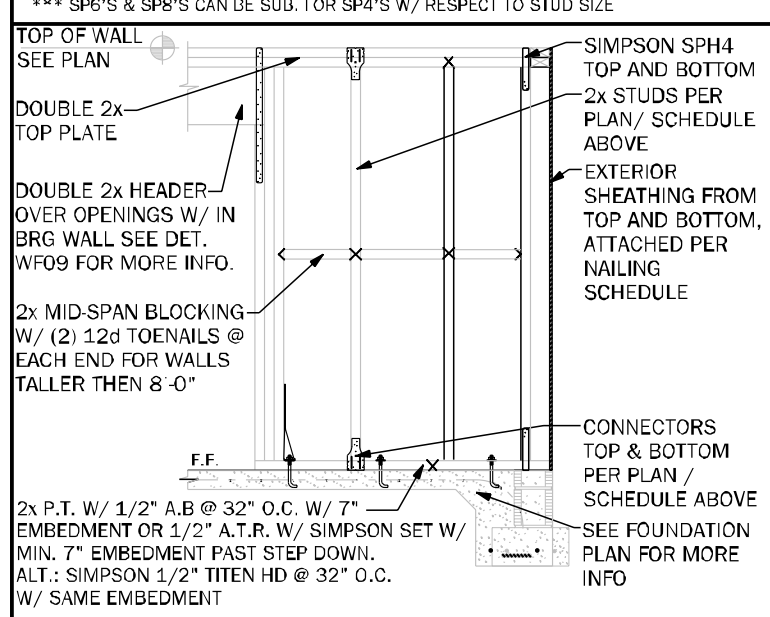


BEARING WALL INTERIOR WALL SCHEDULE					
MARK	STUD SPACING	CONNECTION & FASTENERS		LUMBER SPECIES	UPLIFT CAP.(KIP)
		TOP	BOTTOM		
BW1	16"	(2) 16G TOENAILS	(2) 16G TOENAILS	SPF	0
BW2	16"	SP2 W/ (6)-10d NAILS	SP1 W/ (6)-10d NAILS	SPF	402
BW3	16"	SP4 W/ (6) 10d X 1 1/2" NAILS	SP4 W/ (6) 10d X 1 1/2" NAILS	SPF	571
BW4	16"	(2) 16G TOENAILS	(2) 16G 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) 16G TOENAILS	(2) 16G 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) 16G TOENAILS	(2) 16G TOENAILS	SYP	0
BW11	12"	SP2 W/ (6)-10d NAILS	SP1 W/ (6) 10d NAILS	SYP	565
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 J.N.O. ON FLOOR PLANS

* ALL LUMBER TO BE GRADE #2
 ** CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED



BEARING INTERIOR WALL DETAIL

GENERAL NOTES

1. SEE FLOOR PLAN FOR WALL TYPE. ASSUME 24" STUDS USE UNO.
2. ALL STRUCTURAL LUMBER BE BEARING PLAN UNO.
3. CONNECTIONS TO BE INSTALLED AS EACH STUD AS INDICATED.
4. IF BEARING WALL IS NOT INDICATED, ALL CONNECTORS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
5. IF "B-W" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO IGNORED. SEE INTERIOR 3" OR 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 TO BE EXTERIOR. GROUND ANCHORS MIN. 7/16" ØD PLYWOOD W/ 8" NAILS AT 4" O.C. IN FIELD AND EDGE TO 1/4" SIDE OF WALL.
7. ALL 2" EXTERIOR WALLS W/ EXTERIOR SHEATHING ATTACHED PER TAILING SCHEDULE.
8. ALL 2" EXTERIOR WALLS W/ EXTERIOR SHEATHING ATTACHED PER SPLICING AND EDGE DETAIL.
9. IF THE BEARING WALL IS INDICATED WITH THE B-WI, B-WI, B-WI, B-WI THESE WALLS ARE TO BE BEARING WALLS. ALL BEARING WALLS TO BE ATTACHED TO THE FLOOR JOIST NAIL TO THE PLATE AND THE 2" PLATE CAN BE ATTACHED WITH HARD Cased NAILS. (OUR NAILS ARE 16" LONG) SEE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.

COLUMN SCHEDULE				
MARK	COLUMN SIZE	BASIS, CONN. & FASTENER		UPLIFTLBL
C1	(3) 2 x 4 #2 SPF	(4) 16d TOENAILS		0
C2	(3) 2 x 4 #2 SPF	DT12Z 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	DT12Z 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" AT** & (12) 16d NAILS	G = 6665	G = 2200
C6	6 x 8 P.T.#2 SYP POST	ABU66 W/ 5/8" AT** & (12) 16d NAILS	G = 12000	G = 2300
C7	8 x 8 P.T.#2 SYP POST	ABU88 W/ (2) 5/8" AT** & (18) 16d NAILS	G = 24355	G = 2320
C8	3.5 x 3.5 PSL 1.8E R-2400 PSI (W/OUNDED F.E.I.T.)	HDC-U50S2.5 W/ (14) 1/4" X 2 1/2" SDS WS 5/8" EXCPY ANCHOR OR ATP-1**	5645	
C9	3.5 x 5.25 PSL 1.8E R-2400 PSI (W/OUNDED F.E.I.T.)	HDC-U50S2.5 W/ (14) 1/4" X 2 1/2" SDS WS 5/8" EXCPY ANCHOR OR ATP-1**	5645	
C10	3.5 x 7 P.L 1.8E R-2400 PSI (W/OUNDED F.E.I.T.)	HDC-U50S2.5 W/ (20) 1/4" X 2 1/2" SDS WS 7/8" EXCPY ANCHOR OR ATP-1**	6970	
C11	5.25 x 5.25 PSL 1.8E R-2400 PSI (W/OUNDED F.E.I.T.)	HDC-U50S2.5 W/ (20) 1/4" X 2 1/2" SDS WS 7/8" EXCPY ANCHOR OR ATP-1**	7870	
C12	7 x 7 P.L 1.8E R-2400 PSI (W/OUNDED F.E.I.T.)	HDC-U50S2.5 W/ (20) 1/4" X 2 1/2" SDS WS 7/8" EXCPY ANCHOR OR ATP-1**	7870	
C13	5.25" x 7 P.L. 1.8E R-2400 PSI (W/OUNDED F.E.I.T.)	HDC-U50S2.5 W/ 1" 7/8" AT AND (20) 1/4" X 1/2" SDS WOOD SCREWS	7870	

GENERAL COLUMN NOTES

1. SEE FLOOR PLAN FOR WALL WIDTH. STUD PUNCH TO MATCH WALL WIDTH UNO.
2. ALL STRUCTURAL LUMBER TO BE SYP #1 OR SYP #2 UNO ON PLAN.
3. NAIL BUILT UP STUDS PER DETAIL W37.
4. NINETY-NAIL END EMBEDED.
5. EMBEDED FOR 1/2" AT 7"
6. EMBEDED FOR 5/8" AT 7"
8. EMBEDED FOR 7/8" AT 7"
9. IF (C) COLUMN IS INDICATED ON SECOND FLOOR, THE BASE CONNECTION IS HOT REQUIRED. (SEE INDICATED CALL OUT ON PLAN FOR ATTACHMENT)
10. SEE WOOD CONNECTIONS SECTION 44.00 COVER STUDS FOR CORROSION INFORMATION.
7. SAME NOMINAL SIZE PARALLEL COLUMNS (L&E) MAY BE SUBSTITUTED FOR ANY P.T.Y. SYP POST NOTED IN THE PLANS

COMMON NAIL vs. PNEUMATIC GUN APPLICATIONS:				
COMMON NAIL	DIA. / LENGTH	PNEUMATIC GUN NAIL DIA.-LENGTH	COMMON vs. GUN NAIL SPACING	APPLICATION
8d	0.131" X 2 1/2"	0.131" X 2 1/2"	SEE PLAN	SHEATHING ROOF & WALLS
10s OR 12d	0.148" X 3"	0.131" X 3"	SEE PLAN	BLOCKING & TOE NAILS & TOP PLATES
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
16d	0.148" X 3"	0.131" X 3"	8" O.C. (COMMON) 6" O.C. (GUN NAIL)	STUD PACE COLUMNS
16d	0.162" X 3 1/4"	0.131" X 3 1/4"	12" (COMMON) 3" (GUN NAILS)	SEE PLAN

HEADER SCHEDULE

(IF USED, SEE DET, "HWR" ON SHEET S-2 FOR ENERGY STAR INSULATION ON HEADERS)

MARK	HEADER SIZE	REMARKS
H1	(2) - 2X6 S2 SYP W/ 1/2" FLITCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
H2	(2) - 2X8 S2 SYP W/ 1/2" FLITCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
H3	(2) - 2X10 S2 SYP W/ 1/2" FLITCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
H4	(2) - 2X12 S2 SYP W/ 1/2" FLITCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
H5	(2) - 134" X 11 1/4" LVL 2.0 (R=2600 PSI)	ATTACH TOGETHER W/ (2) ROWS 14" X 3 1/2" S2S W/ KINGS @ 8" O.C. TYP. EACH SIDE
H6	(2) - 134" X 9 1/4" LVL 2.0 (R=2600 PSI)	ATTACH TOGETHER W/ (2) ROWS 14" X 3 1/2" S2S W/ KINGS @ 8" O.C. TYP. EACH SIDE

**HEADER SUPPORT NO. OF JACKS &
STUDS REQ. AT OPENINGS**

OPENING SIZE	2x4 WALL		2x6 OR 2x8 WALL	
	JACKS EA. END	KINGS EA. END	JACKS EA. END	KINGS EA. END
1'-0" - 3'-11"	(1)	(2)	(1)	(2)
4'-0" - 9'-11"	(2)	(3)	(2)	(3)
10'-0" - 16'-0"	(3)	(4)	(3)	(4)

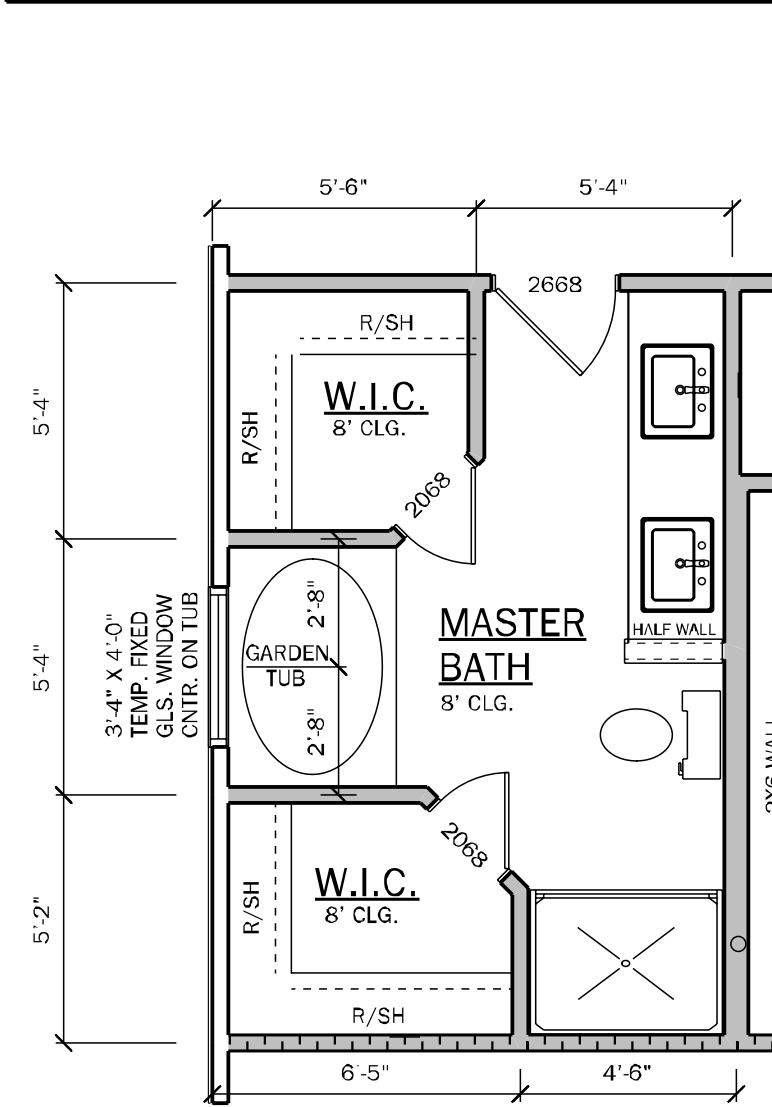
GENERAL HEADER NOTES

- VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED
- IF HEADER IS ON THE 1ST FLOOR SEE PLAN FOR BEARING WALL & TYPE AND FOLLOW INSTRUCTIONS FOR BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS AND ON PLAN
- IF HEADER IS ON THE 2ND FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR CONNECTIONS.
- ALL HEADER JACK AND KING STUDS SHALL BE NOTED TO EACH PER DETAIL W373
- FASTEN ALL MULTI-PLY HEADERS TOGETHER W/ (2) ROWS 12g COMMON NAILS AT 32" O.C. ALONG JOINTS OR (3) ROWS 12g @ 24" O.C. AT LARGES
- FASTEN ALL HEADERS TO KING STUDS WITH (3) 12d NAILS PER SIDE
- IF HEADER IS NOT SPECIFIED CONTACT E.O.R.

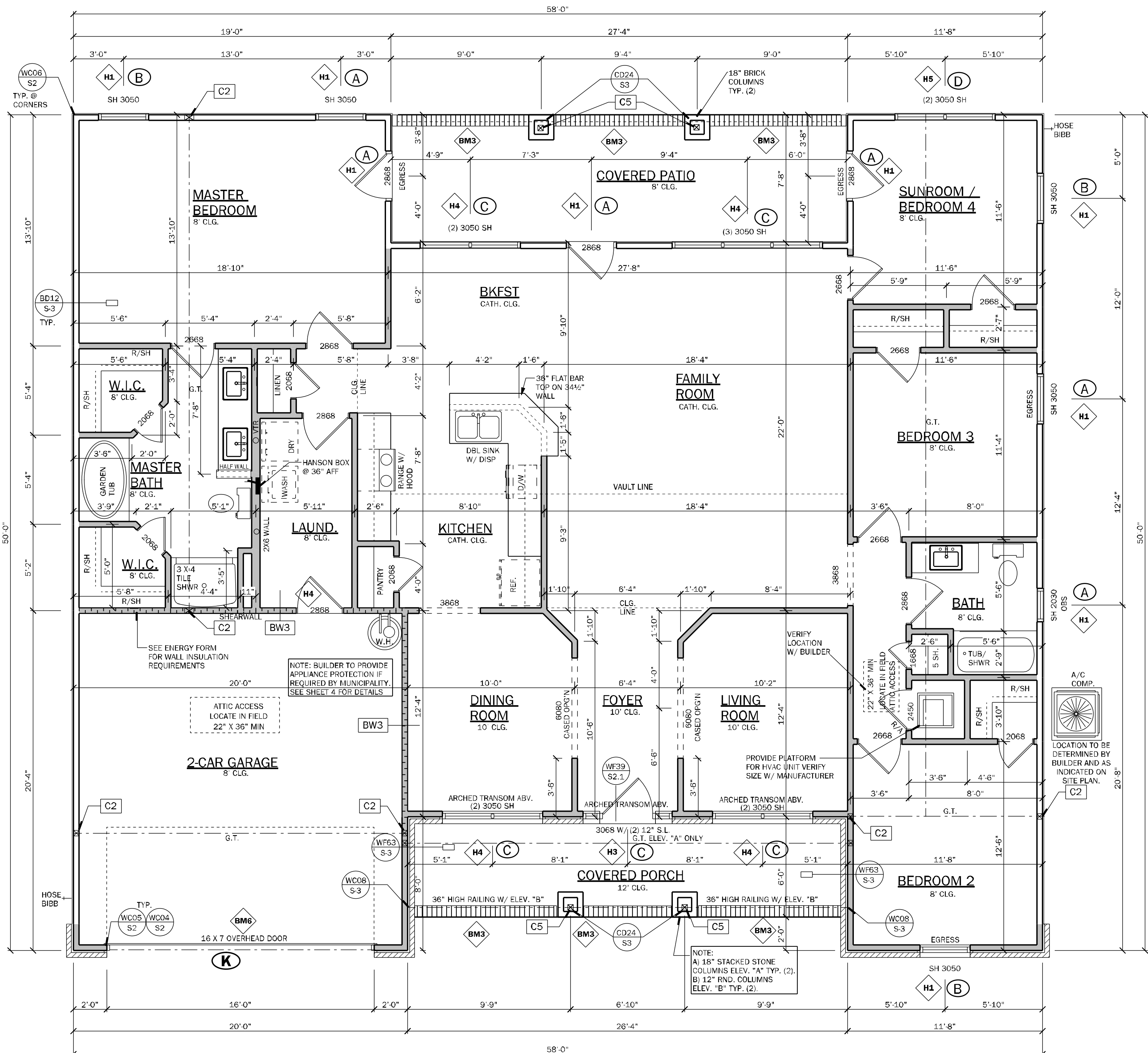
BEAM SCHEDULE		
MARK	BEAM SIZE	CONNECTIONS
EM1	(2) - 2 x 8 @ 2' S/P W/ 7' 18" OSB FLUTCH PLATE, NAIL BEAM TOGETHER USING (2) ROWS OF 120 NAILS @ 12" O.C. TYP. EACH SIDE	CONNECTION PROVIDE (2) SMIPSON LT524 OR (2) SMIPSON HT520 TO WOOD POST OR (2) SMIPSON HTA16 TO CMU CL. U.N.O. ON ROOF PLATE.
EM2	(2) - 2' x 10 @ 2' S/P W/ 7' 18" OSB FLUTCH PLATE, NAIL BEAM TOGETHER USING (2) ROWS OF 120 NAILS @ 12" O.C. TYP. EACH SIDE	CONNECTION PROVIDE (2) SMIPSON LT524 OR (2) SMIPSON HT520 TO WOOD POST OR (2) SMIPSON HTA16 TO CMU CL. U.N.O. ON ROOF PLATE.
EM3	(2) - 2' x 12 @ 2' S/P W/ 7' 18" OSB FLUTCH PLATE, NAIL BEAM TOGETHER USING (2) ROWS OF 120 NAILS @ 12" O.C. TYP. EACH SIDE	CONNECTION PROVIDE (2) SMIPSON LT524 OR (2) SMIPSON HT520 TO WOOD POST OR (2) SMIPSON HTA16 TO CMU CL. U.N.O. ON ROOF PLATE.
EM4	(2) - 1 3/4" x 11 1/4" LVL 2.05 FB=2600 PSI, NAIL BEAM TOGETHER USING (2) ROWS 1/4" x 3 1/2" 30S WOOD SCREWS @ 16" O.C. TYP. EACH SIDE	CONNECTION PROVIDE (2) SMIPSON LT524 OR (2) SMIPSON HT520 TO WOOD POST OR (2) SMIPSON HTA16 TO CMU CL. U.N.O. ON ROOF PLATE.
EM5	(2) - 1 3/4" x 11 7/8" LVL 2.05 FB=2600 PSI, NAIL BEAM TOGETHER USING (2) ROWS 1/4" x 3 1/2" 30S WOOD SCREWS @ 16" O.C. TYP. EACH SIDE	CONNECTION PROVIDE (2) SMIPSON LT524 OR (2) SMIPSON HT520 TO WOOD POST OR (2) SMIPSON HTA16 TO CMU CL. U.N.O. ON ROOF PLATE.
EM6	(2) - 1 3/4" x 18" LVL 2.05 FB=2600 PSI, NAIL BEAM TOGETHER USING (2) ROWS 1/4" x 3 1/2" 30S WOOD SCREWS @ 16" O.C. TYP. EACH SIDE	CONNECTION PROVIDE (2) SMIPSON LT524 OR (2) SMIPSON HT520 TO WOOD POST OR (2) SMIPSON HTA16 TO CMU CL. U.N.O. ON ROOF PLATE.

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.



Y	N	MASTER BATH OPT.
		3'-4" X 4'-0" TEMP. FIXED GLS. WINDOW CNTR. ON TUB
		4030 (1) PC. FIBERGLAS SHOWER IN LIEU OF LINEN CL



FLOOR PLAN

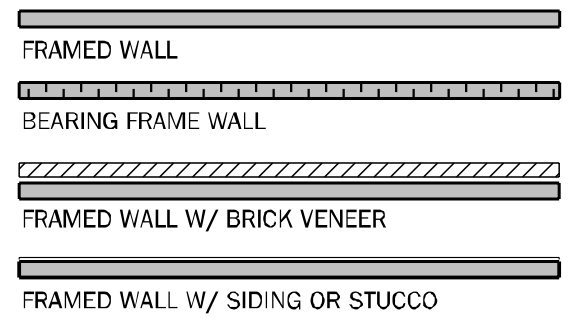
SCALE: 1/4" = 1'-0"

ELEVATION "A" & "B"

NOTE:

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

WALL LEGEND

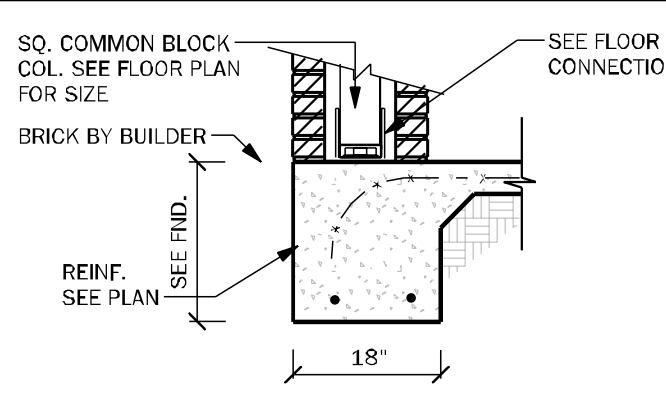
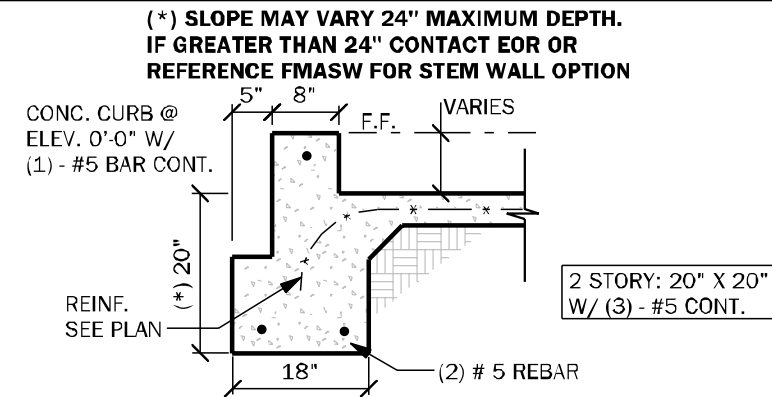
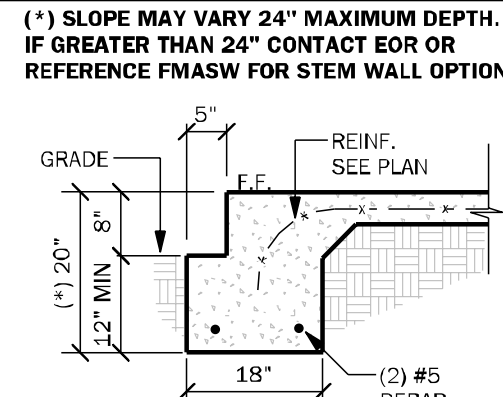


GENERAL NOTES

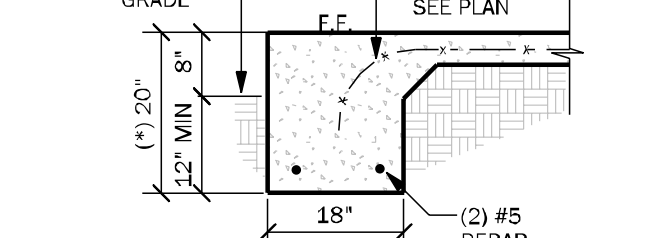
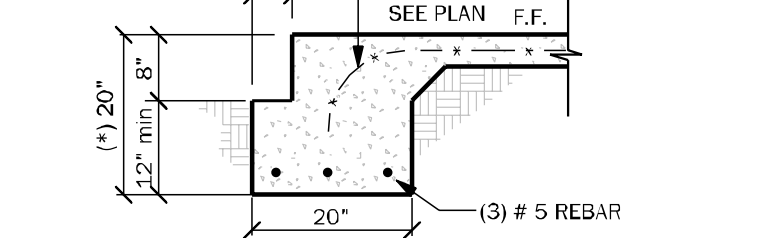
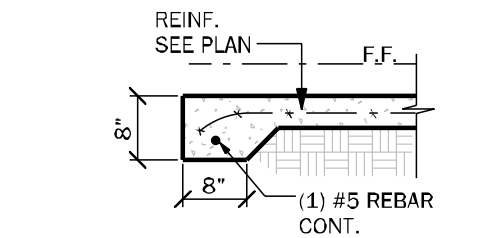
- R302.2.1a (table 302.6) If water based ceiling texture material is used, provide 7/8" gypsum board for 16" O.C. Framing, or 5/8" gypsum board for 24" O.C. Framing. If mineral wool insulation and board may be used 1/2" O.C. 5/8" gypsum board, 5/8" type "X" gypsum board must be installed on garage ceiling beneath habitable room(s).
- R302.2.2 Duct Penetration. Ducts in the garage and ducts penetrating the walls or ceilings separating the garage from the living space shall be protected by a minimum No. 26 gages (0.45 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 3/4" thick solid wood door, or 1 3/4" thick honeycomb-core steel door, or 20 Minutes fire rated door, or 1 3/4" thick solid wood door.
- R302.7 Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2" gypsum board.
5. Outdoor swimming pool 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 roof. If solid soffit is installed 5" O/C 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 12-inch (12.7mm) gypsum board applied to the garage side. The finished basement floor shall be 1/2" (12.7mm) above all habitable rooms above by not less than 5/8" (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" (12.7mm) gypsum board or equivalent.
- R312.2.1 Window sills. In dwelling units, where the bottom of the clear opening of an operable window opening is less than 40 inches (1016 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 when the opening is in its largest open position.
 2. Operable windows that are provided with window fall prevention devices that comply with ASTM F2059.
 3. Operable windows that are provided with window open control devices that comply with Section R312.2.2.
- R308.4.2 All windows within 2'-0" of doors and in shower or tub areas will be safety tempered glass.
8. E.C. R402.2.4 Vertical or horizontal access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and sealed to be as level and 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
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 does not give instructions to not specify a termination location, the exhaust duct shall terminate not less than 3 feet (914 mm) in any direction from openings into buildings and not less than 1 foot (305 mm) from 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:
The gypsum board ceiling shall be attached w/ type "W" 1/2" x 4" gypsum board 8" O.C. in field and edges.
Option 2. Plaster Base:
7/16" OSB on underside of roof trusses shall be attached to all framing members with 2x blocking provided 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 screws shall 3" O.C. field and 4" edges.
13. Energy Code Compliance Plan Performance Based Pass Code cycle is FBC 2023 8th Edition:
* ALL INTERIOR AND EXTERIOR WALL FRAMING, INCLUDING ALL EXTERIOR WALLS, FLOORING STRIPS ON CMU WALLS, TO BE SPACED AND 16" O.C. (U.N.O.)

