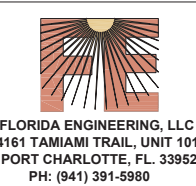




# LITCHFIELD "CRAFTSMAN"

## FUTURE RESIDENCE OF: KENNETH & RUTH PERIN

HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS IS STRUCTURALLY COMPLIANT ONLY AND AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2023 FLORIDA BUILDING CODE, 6TH EDITION. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD.  
 THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE, 6TH EDITION WITH SUPPLEMENTS.



FLORIDA ENGINEERING, LLC  
 4161 TAMARIT TRAIL, UNIT 501  
 PORT CHARLOTTE, FL 33905  
 PH: (813) 391-9988  
 FAX: (813) 391-9992

### CUSTOMER SELECTION NOTES

ELEVATIONS	FLOOR PLAN	KITCHEN	BATHROOMS	BATHROOMS CONTINUED	APPLIANCES CONTINUED
<b>SIDING MATERIAL TO BE:</b> <input type="checkbox"/> VINYL SIDING <input type="checkbox"/> CEMENT LAP SIDING <input type="checkbox"/> STUCCO <b>ROOFING MATERIAL TO BE:</b> <input type="checkbox"/> ARCHITECTURAL SHINGLES <b>WINDOW GRID PATTERNS TO BE:</b> <input type="checkbox"/> 6 OVER 6 <input type="checkbox"/> 3 OVER 1 <input type="checkbox"/> 1 OVER 1 <b>GARAGE DOOR OPTIONS IF APPLICABLE:</b> <input type="checkbox"/> STANDARD RAISED PANEL <input type="checkbox"/> RIBBED PANEL DESIGN <input type="checkbox"/> ADD GLASS PANELS WITH GRIDS <input type="checkbox"/> ADD GLASS PANELS WITHOUT GRIDS <input type="checkbox"/> ADD GARAGE DOOR OPENER <input type="checkbox"/> ADD GARAGE DOOR OPENER KEYPAD <b>SHUTTER OPTIONS:</b> <input type="checkbox"/> NO SHUTTERS <input type="checkbox"/> VINYL RAISED PANEL <input type="checkbox"/> VINYL LOUVERED <input type="checkbox"/> VINYL BOARD & BATTEN <input type="checkbox"/> GARAGE DOOR OPENER W/ 2 REMOTES <input type="checkbox"/> KEYPAD FOR GARAGE DOOR OPENER <b>EXTERIOR DOOR STYLES:</b> <input type="checkbox"/> FRONT - 6 PANEL <input type="checkbox"/> FRONT - 3-LITE CRAFTSMAN <input type="checkbox"/> FRONT - FULL GLASS NO GRIDS <input type="checkbox"/> FRONT - FULL GLASS W/ GRIDS <input type="checkbox"/> REAR - SLIDING GLASS <input type="checkbox"/> REAR - 6 PANEL <input type="checkbox"/> REAR - FULL GLASS NO GRIDS <input type="checkbox"/> REAR - FULL GLASS W/ GRIDS <input type="checkbox"/> SIDE - SLIDING GLASS <input type="checkbox"/> SIDE - 6 PANEL <input type="checkbox"/> SIDE - FULL GLASS NO GRIDS <input type="checkbox"/> SIDE - FULL GLASS W/ GRIDS	<b>CEILING HEIGHTS AND OPTIONS:</b> <input type="checkbox"/> 8' - STANDARD <input type="checkbox"/> 9' - OPTIONAL <input type="checkbox"/> 10' - OPTIONAL <input type="checkbox"/> VAULT CEILING IN LIVING AREAS <input type="checkbox"/> TRAY CEILING IN MASTER BATH <input type="checkbox"/> TRAY CEILING IN LIVING ROOM <input type="checkbox"/> TRAY CEILING IN FOYER <input type="checkbox"/> TRAY CEILING IN FLEX / FORMAL / STUDY <input type="checkbox"/> TRAY CEILING IN ENTIRE LIVING AREA <b>INTERIOR DOOR STYLE:</b> <input type="checkbox"/> 6 - PANEL COLONIAL <input type="checkbox"/> 2 - PANEL ARCHED TOP <input type="checkbox"/> 2 - PANEL CHEYENNE <input type="checkbox"/> 5 - PANEL <input type="checkbox"/> SHAKER 3 PANEL <input type="checkbox"/> BIRKDALE 3 PANEL <b>INTERIOR DOOR HARDWARE: **CIRCLE COLOR**</b> <input type="checkbox"/> DORIAN LEVER - CHROME / S.N. / VEN. BRNZE. <input type="checkbox"/> BALBOA LEVER - CHROME / S.N. / VEN. BRNZE. <input type="checkbox"/> DELTA LEVER - CHROME / S.N. / VEN. BRNZE. <input type="checkbox"/> TYLO KNOB - CHROME / S.N. / VEN. BRNZE. <input type="checkbox"/> COVE KNOB - CHROME / S.N. / VEN. BRNZE. <input type="checkbox"/> POLO KNOB - CHROME / S.N. / VEN. BRNZE.	<b>KITCHEN CABINET OPTIONS:</b> <input type="checkbox"/> LEVEL 1 PAINTED CABINETS <input type="checkbox"/> LEVEL 1 STAINED CABINETS <input type="checkbox"/> LEVEL 2 PAINTED CABINETS <input type="checkbox"/> LEVEL 2 STAINED CABINETS <input type="checkbox"/> 30" UPPER WALL CABINETS <input type="checkbox"/> 30" & 36" STAGGERED UPPER WALL CABINETS <input type="checkbox"/> 42" UPPER WALL CABINETS <input type="checkbox"/> KNOBS <input type="checkbox"/> PULLS <input type="checkbox"/> CROWN MOULDING ON UPPER WALL CABINETS <input type="checkbox"/> SOFT CLOSE CABINET DOORS <input type="checkbox"/> SOFT CLOSE CABINET DRAWERS <b>KITCHEN COUNTER TOP OPTIONS:</b> <input type="checkbox"/> LAMINATE TOPS <input type="checkbox"/> LEVEL 1 GRANITE <input type="checkbox"/> LEVEL 2 GRANITE <input type="checkbox"/> LEVEL 1 QUARTZ <input type="checkbox"/> LEVEL 2 QUARTZ <input type="checkbox"/> ADD 4" GRANITE BACKSPASH <input type="checkbox"/> ADD 4" QUARTZ BACKSPASH <b>KITCHEN SINK OPTION:</b> <input type="checkbox"/> 8" DEEP 50/50 DROP-IN SINK <input type="checkbox"/> UNDERMOUNT DEEP 50/50 SINK <input type="checkbox"/> UNDERMOUNT PLATINUM SINGLE BOWL SINK <input type="checkbox"/> FARM SINK <b>KITCHEN FAUCET OPTION:</b> <input type="checkbox"/> PFIRST SERIES 1 - CHROME <input type="checkbox"/> PFIRST SERIES 1 - STAINLESS <input type="checkbox"/> PFIRST SERIES 1 - MATTE BLACK <input type="checkbox"/> STELLEN 1 - STAINLESS <input type="checkbox"/> STELLEN 1 - MATTE BLACK <input type="checkbox"/> STELLEN 1 - BRUSHED GOLD <input type="checkbox"/> STELLEN TOUCHLESS - CHROME <input type="checkbox"/> STELLEN TOUCHLESS - STAINLESS <input type="checkbox"/> STELLEN TOUCHLESS - MATTE BLACK <input type="checkbox"/> NEERA CULINARY - STAINLESS <input type="checkbox"/> NEERA CULINARY - GOLD <input type="checkbox"/> NEERA CULINARY - MATTE BLACK <input type="checkbox"/> ASARI - CHROME <input type="checkbox"/> ASARI - STAINLESS <input type="checkbox"/> ASARI - GOLD <input type="checkbox"/> ASARI - MATTE BLACK	<b>MASTER BATH VANITY CABINET OPTIONS:</b> <input type="checkbox"/> LEVEL 1 PAINTED CABINETS <input type="checkbox"/> LEVEL 1 STAINED CABINETS <input type="checkbox"/> LEVEL 2 PAINTED CABINETS <input type="checkbox"/> LEVEL 2 STAINED CABINETS <input type="checkbox"/> KNOBS <input type="checkbox"/> PULLS <input type="checkbox"/> SOFT CLOSE DOORS <input type="checkbox"/> SOFT CLOSE DRAWERS <input type="checkbox"/> RAISED HEIGHT VANITY <input type="checkbox"/> LAMINATE TOP(S) <input type="checkbox"/> LEV. 1 GRANITE TOP(S) <input type="checkbox"/> LEV. 2 GRANITE TOP(S) <input type="checkbox"/> LEV. 1 QUARTZ TOP(S) <input type="checkbox"/> ROUND DROP-IN SINK(S) <input type="checkbox"/> ROUND UNDERMOUNT SINK(S) <input type="checkbox"/> RECTANGLE UNDERMOUNT SINK(S) <b>HALL BATH 1 VANITY CABINET OPTIONS:</b> <input type="checkbox"/> LEVEL 1 PAINTED CABINETS <input type="checkbox"/> LEVEL 1 STAINED CABINETS <input type="checkbox"/> LEVEL 2 PAINTED CABINETS <input type="checkbox"/> LEVEL 2 STAINED CABINETS <input type="checkbox"/> KNOBS <input type="checkbox"/> PULLS <input type="checkbox"/> SOFT CLOSE DOORS <input type="checkbox"/> SOFT CLOSE DRAWERS <input type="checkbox"/> RAISED HEIGHT VANITY <input type="checkbox"/> LAMINATE TOP(S) <input type="checkbox"/> LEV. 1 GRANITE TOP(S) <input type="checkbox"/> LEV. 2 GRANITE TOP(S) <input type="checkbox"/> LEV. 1 QUARTZ TOP(S) <input type="checkbox"/> ROUND DROP-IN SINK(S) <input type="checkbox"/> ROUND UNDERMOUNT SINK(S) <input type="checkbox"/> RECTANGLE UNDERMOUNT SINK(S)	<b>HALL BATH 2 VANITY CABINET OPTIONS CONTINUED:</b> <input type="checkbox"/> SOFT CLOSE DRAWERS <input type="checkbox"/> RAISED HEIGHT VANITY <input type="checkbox"/> LAMINATE TOP(S) <input type="checkbox"/> LEV. 1 GRANITE TOP(S) <input type="checkbox"/> LEV. 2 GRANITE TOP(S) <input type="checkbox"/> LEV. 1 QUARTZ TOP(S) <input type="checkbox"/> LEV. 2 QUARTZ TOP(S) <input type="checkbox"/> ROUND DROP-IN SINK(S) <input type="checkbox"/> ROUND UNDERMOUNT SINK(S) <input type="checkbox"/> RECTANGLE UNDERMOUNT SINK(S) <b>GUEST BATH VANITY CABINET OPTIONS:</b> <input type="checkbox"/> LEVEL 1 PAINTED CABINETS <input type="checkbox"/> LEVEL 1 STAINED CABINETS <input type="checkbox"/> LEVEL 2 PAINTED CABINETS <input type="checkbox"/> LEVEL 2 STAINED CABINETS <input type="checkbox"/> KNOBS <input type="checkbox"/> PULLS <input type="checkbox"/> SOFT CLOSE DOORS <input type="checkbox"/> SOFT CLOSE DRAWERS <input type="checkbox"/> RAISED HEIGHT VANITY <input type="checkbox"/> LAMINATE TOP(S) <input type="checkbox"/> LEV. 1 GRANITE TOP(S) <input type="checkbox"/> LEV. 2 GRANITE TOP(S) <input type="checkbox"/> LEV. 1 QUARTZ TOP(S) <input type="checkbox"/> ROUND DROP-IN SINK(S) <input type="checkbox"/> ROUND UNDERMOUNT SINK(S) <input type="checkbox"/> RECTANGLE UNDERMOUNT SINK(S)	<b>ALL STAINLESS LEVEL 2 APPLIANCES</b> <input type="checkbox"/> 30" RECIRCULATING RANGE HOOD <input type="checkbox"/> 30" VENTED RANGE HOOD <input type="checkbox"/> RECIRCULATING MICROWAVE / HOOD <input type="checkbox"/> VENTED MICROWAVE / HOOD <b>ALL STAINLESS LEVEL 3 APPLIANCES</b> <input type="checkbox"/> 30" RECIRCULATING RANGE HOOD <input type="checkbox"/> 30" VENTED RANGE HOOD <input type="checkbox"/> RECIRCULATING MICROWAVE / HOOD <input type="checkbox"/> VENTED MICROWAVE / HOOD <b>CUSTOMER SUPPLIED APPLIANCES</b> <input type="checkbox"/> YES <b>PLUMBING HARDWARE</b> <b>KITCHEN FAUCET - **CIRCLE COLOR OPTION**</b> <input type="checkbox"/> PFIRST SERIES 1 ( CHROME / S.S. / MATTE BLK. ) <input type="checkbox"/> STELLEN 1 ( S.S. / BRSHD.GOLD / MATTE BLK. ) <input type="checkbox"/> NEERA CULINARY ( S.S. / GOLD / BLACK ) <input type="checkbox"/> ASARI ( CHROME / S.S. / GOLD / BLACK ) <input type="checkbox"/> STELLEN TOUCHLESS ( CHROME / S.S. / BLACK ) <b>KITCHEN SINK</b> <input type="checkbox"/> 8" DEEP DOUBLE BOWL SINK ( DROP-IN ) <input type="checkbox"/> UNDERMOUNT DEEP DOUBLE SINK 50/50 <input type="checkbox"/> UNDERMOUNT PLATINUM BOWL <input type="checkbox"/> FARM SINK <b>MASTER BATH SINK(S)</b> <input type="checkbox"/> ROUND DROP-IN <input type="checkbox"/> ROUND UNDERMOUNT <input type="checkbox"/> RECTANGLE UNDERMOUNT <b>HALL BATH 1 SINK(S)</b> <input type="checkbox"/> ROUND DROP-IN <input type="checkbox"/> ROUND UNDERMOUNT <input type="checkbox"/> RECTANGLE UNDERMOUNT <b>HALL BATH 2 SINK(S)</b> <input type="checkbox"/> ROUND DROP-IN <input type="checkbox"/> ROUND UNDERMOUNT <input type="checkbox"/> RECTANGLE UNDERMOUNT <b>GUEST BATH SINK(S)</b> <input type="checkbox"/> ROUND DROP-IN <input type="checkbox"/> ROUND UNDERMOUNT <input type="checkbox"/> RECTANGLE UNDERMOUNT

### GENERAL BUILD'G NOTES

1. MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
2. OPTIONAL BONUS PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
3. INTERIOR AND EXTERIOR WALLS TO BE DRAWN AT 3 1/2" U.N.O.
4. ALL ANGLES TO BE DRAWN AT 90° OR 45° UNLESS NOTED OTHERWISE
5. WINDOW HEADER HEIGHT TO BE SET AT 6'-11" FROM TOP OF HOUSE SLAB TO BOTTOM OF WINDOW HEADER U.N.O.
6. HEADER SIZES AND MATERIALS TO BE DETERMINED AND VERIFIED BY LICENSED ENGINEER AND BUILDER.
7. SIZES, LOCATIONS, AND MATERIALS OF BEAMS, TRUSSES, GIRDERS, AND HEADERS ARE TO BE DETERMINED AND VERIFIED BY BUILDER, FRAMER, TRUSS SHOP, AND LICENSED ENGINEER.
8. FOOTER SIZE, MATERIAL AND LOCATIONS TO BE VERIFIED AND DETERMINED BY BUILDER, FOOTER CONTRACTOR, AND LICENSED ENGINEER.
9. ROOF VENTILATION TO BE DETERMINED AND VERIFIED BY BUILDER, ROOFING CONTRACTOR, AND LICENSED ENGINEER.
10. ALL MECHANICAL SYSTEMS DESIGNS, LOCATIONS AND SIZING TO BE DETERMINED AND VERIFIED BY BUILDER, APPROPRIATE TRADE CONTRACTOR, AND LICENSED ENGINEER.
11. BUILDER IS RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL LOCAL, STATE, AND NATIONAL BUILDING CODES.
12. LOCAL, STATE & NATIONAL BUILD'G CODES TAKE PRECEDENCE OVER DRAWINGS
13. BUILDER TO VERIFY ALL DIMENSIONS

### SQUARE FOOTAGE CHART

MAIN FLOOR HEATED & COOLED AREA:	1780
COVERED FRONT PORCH AREA:	100
GARAGE AREA TO FRAME:	485
COVERED REAR LANAI AREA:	N/A
2ND FLOOR HEATED & COOLED AREA:	N/A
TOTAL HEATED AND COOLED AREA:	1780
TOTAL UNDER BEAM AREA:	2365

NOTE: ALL AREA CALCULATIONS ARE CALCULATED TO EXTERIOR OF FRAMED WALLS.

