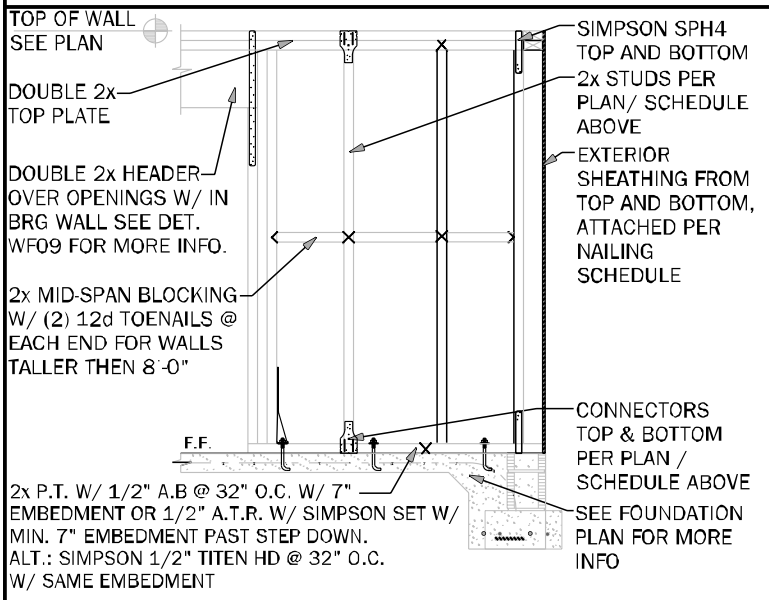


BEARING WOOD INTERIOR WALL SCHEDULE

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

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



BEARING INTERIOR WALL DETAIL

- ## GENERAL NOTES
- SEE FLOOR PLAN FOR WALL SIZE. ASSUME 2x4 STUDS USED U.N.O.
 - ALL STRUCTURAL LUMBER TO BE SYP #1 OR SPF #2 U.N.O. ON PLAN.
 - CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.
 - CONTACT E.O.R. IF SP4'S OR SP5'S CONNECTORS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
 - IF "BW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO IGNORED. SEE WORKS/3 AS INDICATED DETAIL FOR PROPER CONNECTIONS FOR 2nd FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY).
 - IF "SW" IS INDICATED THE WALL IS CONSIDERED A SHEARWALL AND REQUIRES MIN. 1/4" OSB PLYWOOD W/ 8d NAILS AT 4" O.C. IN FIELD AND EDGE TO (1) SIDE OF WALL.
 - ALL 2x EXTERIOR WALLS W/ EXTERIOR SHEATHING ATTACHED PER NAILING SCHEDULE ACT AS SHEARWALLS. SEE PLAN AND WALLS SECTIONS FOR STUD SPACING AND GRADE.
 - IF THE BEARING WALL IS INDICATED WITH THE BWT, BWT, BWT, BWT THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT. THE STUDS ARE TOE (GUN NAILS) AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.

COLUMN SCHEDULE

MARK	COLUMN SIZE	(BASE) CONN. & FASTENER	UPLIFT(LBS)
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 SCREWS	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 SCREWS	2145
C5	4 x 4 P.T.#2 SYP POST	ABU44 W/ 5/8" ATR** & (12) 16d NAILS	G = 6665 U = 2200
C6	6 x 6 P.T.#2 SYP POST	ABU66 W/ 5/8" ATR** & (12) 16d NAILS	G = 12000 U = 2200
C7	8 x 8 P.T.#2 SYP POST	ABU88 W/ 5/8" ATR** & (18) 16d NAILS	G = 24335 U = 2320
C8	3.5 x 3.5 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (14) 1/4" X 2 1/2" SDS WS & 5/8" EPOXY ANCHORS, OR ATR**	5645
C9	3.5 x 3.5 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (14) 1/4" X 2 1/2" SDS WS & 5/8" EPOXY ANCHORS, OR ATR**	5645
C10	3.5 x 3.5 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (20) 1/4" X 2 1/2" SDS WS & 7/8" EPOXY ANCHORS, OR ATR**	6970
C11	5.25 x 5.25 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (20) 1/4" X 2 1/2" SDS WS & 7/8" EPOXY ANCHORS, OR ATR**	7870
C12	7 x 7 P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ (20) 1/4" X 2 1/2" SDS WS & 7/8" EPOXY ANCHORS, OR ATR**	7870
C13	5.25" x 7" P.L. 1.8E Rb-2400 PSI (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ 7/8" ATR AND (20) 1/4" x 1/4" SDS WOOD SCREWS	7870

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

COMMON NAIL VS. PNEUMATIC GUN NAILS:			
COMMON NAIL	DIA. / LENGTH	PNEUMATIC GUN NAIL DIA. LENGTH	COMMON vs. GUN NAIL DIA. LENGTH
8d	0.131" X 2 1/2"	0.131" X 2 1/2"	SEE PLAN RING SHANK ON ROOF
10d OR 12d	0.148" X 3"	0.131" X 3"	SEE PLAN
12d	0.148" X 3 1/4"	0.131" X 3 1/4"	SEE PLAN
10d	0.148" X 3"	0.131" X 3"	8" O.C. (COMMON) 6" O.C. (GUN NAIL)
16d	0.162" X 3 1/2"	0.131" X 3 1/2"	8" O.C. (COMMON) 6" O.C. (GUN NAIL)

HEADER SCHEDULE

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

HEADER SUPPORT NO. OF JACKS & STUDS REQ. AT OPENINGS				
OPENING SIZE	2x4 WALL		2x6 OR 2x8 WALL	
	JACKS EA. END	KINGS EA. END	JACKS EA. END	KINGS EA. END
1'-0" - 3'-11"	(1)	(2)	(1)	(2)
4'-0" - 9'-11"	(2)	(3)	(2)	(3)
10'-0" - 16'-0"	(3)	(4)	(3)	(4)

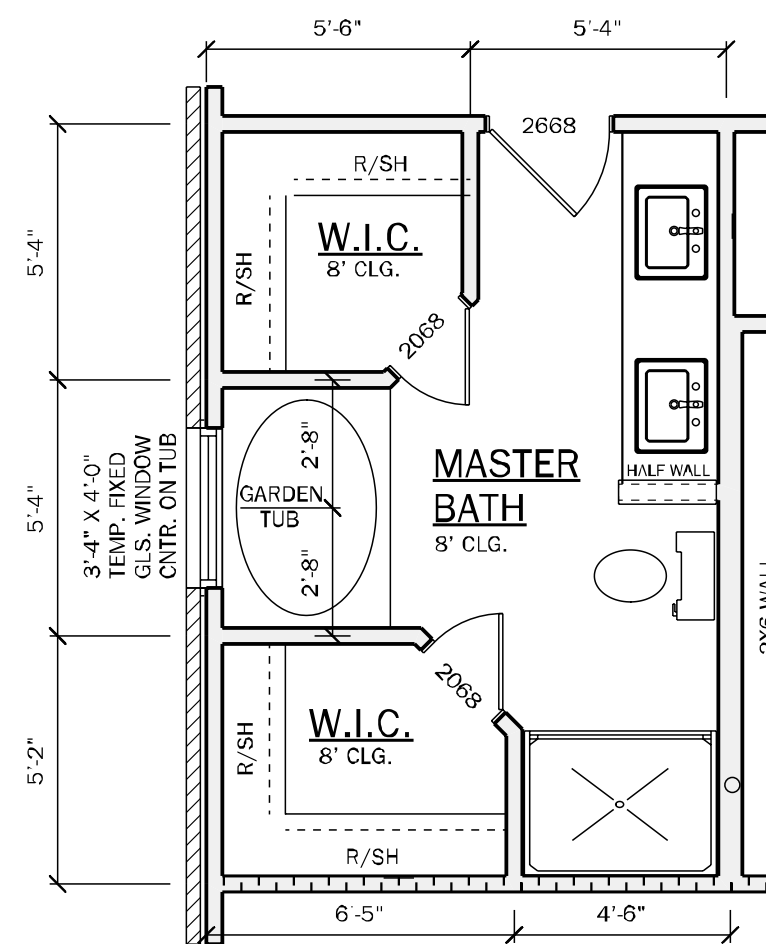
- ## GENERAL HEADER NOTES
- VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED
 - IF HEADER IS ON THE 1st FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOWING INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS U.N.O. ON PLAN
 - IF HEADER IS ON THE 2nd FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION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

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

GENERAL BEAM NOTES

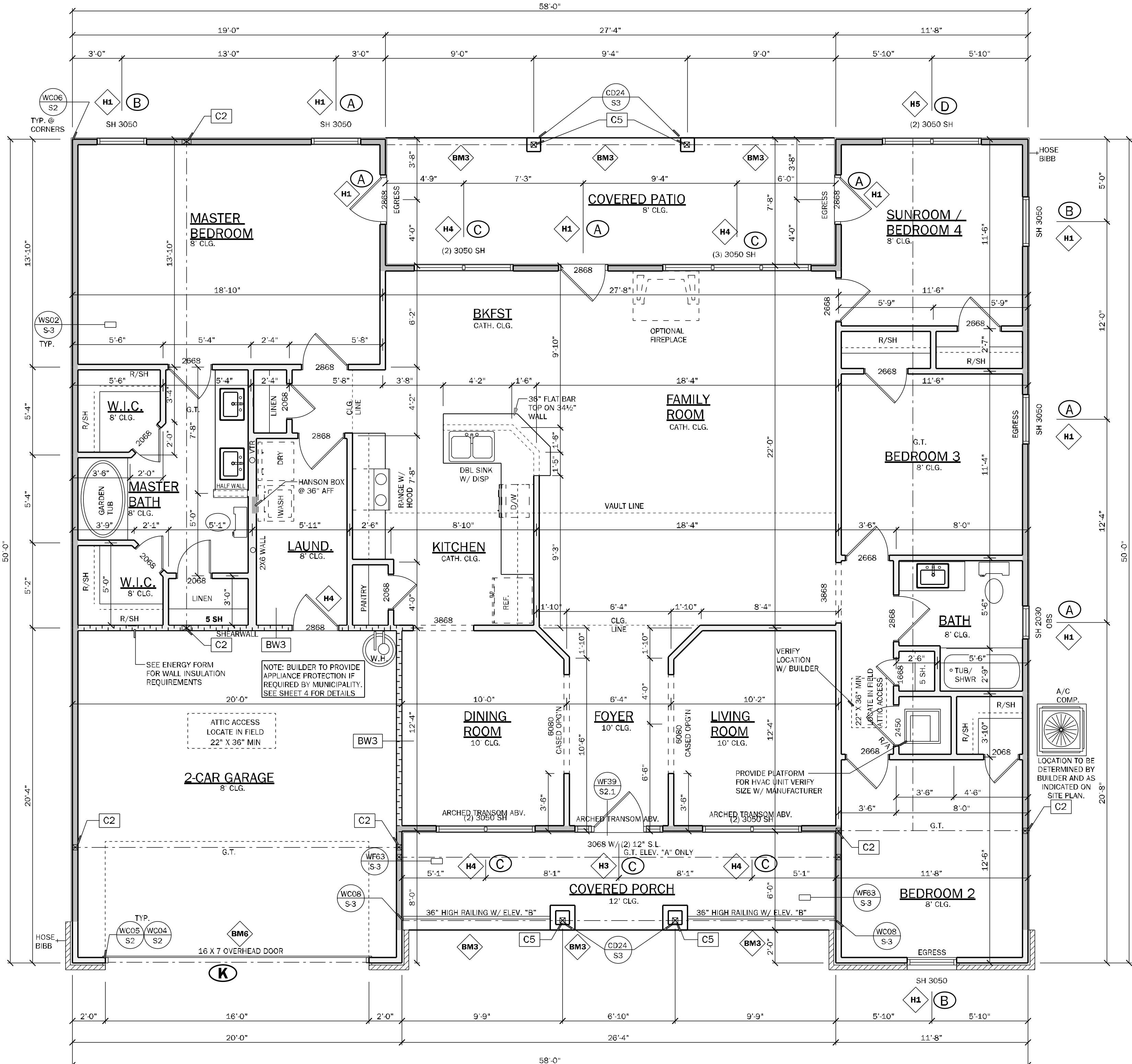
- VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED (MIN. 4" BEARING EACH END)
- SEE PLAN FOR TOP OR BOTTOM OF BEAM INDICATIONS
- BEAMS ARE NOT TO BE DRILLED OR NOTCHED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE E.O.R.



OPT. FLOOR PLAN

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

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



FLOOR PLAN

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

ELEVATION "CR"

NOTE:

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

WALL LEGEND

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

GENERAL NOTES

- R302.6 (table 302.6) If water based ceiling texture material is used, Provide 1/2" gypsum board for 16" O.C. Framing, or 5/8" gypsum board for 24" O.C. Framing. Note 1/2" sag-resistant gypsum board may be used I.L.O. 5/8" gypsum board. 5/8" type "X" gypsum board must be installed on garage ceiling beneath habitable room(s).
- R302.5.2 Duct Penetration. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel, 1 inch minimum rigid nonmetallic class 0 or class 1 duct board, or other approved material and shall not have openings into the garage.
- R302.5.1 Door from garage into house must be a minimum 1 3/8" solid wood door, solid or honeycombcore steel door, or 20 Minute fire rated door.
- R302.7 Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surfaces and any soffits protected on the enclosed side with 1/2" gypsum board.
- Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
- Bathroom exhaust fans must vent to the exterior of the building, exhaust to attic space and soffits is not acceptable. Ventilation shall be permitted to exit through the soffit if solid soffit is installed 5'-0" on each side of the venting.
- R302.6 The garage shall be separated from the residence and its attic as required by Table R302.6. From the residence and attics by table R302.6. (12.7mm) gypsum board applied to the garage side. Garage beneath rooms shall be separated from all habitable rooms above by not less than 5/8 inch (15.9mm) type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2 inch (12.7mm) gypsum board or equivalent.
- R312.2 Window sills. In dwelling units, where the bottom of the clear opening of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below 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 opened 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.
- EC: R402.2.4 Vertical or horizontal access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces.
 - M1502.4.5 Duct length
The maximum allowable exhaust duct length shall be determined by one of the methods specified in sections M1502.4.5.1 through M1502.4.5.3
M1502.4.5.1 Duct termination
Exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. If the manufacturer's instructions do not specify a termination location, the exhaust duct shall terminate not less than 3 feet (914 mm) in any direction from openings into buildings, including openings in ventilated soffits. Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination.
 - 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: Plyshear Board
1/2" exterior plyshear board shall be attached w/ 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.
 - Energy Code Compliance Path is Performance Based Path Code cycle is FBC 2023 8th Edition.

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

AREA CALCULATIONS

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

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

DIVISION LOCATION:
GAINESVILLE

Job Information:

Model Name / Number:
2169

Plan Issue Date:
 Wednesday, December 4, 2024

KA PROJECT NUMBER:
24-13139

Sheet:
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FLOOR PLAN

INVENTORY

LOT: 86
BLK:
SEC:
SUB:

Model Name / Number:
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FLOOR PLAN

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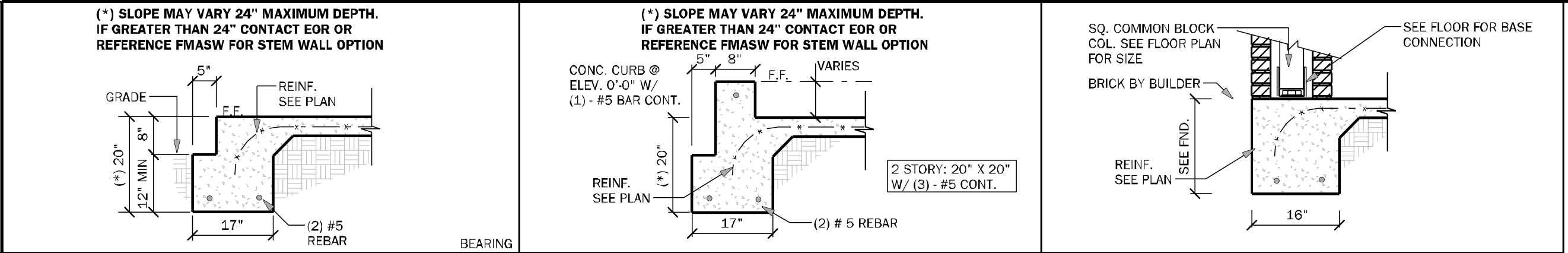
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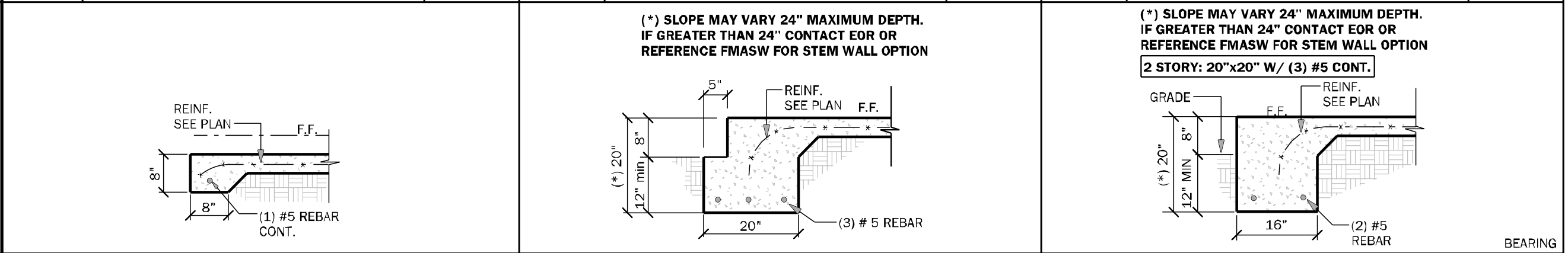
FLOOR PLAN



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

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

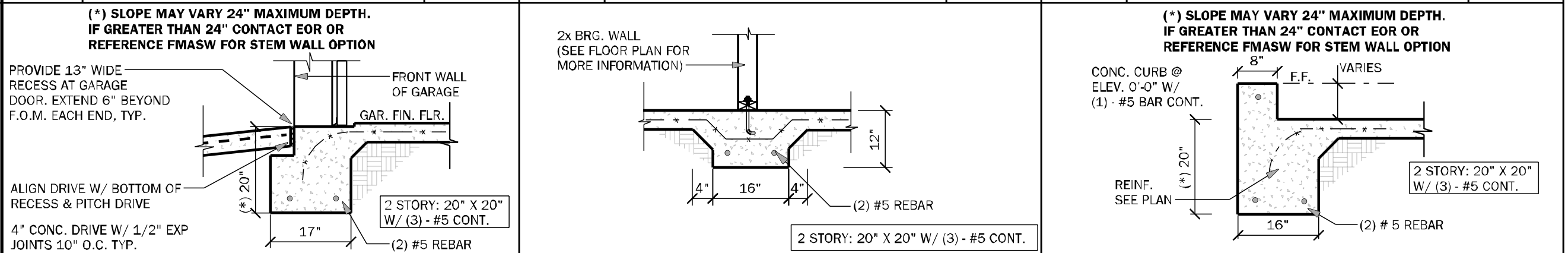
FM25 PORCH COLUMN W/ BRICK 1/2" = 1'-0"



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

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

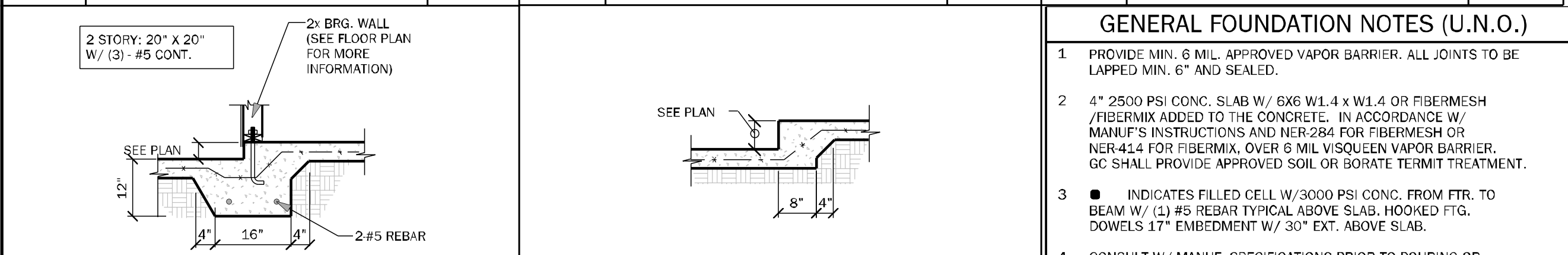
FM01A SINGLE STORY FTG 1/2" = 1'-0"