AREA CALCULATIONS

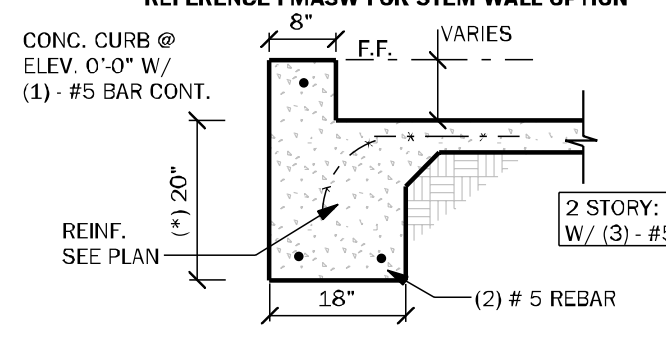
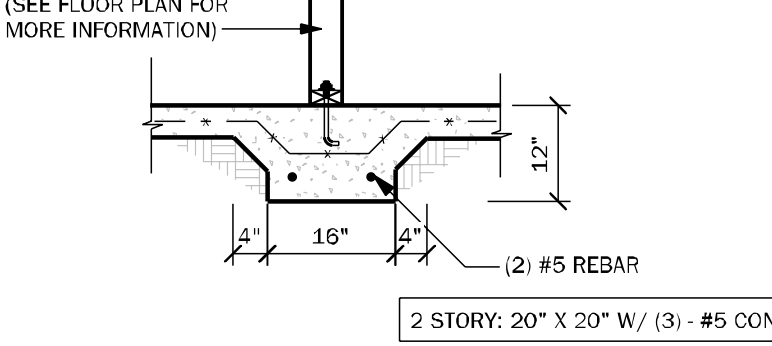
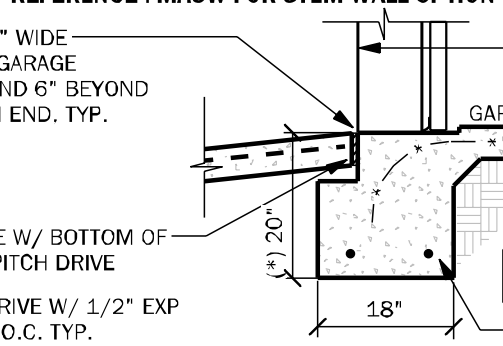
1st FLOOR	2166 S.F.
TOTAL LIVING (AC)	2166 S.F.
GARAGE	418 S.F.
COVERED ENTRY (BASE)	155 S.F.
COVERED PATIO/LANAI	204 S.F.
TOTAL AREA UNDER ROOF	2943 S.F.



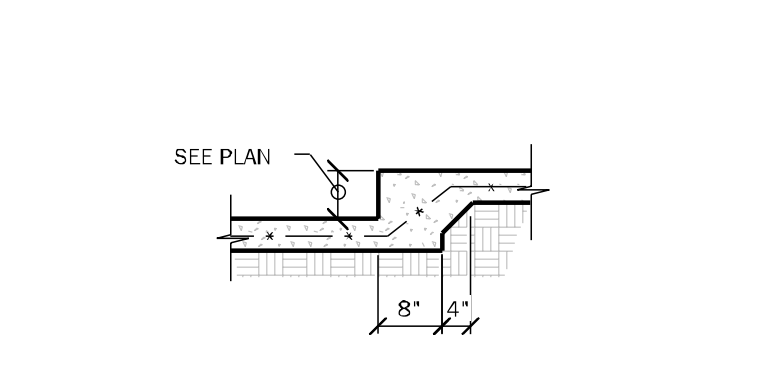
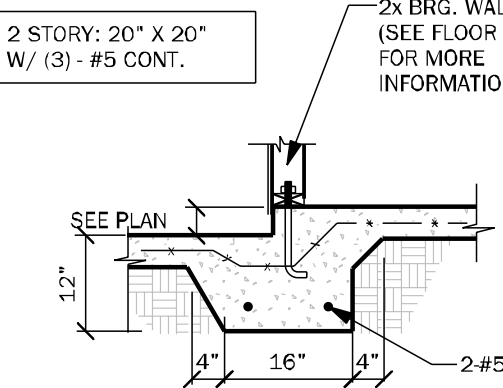
FM01	SINGLE STORY FTG	1/2" = 1'-0"	FM02	SECTION @ GARAGE	1/2" = 1'-0"	FM25	PORCH COLUMN W/ BRICK	1/2" = 1'-0"
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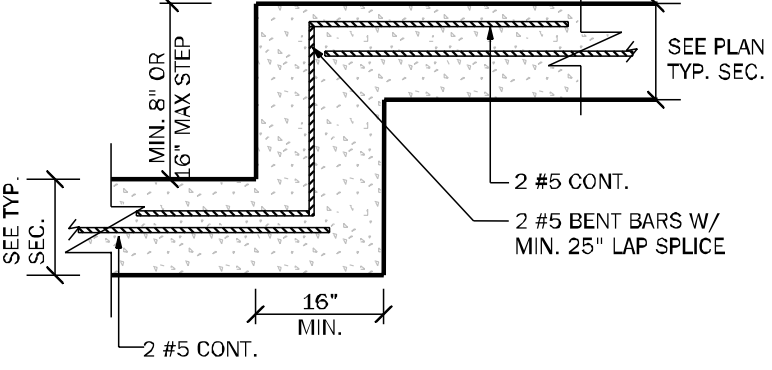
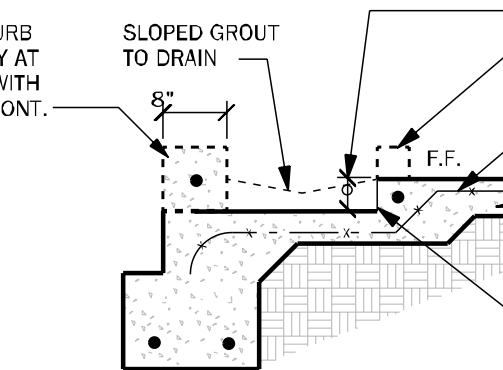
FM03	THICKENED EDGE	1/2" = 1'-0"	FM08	2-STORY FTG.	1/2" = 1'-0"	FM01A	SINGLE STORY FTG	1/2" = 1'-0"
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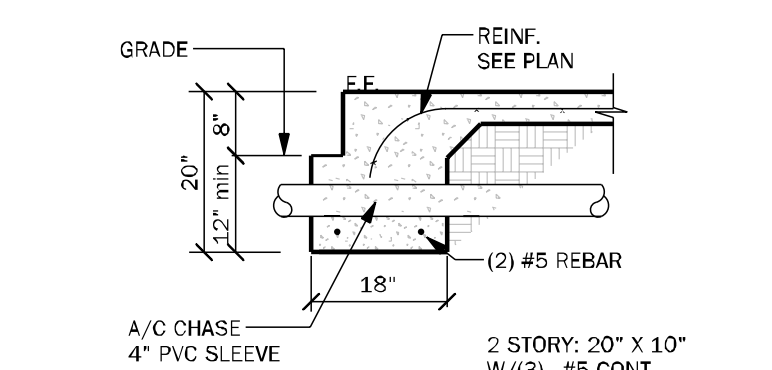
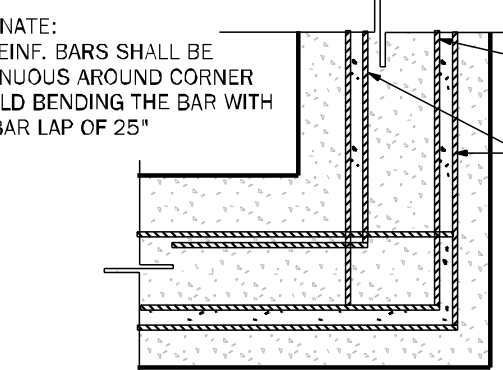
FM09	SECTION @ GAR. DOOR	1/2" = 1'-0"	FM10	INTERIOR BRG WALL	1/2" = 1'-0"	FM02A	SECTION @ GARAGE	1/2" = 1'-0"
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FM11	STEP DOWN BRG.	1/2" = 1'-0"	FM12	STEP DOWN NON BRG.	1/2" = 1'-0"	RECESSING DOOR SILLS OR SLIDING GLASS DOOR SILLS.
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FM14	SECTION @ RECESS SHOWER	1/2" = 1'-0"	FM18	TYP. STEP FTG. DETAIL	1/2" = 1'-0"	LESS THAN 12 INCHES BELOW THE FINISHED GRADE OF GROUND SURFACE WHERE APPLICABLE, THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTION B403.1.4.1
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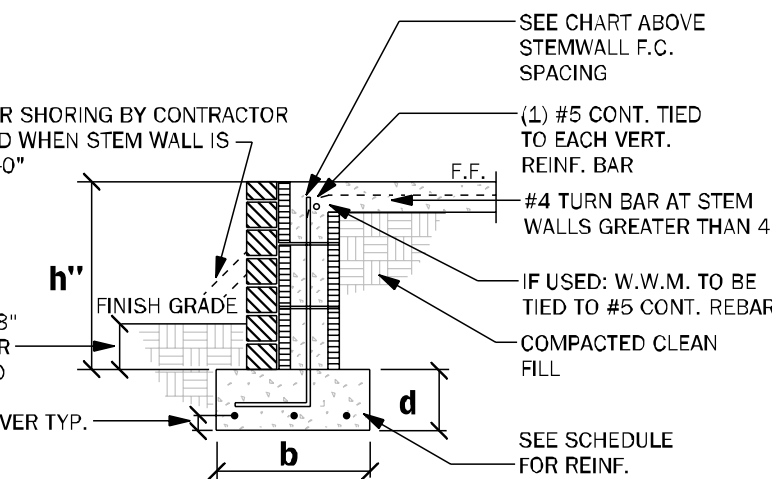


FM19	TYP. CORNER BAR DETAIL	1'-1/2" = 1'-0"	FM23	TYP. FND PENETRATION	1/2" = 1' - 0"					
						MARK	SIZE	DEPTH	REINFORCING	GRAVITY CAP. [lbs]

STEMWALL SCHEDULE							
STEMWALL HEIGHT (h)	FOOTING DIMENSION				NUMBER/SIZE OF BARS	LAT.	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	<674#	6'-8"
>2'-0"-3'-4"	10"	10"	20"	24"	W/ (3) #5 BARS	674#	5'-4"
>3'-4"-4'-0"	12"	12"	32"	32"	W/ (4) #5 BARS	845#	4'-0"
>4'-0"-5'-4"	16"	16"	48"	48"	W/ (5) #5 BARS CONT. & #5 @ 18" O.C. TRANS.	1,162#	2'-8"

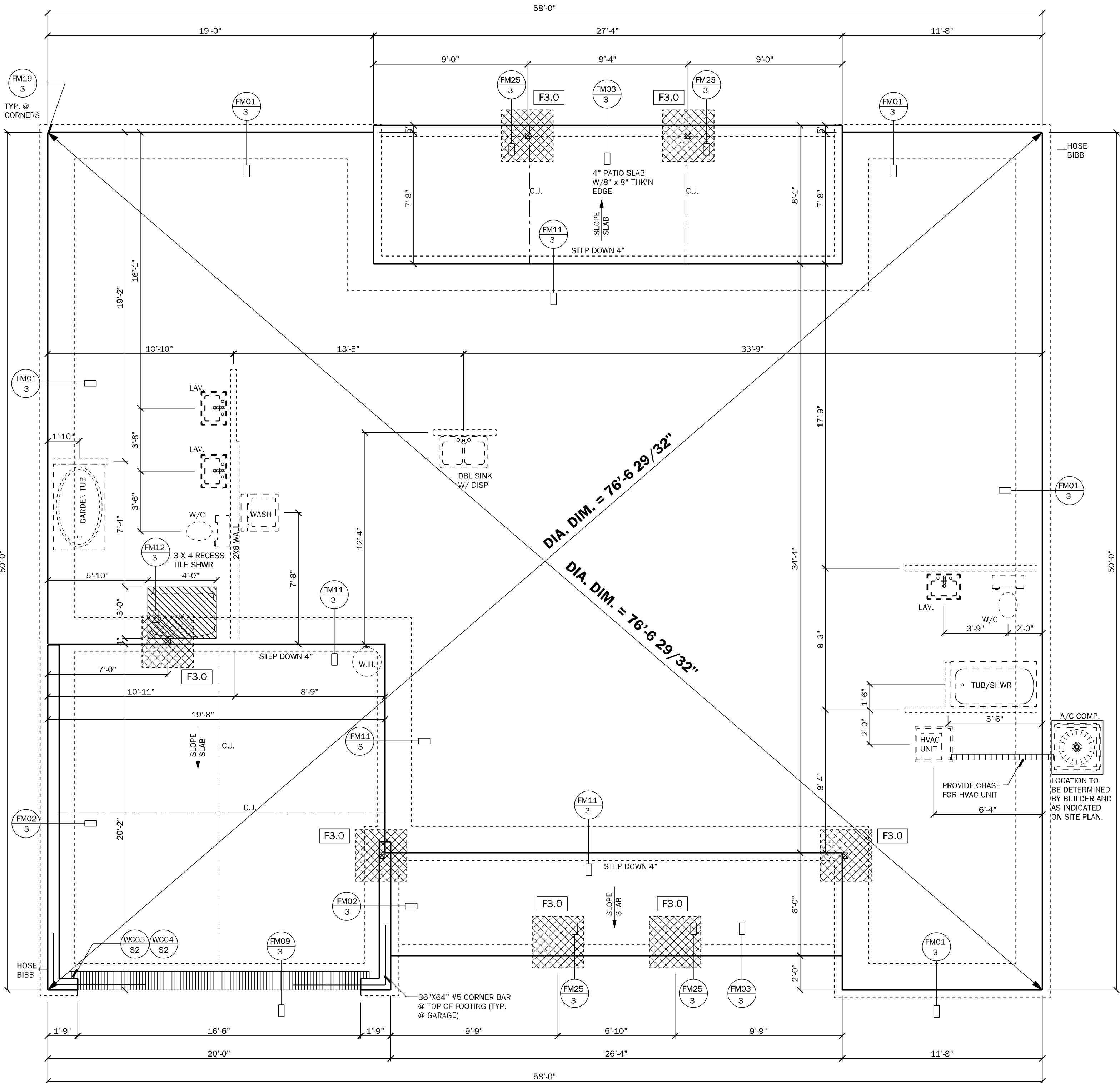
NOTES:

1. VERTICAL REINF. IN SOLID GROUTED CELLS AT ALL CORNERS, JAMBS, WALL INTERSECTIONS, BELOW GIRDER TRUSS LOCATIONS, AND AT THE MAXIMUM SPACING STATED IN SCHEDULE
2. W.A.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 TURN INTO VERTICAL BAR AND EXTEND OUT A MIN. 4'-0" INTO SLAB/ STEM
3. IF STEM IS REQ'D TO BE HIGHER CONTACT ENGINEER OF RECORD PRIOR TO CONSTRUCTION FOR MORE INFORMATION!
4. G.C. TO PROVIDE ADEQUATE BRACING OF STEM WALL WHEN UNEVEN BACK FILLING IS TAKING PLACE.
5. #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)
6. IF STEM WALL IS WITH IN 4'-0" OF POOL OR WATER FEATURE FOUNDATIONS TO BE A MINIMUM 12" BELOW BOTTOM OF POOL OR WATER FEATURE
7. ALL STEM WALLS GREATER THAN (4) COURSES SHALL BE FULLY GROUTED.
8. R.403.1.4 MINIMUM DEPTH: ALL EXTERIOR FOOTINGS (BOTTOM) SHALL BE PLACED AT LEAST 12" BELOW THE UNDISTURBED GROUND SURFACE.
- SEE CHART ABOVE
STEM WALL F.G.
SPACING
- (1) #5 CONT. TIED TO EACH VERT. REINF. BAR.
- #4 TURN BAR AT STEM WALLS GREATER THAN 4'
- IF USED: W.W.M. TO BE TIED TO #5 CONT. REBAR
- COMPACTED CLEAN FILL
- SEE SCHEDULE FOR REINF.
- EXTERIOR SHORING BY CONTRACTOR AS REQ'D WHEN STEM WALL IS OVER 4'-0"
- FINISH GRADE
- MIN. 8" COVER REQ'D
- 3" COVER TYP.
- h"
d
b



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

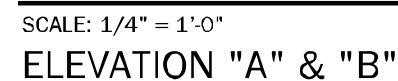
LEGEND	
	- INDICATES SINGLE-STORY FOOTING
	- INDICATES TWO-STORY FOOTING
	- INDICATES PAD FOOTING



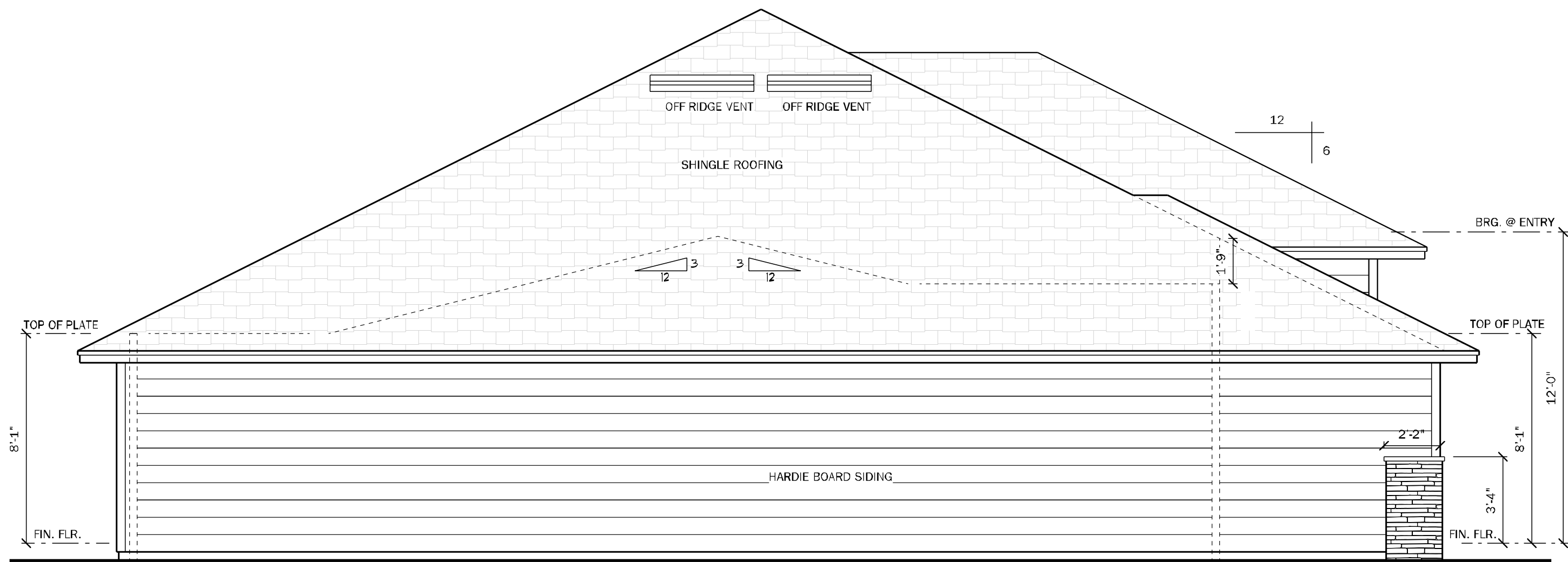
FOUNDATION PLAN

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

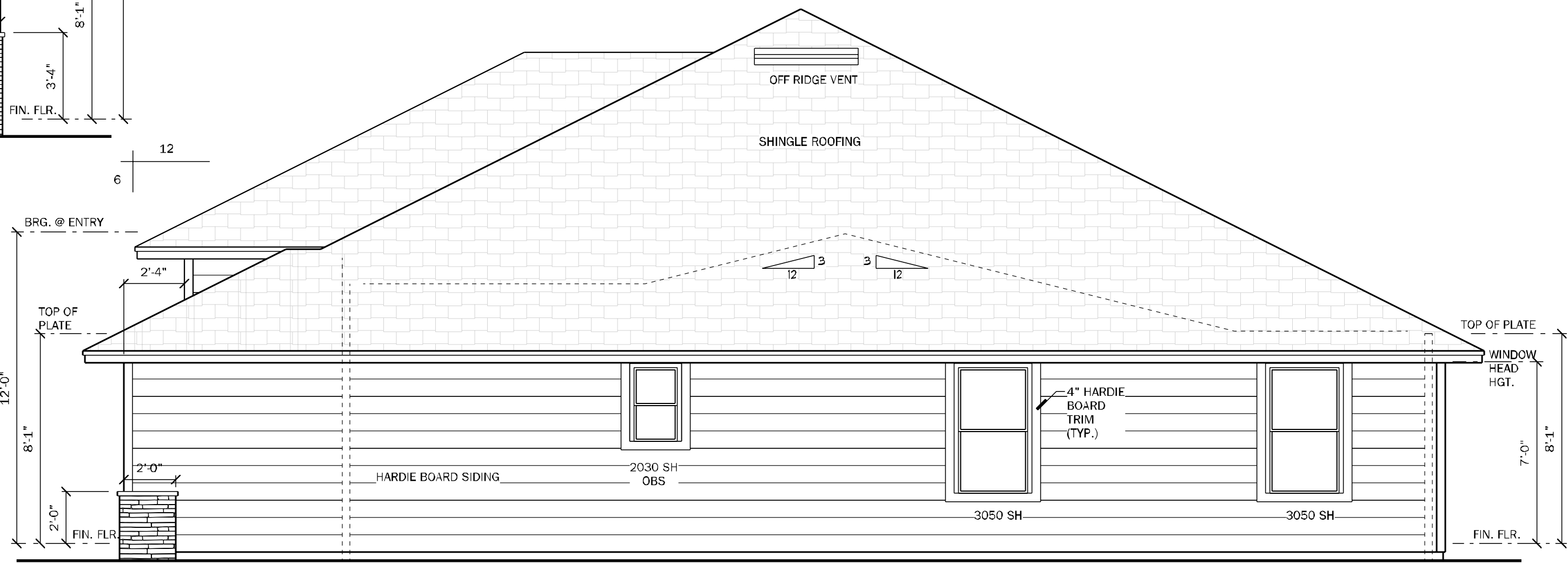
ELEVATION "A" & "B"



Thursday, September 5, 2024



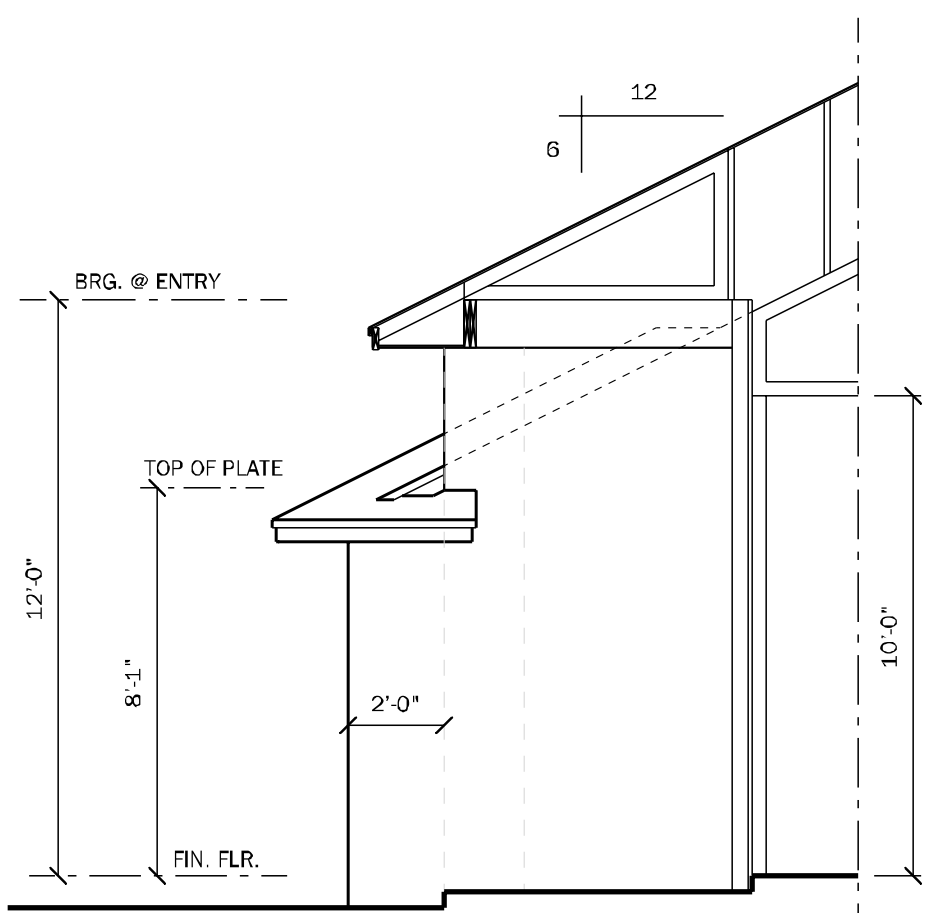
LEFT ELEVATION "A"
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION "A"
SCALE: 1/4" = 1'-0"



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



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



FRONT ELEVATION "A"
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)	2943 s.f.
Total needed for exhaust for upper 1/3	706 net sq inches
Total needed for intake (soffit area, lower)	706 net sq inches
Number of Off Ridge Vents for upper 1/3 needed	5
L.F. of Ridge Vent needed (can be used in combo with ORV)	39
Lineal Feet of Soffit needed to meet required	86
Lineal S.F. provided by plan	220

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FL # 94452

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THIEN BAO DUONG, P.E.

