

ABBREVIATIONS

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

area tabulation 'a'

GARAGE	403 SF
FRONT PORCH	38 SF
REAR PATIO	104 SF
FLOOR 1 LIVING	1,776 SF
TOTAL LIVING	1,776 SF

area tabulation 'b'

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

Radford

39' - 1776 - LH

Florida Region (Frame)

REVISIONS

NUMBER	DATE	DESCRIPTION
01	03.04.2021	Added Elevations A1 & B1
02	06.14.21	Added outlet to BR2, Relocate & noted outlets to meet 6’ max from wall break & 12’ max between outlet spacing at habitable rooms (E1.1)
03	07.08.21	Added floor break transition strips to plan
04	07.21.21	Added Elevations A4 & B4
05	08.02.21	labeled egress windows, labeled accessible bath, smoke/carbon alarms near appliances noted
06	08.24.21	Added stemwall options

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

INDEX

ARCHITECTURAL

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



Reserve at Jewel Lake
Lot 020
33-3S-16-02439-202
Lake City, FL 32024

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PLAN NUMBER:
33911776

RELEASE DATE:
02.22.2021

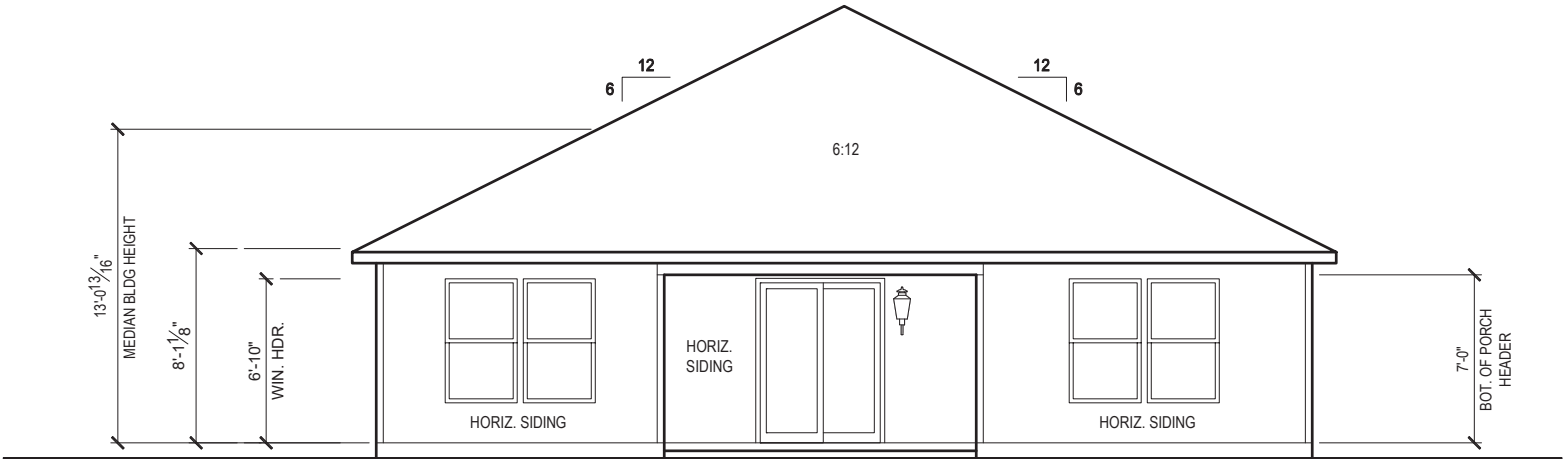
MODEL:
RADFORD

DRAWING TITLE:
COVER SHEET

SHEET NO:
CS

Keynotes | Legend

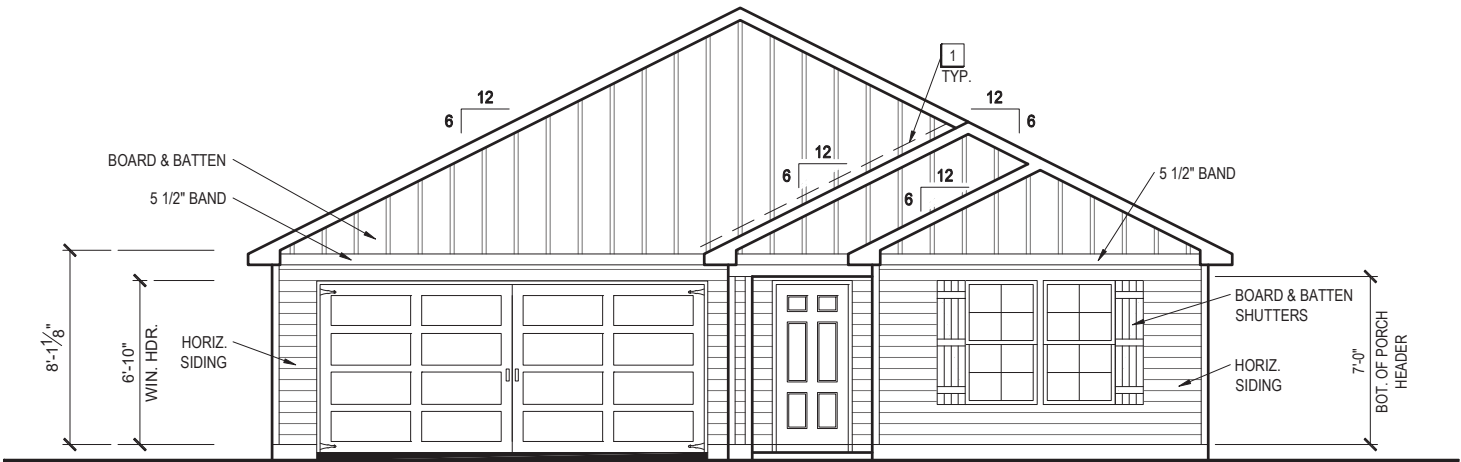
1. CORROSION RESISTANT ROOF TO WALL FLASHING AT ALL ROOF / WALL INTERSECTIONS.
2. CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
3. BRICK WAINSCOT WITH SLOPED BRICK ROWLOCK CAP.
4. STONE WAINSCOT WITH SLOPED STONE CAP.
5. 3 1/2" VINYL TRIM SURROUND
6. 36" H. GUARDRAIL AS REQUIRED



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



10-01-2021

FDS
ENGINEERING ASSOCIATES
258 Southrail Road, Suite 200
Lake City, FL 32024
O: 321-972-0491 F: 407-880-2304
Certificate Of Authorization No. 9161
CARL A. BROWN, PE - FL #85128
Luis Pablo Torres, PE - FL #87884

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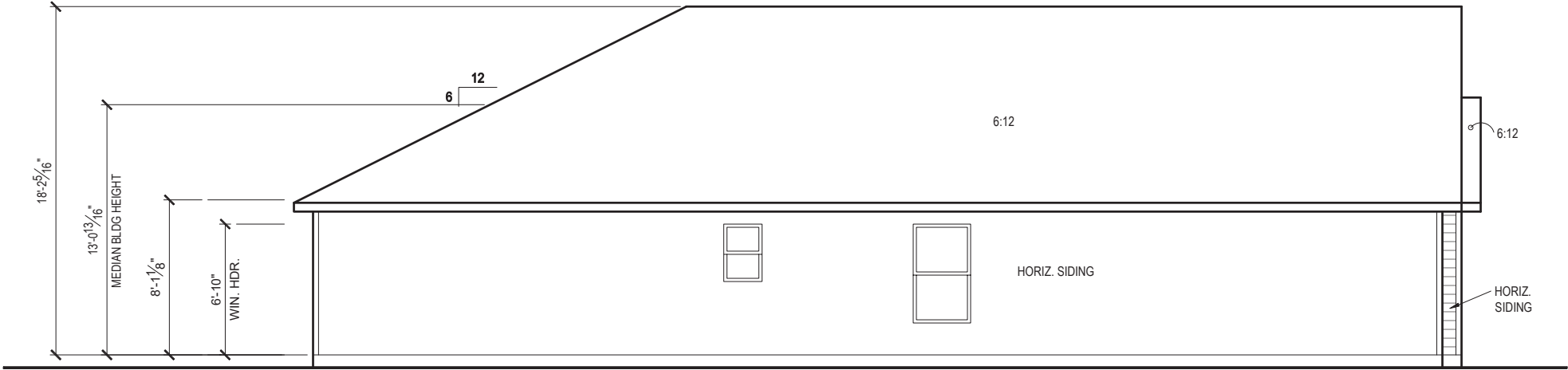
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PLAN NUMBER: 33911776
RELEASE DATE: 02.22.2021

MODEL: RADFORD
DRAWING TITLE: EXTERIOR ELEVATIONS

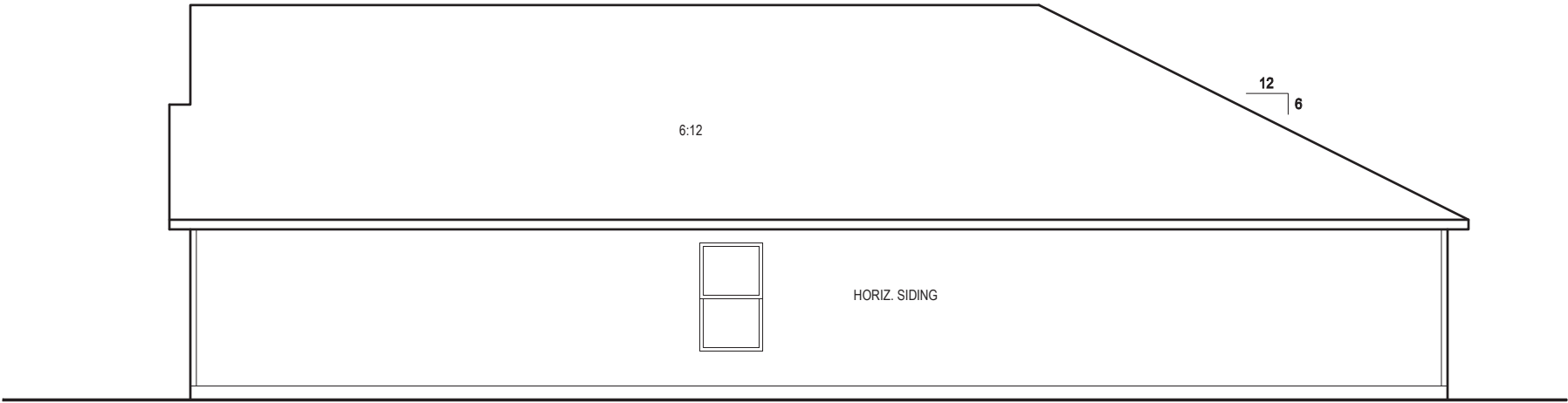
SHEET NO:

1.1-A1



LEFT SIDE ELEVATION 'A1'

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



RIGHT SIDE ELEVATION 'A1'

