

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

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ARCHITECTURAL

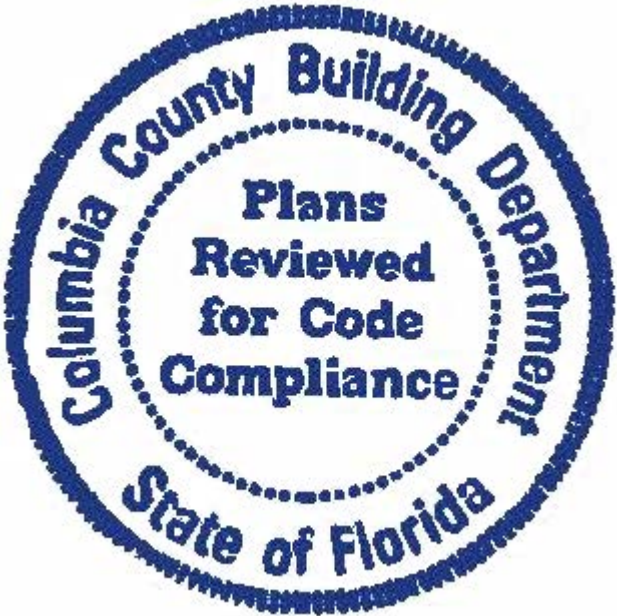
CS	GENERAL NOTES & LEGENDS
A1	EXTERIOR ELEVATIONS
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area tabulation 'a'

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 - RH
Florida Region (Frame)

BUILDING CODE COMPLIANCE

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

PRODUCT: NEW SINGLE FAMILY DETACHED

OCCUPANCY CLASSIFICATION:

RESIDENTIAL R-3

CONSTRUCTION CLASS:

UNPROTECTED

CONSTRUCTION TYPE:

TYPE VB

EMERGENCY ESCAPE:

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

APPLICABLE CODES:

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

2020 Florida Building Code, Residential, 7th Edition

2017 National Electrical Code, NFPA 70

256 Southrail Lane, Suite 200
O 321.972-2491 F 407.880-2304
Certificate Of Authorization No. 9161

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

Reserve at Jewel Lake
Lot 011
192 SW Bre Lane
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.

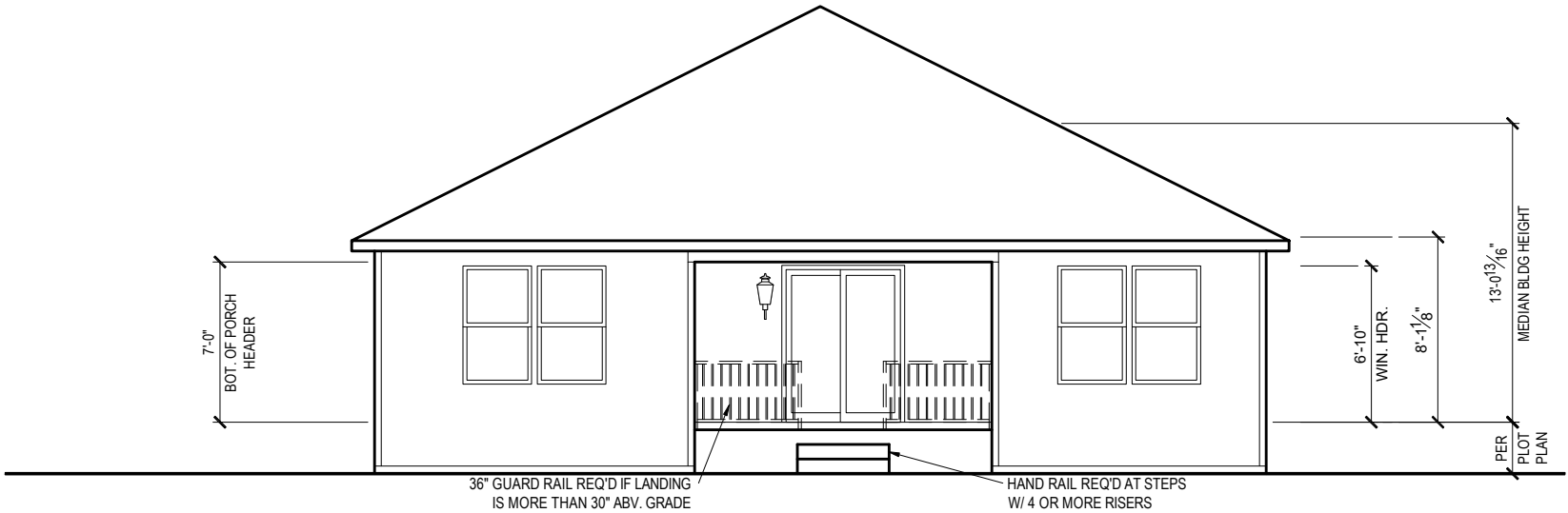
CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
3.

BRICK WAINSCOT WITH SLOPED BRICK ROWLOCK CAP.
4.

STONE WAINSCOT WITH SLOPED STONE CAP.
5.

3 1/2" VINYL TRIM SURROUND
6.

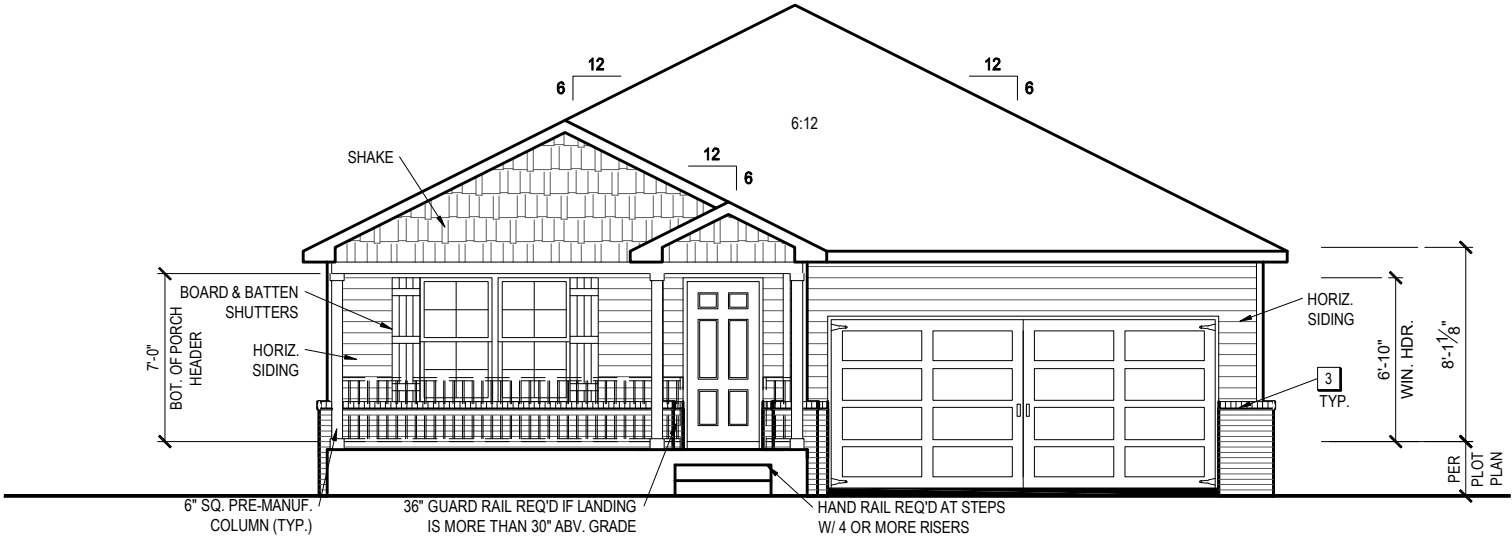
36" H. GUARDRAIL AS REQUIRED



REAR ELEVATION 'B1'

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

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



FRONT ELEVATION 'B1'

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

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



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IF SEAL AND SIGNATURE ARE NOT MADE ON ONE SET OF THE DRAWINGS, CONTACT THE CLERK FOR INFORMATION.



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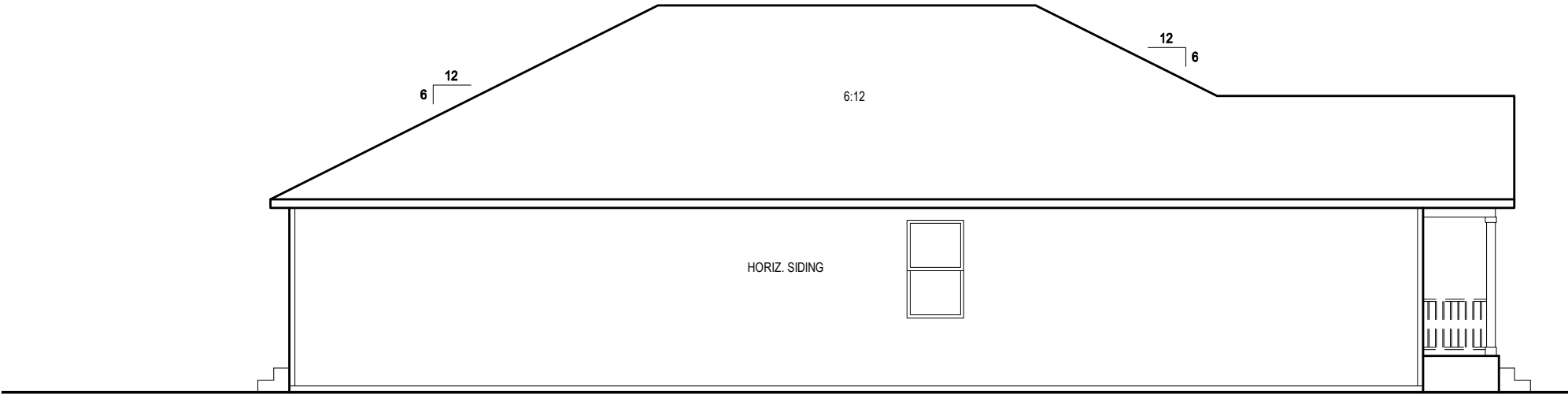
RELEASE DATE:
02.22.2021

MODEL:
RADFORD

DRAWING TITLE:
EXTERIOR ELEVATIONS - STEMWALL

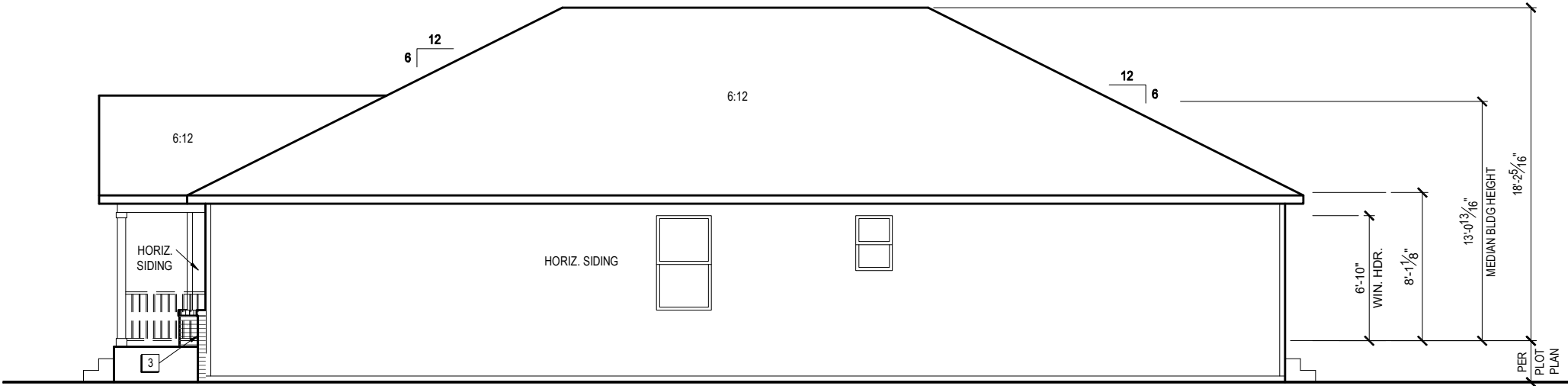
SHEET NO:

1.1-B1s




LEFT SIDE ELEVATION 'B1'

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



RIGHT SIDE ELEVATION 'B1'

