

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

INDEX

ARCHITECTURAL

CS	GENERAL NOTES & LEGENDS
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A3	FLOOR PLANS
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A5	INTERIOR DETAILS
A6	ROOF PLAN
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



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

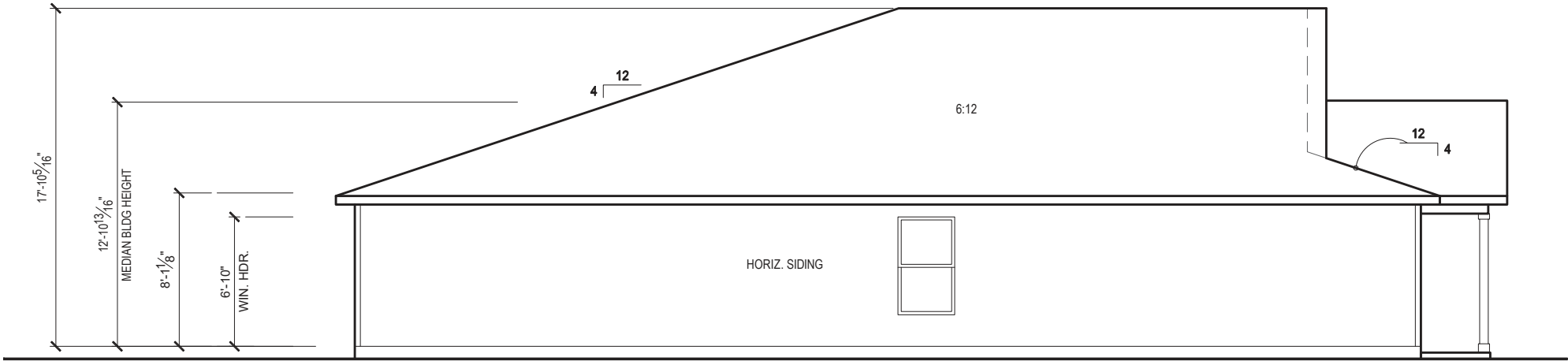
1. CORROSION RESISTANT ROOF TO WALL FLASHING AT ALL ROOF / WALL INTERSECTIONS.
2. CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
3. BRICK WAINSCOT WITH SLOPED BRICK ROWLOCK CAP.
4. STONE WAINSCOT WITH SLOPED STONE CAP.
5. 3 1/2" VINYL TRIM SURROUND
6. 36" H. GUARDRAIL AS REQUIRED



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

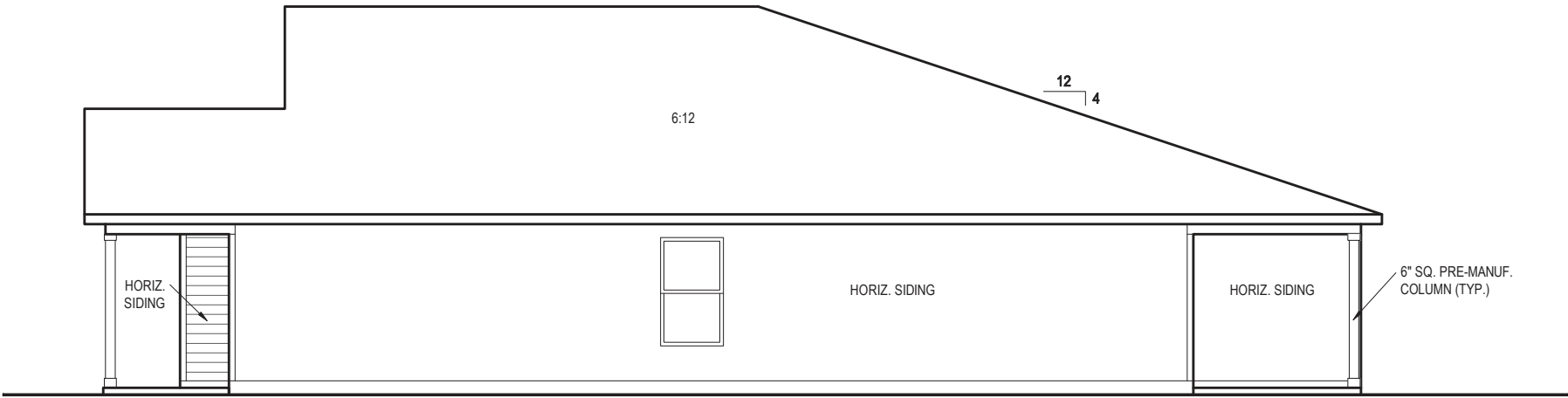


1/4" = 1'-0" @ 22x34



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



10-01-2021



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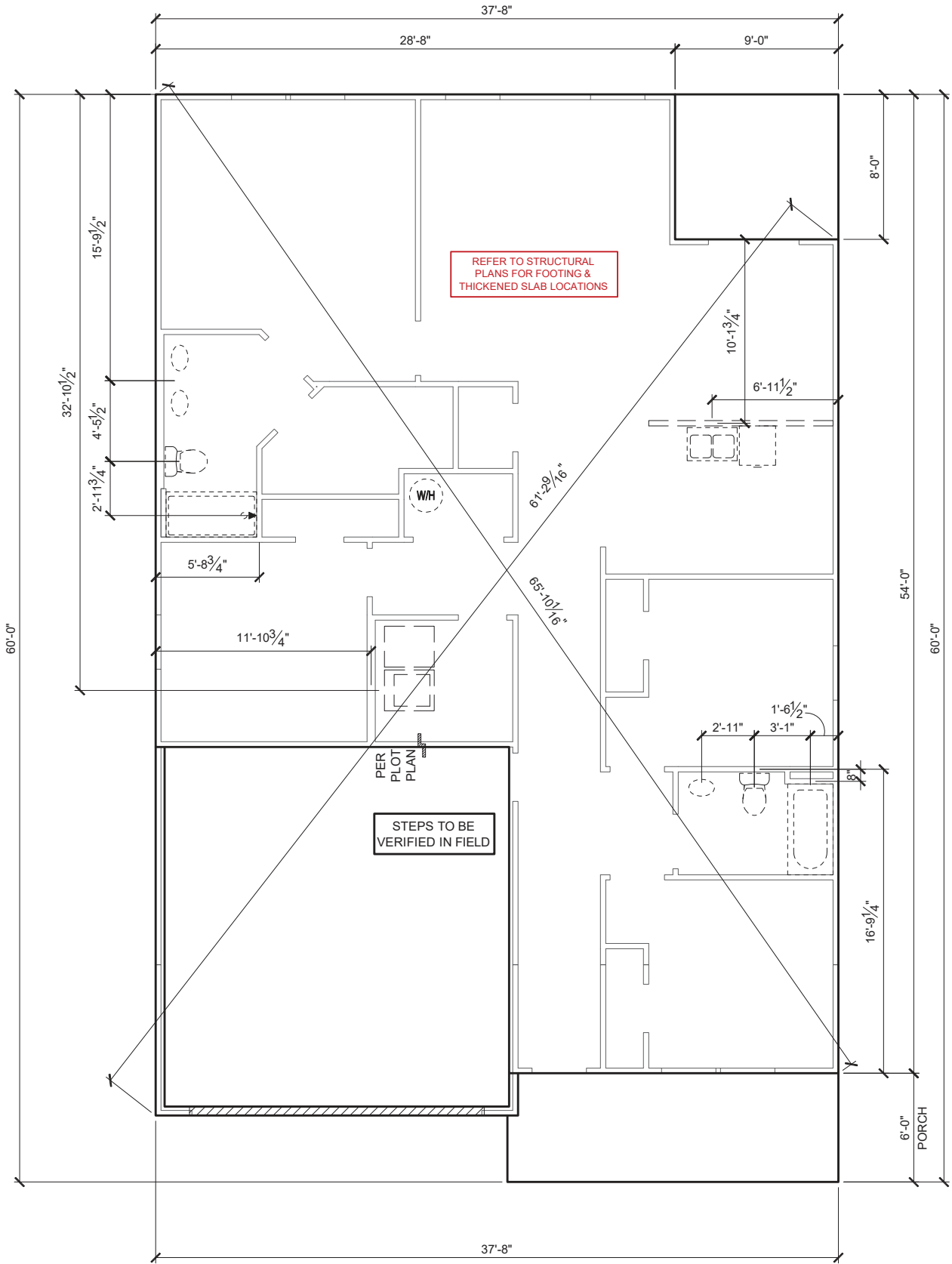
PLAN NUMBER:	33811607	RELEASE DATE:	08.30.2021
MODEL:	COVINGTON	DRAWING TITLE:	EXTERIOR ELEVATIONS

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

**FDS**  
FLOORING DESIGN SERVICES  
256 Southall Lane, Suite 200  
O: 321.972-2491 F: 407.880-2304  
Certificate Of Authorization No. 9161  
☐ CARLA BROWN, PE - FL # 58128  
☐ LUIS PABLO TORRES, PE - FL # 27184

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PLAN NUMBER:	33811607	RELEASE DATE:	08.30.2021
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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

ENGINEERING ASSOCIATES

258 Southrail Lane, Suite 200  
O 321.972.2491 F 407.880.2304  
Certificate Of Authorization No. 9161

CARLA A. BROWN, P.E. - FL #58128

LUIS PABLO TORRES, P.E. - FL #2784

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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

