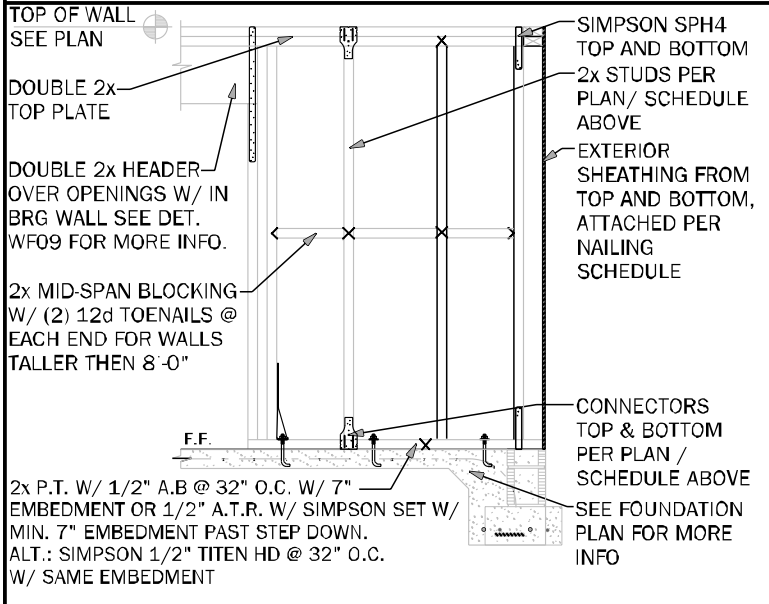


BEARING WOOD INTERIOR WALL SCHEDULE

MARK	STUD SPACING	CONNECTION & FASTENERS	LUMBER SPECIES	UPLIFT CAP (PLF)
BW1	16"	(2) 16d TOENAILS	(2) 16d TOENAILS	SPF 0
BW2	16"	SP2 W/ (6) 10d NAILS	SP1 W/ (6) 10d NAILS	SPF 402
BW3	16"	SP4 W/ (6) 10d X 1 1/2" NAILS	SP4 W/ (6) 10d X 1 1/2" NAILS	SPF 571
BW4	16"	(2) 16d TOENAILS	(2) 16d TOENAILS	SYP 0
BW5	16"	SP2 W/ (6) 10d NAILS	SP1 W/ (6) 10d NAILS	SYP 439
BW6	16"	SP4 W/ (6) 10d X 1 1/2" NAILS	SP4 W/ (6) 10d X 1 1/2" NAILS	SYP 665
BW7	12"	(2) 16d TOENAILS	(2) 16d TOENAILS	SPF 0
BW8	12"	SP2 W/ (6) 10d NAILS	SP1 W/ (6) 10d NAILS	SPF 535
BW9	12"	SP4 W/ (6) 10d X 1 1/2" NAILS	SP4 W/ (6) 10d X 1 1/2" NAILS	SPF 760
BW10	12"	(2) 16d TOENAILS	(2) 16d TOENAILS	SYP 0
BW11	12"	SP2 W/ (6) 10d NAILS	SP1 W/ (6) 10d NAILS	SYP 585
BW12	12"	SP4 W/ (6) 10d X 1 1/2" NAILS	SP4 W/ (6) 10d X 1 1/2" NAILS	SYP 885

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



BEARING INTERIOR WALL DETAIL

1. SEE FLOOR PLAN FOR WALL SIZE. ASSUME 2x4 STUDS USED U.N.O.
 2. ALL STRUCTURAL LUMBER TO BE SYP #1 OR SPF #2 U.N.O. ON PLAN.
 3. CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.
 4. CONTACT E.O.R. IF SP4 S, SP5 S OR SP5 S CONNECTIONS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
 5. IF "BW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO IGNORED. SEE WORKSHEET FOR INDICATED DETAIL FOR PROPER CONNECTIONS FOR 2nd FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY).
 6. IF "SW" IS INDICATED THE WALL IS CONSIDERED A SHEARWALL AND REQUIRES MIN. 7" EMBEDMENT OR 1 1/2" A.T.R. W/ SIMPSON SET W/ MIN. 7" EMBEDMENT FAST STEP DOWN. (N.T. SIMPSON 1/2" THEN HD @ 32" O.C.)
 7. ALL 2x EXTERIOR WALLS W/ EXTERIOR SHEATHING ATTACHED PER NAILING SCHEDULE ATT AS SHEARWALLS. SEE PLAN AND WALL SECTIONS FOR STUD SPACING AND GRADE.
 8. IF THE BEARING WALL IS INDICATED WITH THE BW1, BW2, BW3, BW4 THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT. THE STUDS ARE TOE NAILS. THE 2x PLATE CAN BE ATTACHED WITH HARD CASED NAILS (GUN NAILS) AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.

GENERAL NOTES

MARK	COLUMN SIZE	BASE CONN. & FASTENER	UPLIFT (PLF)
C1	(3) 2 x 4 #2 SPF	(4) 16d TOENAILS	0
C2	(3) 2 x 4 #2 SPF	DT122 W/ 1/2" WEDGE ANCHOR & (8) 1/4" X 1 1/2" SDS SCREENS	2145
C3	(3) 2 x 4 SYP #1 GR.	(4) 16d TOENAILS	0
C4	(4) 2 x 4 SPF #2	DT122 W/ 1/2" WEDGE ANCHOR & (8) 1/4" X 1 1/2" SDS SCREENS	2145
C5	4 x 4 P.T. #2 SYP POST	ABU44 W/ 5/8" ATR** & (12) 16d NAILS	G = 6665 U = 2200
C6	6 x 6 P.T. #2 SYP POST	ABU66 W/ 5/8" ATR** & (12) 16d NAILS	G = 12000 U = 2200
C7	8 x 8 P.T. #2 SYP POST	ABU88 W/ (2) 5/8" ATR** & (18) 16d NAILS	G = 24335 U = 2330
C8	3.5 x 3.5 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (14) 1/4" X 2 1/2" SDS WS & 5/8" EPOXY ANCHOR, OR ATR**	5645
C9	3.5 x 5.25 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (14) 1/4" X 2 1/2" SDS WS & 5/8" EPOXY ANCHOR, OR ATR**	5645
C10	3.5 x 7 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (20) 1/4" X 2 1/2" SDS WS & 7/8" EPOXY ANCHOR, OR ATR**	6970
C11	5.25 x 5.25 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (20) 1/4" X 2 1/2" SDS WS & 7/8" EPOXY ANCHOR, OR ATR**	7870
C12	7 x 7 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (20) 1/4" X 2 1/2" SDS WS & 7/8" EPOXY ANCHOR, OR ATR**	7870
C13	5.25" x 7" P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ 7/8" ATR AND (20) 1/4" X 1/2" SDS WOOD SCREWS	7870

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

GENERAL COLUMN NOTES

COMMON NAIL	DIA. / LENGTH	PNEUMATIC GUN NAIL	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	SHEATHING ROOF & WALLS
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) 6" O.C. (GUN NAIL)	STUD WALL CORNERS
10d	0.148" X 3"	0.131" X 3"	8" O.C. (COMMON) 6" O.C. (GUN NAIL)	STUD PICK COLUMNS
16d	0.162" X 3 1/2"	0.131" X 3 1/2"	(3) 16d (GUN NAILS)	SEE PLAN

COMMON NAIL vs. PNEUMATIC GUN NAILS:

COMMON NAIL	DIA. / LENGTH	PNEUMATIC GUN NAIL	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	SHEATHING ROOF & WALLS
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) 6" O.C. (GUN NAIL)	STUD WALL CORNERS
10d	0.148" X 3"	0.131" X 3"	8" O.C. (COMMON) 6" O.C. (GUN NAIL)	STUD PICK COLUMNS
16d	0.162" X 3 1/2"	0.131" X 3 1/2"	(3) 16d (GUN NAILS)	SEE PLAN

HEADER SCHEDULE

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

OPENING SIZE	2x4 WALL JACKS EA. END	2x6 OR 2x8 WALL JACKS EA. END	2x6 OR 2x8 WALL JACKS EA. END	2x6 OR 2x8 WALL JACKS 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

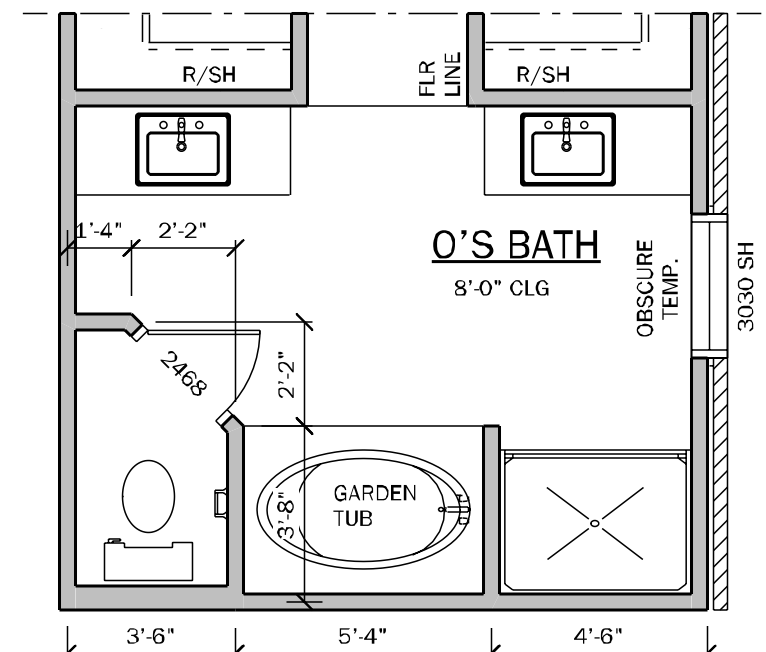
1. VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED
 2. IF HEADER IS ON THE 1st FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS U.N.O. ON PLAN
 3. IF HEADER IS ON THE 2nd FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS
 4. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL WF37
 5. FASTEN ALL MULTIPLY HEADERS TOGETHER W/ (2) ROWS 12d COMMON NAILS AT 12" O.C. ALONG EACH EDGE OR (3) ROWS IF 2X10 OR LARGER
 6. FASTEN ALL HEADERS TO KING STUDS WITH (3) 12d TOENAILS PER SIDE
 7. 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 HTS16 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 HTS16 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 HTS16 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 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 HTS16 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 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 HTS16 TO CMU COL. U.N.O. ON ROOF PLAN.
BM6	(2) - 1 3/4" X 16" LVL 2.0E FB-2600 PSI. NAIL BEAM TOGETHER USING (2) ROWS 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 HTS16 TO CMU COL. U.N.O. ON ROOF PLAN.

GENERAL BEAM NOTES

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

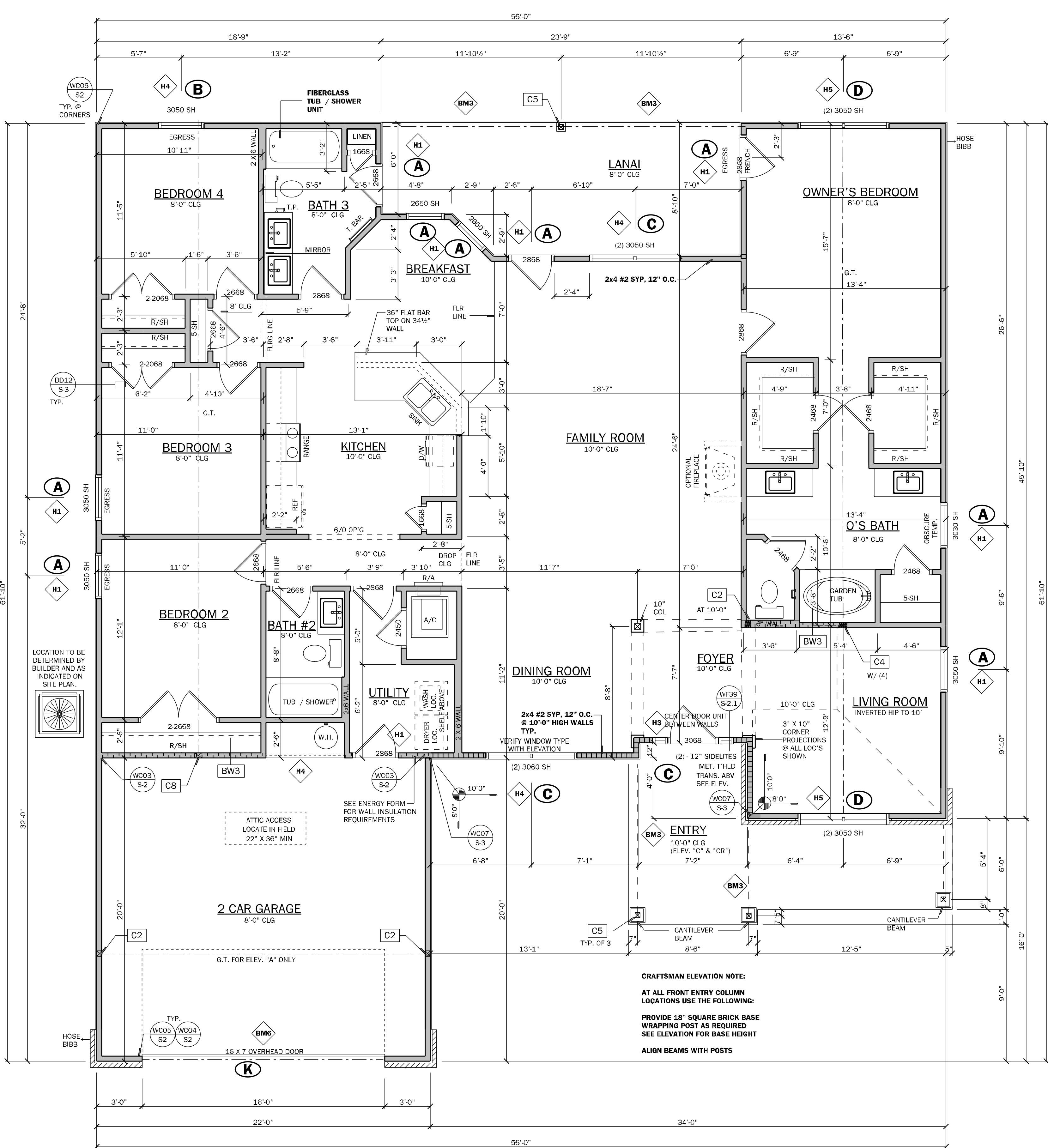


MASTER BA. OPTIONS

Y	N	MASTER BA. OPTIONS
		3040 (1) TILE SHOWER IN LIEU OF LINEN CLOSET W/ (1) L.E.D. LT.

OPT. MASTER BATH

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



FLOOR PLAN

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

ELEVATION "C" & "CR"

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

WALL LEGEND

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

GENERAL NOTES

1. R302.6 (table 302.6) If water based ceiling texture material is used, Provide 1/2" gypsum board for 16" O.C. Framing, or 5/8" gypsum board for 24" O.C. Framing. Note 1/2" sag-resistant gypsum board may be used I.L.O. 5/8" gypsum board. 5/8" type "X" gypsum board must be installed on garage ceiling beneath habitable room(s).
 2. R302.5.2 Duct Penetration. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel, 1 inch minimum rigid nonmetallic class 0 or class 1 duct board, or other approved material and shall not have openings into the garage.
 3. 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.
 4. R302.7 Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surfaces and any soffits protected on the enclosed side with 1/2" gypsum board.
 5. Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
 6. Bathroom exhaust fans must vent to the exterior of the building, exhaust to attic space and soffits is not acceptable. Ventilation shall be permitted to exit through the soffit if solid soffit is installed 5'-0" on each side of the venting.
 7. R302.6 The garage shall be separated from the residence and its attic as required by Table R302.6. From the residence and attics by not less than 1/2-inch (12.7mm) gypsum board applied to the garage side. Garage beneath rooms shall be separated from all habitable rooms above by not less than 5/8 inch (15.9mm) type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2 inch (12.7mm) gypsum board or equivalent.
 8. 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 the exterior of the building, the operable window shall comply with one of the following:
 1. Operable windows with openings that will not allow a 4-inch diameter (102 mm) sphere to pass through the opening where the opening is in its largest opened position.
 2. Operable windows that are provided with window fall prevention devices that comply with ASTM F2090.
 3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.
 9. R308.4.2 All windows within 2'-0" of doors and in shower or tub areas will be safety tempered glass.
 10. EC: R402.2.4 Vertical or horizontal access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weathertight and insulated to a level equivalent to the insulation on the surrounding surfaces.
 11. M1502.4.5 Duct length
 The maximum allowable exhaust duct length shall be determined by one of the methods specified in sections M1502.4.5.1 through M1502.4.5.3
 M1502.4.5.1 Duct termination
 Exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. If the manufacturer's instructions do not specify a termination location, the exhaust duct shall terminate not less than 3 feet (914 mm) in any direction from openings into buildings, including openings in ventilated soffits. Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination.
 12. 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" 1x4" drywall screws at 8" O.C. in field and edges.
 Option 2: Plywood Base:
 7/16" OSB on underside of roof trusses shall be attached to all framing members with 2x blocking provided at perimeter and panel edges. The OSB shall be attached w/ 8d nails at 6" O.C. field and 4" O.C. at edges or 7d screw shank 3" O.C. field and 4" edges.
 13. Energy Code Compliance Path is Performance Based Path Code cycle is FBC 2023 8th Edition.

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

AREA CALCULATIONS

1st FLOOR	2285 S.F.
TOTAL LIVING (AC)	2285 S.F.
GARAGE	479 S.F.
COVERED ENTRY	166 S.F.
COVERED PATIO/LANAI	184 S.F.
TOTAL AREA UNDER ROOF	3094 S.F.

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 Pensacola, FL 32506
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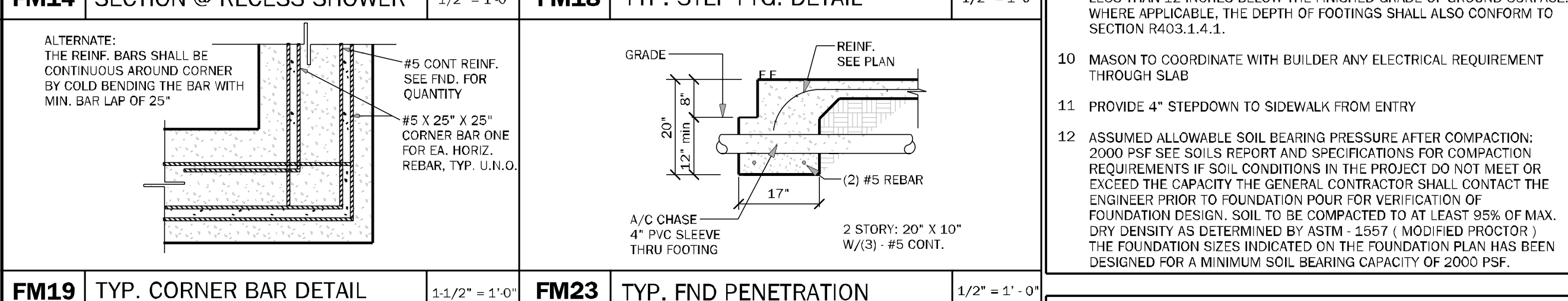
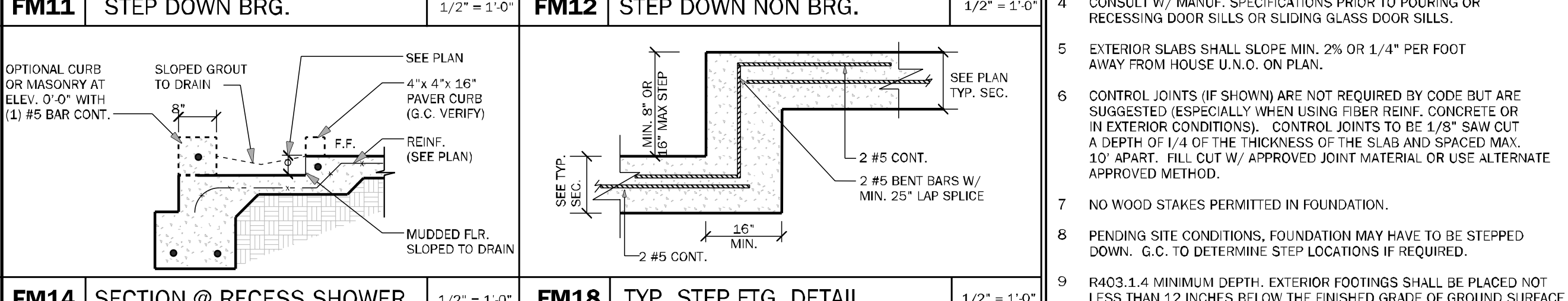
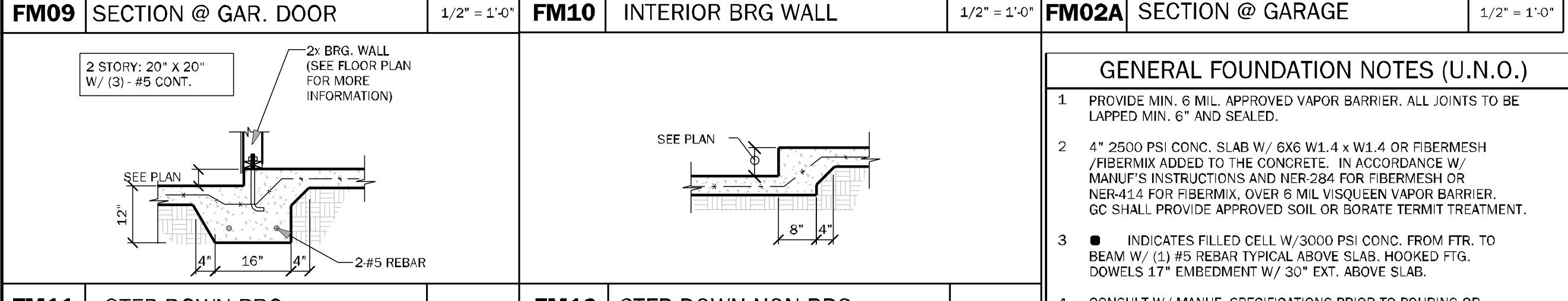
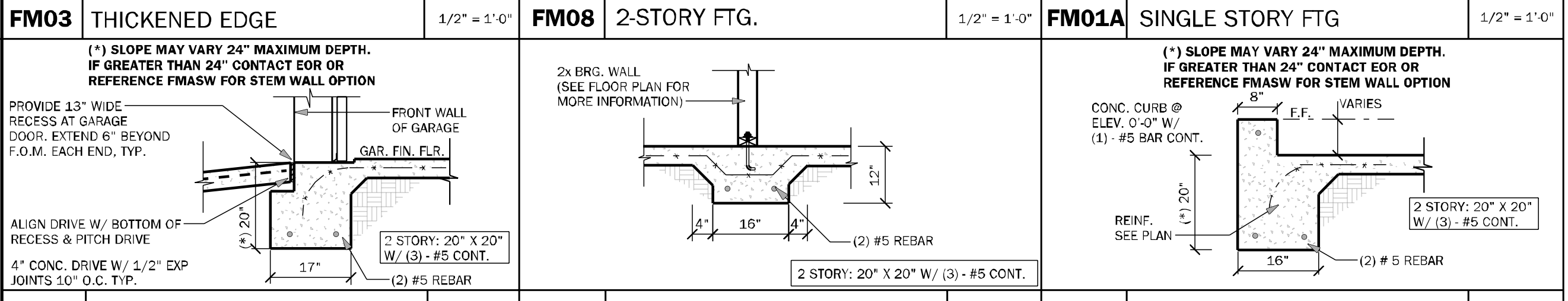
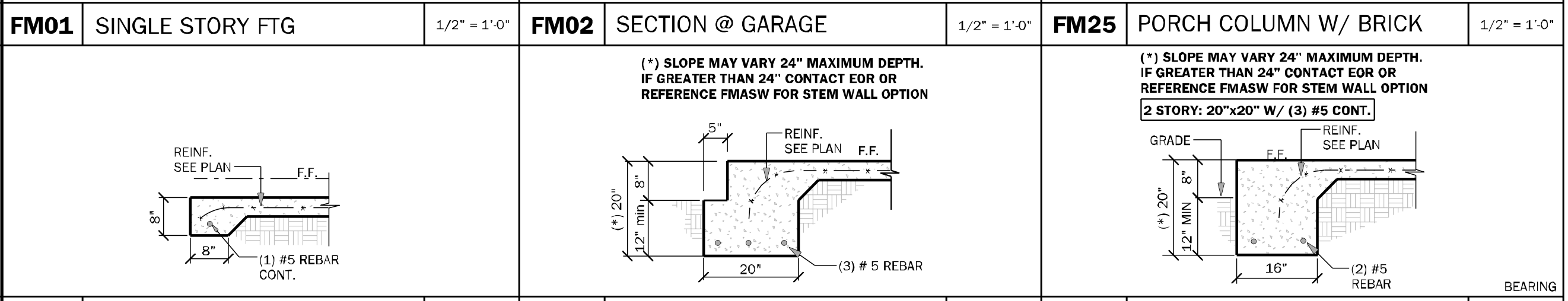
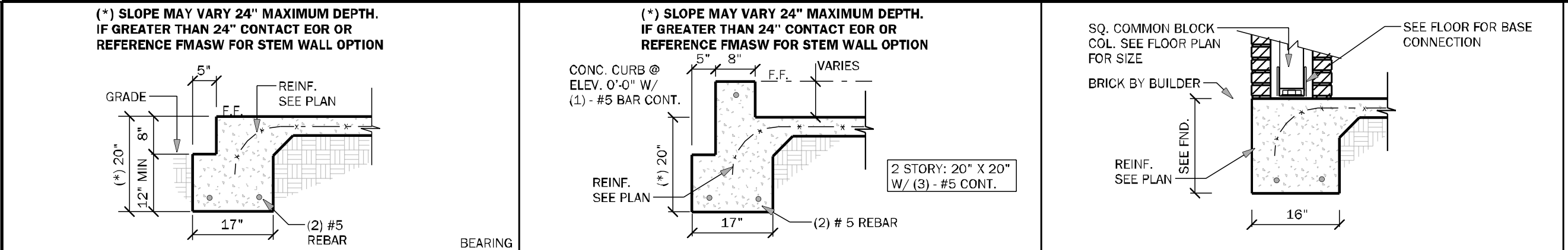
DAMS HOMES
 FLORIDA CONTRACTORS LICENSE NO. CRC1330146
 100 WEST GARDEN STREET
 PENSACOLA FL 32502