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



1-14-2022

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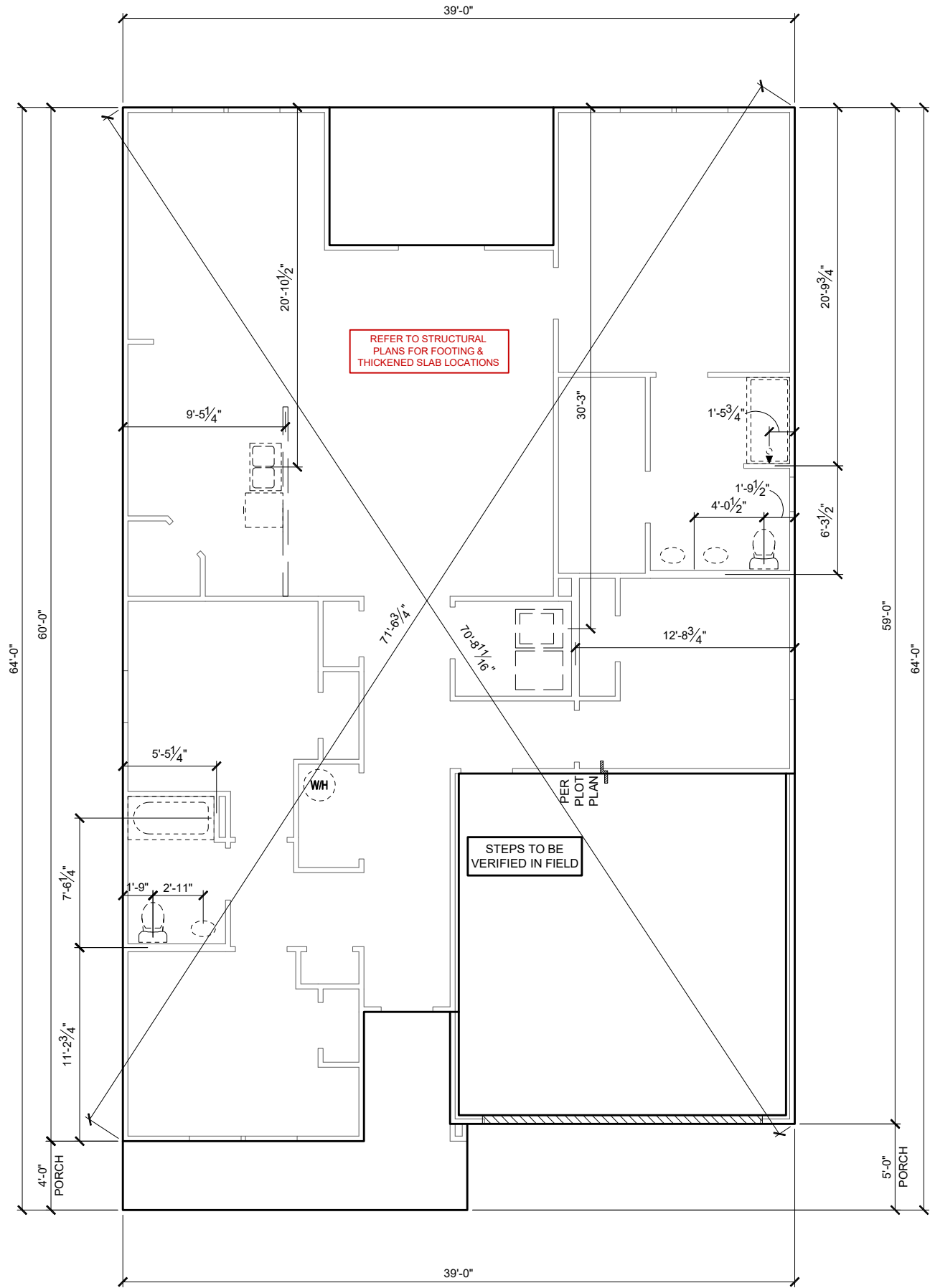
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PLAN NUMBER:	33911776	RELEASE DATE:	02.22.2021
MODEL:	RADFORD		
DRAWING TITLE:	EXTERIOR ELEVATIONS - STEMWALL		
SHEET NO:	1.2-B1s		

GENERAL SLAB FOUNDATION NOTES


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



SLAB PENETRATION PLAN 'B1'

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

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



1-14-2022

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


NOTES & LEGENDS


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


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

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

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

 2X4 FRAME WALL

 2X6 FRAME WALL

 BALLOON FRAME WALL (PER STRUCTURALS)

KEYNOTES

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

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

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

A4 PULL DOWN STAIRS 25.5" x 54"

A5 TEMPERED SAFETY GLASS PER IRC R308.4

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

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

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

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

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

K2 38" KNEE WALL WITH 1x CAP

K3 46" KNEE WALL WITH CAP PER SPECS

K4 34 1/2" KNEE WALL

K5 42" KNEE WALL WITH 1x CAP

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

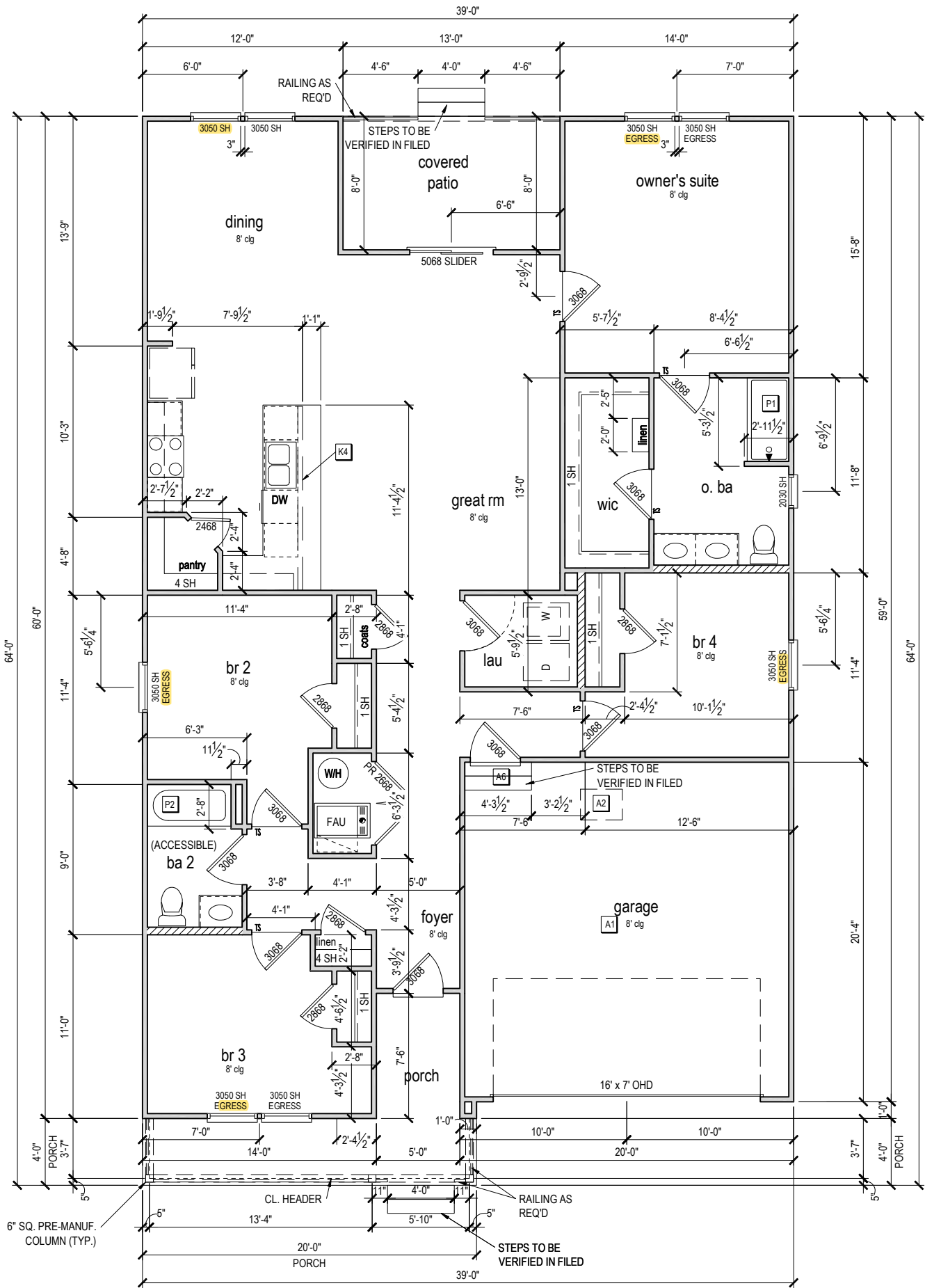
P2 30"x60" TUB PER SPECS
- S1 BOX STAIR WITH 38" KNEE WALL & 1X CAP

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

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


area tabulation 'b'

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




FIRST FLOOR PLAN 'B'

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



1-14-2022



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MODEL: RADFORD

DRAWING TITLE: FIRST FLOOR PLAN - STEMWALL

PLAN NUMBER: 33911776

RELEASE DATE: 02.22.2021

SHEET NO: 3.1-Bs

ATTIC VENT CALCULATION

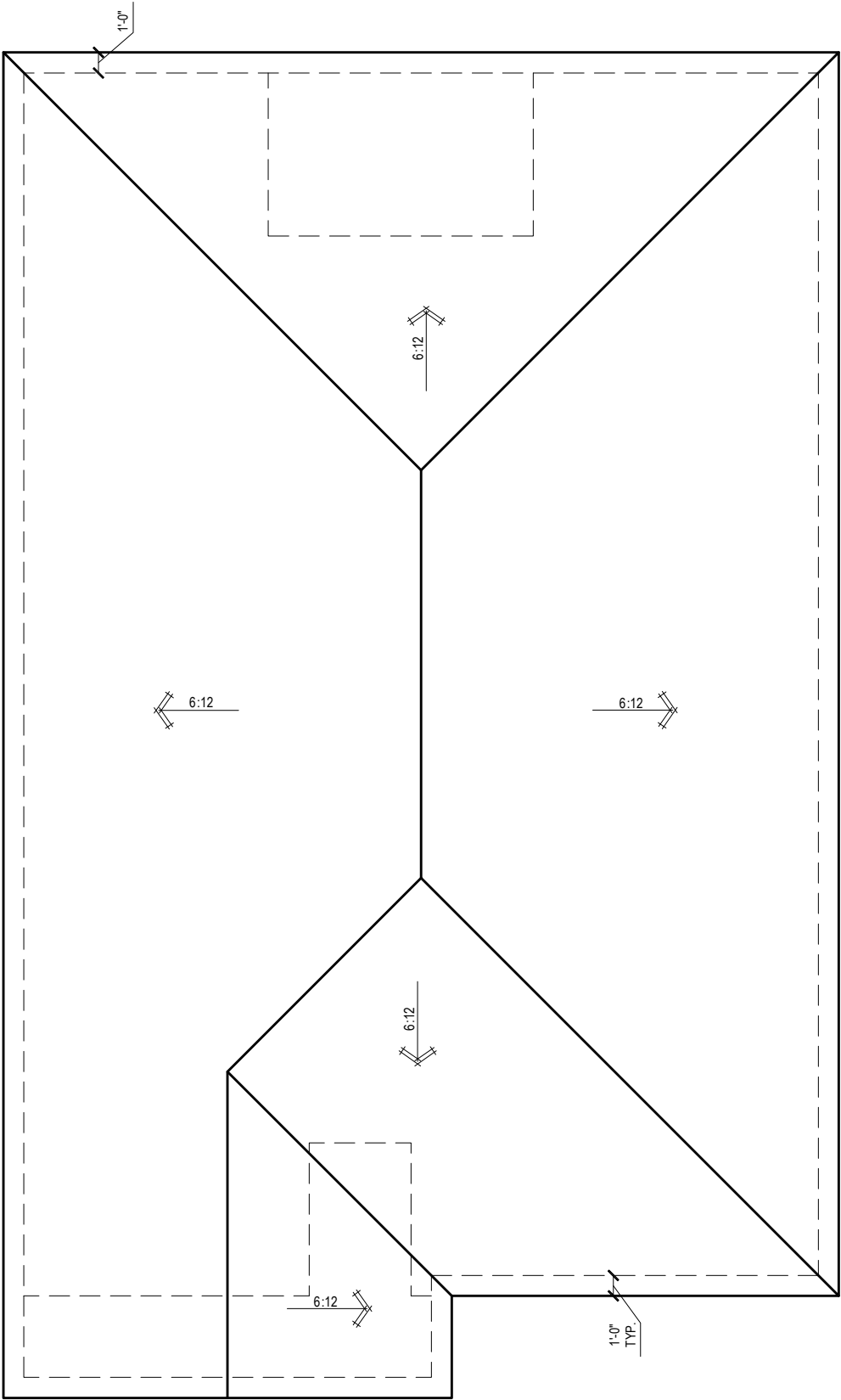
ATTIC VENTILATION TO COMPLY w/ F.B.C RESIDENTIAL CODE. THE REQUIRED NET FREE VENTILATING AREA OF NOT LESS THAN 1/150 OF THE SPACE VENTILATED. AREA MAY BE REDUCED TO 1/300 PROVIDED THAT 40 TO 50 PERCENT OF THE REQ'D VENTILATING AREA IS PROVIDED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST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

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


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

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


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



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



1-14-2022



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MODEL: **RADFORD**

DRAWING TITLE: **ROOF PLAN**

SHEET NO: **6.1-B**

ELECTRICAL LEGEND

\$

SWITCH

\$3

3 WAY SWITCH

\$4

4 WAY SWITCH

WALL MOUNTED LIGHT

LED DOWNLIGHT

DISCONNECT

CEILING FIXTURE OUTLET

S

SMOKE DETECTOR

C

SMOKE/CARBON MONOXIDE ALARM

SW

110v RECEPTACLE

110v SWITCHED RECEPTACLE

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

110v DEDICATED RECEPTACLE FOR SECURITY/STRUCTURED WIRING PANEL

220v RECEPTACLE

110v FLOOR RECEPTACLE

DISPOSAL

CHIME

BATH EXHAUST FAN

CEILING FAN PREWIRE WITH BRACING FOR FUTURE FAN

PW

VP=VAPOR PROTECTED

B = BRACE FOR FUTURE FAN

H = HANGING

P = OPT. PENDANT

•

PROVIDE ADDITIONAL EXTERIOR WEATHERPROOF RECEPTACLE WITHIN 15 FEET OF CONDENSING UNITS

•

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

•

ALL GARAGE OUTLETS SHALL BE ON A DEDICATED CIRCUIT

•

IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

•

DWGS. ARE DIAGRAMMATICAL & INDICATE THE GENERAL ARRANGEMENT OF THE ELECTRICAL WORK. ANY DISCREPANCIES ON THE DOCUMENTS SHALL BE CALLED TO THE ARCHITECT'S ATTENTION PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE ELECTRICAL DRAWINGS.

