ABBREVIATIONS

וטטר	IL VIA HONG
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

FOOTING

HOSE BIB

HEADER

HEIGHT MAXIMUM

MINIMUM

OPENING

SIMILAR

TYPICAL

NOT TO SCALE

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

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TYP

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SLAB PENETRATION PLAN

FLOOR PLANS

SECTIONS & DETAILS

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ROOF PLAN

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CONSTRUCTION DETAILS

38' - 1607 - RH Florida Region (Frame)

REVISIONS

KEV	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

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

2020 Florida Building Code, Residential, 7th Edition

2017 National Electrical Code, NFPA 70







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

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RELEASE DATE: 08.30.2021 PLAN NUMBER: 33811607

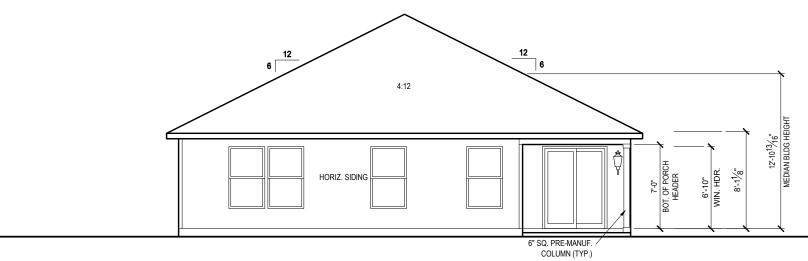
MODEL: COVINGTON

SHEET NO:

Keynotes | Legend

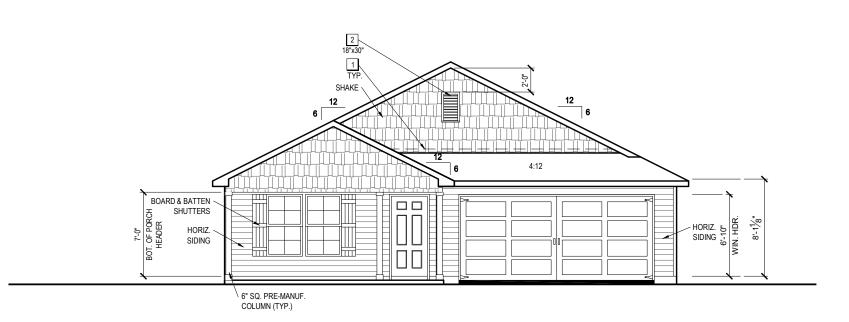
- CORROSION RESISTANT ROOF TO WALL FLASHING AT ALL ROOF / WALL INTERSECTIONS. CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED. BRICK WAINSCOT WITH SLOPED BRICK ROWLOCK CAP. STONE WAINSCOT WITH SLOPED STONE CAP.

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



REAR ELEVATION 'B1'

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



FRONT ELEVATION 'B1' 1/8" = 1'-0" @ 11x17 1/4" = 1'-0" @ 22x34







Reserve at Jewel Lake Lot 041

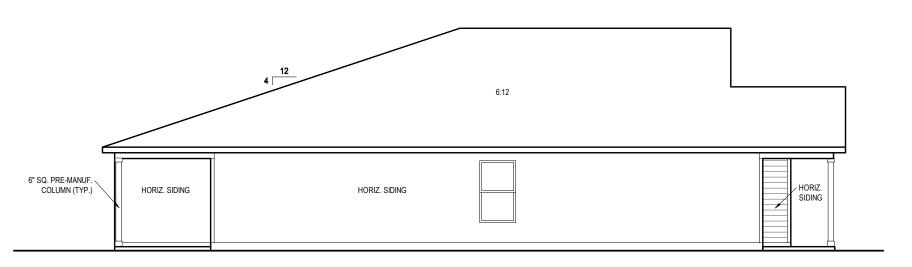
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MODEL:	PLAN NUMBER:
COVINGTON	33811607
DRAWING TITLE:	RELEASE DATE:
EXTERIOR ELEVATIONS	08.30.2021

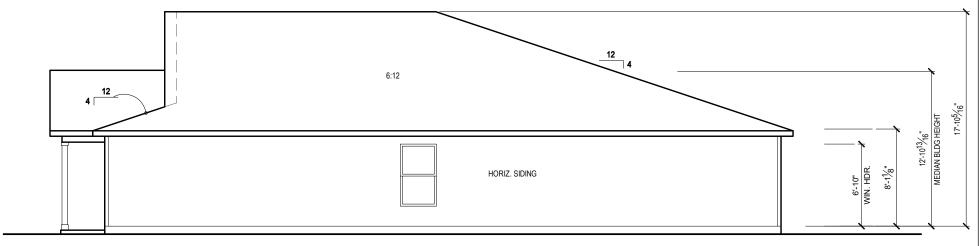
SHEET NO:

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







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PLAN NUMBER:	33811607	RELEASE DATE:	08.30.2021
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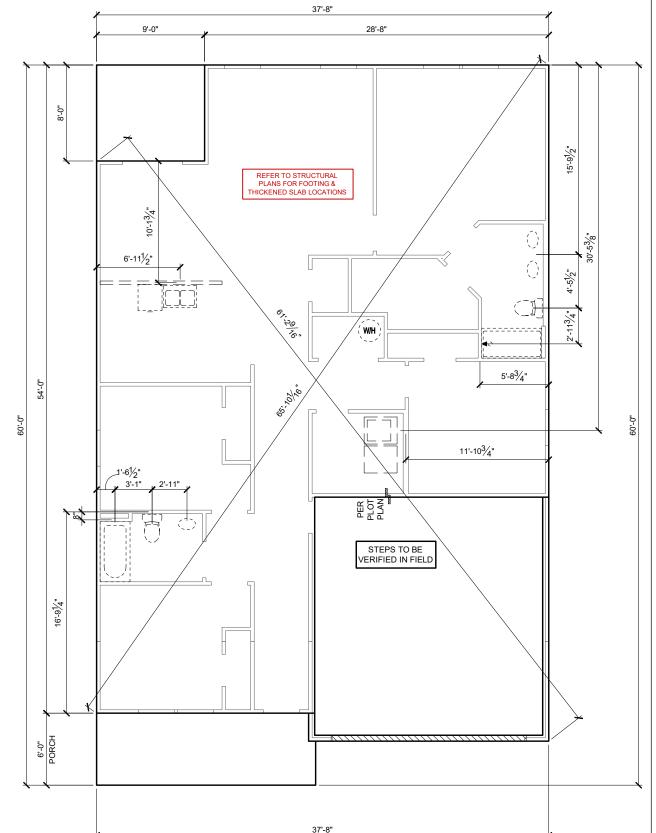
DRAWING TITLE:

EXTERIOR ELEVATIONS MODEL:
COVINGTON 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







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Lake City, FL 32024

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PLAN NUMBER:	33811607	RELEASE DATE:	08.30.2021	

DRAWING TITLE: SLAB PENETRATION PLAN

MODEL:
COVINGTON

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

2X4 FRAME WALL

2X6 FRAME WALL

BALLOON FRAME WALL (PER STRUCTURALS)

KEYNOTES

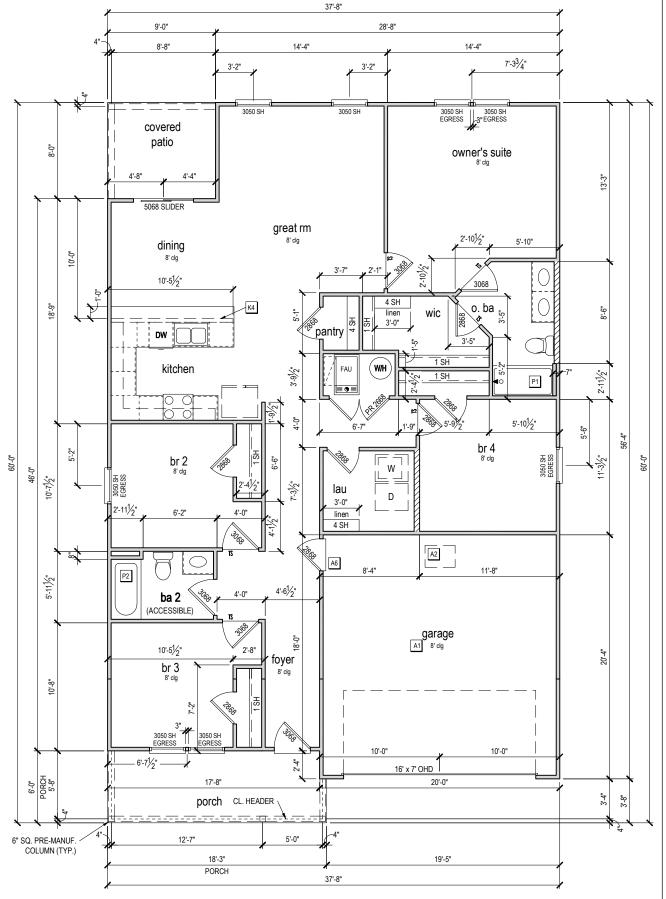
- A1 GARAGE CEILING 5/8" TYPE X DRYWALL
 VERTICAL SURFACE WALLS 1/2" DRYWALL
 A2 22"X30" ATTIC ACCESS CONSTRUCTED WITH GYP. BD. (5/8" TYPE X
 AT GARAGE) WITH DOOR TRIM FRAME ACCESS SUPPORT
 A3 PROVIDE 6" MIN. FLAT CLG AT A

- A3 PROVIDE 6" MIN. FLAT CLG AT ANGLED CLG CONDITION
 A4 PULL DOWN STAIRS 255" x 6"
 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







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RELEASE DATE: 08.30.2021 33811607 FLOOR PLAN MODEL: COVINGTON

SHEET NO:

3.1-B

FIRST

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.