DIVISION LOCATION:
GAINESVILLE

Job Information:
 Model Name / Number:
2265
 Plan Issue Date:
 Wednesday, October 30, 2024
 KA PROJECT NUMBER:
24-13142
 Sheet: **2** Of:
FLOOR PLAN

INVENTORY
 LOT: 95
 BLK:
 SEC:
 SUB:
 Preserve at Laurel Lake
 731 SW Rosemary Dr.
 Lake City, FL

WEDNESDAY, OCTOBER 30, 2024



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

MARK	SIZE	DEPTH	REINFORCING	GRAVITY CAP. (lbs)
F1.0	1'-0" X CONT.	1'-0"	2 #5 E.W. BOT.	2000
F2.0	2'-0" X 2'-0"	1'-0"	3 #5 E.W. BOT.	7200
F2.5	2'-6" X 2'-6"	1'-0"	3 #5 E.W. BOT.	11000
F3.0	3'-0" X 3'-0"	1'-0"	4 #5 E.W. BOT.	15600
F3.5	3'-6" X 3'-6"	1'-0"	4 #5 E.W. BOT.	21500
F4.0	4'-0" X 4'-0"	1'-0"	5 #5 E.W. BOT.	28000
F4.5	4'-6" X 4'-6"	1'-4"	5 #5 E.W. BOT.	34500
F5.0	5'-0" X 5'-0"	1'-4"	6 #5 E.W. BOT.	42500
F6.0	6'-0" X 6'-0"	1'-4"	7 #5 E.W. BOT.	61500

NOTES:

- VERTICAL REINF. IN SOLID GROUTED CELLS AT ALL CORNERS, JAMBS, WALL INTERSECTIONS, BELOW GIRDER TRUSS LOCATIONS, AND AT THE MAXIMUM SPACING STATED IN SCHEDULE
- W.W.M. IS REQUIRED TO MAKE ADEQUATE CONNECTION BETWEEN SLAB AND WALL WHEN STEM WALL EXCEEDS 4'-0". FIBERMESH CAN NOT BE USED AND #4 TURN BARS ARE REQUIRED @ EACH FILLED CELL LOCATION. EACH BAR TO THE INTO VERTICAL BAR AND EXTEND OUT A MIN. 4'-0" INTO SLAB/ STEM
- IF STEM IS REQ'D TO BE HIGHER CONTACT ENGINEER OF RECORD PRIOR TO CONSTRUCTION FOR MORE INFORMATION
- G.C. TO PROVIDE ADEQUATE BRACING OF STEM WALL WHEN UNEVEN BACK FILLING IS TAKING PLACE
- #5 HORIZONTAL CORNER BARS WITH 4'-0" LEGS IN KNOCKOUT BLOCK @ 16" O.C. VERTICAL. GROUTED SOLID WHEN STEM WALL IS GREATER THAN 4'-0" TALL (TYPICAL ALL CORNERS)
- IF STEMWALL IS WITH IN 5'-0" OF POOL OR WATER FEATURE FOUNDATIONS TO BE A MINIMUM 12" BELOW BOTTOM OF POOL OR WATER FEATURE.
- ALL STEM WALLS GREATER THAN (4) COURSES SHALL BE FULLY GROUTED.
- R.403.1.4 MINIMUM DEPTH: ALL EXTERIOR FOOTINGS (BOTTOM) SHALL BE PLACED AT LEAST 12" BELOW THE UNDISTURBED GROUND SURFACE.

EXTERIOR SHORING BY CONTRACTOR AS REQ'D WHEN STEM WALL IS OVER 4'-0"

SEE SCHEDULE FOR REINF.

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

STEMWALL SCHEDULE

STEMWALL HEIGHT (ft)

FOOTING DIMENSION

NUMBER/SIZE OF BARS

LAT.

MAXIMUM F.C. SPACING (O.C.) IN STEM WALL

SEE FOUNDATION PLAN FOR F.C. SPACING ABOVE SLAB LEVEL

NOTES:

- VERTICAL REINF. IN SOLID GROUTED CELLS AT ALL CORNERS, JAMBS, WALL INTERSECTIONS, BELOW GIRDER TRUSS LOCATIONS, AND AT THE MAXIMUM SPACING STATED IN SCHEDULE
- W.W.M. IS REQUIRED TO MAKE ADEQUATE CONNECTION BETWEEN SLAB AND WALL WHEN STEM WALL EXCEEDS 4'-0". FIBERMESH CAN NOT BE USED AND #4 TURN BARS ARE REQUIRED @ EACH FILLED CELL LOCATION. EACH BAR TO THE INTO VERTICAL BAR AND EXTEND OUT A MIN. 4'-0" INTO SLAB/ STEM
- IF STEM IS REQ'D TO BE HIGHER CONTACT ENGINEER OF RECORD PRIOR TO CONSTRUCTION FOR MORE INFORMATION
- G.C. TO PROVIDE ADEQUATE BRACING OF STEM WALL WHEN UNEVEN BACK FILLING IS TAKING PLACE
- #5 HORIZONTAL CORNER BARS WITH 4'-0" LEGS IN KNOCKOUT BLOCK @ 16" O.C. VERTICAL. GROUTED SOLID WHEN STEM WALL IS GREATER THAN 4'-0" TALL (TYPICAL ALL CORNERS)
- IF STEMWALL IS WITH IN 5'-0" OF POOL OR WATER FEATURE FOUNDATIONS TO BE A MINIMUM 12" BELOW BOTTOM OF POOL OR WATER FEATURE.
- ALL STEM WALLS GREATER THAN (4) COURSES SHALL BE FULLY GROUTED.
- R.403.1.4 MINIMUM DEPTH: ALL EXTERIOR FOOTINGS (BOTTOM) SHALL BE PLACED AT LEAST 12" BELOW THE UNDISTURBED GROUND SURFACE.

EXTERIOR SHORING BY CONTRACTOR AS REQ'D WHEN STEM WALL IS OVER 4'-0"

SEE SCHEDULE FOR REINF.

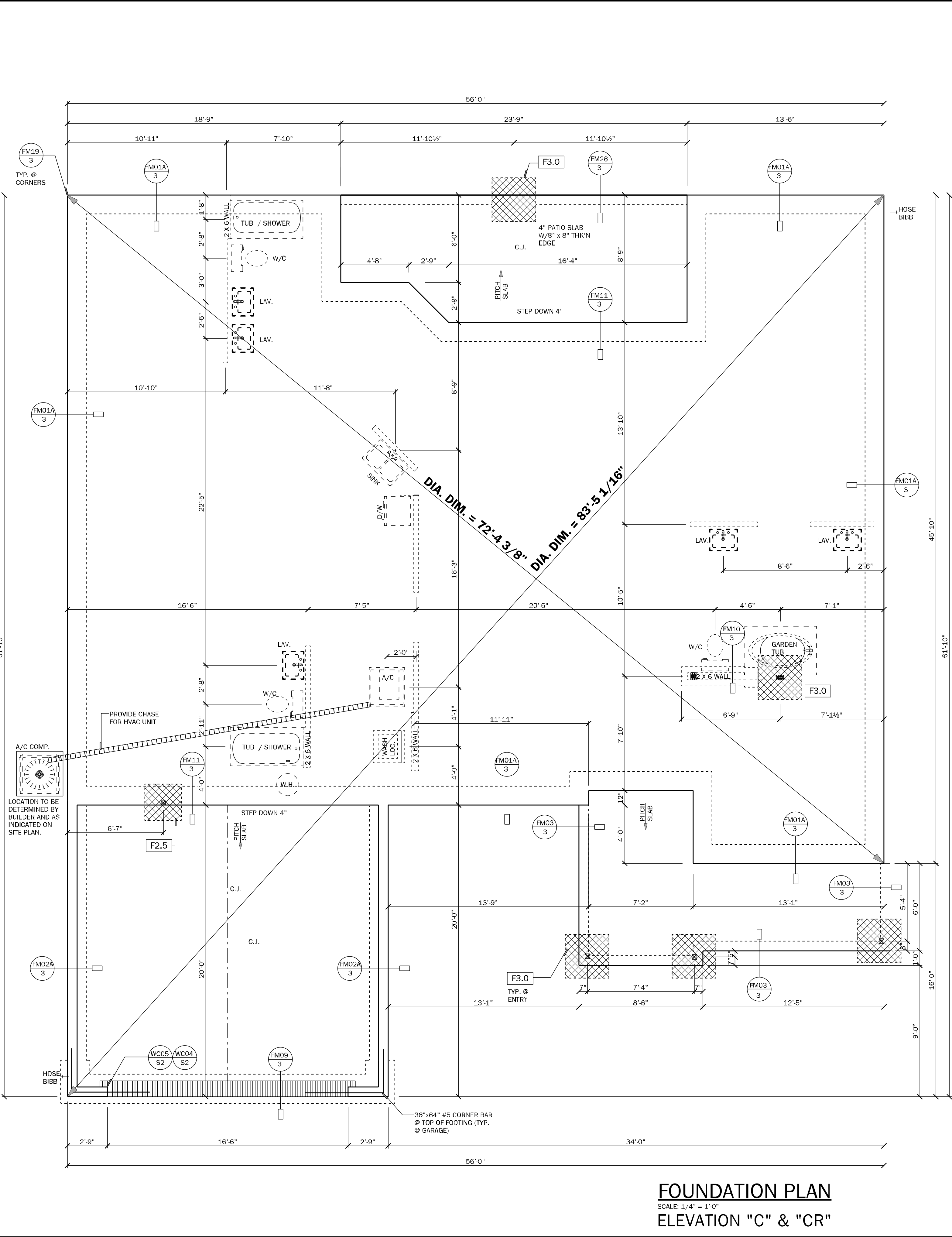
FM23 TYP. FND PENETRATION 1/2" = 1'-0"

GENERAL FOUNDATION NOTES (U.N.O.)

- PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.
- 4" 2500 PSI CONC. SLAB W/ 6X6 W1.4 X W1.4 OR FIBERMESH /FIBERMIX ADDED TO THE CONCRETE. IN ACCORDANCE W/ MANUF.'S INSTRUCTIONS AND NER-284 FOR FIBERMESH OR NER-414 FOR FIBERMIX. OVER 6 MIL VISQUEEN VAPOR BARRIER. GC SHALL PROVIDE APPROVED SOIL OR BORATE TERMIT TREATMENT.
- INDICATES FILLED CELL W/2000 PSI CONC. FROM FTR. TO BEAM W/ (1) #5 REBAR TYPICAL ABOVE SLAB. HOOKED FTG. DOWELS 17" EMBEDMENT W/ 30" EXT. ABOVE SLAB.
- CONSULT W/ MANUF. SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SLIDING GLASS DOOR SILLS.
- EXTERIOR SLABS SHALL SLOPE MIN. 2% OR 1/4" PER FOOT AWAY FROM HOUSE U.N.O. ON PLAN.
- CONTROL JOINTS (IF SHOWN) ARE NOT REQUIRED BY CODE BUT ARE SUGGESTED (ESPECIALLY WHEN USING FIBER REIN. CONCRETE OR IN EXTERIOR CONDITIONS). CONTROL JOINTS TO BE 1/8" SAW CUT A DEPTH OF 1/4 OF THE THICKNESS OF THE SLAB AND SPACED MAX. 10' APART. FILL CUT W/ APPROVED JOINT MATERIAL OR USE ALTERNATE APPROVED METHOD.
- NO WOOD STAKES PERMITTED IN FOUNDATION.
- PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. G.C. TO DETERMINE STEP LOCATIONS IF REQUIRED.
- R403.1.4 MINIMUM DEPTH: EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES BELOW THE FINISHED GRADE OF GROUND SURFACE. WHERE APPLICABLE, THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTION R403.1.4.1.
- MASON TO COORDINATE WITH BUILDER ANY ELECTRICAL REQUIREMENT THROUGH SLAB
- PROVIDE 4" STEPDOWN TO SIDEWALK FROM ENTRY
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 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 - 3507 (MODIFIED PROCTOR) THE FOUNDATION SIZES INDICATED ON THE FOUNDATION PLAN HAS BEEN DESIGNED FOR A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.

FOOTING SCHEDULE				
MARK	SIZE	DEPTH	REINFORCING	GRAVITY CAP. (lbs)
F1.0	1'-0" X CONT.	1'-0"	2 #5 E.W. BOT.	2000
F2.0	2'-0" X 2'-0"	1'-0"	3 #5 E.W. BOT.	7200
F2.5	2'-6" X 2'-6"	1'-0"	3 #5 E.W. BOT.	11000
F3.0	3'-0" X 3'-0"	1'-0"	4 #5 E.W. BOT.	15600
F3.5	3'-6" X 3'-6"	1'-0"	4 #5 E.W. BOT.	21500
F4.0	4'-0" X 4'-0"	1'-0"	5 #5 E.W. BOT.	28000
F4.5	4'-6" X 4'-6"	1'-4"	5 #5 E.W. BOT.	34500
F5.0	5'-0" X 5'-0"	1'-4"	6 #5 E.W. BOT.	42500
F6.0	6'-0" X 6'-0"	1'-4"	7 #5 E.W. BOT.	61500

LEGEND	
	- INDICATES SINGLE-STORY FOOTING
	- INDICATES TWO-STORY FOOTING
	- INDICATES PAD FOOTING



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "C" & "CR"

COUNTY SEAL

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FDS
ENGINEERING ASSOCIATES
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www.fdsengineers.com

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

DIVISION LOCATION:
GAINESVILLE

Job Information:

INVENTORY

LOT: 95
BLK:
SEC:
SUB: Preserve at Laurel Lake
731 SW Rosemary Dr.
Lake City, FL

Model Name / Number:
2265

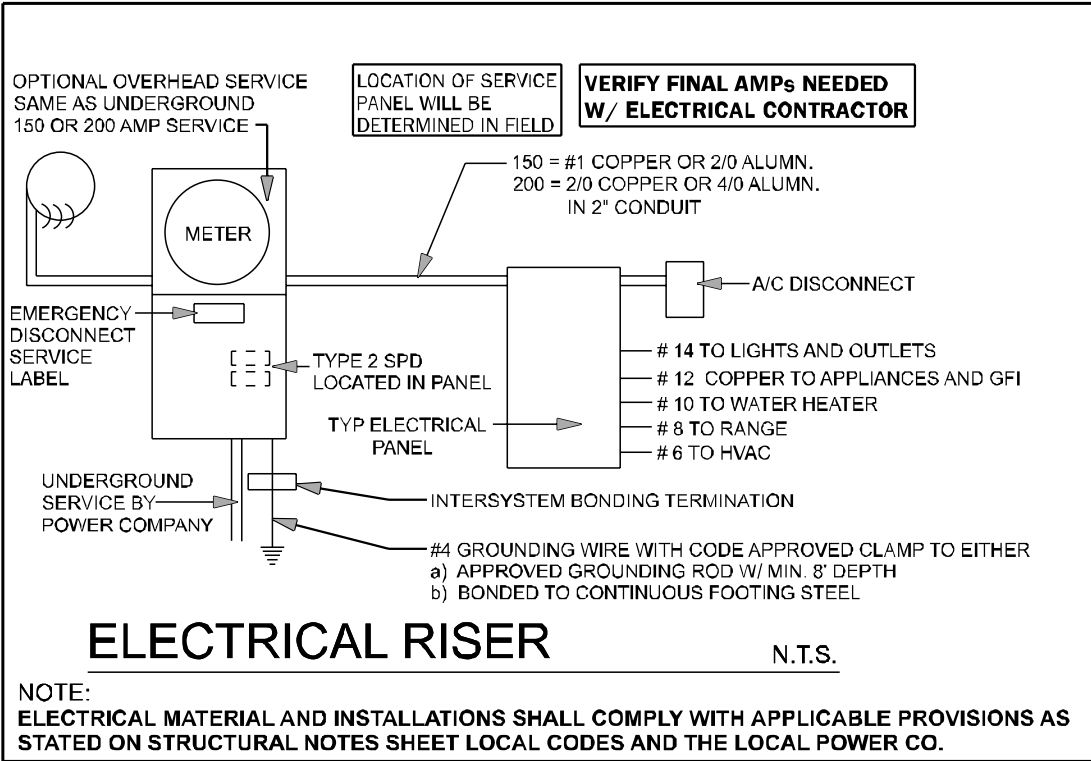
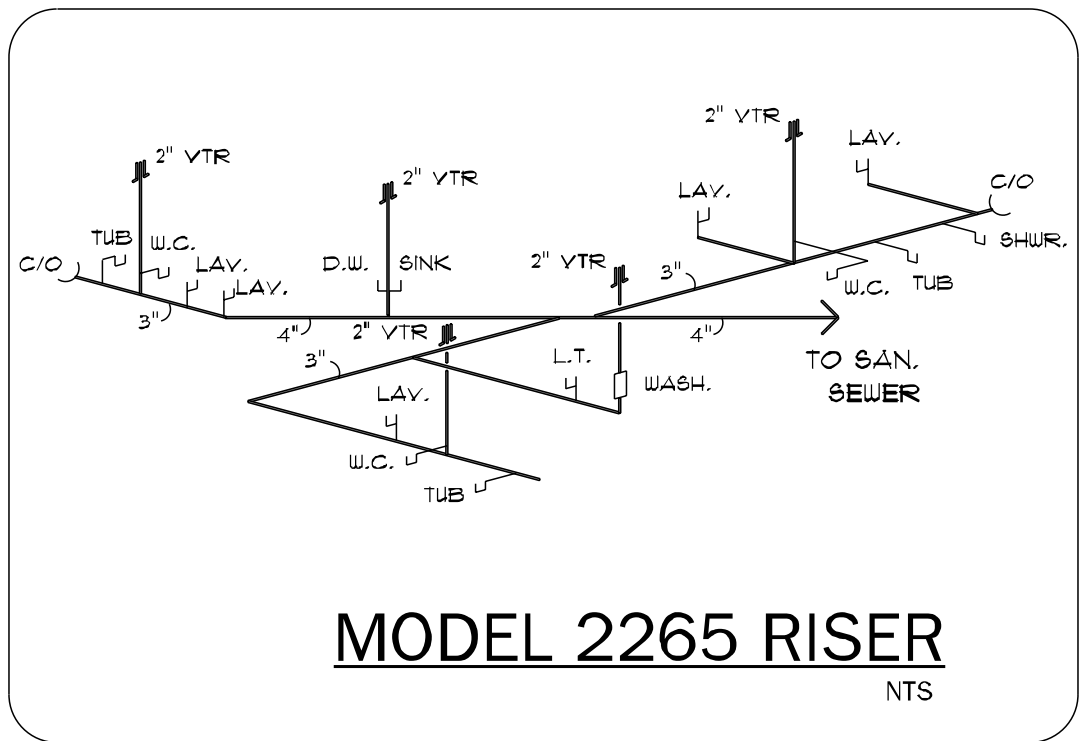
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Wednesday, October 30, 2024

