

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

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

BUILDING CODE COMPLIANCE

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

PRODUCT: NEW SINGLE FAMILY DETACHED

OCCUPANCY CLASSIFICATION:

RESIDENTIAL R-3

CONSTRUCTION CLASS:

UNPROTECTED

CONSTRUCTION TYPE:

TYPE VB

EMERGENCY ESCAPE:

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

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

2020 Florida Building Code, Residential, 7th Edition

2017 National Electrical Code, NFPA 70



256 Southrail Lane, Suite 200  
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Certificate Of Authorization No. 9161

☐ CARLA BROWN, PE - FL #58108  
☐ LUIS PABLO TORRES, PE - FL #27184

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

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PLAN NUMBER:  
33911776

RELEASE DATE:  
02.22.2021

MODEL:  
RADFORD

DRAWING TITLE:  
COVER SHEET

SHEET NO:

CS

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

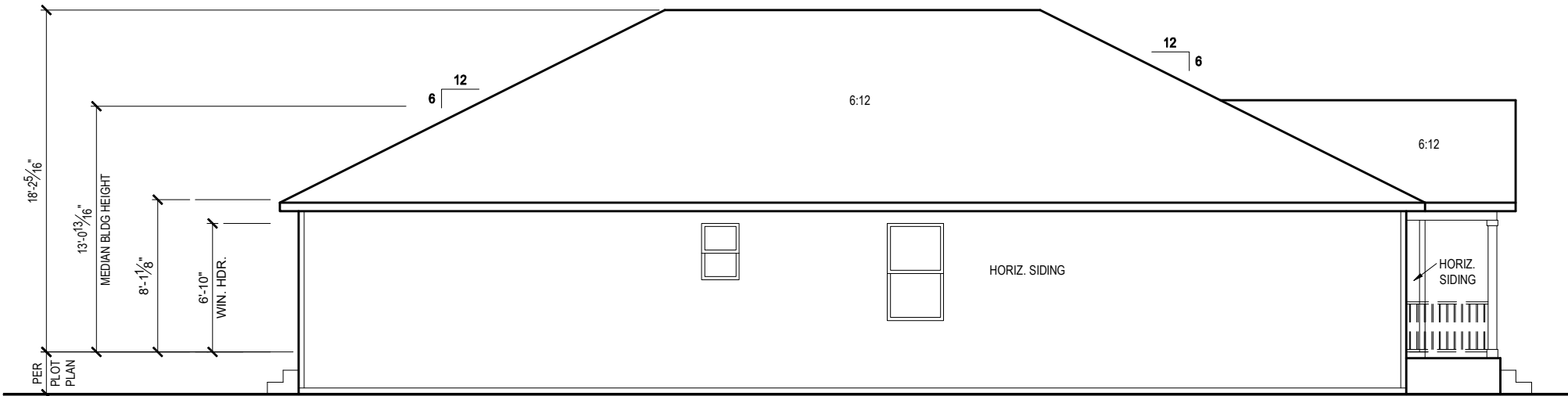


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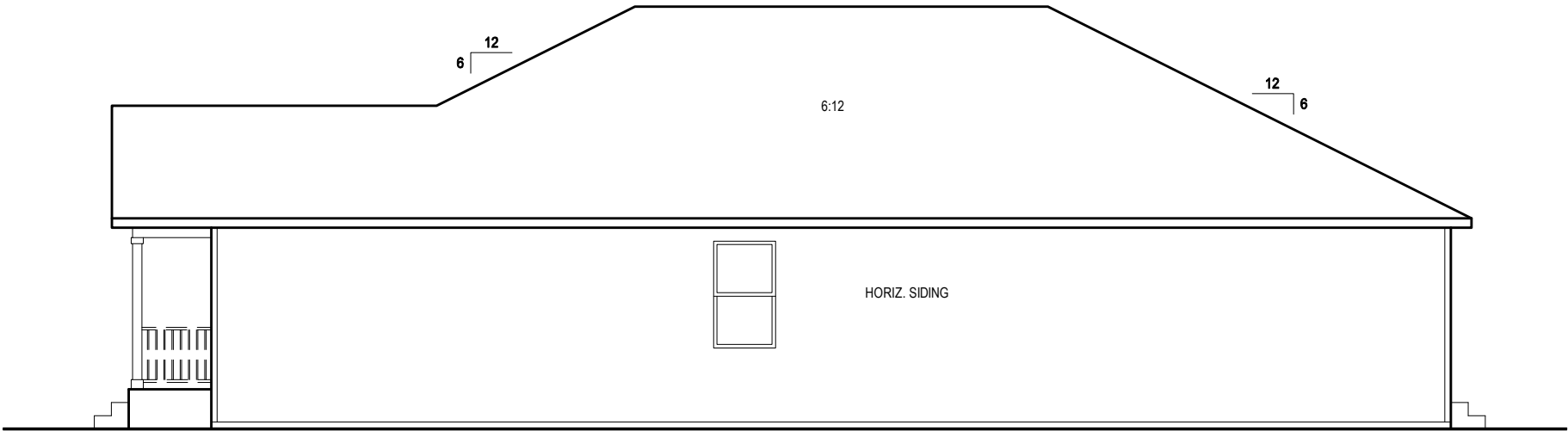
DRAWING TITLE:  
EXTERIOR ELEVATIONS - STEMWALL

## 1.1-B1s



LEFT SIDE ELEVATION 'B1'

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



RIGHT SIDE ELEVATION 'B1'

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



1-14-2022



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MODEL:  
RADFORD

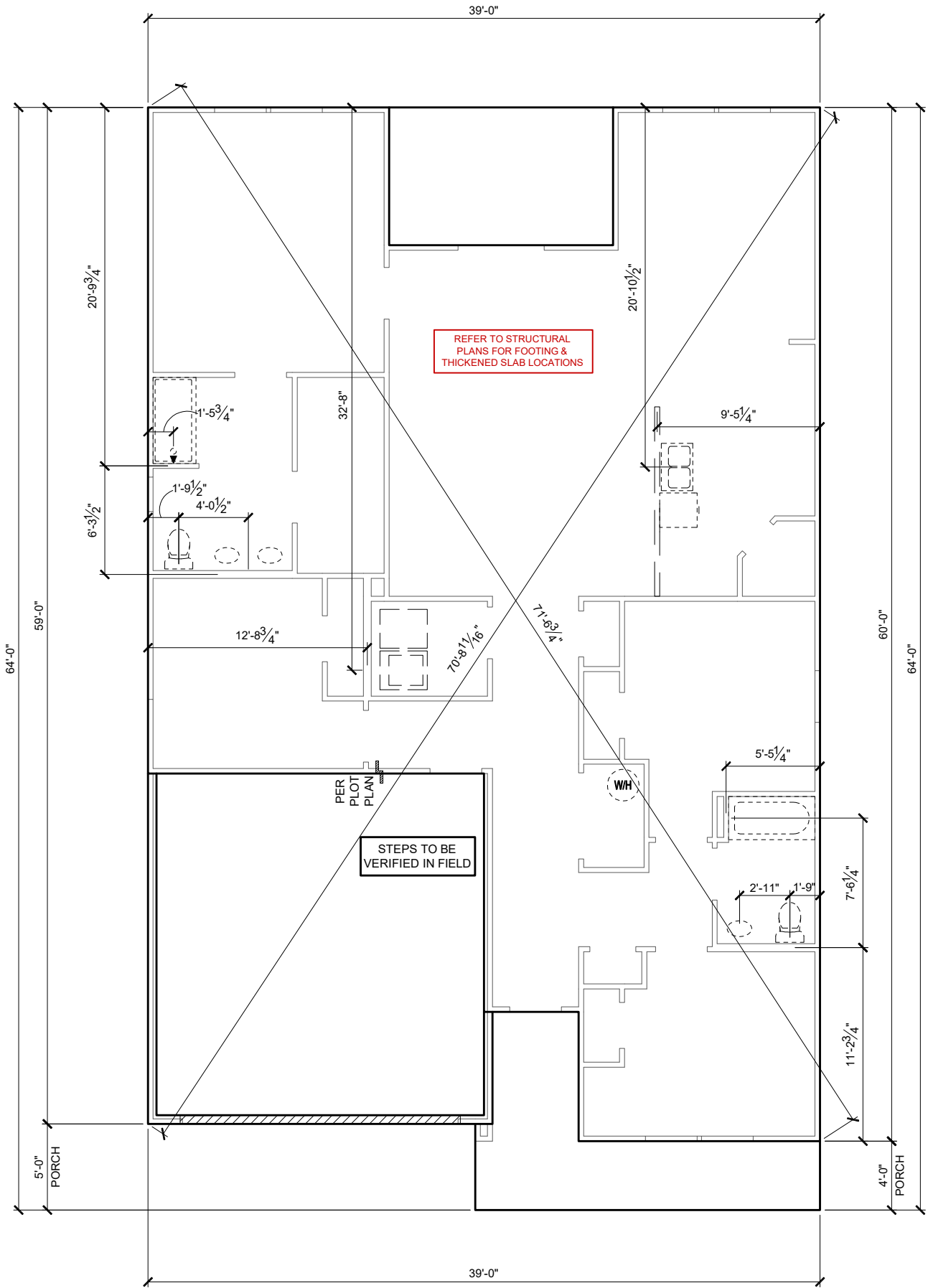
DRAWING TITLE:  
EXTERIOR ELEVATIONS - STEMWALL

SHEET NO:

1.2-B1s

GENERAL SLAB FOUNDATION NOTES


- PLUMBING CONTRACTOR SHALL FIELD VERIFY ALL PLUMBING LOCATIONS.
- REFER TO EXTERIOR ELEVATIONS FOR BRICK/STONE LOCATIONS.
- GARAGE SLAB SHALL SLOPE TOWARD GARAGE DOOR OPENING.




SLAB PENETRATION PLAN 'B1'

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

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



1-14-2022



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PLAN NUMBER:	33911776	RELEASE DATE:	02.22.2021
MODEL:	RADFORD	DRAWING TITLE:	SLAB PENETRATION PLAN
SHEET NO:	2.1-B		

NOTES & LEGENDS

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

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

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

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

2X4 FRAME WALL

2X6 FRAME WALL

BALLOON FRAME WALL (PER STRUCTURALS)

KEYNOTES

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

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

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

A4 PULL DOWN STAIRS 25.5" x 54"

