

ABBREVIATIONS

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

INDEX

ARCHITECTURAL

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area tabulation 'a'

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

area tabulation 'b'

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

Covington

38' - 1607 - RH

Florida Region (Frame)

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
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
O 321.972-2491 F 407.880-2304
Certificate Of Authorization No. 9161

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

Reserve at Jewel Lake
Lot 027
388 SW Jewel Lake Drive
Lake City, FL 32024

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PLAN NUMBER:
33811607

RELEASE DATE:
08.30.2021

MODEL:
COVINGTON

DRAWING TITLE:
COVER SHEET

SHEET NO:

CS

Keynotes | Legend

1.

CORROSION RESISTANT ROOF TO WALL FLASHING AT ALL ROOF / WALL INTERSECTIONS.
2.

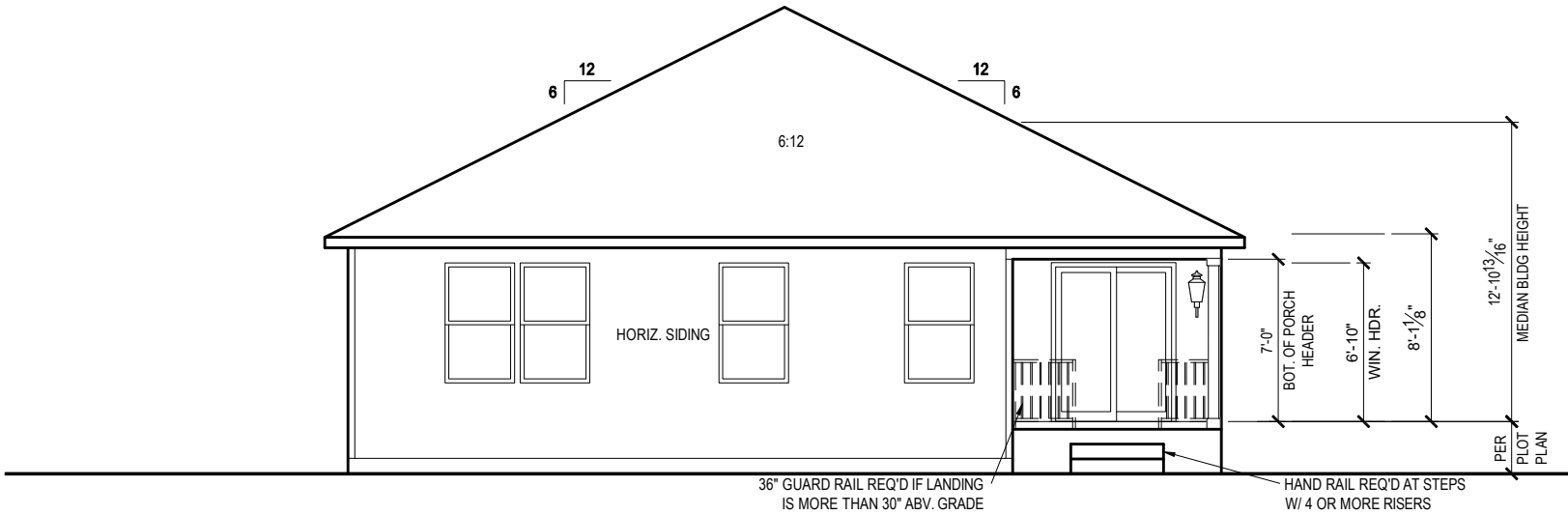
CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
3.

BRICK WAINSCOT WITH SLOPED BRICK ROWLOCK CAP.
4.

STONE WAINSCOT WITH SLOPED STONE CAP.
5.

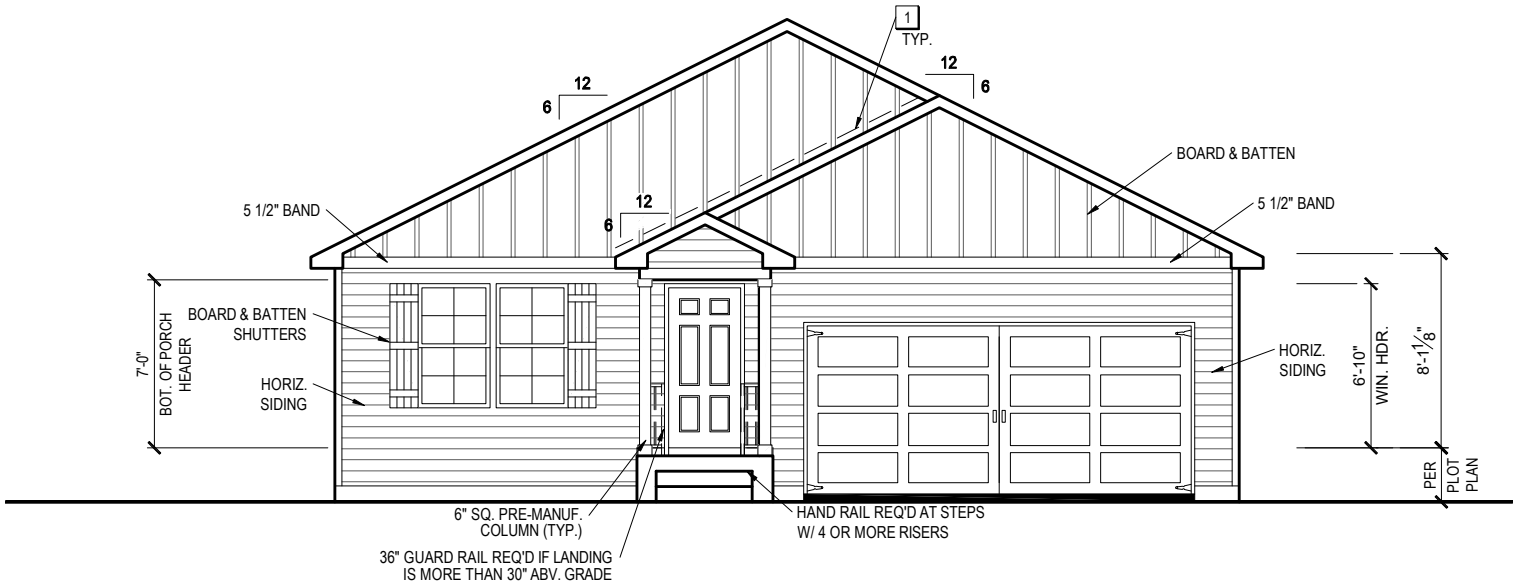
3 1/2" VINYL TRIM SURROUND
6.

36" H. GUARDRAIL AS REQUIRED



REAR ELEVATION 'A1'

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



FRONT ELEVATION 'A1'

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



1-14-2022



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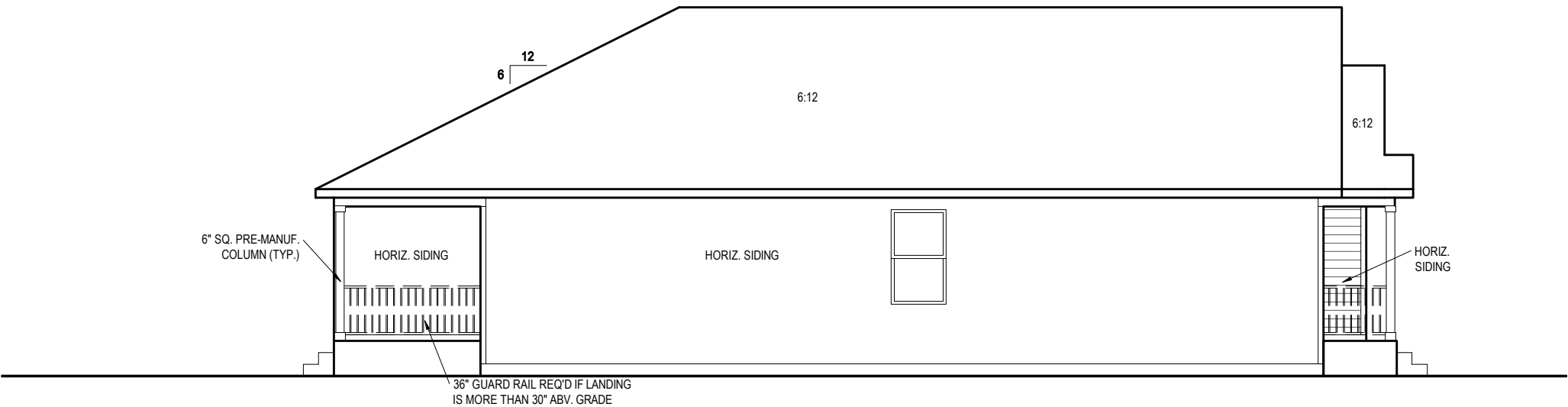
RELEASE DATE:
08.30.2021

MODEL:
COVINGTON

DRAWING TITLE:
EXTERIOR ELEVATIONS - STEMWALL

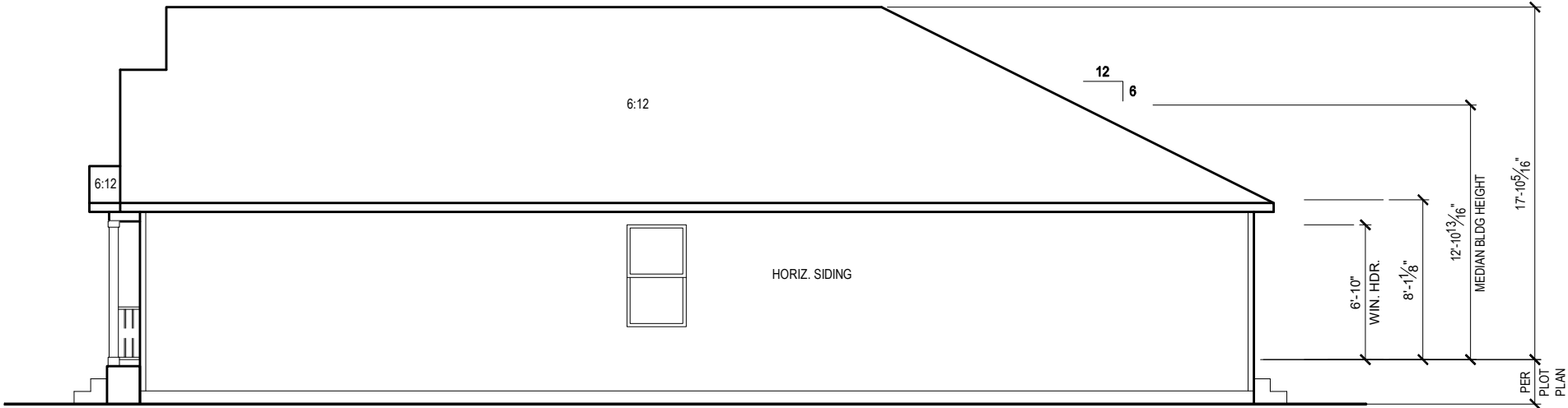
SHEET NO:

1.1-A1s



LEFT ELEVATION 'A1'

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



RIGHT ELEVATION 'A1'

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



1-14-2022



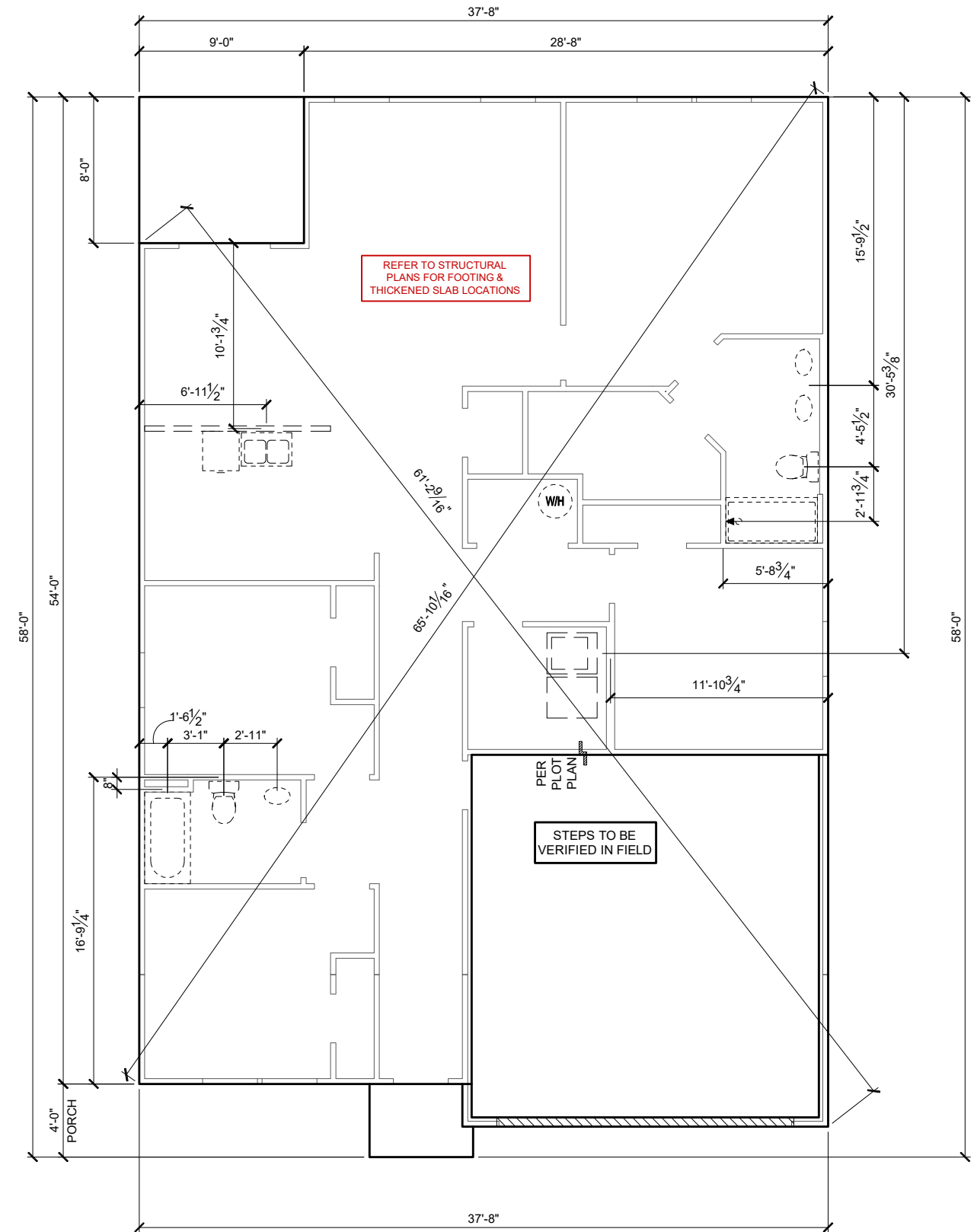
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PLAN NUMBER:	33811607	RELEASE DATE:	08.30.2021
MODEL:	COVINGTON	DRAWING TITLE:	EXTERIOR ELEVATIONS - STEMWALL
SHEET NO:	1.2-A1s		

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



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

1-14-2022



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33811607

100110cc

COVINGTON

SLAB PENETRATION PLAN

ET NO:

2.1-A

NOTES & LEGENDS

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

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

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

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

2X4 FRAME WALL

2X6 FRAME WALL

BALLOON FRAME WALL
(PER STRUCTURALS)

KEYNOTES

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

A2 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

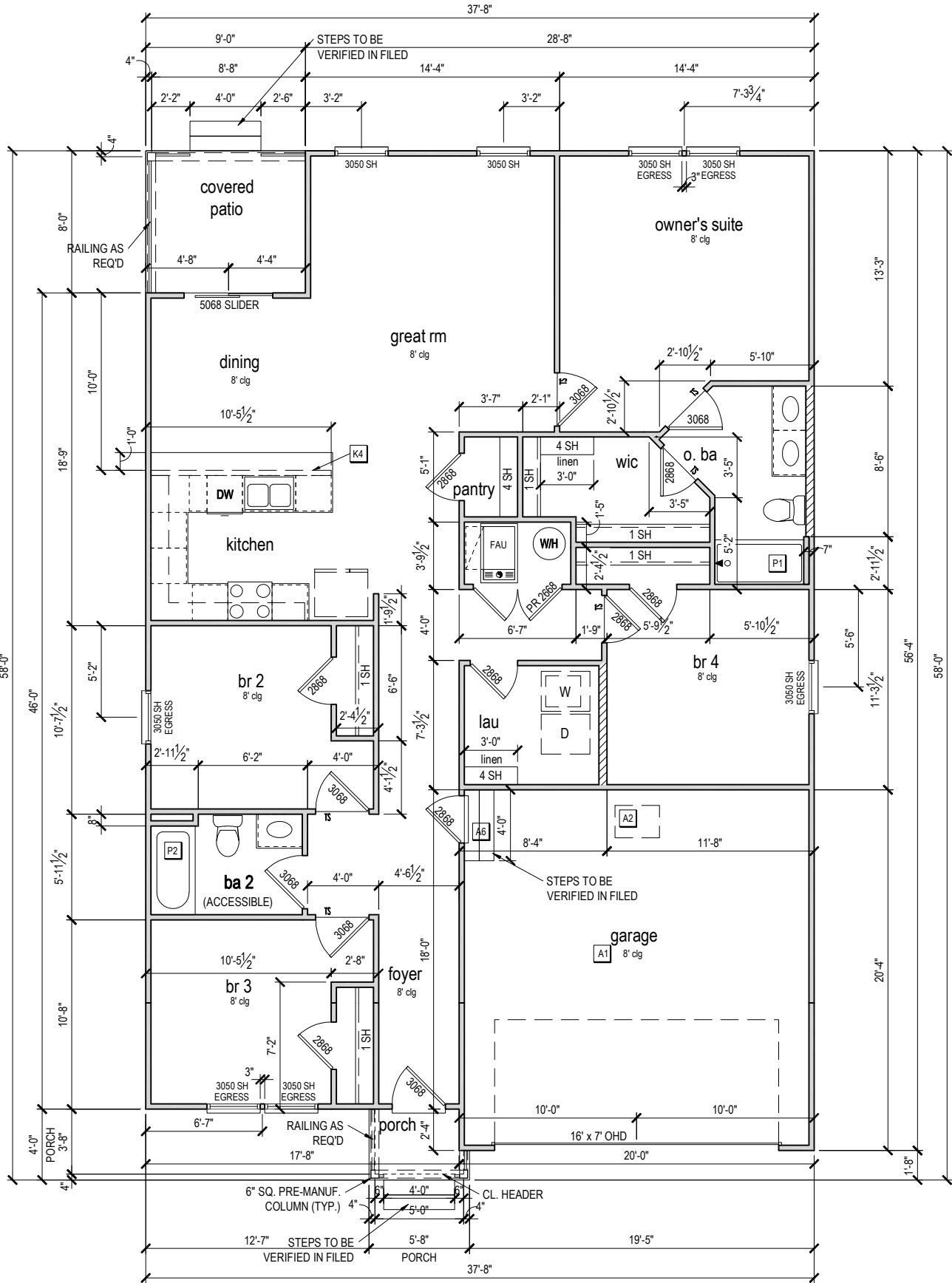
P2 30"x60" TUB PER SPECS
- S1 BOX STAIR WITH 38" KNEE WALL & 1X CAP