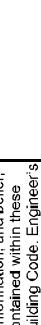
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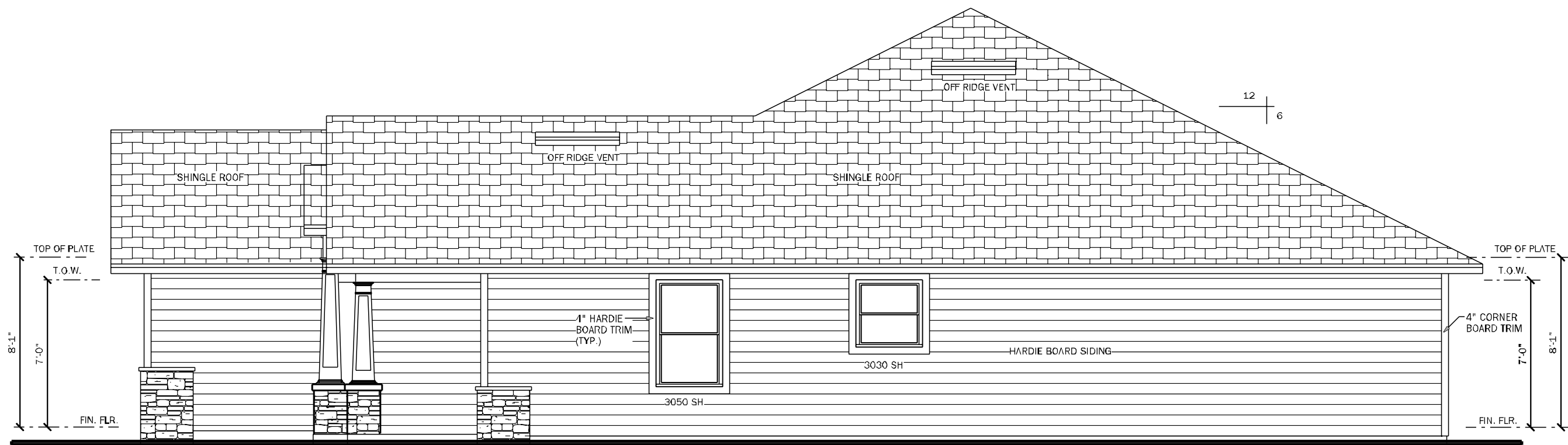
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FOUNDATION PLAN

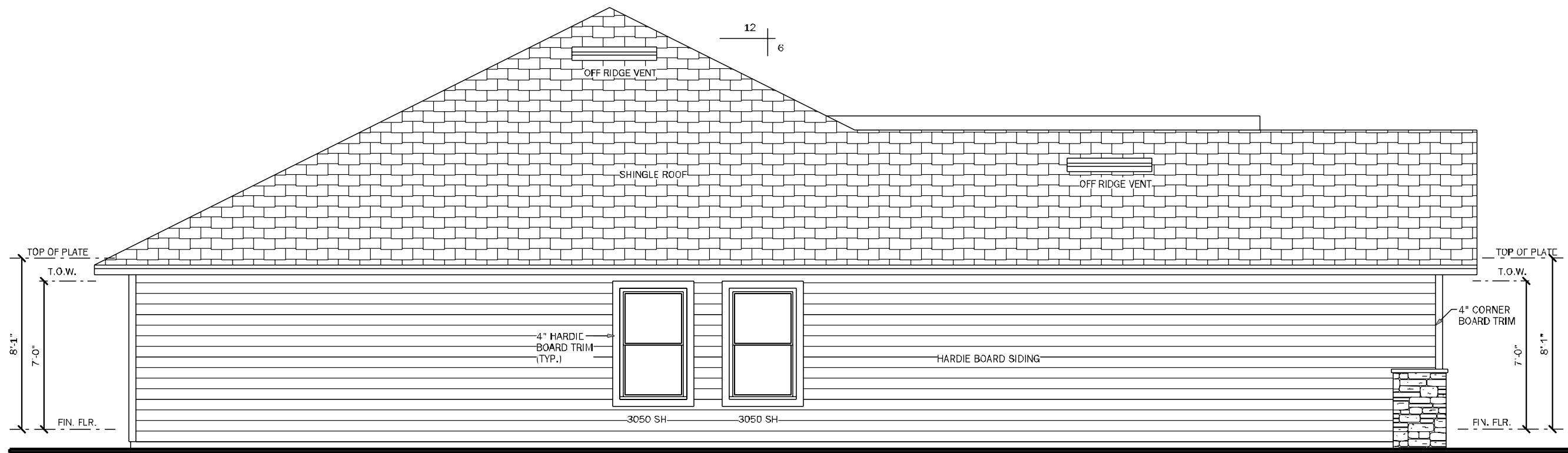
Wednesday, October 30, 2024



 keesee associates ARCHITECTURE DESIGN INTERIORS 258 Southhall Lane, Maitland, FL 32751, Suite 200 o: (407) 860 2553 g: keesee.com		 FDS ENGINEERING ASSOCIATES 258 Southhall Lane, Suite 200 Maitland, Florida 32751 o: (407) 860 2553 g: keesee.com Certificate of Authorization No. 9481		To the best of the Engineer's knowledge, information, and belief, the design and construction of the above project complies with the current Florida Building Code. Engineer's seal and signature are required on all drawings. The Engineer is not responsible for the accuracy of the information provided by the client.		Wednesday, October 30, 2024	
 DAMS HOMES FLORIDA CONTRACTORS LICENSE NO. CRC1330146 100 WEST GARDEN STREET PENSACOLA FL 32502		AA2600315       		☐ CARL A. BROWN, P.E. FL # 56126 ☐ SCOTT A. LEWIS, P.E. FL # 78750 ☐ THOMAS B. DUNN, P.E. FL # 94452		Wednesday, October 30, 2024	
INVENTORY LOT: 95 BLK: SEC: SUB: Preserve at Laurel Lake 731 SW Rosemary Dr. Lake City, FL		DIVISION LOCATION: GAINESVILLE		Job Information:		Wednesday, October 30, 2024	
Model Name / Number:		2265		Plan Issue Date:		Wednesday, October 30, 2024	
Sheet:		4		Of:		KA PROJECT NUMBER:	
24-13142		ELECTRICAL		KA PROJECT NUMBER:		Wednesday, October 30, 2024	



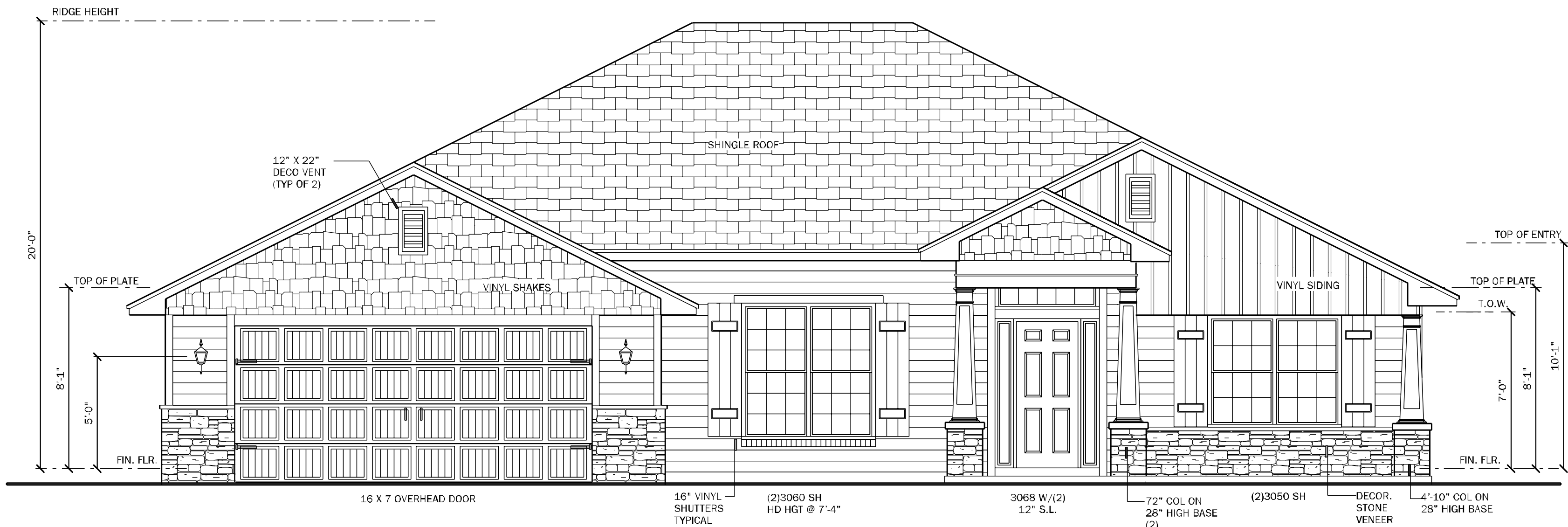
RIGHT ELEVATION "CR"
SCALE: 3/32" = 1'-0"



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



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



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

VENTILATION CALCULATION	
Formula = SF / 300 / 2 * 144 = net sq inches of venting needed equally for intake and exhaust	
Soffit product provides	4.12 net sq in / sf
Ridge vent provides	18.00 net sq in / lf
Off ridge vent provides	138.00 net sq in / sf
Overhang distance	2.00 ft
S.F. of Area to be vented (SF)	3094 s.f.
Total needed for exhaust for upper 1/3	743 net sq inches
Total needed for intake (soffit area, lower)	743 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)	41
Lineal Feet of Soffit needed to meet required	90
Lineal S.F. provided by plan	204

COUNTY
SEAL

Wednesday, October 30, 2024.

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Gulf Breeze, Florida 32561
904.243.8204
Certificate of Authorization No. 9481

☐ CARL A. BROWN, P.E. FL # 55126
☐ SCOTT A. LEWOWSKI, PE FL # 78750
☐ THIEN BAO DUONG, PE FL # 94452

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Pensacola, FL 32502
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BIA
F
E
I

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

DIVISION LOCATION:
GAINESVILLE

INVENTORY

LOT: 95
BLK:
SEC:
SUB: Preserve at Laure Lake
731 SW Rosemary Dr.
Lake City, FL

Model Name / Number:
2265

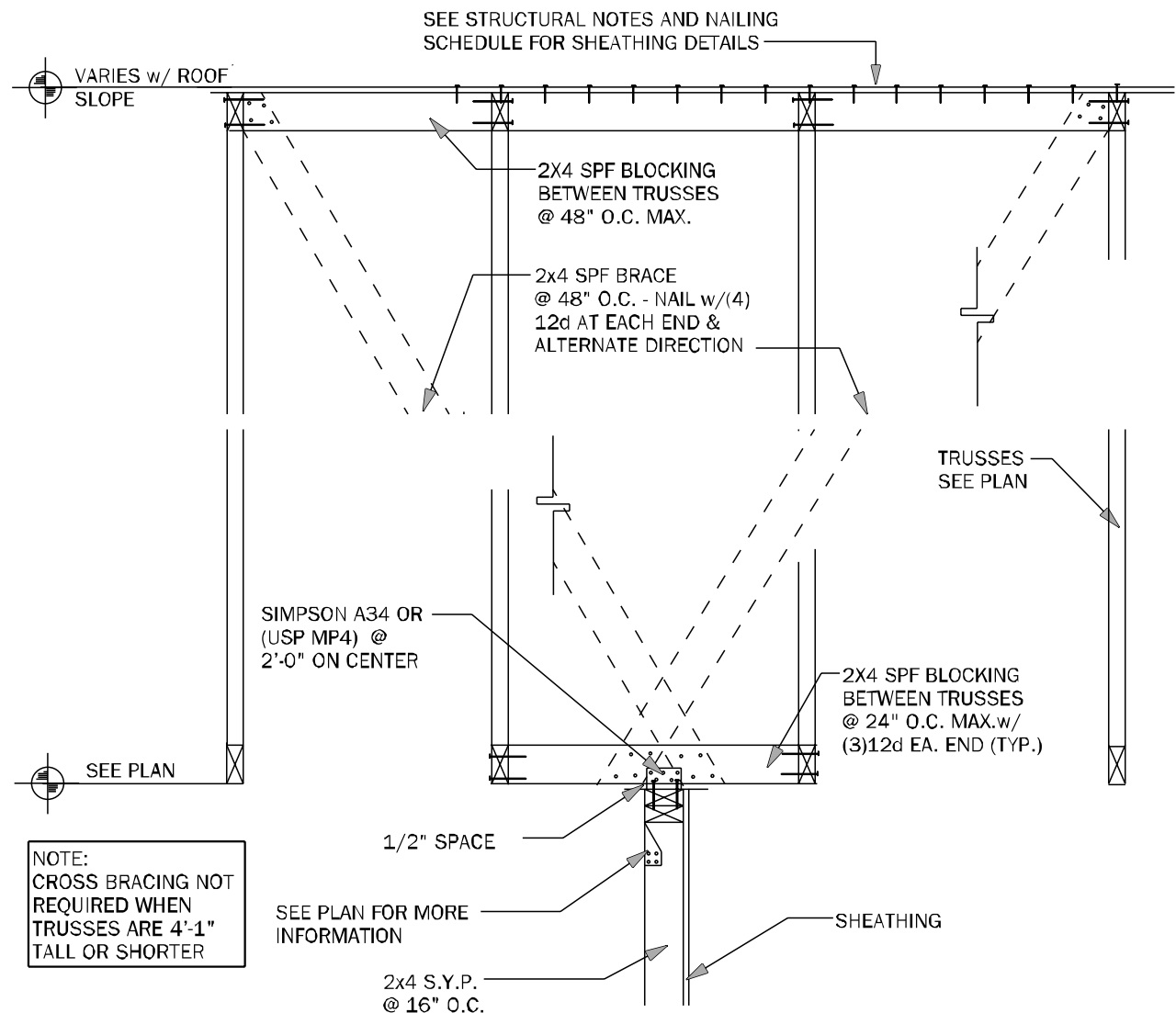
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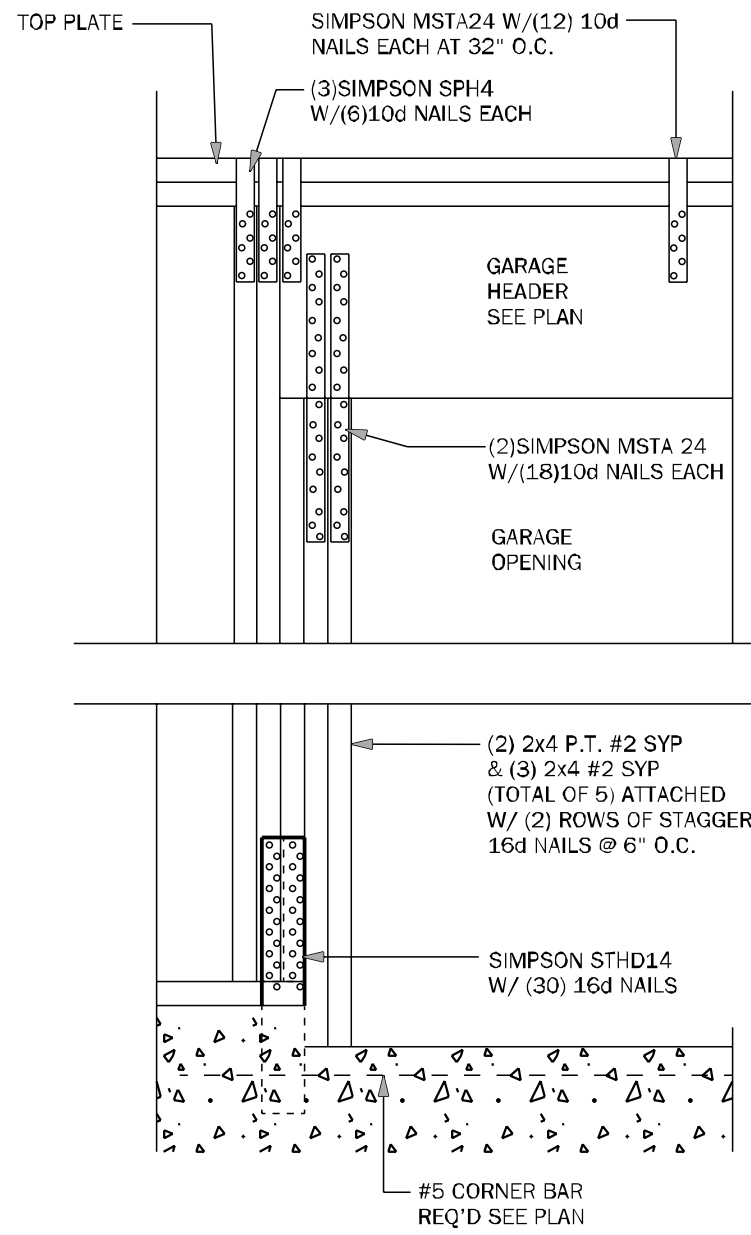
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ELEVATIONS

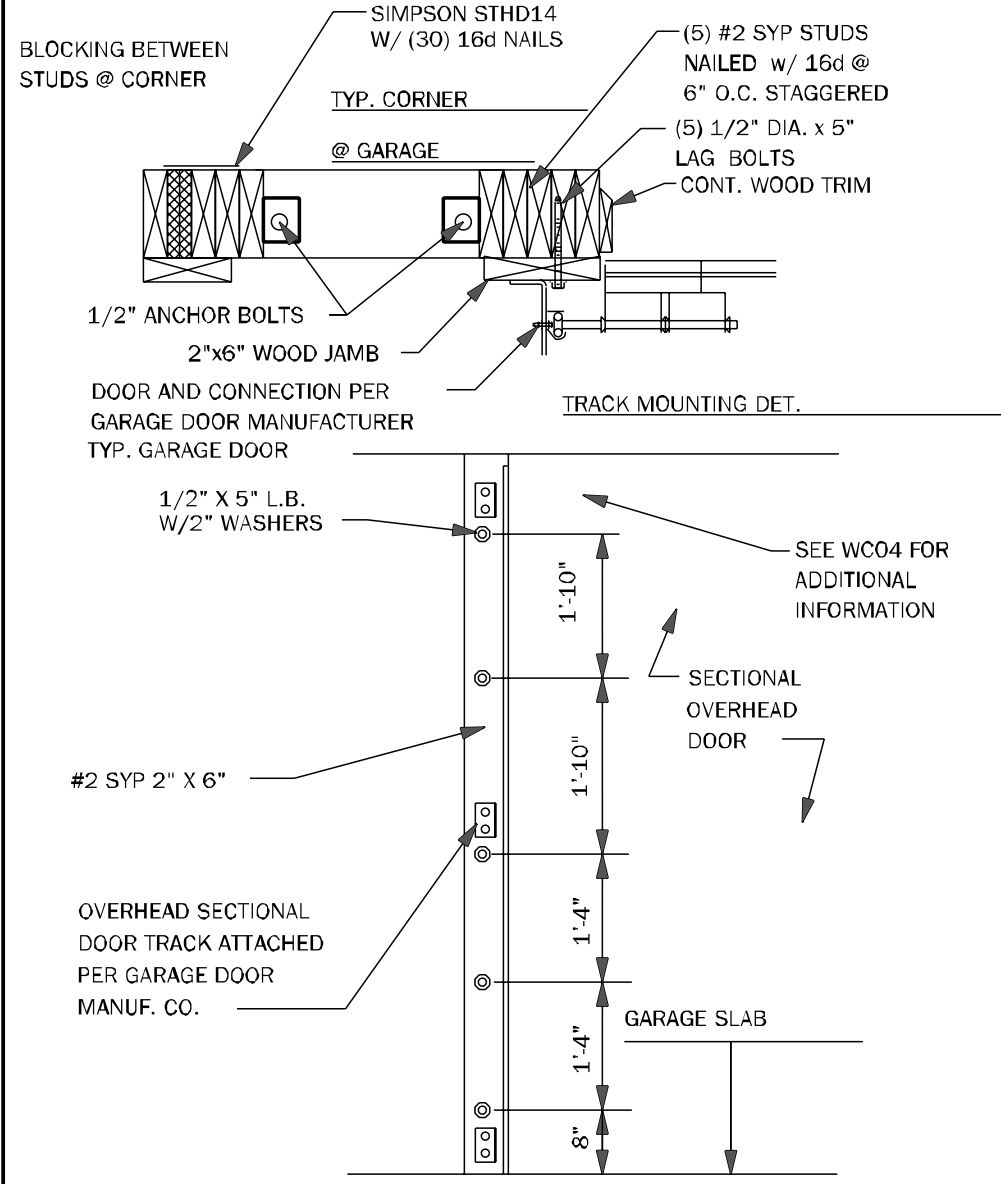
		To the best of the Engineer's knowledge, information, and belief, the design and construction of the project complies with all applicable laws, rules, codes, ordinances, and regulations governing professional engineering practice in the State of Florida.  FDS ENGINEERING ASSOCIATES ARCHITECTURE www.fdsenr.com O: (850) 392-9493 / F: (407) 868-5334 E: info@fdsenr.com Maitland, Florida 32751 ☐ CARL A. BROWN, P.E. FL # 561726 ☐ SCOTT A. LEWIKOWSKI, PE, FL # 78750 ☐ THEN L'VO DUKING, PE FL # 94452	
		keeseee associates ARCHITECTURE DESIGN 258 Southall Lane, Maitland, FL 32751, Suite 200 O: (407) 860-2333 Bkatesee.com AAZ6OC231\$      	
		 FLORIDA CONTRACTORS LICENSE NO. CRC1330146 100 WEST GARDEN STREET PENSACOLA FL 32502	
DIVISION LOCATION:			
GAINESVILLE			
		Job Information:	
INVENTORY		LOT: .95 BLK: SEC: SUB: Preserve at Laure Lake 731 SW Rosemary Dr. Lake City, Fl	
		Model Name / Number:	
		2265	
		Plan Issue Date:	
		Wednesday, October 30, 2024	
		KA PROJECT NUMBER:	
		24-13142	
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		S-1	
		ROOF PLAN	



