

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

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

BUILDING CODE COMPLIANCE

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCE CURRENTLY IN USE WITH THE LOCAL JURISDICTION.

PRODUCT: NEW SINGLE FAMILY DETACHED

OCCUPANCY CLASSIFICATION:

RESIDENTIAL R-3

CONSTRUCTION CLASS:

UNPROTECTED

CONSTRUCTION TYPE:

TYPE VB

EMERGENCY ESCAPE:

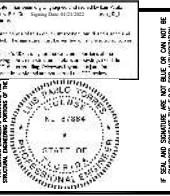
EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE MINIMUM OF 5.7 SQUARE FEET

APPLICABLE CODES:

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

2020 Florida Building Code, Residential, 7th Edition

2017 National Electrical Code, NFPA 70



Reserve at Jewel Lake
Lot 034
449 SW Jewel Lake Drive
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.

Radford

39' - 1776 - LH
Florida Region (Frame)

INDEX

ARCHITECTURAL

CS	GENERAL NOTES & LEGENDS
A1	EXTERIOR ELEVATIONS
A2	SLAB PENETRATION PLAN
A3	FLOOR PLANS
A4	SECTIONS & DETAILS
A5	INTERIOR DETAILS
A6	ROOF PLAN
E1	ELECTRICAL PLANS
CD	CONSTRUCTION DETAILS

REVISIONS

NUMBER	DATE	DESCRIPTION
01	03.04.2021	Added Elevations A1 & B1
02	06.14.21	Added outlet to BR2. Relocate & noted outlets to meet 6' max from wall break & 12' max between outlet spacing at habitable rooms (E1.1)
03	07.08.21	Added floor break transition strips to plan
04	07.21.21	Added Elevations A4 & B4
05	08.02.21	labeled egress windows, labeled accessible bath, smoke/carbon alarms near appliances noted
06	08.24.21	Added stemwall options
07	09.08.21	Carbon / smoke alarm moved 3' min away from bathroom door/opening with tub/shower

PLAN NUMBER:
33911776

RELEASE DATE:
02.22.2021

MODEL:
RADFORD

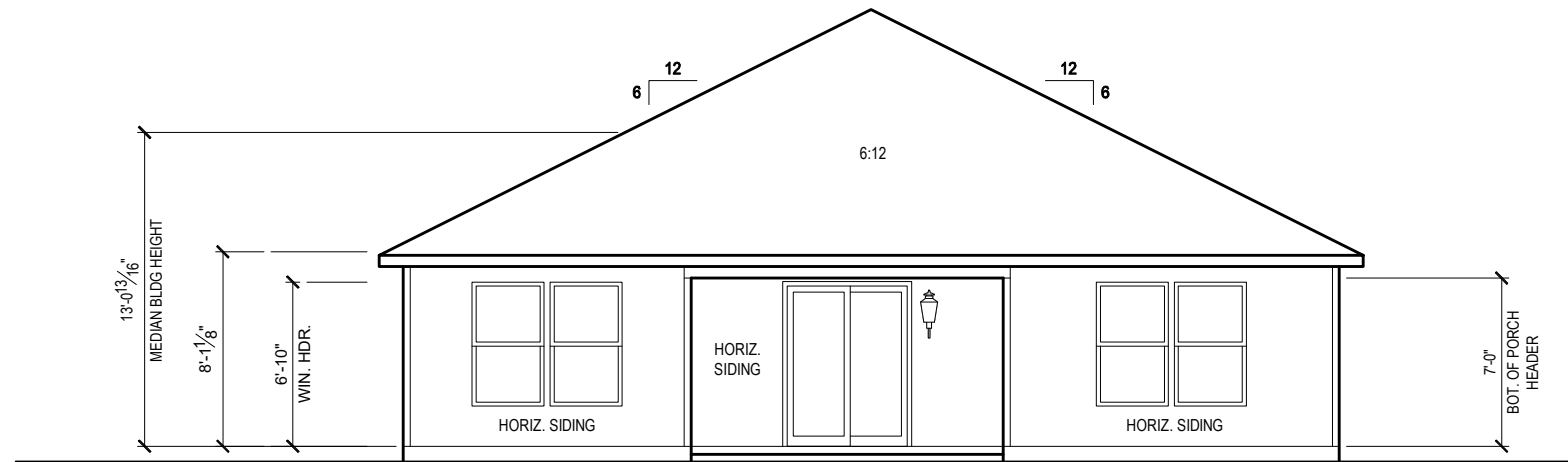
DRAWING TITLE:
COVER SHEET

SHEET NO:

CS

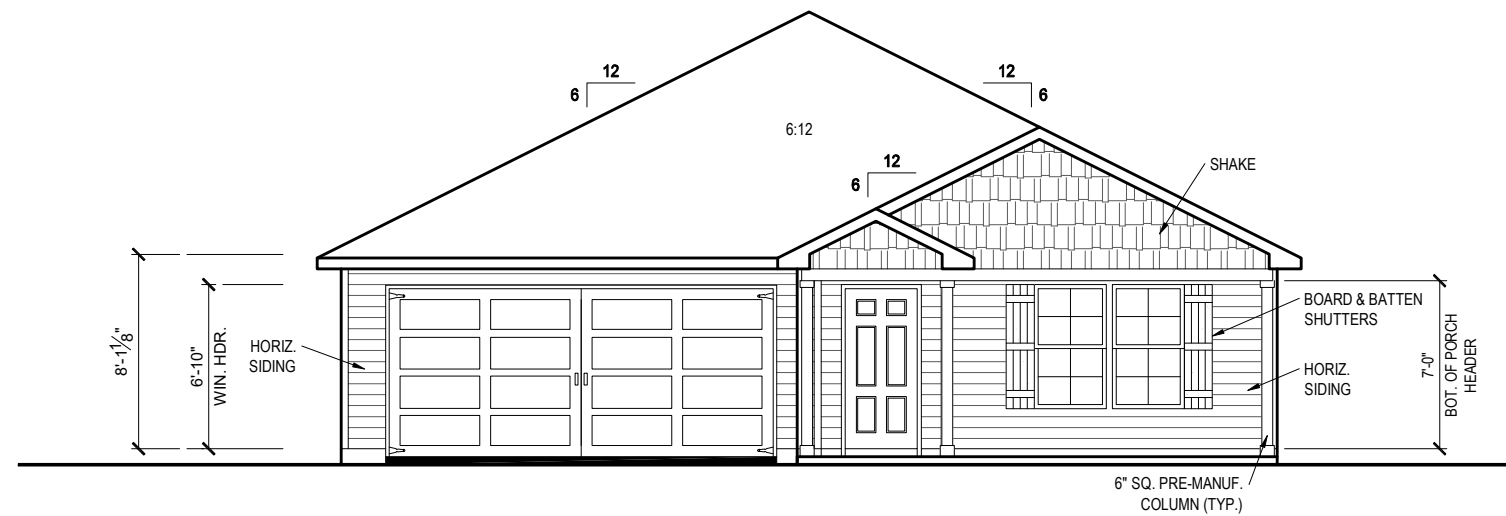
Keynotes | Legend

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



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



1-14-2022



Reserve at Jewel Lake
 Lot 034
 449 SW Jewel Lake Drive
 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

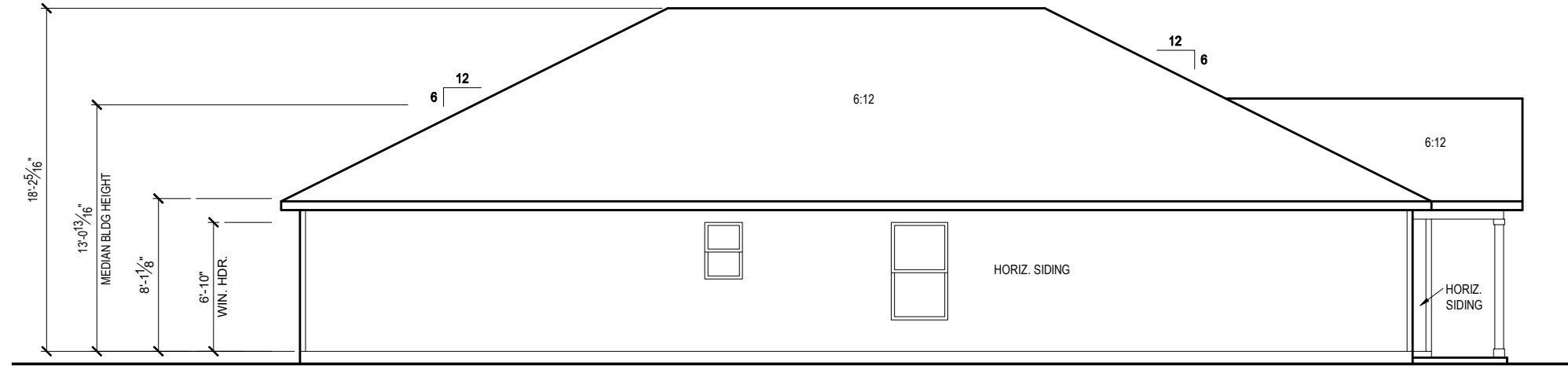
RELEASE DATE:
02.22.2021

MODEL:
RADFORD

DRAWING TITLE:
EXTERIOR ELEVATIONS

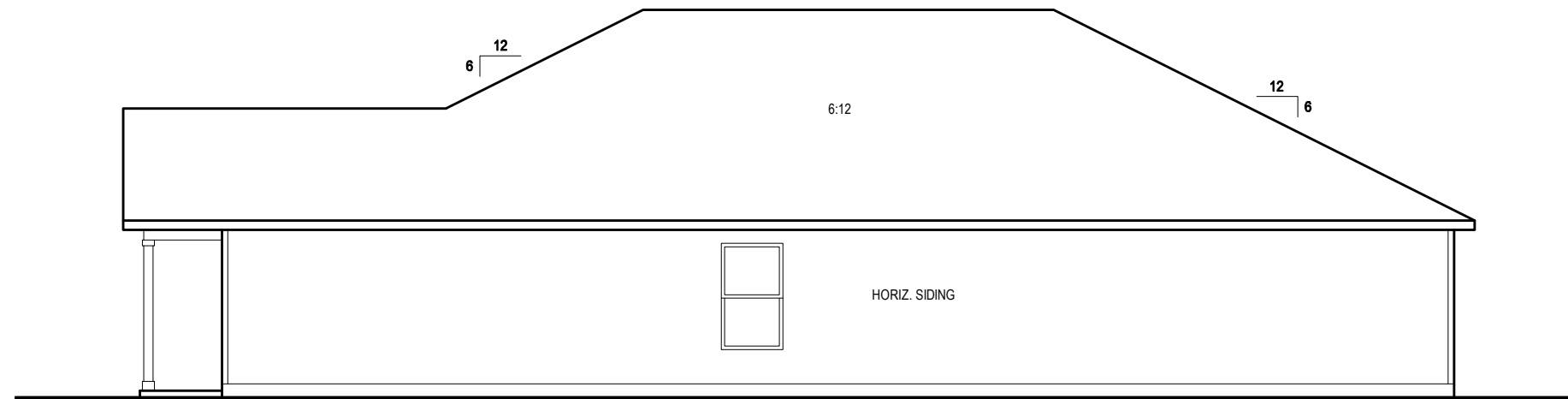
SHEET NO.:

1.1-B1



LEFT SIDE ELEVATION 'B1'

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

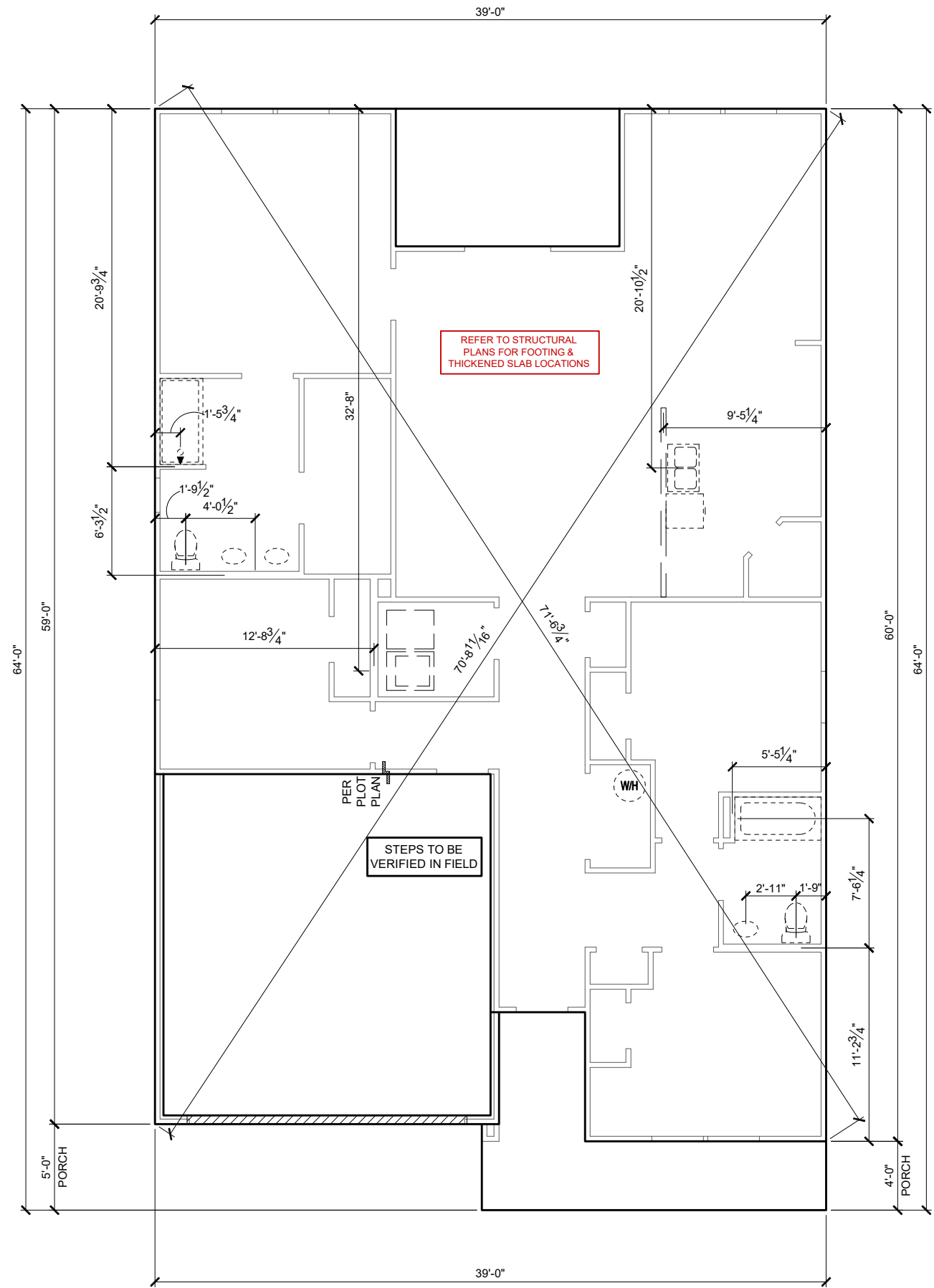


RIGHT SIDE ELEVATION 'B1'

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

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
 IF SEAL AND SIGNATURE ARE NOT BASED ON COPY MAY BE
 REPRODUCED WITHOUT THE SIGNATURE OF THE SEALING OFFICER.
 I, THE SEALING OFFICER, HEREBY CERTIFY THAT THE SEALING OFFICER HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE FLORIDA PLUMBING AND MECHANICAL CODES.
 I, THE SEALING OFFICER, HEREBY CERTIFY THAT THE SEALING OFFICER HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE FLORIDA PLUMBING AND MECHANICAL CODES.



Reserve at Jewel Lake
 Lot 034
 449 SW Jewel Lake Drive
 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.

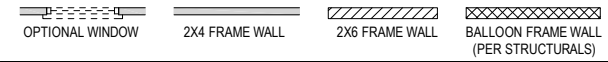
PLAN NUMBER:	33911776
RELEASE DATE:	02.22.2021

MODEL:	RADFORD
DRAWING TITLE:	SLAB PENETRATION PLAN

SHEET NO:
2.1-B

NOTES & LEGENDS

- REFER TO ENGINEERING STRUCTURAL DRAWINGS (S-#) FOR BEARING WALL LOCATIONS AND FOR ALL BEAM & HEADER SIZES AND BEARING WALL LOCATIONS
- ALL BEARING WALLS SHALL BE 16" O.C. WALL CONST. W/ DOUBLE TOP PLATE U.N.O.
- 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
- (2) HOSE BIBS SHALL BE INSTALLED, LOCATION TO BE DETERMINED BY PLUMBING CONTRACTOR

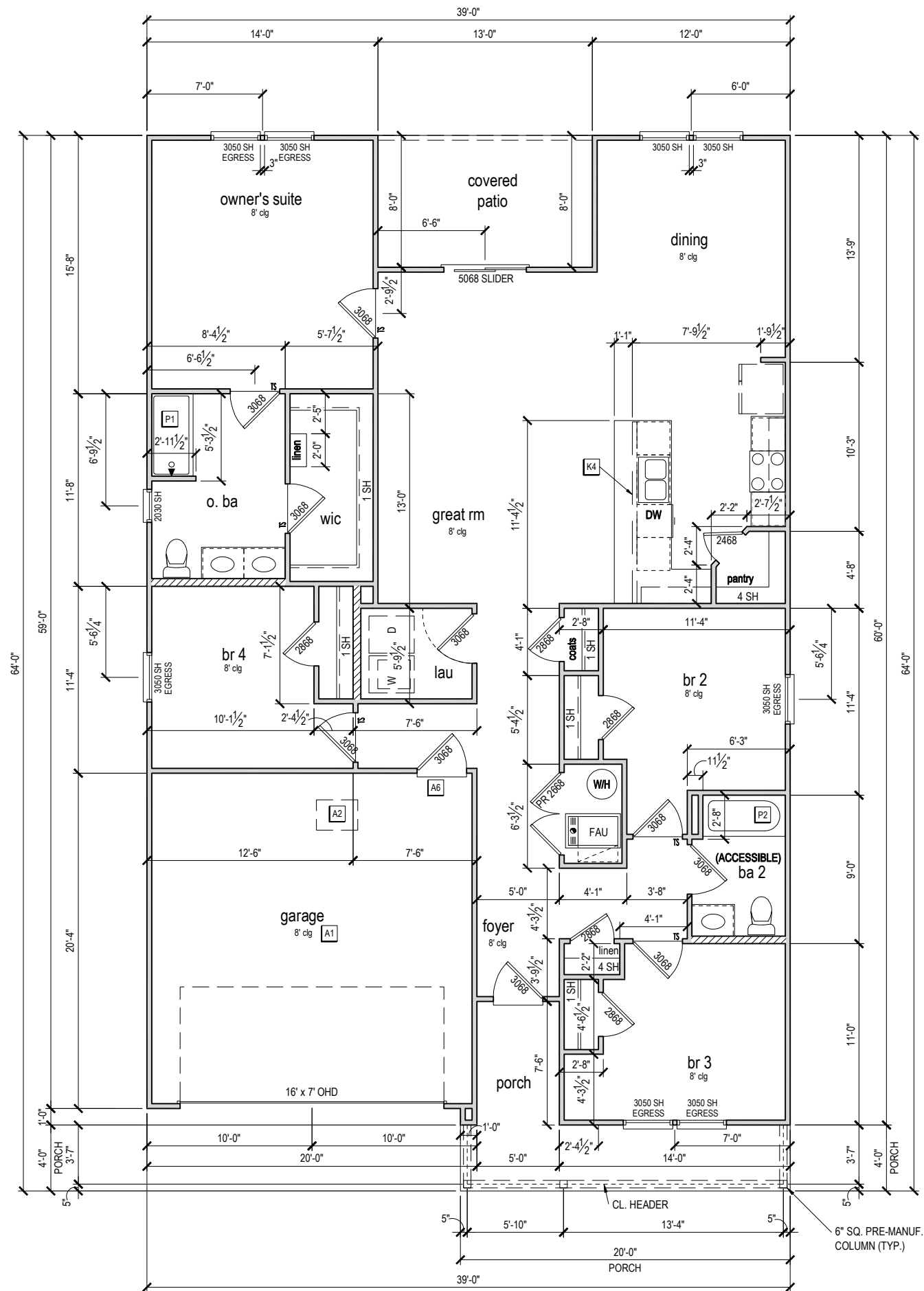


KEYNOTES

- A1 GARAGE CEILING - 5/8" TYPE X DRYWALL
- A2 VERTICAL SURFACE WALLS - 1/2" DRYWALL
- A3 22"x30" ATTIC ACCESS CONSTRUCTED WITH GYP. BD. (5/8" TYPE X AT GARAGE) WITH DOOR TRIM FRAME ACCESS SUPPORT
- A4 PROVIDE 6" MIN. FLAT CLG AT ANGLED CLG CONDITION
- A5 PULL DOWN STAIRS 25.5' x 54"
- A6 TEMPERED SAFETY GLASS PER IRC R308.4
- A7 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