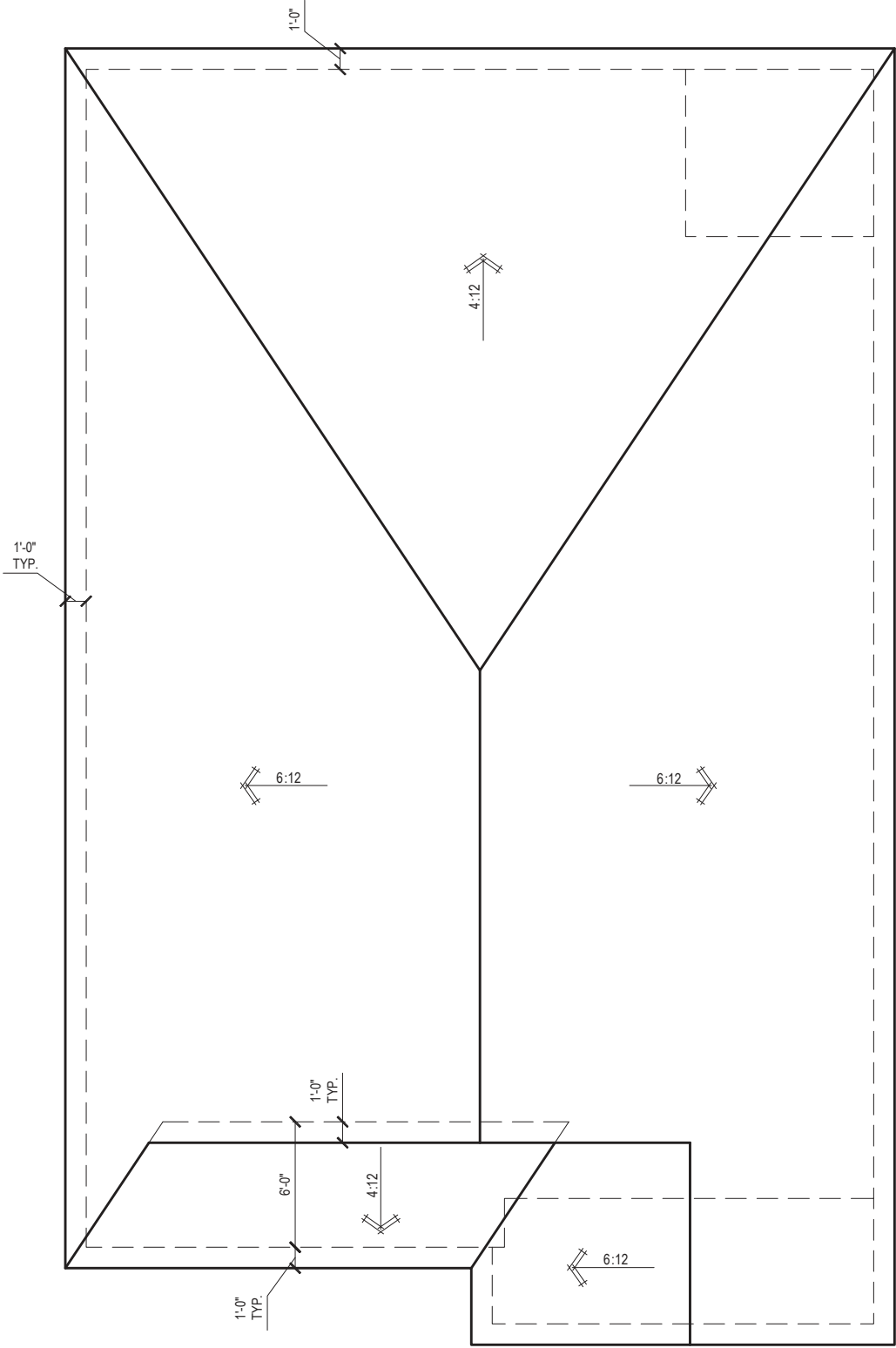
ATTIC VENTILATION TO COMPLY w/ F.B.C RESIDENTIAL CODE. THE REQUIRED NET FREE VENTILATING AREA OF NOT LESS THAN 1/150 OF THE SPACE VENTILATED. AREA MAY BE REDUCED TO 1/300 PROVIDED THAT 40 TO 50 PERCENT OF THE REQ'D VENTILATING AREA IS PROVIDED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST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



10-01-2021



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MODEL:

COVINGTON

DRAWING TITLE:

ROOF PLAN

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

220v RECEPTACLE

110v FLOOR RECEPTACLE

DISPOSAL

CHIME

BATH EXHAUST FAN

CEILING FAN PREWIRE WITH BRACING FOR FUTURE FAN

SW

SW

GFI

GFI OUTLET

220v

220v RECEPTACLE

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

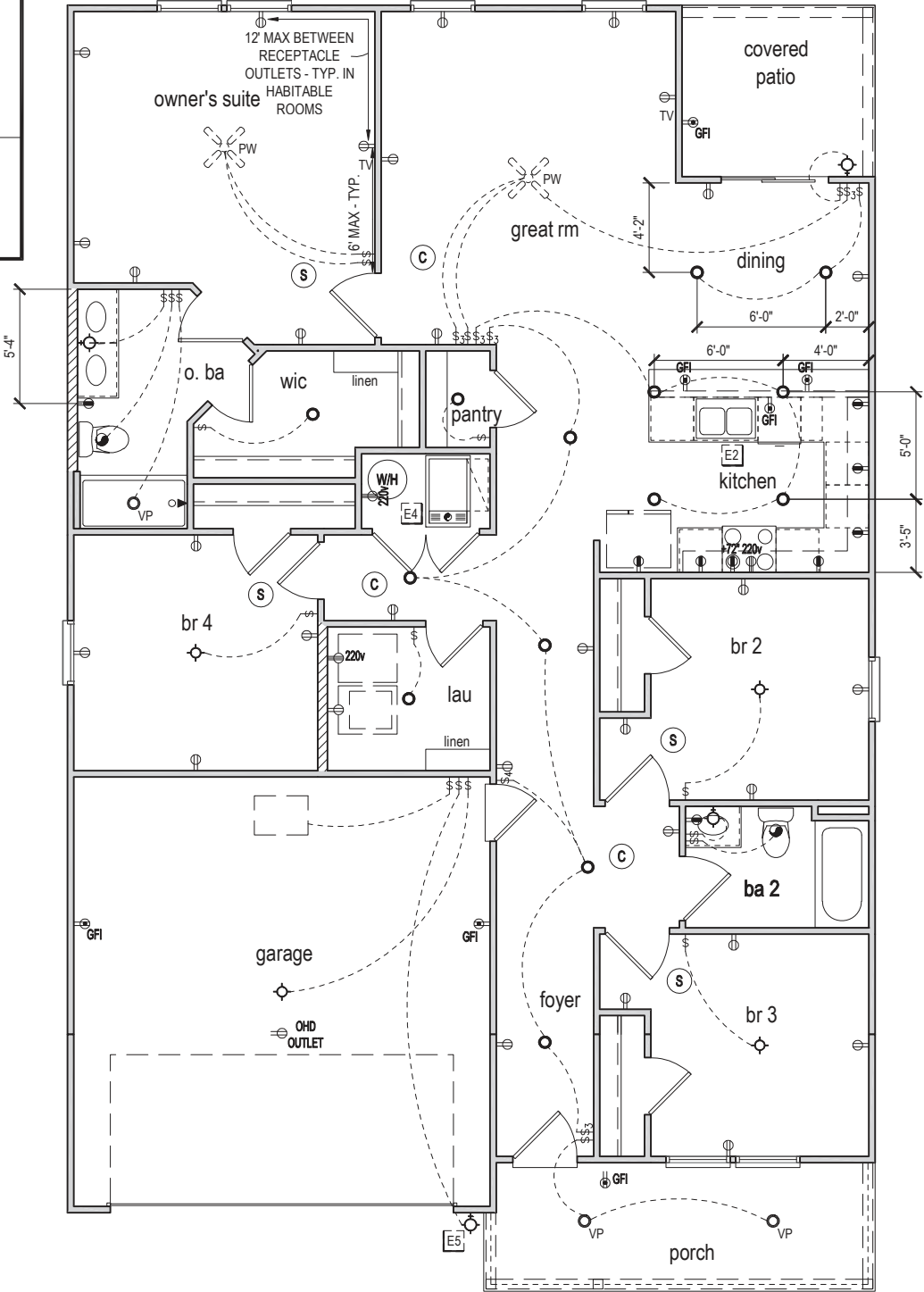
• ALL GARAGE OUTLETS SHALL BE ON A DEDICATED CIRCUIT

• 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



10-01-2021

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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:  
FIRST FLOOR ELECTRICAL

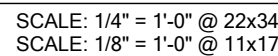
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


E1.1



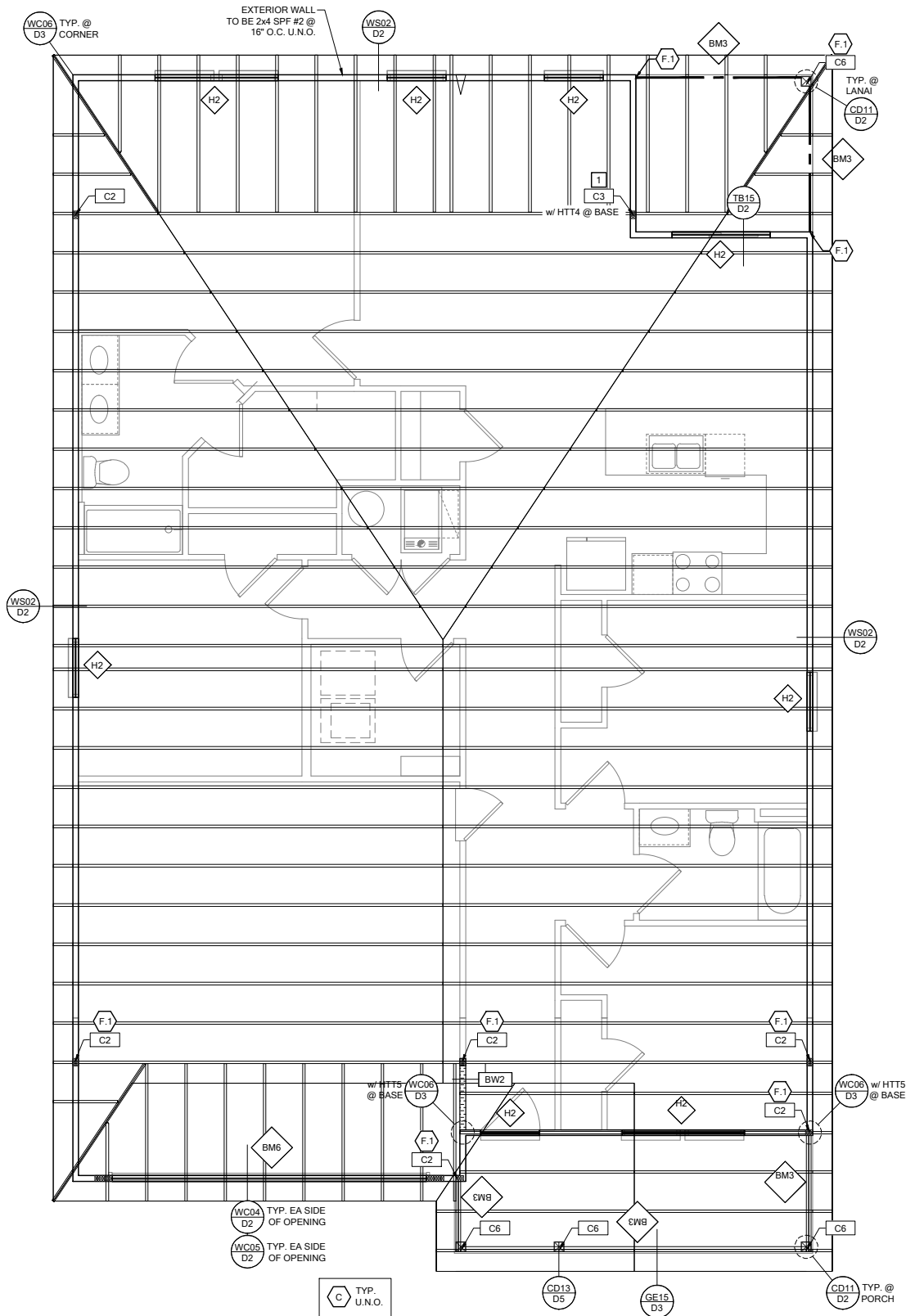






WALL TYPE	
SYMBOL	DESIGN DESCRIPTION
	2x INTERIOR BEARING SHEARWALL - SEE BEARING WALL SCHEDULE ON SHEET SN FOR REQUIREMENTS.
	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN
	2x WOOD FRAME EXTERIOR WALL

# S1



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):

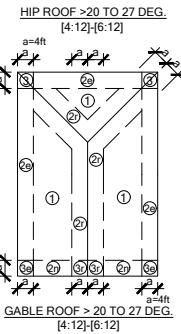
ZONE 1: ASTM F1667 RSRs-01 (8d) NAILS @ 6" O.C. ON EDGE AND 6" O.C IN FIELD  
ZONE 2e, 2n, 2r: ASTM F1667 RSRs-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD  
ZONE 3, 3e, 3r: ASTM F1667 RSRs-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

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

TILE: 1 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 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.

