

GENERAL NOTES & CONSTRUCTION SPECIFICATIONS

1.

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING SITE CONDITIONS PRIOR TO PLACEMENT OF MATERIALS.
2.

IF EXISTING CONDITIONS DIFFER FROM THOSE INDICATED ON THE PLANS, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE DESIGN ENGINEER FOR MODIFICATIONS BEFORE CONTINUING CONST.
3.

ALL MATERIALS SHALL BE INSTALLED PER MANUF. REC. AND PRODUCT DATA UNLESS OTHERWISE SPECIFIED.
4.

ALL NOTES WITHIN THE CONSTRUCTION DOCUMENTS SHALL SUPERSEDE THE DRAWINGS. WRITTEN DIMENSIONS SHALL SUPERSEDE OVER THE SCALE OF DRAWINGS AND ANY NECESSARY DIMENSIONS NOT INDICATED SHALL BE VERIFIED WITH THE PROJECT DESIGNERS.
5.

ALL NOTES SHALL BE CONSIDERED AS TYPICAL (TYP.) UNLESS OTHERWISE NOTED (U.O.N.)
6.

THE CONTRACTOR SHALL PROVIDE CONSTRUCTION WHICH CONFORMS WITH ALL APPLICABLE REGULATIONS, CODES, AND LOCAL JURISDICTION OF SUCH.

FLOOR SHEATHING SPECIFICATIONS
2³/₃₂" T&G OSB OR PLYWOOD SHEATHING, GLUE AND NAIL WITH 10d COMMON @ 6" O.C. EDGE & FIELD

ROOF SHEATHING SPECIFICATIONS
SHINGLE - MIN 7¹/₁₆", 24/16, APA RATED OSB OR PLYWOOD SHEATHING, NAILED w/ 0.113X2" RING SHANK NAILS @ 6" O.C. EDGE & 6" O.C. FIELD (AT GABLE ENDS DECREASE NAIL SPACING TO 4" O.C. WITHIN 4'-0" OF ROOF EDGE).

TILE - MIN 1⁵/₃₂", 32/16, APA RATED OSB OR PLYWOOD SHEATHING, NAILED w/ 0.113X2" RING SHANK NAILS @ 6" O.C. EDGE & 6" O.C. FIELD (AT GABLE ENDS DECREASE NAIL SPACING TO 4" O.C. WITHIN 4'-0" OF ROOF EDGE).

METAL - MIN 1¹/₂", 24/16, APA RATED OSB OR PLYWOOD SHEATHING, NAILED w/ 0.113X2" RING SHANK NAILS @ 6" O.C. EDGE & 6" O.C. FIELD (AT GABLE ENDS DECREASE NAIL SPACING TO 4" O.C. WITHIN 4'-0" OF ROOF EDGE).

WALL SHEATHING SPECIFICATIONS
FLEXIBLE FINISH - MIN 7¹/₁₆", 24/16, APA RATED OSB OR PLYWOOD SHEATHING, FASTENED w/ 8d @ 6" O.C. EDGE & 6" O.C. FIELD, UNLESS OTHERWISE NOTED. SHEATHING SHALL EXTEND FULL HEIGHT FROM BOTTOM PLATE TOUPPER TOP PLATE, UNLESS OTHERWISE NOTED. FLEXIBLE FINISH WALLS INCLUDE: WOOD, CEMENT, OR VINYL SIDING, HARDI PLANK & BRICK. ALL OTHER WALL SHALL BE CONSIDERED BRITTLE FINISH.

STUCCO FINISH - MIN 7¹/₁₆", 24/16, APA RATED OSB OR PLYWOOD SHEATHING, FASTENED w/ 8d @ 6" O.C. EDGE AND 6" O.C. FIELD, UNLESS OTHERWISE NOTED. SHEATHING SHALL BE ORIENTATED WITH THE LONG DIMENSIONPERPENDICULAR TO THE STUDS, UNLESS OTHERWISE NOTED. CONTRACTOR MAY USE 7¹/₁₆ STRUCTURAL 1 GRADE SHEATHING OR 1⁵/₃₂ OSB SHEATHING AND ORIENT THE PANELS VERTICALLY.

MASONRY SPECIFICATIONS:
MASONRY HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 530-05, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI530.1-05. GROUT SHALL BE IN ACCORDANCE WITH ASTM C476 WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI PER ASTM C1019, GROUT SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE OF 3⁄8 PLACED AT AN 8' TO 11" SLUMP. MORTAR SHALL CONFORM TO ASTM C270 AND TYPE M OR S. TYPE N MORTAR MAY BE USED IN BRICK VENEER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL FLASHING.

CONCRET MASONRY UNITS (CMU):
CMU SHALL BE IN ACCORDANCE WITH ASTM C90-75, HOLLOW LOAD-BEARING (CMU), TYPE 1, GRADE N-1, NORMAL WEIGHT, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI (f_m=1500 PSI). GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT IN 5'-0" MAXIMUM LIFTS. PROVIDE CLEANOUTS PER ACI 530.1-02 IN THE BOTTOM OF COURSE OF MASONRY WHEN THE WALL HEIGHT EXCEEDS 5'-0".

MASONRY STEMWALLS:
ALL CONCRETE MASONRY UNITS SHALL BE COMPOSED OF ASTM C90E, E GRADE N-1M HOLLOW CONCRETE MASONRY UNITS WITH TYPE 'S' MORTAR. WALL COURSING SHALL BE RUNNING BONDS, STACK BOND SHALL NOT BE USED. GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT WITH 3000 PSI PEA ROCK CONCRETE GROUT. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE 48 BAR DIAMETERS. ALL EXTERIOR WALLS SHALL BE REINFORCED FULL HEIGHT WITH - #4 @ 4'-0" O.C. MAX. AND AT EACH CORNER, WALL END, AND WALL INTERSECTIONS. PROVIDE CONTINUITY OF REINFORCING AT INTERSECTIONS OF PERPENDICULAR MASONRY ELEMENTS BY INSTALLING CORNER BARS, MINIMUM OF 40 BAR DIAMETERS INTO EACH ELEMENT. AT STEMWALL CONSTRUCTED OF 5 OR MORE COURSES, PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICALLY, (EVERY OTHER COURSE), AND VERTICAL REINF. SHALL BE INCREASED AS NOTED IN PLANS, UNLESS NOTED OTHERWISE. LAP JOINT REINFORCING SHALL BE A MINIMUM OF 6".

CONCRETE SPECIFICATIONS:
ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318-08, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 301. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000PSI AT 28 DAYS. CONCRETE AT GARAGE AND PORCH SLABS SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI.

FOOTINGS AND FOUNDATIONS:
FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODES. FOOTINGS HAVE BEEN DESIGNED WITH A SOIL BEARING CAPACITY OF 2000 PSF. A SOILS INVESTIGATION REPORT IS RECOMMENDED TO VERIFY SUITABLE SUBSURFACE CONDITIONS. IF THE FOOTING ELEVATIONS SHOWN OCCUR IN A DISTURBED OR UNSTABLE SOIL, THE ENGINEER SHALL BE NOTIFIED. SOIL SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE (CLAY) SOILS. SOIL COMPACTION AND FILL SHALL BE COMPACTED TO A MIN. OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.

FOUNDATION PLAN ONLY CONVEYS STRUCTURAL INFORMATION. FOR GENERAL FEATURES, CONDUITS, ELECTRICAL EMBEDS, STEP HEIGHTS, ETC. SEE ARCHITECTURAL PLANS. DO NOT SCALE FOOTING DIMENSIONS AND LOCATION FROM THE FOUNDATION PLAN. DO NOT DETERMINE FOOTING LOCATION BASED ON EITHER THE ARCHITECTURAL PLAN OR FRAMING PLAN, BUT BY DIMENSIONS PROVIDED ON FOUNDATION PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINED ON PLAN THEN CONTACT ENGINEER OF RECORD (EOR).

UNLESS OTHERWISE NOTED ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 3" IN FOOTINGS AND MESH SHALL BE CENTERED IN SLAB ON GRADE. IN ALL CONTINUOUS FOOTINGS PROVIDE #3 @ 48" O.C. OR ROD CHAIRS. PROVIDE CONTINUITY OF REINFORCING AT INTERSECTIONS OF PERPENDICULAR CONCRETE ELEMENTS BY INSTALLING CORNER BARS, MINIMUM OF 40 BAR DIAMETERS INTO EACH ELEMENT. SPLICES IN REINFORCING , WHERE PERMITTED, SHALL BE 48 BAR DIAMETERS.

CONCRETE SLABS ON GRADE:
SHALL BE INSTALLED OVER MINIMUM 6 MIL POLY VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH APPROVED CHEMICAL SOIL TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES. SAWCUTS: FOR CONTROLLED CRACKING CUT A 1" SAWCUT INTO SLAB IN A 12'X12' GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT PROVIDE SAWCUTS THROUGHOUT SLAB. CALL EOR FOR ALTERNATIVE METHODS.

WOOD FRAMING SPECIFICATIONS:
ALL WOOD FRAMING HAS BEEN DESIGNED IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION, LATEST EDITION. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT MASONRY , CONCRETE, OR SOIL SHALL BE PRESSURE TREATED. IF, ACQ OR NON-DOT BORATE PRESERVATIVE TREATMENT IS USED, ALL ATTACHED FASTENERS SHALL BE HOT DIPPED GALVANIZED. IF ACZA PRESERVATIVE IS USED, ALL ATTACHED FASTENERS SHALL BE STAINLESS STEEL.

