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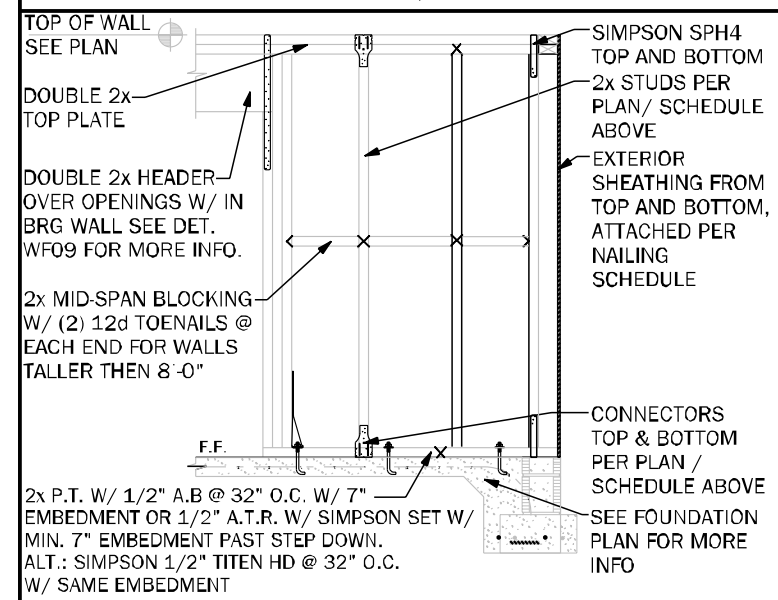
BEARING WOOD INTERIOR WALL SCHEDULE					
MARK	STUD SPACING	CONNECTION & FASTENERS		LUMBER SPECIES	LIFT CAP (kN)
		TOP	BOTTOM		
[BW1]	16"	(2) 16d TOENAILS	(2) 16d TOENAILS	SPF	0
[BW2]	16"	SP2 W/ (6)-10d NAILS	SP1 W/ (6)-10d NAILS	SPF	402
[BW3]	16"	SP4 W/ (6) 10d x 1 1/2" NAILS	SP4 W/ (6) 10d x 1 1/2" NAILS	SPF	571
[BW4]	16"	(2) 16d TOENAILS	(2) 16d TOENAILS	SPF	0
[BW5]	16"	SP2 W/ (6)-10d NAILS	SP1 W/ (6)-10d NAILS	SPF	439
[BW6]	16"	SP4 W/ (6) 10d x 1 1/2" NAILS	SP4 W/ (6) 10d x 1 1/2" NAILS	SPF	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	SPF	0
[BW11]	12"	SP2 W/ (6)-10d NAILS	SP1 W/ (6)-10d NAILS	SPF	585
[BW12]	12"	SP4 W/ (6) 10d x 1 1/2" NAILS	SP4 W/ (6) 10d x 1 1/2" NAILS	SPF	683

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

*** SP6'S & SP8'S CAN BE SUB. FOR SP4'S W/ RESPECT TO STUD SIZE



BEARING INTERIOR WALL DETAIL

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COLUMN SCHEDULE

MARK	COLUMN SIZE	(BASE) CONN. & FASTENER	UPLIFTLVL
C1	(3) 2 x 4 #2 SPF	(4) 16d TONNELS	0
C2	(3) 2 x 4 #2 SPF	DT122 W/ 1/2" WEDGE ANCHOR & (8) 1/4" x 1 1/2" SCDS	2145
C3	(3) 2 x 4 SYP #1 OR	(4) 16d TONNELS	0
C4	(4) 2 x 4 SPF #2	DT122 W/ 1/2" WEDGE ANCHOR & (8) 1/4" x 1 1/2" SCDS	2145
C5	4 x 4 P1 #2 SYP POST	AB144 w/ 5/8" AT** (12) 16d NALS	G = 6666 U = 2200
C6	8 x 8 P1 #2 SYP POST	AB166 w/ 5/8" AT** (12) 16d NALS	G = 12000 U = 2300
C7	8 x 8 P1 #2 SYP POST	AB188 w/ (2) 5/8" AT** (18) - 16d NALS	G = 24335 U = 2920
C8	3.5 x 3.5 P.L. 1.8E 160-2400 PSI (WO) WEDGE (F) EXT.	HS08252 S/W (4) (1/4" x 2 1/2" SCD SWS W/ 7/8" EPOXY ANCHOR OR AT**)	5645
C9	3.5 x 3.5 P.L. 1.8E 160-2400 PSI (WO) WEDGE (F) EXT.	HS08252 S/W (4) (1/4" x 2 1/2" SCD SWS W/ 7/8" EPOXY ANCHOR OR AT**)	5645
C10	3.5 x 7 P.L. 1.8E 160-2400 PSI (WO) WEDGE (F) EXT.	HS08252 S/W (20) (1/4" x 2 1/2" SCD SWS W/ 7/8" EPOXY ANCHOR OR AT**)	6970
C11	5.25 x 2.5 P.L. 1.8E 2400 PSI (WO) WEDGE (F) EXT.	HS08252 S/W (20) (1/4" x 2 1/2" SCD SWS W/ 7/8" EPOXY ANCHOR OR AT**)	7870
C12	7 x 7 P.L. 1.8E 160-2400 PSI (WO) WEDGE (F) EXT.	HS08252 S/W (20) (1/4" x 2 1/2" SCD SWS W/ 7/8" EPOXY ANCHOR OR AT**)	7870
C13	5.25" x 7" P.L. 1.8E 2400 PSI (WO) WEDGE (F) EXT.	HS08252 S/W (7" AT AND 20) M x 1/2" SCD WOOD SCREWS	7870

- ## GENERAL COLUMN NOTES
1. SEE FLOOR PLAN FOR WALL WIDTH. STUD PAKS TO MATCH WALL WIDTH UNO.
 2. ALL STRUCTURAL LUMBER TO BE SYP #1 OR SPF #2 UNO ON PLAN.
 3. ALL LUMBER TO BE K.D. & S.D.
 4. MINIMUM BUILT UP STUDS PER DETAIL WF37
 5. MINIMUM BOLT EMBEDMENT:
 - a. EMBEDMENT FOR 1/2" WF37
 - b. EMBEDMENT FOR 5/8" x 8"
 - c. EMBEDMENT FOR 7/8" x 8"
 6. IF COLUMN IS INDICATED IN SECOND FLOOR, THE BASE CONNECTION IS NOT REQUIRED (SEE INDICATED CALL OUT ON PLAN FOR ATTACHMENT).
 7. SEE WOOD CONSTRUCTION NOTE #4 ON COVER SHEET FOR CORROSION INFORMATION
 8. BASE NOMINAL SIZE OF ALL COLUMN UNITS (1.8B) MAY BE SUBSTITUTED FOR ANY P.T. SYP POST NOTED IN THE PLANS.

MANUAL NAIL vs. PNEUMATIC GUN NAILS:

COMMON NAIL	DIA. x LENGTH	PNEUMATIC GUN NAIL DIA. x LENGTH	COMMON vs. GUN NAIL SPACING	APPLICATION
8d	0.131" x 2 1/2"	0.131" x 2 1/2"	SEE PLAN RING SINKING ON ROOF	SHEATHING ROOF 2" WALLS
10d OR 12d	0.148" x 3"	0.131" x 3"	SEE PLAN	BLOCKING & TOE NAILS & TOP PLATE
10d	0.148" x 3 1/4"	0.131" x 3 1/4"	8" O.C. (COMMON) 6" O.C. (GUN NAIL)	STUD WALL CORNERS
10d	0.148" x 3"	0.131" x 3"	8" O.C. (COMMON) 6" O.C. (GUN NAIL)	STUD PLAC COLUMNS
16d	0.162" x 3 1/2"	0.131" x 3 1/2"	2" (COMMON) 3" (GUN NAIL)	SEE PLAN

HEADER SCHEDULE (IF USED, SEE DET. "H08" ON SHEET S-2 FOR FURTHER INSTALLATION ON HEADERS)		
MARK	HEADER SIZE	REMARKS
H1	(2) - 2X6 #2 SYP W/1/2" FLUTCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
H2	(2) - 2X8 #2 SYP W/1/2" FLUTCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
H3	(2) - 2X10 #2 SYP W/1/2" FLUTCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
H4	(2) - 2X12 #2 SYP W/1/2" FLUTCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
H5	(2) - 134" X 11 1/4" LVL 2.0 E-2600 SIPS	ATTACH TOGETHER W/ (2) ROWS 14" X 3 1/2" SOG W/ SCREWS #6 @ 12" SYP EACH SIDE
H6	(2) - 134" X 9 1/4" LVL 2.0 E-2600 SIPS	ATTACH TOGETHER W/ (3) ROWS 14" X 3 1/2" SOG W/ SCREWS #6 @ 12" SYP 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)

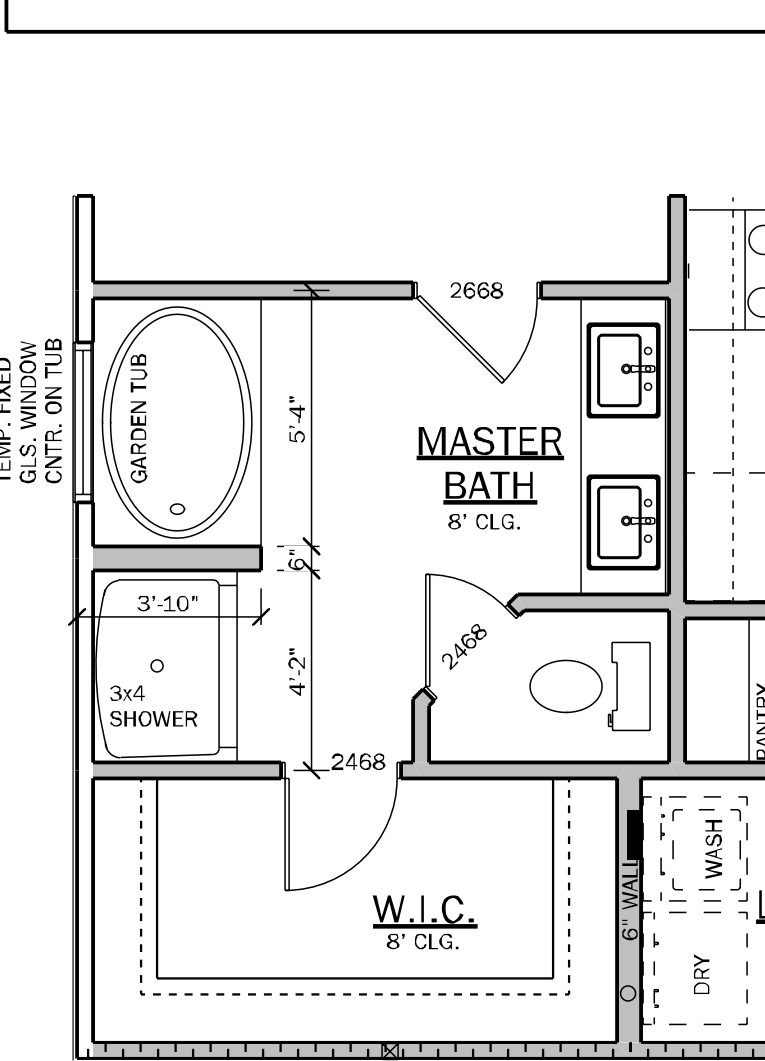
GENERAL HEADER NOTES

1. VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED
2. IF HEADER IS ON THE 1ST FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CONNECTIONS AND DETAIL
3. IF HEADER IS ON THE 2ND FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS.
4. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL W/37
5. FASTEN ALL MULTI-PLY HEADERS TOGETHER W/ 2" (2) ROWS 12D COMMON NAILS AT 12" o.c. ALONG EACH EDGE OR (3) ROWS IF 2X10 OR LARGER.
6. FASTEN ALL HEADERS TO KING STUDS WITH (3) 12d TENSILS PER SIDE
7. IF HEADER IS NOT SPECIFIED CONTACT E.O.R.

BEAM SCHEDULE		
MARK	2 x 8 x 8 SYP W/ 7' 16" USB FUTCH PLATE, NAIL BEAM TOGETHER USING 2" ROWS OF 12x 12x 16" @ 12" O.C. TYP EACH SIDE	CONNECTIONS
BM1	(2) 2 x 8 x 8 SYP W/ 7' 16" USB FUTCH PLATE, NAIL BEAM TOGETHER USING 2" ROWS OF 12x 12x 16" @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HTA16 TO CMU CLD. U.N.O. ON ROOF PLAN.
BM2	(2) 2 x 10 x 10 SYP W/ 7' 16" USB FUTCH PLATE, NAIL BEAM TOGETHER USING 2" ROWS OF 12x 12x 16" @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HTA16 TO CMU CLD. U.N.O. ON ROOF PLAN.
BM3	(2) 2 x 12 x 12 SYP W/ 7' 16" USB FUTCH PLATE, NAIL BEAM TOGETHER USING 2" ROWS OF 12x 12x 16" @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HTA16 TO CMU CLD. U.N.O. ON ROOF PLAN.
BM4	(2) 1-3/4" x 11 1/4" LVL TO BE 20x2600 PSB, NAIL BEAM TOGETHER USING 2" ROWS 1/4" x 3 1/2" SWS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HTA16 TO CMU CLD. U.N.O. ON ROOF PLAN.
BM5	(2) 1-3/4" x 11 7/8" LVL TO BE 20x2600 PSB, NAIL BEAM TOGETHER USING 2" ROWS 1/4" x 3 1/2" SWS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HTA16 TO CMU CLD. U.N.O. ON ROOF PLAN.
BM6	(2) 1-3/4" x 16" LVL TO BE 20x2600 PSB, NAIL BEAM TOGETHER USING 2" ROWS 1/4" x 3 1/2" SWS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HT520 TO WOOD POST OR (2) SIMPSON HTA16 TO CMU CLD. U.N.O. ON ROOF PLAN.

GENERAL BEAM NOTES

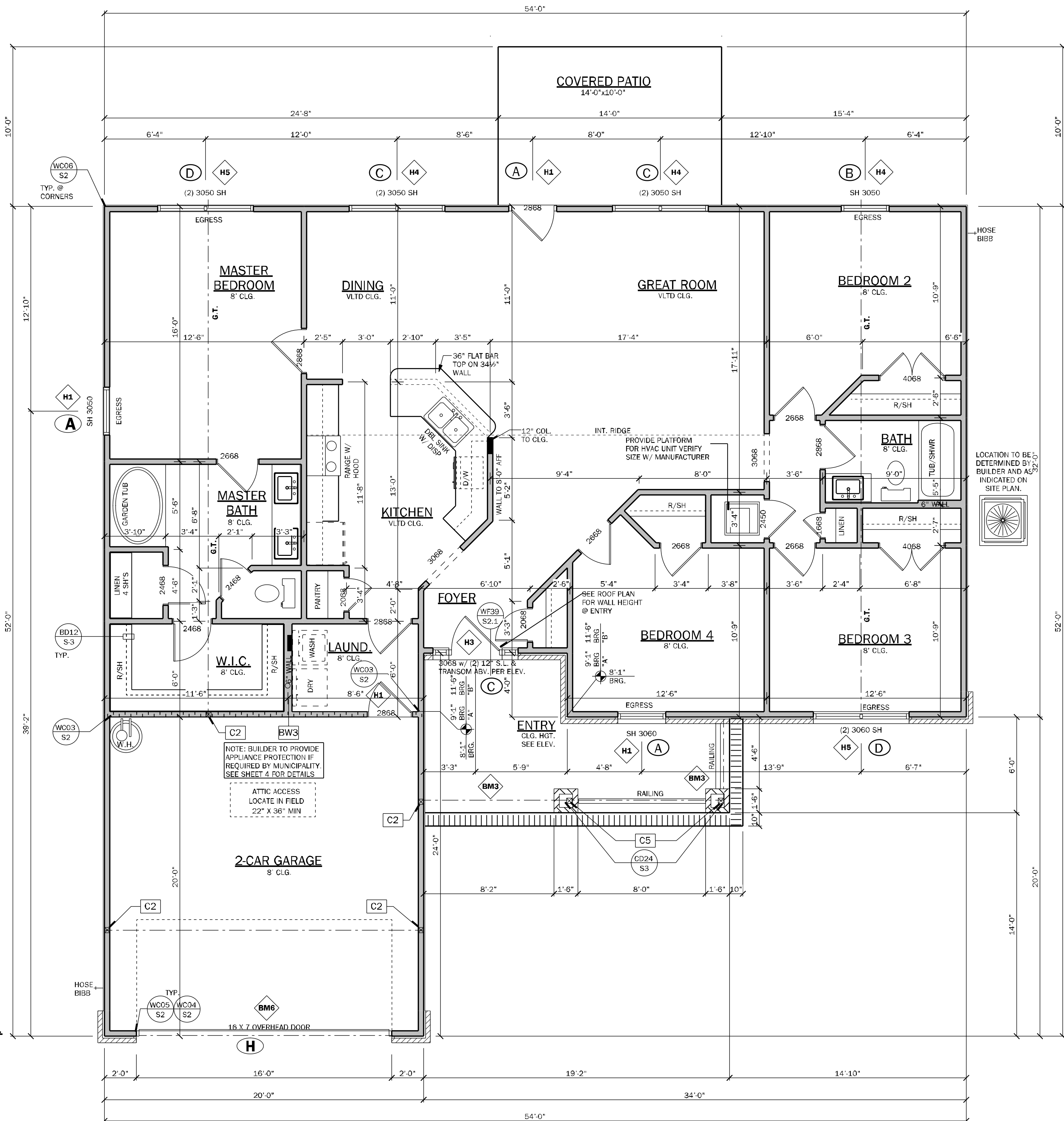
1. VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED
(MIN. 4" BEARING EACH END)
2. SEE PLAN FOR TOP OR BOTTOM OF BEAM INDICATIONS
3. BEAMS ARE NOT TO BE DRILLED OR NOTCHED IN ANY WAY WITHOUT
WRITTEN APPROVAL FROM THE E.O.R.



Y	N	MASTER BA. OPTIONS
		4030 (1) PC. FIBERGLAS SHOWER IN LIEU OF LINEN CLOSET W/ (1) I.E.D. DISC LT.
		3'-4" X 4'-0" TEMP. FIXED GLS. WINDOW CNTR. ON TUB

OPTIONAL MASTER BATH

NOTE: NO DIMENSIONAL CHANGES



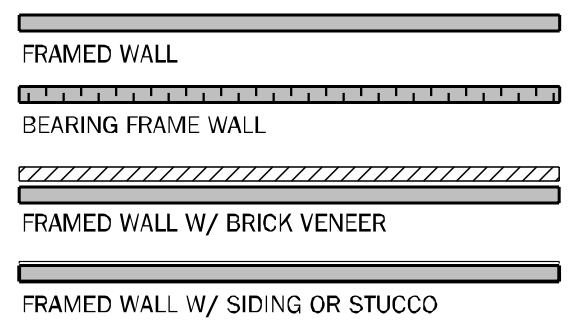
FLOOR PLAN

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

NOTE:

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

WALL LEGEND



GENERAL NOTES

- R.302.2.6 (table 302.6) If water based ceiling texture material is used, provide $\frac{1}{2}$ " gypsum board for 16" O.C. and 5/8" gypsum board for 24" O.C. If oil based ceiling texture is used, $\frac{1}{2}$ " X 8" sq. 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 between habitable rooms(s).
- R.302.2.5.2 Duct Penetration. Ducts in the garage and ducts penetrating the walls or ceilings separating the garage from other habitable rooms shall be protected by a minimum No. 26 gage (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.
- R.302.5.1 Door. From garage into house must be a minimum 1 3/8" solid wood door with the following: noncombustible steel door, or 20 minutes fire rated door.
- R.302.7 Enclosed space under stairs that is accessed by door or access panel shall have the soffits, under-stair surface and any soffits protected on the enclosed side with $\frac{1}{2}$ " gypsum board.
5. Outdoor swimming pool shall provide with a barrier complying with R4501.1.7.1, 1.1 through R4501.1.7.1.14.
6. Bathroom exhaust fans must vent to the exterior of the building, exhaust to attic space and soffits is not acceptable. Ventilation shall be permitted to exit through the soffit if solid soffit is installed 5'-0" on each side of the venting.
- R.302.2.6 The garage shall be separated from the rest of the house and its attic as required by Table R302.6. From the residence and attics by not less than 1/2 inch (12.7mm) gypsum board applied to the garage side. Garage beneath rooms shall be separated from all other rooms and attics 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.

3. R312.2.1 Window sills. In dwelling units, where the bottom of the clear opening of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished floor, the window opening must be protected from the building, the operable window shall comply with one of the following:
- 1. Operable windows with openings that will not allow a 4-inch diameter (102 mm) sphere to pass through the opening where the opening is in its largest opened position.
 - 2. Operable windows that are provided with window fall prevention devices that comply with ASTM F2090.
 - 3. Operable windows that are provided with window control devices that comply with Section R312.2.2.
4. R303.4.2.2 All windows within 2'-0" of doors and in shower or tub areas will be safety tempered glass.
5. EC: R402.4.2.2 Vertical or horizontal access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and sealed to be airtight 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
M1502.3 Duct termination.
Exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. If the manufacturer's instructions do not specify termination location, the exhaust duct shall terminate not less than 3 feet (914 mm) in any direction from openings into building including openings in ventilated soffits. Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination.

12. **Porch Ceilings:** (See plan for the following options)
Option 1. Gypsum:
 1/2" exterior gypsum soffit board shall be attached to all framing members with 2x blocking provided at perimeter and panel edges.
 The gypsum board shall be attached w/ Type "W" 1/2" drywall screws at 8" O.C. in filed and edges.
Option 2. Plaster Base:
 7/16" OSB on underside of roof trusses shall be attached to all framing members with 2x blocking provided at perimeter and panel edges. The OSB shall be attached w/ 8d nails at 6" O.C. field and 4" O.C. at edges or 7d screw shank 3" O.C. field and 4" edges.

13. Energy Code Compliance Path is Performance Based P
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	1692 S.F.
TOTAL LIVING (AC)	1692 S.F.
GARAGE	400 S.F.
COVERED ENTRY	151 S.F.
COVERED PATIO/LANAI	
TOTAL AREA UNDER ROOF	2243 S.F.