KEYNOTES

E1 ELECTRICAL PANEL PER SPECS

E2 INSTALL GFI OUTLET UNDER SINK FOR FUTURE DISPOSAL

E3 DOOR CHIME TRANSFORMER LOCATION

E4 MECHANICAL ROOMS TO INCLUDE KEYLESS LIGHT, PLUG AND DISCONNECT FOR AIR HANDLER

E5 COACH LIGHT ONLY IF REQUIRED BY LOCAL MUNICIPALITY. INSTALL AT 68" AFF

E6 INSTALL COACH LIGHT AT 68" AFF

FIRST FLOOR ELECTRICAL PLAN 'B'

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

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

1-14-2022

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RELEASE DATE:
02.22.2021

MODEL:
RADFORD

DRAWING TITLE:
FIRST FLOOR ELECTRICAL

SHEET NO:

E1.1

ABBREVIATIONS					
A.B.	Anchor Bolt	Flr. Sys.	Floor System	PSF	Pounds per square foot
Abv.	Above	F.O.M.	Face Of Masonry	P.T.	Pressure Treated
Adj.	Adjustable	Fl.	Foot / Feet	R.D.	Radius
A.F.F.	Above Finished Floor	Flt.	Footing	Req'd.	Required
ALT.	Alternate	Galv.	Galvanized	Rm.	Room
Bm.	Beam	G.C.	General Contractor	Rnd.	Round
B/Beam	Bottom of Beam	G.F.I.	Ground Fault Interrupter	S.F.	Square Ft.
Brg.	Bearing	G.T.I.	Girder Truss	SHT	Sheet
Can't.	Can't/lever	Hdr.	Header	S.L.	Side Lights
Clc.	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.	Thk'n	Thicken
Cont.	Continuous	Mas.	Masonry	T.O.B.	Top of Block
Dbi.	Double	Max	Maximum	T.O.M.	Top of Masonry
Dm.	Diameter	Min	Minimum	T.O.P.	Top of Plate
Ea.	Each	M.L.	Micromil	Trans.	Transom Window
E.W.	Each	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.	Versalum
Ext.	Exterior	Op'n	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

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTES:

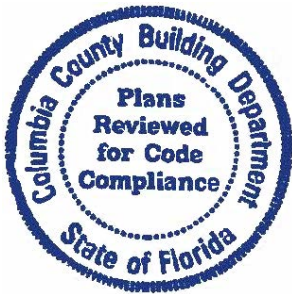
1. METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BOR-ACOR" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.
2. PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED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

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 CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.
3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR SAFETY PROCEDURES, THE MEANS AND METHODS OF CONSTRUCTION, TECHNOLOGIES, OR THE CONSTRUCTION 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 (DESIGN PROFESSIONAL OF RECORD) SHALL BE RESPONSIBLE FOR THE TRUSS SYSTEM 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.
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 321-972-0491 IMMEDIATELY. NO BACK CHARGES WILL BE CONSIDERED. 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 SIDINGS. THE DESIGNER AND BUILDER 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
39-1776 RADFORD B RH

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: ASCSE/SE 7-16
- ALUMINUM DESIGN MANUAL - AAF-20

GENERAL ROOF LOADING

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

NOTE: LL REDUCTIONS ARE ALLOWED PER CODE BUT ONLY WITH WRITTEN APPROVAL FROM EOR OR INDICATED ON PLAN

GENERAL FLOOR LOADING

	40 (PSF) 10 (PSF)	COMMENTS:
TOP CHORD LL		POINT ALONG THE TOP f. BALUSTERS 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		
BOTTOM CHORD LL	0 (PSF)	
BOTTOM CHORD DL	5 (PSF)	

SPECIAL FLOOR LOADING

GAME ROOM / READING ROOMS	60 (PSF)	COMMENTS: d. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP f. BALUSTERS 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)	
LIFT STAIRS	125 (PSF)	
GUARDRAILS AND HANDRAILS	200(LBS/)(d)	
GUARDRAIL-IN-FILL COMPONENTS	50 (LBS/)(f)	
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

	LL360 LL180	TL240 TL120	COMMENTS:
ROOF TRUSSES**	LL360	TL240	
ROOF RAFTERS	LL360	TL240	
ROOF RAFTERS (W/O CLG)	LL360	TL240	
FLOOR TRUSSES/ BEAMS**	LL480	TL480	
* 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) (C)	<p style="text-align: center;">DIAGRAM</p>
10 - 19.99	(+) 25.5 (-) 26.6	
20 - 49.99	(+) 24.4 (-) 26.6	
50 - 99.99	(+) 22.8 (-) 23.8	
> 100	(+) 21.7 (-) 23.8	
<div><div>GARAGE DOORS* 9'-0" x 7'-0" (+) 22.5 (-) 25.5</div><div>SOFFIT 16'-0" x 7'-0" (+) 21.7 (-) 24.1</div></div>		
<div><div>(J) (+) 22.5 (-) 25.5</div><div>(K) (+) 21.7 (-) 24.1</div><div>(+) 25.5 (-) 33.6</div></div>		

GENERAL PRESSURE NOTES

NOTES:

- MULTIPLY THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND PRESSURES.
- "a" = 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 AREA.
- 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 PROVIDE 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		



LOT 11
RESERVE @ JEWEL LAKE
192 SW BRE LANE
LAKE CITY, FL 32024

PLAN NUMBER: 33911776	RELEASE DATE: 02.22.2021
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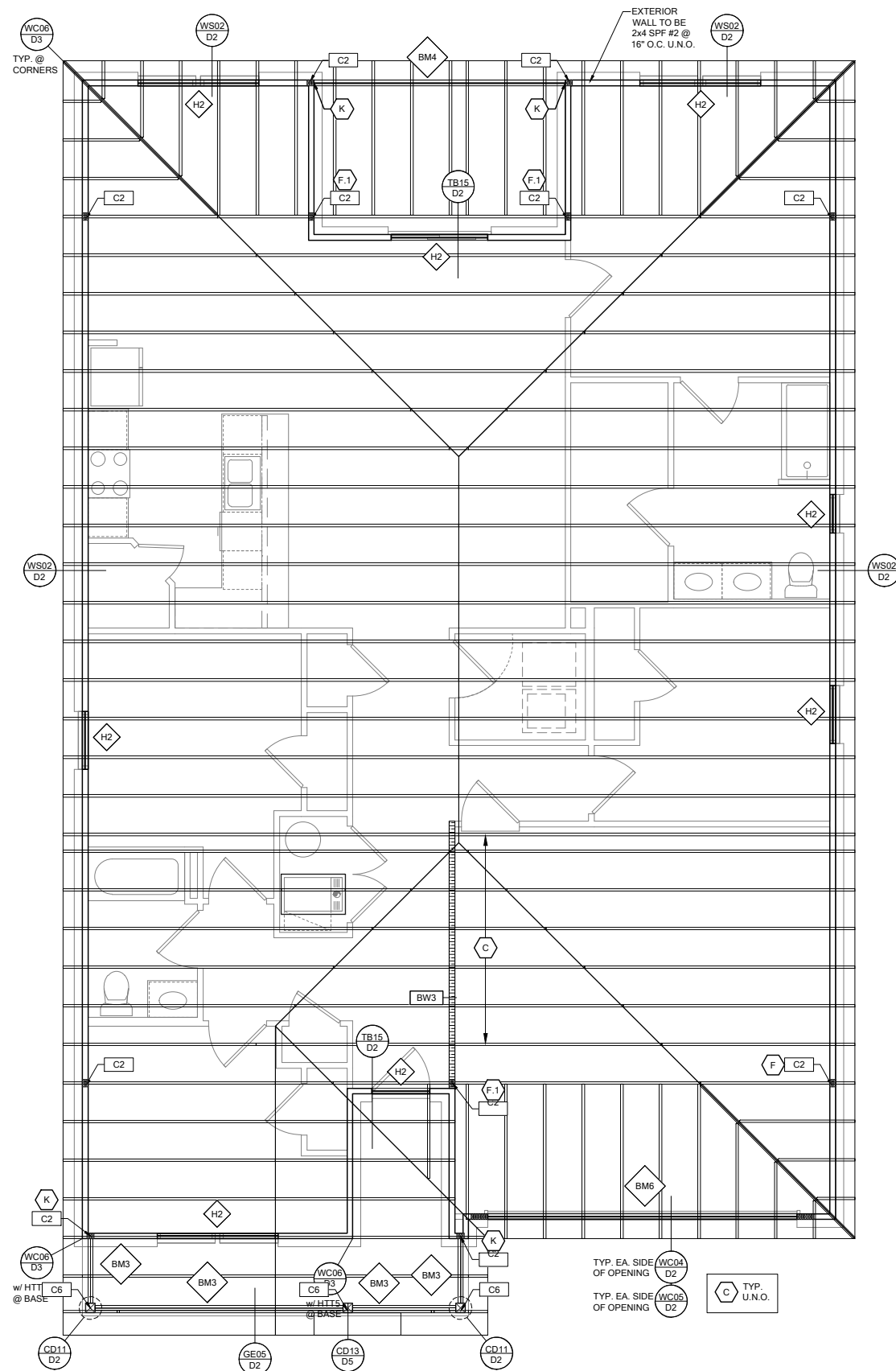
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MODEL:	RADFORD
DRAWING TITLE:	NOTES & SCHEDULES

SHEET
NO: S0

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

S1



ROOF FRAMING PLAN B

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

RSH

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

WIND SPEED (ULTIMATE) WIND SPEED (ALLOWABLE) EXPOSURE CATEGORY		130 MPH 107.7 MPH						
EFFECTIVE WIND AREA (SQ.FEET)		WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION						
AREA	ROOF	1	2e	2n	2r	3	3e	3r
10	HIP	-33.0	-45.50		-45.50	-45.50		
	GABLE	-35.0	-35.0	-55.90	-55.90		-55.90	-65.20

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

ZONE 1:

ASTM F1667 RSRS-01 (8d) NAILS @ 6" O.C. ON EDGE AND 6" O.C IN FIELD

ZONE 2e, 2n, 2r:

ASTM F1667 RSRS-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

ZONE 3, 3e, 3r:

ASTM F1667 RSRS-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

ROOF SHEATHING:

SHINGLE: $\frac{1}{4}$ " EXP. 1 ($\frac{1}{4}$ ") or $\frac{1}{2}$ " EXP. 1 ($\frac{1}{4}$ ")

TILE: $\frac{1}{2}$ " EXP. 1 ($\frac{1}{4}$ ")

NOTE:

1. PER CODE ASTM F1667 RSRS-01 REFERENCE TO 8d ($2\frac{1}{2}" \times 0.113"$) NAILS

WHERE THE SHEATHING THICKNESS IS GREATER THAN $\frac{1}{2}$ ", SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSRS-03 (10d ($2\frac{1}{2}" \times 0.131"$) NAILS OR ASTM F1667 RSRS-04 ($3" \times 120"$) NAILS

3. GABLES- DROP GABLE OR (1) ADDITIONAL DROPPED TRUSS 2x4 @ SYV OUTLOOKER

RAFTERS W/ BLOCKING @ 16" O.C IF NO DROPPED GABLE END, ATTACH 2x4 @ SYV BLOCKING @ 16" O.C FIRST 4 BAYS WITH (2) 12d NAILS EA. END, ATTACH ROOF SHEATHING TO RAFTERS W/ BLOCKING PER NAILING SCHEDULE.

g=4ft

[4-12]-[6-12]

27 DEG

[27 DEG]

g=4ft





[4-12]-[6-12]

27 DEG

[27 DEG]

GABLE ROOF > 20 TO 27 DEG.

[4-12]-[6-12]

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

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

---STOP---

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

WALL TYPE	
SYMBOL	DESIGN DESCRIPTION
	2x INTERIOR BEARING SHEARWALL - SEE <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

DATE: January 20, 2023
FILE #: 19-0678-SUB E

FDS
FIRE DETECTION & SUPPRESSION
238 Southlake Lane, Suite 200
Meyland, FL 32755
O: 321-972-0491 F: 407-860-2304
Certificate of Authorization No. 19161

☐ CARLA A. BROWN, PE - FL #56126
☐ LUIS PABLO TORRES, PE - FL #87864

WWW.FDSENG.COM

LOT 11
RESERVE @ JEWEL LAK
192 SW BRE LANE
LAKE CITY, FL 32024

PLAN
NUMBER:
33911776

RELEASE
DATE:
02.22.2021

MODEL: RADFORD

DRAWING
TITLE:

SHEET
NO:

S2

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

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

GENERAL FOUNDATION NOTES:
 1. PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.
 2. 4" 2500 PSI CONC. SLAB WITH W1.4W1.4 OVER 6 MIL. VISQUEEN VAPOR BARRIER & TREATED FOR TERMITES.
 3. GC/BUILDER: SEE ARCH PLANS FOR ROUGH OPENING LOCATIONS AND ADDITIONAL INFORMATION REQ'D FOR DOOR/WINDOW INSTALLATION ALONG W/ DIMENSIONS NOT SHOWN ON FOUNDATION CONSULT W/ MANUFACTURER SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SLIDING GLASS DOOR SILLS.
 4. NO WOOD STAKES PERMITTED IN FOUNDATION.
 5. PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. SEE FPM101 FOR ADDITIONAL INFORMATION. G.C. TO DETERMINE STEP LOCATIONS, IF REQUIRED.
 7. STEEL BENDS AND LAP SPICE SEE FPM101 AND FPM101.
 8. ALL EQUIPMENT AND/OR APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELVATED 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) ¼" 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) ¼" 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"x2½" SDS WOOD SCREWS	6372	
C11	5.25" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ ½" ATR AND (20) ½"x2 ½" SDS WOOD SCREWS	7082	
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 1½" 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

TOP PLATE SPLICING

2x4 STUDS, PER PLAN

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

TOP SPLICE

2x8 STUDS, PER PLAN (SIM W/2x6 STUDS)

DOUBLE 2x8 TOP PLATE

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

PIPE OR DUCT W/ PENETRATION THRU TOP PLATE W/ MORE THAN 50% OF TOP PLATE WIDTH. INSTALL SIMPSON P5PN16Z W/12-16d NAILS TOP AND BOTTOM.

AT ALL EXTERIOR CONDITIONS ATTACH 2x STUDS TO TOP PLATE W/ (4) 16d NAILS (2 ON EA. SIDE) TYP.

NOTE: BOTTOM SPLICE OVER STUD

WF17

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

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

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

CROSS REFERENCE CHART

SIMPSON SP1 / USP SPT22

SIMPSON SP2 / USP SPT24

(2) 2x HEADER (U.N.O.) SEE FLOOR PLAN FOR MIN. SIZE. SEE HD/SH FOR CONNECTION INFO. IF STUD IS WITHIN A WALL W/ NO UPLIFT AS INDICATED IN THE WOOD BEARING WALL SCHEDULE, THE CONNECTORS INDICATED IN WF09 & HD CAN BE IGNORED.

