

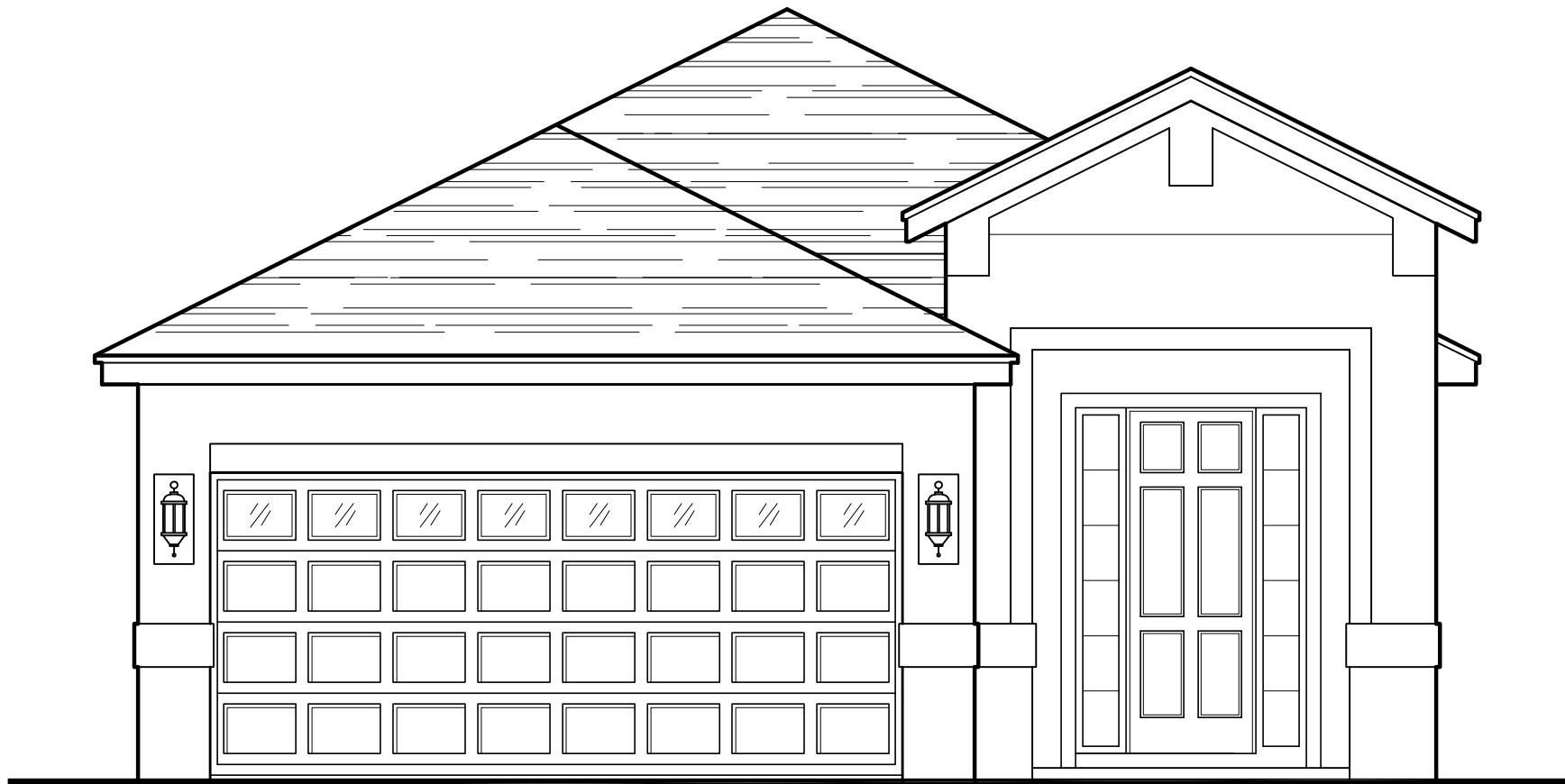


# THRIVE SERIES

## "SPIRIT"

30-1700 MODEL

PAD SIZE 30'-0" x 75'-0"



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### REVISION SCHEDULE:

NO:	DATE:	DESCRIPTION:	BY:
1	08/12/22	MASTER CREATED	M.C.
2	08/12/22	ADDED EERO NOTE ALL EGRESS WINDOWS	A.M.
3	08/12/22	ADDED OFF RIDGE VENT ROOF NOTE	A.M.
4	08/17/22	ADDED WATER PROOFING NOTE TO COVER SHEET	A.M.
5	02/14/23	MASTER PLAN UPDATES	J.T.
6	05/02/23	REMOVED DBL. OVER OPTION, CORBELS FROM ELEV. B, STONE FROM SIDE ON ELEV. C	C.C.
7	06/07/23	REVISED GLASS INSERTS ON GARAGE DOORS FOR ELEV. B & C TO MATCH ELEV. A	C.C.
8	09/15/23	REVISED LIVING SQUARE FOOTAGE TO 1713 FROM 1700.	C.C.
9	11/28/23	ELECTRICAL CHANGES	G.P.
10			
11			
12			
13			
14			
15			
16			

DISTRIBUTED LIVE LOAD

(IN POUNDS PER SQ. FT.)

UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20
HABITABLE ATTICS & ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200
GUARD-IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

ANSI STANDARD FOR MEASURING HOUSES

THE ANSI STANDARD FOR MEASURING HOUSES: NATIONAL STANDARD Z765-1996 NEW CONSTRUCTION THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS. FOR ATTACHED UNITS, THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS AREN'T USED IN THIS SYSTEM OF MEASURING. THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS. FOR ATTACHED UNITS, THE OUTSIDE DIMENSION IS THE CENTER LINE OF THE COMMON WALLS. INTERNAL ROOM DIMENSIONS AREN'T USED IN THIS SYSTEM OF MEASURING. THE ANSI STANDARDS BASE FLOOR AREA CALCULATIONS ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT EACH FLOOR LEVEL AND INCLUDE ALL INTERIOR WALLS AND VOIDS SEPARATED INTO TWO AREAS:  

1. AIR-CONDITIONED SPACE

2. NON-AIR-CONDITIONED SPACE (GARAGES, PATIOS, PORCHES, BREEZEWAYS)

THE ANSI STANDARDS DEFINE "FINISHED AREA" AS "AN ENCLOSED AREA IN A HOUSE SUITABLE FOR YEAR-ROUND USE, EMBODYING WALLS, FLOORS, AND CEILINGS THAT ARE LIKE THE REST OF THE MEASUREMENTS MUST BE TAKEN TO THE NEAREST INCH OR TENTH OF A FOOT, AND FLOOR AREA MUST BE REPORTED TO THE NEAREST SQUARE FOOT. THESE WOULD INCLUDE BONUS/ATTIC SPACES AND ARE USUALLY LISTED SEPARATELY.

GENERAL CONTRACTOR:

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL ALL MATERIALS MEETING FLORIDA APPROVAL COMPLIANCE TO AVOID WATER INTRUSION AND MOISTURE INTRUSION ON WINDOWS, DOORS, ROOF, AND ANY OTHER AREA AROUND EACH SINGLE FAMILY HOUSE/ APARTMENT/ CONDOMINIUM/ TOWNHOUSE.

HITEG

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30-1700

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City, State, Zip

A division of Park Square Enterprises Inc.  
5200 Vineland Rd. Suite #200  
Orlando, FL 32811  
Phone: (407) 529-3000

Park Square

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ISSUE DATE

11/28/2023

REVISIONS

PROJECT:

22-1184

SCALE:

AS NOTED

DRAWN BY:

C.C.

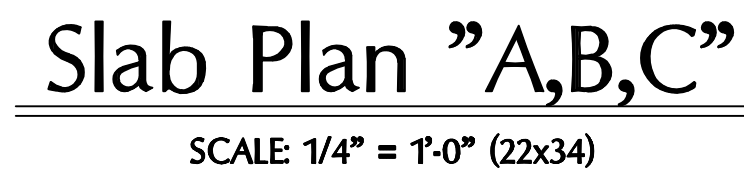
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- DOOR SIZE CALLOUT:**
- |            |                        |
|------------|------------------------|
| 20 = 2'-0" | 40 B.F. = 4'-0" BIFOLD |
| 24 = 2'-4" | 50 B.F. = 5'-0" BIFOLD |
| 26 = 2'-6" | 60 B.F. = 6'-0" BIFOLD |
| 28 = 2'-8" |                        |
| 30 = 3'-0" |                        |
- \* ALL INT. DOORS TO BE 6'-8" TALL U.N.O. OR PER BUILDER/CLIENT**

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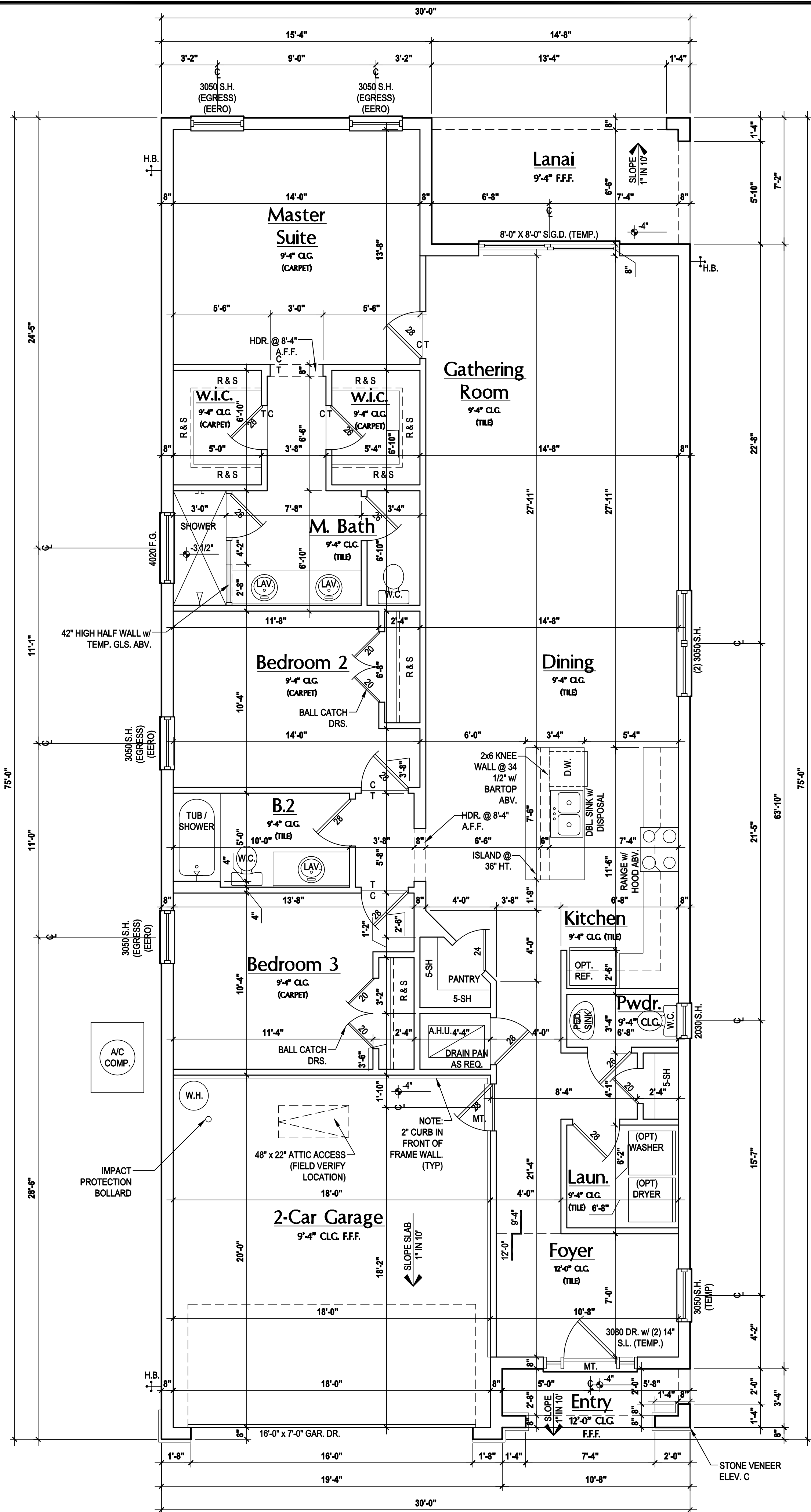
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SLAB PLAN