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

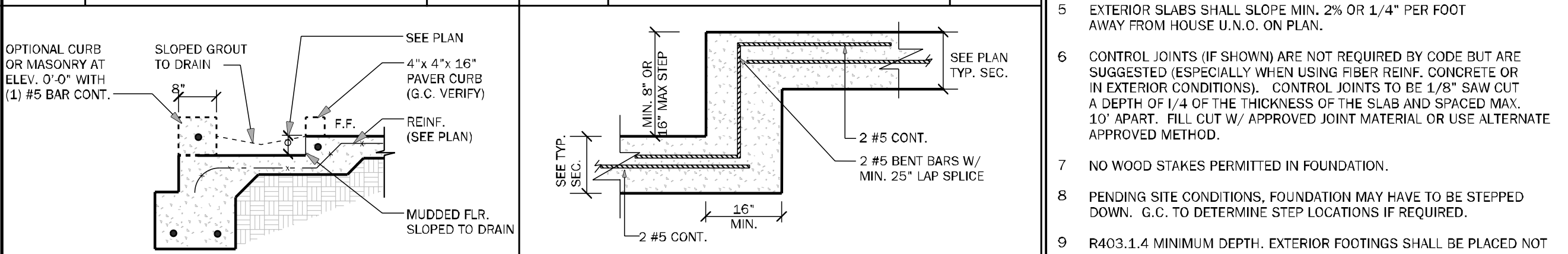
FM10 INTERIOR BRG WALL 1/2" = 1'-0"

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



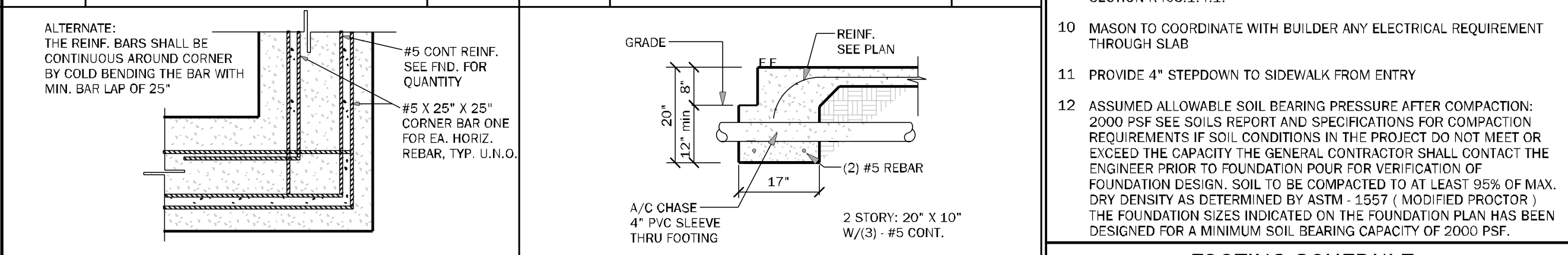
FM11 STEP DOWN BRG. 1/2" = 1'-0"

FM12 STEP DOWN NON BRG. 1/2" = 1'-0"



FM14 SECTION @ RECESS SHOWER 1/2" = 1'-0"

FM18 TYP. STEP FTG. DETAIL 1/2" = 1'-0"



FM19 TYP. CORNER BAR DETAIL 1'-1/2" = 1'-0"

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

STEMWALL SCHEDULE					
STEMWALL HEIGHT (H)	FOOTING DIMENSION				MAXIMUM F.C. SPACING (O.C.) IN STEM WALL
	d 1 STORY	d 2 STORY	b 1 STORY	b 2 STORY	
0'-0"-2'-0"	8"	10"	16"	20"	W/ (2) #5 BARS
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.

NOTES:

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

SEE CHART ABOVE STEMWALL F.C. SPACING

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

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

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

COMPACTED CLEAN FILL

SEE SCHEDULE FOR REIN.

MIN. 8" COVER REQ'D

3" COVER TYP.

h"

b

d

SEE CHART ABOVE STEMWALL F.C. SPACING

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

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

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

COMPACTED CLEAN FILL

SEE SCHEDULE FOR REIN.

MIN. 8" COVER REQ'D

3" COVER TYP.

h"

b

d

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

GENERAL FOUNDATION NOTES (U.N.O.)

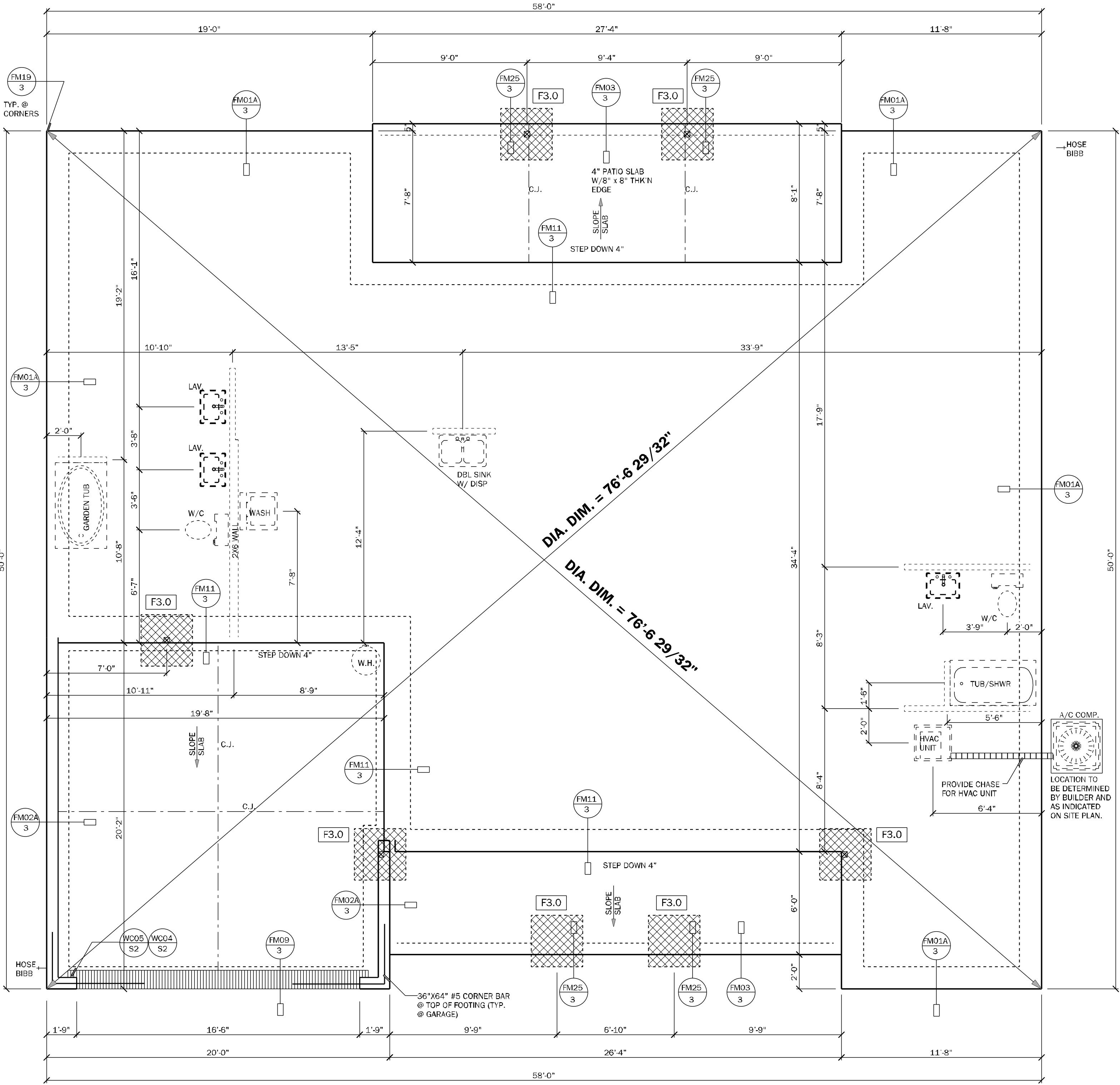
- PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.
- 4" 2500 PSI CONC. SLAB W/ 6X6 W1.4 X W1.4 OR FIBERMESH /FIBERMIX ADDED TO THE CONCRETE. IN ACCORDANCE W/ MANUF.'S INSTRUCTIONS AND NER-284 FOR FIBERMESH OR NER-414 FOR FIBERMIX. OVER 6 MIL VISQUEEN VAPOR BARRIER. GC SHALL PROVIDE APPROVED SOIL OR BORATE TERMIT TREATMENT.
- INDICATES FILLED CELL W/ 3000 PSI CONC. FROM FTR. TO BEAM W/ (1) #5 REBAR TYPICAL ABOVE SLAB. HOOKED FTG. DOWELS 17" EMBEDMENT W/ 30" EXT. ABOVE SLAB.
- CONSULT W/ MANUF. SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SLIDING GLASS DOOR SILLS.
- EXTERIOR SLABS SHALL SLOPE MIN. 2% OR 1/4" PER FOOT AWAY FROM HOUSE U.N.O. ON PLAN.
- CONTROL JOINTS (IF SHOWN) ARE NOT REQUIRED BY CODE BUT ARE SUGGESTED (ESPECIALLY WHEN USING FIBER REIN. CONCRETE OR IN EXTERIOR CONDITIONS). CONTROL JOINTS TO BE 1/8" SAW CUT A DEPTH OF 1/4 OF THE THICKNESS OF THE SLAB AND SPACED MAX. 10' APART. FILL CUT W/ APPROVED JOINT MATERIAL OR USE ALTERNATE APPROVED METHOD.
- NO WOOD STAKES PERMITTED IN FOUNDATION.
- PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. G.C. TO DETERMINE STEP LOCATIONS IF REQUIRED.
- R403.1.4 MINIMUM DEPTH: EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES BELOW THE FINISHED GRADE OF GROUND SURFACE. WHERE APPLICABLE, THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTION R403.1.4.1.
- MASON TO COORDINATE WITH BUILDER ANY ELECTRICAL REQUIREMENT THROUGH SLAB
- PROVIDE 4" STEPDOWN TO SIDEWALK FROM ENTRY
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2500 PSF SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE COMPACTED TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 (MODIFIED PROCTOR) THE FOUNDATION SIZES INDICATED ON THE FOUNDATION PLAN HAS BEEN DESIGNED FOR A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.

FOOTING SCHEDULE

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

LEGEND

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



FOUNDATION PLAN

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

COUNTY
SEAL

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FL # 78750
FL # 94462

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

DIVISION LOCATION:
GAINESVILLE

INVENTORY

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

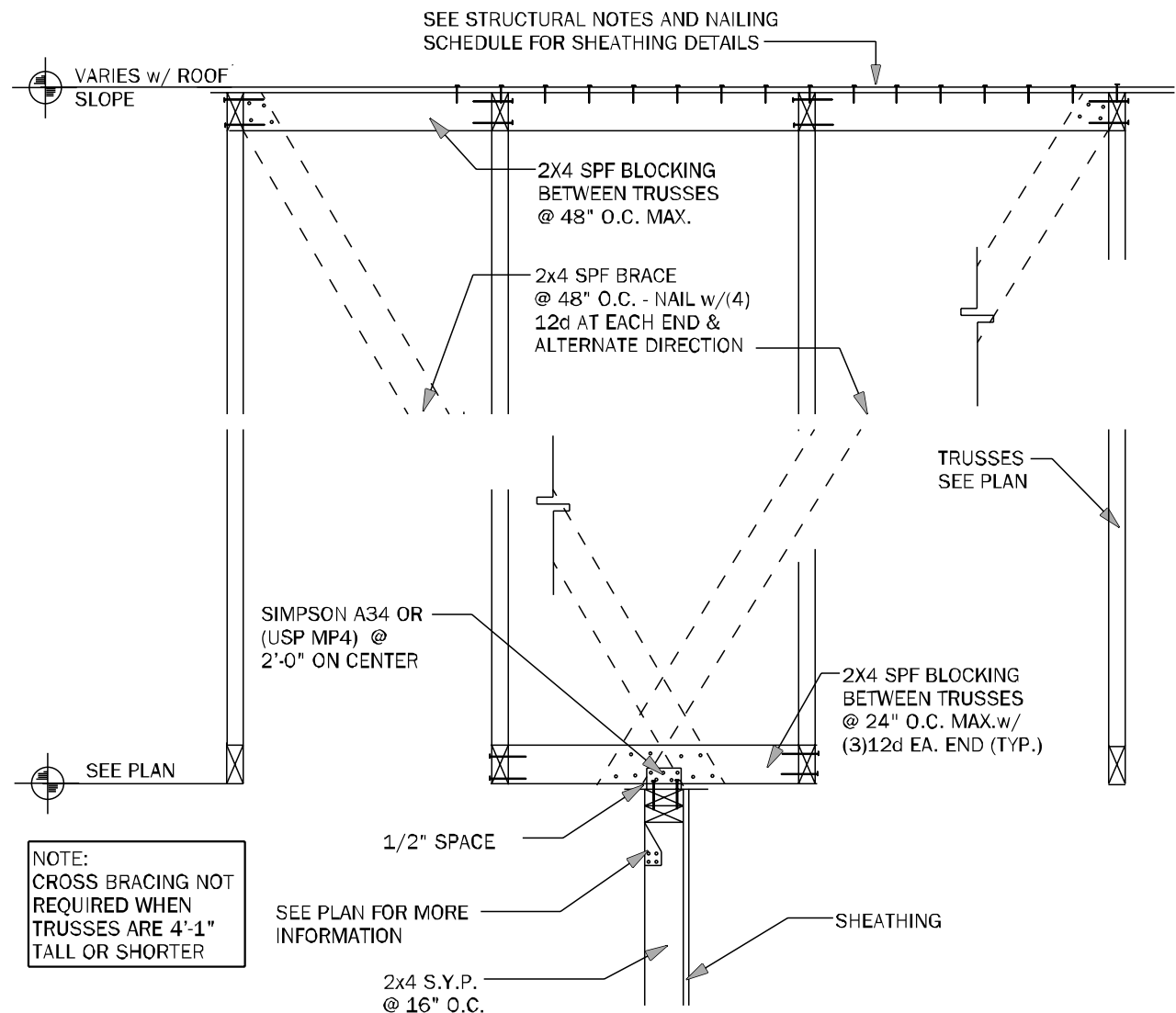
Model Name / Number:
2169

Plan Issue Date:
Wednesday, December 4, 2024

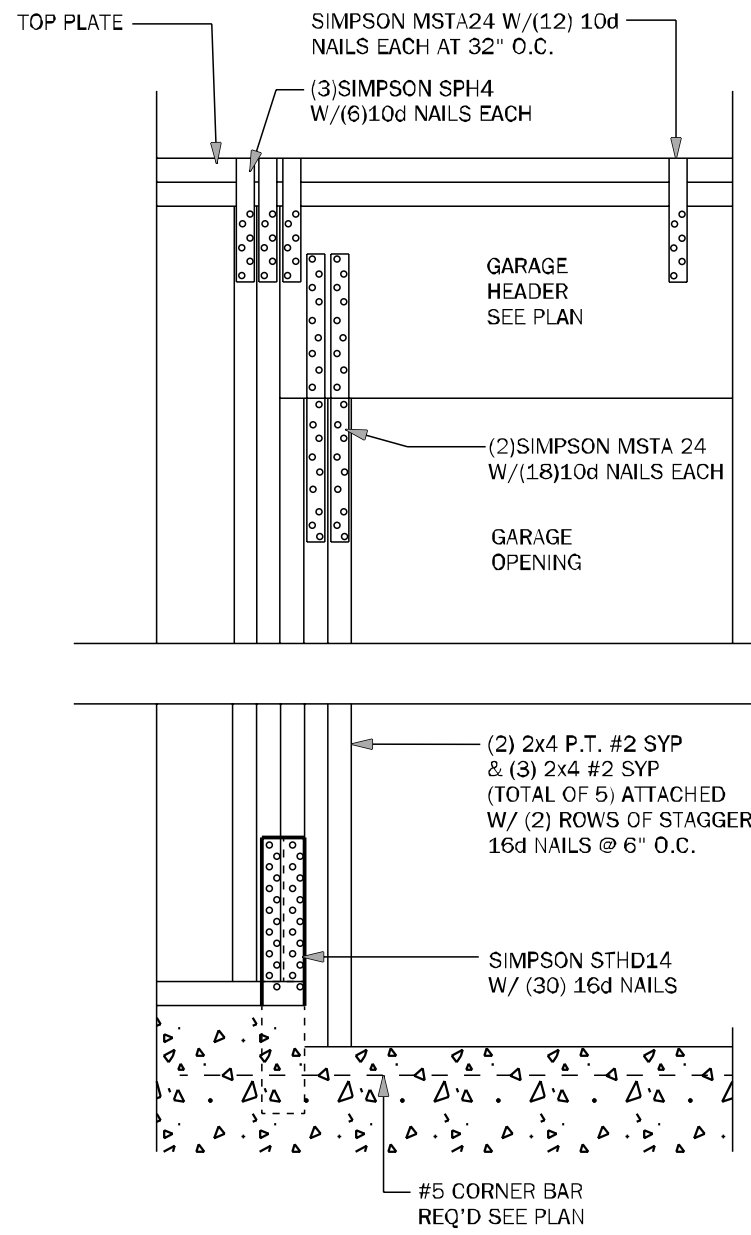
KA PROJECT NUMBER:
24-13139

Sheet: **3** Of:

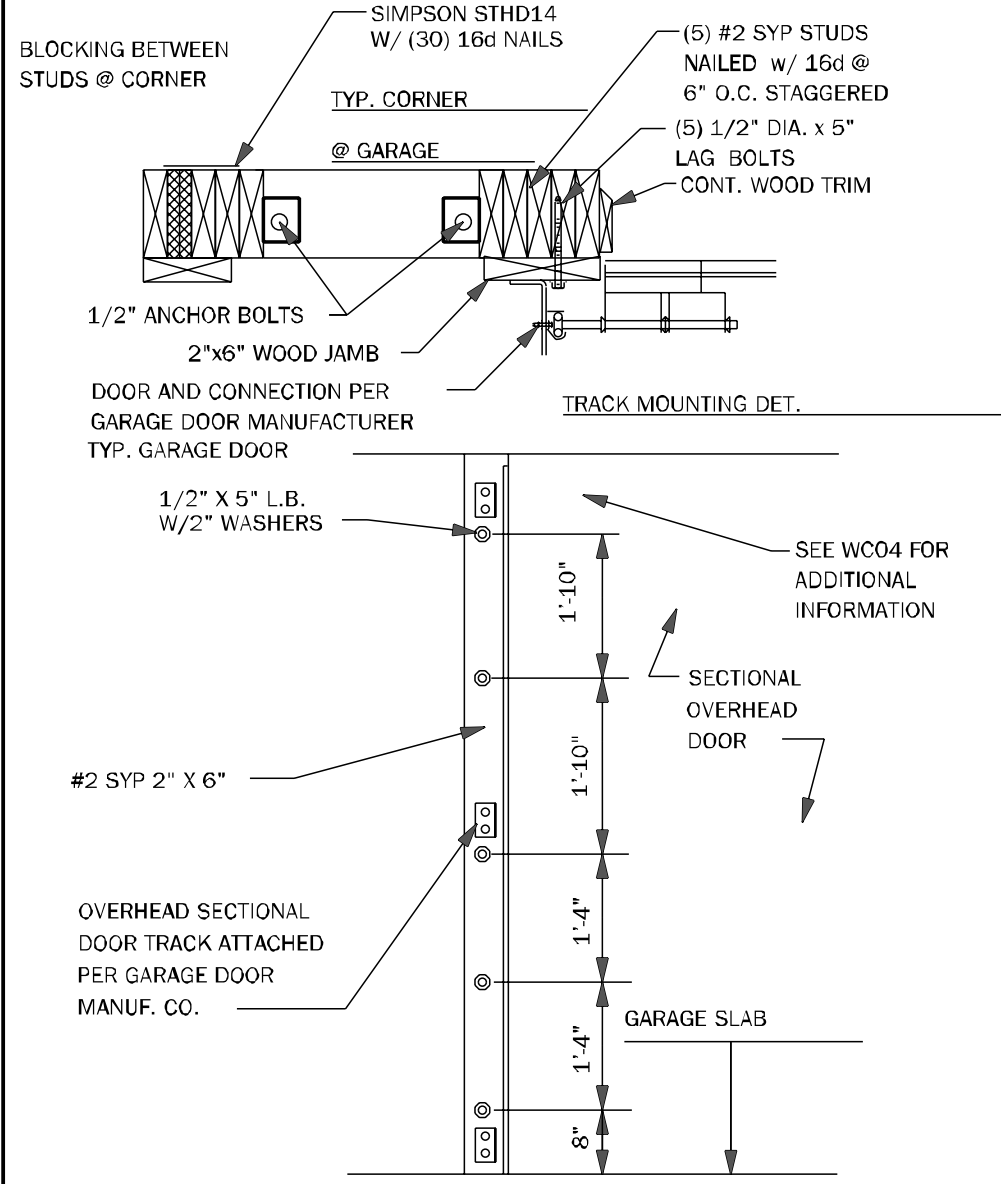
FOUNDATION PLAN



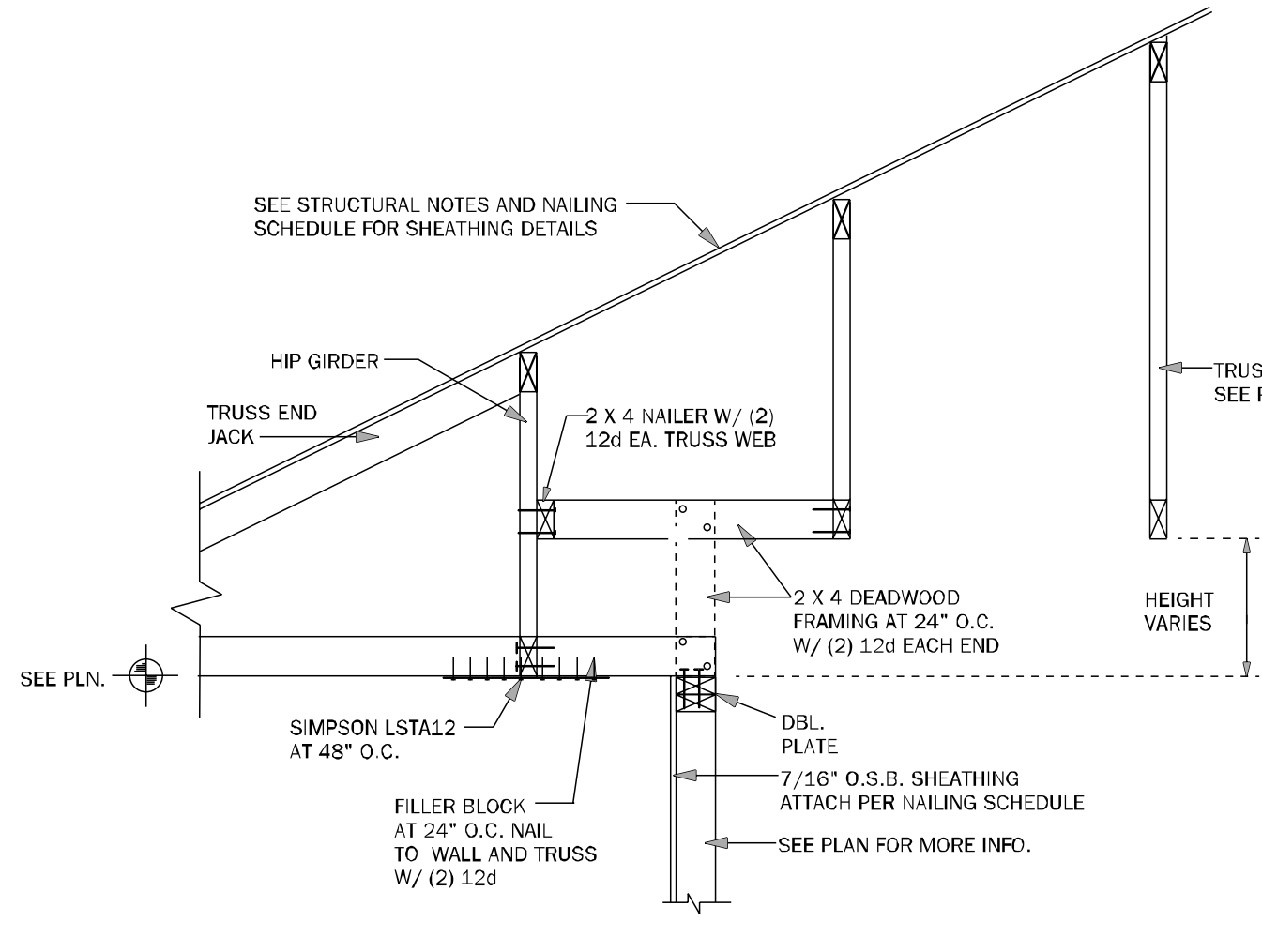
TB15 EXTERIOR NON-BEARING WALL DETAIL N.T.S.



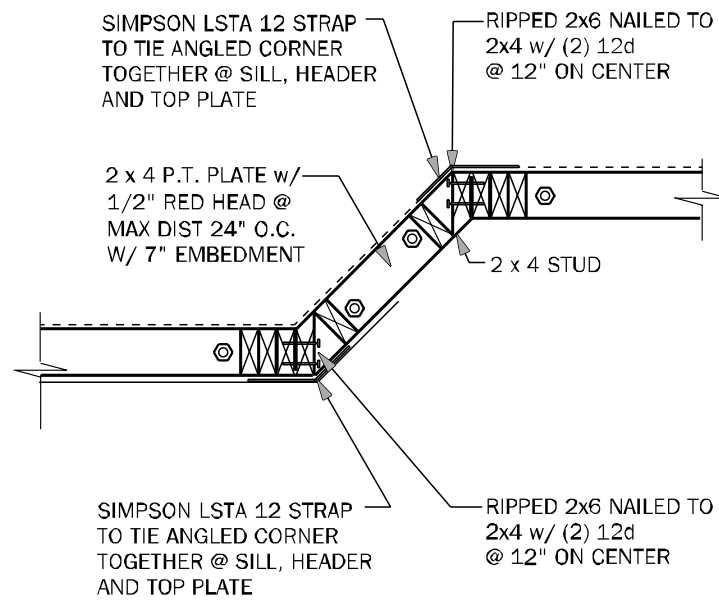
WC04 GARAGE HEADER ANCHOR 3/4" = 1'-0"



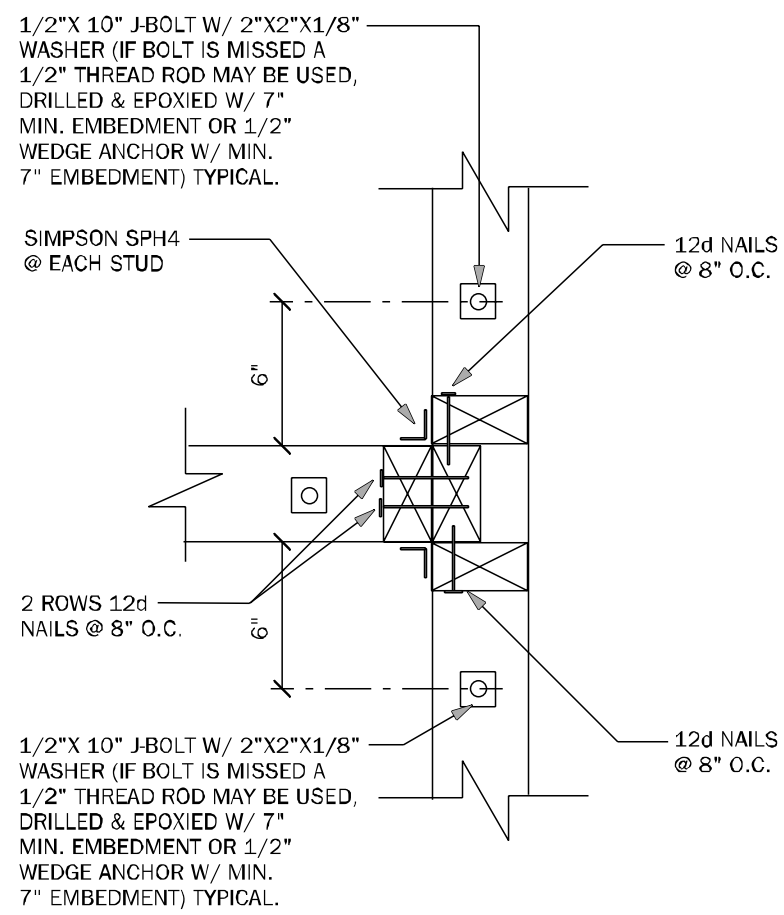
WC05 SECT. OVERHEAD GAR. DOOR INSTALL N.T.S.



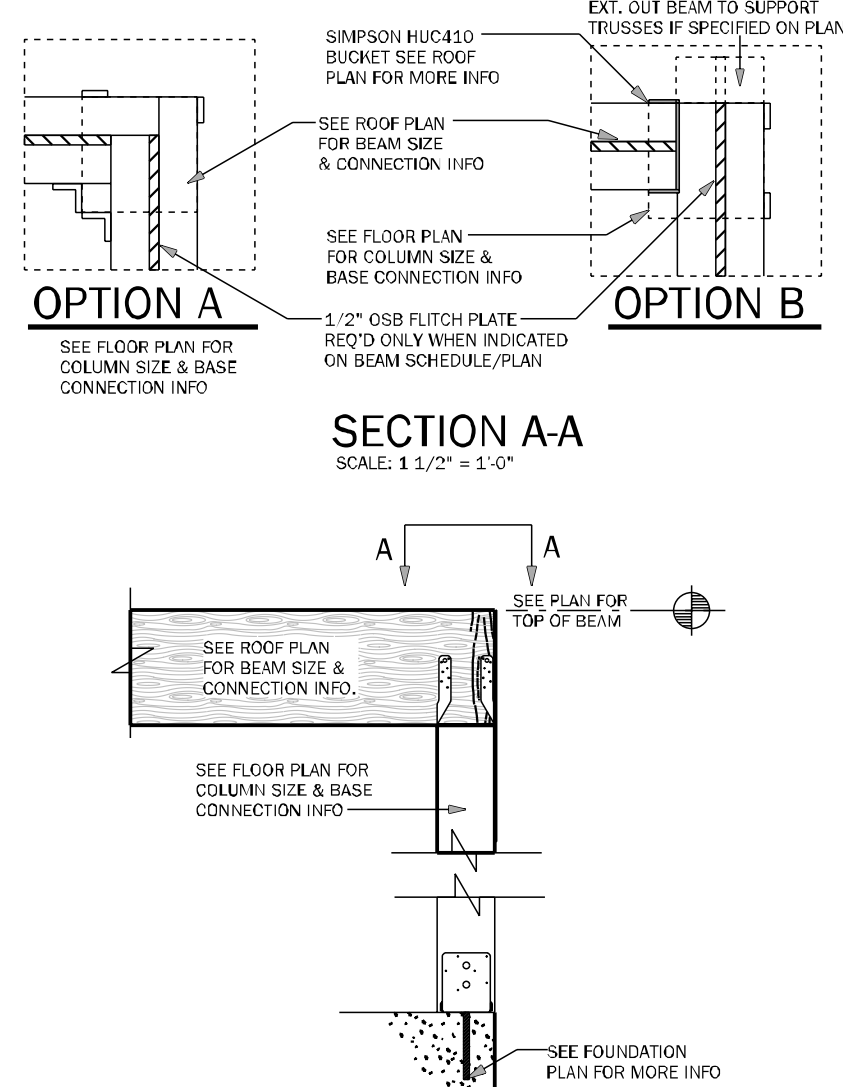
WF64 EXTERIOR NON BRG. WALL DETAIL N.T.S.



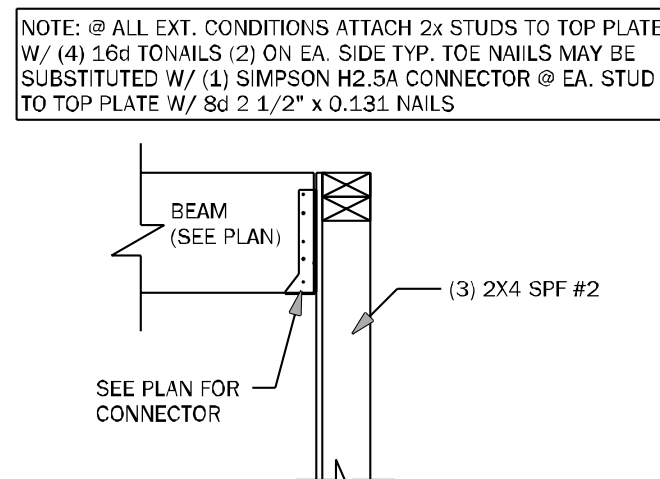
WF43 EXTERIOR ANGLED WALL DETAIL N.T.S.



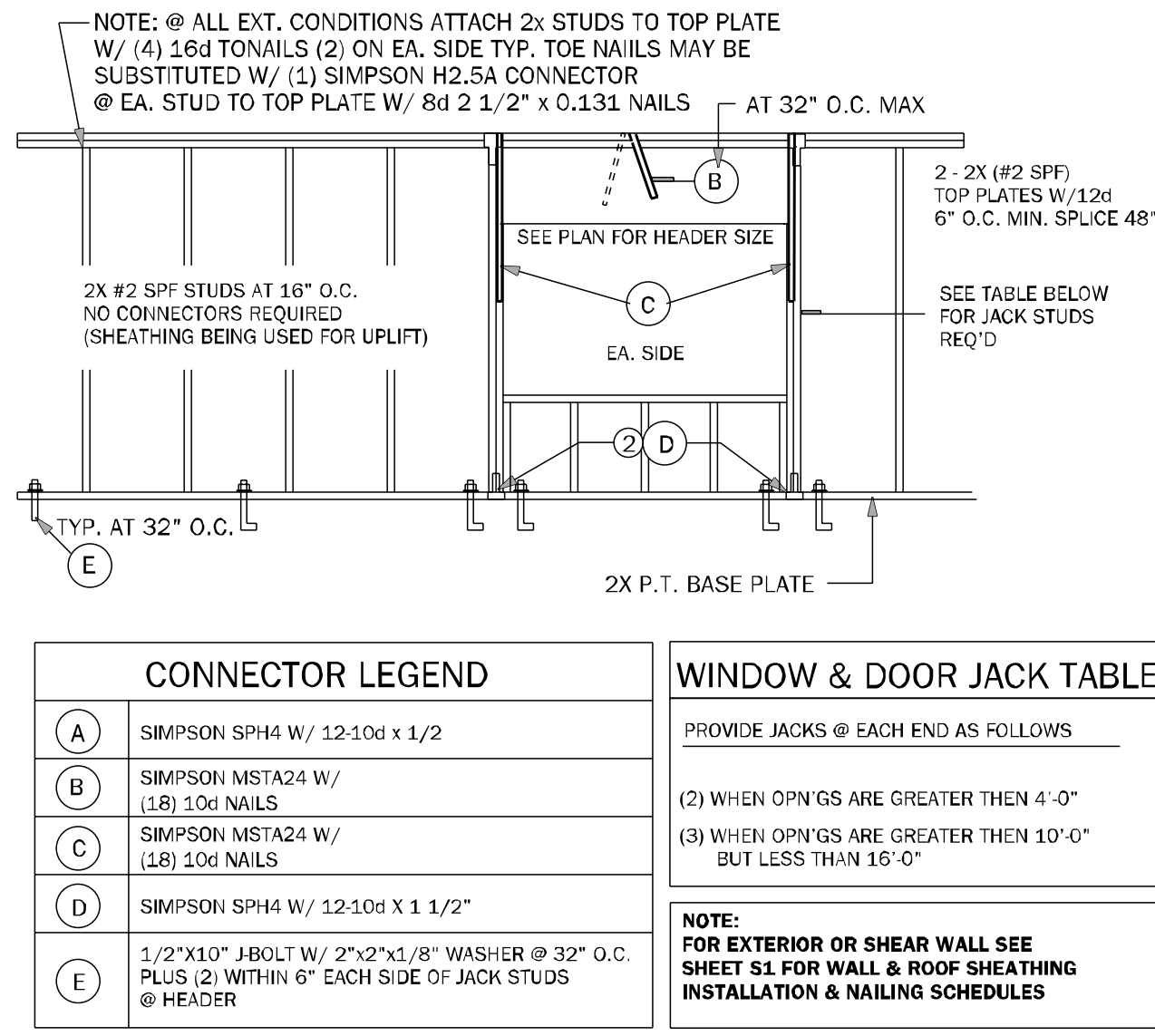
WC03 WALL TO WALL CONN. @ END OF SHEARWALL 1 1/2" = 1'-0"



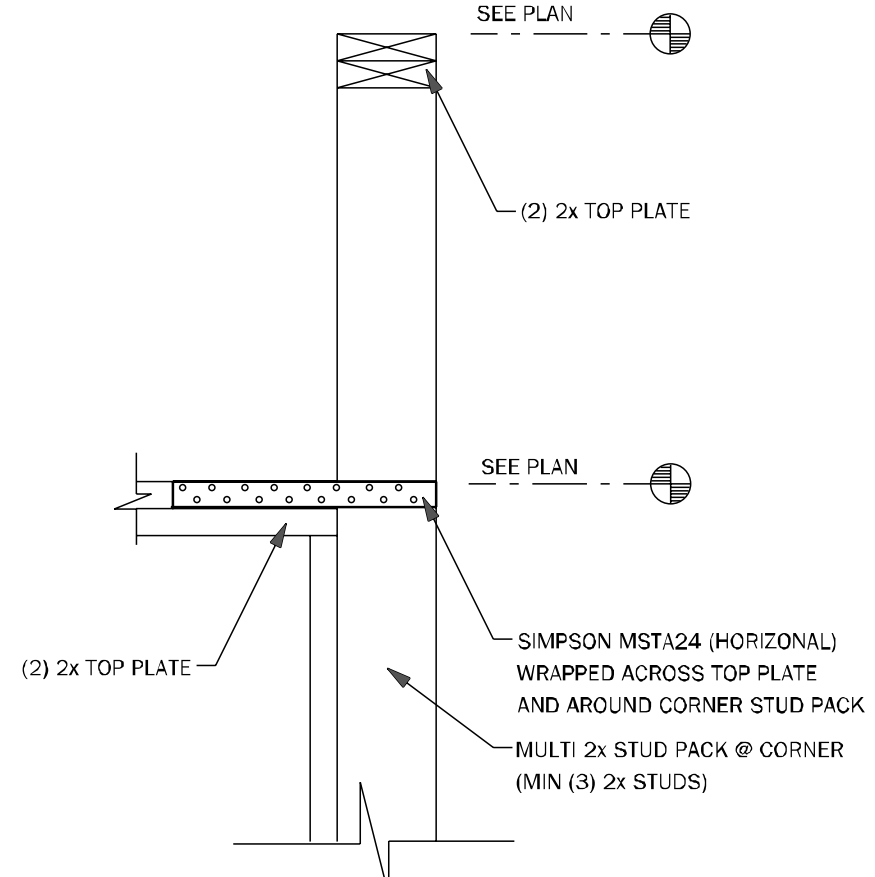
CD11 COMMON BEAM ATTACHMENT N.T.S.



