

2421 NW 49 Ave., Gainesville, FL 32605
dayayan85arch@gmail.com

January 21, 2021

Mr. Jerry Lerner
Lerner Enterprises
292 Hermitage Glen
High Springs, Florida

RE: Window Installation Procedure Details for Lerner Luxury Properties, LLC.

Dear Mr. Jerry Lerner,

I have reviewed Mr. Lerner's Installation Procedures and acknowledge that they are a sound installation. I do like this set of installation procedures and when I install new windows in my own home, I will utilize this procedure.

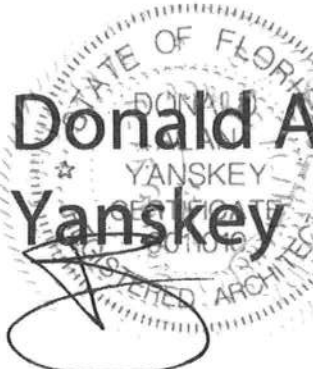
I highly recommend that this procedure be adopted as a typical installation procedure for new and retrofit window installations.

See attached Documentation as furnished by Lerner Luxury Properties, LLC.

If you have any questions, please do not hesitate to call. Thank you for the opportunity to provide you with this service.

Thank You,

Digitally signed by Donald A Yanskey
DN: c=US, o=Unaffiliated, ou=A01427D0000016A6E97AAF7000020DA, cn=Donald A Yanskey
Date: 2021.01.21 13:14:27 -05'00'

A circular digital signature stamp for Donald A. Yanskey, Architect. The stamp contains the text "STATE OF FLORIDA", "DONALD A. YANSKEY", "ARCHITECT", and "FL AR 0011010". There is a handwritten signature over the stamp.

Donald Alan Yanskey, Architect FL AR 0011010

File: Jerry Lerner - Window Installation Det - 01.doc



LERNER LUXURY PROPERTIES, LLC.

Window specs

The following window installation procedure shall be warranted by Lerner Luxury Properties.

A lifetime guarantee will be provided to the homeowners at

- Hold back OSB sheathing 1 ½" to allow window to be recessed in exterior wall.
- Attach window directly to wood framing with 1 ¼" pan head screws & caulk.
- Install house wrap over the window flange. Cut house wrap back ½" from window so that window tape can bond to window & house wrap.
- Apply window tape to bottom of window first, then sides, than top.
- Use hardiplank exterior trim with installation of Z-flashing on top of trim.
- Caulk all connections of window to hardi trim.



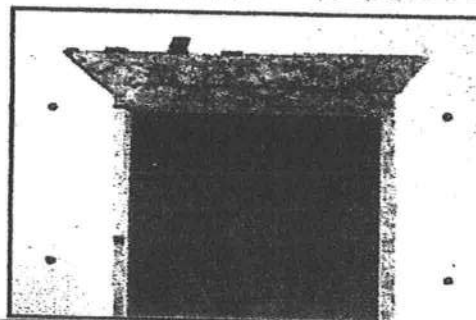
CERTIFIED
INSTALLER
PROGRAM

A1 Method

Quick Reference Guide
For the use of the Quad Window & Door System



- 1** Cut 45-degree angle at the head and side jamb joints on each side and temporarily fasten the top flap with a piece of tape. Cut the WRB a minimum of 1 to 1-1/4" away from the rough opening sides to expose the sheathing.



NOTICE OF PRODUCT CERTIFICATION



CERTIFICATION NO: NI006554.02-R5
DATE: 01/04/2008
CERTIFICATION PROGRAM: Structural
COMPANY: YKK
CODE: 860-1
REVISION DATE: 08/27/2020

To verify that the "Notice of Product Certification" is valid, please visit www.NAMICertification.com to assure that the product is active and currently listed. This certification represents product conformity to the applicable specification and that certification criteria has been satisfied. A NAMI approved certification label must be applied to the product to claim certification status. Please review and advise NAMI if any corrections are required to this document.

COMPANY NAME AND ADDRESS	PRODUCT DESCRIPTION
YKK AP America, Inc. 4234 Ocmulgee E. Blvd. Macon, GA 31217	YKK AP America StyleView™ Vinyl Fixed Window Configuration: O Glazing: Insulating Glass (Tempered) Frame: W-1829mm (72") H-2426mm (96")

SPECIFICATION	PRODUCT RATING
ASTM E283-04(12)/E330-02/ F588-04/E547-00 AAMA/WDMA/CSA 101/LS.2.A440-17	Design Pressure: ±2400 Pa (50 psf) Class R-PG35 1829 x 2426 (72 x 96)-FW

Product Tested By: Hurricane Test Laboratory, LLC
Report No: 0231-0703-05/G231-1102-07/W-1954
Expiration Date: November 30, 2023

Administrator's Signature: _____

NATIONAL ACCREDITATION AND MANAGEMENT INSTITUTE, INC.

4794 George Washington Memorial Highway
Hayes, VA 23072
Tel: (804) 684-5124
Fax: (804) 684-5122

Windload Calculations Summary

A New Residence for Lerner Luxury Properties

Spec Home – Hermitage Glen - High Springs, Florida

CRITERIA:

Code Reference:	2020 Florida Building Code 7 th Edition
Location:	High Springs, Florida
Ultimate Design Wind Speed:	130 MPH
Mean Roof Height:	Less than 30'-0"
Building Risk Category:	II
Building Exposure Factor:	Exposure B
Building Enclosure:	Building is Enclosed
Internal Pressure Coefficient:	± 0.18



Roof Component & Cladding Design Wind Pressure:
As per 2020 FBC 7th Edition, Residential, Table R301.2(1)

Zone 1: +10.0 psf, -15.0 psf
Zone 2: +10.0 psf, -21.0 psf
Zone 3: +10.0 psf, -33.0 psf
Zone 4: +15.5 psf, -17.0 psf
Zone 5: +15.5 psf, -19.0 psf

Wall Component & Cladding Design Wind Pressure:
As per 2020 FBC 7th Edition, Residential, Table R301.2(1)

BUILDING DATA:

One Story Profile 2 x 4 Frame Residence:	± 9'-6"
Roof Pitch:	6 / 12
Gable End Roof Overhang:	± 12"

FOOTINGS:

Perimeter C.M.U. Stemwall Footing at Walls & Porches: 20" Wide x 10" Deep with 2 - #5 continuous.
Provide 4" thick concrete slab with Heavy Duty Fibermesh reinforcement on 6 mil vapor barrier over 95% density clean compacted fill.

Interior Load Bearing Wall Footings, 10" Deep x 18" wide with 2 - #5 continuous.