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



10-01-2021



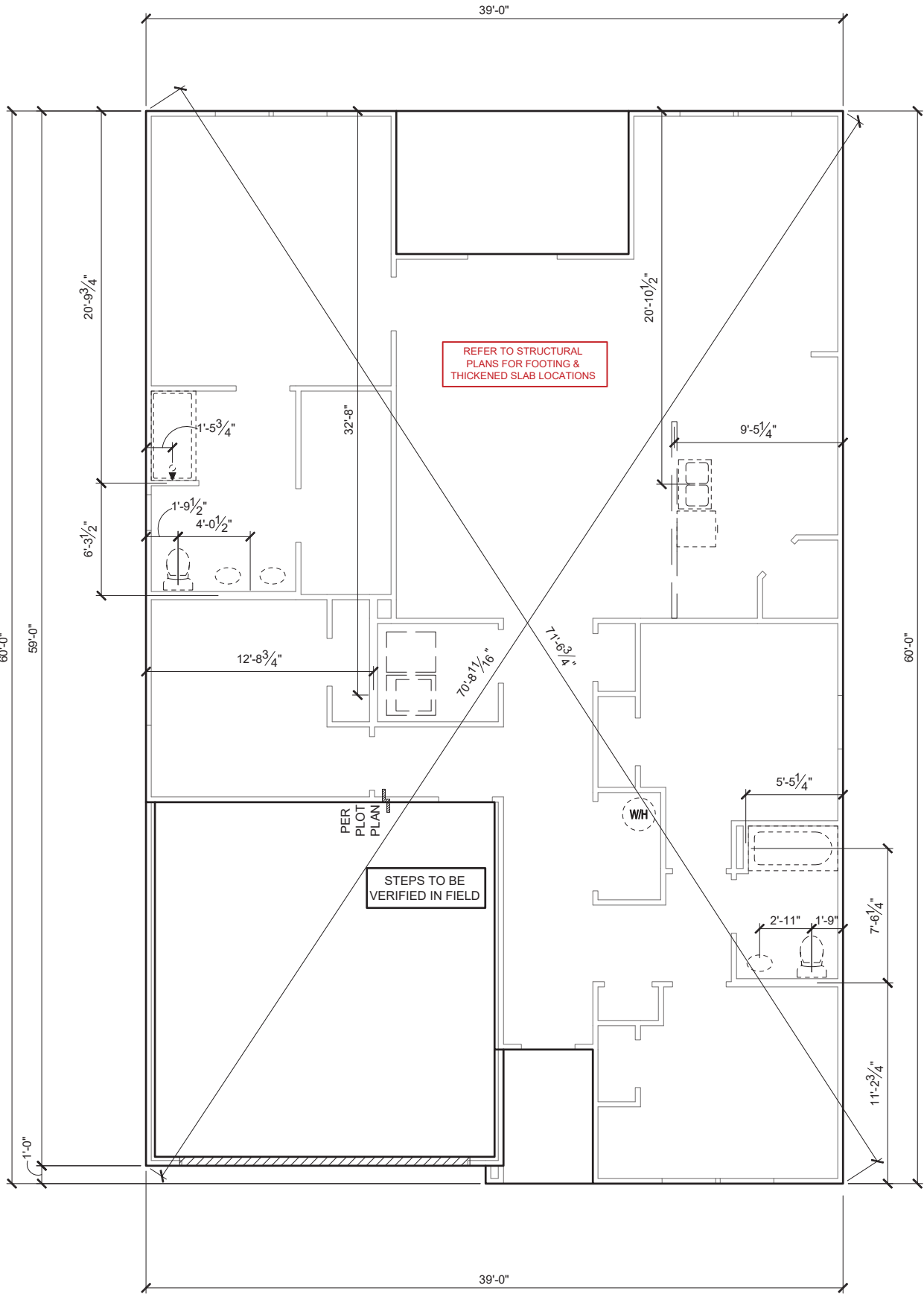
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MODEL: RADFORD	PLAN NUMBER: 33911776	RELEASE DATE: 02.22.2021
	DRAWING TITLE: EXTERIOR ELEVATIONS	
SHEET NO: 1.2-A1		

GENERAL SLAB FOUNDATION NOTES

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



SLAB PENETRATION PLAN 'A1'

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

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



10-01-2021

FDS ENGINEERING ASSOCIATES
258 Southrail Pkwy, Suite 200
Lake City, FL 32024
O: 321-972-0981 F: 407-880-2304
Certificate Of Authorization No. 9161
CARL A. BROWN, PE - FL #85128
Luis Pablo Torres, PE - FL #87884

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PLAN NUMBER: 33911776
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MODEL: RADFORD
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
- OPTIONAL WINDOW

2X4 FRAME WALL

2X6 FRAME WALL

BALLOON FRAME WALL
(PER STRUCTURALS)

KEYNOTES

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

A2 22"x30" ATTIC ACCESS CONSTRUCTED WITH GYP. BD. (5/8" TYPE X AT GARAGE) WITH DOOR TRIM FRAME ACCESS SUPPORT

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

A4 PULL DOWN STAIRS 25.5" x 54"

A5 TEMPERED SAFETY GLASS PER IRC R308.4

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

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

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

A9 LOUVERED DOOR w/ GAS FURNACE

D1 DRYWALL SOFFIT - 12" DROP FROM CEILING LINE

D2 DRYWALL SOFFIT - 8" DROP FROM CEILING LINE

K1 39" KNEE WALL WITH CAP PER SPECS

K2 38" KNEE WALL WITH 1x CAP

K3 46" KNEE WALL WITH CAP PER SPECS

K4 34 1/2" KNEE WALL

K5 42" KNEE WALL WITH 1x CAP

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

P1 30" X 60" SHOWER ENCLOSURE PER SPECS

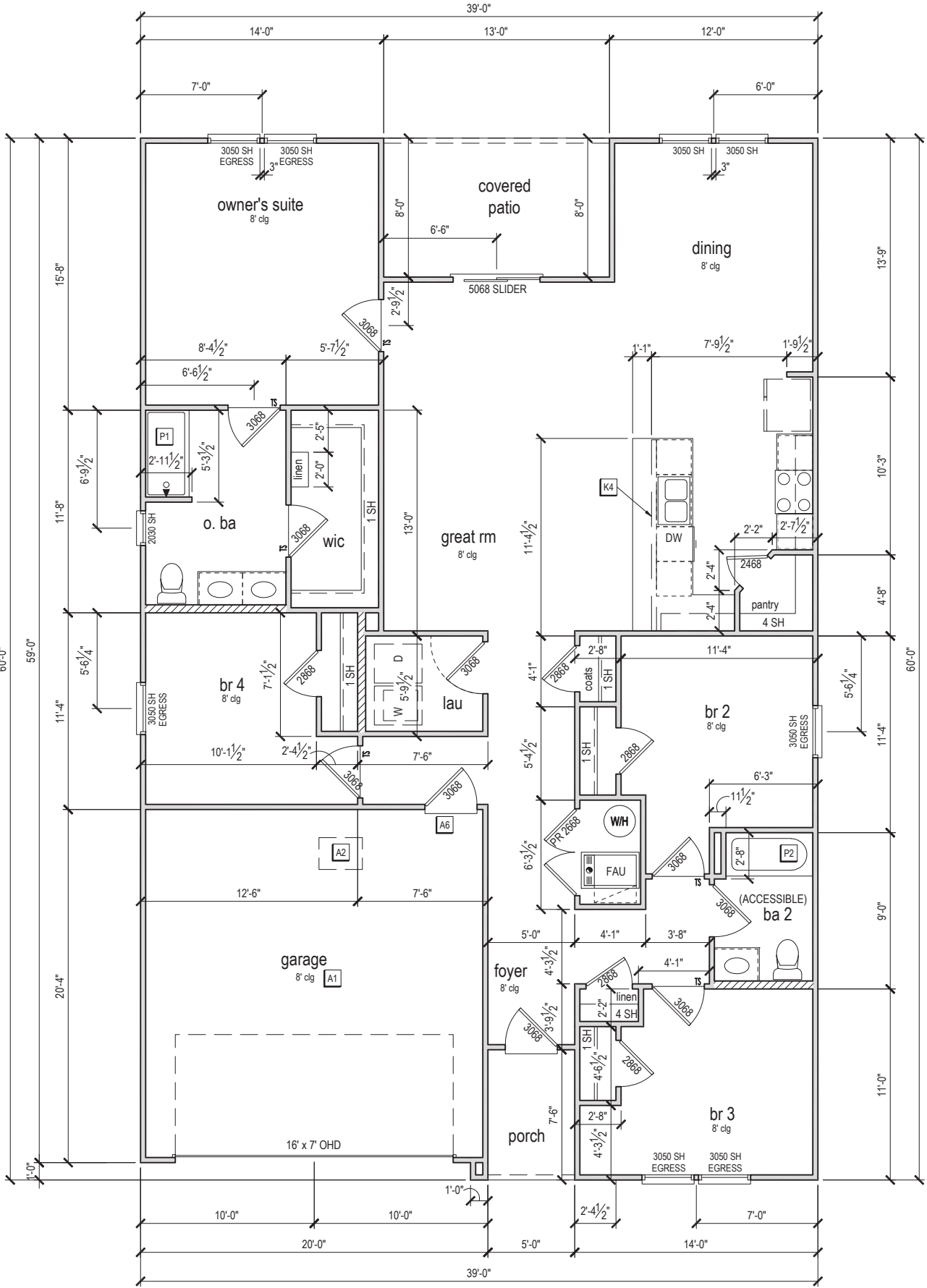
P2 30"x60" TUB PER SPECS

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

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

area tabulation 'a'

GARAGE	403 SF
FRONT PORCH	38 SF
REAR PATIO	104 SF
FLOOR 1 LIVING	1,776 SF
TOTAL LIVING	1,776 SF



FIRST FLOOR PLAN 'A'

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

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



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PLAN NUMBER: 33911776
RELEASE DATE: 02.22.2021

MODEL: RADFORD
DRAWING TITLE: FIRST FLOOR PLAN

SHEET NO: 3.1-A

ATTIC VENT CALCULATION

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

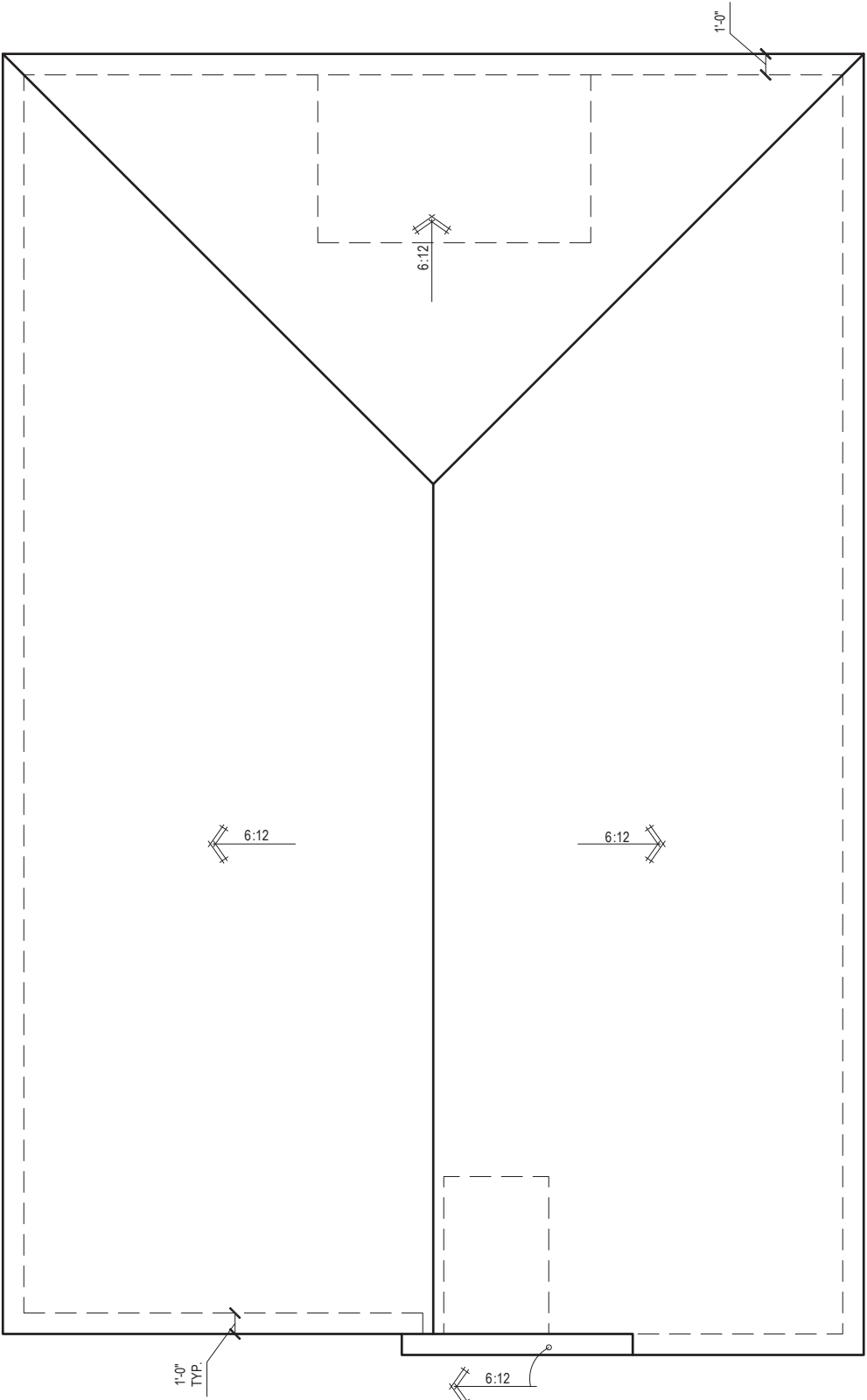
MANUFACTURE SELECTED TO VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AND TO MAINTAIN THE REQUIRED VENTILATION.

