RENOVATIONS FOR THE DAVIS FAMILY

PERMIT SET 6/21/2017

5438 TIERRA VERDE LANE
JACKSONVILLE, FL 32258-2281
PT SW 1/4 OF NW1/4 O/R 17782-676
R/E #: 157149-0100
BUILT BY:
BRACEY BUILDING CONTRACTORS, INC.
10513 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32225
904-237-3433
CBC1251050

PLAN # 4119

CLIENT APPROVAL SIGNATURE	DATE
JAMES W. DAVIS	
LINDA M. DAVIS	

BUILT BY: CBC1251050 CELL: 904-237-3433
Bracey BUILDING CONTRACTORS

PROJECT DESCRIPTION:
RENOVATIONS FOR THE DAVIS FAMILY
5438 TIERRA VERDE LANE
JACKSONVILLE, FLORIDA 32228-2281
R/E #: 157149-0100

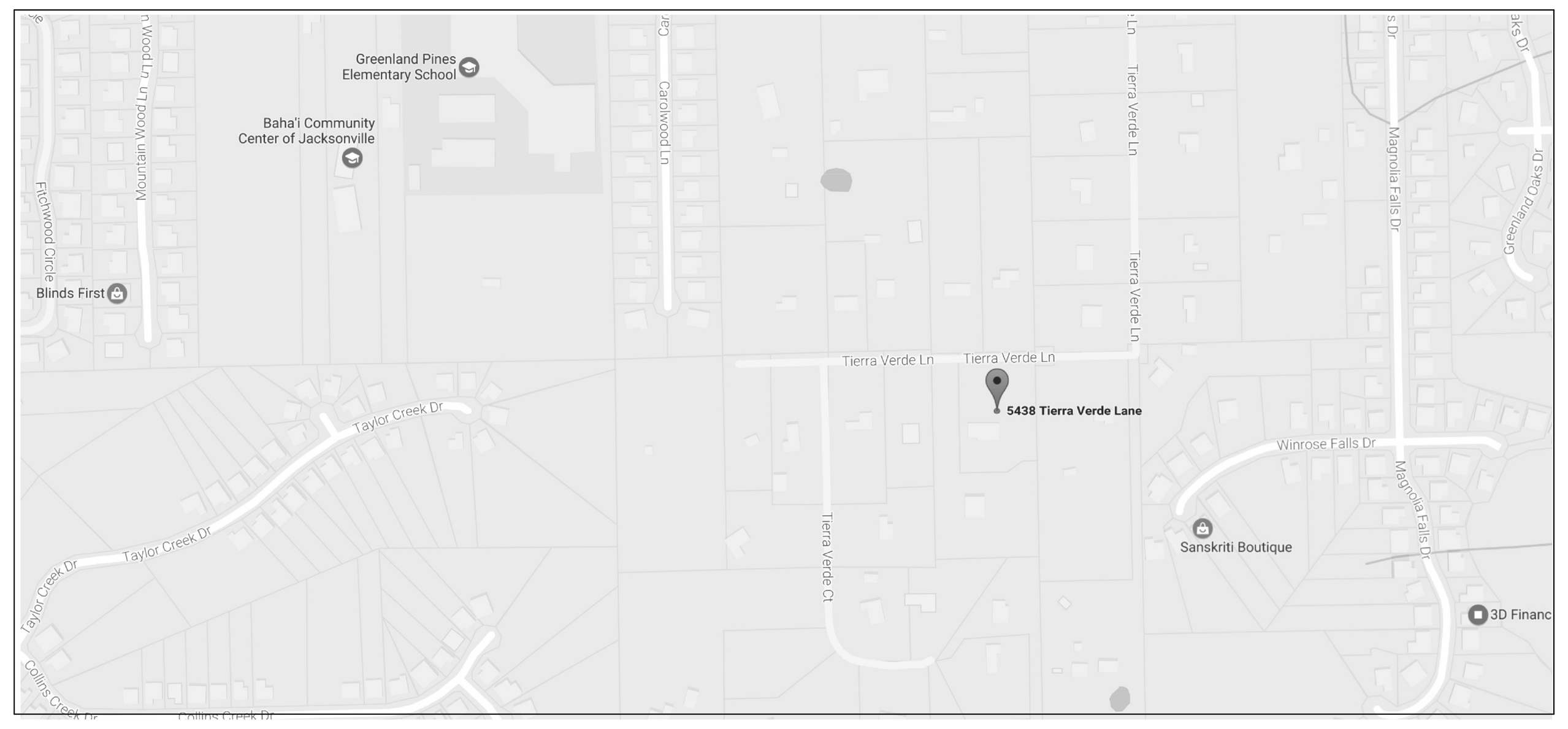
Design Drawings provided by:
DESIGNS for LIVING LLC
RESIDENTIAL DESIGN SINCE 1969
904-730-7135

DATE: 6/21/2017

SCALE: N.T.S

SHEET: A-1

SITE LOCATION



CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

SITE CALCULATIONS:

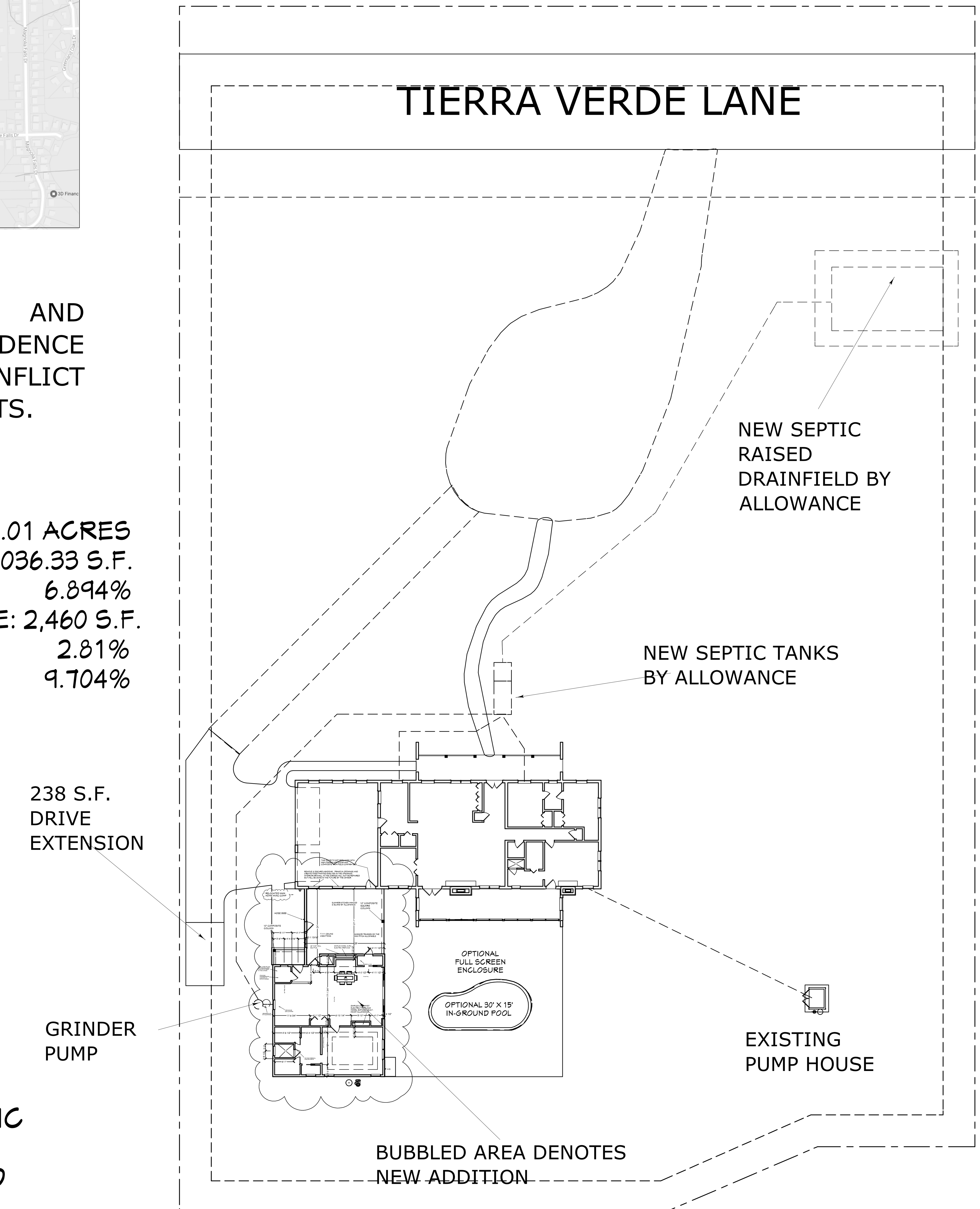
TOTAL LAND AREA:	87,555.60 S.F.= 2.01 ACRES
HOME COVERAGE:	6036.33 S.F.
% OF HOME COVERAGE:	6.894%
DRIVES, STOOPS & HVAC COVERAGE:	2,460 S.F.
% OF STOOPS & HVAC COVERAGE:	2.81%
TOTAL IMPERVIOUS:	9.704%

SETBACKS:
ZONING: RR
FRONT = 25'
SIDES = 10'
REAR = 10'
MAX.HT=35'
MAX. LOT COVERAGE = 25%

PRIVATE EXISTING WELL & SEPTIC

FLOOD ZONE: TYPE "X"-SHADED

TYPE "C" DRAINAGE

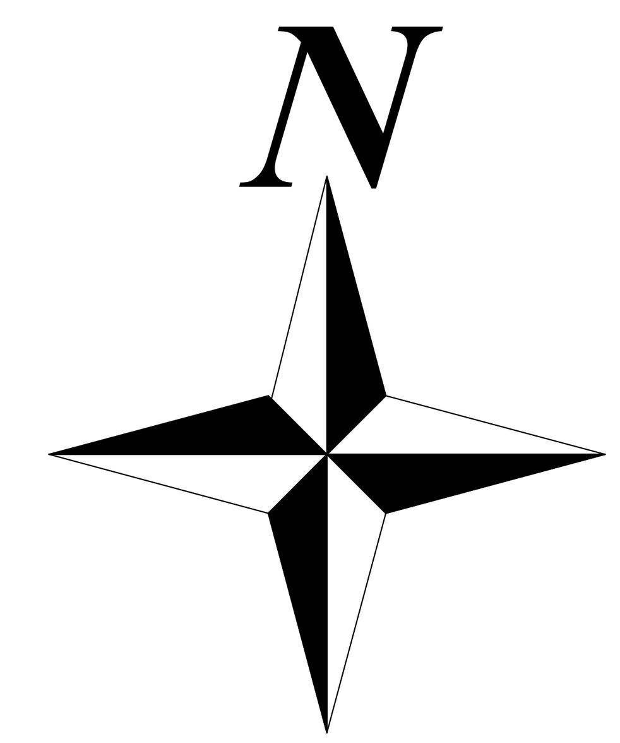


WIND DESIGN CRITERIA:

WIND SPEED:	130 MPH
EXPOSURE CATEGORY:	"B"
BUILDING TYPE:	ENCLOSED
BUILDING CATEGORY:	II
IMPORTANCE FACTOR:	1.0
TOPOGRAPHY:	SLOPED
MEAN ROOF HEIGHT:	25 FT
BUILDING CODE:	2014 FBC-R

NEW SEPTIC SYSTEM NOTE: ALTHOUGH THE SYSTEM SPECIFICATIONS HAVE BEEN LISTED HERE THEY ARE SUBJECT TO THE ACTUAL ENVIRONMENTAL HEALTH PERMIT.

REMOVAL AND STUMP GRINDING OF UP TO THREE 12" CALIPER TREES IS INCLUDED



LEGAL DESCRIPTION:
14 - 4S - 27E 2.01 ACRES
R/E #: 1157149-0100
PT SW 1/4 OF NW1/4
RECD O/R 17782-676

SITE PLAN

PLAN # 4119

CLIENT APPROVAL SIGNATURE	DATE
JAMES W. DAVIS	
LINDA M. DAVIS	

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Bracey BUILDING CONTRACTORS

PROJECT DESCRIPTION:
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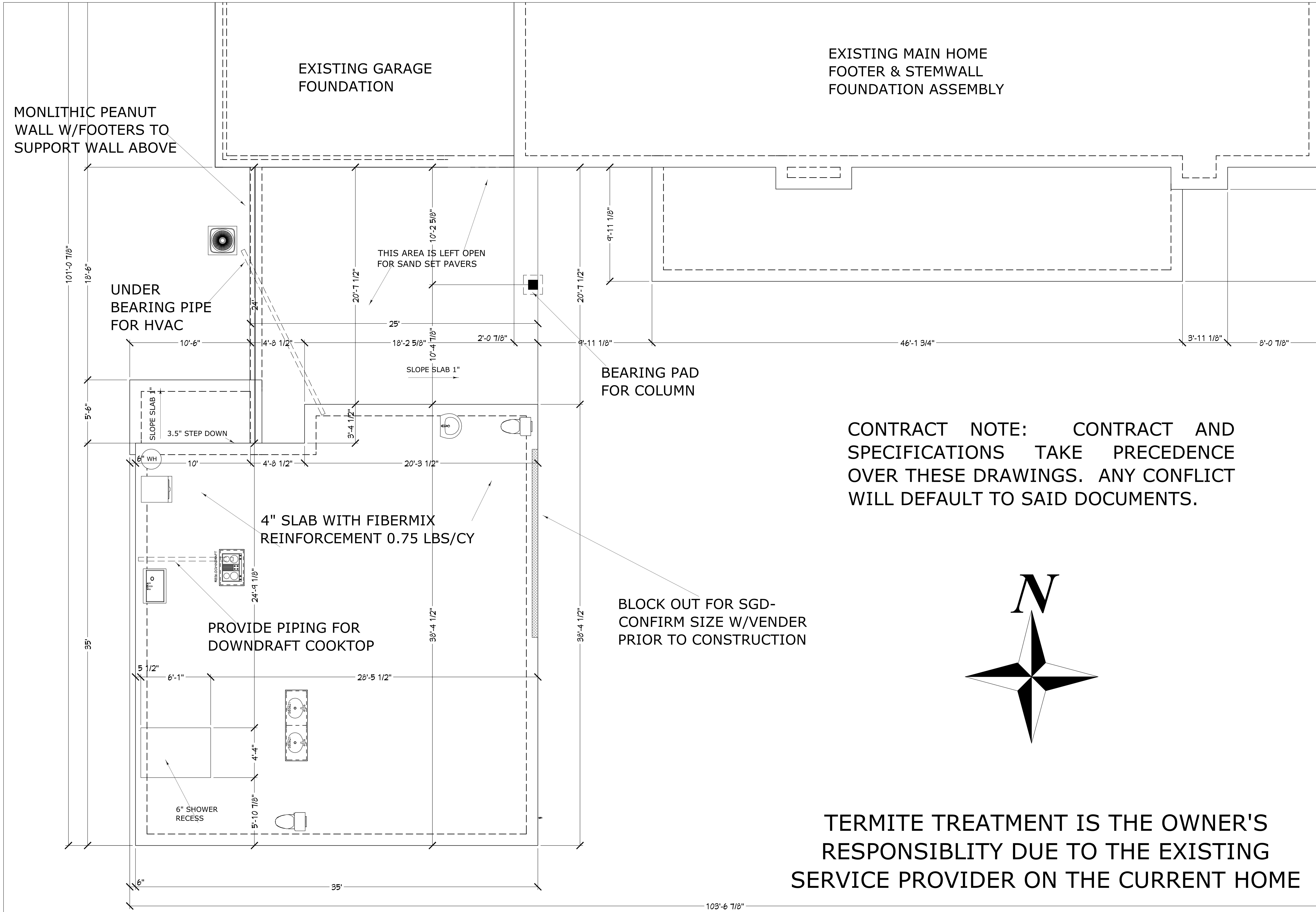
5438 TIERRA VERDE LANE
JACKSONVILLE, FLORIDA 32228-2281
R/E #: 157149-0100

Design Drawings provided by:
DESIGNS for LIVING LLC
904-730-7135

DATE: 6/21/2017

SCALE: 1" = 20'-0"

SHEET: A-2



CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

TERMITE TREATMENT IS THE OWNER'S RESPONSIBLITY DUE TO THE EXISTING SERVICE PROVIDER ON THE CURRENT HOME

ENGINEER'S DETAILS TAKE PRECEDENCE OVER THESE DRAWINGS

PROPOSED FOUNDATION PLAN

PLAN # 4119

CLIENT APPROVAL SIGNATURE	DATE
JAMES W. DAVIS	
LINDA M. DAVIS	

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Bracey BUILDING CONTRACTORS

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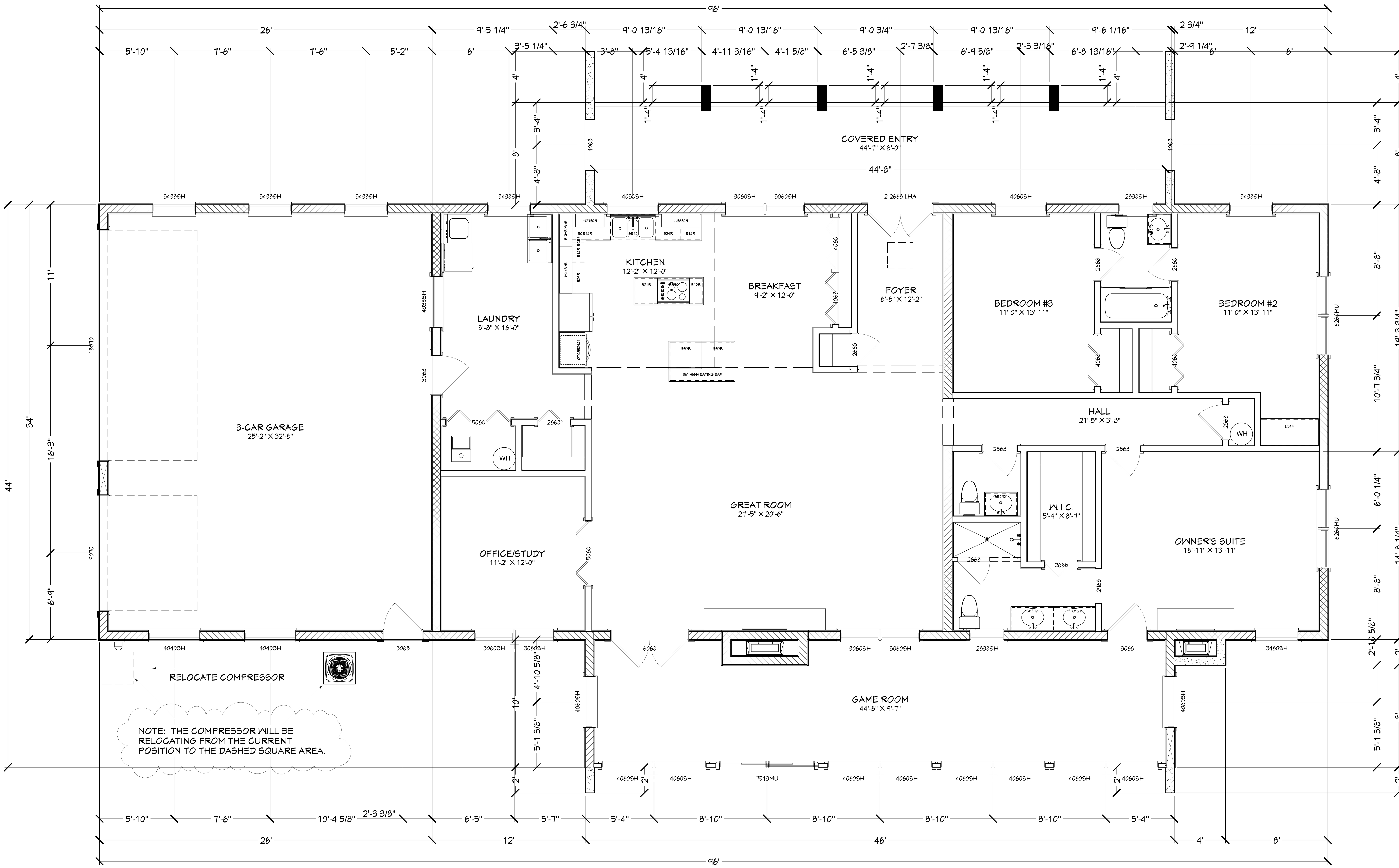
RESIDENTIAL DESIGN SINCE 1969
904-730-7135

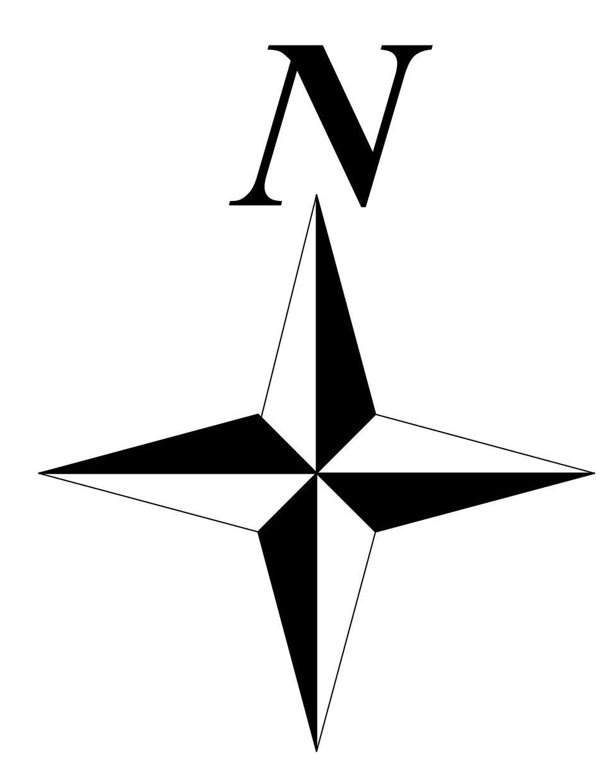
DATE: 6/21/2017

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

SHEET: A-3



CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.