DAMS HOMES

FLORIDA CONTRACTORS LICENSE NO. CRC1330146

**100 WEST GARDEN STREET
PENSACOLA FL 32502**

DIVISION LOCATION:
GAINESVILLE

INVENTORY

LOT: 89
BLK:
SEC:
SUB: PRESERVE AT LAUREL LAKE
297 SW SILVER PALM DRIVE
LAKE CITY

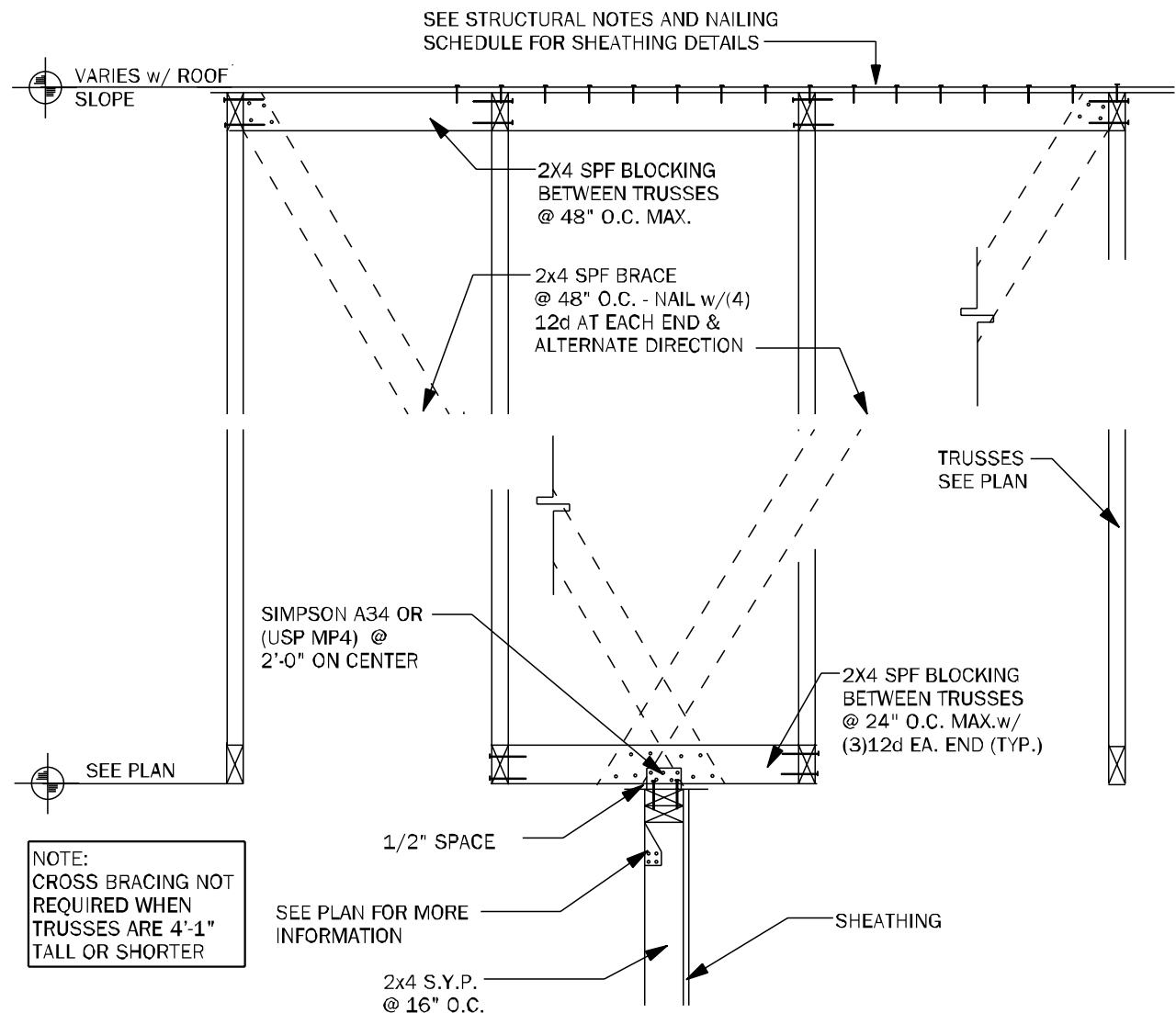
Model Name / Number:
2169

Plan Issue Date:
Thursday, September 5, 2024

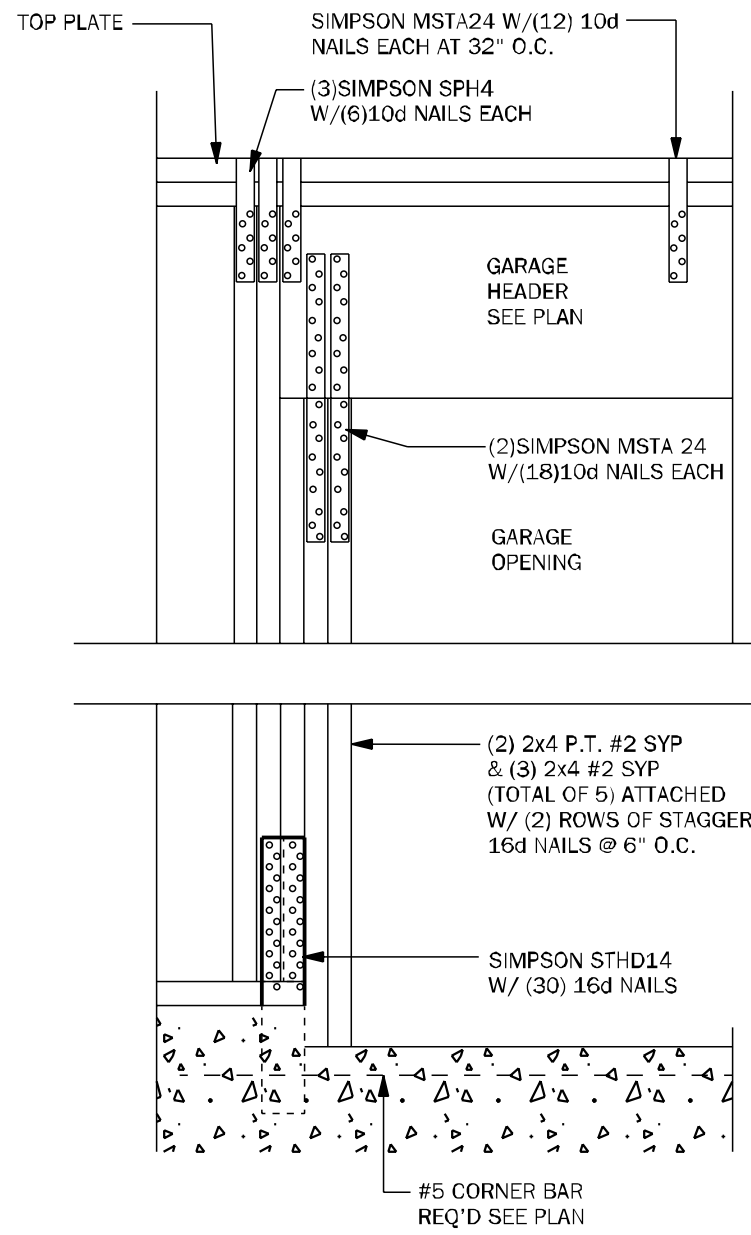
KA PROJECT NUMBER:
24-10573

Sheet: **5** OF

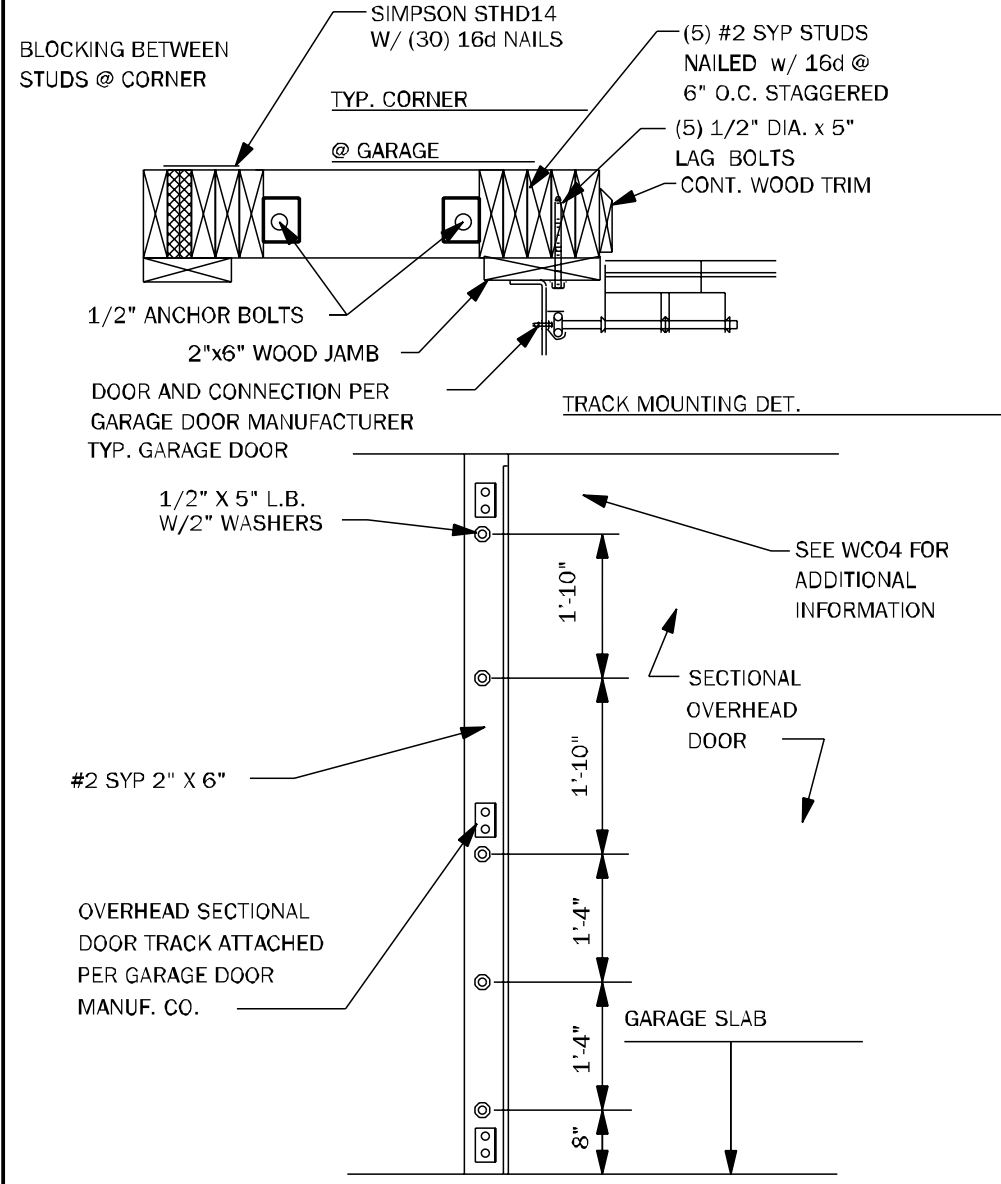
ELEVATIONS-A



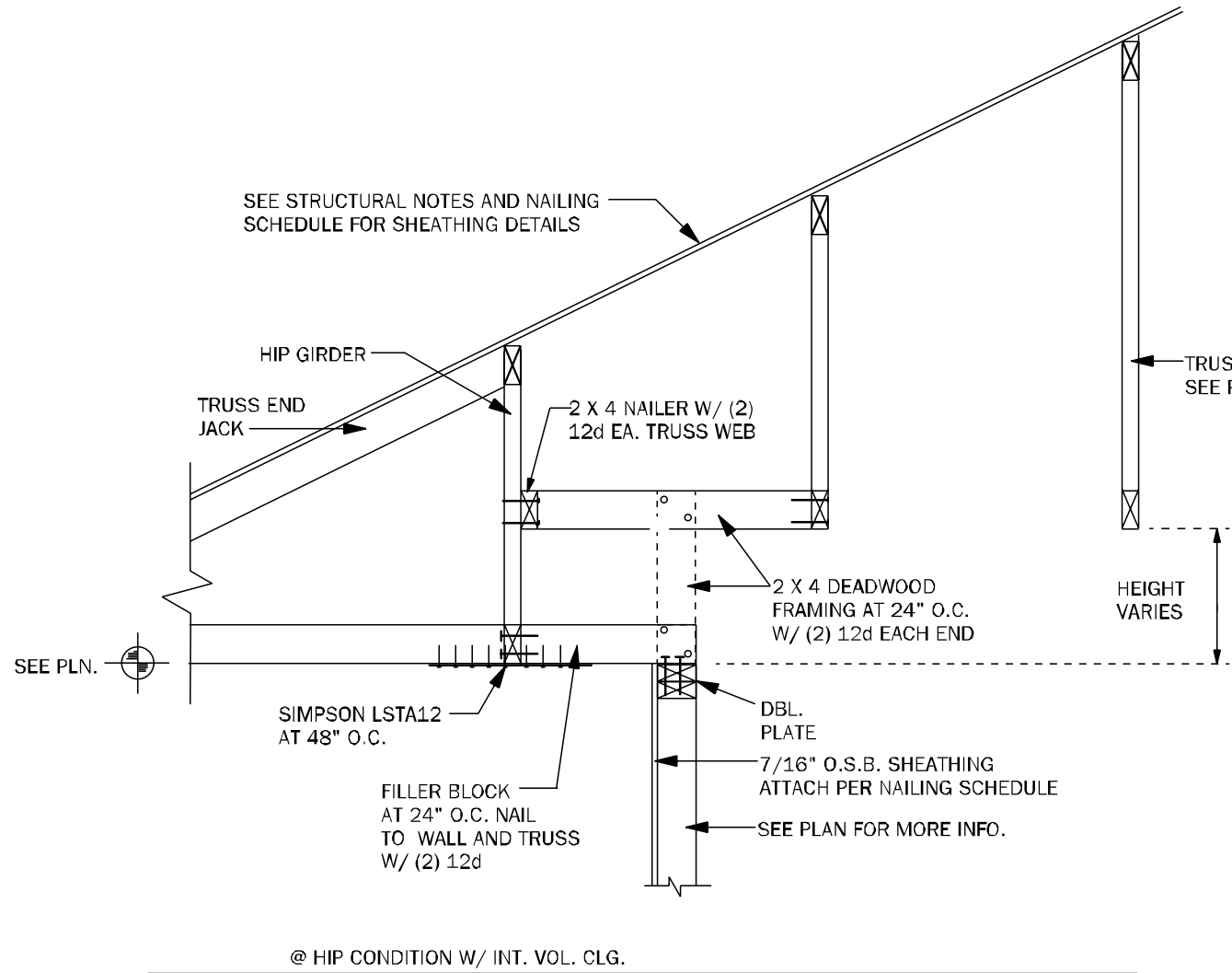
TB15 EXTERIOR NON-BEARING WALL DETAIL N.T.S.



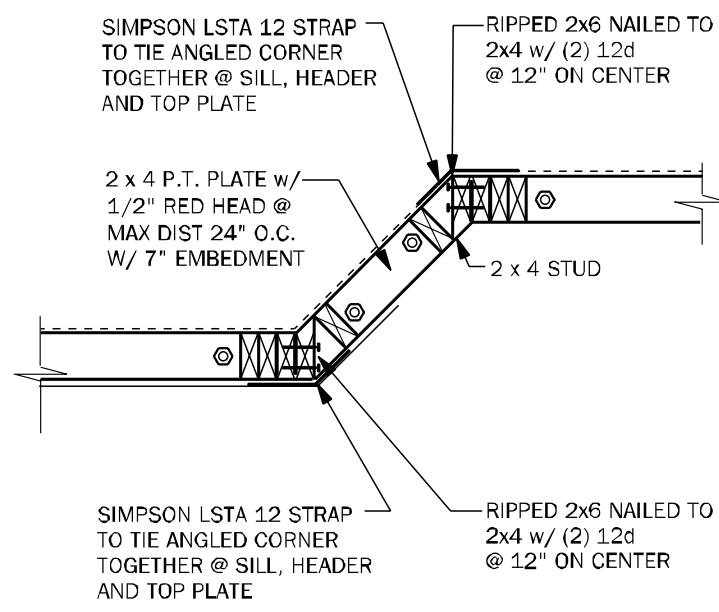
WC04 GARAGE HEADER ANCHOR 3/4" = 1'-0"



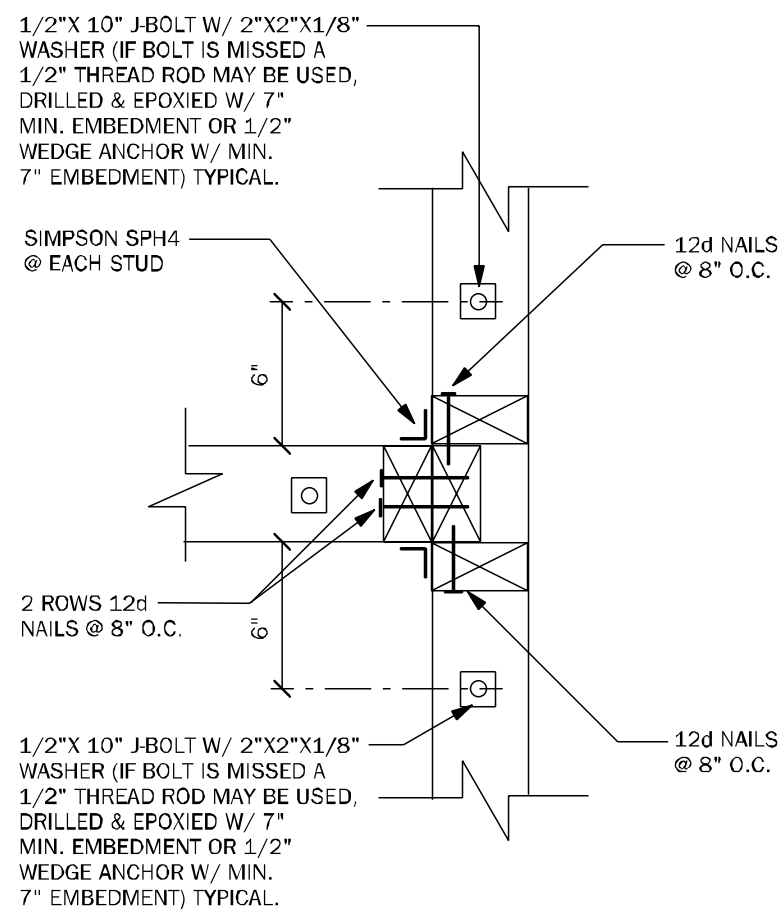
WC05 SECT. OVERHEAD GAR. DOOR INSTALL N.T.S.



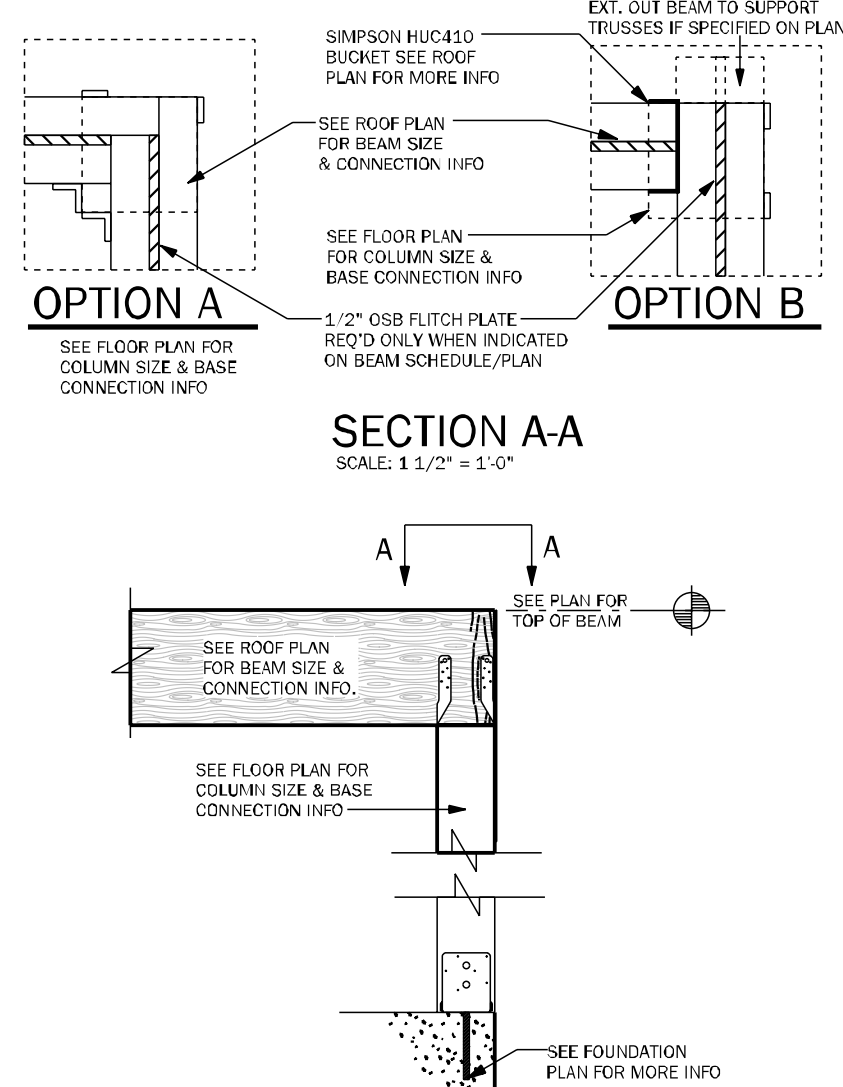
WF64 EXTERIOR NON BRG. WALL DETAIL N.T.S.



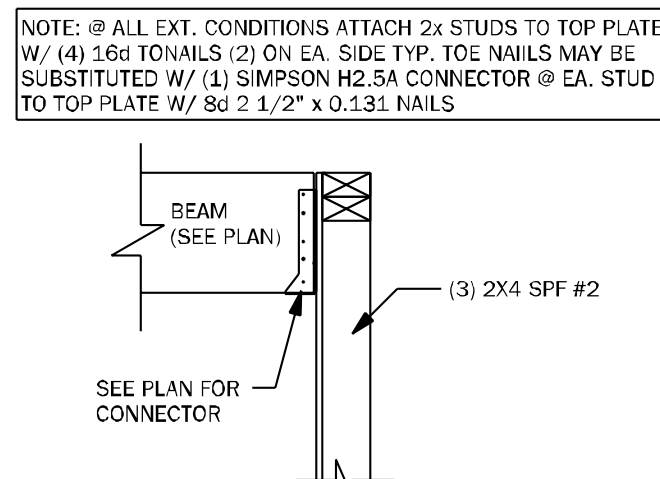
WF43 EXTERIOR ANGLED WALL DETAIL N.T.S.



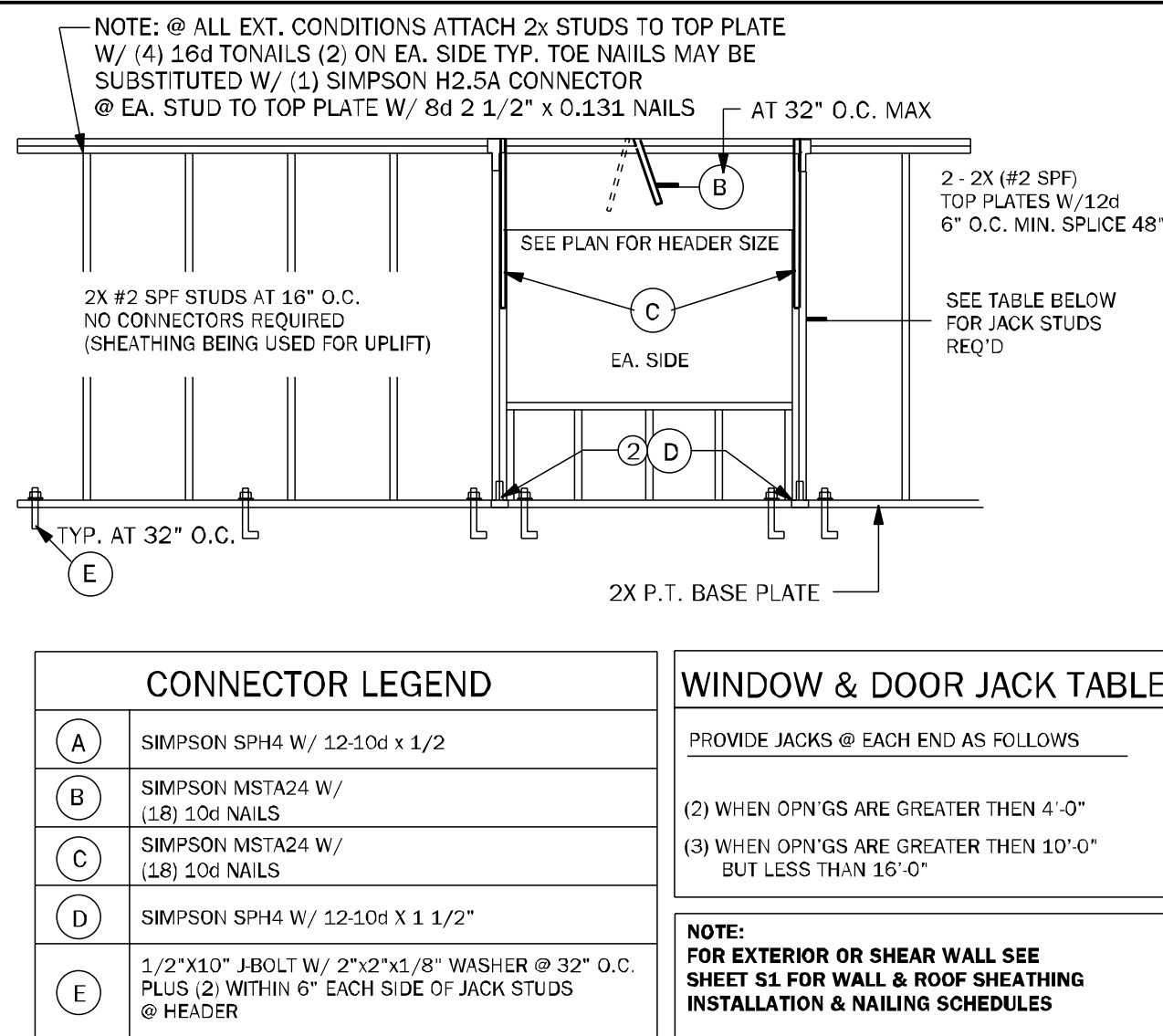
WC03 WALL TO WALL CONN. @ END OF SHEARWALL 1 1/2" = 1'-0"



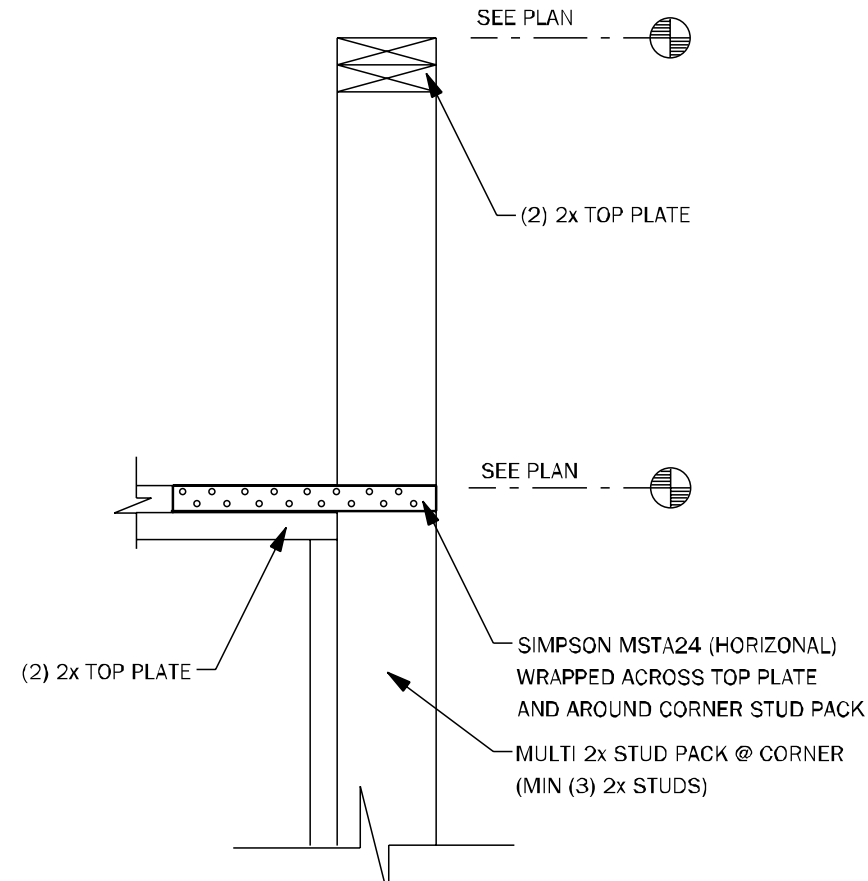
CD11 COMMON BEAM ATTACHMENT N.T.S.



