

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

area tabulation 'b'

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

Covington

38' - 1607 - RH

Florida Region (Frame)

INDEX

ARCHITECTURAL

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

REVISIONS

NUMBER	DATE	DESCRIPTION
01	03.04.2021	Added Elevations A1 & B1
02	06.14.21	Added outlet to O.Suite & noted outlets to meet 6' max from wall break & 12' max between outlet spacing at habitable rooms (E1.1)
03	07.08.21	Added floor break transition strips to plan
04	07.20.21	Added elevations A4 & B4
05	08.02.21	labeled egress windows, labeled accessible bath, smoke/carbon alarms near appliances noted
06	08.30.21	Added stemwall options, called out GFI at outlets within 6'-0" of Kitchen sink
07	09.08.21	Carbon / smoke alarm moved 3' min away from bathroom door/opening with tub/shower

BUILDING CODE COMPLIANCE

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

PRODUCT: NEW SINGLE FAMILY DETACHED

OCCUPANCY CLASSIFICATION:

RESIDENTIAL R-3

CONSTRUCTION CLASS:

UNPROTECTED

CONSTRUCTION TYPE:

TYPE VB

EMERGENCY ESCAPE:

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

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

2020 Florida Building Code, Residential, 7th Edition

2017 National Electrical Code, NFPA 70



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

☐ CARLA A. BROWN, PE - FL # 95128  
☐ LUIS PABLO TORRES, PE - FL #27184

Reserve at Jewel Lake  
Lot 041  
299 SW Jewel Lake Drive  
Lake City, FL 32024

Century Communities expressly reserves its common law copyright in these plans. Plans are not to be copied, reproduced, or changed, in any manner whatsoever, nor are they to be assigned to a third party without written permission and consent of Century Communities.

PLAN NUMBER:  
33811607

RELEASE DATE:  
08.30.2021

MODEL:  
COVINGTON

DRAWING TITLE:  
COVER SHEET

SHEET NO:

CS

Keynotes | Legend

1.

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

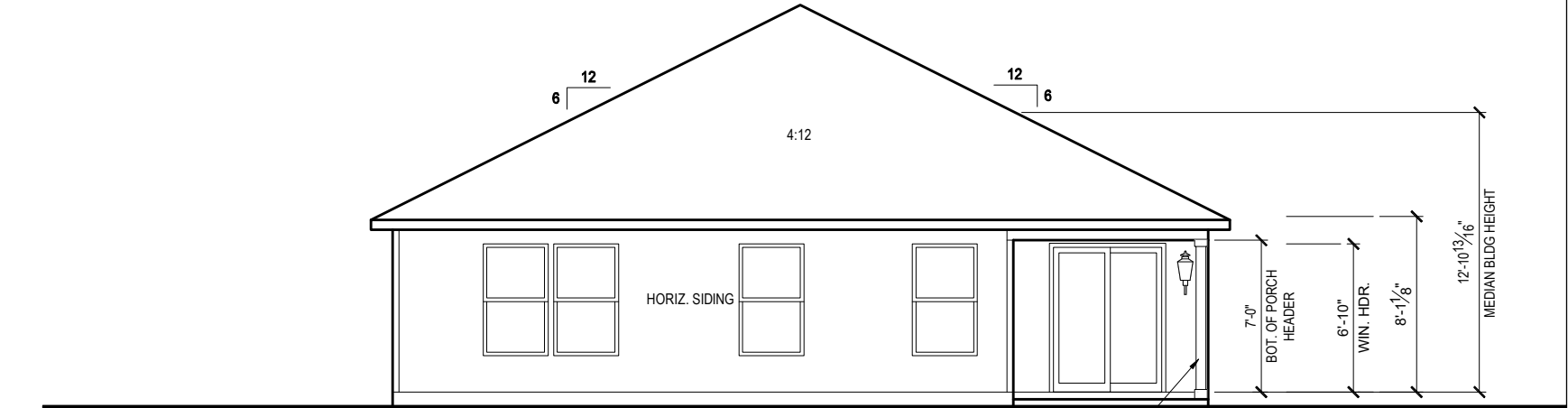
CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
3.

BRICK WAINSCOT WITH SLOPED BRICK ROWLOCK CAP.
4.

STONE WAINSCOT WITH SLOPED STONE CAP.
5.

3 1/2" VINYL TRIM SURROUND
6.

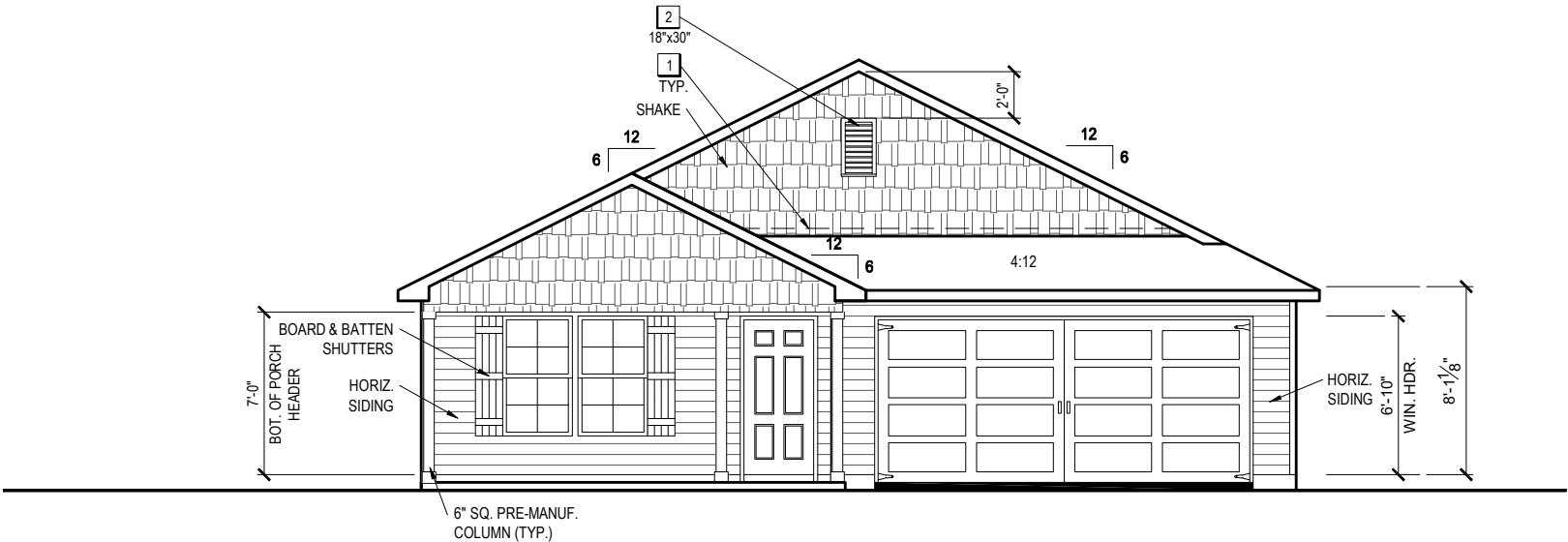
36" H. GUARDRAIL AS REQUIRED



REAR ELEVATION 'B1'

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

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



FRONT ELEVATION 'B1'

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

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



THIS SET OF PLANS COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE FLORIDA BUILDING CODE, AS AMENDED, AND ALL OTHER APPLICABLE CODES. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND TO FOLLOW ALL APPLICABLE CODES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR FOLLOWING ALL APPLICABLE CODES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR FOLLOWING ALL APPLICABLE CODES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR FOLLOWING ALL APPLICABLE CODES.

1-14-2022



Reserve at Jewel Lake  
Lot 041  
299 SW Jewel Lake Drive  
Lake City, FL 32024

Century Communities expressly reserves its common law copyright in these plans. Plans are not to be copied, reproduced, or changed, in any manner whatsoever, nor are they to be assigned to a third party without written permission and consent of Century Communities.

PLAN NUMBER:  
33811607

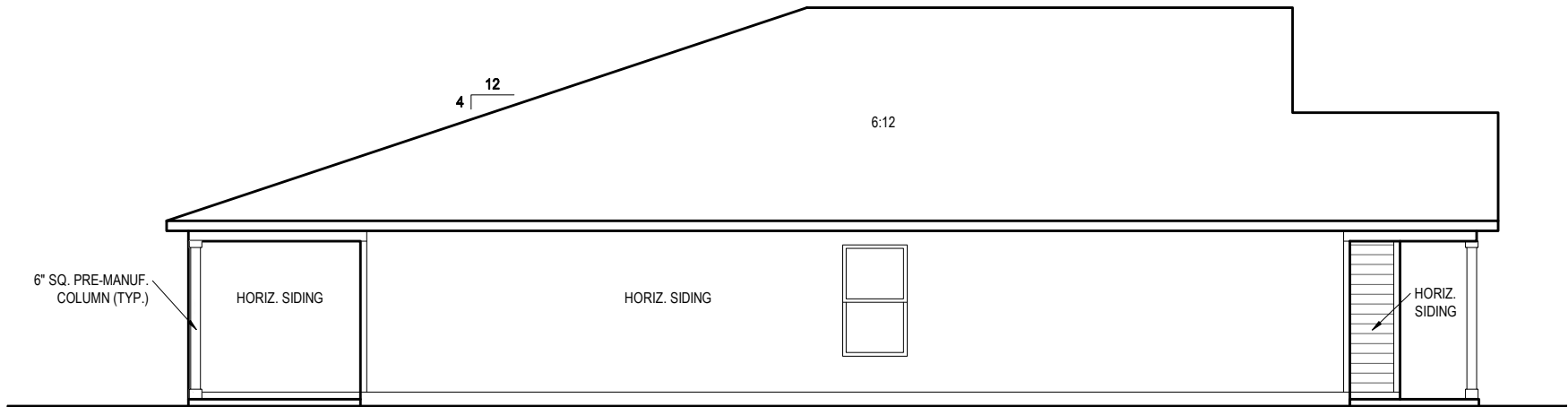
RELEASE DATE:  
08.30.2021

MODEL:  
COVINGTON

DRAWING TITLE:  
EXTERIOR ELEVATIONS

SHEET NO:

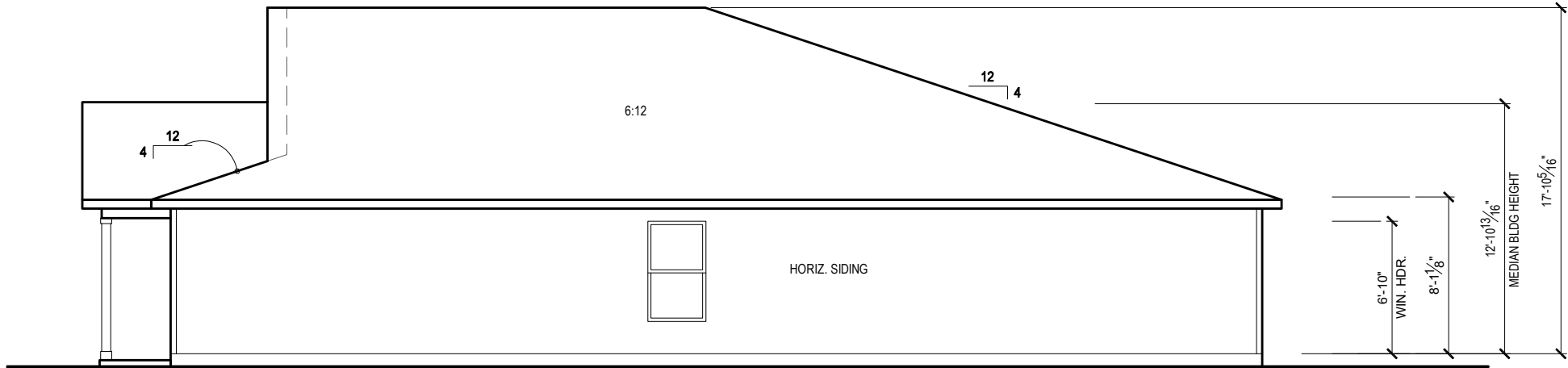
1.1-B1



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



THE SET OF PLANS SHOWN HEREIN, INCLUDING ALL NOTATIONS, DIMENSIONS, AND SPECIFICATIONS, ARE THE PROPERTY OF CENTURY COMMUNITIES, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CENTURY COMMUNITIES, INC. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO LEGAL ACTION.

1-14-2022



256 Southrail Lane, Suite 200  
Ocala, FL 34761  
O: 352.972-2451 F: 352.972-2452  
Certificate Of Authorization No. 9161  
☐ CARLA BROWN, P.E. - FL #58128  
☐ LUIS PABLO TORRES, P.E. - FL #17184

Reserve at Jewel Lake  
Lot 041  
299 SW Jewel Lake Drive  
Lake City, FL 32024

Century Communities expressly reserves its common law copyright in these plans. Plans are not to be copied, reproduced, or changed, in any manner whatsoever, nor are they to be assigned to a third party without written permission and consent of Century Communities.

PLAN NUMBER:  
33811607

RELEASE DATE:  
08.30.2021

MODEL:  
COVINGTON

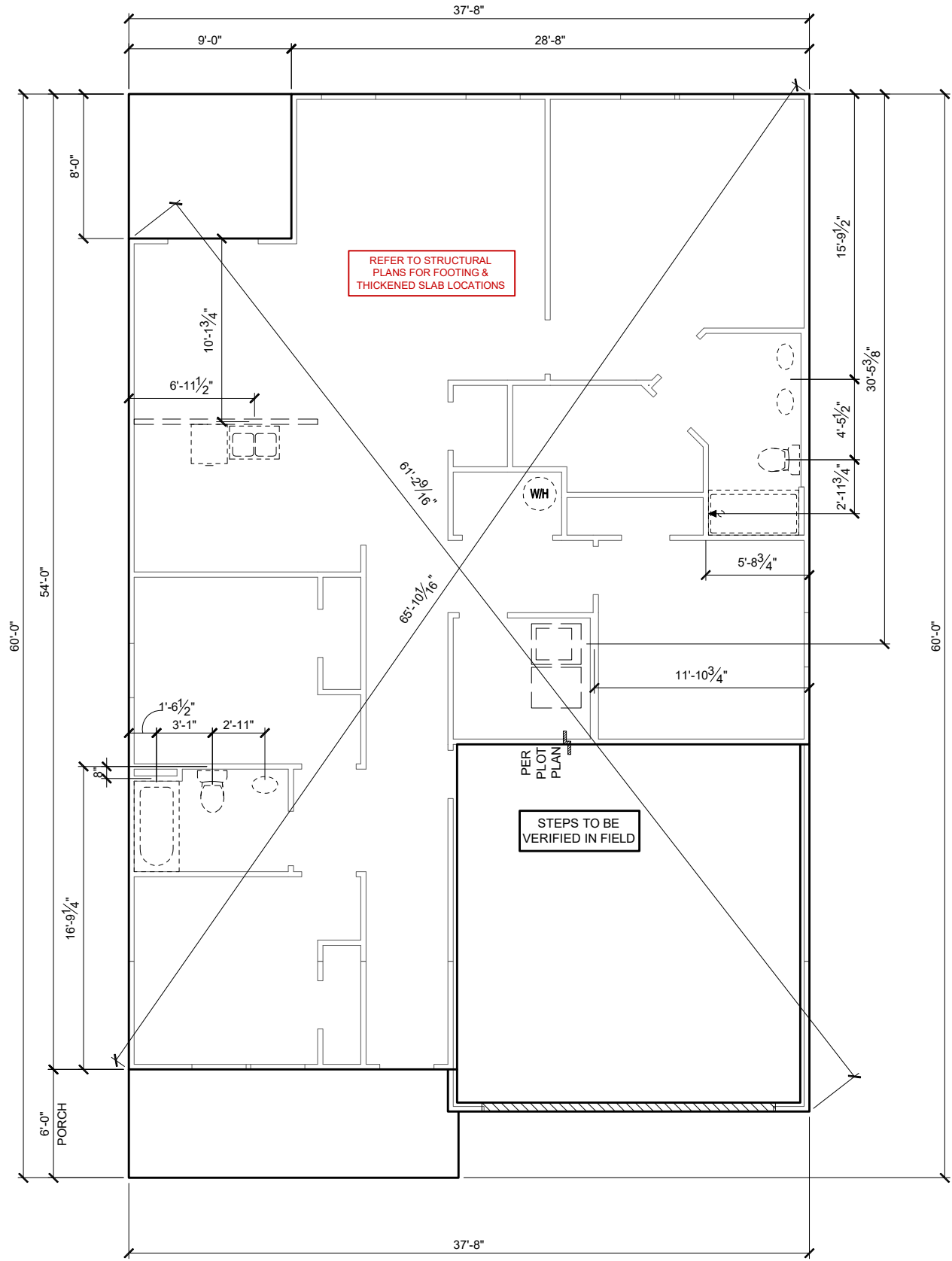
DRAWING TITLE:  
EXTERIOR ELEVATIONS

SHEET NO:

1.2-B1

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

FDS  
ENGINEERING ASSOCIATES  
256 Southrail Lane, Suite 200  
O: 322.972.2451 F: 407.880.2304  
Certificate Of Authorization No. 9161  
CARLA BROWN, PE - FL # 55728  
LUIS PABLO TORRES, PE - FL # 17194

Reserve at Jewel Lake  
Lot 041  
299 SW Jewel Lake Drive  
Lake City, FL 32024

Century Communities expressly reserves its common law copyright in these plans. Plans are not to be copied, reproduced, or changed, in any manner whatsoever, nor are they to be assigned to a third party without written permission and consent of Century Communities.

MODEL:  
**COVINGTON**

DRAWING TITLE:  
**SLAB PENETRATION PLAN**

PLAN NUMBER:  
**33811607**

RELEASE DATE:  
**08.30.2021**

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 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

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

area tabulation 'b'

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

FIRST FLOOR PLAN 'B'

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

CENTURY  
Complete

1-14-2022

FDS

ENGINEERING ASSOCIATES

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

CARLA BROWN, P.E., P.L.# 58128

LUIS PABLO TORRES, P.E., P.L.# 27184

Reserve at Jewel Lake  
Lot 041  
299 SW Jewel Lake Drive  
Lake City, FL 32024

Century Communities expressly reserves its common law copyright in these plans. Plans are not to be copied, reproduced, or changed, in any manner whatsoever, nor are they to be assigned to a third party without written permission and consent of Century Communities.

PLAN NUMBER:  
33811607

RELEASE DATE:  
08.30.2021

MODEL:  
COVINGTON

DRAWING TITLE:  
FIRST FLOOR PLAN

SHEET NO:

3.1-B

ATTIC VENT CALCULATION

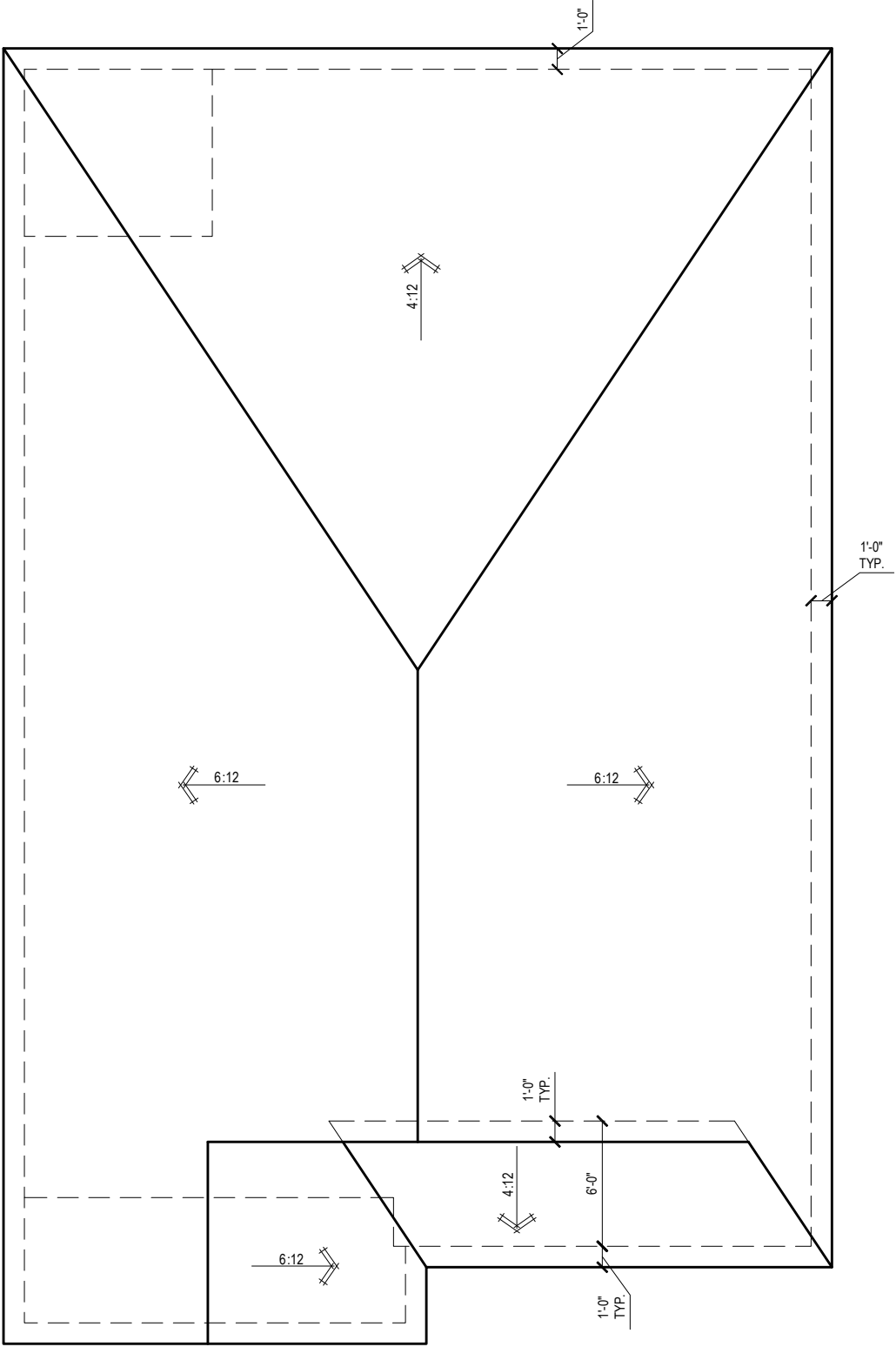
ATTIC VENTILATION TO COMPLY w/ F.B.C RESIDENTIAL CODE. THE REQUIRED NET FREE VENTILATING AREA OF NOT LESS THAN 1/150 OF THE SPACE VENTILATED. AREA MAY BE REDUCED TO 1/300 PROVIDED THAT 40 TO 50 PERCENT OF THE REQ'D VENTILATING AREA IS PROVIDED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 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	2,388 SF		
TOTAL NET FREE AREA REQ'D (1 TO 300)	1146.2 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	8	VENTS AT 70.0 SQ. IN EA. =	560.0 SQ. IN.
LOWER VENTING PROVIDED (573.1 SQ. IN. REQ'D)	640.0 SQ. IN	53.3%	
UPPER VENTING PROVIDED (573.1 SQ. IN. REQ'D)	560.0 SQ. IN	46.7%	

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



THIS SET OF PLANS COMPLIES WITH THE 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.

1-14-2022

IF SEAL AND SIGNATURE ARE NOT MADE OR ONE NOT BE, BRANDED CONTACT THE CLERK FOR AUTHORIZATION.



**FDS**  
ENGINEERING ASSOCIATES  
256 Southrail Lane, Suite 200  
O 321.972-2451 F 407.880-2304  
Certificate Of Authorization No. 9161  
☐ CARLA BROWN, PE - FL # 55128  
☐ LUIS PABLO TORRES, PE - FL # 127184

Reserve at Jewel Lake  
Lot 041  
299 SW Jewel Lake Drive  
Lake City, FL 32024

Century Communities expressly reserves its common law copyright in these plans. Plans are not to be copied, reproduced, or changed, in any manner whatsoever, nor are they to be assigned to a third party without written permission and consent of Century Communities.

PLAN NUMBER:	33811607	RELEASE DATE:	08.30.2021
--------------	----------	---------------	------------

MODEL:	COVINGTON	DRAWING TITLE:	ROOF PLAN
--------	-----------	----------------	-----------

SHEET NO:

6.1-B

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

○

220v RECEPTACLE

○

110v FLOOR RECEPTACLE

○

DISPOSAL

○

CHIME

○

BATH EXHAUST FAN

○

CEILING FAN PREWIRE WITH BRACING FOR FUTURE FAN

PW

•

PROVIDE ADDITIONAL EXTERIOR WEATHERPROOF RECEPTACLE WITHIN 15 FEET OF CONDENSING UNITS

•

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

•

ALL GARAGE OUTLETS SHALL BE ON A DEDICATED CIRCUIT

•

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

•

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

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

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

Reserve at Jewel Lake  
Lot 041  
299 SW Jewel Lake Drive  
Lake City, FL 32024

Century Communities expressly reserves its common law copyright in these plans. Plans are not to be copied, reproduced, or changed, in any manner whatsoever, nor are they to be assigned to a third party without written permission and consent of Century Communities.

PLAN NUMBER:  
33811607

RELEASE DATE:  
08.30.2021

MODEL:  
COVINGTON

DRAWING TITLE:  
FIRST FLOOR ELECTRICAL

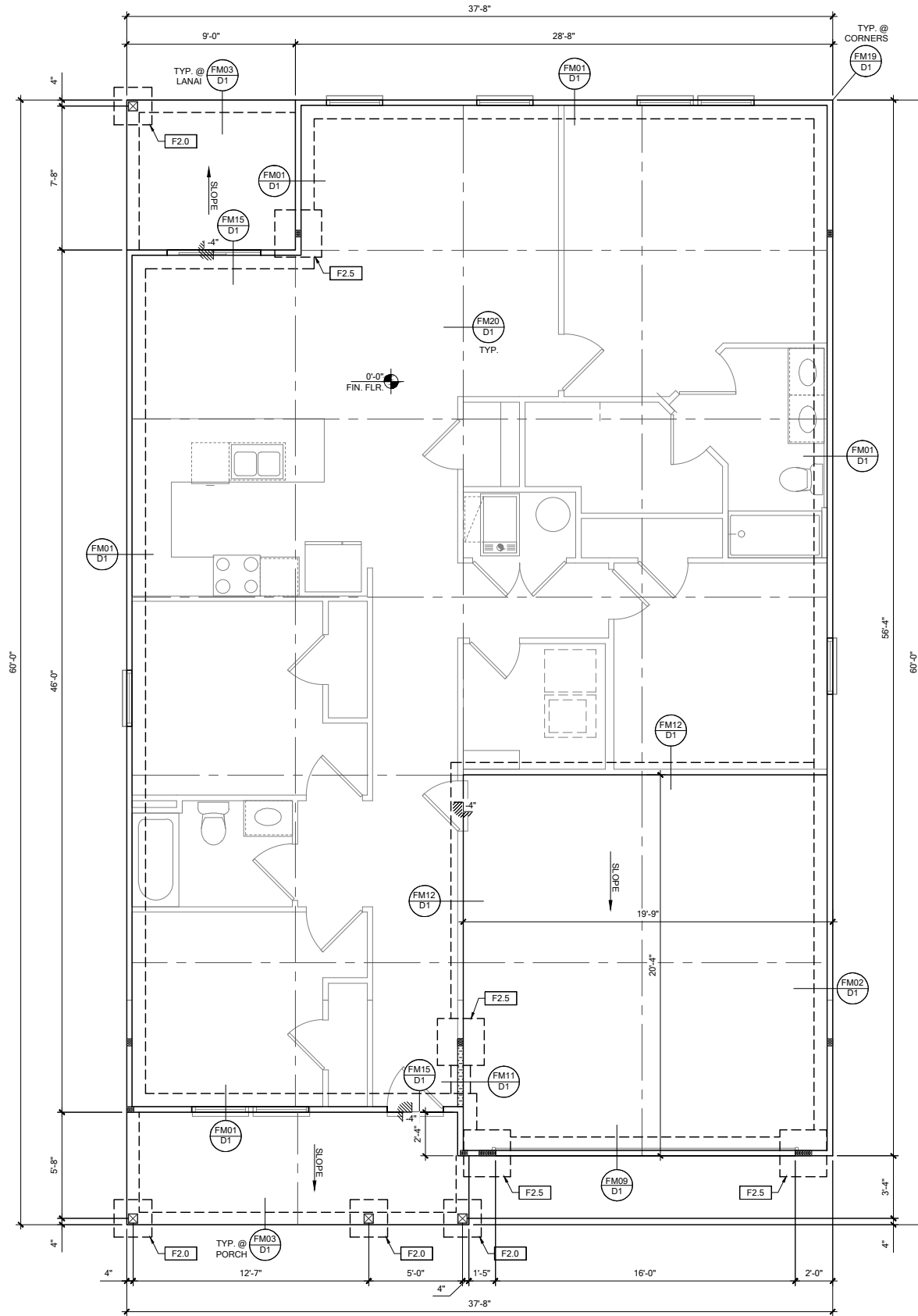
SHEET NO:

E1.1









FOUNDATION PLAN B

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 12x12' SQUARE MAXIMUM
	INDICATES STEP IN FOUNDATION, VERIFY PER ARCHITECTURAL PLANS CONSTRUCT PER PLAN SECTION CUT AND DETAIL SHEET D1
	4" 2500 PSI CONC. SLAB W/ REINF. PER S0 w/6 MIL VISQUEEN VAPOR BARRIER & TREATED FOR TERMITES. SEE FOUNDATION SCHEDULE ON SN
	INDICATES BUILT UP COLUMN, SEE FRAMING PLAN FOR SIZE, DETAIL WF37/SN FOR PLY ATTACHMENT, AND UPLIFT CONNECTION SCHEDULE ON SN FOR CONNECTION TO SLAB