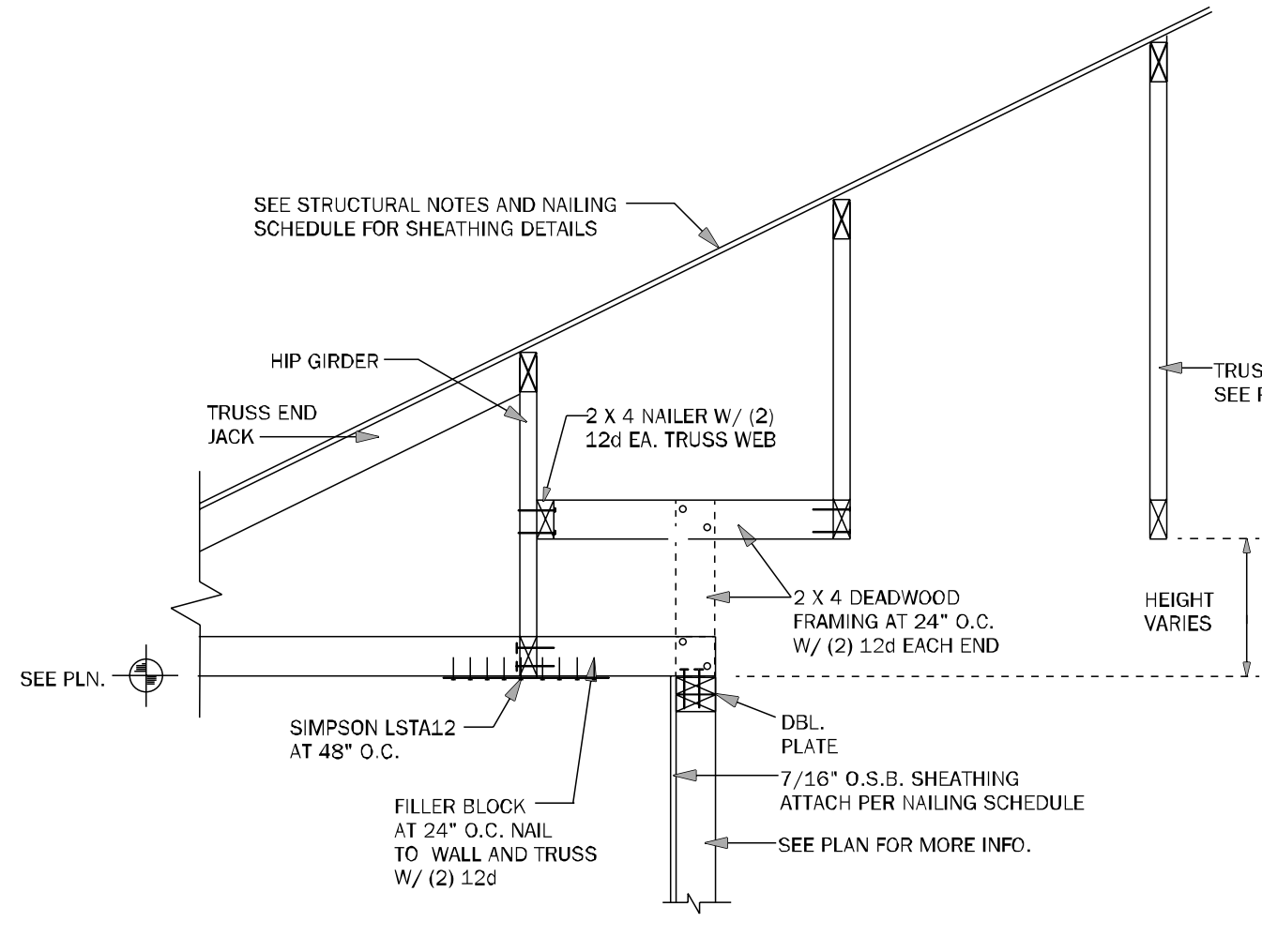
TB15 EXTERIOR NON-BEARING WALL DETAIL N.T.S.



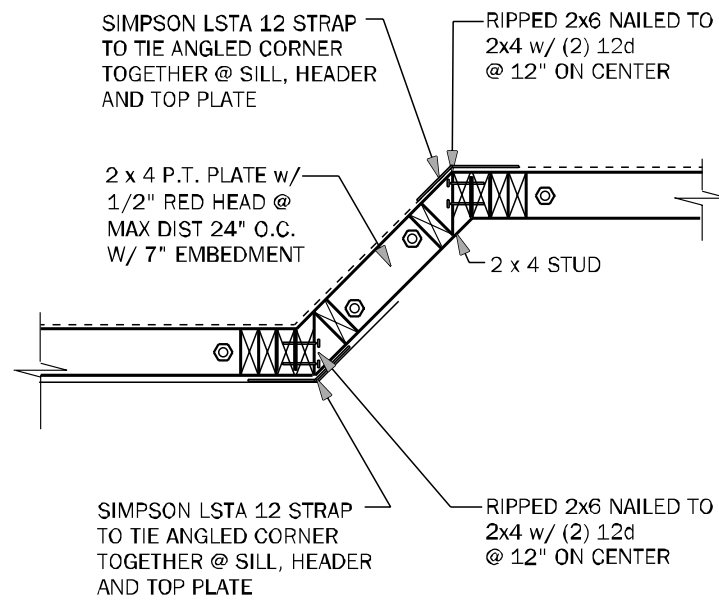
WC04 GARAGE HEADER ANCHOR 3/4" = 1'-0"



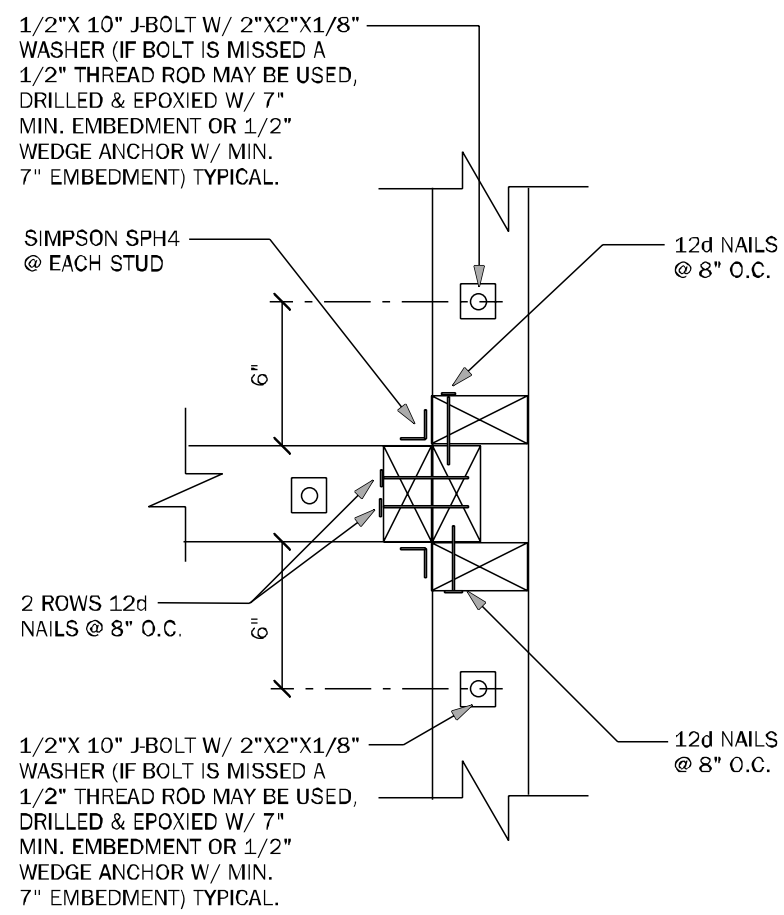
WC05 SECT. OVERHEAD GAR. DOOR INSTALL N.T.S.



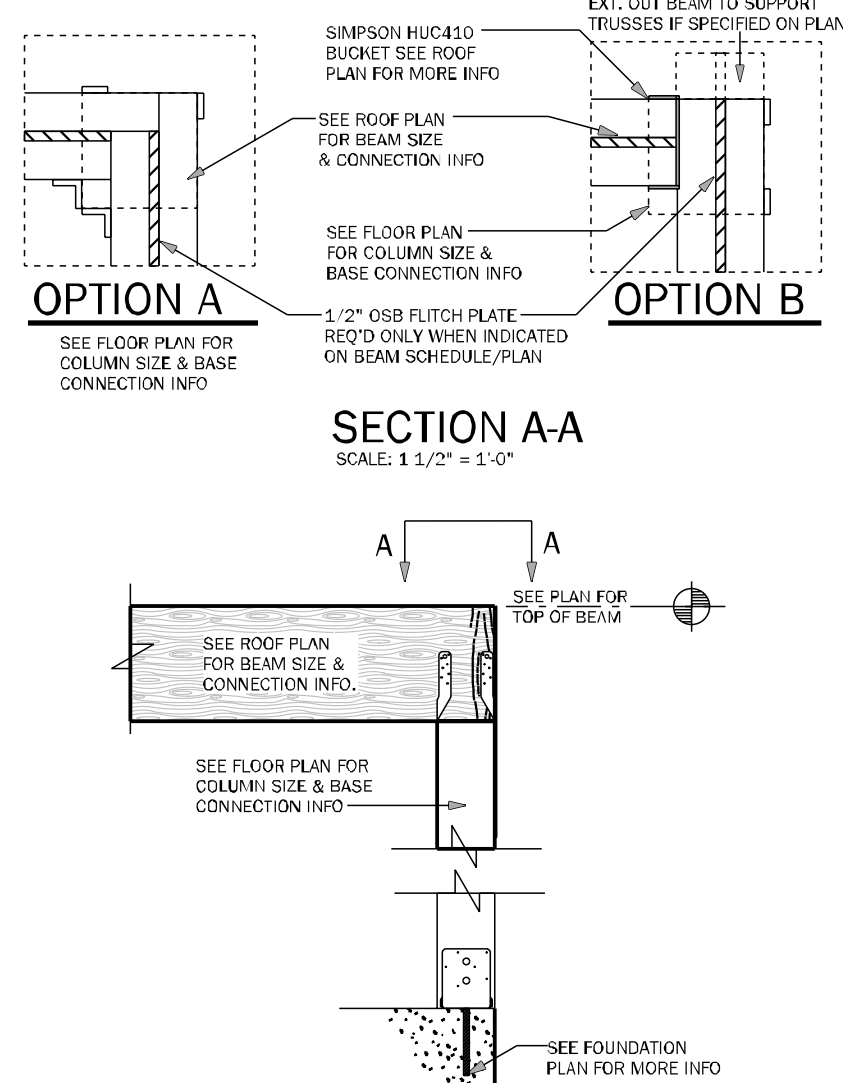
WF64 EXTERIOR NON BRG. WALL DETAIL N.T.S.



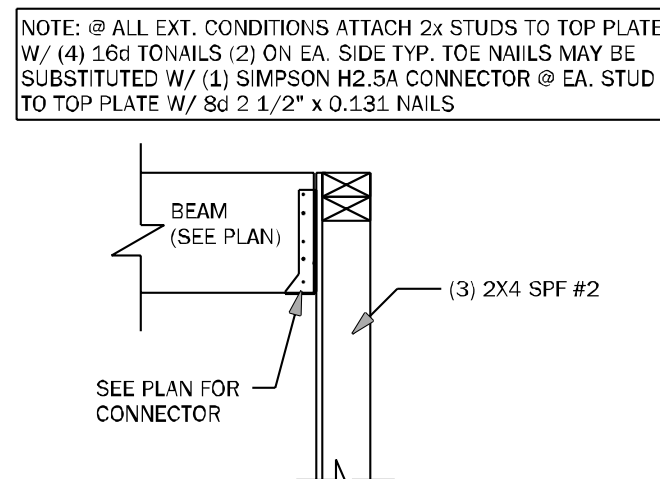
WF43 EXTERIOR ANGLED WALL DETAIL N.T.S.



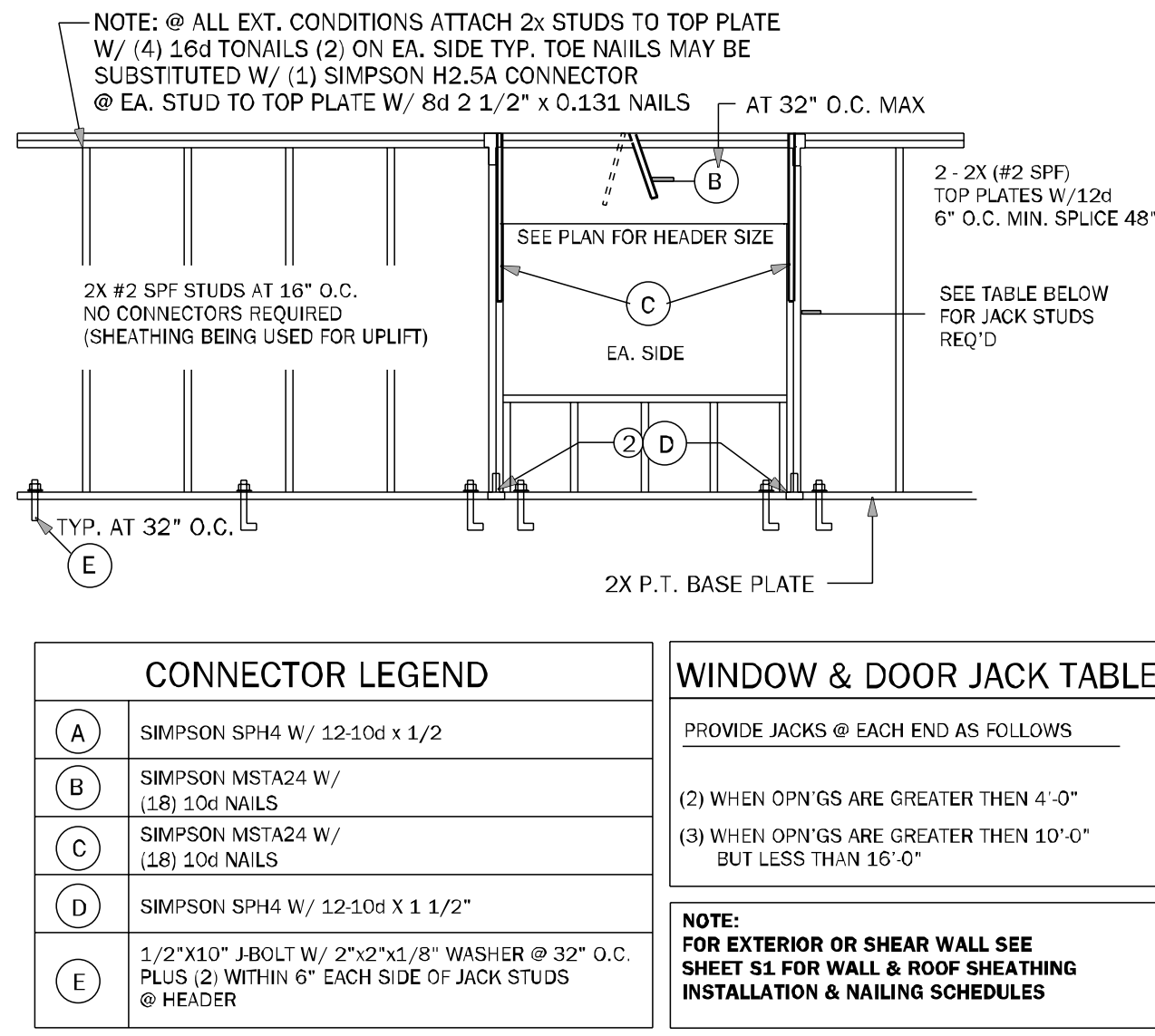
WC03 WALL TO WALL CONN. @ END OF SHEARWALL 1 1/2" = 1'-0"



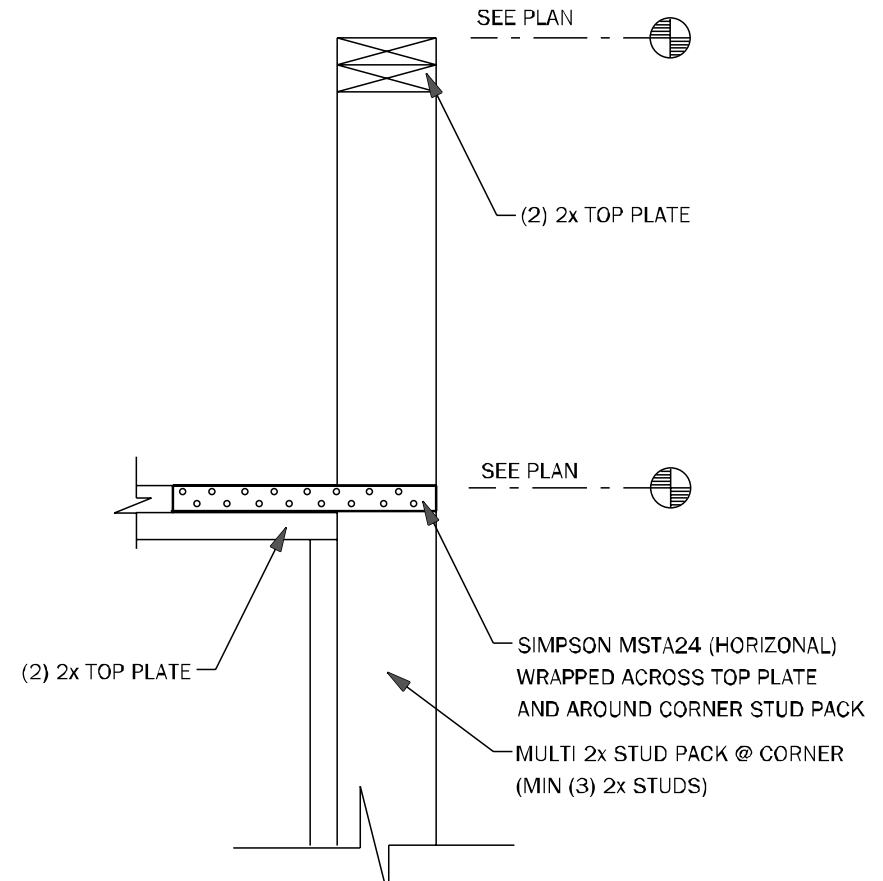
CD11 COMMON BEAM ATTACHMENT N.T.S.



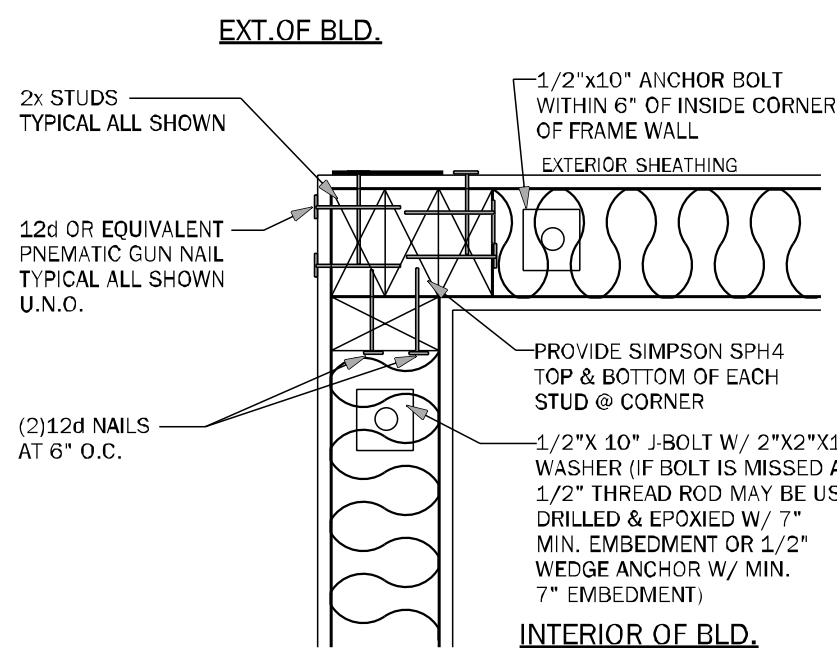
CD25 BEAM TO WALL CONNECTION N.T.S.



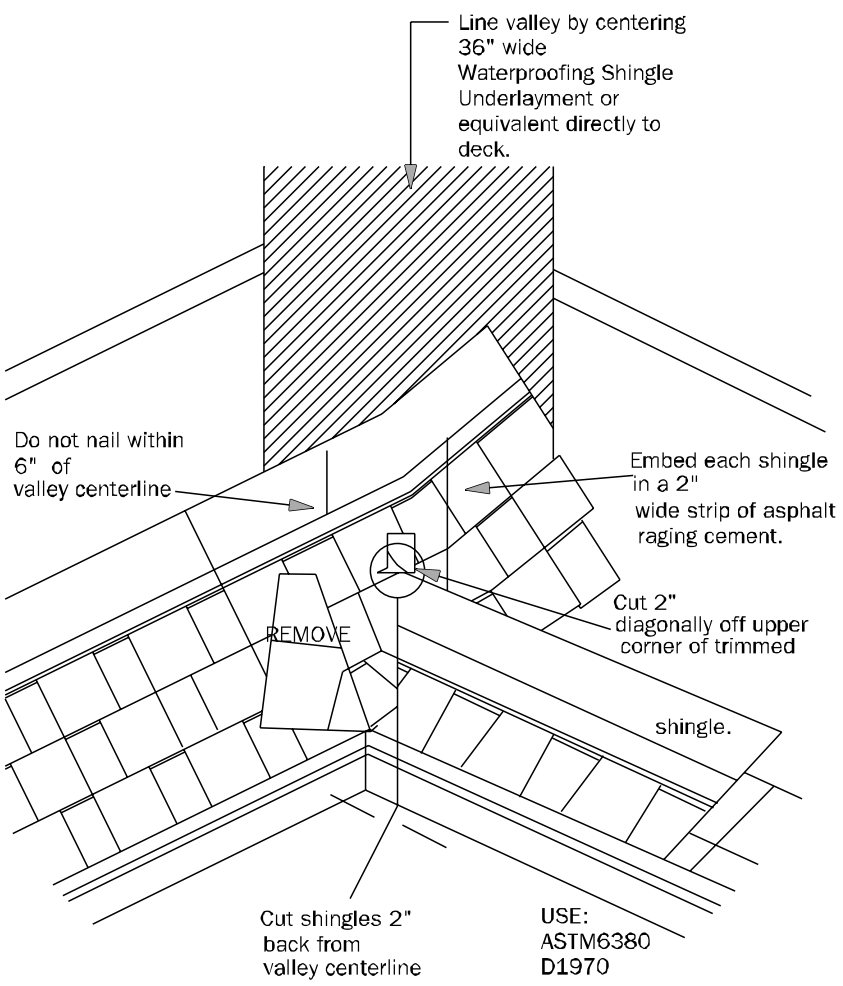
WF66 TYPICAL BEARING WALL N.T.S.