PRE-ENGINEERED WOOD TRUSSES:
SHALL BEAR THE SEAL OF AN ENGINEER IN THE STATE WHERE PROJECT IS BEING BUILT AND SHALL COMPLY WITH NFPA, TPI, AND AITC 100. CONTRACTOR SHALL VERIFY THAT ADEQUATE TRUSS BEARING IS INSTALLED AT ALL TRUSSES AS INDICATED IN THE TRUSS SHOP DRAWINGS. ALL TRUSS-TO-TRUSS CONNECTIONS AND TRUSS PROFILES ARE THE RESPONSIBILITY OF THE DELEGATED TRUSS ENGINEER. ALL TRUSSES SHALL HAVE TEMPORARY BRACING PER "COMMENTARY" AND RECOMMENDATION FOR HANDLING, INSTALLING, & BRACING METAL PLATE CONNECTED WOOD TRUSSES, H1B-91." AT MULTIPLE STRAP CONNECTIONS, SPREAD STRAPS TO AVOID NAILING CONFLICTS THROUGH TRUSS. WHEN USING (2) STRAPS ON SINGLE PLY TRUSSES, PLACE DIAGONALLY ACROSS DBL. TOP PLATE FROM EA. OTHER.

ROOF COVERING SPECIFICATIONS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE ROOF COVERING SYSTEM. ASPHALT SHINGLES SHALL COMPLY WITH ASTM D3161 AND BE INSTALLED ACCORDING TO THE MANUFACTURER'S REQUIREMENTS. CLAY AND TILE ROOFS SHALL BE INSTALLED PER THE "CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL." AND THE MANUFACTURERS REQUIREMENTS. STANDING SEAM METAL ROOFS SHALL COMPLY WITH ASTM E1514AND BE INSTALLED ACCORDING TO THE MANUFACTURERS REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL METAL FLASHING AND VALLEY MATERIALS.

WATERPROOFING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN/INSTALLATION OF ALL WATER PROOFING.

MATERIAL SPECIFICATIONS

HARDWARE AND ANCHORS:
ANCHOR BOLTS & THREADED ROD: SHALL BE IN ACCORDANCE WITH ASTM A307 OR ASTM F 1554 GRADE 36.
WASHERS: SHALL BE IN ACCORDANCE WITH ASTM A500 (GRADE B).
NUTS: SHALL BE IN ACCORDANCE WITH ASTM A 563 GRADE A HEX.
METAL CONNECTORS: ALL METAL CONNECTORS WHICH ARE EXPOSED TO EXTERIOR SHALL BE GALVANIZED.
RETROFIT REBAR/ROD INSTALLATION: EMBEDMENT OF RODS OR REBAR DOWELS SHALL BE 12 BAR DIAMETER MINIMUM, HOLES SHALL BE 1⁄4" LARGER THAN REBAR SIX AND 1⁄8" LARGER THAN THREADED ROD SIZE (U.O.N.)
ANCHORING ADHESIVE: SHALL BE ONE OF THE FOLLOWING PRODUCTS (DUAL CARTRIDGE INSTALLATION ONLY):
EPOXY: ITW RED HEAD A7
REINFORCING STEEL: SHALL BE ASTM A615, GRADE 60.
STRUCTURAL STEEL: SHALL BE ASTM A992, GRADE 50.
WELDED WIRE FABRIC (WWF): SHALL BE ASTM A185.
LAMINATED VENEER LUMBER (LVL): ALL LAMINATED VENEER LUMBER SHALL MEET OR EXCEED THE FOLLOWING DESIGN PARAMETERS - ELASTIC MODULUS (E)1,900ksi, BENDING STRESS (Fb) 2600psi

DESIGN CRITERIA & LOADS	
BUILDING CODE	2023 FBC - RESIDENTIAL
CODE FOR DESIGN LOADS	ASCE 7-22
WINDLOADS	
BASIC WIND SPEED (ASCE 7-22)	130 MPH
WIND EXPOSURE	B
RISK CATEGORY	II
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+0.18
ROOF ANGLE	7-45 DEGREES
MEAN ROOF HEIGHT	25 FT
LOADING	
ROOF	20 PSF LIVE LOAD
FLOOR	40 PSF LIVE LOAD

BUILDER'S RESPONSIBILITY	
THE BUILDER AND OWNER ARE RESPONSIBLE FOR THE FOLLOWING, WHICH AREA SPECIFICALLY NOT PART OF THE WIND LOAD ENGINEER'S SCOPE OF WORK.	
CONFIRM SITE CONDITIONS, FOUNDATION BEARING CAPACITY, GRADE AND BACKFILL HEIGHT, WIND SPEED AND DEBRIS ZONE, AND FLOOD ZONE.	
PROVIDE MATERIALS AND CONSTRUCTION TECHNIQUES, WHICH COMPLY WITH FBCR REQUIREMENTS FOR THE STATED WIND VELOCITY AND DESIGN PRESSURES.	
PROVIDE A CONTINUOUS LOAD PATH FROM TRUSSES TO FOUNDATION. IF YOU BELIEVE THE PLAN OMITTS A CONTINUOUS LOAD PATH CONNECTION, CALL THE WIND LOAD ENGINEER IMMEDIATELY.	
VERIFY THE TRUSS MANUFACTURER'S SEALED ENGINEERING INCLUDES TRUSS DESIGN, PLACEMENT PLANS, TEMPORARY AND PERMANENT BRACING DETAILS, TRUSS-TO-TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS.	

ELECTRICAL NOTES:

INSTALLATION SHALL BE PER LATEST NAT'L ELECTRIC CODE.

WIRE ALL APPLIANCES , HVAC UNITS, AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.

CONSULT WITH THE OWNER FOR THE NUMBER OF SEPARATE TELEPHONE LINES TO BE INSTALLED.

ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.

TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

ALL RECEPTACLES, NOT OTHERWISE NOTED, SHALL BE ARC FAULT INTERRUPTER TYPE, EXCEPT DEDICATED OUTLETS.

ALL RECEPTACLES IN WET AREAS SHALL BE GROUND FAULT INTERRUPTER TYPE (WP/GFI)

ALL EXTERIOR RECEPTACLES SHALL BE WEATHERPROOF GROUND INTERRUPTER TYPE (WP/GFI)

NOTE:
ELECTRICAL CONT'R SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ALL CKTS IDENTIFIED W/CKT Nr. DESCRIPTION & BRKR, SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING / DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS. CONTRACTOR SHALL PROVIDE COPIES OF AS-BUILT DWGS TO OWNER & PERMIT ISSUING AUTHORITY

GARAGE PENETRATION, SEPERATION & FIRE PROTECTION NOTES:

1.

OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 13/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMBCORE STEEL DOORS NOT LESS THAN 13/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS.
2.

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL, 1 INCH (25.4 MM) MINIMUM RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.
3.

PRIVATE GARAGE SHALL BE SEPERATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF A MINIMUM 1/2' GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPERATED FROM ALL HABITATLBLE ROOMS ABOVE BY NOT LESS THAN 5/8" INCH TYPE X GYPSUM BOARD OR EQUIVALENT.

FIRE BLOCKING NOTES:

FIRE BLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1.

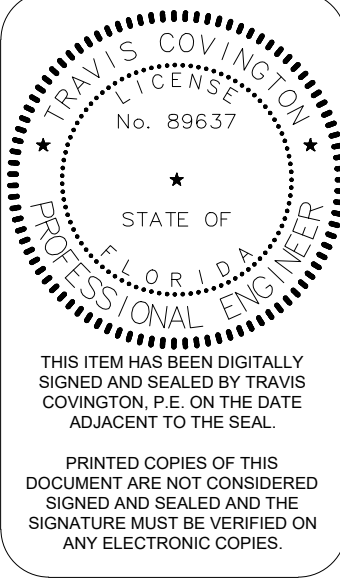
IN CONCEALED SPACED OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
2.

AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
3.

IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
4.

AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH PYROPANEL MULTIFLEX SEALANT
5.

AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.