A5 TEMPERED SAFETY GLASS PER IRC R308.4

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

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

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

A9 LOUVERED DOOR w/ GAS FURNACE
- D1 DRYWALL SOFFIT - 12" DROP FROM CEILING LINE

D2 DRYWALL SOFFIT - 8" DROP FROM CEILING LINE
- K1 39" KNEE WALL WITH CAP PER SPECS

K2 38" KNEE WALL WITH 1x CAP

K3 46" KNEE WALL WITH CAP PER SPECS

K4 34 1/2" KNEE WALL

K5 42" KNEE WALL WITH 1x CAP

K6 KNEE WALL WITH 1x CAP 42" ABOVE STAIR NOSING OR LANDING
- P1 30" X 60" SHOWER ENCLOSURE PER SPECS

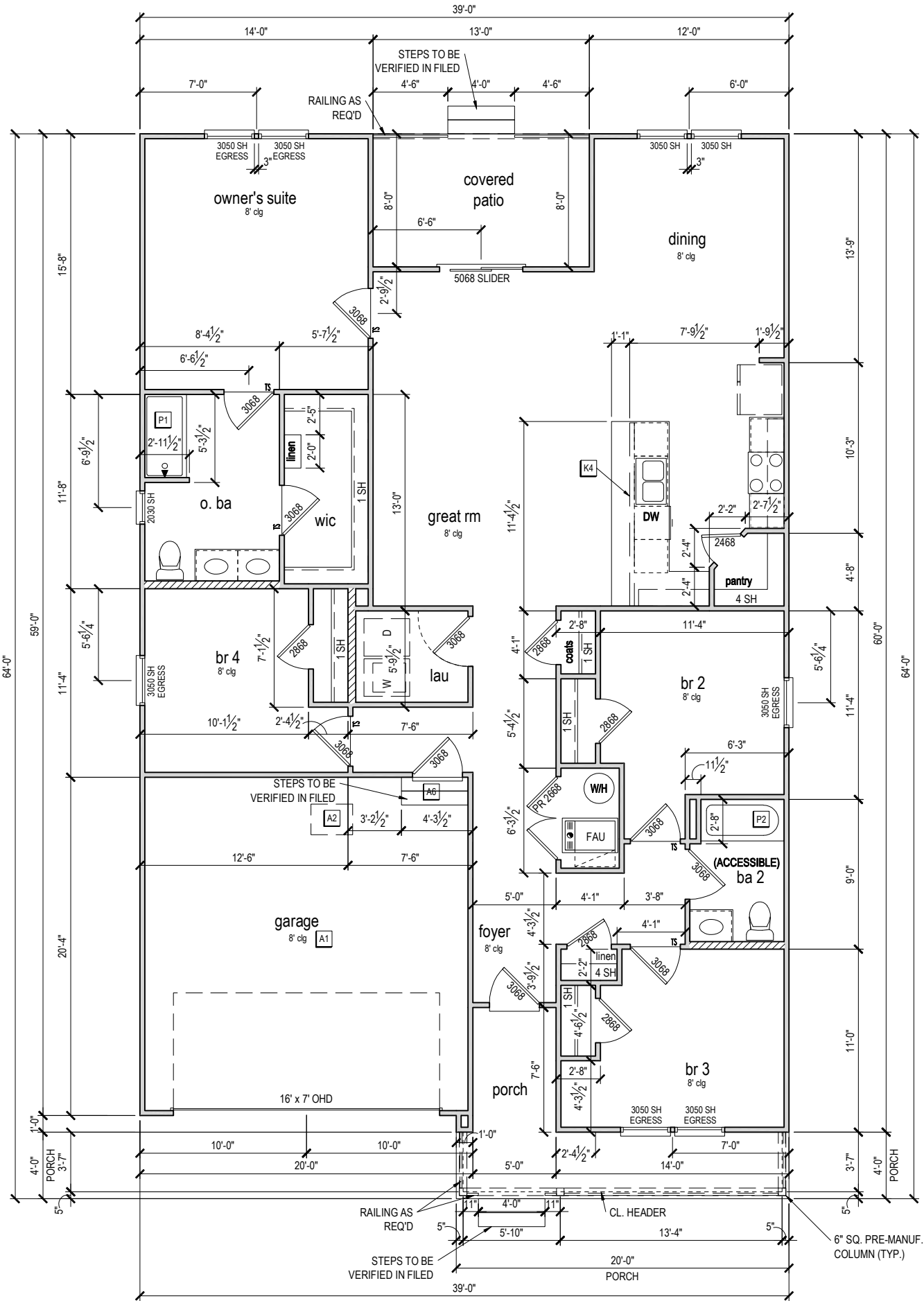
P2 30"x60" TUB PER SPECS
- S1 BOX STAIR WITH 38" KNEE WALL & 1X CAP

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

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

area tabulation 'b'

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



FIRST FLOOR PLAN 'B'

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

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



1-14-2022



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02.22.2021

MODEL:  
RADFORD

DRAWING TITLE:  
FIRST FLOOR PLAN - STEMWALL

SHEET NO:

3.1-Bs

ATTIC VENT CALCULATION

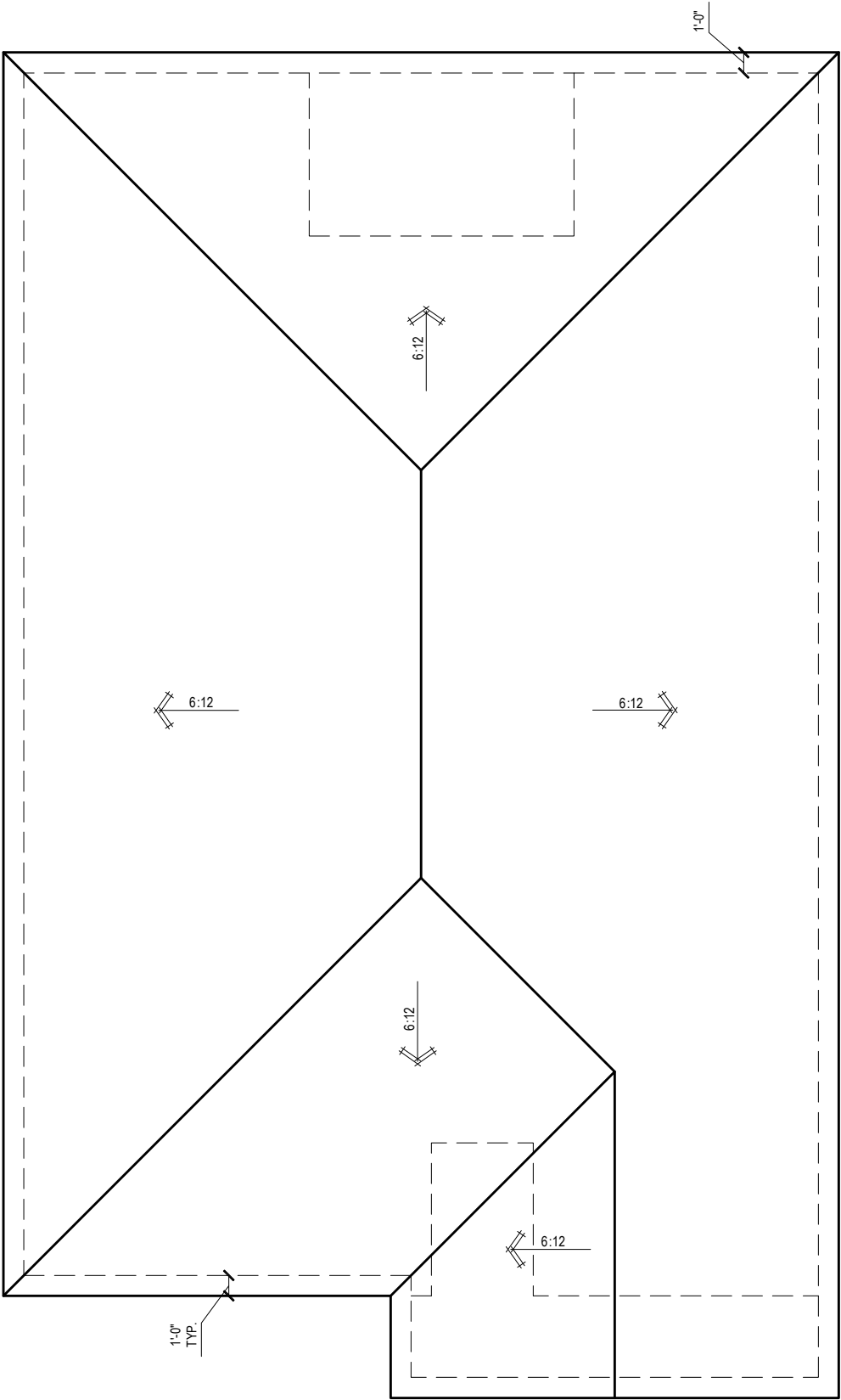
ATTIC VENTILATION TO COMPLY w/ F.B.C RESIDENTIAL CODE. THE REQUIRED NET FREE VENTILATING AREA OF NOT LESS THAN 1/150 OF THE SPACE VENTILATED. AREA MAY BE REDUCED TO 1/300 PROVIDED THAT 40 TO 50 PERCENT OF THE REQ'D VENTILATING AREA IS PROVIDED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST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

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


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

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


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



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



1-14-2022



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02.22.2021

MODEL:  
RADFORD

DRAWING TITLE:  
ROOF PLAN

SHEET NO:

6.1-B

ELECTRICAL LEGEND

\$

SWITCH

\$3

3 WAY SWITCH

\$4

4 WAY SWITCH

WALL MOUNTED LIGHT

LED DOWNLIGHT

DISCONNECT

CEILING FIXTURE OUTLET

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

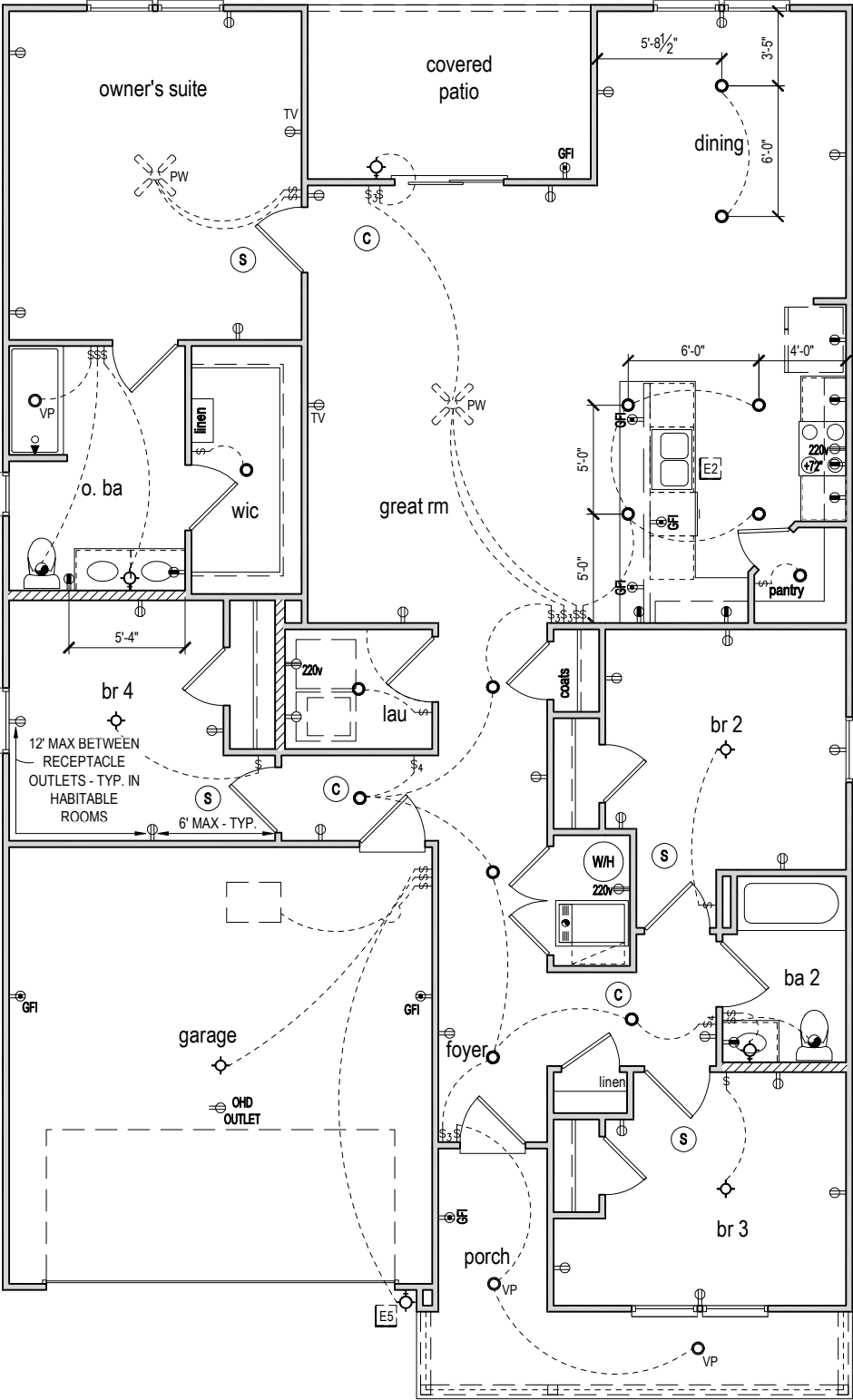
BATH EXHAUST FAN

CEILING FAN PREWIRE WITH BRACING FOR FUTURE FAN

- 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

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33911776

RELEASE DATE:  
02.22.2021

MODEL:  
RADFORD

DRAWING TITLE:  
FIRST FLOOR ELECTRICAL

SHEET NO:

E1.1

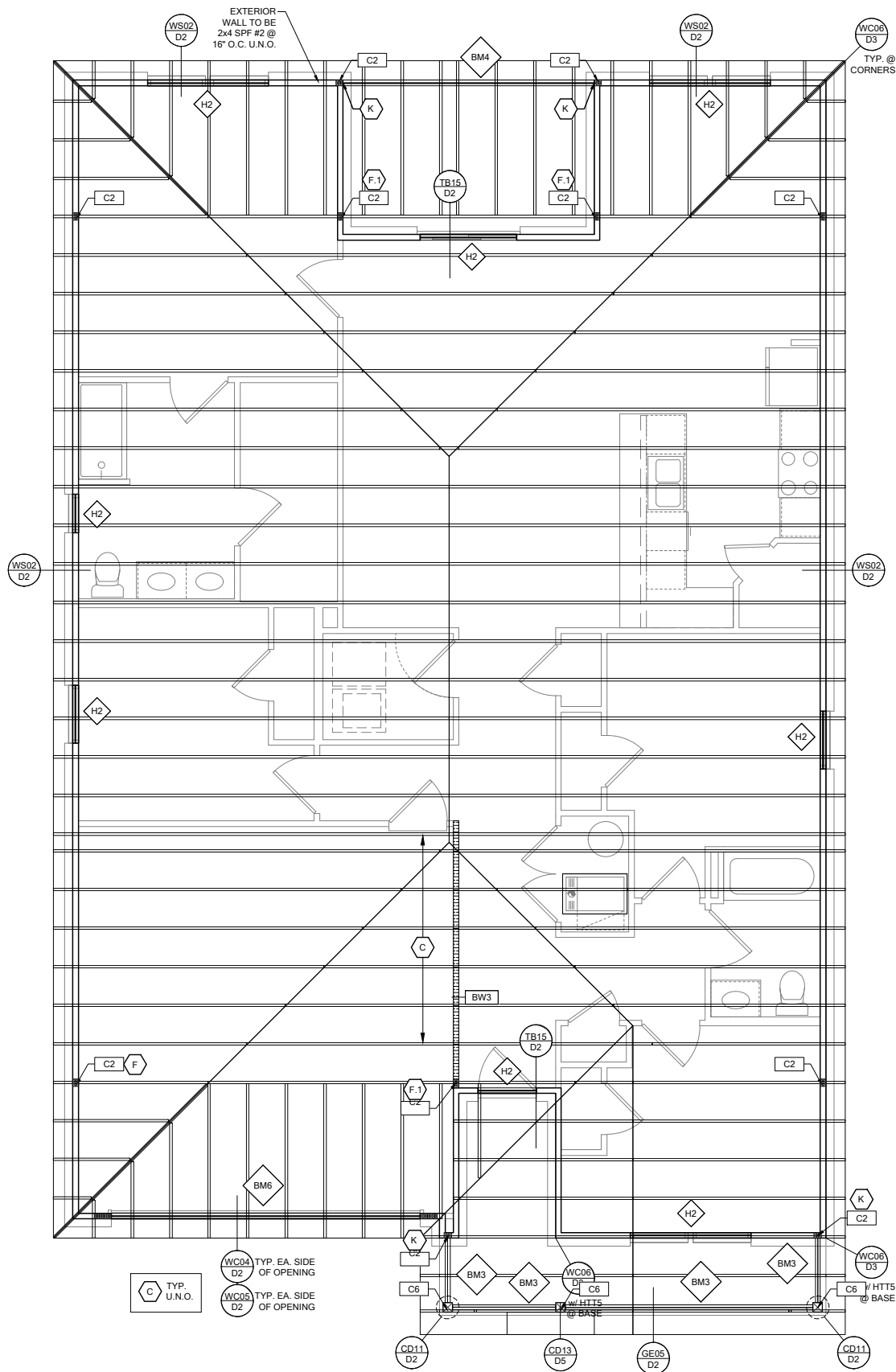






SCALE: 1/4" = 1'-0" @ 22x34  
SCALE: 1/8" = 1'-0" @ 11x17

# S1



ROOF FRAMING PLAN B

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

RSH

ENGINEERED ROOF PER ASCE 7-16 ROOF DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 25 ft

WIND SPEED (ULTIMATE)  
WIND SPEED (ALLOWABLE)  
EXPOSURE CATEGORY

130 MPH  
100.7 MPH  
C

EFFECTIVE WIND AREA (SQ FEET)

WIND PRESSURE AND SUCTION (PSF)  
(+) VALUE DENOTES PRESSURE  
(-) VALUE DENOTES SUCTION

AREA	ROOF	1	2e	2n	2r	3	3e	3r
10	HIP	-33.0	-45.50		-45.50	-45.50		
	GABLE	-35.0	-35.0	-55.90	-55.90		-55.90	-65.20

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

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

ROOF SHEATHING:  
SHINGLE: 3/8" EXP. 1 (2 3/4) 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 1/2", 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#1	INDICATES BUILT UP COLUMN, SEE FRAMING PLAN FOR SIZE, DETAIL WF37/SN FOR PLY ATTACHMENT AND UPLIFT CONNECTION SCHEDULE ON SN FOR CONNECTION TO SLAB
 C#*	INDICATES NO BOTTOM CONNECTOR REQUIRED
 #	INDICATES UPLIFT CONNECTION CONSTRUCTED PER DETAIL UPLIFT CONNECTOR SCHEDULE ON SHEET SN

- FRAMING NOTES:
- SEE WIND SPEED CHART ON S0 FOR WINDOW PRESSURES
  - AT SECOND FLOOR FOR TYPICAL CORNER FRAMING SEE DETAIL FB06/D4

- GENERAL NOTES:
- THE FRAMING PLAN SHOWN INDICATES THE "TRUSS SYSTEM" AND IS THE RESPONSIBILITY OF THE TRUSS SYSTEM ENGINEER (DESIGN PROFESSIONAL OF RECORD). THE TRUSS DESIGN ENGINEER (DELEGATED ENGINEER) HAS FINAL, 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

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

-----STOP-----

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

WALL TYPE

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

DATE: January 20, 2022  
BRANDS CONTRACTED FOR INFORMATION

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□ LUIS PABLO TORRES, PE - FL #87864  
□ SCOTT LEWOWSKI, PE - FL #78750

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

PLAN NUMBER:  
33911776

RELEASE DATE:  
02.22.2021

MODEL:  
RADFORD

DRAWING TITLE:  
ROOF FRAMING PLAN A & B

SHEET NO:

S2

FOUNDATION SCHEDULE				
MARK	SIZE	DEPTH	REINFORCING	
F1.5	1'-6" x 1'-6"	1'-0"	(2) #5 E.W. BOT.	
F2.0	2'-0" x 2'-0"	1'-0"	(2) #5 E.W. BOT.	
F2.5	2'-6" x 2'-6"	1'-0"	(2) #5 E.W. BOT.	
F3.0	3'-0" x 3'-0"	1'-0"	(4) #5 E.W. BOT.	
F3.5	3'-6" x 3'-6"	1'-0"	(4) #5 E.W. BOT.	
F4.0	4'-0" x 4'-0"	1'-0"	(5) #5 E.W. BOT.	
F4.5	4'-6" x 4'-6"	1'-4"	(5) #5 E.W. BOT.	
F5.0	5'-0" x 5'-0"	1'-4"	(6) #5 E.W. BOT.	
F6.0	6'-0" x 6'-0"	1'-5"	(8) #5 E.W. BOT.	

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

GENERAL FOUNDATION NOTES:  
 1. PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.  
 2. 4" 2500 PSI CONC. SLAB WITH W1.4W1.4 OVER 6 MIL. VISQUEEN VAPOR BARRIER & TREATED FOR TERMITES.  
 3. GC/BUILDER: SEE ARCH PLANS FOR ROUGH OPENING LOCATIONS AND ADDITIONAL INFORMATION REQ'D FOR DOOR/WINDOW INSTALLATION ALONG W/ DIMENSIONS NOT SHOWN ON FOUNDATION CONSULT W/ MANUFACTURER SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SLIDING GLASS DOOR SILLS.  
 4. NO WOOD STAKES PERMITTED IN FOUNDATION.  
 5. PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. SEE FPM101 FOR ADDITIONAL INFORMATION. G.C. TO DETERMINE STEP LOCATIONS, IF REQUIRED.  
 7. STEEL BENDS AND LAP SPLICE SEE FPM101 AND FPM101.  
 8. ALL EQUIPMENT AND/OR APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED A MIN OF 18" CONTRACTOR TO PROVIDE SUCH PLATFORM W/ EITHER MASONRY OR WOOD CONSTRUCTION.  
 9. ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000 PSF (SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS). IF SOIL CONDITIONS ON THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY, THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS, COMPACTION IN 12" LIFTS TO AT LEAST 96% OF MAX. DRY DENSITY AS DETERMINED BY ASTM D 1557 (MODIFIED PROCTOR).  
 10. R.403.1.4 MINIMUM DEPTH: EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES (305mm) BELOW THE FINISHED GRADE OF GROUND SURFACE.

COLUMN SCHEDULE				
MARK	COLUMN SIZE	FIRST FLOOR BASE CONNECTIONS, SEE PLAN FOR SECOND FLOOR CONNECTIONS	UPLIFT(lb)	
C1	(3) 2x #2 SPF	(4)12d TOENAILS	NO UPLIFT	
C2	(3) 2x #2 SPF	DTT22 w/ 1/2" ATR & (8) 1/4" x 1 1/2" SDS SCREWS	1835	
C3	(3) 2x #1 SYP	(4)12d TOENAILS	NO UPLIFT	
C4	(3) 2x #1 SYP	DTT22 w/ 1/2" ATR & (8) 1/4" x 1 1/2" SDS SCREWS	1835	
C5	4x4 P.T.#2 SYP POST	ABU44 w/ 5/8" ATR & (12)16d NAILS FIRST/SECOND FLOOR CONN.	G = 6665 U = 1782	
C6	6x6 P.T.#2 SYP POST	ABU66 w/ 5/8" ATR & (12)16d NAILS FIRST/SECOND FLOOR CONN.	G = 12000 U = 2070	
C7	8x8 P.T.#2 SYP POST	ABU88 w/(2)5/8" ATR & (18)16d FIRST/SECOND FLOOR CONN.	G = 24335 U = 2088	
C8	3.5" x 3.5" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU5-SDS2.5 w/ 1/2" ATR AND (14) 1/2"x2 1/2" SDS WOOD SCREWS	5080	
C9	3.5" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU5-SDS2.5 w/ 1/2" ATR AND (14) 1/2"x2 1/2" SDS WOOD SCREWS	5080	
C10	3.5" x 7" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ 1/2" ATR AND (20) 1/2"x2 1/2" SDS WOOD SCREWS	6372	
C11	5.25" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ 1/2" ATR AND (20) 1/2"x2 1/2" SDS WOOD SCREWS	7082	
C12	5.25" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ 1/2" ATR AND (20) 1/2"x2 1/2" SDS WOOD SCREWS	7082	
C13	5.25" x 7" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ 1/2" ATR AND (20) 1/2"x2 1/2" SDS WOOD SCREWS	7082	

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

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 P5PN16Z 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

48" MIN.

TOP PLATE SPLICE

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

TOP PLATE SPLICE

48" MIN.