EXISTING FOOTAGES	
(A.N.S.I.):	
ENTRY:	429.33
3-CAR GARAGE:	884.00
FIREPLACE:	8.00
TOTAL HEATED:	2,848.00
SLAB AREA:	4,169.33
UNDER ROOF:	4,109.92

AS-BUILT FLOOR PLAN

PLAN # 4119

CLIENT APPROVAL SIGNATURE	DATE
JAMES W. DAVIS	
LINDA M. DAVIS	

BUILT BY: CBC1251050 CELL: 904-237-3433
Bracey BUILDING CONTRACTORS

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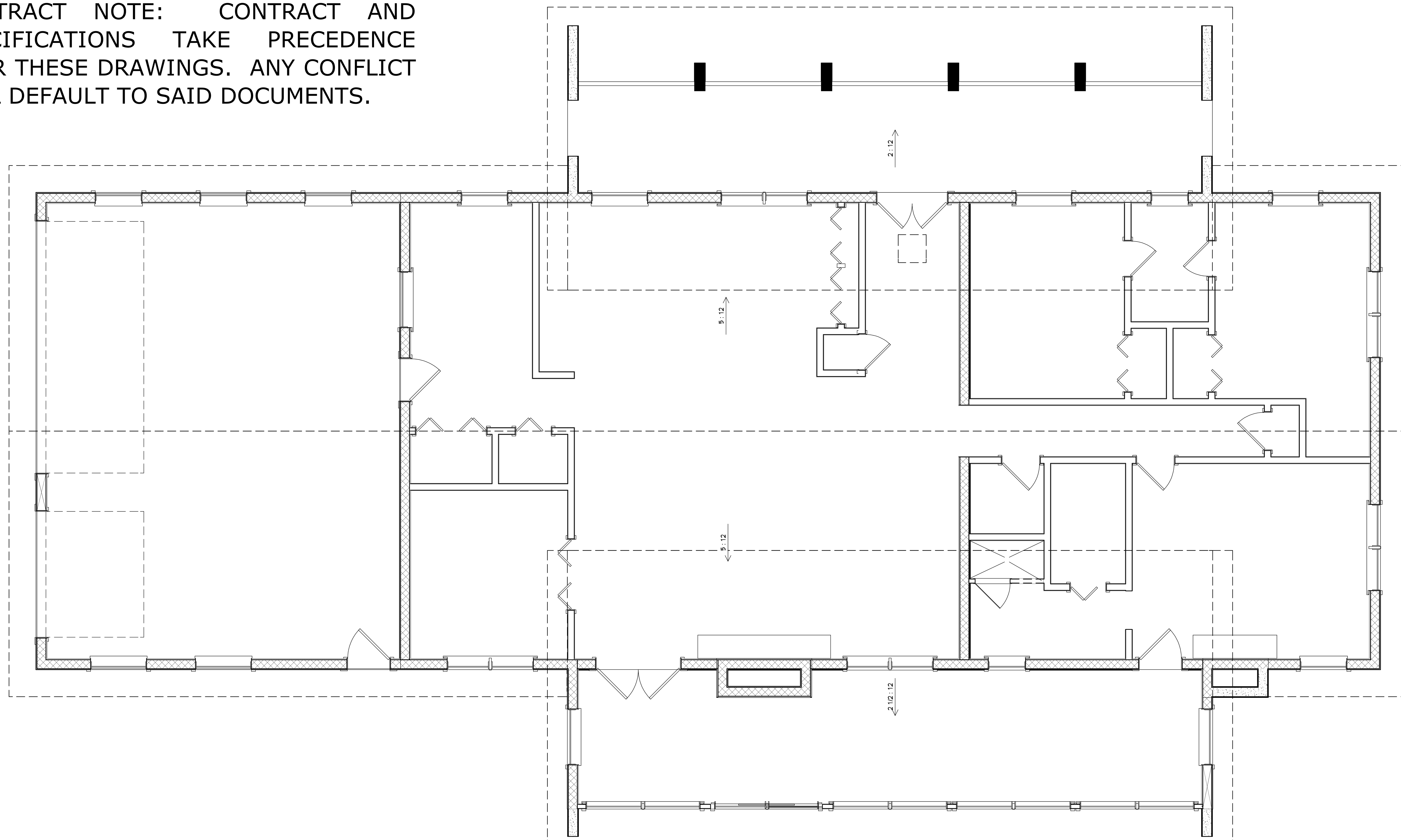
R/E #: 157149-0100

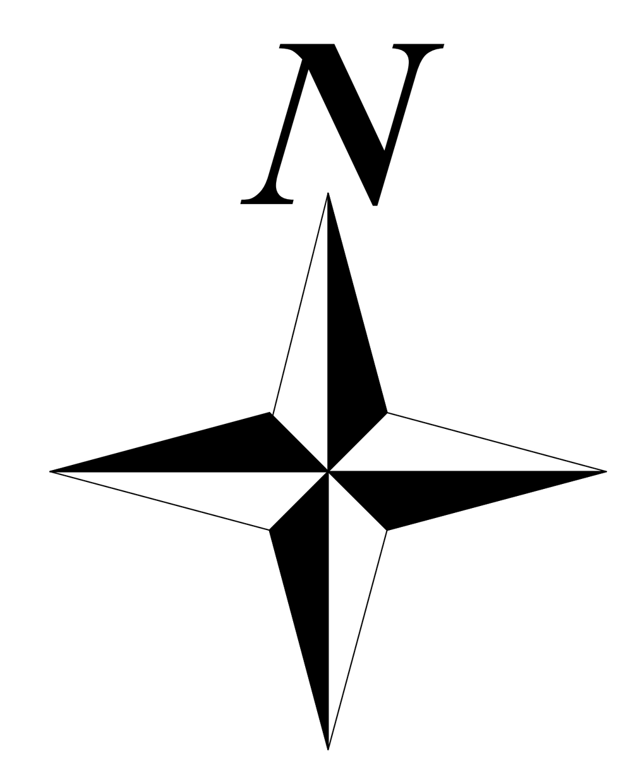
Design Drawings provided by:
DESIGNS for LIVING LLC
RESIDENTIAL DESIGN SINCE 1969
904-730-7135

DATE: 6/21/2017
SCALE: 1/4" = 1'-0"
SHEET: A-4

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.



EXISTING ROOF NOTES:
FASCIA: 2X6 W/1X2 P.T. DRIP
EAVE OVERHANG: 24"
SOFFITS: SMOOTH PLYWOOD W/LINEAR PERFORATED ALUMINUM VENTS
ROOFING: SCREW DOWN METAL 5V CRIMP ROOF
ROOF PITCH: 5/12 & 2.5/12-FIELD CONFIRM
TRUSS HEELS: STANDARD
VENTS: GABLE END VENTS



AS-BUILT ROOF PLAN

PLAN # 4119

CLIENT APPROVAL SIGNATURE	DATE
JAMES W. DAVIS	
LINDA M. DAVIS	

BUILT BY: CBC1251050 CELL: 904-237-3433
Bracey BUILDING CONTRACTORS

PROJECT DESCRIPTION:
RENOVATIONS FOR THE DAVIS FAMILY
5438 TIERRA VERDE LANE
JACKSONVILLE, FLORIDA 32228-2281
R/E #: 157149-0100

Design Drawings provided by:
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RESIDENTIAL DESIGN SINCE 1969
904-730-7135

DATE: 6/21/2017

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

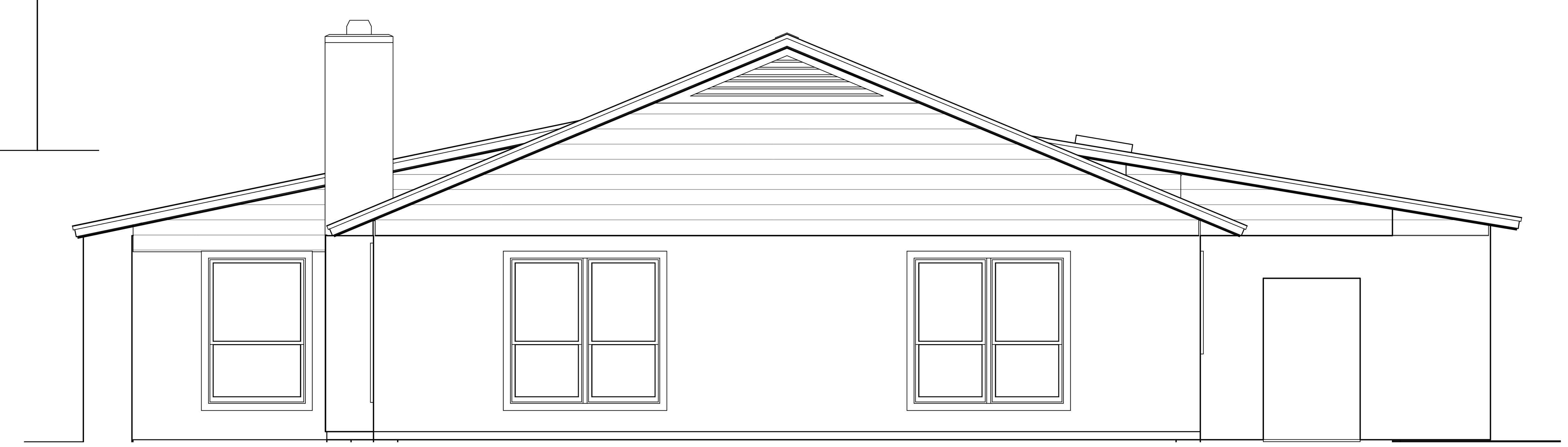
SHEET: A-5

REAR ELEVATION

NOTE: THIS COMPRESSOR WILL GET SHIFTED TO THE LEFT AS NOTED ON SHEET A-4

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

RIGHT ELEVATION



LEFT ELEVATION

FRONT ELEVATION

AS-BUILT ELEVATIONS

PLAN # 4119

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Design Drawings provided by:
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904-730-7135

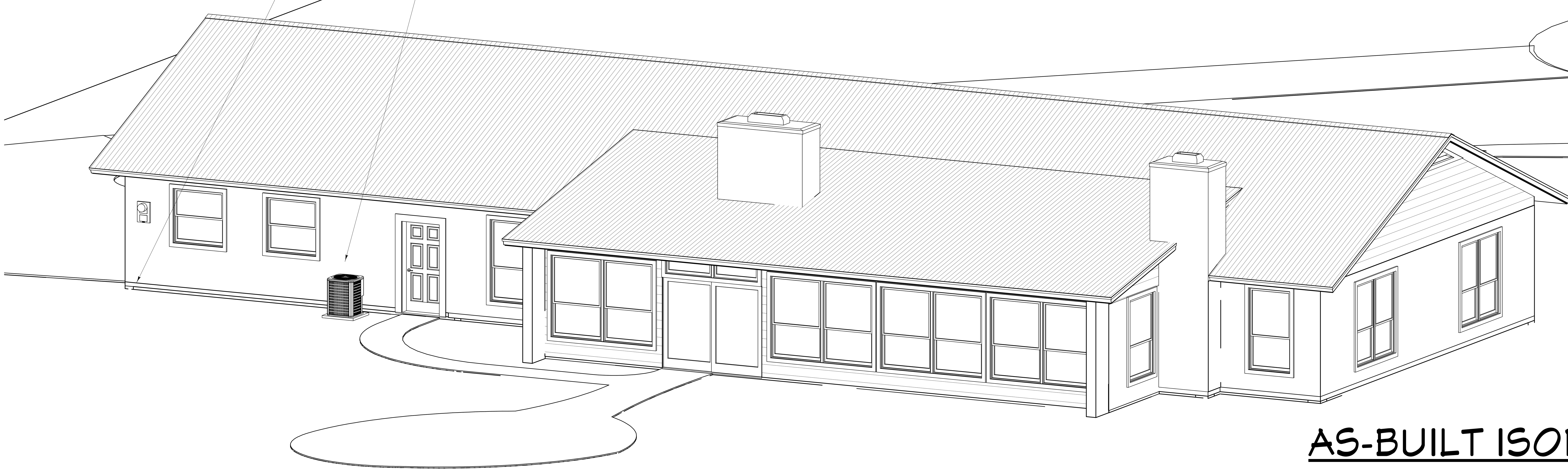
DATE: 6/21/2017

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

SHEET: A-6

NOTE: THIS COMPRESSOR WILL GET SHIFTED TO THE LEFT AS NOTED ON SHEET A-4

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.



AS-BUILT ISOMETRICS

PLAN # 4119

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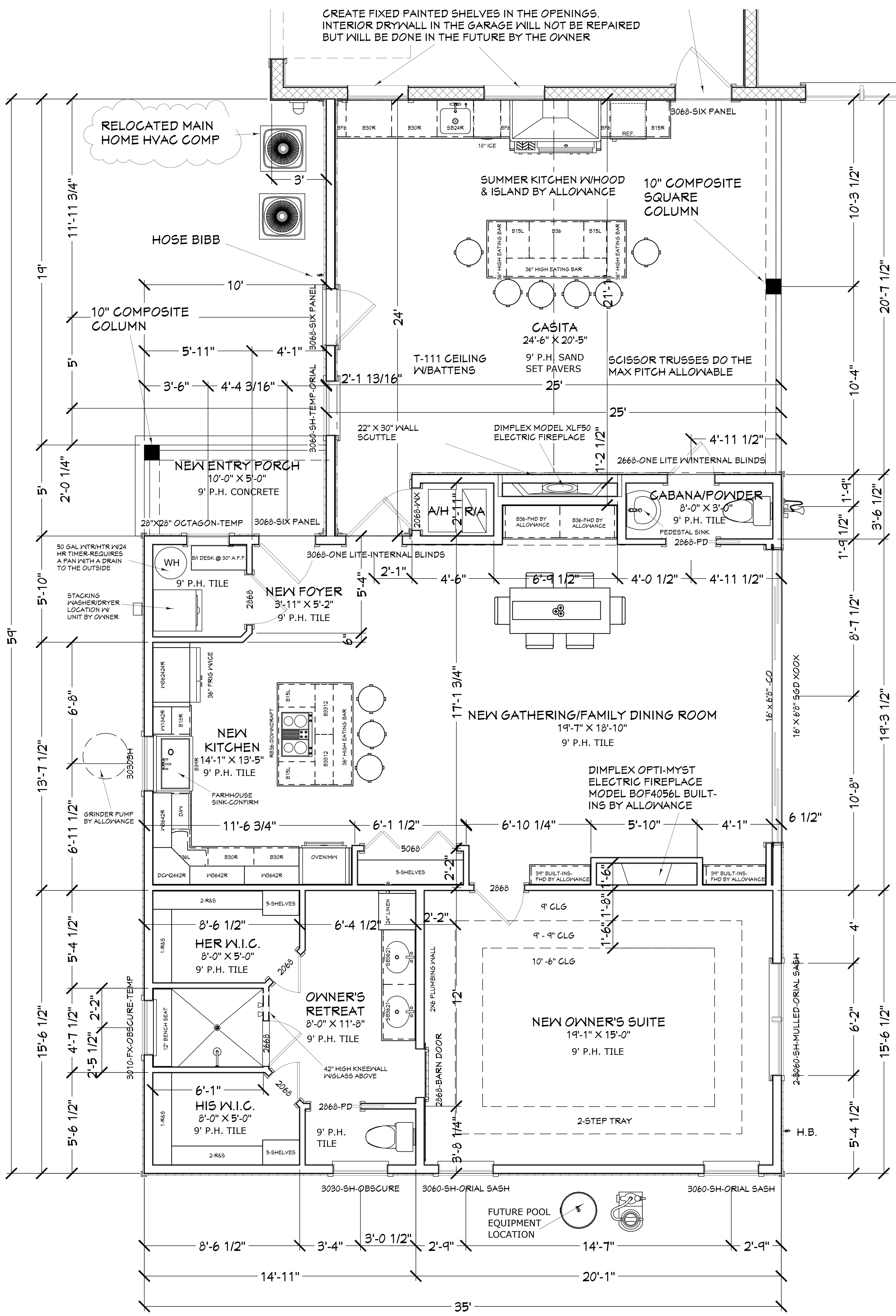
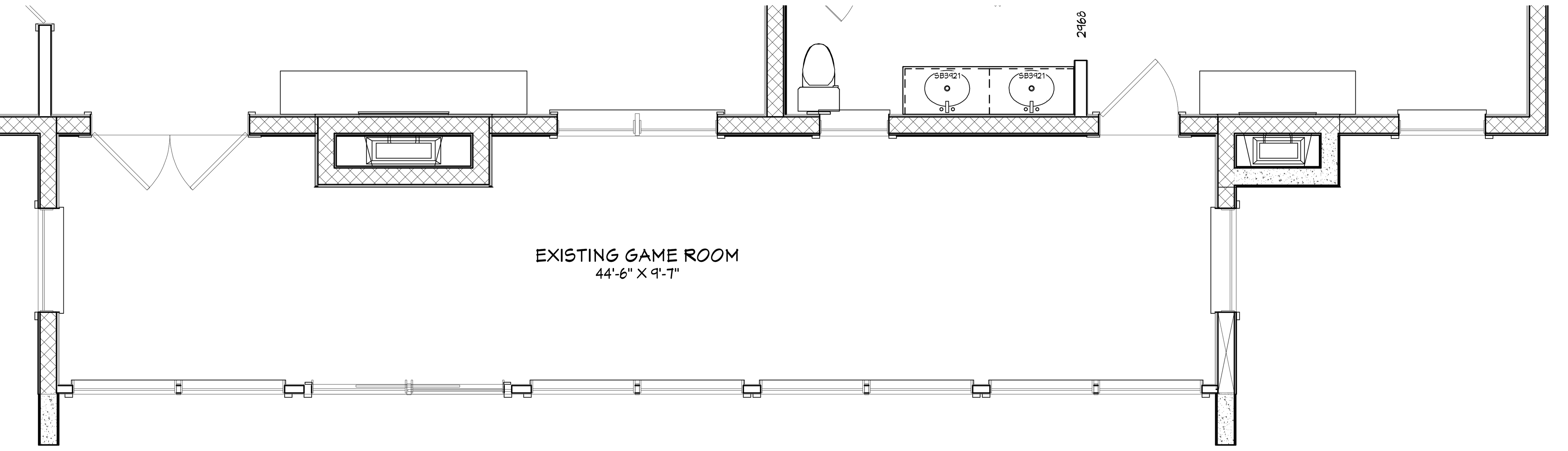
904-730-7135

DATE: 6/21/2017

SCALE: N.T.S

SHEET: A-7





R302.11 Fireblocking.

In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.

Fireblocking shall be provided in wood-frame construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
1.1. Vertically at the ceiling and floor levels.
1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).
2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements.
5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.
6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

SECTION R310

EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exceptions:

1. Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m2).
2. The emergency escape and rescue opening shall be permitted to open into a screen enclosure, open to the atmosphere, where a screen door is provided leading away from the residence.

R310.1.1 Minimum opening area.

All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

Exception:

Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

R310.1.2 Minimum opening height.

The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width.

The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints.

Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

R302.12 Draftstopping. In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m2). Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draftstopping shall be provided in floor/ceiling assemblies under the following circumstances:

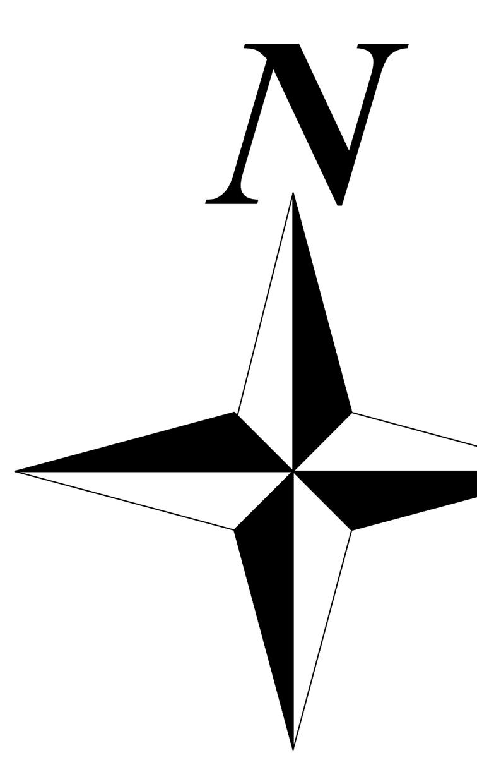
1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss-type open-web or perforated members.

R302.12.1 Materials. Draftstopping materials shall not be less than 1/2-inch (12.7 mm) gypsum board, 3/8-inch (9.5 mm) wood structural panels or other approved materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise approved by the building official . The integrity of the draftstops shall be maintained

PROJECTED FOOTAGES (A.N.S.I.):	
EXISTING ENTRY:	429.33
3-CAR GARAGE:	884.00
FIREPLACE:	8.00
EXISTING HEATED:	2,848.00
NEW HEATED:	1,271.08
TOTAL HEATED:	4,119.08
NEW FIREPLACE:	8.21
NEW ENTRY:	50.00
CASITA:	531.52
NEW SLAB AREA:	1,329.29
NEW UNDER ROOF:	1,860.81
TOTAL UNDER ROOF:	6,030.14

ALL EXTERIOR WALLS ARE 2X6 W/R-19 FIBERGLASS BATTS

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.