1-14-2022



Reserve at Jewel Lake
Lot 034
449 SW Jewel Lake Drive
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: 02.22.2021

MODEL: RADFORD
DRAWING TITLE: FIRST FLOOR PLAN

SHEET NO: 3.1-B

ATTIC VENT CALCULATION

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

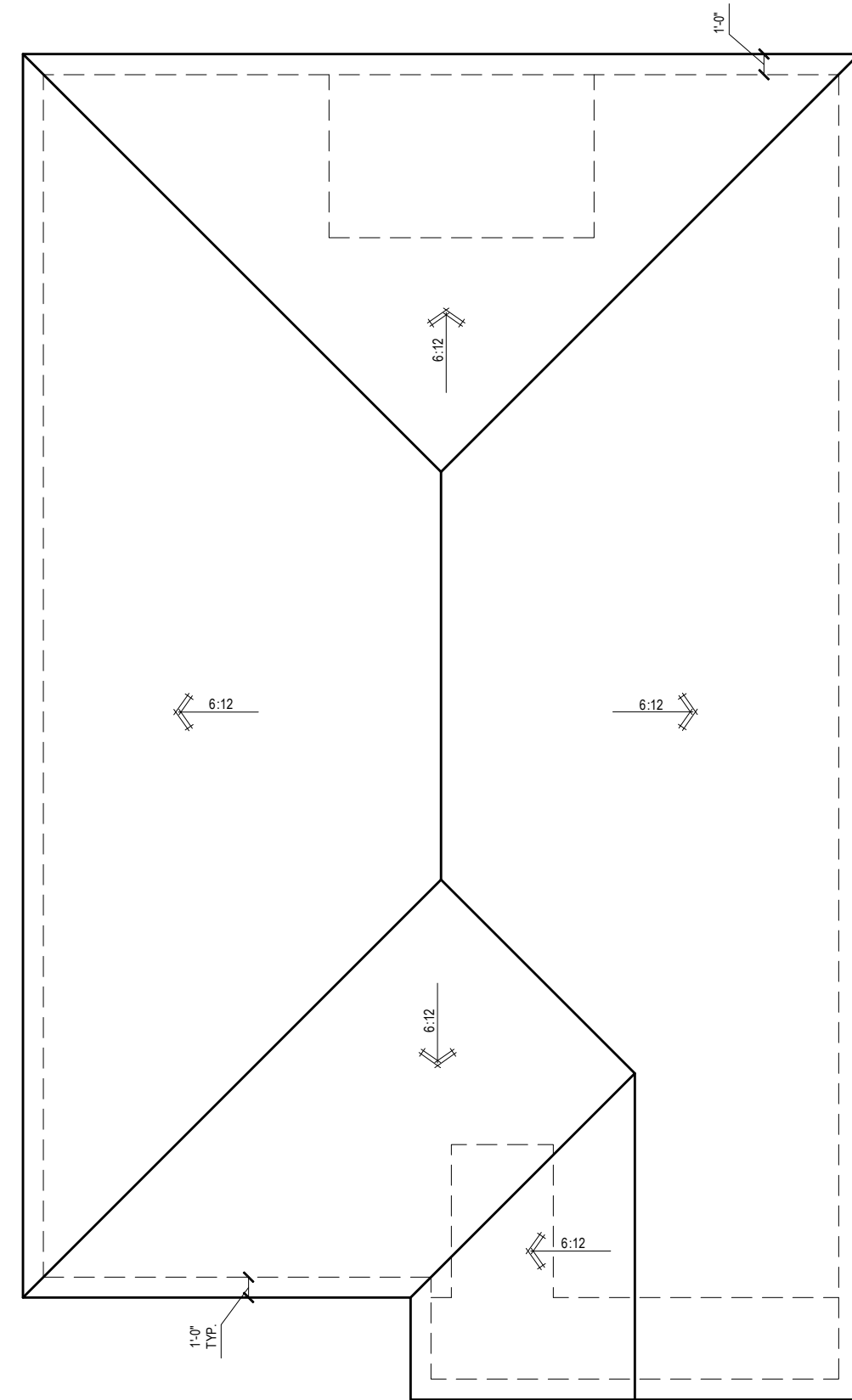
MANUFACTURE SELECTED TO VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AND TO MAINTAIN THE REQUIRED VENTILATION.

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

ROOF VENTILATION CALCULATIONS	
ROOF AREA	2,611 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:

- SOFFIT VENTS
(AREA: 6.4 SQ. IN PER FOOT - VERIFY WITH MANUFACTURE)
 - 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



1-14-2022



Reserve at Jewel Lake
Lot 034
449 SW Jewel Lake Drive
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:	02.22.2021

MODEL: **RADFORD**
DRAWING TITLE: **ROOF PLAN**

SHEET NO:
6.1-B

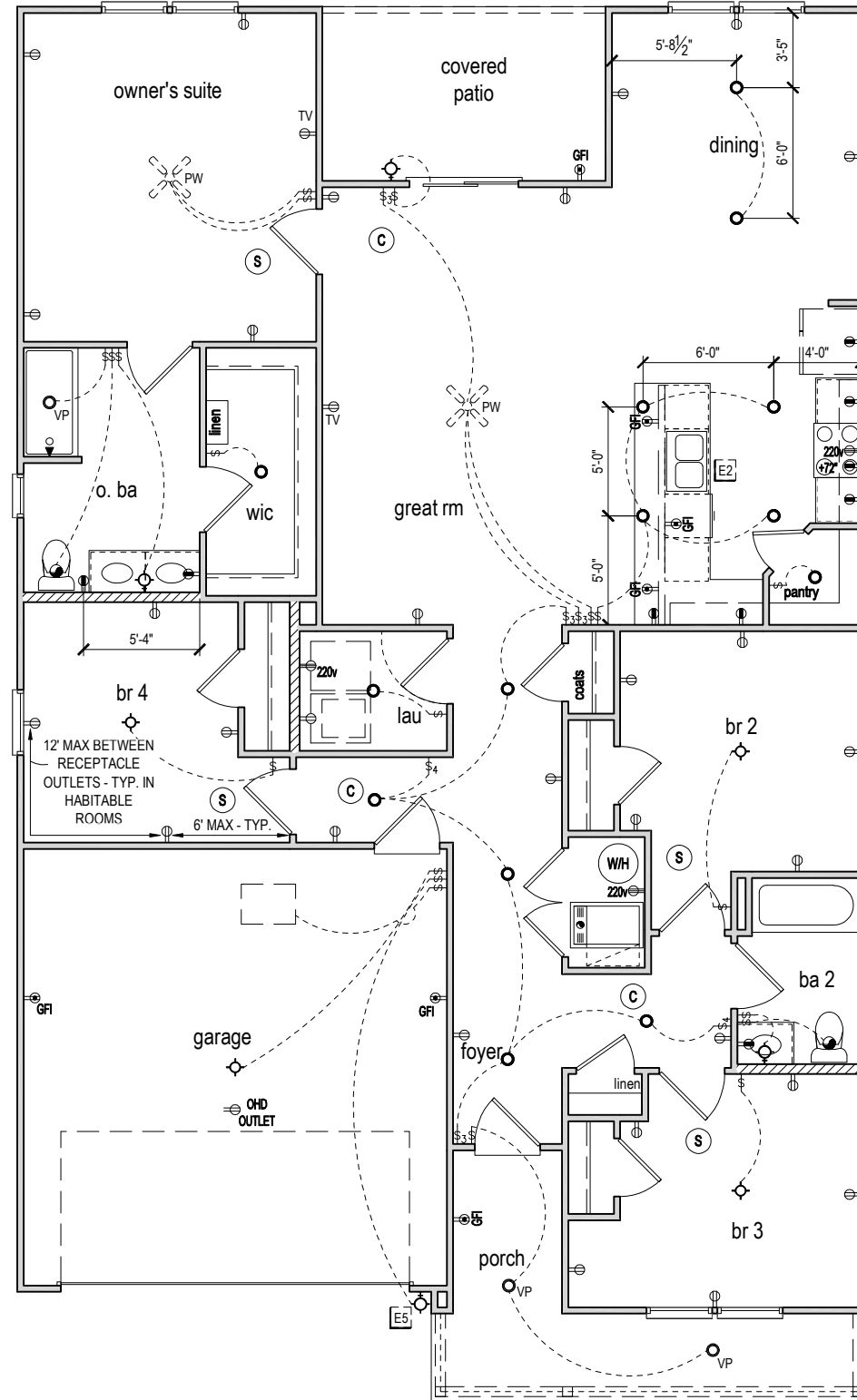
ELECTRICAL LEGEND

SWITCH	110v RECEPTACLE
3 WAY SWITCH	110v SWITCHED RECEPTACLE
4 WAY SWITCH	110v ABOVE COUNTER RECEPTACLE, GFI PROTECTED AT KITCHEN, BATH & LAUNDRY
WALL MOUNTED LIGHT	110v DEDICATED RECEPTACLE FOR SECURITY/STRUCTURED WIRING PANEL
LED DOWNLIGHT	GFI OUTLET
DISCONNECT	220v RECEPTACLE
CEILING FIXTURE OUTLET	110v FLOOR RECEPTACLE
SMOKE DETECTOR	DISPOSAL
SMOKE/CARBON MONOXIDE ALARM	CHIME
	BATH EXHAUST FAN
	CEILING FAN PREWIRE WITH BRACING FOR FUTURE FAN
	VP=VAPOR PROTECTED
	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 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



1-14-2022

Reserve at Jewel Lake
 Lot 034
 449 SW Jewel Lake Drive
 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:
02.22.2021

MODEL:
RADFORD

DRAWING TITLE:
FIRST FLOOR ELECTRICAL

SHEET NO.:

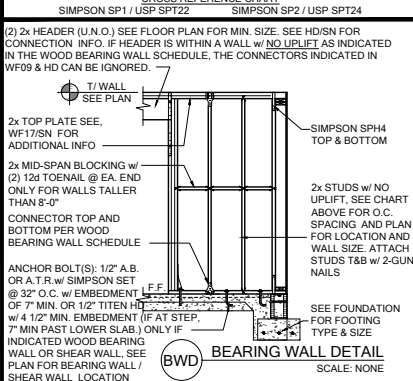
E1.1

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"	(3) #5 E.W. BOT.	
F2.5	2'-6" x 2'-6"	1'-0"	(3) #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'-6"	(8) #5 E.W. BOT.	