COVINGTON GARAGE

272 NW COUNTRY LAKE DR
LAKE CITY, FL 32055

COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LAKE DR, LAKE CITY, FL 32055
813.770.9470
TRAVES@COVINGTONENG.COM

JOB NUMBER

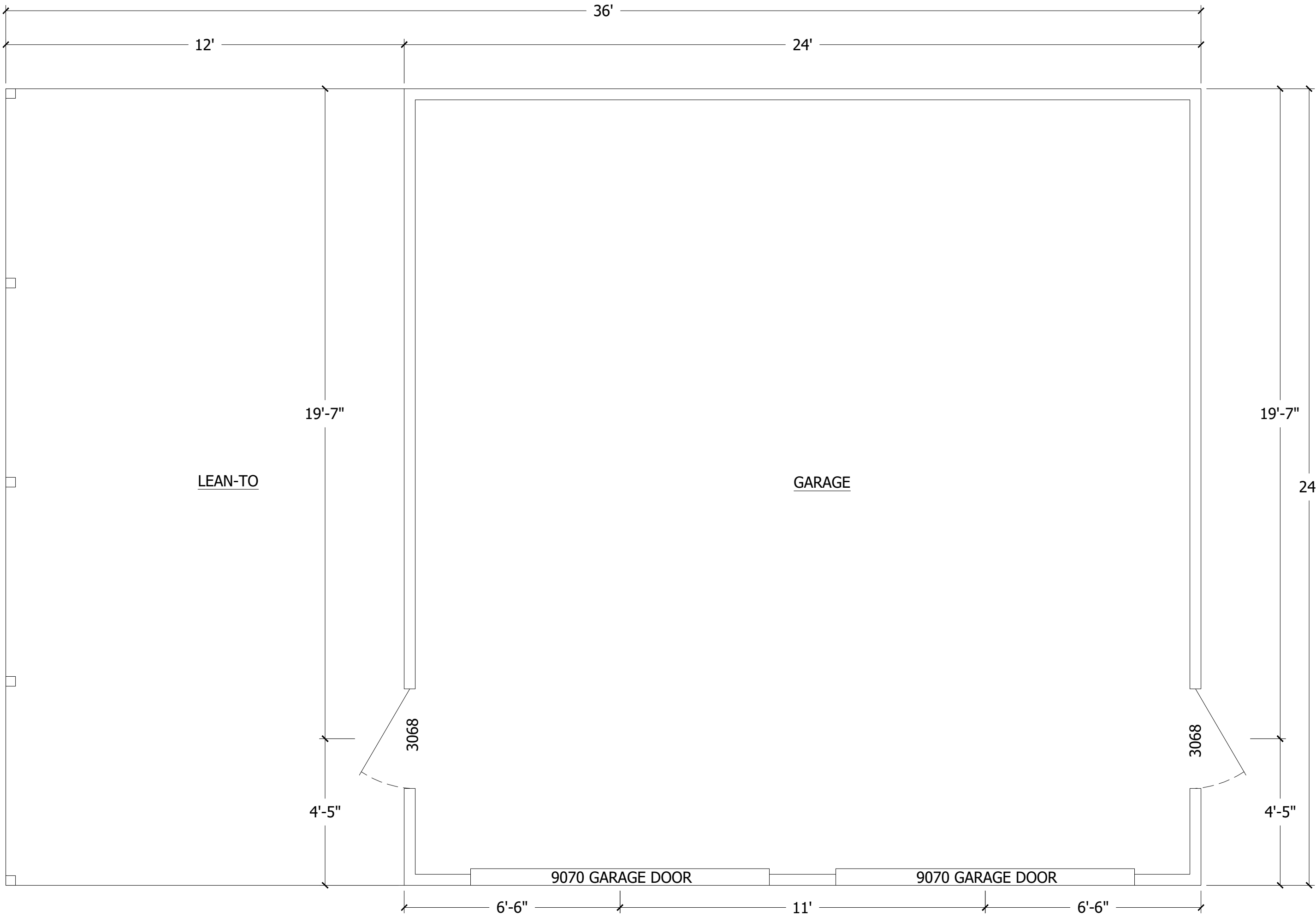
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SHEET NUMBER

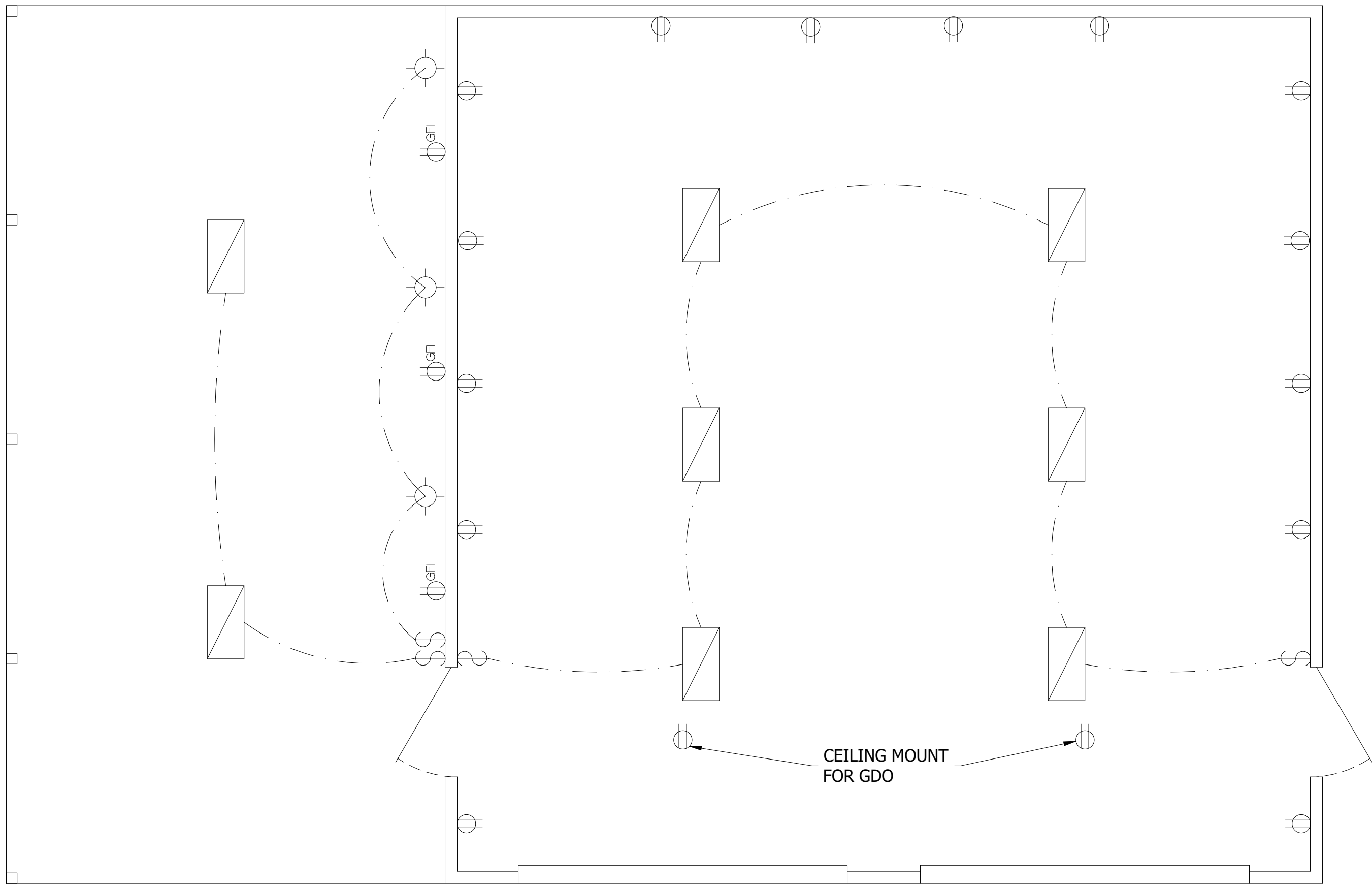
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OF 4 SHEETS

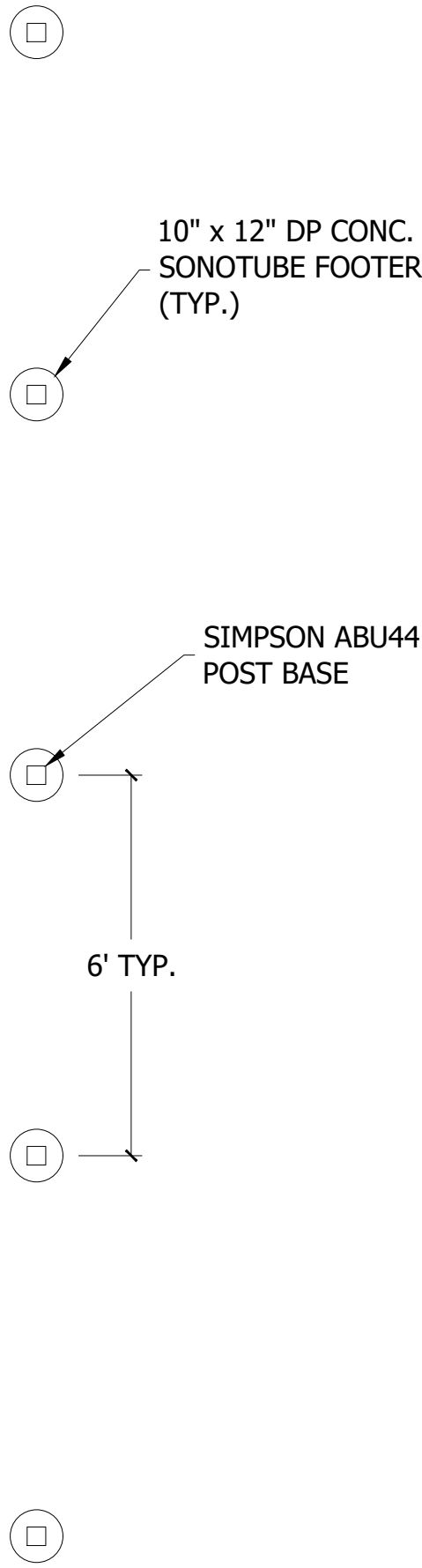
BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 27° TO 45°											
ROOF 27° TO 45°	ZONE	AREA	Vult 115 MPH		Vult 120 MPH		Vult 130 MPH		Vult 140 MPH		
		FT ²	POS	NEG	POS	NEG	POS	NEG	POS	NEG	
	1	10	10.2	-20.3	11.1	-22.1	13	-26	15.1	-30.1	
	1	20	10	-18	10	-19.6	11.3	-23	13.1	-26.7	
	1	50	10	-15	10	-16.3	10	-19.2	10.5	-22.2	
	1	100	10	-12.7	10	-13.8	10	-16.2	10	-18.8	
	26	10	10.2	-24.2	11.1	-26.3	13	-30.9	15.1	-35.9	
	26	20	10	-19.1	10	-20.8	11.3	-24.4	13.1	-28.3	
	26	50	10	-11.9	10	-12.9	10	-15.1	10.5	-17.6	
	26	100	10	-11.9	10	-12.9	10	-15.1	10	-17.6	
WALL	3	10	10.2	-36.6	11.1	-33.3	13	-39.1	15.1	-45.4	
	3	20	10	-25.7	10	-28	11.3	-32.8	13.1	-38.1	
	3	50	10	-19.2	10	-20.9	10	-24.5	10.5	-26.4	
	3	100	10	-14.3	10	-15.5	10	-18.2	10	-21.2	
	3	10	10.2	-32.7	11.1	-35.6	13	-41.7	15.1	-48.4	
	3	20	10	-24.6	10	-26.7	11.3	-31.4	13.1	-36.4	
	3	50	10	-14.3	10	-15.5	10	-18.2	10.5	-21.2	
	3	100	10	-14.3	10	-15.5	10	-18.2	10	-21.2	
	4	10	14.3	-15.5	15.5	-16.9	18.2	-19.8	21.2	-22.9	
	4	20	13.6	-14.8	14.8	-16.1	17.4	-19	20.2	-22	
WALL	4	50	12.8	-14	13.8	-15.2	16.3	-17.9	19	-20.7	
	4	100	12.1	-13.3	13.2	-14.5	15.5	-17.1	18	-19.8	
	4	500	10.6	-11.9	11.6	-12.9	13.6	-15.1	15.8	-17.6	
	5	10	14.3	-19.1	15.5	-20.8	18.2	-24.4	21.2	-28.1	
	5	20	13.6	-17.8	14.8	-19.4	17.4	-22.8	20.2	-26.4	
	5	50	12.8	-16.1	13.8	-17.6	16.3	-20.6	19	-23.9	
	5	100	12.1	-14.8	13.2	-16.1	15.5	-19	18	-22	
WALL	5	500	10.6	-11.9	11.6	-12.9	13.5	-15.1	15.8	-17.6	