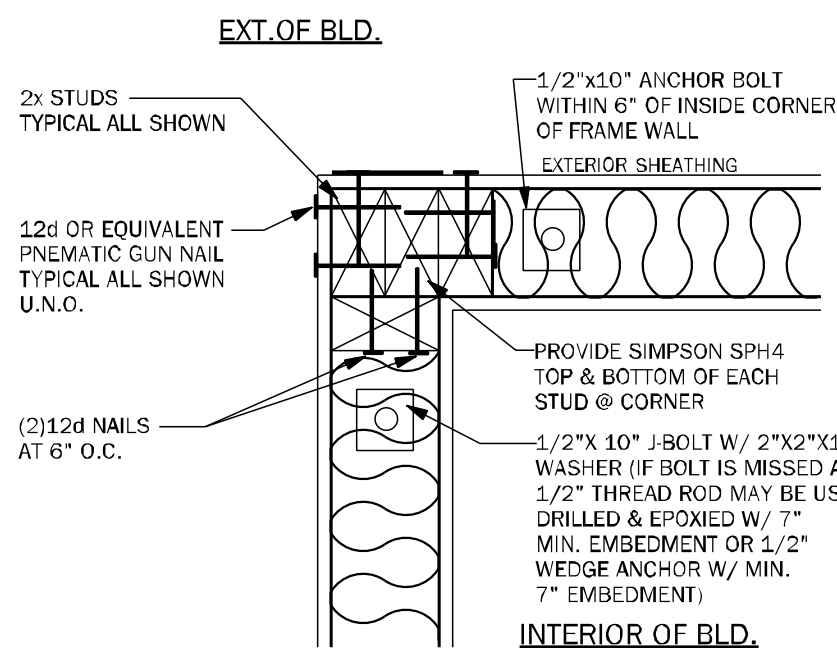
CD25 BEAM TO WALL CONNECTION N.T.S.



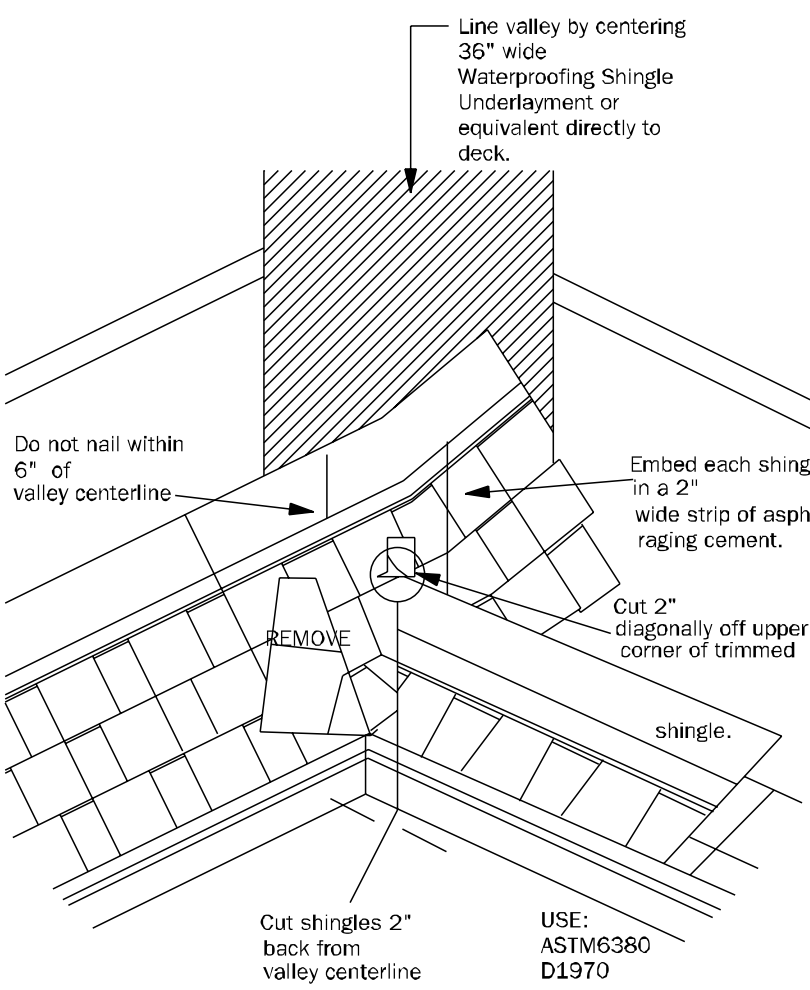
WF66 TYPICAL BEARING WALL N.T.S.



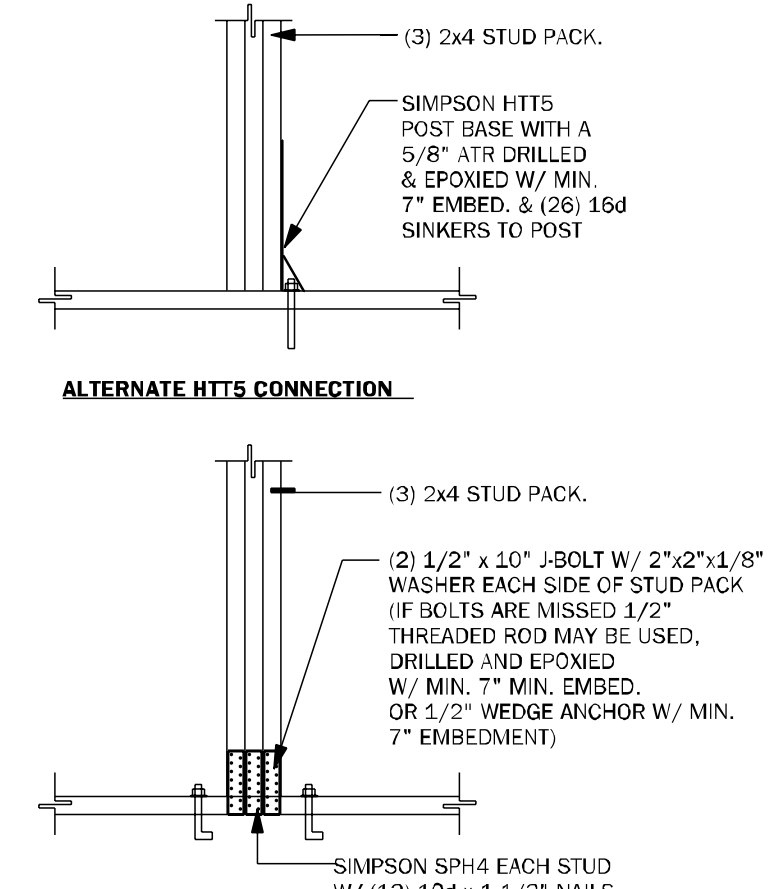
WC09 WALL STEP @ CORNER N.T.S.



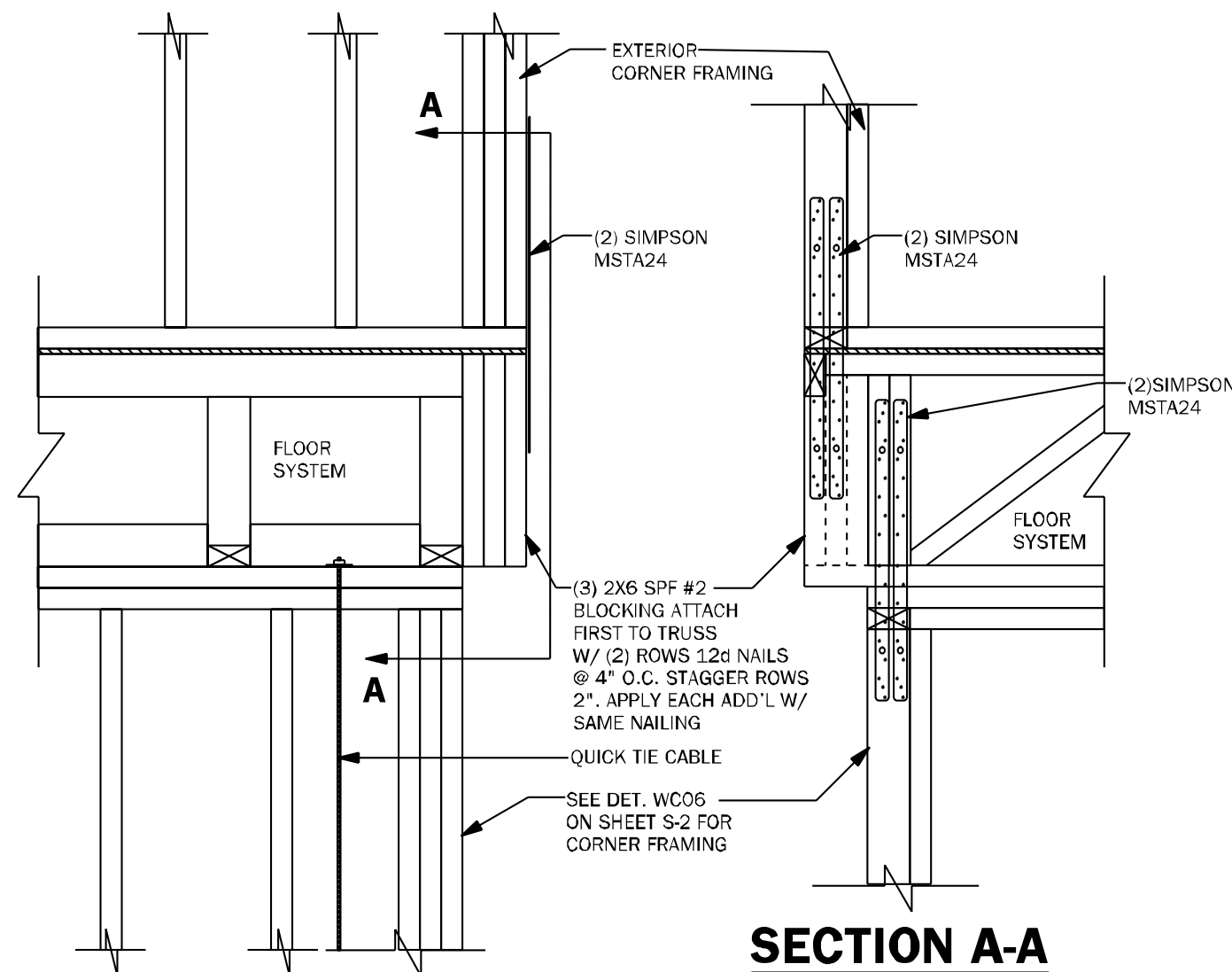
WC06 EXTERIOR FRAME CORNER 3/4" = 1'-0"



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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100 WEST GARDEN STREET
PENSACOLA FL 32502

DIVISION LOCATION:
GAINESVILLE

Job Information:

Model Name / Number:
2169

Plan Issue Date:
Thursday, September 5, 2024

KA PROJECT NUMBER:
24-10573

Sheet: **S-2** Of:

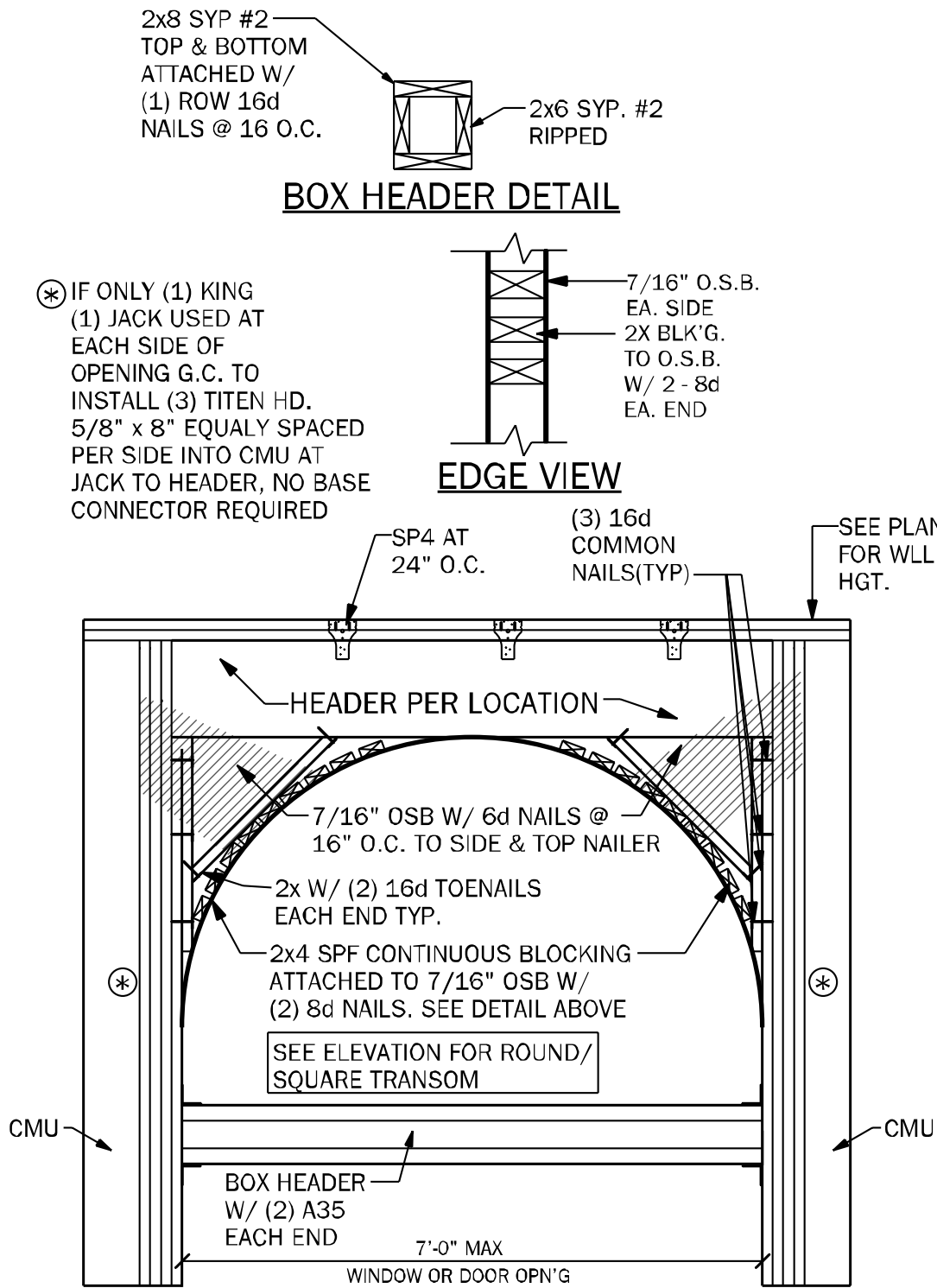
TYPICAL FRAMING DETAILS

LOT: 89
BLK:
SEC:
SUB: PRESERVE AT LAUREL LAKE
297 SW SILVER PALM DRIVE
LAKE CITY

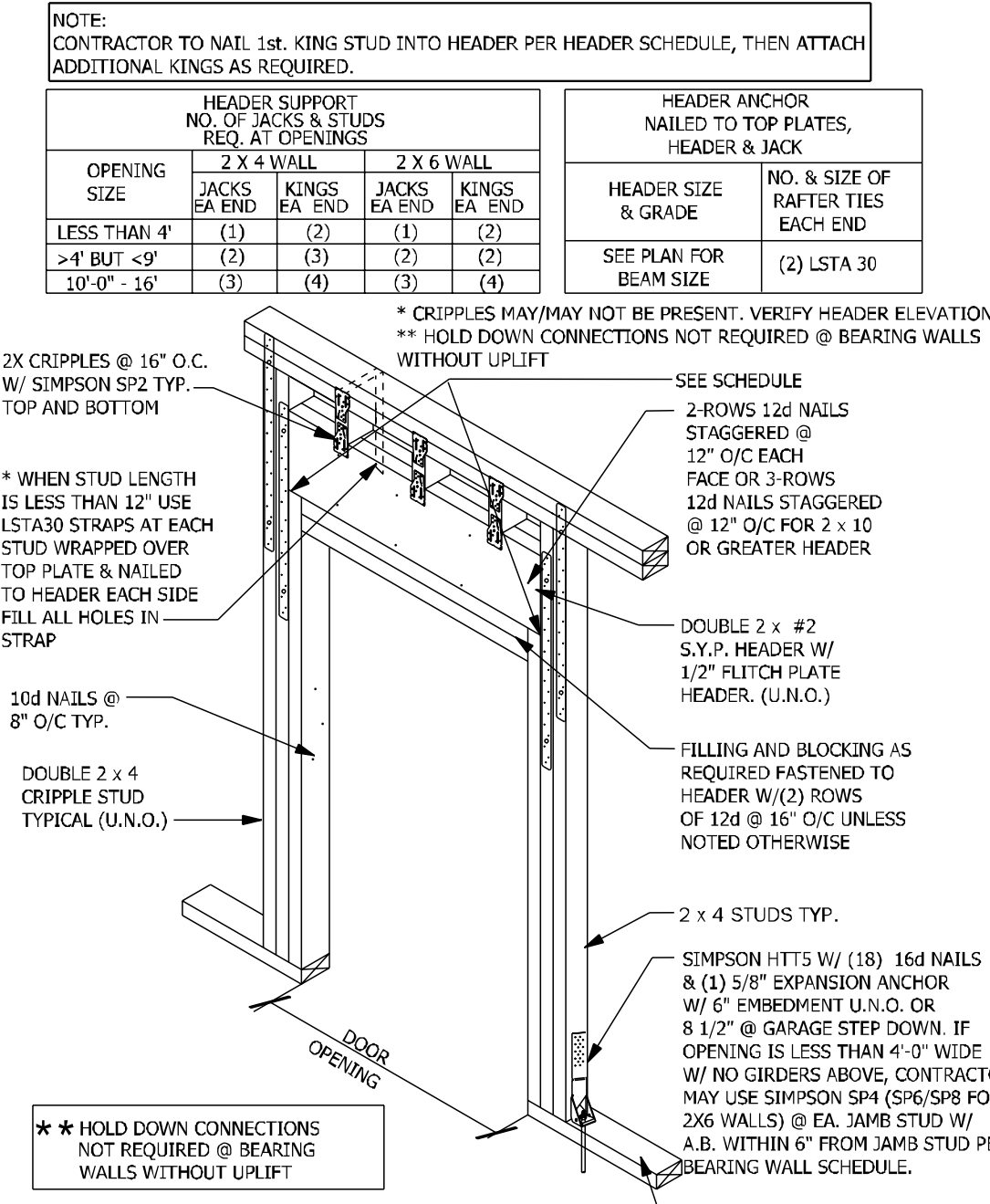
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□ SCOTT A. LEWIS, P.E.
□ THIEN BAO DUONG, P.E.

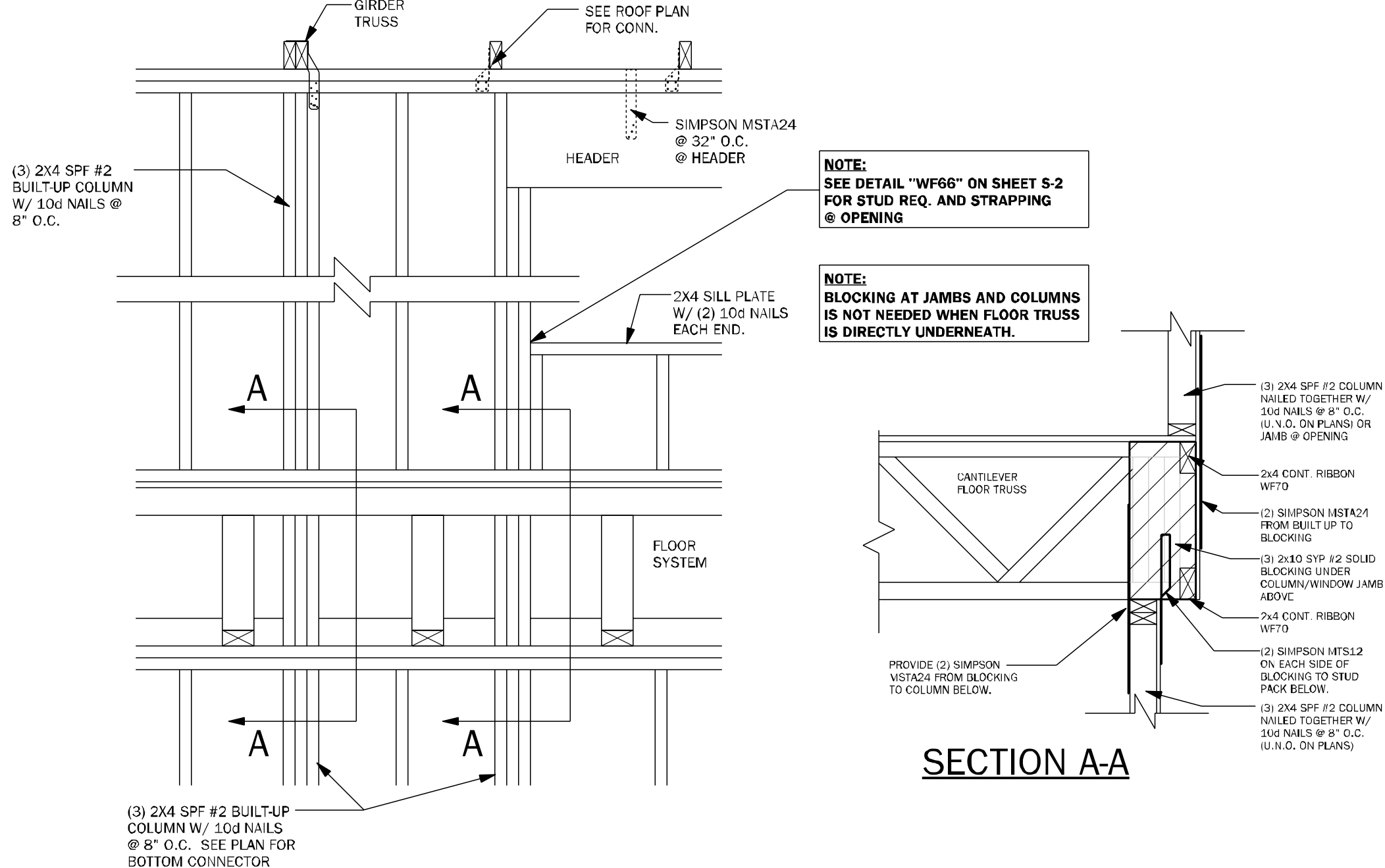
66126
FL # 78750
FL # 94452



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



WF09 WALL HEADER DETAIL N.T.S.



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

To the best of the Engineer's knowledge, information, and belief, the preparation of these drawings and specifications complies with the minimum requirements of the Florida Building Code, and the design and construction of the project shall conform to the current Florida Building Code. The Engineer is not responsible for the construction of the project.

