

TERMINE SPECIFICATIONS:	
<p>R318.1 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTATIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202 - REGISTERED TERMITICIDES), UPON COMPLETE OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."</p> <p>NOTES:</p> <ol style="list-style-type: none"> METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BORA-COR" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" A.F.F. 	
EXTERIOR COVERING	
<p>R703.7 EXTERIOR PLASTER. INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926 AND ASTM C1063, OR ASTM C1187 AND THE PROVISIONS OF THIS CODE.</p> <p>R703.7.1 LATH. LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1/4" 2" LONG, 11 GAGE NAILS HAVING A 7/16" HEAD, OR 1-1/2" LONG, 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1187, OR AS OTHERWISE APPROVED. (REFER TO PLAN SET FOR THE ENGINEERED METHOD FOR LATH ATTACHMENT)</p> <p>LATHING ACCESSORIES:</p> <p>ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. WOOD APPLICATION: 16 GA X 1 1/2" LONG (3/4" - 1" CROWN) STAPLES @ 6" O.C. VERT/HORIZ INTO THE FRAMING MEMBERS. MASONRY APPLICATION: CONCRETE STUD NAIL, 3/8" (10 MM) HEAD DIA. MIN. @ 6" O.C. VERT/HORIZ, OR COMPATIBLE ADHESIVES, EXTERIOR GUN-GRADE, CONSTRUCTION ADHESIVE WITH 1" DABS @ 6" O.C. OR IN A SEMI-CONTINUOUS BEAD BETWEEN THE SOLID PLASTER BASE AND THE SOLID PORTION OF THE KEY ATTACHMENT FLANGE. CONTROLS JOINTS: INSTALL CONTROL JOINT LATHING ACCESSORIES IN CONFORMANCE WITH C1063. LATH SHALL NOT BE CONTINUOUS THROUGH CONTROL JOINTS, BUT SHALL BE STOPPED AND TIED AT EACH SIDE. ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE LATEST ASTM C1063 & ASTM C1187.</p> <p>R703.7.2 PLASTER. PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF CODE-APPROVED LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE DIRECTLY APPLIED OVER MASONRY, CONCRETE, CLAY BRICK, STONE, OR TILE. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FINISHING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED TOTAL THICKNESS IS AS SET IN TABLE R702.1(1).</p> <p>CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926 AND MATERIAL SHALL BE IN ACCORDANCE WITH ONE OF THE TYPES LISTED IN R703.7.2.</p> <p>R703.7.3 WATER-RESISTIVE BARRIERS. WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.</p> <p>R703.7.4 WATER-RESISTIVE BARRIER. NOT FEWER THAN ONE LAYER OF WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS WITH FLASHING AS INDICATED IN SECTION R703.4. IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER. THE WATER-RESISTIVE BARRIER MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1. WATER-RESISTIVE BARRIER MATERIAL SHALL COMPLY WITH ONE OF THE FOLLOWING:</p> <ol style="list-style-type: none"> NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1. ASTM E2566, TYPE 1 OR 2. ASTM E331 IN ACCORDANCE WITH SECTION R703.11. OTHER APPROVED MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. <p>NO. 15 ASPHALT FELT AND WATER-RESISTIVE BARRIERS COMPLYING WITH ASTM E2566 SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51MM), AND WHERE JOINTS OCCUR, SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 mm).</p> <p>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 FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR PENETRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 900 OR ASTM C920 CLASS 25 GRADE OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C1281, AAMA 912, 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.</p> <p>APPROVED FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:</p> <ul style="list-style-type: none"> EXTERIOR WINDOW/DOOR OPENINGS. INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME WALLS. UNDER AND AT THE ENDS OF MASONRY WOOD OR METAL COPINGS AND SILLS. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION. AT WALL AND ROOF INTERSECTION. AT BUILT IN GUTTERS. <p>R703.12 ADHERED MASONRY VENEER INSTALLATION. ADHERED MASONRY VENEER (OR STONE VENEER) INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R703.7.3 AND THE REQUIREMENTS IN SECTIONS 12.1 AND 12.3 OF TMS 402/ACI 530/ASCE 5. ADHERED MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.7.1. ARTICLE 3.3C OF TMS 602/ACI 530.1/ASCE 6 OR THE MANUFACTURER'S INSTRUCTIONS.</p> <p>EXTERIOR CEILING LATH ATTACHMENT</p> <p>PER THE ASTM C 1063</p> <p>7.10.2.2 DIAMOND-MESH EXPANDED METAL LATH, FLAT-RIB EXPANDED METAL LATH, AND WIRE LATH SHALL BE ATTACHED TO HORIZONTAL WOOD FRAMING MEMBERS WITH 1/2-IN. (38.1-MM) ROOFING NAILS DRIVEN FLUSH WITH THE PLASTER BASE AND ATTACHED TO VERTICAL WOOD FRAMING MEMBERS WITH 6D COMMON NAILS, OR 1-IN. (25.4-MM) ROOFING NAILS DRIVEN TO A PENETRATION OF NOT LESS THAN 3/4 IN. (19.1 MM), OR 1-IN. (25.4-MM) WIRE STAPLES DRIVEN FLUSH WITH THE PLASTER BASE. STAPLES SHALL HAVE CROWNS NOT LESS THAN 3/4 IN. (19.05 MM) AND SHALL ENGAGE NOT LESS THAN THREE STRANDS OF LATH AND PENETRATE THE WOOD FRAMING MEMBERS NOT LESS THAN 3/4 IN. (19.05 MM). WHEN METAL LATH IS APPLIED OVER SHEATHING, USE FASTENERS THAT WILL PENETRATE THE STRUCTURAL MEMBERS NOT LESS THAN 3/4 IN. (19 MM).</p> <p>7.10.2.3 EXPANDED 38 IN. (9.5 MM) RIB LATH SHALL BE ATTACHED TO HORIZONTAL AND VERTICAL WOOD FRAMING MEMBERS WITH NAILS OR STAPLES TO PROVIDE NOT LESS THAN 1.34-IN. (44.5-MM) PENETRATION INTO HORIZONTAL WOOD FRAMING MEMBERS, AND 3/4-IN. (19.1-MM) PENETRATION INTO VERTICAL WOOD FRAMING MEMBERS.</p> <p>7.10.2.4 COMMON NAILS SHALL BE BENT OVER TO ENGAGE NOT LESS THAN THREE STRANDS OF LATH OR BE BENT OVER A RIB WHEN RIB LATH IS INSTALLED.</p> <p>7.10.2.5 SCREWS USED TO ATTACH METAL PLASTER BASE TO HORIZONTAL AND VERTICAL WOOD FRAMING MEMBERS SHALL PENETRATE NOT LESS THAN 5/8 IN. (15.9 MM) INTO THE MEMBER WHEN THE LATH IS INSTALLED AND SHALL ENGAGE NOT LESS THAN THREE STRANDS OF LATH. WHEN INSTALLING RIB LATH, THE SCREW SHALL PASS THROUGH, BUT NOT DEFORM, THE RIB.</p> <p>COASTAL FLASHINGS:</p> <p>ALL FLASHING MATERIAL FOR COASTAL LOCATIONS (EX WITHIN 3,000 FEET OF THE OCEAN) SHALL BE CORROSION RESISTANT MATERIAL (EX ZINC AND/OR STAINLESS STEEL) AND SHALL BE SELECTED FOR COMPATIBILITY WITH ADJACENT WOOD PRESERVATIVES PER THE MANUFACTURER'S RECOMMENDATIONS.</p>	
MASTER REVISIONS	
DATE	DESCRIPTION

STRUCTURAL NOTES:	
CAST IN PLACE CONCRETE	
<ol style="list-style-type: none"> ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI (SLABS) 3000 PSI (COLUMNS AND BEAMS), A SLUMP OF 5" PLUS OR MINUS 2", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS. HORIZONTAL FOOTING BARS SHALL BE BENT 25° AROUND CORNERS OR CORNER BARS WITH A 25° LAP PROVIDED EACH WAY. CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM U.L.O. WELOD WIRE FABRIC SHALL CONFORM TO ASTM A-1064A/A-1064M. WVF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6" - 6S POLYPROPYLENE FIBERS FOR SLABS ON GRADE TO BE MIN. 75 LBS OF FIBER PER CUBIC YARD. ALL REINFORCING STEEL / STIRRUPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST, SCALE & OIL & SHALL MEET ASTM 615, ASTM A706, OR ASTM 996 GRADE 40 U.N.O. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS, STEEL WIRE OR PLASTIC SUPPORTS. TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS, DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS-REINFORCING TIED TO FOOTING REINFORCING. SPICES IN REINFORCING WHERE PERMITTED SHALL BE AS PER DETAIL MS05/S-1. SEE PLAN SET. HIGH STRENGTH SIMPSON SET EPOXY-TIE ANCHORING ADHESIVE WAS USED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EPOXY, THEY MUST FIRST CONTACT THE ENGINEER OF RECORD FOR WRITTEN APPROVAL. WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "F" OF THE FLORIDA BUILDING CODE 8th EDITION (2023) IS TO BE IMPLEMENTED. F303.4.4 CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 3000 P.S.I. THEREFORE, ANY AND ALL NOTES ON THESE PLANS THAT INDICATE 2500 P.S.I. SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH. 	
MASONRY WALL CONST.	
<ol style="list-style-type: none"> HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM G90-2016A, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI (1 in = 2000 PSI) MORTAR SHALL BE TYPE "S" CONFORMING TO ASTM C270-14A. COARSE GROUT SHALL CONFORM TO ASTM C476-19 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI SLUMP 8" TO 11". CONTINUOUS MASONRY INSPECTIONS ARE REQUIRED DURING CONSTRUCTION. GRADE 40 U.N.O. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT. REINFORCING STEEL SHALL BE LAPPED PER DETAIL MS05/S-1, UNLESS OTHERWISE NOTED ON THE DRAWINGS. GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM, PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED. TEMPORARY BRACING AND SHORING OF WALL TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TYPICAL FILLED CELL REINFORCING SIZE AND SPACING SHALL BE AS ABOVE AND BELOW ALL WALL OPENINGS DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS AND NO CONCENTRATED LOADS FOR (7) DAYS. PER CODE ACI 318-19. CONSOLIDATE AND RECONSOLIDATE GROUT POURS PER CODE. GROUT SHALL BE FLUSH WITH TOP OF WALL. 	
WOOD CONSTRUCTION	
<ol style="list-style-type: none"> ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS. (IE BLOCKING OR GABLE END BRACING) SHALL BE EITHER AS SPECIFIED IN PLAN OR DETAILS. IF CONDITIONS OCCUR BETWEEN PLAN AND DETAILS, THE STRONGEST MATERIAL SHALL BE USED. AT A MINIMUM, ALL WOOD STRUCTURAL FRAMING MEMBERS SHALL BE S.P.F. #2. ALL LUMBER SPECIFIED ON DRAWINGS ARE INTENDED FOR DRY USE ONLY (MOISTURE CONTENT 16% OR LESS). U.N.O. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILD BY OTHERS ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES, TYP., U.N.O. MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS THAT RESIST CORROSION. FOR EXAMPLE, A202C, A202D, CBA4 OR CA-B REQUIRE HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT. ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESSURE TREATED. UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE OR MASONRY. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES. SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS. ALL ENGINEERING LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O. PARALLEL COLUMNS: 1.5E FB = 2400 PSI MICROLAM (LVL) BEAMS: 2.0E FB = 2600 PSI GULIAM BEAMS: SP/SP 24F-V5 LAYUP 1.7E FB=2400 PSI MIN. SEE PLAN NOTE FOR ADDITIONAL ROOF, WALL, SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE: ROOF DECK: PLYWOOD C/C/D, EXTERIOR OR OSB FLOOR SHEATHING: T&G A-C GROUP 1 APA RATED (48/24) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FACE. WALL SHEATHING: 7/16" STRUCTURAL OSB EXPOSURE 1 OR 15/32" RATED OSB EXPOSURE 1 A MINIMUM 1/8" SPACES IS RECOMMENDED BETWEEN PANELS EDGES TO ALLOW FOR EXPANSION PER ASTM C1063 AND APA PLYWOOD DESIGN SPECIFICATIONS. SHEATHING SHALL NOT BE USED AS WEATHER RESISTANCE BARRIER UNLESS SPECIFIED BY MANUFACTURER. LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED TO WOOD SHEATHING WITH 1 1/2" LONG, 11 GAGE NAILS HAVING A 7/16" HEAD, OR 1 1/2" LONG, 16 GAGE STAPLES IN ACCORDANCE WITH ASTM C1062 OR C1187, OR AS OTHERWISE APPROVED (REF. 2023 FBC-R703.7.1). (REFER TO SHEET WF138/S-1 FOR THE ENGINEERED METHOD FOR LATH ATTACHMENT) 	
PRE ENGINEERED WOOD TRUSSES	
<ol style="list-style-type: none"> ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS PER STRUCTURAL PLAN PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FLOOR PRODUCTS ASSOCIATION. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS. TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FRAMING DESIGN LOADS. DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE (TPI) LATEST EDITION. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES. SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOADINGS, AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER, SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS, WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS. 	
UPLIFT CONNECTORS	
<ol style="list-style-type: none"> UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT OR LATERAL FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE COORDINATE WITH THE TRUSS ENGINEER FOR THE LOCATION OF THESE WALLS, AND STRUCTURAL PLANS FOR MORE INFO. 	
FIELD REPAIR NOTES	
<ol style="list-style-type: none"> MISSED "U" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA. EPOXY ANCHORS WITH 7" EMBEDMENT. SIMPSON "SET" EPOXY ADHESIVE BINDER FOLLOWING ALL MANUFACTURER'S RECOMMENDATIONS OR SIMPSON 1/2" TITEN HD BOLTS WITH MINIMUM 7" EMBEDMENT. SEE PLAN FOR EMBEDMENT DEPTH AT FLOOR STEPS. FOR MISSED VERT. DOWELS, DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR AND INSTALL A 32" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (SIMPSON HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE) MIXED PER THE MFR'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO THE MANUFACTURER'S SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR. FOR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT (BAR DOES NOT HAVE TO BE CONT. TO FOOTING) MISSED UNTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) SIMPSON MTS1616 TWIST STRAP W/ (4) 3/4" X 2 1/4" TITENS TO MASONRY AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE 2) MTS1616 FOR UPLIFTS LESS THAN 1720#). IF CORNER STRAP IS MISSED CONTRACTOR TO INSTALL (2) SIMPSON HGAM10 W/ (4) 1/4" X 1 1/2" SDS SCREWS AND (5) 1/4" X 2 1/4" TITENS ONE EACH SIDE OF TRUSS. <p>NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW WITHOUT APPROVAL FROM EOR. IF GIRDER TRUSS CONNECTIONS ARE MISSED, CONTACT THE EOR FOR SUBSTITUTION.</p> <ol style="list-style-type: none"> IF MISSED, MSTM36 OR MSTM40 STRAP IS MISSED FOR 2ND FLOOR JAMB STUD CONNECTION, CONTRACTOR MAY INSTALL SIMPSON HTTS W/ (28) 18k X 2 1/2" NAILS AND 5/8" ANCHOR BOLT SET IN SIMPSON HIGH STRENGTH EPOXY W/ MIN 12" EMBEDMENT AND MIN 3" EDGE DISTANCE. CONTACT EOR IF STRAPS ARE MISSED UNDER GIRDER JAMB STUD LOCATIONS. 	