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

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

area tabulation 'a'

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



FIRST FLOOR PLAN 'A'

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:
FIRST FLOOR PLAN

SHEET NO:

3.1-As

ATTIC VENT CALCULATION

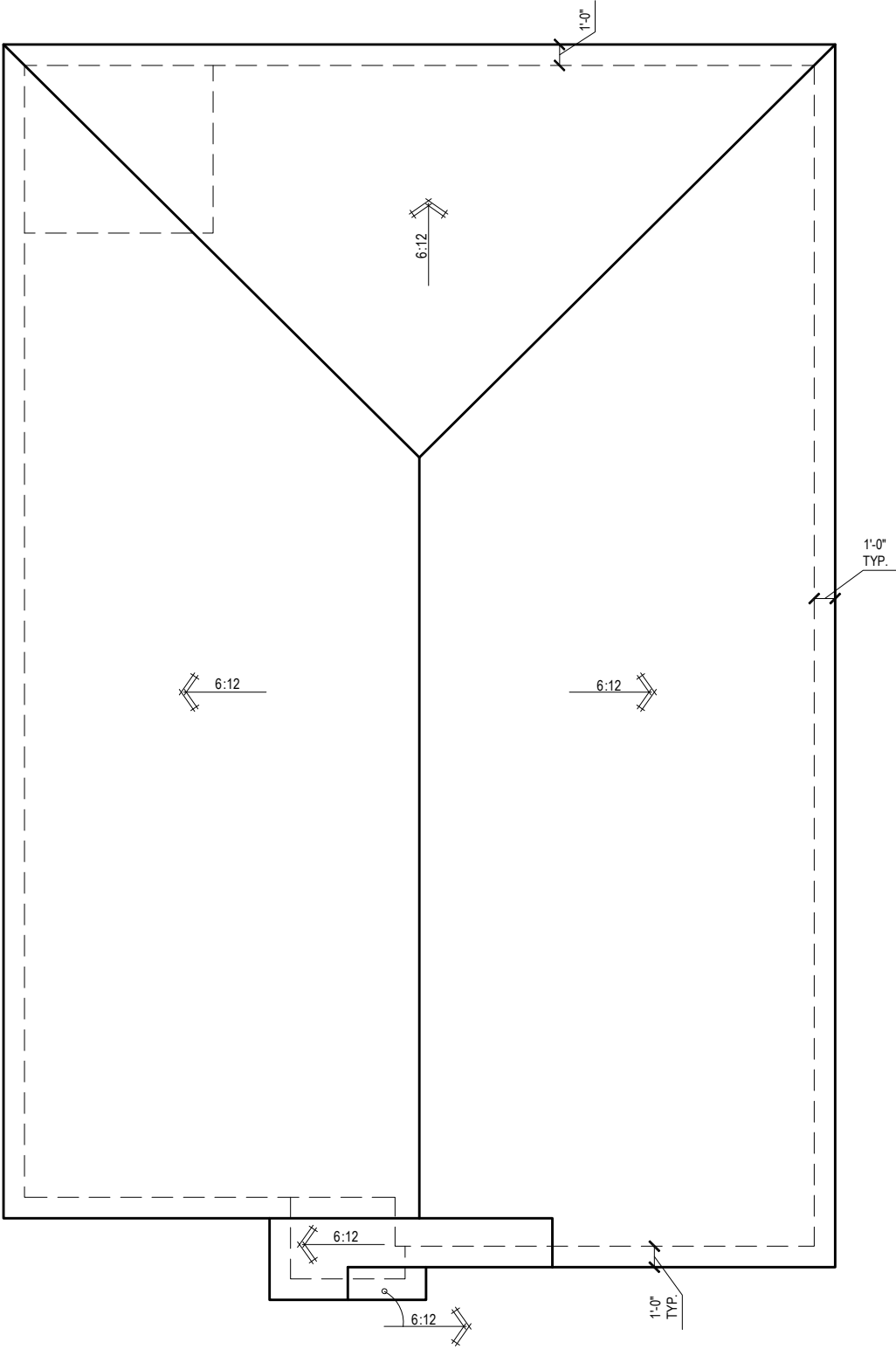
ATTIC VENTILATION TO COMPLY w/ F.B.C RESIDENTIAL CODE. THE REQUIRED NET FREE VENTILATING AREA OF NOT LESS THAN 1/150 OF THE SPACE VENTILATED. AREA MAY BE REDUCED TO 1/300 PROVIDED THAT 40 TO 50 PERCENT OF THE REQ'D VENTILATING AREA IS PROVIDED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST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

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

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

ROOF VENTILATION CALCULATIONS				
ROOF AREA	2,296 SF			
TOTAL NET FREE AREA REQ'D (1 TO 300)	1102.1 SQ. IN.			
MAIN HOUSE INLET (SOFFIT) VENTILATION	95.0 LF x	6.4 SQ. IN / LINEAR FT =	608.0 SQ. IN.	
POD VENT(S) REQUIRED WITH BASE HOUSE	8	VENTS AT 70.0 SQ. IN EA. =	560.0 SQ. IN.	
LOWER VENTING PROVIDED (551.0 SQ. IN. REQ'D)	608.0 SQ. IN	52.1%		
UPPER VENTING PROVIDED (551.0 SQ. IN. REQ'D)	560.0 SQ. IN	47.9%		

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



ROOF PLAN 'A'
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MODEL:
COVINGTON

DRAWING TITLE:
ROOF PLAN

SHEET NO:

6.1-A

ELECTRICAL LEGEND

\$

SWITCH

\$3

3 WAY SWITCH

\$4

4 WAY SWITCH

WALL MOUNTED LIGHT

LED DOWNLIGHT

DISCONNECT

CEILING FIXTURE OUTLET

SMOKE DETECTOR

SMOKE/CARBON MONOXIDE ALARM

VP=VAPOR PROTECTED

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

110v RECEPTACLE

110v SWITCHED RECEPTACLE

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

110v DEDICATED RECEPTACLE FOR SECURITY/STRUCTURED WIRING PANEL

GFI OUTLET

220v RECEPTACLE

110v FLOOR RECEPTACLE

DISPOSAL

CHIME

BATH EXHAUST FAN

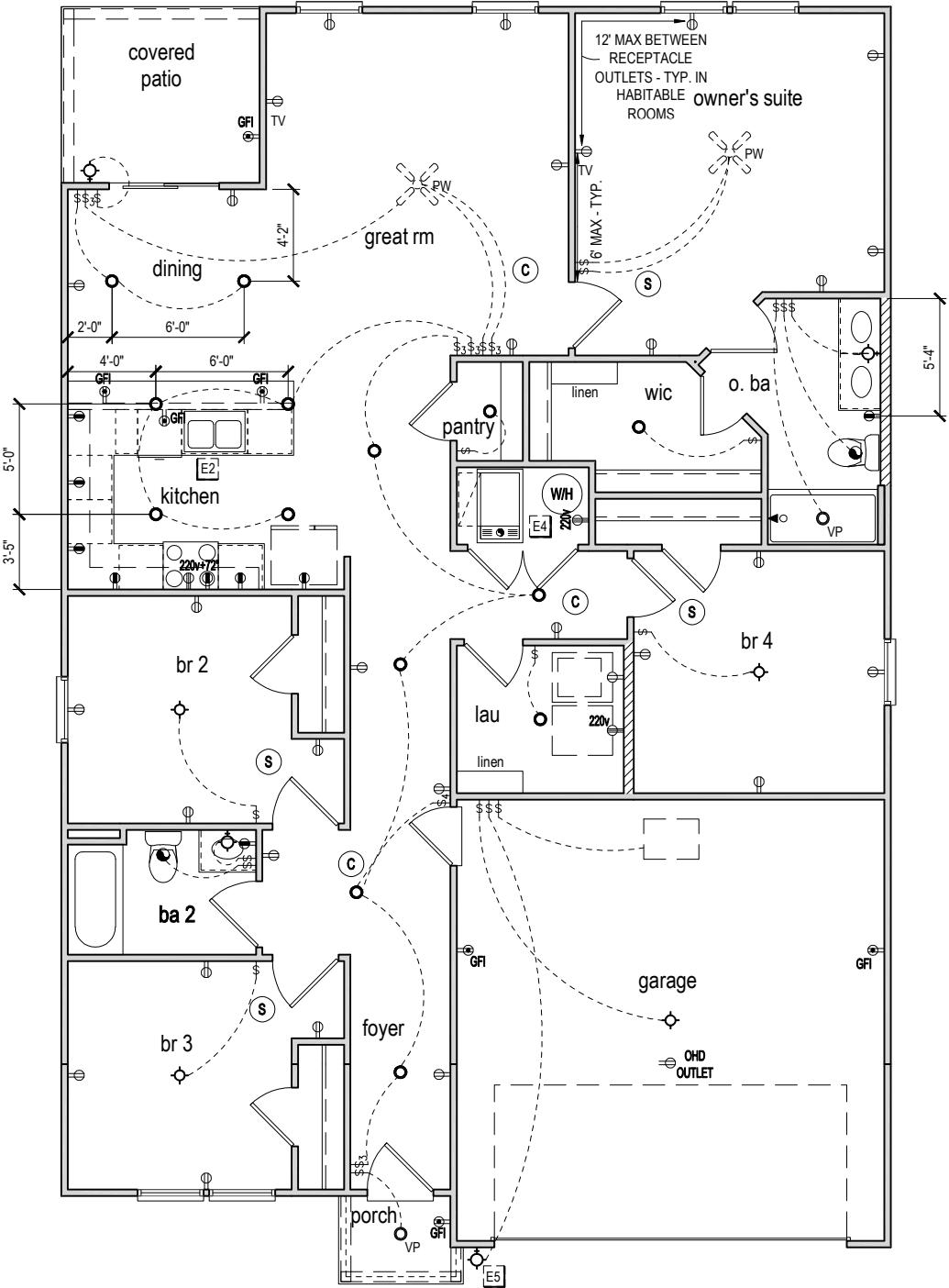
CEILING FAN PREWIRE WITH BRACING FOR FUTURE FAN

PW

- PROVIDE ADDITIONAL EXTERIOR WEATHERPROOF RECEPTACLE WITHIN 15 FEET OF CONDENSING UNITS
- INSTALL GFCI AND ARC FAULT CIRCUIT INTERRUPTER PROTECTION PER NEC SECTIONS 210.52G
- ALL GARAGE OUTLETS SHALL BE ON A DEDICATED CIRCUIT
- IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- DWGS. ARE DIAGRAMMATICAL & INDICATE THE GENERAL ARRANGEMENT OF THE ELECTRICAL WORK. ANY DISCREPANCIES ON THE DOCUMENTS SHALL BE CALLED TO THE ARCHITECT'S ATTENTION PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE ELECTRICAL DRAWINGS.

KEYNOTES

- E1 ELECTRICAL PANEL PER SPECS
- E2 INSTALL GFI OUTLET UNDER SINK FOR FUTURE DISPOSAL
- E3 DOOR CHIME TRANSFORMER LOCATION
- E4 MECHANICAL ROOMS TO INCLUDE KEYLESS LIGHT, PLUG AND DISCONNECT FOR AIR HANDLER
- E5 COACH LIGHT ONLY IF REQUIRED BY LOCAL MUNICIPALITY. INSTALL AT 68" AFF
- E6 INSTALL COACH LIGHT AT 68" AFF



FIRST FLOOR ELECTRICAL PLAN 'A'

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



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RELEASE DATE:
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MODEL:
COVINGTON

DRAWING TITLE:
FIRST FLOOR ELECTRICAL

SHEET NO:

E1.1

A.B.	Anchor Bolt	Flr. Sys.	Floor System	PSF	Pounds per square foot
Adv.	Advance	F.O.M.	Face of Masonry	P.T.	Pressure Treated
Adj.	Adjustable	Fl.	Foot / Feet	Rd.	Radius
A.F.F.	Above Finished Floor	Flg.	Footing	Req'd.	Required
ALT.	Alternate	Galv.	Galvanized	Rm.	Room
B.C.	Beam	G.M.	General Contractor	Rnd.	Round
B/Beam	Bottom of Beam	G.F.I.	Ground Fault Interrupter	S.F.	Square Feet
Brg.	Bearing	G.T.	Girder Truss	SHT	Sheet
Cant.	Cantilever	Hdr.	Header	S.L.	Side Lights
Chr.	Circle	Hgt.	Height	S.P.F.	Spruce Pine Fir
Ctg.	Ceiling	Int.	Interior	Sq.	Square
CJ	Control Joint	K/Wall	Kneewall	S.Y.P.	Southern Yellow Pine
Col.	Column	L.F.	Linear Ft.	Thickn.	Thicken
Conl.	Continuous	Max.	Masonry	T.O.B.	Top of Block
Dbt.	Double	Max.	Maximum	T.O.M.	Top of Masonry
Dis.	Diameter	Min.	Minimum	T.O.P.	Top of Plate
Ea.	Each	M.L.	Microalim	Trans.	Transom Window
E.W.	Each Way	Mir.	Mirror	Typ.	Typical
Elec.	Electrical	Mono	Monolithic	U.N.O.	Unless Noted Otherwise
Elev.	Elevation	N.T.S.	Not to Scale	Vert.	Vertical
E.O.R	Engineering or Record	O.C.	On center	V.L.	Versalim
Ext.	Exterior	Op'ng.	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	Pt. Ht.	Plate Height	WP	Water Proof

NOTICE TO BUILDER AND ALL SUBCONTRACTORS -

IT IS THE INTENT OF THE ENGINEER LISTED IN THE TITLEBLOCK OF THESE DOCUMENTS THAT THESE DOCUMENTS BE ACCURATE, PROVIDING LICENSED PROFESSIONALS CLEAR INFORMATION. EVERY ATTEMPT HAS BEEN MADE TO PREVENT ERROR. THE BUILDER AND ALL SUBCONTRACTORS ARE REQUIRED TO:

1. REVIEW ALL THE INFORMATION CONTAINED IN THESE DOCUMENTS, PRIOR TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER ARE NOT RESPONSIBLE FOR ANY PLAN ERRORS, OMISSIONS, OR MISINTERPRETATIONS UNDETECTED AND NOT REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. SHALL STRICTLY OBSERVE ALL APPLICATION CODES DURING THE COURSE OF CONSTRUCTION INCLUDING ALL STATE, CITY, AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE ALARM. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.
3. THE ARCHITECT / ENGINEER SHALL NOT BE RESPONSIBLE FOR SAFETY PROCEDURES, THE MEANS AND METHODS OF CONSTRUCTION, TECHNOLOGIES, OR THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS OR RELATED CODES.
4. 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 PURLIN AND IS NOT RESPONSIBLE FOR THE ENGINEER OF RECORD SEALING OR SEALING DRAWINGS TO DESIGN PROFESSIONAL OF RECORD FOR REVIEW PRIOR TO FABRICATION.
5. 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.
6. ALL CONSTRUCTION MUST BE IN ACCORDANCE TO THE INFORMATION FOUND IN THESE DOCUMENTS. ANY QUESTIONS REGARDING THE INFORMATION FOUND IN THESE PLANS SHOULD BE DIRECTED TO OUR QUALITY ASSURANCE MANAGER AT 312-972-0491 IMMEDIATELY. NO BACK CHARGES WILL BE CONSIDERED FOR REIMBURSEMENT BY THE ENGINEER WITHOUT 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 CAULKING, 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 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.