WF17

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

2x4x LAMINATIONS w/ 1-ROW OF STAGGERED 10d COMMON WIRE NAILS (D = 0.148", L = 3") OR EQUAL

3x2x LAMINATIONS w/ 2-ROWS OF STAGGERED 16d COMMON WIRE NAILS (ONE INTO EACH OUTSIDE FACE) (D = 0.162", L = 3-1/2") OR EQUAL

4x2x LAMINATION PROVIDE 1/2"x5 1/2" 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

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

HEADER, SEE PLAN FOR LOCATION AND SIZE

SEE HD/SHN FOR ADDITIONAL HEADER INFORMATION

3-16d COMMON NAILS, TYP

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

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

7'-0" MAX OPENING

WF02

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. [#ft]
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 (3) 12d TOENAILS OR (2) 12d END OR BOX NAILS	#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 (3) 12d TOENAILS OR (2) 12d END OR BOX NAILS	#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/SHN 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/SHN FOR ADDITIONAL INFO

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

CONNECTION TOP AND BOTTOM PER WOOD BEARING WALL SCHEDULE

ANCHOR BOLT(S): 1/2" A.B. OR 3" A.T.R. w/ SIMPSON SET @ 32" O.C. w/ EMBEDMENT OF 7" MIN. OR 1/2" TITEN HIT w/ 1/2" MIN. EMBEDMENT (IF AT STEP, 7" MIN PAST LOWER SLAB UNLESS 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 16d w/ 2-GUN NAILS

SEE FOUNDATION FOR FOOTING TYPE & SIZE

BWD

BEARING WALL DETAIL

SCALE: NONE

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

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

CONNECTION TOP AND BOTTOM PER WOOD BEARING WALL SCHEDULE

ANCHOR BOLT(S): 1/2" A.B. OR 3" A.T.R. w/ SIMPSON SET @ 32" O.C. w/ EMBEDMENT OF 7" MIN. OR 1/2" TITEN HIT w/ 1/2" MIN. EMBEDMENT (IF AT STEP, 7" MIN PAST LOWER SLAB UNLESS 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 16d 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/SHN ACT'S AS SHEAR WALLS. SEE PLAN AND WALL SECTIONS FOR STUD SPACING AND GRADE.  
 8. ALL TOP PLATES AND SILL PLACES SHALL BE THE SAME SPECIES AS THE WOOD STUDS  
 9. IF THE BEARING WALL IS INDICATED WITH THE BW1, BW4, BW7, BW10, THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT. THE STUDS ARE TOE NAILED TO THE PLATE AND THE 2x PLATE CAN BE ATTACHED WITH HARD CASED NAILS (GUN NAILS) AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.

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

2x PT BOTTOM PLATE

WF18

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

HEADER, SEE PLAN FOR LOCATION AND SIZE

SEE HD/SHN FOR ADDITIONAL HEADER INFORMATION

3-16d COMMON NAILS, TYP

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

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

7'-0" MAX OPENING

WF02

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

HEADER SCHEDULE			HEADER NOTES	
MARK	HEADER SIZE			
H1	(2) 2x6 #2 SYP w/ 7/16" FLUTCH PLATE		1. VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED. IF HEADER IS ON THE 1ST FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS U.N.O. ON PLAN.	
H2	(2) 2x10 #2 SYP w/ 7/16" FLUTCH PLATE		2. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL WF37/SHN	
H3	(2) 2x12 #2 SYP w/ 7/16" FLUTCH PLATE		3. 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 14" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE.	
H4	(2) 1 3/4" x 1 1/4" LVL 2.0E Fb=2600		4. FASTEN ALL HEADERS TO KING STUDS w/ (3) 10d TOENAILS PER SIDE.	
H5	(2) 1 3/4" x 1 1/4" LVL 2.0E Fb=2600		5. IF HEADER IS NOT SPECIFIED CONTACT E.O.R.	
H6	(2) 1 3/4" x 1 1/4" LVL 2.0E Fb=2600			
H7	(2) 1 3/4" x 1 1/4" LVL 2.0E Fb=2600			
H8	(2) 1 3/4" x 1 1/4" LVL 2.0E Fb=2600			

HEADER SUPPORT - NUMBER OF JACKS & STUDS REQUIRED AT OPENINGS

OPENING SIZE

2x4 WALL

JACKS EA. END

KINGS EA. END

2x6 OR 2x8 WALL

JACKS EA. END

KINGS EA. END

1'-0" - 3'-11"

(1)

(2)

(1)

(2)

4'-0" - 8'-11"

(2)

(3)

(3)

(2)

10'-0" - 16'-0"

(3)

(4)

(3)

(4)

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) WRAP OVER TOP PLATE AS REQ'D.

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.

UP-SET HEADER (OPT.)

DOWN-SET HEADER (OPT.)

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. 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 MP41

SIMPSON HT4 / USP HT45

HD

TYPICAL FRAMING CONNECTIONS AT OPENINGS

SCALE: NONE

BEAM SCHEDULE			FASTENING SCHEDULE	
MARK	BEAM SIZE			
BM1	(2) 2x8 SYP #2 w/ 7/16" OSB FLUTCH PLATE		(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM2	(2) 2x10 SYP #2 w/ 7/16" OSB FLUTCH PLATE		(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM3	(2) 2x12 SYP #2 w/ 7/16" OSB FLUTCH PLATE		(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM4	(2) 1 3/4"x11 1/4" LVL 2.0E Fb=2600		(2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE OR (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM5	(2) 1 3/4"x11 7/8" LVL 2.0E Fb=2600		(2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE OR (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM6	(2) 1 3/4"x16" LVL 2.0E Fb=2600		(2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE OR (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM7	(3) 2x10 SYP #2 w/ (2) 7/16" OSB FLUTCH PLATES		(2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE OR (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM8	(3) 2x12 SYP #2 w/ (2) 7/16" OSB FLUTCH PLATES		(2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE OR (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM9	(3) 2x14 SYP #2 w/ (2) 7/16" OSB FLUTCH PLATES		(2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE OR (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM10	(3) 2x16 SYP #2 w/ (2) 7/16" OSB FLUTCH PLATES		(2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE OR (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN

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.

WF09

WALL HEADER DETAIL

SCALE: N.T.S.

HEADER, SEE PLAN FOR LOCATION AND SIZE

SEE HD/SHN FOR ADDITIONAL HEADER INFORMATION

3-16d COMMON NAILS, TYP

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

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

7'-0" MAX OPENING

WF02

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 5d w/ (10)8d NAILS	535	565
C	FRAME TO FRAME	H10d w/(18)10d x 1 1/2" AT 2 PLY TRUSSES	1015	1040
D	FRAME TO FRAME	MTS12 w/(14)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS)	850	990
E	FRAME TO FRAME	HTS20 w/(24)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS)	1125	1310
F	FRAME TO FRAME	HTS20 w/(48)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (6)12d TOENAILS)	2250	2620
G	FRAME TO MASONRY / FRAME	LG12 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	LG13 w/ (24) 1/4" x 3" SDS SCREWS & (8) 3/8" x 5" TITEN (2 PLY TRUSSES) OR (52) 16d SINKERS FOR FRAME (EA)	4730-M 5010-F	6570-M 6960-F
I	BEAM TO BEAM	HU410 OPT HUCA10 w/ (18) 16d & (10) 10d NAILS	G#2680 U#1895	
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)	G#1785 U#1135 SYP-F	G#3000 SYP-M
K	FRAME TO FRAME	H105 w/ (24) 10d x 1 1/2" NAILS	770	910
L	FRAME TO FRAME	VTG w/ (16) 1/4"x3" SDS WOOD SCREWS & (8) 3/8" x 5" TITEN (2 PLY TRUSSES) OR (52) 16d SINKERS FOR FRAME (EA)	3285	4565
M	FRAME TO FRAME	HTT5 w/ (52) 16d x2 1/2" NAILS & (2) 5/8" A.T.R. (SEE NOTE #4)	8750	10180

GENERAL CONNECTOR NOTES:  
 1. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS / BEAMS w/ (2) 12d TOENAILS.  
 2. ALL TRUSS TO TRUSS CONNECTIONS ARE PROVIDED BY TRUSS MANUFACTURER, U.N.O. ON PLAN.  
 3. G.C. MAY USE EITHER SIMPSON OR USP CONNECTIONS, SEE FRAMING PLAN FOR CONNECTOR CALL OUT.  
 4. FOR SINGLE PLY TRUSSES, SCAB ON FULL HEIGHT SYP #1 2"x4" TO TRUSS VERTICAL WEB w/ (2) ROWS OF 10d NAILS @ 3" O.C. STAGGERED.  
 5. MINIMUM A.T.R. EMBEDMENT: 5" EMBEDMENT FOR 1/2" A.T.R. 6" EMBEDMENT FOR 5/8" A.T.R. 8" EMBEDMENT FOR 7/8" A.T.R. (IF AT STEP, DEPTH IS FROM LOWER SLAB).

(A) MINIMAL CONNECTOR UNO ON FRAMING PLAN  
 1. CONNECTION FOR ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS/ LINTELS/ ICF WALLS UNO ON PLAN  
 2. CONNECTION AT 24" OR 32" O.C. PENDING VERTICALS FOR ALL FLOOR TRUSSES PARALLEL TO MASONRY WALLS SEE DETAIL FB12/D3 FOR MORE INFORMATION  
 3. CONNECTION FOR ALL HIP JACK (CORNER JACK) TO MASONRY WALLS/ICF WALLS/LINTELS  
 4. CONNECTION FOR ALL CONTINUOUS RIM BOARD TO TOP OF MASONRY AT 32" O.C. MAX. w/ (2) AT EACH CORNER. G.C. TO VERIFY LOCATION DOES NOT CONFLICT w/ J.I. (IF APPLICABLE) LAYOUT  
 5. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALL/BEAMS w/ (2) 12d TOENAILS

(B) MINIMAL CONNECTOR UNO ON FRAMING PLAN  
 1. CONNECTION FOR JACK TRUSS TO WOOD WALL OR BEAM

(C) MINIMAL CONNECTOR UNO ON FRAMING PLAN  
 1. CONNECTION FOR ALL TRUSSES TO INTERIOR/EXTERIOR BEARING WOOD WALLS AND/OR BEAMS

SIMPSON SP4 or RSP4 w/ (6) 10d x 1 1/2" AT 24" O.C.

0.131x3.25 NAILS @ 6" O.C. TYP.

DOUBLE 2x4 CRIPPLE STUD TYPICAL (U.N.O.)

SEE SCHEDULE

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

DOUBLE 2x #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 0.151x3.25 @ 16" O.C. UNLESS NOTED OTHERWISE

2 x 4 STUDS TYP.

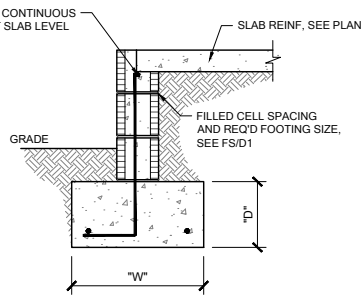
P.T. BOT. PLATE

WF09

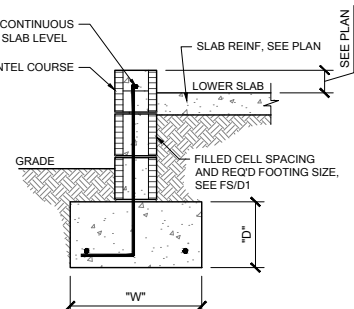
WALL HEADER DETAIL

SCALE: N.T.S.