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FL # 78750
FL # 94452

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

DIVISION LOCATION:
GAINESVILLE

Job Information:

INVENTORY

LOT: 89
BLK:
SEC:
SUB: PRESERVE AT LAUREL LAKE
297 SW SILVER PALM DRIVE
LAKE CITY

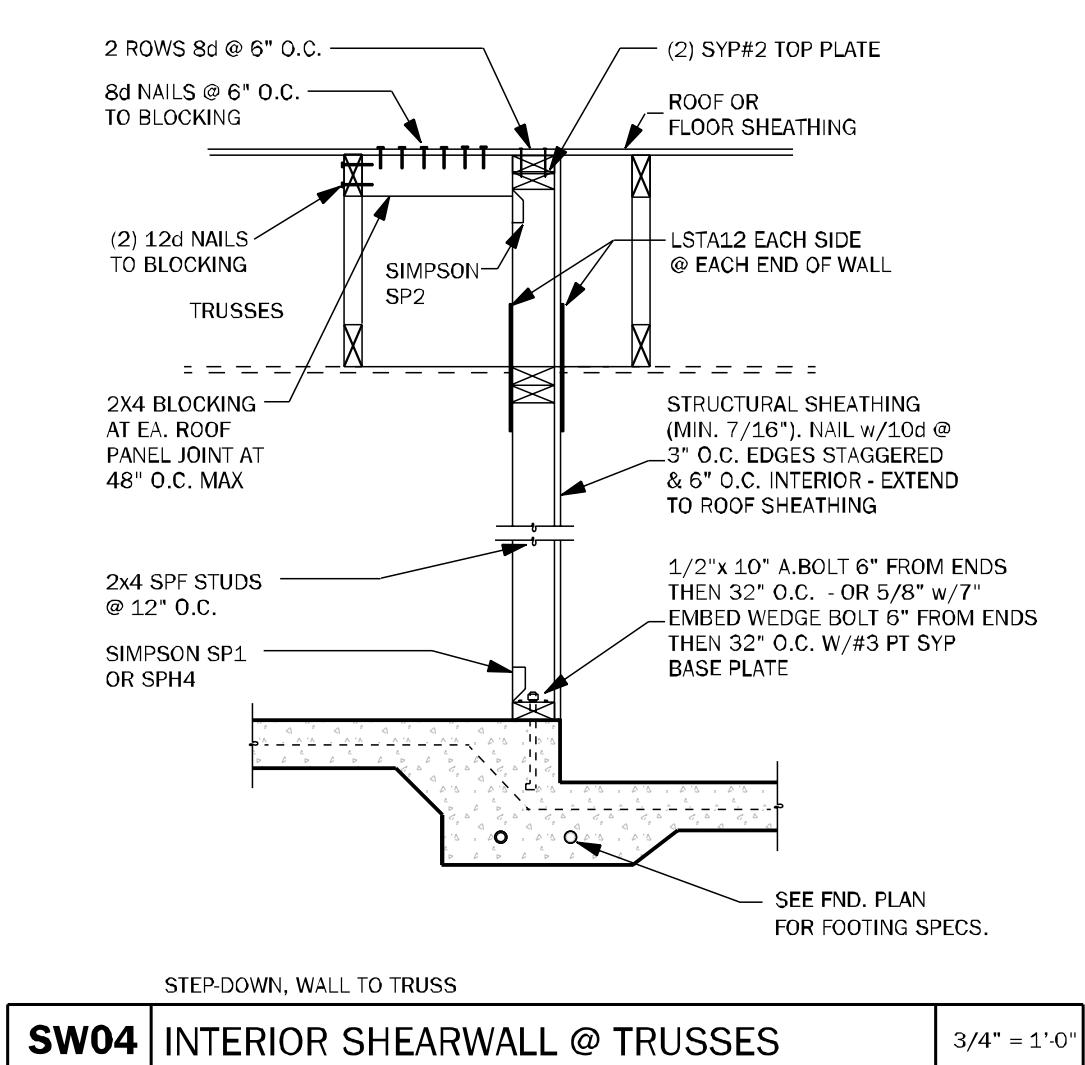
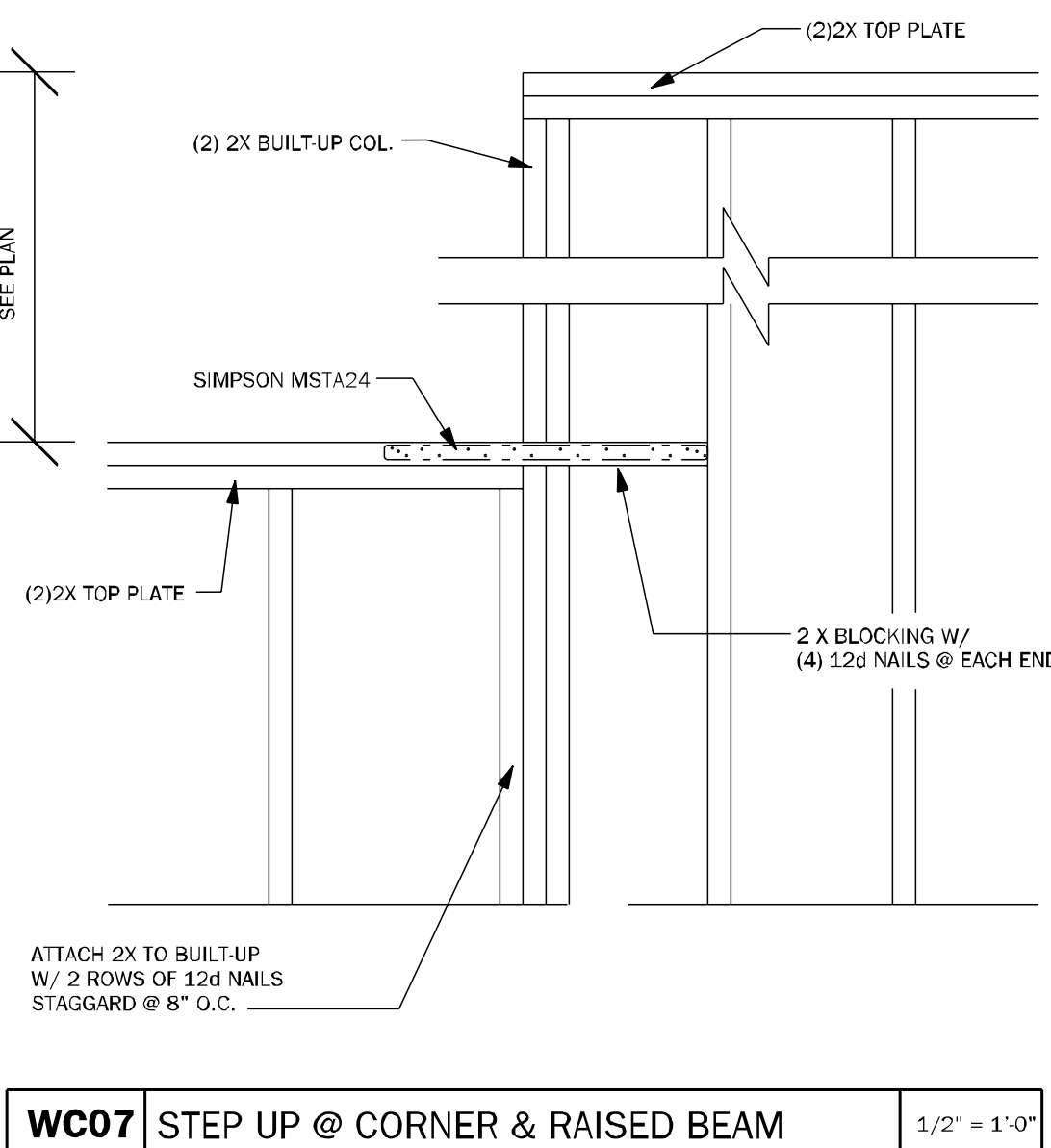
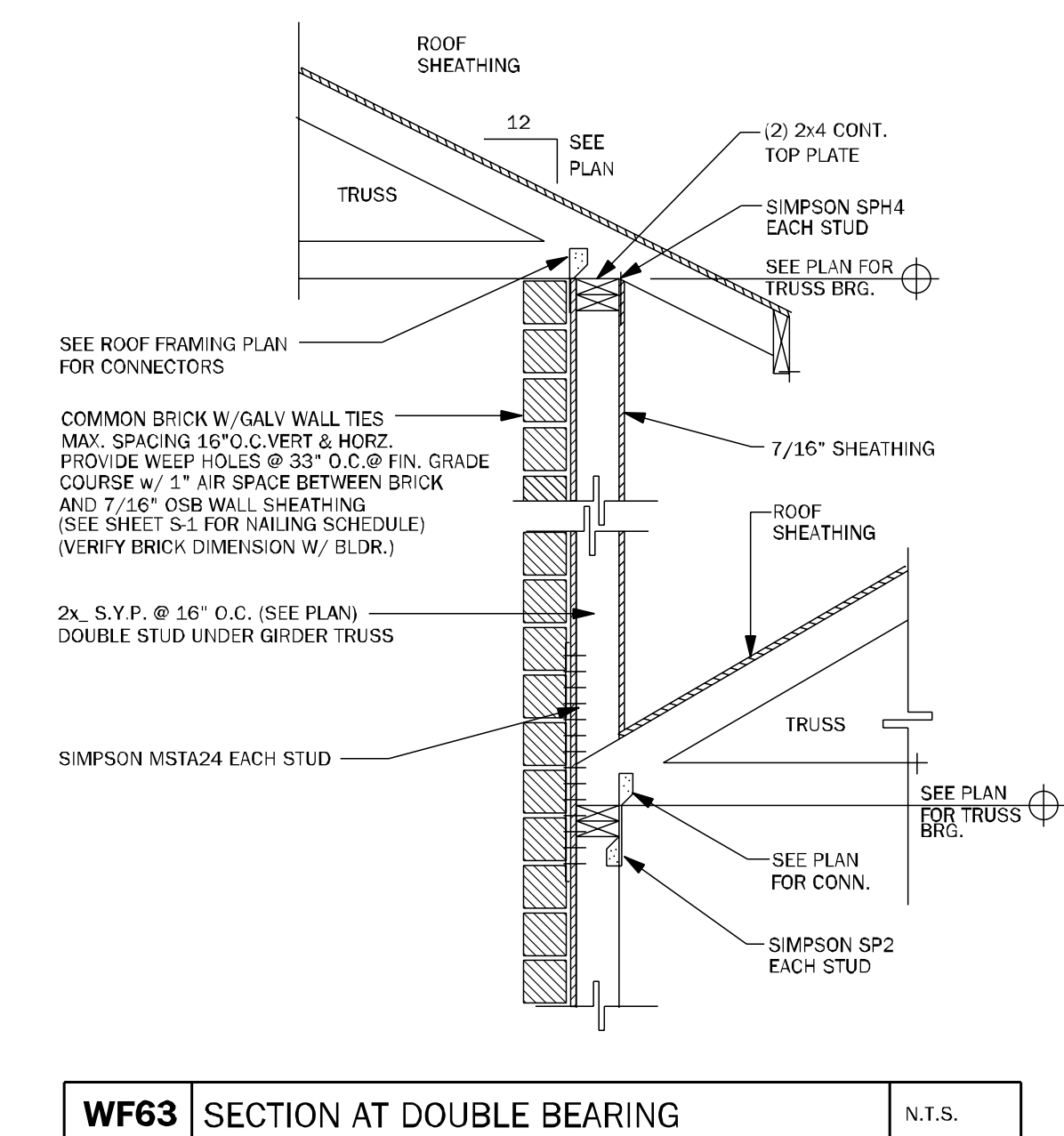
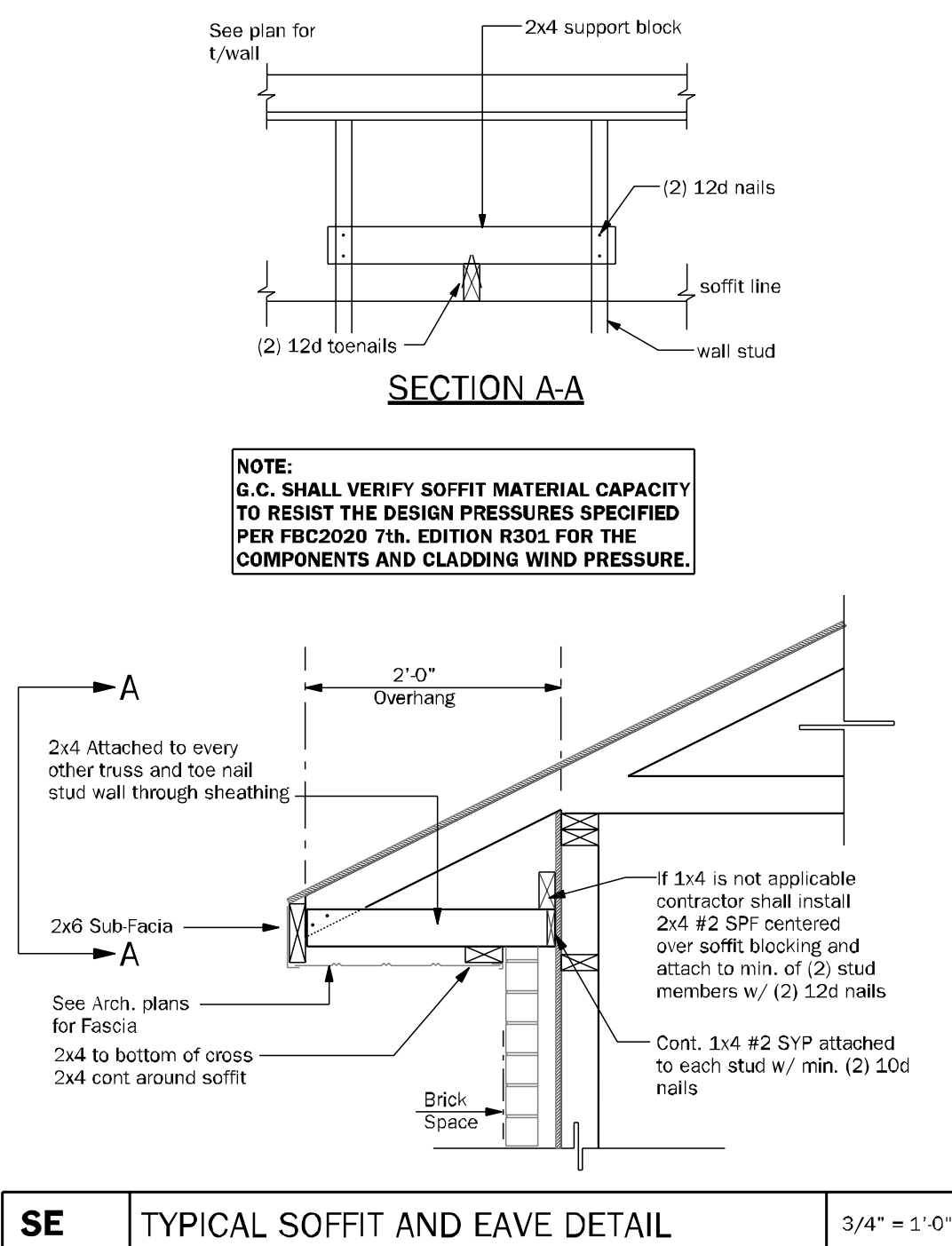
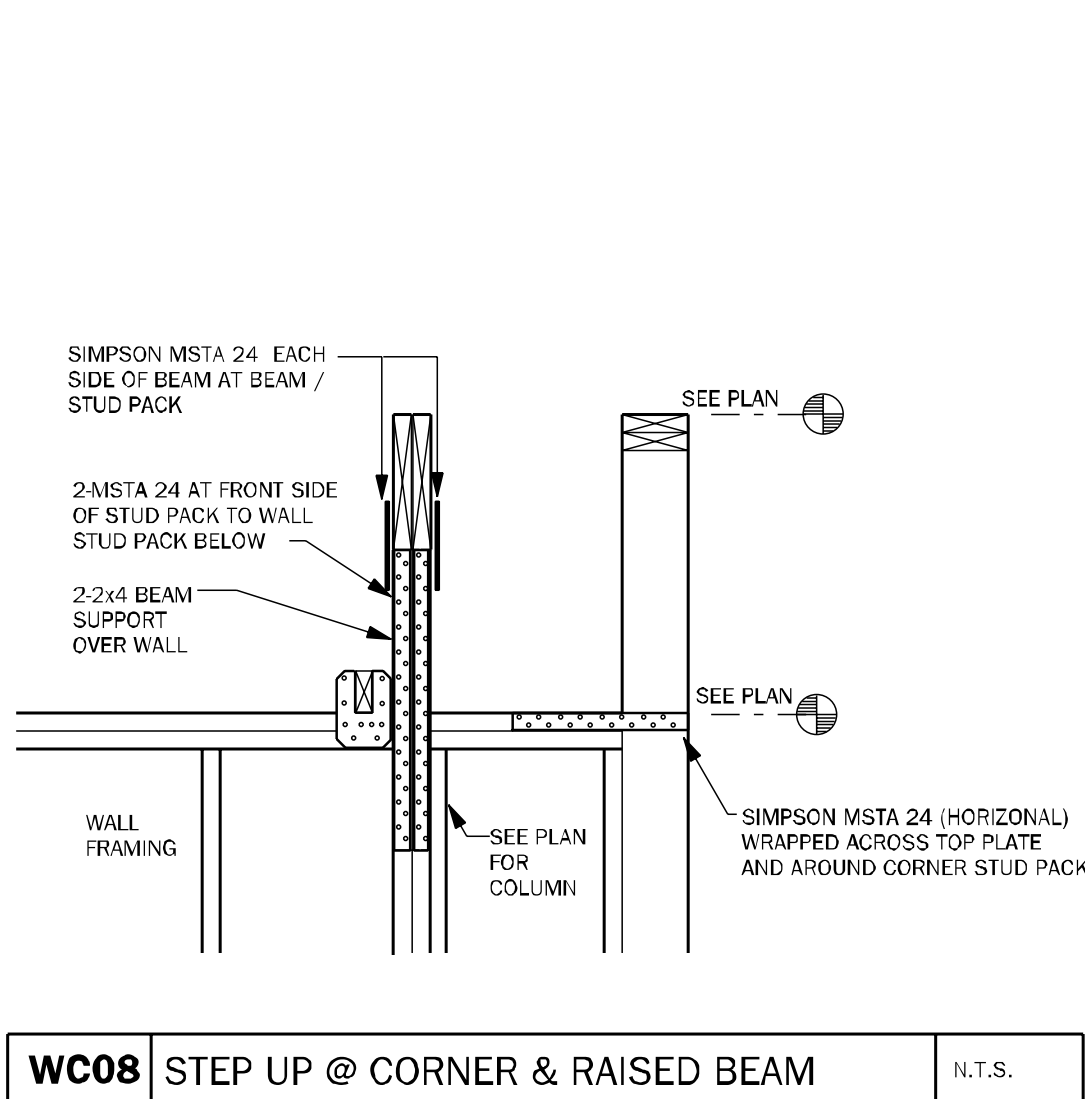
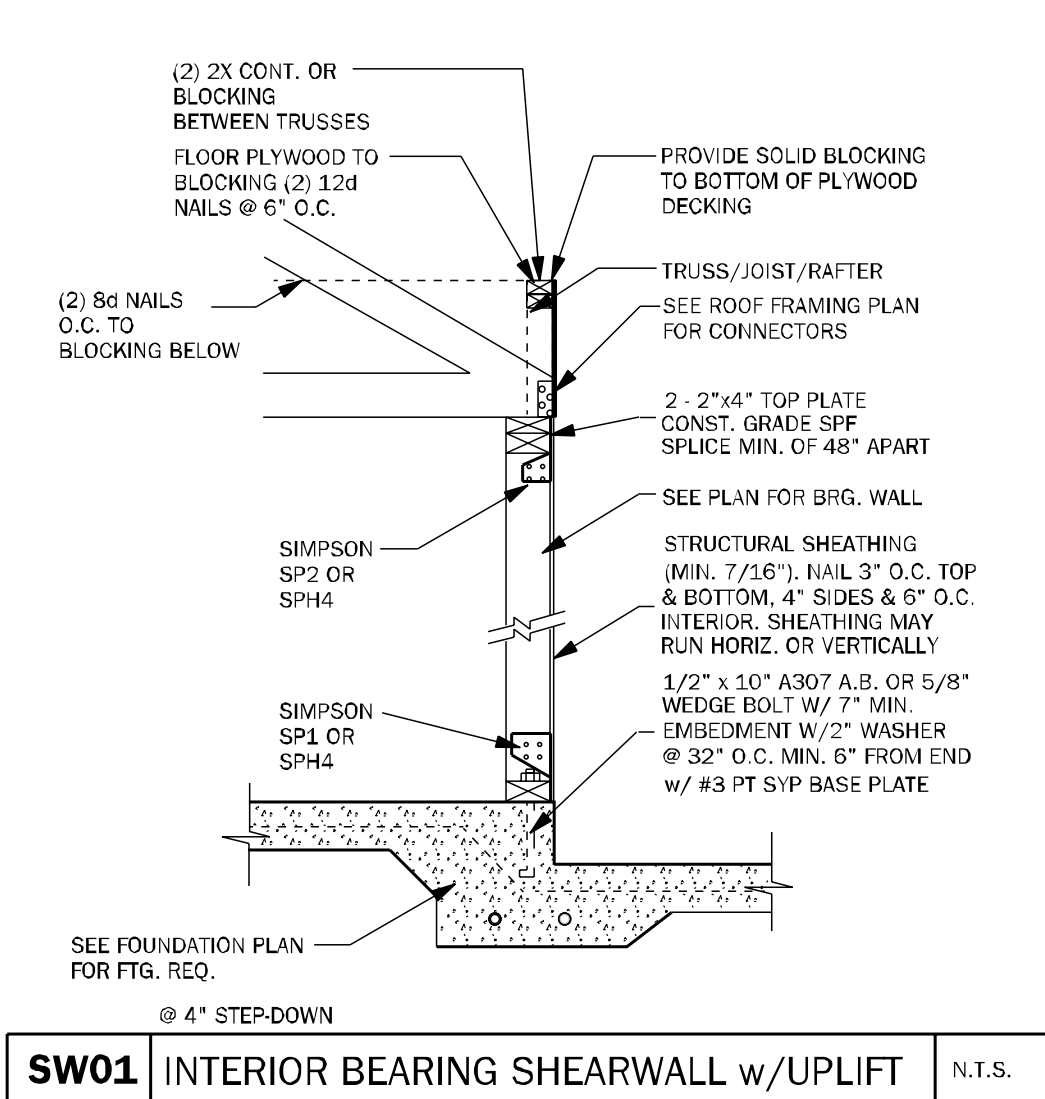
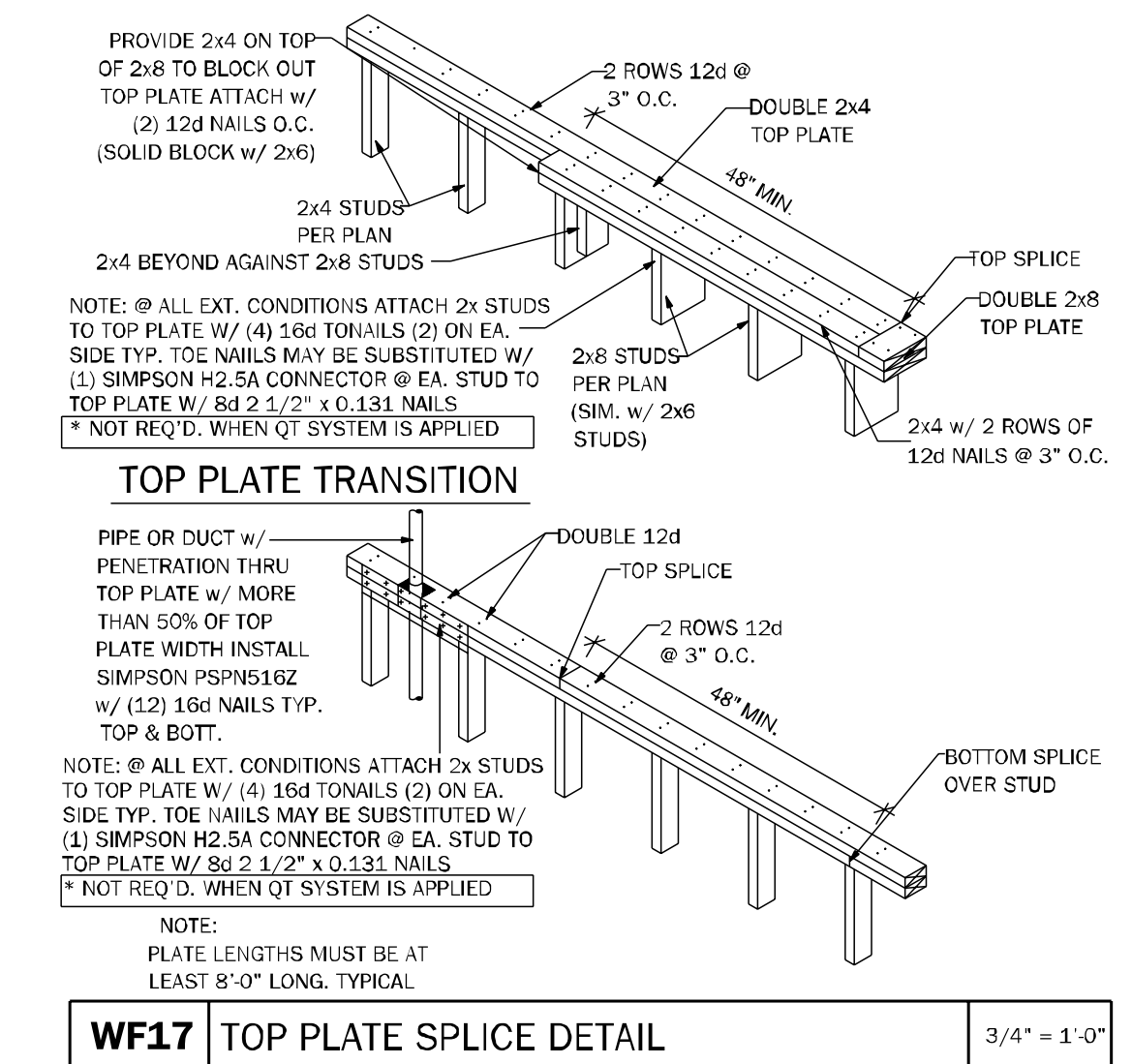
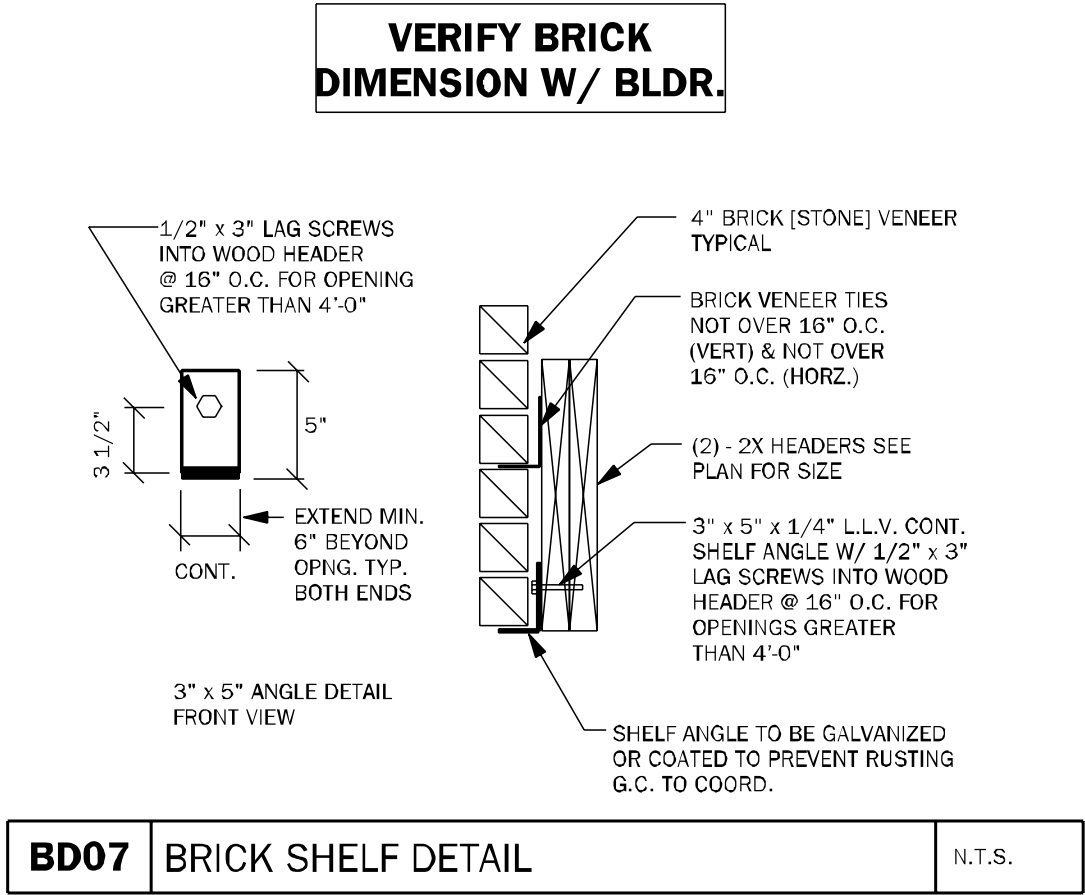
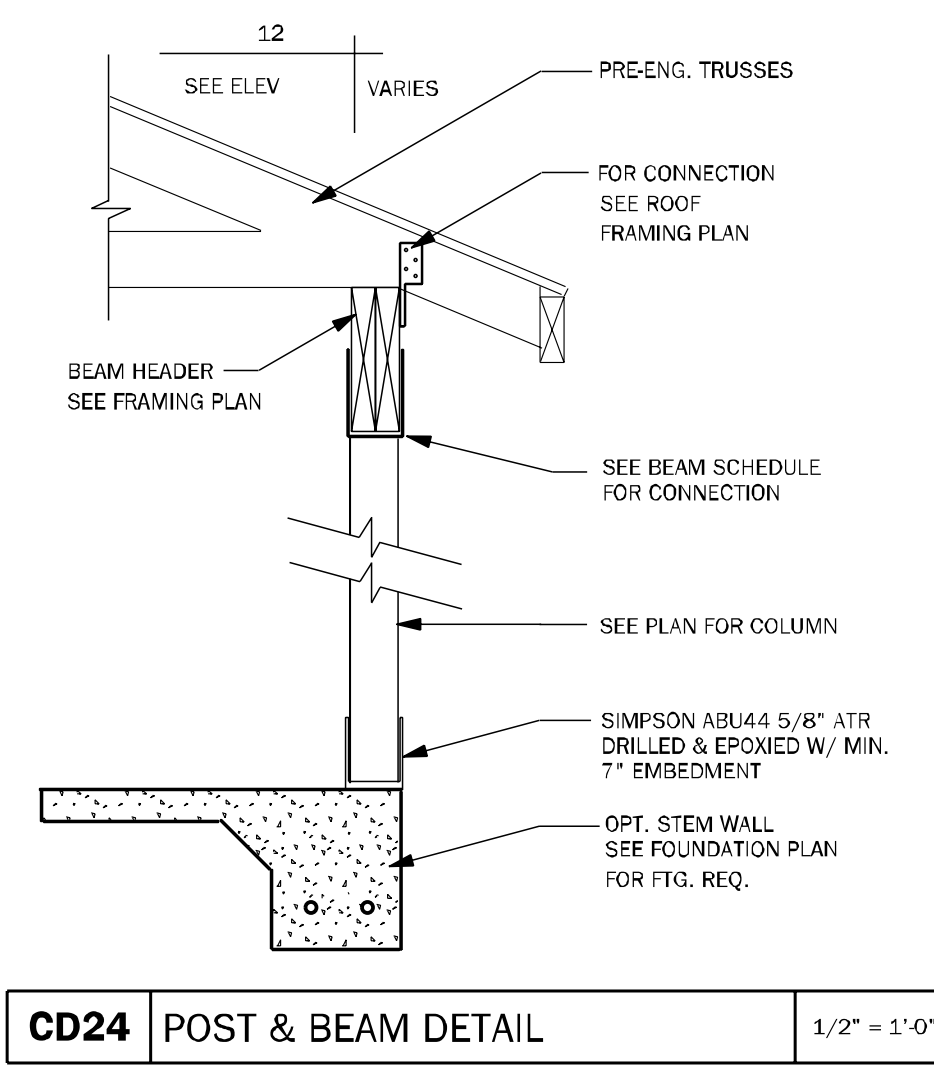
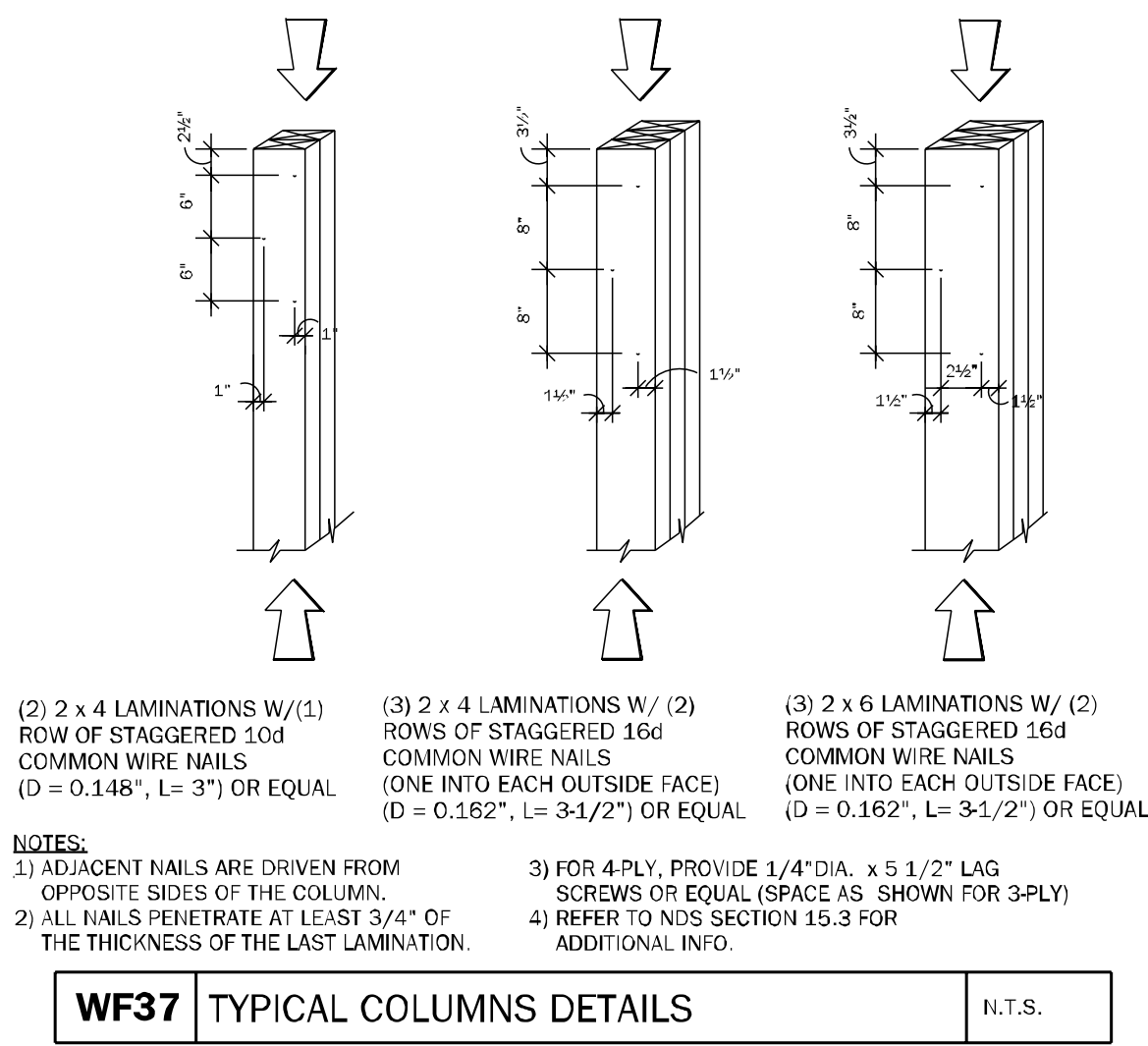
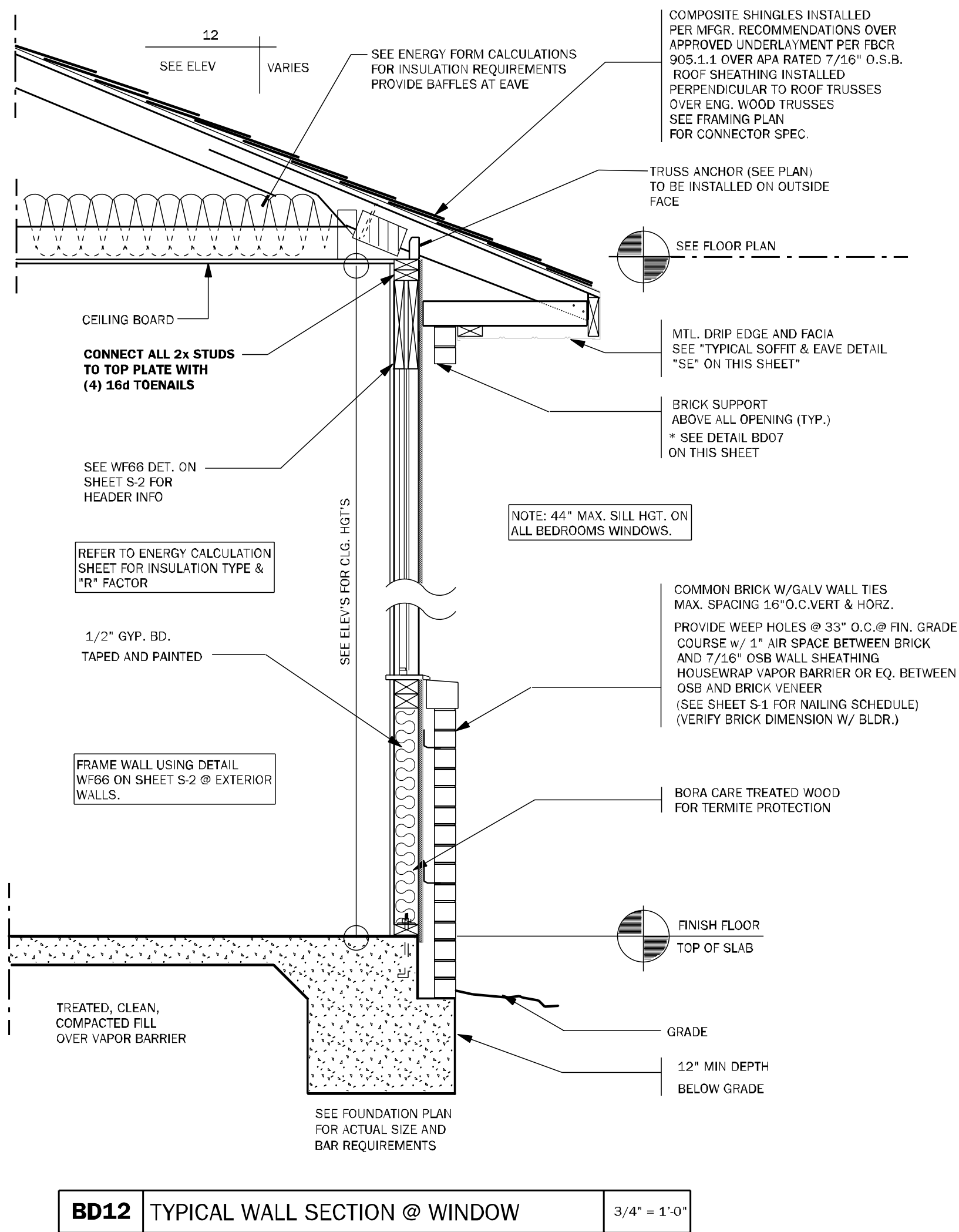
Model Name / Number:
2169