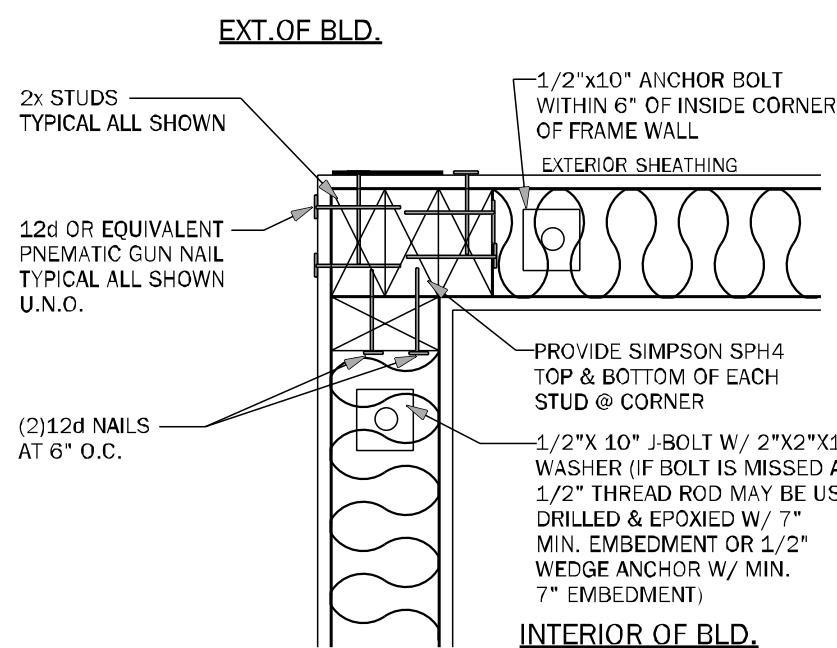
CD25 BEAM TO WALL CONNECTION N.T.S.



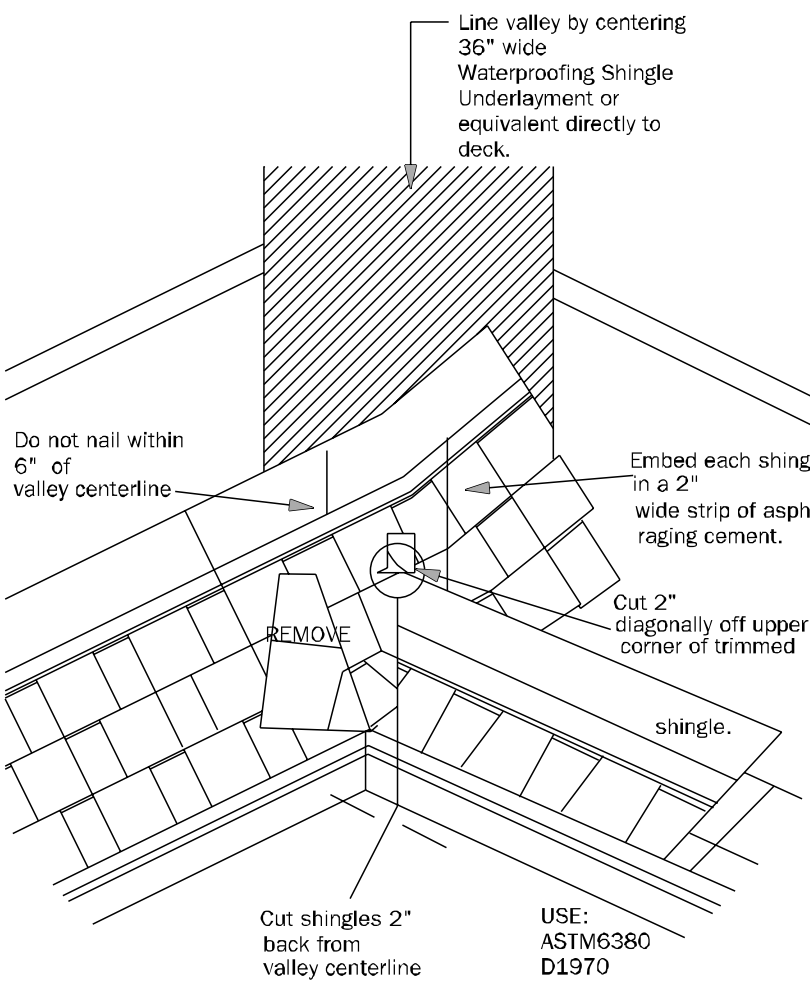
WF66 TYPICAL BEARING WALL N.T.S.



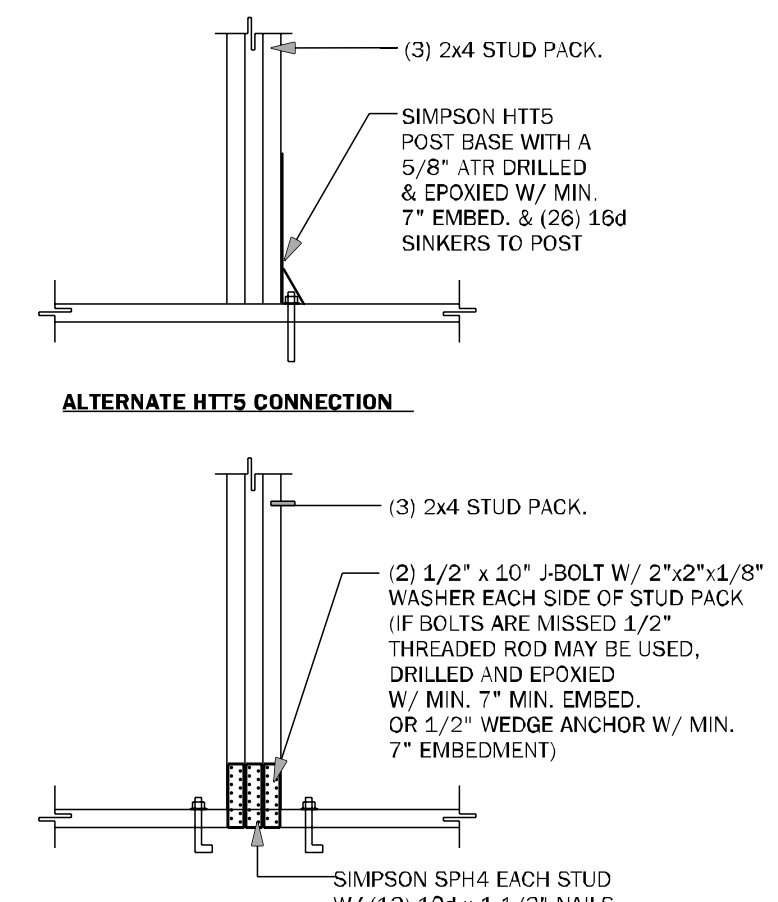
WC09 WALL STEP @ CORNER N.T.S.



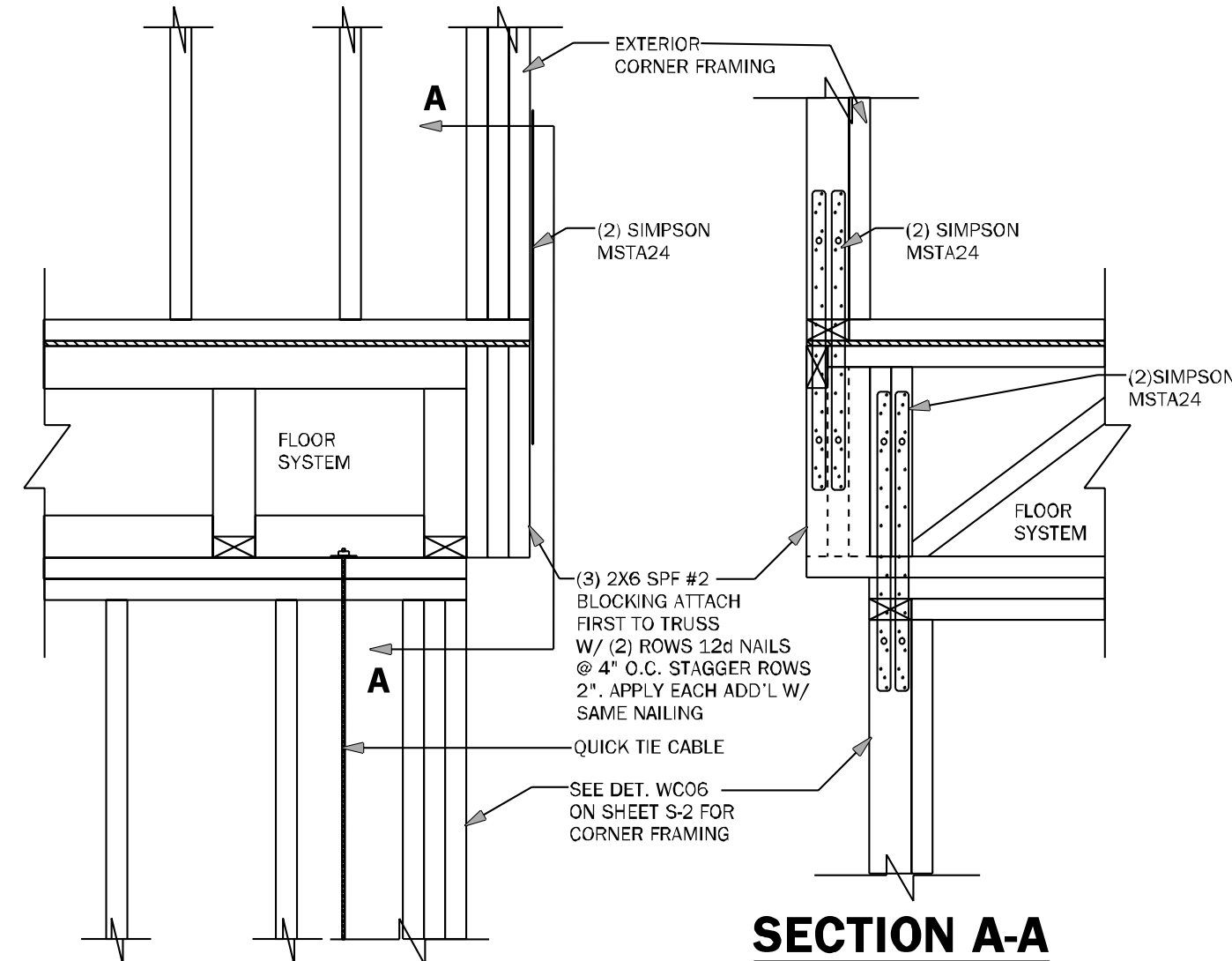
WC06 EXTERIOR FRAME CORNER 3/4" = 1'-0"



RD01 VALLEY FLASHING DETAIL N.T.S.



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



WF68 CORNER CONNECTION N.T.S.

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DIVISION LOCATION:
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Job Information:

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345 SW Silver Palm Dr.
Lake City, FL

Model Name / Number:
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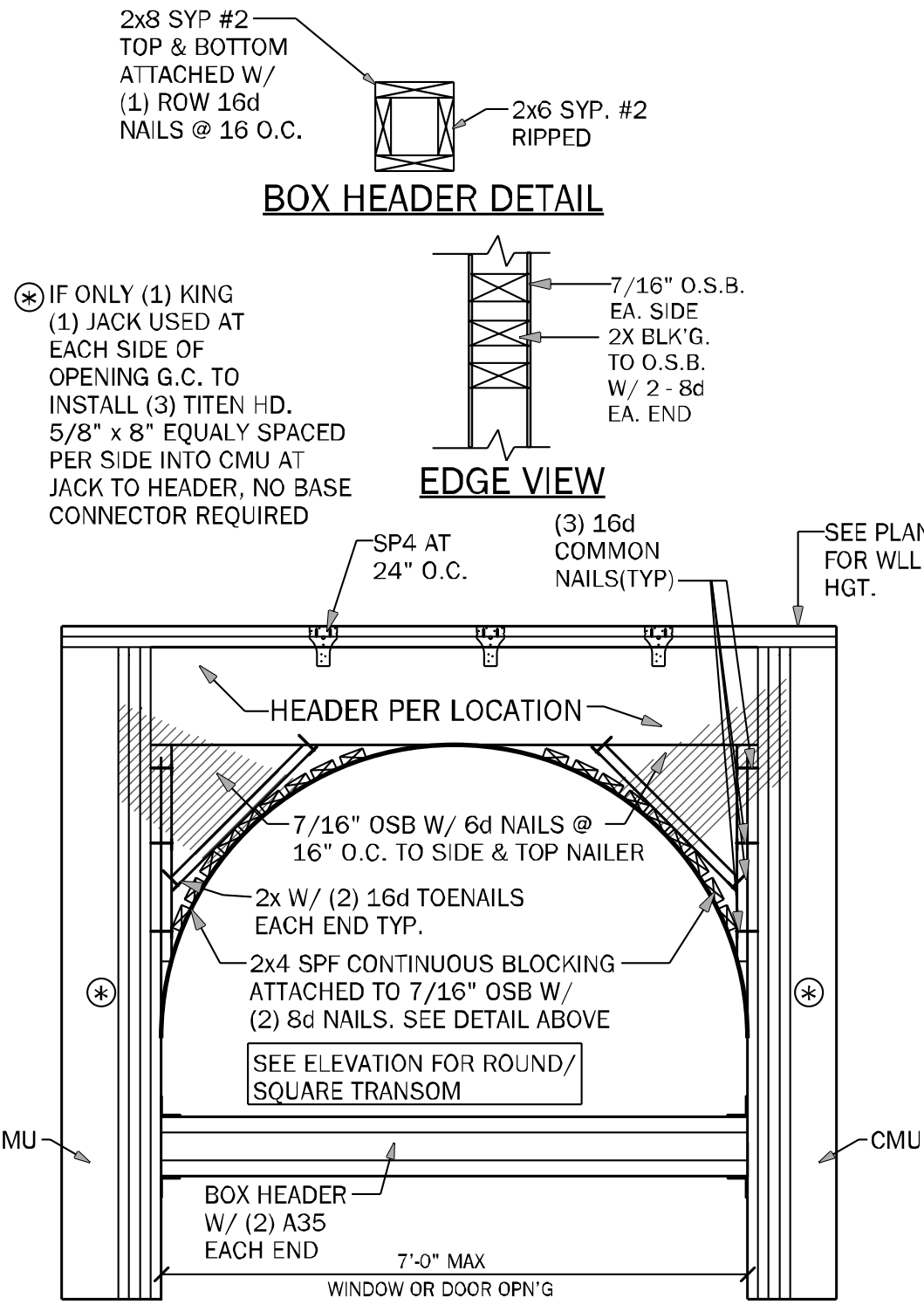
Plan Issue Date:
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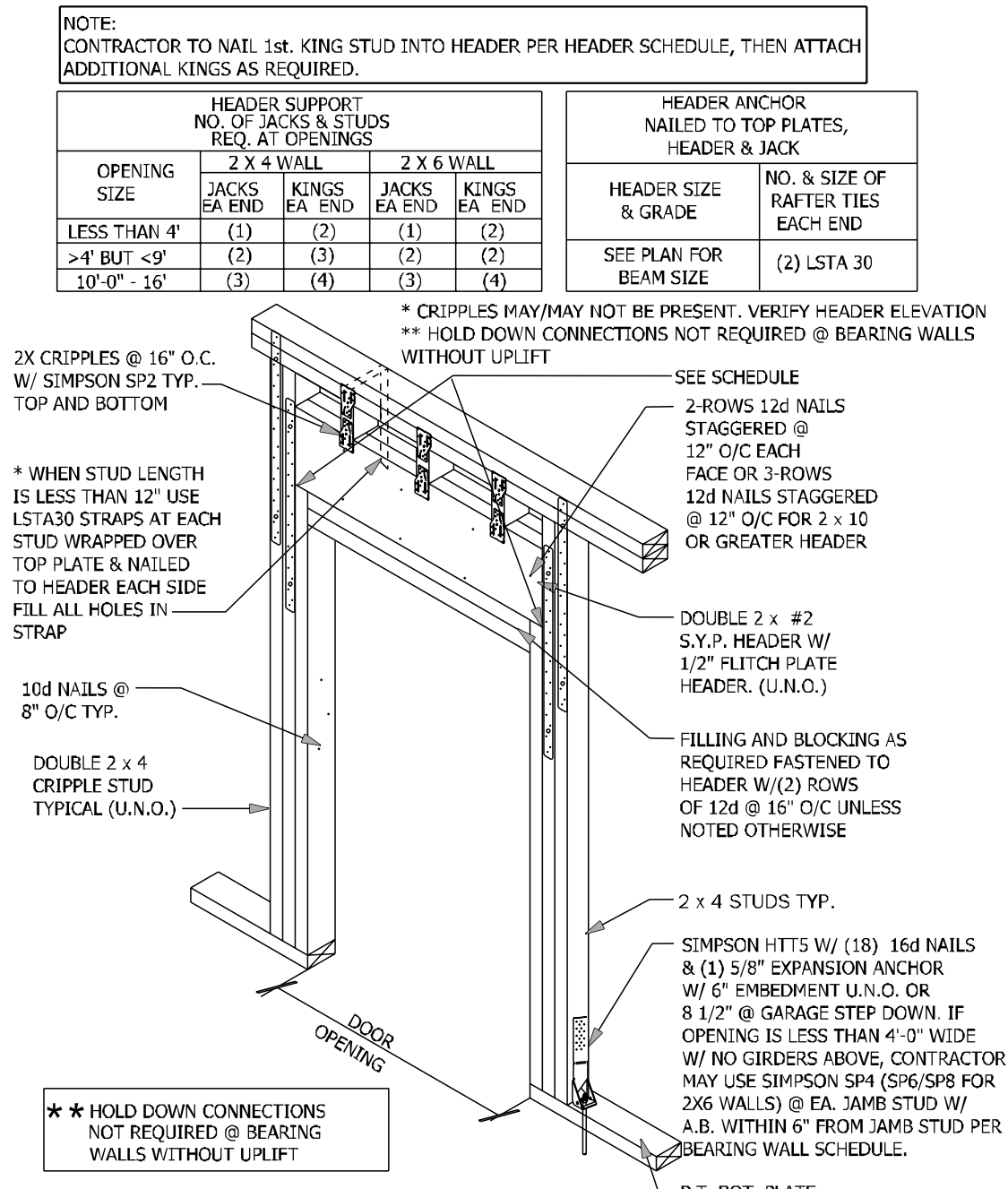
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TYPICAL FRAMING DETAILS

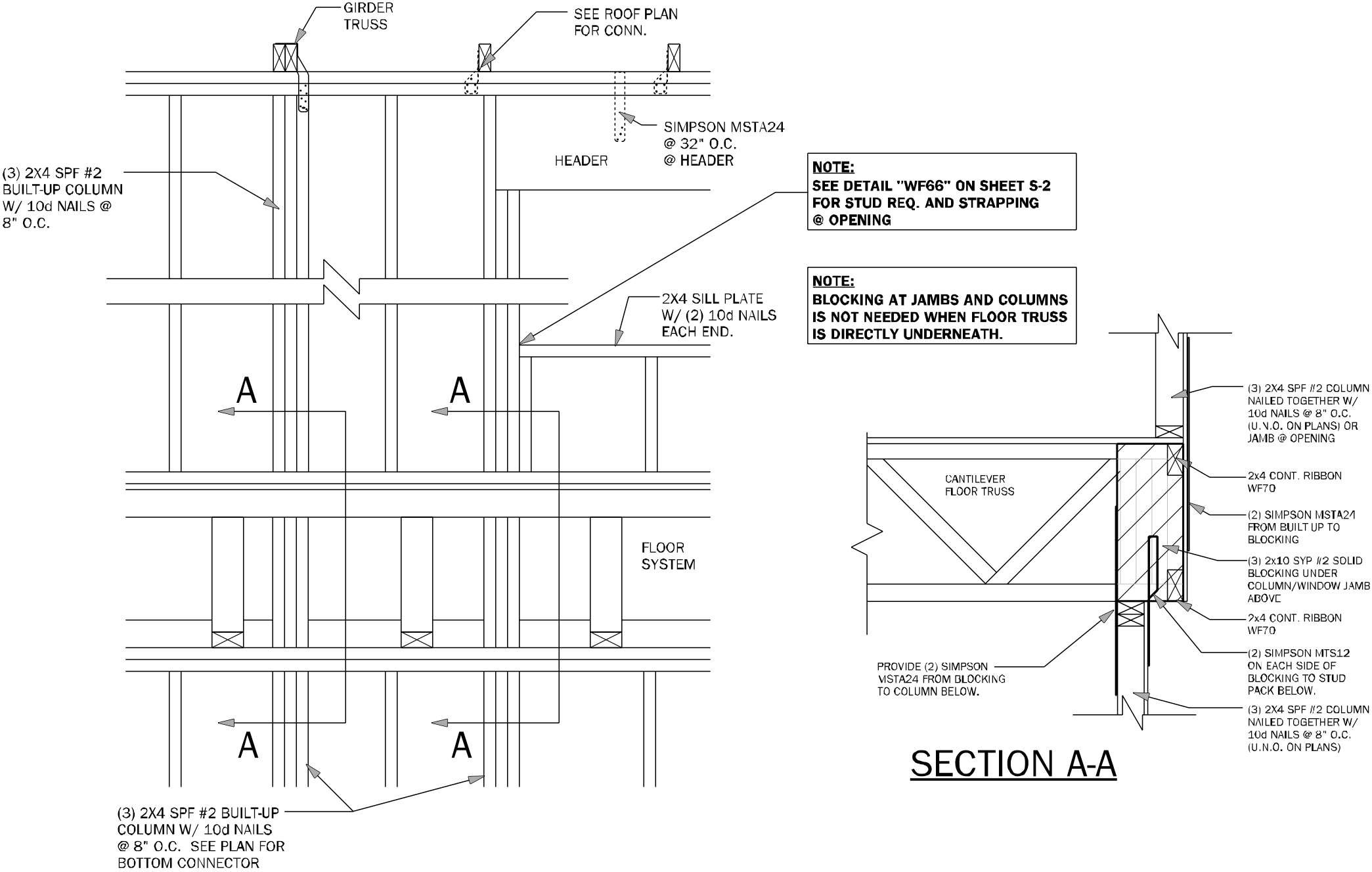
Wednesday, December 4, 2024



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, December 4, 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, ordinances, regulations and standards, and the design is based on the information provided by the owner and other sources. The Engineer does not warrant the design for any other purpose, and the design is not to be used for any other purpose without the written consent of the Engineer.