Install minimum 16" C.M.U. stem wall with 2 - #5 vertical at 48" O.C. and 1 - #5 horizontal at top of stem wall at slab level and fill with concrete.

All concrete in footings & slabs shall be 3000 psi. All reinforcement shall be 60 ksi.

FRONT & REAR PORCH POSTS:

Front Porch Posts: Total 8 - P.T. 4 x 4 Posts with Simpson ABU44 Post Base Anchors at post base. Install 2 Simpson MSTA24 Strap Ties at post cap to beam connection.

Donald A. Yanskey, Architect

12/29/2022

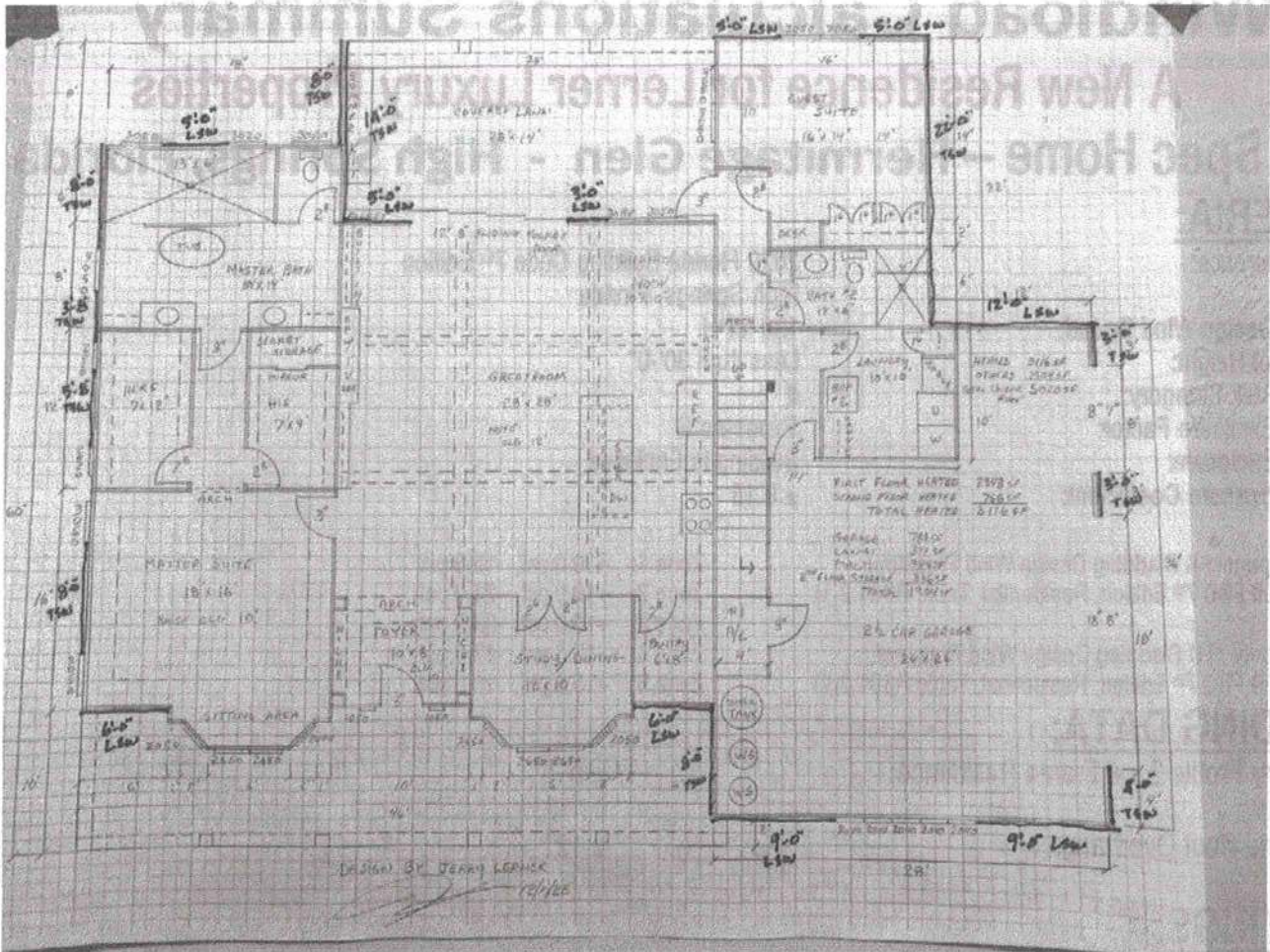
FL AR 11010

1 of 4

ANCHOR BOLTS:

Provide $\frac{1}{2}$ " A307 anchor bolts with 2" round or square plate washers at 48" O.C. maximum. Place Anchor Bolts at the end of all shearwall segments. Net uplift at corner holdown and shearwall ends is 3,012#, 1 anchor bolt is OK, 3268#. Bottom wood plate shall be P.T. 2 x 4 Southern Pine.

10'-0" High Walls Max. – use 2 x 4 Spruce-Pine-Fir No. 2 at 1'-4" O.C. at exterior walls exposed to wind.



SHEAR WALLS:

For Transverse Shear Walls, provide 87'-4" Lineal Feet with $\frac{7}{16}$ " OSB wall sheathing (NordBord Windstorm Wall Sheathing Or Equal – extend wall sheathing Vertical Or Horizontal from the bottom of the bottom plate with continuous path up to the top of the double top plate (install 2 x 4 blocking nailers along horizontal joint, minimum 24" from hinge line) with 8d Ring Shank (0.113" Shank diameter) nails at 3" along sheet edges and 6" O.C. in sheet field. Maximum force applied at top of Transverse Shear Walls is 42,328# per 87'-4" = 484.7# per lineal foot. Provide 8d Ring Shank Nails at 3" O.C. along sheet edges and 6" O.C. in sheet field. OK

For Longitudinal Shear Walls, provide 65'-0" Lineal Feet with $\frac{7}{16}$ " OSB wall sheathing (NordBord Windstorm Wall Sheathing Or Equal – extend wall sheathing Vertical Or Horizontal from the bottom of the bottom plate with continuous path up to the top of the double top plate (install 2 x 4 blocking nailers along horizontal joint, minimum 24" from hinge line) with 8d Ring Shank (0.113" Shank diameter) nails at 3" along sheet edges and 6" O.C. in sheet field. Maximum force applied at top of Longitudinal Shear Walls is 33,862# per 65'-0" = 521.0# per lineal foot. Provide 8d Ring Shank Nails at 3" O.C. along sheet edges and 6" O.C. in sheet field. OK