Keesee associates

ARCHITECTURE DESIGN

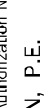
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AA2600319







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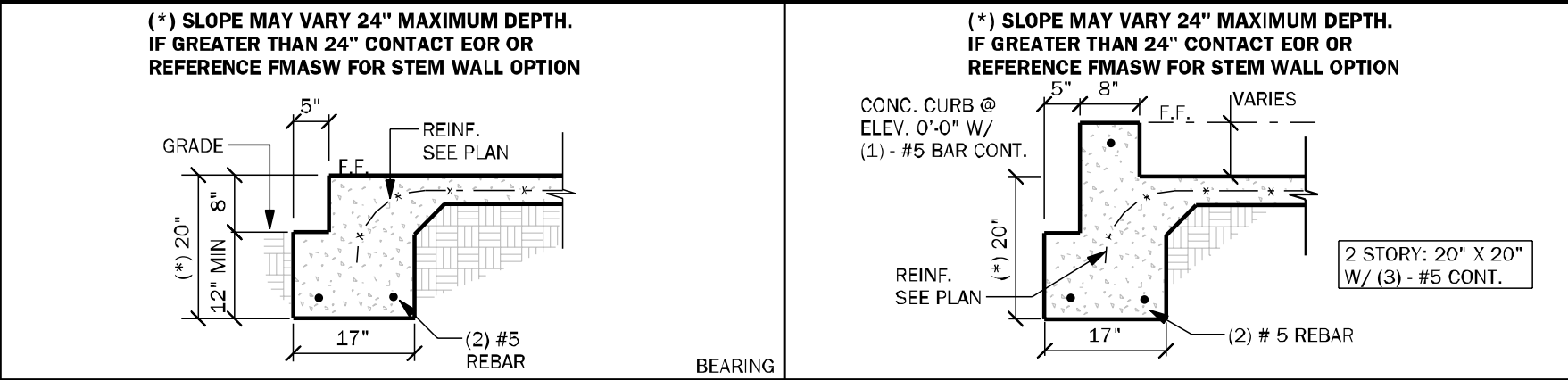
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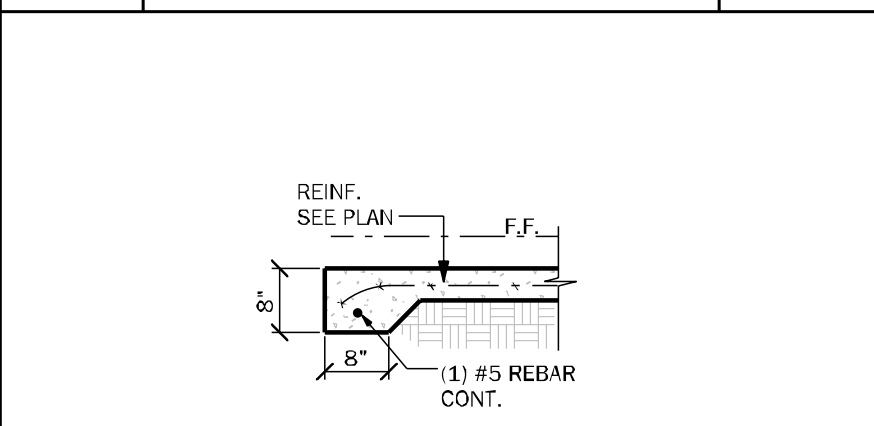
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 FL # 73750
 FL # 91452

	
FLORIDA CONTRACTORS' LICENSE NO. CRC1330146	
100 WEST GARDEN STREET PENSACOLA FL 32502	
DIVISION LOCATION:	
GAINESVILLE	
▼ Job Information:	INVENTORY LOT: 143 BLK: SEC: SUB: Preserve of Laurel Lake S.W. Rosemary Dr. Lake City
▼ Model Name / Number:	1755
▼ Plan Issue Date:	Monday, July 22, 2024
▼ KA PROJECT NUMBER:	24-08049
Sheet:	2 of:
FLOOR PLAN	



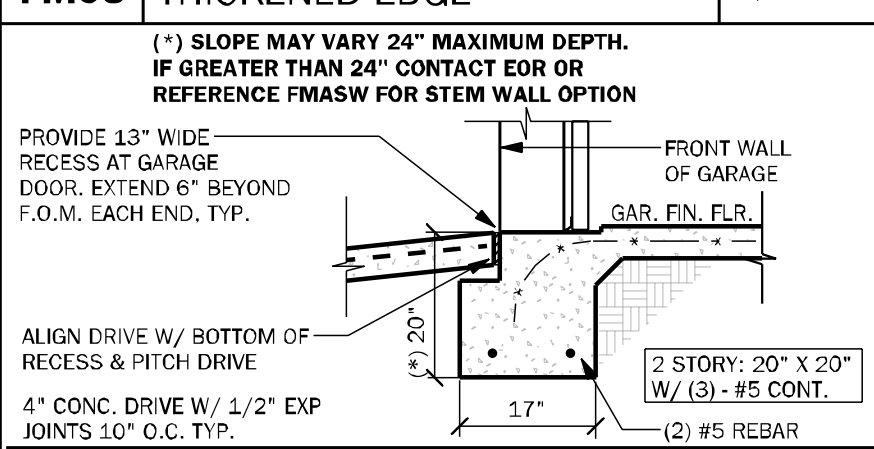
FM01 SINGLE STORY FTG

1/2" = 1'-0"



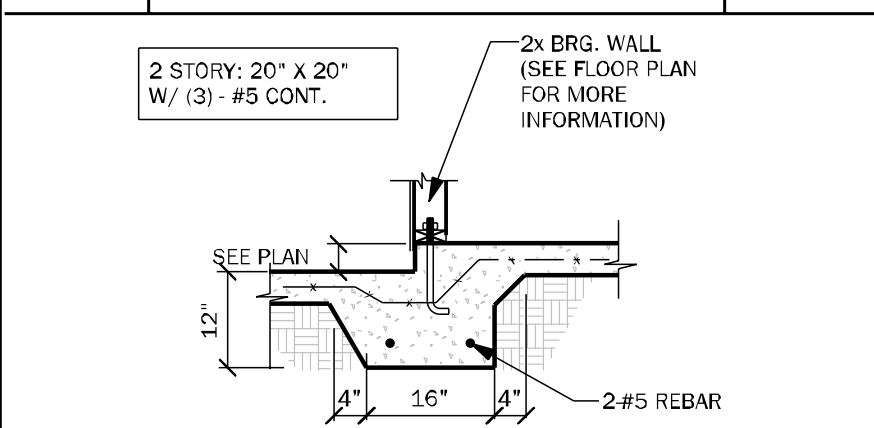
FM03 THICKENED EDGE

1/2" = 1'-0"



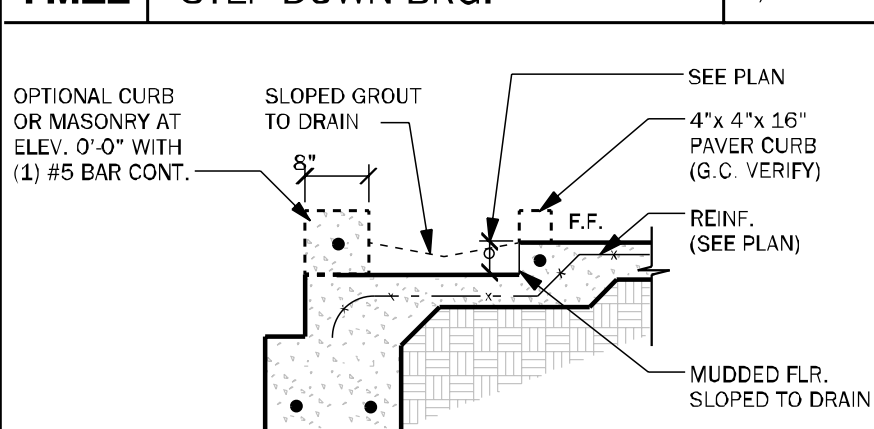
FM09 SECTION @ GAR. DOOR

1/2" = 1'-0"



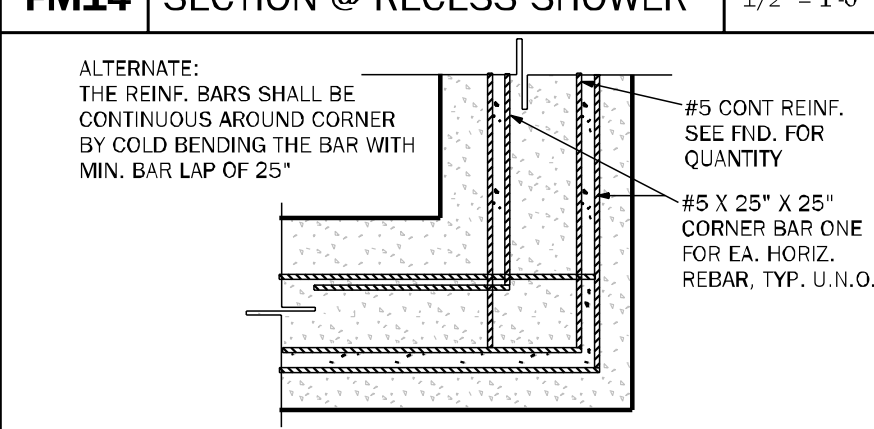
FM11 STEP DOWN BRG.

1/2" = 1'-0"



FM14 SECTION @ RECESS SHOWER

1/2" = 1'-0"



FM19 TYP. CORNER BAR DETAIL

1-1/2" = 1'-0"

STEMWALL SCHEDULE					
STEMWALL HEIGHT (ft)	FOOTING DIMENSION				NUMBER/SIZE OF BARS
	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 TIE INTO VERTICAL BAR AND EXTEND OUT A MIN. 4'-0" INTO SLAB/STEM
- IF STEM IS REQ'D TO BE HIGHER CONTACT ENGINEER OF RECORD PRIOR TO CONSTRUCTION FOR MORE INFORMATION
- G.C. TO PROVIDE ADEQUATE BRACING OF STEM WALL WHEN UNEVEN BACK FILLING IS TAKING PLACE
- #5 HORIZONTAL CORNER BARS WITH 4'-0" LEGS IN KNOCKOUT BLOCK @ 16" O.C. VERTICAL. GROUTED SOLID WHEN STEM WALL IS GREATER THAN 4'-0" TALL (TYPICAL ALL CORNERS)
- IF STEMWALL IS WITH IN 5'-0" OF POOL OR WATER FEATURE FOUNDATIONS TO BE A MINIMUM 12" BELOW BOTTOM OF POOL OR WATER FEATURE.
- ALL STEM WALLS GREATER THAN (4) COURSES SHALL BE FULLY GROUTED.
- R.403.1.4 MINIMUM DEPTH: ALL EXTERIOR FOOTINGS (BOTTOM) SHALL BE PLACED AT LEAST 12" BELOW THE UNDISTURBED GROUND SURFACE.

FMSW ALTERNATE STEM WALL FOOTING SCHEDULE

1/2" = 1'-0"



FM08 2-STORY FTG.

1/2" = 1'-0"



FM10 INTERIOR BRG WALL

1/2" = 1'-0"

FM18 TYP. STEP FTG. DETAIL

1/2" = 1'-0"

FM23 TYP. FND PENETRATION

1/2" = 1'-0"

FM25 PORCH COLUMN W/ BRICK

1/2" = 1'-0"

FM26 THICKENED EDGE W/ BRICK

1/2" = 1'-0"

FM02 SECTION @ GARAGE

1/2" = 1'-0"

FM02 SECTION @ GARAGE

1/2" = 1'-0"

FM02 SECTION @ GARAGE

1/2" = 1'-0"

FM02 SECTION @ GARAGE

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1/2" = 1'-0"

FM02 SECTION @ GARAGE

1/2" = 1'-0"

FM02 SECTION @ GARAGE

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FM02 SECTION @ GARAGE

1/2" = 1'-0"

FM02 SECTION @ GARAGE

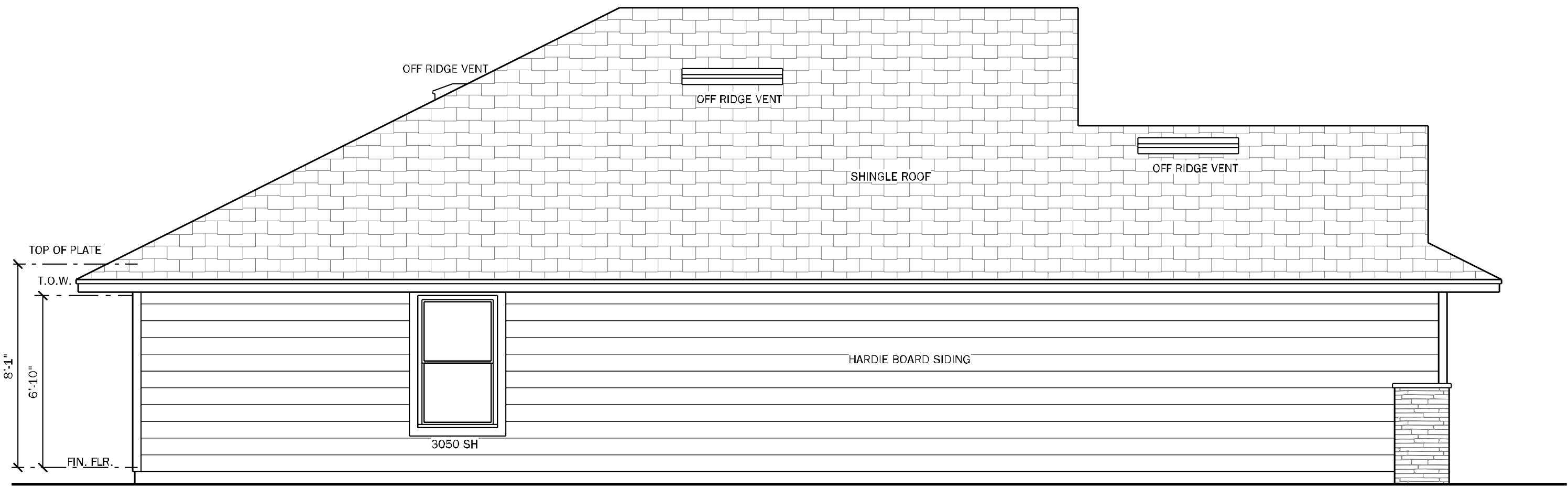
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FM02 SECTION @ GARAGE

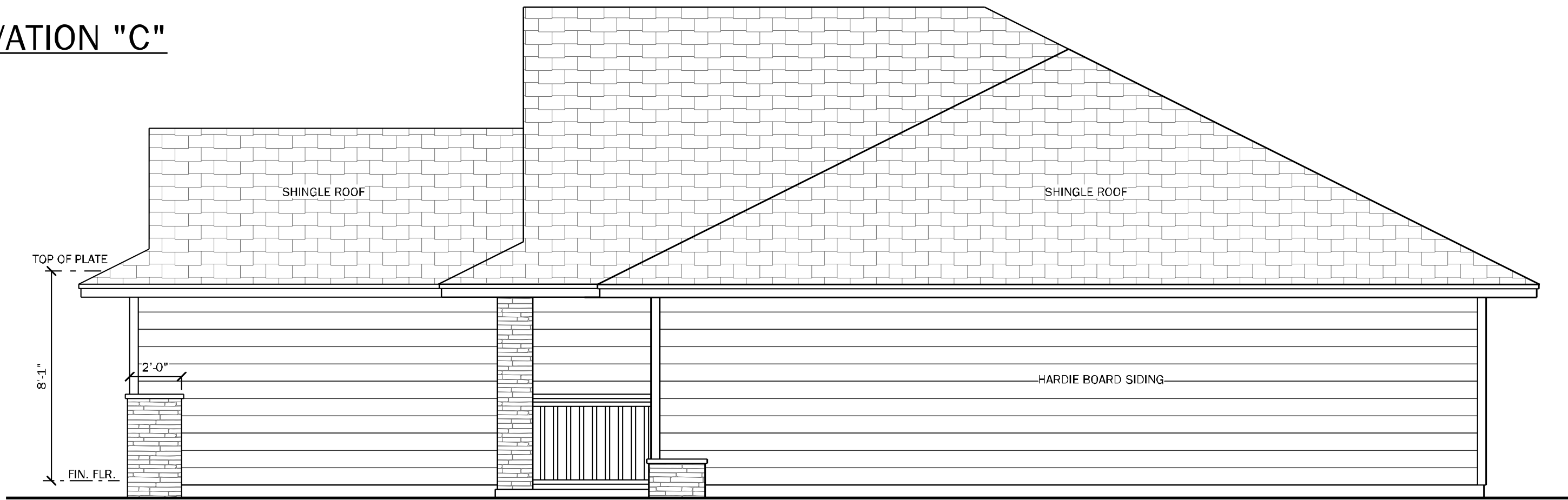
1/2" = 1'-0"

FM02 SECTION @ GARAGE

1/2" = 1'-0"



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



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



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



FRONT ELEVATION "C"
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)	2343 s.f.
Total needed for exhaust for upper 1/3	562 net sq inches
Total needed for intake (soffit area, lower)	562 net sq inches
Number of Off Ridge Vents for upper 1/3 needed	4
L.F. of Ridge Vent needed (can be used in combo with ORV)	31
Lineal Feet of Soffit needed to meet required	68
Lineal S.F. provided by plan	212

COUNTY
SEAL

Monday, July 22, 2024

To the best of the Engineer's knowledge, information, and belief, the design and construction of the project complies with the current Florida Building Code, Engineering Law and Rules, and all applicable codes and regulations. The Engineer is not responsible for the construction of the project or the performance of the project.

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ENGINEERING DESIGN SERVICES, INC.
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AA2600319
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BIA
F
I
N

DAMS HOMES
FLORIDA CONTRACTORS LICENSE NO. CRC1330146
100 WEST GARDEN STREET
PENSACOLA FL 32502
DIVISION LOCATION:
GAINESVILLE

INVENTORY

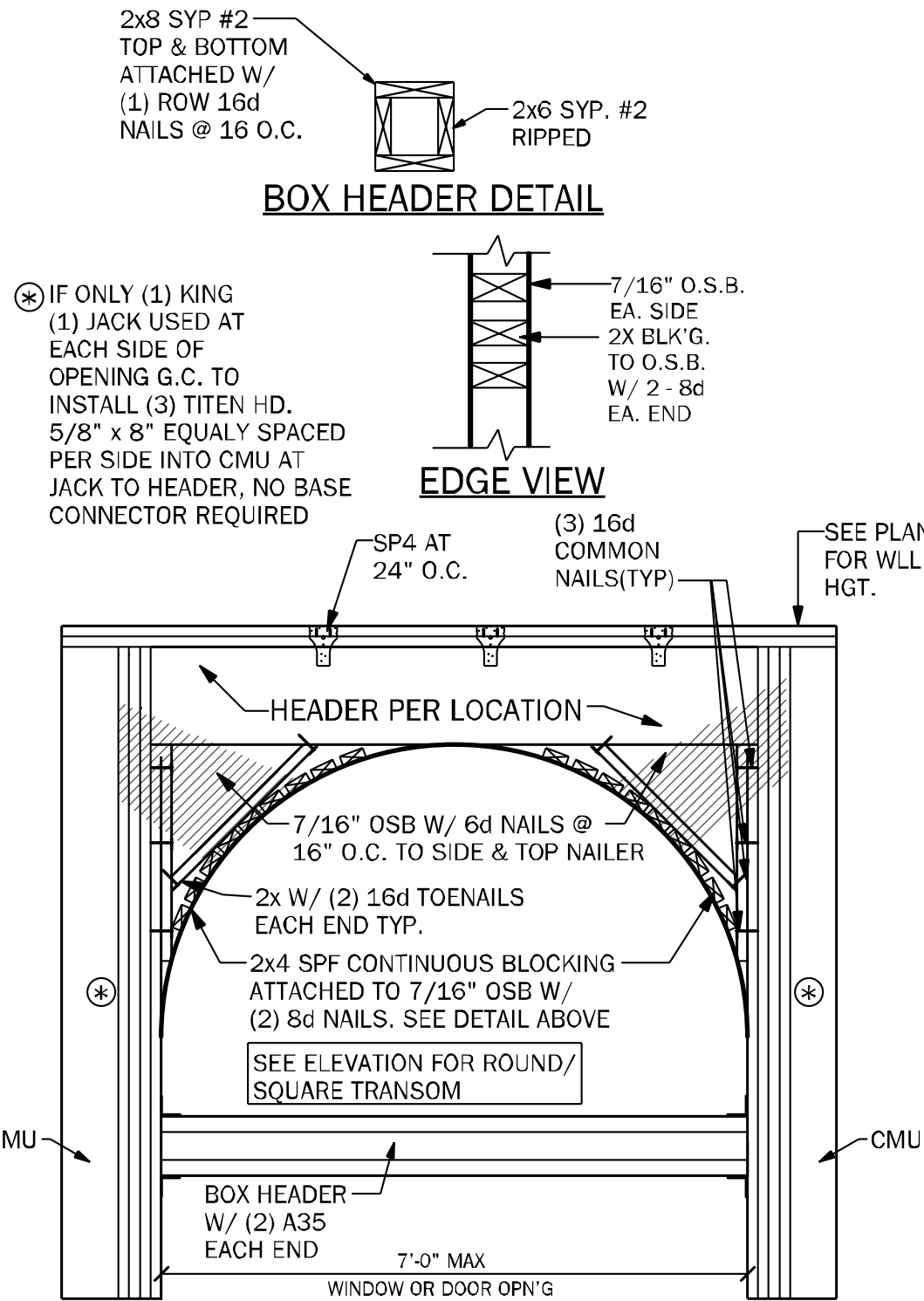
LOT: 143
BLK:
SEC:
SUB: Preserve of Laurel Lake
S.W. Rosemary Dr.
Lake City