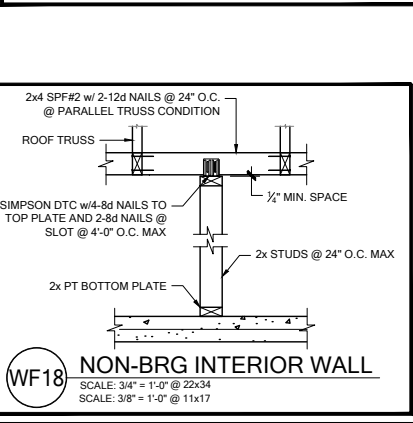
FOUNDATION DEPTH NOTE:
 • INTERIOR PAD DEPTHS AS LISTED IN THE SCHEDULE ARE THE TOTAL DEPTH AND MEASURED FROM THE TOP OF THE SLAB.
 • EXTERIOR PAD DEPTHS AS LISTED IN THE SCHEDULE ARE TOTAL DEPTH WITH THE BOTTOM OF THE FOOTING TO MATCH THE BOTTOM OF THE CONTINUOUS MONOLITHIC POUR WHICH RUNS THROUGH IT.

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 W1.4M1.4 OVER 6 MIL VISQUEUR 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 F11101 FOR ADDITIONAL INFORMATION. G.C. TO DETERMINE STEP LOCATIONS, IF REQUIRED.
 6. STEEL BENDS AND LAP SPLICE SEE F11101 AND F11101/D1.
 7. ALL EQUIPMENT HAVING AN APPLIANCE HAVING AN IGNITION SOURCE SHALL BE ELEVATED A MIN OF 18". CONTRACTOR TO PROVIDE SUCH PLATFORM W/ EITHER MASONRY OR WOOD CONSTRUCTION.
 8. ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION. 2000 PSF (SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS). IF SOIL CONDITIONS ON THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY, THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS, COMPACTION IN 12" LIFTS TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM D 1557 (MODIFIED PROCTOR).
 9. R.403.1.4 MINIMUM DEPTH: EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES (305mm) BELOW THE FINISHED GRADE OF GROUND SURFACE.

WOOD BEARING WALL SCHEDULE					
MARK	STUD SPACING	CONNECTION & FASTENERS		LUMBER SPECIES	UPLIFT CAP. [kN]
		TOP	BOTTOM		
BW1	16"	(2) 16d TOENAILS	(3) 12d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SPF	NO UPLIFT
BW2	16"	SP2 w/ (6) 10d NAILS	SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SPF	402
BW3	16"	(2) SP2 w/ (6) 10d NAILS	(2) SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SPF	804
BW4	16"	(2) 16d TOENAILS	(3) 12d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SYP	NO UPLIFT
BW5	16"	SP2 w/ (6) 10d NAILS	SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SYP	439
BW6	16"	(2) SP2 w/ (6) 10d NAILS	(2) SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SYP	878
BW7	12"	(2) 16d TOENAILS	(3) 12d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SPF	NO UPLIFT
BW8	12"	(6) 10d NAILS	SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SPF	535
BW9	12"	(2) SP2 w/ (6) 10d NAILS	(2) SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SPF	1070
BW10	12"	(2) 16d TOENAILS	(3) 12d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SYP	NO UPLIFT
BW11	12"	SP2 w/ (6) 10d NAILS	SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SYP	585
BW12	12"	(2) SP2 w/ (6) 10d NAILS	(2) SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SYP	1170

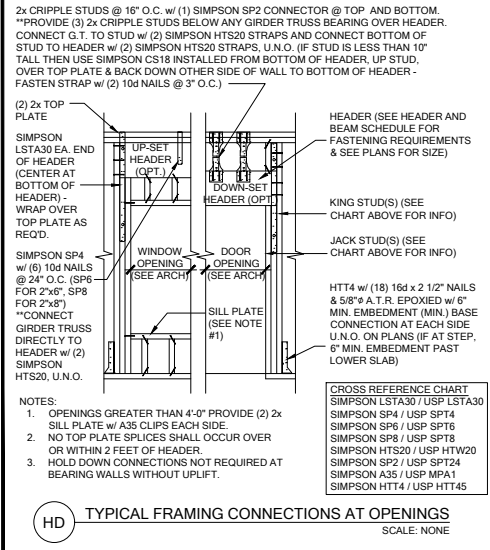


COLUMN SCHEDULE				
MARK	COLUMN SIZE	FIRST FLOOR BEAM CONNECTIONS, SEE PLAN FOR SECOND FLOOR CONNECTIONS	UPLIFT (kN)	
C1	(3) 2x #2 SPF	(4) 12d TOENAILS	NO UPLIFT	
C2	(3) 2x #2 SPF	DTT22 w/ 1/2" ATR & (8) 1/2" x 1 1/2" SDS SCREWS	1835	
C3	(3) 2x #1 SYP	(4) 12d TOENAILS	NO UPLIFT	
C4	(3) 2x #1 SYP	DTT22 w/ 1/2" ATR & (8) 1/2" x 1 1/2" SDS SCREWS	1835	
C5	4x4 P.T.#2 SYP POST	ABU44 w/ 1/2" ATR & (12) 16d NAILS FIRST/SECOND FLOOR CONN.	G = 6665 U = 1782	
C6	6x6 P.T.#2 SYP POST	ABU66 w/ 1/2" ATR & (12) 16d NAILS FIRST/SECOND FLOOR CONN.	G = 12000 U = 2070	
C7	8x8 P.T.#2 SYP POST	ABU88 w/ (2) 1/2" ATR & (18) 16d NAILS FIRST/SECOND FLOOR CONN.	G = 24335 U = 2088	
C8	3.5" x 3.5" P.L. 1.8E Fb-2400 PSI (W/CLAMAZED IF EXT.)	HDU5-SDS2.5 w/ 1/2" ATR AND (14) 1/2" x 2 1/2" SDS WOOD SCREWS	5080	
C9	3.5" x 5.25" P.L. 1.8E Fb-2400 PSI (W/CLAMAZED IF EXT.)	HDU5-SDS2.5 w/ 1/2" ATR AND (14) 1/2" x 2 1/2" SDS WOOD SCREWS	5080	
C10	3.5" x 7" P.L. 1.8E Fb-2400 PSI (W/CLAMAZED IF EXT.)	HDU8-SDS2.5 w/ 1/2" ATR AND (20) 1/2" x 2 1/2" SDS WOOD SCREWS	6372	
C11	5.25" x 5.25" P.L. 1.8E Fb-2400 PSI (W/CLAMAZED IF EXT.)	HDU8-SDS2.5 w/ 1/2" ATR AND (20) 1/2" x 2 1/2" SDS WOOD SCREWS	7082	
C12	5.25" x 5.25" P.L. 1.8E Fb-2400 PSI (W/CLAMAZED IF EXT.)	HDU8-SDS2.5 w/ 1/2" ATR AND (20) 1/2" x 2 1/2" SDS WOOD SCREWS	7082	
C13	5.25" x 7" P.L. 1.8E Fb-2400 PSI (W/CLAMAZED IF EXT.)	HDU8-SDS2.5 w/ 1/2" ATR AND (20) 1/2" x 2 1/2" SDS WOOD SCREWS	7082	

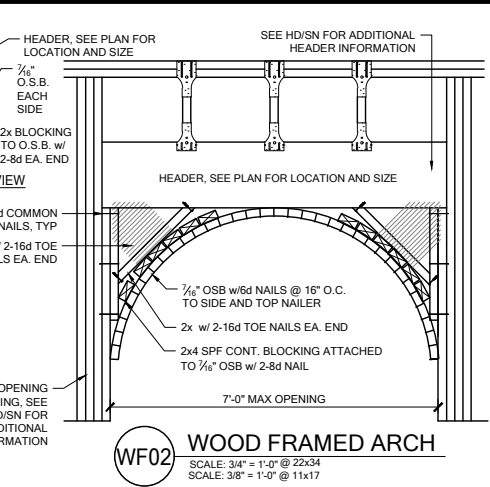


HEADER SCHEDULE				
MARK	HEADER SIZE	HEADER NOTES		
		1	2	3
H1	(2) 2x6 #2 SYP w/ 7/16" FLITCH PLATE	VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED. IF HEADER IS ON THE 1ST FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS U.N.O. ON PLAN.		
H2	(2) 2x8 #2 SYP w/ 7/16" FLITCH PLATE	IF HEADER IS ON THE 2ND FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS.		
H3	(2) 2x10 #2 SYP w/ 7/16" FLITCH PLATE	ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL WF3751N.		
H4	(2) 1 3/4" x 11 1/4" LVL 2.0E Fb-2600	FASTEN ALL MULTI-PLY HEADERS TOGETHER W/ (2) ROWS OF 12d COMMON NAILS AT 12" O.C. OR (3) ROWS IF 2x10 OR LARGER TYP. EACH SIDE OR (2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE.		
H5	(2) 1 3/4" x 11 1/4" LVL 2.0E Fb-2600	FASTEN ALL HEADERS TO KING STUDS W/ (3) 10d TOENAILS PER SIDE.		
H6	(2) 1 3/4" x 11 1/4" LVL 2.0E Fb-2600	IF HEADER IS NOT SPECIFIED CONTACT E.O.R.		