A1

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Floor Plan "A,B,C"

SCALE: 1/4" = 1'-0" (22x34)

GENERAL NOTES KEY:  
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE (2020) FLORIDA BUILDING CODE (7TH EDITION)  
ABBREVIATIONS:  
• 2 - # OF DOORS.  
• 2 - # OF WINDOWS.  
• MT - METAL THRESHOLD  
• FR - FRENCH DOORS  
• SL - SIDE LIGHT  
• FG - FIXED GLASS  
• TR - TRANSOM  
• GB - GLASS BLOCK  
• PKT - POCKET DOOR  
• OBS - OBSCURED GLASS  
• TEMP - TEMPERED  
GLASS  
• SH - SINGLE HUNG  
• DH - DOUBLE HUNG  
• HR - HORIZONTAL ROLLER  
• BP - BYPASS  
• BF - BIFOLD  
• TYP. - TYPICAL  
NOTE:  
SPECIALTY WINDOWS/DOORS  
FIXED GLASS WINDOWS, AND  
TRANSOMS ARE NOTED ON PLANS.

FLOOR PLAN NOTES:  
NOTES:  
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.  
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.  
3. MECHANICAL EQUIP. LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.  
4. A/C CONDENSER UNIT TO BE ANCHORED TO SLAB PER CODE M307.2 & M1309.3.  
5. PROVIDE RECESS H&C WATER W/ DRAIN @ WASHER SPACE.  
6. VENT DRYER THRU EXTERIOR WALL U.N.O.  
7. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.  
8. SAG RESISTANT DRYWALL ON ALL CEILINGS.  
9. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.  
10. REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL SHEETS FOR EXTERIOR WALL FINISH SPECS.  
11. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES.  
12. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3 1/2", U.N.O.  
13. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7 1/2", U.N.O.  
14. ALL INT. FIRST FLOOR CEILINGS AT 9'-4". U.N.O.  
15. C.M.U. & FRAME WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SWS = SHEAR WALL SEGMENTS.  
16. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ A 20 MIN. FIRE RATED SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICKNESS AS PER FBC-R302.5.1.  
17. INSTALL 5/8" TYPE X DRYWALL ON GARAGE CEILING BENEATH HABITABLE ROOMS (TYP.)  
18. GARAGE DOOR TO BE CERTIFIED BY MFR. FOR 140 M.P.H., U.N.O  
19. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.  
20. 1/2" GYPSUM BOARDS APPLIED TO THE UNDER STAIR SURFACE AND SIDES.  
21. ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVER PER (FBC-R312.2).  
22. SEE COLOR SHEET FOR INTERIOR DOOR HEIGHT REQUIREMENTS.  
23. 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALL TO UNDERSIDE OF DECKING.  
24. ALL WINDOW AND DOOR ROUGH OPENINGS VARY PER MANUFACTURER'S SPECIFICATIONS, AND ARE NOT REFLECTED ON THE PLANS. DIMENSIONS PROVIDED ON PLANS ARE USED FOR AN APPROXIMATE LOCATION OF WINDOWS & DOORS, AND DO NOT REFLECT THE ROUGH OPENINGS REQUIRED FOR PROPER INSTALLATION. BUILDER WILL BE REQUIRED TO CROSS-REFERENCE ROUGH OPENINGS AND PLAN DIMENSIONS.  
25. SOIL TESTING IS RECOMMENDED. THE DESIGN TEAM AT MJS & E.O.R. STRONGLY RECOMMEND A SOIL TEST TO CONFIRM SOIL BEARING CAPACITY AND SURFACE GEO-TECHNICAL CONDITIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND PROPERLY COMPACTED FILL (2000 PSF MIN.). FILL MATERIAL SHALL BE COMPACTED TO 95% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR / OWNER.

DOOR NOTE KEY:  
DOOR SIZE CALLOUT:  
20 = 2'-0"  
24 = 2'-4"  
26 = 2'-6"  
28 = 2'-8"  
30 = 3'-0"  
40 B.F. = 4'-0" BI-FOLD  
50 B.F. = 5'-0" BI-FOLD  
60 B.F. = 6'-0" BI-FOLD

WINDOW NOTE KEY:  
WINDOW SIZE CALLOUT:  
2040 = 2'-0" x 4'-0"  
2050 = 2'-0" x 5'-0"  
2060 = 2'-0" x 6'-0"  
ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.

Area Tabulations  
Living:  
1st floor: 1,713 sf  
Total Living: 1,713 sf  
Entry: 36 sf  
Lanai: 105 sf  
Garage: 388 sf  
Total Area: 2,242 sf

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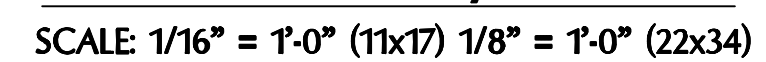
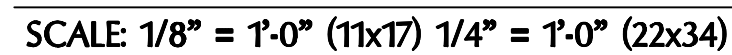
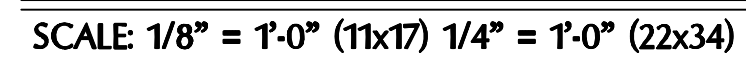
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REVISIONS  
PROJECT: 22-1184  
SCALE: AS NOTED  
DRAWN BY: C.C.  
DESIGNED BY: MJS

FLOOR PLAN  
A2

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UPPER ROOF PERCENTAGE: 40%  
LOWER ROOF PERCENTAGE: 60%



A3.A	
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ATTIC VENT CALC'S:

PER FBC2014 5TH EDITION R806, MIN. 40% - MAX 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

MINIMUM NET VENTILATION AREA SHALL BE 1/80 OF VENTED SPACE.

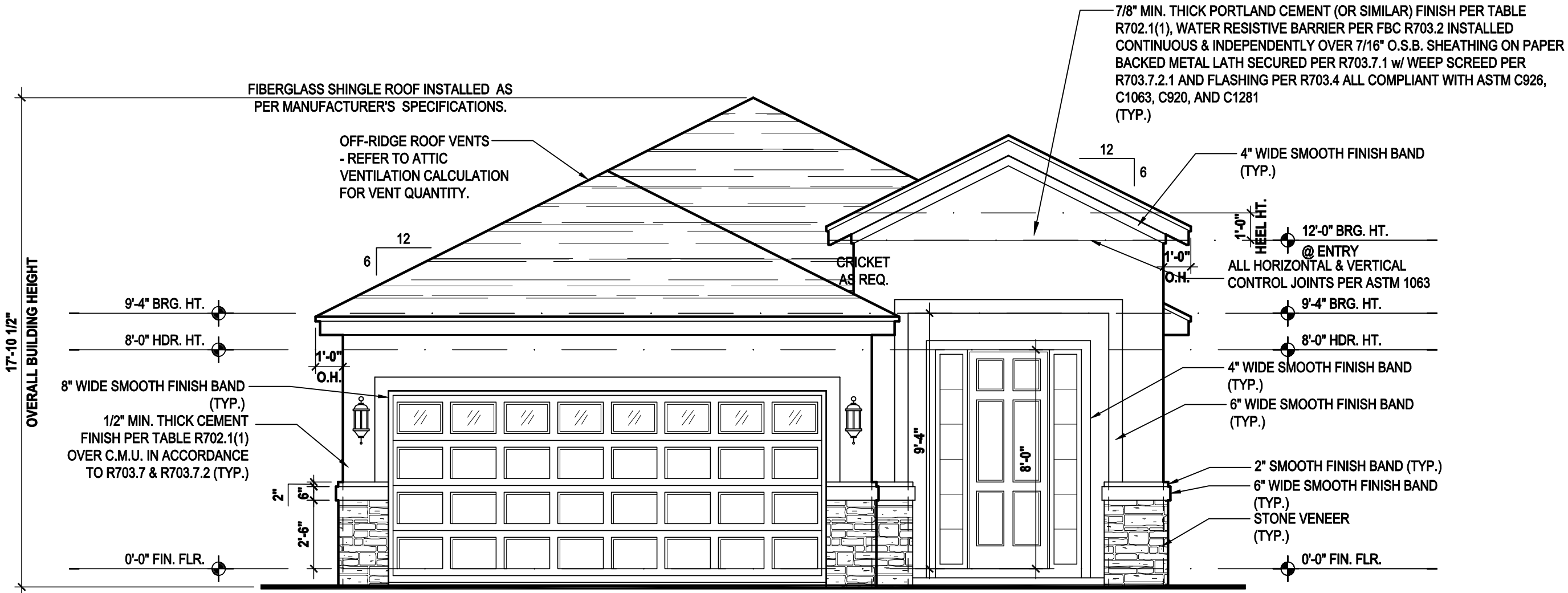
TOTAL VENTED SPACE: 2,530 = 8.43 SF. NET FREE 300 REQUIRED

UPPER PORTION VENTILATION TOTAL: 3.373 SF.  
TO BE PROVIDED w/ OFF RIDGE VENTS:  
5 VENTS @ .652 /PER VENT

TILE: O'HAGIN MODEL "S", SHINGLE: LOMANCO 770-D).

