

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

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ARCHITECTURAL

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E1	ELECTRICAL PLANS
CD	CONSTRUCTION DETAILS

area tabulation 'a'

GARAGE	401 SF
FRONT PORCH	21 SF
REAR PATIO	72 SF
FLOOR 1 LIVING	1,607 SF
TOTAL LIVING	1,607 SF

area tabulation 'b'

GARAGE	401 SF
FRONT PORCH	108 SF
REAR PATIO	72 SF
FLOOR 1 LIVING	1,607 SF
TOTAL LIVING	1,607 SF

Covington

38' - 1607 - LH

Florida Region (Frame)

REVISIONS

NUMBER	DATE	DESCRIPTION
01	03.04.2021	Added Elevations A1 & B1
02	06.14.21	Added outlet to O.Suite & 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	07.20.21	Added elevations A4 & B4
05	08.02.21	labeled egress windows, labeled accessible bath, smoke/carbon alarms near appliances noted
06	08.30.21	Added stemwall options, called out GFI at outlets within 6'-0" of Kitchen sink

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



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Certificate Of Authorization No. 9161

☒ CARL A. BROWN, PE - FL # 9161
☒ LUIS PABLO TORRES, PE - FL # 97184

Reserve at Jewel Lake
Lot 007
33-3S-16-02439-202
Lake City, FL 32024

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PLAN NUMBER:	33811607	RELEASE DATE:	08.30.2021
MODEL:	COVINGTON	DRAWING TITLE:	COVER SHEET

SHEET NO:

CS

Keynotes | Legend

1.

CORROSION RESISTANT ROOF TO WALL FLASHING AT ALL ROOF / WALL INTERSECTIONS.
2.

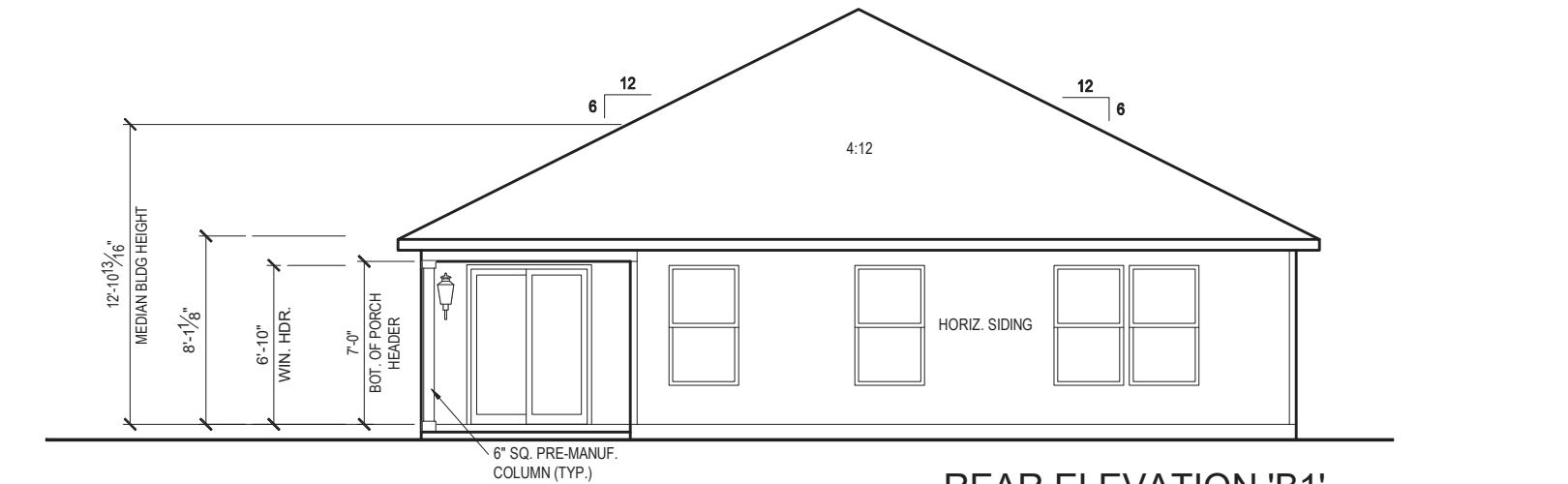
CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
3.

BRICK WAINSCOT WITH SLOPED BRICK ROWLOCK CAP.
4.

STONE WAINSCOT WITH SLOPED STONE CAP.
5.

3 1/2" VINYL TRIM SURROUND
6.

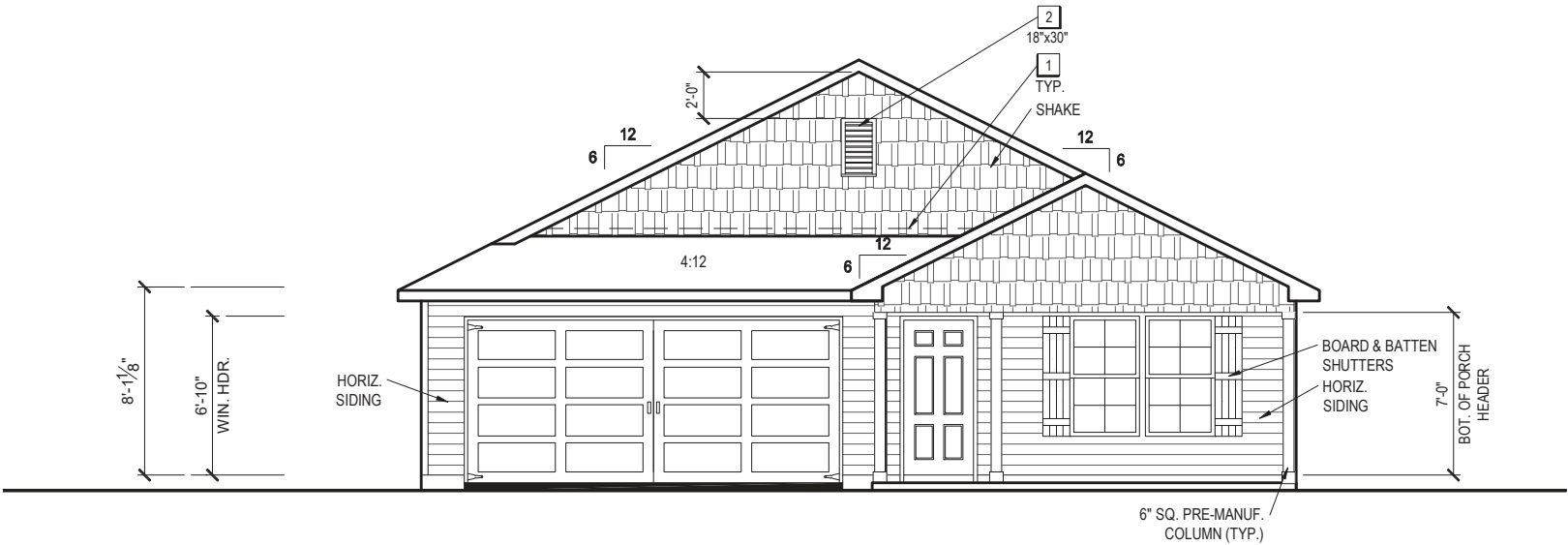
36" H. GUARDRAIL AS REQUIRED



REAR 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



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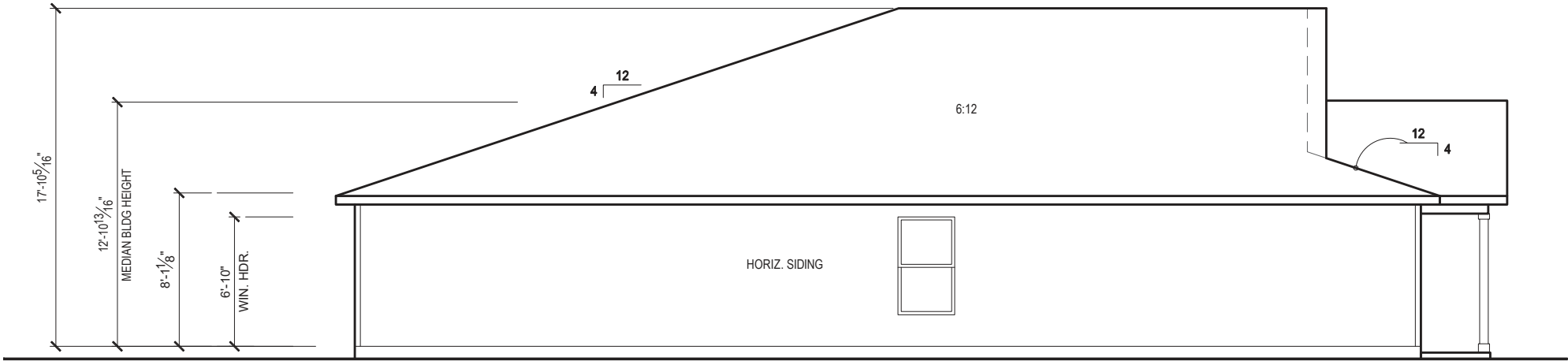
RELEASE DATE:
08.30.2021

MODEL:
COVINGTON

DRAWING TITLE:
EXTERIOR ELEVATIONS

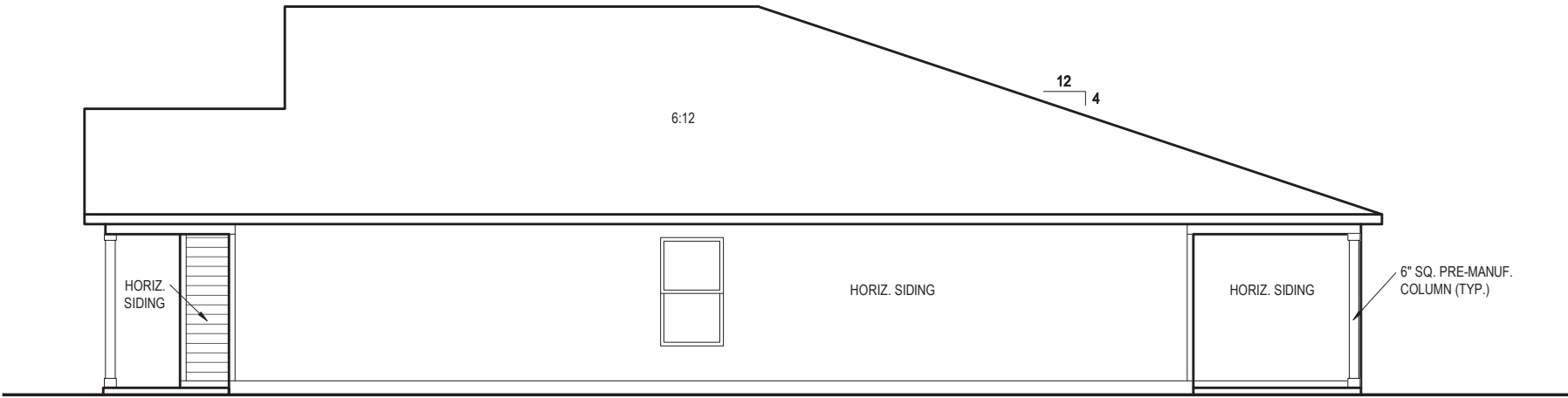
SHEET NO:

1.1-B1



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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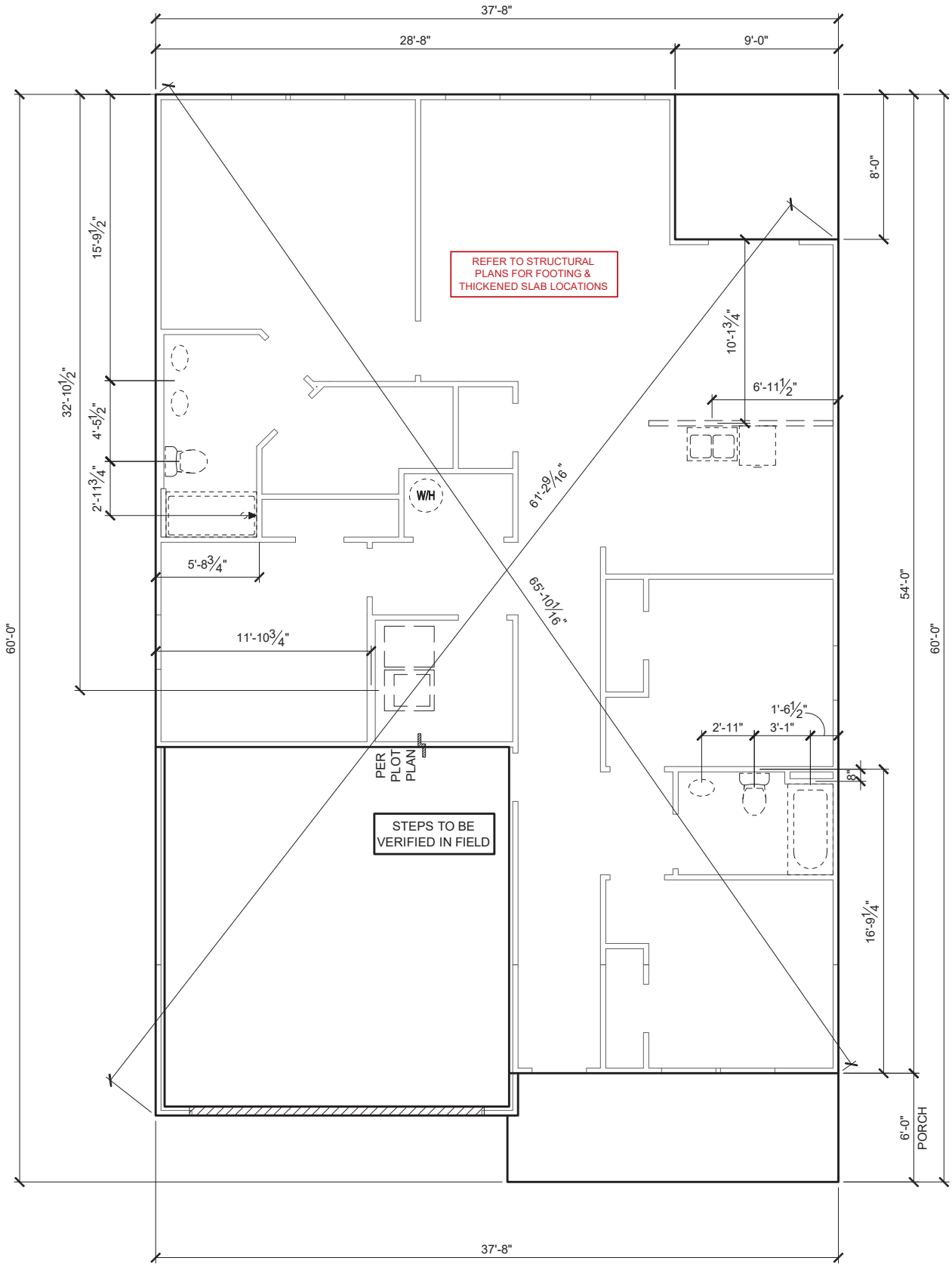
PLAN NUMBER:	33811607	RELEASE DATE:	08.30.2021
MODEL:	COVINGTON	DRAWING TITLE:	EXTERIOR ELEVATIONS

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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MODEL:	COVINGTON	DRAWING TITLE:	SLAB PENETRATION PLAN
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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

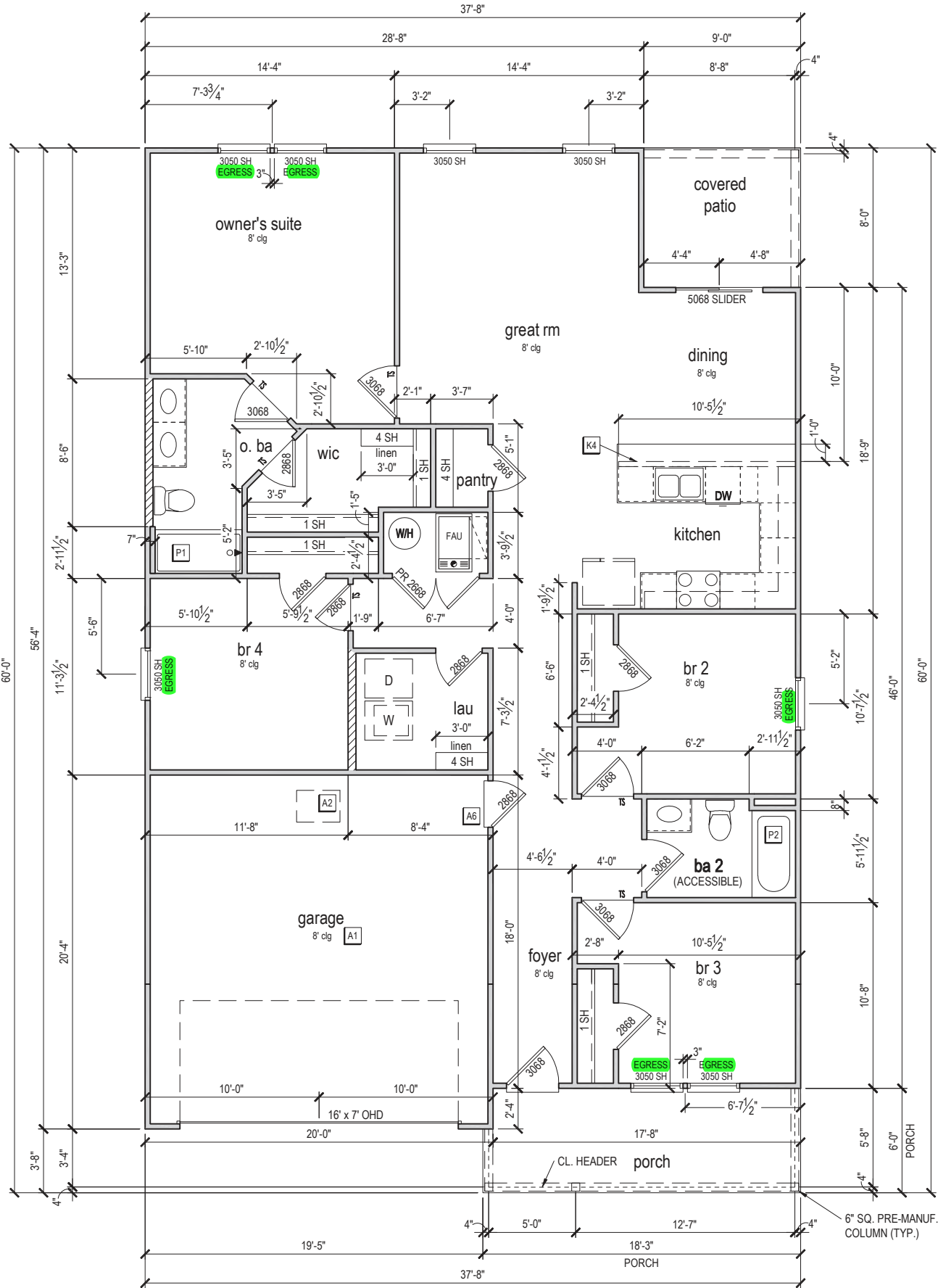
P2 30"x60" TUB PER SPECS
- S1 BOX STAIR WITH 38" KNEE WALL & 1X CAP

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

S3 HANDRAIL AT +36" ABV. STAIR NOSING OR LANDING

area tabulation 'b'

GARAGE	401 SF
FRONT PORCH	108 SF
REAR PATIO	72 SF
FLOOR 1 LIVING	1,607 SF
TOTAL LIVING	1,607 SF



FIRST FLOOR PLAN 'B'

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

CENTURY
Complete

10-01-2021

FDS

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MODEL: COVINGTON

DRAWING TITLE: FIRST FLOOR PLAN

PLAN NUMBER: 33811607

RELEASE DATE: 08.30.2021

SHEET NO:

3.1-B

ATTIC VENT CALCULATION

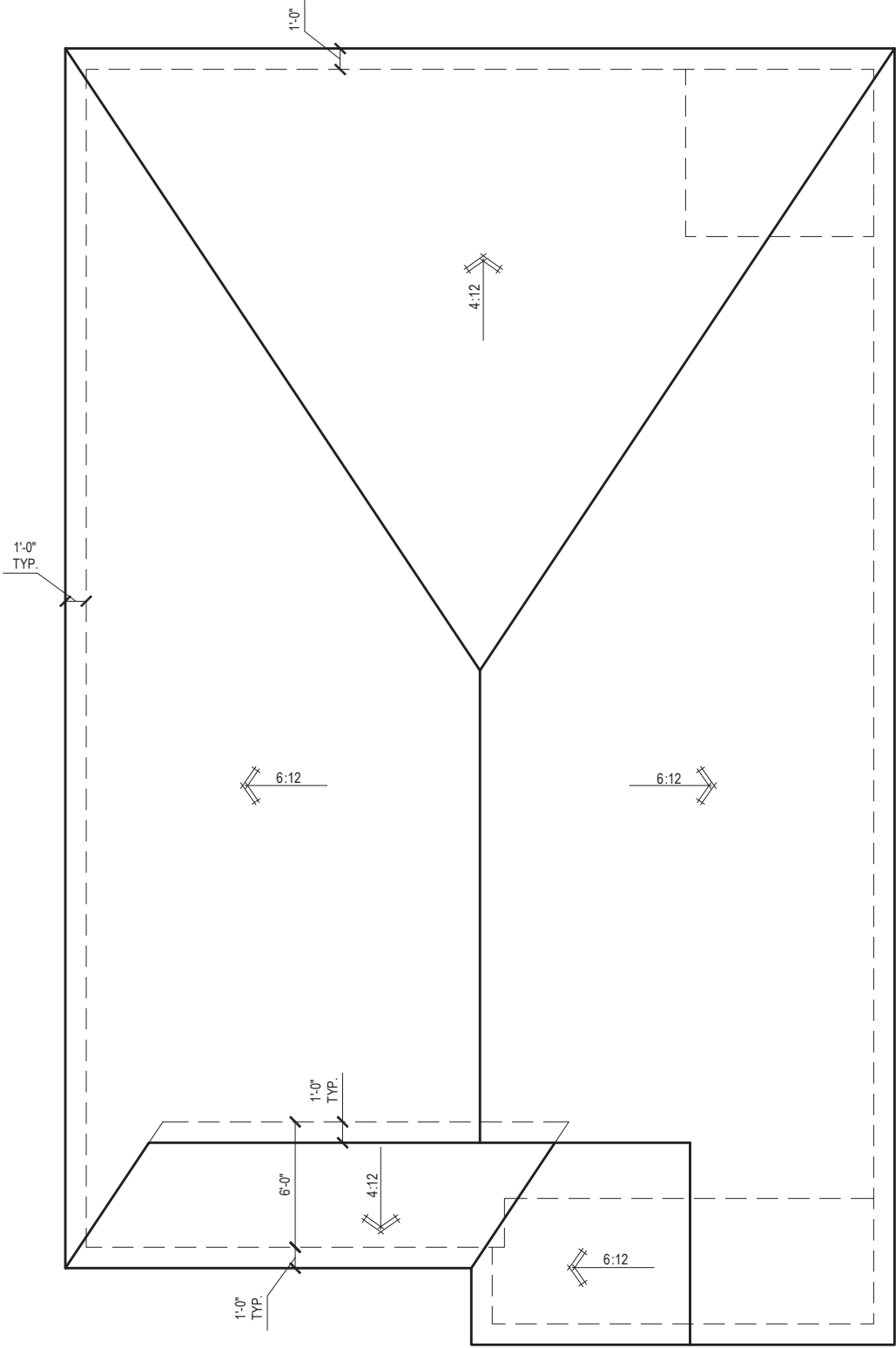
ATTIC VENTILATION TO COMPLY w/ F.B.C RESIDENTIAL CODE. THE REQUIRED NET FREE VENTILATING AREA OF NOT LESS THAN 1/150 OF THE SPACE VENTILATED. AREA MAY BE REDUCED TO 1/300 PROVIDED THAT 40 TO 50 PERCENT OF THE REQ'D VENTILATING AREA IS PROVIDED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 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	2,388 SF		
TOTAL NET FREE AREA REQ'D (1 TO 300)	1146.2 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	8	VENTS AT 70.0 SQ. IN EA. =	560.0 SQ. IN.
LOWER VENTING PROVIDED (573.1 SQ. IN. REQ'D)	640.0 SQ. IN	53.3%	
UPPER VENTING PROVIDED (573.1 SQ. IN. REQ'D)	560.0 SQ. IN	46.7%	

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



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MODEL:	COVINGTON	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

S

SMOKE DETECTOR

C

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

220v RECEPTACLE

110v FLOOR RECEPTACLE

DISPOSAL

CHIME

BATH EXHAUST FAN

CEILING FAN PREWIRE WITH BRACING FOR FUTURE FAN

SW

GFI

220v

PROVIDE ADDITIONAL EXTERIOR WEATHERPROOF RECEPTACLE WITHIN 15 FEET OF CONDENSING UNITS

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

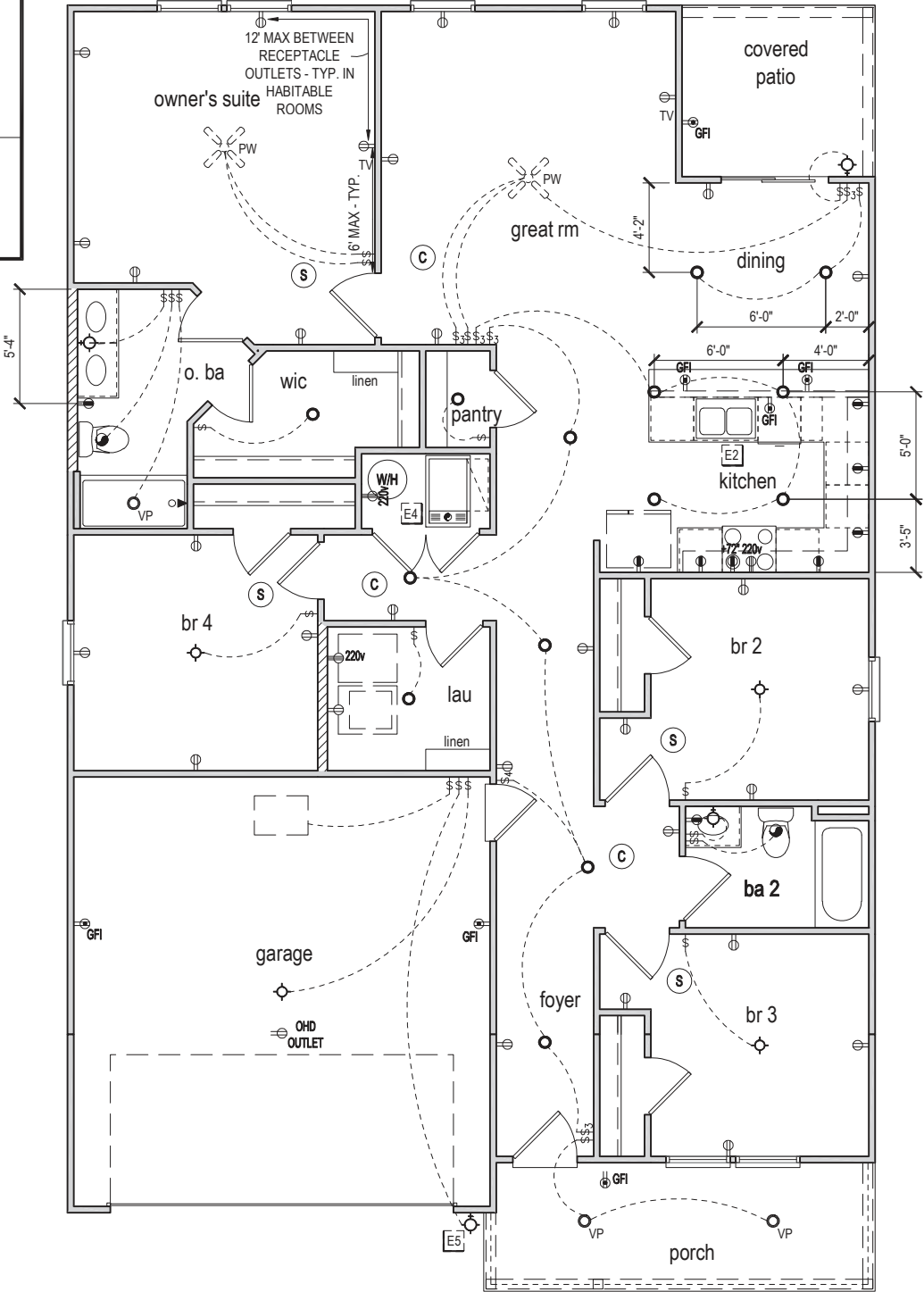
ALL GARAGE OUTLETS SHALL BE ON A DEDICATED CIRCUIT

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



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COVINGTON

DRAWING TITLE:
FIRST FLOOR ELECTRICAL

SHEET NO:

E1.1

CENTURY COMPLETE

38-1607 COVINGTON BLH

GENERAL STRUCTURAL NOTES

CAST IN PLACE REINFORCED CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI (SLABS) 3000 PSI (COLUMNS AND BEAMS), A SLUMP OF 5" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63
2. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
3. HORIZONTAL FOOTING BARS SHALL BE BENT 25° AROUND CORNERS OR CORNER BARS WITH A 25" LAP PROVIDED EA WAY.
4. CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM U.N.O.
5. FIBER MESH LENGTH SHALL BE 1/2" TO 2". DOSAGE AMOUNT SHALL BE FROM 1.0 TO 1.5 LBS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURERS AND SHALL COMPLY WITH ASTM C1116
6. ALL REINFORCING STEEL /STIRRUPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST SCALE & OIL & SHALL MEET ASTM A615/ A618M GRADE 60 U.N.O. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS, STEEL WIRE OR PLASTIC SUPPORT. TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS, DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS- REINFORCING TIED TO FOOTING REINFORCING. SPLICES IN REINFORCING WHERE PERMITTED SHALL BE AS PER DETAIL **M960D1**
7. HIGH STRENGTH SIMPSON SET EPOXY-TIE WAS USED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EPOXY, THEY MUST FIRST CONTACT THE ENGINEER OF RECORD FOR WRITTEN APPROVAL.
8. WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "F" OF THE FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL IS TO BE IMPLEMENTED. F303.4 CONCRETE. STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 3000 P.S.I. THEREFORE, ANY AND ALL NOTES ON THESE PLANS THAT INDICATE 2500 P.S.I. SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH.

MASONRY

1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90-014, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI (fm = 2000 PSI)
2. MORTAR SHALL BE TYPE "S", CONFORMING TO ASTM C270-14A.
3. COARSE GROUT SHALL CONFORM TO ASTM C478-10 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI SLUMP 8" TO 11". CONTINUOUS MASONRY INSPECTIONS ARE REQUIRED DURING CONSTRUCTION
4. GRADE 60 U.N.O. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
5. GRADE 60 U.N.O. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 DIA OR 10FT WHICH EVER IS LESS. REINFORCING SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL WITH MIN 1/2" CLEARANCE TO INSIDE FACE.
6. REINFORCING STEEL SHALL BE LAPPED PER DETAIL **M960D1**, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM, PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.
8. TEMPORARY BRACING AND SHORING OF WALL TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
9. TYPICAL FILLED CELL REINFORCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS
10. DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS AND NO CONCENTRATED LOADS FOR (7) DAYS. PER CODE ACI 318-14
11. CONSOLIDATE POURS EXCEEDING 12" IN HEIGHT BY MECHANICAL VIBRATION, AND RECONSOLIDATE BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED. GROUT SHALL BE FLUSH WITH TOP OF WALL.

