ABBREVIATIONS

,	ADDN	LVIATIONS
	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
	НВ	HOSE BIB
	HDR	HEADER
	HGT	HEIGHT
	MAX	MAXIMUM
	MIN	MINIMUM
	NTS	NOT TO SCALE
	OPNG	OPENING
	SIM	SIMILAR

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

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GARAGE	401	SF
FRONT PORCH	108	SF
REAR PATIO	72	SF
FLOOR 1 LIVING	1,607	SF
TOTAL LIVING	1.607	SF

38' - 1607 - RH Florida Region (Frame)

REV	REVISIONS				
NUMBER	DATE	DESCRIPTION			
01	03.04.2021	Added Elevations A1 & B1			
02	06.14.21	Added outlet to O.Suite & 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	07.20.21	Added elevations A4 & B4			
05	08.02.21	labeled egress windows, labeled accessible bath, smoke/carbon alarms near appliances noted			
06	08.30.21	Added stemwall options, called out GFI at outlets within 6'-0" of Kitchen sink			
		Review for Code Compliance Universal Engineering Science			
		Examiner-License No.			



BUILDING CODE COMPLIANCE

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

EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE MINIMUM OF

WITH THE LOCAL JURISDICTION.

OCCUPANCY CLASSIFICATION: RESIDENTIAL R-3 CONSTRUCTION CLASS: UNPROTECTED CONSTRUCTION TYPE: TYPE VB EMERGENCY ESCAPE:

PRODUCT: NEW SINGLE FAMILY DETACHED

FOLLOW ALL APPLICABLE STATE AND LOCAL CODES. FLORIDA STATE SUPPLEMENTS AND AMENDMENTS. 2020 Florida Building Code, Residential, 7th Edition 2017 National Electrical Code, NFPA 70





Reserve at Jewel Lake Lot 001 33-3S-16-02439-201 Lake City, FL 32024

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RELEASE DATE: 08.30.2021 33811607

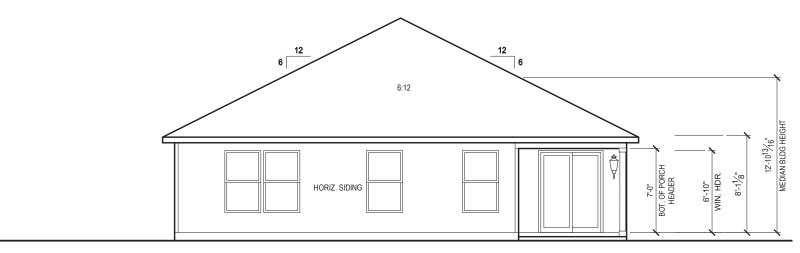
MODEL: COVINGTON

SHEET NO:

Keynotes | Legend

- CORROSION RESISTANT ROOF TO WALL FLASHING AT ALL ROOF / WALL INTERSECTIONS. CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED. BRICK WAINSCOT WITH SLOPED BRICK ROWLOCK CAP. STONE WAINSCOT WITH SLOPED STONE CAP.

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



REAR ELEVATION 'A1' 1/8" = 1'-0" @ 11x17 1/4" = 1'-0" @ 22x34

Review for Code Compliance Universal Engineering Science

Lawledur Pamell Examiner-License No.

PX2707

11/06/2021

BOARD & BATTEN 5 1/2" BAND BOARD & BATTEN HORIZ. 50 LIDING 10 LIDING SHUTTERS HORIZ. 6" SQ. PRE-MANUF. COLUMN (TYP.)

FRONT ELEVATION 'A1' 1/8" = 1'-0" @ 11x17 1/4" = 1'-0" @ 22x34







Reserve at Jewel Lake Lot 001 33-3S-16-02439-202

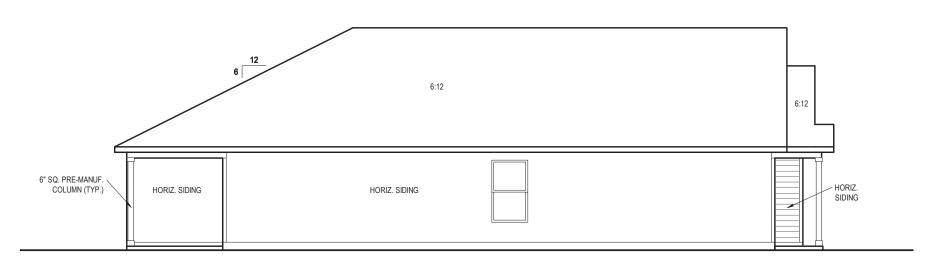
Lake City, FL 32024

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Model:	PLAN NUMBER:	politic
COVINGTON	33811607	Century
		Cor
DRAWING TITLE:	RELEASE DATE:	nmu
EXTERIOR ELEVATIONS	08.30.2021	nities.

MODEL: COVINGTON SHEET NO:

1.1-A1



LEFT SIDE ELEVATION 'A1'

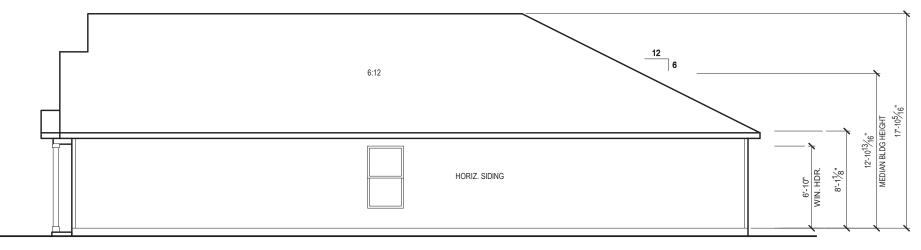
1/8" = 1'-0" @ 11x17 1/4" = 1'-0" @ 22x34



Laurence No.

PX2707 11/0

11/06/2021



RIGHT SIDE ELEVATION 'A1'

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







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MODEL:

COVINGTON

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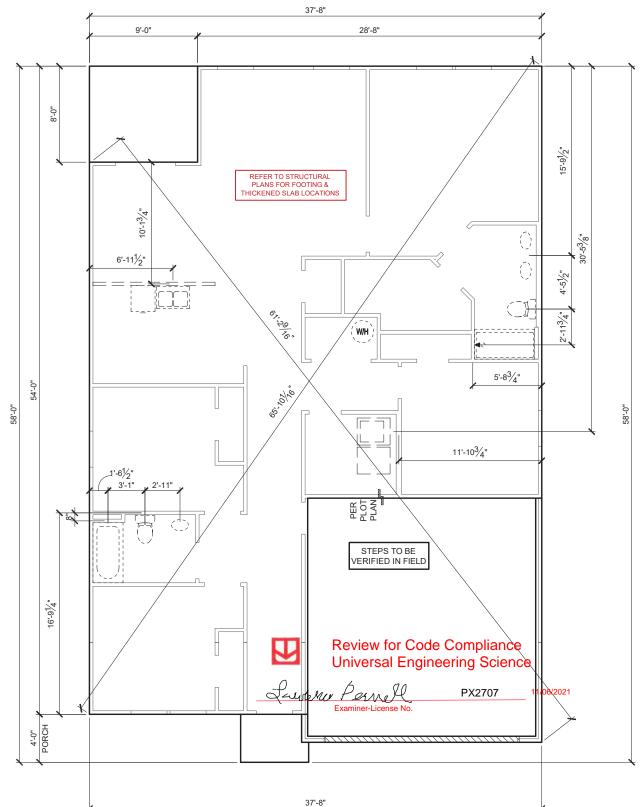
EXTERIOR ELEVATIONS

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







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PLAN NUMBER:	33811607	RELEASE DATE:	08.30.2021	

MODEL:
COVINGTON
DRAWING TITLE:
SLAB PENETRATION PLAN

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

2X4 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 GARACE) WITH DOOR TRIM FRAME ACCESS SUPPORT A3 PROVIDE 6" MIN. FLAT CLG AT AN

- AS I LIMIPERED SAFE IY GLASS PER INC HIGHS.

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

 A CO CONDENSER PAD. REFER TO SITE PLAN FOR FINAL LOCATION. VERIFY CONNECTION TO CONC. PAD WI MANUF. SPECS.

 A17 TYPEY. ORTWING LAT ACCESSIBLE AREAS UNDER STAIRS.