2x TOP PLATE SEE WF17/SH FOR ADDITIONAL INFO

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

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

ANCHOR BOLT(S): 1½" A.B. OR 2" A.T.R. w/ SIMPSON SET @ 32" O.C. w/ EMBEDMENT OF 7" MIN. OR 1½" TITEN H/ 1½" MIN. EMBEDMENT (IF AT STEP, 7" MIN PAST LOWER SLAB. ONLY IF INDICATED WOOD BEARING WALL OR SHEAR WALL. SEE PLAN FOR BEARING WALL / SHEAR WALL LOCATION

SEE FOUNDATION FOR FOOTING TYPE & SIZE

BWD

BEARING WALL DETAIL

SCALE: NONE

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

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

ROOF TRUSS

2x STUDS @ 24" O.C. MAX

2x PT BOTTOM PLATE

1/2" MIN. SPACE

WF18

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

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

NON-BRG INTERIOR WALL

HEADER SCHEDULE			HEADER NOTES	
MARK	HEADER SIZE			
H1	(2) 2x6 #2 SYP w/ 7/16" FLUTCH PLATE		1. VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED. IF HEADER IS ON THE 1ST FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS U.N.O. ON PLAN.	
H2	(2) 2x10 #2 SYP w/ 7/16" FLUTCH PLATE		2. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL WF37/SN	
H3	(2) 2x12 #2 SYP w/ 7/16" FLUTCH PLATE		3. FASTEN ALL MULTI-PLY HEADERS TOGETHER W/ (2) ROWS 12d COMMON NAILS AT 12" O.C. OR (3) ROWS IF 2x10 OR LARGER TYP. EACH SIDE OR (2) ROWS 1¼" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE.	
H4	(2) 1 3/4" x 1 1/4" LVL 2.0E Fb=2600		4. FASTEN ALL HEADERS TO KING STUDS W/ (3) 10d TOENAILS PER SIDE.	
H5	(2) 1 3/4" x 1 1/4" LVL 2.0E Fb=2600		5. IF HEADER IS NOT SPECIFIED CONTACT E.O.R.	
H6	(2) 1 3/4" x 1 1/4" LVL 2.0E Fb=2600			
H7	(2) 1 3/4" x 1 1/4" LVL 2.0E Fb=2600			
H8	(2) 1 3/4" x 1 1/4" LVL 2.0E Fb=2600			

HEADER SUPPORT - NUMBER OF JACKS & STUDS REQUIRED AT OPENINGS

OPENING SIZE

2x4 WALL

JACKS EA. END

KINGS EA. END

2x6 OR 2x8 WALL

JACKS EA. END

KINGS EA. END

1'-0" - 3'-11"

(1)

(2)

(1)

(2)

4'-0" - 8'-11"

(2)

(3)

(3)

(2)

10'-0" - 16'-0"

(3)

(4)

(3)

(4)

2x CRIPPLE STUDS @ 16" O.C. w/ (1) SIMPSON SP2 CONNECTOR @ TOP AND BOTTOM.

"*PROVIDE (3) 2x CRIPPLE STUDS BELOW ANY GIRDER TRUSS BEARING OVER HEADER. CONNECT G.T. TO STUD W/ (2) SIMPSON HTS20 STRAPS AND CONNECT BOTTOM OF STUD TO HEADER W/ (2) SIMPSON HTS20 STRAPS. U.N.O. (IF STUD IS LESS THAN 10" TALL THEN USE SIMPSON CS18 INSTALLED FROM BOTTOM OF HEADER, UP STUD, OVER TOP PLATE & BACK DOWN OTHER SIDE OF WALL TO BOTTOM OF HEADER - FASTEN STRAP W/ (2) 10d NAILS @ 3" O.C.)

(2) 2x TOP PLATE

SIMPSON LSTA30 EA. END OF HEADER (CENTER AT BOTTOM OF HEADER) WRAP OVER TOP PLATE AS REQ'D.

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

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

UP-SET HEADER (OPT.)

DOWN-SET HEADER (OPT.)

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

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

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

WINDOW OPENING (SEE ARCH)

DOOR OPENING (SEE ARCH)

SILL PLATE (SEE NOTE #1)

NOTES:

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

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

3. HOLD DOWN CONNECTIONS NOT REQUIRED AT BEARING WALLS WITHOUT UPLIFT.

CROSS REFERENCE CHART

SIMPSON LSTA30 / USP LST30

SIMPSON SP4 / USP SPT4

SIMPSON SP6 / USP SPT6

SIMPSON SP8 / USP SPT8

SIMPSON HTS20 / USP HTW20

SIMPSON SP2 / USP SPT24

SIMPSON A35 / USP MP41

SIMPSON HTA4 / USP HT45

HD

TYPICAL FRAMING CONNECTIONS AT OPENINGS

SCALE: NONE

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

HEADER, SEE PLAN FOR LOCATION AND SIZE

SEE HD/SH FOR ADDITIONAL HEADER INFORMATION

3-16d COMMON NAILS, TYP

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

2x4 SPF CONT. BLOCKING ATTACHED TO 7/16" OSB W/ 2-8d NAIL

7'-0" MAX OPENING

WF02

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

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

WOOD FRAMED ARCH

SIMPSON - CONNECTOR SCHEDULE				
MARK	TYPE	CONNECTOR & FASTENERS	SPF	SYP
B	FRAME TO FRAME	H2 5d w/ (10)8d NAILS	535	565
C	FRAME TO FRAME	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	LG12 w/ (32) 16d SINKERS & (14) 1¼" x 2 1/4" TITEN (2 PLY TRUSSES) OR (28) 16d SINKERS FOR FRAME (EA)	3500-M 3240-F	4060-M 3770-F
H	FRAME TO MASONRY / FRAME	LG13 w/ (24) 1¼" x 3" SDS SCREWS & (8) 3/8" x 5" TITEN (2 PLY TRUSSES) OR (52) 16d SINKERS FOR FRAME (EA)	4730-M 5010-F	6570-M 6960-F
I	BEAM TO BEAM	HU410 OPT HUCA10 w/ (18) 16d & (10) 10d NAILS	G#2680	U#1895
J	BEAM TO MASONRY / FRAME	HU46 OPT HUCA6 w/ (6) 10d NAILS & (12) 1¼" x 2 3/4" TITEN (TO MAS.) OR (12) 16d & (6) 10d (FOR FRAME)	G#1785	G#3000
K	FRAME TO FRAME	H105 w/ (24) 10d x 1 1/2" NAILS	U#1135 SYP-F	U#1135 SYP-M
L	FRAME TO FRAME	VGT w/ (16) 1¼"x3" SDS WOOD SCREWS & (1) 5/8" A.T.R.	3285	4565
M	FRAME TO FRAME	HTT5 w/ (52) 16d x2 1/2" NAILS & (2) 5/8" A.T.R. (SEE NOTE #4)	8750	10180

GENERAL CONNECTOR NOTES:
 1. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS / BEAMS W/ (2) 12d TOENAILS.
 2. ALL TRUSS TO TRUSS CONNECTIONS ARE PROVIDED BY TRUSS MANUFACTURER, U.N.O. ON PLAN.
 3. G.C. MAY USE EITHER SIMPSON OR USP CONNECTIONS, SEE FRAMING PLAN FOR CONNECTOR CALL OUT.
 4. FOR SINGLE PLY TRUSSES, SCAB ON FULL HEIGHT SYP #1 2"x4" TO TRUSS VERTICAL WEB W/ (2) ROWS OF 10d NAILS @ 3" O.C. STAGGERED.
 5. MINIMUM A.T.R. EMBEDMENT: 5" EMBEDMENT FOR 1½" 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

(B) MINIMAL CONNECTOR UNO ON FRAMING PLAN

(C) MINIMAL CONNECTOR UNO ON FRAMING PLAN

1. CONNECTION FOR JACK TRUSS TO WOOD WALL OR BEAM

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

SEE SCHEDULE

(3)-ROWS @ 131x3.25 NAILS STAGGERED @ 12" O.C. EACH FACE

DOUBLE 2 x 4 CRIPPLE STUD TYPICAL (U.N.O.)

DOUBLE 2 x #2 S.Y.P. HEADER W/ 1½" FLUTCH PLATE HEADER. (U.N.O.)

FILLING AND BLOCKING AS REQUIRED FASTENED TO HEADER W/ (2) ROWS OF 0.151x3.25 @ 16" O.C. UNLESS NOTED OTHERWISE

2 x 4 STUDS TYP.

P.T. BOT. PLATE

WF09

SCALE: N.T.S.

WALL HEADER DETAIL

WALL SHEATHING INSTALL & NAILING SCHEDULE

SCALE: N.T.S.

REV. FBC 7TH ED. 2020

15/32" OSB EXPOSURE 1 SHEATHING

SOLID 2x8 BLOCKING @ ALL SHEATHING EDGES (SEE SECTION X-X)

2x STUDS BEYOND. SEE PLAN

2x4 P.T. BASE PLATE BEYOND SEE PLAN

15/32" OSB EXPOSURE 1 SHEATHING

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

2x RIBBON OR BLOCKING BETWEEN FLOOR SYSTEM

VERTICAL WALL ELEVATION DIAGRAM

3/8"

1/2"

3/4"

"S" = NAIL SPACING

HORIZONTAL WALL ELEVATION DIAGRAM

2x STUDS BEYOND. SEE PLAN

2x4 P.T. BASE PLATE BEYOND SEE PLAN

15/32" OSB EXPOSURE 1 SHEATHING

SECTION X-X

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 & BOTT.

(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. 13½" x 2 1/2". DO NOT OVERDRIVE NAILS: FASTENERS SHALL NOT PENETRATE SURFACE MORE THAN ½"

2x4 STUDS, PER PLAN

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

TOP SPLICE

2x8 STUDS, PER PLAN (SIM W/2x6 STUDS)

DOUBLE 2x8 TOP PLATE

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

PIPE OR DUCT W/ PENETRATION THRU TOP PLATE W/ MORE THAN 50% OF TOP PLATE WIDTH. INSTALL SIMPSON P5PN16Z W/12-16d NAILS TOP AND BOTTOM.

AT ALL EXTERIOR CONDITIONS ATTACH 2x STUDS TO TOP PLATE W/ (4) 16d NAILS (2 ON EA. SIDE) TYP.

NOTE: BOTTOM SPLICE OVER STUD

WF17

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

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

TOP PLATE SPLICING

DATE: January 20, 2022

REVISION: 01/20/22

238 South Main Street, Suite 200
 Maitland, FL 32751
 O: 321-972-0481 F: 321-980-2304
 Certificate of Authorization No. 9161
 □ CARLA A. BROWN, PE - FL #58126
 □ LUIS PABLO TORRES, PE - FL #67684
 □ SCOTT LEWOWSKI, PE - FL #78759

LOT 11
 RESERVE @ JEWEL LAKE
 192 SW BRE LANE
 LAKE CITY, FL 32024

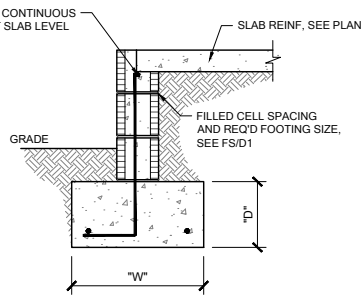
PLAN NUMBER: 33911776

RELEASE DATE: 02.22.2021

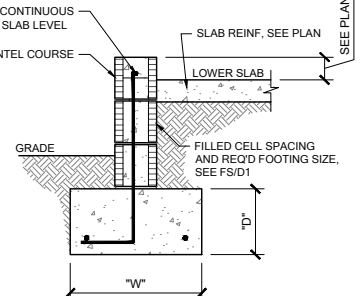
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DRAWING TITLE: NOTES & SCHEDULES

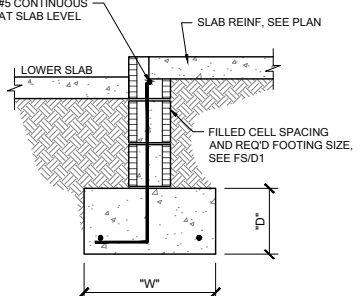
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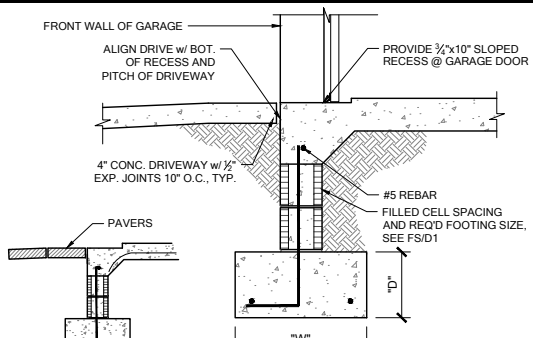
FS01 SINGLE OR 2-STORY FOOTING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



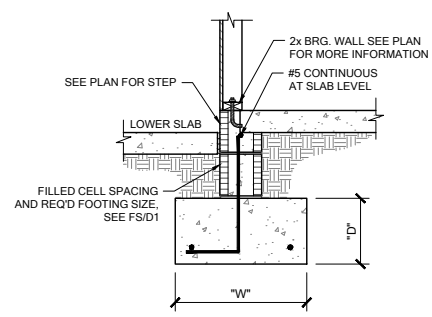
FS02 EXTERIOR BEARING @ GARAGE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



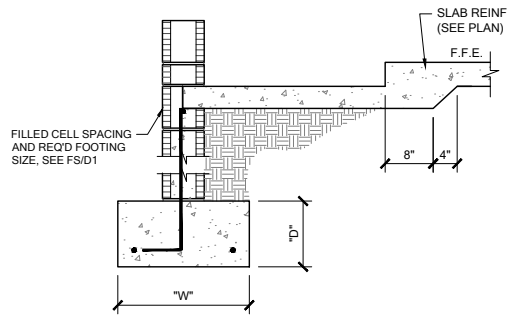
FS03 EXTERIOR BEARING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



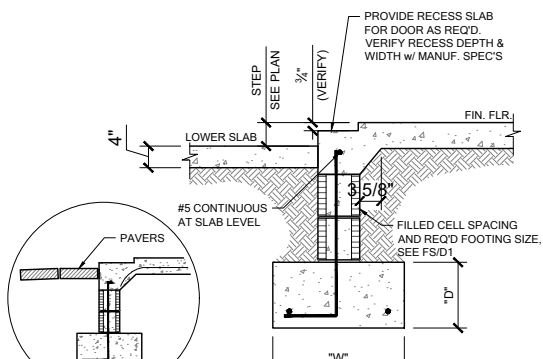
FS07 FOOTING @ GARAGE DOOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