CENTURY COMPLETE
38-1607 COVINGTON A RH

GENERAL STRUCTURAL NOTES	
CAST IN PLACE REINFORCED CONCRETE 1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI (SLABS) 3000 PSI (COLUMNS AND BEAMS). A SLUMP OF 5" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63 2. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS. 3. HORIZONTAL FOOTING BARS SHALL BE BENT 25° AROUND CORNERS OR CORNER BARS WITH A 25° LAP PROVIDED EA WAY. 4. CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM U.N.O. 5. FIBER MESH LENGTH SHALL BE 2' TO 2". DOSAGE AMOUNT SHALL BE FROM 1.0 TO 1.5 LBS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S AND SHALL COMPLY WITH ASTM C1116 6. ALL REINFORCING STEEL / STIRRUPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST, SCALE & OIL & SHALL MEET ASTM A615/ASTM GRADE 60 U.N.O. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS. STEEL WIRE OR PLASTIC SUPPORT. TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS, DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS- REINFORCING TIE TO FOOTING REINFORCING. SPLICES IN REINFORCING WHERE PERMITTED SHALL BE AS PER DETAIL M50091 7. HIGH STRENGTH SIMPSON SET EPOXY-TIE WAS USED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EPOXY, THEY MUST FIRST CONTACT THE ENGINEER OF RECORD FOR WRITTEN APPROVAL. 8. WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "F" OF THE FLORIDA BUILDING CODE 7TH EDITION (2020) REQUIREMENTS, CONCERNING RADON GAS IN CONCRETE. SPLICING IN THESE AREAS ARE TO BE A MINIMUM OF 3000 P.S.I. FOR THE CONCRETE. 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.	STRUCTURAL STEEL 1. 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 BOLTS TO BE A325 U.N.O. 2. STRUCTURAL BOLTS SMALLER THAN 5/8" DIA. TO BE A307 THREADED ROD SHALL CONFORM TO A308 OR A307 ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 ALL BOLTS IN CONCRETE. ASTM A308 OR ASTM A-307 SHOP AND FIELD WELDS: E70XX ELECTRODES STEEL REINFORCEMENT SHOP DRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD BEFORE FABRICATION FOR REVIEW AND APPROVAL 3. STRUCTURAL CONNECTIONS: ALL STRUCTURAL BOLTS TO BE A325 U.N.O. ALL A325N BOLTS SHALL BE BROUGHT TO A "SNUG-TIGHT" CONDITION, AS DEFINED IN THE SPECIFICATION. SLIP CRITICAL (SC) BOLTS MUST BE FULLY TENSIONED PER SPECIFICATION STRUCTURAL BOLTS SMALLER THAN 5/8" DIA. TO BE A307 THREADED ROD SHALL CONFORM TO A308 OR A307 ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 ALL BOLTS CAST IN CONCRETE. ASTM A308 OR ASTM A-307 SHOP AND FIELD WELDS: E70XX ELECTRODES STEEL REINFORCEMENT SHOP DRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD BEFORE FABRICATION FOR REVIEW AND APPROVAL. WELDED CONNECTIONS: ELECTRODES - E70XX UNO (LOW HYDROGEN), FILLET WELDS SHALL BE 3/4" UNO. 4. SHOP DRAWINGS OF ALL STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION. 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, CONNECTIONS, AND OTHER PERTINENT DATA. ALL DIMENSIONS, CONNECTIONS, AND OTHER PERTINENT DATA, INDICATED BY STANDARD AISC SYMBOLS AND SHOW SIZE, LENGTHS, AND TYPES OF WELDS. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF ANCHOR BOLTS AND OTHER ANCHORAGE TO BE INSTALLED FOR WORK OF OTHER TRADES. 5. STRUCTURAL STEEL SHALL RECEIVE SHOP COAT OF PRIMER (COLOR AS DIRECTED BY ARCHITECT) EXCEPT FOR AREAS WHICH WILL RECEIVE SPRAY-ON FIRE PROTECTION. 6. A CERTIFIED TESTING AGENCY SHALL BE ENGAGED TO PERFORM INDUSTRY STANDARD INSPECTIONS TO ENSURE CONFORMANCE WITH PLANS AND SPECIFICATIONS (IF PROVIDED), SUBMIT REPORTS TO ARCHITECT AND ENGINEER.

DAYS OF 3000 PSI SLUMP 8" TO 11" CONTINUOUS MASONRY INSPECTIONS ARE REQUIRED DURING CONSTRUCTION

GRADE 60 U.N.O. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION ON THE DRAWINGS WITH 1/2" CLEARANCE GROUT.

GRADE 60 U.N.O. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 DIA OR 10FT WHICH EVER IS LESS. REINFORCING SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL WITH MIN 1/2" CLEARANCE TO INSIDE FACE.

REINFORCING STEEL SHALL BE LAPPED PER DETAIL M505/D1, UNLESS 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.

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

NOTY FILLIED CELL REINFORCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS

DO TYPE APPLIED UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS AND NO CONCENTRATED LOADS FOR (7) DAYS. PER CODE ACI 318-14

CONSIDERATE POURS EXCEEDING 12" IN HEIGHT BY MECHANICAL FLUSH WITH TOP OF WALL

CONSIDERATE POURS EXCEEDING 12" IN HEIGHT BY MECHANICAL FLUSH WITH TOP OF WALL

WATER LOSS AND SETTLEMENT HAS OCCURRED. GROUT SHALL BE FLUSH WITH TOP OF WALL

WOOD

1. 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 SHALL BE USED. FOR A MINIMUM, ALL EXTERIOR WOOD FRAMING MEMBERS SHALL BE SPF #2.

2. ALL LUMBER SPECIFIED ON DRAWINGS ARE INTENDED FOR DRY USE ONLY (MOISTURE CONTENT 19% OR LESS), U.N.O. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS

3. ANY WOOD FRAME INTERIOR BEARING WALL THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" DIA. FOR PLUMBING LINE, ETC. SHALL BE PREPARED WITH SIMPSON HSS2 STUD SHOES TYPE, U.N.O.

4. ANY NEW PRESSURE TREATED WOODS SHALL BE CHEMICAL PRESERVATIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS THAT RESIST CORROSION. FOR EXAMPLE, ACQ-C, ACQ-D, CBA-A OR CBA-B REQUIRE HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.

5. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS PER STRUCTURAL PLAN.

6. 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.

7. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25% TO WITHSTAND THE FULL LOADS EVEN AFTER THE NEWER AND TOTAL DEAD LOADS.

8. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.

9. 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.

10. ALL PRE-ENGINEERED TRUSSES PER THE TRUSS MANUFACTURER'S PLATE CONNECTIONS SHALL BE PER THE TRUSS PLATE INSTITUTE PTI LATEST EDITION.

11. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES. SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

12. 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.

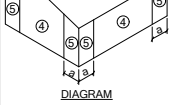
UPLIFT CONNECTIONS

1. 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.

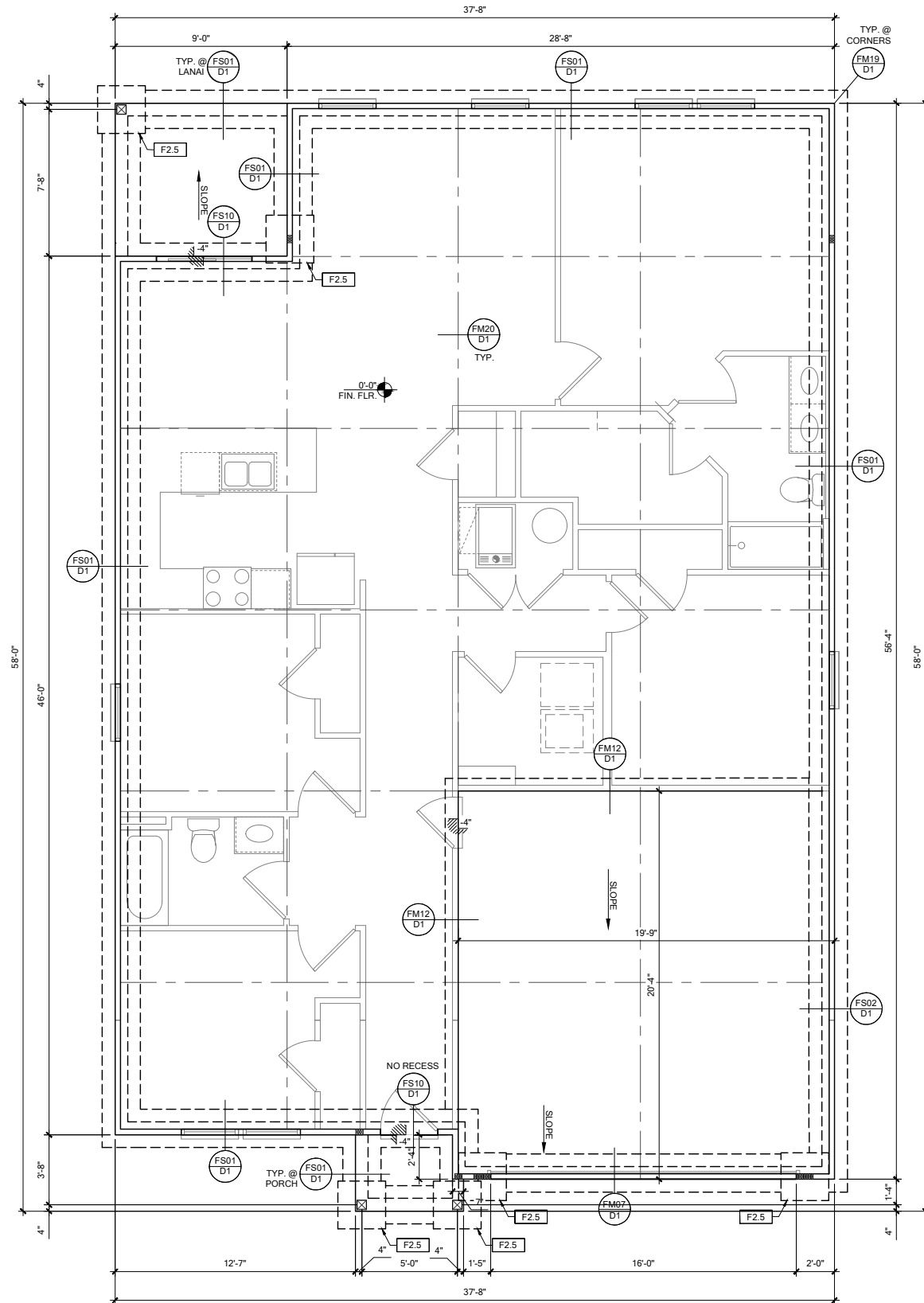
	ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESSURE TREATED.		
	UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE OR MASONRY. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.		
7.	SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS		
8.	ALL ENGINEERING LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O. PARALLAM COLUMNS: 1.8E Fb = 2400 PSI MICROLAM (LVL) BEAMS: 2.0E Fb= 2600 PSI GULIAM BEAMS: SPSP 24F-VS LAYUP (1.7E Fb-2400 PSI) MIN.		
9.	SEE PLAN NOTE FOR ADDITIONAL ROOF WALL SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE: ROOF DECK: PLYWOOD C-C-D, EXTERIOR OR OSB		
9.1.	FLOOR SHEATHING: T&G A-C GROUP 1 APA RATED (48/24) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FACE.		
9.2.	WALL SHEATHING: 1/2" STRUCTURAL I OSB EXPOSURE 1 (OR 1/4" THICK OSB EXPOSURE 1 (SPECIFIC GRAVITY G=50, MIN.) A MINIMUM 1/2" 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.		
9.3.	LATH AND LATH ATTACHMENTS SHALL BE CORROSION RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED TO WOOD SHEATHING WITH 1/2" LONG, 1/4" GAGE NAILS HAVING A 1/4" HEAD, OR 1 1/2" LONG, 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1062 OR C1787, OR AS OTHERWISE APPROVED (REF. 2020 FBC-R-703.7.1).		
10.			

STRUCTURAL DESIGN CRITERIA			
CODE CRITERIA			
• FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL. • FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020) • FLORIDA BUILDING CODE ACCESSIBILITY 7TH EDITION (2020) • NFPA 70-17. NATIONAL ELECTRICAL CODES. (NEC 2017) • BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE. - (ACI 318-14). • SPECIFICATIONS FOR STRUCTURAL CONCRETE - (ACI 301-16). • 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 • ALUMINUM DESIGN MANUAL - AAF-20			
GENERAL ROOF LOADING			
	SHINGLE ROOF (PSF)	METAL ROOF (PSF)	TILE ROOF (PSF)
TOP CHORD LL	20	20	20
TOP CHORD DL	10	10	15
BOTTOM CHORD LL*	0	0	0
BOTTOM CHORD DL	10	10	10
TOTAL (PSF)	40	40	45
BOTTOM CHORD LL (OPT) ATTICS W/ LIMITED STORAGE ATTICS W/ HEAVY STORAGE * ATTICS W/ NO STORAGE (NON-CONCURRENT)	20 50 20 10		
NOTE: LL REDUCTIONS ARE ALLOWED PER CODE BUT ONLY WITH WRITTEN APPROVAL FROM EOR OR INDICATED ON PLAN			
GENERAL FLOOR LOADING			
TOP CHORD LL	40 (PSF)	COMMENTS: POINT ALONG THE TOP J BULSTERS AND PANELS FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQ. FT.	
TOP CHORD DL	10 (PSF)		
BOTTOM CHORD LL	0 (PSF)		
BOTTOM CHORD DL	5 (PSF)		
SPECIAL FLOOR LOADING			
GAME ROOM / READING ROOMS	60 (PSF)	COMMENTS: a. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP J BULSTERS AND PANELS FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQ. FT.	
BALCONIES/ DECKS	40 (PSF)		
BALCONIES OVER 100 SQ.FT	100(PSF)		
LIGHT STORAGE	125(PSF)		
GUARDRAILS AND HANDRAILS	200(LBS/0)		
GUARDRAIL IN-FILL COMPONENTS	60 (LBS/0)		
STAIRS / NON SLEEPING ROOMS	40 (PSF)		
SLEEPING ROOMS	30 (PSF)		
LIBRARIES - STACK ROOMS	150(PSF)		
HABITABLE ATTICS SERVED			
W/ FIXED STAIRS	30(PSF)		
PASSENGER VEHICLE GARAGES	50(PSF)		
DEFLECTION CRITERIA			
ROOF TRUSSES**	LL/360	TL/240	COMMENTS: LL/120 TL/240 TL/240 TL/240
ROOF RAFTERS	LL/180	TL/120	
ROOF RAFTERS (W/O CLG.)	LL/360	TL/240	
FLOOR TRUSSES** BEAMS **	LL/360	TL/240	
FLOOR LL-JOIST**	LL/480	TL/480	TL/240
TL MAX 2" UP TO 40FT SPAN		**TL MAX 1/4" DIFFERENTIAL BETWEEN ADJACENT TRUSSES	
***TL MAX 3/4"			
****TL MAX 1/2"			

WIND LOADING CRITERIA			
WIND SPEED (ULTIMATE)	130.0 MPH		
WIND SPEED (ALLOWABLE)	101.0 MPH		
EXPOSURE CATEGORY	C		
BUILDING CATEGORY	II		
BUILDING TYPE	V		
ENCLOSURE CLASSIFICATION	ENCLOSED		
INTERNAL PRESSURE COEFFICIENT	+/- 0.18		
NOTE: MEAN ROOF HEIGHT FOR TYPICAL SINGLE STORY HOME IS 15FT, AND FOR 2 STORY HOME IS 30FT			
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 AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION		WIND PRESSURE AND SUCTION DIAGRAM
AREA	(A)	(B)	
10 - 19.99	(A) (+) 25.5 (-) 26.6	(B) (+) 25.5 (-) 33.6	
20 - 49.99	(C) (+) 24.4 (-) 26.6	(D) (+) 24.4 (-) 30.8	
50 - 99.99	(E) (+) 22.8 (-) 26.6	(F) (+) 22.8 (-) 30.8	
100 - 199.99	(G) (+) 21.2 (-) 26.6	(H) (+) 21.2 (-) 30.8	

50 - 99.99	(E) 23.8	(F) 28.0					
> 100	(G) 23.8	(H) 26.6					
GARAGE DOORS* <table><tr><td>9'-0" x 7'-0"</td><td>16'-0" x 7'-0"</td></tr><tr><td>(+) 22.5 (-) 25.5</td><td>(+) 21.7 (-) 24.1</td></tr></table>		9'-0" x 7'-0"		16'-0" x 7'-0"	(+) 22.5 (-) 25.5	(+) 21.7 (-) 24.1	SOFFIT <table><tr><td>(+) 25.5 (-) 33.6</td></tr></table>
9'-0" x 7'-0"	16'-0" x 7'-0"						
(+) 22.5 (-) 25.5	(+) 21.7 (-) 24.1						
(+) 25.5 (-) 33.6							
GENERAL PRESSURE NOTES NOTES: - MULTIPLY THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND PRESSURES. "2a" = END ZONE IS ONLY WITHIN 4'-0" OF ALL EXTERIOR BUILDING CORNERS. INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, 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 PERMITTING.							
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						

MODEL: COVINGTON DRAWING TITLE: NOTES & SCHEDULES	PLAN NUMBER: 33811607	LOT 27 RESERVE @ JEWEL LAKE 388 SW JEWEL LAKE DR. LAKE CITY, FL 32024	 FDS Engineering & Architecture 238 Southrail Lane, Suite 200 Midland, FL 32759-3304 O 321.480.3304 F 321.480.3304 Certificate Of Authorization No. 9161 ☐ CARL A. BROWN, PE, FL #56126 ☐ LUIS PABLO TORRES, PE, FL #878664 ☐ SCOTT LEHONSKI, PE, FL #78756 WWW.FDSINC.COM	SHEET NO: 50
	RELEASE DATE: 08.03.2020			