LOWER PORTION VENTILATION TOTAL: 5.058 SF.  
TO BE PROVIDED w/ SOFFITS @ EAVE:  
80.00 L.F. @ 0.063 SF. VENTING/L.F.

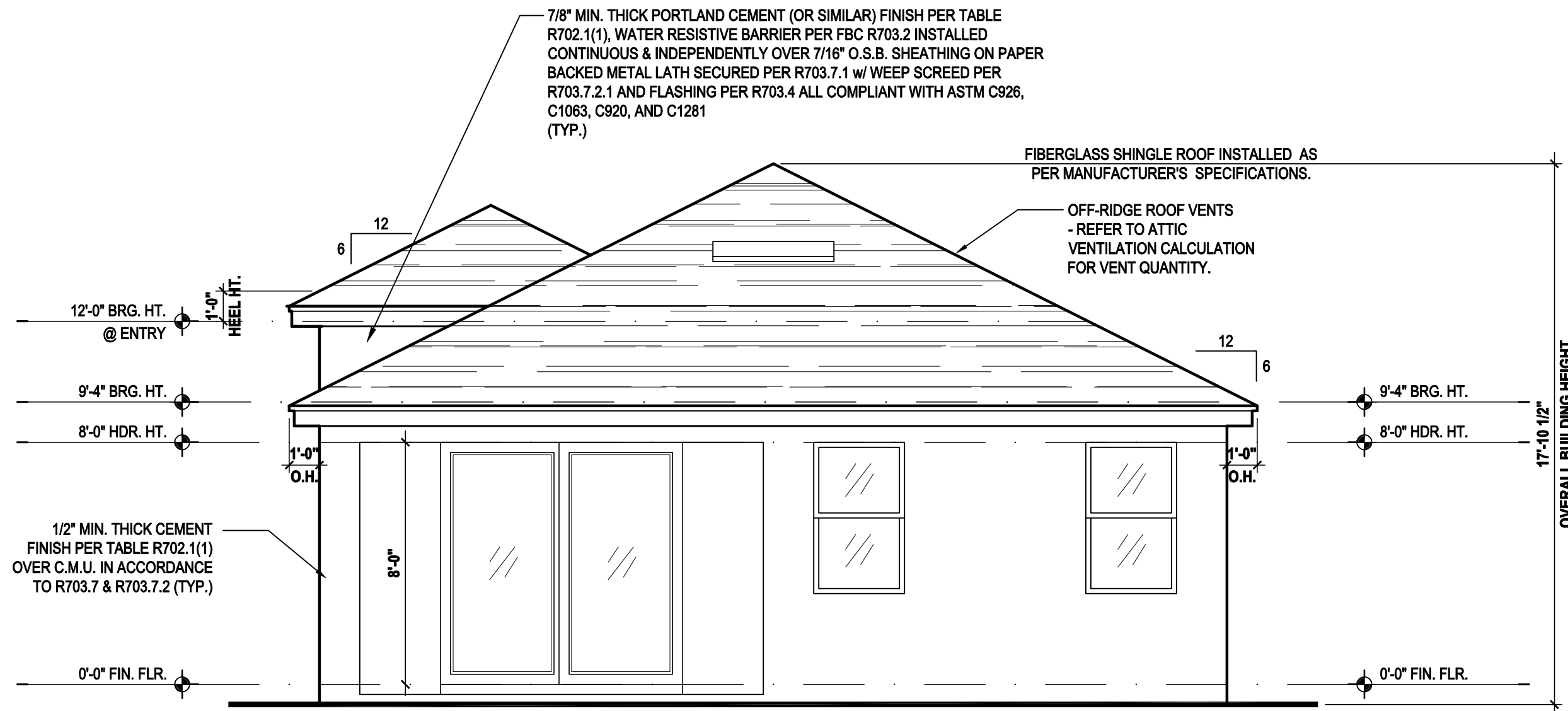
UPPER ROOF PERCENTAGE: 40%  
LOWER ROOF PERCENTAGE: 60%



Front Elevation "C"

(Standard)

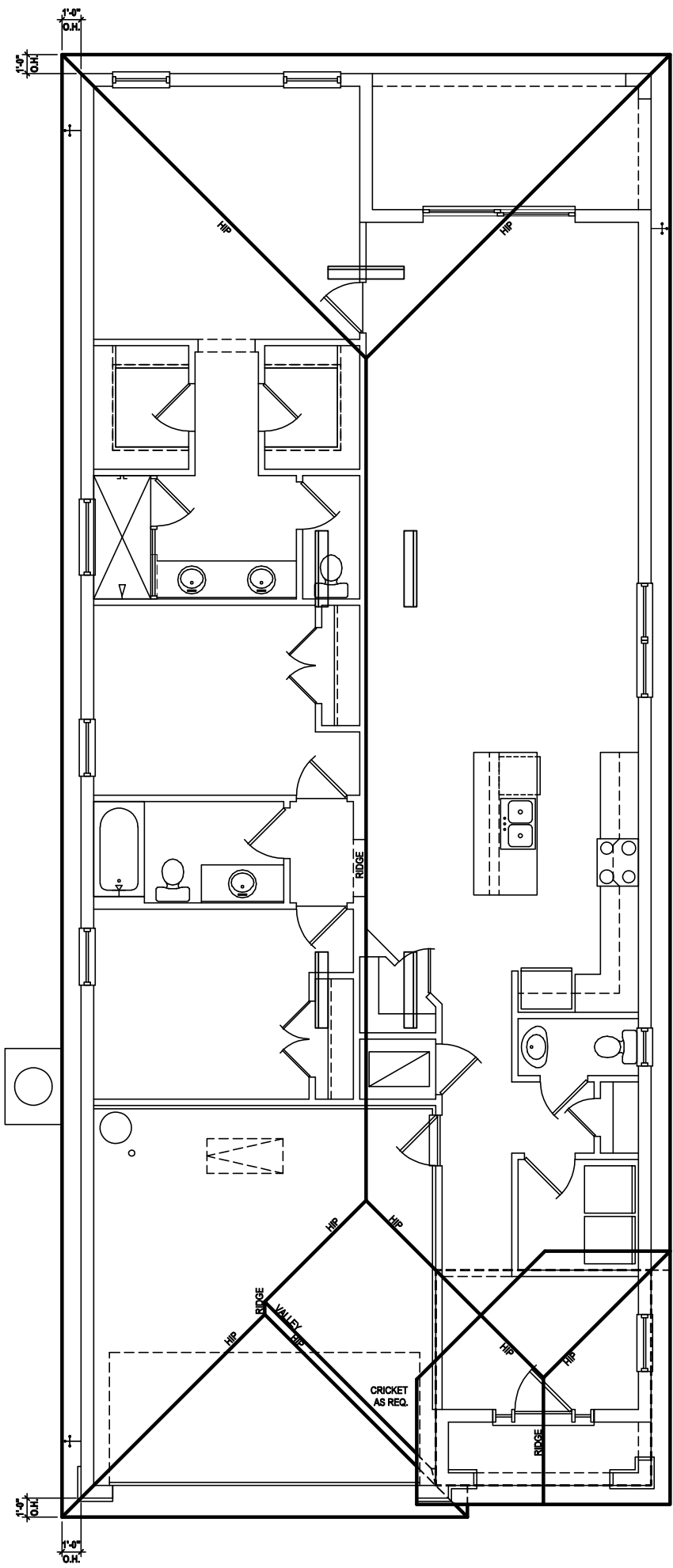
SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)



Rear Elevation "C"

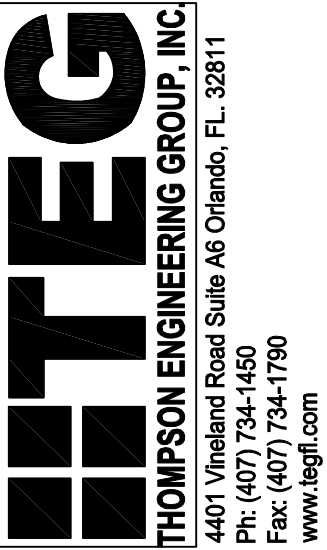
(Standard)

SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)



Roof Layout

SCALE: 1/16" = 1'-0" (11x17) 1/8" = 1'-0" (22x34)



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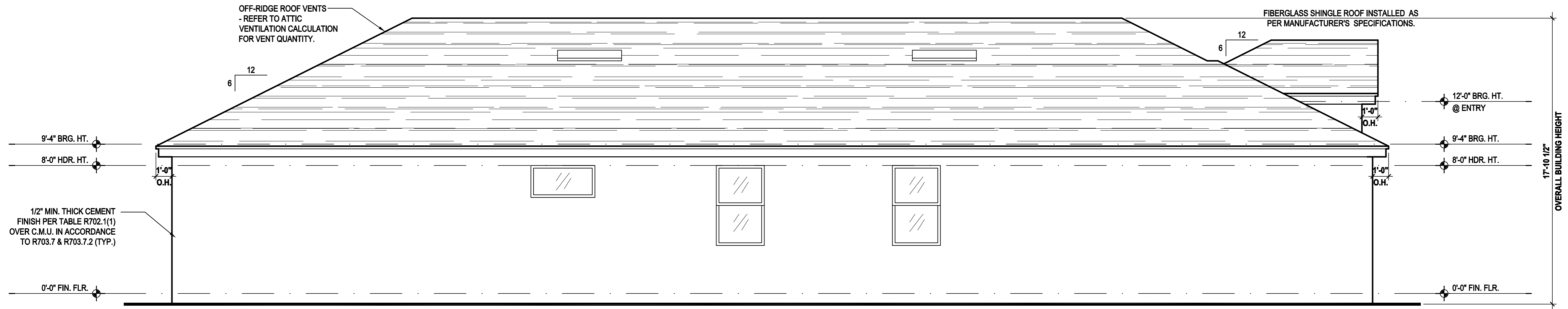


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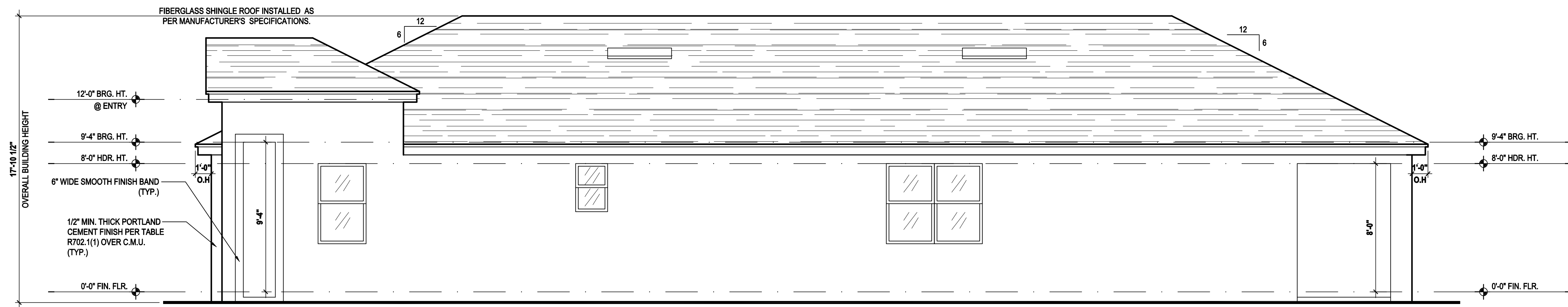
ELEVATIONS "C"  
A3.C