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

PLAN KEY NOTES

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

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



DATE: January 20, 2022  
DESIGNED BY: CARL A. BROWN, PE - FL #87864  
DRAWN BY: LUIS PABLO TORRES, PE - FL #79750

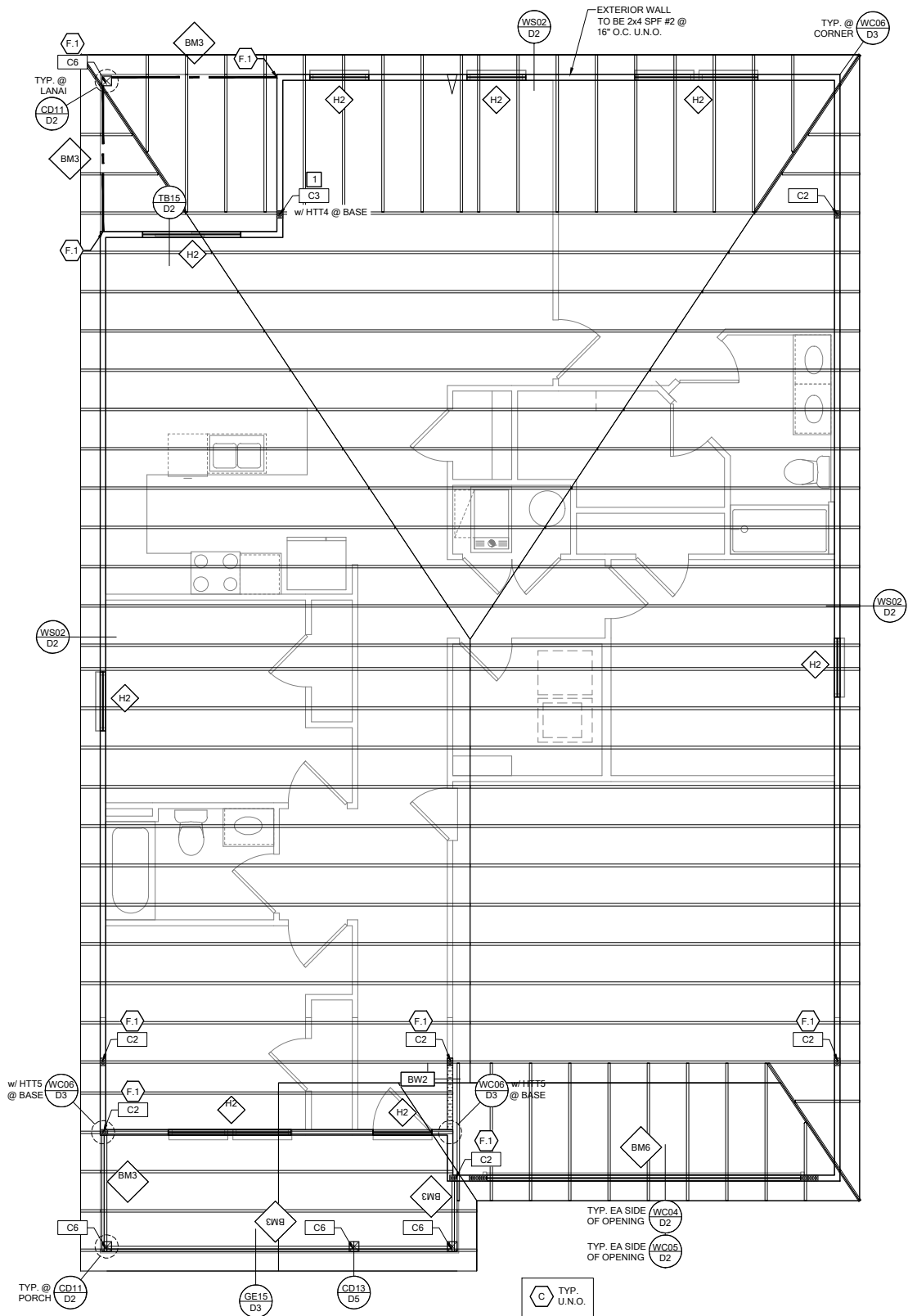


LOT 41  
RESERVE AT JEWEL LAKE  
299 SW JEWEL LAKE DR.  
LAKE CITY, FL, 32024

PLAN NUMBER: 33811607  
RELEASE DATE: 08.03.2020

MODEL: COVINGTON  
DRAWING TITLE: FOUNDATION PLAN

SHEET NO: S1



ROOF FRAMING PLAN B

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

RSH

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

WIND SPEED (ULTIMATE)

130 MPH

WIND SPEED (ALLOWABLE)

100.7 MPH

EXPOSURE CATEGORY

C

EFFECTIVE WIND AREA (SQ FEET)

10

WIND PRESSURE AND SUCTION (PSF)

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

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

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





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

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

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

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

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

SYMBOL	DESIGN DESCRIPTION
	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, RESONSIBILITY FOR EACH INDIVIDUAL TRUSS AND TRUSS PROFILE, AND IS TO SUBMIT A FINAL SET OF TRUSS ENGINEERING SIGNED AND SEALED TRUSS DRAWINGS TO DESIGN PROFESSIONAL OF RECORD FOR REVIEW PRIOR TO FABRICATION

2. ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES WITH IN THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO CONSTRUCTION.

3. SEE SHEET SN FOR DESIGN SCHEDULES AND NOTES: FOUNDATION SCHEDULE / COLUMN SCHEDULE / BEARING WALL SCHEDULE / BEAM SCHEDULE / HEADER SCHEDULE / CONNECTION SCHEDULE / FLOOR AND ROOF NOTES.

PLAN KEY NOTES




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


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

-----STOP-----

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

WALL TYPE


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



DATE: January 20, 2022

DESIGNED BY: [Signature]

ENGINEER: [Signature]



258 Midland FL 32750

O: 321-972-0461 F: 407-880-2304

Certificate of Authorization No. 9161

☐ CARL A. BROWN, PE - FL #56126

☐ LUIS PABLO ORRIS, PE - FL #87864

☐ SCOTT LEWISOWSKI, PE - FL #79750

LOT 41

RESERVE AT JEWEL LAKE

299 SW JEWEL LAKE DR.

LAKE CITY, FL, 32024

MODEL: COVINGTON

DRAWING TITLE: ROOF FRAMING PLAN

PLAN NUMBER: 33811607

RELEASE DATE: 08.03.2020

SHEET NO:

S2

FOUNDATION DEPTH NOTE:				
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'-6"	(8) #5 E.W. BOT.	

GENERAL FOUNDATION NOTES:  
 1. PROVIDE MIN. 6 MIL APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.  
 2. #2 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 FM19D1 FOR ADDITIONAL INFORMATION. G.C. TO DETERMINE STEP LOCATIONS, IF REQUIRED.  
 7. STEEL BENDS AND LAP SPLICE SEE FM19D1 AND FM19D1.  
 8. ALL EQUIPMENT HAVING AN IGNITION SOURCE SHALL BE ELEVATED A MIN OF 18". CONTRACTOR TO PROVIDE SUCH PLATFORM W/ EITHER MASONRY OR WOOD CONSTRUCTION.  
 9. ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000 PSF (SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS). IF SOIL CONDITIONS ON THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY, THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS, COMPACTED IN 12" LIFTS TO AT LEAST 95% 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.

GENERAL FOUNDATION NOTES:  
 1. PROVIDE MIN. 6 MIL APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.  
 2. #2 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 FM19D1 FOR ADDITIONAL INFORMATION. G.C. TO DETERMINE STEP LOCATIONS, IF REQUIRED.  
 7. STEEL BENDS AND LAP SPLICE SEE FM19D1 AND FM19D1.  
 8. ALL EQUIPMENT HAVING AN IGNITION SOURCE SHALL BE ELEVATED A MIN OF 18". CONTRACTOR TO PROVIDE SUCH PLATFORM W/ EITHER MASONRY OR WOOD CONSTRUCTION.  
 9. ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000 PSF (SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS). IF SOIL CONDITIONS ON THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY, THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS, COMPACTED IN 12" LIFTS TO AT LEAST 95% 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.

GENERAL FOUNDATION NOTES:  
 1. PROVIDE MIN. 6 MIL APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.  
 2. #2 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 FM19D1 FOR ADDITIONAL INFORMATION. G.C. TO DETERMINE STEP LOCATIONS, IF REQUIRED.  
 7. STEEL BENDS AND LAP SPLICE SEE FM19D1 AND FM19D1.  
 8. ALL EQUIPMENT HAVING AN IGNITION SOURCE SHALL BE ELEVATED A MIN OF 18". CONTRACTOR TO PROVIDE SUCH PLATFORM W/ EITHER MASONRY OR WOOD CONSTRUCTION.  
 9. ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000 PSF (SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS). IF SOIL CONDITIONS ON THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY, THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS, COMPACTED IN 12" LIFTS TO AT LEAST 95% OF MAX DRY DENSITY AS DETERMINED BY ASTM D 1557 (MODIFIED PROCTOR).  
 10. R.403.1.4 MINIMUM DEPTH: EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES (305mm) BELOW THE FINISHED GRADE OF GROUND SURFACE.

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

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

**WF17 TOP PLATE SPLICE**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17

**WF37 MULTI-PLY FASTENING**  
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. (lb)
BW1	16"	(2) 16d TOENAILS (3) 12d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SPF	NO UPLIFT
BW2	16"	SP2 w/ (6) 10d NAILS	#2 SPF	402
BW3	16"	(2) SP2 w/ (6) 10d NAILS	#2 SPF	804
BW4	16"	(2) 16d TOENAILS (3) 12d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SYP	NO UPLIFT
BW5	16"	SP2 w/ (6) 10d NAILS	#2 SYP	439
BW6	16"	(2) SP2 w/ (6) 10d NAILS	#2 SYP	878
BW7	12"	(2) 16d TOENAILS (3) 12d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SPF	NO UPLIFT
BW8	12"	(6) 10d NAILS	#2 SPF	535
BW9	12"	(2) SP2 w/ (6) 10d NAILS	#2 SPF	1070
BW10	12"	(2) 16d TOENAILS (3) 12d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SYP	NO UPLIFT
BW11	12"	SP2 w/ (6) 10d NAILS	#2 SYP	585
BW12	12"	(2) SP2 w/ (6) 10d NAILS	#2 SYP	1170

**BWD BEARING WALL DETAIL**  
SCALE: NONE

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

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 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.