FOUNDATION PLAN A

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

FOUNDATION LEGEND	
SYMBOL	DESIGN DESCRIPTION
	INDICATES CONCRETE FOOTING w/ MINIMUM SOIL BEARING CAPACITY OF 2000 PSF. REINFORCE PER GENERAL FOUNDATIONS SCHEDULE ON SHEET SN FOR DESIGN SPECIFICATIONS.
	INDICATES CONSTRUCTION JOINT (IF SHOWN) SHALL BE 1/2" x 1" SAW CUTS FILLED WITH APPROVED SLAB JOINT MATERIAL COVERING A 12"x12" SQUARE MAXIMUM
	INDICATES STEP IN FOUNDATION, VERIFY PER ARCHITECTURAL PLANS CONSTRUCT PER PLAN SECTION CUT AND DETAIL SHEET D1
	4" 2500 PSI CONC. SLAB W/ REINF. PER S0 w/6 MIL VISQUEEN VAPOR BARRIER & TREATED FOR TERMITES. SEE FOUNDATION SCHEDULE ON SN
	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

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

PLAN KEY NOTES

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

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

DATE: January 20, 2022
PROJECT: 388 SW JEWEL LAKE DR. LAKE CITY, FL 32024
DRAWING NO: S1

LOT 27
RESERVE @ JEWEL LAKE
388 SW JEWEL LAKE DR.
LAKE CITY, FL 32024

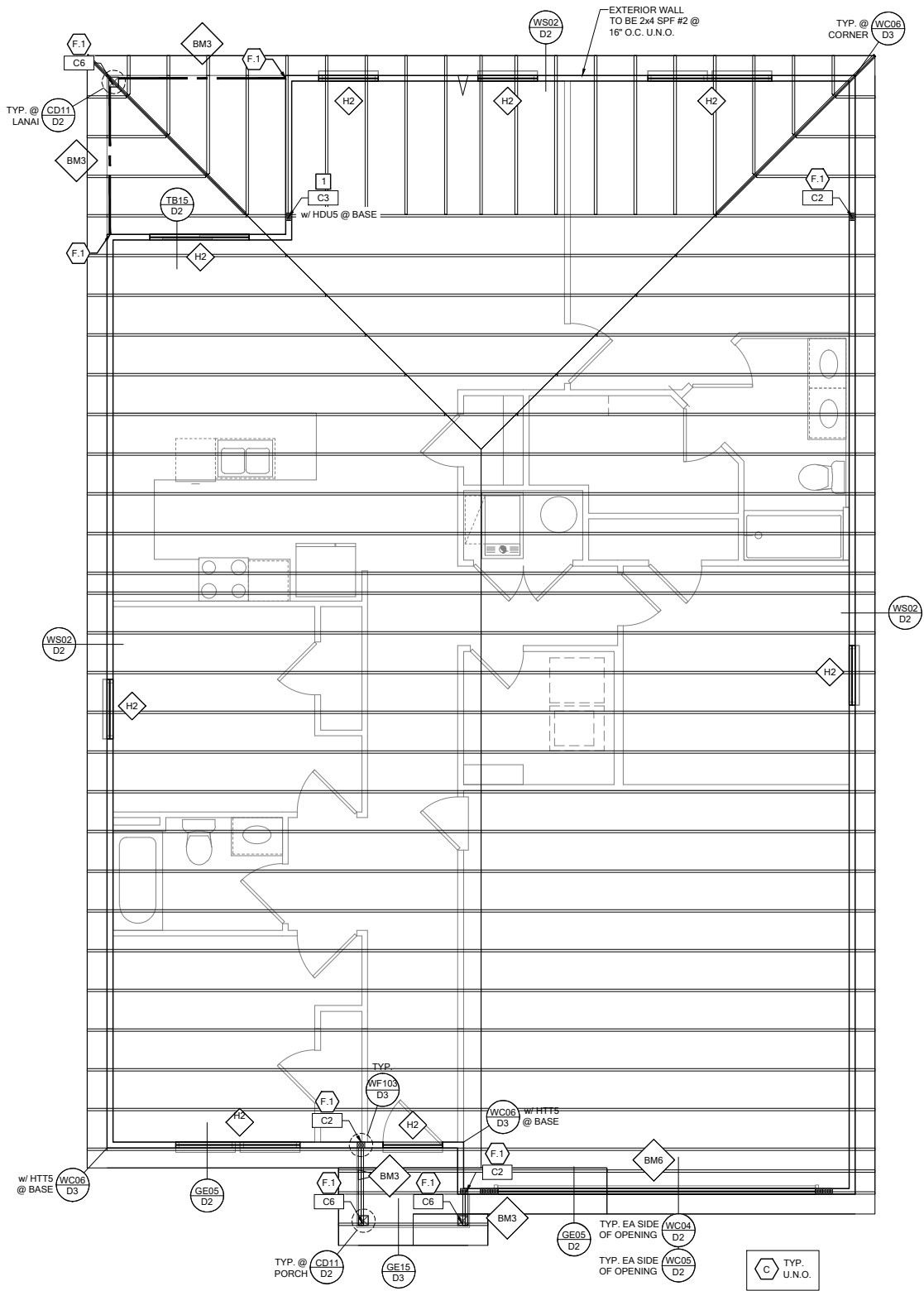
MODEL: COVINGTON

DRAWING TITLE: FOUNDATION PLAN A & B

PLAN NUMBER: 33811607

RELEASE DATE: 08.03.2020

SHEET NO: S1



ROOF FRAMING PLAN A

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

RSH

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

WIND SPEED (ULTIMATE)

130 MPH

WIND SPEED (ALLOWABLE)

100.7 MPH

EXPOSURE CATEGORY

C

EFFECTIVE WIND AREA (SQ FEET)

10

WIND PRESSURE AND SUCTION (PSF)

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

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

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

NOTE:
1. PER CODE ASTM F1667 RSR-01 REFERENCE TO 8d (2 3/4" x 0.113") NAILS
2. WHERE THE SHEATHING THICKNESS IS GREATER THAN 1 1/2", SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSR-03 10d (2 1/2" x 0.131") NAILS OR ASTM F1667 RSR-04 (3" x .120") NAILS
3. GABLES- DROP GABLE END & (1) ADDITIONAL DROPPED TRUSS 2x4 #2 SYP OUTLOOKER RAFTER W/ BLOCKING @ 16" O.C. IF NO DROPPED GABLE END, ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C FIRST 4 BAYS WITH (2) 12d NAILS EA. END. ATTACH ROOF SHEATHING TO RAFTERS W/ BLOCKING PER NAILING SCHEDULE.

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

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

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

FRAMING NOTES:

1. SEE WIND SPEED CHART ON S0 FOR WINDOW PRESSURES

2. AT SECOND FLOOR FOR TYPICAL CORNER FRAMING SEE DETAIL FB06/D4

GENERAL NOTES:

1. 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

2. 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.

3. 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

1 SIMPSON MGT w/ (22) 0.148 x 1 1/2" & (1) 3/8" ATR & SIMPSON HDU4-SDS 2.5 w/ (10) 1/4" x 2 1/2" SDS SCREWS

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

-----STOP-----

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

WALL TYPE

SYMBOL	DESIGN DESCRIPTION
 2x	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

ISSUED FOR THE E.O.P. FOR INFORMATION

238 S. BAYVIEW AVE. SUITE 200

Maitland, FL 32751

O: 321-972-0491 F: 407-480-2304

Certificate of Authorization No. 9161

□ CARL A. BROWN, PE - FL # 56126

□ LUIS PABLO TORRES, PE - FL #87864

□ SCOTT LEWOWSKI, PE - FL #78750

LOT 27

RESERVE @ JEWEL LAKE

388 SW JEWEL LAKE DR.

LAKE CITY, FL 32024

MODEL:

COVINGTON

SHEET NO:

S2

PLAN NUMBER:

33811607

RELEASE DATE:

08.03.2020

DRAWING TITLE:

ROOF FRAMING PLAN A & B

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.	

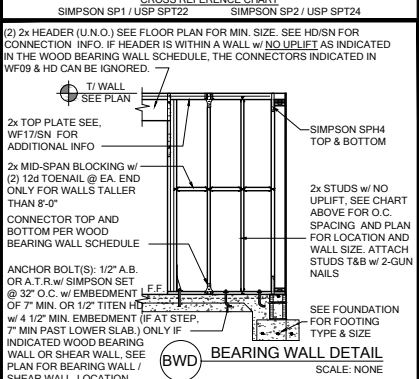
FOUNDATION DEPTH NOTE:
• INTERIOR PAD DEPTHS AS LISTED IN THE SCHEDULE ARE THE TOTAL DEPTH AND MEASURED FROM THE TOP OF THE SLAB.
• EXTERIOR PAD DEPTHS AS LISTED IN THE SCHEDULE ARE TOTAL DEPTH WITH THE BOTTOM OF THE FOOTING TO MATCH THE BOTTOM OF THE CONTINUOUS MONOLITHIC POUR WHICH RUNS THROUGH IT.

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 VISOQUEEN 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.

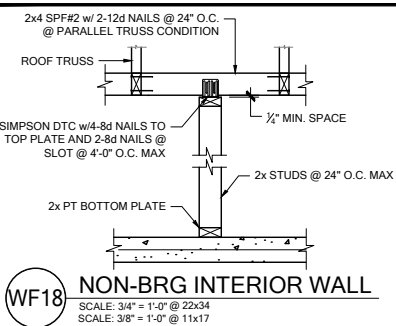
COLUMN SCHEDULE				
MARK	COLUMN SIZE	FIRST FLOOR BASE CONNECTIONS, SEE PLAN FOR SECOND FLOOR CONNECTIONS	UPLIFT (lb)	
C1	(3) 2x #2 SPF	(4)12d TOENAILS	NO UPLIFT	
C2	(3) 2x #2 SPF	DTT22 w/ ½" ATR & (8) ½" x 1 ½" SDS SCREWS	1835	
C3	(3) 2x #1 SYP	(4)12d TOENAILS	NO UPLIFT	
C4	(3) 2x #1 SYP	DTT22 w/ ½" ATR & (8) ½" x 1 ½" SDS SCREWS	1835	
C5	4x4 P.T.#2 SYP POST	ABU44 w/ ½" ATR & (12)16d NAILS FIRST/SECOND FLOOR CONN.	G = 6665 U = 1782	
C6	6x6 P.T. #2 SYP POST	ABU66 w/ ½" ATR & (12)16d NAILS FIRST/SECOND FLOOR CONN.	G = 12000 U = 2070	
C7	8x8 P.T. #2 SYP POST	ABU88 w/(2)¾" 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/ ½" 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/ ½" ATR AND (14) ½"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/ ½" ATR AND (20) ½"x2 ½" SDS WOOD SCREWS	6372	
C11	5.25" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ ½" ATR AND (20) ½"x2 ½" SDS WOOD SCREWS	7082	
C12	5.25" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ ½" ATR AND (20) ½"x2 ½" SDS WOOD SCREWS	7082	
C13	5.25" x 7" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ ½" ATR AND (20) ½"x2 ½" 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

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

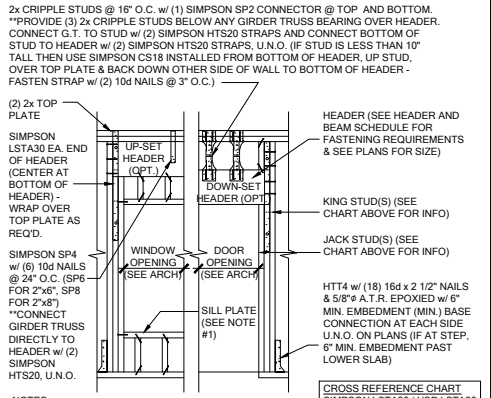


GENERAL BEARING WALL NOTES:
1. ALL STRUCTURAL LUMBER DESIGNATED AS SYP SHALL BE SYP #2 AND ALL STRUCTURAL LUMBER DESIGNATED AS SPF SHALL BE SPF #2 U.N.O.
2. SEE FLOOR PLAN FOR WALL SIZE. ASSUME 2x4 STUDS USED UNO.
3. CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED.
4. CONTACT E.O.R. IF SP4's, SP6's OR SP8's CONNECTORS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
5. IF "BW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO BE IGNORED. SEE WF06 AND FB06 OR INDICATED DETAIL FOR PROPER CONNECTIONS FOR 2ND FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY)
6. IF "SW" IS INDICATED ON PLAN THE WALL IS CONSIDERED A SHEAR WALL AND REQUIRES MIN. 7/16" OSB / PLYWOOD w/8d NAILS @ 4" O.C. IN FIELD AND EDGE TO ONE SIDE OF WALL. U.N.O. ON PLANS.
7. ALL 2x EXTERIOR WALLS w/ SHEATHING ATTACHED PER NAILING SCHEDULE TB13/SN ACTS AS SHEAR WALLS. SEE PLAN AND WALL SECTIONS FOR STUD SPACING AND GRADE.
8. ALL TOP PLATES AND SILL PLATES SHALL BE THE SAME SPECIES AS THE WOOD STUDS.
9. IF THE BEARING WALL IS INDICATED WITH THE BW1, BW4, BW7, BW10, THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT. THE STUDS ARE TOE NAILED TO THE 2x PLATE CAN BE ATTACHED WITH HARD CASED NAILS (GUN NAILS) AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.



HEADER SCHEDULE		
MARK	HEADER SIZE	HEADER NOTES
H1	(2) 2x6 #2 SYP w/ 7/16" FLUTCH PLATE	1. VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED. IF HEADER IS ON THE 1ST FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS U.N.O. ON PLAN.
H2	(2) 2x10 #2 SYP w/ 7/16" FLUTCH PLATE	3. IF HEADER IS ON THE 2ND FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS.
H3	(2) 2x12 #2 SYP w/ 7/16" FLUTCH PLATE	4. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL WF37/SN
H4	(2) 1 3/4" x 1 1/4" LVL 2.0E Fb=2600	5. FASTEN ALL MULTI-PLY HEADERS TOGETHER w/ (2) ROWS 12d COMMON NAILS AT 12" O.C. OR (3) ROWS IF 2x10 OR LARGER TYP. EACH SIDE OR (2) ROWS 1 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE.
H5	(2) 1 3/4" x 1 1/4" LVL 2.0E Fb=2600	6. FASTEN ALL HEADERS TO KING STUDS w/ (3) 10d TOENAILS PER SIDE.
H6	(2) 1 3/4" x 1 1/4" LVL 2.0E Fb=2600	7. IF HEADER IS NOT SPECIFIED CONTACT E.O.R.

HEADER SUPPORT - NUMBER OF JACKS & STUDS REQUIRED AT OPENINGS					
OPENING SIZE	2x4 WALL		2x6 OR 2x8 WALL		
	JACKS EA END	KINGS EA END	JACKS EA END	KINGS EA END	
1'-0" - 3'-11"	(1)	(2)	(1)	(2)	
4'-0" - 8'-11"	(2)	(3)	(2)	(4)	
10'-0" - 16'-0"	(3)	(4)	(3)	(6)	

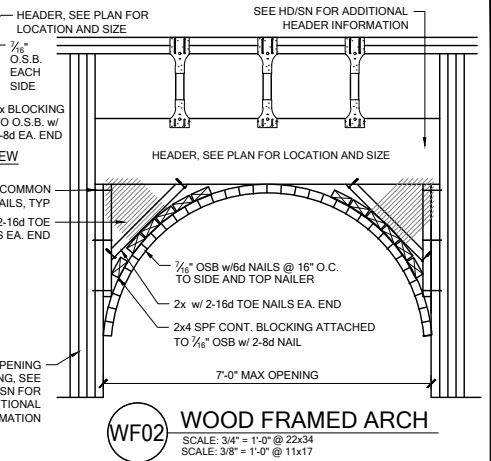


NOTES:
1. OPENINGS GREATER THAN 4'-0" PROVIDE (2) 2x SILL PLATE w/ A35 CLIPS EACH SIDE.
2. NO TOP PLATE SPLICES SHALL OCCUR OVER OR WITHIN 2 FEET OF HEADER.
3. HOLD DOWN CONNECTIONS NOT REQUIRED AT BEARING WALLS WITHOUT UPLIFT.



BEAM SCHEDULE				
MARK	BEAM SIZE	FASTENING SCHEDULE	U.N.O. ON FRAMING PLAN	U.N.O. ON FRAMING PLAN
BM1	(2) 2x8 SYP #2 w/ 7/16" OSB FLUTCH PLATE	(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE		
BM2	(2) 2x10 SYP #2 w/ 7/16" OSB FLUTCH PLATE	(2) ROWS OF 12d @ 12" O.C. TYP. EACH SIDE		
BM3	(2) 2x12 SYP #2 w/ 7/16" OSB FLUTCH PLATE	(2) ROWS 1 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		
BM4	(2) 1 3/4"x11 1/4" LVL 2.0E Fb=2600	(2) ROWS 1 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		
BM5	(2) 1 3/4"x11 7/8" LVL 2.0E Fb=2600	(2) ROWS 1 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		
BM6	(2) 1 3/4"x16" LVL 2.0E Fb=2600	(2) ROWS 1 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE OR (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE		
BM7	(3) 2x10 SYP #2 w/ (2) 7/16" OSB FLUTCH PLATES	(2) ROWS 1 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		
BM8	(3) 1 3/4"x9 1/4" LVL 2.0E Fb=2600	(2) ROWS 1 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		
BM10				

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.