Donald A. Yanskey, Architect

12/29/2022

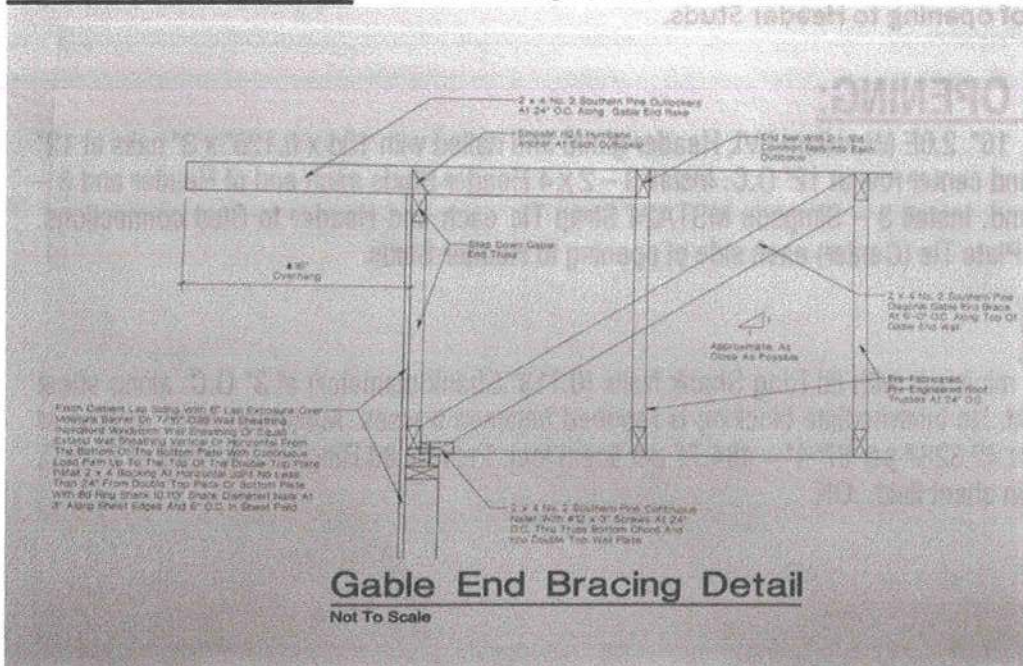
FL AR 11010

2 of 4

FRONT & REAR PORCH ROOF BEAMS:

Front Porch Roof Beam: Provide 2 – 2 x 8 No. 2 Southern Pine wood beams with 1 – ½" layer of solid continuous plywood or OSB spacers glued and nailed with 10d x 0.128" x 3" nails at 12" O.C. in 2 rows.

FLOOR FRAMING: Install Pre-Engineered, Pre-Fabricated Floor GTruss System.



ROOF FRAMING 1: Install conventional framed roof rafters at 24" O.C. Over 2 Story Areas with 2 x 8 No. 2 Southern Pine Rafters at 24" O.C. with 2 x 10 No. 2 Southern Pine Ridge Pole with 2 x 6 No. 2 Southern Pine Collar Ties at 24" O.C. with 8 - 10d x 0.128" x 3" Nails Each End. Install Simpson H2.5A Hurricane Anchor Each End.

ROOF FRAMING 2: Install Pre-Engineered, Pre-Fabricated Roof Trusses with Simpson H2.5A Hurricane Anchor Each End.

3' OPENINGS & LESS:

Provide minimum 2 – 2 x 6 No. 2 Southern Pine wood Header with ½" layer of solid continuous plywood or OSB spacers glued and nailed with 10d x 0.128" x 3" nails at 12" O.C. in 2 rows top and bottom and center row at 12" O.C. Install 1 – 2 x 4 Header Studs each end of Header and 2 – 2 x 4 Full Height Studs each end. Install 1 – Simpson MST18 Strap Tie each end Header to Stud connections. Install 1 – Simpson SPH4 Stud Plate Tie (Center) each side of opening to Header Studs.

6' OPENINGS:

Provide minimum 2 – 2 x 12 No. 2 Southern Pine wood Header with ½" layer of solid continuous plywood or OSB spacers glued and nailed with 10d x 0.128" x 3" nails at 12" O.C. in 2 rows top and bottom and center row at 12" O.C. Install 2 – 2 x 4 Header Studs each end of Header and 2 – 2 x 4 Full Height Studs each end. Install 1 – Simpson MST24 Strap Tie each end Header to Stud connections. Install 2 – Simpson SPH4 Stud Plate Tie (Center) each side of opening to Header Studs.

Donald A. Yanskey, Architect

12/29/2022

FL AR 11010

3 of 4

8' GARAGE DOOR OPENING:

Provide minimum 2 – 2 x 12 No. 2 Southern Pine wood Header with ½" layer of solid continuous plywood or OSB spacers glued and nailed with 10d x 0.128" x 3" nails at 12" O.C. in 2 rows top and bottom and center row at 12" O.C. Install 2 – 2 x 4 Header Studs each end of Header and 2 – 2 x 4 Full Height Studs each end. Install 1 – Simpson MSTA24 Strap Tie each end Header to Stud connections. Install 2 – Simpson SPH4 Stud Plate Tie (Center) each side of opening to Header Studs.

18' GARAGE DOOR OPENING:

Provide minimum 2 Ply – 1¾" x 16" 2.0E Microllam LVL Header glued and nailed with 10d x 0.128" x 3" nails at 12" O.C. in 2 rows top and bottom and center row at 12" O.C. Install 3 – 2 x 4 Header Studs each end of Header and 3 – 2 x 4 Full Height Studs each end. Install 3 – Simpson MSTA24 Strap Tie each end Header to Stud connections. Install 4 – Simpson SPH4 Stud Plate Tie (Center) each side of opening to Header Studs.