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

ROOF VENTILATION CALCULATIONS				
ROOF AREA	2,523 SF			
TOTAL NET FREE AREA REQ'D (1 TO 300)	1211.0 SQ. IN.			
MAIN HOUSE INLET (SOFFIT) VENTILATION	100.0 LF x	6.4 SQ. IN / LINEAR FT =	640.0 SQ. IN.	
POD VENT(S) REQUIRED WITH BASE HOUSE	9	VENTS AT 70.0 SQ. IN EA. =	630.0 SQ. IN.	
LOWER VENTING PROVIDED (605.5 SQ. IN. REQ'D)	640.0 SQ. IN	50.4%		
UPPER VENTING PROVIDED (605.5 SQ. IN. REQ'D)	630.0 SQ. IN	49.6%		

NOTE: TYPICAL VENTILATION INCLUDES:

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



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



10-01-2021

IF SIZE AND DIMENSIONS ARE NOT BUILT OR CAN NOT BE SHOWN, CONTACT THE CLERK FOR INFORMATION.

FDS
ENGINEERING ASSOCIATES
258 Southside Blvd., Suite 200
Lake City, FL 32024
O: 321-972-0951 F: 407-880-2304
Certificate Of Authorization No. 9161
CARL A. BROWN, PE - FL #185128
LUIB PABLO TORRES, PE - FL #07804

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PLAN NUMBER:	33911776	RELEASE DATE:	02.22.2021
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MODEL: **RADFORD**
DRAWING TITLE: **ROOF PLAN**

SHEET NO:

6.1-A

ELECTRICAL LEGEND

\$

SWITCH

\$3

3 WAY SWITCH

\$4

4 WAY SWITCH

○

H

WALL MOUNTED LIGHT

○

LED DOWNLIGHT

VP=VAPOR PROTECTED

■

DISCONNECT

○

CEILING FIXTURE OUTLET

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

S

SMOKE DETECTOR

C

SMOKE/CARBON MONOXIDE ALARM

⊖

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 GFI 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

10-01-2021

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Lot 020
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Lake City, FL 32024

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PLAN NUMBER: 33911776
RELEASE DATE: 02.22.2021

MODEL: RADFORD
DRAWING TITLE: FIRST FLOOR ELECTRICAL

SHEET NO:

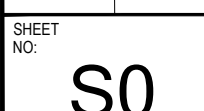
E1.1

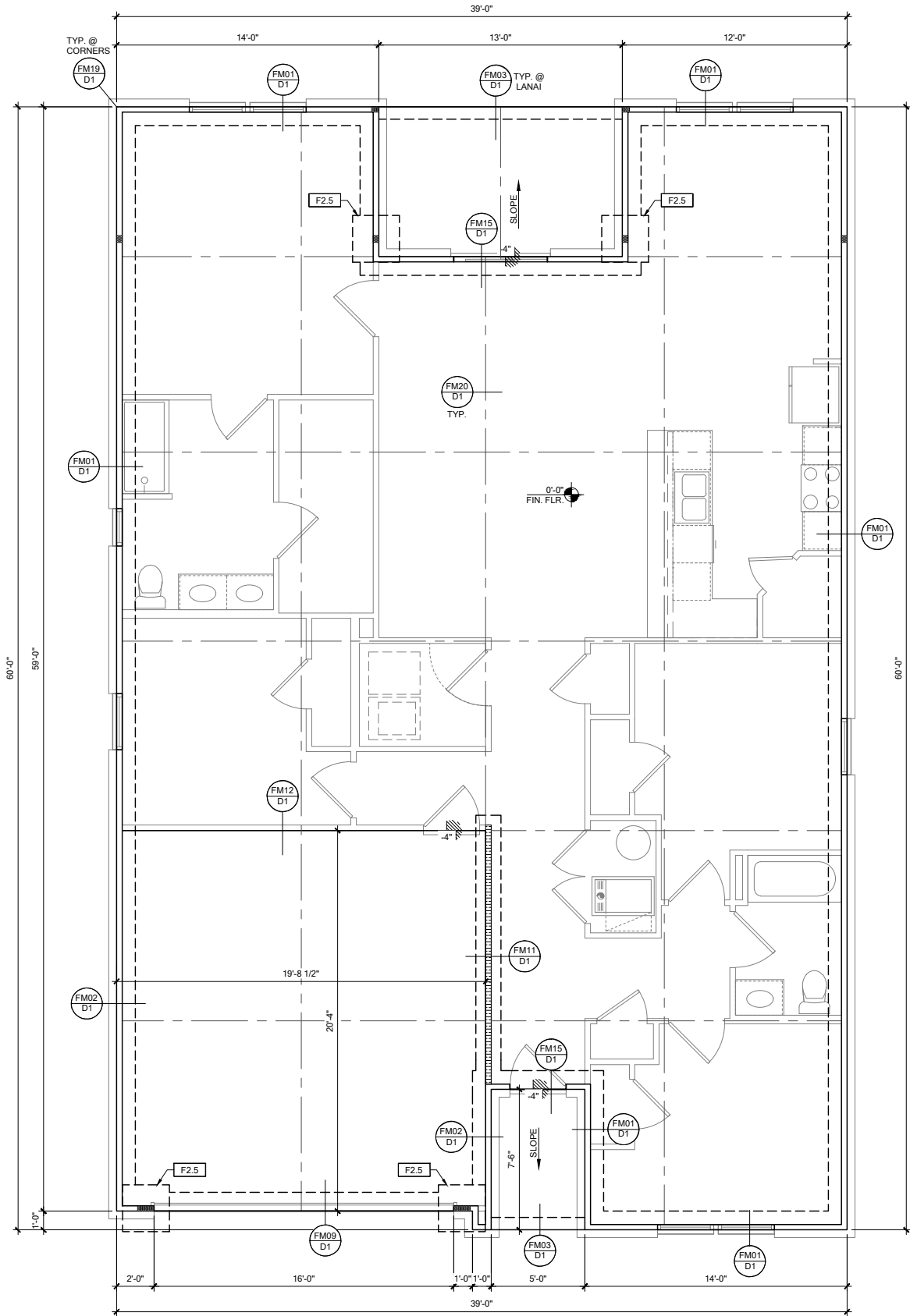
[illegible]

A.B.	Anchor Bolt	F.R. Sys.	Floor System	PSF	Pounds per square foot
Ab.	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	Req'd	Required
ALT.	Alternate	Galv.	Galvanized	Rm.	Room
Bm.	Beam	G.C.	General Contractor	Rnd.	Round
B/Brg	Bottom of Beam	G.F.I.	Ground Fault Interrupter	S.F.	Square Ft.
Brg	Bearing	G.T.	Girder Truss	SHT	Sheet
Cant.	Can'tilever	Hdr.	Header	S.L.	Side Lights
Cir.	Circle	Hgt.	Height	S.P.F.	Spruce Pine Fir
Clg.	Ceiling	Int.	Interior	Sq.	Square
CJ	Control Joint	KWall	Kneewall	S.Y.P.	Southern Yellow Pine
Col.	Column	L.F.	Linear Ft.	Thk'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.	Microclam	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.	Versalam
Ext.	Exterior	Opr'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

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. WE HAVE NO HOME REPAIRS DONE 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.

0	NOTES & SCHEDULES		
1	FOUNDATION PLAN		
2	ROOF FRAMING PLAN		
4	NOTES & SCHEDULES		
1	FOUNDATION DETAILS		
2	FRAMING DETAILS		
3	FRAMING DETAILS		
4	FRAMING DETAILS		
5	FRAMING DETAILS		





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: October 4, 2021
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]



LOT 20
RESERVE AT JEWEL LAKE
33-S3-16-02439-202
LAKE CITY, FL 32024

PLAN NUMBER:
33911776

MODEL:
RADFORD

SHEET NO:

RELEASE DATE:
02.22.2021

DRAWING TITLE:
FOUNDATION PLAN

S1



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

- ## PLAN KEY NOTES

WALL TYPE

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



CENTURY
Complete

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1005 F001 NO. 2174400

DATE: October 4, 2021

NAME: [REDACTED]

FDS
FIRE DETECTION & SUPPRESSION
238 Southall Lane, Suite 200
Midland, TX 79701
O: 312-192-0491 F: 407-880-2304
Certificate of Authorization No. 9161

☐ CARLA A. BROWN, PE - FL #56126
☐ LUIS PABLO TORRES, PE - FL #67864

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LOT 20
RESERVE AT JEWEL LAKE
33-S3-16-02439-202
LAKE CITY, FL 32024

PLAN
NUMBER:
33911776

RELEASE
DATE:
02.22.2021

MODEL: RADFORD

DRAWING
TITLE:
ROOF FRAMING PLAN

SHEET
NO:

S2

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

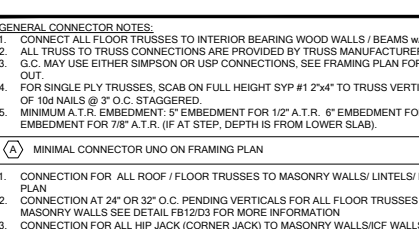
SIMPSON - CONNECTOR SCHEDULE					
MARK	TYPE	CONNECTOR & FASTENERS	SPF	SYP	
(B)	FRAME TO FRAME	H2 5A w/ (10)8d NAILS	535	565	
(C)	FRAME TO FRAME	H2 5A w/ (18)10d x 1 1/2"	1015	1040	
(D)	FRAME TO FRAME	H10A-2 w/ (10)14 x 1 1/2 at 12" AT EXTERIOR LOCATIONS	930	1080	
(E)	FRAME TO FRAME	MTS12 w/ (14)10d x 1 1/2" AT EXTERIOR LOCATIONS	860	990	
(F)	FRAME TO FRAME	HTS20 w/ (24)10d x 1 1/2" AT EXTERIOR LOCATIONS	1125	1310	
(F)	FRAME TO FRAME	HTS20 w/ (48)10d x 1 1/2" AT EXTERIOR LOCATIONS	1250	2620	
(G)	FRAME TO MASONRY / 1/4" MIN. SINKS FOR FRAMES	(2) LGT2 w/ (32) 16d SINKERS & (14) 1/4" x 2 1/4" (14) 2" (16) 2" TRU PRUS	3500-M	4060-41	
(H)	FRAME TO	CV 1/4" x 2 1/4" (14) 2" TRU PRUS	3240-F	3770-F	

Diagram illustrating a wall section with blocking and sheathing details. The diagram shows a cross-section of a wall with vertical studs and horizontal blocking. The following components are labeled:

- (2)- 2x TOP PLATE BEYOND
- 15/32" OSB E SHEATHING
- SOLID 2x BLOCKING @ ALL SHEATHING EDGES (SEE SECTION X-X)
- Labels F, C, and D are placed within the wall section.

U3	MASONRY / FRAME	& (8) 3/8" x 5" TITEN (2 PLY TRUSS) OR (52) 16d SINKERS FOR FRAME (EA)	4/30-M 5010-F	65/U-M 6960-F
K	BEAM TO BEAM	HU410 OPT HUC410 w/ (18) 16d & (10) 10d NAILS		G#2680 U#1895

(Z)	BEAM TO MASONRY / FRAME	HU46 OPT HU46 w (6) 10d NAILS & (2) 1/4" x 3" TITAN (TO MAS.) OR (12) 16d & (6) 10d (FOR FRAME)	GW1785 UW1135 SYP-F	GW3000 UW1135 SYP-M
(T)	FRAME TO FRAME	H10S w (24) x 10d x 1/2" NAILS	770	910
(X)	FRAME TO FRAME	VGT w (16) 1/4"x3" SDOO WOOD SCREWS & HDU4-SDS2.5 w (10) 1/4"x1/2" SDOO WOOD SCREWS & (1) 5/8"x A.T.R.	3285	4565
(Y)	FRAME TO FRAME	(2) HT75 w (52) 16d"x2 1/2" NAILS & (2) 5/8"x A.T.R. (SEE NOTE #4)	8750	10180



4. CONNECTION FOR ALL CONTINUOUS RIM BOARD TO TOP OF MASONRY AT 32" O.C. EACH CORNER. G.C. TO VERIFY LOCATION DOES NOT CONFLICT w/TJI (IF APPLICABLE).

5. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALL/BEAMS w/ (2)  MINIMAL CONNECTOR UNO ON FRAMING PLAN

6. CONNECTION FOR JACK TRUSS TO WOOD WALL OR BEAM

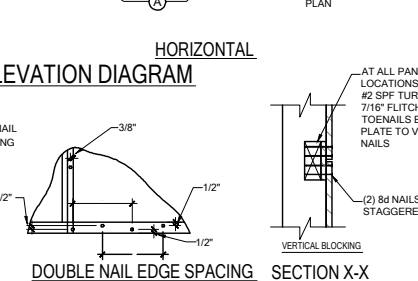
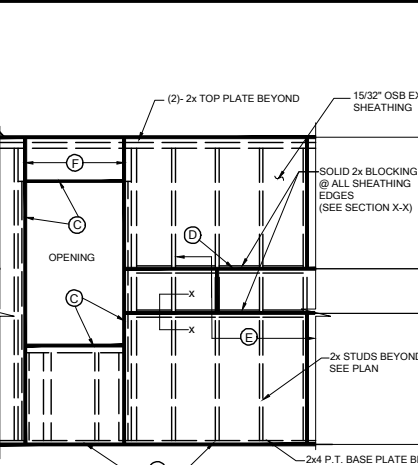
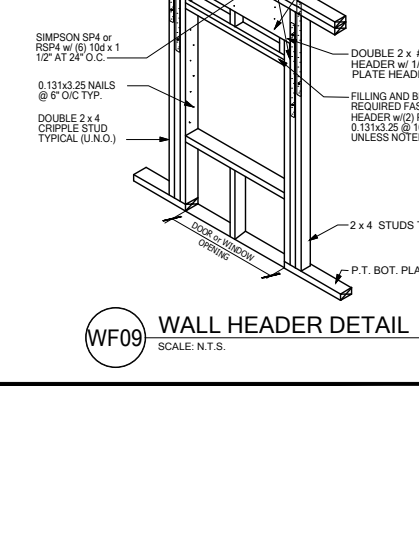
7. MINIMAL CONNECTOR UNO ON FRAMING PLAN

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

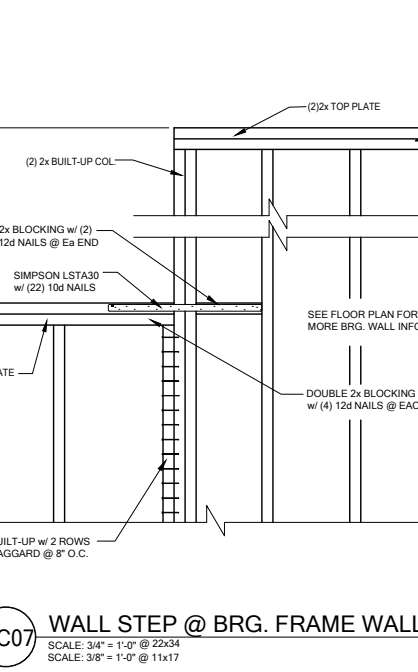
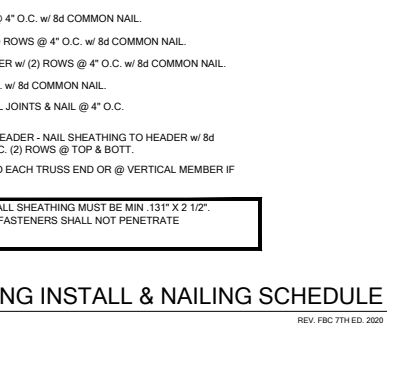


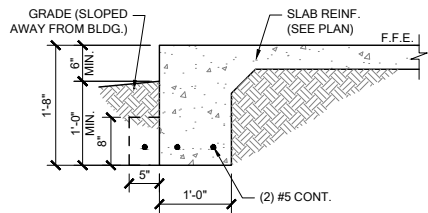
SEE SCHEDULE

(3)-ROWS 0.13
STAGGERED
EACH FACE

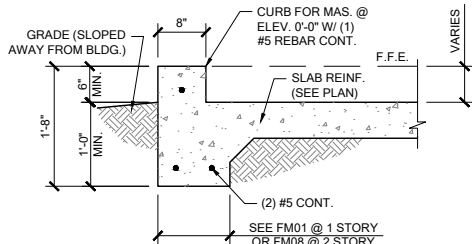


INSTALLED VERTICALLY OR HORIZONTALLY,
 PANEL EDGES WILL NEED TO BE
 BLOCKED AT ALL EDGES. A MINIMUM 1/8"
 BETWEEN PANELS AT EDGES AND END
 JOINTS. FASTENERS SHALL NOT
 BE MORE THAN 1/8".

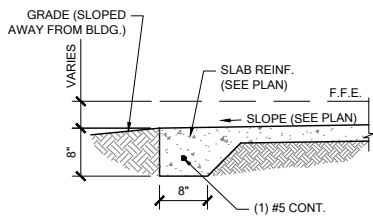




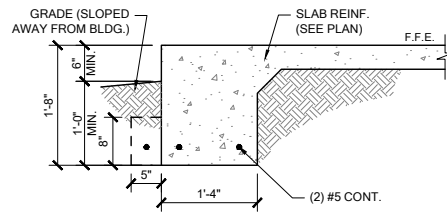
FM01 SINGLE STORY FTG
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



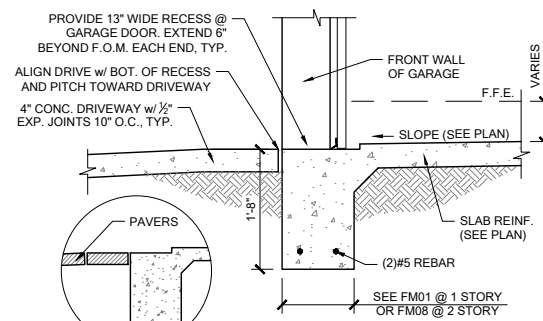
FM02 SECTION @ GARAGE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



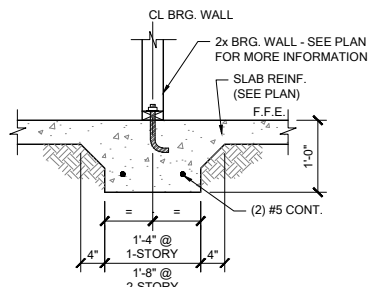
FM03 THICKENED EDGE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



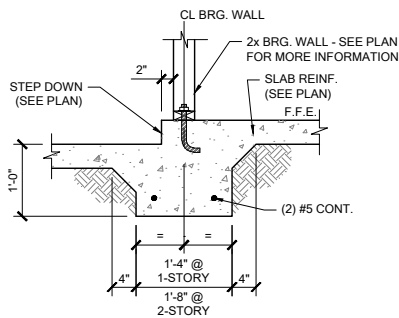
FM08 2-STORY FOOTING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



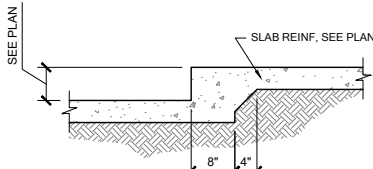
FM09 SECTION @ GARAGE DOOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



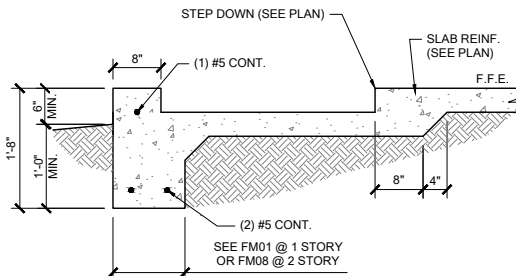
FM10 INTERIOR BEARING WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



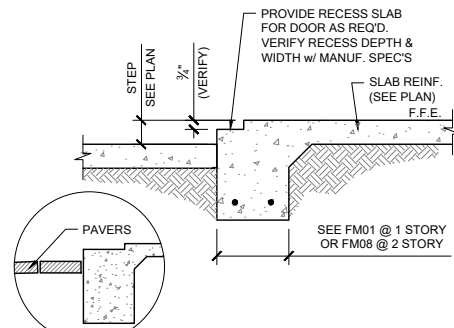
FM11 STEP DOWN BEARING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



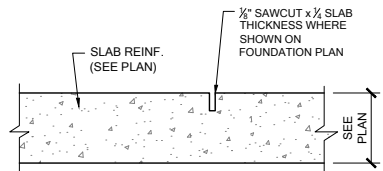
FM12 STEP DOWN @ NON BRG.
SCALE: 3/4" = 1'-0"



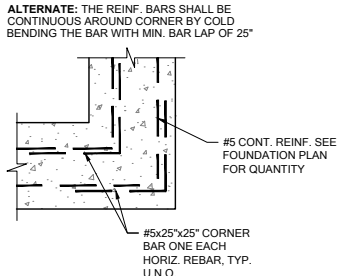
FM14 SECTION @ SHOWER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



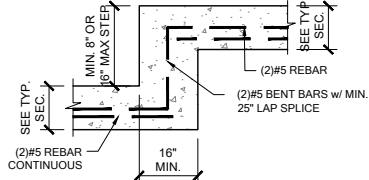
FM15 EXTERIOR BEARING @ RECESS
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



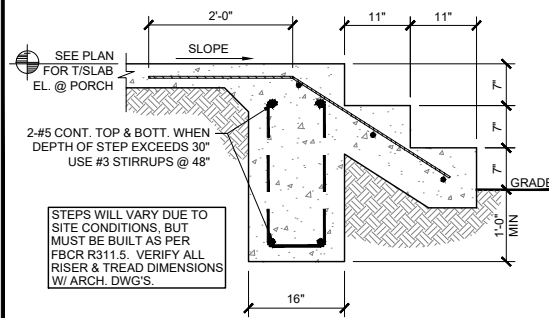
FM20 CONTROL JOINT
SCALE: N.T.S.



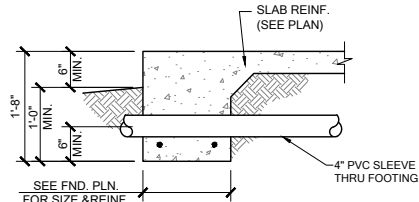
FM19 TYP. CORNER BAR DETAIL
SCALE: N.T.S.



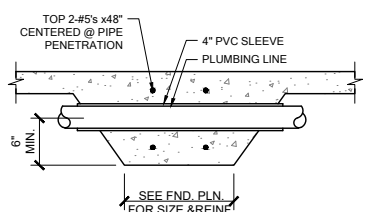
FM18 TYP. STEP FOOTING DETAIL
SCALE: N.T.S.



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

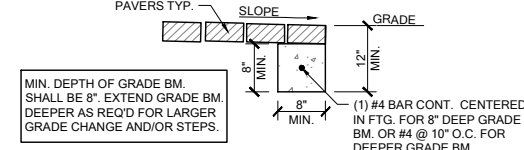


PIPE PERPENDICULAR TO EXTERIOR FOOTING

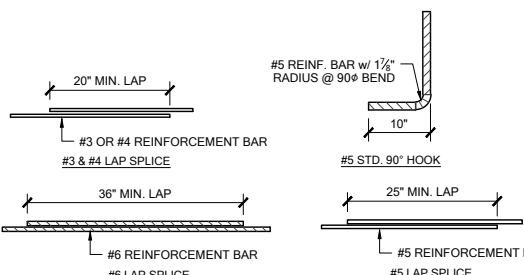


PIPE PERPENDICULAR TO INTERIOR FOOTING

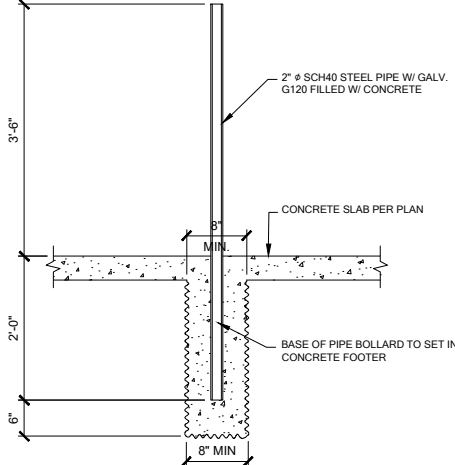
FM23 FOUNDATION PENETRATIONS, TYPICAL
SCALE: N.T.S.



