ABBREVIATIONS

ADDI	TEVIATIONS
A/C	AIR COOLING UNIT
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
BLK	BLOCK
BOT	воттом
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
НВ	HOSE BIB
HDR	HEADER
HGT	HEIGHT
MAX	MAXIMUM

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

REVISIONS

DATE

03.04.2021

07.08.21

07.21.21

08.02.21

04

05

DESCRIPTION

08.24.21 Added stemwall options

Added floor break transition strips to plan

Added Elevations A4 & B4

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

39' - 1776 - LH Florida Region (Frame)

Added outlet to BR2, Relocate & noted outlets to meet 6' max from wall break & 12' max between outlet spacing at habitable rooms (E1.1)

Radford

labeled egress windows, labeled accessible bath, smoke/carbon alarms near appliances noted

INDEX

OPNG

VLT

ARCHITECTURAL

GENERAL NOTES & LEGENDS

MINIMUM

OPENING

SIMII AR **TYPICAL**

VAULT

NOT TO SCALE

UNLESS NOTED OTHERWISE

- EXTERIOR ELEVATIONS
- SLAB PENETRATION PLAN
- FLOOR PLANS
- SECTIONS & DETAILS
- INTERIOR DETAILS
- ROOF PLAN
- ELECTRICAL PLANS
- CONSTRUCTION DETAILS

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

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

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

20 Florida Building Code, Residential, 7th Edition

ional Electrical Code, NFPA 70











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

reserves its common law copyright in these plans. Plans are not to be copied, reproduced, or changed, in any manner whatsoever, nor are they to be assigned to a third party without written permission and consent of Century Communities.

			_
PLAN NUMBER:	33911776	RELEASE DATE:	02.22.2021

RADFORD

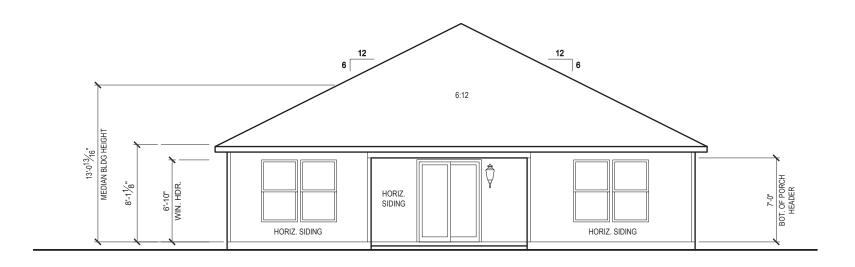
SHEET NO:

CS

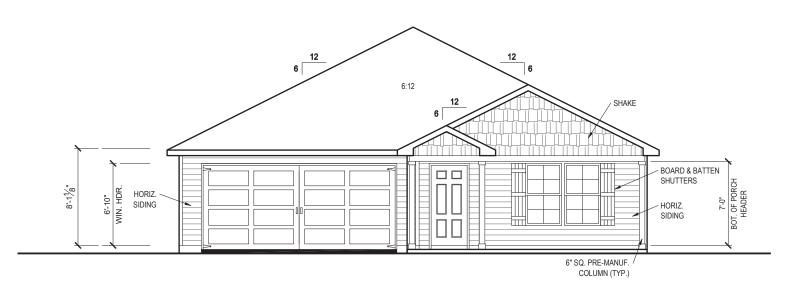
- Keynotes | Legend

 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.

- 3 1/2" VINYL TRIM SURROUND 36" H. GUARDRAIL AS REQUIRED



FRONT ELEVATION 'B1' 1/8" = 1'-0" @ 11x17 1/4" = 1'-0" @ 22x34



FRONT ELEVATION 'B1'

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



10-01-2021

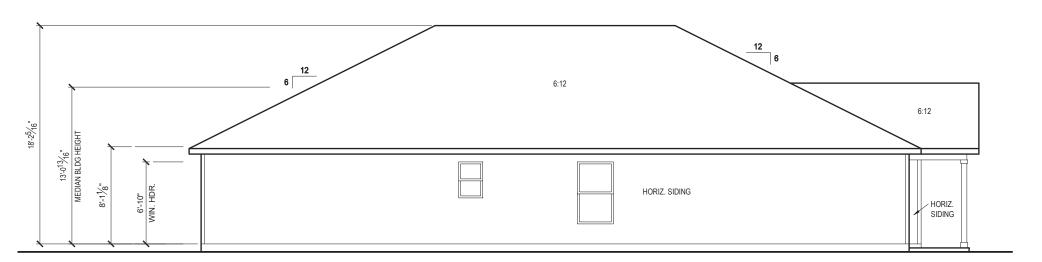


Reserve at Jewel Lake Lot 008 33-3S-16-02439-202 Lake City, FL 32024

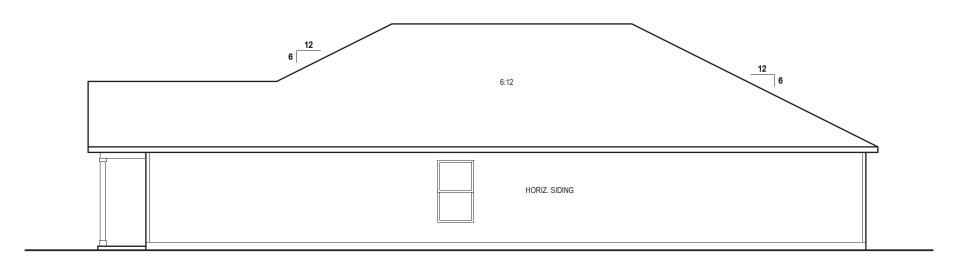
Century Communities expressly reserves its common law copyright in these plans. Plans are not to be copied, reproduced, or changed, in any manner whatsoever, nor are they to be assigned to a third party without written permission and consent of Century Communities

MODEL:	PLAN NUMBER:	permi
RADFORD	33911776	Century
		Cc
DRAWING TITLE:	RELEASE DATE:	
EXTERIOR ELEVATIONS	02.22.2021	onsent Inities.

SHEET NO:



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



Reserve at Jewel Lake Lot 008 33-3S-16-02439-202 Lake City, FL 32024

Century Communities expressly reserves its common law copyright in these plans. Plans are not to be copied, reproduced, or changed, in any manner whatsoever, nor are they to be assigned to a third party without written permission and consent of Century Communities.

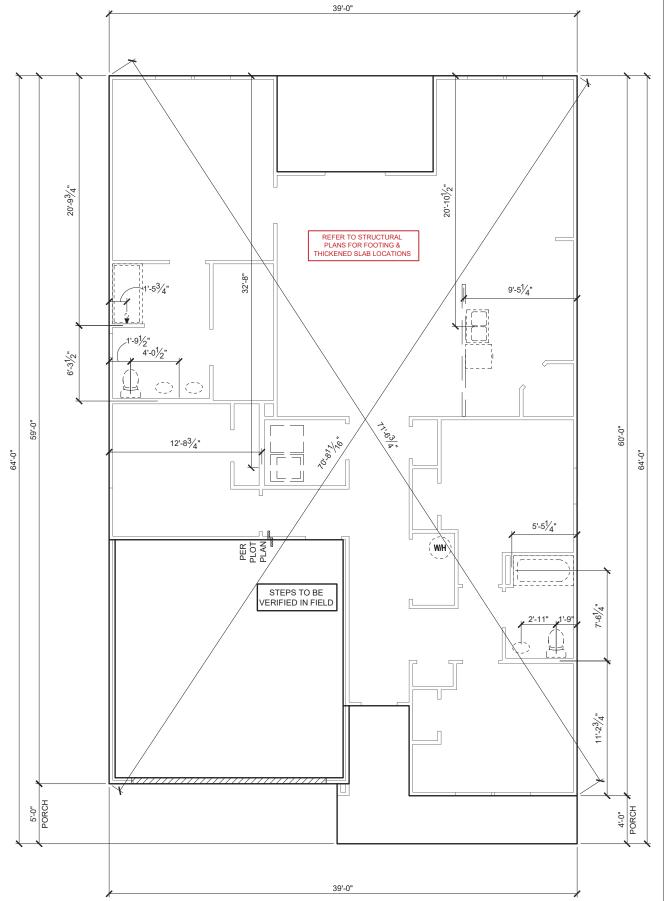
MODEL:	PLAN NUMBER:	_
RADFORD	33911776	Century (
DRAWING TITLE:	RELEASE DATE:	Commu
EXTERIOR ELEVATIONS	02.22.2021	ınities.

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







Reserve at Jewel Lake Lot 008 33-3S-16-02439-202 Lake City, FL 32024

Century Communities expressly reserves its common law copyright in these plans. Plans are not to be copied, reproduced, or changed, in any manner whatsoever, nor are they to be assigned to a third party without written permission and consent of Century Communities.

