

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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area tabulation 'a'

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

area tabulation 'b'

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



Radford
39' - 1776 - LH
Florida Region (Frame)

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

256 Southrail Lane, Suite 200
O 321.972-2491 F 407.880-2304
Certificate Of Authorization No. 9161

☐ CARLA BROWN, PE - FL #57128
☐ LUIS PABLO TORRES, PE - FL #57184

Reserve at Jewel Lake
Lot 028
404 SW Jewel Lake Drive
Lake City, FL 32024

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PLAN NUMBER:
33911776

RELEASE DATE:
02.22.2021

MODEL:
RADFORD

DRAWING TITLE:
COVER SHEET

SHEET NO:

CS

Keynotes | Legend

1.

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

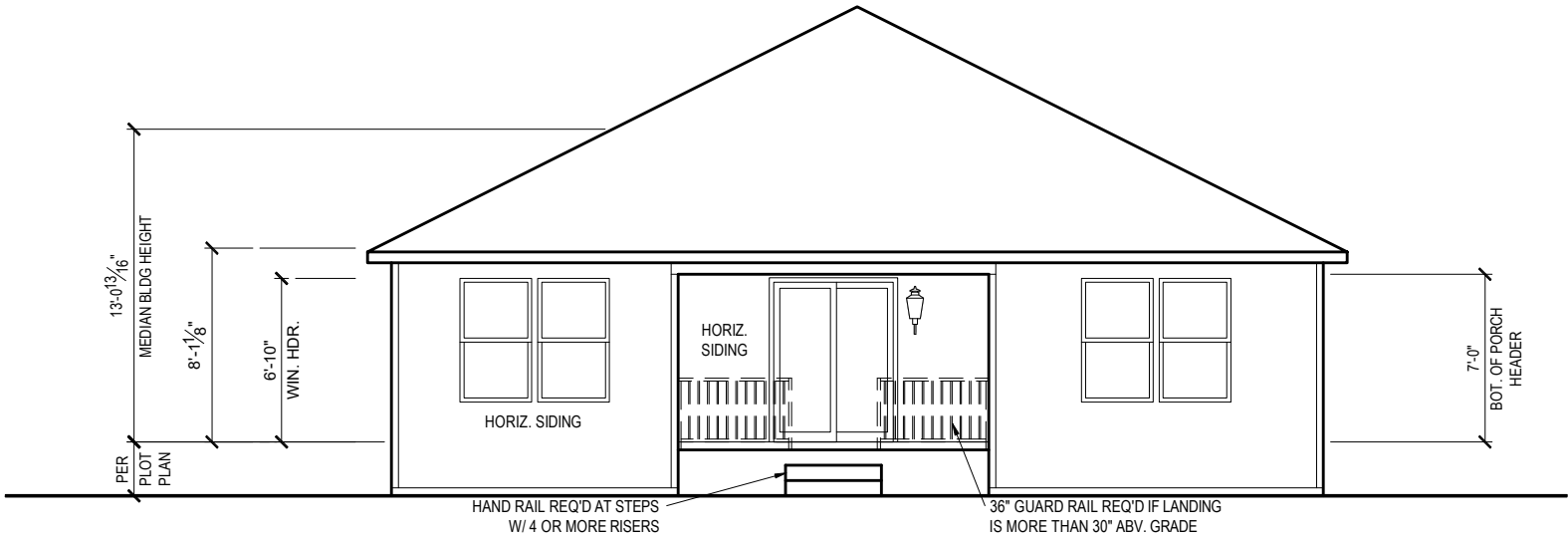
CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
3.

BRICK WAINSCOT WITH SLOPED BRICK ROWLOCK CAP.
4.

STONE WAINSCOT WITH SLOPED STONE CAP.
5.

3 1/2" VINYL TRIM SURROUND
6.

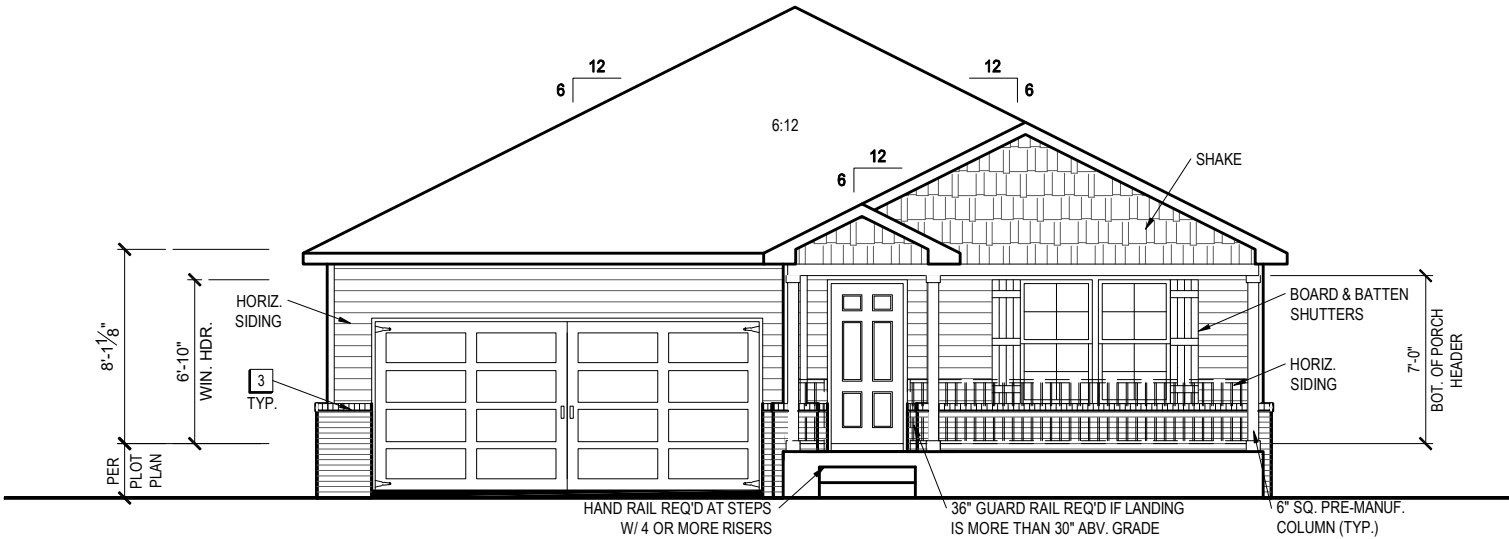
36" H. GUARDRAIL AS REQUIRED



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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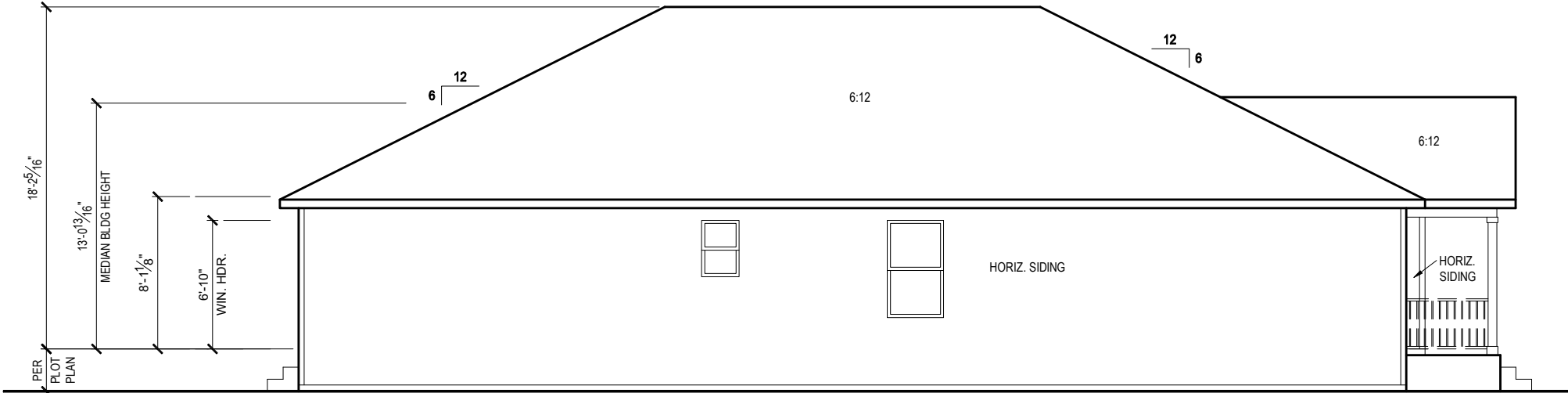
RELEASE DATE:
02.22.2021

MODEL:
RADFORD

DRAWING TITLE:
EXTERIOR ELEVATIONS - STEMWALL

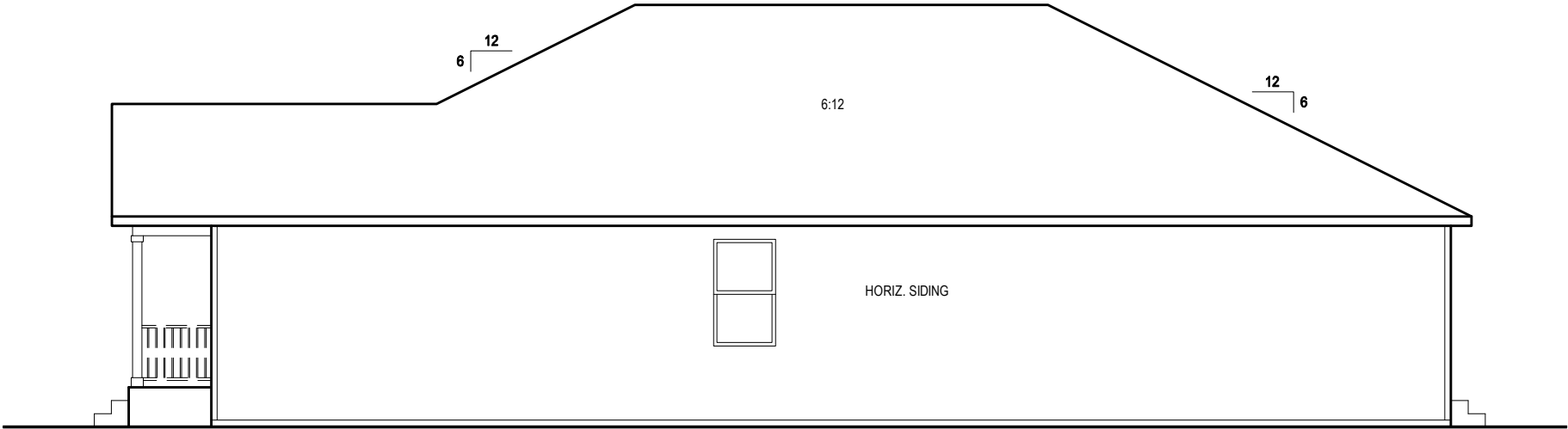
SHEET NO:

1.1-B1s



LEFT SIDE ELEVATION 'B1'

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



RIGHT SIDE ELEVATION 'B1'