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DAMS HOMES
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PENSACOLA FL 32502

DIVISION LOCATION:
GAINESVILLE

Job Information:

INVENTORY

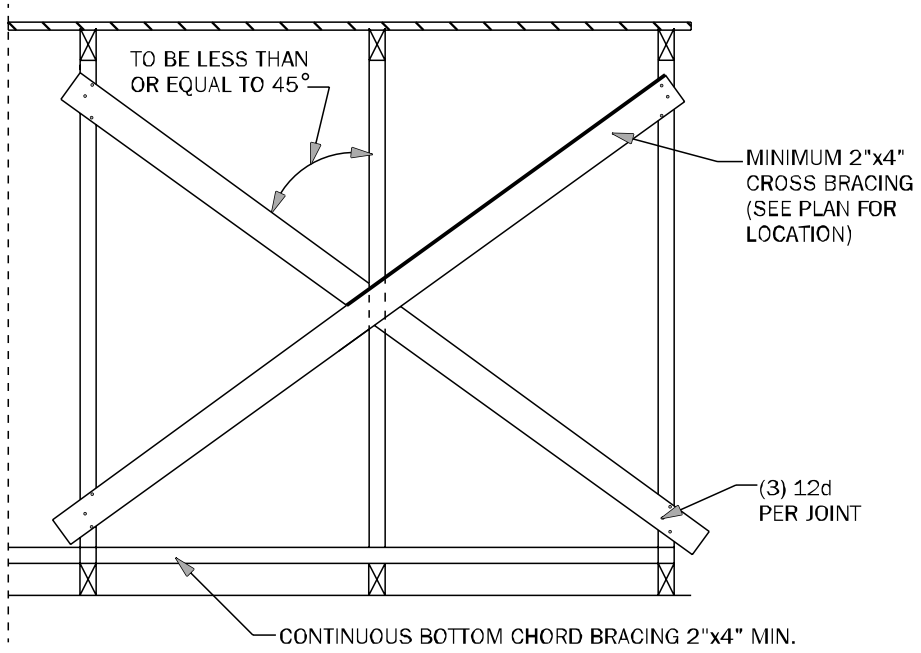
LOT: 86
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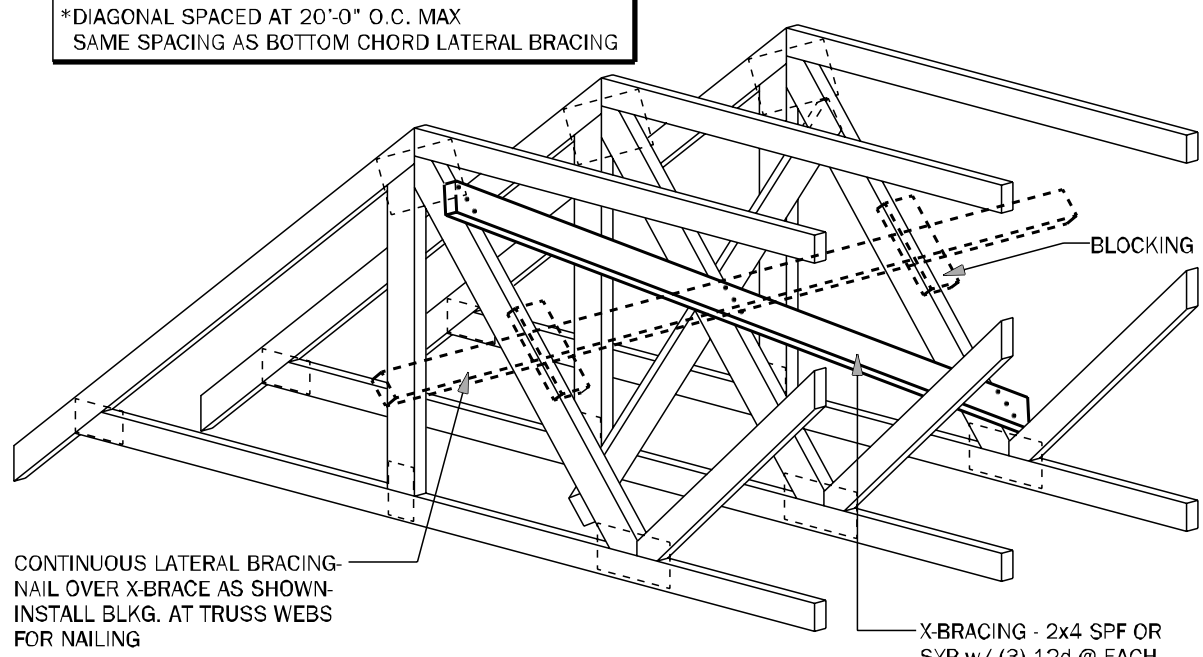
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Sheet: **S-2.1** Of:

TYPICAL FRAMING DETAILS

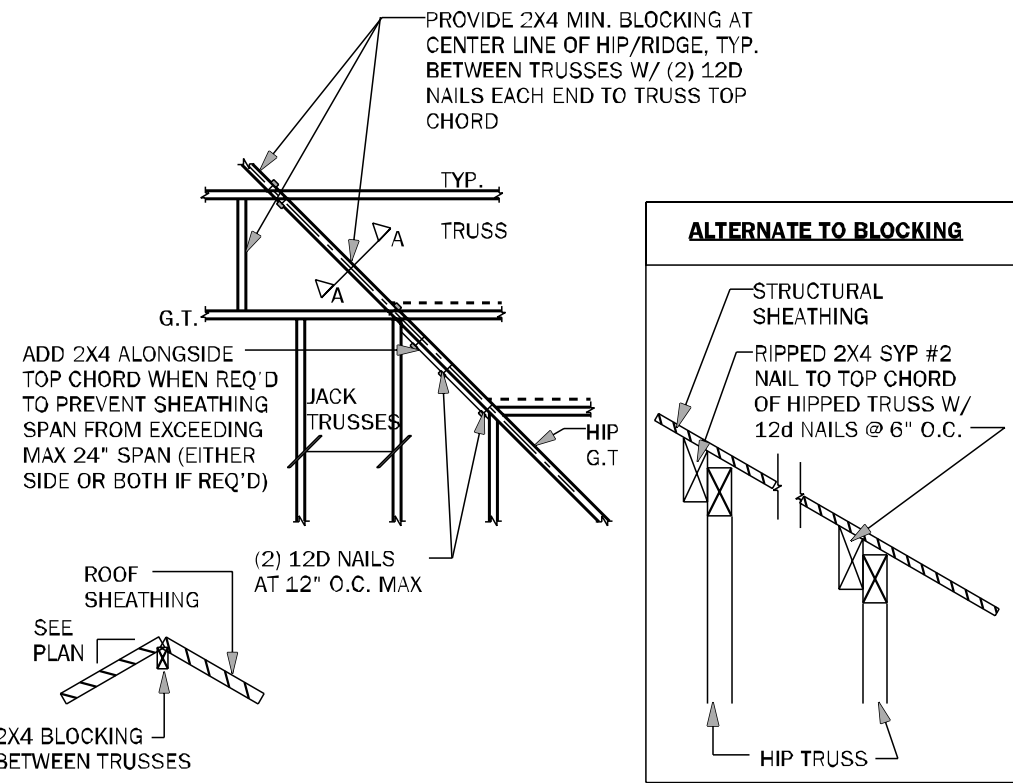


*DIAGONAL SPACED AT 20'-0" O.C. MAX
SAME SPACING AS BOTTOM CHORD LATERAL BRACING

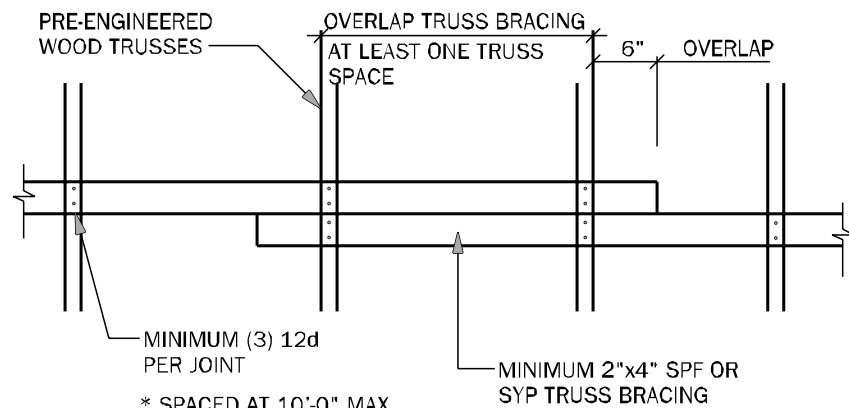


TB01 TYPICAL CROSS BRACING DETAIL N.T.S.

TB02 TYPICAL CROSS BRACING DETAIL N.T.S.



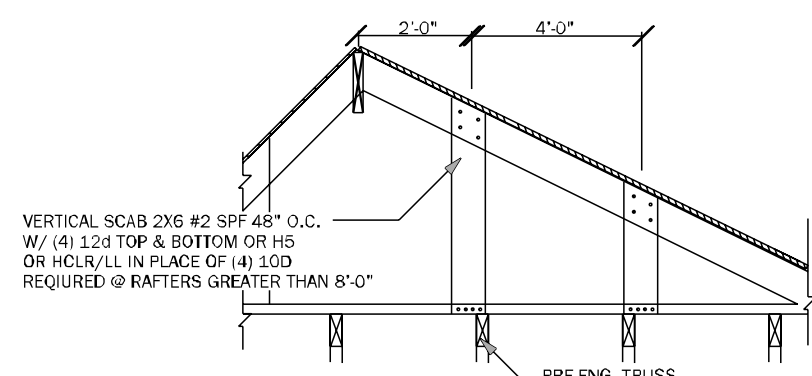
TB03 HIP / RIDGE BLOCKING DETAIL N.T.S.

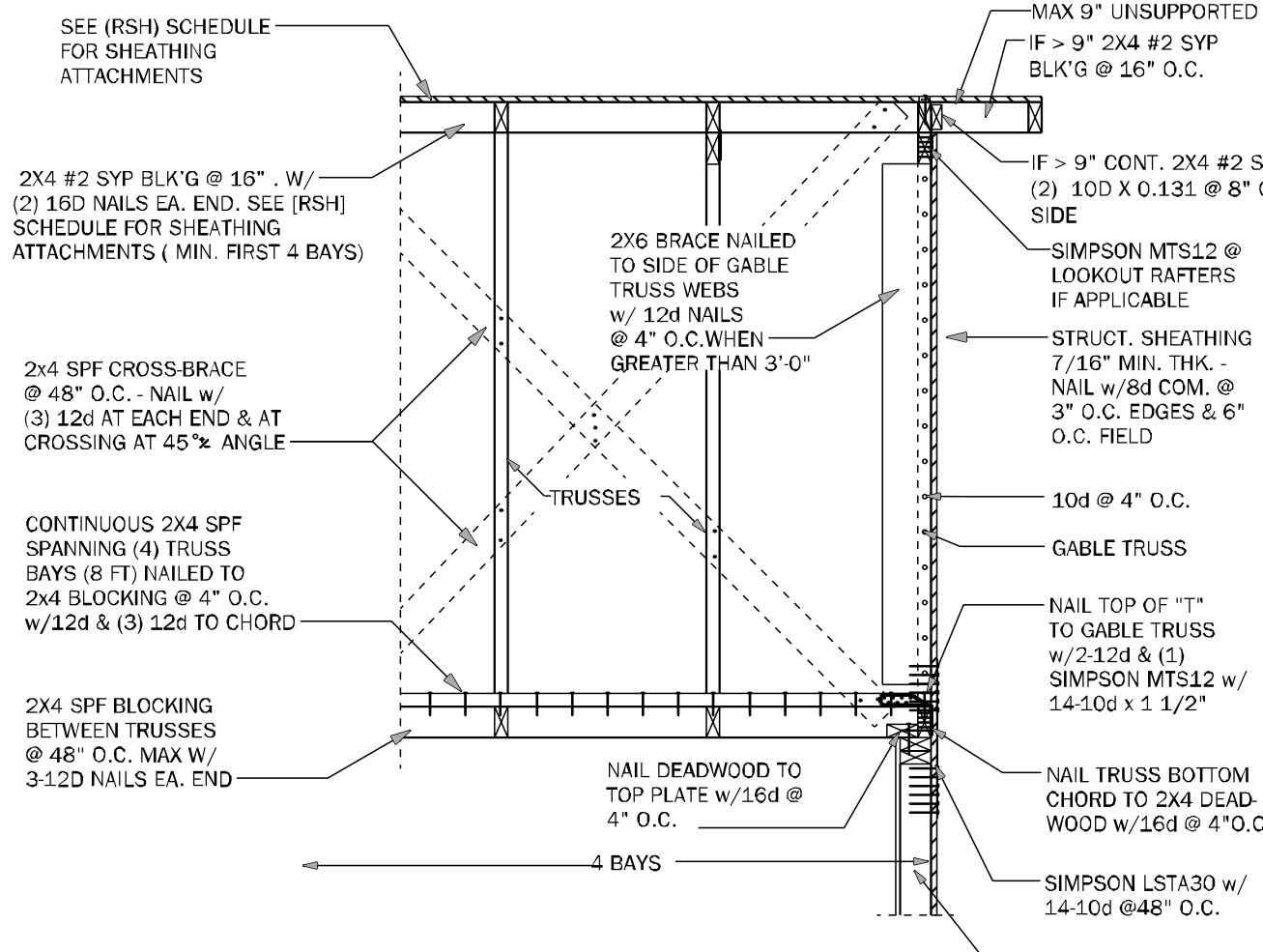


TB04 TRUSS BRACING OVERLAP DETAIL (TYP) N.T.S.

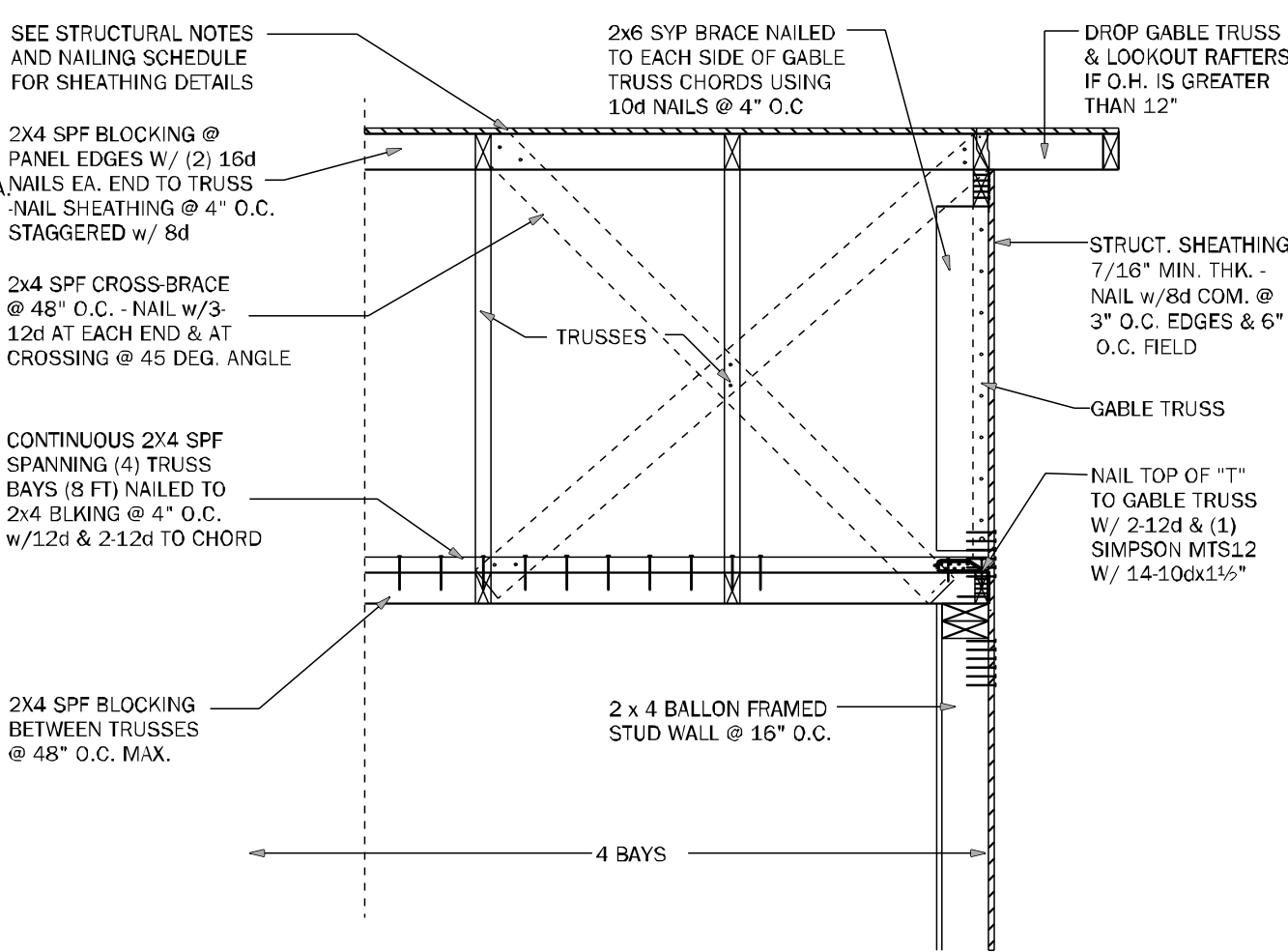
TRUSS NOTES:

- WOOD TRUSS ERECTOR SHALL PROVIDE BRACING ACCORDING TO ANSI/TPI-2014 (TRUSS PLATE INSTITUTE) NOTE THAT THE COMBINED WIND AREA IS GREATER BEFORE THE ROOF SHEATHING IS APPLIED, AND BRACING SHALL THEREFORE BE INSTALLED AS THE TRUSSES ARE ERECTED. INADEQUATE BRACING IS THE MOST COMMON CAUSE OF ACCIDENT IN WOOD TRUSS CONSTRUCTION. FULL BUNDLES OF SHEATHING SHALL NOT BE PLACED ON TRUSSES. THIS CONSTRUCTION LOAD SHOULD BE LIMITED TO 8 SHEETS OF SHEATHING ON ANY PAIR OF TRUSSES & SHALL BE LOCATED ADJACENT TO THE SUPPORTS. NO EXCESS CONCENTRATION OF ANY CONSTRUCTION MATERIAL (SUCH AS GRAVEL OR SHINGLES) SHALL BE PLACED ON THE TRUSSES IN ANY ONE AREA THEY SHALL BE SPREAD OUT EVENLY OVER A LARGE AREA SO AS TO AVOID OVERLOADING ANY ONE TRUSS.
- ALL BRACING (DB, CB, BB) SHOWN ABOVE SHALL BE IN ADDITION TO CONTINUOUS LATERAL BRACING SPECIFIED BY THE TRUSS MANUFACTURER. ALL LATERAL BRACING SPECIFIED BY TRUSS MANUF. SHALL HAVE ADDITIONAL DIAGONAL BRACES AT 20'-0" O.C. MAXIMUM.
- ALL BRACES SHALL BE 2X4 NOMINAL DIMENSION LUMBER & SHALL BE ATTACHED W/ (3) 12d NAILS AT EACH TRUSS INTERSECTION.
- ADDITIONAL BOTTOM CHORD BRACING SHALL BE INSTALLED 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.