 A9 LOUVERED DOOR WI 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'

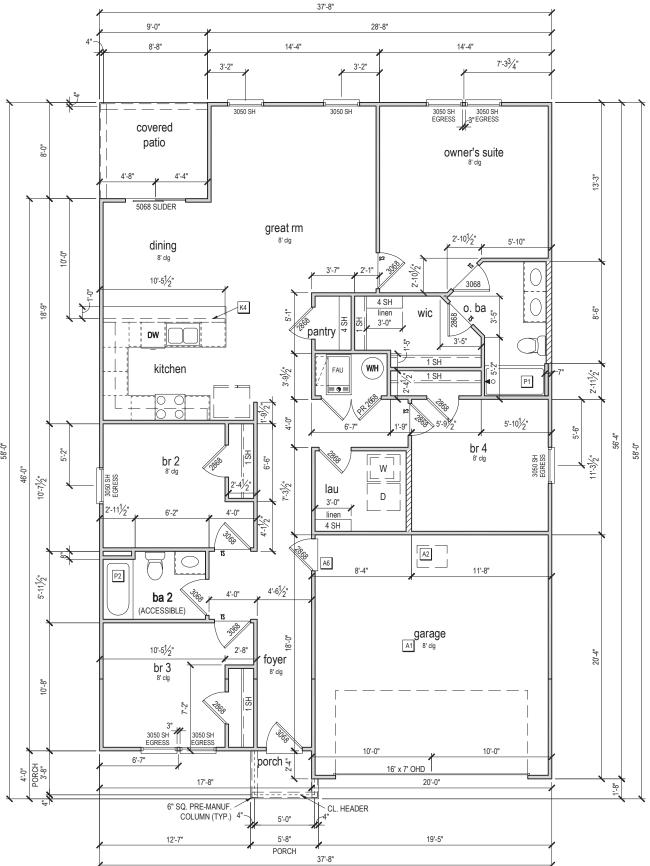
GARAGE	401 SF
FRONT PORCH	21 SF
REAR PATIO	72 SF
FLOOR 1 LIVING	1,607 SF
TOTAL LIVING	1,607 SF





11/06/2021

PX2707



FIRST FLOOR PLAN 'A'

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







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> RELEASE DATE: 08.30.2021 33811607

FLOOR PLAN MODEL: COVINGTON FIRST

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%		

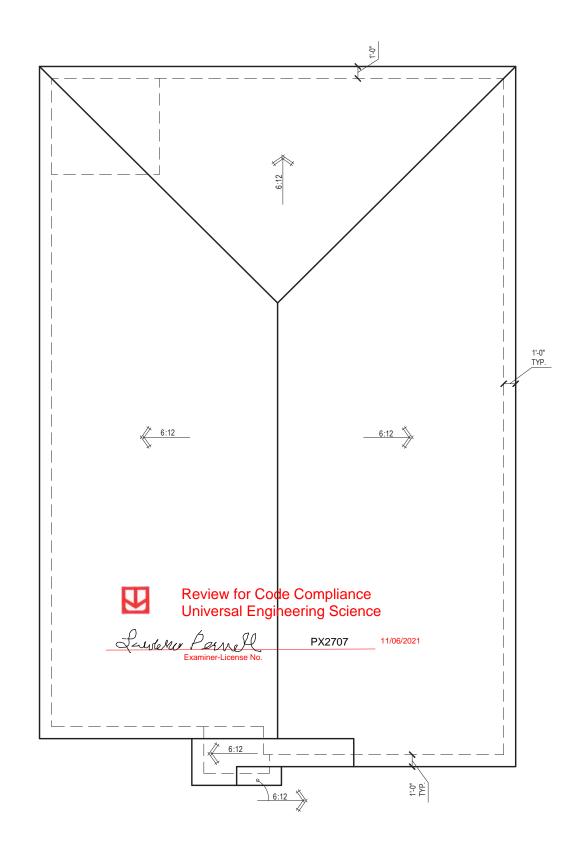
NOTE: TYPICAL VENTILATION INCLUDES:

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



10-01-2021



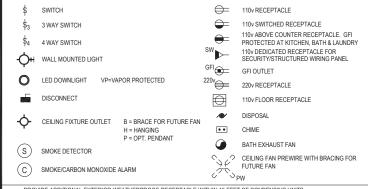
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MODEL:	PLAN NUMBER:	permi
COVINGTON	33811607	ssion a Century (
DRAWING TITLE:	RELEASE DATE:	nd c Commu
ROOF PLAN	08.30.2021	onsent Inities.

6.1-A

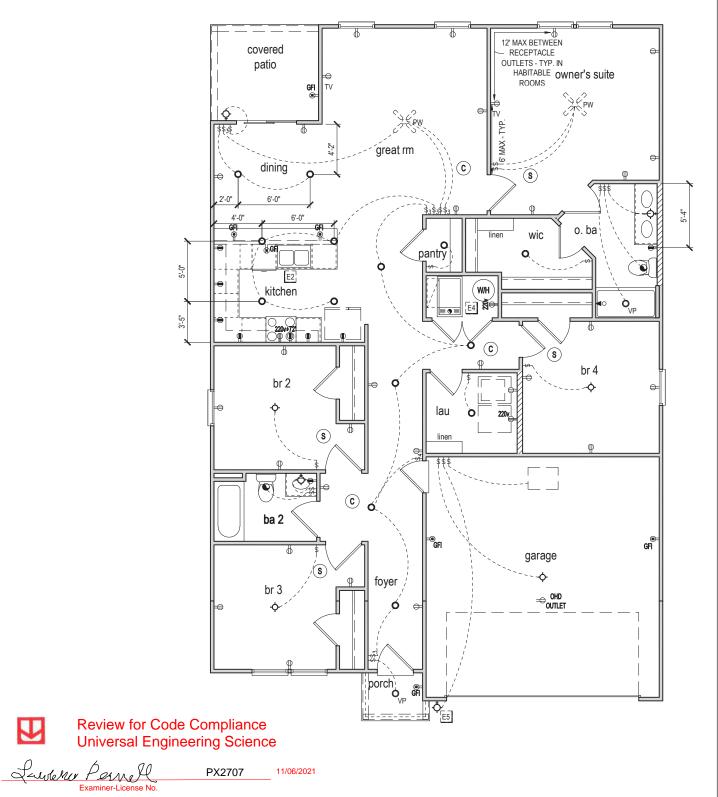
ELECTRICAL LEGEND



- 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 8 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 DRAWNOS.

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



10-01-2021

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	1607	1607 DATE:
	33811607	33811607 RELEASE DATE:
	κ	m

FLOOR ELECTR MODEL: COVINGTON FIRST SHEET NO:

E1.1

REVISION SUMMARY

ABBREVIATIONS

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

CENTURY COMPLETE 38-1607 COVINGTON A RH



Review for Code Compliance Universal Engineering Science

Landence Parrell

11/06/2021

STRUCTURAL DESIGN CRITERIA

CODE CRITERIA

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

GENERAL ROOF LOADING

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

GENERAL FLOOR LOADING

ABITABLE

v/ FIXED ST

TOP CHORD LL	40 (PSF)	COMMENTS:
TOP CHORD DL	10 (PSF)	
BOTTOM CHORD LL	0 (PSF)	1
BOTTOM CHORD DI	5 (PSF)	

SPECIAL FLOOR LOADING

\(\) DECKS \(40 \) PSF \(\) \(\) \(\)			
	M / READING ROOMS // DECKS //	40(PSF) 100(PSF) 125(PSF) 200(LBS)(d) 50 (LBS)(f) 40 (PSF) 30 (PSF) 150(PSF)	d. A SINGLE CONCENTRATED LO APPLIED IN ANY DIRECTION A' POINT ALONG THE TOP. f. BALUSTERS AND PANELS FILL SHALL BE DESIGNED TO WITH A HORIZONTALLY APPLIED NO LOAD OF 50 POUNDS ON AN A'

DEELECTION CRITERIA

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

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

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

- - NOTICE TO BUILDER AND ALL SUBCONTRACTORS-

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

- JURIEU 10:
 REVIEW ALL THE INFORMATION CONTAINED IN THESE DOCUMENTS, PRIOR TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER ARE NOT RESPONSIBLE FOR ANY PLAN ERFOMISSIONS, OR MISINTERPRETATIONS UNDETECTED AND NOT REPORTED TO THE ENGINEER
- SHALL STRICTLY OBSERVE ALL APPLICATION CODES DURING THE COURSE OF CONSTRUCTION. INCLUDING ALL STATE, CITY, AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO
- COMMENCEMENT OF WORK.

 THE ARCHITECT / ENGINEER SHALL NOT BE RESPONSIBLE FOR SAFETY PROCEDURES, THE MEANS AND METHODS OF CONSTRUCTION, TECHNOLOGIES, OR THE CONTRACTION TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS OR RELATED CODES.

 THE FRAMING PLAN SHOWN INDICATES THE "TRUSS SYSTEM AND IS THE RESPONSIBILITY OF THE TRUSS SYSTEM ENGINEER (DESIGN PROFESSIONAL OF RECORD). THE TRUSS DESIGN ENGINEER (DELEGATED ENGINEER) HAS FINAL RESPONSIBILITY FOR EACH INDIVIDUAL TRUSS AND TRUSS PROFILE. AND IS TO SUBMIT A FINAL SET OF TRUSS ENGINEERING SIGNED AND SEALED TRUSS PROFILE. AND IS TO SUBMIT A FINAL SET OF TRUSS ENGINEERING SIGNED AND SEALED TRUSS PROMINEERY FOR SECOND AND SEALED TRUSS PROMINES.
- PROVIDE NATURE OF THE PROPESSIONAL OF RECORD FOR REVIEW PRIOR TO FABRICATION ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES WITH IN THIS PLAN SHALL BE BROUGH TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO
- CONSTRUCTION. ALL CONSTRUCTION MUST BE IN ACCORDANCE TO THE INFORMATION FOUND IN THESE ALL CUNSTRUCTION MUST BE IN ACCORDANCE THE INFORMATION FOUND IN THESE PLANS SHOULD DOCUMENTS. ANY QUESTION REGARDING THE INFORMATION FOUND IN THESE PLANS SHOULD BE DIRECTED TO DUR QUALITY ASSURANCE MANSAGER AT 321-97-9491 IMMEDIATELY. NO BACK CHARGES WILL BE CONSIDERED FOR REIMBURSAMERT AT 321-97-9491 IMMEDIATELY. NO BACK ADVANCED NOTIFICATION AND APPROVAL BY THE ENGINEER. PAYMENTS WILL BE MADE IN ACCORDANCE TO THE TERMS OF THE AGREEMENT.