	PLAN NUMBER:
	33911776
	RELEASE DATE:
ATION PLAN	02.22.2021

RADFORD
DRAWING TITLE:
SLAB PENETRA

SHEET NO:

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

A2 22*X3U* A1 TIC ACCESS CONSTRUCTED WITH GYP. BD. (38" 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 AC CONDENSER PAD. REFER TO SITE PLAN FOR FINAL LOCATION.
VERIFY CONNECTION TO CONC. PAD WI MANUF. SPECS
A8 12" TYPEY & DRYWALL AT ACCESSIBLE AREAS UNDER STAIRS
A9 LOUVERED DOOR W/ GAS FURNACE

D1 DRYWALL SOFFIT - 12" DROP FROM CEILING LINE D2 DRYWALL SOFFIT - 8" DROP FROM CEILING LINE

K1 39" KNEE WALL WITH CAP PER SPECS K2 38" KNEE WALL WITH 1x CAP

K3 46" KNEE WALL WITH CAP PER SPECS

K4 34 1/2" KNEE WALL

K5 42" KNEE WALL WITH 1x CAP

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

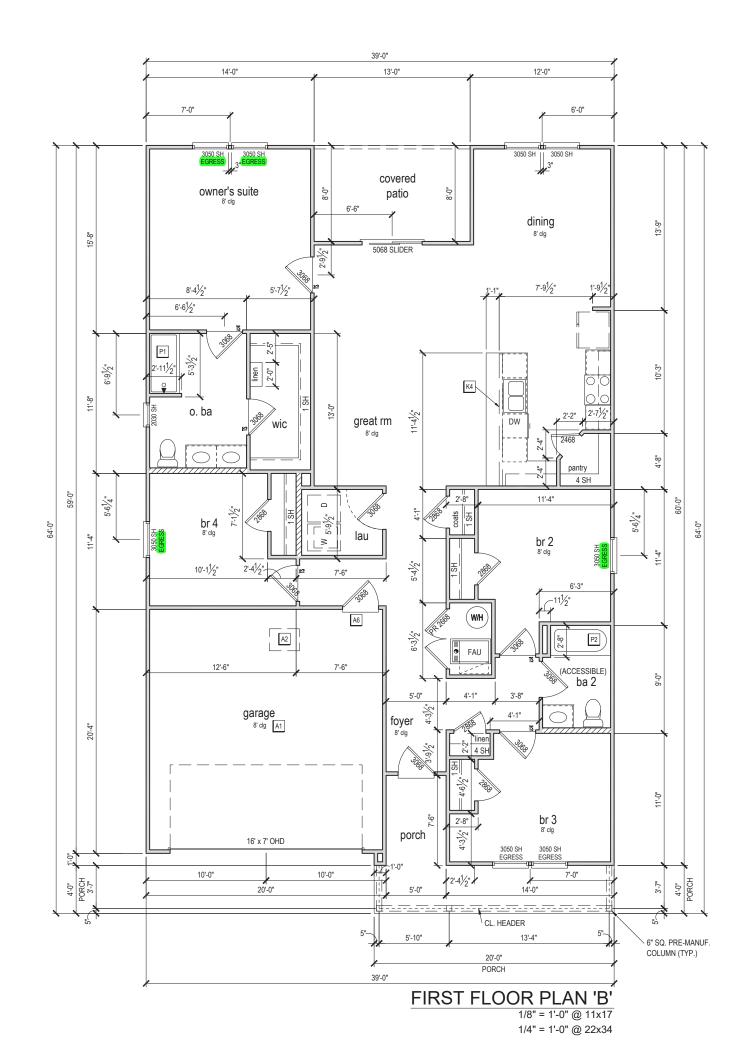
P1 30" X 60" SHOWER ENCLOSURE PER SPECS P2 30"X60" TUB PER SPECS

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

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

area tabulation 'b'

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









Reserve at Jewel Lake Lot 008 33-3S-16-02439-202 Lake City, FL 32024

Century Communities expressly reserves its common law copyright in these plans. Plans are not to be copied, reproduced, or changed, in any manner whatsoever, nor are they to be assigned to a third party without written permission and consent of Century Communities.

MODEL:	PLAN NUMBER:
RADFORD	33911776
DRAWING TITLE:	RELEASE DATE:
FIRST FLOOR PLAN	02.22.2021

RADFOF SHEET NO:

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.

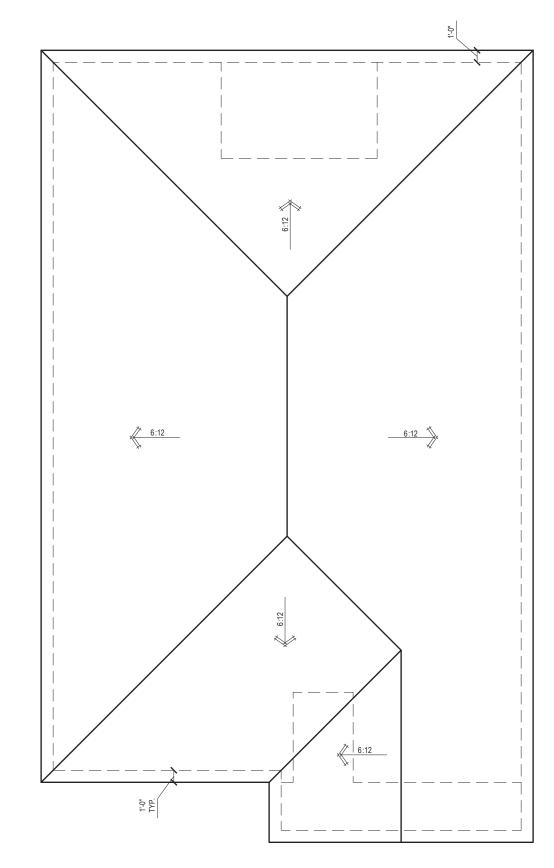
ROOF VENTILA		CHI ATIONS	
TOOT VEIVILE	THOIN ONL	001/11/01/0	
ROOF AREA	2,611 SF		
TOTAL NET FREE AREA REQ'D (1 TO 300)	1253.3 SQ. IN.		
MAIN HOUSE INLET (SOFFIT) VENTILATION	100.0 LF x	6.4 SQ. IN / LINEAR FT =	640.0 SQ. IN.
POD VENT(S) REQUIRED WITH BASE HOUSE	9	VENTS AT 70.0 SQ. IN EA. =	630.0 SQ. 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:

I. 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



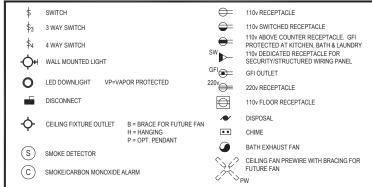
Reserve at Jewel Lake Lot 008 33-3S-16-02439-202 Lake City, FL 32024

Century Communities expressly reserves its common law copyright in these plans. Plans are not to be copied, reproduced, or changed, in any manner whatsoever, nor are they to be assigned to a third party without written permission and consent of

MODEL:	PLAN NUMBER:	permi
RADFORD	33911776	ssion an Century Co
DRAWING TITLE:	RELEASE DATE:	d commu
ROOF PLAN	02.22.2021	onsent nities.

SHEET NO:

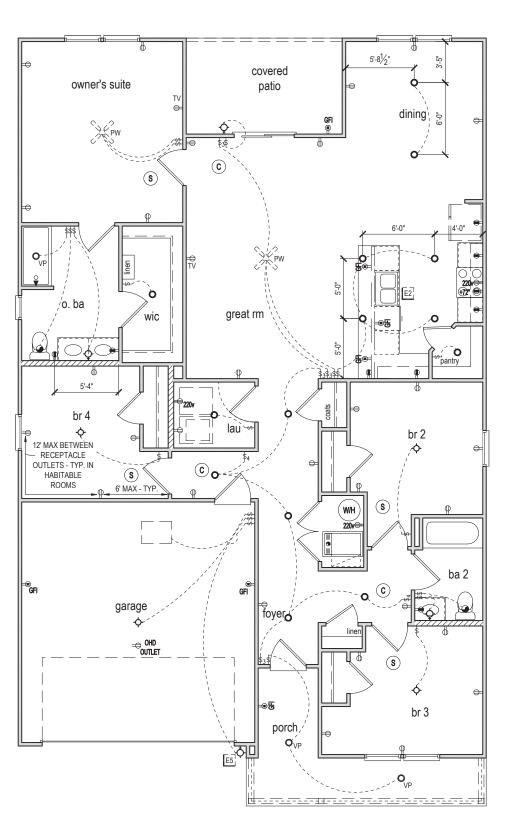
ELECTRICAL LEGEND



- PROVIDE ADDITIONAL EXTERIOR WEATHERPROOF RECEPTACLE WITHIN 15 FEET OF CONDENSING UNITS
- INSTALL GFCI AND ARC FAULT CIRCUIT IINTERRUPTER 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

Reserve at Jewel Lake Lot 008 33-3S-16-02439-202 Lake City, FL 32024

Century Communities expressly reserves its common law copyright in these plans. Plans are not to be copied, reproduced, or changed, in any manner whatsoever, nor are they to be assigned to a third party without written permission and consent of Century Communities.

RELEASE DATE: 02.22.2021 PLAN NUMBER: 33911776

DRAWING TITLE:
FIRST FLOOR ELECTRICAL

SHEET NO:

RADFORD

E1.1

REVISION SUMMARY

ABBREVIATIONS

A.B.	Anchor Bolt	Flr. Sys.	Floor System	PSF	Pounds per square for
Abv.	Above	F.O.M.	Face Of Masonry	P.T.	Pressure Treated
Adj.	Adjustable	Ft.	Foot / Feet	Rad.	Radius
A.F.F.	Above Finished Floor	Ftg.	Footing	Reg'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
Cir.	Circle	Hgt.	Height	S.P.F.	Spruce Pine Fir
Clg.	Ceiling	Int.	Interior	Sq.	Square
CĴ	Control Joint	K/Wall	Kneewall		Southern Yellow Pine
Col.	Column	L.F.	Linear Ft.	Thik'n.	Thicken
Cont.	Continuous	Mas.	Masonry	T.O.B.	Top of Block
Dbl.	Double	Max	Maximum	T.O.M.	Top of Masonry
Dia.	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 Otherwis
Elev.	Elevation	N.T.S.	Not to Scale	Vert.	Vertical
E.O.R	Engineering or Record	O.C.	On center	V.L.	Versalam
Ext.	Exterior	Opn'g.	Opening	VTR	Vent 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

CENTURY COMPLETE 39-1776 RADFORD B LH

GENERAL STRUCTURAL NOTES

SECTION R318 PROTECTION AGAINST TERMITES

ESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVEI ETHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW

TERMITE SPECIFICATIONS

- METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BOR-A-COR" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.

 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 OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" A.F.F.

- - NOTICE TO BUILDER AND ALL SUBCONTRACTORS-

FIS THE INTENT OF THE ENGINEER LISTED IN THE TITLEBLOCK OF THESE DOCUMENTS THAT THESE OCUMENTS BE ACCURATE, PROVIDING LICENSED PROFESSIONALS CLEAR INFORMATION. EVERY TTEMPT HAS BEEN MADE TO PREVENT ERROR. THE BUILDER AND ALL SUBCONTRACTORS ARE

- JURIEU 10:
 REVIEW ALL THE INFORMATION CONTAINED IN THESE DOCUMENTS, PRIOR TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER ARE NOT RESPONSIBLE FOR ANY PLAN ERFOMISSIONS, OR MISINTERPRETATIONS UNDETECTED AND NOT REPORTED TO THE ENGINEER
- 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.

