

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



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 #57128
☐ LUIS PABLO TORRES, PE - FL #57184

Reserve at Jewel Lake
Lot 039
361 SW Jewel Lake Drive
Lake City, FL 32024

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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

PLAN NUMBER:

33811607

RELEASE DATE:

08.30.2021

MODEL:

COVINGTON

DRAWING TITLE:

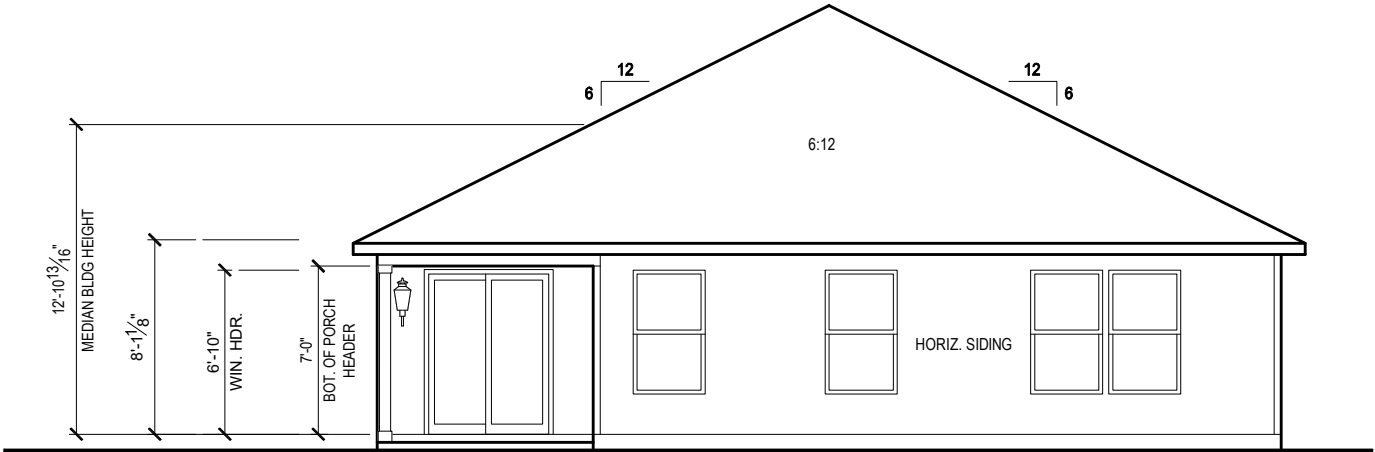
COVER SHEET

SHEET NO:

CS

Keynotes | Legend

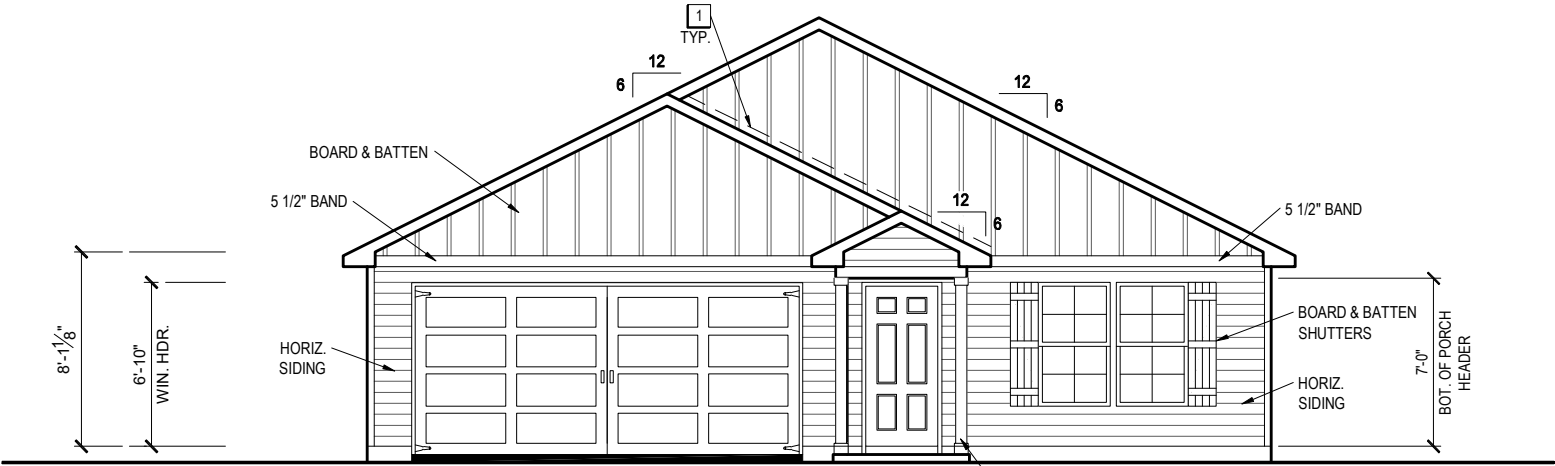
1. CORROSION RESISTANT ROOF TO WALL FLASHING AT ALL ROOF / WALL INTERSECTIONS.
2. CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
3. BRICK WAINSCOT WITH SLOPED BRICK ROWLOCK CAP.
4. STONE WAINSCOT WITH SLOPED STONE CAP.
5. 3 1/2" VINYL TRIM SURROUND
6. 36" H. GUARDRAIL AS REQUIRED



REAR ELEVATION 'A1'

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

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



FRONT ELEVATION 'A1'

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

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



THE SET OF THE COMPLETE EXTERIOR, INTERIOR, AND MECHANICAL DRAWINGS FOR THE PROJECT SHOWN HEREIN, INCLUDING ALL SCHEDULES, SPECIFICATIONS, AND NOTES, SHALL BE CONSIDERED THE ENTIRE AGREEMENT BETWEEN THE OWNER AND THE ARCHITECT. NO PART OF THIS SET OF DRAWINGS SHALL BE REPRODUCED 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 THE ARCHITECT. ANY VIOLATION OF THIS AGREEMENT SHALL BE CONSIDERED A BREACH OF CONTRACT AND SUBJECT TO LEGAL ACTION. 1-14-2022