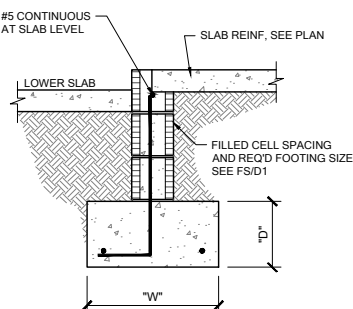




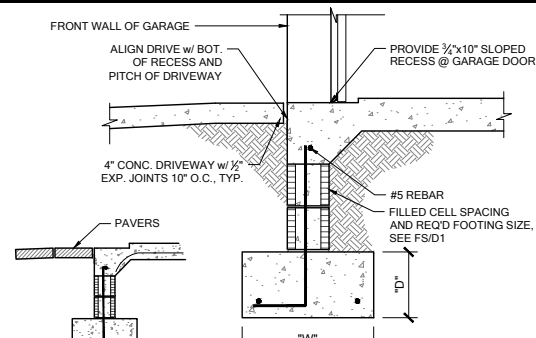
**FS01 SINGLE OR 2-STORY FOOTING**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



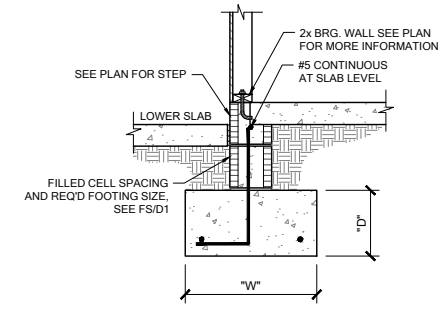
**FS02 EXTERIOR BEARING @ GARAGE**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



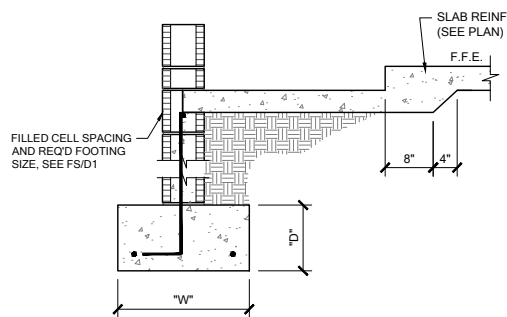
**FS03 EXTERIOR BEARING**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



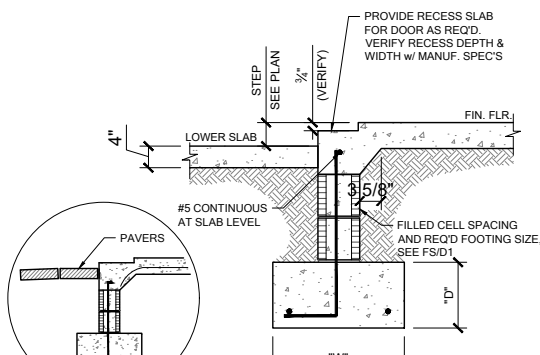
**FS07 FOOTING @ GARAGE DOOR**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



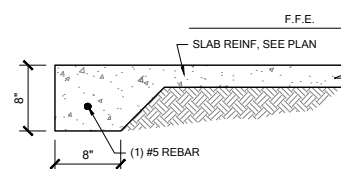
**FS08 INT. BRG. @ STEP DOWN**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



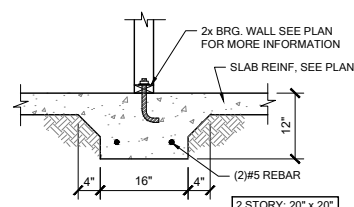
**FS09 SECTION @ SHOWER**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



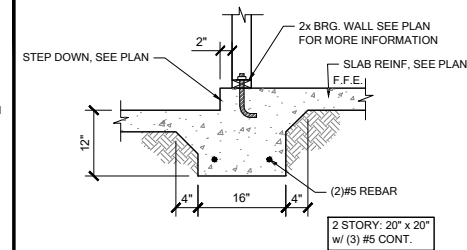
**FS10 EXTERIOR BEARING @ RECESS**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



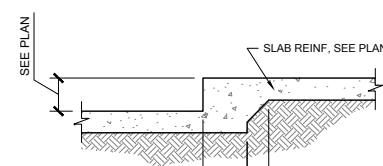
**FM03 THICKENED EDGE**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



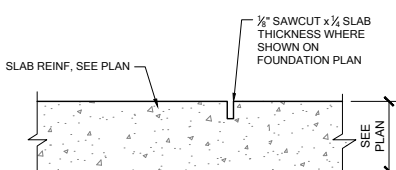
**FM10 INT. BRG WALL**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



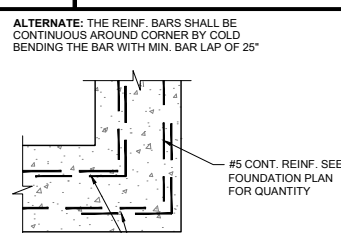
**FM11 STEP DOWN BEARING**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



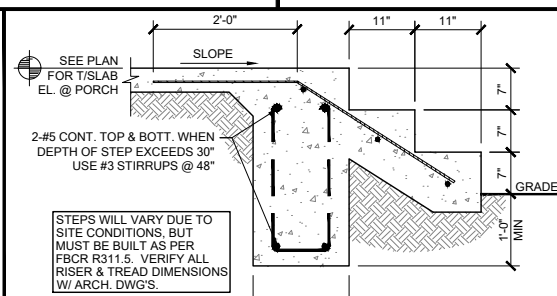
**FM12 STEP DOWN @ NON BRG.**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



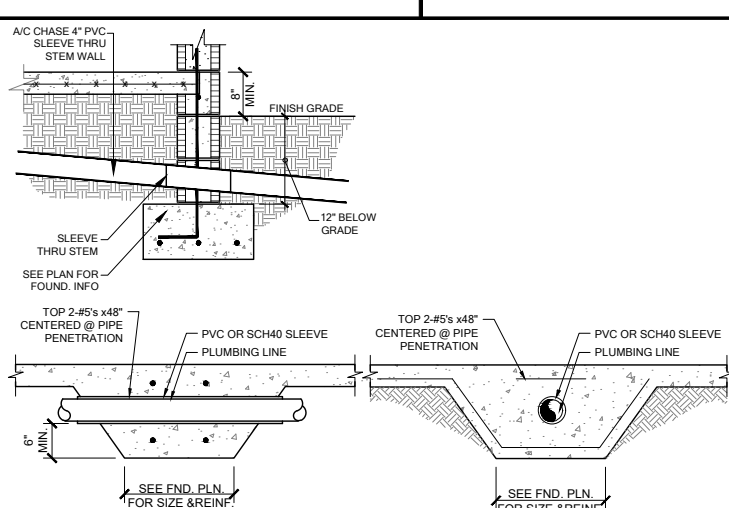
**FM20 CONTROL JOINT**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



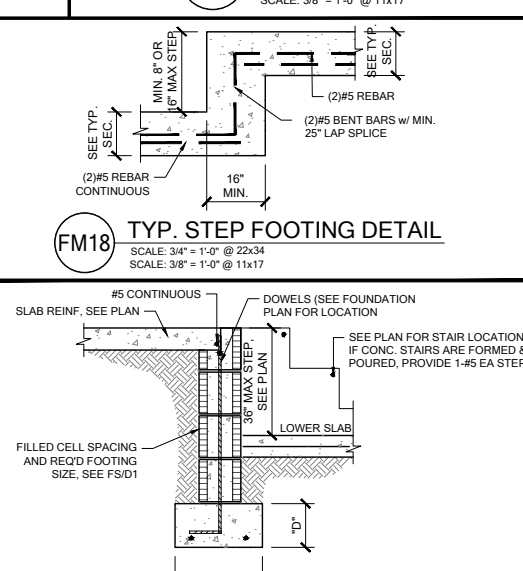
**FM19 TYP. CORNER BAR DETAIL**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



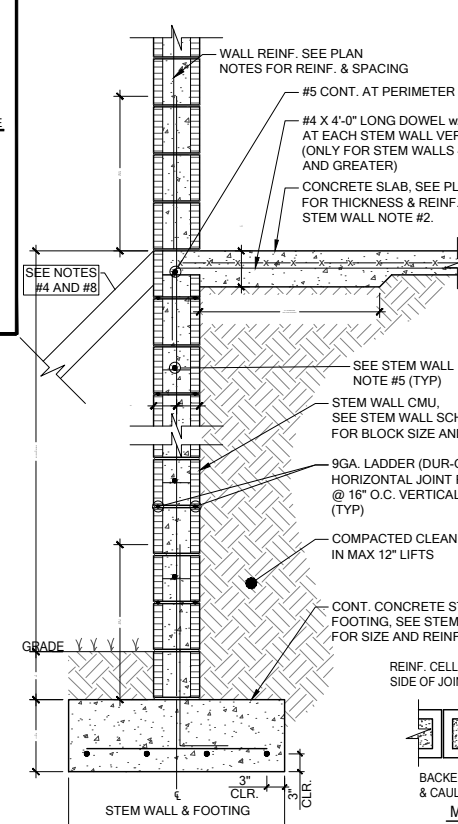
**FM22 PORCH STEP**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



**FS23 FOUNDATION PENETRATIONS, TYPICAL**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



**FS16 LARGE STEP DOWN**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17

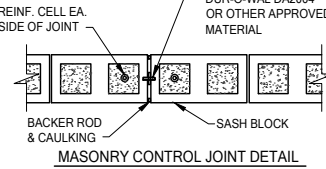


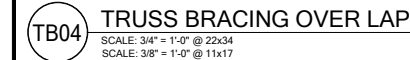
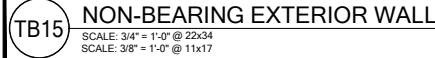
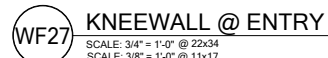
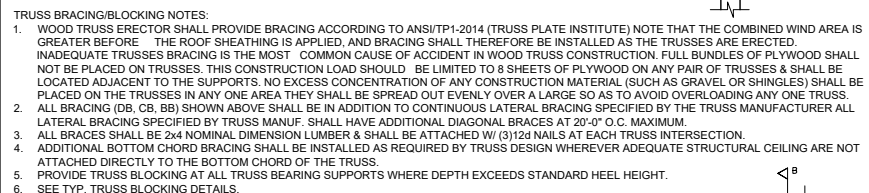
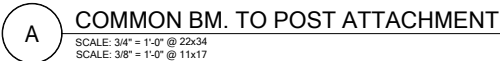
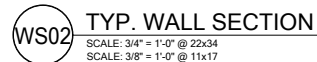
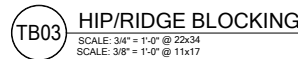
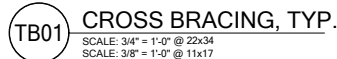
**FS STEM WALL FOOTING SCHEDULE**  
SCALE: N.T.S.

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

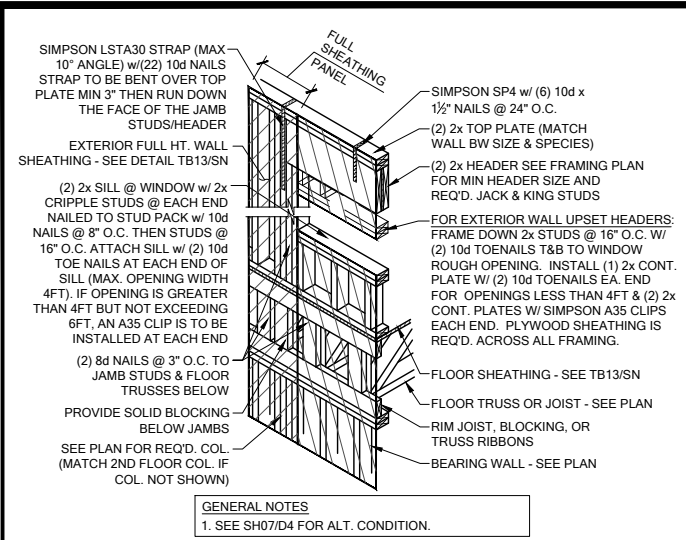
STEMWALL HEIGHT (h)	COURSES OF BLOCKS	BLOCK SIZE	FOOTING DIMENSION (d) & (w)				NUMBER/SIZE OF BOTTOM BARS IN CONT. FOOTING	MAXIMUM VERTICAL FILLED CELL SPACING IN STEM WALL CENTERED (U.O.)
			(d) 1 STRY.	(d) 2 STRY	(w) 1 STRY.	(w) 2 STRY.		
0'-0" - 2'-0"	1 - 3	8"	8"	10"	16"	20"	(2) - #5 BARS	#5 @ 80"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

NOTE: SEE FOUNDATION PLAN FOR FILLED CELL SPACING ABOVE SLAB LEVEL.