### STREET ADDRESS:

263 SW KEMP RD

### CITY/STATE:

LAKE CITY

### ZIP:

32024

### COUNTY:

COLUMBIA

### PERMIT NUMBER:

X

### HEALTH DEPT. NUMBER:

X

### DRAFTING DATES:

PRELIM. : 12/29/2025 BES\*  
 PERM. : 2/18/2026 JPH  
 FINAL :

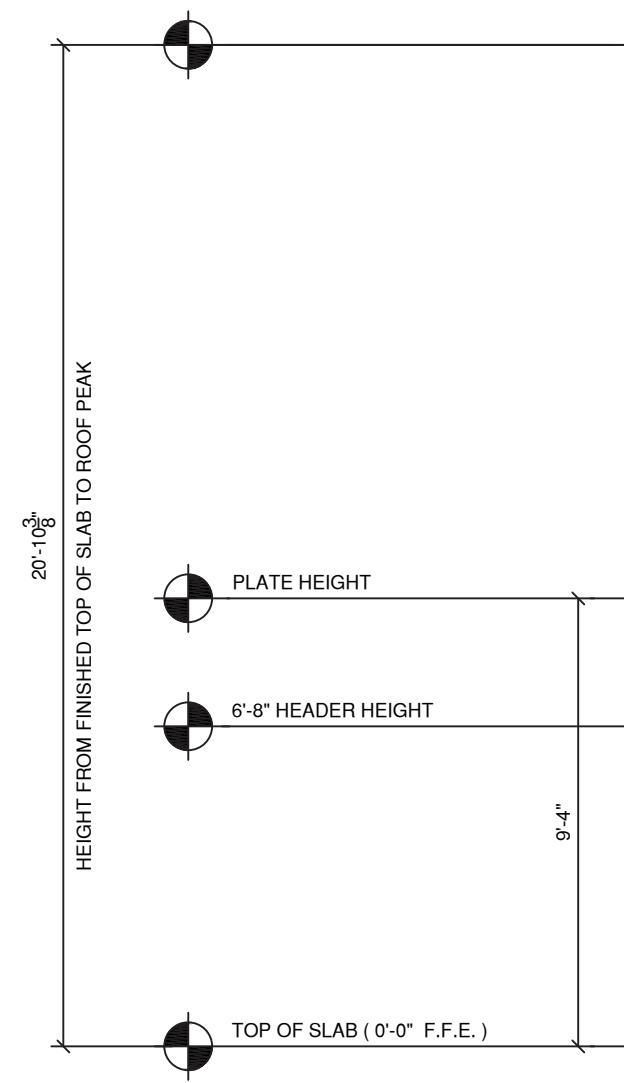
Cover Page

## LITCHFIELD "CRAFTSMAN"

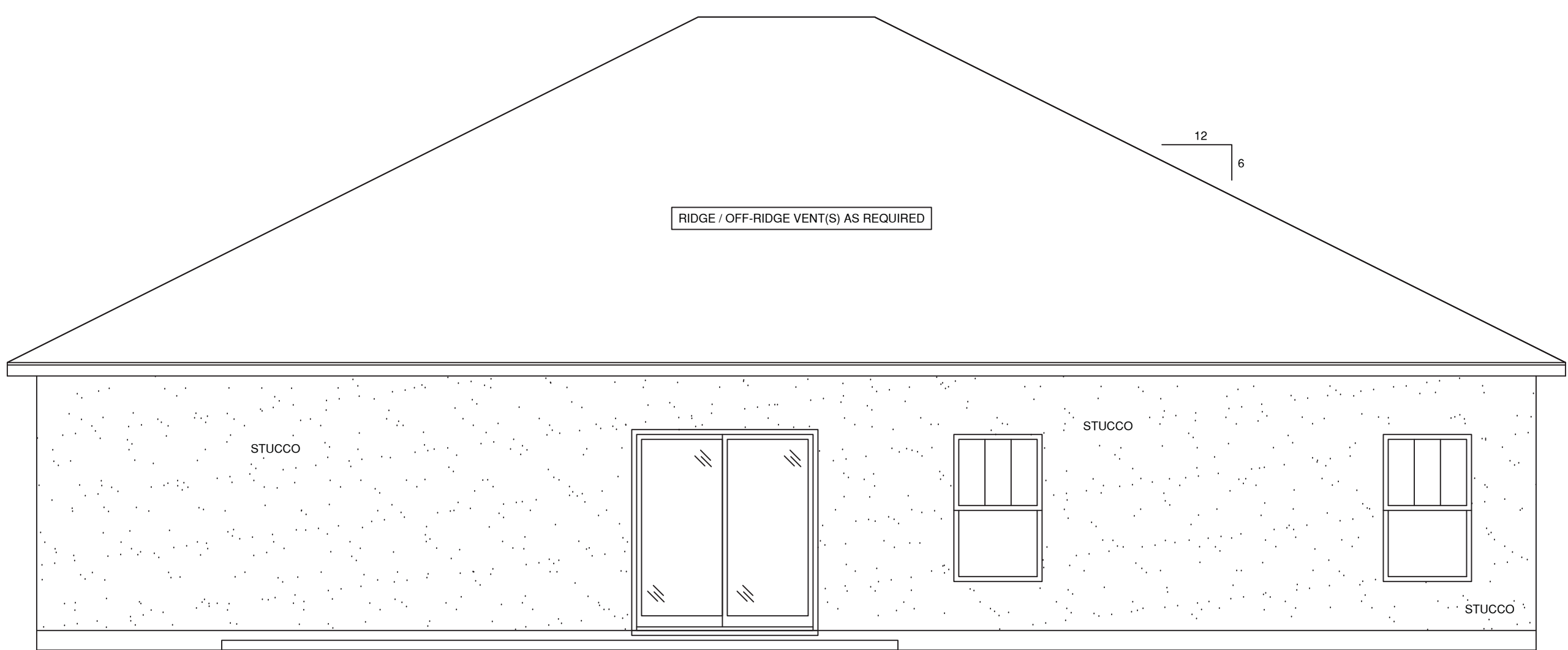
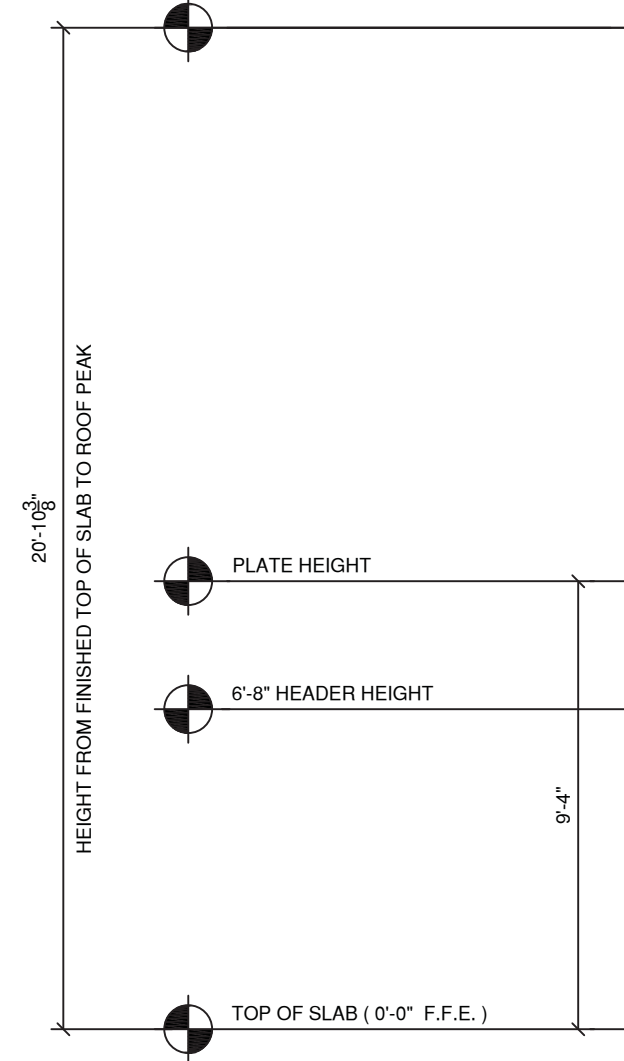


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 LICENSED TO RED DOOR HOMES OF:  
 NORTH CENTRAL FLORIDA

**PERMANENT**  
 JOB # : 12-305  
 PERIN



**FRONT ELEVATION**  
 SCALE 1/4" = 1'-0"



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

**GENERAL BUILD'G NOTES**

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**SQUARE FOOTAGE CHART**

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NOTE:  
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**STREET ADDRESS:**

263 SW KEMP RD

**CITY/STATE:**

LAKE CITY

**ZIP:**

32024

**COUNTY:**

COLUMBIA

**PERMIT NUMBER:**

**HEALTH DEPT. NUMBER:**

**DRAFTING DATES:**

PRELIM. : 12/29/2025 BES\*

PERM. : 2/18/2026 JPH

FINAL :

Front & Rear Elevation

**LITCHFIELD**  
 "CRAFTSMAN"



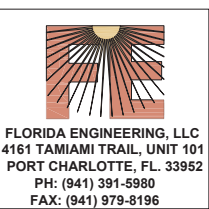
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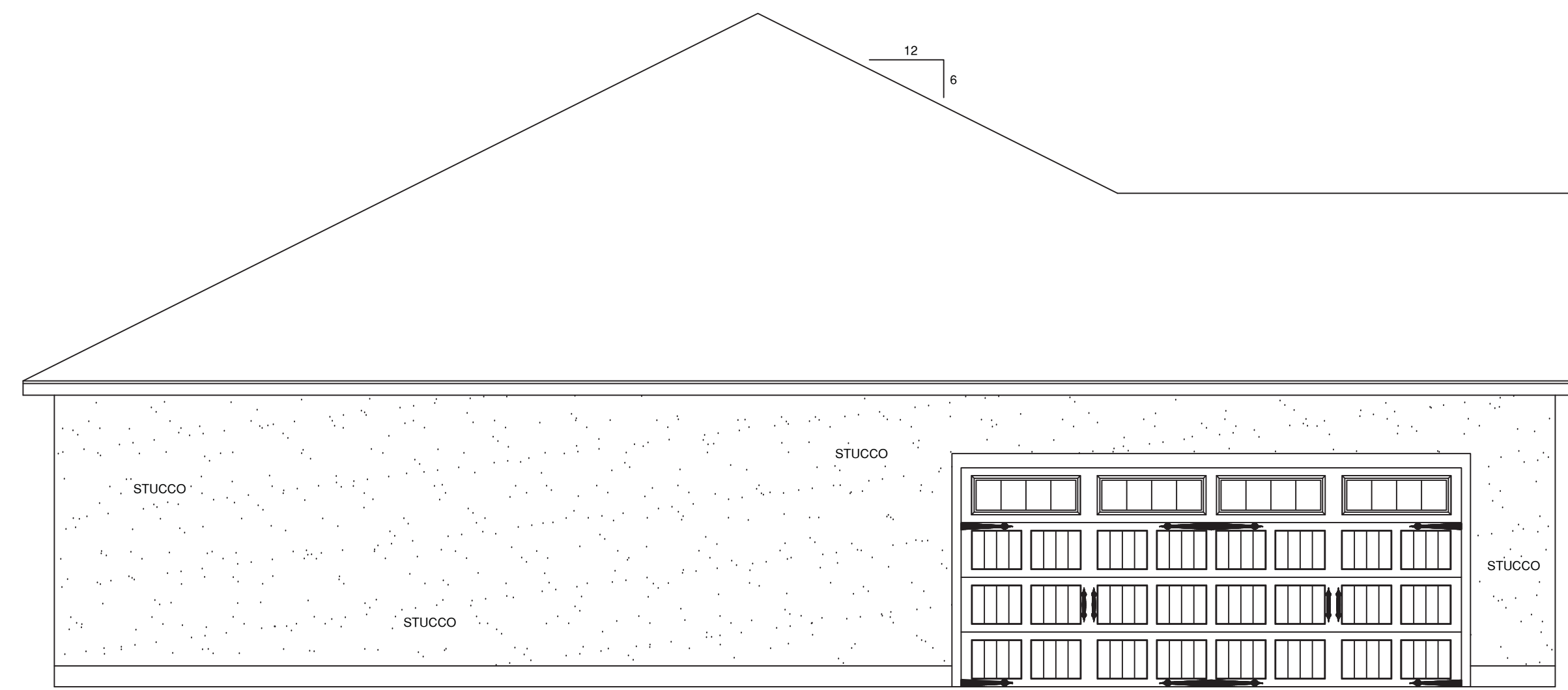
BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

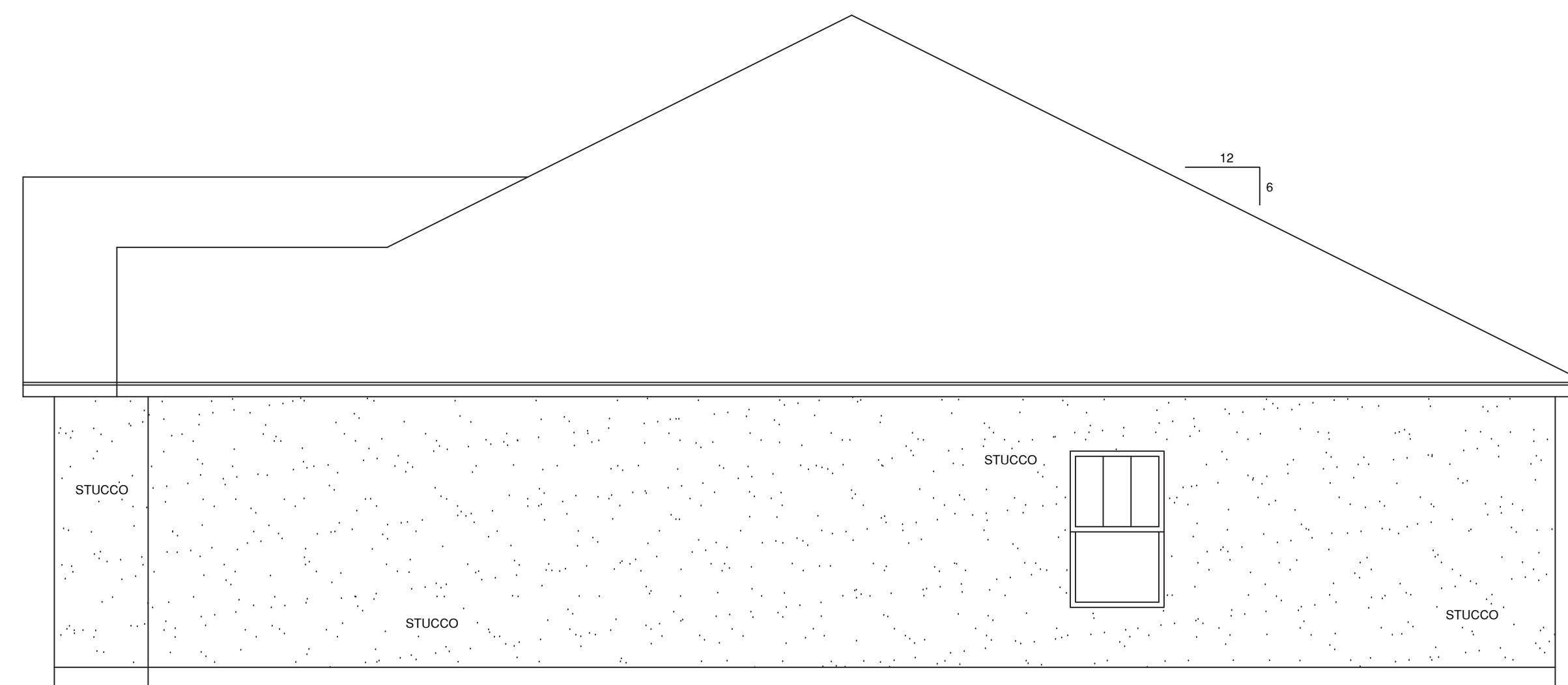
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FLORIDA ENGINEERING, LLC  
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 PORT CHARLOTTE, FL 33681  
 PH: (813) 391-8888  
 FAX: (813) 391-8156