3000 GULFBREEZE PARKWAY SUITE 229 GULFBREEZE, FLORIDA 32563

MODEL 2205 3-CAR

STRUCTURAL DESIGN CRITERIA																																					
CODE CRITERIA																																					
<ul style="list-style-type: none"> FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023) FLORIDA BUILDING CODE ACCESSIBILITY 8TH EDITION (2023) RESIDENTIAL NFPA 70-20, NATIONAL ELECTRICAL CODES (NEC 2020) BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE — (ACI 318-19) SPECIFICATIONS FOR STRUCTURAL CONCRETE — (ACI 301-20) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES — (ACI 530-13) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION — (2018 EDITION) WOOD FRAMED CONSTRUCTION MANUAL 2019 EDITION APA PLYWOOD DESIGN SPECIFICATION E30-19 AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE/SEI 7-22 ALUMINUM DESIGN MANUAL — AAF-20 (AA ADM-2020) CODE REQUIREMENTS: IT IS THE INTENT THAT ALL WORK SHALL CONFORM TO THE ADOPTED CODES, STANDARDS AND RULES OF THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION. ALL WORK SHALL CONFORM WITH DRAWINGS AND SPECIFICATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF ALL THE FOLLOWING WHERE APPLICABLE: <ul style="list-style-type: none"> (A) GOVERNING MUNICIPAL AND REGULATORY AGENCIES (B) LOCAL STATE AND FEDERAL BODIES 																																					
WIND LOADING CRITERIA																																					
<p>WIND SPEED (ULTIMATE WIND SPEED (ALL LOWABLE)) EXPOSURE CATEGORY BUILDING CATEGORY BUILDING TYPE ENVELOPE CLASSIFICATION INTERNAL PRESSURE COEFFICIENT</p> <p>130.0 MPH 10B.0 MPH B V ENCLOSED +0.18</p> <p>ASCE 7-22 WALL DESIGN ALL LOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS ≤ 30 ft.</p> <table border="1"> <thead> <tr> <th colspan="2">MEAN ROOF HEIGHT ≤ 15 ft (1-STORY)</th> <th colspan="2">MEAN ROOF HEIGHT ≤ 30 ft (2-STORY)</th> </tr> <tr> <th>WALL ZONE</th> <th>WALL ZONE</th> <th>WALL ZONE</th> <th>WALL ZONE</th> </tr> </thead> <tbody> <tr> <td>(A) +14.9 -16.2</td> <td>(B) +14.9 -20.0</td> <td>(A) +18.2 -19.8</td> <td>(B) +18.2 -24.4</td> </tr> <tr> <td>(C) +14.3 -15.6</td> <td>(D) +14.3 -18.7</td> <td>(C) +17.4 -19.0</td> <td>(D) +17.4 -22.8</td> </tr> <tr> <td>(E) +13.4 -14.7</td> <td>(F) +13.4 -16.9</td> <td>(E) +16.3 -17.9</td> <td>(F) +16.3 -20.6</td> </tr> <tr> <td>(G) +12.7 -14.0</td> <td>(H) +12.7 -15.6</td> <td>(G) +15.5 -17.1</td> <td>(H) +15.5 -19.0</td> </tr> </tbody> </table> <p>MEAN ROOF HEIGHT ≤ 15 ft (1-STORY) MEAN ROOF HEIGHT ≤ 30 ft (2-STORY)</p> <table border="1"> <thead> <tr> <th colspan="2">GARAGE DOORS</th> <th colspan="2">GARAGE DOORS</th> </tr> </thead> <tbody> <tr> <td>(I) +13.1 -15.0</td> <td>(J) +13.1 -15.0</td> <td>(I) +16.2 -18.3</td> <td>(J) +16.2 -20.4</td> </tr> <tr> <td>(K) +12.7 -14.1</td> <td>(L) +12.7 -14.1</td> <td>(K) +15.5 -17.2</td> <td>(L) +15.5 -19.0</td> </tr> </tbody> </table> <p>SOFFIT +14.9 -20.0 SOFFIT +18.2 -24.4</p> <p>GENERAL PRESSURE NOTES WIND PRESSURE AND SUCTION DIAGRAM</p> <p>NOTES: 1. MULTIPLY THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND PRESSURES. 2. "A" END ZONE IS ONLY WITHIN 4'-0" OF ALL EXTERIOR BUILDING CORNERS. 3. INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREAS. 4. DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER CONTRACTOR TO PROVIDE ADDITIONAL INFORMATION AS REQUIRED FOR PERMITTING TO INCLUDE IMPACT GLAZING, SHUTTERS, OR WOOD STRUCTURE PANELS PER THE FBCR R301.2.1.2 PROTECTION OF OPENINGS.</p>		MEAN ROOF HEIGHT ≤ 15 ft (1-STORY)		MEAN ROOF HEIGHT ≤ 30 ft (2-STORY)		WALL ZONE	WALL ZONE	WALL ZONE	WALL ZONE	(A) +14.9 -16.2	(B) +14.9 -20.0	(A) +18.2 -19.8	(B) +18.2 -24.4	(C) +14.3 -15.6	(D) +14.3 -18.7	(C) +17.4 -19.0	(D) +17.4 -22.8	(E) +13.4 -14.7	(F) +13.4 -16.9	(E) +16.3 -17.9	(F) +16.3 -20.6	(G) +12.7 -14.0	(H) +12.7 -15.6	(G) +15.5 -17.1	(H) +15.5 -19.0	GARAGE DOORS		GARAGE DOORS		(I) +13.1 -15.0	(J) +13.1 -15.0	(I) +16.2 -18.3	(J) +16.2 -20.4	(K) +12.7 -14.1	(L) +12.7 -14.1	(K) +15.5 -17.2	(L) +15.5 -19.0
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<ol style="list-style-type: none"> ALL EXTERIOR WALLS SHALL BE ASSUMED TO BE LOAD BEARING. SEE PLAN FOR C.M.U. WALL REINFORCEMENT LOCATIONS. WINDOW AND DOOR OPENINGS SHALL PROVIDE PROPER OPENING IN EACH SHALL HAVE PRECEDENCE OVER THE PLAN. CABINET MFRS. SHOP DRAWINGS SHALL HAVE PRECEDENCE OVER THE INTERIOR CABINET ELEVATIONS IF SHOWN. DO NOT SCALE PLANS, DIMENSIONS ARE TO BE FOLLOWED AS INDICATED. ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL COMPLY WITH SECTION R308 OF THE FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL. 																																					
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<p>THE DESIGNER/ARCHITECT AND ENGINEER OF RECORD (EOR) HAVE NO CONTROL OVER THE CONSTRUCTION SITE AND SHALL NOT BE RESPONSIBLE IN ANY MANNER FOR CONTROL OF THE CONSTRUCTION SITE INCLUDING, BUT NOT LIMITED TO, SCHEDULING AND SEQUENCING OF WORK, JOBSITE SAFETY, AND VENTILATION OF THE BUILDING AND THEREBY SHALL NOT BE RESPONSIBLE FOR THE INDOOR AIR QUALITY, OR THE EFFECTS THEREOF, FOR ANY REASON WHATSOEVER. THE DESIGNER/ARCHITECT AND EOR HAS NO DUTY TO PROTECT, WITHOUT LIMITATION, THE RESIDENCE, CONSTRUCTION SITE, MATERIALS, OR EQUIPMENT FROM MOISTURE, MOLD, FUNGUS, FIRE, THEFT, VANDALISM, TRESPASS, OR ANY OTHER PERIL OR CONDITION, AT ANY TIME, EXPRESSLY INCLUDING, BUT NOT LIMITED TO, THE PERIOD OF TIME BEFORE CONSTRUCTION, DURING THE CONSTRUCTION OF THE PROJECT, OR AFTER CONSTRUCTION AND THE DESIGNER/ARCHITECT AND EOR HAS NO DUTY TO TAKE ANY ACTION OR PREVENTIVE MEASURES TO PROTECT SUCH PROPERTY AGAINST ANY SUCH PERIL AT ANY TIME FOR ANY REASON.</p>																																					

INDEX OF DRAWINGS	
SHT #	TITLE
1	COVER SHEET
2	FLOOR PLAN
3	FOUNDATION PLAN
4	ELECTRICAL PLAN
5	ELEVATIONS
S-1	TRUSS LAYOUT
S-2	DETAILS
S-2.1	DETAILS
S-3	DETAILS
S-4	DETAILS
S-4.1	DETAILS
WP	WATERPROOFING DETAILS

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 Maitland, Florida, 32751
 (407) 800-2333
 CARL A. BROWN, PE - FL #56126
 SCOTT LEWKOWSKI PE - FL #47850

100% Employee Owned
 myTSGHome.com

Signature & Seal: 10/10/2023

Signature: [Blank]

Seal: [Blank]

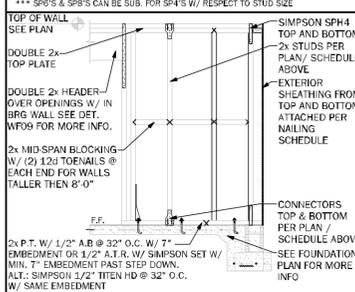
Project No: 25-09290
 Sheet No: 1

COVER SHEET

BEARING WOOD INTERIOR WALL SCHEDULE

MARK	STUD SPACING	CONNECTION & FASTENERS	LUMBER SPECIES	UPRFT CAP (qft)
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	SYP	0
BW5	16"	SP2 W/ (6) 10d NAILS	SYP	439
BW6	16"	SP4 W/ (6) 10d X 1 1/2" NAILS	SYP	685
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	SYP	0
BW11	12"	SP2 W/ (6) 10d NAILS	SYP	585
BW12	12"	SP4 W/ (6) 10d X 1 1/2" NAILS	SYP	885

NOTE: 2 & 4 WALLS ARE ASSUMED U.N.O. ON FLOOR PLANS
 * ALL LUMBER TO BE GRADE #2
 ** CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED
 *** SP2'S & SP4'S CAN BE SUB. FOR SP4'S W/ RESPECT TO STUD SIZE



BEARING INTERIOR WALL DETAIL

CEILING SCHEDULE

MARK	DESCRIPTION	UPRFT (sq ft)
C6	SYP POST	U = 2200
C7	8 x 8 P.T. #2 SYP POST	G = 2435 U = 2320
C8	3 1/2 x 3 1/2 P.L. 1.8E FD-2000 PSI (WOLMANIZED IF EXT.)	HOU5SDS2.5 W/ (14) 1/4" x 2 1/2" SDS WS & 5/8" EPOXY ANCHOR, OR ATR**
C9	3 1/2 x 5 1/2 P.L. 1.8E FD-2000 PSI (WOLMANIZED IF EXT.)	HOU5SDS2.5 W/ (14) 1/4" x 2 1/2" SDS WS & 5/8" EPOXY ANCHOR, OR ATR**
C10	3 1/2 x 7 P.L. 1.8E FD-2000 PSI (WOLMANIZED IF EXT.)	HOU5SDS2.5 W/ (20) 1/4" x 2 1/2" SDS WS & 7/8" EPOXY ANCHOR, OR ATR**
C11	5 1/2 x 5 1/2 P.L. 1.8E FD-2000 PSI (WOLMANIZED IF EXT.)	HOU5SDS2.5 W/ (20) 1/4" x 2 1/2" SDS WS & 7/8" EPOXY ANCHOR, OR ATR**
C12	7 x 7 P.L. 1.8E FD-2000 PSI (WOLMANIZED IF EXT.)	HOU5SDS2.5 W/ (20) 1/4" x 2 1/2" SDS WS & 7/8" EPOXY ANCHOR, OR ATR**
C13	5 1/2 x 7 P.L. 1.8E FD-2000 PSI (WOLMANIZED IF EXT.)	HOU5SDS2.5 W/ (7/8" ATR AND (20) 1/4" x 2 1/2" SDS WOOD SCREWS

GENERAL COLUMN NOTES

- SEE FLOOR PLAN FOR WALL WIDTH. STUD PACKS TO MATCH WALL WIDTH UNO.
- ALL STRUCTURAL LUMBER TO BE SYP #1 OR SPF #2 UNO ON PLAN.
- MINIMUM BOLT EMBEDMENT:
- 5" EMBEDMENT FOR 1/2" ATR
- 8" EMBEDMENT FOR 5/8" ATR
- IF (C) COLUMN IS INDICATED ON SECOND FLOOR, THE BASE CONNECTION IS NOT REQUIRED. (SEE INDICATED CALL OUT ON PLAN FOR ATTACHMENT).
- SEE WOOD CONSTRUCTION NOTE #4 ON COVER SHEET FOR CONNECTION INFORMATION.
- SAME NOMINAL SIZE PARALLEL COLUMNS (L&E) 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 COMMON vs. GUN NAIL DIA./LENGTH	APPLICATION
8d	0.131" x 2 1/2"	0.131" x 2 1/2"	SEE PLAN RING SHANK ON ROOF
10d OR 12d	0.148" x 3"	0.131" x 3"	SEE PLAN BLOCKING & TOE NAILS & TOP PLATE
12d	0.148" x 3 1/4"	0.131" x 3 1/4"	8" O.C. COMMON STUD WALL OPENINGS
10d	0.148" x 3"	0.131" x 3"	8" O.C. COMMON STUD PACK COLUMNS
16d	0.162" x 3 1/2"	0.131" x 3 1/2"	(2) 16d COMMON (3) 16d GUN NAILS

HEADER SCHEDULE

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 Fd-2800 PSI	ATTACH TOGETHER W/ (2) ROWS 14" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE
H6	(2) - 1 3/4" x 9 1/4" LVL 2.0E Fd-2800 PSI	ATTACH TOGETHER W/ (3) ROWS 14" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE

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

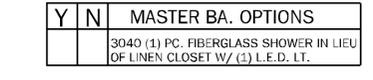
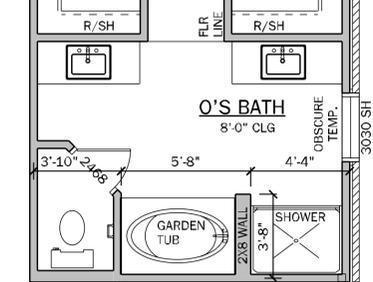
- VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED
- IF HEADER IS ON THE 1ST FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS UNO ON PLAN
- IF HEADER IS ON THE 2ND FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS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

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 LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN.
BM2	(2) - 2 x 10 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN.
BM3	(2) - 2 x 12 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN.
BM4	(2) - 1 3/4" x 11 1/4" LVL 2.0E Fd-2800 PSI. NAIL BEAM TOGETHER USING (2) ROWS 14" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN.
BM5	(2) - 1 3/4" x 11 7/8" LVL 2.0E Fd-2800 PSI. NAIL BEAM TOGETHER USING (2) ROWS 14" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN.
BM6	(2) - 1 3/4" x 9 1/4" LVL 2.0E Fd-2800 PSI. NAIL BEAM TOGETHER USING (2) ROWS 14" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN.

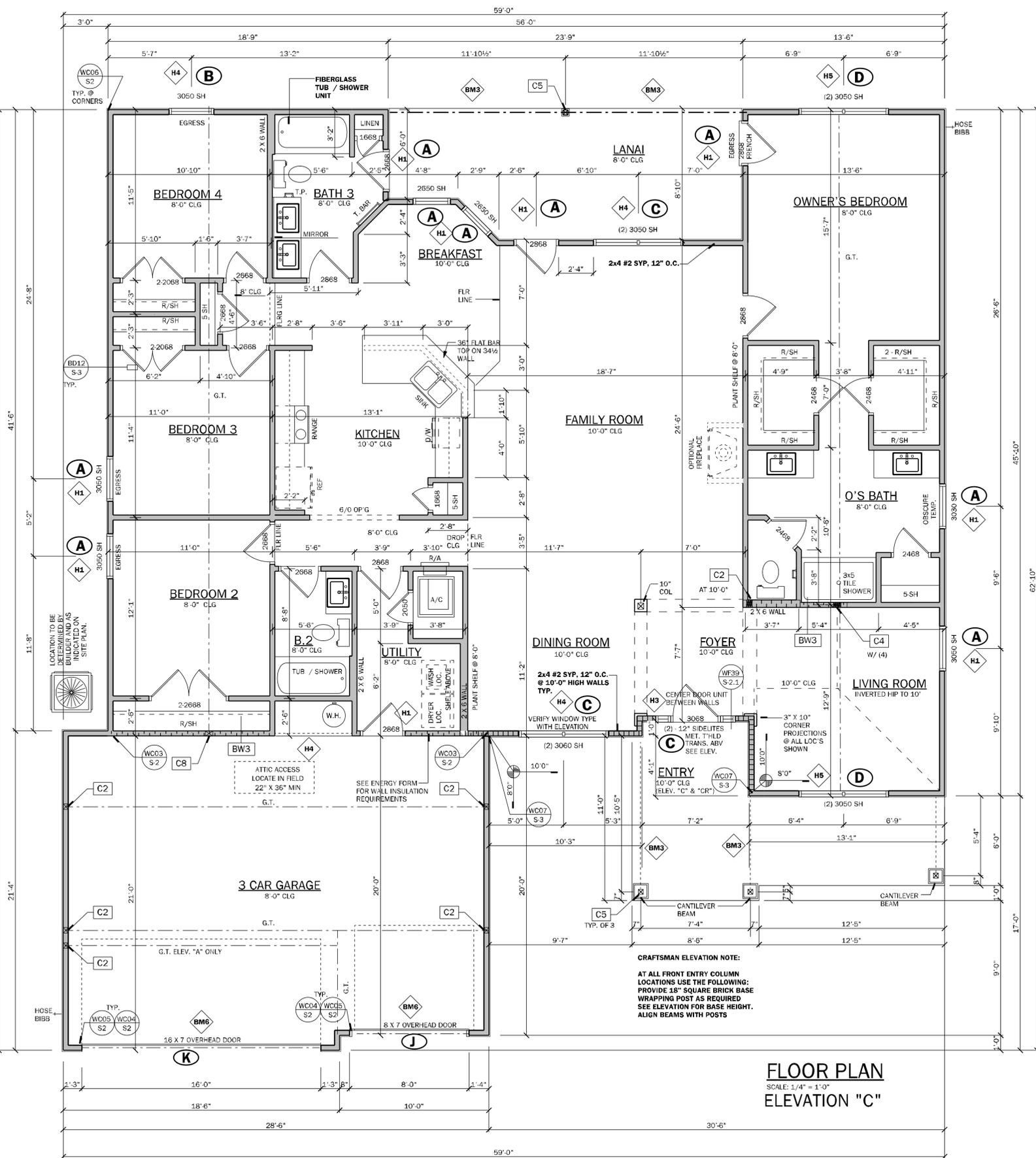
GENERAL BEAM NOTES

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



OPT. MASTER BATH

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



FLOOR PLAN ELEVATION "C"

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

CRAFTSMAN ELEVATION NOTE:
 AT ALL FRONT ENTRY COLUMN LOCATIONS USE THE FOLLOWING: PROVIDE 18" SQUARE BRICK BASE WRAPPING POST AS REQUIRED SEE ELEVATION FOR BASE HEIGHT. ALIGN BEAMS WITH POSTS

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

WALL LEGEND

[Symbol]	FRAMED WALL
[Symbol]	BEARING FRAME WALL
[Symbol]	FRAMED WALL W/ BRICK VENEER
[Symbol]	FRAMED WALL W/ SIDING OR STUCCO

GENERAL NOTES

- R302.6 (table 302.6) If water based ceiling texture material is used, Provide 4" gypsum board for 18" O.C. Framing, or 5/8" gypsum board for 24" O.C. Framing. Note: 1/2" sag-resistant gypsum board may be used I.L.O. 5/8" gypsum board. 5/8" type "X" gypsum board must be installed on garage ceiling beneath habitable 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. 26 gage (0.48 mm) sheet steel, 1 inch minimum rigid polyethylene ducts or class C or class duct board or other approved material and shall not have openings into the garage.
- R302.5.1 Door from garage into house must be a minimum 1 3/8" solid wood door, solid or honeycombcore steel door, or 20 Minute fire rated door.
- R302.7 Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-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 (15.9 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 (12.7 mm) gypsum board or equivalent.
- R302.2 Window sills. In dwelling units, where the bottom of the clear opening of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below 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 opening 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 Ceilings: (See plan for the following options)
 Option 1: Gypsum
 1/2" exterior gypsum soffit board shall be attached to all framing members with 2x blocking provided at perimeter and panel edges.
 The gypsum board shall be attached w/ Type "W" 1 1/2" drywall screws at 8" O.C. in field and edges.
 Option 2: Plaster Base:
 7/16" OSB on underside of roof trusses shall be attached to all framing members with 2x blocking provided at perimeter and panel edges. The OSB shall be attached w/ 8d nails at 8" O.C. field and 4" O.C. at edges or 7d screw shank 3" O.C. field and 4" edges.
- Energy Code Compliance Path is Performance Based Path. Code cycle is FBC 2023 8th Edition.