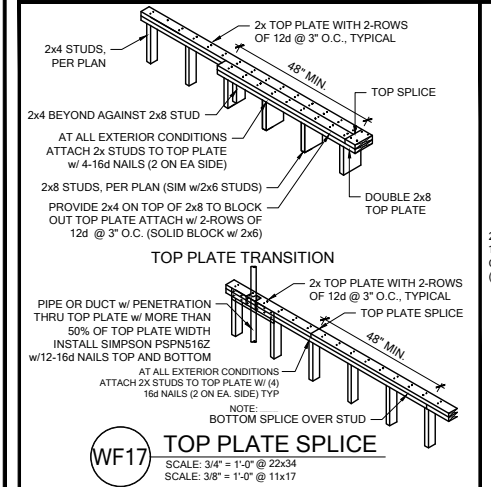
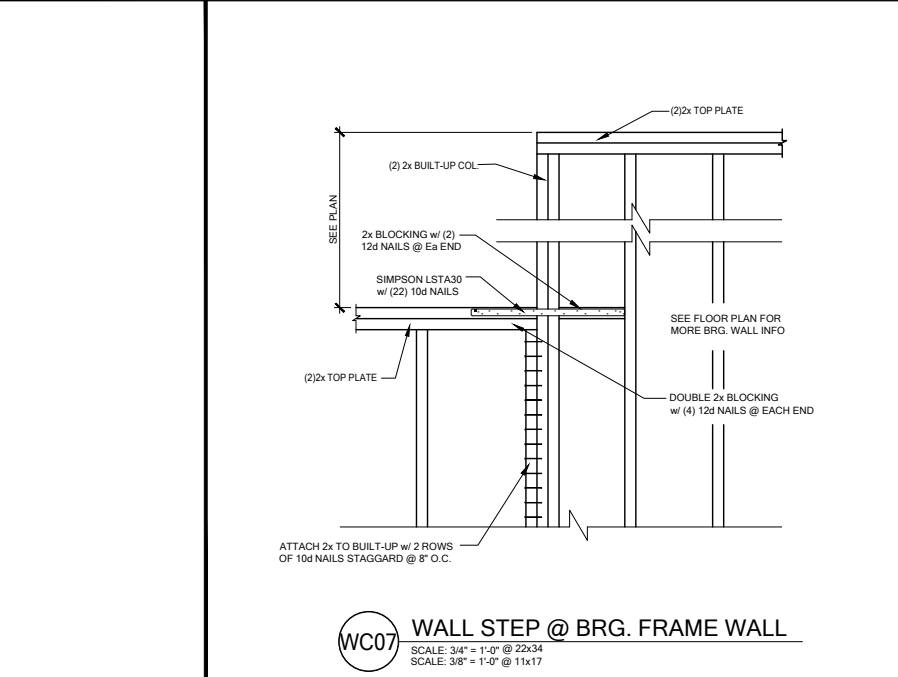
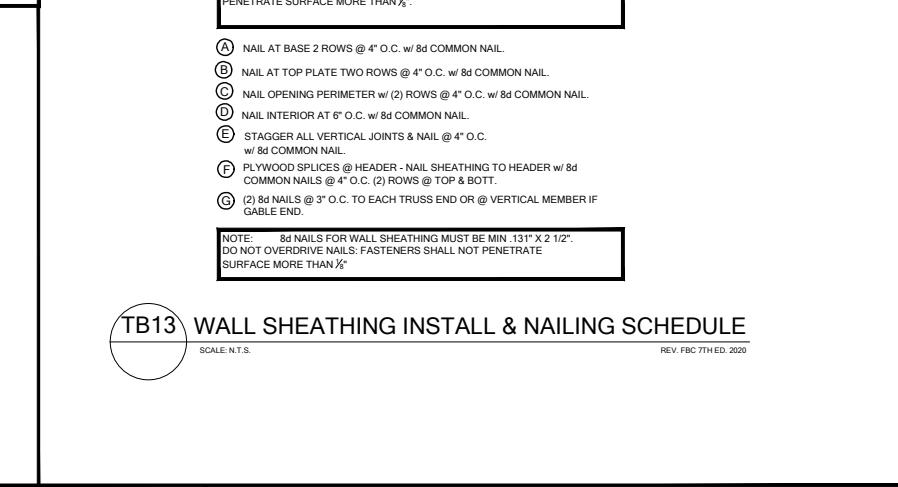
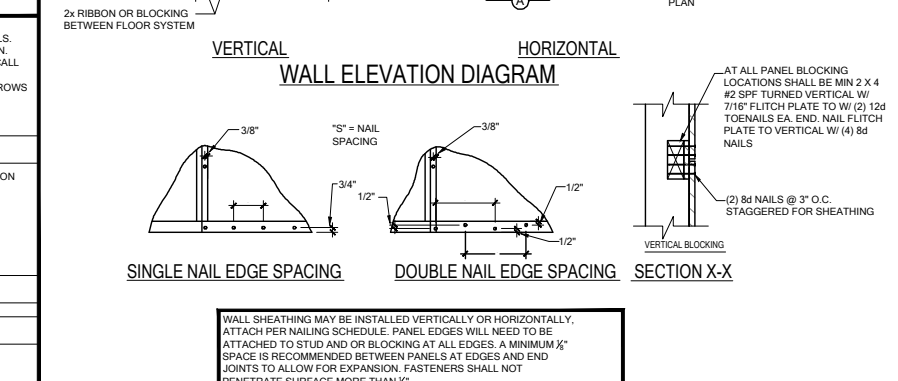
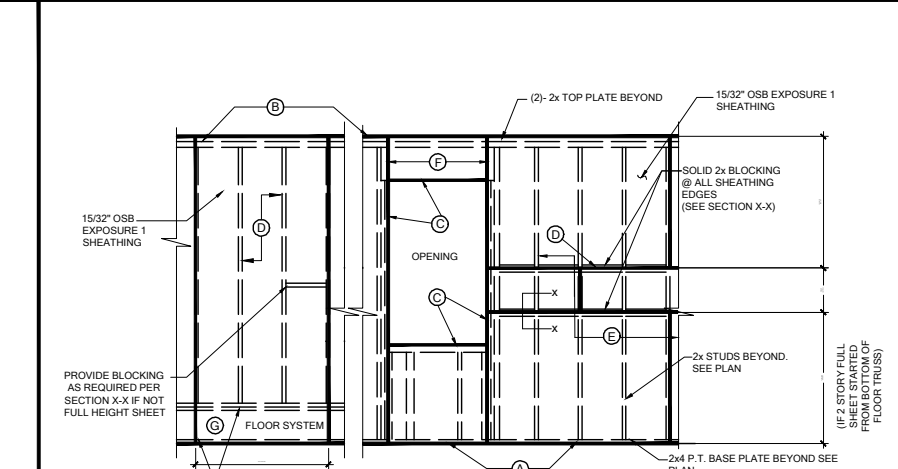
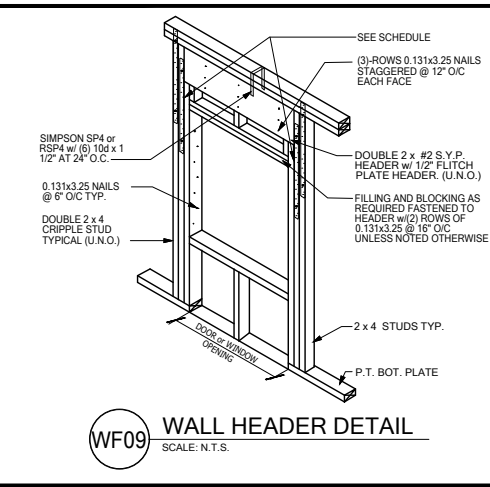
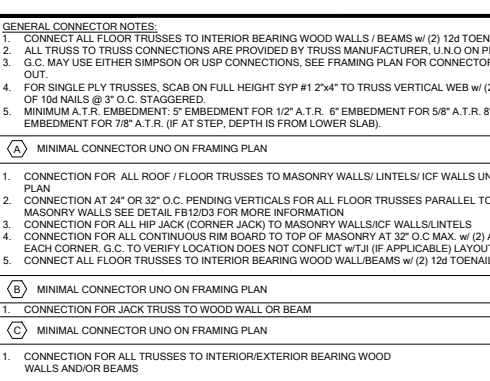
HEADER SUPPORT - NUMBER OF JACKS & STUDS REQUIRED AT OPENINGS				
OPENING SIZE	2x4 WALL		2x6 OR 2x8 WALL	
	JACKS EA END	KINGS EA END	JACKS EA END	KINGS EA END
1'-0" - 3'-11"	(1)	(2)	(1)	(2)
4'-0" - 8'-11"	(2)	(3)	(2)	(3)
10'-0" - 16'-0"	(3)	(4)	(3)	(4)

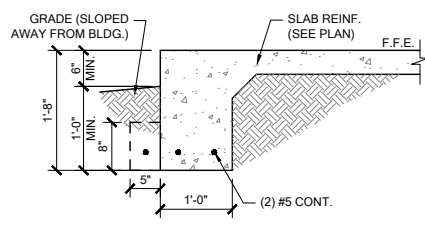


BEAM SCHEDULE				
MARK	BEAM SIZE	FASTENING SCHEDULE		
		U.N.O. ON FRAMING PLAN	U.N.O. ON FRAMING PLAN	U.N.O. ON FRAMING PLAN
BM1	(2) 2x8 SYP #2 w/ 7/16" OSB FLITCH PLATE			
BM2	(2) 2x10 SYP #2 w/ 7/16" OSB FLITCH PLATE	(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE		
BM3	(2) 2x12 SYP #2 w/ 7/16" OSB FLITCH PLATE			
BM4	(2) 1 3/4" x 11 1/4" LVL 2.0E Fb-2600			
BM5	(2) 1 3/4" x 11 1/4" LVL 2.0E Fb-2600			
BM6	(2) 1 3/4" x 16" 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		
BM7	(3) 2x10 SYP #2 w/ (2) 7/16" OSB FLITCH PLATES			
BM8	(3) 1 3/4" x 9 1/4" LVL 2.0E Fb-2600			
BM9				
BM10				

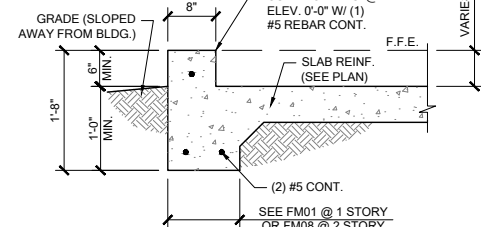


SIMPSON - CONNECTOR SCHEDULE				
MARK	TYPE	CONNECTOR & FASTENERS	SPF	SYP
B	FRAME TO FRAME	H2.5A w/ (10) 8d NAILS	535	555
C	FRAME TO FRAME	H10A w/ (18) 10d x 1 1/2" MT10-2 w/ (18) 10d x 1 1/2" AT 2 PLY TRUSSES	1015	1040
D	FRAME TO FRAME	MTS12 w/ (14) 10d x 1 1/2" AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS	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/ (18) 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 8" 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 HUCA10 w/ (18) 16d & (10) 10d NAILS	GK2680	UW1825
J	BEAM TO MASONRY / FRAME	HU46 OPT HUCA6 w/ (6) 10d NAILS & (12) 1/4" x 2 3/4" TITEN (TO MAS.) OR (12) 16d & (6) 10d (FOR FRAME)	GH1785	GK3000
K	FRAME TO FRAME	H105 w/ (24) 10d x 1 1/2" NAILS	770	910
L	FRAME TO FRAME	VGT w/ (16) 1/4" x 3" SDS WOOD SCREWS & (8) 3/8" x 8" TITEN (2 PLY TRUSSES) OR (52) 16d SINKERS FOR FRAME (EA)	3285	4555
M	FRAME TO FRAME	(2) HTT5 w/ (52) 16d x 2 1/2" NAILS & (2) 5/8" A.T.R. (SEE NOTE #4)	8750	10190