HOME MAINTENANCE & INSPECTIONS

YEARLY MAINTENANCE AND INSPECTIONS BY THE BUILDER/HOMEOWNER ARE NECESSARY FOR THE FUTURE LIFE OF THIS HOME. CARE MUST BE TAKEN TO CHECK WINDOWS AND DOORS FOR CALILKING REMOVE LEAVES AND DEBRIS OFF ROOFS, MAKE SURE THAT WATER FLOW IS AWAY FROM THE HOUSE AND HAVE YOUR HOME REPAINTED EVERY 3 - 5 YEARS TO PROTECT HOUSE AND HAVE YOUR HOME REPAIN LED EVERY 3 - 5 YEARS 10 PROTECT THE COATINGS. THE DESIGNER AND ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR THE UPKEEP OF THE HOME AND WILL NOT BE HELD LIABLE FOR INSTANCES THAT MAY OCCUR OVER THE NORMAL LIFE OF THE HOME WITHOUT PROPER MAINTENANCE.

CAST IN PLACE REINFORCED CONCRETE

- ALL SOURCE IS SHALL PROVED AT DISCONTINUOUS EAST THE SHALL BE THE SHALL BE FERMENT RATIO OF 0.08

 NOVES SHALL BE PROVIDED AT DISCONTINUOUS ENDOS OF ALL TOP BRAS OF BEENE SHALL BE PROVIDED BY SHALL BE BENT 25" AROUND CORNERS OR CORNER BARS WITH A 25" LAP PROVIDED EA WAY.

 CONCRETE COVER MIN 3" WHEN EXPOSED TO EARTH OR 11.0" TO FORM U.N.O.

 FIBER MESH LENGTH SHALL BE ½" TO 2". DOSAGE AMOUNT SHALL BE FROM 1.0 TO 1.5 LBS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURERS AND SHALL COMPLY WITH STAM CONTINUOUS SHALL BE ROW DOMESTIC DEFORMED BARS FREE FROM RUST. SCALE & OIL & SHALL MEET ASTM A615/ ALL REINFORCING STEEL / STIRRUPS AND TIES SHALL BE SCURED ON PRE-CAST CONCRETE PADS. STEEL WIFE OR PLASTE SUPPORT. TOP ALSO SHALL BE SCURED IN STAME SHALL BE SCURED OF A SHALL BE SCURED ON PRE-CAST CONCRETE PADS. STEEL WIFE OR PLASTE SUPPORT. TOP FLAGE SV USING ADDITIONAL CROSS. REINFORCING TIED TO FOOTING REINFORCING. SPILEDE SIN REINFORCING WHERE PERMITTED SHALL BE A SHALL BE SCURED IN SHALL BE SCURED ON THE SHALL BE SCURED ON TH
- HIGH STRENGTH SIMPSON SET EPOXY-TIE WAS USED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EFFORT, THE THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EFFORT, THE THIS PRODUCT FOR THE FLORIDA BUILDING CODE THE EDITION (2020) RESIDENTIAL IS TO BE INFLEMENTED. PAGE A CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 300 P.S.I. THEREFORE, ANY AND ALL NOTES ON THESE PLANS THAT INDICATE 2500 P.S.I. SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH.

- HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90-014, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI (Tim = 2000 PSI)

 MORTAR SHALL BE TYPE "S', COMFORMING TO ASTM C270-14A.

 MORTAR SHALL BE TYPE "S', COMFORMING TO ASTM C470-10 WITH A MAXIMUM AGGREGATE SIZE OF 38" AND A MINIMUM COMPRESSIVE STRENGTH AT 28

 COARSE GROUT SHALL COMPONIT OA STM C470-10 WITH A MAXIMUM AGGREGATE SIZE OF 38" AND A MINIMUM COMPRESSIVE STRENGTH AT 28

 COARSE GROUT SHALL COMPONIT OA STM C470-10 WITH A MAXIMUM AGGREGATE SIZE OF 38" AND A MINIMUM COMPRESSIVE STRENGTH AT 28

 GRADE 60 UN O. VERTICAL REINFORCEMENT SHALL BE HE DID HE DEBURED DURING CONSTRUCTION

 GRADE 60 UN O. VERTICAL REINFORCEMENT SHALL BE HE DID HO POSITION AT THE TOP AND BOTTOM AND AT A MANUS PACING OF 192 DIA OR 10FT

 WHICH EVER IS LESS. REINFORCING SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL WITH MIN 12" CLEARANCE TO INSIDE FACE.

 REINFORCING STEEL SHALL BE LAPPED PER DET BAIL MS9050H LUNESS OTHERWISE NOTED ON THE DRAWINGS.

 GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM. PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE

 FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.

 TEMPORARY BRACING AND SHORING OF WALL TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR

 TYPICAL FILLED CELL REINFORCING SIZE AND SPACING SHALL BE ADOVE AND BELOW ALL WALL OPENINGS

 D. DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS AND NO CONCENTRATED LOADS FOR (7) DAYS. PER CODE ACI 318-14

 WATER LOSS AND SETTLEMENT HAS OCCURRED. GROUT SHALL BE FLUSH WITH TO PO FWALL.

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

 ALL LUMBER OFFICIED ON DRAWINGS ARE INTENDED FOR DRY USE ONLY (MOISTURE CONTENT 19% OR LESS), U.N.O. ALL WATERPROOFING AND FIFE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO 9E DESIGNED AND DETAILS OF THE SAFETY SHALL HAVE STUD PROTECTION AND WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO ** DIA. SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1** IN DIA FOR PRUMBING LINES, ETC. SHALL BE REPRIEDED WITH SIMPPON HESS STUD HORST, YP. LUNO. MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSINE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERBY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS THAT RESIST CORROSION FOR EXAMPLE, ACQ-C, ACQ-D, CBA-A OR CA-B REQUIRE HOT-DIPPED GALVANUZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.
- CBA-A OR CA-B REQUIRE HOT-DIPPED GALVANIZED OR STAINLESS STELE FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.

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

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

 SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS.

 SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS.

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

 PARALLAM COLLIMIS: 18E Fb = 2400 PSI

 MICROLAM (LV) BEAMS: SUE Fb = 2500 PSI

 GILLAM BEAMS: SIPSP 24F-VS LAYUP (1.7 EF B=2400 PSI) MIN.

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

 ROOF DECK PL WOOD C-CLO. EXTERIOR OR OSE.

 PLAN OF A GROUP 1 APA PARIED (824) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FACE.

 PLAN OF BEATHINGS: TAS GO GROUP 1 APA PARIED (824) SHEATHING SHALL FINISH FLUSH TO EXTERIOR OR WALL FACE.

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- 2. FLOOR SHEATHING: T&G AC GROUP 1 APA RATED (4824) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FACE.
 WALL SHEATHING: "A" STRUCTURAL 10S BEYPOSURE 1 GO SEPOSURE 1 (5PECIFIC GRAVITY, GG-50, MIN.). A MINIMUM X" SPACE IS RECOMMENDED BETWEEN PANELS AT EDGE AND END JOINTS TO ALLOW FOR EXPANSION. PER R604.3 SHEATHING SHALL NOT BE USED AS WEATHER RESISTANCE BARRIER UNLESS SPECIFIED.
 LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED TO WOOD SHEATHING WITH LY" LONG, 11 GAGE NAILS HAVING A X", "HEAD, OR 1 ½" LONG, 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1062 OR C1787, OR AS OTHERWISE APPROVED (RFE. 2020 FBC-R7703.7.1).

STRUCTURAL STEEL

GENERAL STRUCTURAL NOTES

- MATERIAL SPECIFICATIONS: WIDE FLANGE SECTIONS: ASTM A992, GRADE 50, Fy=50 KSI TUBE STEEL (HSS); ASTM A500, GRADE B, Fy = 46 KSI PIPE STEEL: ASTM F3125, TYPE E OR S, Fy = 35 KSI ALL OTHER STRUCTURAL & MISC. STEEL: A36 Fy=36 KSI STRUCTURAL CONNECTIONS: ALL STRUCTURAL
- STEEL: ASTM F3125, TYPE E OR S, Fy = 35 KSI ALL OTHER STRUCTURAL & MISC. STEEL: A36 Fy-36 KSI STRUCTURAL CONNECTIONS: ALL STRUCTURAL BOLTS THAT A35 UN.O.
 STRUCTURAL BOLTS SMALLER THAN 5/8" DIA. TO BE A307 THREADED ROD SHALL CONFORM TO A36 OR A307 ANCHOR BOLTS SHALL CONFORM TO A5TM F1554 ALL BOLTS CAST IN CONCRETE: A5TM A36 OR A57M F1554 ALL BOLTS CAST IN CONCRETE: A5TM A36 OR A57M F1554 ALL BOLTS CAST IN CONCRETE: A5TM A36 OR A57M S105 H10P AND FIELD WELDS: E70XX ELECTRODES STEEL REINFORCEMENT SHOP DRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD BEFORE FABRICATION FOR REVIEW AND APPROVED ENGINEER OF ASTMUCTURAL BOLTS TO BE A235M HAD LA A235M BOLTS SHALL BE BROUGHT TO A "SNUG-TIGHT" CONDITION, AS DEFINED IN THE SPECIFICATION. SLIP CRITICAL (SC) BOLTS MUST BE FILLY TENSIONED PER SPECIFICATION STRUCTURAL BOLTS SMALLER THAN 56" DIA. TO BE A307 THEADED END SHALL CONFORM TO A55TM F1554 ALL BOLTS CAST IN CONCRETE:
- WELDS SHALL BE $\frac{3}{16}$ " UNO. SHOP DRAWINGS OF ALL STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION. SHOP SYMDU MAWINGS OF ALL INCULIDES OF STELL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR OF PARTICLAINS. SHOP DRAWINGS SHALL INCLUDE COMPLETE DETAILS AND SCHEDULES FOR FABRICATION AND ASSEMBLY OF STRUCTURAL STEEL MEMBERS, PROCEDURES, AND DIAGRAMS INCLUDING DETAILS OF CUTS, CAMBERS, HOLES, PROFILES, SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, CONNECTION ATTACHMENTS, FASTENERS, LOAD, TOLERANCES, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS SYMBOLS AND SHOW SIZE, LENGTHS, AND TYPES OF WELDS. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF
- STIMBULA PRILA PRILATION AND THES OF WELDS. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION ANCHOR BOLTS AND OTHER ANCHORAGE TO BE INSTALLED FOR WORK OF OTHER TRADES.
 STRUCTURAL STEEL SHALL RECEIVE SHOP COAT OF PRIMER (COLOR AS DIRECTED BY ARCHITECT) EXCEPT FOR AREAS WHICH WILL RECEIVE SPRAY-ON FIRE PROTECTION.
- SPRAY-ON FIRE PROTECTION...
 A CERTIFIED TESTING AGENCY SHALL BE ENGAGED TO PERFORM INDUSTRY STANDARD INSPECTIONS TO ENSURE CONFORMANCE WITH PLANS AND