* 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	2185 S.F.
TOTAL LIVING (AC)	2185 S.F.
3 CAR FRONT GARAGE	602 S.F.
COVERED ENTRY "C"	166 S.F.
COVERED PATIO/LANAI	192 S.F.
TOTAL AREA UNDER ROOF	3245 S.F.

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MUNICIPAL STAMP AREA

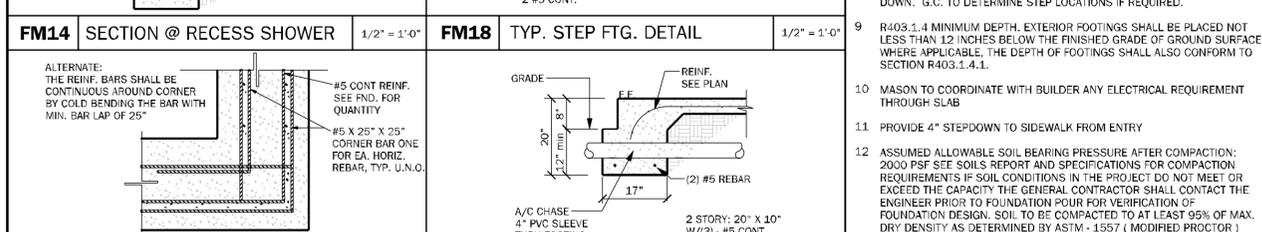
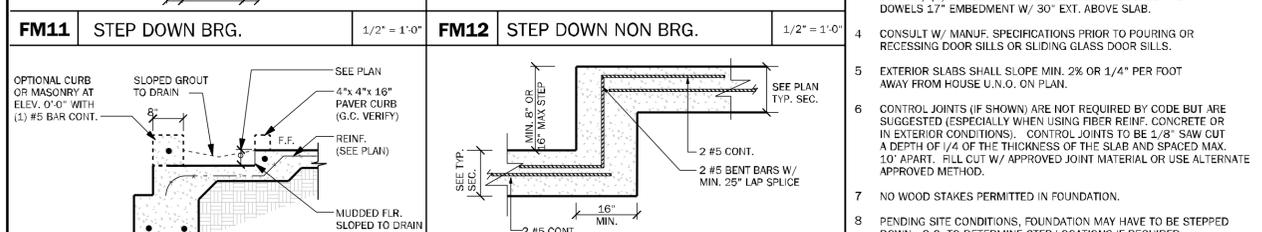
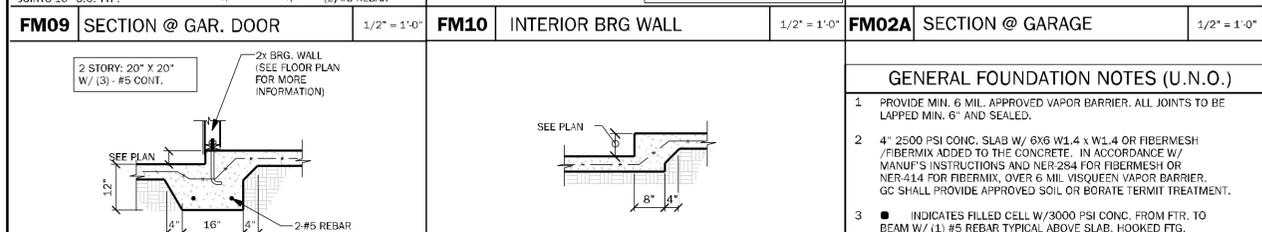
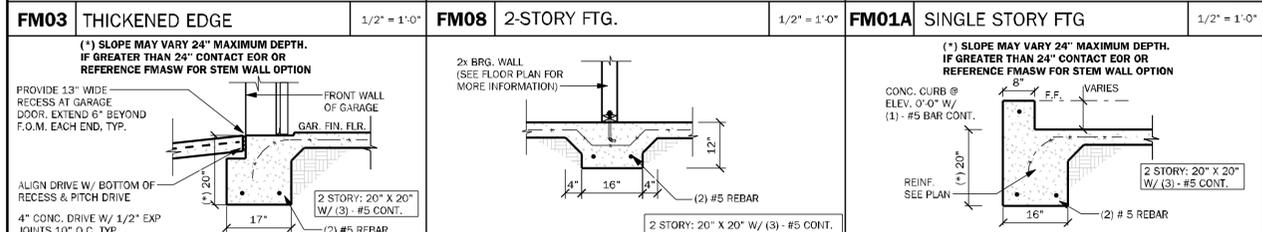
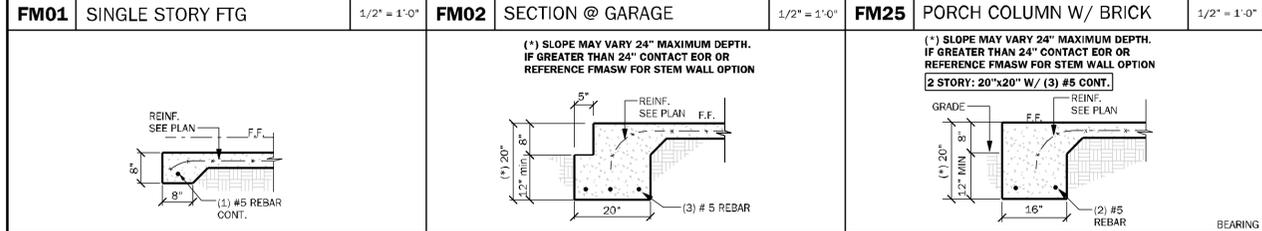
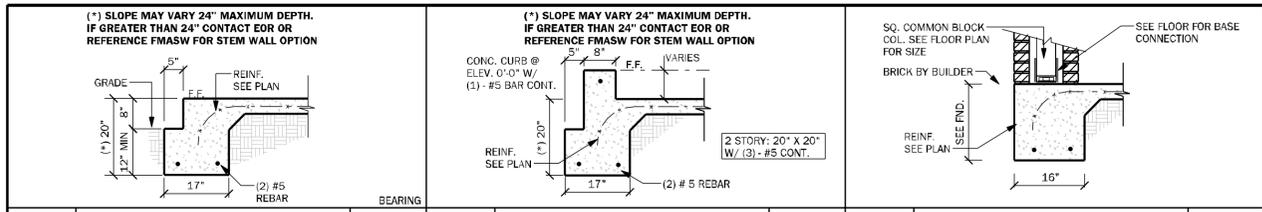
SIGNATURE & SEAL
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To the best of the Engineer's knowledge, information and belief, the structural plans are a specific one copy within these drawings comply with the 2023 Florida Building Code - Residential Edition. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing engineering titles and professional seal.

DAMS HOMES
 FLORIDA CONTRACTORS LICENSE NO. CR130146
 100 WEST GARDEN STREET
 PENSACOLA FL 32502
 DIVISION LOCATION: GAINESVILLE

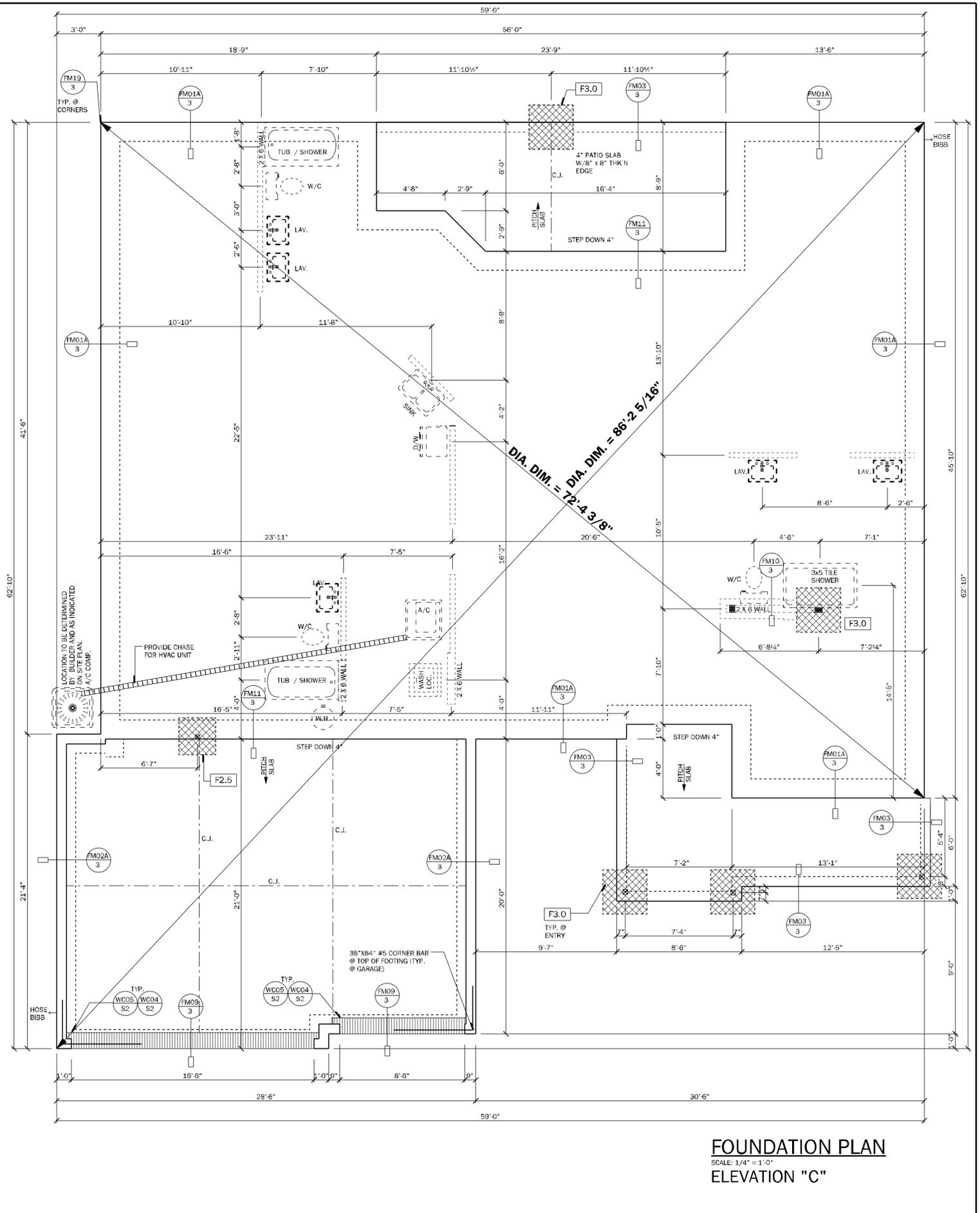
Builder: **The Preserve at Laurel Lake**
 Plan Name: **2265 3C**
 Project Address: **Lake City**
 Client Name: **32**

Project No: 25-09290
 Sheet No: 2
FLOOR PLAN



STEMWALL SCHEDULE				
STEMWALL HEIGHT (h)	FOOTING DIMENSION			
	d 1 STORY	b 1 STORY	b 2 STORY	b 2 STORY
0'-0" - 2'-0"	8"	10"	16"	20"
>2'-0" - 3'-4"	10"	10"	20"	24"
>3'-4" - 4'-0"	12"	12"	32"	32"
>4'-0" - 5'-4"	16"	16"	48"	48"

FOOTING SCHEDULE				
MARK	SIZE	DEPTH	REINFORCING	GRAVITY CAP. (lbs)
F1.0	1'-0" X CONT.	1'-0"	2 #5 E.W. BOT.	2000
F2.0	2'-0" X 2'-0"	1'-0"	3 #5 E.W. BOT.	7200
F2.5	2'-6" X 2'-6"	1'-0"	3 #5 E.W. BOT.	11000
F3.0	3'-0" X 3'-0"	1'-0"	4 #5 E.W. BOT.	15600
F3.5	3'-6" X 3'-6"	1'-0"	4 #5 E.W. BOT.	21500
F4.0	4'-0" X 4'-0"	1'-0"	5 #5 E.W. BOT.	28000
F4.5	4'-6" X 4'-6"	1'-4"	5 #5 E.W. BOT.	34500
F5.0	5'-0" X 5'-0"	1'-4"	6 #5 E.W. BOT.	42900
F6.0	6'-0" X 6'-0"	1'-4"	7 #5 E.W. BOT.	61500



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MUNICIPAL STAMP AREA

SIGNATURE & SEAL
10/10/2025

To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contain within these drawings comply with the 2023 Florida Building Code - Residential (R) Edition. Engineer's analysis and seal is only for the structural engineering portions of the drawing pages bearing drafter's signature and seal.

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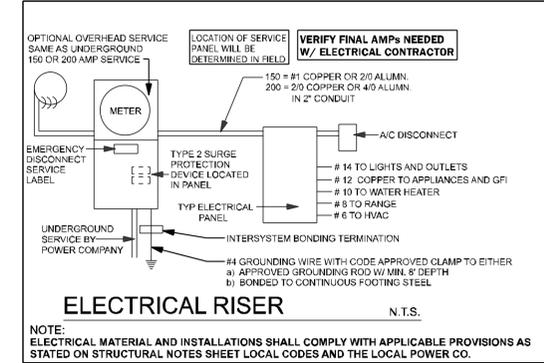
Project No: 25-09290
Sheet No: 3
FOUNDATION PLAN

ELECTRICAL NOTES: UNLESS OTHERWISE NOTED.

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTER LINE OF THE BOX TO BE: 16" AFF (GENERAL), IN A FLOOD ZONE, ALL ELECTRICAL EQUIPMENT TO BE AT OR ABOVE DFE.
2. KITCHEN - 44" AFF
3. BATHROOM - 39" AFF
4. LAUNDRY ROOM - 36" AFF
5. EXTERIOR WATERPROOF - 12" AFF
6. GARAGE - GENERAL PURPOSE 42" AFF
7. RANGE - 2" AFF
8. ALL TRIM PLATES AND DEVICES TO BE GANGED, WHERE POSSIBLE.
9. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
10. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC), LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND SEIZING OF ALL ELECTRICAL WIRING & ACCESSORIES.
11. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314 AND SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.
12. 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.
13. PROVIDE TAMPER RESISTANT RECEPTACLES AS REQUIRED BY THE NFPA 70 (CURRENT EDITION).
14. CARBON MONOXIDE PROTECTION: CARBON MONOXIDE ALARMS OR DETECTORS SHALL BE INSTALLED IN ALL DWELLING UNITS IN ACCORDANCE WITH NEC 725.15 AND NFPA 70. SUCH DEVICES SHALL BE LISTED BY THE APPROPRIATE STANDARD, EITHER ANS/UL 2034, STANDARD FOR SINGLE AND MULTIPLE STATION CO ALARMS OR UL 2075, GAS AND VAPOR DETECTOR SENSOR, ACCORDING TO THE INSTALLATION.
15. R315.1.2 COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
16. KEEP ALL SMOKE DETECTORS MINIMUM OF 36" FROM BATHROOM DOORS.
17. IN NEW CONSTRUCTION, SMOKE DETECTORS SHALL BE HARDWIRED INTO AN A/C ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP.
18. BATHROOM EXHAUST FANS MUST VENT TO THE EXTERIOR OF THE BUILDING, VENTILATION TO ATTIC SPACE AND SOFFITS IS NOT ACCEPTABLE.
19. CHAPTER 45 PRIVATE SWIMMING POOLS - OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH 4501.1.7.1 THROUGH 4501.1.7.1.4.
20. 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.
21. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.9, THE ALARM DEVICES SHALL BE INSTALLED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
22. 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,
 NOT SERVICE EQUIPMENT
 (2) METER DISCONNECTS INSTALLED PER 230.82(3) AND MARKED AS FOLLOWS:
 EMERGENCY DISCONNECT,
 METER DISCONNECT,
 NOT SERVICE EQUIPMENT
 (3) OTHER LISTED DISCONNECT SWITCHES OR CIRCUIT BREAKERS ON THE SUPPLY SIDE OF EACH SERVICE DISCONNECT THAT ARE SUITABLE FOR USE AS SERVICE EQUIPMENT AND MARKED AS FOLLOWS:
 EMERGENCY DISCONNECT,
 NOT SERVICE EQUIPMENT
23. MARKINGS SHALL COMPLY WITH 110.21(B).
24. 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.