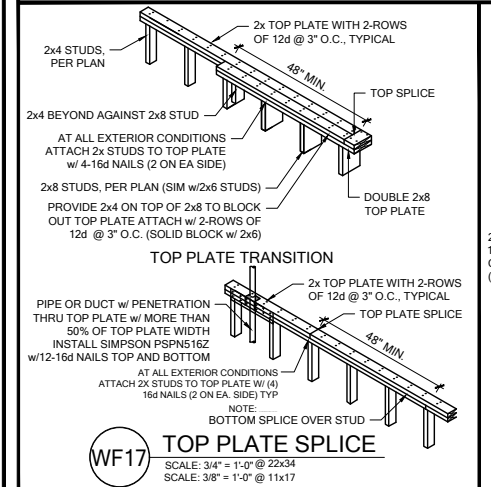
**GENERAL FOUNDATION NOTES:**

- PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.
- 4" 2500 PSI CONC. SLAB WITH W1.4W1.4 OVER 6 MIL. VISQUEEN VAPOR BARRIER & TREATED FOR TERMITES.
- GO 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.
- NO WOOD STAKES PERMITTED IN FOUNDATION.
- PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. SEE FPM101 FOR ADDITIONAL INFORMATION. G.C. TO DETERMINE STEP LOCATIONS, IF REQUIRED.
- STEEL BENDS AND LAP SPLICE SEE FPM101 AND FPM101.
- 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.
- 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 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM D 1557 (MODIFIED PROCTOR).
- R403.1.4 MINIMUM DEPTH: EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES (305mm) BELOW THE FINISHED GRADE OF GROUND SURFACE.

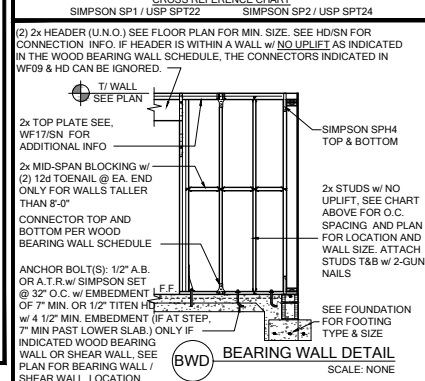
COLUMN SCHEDULE				
MARK	COLUMN SIZE	FIRST FLOOR BASE CONNECTIONS, SEE PLAN FOR SECOND FLOOR CONNECTIONS	UPLIFT (lb)	
C1	(3) 2x #2 SPF	(4) 12d TOENAILS	NO UPLIFT	
C2	(3) 2x #2 SPF	DTT22 w/ 1/2" ATR & (8) 1/2" x 1 1/2" SDS SCREWS	1835	
C3	(3) 2x #1 SYP	(4) 12d TOENAILS	NO UPLIFT	
C4	(3) 2x #1 SYP	DTT22 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 1/2" x 3 1/2" 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 1/2" 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 1/2" 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:**

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

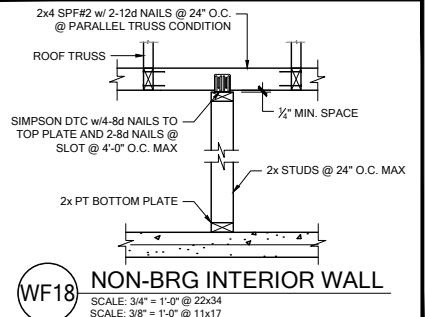


WOOD BEARING WALL SCHEDULE				
MARK	STUD SPACING	CONNECTION & FASTENERS	LUMBER SPECIES	UPLIFT CAP. (lb)
BW1	16"	(2) 16d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SPF	NO UPLIFT
BW2	16"	SP2 w/ (6) 10d NAILS	#2 SPF	402
BW3	16"	(2) SP2 w/ (6) 10d NAILS	#2 SPF	804
BW4	16"	(2) 16d TOENAILS	#2 SYP	NO UPLIFT
BW5	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	#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	#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

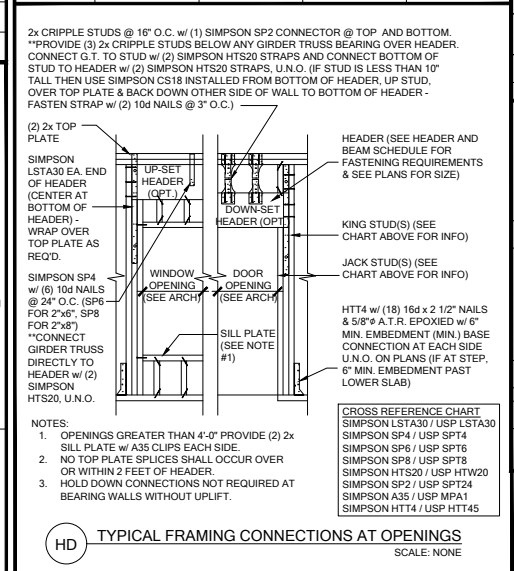


**GENERAL BEARING WALL NOTES:**

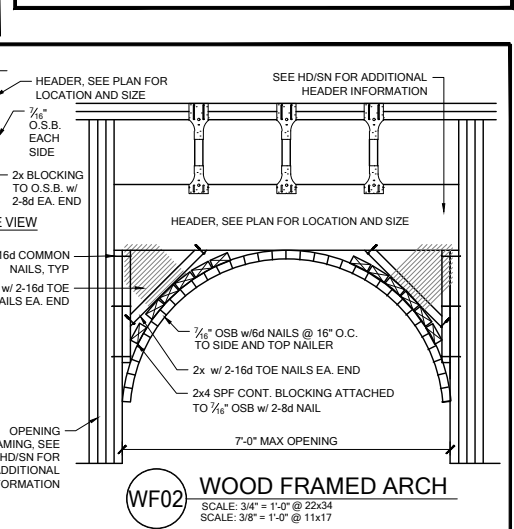
- ALL STRUCTURAL LUMBER DESIGNATED AS SYP SHALL BE SYP #2 AND ALL STRUCTURAL LUMBER DESIGNATED AS SPF SHALL BE SPF #2 UNO.
- SEE FLOOR PLAN FOR WALL SIZE. ASSUME 2x4 STUDS USED UNO.
- CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.
- CONTACT E.O.R. IF SP4's, SP6's OR SP8's CONNECTORS ARE SUBSTITUTED, 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.



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) 2x6 #2 SYP w/ 7/16" FLUTCH PLATE	2.	IF HEADER IS ON THE 2ND FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS.	
H3	(2) 2x10 #2 SYP w/ 7/16" FLUTCH PLATE	3.	ALL HEADER JACK AND KINGS STUDS SHALL BE FASTENED TO EACH PER DETAIL <b>W7378N</b> .	
H4	(2) 2x12 #2 SYP w/ 7/16" FLUTCH PLATE	4.	FASTEN ALL MULTI-PLY BEARERS TOGETHER W/ (2) ROWS 12 COMMON NAILS AT 12" O.C. OR (3) ROWS 14" O.C. OR LARGER TYPE, EACH SIDE OR (2) ROWS 14" x 1/2" SDO	
H5	(1) 3/4" x 11 1/4" LVL 2.0E Fb=2600	5.	FASTEN ALL BEARERS TO KING STUDS W/ (3) 10d TONNELS PER SIDE.	
H6	(1) 3/4" x 9 1/4" LVL 2.0E Fb=2600	6.	IF HEADER IS NOT SPECIFIED CONTACT E.O.R.	
H7	(2) 2x10 #2 SYP w/ 7" FLUTCH PLATE			
H8	(2) 1 3/4" x 7 1/4" LVL 2.0E Fb=2600			
HEADER SUPPORT - NUMBER OF JACKS & STUDS REQUIRED AT OPENINGS				
OPENING SIZE	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)	(3)
10'-0" - 16'-0"	(3)	(4)	(3)	(4)



BEAM SCHEDULE		
MARK	BEAM SIZE	FASTENING SCHEDULE
BM1	(2) 2x8 SYP #2 w/ 7/16" OSB FLITCH PLATE	(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE
BM2	(2) 2x10 SYP #2 w/ 7/16" OSB FLITCH PLATE	
BM3	(2) 2x12 SYP #2 w/ 7/16" OSB FLITCH PLATE	
BM4	(1) 3 1/4"x11 1/4" LVL 2.0E Fb=2600	(2) ROWS 14" 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
BM5	(1) 3 1/4"x11 7/8" LVL 2.0E Fb=2600	
BM6	(1) 3 1/4"x16" LVL 2.0E Fb=2600	
BM7	(3) 2x10 SYP #2 w/ (2) 7/16" OSB FLITCH PLATES	
BM8	(3) 1 3/4"x9 1/4" LVL 2.0E Fb=2600	
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 NOTATIONS		
3. BEAMS ARE NOT TO BE DRILLED OR NOTCHED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE E.O.R.		
		U.N.O. ON FRAMING PLAN
<u>SIMPSON CONNECTOR</u> WOOD POST: (2) LSTA18 OR (2) HTS20 SAIL POST: (2) HTA16		U.N.O. ON FRAMING PLAN
		<u>USP CONNECTOR</u> WOOD POST: (2) LSTA18 OR (2) HTW20 CML COLUMN: (2) HTA16



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"	1015	1040
(D)	FRAME TO FRAME	H10A-2 w/ (18)10d x 1 1/2" AT 2 PLY TRUSSES	930	1080
(E)	FRAME TO FRAME	MTS12 w/ (14)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS)	850	990
(F)	FRAME TO FRAME	HTS20 w/ (24)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS)	1125	1310
(E-1)	FRAME TO FRAME	(2) HTS20 w/ (48)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (6) 12d TOENAILS)	2250	2620
(J2)	FRAME TO MASONRY / FRAME	(2) LGT2 w/ (3) 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
(J3)	FRAME TO MASONRY / FRAME	(2) LGT3 w/ (24) 1/4" x 3" SDS SCREWS & (8) 3/8" x 5" TITEN (FOR TRUSS) OR (52) 16d SINKERS FOR FRAME (EA)	4730-M 5010-F	6570-M 6960-F
(K)	BEAM TO BEAM	HU410 OPT HUCA10 w/ (18) 16d & (10) 10d NAILS		G#2850 U#1895
(L2)	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)	G#1785 U#1135 SYP-F	G#3000 U#1135 SYP-M
(T)	FRAME TO FRAME	H10S w/ (24) 10d x 1 1/2" NAILS	770	910
(X)	FRAME TO FRAME	VGT16 w/ (16) 1/4"x3" SDS WOOD SCREWS & HDU4-SDS2.5 w/ (10) 1/4"x12" SDS WOOD SCREWS & (1) 5/8" A.T.R.	3285	4565
(Y)	FRAME TO FRAME	(2) HTT5 w/ (52) 16d2x2 1/2" NAILS & (2) 5/8" A.T.R. (SEE NOTE #4)	8750	10180