**LEFT ELEVATION**  
 SCALE 1/4"= 1'-0"



**RIGHT ELEVATION**  
 SCALE 1/4"= 1'-0"

**GENERAL BUILD'G NOTES**

1. MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
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3. INTERIOR AND EXTERIOR WALLS TO BE DRAWN AT 3 1/2" U.N.O.
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**SQUARE FOOTAGE CHART**

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GARAGE AREA TO FRAME:	485
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NOTE:  
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**STREET ADDRESS:**

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**CITY/STATE:**

LAKE CITY

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32024

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COLUMBIA

**PERMIT NUMBER:**

**HEALTH DEPT. NUMBER:**

**DRAFTING DATES:**

PRELIM. : 12/29/2025 BES\*

PERM. : 2/18/2026 JPH

FINAL :

Right & Left Elevation

**LITCHFIELD**  
 "CRAFTSMAN"



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**PERMANENT**

JOB # : 12-305

PERIN

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

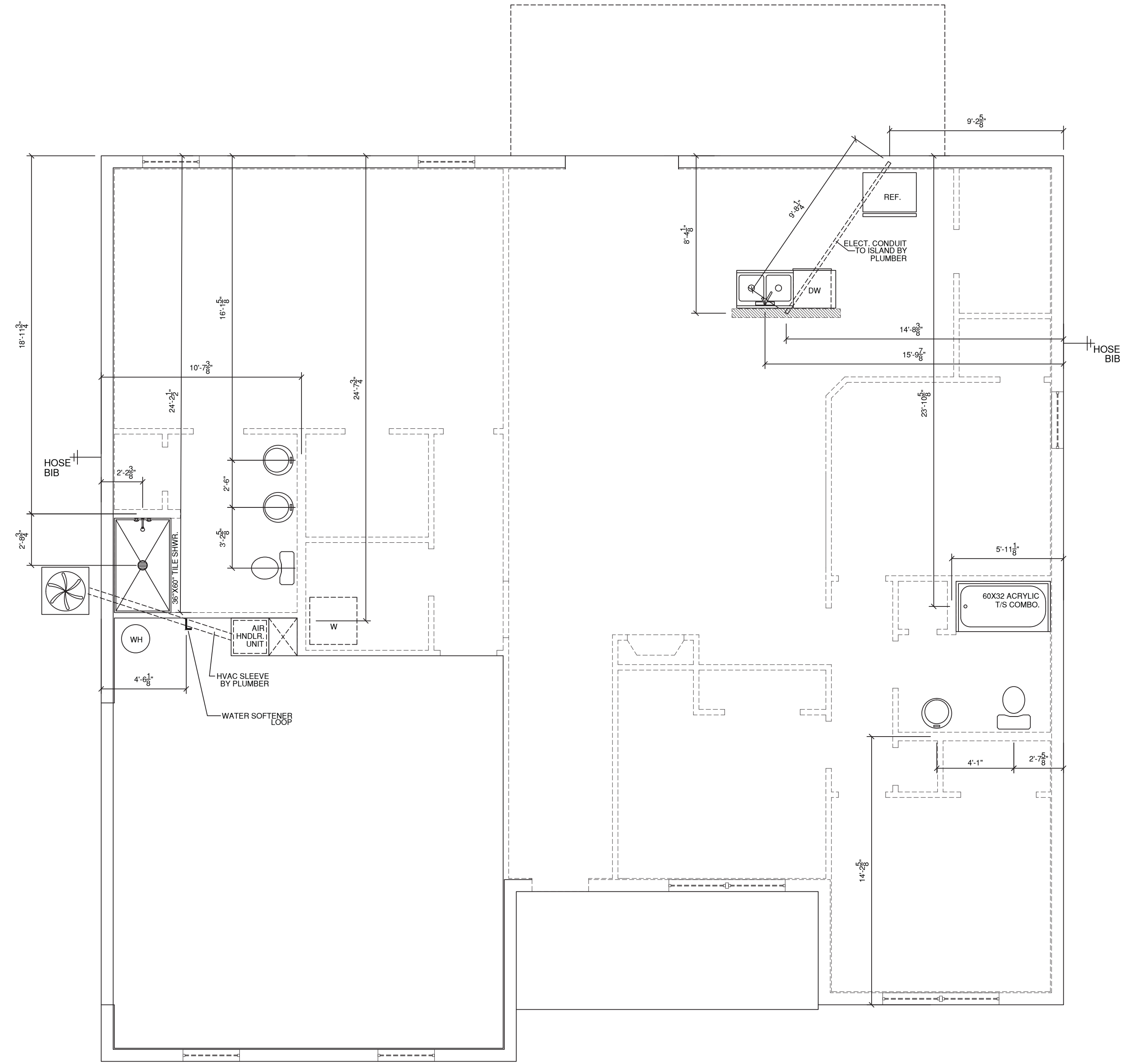
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 PORT CHARLOTTE, FL 33681  
 PH: (813) 391-8888  
 FAX: (813) 391-8156



**GENERAL PLUMBING PLAN NOTES:**  
 1. DIMENSIONS ARE CENTERED ON PLUMBING FIXTURES AND TO THE CENTER OF THE WALLS.



**PLUMBING PLAN**  
 SCALE 1/4" = 1'-0"

**GENERAL BUILD'G NOTES**

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 PERM. : 2/18/2026 JPH  
 FINAL :

Plumbing Plan

**LITCHFIELD**  
 "CRAFTSMAN"



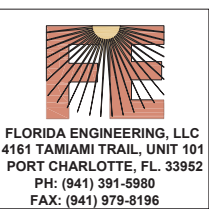
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 NORTH CENTRAL FLORIDA

**PERMANENT**  
 JOB # : 12-305  
 PERIN

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS (STRUCTURAL COMPLIANCE ONLY) AND AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2023 FLORIDA BUILDING CODE, 4TH EDITION. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE, 4TH EDITION WITH SUPPLEMENTS.

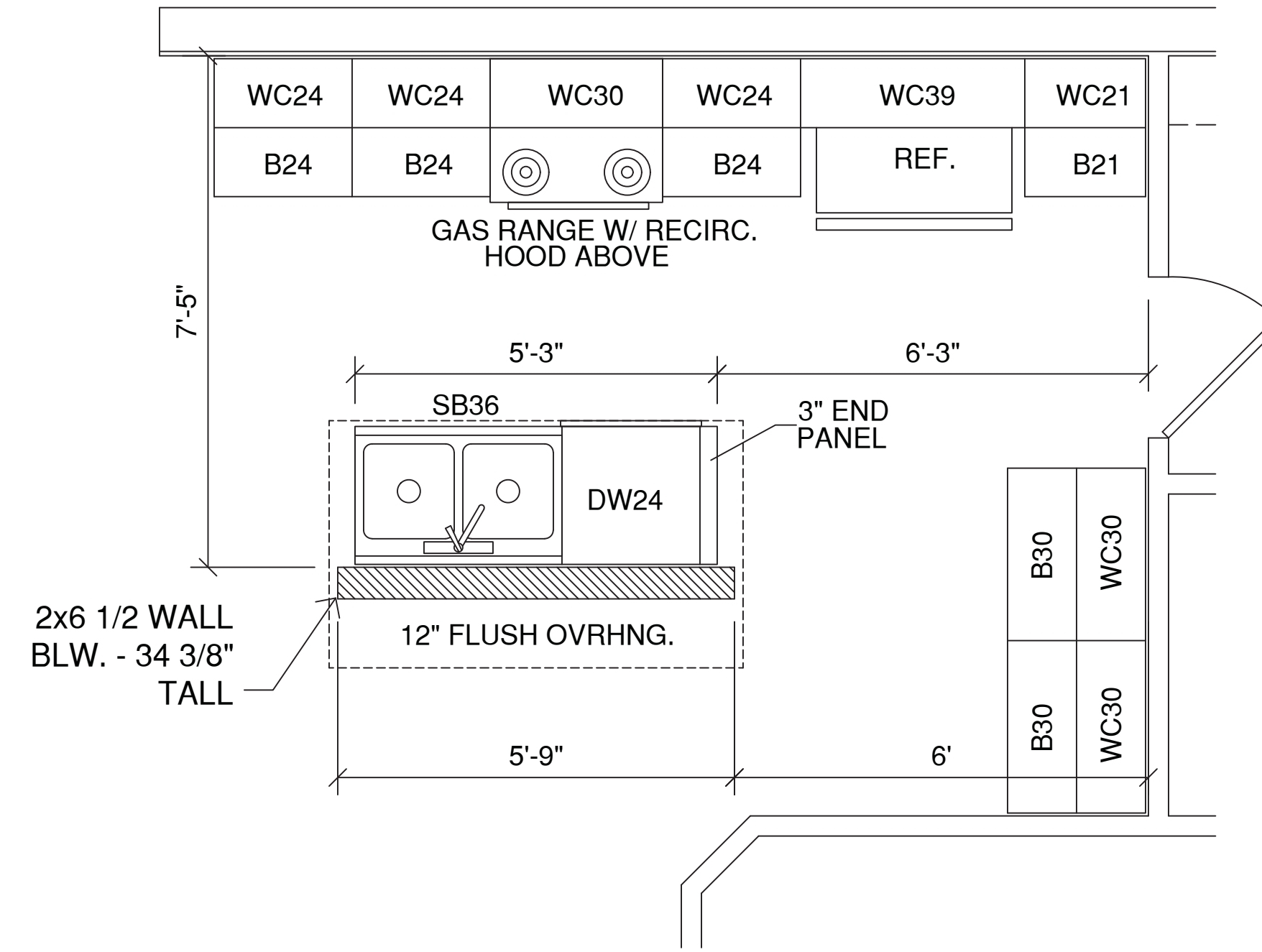


FLORIDA ENGINEERING, LLC  
 4161 TAMMAM TRAIL, UNIT 551  
 PORT CHARLOTTE, FL 33681  
 PH: (813) 391-8888  
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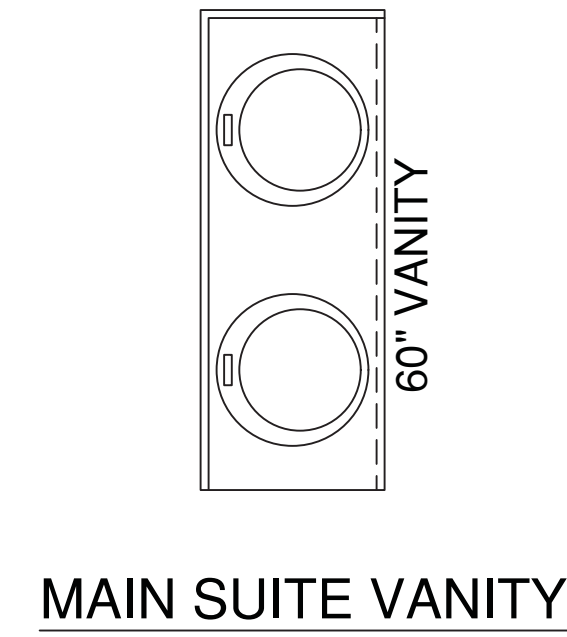




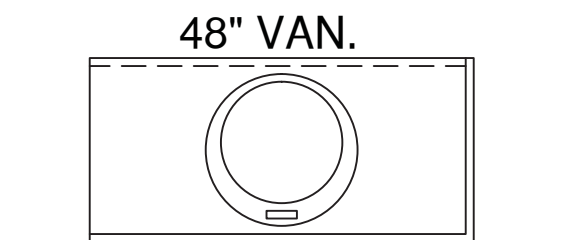




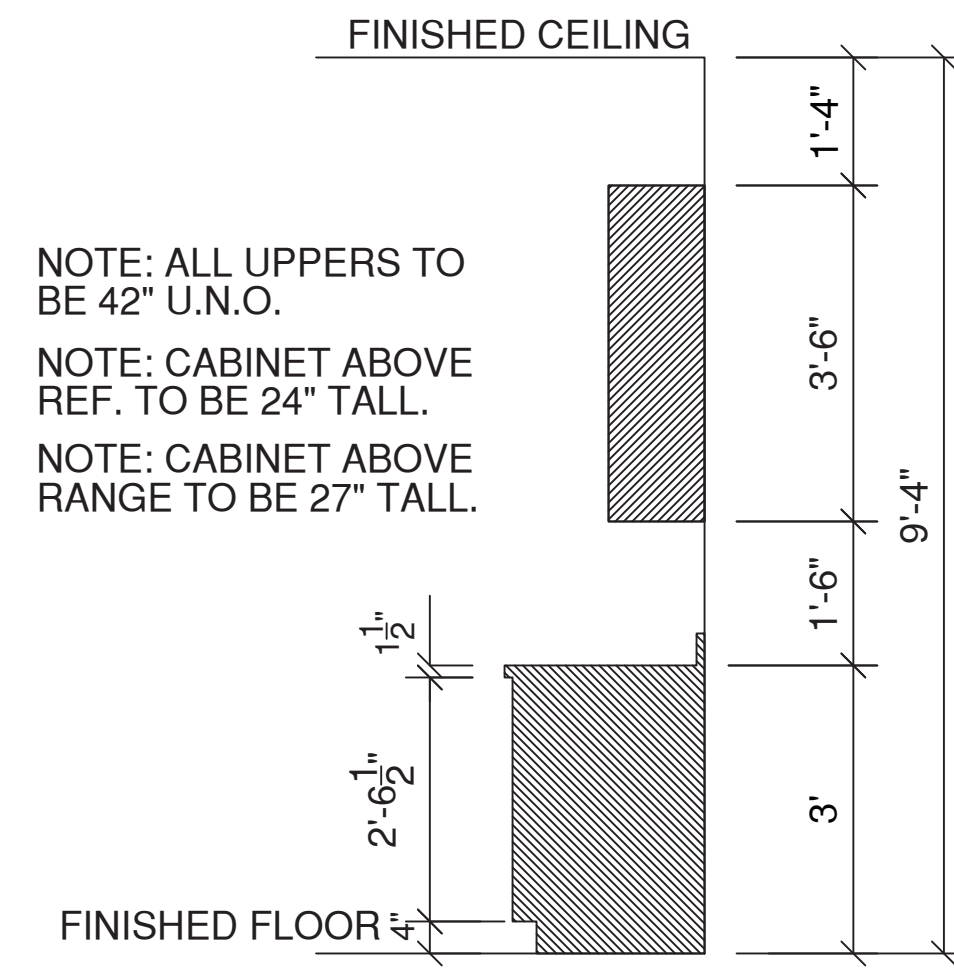
**KITCHEN CABINET PLAN**  
 SCALE 1/2" = 1'-0"



**MAIN SUITE VANITY**



**HALL BATH VANITY**



**OPTIONAL 42" WALL CABS.**  
 SCALE: = 1/4" = 1'-0"

- OPTIONAL SCRIBE TRIM MLD'G.
- OPTIONAL CROWN MLD'G.