Left Elevation "A"

(Standard)

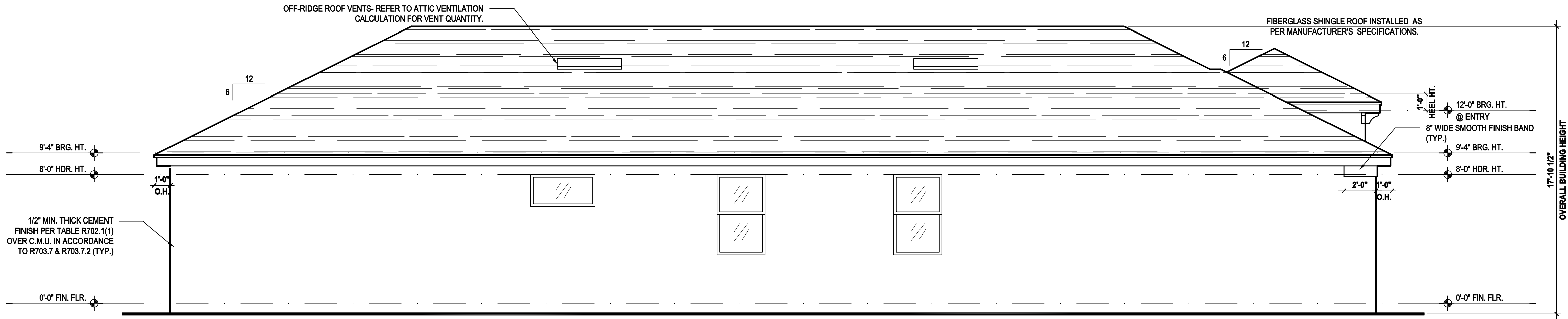
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Right Elevation "A"

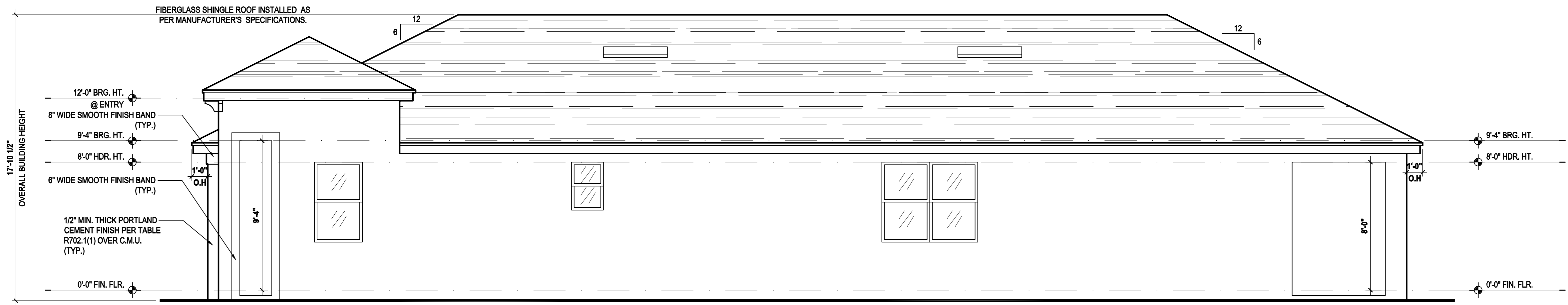
(Standard)

SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)



Left Elevation "B"  
(Standard)

SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)



Right Elevation "B"  
(Standard)

SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)

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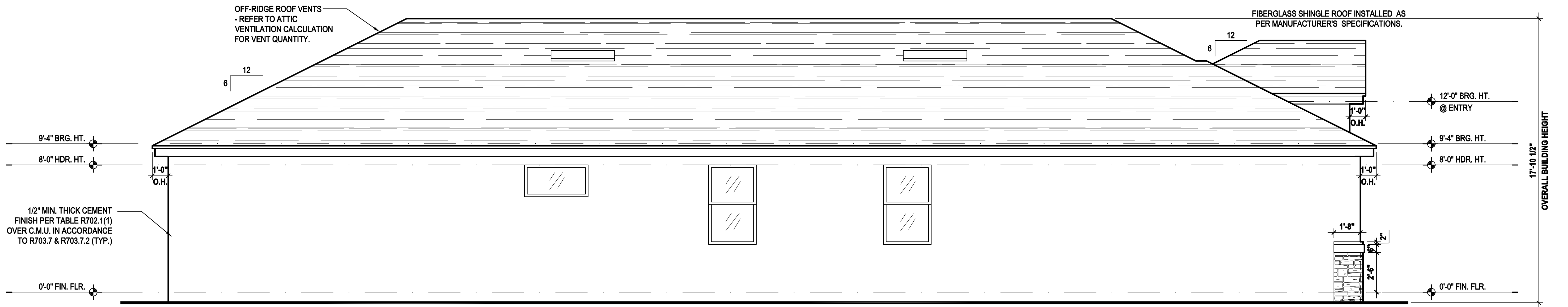
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ELEVATIONS "B"

A4.B

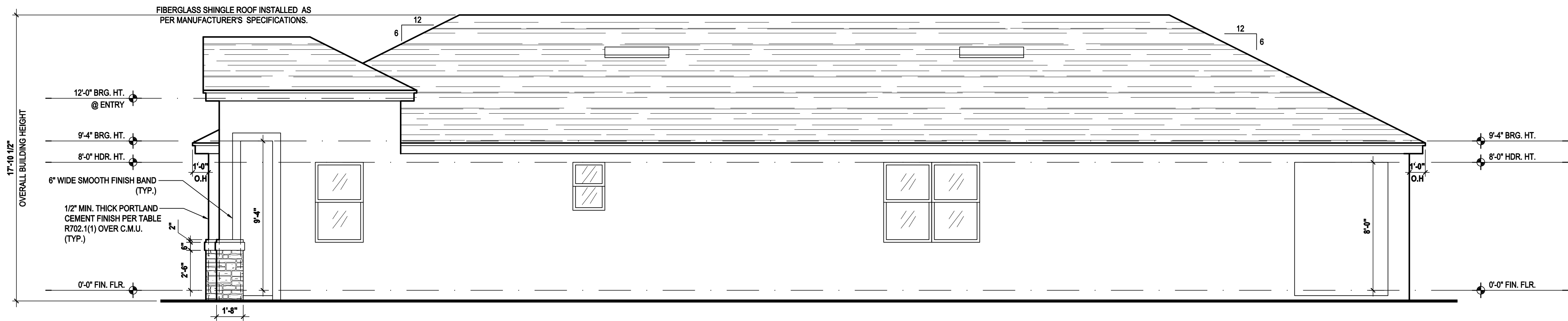
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Left Elevation "C"  
(Standard)

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Right Elevation "C"  
(Standard)

SCALE: 1/8" = 1'-0" (11x17) 1/4" = 1'-0" (22x34)

