

ABBREVIATIONS

A/C	AIR COOLING UNIT
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
BLK	BLOCK
BOT	BOTTOM
BRG	BEARING
CJ	CONTROL JOINT
CLG	CEILING
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
EA	EACH
ELEC	ELECTRIC
EQ	EQUAL
FF	FINISH FLOOR
FTG	FOOTING
HB	HOSE BIB
HDR	HEADER
HGT	HEIGHT
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OPNG	OPENING
SIM	SIMILAR
TYP	TYPICAL
VLT	VAULT
UNO	UNLESS NOTED OTHERWISE

INDEX

ARCHITECTURAL

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E1	ELECTRICAL PLANS
CD	CONSTRUCTION DETAILS

area tabulation 'a'

GARAGE	401 SF
FRONT PORCH	21 SF
REAR PATIO	72 SF
FLOOR 1 LIVING	1,607 SF
TOTAL LIVING	1,607 SF

area tabulation 'b'

GARAGE	401 SF
FRONT PORCH	108 SF
REAR PATIO	72 SF
FLOOR 1 LIVING	1,607 SF
TOTAL LIVING	1,607 SF



Covington

38' - 1607 - RH
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



Signing Date: 06/27/2022



Reserve at Jewel Lake
Lot 012
174 SW Bre Lane
Lake City, FL 32024

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PLAN NUMBER:
33811607

RELEASE DATE:
08.30.2021

MODEL:
COVINGTON

DRAWING TITLE:
COVER SHEET

SHEET NO:

CS

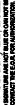
1. CORROSION RESISTANT ROOF TO WALL FLASHING AT ALL ROOF / WALL INTERSECTIONS.
2. CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
3. BRICK WAINSCOT WITH SLOPED BRICK ROWLOCK CAP.
4. STONE WAINSCOT WITH SLOPED STONE CAP.
5. 3 1/2" VINYL TRIM SURROUND
6. 36" H. GUARDRAIL AS REQUIRED



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



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



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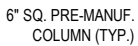
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RELEASE DATE:
08.30.2021

DRAWING TITLE:
EXTERIOR ELEVATIONS

1.1-A1



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

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



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

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



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APPROVED BY THE STRUCTURAL AND THE STRUCTURAL OF THE U.S.A.

6-24-2022



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February 22, 2022

Reserve at Jewel Lake
Lot 012
174 SW Bre Lane
Lake City, FL 32024

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MODEL: COVINGTON

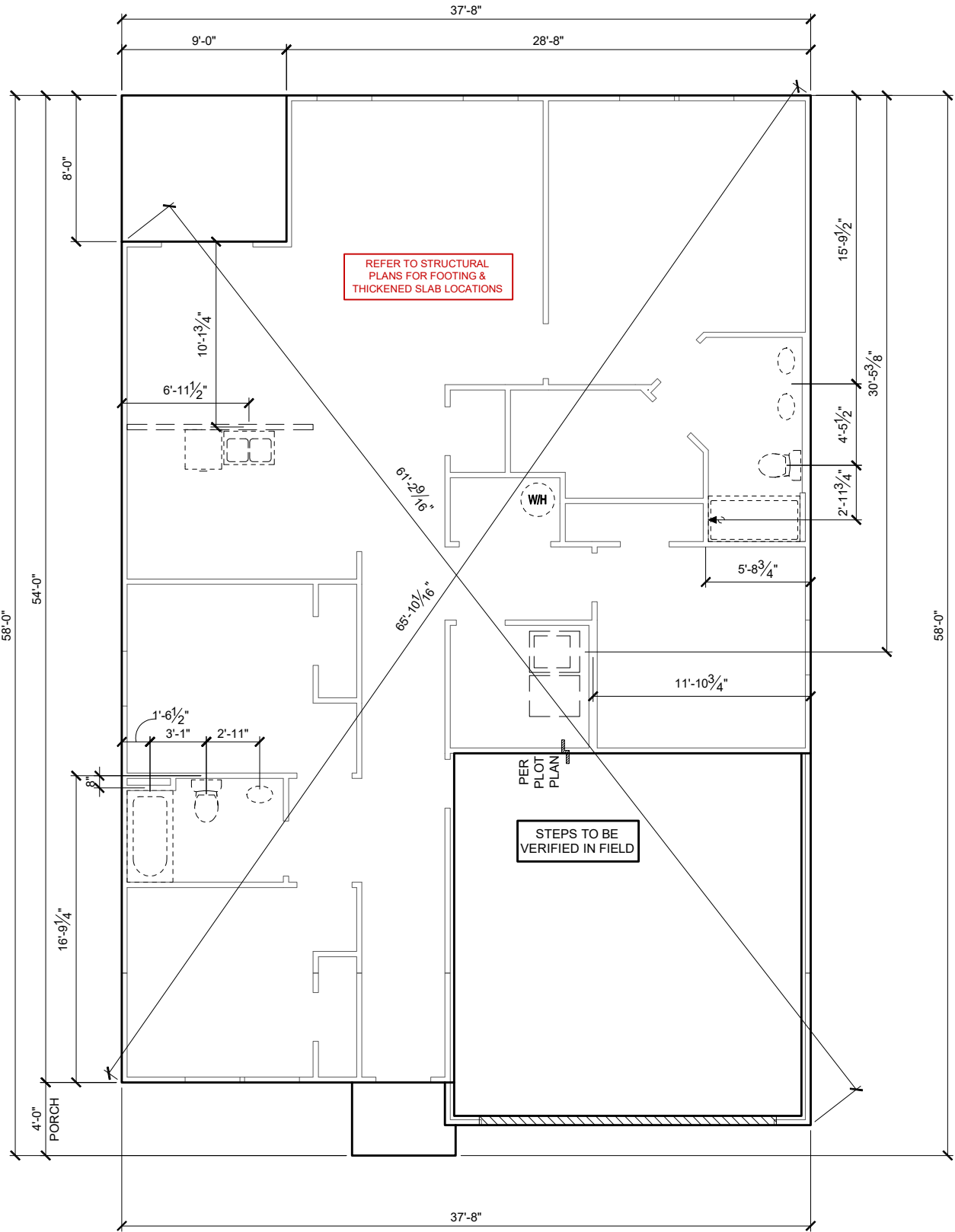
DRAWING TITLE:
EXTERIOR ELEVATIONS

SHEET NO:

1.2-A1

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 'A1'

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

6-24-2022

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MODEL:
COVINGTON

DRAWING TITLE:
SLAB PENETRATION PLAN

PLAN NUMBER:
33811607

RELEASE DATE:
08.30.2021

SHEET NO:

2.1-A

NOTES & LEGENDS

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

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

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

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

OPTIONAL WINDOW

2X4 FRAME WALL

2X6 FRAME WALL

BALLOON FRAME WALL
(PER STRUCTURALS)

KEYNOTES

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

A2 22'X30" ATTIC ACCESS CONSTRUCTED WITH GYP. BD. (5/8" TYPE X AT GARAGE) WITH DOOR TRIM FRAME ACCESS SUPPORT

A3 PROVIDE 6" MIN. FLAT CLG AT ANGLED CLG CONDITION

A4 PULL DOWN STAIRS 25.5" x 54"

A5 TEMPERED SAFETY GLASS PER IRC R308.4

A6 HOUSE TO GARAGE DOOR SEPARATION. PROVIDE APPROVED 20 MINUTE RATED DOOR PER IRC 302.5.1

A7 A/C CONDENSER PAD. REFER TO SITE PLAN FOR FINAL LOCATION. VERIFY CONNECTION TO CONC. PAD W/ MANUF. SPECS

A8 1/2" TYPE X DRYWALL AT ACCESSIBLE AREAS UNDER STAIRS

A9 LOUVERED DOOR w/ GAS FURNACE

D1 DRYWALL SOFFIT - 12" DROP FROM CEILING LINE

D2 DRYWALL SOFFIT - 8" DROP FROM CEILING LINE

K1 39" KNEE WALL WITH CAP PER SPECS

K2 38" KNEE WALL WITH 1x CAP

K3 46" KNEE WALL WITH CAP PER SPECS

K4 34 1/2" KNEE WALL

K5 42" KNEE WALL WITH 1x CAP

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

P1 30" X 60" SHOWER ENCLOSURE PER SPECS

P2 30"X60" TUB PER SPECS

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

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

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

area tabulation 'a'

GARAGE	401 SF
FRONT PORCH	21 SF
REAR PATIO	72 SF
FLOOR 1 LIVING	1,607 SF
TOTAL LIVING	1,607 SF

The first floor plan 'A' shows a residential layout with the following rooms and features:

- Garage:** 401 SF, 16' x 7' OHD, 10'-0" x 20'-0".
- Porch:** 21 SF, 12'-7" x 5'-8".
- Foyer:** 8' clg, 17'-8" x 2'-4".
- Br 2:** 8' clg, 6'-2" x 4'-0".
- Br 3:** 8' clg, 10'-5 1/2" x 7'-2".
- Br 4:** 8' clg, 5'-10 1/2" x 11'-3 1/2".
- Owner's Suite:** 8' clg, 5'-10" x 13'-3".
- Great Rm:** 8' clg, 37'-8" x 18'-9".
- Dining:** 8' clg, 10'-5 1/2" x 10'-0".
- Kitchen:** 8' clg, 10'-5 1/2" x 6'-2".
- Pantry:** 8' clg, 3'-7" x 5'-1".
- Wic:** 8' clg, 2'-10 1/2" x 3'-0".
- O. Ba:** 8' clg, 3'-5" x 3'-5".
- Laundry:** 3'-0" x 4'-0".
- Ba 2 (Accessible):** 8' clg, 4'-0" x 4'-6 1/2".
- Ba 3:** 8' clg, 4'-0" x 4'-6 1/2".
- Rear Patio:** 72 SF, 4'-8" x 4'-4".
- Covered Patio:** 8' clg, 4'-8" x 4'-4".

Structural details include various wall types (2x4, 2x6, balloon frame), doors (3068, 3050 SH EGRESS), windows (3050 SH EGRESS), and a 6" SQ. PRE-MANUF. COLUMN (TYP.) in the porch area.

FIRST FLOOR PLAN 'A'

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

Century Complete

6-24-2022

February 22, 2022

6-24-2022

February 22, 2022

Reserve at Jewel Lake

Lot 012

174 SW Bre Lane

Lake City, FL 32024

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PLAN NUMBER:

33811607

RELEASE DATE:

08.30.2021

MODEL:

COVINGTON

DRAWING TITLE:

FIRST FLOOR PLAN

SHEET NO:

3.1-A

ATTIC VENT CALCULATION

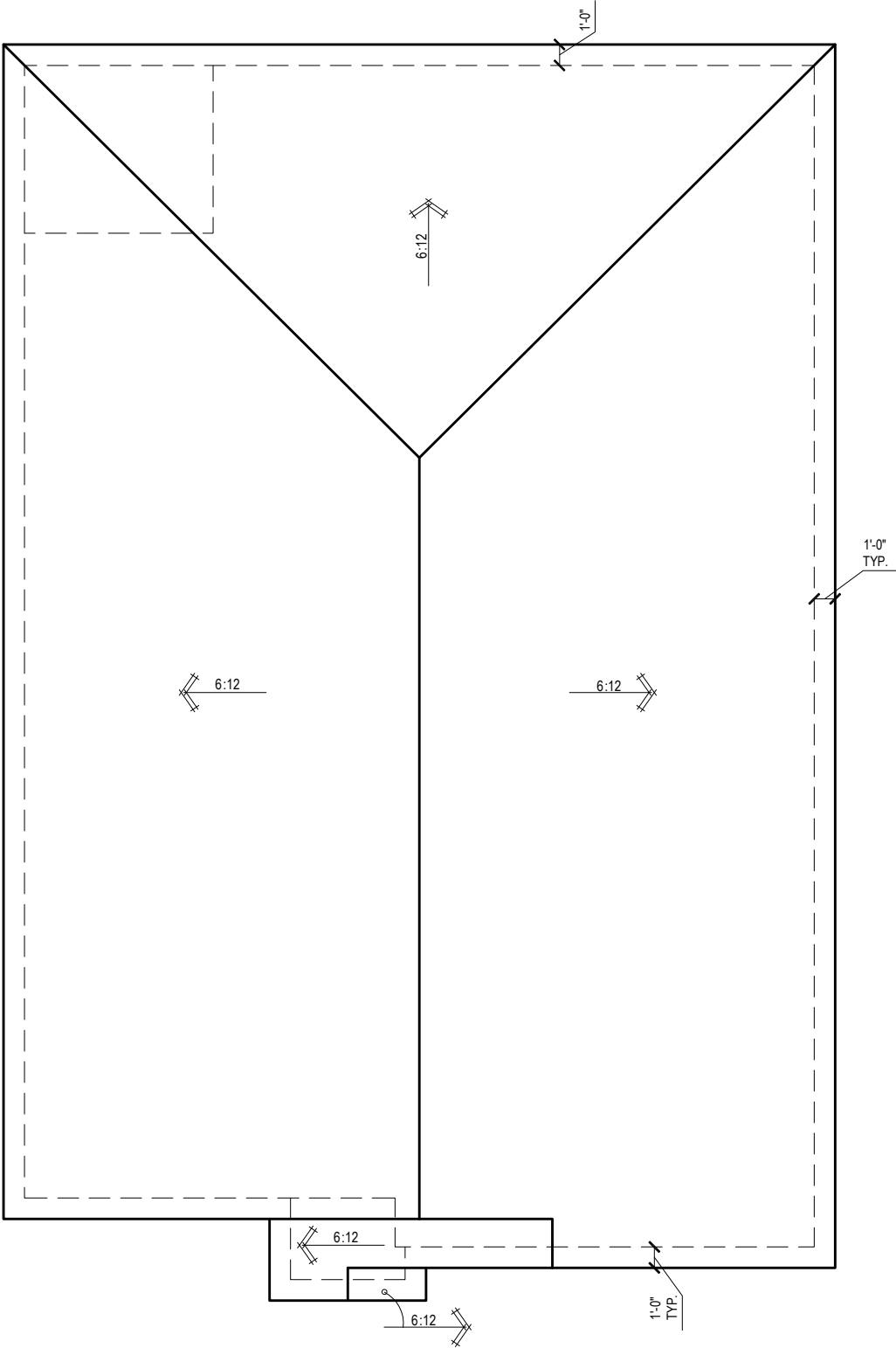
ATTIC VENTILATION TO COMPLY w/ F.B.C RESIDENTIAL CODE. THE REQUIRED NET FREE VENTILATING AREA OF NOT LESS THAN 1/150 OF THE SPACE VENTILATED. AREA MAY BE REDUCED TO 1/300 PROVIDED THAT 40 TO 50 PERCENT OF THE REQ'D VENTILATING AREA IS PROVIDED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 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	2,296 SF		
TOTAL NET FREE AREA REQ'D (1 TO 300)	1102.1 SQ. IN.		
MAIN HOUSE INLET (SOFFIT) VENTILATION	95.0 LF x	6.4 SQ. IN / LINEAR FT =	608.0 SQ. IN.
POD VENT(S) REQUIRED WITH BASE HOUSE	8	VENTS AT 70.0 SQ. IN EA. =	560.0 SQ. IN.
LOWER VENTING PROVIDED (551.0 SQ. IN. REQ'D)	608.0 SQ. IN	52.1%	
UPPER VENTING PROVIDED (551.0 SQ. IN. REQ'D)	560.0 SQ. IN	47.9%	

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 'A'

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

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



6-24-2022

IF SEAL AND SIGNATURE ARE NOT MADE OR ONE NOT BE
IMPROVED CONTACT THE CLERK FOR INFORMATION.

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MODEL:	COVINGTON	DRAWING TITLE:	ROOF PLAN
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SHEET NO:

6.1-A

ELECTRICAL LEGEND

\$

SWITCH

\$3

3 WAY SWITCH

\$4

4 WAY SWITCH

WALL MOUNTED LIGHT

LED DOWNLIGHT

DISCONNECT

CEILING FIXTURE OUTLET

SMOKE DETECTOR

SMOKE/CARBON MONOXIDE ALARM

VP=VAPOR PROTECTED

B = BRACE FOR FUTURE FAN
H = HANGING
P = OPT. PENDANT

110v RECEPTACLE

110v SWITCHED RECEPTACLE

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

110v DEDICATED RECEPTACLE FOR SECURITY/STRUCTURED WIRING PANEL

220v RECEPTACLE

110v FLOOR RECEPTACLE

DISPOSAL

CHIME

BATH EXHAUST FAN

CEILING FAN PREWIRE WITH BRACING FOR FUTURE FAN

PW

• PROVIDE ADDITIONAL EXTERIOR WEATHERPROOF RECEPTACLE WITHIN 15 FEET OF CONDENSING UNITS

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

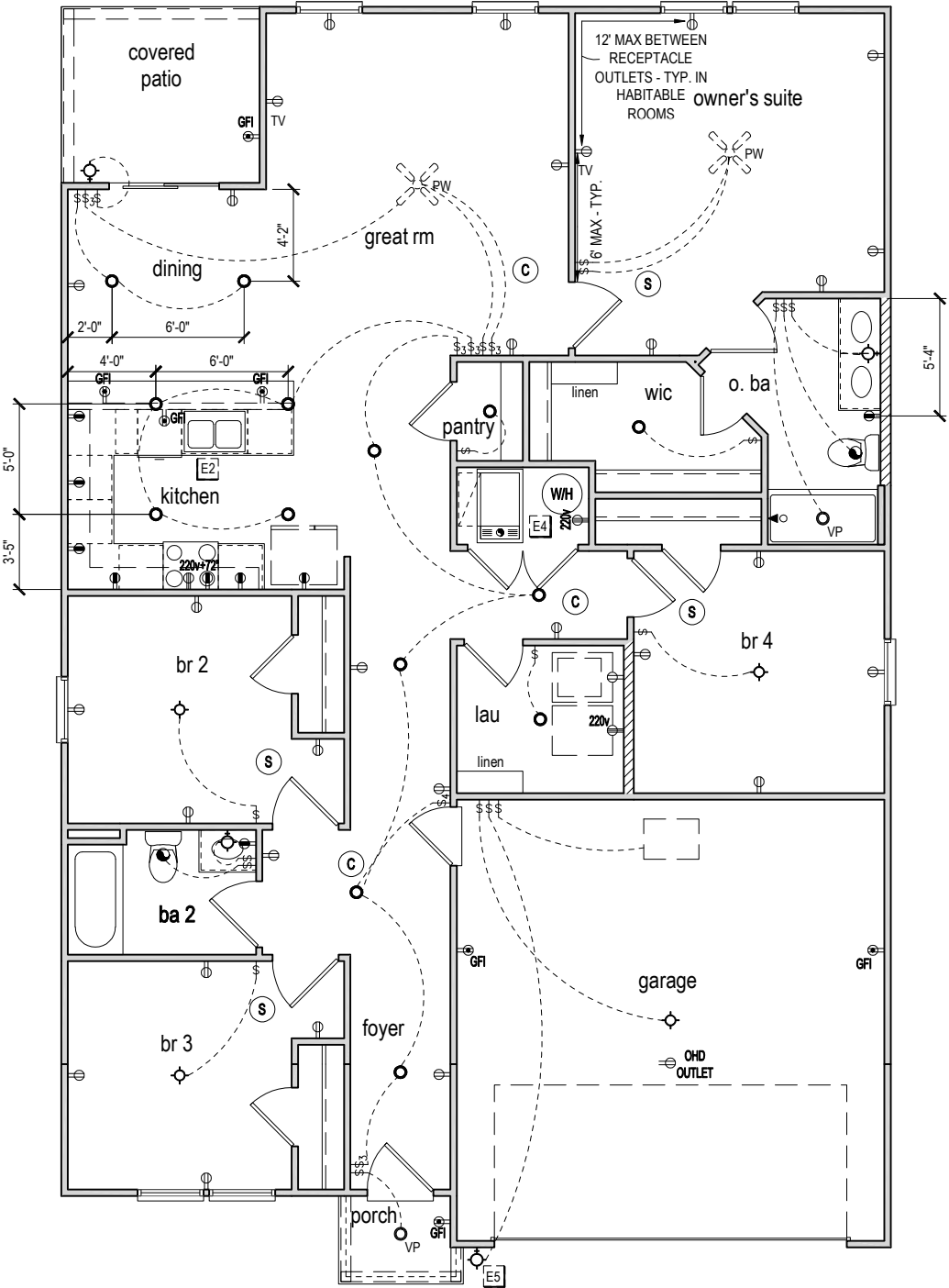
• ALL GARAGE OUTLETS SHALL BE ON A DEDICATED CIRCUIT

• 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 'A'

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



6-24-2022

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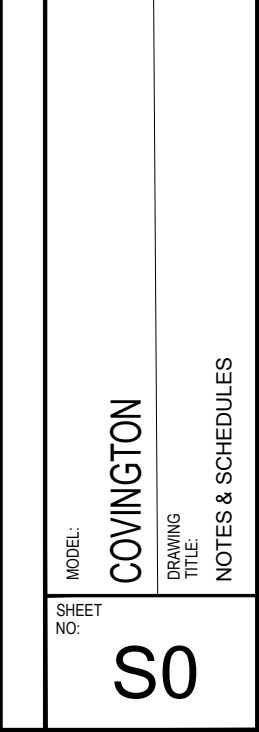
RELEASE DATE:
08.30.2021

MODEL:
COVINGTON

DRAWING TITLE:
FIRST FLOOR ELECTRICAL

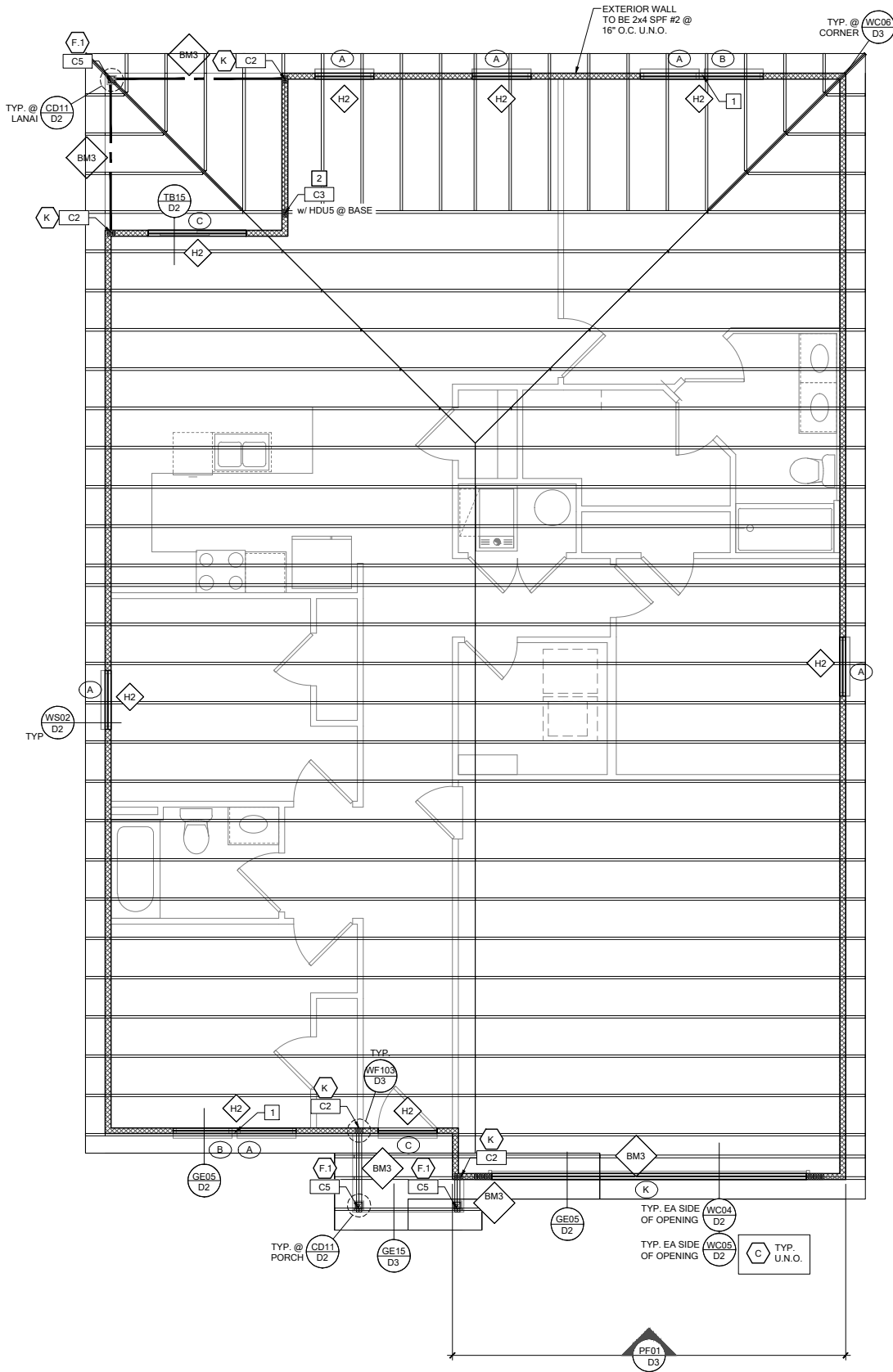
SHEET NO:

E1.1



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

S1



ROOF FRAMING PLAN A

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)

10

WIND PRESSURE AND SUCTION (PSF)

(+) VALUE DENOTES PRESSURE
(-) VALUE DENOTES SUCTION

AREA

ROOF

1

2e

2n

2r

3

3e

3r

GABLE

-33.0

-45.50

-35.0

-55.90

-45.50

-55.90

-65.20

ROOF NAILING SCHEDULE/ NAILING ZONES (SHINGLE AND TILE):

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

ROOF SHEATHING:
SHINGLE: 3/8" EXP. 1 (2 3/4") or 1 1/2" EXP. 1 (2 3/4")
TILE: 1 1/2" EXP. 1 (2 3/4")

NOTE:
1. PER CODE ASTM F1667 RSRs-01 REFERENCE TO 8d (2 3/4" x 0.113") NAILS
2. WHERE THE SHEATHING THICKNESS IS GREATER THAN 1 1/2", SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSRs-03 10d (2 1/2" x 0.131") NAILS OR ASTM F1667 RSRs-04 (3" x .120") NAILS
3. 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.

HIP ROOF >20 TO 27 DEG. [4:12]-[6:12]

GABLE ROOF > 20 TO 27 DEG. [4:12]-[6:12]

SYMBOL	DESIGN DESCRIPTION
 2x	INDICATES BEARING WALL. SEE BEARING WOOD BEARING SCHEDULE ON SN. SEE ARCHITECTURAL PLANS FOR WALL WIDTH, 2x4 MINIMUM U.O.N.
 C#	INDICATES BUILT UP COLUMN, SEE FRAMING PLAN FOR SIZE, DETAIL WF37/SN FOR PLY ATTACHMENT AND UPLIFT CONNECTION SCHEDULE ON SN FOR CONNECTION TO SLAB. INDICATES NO BOTTOM CONNECTOR REQUIRED
 #	INDICATES WINDOW PRESSURE - SEE S0 FOR MORE INFORMATION.
 #	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, RESONSBILITY 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

- MIN. (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS.
- SIMPSON MGT w/ (22) 0.148 x 1 1/2" & (1) 5/8" ATR & SIMPSON HDU4-SDS 2.5 w/ (10) 1/4" x 2 1/2" SDS SCREWS

BUILDER NOTE:
IF THE TRUSS LAYOUT SHOWN DOES NOT MATCH THE TRUSS MANUFACTURERS LAYOUT

-----STOP-----

AND CALL THE ENGINEER OF RECORD PRIOR TO PLACEMENT OF ANY TRUSSES.

WALL TYPE

SYMBOL	DESIGN DESCRIPTION
	2x INTERIOR BEARING SHEARWALL - SEE BEARING WALL SCHEDULE ON SHEET SN FOR REQUIREMENTS.
	INDICATES BEARING WALL. SEE BEARING WOOD BEARING SCHEDULE ON SN
	INTERIOR NON-BRG. WALL BY BUILDER
	2x WOOD FRAME EXTERIOR WALL (SEE PLAN FOR MORE INFO)



DATE: June 27, 2022
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]



LOT 12
RESERVE @ JEWEL LAKE
174 SW BRE LANE
LAKE CITY, FL 32024

PLAN NUMBER: 33811607
RELEASE DATE: 08.03.2020

MODEL: COVINGTON
DRAWING TITLE: ROOF FRAMING PLAN

SHEET NO: S2

FOUNDATION SCHEDULE				
MARK	SIZE	DEPTH	REINFORCING	
F1.5	1'-6" x 1'-6"	1'-0"	(2) #5 E.W. BOT.	
F2.0	2'-0" x 2'-0"	1'-0"	(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.	
F5.0	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. 5 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.
 6. STEEL BENDS AND LAP SPLICE SEE FPM101 AND FPM101.
 7. 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.
 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, COMPACTED IN 12" LIFTS TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM D 1557 (MODIFIED PROCTOR).
 9. 4.031.4 MINIMUM DEPTH: EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES (305mm) BELOW THE FINISHED GRADE OF GROUND SURFACE.

COLUMN SCHEDULE				
MARK	COLUMN SIZE	FIRST FLOOR BASE CONNECTIONS, SEE PLAN FOR SECOND FLOOR CONNECTIONS	UPLIFT (lb)	
C1	(3) 2x #2 SPF	(4)12d TOENAILS	NO UPLIFT	
C2	(3) 2x #2 SPF	DTT22 w/ 1/2" ATR & (8) 1/2" x 1 1/2" SDS SCREWS	1835	
C3	(3) 2x #2 SYP	(4)12d TOENAILS	NO UPLIFT	
C4	(3) 2x #2 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)5/8" ATR & (18)16d FIRST/SECOND FLOOR CONN.	G = 24335 U = 2088	
C8	3 1/2" x 3 1/2" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU5-SDS2.5 w/ 1/2" ATR AND (14) 1/2"x2 1/2" SDS WOOD SCREWS	5080	
C9	3 1/2" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU5-SDS2.5 w/ 1/2" ATR AND (14) 1/2"x2 1/2" SDS WOOD SCREWS	5080	
C10	3 1/2" x 7" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ 1/2" ATR AND (20) 1/2"x2 1/2" SDS WOOD SCREWS	6372	
C11	5.25" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ 1/2" ATR AND (20) 1/2"x2 1/2" SDS WOOD SCREWS	7082	
C12	5.25" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ 1/2" ATR AND (20) 1/2"x2 1/2" SDS WOOD SCREWS	7082	
C13	5.25" x 7" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ 1/2" ATR AND (20) 1/2"x2 1/2" SDS WOOD SCREWS	7082	

- GENERAL COLUMN NOTES:
 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

2x4 STUDS, PER PLAN

2x TOP PLATE WITH 2-ROWS OF 12d @ 3" O.C., TYPICAL

TOP SPLICE

2x4 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)

DOUBLE 2x8 TOP PLATE

PROVIDE 2x4 ON TOP OF 2x8 TO BLOCK OUT TOP PLATE ATTACH w/ 2-ROWS OF 12d @ 3" O.C. (SOLID BLOCK w/ 2x6)

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

NOTE: BOTTOM SPLICE OVER STUD

WF17 TOP PLATE SPLICE

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

2x-2x LAMINATIONS w/ 1-ROW OF STAGGERED 10d COMMON WIRE NAILS (ONE INTO EACH OUTSIDE FACE) (D = 0.148", L = 3") OR EQUAL

3x-2x LAMINATIONS w/ 2-ROWS OF STAGGERED 16d COMMON WIRE NAILS (ONE INTO EACH OUTSIDE FACE) (D = 0.162", L = 3-1/2") OR EQUAL

4x-2x LAMINATION PROVIDE 1/2"x5/8" LAG SCREWS AT SAME SPACING AS ABOVE

NOTES:
 1. ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.
 2. ALL NAILS PENETRATE AT LEAST 3/4" OF THE THICKNESS OF THE LAST LAMINATION.
 3. REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFO.

WF37 MULTI-PLY FASTENING

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 (3) 12d 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

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/SN 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.

2x TOP PLATE SEE, WF17/SN FOR ADDITIONAL INFO

2x MID-SPAN BLOCKING w/ (2) 12d TOENAIL @ EA END ONLY FOR WALLS TALLER THAN 8'-0"

CONNECTOR TOP AND BOTTOM PER WOOD BEARING WALL SCHEDULE

ANCHOR BOLT(S): 1/2" A.B. OR A.T.R. w/ SIMPSON SET @ 32" O.C. w/ EMBEDMENT OF 7" MIN. OR 1/2" TITEN HIT w/ 4 1/2" MIN. EMBEDMENT (IF AT STEP, 7" MIN PAST LOWER SLAB.) ONLY IF INDICATED WOOD BEARING WALL OR SHEAR WALL. SEE PLAN FOR BEARING WALL / SHEAR WALL LOCATION

2x STUDS w/ NO UPLIFT. SEE CHART ABOVE FOR O.C. SPACING AND PLAN FOR LOCATION AND WALL SIZE. ATTACH STUDS 16x8 w/ 2-GUN NAILS

SEE FOUNDATION FOR FOOTING TYPE & SIZE

BWD BEARING WALL DETAIL

SCALE: NONE

- 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 2x 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.

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

ROOF TRUSS

1/2" MIN. SPACE

2x STUDS @ 24" O.C. MAX

SIMPSON DTC w/ 4-8d NAILS TO TOP PLATE AND 2-8d NAILS @ SLOT @ 4'-0" O.C. MAX

2x PT BOTTOM PLATE

WF18 NON-BRG INTERIOR WALL

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

HEADER SCHEDULE				
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	3. 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	4. 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	5. 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 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE.		
H5	(2) 2x10 #2 SYP w/ 1" FLUTCH PLATE	6. 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	7. IF HEADER IS NOT SPECIFIED CONTACT E.O.R.		
H7	(2) 1 3/4" x 1 1/4" LVL 2.0E Fb=2600	8. ALL LVLs MAY BE SUBSTITUTED WITH POWER BEAM GLUELAM FB3000 E=2.1 Fv=300 EQUAL TO SIZE OF LVL CALLED OUT ON PLAN.		

HEADER SUPPORT - NUMBER OF JACKS & STUDS REQUIRED AT OPENINGS				
OPENING SIZE	2x4 WALL	2x6 OR 2x8 WALL		
1'-0" - 3'-11"	(1)	(2)	(1)	(2)
4'-0" - 9'-11"	(2)	(3)	(2)	(4)
10'-0" - 16'-0"	(3)	(4)	(3)	

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.)

(2) 2x TOP PLATE

SIMPSON LSTA30 EA END OF HEADER (CENTER AT BOTTOM OF HEADER)

WINDOW OPENING (SEE ARCH)

DOOR OPENING (SEE ARCH)

JACK STUD(S) (SEE CHART ABOVE FOR INFO)

SIMPSON SP4 w/ (6) 10d NAILS @ 24" O.C. (SP6 FOR 2"x6", SP8 FOR 2"x8")

**CONNECT GIRDER TRUSS DIRECTLY TO HEADER w/ (2) SIMPSON HTS20, U.N.O.

HEADER (SEE HEADER AND BEAM SCHEDULE FOR FASTENING REQUIREMENTS & SEE PLANS FOR SIZE)

KING STUD(S) (SEE CHART ABOVE FOR INFO)

JACK STUD(S) (SEE CHART ABOVE FOR INFO)

HTT4 w/ (18) 16d x 2 1/2" NAILS & 5/8" A.T.R. EXPOSED 6" MIN. EMBEDMENT (MIN.) BASE CONNECTION AT EACH SIDE U.N.O. ON PLANS (IF AT STEP, 6" MIN. EMBEDMENT PAST LOWER SLAB)

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 LSTA30 / USP LST30
 SIMPSON SP4 / USP SPT4
 SIMPSON SP6 / USP SPT6
 SIMPSON SP8 / USP SPT8
 SIMPSON HTS20 / USP HTW20
 SIMPSON SP2 / USP SPT24
 SIMPSON A35 / USP MPA1
 SIMPSON HTA4 / USP HTT45

HD TYPICAL FRAMING CONNECTIONS AT OPENINGS

SCALE: NONE

BEAM SCHEDULE				
MARK	BEAM SIZE	FASTENING SCHEDULE		
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		U.N.O. ON FRAMING PLAN	
BM3	(2) 2x12 SYP #2 w/ 7/16" OSB FLUTCH PLATE			
BM4	(2) 1 3/4"x11 1/4" LVL 2.0E Fb=2600			
BM5	(2) 1 3/4"x11 7/8" LVL 2.0E Fb=2600			
BM6	(2) 1 3/4"x16" 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 FLUTCH PLATES			
BM8	(3) 1 3/4"x9 1/4" LVL 2.0E Fb=2600			

- GENERAL BEAM NOTES:
 1. VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED (MIN 4" BEARING EACH END)
 2. SEE PLAN FOR TOP OR BOTTOM OF BEAM INDICATIONS
 3. BEAMS ARE NOT TO BE DRILLED OR NOTCHED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE E.O.R.
 4. ALL LVLs MAY BE SUBSTITUTED WITH POWER BEAM GLUELAM FB3000 E=2.1 FV=300 EQUAL TO SIZE OF LVL CALLED OUT ON PLAN.

