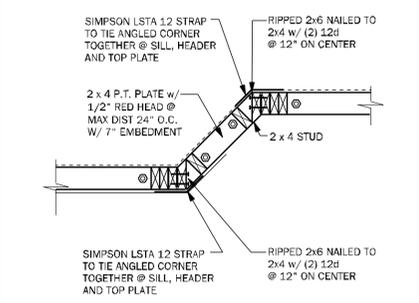
WC04 GARAGE HEADER ANCHOR 3/4" = 1'-0"



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

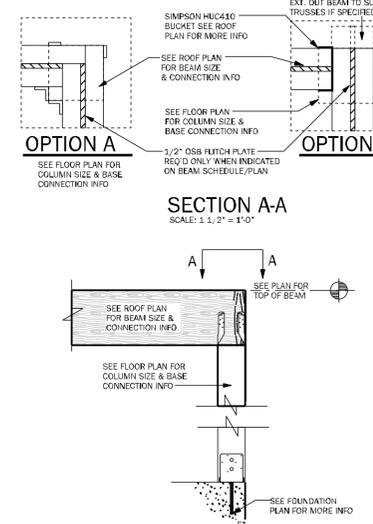


WF64 EXTERIOR NON BRG. WALL DETAIL N.T.S.

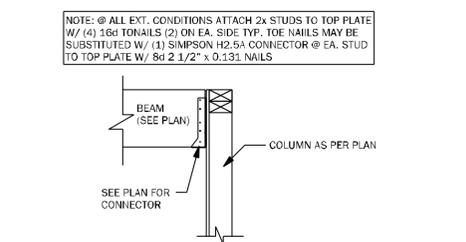


WF43 EXTERIOR ANGLED WALL DETAIL N.T.S.

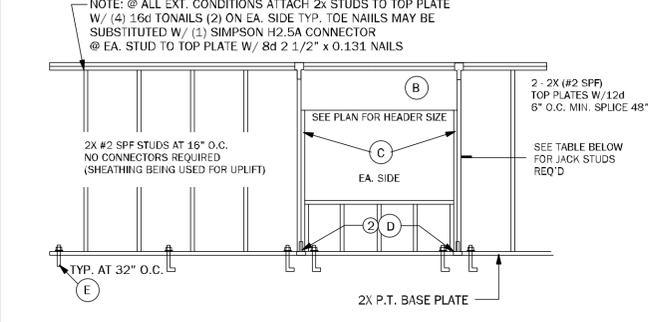
WC06 EXTERIOR FRAME CORNER 3/4" = 1'-0"



CD11 COMMON BEAM ATTACHMENT N.T.S.

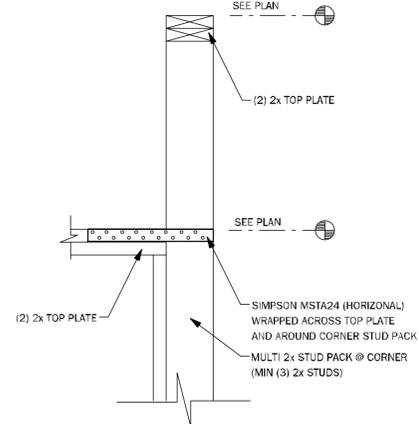


CD25 BEAM TO WALL CONNECTION N.T.S.

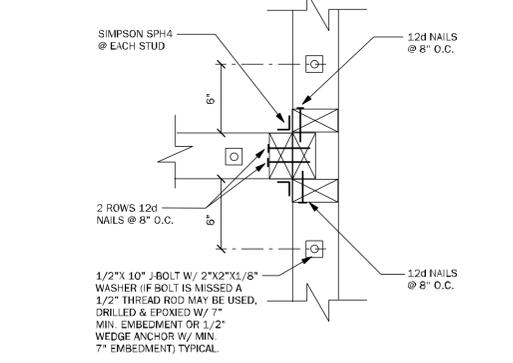


CONNECTOR LEGEND		WINDOW & DOOR JACK TABLE	
A	SIMPSON SPH4 W/ 12d NAIL x 1/2"	PROVIDE JACKS @ EACH END AS FOLLOWS	
B	(1) SIMPSON SDWC15600 @ 16" O.C.	(2) WHEN OP'NGS ARE GREATER THEN 4'-0"	
C	(2) SIMPSON SDWC15600 @ EACH SIDE OF HEADER FROM KING STUDS TO TOP PLATE & (1) SDWC15600 FROM JACK STUD TO HEADER.	(3) WHEN OP'NGS ARE GREATER THEN 10'-0" BUT LESS THAN 16'-0"	
D	SIMPSON SPH4 W/ 12d NAIL x 1 1/2"	NOTE: FOR EXTERIOR OR SHEAR WALL SEE SHEET S-2 FOR WALL & ROOF SHEATHING INSTALLATION & NAILING SCHEDULES	
E	1/2"x10" J-BOLT W/ 2"x2"x1/8" WASHER @ 32" O.C. PLUS (2) WITHIN 6" EACH SIDE OF JACK STUDS @ HEADER		

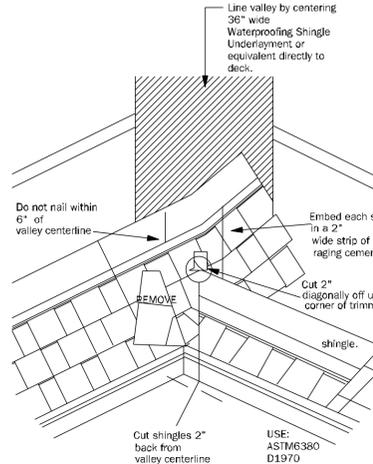
WF66 TYPICAL BEARING WALL N.T.S.