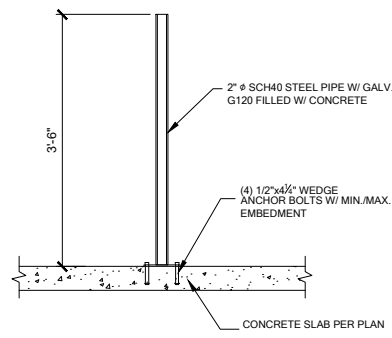
FM32 GRADE BEAM @ PAVER THRESHOLD
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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



GAS WATER HEATER



ELECTRIC WATER HEATER

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



DATE: October 4, 2021
DRAWING NO.: 33911776
FOUNDATION DETAILS



LOT 20
RESERVE AT JEWEL LAKE
33-S3-16-02439-202
LAKE CITY, FL 32024

PLAN NUMBER:
33911776

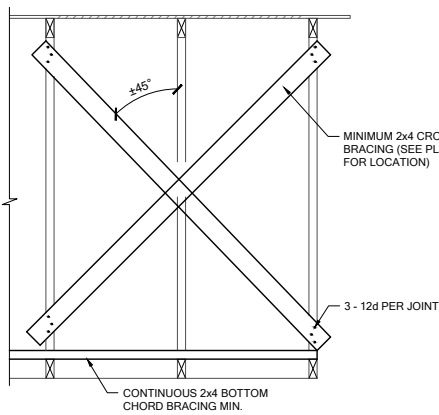
RELEASE DATE:
02.22.2021

MODEL:
RADFORD

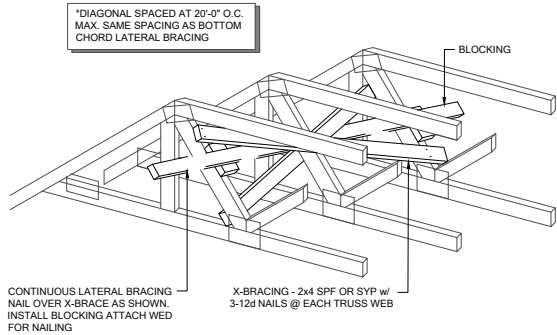
DRAWING TITLE:
FOUNDATION DETAILS

SHEET NO.:

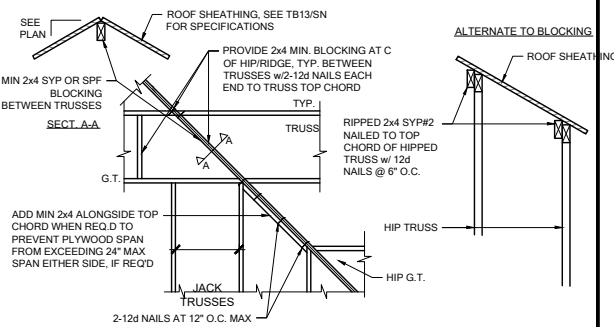
D1



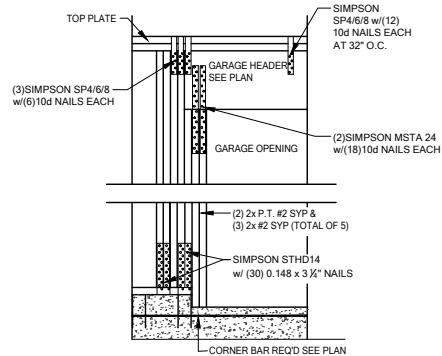
TB01 CROSS BRACING, TYP.
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



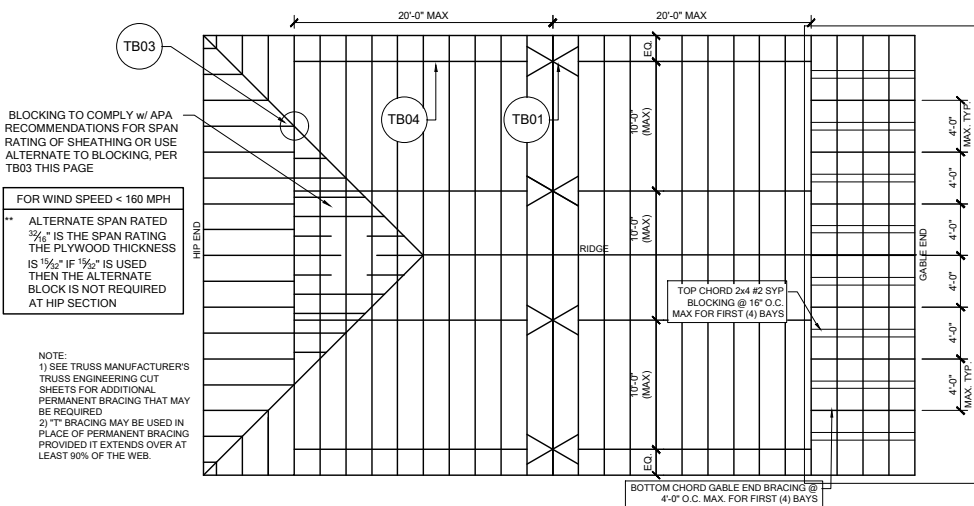
TB02 CROSS BRACING TYPICAL
SCALE: N.T.S.



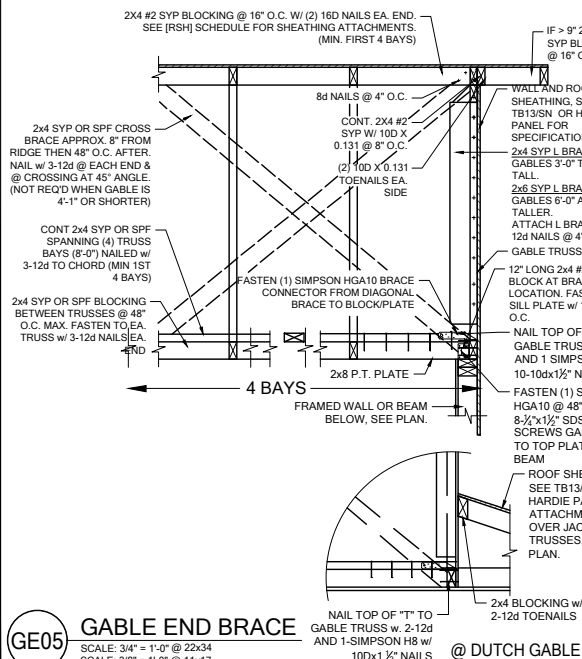
TB03 HIP/RIDGE BLOCKING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



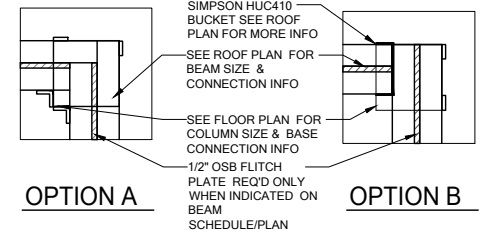
WC04 GARAGE HEADER ANCHOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



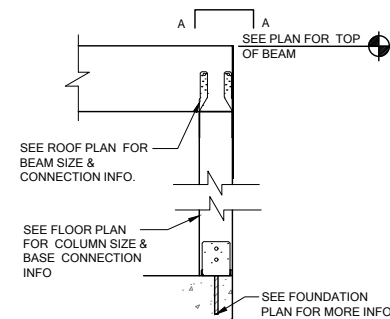
TB05 REQUIRED MIN. PERMANENT TRUSS BRACING PLAN
SCALE: N.T.S.



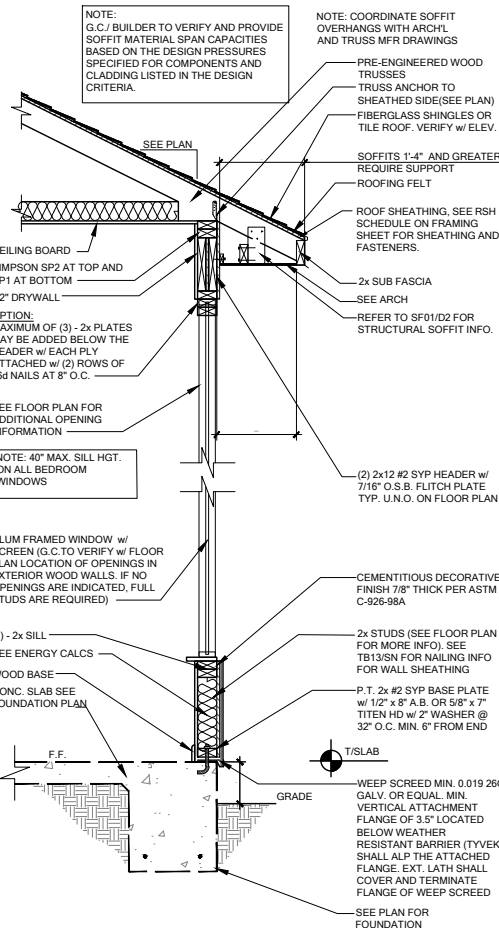
GE05 GABLE END BRACE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



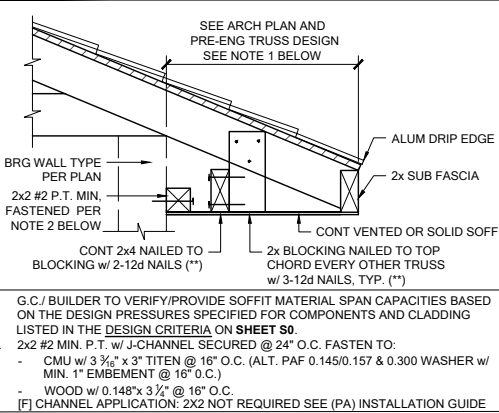
A COMMON BM. TO POST ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



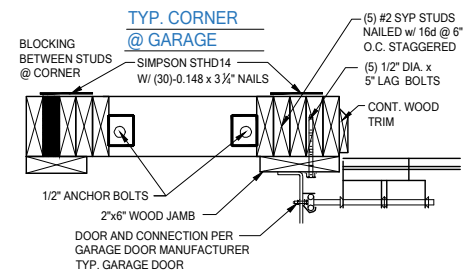
CD11 COMMON BM. ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



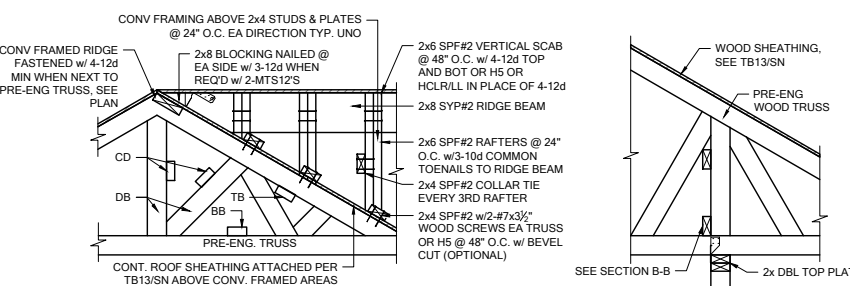
WS02 TYP. WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



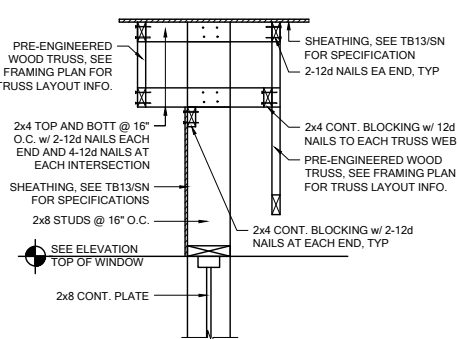
SF01 STRUCTURAL SOFFIT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17
NOT REQUIRED. VINYL SOFFITS >1'-0" SHALL HAVE MID BLOCKING PER R704.2.1
REFER TO THE PRODUCT APPROVAL FOR INSTALLATION DETAILS.