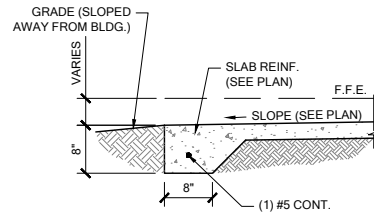




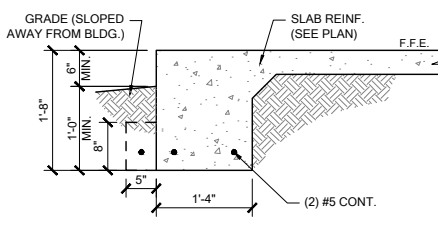
FM01 SINGLE STORY FTG
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17



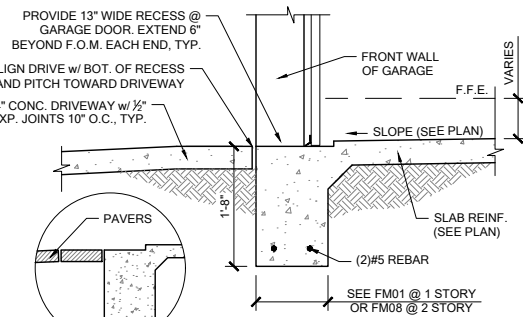
FM02 SECTION @ GARAGE
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17



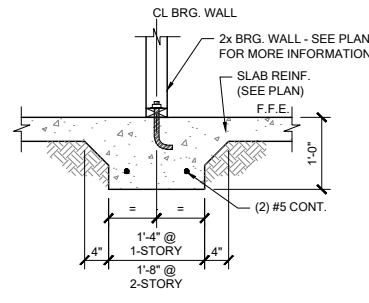
FM03 THICKENED EDGE
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17



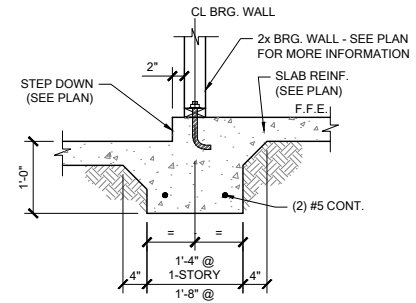
FM08 2-STORY FOOTING
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17



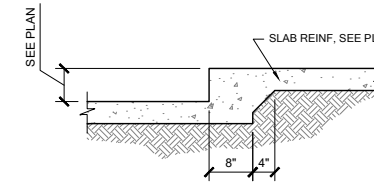
FM09 SECTION @ GARAGE DOOR
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17



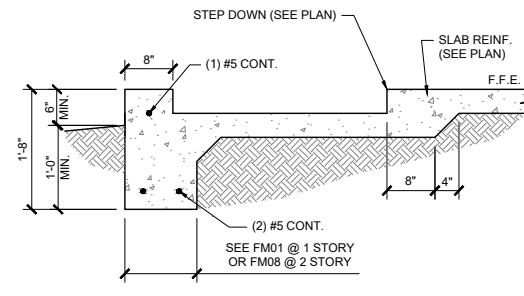
FM10 INTERIOR BEARING WALL
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17



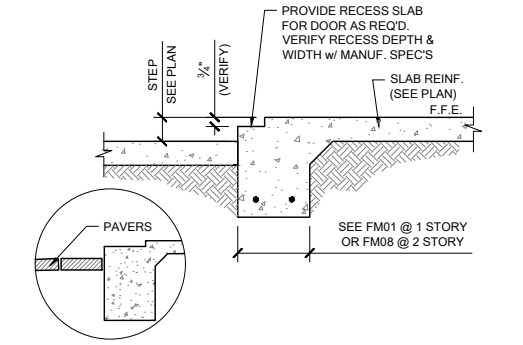
FM11 STEP DOWN BEARING
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17



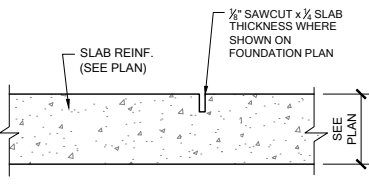
FM12 STEP DOWN @ NON BRG.
 SCALE: 3/4" = 1'-0"



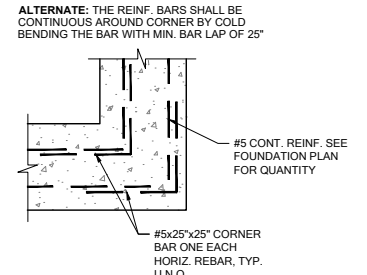
FM14 SECTION @ SHOWER
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17



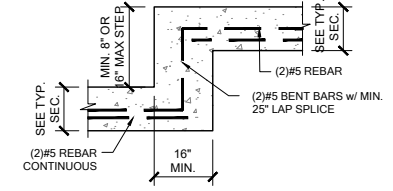
FM15 EXTERIOR BEARING @ RECESS
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17



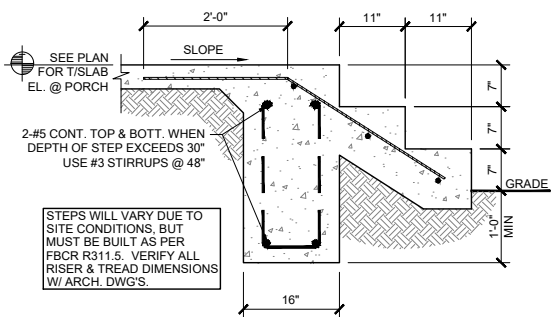
FM20 CONTROL JOINT
 SCALE: N.T.S.



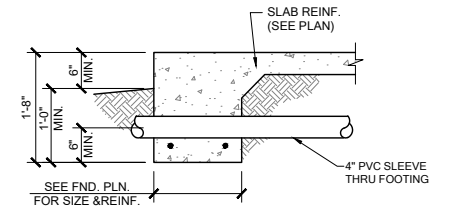
FM19 TYP. CORNER BAR DETAIL
 SCALE: N.T.S.



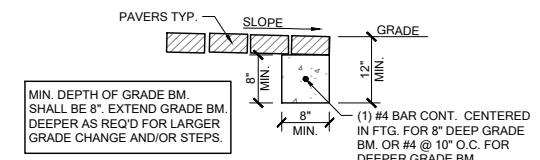
FM18 TYP. STEP FOOTING DETAIL
 SCALE: N.T.S.



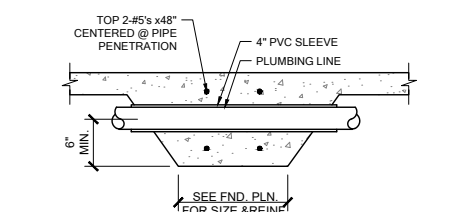
FM22 PORCH STEP
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17



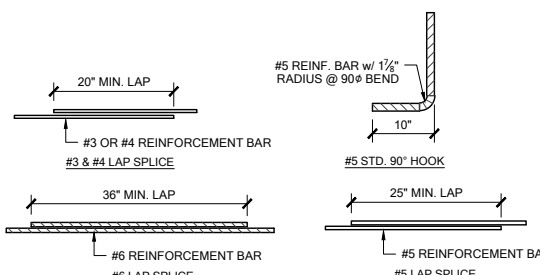
PIPE PERPENDICULAR TO EXTERIOR FOOTING



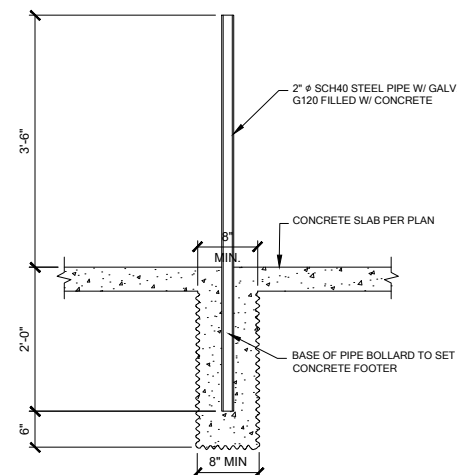
FM32 GRADE BEAM @ PAVER THRESHOLD
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17