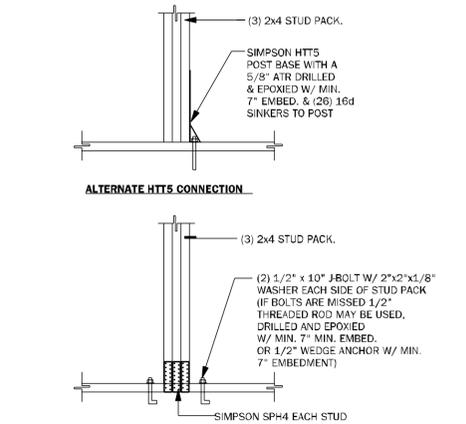
WC09 WALL STEP @ CORNER N.T.S.



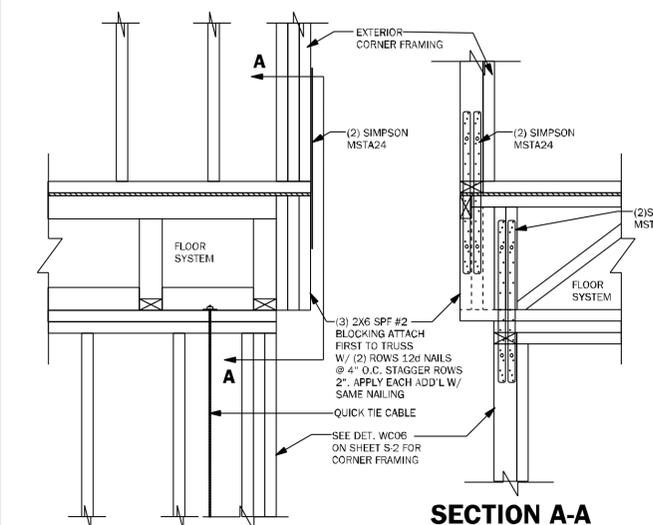
WC03 WALL TO WALL CONN. @ END OF SHEARWALL 1 1/2" = 1'-0"



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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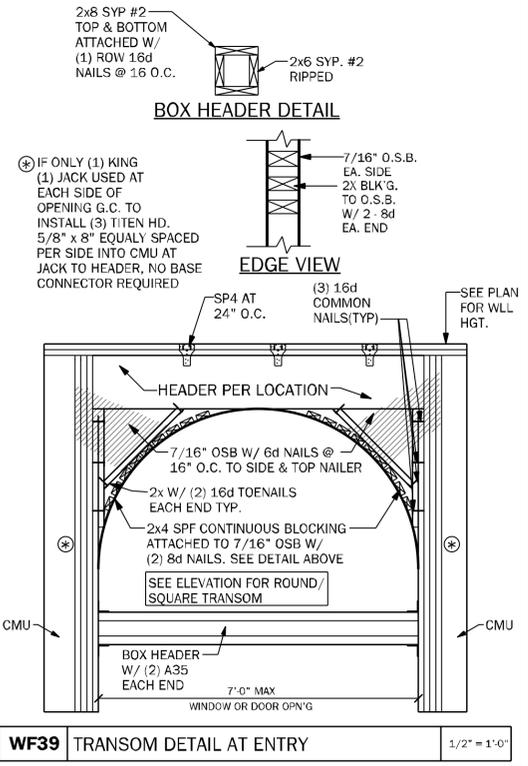
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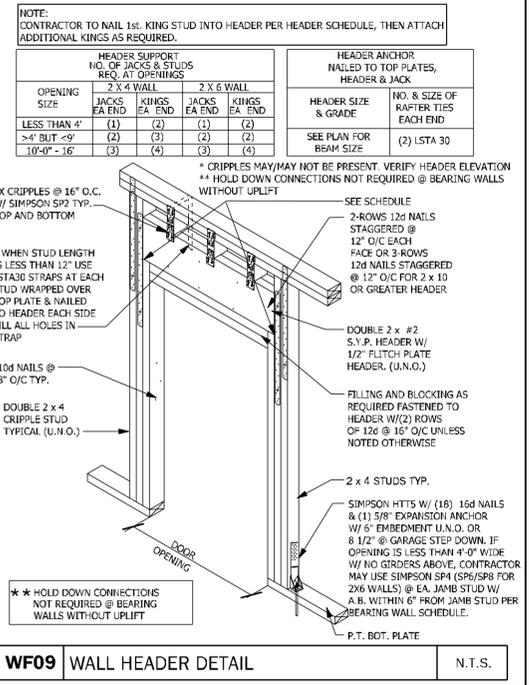
DAMS HOMES
 FLORIDA CONTRACTORS LICENSE NO. CR1330146
 100 WEST GARDEN STREET
 PENSACOLA FL 32502
 Division Location: GAINESVILLE

LOT: 22
 Community: Preserve at Laurel Lake
 Plan Name: 2169
 Project Address: 2475 Safflower Dr.
 City: Pensacola, FL
 Client No:

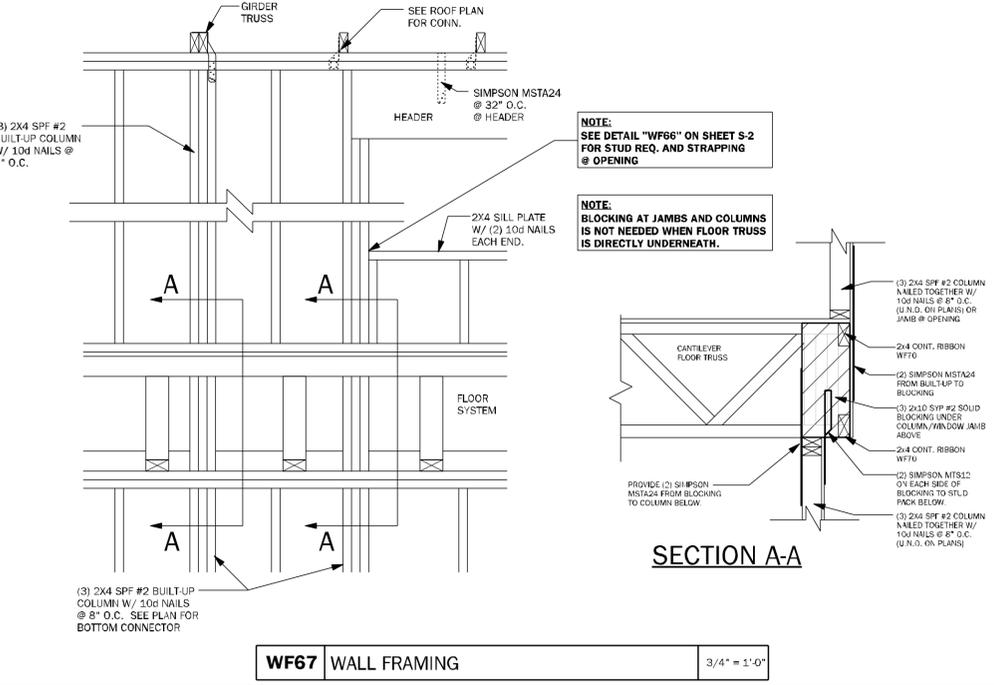
Project No: 25-08703
 Sheet No: S-2
 TYPICAL FRAMING DETAILS