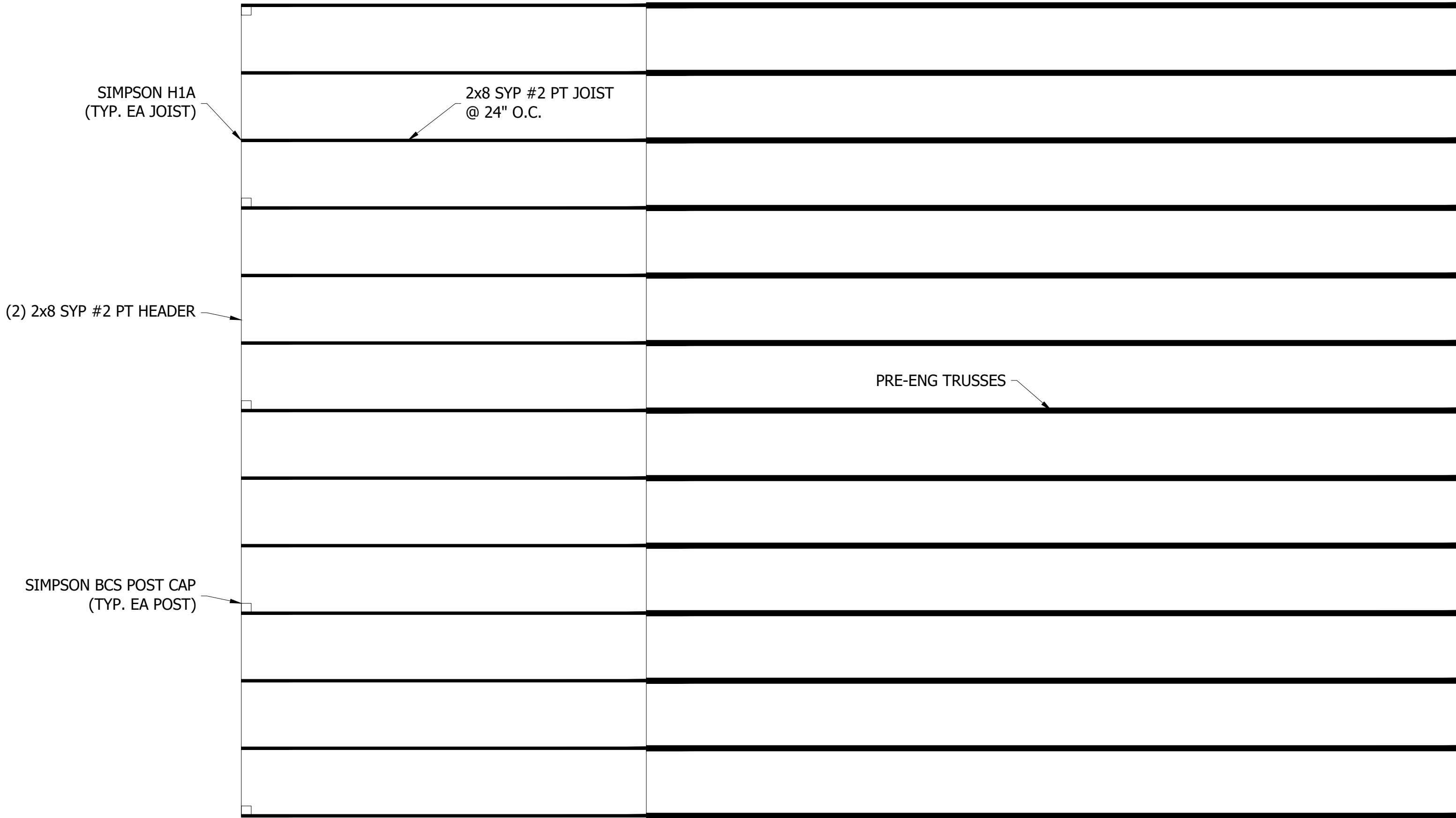
FLOOR PLAN
SCALE: 3/8"=1'-0"



ELECTRICAL PLAN
SCALE: 3/8"=1'-0"

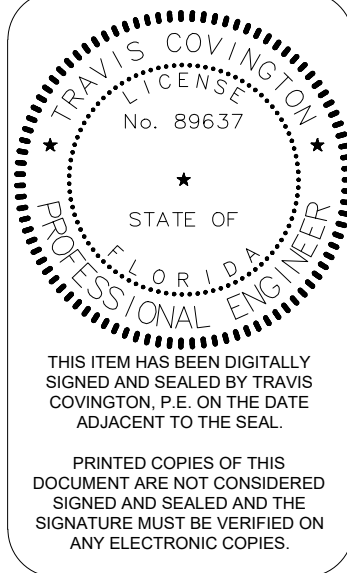


FOUNDATION PLAN
SCALE: 3/8"=1'-0"



ROOF FRAMING PLAN
SCALE: 3/8"=1'-0"

Digitally signed by Travis L. Covington
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272 NW COUNTRY LAKE DR
LAKE CITY, FL 32055

COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LAKE DR, LAKE CITY, FL 32055
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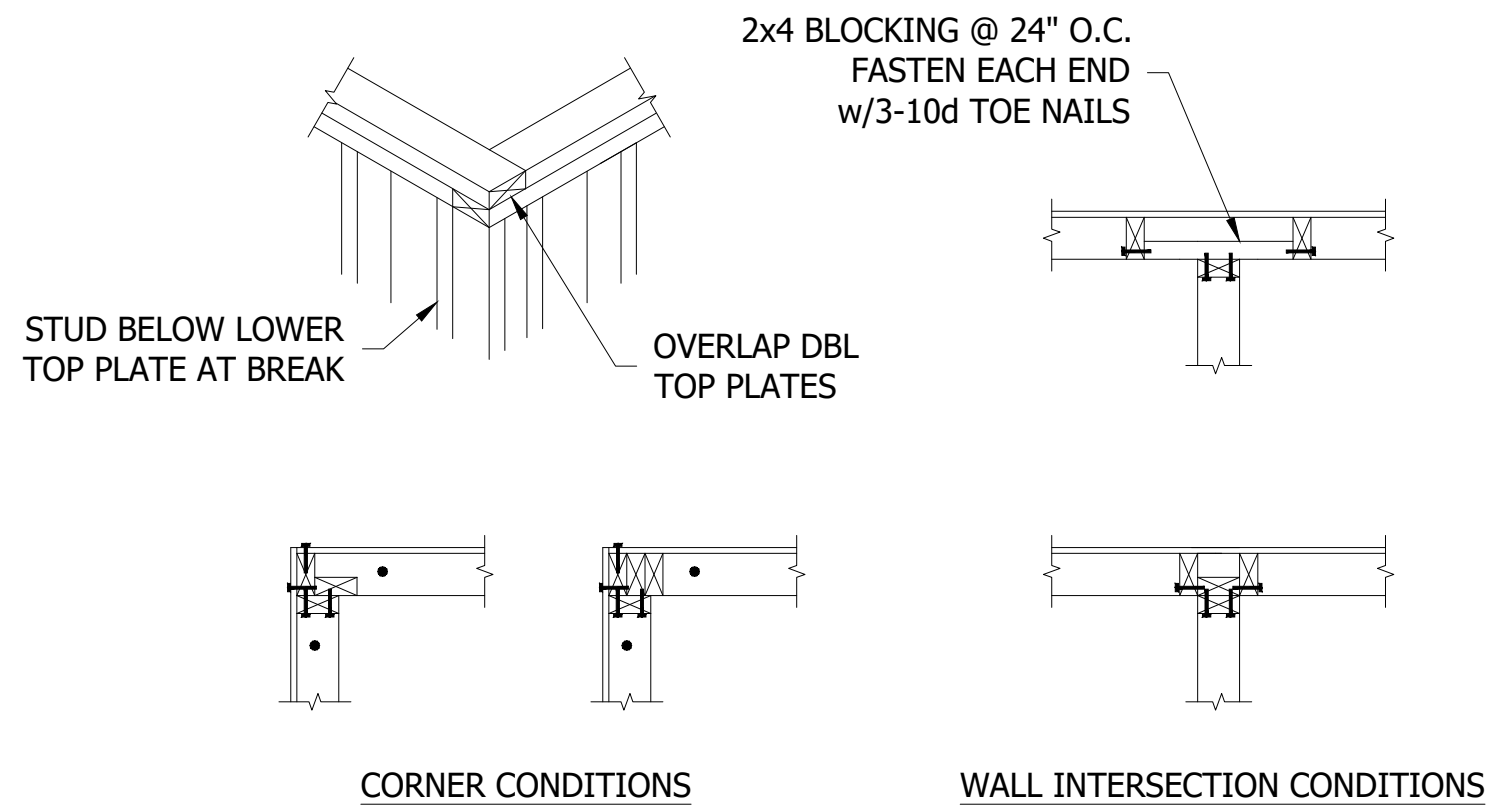
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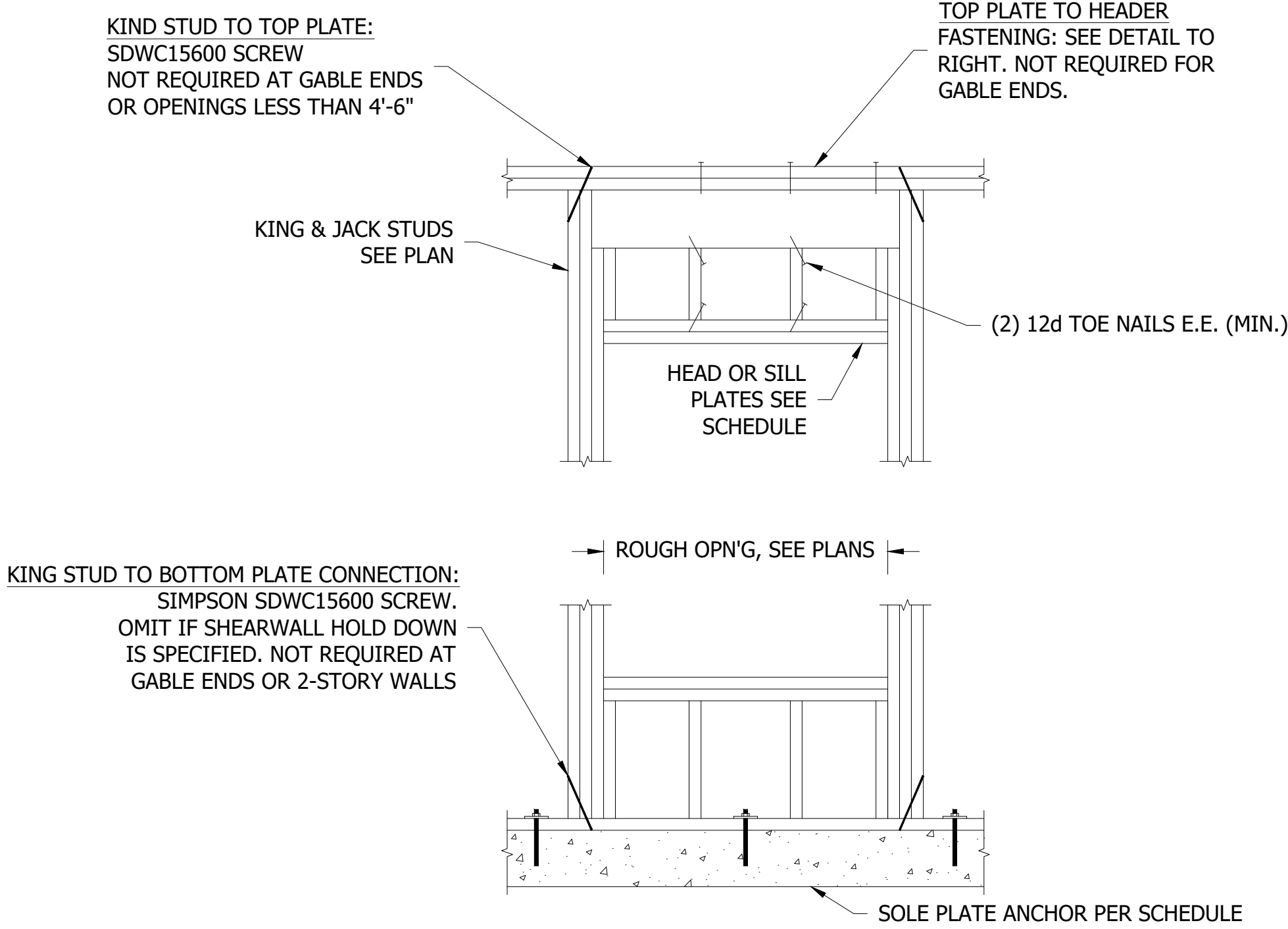
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OF 4 SHEETS

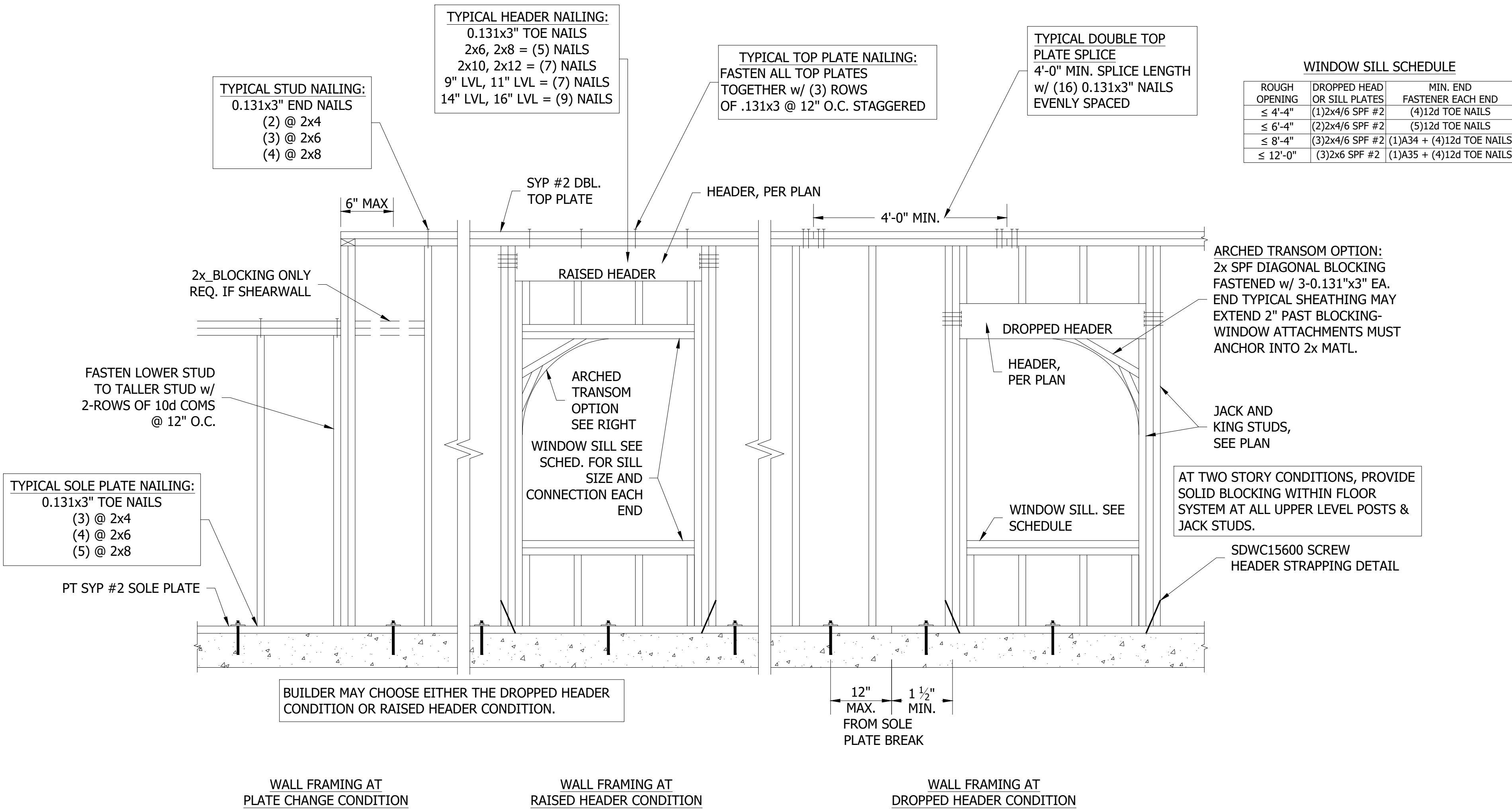


- NOTES:
1. OVERLAP TOP PLATES AT CORNERS AND INTERSECTIONS.
 2. — DENOTES 3"x0.131" GUN NAILS @ 6" O.C. VERTICAL.
 3. ● DENOTES SOLE PLATE ANCHOR. SEE SCHEDULE.
 4. SOLE PLATE ANCHOR NOT REQUIRED WHEN HOLD DOWN IS INSTALLED.
 5. CONTRACTOR MAY CHOOSE EITHER OPTION WHERE MULTIPLE OPTIONS ARE SHOWN.