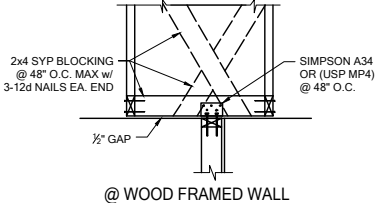
TYP. CORNER @ GARAGE



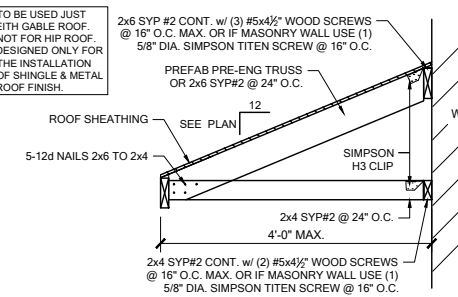
TB06 BLOCKING/CONV. FRAME DETAILS
SCALE: 1/2" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



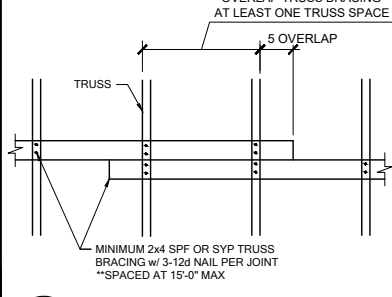
WF27 KNEEWALL @ ENTRY
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



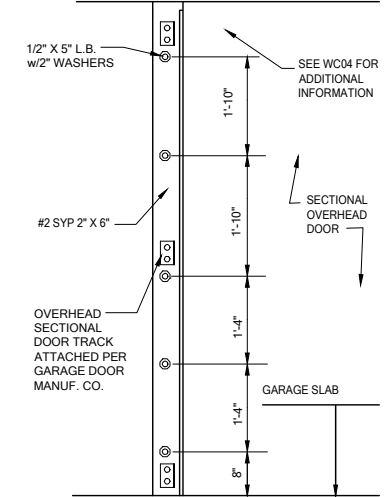
TB15 NON-BEARING EXTERIOR WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



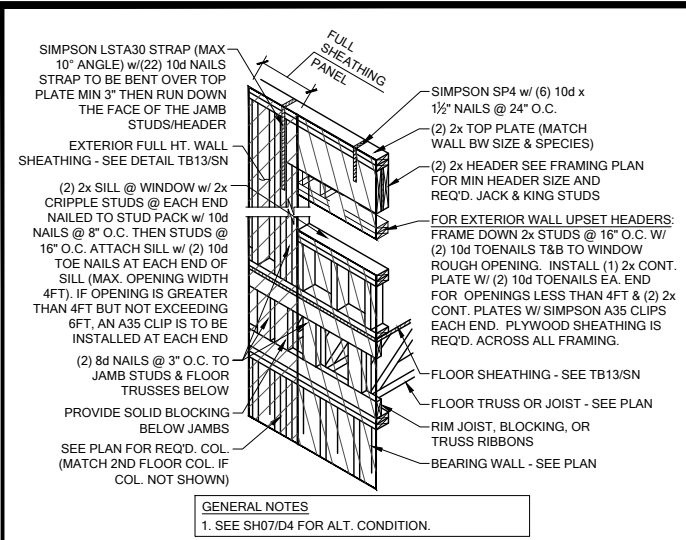
SR01 SHED ROOF CONNECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



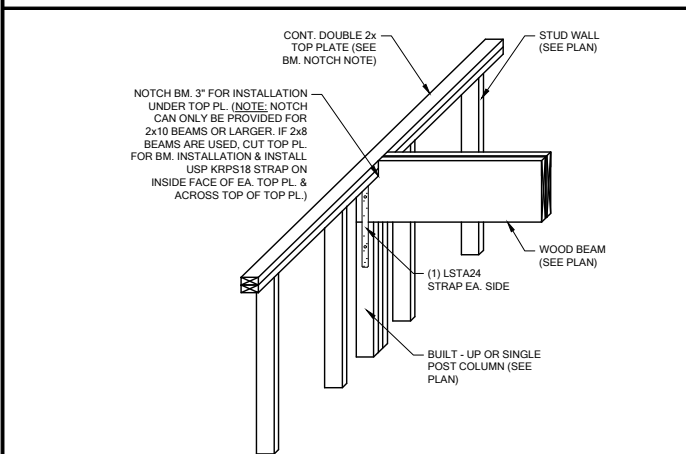
TB04 TRUSS BRACING OVER LAP
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



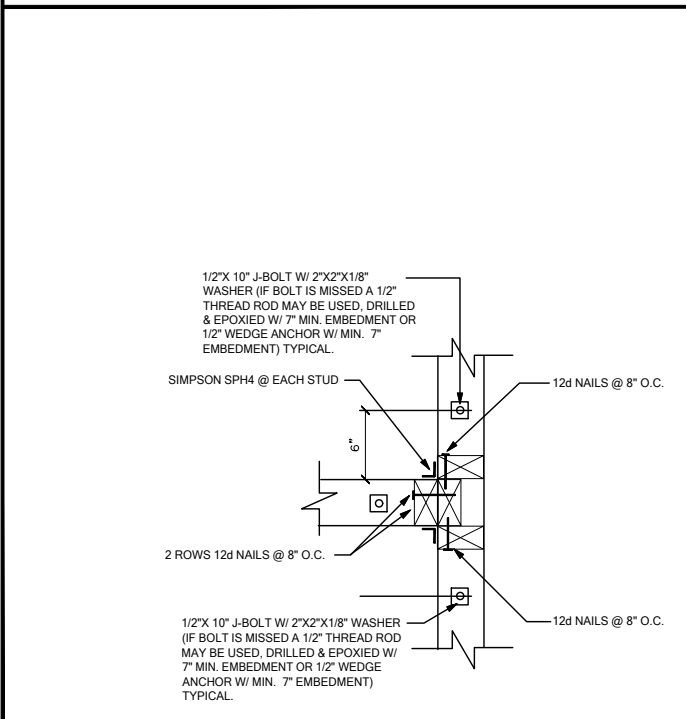
WC05 SECT. OVERHEAD GAR. DOOR INSTALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



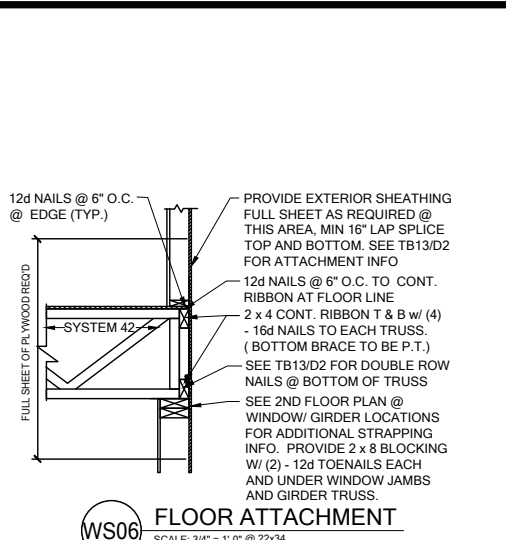
SH00 HEADER CONN. @ 2ND FLOOR (NO BASE STRAP)
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



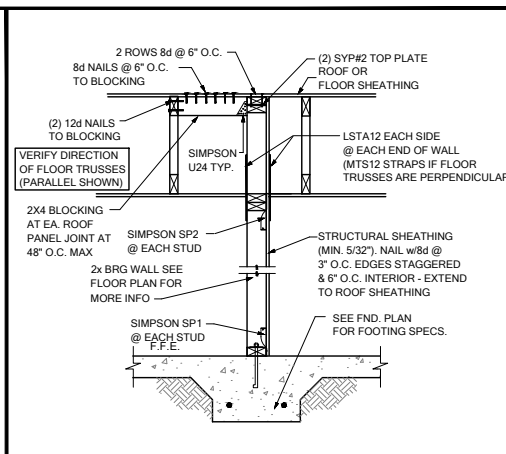
WF103 TYP. WOOD BEAM TO WOOD WALL CONN.
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



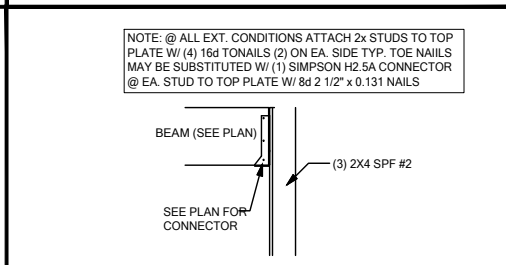
WC03 WALL TO WALL @ END OF SHEAR WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



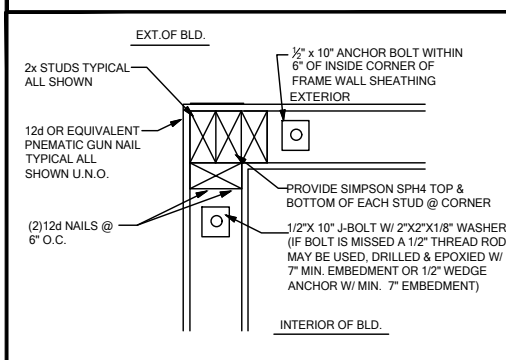
WS06 FLOOR ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



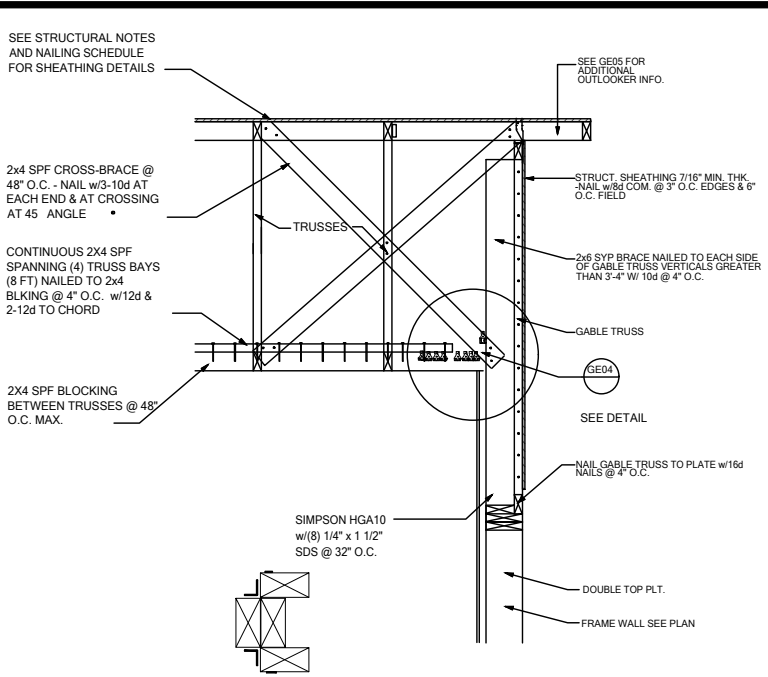
SW04 INTERIOR SHEAR WALL @ TRUSSES
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



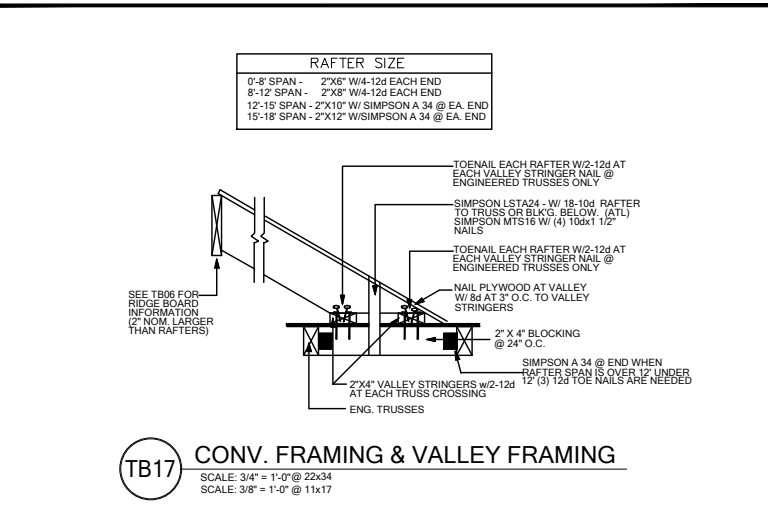
CD25 BEAM TO WALL CONNECTION
SCALE: 3/4" = 1'-0"