WOOD

1. ALL EXTERIOR WOOD STUDS WALLS, BEARING WALLS, SHEAR WALLS, AND MISC. STRUCTURAL WOOD FRAMING MEMBERS,(I.E. BLOCKING OR GABLE END BRACING) SHALL BE EITHER AS SPECIFIED IN PLAN OR DETAILS, IF CONFLICTS OCCUR BETWEEN PLAN AND DETAILS, THE STRONGEST MATERIAL SHALL BE USED. AT A MINIMUM, ALL WOOD STRUCTURAL FRAMING MEMBERS SHALL BE SPF #2.
2. ALL LUMBER SPECIFIED ON DRAWINGS ARE INTENDED FOR DRY USE ONLY (MOISTURE CONTENT 19% OR LESS), U.N.O. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS
3. ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES,TYP., U.N.O.
4. MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS THAT RESIST CORROSION. FOR EXAMPLE, ACQ-C, ACQ-D, CBA-A OR CA-B REQUIRE HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.
5. ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESSURE TREATED.
6. UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE OR MASONRY. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES
7. SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS
8. ALL ENGINEERED LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O.
PARALLAM COLUMNS: 1 BE F3 = 2400 PSI
MICROLAM (LVL) BEAMS: 2 DE F3= 2600 PSI
GLULAM BEAMS: SP/SP 24F-V5 LAYUP (1.7E FB=2400 PSI) MIN.
9. SEE PLAN NOTE FOR ADDITIONAL ROOF, WALL, SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE:
1. ROOF DECK: PLYWOOD C-C/D, EXTERIOR OR OSB
2. FLOOR SHEATHING: T&G A-C GROUP 1 APA RATED (48/24) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FACE.
9.2. WALL SHEATHING: 1/2" STRUCTURAL OSB EXPOSURE 1 OR 1/2" RATED OSB EXPOSURE 1 (SPECIFIC GRAVITY, G=50, MIN.), A MINIMUM 1/2" SPACE IS RECOMMENDED BETWEEN PANELS AT EDGE AND END JOINTS TO ALLOW FOR EXPANSION. PER R604.3 SHEATHING SHALL NOT BE USED AS WEATHER RESISTANCE BARRIER UNLESS SPECIFIED.
10. LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED TO WOOD SHEATHING WITH 1/2" LONG, 11 GAGE NAILS HAVING A 7/8" HEAD, OR 1 1/2" LONG, 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1062 OR C1787, OR AS OTHERWISE APPROVED (REF. 2020 FBC-R-703.7.1).

STRUCTURAL STEEL

1. MATERIAL SPECIFICATIONS: WIDE FLANGE SECTIONS: ASTM A992, GRADE 50, Fy=50 KSI TUBE STEEL (HSS): ASTM A500, GRADE B, Fy = 46 KSI PIPE STEEL. ASTM F3125, TYPE E OR S, Fy = 35 KSI ALL OTHER STRUCTURAL & MISC. STEEL: A36 Fy=36 KSI STRUCTURAL CONNECTIONS: ALL STRUCTURAL BOLTS TO BE A325 U.N.O
2. STRUCTURAL BOLTS SMALLER THAN 5/8" DIA. TO BE A307 THREADED ROD SHALL CONFORM TO A36 OR A307 ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307 SHOP AND FIELD WELDS: E70XX ELECTRODES STEEL REINFORCEMENT SHOP DRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD BEFORE FABRICATION FOR REVIEW AND APPROVAL
3. STRUCTURAL CONNECTIONS: ALL STRUCTURAL BOLTS TO BE A325N U.N.O. ALL A325N BOLTS SHALL BE BROUGHT TO A "SNUG-TIGHT" CONDITION, AS DEFINED IN THE SPECIFICATION. SLP CRITICAL (SC) BOLTS MUST BE FULLY TENSIONED PER SPECIFICATION STRUCTURAL BOLTS SMALLER THAN 5/8" DIA. TO BE A307 THREADED ROD SHALL CONFORM TO A36 OR A307 ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307 SHOP AND FIELD WELDS: E70XX ELECTRODES STEEL REINFORCEMENT SHOP DRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD BEFORE FABRICATION FOR REVIEW AND APPROVAL. WELDED CONNECTIONS: ELECTRODES - E70XX UNO (LOW HYDROGEN), FILLET WELDS SHALL BE 3/4" UNO
4. SHOP DRAWINGS OF ALL STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INCLUDE COMPLETE DETAILS AND SCHEDULES FOR FABRICATION AND ASSEMBLY OF STRUCTURAL STEEL MEMBERS, PROCEDURES, AND DIAGRAMS INCLUDING DETAILS OF CUTS, CAMBERS, HOLES, PROFILES, SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, CONNECTION ATTACHMENTS, FASTENERS, LOAD, TOLERANCES, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS SYMBOLS AND SHOW SIZE, LENGTHS, AND TYPES OF WELDS. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF ANCHOR BOLTS AND OTHER ANCHORAGE TO BE INSTALLED FOR WORK OF OTHER TRADES.
5. STRUCTURAL STEEL SHALL RECEIVE SHOP COAT OF PRIMER (COLOR AS DIRECTED BY ARCHITECT) EXCEPT FOR AREAS WHICH WILL RECEIVE SPRAY-ON FIRE PROTECTION.
6. A CERTIFIED TESTING AGENCY SHALL BE ENGAGED TO PERFORM INDUSTRY STANDARD INSPECTIONS TO ENSURE CONFORMANCE WITH PLANS AND SPECIFICATIONS (IF PROVIDED), SUBMIT REPORTS TO ARCHITECT AND ENGINEER.

PRE ENGINEERED WOOD TRUSSES

1. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS PER STRUCTURAL PLAN
2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
3. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.
4. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
5. TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FRAMING DESIGN LOADS.
6. DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION.
7. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES. SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
8. THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

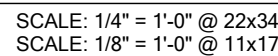
UPLIFT CONNECTORS

1. UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT OR LATERAL FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE COORDINATE THE TRUSS ENGINEER FOR THE LOCATION OF THESE WALLS AND STRUCTURAL PLANS FOR MORE INFO.

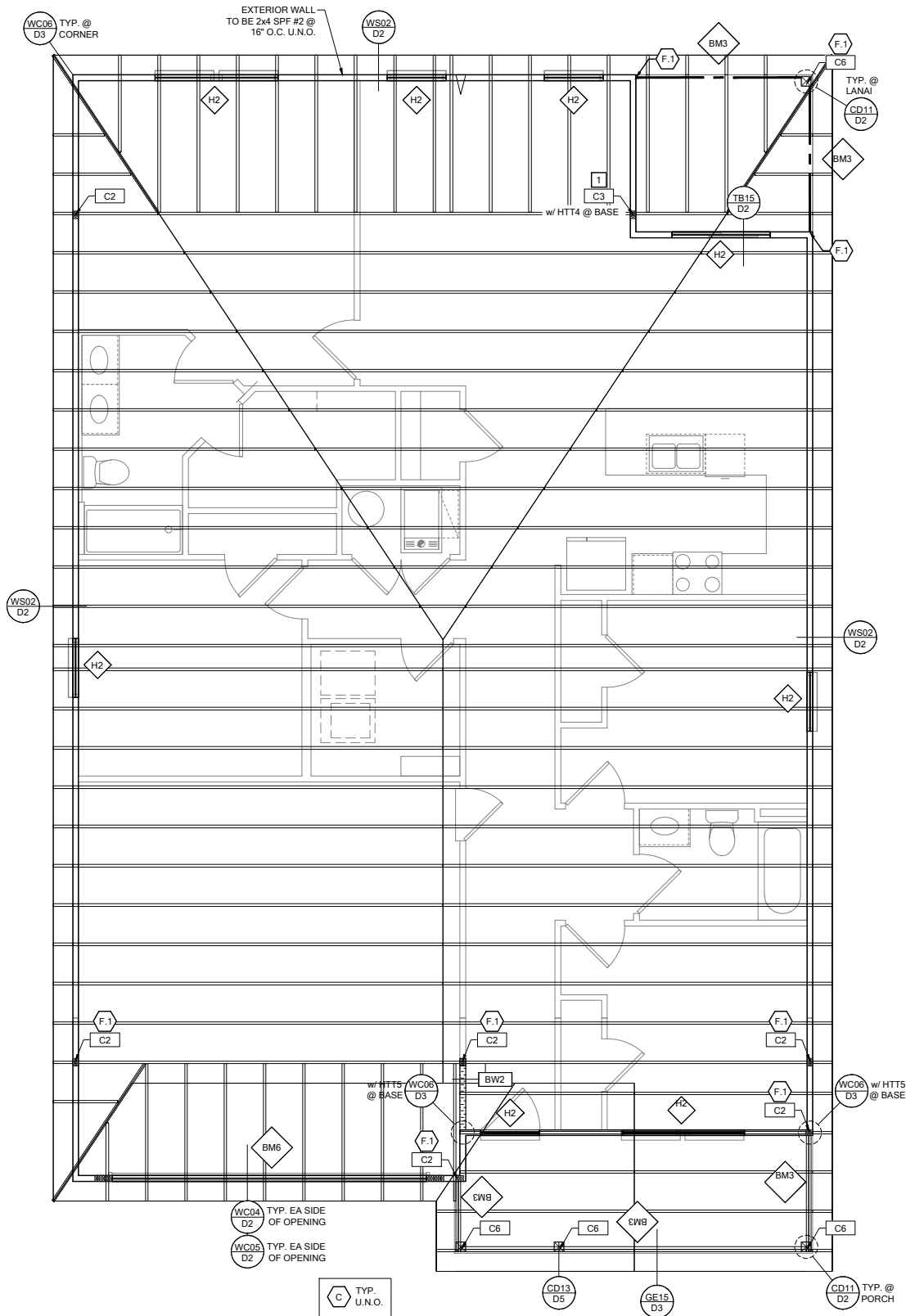
FIELD REPAIR NOTES

1. MISSED "P" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA. EPOXY ANCHORS WITH 7" EMBEDMENT. SIMPSON "SET" EPOXY ADHESIVE BINDER FOLLOWING ALL MANUFACTURERS RECOMMENDATIONS OR SIMPSON 1/2" TITEN HD BOLTS WITH MINIMUM 7" EMBEDMENT. SEE PLAN FOR EMBEDMENT DEPTH AT FLOOR STEPS.
2. FOR MISSED VERT. DOWELS, DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR AND INSTALL A 32" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (SIMPSON HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE) MIXED PER THE MANUFACTURER'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO THE MANUFACTURERS SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.
3. FOR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT (BAR DOES NOT HAVE TO BE CONT. TO FOOTING).
4. MISSED

SHEET NO:	MODEL:	COVINGTON	PLAN NUMBER:	33811607	DRAWING TITLE: NOTES & SCHEDULES
			RELEASE DATE:	08.03.2020	



SHEET
NO:



ROOF FRAMING PLAN B

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

RSH ENGINEERED ROOF PER ASCE 7-16 ROOF DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 25 ft