PRE ENGINEERED WOOD TRUSSES

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

- ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HUBRICANE CLIPS OR ANCHORS PER STRUCTURAL PLAN
 PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
 TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND THE LUFE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.
 BRIDGING FOR PRE-ENSINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
 TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FRAMING DESIGN LOADS.
 TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FRAMING DESIGN LOADS.
 THE PREVIOUS PLATE INSISTIMATE TO THE PROPERTY OF THE PROP LOCATIONS, AND PERMANENT BRACING ANDOR BRIGOING AS REQUIRED FOR RECEION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALLBE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO
- THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

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

- MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA. EPOXY ANCHORS WITH 7" EMBEDMENT. SIMPSON "SET" EPOXY ADHESIVE BINDER FOLLOWING ALL MANUFACTURER'S RECOMMENDATIONS OR SIMPSON 12": TITEN HD BOLTS WITH MINIMUM 7" EMBEDMENT. SEE PLAN FOR EMBEDMENT DEPTH AT FLOOR STEPS.
 FOR MISSED VERT. DOWELS, DRILL A 34" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR AND INSTALL A 32" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (SIMPSON HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE.) MIXED PER THE
- MANUFACTURER'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO THE MANUFACTURER'S SPECIFICATIONS, THEN FILL THE CELL IN
- 'HE NORMAL WAY DURING BOND BEAM POUR.
 'OR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT (BAR DOES NOT HAVE TO BE CONT. TO FOOTING).

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

 MISSED, CONTRACTOR IS TO INSTALL (2) SIMPSON HGAM10 WI (4) 14" x 1 1/2" SDS SCREWS AND (5) 1/4" x 2 14" TITENS ONE EACH SIDE OF TRUSS. CONNECTION
- MISSED, CONTRACTOR 19 TO MIS ALE, 25 SIMPSON PROMISED AND MISSED, CONTRACTOR AND CONTRACTOR AND

WIND LOADING CRITERIA

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

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

EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AI (+) VALUE DENO (-) VALUE DENO	TES PRESSURE	WIND PRESSURE AND SUCTION DIAGRAM
AREA	4	6	~
10 - 19.99	(+) 25.5 (-) 26.6	(+) 25.5 (-) 33.6	
20 - 49.99	© (+) 24.4 (-) 26.6	① (+) 24.4 (-) 30.8	
50 - 99.99	(+) 22.8 (-) 23.8	(+) 22.8 (-) 28.0	
> 100	G (+) 21.7 (-) 23.8	(+) 21.7 (-) 26.6	4 55 4 3
GARA	AGE DOORS*	SOFFIT	
9'-0" x 7'-0"	' 16'-0" x 7'-0"		l kaja
(+) 22.5 (-) 25.5	① (+) 21.7 (-) 24.1 (K	(+) 25.5 (-) 33.6	DIAGRAM

GENERAL PRESSURE NOTES

- <u>ILES:</u> MULTIPLY THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND
- OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREAS DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER AND IS CONSIDER TO BE IN THE WIND-BOURNE DEBRIS AREA. CONTRACTOR TO PROVIDED ADDITIONAL INFO AS REQUIRED FOR

SHEET INDEX S0 NOTES & SCHEDULES

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





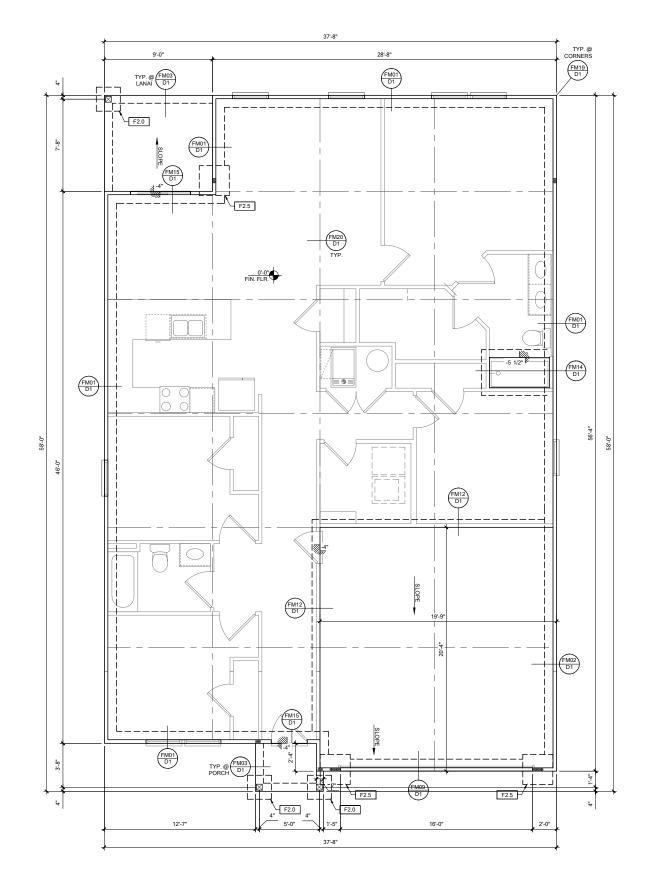


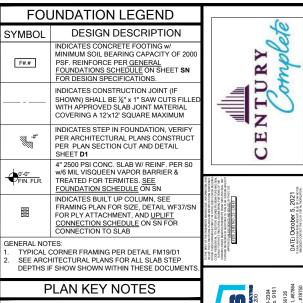
ESERVE AT JEWEL LAK 33-3S-16-02439-202

PLAN NUMBER: 33811607

COVINGTON

SHEET NO:





LOT 1 ESERVE AT JEWEL LAKE 33-3S-16-02439-202

BUILDER NOTE:
ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES
SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN
PROFESSIONAL FOR CLARIFICATION PRIOR TO
COMMENCEMENT OF CONSTRUCTION

LAKE CITY, FL 32024

WALL TYPE			
SYMBOL	DESIGN DESCRIPTION		
	2x_INTERIOR BEARING SHEARWALL - SEE BEARING WALL SCHEDULE ON SHEET SN FOR REQUIREMENTS.		
	INDICATES BEARING WALL SEE <u>BEARING</u> <u>WOOD BEARING SCHEDULE</u> ON SN		
	2x WOOD FRAME EXTERIOR WALL		

PLAN NUMBER: 33811607

Review for Code Compliance Universal Engineering Science

Landemer Pernell

PX2707 11/06/2021

COVINGTON

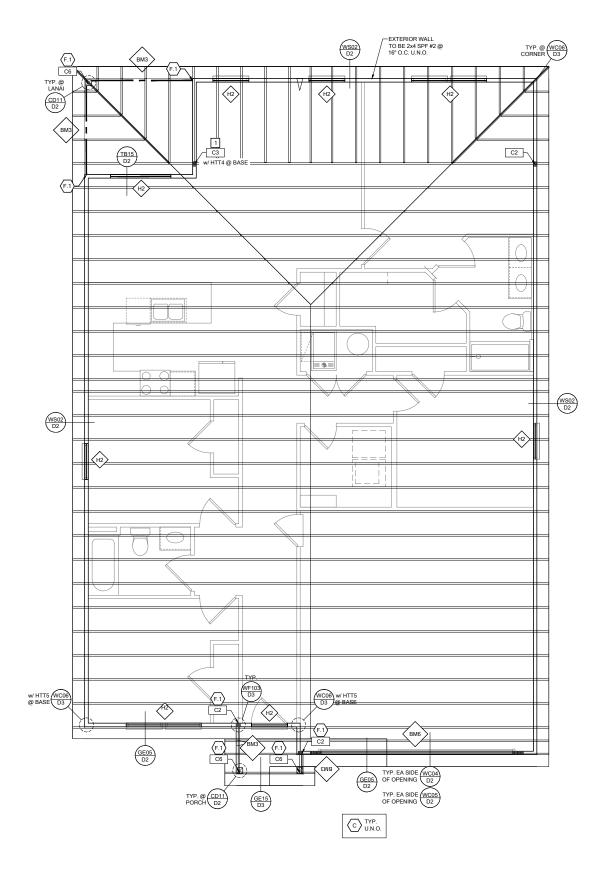
DRAWING
TITLE:
FOUNDATION PLAN

SHEET NO:

S1

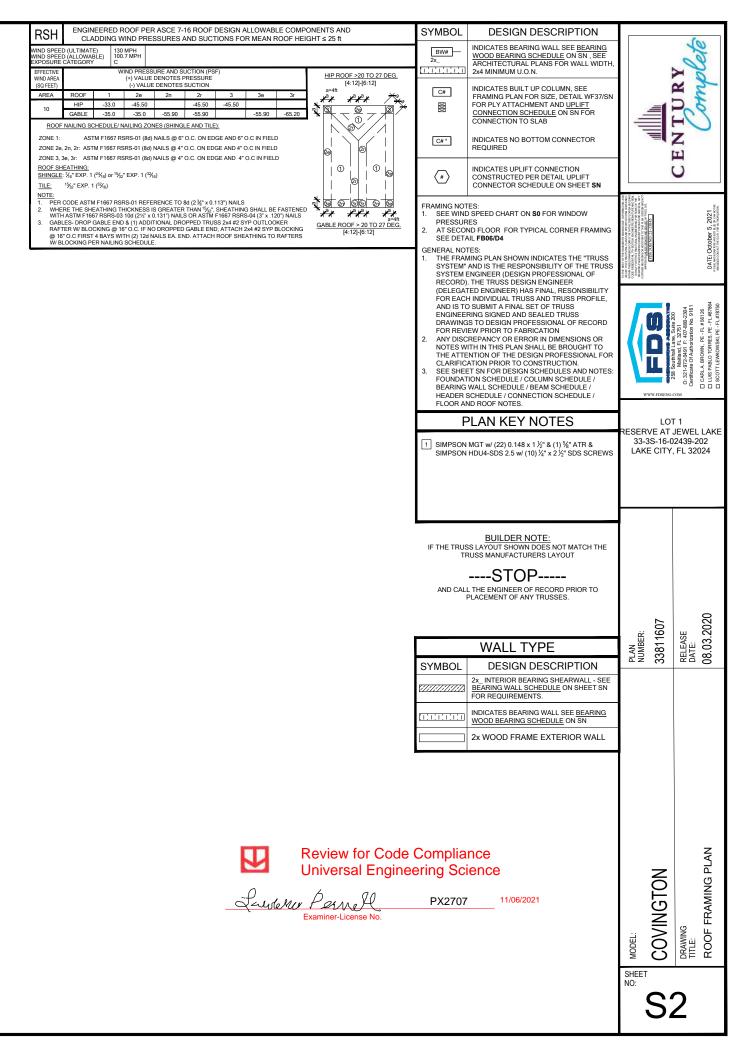
FOUNDATION PLAN A

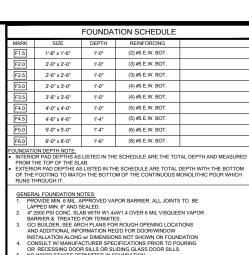
SCALE: 1/4" = 1'-0" @ 22x34 SCALE: 1/8" = 1'-0" @ 11x17



ROOF FRAMING PLAN A

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

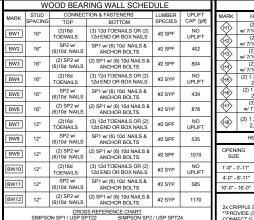




- GC/BUILDER, SEE ARCH PLANS FOR ROUGH OPENING LOCATIONS AND ADDITIONAL INFORMATION RECOP FOR DOORNINDOW INSTALLATION ALONG WIDINENSIONS NOT SHOWN ON FOUNDATION CONSULT WIN AMAURACTURES PECEIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SUBJIONS GLASS DOOR SILLS. OR SUBJIONS GLASS DOOR SUBJIONS GLASS GLASS GLASS GLASS GLASS DOOR SUBJIONS GLASS GLAS

	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	DTT2Z W/ ½" ATR & (8) ¼" X 1 ½" SDS SCREWS	1835		
C3	(3) 2x #1 SYP	(4)12d TOENAILS	NO UPLIFT		
C4	(3) 2x #1 SYP	DTT2Z w/ ½" ATR & (8) ¼" x 1½" SDS SCREWS	1835		
C5	4x4 P.T.#2 SYP POST	ABU44 w/ 5/8" ATR & (12)16d NAILS FIRST/SECOND FLOOR CONN.	G = 6665 U = 1782		
C6	6x6 P.T. #2 SYP POST	ABU66 w/ 5%" ATR & (12)16d NAILS FIRST/SECOND FLOOR CONN.	G = 12000 U = 2070		
C7	8x8 P.T. #2 SYP POST	ABU88 w/(2)5/8" ATR & (18)16d FIRST/SECOND FLOOR CONN.	G = 24335 U = 2088		
C8	3.5" x 3.5" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU5-SDS2.5 w/ 5%" ATR AND (14) ½"x2½" SDS WOOD SCREWS	5080		
C9	3.5" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU5-SDS2.5 w/ 5%" ATR AND (14) ¼"x2 ½" SDS WOOD SCREWS	5080		
C10	3.5" x 7" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ %" ATR AND (20) ¼"x2½" SDS WOOD SCREWS	6372		
C11	5.25" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ ½" ATR AND (20) ½"x2 ½" SDS WOOD SCREWS	7082		
5.25" x 5.25" p. 1. 1.8E HDU8-SDS2.5 w/ ½" ATR AND (20)½" 2½" 5DS WOOD SCREWS 5.25" x 7" p. 1. 1.8E HDU8-SDS2.5 w/ ½" ATR AND (20)½" 2½" 5DS WOOD SCREWS 5.25" x 7" p. 1. 1.8E HDU8-SDS2.5 w/ ½" ATR AND (20)½" 2½" 5DS WOOD SCREWS 5.25" w/ ½" ATR AND (20)½" 2½" 5DS WOOD SCREWS 5.25" w/ ½" 5DS		HDU8-SDS2.5 w/ ½" ATR AND (20) ½"x2 ½" SDS WOOD SCREWS	7082		
		7082			

- MINIMUM BOLT EMBEDMENT: 5" EMBEDMENT FOR 1/2" ATR. 6"
- MINIMUM BUL 1 EMBEDMEN I: 5° EMBEDMEN I FOR 1/2° A1R. 6°
 EMBEDMENT FOR 5/8° ATR 8° EMBEDMENT FOR 7/8° ATR.
 P.L. COL. TO BRG DIRECTLY ON FOUNDATION. CUT BASE PLATE AS
 REO'D. G. C. TO PROVIDE MOISTURE BARRIER
 IF COL. IS CALLED OUT ON 2ND FLOOR, THE BASE CONNECTION IS NOT
 REO'D. SEE PLANS FOR BASE CONNECTION
 VALUES HAVE BEEN REDUCED FOR NARROW FACE APPLICATION.
- ECTIONS SHALL BE INSTALLED ON NARROW OR WIDE FACE PER SIMPSON TC-SCLCLM



PRAIL RW SIMPSON SET OF FEMALE SET OF THE RESERVENCE OF THE RESERV

SHEAR WALL LOCATION

WERFAL BEARING WALL NOTES:
ALL STRUCTURAL LUMBER DESIGNATED AS SYP SHALL BE SYP #2 AND ALL
STRUCTURAL LUMBER DESIGNATED AS SPF SHALL BE SYP #2 AND ALL
STRUCTURAL LUMBER DESIGNATED AS SPF SHALL BE SYP #2 IN NO.
SEE FLOOR PLAN FOR WALL SIZE ASSUME 244 STUDS USED UND.
SEE FLOOR PLAN FOR WALL SIZE ASSUME 245 STUDS USED UND.
CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED
CONTACT E.O.R. IF SPP4, SPP6, OR SPP5 CONNECTORS ARE SUBSTITUTED, I
VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
IF "BWF IS INDICATED ON SECOND FLOOR BASE CONNECTION TO BE IGNORES
SEE WYRO AND PERSOR ON INDICATED DETAIL FOR PROPER CONNECTIONS FOR
2ND FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY)
PROLICETS ON INDICATED ON SECOND FLOOR SECOND S

RODELOOK TO FINS FECON CONTRECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY)
F "SW" IS INDICATED ON PLAN THE WALL IS CONSIDERED A SHEAR WALL A SEQUIRES MIN. 7/16" OSB / PLYWOOD W/8d NAILS @ 4" O.C. IN FIELD AND ED TO ONE SIDE OF WALL. U.N.O. ON PLANS.

PACING AND GRADE. LL TOP PLATES AND SILL PLATES SHALL BE THE SAME SPECIES AS THE WOOD

STUDS. F THE BEARING WALL IS INDICATED WITH THE BW1, BW4, BW7, BW10, THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT.

WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT, THE STUDS ARE TOE NAILED TO THE PLATE AND THE 2X PLATE CAN BE ATTACHED WITH HARD CASED NAILS (GUN NAILS) AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.

NON-BRG INTERIOR WALL

L ½" MIN. SPACE

- 2x STUDS @ 24" O.C. MAX

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

ROOF TRUSS -

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

2x PT BOTTOM PLATE -

SIMPSON SPH4 TOP & BOTTOM

2x STUDS w/ NO UPLIFT, SEE CHAF ABOVE FOR O.C. SPACING AND PL/ FOR LOCATION AN WALL SIZE. ATTAC STUDS T&B w/ 2-G NAILS

CAN BE IGN.

T/ WALL

SEE PLAN

x TOP PLATE SEE.

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

CONNECTOR TOP AND BOTTOM PER WOOD BEARING WALL SCHEDULE

ICHOR BOLT(S): 1/2" A.B.

