

ABBREVIATIONS

A/C	AIR COOLING UNIT
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
BLK	BLOCK
BOT	BOTTOM
BRG	BEARING
CJ	CONTROL JOINT
CLG	CEILING
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
EA	EACH
ELEC	ELECTRIC
EQ	EQUAL
FF	FINISH FLOOR
FTG	FOOTING
HB	HOSE BIB
HDR	HEADER
HGT	HEIGHT
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OPNG	OPENING
SIM	SIMILAR
TYP	TYPICAL
VLT	VAULT
UNO	UNLESS NOTED OTHERWISE

area tabulation 'a'

GARAGE	403 SF
FRONT PORCH	38 SF
REAR PATIO	104 SF
FLOOR 1 LIVING	1,776 SF
TOTAL LIVING	1,776 SF

area tabulation 'b'

GARAGE	403 SF
FRONT PORCH	117 SF
REAR PATIO	104 SF
FLOOR 1 LIVING	1,776 SF
TOTAL LIVING	1,776 SF

Radford

39' - 1776 - LH
Florida Region (Frame)

REVISIONS

NUMBER	DATE	DESCRIPTION
01	03.04.2021	Added Elevations A1 & B1
02	06.14.21	Added outlet to BR2, Relocate & noted outlets to meet 6' max from wall break & 12' max between outlet spacing at habitable rooms (E1.1)
03	07.08.21	Added floor break transition strips to plan
04	07.21.21	Added Elevations A4 & B4
05	08.02.21	labeled egress windows, labeled accessible bath, smoke/carbon alarms near appliances noted
06	08.24.21	Added stemwall options

BUILDING CODE COMPLIANCE

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCE CURRENTLY IN USE WITH THE LOCAL JURISDICTION.

PRODUCT: NEW SINGLE FAMILY DETACHED

OCCUPANCY CLASSIFICATION:

RESIDENTIAL R-3

CONSTRUCTION CLASS:

UNPROTECTED

CONSTRUCTION TYPE:

TYPE VB

EMERGENCY ESCAPE:

EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE MINIMUM OF 5.7 SQUARE FEET

APPLICABLE CODES:

FOLLOW ALL APPLICABLE STATE AND LOCAL CODES.
FLORIDA STATE SUPPLEMENTS AND AMENDMENTS.

2020 Florida Building Code, Residential, 7th Edition

2017 National Electrical Code, NFPA 70



Review for Code Compliance
Universal Engineering Science

Lawrence Pennell
Examiner-License No.

PX2707

11/09/2021

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ARCHITECTURAL

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A3	FLOOR PLANS
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A5	INTERIOR DETAILS
A6	ROOF PLAN
E1	ELECTRICAL PLANS
CD	CONSTRUCTION DETAILS



Reserve at Jewel Lake
Lot 004
33-3S-16-02439-**204**
Lake City, FL 32024

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PLAN NUMBER: 33911776
RELEASE DATE: 02.22.2021

MODEL: RADFORD
DRAWING TITLE: COVER SHEET

SHEET NO:

CS

Keynotes | Legend

1. CORROSION RESISTANT ROOF TO WALL FLASHING AT ALL ROOF / WALL INTERSECTIONS.
2. CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
3. BRICK WAINSCOT WITH SLOPED BRICK ROWLOCK CAP.
4. STONE WAINSCOT WITH SLOPED STONE CAP.
5. 3 1/2" VINYL TRIM SURROUND
6. 36" H. GUARDRAIL AS REQUIRED

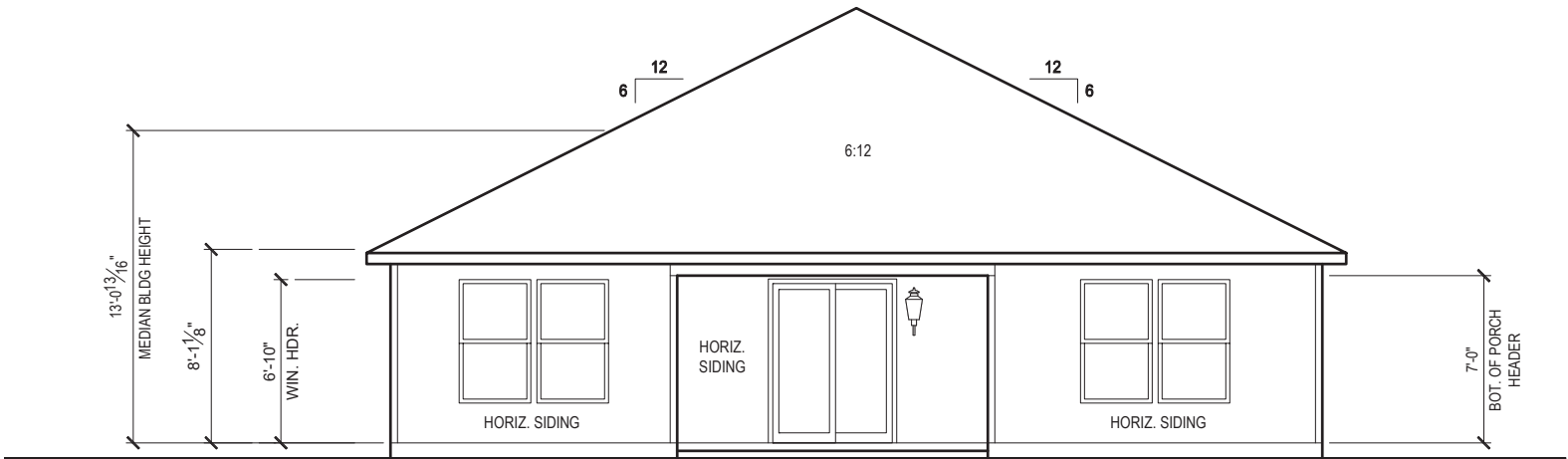


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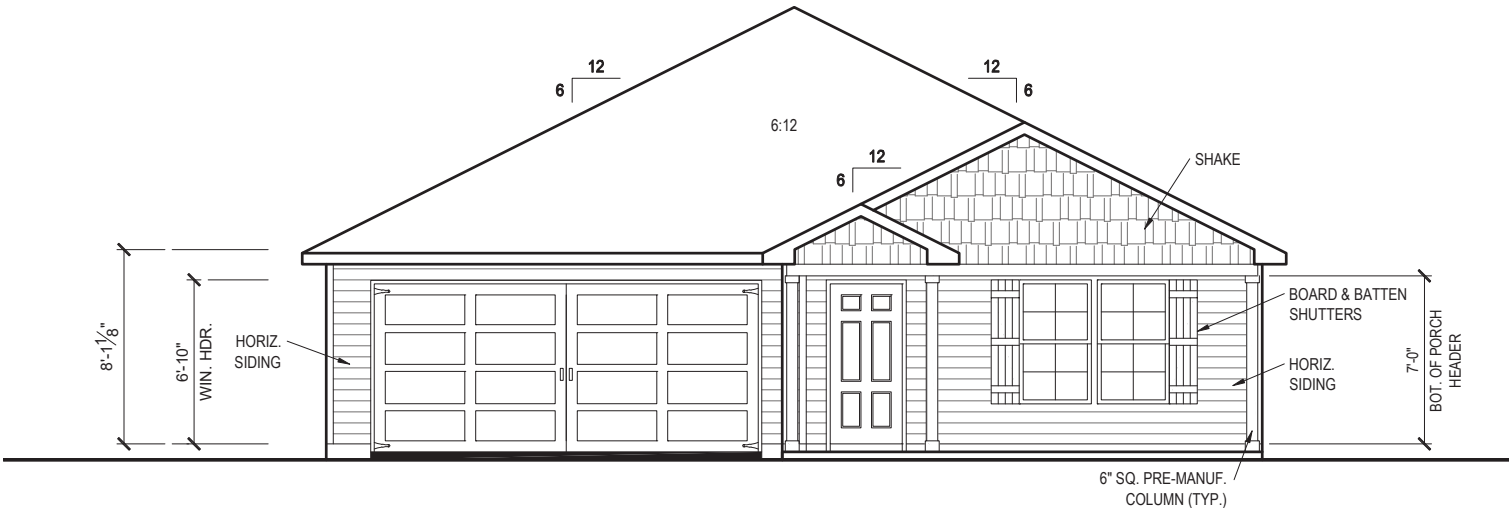
11/09/2021



FRONT ELEVATION 'B1'

1/8" = 1'-0" @ 11x17

1/4" = 1'-0" @ 22x34



FRONT ELEVATION 'B1'

1/8" = 1'-0" @ 11x17

1/4" = 1'-0" @ 22x34



10-01-2021

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PLAN NUMBER:
33911776

RELEASE DATE:
02.22.2021

MODEL:
RADFORD

DRAWING TITLE:
EXTERIOR ELEVATIONS

SHEET NO:

1.1-B1



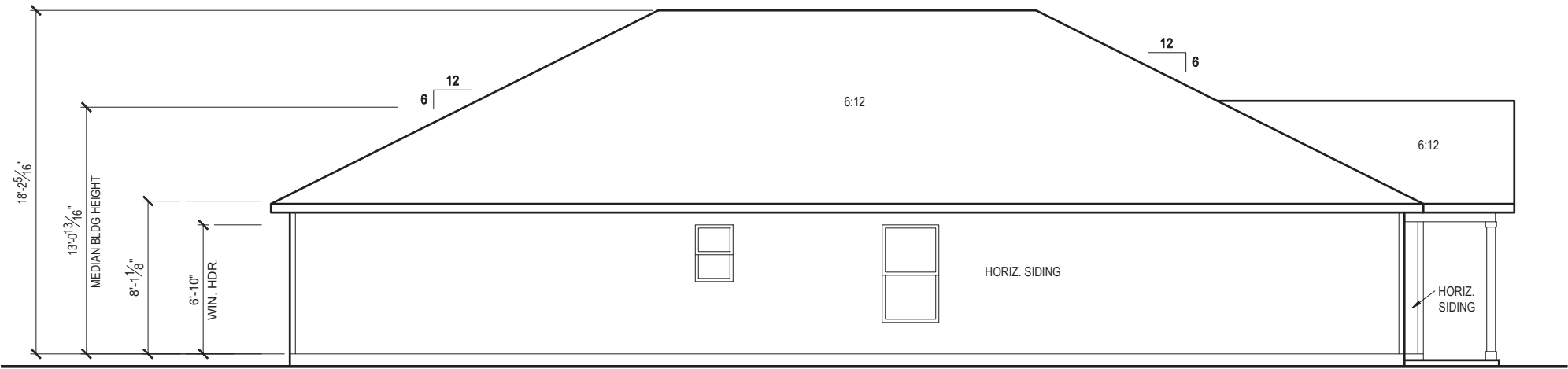
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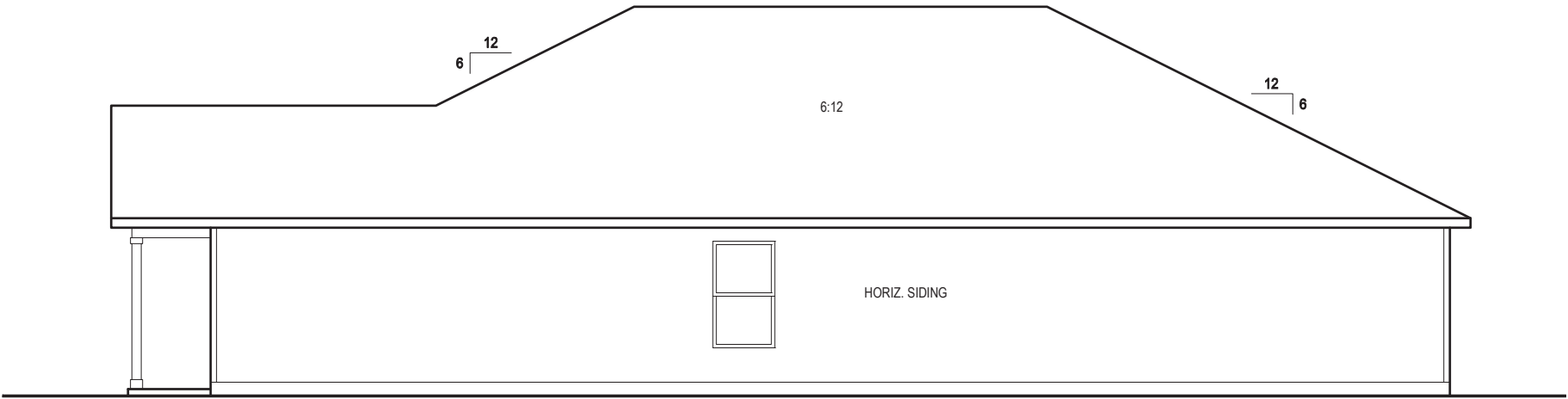
11/09/2021