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



WF09 WALL HEADER DETAIL N.T.S.



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



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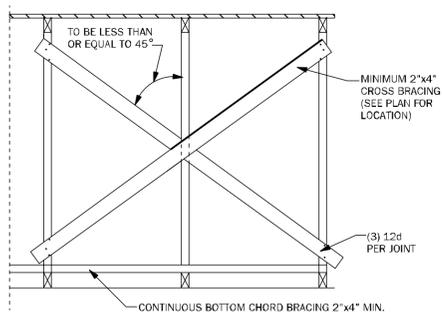
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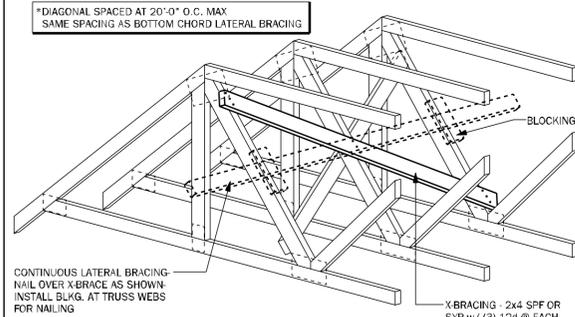
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100 WEST GARDEN STREET
PENSACOLA FL 32502
 Division Location: GAINESVILLE

LOT: 22
 BLK:
 Community: Preserve at Laurel Lake
 Plan Name: 2169
 Project Address: 247 SW Bellflower Dr.
 Lake City, FL
 Client No.:

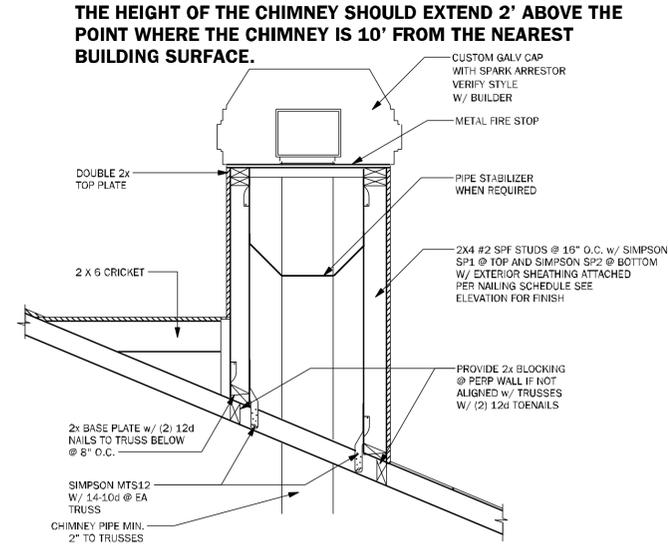
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 Sheet No: **S-2.1**
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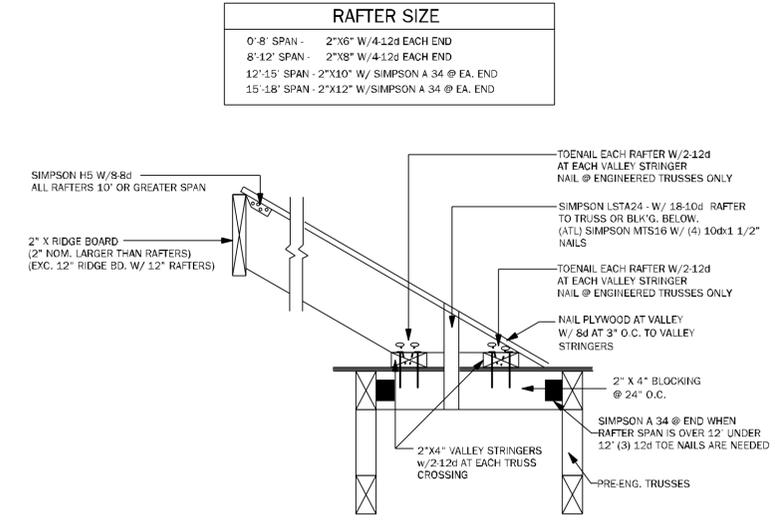
TB01 TYPICAL CROSS BRACING DETAIL N.T.S.



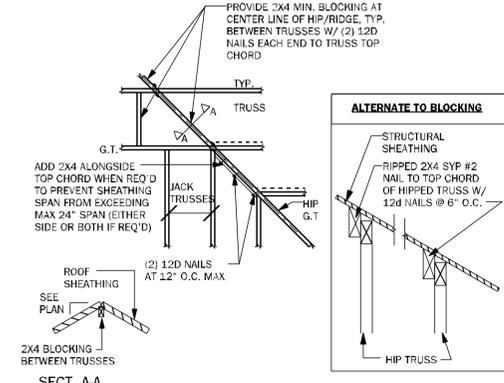
TB02 TYPICAL CROSS BRACING DETAIL N.T.S.