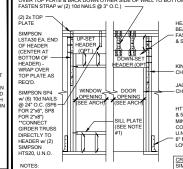
"PROVIDE (3) & CRIPPLE STUDS BELOW ANY GIRDER TRUSS BEARING OVER HEAD CONNECT BLIT TO STUD W(2) SIMPSON HTS20 STRAPS AND CONNECT BUTTOM OF STUD TO HEADER W(2) SIMPSON HTS20 STRAPS, U.N.O. (IF STUD IS LESS THAN 10' TALL THEN USE SIMPSON CS18 INSTALLED FROM BOTTOM OF HEADER, U.P. STUD OVER TOP PLATE & BACK DOWN OTHER SIDE OF WALL TO BOTTOM OF HEADER. 2) 2x HEADER (U.N.O.) SEE FLOOR PLAN FOR MIN. SIZE. SEE HD/SN FOR CONNECTION INFO. IF HEADER IS WITHIN A WALL W. <u>NO UPLIET</u> AS INDICATED IN THE WOOD BEARING WALL SCHEDULE, THE CONNECTORS INDICATED IN WF09 & HD CAN BE IGNORED.—7

2) 2x8 #2 SYF

(2) 2x10 #2 SYF

1/16" FLITCH PLAT 1 3/4" x 11 1/4" LV

2.0E Fb=2600 (2) 1 3/4" x 9 1/4" LVL



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

HEADER SCHEDULE

(3)

HEADER NOTE

PER SIDE.

IF HEADER IS NOT SPECIFIED CONTACT E.O.R.

NOTES:

1. OPENINGS GREATER THAN 4'-0" PROVIDE (2) 2x SILL PLATE w. A35 CLIPS EACH SIDE.

2. NO TOP PLATE SPLICES SHALL OCCUR OVER OR WITHIN 2 FEET OF HEADER.

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

(HD) TYPICAL FRAMING CONNECTIONS AT OPENINGS
SCALE-NONE

ı			BEAM SCHEDULE				
•	MARK	BEAM SIZE	FASTENING SCHEDULE				
	BM1	(2) 2x8 SYP #2 w/ 7/16" OSB FLITCH PLATE			ON PLAN		LAN
	BM2	(2) 2x10 SYP #2 w/ 7/16" OSB FLITCH PLATE.	(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE	VS OF 12d @ 12" O.C. TYP. 0 ♀		U.N.O. ON FRAMING PLAN	
Į	ВМЗ	(2) 2x12 SYP #2 w/ 7/16" OSB FLITCH PLATE.			Œ		Œ
	BM4	(2) 1 3/4"x11 1/4" LVL 2.0E Fb=2600			SIMPSON CONNECTOR WOOD POST: (2) LSTA18 OR (2) HTS20 CMU COLUMN: (2) HETA16	USP CONNECTOR	: (2) LSTA18 OR (2) HTW20 COLUMN: (2) HTA16
	BM5	(2) 1 3/4"x11 7/8" LVL 2.0E Fb=2600		ECTOR			
	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	ON CON			
	ВМ7	(3) 2x10 SYP #2 w/ (2) 7/16" OSB FLITCH PLATES		SIMPS D POST: CMU CC		ISIN 1	WOOD POST:
	BM8	(3) 1 3/4"x9 1/4" LVL 2.0E Fb=2600			WOOI		WOOL
	В М10						
		RAL BEAM NOTES: ERIFY WITH PLAN CO	RRECT LENGTH OF BEAMS REQUIRED (MIN 4" BE.	ARIN	G EACI	+	

END)
SEE PLAN FOR TOP OR BOTTOM OF BEAM INDICATIONS
BEAMS ARE NOT TO BE DRILLED OR NOTCHED IN ANY WAY WITHOUT WRITTEN
APPROVAL FROM THE E.O.R.

HEADER INFORMATION 7/6" O.S.B. EACH SIDE 2x BLOCKING TO O.S.B. w/ 2-8d EA. END HEADER, SEE PLAN FOR LOCATION AND SIZE EDGE VIEW 3-16d COMMON NAILS, TYP 2x8 w/ 2-16d TOE -NAILS EA. END ½6" 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 7/16" OSB w/ 2-8d NAIL

VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRE 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. O 535 565 H2.5A w/ (10)8d NAILS H10A w/(18)10d x 1 1/2" 1015 1040 A-2 w/(18)10d x 1 1/2" AT 2 PLY TRUSSES 930 1080 FRAME TO FRAME H | FRAME TO | TIUN-Z WIL (\$10 UX 1 II Z') (\$1 EXTERIOR FRAME TO | FRAME | FRAME TO | FRAM CONNECTIONS. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL **WF37/SN.** FASTEN ALL MULTI-PLY HEADERS TOGETHER W/(2) ROWS 1310 PASTEM ALL MULTIPPLY HEADERS TOGETHER W. (2) ROWS 12d COMMON NAILS AT 12" O.C. OR (3) ROWS IF 2x10 OR LARGER TYP. EACH SIDE OR (2) ROWS 114" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE. FASTEM ALL HEADERS TO KING STUDS W (3) 10d TOENAILS FRAME TO MASONRY / FRAME HU410 OPT HUC410 w/ (18) 16d & (10) 10d (12) BEAM TO MASONRY FRAME (12) 1/4" x 2 3/4" TITEN (TO MAS.) OR (12) 16d & (6) 10d (FOR FRAME) GT w/ (16) 1/4"x3" SDS WOOD SCREWS & \otimes FRAME TO FRAME HDU4-SDS2.5 w/ (10) 1/4"x2 1/2" SDS WOOD SCREWS & (1) 5/8" Ø A.T.R.

SIMPSON - CONNECTOR SCHEDULE

CONNECTOR & FASTENERS

OUT. FOR SINGLE PLY TRUSSES, SCAB ON FULL HEIGHT SYP #1 2"x4" TO TRUSS VERTICAL WEB w/ (2) ROWS

A MINIMAL CONNECTOR UNO ON FRAMING PLAN

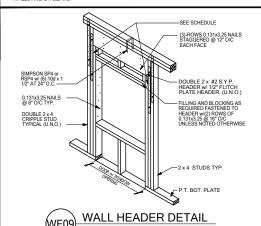
CONNECTION FOR ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS/ LINTELS/ ICF WALLS UNO ON

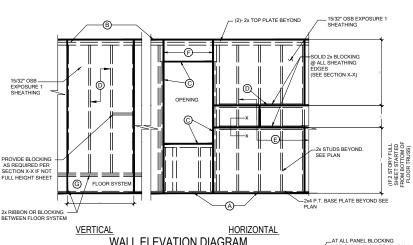
CUNNECTION FOR ALL ROOT / LOOK SETTIONS FOR ALL FLOOR TRUSSES PARALLEL TO MASONRY WALLS SEED BETAIL EB 12/103 FOR MORE INFORMATION CONNECTION FOR ALL HEI JACK GORNER JOKO TO MASONRY WALLS SICE DETAIL EB 12/103 FOR MORE INFORMATION CONNECTION FOR ALL HE JACK (CORNER JOKO TO MASONRY WALLSICE WALLSJUNTELS CONNECTION FOR ALL CONTINUOUS RIM BOARD TO TOP DE MASONRY AT 32° D.C. MAX. W. (2) AT EACH CORNER G.C. TO VERBIY LOCATION DOES NOT CONFLICT WITH (IF APPLICABLE) LAYOUT CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALL/BEAMS W. (2) 12d TOENAILS

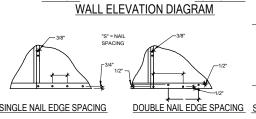
B) MINIMAL CONNECTOR UNO ON FRAMING PLAN CONNECTION FOR JACK TRUSS TO WOOD WALL OR BEAM

C MINIMAL CONNECTOR UNO ON FRAMING PLAN

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







_AT ALL PANEL BLOCKING LOCATIONS SHALL BE MIN 2 X 4 #2 SPF TURNED VERTICAL W/ 7/16" FLITCH PLATE TO W (2) 12d TOENAILS EA. END. NAIL FLITCH PLATE TO VERTICAL W/ (4) 8d NAILS -(2) 8d NAILS @ 3" O.C. STAGGERED FOR SHE VERTICAL BLOCKING

SECTION X-X

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

A NAIL AT BASE 2 ROWS @ 4" O.C. w/ 8d COMMON NAIL

(B) NAIL AT TOP PLATE TWO ROWS @ 4" O.C. w/ 8d COMMON NAIL

(C) NAIL OPENING PERIMETER w/ (2) ROWS @ 4" O.C. w/ 8d COMMON NAIL

NAIL INTERIOR AT 6" O.C. W/ 8d COMMON NAIL.

E STAGGER ALL VERTICAL JOINTS & NAIL @ 4" O.C. W 8d COMMON NAIL.

PPYWOOD SPLICES @ HEADER - NAIL SHEATHING TO HEADER w/ 8d COMMON NAILS @ 4* O.C. (2) ROWS @ TOP & BOTT.