Model Name / Number:
1755

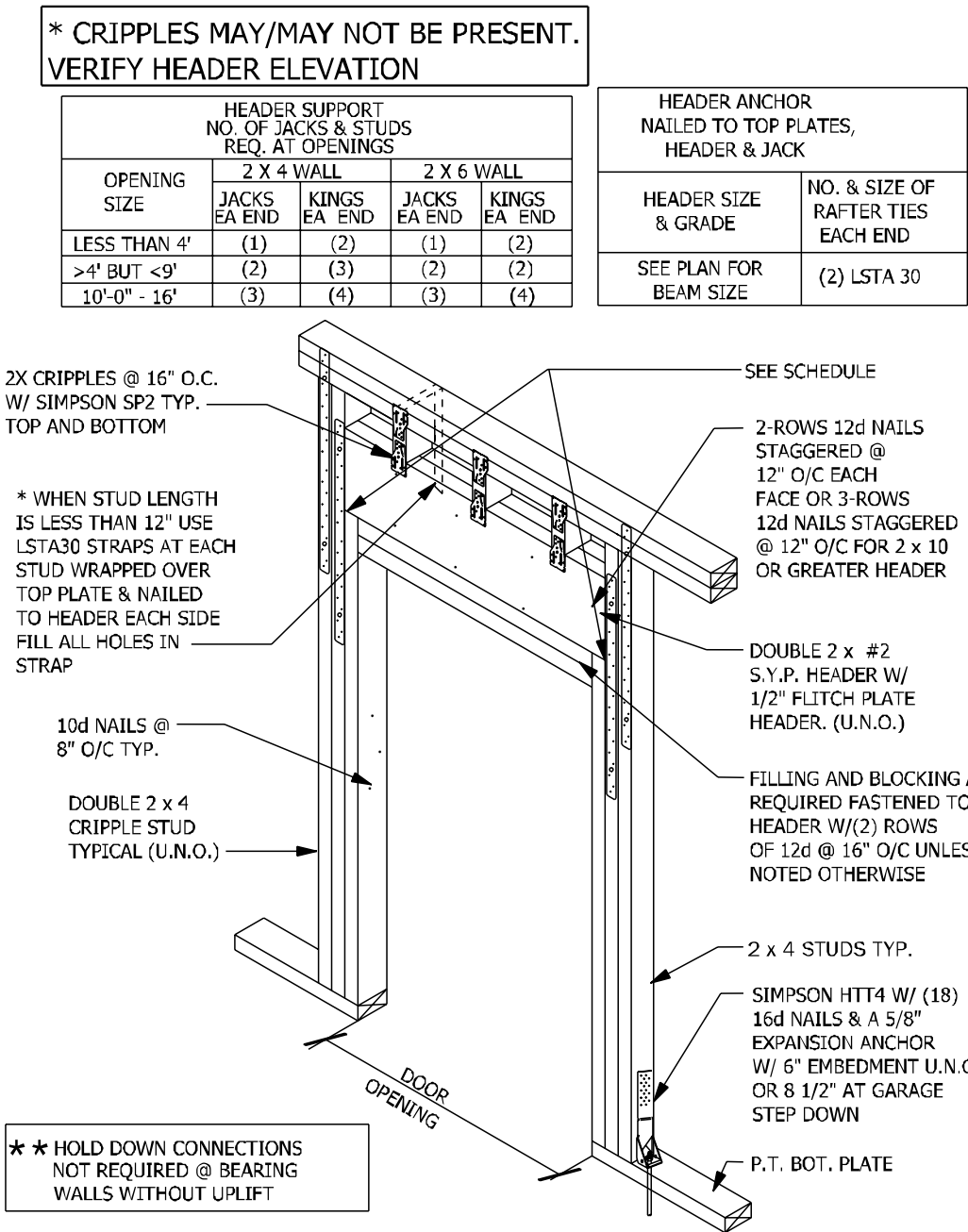
Plan Issue Date:
Monday, July 22, 2024

KA PROJECT NUMBER:
24-08049

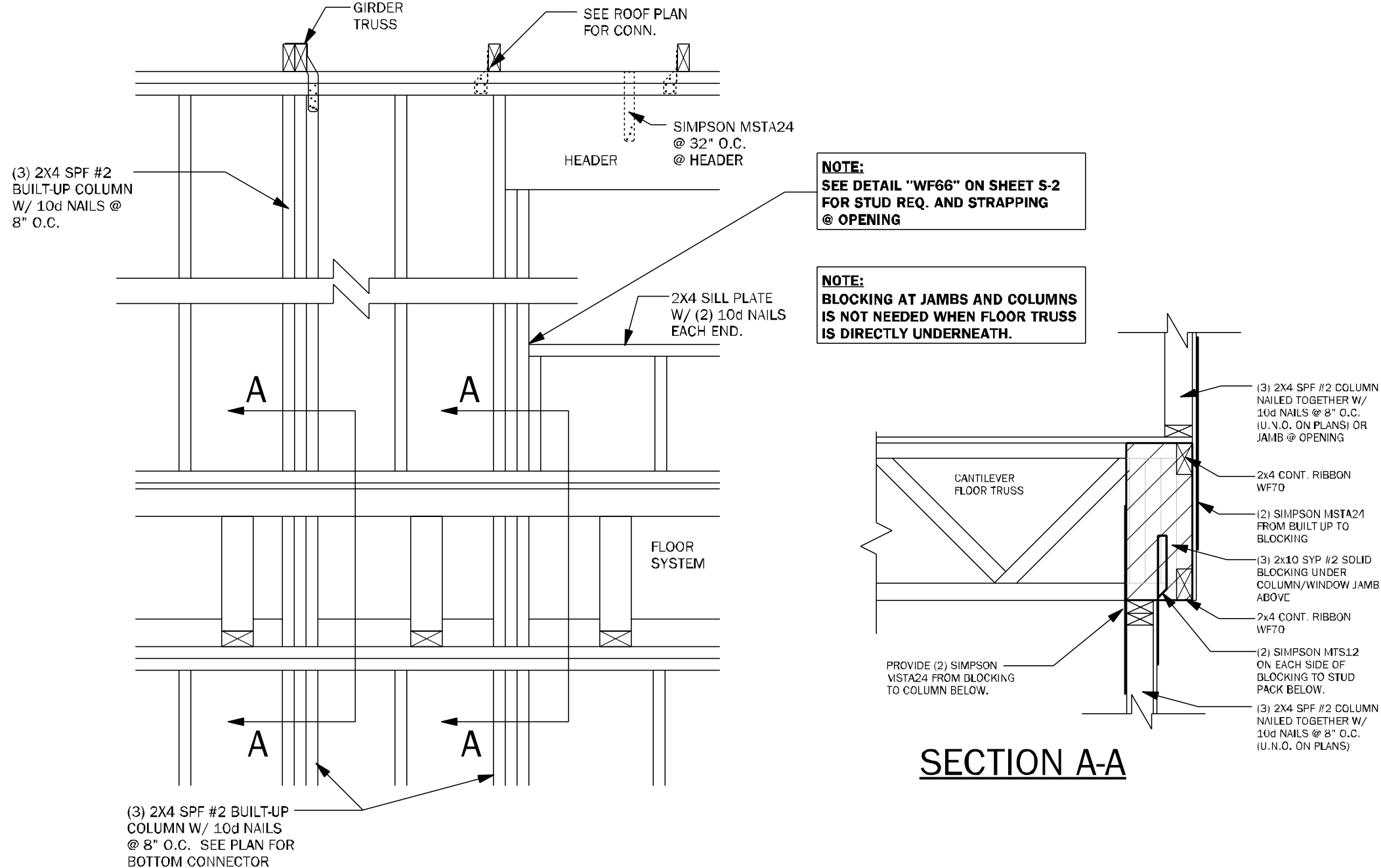
Sheet: **5** of:
ELEVATIONS



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

Monday, July 22, 2024

To the best of the Engineer's knowledge, information, and belief, the design and construction of the above project complies with the applicable building codes and regulations of the State of Florida, and the design and construction of the project is in accordance with the current Florida Building Code. The Engineer's design and construction is based on the information provided by the client and is not intended to be a warranty or guarantee of performance.

FDS ENGINEERING ASSOCIATES

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ARCHITECTURE | DESIGN |
CONSTRUCTION MANAGEMENT

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Professional Engineer
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☐ THIEN BAO DUONG, P.E.

FL # 56126
FL # 78750
FL # 94452

AD

DAMS HOMES

FLORIDA CONTRACTORS LICENSE NO. CRC1330146

100 WEST GARDEN STREET
PENSACOLA FL 32502

DIVISION LOCATION:
GAINESVILLE

Job Information:

INVENTORY

LOT: 143
BLK:
SEC:
SUB: Preserve of Laure Lake
S.W. Rosemary Dr.
Lake City

Model Name / Number:

1755

Plan Issue Date:

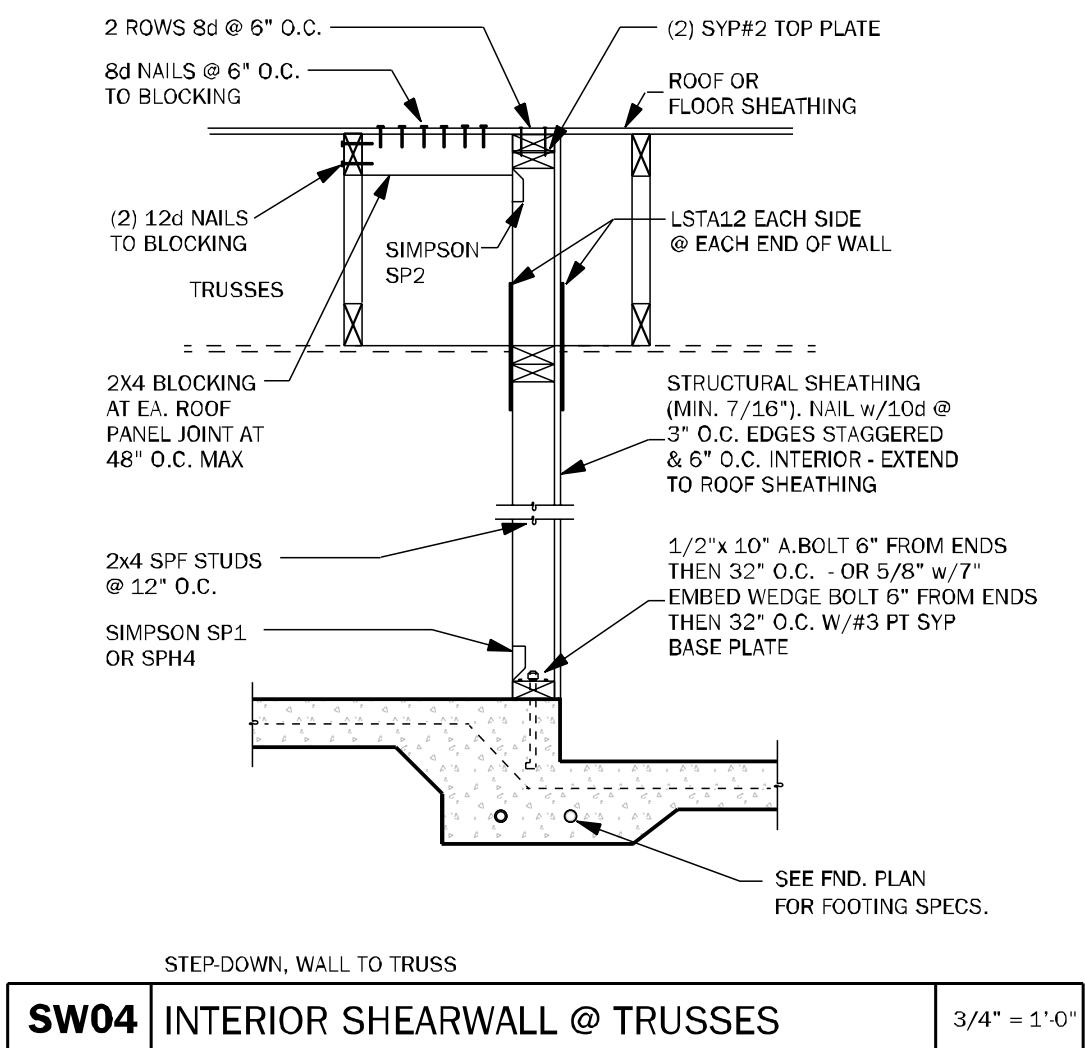
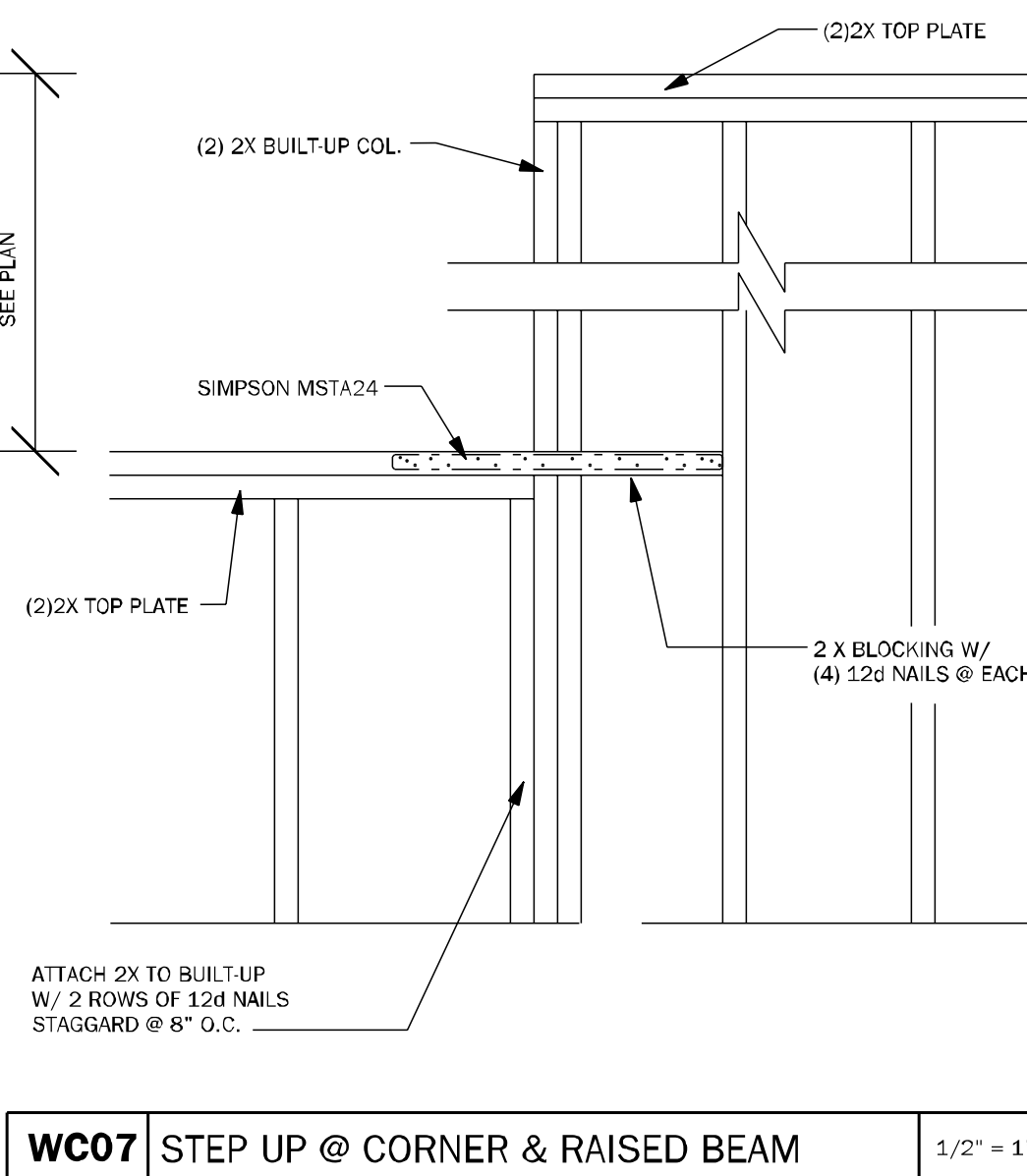
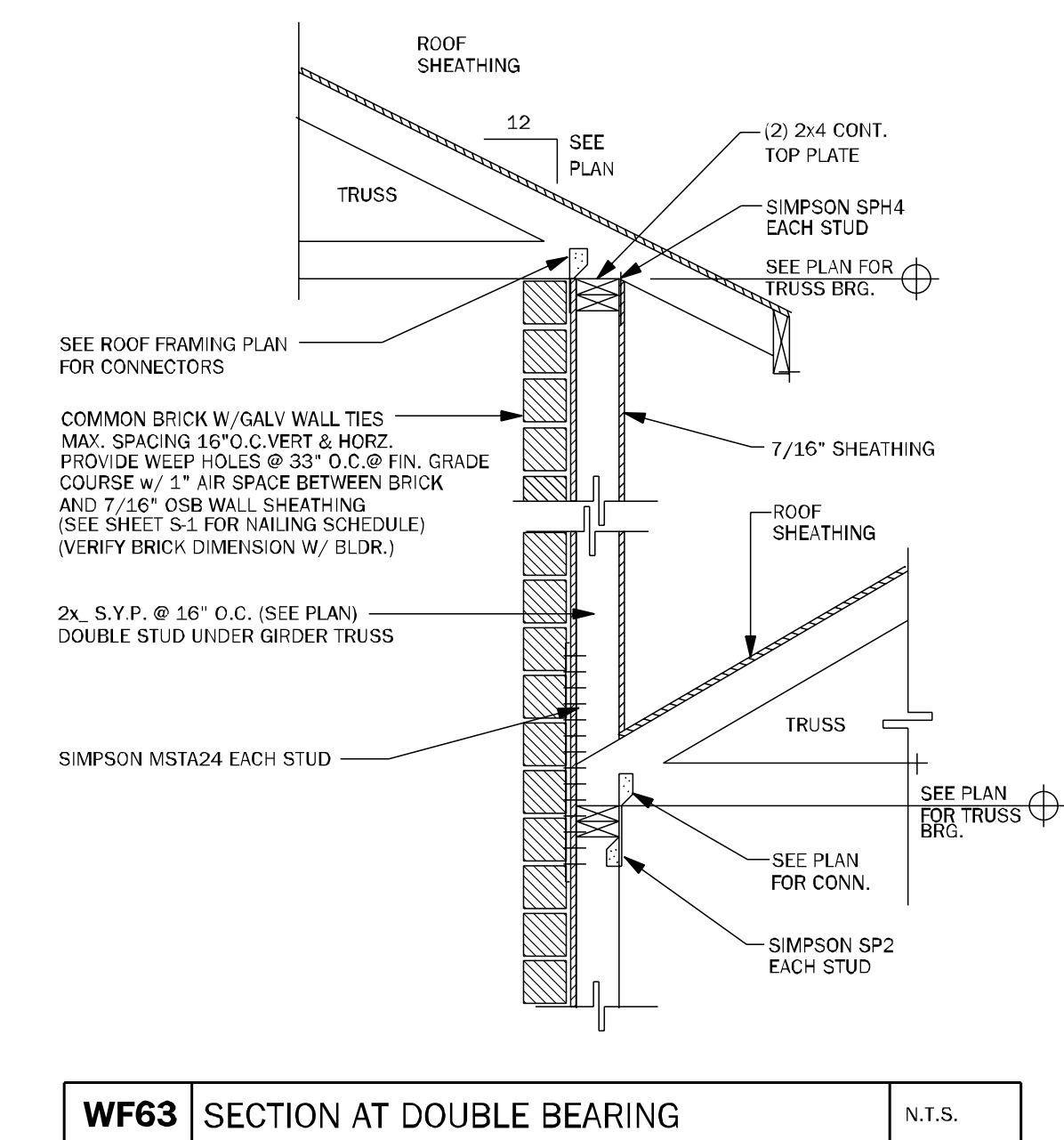
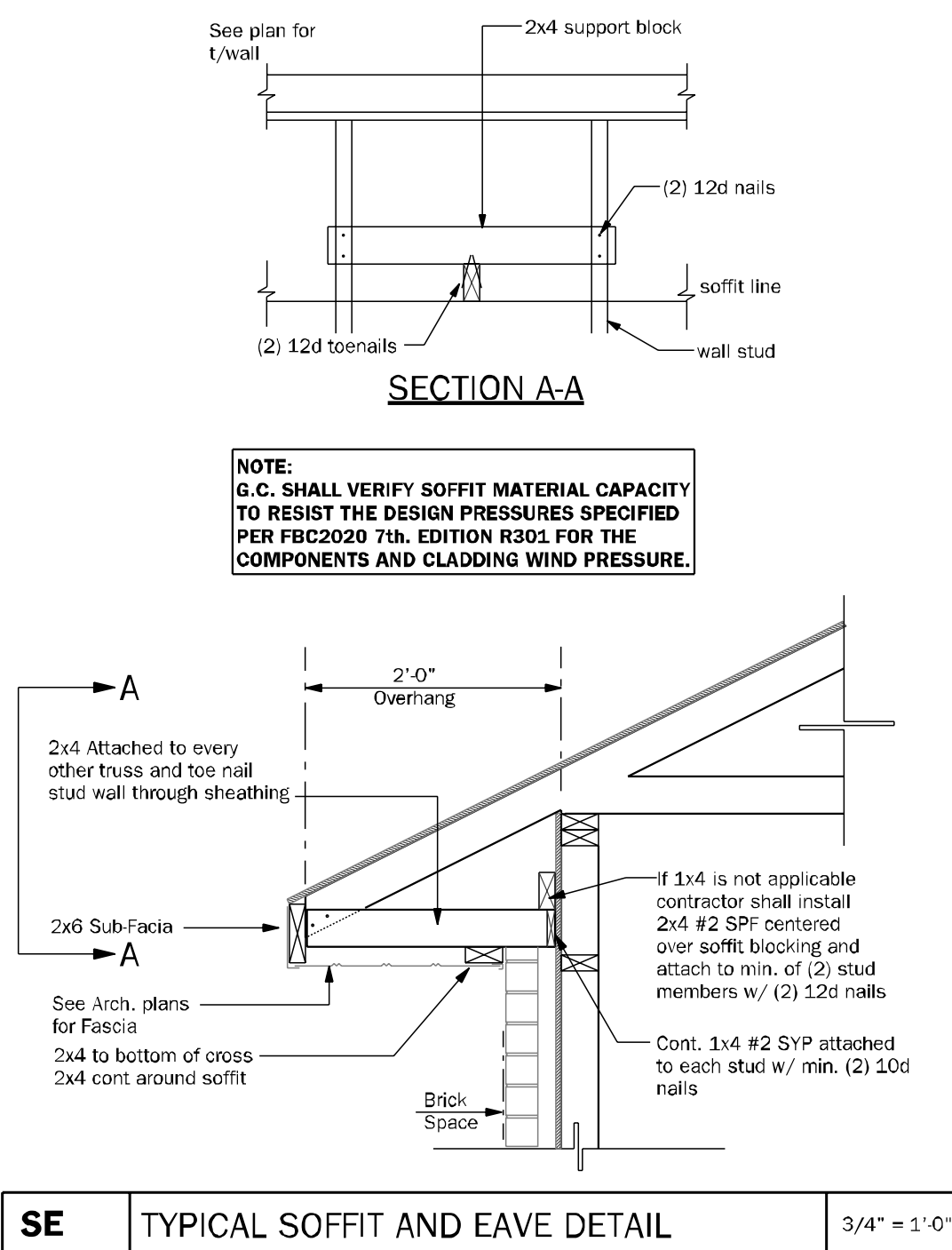
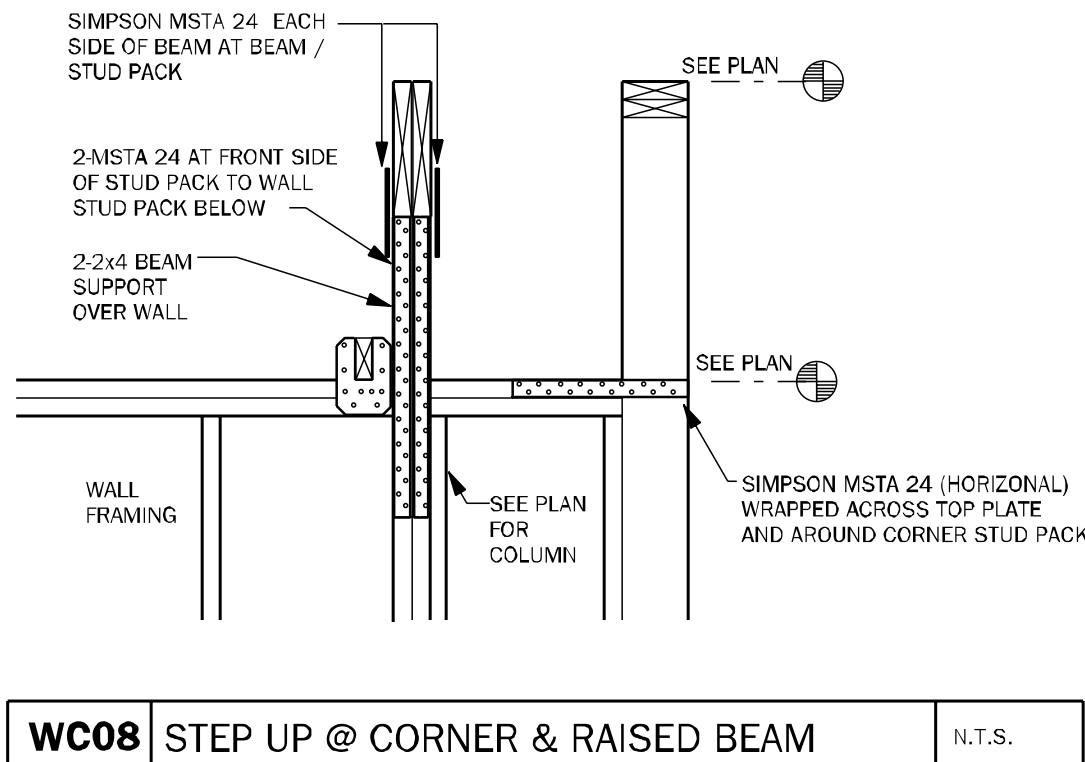
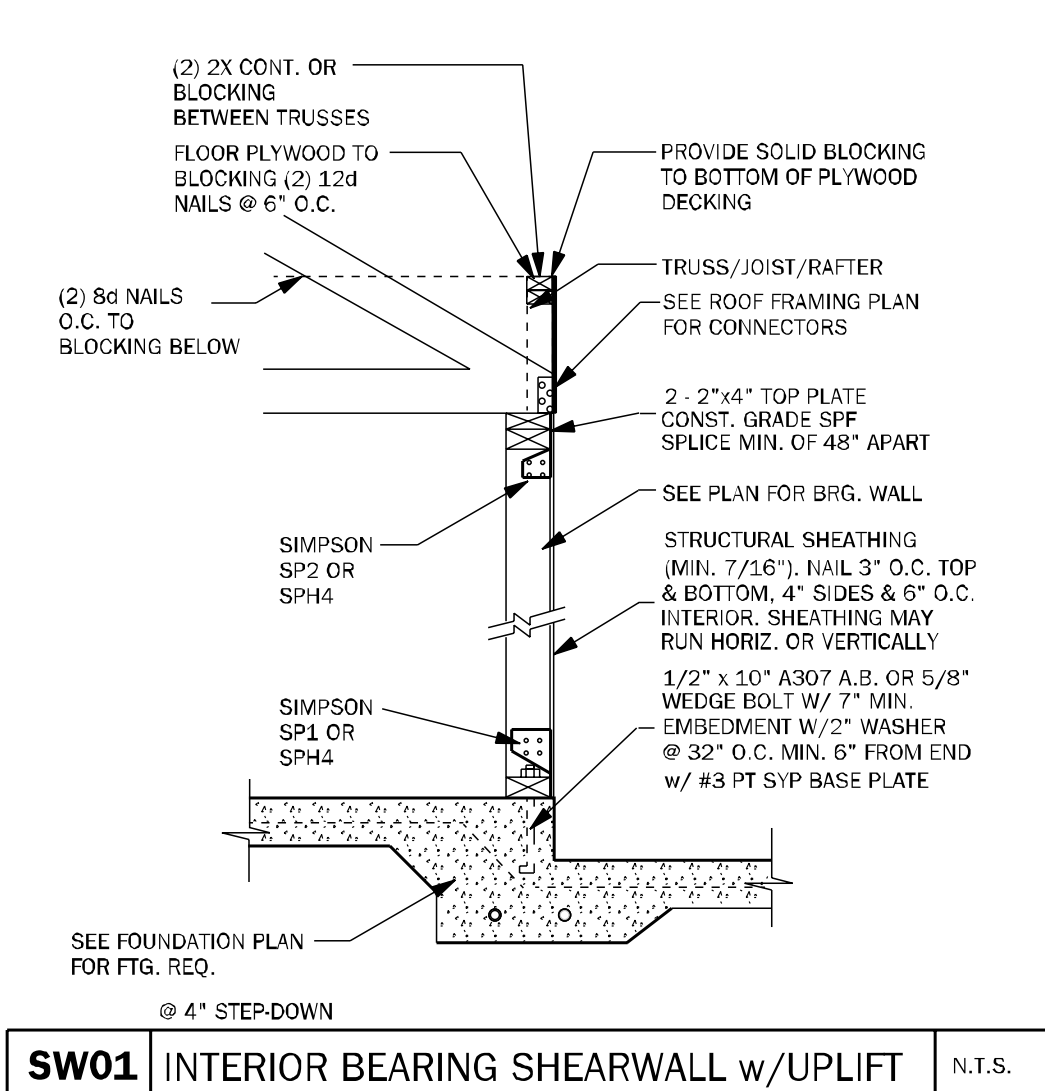
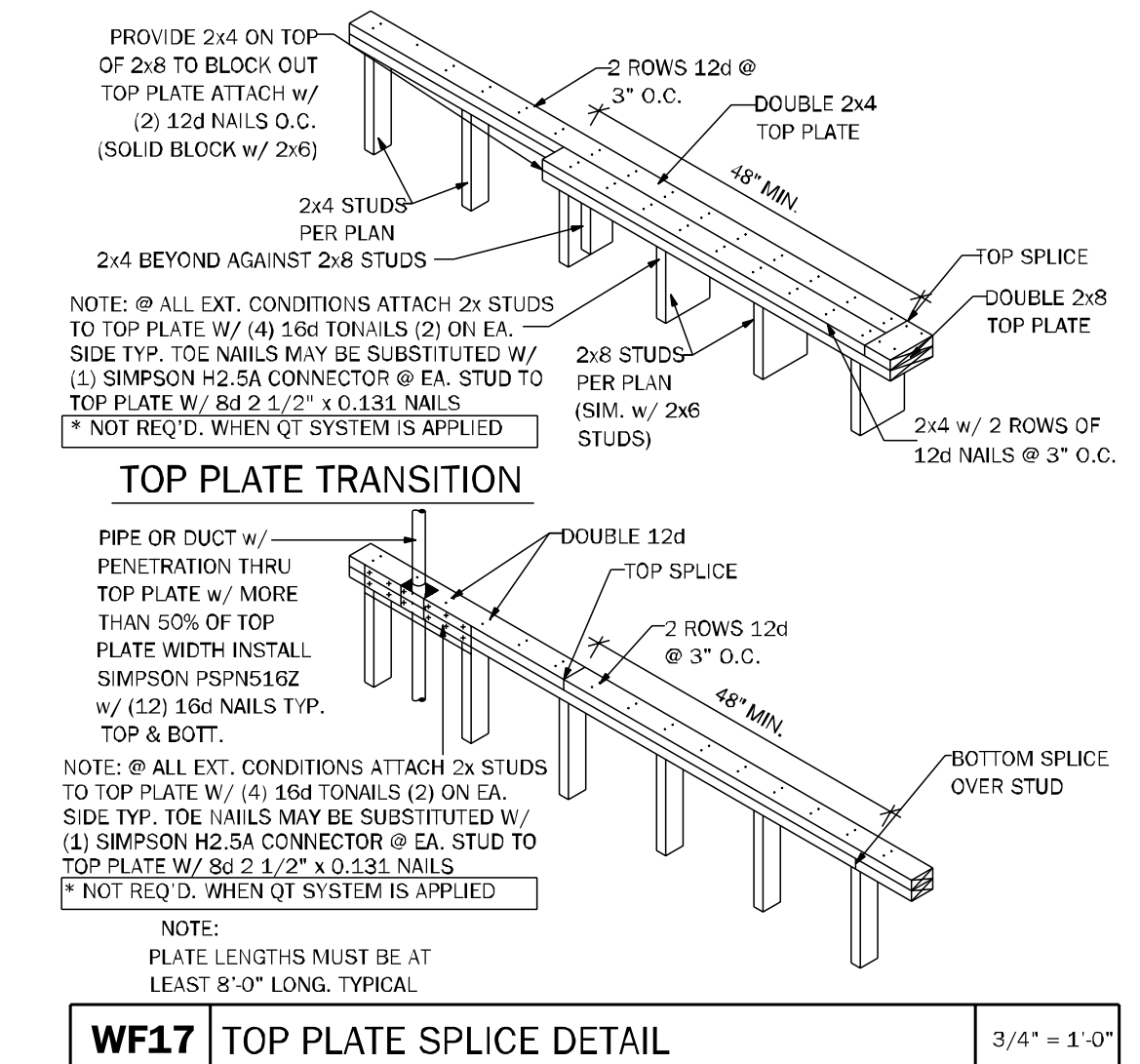
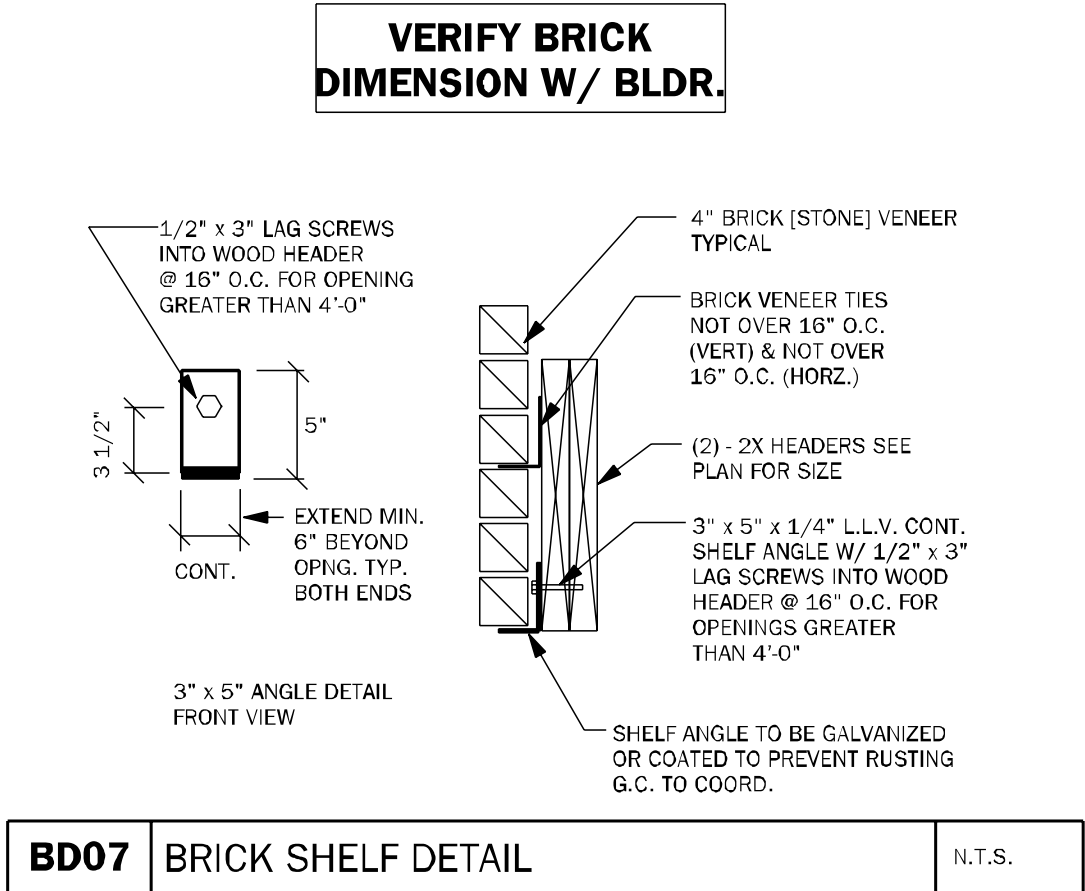
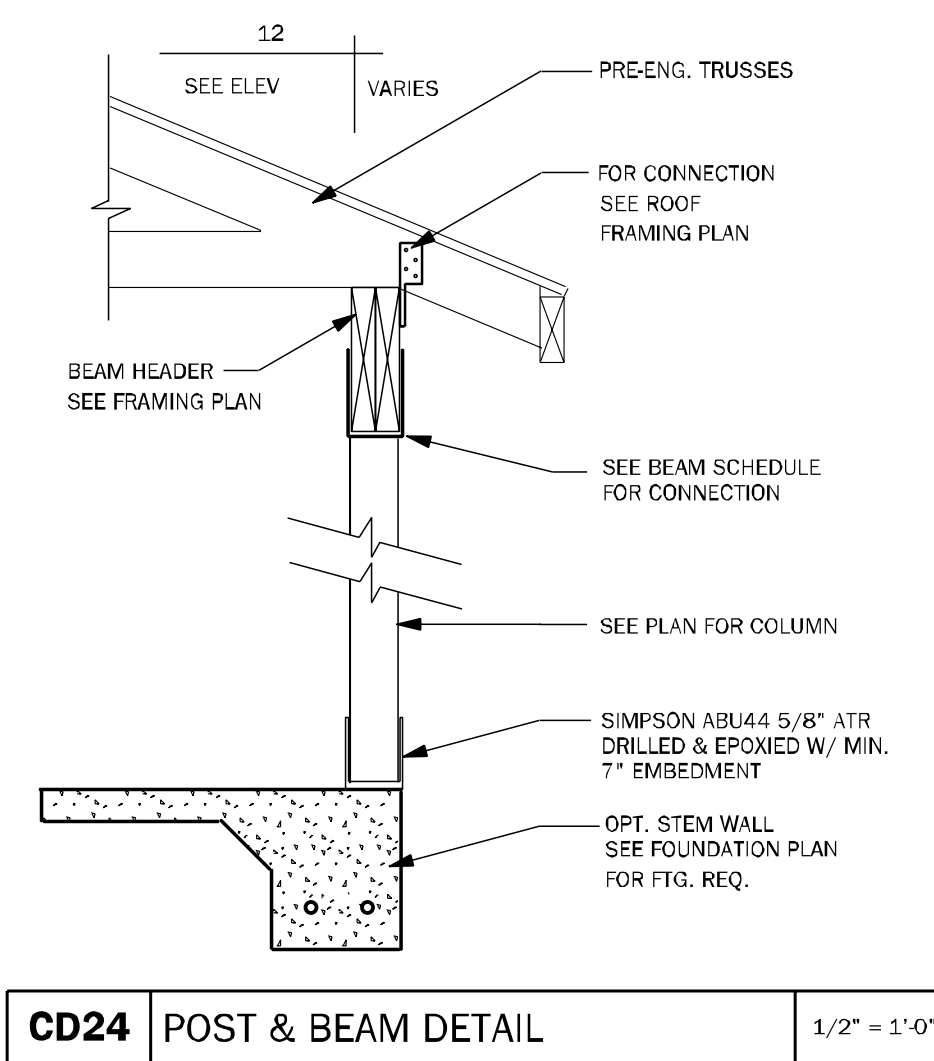
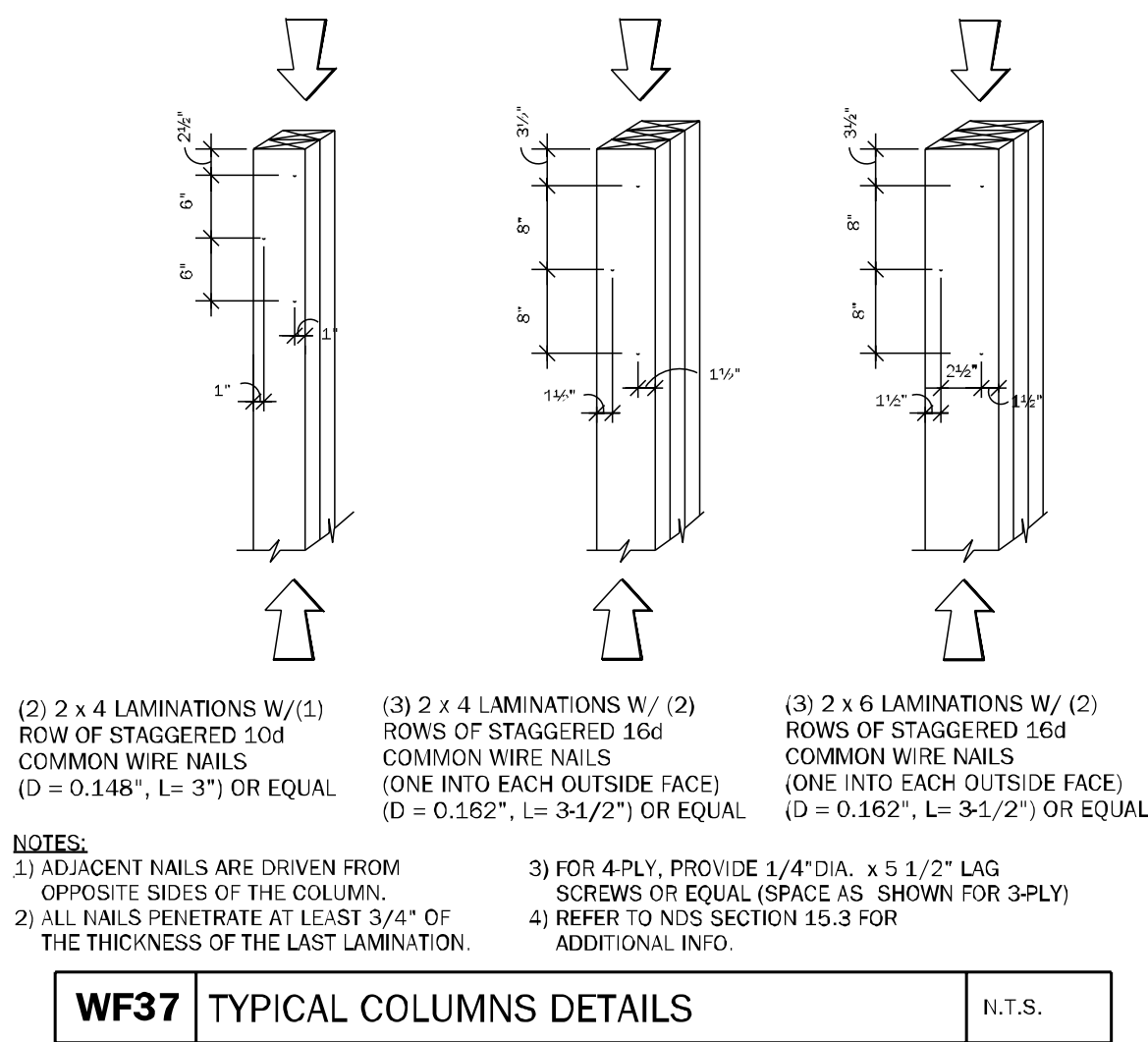
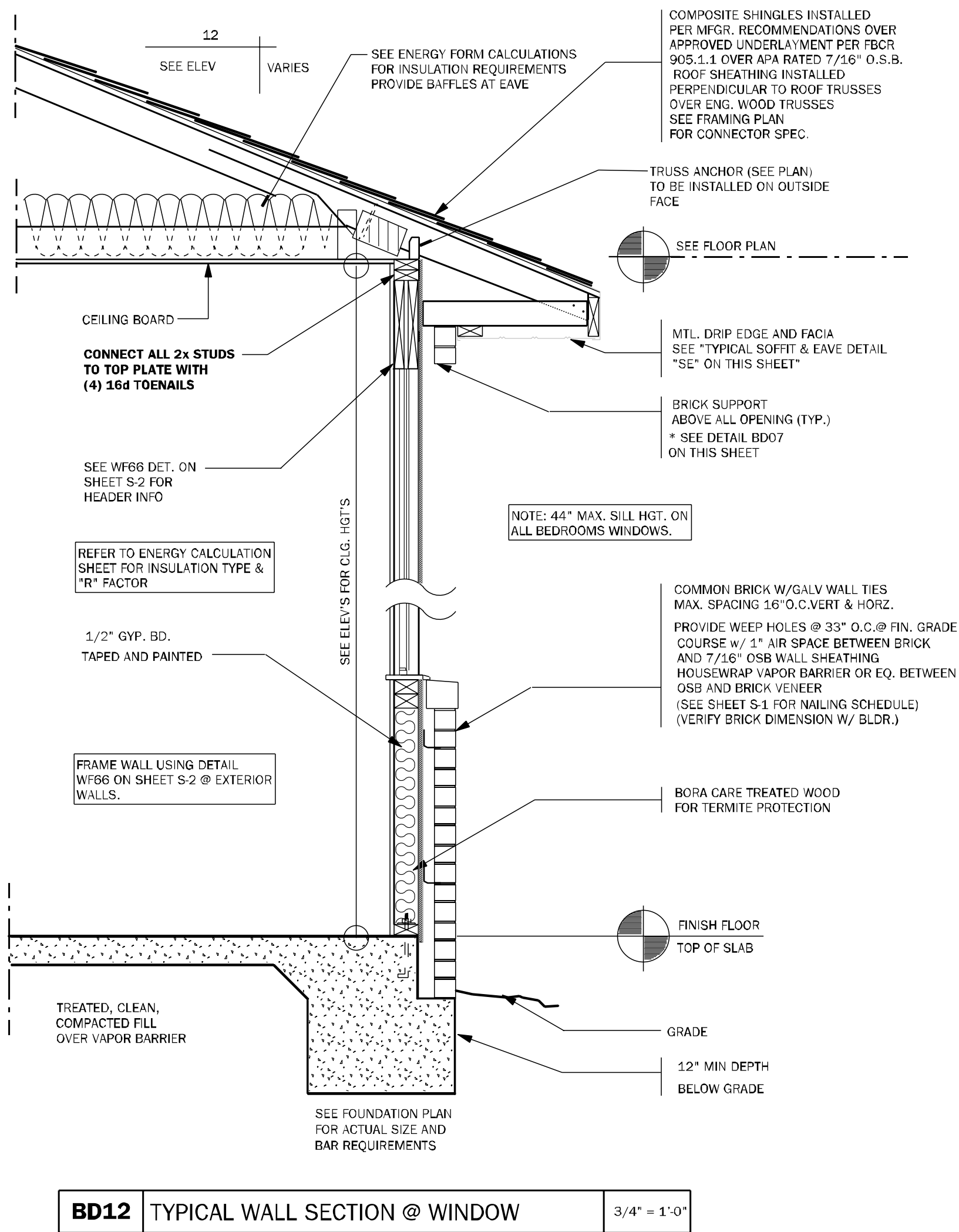
Monday, July 22, 2024

KA PROJECT NUMBER:

24-08049

Sheet: S-2.1 Of:

TYPICAL FRAMING
DETAILS



COUNTY
SEAL

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FL # 66126
FL # 78750
FL # 94452

DAMS HOMES
FLORIDA CONTRACTORS LICENSE NO. CRC1330148
100 WEST GARDEN STREET
PENSACOLA FL 32502

DIVISION LOCATION:
GAINESVILLE

INVENTORY
LOT: 143
BLK:
SEC:
SUB: Preserve of Laurel Lake
S.W. Rosemary Dr.
Lake City