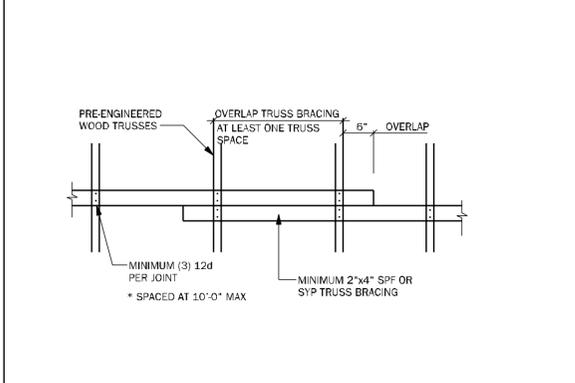
CH01 TYPICAL CHIMNEY FRAME DETAIL 3/4" = 1'-0"



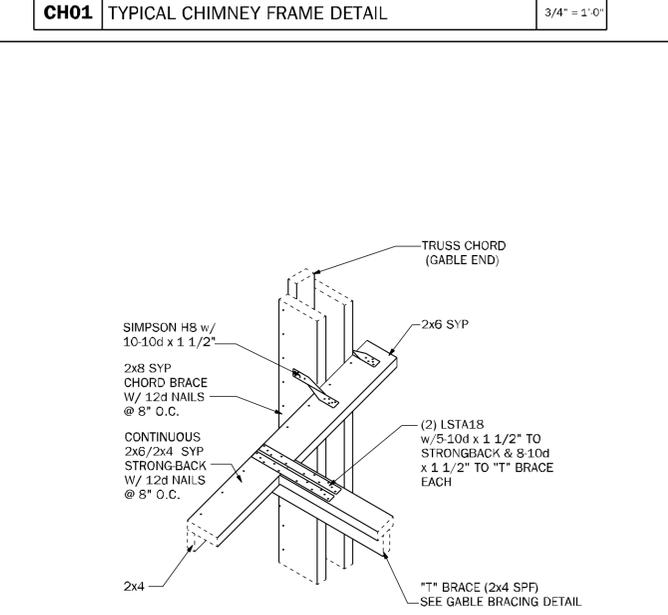
TB17 CONV. FRAMING & VALLEY FRAMING N.T.S.



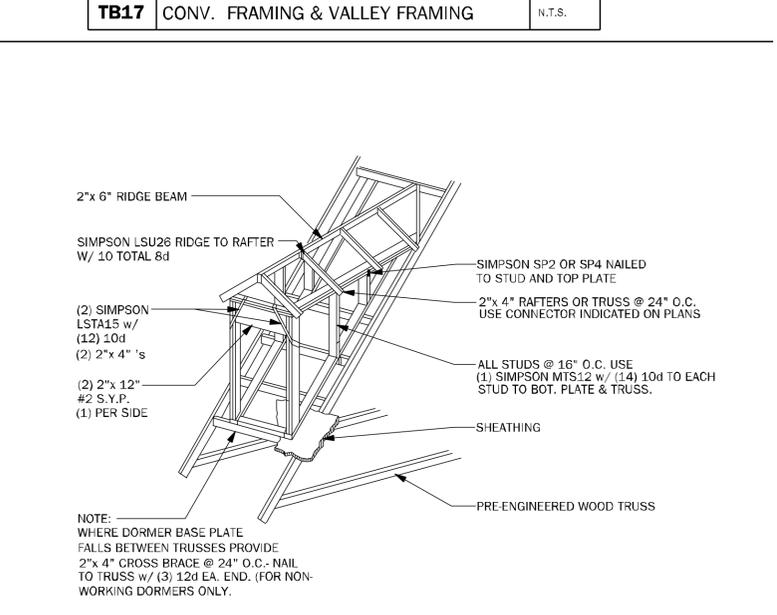
TB03 HIP / RIDGE BLOCKING DETAIL N.T.S.



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



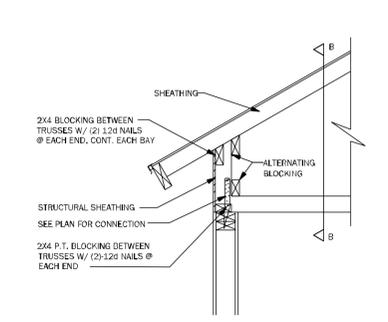
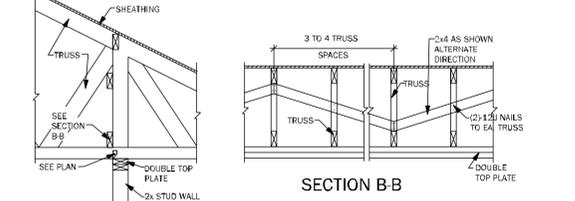
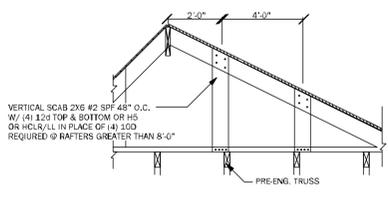
GE04 "T" BRACE CONNECTION @ GABLE END W/ VOLUME CEILING 3/4" = 1'-0"



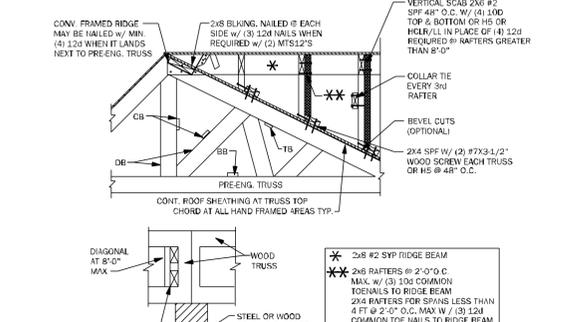
WF05 DORMER FRAMING DETAIL N.T.S.