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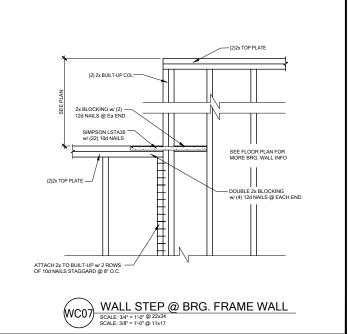
TE: 8d NAILS FOR WALL SHEATHING MUST BE MIN .131" X 2 NOT OVERDRIVE NAILS: FASTENERS SHALL NOT PENETRATE RFACE MORE THAN ½"

TB13\ WALL SHEATHING INSTALL & NAILING SCHEDULE

Review for Code Compliance Universal Engineering Science

Laurence Parnell

PX2707





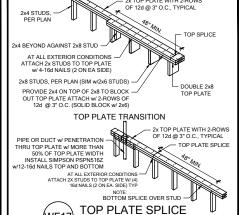
RESERVE AT JEWEL LAKE 33-3S-16-02439-202 LAKE CITY, FL 32024

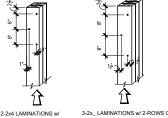
RELEASE DATE: 08.03.2020 PLAN NUMBER: 33811607

COVINGTON

DRAWING TITLE: NOTES 8

SHEET NO:





2-2x4 LAMINATIONS w/ -ROW OF STAGGERED 10d COMMON WIRE NAILS

-2x4 LAMINATIONS w/
-ROW OF STAGGERED 10d
-SOMMON WIRE NAILS
0 = 0.148", L= 3") OR EQUAL

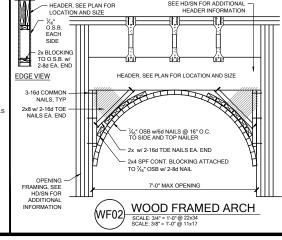
(DE 112", L= 3"-112") OR EQUAL

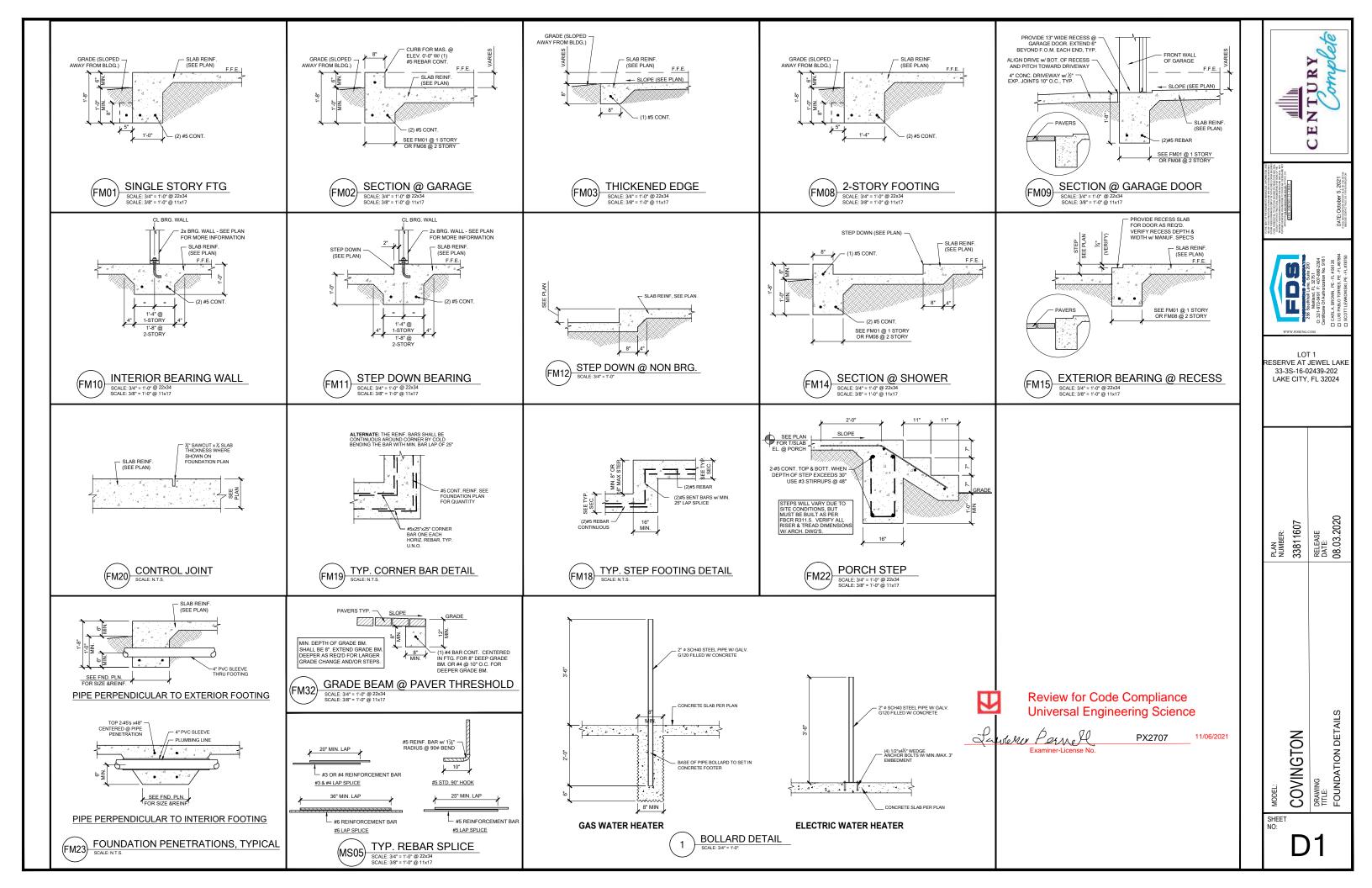
NOTES:

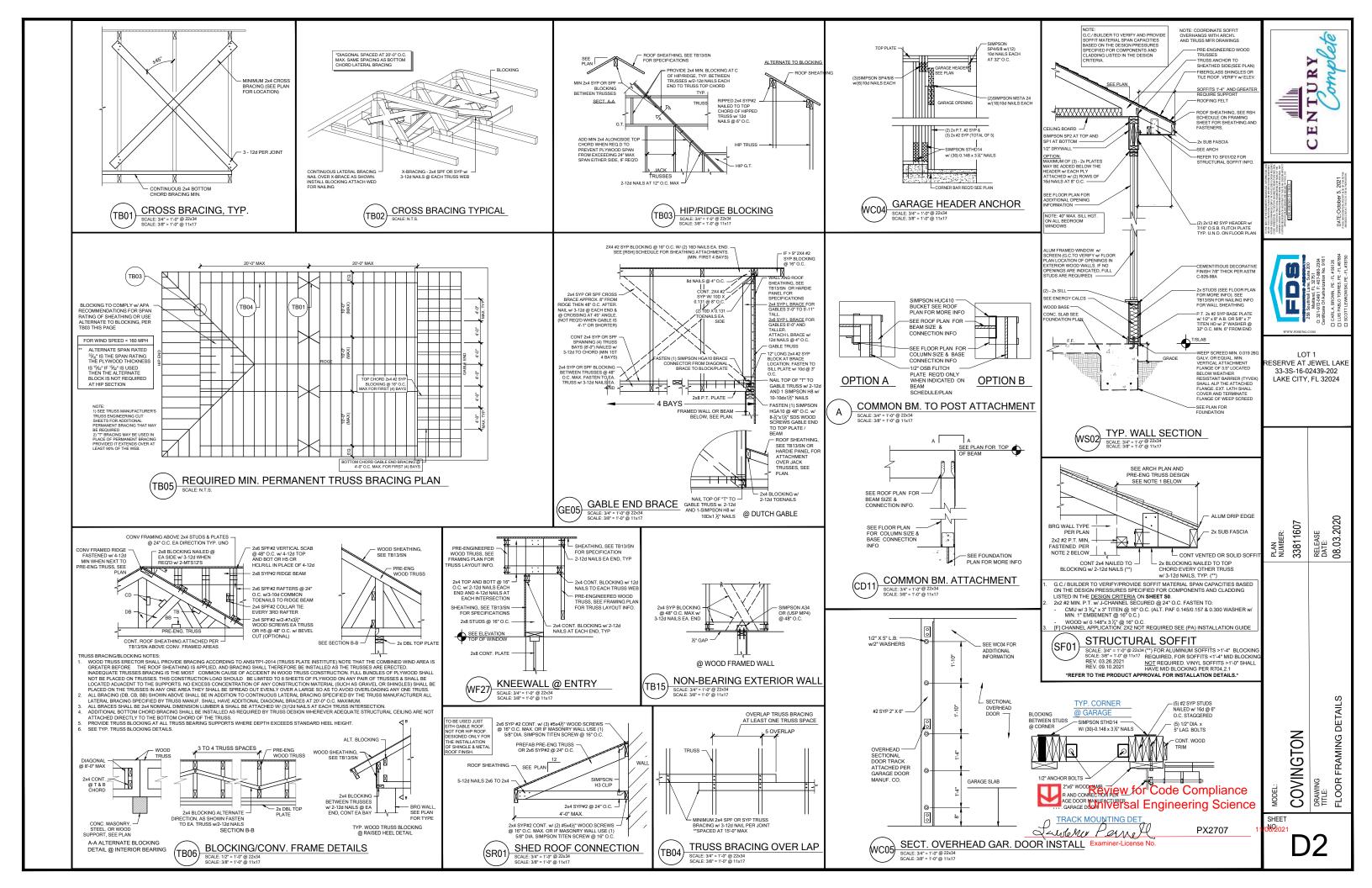
I. ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF TH COLUMN.
ALL NAILS PENETRATE AT LEAST ¾" OF THE THICKNESS OF THE LAST LAMINATION