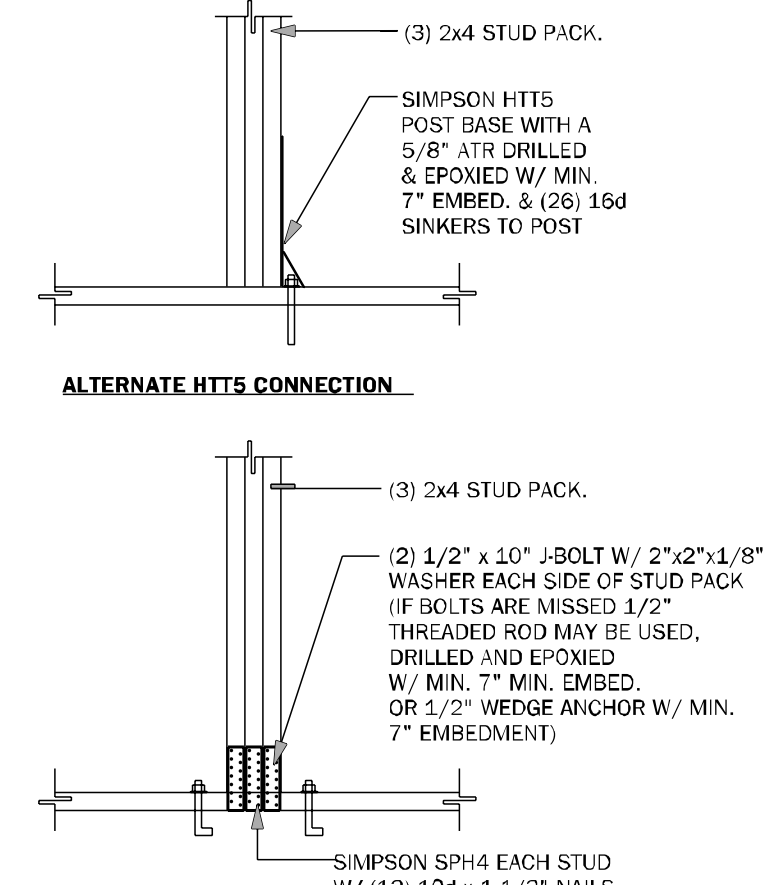
WC09 WALL STEP @ CORNER N.T.S.



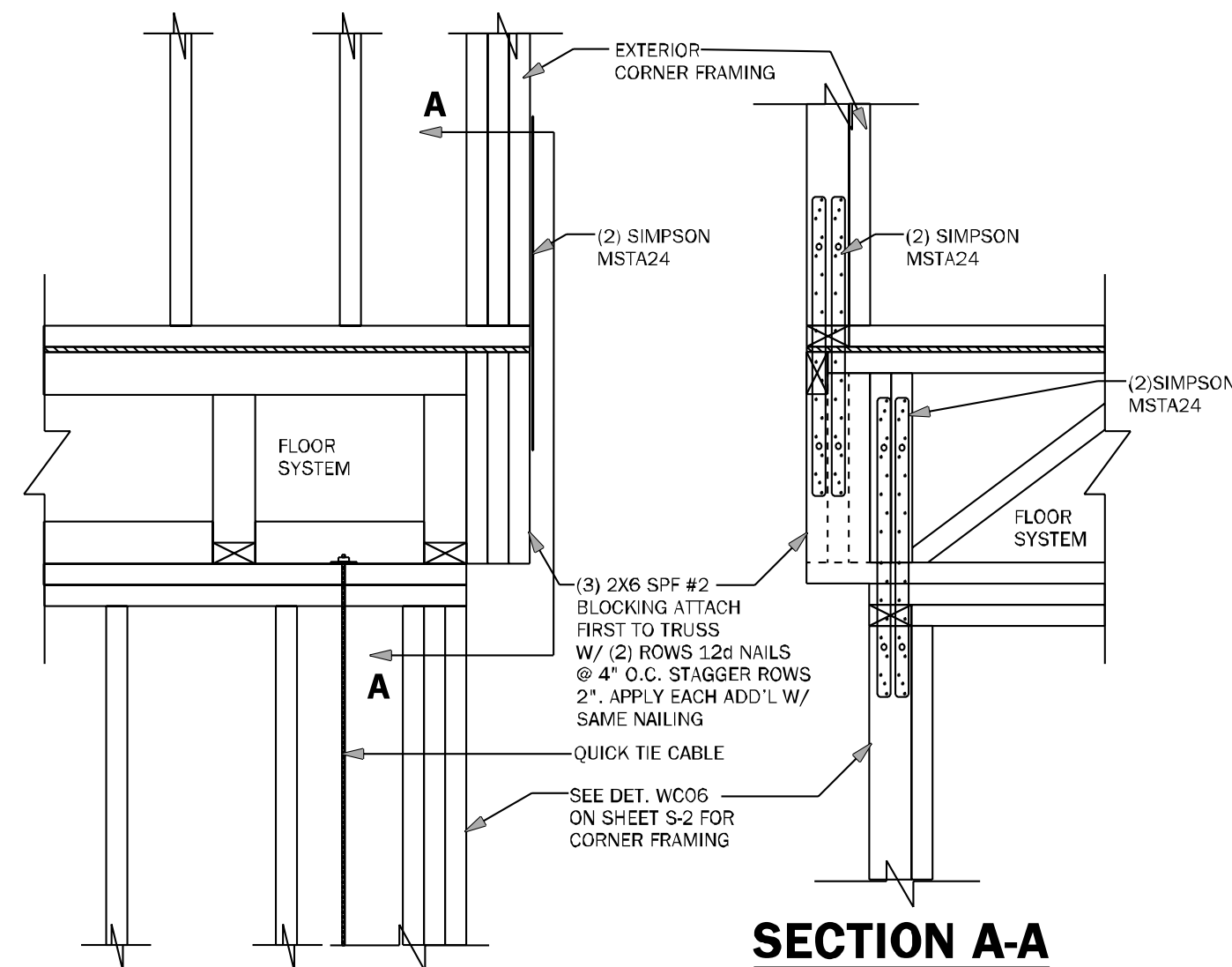
WC06 EXTERIOR FRAME CORNER 3/4" = 1'-0"



RD01 VALLEY FLASHING DETAIL N.T.S.



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



WF68 CORNER CONNECTION N.T.S.

COUNTY SEAL

www.foseen.com

FDS ENGINEERING ASSOCIATES

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Certificate of Authorization No. 9381

FL # 66126
FL # 78750
FL # 94452

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

keesee associates

ARCHITECTURE | DESIGN | INTERIORS

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DAMS HOMES

FLORIDA CONTRACTORS LICENSE NO. CRC1330146

100 WEST GARDEN STREET
PENSACOLA FL 32502

DIVISION LOCATION:
GAINESVILLE

Job Information:

Model Name / Number:
2265

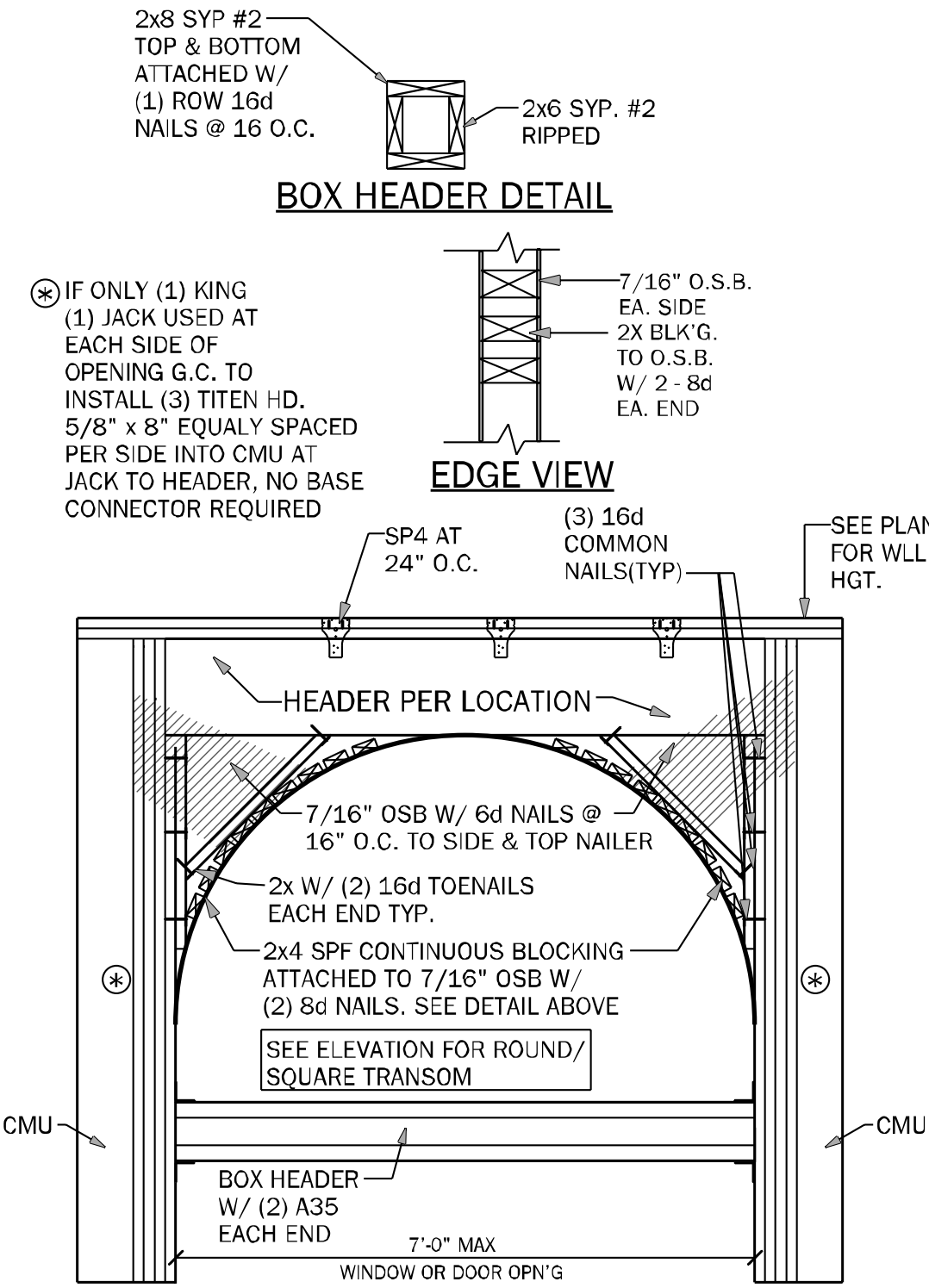
Plan Issue Date:
Wednesday, October 30, 2024

KA PROJECT NUMBER:
24-13142

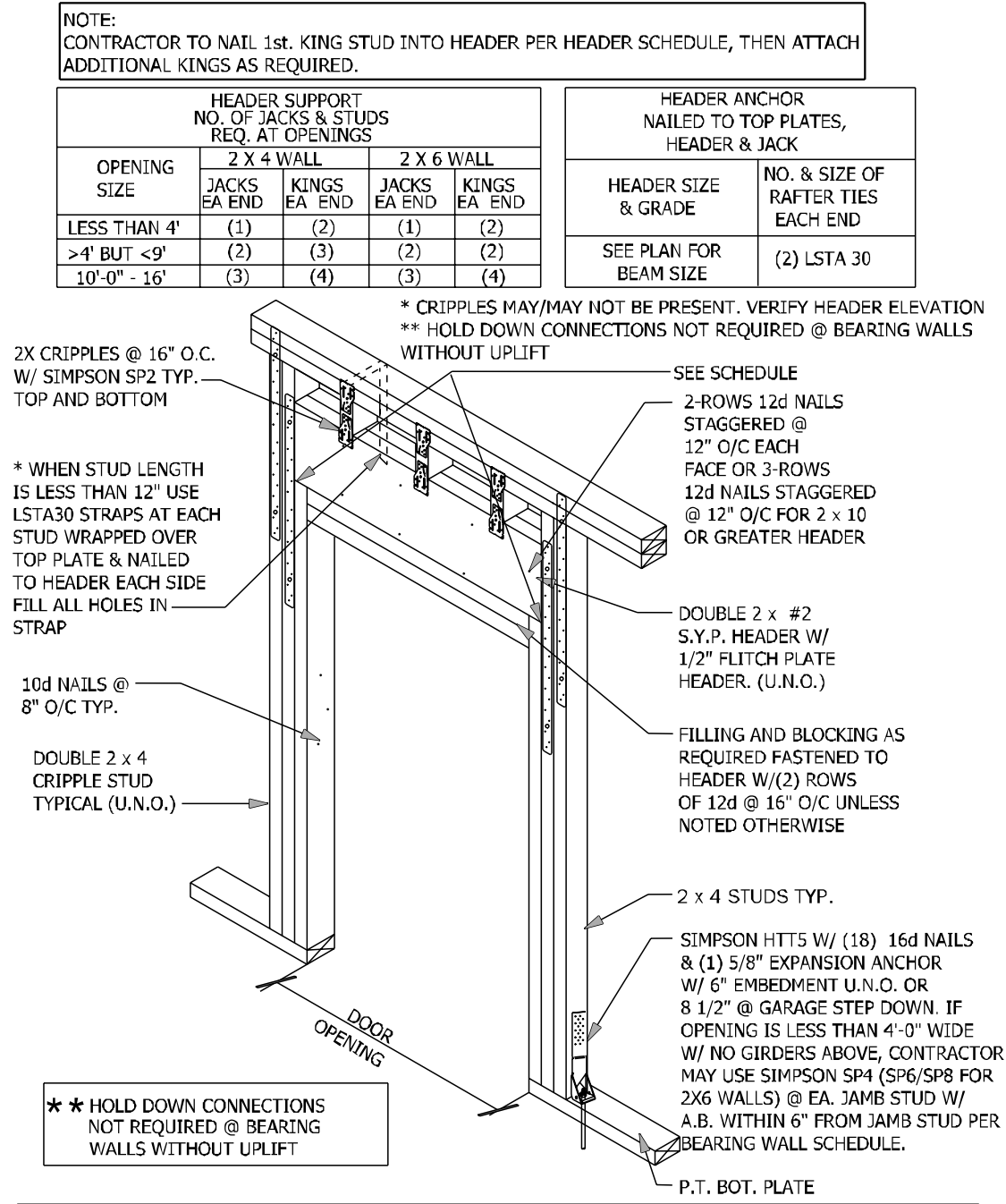
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TYPICAL FRAMING DETAILS

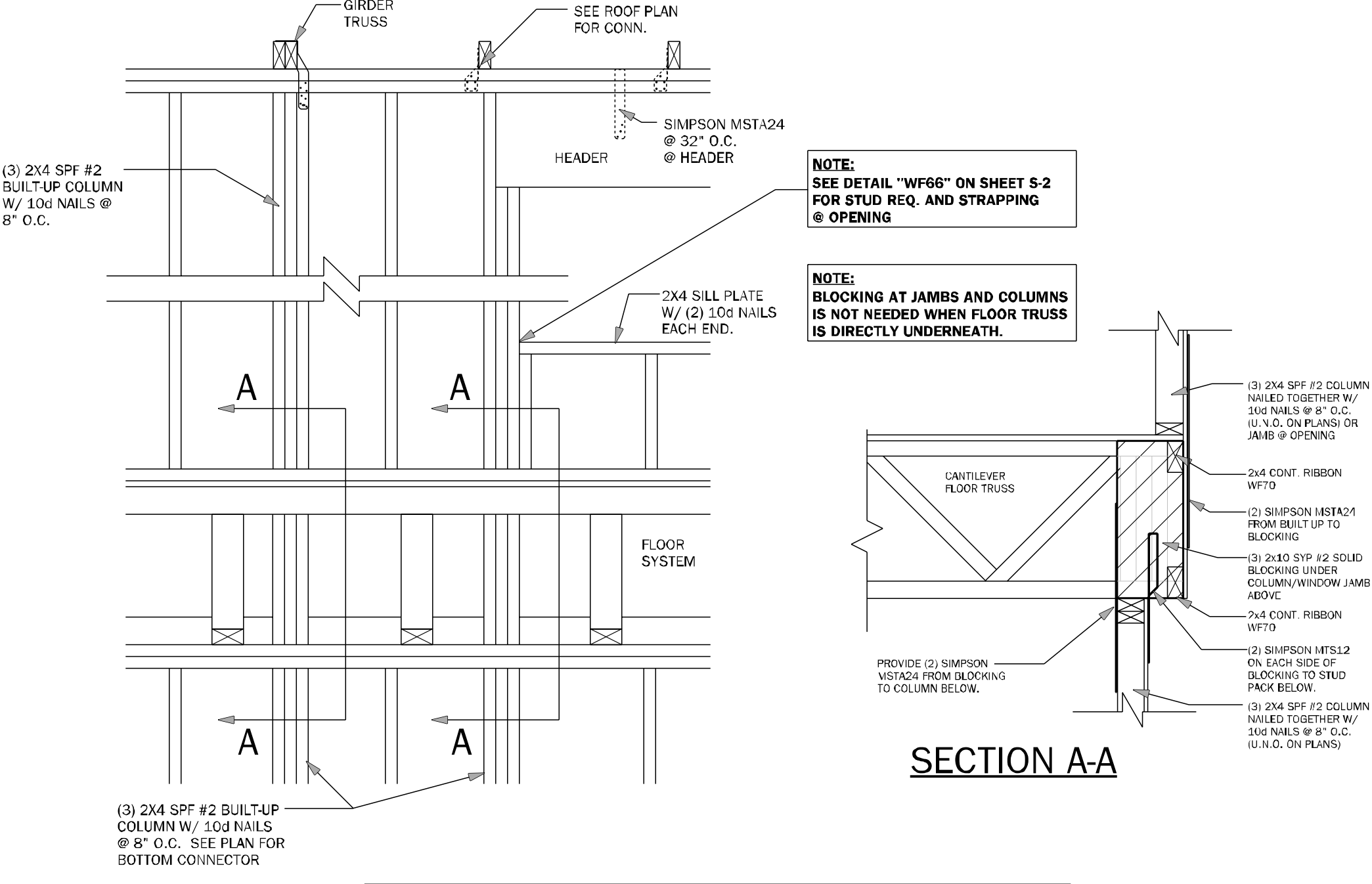
Wednesday, October 30, 2024



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



WF09 WALL HEADER DETAIL N.T.S.



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

COUNTY SEAL

Wednesday, October 30, 2024

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

FDS ENGINEERING ASSOCIATES

ARCHITECTURE | DESIGN | CONSTRUCTION

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Professional Engineer
Certificate of Authorization No. 9361

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☐ THIEN BAO DUONG, P.E.

FL # 56126
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FL # 94452

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☐ THIEN BAO DUONG, P.E.