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



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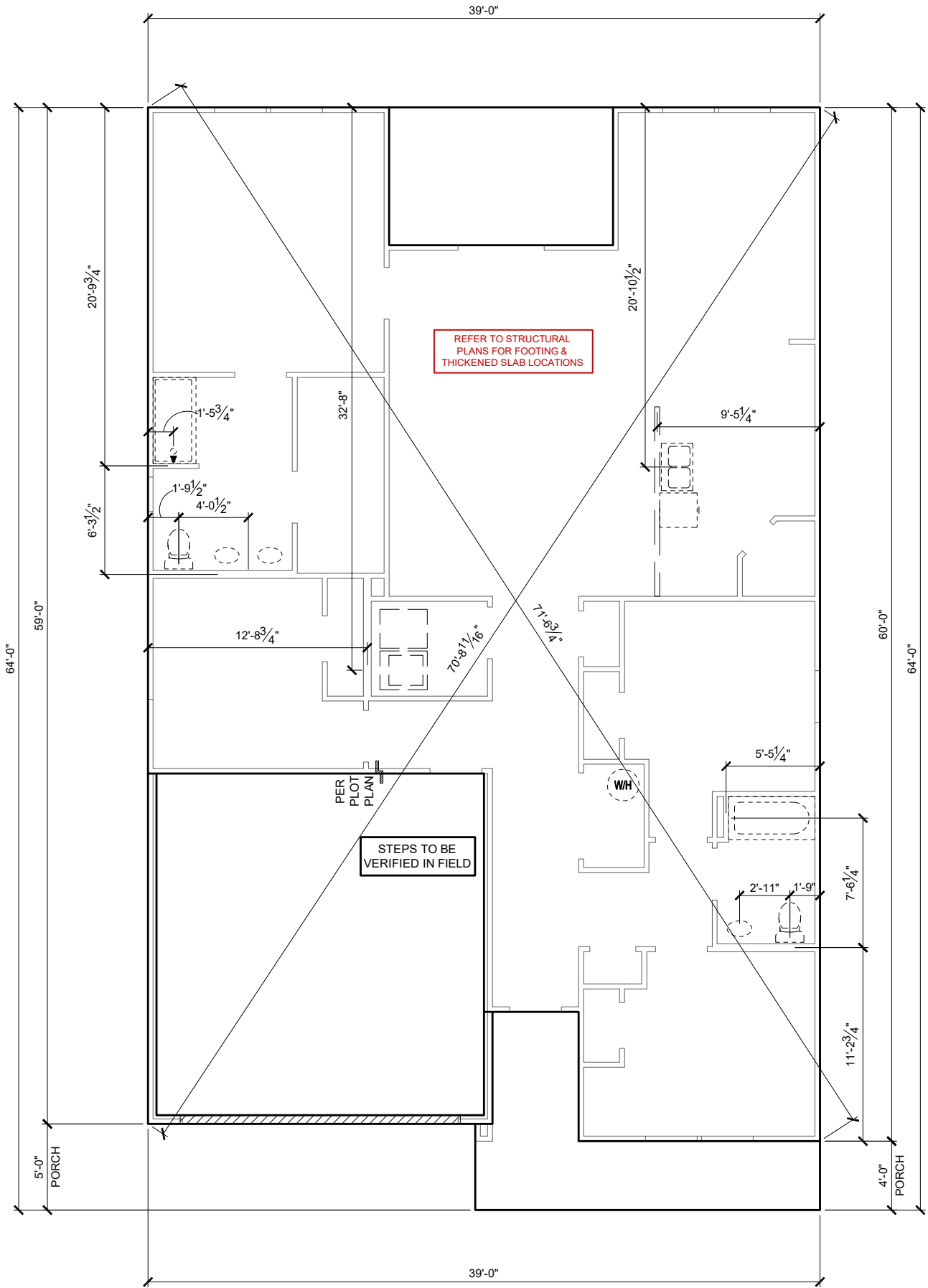
DRAWING TITLE:
EXTERIOR ELEVATIONS - STEMWALL

SHEET NO:

1.2-B1s

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



1-14-2022



256 Southrail Lane, Suite 200
O 322.972.2451 F 407.880.2304
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PLAN NUMBER:	33911776	RELEASE DATE:	02.22.2021
MODEL:	RADFORD	DRAWING TITLE:	SLAB PENETRATION PLAN
SHEET NO:	2.1-B		

NOTES & LEGENDS

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

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

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

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

2X4 FRAME WALL

2X6 FRAME WALL

BALLOON FRAME WALL (PER STRUCTURALS)

KEYNOTES

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

A2 22X30" 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

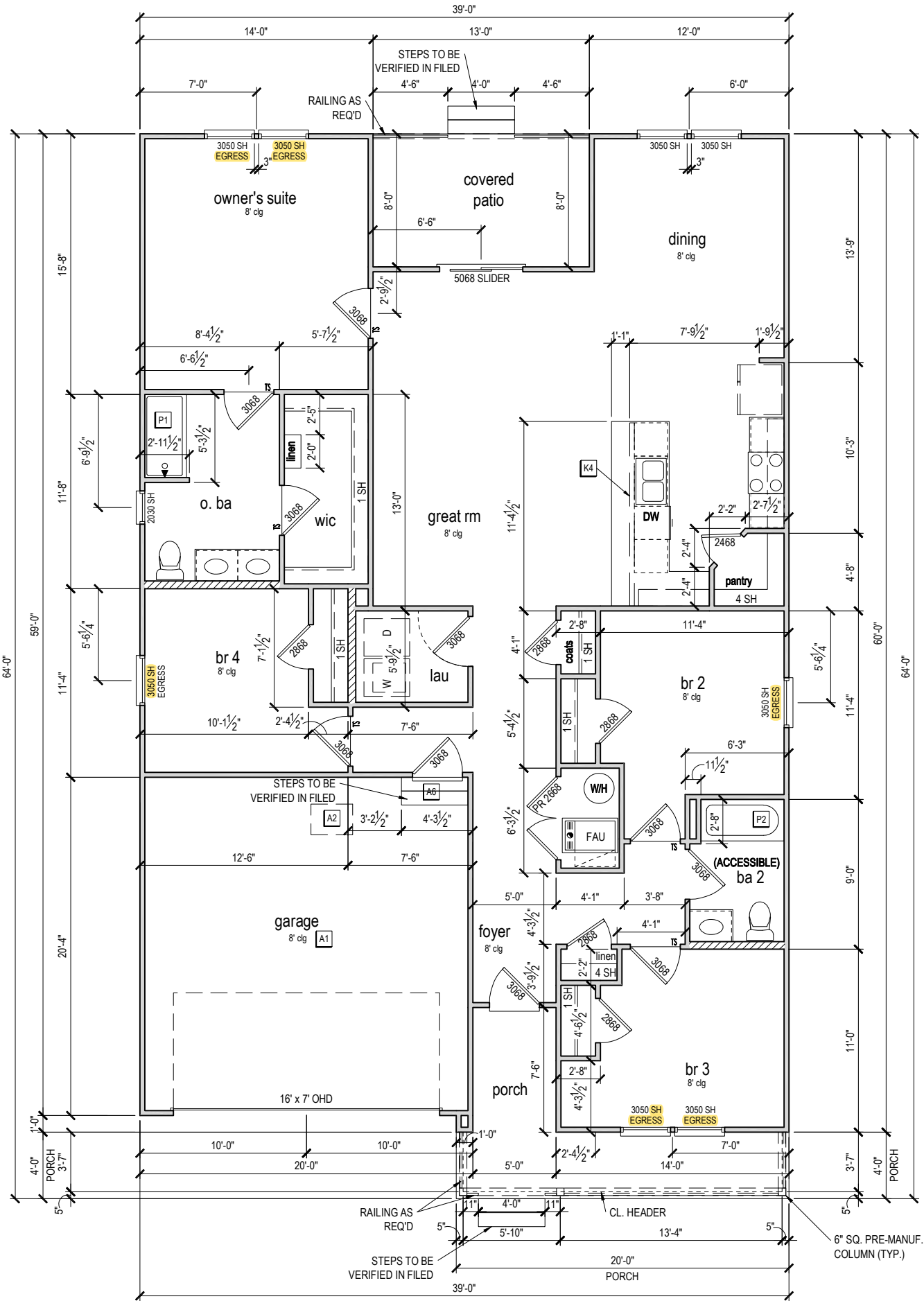
S1 BOX STAIR WITH 38" KNEE WALL & 1X CAP

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

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

area tabulation 'b'

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



FIRST FLOOR PLAN 'B'

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

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



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MODEL:
RADFORD

DRAWING TITLE:
FIRST FLOOR PLAN - STEMWALL

SHEET NO:

3.1-Bs

ATTIC VENT CALCULATION

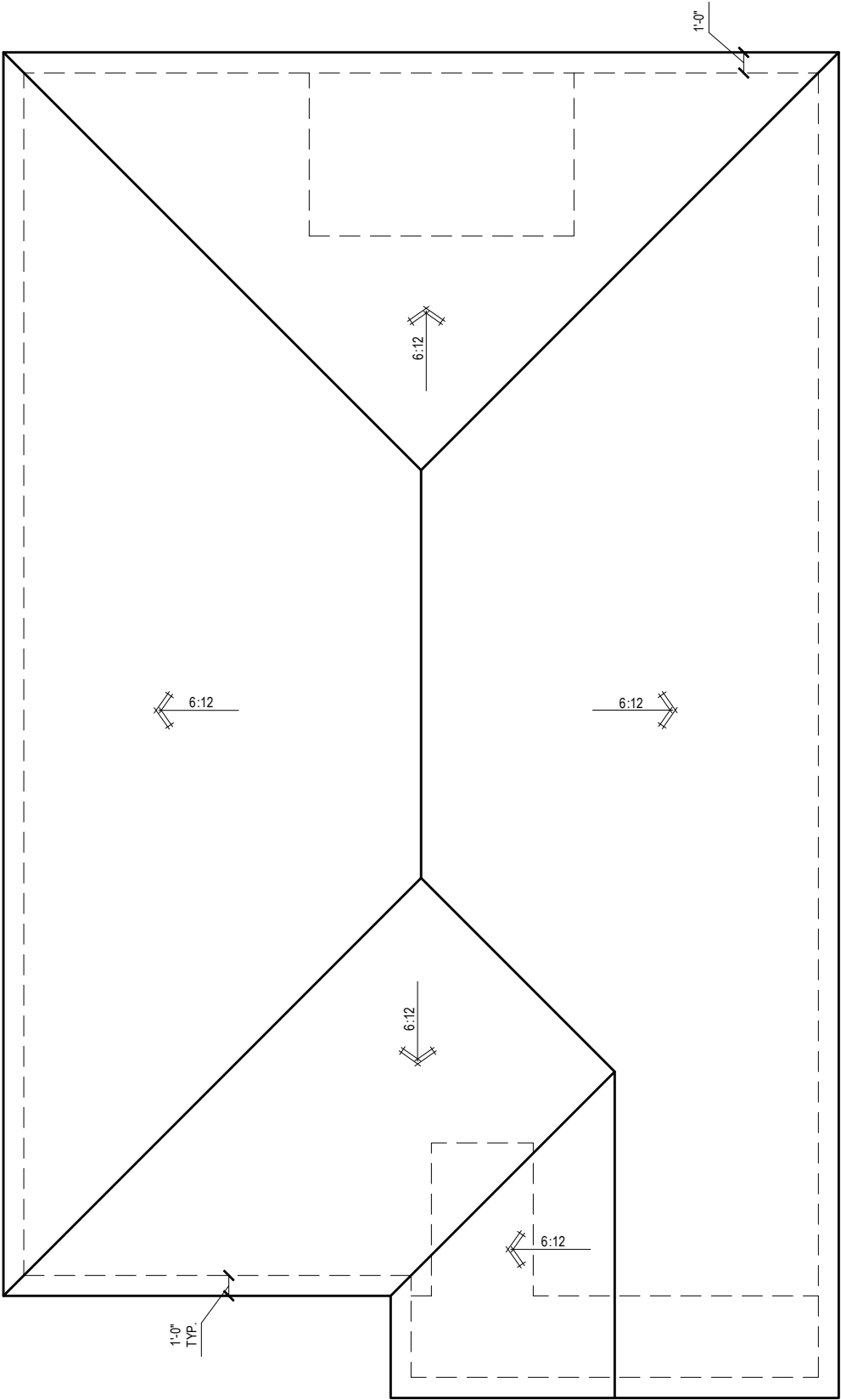
ATTIC VENTILATION TO COMPLY w/ F.B.C RESIDENTIAL CODE. THE REQUIRED NET FREE VENTILATING AREA OF NOT LESS THAN 1/150 OF THE SPACE VENTILATED. AREA MAY BE REDUCED TO 1/300 PROVIDED THAT 40 TO 50 PERCENT OF THE REQ'D VENTILATING AREA IS PROVIDED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST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