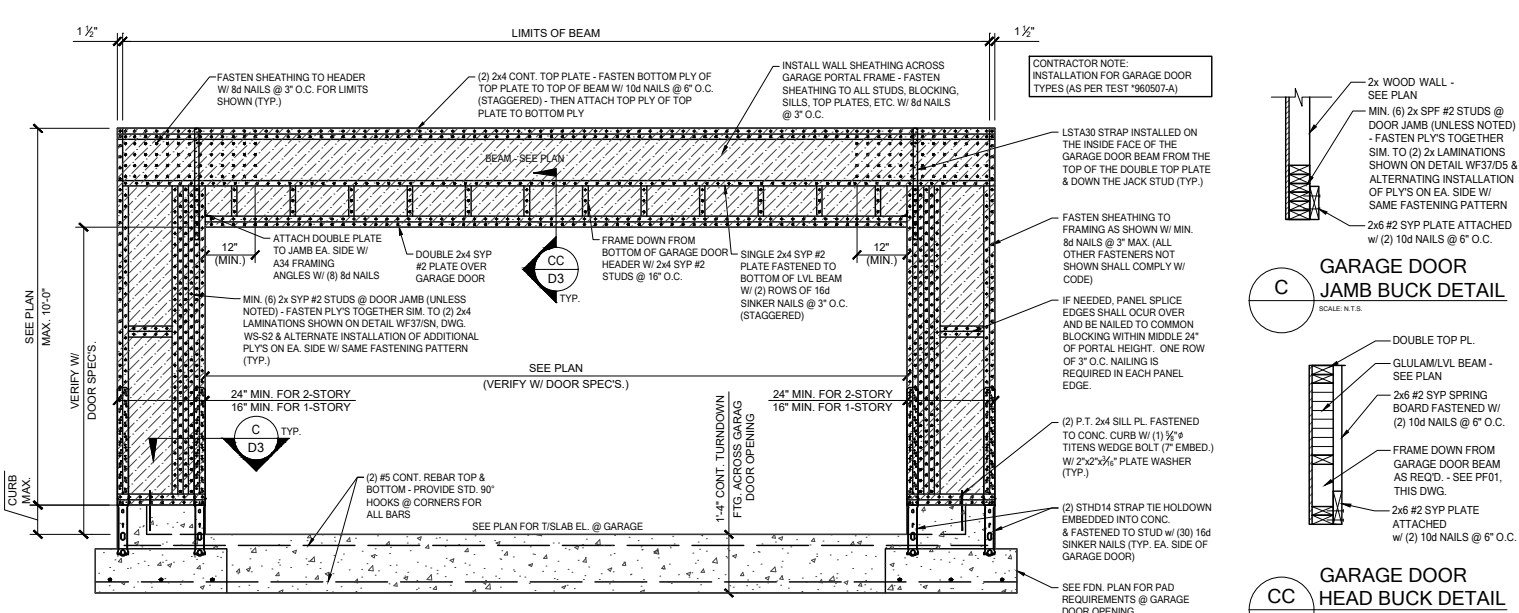
WC06 EXTERIOR FRAME CORNER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



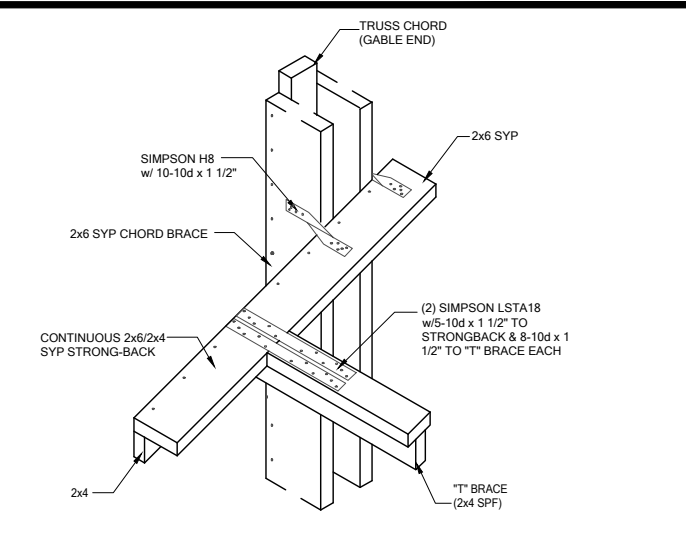
GE03 GABLE END BRACIN w/ VOLUME CEILING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



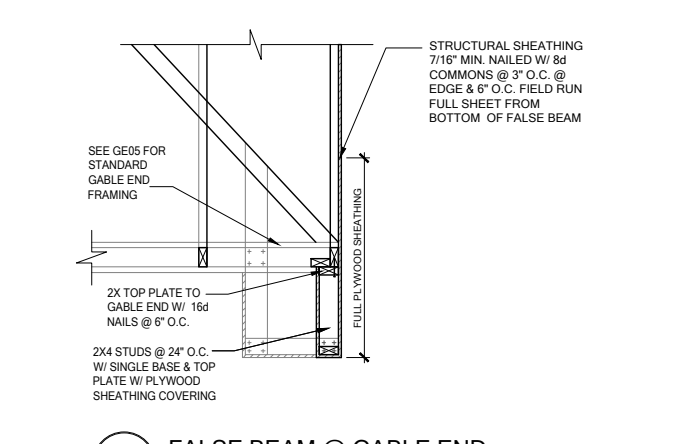
TB17 CONV. FRAMING & VALLEY FRAMING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



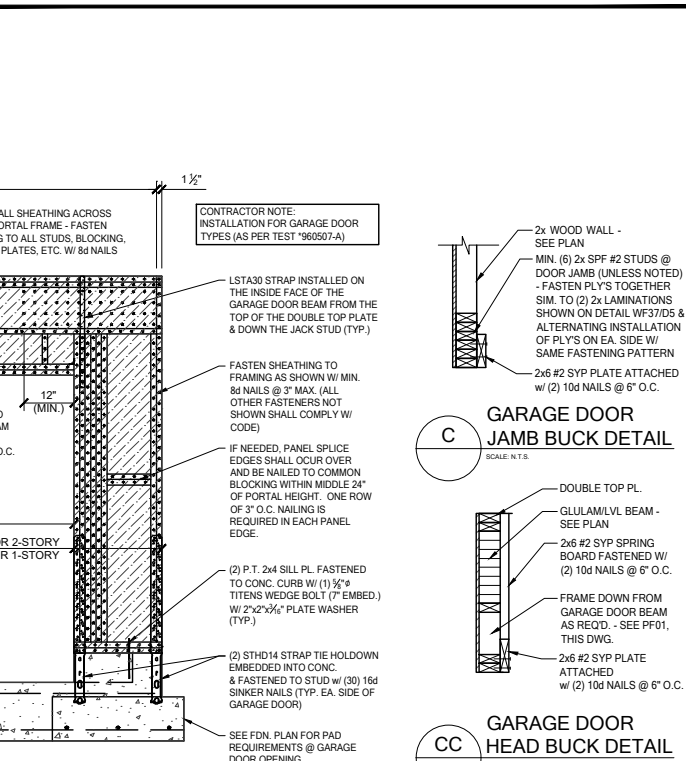
PF01 GARAGE DOOR PORTAL FRAME
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



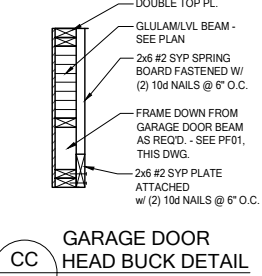
GE04 T" BRACE CONNECTION @ VOLUME CEILING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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



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



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



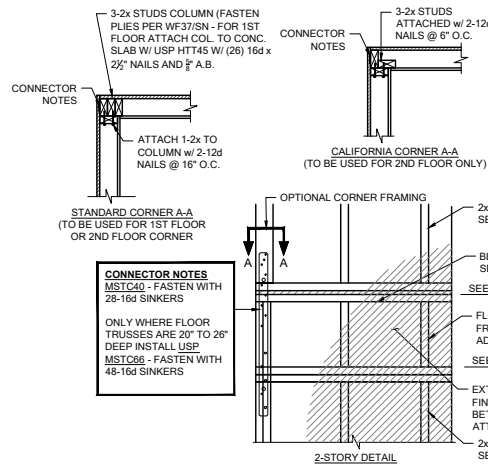
DATE: October 4, 2021
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]



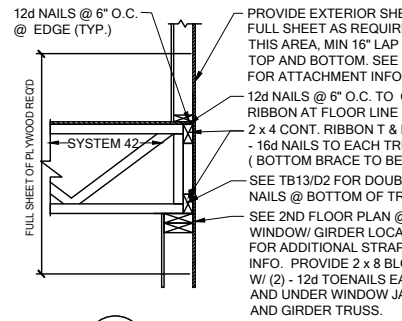
LOT 20
RESERVE AT JEWEL LAKE
33-S3-16-02439-202
LAKE CITY, FL 32024

PLAN NUMBER: 33911776
RELEASE DATE: 02.22.2021

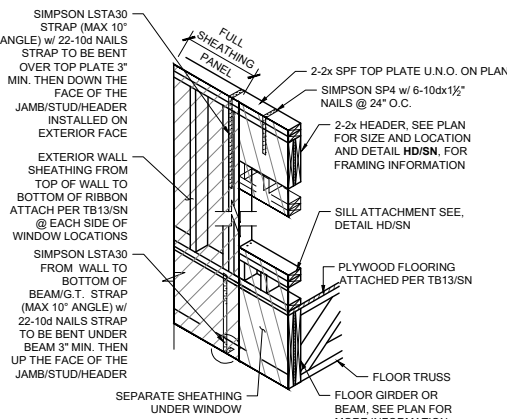
MODEL: RADFORD
DRAWING TITLE: FLOOR FRAMING DETAILS
SHEET NO: D3



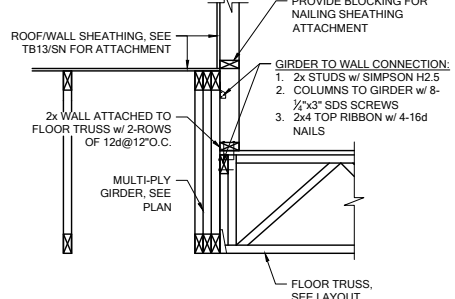
FB06 TYP. CORNER FRAMING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



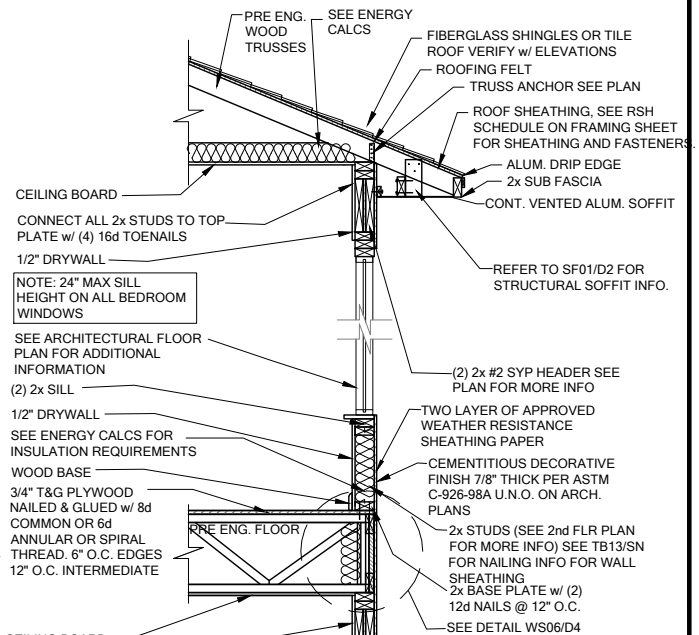
WS06 FLOOR ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



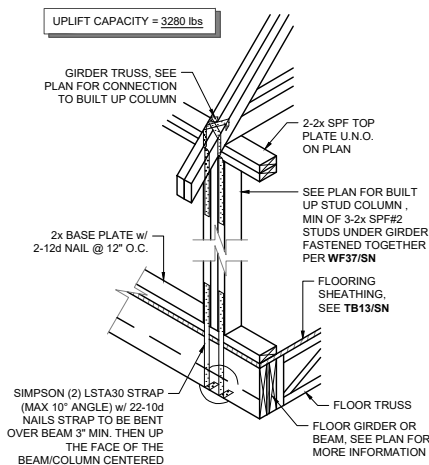
SH05 HEADER CONN. @ BEAM
SCALE: N.T.S.