SIMPSON - CONNECTOR SCHEDULE				
MARK	TYPE	CONNECTOR & FASTENERS	SPF	SYP
B	FRAME TO FRAME	H2.5a w/ (10)8d NAILS	535	565
C	FRAME TO FRAME	H10a 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	(2) LGT2 w/ (32) 16d SINKERS & (14) 1 1/4" x 2 1/4" TITEN (2 PLY TRUSS) OR (28) 16d SINKERS FOR FRAME (EA)	3500-M 3240-F	4060-M 3770-F
H	FRAME TO MASONRY / FRAME	(2) LGT3 w/ (24) 1 1/4" x 3" SDS SCREWS & (8) 3/8" x 5" TITEN (2 PLY TRUSS) OR (52) 16d SINKERS FOR FRAME (EA)	4730-M 5010-F	6570-M 6960-F
I	BEAM TO BEAM	HU410 OPT HUC410 w/ (18) 16d & (10) 10d NAILS	GP2680 U#1895	
J	BEAM TO MASONRY / FRAME	HU46 OPT HUC46 w/ (6) 10d NAILS & (12) 1 1/4" x 2 3/4" TITEN (TO MAS.) OR (12) 16d & (6) 10d (FOR FRAME)	GH1785 U#1135 SYP-F	GK3000 U#1135 SYP-M
K	FRAME TO FRAME	H105 w/ (24) 10d x 1 1/2" NAILS	770	910
L	FRAME TO FRAME	VGT w/ (16) 1 1/4"x3" SDS WOOD SCREWS & (8) 3/8" x 5" TITEN (2 PLY TRUSS) OR (52) 16d SINKERS FOR FRAME (EA)	3285	4565
M	FRAME TO FRAME	(2) HTTS 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

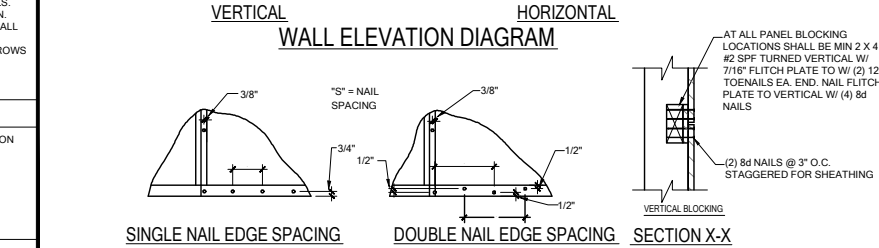
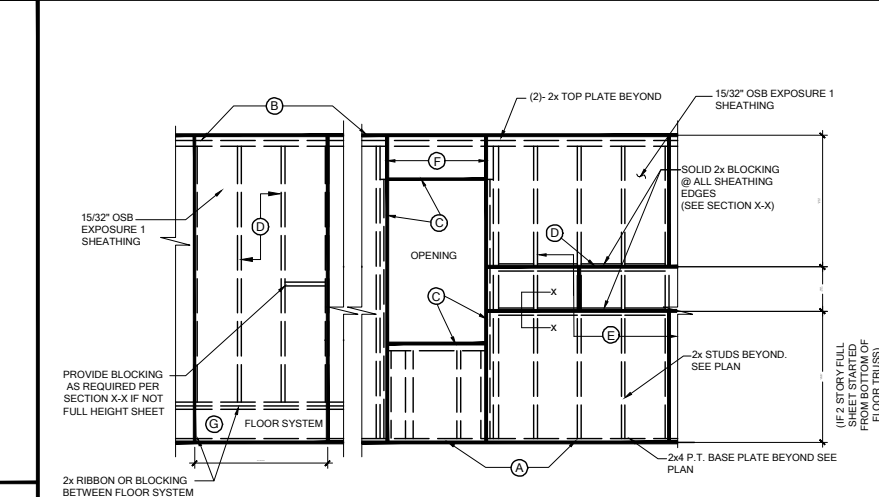
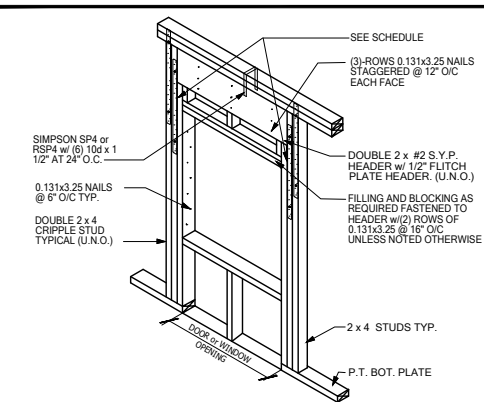
1. CONNECTION FOR ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS/ LINTELS/ ICF WALLS UNO ON PLAN
2. CONNECTION AT 24" OR 32" O.C. PENDING VERTICALS FOR ALL FLOOR TRUSSES PARALLEL TO MASONRY WALLS SEE DETAIL FB12/D3 FOR MORE INFORMATION
3. CONNECTION FOR ALL HIP JACK (CORNER JACK) TO MASONRY WALLS/ICF WALLS/LINTELS
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/ TJI (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

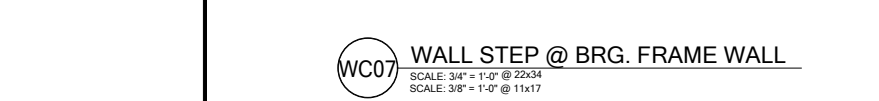
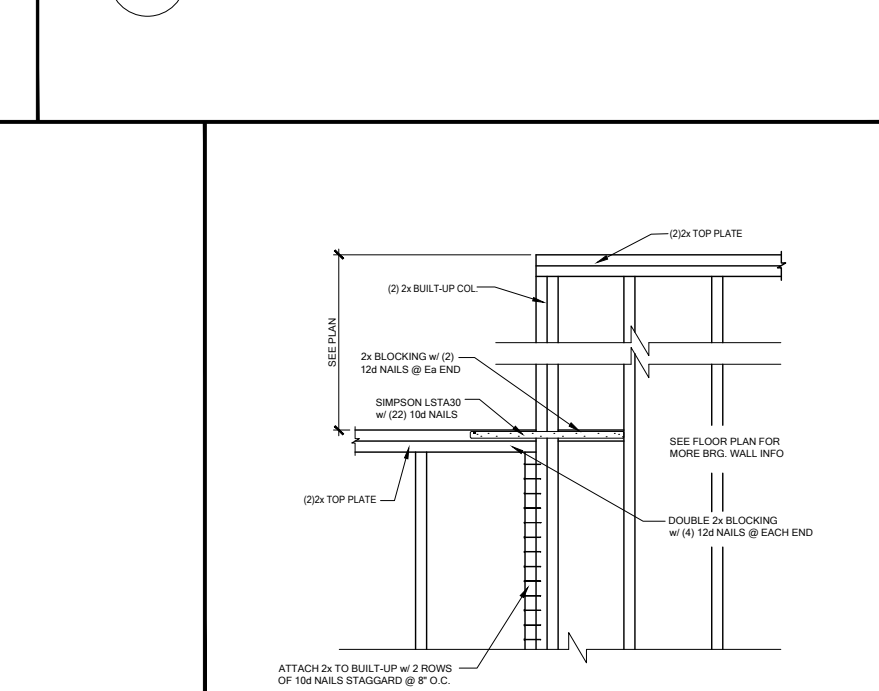
1. CONNECTION FOR ALL TRUSSES TO INTERIOR/EXTERIOR BEARING WOOD WALLS AND/OR BEAMS



WALL SHEATHING MAY BE INSTALLED VERTICALLY OR HORIZONTALLY. ATTACH PER NAILING SCHEDULE. PANEL EDGES WILL NEED TO BE ATTACHED TO STUD AND OR BLOCKING AT ALL EDGES. A MINIMUM ½" SPACE IS RECOMMENDED BETWEEN PANELS AT EDGES AND END JOINTS TO ALLOW FOR EXPANSION. FASTENERS SHALL NOT PENETRATE SURFACE MORE THAN ½".

- (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
- (D) NAIL INTERIOR AT 6" O.C. w/ 8d COMMON NAIL
- (E) STAGGER ALL VERTICAL JOINTS & NAIL @ 4" O.C. w/ 8d COMMON NAIL.
- (F) PLYWOOD SPLICES @ HEADER - NAIL SHEATHING TO HEADER w/ 8d COMMON NAILS @ 4" O.C. (2) ROWS @ TOP & BOT.
- (G) (2) 8d NAILS @ 3" O.C. TO EACH TRUSS END OR VERTICAL MEMBER IF GABLE END.

NOTE: 8d NAILS FOR WALL SHEATHING MUST BE MIN. 131" X 2 1/2". DO NOT OVERDRIVE NAILS: FASTENERS SHALL NOT PENETRATE SURFACE MORE THAN ½"



DATE: January 20, 2022
REVISIONS: 01/20/2022
1. REVISED PER FBC TTH ED. 2020



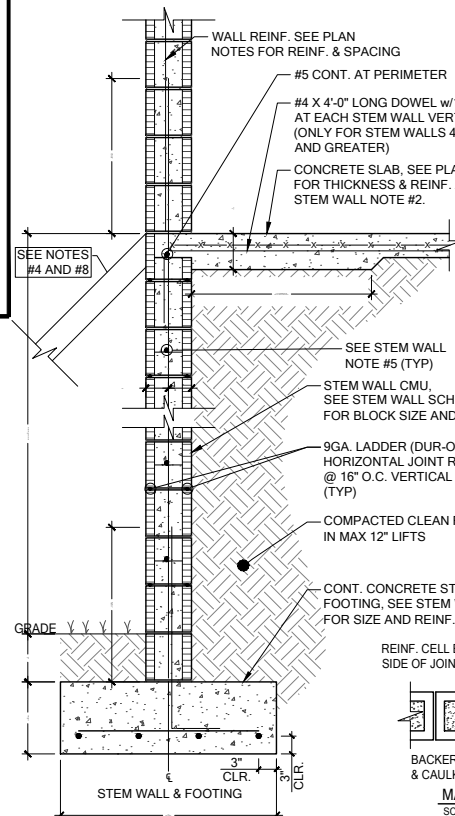
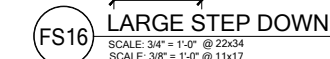
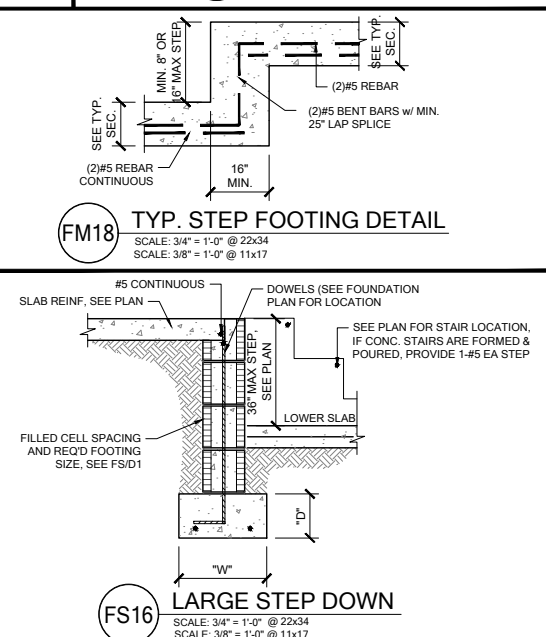
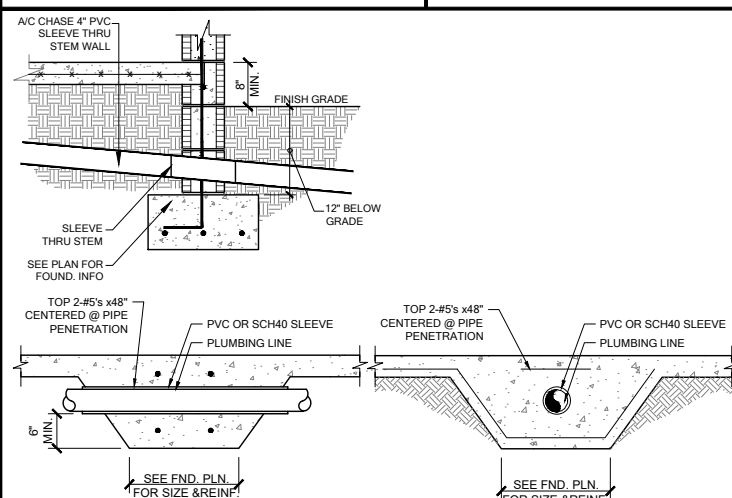
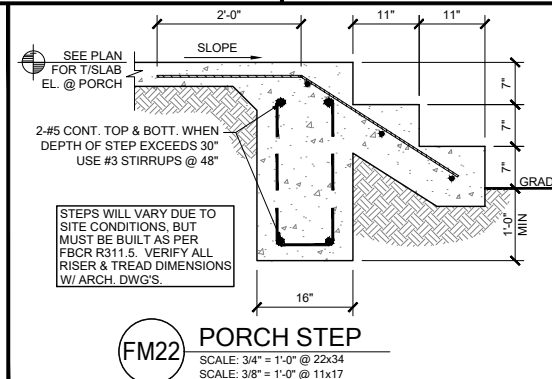
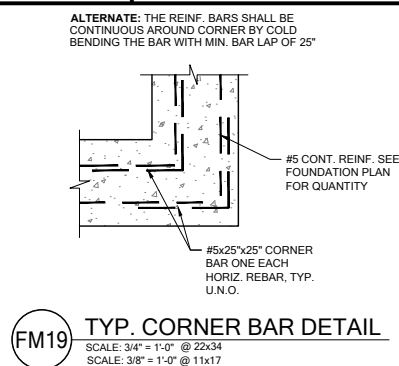
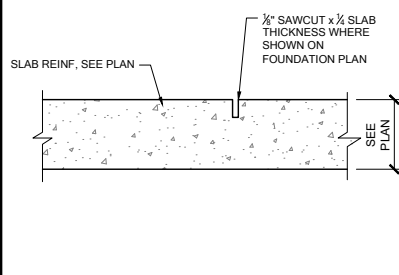
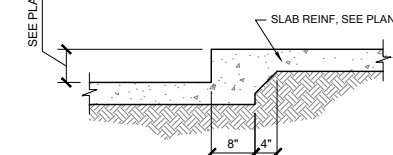
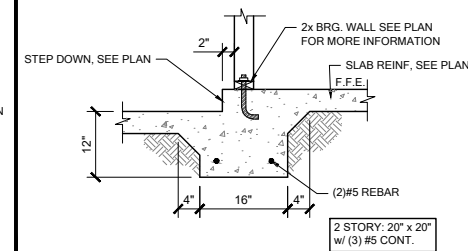
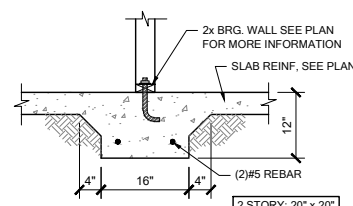
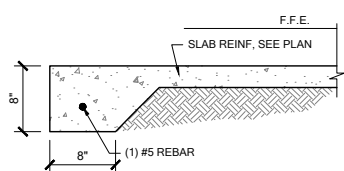
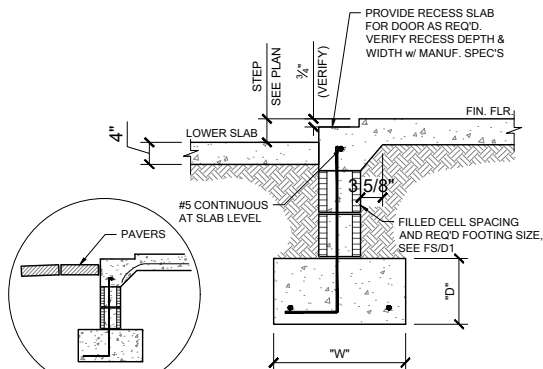
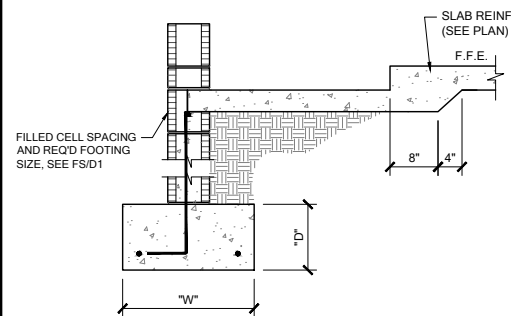
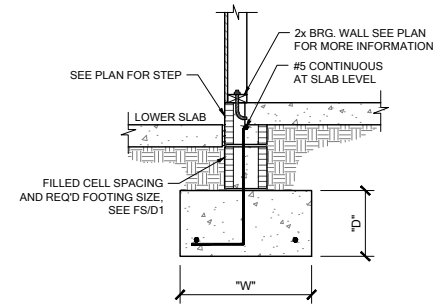
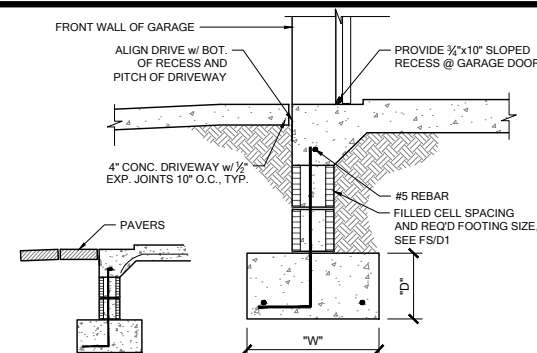
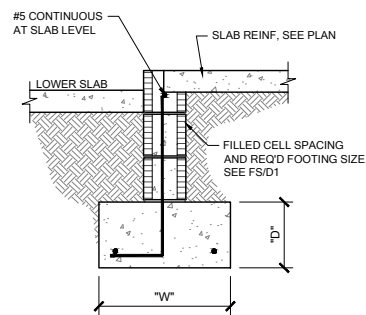
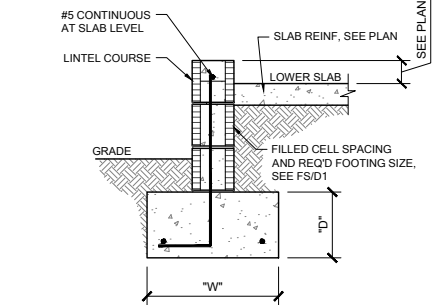
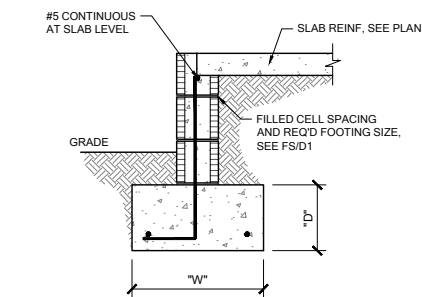
LOT 27
RESERVE @ JEWEL LAKE
388 SW JEWEL LAKE DR.
LAKE CITY, FL 32024