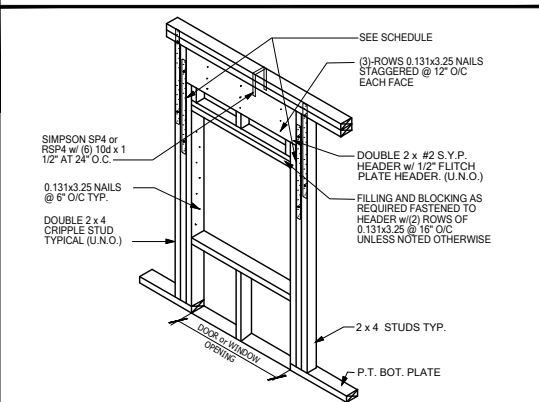
**GENERAL CONNECTOR NOTES:**

- CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS / BEAMS w/ (2) 12d TOENAILS.
- ALL TRUSS TO TRUSS CONNECTIONS ARE PROVIDED BY TRUSS MANUFACTURER. UNO ON PLAN.
- G.C. MAY USE EITHER SIMPSON OR USP CONNECTIONS. SEE FRAMING PLAN FOR CONNECTOR CALL OUT.
- FOR SINGLE PLY TRUSSES, SCAB ON FULL HEIGHT SYP #1 2x4" TO TRUSS VERTICAL WEB w/ (2) ROWS OF 10d NAILS @ 3" O.C. STAGGERED.
- 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

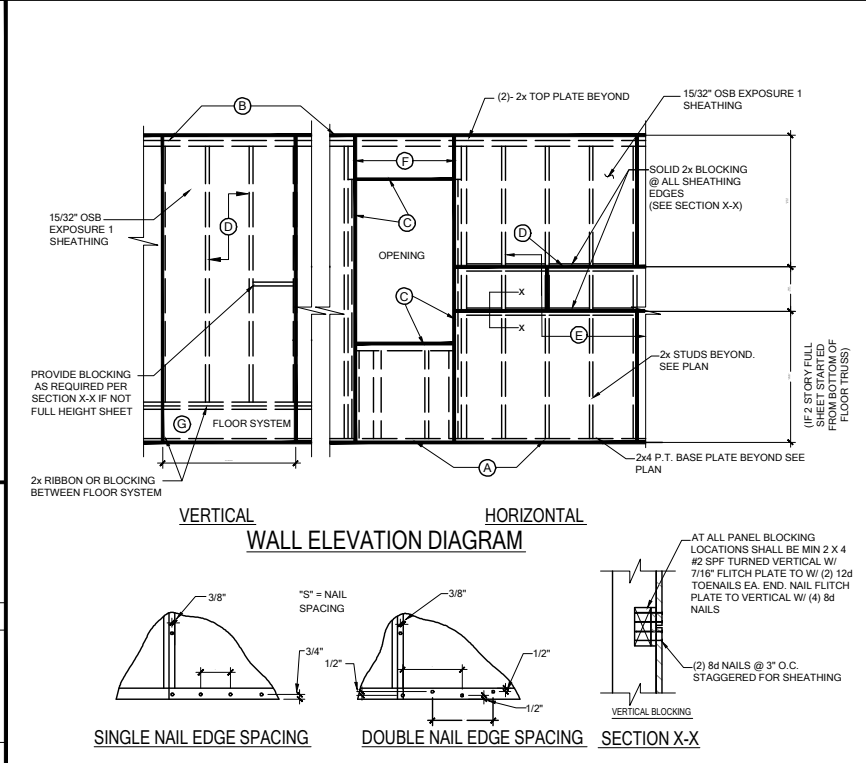
(B) MINIMAL CONNECTOR UNO ON FRAMING PLAN

(C) MINIMAL CONNECTOR UNO ON FRAMING PLAN



**GENERAL BEAM NOTES:**

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



**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.

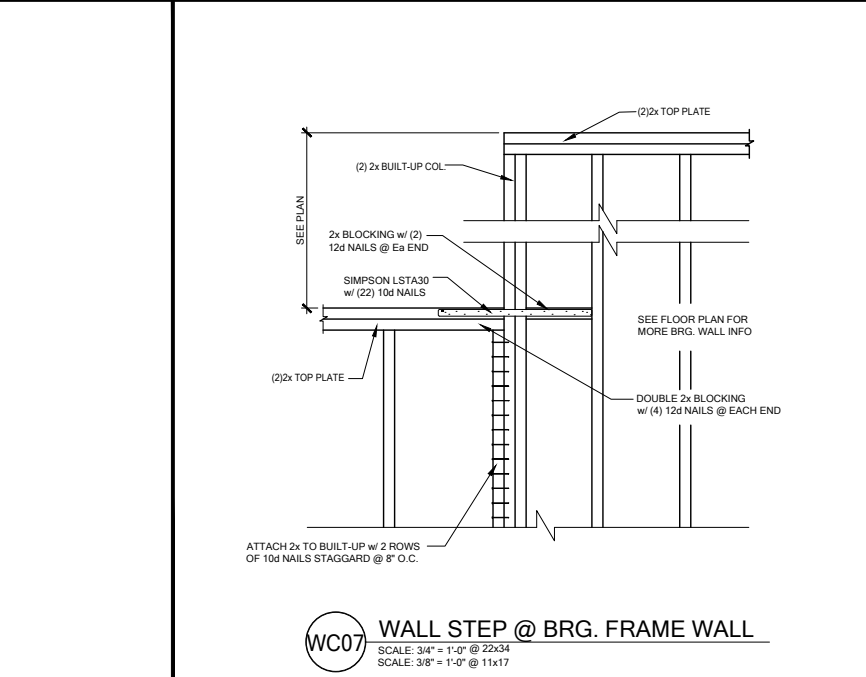
(D) NAIL INTERIOR AT 6" O.C. w/ 8d COMMON NAIL.


(E) STAGGER ALL VERTICAL JOINTS & ATR @ 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 & BOTT.

(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".





DATE: October 5, 2021  
REVISION: 001  
DRAWN BY: J. BROWN  
CHECKED BY: J. BROWN  
APPROVED BY: J. BROWN

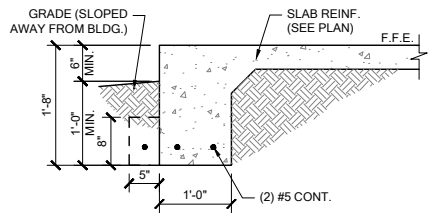
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LAKE CITY, FL 32024

PLAN NUMBER: 33811607  
RELEASE DATE: 08.03.2020

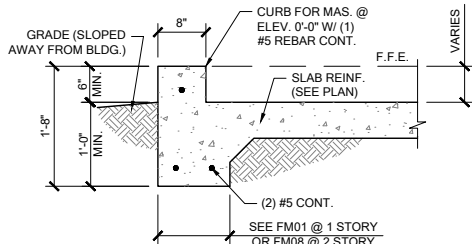
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DRAWING TITLE: NOTES & SCHEDULES

SHEET NO: SN

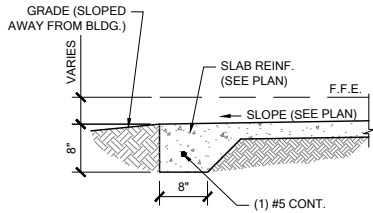




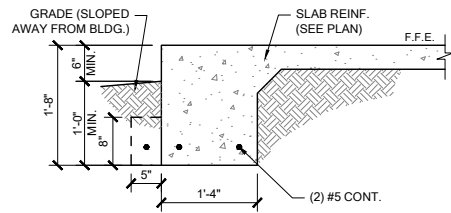
**FM01** SINGLE STORY FTG  
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SCALE: 3/8" = 1'-0" @ 11x17



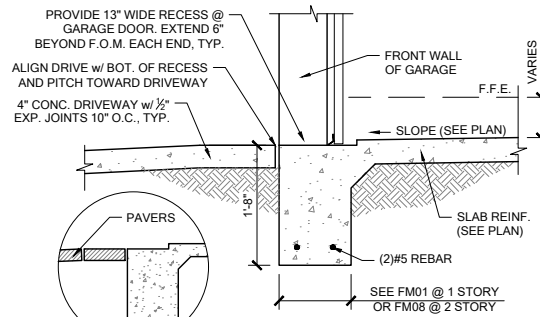
**FM02** SECTION @ GARAGE  
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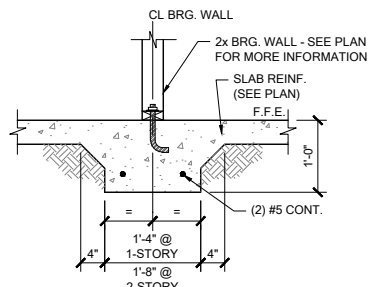
**FM03** THICKENED EDGE  
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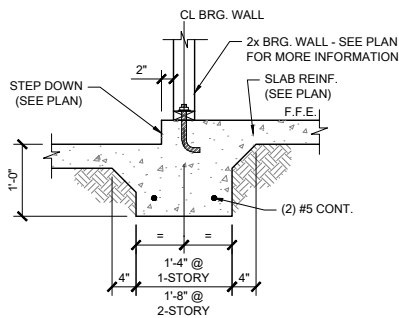
**FM08** 2-STORY FOOTING  
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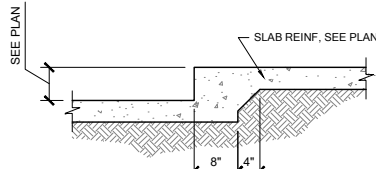
**FM09** SECTION @ GARAGE DOOR  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



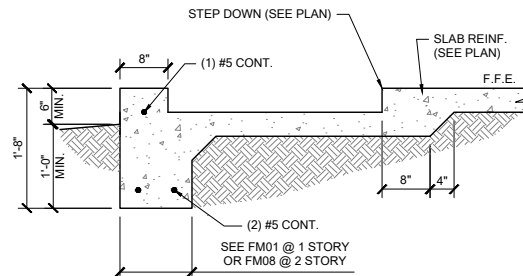
**FM10** INTERIOR BEARING WALL  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



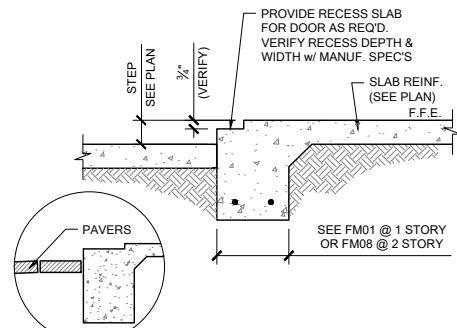
**FM11** STEP DOWN BEARING  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



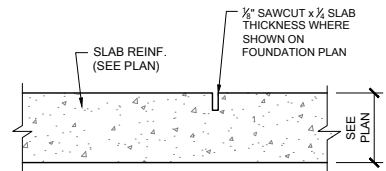
**FM12** STEP DOWN @ NON BRG.  
SCALE: 3/4" = 1'-0"



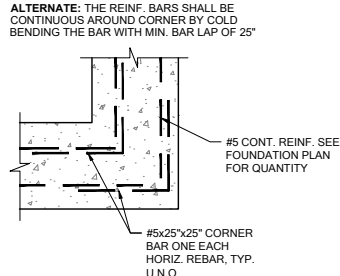
**FM14** SECTION @ SHOWER  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