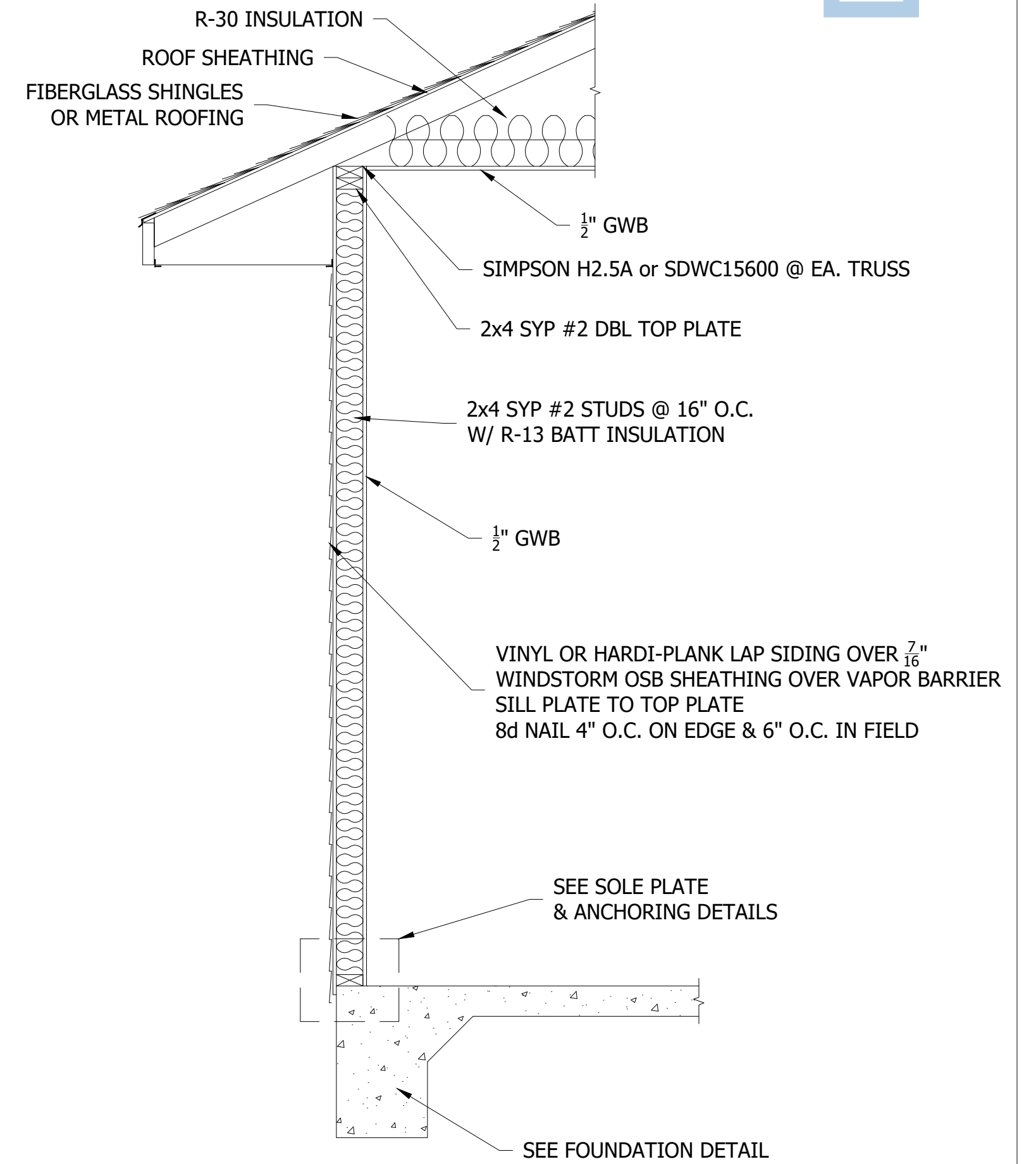
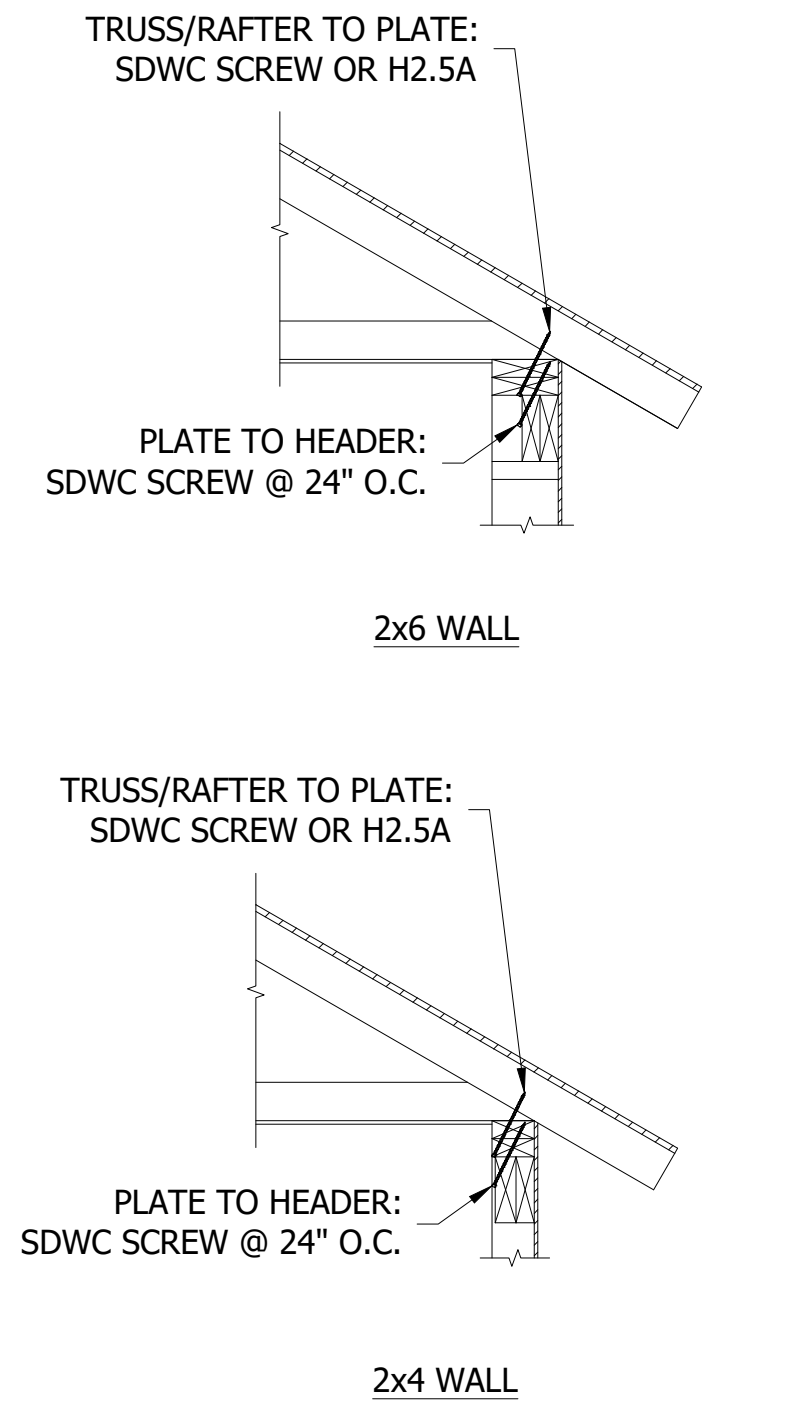
1
S.3
FRAMED WALL CORNDER & INTERSECTING STUDS
SCALE: N.T.S.



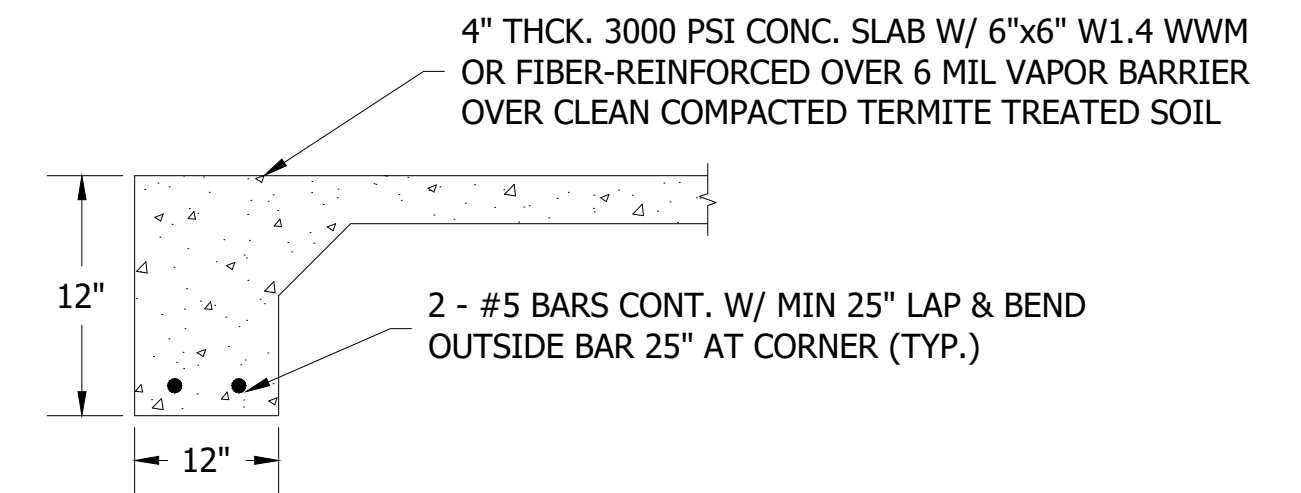
2
S.3
TYPICAL HEADER STRAPPING
SCALE: N.T.S.