Plan Issue Date:
Thursday, September 5, 2024

KA PROJECT NUMBER:
24-10573

Sheet: **S-2.1** Of:

TYPICAL FRAMING
DETAILS



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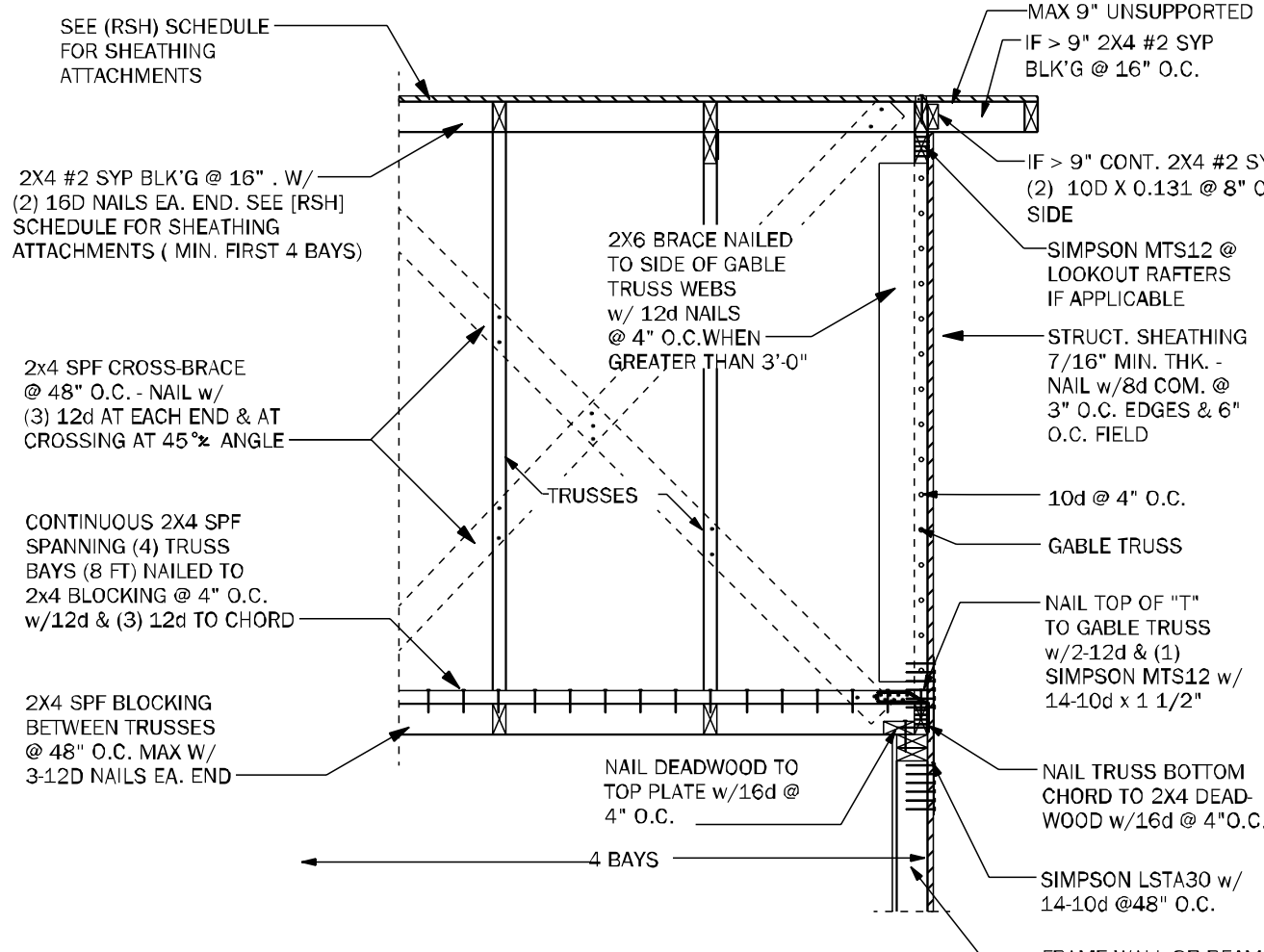
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100 WEST GARDEN STREET
PENSACOLA FL 32502

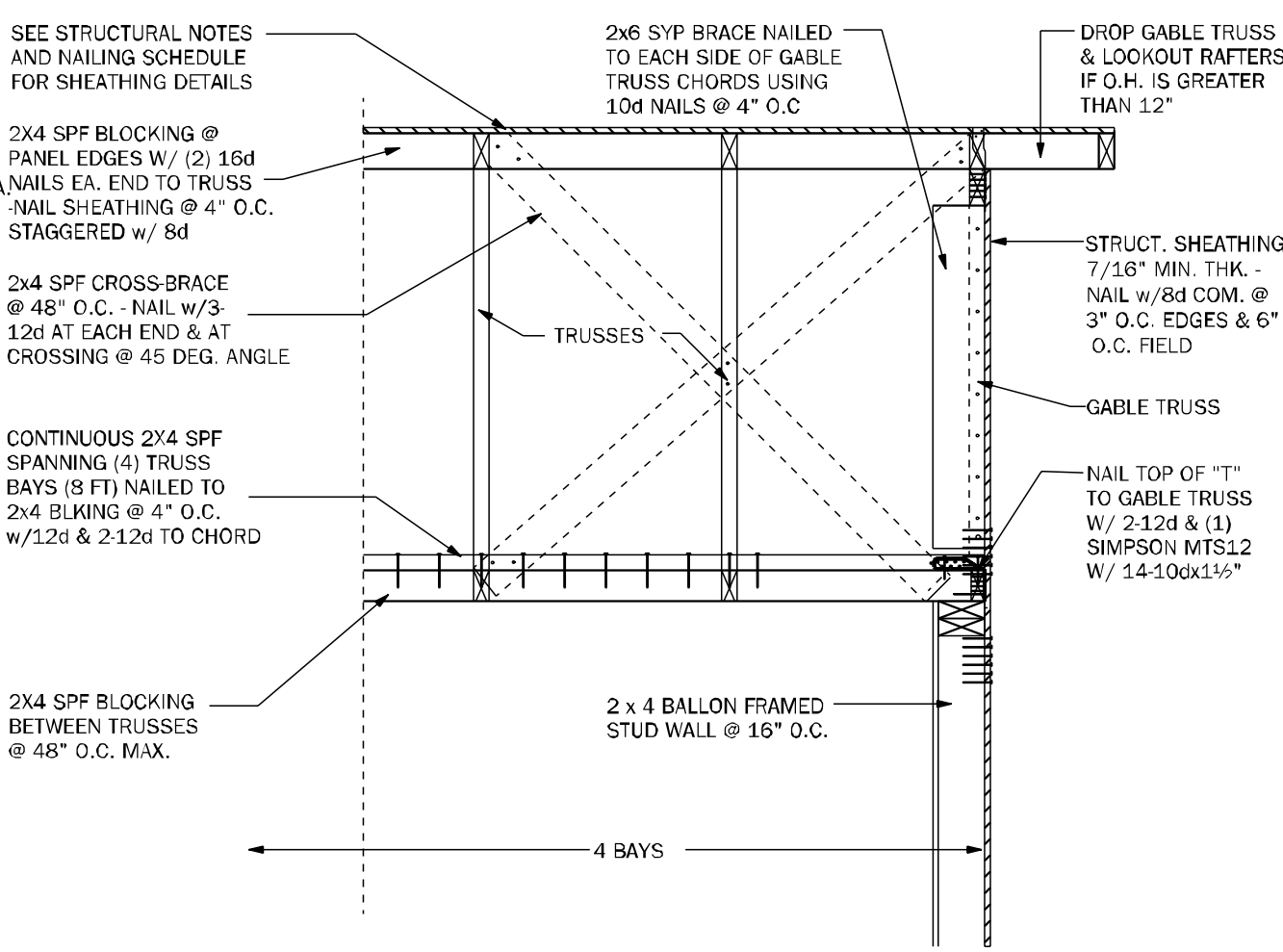
DIVISION LOCATION:
GAINESVILLE

Job Information:
Model Name / Number:
2169
Plan Issue Date:
Thursday, September 5, 2024
KA PROJECT NUMBER:
24-10573
Sheet: S-3 Of:
TYPICAL WALL DETAILS

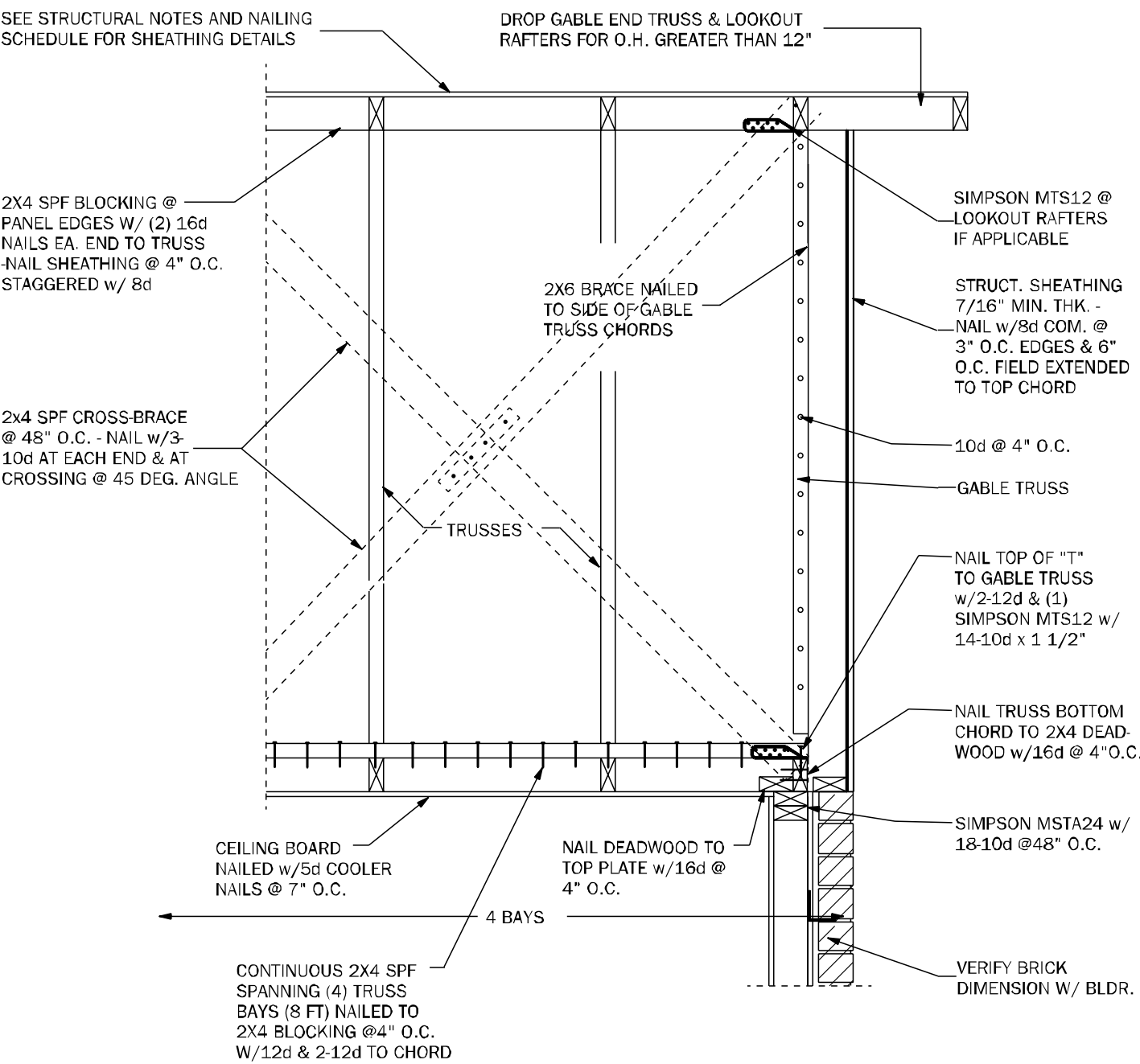
Thursday, September 5, 2024



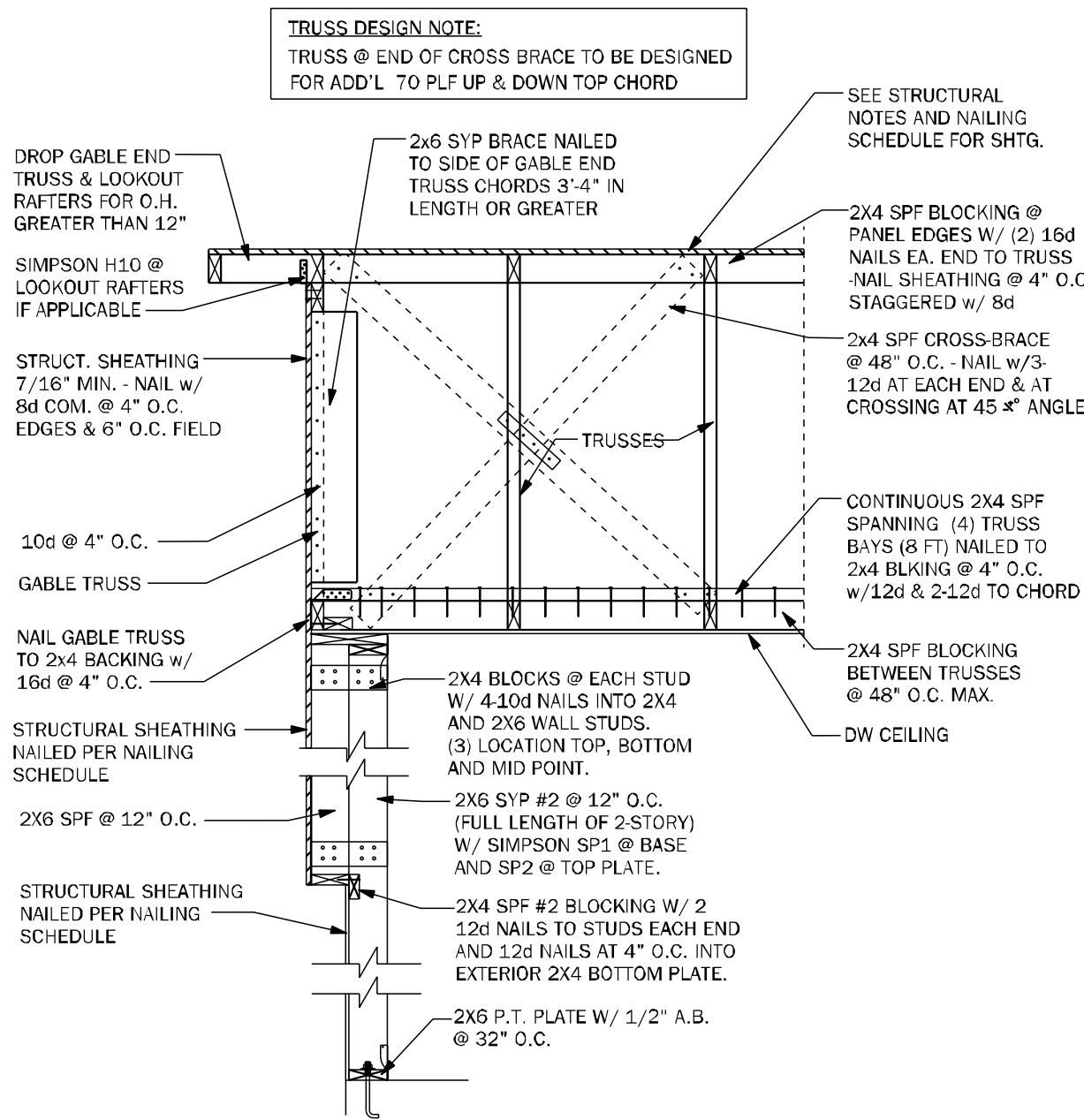
GE05 GABLE END BRACING - FRAME WALL N.T.S.