 THE ARCHITECT / ENGINEER SHALL NOT BE RESPONSIBLE FOR SAFETY PROCEDURES, THE MEAN:
 THE ARCHITECT / ENGINEER SHALL NOT BE RESPONSIBLE FOR SAFETY PROCEDURES, THE MEAN:
 AND METHODS OF CONSTRUCTION, TECHNOLOGIES, OR THE CONTRACTION TO CARRY OUT THE
 WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS OR RELATED CODES.
 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 DERIGNEER) HAS FINAL RESPONSIBILITY FOR EACH INDIVIDUAL TRUSS AND TRUSS
 PROFILE AND IS TO SUBMIT A FINAL SET OF TRUSS ENGINEERING SIGNED AND SEALED TRUSS
 PROFILE AND TO DESIGN BEORESSIONAL OF DEFICIAL PROFESSIONAL OF TRUSS DESIGNEERING SIGNED AND SEALED TRUSS
 PROFILE AND IS TO SUBMIT A FINAL SET OF TRUSS ENGINEERING SIGNED AND SEALED TRUSS
 PROFILE AND TO DESIGN BROFESSIONAL OF DEFICIAL PROFESSIONAL OF TRUSS
 PROFILE AND TO DESIGN BROFESSIONAL OF DEFICIAL PROFESSIONAL OF TRUSS
 PROFILE AND TO DESIGN BROFESSIONAL OF DEFICIAL PROFESSIONAL OF TRUSS
 PROFILE AND TO DESIGN BROFESSIONAL OF DEFICIAL PROFESSIONAL OF TRUSS
 PROFILE AND TO THE STATEMENT OF TRUSS DESIGNEERING SIGNED AND SEALED TRUSS
 PROFILE AND TO DESIGN BROFESSIONAL OF DEFICIAL PROFESSIONAL OF DEFICIAL PROFESSIONAL OF DEFICIAL PROFESSIONAL OF DEFICIAL PROFESSIONAL OF TRUSS
 PROFILE AND TO THE STATEMENT OF TRUSS
 PROFILE AND TO DESIGN BROFESSIONAL OF DEFICIAL PROFESSIONAL OF DEFICIAL PROFES
- 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. ALL CONSTRUCTION MUST BE IN ACCORDANCE TO THE INFORMATION FOUND IN THESE ALL CUNSTRUCTION MUST BE IN A REACONDAING. THE INFORMATION FOUND IN THESE PLANS SHOULD DOCUMENTS. ANY QUESTIES HE IN A REACONDAING THE INFORMATION FOUND IN THESE PLANS SHOULD BE DIRECTED TO DUR QUALITY ASSURANCE MANSAGER AT 321-97-9491 IMMEDIATELY. NO BACK CHARGES WILL BE CONSIDERED FOR REIMBURSAMERT AT 321-97-9491 IMMEDIATELY. NO BACK 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 CALILKING 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 HOUSE AND HAVE YOUR HOME REPAIN LED EVERY 3 - 5 YEARS 10 PROTECT THE COATINGS. THE DESIGNER AND ENGINEER 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.

CAST IN PLACE REINFORCED CONCRETE

- PLUS OR MINUS 1*, AND HAVE 2 TO 5% ARE ENTRAINMENT, AND A MAXIMUM WATERICEMENT RATIO OF 0.63
 HONGS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
 HORIZONTAL FOOTING BARS SHALL BE BENT 25' AROUND CORNERS OR CORNER BARS WITH A 25' LAP PROVIDED EA WAY.
 CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 11 (2" TO FORM U.N.O.
 FIBER MESH LENGTH SHALL BE ½" TO 2", DOSAGE AMOUNT SHALL BE FROM 1.0 TO 1.5 LBS PER CUBIC YARD IN ACCORDANCE WITH THE
 MANUFACTURERS AND SHALL COMPLY WITH ASTM CL116
 ALL REINFORCING STEEL / STIRRUPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST, SCALE 8 OIL 8 SHALL MEET ASTM A615/
 ASTM GRADE OU NO. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRECAST CONCRETE PADS. STEEL WINE OR PLASTIC SUPPORT. TOP
 REINFORCING SHALL BE FOSITIVELY SUPPORTED BY TEMPORARY STRINGERS. DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN.
- REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS. DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS. REINFORCING THE TOP COTTING REINFORCING. SPLICES IN REINFORCING PER PERMITTED SHALL BE AS PER DETAIL M99501.

 HIGH STRENGTH SIMPSON SET EPOXY-TIE WAS USED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EPOXY, THEY MUST RIFST CONTRACT THE ENGINEER OF RECORD FOR WRITTEN APPROVED.

 WHERE PROJECT IS TO BE LOCATED IN ROWON RIFDON ADD ON A STRENGTH OF THE FLORIDA BUILDING CODE THE EDITION (200) RESIDENTIAL IS TO BE MATERIAL BUILDING CODE THE EDITION (200) RESIDENTIAL IS TO BE MATERIAL BUILDING CODE THE EDITION (200) RESIDENTIAL IS TO BE MATERIAL BUILDING CODE THE EDITION (200) RESIDENTIAL IS TO BE AN EXAMINATED AND ADDITION FOR THE FORM THE PROPERTY IN THE SERVER AS HE TO BE AMINIMUM OF SO. THE THEREFORE, ANY AND ALL MOTES ON THESE PLANS THAT INDICATE 200 P.S. I SHALL BE REPLACED WITH 5000 P.S. I FOR THE CONCRETE STRENGTH.

- HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N. TYPE 2, CONFORMING TO ASTM 090-014, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI (fm = 2000 PSI)

 MORTAR SHALL BE TYPE "S", CONFORMING TO ASTM 0270-14A.

 COARSE GROUT SHALL LOOP FORM TO ASTM 0270-10 WITH A MAXIMUM AGGREGATE SIZE OF 38" AND A MINIMUM COMPRESSIVE STRENGTH AT 28 COARSE GROUT SHALL DON'T SHALL DE PROVIDED SHALL DE PLOY DON'T SHALL DON'T SHALL DE PROVIDED SHALL DON'T SHALL DE PROVIDED SHALL DON'T SHALL DON'T SHALL DON'T SHALL DE PROVIDED SHALL DON'T SH

- ALL EXTERIOR WOOD STUDS WALLS, BEARING WALLS, SHEAR WALLS, AND MISC. STRUCTURAL WOOD FRAMING MEMBERS (I.E. BLOCKING OR GABLE END BRACING) SHALL BE EITHER AS SPECIFIED IN PLAN OR IN DETAILS, IF CONFLICTS OCCUR BETWEEN PLAN AND DETAILS, THE STRONGEST MATERIAL BLUE SLEED, AT A MINIMIM, ALL WOOD STRUCTURAL FRAMING MEMBERS SHALL BE SPE #2.

 ALL LLIMBER SPECIFIED ON DRAWINGS ARE INTENDED FOR DRY USE ONLY (MOISTURE CONTENT 19% OR LESS), JUNO, ALL WATERPROOFING AND FIRS SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR HAND ARE TO BE DESSIDED AND DETAILS OF OTHERS HAVE STUD STRUCTURED AND DETAILS OF THE STAFETY OF THE SAFETY SHEED WITH SHEAR SHEED STRUCTURED AND DETAILS WERE STRUCTURED AND STRUCTURED AND DETAILS OF THE STUD UP TO 1 TO AS SHALL HAVE STUD PROTECTION SHELDS. ALL HOLES OVER 11 TO BLEET OF THE STUD UP TO 1 TO BLEETY PLOY ON MAY UP THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIETY THE TYPE OF WOOD THE ATMENTATION TO SELECT APPROPRIATE CONNECTIONS THAT RESIST SCORPSIONS RESPONSIBILITY TO VERIETY THE THE ATMENT AND TO SELECT APPROPRIATE CONNECTIONS THAT RESIST SCORPSIONS OF REXAMPLE, ACC-C, ACC-D, CBA-A OR CA-B REQUIRE HOT CIPIPED BAU VANUED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.
- CBA-A OR CA-B REQUIRE HOT-DIPPED GALVANIZED OR STAINLESS STELE FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.

 ALL EXPOSED WOOD OR WOOD IN CONTACT WITH LEARTH OR CONCRETE TO BE PRESSURE TREATED.

 UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE OR MASONRY. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS
 WITHOUT WOOD ENT OP PLATES.

 SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS.

 SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS.

 ALL ENGINEERED LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O.

 PARALLAM COLLIMIS: 18E Fb = 2400 PSI

 MICROLAM (LV) BEAMS: SUPE 74 PSI CATURY (1.7 EF B=2400 PSI) MIN.

 SEE PLAN NOTE FOR ADDITIONAL ROOF, WALL, SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG WI NAILING INFORMATION OTHERWISE:

 ROOF DECK PLYWOOD C-CLCD, EXTERIOR OR OSE.

 FLOOR BEATHINGS: TAS CA GROUP 1 APA PARTEE (1824) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FOLSOW.

- 2. FLOOR SHEATHING: T&G AC GROUP 1 APA RATED (4824) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FACE.
 WALL SHEATHING: J'_K: TSHUCUTURAL 10S BEXPOSURE 1 GROUP 1 SEPCIFIC GRAVITY, G=0.50, MIN.). A MINIMUM J'_K: SPACE IS RECOMMENDED BETWEEN PANELS AT EDGE AND END JOINTS TO ALLOW FOR EXPANSION. PER R60.3 SHEATHING SHALL NOT BE USED AS WEATHER RESISTANCE BARRIER UNLESS SPECIFIED.
 LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED TO WOOD SHEATHING WITH L'_K: LONG, 11 GAGE NAILS HAVING A J'_K: NEAD, OR 1 J'_K: LONG, 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1062 OR C1327, OR AS OTHERWISE APPROVED (RFE. 2020 FBC-R7103.7.1).