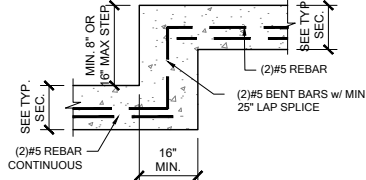
**FM15** EXTERIOR BEARING @ RECESS  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



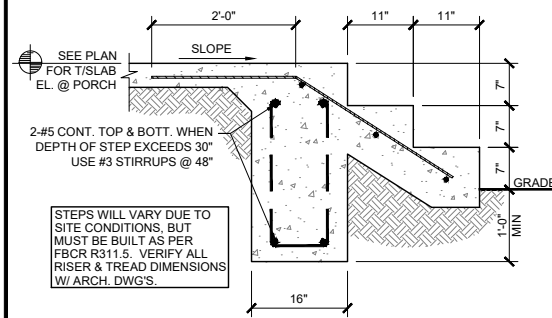
**FM20** CONTROL JOINT  
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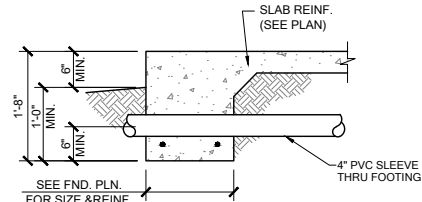
**FM19** TYP. CORNER BAR DETAIL  
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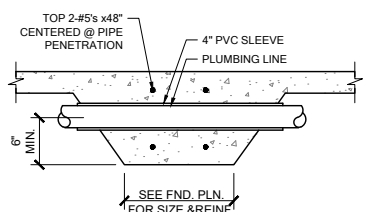
**FM18** TYP. STEP FOOTING DETAIL  
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**FM22** PORCH STEP  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17

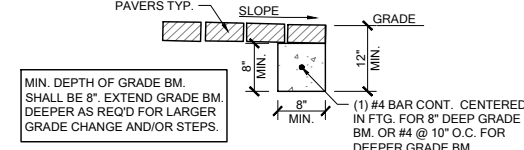


PIPE PERPENDICULAR TO EXTERIOR FOOTING

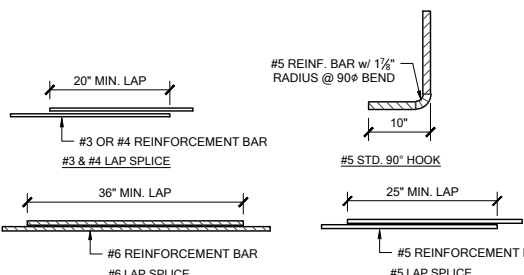


PIPE PERPENDICULAR TO INTERIOR FOOTING

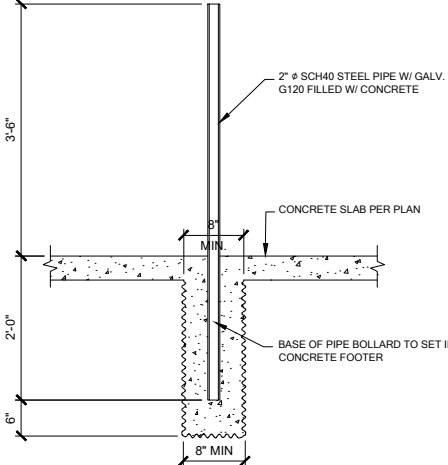
**FM23** FOUNDATION PENETRATIONS, TYPICAL  
SCALE: N.T.S.



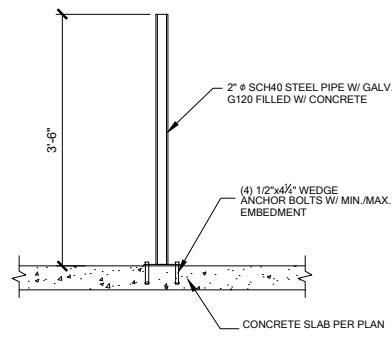
**FM32** GRADE BEAM @ PAVER THRESHOLD  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



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



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



**ELECTRIC WATER HEATER**



DATE: October 5, 2021  
DRAWN BY: J. BROWN  
CHECKED BY: J. BROWN  
DESIGNED BY: J. BROWN  
PROJECT NO.: 33811607

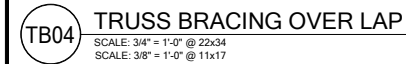
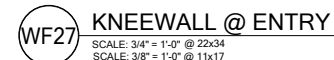
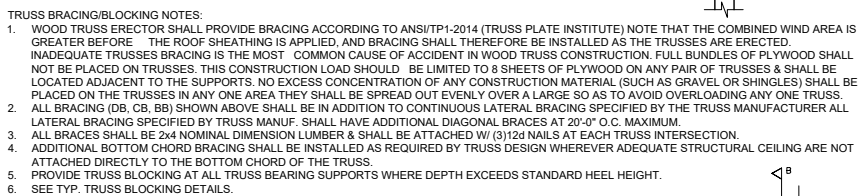
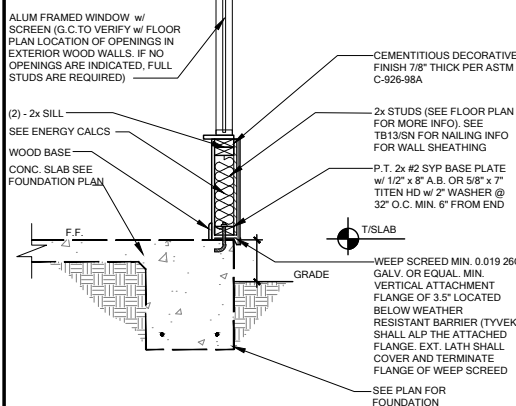
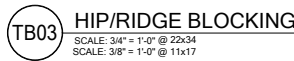
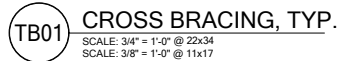


LOT 7  
RESERVE AT JEWEL LAKE  
33-3S-16-02439-202  
LAKE CITY, FL 32024

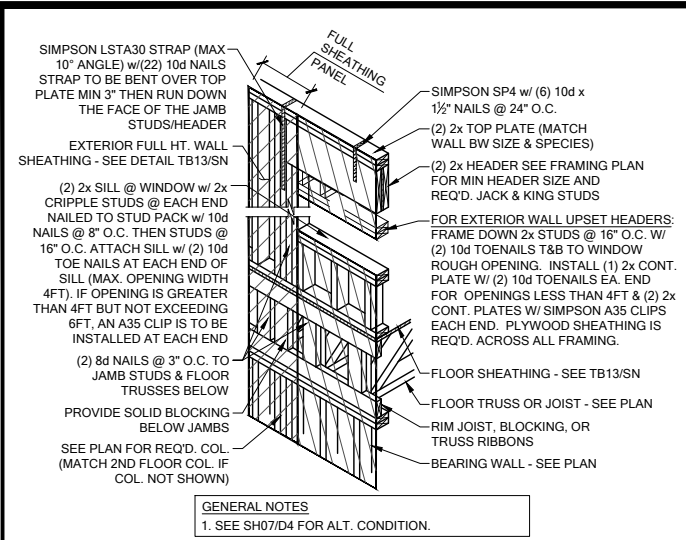
PLAN NUMBER: 33811607  
RELEASE DATE: 08.03.2020

MODEL: COVINGTON  
DRAWING TITLE: FOUNDATION DETAILS

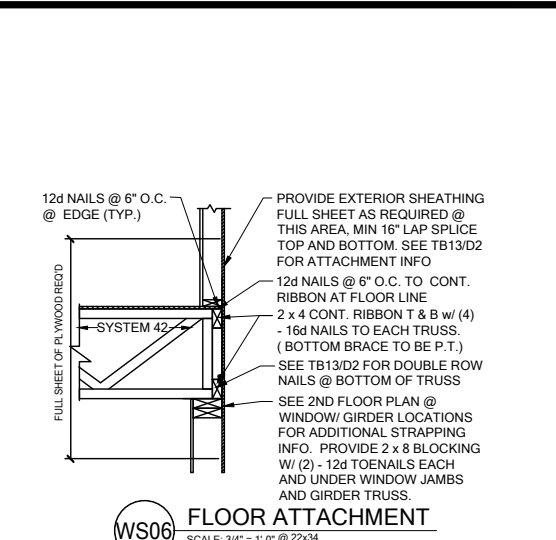
SHEET NO: D1



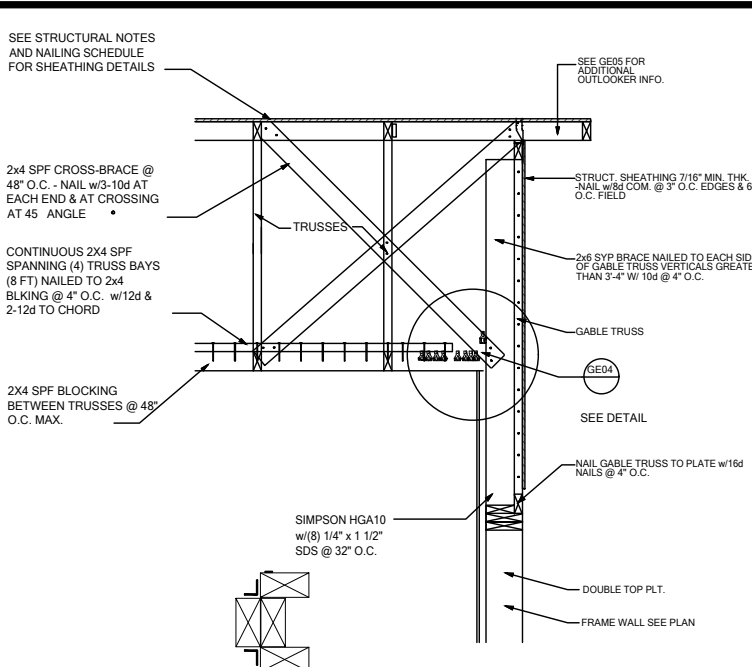




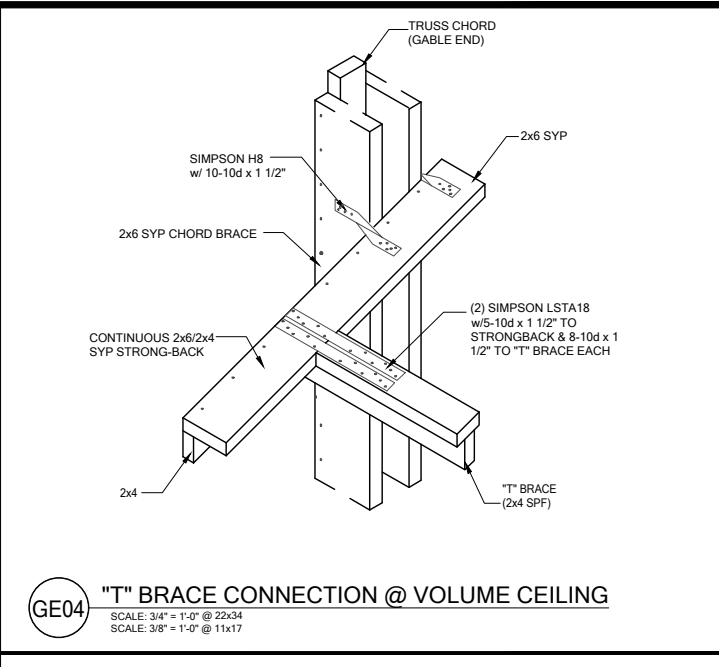
**SH00** HEADER CONN. @ 2ND FLOOR (NO BASE STRAP)  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