ROOF SHEATHING:

Use 7/16" thick OSB sheathing minimum with 8d Ring Shank Nails (0.113" Shank diameter) at 3" O.C. along sheet edges and 6" O.C. in sheet field. No intermediate blocking is required between trusses. Maximum force applied at top of Transverse Shear Walls is 42,328# per 87'-4" = 484.7# per lineal foot. Provide 8d Ring Shank Nails at 3" O.C. along sheet edges and 6" O.C. in sheet field. OK

Donald A.
Yanskey

Digitally signed by Donald A.
Yanskey
DN: c=US, o=Florida,
dnQualifier=A01410D0000018
OCCA91271000CZ110,
cn=Donald A Yanskey
Date: 2022.12.29 12:54:39
-08'00'

Donald A. Yanskey, Architect

12/29/2022

FL AR 11010

4 of 4

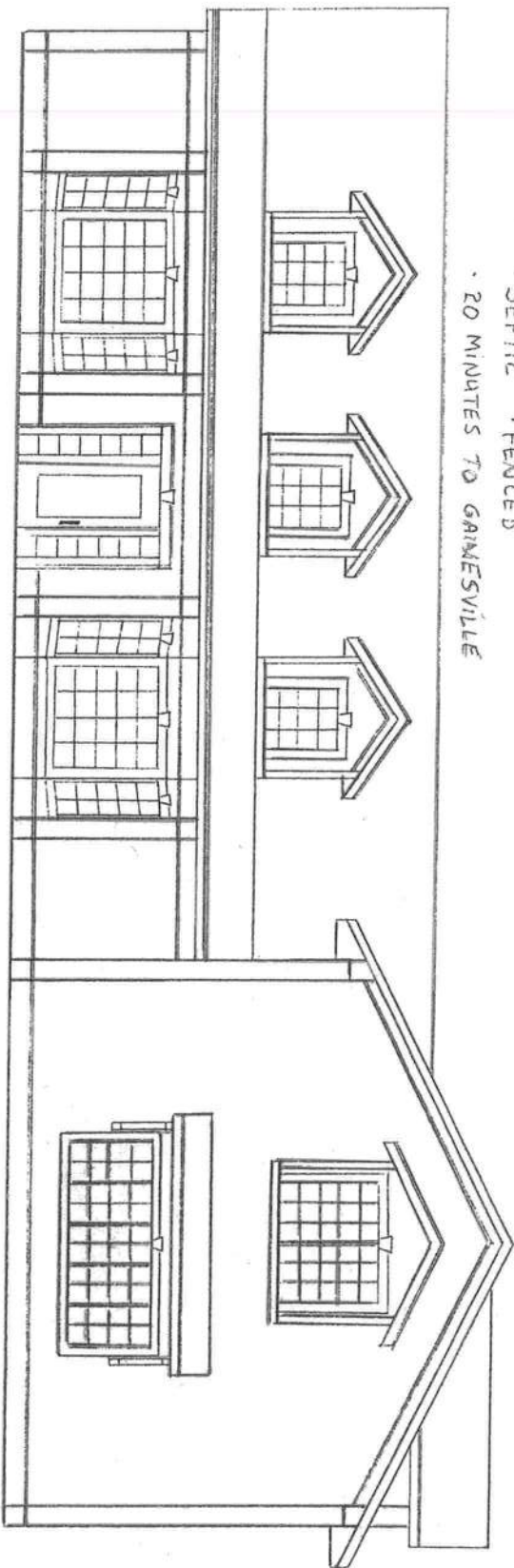
LERNER LUXURY PROPERTIES
SPEC HOME LOT 7
HERMITAGE GLEN

COUNTRY FARMHOUSE

HIGH SPRINGS, FLORIDA

- 5 ACRES • HORSES ALLOWED
- NATURAL SPRING WATER
- SEPTIC • FENCED
- 20 MINUTES TO GAINESVILLE

3,116 SF HEATED
5,020 SF UNDER ROOF

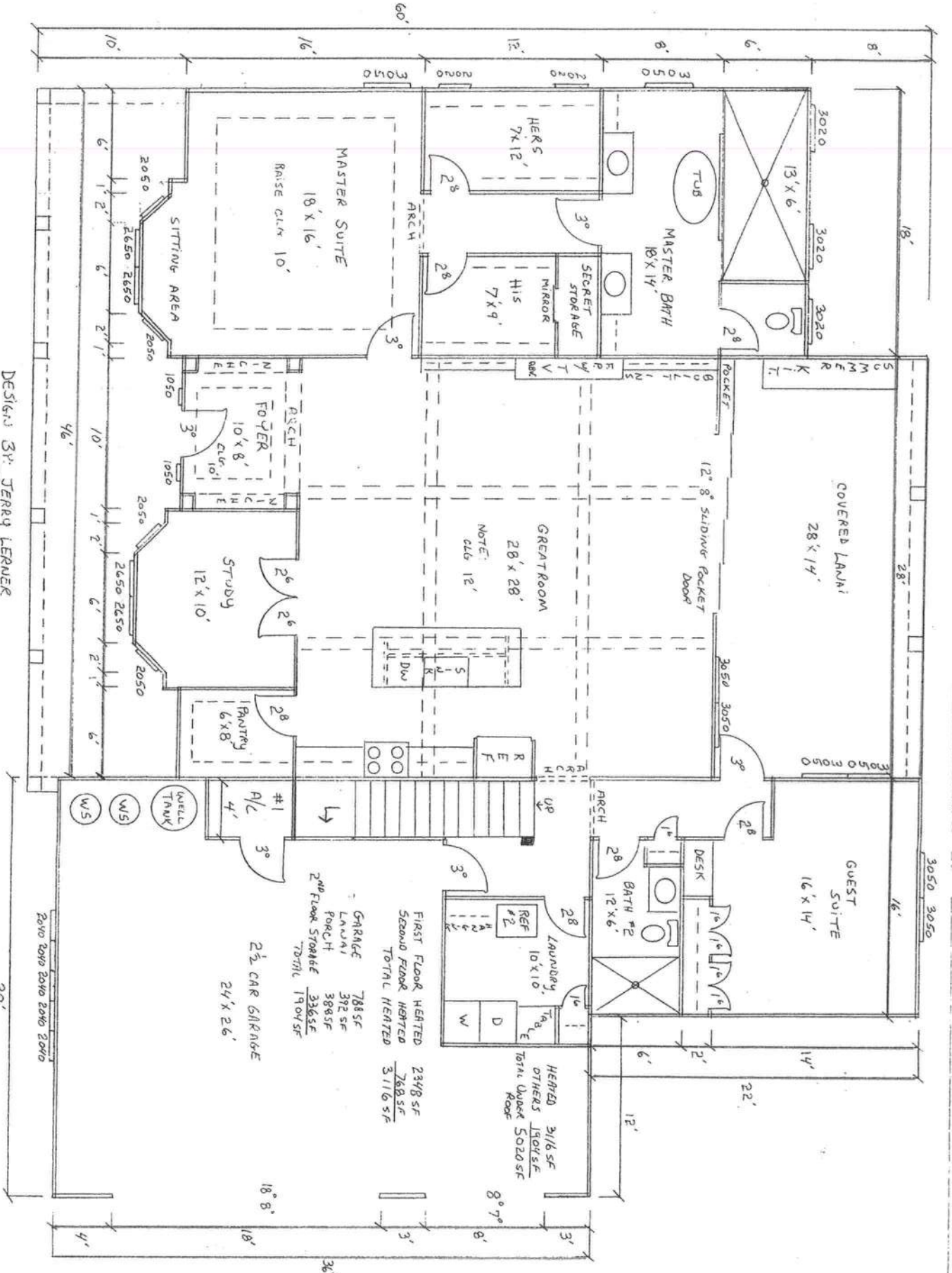


FRONT ELEVATIONS

DESIGN BY:

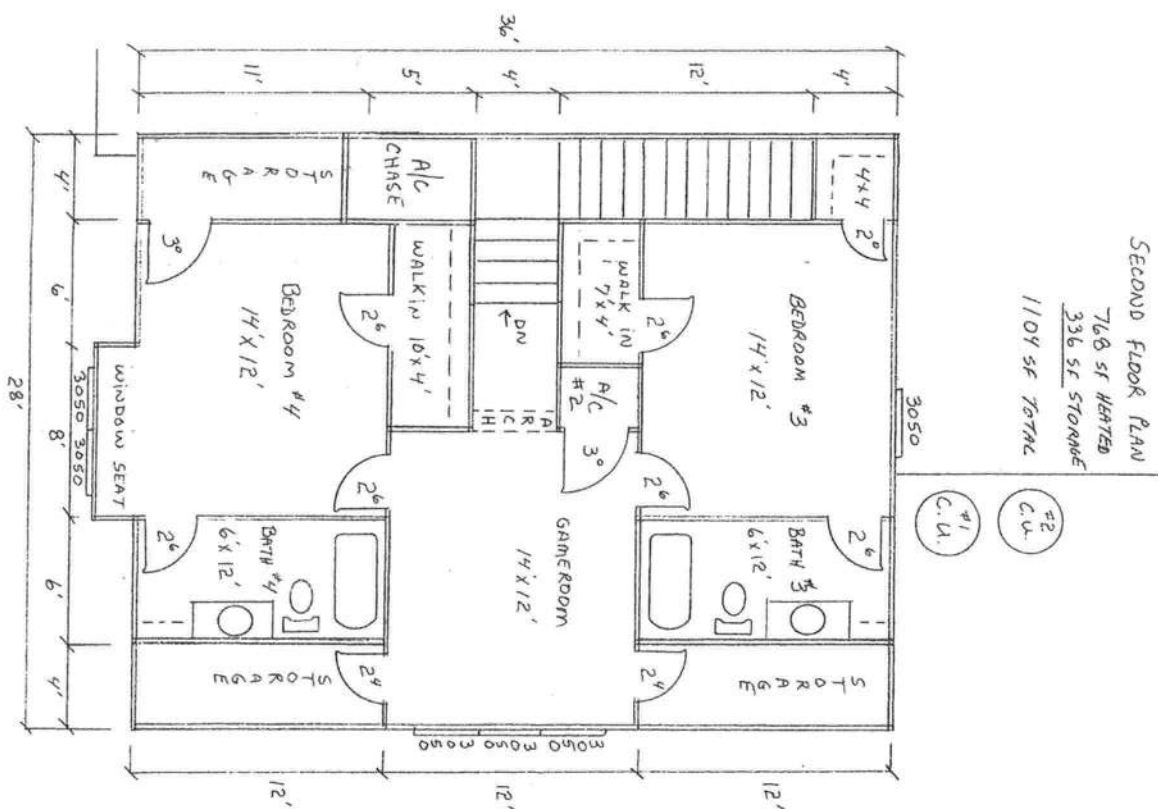
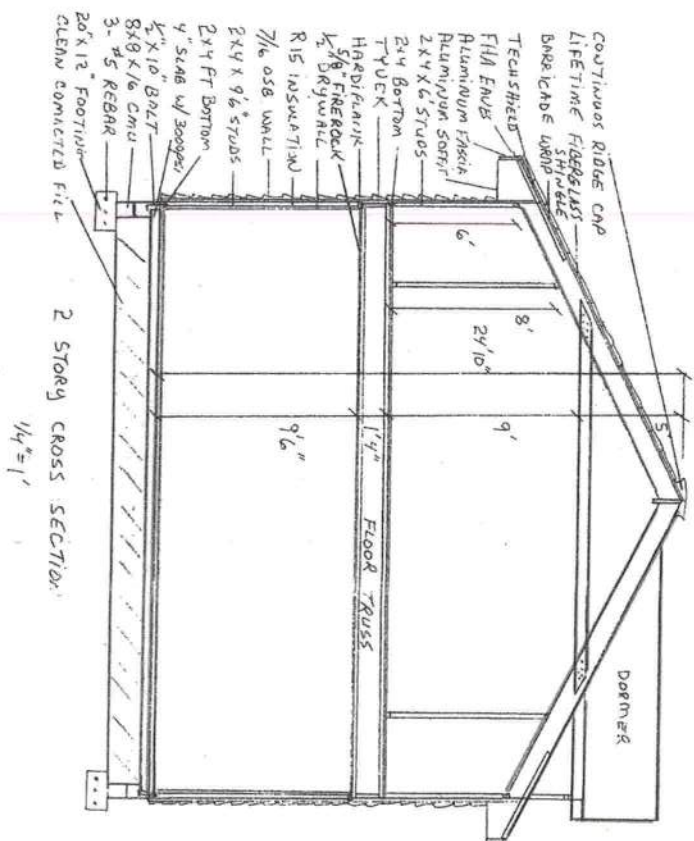
JERRY LERNER

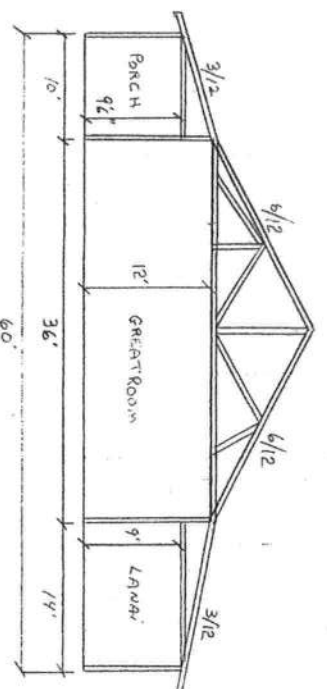
12/2/22



DESIGN BY JERRY LERNER

12/1/22





9'6" PORCH

10'

11' MASTER BEDROOM

16'

4'2" CLOSET

12'

14' MASTER BATH

9'

52'

3/12

6/12

6/12

The image contains two hand-drawn architectural diagrams. The top diagram is a plan view of a 'Bonus Room Roof Framing'. It shows a rectangular structure with a 'FLOOR TRUSS' indicated by a horizontal line. The left side is labeled '9'6" GARAGE'. The right side shows a gabled roof structure with a peak labeled '2x8x12 Pine'. The roof slopes are labeled '2x8x8' and '2x6'. The vertical height of the main room is '9'', and the height of the garage area is '8''. The roof pitch is indicated as '6/12'. The bottom diagram is a 'Section C' of the roof. It shows a cross-section of the roof structure with a 'Guest Suite' area. The roof is labeled '2x8x12 Pine' and '2x10 Ridge'. The vertical height is '16'' and the roof pitch is '6/12'.