WIND SPEED (ULTIMATE)	130 MPH
WIND SPEED (ALLOWABLE)	100.7 MPH
EXPOSURE CATEGORY	C
EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION
AREA	ROOF 1 2e 2n 2r 3 3e 3r
10	HIP -33.0 -45.50 -45.50 -45.50 -55.90 -65.20
	GABLE -35.0 -35.0 -55.90 -55.90 -55.90 -65.20

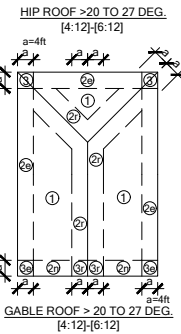
ROOF NAILING SCHEDULE/ NAILING ZONES (SHINGLE AND TILE):

ZONE 1: ASTM F1667 RSRs-01 (8d) NAILS @ 6" O.C. ON EDGE AND 6" O.C IN FIELD
ZONE 2e, 2n, 2r: ASTM F1667 RSRs-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD
ZONE 3, 3e, 3r: ASTM F1667 RSRs-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

ROOF SHEATHING:
SHINGLE: 3/8" EXP. 1 (2 1/2") or 1/2" EXP. 1 (2 1/2")

TILE: 1/2" EXP. 1 (2 1/2")

- NOTE:
- PER CODE ASTM F1667 RSRs-01 REFERENCE TO 8d (2 1/2" x 0.113") NAILS
 - WHERE THE SHEATHING THICKNESS IS GREATER THAN 1/2", SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSRs-03 10d (2 1/2" x 0.131") NAILS OR ASTM F1667 RSRs-04 (3" x .120") NAILS
 - GABLES- DROP GABLE END & (1) ADDITIONAL DROPPED TRUSS 2x4 #2 SYP OUTLOOKER RAFTER W/ BLOCKING @ 16" O.C. IF NO DROPPED GABLE END, ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C FIRST 4 BAYS WITH (2) 12d NAILS EA. END. ATTACH ROOF SHEATHING TO RAFTERS W/ BLOCKING PER NAILING SCHEDULE.



SYMBOL	DESIGN DESCRIPTION
 2x-	INDICATES BEARING WALL. SEE BEARING WOOD BEARING SCHEDULE ON SN. SEE ARCHITECTURAL PLANS FOR WALL WIDTH, 2x4 MINIMUM U.O.N.
 C#	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
 C#*	INDICATES NO BOTTOM CONNECTOR REQUIRED
 #	INDICATES UPLIFT CONNECTION CONSTRUCTED PER DETAIL UPLIFT CONNECTOR SCHEDULE ON SHEET SN

- FRAMING NOTES:
- SEE WIND SPEED CHART ON S0 FOR WINDOW PRESSURES
 - AT SECOND FLOOR FOR TYPICAL CORNER FRAMING SEE DETAIL FB06/D4

- GENERAL NOTES:
- 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, RESONSIBILITY 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
 - ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES WITH IN THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO CONSTRUCTION.
 - 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.

PLAN KEY NOTES

- SIMPSON MGT w/ (22) 0.148 x 1 1/2" & (1) 3/8" ATR & SIMPSON HDU4-SDS 2.5 w/ (10) 1/4" x 2 1/2" SDS SCREWS

BUILDER NOTE:
IF THE TRUSS LAYOUT SHOWN DOES NOT MATCH THE TRUSS MANUFACTURERS LAYOUT

-----STOP-----

AND CALL THE ENGINEER OF RECORD PRIOR TO PLACEMENT OF ANY TRUSSES.

WALL TYPE

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



DATE: October 5, 2021
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]



LOT 7
RESERVE AT JEWEL LAKE
33-3S-16-02439-202
LAKE CITY, FL 32024

PLAN NUMBER:
33811607

RELEASE DATE:
08.03.2020

MODEL:
COVINGTON

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 VISQUEEN 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.
 7. STEEL BENDS AND LAP SPLICE SEE FPM101 AND FPM101.
 8. ALL EQUIPMENT AND/OR APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED A MIN OF 18" CONTRACTOR TO PROVIDE SUCH PLATFORM W/ EITHER MASONRY OR WOOD CONSTRUCTION.
 9. 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, COMPACTION IN 12" LIFTS TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM D 1557 (MODIFIED PROCTOR).
 10. R.403.1.4 MINIMUM DEPTH: EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES (305mm) BELOW THE FINISHED GRADE OF GROUND SURFACE.

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) 1/4" 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) 1/4" 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)5/8" 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.)	HDU8-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

WF17 TOP PLATE SPLICE
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17

WF37 MULTI-PLY FASTENING
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17

WOOD BEARING WALL SCHEDULE					
MARK	STUD SPACING	CONNECTION & FASTENERS	LUMBER SPECIES	UPLIFT CAP. (lb)	
BW1	16"	(2)16d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SPF	NO UPLIFT	
BW2	16"	SP2 w/ (6)10d NAILS	#2 SPF	402	
BW3	16"	(2) SP2 w/ (6)10d NAILS	#2 SPF	804	
BW4	16"	(2)16d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SYP	NO UPLIFT	
BW5	16"	SP2 w/ (6)10d NAILS	#2 SYP	439	
BW6	16"	(2) SP2 w/ (6)10d NAILS	#2 SYP	878	
BW7	12"	(2)16d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SPF	NO UPLIFT	
BW8	12"	SP2 w/ (6)10d NAILS	#2 SPF	535	
BW9	12"	(2) SP2 w/ (6)10d NAILS	#2 SPF	1070	
BW10	12"	(2)16d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SYP	NO UPLIFT	
BW11	12"	SP2 w/ (6)10d NAILS	#2 SYP	585	
BW12	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.

GENERAL BEARING WALL NOTES:

- ALL STRUCTURAL LUMBER DESIGNATED AS SYP SHALL BE SYP #2 AND ALL STRUCTURAL LUMBER DESIGNATED AS SPF SHALL BE SPF #2 U.N.O.
- SEE FLOOR PLAN FOR WALL SIZE. ASSUME 2x4 STUDS USED UNO.
- CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.
- CONTACT E.O.R. IF SP4's, SP6's OR SP8's CONNECTORS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
- IF "BW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO BE IGNORED. SEE WF06 AND FB06 OR INDICATED DETAIL FOR PROPER CONNECTIONS FOR 2ND FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY)
- IF "SW" IS INDICATED ON PLAN THE WALL IS CONSIDERED A SHEAR WALL AND REQUIRES MIN. 7/16" OSB / PLYWOOD w/8d NAILS @ 4" O.C. IN FIELD AND EDGE TO ONE SIDE OF WALL. UNO ON PLANS.
- ALL 2x EXTERIOR WALLS w/ SHEATHING ATTACHED PER NAILING SCHEDULE TB13/SN ACTS AS SHEAR WALLS. SEE PLAN AND WALL SECTIONS FOR STUD SPACING AND GRADE.
- ALL TOP PLATES AND SILL PLATES SHALL BE THE SAME SPECIES AS THE WOOD STUDS.
- IF THE BEARING WALL IS INDICATED WITH THE BW1, BW4, BW7, BW10, THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT. THE STUDS ARE TOE NAILED TO THE 2x PLATE CAN BE ATTACHED WITH HARD CASED NAILS (GUN NAILS) AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.

GENERAL BEARING WALL NOTES:				
1.	ALL STRUCTURAL LUMBER DESIGNATED AS SYP SHALL BE SYP #2 AND ALL STRUCTURAL LUMBER DESIGNATED AS SPF SHALL BE SPF #2 U.N.O.			
2.	SEE FLOOR PLAN FOR WALL SIZE. ASSUME 2x4 STUDS USED UNO.			
3.	CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.			
4.	CONTACT E.O.R. IF SP4's, SP6's OR SP8's CONNECTORS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.			
5.	IF "BW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO BE IGNORED. SEE WF06 AND FB06 OR INDICATED DETAIL FOR PROPER CONNECTIONS FOR 2ND FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY)			
6.	IF "SW" IS INDICATED ON PLAN THE WALL IS CONSIDERED A SHEAR WALL AND REQUIRES MIN. 7/16" OSB / PLYWOOD w/8d NAILS @ 4" O.C. IN FIELD AND EDGE TO ONE SIDE OF WALL. UNO ON PLANS.			
7.	ALL 2x EXTERIOR WALLS w/ SHEATHING ATTACHED PER NAILING SCHEDULE TB13/SN ACTS AS SHEAR WALLS. SEE PLAN AND WALL SECTIONS FOR STUD SPACING AND GRADE.			
8.	ALL TOP PLATES AND SILL PLATES SHALL BE THE SAME SPECIES AS THE WOOD STUDS.			
9.	IF THE BEARING WALL IS INDICATED WITH THE BW1, BW4, BW7, BW10, THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT. THE STUDS ARE TOE NAILED TO THE 2x PLATE CAN BE ATTACHED WITH HARD CASED NAILS (GUN NAILS) AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.			

WF18 NON-BRG INTERIOR WALL
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17

WF18 NON-BRG INTERIOR WALL
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17

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 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		
1'-0" - 3'-11"	(1)	(1)	(1)	(2)
4'-0" - 8'-11"	(2)	(3)	(3)	(4)
10'-0" - 16'-0"	(3)	(4)	(4)	(2)

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:

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

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	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	U.N.O. ON FRAMING PLAN
BM3	(2) 2x12 SYP #2 w/ 7/16" OSB FLUTCH PLATE	(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN	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	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	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	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	U.N.O. ON FRAMING PLAN
BM8	(2) 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	U.N.O. ON FRAMING PLAN
BM10				

WF02 WOOD FRAMED ARCH
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17

WF02 WOOD FRAMED ARCH
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17

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/(48)10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (6)12d TOENAILS	2250	2620
G	FRAME TO MASONRY / FRAME	1LG12 w/ (32) 16d SINKERS & (14) 1/4" x 2 1/4" TITEN (2 PLY TRUSS) 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 TRUSS) 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 U#1895	
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)	GH1785 U#1135 SYP-F	GK3000 U#1135 SYP-M
K	FRAME TO FRAME	H105 w/ (24) 10d x 1 1/2" NAILS	770	910
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	4565
M	FRAME TO FRAME	(2) HTTS w/ (52) 16d x2 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/ TJI (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.