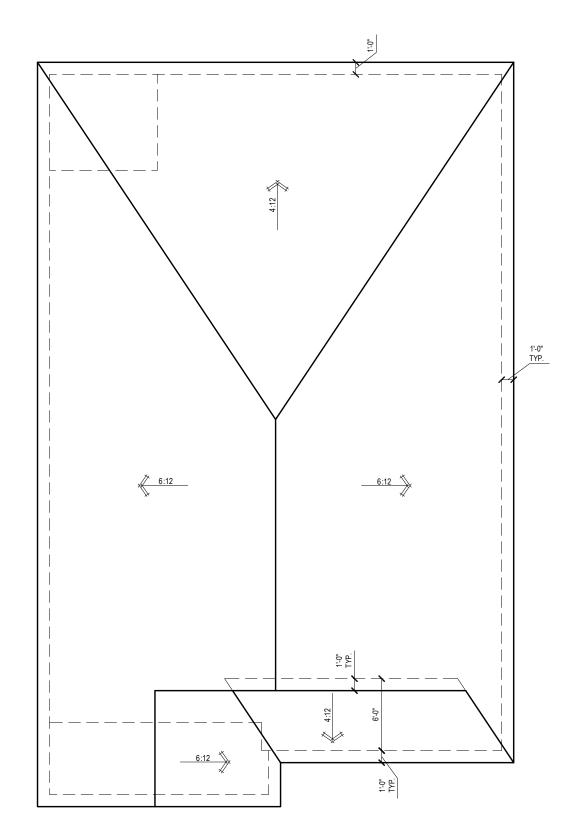
ROOF VENTILATION CALCULATIONS							
ROOF AREA	2,388 SF						
TOTAL NET FREE AREA REQ'D (1 TO 300)	1146.2 SQ. IN.						
MAIN HOUSE INLET (SOFFIT) VENTILATION 100.0 LF x 6.4 SQ. IN / LINEAR FT = 640.0 SQ. II							
POD VENT(S) REQUIRED WITH BASE HOUSE	8	VENTS AT 70.0 SQ. IN EA. =	560.0 SQ. IN.				
LOWER 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



1-14-2022



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

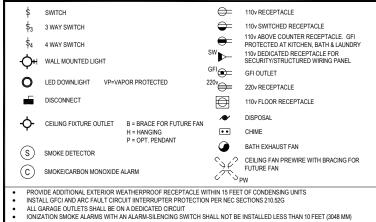
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MODEL:	PLAN NUMBER:	
COVINGTON	33811607	ountary
DRAWING TITLE:	RELEASE DATE:	001111110
ROOF PLAN	08.30.2021	milico.

SHEET NO:

6.1-B

ELECTRICAL LEGEND

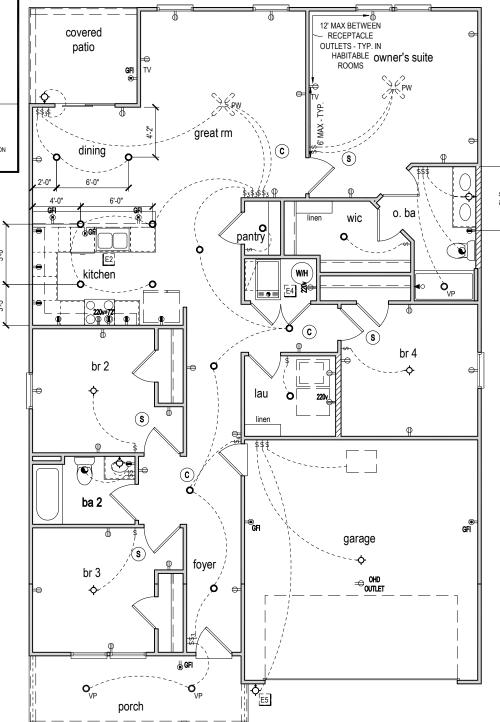


- HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

 DWGS. ARE DIAGRAMMATICAL 8 INDICATE THE GENERAL ARRANGEMENT OF THE ELECTRICAL WORK. ANY DISCREPANCIES ON THE DOCUMENTS SHALL BE CALLED TO THE ARCHITECT'S ATTENTION PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE ELECTRICAL DRAWINGS.

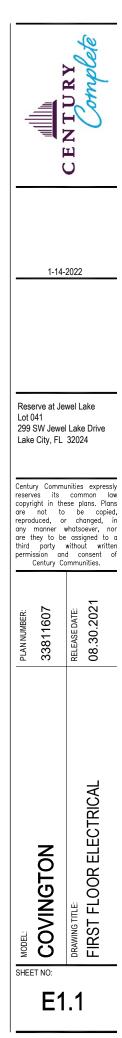
KEYNOTES

- 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



REVISION SUMMARY REVISION DESCRIPTION

ABBREVIATIONS

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

CENTURY COMPLETE 38-1607 COVINGTON B RH

GENERAL STRUCTURAL NOTES

SECTION R318 PROTECTION AGAINST TERMITES
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICION. ERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED ESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE PPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHAL SSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CON-HE FOLLOWING STATEMENT. "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE EVENTION OF SURTERRANEAN. TERMITES, TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS STABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

TERMITE SPECIFICATIONS

- PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.

 PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED

- -NOTICE TO BUILDER AND ALL SUBCONTRACTORS-

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

- JUINED TO: 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.
- SHALL STRICTLY OBSERVE ALL APPLICATION CODES DURING THE COURSE OF CONSTRUCTION INCLUDING ALL STATE, CITY, AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO
- COMMENCEMENT OF WORK.

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

 THE FRAMING PLAN SHOWN INDICATES THE "TRUSS SYSTEM" AND IS THE RESPONSIBILITY OF THE
- TRUSS SYSTEM ENGINEER (DESIGN PROFESSIONAL OF RECORD). THE TRUSS DESIGN ENGINEE
- 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 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.
- LL CONSTRUCTION MUST BE IN ACCORDANCE TO THE INFORMATION FOLIND 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 FOR REIMBURSEMENT BY THE 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 CALLIKING REMOVE LEAVES AND DERRIS OFF ROOFS, MAKE SURE THAT WATER FLOW IS AWAY FROM THE HOUSE AND HAVE YOUR HOME REPAINTED EVERY 3 - 5 YEARS TO PROTECT THE COATINGS. THE DESIGNER AND ENGINEER OF RECORD ARE NOT

CAST IN PLACE REINFORCED CONCRETE

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI (SLABS) 3000 PSI (COLUMNS AND BEAMS), A SLUMP OF 5" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATERICEMENT RATIO OF 0.83

 HORIZONTAL FOOTING BARS SHALL BE BENT 25" ARQUIND CORNERS OR CORNERS BARS WITH A 25" LAP PROVIDED EA WAY.

 HORIZONTAL FOOTING BARS SHALL BE BENT 25" ARQUIND CORNERS OR CORNER BARS WITH A 25" LAP PROVIDED EA WAY.

 CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 12" TO FORM U.N.O.

 FIBER MESH LENGTH SHALL BE ½" TO 2". DOSAGE AMOUNT SHALL BE FROM 1.0 TO 1.5 LBS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S AND SHALL COMPLY WITH AST MICH (111) AND FREE FROM RUST SCALE & OIL & SHALL MEET ASTH A615' ALL REINFORCING SITEEL STRENGES SHALL BE SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS. STEEL WIRE OR FLASTIC SUPPORT. TOP REINFORCING SHALL BE CONTINUE'S VERY STRINGERS DOWNEST FOR COLUMNS & FILLEL SHALL BE SCUPED IN PLACE BY USING ADDITIONAL CROSS- REINFORCING TIED TO FOOTING REINFORCING. SPLICES IN REINFORCING WHERE PERMITTED SHALL BE AS PERD ETAIL MINOSODI'.
- HIGH STRENGTH SIMPSON SETEM THE WAS OBED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EPOXT, THE MUST FIRST CONTACT THE ENGINEER OF RECORD FOR WRITTEN APPROVAL. WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "F" OF THE FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL IS TO BE IMPLEMENTED. F303.4 CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 500 P.S.I. THEREFORE, ANY AND ALL NOTES ON THESE PLANS THAT INDICATE 2500 P.S.I. SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH.

- HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90-014, WITH A MINIMUM NET COMPRESSIVE STEERIGHT OF 2000 PSI (1 m = 2000 PSI)

 MORTARS SHALL BE TYPE "S'. CONFORMING TO ASTM C276-14A.

 COARSE GROUT SHALL CONFORM TO ASTM C476-10 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH AT 28

 DAYS OF 3000 PSI SLUMP 8" TO 1"1". CONTINUOUS MASONRY INSPECTIONS ARE REQUIRED DURING CONSTRUCTION

 GRADE 60 U.N.O. VERTICAL REINFORCEMENT SHALL BE 4 AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.

 GRADE 60 U.N.O. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 DIA OR 10FT

 WHICH EVER IS LESS. REINFORCING SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 DIA OR 10FT

 WHICH EVER IS LESS. REINFORCING SHALL BE HELD IN PLOSITION AT THE OP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 DIA OR 10FT

 WHICH EVER IS LESS. REINFORCING SHALL BE HELD IN FIGURES OTHERWISE NOTED ON THE DRAWINGS.

 FRENFORCING STEEL SHALL BE LEPPED FOR DETAIL MISSION FLUESS OTHERWISE NOTED ON THE DRAWINGS.

 FRENFORCING STEEL SHALL BE LEPPED FOR DETAIL MISSION FLUESS OTHERWISE NOTED ON THE DRAWINGS.

 FRENFORCING SHALL BE THE SHALL BE HELD IN THE CONTRACTOR TO SHALL BE THE REPROPERSY BOTTOM TO SHALL BE THE REPROPERSY BOTTOM TO SHALL BE THE REPROPERSY BOTTOM TO SHALL BE THE REPROVED THE TEMPORARY BRACING AND SHORING OF WALL TO PROVIDE STABILLY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TYPICAL FILLED CELL REINFORCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS

 DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS AND NO CONCENTRATED LOADS FOR (7) DAYS PER CODE ACI 318-14
- I TITIONE FILLEU CELL REINFURCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OFENINGS DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS AND NO CONCENTRATED LOADS FOR (7) DAYS. PER CODE ACI 318-14 CONSOLIDATE POURS EXCEEDING 12" IN HEIGHT BY MECHANICAL VIBRATION, AND RECONSOLIDATE BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED, GROUT SHALL BE FLUSH WITH TOP OF WALL.

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

 ALL LUMBER SPECIFIED ON DRAWINGS ARE INTENDED FOR DRY USE ONLY MOISTURE CONTENT 19% OR LESS), U.N.O. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILS BY OTHERS ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1°DIA. SHALL HAVE STUD PROTECTION SHELDS. ALL HOLES OVER 1°DIA ALL FOR SHEAR SHALL SHALL

- WITHOUT WOODEN TOP PLATES.
 SEE FLAN FOR STUD PACK AND BEAM NAILING PATTERNS
 ALL ENGINEERED LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O.
 PARALLAN COLUMNS: 18E F= 2400 PSI
 MICROLAM (1V.) BEAMS: 2/DE F=>2600 PSI
 GLILLAM BEAMS: 2/DE F=>2600 PSI
 GLILLAM BEAMS: SPEP 24F-24 LAVIP (1.7 EF=2400 PSI) MIN.
 SEE PLAN NOTE FOR ADDITIONAL RODE, WALL, SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/NAILING INFORMATION OTHERWISE:
 ROOF DECK: PLYWOOD C.C.C.D. EXTERIOR OR OS
 FLOOR SHEATHING: TAG A-C GROUP 1 APA RATED (48/24) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FACE.
- 2. FLOOR SHEATHING: "160 AC GROUP 1 APA RATED (48/24) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FACE."
 WALL SHEATHING: "4," STRUCTURAL 10S BEYPOSURE 1 OR "5," RATED 0S EXPOSIDER 1 (9) ESPECIFIC GRAVITY, G=0.50, MIN.). A MINIMUM 3," SPACE IS RECOMMENDED BETWEEN PARIES AT EDGE AND END JOINTS TO ALLOW FOR EXPANSION. PER R604.3 SHEATHING SHALL NOT BE USED AS WEATHER RESISTANCE BARRIER UNLESS SPECIFIED.
 LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTAND MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED TO WOOD SHEATHING WITH 12," LONG, 11 GAGE MALLS HAWING A "4," HEAD, OR 1 1," LONG, 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1062 OR C1787, OR AS OTHERWISE APPROVED (REF. 2020 FBC-R-R703.7.1).

STRUCTURAL STEEL

- MATERIAL SPECIFICATIONS: WIDE FLANGE SECTIONS: ASTM A992, GRADE 50, Fy=50 KSI TUBE STEEL (HSS): ASTM A500, GRADE B, Fy=46 KSI PIPE STEEL: ASTM F3125, TYPE E OR S, Fy=35 KSI ALL OTHER STRUCTURAL & MISC. STEEL: A36 Fy=36 KSI STRUCTURAL CONNECTIONS: ALL STRUCTURAL
- STEEL ASTM F3125, TYPE E OR S, Fy = 35 KSI ALL OTHER STRUCTURAL & MISC. STEEL: A35 H/9-39 KSI STRUCTURAL GOLD CONTROL CONTROL
- WELDS SHALL BE ¾" UNO.
 SHOP DRAWINGS OF ALL STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION. SHOP SHOP DRAWINGS OF ALL STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INCLUE COMPLETE DETAILS AND SCHEDULES FOR FABRICATION AND ASSEMBLY OF STRUCTURES. PROCEDURES, AND DIAGRAMS INCLUDING DETAILS OF CUTS, CAMBERS, HOLES, PROFILES, SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, CONNECTION ATTACHMENTS, FASTERIES, LOAD, TO LERANCES, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS SYMBOLS AND SHOW SIZE, LENGTHS, AND TYPES OF WELDS. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF ANCHOR BOLIS AND OTHER ANCHORAGE TO BE INSTALLED FOR WORK OF OTHER TRADES. STRUCTURAL STEEL SHALL RECEIVE SHOP COAT OF PRIMER (COLOR AS DIRECTED BY ARCHITECT) EXCEPT FOR AREAS WHICH WILL RECEIVE SPRAY-ON FIRE PROTECTION.
- A CERTIFIED TESTING AGENCY SHALL BE ENGAGED TO PERFORM INDUSTRY STANDARD INSPECTIONS TO ENSURE CONFORMANCE WITH PLANS AND SPECIFICATIONS (IF PROVIDED). SUBMIT REPORTS TO ARCHITECT AND ENGINEER.

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

- ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS PER FITRUCTURAL PLAN
 PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
 TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND THE LUYE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.
 BRIDDING FOR PRE-ENQNEERED TRUSSES SHALL BE AS REQUIRED BY THE NISSES MANUFACTURER RULESS NOTED ON THE FLANS
 CENTED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FRANING DESIGN LOAD.
 DESIGNS SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE THAT LATES TEDITION.
 PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES.
 SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS
 LOCATIONS, AND PERMANENT BRACING AND REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TRUCTURE AS ISSURING TO A FABRICANT.

 SHARING THE PROPORT OF THE CONTROL PREACTION AND FOR THE PERMANNET STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- PABRICATION.
 THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

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

- MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA EPOXY ANCHORS WITH 7" EMBEDMENT. SIMPSON "SET" EPOXY ADMESSIVE BINDER FOLLOWING ALL MANUFACTURERS RECOMMENDATIONS OR SIMPSON 1/2" TITEN HID BOLTS WITH MINIMUM 7" EMBEDMENT. SEE AN WOR EMBERT BOLTS WITH MINIMUM 7" EMBEDMENT. SEE AN WORLD SEE AN WORLD SEE AN EMBEDMENT SEE AN EMBEDMENT BOLTS WITH SEA AND SEE AN EMBEDMENT BOLTS WITH SEA AND SEE AN EMBEDMENT BOLTS WITH SEA AND SEE AN
- FOR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT (BAR DOES NOT HAVE TO BE CONT. TO
- FOR MICH ARK JOINTS LESS HAW 1/M, "PROVIDE (1) #6 VERT. IN CONC. FILED CELL EACH SIDE OF THE 2010 (1 BAR DOES NOT HAVE TO BE COUNT. IN FOOTING).

 MISSED LINTEL STRAPS FOR MASCONRY OOS PROTECTION DAY BE SUBSTITUTED WITH (1) SIMPSON MITSMIT FURST STRAP W(4) 1/M 2/Y. THENS TO BE SUBSTITUTED WITH (1) SIMPSON MITSMIT FURST STRAP W(4) 1/M 2/Y. THENS THE AND AND THE MISSED STRAP IS MISSED WITH AND THE MISSED STRAP IS MISSED FOR SUBSTITUTION.