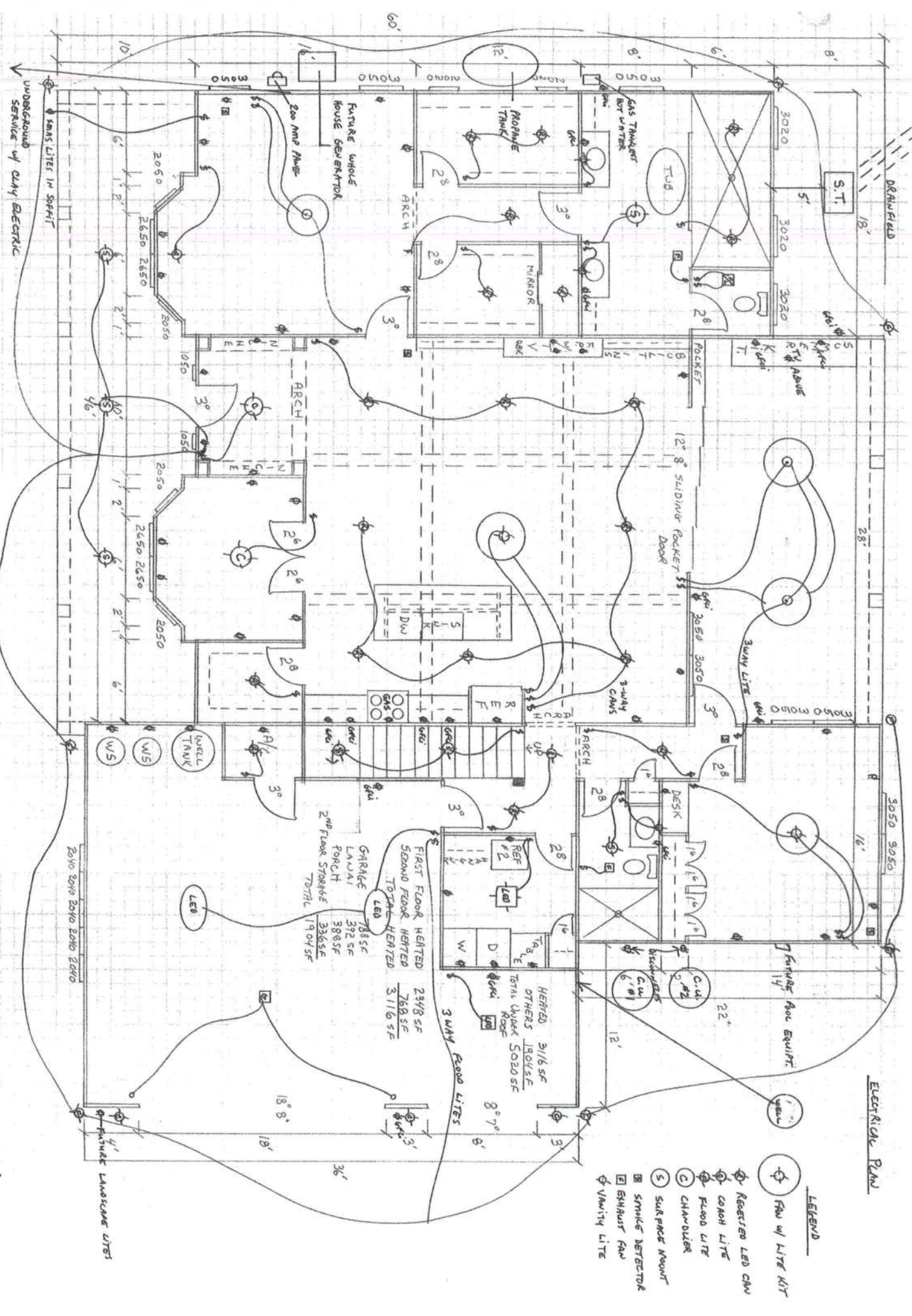
Bonus Room Roof Framing

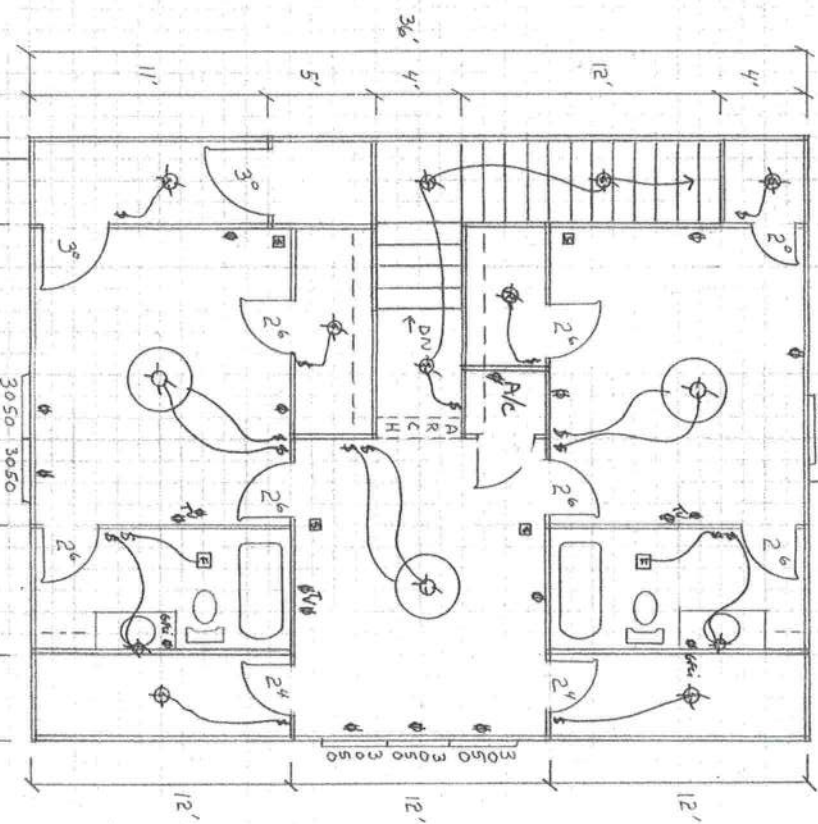
SECTION "C"