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

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

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

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



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



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O: 321-972-2451 F: 407-880-2304
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MODEL: RADFORD

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

110v RECEPTACLE

110v SWITCHED RECEPTACLE

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

110v DEDICATED RECEPTACLE FOR SECURITY/STRUCTURED WIRING PANEL

GFI

220v

GFI OUTLET

220v RECEPTACLE

110v FLOOR RECEPTACLE

DISPOSAL

CHIME

BATH EXHAUST FAN

CEILING FAN PREWIRE WITH BRACING FOR FUTURE FAN

SW

GFI

220v

B = BRACE FOR FUTURE FAN

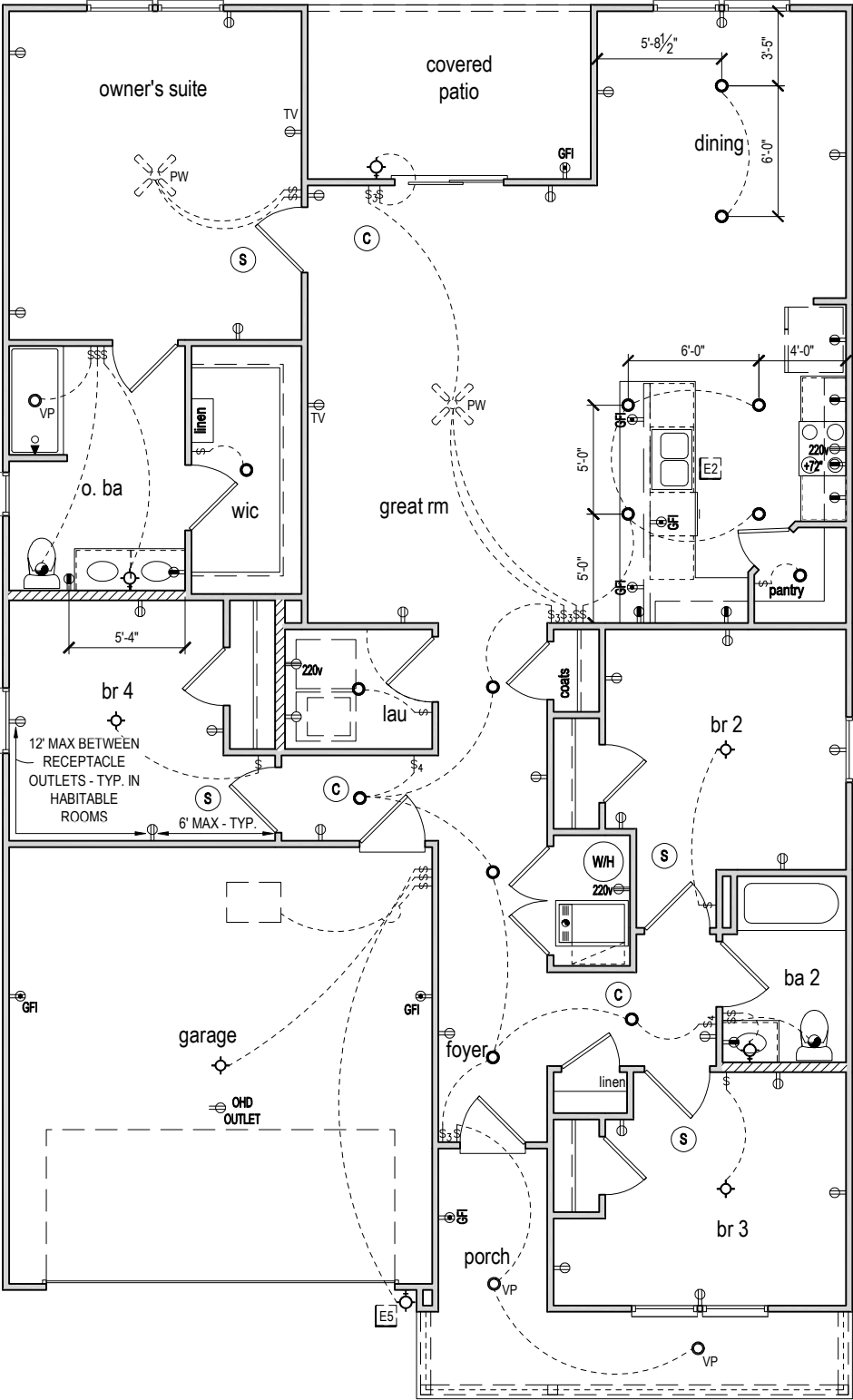
H = HANGING

P = OPT. PENDANT

- 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 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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RELEASE DATE:
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MODEL:
RADFORD

DRAWING TITLE:
FIRST FLOOR ELECTRICAL

SHEET NO:

E1.1

ABBREVIATIONS

A.B.	Anchor Bolt	Flr. Sys.	Floor System	PSF	Pounds per square foot
Abv.	Above	F.O.M.	Face Of Masonry	P.T.	Pressure Treated
Adj.	Adjustable	Fl.	Foot / Feet	Rad.	Radius
A.F.F.	Already Finished Floor	Fig.	Figuring	Req'd	Required
ALT.	Alternate	Galv.	Galvanized	Rm.	Room
Bm.	Beam	G.C.	General Contractor	Rnd.	Round
B/Beam	Bottom of Beam	G.F.I.	Ground Fault Interrupter	S.F.	Square Ft.
Brg.	Bearing	G.T.	Girder Truss	SHT	Sheet
Cant.	Cantilever	Hdr.	Header	S.L.	Side Lights
Cr.	Circle	Hgt.	Height	S.P.F.	Spruce Pine Fir
Cg.	Ceiling	Int.	Interior	Sq.	Square
CJ	Control Joint	K/Wall	Kneewall	S.Y.P.	Southern Yellow Pine
Col.	Column	L.F.	Linear Ft.	Thickn	Thickness
Cont.	Continuous	Mas.	Masonry	T.O.B.	Top of Block
Dbl.	Double	Max	Maximum	T.O.M.	Top of Masonry
Dis.	Diameter	Min.	Minimum	T.O.P.	Top of Plate
Ea.	Each	M.L.	Microlam	Trans.	Transom Window
E.W.	Each Way	Mir.	Mirror	Typ.	Typical
Elec.	Electrical	Mono	Monolithic	U.N.O.	Unless Noted Otherwise
Elev.	Elevation	N.T.S.	Not to Scale	Vert.	Vertical
E.O.R	Engineering or Record	O.C.	On center	V.L.	Versalram
Ext.	Exterior	Op'n	Opening	VTR	Vertical Through Roof
Exp.	Expansion	Opt.	Optional	W	Washer
F.B.C.	Florida Bldg. Code	Pc.	Piece	W/	With
Fin. Flr.	Finished Floor	P.L.	Parallam	W.A.	Wedge Anchor
Flr.	Floor	PLF	Pounds per linear foot	Wd	Wood
Fdn.	Foundation	Plt. Ht.	Plate Height	WP	Water Proof

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTES:

1. METHOD OF TERMITE SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BOR-ACOR" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.
2. PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.
3. OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" A.F.F.

IT IS THE INTENT OF THE ENGINEER LISTED IN THE TITLEBLOCK OF THESE DOCUMENTS THAT THESE DOCUMENTS BE ACCURATE, PROVIDING LICENSED PROFESSIONALS CLEAR INFORMATION. EVERY ATTEMPT HAS BEEN MADE TO PREVENT ERROR. THE BUILDER AND ALL SUBCONTRACTORS ARE REQUIRED TO:

1. REVIEW ALL THE INFORMATION CONTAINED IN THESE DOCUMENTS, PRIOR TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER ARE NOT RESPONSIBLE FOR ANY PLAN ERRORS, OMISSIONS, OR MISINTERPRETATIONS UNDETECTED AND NOT REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. SHALL STRICTLY OBSERVE ALL APPLICATION CODES DURING THE COURSE OF CONSTRUCTION INCLUDING ALL STATE, CITY, AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.
3. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR SAFETY PROCEDURES, THE MEANS AND METHODS OF CONSTRUCTION, TECHNOLOGIES, OR THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS OR RELATED CODES.
4. THE FRAMING PLAN SHOWN INDICATES THE "TRUSS SYSTEM" AND IS THE RESPONSIBILITY OF THE TRUSS FABRICATOR. THE SYSTEM OF TRUSSING IS THE RESPONSIBILITY OF THE TRUSS ENGINEER (DELEGATED ENGINEER) FOR THE FINAL, RESPONSIBILITY FOR EACH INDIVIDUAL TRUSS AND TRUSS PROFILE, AND IS TO SUBMIT A FINAL SET OF TRUSS ENGINEERING SIGNED AND SEALED TRUSS DRAWINGS TO DESIGN PROFESSIONAL OF RECORD FOR REVIEW PRIOR TO FABRICATION.
5. IF A 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.
6. ALL CONSTRUCTION MUST BE IN ACCORDANCE TO THE INFORMATION FOUND IN THESE DOCUMENTS. ANY QUESTIONS REGARDING THE INFORMATION FOUND IN THESE PLANS SHOULD BE DIRECTED TO OUR QUALITY ASSURANCE MANAGER AT 321-972-0491 IMMEDIATELY. NO BACK CHARGES WILL BE IMPOSED FOR NON-COMPLIANCE BY THE ENGINEER WITHOUT ADVANCED NOTIFICATION AND APPROVAL BY THE ENGINEER. PAYMENTS WILL BE MADE IN ACCORDANCE TO THE TERMS OF THE AGREEMENT.

HOME MAINTENANCE & INSPECTIONS

YEARLY MAINTENANCE AND INSPECTIONS BY THE BUILDER/HOMEOWNER ARE NECESSARY FOR THE FUTURE LIFE OF THIS HOME. CARE MUST BE TAKEN TO CHECK WINDOWS AND DOORS FOR CAULKING, REMOVE LEAVES AND DEBRIS OFF ROOFS, MAKE SURE THAT WATER FLOW IS AWAY FROM THE HOUSE AND HAVE YOUR HOME REPAINTED EVERY 3 - 5 YEARS TO PROTECT THE SIDINGS. THE DESIGNER AND BUILDER OF RECORD ARE NOT RESPONSIBLE FOR THE UPKEEP OF THE HOME AND WILL NOT BE HELD LIABLE FOR INSTANCES THAT MAY OCCUR OVER THE NORMAL LIFE OF THE HOME WITHOUT PROPER MAINTENANCE.