Model Name / Number:
1755

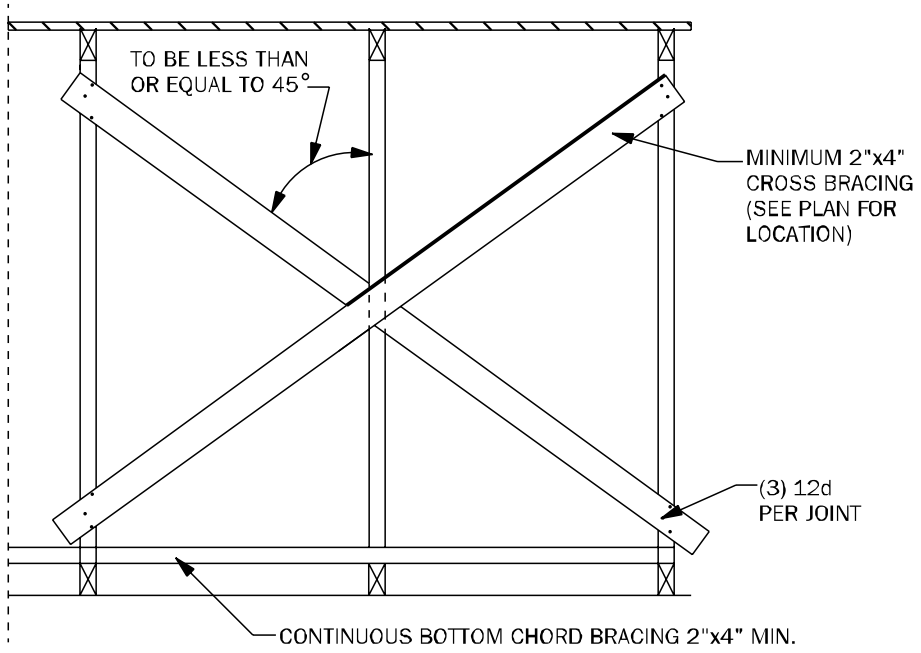
Plan Issue Date:
Monday, July 22, 2024

KA PROJECT NUMBER:
24-08049

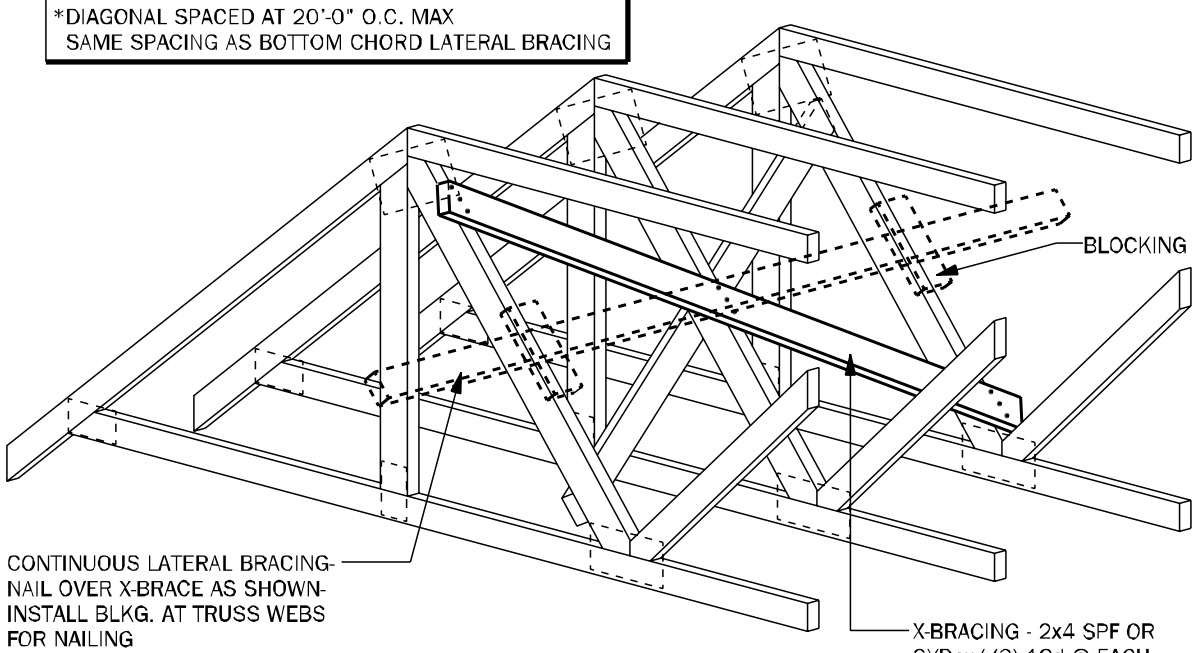
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TYPICAL WALL DETAILS

Monday, July 22, 2024

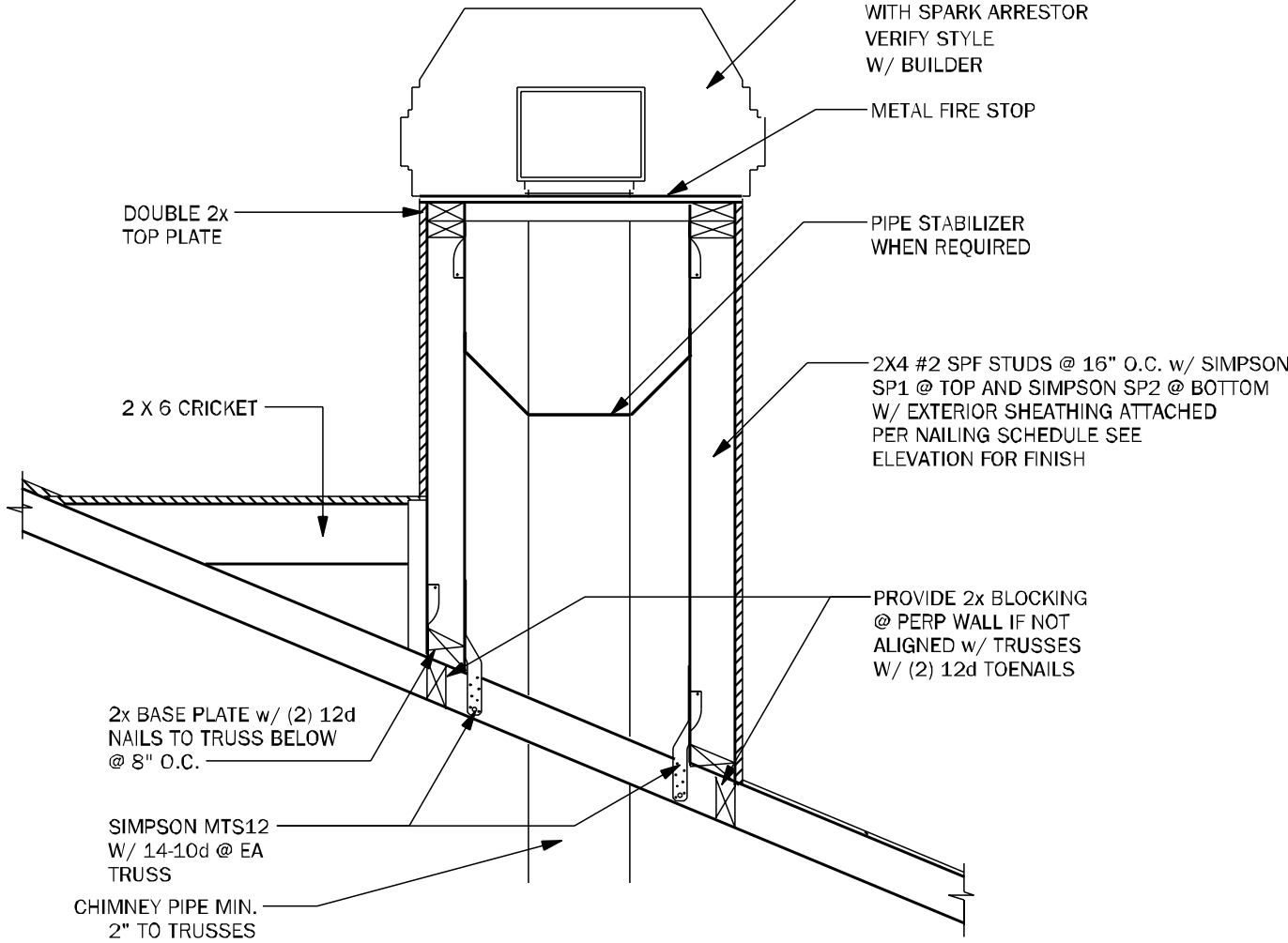


TB01 TYPICAL CROSS BRACING DETAIL N.T.S.



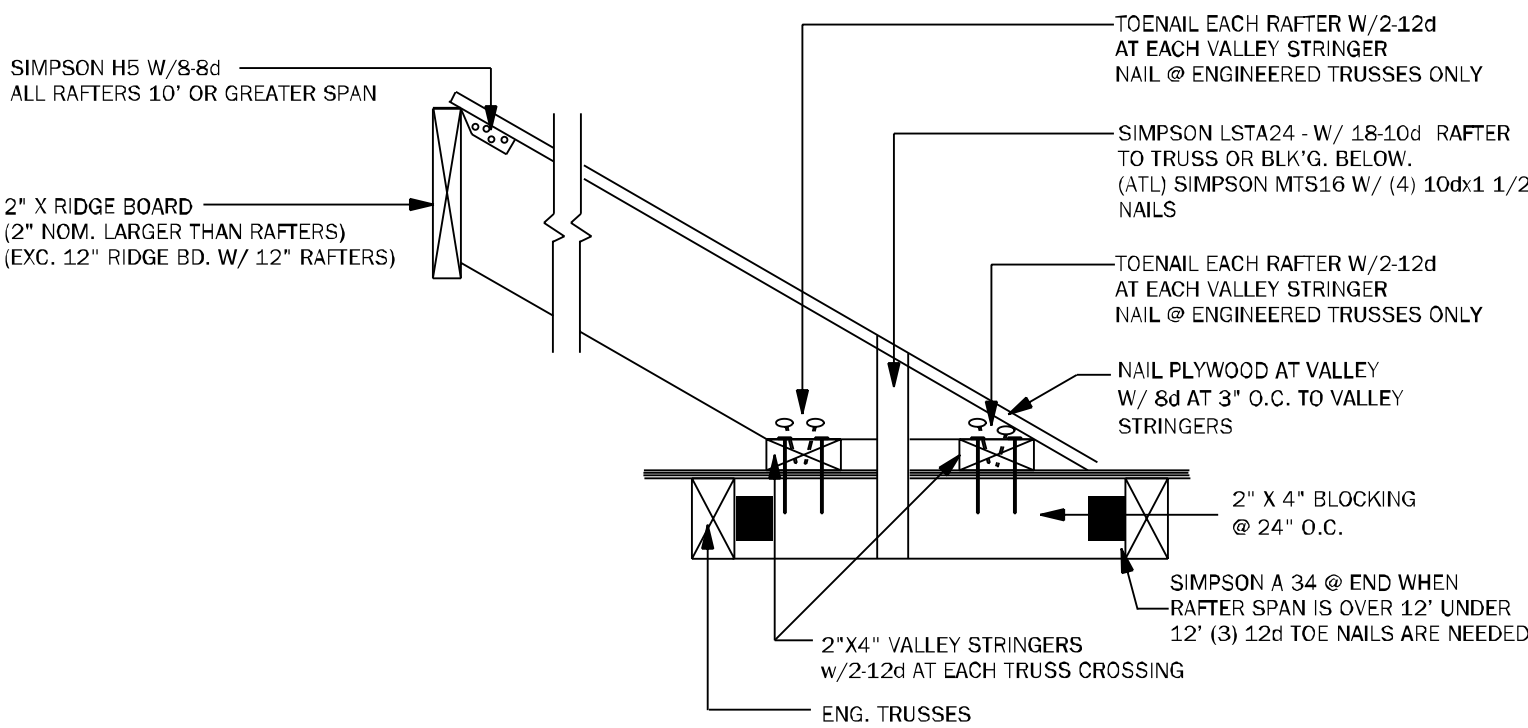
TB02 TYPICAL CROSS BRACING DETAIL N.T.S.

THE HEIGHT OF THE CHIMNEY SHOULD EXTEND 2' ABOVE THE POINT WHERE THE CHIMNEY IS 10' FROM THE NEAREST BUILDING SURFACE.

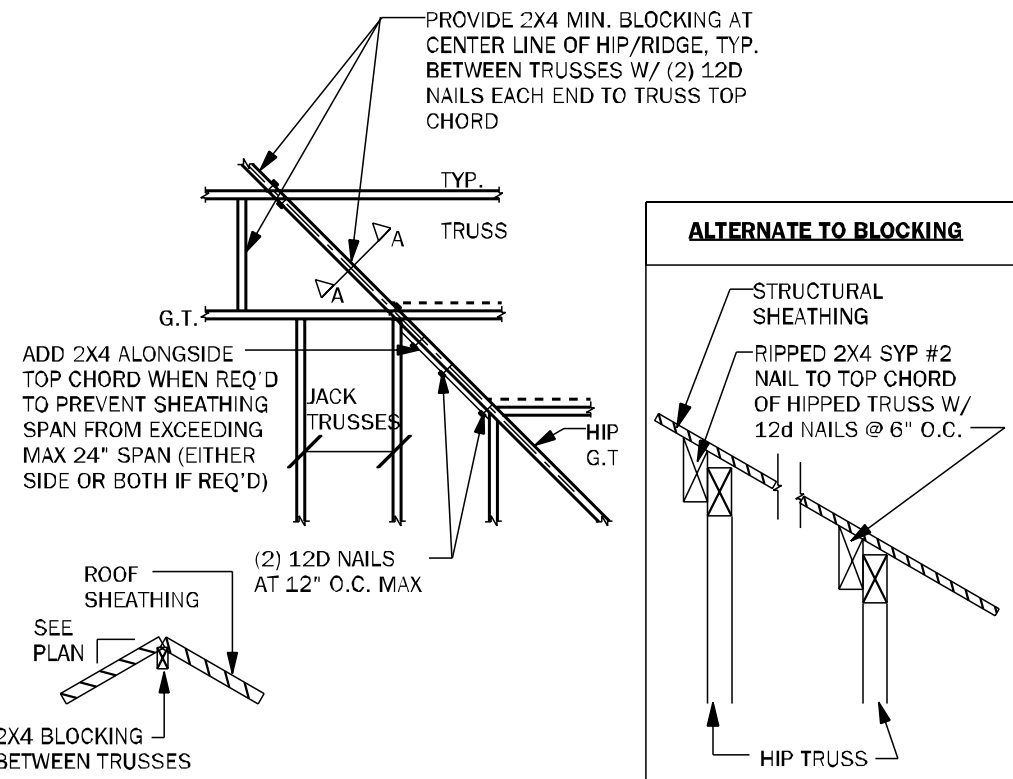


CH01 TYPICAL CHIMNEY FRAME DETAIL 3/4" = 1'-0"

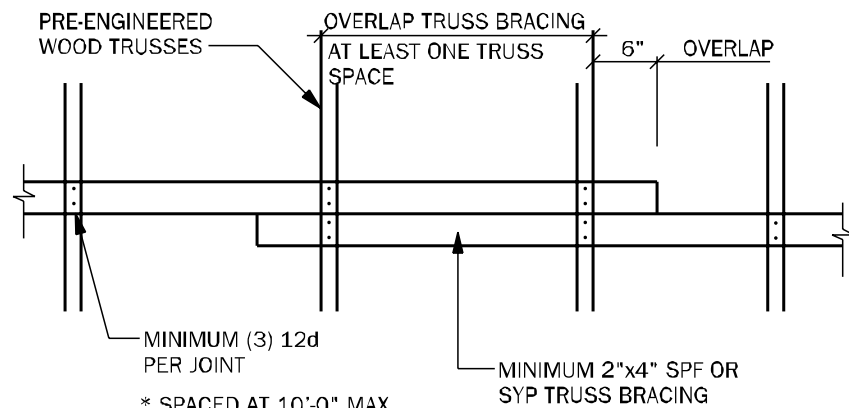
RAFTER SIZE	
0'-8" SPAN -	2"x6" W/4-12d EACH END
8'-12" SPAN -	2"x8" W/4-12d EACH END
12'-15" SPAN -	2"x10" W/ SIMPSON A 34 @ EA. END
15'-18" SPAN -	2"x12" W/ SIMPSON A 34 @ EA. END



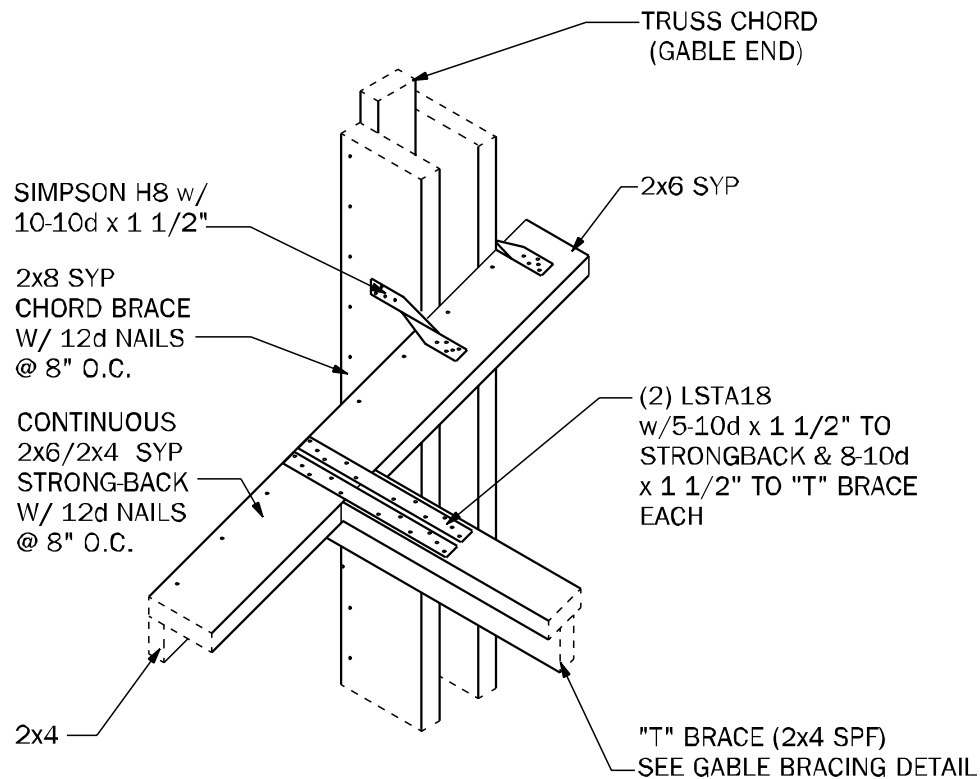
TB17 CONV. FRAMING & VALLEY FRAMING N.T.S.



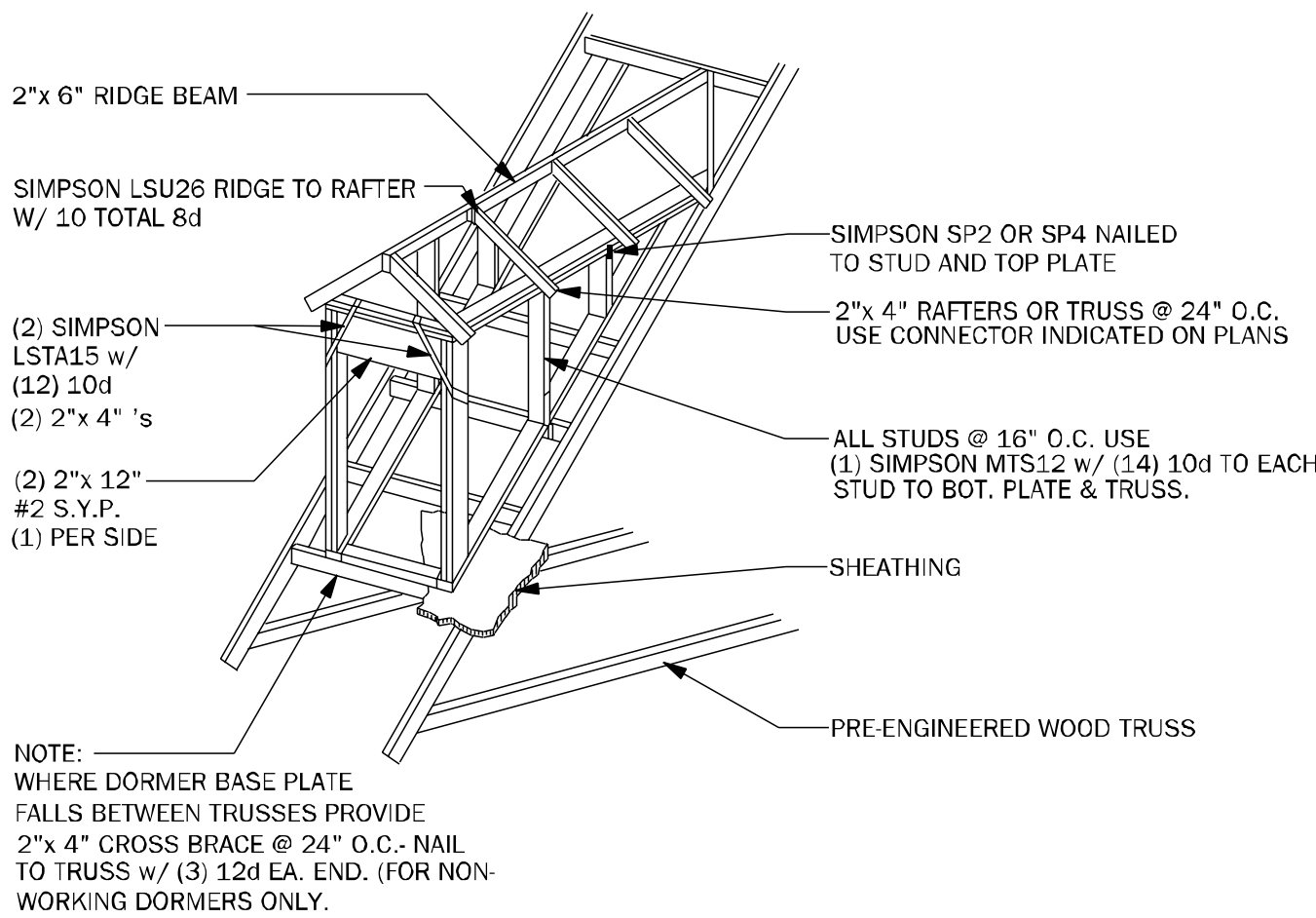
TB03 HIP / RIDGE BLOCKING DETAIL N.T.S.



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



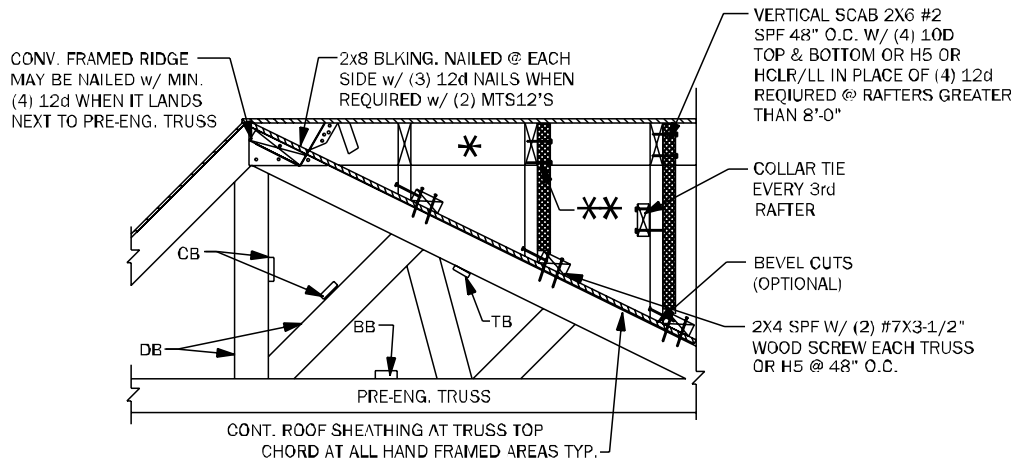
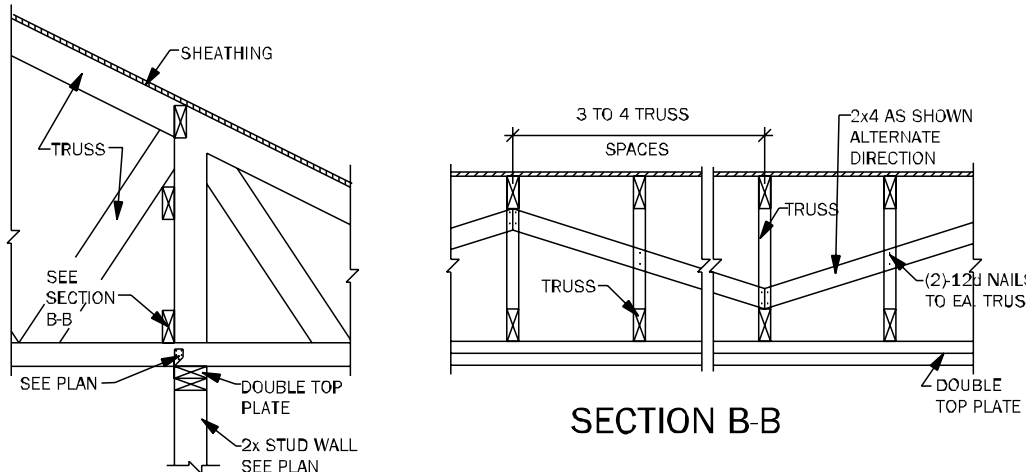
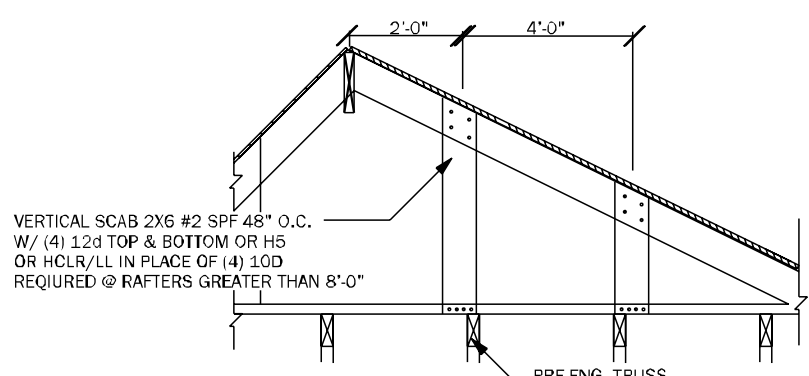
GE04 "T" BRACE CONNECTION @ GABLE END W/ VOLUME CEILING 3/4" = 1'-0"



WF05 DORMER FRAMING DETAIL 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, SB) 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 AS REQUIRED BY TRUSS DESIGN WHEREVER ADEQUATE STRUCTURAL CEILING ARE NOT ATTACHED DIRECTLY TO THE BOTTOM CHORD OF THE TRUSS.
- PROVIDE TRUSS BLOCKING AT ALL TRUSS BEARING SUPPORTS WHERE TRUSS DEPTH EXCEEDS STANDARD HEEL HEIGHT. SEE TYP. TRUSS BLOCKING DETAILS.