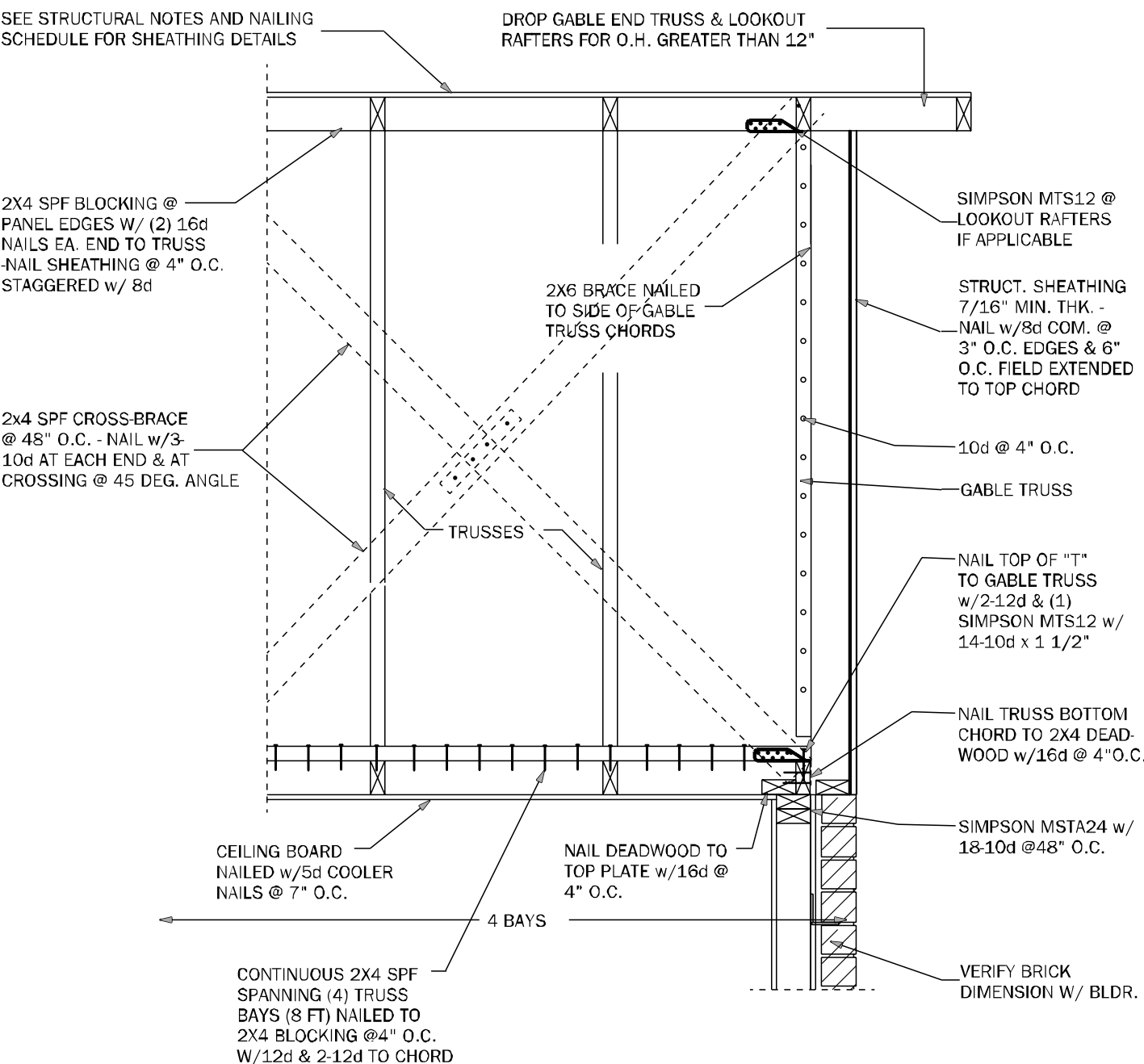




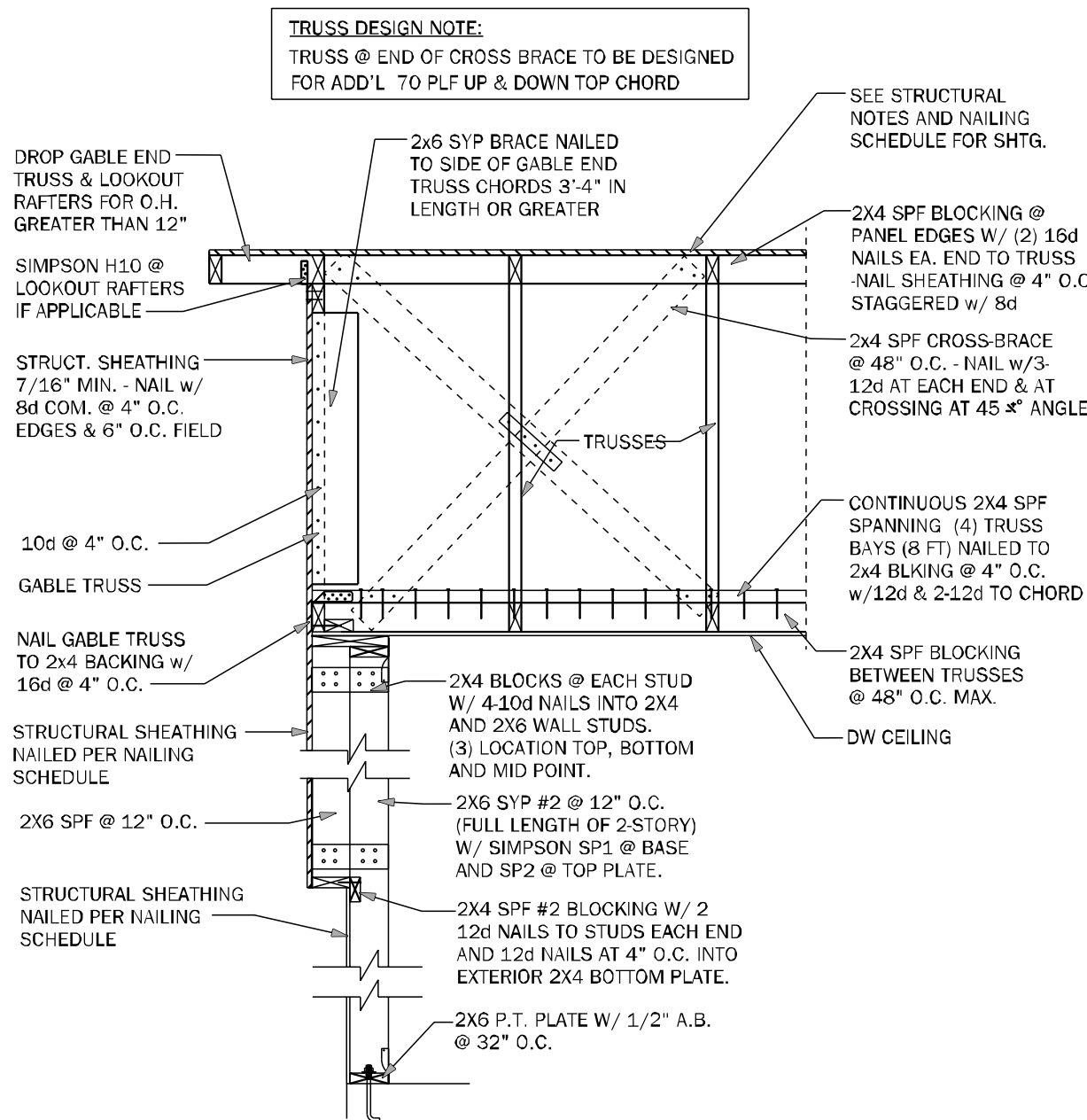
GE05 GABLE END BRACING - FRAME WALL N.T.S.



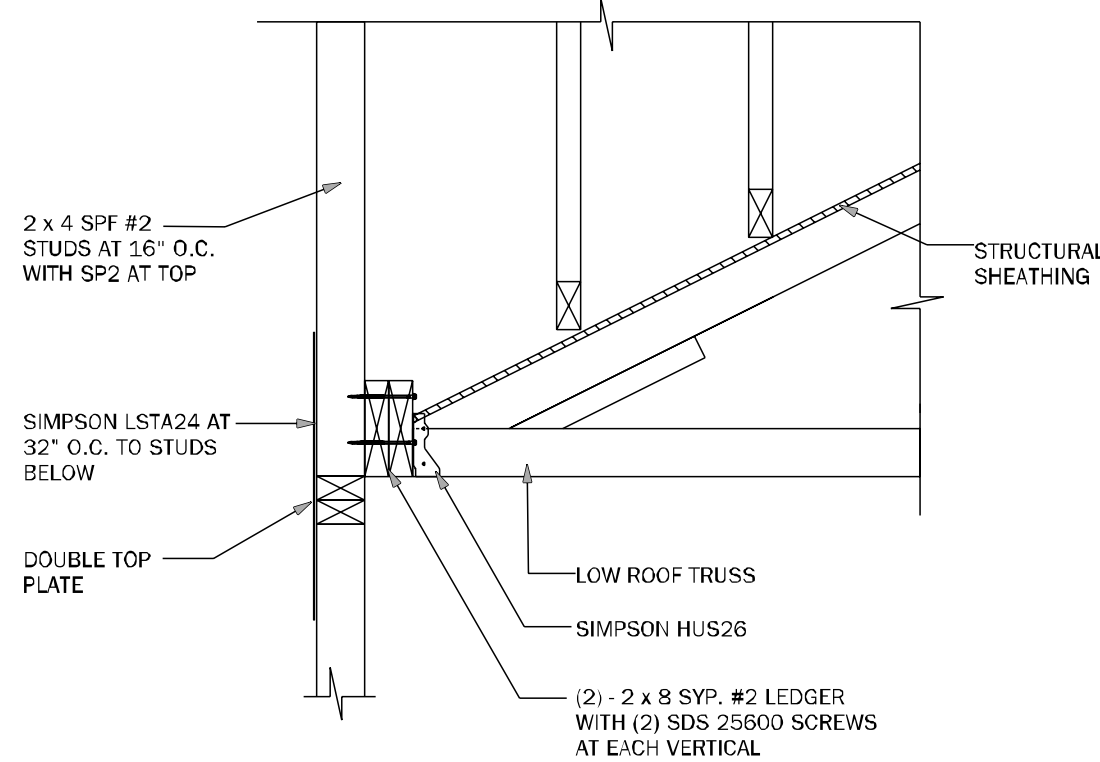
GE22 GABLE END BRACING w/ VOL CEILING 1/2"=1'-0"



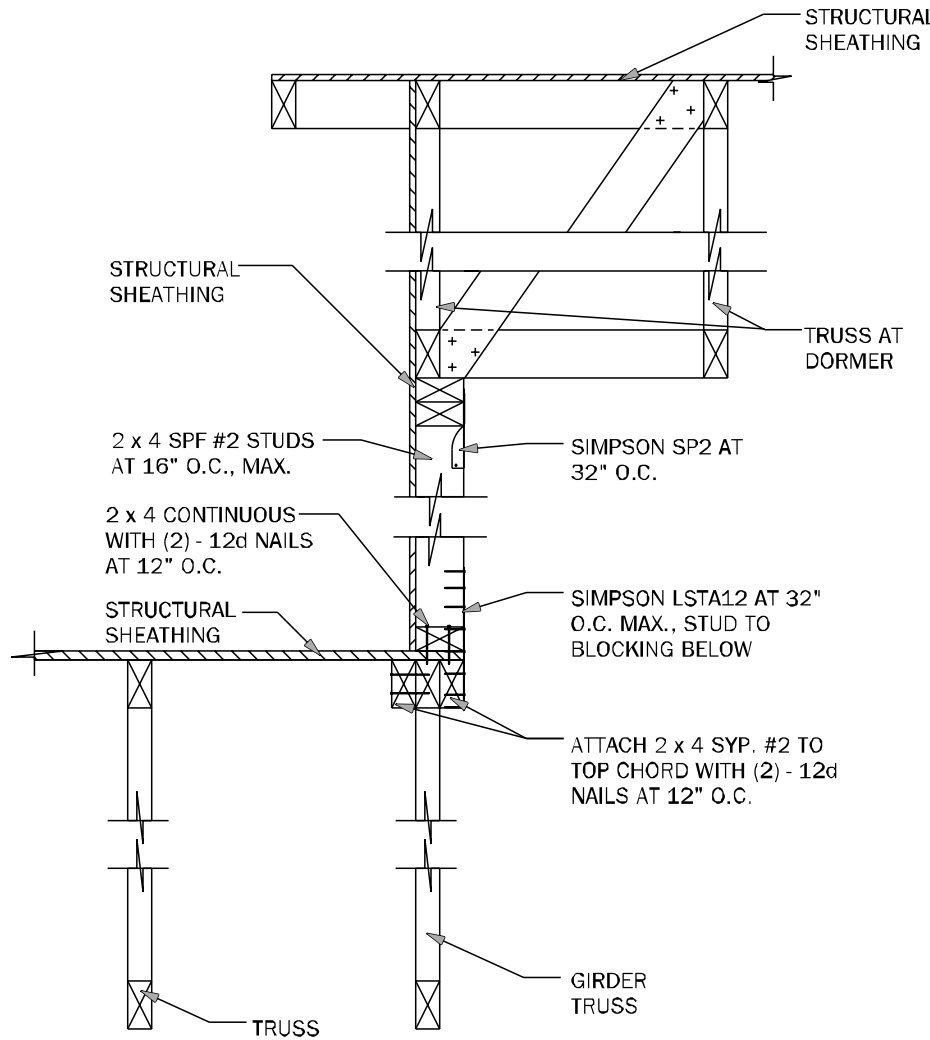
GE23 GABLE END BRACING w/o VOLUME CEILING 1/2"=1'-0"



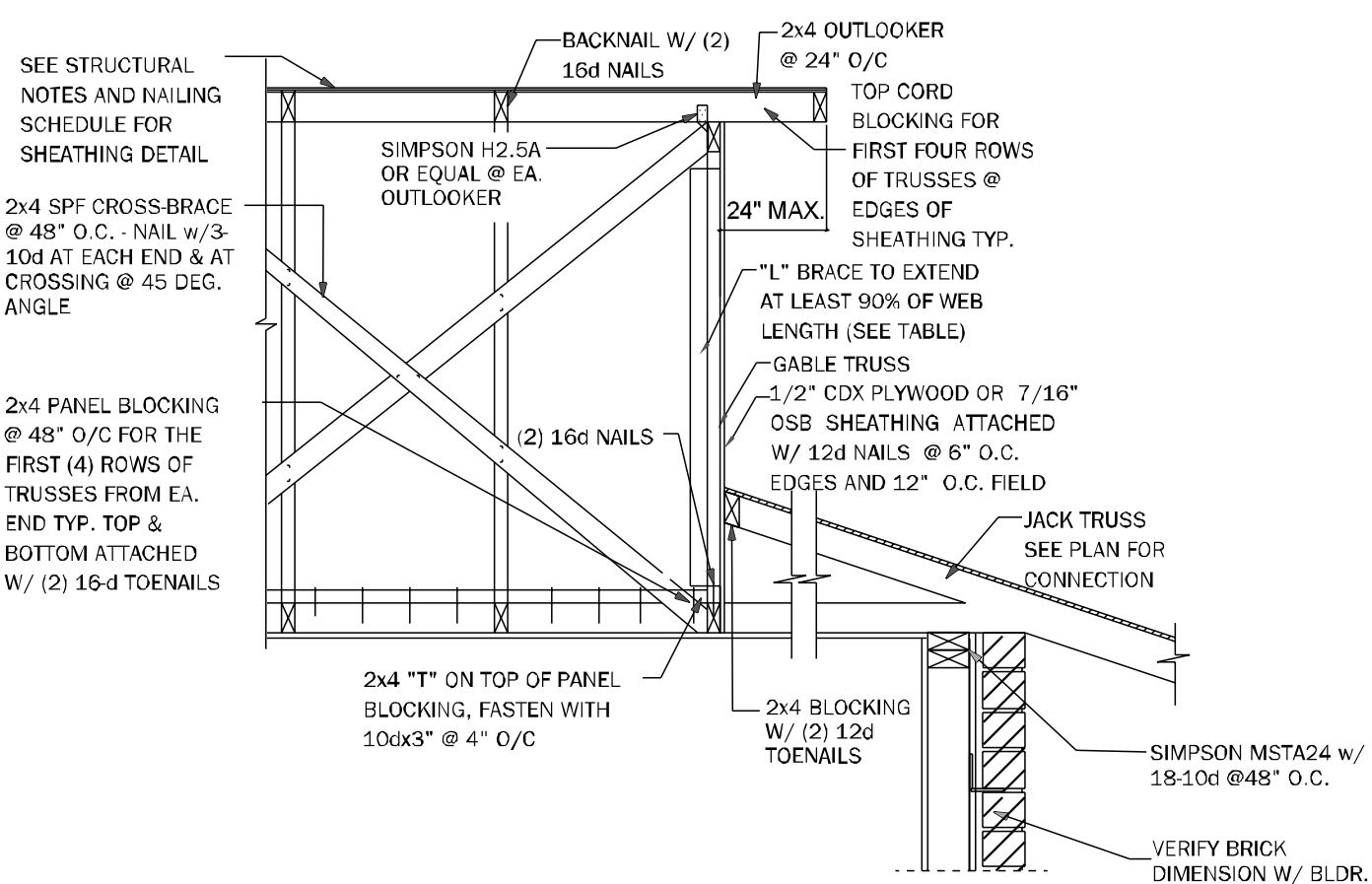
GE24 GABLE @ VAULT N.T.S.



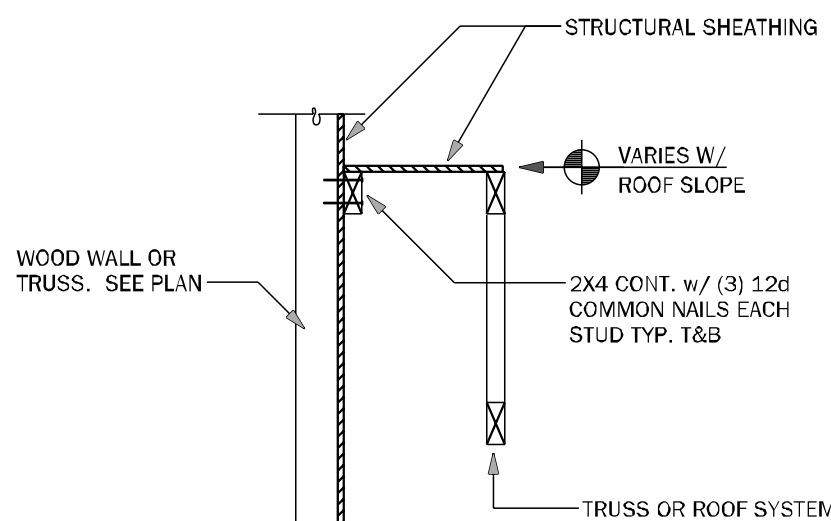
WF72 LEDGER N.T.S.