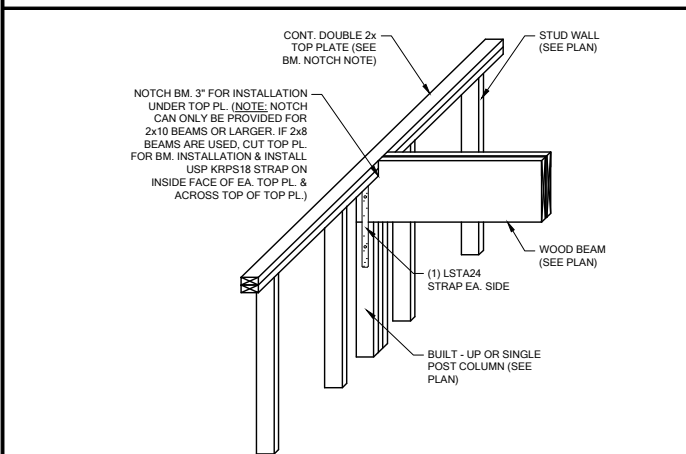




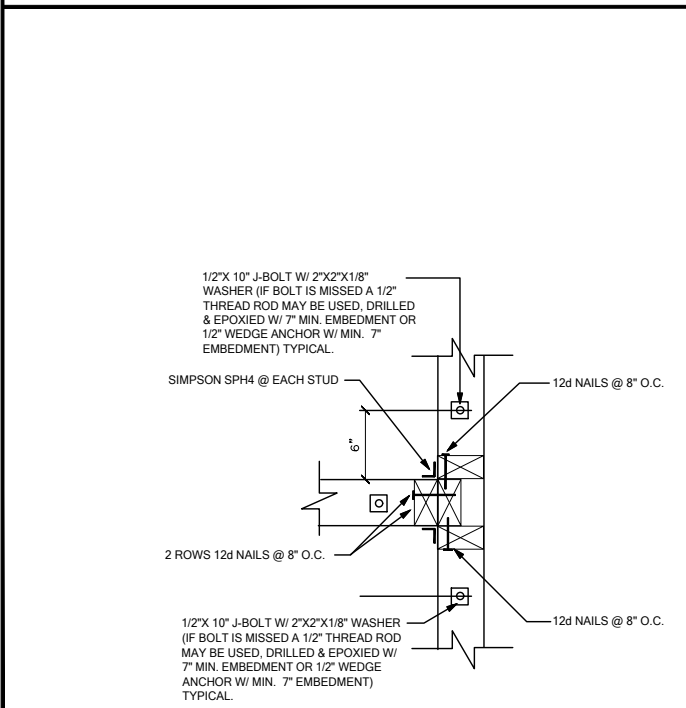




**SH00** HEADER CONN. @ 2ND FLOOR (NO BASE STRAP)  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



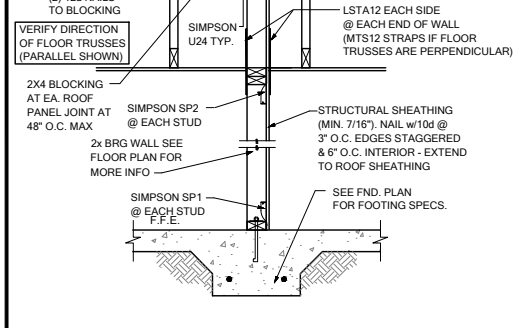
**WF103** TYP. WOOD BEAM TO WOOD WALL CONN.  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



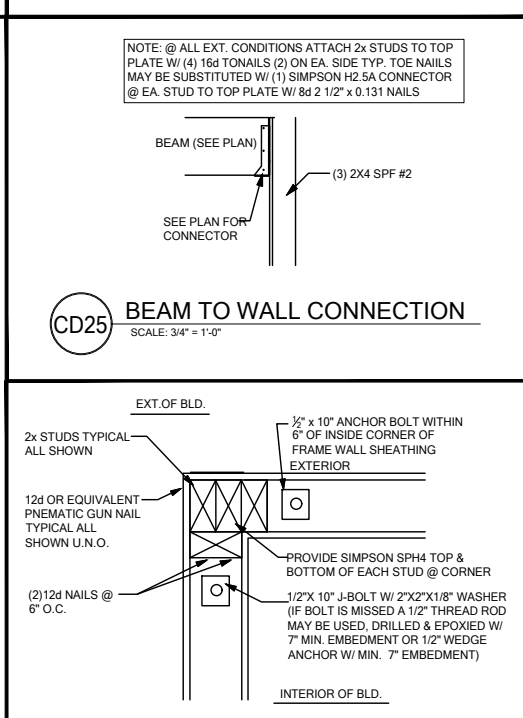
**WC03** WALL TO WALL @ END OF SHEAR WALL  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



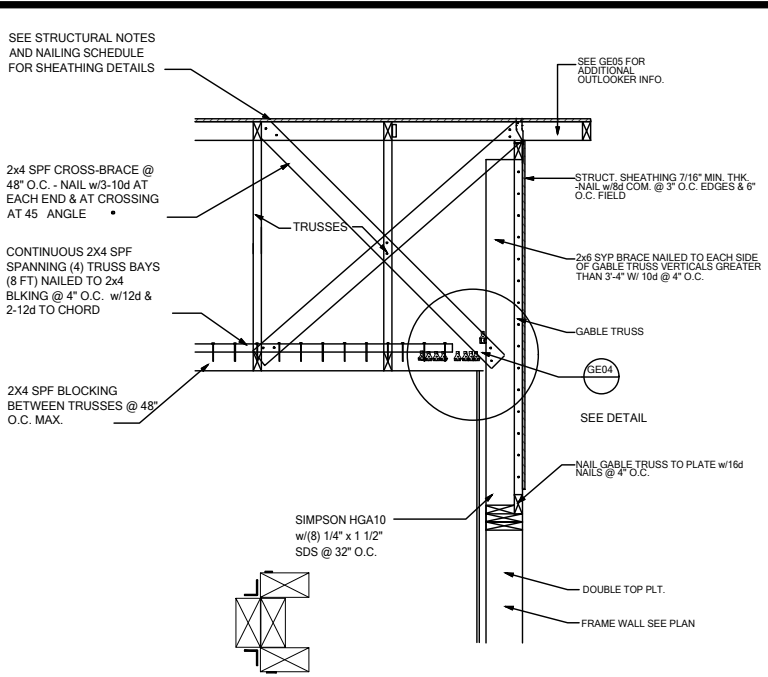
**SW04** INTERIOR SHEAR WALL @ TRUSSES  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



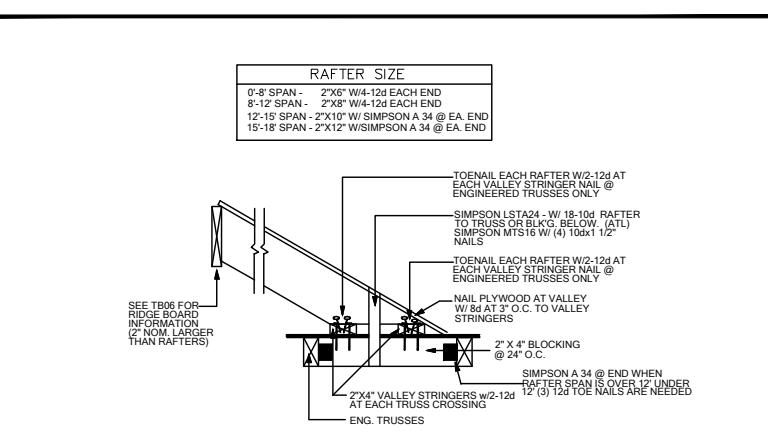
**CD25** BEAM TO WALL CONNECTION  
SCALE: 3/4" = 1'-0"



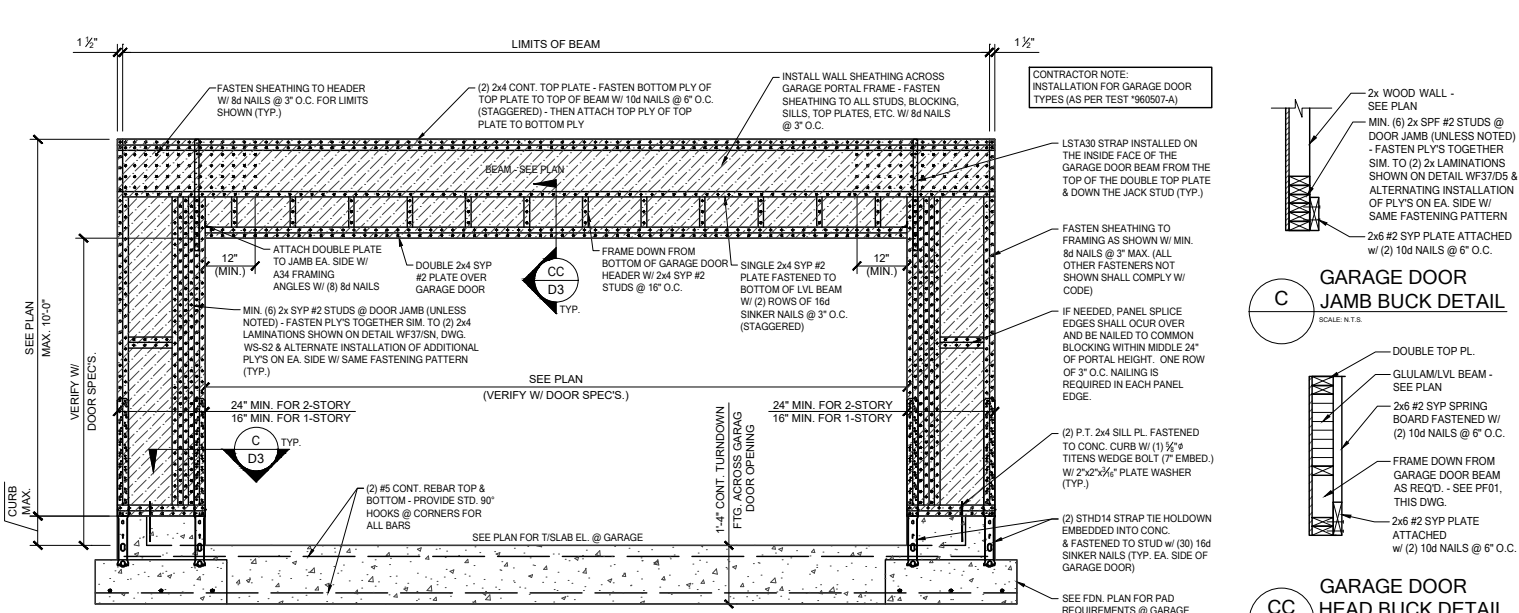
**WC06** EXTERIOR FRAME CORNER  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



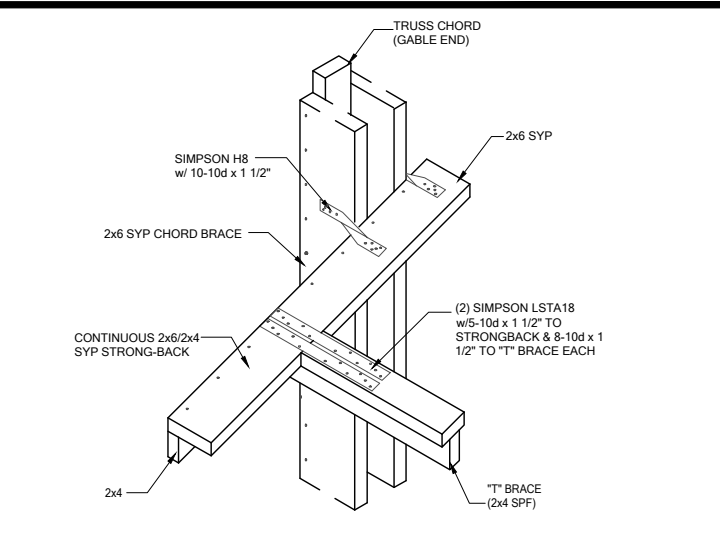
**GE03** GABLE END BRACIN w/ VOLUME CEILING  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