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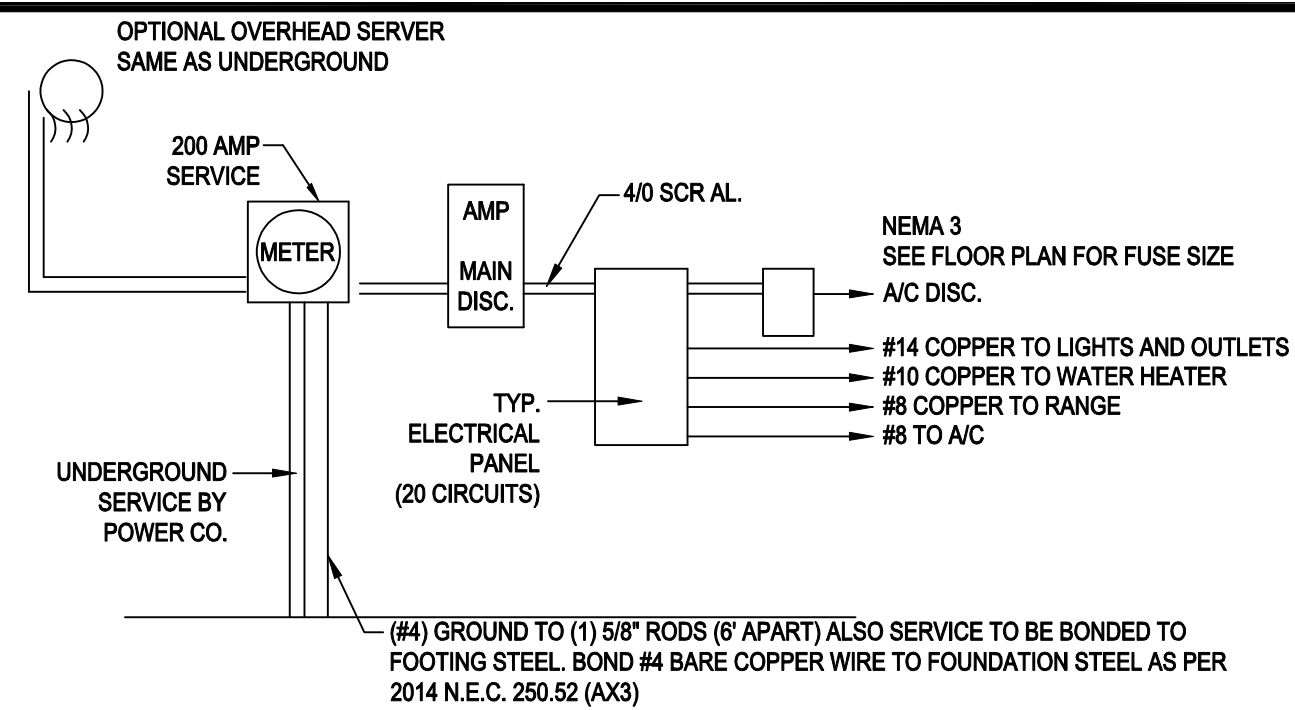
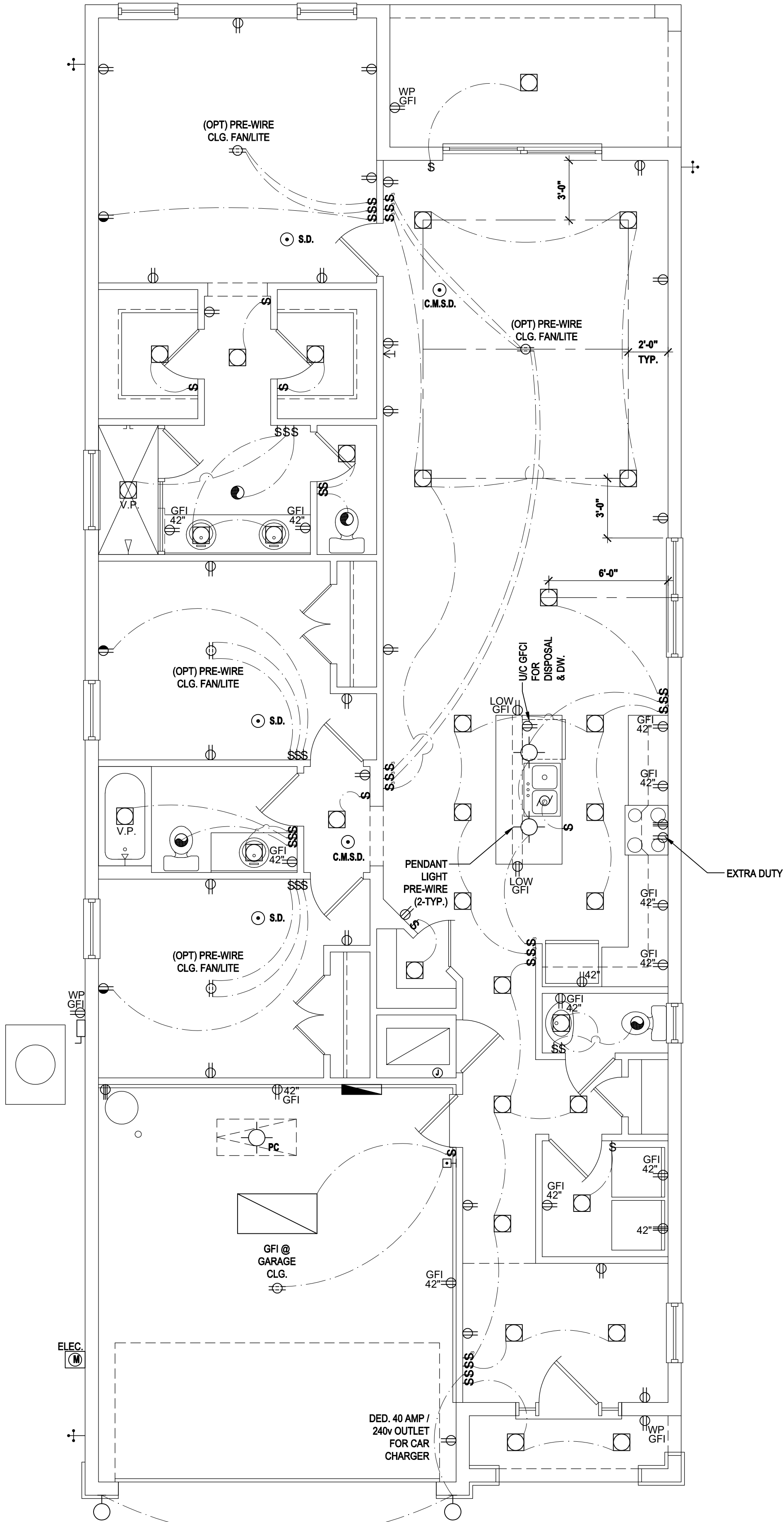
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ELEVATIONS "C"

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- ALL ELECTRICAL WORK AND MATERIAL PROVIDED SHALL COMPLY WITH THE FLORIDA BUILDING CODE (2020)
  - THE ABOVE ELECTRICAL LAYOUT IS FOR BID PURPOSE ONLY.
  - ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY w/ APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE 250.52 (A)(1) TO (6), LOCAL CODES AND THE LOCAL POWER COMPANY

## 200 AMP ELECTRICAL RISER

## GENERAL NOTES KEY:

- BUILDER TO VERIFY EXACT LOCATION OF FLOOR OUTLETS IN FIELD.
- ALL OUTLETS ARE TO BE AFCI PROTECTED.
- ALL 15A AND 20A 120V BRANCH CIRCUITS WILL BE AFCI PROTECTED.
- ALL 15A AND 20A 120V BRANCH CIRCUITS LOCATED IN THE GARAGE AND LAUNDRY WILL BE GFCI PROTECTED.
- ALL GARAGE BAYS WILL HAVE DEDICATED GFCI OUTLET.
- ALL OUTLETS LOCATED IN THE KITCHEN AND BATHROOMS ARE TO BE GFCI PROTECTED.
- DW. AND GARBAGE DISPOSAL ARE TO BE GFCI PROTECTED.
- EXCEPTIONS TO THE GFCI STIPULATION WILL BE ALLOWED ONLY IF ALLOWED PER CURRENT NFPA / NEC.
- OUTLETS LOCATED IN THE LAUNDRY ARE TO BE GFCI AND AFCI PROTECTED.
- OUTLETS LOCATED WITHIN 6'-0" OF A WET AREA ARE TO BE GFCI PROTECTED.
- ALL OUTLETS OVER COUNTERTOPS TO BE 42" A.F.F. (U.N.O.).
- ALL SMOKE/CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED, INTERCONNECTED AND AFCI PROTECTED.
- 6'-0" HEIGHT VANITY LIGHTS IN MASTER BATHROOM AND 7'-0" IN ALL OTHER BATHROOMS.
- IN AREAS SPECIFIED IN SECTION E3901.1, 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

- NOTES:
- THIS DIAGRAMMATIC PLAN IS INTENDED TO SHOW LIGHTING AND CONVENIENCE OUTLETS ONLY. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO VERIFY THE REQUIREMENT AND LOCATIONS OF ALL ELECTRICAL EQUIPMENT, (INCLUDING KITCHEN EQUIPMENT) AND PROVIDE AND INSTALL COMPLETE ELECTRICAL SERVICE AS REQUIRED PER NFPA, NEC, FBC CODES AND ALL REIGNING MUNICIPALITY CODES, STANDARDS AND ORDINANCES.
  - LOCATION OF FIXTURES AND / OR OUTLETS ARE SUGGESTED LOCATIONS AND MEET MOST LOCAL CODE REQUIREMENTS. ADDITIONS OR ADJUSTMENTS MAY BE MADE BETWEEN THE OWNER AND BUILDER IN THE FIELD.
  - ALL ELECTRICAL WORK AND APPLIANCES ARE IN FULL COMPLIANCE WITH N.F.P.A., N.E.C., F.B.C. 7TH EDITION (2020) RESIDENTIAL, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
  - VARIOUS SYMBOLS ON ELECTRICAL LEGEND MAY OR MAY NOT BE USED ON THIS PLAN.

## ELECTRICAL KEY:

	CEILING MOUNTED LIGHT
	PULL CHAIN LIGHT
	FLUSH-MOUNT LED
	WALL MOUNTED LIGHT
	WALL WASH RECESSED
	DUPLEX RECEPTACLE
	220 V RECEPTACLE
	1/2 HOT, 1/2 SWITCHED
	WATER PROOF RECEPTACLE
	FLOOR RECEPTACLE
	PRE-WIRE FOR CLG. FAN
	GROUND FAULT INTERRUPT
	WALL SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	TELEPHONE JACK
	CABLE JACK
	PRE-WIRE GARAGE DOOR OPENER
	FLUORESCENT LIGHT
	ELECTRICAL PANEL
	CHIME
	DOOR BELL / GARAGE DOOR SWITCH
	DISCONNECT SWITCH
	ELECTRICAL METER
	SMOKE DETECTOR
	CARBON MONOXIDE / SMOKE DETECTOR
	CEILING FAN
	WALL SCONCE
	CHANDELIER
	SPOT LIGHT
	FLUSH MOUNT FLUORESCENT LIGHT
	FAN / LIGHT COMBINATION
	GARBAGE DISPOSAL MOTOR
	SPEAKER
	JUNCTION BOX
	LOW VOLTAGE
	VAPOR PROOF
	ARC FAULT PROTECTION

## Electrical Plan "A,B,C"

SCALE 1/4" = 1'-0" (22x34)

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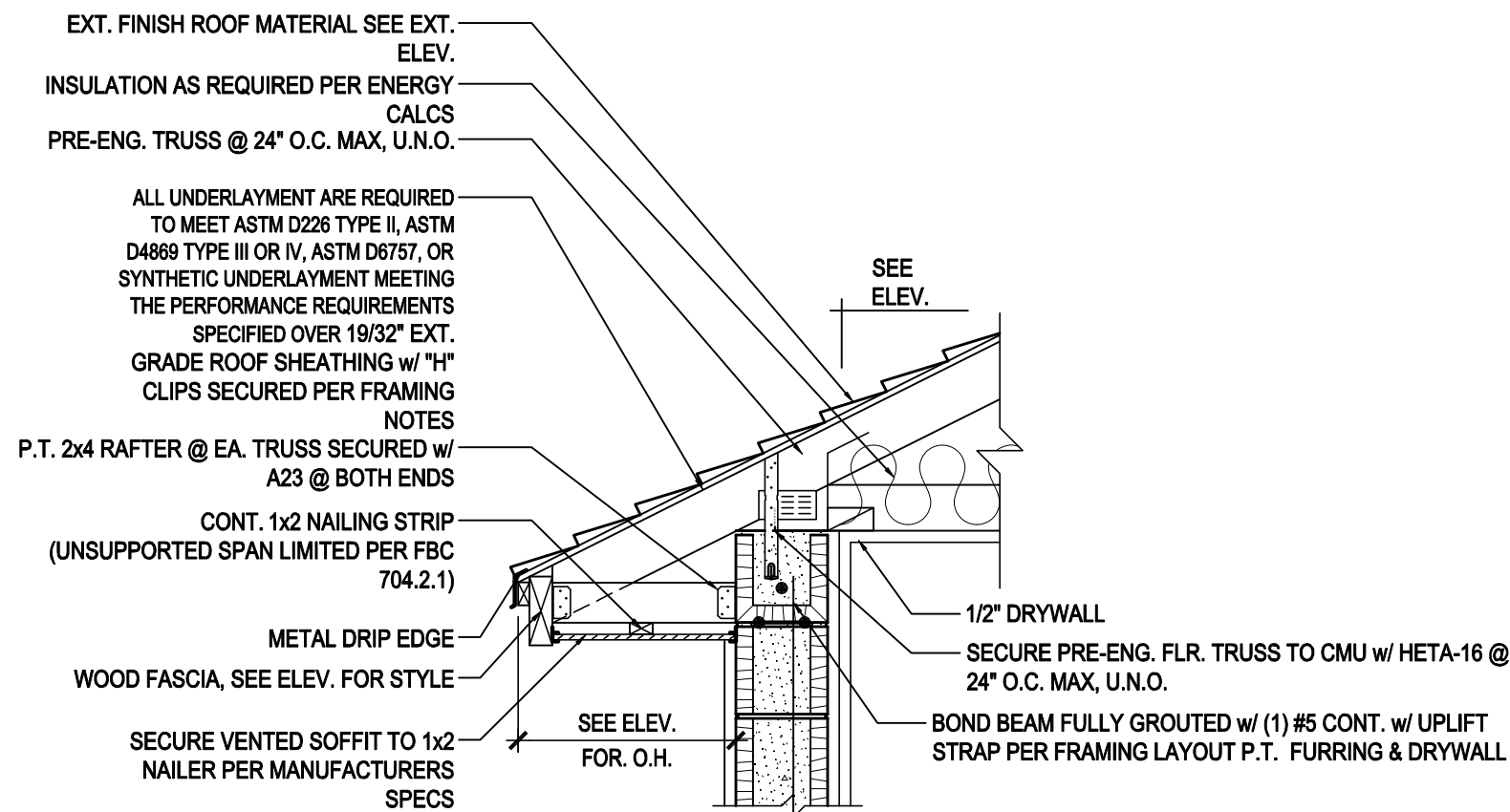
ISSUE DATE 11/28/2023