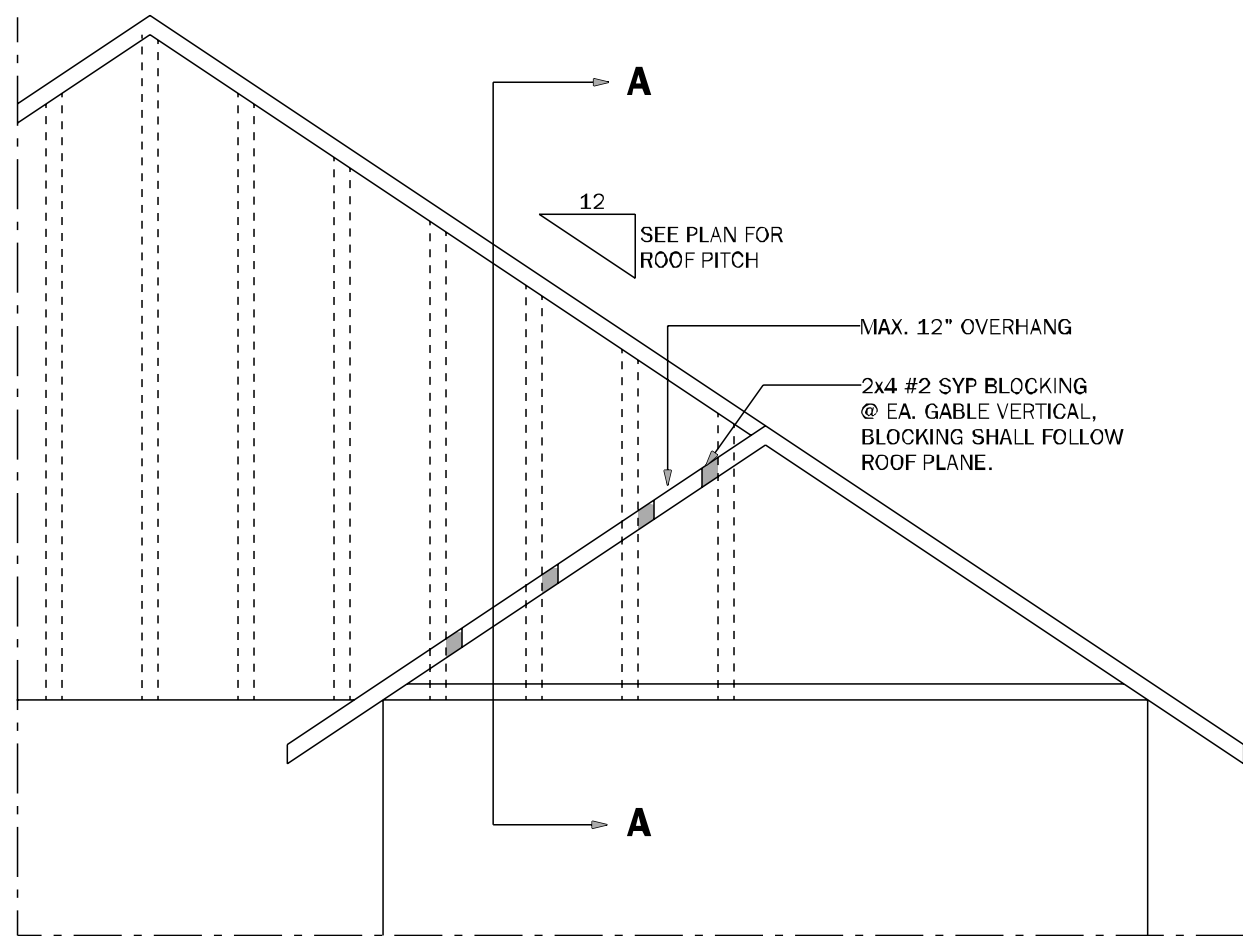
WF73 KNEEWALL @ DORMER N.T.S.



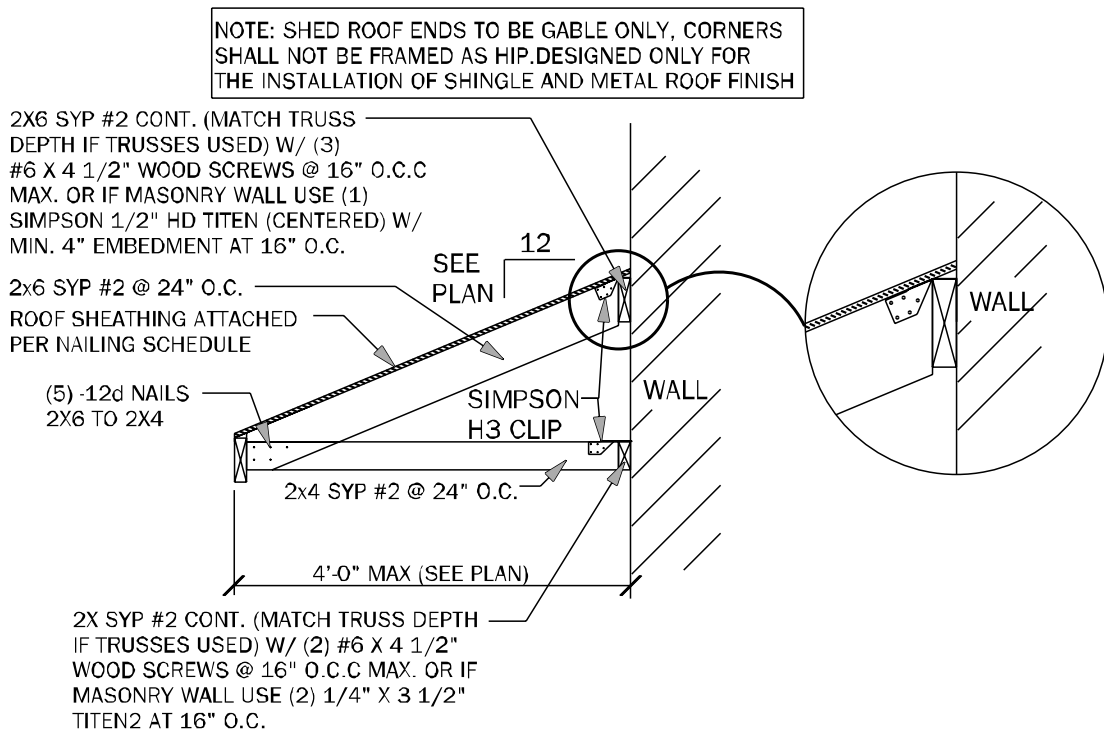
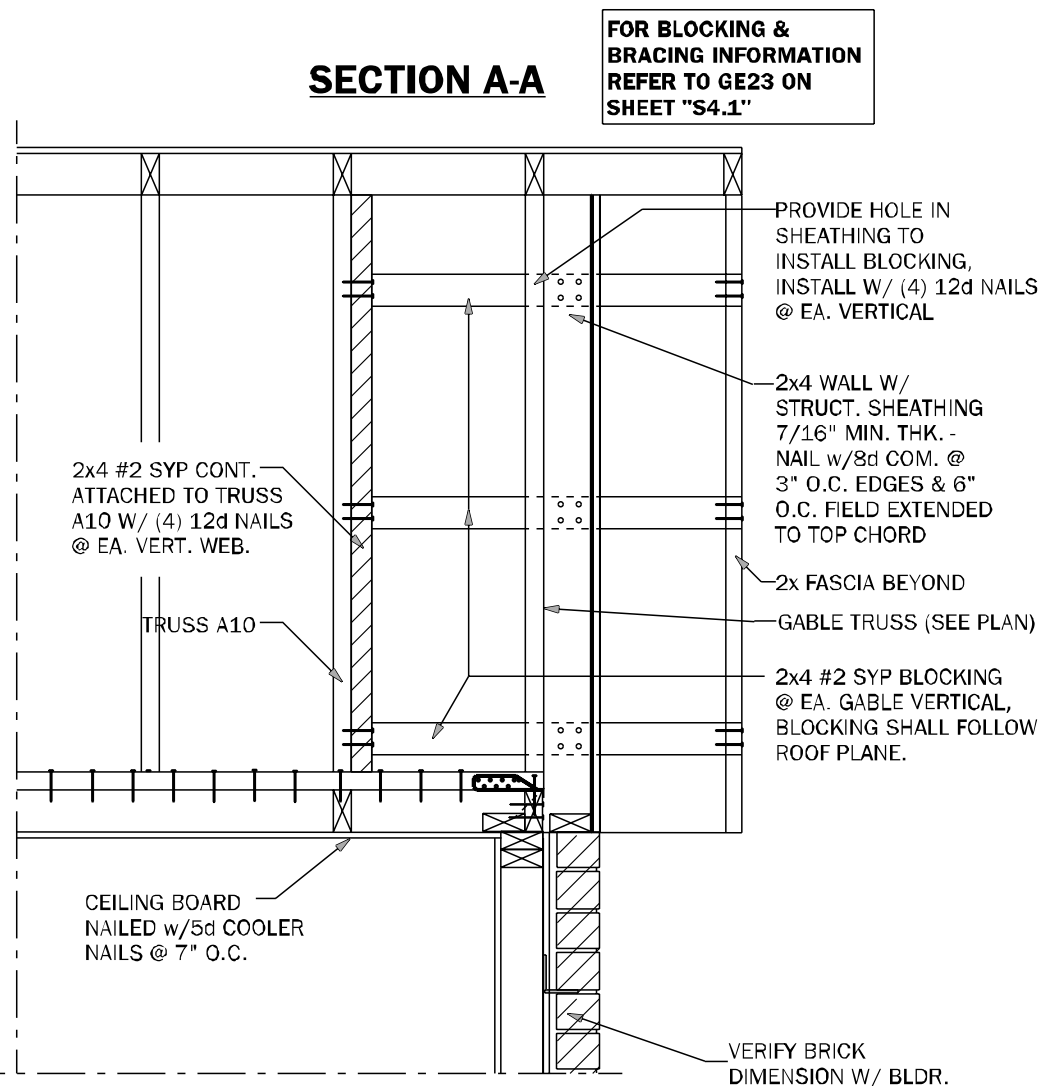
GE21 SECTION @ DUTCH GABLE 3/4"=1'-0"



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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Wednesday, December 4, 2024

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BD

INVENTORY

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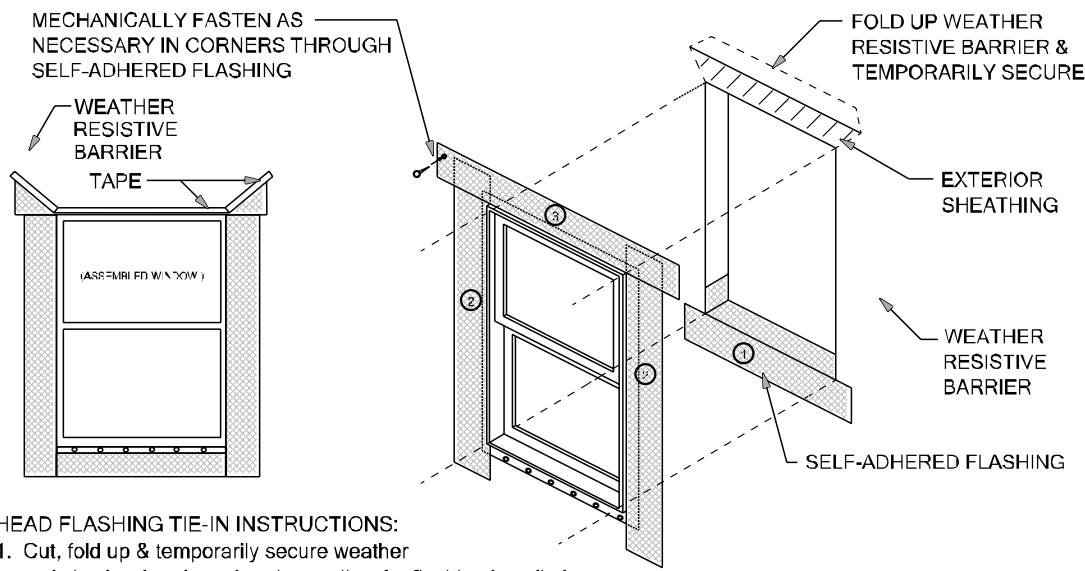
Model Name / Number:
2169

Plan Issue Date:
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KA PROJECT NUMBER:
24-13139

Sheet: **S-4.1** Of:

ROOF FRAMING
AND BRACING DETAILS

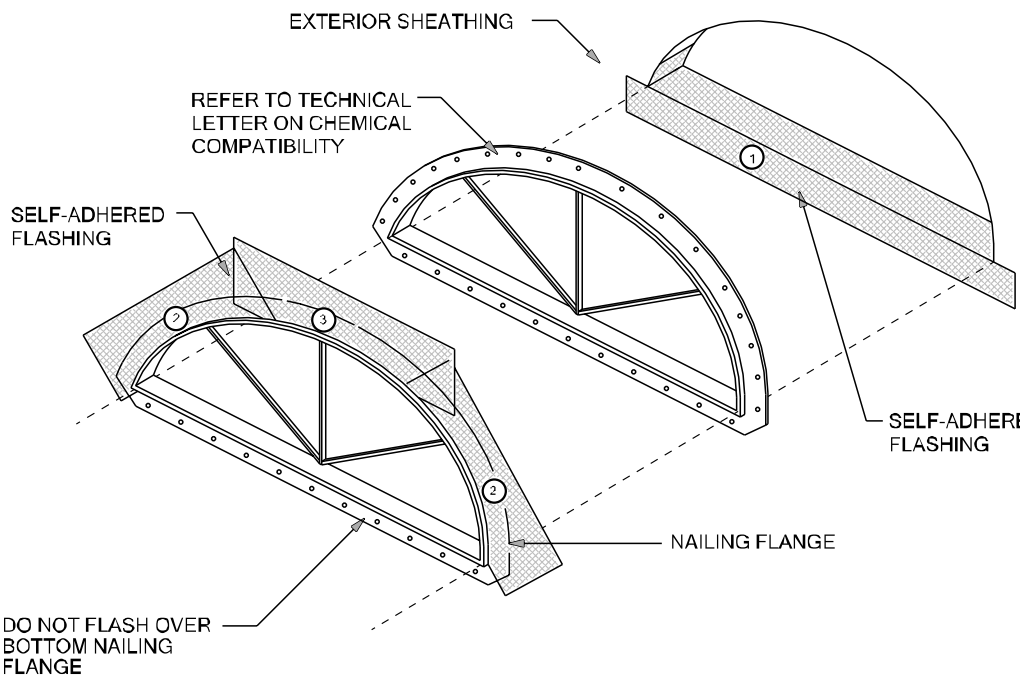


- HEAD FLASHING TIE-IN INSTRUCTIONS:
1. Cut, fold up & temporarily secure weather resistive barrier above header to allow for flashing installation
 2. Self-adhered flashing plus head flashing under weather resistive barrier
 3. Fold weather resistive barrier back over head flashing and seal with tape

SELF-ADHERED FLASHING
FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER

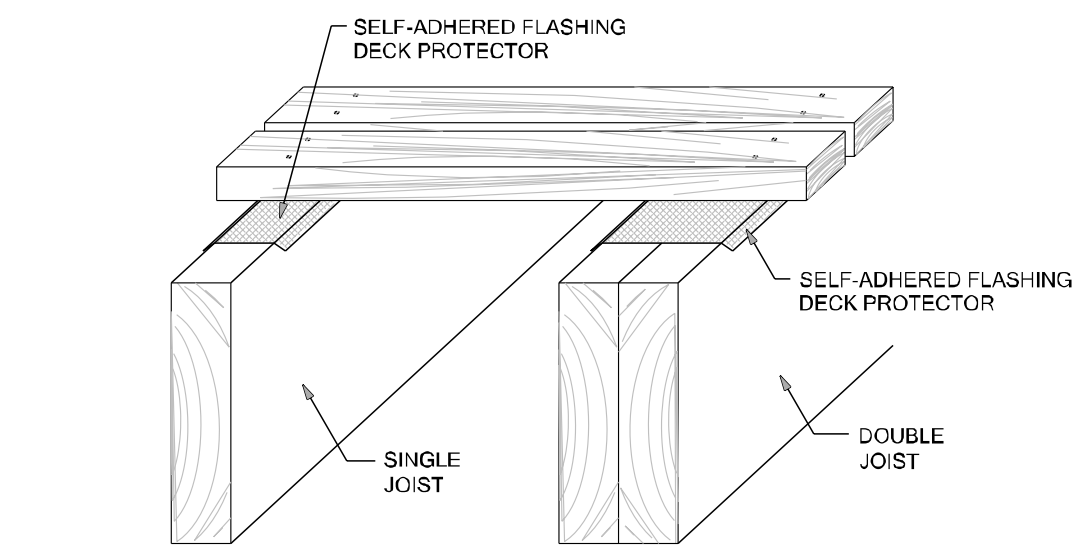
Scale: NTS

WP01



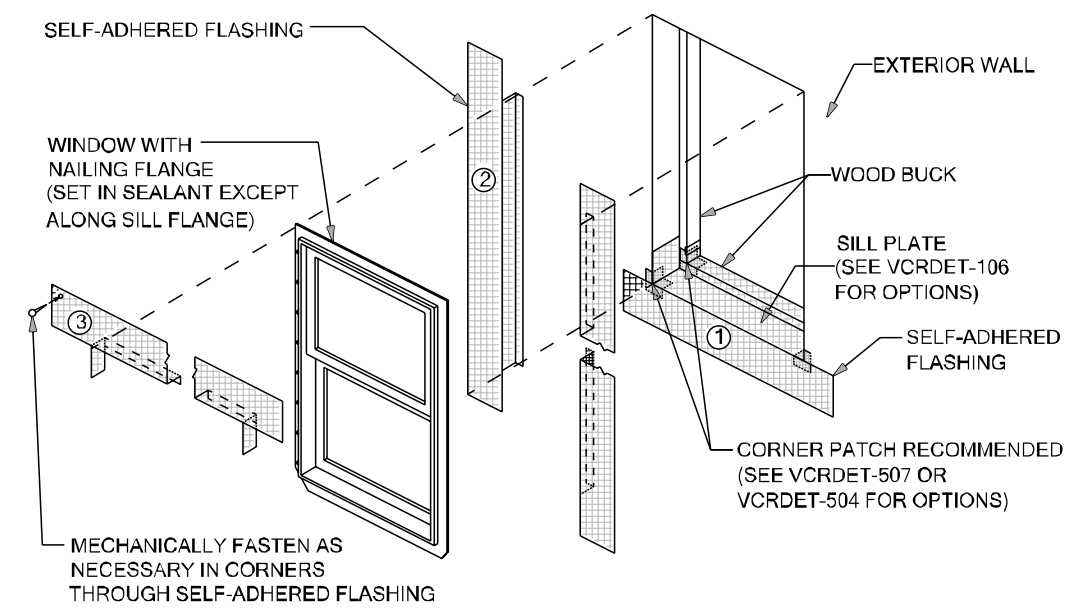
SELF-ADHERED FLASHING
HALF ROUND WINDOW

WP04



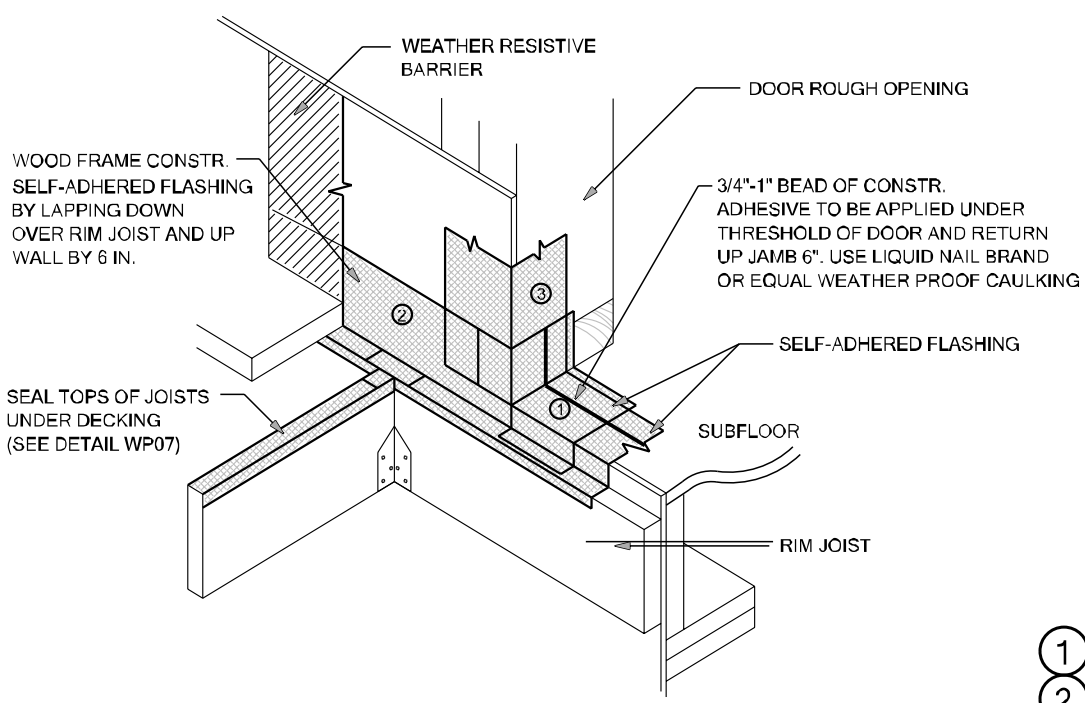
SELF-ADHERED FLASHING
W0.8362x;DECK JOIST