ELECTRICAL PLAN

LEGEND

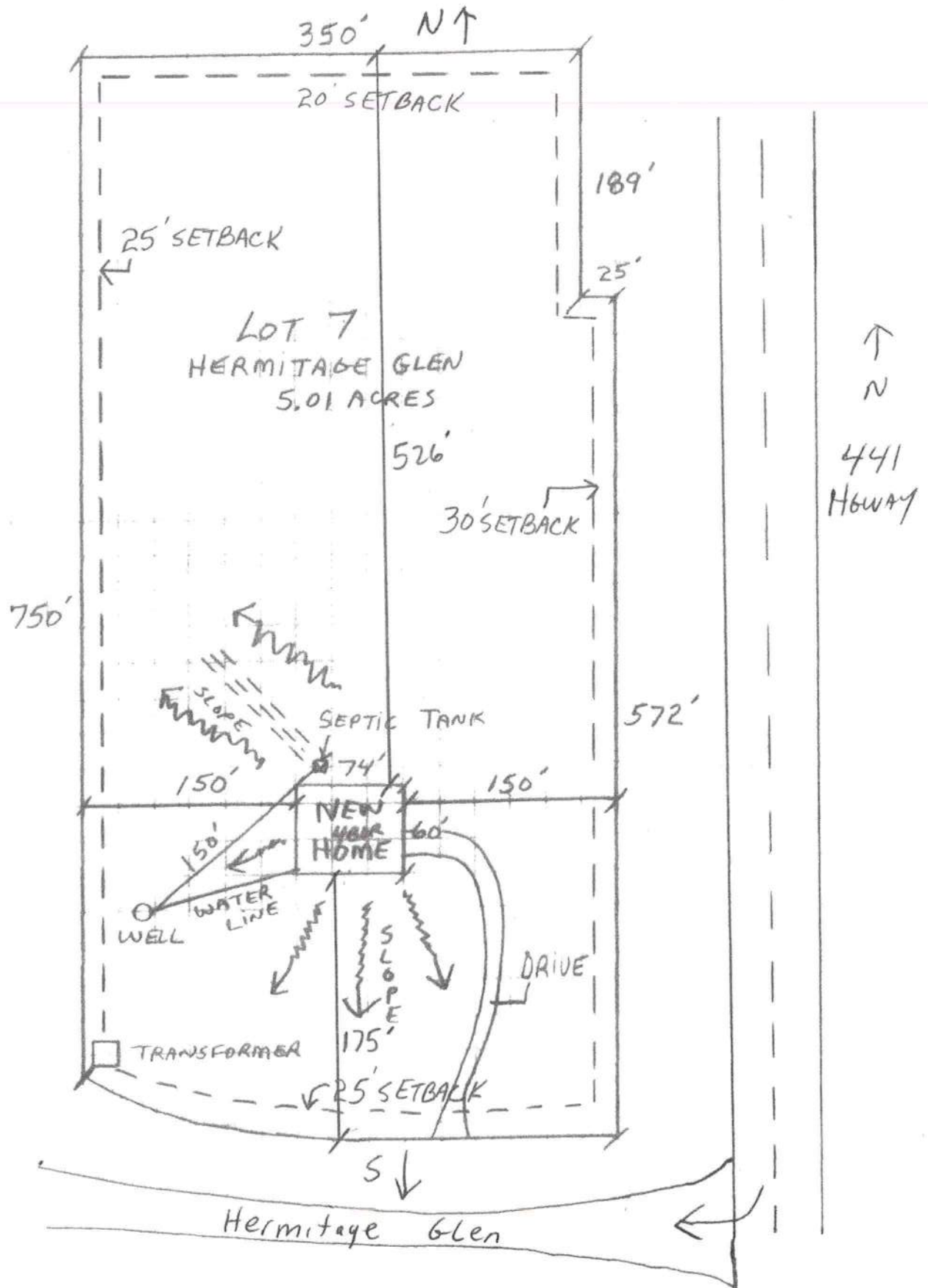
- ⊕ FAN w/ LITE KIT
- ⊕ RECESSED LED CWM
- ⊕ COACH LITE
- ⊕ FLOOD LITE
- ⊕ CHANDELIER
- ⊕ SURFACE MOUNT
- ⊕ SMOKE DETECTOR
- ⊕ EXHAUST FAN
- ⊕ VANITY LITE