LEFT SIDE ELEVATION 'B1'

1/8" = 1'-0" @ 11x17

1/4" = 1'-0" @ 22x34



RIGHT SIDE ELEVATION 'B1'

1/8" = 1'-0" @ 11x17

1/4" = 1'-0" @ 22x34



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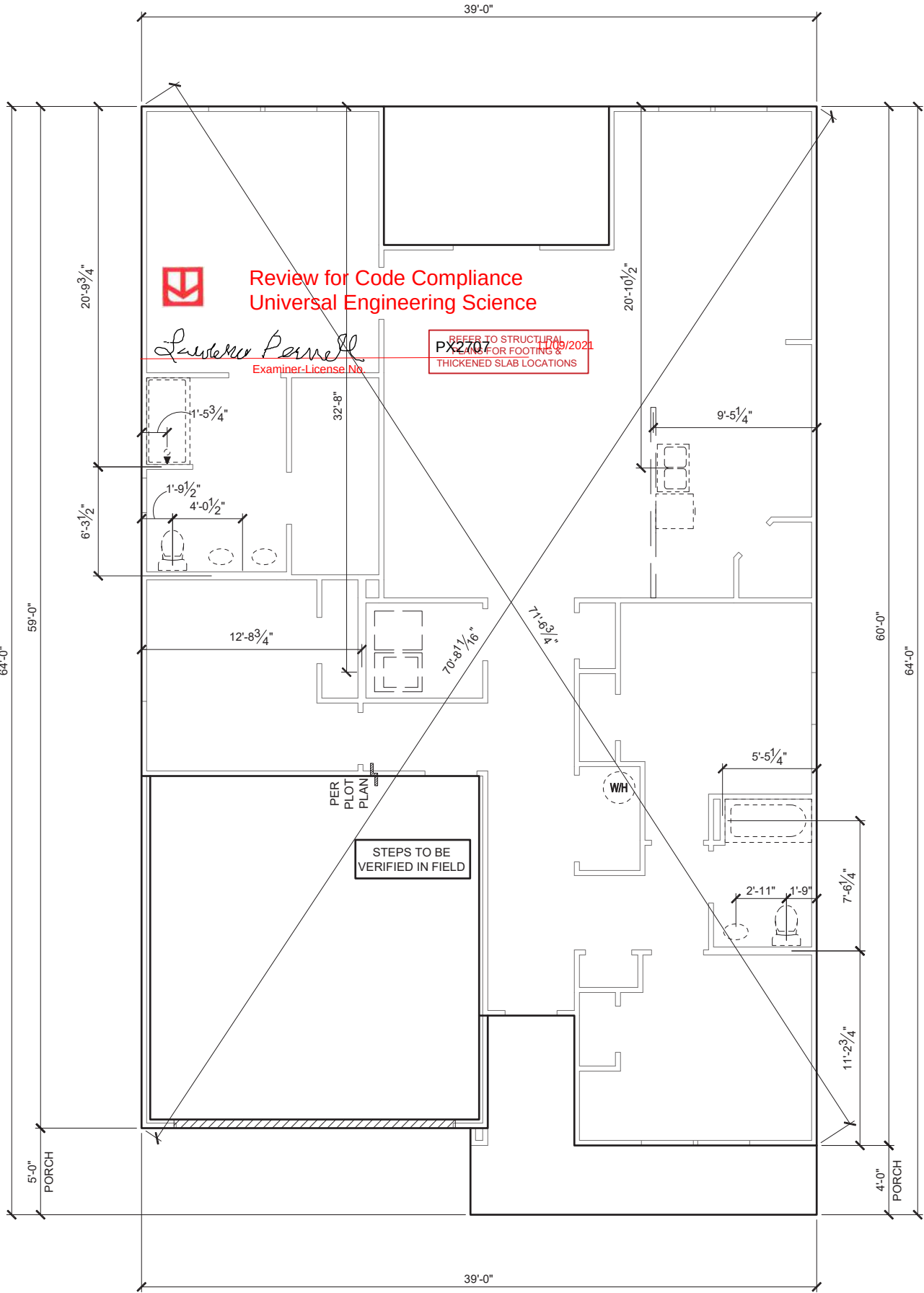
DRAWING TITLE:
EXTERIOR ELEVATIONS

SHEET NO:

1.2-B1

GENERAL SLAB FOUNDATION NOTES

- PLUMBING CONTRACTOR SHALL FIELD VERIFY ALL PLUMBING LOCATIONS.
- REFER TO EXTERIOR ELEVATIONS FOR BRICK/STONE LOCATIONS.
- GARAGE SLAB SHALL SLOPE TOWARD GARAGE DOOR OPENING.



SLAB PENETRATION PLAN 'B1'

1/8" = 1'-0" @ 11x17

1/4" = 1'-0" @ 22x34



10-01-2021

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PLAN NUMBER: 33911776
RELEASE DATE: 02.22.2021

MODEL: RADFORD
DRAWING TITLE: SLAB PENETRATION PLAN

SHEET NO: 2.1-B

NOTES & LEGENDS

1. REFER TO ENGINEERING STRUCTURAL DRAWINGS (S-#) FOR BEARING WALL LOCATIONS AND FOR ALL BEAM & HEADER SIZES AND BEARING WALL LOCATIONS

2. ALL BEARING WALLS SHALL BE 16" O.C. WALL CONST. W/ DOUBLE TOP PLATE U.N.O.

3. ALL INTERIOR NON BEARING DOOR & WINDOW HEADERS SHALL BE (1) 2x4 OR (1) 2x6 W/VERTICAL CRIPPLERS @ 2'-0" O.C. TO MATCH WALL WIDTH UNLESS NOTED OTHERWISE.

4. (2) HOSE BIBS SHALL BE INSTALLED, LOCATION TO BE DETERMINED BY PLUMBING CONTRACTOR

OPTIONAL WINDOW

2X4 FRAME WALL

2X6 FRAME WALL

BALLOON FRAME WALL
(PER STRUCTURALS)

KEYNOTES

A1 GARAGE CEILING - 5/8" TYPE X DRYWALL, VERTICAL SURFACE WALLS - 1/2" DRYWALL

A2 22"x30" ATTIC ACCESS CONSTRUCTED WITH GYP. BD. (5/8" TYPE X AT GARAGE) WITH DOOR TRIM FRAME ACCESS SUPPORT

A3 PROVIDE 6" MIN. FLAT CLG AT ANGLED CLG CONDITION

A4 PULL DOWN STAIRS 25.5" x 54"

A5 TEMPERED SAFETY GLASS PER IRC R308.4

A6 HOUSE TO GARAGE DOOR SEPARATION. PROVIDE APPROVED 20 MINUTE RATED DOOR PER IRC 302.5.1

A7 A/C CONDENSER PAD. REFER TO SITE PLAN FOR FINAL LOCATION. VERIFY CONNECTION TO CONC. PAD W/ MANUF. SPECS

A8 1/2" TYPE X DRYWALL AT ACCESSIBLE AREAS UNDER STAIRS

A9 LOUVERED DOOR w/ GAS FURNACE

D1 DRYWALL SOFFIT - 12" DROP FROM CEILING LINE

D2 DRYWALL SOFFIT - 8" DROP FROM CEILING LINE

K1 39" KNEE WALL WITH CAP PER SPECS

K2 38" KNEE WALL WITH 1x CAP

K3 46" KNEE WALL WITH CAP PER SPECS

K4 34 1/2" KNEE WALL

K5 42" KNEE WALL WITH 1x CAP

K6 KNEE WALL WITH 1x CAP 42" ABOVE STAIR NOSING OR LANDING

P1 30" X 60" SHOWER ENCLOSURE PER SPECS

P2 30"x60" TUB PER SPECS

S1 BOX STAIR WITH 38" KNEE WALL & 1X CAP

S2 1X CAPPED STRINGER, TOP AT 3" ABOVE TREAD

area tabulation 'b'

GARAGE	403 SF
FRONT PORCH	117 SF
REAR PATIO	104 SF
FLOOR 1 LIVING	1,776 SF
TOTAL LIVING	1,776 SF

The first floor plan 'B' shows a rectangular building with overall dimensions of 64'-0" by 59'-0". The layout includes a large garage (16' x 7' OHD) on the left, a central living area with a great room (8' clg) and dining area (8' clg), and a kitchen with a pantry (4 SH) and a covered patio. The right side features three bedrooms (br 2, br 3, br 4) and two bathrooms (ba 2, o. ba). A central foyer (8' clg) provides access to the bedrooms and bathroom. The plan also shows a linen closet, a closet, and a laundry area (lau). Structural details include various wall types (2x4, 2x6, balloon frame), doors (3008, 3009, 3050 SH), windows (2'-11 1/2", 2'-5", 2'-0", 2'-4", 2'-7 1/2", 2'-8", 2'-9", 2'-10", 2'-11", 2'-12", 2'-13", 2'-14", 2'-15", 2'-16", 2'-17", 2'-18", 2'-19", 2'-20", 2'-21", 2'-22", 2'-23", 2'-24", 2'-25", 2'-26", 2'-27", 2'-28", 2'-29", 2'-30", 2'-31", 2'-32", 2'-33", 2'-34", 2'-35", 2'-36", 2'-37", 2'-38", 2'-39", 2'-40", 2'-41", 2'-42", 2'-43", 2'-44", 2'-45", 2'-46", 2'-47", 2'-48", 2'-49", 2'-50", 2'-51", 2'-52", 2'-53", 2'-54", 2'-55", 2'-56", 2'-57", 2'-58", 2'-59", 2'-60", 2'-61", 2'-62", 2'-63", 2'-64", 2'-65", 2'-66", 2'-67", 2'-68", 2'-69", 2'-70", 2'-71", 2'-72", 2'-73", 2'-74", 2'-75", 2'-76", 2'-77", 2'-78", 2'-79", 2'-80", 2'-81", 2'-82", 2'-83", 2'-84", 2'-85", 2'-86", 2'-87", 2'-88", 2'-89", 2'-90", 2'-91", 2'-92", 2'-93", 2'-94", 2'-95", 2'-96", 2'-97", 2'-98", 2'-99", 2'-100", 2'-101", 2'-102", 2'-103", 2'-104", 2'-105", 2'-106", 2'-107", 2'-108", 2'-109", 2'-110", 2'-111", 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ATTIC VENT CALCULATION