PLAN NUMBER:
33811607

RELEASE DATE:
08.03.2020

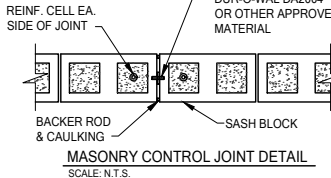
MODEL:
COVINGTON

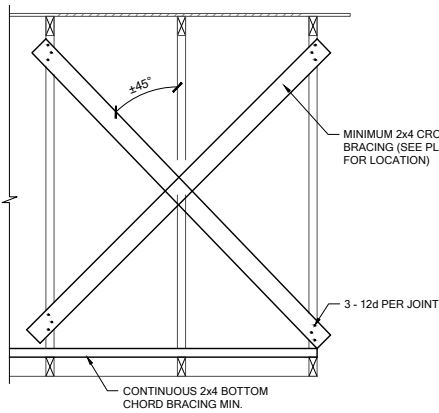
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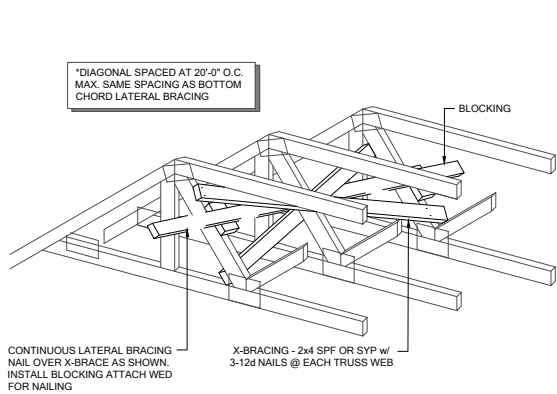
- STEM WALL NOTES:**
1. VERTICAL REINFORCING IN SOLID GROUTED CELLS (3,000 PSI CONCRETE) AT ALL CORNERS, JAMBS, WALL INTERSECTIONS, BELOW GIRDER TRUSS LOCATIONS, AND AT THE MAXIMUM SPACING STATED IN SCHEDULE.
 2. A. 6x6 - W1.4 X W1.4 W.W.M. IS REQUIRED TO MAKE ADEQUATE CONNECTION BETWEEN SLAB AND WALL 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) - # 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 .SD.
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.

STEM WALL SCHEDULE								
STEM WALL HEIGHT (h)	COURSES OF BLOCKS	BLOCK SIZE	FOOTING DIMENSION (d) & (w)				NUMBER/SIZE OF BOTTOM BARS IN CONT. FOOTING	MAXIMUM VERTICAL FILL CELL SPACING IN STEM WALL CENTERING (J.N.O.C.)
			(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

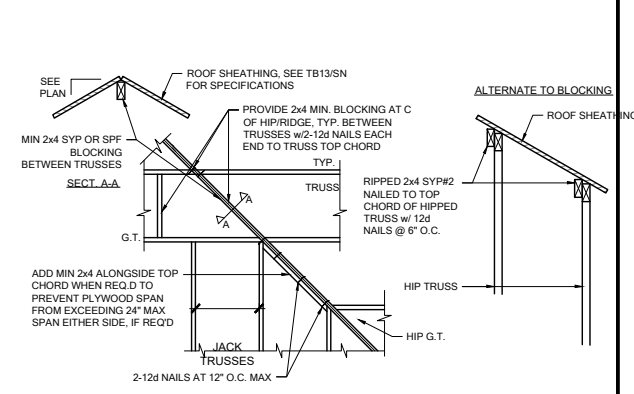




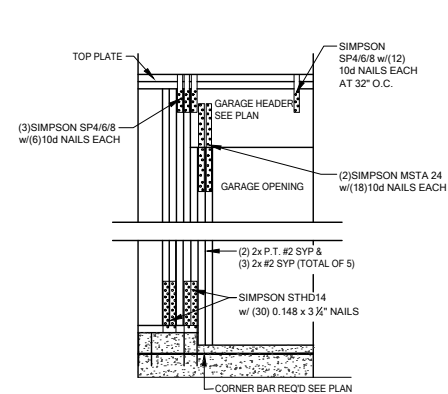
TB01 CROSS BRACING, TYP.
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



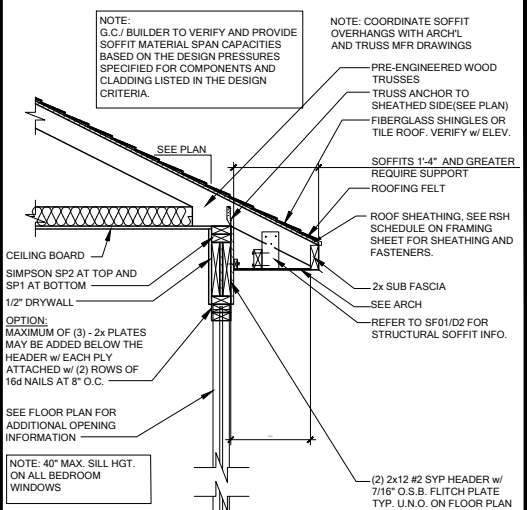
TB02 CROSS BRACING TYPICAL
SCALE: N.T.S.



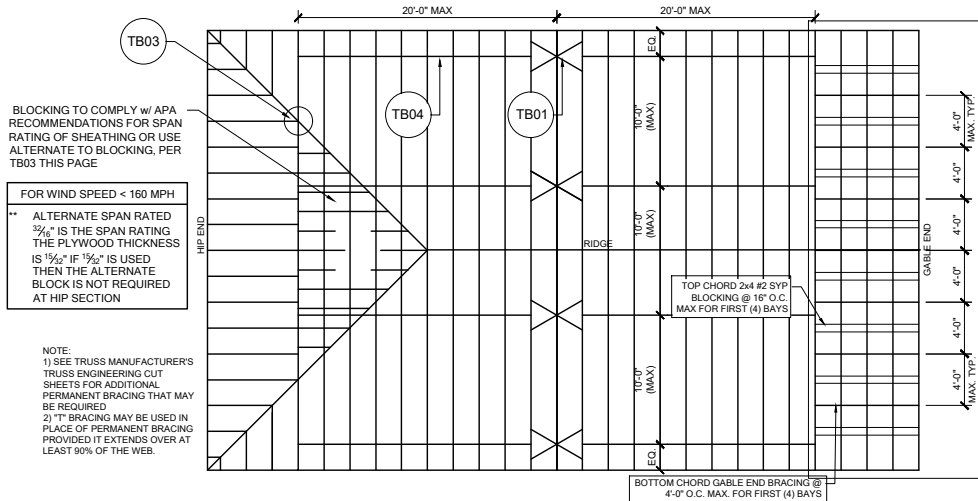
TB03 HIP/RIDGE BLOCKING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



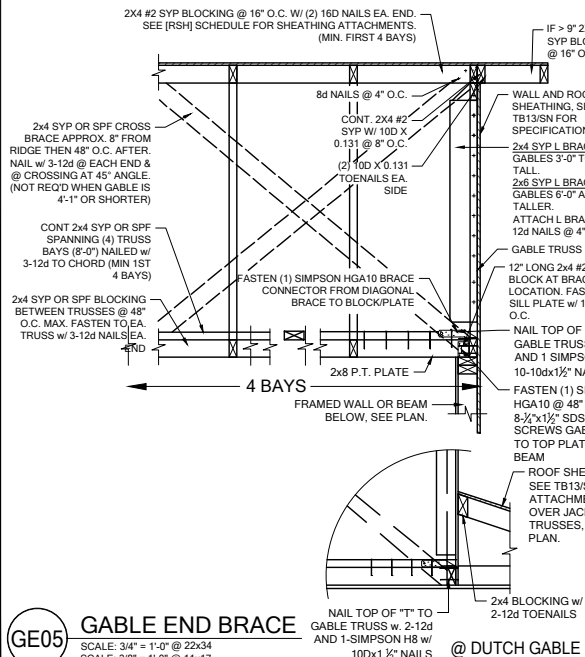
WC04 GARAGE HEADER ANCHOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



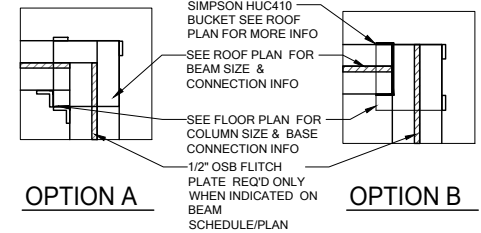
WS02 TYP. WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



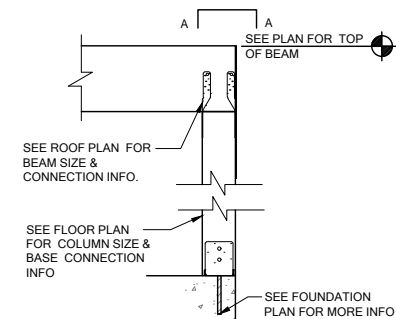
TB05 REQUIRED MIN. PERMANENT TRUSS BRACING PLAN
SCALE: N.T.S.



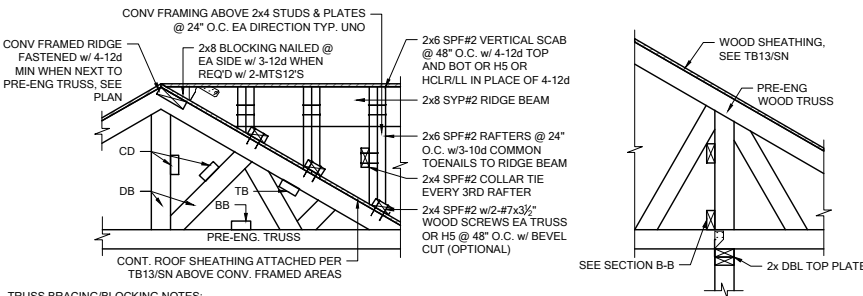
GE05 GABLE END BRACE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



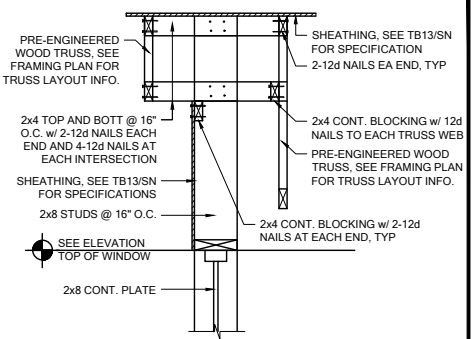
A COMMON BM. TO POST ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



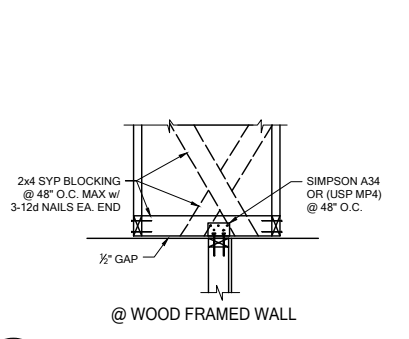
CD11 COMMON BM. ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



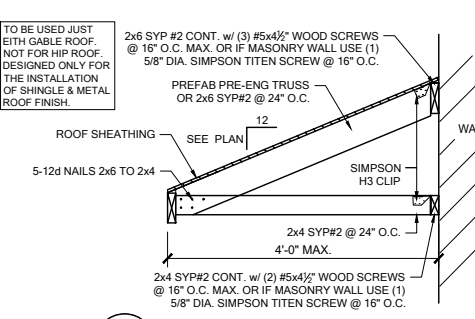
TB06 BLOCKING/CONV. FRAME DETAILS
SCALE: 1/2" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



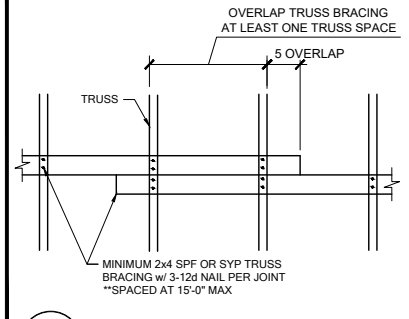
WF27 KNEEWALL @ ENTRY
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



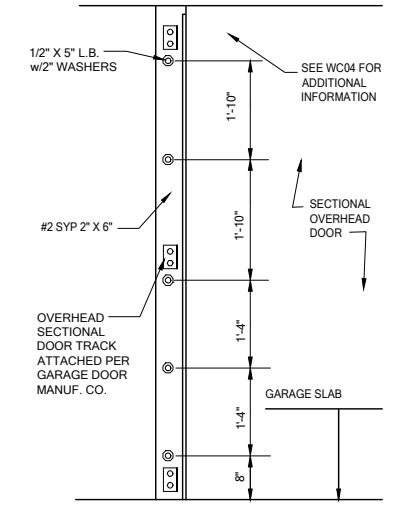
TB15 NON-BEARING EXTERIOR WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



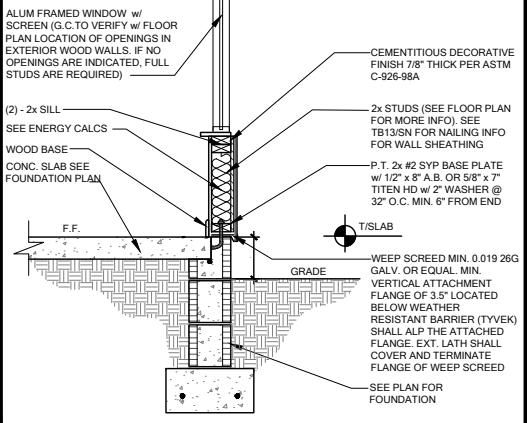
SR01 SHED ROOF CONNECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



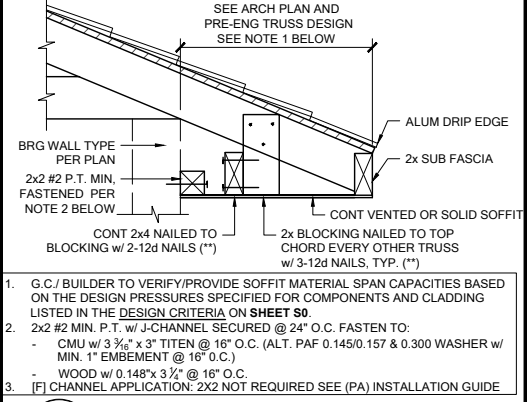
TB04 TRUSS BRACING OVER LAP
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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