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

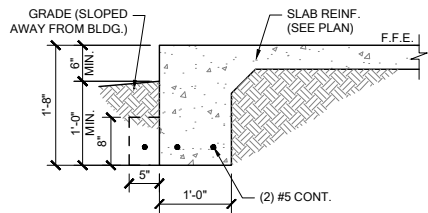
15/32" OSB EXPOSURE 1 SHEATHING

PROVIDE BLOCKING AS REQUIRED PER SECTION X-X IF NOT FULL HEIGHT SHEET

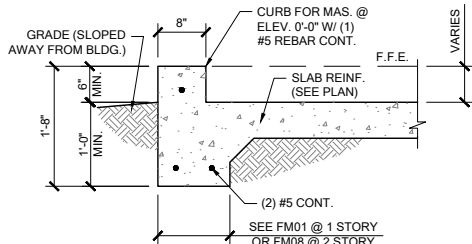
(B) FLOOR SYSTEM

(F) (C) OPENING (D) (E) (X) (X) (G)

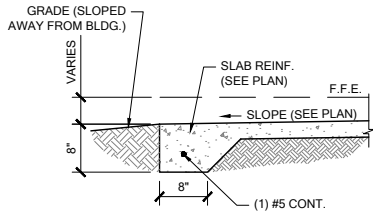
(2)- 2x TOP PLATE B



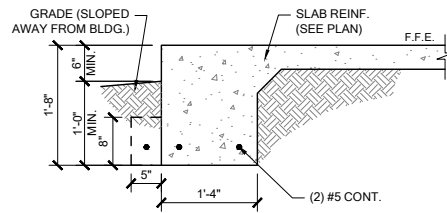
FM01 SINGLE STORY FTG
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



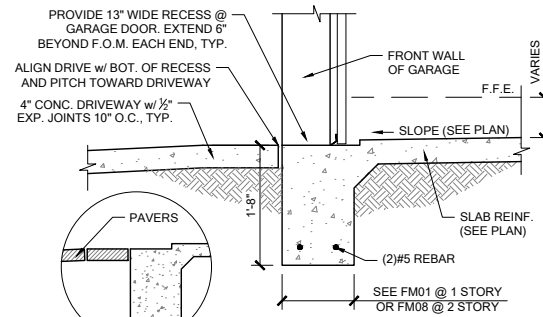
FM02 SECTION @ GARAGE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



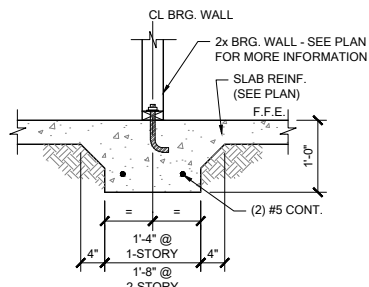
FM03 THICKENED EDGE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



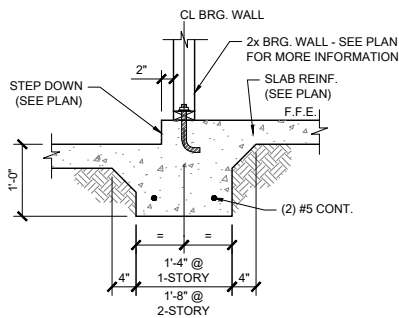
FM08 2-STORY FOOTING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



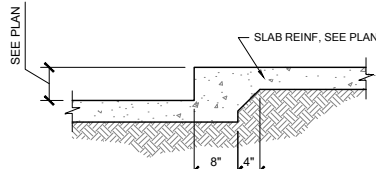
FM09 SECTION @ GARAGE DOOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



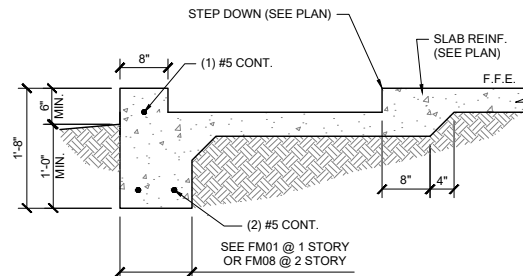
FM10 INTERIOR BEARING WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



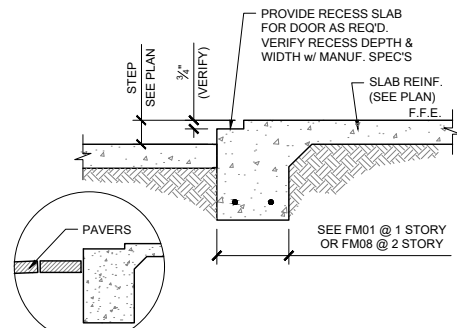
FM11 STEP DOWN BEARING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



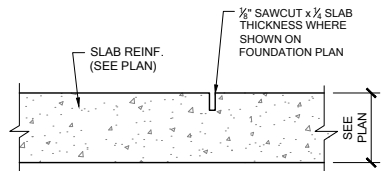
FM12 STEP DOWN @ NON BRG.
SCALE: 3/4" = 1'-0"



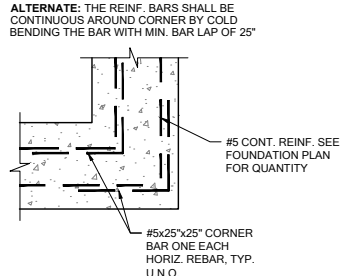
FM14 SECTION @ SHOWER
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SCALE: 3/8" = 1'-0" @ 11x17



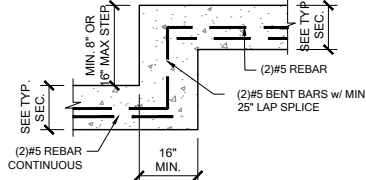
FM15 EXTERIOR BEARING @ RECESS
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SCALE: 3/8" = 1'-0" @ 11x17



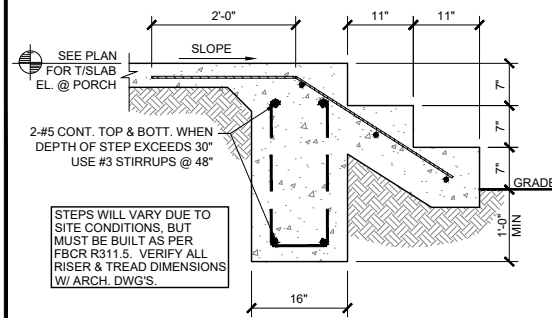
FM20 CONTROL JOINT
SCALE: N.T.S.



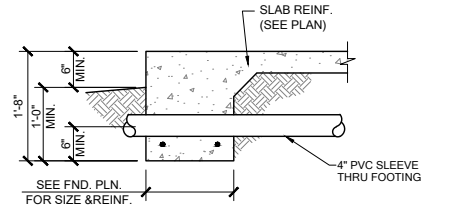
FM19 TYP. CORNER BAR DETAIL
SCALE: N.T.S.



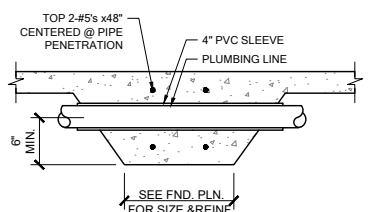
FM18 TYP. STEP FOOTING DETAIL
SCALE: N.T.S.



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

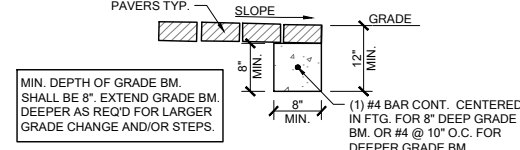


PIPE PERPENDICULAR TO EXTERIOR FOOTING

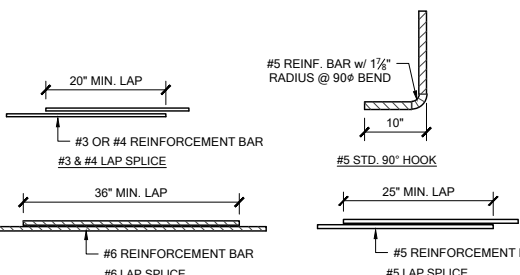


PIPE PERPENDICULAR TO INTERIOR FOOTING

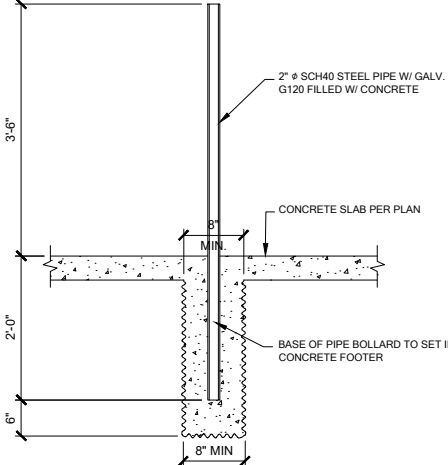
FM23 FOUNDATION PENETRATIONS, TYPICAL
SCALE: N.T.S.



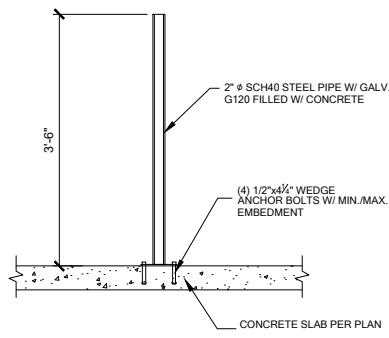
FM32 GRADE BEAM @ PAVER THRESHOLD
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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



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



ELECTRIC WATER HEATER



DATE: October 5, 2021
DESIGNED BY: J. L. BROWN
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
APPROVED BY: J. L. BROWN



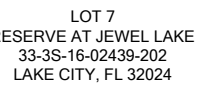
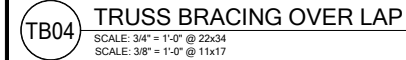
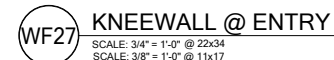
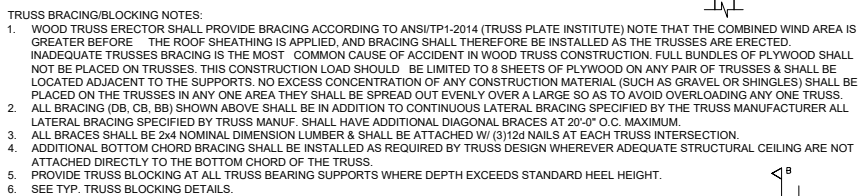
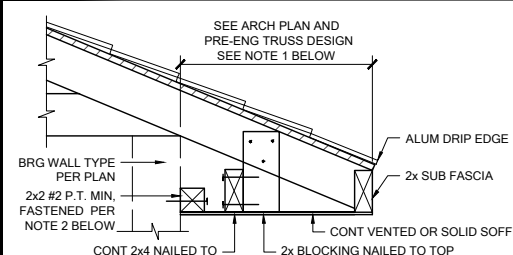
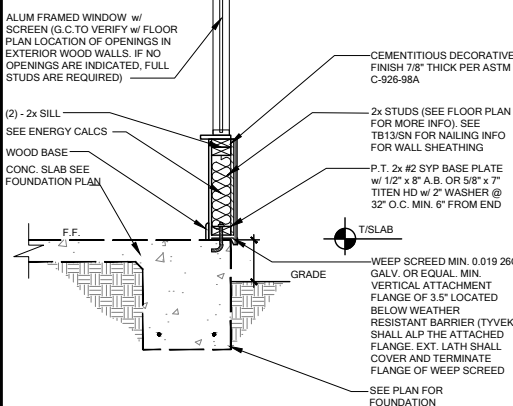
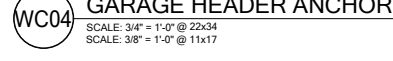
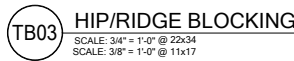
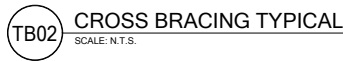
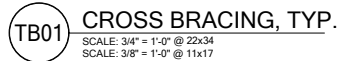
LOT 7
RESERVE AT JEWEL LAKE
33-3S-16-02439-202
LAKE CITY, FL 32024