STRUCTURAL STEEL

- MATERIAL SPECIFICATIONS: WIDE FLANGE SECTIONS: ASTM A992, GRADE 50, Fy=50 KSI TUBE STEEL (HSS): ASTM A500, GRADE B, Fy = 46 KSI PIPE STEEL: ASTM F3125, TYPE E OR S, Fy = 35 KSI ALL OTHER STRUCTURAL & MISC. STEEL: A36 Fy=36 KSI STRUCTURAL CONNECTIONS: ALL STRUCTURAL
- STEEL: ASTM F3125, TYPE E OR S, Fy = 35 KSI ALL OTHER STRUCTURAL & MISC. STEEL: A36 Fy-36 KSI STRUCTURAL CONNECTIONS: ALL STRUCTURAL BOLTS TO BE A325 U.N.O.
 STRUCTURAL BOLTS SMALLER THAN 5/8* DIA. TO BE A307 THREADED ROD SHALL CONFORM TO A36 OR A307 ANCHOR BOLTS SHALL CONFORM TO A5TM F1554 ALL BOLTS CAST IN CONCRETE: ASTM A36 OR A370 FSHOP AND FIELD WELDS: E70XX ELECTRODES STEEL REINFORCEMENT SHOP DRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD BEFORE FABRICATION FOR REVIEW AND APPROVED EXTRACTION STRUCTURAL BOLTS TO BE A325N MOLTS. ALL A325N BOLTS SHALL BE BROUGHT TO A "SNUG-TIGHT" CONDITION, AS DEFINED IN THE SPECIFICATION. SLIP CRITICAL (SC) BOLTS MUST BE FULLY TENSIONED PER SPECIFICATION STRUCTURAL BOLTS TO SHALL BOLTS TO AST AND A TO A STATE A THE STRUCTURAL BOLTS SHALL BOLTS THE AST AND A THE ADDRESS AND SHALL BOLTS SHALL BOLTS SHALL BOLTS THE ADDRESS AND SHALL BY THAN 56" DIA. TO BE A307 THERADED ROOS SHALL CONFORM TO A STATE FIRST ALL BOLTS CAST IN CONCRETE.
- WELDS SHALL BE $\frac{1}{4}$ "UNO.

 SHOP DRAWINGS OF ALL STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION. SHOP SYMDUS ANAWINSS OF ALL INCLUIS COMPLETE DETAILS AND SCHEDULES SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO PARTICAL STEEL MEMBERS, PROCEDURES, AND DIAGRAMS NICLUDING DETAILS OF CUTTS, CAMBERS, HOLES, PROFILES, SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, CONNECTION ATTACHMENTS, FASTENERS, LOAD, TOLERANCES, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS SYMBOLS AND SHOW SIZE, LENGTHS, AND TYPES OF WELDS. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF
- A CERTIFIED TESTING AGENCY SHALL BE ENGAGED TO PERFORM INDUSTRY STANDARD INSPECTIONS TO ENSURE CONFORMANCE WITH PLANS AND

- ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR

- ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS PER STRUCTURAL PLAN
 ANCHORS PER STRUCTURAL PLAN
 PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
 TRUSS MEMBERS AND CONNECTIONS SHALL BE FROPORTIONED WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND THE LUFE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.
 BRIDDING FOR PRE-ENGIEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
 TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE
 DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPLATEST EDITION.
 PREF-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFICATIONS FOR CLORE OF TRUSSES SHALL BE RESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFICATIONS FOR THE ATERS EDITION.
 PREF-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFICATIONS AND SECRETIONS FOR SHALL BE AND PERMANENT STRUCTURE THE RECLIPMENT OF THE PERMANENT STRUCTURE FACE IS IMMITTAL SHALL INCLUDE TRUSS ES SHALL BE RESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFICATION STRUCTURE. FACE IS IMMITTAL SHALL INCLUDE TRUSS ES SHALL BE AS REQUIRED FOR FRECIPION AND PERMANENT STRUCTURE. FACE IS IMMITTAL SHALL INCLUDE TRUSS ES SHALL BE AS REQUIRED FOR FRECIPION AND FERMANENT STRUCTURE. FACE IS IMMITTAL SHALL INCLUDE TRUSS ES SHALL BE AS REQUIRED FOR FRECIPION AND FOR THE PERMANENT STRUCTURE. FACE IS IMMITTAL SHALL INCLUDE TRUSS ES SHALL BE AS REQUIRED FOR FRECIPION AND FOR THE PERMANENT STRUCTURE. FACE IS IMMITTAL. LOCATIONS, AND PERMANENT BRACING ANDOR BRIDGING AS REQUIRED FOR RECEION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

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

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

 MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) SIMPSON MTSM16 TWIST STRAP WI (4) ½"x 2½" TITENS TO MASONRY AND (7)-10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1660#). IF CORNER STRAP IS MISSED, CONTRACTOR IS TO INSTALL (2) SIMPSON HGAM10 WI (4) 14" x 1 1/2" SDS SCREWS AND (5) 1/4" x 2 14" TITENS ONE EACH SIDE OF TRUSS.

 MISSED, CONTRACTOR IS TO INSTALL (2) SIMPSON HGAM10 WI (4) 14" x 1 1/2" SDS SCREWS AND (5) 1/4" x 2 14" TITENS ONE EACH SIDE OF TRUSS. CONNECTION
- MISSED, CONTRACTOR 13 OHISTARE (2.) SIMPSON RATIONAL WIND AT 12 MS 25 MS 21MS 11 MS 10 MS 21 MS 11 MS 10 MS 21 MS 11 MS 20 MS 21 MS 11 MS 20 MS 21 MS 11 MS 20 MS 21 MS
- IF STRAPS ARE MISSED UNDER GIRDER JAMB STUD LOCATIONS.

STRUCTURAL DESIGN CRITERIA

- FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)
- NEPA 70-17 NATIONAL ELECTRICAL CODES (NEC 2017)
- BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14)
- 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: ASCE/SEI 7-16

GENERAL ROOF LOADING

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

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

GENERAL FLOOR LOADING

TOP CHORD LL TOP CHORD DL	40 (PSF) 10 (PSF)	COMMENTS:
BOTTOM CHORD LL BOTTOM CHORD DL	0 (PSF) 5 (PSF)	

SPECIAL FLOOR LOADING

E NOOW / NEADING NOOWS	00 (PSF)	COMMENTS:
ONIES/ DECKS	40(PSF)	d. A SINGLE CONCENTRATED
ONIES OVER 100 SQ:FT	100(PSF)	APPLIED IN ANY DIRECTION
T STORAGE	125(PSF)	POINT ALONG THE TOP.
RDRAILS AND HANDRAILS	200(LBS)(d)	f. BALUSTERS AND PANELS F
RDRAIL IN-FILL COMPONENTS	50 (LBS)(f)	SHALL BE DESIGNED TO WI
RS / NON SLEEPING ROOMS	40 (PSF)	A HORIZONTALLY APPLIED
PING ROOMS	30 (PSF)	LOAD OF 50 POUNDS ON AN
ARIES - STACK ROOMS	150(PSF)	EQUAL TO 1 SQ. FT.
TABLE ATTICS SERVED		
XED STAIRS	30(PSF)	

SSENGER VEHICLE GARAGES 50(PSF) DEFLECTION CRITERIA

WIND LOADING CRITERIA

OTE: MEAN ROOF HEIGHT FOR TYPICAL SINGLE STORY HOME IS 15FT, AND F

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

WIND AREA (SQ FEET)	(+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION				WIND PRESSURE AND SUCTION DIAGRAM		
AREA		4	Т		3	_	
10 - 19.99	(4)	(+) 25.5 (-) 26.6	Œ	D	(+) 25.5 (-) 33.6		
20 - 49.99	0	(+) 24.4 (-) 26.6	Œ	D	(+) 24.4 (-) 30.8		
50 - 99.99	Œ	(+) 22.8 (-) 23.8	Q)	(+) 22.8 (-) 28.0	S	
> 100	<u> </u>	(+) 21.7 (-) 23.8	Œ	Đ	(+) 21.7 (-) 26.6	4 55 4 3	
GARAGE DOORS*			**	SOFFIT			
9'-0" x 7'-0"	· T	16'-0" x 7'-0"				le jal	
(+) 22.5 (-) 25.5	Θ	(+) 21.7 (-) 24.1	ĸ		+) 25.5 (-) 33.6	DIAGRAM	

GENERAL PRESSURE NOTES

I<u>LES:</u> MULTIPLY THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND

OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREAS DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 140 MPH OR

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	





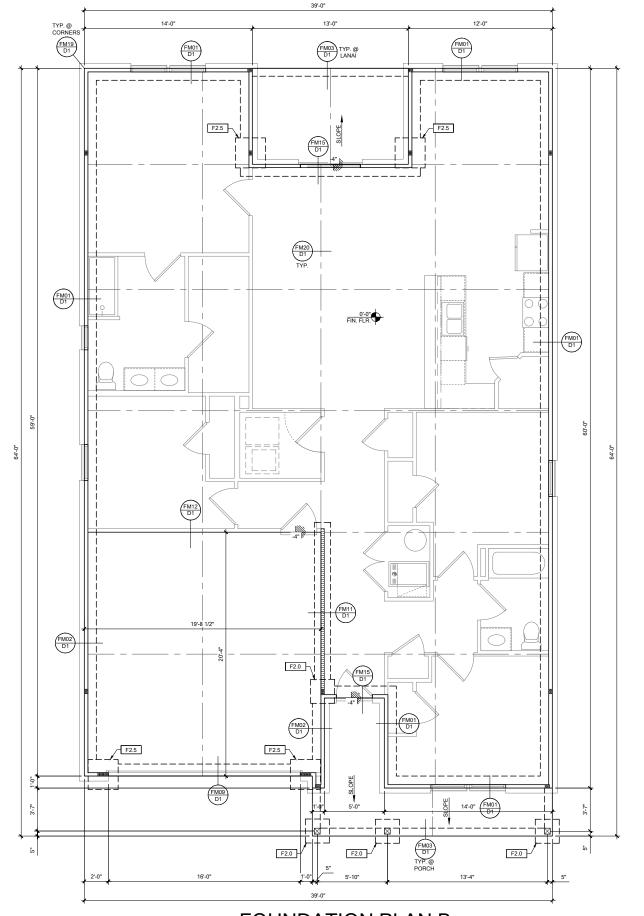


ESERVE AT JEWEL LAKE 33-3S-16-02439-202

PLAN NUMBER: 33911776

RADFORD

SHEET



FOUNDATION PLAN B

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

FOL	JNDATION LEGEND	
SYMBOL	DESIGN DESCRIPTION	4
F#.#	INDICATES CONCRETE FOOTING w/ MINIMUM SOIL BEARING CAPACITY OF 2000 PSF. REINFORCE PER GENERAL FOUNDATIONS SCHEDULE ON SHEET SN FOR DESIGN SPECIFICATIONS.	IRY
	INDICATES CONSTRUCTION JOINT (IF SHOWN) SHALL BE ½" x 1" SAW CUTS FILLED WITH APPROVED SLAB JOINT MATERIAL COVERING A 12'x12' SQUARE MAXIMUM	
#"	INDICATES STEP IN FOUNDATION, VERIFY PER ARCHITECTURAL PLANS CONSTRUCT PER PLAN SECTION CUT AND DETAIL SHEET D1	CEI
0'-0" FIN. FLR.	4" 2500 PSI CONC. SLAB W/ REINF. PER S0 w/6 MIL VISQUEEN VAPOR BARRIER & TREATED FOR TERMITES. <u>SEE</u> FOUNDATION SCHEDULE ON SN	MANITOR AND CONTROL OF THE AND C
MAX.	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	COUNTRY OF THE STATE OF THE STA
OFNEDAL NOT		X E E E E E E E E E