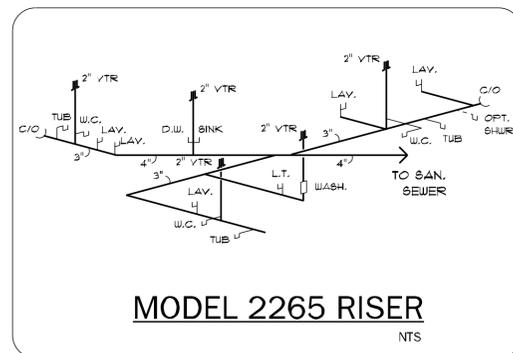
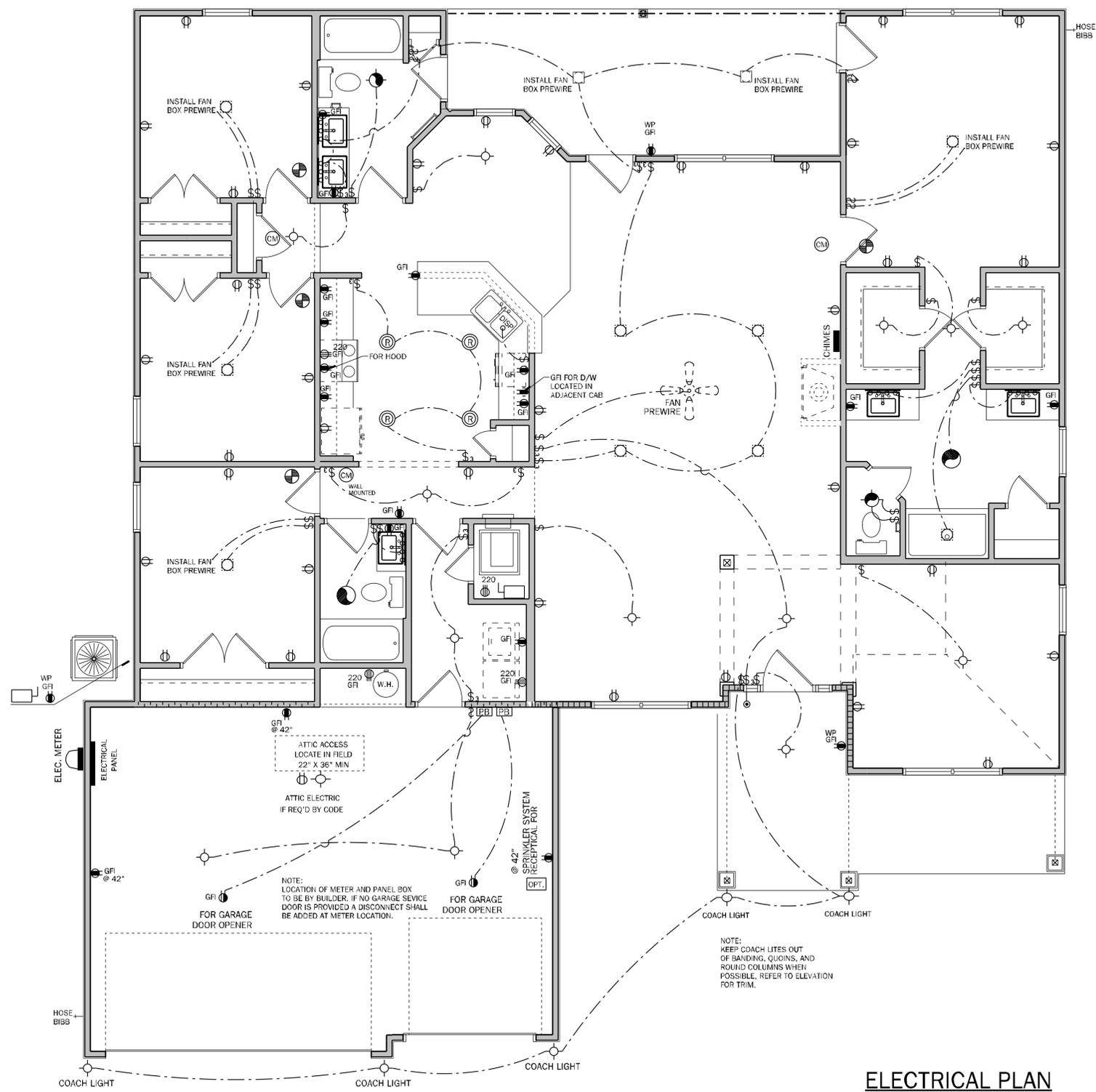
ELECTRICAL LEGEND

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



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

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



MAIN HOUSE PANEL BOX

LOAD	EQUIPMENT	POLES	CIRCUIT	AMPS	AMPS	CIRCUIT	POLE	EQUIPMENT	LOAD		
10000	A/C HEAT UNIT NO.1	2	6/4	60	2	40	8/6	2	ACCU NO. 1	0	
1500	SMALL APPL. (GFI)	1	12/10	20					Spare		
1500	SMALL APPL. (GFI)	1	12/10	20					Spare		
800	REF.	1	12/10	20					DISHWASHER	1500	
2000	Opt. Ginder Pump (GFCI)	2	12/10	20	11	12	20	12/10	1	DISPOSAL	900
					13	14	20	12/10	1	WASHERS	1500
5000	DRYER (GFCI)	2	10/8	30	15	14	20	12/10	1	GARAGE DOOR OPEN	600
					17	18	15	14/12	1	General Lighting & Recept	
4500	WATER HEATER	2	10/8	30	15	14	20	12/10	1	Bath Circuit	
					21	22	20	12/10	1	General Lighting & Recept	
	Garage Outlet (AF/GFCI)	1	12/10	20	23	24	20	12/10	1	Bath Circuit	
	General Lighting & Recept.	1	14/12	15	25	26	20	12/10	1	Bath Circuit	
	General Lighting & Recept.	1	14/12	15	27	28	50	6/4	2	Range	8500
	General Lighting & Recept.	1	14/12	15	29	30	50	6/4	2	Range	8500
10330					31	32				Private Office/Bedroom or other LOAD RIGHT SIDE	13000

Enter S.F. Here: 2265 @ 3 w 2975
 TOTAL WATTS LESS A/C: 38330
 TOTAL WATTS LESS A/C: 35125

REPRESENTS CONF LOAD

Spares if not needed

Breaker A/C Rating: 10,000

12000

10550

12000

10000

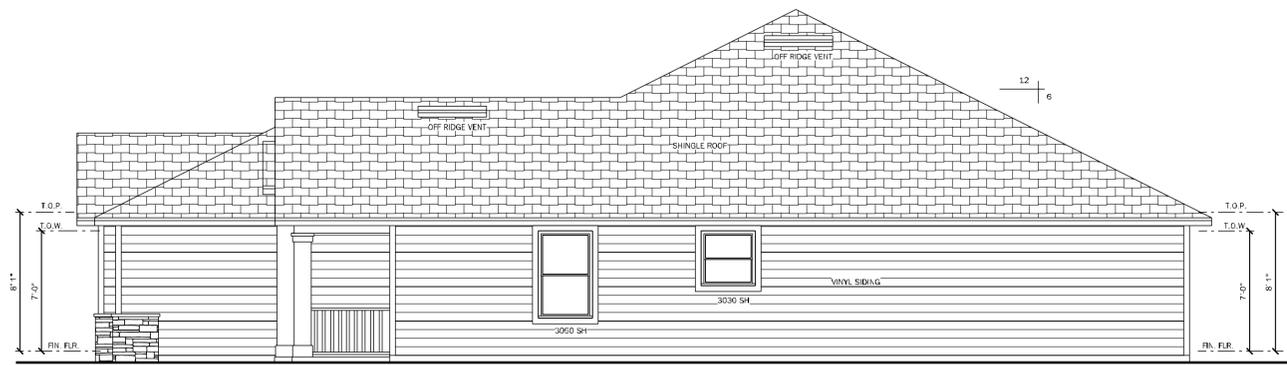
32050 watts / 240 V = 133.54A

TOTAL PANEL LOAD

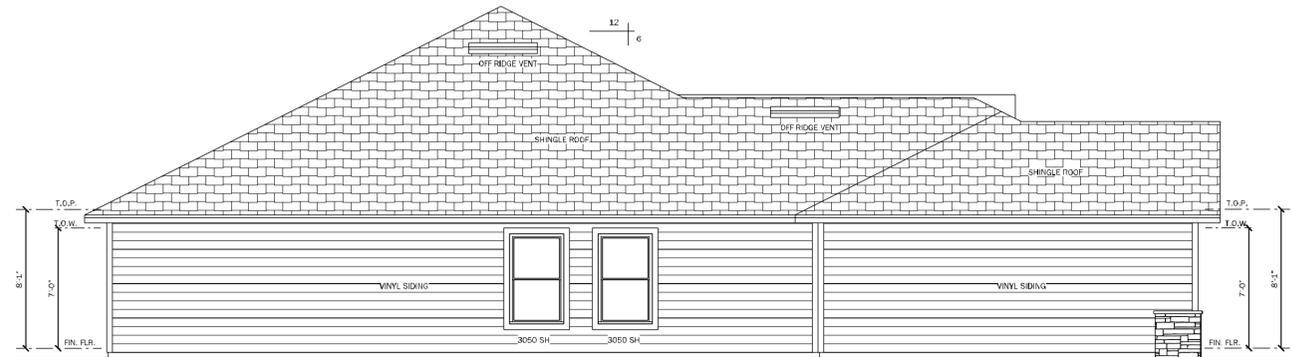
MIN PANEL BOX SIZE: 200

Licensed Electrician to verify all loads and modify if needed.

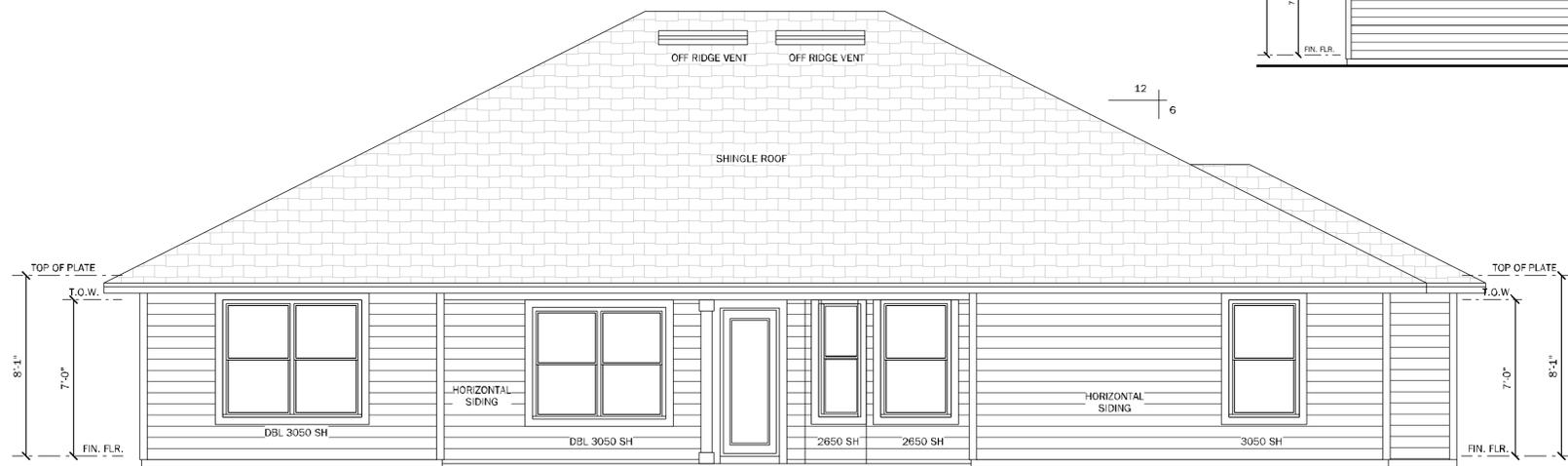
ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"



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



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



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



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

VENTILATION CALCULATION

Calculations shown below are for both, off ridge and ridge vent systems. Only ONE system is required. See builder's specs for product used.
Formula = SF / 300 * 144 = net sq. inches of venting needed.
 (Based on the 1/300 exception for the minimum vent area).

S.F. of Area to be vented (SF)	3135
Total needed for exhaust for upper 1/3 Upper = 45% approx.	678 net sq inches
Total needed for intake (soffit area, lower) Lower = 55% approx.	829 net sq inches
Total needed combined to be no less than 40% and no more than 50%	1507 (upper 1/3 = 45%)
Soffit product provides	6.57 net sq in / sf
Overhang distance	2.00 ft
Net sq in per linear feet of soffit	13.14 sq in / lf
Linear Feet of Soffit needed to meet required	64
Linear Feet of Soffit provided by plan	235
Option one (Ridge vents)	
Ridge vent provides	18.00 net sq in / lf
L.F. of Ridge Vent needed	38
Option two (Off ridge vents)	
Off ridge vent provides	138.00 net sq in / sf
Number of Off Ridge Vents for upper 1/3	3



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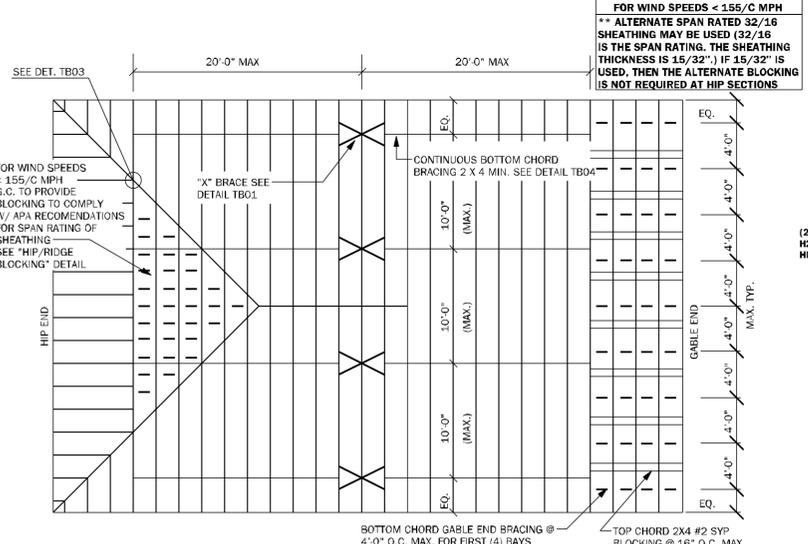
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FLORIDA CONTRACTORS LICENSE NO. CRC1330146
100 WEST GARDEN STREET
PENSACOLA FL 32502
Division location: GAINESVILLE

LOT: 32
Community: The Preserve at Laurel Lake
Plan Name: 2265 3C
Project Address: Lake City
Client No:

Project No: 25-09290
Sheet No:



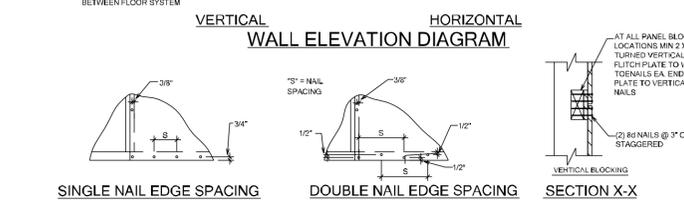
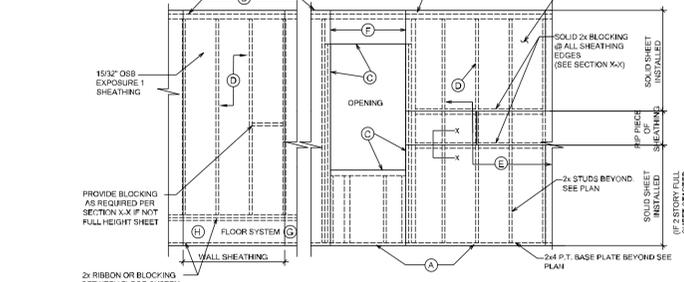
NOTE:
 1) SEE TRUSS MANUFACTURER'S TRUSS ENGINEERING CUT SHEETS FOR ADDITIONAL PERMANENT BRACING THAT MAY BE REQUIRED
 2) "T" BRACING MAY BE USED IN PLACE OF PERMANENT BRACING PROVIDED IT EXTENDS OVER AT LEAST 90% OF THE WEB.