**WF18 NON-BRG INTERIOR WALL**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17

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

ROOF TRUSS

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

2x STUDS @ 24" O.C. MAX

2x PT BOTTOM PLATE

HEADER SCHEDULE				
MARK	HEADER SIZE	HEADER NOTES		
H1	(2) 2x6 #2 SYP w/ 7/16" FLITCH 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" FLITCH PLATE	3. IF HEADER IS ON THE 2ND FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS.		
H3	(2) 2x12 #2 SYP w/ 7/16" FLITCH PLATE	4. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL WF37/SN		
H4	(2) 1 3/4" x 9 1/4" LVL 2.0E Fb=2600	5. FASTEN ALL MULTI-PLY HEADERS TOGETHER W/ (2) ROWS 12d COMMON NAILS AT 12" O.C. OR (3) ROWS IF 2x10 OR LARGER TYP. EACH SIDE OR (2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE.		
H5	(2) 1 3/4" x 11 1/4" LVL 2.0E Fb=2600	6. FASTEN ALL HEADERS TO KING STUDS W/ (3) 10d TOENAILS PER SIDE.		
H6	(2) 1 3/4" x 7 1/4" LVL 2.0E Fb=2600	7. IF HEADER IS NOT SPECIFIED CONTACT E.O.R.		

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

**HD TYPICAL FRAMING CONNECTIONS AT OPENINGS**  
SCALE: NONE

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.)

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

GENERAL BEAM NOTES:  
 1. VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED (MIN 4" BEARING EACH END)  
 2. SEE PLAN FOR TOP OR BOTTOM OF BEAM INDICATIONS  
 3. BEAMS ARE NOT TO BE DRILLED OR NOTCHED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE E.O.R.

**WF02 WOOD FRAMED ARCH**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17

HEADER, SEE PLAN FOR LOCATION AND SIZE

SEE HD/SN FOR ADDITIONAL HEADER INFORMATION

EDGE VIEW

3-16d COMMON NAILS, TYP

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

7/16" OSB w/ 6d NAILS @ 16" O.C. TO SIDE AND TOP NAILER

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

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

7'-0" MAX OPENING

SIMPSON - CONNECTOR SCHEDULE				
MARK	TYPE	CONNECTOR & FASTENERS	SPF	SYP
B	FRAME TO FRAME	H2.5A w/ (10) 8d NAILS	535	565
C	FRAME TO FRAME	H10A w/ (8) 10d x 1 1/2" x 1 1/2" AT 2 PLY TRUSSES	1015	1040
D	FRAME TO FRAME	MTS12 w/ (18) 10d x 1 1/2" AT 2 PLY TRUSSES	930	980
E	FRAME TO FRAME	MTS12 w/ (14) 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS)	850	990
F	FRAME TO FRAME	HTS20 w/ (24) 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (5) 12d TOENAILS)	1125	1310
G	FRAME TO FRAME	HTS20 w/ (48) 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (6) 12d TOENAILS)	2250	2620
J	FRAME TO MASONRY / FRAME	(2) LGT2 w/ (32) 16d SINKERS & (14) 1/4" x 2 1/4" TITEN (2 PLY TRUSS) OR (28) 16d SINKERS FOR FRAME (EA)	3500-M 3240-F	4060-M 3770-F
K	BEAM TO BEAM	HU410 OPT HUCA6 w/ (18) 16d & (10) 10d NAILS	G#1785 U#1135 SYP-F	G#2680 U#1895
L	BEAM TO MASONRY / FRAME	HU46 OPT HUCA6 w/ (6) 10d NAILS & (12) 1/4" x 2 3/4" TITEN (TO MAS.) OR (12) 16d & (6) 10d (FOR FRAME)	G#1785 U#1135 SYP-F	G#3000 U#1135 SYP-M
T	FRAME TO FRAME	H105 w/ (24) 10d x 1 1/2" NAILS	770	910
X	FRAME TO FRAME	VDG w/ (16) 1/4"x3" SDS WOOD SCREWS & (8) 3/8" x 8" TITEN (2 PLY TRUSS) OR (52) 16d SINKERS FOR FRAME (EA)	3285	4555
Y	FRAME TO FRAME	(2) HTT5 w/ (52) 16d x 2 1/2" NAILS & (2) 5/8" A.T.R. (SEE NOTE #4)	8750	10180

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

(A) MINIMAL CONNECTOR UNO ON FRAMING PLAN  
 (B) MINIMAL CONNECTOR UNO ON FRAMING PLAN  
 (C) MINIMAL CONNECTOR UNO ON FRAMING PLAN

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

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

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

**WF09 WALL HEADER DETAIL**  
SCALE: N.T.S.

SEE SCHEDULE

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

DOUBLE 2 x #2 S.Y.P. HEADER w/ 1/2" FLITCH PLATE HEADER (U.N.O.)

FILLING AND BLOCKING AS REQUIRED FASTENED TO HEADER W/ (2) ROWS OF 0.131x3.25 @ 16" O.C. UNLESS NOTED OTHERWISE

2 x 4 STUDS TYP.

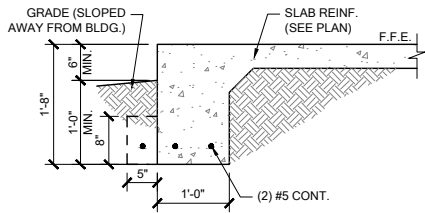
P.T. BOT. PLATE

SIMPSON SP4 or RSP4 w/ (6) 10d x 1 1/2" AT 24" O.C.  
 0.131x3.25 NAILS @ 8" O.C. TYP.  
 DOUBLE 2 x 4 CRIPPLE STUD TYPICAL (U.N.O.)

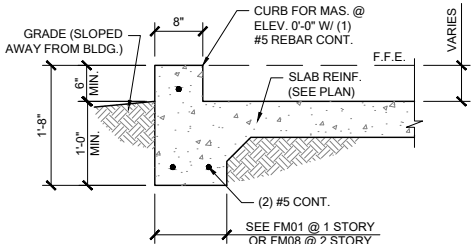
MARK	TYPE	CONNECTOR & FASTENERS	SPF	SYP
B	FRAME TO FRAME	H2.5A w/ (10) 8d NAILS	535	565
C	FRAME TO FRAME	H10A w/ (8) 10d x 1 1/2" x 1 1/2" AT 2 PLY TRUSSES	1015	1040
D	FRAME TO FRAME	MTS12 w/ (18) 10d x 1 1/2" AT 2 PLY TRUSSES	930	980
E	FRAME TO FRAME	MTS12 w/ (14) 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS)	850	990
F	FRAME TO FRAME	HTS20 w/ (24) 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (5) 12d TOENAILS)	1125	1310
G	FRAME TO FRAME	HTS20 w/ (48) 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (6) 12d TOENAILS)	2250	2620
J	FRAME TO MASONRY / FRAME	(2) LGT2 w/ (32) 16d SINKERS & (14) 1/4" x 2 1/4" TITEN (2 PLY TRUSS) OR (28) 16d SINKERS FOR FRAME (EA)	3500-M 3240-F	4060-M 3770-F
K	BEAM TO BEAM	HU410 OPT HUCA6 w/ (18) 16d & (10) 10d NAILS	G#1785 U#1135 SYP-F	G#2680 U#1895
L	BEAM TO MASONRY / FRAME	HU46 OPT HUCA6 w/ (6) 10d NAILS & (12) 1/4" x 2 3/4" TITEN (TO MAS.) OR (12) 16d & (6) 10d (FOR FRAME)	G#1785 U#1135 SYP-F	G#3000 U#1135 SYP-M
T	FRAME TO FRAME	H105 w/ (24) 10d x 1 1/2" NAILS	770	910
X	FRAME TO FRAME	VDG w/ (16) 1/4"x3" SDS WOOD SCREWS & (8) 3/8" x 8" TITEN (2 PLY TRUSS) OR (52) 16d SINKERS FOR FRAME (EA)	3285	4555
Y	FRAME TO FRAME	(2) HTT5 w/ (52) 16d x 2 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 TR

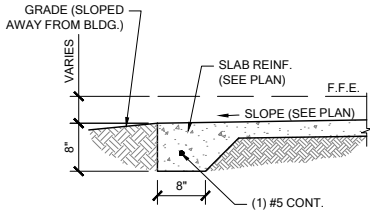




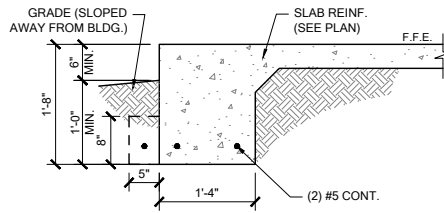
**FM01 SINGLE STORY FTG**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



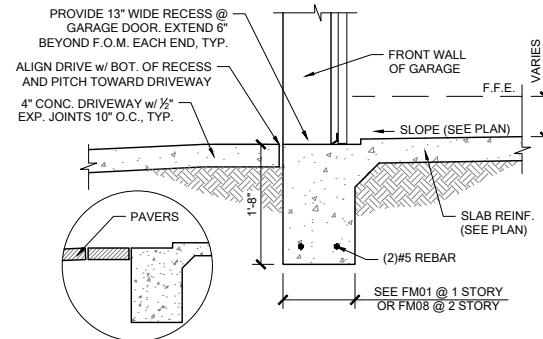
**FM02 SECTION @ GARAGE**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



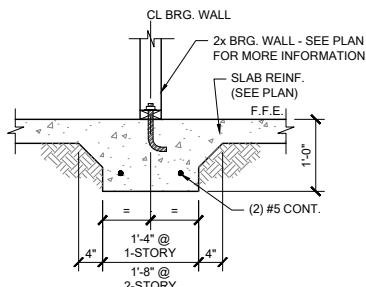
**FM03 THICKENED EDGE**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