CENTURY COMPLETE
39-1776 RADFORD B LH

STRUCTURAL DESIGN CRITERIA

CODE CRITERIA

- FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL.
- FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)
- FLORIDA BUILDING CODE ACCESSIBILITY 7TH EDITION (2020)
- NFPA 70-17. NATIONAL ELECTRICAL CODES. (NEC 2017)
- BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE - (ACI 318-14).
- SPECIFICATIONS FOR STRUCTURAL CONCRETE - (ACI 301-16).
- BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - (ACI 530-13).
- NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - 2018 EDITION.
- WOOD FRAMED CONSTRUCTION MANUAL 2018 EDITION.
- APA PLYWOOD DESIGN SPECIFICATION E30-16
- AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCSE/SE 7-16
- ALUMINUM DESIGN MANUAL - AAF-20

GENERAL ROOF LOADING

	SHINGLE ROOF (PSF)	METAL ROOF (PSF)	TILE ROOF (PSF)	HEAVY ROOF (PSF)
TOP CHORD LL	20	20	20	20
TOP CHORD DL	0	0	15	25
BOTTOM CHORD LL*	0	0	0	0
BOTTOM CHORD DL	0	10	10	10
TOTAL (PSF)	40	40	45	55
BOTTOM CHORD LL (OPT)				
ATTICS W/ LIMITED STORAGE	20			
ATTICS W/ HEAVY STORAGE	50			
* ATTICS W/ NO STORAGE (NON-CONCURRENT)	10			

NOTE: LL REDUCTIONS ARE ALLOWED PER CODE BUT ONLY WITH WRITTEN
APPROVAL FROM EOR OR INDICATED ON PLAN

GENERAL FLOOR LOADING

	40 (PSF) 10 (PSF)	COMMENTS:
TOP CHORD LL		POINT ALONG THE TOP
TOP CHORD DL		
BOTTOM CHORD LL	0 (PSF)	f. BALUSTERS AND PANELS FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQ. FT.
BOTTOM CHORD DL	5 (PSF)	

SPECIAL FLOOR LOADING

GAME ROOM / READING ROOMS	60 (PSF)	COMMENTS: d. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP
BALCONIES/ DECKS	40 (PSF)	
BALCONIES OVER 100 SQ.FT	100 (PSF)	f. BALUSTERS AND PANELS FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQ. FT.
LIFT STAIRS	125 (PSF)	
GUARDRAILS AND HANDRAILS	200(LBS/)(d)	
GUARDRAIL-IN-FILL COMPONENTS	50 (LBS/)(f)	
STAIRS - NON SLEEPING ROOMS	40 (PSF)	
SLEEPING ROOMS	30 (PSF)	
LIBRARIES - STACK ROOMS	150 (PSF)	
HABITABLE ATTICS SERVED		
w/ FIXED STAIRS	30 (PSF)	
PASSENGER VEHICLE GARAGES	50 (PSF)	

DEFLECTION CRITERIA

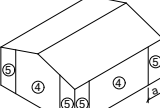
ROOF TRUSSES**	LL360	TL240	COMMENTS:
ROOF RAFTERS	LL180	TL120	
ROOF RAFTERS (W/O CLG)	LL360	TL240	
FLOOR TRUSSES/ BEAMS**	LL360	TL240	
	LL480	TL480	
* TL MAX 2" UP TO 40FT SPAN	**** TL MAX 1/4" DIFFERENTIAL BETWEEN ADJACENT TRUSSES		
** TL MAX 3/4"			
*** TL MAX 1/2"			

WIND LOADING CRITERIA

WIND SPEED (ULTIMATE)	130.0 MPH
WIND SPEED (ALLOWABLE)	101.0 MPH
EXPOSURE CATEGORY	C
BUILDING CATEGORY	II
BUILDING TYPE	V
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18

NOTE: MEAN ROOF HEIGHT FOR TYPICAL SINGLE STORY HOME IS 15FT. AND FOR 2 STORY HOME IS 30FT

ASCE 7-16 WALL DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 60 ft

EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+ VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION)	WIND PRESSURE AND SUCTION DIAGRAM												
AREA	<table style="width: 100%; border-collapse: collapse;"><tr><td style="width: 33%; text-align: center;">(A) 25.5 (-) 26.6</td><td style="width: 33%; text-align: center;">(B) 25.5 (-) 33.6</td><td style="width: 33%;"></td></tr><tr><td style="text-align: center;">(C) 24.4 (-) 26.6</td><td style="text-align: center;">(D) 24.4 (-) 30.8</td><td></td></tr><tr><td style="text-align: center;">(E) 22.8 (-) 23.8</td><td style="text-align: center;">(F) 22.8 (-) 28.0</td><td></td></tr><tr><td style="text-align: center;">(G) 21.7 (-) 23.8</td><td style="text-align: center;">(H) 21.7 (-) 26.6</td><td></td></tr></table>	(A) 25.5 (-) 26.6	(B) 25.5 (-) 33.6		(C) 24.4 (-) 26.6	(D) 24.4 (-) 30.8		(E) 22.8 (-) 23.8	(F) 22.8 (-) 28.0		(G) 21.7 (-) 23.8	(H) 21.7 (-) 26.6		 <u>DIAGRAM</u>
(A) 25.5 (-) 26.6	(B) 25.5 (-) 33.6													
(C) 24.4 (-) 26.6	(D) 24.4 (-) 30.8													
(E) 22.8 (-) 23.8	(F) 22.8 (-) 28.0													
(G) 21.7 (-) 23.8	(H) 21.7 (-) 26.6													
10 - 19.99														
20 - 49.99														
50 - 99.99														
> 100														
GARAGE DOORS*	SOFFIT													
<table style="width: 100%; border-collapse: collapse;"><tr><td style="width: 33%;">9'-0" x 7'-0"</td><td style="width: 33%;">16'-0" x 7'-0"</td><td style="width: 33%;"></td></tr><tr><td style="text-align: center;">(+/-) 22.5 (-) 25.5</td><td style="text-align: center;">(+/-) 21.7 (-) 23.1</td><td style="text-align: center;">(+/-) 25.5 (-) 33.6</td></tr><tr><td style="text-align: center;">(J)</td><td style="text-align: center;">(K)</td><td></td></tr></table>	9'-0" x 7'-0"	16'-0" x 7'-0"		(+/-) 22.5 (-) 25.5	(+/-) 21.7 (-) 23.1	(+/-) 25.5 (-) 33.6	(J)	(K)						
9'-0" x 7'-0"	16'-0" x 7'-0"													
(+/-) 22.5 (-) 25.5	(+/-) 21.7 (-) 23.1	(+/-) 25.5 (-) 33.6												
(J)	(K)													

GENERAL PRESSURE NOTES

NOTES:
1. MULTIPLY THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND PRESSURES.
2. "a" = END ZONE IS ONLY WITHIN 4'-0" OF ALL EXTERIOR BUILDING CORNERS. * IDENTIFIED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
3. DESIGNATED AREAS VARY THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER AND IS CONSIDER TO BE IN THE WIND-BOUNDED DEBRIS AREA. CONTRACTOR TO PROVIDE ADDITIONAL INFO AS REQUIRED FOR PERMITTING.

SHEET INDEX			
S0	NOTES & SCHEDULES		
S1	FOUNDATION PLAN		
S2	ROOF FRAMING PLAN		
SN	NOTES & SCHEDULES		
D1	FOUNDATION DETAILS		
D2	FRAMING DETAILS		
D3	FRAMING DETAILS		
D4	FRAMING DETAILS		
D5	FRAMING DETAILS		



LOT 28
RESERVE @ JEWEL LAKE
404 SW JEWEL LAKE DR.
LAKE CITY, FL 32024

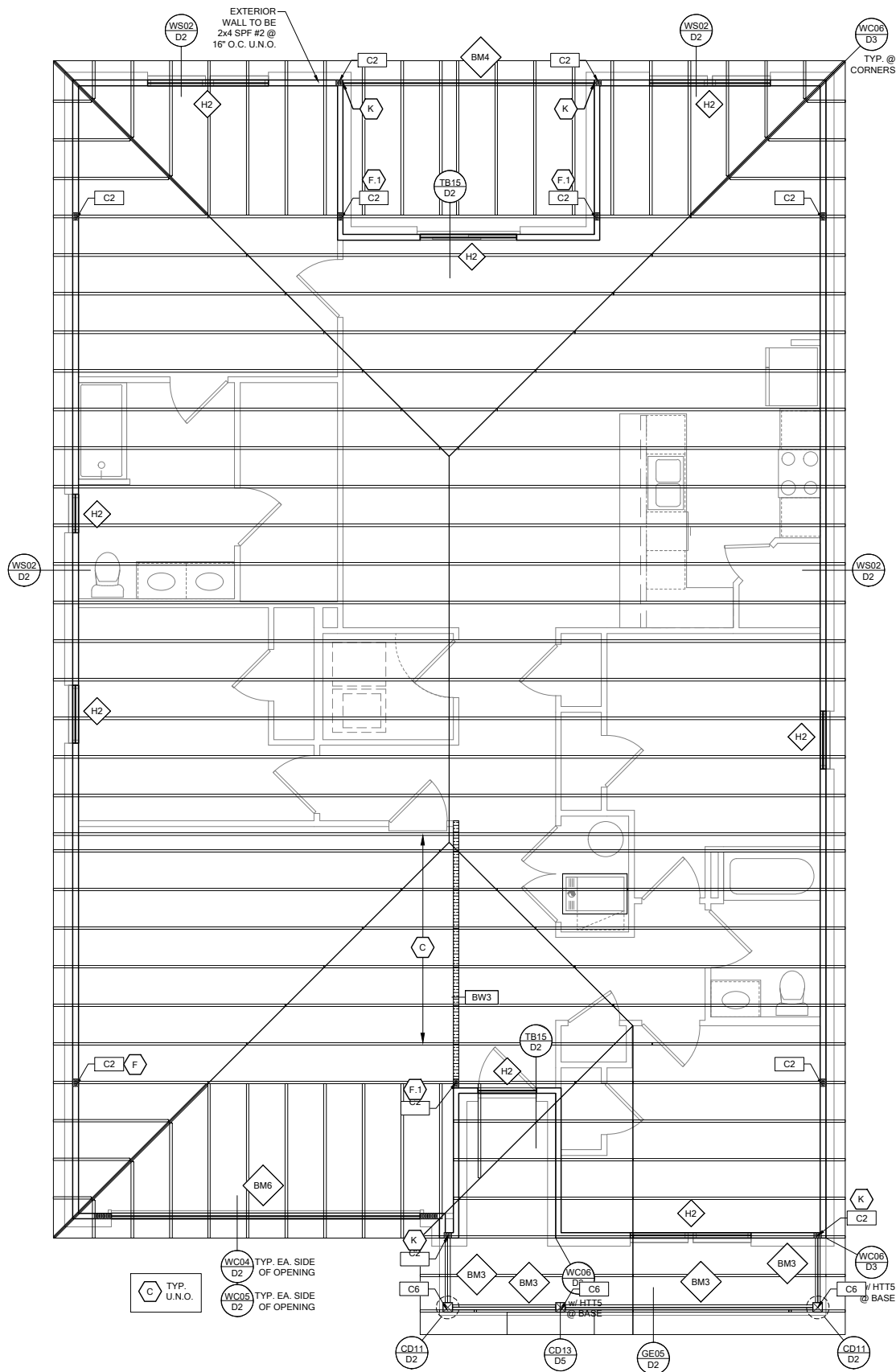
PLAN NUMBER: 33911776	RELEASE DATE: 02.22.2021
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MODEL: RADFORD	DRAWING TITLE: NOTES & SCHEDULES
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SHEET
NO: S0

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

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)	AREA	ROOF	WIND PRESSURE AND SUCTION (PSF)					
			1	2e	2n	2r	3	3e
10		HIP	-33.0	-45.50	-55.90	-45.50	-45.50	-55.90
		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

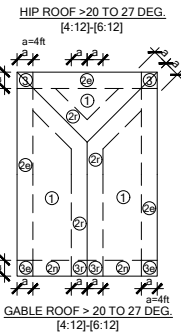
ROOF SHEATHING:

SHINGLE: 1/2" EXP. 1 (2/3) EXP. 1 (2/3)

TILE: 1/2" EXP. 1 (2/3)

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
BW# 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, RESPONSIBILITY FOR EACH INDIVIDUAL TRUSS AND TRUSS PROFILE, AND IS TO SUBMIT A FINAL SET OF TRUSS ENGINEERING SIGNED AND SEALED TRUSS DRAWINGS TO DESIGN PROFESSIONAL OF RECORD FOR REVIEW PRIOR TO FABRICATION
- 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

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.
INDICATES BEARING WALL. SEE BEARING WOOD BEARING SCHEDULE ON SN	
2x WOOD FRAME EXTERIOR WALL	



DATE: January 20, 2022
BRIDGE CONTRACT NO. 12-2021-1776



LOT 28
RESERVE @ JEWEL LAKE
404 SW JEWEL LAKE DR.
LAKE CITY, FL 32024

PLAN NUMBER:
33911776

RELEASE DATE:
02.22.2021

MODEL:
RADFORD

SHEET NO:

S2

DRAWING TITLE:
ROOF FRAMING PLAN A & B

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 96% 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/ 5/8" ATR & (12)16d NAILS FIRST/SECOND FLOOR CONN.	G = 6665 U = 1782	
C6	6x6 P.T.#2 SYP POST	ABU66 w/ 5/8" 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

TOP PLATE SPLICING

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

TOP PLATE SPLICING

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	#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	

BEARING WALL DETAIL

SCALE: NONE

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/SH 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:
 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. U.N.O. 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 PLATE AND 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.