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

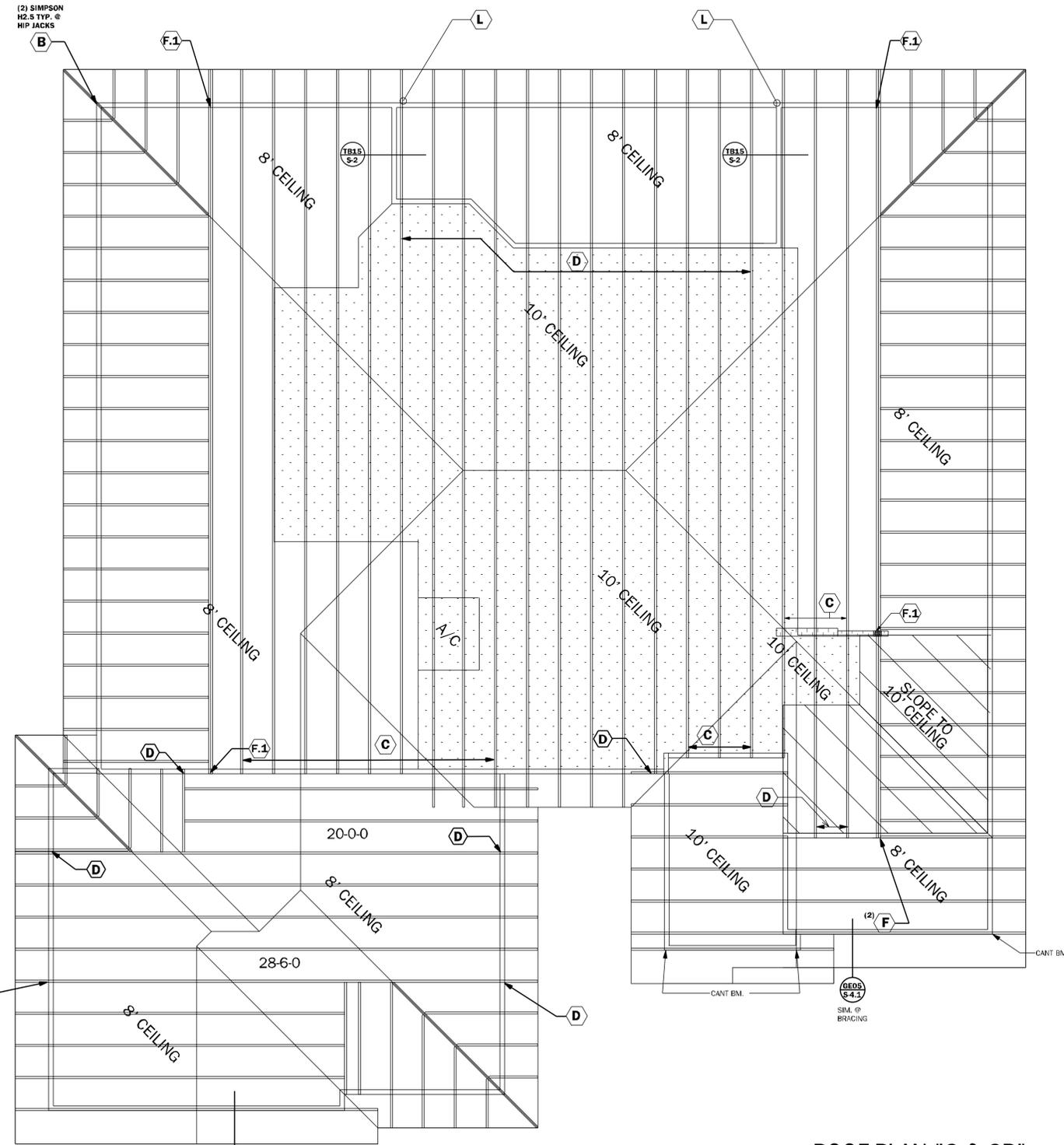
ENGINEERED ROOF PER ASCE 7-22 ROOF DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 25 ft.			
WIND SPEED (ULTIMATE)	130 MPH		
WIND SPEED (ALLOWABLE)	101 MPH		
EXPOSURE CATEGORY	B		
EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF)		
	(-) VALUE DENOTES SUCTION		
AREA	ROOF	1	2
10	HIP	-22.94	-31.68
	GABLE	-24.44	-38.92
ROOF NAILING SCHEDULE / NAILING ZONES (SHINGLE AND TILE): ZONE 1: ASTM F1667 RRSR-01 (8d) NAILS @ 6" O.C. ON EDGE & 6" O.C. IN FIELD ZONE 2: ASTM F1667 RRSR-01 (8d) NAILS @ 4" O.C. ON EDGE & 4" O.C. IN FIELD ZONE 3: ASTM F1667 RRSR-01 (8d) NAILS @ 4" O.C. ON EDGE & 4" O.C. IN FIELD ROOF SHEATHING: SHINGLE: 7/16" EXP. 1 (2 ^{3/16}) or 15/32" EXP. 1 (2 ^{3/16}) TILE: 15/32" EXP. 1 (2 ^{3/16}) NOTE: 1. PER CODE ASTM F1667 RRSR-01 REFERENCE TO 8d (2 ^{3/16} x 0.113") NAILS WHERE THE SHEATHING THICKNESS IS GREATER THAN 15/32". SHEATHING SHALL BE FASTENED WITH ASTM F1667 RRSR-03 10d (2 ^{1/2} x 0.131") NAILS OR ASTM F1667 RRSR-04 (3" x 120") NAILS 2. GABLES- DROP GABLE END & (1) ADDITIONAL DROPPED TRUSS 2x4 #2 SYP OUTLOOKER RAFTER W/ BLOCKING @ 16" O.C. IF NO DROPPED GABLE END. ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C. FIRST 4 BAYS WITH (2) 12d NAILS EA. END. ATTACH ROOF SHEATHING TO RAFTERS W/ BLOCKING PER NAILING SCHEDULE 3. RRSR-01, RRSR-03, AND RRSR-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 WILL NEED TO BE ATTACHED TO STUD AND/OR BLOCKING AT ALL EDGES. A MINIMUM 1/2" SPACE IS RECOMMENDED BETWEEN PANELS AT EDGES AND END JOINTS TO ALLOW FOR EXPANSION. FASTENERS SHALL NOT PENETRATE SURFACE MORE THAN 1".

- (A) NAIL AT BASE 2 ROWS @ 4" O.C. W/ 8d COMMON NAIL
- (B) NAIL AT TOP PLATE TWO ROWS @ 4" O.C. W/ 8d COMMON NAIL
- (C) NAIL OPENING PERIMETER W/ (2) ROWS @ 4" O.C. W/ 8d COMMON NAIL
- (D) NAIL INTERIOR AT 16" O.C. W/ 8d COMMON NAIL
- (E) STAGGER ALL VERTICAL JOINTS & NAIL @ 4" O.C.
- (F) PLYWOOD SPLICES @ HEADER. NAIL SHEATHING TO HEADER W/ 8d COMMON NAILS @ 4" O.C. (2) ROWS @ TOP & BOTTOM
- (G) 8d NAILS @ 3" O.C. TO EACH TRUSS END OR @ VERTICAL MEMBER IF GABLE END
- (H) FLOOR SHEATHING 1/2" PLYWOOD DECKING GLUED AND NAILED W/ 8d COMMON NAILS AT 7" O.C. AT EDGES OVERLAP NAILS. FASTENERS SHALL NOT PENETRATE SURFACE MORE THAN 1".



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

ROOF PLAN "C & CR"
 N.T.S.

SIMPSON - CONNECTOR SCHEDULE				USP - CONNECTOR SCHEDULE			
MARK	TYPE	CONNECTOR & FASTENERS	SPF	SYP	CONNECTOR & FASTENERS	SPF	SYP
(A)	FRAME TO MASONRY	HEATWAVE (8) 10d x 1 1/2" OR HETAJ W/ (8) 8d x 1 1/2"	1610		HTRB W/ (10) 10d x 1 1/2" OR HTRAD W/ (10) 8d x 1 1/2"	1585	1870
(B)	FRAME TO FRAME	H2.5A W/ (10) 8d NAILS	615	700	RTTA W/ (9) 8d NAILS	515	585
(C)	FRAME TO FRAME	H10A W/ (16) 10d x 1 1/2"	1015	1040	RT16A W/ (10) 10d x 1 1/2"	895	1020
(D)	FRAME TO FRAME	H16A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	930	1080	HTB2 W/ (10) 10d x 1 1/2" AT EXTERIOR TRUSSES	935	1060
(E)	FRAME TO FRAME	H12S W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	860	990	HTW2 W/ (10) 10d x 1 1/2" AT EXTERIOR TRUSSES	1005	1195
(F)	FRAME TO FRAME	H12S W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	3330	3965	MUGTS W/ (8) 10d NAILS AND 5/8" A.T.R. W/ 12" EMBEDMENT W/ SIMPSON "SET-3G" EPOXY (4) 10d x 1 1/2"	3330	4495
(G)	FRAME TO FRAME	H12S W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	1215	1415	HTW2 W/ (10) 10d x 1 1/2" AT EXTERIOR TRUSSES	1285	1530
(H)	FRAME TO FRAME	(2) HTS2 W/ (4) 10d x 1 1/2" AT EXTERIOR TRUSSES	2430	2830	(2) HTW2 W/ (4) 10d x 1 1/2" AT EXTERIOR TRUSSES	2570	3060
(I)	FRAME TO MASONRY	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	10690		HUTE W/ (8) 10d NAILS AND 5/8" A.T.R. W/ 12" EMBEDMENT W/ SIMPSON "SET-3G" EPOXY (4) 10d x 1 1/2"	7000	9790
(J)	FRAME TO MASONRY	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	3400	4725	HFUS W/ (12) 8d WOOD SCREWS AND (1) 3" x 6" WEDGE-BOLT		7140
(K)	FRAME TO MASONRY	(1) LGT2 W/ (6) 10d SINKERS & (7) 10d SINKERS FOR FRAME (EA)	1735	2040			
(L)	FRAME TO MASONRY	(1) LGT2 W/ (6) 10d SINKERS & (7) 10d SINKERS FOR FRAME (EA)	3500	4000	(2) LGT2 W/ (32) 16d SINKERS & (10) 1/4" x 3" WEDGE-BOLT (2) PLY TRUSS OR (2) 16d SINKERS FOR FRAME (EA)	3100	3100
(M)	FRAME TO MASONRY	(2) LGT3 W/ (4) 1/4" x 3" SWS SCREWS & (8) 3/8" x 3" TITEN (2) PLY TRUSS OR (2) 16d SINKERS FOR FRAME (EA)	4730	5230	(2) LGT3 W/ (24) 1/4" x 2" WSW SCREWS & (4) 3/8" x 3" WEDG (2) PLY TRUSS OR (2) 16d SINKERS FOR FRAME (EA)	4650	4650
(N)	BEAM TO BEAM	H4.10 UPT H4.10 W/ (16) 10d x 1 1/2" NAILS	Q430E	Q430E	H4.10 UPT H4.10 W/ (20) 10d x 1 1/2" NAILS	Q430E	Q430E
(O)	BEAM TO MASONRY	H4.10 UPT H4.10 W/ (16) 10d x 1 1/2" NAILS	Q430E	Q430E	H4.10 UPT H4.10 W/ (20) 10d x 1 1/2" NAILS	Q430E	Q430E
(P)	BEAM TO MASONRY	H4.10 UPT H4.10 W/ (16) 10d x 1 1/2" NAILS	Q430E	Q430E	H4.10 UPT H4.10 W/ (20) 10d x 1 1/2" NAILS	Q430E	Q430E
(Q)	FRAME TO MASONRY	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	1020	1120	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	1070	1170
(R)	FRAME TO MASONRY	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	2365	2365	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	2415	2415
(S)	FRAME TO MASONRY	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	965	1110	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	1145	1225
(T)	FRAME TO MASONRY	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	965	1110	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	1145	1225
(U)	FRAME TO MASONRY	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	1835	2145	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	1510	1835
(V)	FRAME TO MASONRY	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	4375	5090	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES		5015
(W)	FRAME TO MASONRY	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	3640	4235	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES		4160
(X)	FRAME TO MASONRY	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	780	780	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	875	1145
(Y)	FRAME TO MASONRY	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	3505	4940	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES		4160
(Z)	FRAME TO MASONRY	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	5170	7185	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES		4160
(AA)	FRAME TO MASONRY	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES	3555	4940	H2.5A W/ (16) 10d x 1 1/2" AT EXTERIOR TRUSSES		4160

GENERAL CONNECTOR NOTES:
 1. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS / BEAMS W/ (2) 12d TOENAILS.
 2. ALL TRUSS TO TRUSS CONNECTIONS ARE PROVIDED BY TRUSS MANUFACTURER UNLESS OTHERWISE NOTED.
 3. G.C. MAY USE EITHER SIMPSON OR USP CONNECTIONS. SEE FRAMING PLAN FOR CONNECTOR LOCATION.
 4. FOR SINGLE PLY TRUSSES, SCREWS SHALL BE SPACED @ 24" TO TRUSS VERTICAL WEBS W/ (2) ROWS @ 3" O.C. STAGGERED.
 5. 12" MIN. A.T.R. EMBEDMENT @ COMB BOND BEAM UNLESS OTHERWISE NOTED.
 6. SCAB TRUSS CHORDS W/ 2x4 SYP TO MATCH CHORD LUMBER SIZE W/ (2) ROWS 10d @ 4" FROM ENDS & 4" O.C. STAGGERED. CENTER AT CONNECTOR LOCATION AS MUCH AS POSSIBLE.

- (1) MINIMAL CONNECTOR UNDO ON FRAMING PLAN
- (2) CONNECTION FOR ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS / LINTELS / 10" WALLS UNDO ON PLAN
- (3) CONNECTION AT 24" OR 32" O.C. PENDING VERTICALS FOR ALL FLOOR TRUSSES PARALLEL TO MASONRY WALLS.
- (4) CONNECTION FOR ALL HIP JACK CORNER JACKS TO MASONRY WALLS / LINTELS / 10" WALLS UNDO ON PLAN
- (5) CONNECTION FOR ALL HIP JACK CORNER JACKS TO MASONRY WALLS / LINTELS / 10" WALLS UNDO ON PLAN
- (6) MINIMAL CONNECTOR UNDO ON FRAMING PLAN
- (7) CONNECTION FOR JACK TRUSS TO WOOD WALL OR BEAM
- (8) MINIMAL CONNECTOR UNDO ON FRAMING PLAN
- (9) CONNECTION FOR ALL TRUSSES TO INTERIOR/EXTERIOR BEARING WOOD WALLS AND/OR BEAMS

ROOF FRAMING NOTES
 1. SHINGLE OR METAL ROOFING SYSTEM (SEE ARCH.) SHEATHING - SEE [RSH] 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.
 2. THE EXTERIOR CEILING FOR THE ENTRIES AND PORCHES SHALL HAVE EITHER 7/16" OSB EXPOSURE 1 SHEATHING OR 1/2" DENSEGLASS 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.
 3. FOR UNDERLAYMENT REQUIREMENTS SEE R905.1.1.1

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

SEE PLAN SET FOR TRUSS BRACING AND ADDITIONAL ROOF INFORMATION

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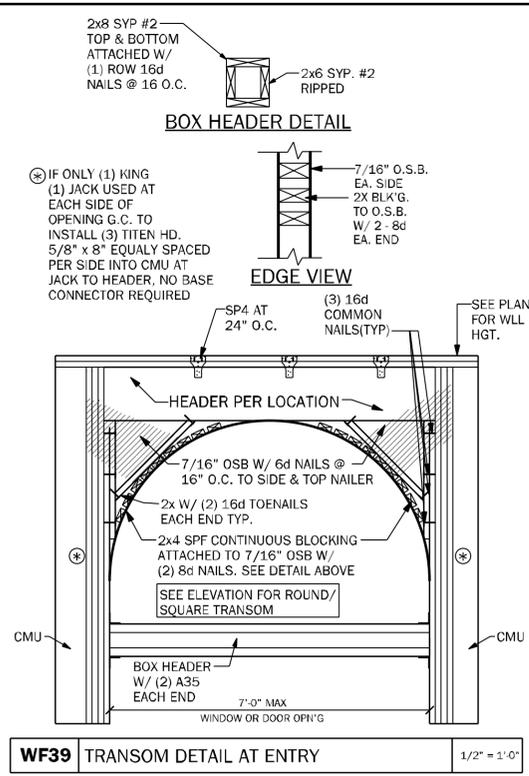
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 Division Location: GAINESVILLE