REVISIONS	
PROJECT:	22-1184
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

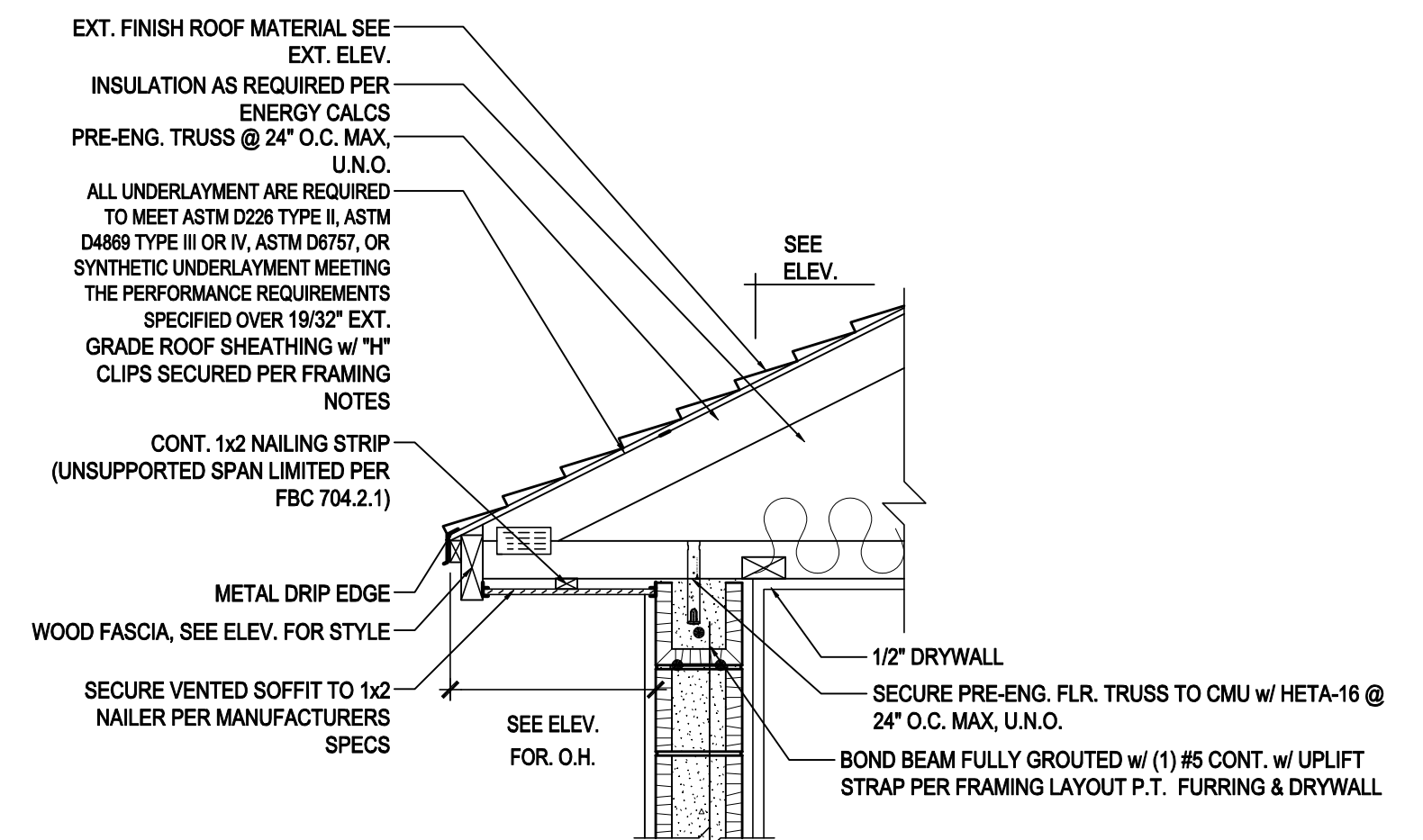
ELECTRICAL LAYOUT  
A5



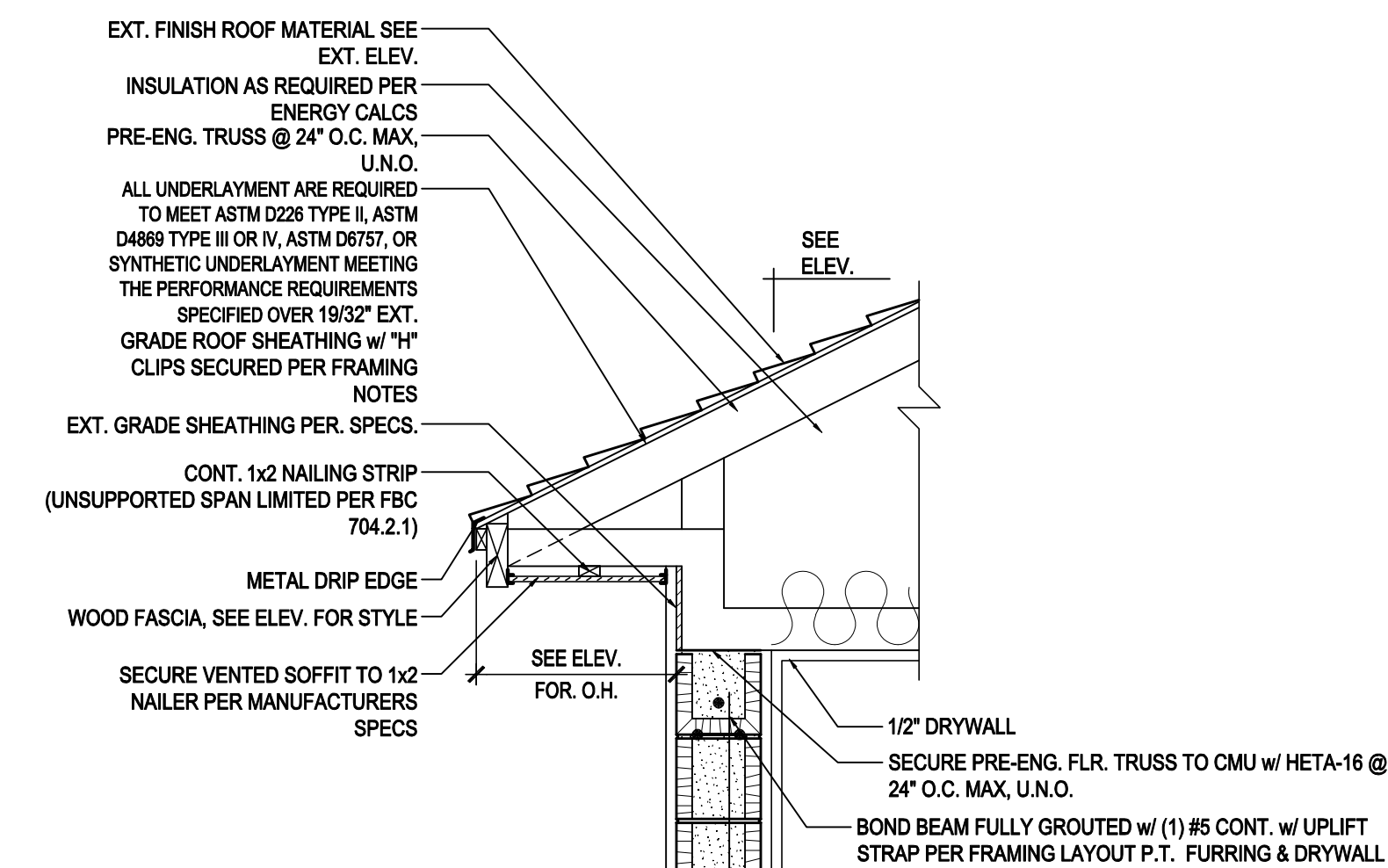
NOTE: ROOF UNDERLAYMENT SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS IN ACCORDANCE WITH R905.33 - FBC 2020 7TH EDITION



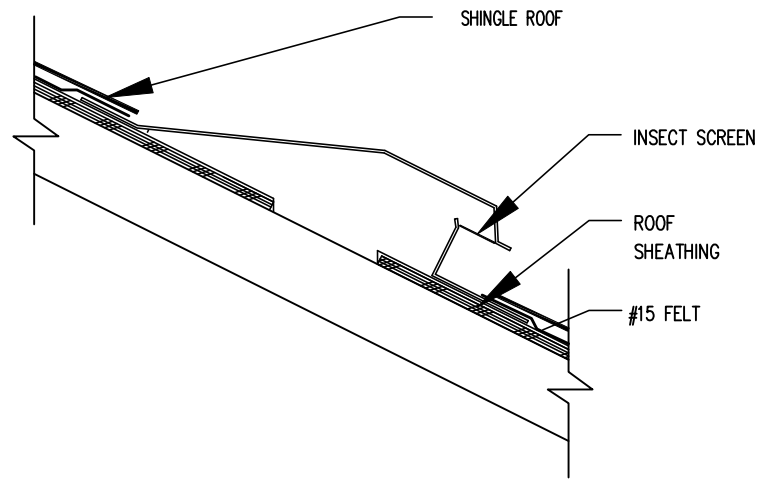
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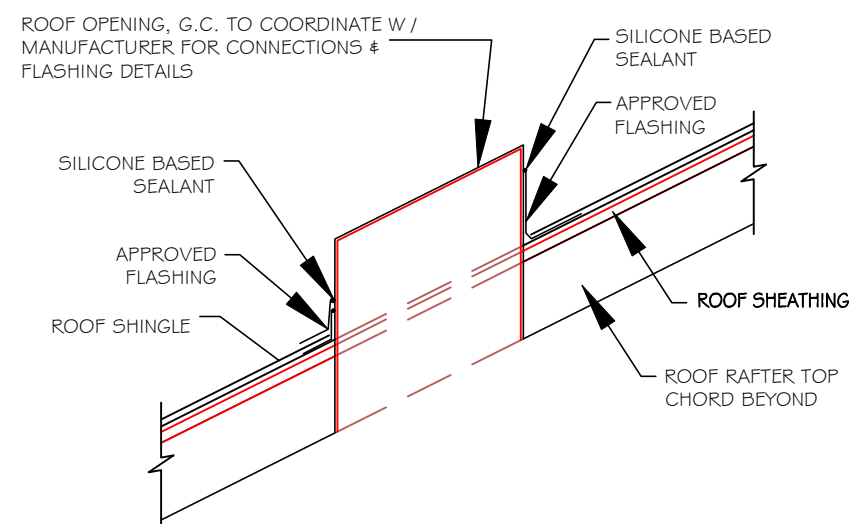
### CANTILEVERED BTM. CHORD CONDITION