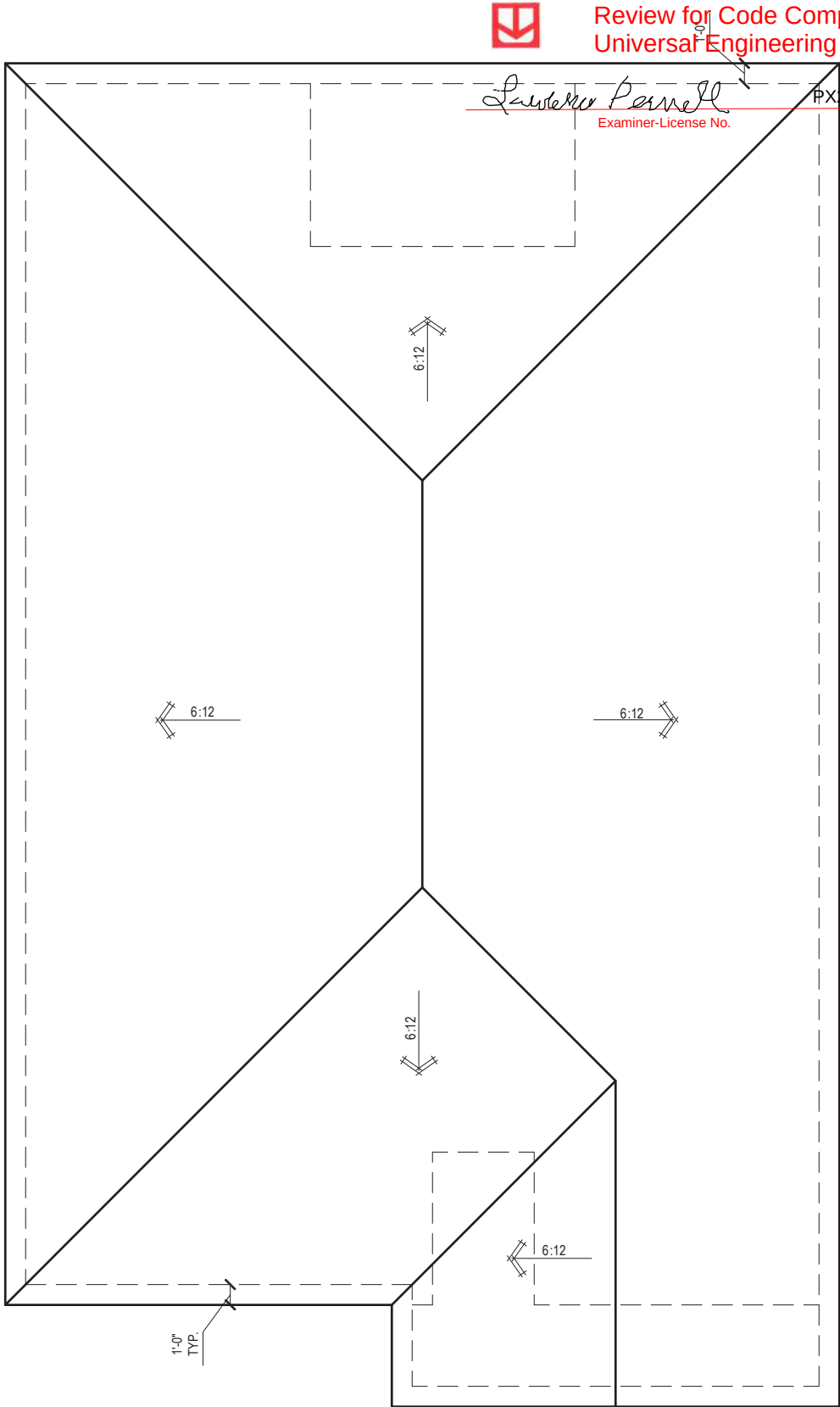
ATTIC VENTILATION TO COMPLY w/ F.B.C RESIDENTIAL CODE. THE REQUIRED NET FREE VENTILATING AREA OF NOT LESS THAN 1/150 OF THE SPACE VENTILATED. AREA MAY BE REDUCED TO 1/300 PROVIDED THAT 40 TO 50 PERCENT OF THE REQ'D VENTILATING AREA IS PROVIDED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE WITH THE BALANCE OF THE REQ'D VENTILATION PROVIDED BY THE EAVE OR CORNICE VENTS.

MANUFACTURE SELECTED TO VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AND TO MAINTAIN THE REQUIRED VENTILATION.

DO NOT LOCATE VENTS ON ROOF PLANE(S) FACING STREET.

ROOF VENTILATION CALCULATIONS				
ROOF AREA	2,611 SF			
TOTAL NET FREE AREA REQ'D (1 TO 300)	1253.3 SQ. IN.			
MAIN HOUSE INLET (SOFFIT) VENTILATION	100.0 LF x	6.4 SQ. IN / LINEAR FT =	640.0 SQ. IN.	
POD VENT(S) REQUIRED WITH BASE HOUSE	9	VENTS AT 70.0 SQ. IN EA. =	630.0 SQ. IN.	
LOWER VENTING PROVIDED (626.6 SQ. IN. REQ'D)	640.0 SQ. IN	50.4%		
UPPER VENTING PROVIDED (626.6 SQ. IN. REQ'D)	630.0 SQ. IN	49.6%		

NOTE: TYPICAL VENTILATION INCLUDES:
1. SOFFIT VENTS
(AREA: 6.4 SQ. IN PER FOOT - VERIFY WITH MANUFACTURE)
2. LOMANCO 770" ATTIC VENT LOCATED 12" MIN. FROM RIDGE
(AREA: 70 SQ. IN. - VERIFY W MANUFACTURE)
*(1) LOMANCO 770D VENT AT 140 S.I. EA.CAN BE USED IN PLACE OF (2) 770 VENTS.



ROOF PLAN 'B'
1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 22x34



10-01-2021

FDS ENGINEERING ASSOCIATES
258 Southrail Road, Suite 200
Lake City, FL 32024
O: 321-972-0491 F: 407-880-2304
Certificate Of Authorization No. 9161
CARL A. BROWN, PE - FL #85128
Luis Pablo Torres, PE - FL #87884

Reserve at Jewel Lake
Lot 004
33-3S-16-02439-202
Lake City, FL 32024

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PLAN NUMBER:	33911776	RELEASE DATE:	02.22.2021
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MODEL:	RADFORD	DRAWING TITLE:	ROOF PLAN
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SHEET NO:
6.1-B

ELECTRICAL LEGEND

\$

SWITCH

\$3

3 WAY SWITCH

\$4

4 WAY SWITCH

WALL MOUNTED LIGHT

LED DOWNLIGHT

DISCONNECT

CEILING FIXTURE OUTLET

SMOKE DETECTOR

SMOKE/CARBON MONOXIDE ALARM

VP=VAPOR PROTECTED

B = BRACE FOR FUTURE FAN

H = HANGING

P = OPT. PENDANT

110v RECEPTACLE

110v SWITCHED RECEPTACLE

110v ABOVE COUNTER RECEPTACLE. GFI PROTECTED AT KITCHEN, BATH & LAUNDRY

110v DEDICATED RECEPTACLE FOR SECURITY/STRUCTURED WIRING PANEL

GFI OUTLET

220v RECEPTACLE

110v FLOOR RECEPTACLE

DISPOSAL

CHIME

BATH EXHAUST FAN

CEILING FAN PREWIRE WITH BRACING FOR FUTURE FAN

SW

GFI

220v

110v FLOOR RECEPTACLE

DISPOSAL

CHIME

BATH EXHAUST FAN

CEILING FAN PREWIRE WITH BRACING FOR FUTURE FAN

• PROVIDE ADDITIONAL EXTERIOR WEATHERPROOF RECEPTACLE WITHIN 15 FEET OF CONDENSING UNITS

• INSTALL GFI AND ARC FAULT CIRCUIT INTERRUPTER PROTECTION PER NEC SECTIONS 210.52G

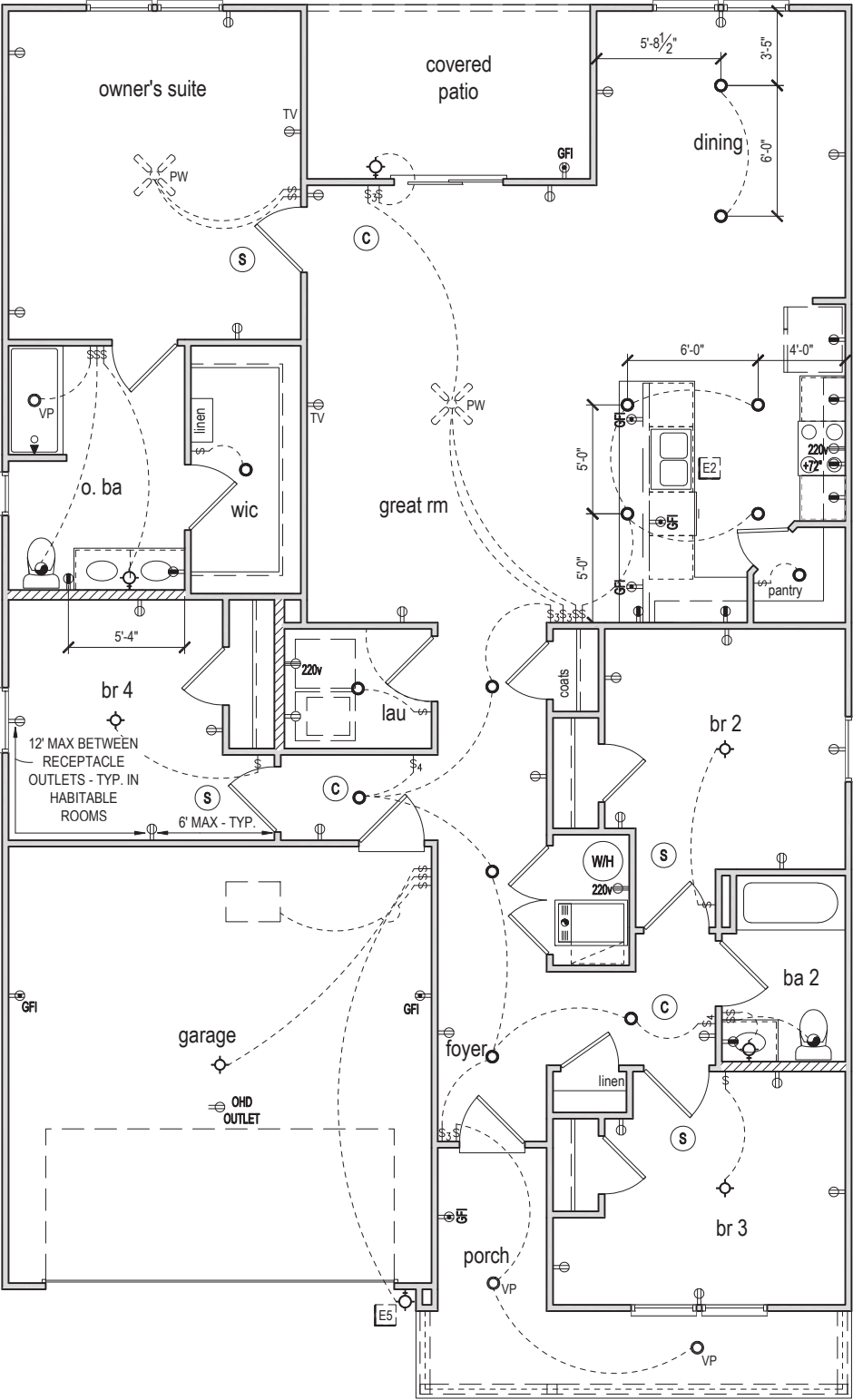
• ALL GARAGE OUTLETS SHALL BE ON A DEDICATED CIRCUIT

• IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

• DWGS. ARE DIAGRAMMATICAL & INDICATE THE GENERAL ARRANGEMENT OF THE ELECTRICAL WORK. ANY DISCREPANCIES ON THE DOCUMENTS SHALL BE CALLED TO THE ARCHITECT'S ATTENTION PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE ELECTRICAL DRAWINGS.