NON-BRG INTERIOR WALL

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

2x4 SPF#2 w/ 2-12d NAILS @ 24" O.C. @ PARALLEL TRUSS CONDITION

ROOF TRUSS

2x STUDS @ 24" O.C. MAX

2x PT BOTTOM PLATE

HEADER SCHEDULE			HEADER NOTES	
MARK	HEADER SIZE			
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		2. 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		3. 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		4. 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) 2x10 #2 SYP w/ 1" FLUTCH PLATE		5. 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		6. IF HEADER IS NOT SPECIFIED CONTACT E.O.R.	

TYPICAL FRAMING CONNECTIONS AT OPENINGS

SCALE: NONE

2x CRIPPLE STUDS @ 16" O.C. w/ (1) SIMPSON SP2 CONNECTOR @ TOP AND BOTTOM.

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

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

CROSS REFERENCE CHART
 SIMPSON LST A30 / USP LST A30
 SIMPSON SP4 / USP SPT4
 SIMPSON SP6 / USP SPT6
 SIMPSON SP8 / USP SPT8
 SIMPSON HTS20 / USP HTW20
 SIMPSON SP2 / USP SPT24
 SIMPSON A35 / USP MP A1
 SIMPSON HT4 / USP HT45

BEAM SCHEDULE			FASTENING SCHEDULE	
MARK	BEAM SIZE			
BM1	(2) 2x8 SYP #2 w/ 7/16" OSB FLUTCH PLATE		(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM2	(2) 2x10 SYP #2 w/ 7/16" OSB FLUTCH PLATE		(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM3	(2) 2x12 SYP #2 w/ 7/16" OSB FLUTCH PLATE		(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM4	(2) 1 3/4"x11 1/4" LVL 2.0E Fb=2600		(2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE OR (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM5	(2) 1 3/4"x11 7/8" LVL 2.0E Fb=2600		(2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE OR (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM6	(2) 1 3/4"x16" LVL 2.0E Fb=2600		(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM7	(3) 2x10 SYP #2 w/ (2) 7/16" OSB FLUTCH PLATES		(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM8	(2) 1 3/4"x9 1/4" LVL 2.0E Fb=2600		(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM9			(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM10			(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN

WOOD FRAMED ARCH

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

2x4 SPF#2 w/ 2-12d NAILS @ 24" O.C. @ PARALLEL TRUSS CONDITION

ROOF TRUSS

2x STUDS @ 24" O.C. MAX

2x PT BOTTOM PLATE

SIMPSON - CONNECTOR SCHEDULE				
MARK	TYPE	CONNECTOR & FASTENERS	SPF	SYP
B	FRAME TO FRAME	H2 5d 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	(2) LGT2 w/ (32) 16d SINKERS & (14) 1/4" x 2 1/4" TITEN (2 PLY TRUSSES) OR (28) 16d SINKERS FOR FRAME (EA)	3500-M 3240-F	4060-M 3770-F
H	FRAME TO MASONRY / FRAME	(2) LGT3 w/ (24) 1/4" x 3" SDS SCREWS & (8) 3/8" x 5" TITEN (2 PLY TRUSSES) OR (52) 16d SINKERS FOR FRAME (EA)	4730-M 5010-F	6570-M 6960-F
I	BEAM TO BEAM	HU410 OPT HUC410 w/ (18) 16d & (10) 10d NAILS	G#2680 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)	G#1785 U#1135 SYP-F	G#3000 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) HTT5 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/ J.I. (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

WALL HEADER DETAIL

SCALE: N.T.S.

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.)

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".

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".

MARK	TYPE	CONNECTOR & FASTENERS	SPF	SYP
B	FRAME TO FRAME	H2 5d 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
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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	(2) LGT2 w/ (32) 16d SINKERS & (14) 1/4" x 2 1/4" TITEN (2 PLY TRUSSES) OR (28) 16d SINKERS FOR FRAME (EA)	3500-M 3240-F	4060-M 3770-F
H	FRAME TO MASONRY / FRAME	(2) LGT3 w/ (24) 1/4" x 3" SDS SCREWS & (8) 3/8" x 5" TITEN (2 PLY TRUSSES) OR (52) 16d SINKERS FOR FRAME (EA)	4730-M 5010-F	6570-M 6960-F
I	BEAM TO BEAM	HU410 OPT HUC410 w/ (18) 16d & (10) 10d NAILS	G#2680 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)	G#1785 U#1135 SYP-F	G#3000 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) HTT5 w/ (52) 16d x2 1/2" NAILS & (2) 5/8" A.T.R. (SEE NOTE #4)	8750	10180

VERTICAL WALL ELEVATION DIAGRAM

SCALE: NONE

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.)

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

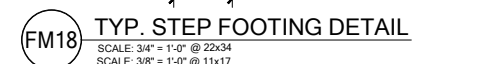
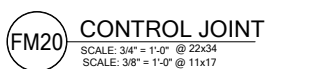
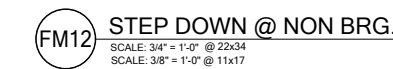
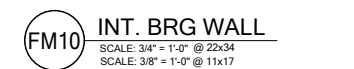
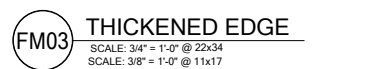
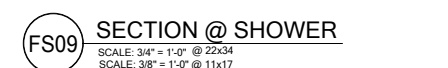
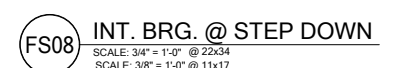
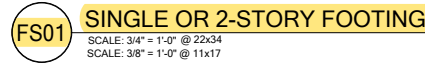
(A) NAIL AT BASE 2 ROWS @ 4" O.C. w/ 8d COMMON NAIL
 (B) NAIL AT TOP PLATE TWO ROWS @ 4" O.C. w/ 8d COMMON NAIL
 (C) NAIL OPENING PERIMETER W/ (2) ROWS @ 4" O.C. w/ 8d COMMON NAIL
 (D) NAIL INTERIOR AT 6" O.C. w/ 8d COMMON NAIL
 (E) STAGGER ALL VERTICAL JOINTS & NAIL @ 4" O.C. w/ 8d COMMON NAIL.
 (F)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

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

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".

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".

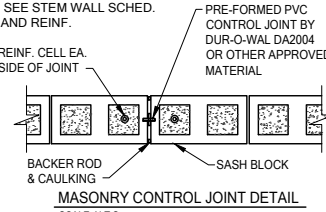
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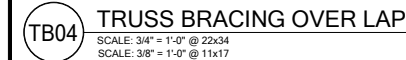
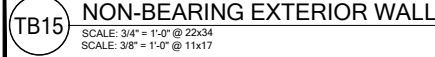
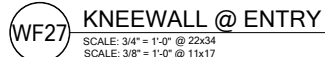
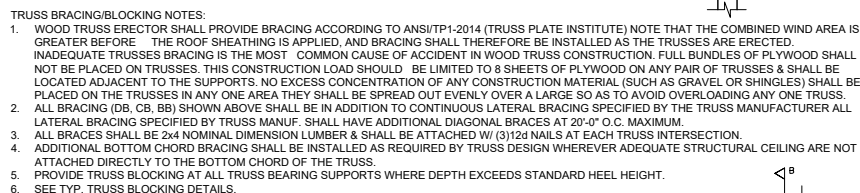
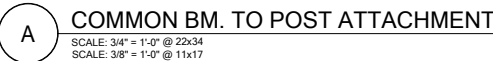
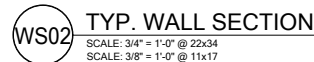
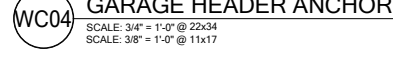
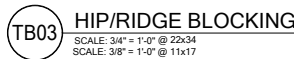
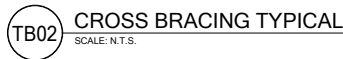
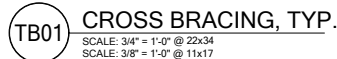


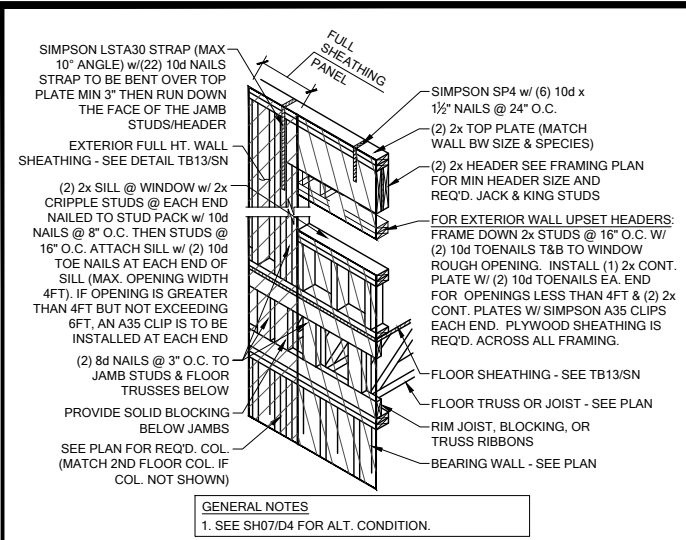
STEM WALL NOTES:

1. VERTICAL REINFORCING IN SOLID GROUTED CELLS (3,000 PSI CONCRETE) AT ALL CORNERS, JAMBS, WALL INTERSECTIONS, BELOW GIRDER TRUSS LOCATIONS, AND AT THE MAXIMUM SPACING STATED IN SCHEDULE.
2. A. 6x6 - W1.4 x W1.4 W.W.M. IS REQUIRED TO MAKE ADEQUATE CONNECTION BETWEEN SLAB AND WALL WHEN STEM WALL EXCEEDS 4'-0" TALL.
B. FIBERMESH CONCRETE CAN NOT BE USED.
C. #4 TURN BARS ARE REQUIRED AT EACH FILLED CELL LOCATION.
D. EACH BAR TO TIE INTO VERTICAL STEM WALL REINFORCING BAR AND EXTEND OUT A MINIMUM OF 4'-0" INTO SLAB.
IF STEM WALL IS REQUIRED TO BE HIGHER THAN 12 FEET (18 COURSES), CONTACT ENGINEER OF RECORD PRIOR TO CONSTRUCTION FOR MORE INFORMATION.
3. GENERAL CONTRACTOR TO PROVIDE ADEQUATE BRACING OF STEM WALL WHEN UNEVEN BACK FILLING IS TAKING PLACE.
A. WHEN STEM WALL IS LESS THAN 4'-0" TALL, PROVIDE (1) - #5 HORIZONTAL CORNER BARS WITH 4'-0" X 4'-0" LEGS IN KNOCKOUT BLOCK SPACED @ 16" O.C. VERTICALLY. (TYPICAL AT ALL CORNERS)
B. WHEN STEM WALL IS 4'-0" TALL AND GREATER, PROVIDE CORNER BAR MENTIONED ABOVE AND (1) - #5 CONTINUOUS HORIZONTAL BAR IN KNOCKOUT BLOCK SPACED @ 16" O.C. VERTICALLY. GROUT ENTIRE WALL SOLID.
C. ALL STEM WALLS GREATER THAN (4) COURSES, SHALL BE GROUTED SOLID WITH 3,000 PSI CONCRETE.
6. IF STEM WALL IS WITHIN 5'-0" OF POOL OR WATER FEATURE, FOUNDATIONS TO BE A MINIMUM 12" BELOW BOTTOM OF POOL OR WATER FEATURE.
7. R-403.1.4 MINIMUM DEPTH: ALL EXTERIOR FOOTINGS (BOTTOM) SHALL BE PLACED NOT LESS THAN 12" BELOW THE FINISHED GRADE OF GROUND SURFACE. WHERE APPLICABLE, THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTION R403.1.4.1.
8. EXTERIOR SHORING BY CONTRACTOR AS REQUIRED WHEN STEM IS OVER 4'-0" TALL.
9. CONTROL JOINTS TO BE LOCATED AT 20' O.C. MAX AND @ ALL CHANGES IN WALL WIDTHS.