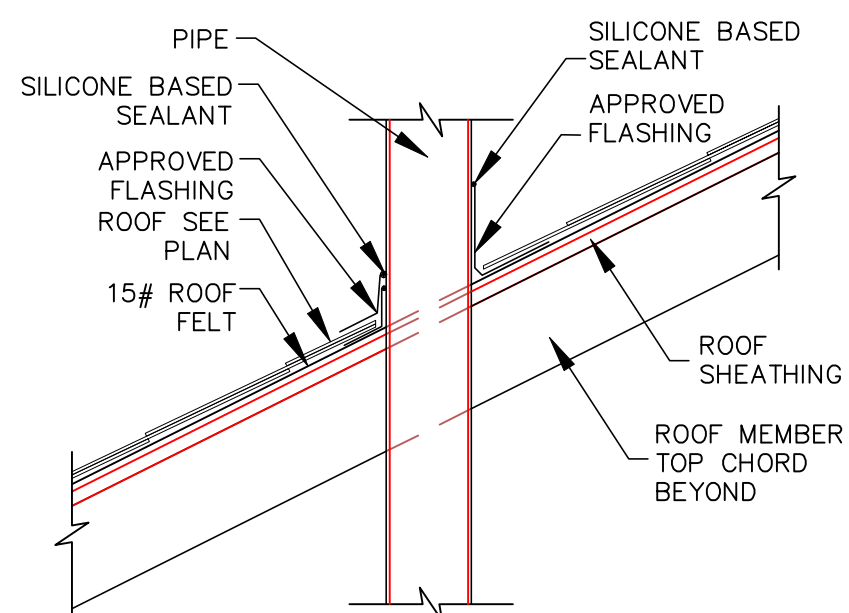
### RAISED HEEL CONDITION



### OFF-RIDGE VENT PENETRATION THRU ROOF



### OPENING PENETRATION THRU ROOF

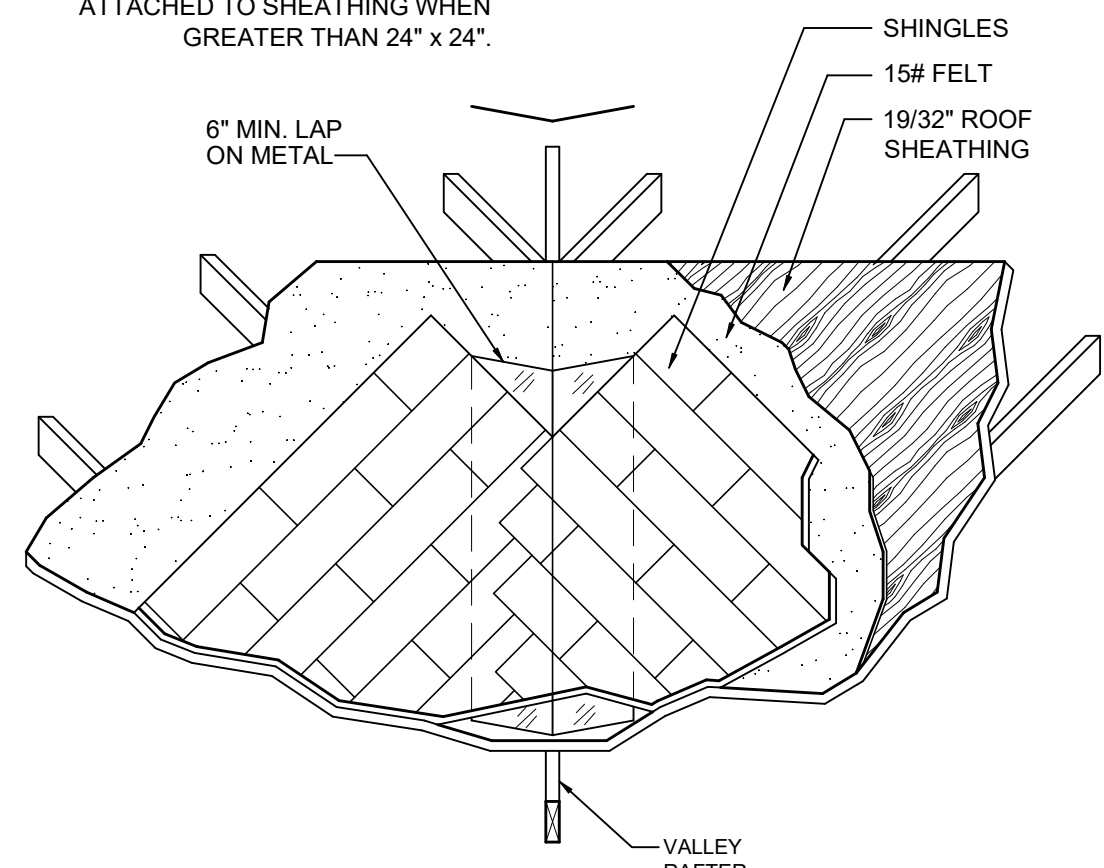
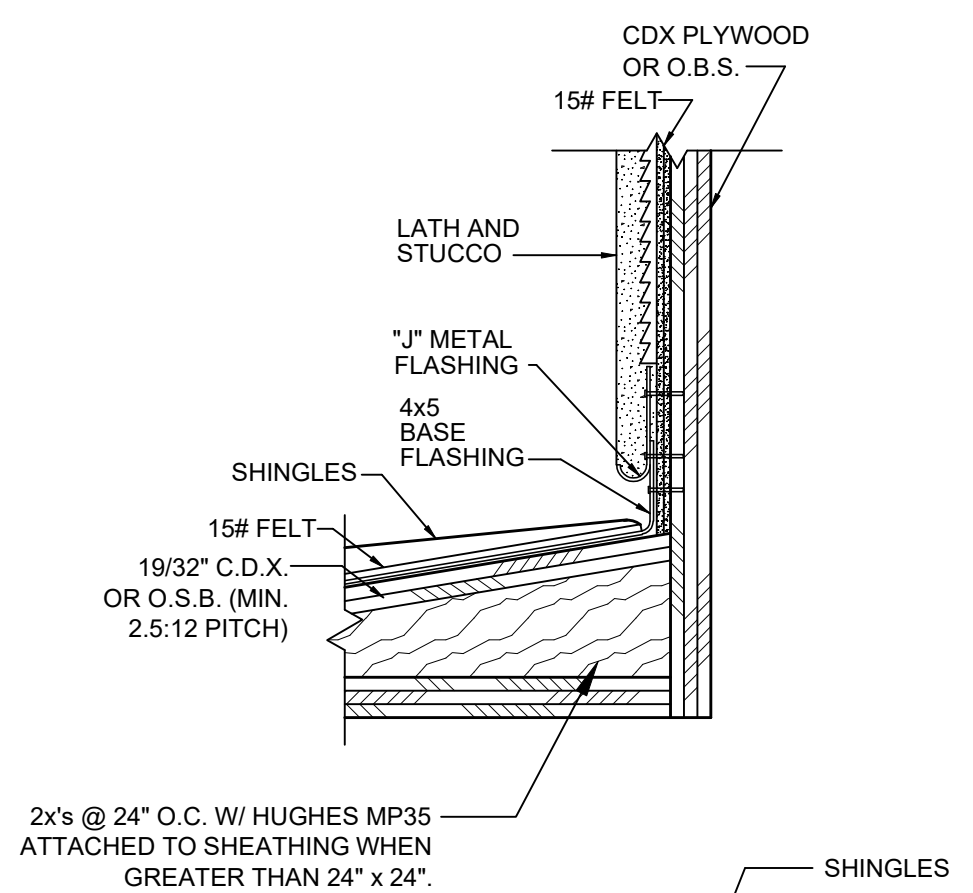