3
S.3
TYPICAL WALL FRAMING
SCALE: N.T.S.

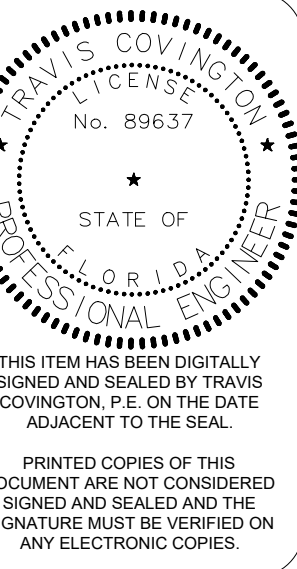


4
S.3
TYPICAL WALL SECTION
SCALE: N.T.S.



5
S.3
MONO SLAB FOUNDATION DETAIL
SCALE: N.T.S.

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272 NW COUNTRY LAKE DR
LAKE CITY, FL 32055

COVINGTON ENGINEERING SERVICES

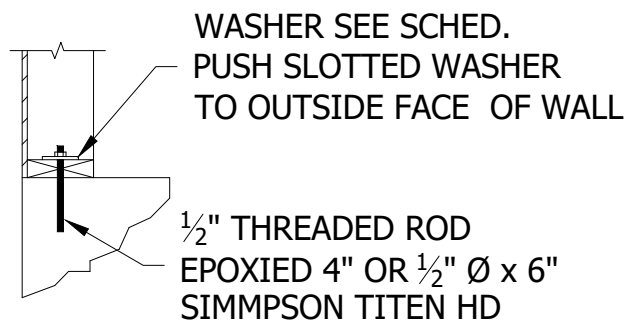
272 NW COUNTRY LAKE DR, LAKE CITY, FL 32055
813.770.9470
TRAVIS@COVINGTONENG.COM

JOB NUMBER

STRUCTURAL
DETAILS

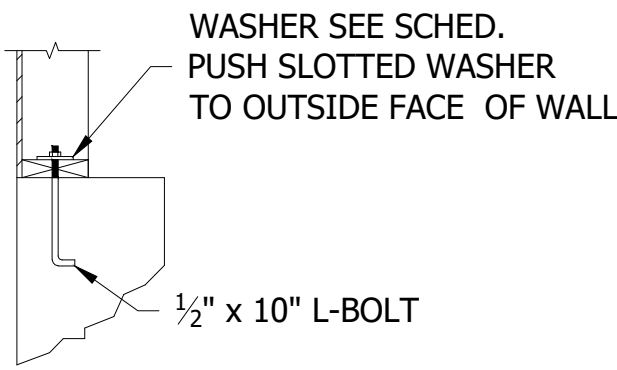
SHEET NUMBER

S3
OF 4 SHEETS



WASHER SEE SCHED.
PUSH SLOTTED WASHER
TO OUTSIDE FACE OF WALL

1/2" THREADED ROD
EPOXIED 4" OR 1/2" Ø x 6"
SIMPSON TITEN HD

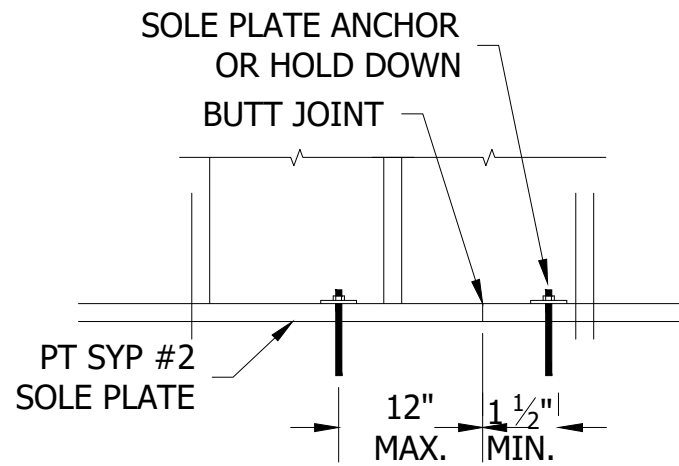


WASHER SEE SCHED.
PUSH SLOTTED WASHER
TO OUTSIDE FACE OF WALL

1/2" x 10" L-BOLT

EPOXY AND SCREW ANCHORS

J-BOLT EMBEDDED ANCHORS



SOLE PLATE BREAK

SOLE PLATE ANCHOR SCHEDULE					
ANCHOR	EXT. WALL SPACING	SHEARWALL SPACING	WASHER SPEC		MIN. EDGE DISTANCE
			2x4 WALL	2x6 WALL	
TITEN HD	42"	24"	2x2x3/8"	3x3x0.229"	4"
EPOXY	42"	24"	2x2x3/8"	3x3x0.229"	4"
J-BOLT	42"	24"	2x2x3/8"	3x3x0.229"	7"

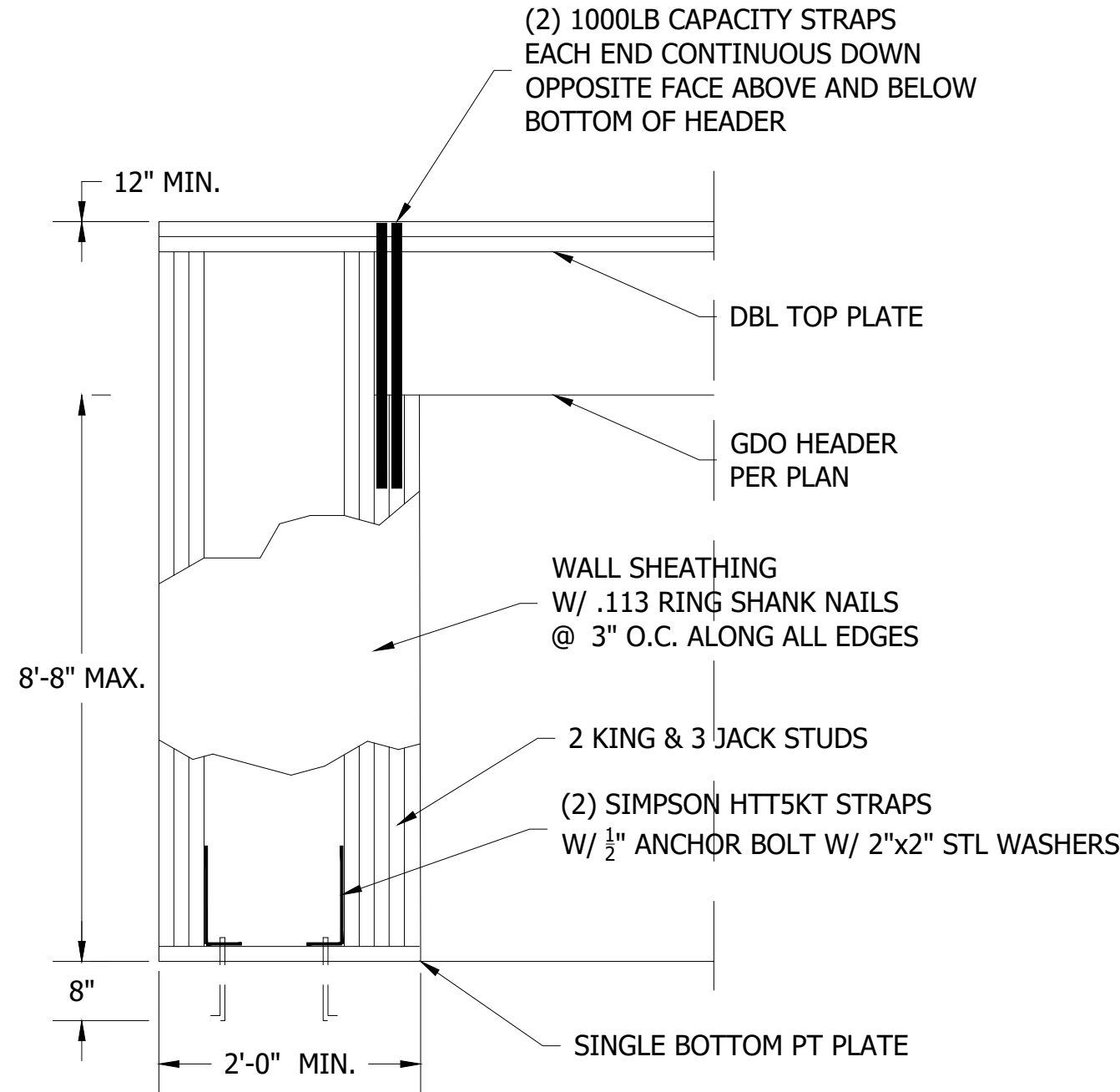
NOTES:

- SOLE PLATE ANCHORS ARE REQUIRED AT ALL EXTERIOR WALLS AND ADJACENT TO CORNERS AND PLATE BREAKS.
- 3x3 WASHERS SHALL BE SLOTTED.
- AS AN ALTERNATE TO THE 3x3x1/4" PLATE WASHER, A 3x3x3/8" W/ 1 1/2"Ø ROUND STEEL WASHER MAY BE USED.