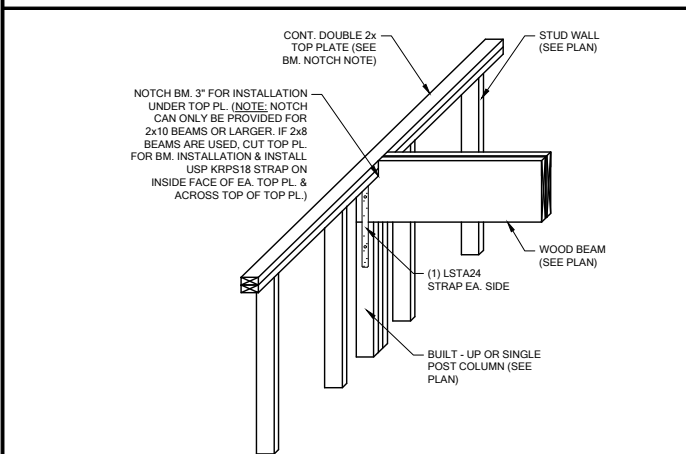
STEM WALL SCHEDULE								
STEM WALL HEIGHT (h)	COURSES OF BLOCKS	BLOCK SIZE	FOOTING DIMENSION (d) & (w)				NUMBER/BAZ OF BOTTOM BARS IN CONT. FOOTING	MAXIMUM VERTICAL FILL CELL SPACING IN STEM WALL CENTER (J.N.O.C.)
			(d) 1 STRY.	(d) 2 STRY	(w) 1 STRY.	(w) 2 STRY.		
0'-0" - 2'-0"	1 - 3	8"	8"	10"	16"	20"	(2) - #5 BARS	#5 @ 80" O.C.
2'-8" - 3'-4"	4 - 5	8"	10"	10"	20"	24"	(3) - #5 BARS	#5 @ 64" O.C.
4'-0"	6	8"	12"	12"	32"	32"	(4) - #5 BARS	#5 @ 48" O.C.
4'-8" - 5'-4"	7 - 8	8"	16"	16"	40"	40"	(4) - #5 BARS CONT. & #5 AT 24" O.C. TRANSV.	#5 @ 32" O.C.
5'-0" - 6'-8"	9 - 10	8"	16"	16"	48"	48"	(4) - #5 BARS CONT. & #5 AT 12" O.C. TRANSV.	#5 @ 32" O.C.
7'-4" - 8'-0"	11 - 12	8"	16"	16"	48"	48"	(5) - #5 BARS CONT. & #5 AT 12" O.C. TRANSV.	#5 @ 16" O.C.
8'-8" - 10'-0"	13 - 15	12"	16"	16"	54"	54"	(5) - #5 BARS CONT. & #5 AT 12" O.C. TRANSV.	#5 @ 8" O.C.
10'-8" - 12'-0"	16 - 18	12"	16"	16"	54"	54"	(6) - #5 BARS CONT. & #5 AT 12" O.C. TRANSV.	(2) - #5 @ 16" O.C. SPACED 4" APART IN CE



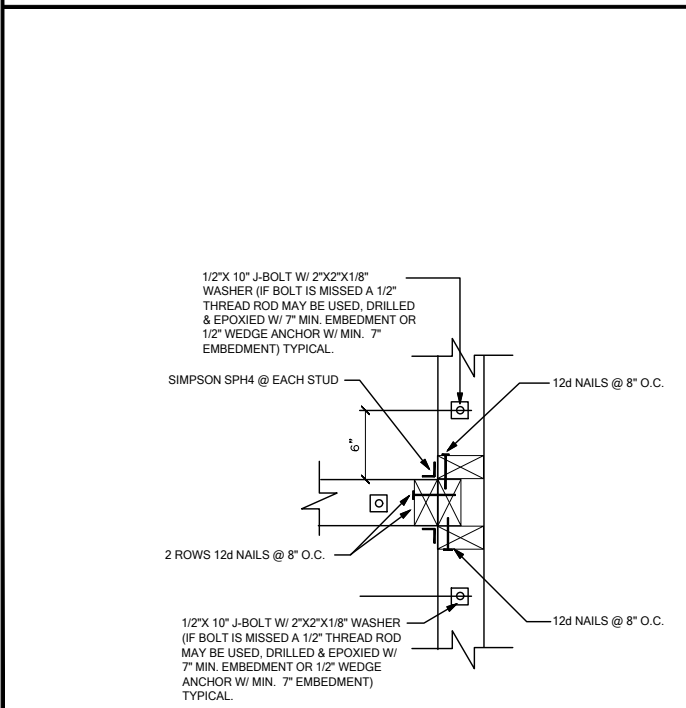




SH00 HEADER CONN. @ 2ND FLOOR (NO BASE STRAP)
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



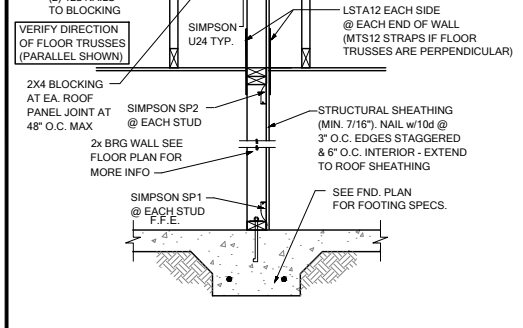
WF103 TYP. WOOD BEAM TO WOOD WALL CONN.
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



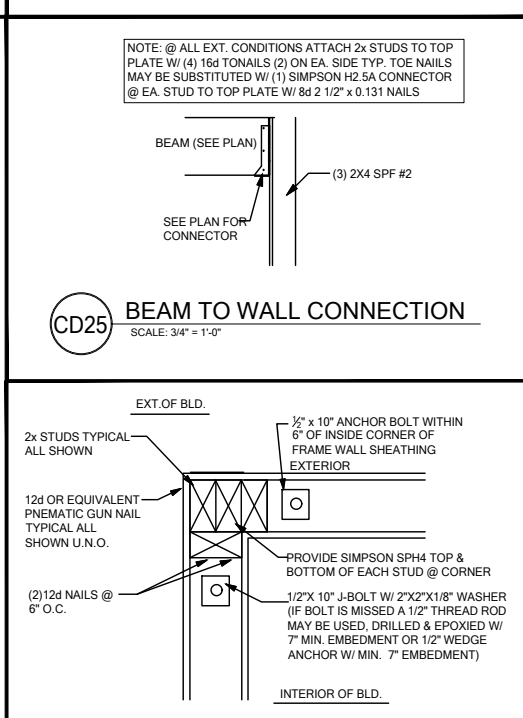
WC03 WALL TO WALL @ END OF SHEAR WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



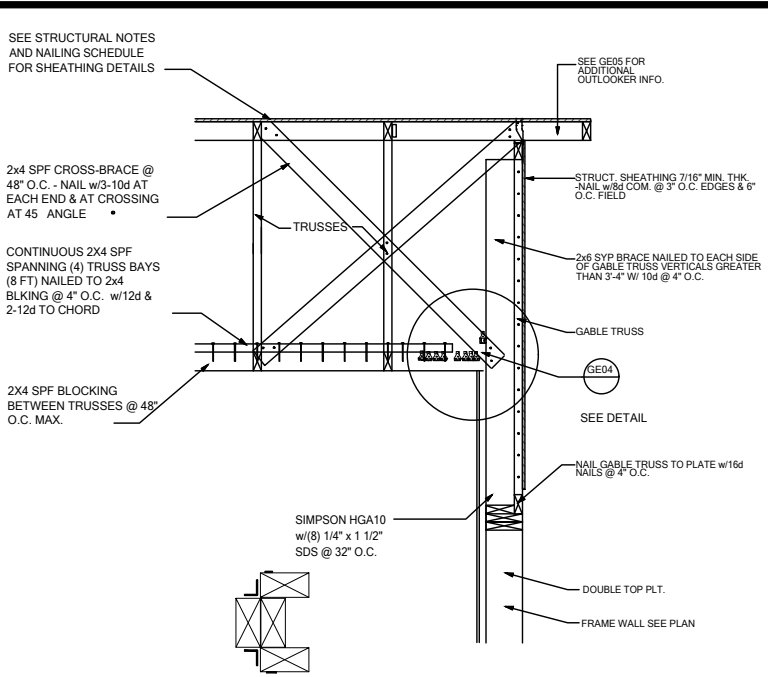
SW04 INTERIOR SHEAR WALL @ TRUSSES
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



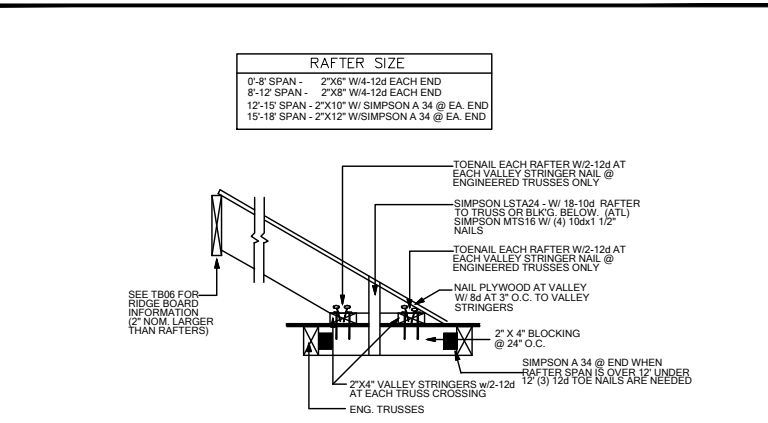
CD25 BEAM TO WALL CONNECTION
SCALE: 3/4" = 1'-0"