 FINISSED, MITAMES OR MISTAMOS OR MISSED FOR 2010 FLOOR JAMB STUD CONNECTION, CONTRACT FOR MAY INSTALL SIMPSON HITS W(26) 169 X 2012 NAUGH SAND 569 AND COR BOLT SET IN SIMPSON HIGH STRENGTH EPOXY W/ MIN 6" EMBEDMENT AND MIN 3" EDGE DISTANCE. CONTACT THE CONTRACT FOR BOLT SET IN SIMPSON HIGH STRENGTH EPOXY W/ MIN 6" EMBEDMENT AND MIN 3" EDGE DISTANCE. CONTACT THE CONTRACT SET IN SIMPSON HIGH STRENGTH EPOXY W/ MIN 6" EMBEDMENT AND MIN 3" EDGE DISTANCE. CONTACT FOR THE MISSED DISTANCE. CONTACT FOR THE MISSED DISTANCE. CONTACT FOR THE MISSED WITH STAP IS MISSED FOR SUBSED FOR SUBSED FOR SUBSED FOR SUBSEDMENT AND MIN 3" EDGE DISTANCE. CONTACT FOR THE MISSED MISSED FOR SUBSEDMENT AND MIN 3" EDGE DISTANCE. CONTACT FOR THE MISSED WITH STARL SUBSED WITH SUBSED MISSED FOR SUBSEDMENT AND MIN 3" EDGE DISTANCE. CONTACT FOR THE MISSED WITH SUBSED WITH SUBSED MISSED FOR SUBSEDMENT AND MIN 3" EDGE DISTANCE. CONTACT FOR THE MISSED WITH SUBSED MISSED WITH SUBSED MISSED FOR SUBSEDMENT AND MIN 3" EDGE DISTANCE. CONTACT FOR THE MISSED WITH SUBSED MISSED MISSED WITH SUBSED WITH SUBSED WITH SUBSED WITH SUBSED MISSED MISSED WITH SUBSED MISSED FOR SUBSEDMENT AND MISSED WITH SUBSED WITH SUBSED WITH SUBSED MISSED FOR SUBSEDMENT AND MISSED WITH SUBSED MISSED WITH SUBSED WITH SUB

STRUCTURAL DESIGN CRITERIA

CODE CRITERIA

- FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)
- FLORIDA BUILDING CODE ACCESSIBILITY 7TH EDITION (2020)
- NEPA 70-17 NATIONAL ELECTRICAL CODES (NEC 2017) BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE - (ACI 318-14).
- SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301-16).
- BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-13).
- NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION 2018 EDITION
- WOOD FRAMED CONSTRUCTION MANUAL 2018 EDITION.
- APA PLYWOOD DESIGN SPECIFICATION E30-16 AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE/SEI 7-16
- ALLIMINUM DESIGN MANUAL AAE-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	10	10	15	25
BOTTOM CHORD LL*	0	0	0	0
BOTTOM CHORD DL	10	10	10	10
TOTAL (PSF)	40	40	45	55
BOTTOM CHORD LL (OPT) ATTICS W/ LIMITED STORAGE ATTICS W/ HEAVY STORAGE * ATTICS W/ NO STORAGE (NON-CONCURRENT)	20 50 10			

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

GENERAL FLOOR LOADING

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

SPECIAL FLOOR LOADING

CONIES/ DECKS CONIES OVER 100 SQ:FT HT STORAGE GUARDRAIL IN-FILL COMPONENT TTAIRS / NON SLEEPING ROOMS RARIES - STACK ROOMS ABITABLE ATTICS SERVED

ADJACENT TRUSSES

WIND LOADING CRITERIA

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

EFFECTIVE WIND AREA (SQ FEET)	REA (+) VALUE DENOTES PRESSURE				WIND PRESSURE AND SUCTION DIAGRAM	
AREA (4)		4	(G)		(5)	
10 - 19.99	A	(+) 25.5 (-) 26.6	Œ	3)	(+) 25.5 (-) 33.6	
20 - 49.99	0	(+) 24.4 (-) 26.6	Œ	D	(+) 24.4 (-) 30.8	
50 - 99.99	Œ	(+) 22.8 (-) 23.8	Œ	€	(+) 22.8 (-) 28.0	(S)
> 100	G	(+) 21.7 (-) 23.8	Œ	Đ	(+) 21.7 (-) 26.6	4 55 4
GARAGE DOORS*					SOFFIT	
9'-0" x 7'-0"		16'-0" x 7'-0"				le a
(+) 22.5 (-) 25.5	Θ	(+) 21.7 (-) 24.1	ĸ		(+) 25.5 (-) 33.6	DIAGRAM

GENERAL PRESSURE NOTES

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

SHEET INDEX NOTES & SCHEDULES FOUNDATION PLAN ROOF FRAMING PLAN NOTES & SCHEDULES

FOUNDATION DETAILS FRAMING DETAILS FRAMING DETAILS FRAMING DETAILS



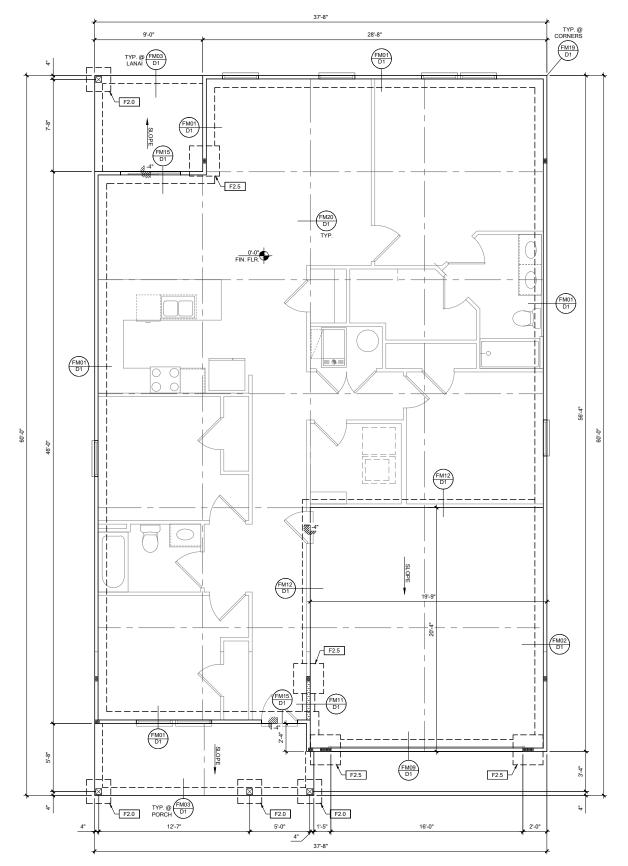




RESERVE AT JEWEL LAKI 299 SW JEWEL LAKE DR

COVINGTON

SHEET NO:



FOUNDATION PLAN B

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

FOUNDATION LEGEND

YMBOL	DESIGN DESCRIPTION
F#.#	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

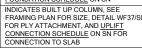




SHEET D1

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 DOCUMENT

PLAN KEY NOTES



LOT 41 RESERVE AT JEWEL LAKE 299 SW JEWEL LAKE DR.

LAKE CITY, FL, 32024

CENTURY

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

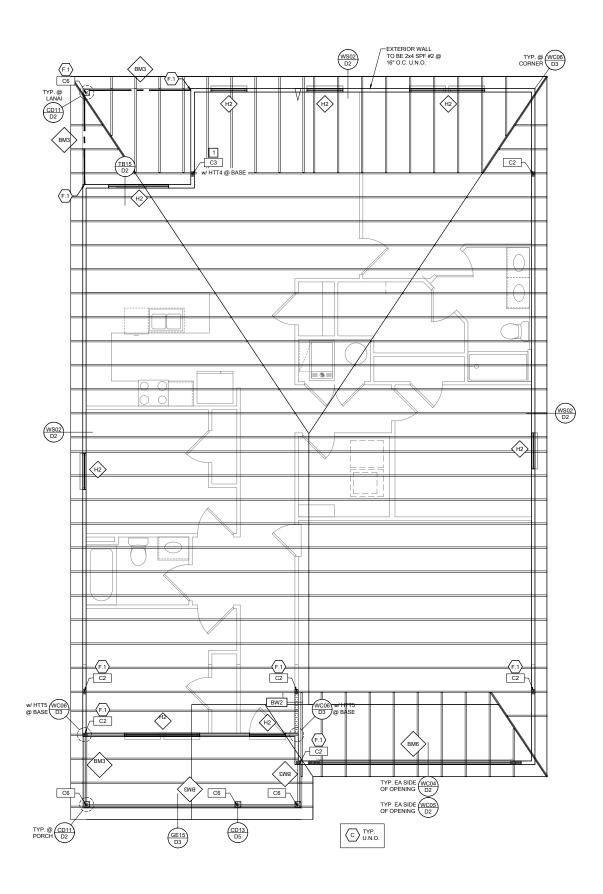
VVALL III L				
SYMBOL	DESIGN DESCRIPTION			
	2x_INTERIOR BEARING SHEARWALL - SEE BEARING WALL SCHEDULE ON SHEET SN FOR REQUIREMENTS.			
	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN			
	2x WOOD FRAME EXTERIOR WALL			