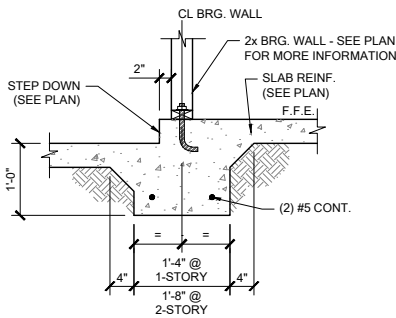
**FM08 2-STORY FOOTING**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



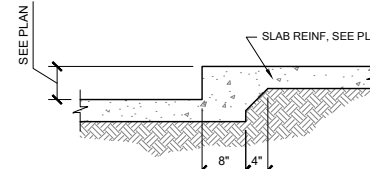
**FM09 SECTION @ GARAGE DOOR**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



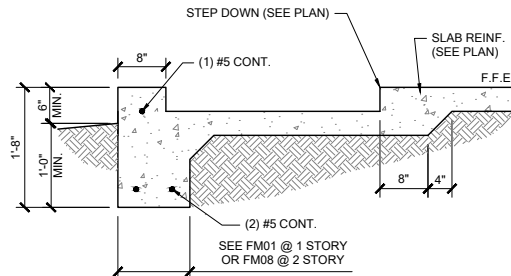
**FM10 INTERIOR BEARING WALL**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



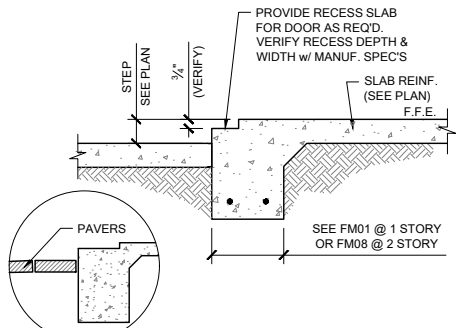
**FM11 STEP DOWN BEARING**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



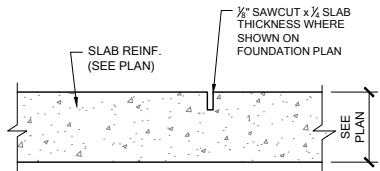
**FM12 STEP DOWN @ NON BRG.**  
SCALE: 3/4" = 1'-0"



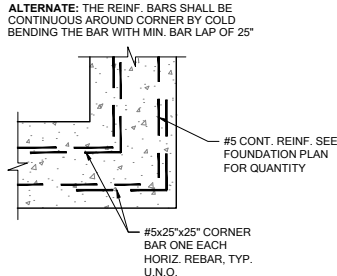
**FM14 SECTION @ SHOWER**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



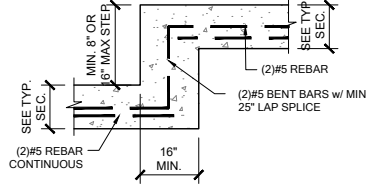
**FM15 EXTERIOR BEARING @ RECESS**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



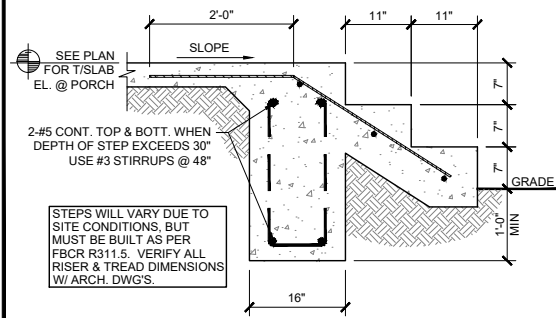
**FM20 CONTROL JOINT**  
SCALE: N.T.S.



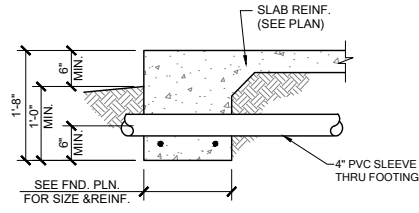
**FM19 TYP. CORNER BAR DETAIL**  
SCALE: N.T.S.



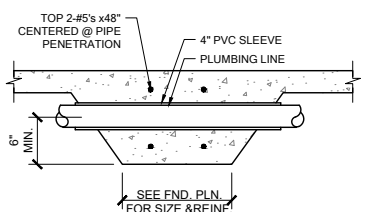
**FM18 TYP. STEP FOOTING DETAIL**  
SCALE: N.T.S.



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

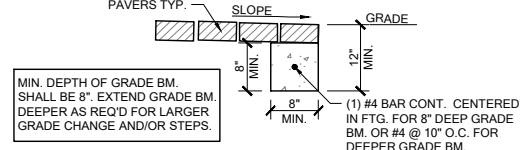


**PIPE PERPENDICULAR TO EXTERIOR FOOTING**

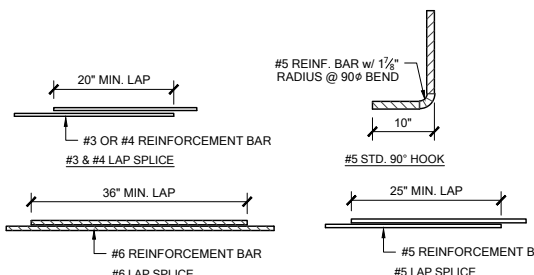


**PIPE PERPENDICULAR TO INTERIOR FOOTING**

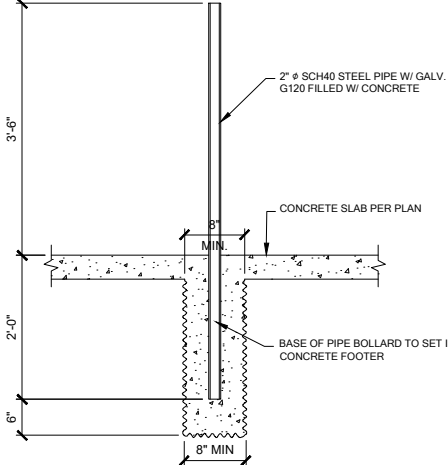
**FM23 FOUNDATION PENETRATIONS, TYPICAL**  
SCALE: N.T.S.



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

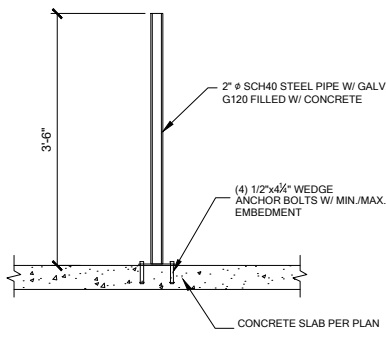


**MS05 TYP. REBAR SPLICE**  
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



**GAS WATER HEATER**

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



**ELECTRIC WATER HEATER**



DATE: January 20, 2022  
© 2022 CENTURY COMPLETE, INC.  
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM CENTURY COMPLETE, INC.

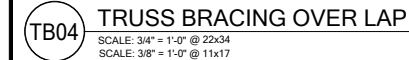
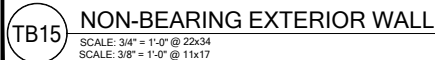
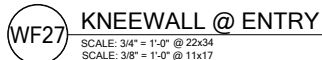
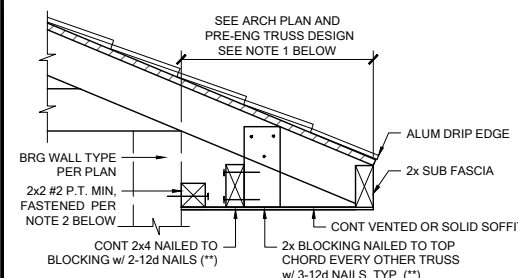
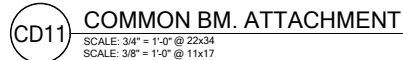
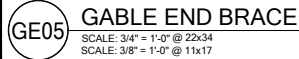
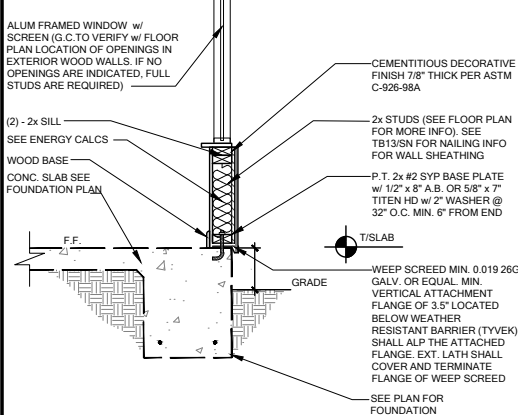
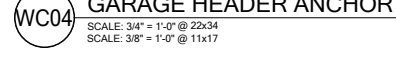
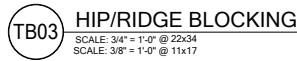
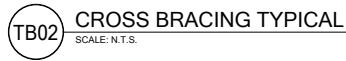
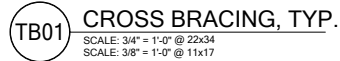
**FDS**  
FOUNDATION DESIGN SYSTEM  
258 Mallard Pl. #3275  
Ocala, FL 32767  
O: 352-237-0461 F: 352-237-0462  
www.fdseng.com