KEYNOTES

- E1 ELECTRICAL PANEL PER SPECS
- E2 INSTALL GFI OUTLET UNDER SINK FOR FUTURE DISPOSAL
- E3 DOOR CHIME TRANSFORMER LOCATION
- E4 MECHANICAL ROOMS TO INCLUDE KEYLESS LIGHT, PLUG AND DISCONNECT FOR AIR HANDLER
- E5 COACH LIGHT ONLY IF REQUIRED BY LOCAL MUNICIPALITY. INSTALL AT 68" AFF
- E6 INSTALL COACH LIGHT AT 68" AFF



FIRST FLOOR ELECTRICAL PLAN 'B'

1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 22x34



Review for Code Compliance
Universal Engineering Science

Lawrence Pennell
Examiner-License No.

PX2707

11/09/2021



10-01-2021

Reserve at Jewel Lake
Lot 004
33-3S-16-02439-202
Lake City, FL 32024

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PLAN NUMBER:
33911776

RELEASE DATE:
02.22.2021

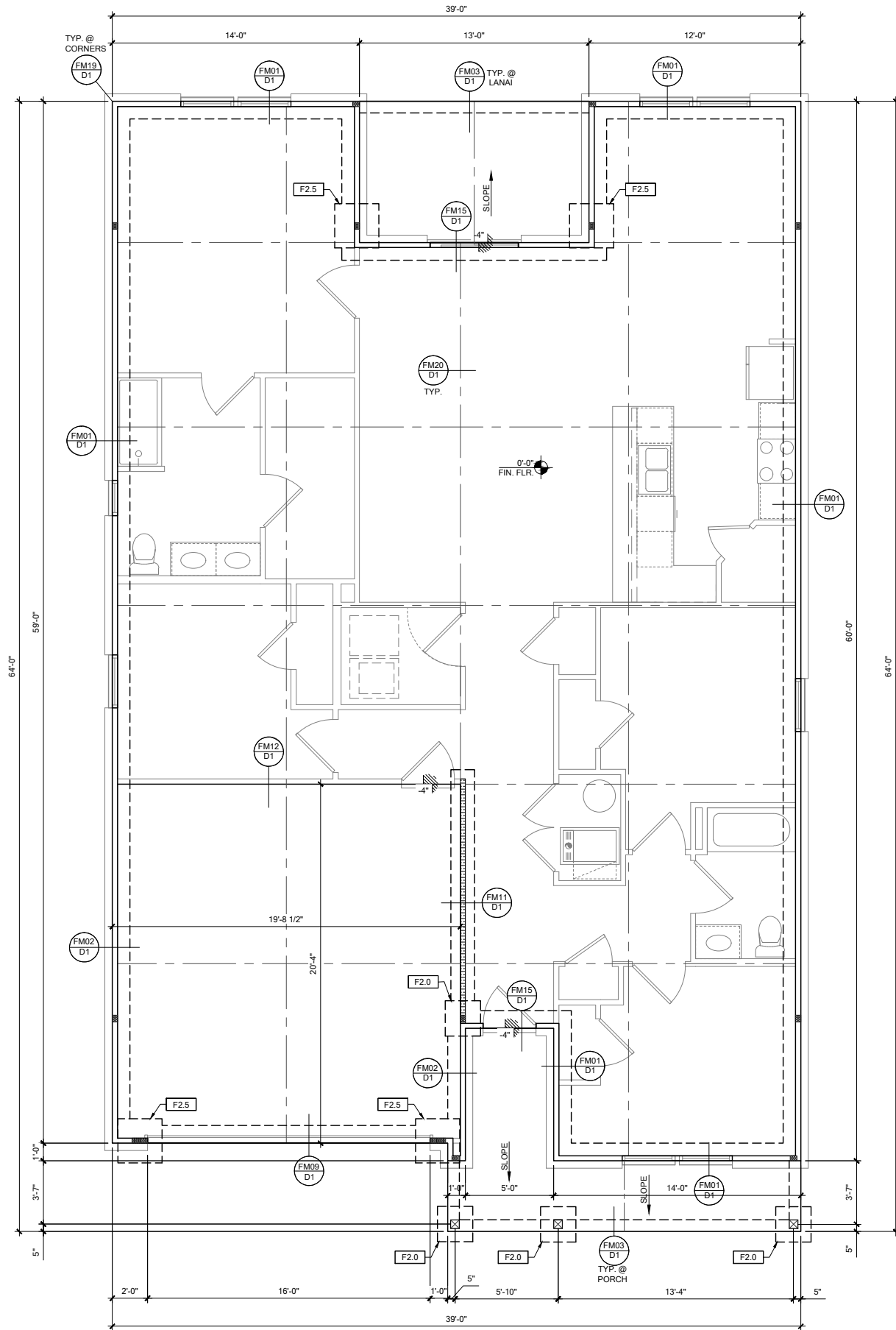
MODEL:
RADFORD

DRAWING TITLE:
FIRST FLOOR ELECTRICAL

SHEET NO:

E1.1

	E		☐ SCOTT LEWOWSKI PE - FL #78790			IMAGED CONTACT THIS LIST FOR IDENTIFICATION.
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FOUNDATION PLAN B

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

FOUNDATION LEGEND	
SYMBOL	DESIGN DESCRIPTION
[F#]	INDICATES CONCRETE FOOTING w/ MINIMUM SOIL BEARING CAPACITY OF 2000 PSF. REINFORCE PER GENERAL FOUNDATIONS SCHEDULE ON SHEET SN FOR DESIGN SPECIFICATIONS.
[---]	INDICATES CONSTRUCTION JOINT (IF SHOWN) SHALL BE 1/2" x 1" SAW CUTS FILLED WITH APPROVED SLAB JOINT MATERIAL COVERING A 12"x12" SQUARE MAXIMUM
[4"]	INDICATES STEP IN FOUNDATION, VERIFY PER ARCHITECTURAL PLANS CONSTRUCT PER PLAN SECTION CUT AND DETAIL SHEET D1
[0'-0" FIN. FLR.]	4" 2500 PSI CONC. SLAB W/ REINF. PER S0 w/6 MIL VISQUEEN VAPOR BARRIER & TREATED FOR TERMITES. SEE FOUNDATION SCHEDULE ON SN
[]	INDICATES BUILT UP COLUMN. SEE FRAMING PLAN FOR SIZE, DETAIL WF37/SN FOR PLY ATTACHMENT, AND UPLIFT CONNECTION SCHEDULE ON SN FOR CONNECTION TO SLAB

GENERAL NOTES:
1. TYPICAL CORNER FRAMING PER DETAIL FM19/D1
2. SEE ARCHITECTURAL PLANS FOR ALL SLAB STEP DEPTHS IF SHOW SHOWN WITHIN THESE DOCUMENTS.

PLAN KEY NOTES

BUILDER NOTE:
ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION

WALL TYPE	
SYMBOL	DESIGN DESCRIPTION
[2x]	2x INTERIOR BEARING SHEARWALL - SEE BEARING WALL SCHEDULE ON SHEET SN FOR REQUIREMENTS.
[]	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN
[]	2x WOOD FRAME EXTERIOR WALL



Review for Code Compliance
Universal Engineering Science

Lawrence Parnell
Examiner-License No.

PX2707 11/09/2021



DATE: October 5, 2021
DRAWN: [Name]
CHECKED: [Name]
DESIGNED: [Name]



LOT 4
RESERVE AT JEWEL LAKE
33-3S-16-02439-202
LAKE CITY, FL 32024

PLAN NUMBER: 33911776

RELEASE DATE: 02.22.2021

MODEL: RADFORD

DRAWING TITLE: FOUNDATION PLAN

SHEET NO:

S1




Review for Code Compliance
Universal Engineering Science

PX2707

Examiner-License No.

FRAMING NOTES:

1. SEE WIND SPEED CHART ON **S0** FOR WINDOW PRESSURES
2. AT SECOND FLOOR FOR TYPICAL CORNER FRAMING SEE DETAIL **FB06/D4**

GENERAL NOTES:

1. THE FRAMING PLAN SHOWN INDICATES THE "TRUSS SYSTEM" AND IS THE RESPONSIBILITY OF THE TRUSS SYSTEM ENGINEER (DESIGN PROFESSIONAL OF RECORD). THE TRUSS DESIGN ENGINEER (DELEGATED ENGINEER) HAS FINAL RESPONSIBILITY FOR EACH INDIVIDUAL TRUSS AND TRUSS PROFILE, AND IS TO SUBMIT A FINAL SET OF TRUSS ENGINEERING SIGNED AND SEALED TRUSS DRAWINGS TO DESIGN PROFESSIONAL OF RECORD FOR REVIEW PRIOR TO FABRICATION
2. ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES WITH IN THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO CONSTRUCTION.
3. SEE SHEET **SN** FOR DESIGN SCHEDULES AND NOTES: FOUNDATION SCHEDULE / COLUMN SCHEDULE / BEARING WALL SCHEDULE / BEAM SCHEDULE / HEADER SCHEDULE / CONNECTION SCHEDULE / FLOOR AND ROOF NOTES.

LOT 4
RESERVE AT JEWEL LAKE
33-3S-16-02439-202
LAKE CITY, FL 32024

PLAN
NUMBER:
33911776

RELEASE
DATE:
02.22.2021

MODEL: RADFORD	DRAWING TITLE: ROOF FRAMING PLAN
SHEET NO: S2	

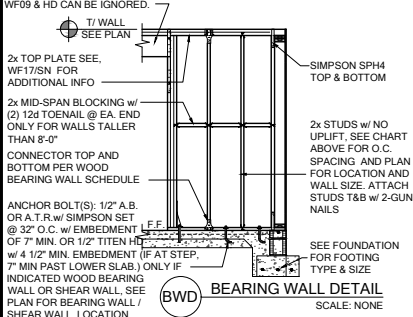
FOUNDATION SCHEDULE				
MARK	SIZE	DEPTH	REINFORCING	
F1.5	1'-6" x 1'-6"	1'-0"	(2) #5 E.W. BOT.	
F2.0	2'-0" x 2'-0"	1'-0"	(2) #5 E.W. BOT.	
F2.5	2'-6" x 2'-6"	1'-0"	(2) #5 E.W. BOT.	
F3.0	3'-0" x 3'-0"	1'-0"	(4) #5 E.W. BOT.	
F3.5	3'-6" x 3'-6"	1'-0"	(4) #5 E.W. BOT.	
F4.0	4'-0" x 4'-0"	1'-0"	(5) #5 E.W. BOT.	
F4.5	4'-6" x 4'-6"	1'-4"	(5) #5 E.W. BOT.	
F5.0	5'-0" x 5'-0"	1'-4"	(6) #5 E.W. BOT.	
F6.0	6'-0" x 6'-0"	1'-5"	(8) #5 E.W. BOT.	