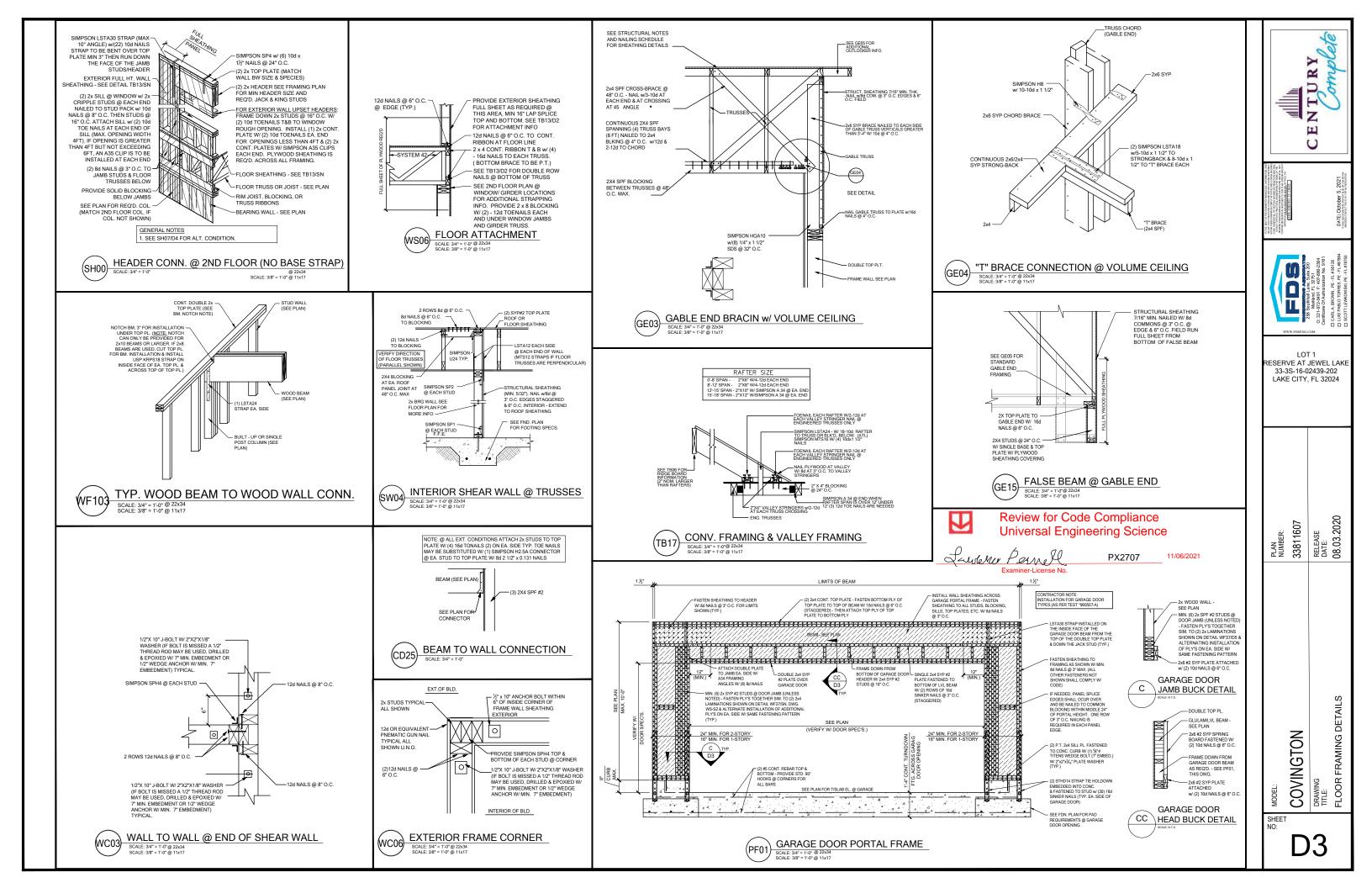
REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFO.

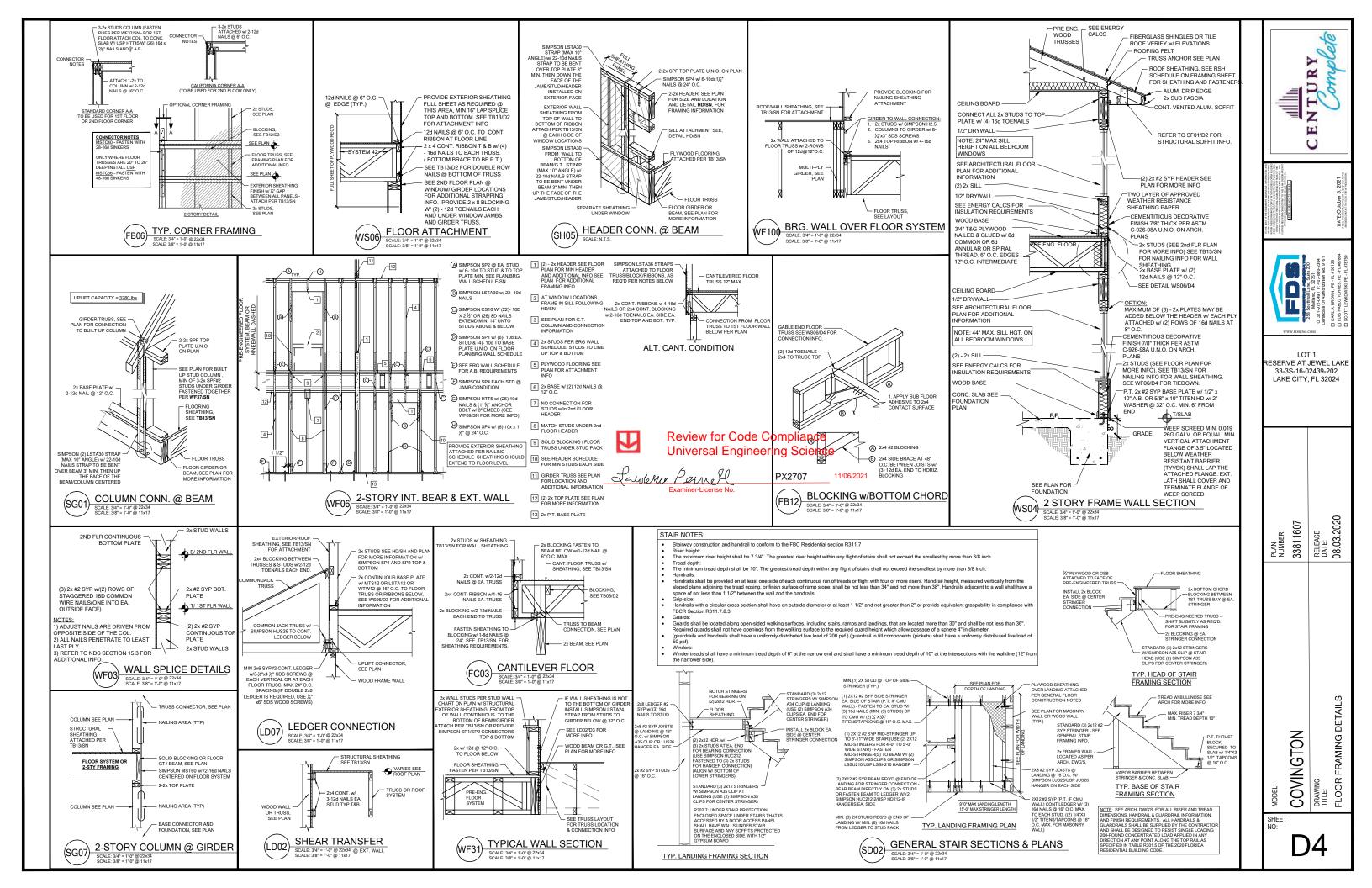
MULI-PLY FASTENING (WF37) SCALE: 3/4" = 1'-0" @ 22x34 SCALE: 3/8" = 1'-0" @ 11x17

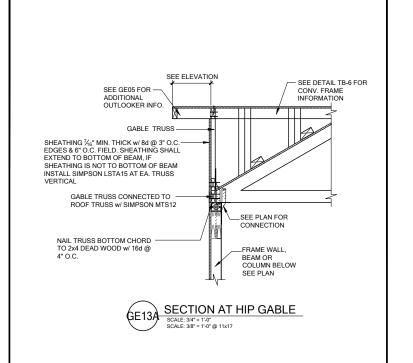


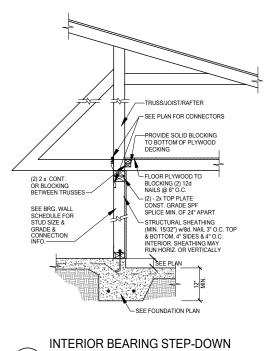




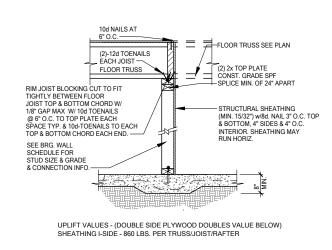




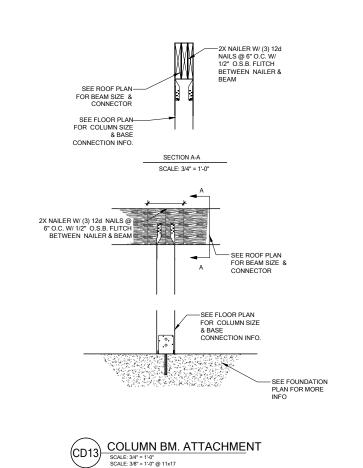




SHEARWALL w/UPLIFT (SW01)



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





Ludener Parnell

PX2707

11/06/2021





LOT 1 RESERVE AT JEWEL LAKE 33-3S-16-02439-202 LAKE CITY, FL 32024

PLAN NUMBER: 33811607

DRAWING TITLE: FLOOR FRAMING DETAILS

COVINGTON

SHEET NO:

D5