A-A ALTERNATE BLOCKING DETAIL @ INTERIOR BEARING

TYP. WOOD TRUSS BLOCKING @ RAISED HEEL DETAIL

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

COUNTY SEAL

To the best of the Engineer's knowledge, information, and belief, the structure shown herein complies with the applicable provisions of the building code and the minimum engineering practice requirements and is not subject to any other code requirements.

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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: 143
BLK:
SEC:
SUB: Preserve of Laurel Lake
S.W. Rosemary Dr.
Lake City

Model Name / Number:
1755

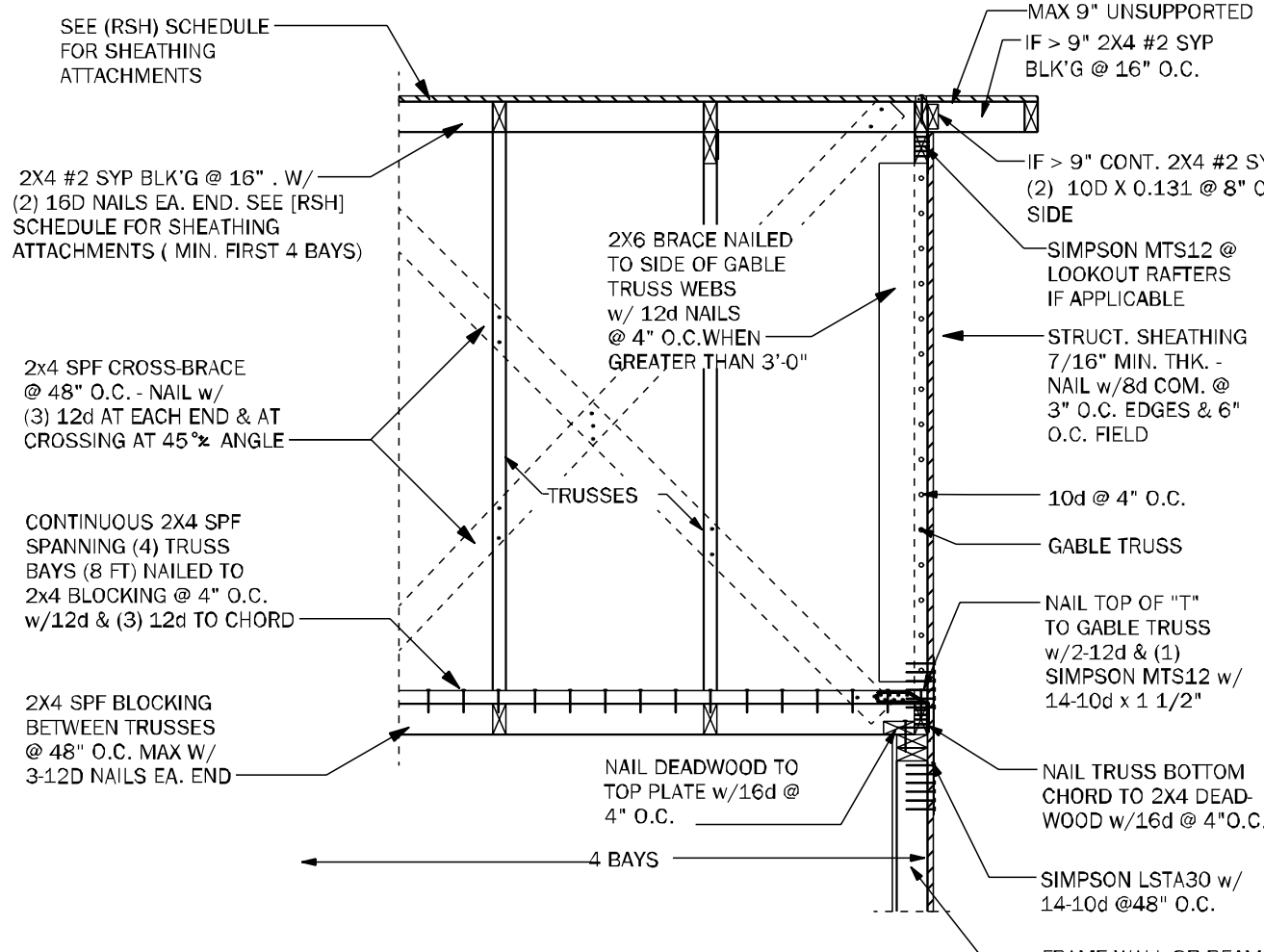
Plan Issue Date:
Monday, July 22, 2024

KA PROJECT NUMBER:
24-08049

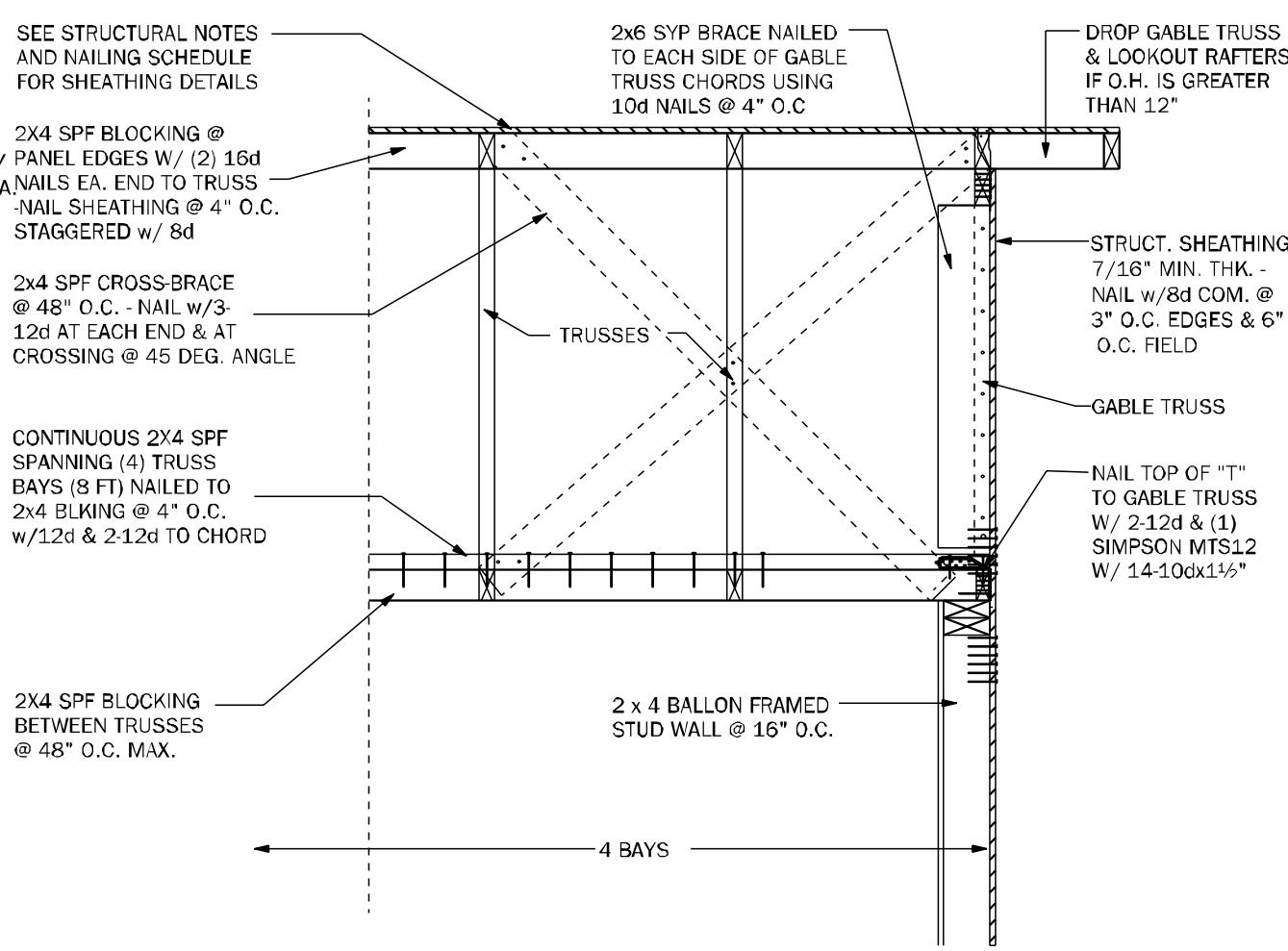
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ROOF FRAMING AND BRACING DETAILS

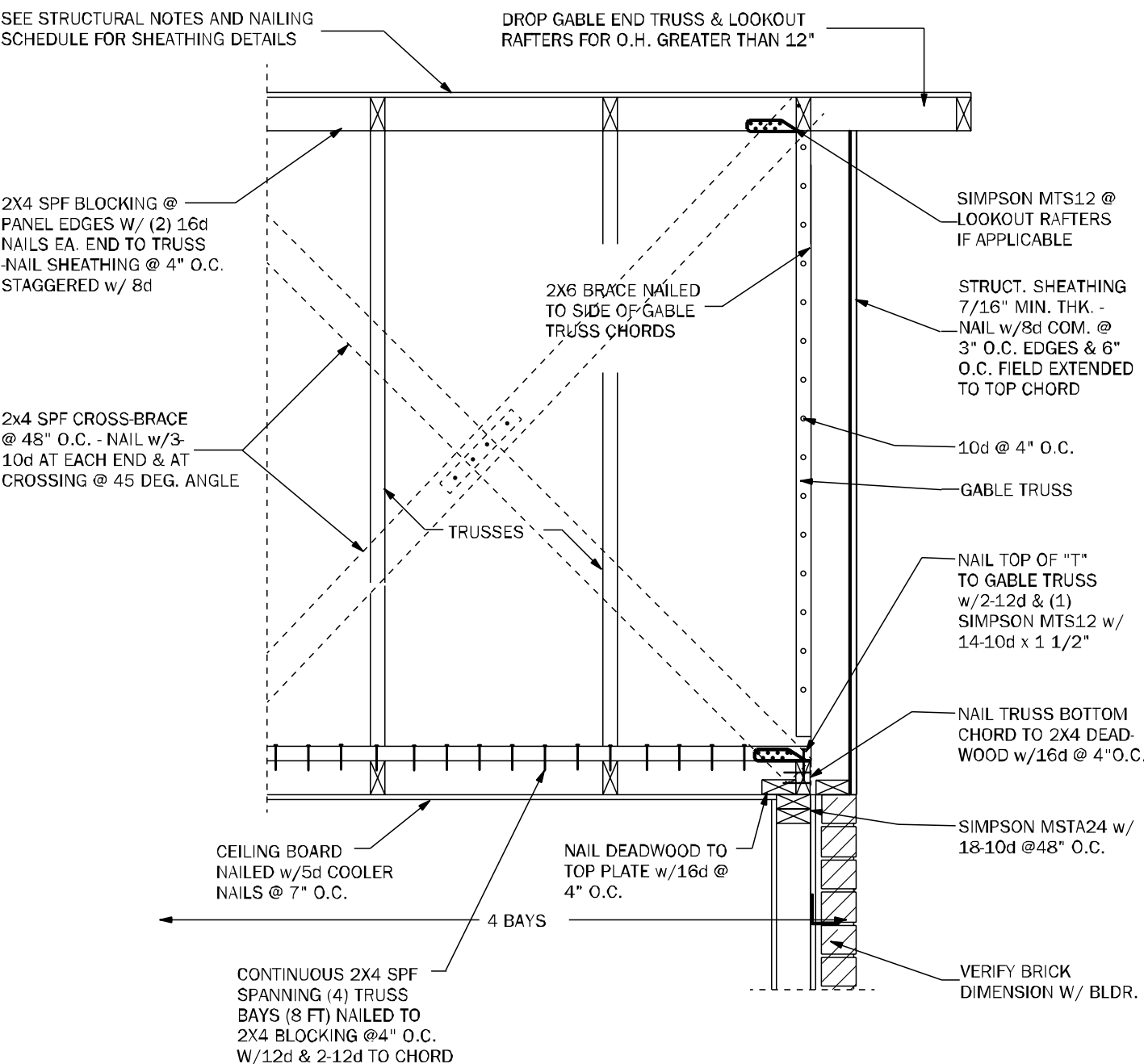
Monday, July 22, 2024



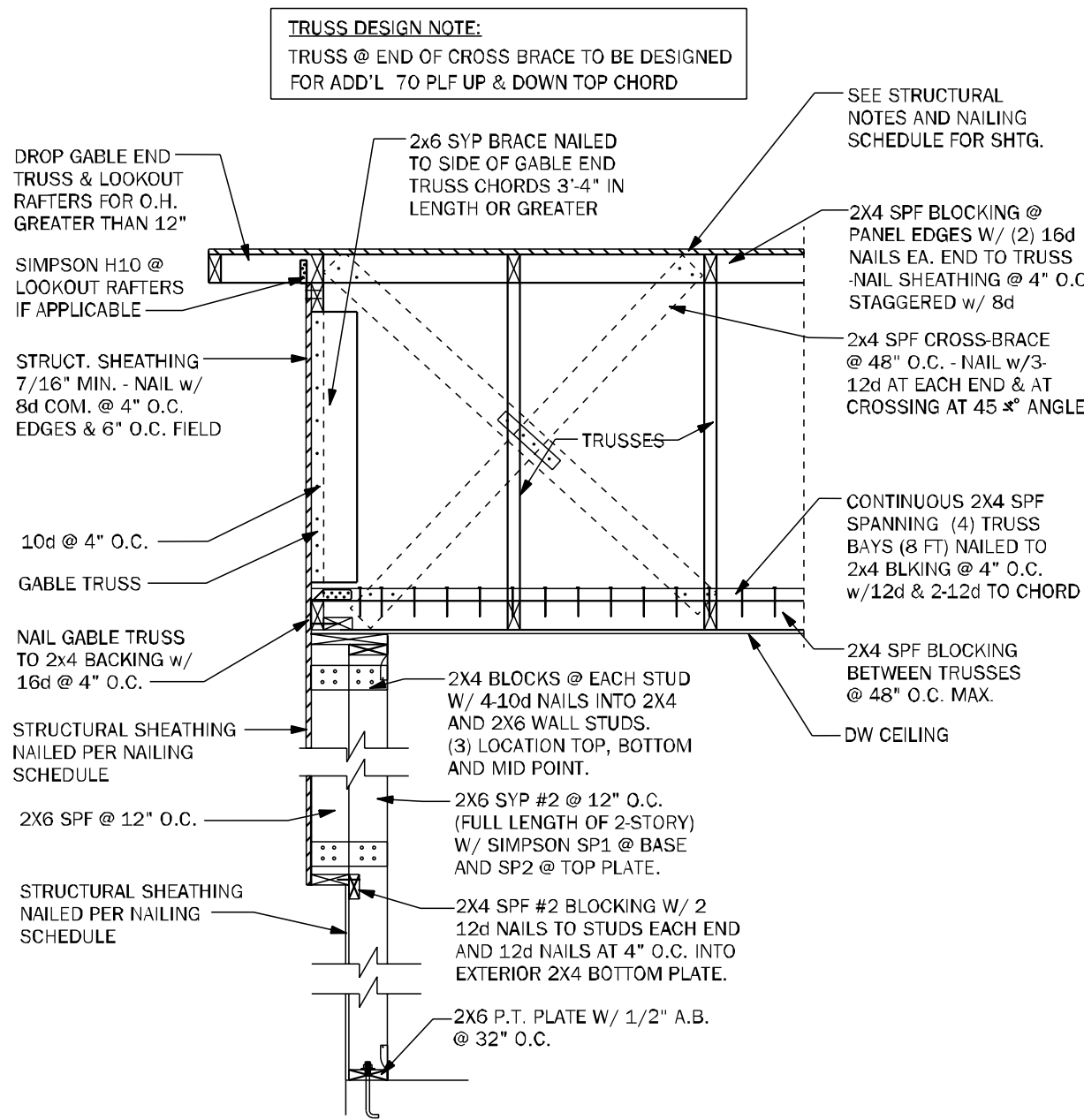
GE05 GABLE END BRACING - FRAME WALL N.T.S.



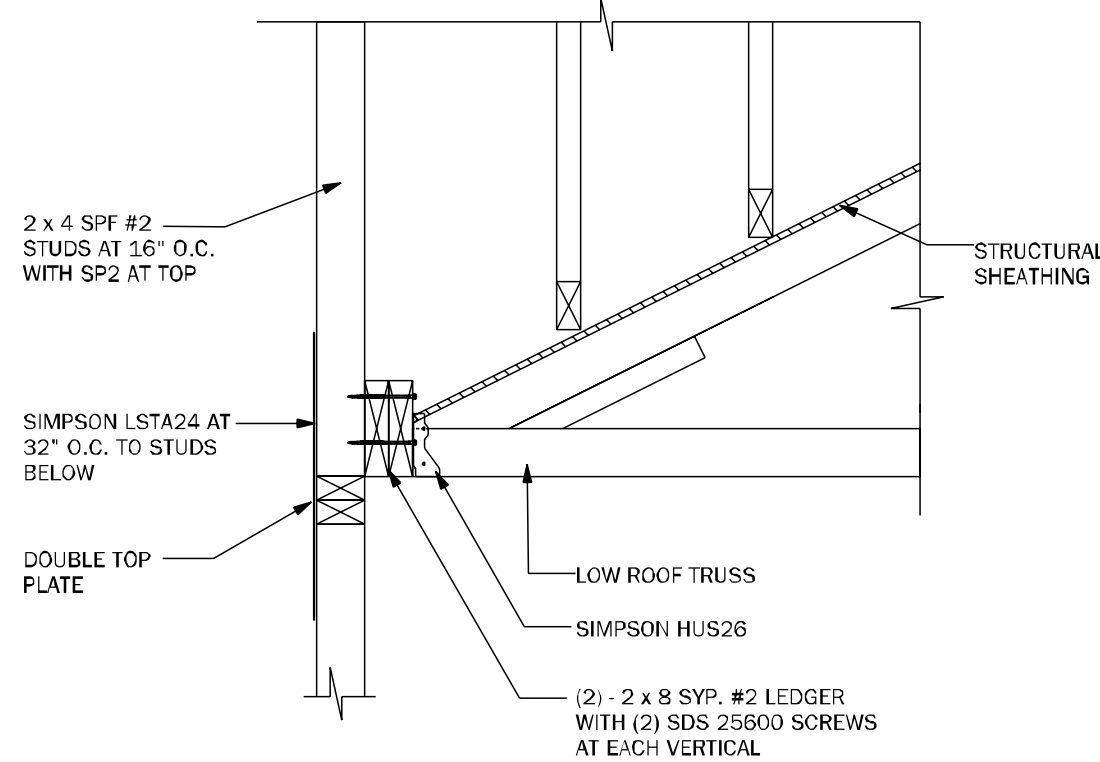
GE22 GABLE END BRACING w/ VOL CEILING 1/2"=1'-0"



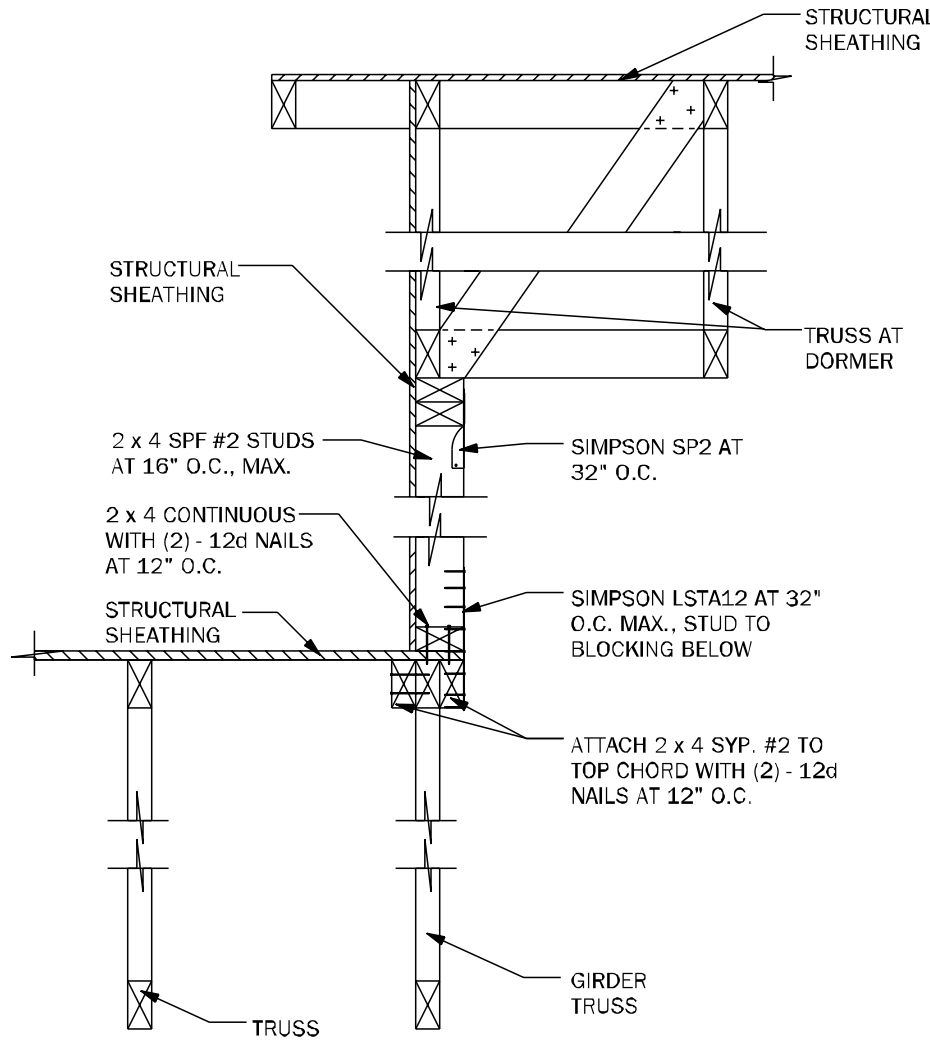
GE23 GABLE END BRACING w/o VOLUME CEILING 1/2"=1'-0"