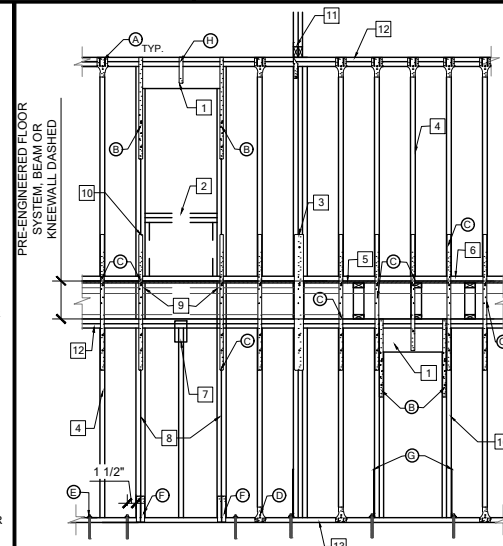
WF100 BRG. WALL OVER FLOOR SYSTEM
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



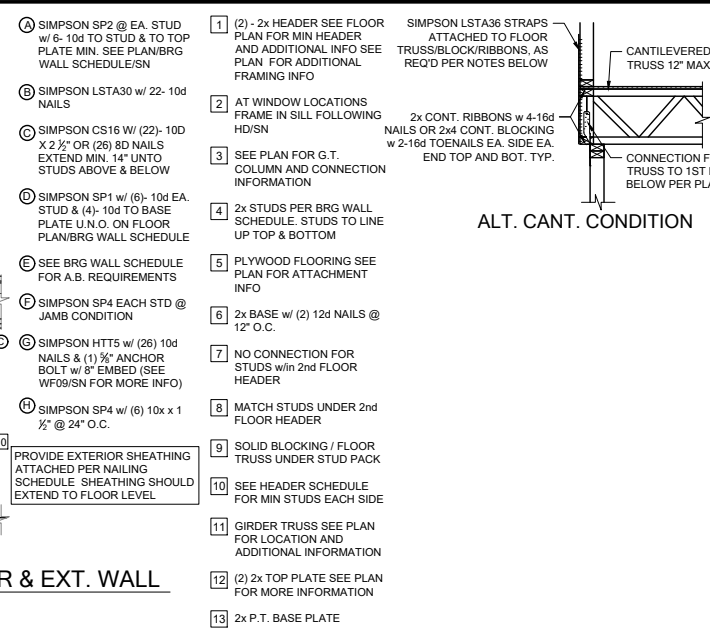
WS04 2 STORY FRAME WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



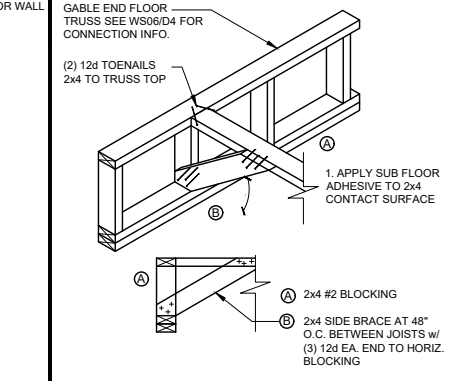
SG01 COLUMN CONN. @ BEAM
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



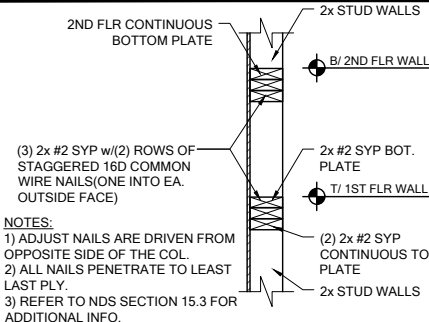
WF06 2-STORY INT. BEAR & EXT. WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



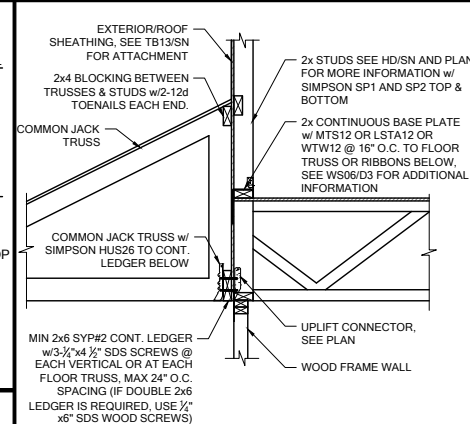
FC03 CANTILEVER FLOOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



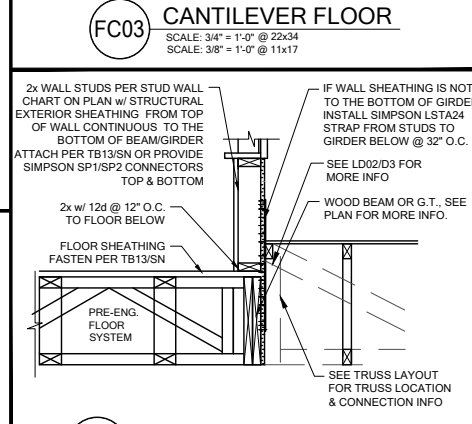
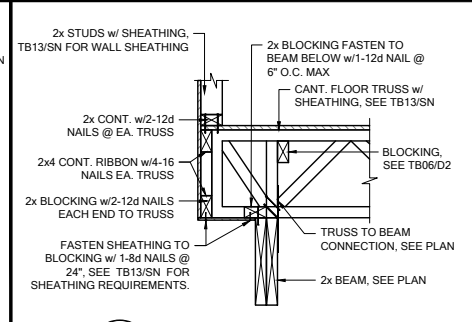
FB12 BLOCKING w/BOTTOM CHORD
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



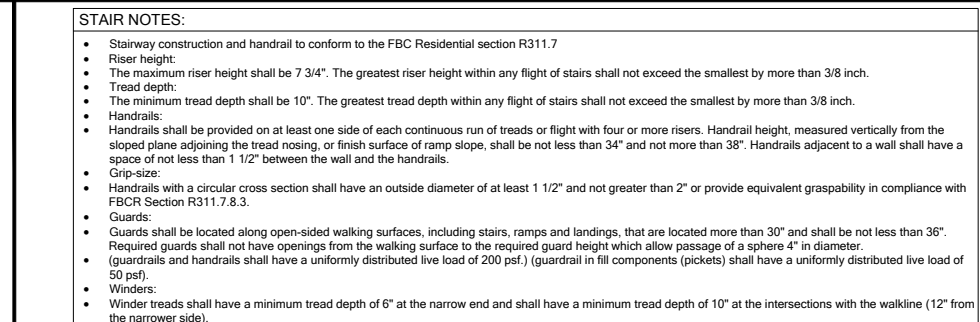
WF03 WALL SPLICE DETAILS
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



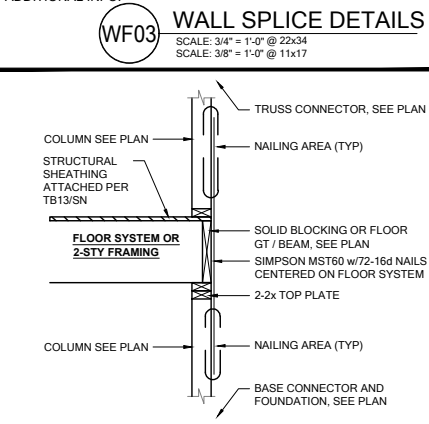
LD07 LEDGER CONNECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



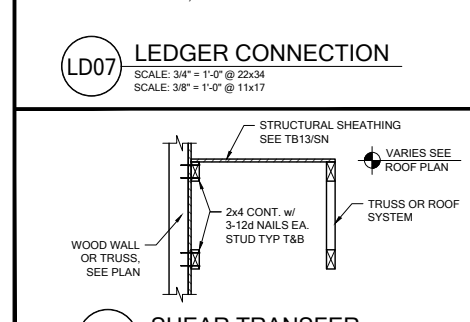
WF31 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



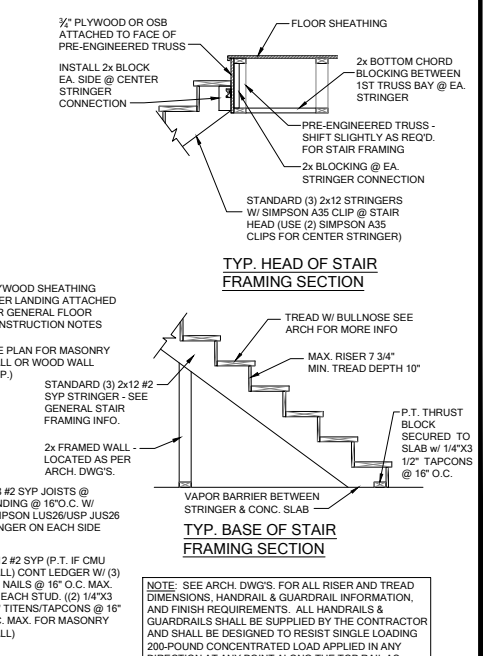
SD02 GENERAL STAIR SECTIONS & PLANS
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

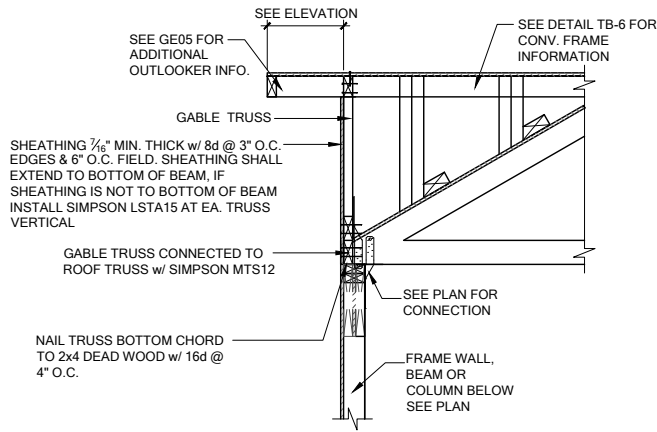


SG07 2-STORY COLUMN @ GIRDER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

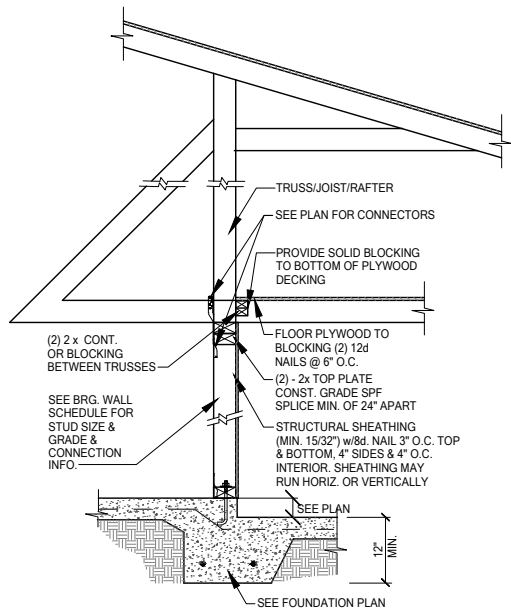


LD02 SHEAR TRANSFER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

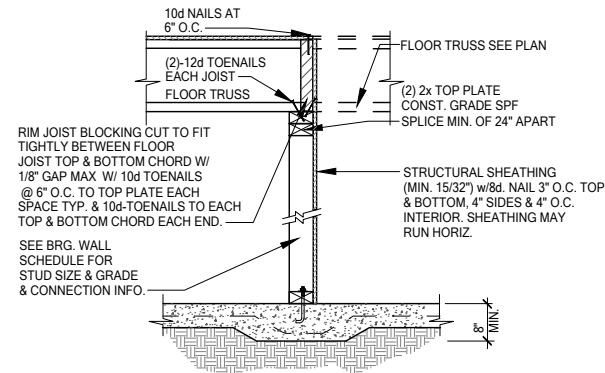




GE13A SECTION AT HIP GABLE
SCALE: 3/4" = 1'-0"
SCALE: 3/8" = 1'-0" @ 11x17

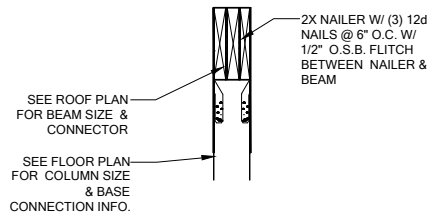


SW01 INTERIOR BEARING STEP-DOWN SHEARWALL w/UPLIFT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

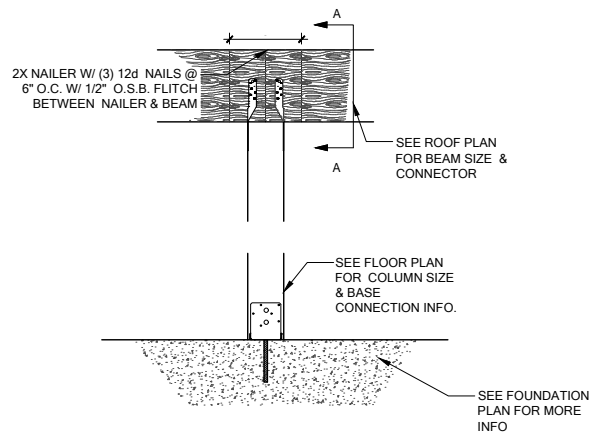


UPLIFT VALUES - (DOUBLE SIDE PLYWOOD DOUBLES VALUE BELOW)
SHEATHING I-SIDE - 860 LBS. PER TRUSS/JOIST/RAFTER

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