HEADER, SEE PLAN FOR LOCATION AND SIZE

SEE HD/SN FOR ADDITIONAL HEADER INFORMATION

3-16d COMMON NAILS, TYP

2x8 w/ 2-16d TOE NAILS EA. END

1/2" OSB w/6d NAILS @ 16" O.C. TO SIDE AND TOP NAILER

2x w/ 2-16d TOE NAILS EA. END

2x4 SPF CONT. BLOCKING ATTACHED TO 7/8" OSB w/ 2-8d NAIL

7'-0" MAX OPENING

OPENING FRAMING, SEE HD/SN FOR ADDITIONAL INFORMATION

WF02 WOOD FRAMED ARCH

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

SIMPSON - CONNECTOR SCHEDULE				
MARK	TYPE	CONNECTOR & FASTENERS	SPF	SYP
B	FRAME TO FRAME	H2.5a w/ (10)8d NAILS	615	700
C	FRAME TO FRAME	H10a w/(18)10d x 1 1/2"	1015	1040
D	FRAME TO FRAME	H10a-2 w/(18)10d x 1 1/2" AT 2 PLY TRUSSES	930	1080
E	FRAME TO FRAME	MTS12 w/(14)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS)	850	990
F	FRAME TO FRAME	HTS20 w/(16)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	1215	1415
G	FRAME TO FRAME	(2) HTS20 w/(36)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (6)12d TOENAILS	2430	2830
H	FRAME TO MASONRY / FRAME	(2) LGT2 w/ (32) 16d SINKERS & (14) 1/4" x 2 1/4" TITEN TURBO (2 PLY TRUSS) OR (28) 16d SINKERS FOR FRAME (EA)	3500-M 3510-F	4060-M 4080-F
I	FRAME TO MASONRY / FRAME	(2) LGT3 w/ (24) 1/4" x 3" SDS SCREWS & (8) 3/8" x 5" TITEN (2 PLY TRUSS) OR (52) 16d SINKERS FOR FRAME (EA)	4730-M 5010-F	6570-M 6960-F
J	BEAM TO BEAM	HU410 OPT HUCA10 w/ (18) 16d & (10) 10d NAILS	G#2800 U#1635	G#3250 U#1795
K	BEAM TO MASONRY / FRAME	HU46 OPT HUC46 w/ (6) 10d NAILS & (12) 1/4" x 2 3/4" TITEN TURBO (TO MAS.) OR (12) 16d & (6) 10d (FOR FRAME)	G#1625 U#1135 SYP-F	G#3000 U#1135 SYP-M
L	FRAME TO FRAME	H105 w/ (24) 10d x 1 1/2" NAILS	785	910
M	FRAME TO FRAME	WGT w/ (16) 1/4"x3" SDS WOOD SCREWS & (10) 1/4"x2 1/2" SDS WOOD SCREWS & (1) 5/8" A.T.R.	3555	4940
N	FRAME TO FRAME	(2) HTT5 w/ (52) 16d x 2 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

SEE SCHEDULE

(3)-ROWS @ 0.131x3.25 NAILS STAGGERED @ 12" O.C. EACH FACE

DOUBLE 2 x #2 S.Y.P. HEADER w/ 1/2" FLUTCH PLATE HEADER. (U.N.O.)

FILLING AND BLOCKING AS REQUIRED FASTENED TO HEADER w/ (2) ROWS OF 0.131x3.25 @ 16" O.C. UNLESS NOTED OTHERWISE

2 x 4 STUDS TYP.

P.T. BOT. PLATE

WF09 WALL HEADER DETAIL

SCALE: N.T.S.

SEE SCHEDULE

(3)-ROWS @ 0.131x3.25 NAILS STAGGERED @ 12" O.C. EACH FACE

DOUBLE 2 x #2 S.Y.P. HEADER w/ 1/2" FLUTCH PLATE HEADER. (U.N.O.)

FILLING AND BLOCKING AS REQUIRED FASTENED TO HEADER w/ (2) ROWS OF 0.131x3.25 @ 16" O.C. UNLESS NOTED OTHERWISE

2 x 4 STUDS TYP.

P.T. BOT. PLATE

WB13 WALL SHEATHING INSTALL & NAILING SCHEDULE

SCALE: N.T.S.

- GENERAL BEAM NOTES:
 1. VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED (MIN 4" BEARING EACH END)
 2. SEE PLAN FOR TOP OR BOTTOM OF BEAM INDICATIONS
 3. BEAMS ARE NOT TO BE DRILLED OR NOTCHED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE E.O.R.
 4. ALL LVLs MAY BE SUBSTITUTED WITH POWER BEAM GLUELAM FB3000 E=2.1 FV=300 EQUAL TO SIZE OF LVL CALLED OUT ON PLAN.

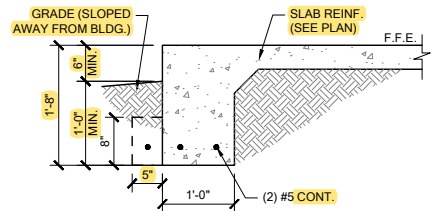
15/32" OSB
EXPOSURE 1
SHEATHING

PROVIDE BLOCKING
AS REQUIRED PER
SECTION X-X IF NOT
FULL HEIGHT SHEET

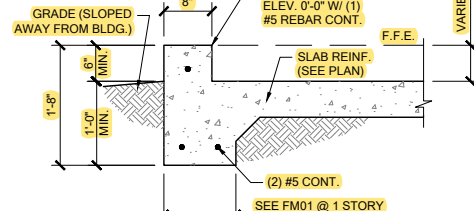
(B)

(D)

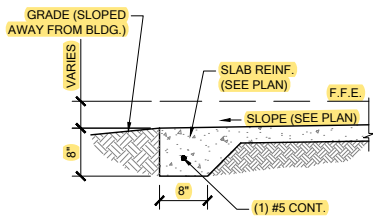
(C) FLOOR SYSTEM



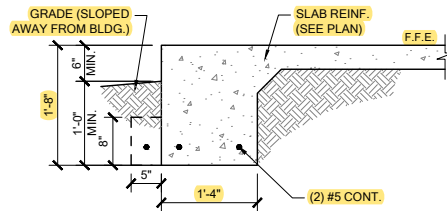
FM01 SINGLE STORY FTG
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



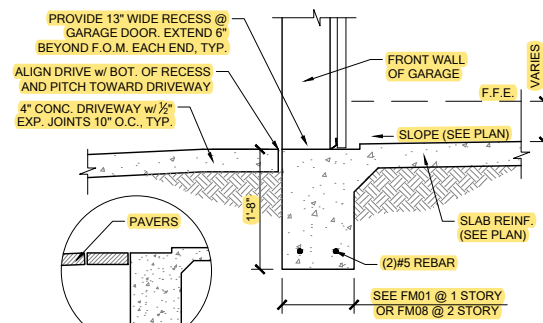
FM02 SECTION @ GARAGE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



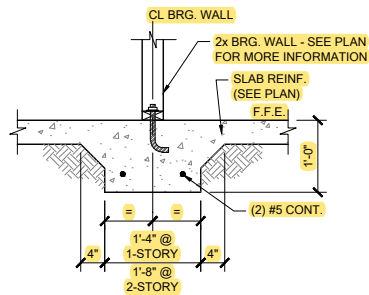
FM03 THICKENED EDGE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



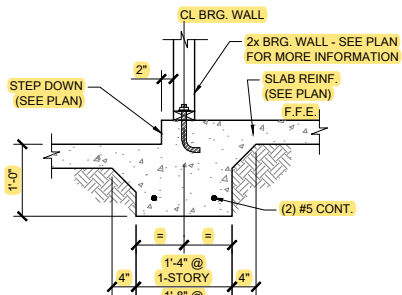
FM08 2-STORY FOOTING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



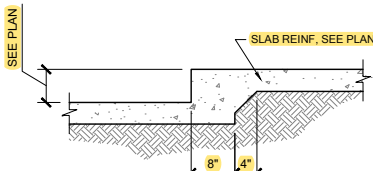
FM09 SECTION @ GARAGE DOOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



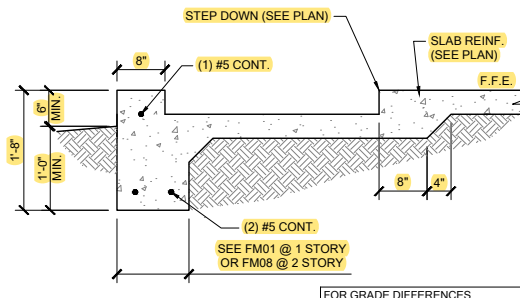
FM10 INTERIOR BEARING WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



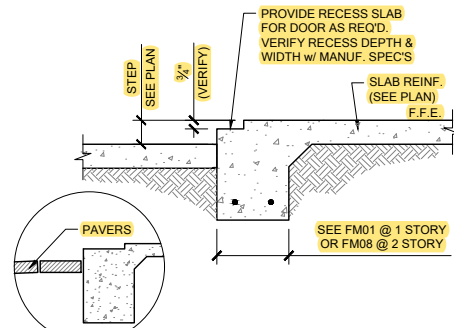
FM11 STEP DOWN BEARING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



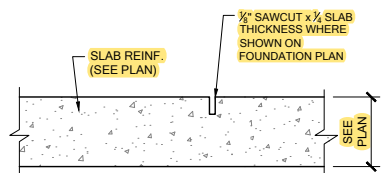
FM12 STEP DOWN @ NON BRG.
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



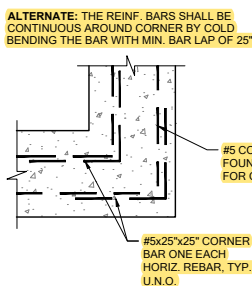
FM14 SECTION @ SHOWER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



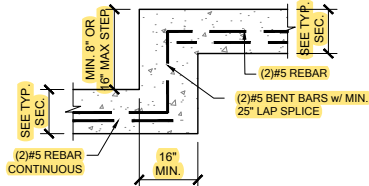
FM15 EXTERIOR BEARING @ RECESS
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



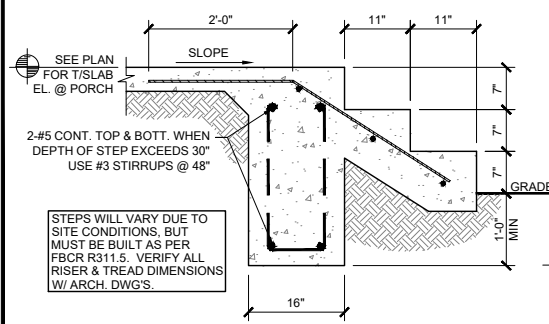
FM20 CONTROL JOINT
SCALE: N.T.S.



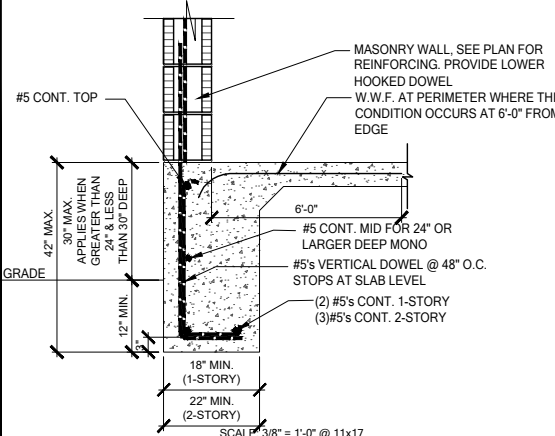
FM19 TYP. CORNER BAR DETAIL
SCALE: N.T.S.