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



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

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

LOT 27
RESERVE @ JEWEL LAKE
388 SW JEWEL LAKE DR.
LAKE CITY, FL 32024

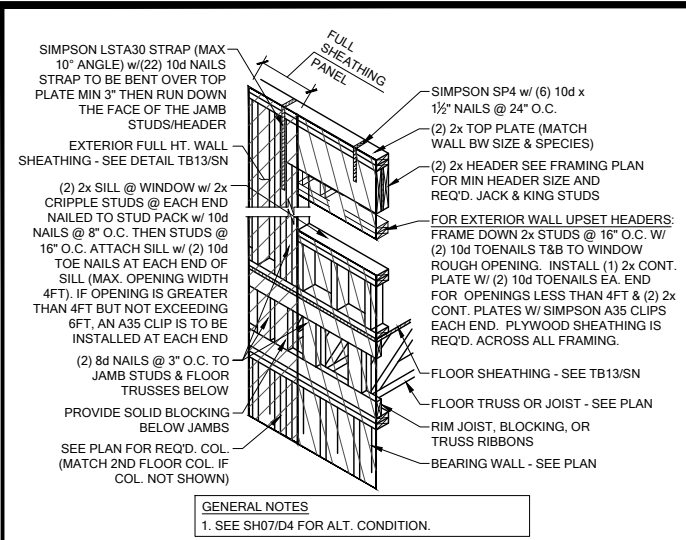
PLAN NUMBER:
33811607

RELEASE DATE:
08.03.2020

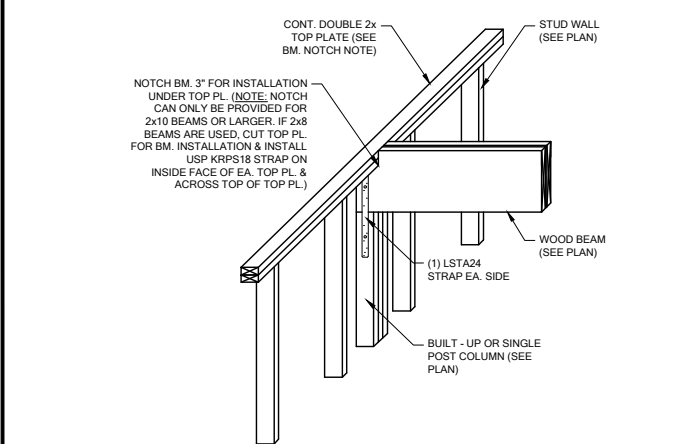
MODEL:
COVINGTON

DRAWING TITLE:
FLOOR FRAMING DETAILS

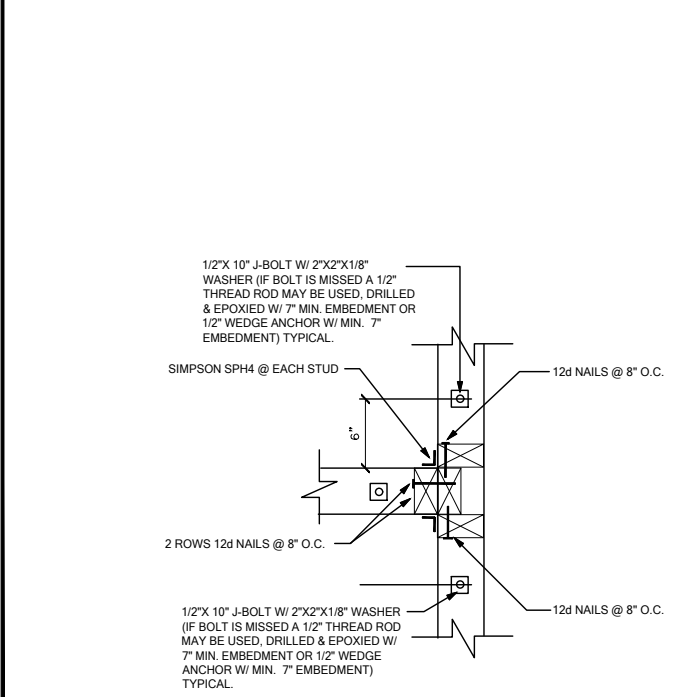
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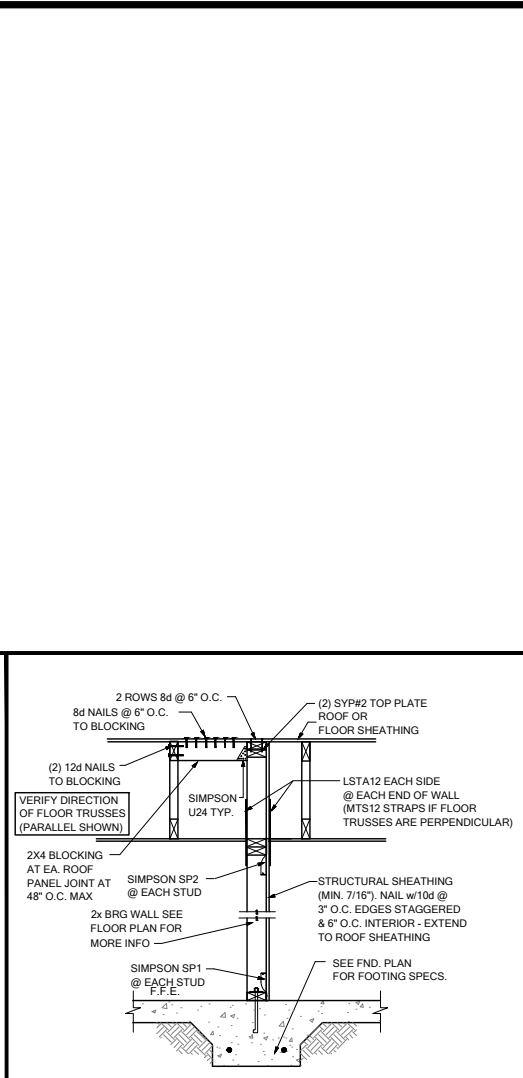
SH00 HEADER CONN. @ 2ND FLOOR (NO BASE STRAP)
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



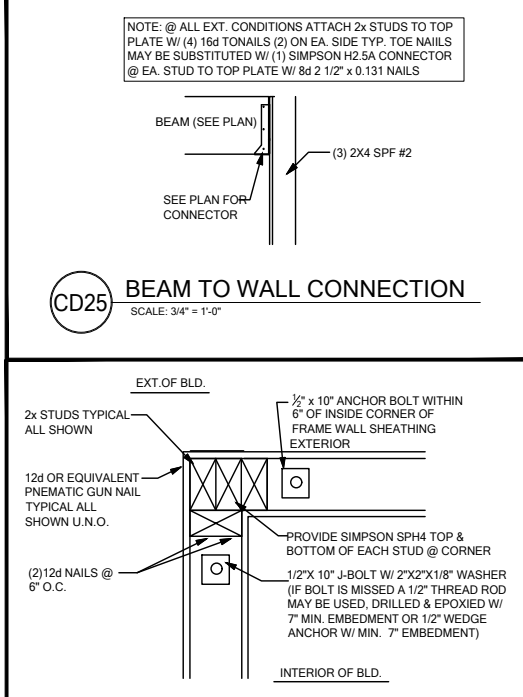
WF103 TYP. WOOD BEAM TO WOOD WALL CONN.
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



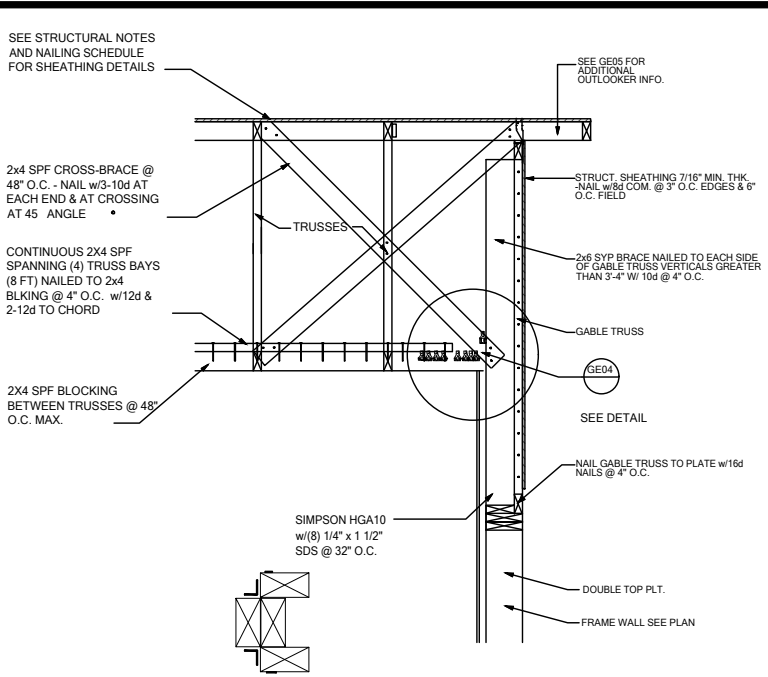
WC03 WALL TO WALL @ END OF SHEAR WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



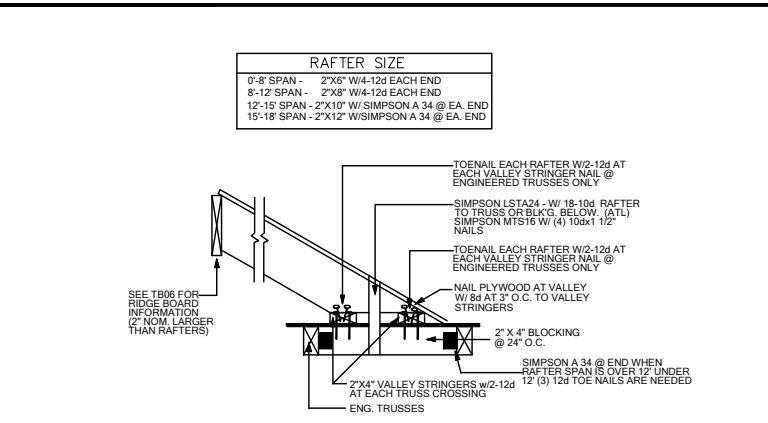
SW04 INTERIOR SHEAR WALL @ TRUSSES
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



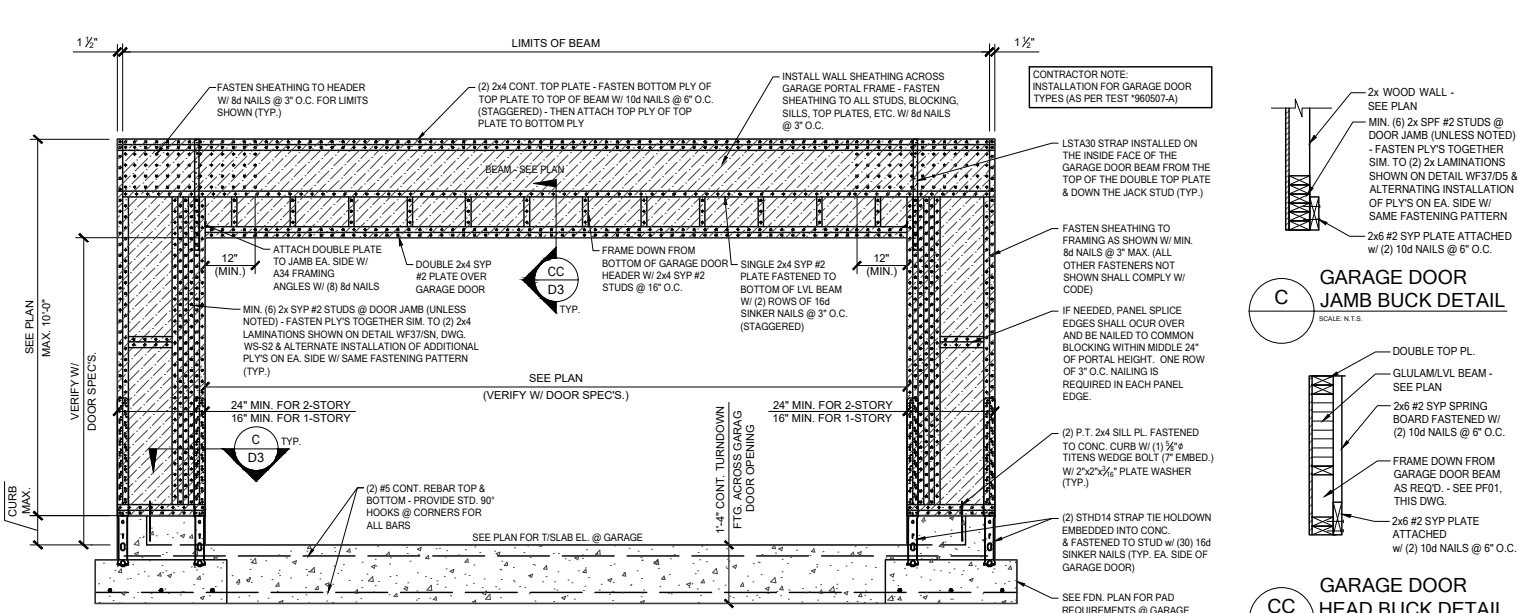
WC06 EXTERIOR FRAME CORNER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



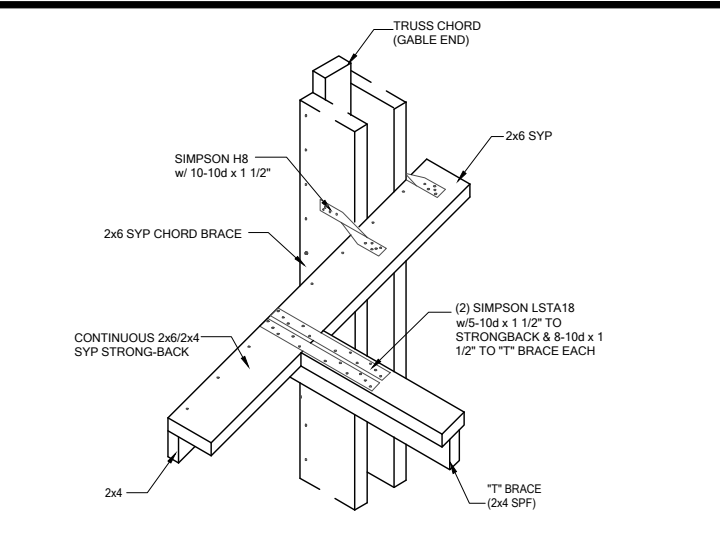
GE03 GABLE END BRACIN w/ VOLUME CEILING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



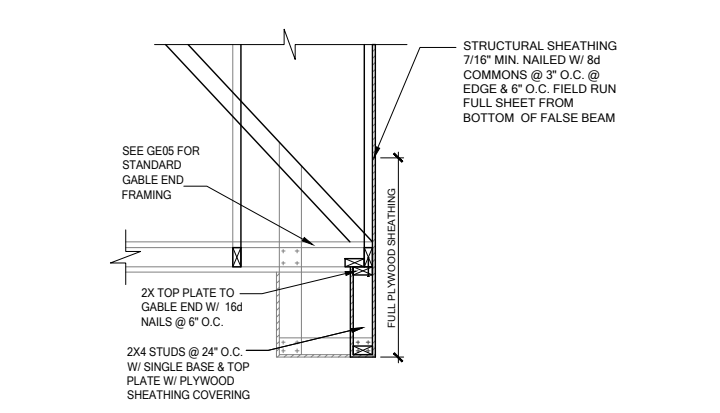
TB17 CONV. FRAMING & VALLEY FRAMING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



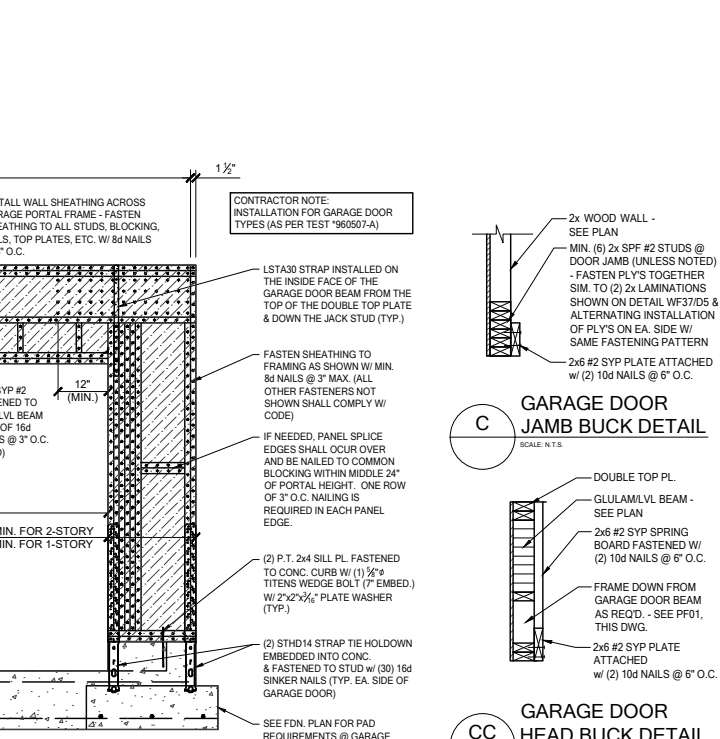
PF01 GARAGE DOOR PORTAL FRAME
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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



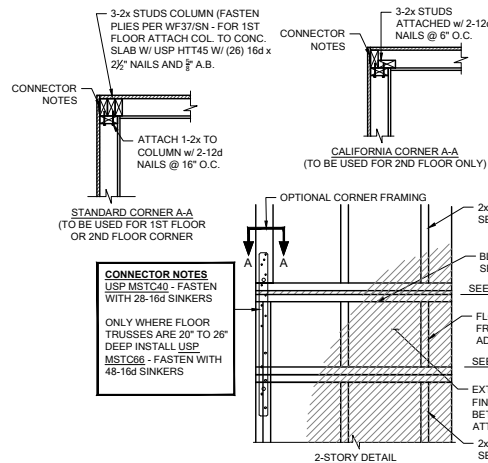
DATE: January 20, 2022
PROJECT: 33811607
DRAWING: 08.03.2020

238 Southwind Avenue, Suite 200
Maitland, FL 32751
O: 321-972-0491 F: 407-480-2344
Certificate of Authorization No. 9161
CARL A. BROWN, PE - FL #56126
LUIS PABLO TORRES, PE - FL #67864
SCOTT LEWOWSKI, PE - FL #73750

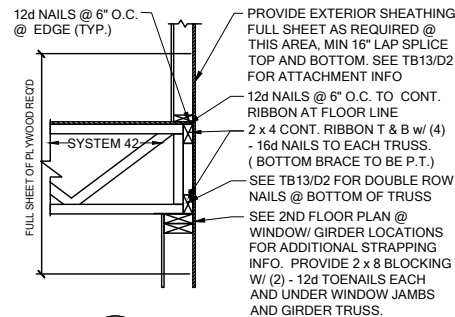
LOT 27
RESERVE @ JEWEL LAKE
388 SW JEWEL LAKE DR.
LAKE CITY, FL 32024