**CABINET LEGEND**

WC: WALL CABINET  
 CWC: CORNER WALL CABINET  
 B: BASE CABINET  
 CB: CORNER BASE CABINET  
 SB: SINK BASE CABINET  
 FSB: FARMSINK BASE CABINET  
 DW: DISH WASHER SPACE  
 LS: LAZY SUSAN CABINET

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

**GENERAL BUILD'G NOTES**

1. MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
2. OPTIONAL BONUS PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
3. INTERIOR AND EXTERIOR WALLS TO BE DRAWN AT 3 1/2" U.N.O.
4. ALL ANGLES TO BE DRAWN AT 90° OR 45° UNLESS NOTED OTHERWISE
5. WINDOW HEADER HEIGHT TO BE SET AT 6'-11" FROM TOP OF HOUSE SLAB TO BOTTOM OF WINDOW HEADER U.N.O.
6. HEADER SIZES AND MATERIALS TO BE DETERMINED AND VERIFIED BY LICENSED ENGINEER AND BUILDER.
7. SIZES, LOCATIONS, AND MATERIALS OF BEAMS, TRUSSES, GIRDERS, AND HEADERS ARE TO BE DETERMINED AND VERIFIED BY BUILDER, FRAMER, TRUSS SHOP, AND LICENSED ENGINEER.
8. FOOTER SIZE, MATERIAL AND LOCATIONS TO BE VERIFIED AND DETERMINED BY BUILDER, FOOTER CONTRACTOR, AND LICENSED ENGINEER.
9. ROOF VENTILATION TO BE DETERMINED AND VERIFIED BY BUILDER, ROOFING CONTRACTOR, AND LICENSED ENGINEER.
10. ALL MECHANICAL SYSTEMS DESIGNS, LOCATIONS AND SIZING TO BE DETERMINED AND VERIFIED BY BUILDER, APPROPRIATE TRADE CONTRACTOR, AND LICENSED ENGINEER.
11. BUILDER IS RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL LOCAL, STATE, AND NATIONAL BUILDING CODES.
12. LOCAL, STATE & NATIONAL BUILD'G CODES TAKE PRECEDENCE OVER DRAWINGS
13. BUILDER TO VERIFY ALL DIMENSIONS

**SQUARE FOOTAGE CHART**

MAIN FLOOR HEATED & COOLED AREA:	1780
COVERED FRONT PORCH AREA:	100
GARAGE AREA TO FRAME:	485
COVERED REAR LANAI AREA:	N/A
2ND FLOOR HEATED & COOLED AREA:	N/A
TOTAL HEATED AND COOLED AREA:	1780
TOTAL UNDER BEAM AREA:	2365

NOTE: ALL AREA CALCULATIONS ARE CALCULATED TO EXTERIOR OF FRAMED WALLS.

**STREET ADDRESS:**

263 SW KEMP RD

**CITY/STATE:**

LAKE CITY

**ZIP:**

32024

**COUNTY:**

COLUMBIA

**PERMIT NUMBER:**

**HEALTH DEPT. NUMBER:**

**DRAFTING DATES:**

PRELIM. : 12/29/2025 BES\*  
 PERM. : 2/18/2026 JPH  
 FINAL :

**Cabinet Plan**

**LITCHFIELD  
 "CRAFTSMAN"**



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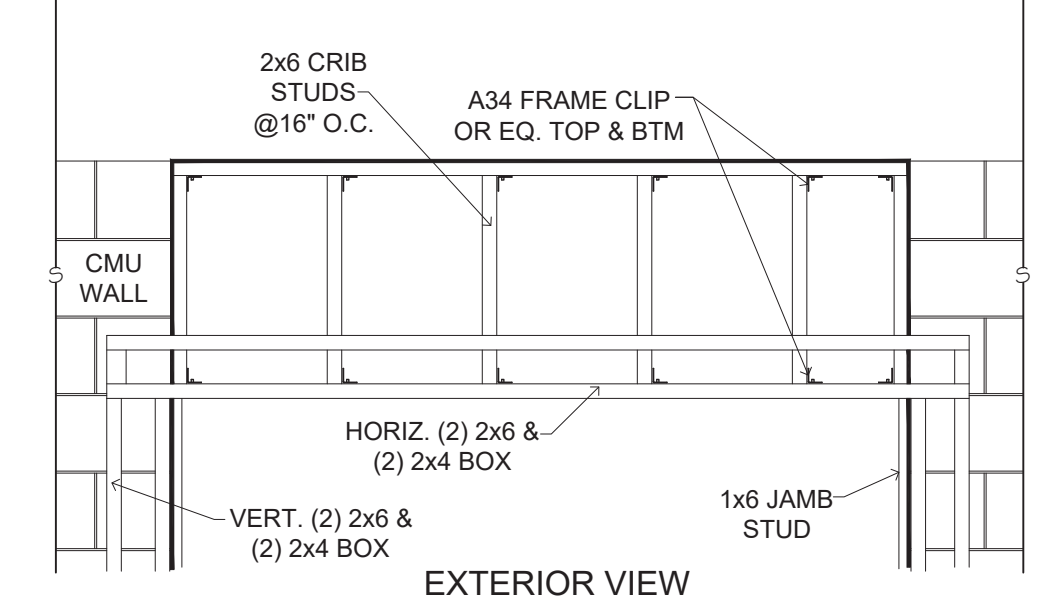
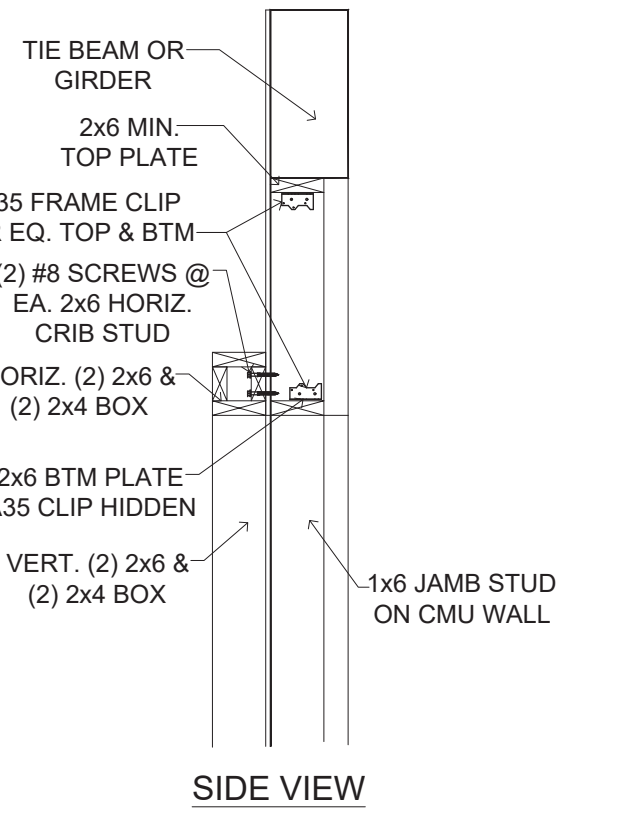
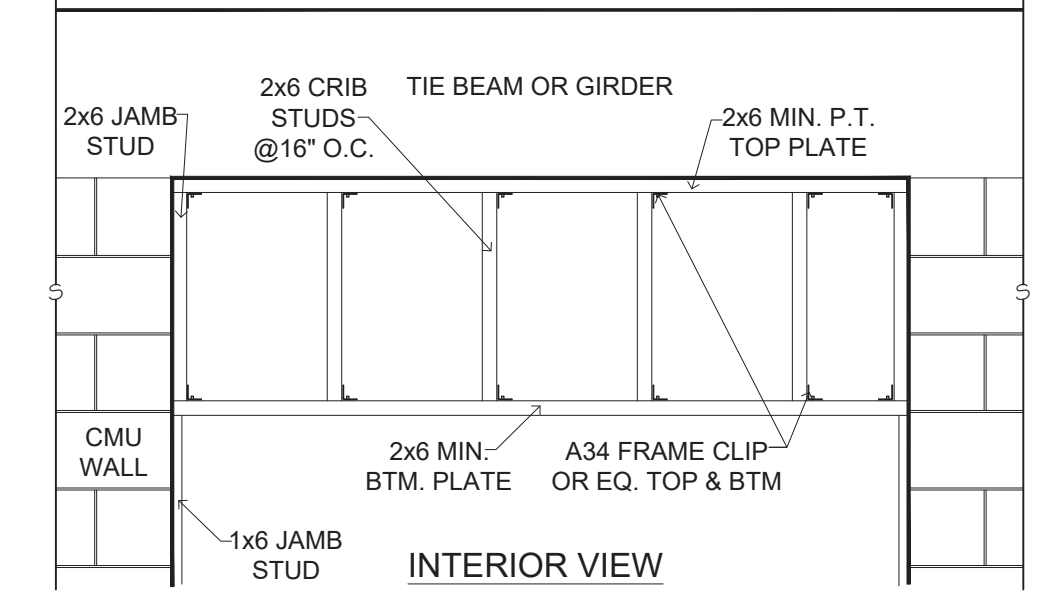
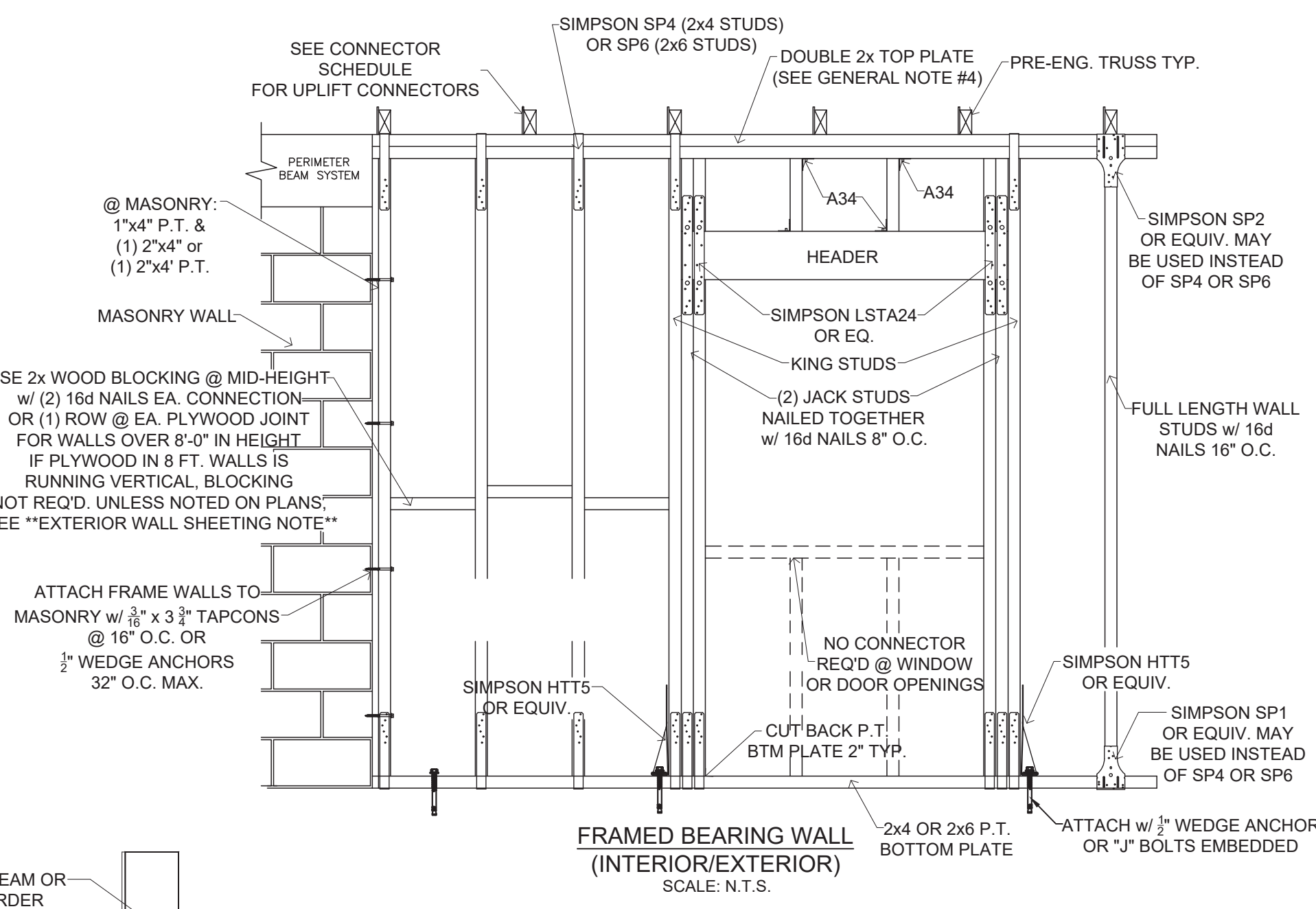
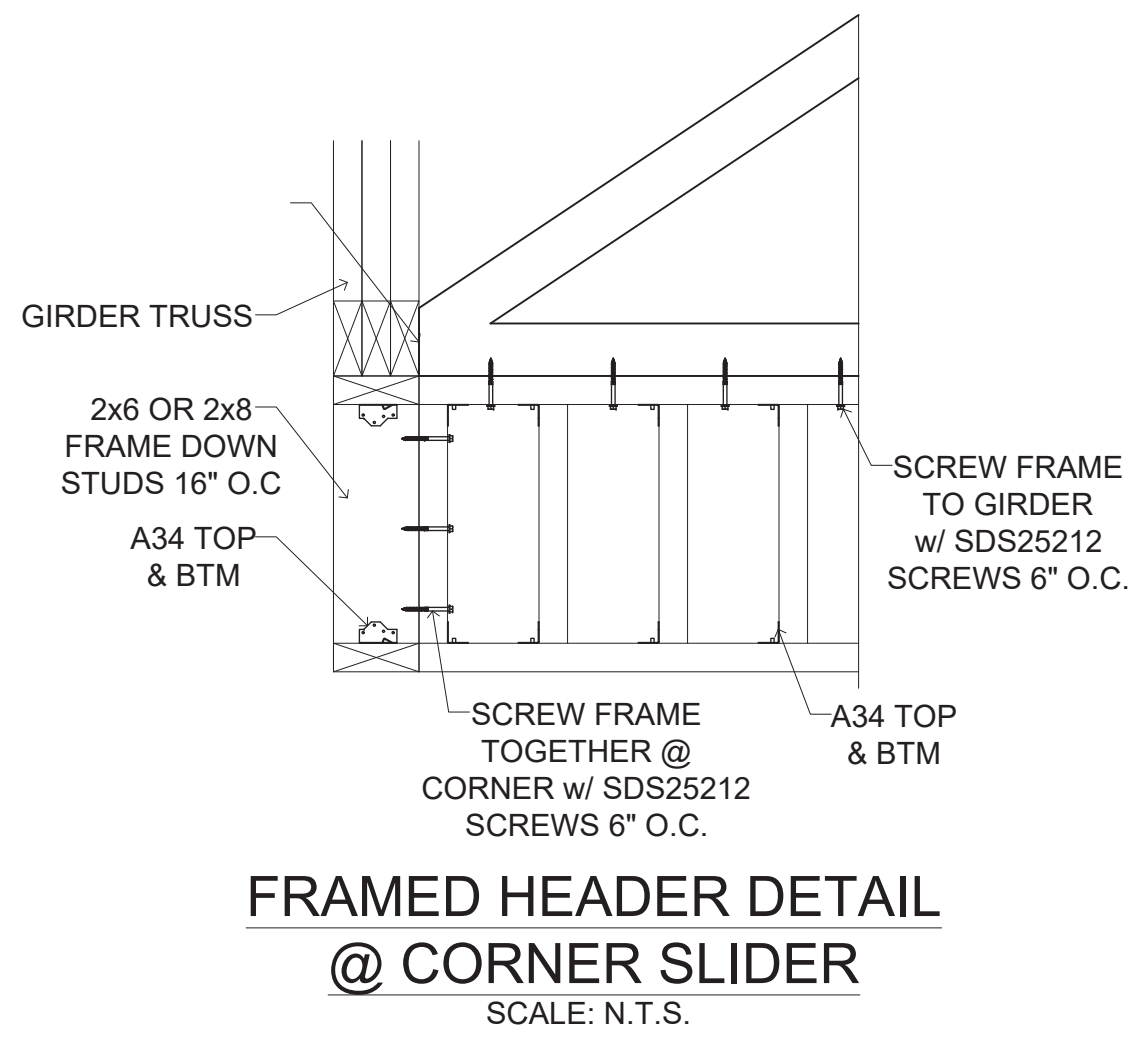
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**SLIDING GLASS DOOR POCKET DETAIL**  
SCALE: N.T.S.