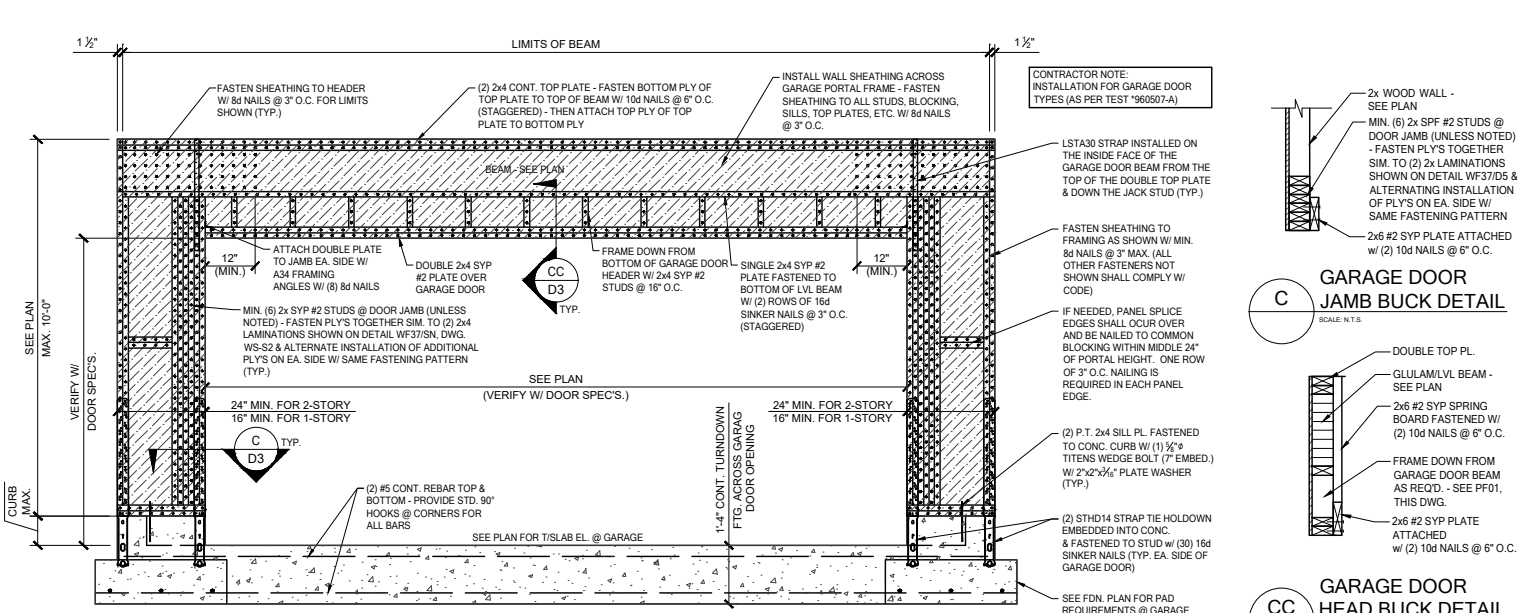
WC06 EXTERIOR FRAME CORNER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



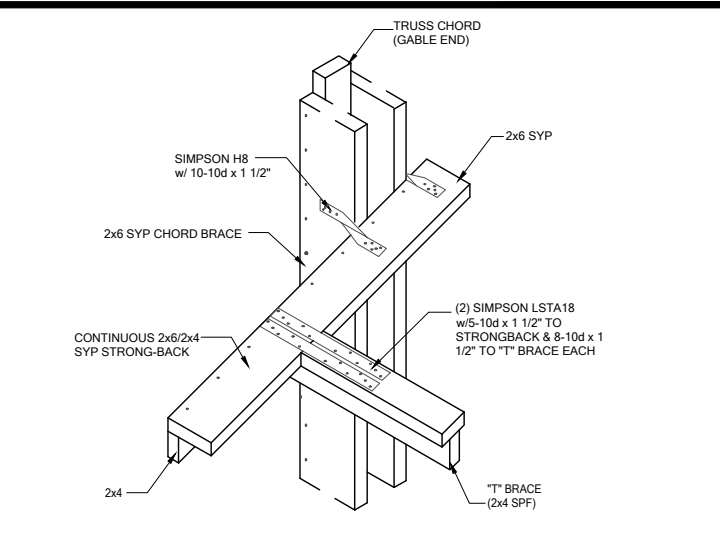
GE03 GABLE END BRACIN w/ VOLUME CEILING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



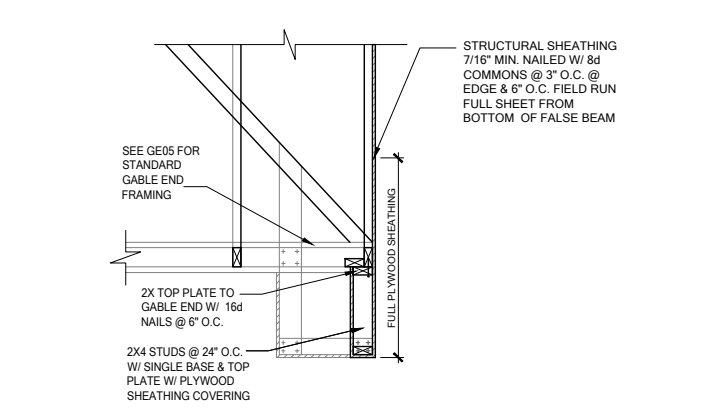
TB17 CONV. FRAMING & VALLEY FRAMING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



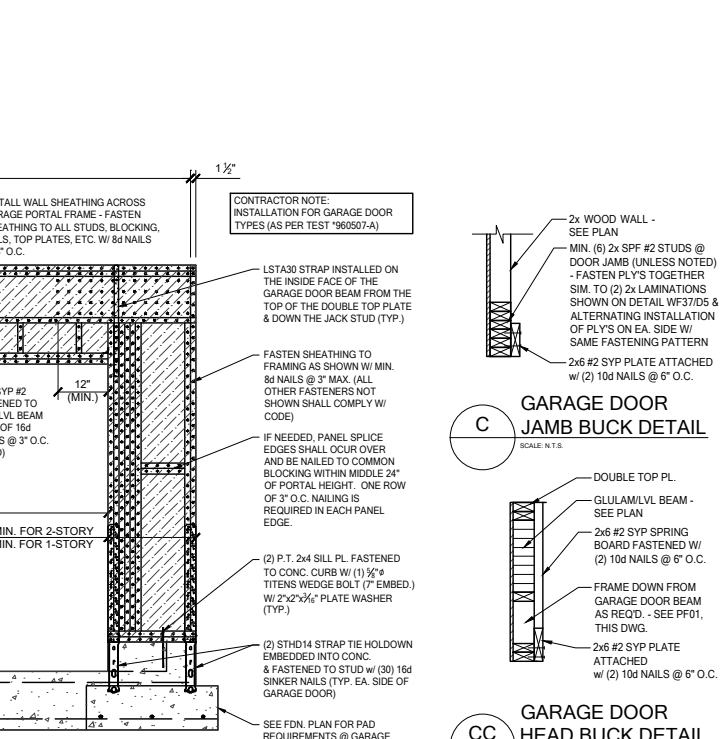
PF01 GARAGE DOOR PORTAL FRAME
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



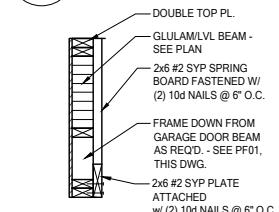
GE04 "T" BRACE CONNECTION @ VOLUME CEILING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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



C GARAGE DOOR JAMB BUCK DETAIL
SCALE: N.T.S.



CC GARAGE DOOR HEAD BUCK DETAIL
SCALE: N.T.S.



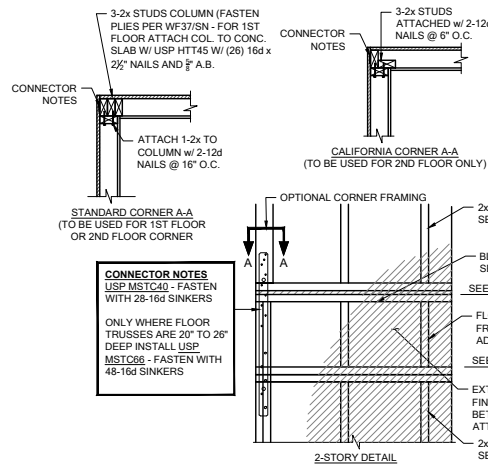
DATE: January 20, 2022
REVISION: 01/20/2022



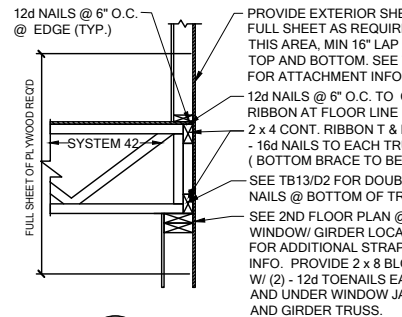
LOT 28
RESERVE @ JEWEL LAKE
404 SW JEWEL LAKE DR.
LAKE CITY, FL 32024

PLAN NUMBER: 33911776
RELEASE DATE: 02.22.2021

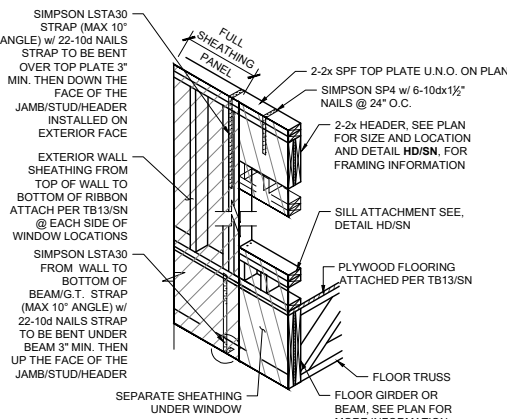
MODEL: RADFORD
DRAWING TITLE: FLOOR FRAMING DETAILS
SHEET NO: D3



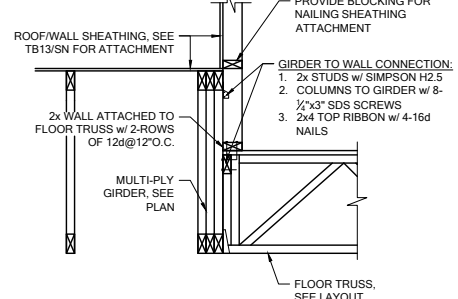
FB06 TYP. CORNER FRAMING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



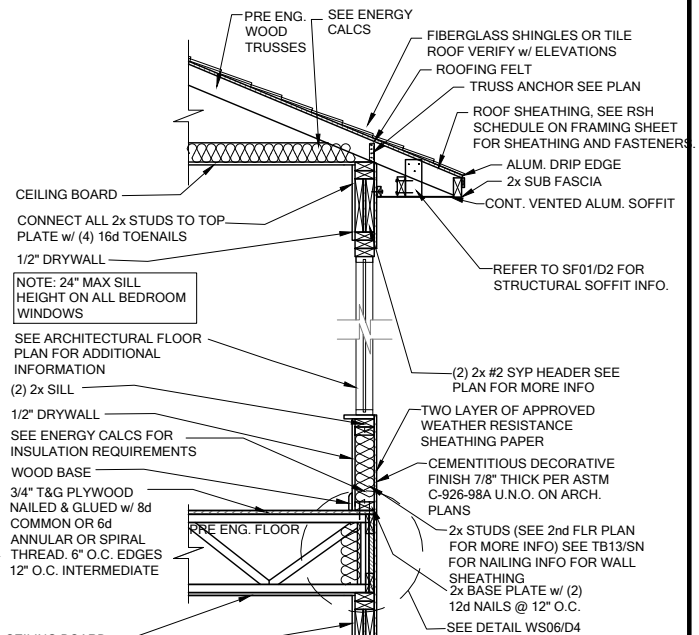
WS06 FLOOR ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



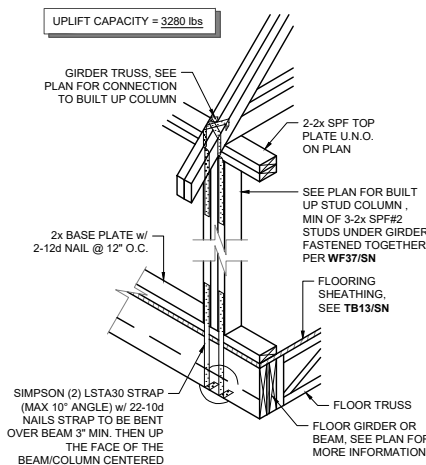
SH05 HEADER CONN. @ BEAM
SCALE: N.T.S.