GENERAL NOTES:

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

PLAN KEY NOTES



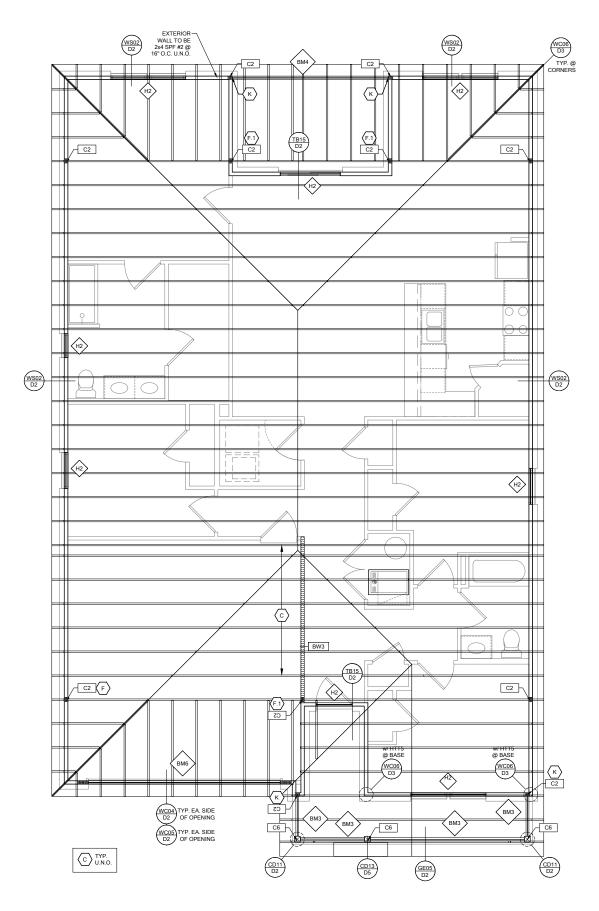
WALL TYPE			
SYMBOL	DESIGN DESCRIPTION		
	2x_ INTERIOR BEARING SHEARWALL - SEE BEARING WALL SCHEDULE ON SHEET SN FOR REQUIREMENTS.		
	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN		
	2x WOOD FRAME EXTERIOR WALL		

PLAN NUMBER: 33911776 RELEASE DATE: 02.22.2021

MODEL:
RADFORD

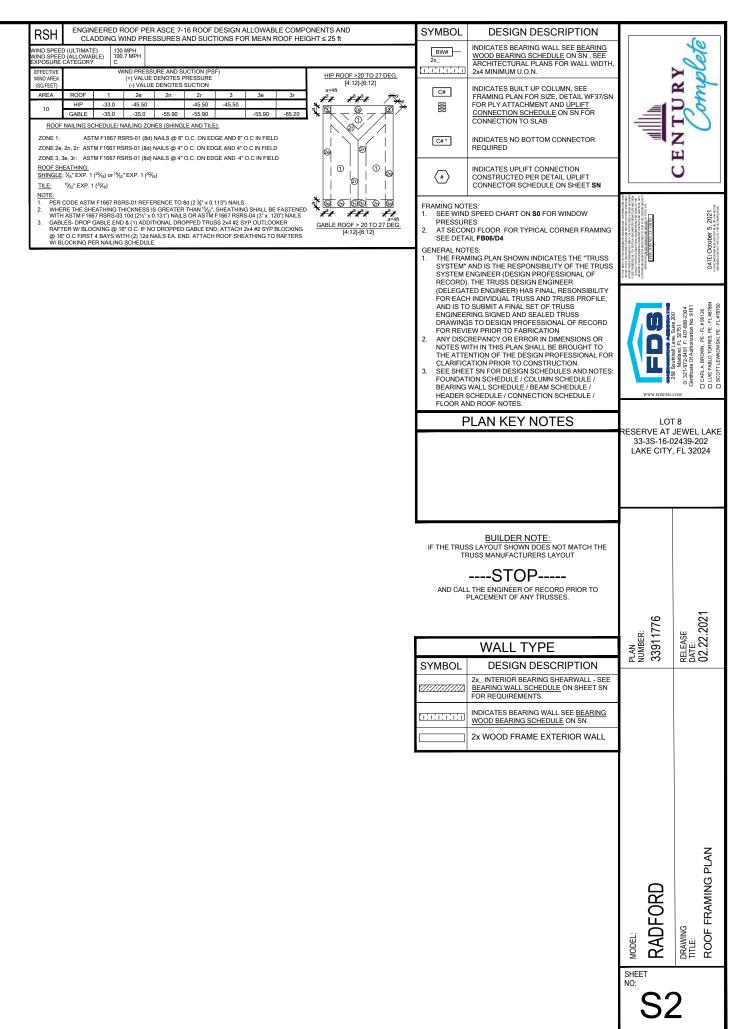
SHEET NO:

S1



ROOF FRAMING PLAN B

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





- DOWN, SEE PMINDT FOR AUDITIONS, IN REQUIRED.
 DETERMINES SEEP LOCATIONS, IN REQUIRED.
 DETERMINES SEEP LOCATIONS, IN REQUIRED.
 SELECTION OF SELECTION OF THE SELECTION OF THE SELECTION OF SELECTION OF THE SELECTION OF SELECTION O

COLUMN SCHEDULE					
MARK	COLUMN SIZE	FIRST FLOOR BASE CONNECTIONS, SEE PLAN FOR SECOND FLOOR CONNECTIONS	UPLIFT(Ib		
C1	(3) 2x #2 SPF	(4)12d TOENAILS	NO UPLIFT		
C2	(3) 2x #2 SPF	DTT2Z W/ ½" ATR & (8) ¼" X 1 ½" SDS SCREWS	1835		
C3	(3) 2x #1 SYP	(4)12d TOENAILS	NO UPLIFT		
C4	(3) 2x #1 SYP	DTT2Z w/ ½" ATR & (8) ¼" x 1½" 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/ 5%" ATR AND (14) ½"x2½" SDS WOOD SCREWS	5080		
C9	3.5" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU5-SDS2.5 w/ 5%" ATR AND (14) 1/4" 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/ %" ATR AND (20) ¼"x2½" SDS WOOD SCREWS	6372		
C11	5.25" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ ½" ATR AND (20) ½"x2 ½" SDS WOOD SCREWS	7082		
C12	5.25" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ ½" ATR AND (20) ½"x2 ½" SDS WOOD SCREWS	7082		
C13	5.25" x 7" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ 1/8" ATR AND (20) 1/4" x2 1/2" SDS WOOD SCREWS	7082		

4 BEYOND AGAINST 2x8 STUD -

AT ALL EXTERIOR CONDITIONS —
ATTACH 2x STUDS TO TOP PLATE w/ 4-16d NAILS (2 ON EA SIDE)

2x8 STUDS, PER PLAN (SIM w/2x6 STUDS) -

OUT TOP PLATE ATTACH w/ 2-ROWS OF 12d @ 3" O.C. (SOLID BLOCK w/ 2x6)

PROVIDE 2x4 ON TOP OF 2x8 TO BLOCK -

- ALL STRUCTURAL LUMBER TO BE SYP#2 OR SPF#2 UNO ON PLAN. ALL STRUCTURAL LUMBER TO BE SYP#Z OR SPF#Z UNO ON PLAN. MINIMUM BOLT EMBEDMENT: "S' EMBEDMENT FOR 12" ATR. "6" EMBEDMENT FOR 12" ATR. "6" EMBEDMENT FOR 51" ATR. "9" EMBEDMENT FOR 51" ATR. "10" ATR

- ECTIONS SHALL BE INSTALLED ON NARROW OR WIDE FACE PER SIMPSON TC-SCLCLM

) SP1 w/ (6) 10d NAILS & ANCHOR BOLTS #2 SPF (2)16d TOENAILS) 12d TOENAILS OR (2) 2d END OR BOX NAILS NO UPLIFT BW4 #2 SYP P1 w/ (6) 10d NAILS & #2 SYP 439 SP1 w/ (6) 10d NAILS & #2 SYP ANCHOR BOLTS #2 SYP 878 3) 12d TOENAILS OR (2) 2d END OR BOX NAILS #2 SPF NO UPLIFT 12" SP1 w/ (6) 10d NAILS & #2 SPF ANCHOR BOLTS #2 SPF BW8 12" 535 2) SP1 w/ (6) 10d NAILS & ANCHOR BOLTS #2 SPF BW9 12" (3) 12d TOENAILS OR (2) 12d END OR BOX NAILS #2 SYP SP1 w/ (6) 10d NAILS & #2 SYP 12" 585 ANCHOR BOLTS (2) SP1 w/ (6) 10d NAILS & #2 SYP ANCHOR BOLTS #2 SYP CROSS REFERENCE CHART
SIMPSON SP1 / USP SPT22 SIMPSON SP2 / 2) 2x HEADER (U.N.O.) SEE FLOOR PLAN FOR MIN. SIZE. SEE HD/SN FOR CONNECTION INFO. IF HEADER IS WITHIN A WALL W. <u>NO UPLIET</u> AS INDICATED IN THE WOOD BEARING WALL SCHEDULE, THE CONNECTORS INDICATED IN WF09 & HD CAN BE IGNORED.—7

CAN BE IGN.

T/ WALL

SEE PLAN x TOP PLATE SEE.