NOTES:  
1. ATTACH 2x6 TOP PLATE TO TIE BEAM OR GIRDER w/  $\frac{3}{8}$ " x 3  $\frac{1}{2}$ " MIN. TAPCONS STARTING 6" FROM ENDS @ 16" O.C.  
2. ATTACH 2x6 BOTTOM PLATE TO CMU WALL EA. END w/ A35 CLIP w/ (4) 10d NAILS IN TOP PLATE & (3)  $\frac{3}{8}$ " TAPCONS IN CMU WALL. (CLIP MAY BE ON TOP OR BOTTOM OF PLATE).  
3. ATTACH 2x6 JAMB STUDS TO CMU WALL w/  $\frac{3}{8}$ " x 3  $\frac{1}{2}$ " LG. TAPCONS STARTING 6" FROM TOP @ 16" O.C.  
4. ATTACH 1x6 JAMB PLATES TO CMU w/  $\frac{3}{8}$ " x 2  $\frac{3}{4}$ " LG. TAPCONS STARTING 6" FROM TOP 16" O.C.  
5. ATTACH 2x6 CRIB STUDS TO TOP & BOTTOM PLATES w/ A34 CLIPS w/ (2) 10d NAILS IN CRIB STUD & (2) 10d NAILS IN PLATE.  
6. ATTACH 2x4 SIDE PLATE OF BOX ADJACENT TO FACE OF WALL TO CRIB STUDS w/ (2) #8 x 4" LG. WOOD SCREWS PER STUD.  
7. ATTACH 2x6 PLATES TO 2x4 PLATES IN BOX w/ 16d NAILS STARTING 6" FROM ENDS 16" O.C.  
8. VERTICAL BOX ONLY REQUIRED AT END WHERE JAMB STRIP IS ATTACHED. ALSO 2x4 BLOCKS IN VERTICAL BOX ARE NOT REQUIRED TO BE FULL LENGTH.  
9. ALL STRUCTURAL LUMBER MUST BE S.Y.P. #2

**NOTE SCHEDULE**

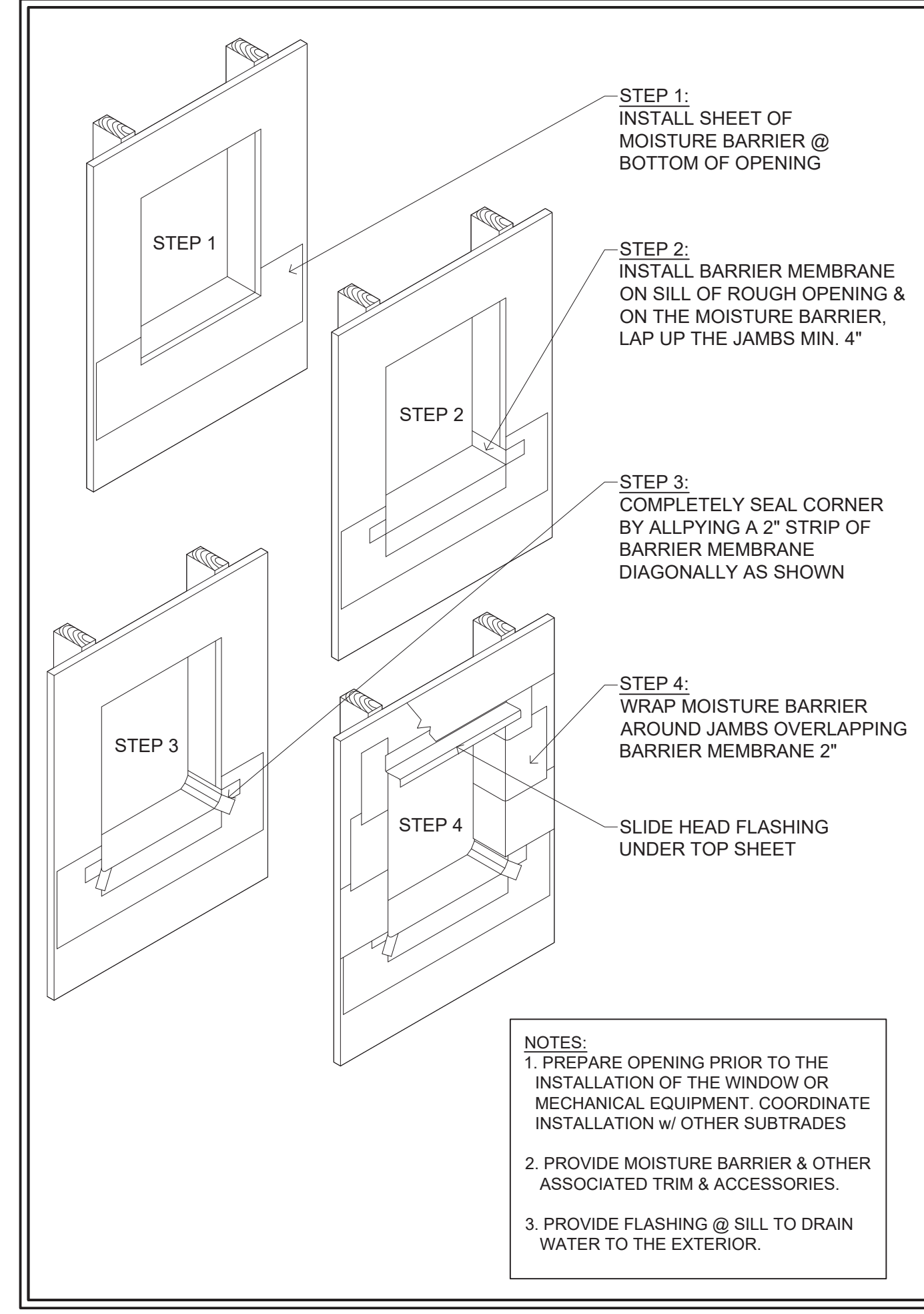
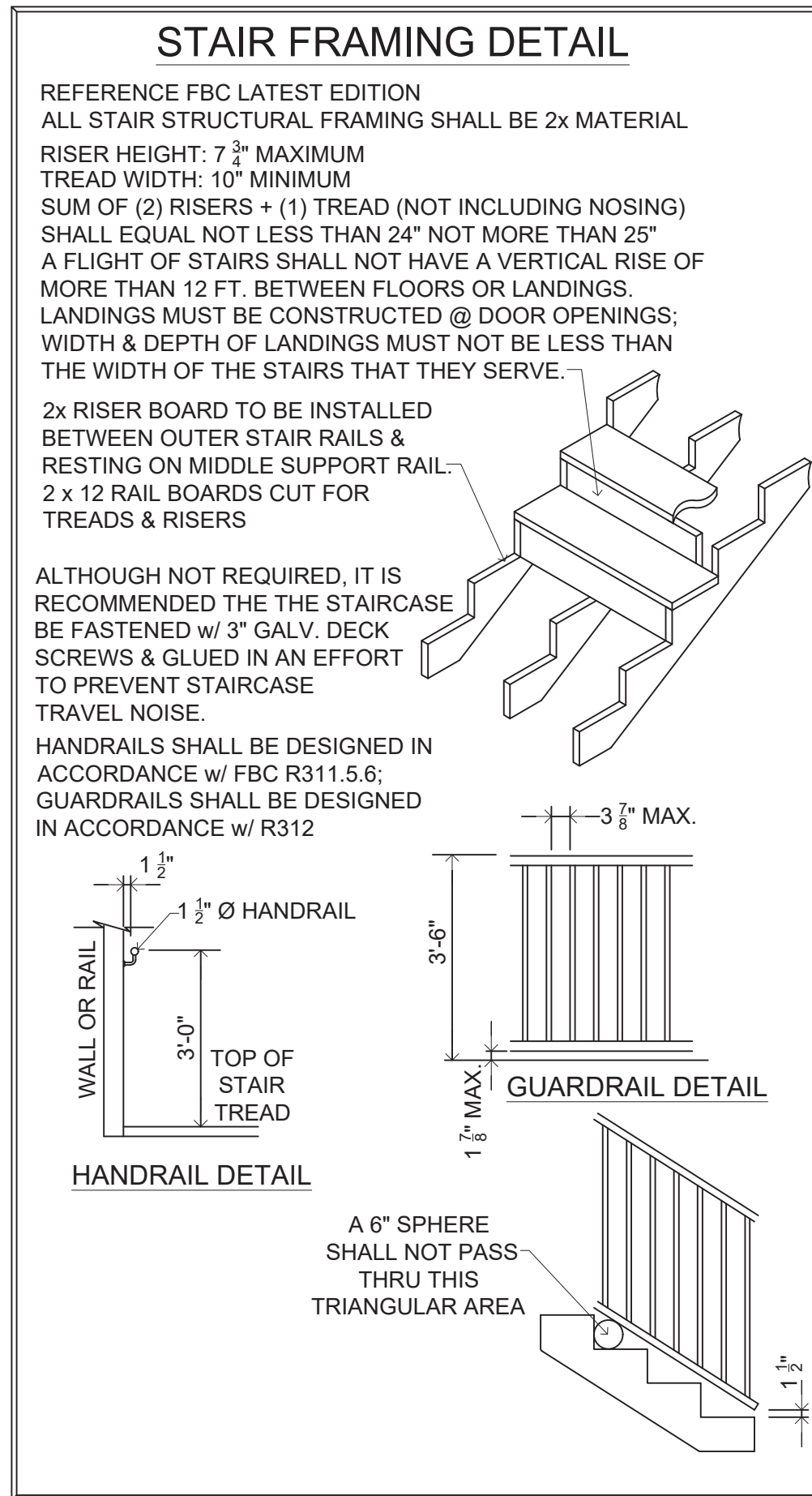
#1	1/2" X 5" TITEN HD ANCHOR BOLT w/ 2" WASHER @ 6" FROM ALL CORNERS & OPENINGS, & 32" O.C. MAX.
#2	SIMPSON SP4 @ BOTTOM OF ALL FULL LENGTH & JACK STUDS @ ALL DOOR/ WINDOW OPENINGS
#3	SIMPSON SP4 @ TOP & BOTTOM OF FULL LENGTH STUDS @ 32" O.C.
#4	SIMPSON SP4 @ TOP OF ALL FULL LENGTH STUDS @ ALL DOOR/ WINDOW OPENINGS
#5	CONNECT ALL JACK STUDS TO HEADER w/ SIMPSON LSTA12 @ ALL DOOR/ WINDOW OPENINGS
#6	CONNECT DBL TOP PLATE TO HEADER w/ SIMPSON SP4 @ 16" FROM EACH END, & 32" O.C. MAX.

**FULL LENGTH/ JACK STUD SCHEDULE**

OPENING WIDTH	NOTE
1'-0" TO 4'-0"	(1) JACK STUD EACH END, (2) FULL LENGTH STUD EACH END
4'-1" TO 6'-0"	(1) JACK STUD EACH END, (2) FULL LENGTH STUDS EACH END
6'-1" TO 9'-0"	(2) JACK STUDS EACH END, (3) FULL LENGTH STUDS EACH END
9'-1" TO 12'-0"	(3) JACK STUDS EACH END, (3) FULL LENGTH STUDS EACH END

NOTE: DBL 2 x 12 HEADER MAX. SPAN = 12'-11" ALL OTHER SPANS SHALL BE SPECIFIED

Frame 2x4-Bearing Wall-Header Schedule  
N.T.S.



**ROUGH OPENING PREPARATION**  
SCALE: N.T.S.

1. THE HEADER STUD SHALL NOT BE REQUIRED IF THE HEADER IS SUPPORTED BY A SUITABLE FRAMING ANCHOR.

2. IF GO BOLT OR PRO BOLT OR TIE MAX ANCHOR OR SIMPSON SYSTEM IS INSTALLED, CONNECTORS INDICATED IN THIS DETAIL ARE NOT REQUIRED.