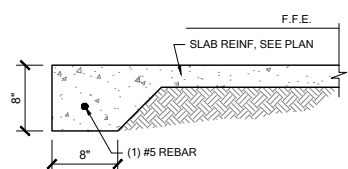
FS08 INT. BRG. @ STEP DOWN
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



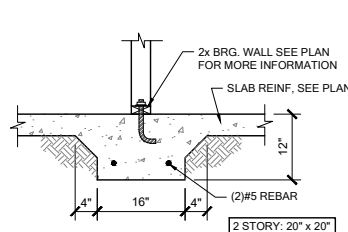
FS09 SECTION @ SHOWER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



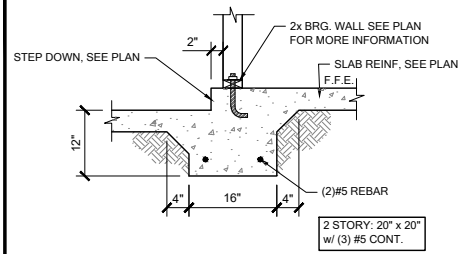
FS10 EXTERIOR BEARING @ RECESS
SCALE: 3/4" = 1'-0" @ 22x34
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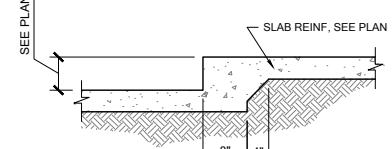
FM03 THICKENED EDGE
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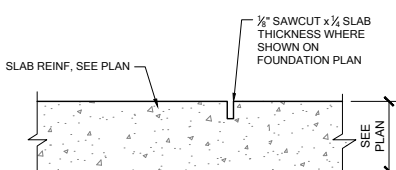
FM10 INT. BRG WALL
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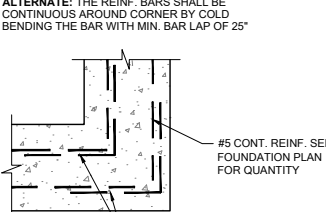
FM11 STEP DOWN BEARING
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SCALE: 3/8" = 1'-0" @ 11x17



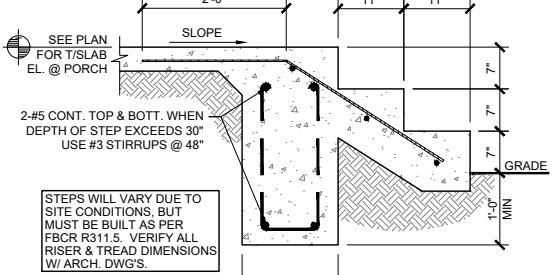
FM12 STEP DOWN @ NON BRG.
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



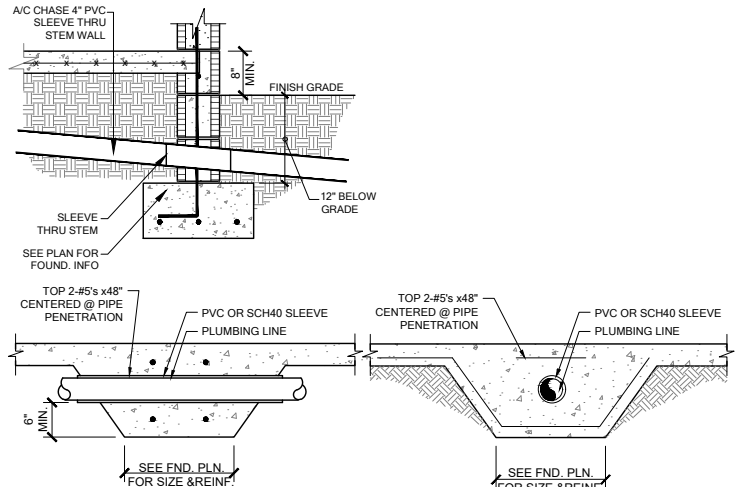
FM20 CONTROL JOINT
SCALE: 3/4" = 1'-0" @ 22x34
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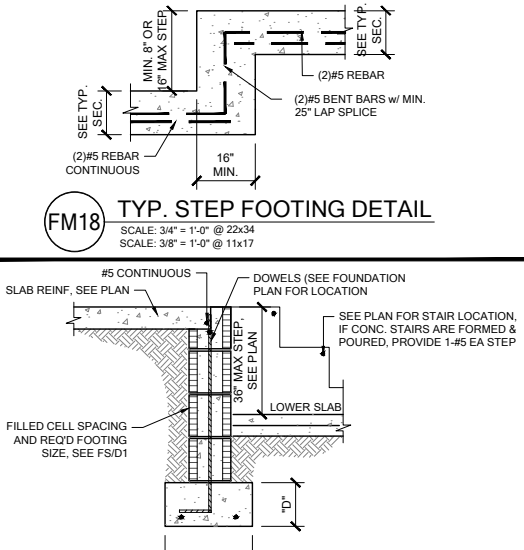
FM19 TYP. CORNER BAR DETAIL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



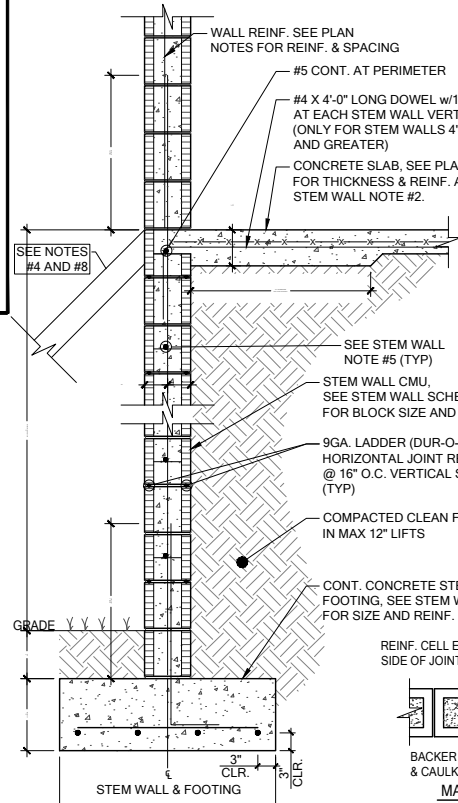
FM22 PORCH STEP
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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



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

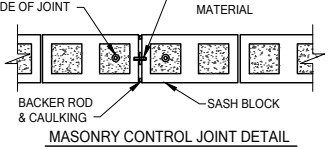


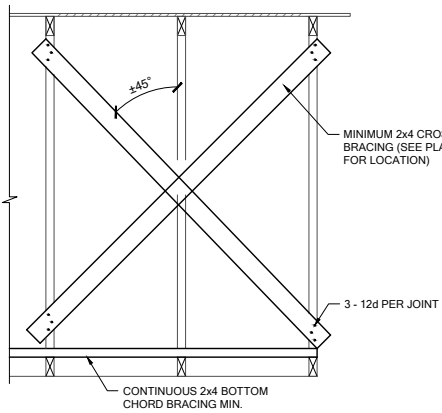
FS STEM WALL FOOTING SCHEDULE
SCALE: N.T.S.

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

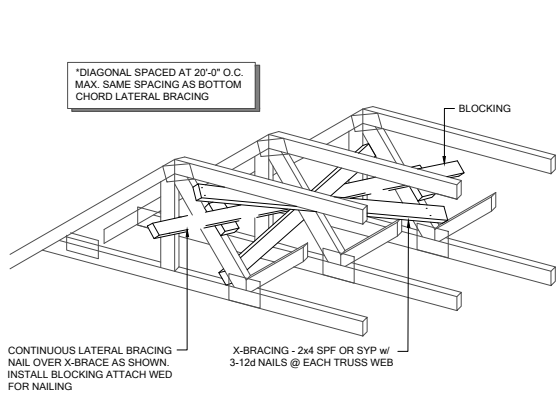
STEM WALL SCHEDULE									
STEM WALL HEIGHT (h)	COURSES OF BLOCKS	BLOCK SIZE	FOOTING DIMENSION (d) & (w)				NUMBER/SIZE OF BOTTOM BARS IN CONT. FOOTING	MAXIMUM VERTICAL FILLED CELL SPACING IN STEM WALL CENTERED (U.N.O.)	
			(d) 1 STRY.	(d) 2 STRY	(w) 1 STRY.	(w) 2 STRY.			
0'-0" - 2'-0"	1 - 3	8"	8"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

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

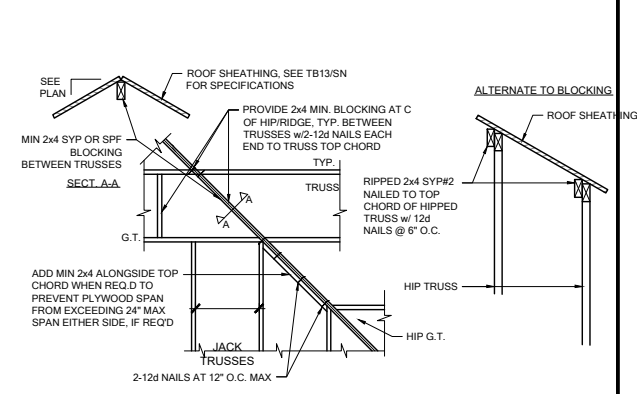




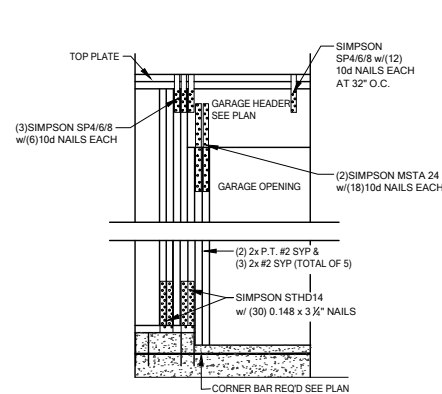
TB01 CROSS BRACING, TYP.
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



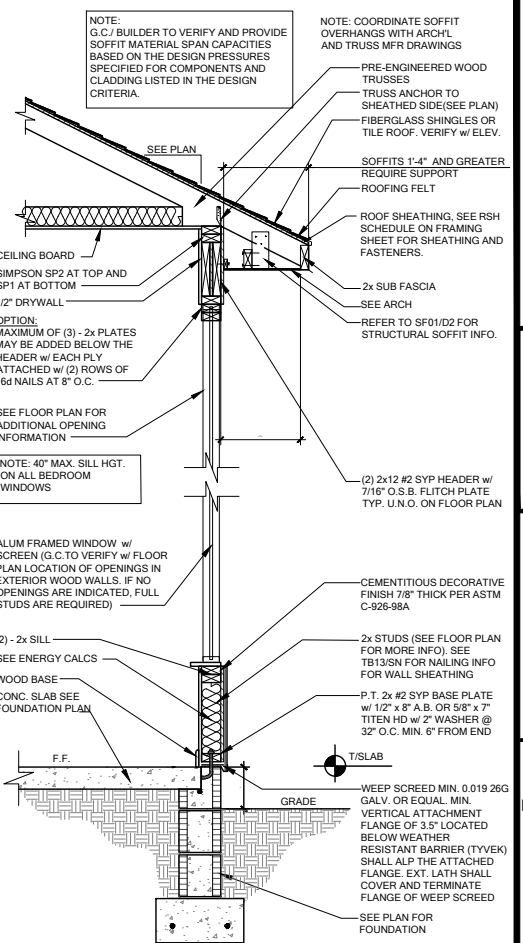
TB02 CROSS BRACING TYPICAL
SCALE: N.T.S.



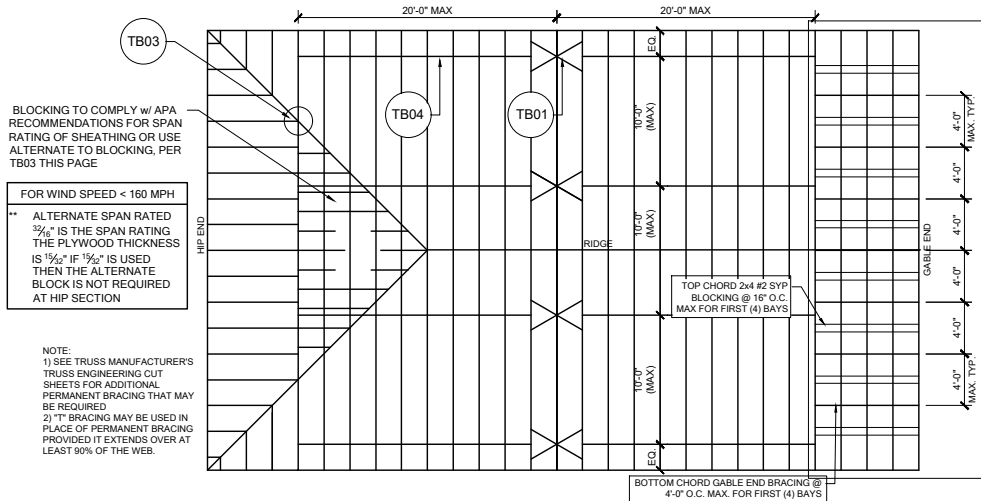
TB03 HIP/RIDGE BLOCKING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



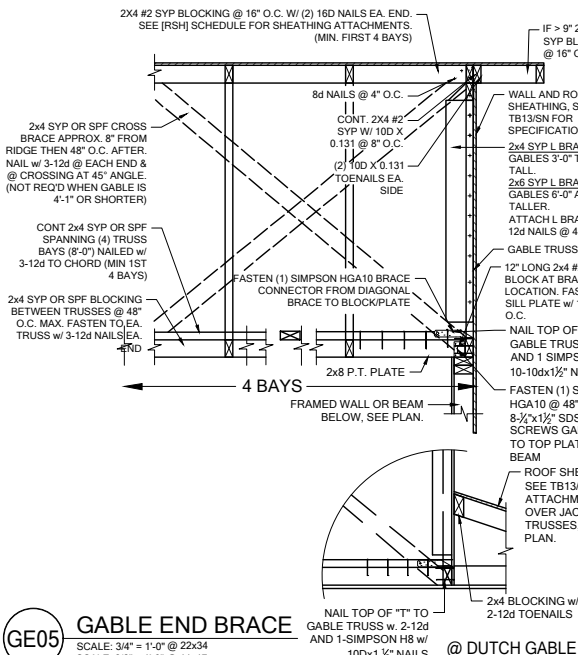
WC04 GARAGE HEADER ANCHOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



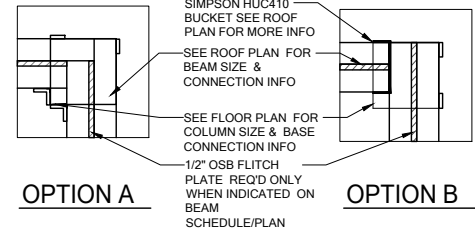
WS02 TYP. WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



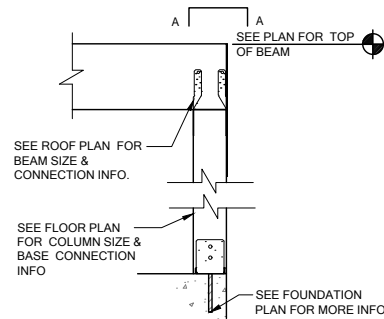
TB05 REQUIRED MIN. PERMANENT TRUSS BRACING PLAN
SCALE: N.T.S.