WOOD BEARING WALL SCHEDULE

NO UPLIFT

4'-0" - 8'-11"

#2 SPF

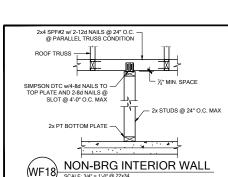
SIMPSON SPH4 TOP & BOTTOM /F17/SN FOR DDITIONAL INFO ex MID-SPAN BLOCKING w/-2) 12d TOENAIL @ EA. END DNLY FOR WALLS TALLER THAN 8'-0" 2x STUDS w/ NO UPLIFT, SEE CHAF ABOVE FOR O.C. SPACING AND PL/ FOR LOCATION AN WALL SIZE. ATTAC STUDS T&B w/ 2-G NAILS CONNECTOR TOP AND BOTTOM PER WOOD BEARING WALL SCHEDULE ICHOR BOLT(S): 1/2" A.B. PRAIL RW SIMPSON SET OF FEMALE SET OF THE RESERVENCE OF THE RESERV

HEAR WALL LOCATION

WERFAL BEARING WALL NOTES:
ALL STRUCTURAL LUMBER DESIGNATED AS SYP SHALL BE SYP #2 AND ALL
STRUCTURAL LUMBER DESIGNATED AS SPF SHALL BE SYP #2 AND ALL
STRUCTURAL LUMBER DESIGNATED AS SPF SHALL BE SPF #2 U.O.
SEE FLOOR PLAN FOR WALL SIZE ASSUME 24 STUDS USED UNO.
OSNECTIONS TO DE INSTALLED TO EACH STUD AS INDICATED
CONNECTOR TO DE INSTALLED TO EACH STUD AS INDICATED
CONTACT E.O. R. IF SPR4. SPP6. OR SPP8. CONNECTORS ARE SUBSTITUTED, T.
VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
IF "BW" IS INDICATED ON SECOND FLOOR RASE CONNECTION TO BE IGNORED.
SEE WYRO 8AND PERSOR ON INDICATED ON SECOND FLOOR RASE CONNECTION FOR
2ND FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY
PROJECTS ON THE STRUCTURE OF THE STORY
PROJECTS ON THE STRUCTURE OF THE STRUCTURE OF THE STORY
PROJECTS ON THE STRUCTURE OF THE STRUCTURE

LL TOP PLATES AND SILL PLATES SHALL BE THE SAME SPECIES AS THE WOO

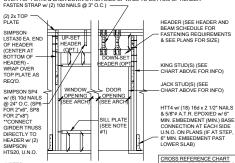
STUDS. F THE BEARING WALL IS INDICATED WITH THE BW1, BW4, BW7, BW10, THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UP THE STUDS ARE TOE NAILED TO THE PLATE AND THE 2X PLATE CAN BE ATTACHED WITH HARD CASED NAILS (GUN NAILS) AND WILL NOT REQUIF ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDU



HEADER SCHEDULE HEADER NOTE 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 WALLS CHEDULE FOR REQUIRED CORRECTIONS U.N.O. OI 2) 2x8 #2 SYF (2) 2x10 #2 SYF CONNECTIONS. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL **WF37/SN.** FASTEN ALL MULTI-PLY HEADERS TOGETHER W/(2) ROWS 1/16" FLITCH PLAT 2.0E Fb=2600 (2) 1 3/4" x 9 1/4" LVL PASTEM ALL MULTIPPLY 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 114" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE. FASTEM ALL HEADERS TO KING STUDS W (3) 10d TOENAILS SIZE 1'-0" - 3'-11"

10'-0" - 16'-0" "PHOVIDLE (3) XX CRIPPLE STUDS BELLOW ANY GIRCLER TRUSS BEARING OVER HEAD. 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 CSIS INSTALLED FROM BOTTOM OF HEADER, UP STUD OVER TOP PLATE & BACK DOWN OTHER SIDE OF WALL TO BOTTOM OF HEADER.

(3)



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.

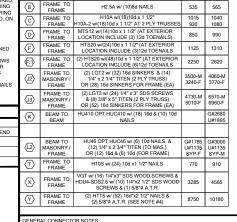
3. HOLD DOWN CONNECTIONS NOT REQUIRED AT BEARING WALLS WITHOUT UPLIFT. SIMPSON SP4 / USP SPT4 SIMPSON SP6 / USP SPT6 SIMPSON SP8 / USP SPT8

(HD) TYPICAL FRAMING CONNECTIONS AT OPENINGS BEAM SCHEDULE

			DEAW OCHEDOLE					
	MARK	BEAM SIZE	FASTENING SCHEDULE					
D	BM1	(2) 2x8 SYP #2 w/ 7/16" OSB FLITCH PLATE			L'AN	١,	LAN	
	BM2	(2) 2x10 SYP #2 w/ 7/16" OSB FLITCH PLATE.	(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE		U.N.O. ON FRAMING PLAN		U.N.O. ON FRAMING PLAN	
	ВМЗ	(2) 2x12 SYP #2 w/ 7/16" OSB FLITCH PLATE.						
	BM4	(2) 1 3/4"x11 1/4" LVL 2.0E Fb=2600) HTS20 6	USP CONNECTOR) HTW20	
	BM5	(2) 1 3/4"x11 7/8" LVL 2.0E Fb=2600	(2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS <u>@</u> 16" O.C TYP. EACH SIDE OR (2) ROWS OF 124 NAILS <u>@</u> 12" O.C. TYP. EACH SIDE	SIMPSON CONNECTOR	WOOD POST: (2) LSTA18 OR (2) HTS20 <u>CMU COLUMN</u> : (2) HETA16		WOOD POST: (2) LSTA18 OR (2) HTW20 CMU COLUMN: (2) HTA16	
	BM6	(2) 1 3/4"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			WOOL		WOOL	
	€M10							
ı	GENER	RAL BEAM NOTES:				. –		

VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED (MIN 4" BEARING EACH END)

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.



SIMPSON - CONNECTOR SCHEDULE

CONNECTOR & FASTENERS

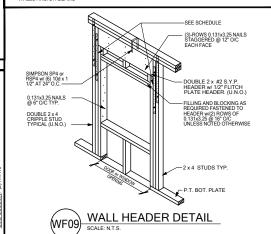
- IENERAL CONNECTOR NOTES:

 CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS / BEAMS W/ (2) 12d TOENAILS.

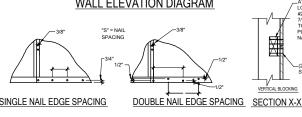
 ALL TRUSS TO TRUSS CONNECTIONS ARE PROVIDED BY TRUSS MANUFACTURER, U.N.O ON PLAN.

 G.C. MAY USE EITHER SIMPSON OR USP CONNECTIONS, SEE FRAMING PLAN FOR CONNECTOR CAL
- OUT. FOR SINGLE PLY TRUSSES, SCAB ON FULL HEIGHT SYP #1 2"x4" TO TRUSS VERTICAL WEB w/ (2) ROWS
- A MINIMAL CONNECTOR UNO ON FRAMING PLAN
- CONNECTION FOR ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS/ LINTELS/ ICF WALLS UNO ON
- CUNNECTION FOR ALL ROOT / LOOK SETTIONS FOR ALL FLOOR TRUSSES PARALLEL TO MASONRY WALLS SEED BETAIL EB 12/103 FOR MORE INFORMATION CONNECTION FOR ALL HEI JACK GORNER JOKO TO MASONRY WALLS SICE DETAIL EB 12/103 FOR MORE INFORMATION CONNECTION FOR ALL HE JACK (CORNER JOKO TO MASONRY WALLSICE WALLSJUNTELS CONNECTION FOR ALL CONTINUOUS RIM BOARD TO TOP DE MASONRY AT 32° D.C. MAX. W. (2) AT EACH CORNER G.C. TO VERBIY LOCATION DOES NOT CONFLICT WITH (IF APPLICABLE) LAYOUT CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALL/BEAMS W. (2) 12d TOENAILS
- B) MINIMAL CONNECTOR UNO ON FRAMING PLAN
- CONNECTION FOR JACK TRUSS TO WOOD WALL OR BEAM
- C MINIMAL CONNECTOR UNO ON FRAMING PLAN

CONNECTION FOR ALL TRUSSES TO INTERIOR/EXTERIOR BEARING WOOD WALLS AND/OR BEAMS



(2)- 2y TOP PLATE REYOND -(E)--BH 2x STUDS BEYOND. SEE PLAN PROVIDE BLOCKING AS REQUIRED PER SECTION X-X IF NOT G / FLOOR SYSTEM —A— 2x RIBBON OR BLOCKING BETWEEN FLOOR SYSTEM **HORIZONTAL** _AT ALL PANEL BLOCKING LOCATIONS SHALL BE MIN 2 X 4 #2 SPF TURNED VERTICAL W/ 7/16" FLITCH PLATE TO W (2) 12d TOENAILS EA. END. NAIL FLITCH PLATE TO VERTICAL W/ (4) 8d NAILS WALL ELEVATION DIAGRAM



CH PER NAILING SCHEDULE. PANEL EDGES WILL NEED TO BE TACHED TO STUD AND OR BLOCKING AT ALL EDGES. A MINIMUM ½" ACE IS RECOMMENDED BETWEEN PANELS AT EDGES AND END NETRATE SURFACE MORE THAN 1/4".