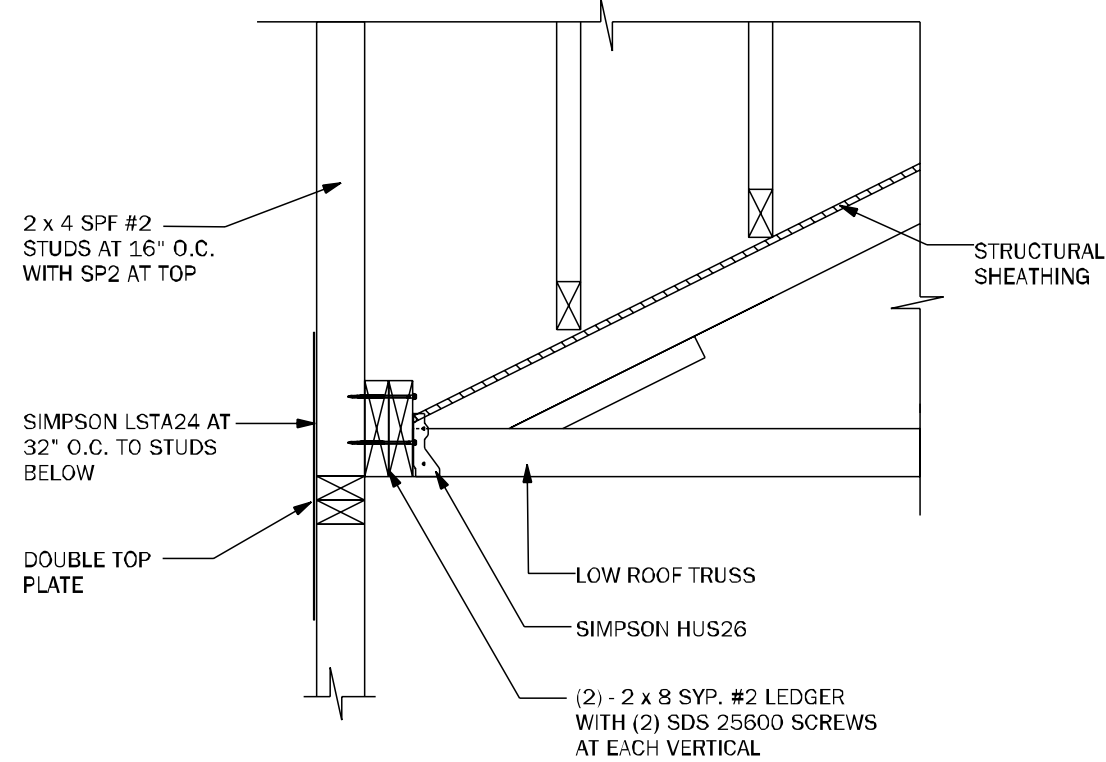
GE22 GABLE END BRACING w/ VOL CEILING 1/2"=1'-0"



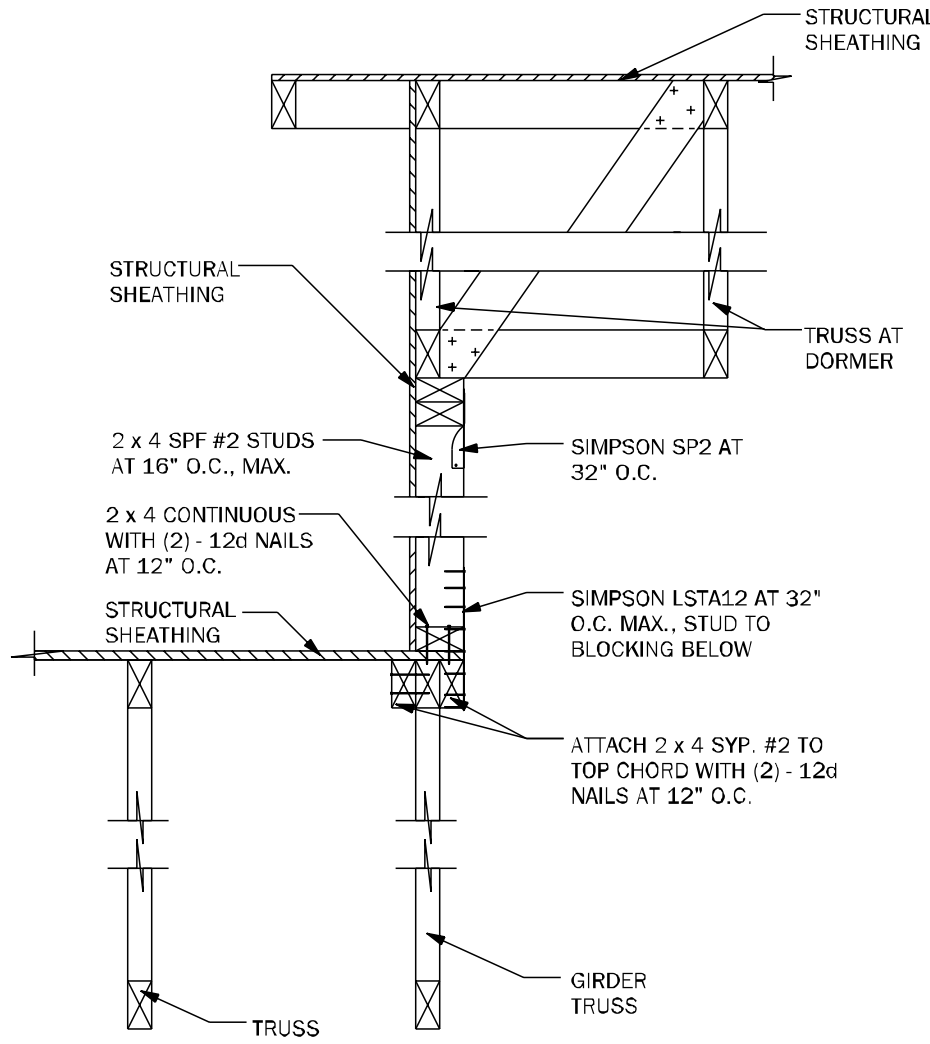
GE23 GABLE END BRACING w/o VOLUME CEILING 1/2"=1'-0"



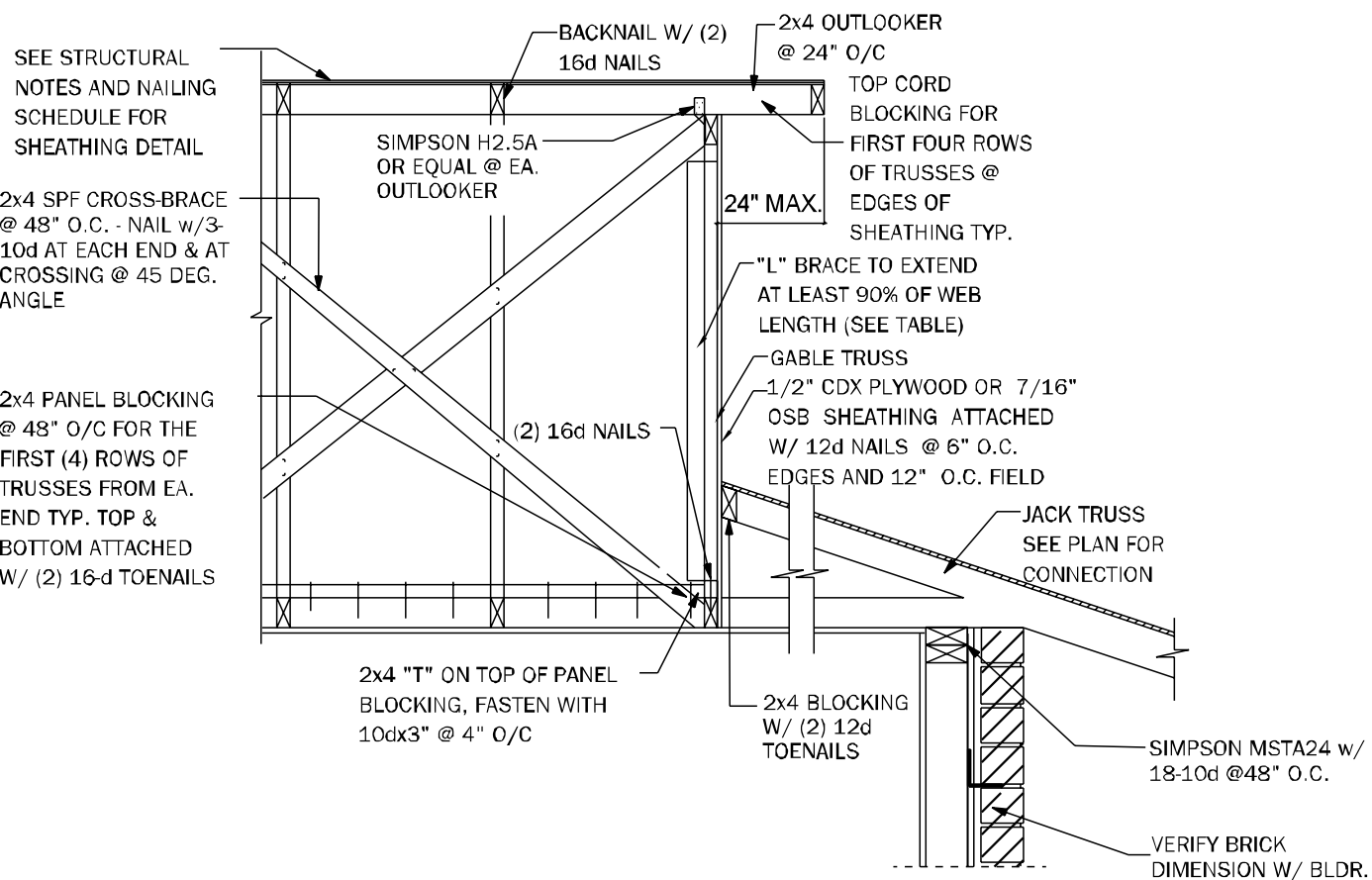
GE24 GABLE @ VAULT N.T.S.



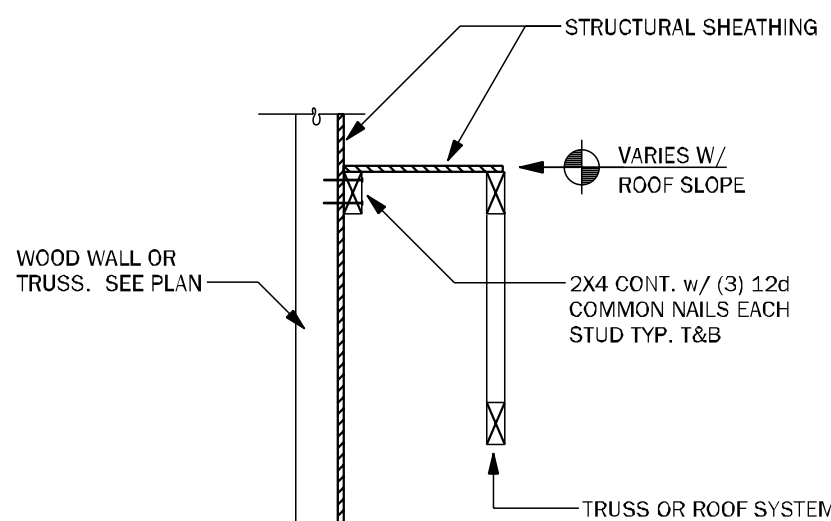
WF72 LEDGER N.T.S.



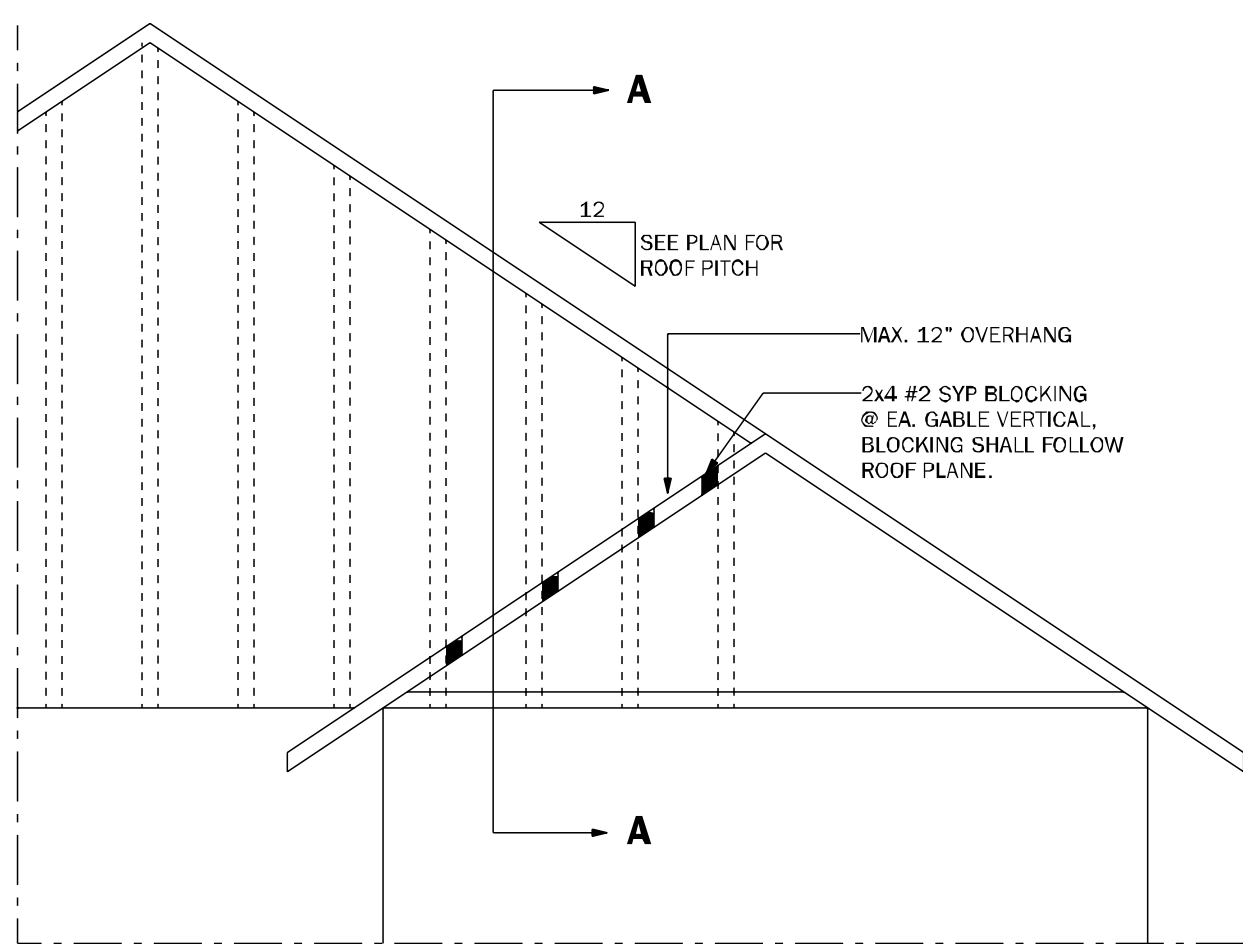
WF73 KNEEWALL @ DORMER N.T.S.



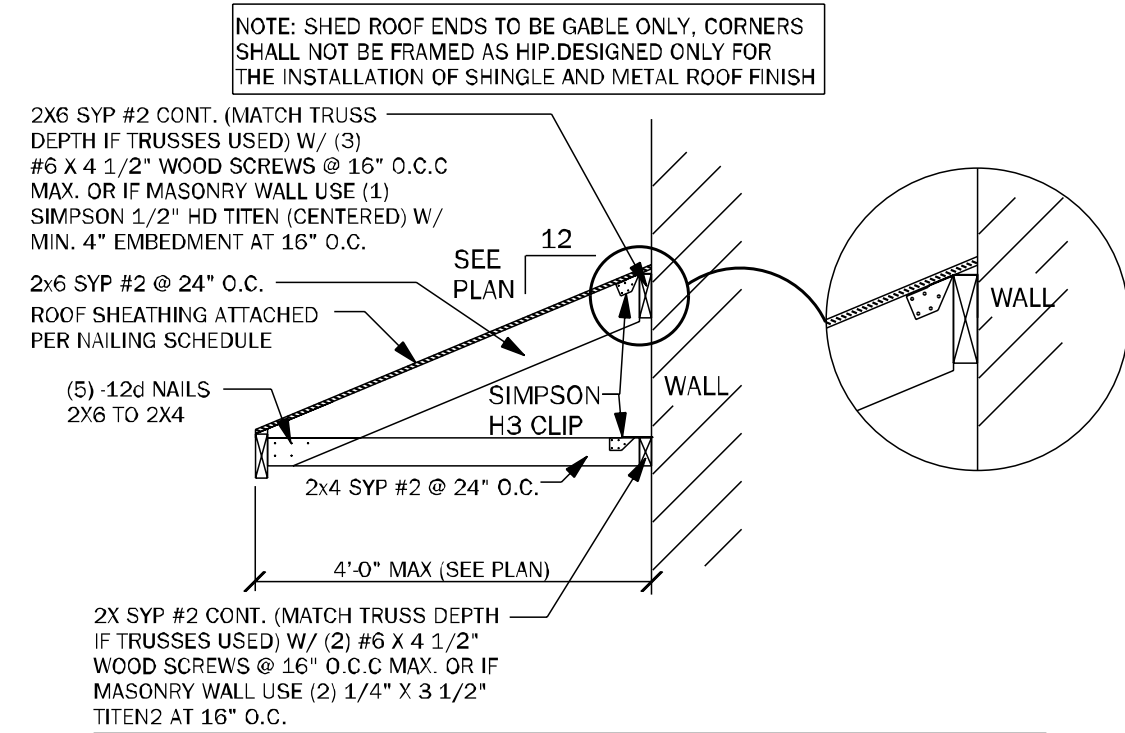
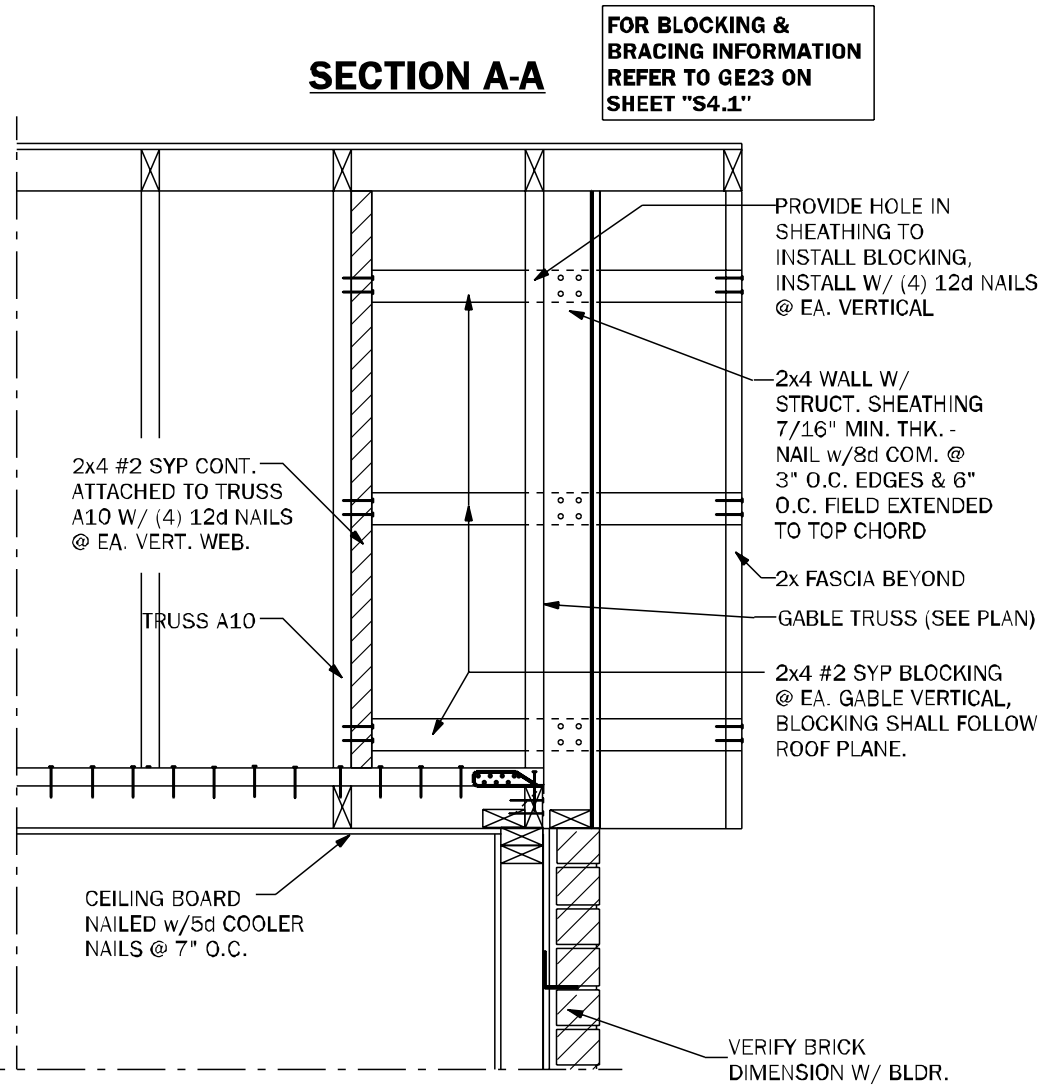
GE21 SECTION @ DUTCH GABLE 3/4"=1'-0"



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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100 WEST GARDEN STREET
PENSACOLA FL 32502

DIVISION LOCATION:
GAINESVILLE

Job Information:

Model Name / Number:
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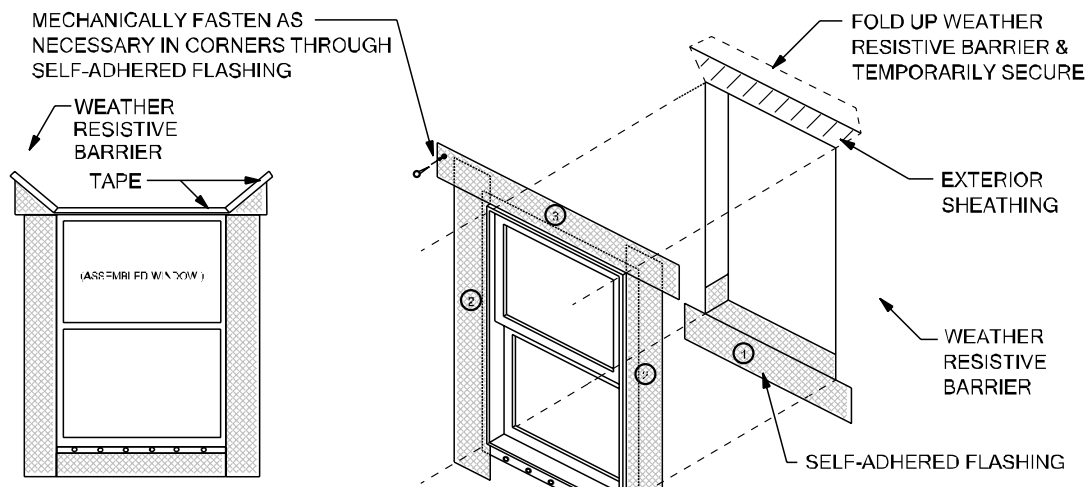
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Of:
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ROOF FRAMING AND BRACING DETAILS

COUNTY
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Thursday, September 5, 2024



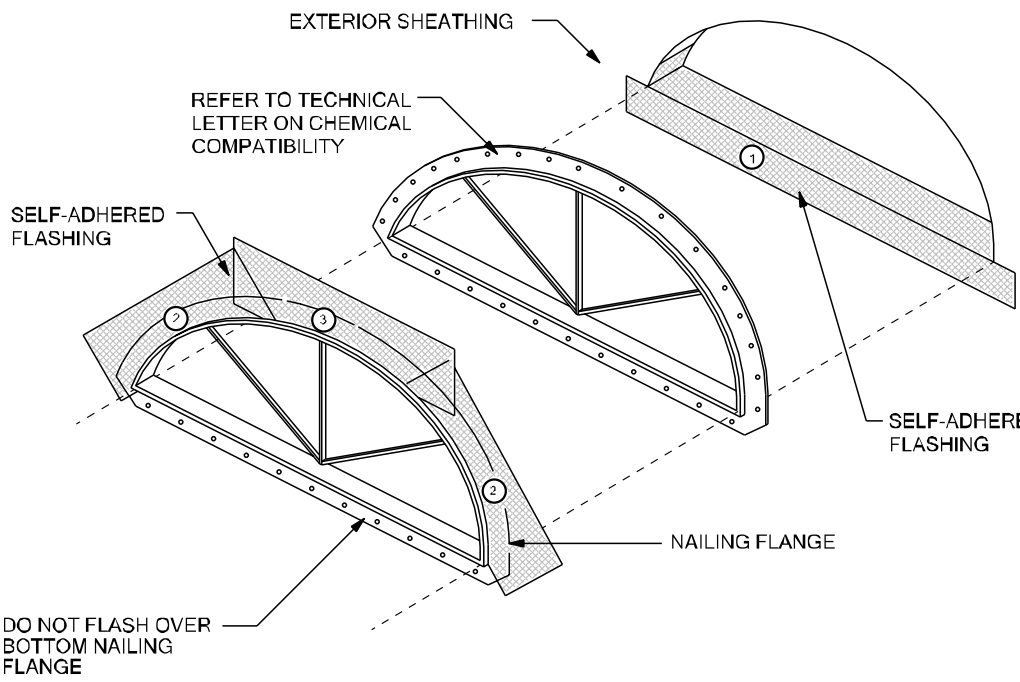
- HEAD FLASHING TIE-IN INSTRUCTIONS:
1. Cut, fold up & temporarily secure weather resistive barrier above header to allow for flashing installation
 2. Self-adhered flashing plus head flashing under weather resistive barrier
 3. Fold weather resistive barrier back over head flashing and seal with tape