FOUNDATION DEPTH NOTE:
 • INTERIOR PAD DEPTHS AS LISTED IN THE SCHEDULE ARE THE TOTAL DEPTH AND MEASURED FROM THE TOP OF THE SLAB.
 • EXTERIOR PAD DEPTHS AS LISTED IN THE SCHEDULE ARE TOTAL DEPTH WITH THE BOTTOM OF THE FOOTING TO MATCH THE BOTTOM OF THE CONTINUOUS MONOLITHIC POUR WHICH RUNS THROUGH IT.

GENERAL FOUNDATION NOTES:
 1. PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.
 2. 4" 2500 PSI CONC. SLAB WITH W1.4W1.4 OVER 6 MIL. VISOQUEEN VAPOR BARRIER & TREATED FOR TERMITES.
 3. GC/BUILDER: SEE ARCH PLANS FOR ROUGH OPENING LOCATIONS AND ADDITIONAL INFORMATION REQ'D FOR DOOR/WINDOW INSTALLATION ALONG W/ DIMENSIONS NOT SHOWN ON FOUNDATION CONSULT W/ MANUFACTURER SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SLIDING GLASS DOOR SILLS.
 4. NO WOOD STAKES PERMITTED IN FOUNDATION.
 5. PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. SEE FPM101 FOR ADDITIONAL INFORMATION. G.C. TO DETERMINE STEP LOCATIONS, IF REQUIRED.
 6. STEEL BENDS AND LAP SPLICE SEE FPM101 AND FPM101.
 7. ALL EQUIPMENT AND APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED A MIN OF 18" CONTRACTOR TO PROVIDE SUCH PLATFORM W/ EITHER MASONRY OR WOOD CONSTRUCTION.
 8. ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000 PSF (SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS). IF SOIL CONDITIONS ON THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY, THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS, COMPACTED IN 12" LIFTS TO AT LEAST 96% OF MAX. DRY DENSITY AS DETERMINED BY ASTM D 1557 (MODIFIED PROCTOR).
 9. R.403.1.4 MINIMUM DEPTH: EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES (305mm) BELOW THE FINISHED GRADE OF GROUND SURFACE.

WOOD BEARING WALL SCHEDULE					
MARK	STUD SPACING	CONNECTION & FASTENERS	LUMBER SPECIES	UPLIFT CAP. [#ft]	
WB1	16"	(2)16d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SPF	NO UPLIFT	
WB2	16"	SP2 w/ (6)10d NAILS	#2 SPF	402	
WB3	16"	(2) SP2 w/ (6)10d NAILS	#2 SPF	804	
WB4	16"	(2)16d TOENAILS	#2 SYP	NO UPLIFT	
WB5	16"	SP2 w/ (6)10d NAILS	#2 SYP	439	
WB6	16"	(2) SP2 w/ (6)10d NAILS	#2 SYP	878	
WB7	12"	(2)16d TOENAILS	#2 SPF	NO UPLIFT	
WB8	12"	SP2 w/ (6)10d NAILS	#2 SPF	535	
WB9	12"	(2) SP2 w/ (6)10d NAILS	#2 SPF	1070	
WB10	12"	(2)16d TOENAILS	#2 SYP	NO UPLIFT	
WB11	12"	SP2 w/ (6)10d NAILS	#2 SYP	585	
WB12	12"	(2) SP2 w/ (6)10d NAILS	#2 SYP	1170	

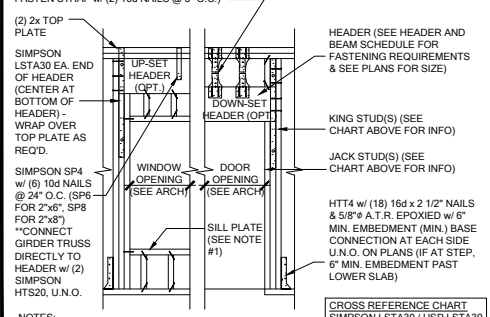
CROSS REFERENCE CHART
 SIMPSON SP1 / USP SPT22 SIMPSON SP2 / USP SPT24
 (2) 2x HEADER (U.N.O.) SEE FLOOR PLAN FOR MIN. SIZE. SEE HD/SN FOR CONNECTION INFO. IF STUD IS WITHIN A WALL W/ NO UPLIFT AS INDICATED IN THE WOOD BEARING WALL SCHEDULE, THE CONNECTORS INDICATED IN WF09 & HD CAN BE IGNORED.



HEADER SCHEDULE		
MARK	HEADER SIZE	HEADER NOTES
H1	(2) 2x6 #2 SYP w/ 7/16" FLUTCH PLATE	1. VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED. IF HEADER IS ON THE 1ST FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS U.N.O. ON PLAN.
H2	(2) 2x10 #2 SYP w/ 7/16" FLUTCH PLATE	3. IF HEADER IS ON THE 2ND FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS.
H3	(2) 2x12 #2 SYP w/ 7/16" FLUTCH PLATE	4. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL WF37/SN.
H4	(2) 1 3/4" x 1 1/4" LVL 2.0E Fb=2600	5. FASTEN ALL MULTI-PLY HEADERS TOGETHER W/ (2) ROWS 12d COMMON NAILS AT 12" O.C. OR (3) ROWS IF 2x10 OR LARGER TYP. EACH SIDE OR (2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE.
H5	(2) 1 3/4" x 1 1/4" LVL 2.0E Fb=2600	6. FASTEN ALL HEADERS TO KING STUDS W/ (3) 10d TOENAILS PER SIDE.
H6	(2) 1 3/4" x 1 1/4" LVL 2.0E Fb=2600	7. IF HEADER IS NOT SPECIFIED CONTACT E.O.R.

HEADER SUPPORT - NUMBER OF JACKS & STUDS REQUIRED AT OPENINGS					
OPENING SIZE	2x4 WALL		2x6 OR 2x8 WALL		
	JACKS EA END	KINGS EA END	JACKS EA END	KINGS EA END	
1'-0" - 3'-11"	(1)	(2)	(1)	(2)	
4'-0" - 8'-11"	(2)	(3)	(2)	(4)	
10'-0" - 16'-0"	(3)	(4)	(3)	(6)	

2x CRIPPLE STUDS @ 16" O.C. w/ (1) SIMPSON SP2 CONNECTOR @ TOP AND BOTTOM. *PROVIDE (3) 2x CRIPPLE STUDS BELOW ANY GIRDER TRUSS BEARING OVER HEADER. CONNECT G.T. TO STUD W/ (2) SIMPSON HTS20 STRAPS AND CONNECT BOTTOM OF STUD TO HEADER W/ (2) SIMPSON HTS20 STRAPS. U.N.O. (IF STUD IS LESS THAN 10" TALL THEN USE SIMPSON CS18 INSTALLED FROM BOTTOM OF HEADER, UP STUD, OVER TOP PLATE & BACK DOWN OTHER SIDE OF WALL TO BOTTOM OF HEADER-FASTEN STRAP W/ (2) 10d NAILS @ 3" O.C.)

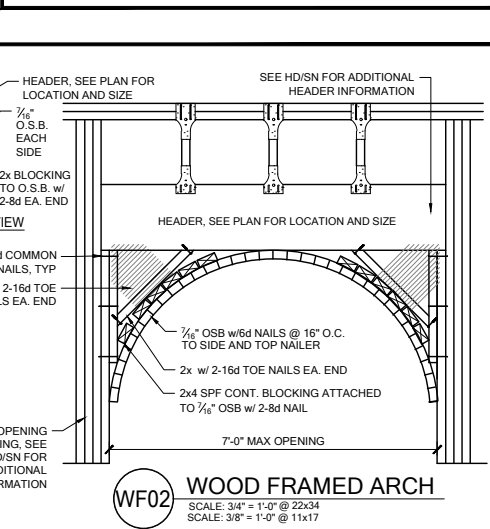


NOTES:
 1. OPENINGS GREATER THAN 4'-0" PROVIDE (2) 2x SILL PLATE w/ A35 CLIPS EACH SIDE.
 2. NO TOP PLATE SPLICES SHALL OCCUR OVER OR WITHIN 2 FEET OF HEADER.
 3. HOLD DOWN CONNECTIONS NOT REQUIRED AT BEARING WALLS WITHOUT UPLIFT.

HD TYPICAL FRAMING CONNECTIONS AT OPENINGS
 SCALE: NONE

BEAM SCHEDULE			
MARK	BEAM SIZE	FASTENING SCHEDULE	
BM1	(2) 2x8 SYP #2 w/ 7/16" OSB FLUTCH PLATE	(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM2	(2) 2x10 SYP #2 w/ 7/16" OSB FLUTCH PLATE	(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM3	(2) 2x12 SYP #2 w/ 7/16" OSB FLUTCH PLATE	(2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE OR (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM4	(2) 1 3/4"x11 1/4" LVL 2.0E Fb=2600	(2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE OR (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM5	(2) 1 3/4"x11 7/8" LVL 2.0E Fb=2600	(2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE OR (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM6	(2) 1 3/4"x16" LVL 2.0E Fb=2600	(2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE OR (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM7	(3) 2x10 SYP #2 w/ (2) 7/16" OSB FLUTCH PLATES	(2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE OR (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM8	(3) 1 3/4"x9 1/4" LVL 2.0E Fb=2600	(2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE OR (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM10			

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



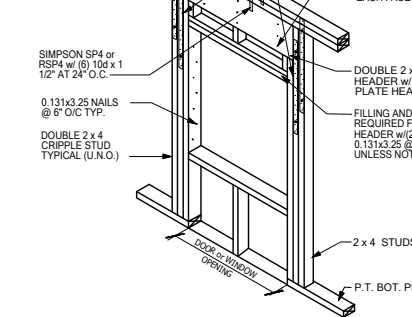
SIMPSON - CONNECTOR SCHEDULE				
MARK	TYPE	CONNECTOR & FASTENERS	SPF	SYP
B	FRAME TO FRAME	H2.5a w/ (10)8d NAILS	535	565
C	FRAME TO FRAME	H10a w/ (18)10d x 1 1/2" AT 2 PLY TRUSSES	1015	1040
D	FRAME TO FRAME	MTS12 w/ (14)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS)	850	990
E	FRAME TO FRAME	HTS20 w/ (24)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS)	1125	1310
F	FRAME TO FRAME	HTS20 w/ (24)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS)	2250	2620
G	FRAME TO FRAME	LG12 w/ (32) 16d SINKERS & (14) 1/4" x 2 1/4" TITEN (2 PLY TRUSSES) OR (28) 16d SINKERS FOR FRAME (EA)	3500-M 3240-F	4060-M 3770-F
H	FRAME TO MASONRY / FRAME	(2) LG13 w/ (24) 1/4" x 3" SDS SCREWS & (8) 3/8" x 5" TITEN (2 PLY TRUSSES) OR (52) 16d SINKERS FOR FRAME (EA)	4730-M 5010-F	6570-M 6960-F
I	BEAM TO BEAM	HU410 OPT HUC410 w/ (18) 16d & (10) 10d NAILS	GP2680	UW1895
J	BEAM TO MASONRY / FRAME	HU46 OPT HUC46 w/ (6) 10d NAILS & (12) 1/4" x 2 3/4" TITEN (TO MAS.) OR (12) 16d & (6) 10d (FOR FRAME)	GW1785	GW3000
K	FRAME TO FRAME	H105 w/ (24) 10d x 1 1/2" NAILS	UW1135 SYP-F	UW1135 SYP-M
L	FRAME TO FRAME	VGT w/ (16) 1/4"x3" SDS WOOD SCREWS & HDU4-SDS2.5 w/ (10) 1/4"x2 1/2" SDS WOOD SCREWS & (1) 5/8" A.T.R.	3285	4555
M	FRAME TO FRAME	(2) HTTS w/ (52) 16d x 2 1/2" NAILS & (2) 5/8" A.T.R. (SEE NOTE #4)	8750	10180

GENERAL CONNECTOR NOTES:
 1. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS / BEAMS w/ (2) 12d TOENAILS.
 2. ALL TRUSS TO TRUSS CONNECTIONS ARE PROVIDED BY TRUSS MANUFACTURER. U.N.O. ON PLAN.
 3. G.C. MAY USE EITHER SIMPSON OR USP CONNECTIONS. SEE FRAMING PLAN FOR CONNECTOR CALL OUT.
 4. FOR SINGLE PLY TRUSSES, SCAB ON FULL HEIGHT SYP #1 2"x4" TO TRUSS VERTICAL WEB w/ (2) ROWS OF 10d NAILS @ 3" O.C. STAGGERED.
 5. MINIMUM A.T.R. EMBEDMENT: 5" EMBEDMENT FOR 1/2" A.T.R. 6" EMBEDMENT FOR 5/8" A.T.R. 8" EMBEDMENT FOR 7/8" A.T.R. (IF AT STEP, DEPTH IS FROM LOWER SLAB).