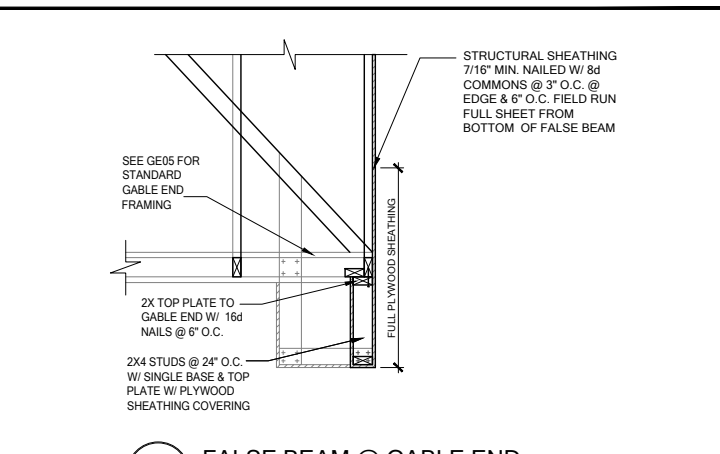
**TB17** CONV. FRAMING & VALLEY FRAMING  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



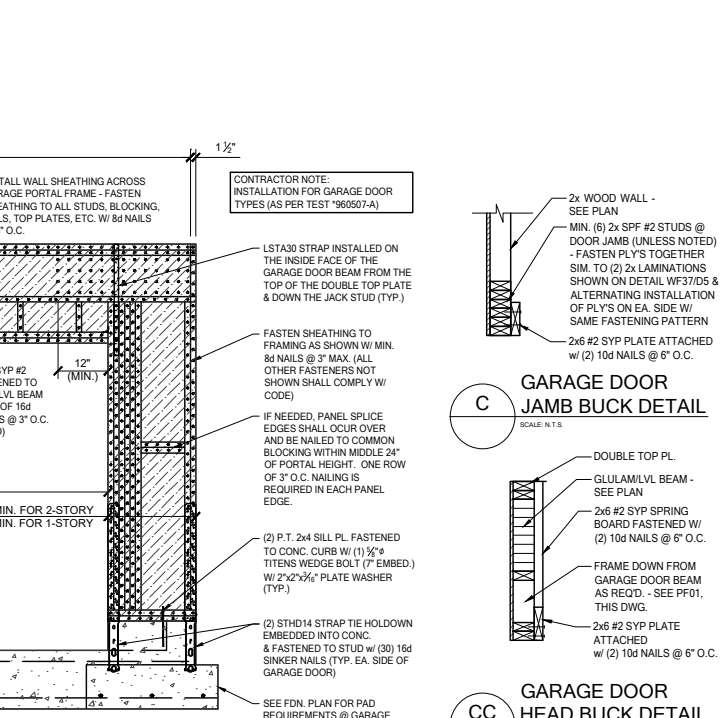
**PF01** GARAGE DOOR PORTAL FRAME  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



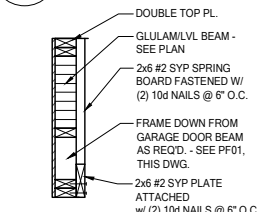
**GE04** "T" BRACE CONNECTION @ VOLUME CEILING  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



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



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



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



DATE: January 20, 2022  
REVISIONS: 1.00 - 1.00

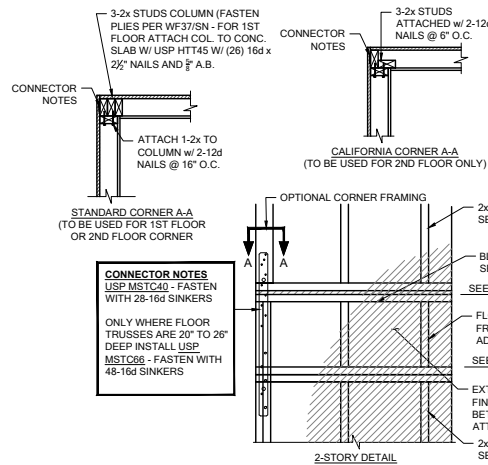


LOT 28  
RESERVE @ JEWEL LAKE  
404 SW JEWEL LAKE DR.  
LAKE CITY, FL 32024

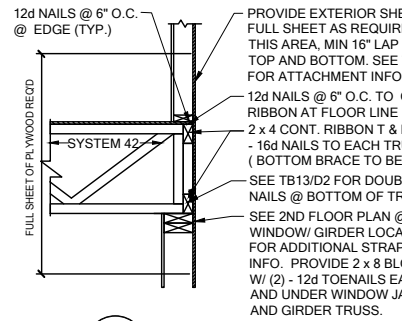
PLAN NUMBER: 33911776  
RELEASE DATE: 02.22.2021

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

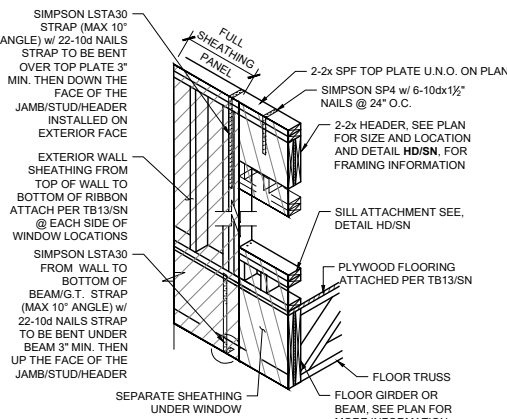




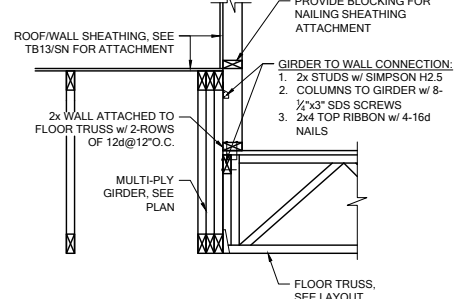
**FB06** TYP. CORNER FRAMING  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



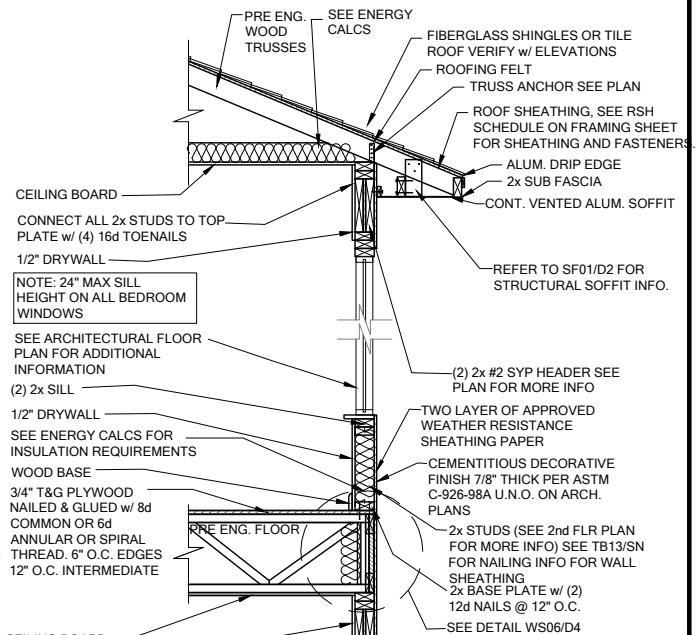
**WS06** FLOOR ATTACHMENT  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



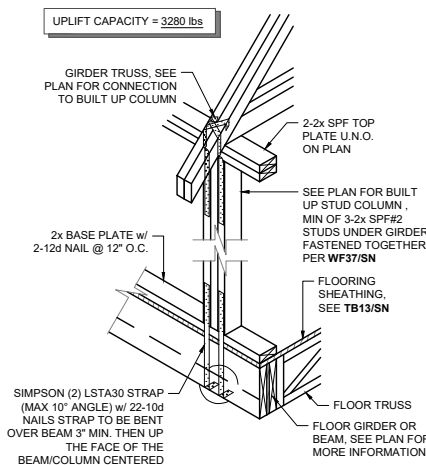
**SH05** HEADER CONN. @ BEAM  
SCALE: N.T.S.



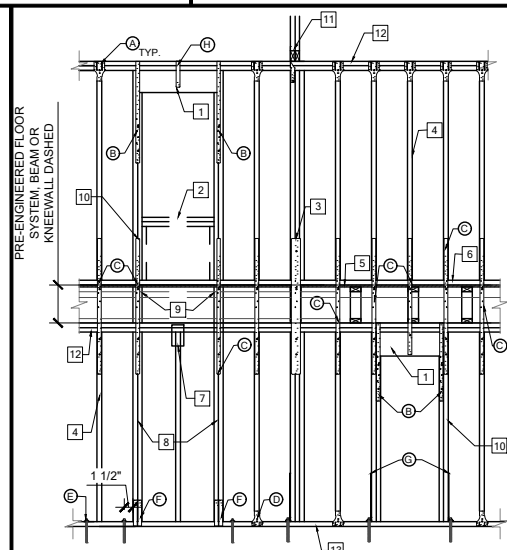
**WF100** BRG. WALL OVER FLOOR SYSTEM  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



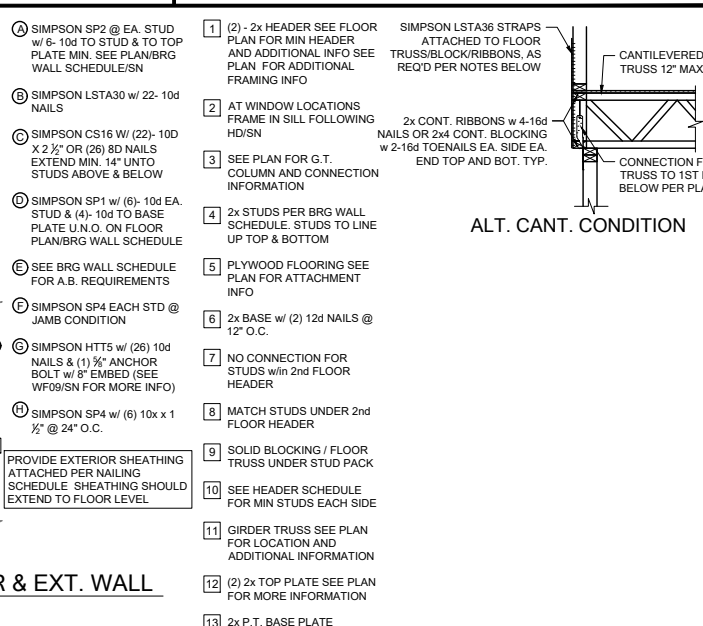
**WS04** 2 STORY FRAME WALL SECTION  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



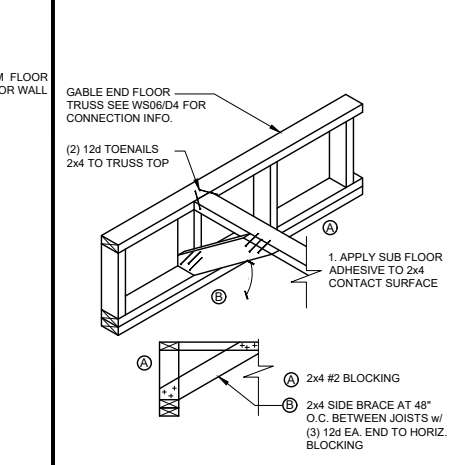
**SG01** COLUMN CONN. @ BEAM  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



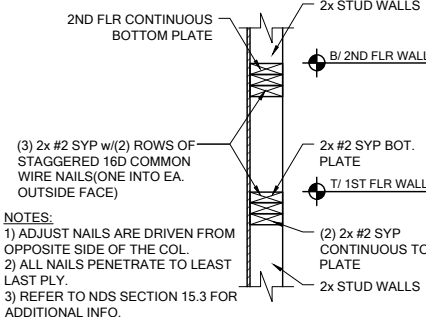
**WF06** 2-STORY INT. BEAR & EXT. WALL  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