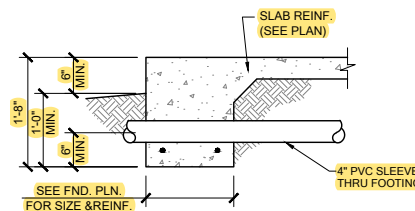
FM18 TYP. STEP FOOTING DETAIL
SCALE: N.T.S.



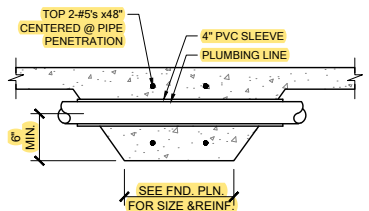
FM22 PORCH STEP
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



FM01.C DEEP MONO FTG.
SCALE: 3/4" = 1'-0"

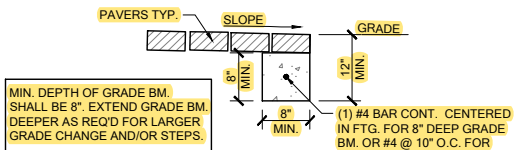


PIPE PERPENDICULAR TO EXTERIOR FOOTING

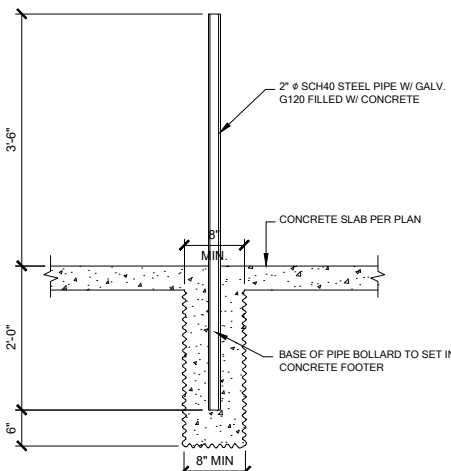


PIPE PERPENDICULAR TO INTERIOR FOOTING

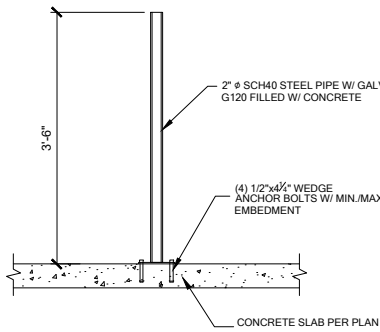
FM23 FOUNDATION PENETRATIONS, TYPICAL
SCALE: N.T.S.



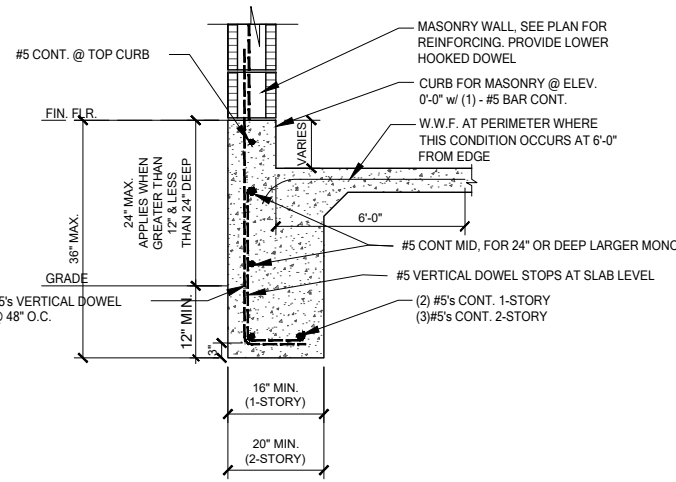
FM32 GRADE BEAM @ PAVER THRESHOLD
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



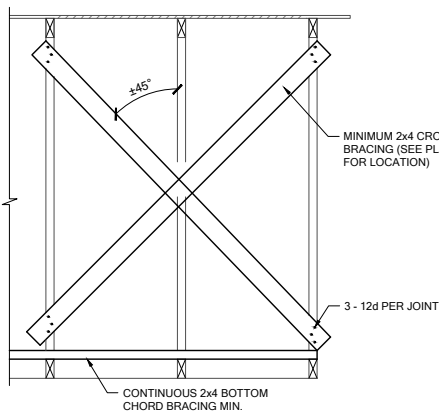
1 BOLLARD DETAIL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



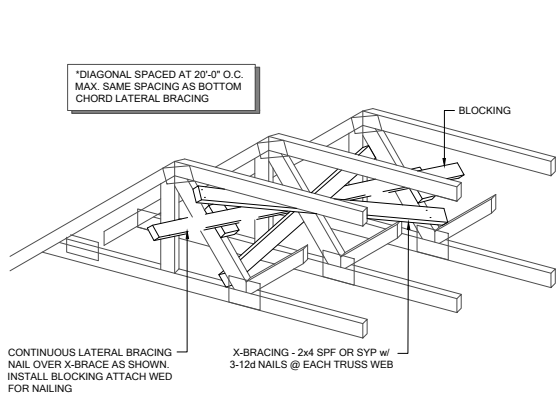
ELECTRIC WATER HEATER



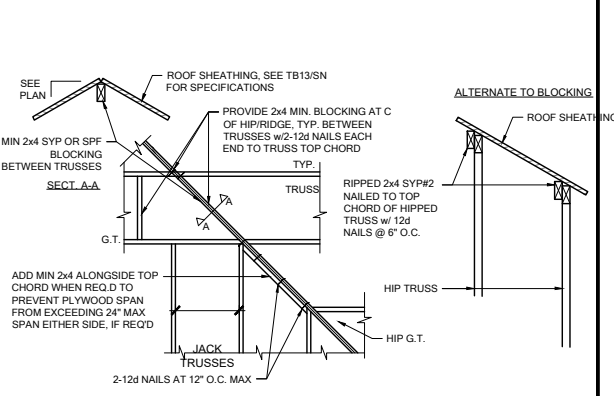
FM01.D DEEP MONO FTG. w/ CURB
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



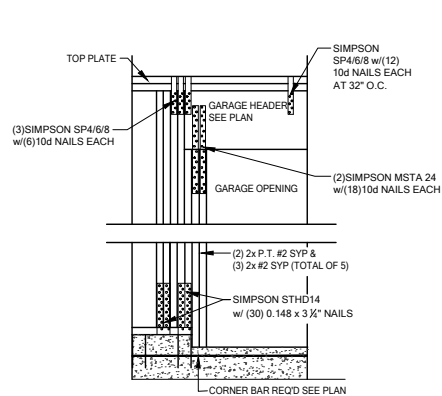
TB01 CROSS BRACING, TYP.
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



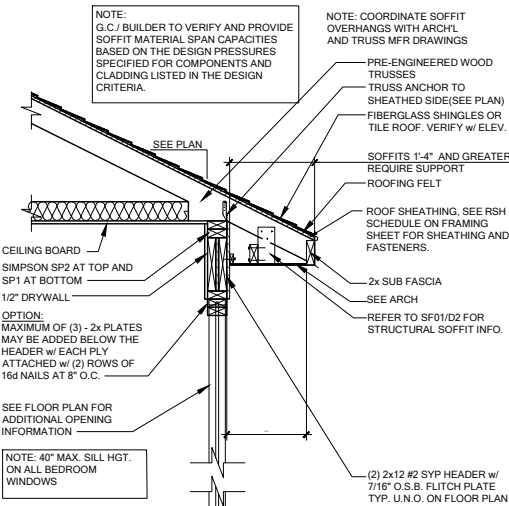
TB02 CROSS BRACING TYPICAL
SCALE: N.T.S.



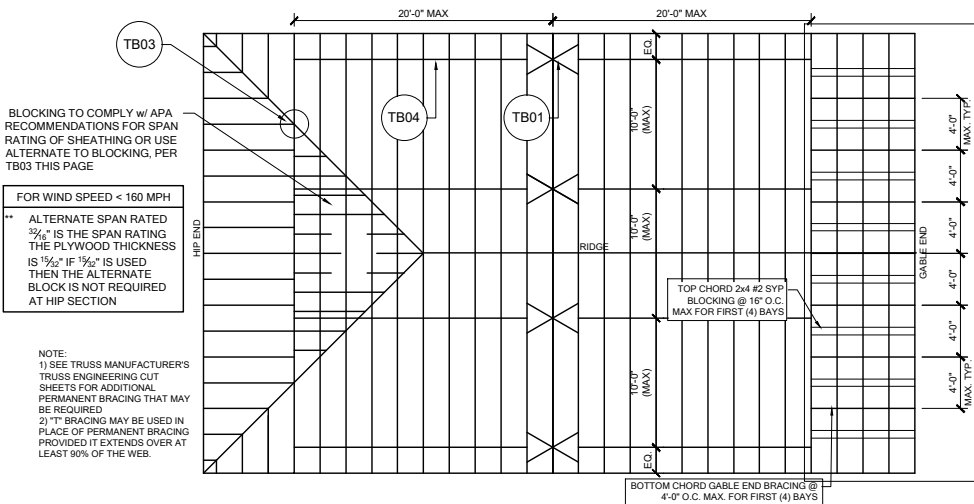
TB03 HIP/RIDGE BLOCKING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



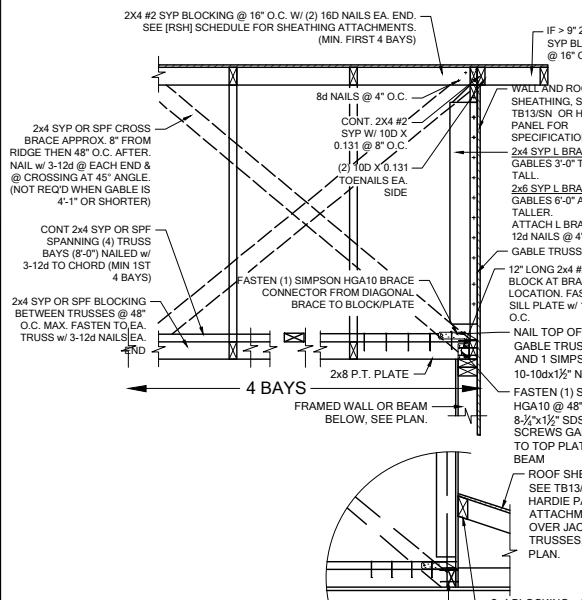
WC04 GARAGE HEADER ANCHOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



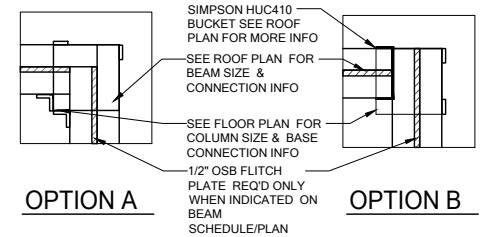
WS02 TYP. WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



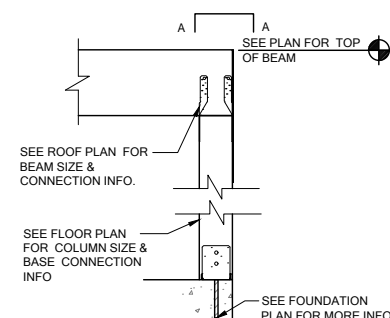
TB05 REQUIRED MIN. PERMANENT TRUSS BRACING PLAN
SCALE: N.T.S.