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Lake City, FL 32024

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PLAN NUMBER:
33811607

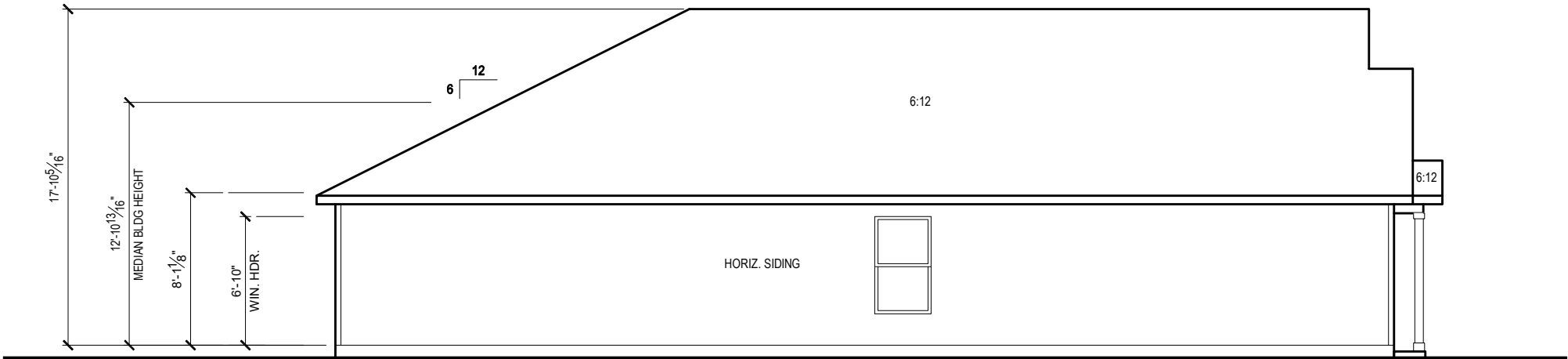
RELEASE DATE:
08.30.2021

MODEL:
COVINGTON

DRAWING TITLE:
EXTERIOR ELEVATIONS

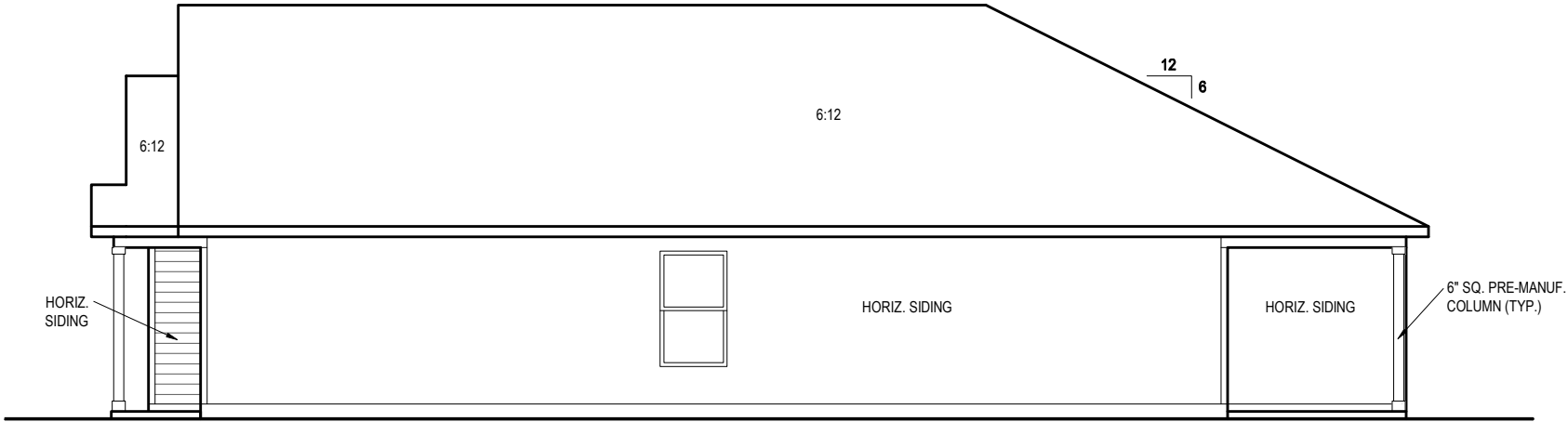
SHEET NO:

1.1-A1



LEFT SIDE ELEVATION 'A1'

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



RIGHT SIDE ELEVATION 'A1'

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



1-14-2022

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MODEL:

COVINGTON

DRAWING TITLE:

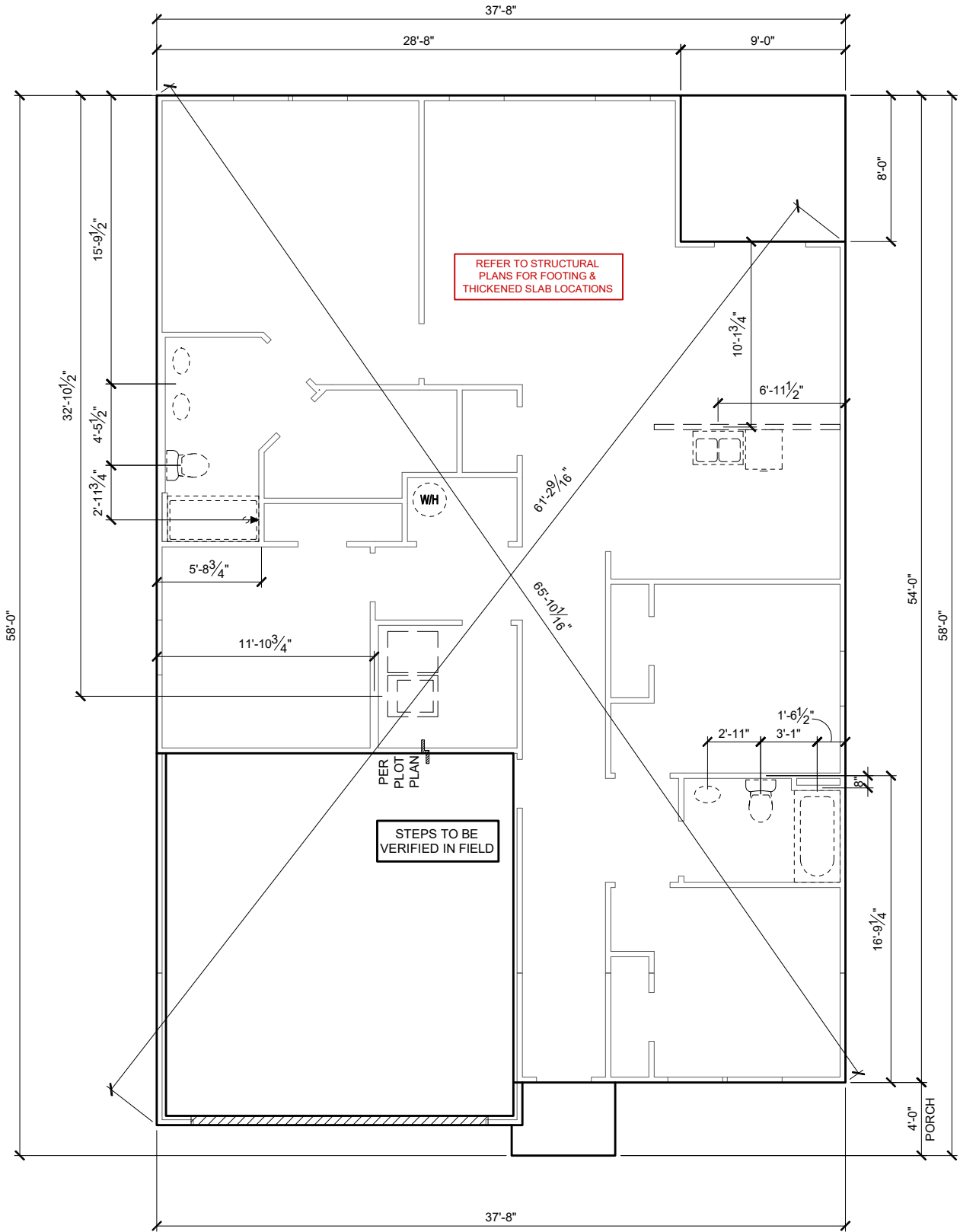
EXTERIOR ELEVATIONS

SHEET NO:

1.2-A1

GENERAL SLAB FOUNDATION NOTES

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



SLAB PENETRATION PLAN 'A1'

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



1-14-2022



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PLAN NUMBER:	33811607	RELEASE DATE:	08.30.2021
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MODEL:	COVINGTON
DRAWING TITLE:	SLAB PENETRATION PLAN

SHEET NO:

2.1-A

NOTES & LEGENDS

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

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

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

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

OPTIONAL WINDOW

2X4 FRAME WALL

2X6 FRAME WALL

BALLOON FRAME WALL
(PER STRUCTURALS)

KEYNOTES

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

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

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

A4 PULL DOWN STAIRS 25.5" x 54"