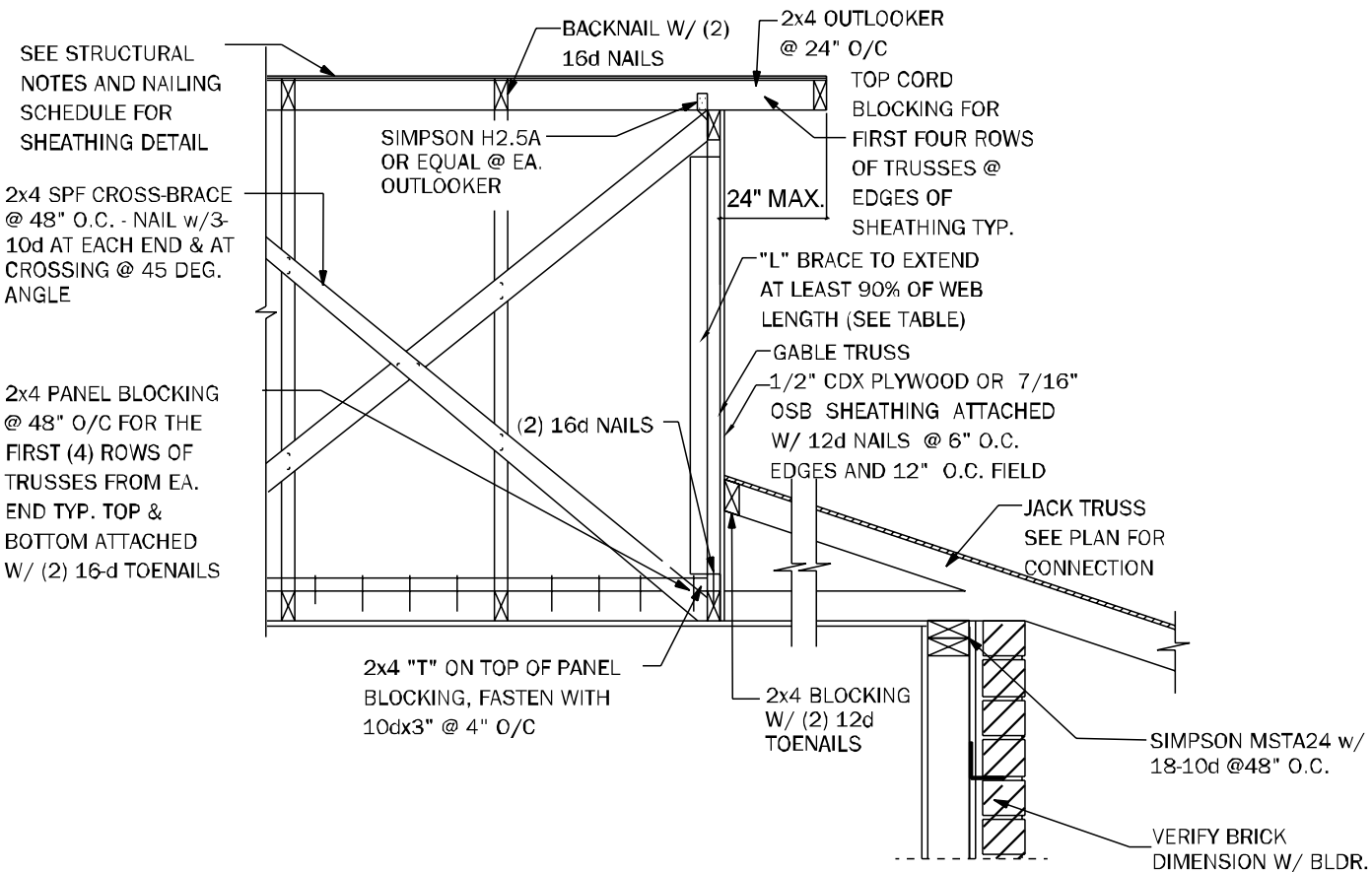
GE24 GABLE @ VAULT N.T.S.



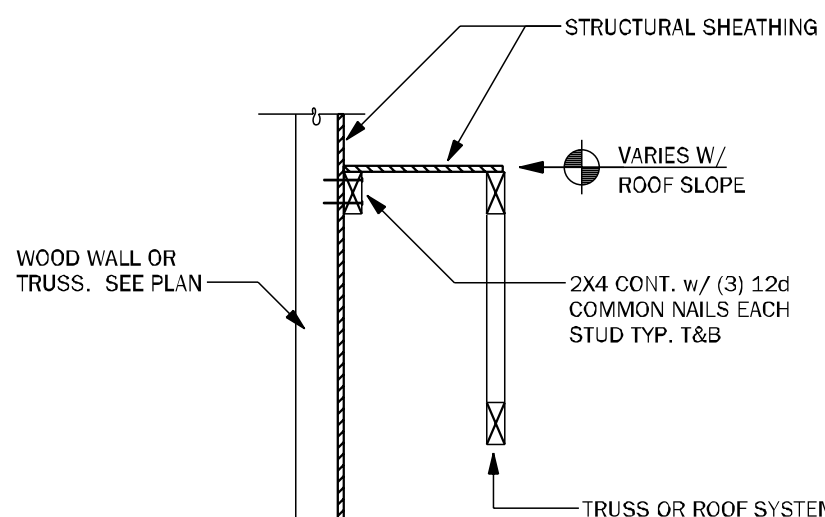
WF72 LEDGER N.T.S.



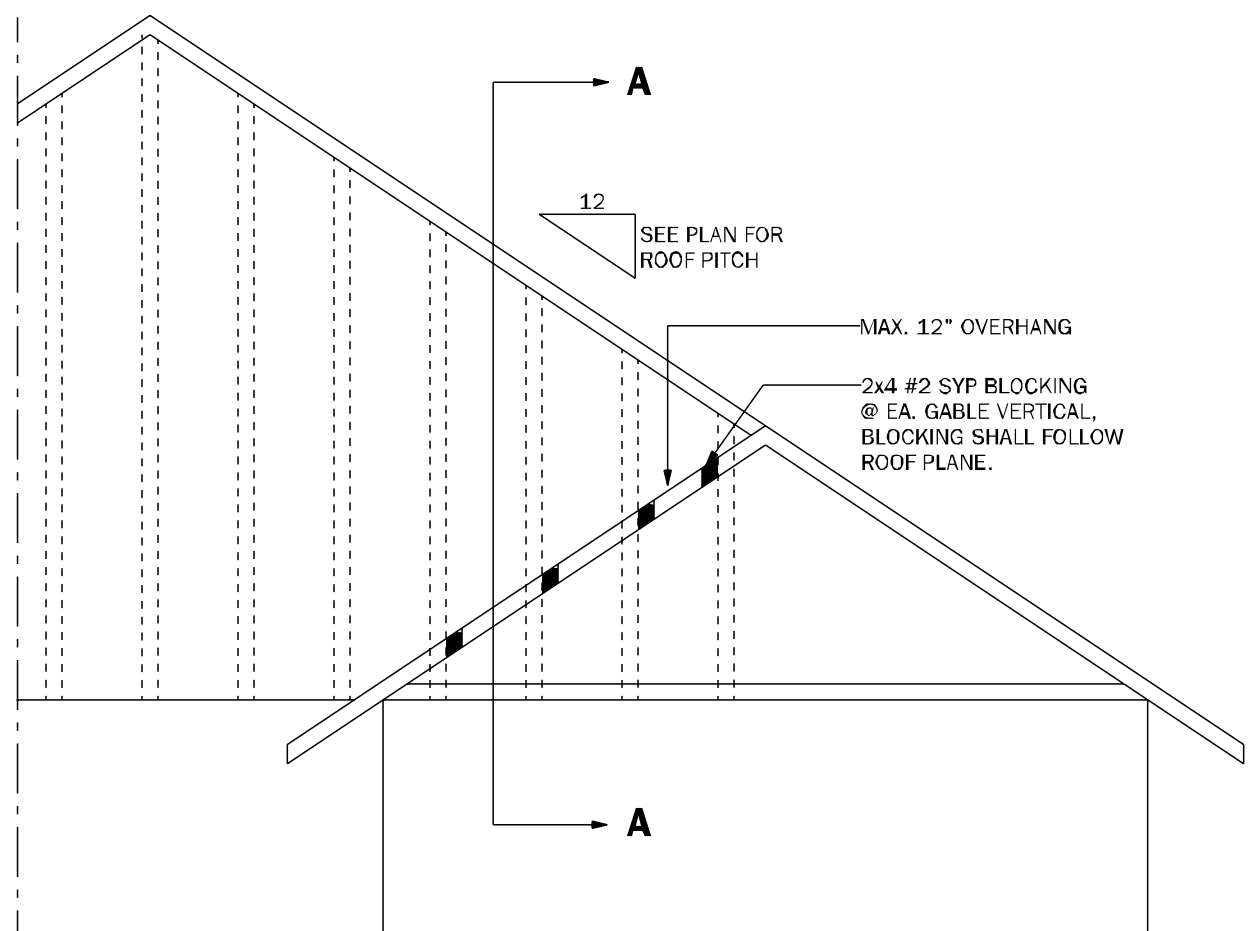
WF73 KNEEWALL @ DORMER N.T.S.



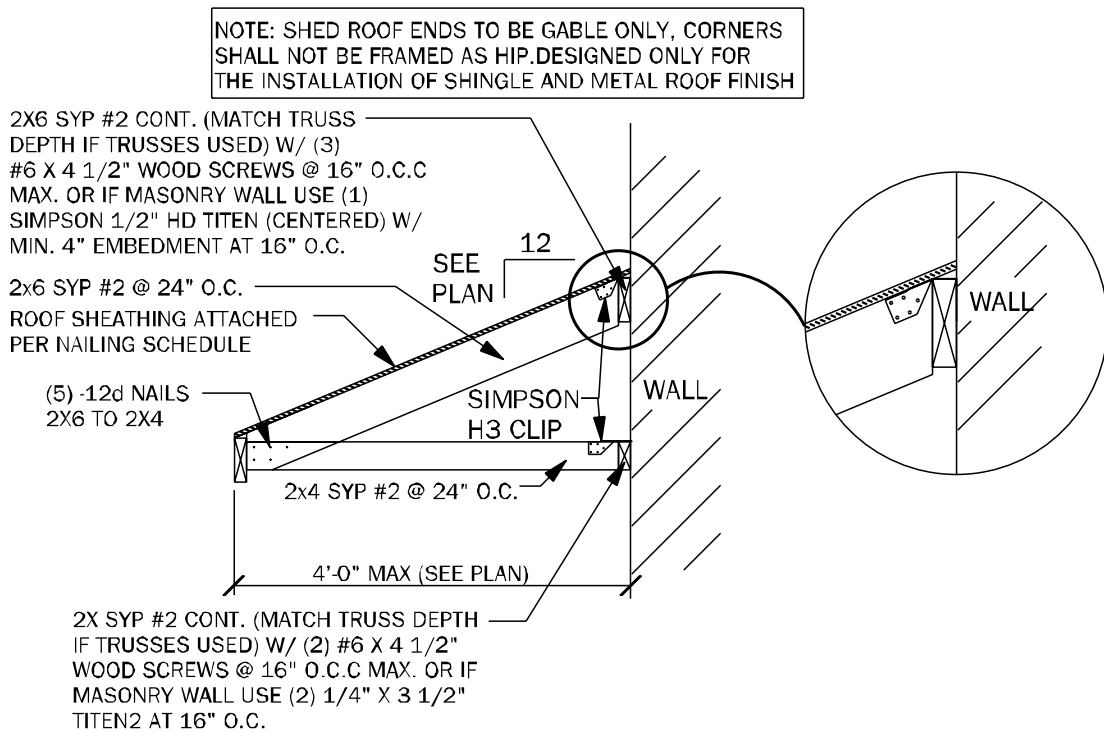
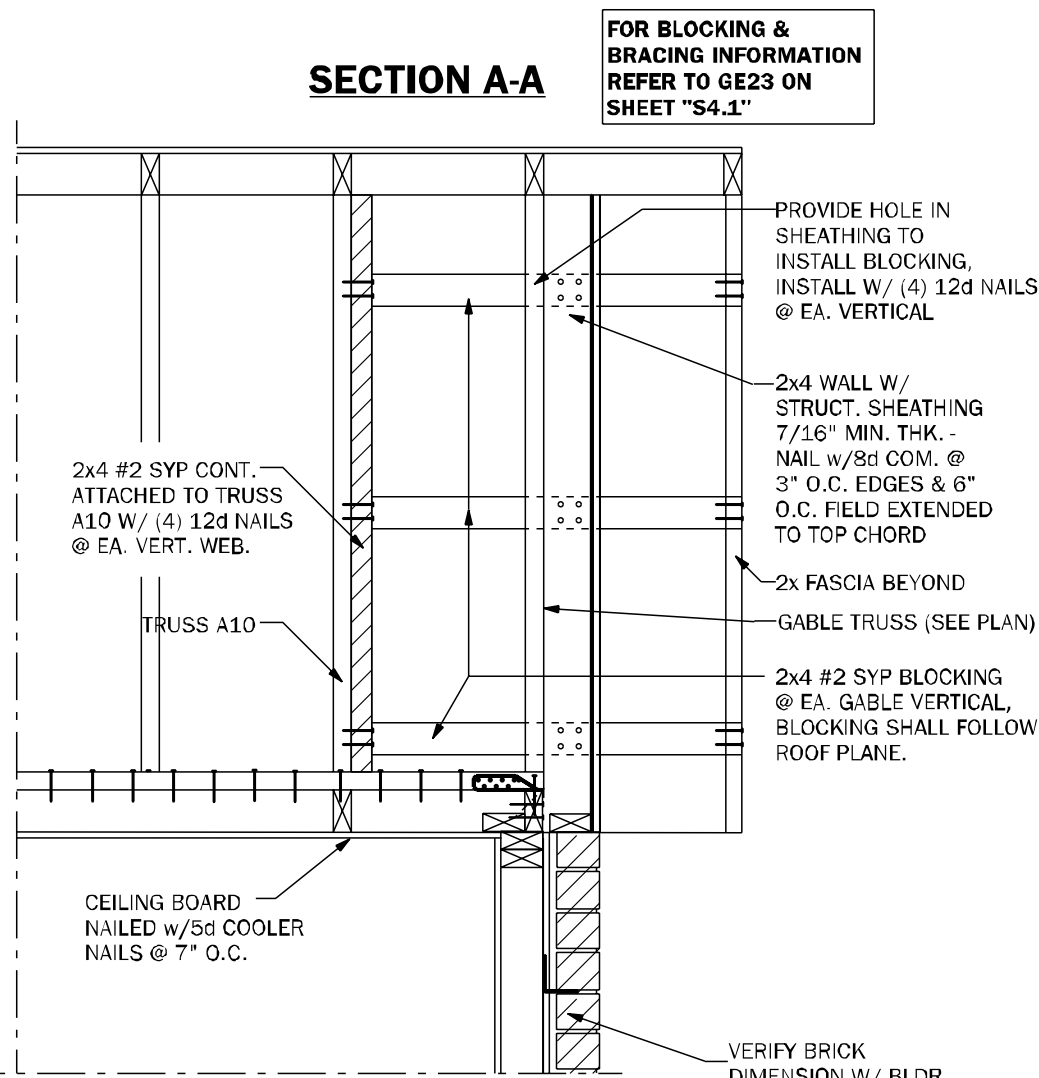
GE21 SECTION @ DUTCH GABLE 3/4"=1'-0"



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"

COUNTY
SEAL

Monday, July 22, 2024

To the best of the Engineer's knowledge, information, and belief, the design complies with applicable building codes and standards, and the Engineer is not providing any warranty or representation regarding the design.

FDS ENGINEERS ASSOCIATES

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Professional Engineer
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State of Florida

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☐ THEN BAO DUONG, P.E.

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DAMS HOMES
FLORIDA CONTRACTORS LICENSE NO. CRC1330148
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PENSACOLA FL 32502

INVENTORY
LOT: 143
BLK:
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SUB: Preserve of Laurel Lake
S.W. Rosemary Dr.
Lake City

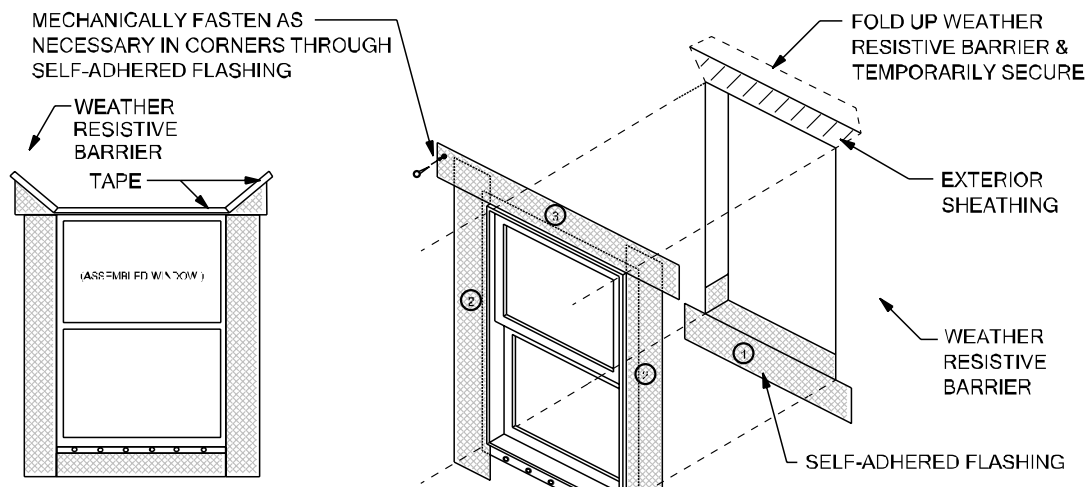
Model Name / Number:
1755

Plan Issue Date:
Monday, July 22, 2024

KA PROJECT NUMBER:
24-08049

Sheet: **S-4.1** Of:

ROOF FRAMING AND BRACING DETAILS



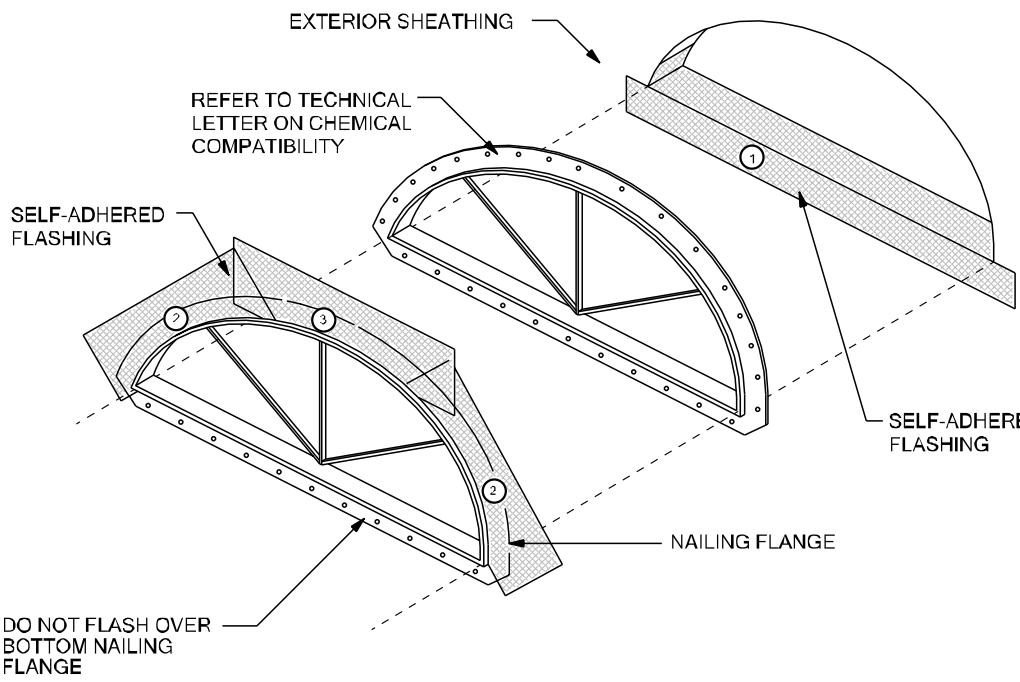
HEAD FLASHING TIE-IN INSTRUCTIONS:

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

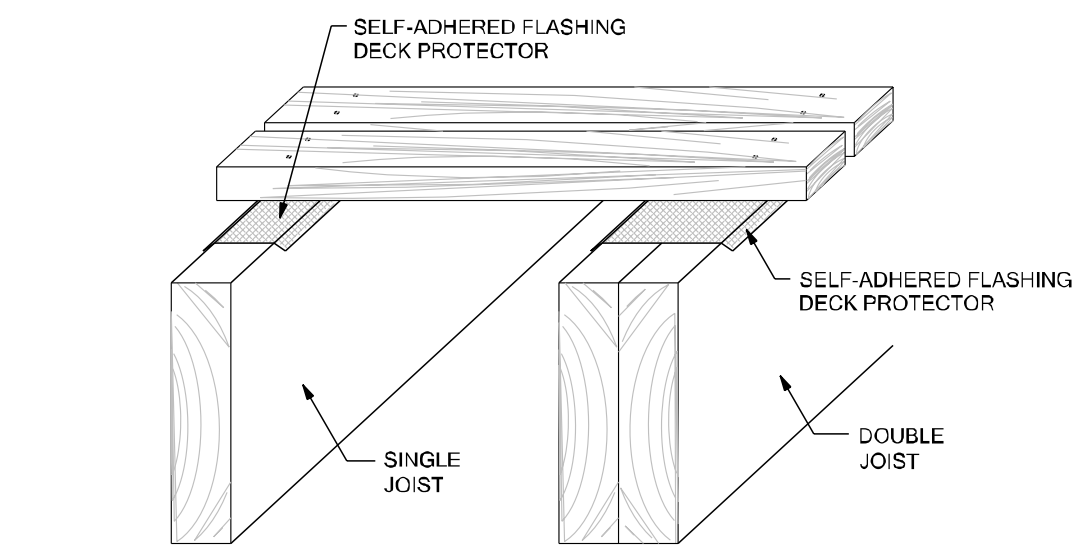
Scale: NTS

WP01



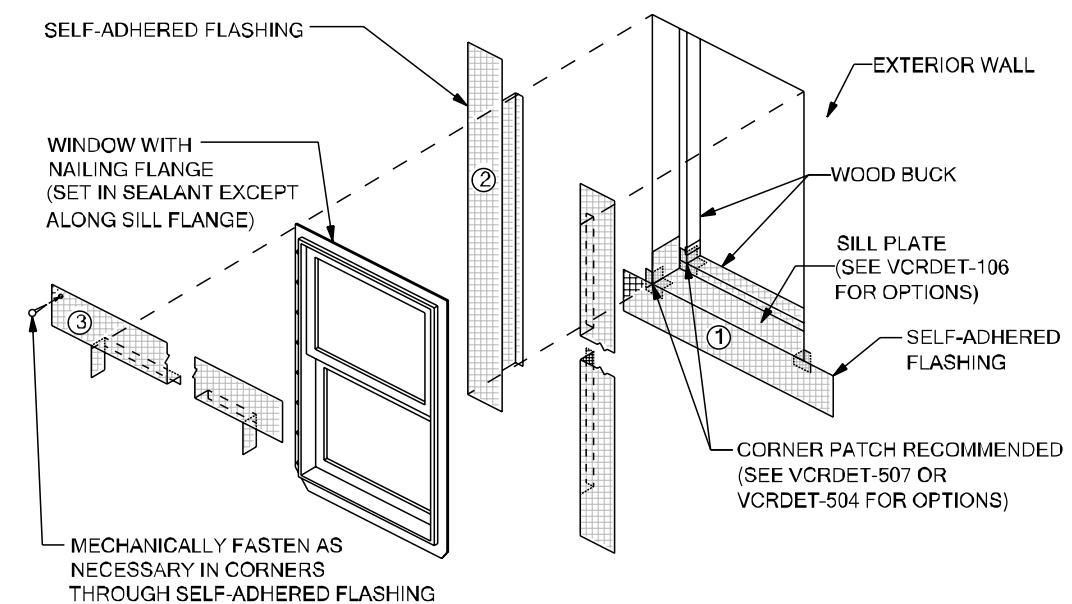
SELF-ADHERED FLASHING
HALF ROUND WINDOW

WP04



SELF-ADHERED FLASHING
W0.8362x;DECK JOIST

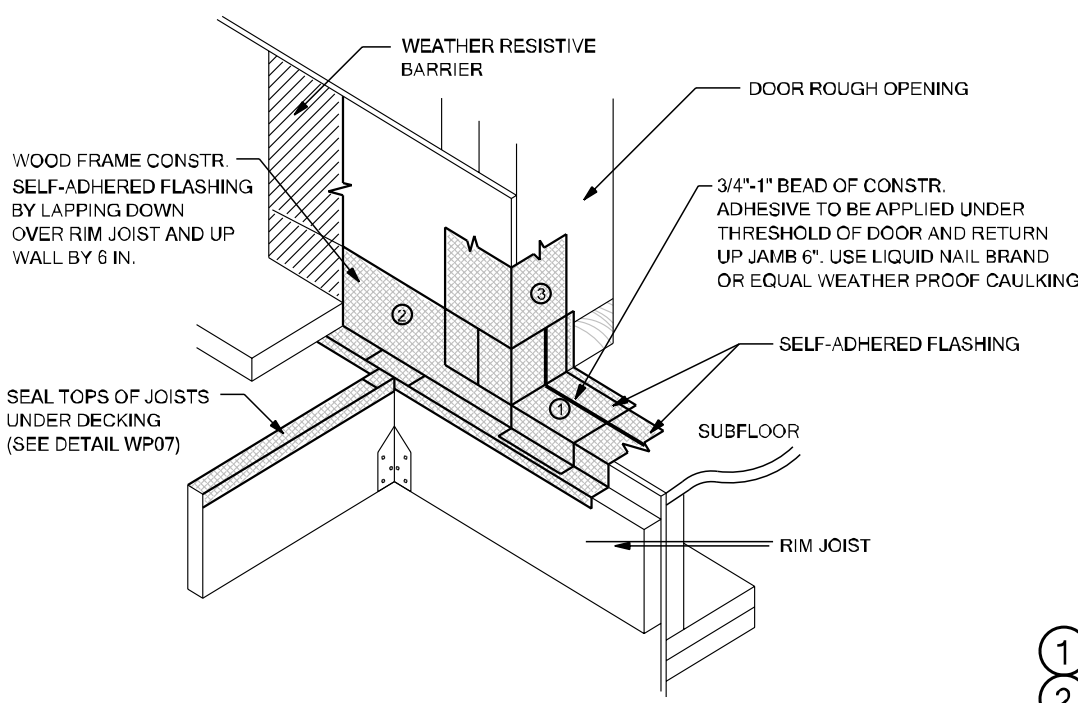
WP07



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

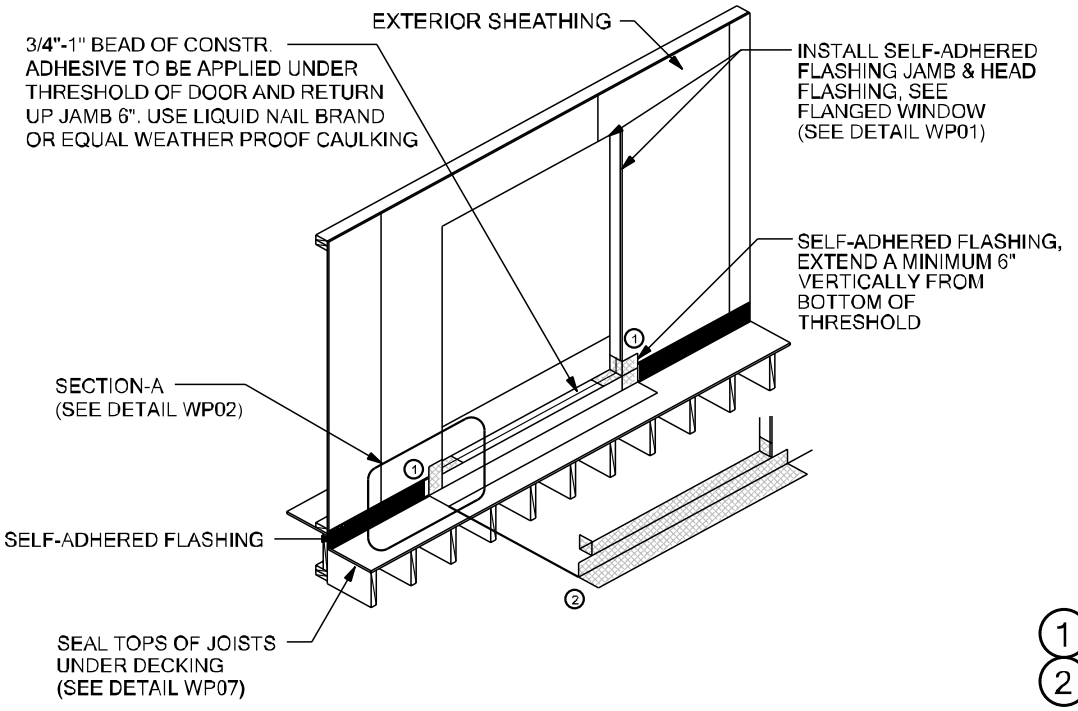
RECESSED WINDOW

WP10



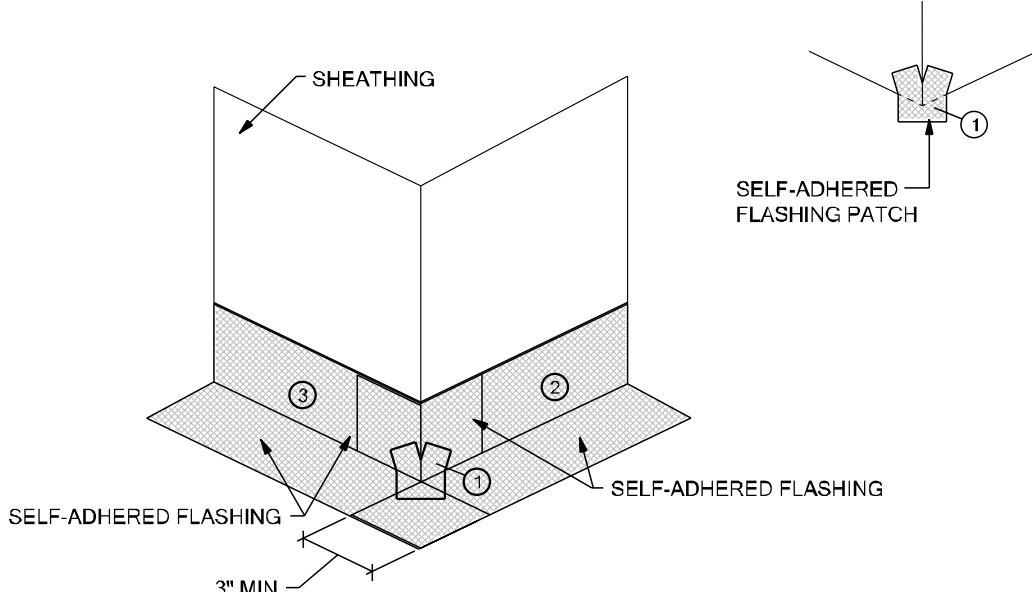
SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK - SECTION A

WP02



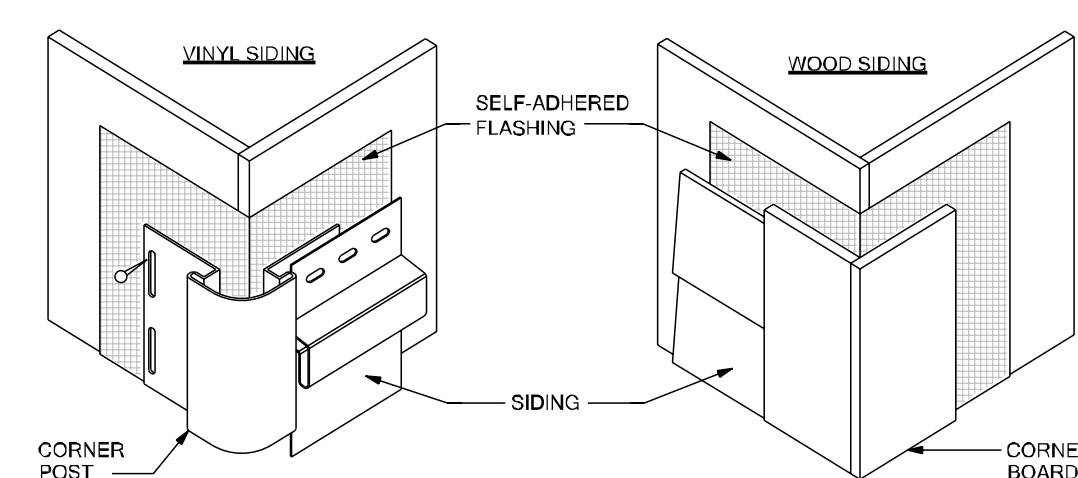
SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK

WP05



SELF-ADHERED FLASHING
OUTSIDE CORNER

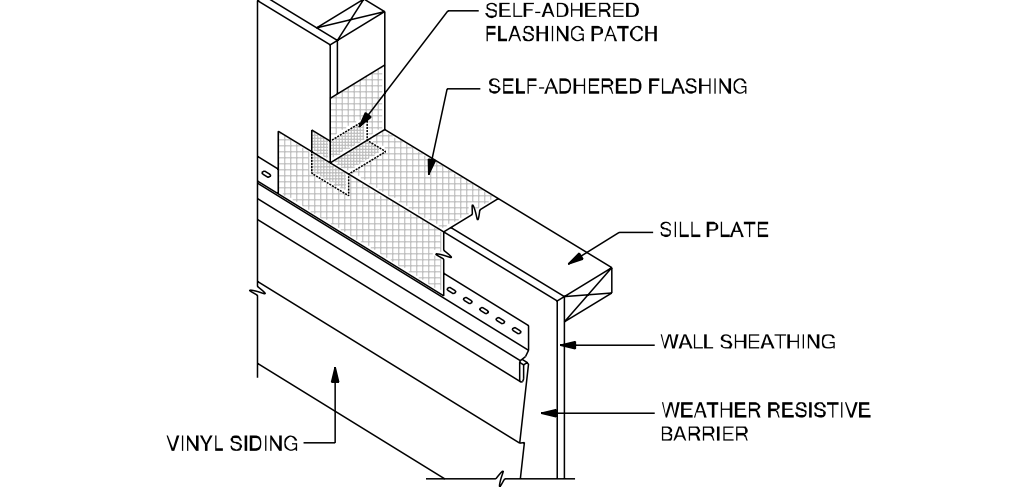
WP08



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

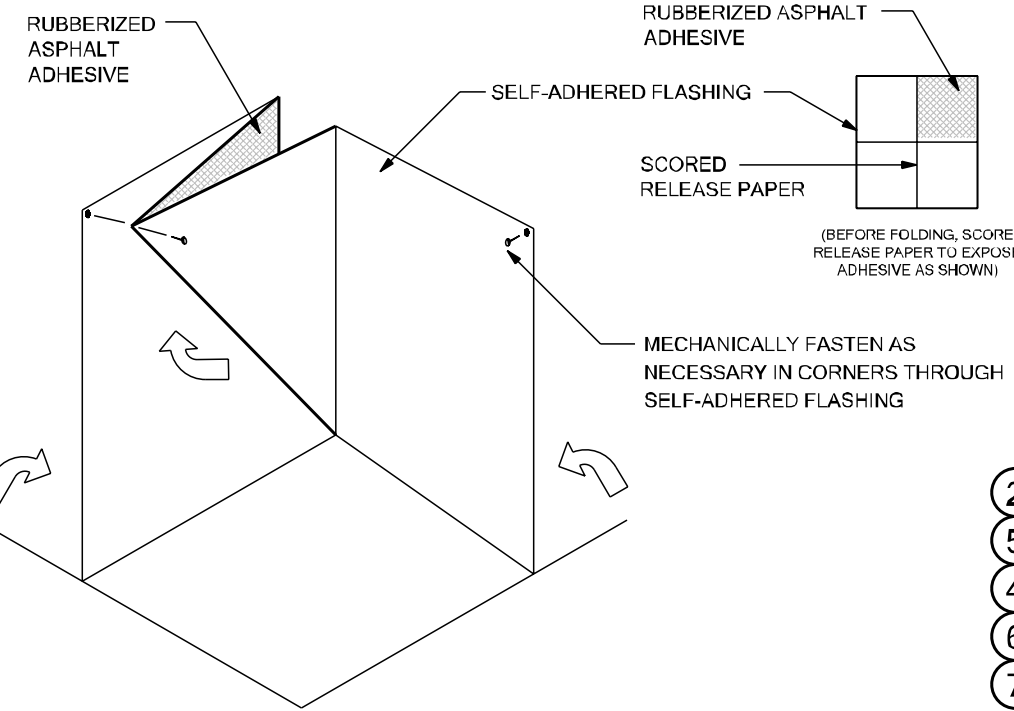
WALL-TO-WALL OUTSIDE CORNER

WP11



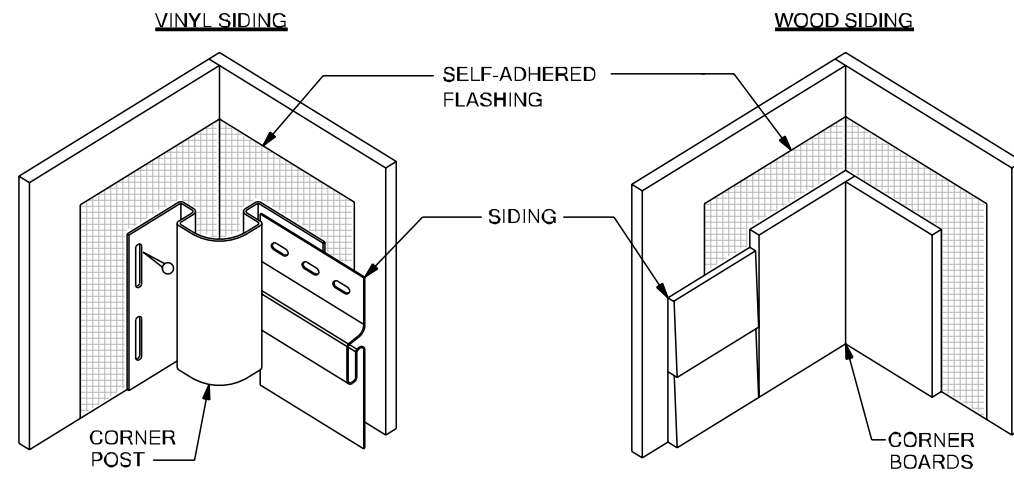
TIE-IN WITH VINYL SIDING
AT WINDOW SILL

WP03



SELF-ADHERED FLASHING
INSIDE CORNER

WP06



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

WALL-TO-WALL INSIDE CORNER

WP12

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

SELF-ADHERED FLASHING PRODUCTS DETAILS

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

DETAIL INSTRUCTIONS

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

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

FLASHING REQUIREMENTS

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

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

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

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

R703.4 FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR PENETRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTA C930 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

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

FIGURE 1: FLASHING INSTALLATION

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

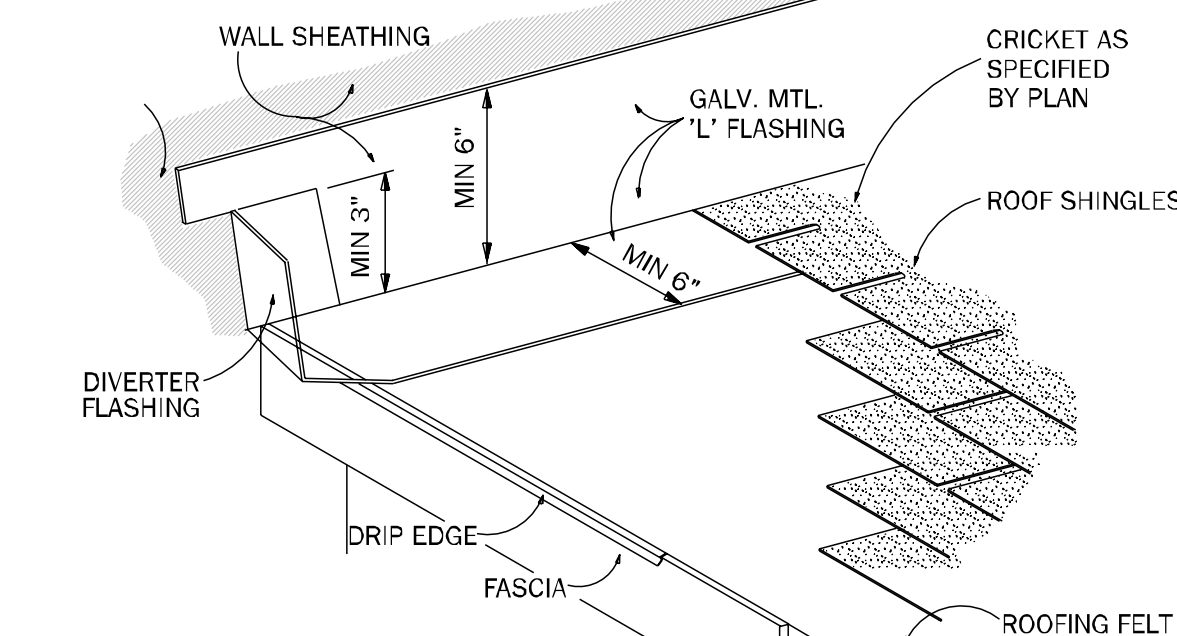
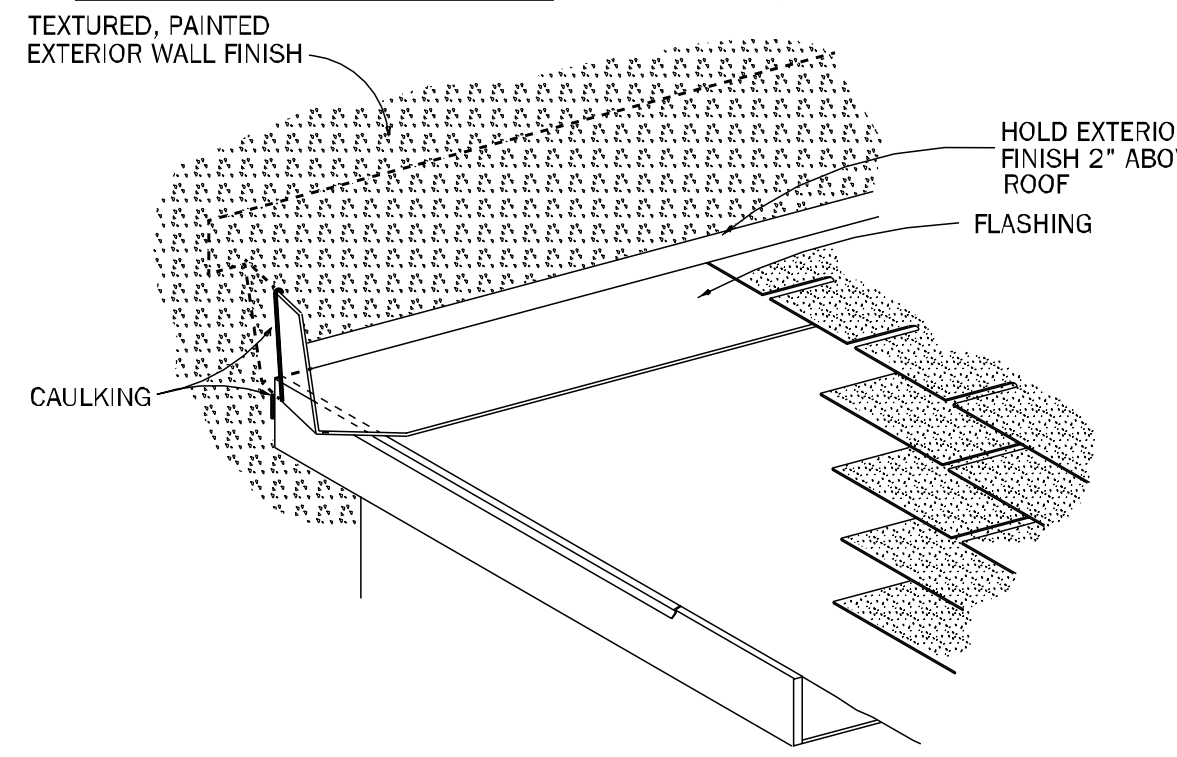
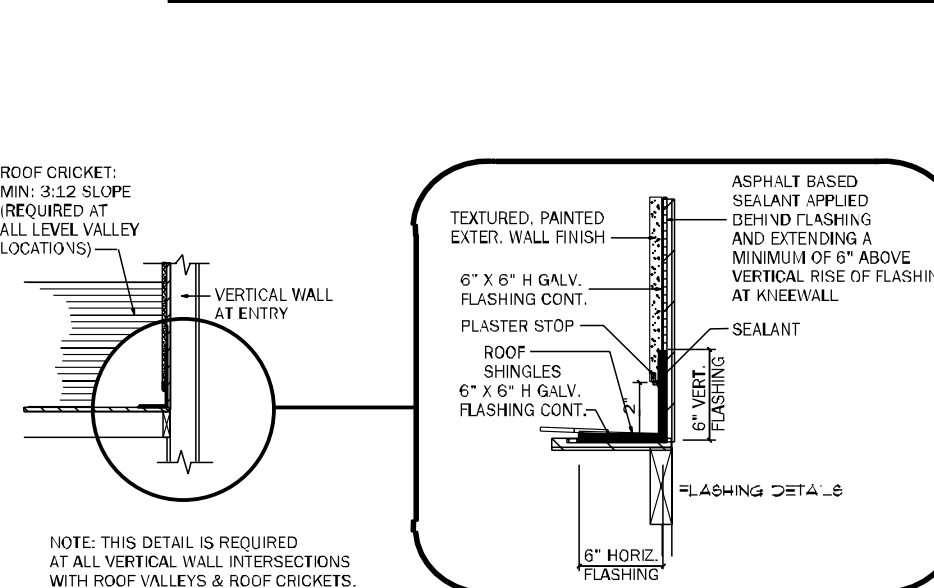


FIGURE 2: WALL FINISH



FLASHING INSTALLATION
WHERE ROOF MEETS VERTICAL WALL

FIGURE 3: CORNER DETAIL



FLASHING DETAIL AT CRICKET
/ KNEEWALL INTERSECTION

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Monday, July 22, 2024

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DIVISION LOCATION:
GAINESVILLE

Job Information:

INVENTORY

LOT: 143
BLK:
SEC:
SUB: Preserve of Laurel Lake
S.W. Rosemary Dr.
Lake City

Model Name / Number:
1755

Plan Issue Date:
Monday, July 22, 2024

KA PROJECT NUMBER:
24-08049

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