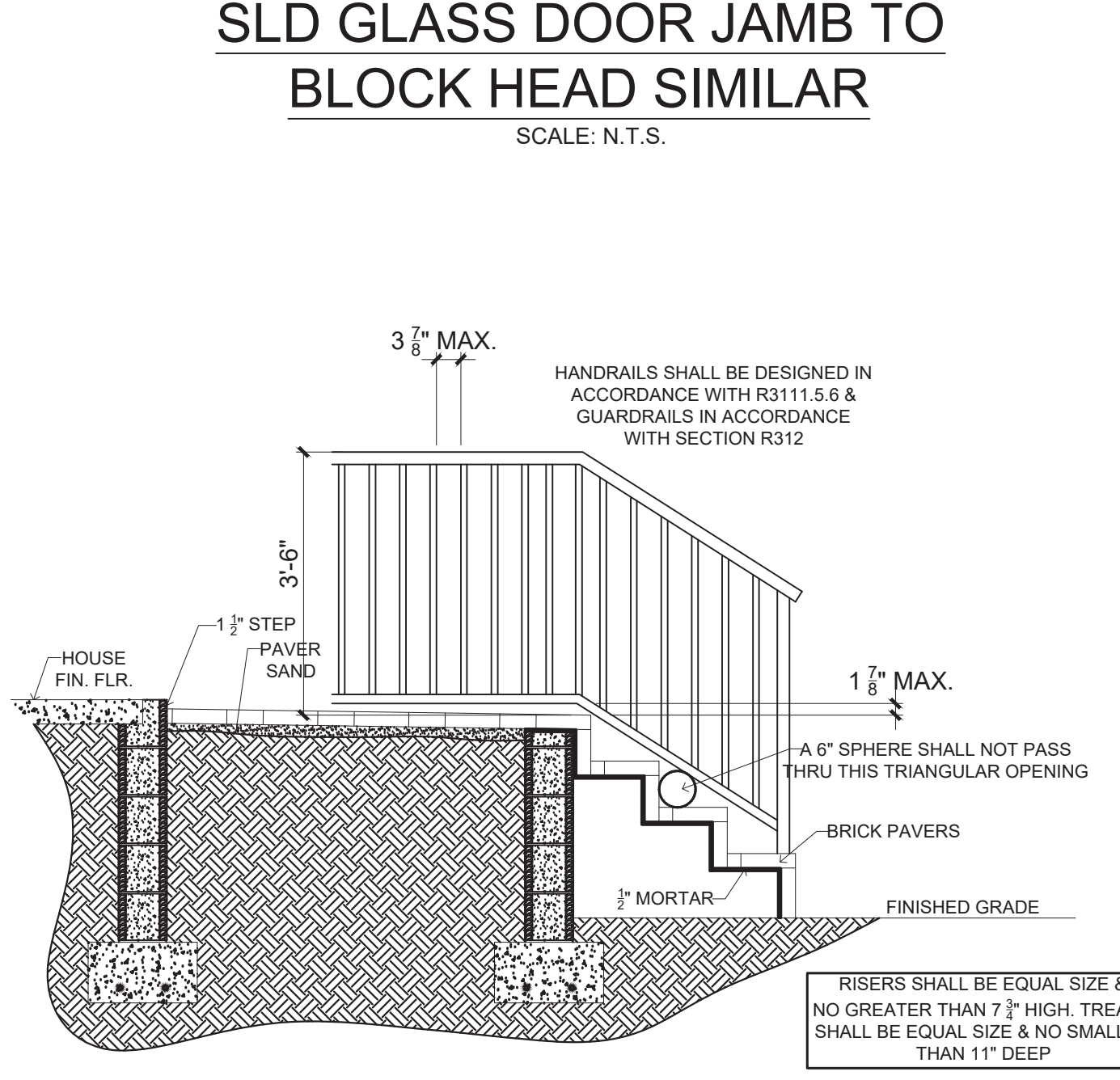
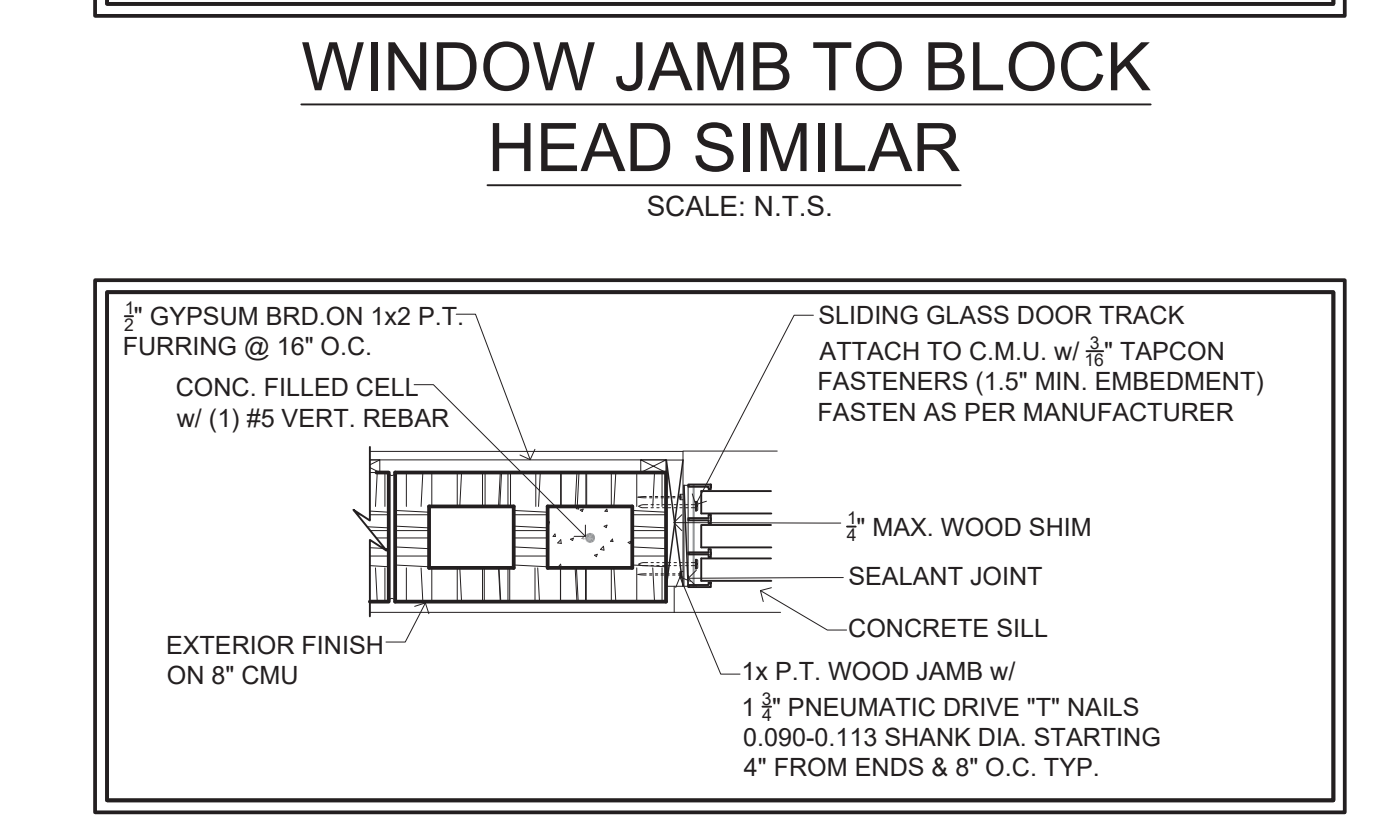
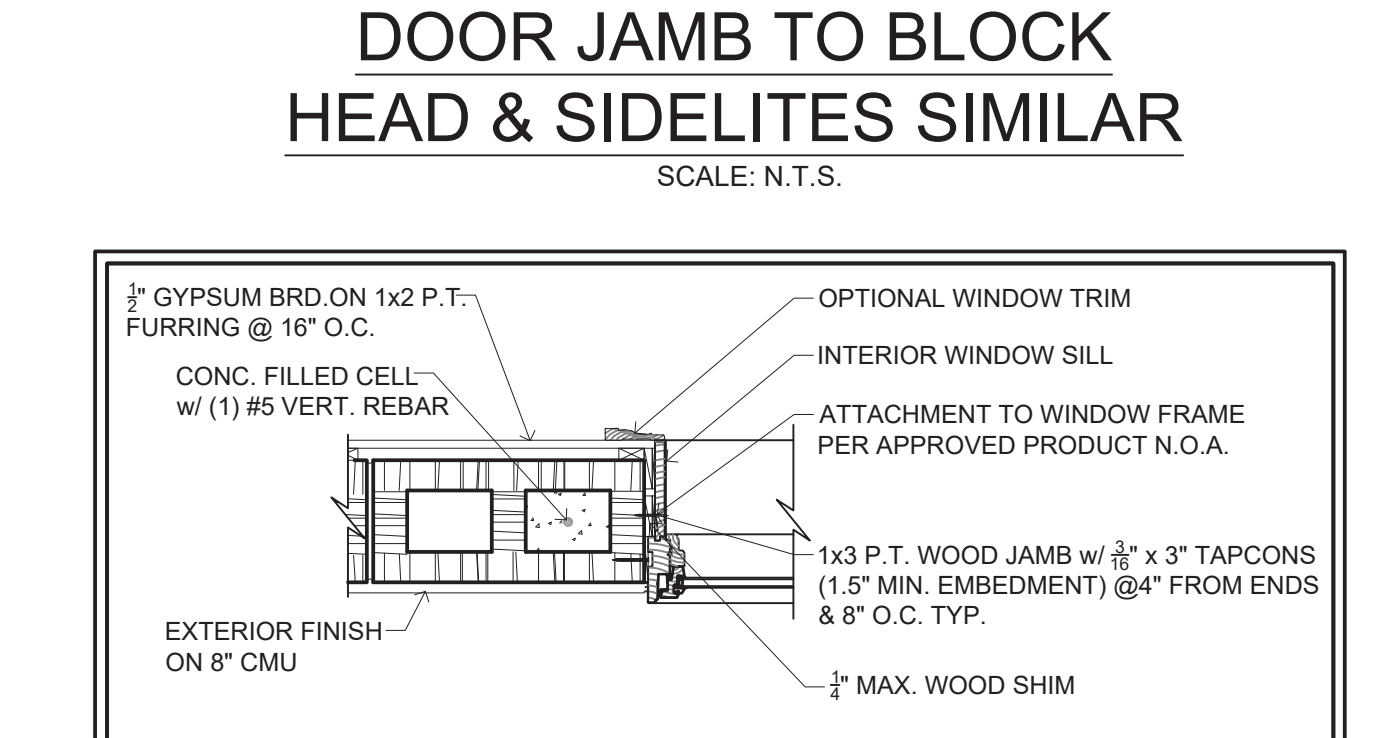
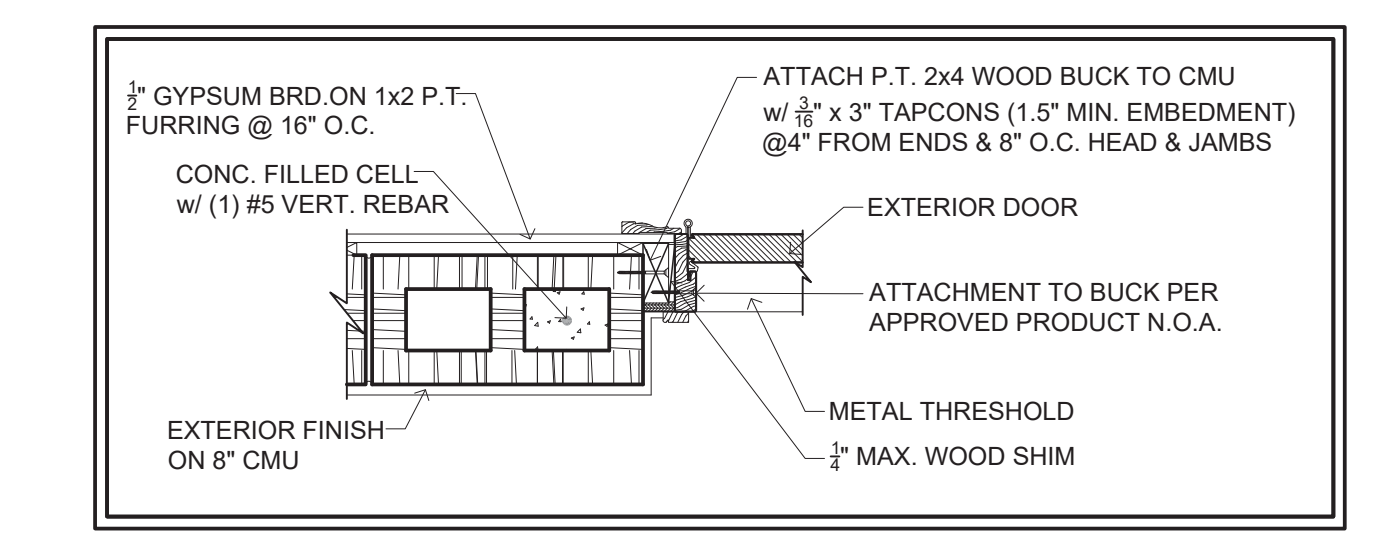
UNSUPPORTED WALL HEIGHT	STUD SPACING	NUMBER OF FULL LENGTH STUDS AT EACH END OF HEADER					
		4'	6'	9'	12'	15'	18'
10' OR LESS	12 INCHES	2	2	3	3	3	3
	16 INCHES	2	2	3	3	3	3
	24 INCHES	1	2	2	2	2	2
GREATER THAN 10'	12 INCHES	2	2	3	4	5	5
	16 INCHES	2	2	3	3	4	4
	24 INCHES	1	2	2	2	3	3

**MAXIMUM HEADER SPAN (FEET)**

SPACING	4'	6'	9'	12'	15'	18'
12 INCHES	1	1	2	3	3	3
16 INCHES	1	1	2	2	2	2
24 INCHES	1	1	1	1	1	1

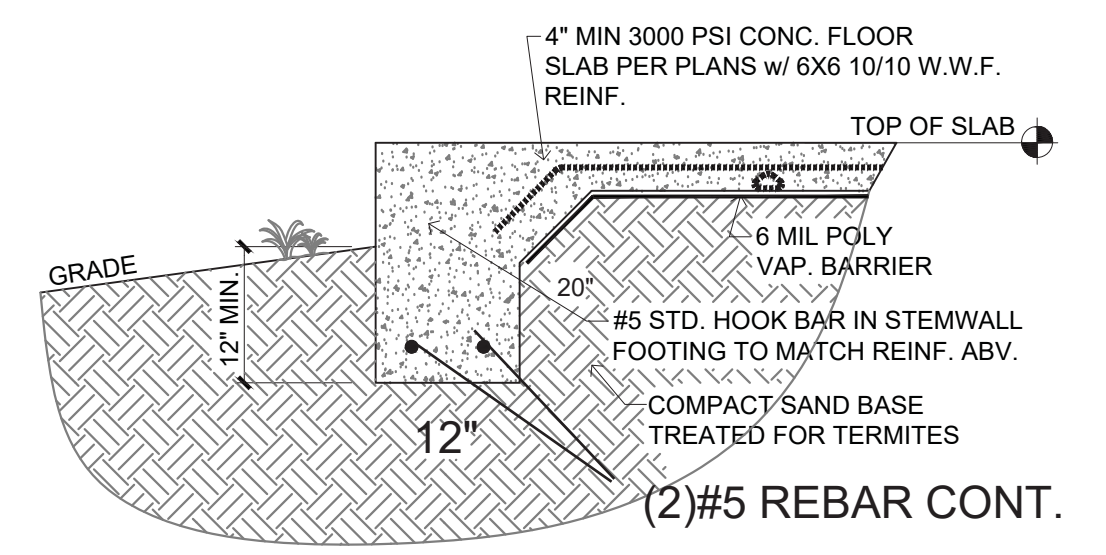
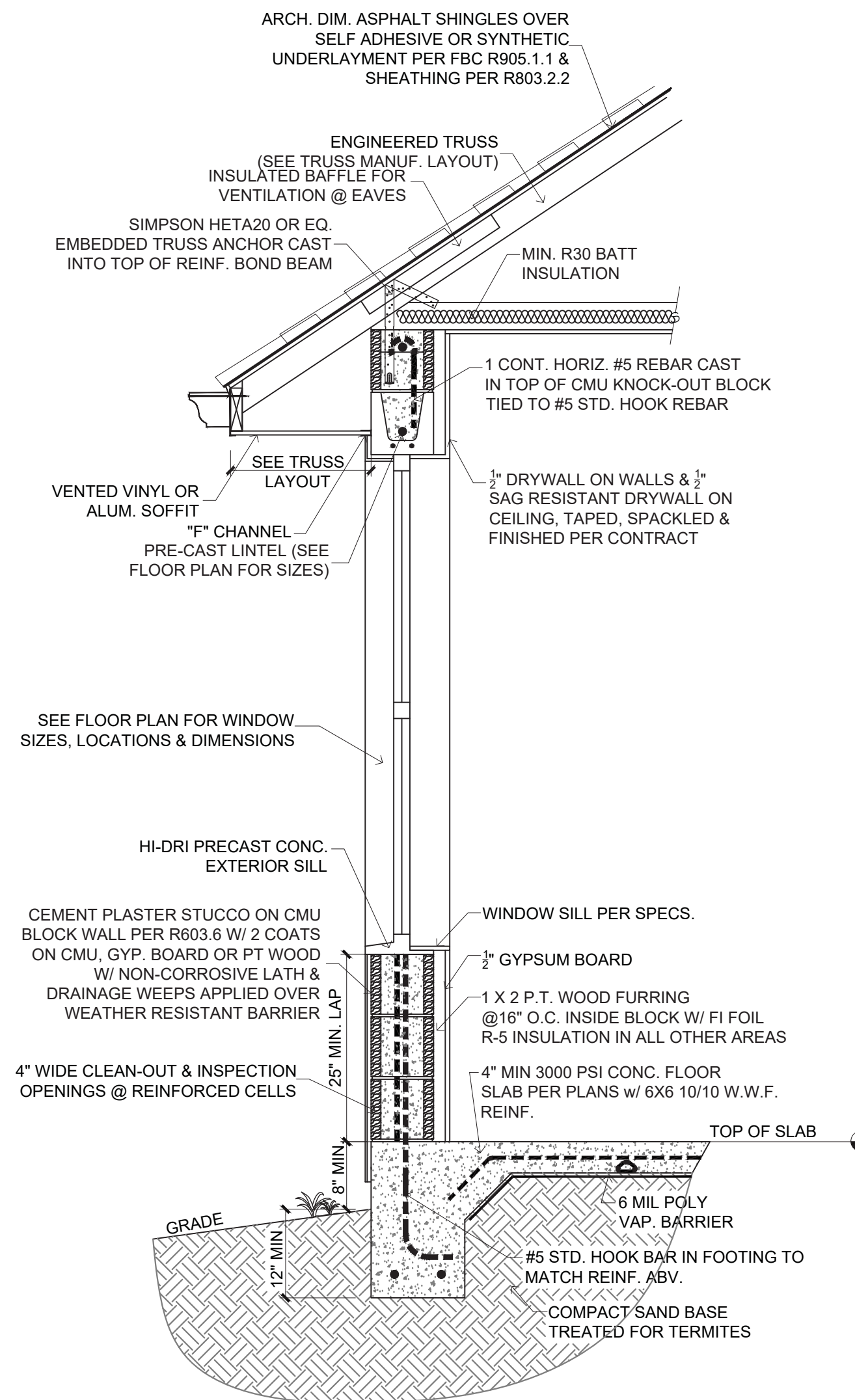
**MINIMUM STUD & HEADER REQUIREMENTS FOR OPENINGS**  
N.T.S.