PLAN NUMBER: 33811607

COVINGTON
DRAWING
TITLE:
FOUNDATION PLAN

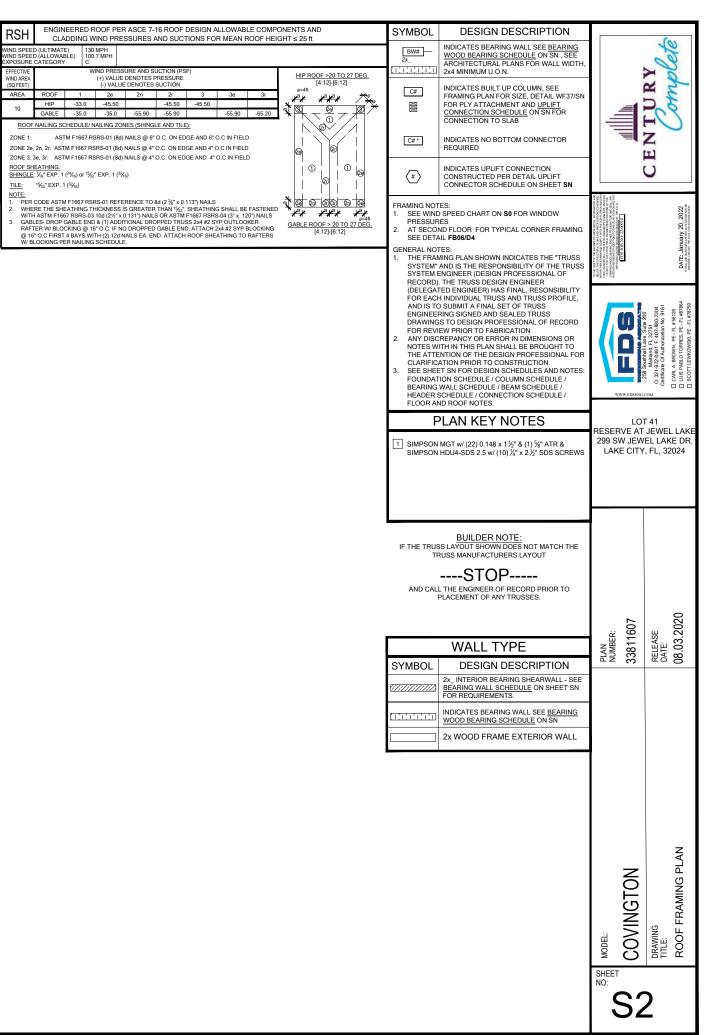
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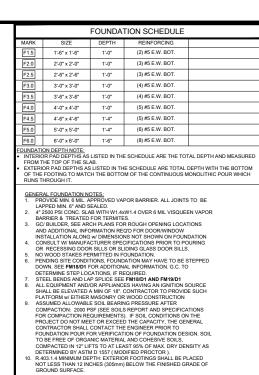
S1

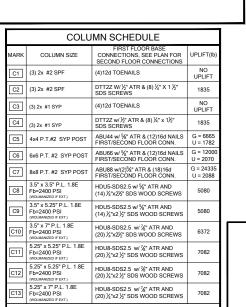


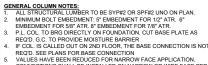
ROOF FRAMING PLAN B

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









CONNECTIONS SHALL BE INSTALLED ON NARROW OR WIDE FACE PER SIMPSON TC-SCLCLM

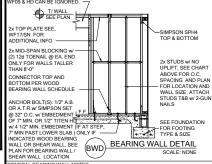
4 BEYOND AGAINST 2x8 STUD -

WF17

TOP SPLICE

WOOD BEARING WALL SCHEDULE NO UPLIFT #2 SPF P1 w/ (6) 10d NAILS & #2 SPF ANCHOR BOLTS #2 SPF BW2 16" 402 SP1 w/ (6) 10d NAILS & ANCHOR BOLTS) 12d TOENAILS OR (2) 2d END OR BOX NAILS #2 SYP OENAILS SP2 w/ P1 w/ (6) 10d NAILS & ANCHOR BOLTS #2 SYP 439 (6)10d NAILS) 12d TOENAILS OR (2) 2d END OR BOX NAILS #2 SPF P1 w/ (6) 10d NAILS & ANCHOR BOLTS #2 SPF 535 SP1 w/ (6) 10d NAILS & #2 SPF BW9 12" 6)10d NAILS (3) 12d TOENAILS OR (2) 12d END OR BOX NAILS #2 SYP SP1 w/ (6) 10d NAILS & ANCHOR BOLTS #2 SYP (2) SP2 w/ (6)10d NAILS (2) SP1 w/ (6) 10d NAILS & ANCHOR BOLTS #2 SYP

CROSS REFERENCE CHART
SIMPSON SP1 / USP SPT22 SIMPSON SP2 / USP SPT24) 2x HEADER (U.N.O.) SEE FLOOR PLAN FOR MIN. SIZE. SEE HDISN FOR ONNECTION INFO. IF HEADER IS WITHIN A WALL W. NO. UPLIET AS INDICATED ITHE WOOD BEARING WALL SCHEDULE, THE CONNECTORS INDICATED IN F09 & HD CAN BE IGNORED.



SHEAR WALL LOCATION

SHEAR WALL LOCATION

SHEPAIL BEARING WALL NOTES.

ALL STRUCTURAL LUMBER DESIGNATED AS SYP SHALL BE SYP #2 AND ALL

STRUCTURAL LUMBER DESIGNATED AS SYP SHALL BE SPF #2 U.N.O.

SEE FLOOR PLAN FOR WALL SIZE, ASSUME 2x4 STUDS USED UNO.

CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED

CONTACT E.O.R. IF SP4'S, SP6'S OR SP8'S CONNECTIORS ARE SUBSTITUTED, TO

VERIFY THEY WEET THE STRUCTURAL REQUIREMENTS.

IF "BW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO BE IGNORED.

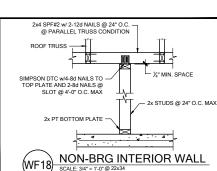
SEE WIF6 AND FEGO OR NIDICATED DETAIL FOR PROPER CONNECTIONS FOR

2ND FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY

PROJECTS ONLY)

REQUIRES MIN. 7/16* OSB/ PLYWOOD WISD NAILS (@ 4* O.C. IN FIELD AND EDG TO ONE SIDE OF WALL. UN.O. ON PLANS. 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. ALL TOP PLATES AND SILL PLATES SHALL BE THE SAME SPECIES AS THE WOOD

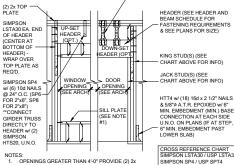
TUDS.
THE BEARING WALL IS INDICATED WITH THE BWI, BWA, BW7, BW10, THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIET. HE STUDS ARE TOE NAILED TO THE PLATE AND THE ZY PLATE CAN BE THATCHED WITH HARD CASED NAILS (GUN NAILS) AND WILL NOT REQUIRE TH MOHOR BOLT ATTACHMENT INDICATE IN THE BEARING WALL SCHEDULE.



CONNECTOR & FASTENERS VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRE IF HEADER IS ON THE 1ST FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS U.N.O. O INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS.
ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL WE37/SN.
FASTEN ALL MULTI-PLY HEADERS TOGETHER W/ (2) ROWS 7/16" FLITCH PLATE 2.0E Fb=2600 (2) 1 3/4" x 9 1/4" LV FRAME TO FRAME FRAME TO MASONRY / FRAME 124 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. FASTEN ALL HEADERS TO KING STUDS W (3) 10d TOENAILS w/ 1" FLITCH PLATE FRAME TO MASONRY / FRAME PER SIDE.
IF HEADER IS NOT SPECIFIED CONTACT E.O.R. 2.0E Fb=2600 1'-0" - 3'-11" 4'-0" - 8'-11" (3)

CONNECT G.T. TO STUD w/ (2) SIMPSON HTS20 STRAPS AND CONNECT BOTTOM OF STRAPS AND CONNECT BOTTOM OF 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

HEADER SCHEDULE



ES:
OPENINGS GREATER THAN 4'-0" PROVIDE (2) 2x
SILL PLATE w/ A35 CLIPS EACH SIDE.
NO TOP PLATE SPLICES SHALL OCCUR OVER

SIMPSON SP4 / USP SPT4 SIMPSON SP6 / USP SPT6 SIMPSON SP8 / USP SPT8 SIMPSON HTS20 / USP HTW SIMPSON SP2 / USP SPT24 SIMPSON A35 / USP MPA1 OR WITHIN 2 FEET OF HEADER.
HOLD DOWN CONNECTIONS NOT REQUIRED AT
BEARING WALLS WITHOUT UPLIFT.