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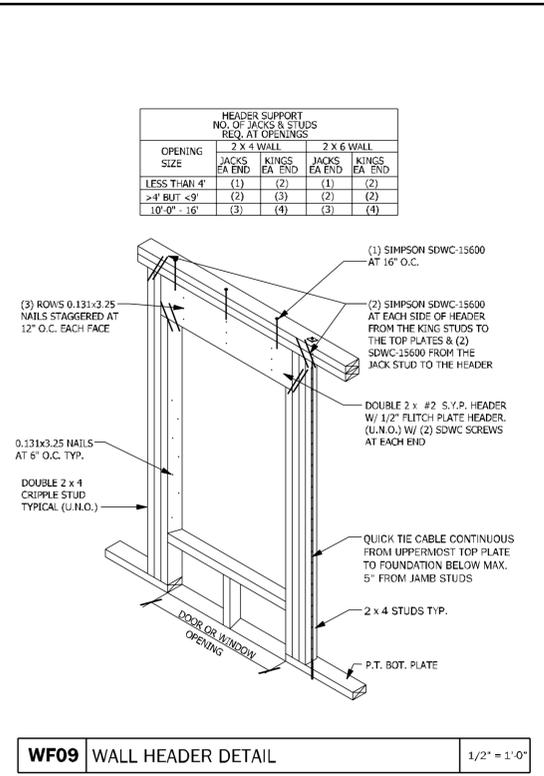
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 FLORIDA CONTRACTORS LICENSE NO. CRC1330148
 100 WEST GARDEN STREET
 PENSACOLA FL 32502
 Division Location: GAINESVILLE

Community: The Preserve at Laurel Lake
 Plan Name: 2265 3C
 Project Address: Lake City
 Client No.:

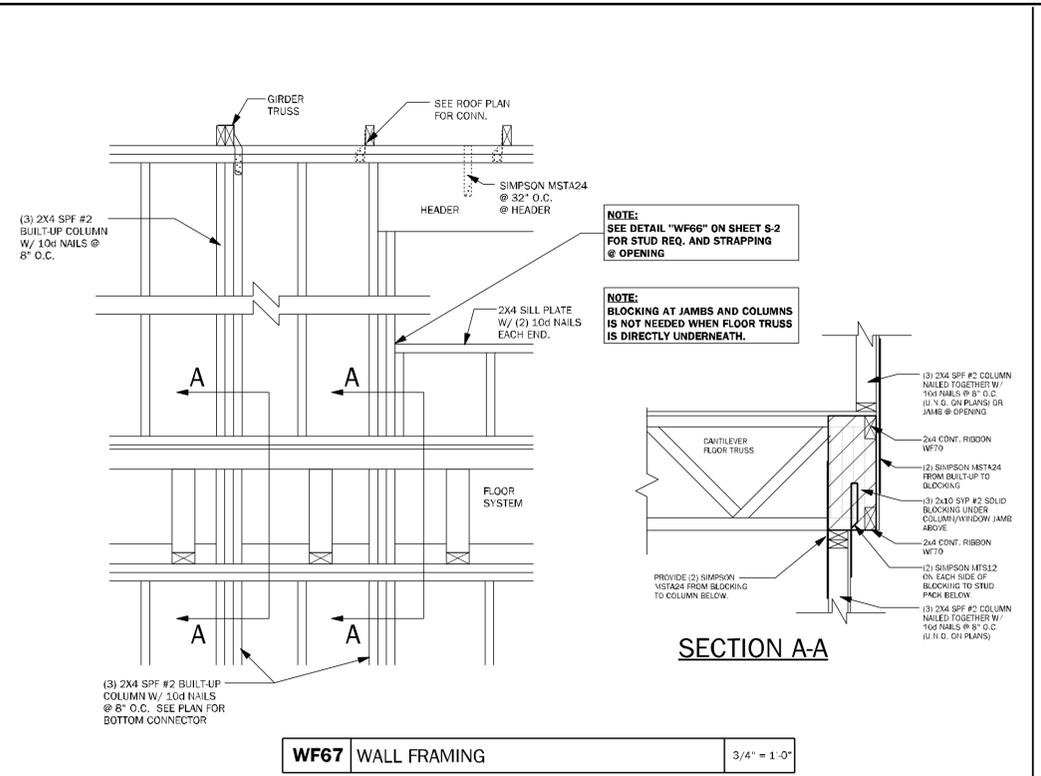
Project No: 25-09290
 Sheet No: S-1
ROOF PLAN



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



WF09 WALL HEADER DETAIL 1/2" = 1'-0"



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

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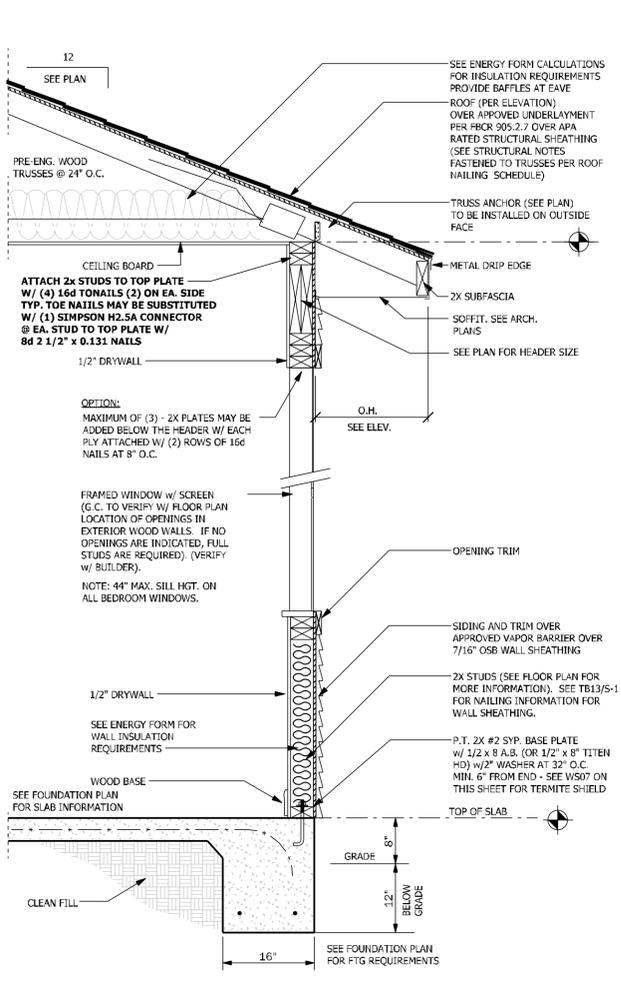
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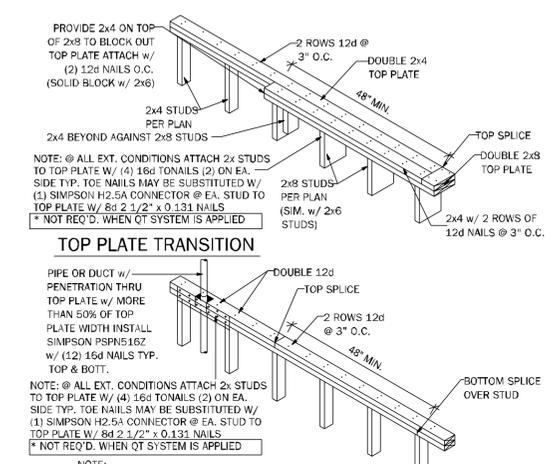
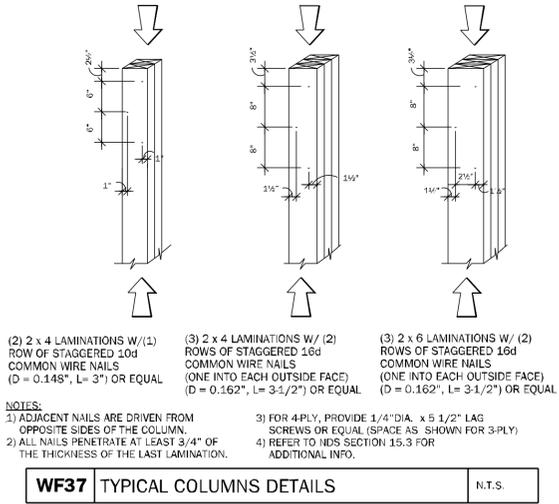
DAMS HOMES
 FLORIDA CONTRACTORS LICENSE NO. CRC13300146
100 WEST GARDEN STREET
PENSACOLA FL 32502
 Division Location: GAINESVILLE

LOT: 32
 Community: The Preserve at Laurel Lake
 Plan Name: 2265 SC
 Project Address: Lake City
 Client No.:

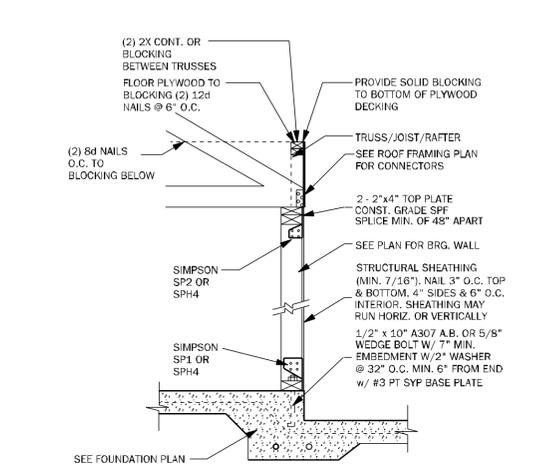
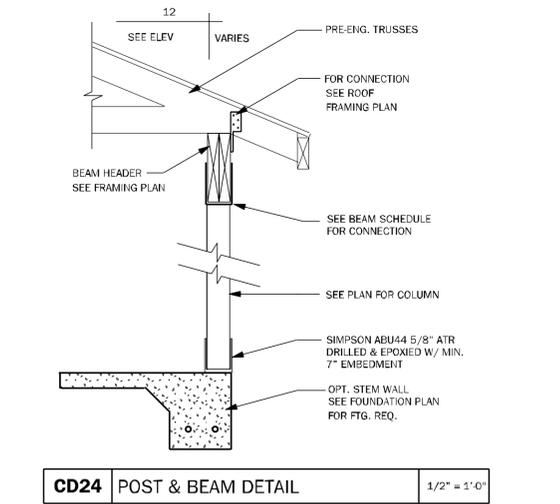
Project No: 25-09290
 Sheet No: **S-2.1**
 TYPICAL FRAMING DETAILS



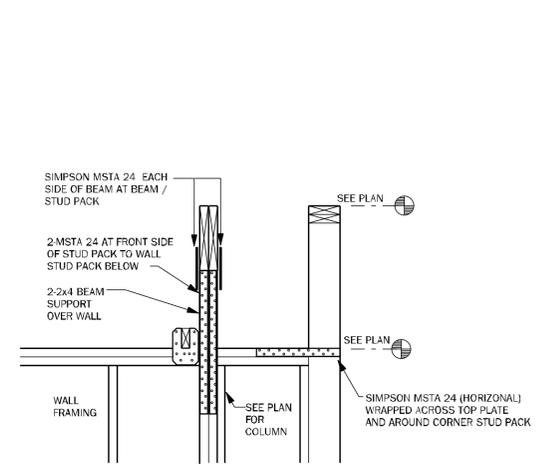
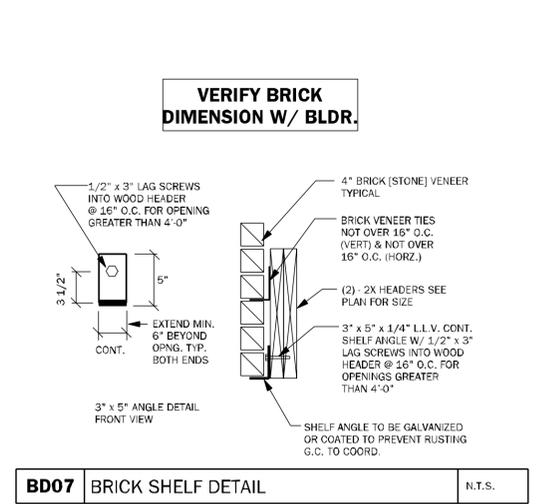
WS02 TYPICAL WALL SECTION EXTERIOR FRAME 3/4" = 1'-0"



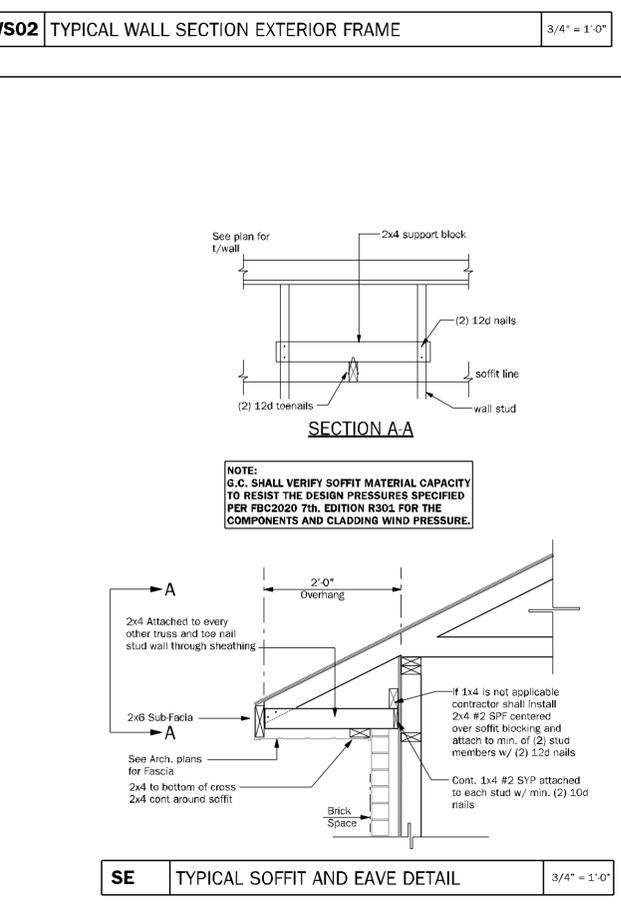
WF17 TOP PLATE SPLICE DETAIL 3/4" = 1'-0"



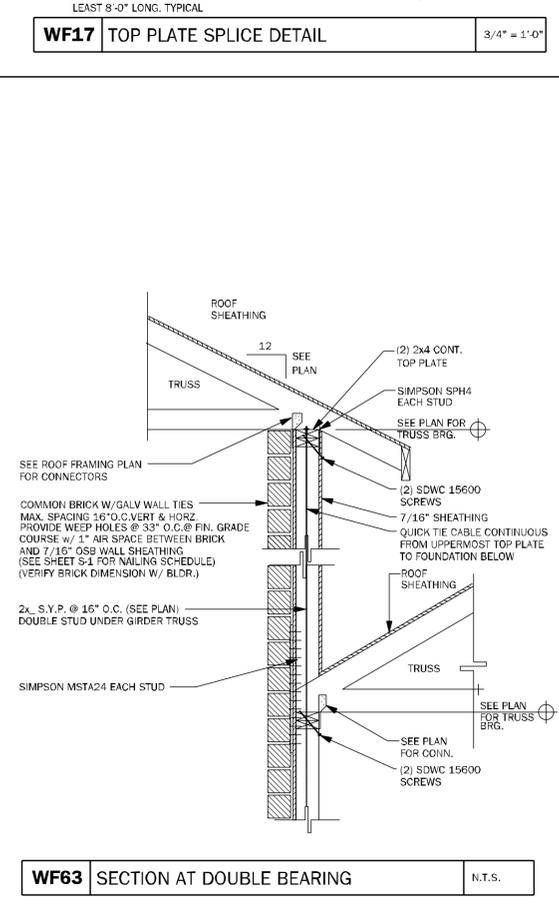
SW01 INTERIOR BEARING SHEARWALL w/UPLIFT N.T.S.



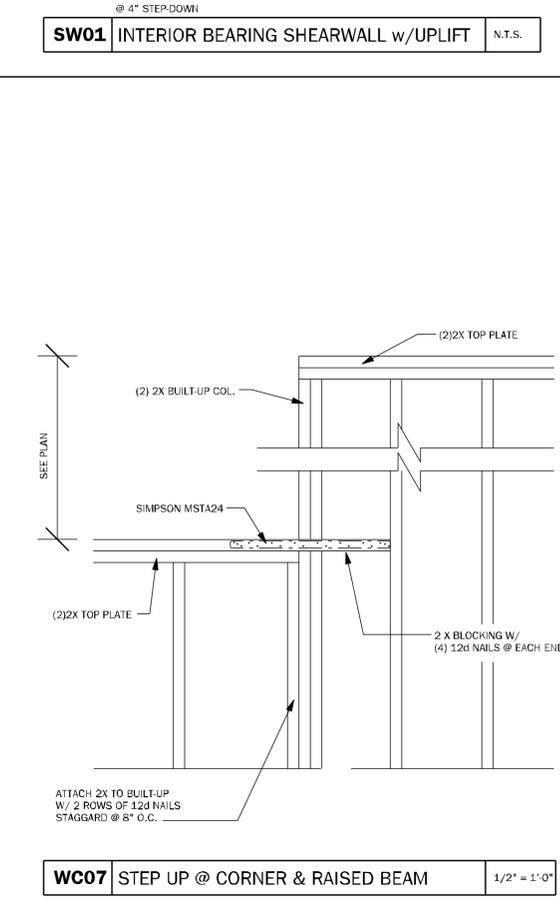
WC08 STEP UP @ CORNER & RAISED BEAM N.T.S.