DOUBLE TOP PLATE SPLICE NAILING REQUIREMENT:  
(2) 10D NAILS EACH SIDE OF SPLICE  
SPLICE TO BE STAGGERED MIN OF 4" FROM ANY OTHER SPLICE  
PLATES TO BE NAILED TOGETHER 16" OC MIN WITH 10D NAILS

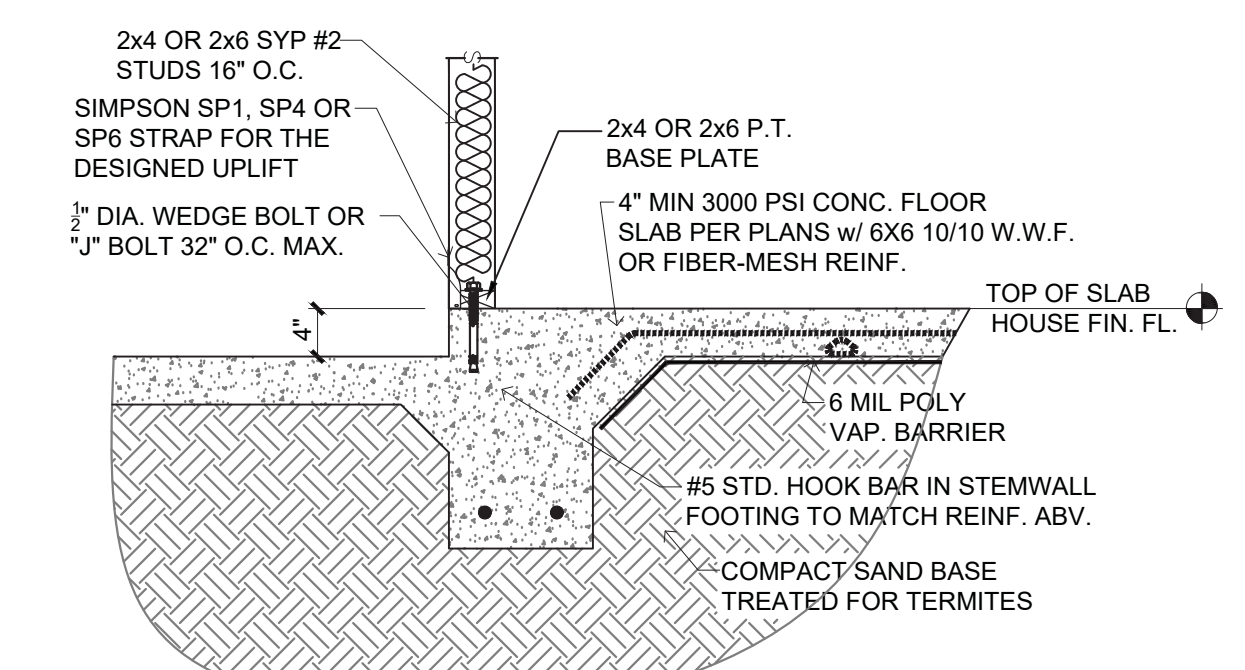


**EXTERIOR STAIR DETAIL WITH STEM WALL**  
SCALE: N.T.S.

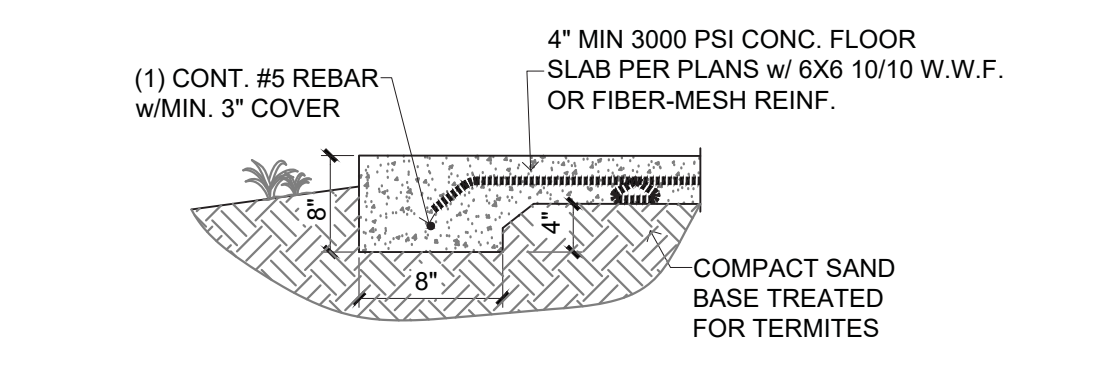
RISERS SHALL BE EQUAL SIZE & NO GREATER THAN 7  $\frac{1}{8}$ " HIGH. TREADS SHALL BE EQUAL SIZE & NO SMALLER THAN 11" DEEP



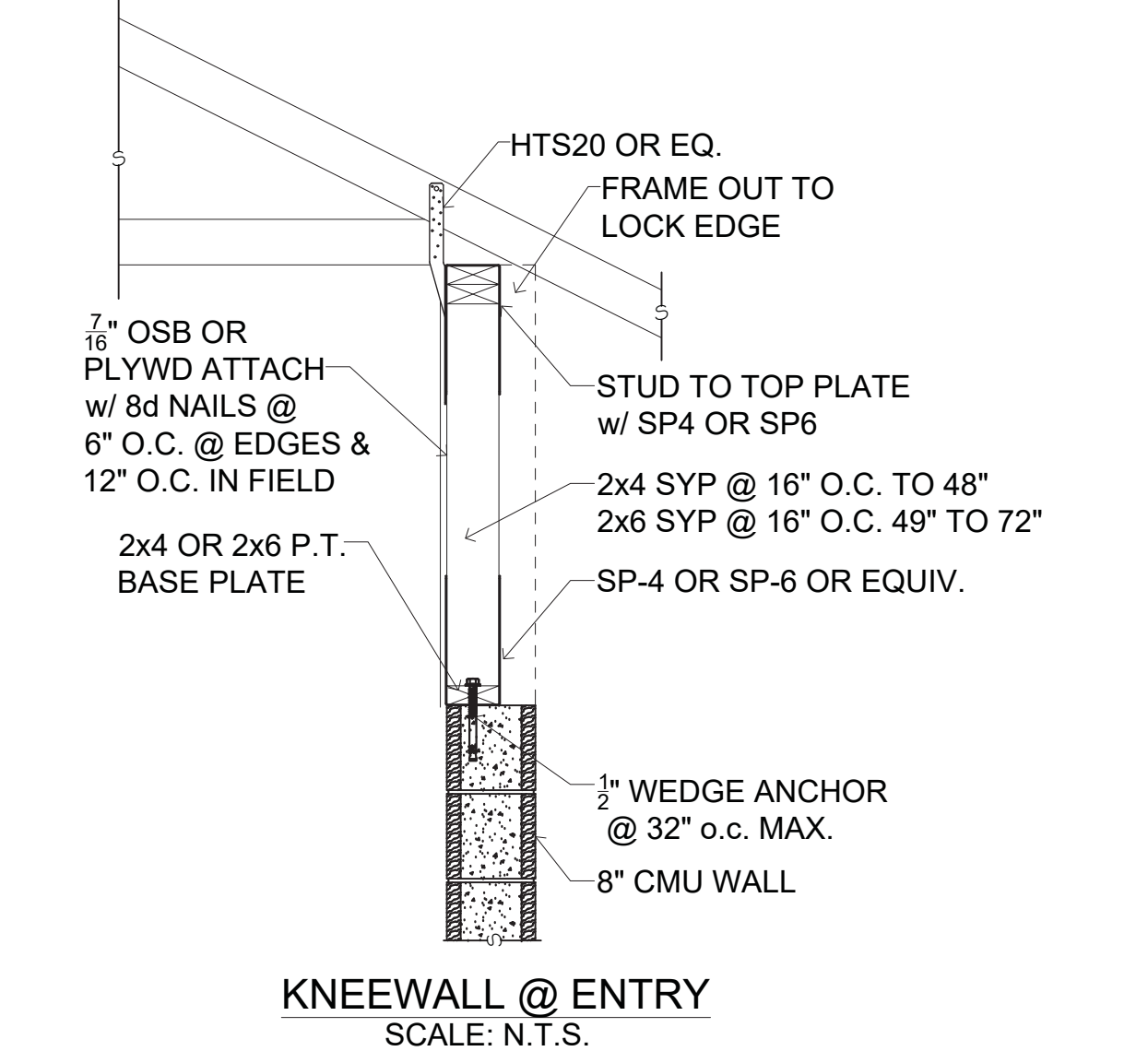
**F-1 MONOLITHIC FOOTER DETAIL**  
SCALE: N.T.S.



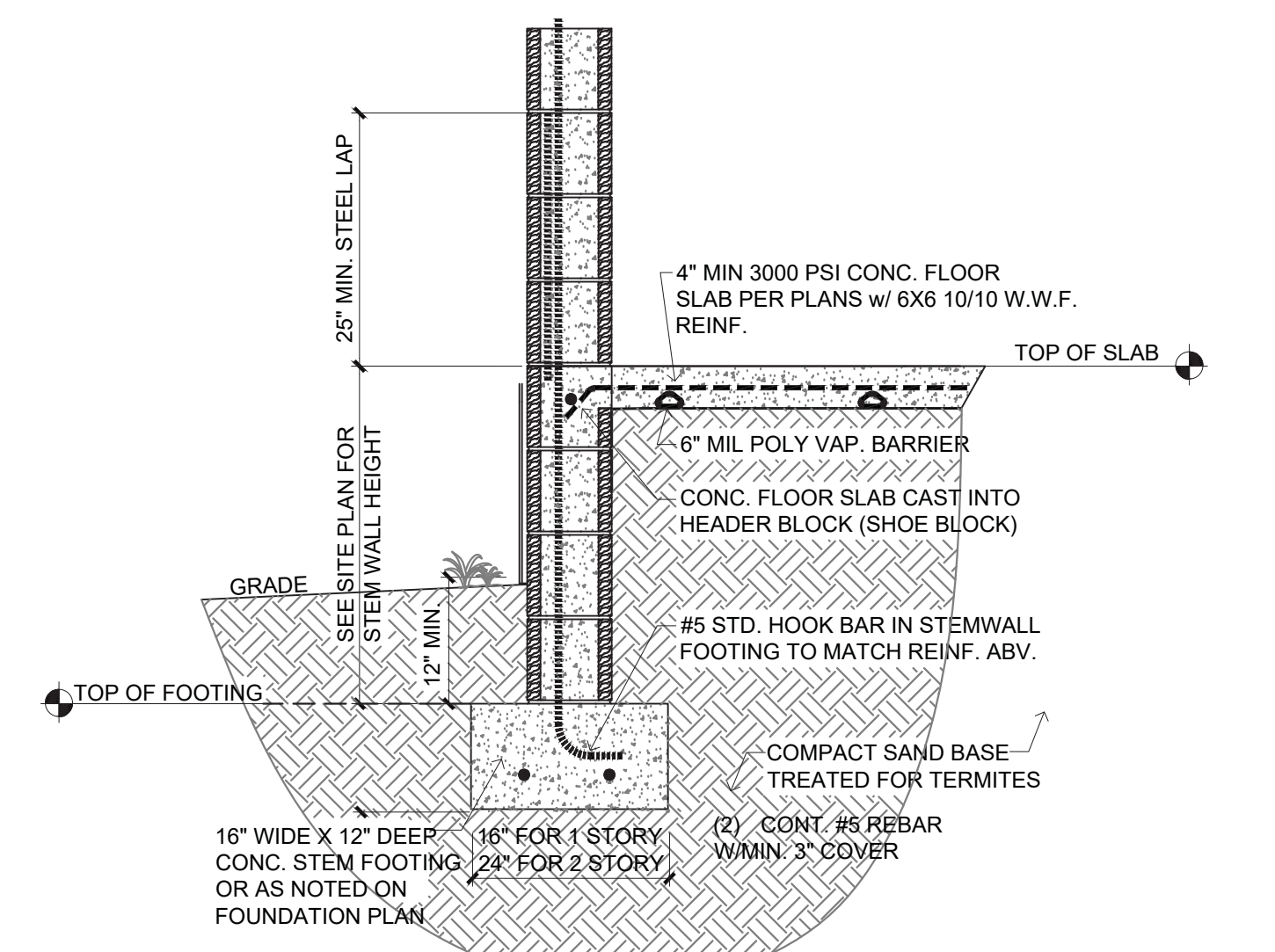
**TYP. WALL SECTION @ GARAGE F-2 MONOLITHIC FOOTER DETAIL**  
SCALE: N.T.S.