PLAN NUMBER: 33811607
RELEASE DATE: 08.03.2020

MODEL: COVINGTON
DRAWING TITLE: FOUNDATION DETAILS

SHEET NO:

D1



PLAN
NUMBER:
33811607

RELEASE
DATE:
08.03.2020

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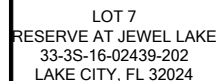
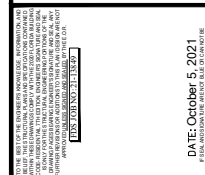
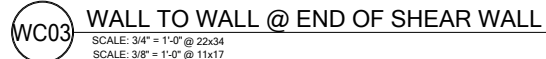
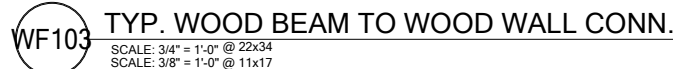
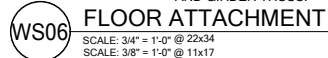
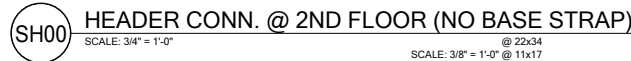
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MODEL:
COVIN
DRAWING
TITLE:
FLOOR I

SHEET
NO:
D2

DZ

PLAN
NUMBER:
333811607

RELEASE
DATE:
08.03.2020

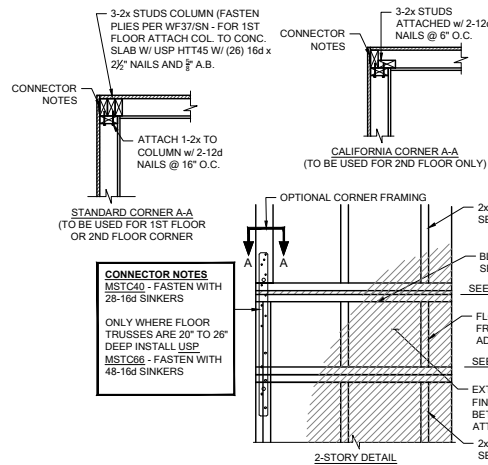
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COVINGTON

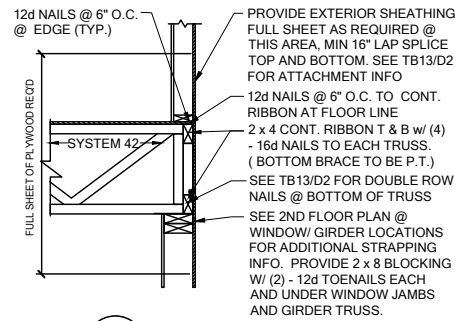
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FLOOR FRAMING DETAILS

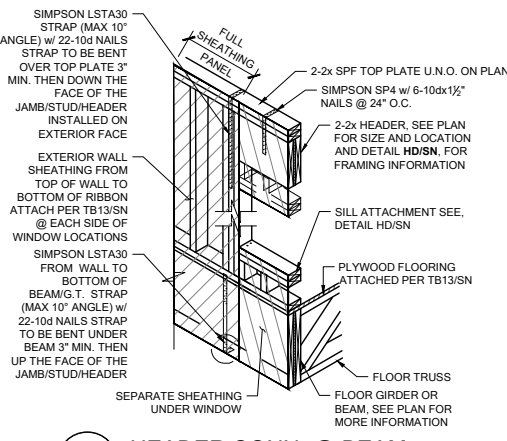
D3



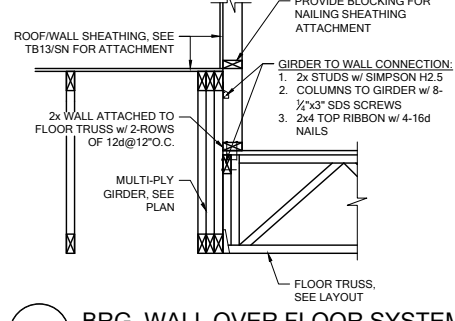
FB06 TYP. CORNER FRAMING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



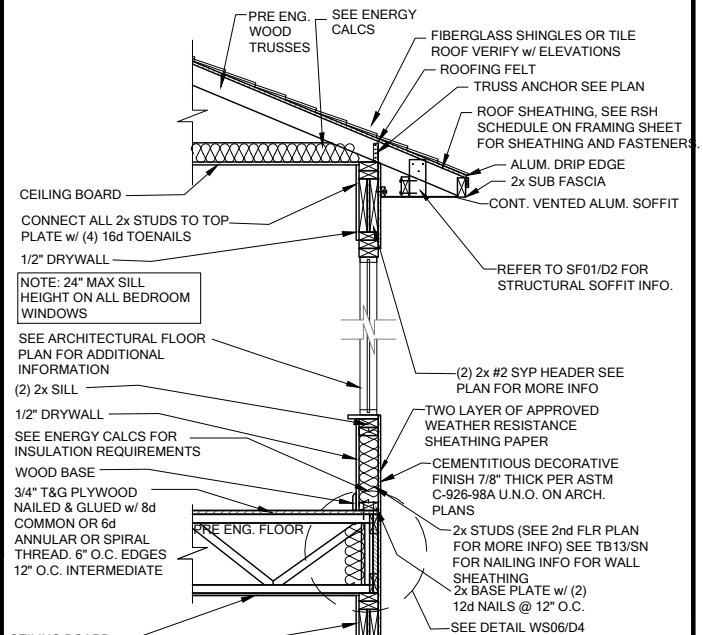
WS06 FLOOR ATTACHMENT
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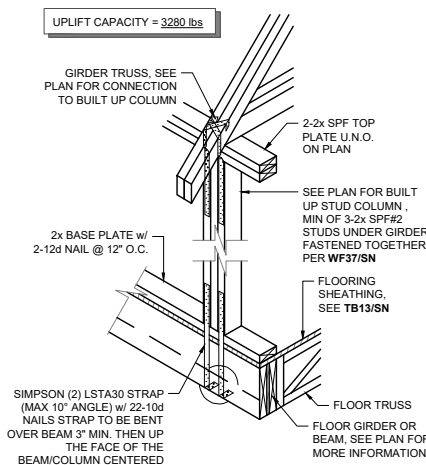
SH05 HEADER CONN. @ BEAM
SCALE: N.T.S.



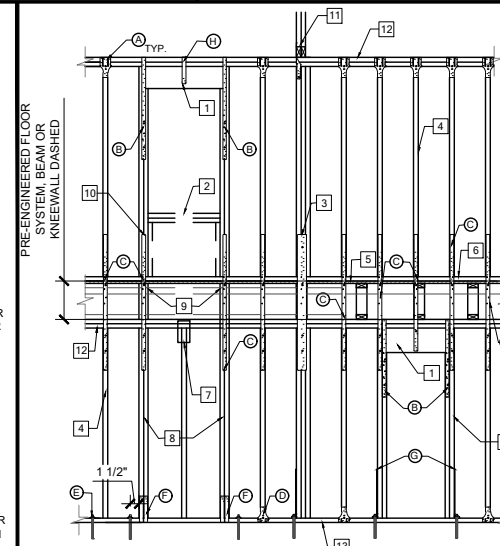
WF100 BRG. WALL OVER FLOOR SYSTEM
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



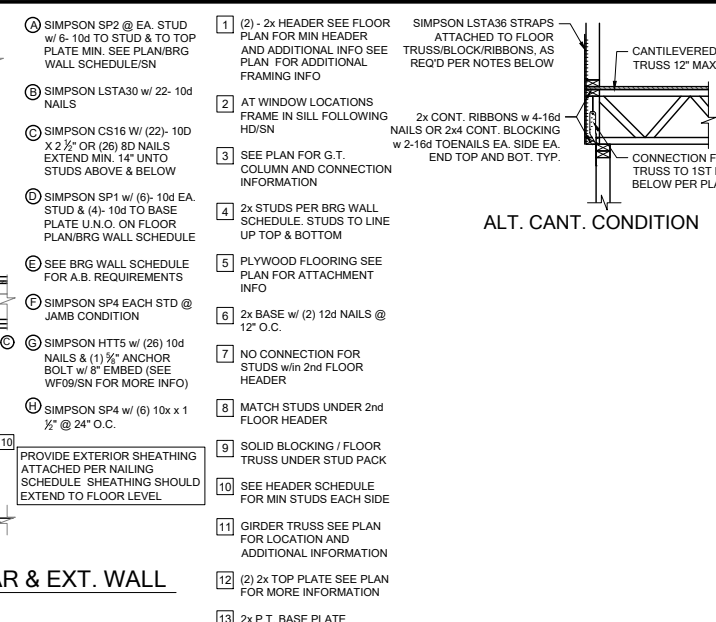
WS04 2 STORY FRAME WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



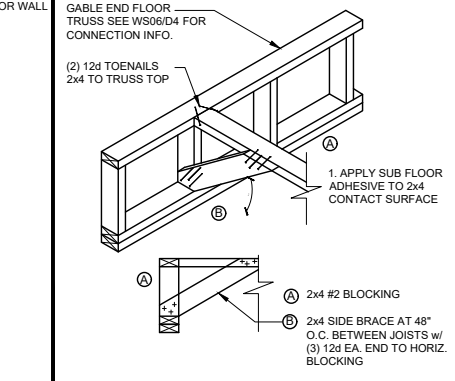
SG01 COLUMN CONN. @ BEAM
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



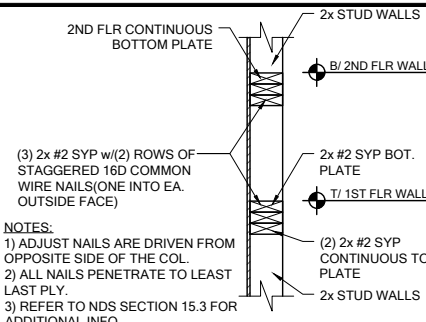
WF06 2-STORY INT. BEAR & EXT. WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