(A) MINIMAL CONNECTOR UNO ON FRAMING PLAN
 1. CONNECTION FOR ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS / LINTELS / ICF WALLS UNO ON PLAN
 2. CONNECTION AT 24" OR 32" O.C. PENDING VERTICALS FOR ALL FLOOR TRUSSES PARALLEL TO MASONRY WALLS SEE DETAIL FB12/D3 FOR MORE INFORMATION
 3. CONNECTION FOR ALL HIP JACK (CORNER JACK) TO MASONRY WALLS/ICF WALLS/LINTELS
 4. CONNECTION FOR ALL CONTINUOUS RIM BOARD TO TOP OF MASONRY AT 32" O.C. MAX. w/ (2) AT EACH CORNER. G.C. TO VERIFY LOCATION DOES NOT CONFLICT W/ (J) (IF APPLICABLE) LAYOUT
 5. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALL/BEAMS w/ (2) 12d TOENAILS

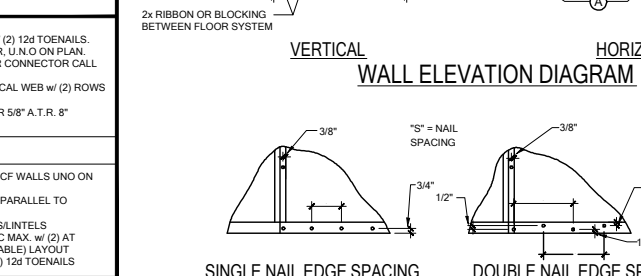
(B) MINIMAL CONNECTOR UNO ON FRAMING PLAN
 1. CONNECTION FOR JACK TRUSS TO WOOD WALL OR BEAM

(C) MINIMAL CONNECTOR UNO ON FRAMING PLAN
 1. CONNECTION FOR ALL TRUSSES TO INTERIOR/EXTERIOR BEARING WOOD WALLS AND/OR BEAMS



WF09 WALL HEADER DETAIL
 SCALE: N.T.S.

SIMPSON - CONNECTOR SCHEDULE				
MARK	TYPE	CONNECTOR & FASTENERS	SPF	SYP
B	FRAME TO FRAME	H2.5a w/ (10)8d NAILS	535	565
C	FRAME TO FRAME	H10a w/ (18)10d x 1 1/2" AT 2 PLY TRUSSES	1015	1040
D	FRAME TO FRAME	MTS12 w/ (14)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS)	850	990
E	FRAME TO FRAME	HTS20 w/ (24)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS)	1125	1310
F	FRAME TO FRAME	HTS20 w/ (24)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS)	2250	2620
G	FRAME TO FRAME	LG12 w/ (32) 16d SINKERS & (14) 1/4" x 2 1/4" TITEN (2 PLY TRUSSES) OR (28) 16d SINKERS FOR FRAME (EA)	3500-M 3240-F	4060-M 3770-F
H	FRAME TO MASONRY / FRAME	(2) LG13 w/ (24) 1/4" x 3" SDS SCREWS & (8) 3/8" x 5" TITEN (2 PLY TRUSSES) OR (52) 16d SINKERS FOR FRAME (EA)	4730-M 5010-F	6570-M 6960-F
I	BEAM TO BEAM	HU410 OPT HUC410 w/ (18) 16d & (10) 10d NAILS	GP2680	UW1895
J	BEAM TO MASONRY / FRAME	HU46 OPT HUC46 w/ (6) 10d NAILS & (12) 1/4" x 2 3/4" TITEN (TO MAS.) OR (12) 16d & (6) 10d (FOR FRAME)	GW1785	GW3000
K	FRAME TO FRAME	H105 w/ (24) 10d x 1 1/2" NAILS	UW1135 SYP-F	UW1135 SYP-M
L	FRAME TO FRAME	VGT w/ (16) 1/4"x3" SDS WOOD SCREWS & HDU4-SDS2.5 w/ (10) 1/4"x2 1/2" SDS WOOD SCREWS & (1) 5/8" A.T.R.	3285	4555
M	FRAME TO FRAME	(2) HTTS w/ (52) 16d x 2 1/2" NAILS & (2) 5/8" A.T.R. (SEE NOTE #4)	8750	10180

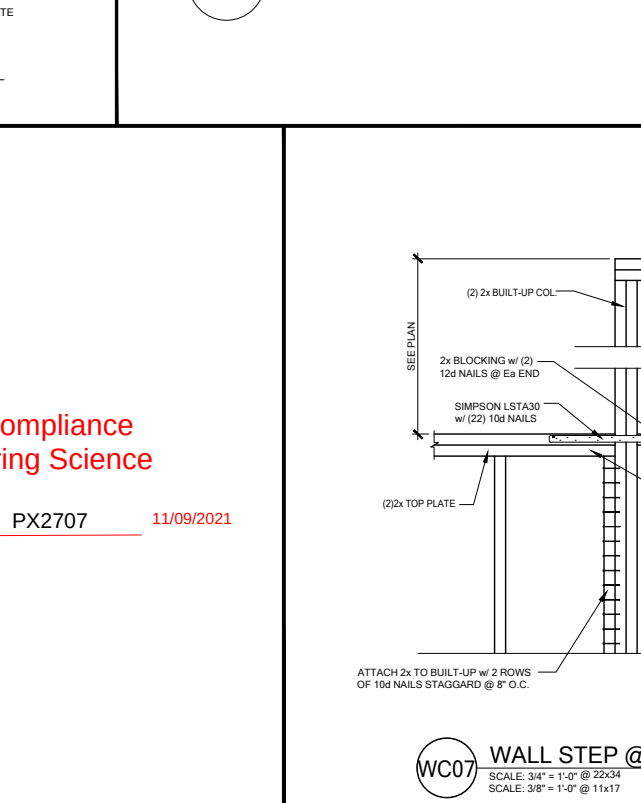


WALL SHEATHING MAY BE INSTALLED VERTICALLY OR HORIZONTALLY. ATTACH PER NAILING SCHEDULE. PANEL EDGES WILL NEED TO BE ATTACHED TO STUD AND OR BLOCKING AT ALL EDGES. A MINIMUM 1/2" SPACE IS RECOMMENDED BETWEEN PANELS AT EDGES AND END JOINTS TO ALLOW FOR EXPANSION. FASTENERS SHALL NOT PENETRATE SURFACE MORE THAN 1/2".

- (A) NAIL AT BASE 2 ROWS @ 4" O.C. w/ 8d COMMON NAIL.
- (B) NAIL AT TOP PLATE TWO ROWS @ 4" O.C. w/ 8d COMMON NAIL.
- (C) NAIL OPENING PERIMETER w/ (2) ROWS @ 4" O.C. w/ 8d COMMON NAIL.
- (D) NAIL INTERIOR AT 6" O.C. w/ 8d COMMON NAIL.
- (E) STAGGER ALL VERTICAL JOINTS & NAIL @ 4" O.C. w/ 8d COMMON NAIL.
- (F) PLYWOOD SPLICES @ HEADER - NAIL SHEATHING TO HEADER w/ 8d COMMON NAILS @ 4" O.C. (2) ROWS @ TOP & BOT.
- (G) (2) 8d NAILS @ 3" O.C. TO EACH TRUSS END OR VERTICAL MEMBER IF GABLE END.

NOTE: 8d NAILS FOR WALL SHEATHING MUST BE MIN. 131" X 2 1/2". DO NOT OVERDRIVE NAILS: FASTENERS SHALL NOT PENETRATE SURFACE MORE THAN 1/2"

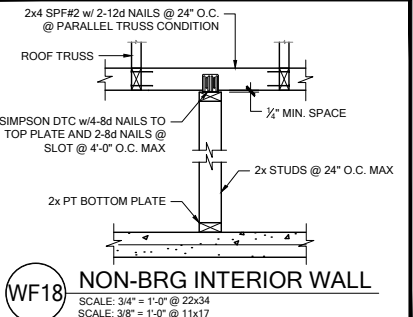
TB13 WALL SHEATHING INSTALL & NAILING SCHEDULE
 SCALE: N.T.S. REV. FBC 7TH ED. 2020



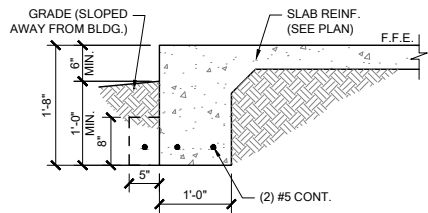
WC07 WALL STEP @ BRG. FRAME WALL
 SCALE: 3/4" = 1'-0" @ 22x34, SCALE: 3/8" = 1'-0" @ 11x17

COLUMN SCHEDULE				
MARK	COLUMN SIZE	FIRST FLOOR BASE CONNECTIONS, SEE PLAN FOR SECOND FLOOR CONNECTIONS	UPLIFT [lb]	
C1	(3) 2x #2 SPF	(4)12d TOENAILS	NO UPLIFT	
C2	(3) 2x #2 SPF	DTT22 w/ 1/2" ATR & (8) 1/2" x 1 1/2" SDS SCREWS	1835	
C3	(3) 2x #1 SYP	(4)12d TOENAILS	NO UPLIFT	
C4	(3) 2x #1 SYP	DTT22 w/ 1/2" ATR & (8) 1/2" x 1 1/2" SDS SCREWS	1835	
C5	4x4 P.T.#2 SYP POST	ABU44 w/ 1/2" ATR & (12)16d NAILS FIRST/SECOND FLOOR CONN.	G = 6665 U = 1782	
C6	6x6 P.T.#2 SYP POST	ABU66 w/ 1/2" ATR & (12)16d NAILS FIRST/SECOND FLOOR CONN.	G = 12000 U = 2070	
C7	8x8 P.T.#2 SYP POST	ABU88 w/ (2) 1/2" ATR & (18)16d FIRST/SECOND FLOOR CONN.	G = 24335 U = 2088	
C8	3.5" x 3.5" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU5-SDS2.5 w/ 1/2" ATR AND (14) 1/2"x2 1/2" SDS WOOD SCREWS	5080	
C9	3.5" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU5-SDS2.5 w/ 1/2" ATR AND (14) 1/2"x2 1/2" SDS WOOD SCREWS	5080	
C10	3.5" x 7" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU5-SDS2.5 w/ 1/2" ATR AND (20) 1/2"x2 1/2" SDS WOOD SCREWS	6372	
C11	5.25" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ 1/2" ATR AND (20) 1/2"x2 1/2" SDS WOOD SCREWS	7082	
C12	5.25" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ 1/2" ATR AND (20) 1/2"x2 1/2" SDS WOOD SCREWS	7082	
C13	5.25" x 7" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ 1/2" ATR AND (20) 1/2"x2 1/2" SDS WOOD SCREWS	7082	