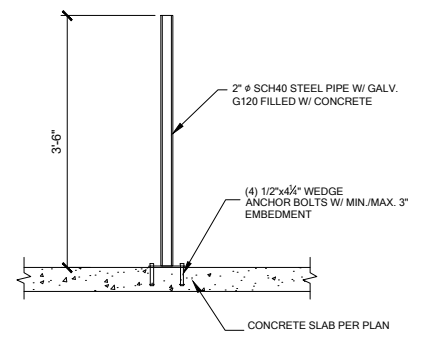
PIPE PERPENDICULAR TO INTERIOR FOOTING



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



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



ELECTRIC WATER HEATER



DATE: January 20, 2022
 DRAWING NO. 33911776



LOT 34
 RESERVE AT JEWEL LAKE
 449 SW JEWEL LAKE DR.
 LAKE CITY, FL, 32024

PLAN NUMBER:
 33911776

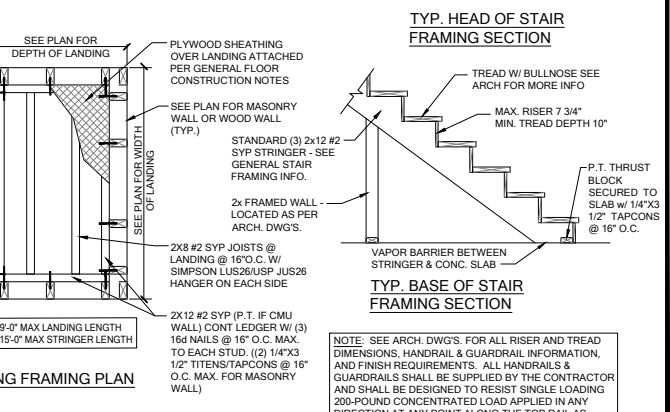
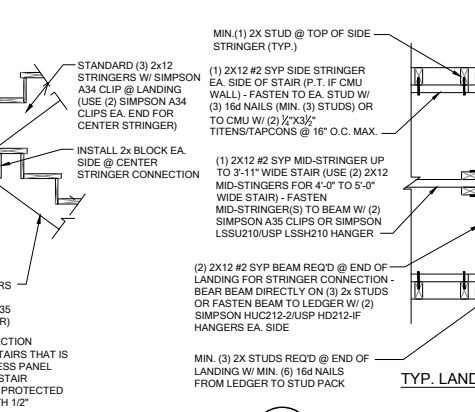
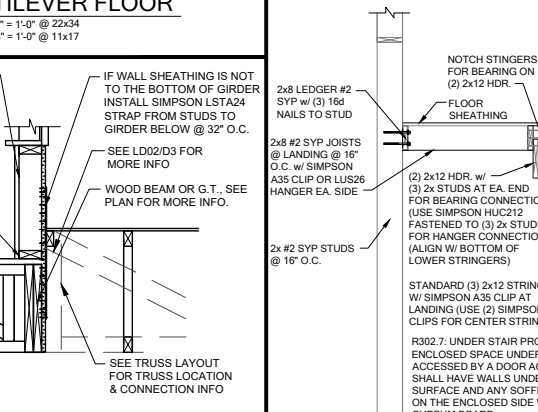
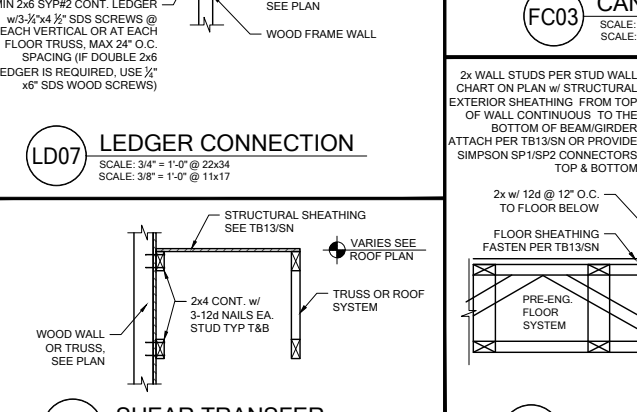
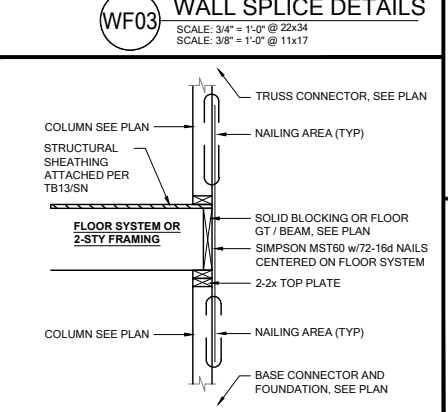
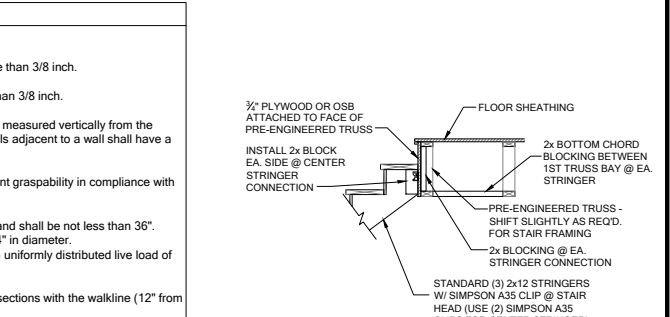
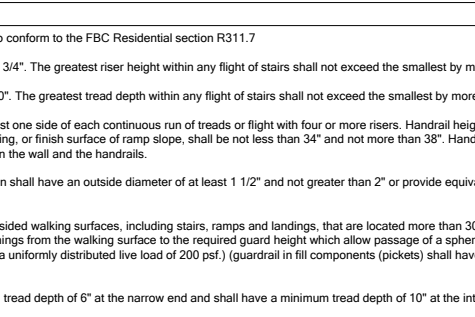
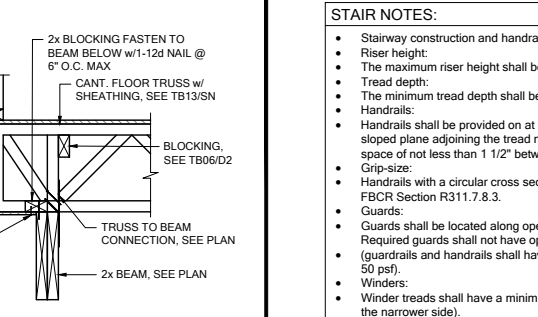
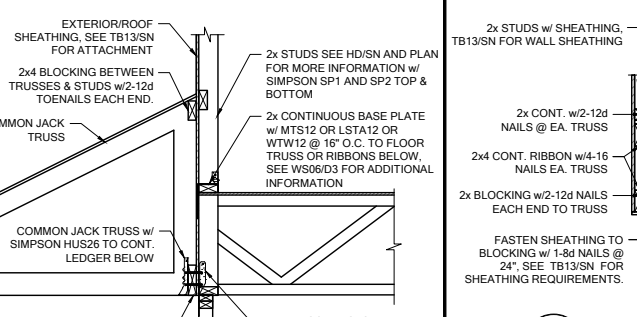
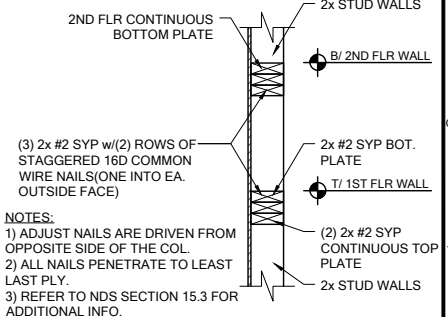
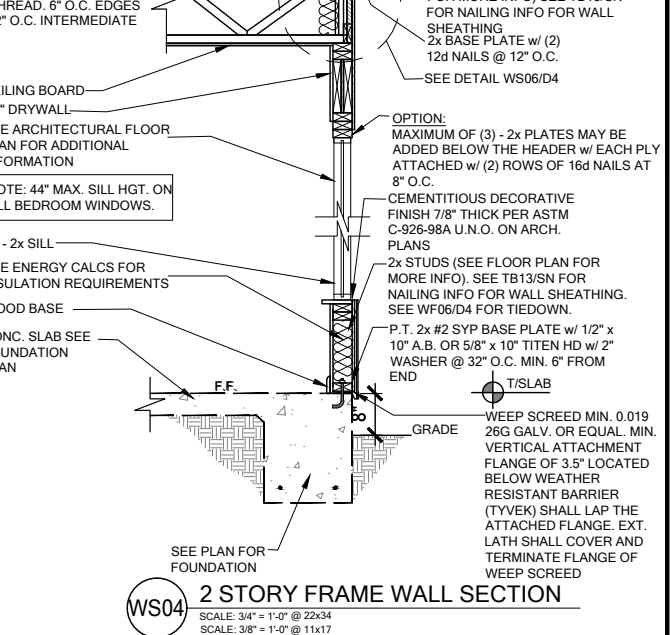
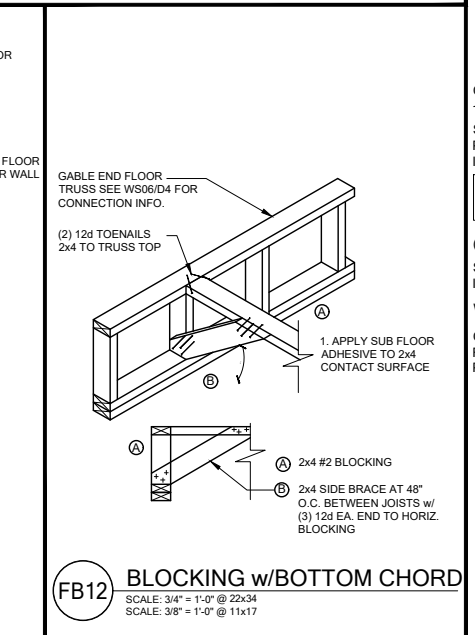
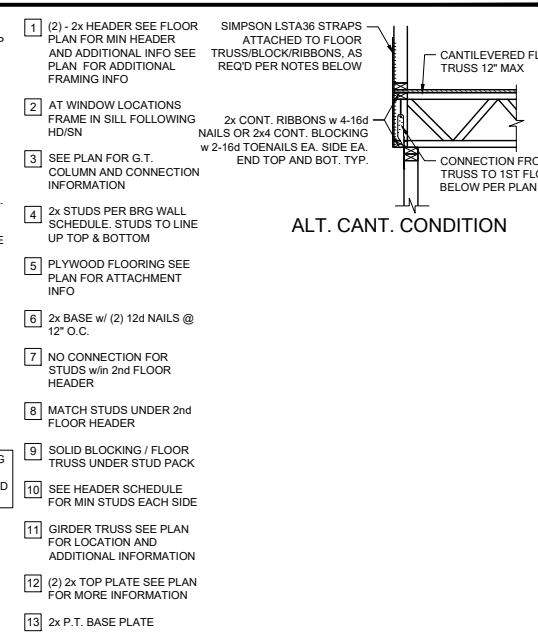
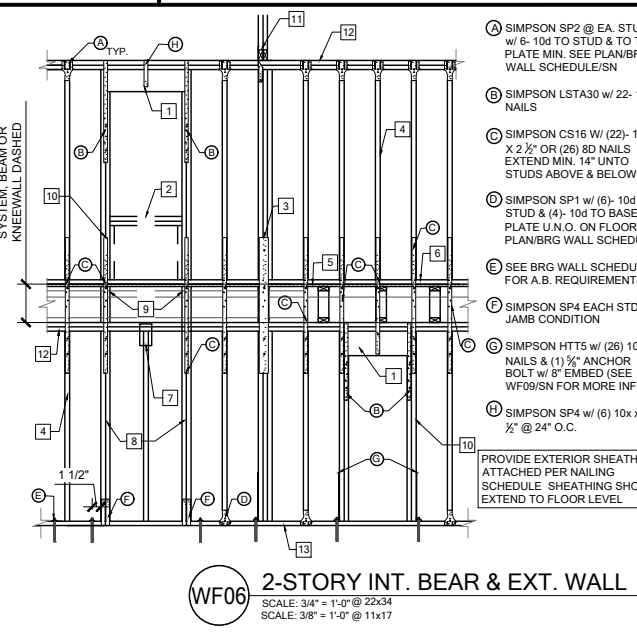
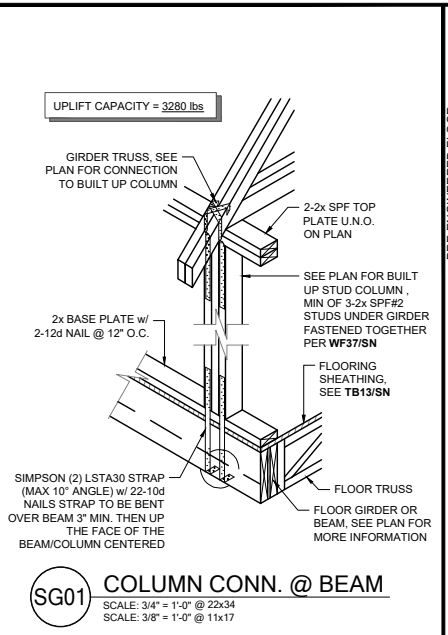
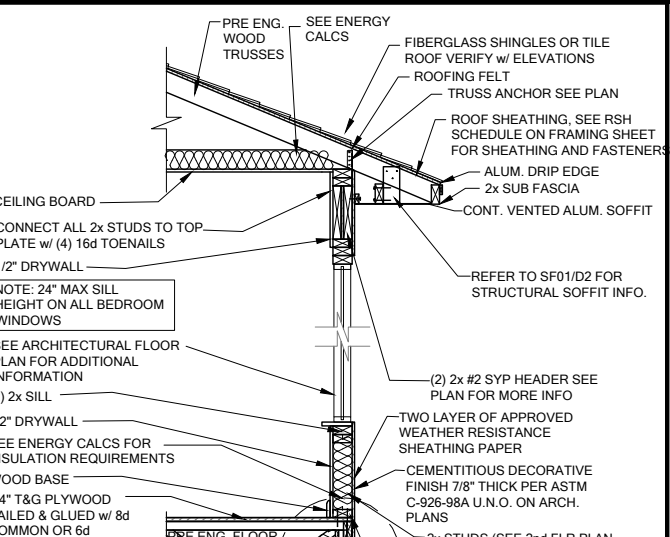
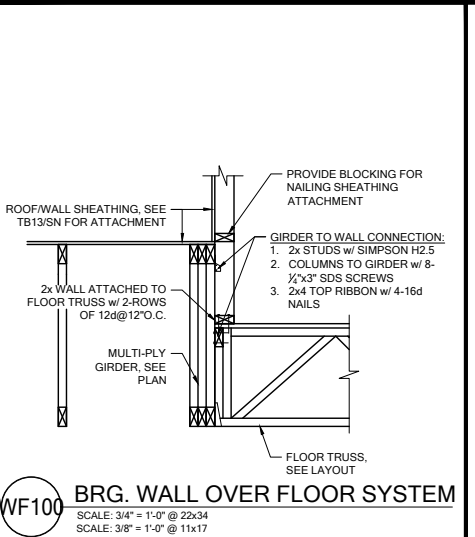
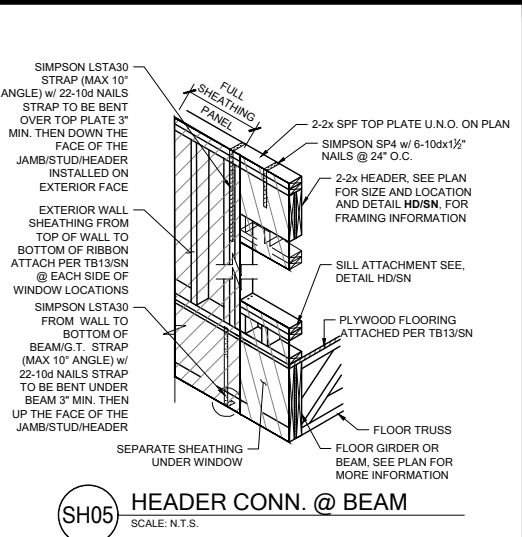
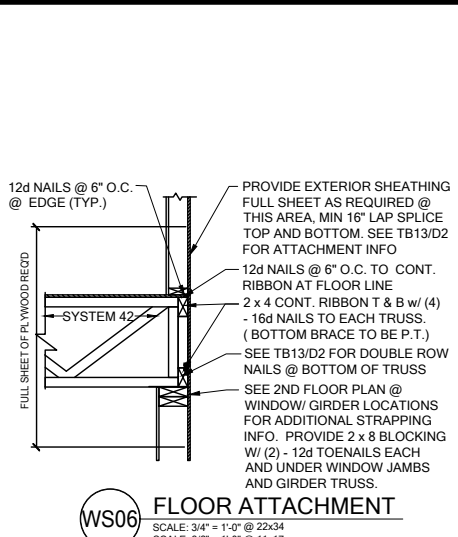
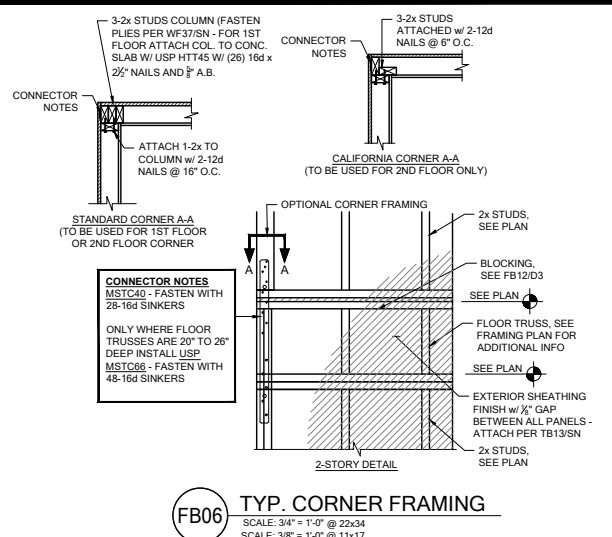
RELEASE DATE:
 02.22.2021