PROPOSED REAR ADDITION

PLAN # 4119

CLIENT APPROVAL SIGNATURE	DATE
JAMES W. DAVIS	
LINDA M. DAVIS	

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Bracey BUILDING CONTRACTORS

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JACKSONVILLE, FLORIDA 32228-2281
R/E #: 157149-0100

Design Drawings provided by:
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904-730-7135

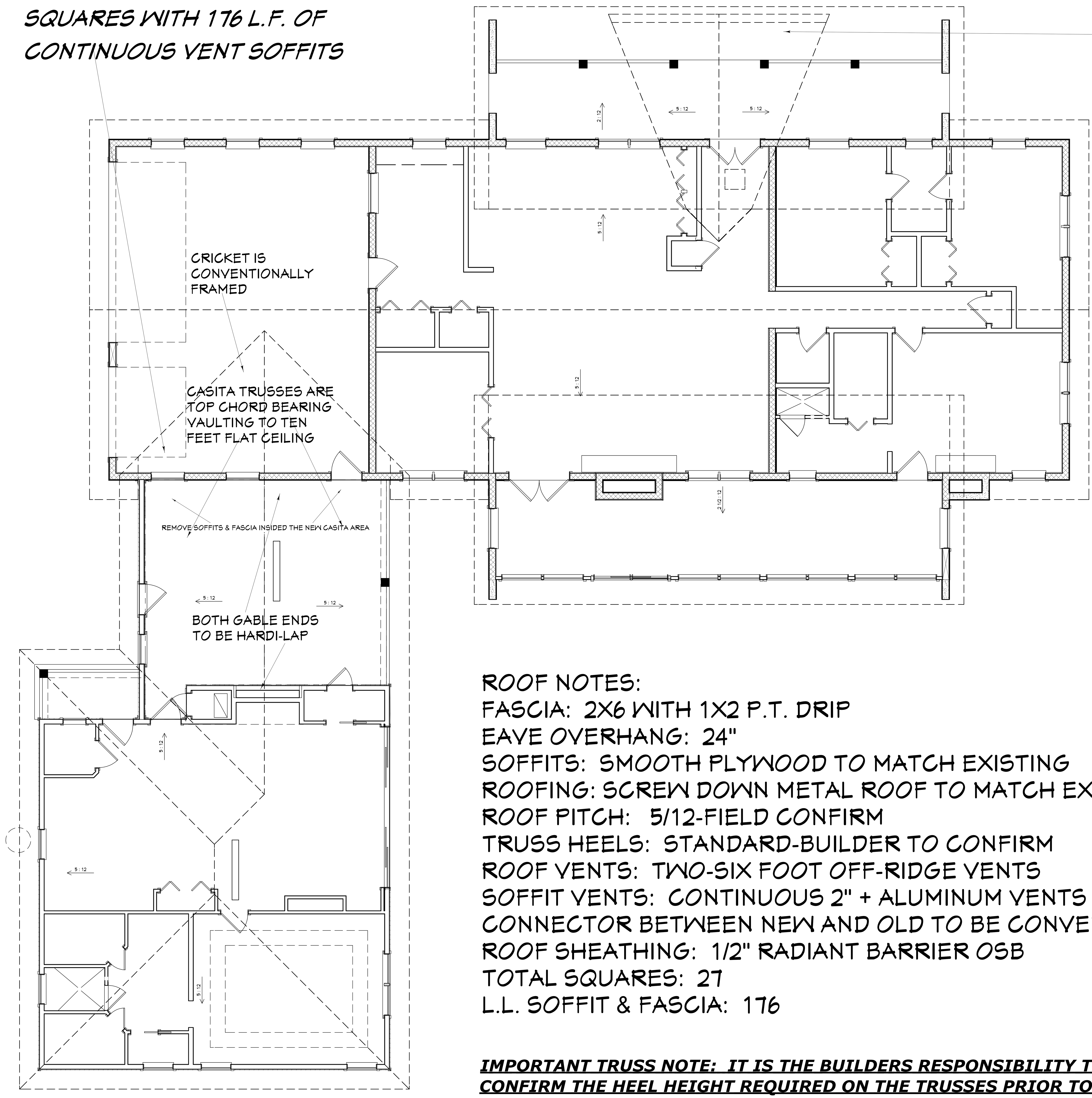
DATE: 6/21/2017

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

SHEET: A-8

NEW REAR ROOF AREA IS 27 SQUARES WITH 176 L.F. OF CONTINUOUS VENT SOFFITS

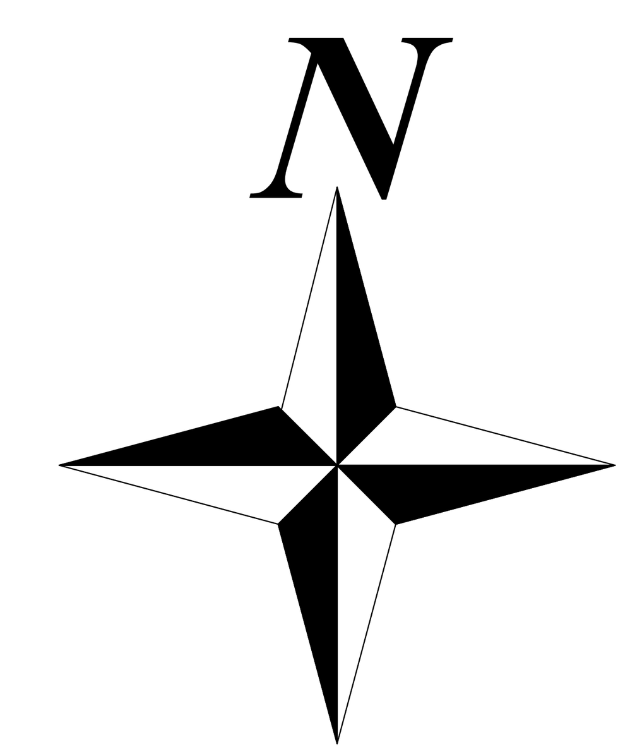
THIS AREA ABOVE THE ENTRY PORCH IS CONVENTIALLY FRAMED AND OPTIONAL ALONG WITH THE NEW PORCH COLUMNS AND RAILING



INSULATION NOTES:
WALLS: R-19 FIBERGLASS BATTS
KNEEWALLS: R-19 FIBERGLASS BATTS
CEILINGS: R-38 BLOWN FIBERGLASS
ROOF SHEATHING: 1/2" RADIANT BARRIER OSB

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

ROOF NOTES:
FASCIA: 2X6 WITH 1X2 P.T. DRIP
EAVE OVERHANG: 24"
SOFFITS: SMOOTH PLYWOOD TO MATCH EXISTING
ROOFING: SCREW DOWN METAL ROOF TO MATCH EXISTING
ROOF PITCH: 5/12-FIELD CONFIRM
TRUSS HEELS: STANDARD-BUILDER TO CONFIRM
ROOF VENTS: TWO-SIX FOOT OFF-RIDGE VENTS
SOFFIT VENTS: CONTINUOUS 2" + ALUMINUM VENTS
CONNECTOR BETWEEN NEW AND OLD TO BE CONVENTIONALLY FRAMED
ROOF SHEATHING: 1/2" RADIANT BARRIER OSB
TOTAL SQUARES: 27
L.L. SOFFIT & FASCIA: 176



IMPORTANT TRUSS NOTE: IT IS THE BUILDERS RESPONSIBILITY TO CONFIRM THE HEEL HEIGHT REQUIRED ON THE TRUSSES PRIOR TO ENGINEERING AND CONSTRUCTION

PROPOSED ROOF PLAN

CAUTION: 3/16" SCALE

PLAN # 4119

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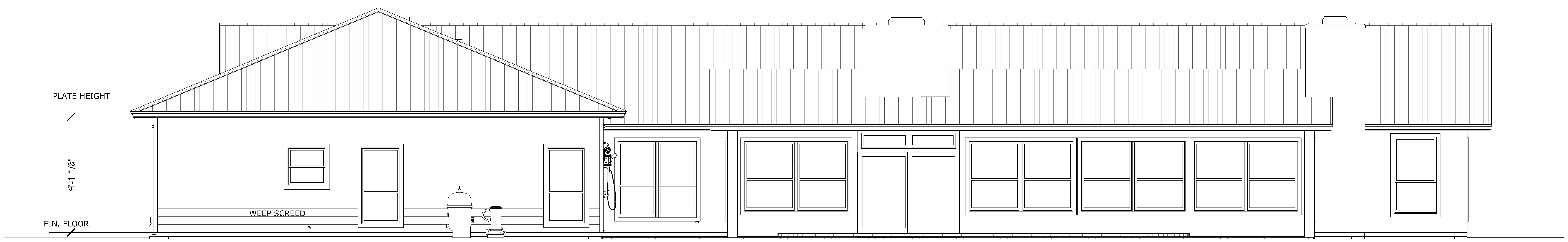
904-730-7135

DATE: 6/21/2017

SCALE: 3/16" = 1'-0"

SHEET: A-9



REAR (SOUTH) ELEVATION

EXTERIOR NOTES:
EXTERIOR: HARDY-LAP SIDING AND HARDY TRIMS PAINTED
SOFFITS: SMOOTH PLYWOOD TO MATCH EXISTING
FASCIA: 2X6 WITH 1X2 P.T. DRIP - MATCH EXISTING
ROOFING: SCREW DOWN METAL 5V CRIMP ROOF TO MATCH EXISTING
PORCH CEILING: T-111 W/BATTENS
FOUNDATION: MONOLITHIC SLAB & FOOTERS
COLUMNS: 10" COMPOSITE IN CASITA AND ENTRY
WALKS, DRIVES & PATIO: 2,500 PSI CONCRETE

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

THE COLUMNS, RAILING, SHUTTERS, EXISTING WINDOW REPLACEMENT AND DORMER WORK ARE NOT PART OF THIS CONTRACT WORK & IS OPTIONAL

FRONT (NORTH) ELEVATION

PROPOSED FRONT/REAR ELEVATIONS

PLAN # 4119

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LINDA M. DAVIS	

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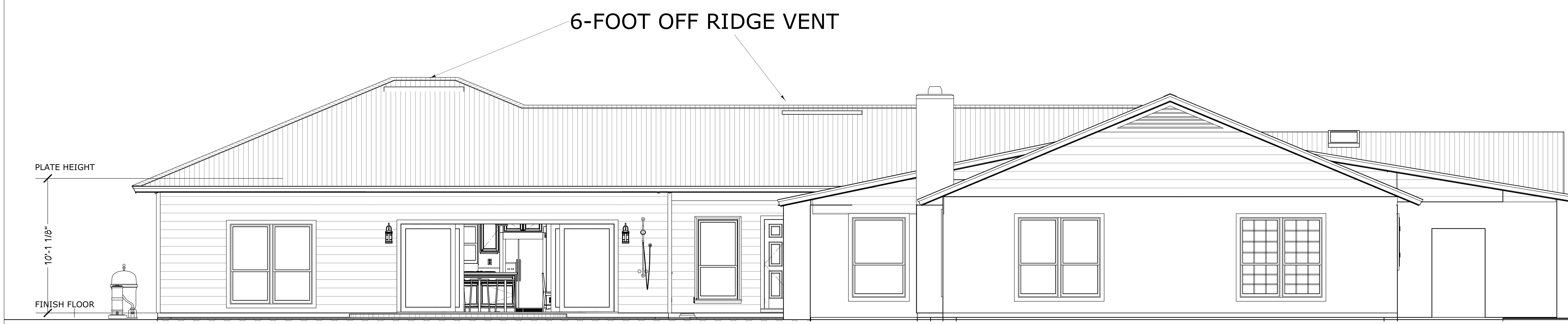
904-730-7135

DATE: 6/21/2017
SCALE: 1/4" = 1'-0"
SHEET: A-10

RIGHT (WEST) ELEVATION

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

EXTERIOR NOTES:
EXTERIOR: HARDY-LAP SIDING AND HARDY TRIMS PAINTED
SOFFITS: SMOOTH PLYWOOD TO MATCH EXISTING
FASCIA: 2X6 WITH 1X2 P.T. DRIP - MATCH EXISTING
ROOFING: SCREW DOWN METAL 5V CRIMP ROOF TO MATCH EXISTING
PORCH CEILING: T-111 W/BATTENS
FOUNDATION: MONOLITHIC SLAB & FOOTERS
COLUMNS: 10" COMPOSITE IN CASITA AND ENTRY
WALKS, DRIVES & PATIO: 2,500 PSI CONCRETE



LEFT (EAST) ELEVATION

PROPOSED SIDE ELEVATIONS

PLAN # 4119

CLIENT APPROVAL SIGNATURE DATE
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LINDA M. DAVIS

BUILT BY: CBC1251050 CELL: 904-237-3433

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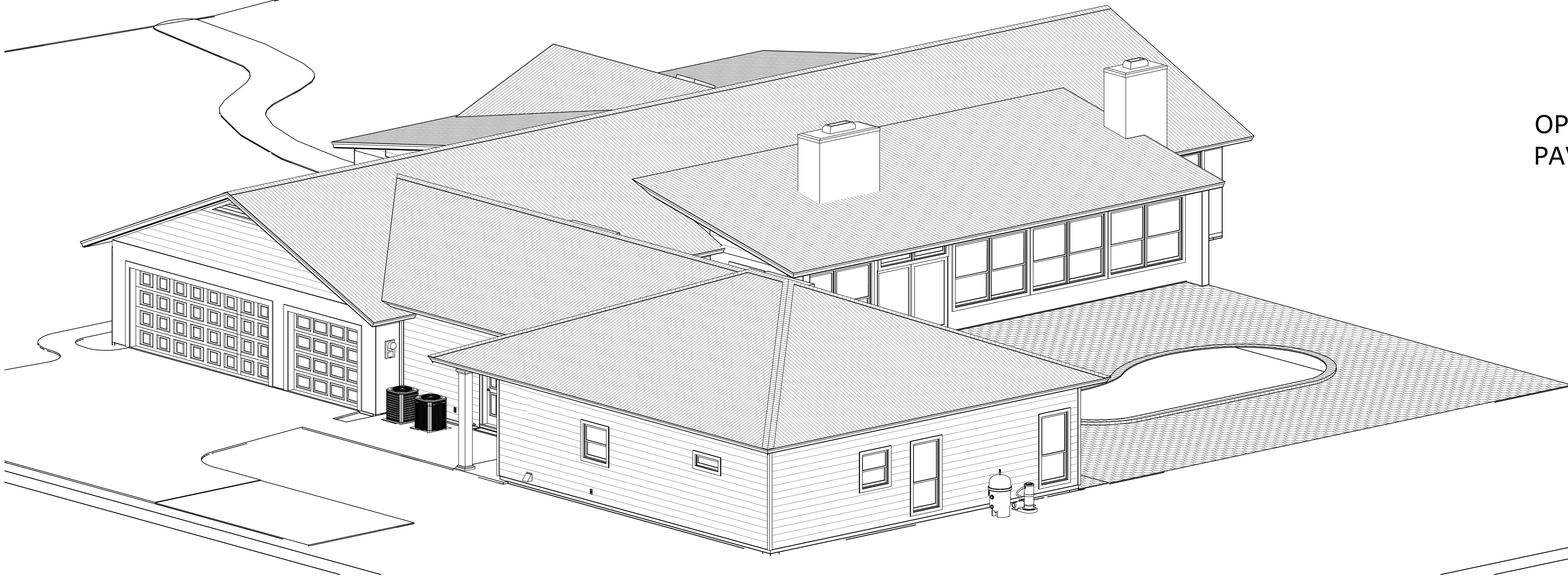
DESIGNS for LIVING
904-730-7135

DATE:
6/21/2017

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

SHEET:
A-11



OPTIONAL POOL AND PAVER PATIO BY OTHERS

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

EXTERIOR NOTES:
EXTERIOR: HARDY-LAP SIDING AND HARDY TRIMS PAINTED
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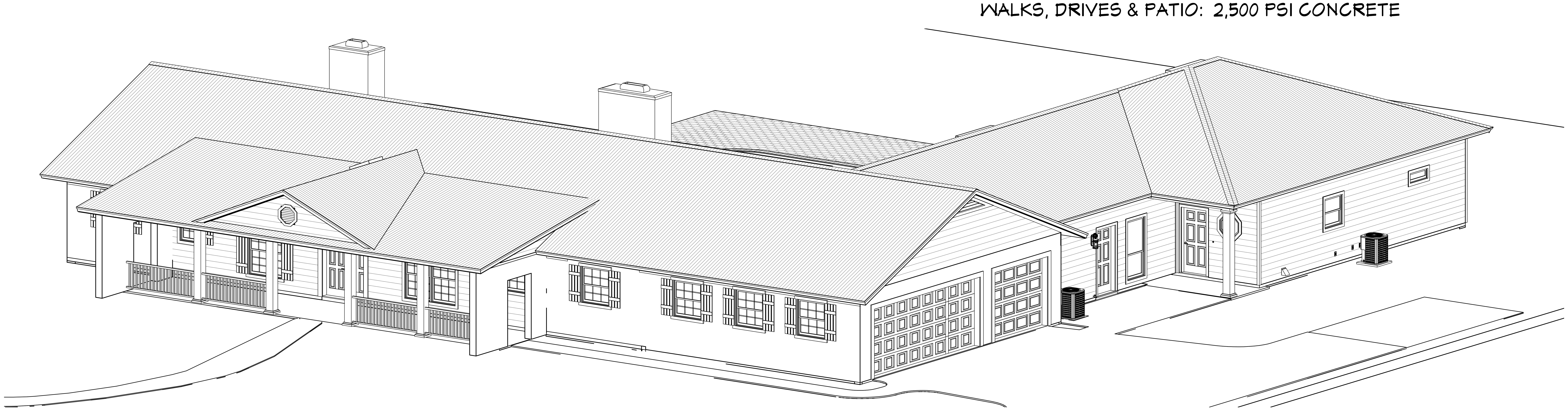
PORCH CEILING: T-111 W/BATTENS
FOUNDATION: MONOLITHIC SLAB & FOOTERS
COLUMNS: 10" COMPOSITE IN CASITA AND ENTRY
WALKS, DRIVES & PATIO: 2,500 PSI CONCRETE



THE COLUMNS, RAILING, SHUTTERS, EXISTING WINDOW REPLACEMENT AND DORMER WORK ARE NOT PART OF THIS CONTRACT WORK

PROPOSED ISOMETRICS

PLAN # 4119

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DATE: 6/21/2017

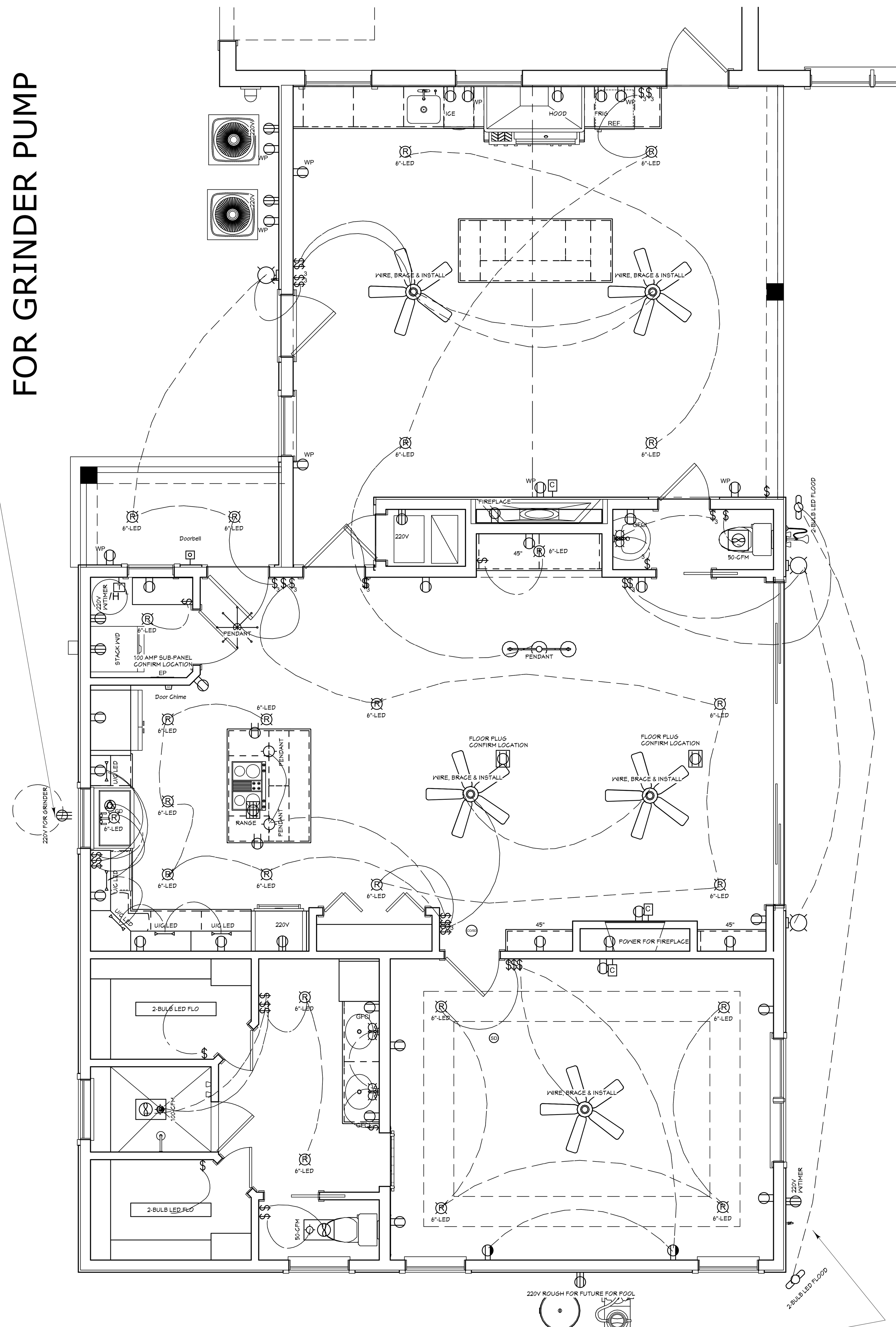
SCALE: N.T.S.