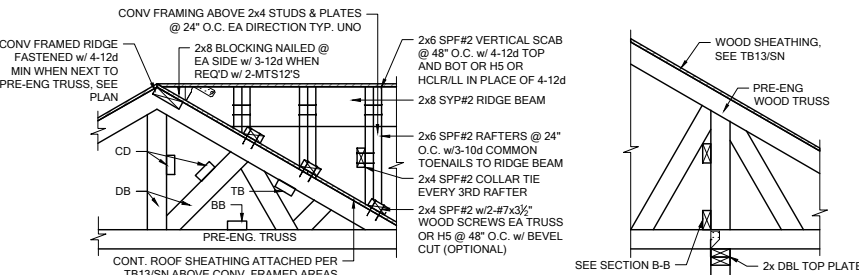
GE05 GABLE END BRACE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



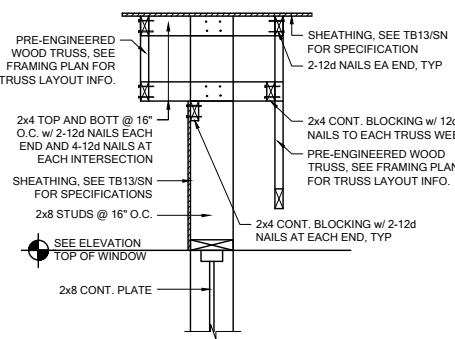
A COMMON BM. TO POST ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



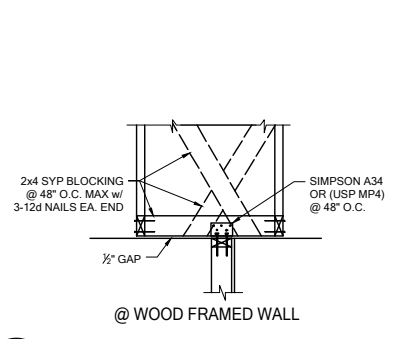
CD11 COMMON BM. ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



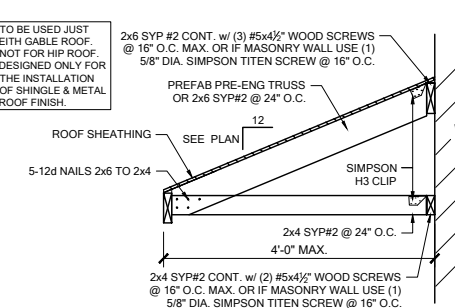
TB06 BLOCKING/CONV. FRAME DETAILS
SCALE: 1/2" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



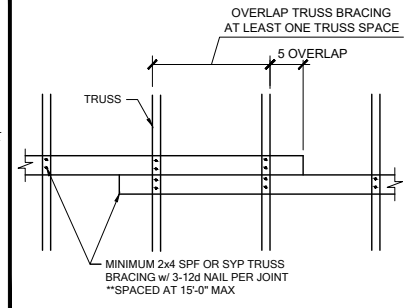
WF27 KNEEWALL @ ENTRY
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



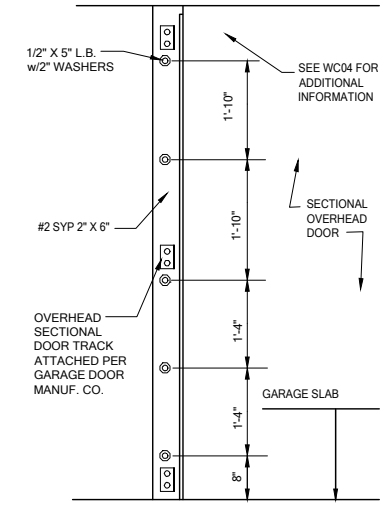
TB15 NON-BEARING EXTERIOR WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



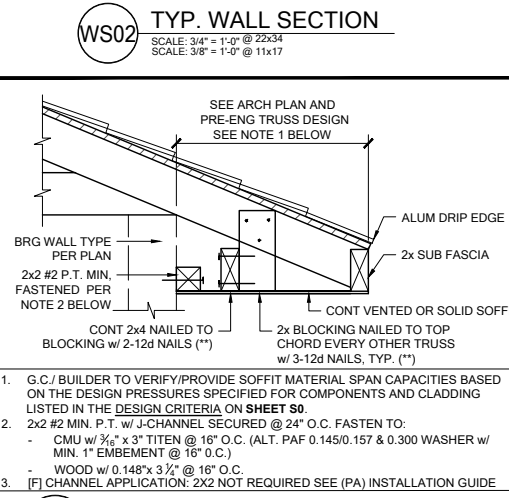
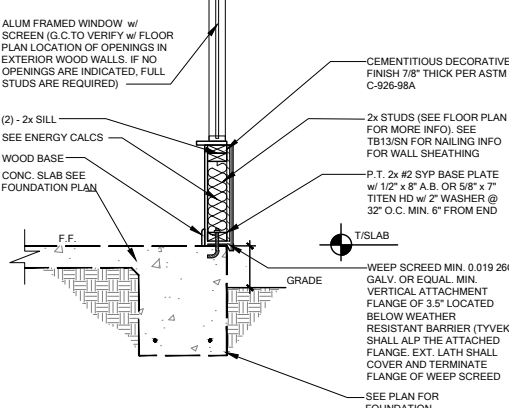
SR01 SHED ROOF CONNECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



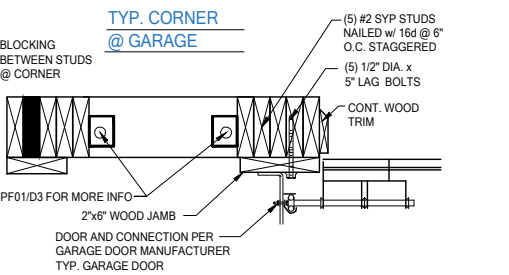
TB04 TRUSS BRACING OVER LAP
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



WC05 SECT. OVERHEAD GAR. DOOR INSTALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



SF01 STRUCTURAL SOFFIT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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

DATE: June 27, 2022
DRAWN BY: J. L. LEWIS
CHECKED BY: J. L. LEWIS
APPROVED BY: J. L. LEWIS

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LOT 12
RESERVE @ JEWEL LAKE
174 SW BRE LANE
LAKE CITY, FL 32024

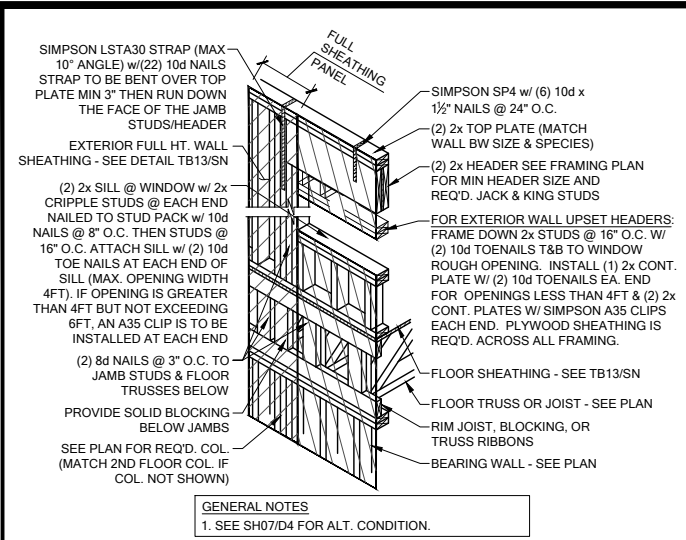
PLAN NUMBER:
33811607

RELEASE DATE:
08.03.2020

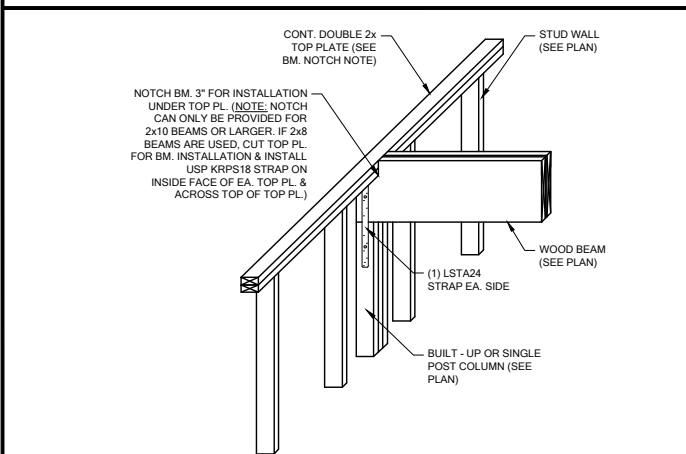
MODEL:
COVINGTON

DRAWING TITLE:
FLOOR FRAMING DETAILS

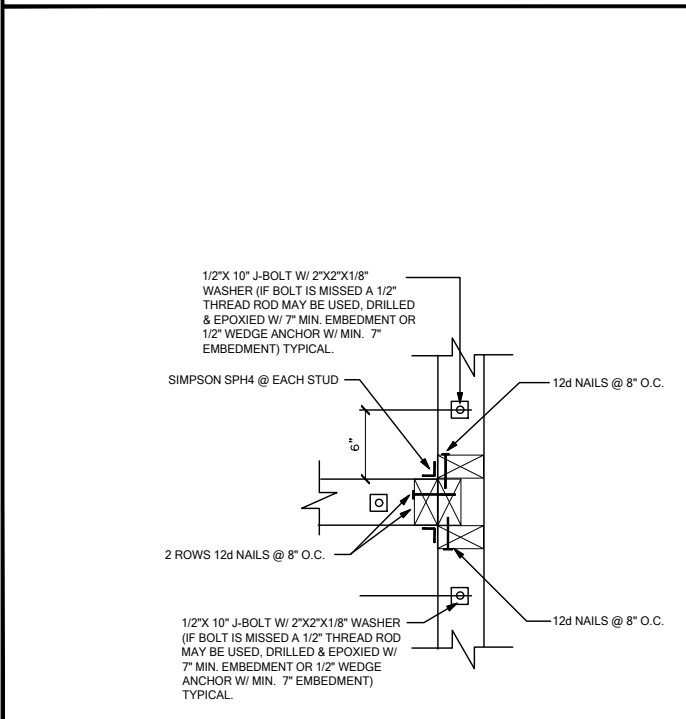
SHEET NO:
D2



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



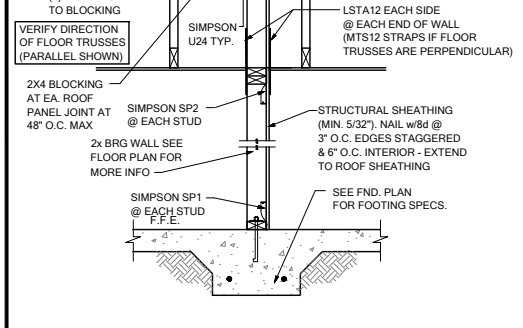
WF103 TYP. WOOD BEAM TO WOOD WALL CONN.
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



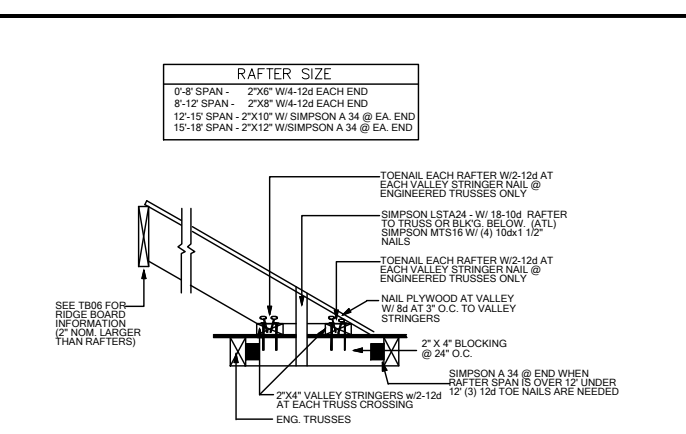
WC03 WALL TO WALL @ END OF SHEAR WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