(HD) TYPICAL FRAMING CONNECTIONS AT OPENINGS

ı		BEAW SCHEDOLE									
I	MARK	BEAM SIZE									
	BM1	(2) 2x8 SYP #2 w/ 7/16" OSB FLITCH PLATE		N N		Z N					
I	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				
ļ	ВМЗ	(2) 2x12 SYP #2 w/ 7/16" OSB FLITCH PLATE.		E		E					
	BM4	(2) 1 3/4"x11 1/4" LVL 2.0E Fb=2600		SIMPSON CONNECTOR	WOOD POST: (2) LSTA18 OR (2) HTS20 CMU COLUMN: (2) HETA16	USP CONNECTOR	WOOD POST: (2) LSTA18 OR (2) HTW20 <u>CMU COLUMN</u> : (2) HTA16				
	BM5	(2) 1 3/4"x11 7/8" LVL 2.0E Fb=2600									
	Вм6	(2) 1 3/4"x16" LVL 2.0E Fb=2600	(2) ROWS 14" x3 1/2" SDS WOOD SCREWS @ 16" O.C TPL EACH SIDE OR (2) ROWS OF 124 NAILS @ 12" O.C. TYP. EACH SIDE								
	ВМ7	(3) 2x10 SYP #2 w/ (2) 7/16" OSB FLITCH PLATES									
	BM8	(3) 1 3/4"x9 1/4" LVL 2.0E Fb=2600									
	€M10										
GENERAL BEAM NOTES:											

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

SEE HD/SN FOR ADDITIONAL -HEADER INFORMATION 7/6" O.S.B. EACH SIDE HEADER, SEE PLAN FOR LOCATION AND SIZE **EDGE VIEW** 3-16d COMMON NAILS, TYP 2x8 w/ 2-16d TOE -NAILS EA. END 7/6" 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 1/16" OSB w/ 2-8d NAIL FRAMING, SEE HD/SN FOR ADDITIONAL INFORMATION WOOD FRAMED ARCH

565 H2.5A w/ (10)8d NAILS 535 MTS12 w/(14)10d x 1 1/2" (AT EXTERIOR 0 MIS12 wi(14) flux x11/2′ (A1 EXTERIOR LOCATION INCLUDE (3) 12d TOENALS.)
0 HTS20 wi(24) 10d x 1 1/2′ (AT EXTERIOR LOCATION INCLUDE (3) 12d TOENALS.)
0 (2) HTS20 wi(48) 10d x 1 1/2′ (AT EXTERIOR LOCATION INCLUDE (6) 12d TOENALS.
10 (2) LGT2 wi (22) 16d SINKERS & (14) 14′ x2 14′ TITRI (2 PLY TRUSS)
0 R (28) 16d SINKERS FOR FRAME (EA) 2620 (2) LGT3 w/ (24) 1/4" x 3" SDS SCREWS & (8) 3/8" x 5" TITEN (2 PLY TRUSS) OR (52) 16d SINKERS FOR FRAME (EA) HU410 OPT HUC410 w/ (18) 16d & (10) 10d U#1895 (12) 1/4" x 2 3/4" TITEN (TO MAS.) OR (12) 16d & (6) 10d (FOR FRAME) H10S w/ (24) 10d x1 1/2" NAILS SDS2.5 w/ (10) 1/4"x2 1/2" SDS WOOD SCREWS & (1) 5/8"\$ A.T.R. Y FRAME TO FRAME (2) HTT5 w/ (52) 16d"x2 1/2" NAILS & (2) 5/8"\$\psi A.T.R. (SEE NOTE #4)

SIMPSON - CONNECTOR SCHEDULE

ENERAL CONNECTOR NOTES:

CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS / BEAMS w/ (2) 12d TOENAILS

FOR SINGLE PLY TRUSSES, SCAB ON FULL HEIGHT SYP #1 2"x4" TO TRUSS VERTICAL WEB w/ (2) ROW OF 10d NAILS @ 3" O.C. STAGGERED.
MINIMUM A.T.R. BINBEDMENT: 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).

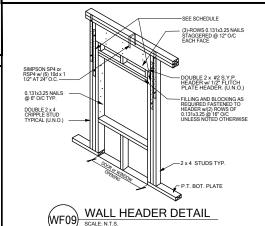
A MINIMAL CONNECTOR UNO ON FRAMING PLAN

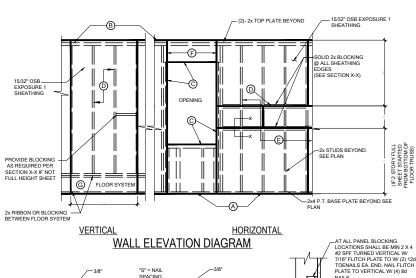
CONNECTION FOR ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS/ LINTELS/ ICF WALLS UNO ON PLAN
CONNECTION AT 24" OR 32" OF PENNING VERTICALS SECOND FLOOR TRUSCAS SECOND FLOOR TRUSCAS

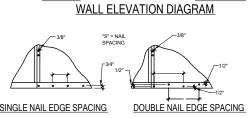
CONNECTION AT 24" OR 32" OC. PENJUNG VEHICLAR FOR ALL FLOOR THUSSES PARALLEL TO MASONRY WALES SEE DETAIL FOR PENJUNG FOR MORE INFORMATION. CONNECTION FOR ALL OLD THUS HIS DAY, TO TO TOP OF MASONRY AT 32" O.C. MAX. W. (2) AT CONNECTION FOR ALL OLD THUS HIS MOSAND TO TOP OF MASONRY AT 32" O.C. MAX. W. (2) AT EACH CORNECT BL. (2) THUSSES TO THE FOR THE PENJUNG FO

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

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







L SHEATHING MAY BE INSTALLED VERTICALLY OR HORIZONTALLY, ACH PER NAILING SCHEDULE: PANEL EDGES WILL INSEED TO BE ACHED TO STUD AND OR BLOCKING AT ALL EDGES. A MINIMUM X^{*} CE IS RECOMMENDED BETWEEN PANELS AT EDGES AND END THE TO ALLOW FOR EXPANSION. FASTENERS SHALL NOT ETRATE SURFACE MORE THAN 1/2".

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

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

(D) NAIL INTERIOR AT 6" O.C. w/ 8d COMMON NAIL.

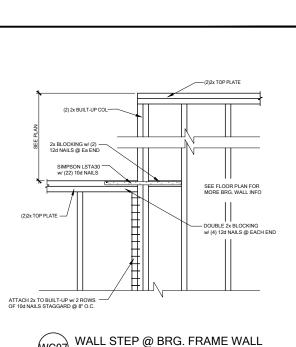
E STAGGER ALL VERTICAL JOINTS & NAIL @ 4" O.C. w/ 8d COMMON NAIL

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

 $\mbox{\ \ }$ (2) 8d NAILS @ 3" O.C. TO EACH TRUSS END OR @ VERTICAL MEMBER IF GABLE END.

RFACE MORE THAN 1/8"

TB13\ WALL SHEATHING INSTALL & NAILING SCHEDULE



WALL STEP @ BRG. FRAME WALL



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

-(2) 8d NAILS @ 3" O.C. STAGGERED FOR SHEATHING

VERTICAL BLOCKING

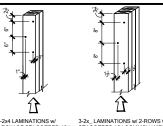
SECTION X-X

RELEASE DATE: 08.03.2020 PLAN NUMBER: 33811607

COVINGTON

SHEET NO:

AT ALL EXTERIOR CONDITIONS ATTACH 2x STUDS TO TOP PLATE w/ 4-16d NAILS (2 ON EA SIDE) 2x8 STUDS, PER PLAN (SIM w/2x6 STUDS) -PROVIDE 2x4 ON TOP OF 2x8 TO BLOCK -OUT TOP PLATE ATTACH w/ 2-ROWS OF 12d @ 3" O.C. (SOLID BLOCK w/ 2x6) TOP PLATE TRANSITION 2x TOP PLATE WITH 2-ROWS OF 12d @ 3" O.C., TYPICAL PIPE OR DUCT W/PENETRATION
THRU TOP PLATE W/MORE THAN
50% OF TOP PLATE WIDTH
INSTALL SIMPSON PSPNS16Z
w/12-16d NAILS TOP AND BOTTOM - TOP PLATE SPLICE BOTTOM SPLICE OVER STUD TOP PLATE SPLICE



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

-2x LAMINATIONS w/ 2-ROWS OF
STAGGERED 16d COMMON WIRE NAILS
ONE INTO EACH OUTSIBLE FACE)

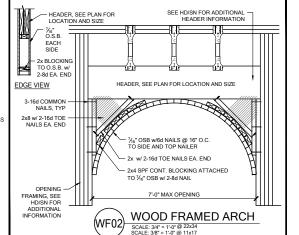
(DNE INTO EACH OUTSIBLE FACE)