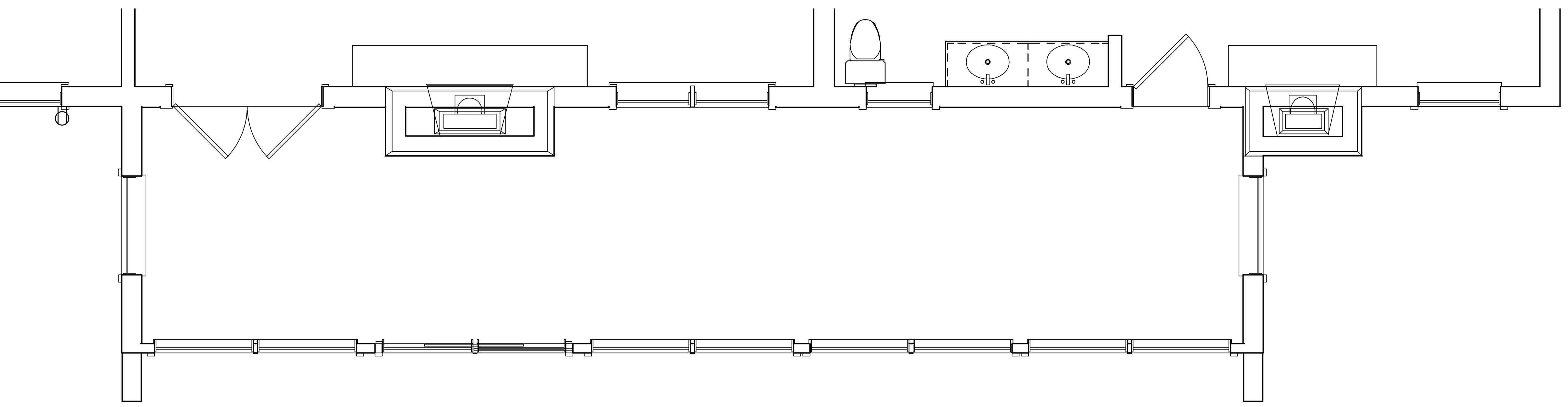
SHEET: A-12

PER FBC-R-E3902.12 AFCI PROTECTION REQUIRED Arc-fault circuit-interrupter protection. All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed AFCI, combination type.

PER FBC-R-E3901.7, NEC 210, E3901.7 & E3902.3 GFCI PROTECTION REQUIRED Bathrooms, garages, boathouses & accessory structures not intended as habitable rooms and limited to storage, work & similar uses. Outdoors, crawl spaces, unfinished basements, kitchen countertops. Outlets within 6 feet of laundry, utility or wet sinks. Balcony, deck or porch greater than 20 s.f. One at the front and back of the dwelling and at the condenser units.

PROVIDE POWER FOR GRINDER PUMP





WIRE FOR FUTURE POOL EQUIPMENT

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

GENERAL ELECTRICAL NOTES:

1. THE EXISTING SERVICE IS NOT BEING UPGRADED
2. PROVIDE 220 VAC FOR NEW SPETIC SYTEM ON THE FRONT OF THE HOME-CONFIRM LOCATION
3. INSTALL APPROPRIATE SIZE SUB-PANEL IN THE NEW OWNERS SUITE
4. ELECTRICIAN TO PROVIDE ALL ROUGHS & TRIMS WITH FANS AND DECORATIVE LIGHTS TO BE PROVIDED BY OTHERS
5. ALL LOW VOLTAGE BY OWNERS

EFFICACY NOTE: THE NEW FBC-R FBC EC R404.1 & R202 BUILDING CODE REQUIRES ALL INSIDE & OUTSIDE LIGHT FIXTURES WILL USE CFL OR LED LIGHT BULBS.

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
R	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
WP GFCI	110V Receptacles: Duplex, Weather Proof, GFCI
$ WP$ 3$ 4$	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
DM$ T$	Switches: Dimmer, Timer
AV Control A$	Audio Video: Control Panel, Switch
SP SP	Speakers: Ceiling Mounted, Wall Mounted
C5 C5/TV TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
T	Thermostat
	Door Chime, Door Bell Button
SD SD	Smoke Detectors: Ceiling Mounted, Wall Mounted
EP	Electrical Breaker Panel

PROPOSED ELECTRICAL PLAN

PLAN # 4119

CLIENT APPROVAL SIGNATURE DATE

JAMES W. DAVIS

LINDA M. DAVIS

BUILT BY: CBC1251050 CELL: 904-237-3433

Bracey BUILDING CONTRACTORS

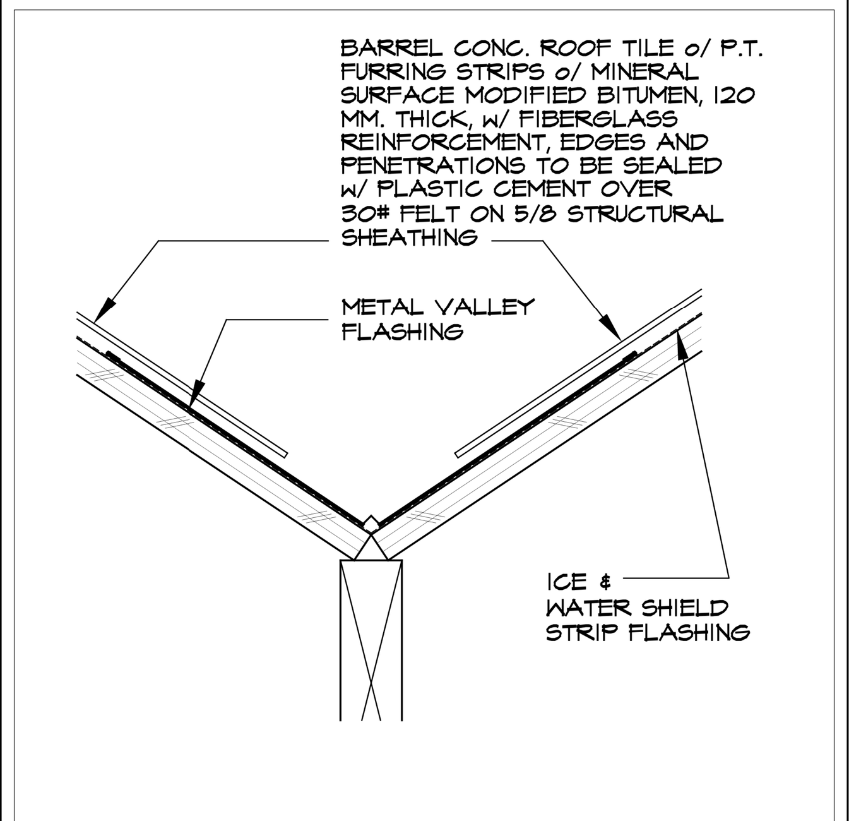
PROJECT DESCRIPTION:
RENOVATIONS FOR THE DAVIS FAMILY
5438 TIERRA VERDE LANE
JACKSONVILLE, FLORIDA 32228-2281
R/E #: 157149-0100

Design Drawings provided by:
DESIGNS for LIVING, LLC
904-730-7135

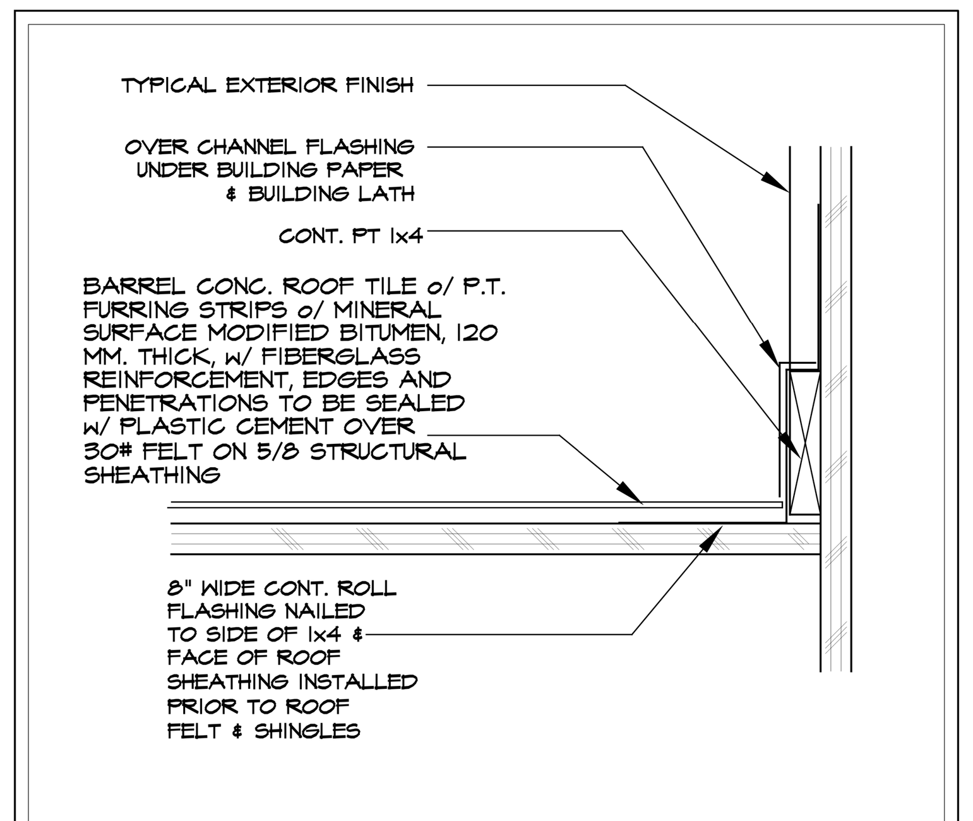
DATE: 6/21/2017

SCALE: 3/16" = 1'-0"

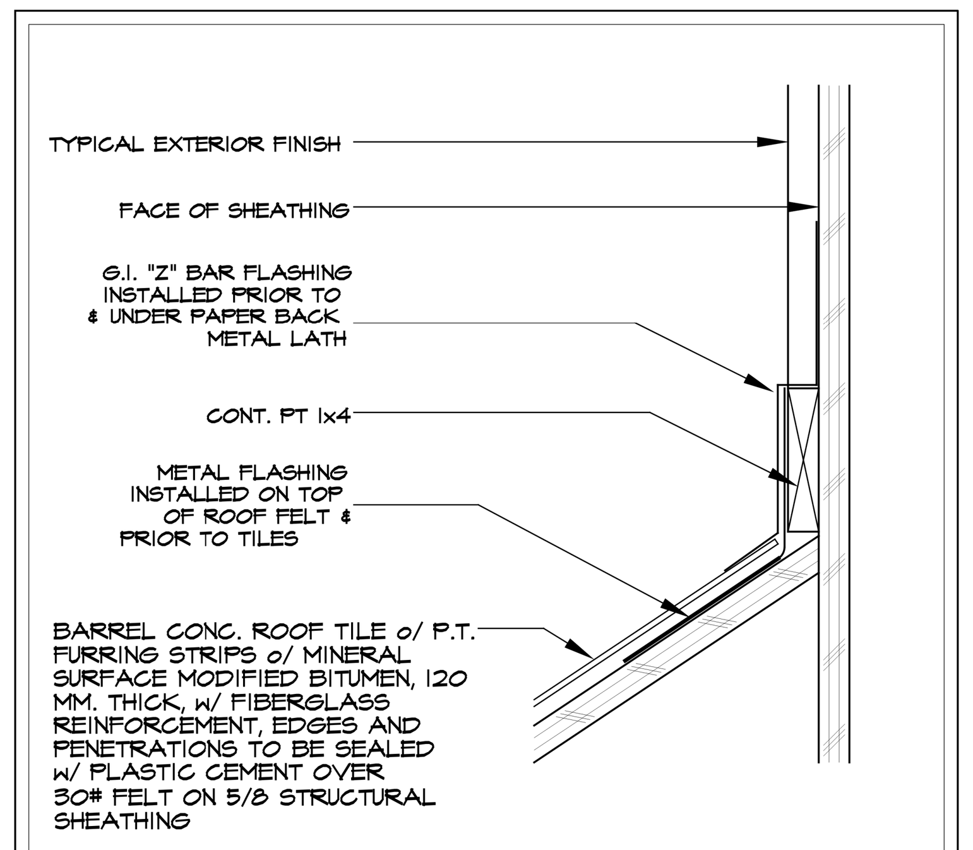
SHEET: A-13



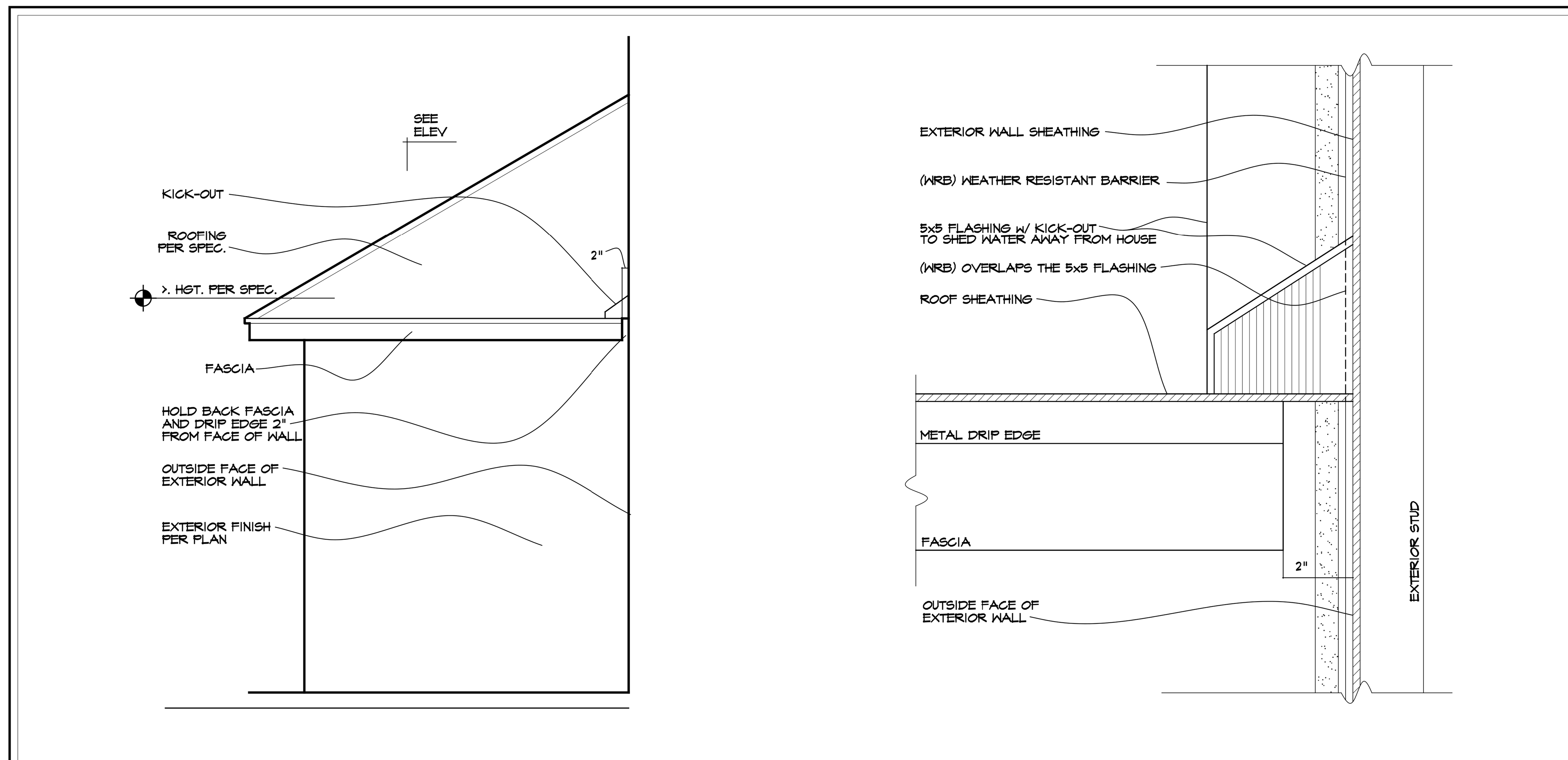
VALLEY FLASHING
SCALE: 3" = 1'-0"



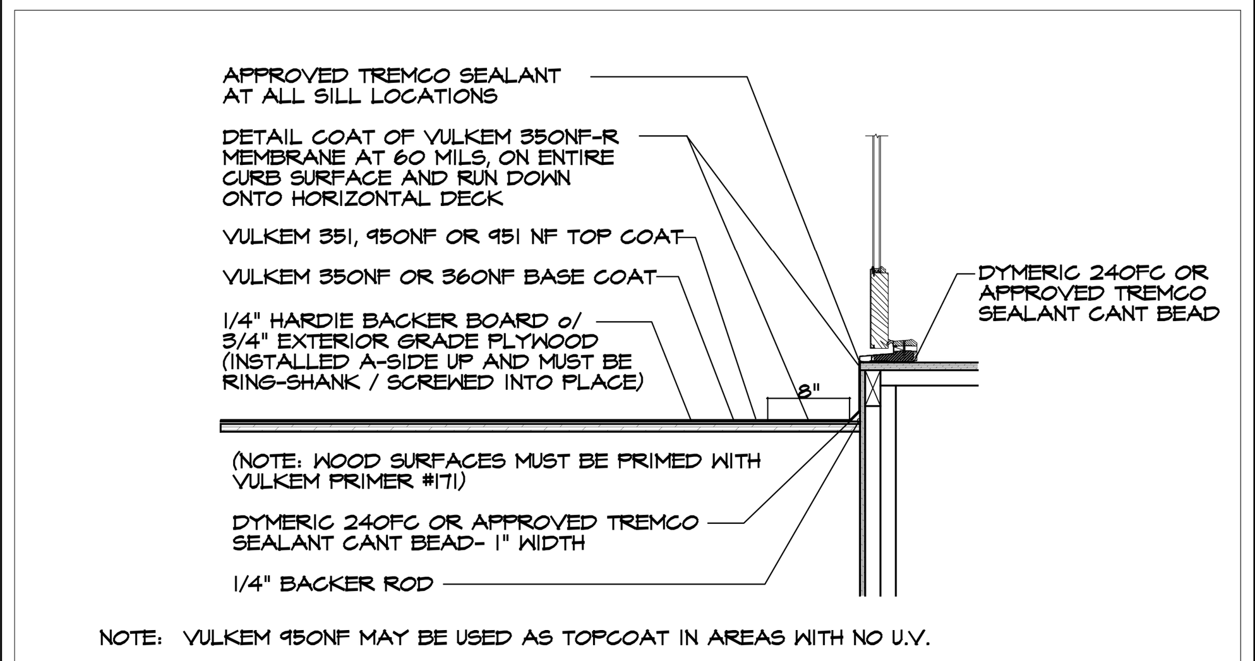
SIDE WALL FLASHING
(ROOF SLOPE PARALLEL TO WALL)
SCALE: 3" = 1'-0"



HEAD WALL FLASHING
(ROOF SLOPE MEETS WALL)
SCALE: 3" = 1'-0"

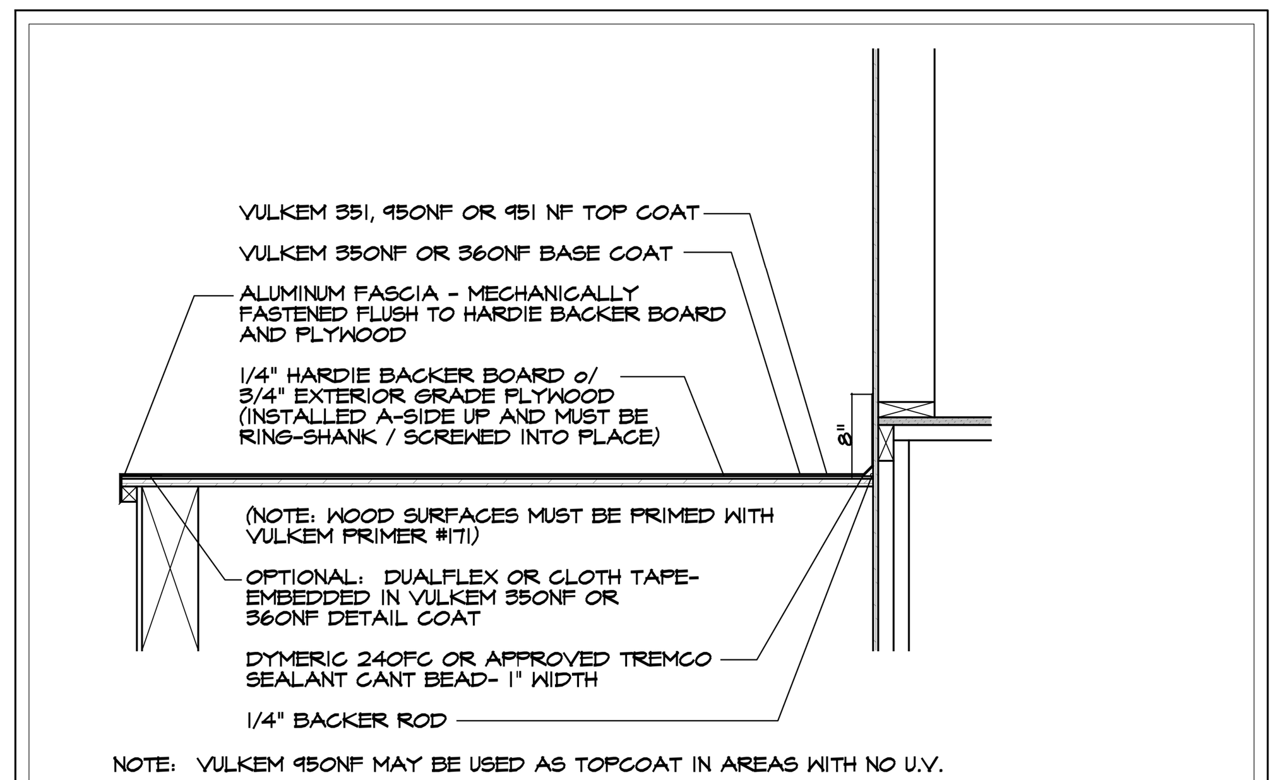


KICK-OUT FLASHING
SCALE: NTS



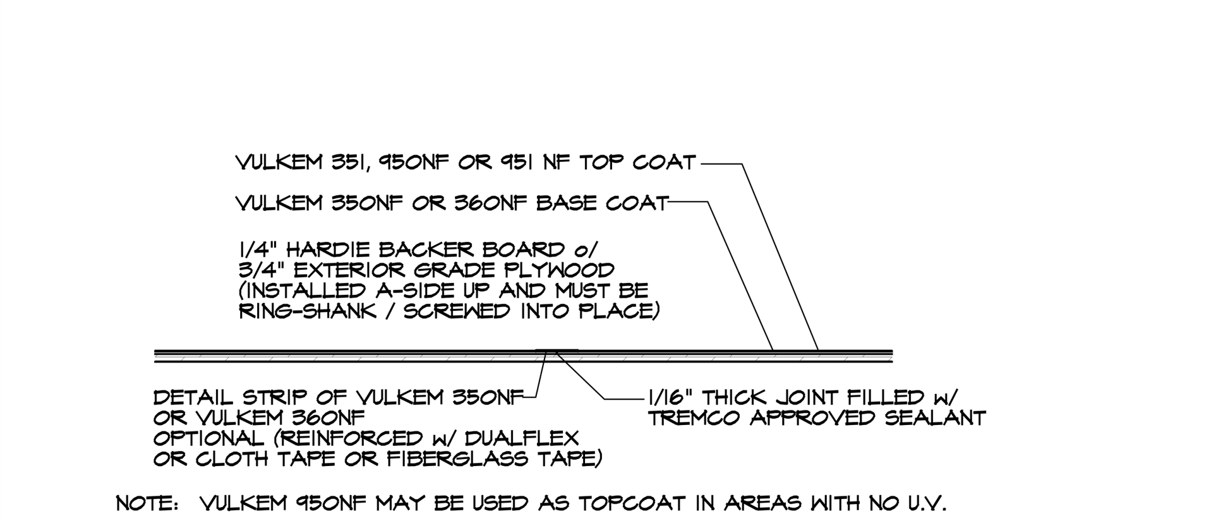
NOTE: VULKEM 450NF MAY BE USED AS TOPCOAT IN AREAS WITH NO U.V.