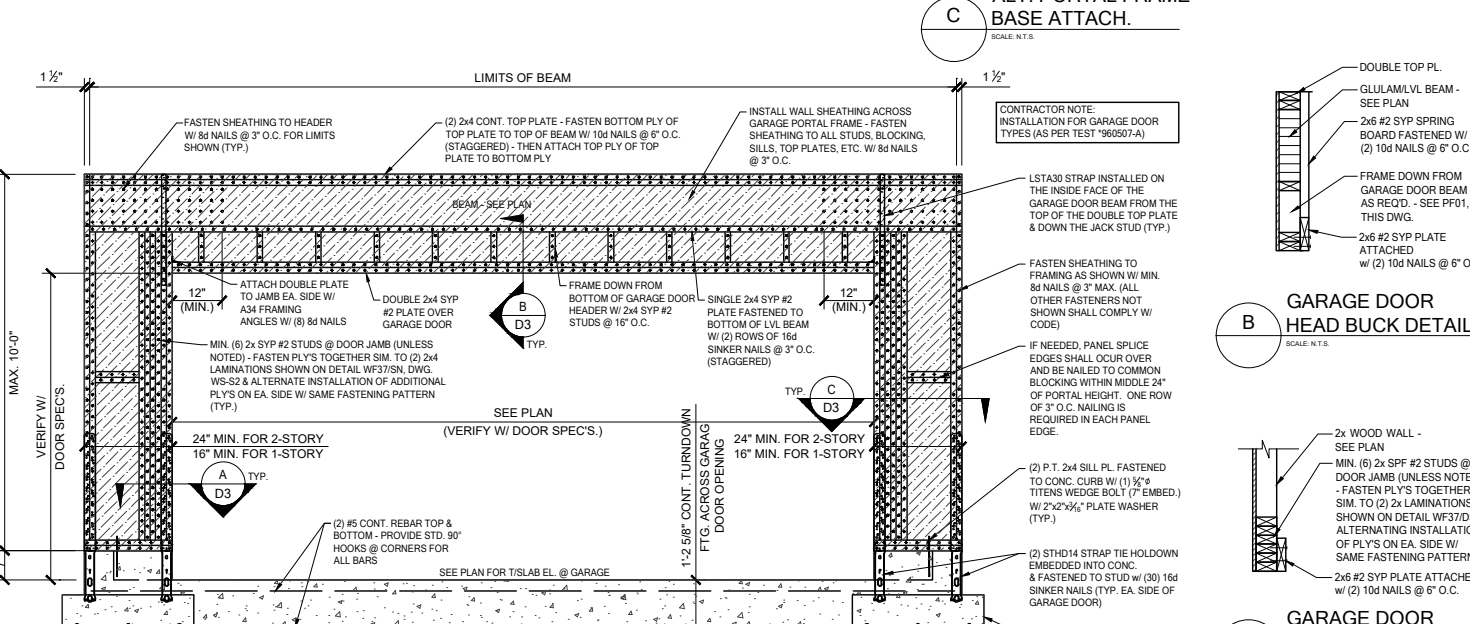
SW04 INTERIOR SHEAR WALL @ TRUSSES
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



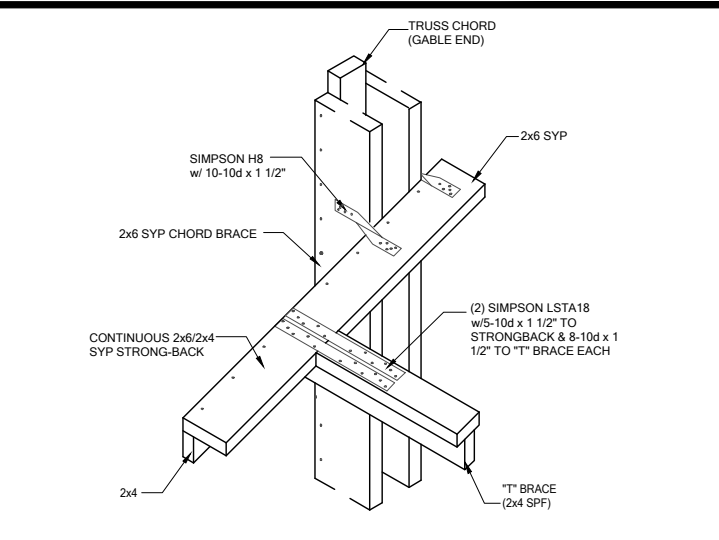
GE03 GABLE END BRACIN w/ VOLUME CEILING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



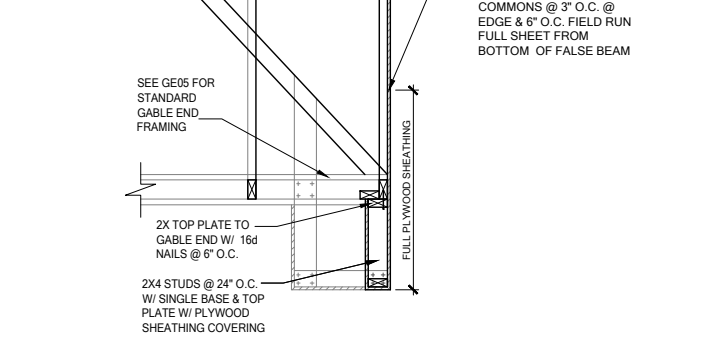
TB17 CONV. FRAMING & VALLEY FRAMING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



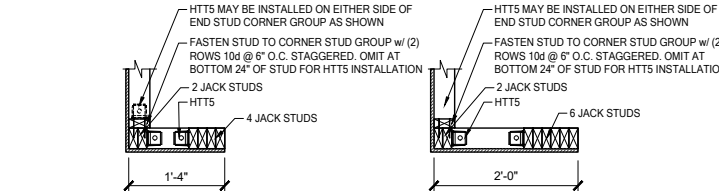
PF01 GARAGE DOOR PORTAL FRAME
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



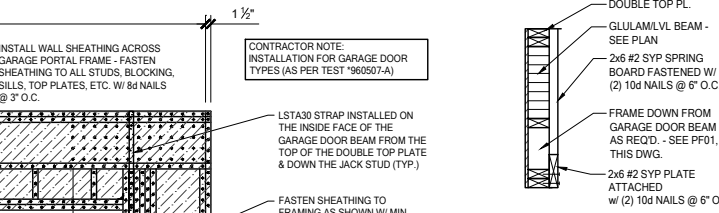
GE04 T" BRACE CONNECTION @ VOLUME CEILING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



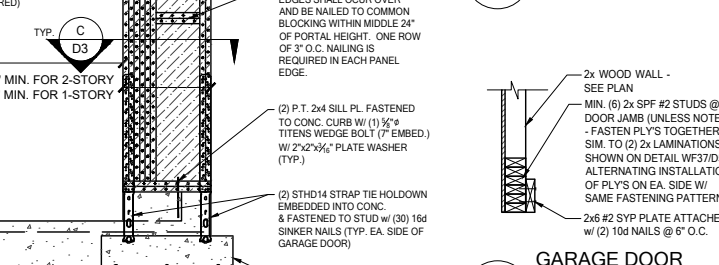
GE15 FALSE BEAM @ GABLE END
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



C ALT. PORTAL FRAME BASE ATTACH.
SCALE: N.T.S.



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



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



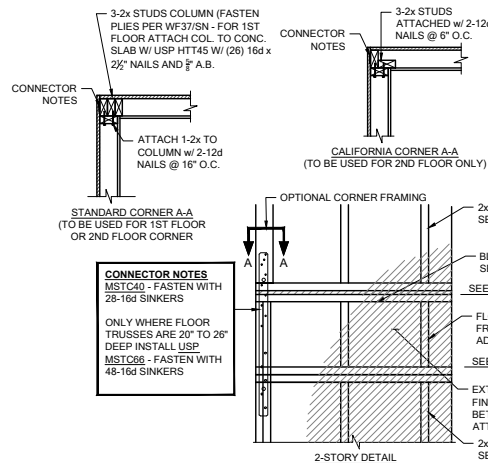
DATE: June 27, 2022
PROJECT: 33811607
DRAWING: 08.03.2020



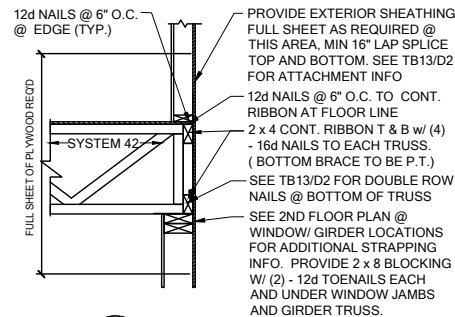
LOT 12
RESERVE @ JEWEL LAKE
174 SW BRE LANE
LAKE CITY, FL 32024

PLAN NUMBER: 33811607
RELEASE DATE: 08.03.2020

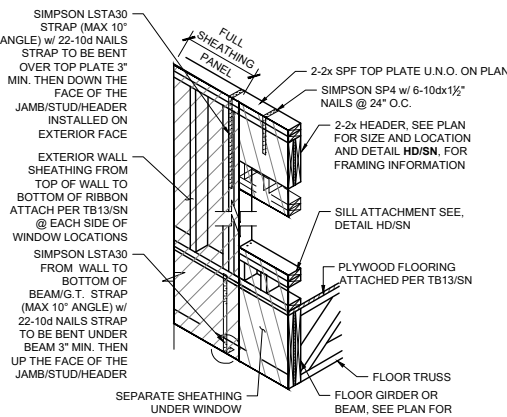
MODEL: COVINGTON
DRAWING TITLE: FLOOR FRAMING DETAILS
SHEET NO: D3



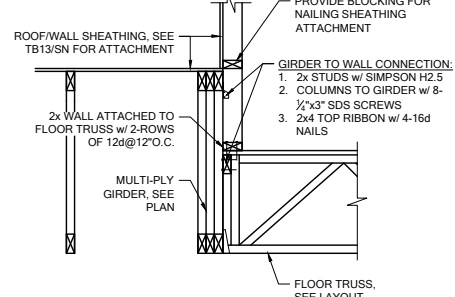
FB06 TYP. CORNER FRAMING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



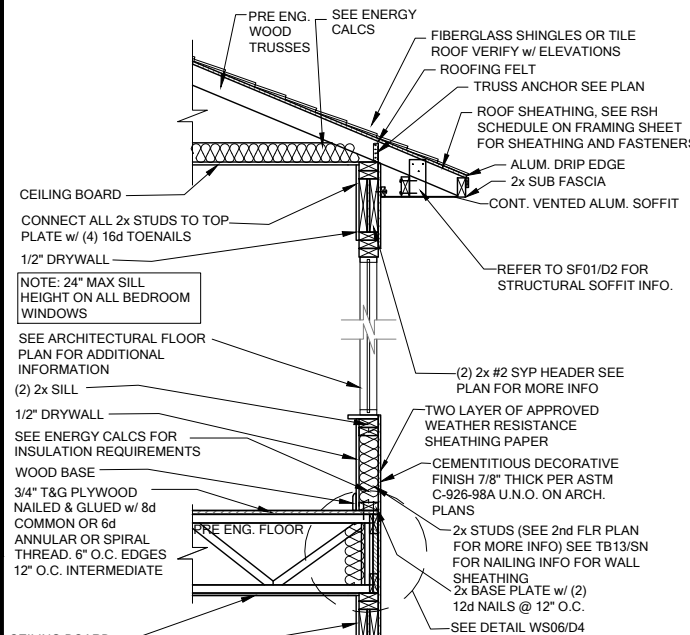
WS06 FLOOR ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



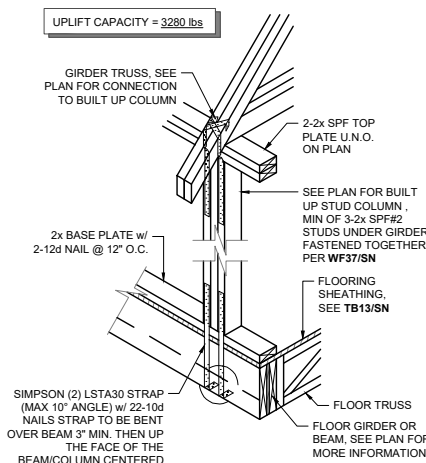
SH05 HEADER CONN. @ BEAM
SCALE: N.T.S.