MODEL:
 RADFORD

DRAWING TITLE:
 FOUNDATION DETAILS

SHEET NO.:

D1



CENTURY Complete

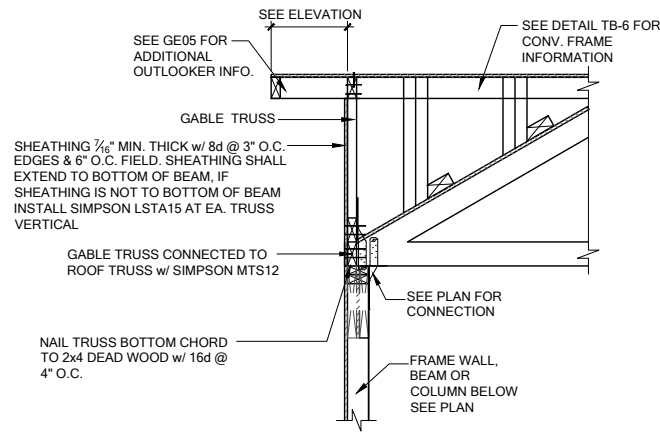
DATE: January 20, 2022
 DRAWING NO: 22-0001
 PROJECT NO: 22-0001

FDS
 258 South State Street, Suite 201
 Miami, FL 33131
 O: 305-375-0801 F: 305-375-0802
 Certificate of Authorization No. 9161
 CARLA A. BROWN, PE - FL #56126
 LUIS PABLO TORRES, PE - FL #87864
 SCOTT LEWISOWSKI, PE - FL #79750

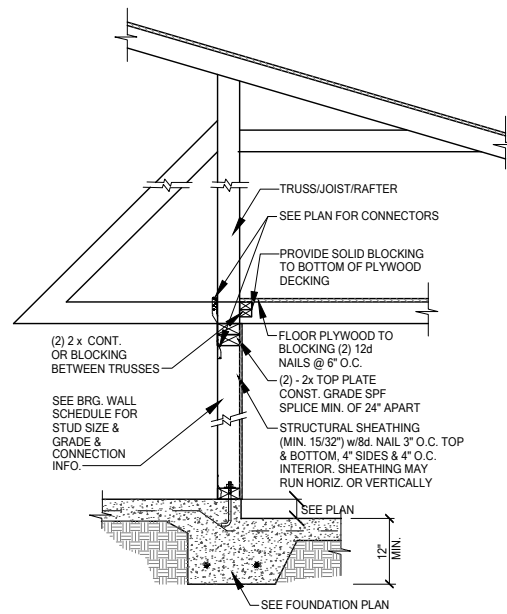
LOT 34
 RESERVE AT JEWEL LAKE
 449 SW JEWEL LAKE DR.
 LAKE CITY, FL, 32024

PLAN NUMBER: 33911776
 RELEASE DATE: 02.22.2021

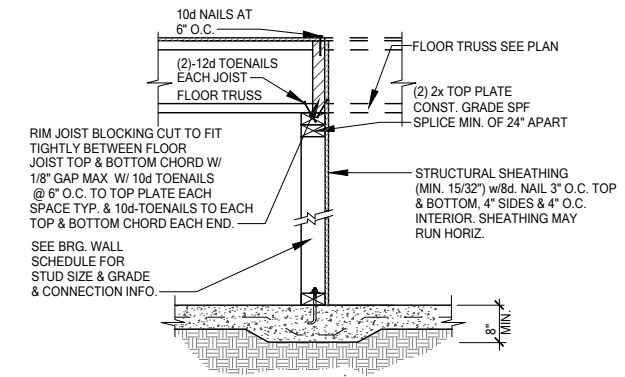
MODEL: RADFORD
 DRAWING TITLE: FLOOR FRAMING DETAILS
 SHEET NO: D4



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

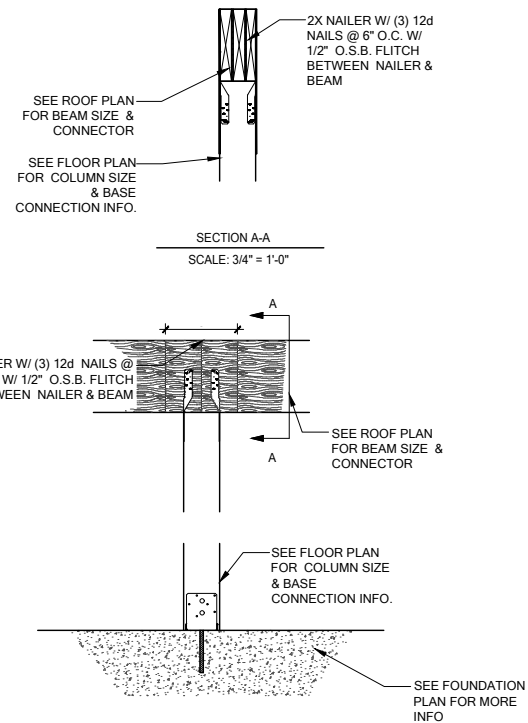


SW01 INTERIOR BEARING STEP-DOWN SHEARWALL w/UPLIFT
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17



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

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



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



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



LOT 34
 RESERVE AT JEWEL LAKE
 449 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:

D5