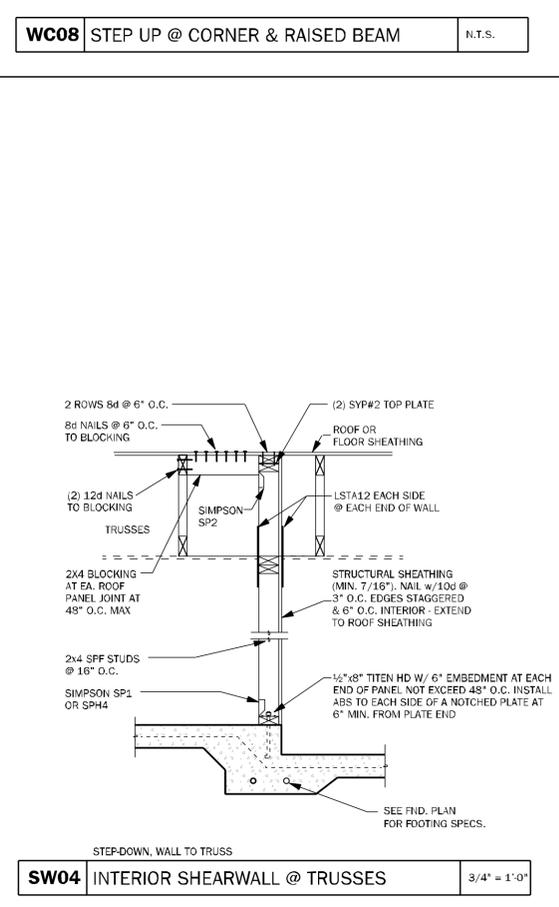
SE TYPICAL SOFFIT AND EAVE DETAIL 3/4" = 1'-0"



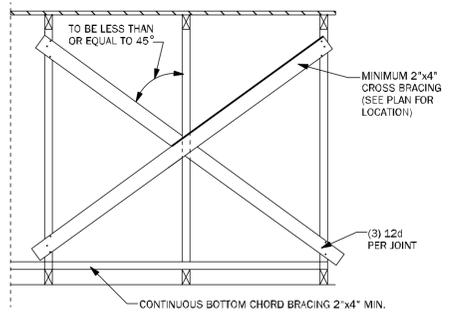
WF63 SECTION AT DOUBLE BEARING N.T.S.



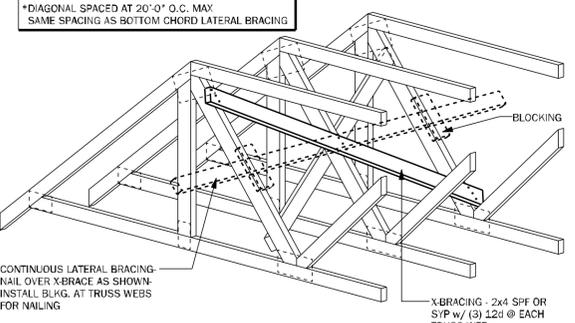
WC07 STEP UP @ CORNER & RAISED BEAM 1/2" = 1'-0"



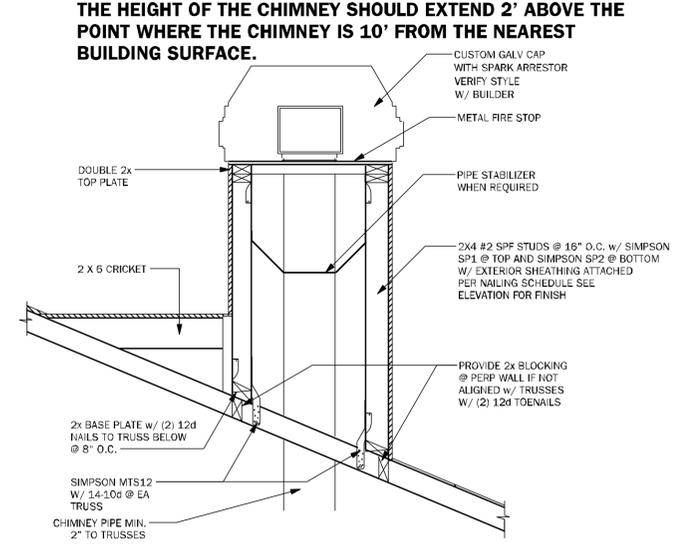
SW04 INTERIOR SHEARWALL @ TRUSSES 3/4" = 1'-0"



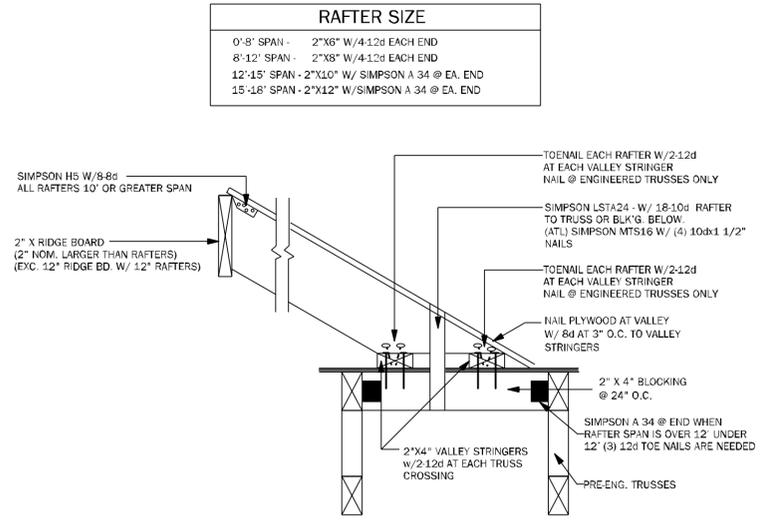
TB01 TYPICAL CROSS BRACING DETAIL N.T.S.



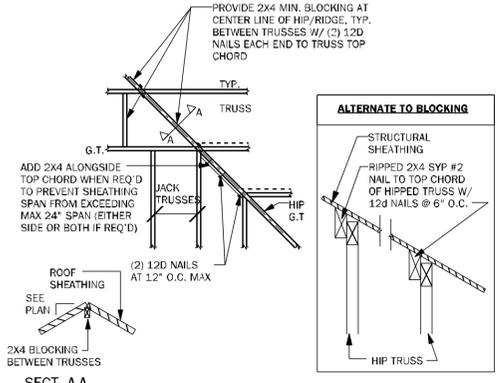
TB02 TYPICAL CROSS BRACING DETAIL N.T.S.



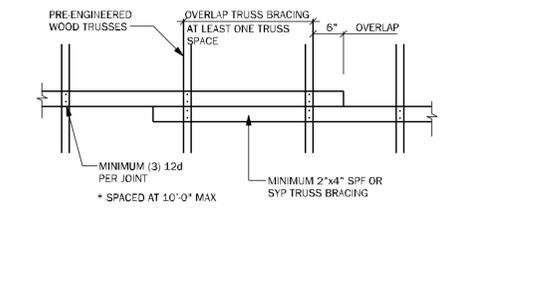
CH01 TYPICAL CHIMNEY FRAME DETAIL 3/4" = 1'-0"



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



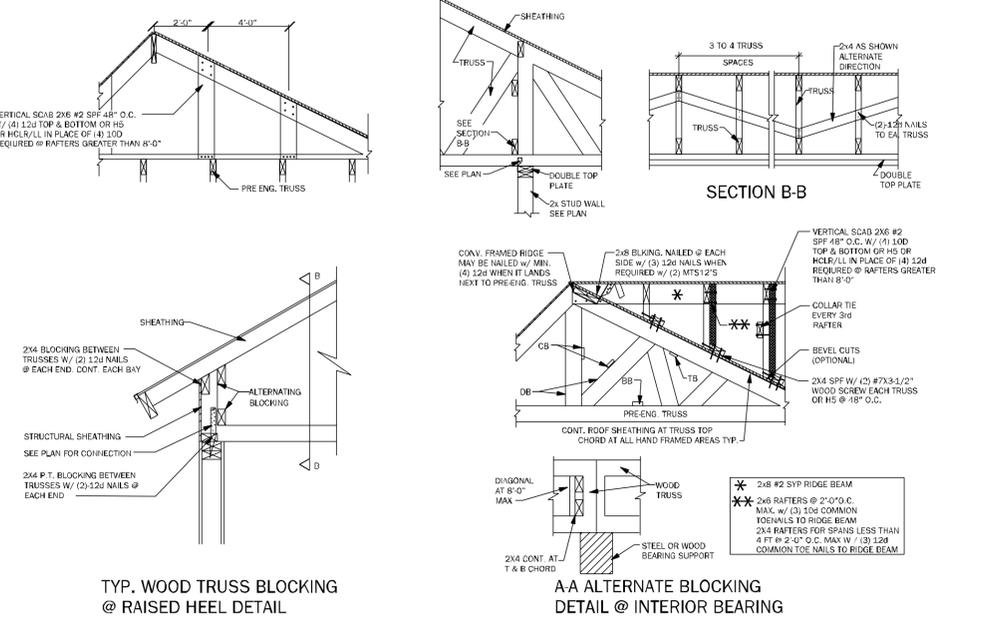
TB03 HIP / RIDGE BLOCKING DETAIL N.T.S.



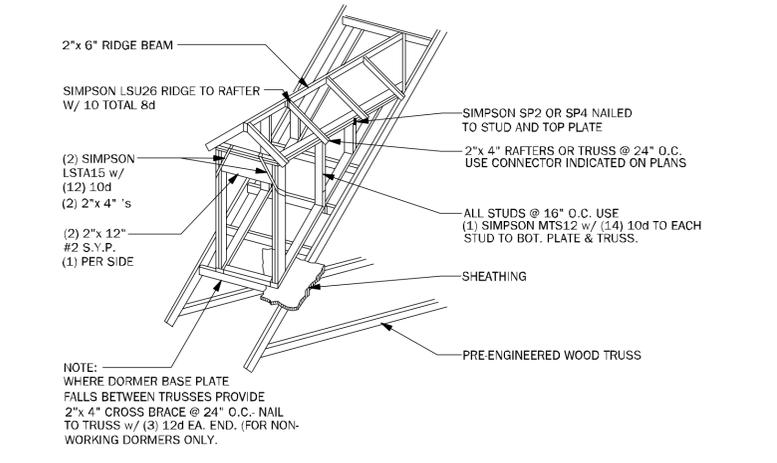
TB04 TRUSS BRACING OVERLAP DETAIL (TYP) N.T.S.

TRUSS NOTES:

- WOOD TRUSS ERECTOR SHALL PROVIDE BRACING ACCORDING TO ANS/PTI-2014 (TRUSS PLATE INSTITUTE) NOTE THAT THE COMBINED WIND AREA IS GREATER BEFORE THE ROOF SHEATHING IS APPLIED, AND BRACINGS SHALL THEREFORE BE INSTALLED AS THE TRUSSES ARE ERECTED. INADEQUATE BRACING IS THE MOST COMMON CAUSE OF ACCIDENT IN WOOD TRUSS CONSTRUCTION. FULL BRACES 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 (DECS 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' O.C. MAXIMUM.
- ALL BRACES SHALL BE 2x4 NOMINAL DIMENSION LUMBER & SHALL BE ATTACHED W/ (3) 12d NAILS AT EACH TRUSS INTERSECTION.
- ADDITIONAL BOTTOM CHORD BRACING SHALL BE INSTALLED AS REQUIRED BY TRUSS DESIGN WHEREVER ADEQUATE STRUCTURAL CEILING ARE NOT ATTACHED DIRECTLY TO THE BOTTOM CHORD OF THE TRUSS.
- PROVIDE TRUSS BLOCKING AT ALL TRUSS BEARING SUPPORTS WHERE TRUSS DEPTH EXCEEDS STANDARD HEEL HEIGHT. SEE TYP. TRUSS BLOCKING DETAILS.

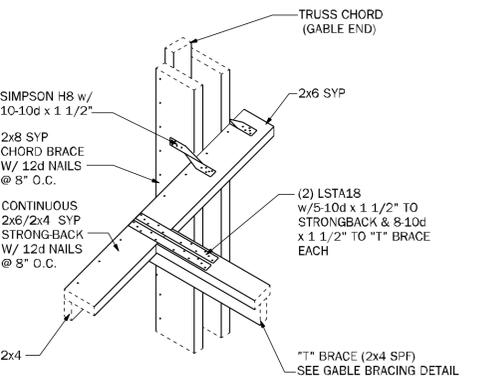


TB06 BLOCKING AND CONVENTIONAL FRAME DETAILS 3/4" = 1'-0"



WF05 DORMER FRAMING DETAIL N.T.S.

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



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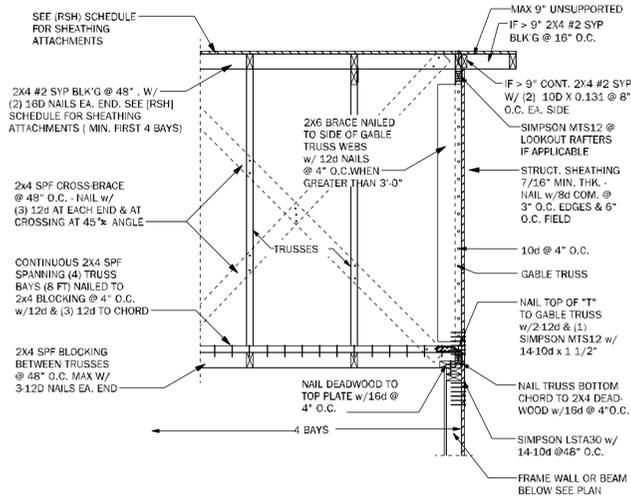
MUNICIPAL STAMP AREA

SIGNATURE & SEAL
 10/10/2025

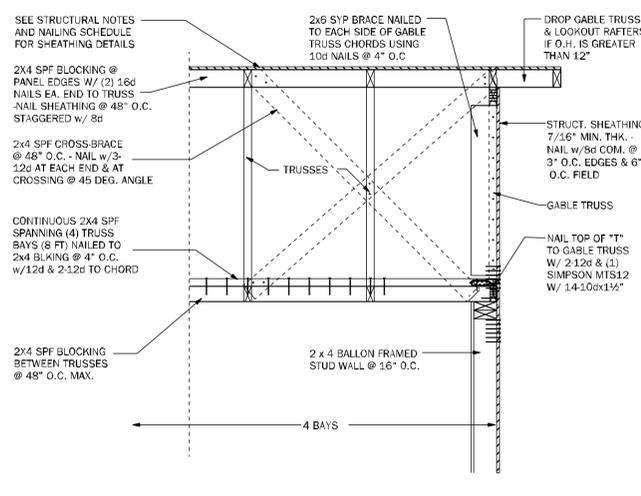
To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contain within these drawings comply with the 2023 Florida Building Code - Residential 5th Edition. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing engineer's signature and seal.
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ADAMS HOMES
 Builder
 FLORIDA CONTRACTORS LICENSE NO. CRC2330146
 100 WEST GARDEN STREET
 PENSACOLA FL 32502
 Division Location: GAINESVILLE

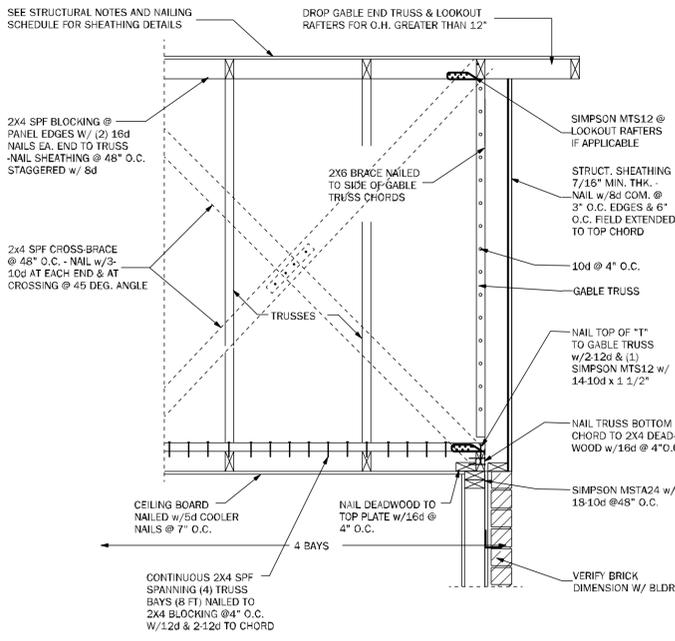
LOT:	32
Community:	The Preserve at Laurel Lake
Plan Name:	2265 3C
Project Address:	Lake City
Client No.:	



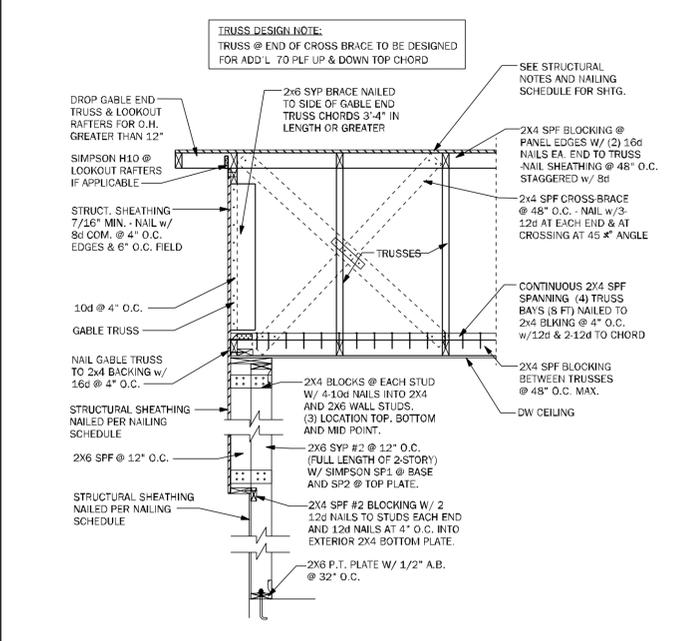
GE05 GABLE END BRACING - FRAME WALL N.T.S.