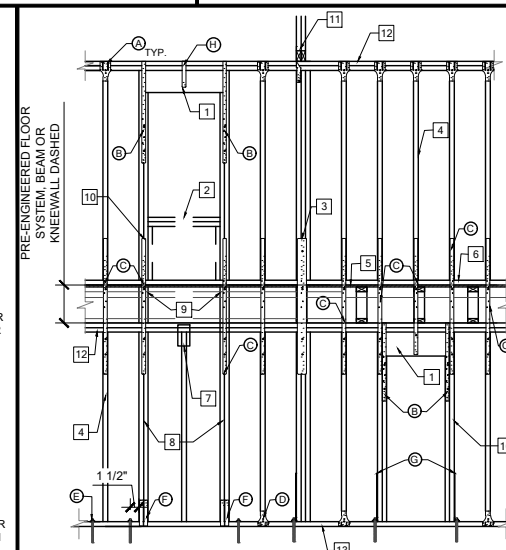
WF100 BRG. WALL OVER FLOOR SYSTEM
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



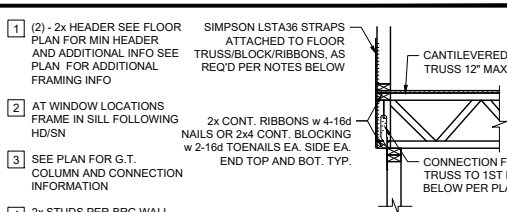
WS04 2 STORY FRAME WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



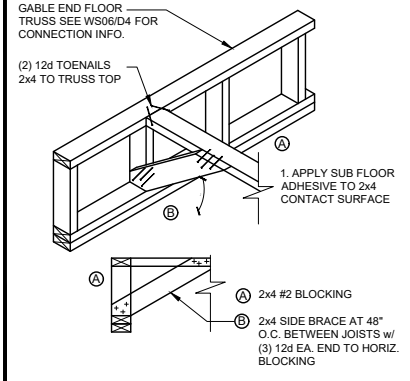
SG01 COLUMN CONN. @ BEAM
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



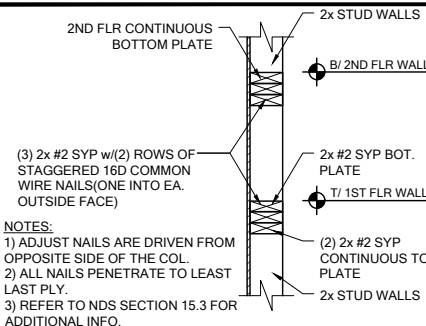
WF06 2-STORY INT. BEAR & EXT. WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



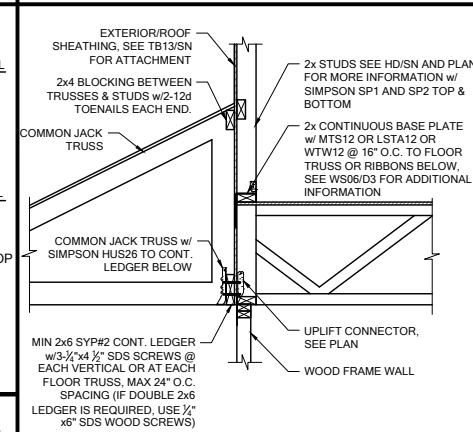
ALT. CANT. CONDITION



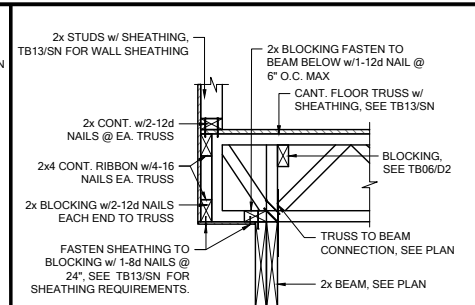
FB12 BLOCKING w/BOTTOM CHORD
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



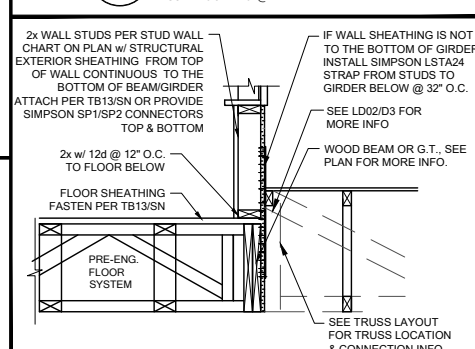
WF03 WALL SPLICE DETAILS
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



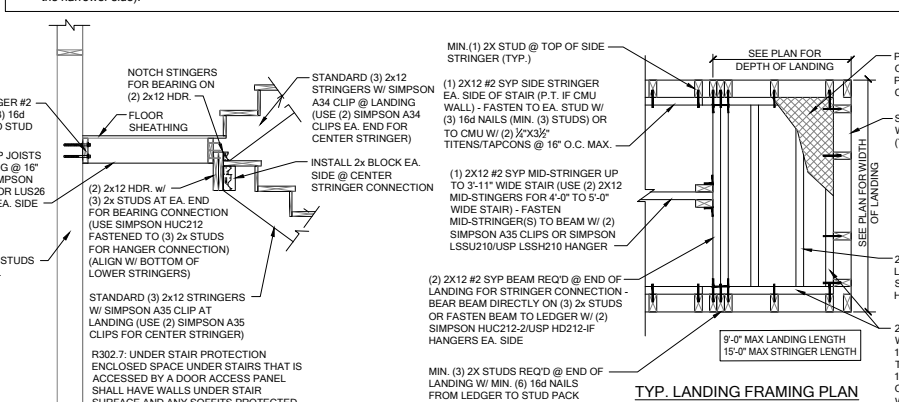
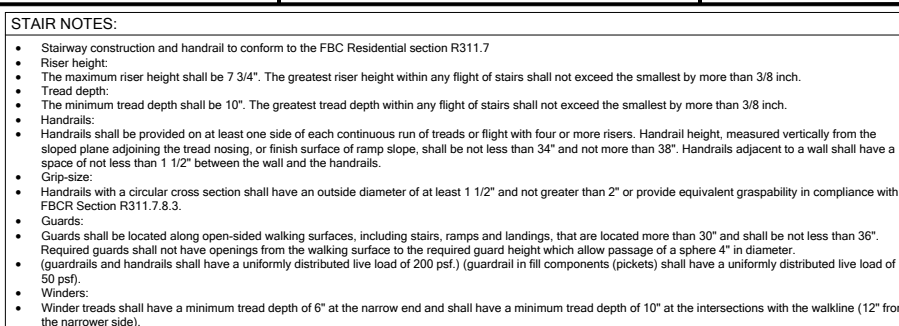
LD07 LEDGER CONNECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



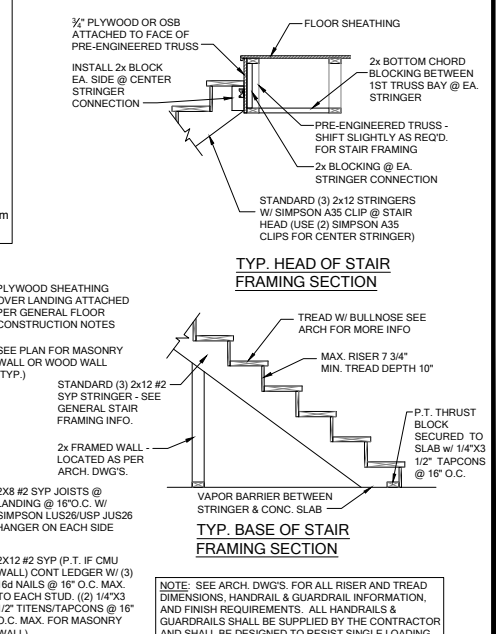
FC03 CANTILEVER FLOOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

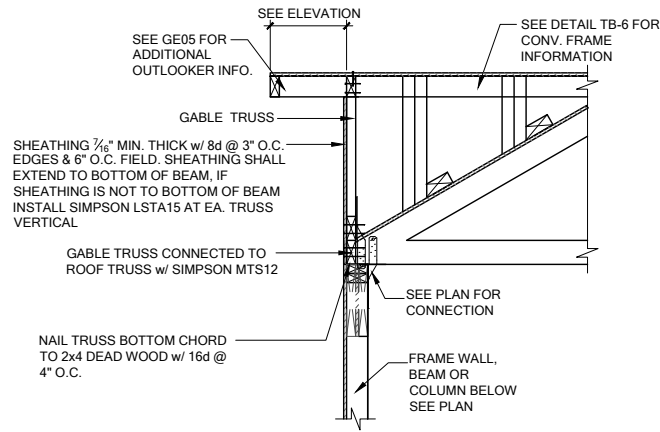


WF31 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

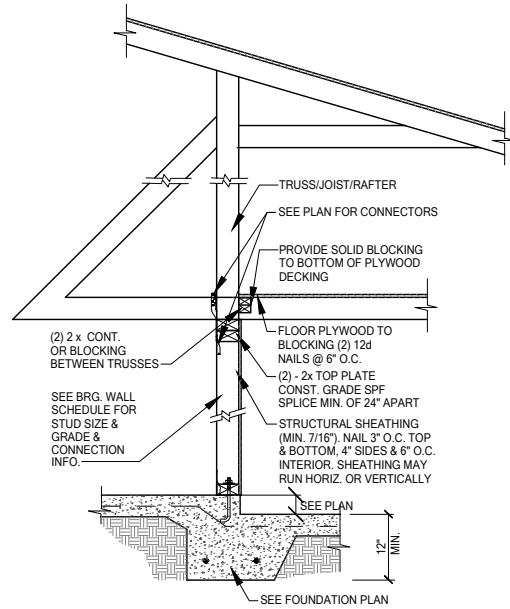


SD02 GENERAL STAIR SECTIONS & PLANS
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

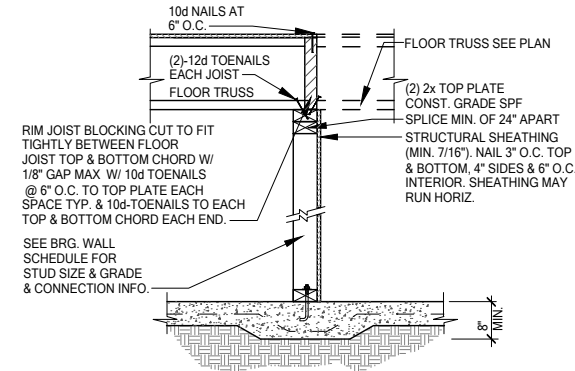




GE13A SECTION AT HIP GABLE
SCALE: 3/4" = 1'-0"
SCALE: 3/8" = 1'-0" @ 11x17

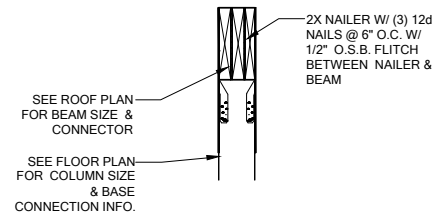


SW01 INTERIOR BEARING STEP-DOWN SHEARWALL w/UPLIFT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

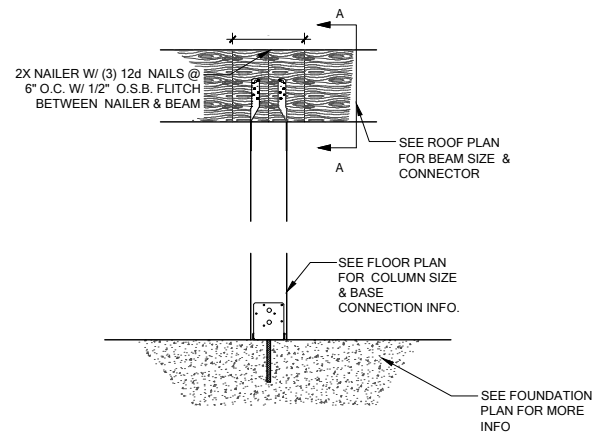


UPLIFT VALUES - (DOUBLE SIDE PLYWOOD DOUBLES VALUE BELOW)
SHEATHING I-SIDE - 860 LBS. PER TRUSS/JOIST/RAFTER

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



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



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