- 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
- NAIL INTERIOR AT 6" O.C. W/ 8d COMMON NAIL.
- E STAGGER ALL VERTICAL JOINTS & NAIL @ 4" O.C. W 8d COMMON NAIL.
- PLYWOOD SPLICES @ HEADER NAIL SHEATHING TO HEADER w/ 8d COMMON NAILS @ 4* O.C. (2) ROWS @ TOP & BOTT.
- $\begin{tabular}{ll} \begin{tabular}{ll} \beg$

TE: 8d NAILS FOR WALL SHEATHING MUST BE MIN .131" X 2 NOT OVERDRIVE NAILS: FASTENERS SHALL NOT PENETRATE RFACE MORE THAN ½"

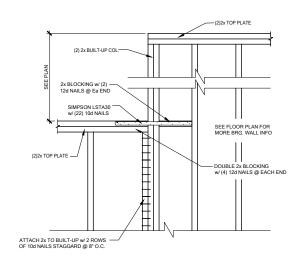
TB13\ WALL SHEATHING INSTALL & NAILING SCHEDULE

VERTICAL BLOCKING

-(2) 8d NAILS @ 3" O.C. STAGGERED FOR SHEATHING

(2) 2x BUILT-UP COI 12d NAILS @ Ea ENI SEE FLOOR PLAN FOR MORE BRG. WALL INFO ATTACH 2x TO BUILT-UP w/ 2 ROWS -

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





NTURY

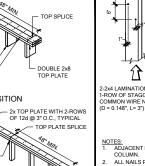
PLAN NUMBER: 33911776

RADFORD

SHEET NO:

PIPE OR DUCT W/ PENETRATION THRU TOP PLATE W MORE THAN 50% OF TOP PLATE WIDTH INSTALL SIMPSON PSPN516Z W/12-16d NAILS TOP AND BOTTOM AT ALL EXTERIOR CONDITIONS = ATTACH 2X STUDS TO TOP PLATE W/ (4) 16d NAILS (2 ON EA. SIDE) TYP BOTTOM SPLICE OVER STUD TOP PLATE SPLICE WF17

TOP PLATE TRANSITION



2-2x4 LAMINATIONS w/
-ROW OF STAGGERED 10d
-SOMMON WIRE NAILS
D = 0.148°, L= 3°) OR EQUAL

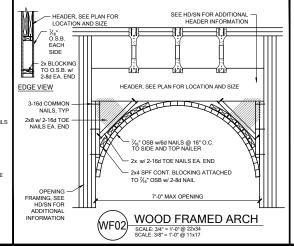
(DE 1.148°, L= 3°) OR EQUAL

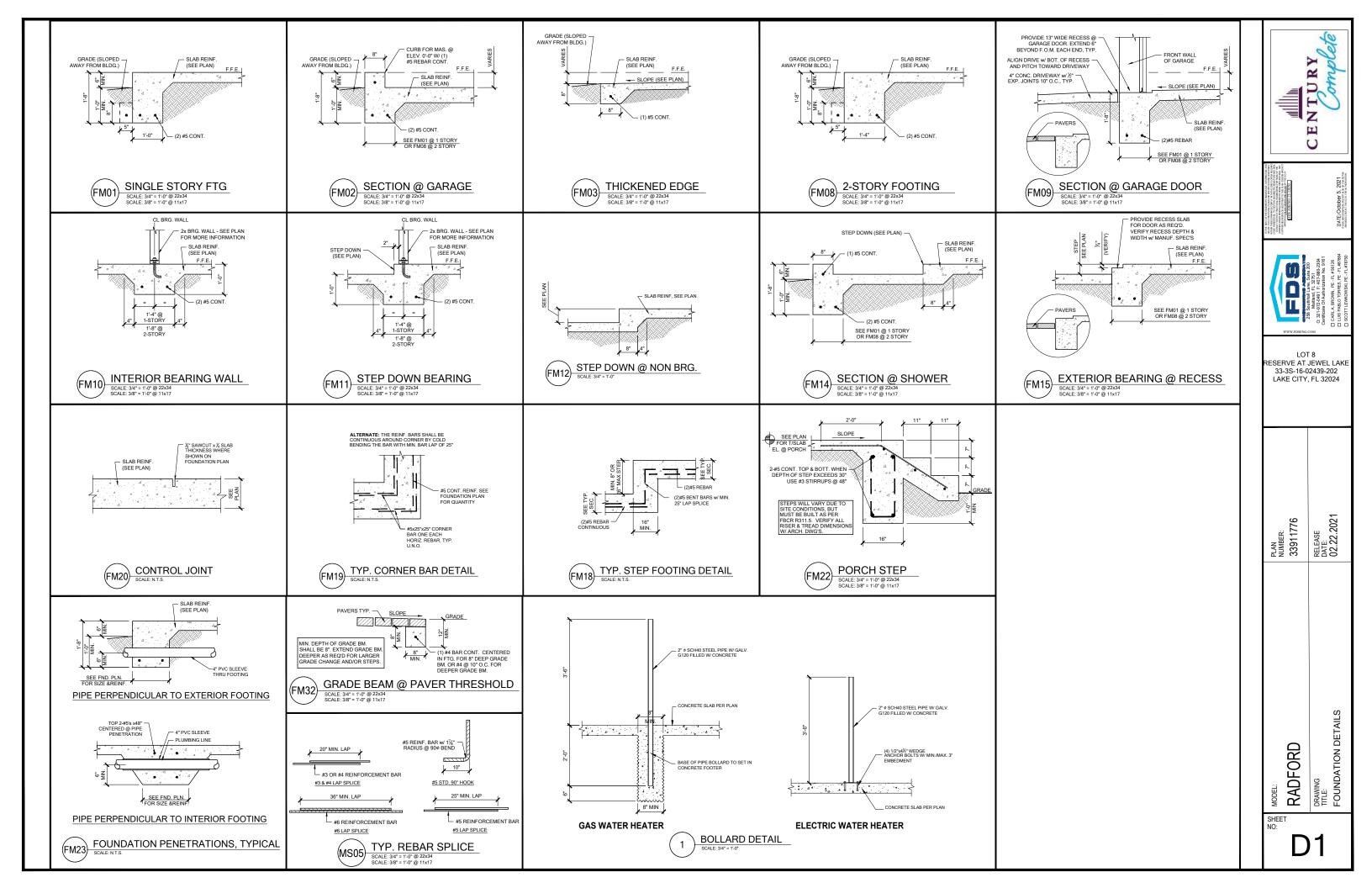
NOTES:

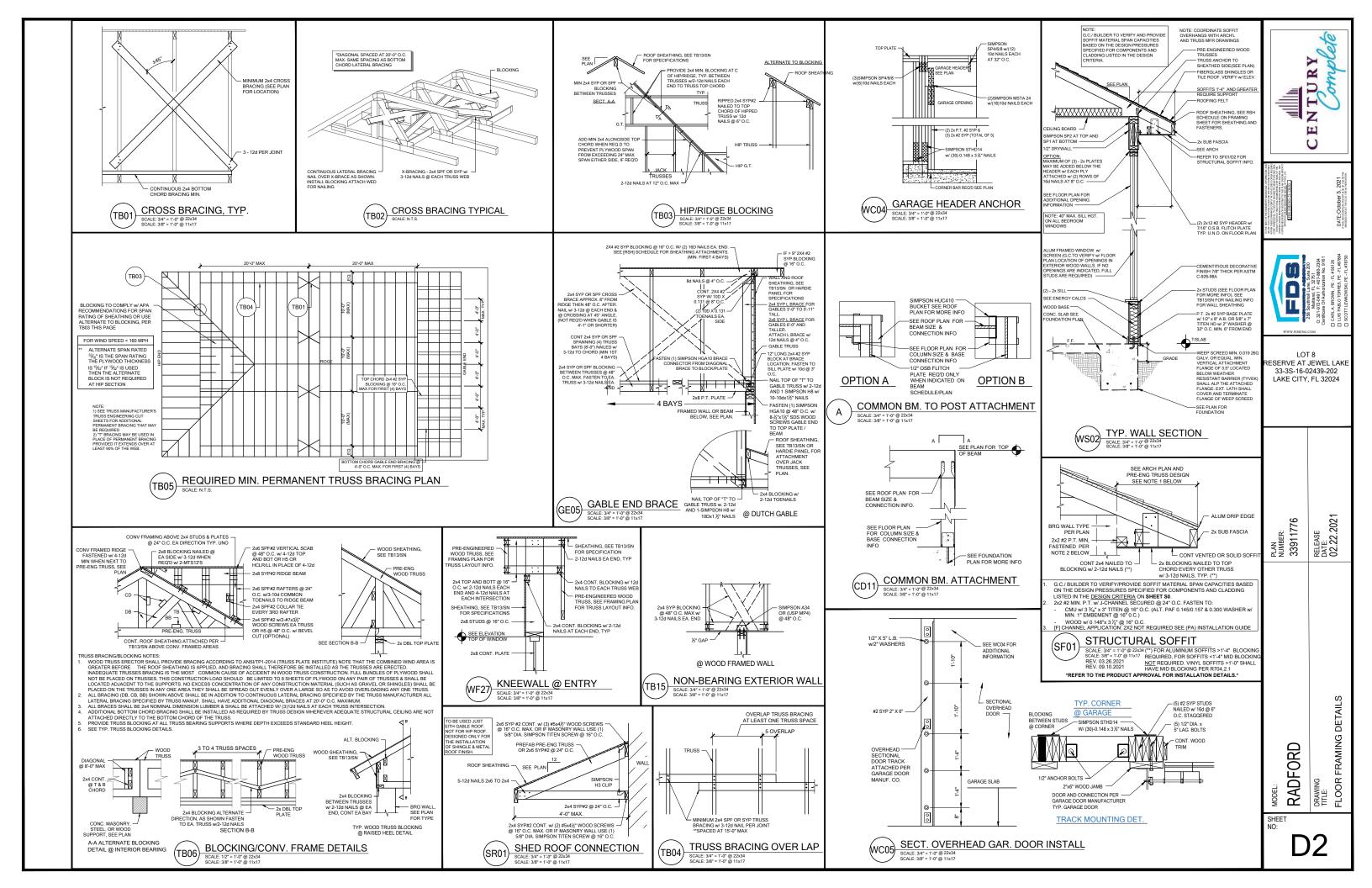
I. ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE

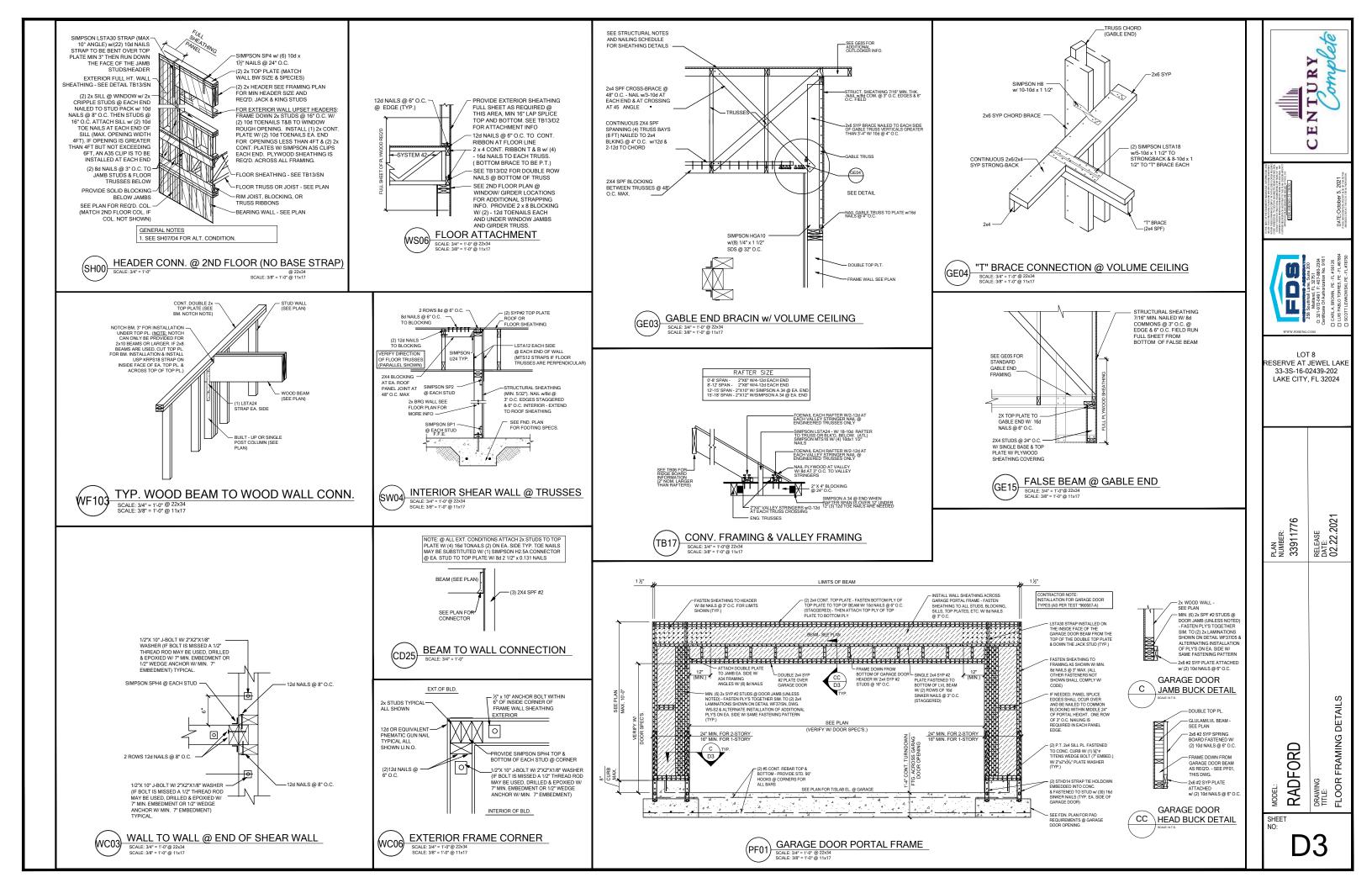
ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF TH COLUMN.
ALL NAILS PENETRATE AT LEAST ¾" OF THE THICKNESS OF THE LAST LAMINATION REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFO.

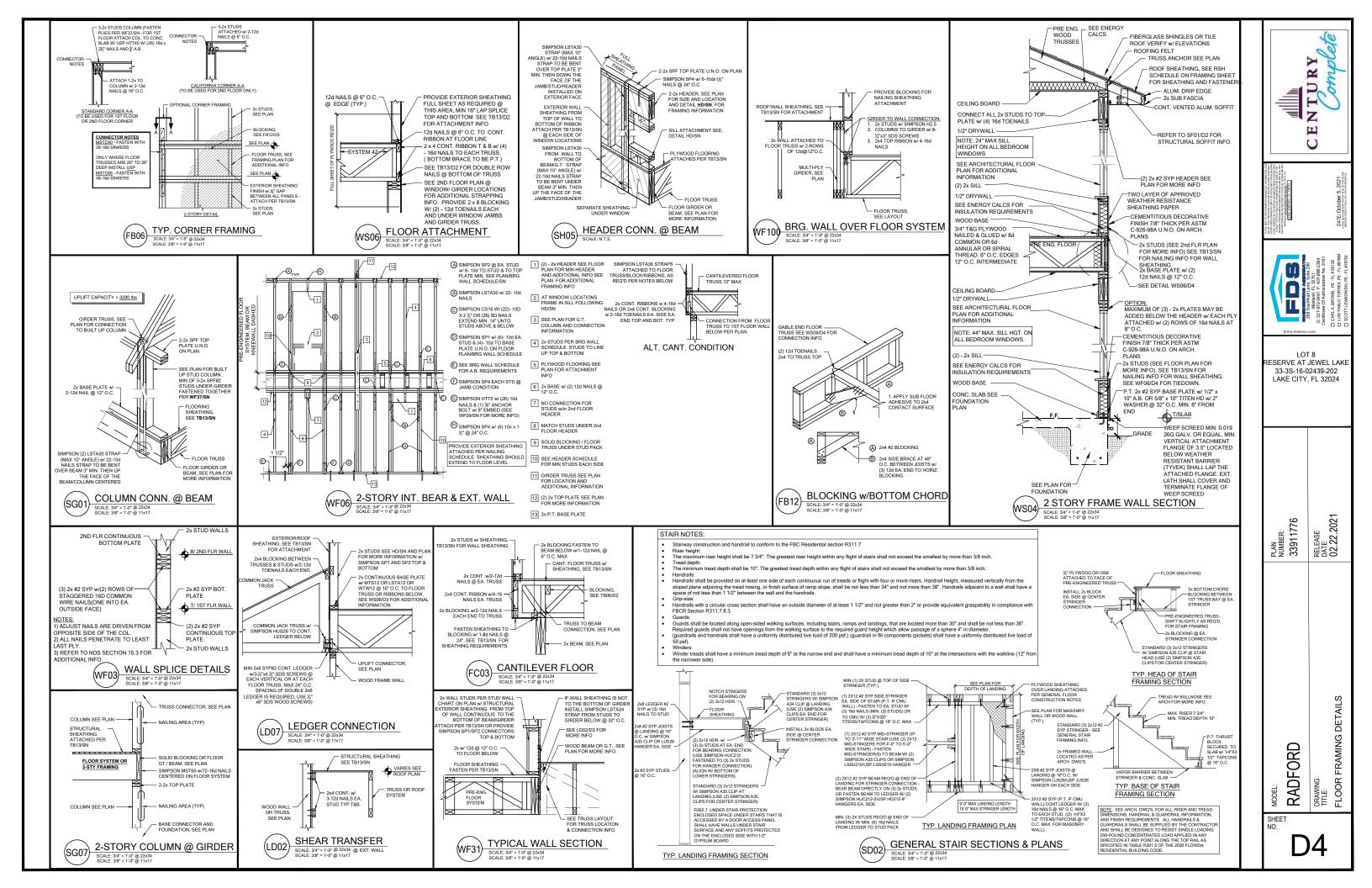


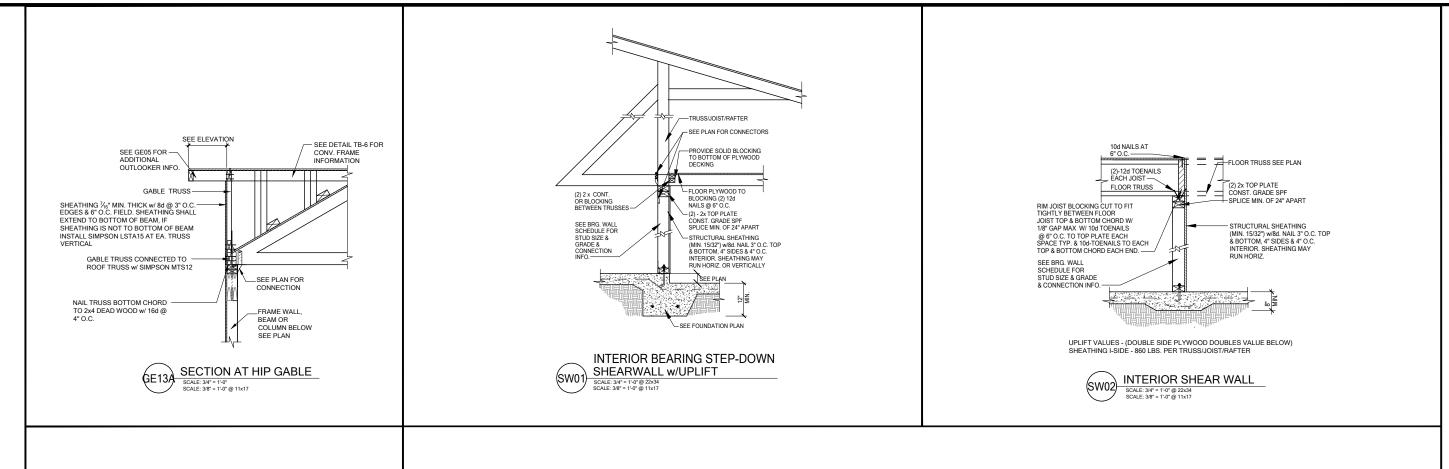


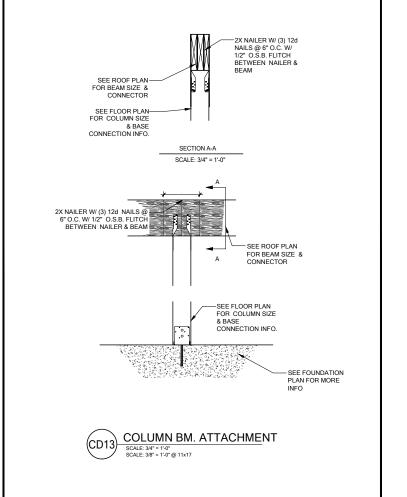


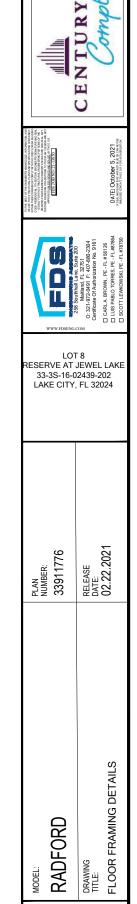












SHEET NO:

D5