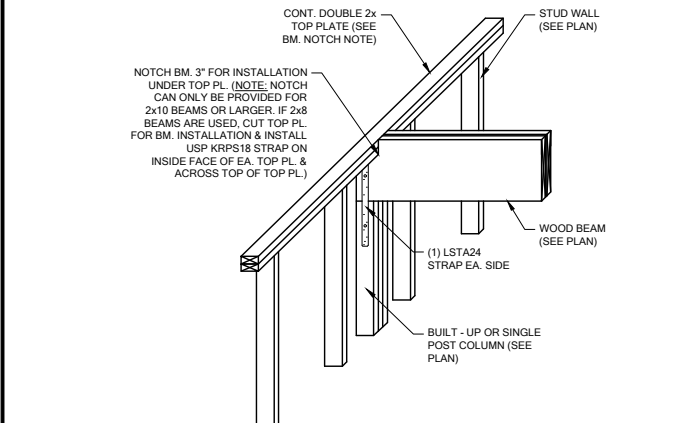
**WS06** FLOOR ATTACHMENT  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



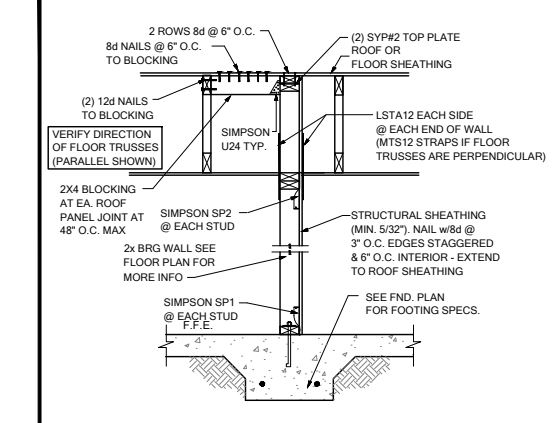
**GE03** GABLE END BRACIN w/ VOLUME CEILING  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



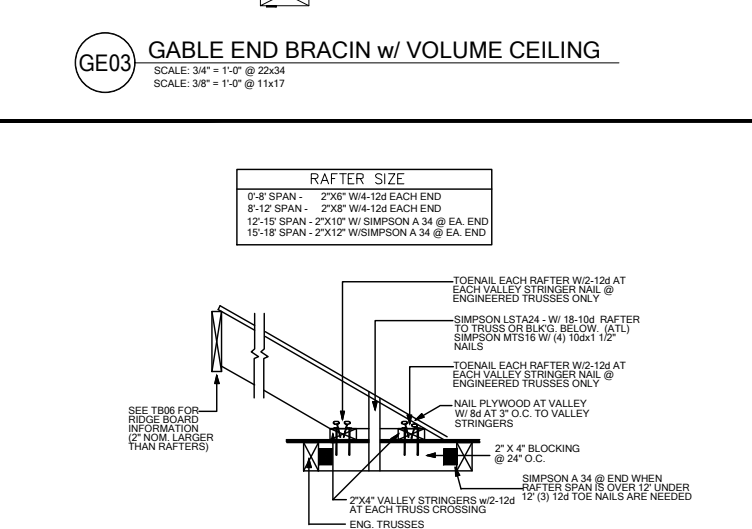
**GE04** "T" BRACE CONNECTION @ VOLUME CEILING  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



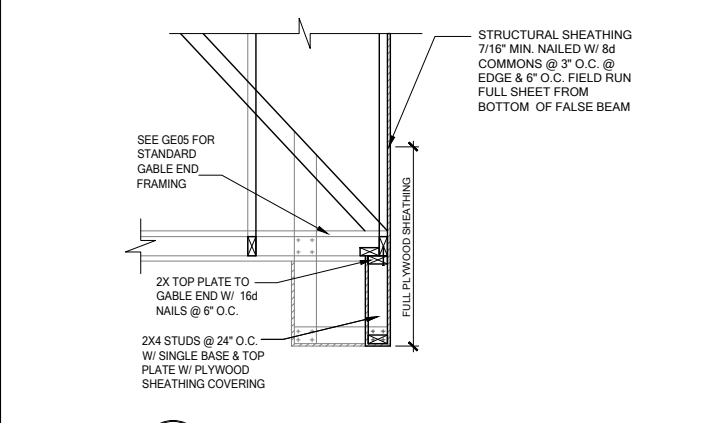
**WF103** TYP. WOOD BEAM TO WOOD WALL CONN.  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



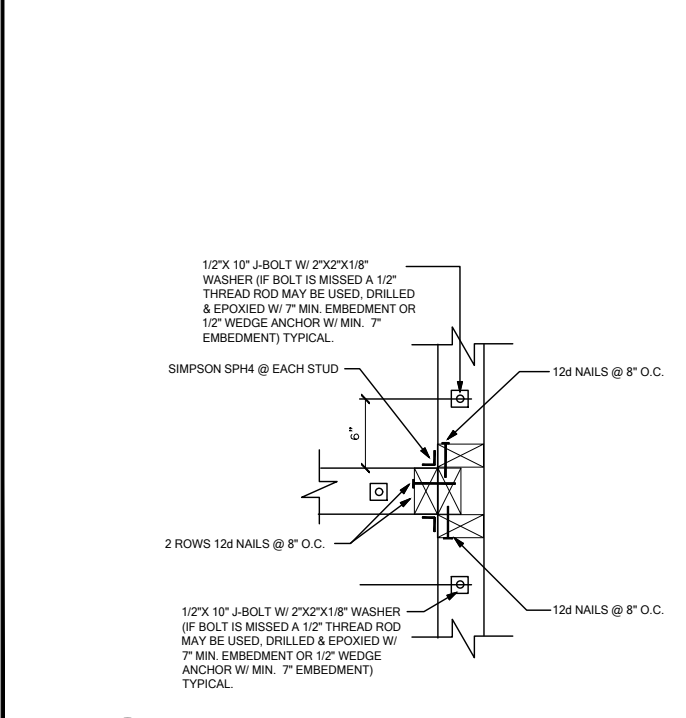
**SW04** INTERIOR SHEAR WALL @ TRUSSES  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



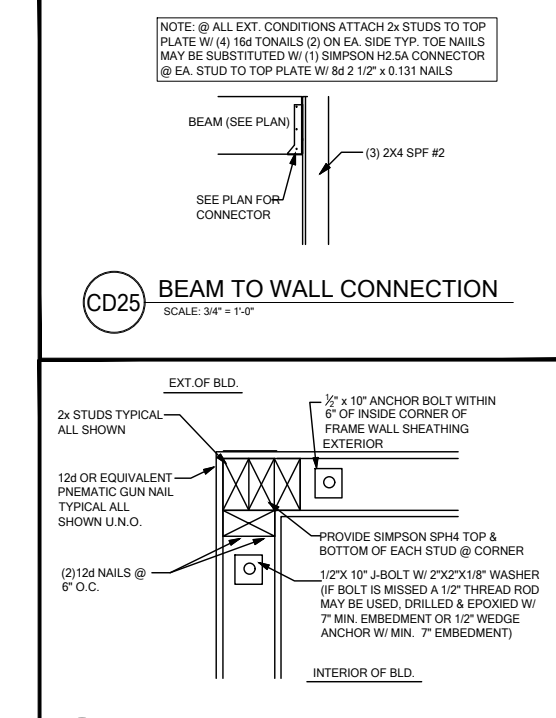
**TB17** CONV. FRAMING & VALLEY FRAMING  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



**GE15** FALSE BEAM @ GABLE END  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



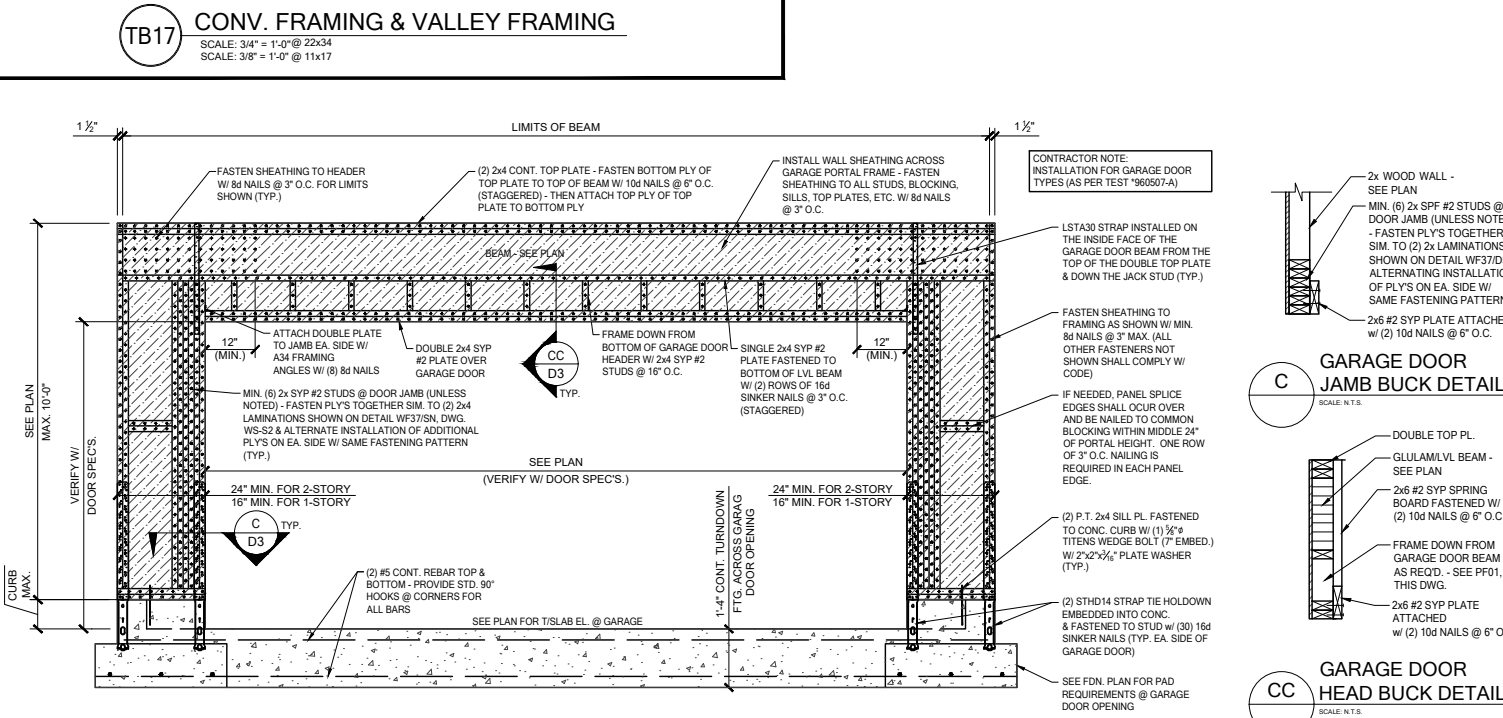
**WC03** WALL TO WALL @ END OF SHEAR WALL  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