A5 TEMPERED SAFETY GLASS PER IRC R308.4

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

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

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

A9 LOUVERED DOOR w/ GAS FURNACE

D1 DRYWALL SOFFIT - 12" DROP FROM CEILING LINE

D2 DRYWALL SOFFIT - 8" DROP FROM CEILING LINE

K1 39" KNEE WALL WITH CAP PER SPECS

K2 38" KNEE WALL WITH 1x CAP

K3 46" KNEE WALL WITH CAP PER SPECS

K4 34 1/2" KNEE WALL

K5 42" KNEE WALL WITH 1x CAP

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

P1 30" X 60" SHOWER ENCLOSURE PER SPECS

P2 30"x60" TUB PER SPECS

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

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

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

area tabulation 'a'

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

The first floor plan shows a rectangular layout with overall dimensions of 37'-8" wide by 58'-0" deep. Key rooms include an owner's suite (8' clg) with a closet, a great room (8' clg) with a fireplace, a dining area (8' clg), a kitchen with a covered patio, three bedrooms (br 2, br 3, br 4), two bathrooms (ba 2 accessible, o. ba), a garage (8' clg), a foyer, and a porch. Structural elements like walls, windows, and doors are indicated with various line styles and patterns. Dimensions for each room and overall exterior measurements are provided. Notes include 'CL. HEADER' and '6" SQ. PRE-MANUF. COLUMN (TYP.)'.

FIRST FLOOR PLAN 'A'

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

CENTURY
Complete

1-14-2022

FDS

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Lake City, FL 32024

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MODEL: COVINGTON

DRAWING TITLE: FIRST FLOOR PLAN

PLAN NUMBER: 33811607

RELEASE DATE: 08.30.2021

SHEET NO:

3.1-A

ATTIC VENT CALCULATION

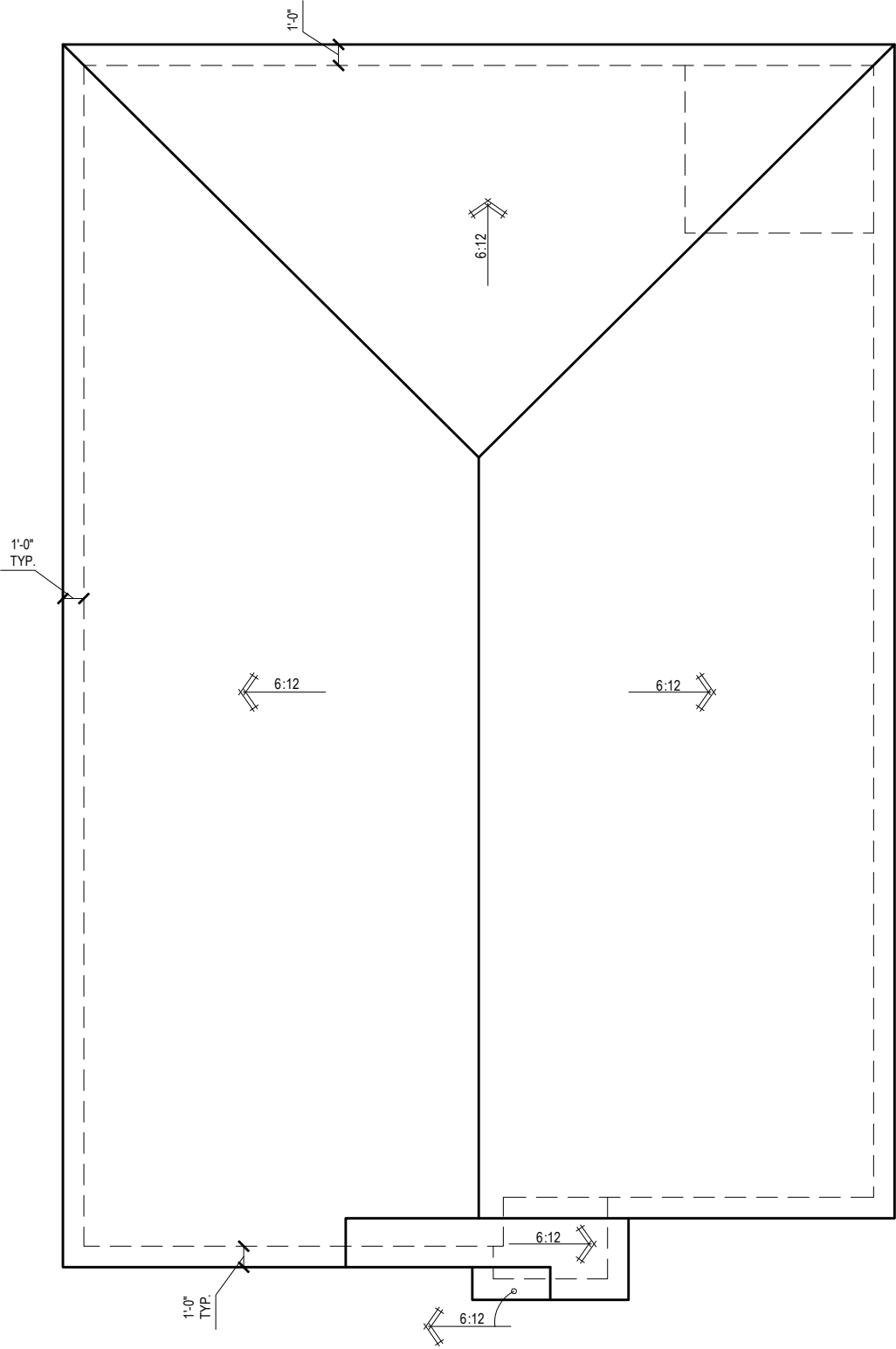
ATTIC VENTILATION TO COMPLY w/ F.B.C RESIDENTIAL CODE. THE REQUIRED NET FREE VENTILATING AREA OF NOT LESS THAN 1/150 OF THE SPACE VENTILATED. AREA MAY BE REDUCED TO 1/300 PROVIDED THAT 40 TO 50 PERCENT OF THE REQ'D VENTILATING AREA IS PROVIDED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST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