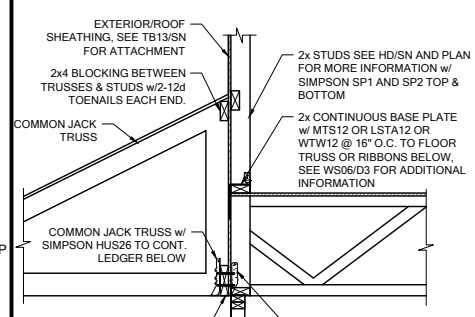
**FC03** CANTILEVER FLOOR  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



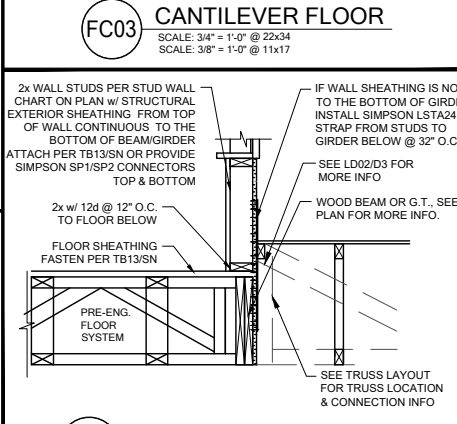
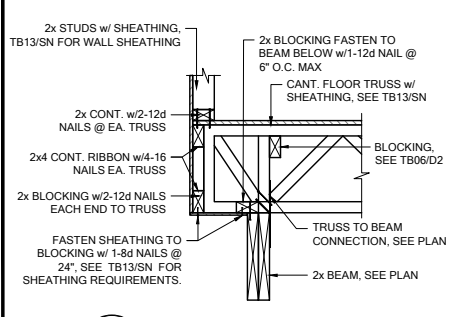
**FB12** BLOCKING w/BOTTOM CHORD  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



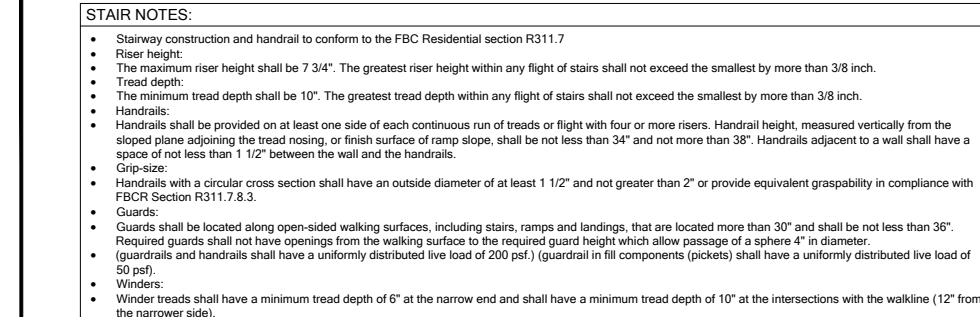
**WF03** WALL SPLICE DETAILS  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



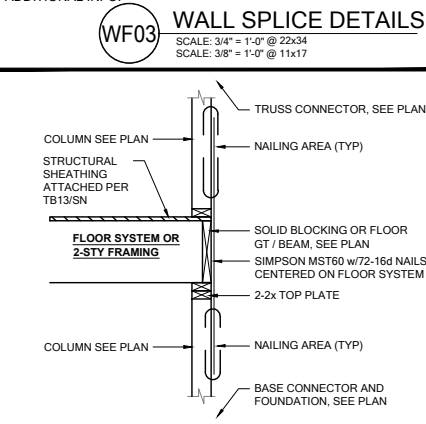
**LD07** LEDGER CONNECTION  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



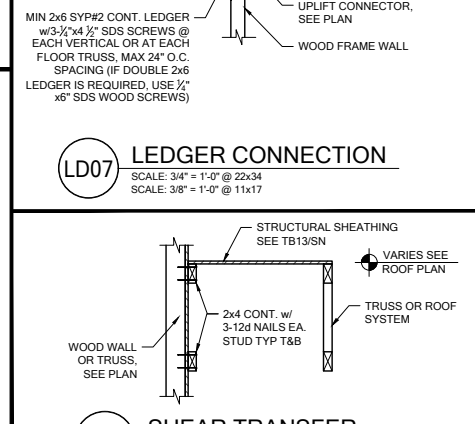
**WF31** TYPICAL WALL SECTION  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



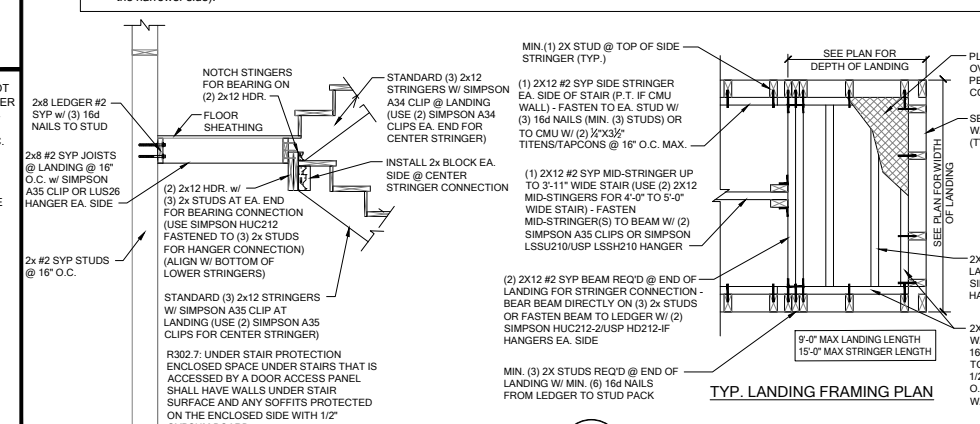
**SD02** GENERAL STAIR SECTIONS & PLANS  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



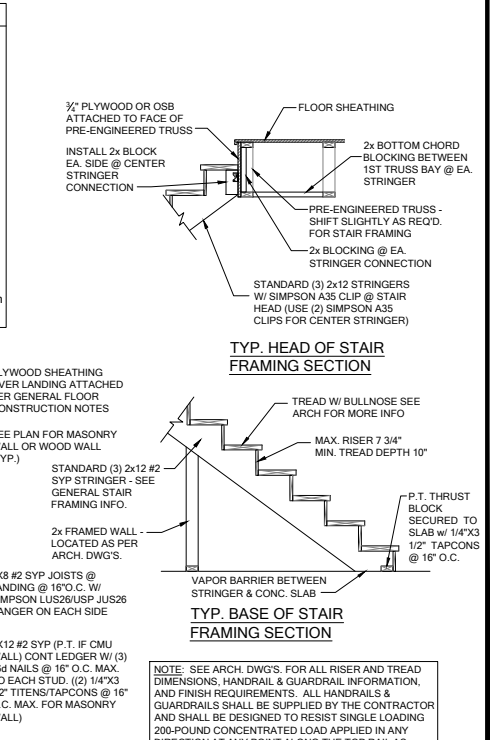
**SG07** 2-STORY COLUMN @ GIRDER  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



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



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



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



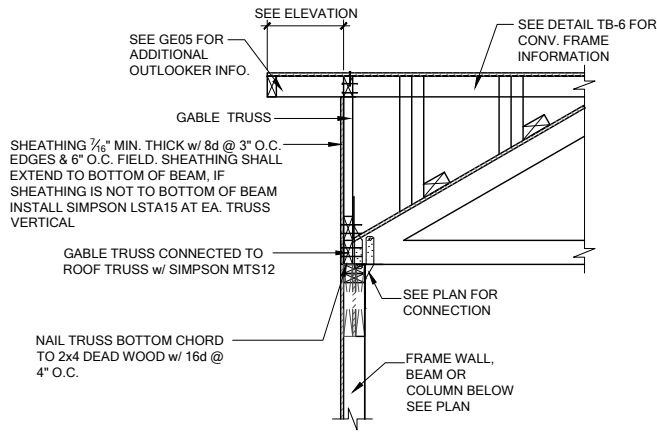
DATE: January 20, 2022  
DRAWING NO.: 33911776  
SHEET NO.: D4



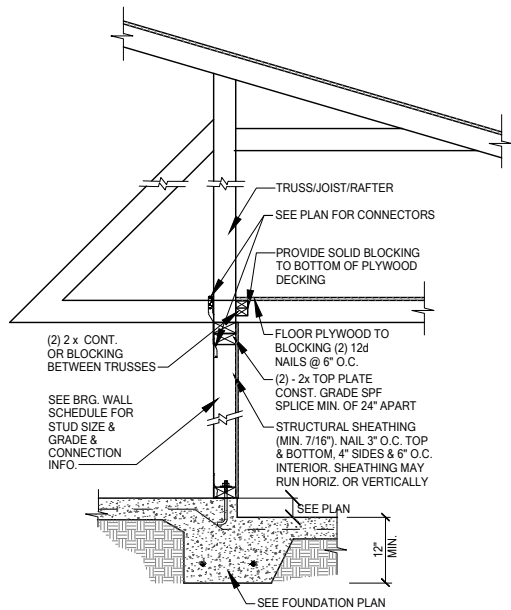
LOT 28  
RESERVE @ JEWEL LAKE  
404 SW JEWEL LAKE DR.  
LAKE CITY, FL 32024

PLAN NUMBER: 33911776  
RELEASE DATE: 02.22.2021

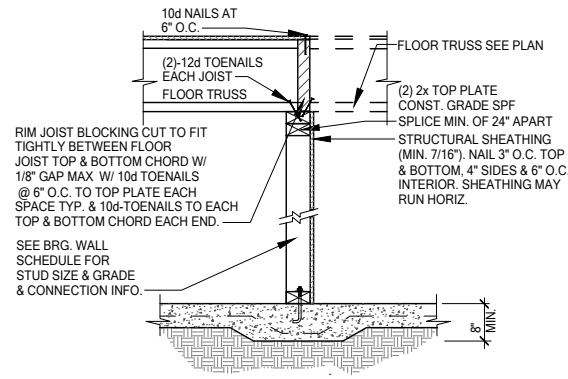
MODEL: RADFORD  
DRAWING TITLE: FLOOR FRAMING DETAILS  
SHEET NO.: D4



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

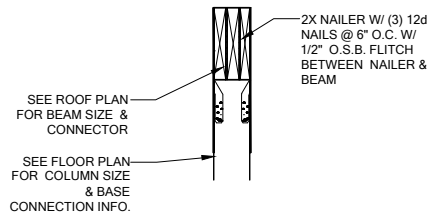


**SW01 INTERIOR BEARING STEP-DOWN SHEARWALL w/UPLIFT**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17

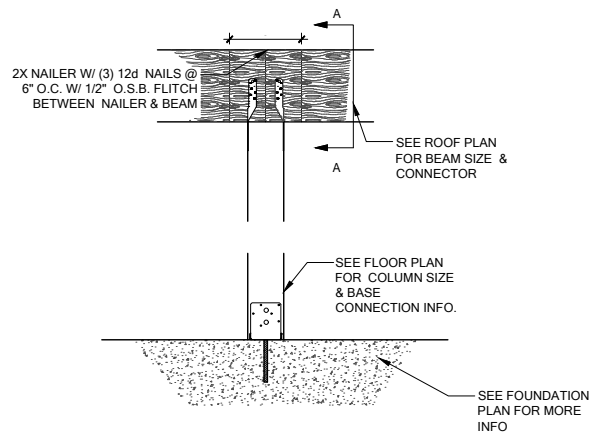


UPLIFT VALUES - (DOUBLE SIDE PLYWOOD DOUBLES VALUE BELOW)  
SHEATHING I-SIDE - 860 LBS. PER TRUSS/JOIST/RAFTER

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



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



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