**CD25** BEAM TO WALL CONNECTION  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



**WC06** EXTERIOR FRAME CORNER  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



**PF01** GARAGE DOOR PORTAL FRAME  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17

DATE: October 5, 2021  
BY: [Signature]  
CHECKED: [Signature]  
PROJECT: [Signature]

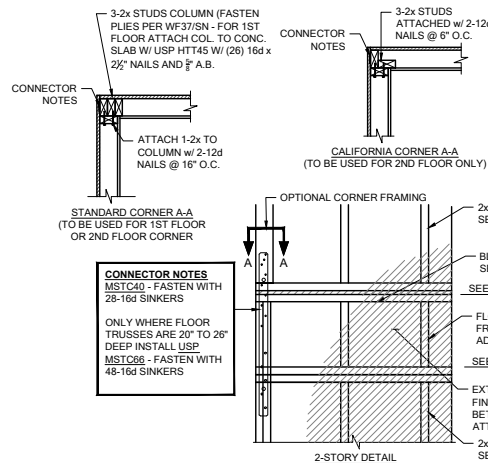
238 South Highway 100, Suite 200  
Maitland, FL 32751  
O: 321-972-0491 F: 407-480-2344  
Certificate of Authorization No. 9161  
CARL A. BROWN, PE - FL #56126  
LUIS PABLO TORRES, PE - FL #67864  
SCOTT LEWOWSKI, PE - FL #73750

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

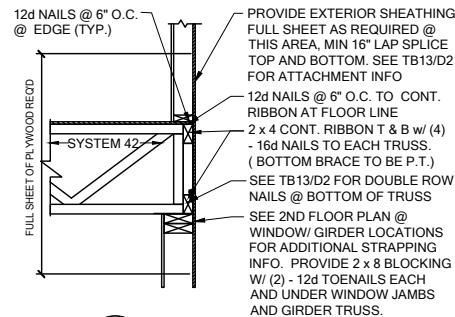
PLAN NUMBER: 33811607  
RELEASE DATE: 08.03.2020

MODEL: COVINGTON  
DRAWING TITLE: FLOOR FRAMING DETAILS  
SHEET NO: D3

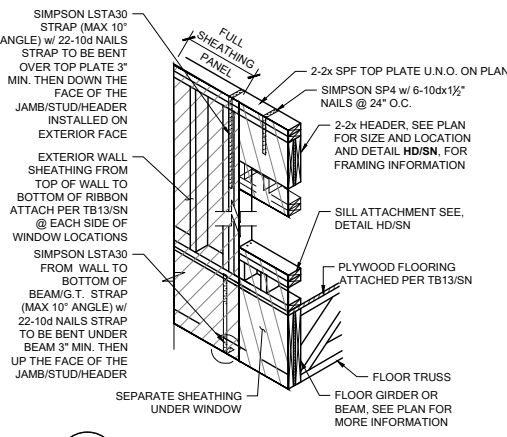




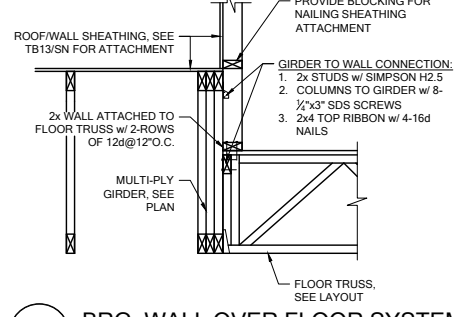
**FB06** TYP. CORNER FRAMING  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



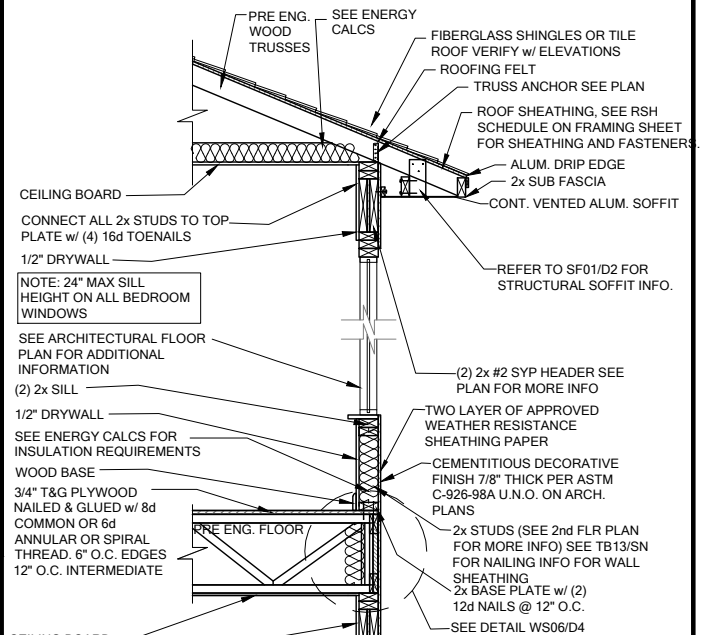
**WS06** FLOOR ATTACHMENT  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



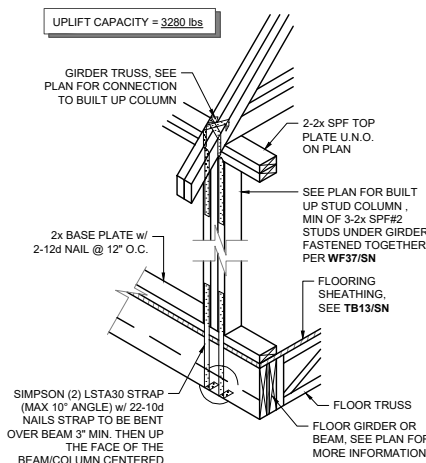
**SH05** HEADER CONN. @ BEAM  
SCALE: N.T.S.



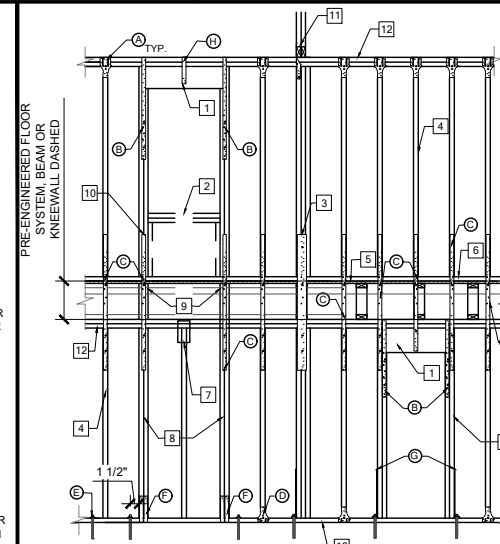
**WF100** BRG. WALL OVER FLOOR SYSTEM  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



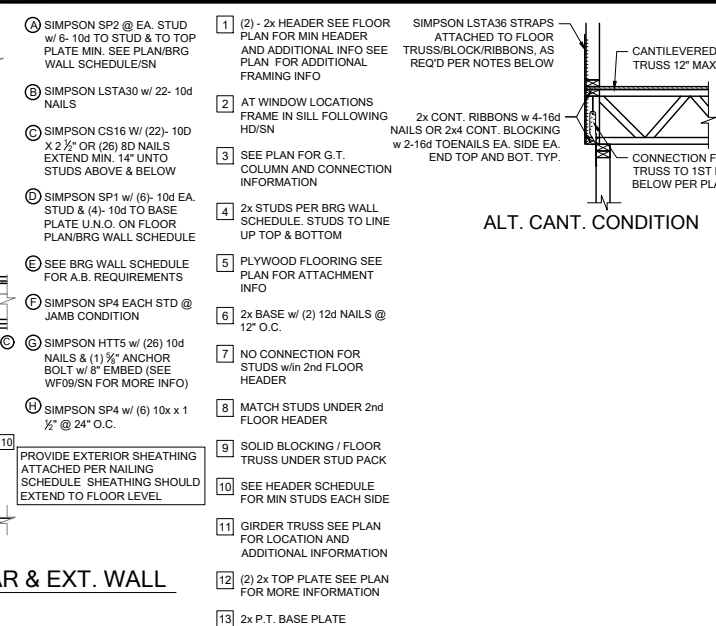
**WS04** 2 STORY FRAME WALL SECTION  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



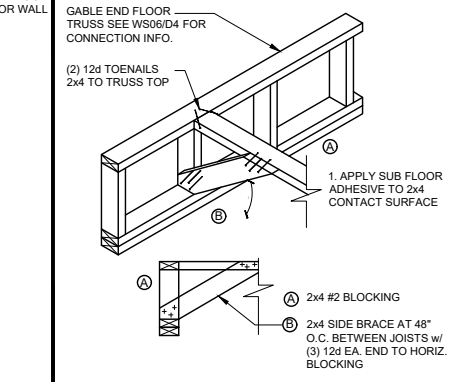
**SG01** COLUMN CONN. @ BEAM  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



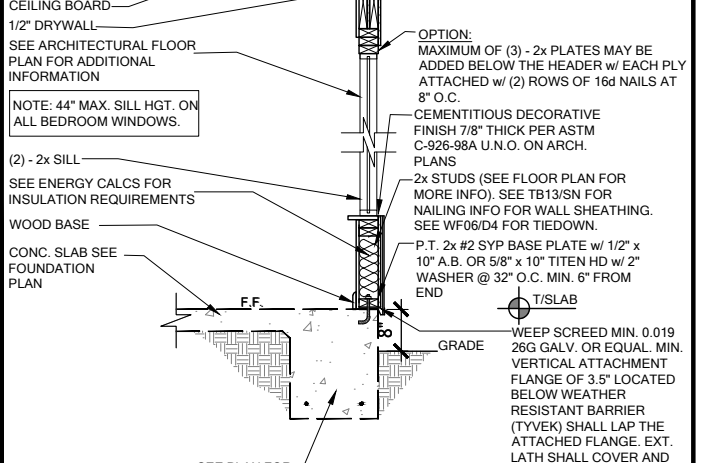
**WF06** 2-STORY INT. BEAR & EXT. WALL  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



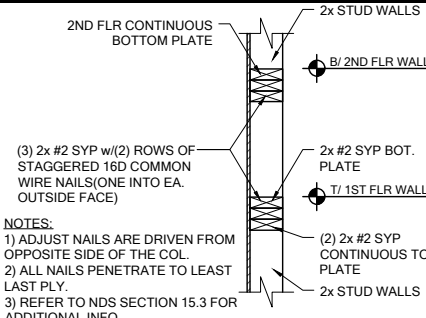
**FC03** CANTILEVER FLOOR  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



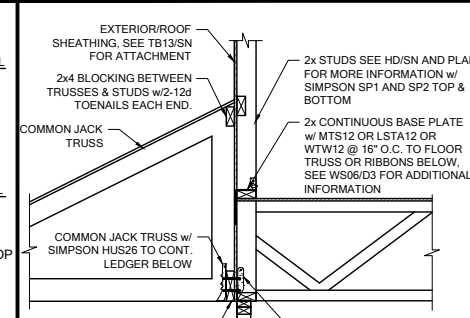
**FB12** BLOCKING w/BOTTOM CHORD  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