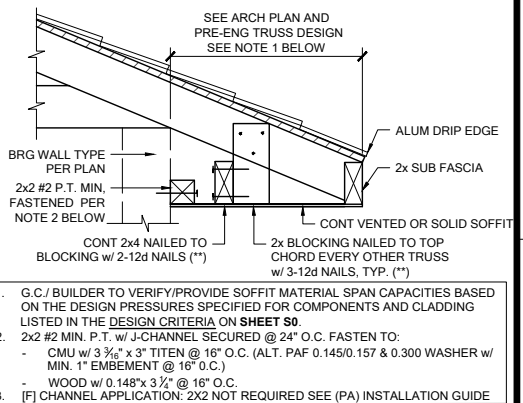
GE05 GABLE END BRACE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



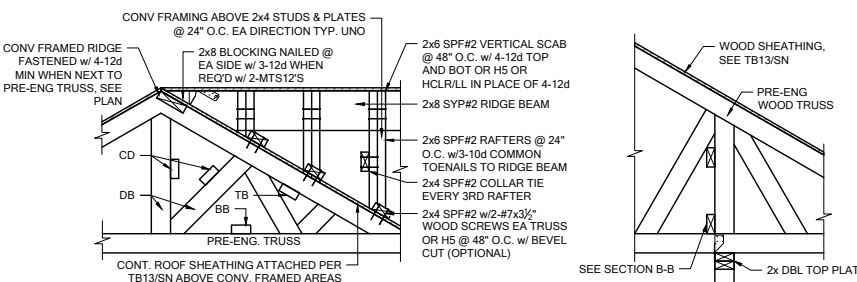
A COMMON BM. TO POST ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



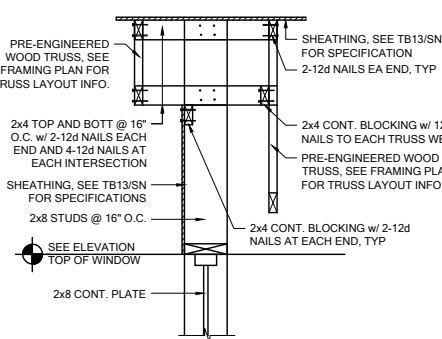
CD11 COMMON BM. ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



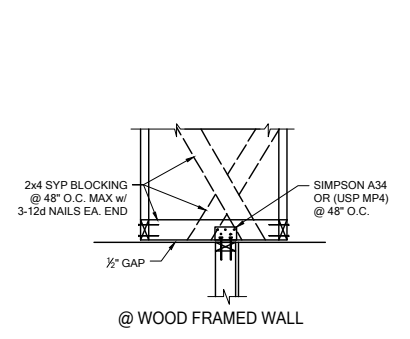
SF01 STRUCTURAL SOFFIT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17
NOT REQUIRED. VINYL SOFFITS >1'-0" SHALL HAVE MID BLOCKING PER R704.2.1
REFER TO THE PRODUCT APPROVAL FOR INSTALLATION DETAILS.



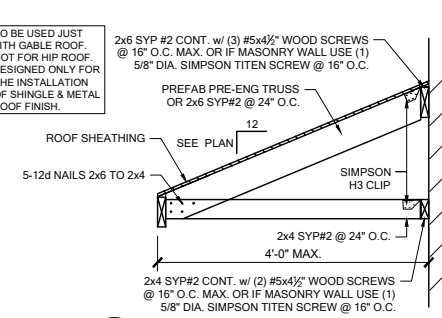
TB06 BLOCKING/CONV. FRAME DETAILS
SCALE: 1/2" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



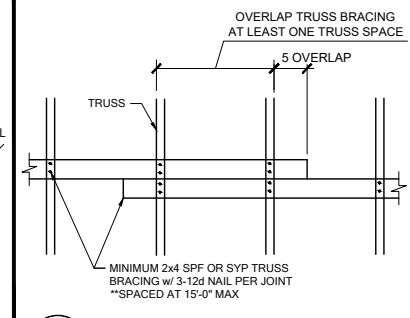
WF27 KNEEWALL @ ENTRY
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



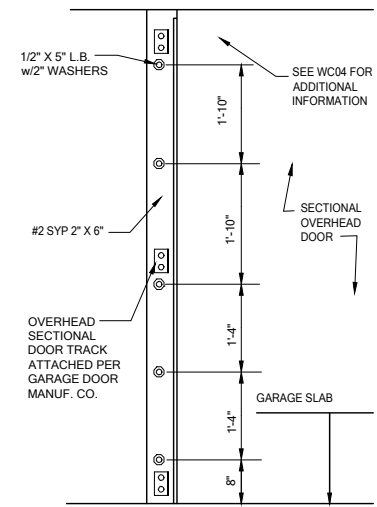
TB15 NON-BEARING EXTERIOR WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



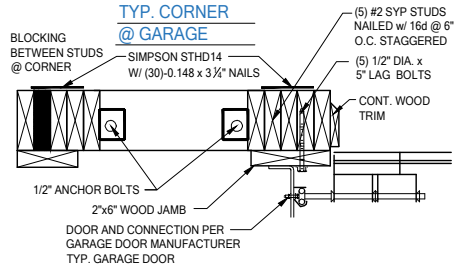
SR01 SHED ROOF CONNECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



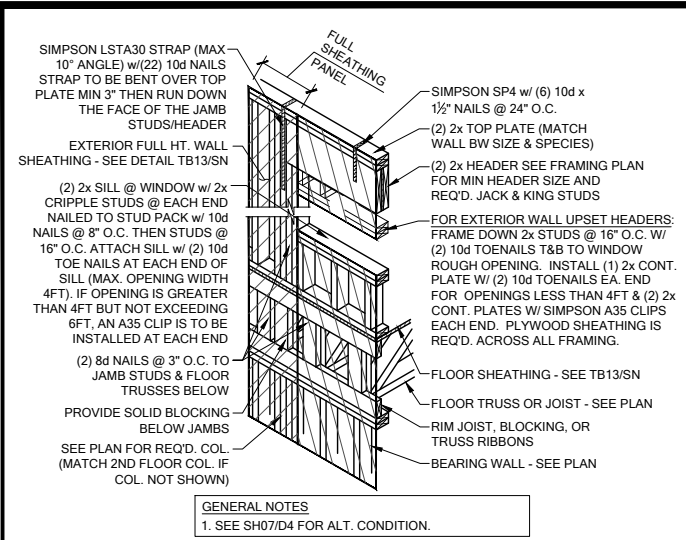
TB04 TRUSS BRACING OVER LAP
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



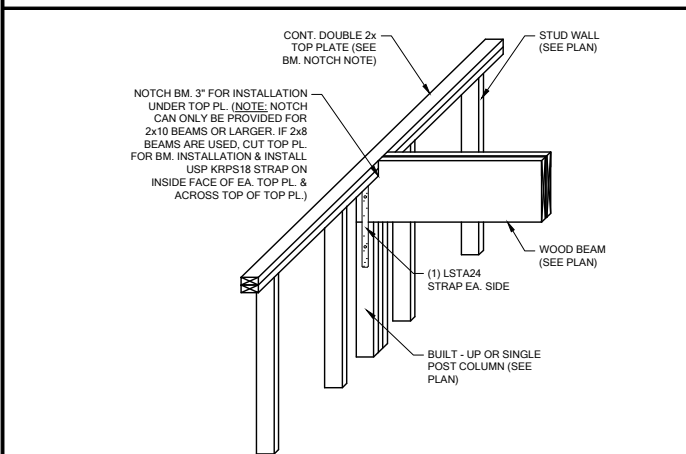
WC05 SECT. OVERHEAD GAR. DOOR INSTALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



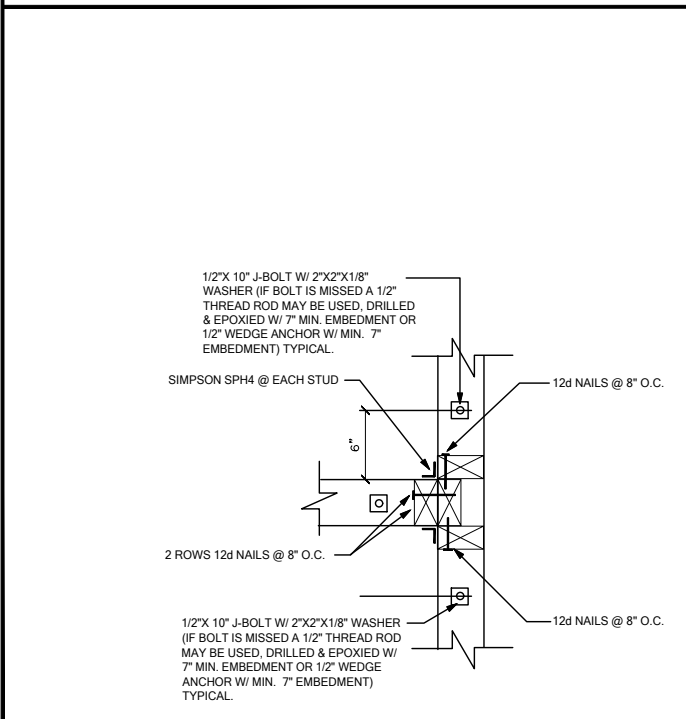
TRACK MOUNTING DET.



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



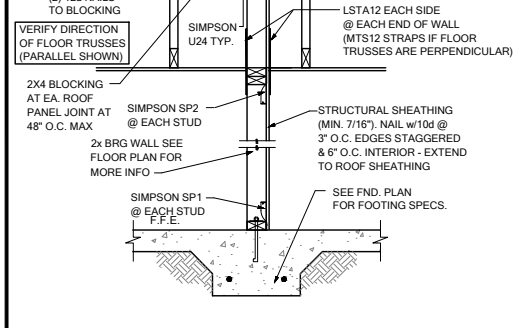
WF103 TYP. WOOD BEAM TO WOOD WALL CONN.
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



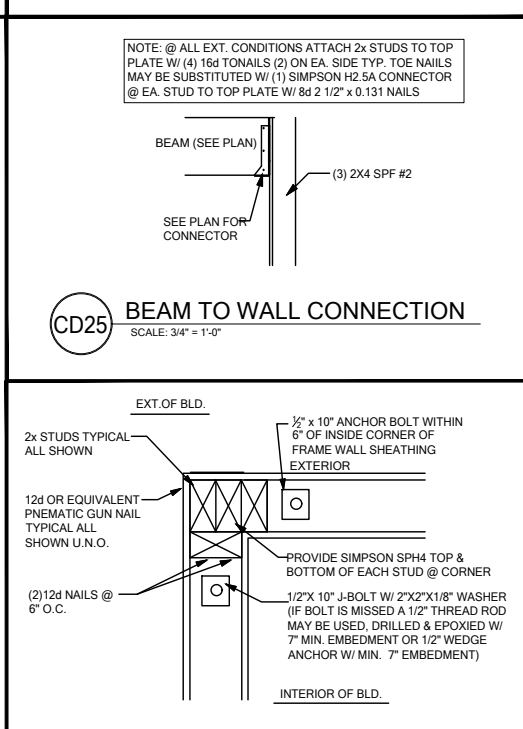
WC03 WALL TO WALL @ END OF SHEAR WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



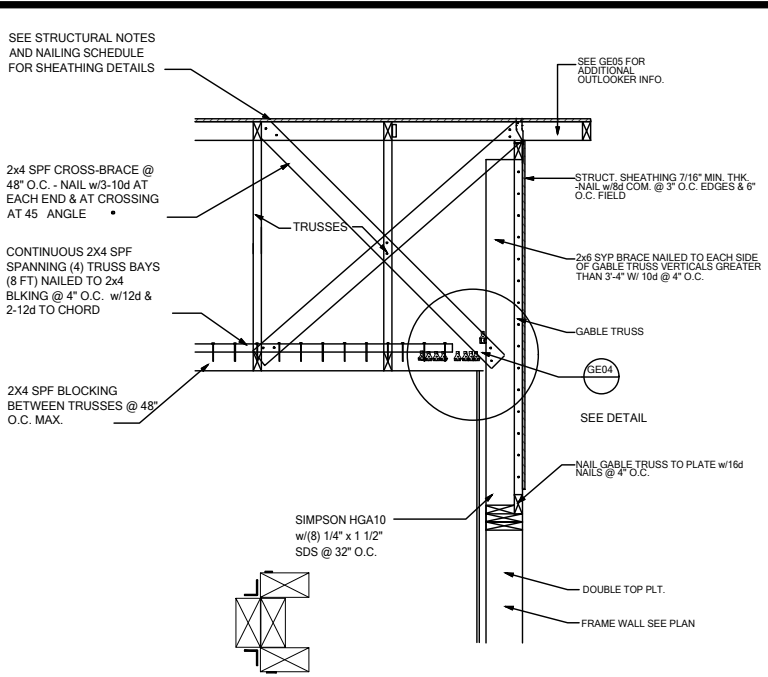
SW04 INTERIOR SHEAR WALL @ TRUSSES
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