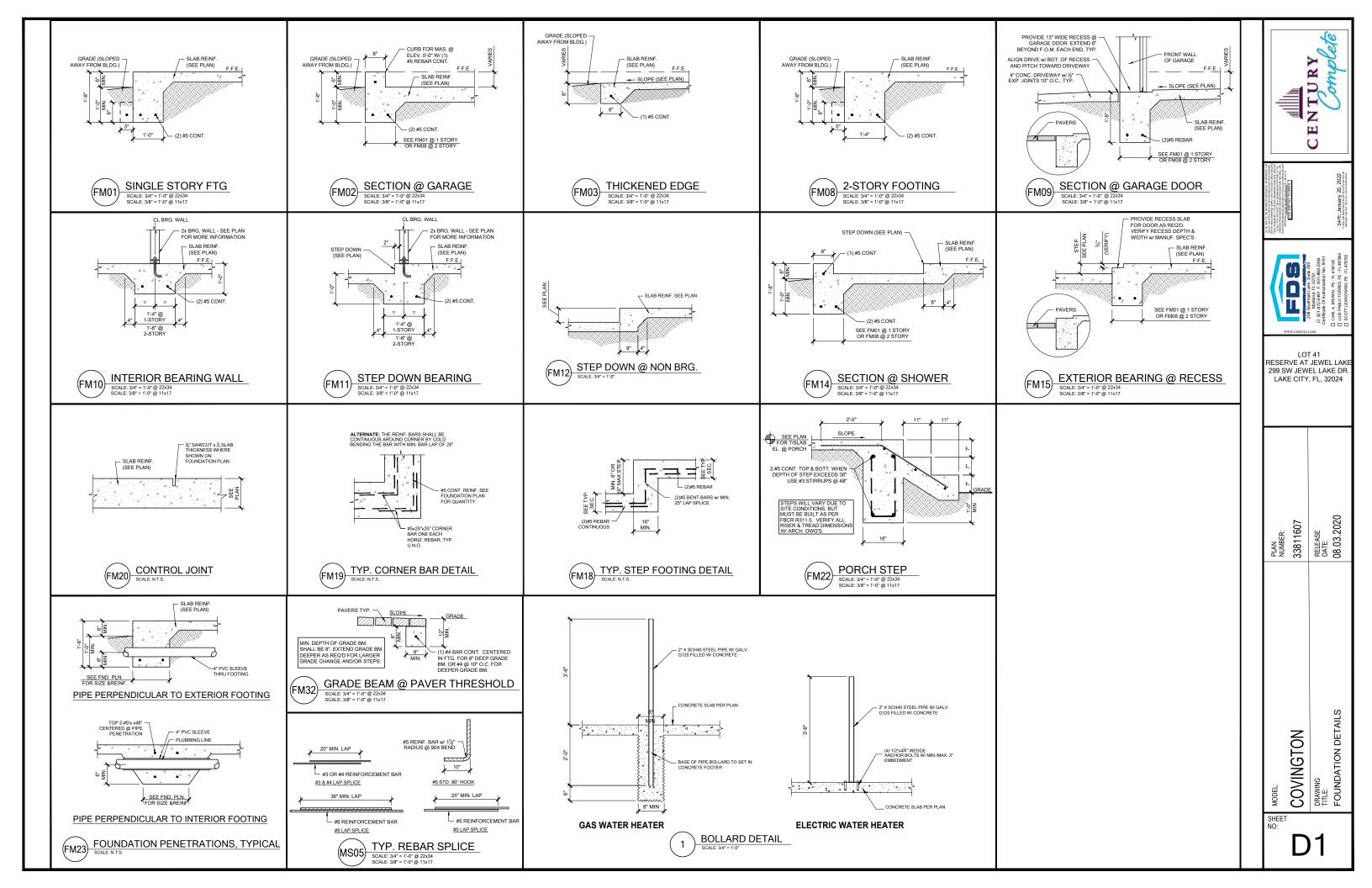
NOTES:

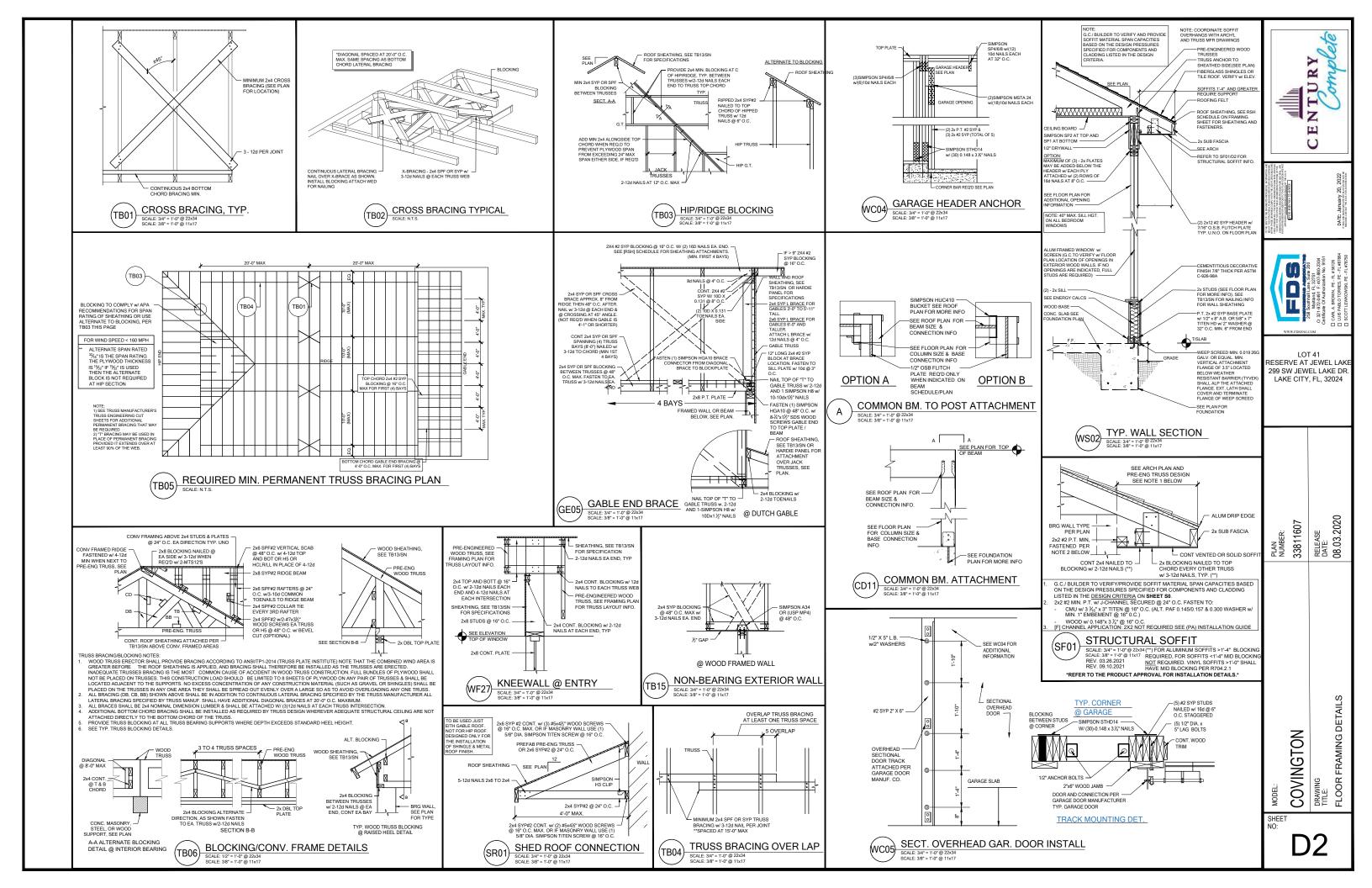
1. ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE ALL NAILS PENETRATE AT LEAST ¾" OF THE THICKNESS OF THE LAST LAMINATION