TRUSS NOTES:

- WOOD TRUSS ERECTOR SHALL PROVIDE BRACING ACCORDING TO ANSI/TPI-2014 (TRUSS PLATE INSTITUTE) NOTE THAT THE COMBINED WIND AREA IS GREATER BEFORE THE ROOF SHEATHING IS APPLIED, AND BRACING SHALL THEREFORE BE INSTALLED AS THE TRUSSES ARE ERECTED. INADEQUATE BRACING IS THE MOST COMMON CAUSE OF ACCIDENT IN WOOD TRUSS CONSTRUCTION. FULL BUILDERS OR 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 SHIMBLES 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 (OR 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 2'-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"



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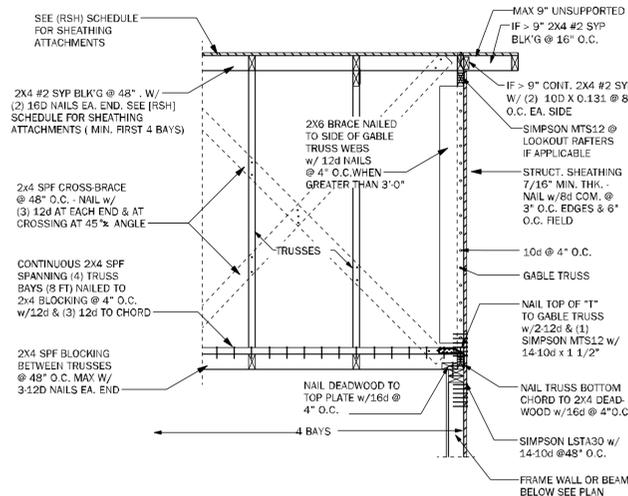
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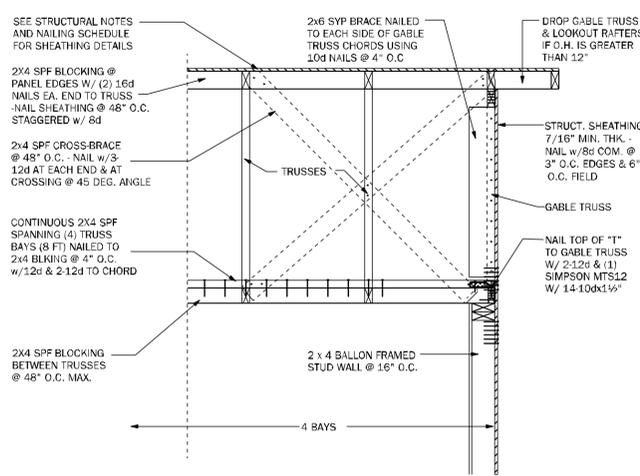
ADAMS HOMES
FLORIDA CONTRACTORS LICENSE NO. CRCL330146
100 WEST GARDEN STREET
PENSACOLA FL 32502
Division Location: GAINESVILLE

LOT: 22
UNIT:
RUC:
Community: Preserve at Laurel Lake
Plan Name:
2169
Project Address: 247 SW Bellflower Dr.
Lake City, FL
Client No.:

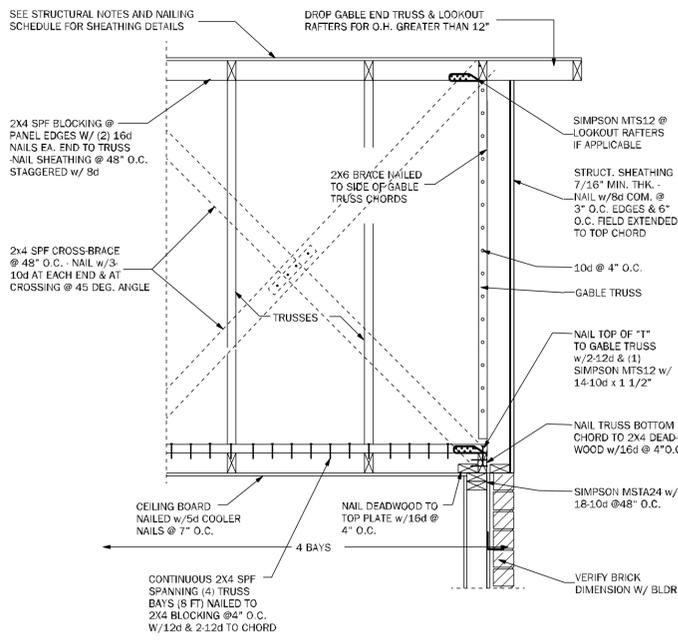
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Sheet No: **S-4**
ROOF FRAMING AND BRACING DETAILS



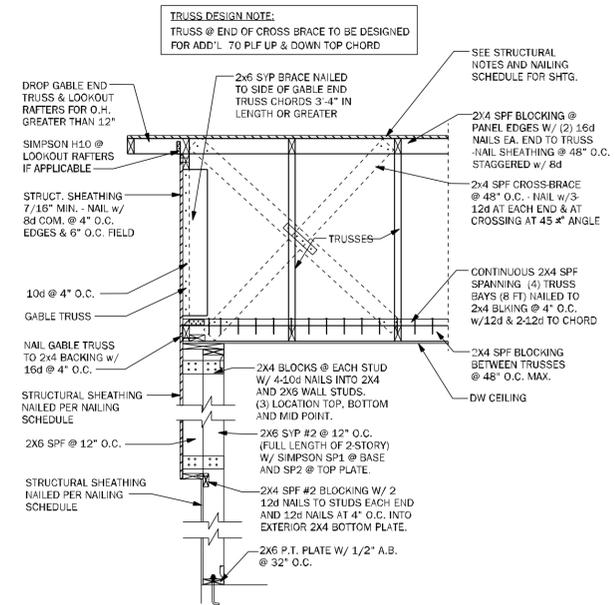
GE05 GABLE END BRACING - FRAME WALL N.T.S.