VULKEM TYPICAL DOOR SILL DETAIL
FROM TREMCO SEALANTS DRAWING NUMBER DC-28



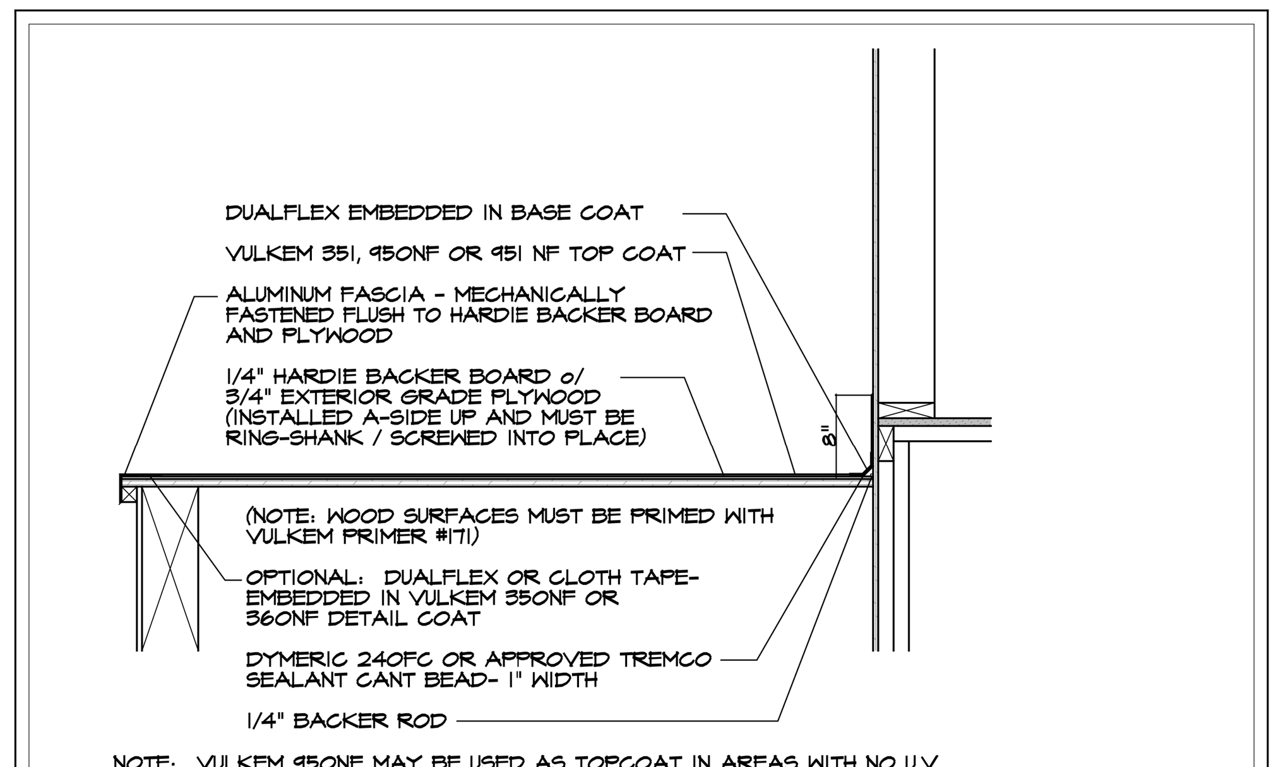
NOTE: VULKEM 450NF MAY BE USED AS TOPCOAT IN AREAS WITH NO U.V.

VULKEM TYPICAL EDGE DETAIL-1
FROM TREMCO SEALANTS DRAWING NUMBER DC-05



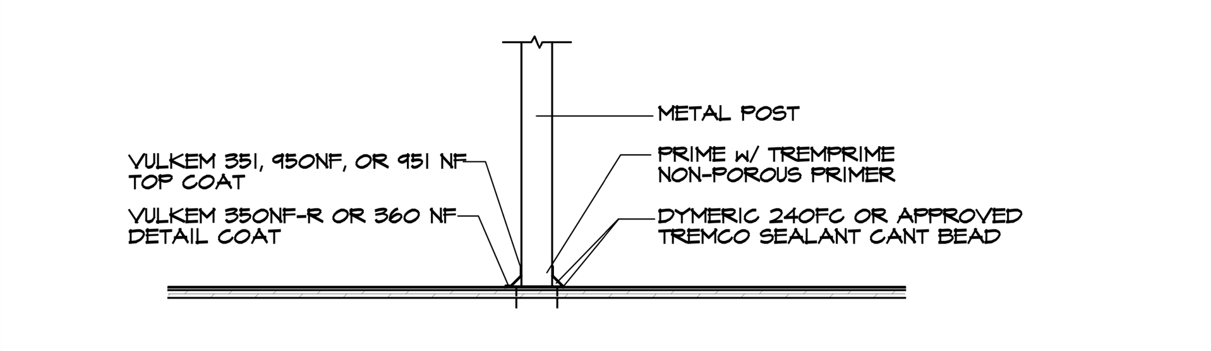
NOTE: VULKEM 450NF MAY BE USED AS TOPCOAT IN AREAS WITH NO U.V.

VULKEM TYPICAL JOINT DETAIL
VULKEM 351, 450NF OR 451 NF TOP COAT



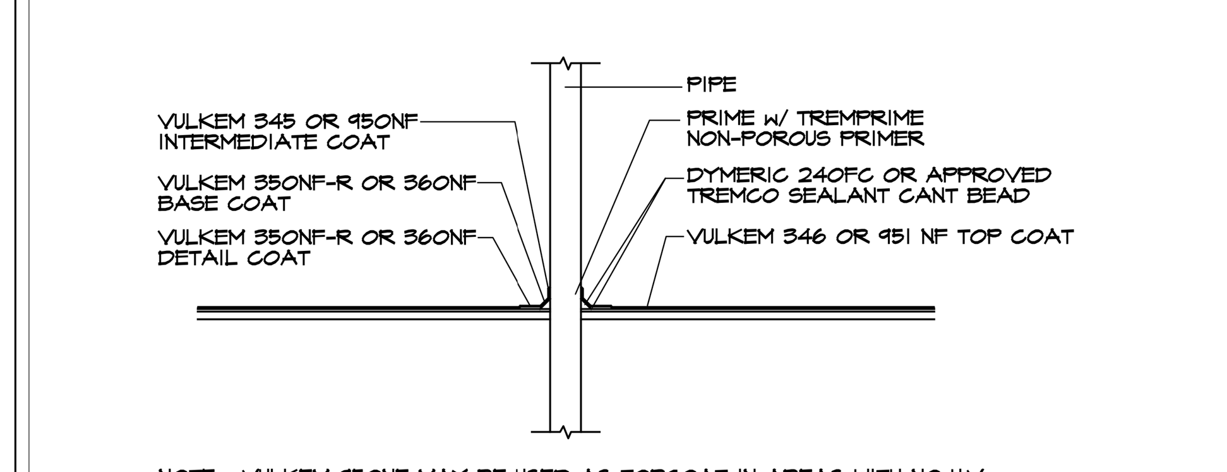
NOTE: VULKEM 450NF MAY BE USED AS TOPCOAT IN AREAS WITH NO U.V.

VULKEM TYPICAL EDGE DETAIL-2
FROM TREMCO SEALANTS DRAWING NUMBER DC-08



NOTE: VULKEM 450NF MAY BE USED AS TOPCOAT IN AREAS WITH NO U.V.

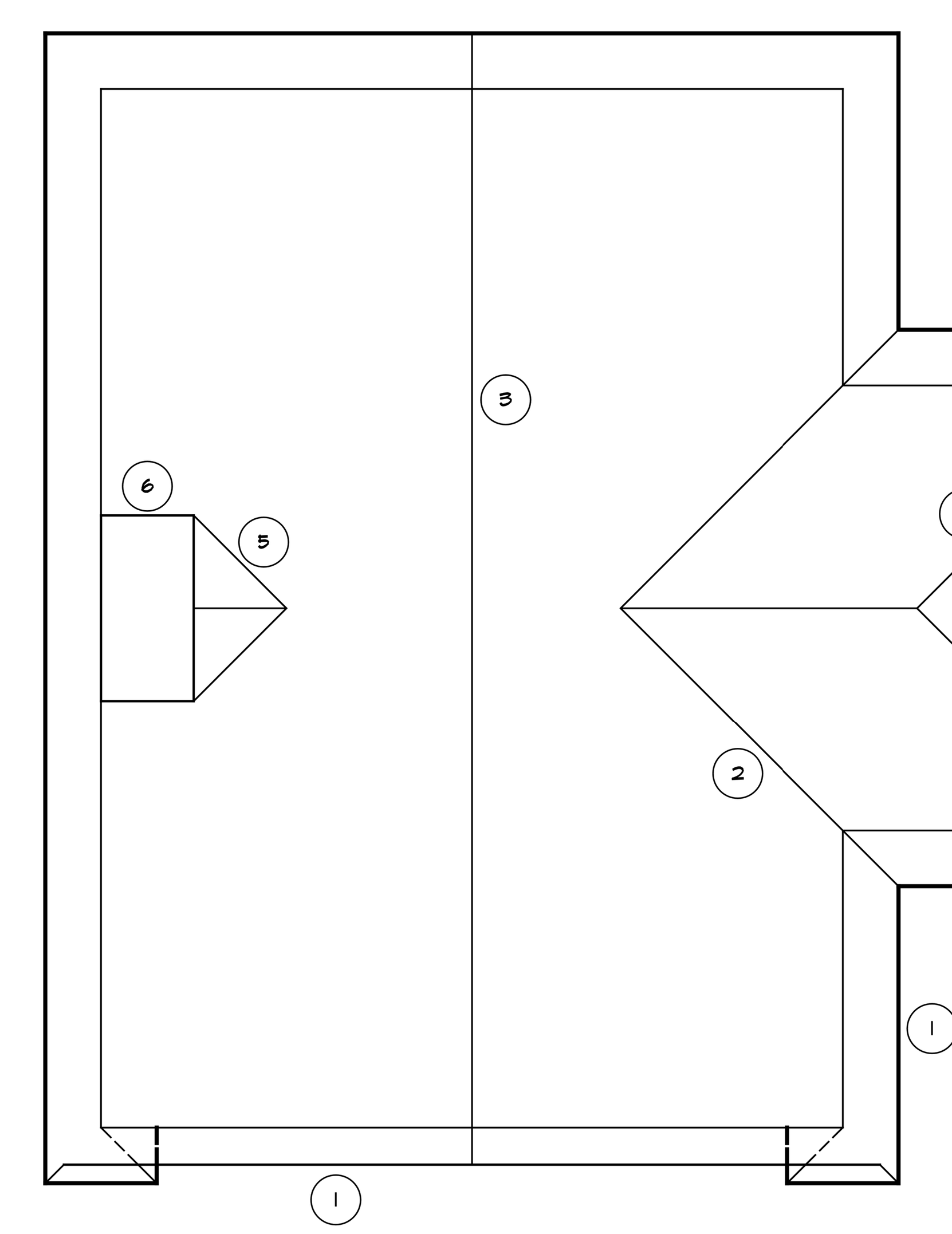
VULKEM TYP. TREATMENT OF METAL POSTS
FROM TREMCO SEALANTS DRAWING NUMBER DC-11

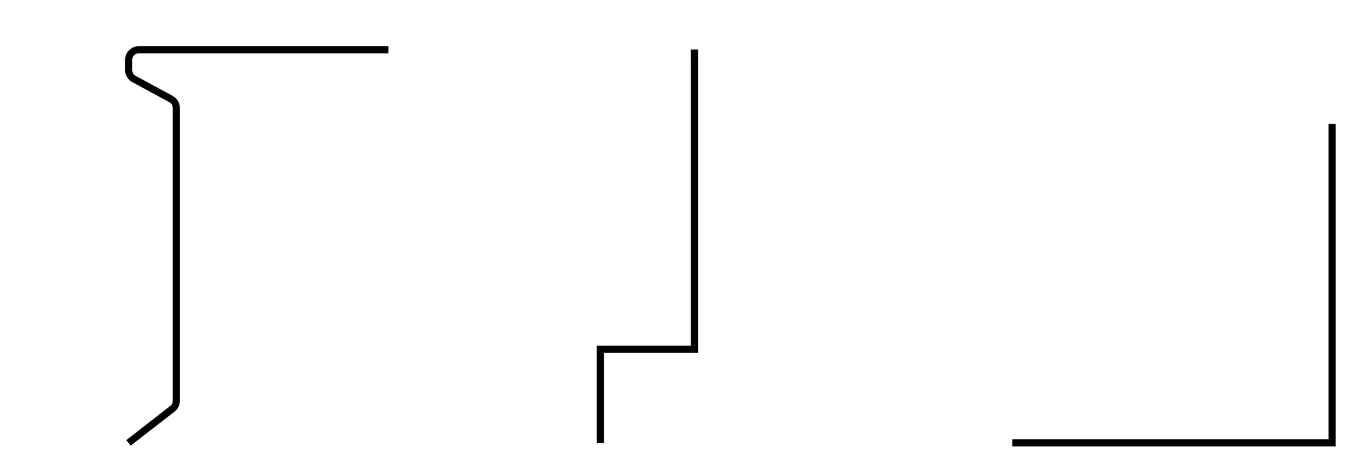


NOTE: VULKEM 450NF MAY BE USED AS TOPCOAT IN AREAS WITH NO U.V.

VULKEM TYP. TREATMENT OF A PENETRATION
FROM TREMCO SEALANTS DRAWING NUMBER DC-30

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.





1 METAL DRIP EDGE 26 GUAGE GALVANIZED N.T.S.

1 "Z" FLASHING 24 GUAGE GALVANIZED N.T.S.

6 5 x 5 GALVANIZED FLASHING 26 GUAGE GALVANIZED N.T.S.

1. DRIP EDGE FLASHING:

A DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF TILED ROOFS, AND SHALL OVERLAP A MINIMUM OF 3 INCHES (76 mm). EAVE DRIP EDGES SHALL EXTEND \ INCH (13 mm) BELOW THE SHEATHING, AND EXTEND BACK ON THE ROOF FOR A MINIMUM OF 2 INCHES (51 mm). THE DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 6 (152 mm) INCHES O.C. THE DRIP EDGE AT EAVES SHALL BE INSTALLED OVER THE UNDERLAYMENT. THERE SHALL BE A MINIMUM 4 INCH (102 mm) WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE. WHERE THE BASIC WIND SPEED PER FIGURE R301.2(4) IS 110 mph (177 km/h) OR GREATER OR THE MEAN ROOF HEIGHT EXCEEDS 33 FEET (10 058 mm), DRIP EDGES SHALL BE MECHANICALLY FASTNED A MAXIMUM OF 4 INCHES (102 mm) ON CENTER.

INSTALL A MINIMUM 8" WIDE ANTI-PONDING METAL FLASHING TO ENSURE POSITIVE DRAINAGE OVER FASCIA/STARTER STRIP. NAIL TOP EDGE OF FLANGE ONTO ROOF.

THE UNDERLAYMENT SHALL CONFORM WITH ASTM D 226, TYPE I OR TYPE II, OR ASTM D 4869, TYPE I OR TYPE II. THE UNDER-LAYMENT SHALL BE INSTALLED IN WATER-SHEDING FASHION, STARTING WITH THE EAVE EDGE AND ROLLED HORIZONTALLY. UNDERLAYMENT SHALL OVERLAP A MIMIMUM OF (19) INCHES AND BE MECHANICALLY FASTENED AT (36) INCHES O.C. MAXIMUM.

2. VALLEY FLASHING:

VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, BEFORE APPLYING TILES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

1. FOR CLOSED VALLEYS: INSTALL PREFORMED CLOSED VALLEY METAL EITHER A MINIMUM WIDTH OF 16" (24" STRETCH OUT) WITH A MINIMUM 2 1/2" HIGH CENTER DIVERTER AND A MINIMUM 1" METAL EDGE RETURNS OR A RIBBED DESIGN WITH 1" CENTER DIVERTER, A MINIMUM (4) 3/8" RIBS SPACED 3 1/2" WITH 3 3/4" FLANGE. LAP JOINTS A MINIMUM 6" AND APPLY A COATING OR SEPARATOR SHEET.

2. FOR OPEN VALLEYS: INSTALL PREFORMED OPEN VALLEY WITH A MINIMUM OF 16" (24" STRETCH OUT) WITH A MINIMUM 1" HIGH TWIN CENTER DIVERTER AND A MINIMUM 1" METAL EDGE RETURNS. LAP JOINTS A MINIMUM 6" AND APPLY A COATING OR SEPARATOR SHEET.

3. WHEN USING VALLEY METAL WITH RETURNS: A. SECURE WITH CLIPS FABRICATED FROM SIMILAR OR COMPATIBLE MATERIAL. CLIP 1" METAL EDGE RETURNS TO BATTEN STRIP WITH ROOFING NAIL THROUGH METAL STRAP.

B. TRIM METAL AT ALL VALLEY/RIDGE JUNCTIONS, ENSURING WATER SHEDDING CAPABILITIES ONTO THE VALLEY.

C. INSTALL LEAD SOAKER AT ALL VALLEY/RIDGE JUNCTIONS. TURN LEAD UP A MINIMUM OF 1" TO CREATE A WATER DIVERTER, ENSURING WATER SHEDDING CAPABILITIES ONTO THE VALLEY.

D. OUTER EDGE OF THE VALLEY METAL SHALL OVERLAP DECK FLANGE OF DRIP EDGE A MINIMUM OF 1". CENTER OF VALLEY FLASHING SHALL EXTEND A MINIMUM OF 2" BEYOND DRIP EDGE.

3. RIDGE FLASHING:

THE UNDERLAYMENT SHALL BE INSTALLED IN WATER-SHEDING FASHION. THE LAST LAYER APPLIED AT THE RIDGE SHALL BE FOLDED OVER THE RIDGE AND MECHANICALLY FASTENED, AT (36) O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT THE PROCEDURE FOR THE OPPOSING SIDE OF THE ROOF. WHEN COMPLETED, THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE RIDGE.

4. HIP FLASHING:

THE UNDERLAYMENT SHALL BE INSTALLED IN WATER-SHEDING FASHION. AT THE HIP LINE, FOLD THE UNDERLAYMENT OVER THE HIP AND MECHANICALLY FASTEN, AT (36) INCHES O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT THE PROCEDURE FOR THE OPPOSING SIDE OF THE ROOF. WHEN COMPLETED, THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE HIP.

5. CRICKETS AND SADDLES FLASHING:

A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN (30) INCHES (762 mm) WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

THE RIDGE AND VALLEY FLASHING OF CRICKETS OR SADDLES SHALL BE THE SAME AS THE RIDGE AND VALLEY FLASHING ON THE MAIN ROOF.

6. BASE AND COUNTERFLASHING:

BASE AND COUNTER FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR A CONTINUOUS METAL MINIMUM 4 INCH BY 4 INCH "L" FLASHING SHALL BE SET IN APPROVED FLASHING CEMENT AND SET FLUSH TO THE BASE OF THE WALL, AND OVER THE UNDERLAYMENT. BOTH HORIZONTAL AND VERTICAL METAL FLANGES SHALL BE FASTENED 6 INCHES (152 mm) ON CENTER WITH APPROVED FASTENERS. ALL LAPS SHALL BE A MINIMUM OF 4 INCHES (102 mm), FULLY SEALED IN APPROVED FLASHING CEMENT. FLASHING SHALL START AT THE LOWER PORTION OF THE ROOF TO ENSURE WATER-SHEDING CAPABILITIES OF ALL METAL LAPS. THE ENTIRE EDGE OF THE HORIZONTAL FLANGE SHALL BE SEALED, COVERING ALL NAIL PENETRATIONS WITH APPROVED FLASHING CEMENT AND MEMBRANE. SHINGLES SHALL OVERLAP THE HORIZONTAL FLANGE, AND SHALL BE SET IN APPROVED FLASHING CEMENT.

BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL PROVIDED IN SECTION R905.2.8.1 OR MINERAL SURFACE ROLL ROOFING, WEIGHING A MINIMUM OF (77) POUNDS PER (100) SQUARE FEET (3.76 kg/M2). COUNTERFLASHING SHALL BE CORROSION- RESISTANT METAL WITH A MINIMUM THICKNESS PROVIDED IN TABLE 903.1 IN THE FLORIDA BUILDING CODE (2004).

NOTE:

REFER TO THE FLORIDA ROOFING, SHEET METAL AND AIR CONDITIONING CONTRACTORS' (FRSA), CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL FOR MORE INFORMATION.