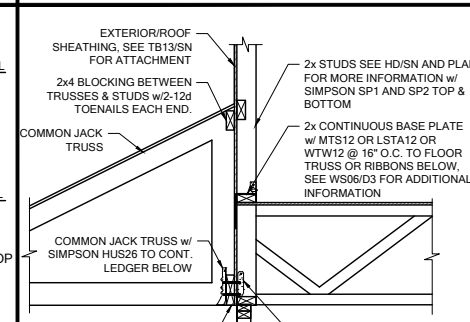
FC03 CANTILEVER FLOOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



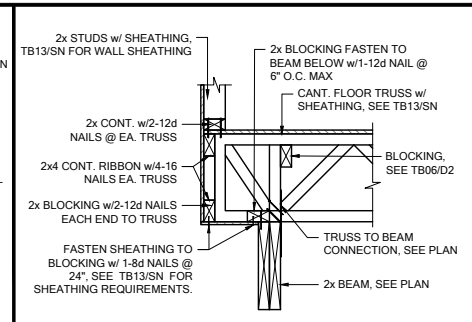
FB12 BLOCKING w/BOTTOM CHORD
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



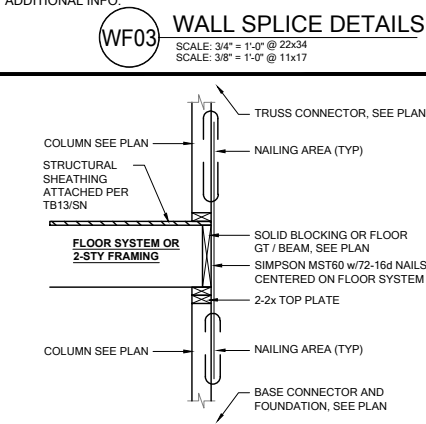
WF03 WALL SPLICE DETAILS
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



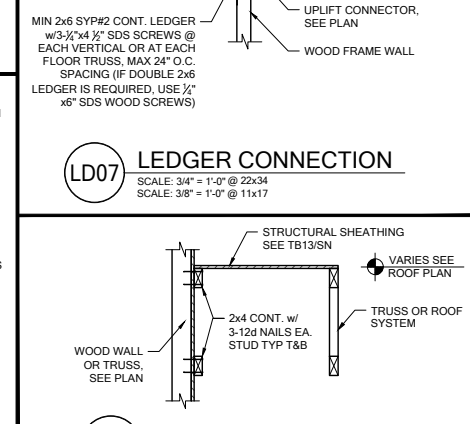
LD07 LEDGER CONNECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



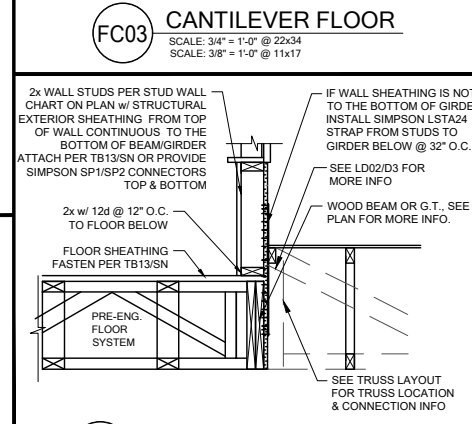
FC03 CANTILEVER FLOOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



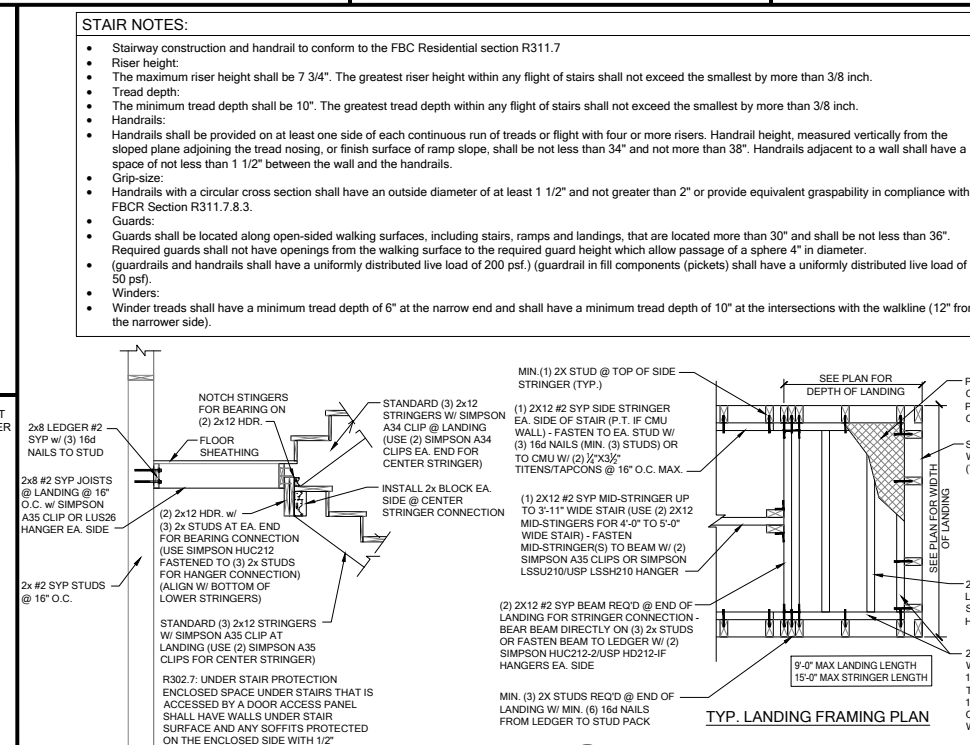
SG07 2-STORY COLUMN @ GIRDER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



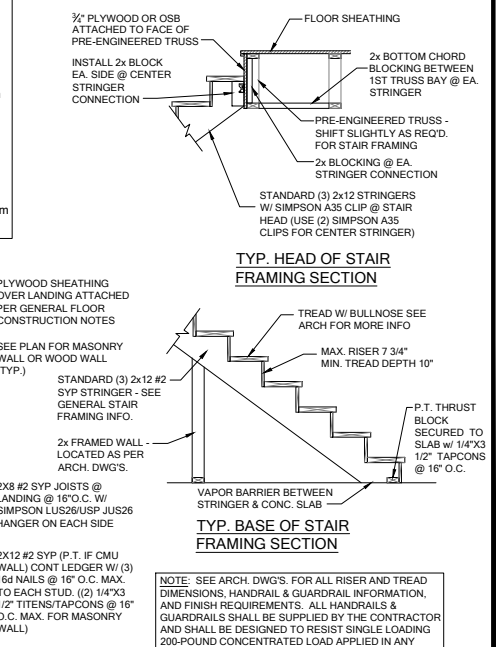
LD02 SHEAR TRANSFER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



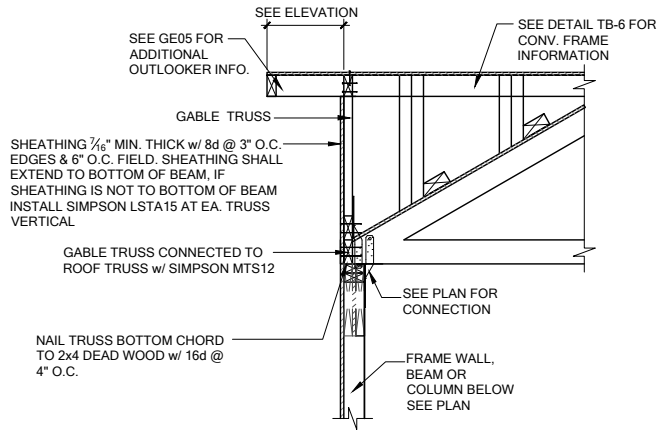
WF31 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



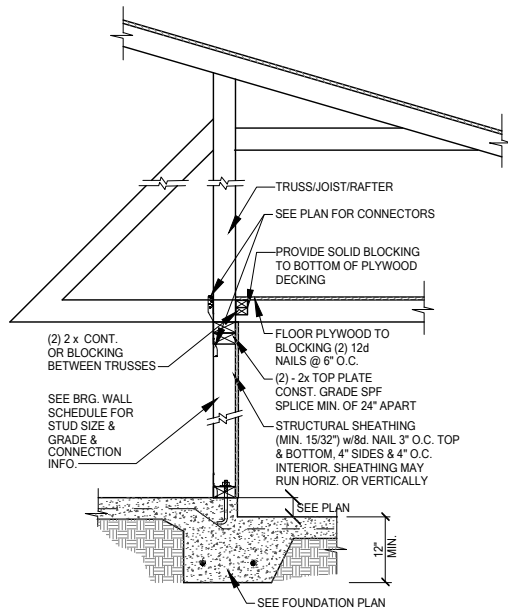
SD02 GENERAL STAIR SECTIONS & PLANS
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



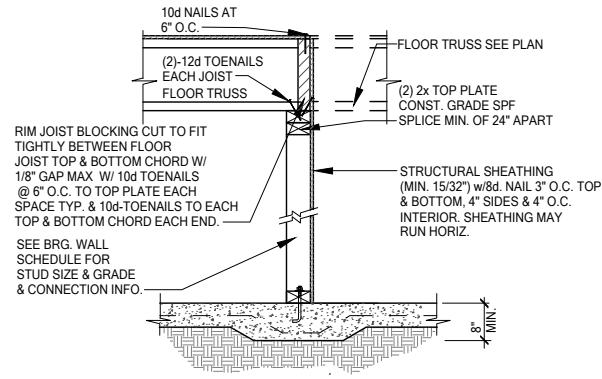
WS04 2 STORY FRAME WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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

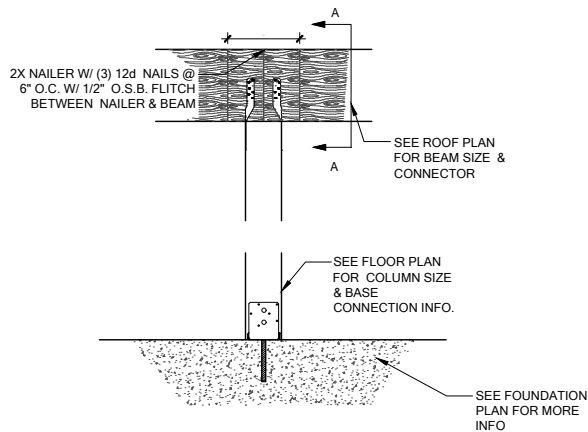
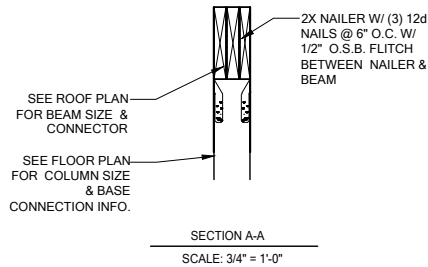


SW01 INTERIOR BEARING STEP-DOWN SHEARWALL w/UPLIFT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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



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