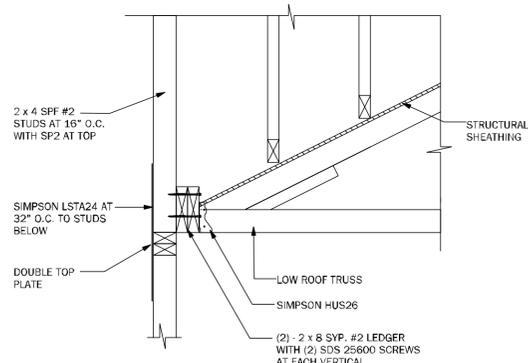
GE22 GABLE END BRACING w/ VOL CEILING 1/2"=1'-0"



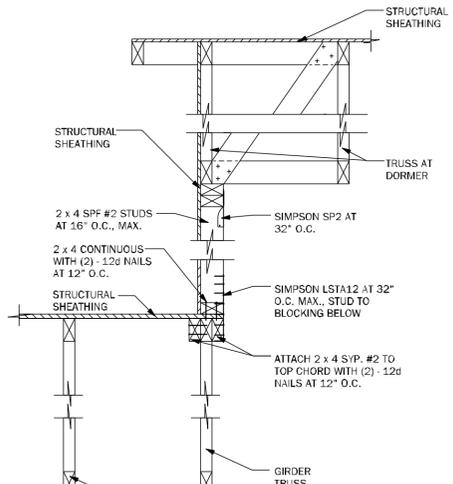
GE23 GABLE END BRACING w/o VOLUME CEILING 1/2"=1'-0"



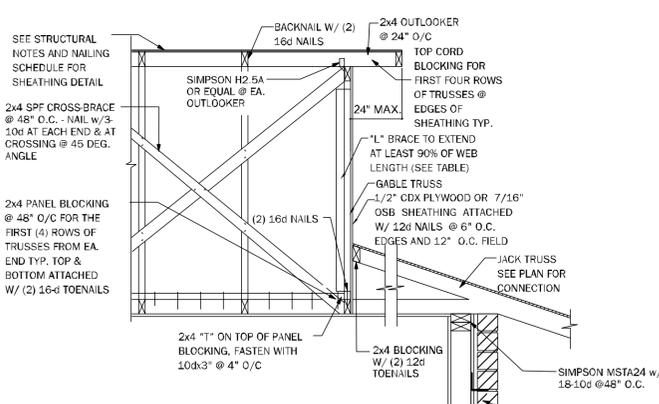
GE24 GABLE @ VAULT N.T.S.



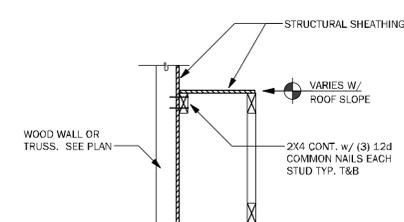
WF72 LEDGER N.T.S.



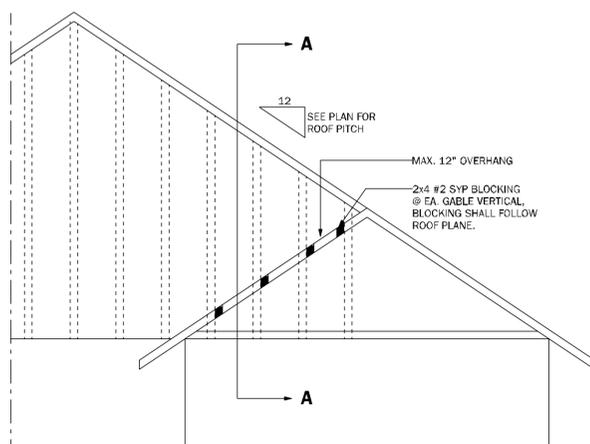
WF73 KNEEWALL @ DORMER N.T.S.



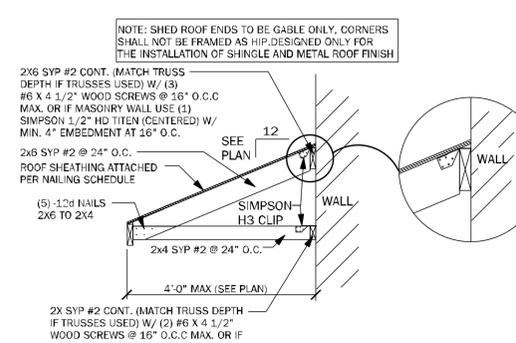
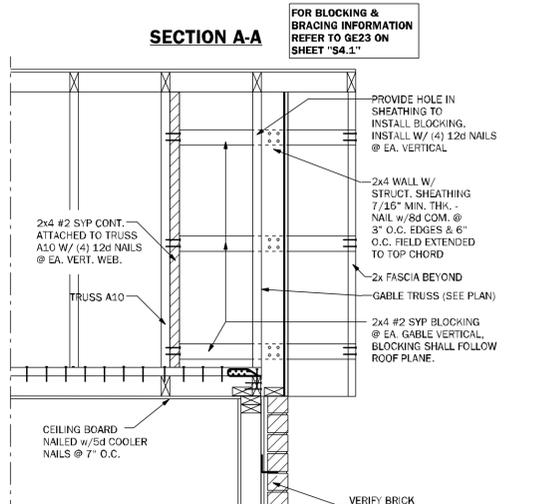
GE21 SECTION @ DUTCH GABLE 3/4" = 1'-0"



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

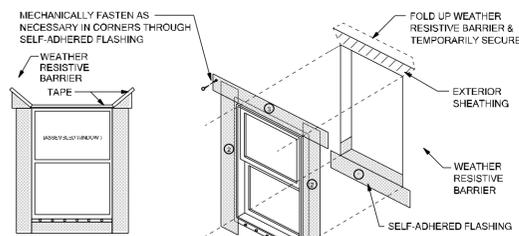
SIGNATURE & SEAL
 10/10/2025

To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained herein comply with the 2023 Florida Building Code - Residential and all other applicable codes and regulations. The Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing the Engineer's signature and seal.

DAMS HOMES
 FLORIDA CONTRACTORS LICENSE NO. CFC1330146
 100 WEST GARDEN STREET
 PENSACOLA FL 32502
 Division Location: GAINESVILLE

LOT:	32
Community:	The Preserve at Laurel Lake
Plan Name:	2265 3C
Project Address:	Lake City
Client No.:	

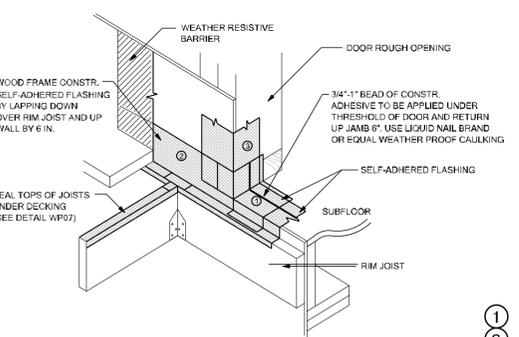
Project No: 25-09290
 Sheet No: S-4.1
 ROOF FRAMING AND BRACING DETAILS



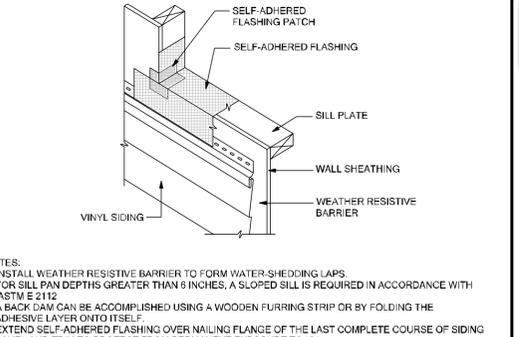
HEAD FLASHING TIE-IN INSTRUCTIONS:

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

Scale: NTS
WP01

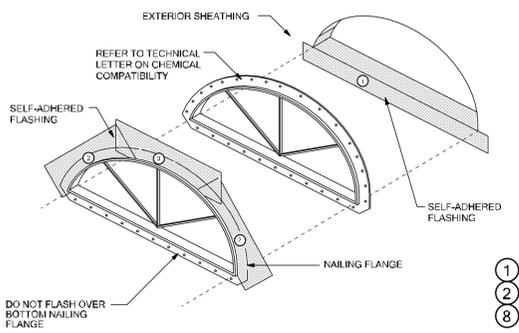


WP02



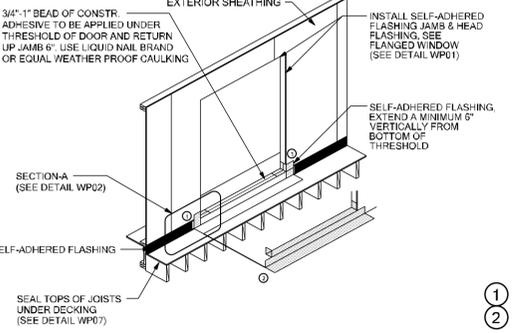
WP03

SELF-ADHERED FLASHING FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER



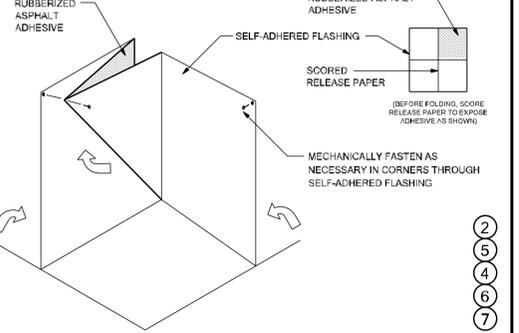
WP04

SELF-ADHERED FLASHING EXTERIOR DOOR WITH DECK - SECTION A



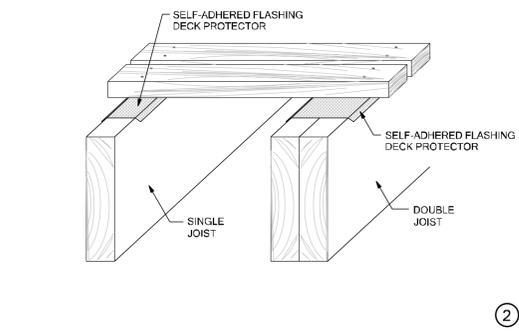
WP05

TIE-IN WITH VINYL SIDING AT WINDOW SILL



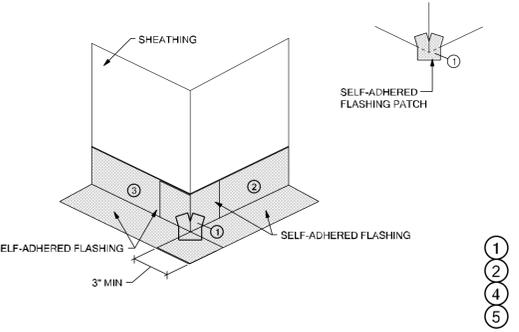
WP06

SELF-ADHERED FLASHING HALF ROUND WINDOW



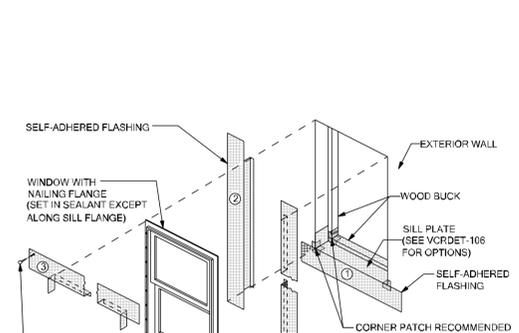
WP07

SELF-ADHERED FLASHING EXTERIOR DOOR WITH DECK



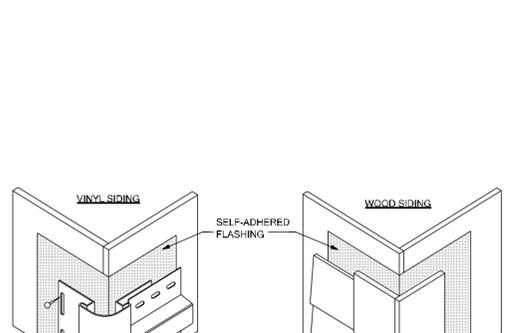
WP08

SELF-ADHERED FLASHING I/O, 8362X, DECK JOIST



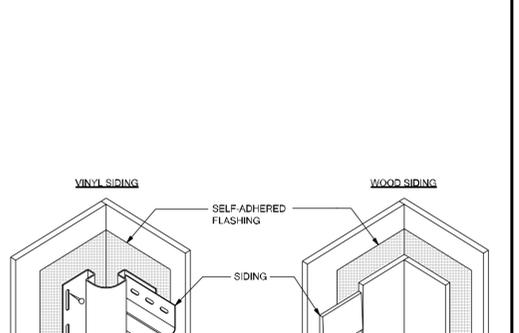
WP10

SELF-ADHERED FLASHING OUTSIDE CORNER



WP11

SELF-ADHERED FLASHING INSIDE CORNER



WP12

NOTES:

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

NOTES:

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

NOTES:

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

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 (#) 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 VENEER. THE WATER-RESISTIVE BARRIER MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1. WATER-RESISTIVE BARRIER MATERIALS SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.
2. ASTM E2568, TYPE 1 OR 2.
3. ASTM E331 IN ACCORDANCE WITH SECTION R703.1.1.

4. OTHER APPROVED MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51MM), AND WHERE JOINTS OCCUR, SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM).

R703.7.3 WATER-RESISTIVE BARRIERS WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

EXCEPTION: WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER AND IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NON-WATER-ABSORBING LAYER OR 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 FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR PENETRATION PRODUCTS SHALL BE SEALED AT THE JUNCTION 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 C1261, 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 2730.
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 WOODFRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

FIGURE 1: FLASHING INSTALLATION

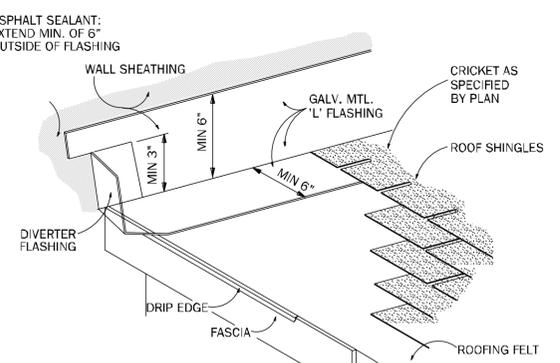


FIGURE 2: WALL FINISH

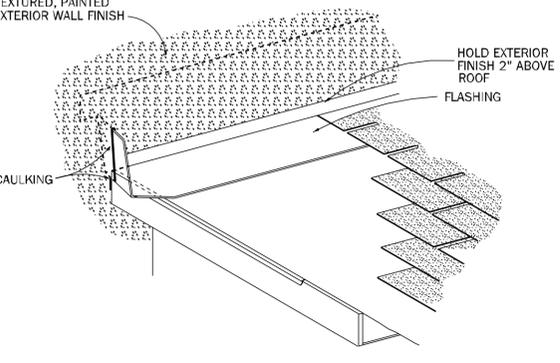
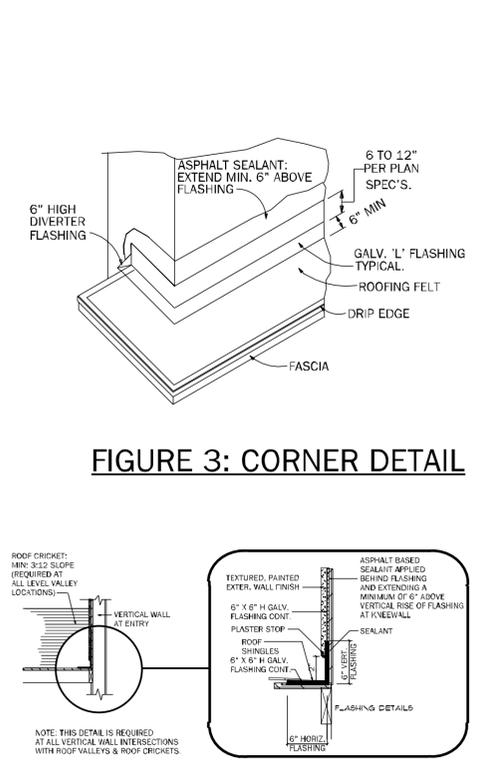


FIGURE 3: CORNER DETAIL



FLASHING INSTALLATION WHERE ROOF MEETS VERTICAL WALL

FLASHING DETAIL AT CRICKET / KNEEWALL INTERSECTION

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SIGNATURE & SEAL
10/10/2025

To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contain within these drawings comply with the 2023 Florida Building Code - Residential 6th Edition. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing an engineer's signature and seal.

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