FL # 56126
FL # 78750
FL # 94452

DAMS HOMES

FLORIDA CONTRACTORS LICENSE NO. CRC1330146

**100 WEST GARDEN STREET
PENSACOLA FL 32502**

**DIVISION LOCATION:
GAINESVILLE**

Job Information:

INVENTORY

LOT: 95
BLK:
SEC:
SUB: Preserve at Laurel Lake
731 SW Rosemary Dr.
Lake City, FL

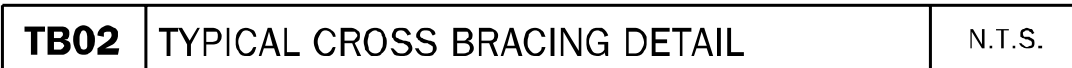
Model Name / Number:
2265

Plan Issue Date:
Wednesday, October 30, 2024

KA PROJECT NUMBER:
24-13142

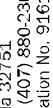
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**TYPICAL FRAMING
DETAILS**



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

ARCHITECTURE | DESIGN |
INTERIORS

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(407) 880 2333
gowerssee.com

4426031F





















Wednesday, October 30, 2024

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

DIVISION LOCATION:
GAINESVILLE

Job Information:

INVENTORY

LOT: 95
BLK:
SEC:
SUB: Preserve at Laurel Lake
731 SW Rosemary Dr.
Lake City, FL

▼ Model Name / Number:

2265

2263

▼	Plan Issue Date:

Wednesday, October 30, 2024

KA PROJECT NUMBER:	
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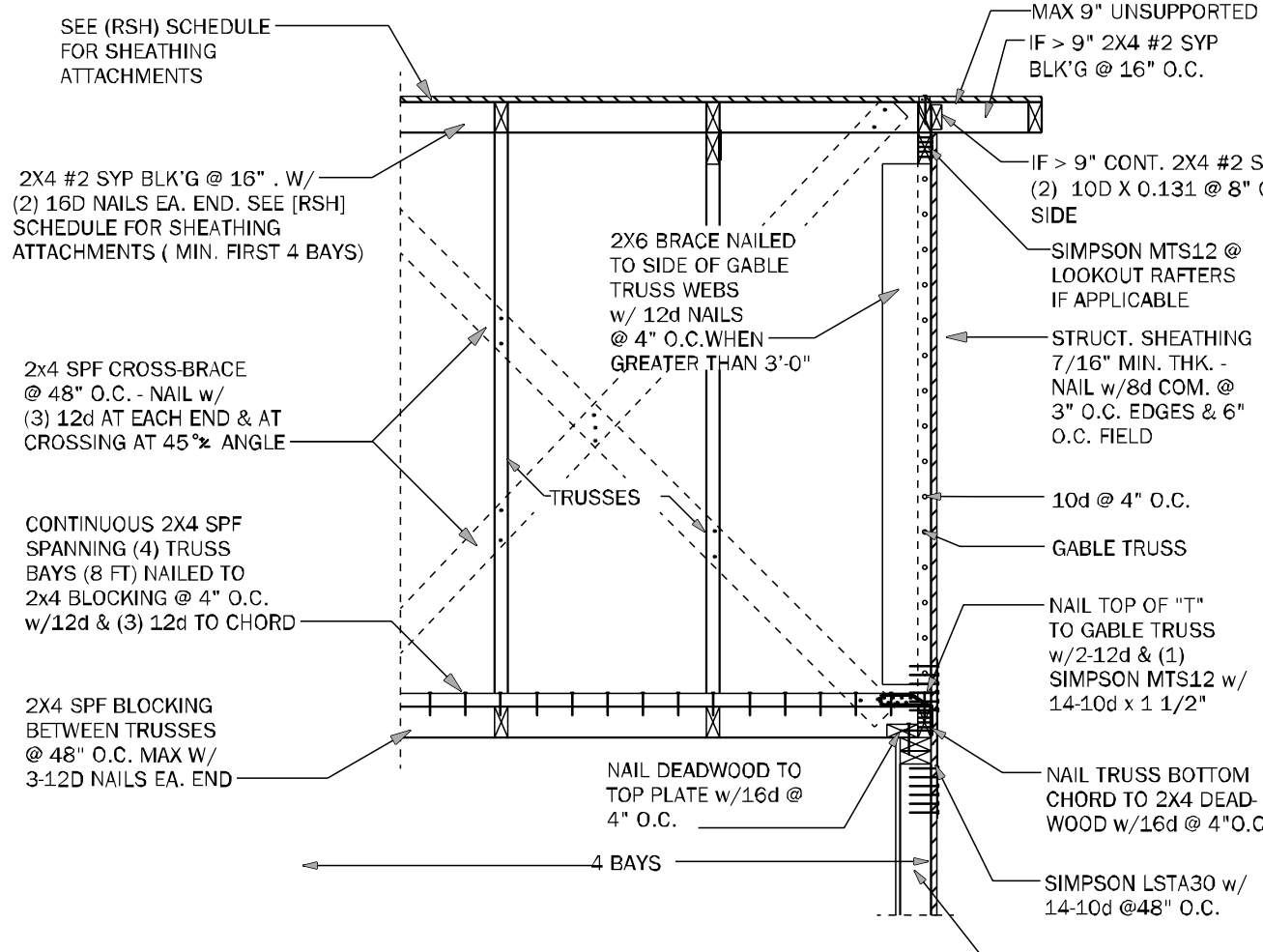
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Sheet:	S 4	Of:
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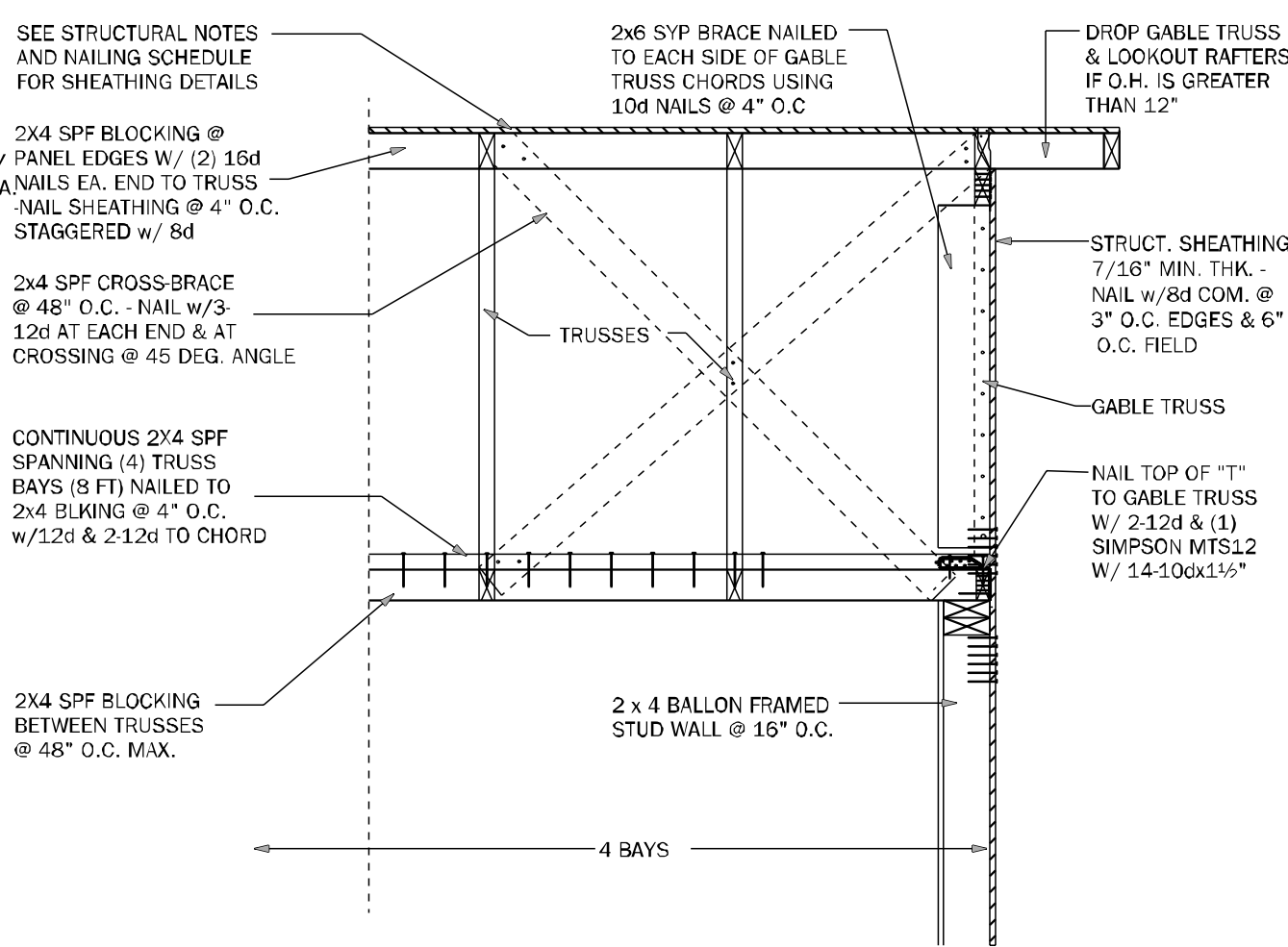
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ROOF FRAMING

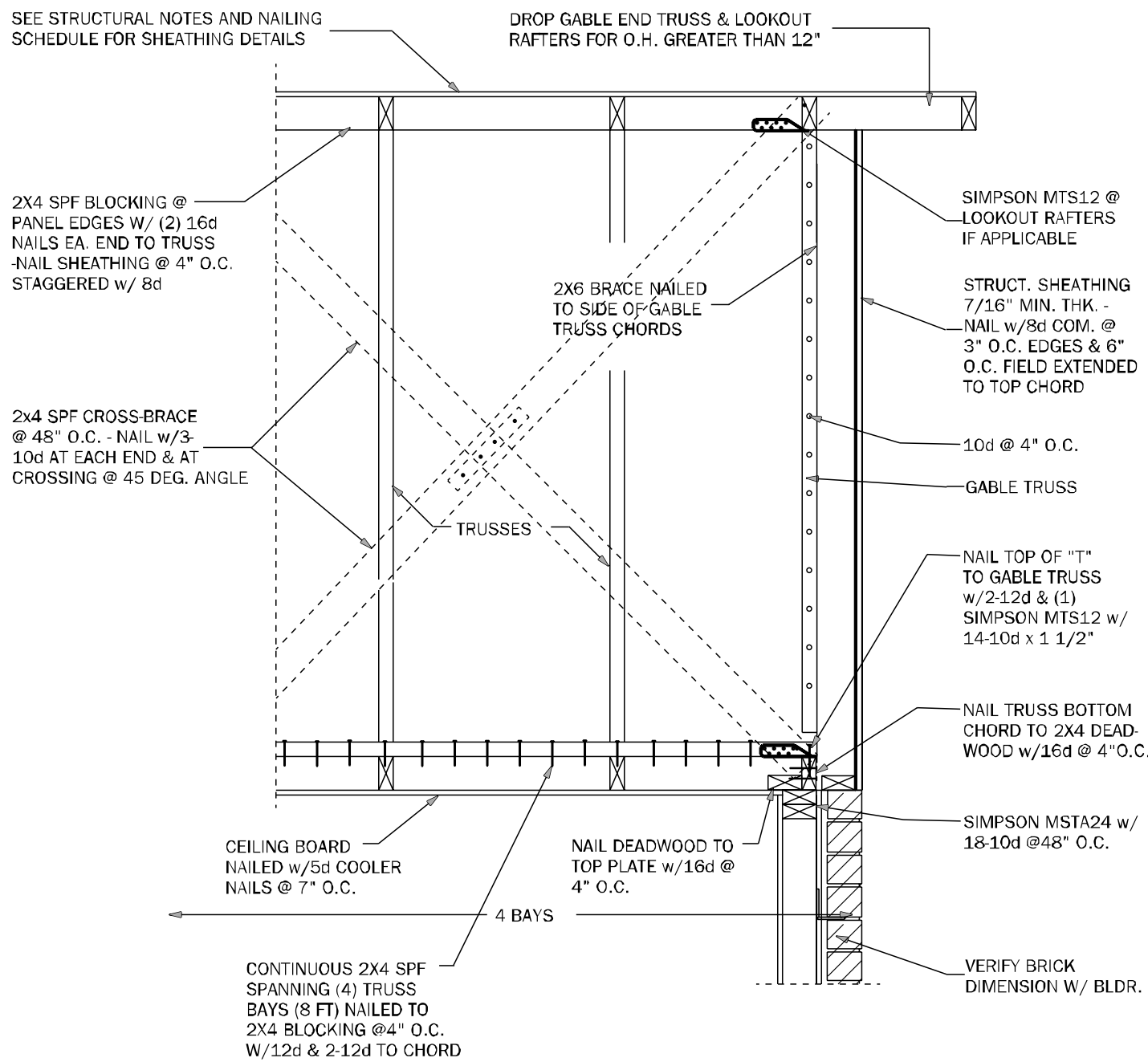
AND BRACING DETAILS



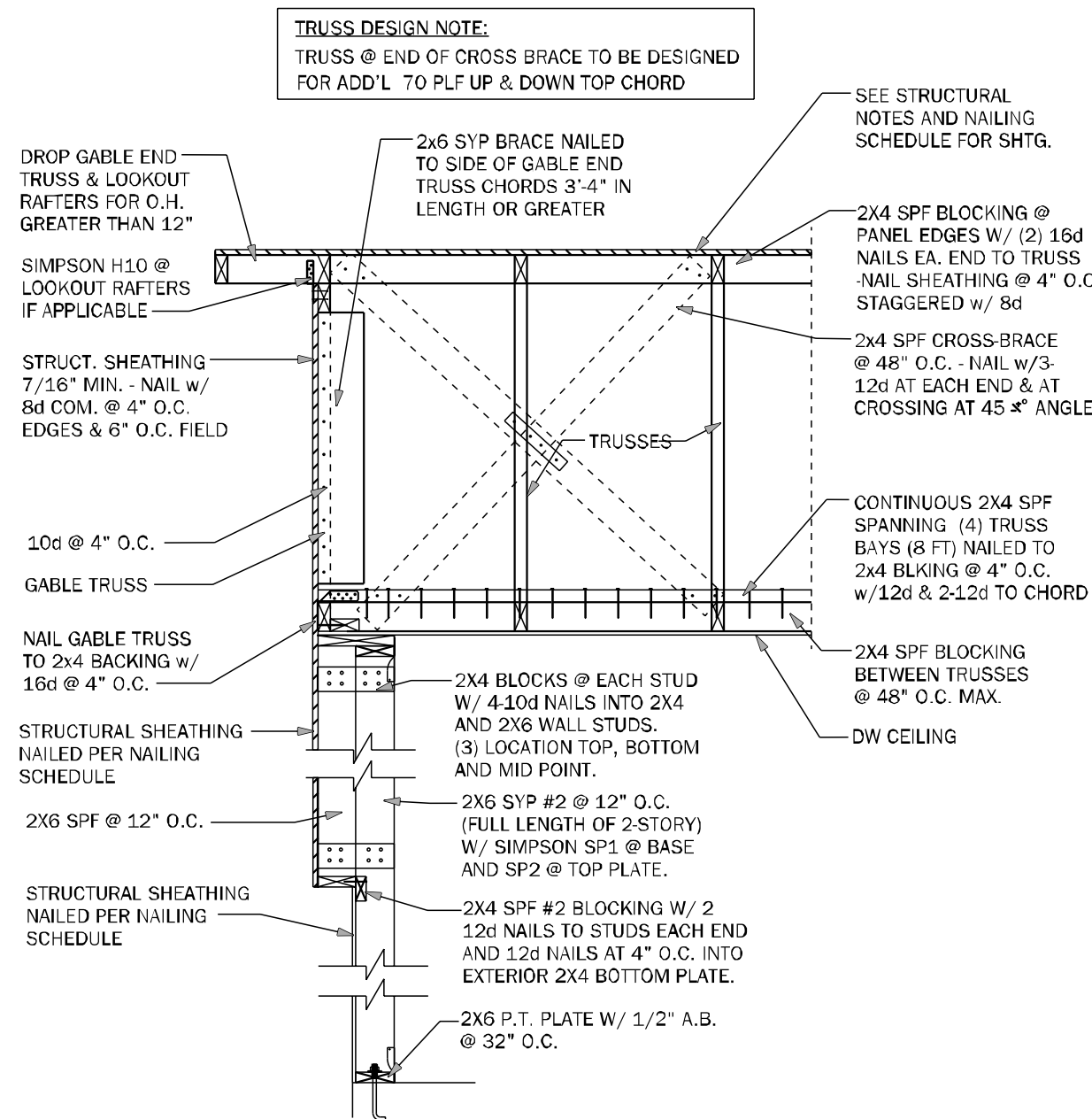
GE05 GABLE END BRACING - FRAME WALL N.T.S.



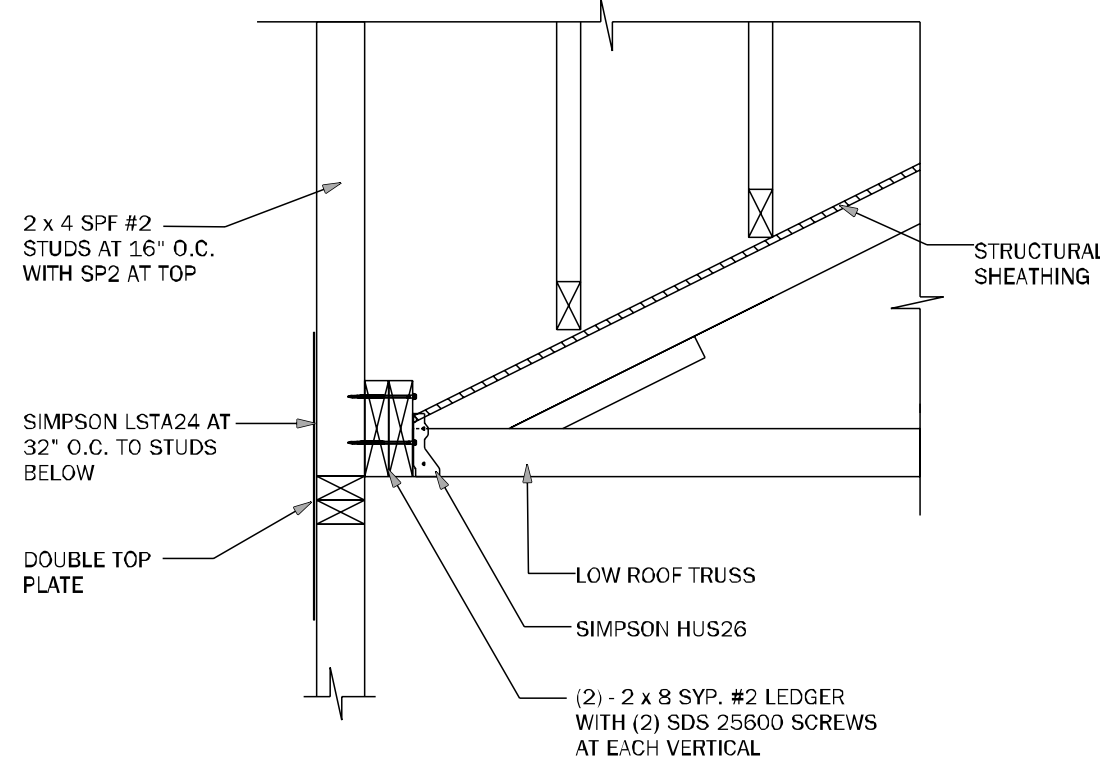
GE22 GABLE END BRACING w/ VOL CEILING 1/2"=1'-0"



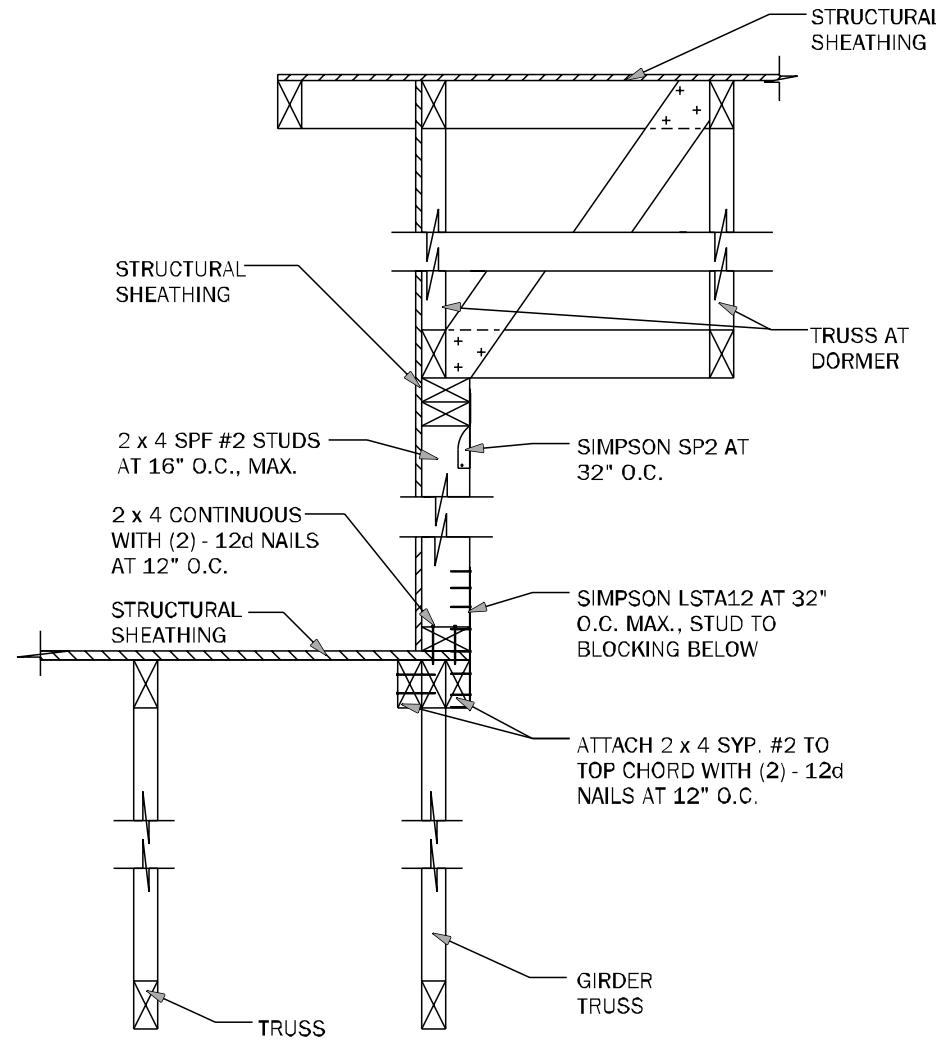
GE23 GABLE END BRACING w/o VOLUME CEILING 1/2"=1'-0"



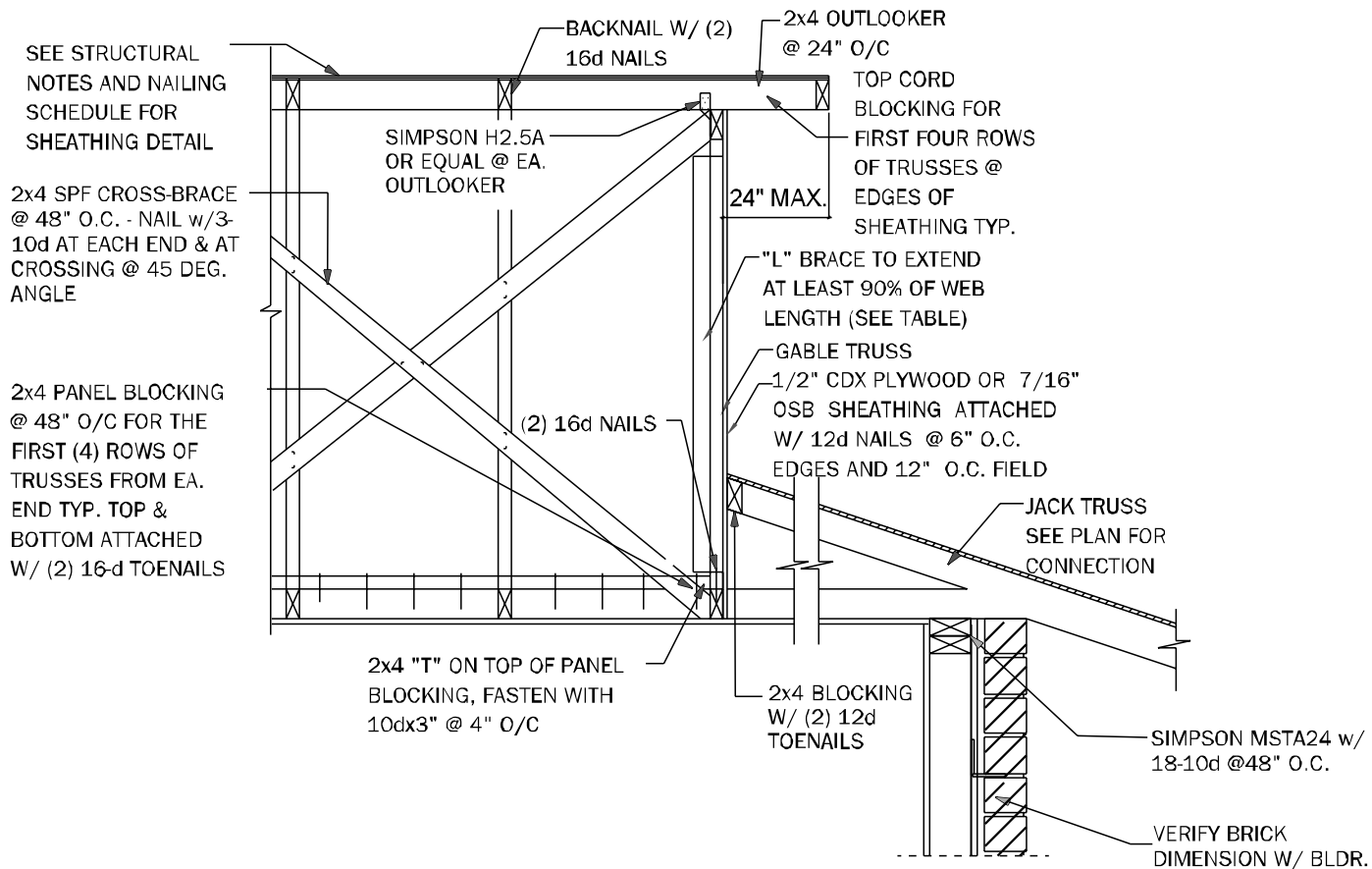
GE24 GABLE @ VAULT N.T.S.