FLASHING DETAILS

PLAN # 4119

CLIENT APPROVAL SIGNATURE	DATE
JAMES W. DAVIS	
LINDA M. DAVIS	

BUILT BY: CBC1251050 CELL: 904-237-3433

Bracey BUILDING CONTRACTORS

PROJECT DESCRIPTION:
RENOVATONS FOR THE DAVIS FAMILY
5438 TIERRA VERDE LANE
JACKSONVILLE, FLORIDA 32228-2281
R/E #: 157149-0100

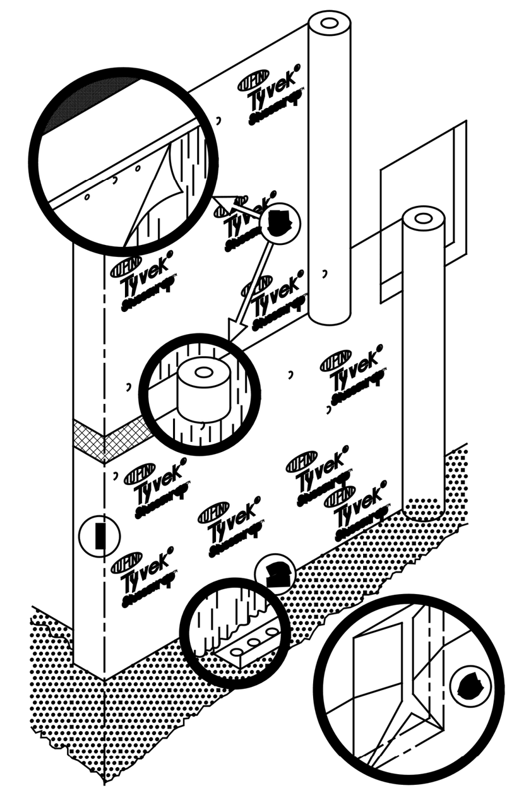
Design Drawings provided by:
DESIGNS for LIVING, LLC
904-730-7135

DATE: 6/21/2017

SCALE: N.T.S.

SHEET: A-14

INSTALLING TYVEK® STUCCO WRAP® ON VERTICAL WALLS, BEFORE INSTALLATION OF DOORS OR WINDOWS



1. Unwrap roll at corner, leaving 6"-12" overlap.
   NOTE: Apply wrap with grooved surface pattern in VERTICAL position for proper drainage.
2. Roll should be plumb. Bottom roll edge should extend over sill plate interface. **SHINGLE Stucco Wrap® over back edge of weep screed for proper water drainage.** For maximum air leakage reduction, seal wrap with caulk or tape to weep screed. Don't block weep holes.
3. Secure Tyvek® every 12"-18" on vertical stud line. With wood, insulated sheathing board or exterior gypsum board, use large head or plastic washer head nails, as a best practice. Wide staples with 1.0 inch minimum crown can also be used. When attaching to masonry, use adhesives with polyurethane, elastomeric or latex base.
4. Unroll directly over windows and doors. Upper roll overlaps bottom roll by 6" horizontally.
5. COVER interface of upper and lower top plates with Tyvek ®. As a best practice, TAPE all horizontal seams at band joists, headers and roll overlaps with 2" or 3" DuPont Contractor tape. Tape any accidental tears or damage.
6. Make a modified "I" CUT in Tyvek®.
7. FOLD flaps inside around window or door openings. Fasten every 6". Trim excess Tyvek® .
   NOTE: Apply wrap with grooved surface pattern in VERTICAL position for proper drainage.
8. Tack up bottom sill flashing, overlapping rough sill by 4"-5". As a best practice, make two vertical corner cuts in the flashing. FOLD flashing over rough sill.
9. Tack up side flashings, OVERLAPPING bottom sill flashing. Cut two 45^ angles in Tyvek® from each top window corner. Then, install window or door according to manufacturer instructions.
10. Install head flashing UNDER top flap of Tyvek®, OVER window flange. Extend flashing out OVER side flashings by 3"-4". Fold top flap of Tyvek® OVER head flashing. TAPE both diagonal cuts.

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

R703.8 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. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF 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 FOR SUBSEQUENT DRAINAGE. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OF MORE OF THE FOLLOWING OR OTHER APPROVED METHODS:
1.1 THE FENESTRATION MANUFACTURER'S WRITTEN FLASHING INSTRUCTIONS.
1.2 THE FLASHING MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
1.3 IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, OR FMA/WDMA 250.
1.4 IN ACCORDANCE WITH THE FLASHING METHOD OR A REGISTERED DESIGN PROFESSIONAL.

2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OF STUCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
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.

ALL WINDOW AND DOOR FLASHING SHALL COMPLY WITH FMA AMMA 711, 100, 200, AND 250.

EXCERPT OF FMA AAMA 100-07

6.0 PRE WINDOW INSTALLATION PROCEDURES

6.1 Pre-installation requirements performed by others, per the manufactures instructions.

6.1.1 Rough Openings

6.1.1.1 The builder/contractor shall construct the rough openings in accordance with the window manufacturer's size and tolerance requirements.

6.1.1.2 The rough opening shall be plumb, level, square and true within 6 mm (1/4 in) prior to the installation of the window. Manufacturer's instructions may supersede these tolerance ranges.

6.1.2 Water-Resistive Barriers (WRB)
This standard practice recommends that the WRB be installed prior to the window installation. The installation method described in this standard practice is based on this sequence.

6.1.2.1 The application of the WRB involves covering the vertical surfaces of the wall, lapped, fastened, taped and sealed per the WRB manufacturer's instructions.

6.1.2.2 Penetrations through the WRB for the installation of windows shall be made in accordance with the WRB manufacturer's recommendations or this standard practice.

6.1.2.3 The WRB shall be applied in water shedding fashion, starting at the base of the wall and working towards the top. The WRB shall be applied to the face of the building framing or sheathing.

6.2 TWO LAYER WRB SYSTEMS

6.2.1 A two layer WRB or building paper (BP) system may be required in accordance with state and local codes. The window shall be flashed/integrated with the WRB and into the wall per the WRB manufacturer's instruction.

6.2.2 After the installation of the second layer of WRB, the cladding shall be applied with a weep screed installed at the bottom of the first floor and at the bottom of any floor above or over a concrete masonry unit (CMU).

7.0 WINDOW INSTALLATION PROCEDURES

7.1 PRE-INSTALLATION INSPECTION

7.1.1 In the event that the WRB is installed after the window installation, refer to ASTM E 2112 for various sequencing considerations.

7.1.2 Before installation can occur, the installer shall inspect the WRB to ensure that it is installed in accordance with this standard practice and the WRB manufacturer's instructions. Any tears, penetration or defects within 305 mm (12 in) of the rough opening area shall be sealed per the WRB manufacturer's instructions before the installation starts. Refer to ASTM C 755.

7.1.3 The installer shall verify that the rough opening is plumb, level, square and true. The installer shall notify the contractor to remedy any discrepancies per this standard practice.

7.1.4 The installer shall inspect the fenestration product for damage and repair or replace if necessary.

7.2 INSTALLATION PROCEDURES

7.2.1 In the event that the WRB has not been previously modified, the installer shall complete the following steps:

- Carefully cut the WRB in a modified "I" pattern as shown in figure 1. The full-I cut of the WRB is also acceptable.

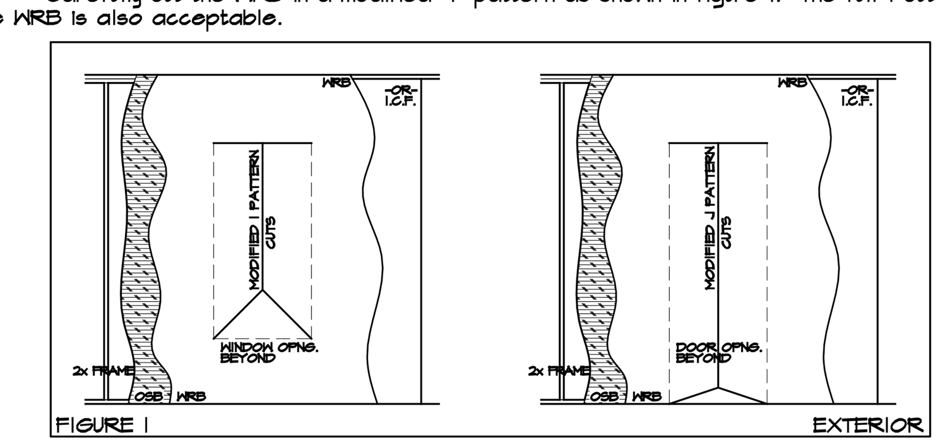


FIGURE 1 EXTERIOR

- Fold the bottom and side flaps over and behind the interior side of the framing (see Figure 2).

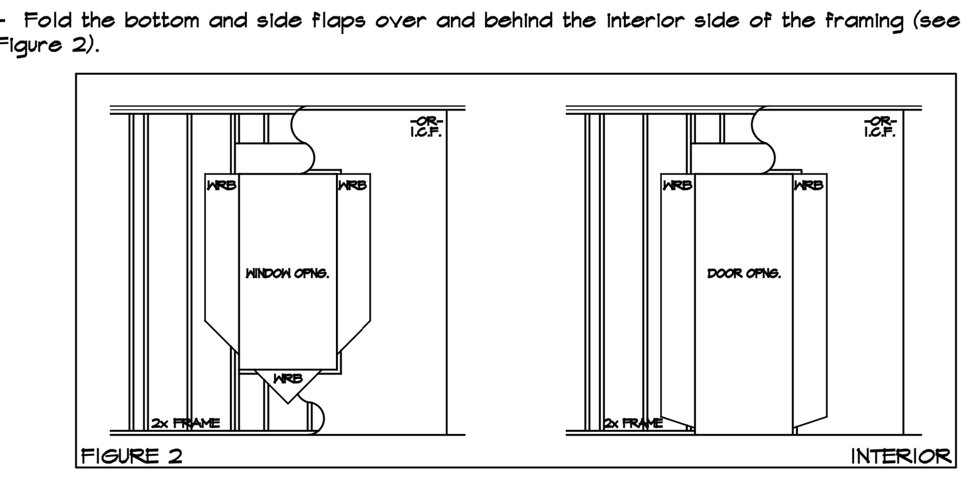


FIGURE 2 INTERIOR

- Attach the WRB into position on the inside of the rough opening, and trim any excess as required.

7.2.2 At the head of the opening, starting at the top corner of the window (rough) opening, measure from the corner horizontally and then vertically a distance equal to the roll width of the flashing to be applied, and make a mark (see Figure 3).

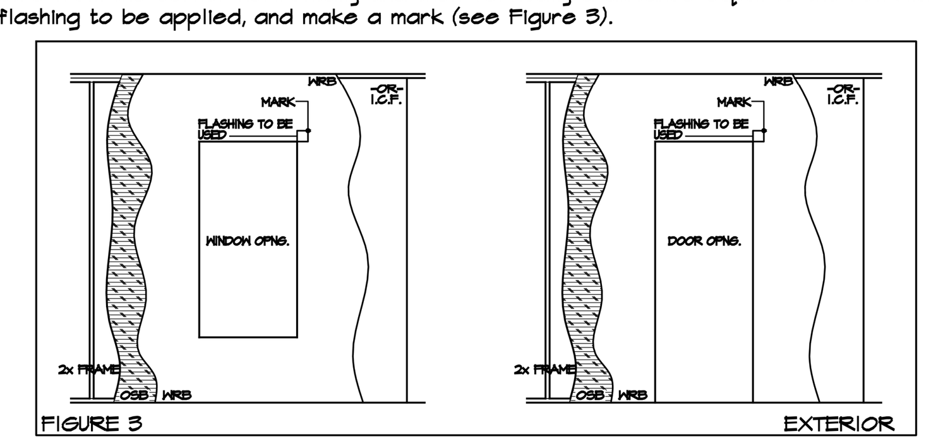


FIGURE 3 EXTERIOR

At a 45° angle, carefully cut the the WRB on a diagonal (see Figure 4). Repeat this step on the opposite corner.

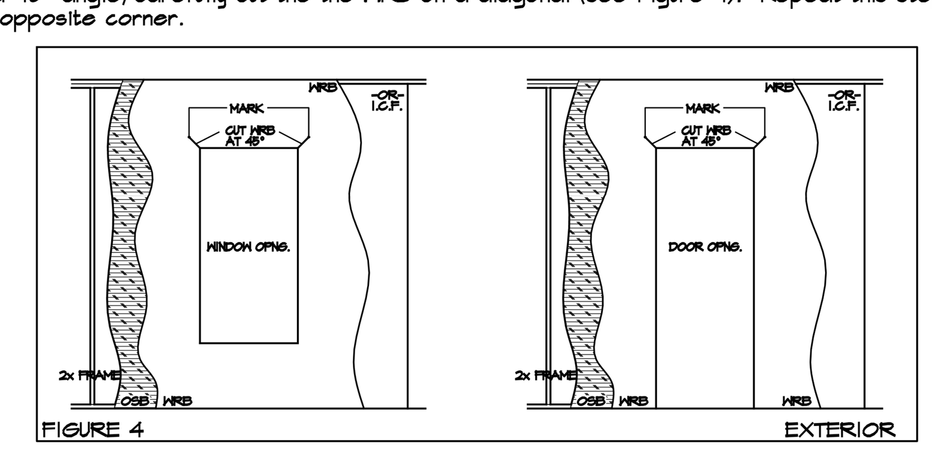


FIGURE 4 EXTERIOR

Gently raise the bottom edge of the flap created in the WRB and temporarily tape the top corners and center to the exterior face of the WRB above (see Figure 5). This is done in order to allow for installation of the window and head flashing later.

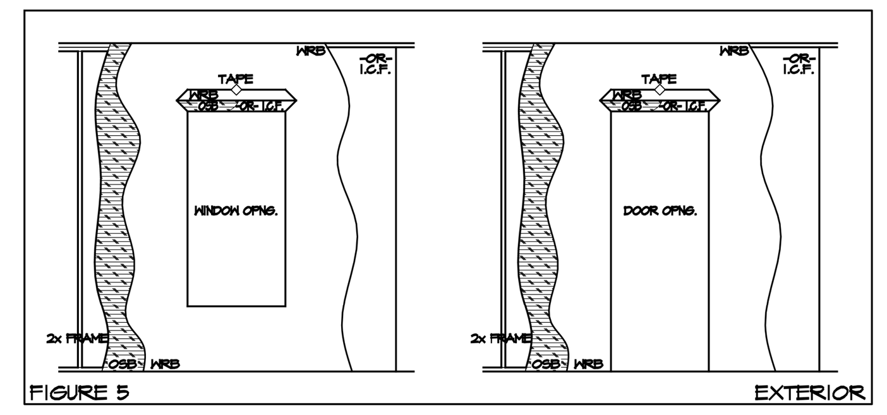


FIGURE 5 EXTERIOR

7.2.3 Applying a Sill Pan Flashing

7.2.3.1 There are a variety of sill pan systems available. (Reference ASTM E 2112 guidelines for the latest information.) The pan shall direct water to the exterior of to the membrane drainage plane for subsequent drainage to the exterior of the building.

7.2.3.2 When self-adhering flashing is used as a sill pan, cut to a length equal to the rough opening width plus at least 150 mm (6 in) up the jamb, to form an end dam (see Figure 6).

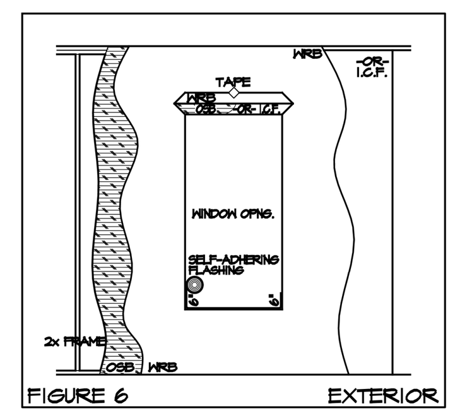


FIGURE 6 EXTERIOR

The self-adhering flashing sill pan system shall cover the sill to at least the depth of the window, plus 50 mm (2 in) onto the face of the WRB drainage plane (see Figure 7).

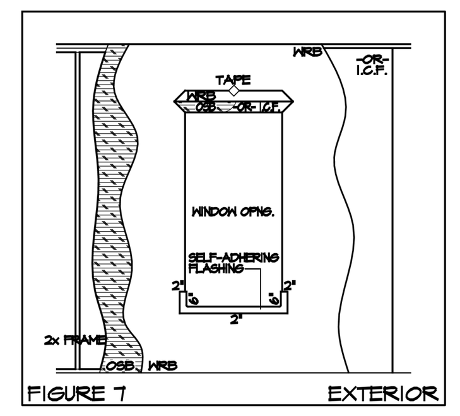


FIGURE 7 EXTERIOR

7.2.4 If a rigid or semi-rigid sill pan system is used, follow manufacturer's instructions for installation details and integration with the WRB and flashing.

7.2.5 Inspect and clean the back side (interior surface) of the exterior window mounting flange. Look for any sealant gaps or misaligned welding at the corner joinery. If corner seals are missing in whole or part, contact the window manufacturer for the recommended remedy.

7.2.6 After cleaning the mounting flanges, carefully run a continuous 9 mm (3/8 in) nominal diameter bead of sealant on the back surface (interior face) of the mounting flange of the window at the head and both jambs (see Figure 8). Apply sealant in line with any pre-punched holes or slots in the mounting flange. Connect that bead of sealant across any joinery on the window frame at all four corners.

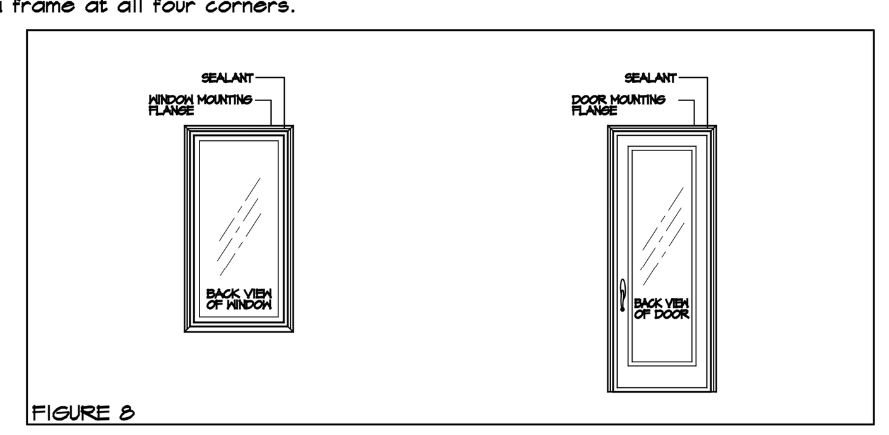


FIGURE 8

As an option, the sealant shall be permitted to be applied to the wall surface, as opposed to the back of the mounting flange, in line or inboard of any pre-punched holes or slots.

7.2.7 Apply a discontinuous bead of sealant on the interior surface of the mounting flange at the sill. The bead of sealant shall have a minimum of two 50 mm (2 in) voids near the ends (see Figure 9), allowing any liquid water that has entered the window opening to exit easily.

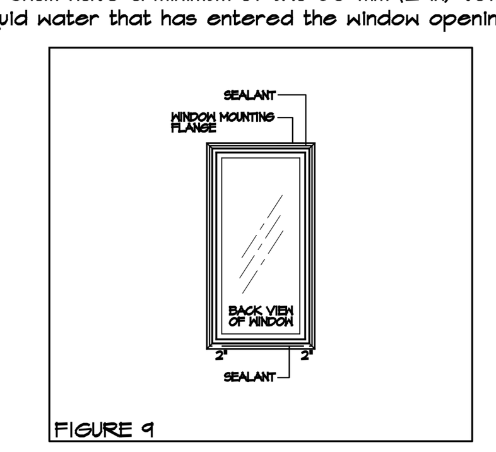


FIGURE 9

7.2.7.1 As an alternate to the discontinuous bead of sealant, a weep screed or wicking mechanism shall be permitted to be applied at the jamb ends of the sill to allow liquid water to escape.

7.2.7.2 Additionally, if a rigid or semi-rigid sill pan is used, apply a bead of sealant to the outboard side of the upturned leg of the pan where it will integrate with the interior side of the window and form an air/water seal.

7.2.8 Immediately set the window into the opening (see Figure 10).

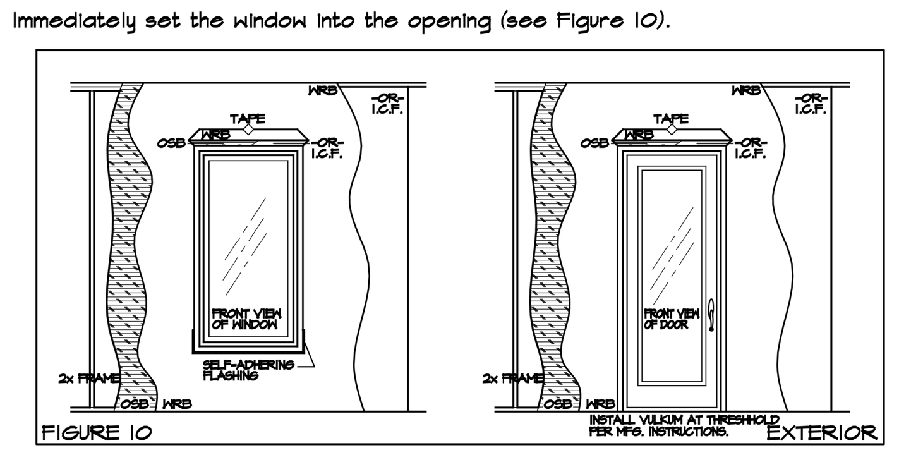


FIGURE 10 EXTERIOR

Hold the window temporarily into position and apply shims as required to ensure the window is set plumb, level, square and true. Fasten the window perimeter securely into position in accordance with the manufacturer's instructions. For proper sealant coverage, ensure squeeze out under the flange and in fastener holes (see Figure 11).