2 SOLE PLATE ANCHORING DETAIL & SCHEDULE
S.3 SCALE: N.T.S.

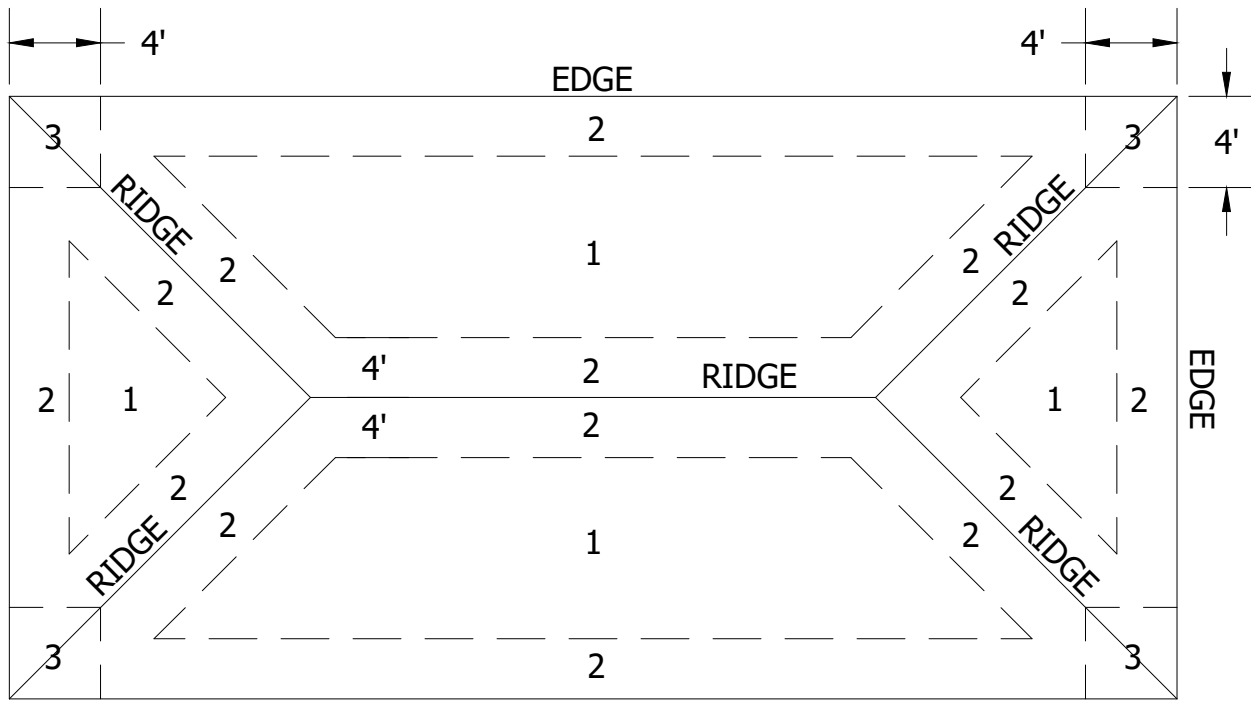
STANDARD HEADER SCHEDULE			
ROUGH OPENING	MATERIAL	FASTENING	STUD SPECS
0'-0" UP TO 6'-0"	DBL. 2x8 SYP #2 w/ OSB SOLID CONT. SPACER GLUED AND NAILED	10d x 0.128"x3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EA. SIDE	1 - HEADER STUD 1 - FULL HEIGHT STUD EA. SIDE
>6'-0" UP TO 9'-0"	DBL. 2x12 SYP #2 w/ OSB SOLID CONT. SPACER GLUED AND NAILED	10d x 0.128"x3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EA. SIDE	1 - HEADER STUD 2 - FULL HEIGHT STUD EA. SIDE
>9'-0" UP TO 16'-0" & GDO	DBL. 2x12 SYP #2 w/ OSB SOLID CONT. SPACER GLUED AND NAILED	10d x 0.128"x3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EA. SIDE	2 - HEADER STUD 3 - FULL HEIGHT STUD EA. SIDE

4 HEADER SCHEDULE
S.4

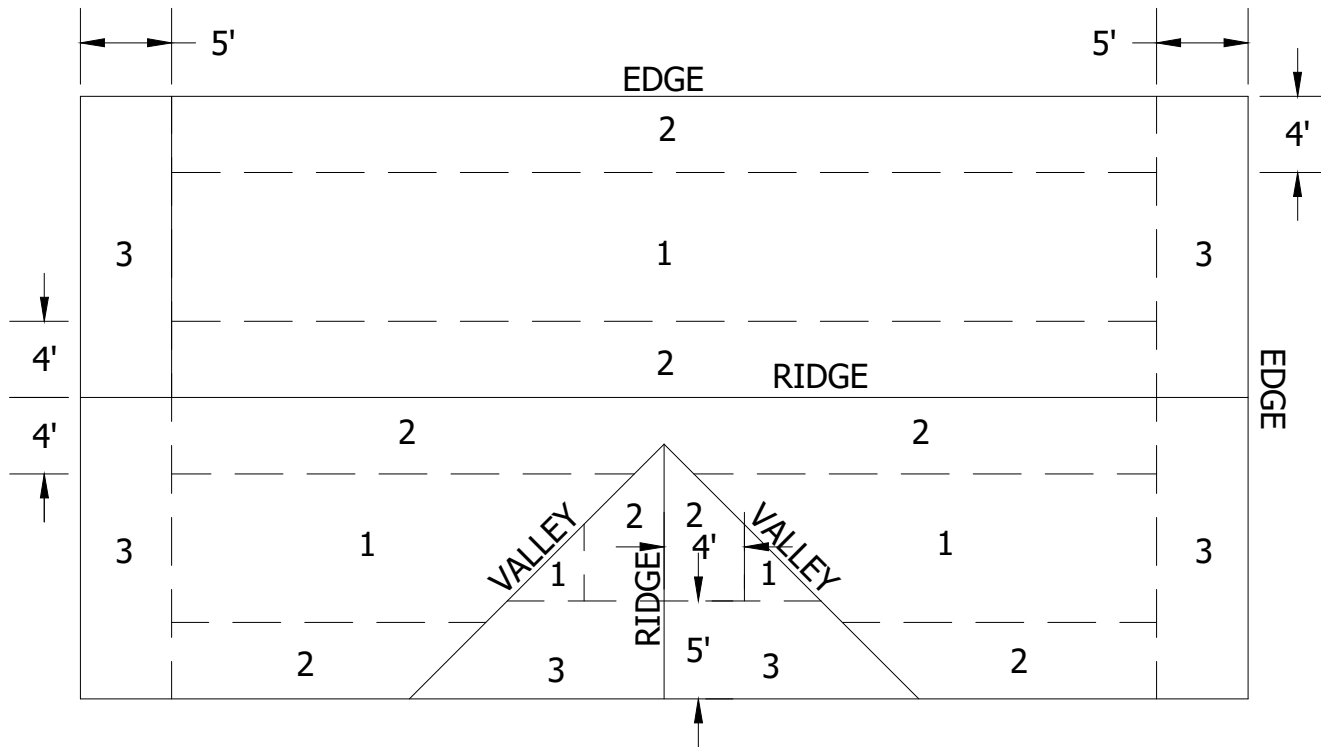


5 GARAGE END WALL DETAIL
S.4 SCALE: N.T.S.

ROOF SHEATHING FASTENERS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	SEE NOTES	2 1/2" x 0.131" RING SHANK NAILS OR 3" x 0.120" RING SHANK NAILS	6 IN O.C. EDGE 6 IN O.C. FIELD
2			6 IN O.C. EDGE 6 IN O.C. FIELD
3			4 IN O.C. @ GABLE ENDWALL OR GABLE TRUSS 6 IN O.C. EDGE 6 IN O.C. FIELD



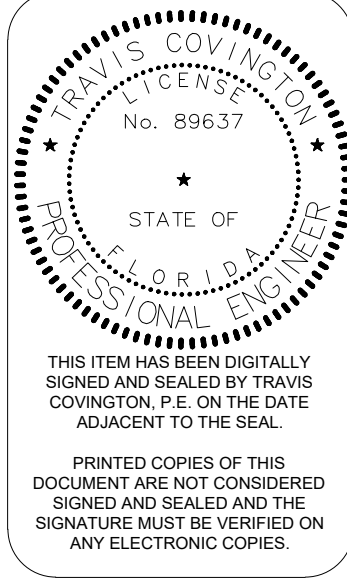
ROOF SHEATHING NAILING ZONES (HIP ROOF)



ROOF SHEATHING NAILING ZONES (GABLE ROOF)

3 ROOF NAILING DETAIL
S.3 SCALE: N.T.S.

Digitally signed by Travis L Covington
DN: cn=Travis L Covington,
dnQualifier=A01410C0000319874AC7DE200082C08,
o=Florida, c=US
Date: 2025.05.07 13:06:12-0400'



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S4
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