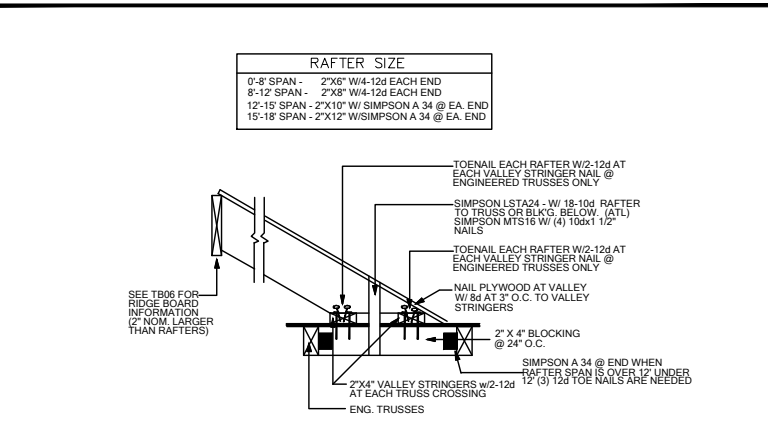
CD25 BEAM TO WALL CONNECTION
SCALE: 3/4" = 1'-0"



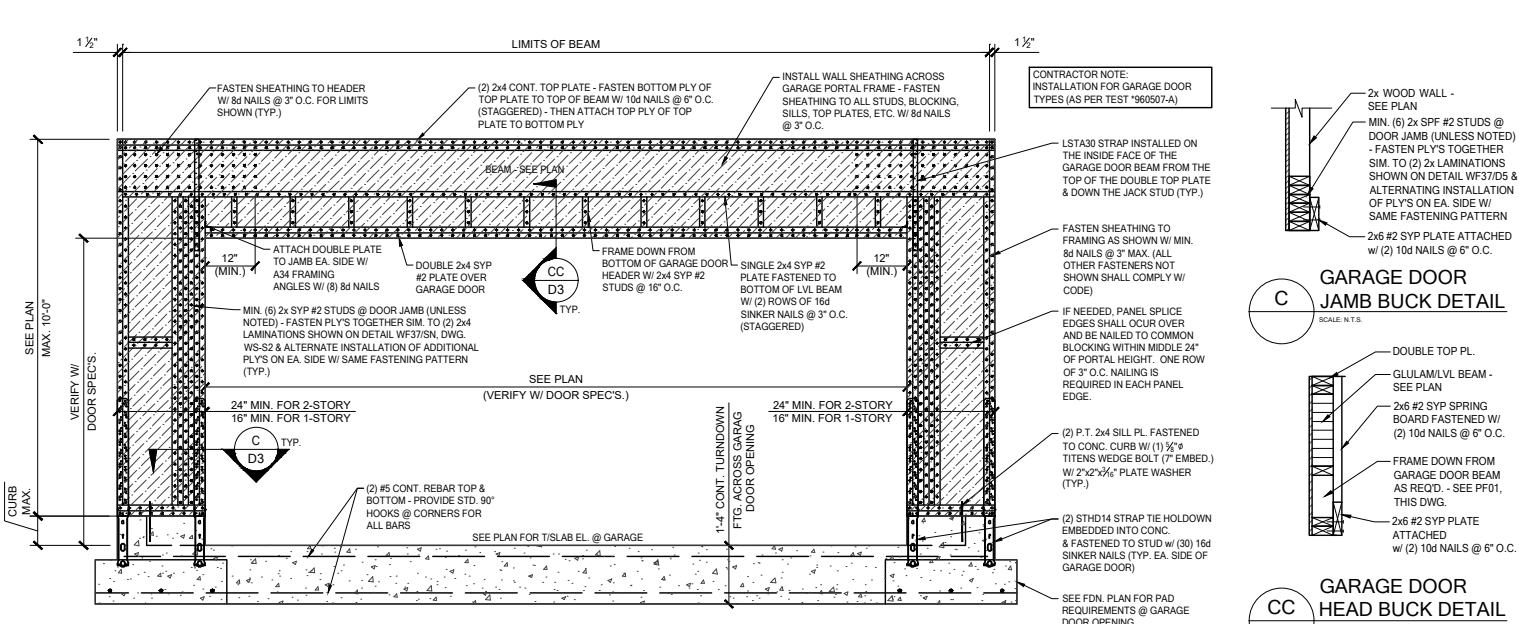
WC06 EXTERIOR FRAME CORNER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



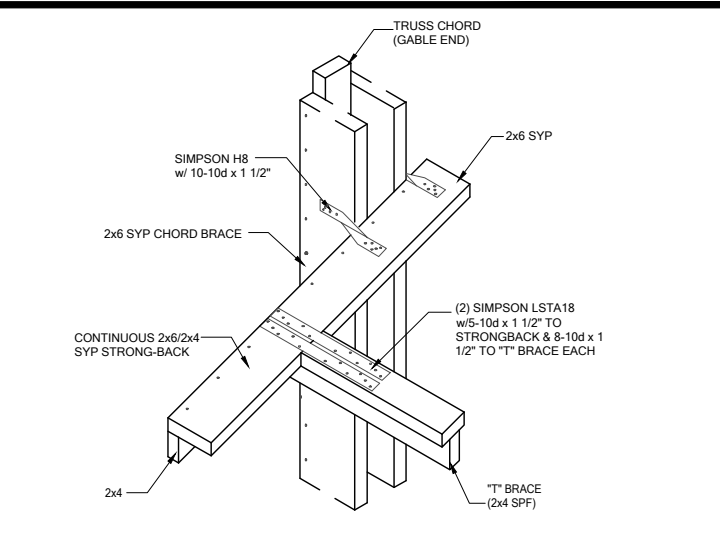
GE03 GABLE END BRACIN w/ VOLUME CEILING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



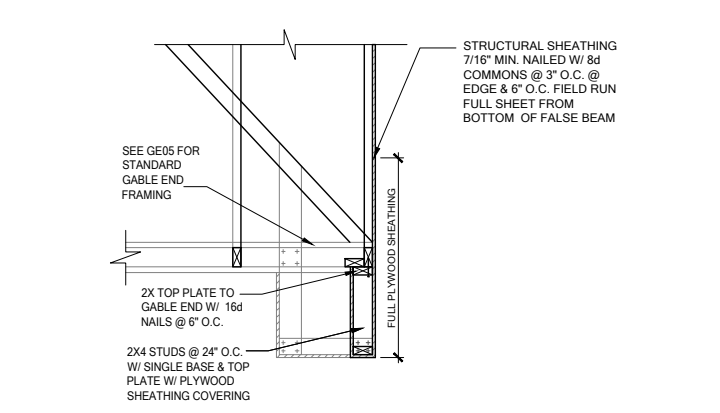
TB17 CONV. FRAMING & VALLEY FRAMING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



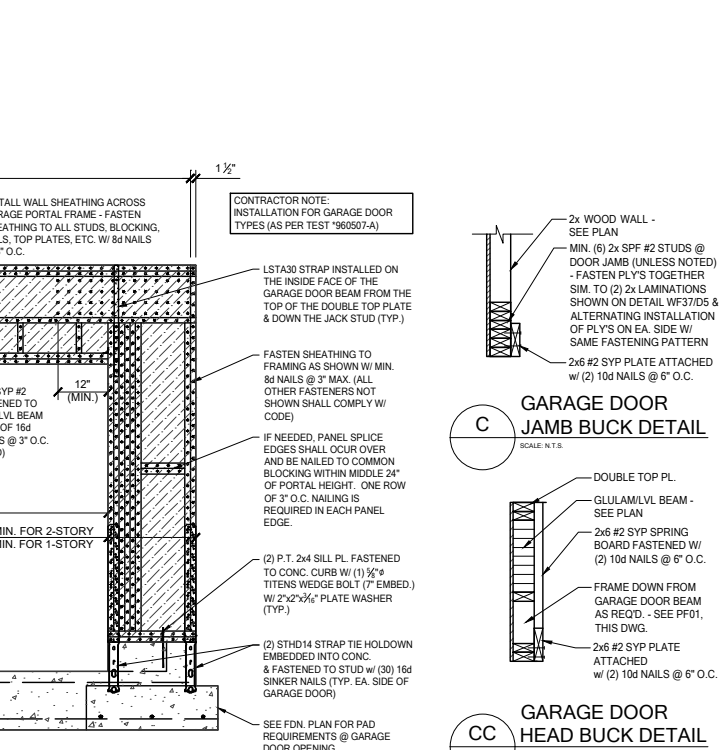
PF01 GARAGE DOOR PORTAL FRAME
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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



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



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



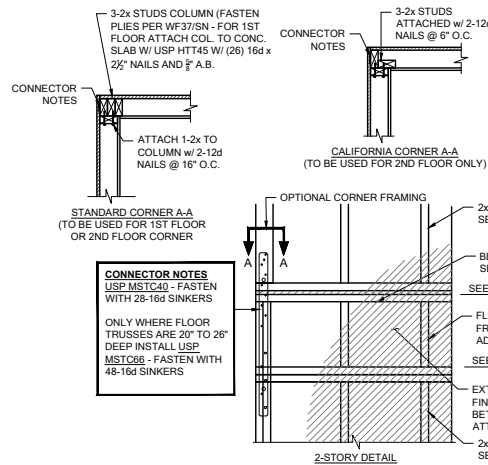
DATE: January 20, 2022
DRAWING NO.: 192 SW BRE LANE
LAKE CITY, FL 32024



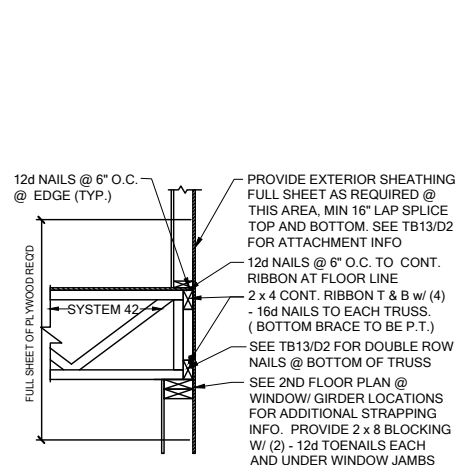
LOT 11
RESERVE @ JEWEL LAKE
192 SW BRE LANE
LAKE CITY, FL 32024

PLAN NUMBER: 33911776
RELEASE DATE: 02.22.2021

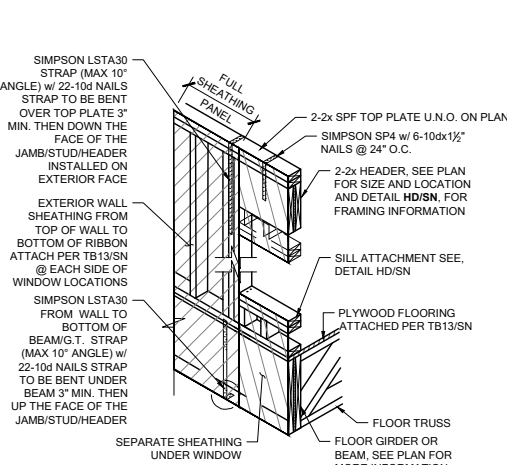
MODEL: RADFORD
DRAWING TITLE: FLOOR FRAMING DETAILS
SHEET NO.: D3



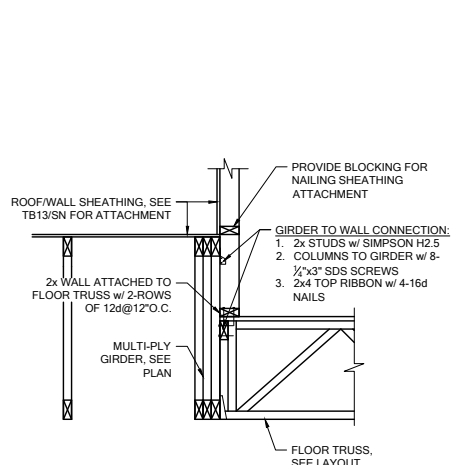
FB06 TYP. CORNER FRAMING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



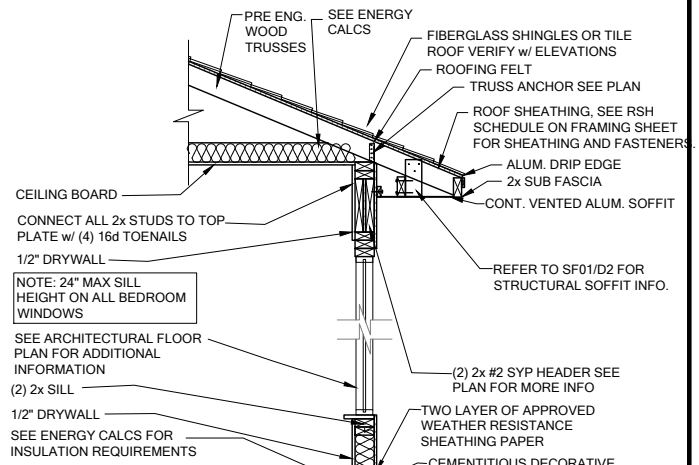
WS06 FLOOR ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



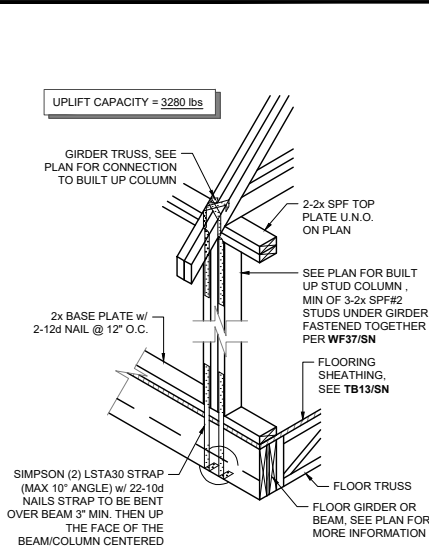
SH05 HEADER CONN. @ BEAM
SCALE: N.T.S.