WP07



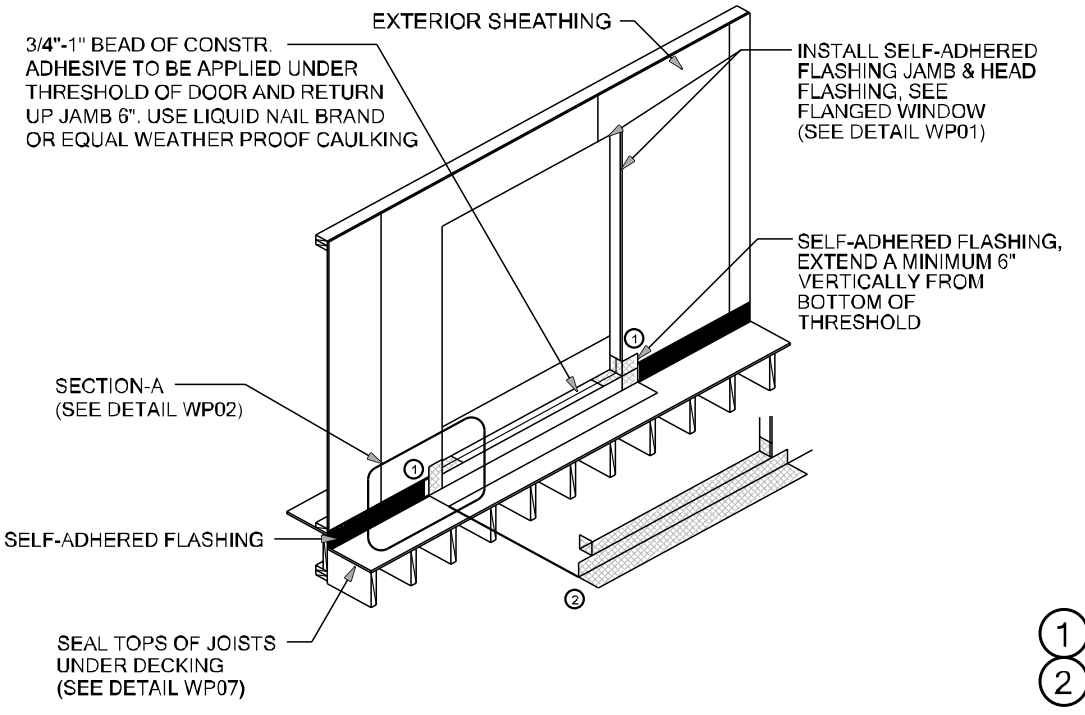
RECESSED WINDOW

WP10



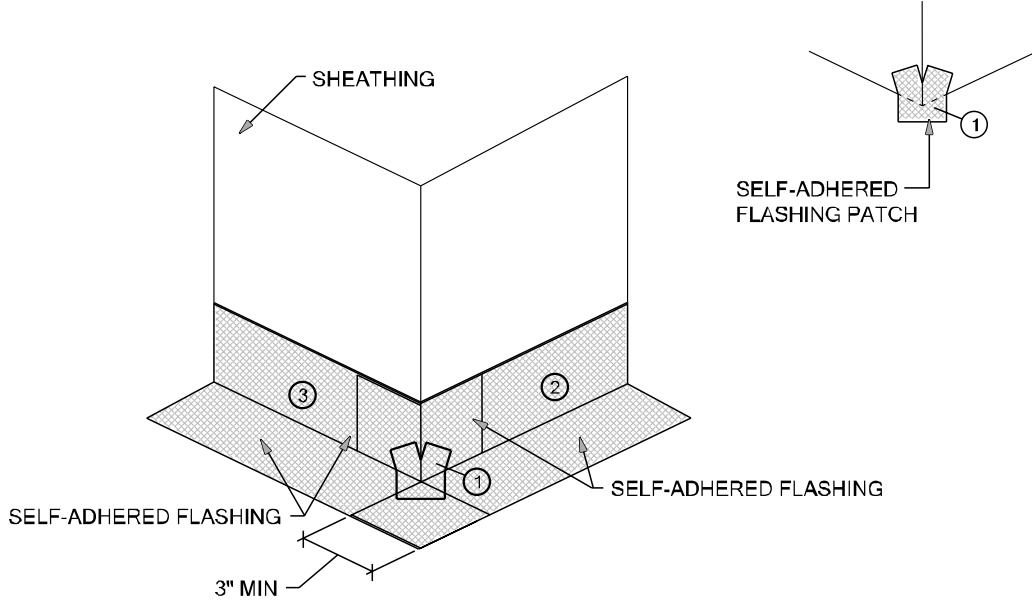
SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK - SECTION A

WP02



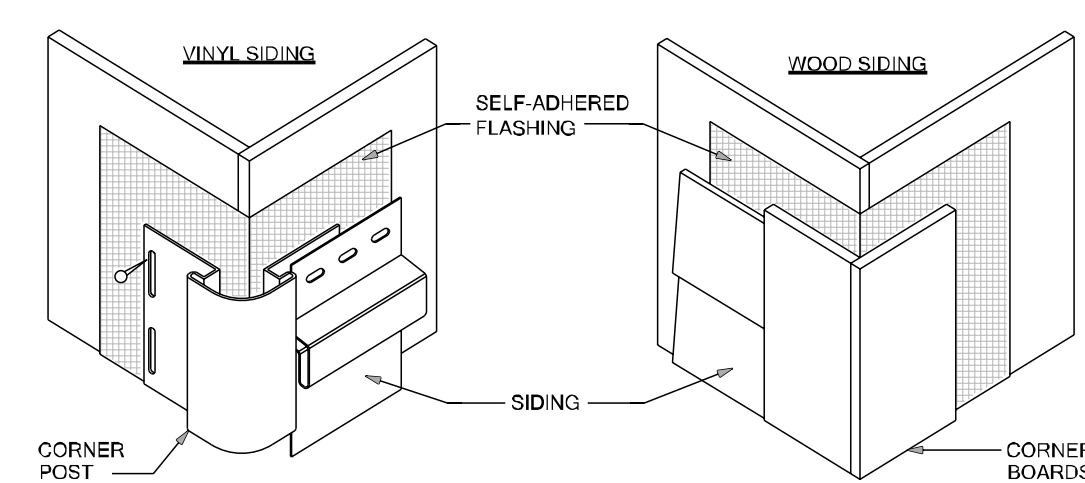
SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK

WP05



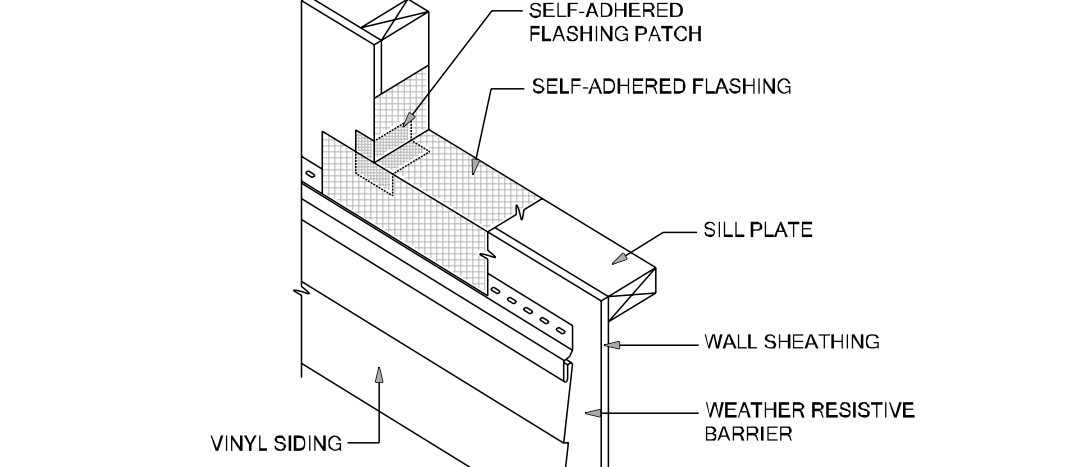
SELF-ADHERED FLASHING
OUTSIDE CORNER

WP08



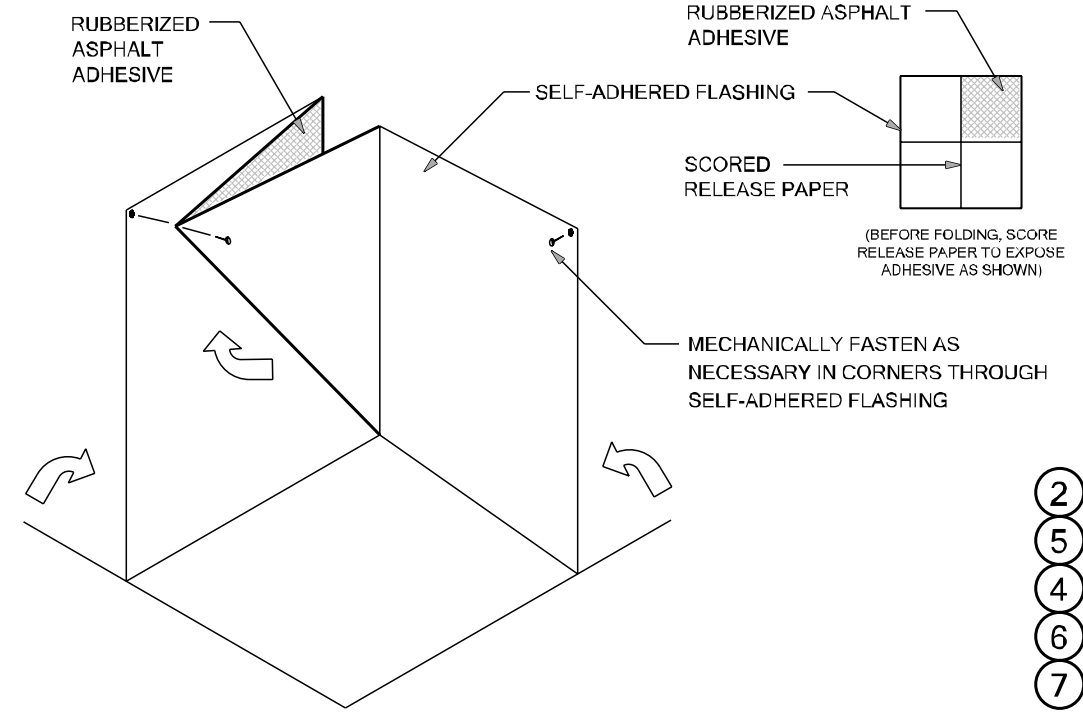
WALL-TO-WALL OUTSIDE CORNER

WP11



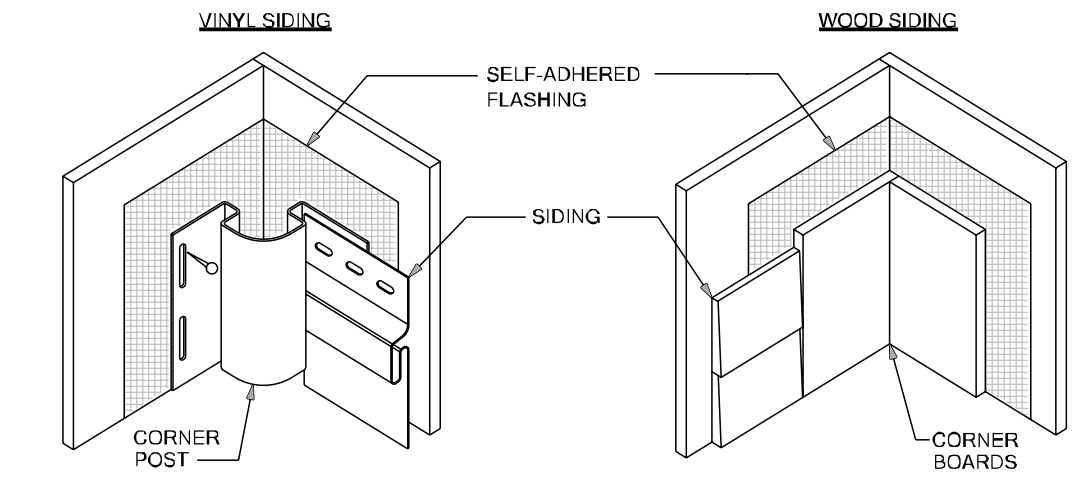
TIE-IN WITH VINYL SIDING
AT WINDOW SILL

WP03



SELF-ADHERED FLASHING
INSIDE CORNER

WP06



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.

R703.3 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 C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED 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 FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION 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

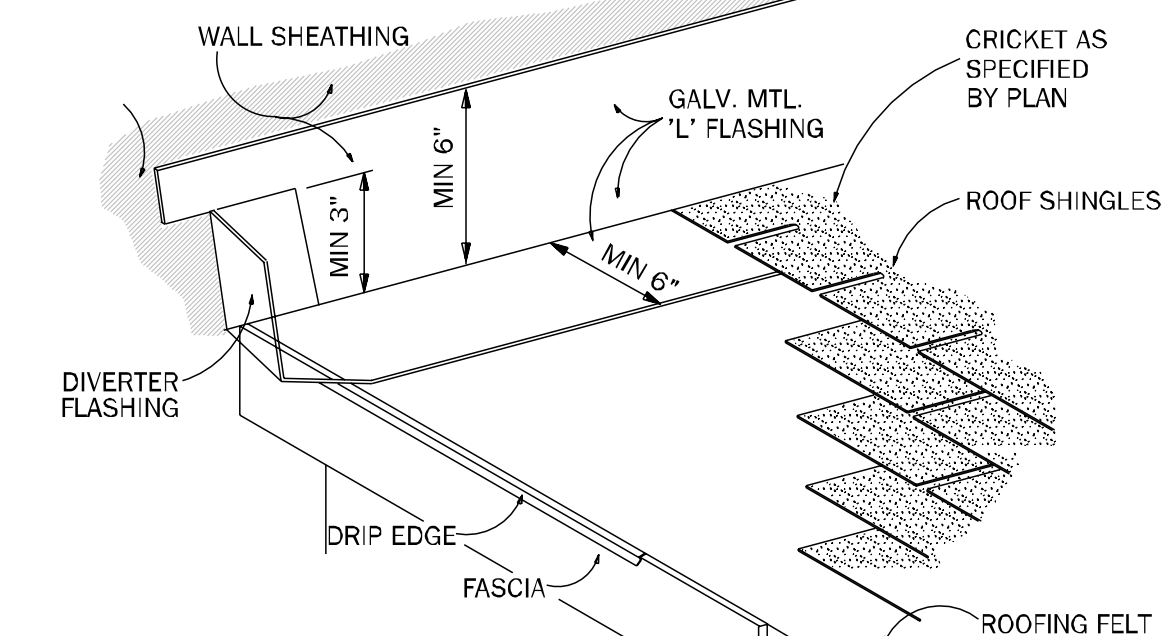
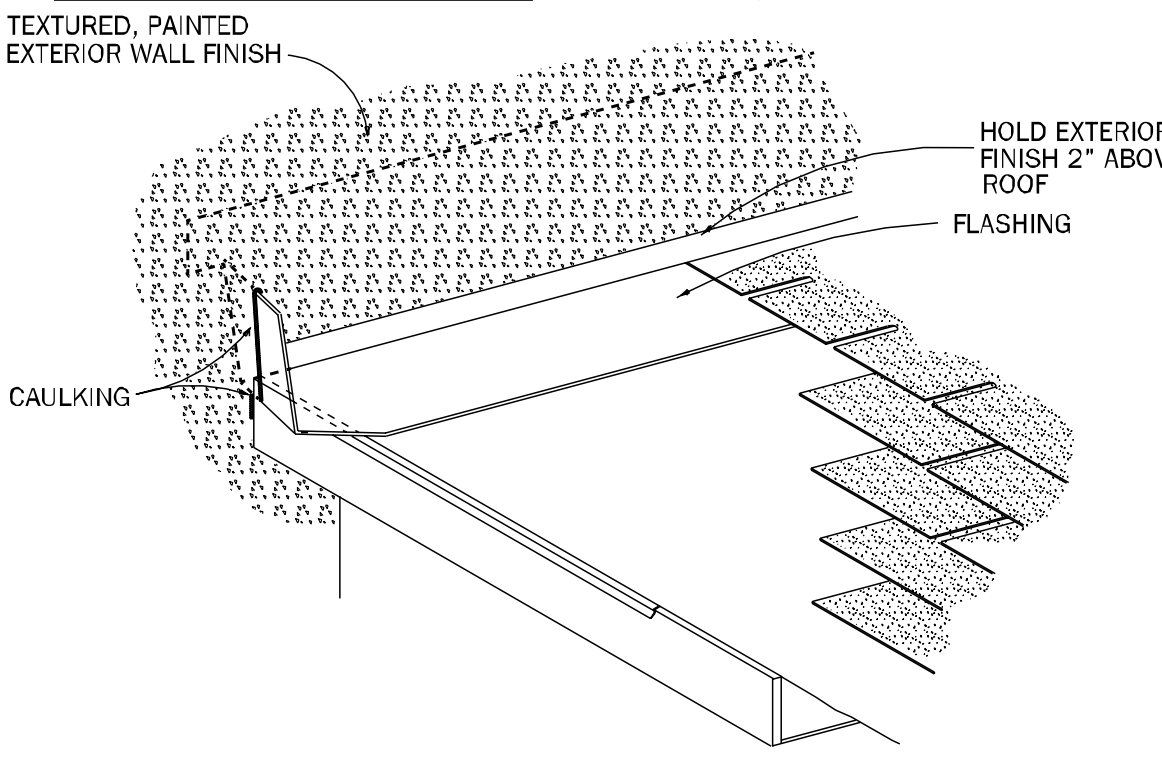
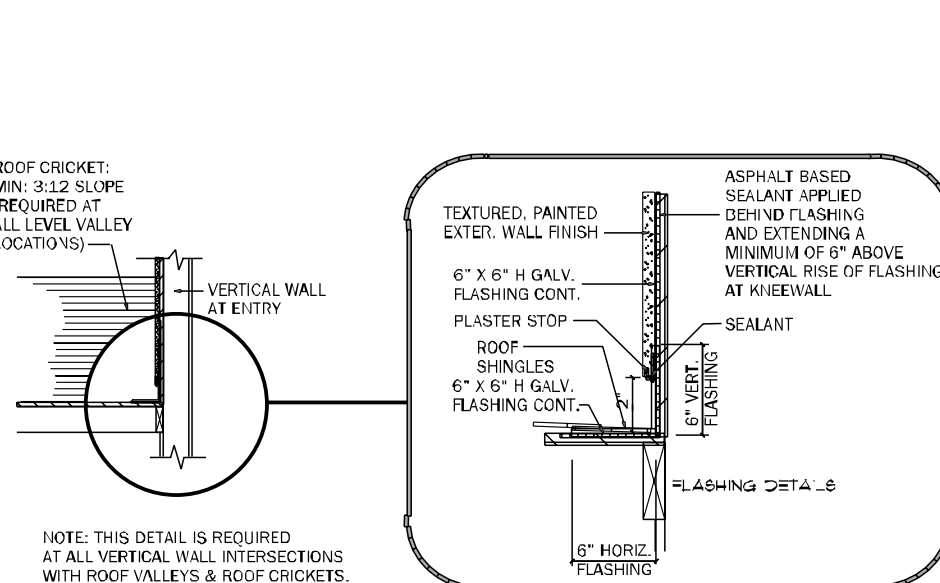


FIGURE 2: WALL FINISH



FLASHING INSTALLATION
WHERE ROOF MEETS VERTICAL WALL

FIGURE 3: CORNER DETAIL



FLASHING DETAIL AT CRICKET
/ KNEEWALL INTERSECTION

COUNTY
SEAL

Wednesday, December 4, 2024

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DAMS HOMES

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KA PROJECT NUMBER:

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WATER PROOF
DETAILS