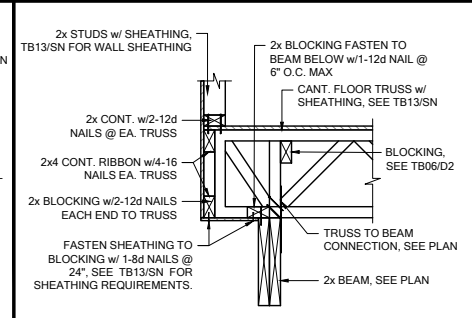
**WS04** 2 STORY FRAME WALL SECTION  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



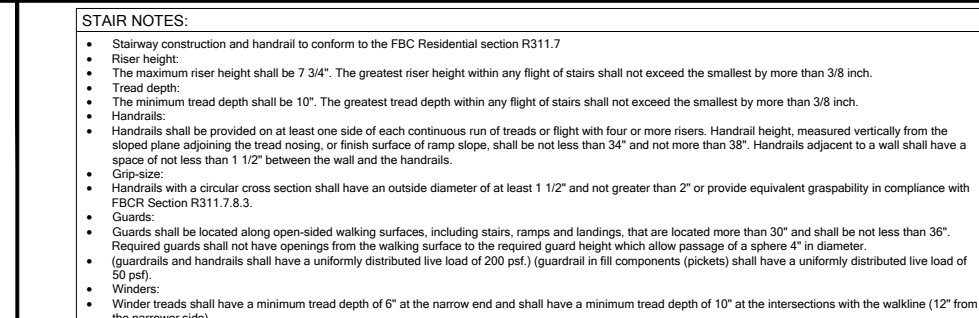
**WF03** WALL SPLICE DETAILS  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



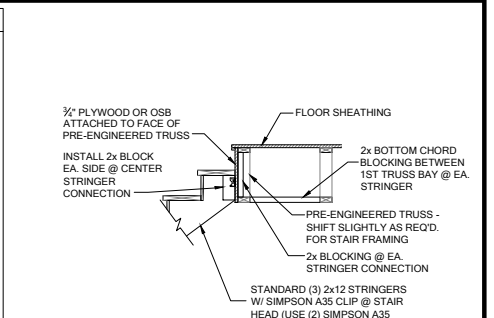
**LD07** LEDGER CONNECTION  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



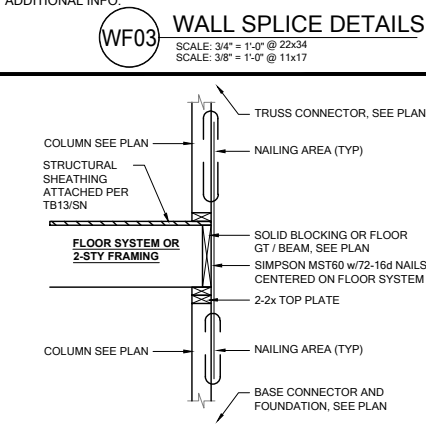
**FC03** CANTILEVER FLOOR  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



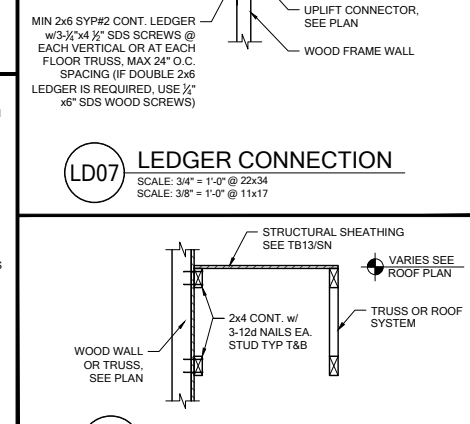
**SD02** GENERAL STAIR SECTIONS & PLANS  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



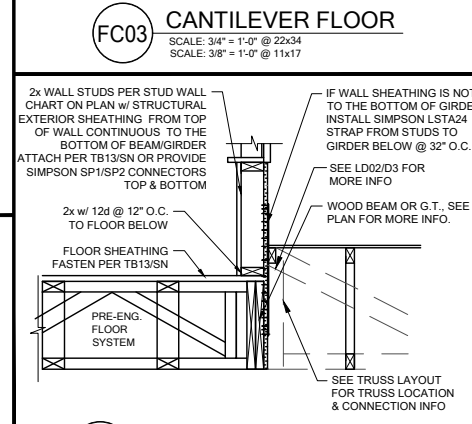
**WS04** 2 STORY FRAME WALL SECTION  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



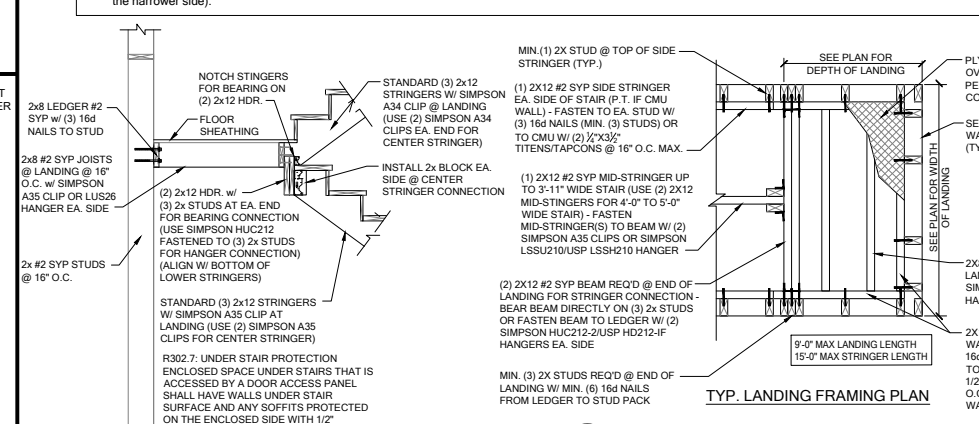
**SG07** 2-STORY COLUMN @ GIRDER  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



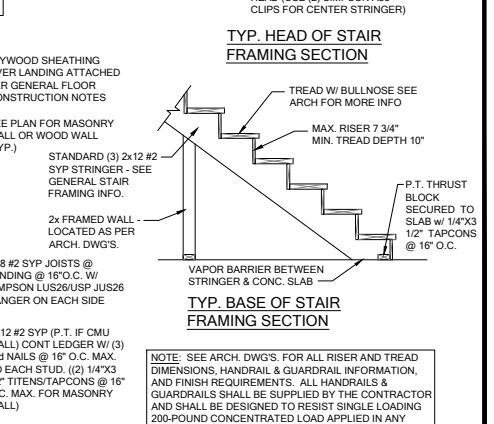
**LD02** SHEAR TRANSFER  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



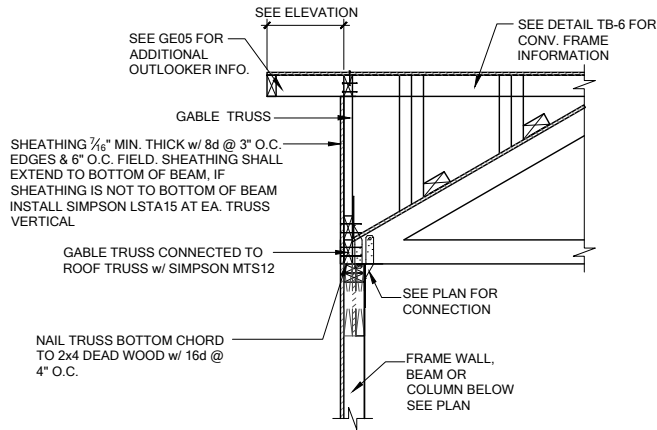
**WF31** TYPICAL WALL SECTION  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



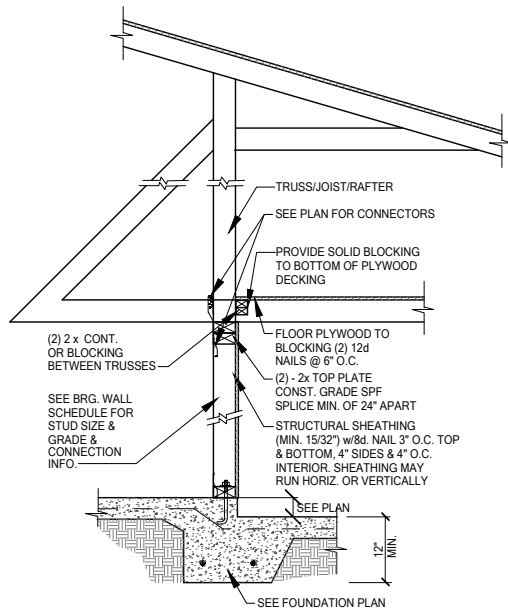
**SD02** GENERAL STAIR SECTIONS & PLANS  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



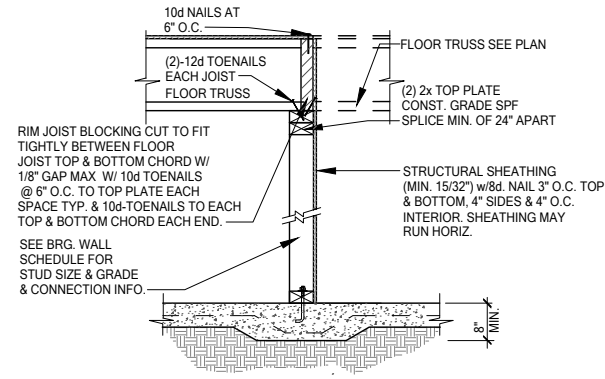
**WS04** 2 STORY FRAME WALL SECTION  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



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

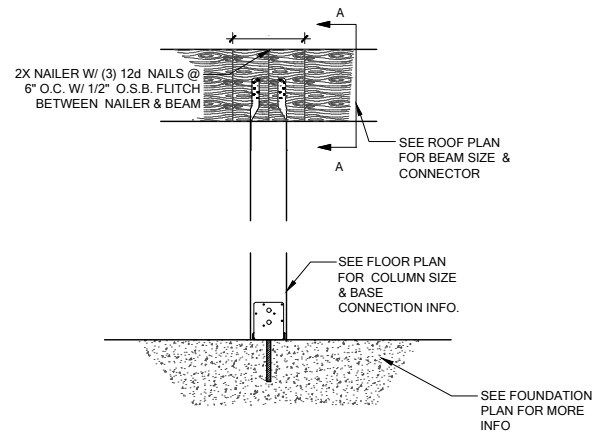
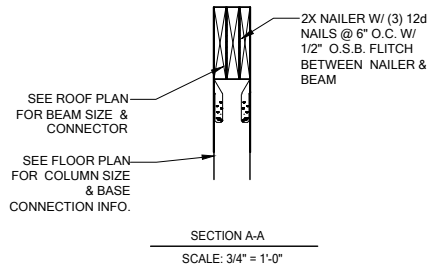


**SW01 INTERIOR BEARING STEP-DOWN SHEARWALL w/UPLIFT**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



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