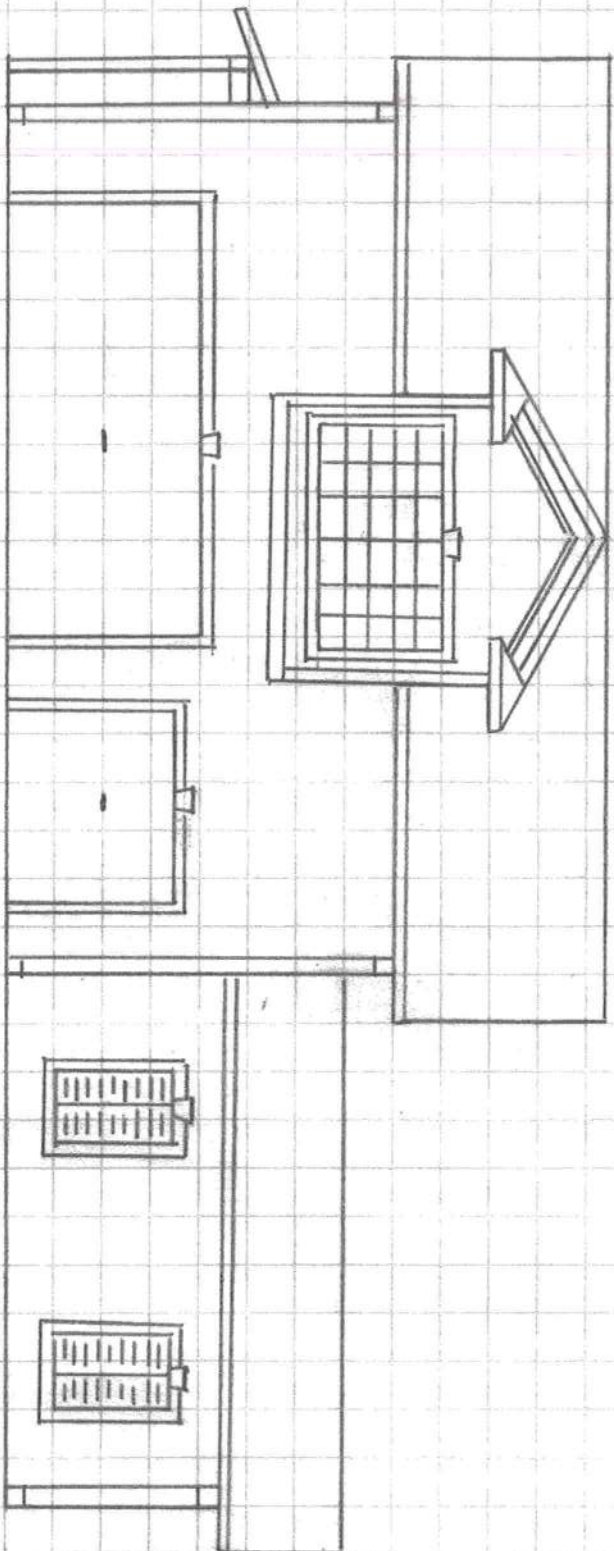




Page 5

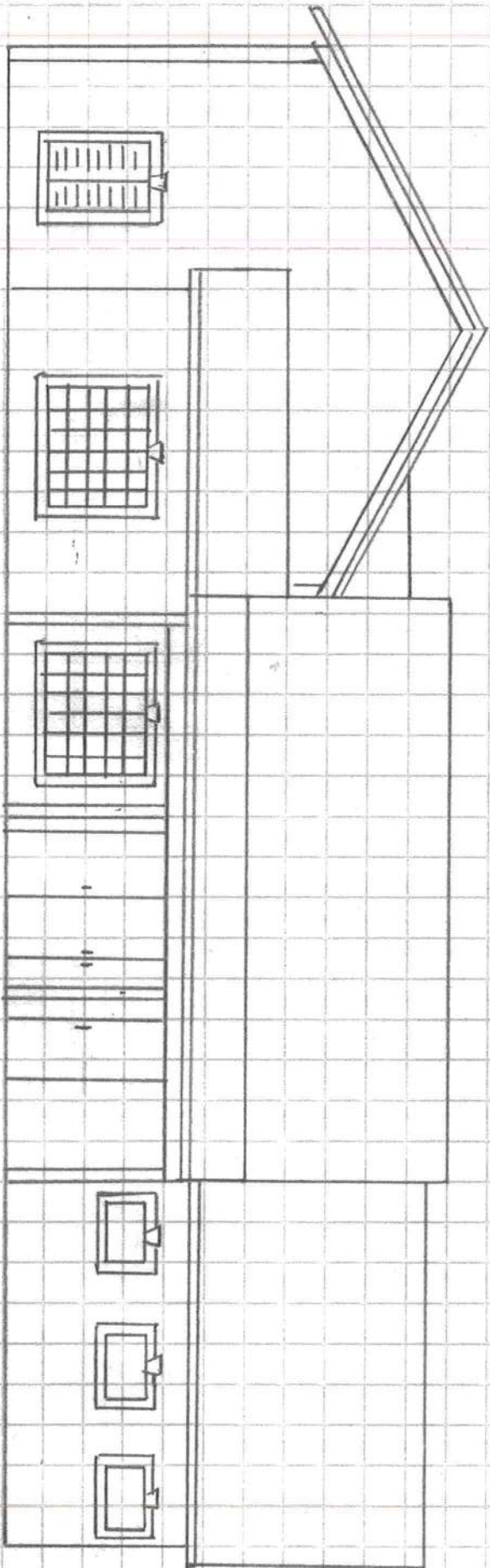
SITE PLAN 1" = 100'
LEARNER LUXURY PROPERTIES





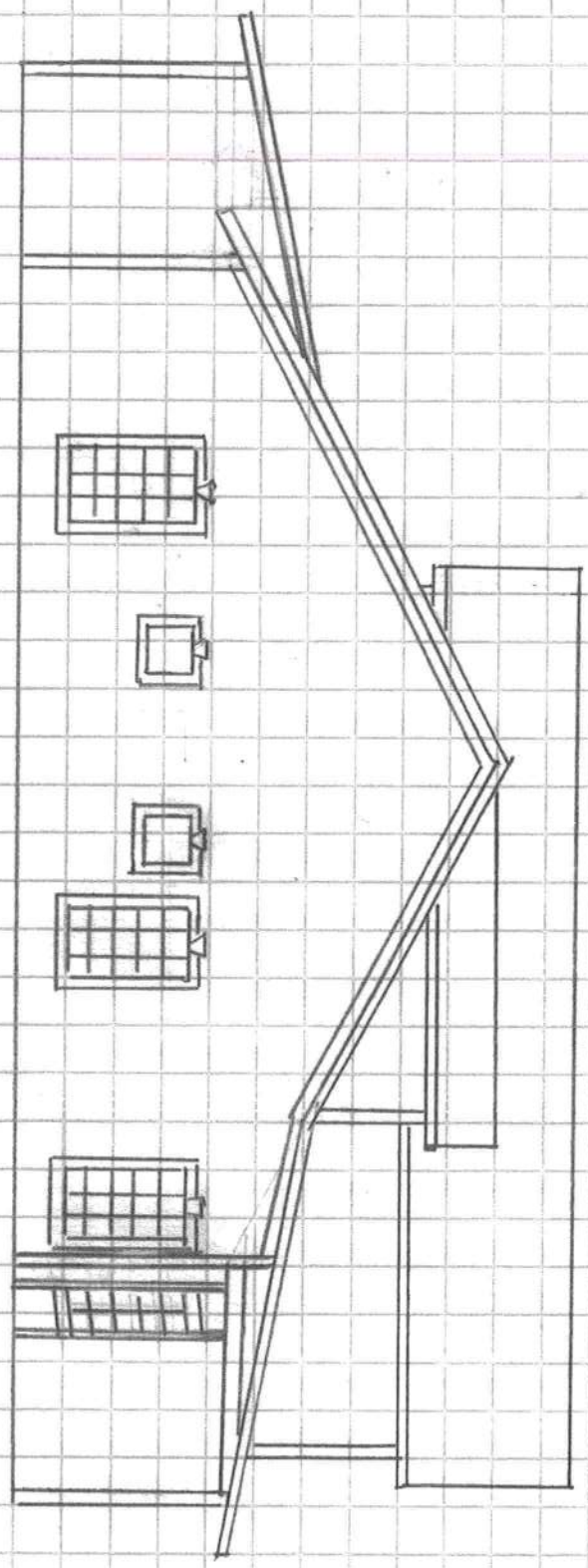
RIGHT SIDE ELEVATION

$\frac{1}{8}'' = 1'$



REAR ELEVATION

LEFT SIDE ELEVATION



TYPICAL WALL SECTION