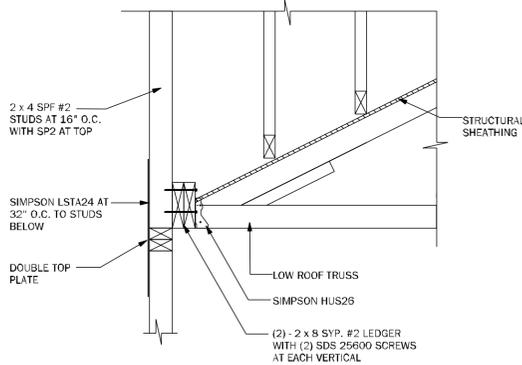
GE22 GABLE END BRACING w/ VOL CEILING 1/2" = 1'-0"



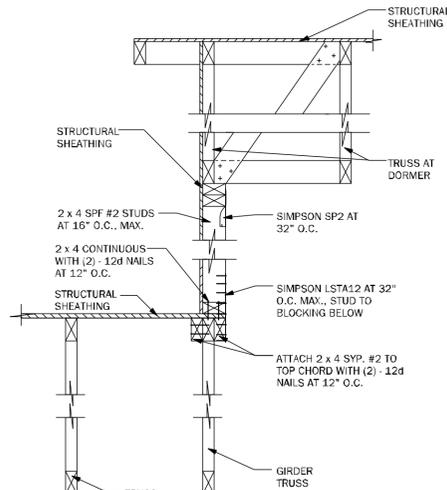
GE23 GABLE END BRACING w/o VOLUME CEILING 1/2" = 1'-0"



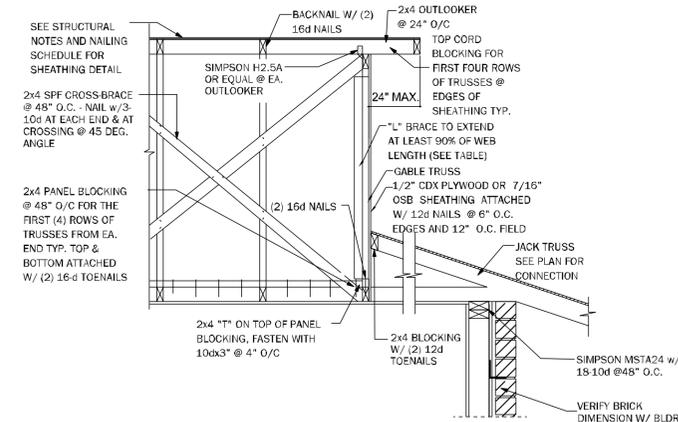
GE24 GABLE @ VAULT N.T.S.



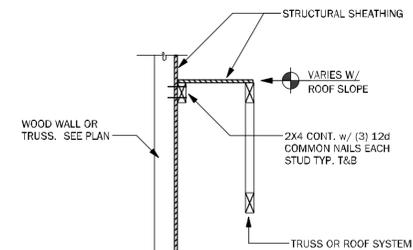
WF72 LEDGER N.T.S.



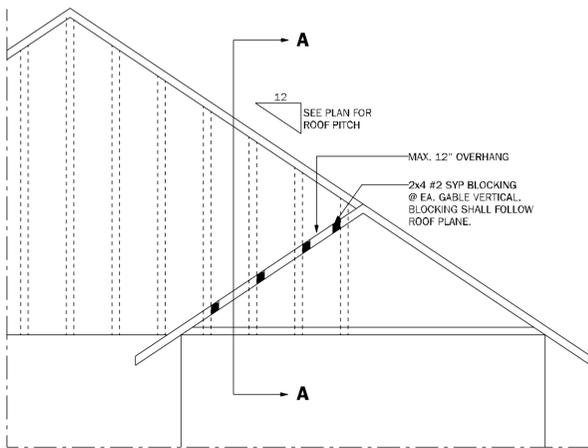
WF73 KNEEWALL @ DORMER N.T.S.



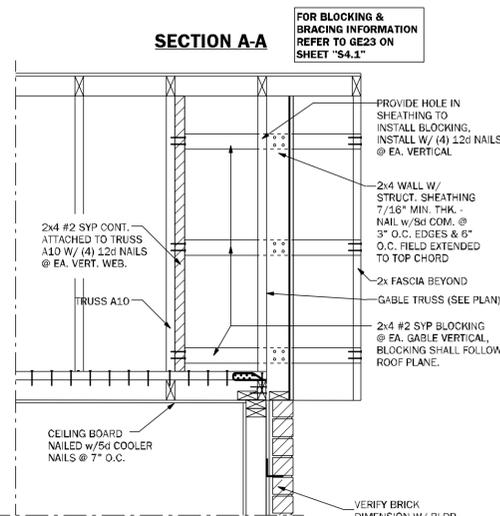
GE21 SECTION @ DUTCH GABLE 3/4" = 1'-0"



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"



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MUNICIPAL STAMP AREA

SIGNATURE & SEAL
10/17/2025

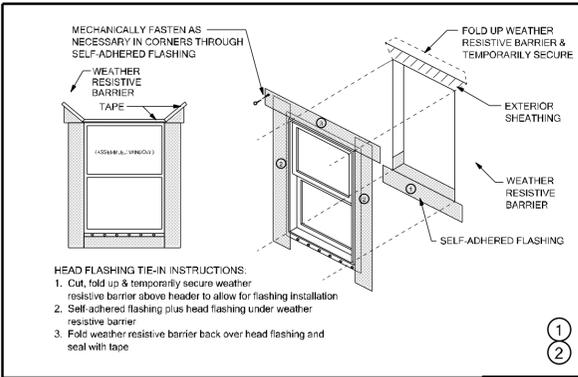
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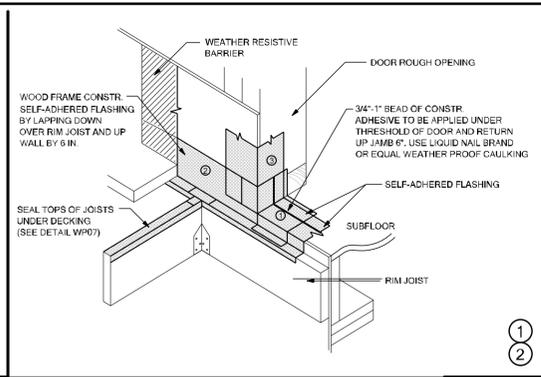
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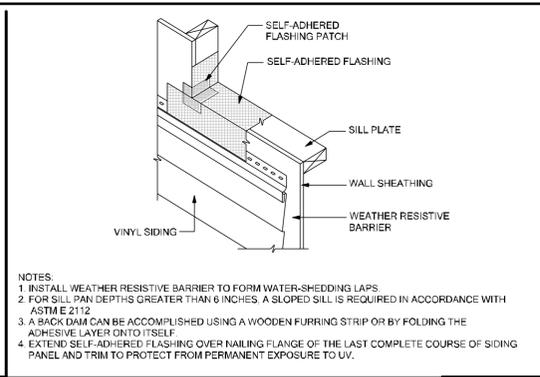
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ROOF FRAMING AND BRACING DETAILS