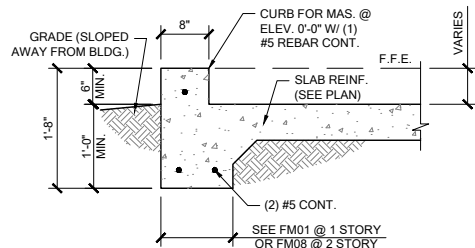
GENERAL COLUMN NOTES:
 1. ALL STRUCTURAL LUMBER TO BE SYP#2 OR SPF#2 UNO ON PLAN.
 2. MINIMUM BOLT EMBEDMENT: 5" EMBEDMENT FOR 1/2" ATR. 6" EMBEDMENT FOR 5/8" ATR. 8" EMBEDMENT FOR 7/8" ATR.
 3. P.L. COL. TO BRG DIRECTLY ON FOUNDATION. CUT BASE PLATE AS REQ'D. G.C. TO PROVIDE MOISTURE BARRIER.
 4. IF COL. IS CALLED OUT ON 2ND FLOOR, THE BASE CONNECTION IS NOT REQ'D. SEE PLANS FOR BASE CONNECTION.
 5. VALUES HAVE BEEN REDUCED FOR NARROW FACE APPLICATION. CONNECTIONS SHALL BE INSTALLED ON NARROW OR WIDE FACE PER SIMPSON TC-SCLCLM



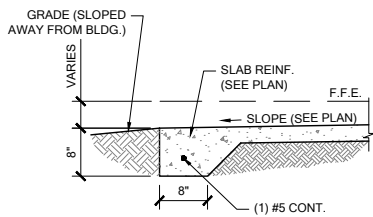
WF18 NON-BRG INTERIOR WALL</



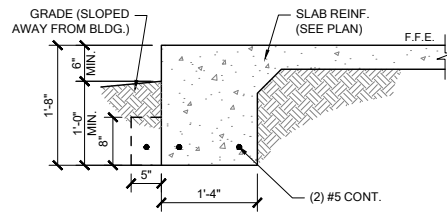
FM01 SINGLE STORY FTG
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



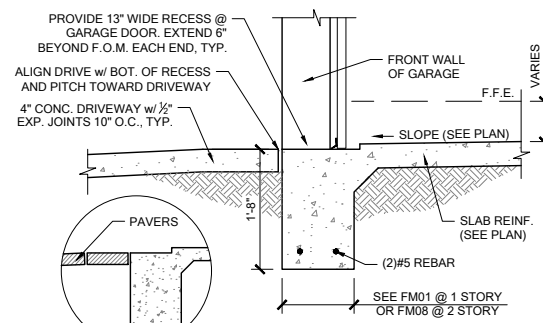
FM02 SECTION @ GARAGE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



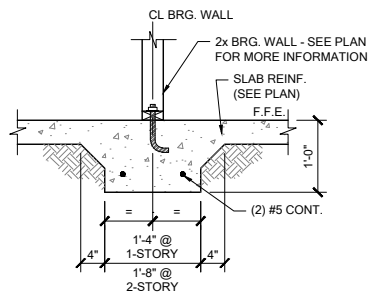
FM03 THICKENED EDGE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



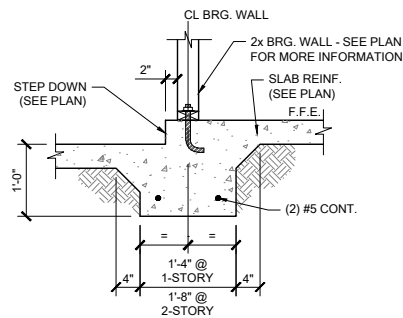
FM08 2-STORY FOOTING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



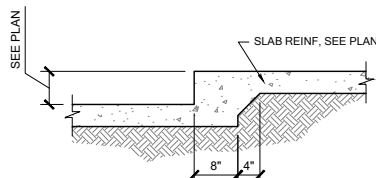
FM09 SECTION @ GARAGE DOOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



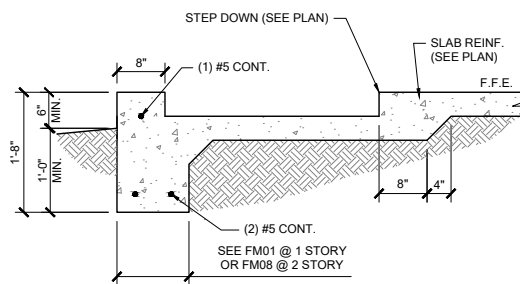
FM10 INTERIOR BEARING WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



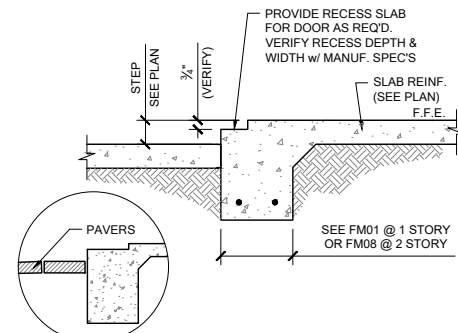
FM11 STEP DOWN BEARING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



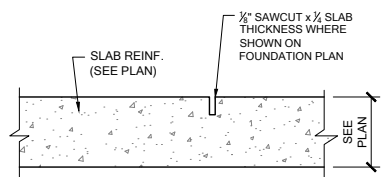
FM12 STEP DOWN @ NON BRG.
SCALE: 3/4" = 1'-0"



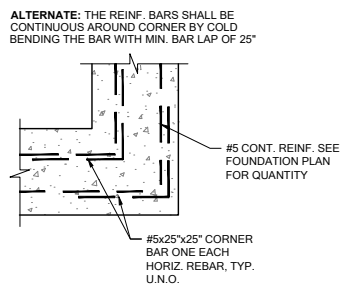
FM14 SECTION @ SHOWER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



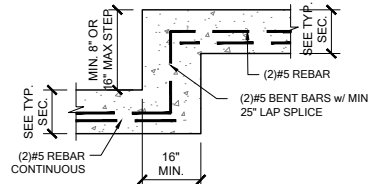
FM15 EXTERIOR BEARING @ RECESS
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



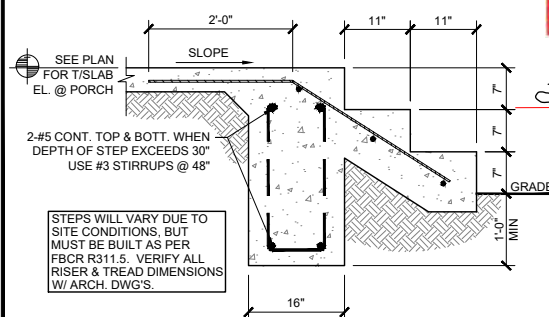
FM20 CONTROL JOINT
SCALE: N.T.S.



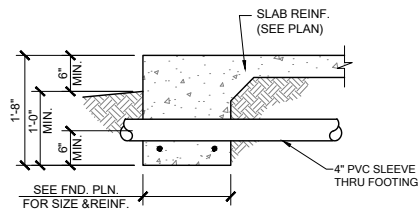
FM19 TYP. CORNER BAR DETAIL
SCALE: N.T.S.



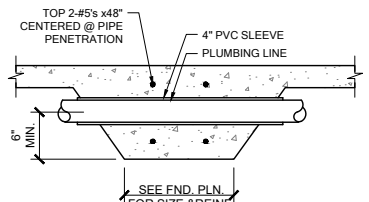
FM18 TYP. STEP FOOTING DETAIL
SCALE: N.T.S.



FM22 PORCH STEP
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

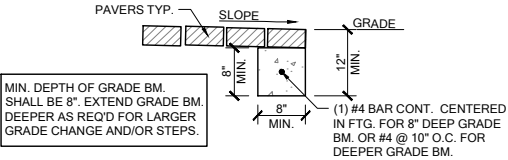


PIPE PERPENDICULAR TO EXTERIOR FOOTING

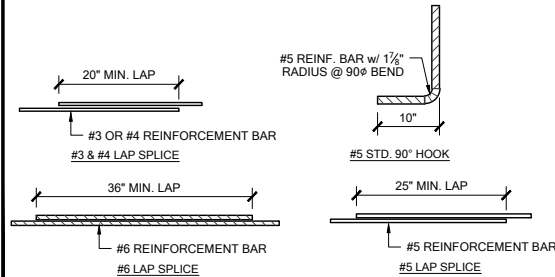


PIPE PERPENDICULAR TO INTERIOR FOOTING

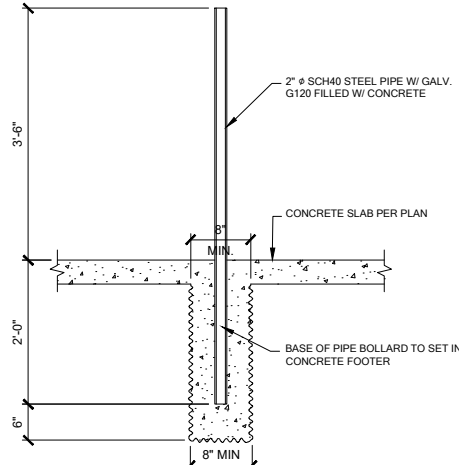
FM23 FOUNDATION PENETRATIONS, TYPICAL
SCALE: N.T.S.



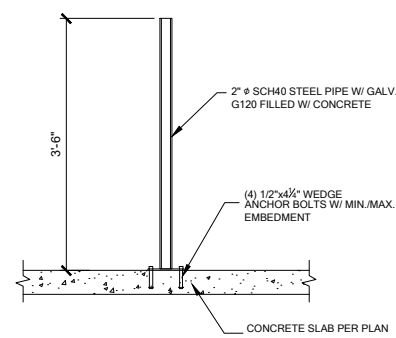
FM32 GRADE BEAM @ PAVER THRESHOLD
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



MS05 TYP. REBAR SPLICE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



GAS WATER HEATER



ELECTRIC WATER HEATER

1 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



Review for Code Compliance
Universal Engineering Science

Lawrence Pennell
Examiner-License No.