### PIPE PENETRATION THRU ROOF

## 2 ROOF PENETRATION DETAIL

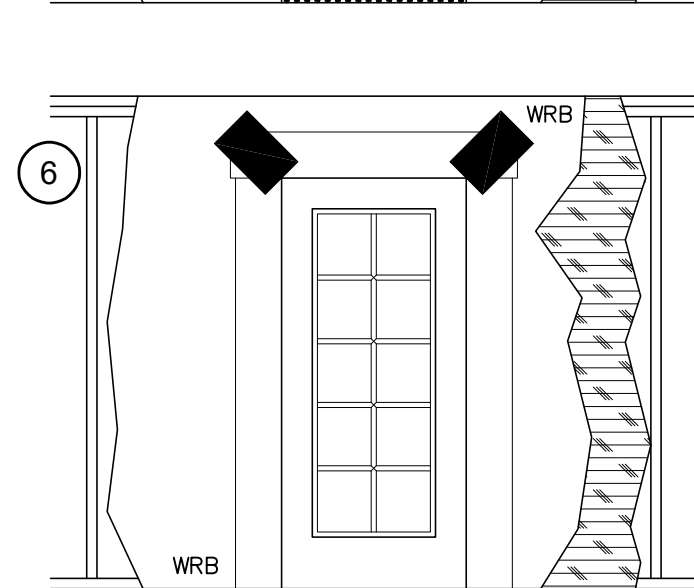
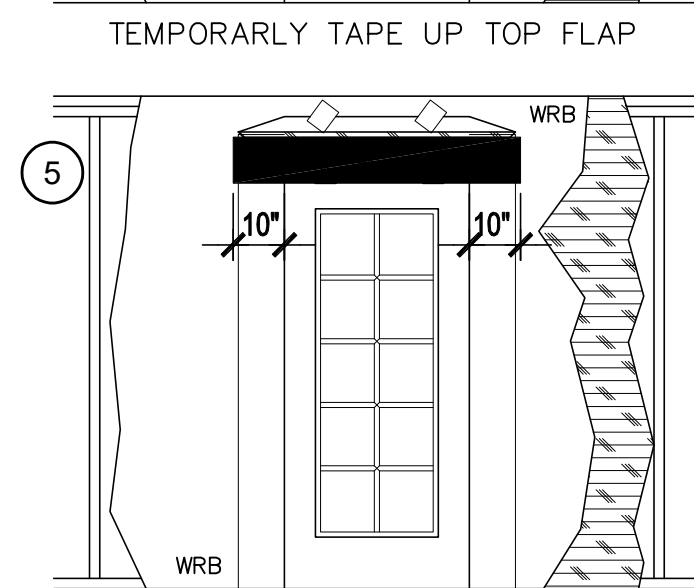
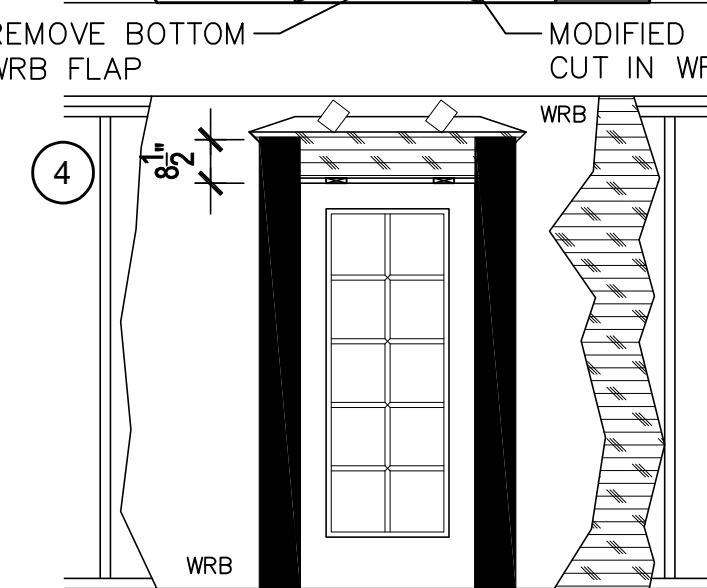
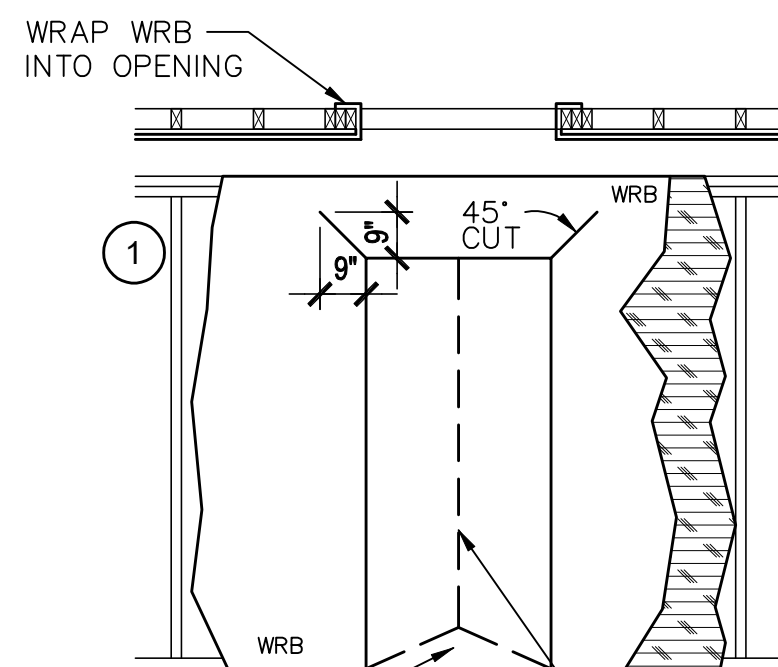
SCALE: N.T.S.

NOTE: FLASHING DETAIL TO COMPLY WITH R903.2 OF THE FBC 2020 - 7TH EDITION



## 3 CRICKET/FLASHING DETAIL

SCALE: N.T.S.



INSTALL VULKUM AT THRESHOLD PER MFR. INSTRUCTIONS. INSTALL DOOR, SHIM DOOR TO LEVEL, PLUMB AND SQUARE DOOR IN OPENING.

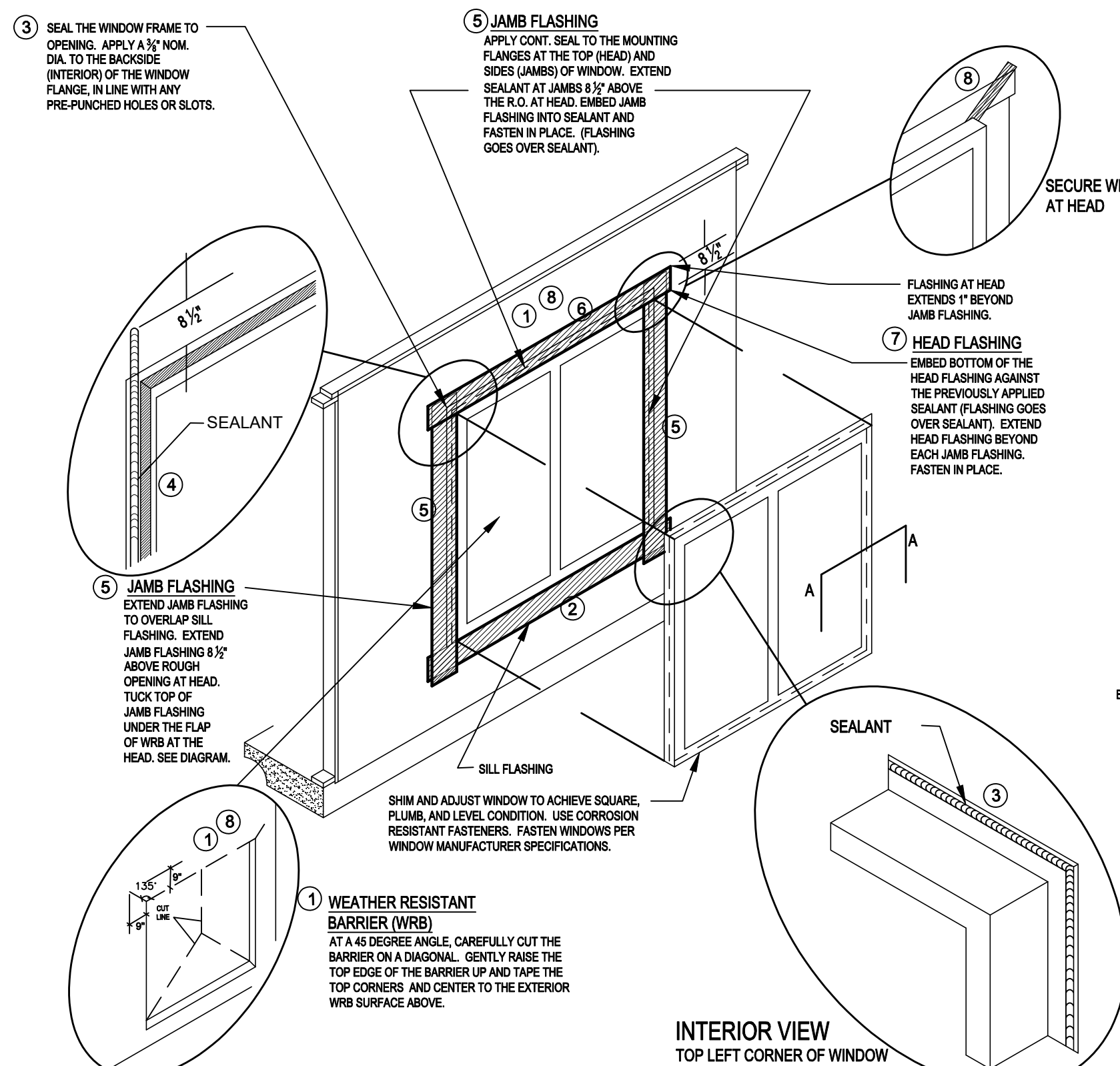
## EXTERIOR DOOR FLASHING

NOTE: ALL FLASHING WILL BE SELF ADHEARING AND ROLLED SMOOTH & FLAT WITH A J-ROLLER.

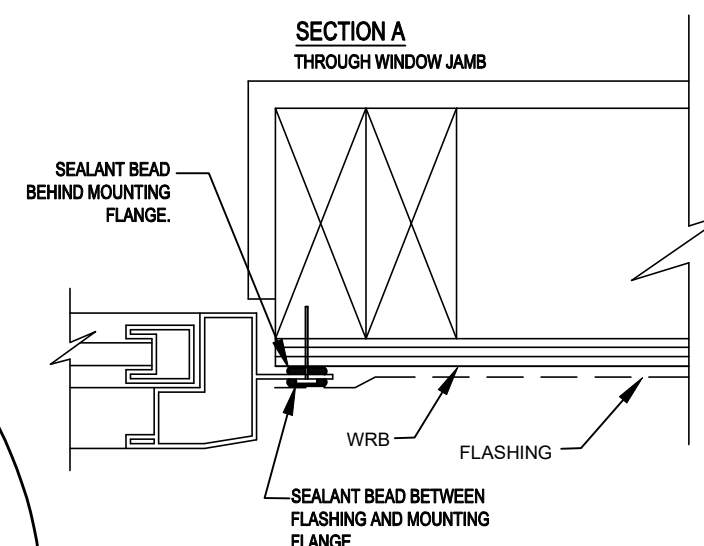
SCALE: N.T.S.

## WINDOW INSTALLATION (METHOD A-1) (ASTM E 2112-01)

WEATHER RESISTIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.



- STEPS:
- 1 IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
  - 2 APPLY SILL FLASHING
  - 3 APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
  - 4 APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 1/2"
  - 5 APPLY JAMB FLASHING
  - 6 APPLY BEAD OF SEALANT AT HEAD
  - 7 APPLY HEAD FLASHING
  - 8 REMOVE PREVIOUSLY APPLIED TAPE. ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.
- NOTE: STEPS 4 AND 6 ARE NOT REQUIRED WHEN USING SELF-ADHERING TYPE FLASHING



NOTE: ALL FLASHING WILL BE SELF ADHEARING AND ROLLED SMOOTH & FLAT WITH A J-ROLLER.

SCALE: N.T.S.

## WINDOW FLASHING "METHOD A-1"

## 1 SOFFIT OVERHANG DETAIL

SCALE: N.T.S.

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ISSUE DATE 11/28/2023

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PROJECT: 22-1184

SCALE: AS NOTED

DRAWN BY: C.C.

DESIGNED BY: MJS

DETAILS

A6