PLAN NUMBER: 33811607
RELEASE DATE: 08.03.2020

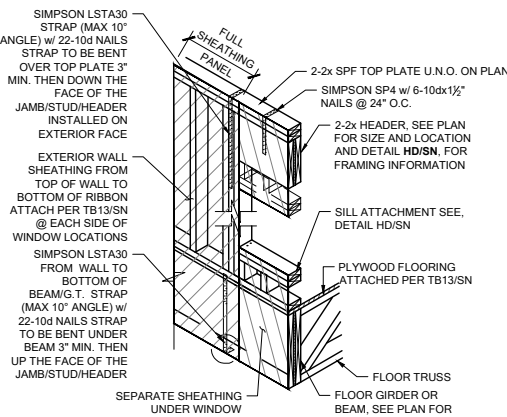
MODEL: COVINGTON
DRAWING TITLE: FLOOR FRAMING DETAILS
SHEET NO: D3



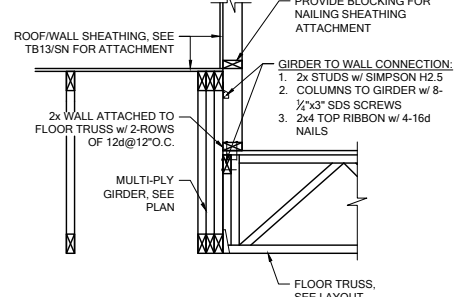
FB06 TYP. CORNER FRAMING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



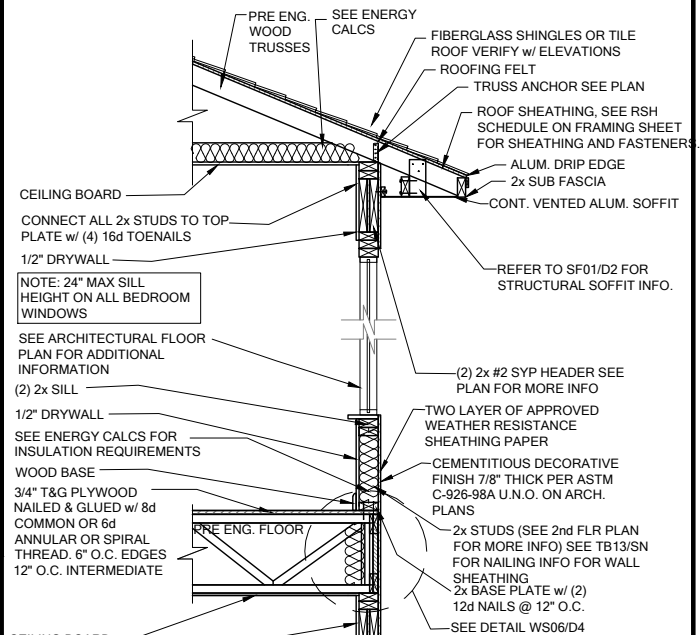
WS06 FLOOR ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



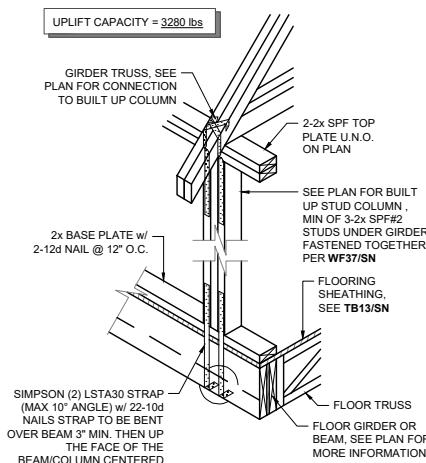
SH05 HEADER CONN. @ BEAM
SCALE: N.T.S.



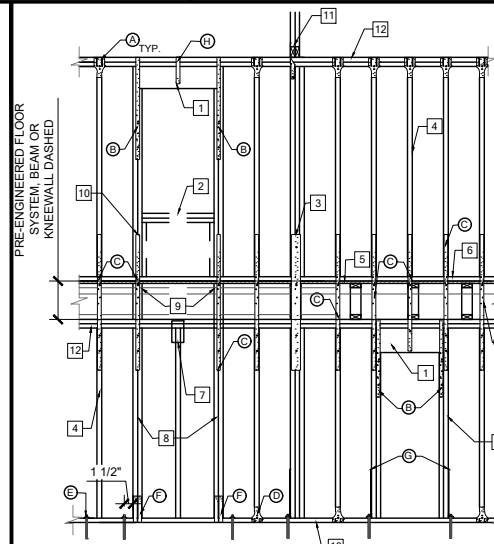
WF100 BRG. WALL OVER FLOOR SYSTEM
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



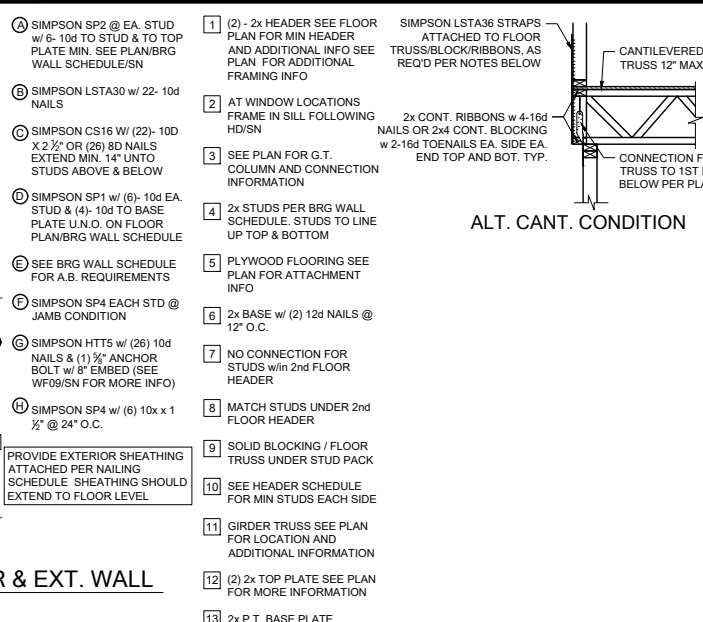
WS04 2 STORY FRAME WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



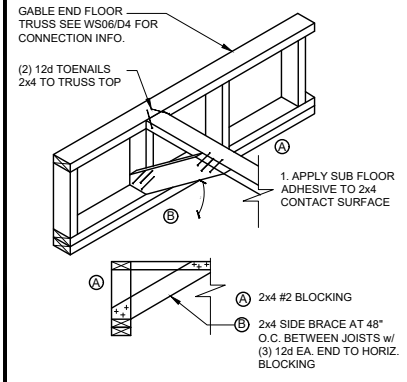
SG01 COLUMN CONN. @ BEAM
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



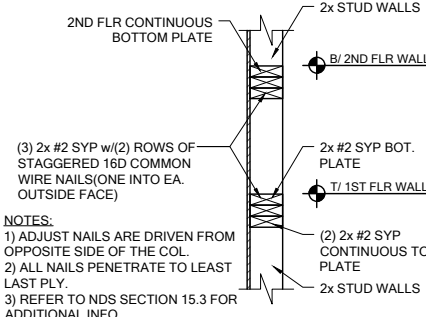
WF06 2-STORY INT. BEAR & EXT. WALL
SCALE: 3/4" = 1'-0" @ 22x34
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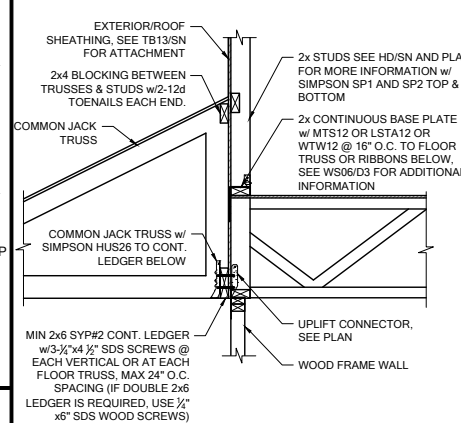
ALT. CANT. CONDITION



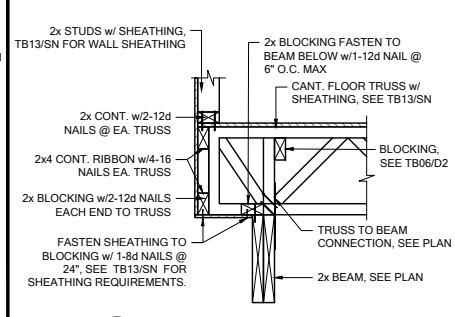
FB12 BLOCKING w/BOTTOM CHORD
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



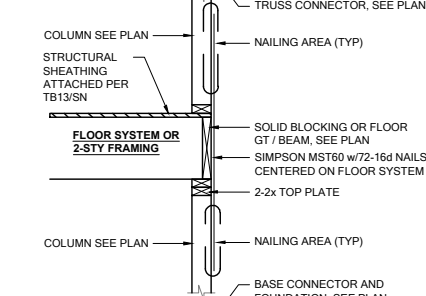
WF03 WALL SPLICE DETAILS
SCALE: 3/4" = 1'-0" @ 22x34
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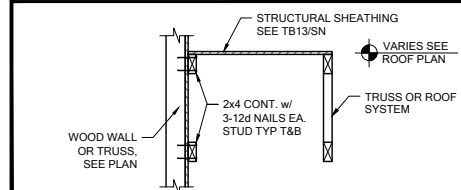
LD07 LEDGER CONNECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



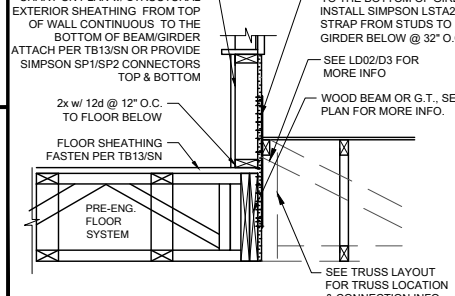
FC03 CANTILEVER FLOOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



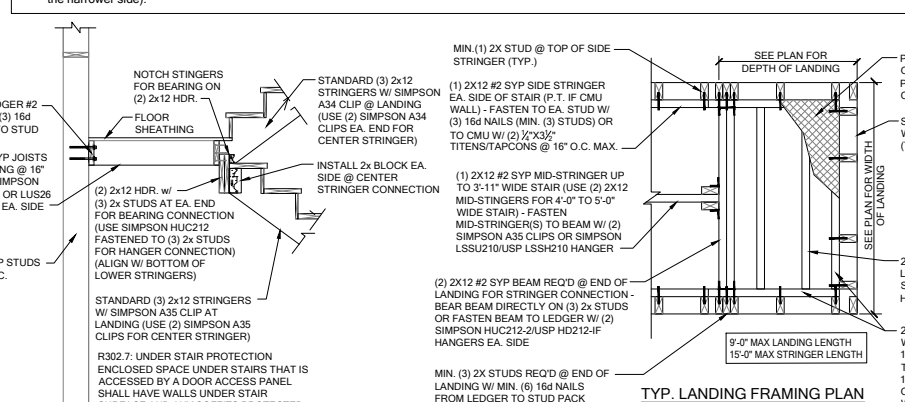
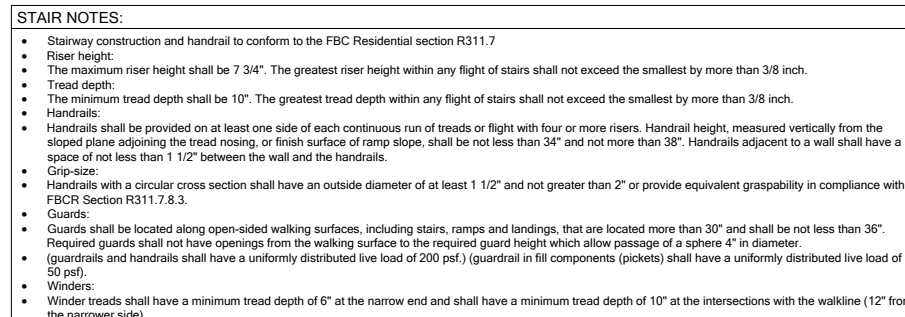
SG07 2-STORY COLUMN @ GIRDER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



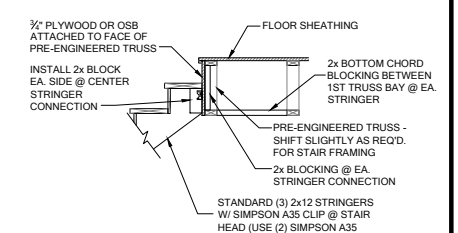
LD02 SHEAR TRANSFER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



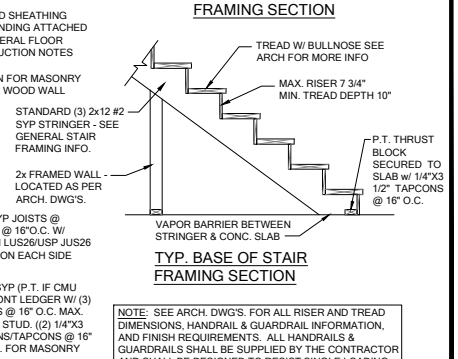
WF31 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



TYP. LANDING FRAMING SECTION

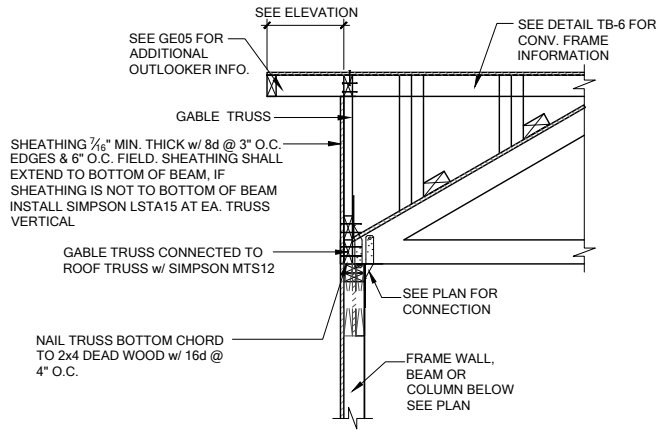


TYP. HEAD OF STAIR FRAMING SECTION

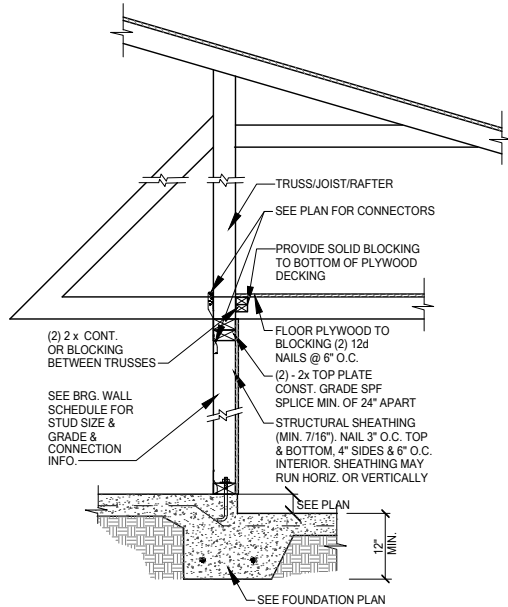


NOTE: SEE ARCH. DWGS. FOR ALL RISER AND TREAD DIMENSIONS, HANDRAIL & GUARDRAIL INFORMATION, AND FINISH REQUIREMENTS. ALL HANDRAILS & GUARDRAILS SHALL BE SUPPLIED BY THE CONTRACTOR AND SHALL BE DESIGNED TO RESIST SINGLE LOADING 200-POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL AS SPECIFIED IN TABLE R301.5 OF THE 2020 FLORIDA RESIDENTIAL BUILDING CODE.

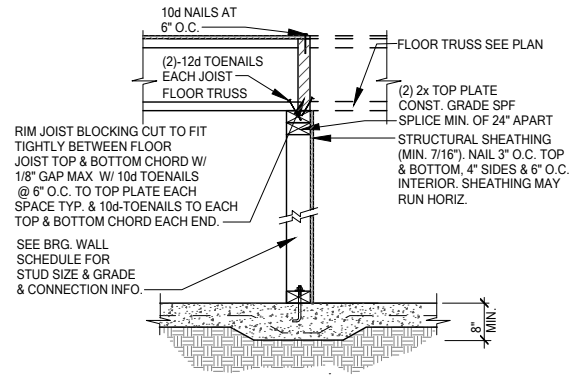
SD02 GENERAL STAIR SECTIONS & PLANS
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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

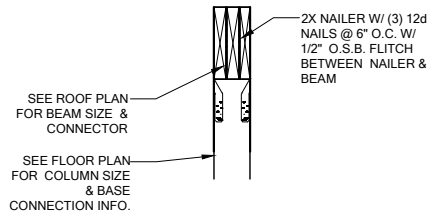


SW01 INTERIOR BEARING STEP-DOWN SHEARWALL w/UPLIFT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

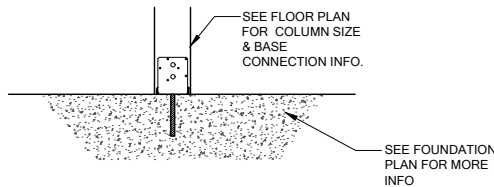
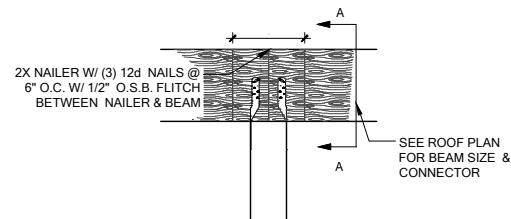


UPLIFT VALUES - (DOUBLE SIDE PLYWOOD DOUBLES VALUE BELOW)
SHEATHING I-SIDE - 860 LBS. PER TRUSS/JOIST/RAFTER

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