①
②

SELF-ADHERED FLASHING
FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER

Scale: NTS

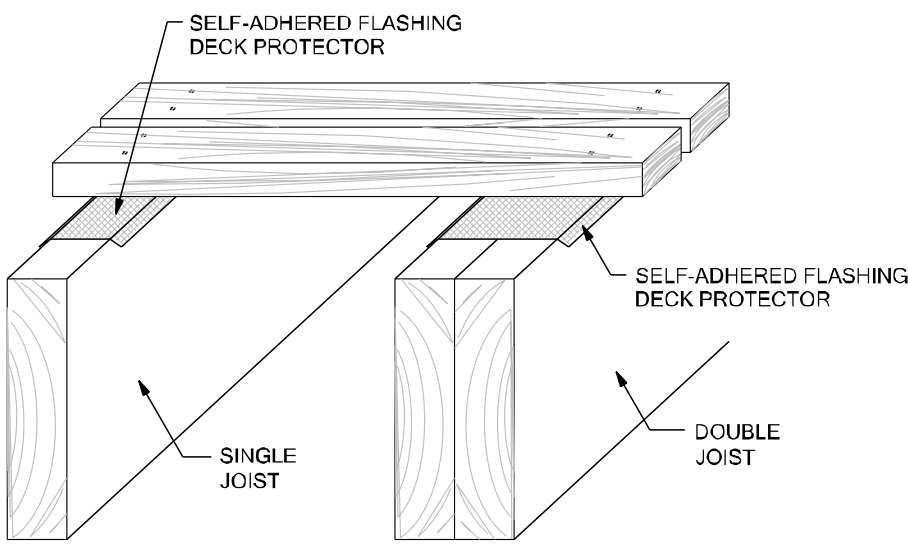
WP01



①
②
⑧

SELF-ADHERED FLASHING
HALF ROUND WINDOW

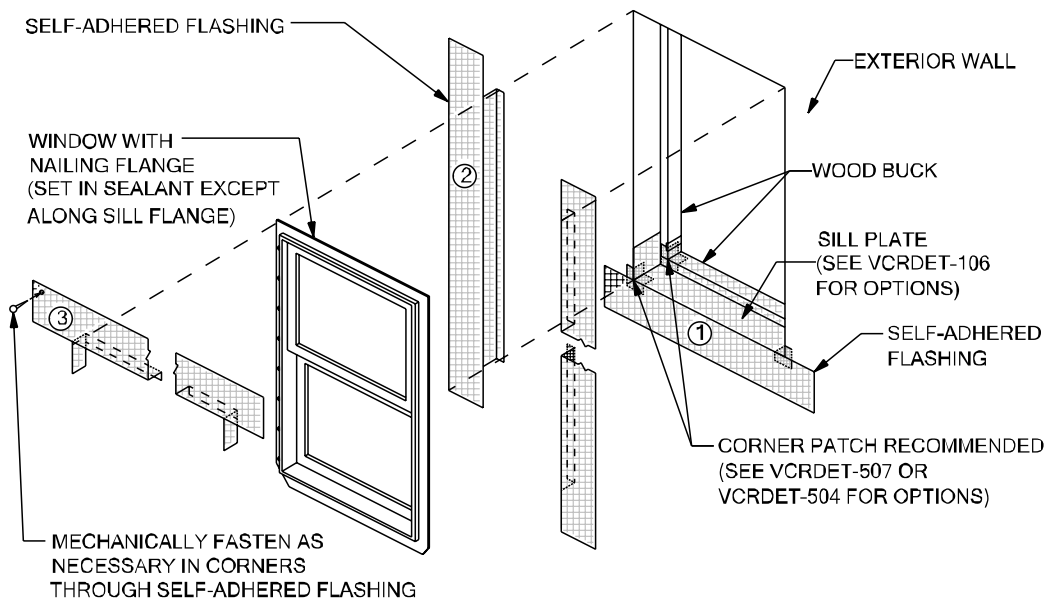
WP04



②

SELF-ADHERED FLASHING
W0.8362x;DECK JOIST

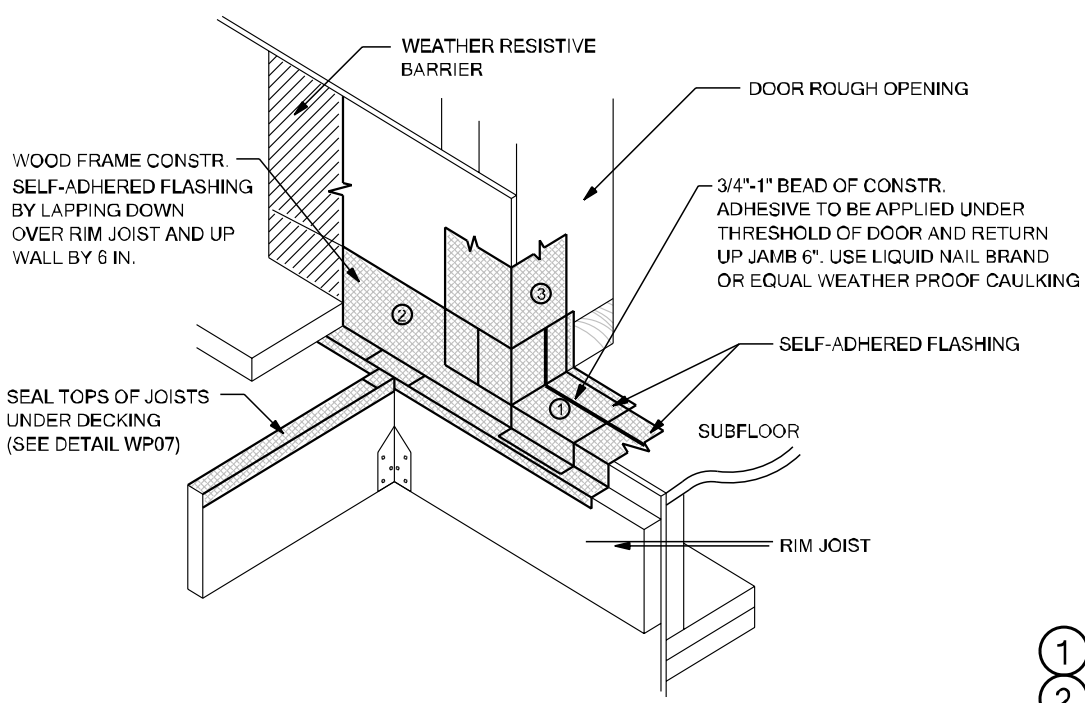
WP07



- 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

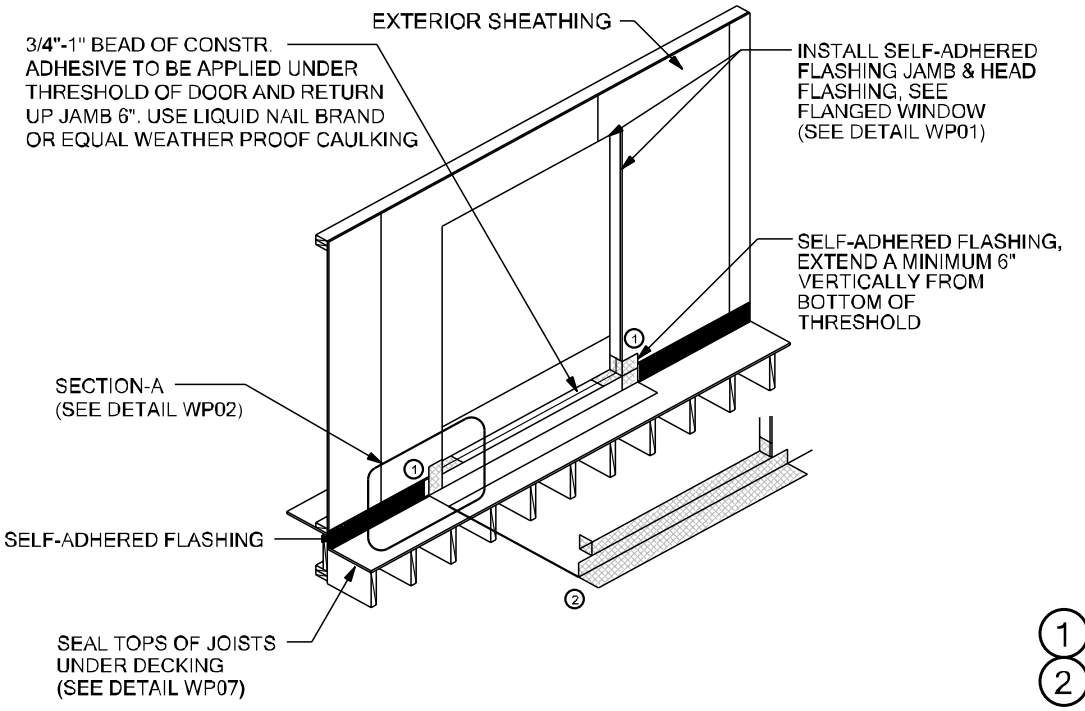
WP10



①
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SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK - SECTION A

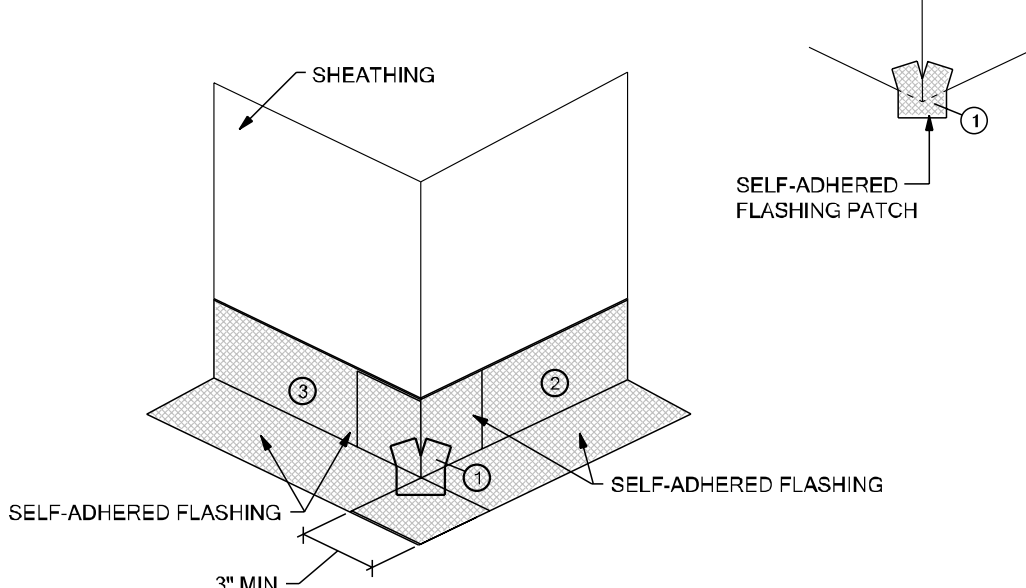
WP02



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SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK

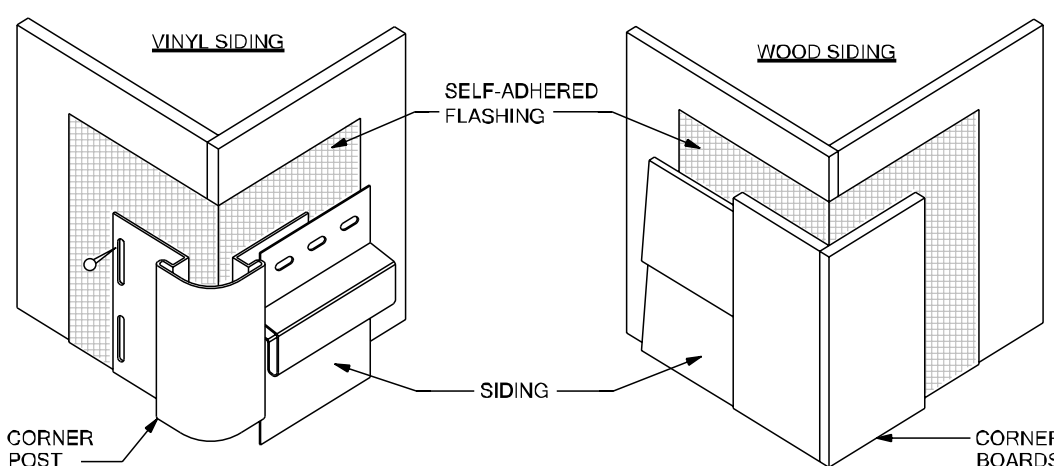
WP05



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SELF-ADHERED FLASHING
OUTSIDE CORNER

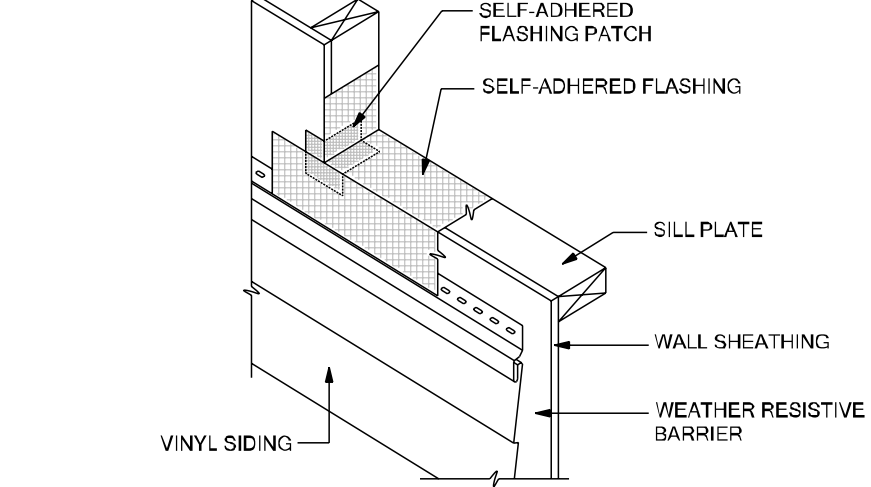
WP08



- 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

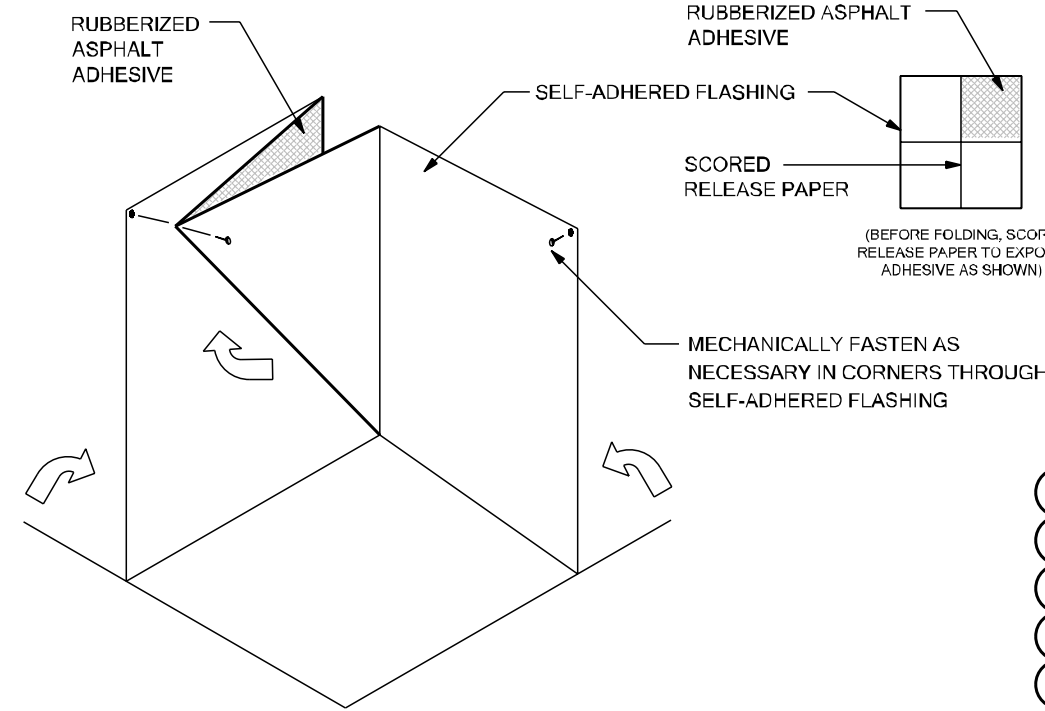
WP11



- NOTES:
1. INSTALL WEATHER RESISTIVE BARRIER TO FORM WATER-SHEDDING LAPS.
 2. FOR SILL PAN DEPTHS GREATER THAN 6 INCHES, A SLOPED SILL IS REQUIRED IN ACCORDANCE WITH ASTM E 2112.
 3. A BACK DAM CAN BE ACCOMPLISHED USING A WOODEN FURRING STRIP OR BY FOLDING THE ADHESIVE LAYER ONTO ITSELF.
 4. EXTEND SELF-ADHERED FLASHING OVER NAILING FLANGE OF THE LAST COMPLETE COURSE OF SIDING PANEL AND TRIM TO PROTECT FROM PERMANENT EXPOSURE TO UV.

TIE-IN WITH VINYL SIDING
AT WINDOW SILL

WP03



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SELF-ADHERED FLASHING
INSIDE CORNER

WP06

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 FASCIAS.

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 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

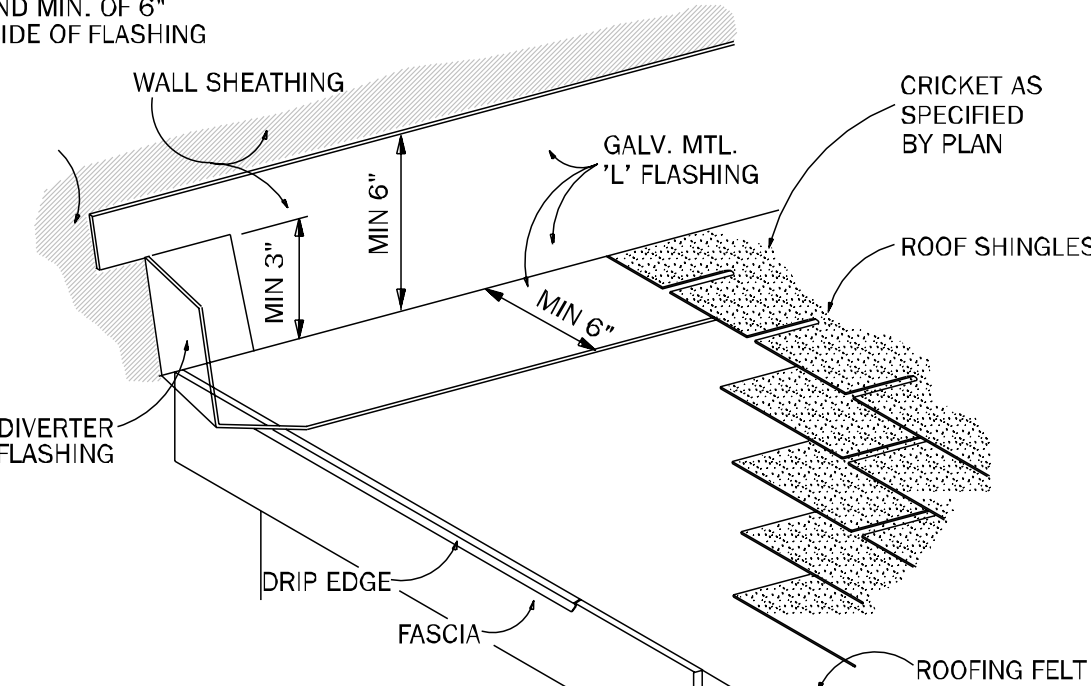
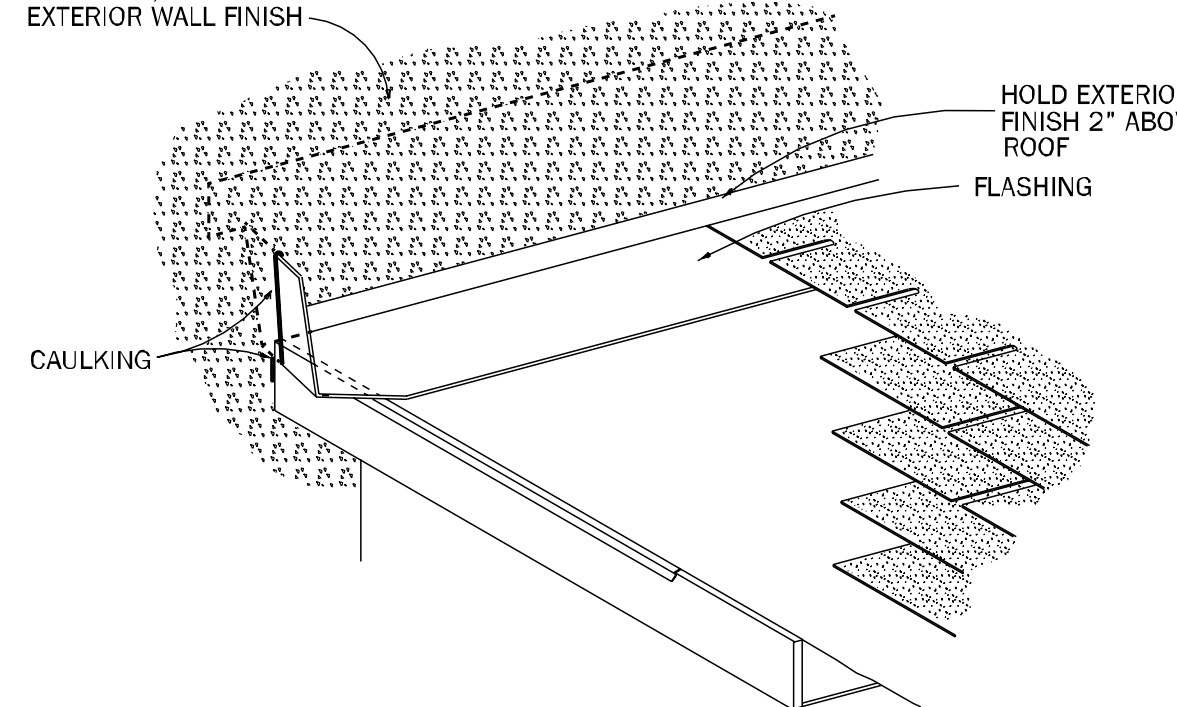


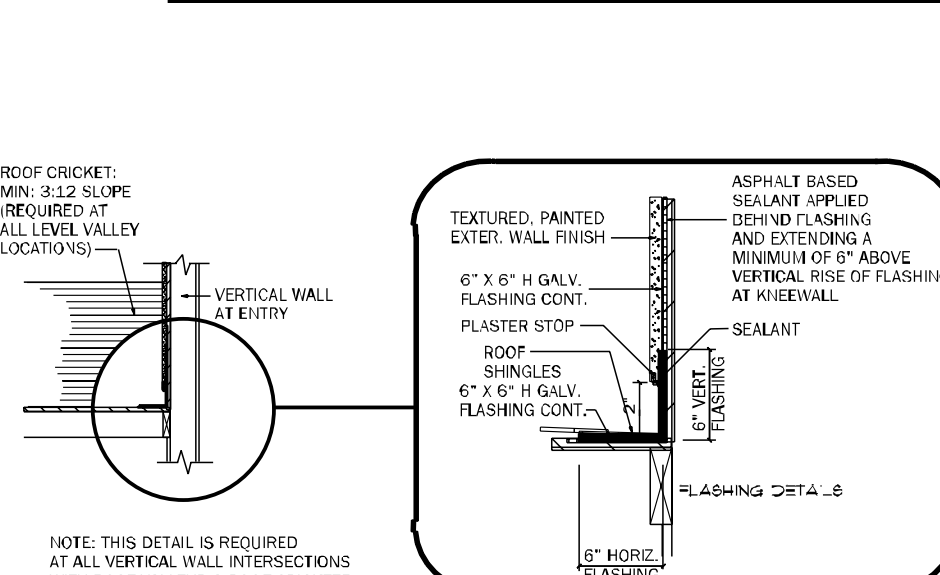
FIGURE 2: WALL FINISH

TEXTURED, PAINTED
EXTERIOR WALL FINISH



FLASHING INSTALLATION
WHERE ROOF MEETS VERTICAL WALL

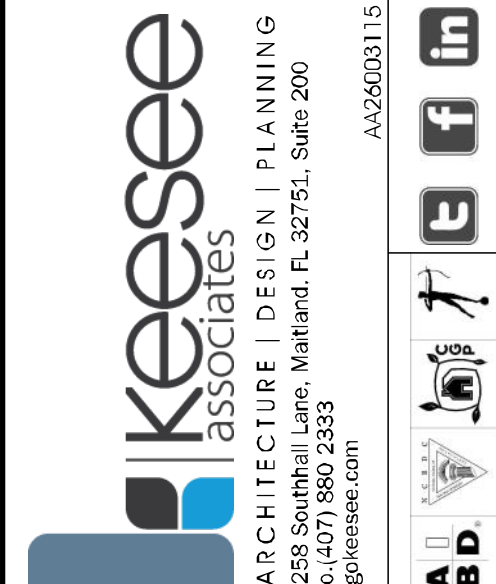
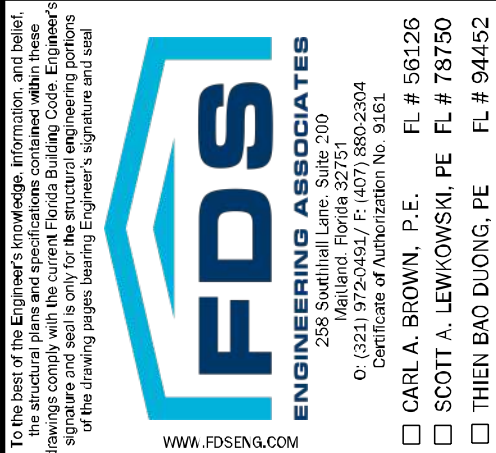
FIGURE 3: CORNER DETAIL



FLASHING DETAIL AT CRICKET
/ KNEEWALL INTERSECTION

COUNTY
SEAL

Thursday, September 5, 2024



DIVISION LOCATION:
GAINESVILLE

Job Information:

INVENTORY
LOT: 89
BLK:
SEC:
SUB: PRESERVE AT LAUREL LAKE
297 SW SILVER PALM DRIVE
LAKE CITY

Model Name / Number:

2169

Plan Issue Date:

Thursday, September 5, 2024

KA PROJECT NUMBER:

24-10573

Sheet: WP

WATER PROOF
DETAILS