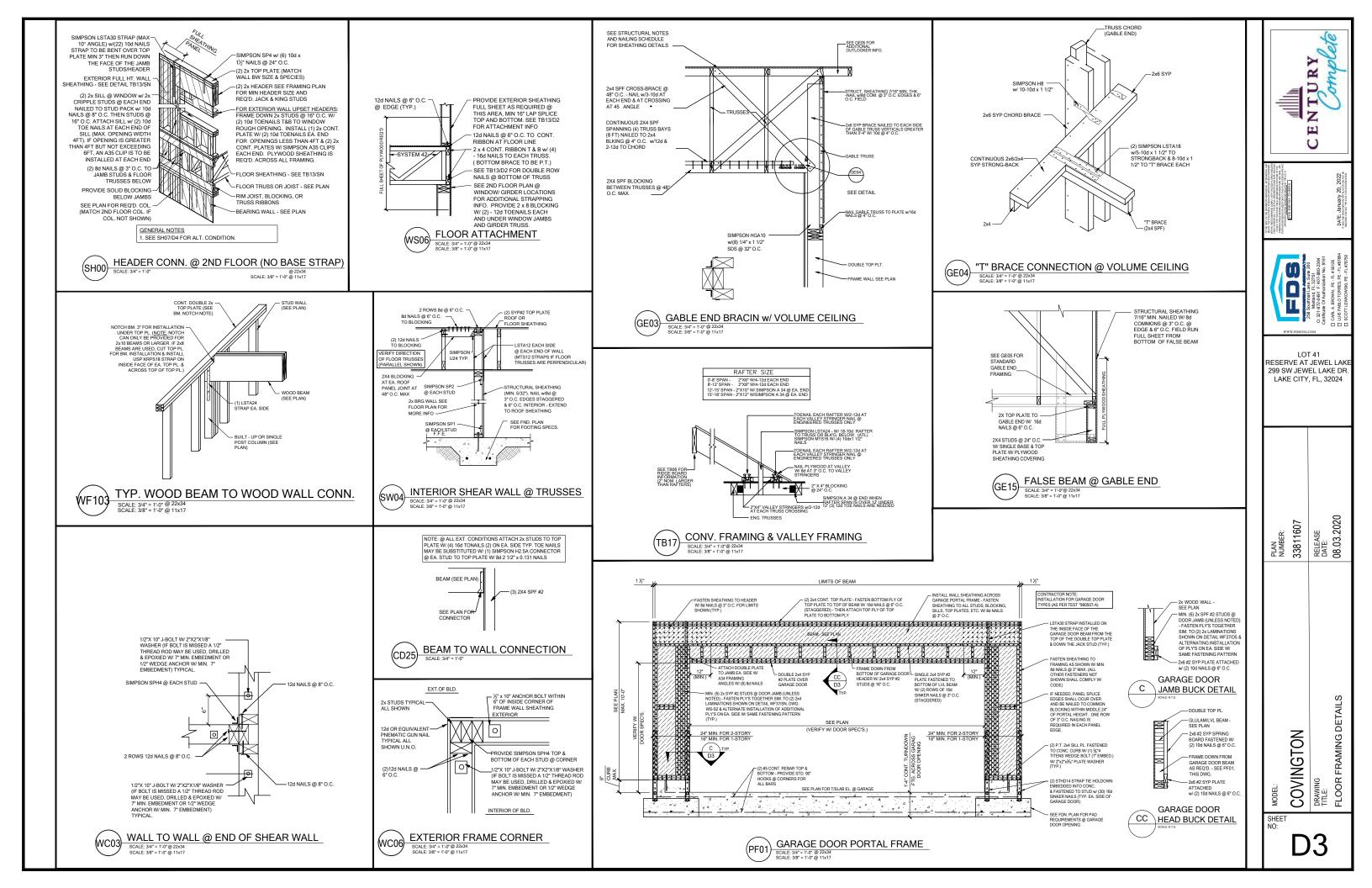
REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFO.

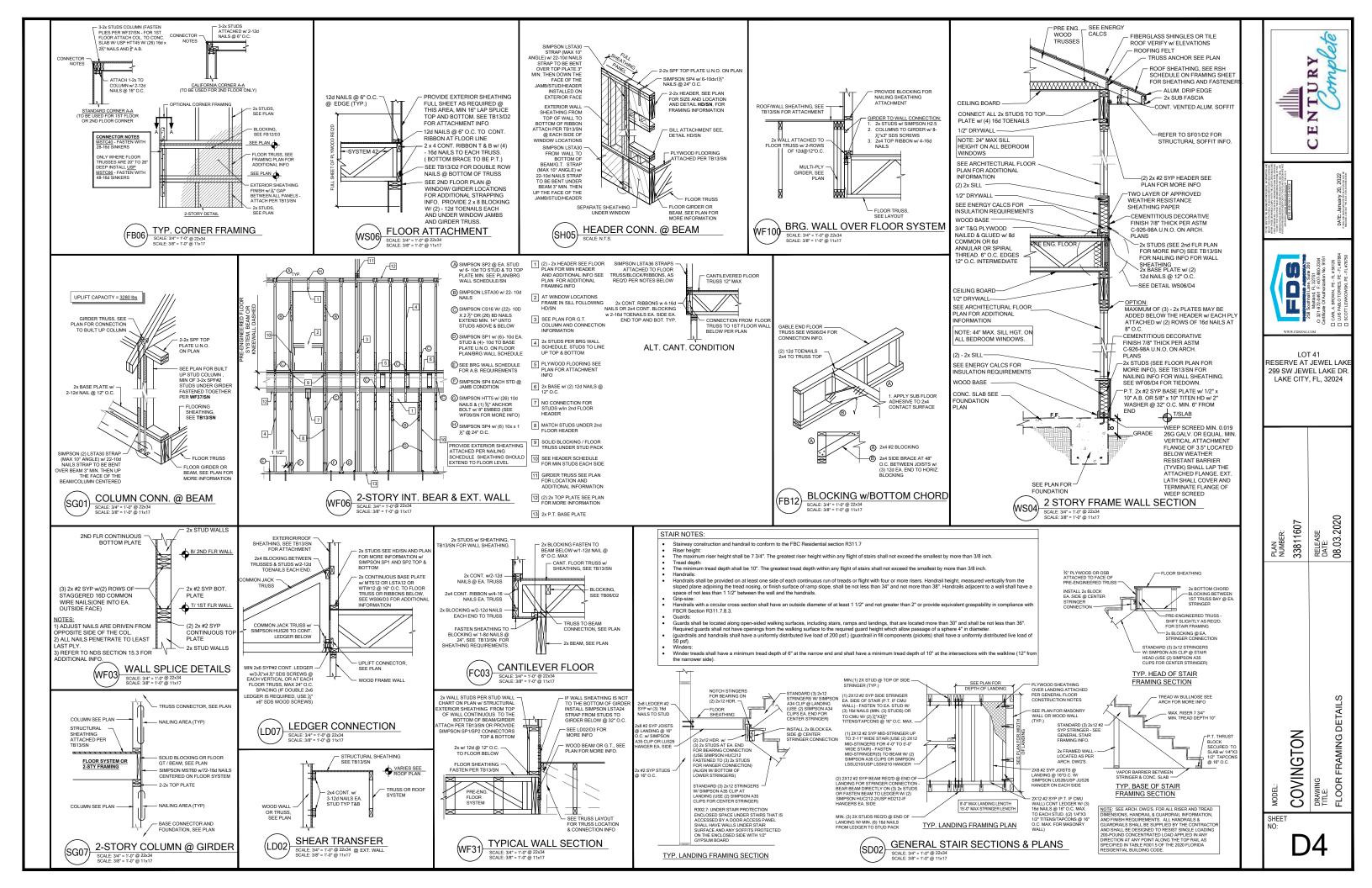


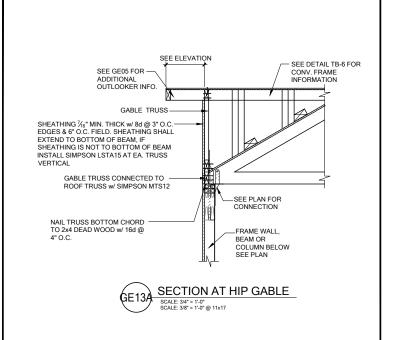


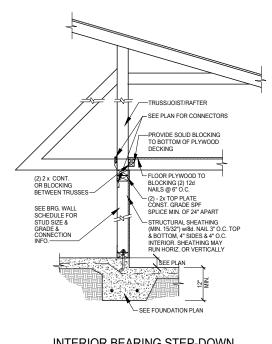




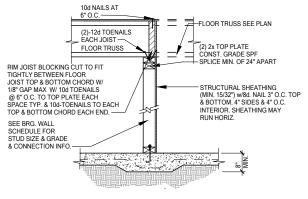






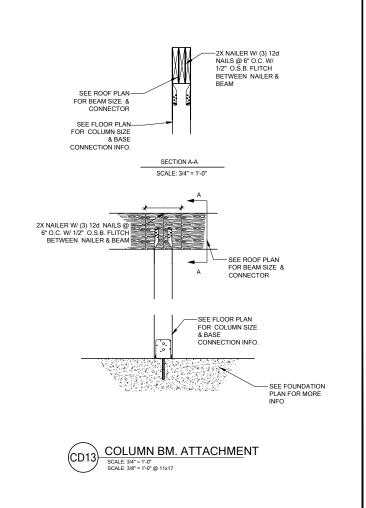


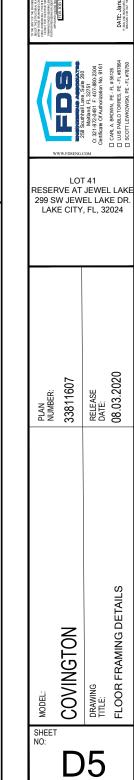
INTERIOR BEARING STEP-DOWN SHEARWALL w/UPLIFT (SW01)



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







NTURY CE

LOT 41 RESERVE AT JEWEL LAKE 299 SW JEWEL LAKE DR.