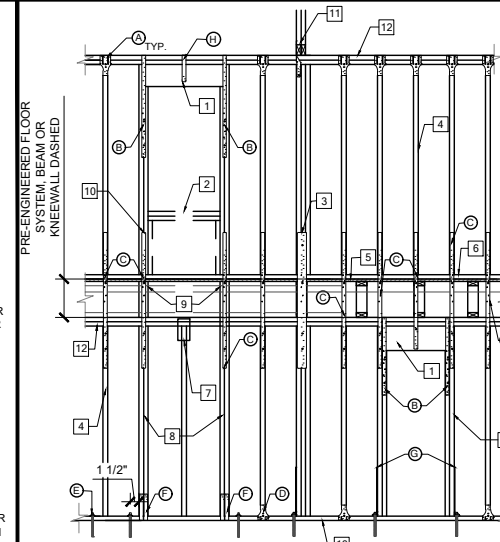
WF100 BRG. WALL OVER FLOOR SYSTEM
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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



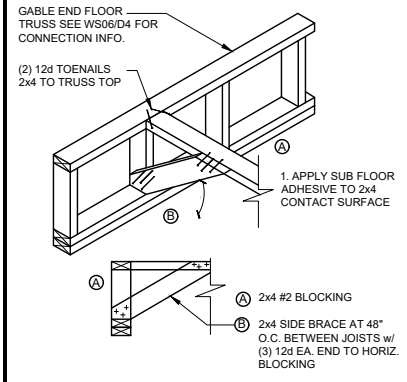
SG01 COLUMN CONN. @ BEAM
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



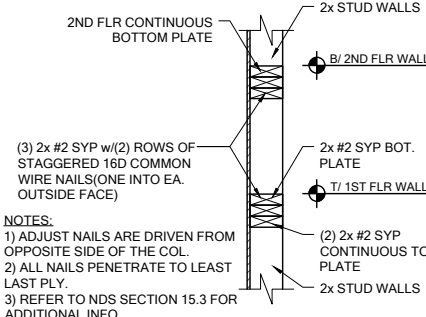
WF06 2-STORY INT. BEAR & EXT. WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

- (2) - 2x HEADER SEE FLOOR PLAN FOR MIN HEADER AND ADDITIONAL INFO SEE PLAN FOR ADDITIONAL FRAMING INFO
- AT WINDOW LOCATIONS FRAME IN SILL FOLLOWING HD/SN
- SEE PLAN FOR G.T. COLUMN AND CONNECTION INFORMATION
- 2x STUDS PER BRG WALL SCHEDULE. STUDS TO LINE UP TOP & BOTTOM
- PLYWOOD FLOORING SEE PLAN FOR ATTACHMENT INFO
- 2x BASE w/ (2) 12d NAILS @ 12" O.C.
- NO CONNECTION FOR STUDS WITH 2nd FLOOR HEADER
- MATCH STUDS UNDER 2nd FLOOR HEADER
- SOLID BLOCKING / FLOOR TRUSS UNDER STUD PACK
- SEE HEADER SCHEDULE FOR MIN STUDS EACH SIDE
- GIRDER TRUSS SEE PLAN FOR LOCATION AND ADDITIONAL INFORMATION
- (2) 2x TOP PLATE SEE PLAN FOR MORE INFORMATION
- 2x P.T. BASE PLATE

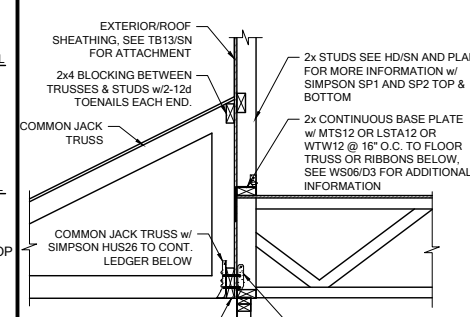
ALT. CANT. CONDITION



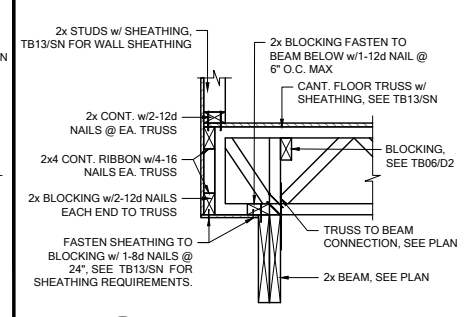
FB12 BLOCKING w/BOTTOM CHORD
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



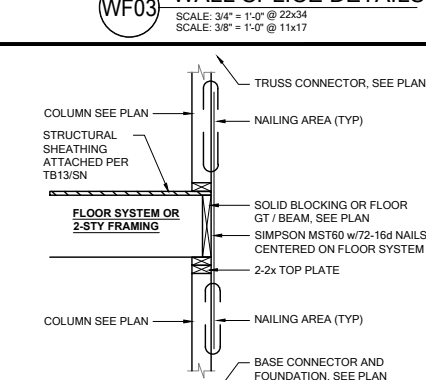
WF03 WALL SPLICE DETAILS
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



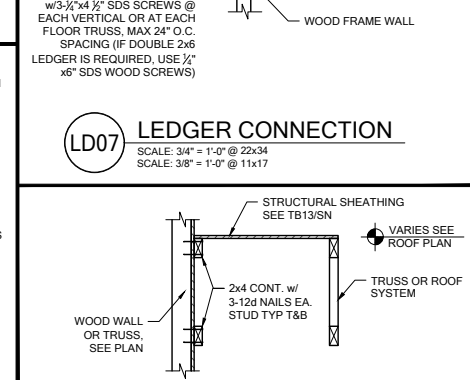
LD07 LEDGER CONNECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



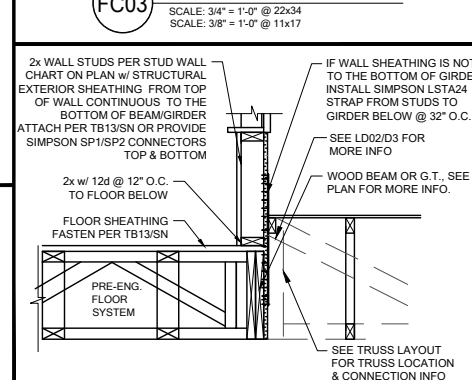
FC03 CANTILEVER FLOOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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

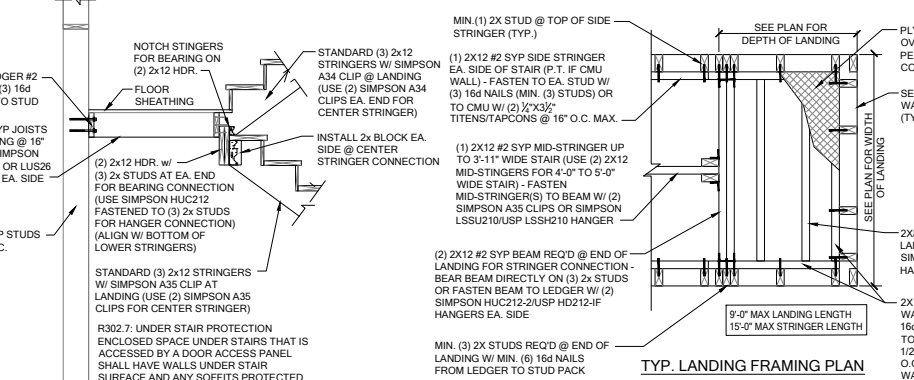


LD02 SHEAR TRANSFER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

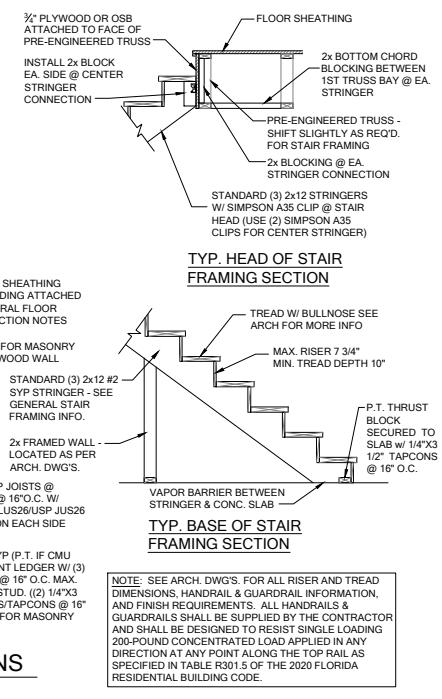


WF31 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

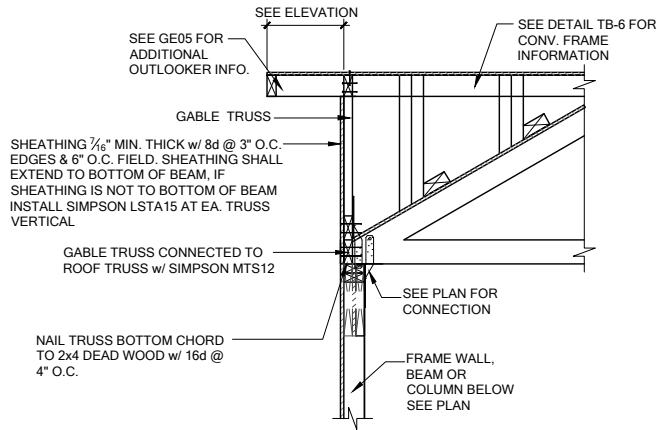
- STAIR NOTES:**
- Stairway construction and handrail to conform to the FBC Residential section R311.7
 - Riser height: Install 2x6 #2 syp min. backing for handrail installation.
 - The maximum riser height shall be 7 3/4". The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch.
 - Tread depth: The minimum tread depth shall be 10". The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch.
 - Handrails: Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34" and not more than 38". Handrails adjacent to a wall shall have a space of not less than 1 1/2" between the wall and the handrails.
 - Grip-size: Handrails with a circular cross section shall have an outside diameter of at least 1 1/2" and not greater than 2" or provide equivalent graspability in compliance with FBCR Section R311.7.8.3.
 - Guards: Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30" and shall be not less than 36". Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4" in diameter.
 - (guardrails and handrails shall have a uniformly distributed live load of 200 psf.) (guardrail in fill components (pickets) shall have a uniformly distributed live load of 50 psf).
 - Winders: Winder treads shall have a minimum tread depth of 6" at the narrow end and shall have a minimum tread depth of 10" at the intersections with the walkline (12" from the narrower side).



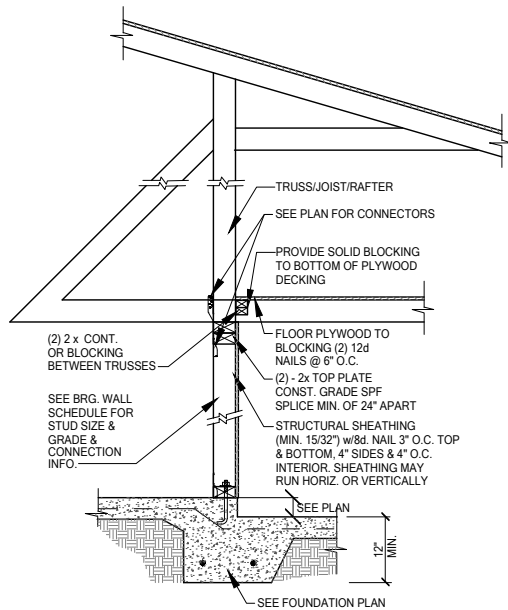
SD02 GENERAL STAIR SECTIONS & PLANS
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



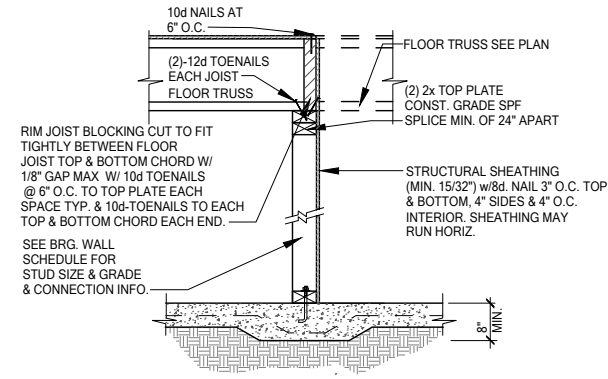
TYP. BASE OF STAIR FRAMING SECTION



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

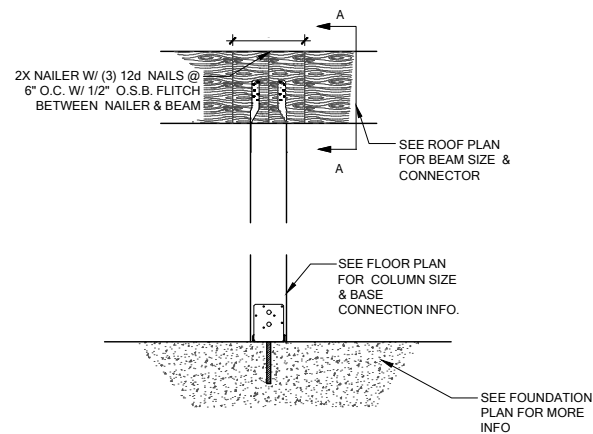
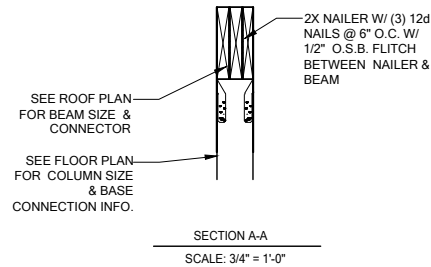


SW01 INTERIOR BEARING STEP-DOWN SHEARWALL w/UPLIFT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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