PX2707

11/09/2021

PLAN NUMBER:
33911776

RELEASE DATE:
02.22.2021

MODEL:
RADFORD

DRAWING TITLE:
FOUNDATION DETAILS

SHEET NO:

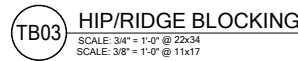
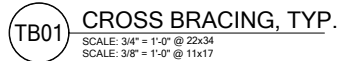
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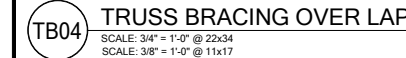
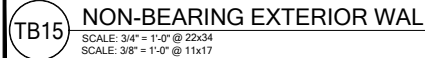
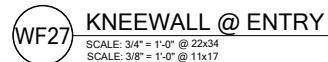
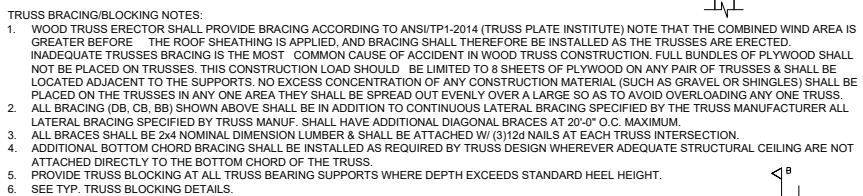
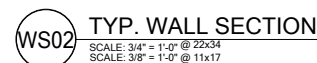
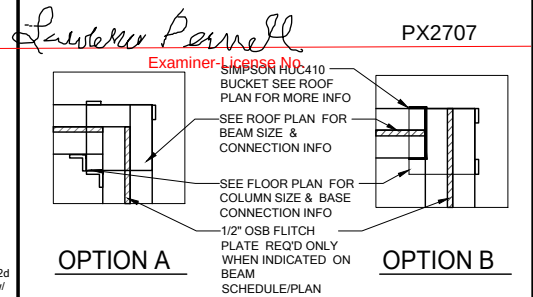
DATE: October 5, 2021
DRAWN BY: J. P. BROWN
CHECKED BY: J. P. BROWN
APPROVED BY: J. P. BROWN
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

FDS
238 S. BAYVIEW AVE. SUITE 200
MARIETTA, GA 30067
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C: 321-972-0481
CARL A. BROWN, PE - FL #56126
LUIS PABLO TORRES, PE - FL #87864
SCOTT LEWIS, PE - FL #87879

LOT 4
RESERVE AT JEWEL LAKE
33-3S-16-02439-202
LAKE CITY, FL 32024



QUESTIONS FOR THE BUSINESS OPPORTUNITY INFORMATION AND
THESE ENHANCEMENTS TO THE 1995-2000 FLORIDA BUDGET
FOR THE 1995-2000 FISCAL YEAR. THE BUDGET FOR THE
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LOT 4
RESERVE AT JEWEL LAKE
33-3S-16-02439-202
LAKE CITY, FL 32024

LAN
UMBER:
33911776

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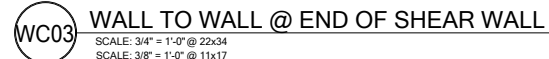
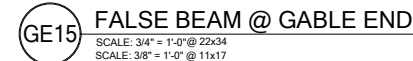
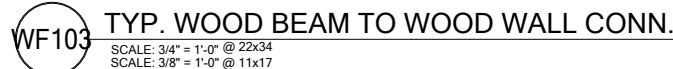
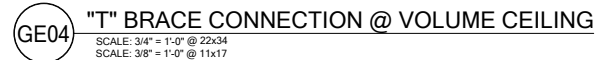
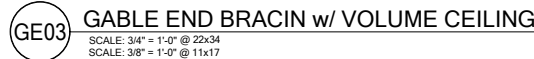
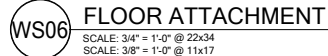
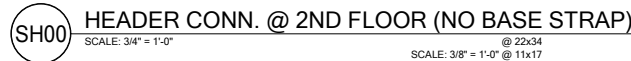
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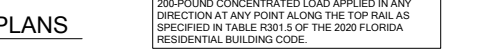
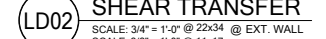
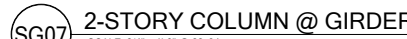
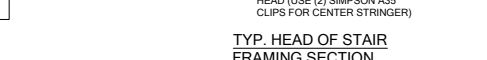
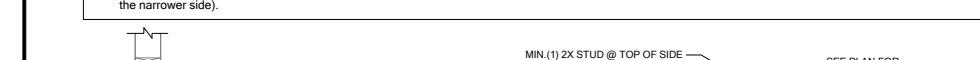
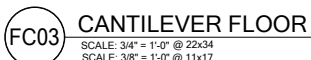
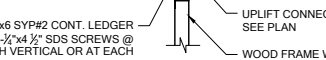
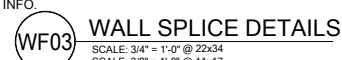
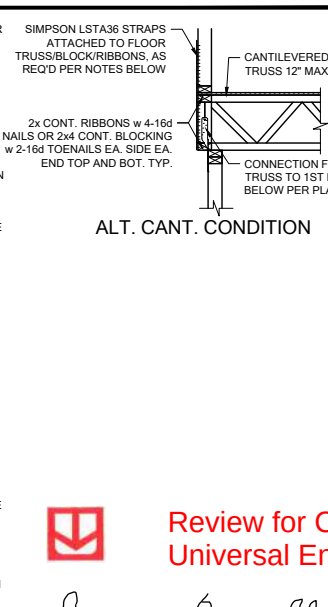
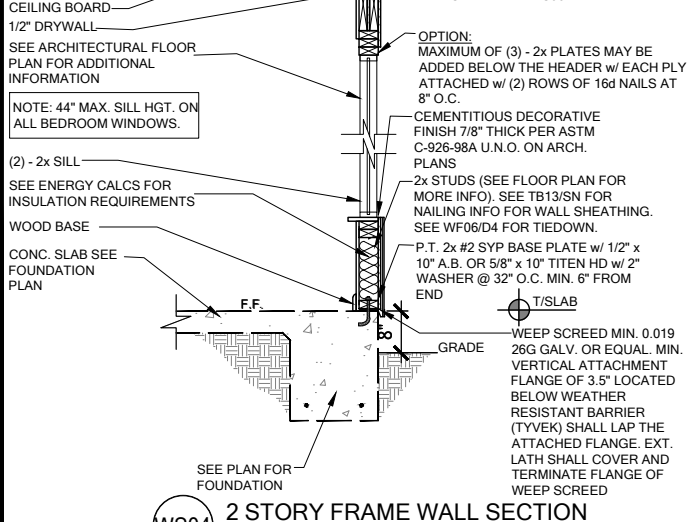
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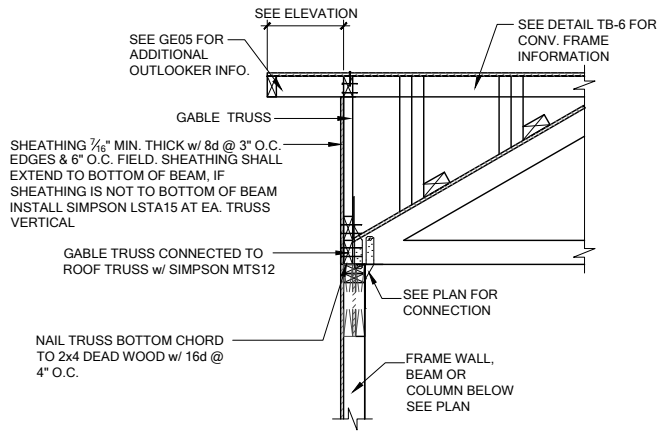
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MODEL:	RADF
DRAWING TITLE:	FLOOR PLAN

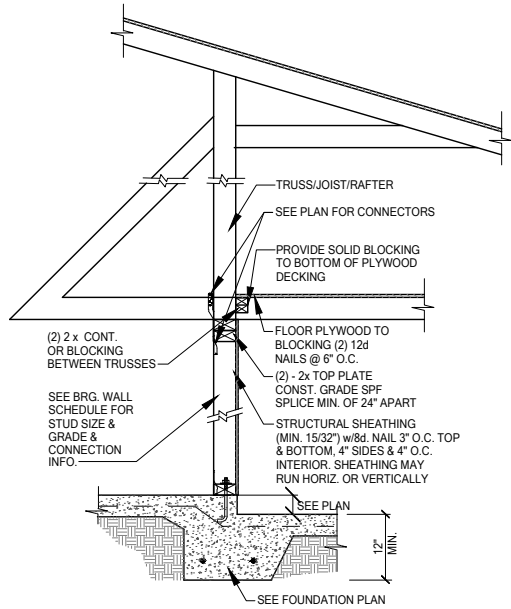
SHEET
NO: **D2**







GE13A SECTION AT HIP GABLE
SCALE: 3/4" = 1'-0"
SCALE: 3/8" = 1'-0" @ 11x17



SW01 INTERIOR BEARING STEP-DOWN SHEARWALL w/UPLIFT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

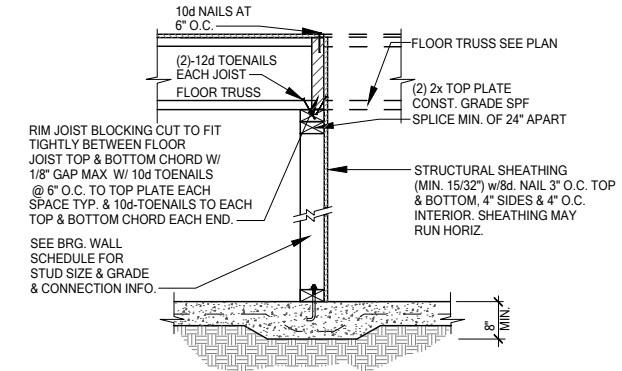


Review for Code Compliance
Universal Engineering Science

Lander Parnell
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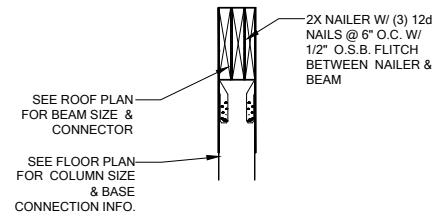
PX2707

11/09/2021

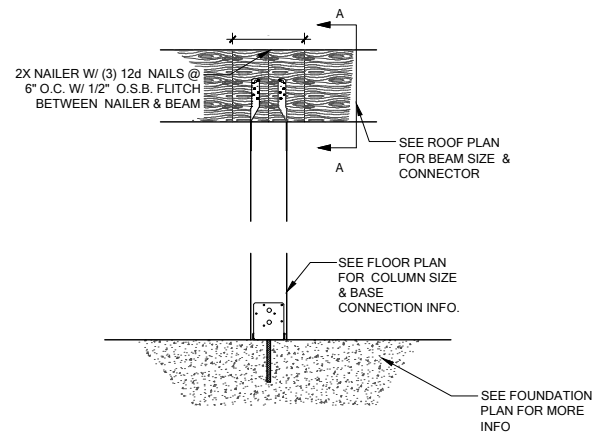


UPLIFT VALUES - (DOUBLE SIDE PLYWOOD DOUBLES VALUE BELOW)
SHEATHING I-SIDE - 860 LBS. PER TRUSS/JOIST/RAFTER

SW02 INTERIOR SHEAR WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



SECTION A-A
SCALE: 3/4" = 1'-0"



CD13 COLUMN BM. ATTACHMENT
SCALE: 3/4" = 1'-0"
SCALE: 3/8" = 1'-0" @ 11x17



DATE: October 5, 2021
BRIDGE CONTACT FILE FOR INFORMATION

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MILWAUKEE, WI 53233
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Certificate of Authorization No. 9161
CARL A. BROWN, PE - FL #56126
LUIS PABLO TORRES, PE - FL #87864
SCOTT LEWOWSKI, PE - FL #78750

LOT 4
RESERVE AT JEWEL LAKE
33-3S-16-02439-202
LAKE CITY, FL 32024

PLAN
NUMBER:
33911776

RELEASE
DATE:
02.22.2021

MODEL:
RADFORD

DRAWING
TITLE:
FLOOR FRAMING DETAILS

SHEET
NO:

D5