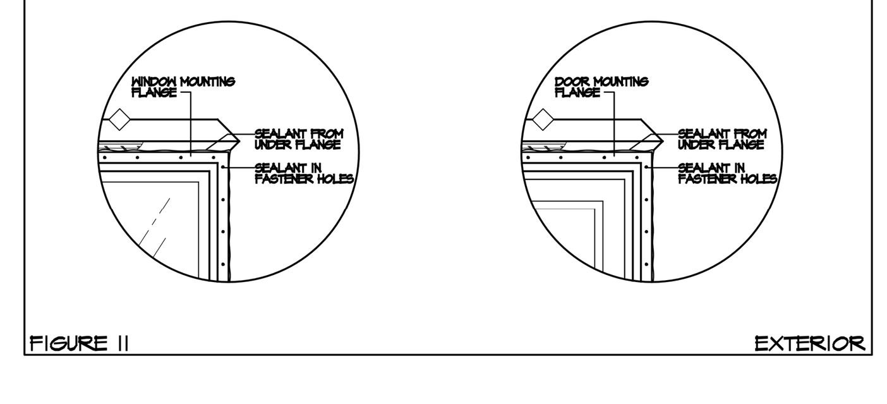


FIGURE 11 EXTERIOR

Install shims in such a manner that they are not permitted to interfere with the application of the air seal, which will be applied on the interior side in the steps that follow.

NOTE 2: Either self-adhesive flashing (see Section 7.2.9) or mechanically attached flashing (see Section 7.2.10) shall be permitted to be used for jamb and head flashing, per the following steps.

7.2.9 Jamb and Head Flashing Installation Using Self Adhering Flashing

7.2.9.1 Apply flashing over the mounting flange of the window at both jambs. The self adhering flashing shall be a minimum of 100 mm (4 in). With self-adhering flashing, the additional bead of sealant over the mounting flange (see Sections 7.2.10.2 and 7.2.10.6) shall be omitted.

7.2.9.2 Cut the jamb flashing to a measurement equal to twice the roll width of the flashing being used, plus the height of the rough opening, minus 25 mm (1 in) (see Figure 12)

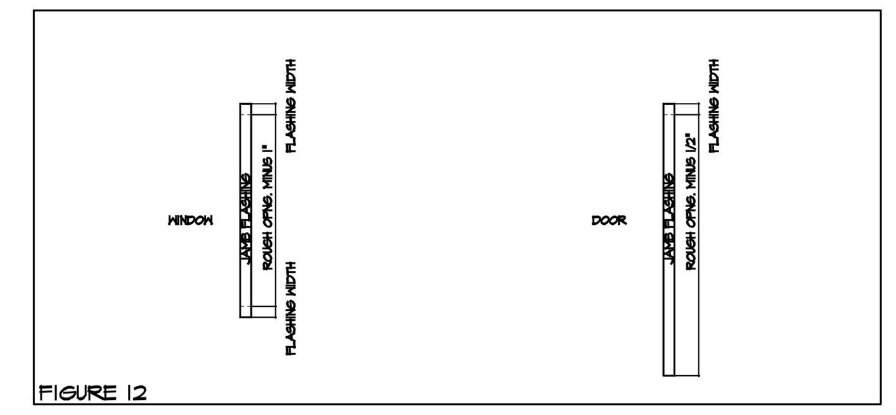


FIGURE 12

7.2.9.3 Position the top end of the flashing 13 mm (1/2 in) below the location where the top edge of the head flashing will cover the jamb flashing later (see Figure 13)

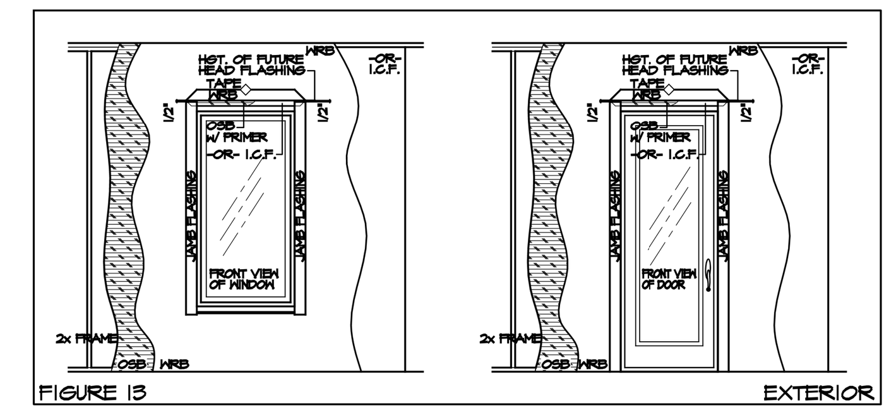


FIGURE 13 EXTERIOR

Do not interfere with the WRB flap at the head. Tuck the top of the jamb flashing under the top flap of the WRB at the head.

7.2.9.4 Use firm pressure to apply the self adhering flashing to promote seal to window flange and WRB.

7.2.9.5 Apply a piece of flashing across the head of the rough opening. The head flashing shall be cut to the width of the rough opening plus two, times the roll width of the flashing, plus 50 mm (2 in) (see Figure 14).

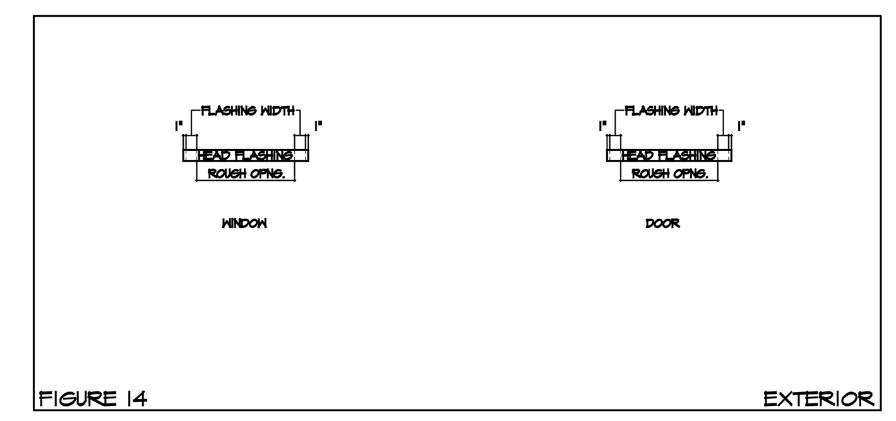


FIGURE 14 EXTERIOR

7.2.9.6 Apply primer to any exposed oriented strand board (OSB) as required by the flashing manufacturer.

7.2.9.7 Adhere the self-adhering flashing with firm pressure across the head of the window on top of the mounting flange and beyond the rough opening on each side, extending it 25 mm (1 in) over the outside edge of the flashing at the jambs (see Figures 15 and 16).

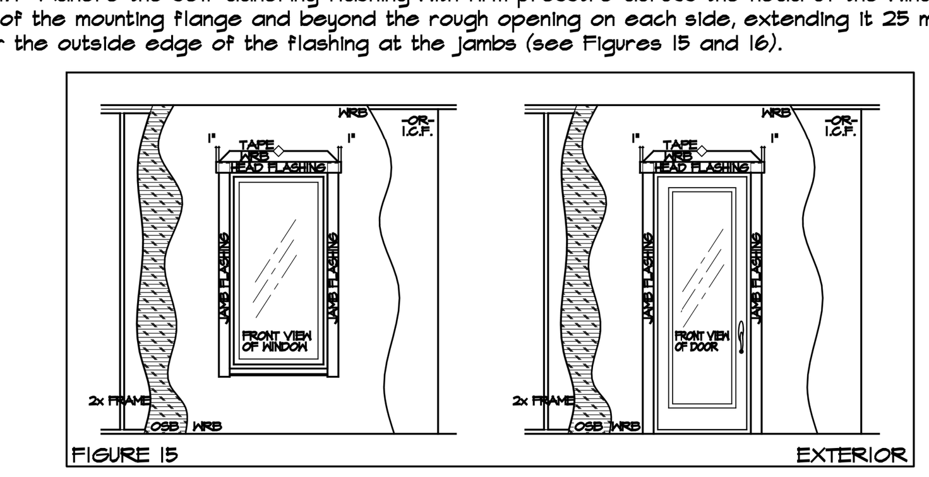


FIGURE 15 EXTERIOR

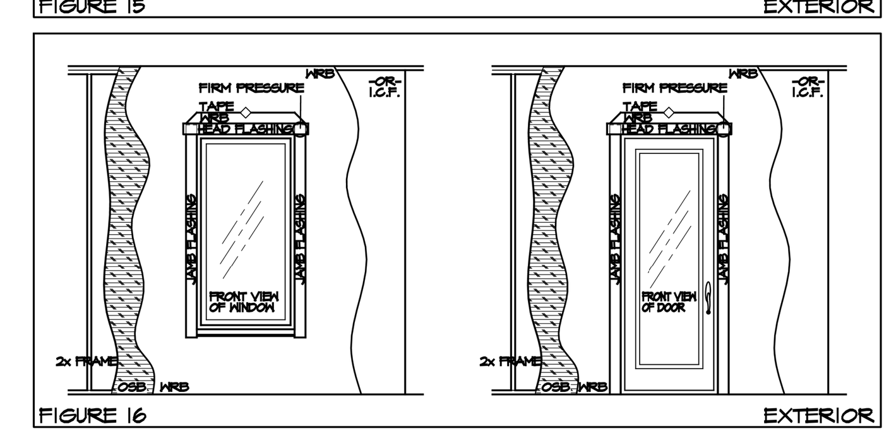


FIGURE 16 EXTERIOR

7.2.10 Jamb and Head Flashing Using Mechanically Attached Flashing

7.2.10.1 When mechanically attached flashing is used, the minimum roll width shall be 230 mm (9 in).

7.2.10.2 Apply a continuous 9 mm (3/8 in) nominal diameter bead of sealant over sheathing (wall surface) and the exterior face of the mounting flange, starting 216 mm (8 1/2 in) above the rough opening (see figure 17) continuing down the jambs to the bottom of the sill mounding flange.

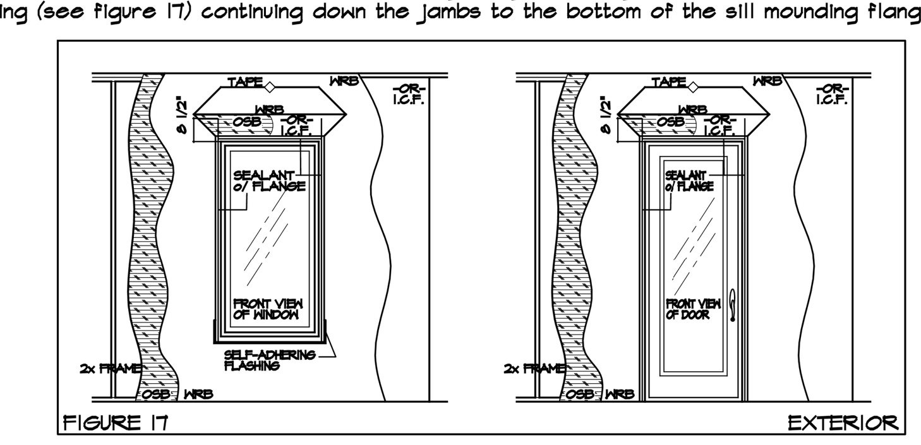


FIGURE 17 EXTERIOR

7.2.10.3 Cut jamb flashing to a measurement equal to twice the roll width of the flashing being used, plus the height of the rough opening, minus 25 mm (1 in).

7.2.10.4 Apply flashing inline with any pre-punched holes/slots in the mounting flange and cover any fastener heads (see Figure 18).

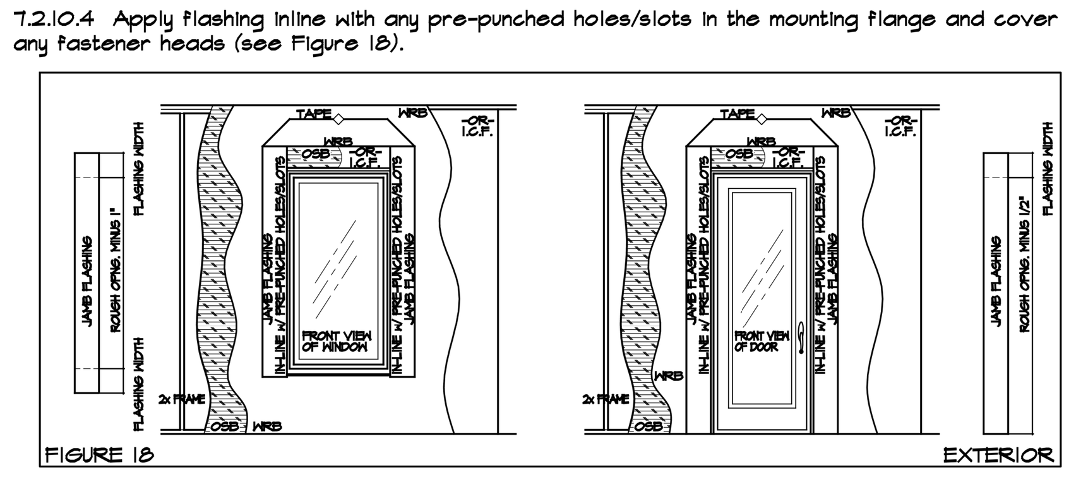


FIGURE 18 EXTERIOR

7.2.10.5 Cut a piece of head flashing that is the width of the rough opening, plus two, times the roll width of the flashing, plus 50 mm (2 in).

7.2.10.6 Apply a continuous 9 mm (3/8 in) nominal diameter bead of sealant along the mounting flange at the head. Apply an additional 9 mm (3/8 in) nominal diameter bead of sealant horizontally 216 mm (8 1/2 in) above the rough opening (inline with the tip of the jamb flashing). Apply mechanically attached flashing to head over sealants and secure with mechanical fasteners (see Figure 19).

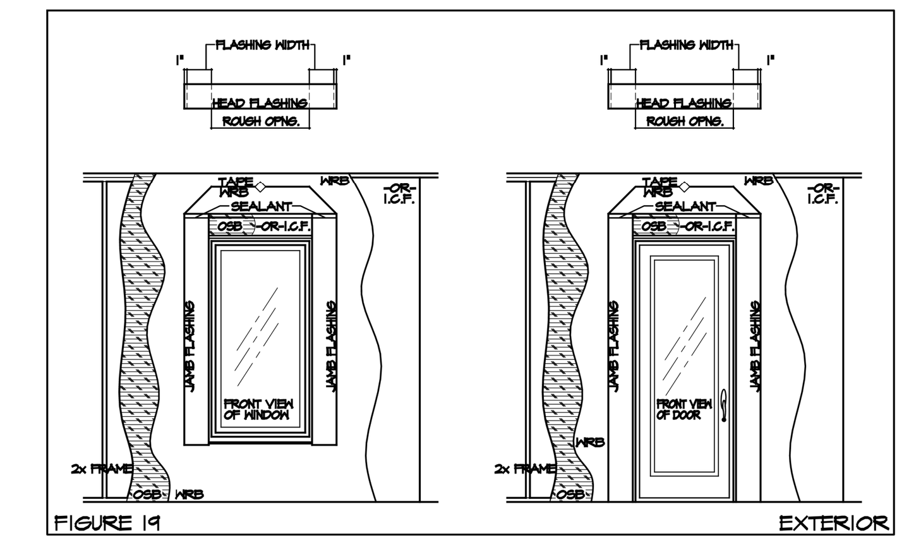


FIGURE 19 EXTERIOR

7.2.10.7 Use mechanical fasteners to secure mechanically attached flashing (see Figure 20).

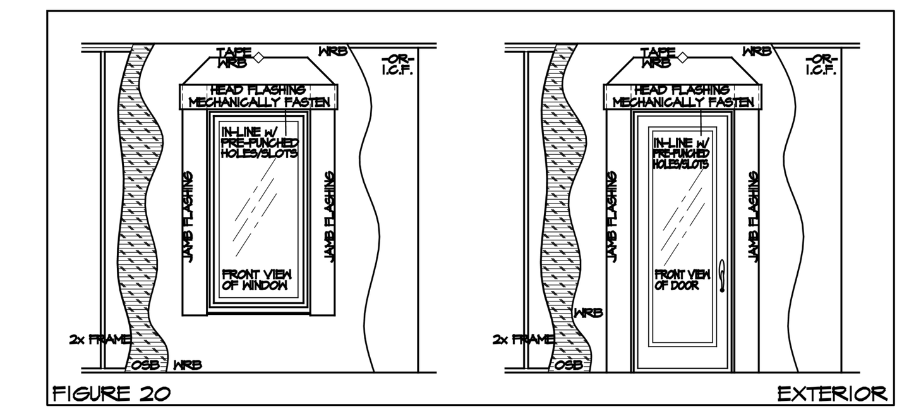


FIGURE 20 EXTERIOR

7.2.11 Remove the previously applied tape which holds the flap of the WRB at the head. Allow the flap to lay flat over the head flashing. Apply a new piece of sheathing tap over the entire diagonal cut made in the WRB. The tape shall be compressed against the WRB and the head flashing, which extends over the jamb (see Figure 21).

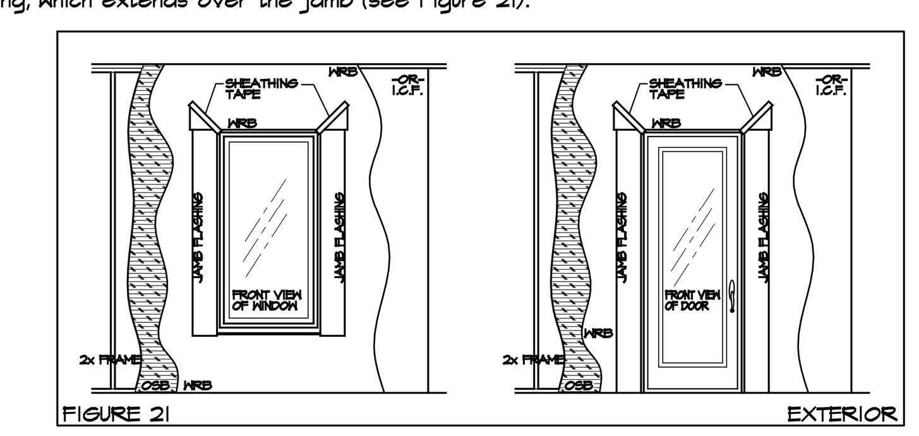


FIGURE 21 EXTERIOR

7.2.12 On the interior, the installer shall apply a backer rod and a continuous interior perimeter bead of sealant (see Figures 22 and 23), or aerosol foam sealant conforming to AAMA 812 without backer rod (see Figure 24), or other window manufacturer approved material between the window ant the rough opening on all sides to form an air seal. This effectively forms a back dam to prevent water intrusion into the interior. A raised, upturned leg made from a rigid material can be also be used, if properly air sealed. If a rigid or semi-rigid sill pan was used, recheck the seal between the sill of the window and the upturned leg of the sill pan and reseal as needed (see Figure 25).

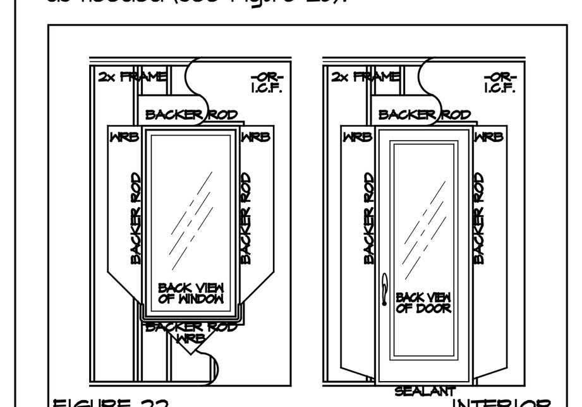


FIGURE 22 INTERIOR

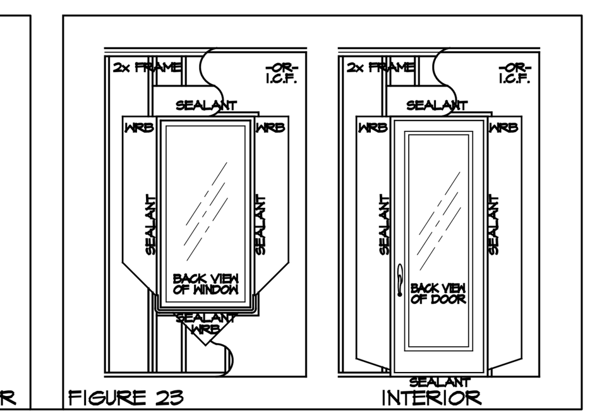


FIGURE 23 INTERIOR

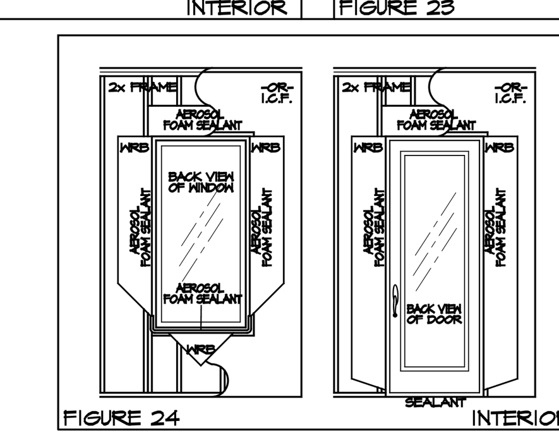


FIGURE 24 INTERIOR

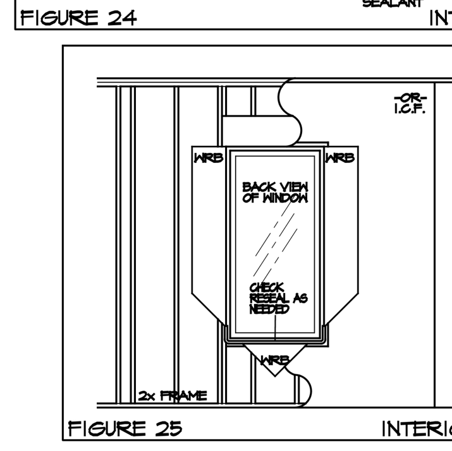


FIGURE 25 INTERIOR

7.2.12.1 In cases where shims cause interference with the application of the backer rod or sealant, trim excess shim material to allow for a continuous air/water seal (see Figure 26). In all cases, make sure the entire perimeter joint has been sealed, creating an air/water tight condition.