LOT 41  
RESERVE AT JEWEL LAKE  
299 SW JEWEL LAKE DR.  
LAKE CITY, FL, 32024

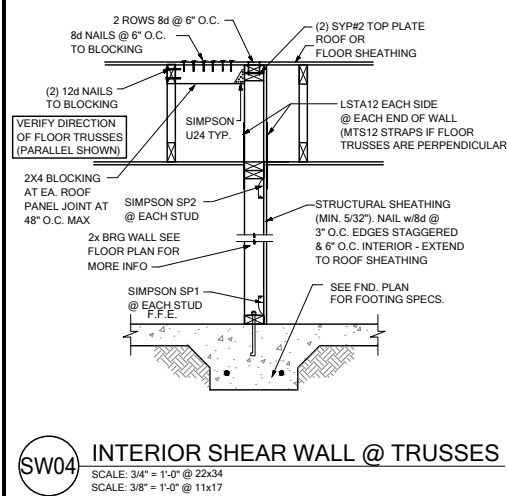
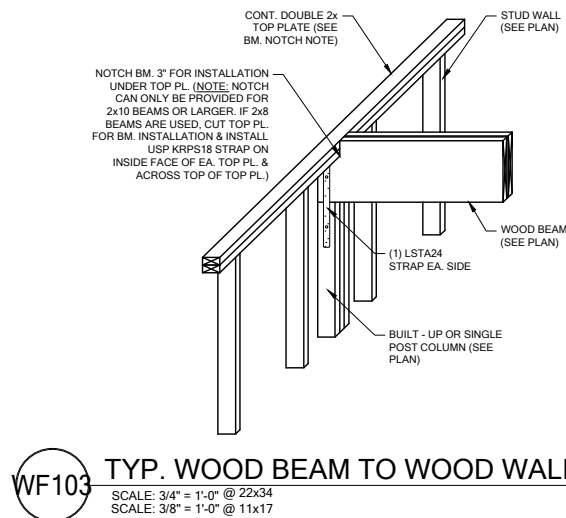
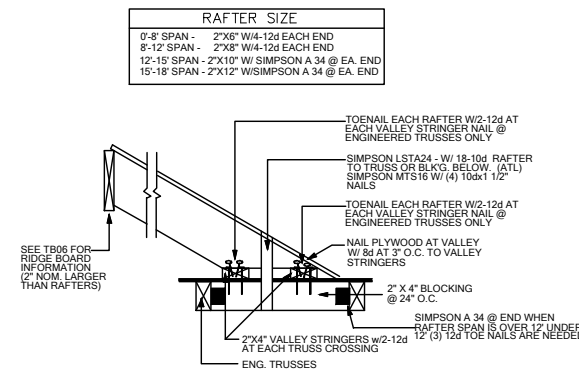
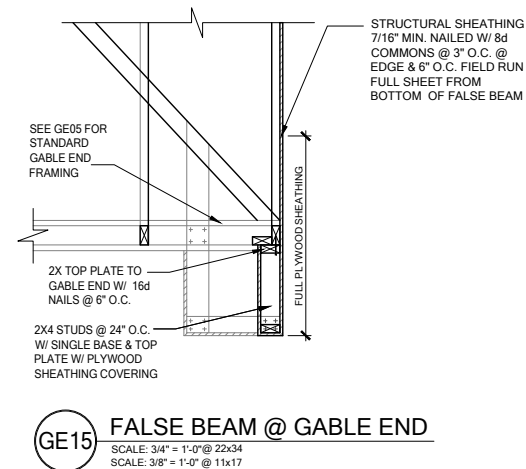
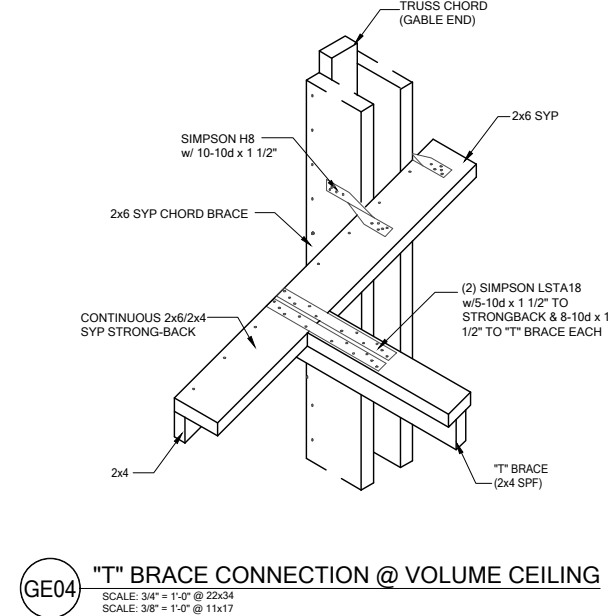
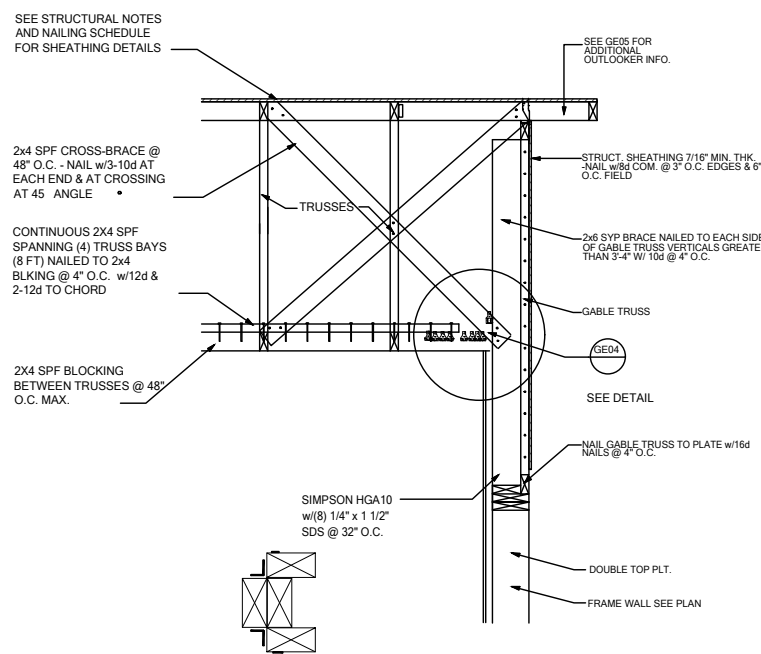
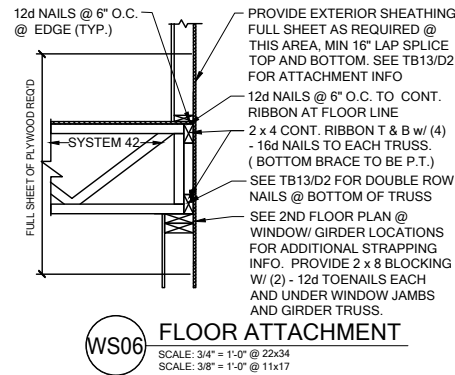
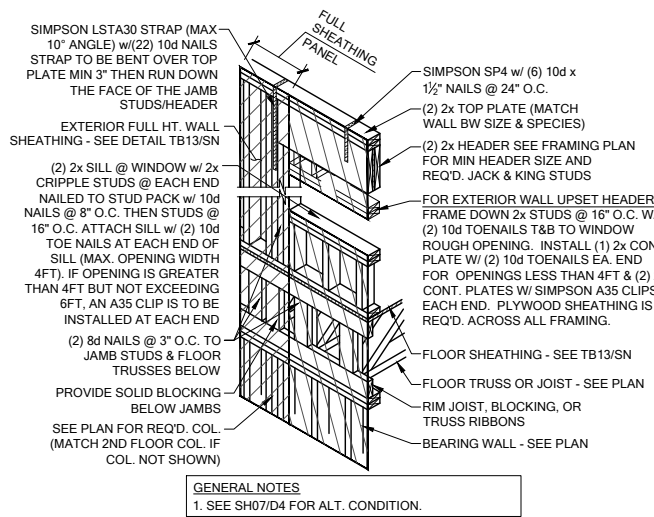
PLAN NUMBER: 33811607  
RELEASE DATE: 08.03.2020

MODEL: COVINGTON  
DRAWING TITLE: FOUNDATION DETAILS

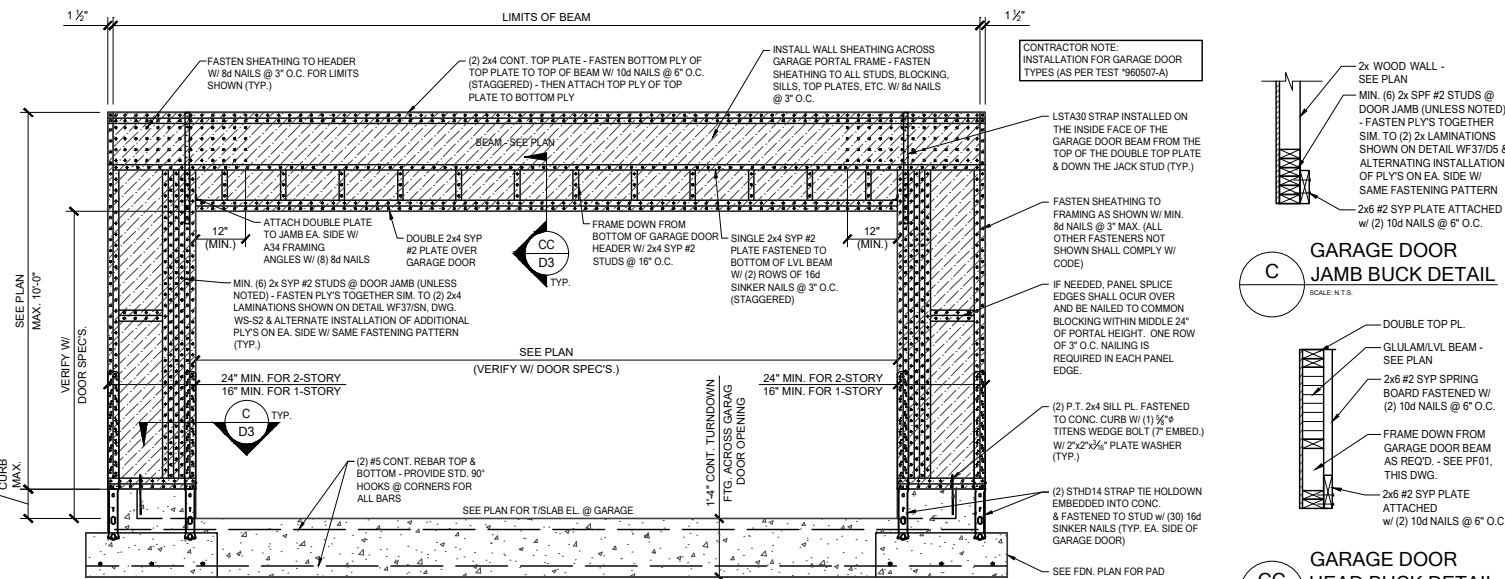
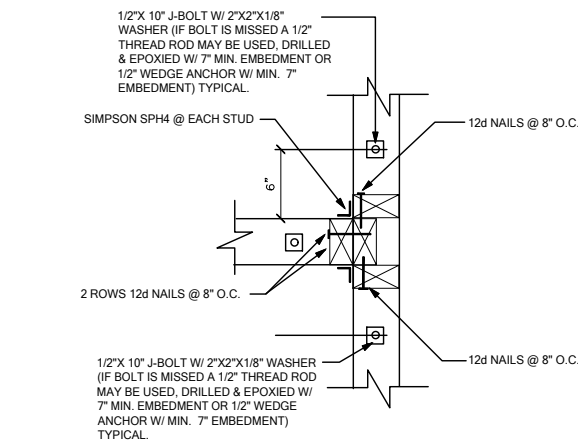
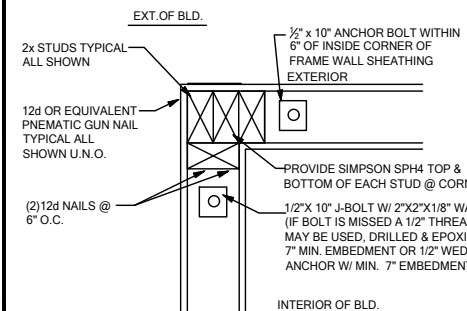
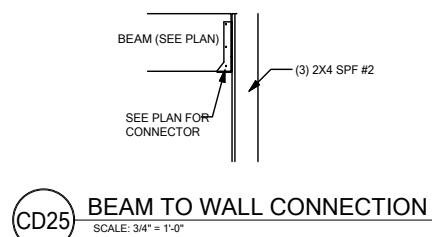
SHEET NO: D1