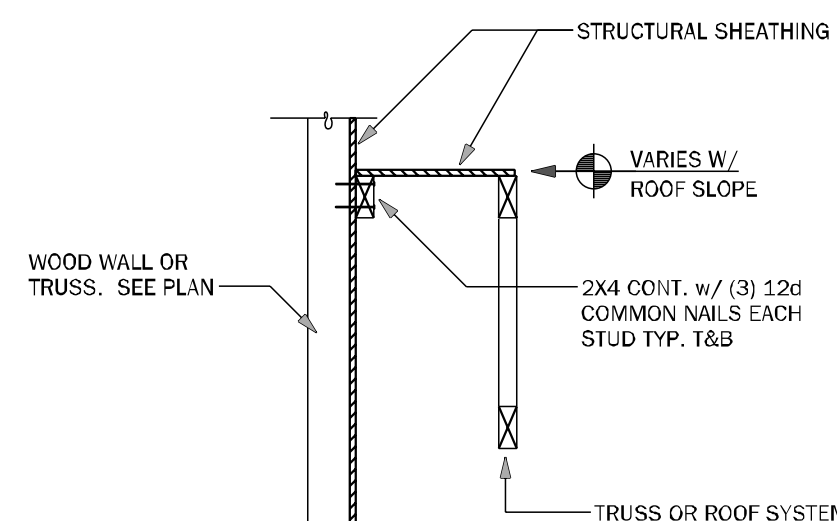
WF72 LEDGER N.T.S.



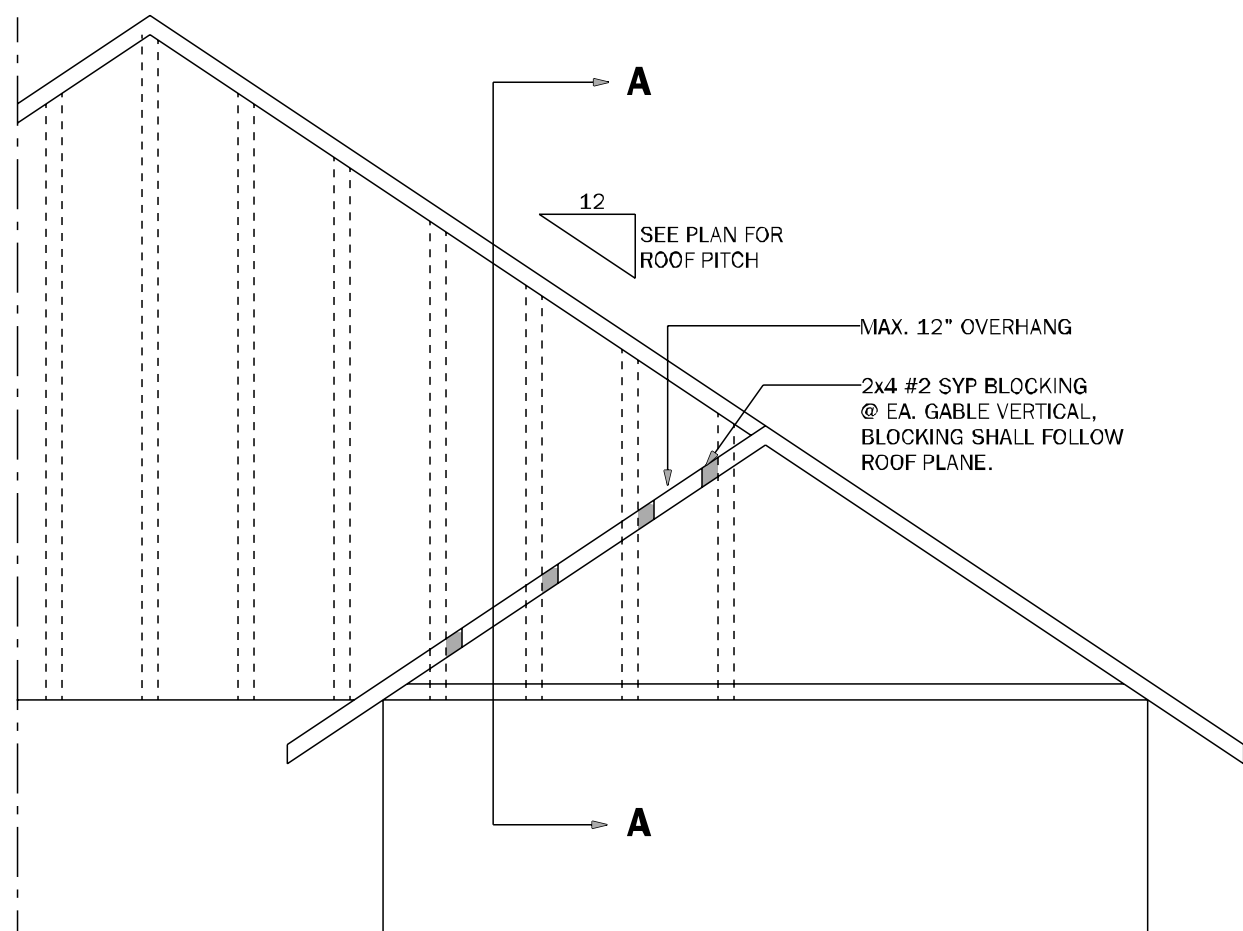
WF73 KNEEWALL @ DORMER N.T.S.



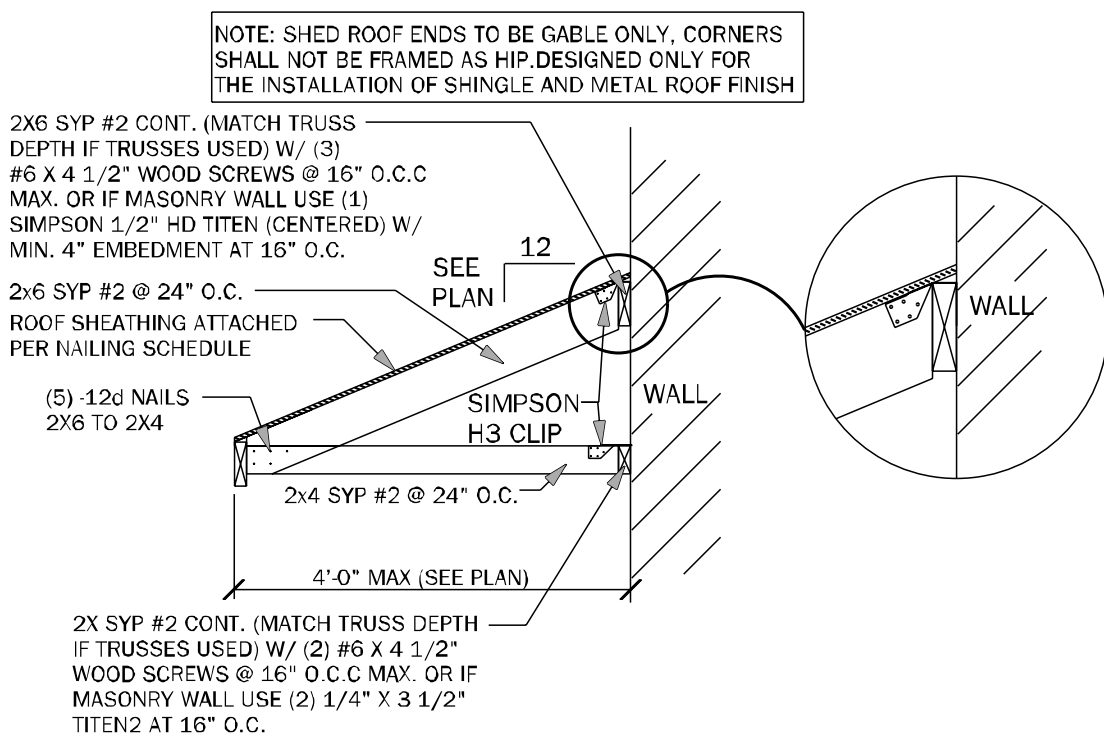
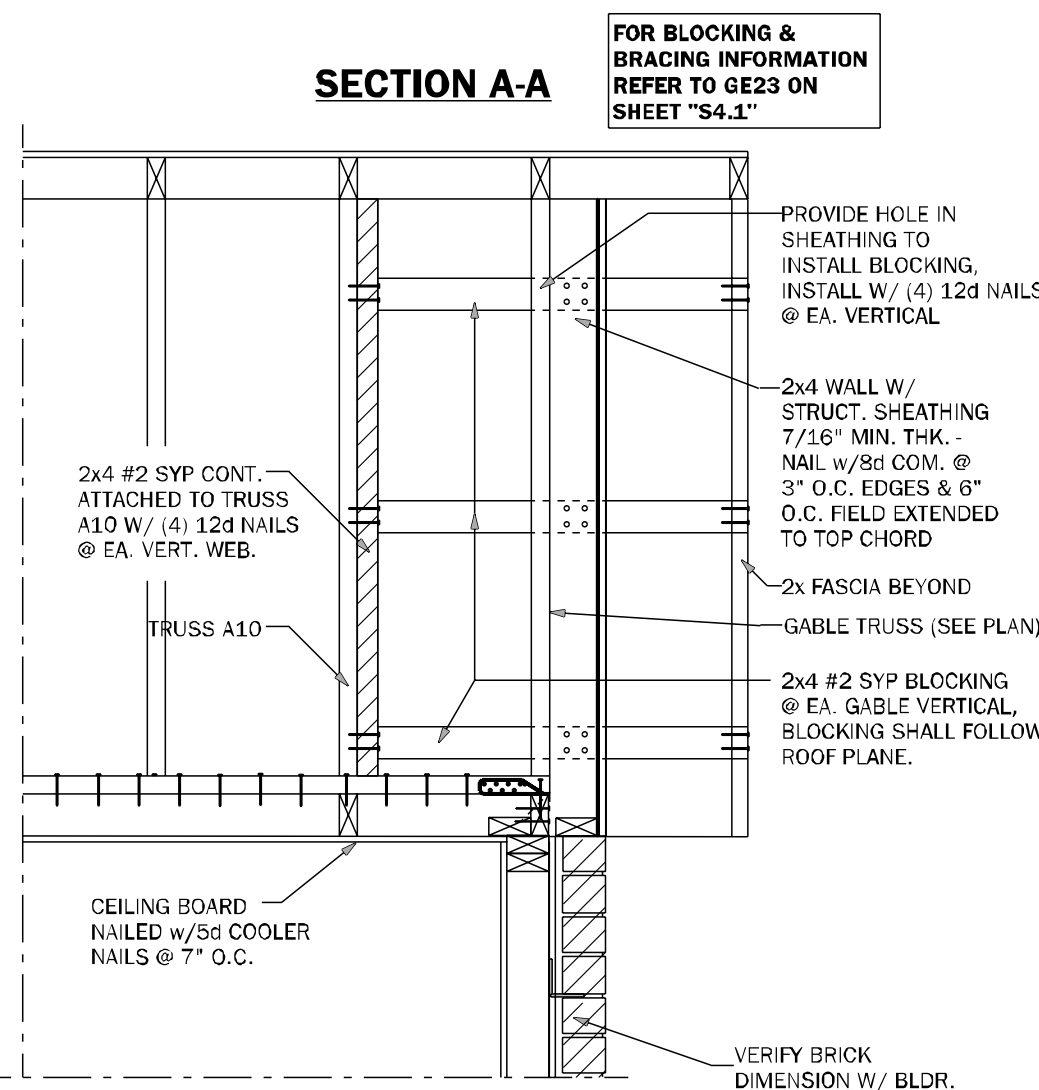
GE21 SECTION @ DUTCH GABLE 3/4"=1'-0"



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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DIVISION LOCATION:
GAINESVILLE

Job Information:

INVENTORY

LOT: 95
BLK:
SEC:
SUB: Preserve at Laurel Lake
731 SW Rosemary Dr.
Lake City, FL

Model Name / Number:

2265

Plan Issue Date:

Wednesday, October 30, 2024

KA PROJECT NUMBER:

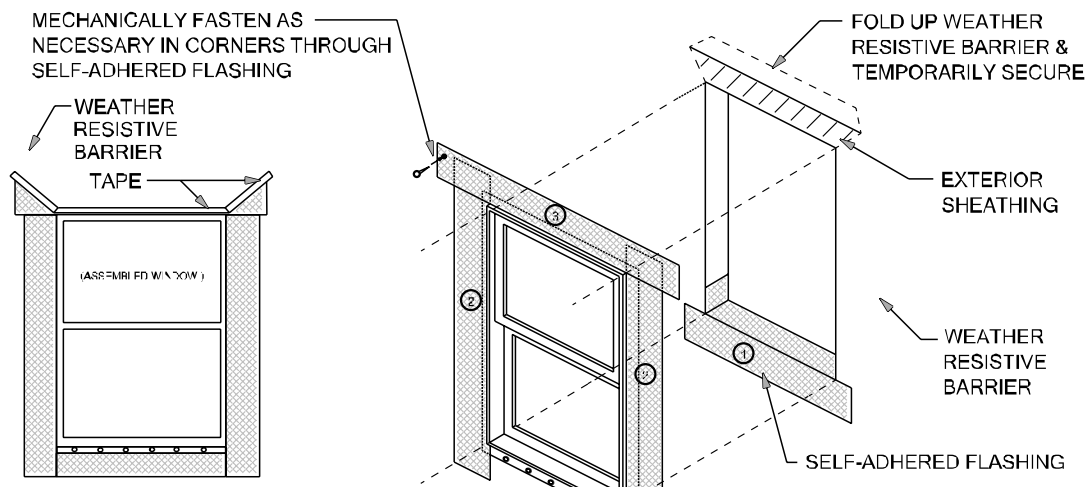
24-13142

Sheet: **S-4.1** Of:

**ROOF FRAMING
AND BRACING DETAILS**

COUNTY
SEAL

Wednesday, October 30, 2024

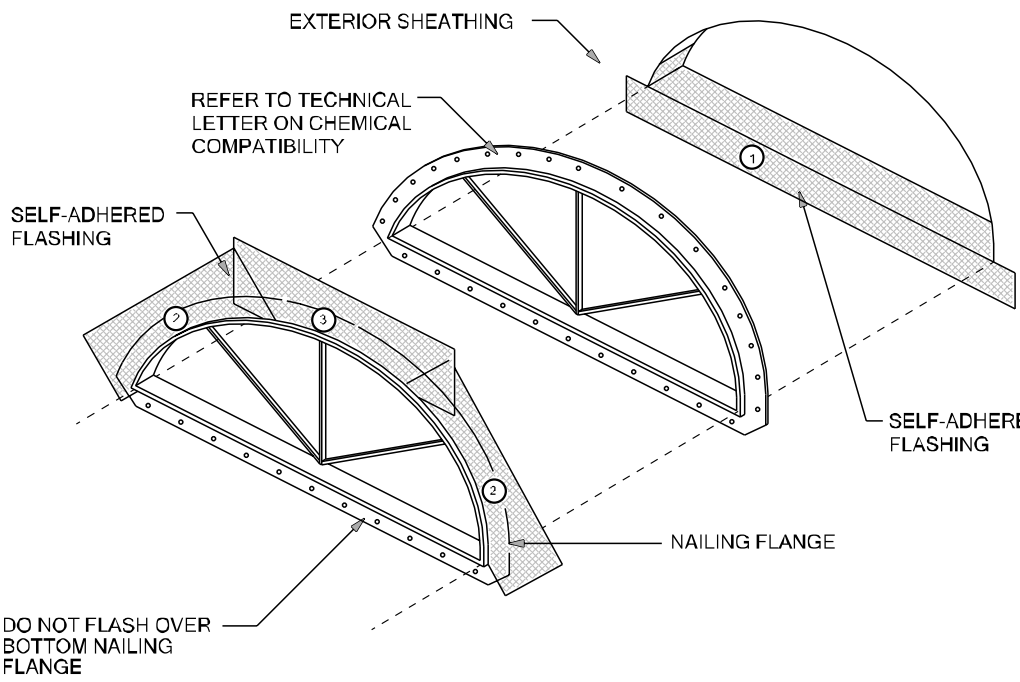


- HEAD FLASHING TIE-IN INSTRUCTIONS:
1. Cut, fold up & temporarily secure weather resistive barrier above header to allow for flashing installation
 2. Self-adhered flashing plus head flashing under weather resistive barrier
 3. Fold weather resistive barrier back over head flashing and seal with tape