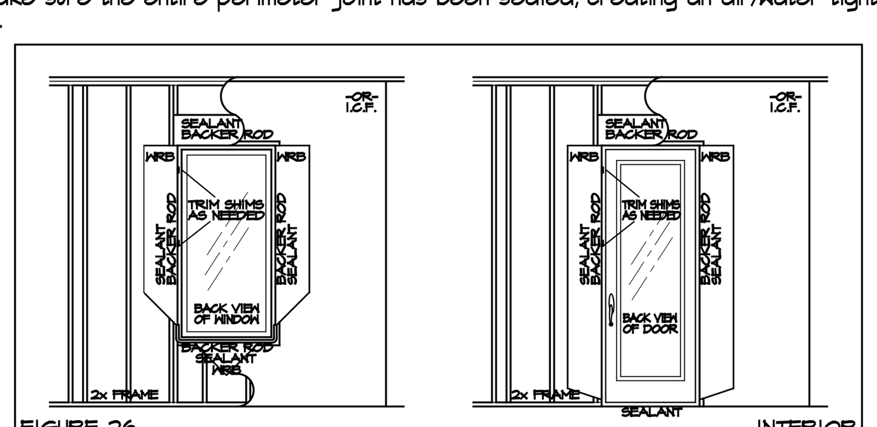


FIGURE 26 INTERIOR

7.2.12.2 To ensure adequate protection against extreme wind driven water loads (12 psf water loads), it is critical that the perimeter interior air and water seal between the window and the sill pan flashing is able to withstand this pressure load without air and water leakage. Special caution needs to be applied to the interior corners.

8.0 POST INSTALLATION PROCEDURES

8.1 The installer shall ensure that the fenestration product frame and sash are installed plumb, level, square and true, within the specified tolerances.

8.2 The installer shall ensure that all sash move freely within their frames and that weather stripping or compressible seals make full contact with mating surfaces.

8.3 The installer shall ensure that operable hardware such as locks, cranks, latches and hinges operate smoothly, and that all locking mechanisms engage and operate properly.

8.4 The installer shall ensure that all accessories and other components of the fenestration product assembly are present, such as screens and hardware.

8.5 After installation of the window, drainage holes shall be inspected for blockage and freed of any obstructions to allow drainage.

FLASHING DETAILS

Design Drawings provided by:
DESIGNS for LIVING
904-730-7135

PROJECT DESCRIPTION:
RENOVATIONS FOR THE DAVIS FAMILY
5438 TIERRA VERDE LANE
JACKSONVILLE, FLORIDA 32228-2281
R/E #: 157149-0100

BUILT BY: CBC1251050 CELL: 904-237-3433
Bracey BUILDING CONTRACTORS

CLIENT APPROVAL SIGNATURE DATE
JAMES W. DAVIS
LINDA M. DAVIS

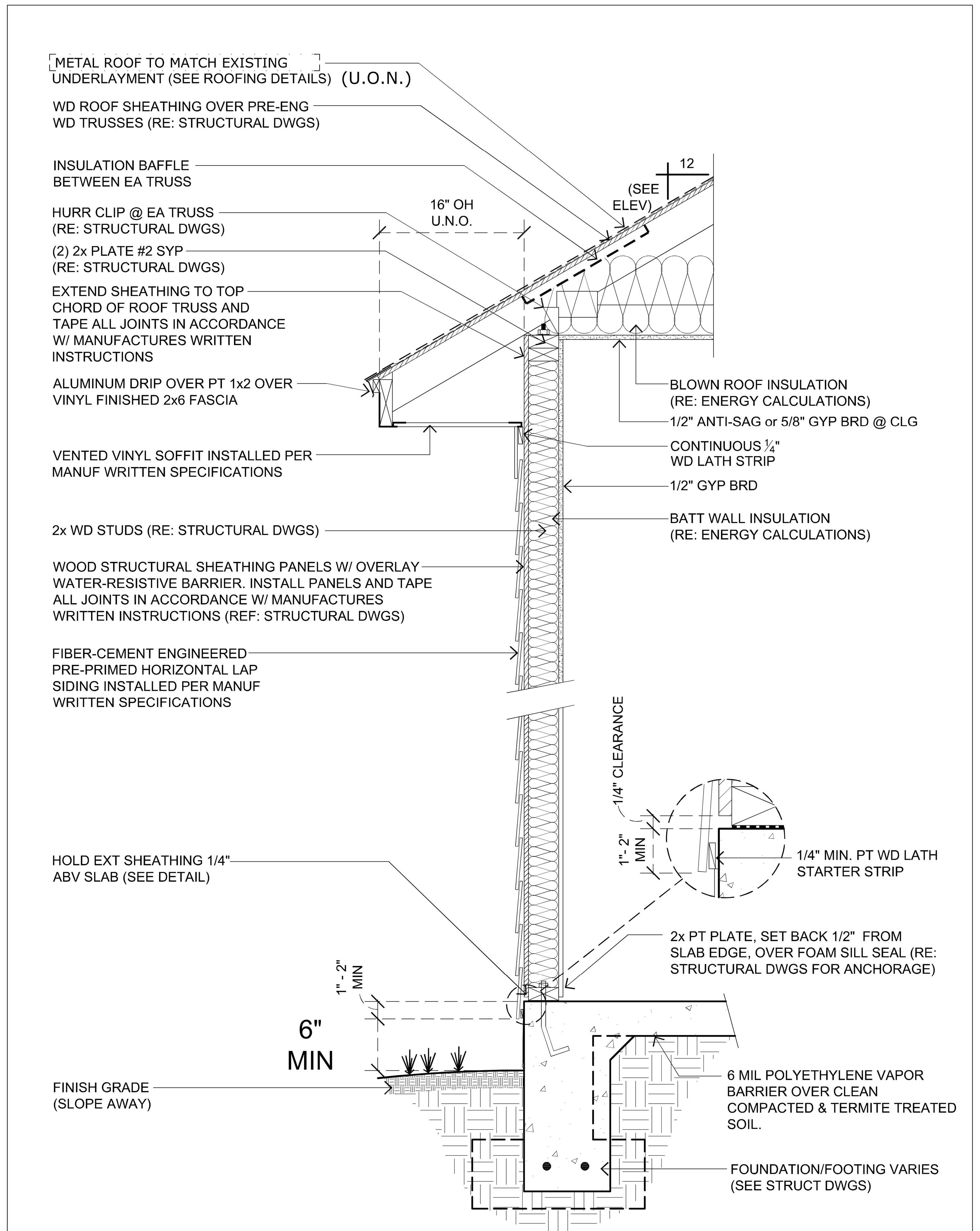
PLAN # 4119

DATE: 6/21/2017

SCALE: N.T.S.

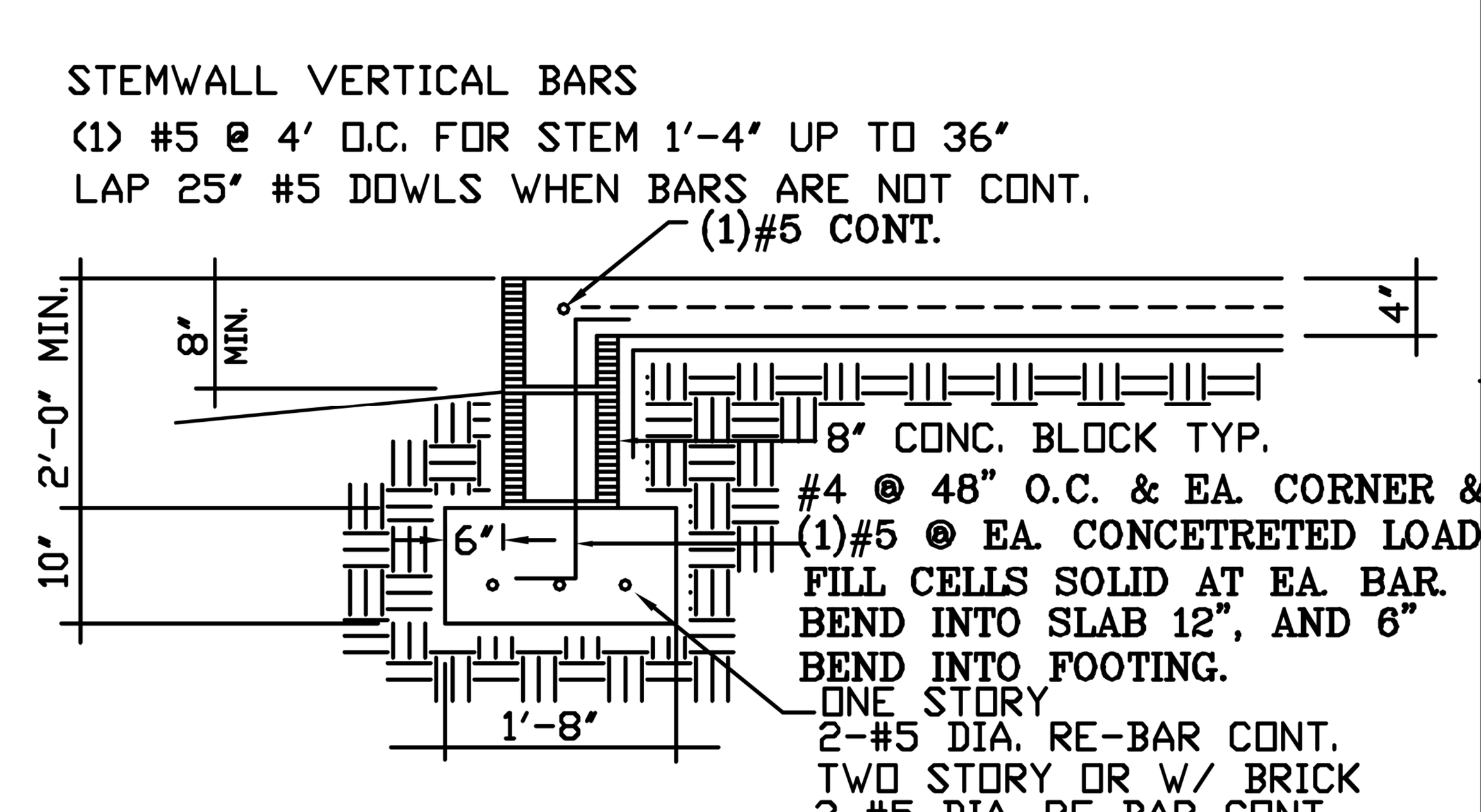
SHEET: A-15

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.



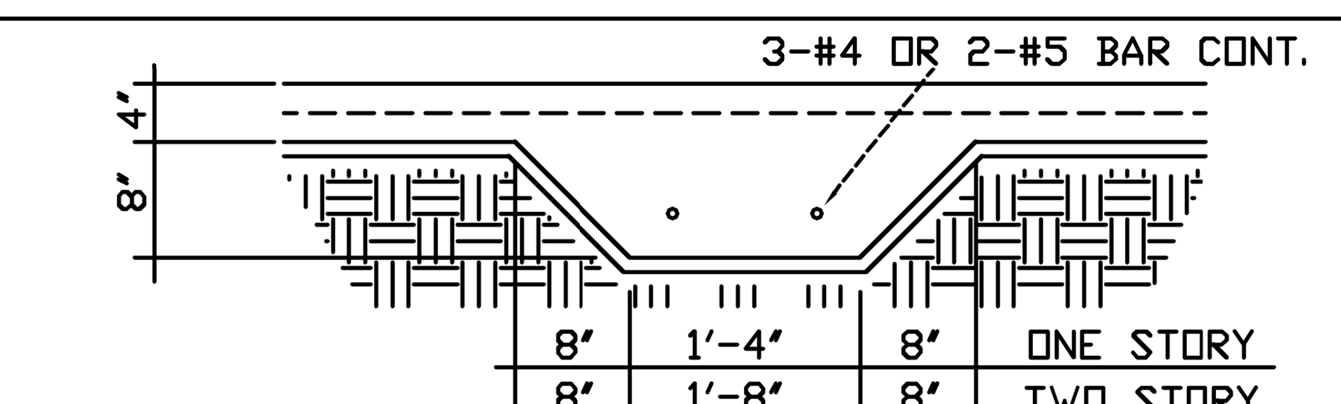
TYPICAL WALL SECTION (ZIP SYSTEM)

HORIZONTAL LAP SIDING FINISH (SEE ELEVATIONS FOR LOCATIONS) 1" = 1'-0"



TYPICAL STEMWALL FOOTING (A)

SCALE: N.T.S.



INTERIOR BEARING FOOTING (B)

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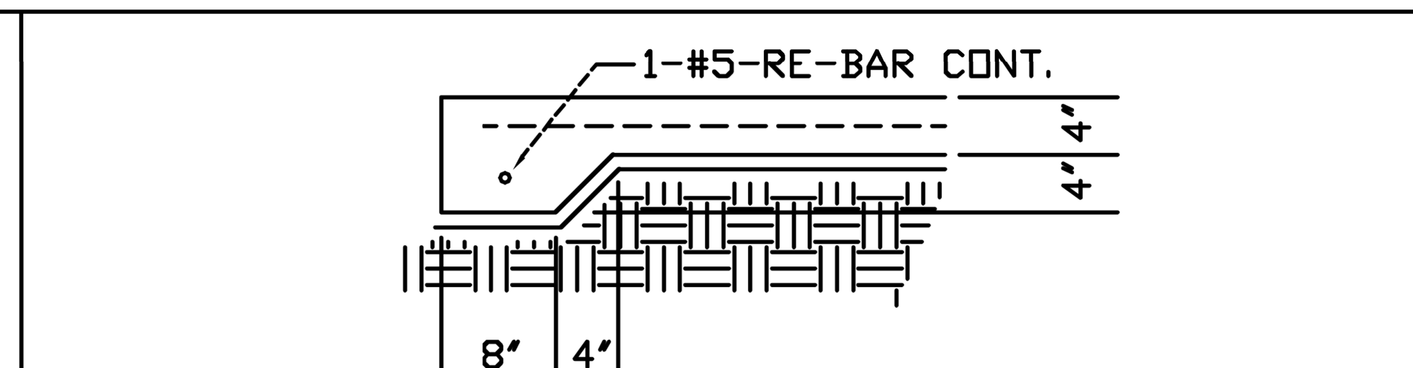

PATIO/PORCH FOOTING DETAIL (D)

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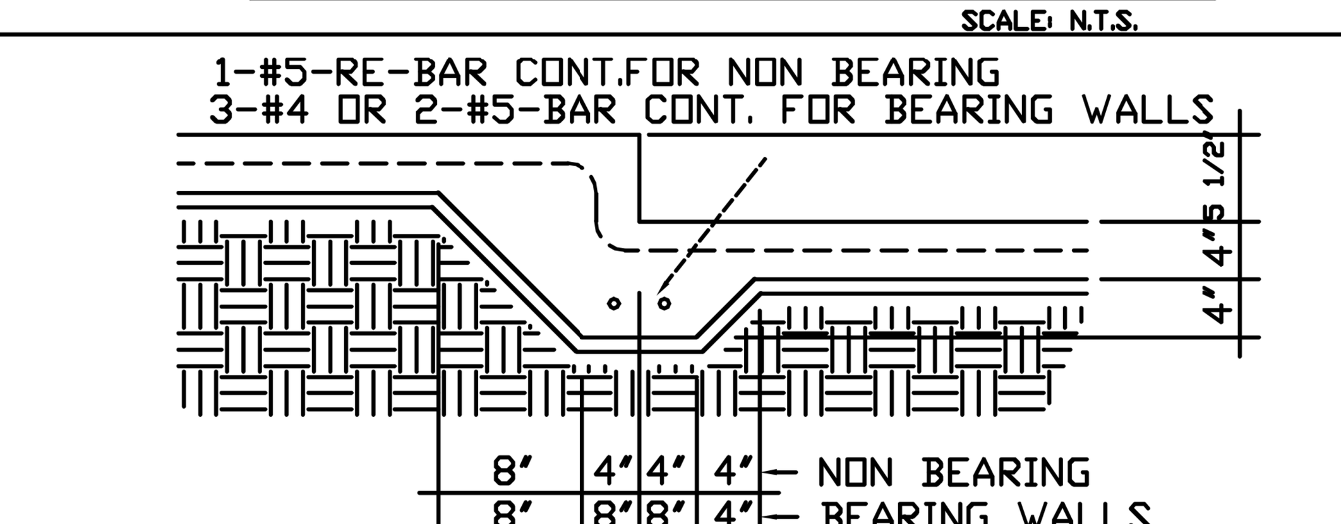
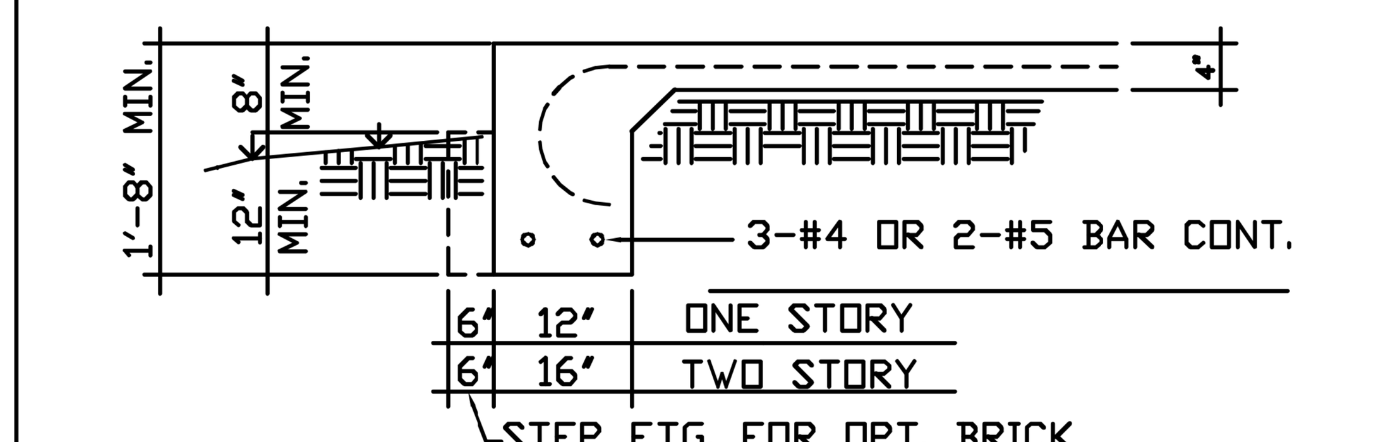


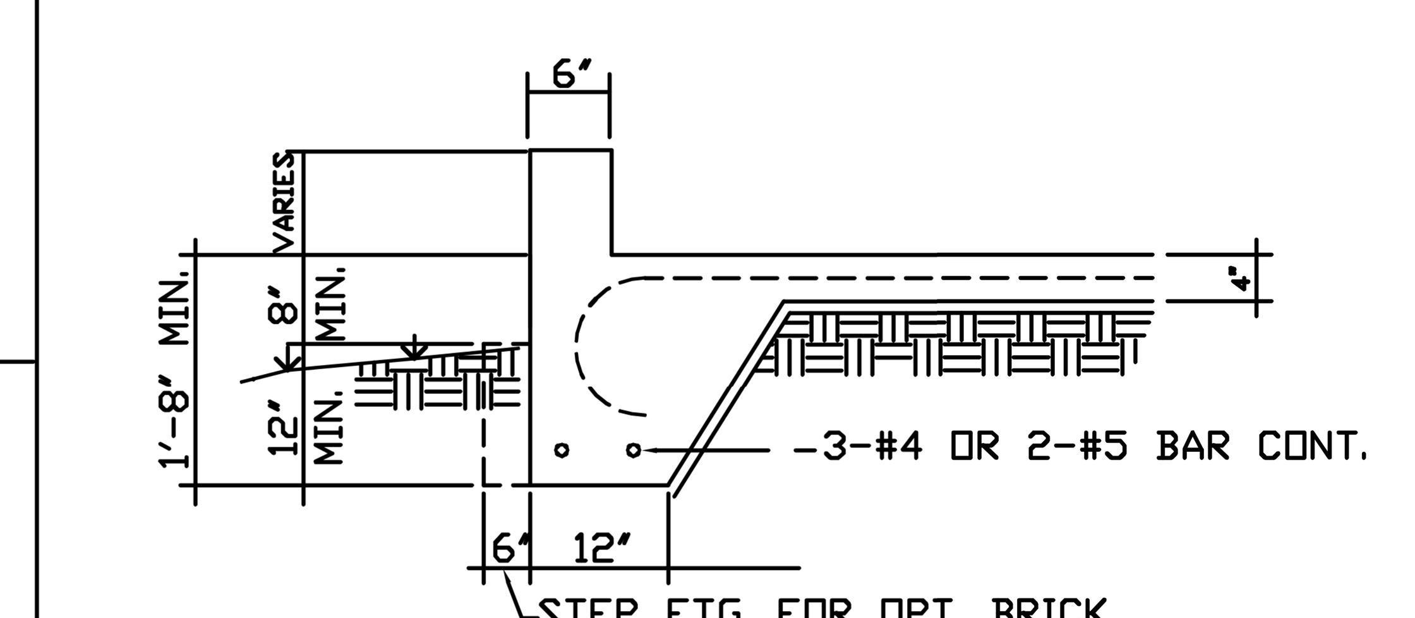
CURB DETAIL (C)

SCALE: N.T.S.



OPTIONAL MONOLITHIC FOOTING (A)

SCALE: N.T.S.



MONOLITHIC CURB FOOTING (E)

SCALE: N.T.S.

FOUNDATIONBUILDING DETAILS

PLAN # 4119

CLIENT APPROVAL SIGNATURE DATE

JAMES W. DAVIS

LINDA M. DAVIS

BUILT BY: CBC1251050 CELL: 904-237-3433

Bracey BUILDING CONTRACTORS

PROJECT DESCRIPTION:
RENOVATONS FOR THE DAVIS FAMILY
5438 TIERRA VERDE LANE
JACKSONVILLE, FLORIDA 32228-2281
R/E #: 157149-0100

Design Drawings provided by:
DESIGNS for LIVING
904-730-7135

DATE: 6/21/2017

SCALE: N.T.S.

SHEET: A-16