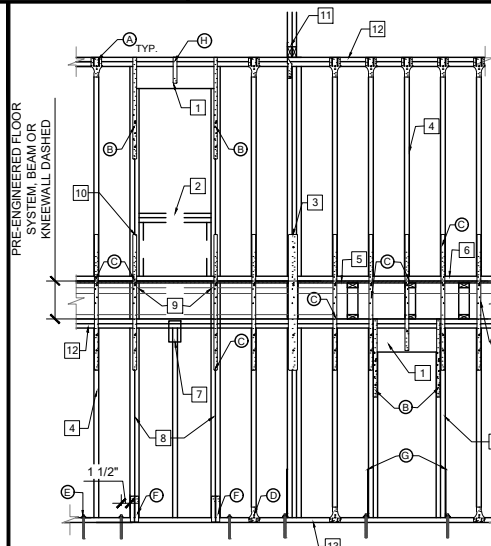
WF100 BRG. WALL OVER FLOOR SYSTEM
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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

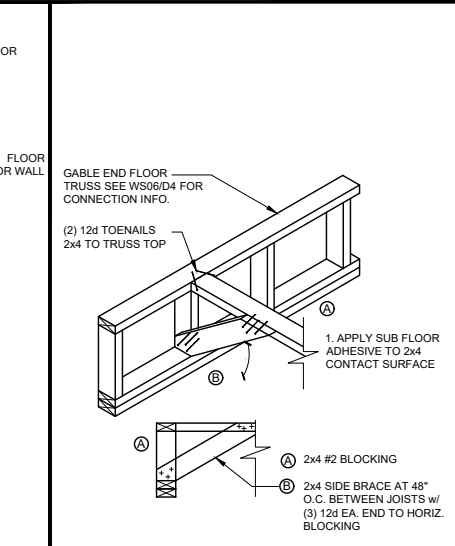


SG01 COLUMN CONN. @ BEAM
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

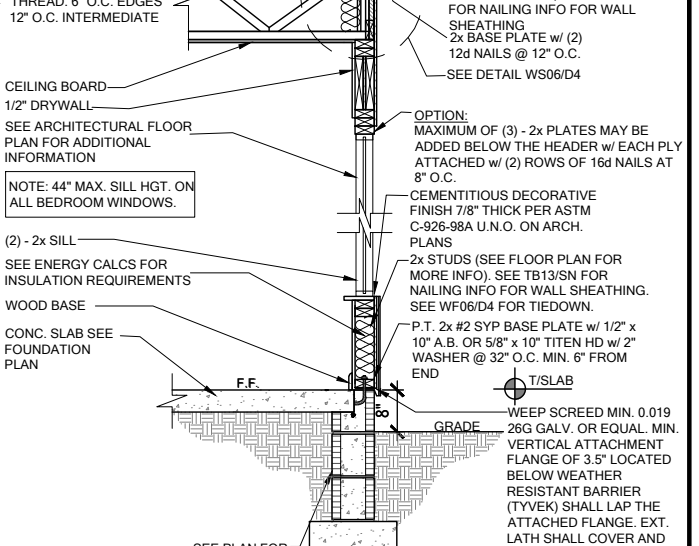


WF06 2-STORY INT. BEAR & EXT. WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

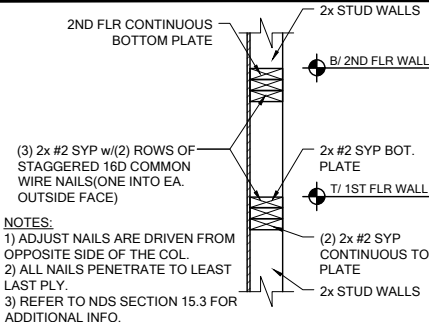
- (2) - 2x HEADER SEE FLOOR PLAN FOR MIN. HEADER AND ADDITIONAL INFO SEE PLAN FOR ADDITIONAL FRAMING INFO
- AT WINDOW LOCATIONS FRAME IN SILL FOLLOWING HD/SN
- SEE PLAN FOR G.T. COLUMN AND CONNECTION INFORMATION
- 2x STUDS PER BRG WALL SCHEDULE. STUDS TO LINE UP TOP & BOTTOM
- PLYWOOD FLOORING SEE PLAN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



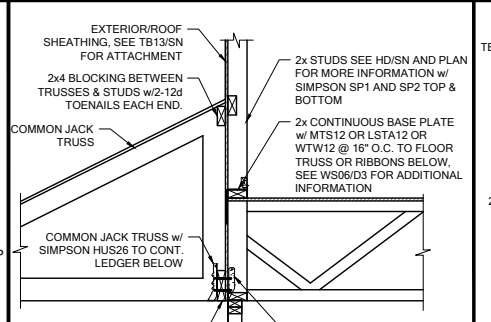
FB12 BLOCKING w/BOTTOM CHORD
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



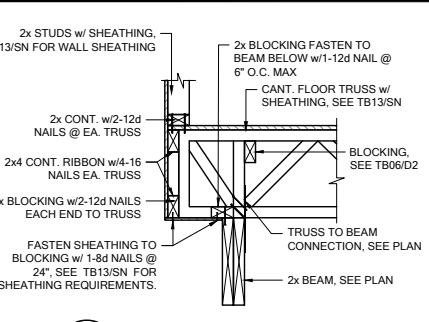
WS04 2 STORY FRAME WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



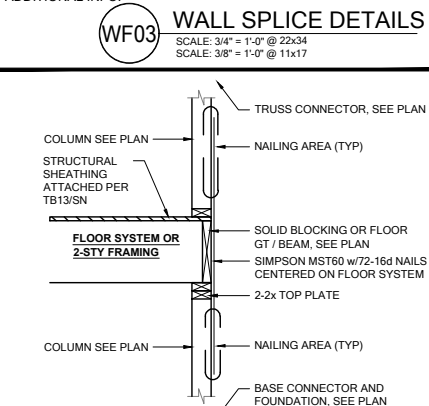
WF03 WALL SPLICE DETAILS
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



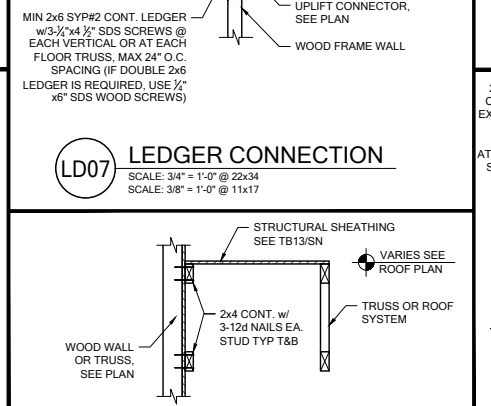
LD07 LEDGER CONNECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



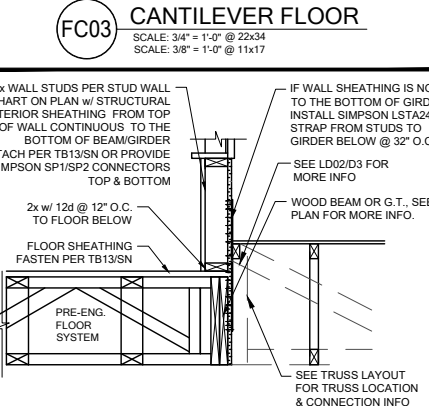
FC03 CANTILEVER FLOOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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

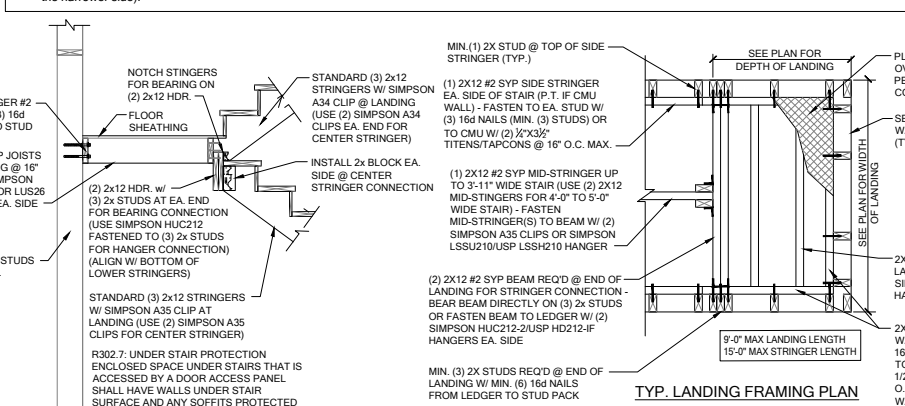


LD02 SHEAR TRANSFER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

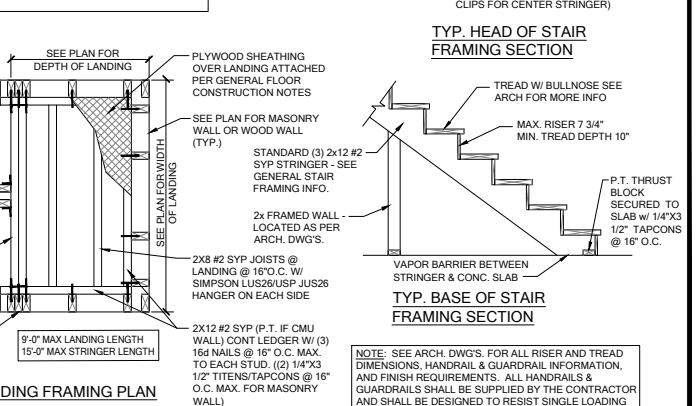


WF31 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

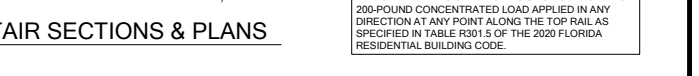
- STAIR NOTES:**
- Stairway construction and handrail to conform to the FBC Residential section R311.7
 - Riser height: The maximum riser height shall be 7 3/4". The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch.
 - Tread depth: The minimum tread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



TYP. LANDING FRAMING SECTION



TYP. HEAD OF STAIR FRAMING SECTION



TYP. BASE OF STAIR FRAMING SECTION

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



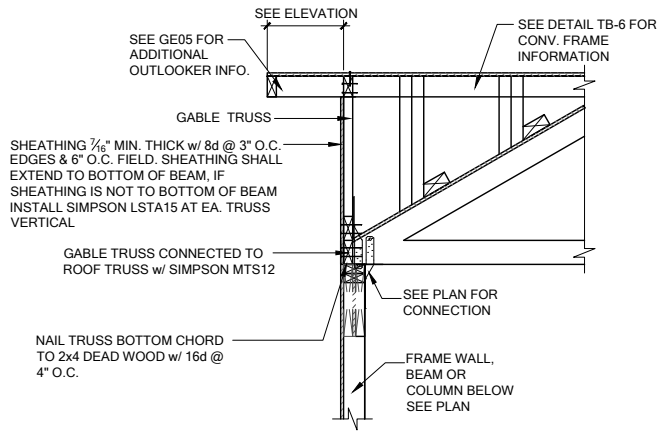
DATE: January 20, 2022
ISSUED FOR PERMIT ONLY
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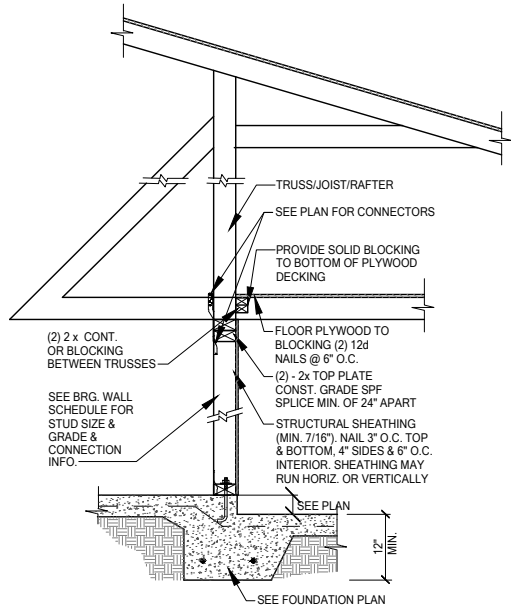
LOT 11
RESERVE @ JEWEL LAKE
192 SW BRE LANE
LAKE CITY, FL 32024

PLAN NUMBER: 33911776
RELEASE DATE: 02.22.2021

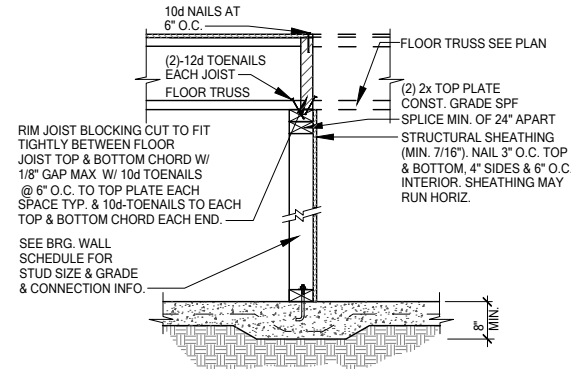
MODEL: RADFORD
DRAWING TITLE: FLOOR FRAMING DETAILS
SHEET NO: D4



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

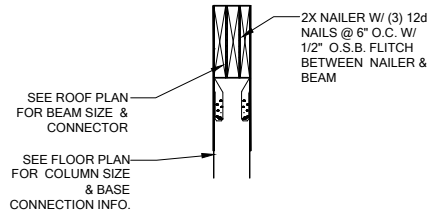


SW01 INTERIOR BEARING STEP-DOWN SHEARWALL w/UPLIFT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

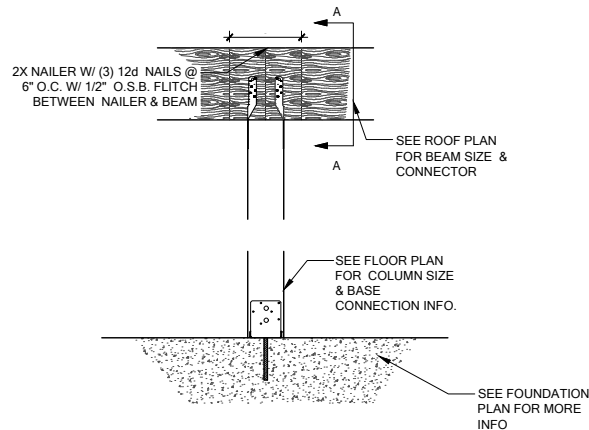


UPLIFT VALUES - (DOUBLE SIDE PLYWOOD DOUBLES VALUE BELOW)
SHEATHING I-SIDE - 860 LBS. PER TRUSS/JOIST/RAFTER

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



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



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