SELF-ADHERED FLASHING
FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER

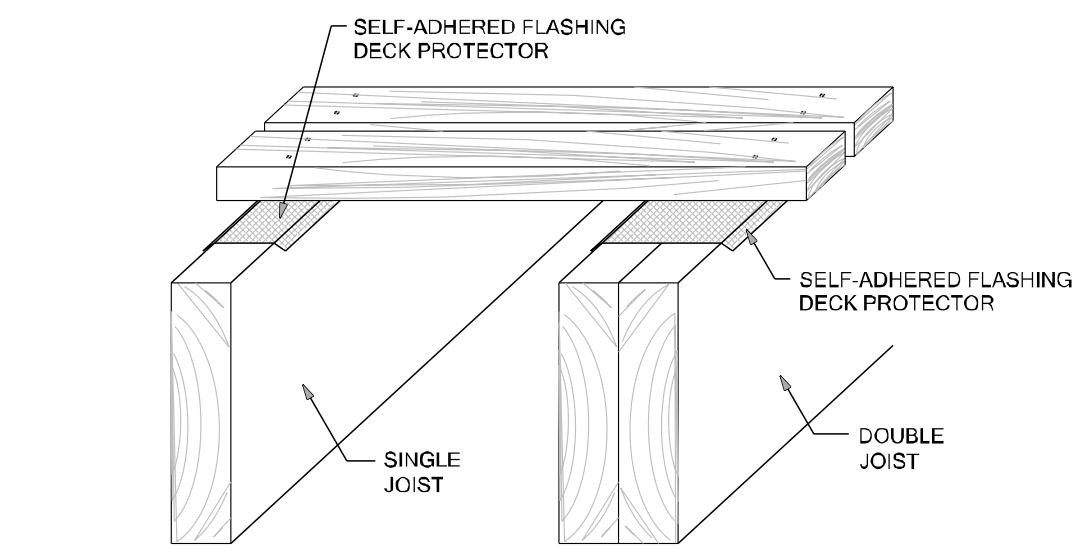
Scale: NTS

WP01



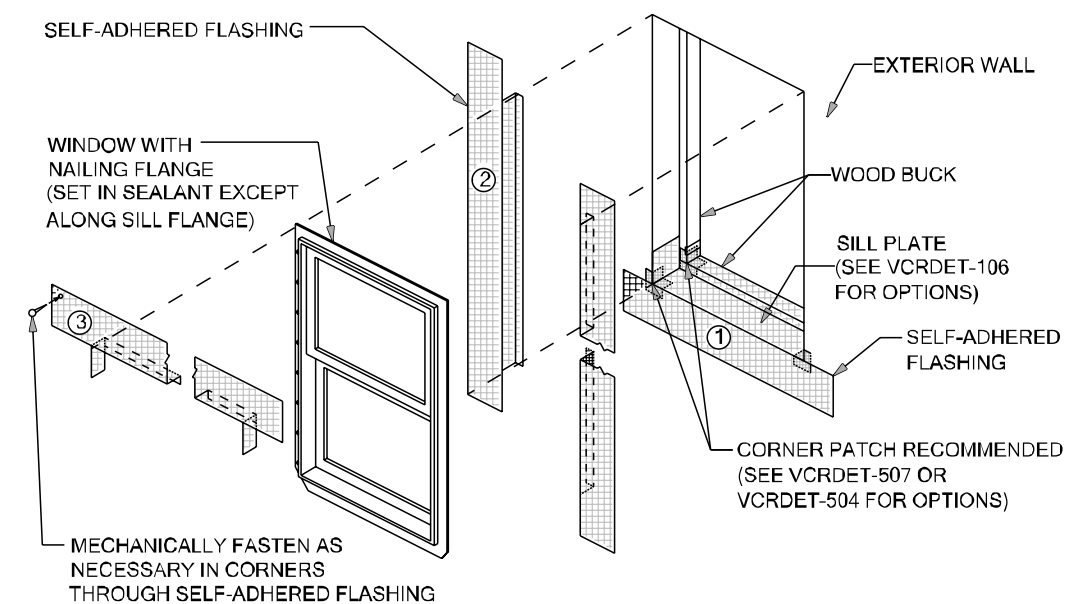
SELF-ADHERED FLASHING
HALF ROUND WINDOW

WP04



SELF-ADHERED FLASHING
W0.8362x;DECK JOIST

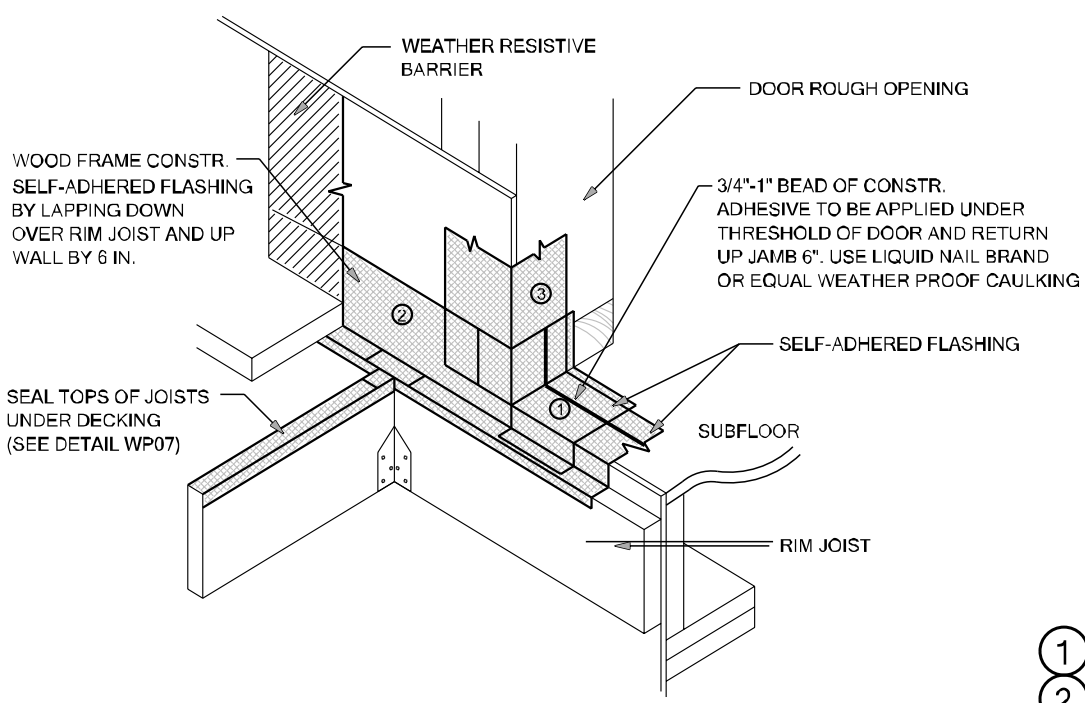
WP07



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

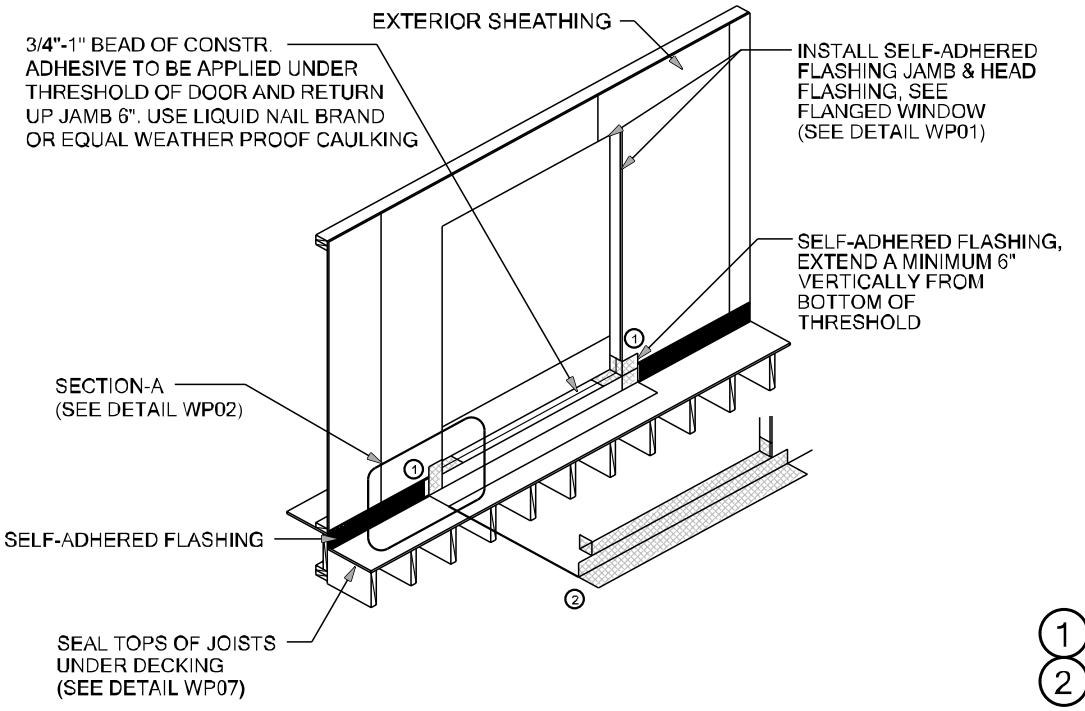
RECESSED WINDOW

WP10



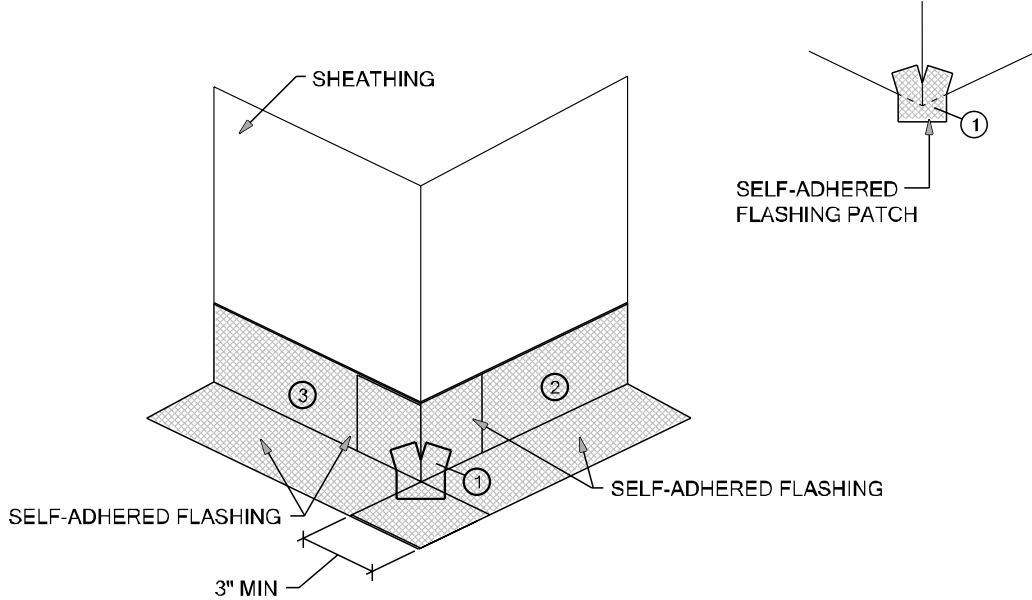
SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK - SECTION A

WP02



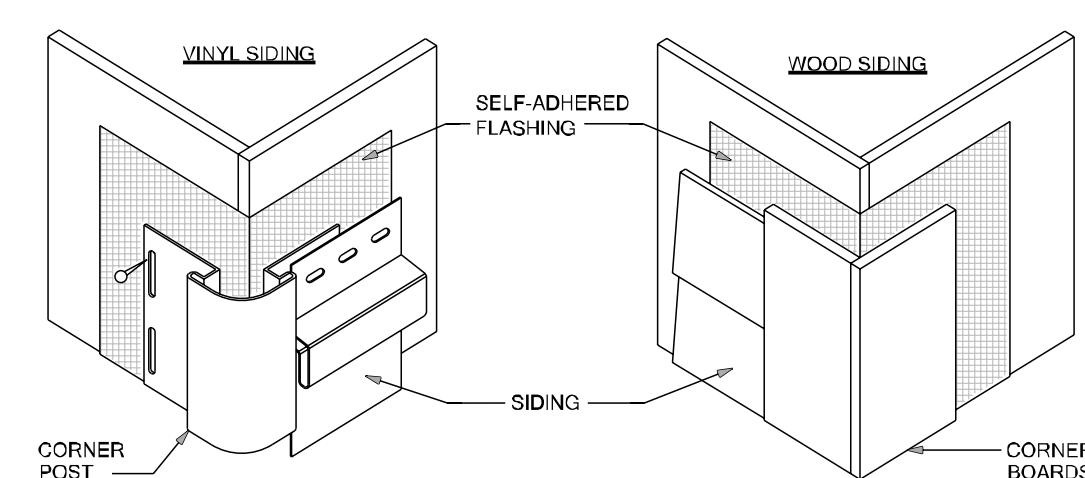
SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK

WP05



SELF-ADHERED FLASHING
OUTSIDE CORNER

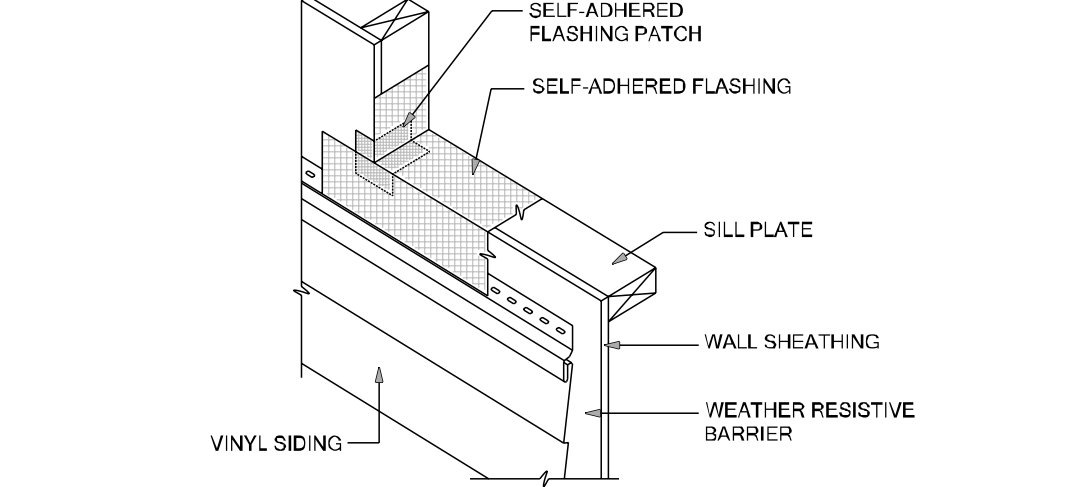
WP08



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

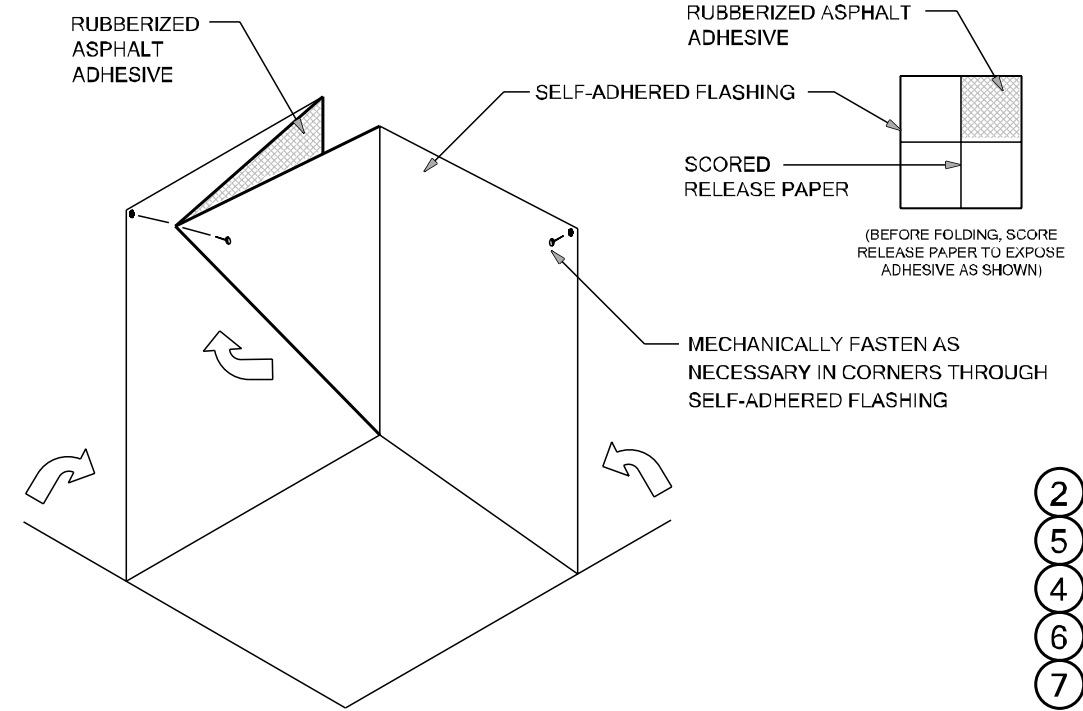
WALL-TO-WALL OUTSIDE CORNER

WP11



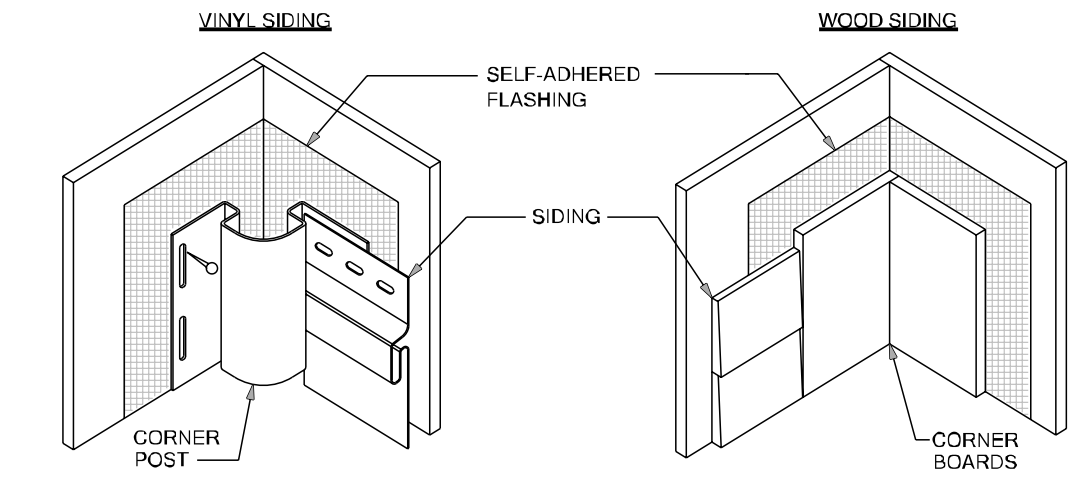
TIE-IN WITH VINYL SIDING
AT WINDOW SILL

WP03



SELF-ADHERED FLASHING
INSIDE CORNER

WP06



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

WALL-TO-WALL INSIDE CORNER

WP12

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

SELF-ADHERED FLASHING PRODUCTS DETAILS

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

DETAIL INSTRUCTIONS

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

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

FLASHING REQUIREMENTS

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

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

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

EXCEPTION: WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER AND IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NONWATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.

R703.4 FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR PENETRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTA C300 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
 - 1.1 THE PENETRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE PENETRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS, WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED. PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
 - 1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
 - 1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.
 - 1.4. IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 OR FMA/AAMA/WDMA 400.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO CORNICES.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

FIGURE 1: FLASHING INSTALLATION

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

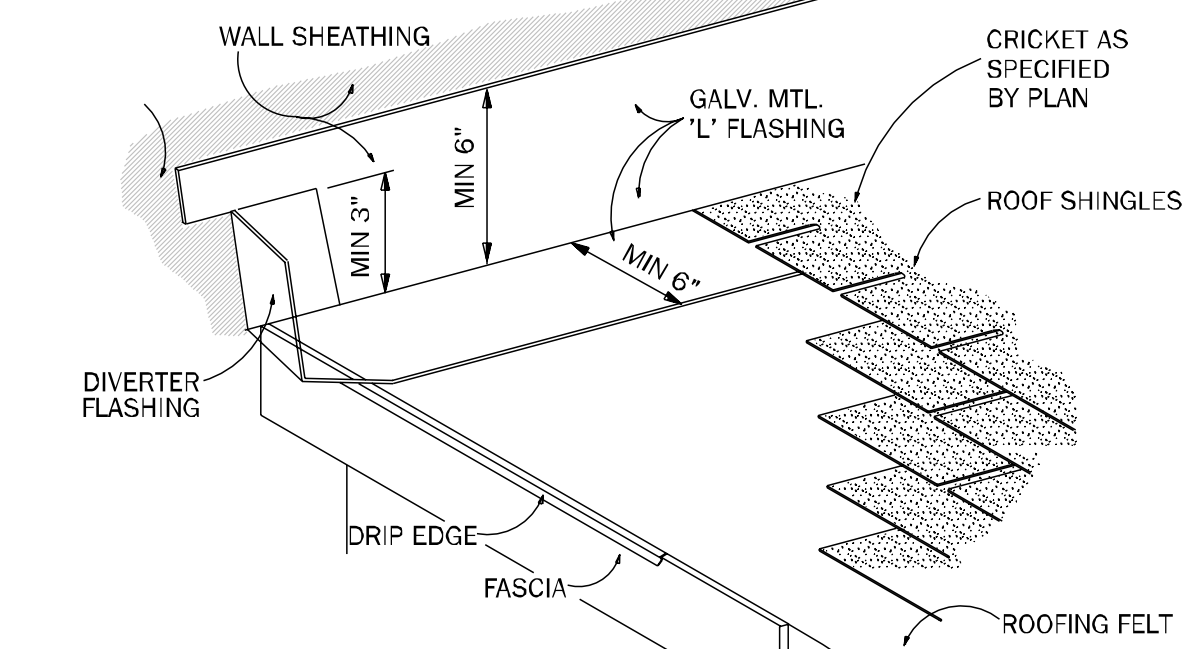
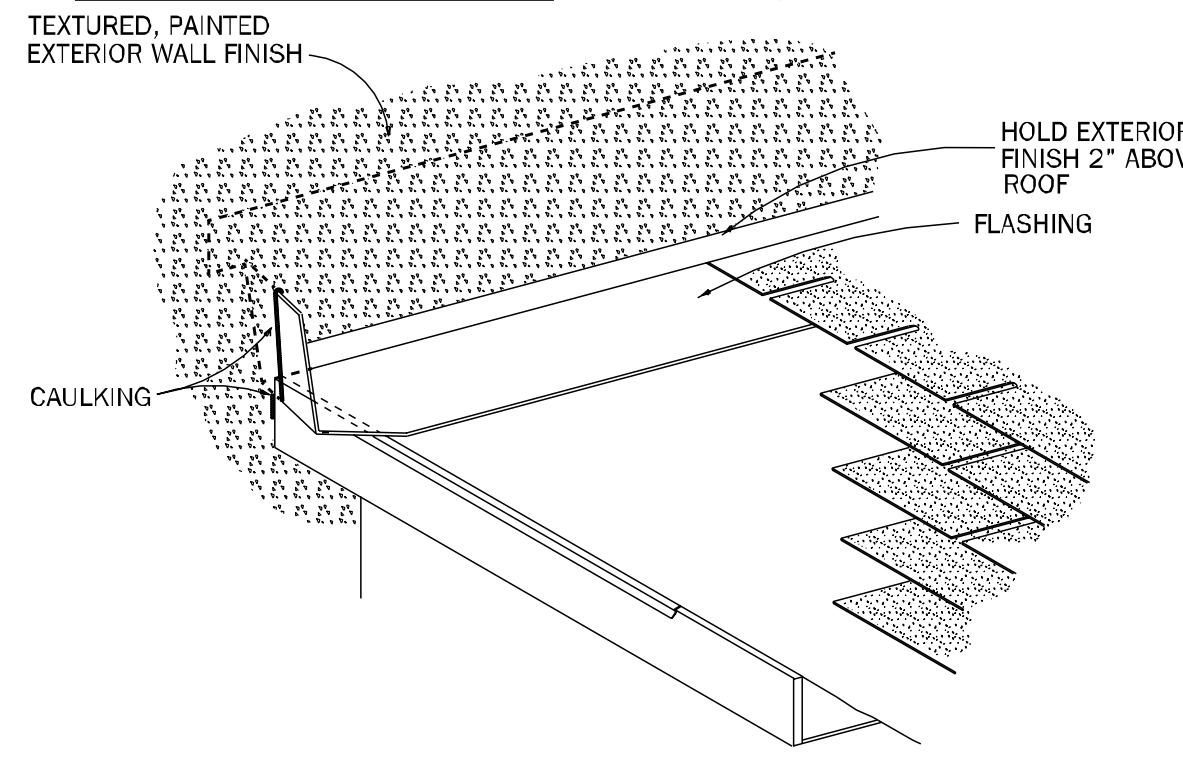
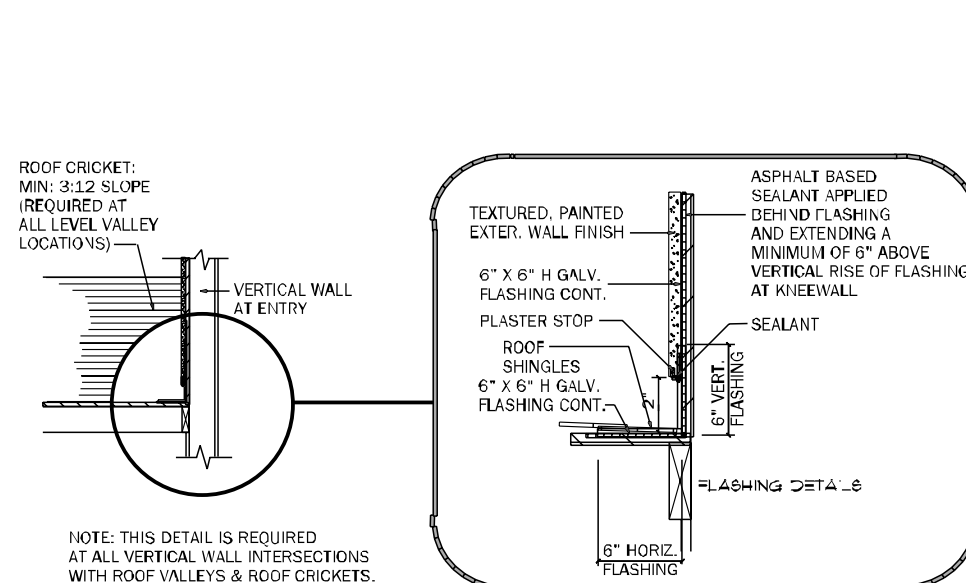


FIGURE 2: WALL FINISH



FLASHING INSTALLATION
WHERE ROOF MEETS VERTICAL WALL

FIGURE 3: CORNER DETAIL



FLASHING DETAIL AT CRICKET
/ KNEEWALL INTERSECTION

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Sheet: **WP** Of:
**WATER PROOF
DETAILS**