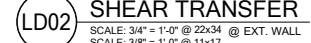
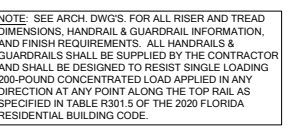
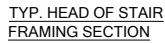
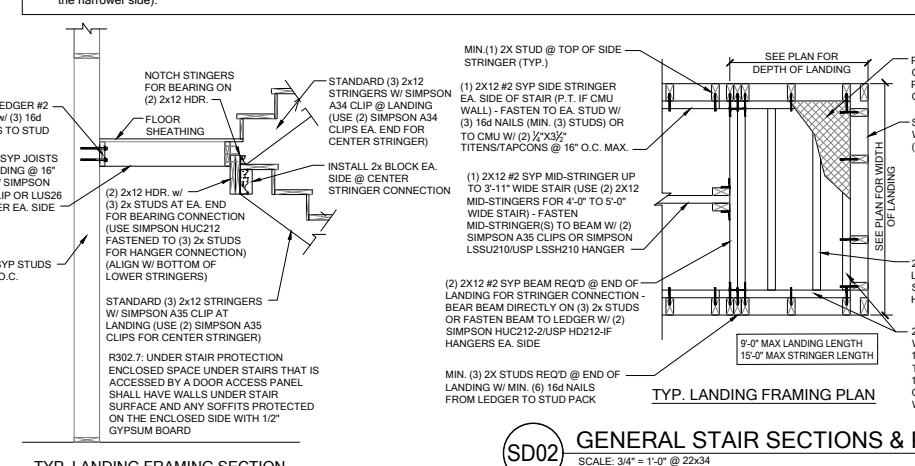
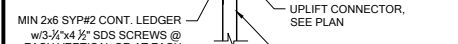
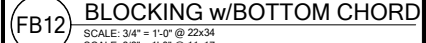
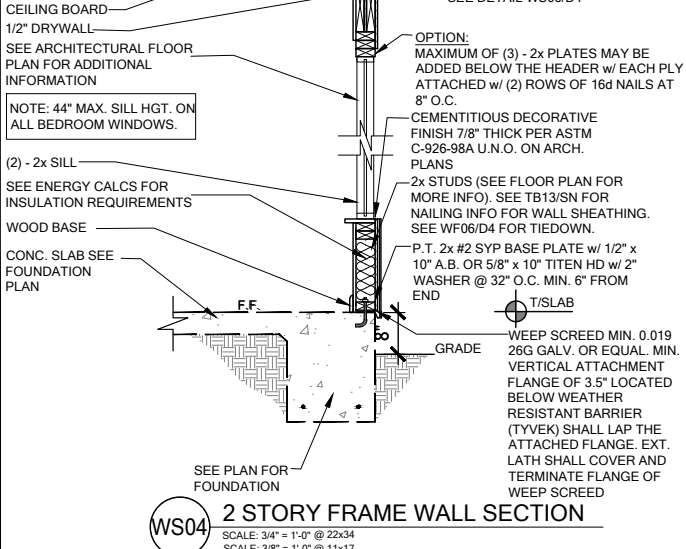


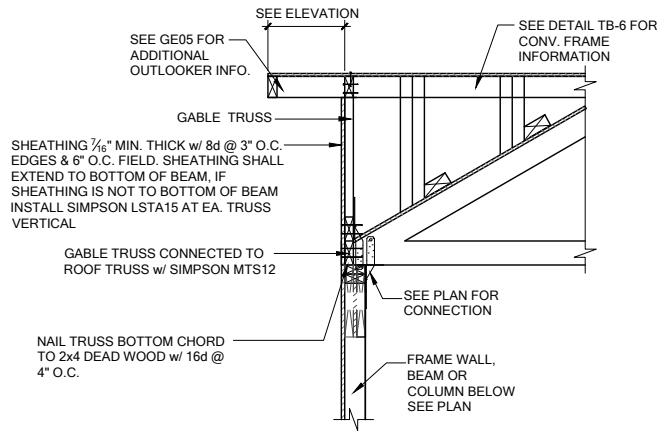


NOTE: @ ALL EXT. CONDITIONS ATTACH 2x STUDS TO TOP PLATE w/ (4) 16d TOENAILS (2) ON EA. SIDE TYP. TOE NAILS MAY BE SUBSTITUTED w/ (1) SIMPSON H2.5A CONNECTOR @ EA. STUD TO TOP PLATE w/ 8d 2 1/2" x 0.131 NAILS



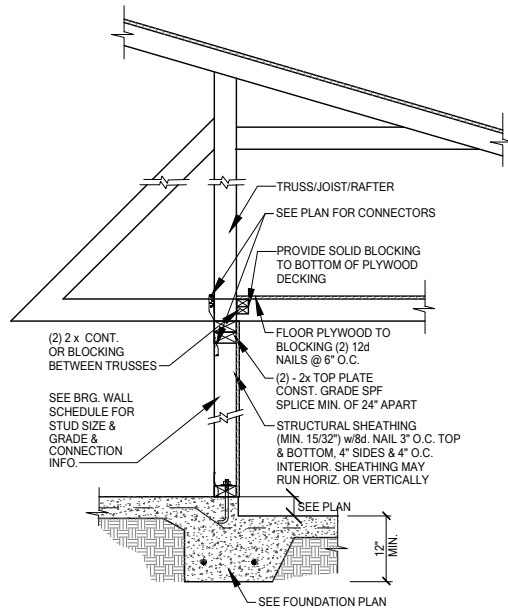






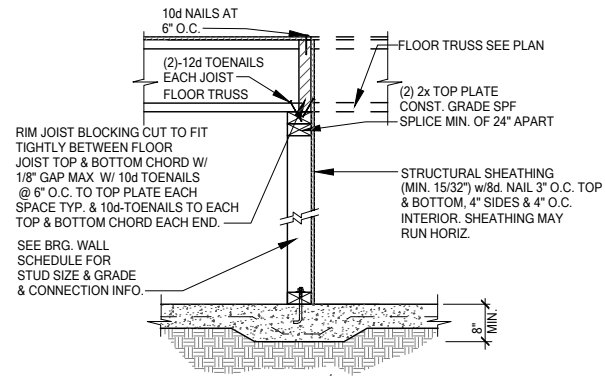
**GE13A SECTION AT HIP GABLE**

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



**INTERIOR BEARING STEP-DOWN SHEARWALL w/UPLIFT**

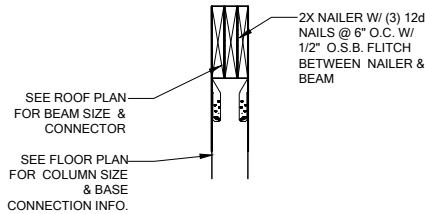
SCALE: 3/4" = 1'-0" @ 22x34  
SCALE: 3/8" = 1'-0" @ 11x17



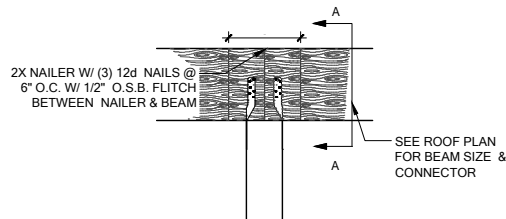
UPLIFT VALUES - (DOUBLE SIDE PLYWOOD DOUBLES VALUE BELOW)  
SHEATHING I-SIDE - 860 LBS. PER TRUSS/JOIST/RAFTER

**INTERIOR SHEAR WALL**

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



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



SEE FLOOR PLAN FOR COLUMN SIZE & BASE CONNECTION INFO.

SEE FOUNDATION PLAN FOR MORE INFO

**COLUMN BM. ATTACHMENT**

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



DATE: January 20, 2022  
BY: [Signature]  
CHECKED: [Signature]  
PROJECT: [Signature]

**FDS**  
FLOORING DESIGN SERVICES  
258 Mallard, FL 32750  
O: 321-972-0481 F: 407-880-2304  
Certificate of Authorization No. 9161  
□ CARL A. BROWN, PE - FL #56126  
□ LUIS PABLO TORRES, PE - FL #87864  
□ SCOTT LEWIS, PE - FL #79750

LOT 41  
RESERVE AT JEWEL LAKE  
299 SW JEWEL LAKE DR.  
LAKE CITY, FL, 32024

PLAN NUMBER: 33811607  
RELEASE DATE: 08.03.2020

MODEL: COVINGTON  
DRAWING TITLE: FLOOR FRAMING DETAILS

SHEET NO: D5