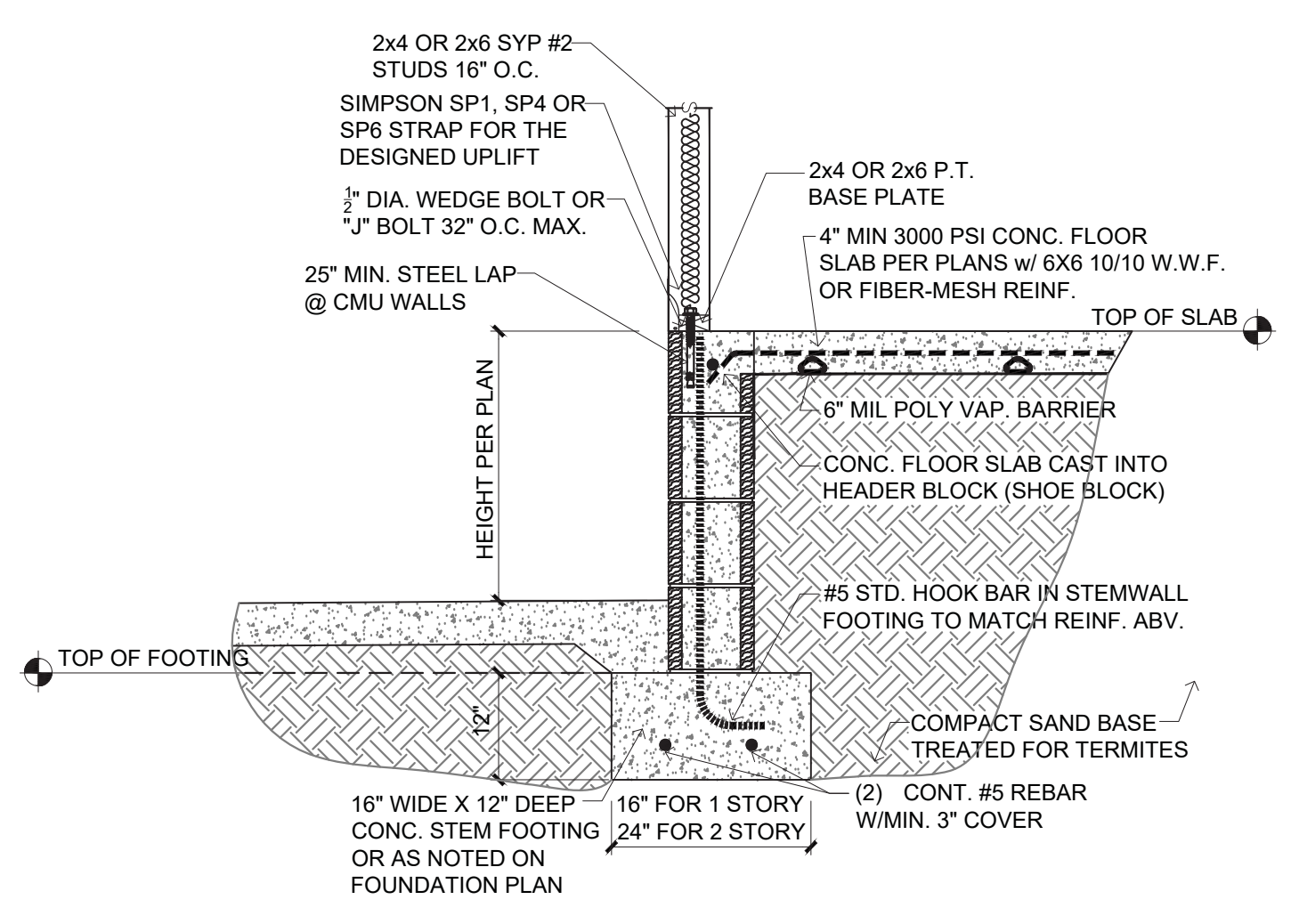
**F-3 EDGE FTG DETAIL**  
SCALE: N.T.S.



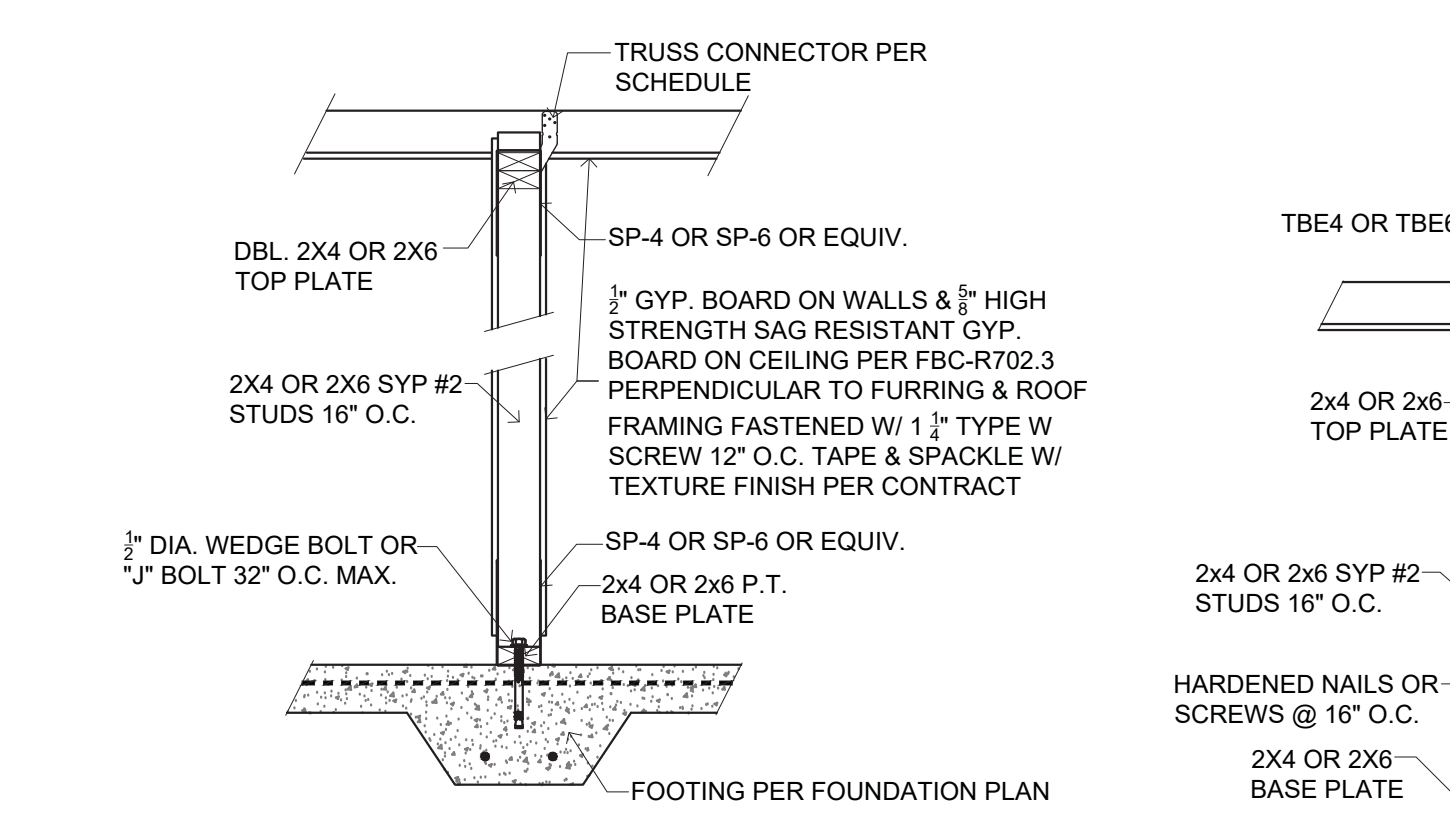
**KNEEWALL @ ENTRY**  
SCALE: N.T.S.



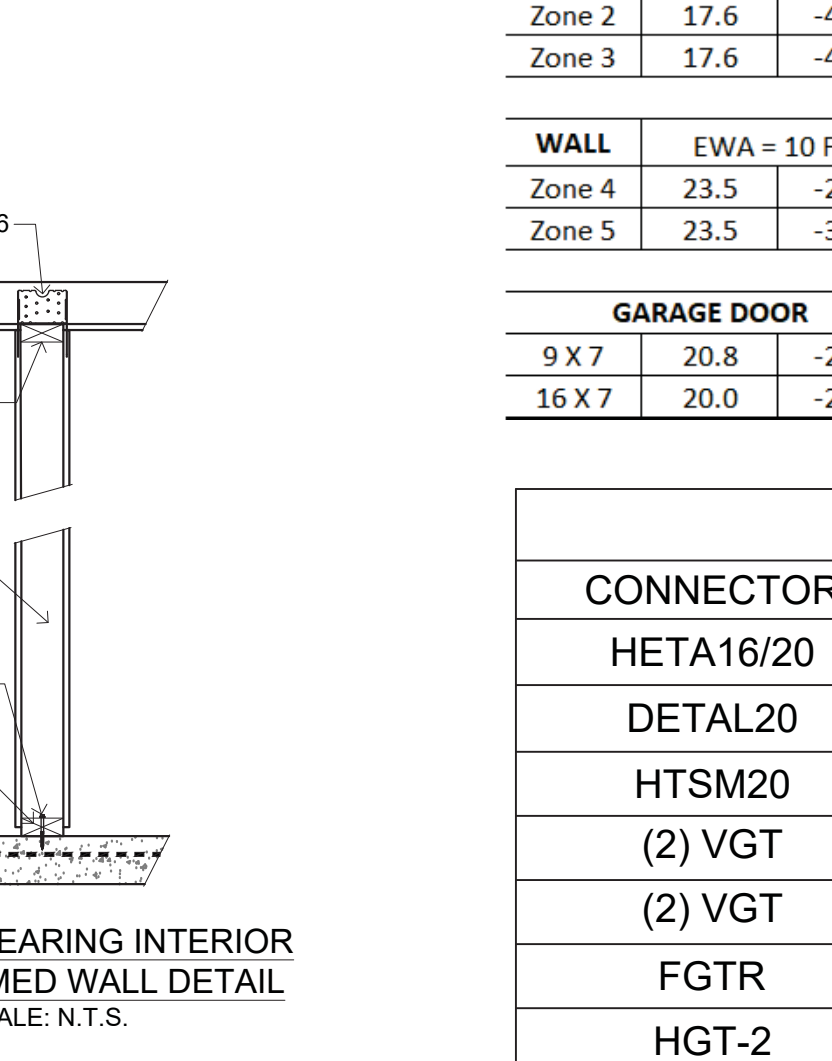
**STEM WALL F-4 FOOTER DETAIL**  
SCALE: N.T.S.



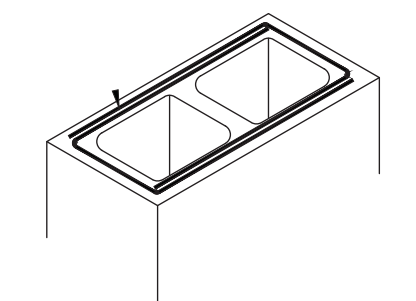
**STEM WALL @ GARAGE F-5 FOOTER DETAIL**  
SCALE: N.T.S.



**F-6 LOAD BEARING INTERIOR WOOD FRAMED WALL DETAIL**  
SCALE: N.T.S.



**NON-LOAD BEARING INTERIOR WOOD FRAMED WALL DETAIL**  
SCALE: N.T.S.



PER FBC, MINIMUM 9 GAUGE LADDER-TYPE HOT-DIPPED GALVANIZED, STAINLESS STEEL OR EPOXY COATED HORIZONTAL JOINT REINFORCING AT EVERY ALTERNATE COURSE (16" O.C. SPACING), FOR REINFORCED MASONRY SHALL BE PROVIDED.

Notes and assumptions

All stem walls to be restrained by slab  
3000 psi conc. Used for all footers  
4" soil over top of toe  
CMU stem centered over footer

Courses	Height (in ft)	Reinforcing size	Spacing	Grout Spacing	Footer depth	Footer width	Footer reinforcement	Max. Factored Load (plf)
4	2.667	#5	48" O.C	48" O.C	16"	16"	#5 @ 8" O.C / (2) #5	2400
6	4.000	#5	32" O.C	32" O.C	16"	30"	#5 @ 8" O.C / (3) #5	3000
8	5.333	#5	32" O.C	32" O.C	20"	42"	#5 @ 8" O.C / (3) #5	4000

**DESIGN DATA**

DESIGN CRITERIA:	2023 FBC-R, SEC R301.2
ULTIMATE DESIGN WIND SPEED (MPH) $V_{ULT}$ =	130
NOMINAL DESIGN WIND SPEED (MPH) $V_{ASD}$ =	101
EXPOSURE CATEGORY:	C
MEAN BUILDING HEIGHT (FT) =	20.00
END ZONE DIMENSION (FT) $a$ =	4.00
ROOF STYLE:	HIP ROOF
ROOF PITCH:	4.5 TO 6 IN 12
RISK CATEGORY:	II
OCCUPANCY CLASSIFICATION:	ENCLOSED / PARTIALLY OPEN
INTERNAL PRESSURE COEFFICIENT =	+/-0.18
HEIGHT & EXPOSURE ADJUSTMENT FACTOR =	1.29

**ADJUSTED C & C WIND PRESSURES (ASD) (PSF)**

ROOF	EWA = 10 FT <sup>2</sup>	EWA = 20 FT <sup>2</sup>	EWA = 50 FT <sup>2</sup>	EWA = 100 FT <sup>2</sup>
Zone 1'	NA	NA	NA	NA
Zone 1	17.6	-31.5	15.1	-27.9
Zone 2	17.6	-43.5	15.1	-37.5
Zone 3	17.6	-43.5	15.1	-37.5

WALL	EWA = 10 FT <sup>2</sup>	EWA = 20 FT <sup>2</sup>	EWA = 50 FT <sup>2</sup>	EWA = 100 FT <sup>2</sup>
Zone 4	23.5	-25.6	22.5	-24.6
Zone 5	23.5	-31.5	22.5	-29.5

GARAGE DOOR		FLOOR LIVE LOAD = 40 PSF	
9 X 7	20.8	ROOF LIVE LOAD = 20 PSF	
16 X 7	20.0	SOIL BEARING CAPACITY = 2000 PSF	

**ROOF TRUSS CONNECTORS**

CONNECTOR	MAX. UPLIFT (LBS)	NOTES
HETA16/20	1810	TRUSS TO CONCRETE BEAM
DETAL20	2480	TRUSS TO CONCRETE BEAM
HTSM20	955	TRUSS TO CONCRETE BEAM RETROFIT
(2) VGT	7185	2-PLY GIRDER TO MASONRY/WOOD
(2) VGT	8890	3-PLY GIRDER TO MASONRY/WOOD
FGTR	8885	GIRDER TO MASONRY RETROFIT
HGT-2	10345	2-PLY GIRDER TO WOOD COLUMN
HGT-3	10440	3-PLY GIRDER TO WOOD COLUMN
LGUM26-2-SDS	1430	2 PLY GIRDER TO MASONRY FACE MOUNTED
H2.5A	595	TRUSS TO DBL TOP PLATE
HTS 16/20	1310	TRUSS TO WOOD BEAM/HEADER
H10A	1040	TRUSS TO DBL TOP PLATE
HUS26	1320	TRUSS TO LEDGERBOARD FACE MOUNTED
(2) HTSM20	1850	USE IN LIEU OF MISSED HETA20

REFER TO FOUNDATION PLAN FOR SIZE AND REINFORCEMENT OF ALL FOUNDATIONS INCLUDING STEM WALLS, MONOLITHIC, AND INTERIOR BEARING FOOTERS.

ALL THE DESIGN AND DETAILS ON THIS PLAN ARE THE PROPERTY OF FLORIDA ENGINEERING, LLC. AND SHALL NOT BE USED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF FLORIDA ENGINEERING, LLC.

Florida Engineering, LLC  
1000 W. PALM BEACH BLVD. SUITE 200  
PALM BEACH, FL 33480  
PH: (407) 851-6980  
FAX: (407) 851-6985



I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD THAT THE DESIGN AND DETAILS ON THIS PLAN ARE ACCOMPANIED BY DESIGN & SUPPORT DOCUMENTS AND AS SUCH, I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. I AM NOT PROVIDING ANY DESIGN OR SUPPORT DOCUMENTS TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF FLORIDA ENGINEERING, LLC. THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE 2023 FBC AND ALL APPLICABLE FLORIDA BUILDING CODE WITH SUPPLEMENTS.

SEE COVER SHEET

PROJECT NAME & ADDRESS:

No.	Description	Date
△	X	X
△	X	X
△	X	X

DRAWN BY: CG

REVIEWED BY:

PROJECT NO:

SCALE: PER PLAN

SHEET TITLE:

STRUCTURAL DETAILS

SHEET NUMBER:

S-3