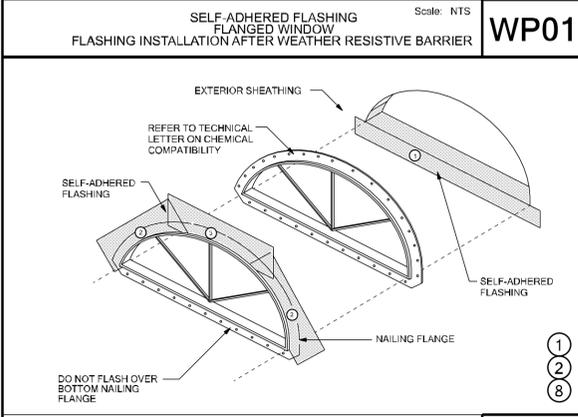
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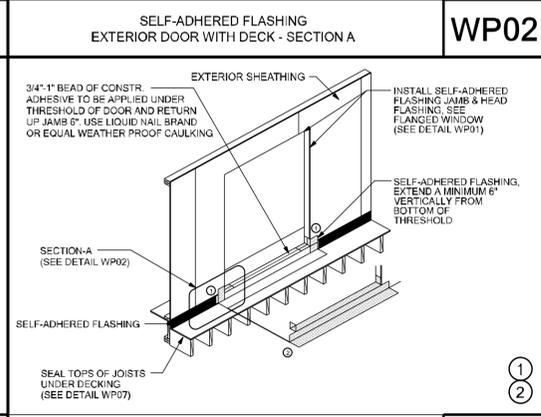
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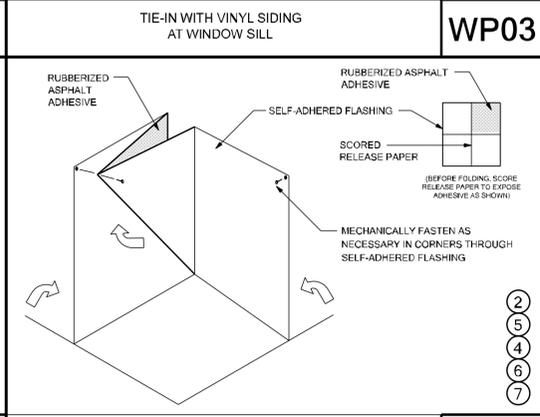
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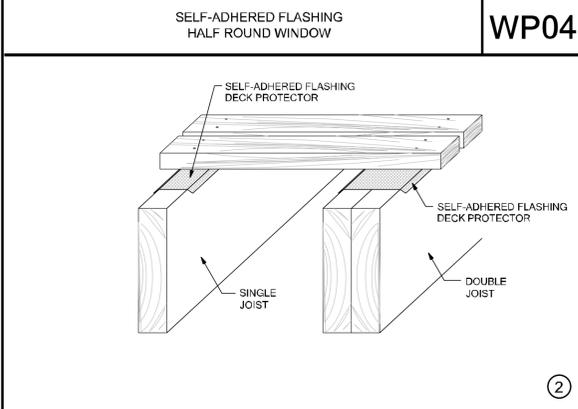
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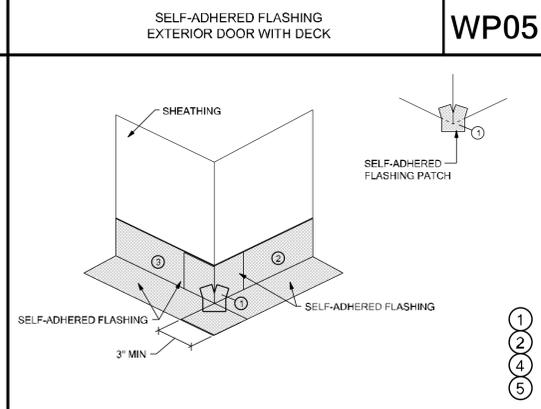
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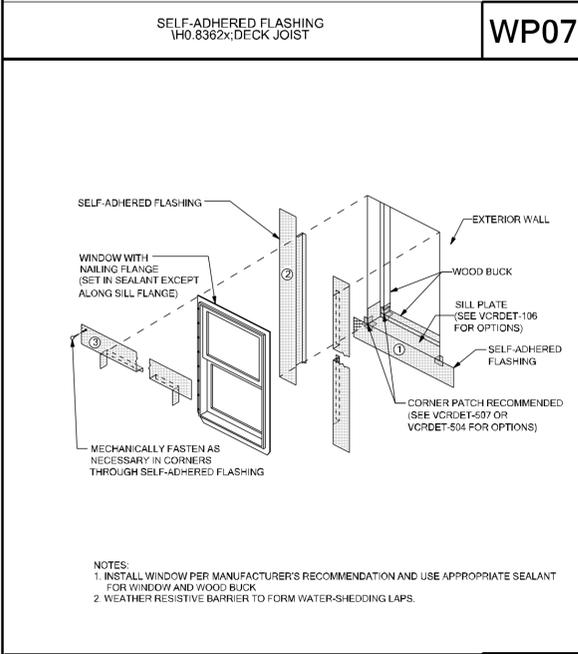
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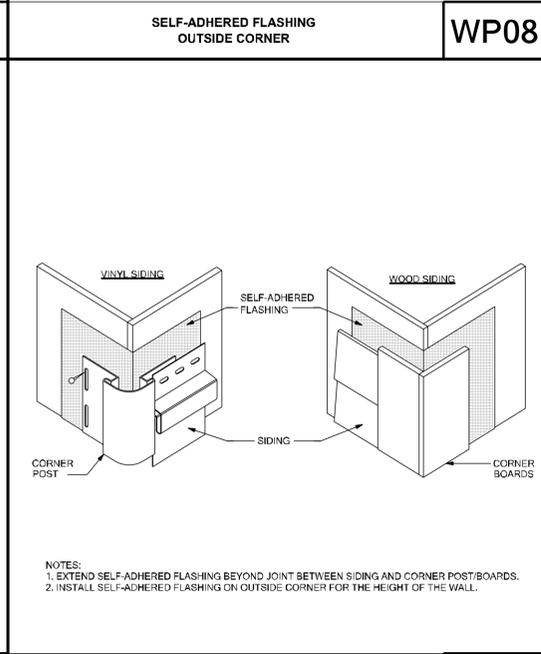
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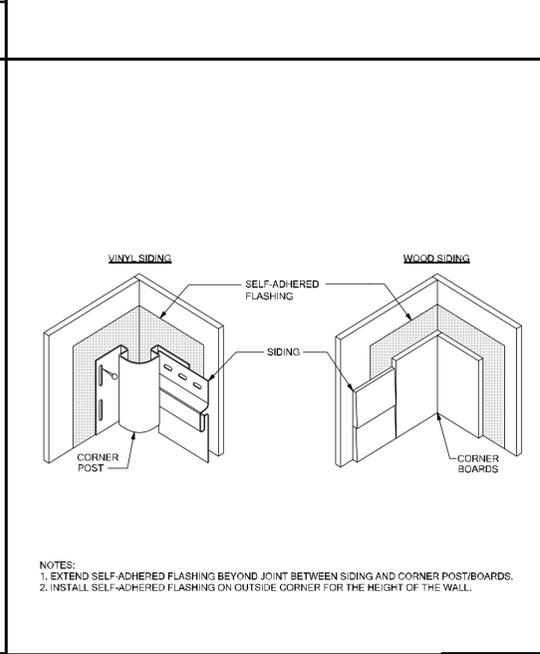
WP08



WP10



WP11



WP12

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

SELF-ADHERED FLASHING PRODUCTS DETAILS

WATER RESISTIVE BARRIERS ARE REQUIRED BEHIND STUCCO PER FBCR (CURRENT EDITION)

DETAIL INSTRUCTIONS

- REFER TO THE NUMBER MARKED AS (A) 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.
- R703.1.1 WATER RESISTANCE.** THE EXTERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR CLADDING AS REQUIRED BY SECTION R703.2 AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT PENETRATES THE EXTERIOR CLADDING.
- R703.2 WATER-RESISTIVE BARRIER.** NOT FEWER THAN ONE LAYER OF WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS WITH FLASHING AS INDICATED IN SECTION R703.4. IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL. THE WATER-RESISTIVE BARRIER MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1. WATER-RESISTIVE BARRIER MATERIALS SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.
 2. ASTM E2568, TYPE 1 OR 2.
 3. ASTM E331, IN ACCORDANCE WITH SECTION R703.1.1.
 4. OTHER APPROVED MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- R703.2.1 WATER-RESISTIVE BARRIER.** WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.
- R703.2.2 WATER-RESISTIVE BARRIER.** 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 OF DESIGNED DRAINAGE SPACE.
- R703.4 FLASHING.** APPROVED METAL FLASHING, VINYL FLASHING, SELF-ADHERED MEMBRANES AND MECHANICALLY ATTACHED FLEXIBLE FLASHING SHALL BE APPLIED SHINGLE-FASHION OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. METAL FLASHING SHALL BE CORROSION RESISTANT. FLUID-APPLIED MEMBRANES USED AS FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL FLASHING SHALL BE APPLIED IN A MANNER TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMEWORK COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR PENETRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION, ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED 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 OR WATER-RESISTIVE BARRIER 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 OR FMA/AAMA/WDMA 2710.
 2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS. WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
 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

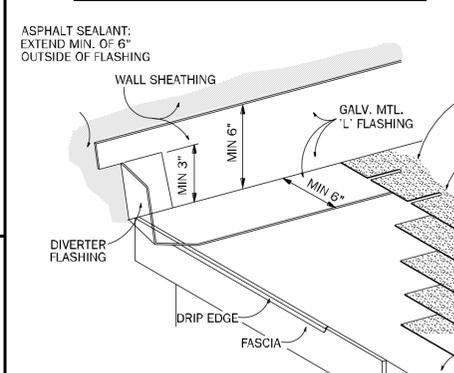


FIGURE 2: WALL FINISH

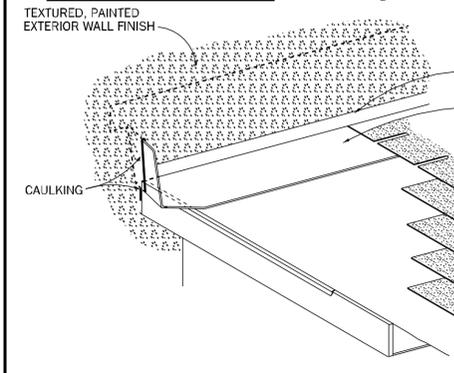
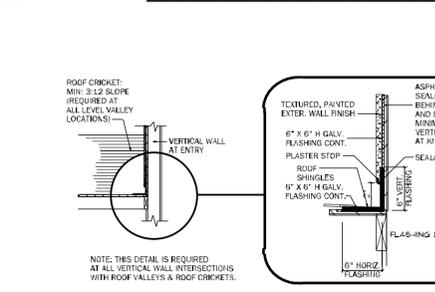


FIGURE 3: CORNER DETAIL



FLASHING INSTALLATION WHERE ROOF MEETS VERTICAL WALL

FLASHING DETAIL AT CRICKET / KNEEWALL INTERSECTION

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