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

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

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

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



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



1-14-2022

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MODEL:

COVINGTON

DRAWING TITLE:

ROOF PLAN

SHEET NO:

6.1-A

ELECTRICAL LEGEND

\$

SWITCH

\$3

3 WAY SWITCH

\$4

4 WAY SWITCH

WALL MOUNTED LIGHT

LED DOWNLIGHT

DISCONNECT

CEILING FIXTURE OUTLET

SMOKE DETECTOR

SMOKE/CARBON MONOXIDE ALARM

VP=VAPOR PROTECTED

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

110v RECEPTACLE

110v SWITCHED RECEPTACLE

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

110v DEDICATED RECEPTACLE FOR SECURITY/STRUCTURED WIRING PANEL

GFI OUTLET

220v RECEPTACLE

110v FLOOR RECEPTACLE

DISPOSAL

CHIME

BATH EXHAUST FAN

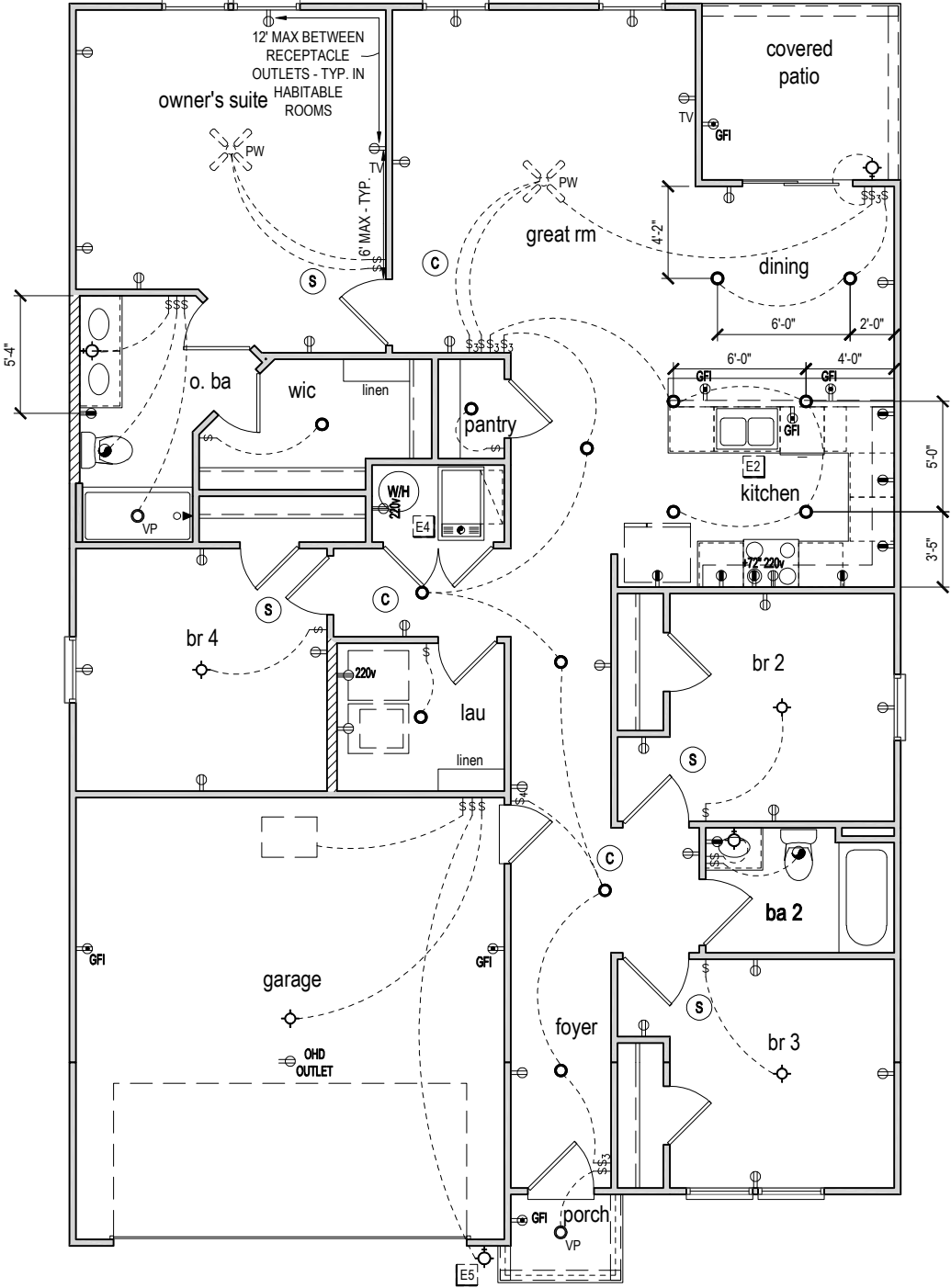
CEILING FAN PREWIRE WITH BRACING FOR FUTURE FAN

PW

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

KEYNOTES

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



FIRST FLOOR ELECTRICAL PLAN 'A'

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



1-14-2022

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PLAN NUMBER:
33811607

RELEASE DATE:
08.30.2021

MODEL:
COVINGTON

DRAWING TITLE:
FIRST FLOOR ELECTRICAL

SHEET NO:

E1.1

[illegible]

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LOT 39
RESERVE AT JEWEL LAKE
361 SW JEWEL LAKE DR.
LAKE CITY, FL, 32024

STRUCTURAL STEEL

1. MATERIAL SPECIFICATIONS: WIDE FLANGE SECTIONS: ASTM A992, GRADE 50; Fy=50 KSI TUBE STEEL (HSS): ASTM A500, GRADE B; Fy = 46 KSI PIPE STEEL: ASTM F3125, TYPE E OR F; Fy = 35 KSI ALL OTHERS STRUCTURAL & MISC. STEEL: A36 Fy=36 KSI STRUCTURAL CONNECTIONS: ALL ASPIRATIONAL
2. STRUCTURAL BOLTS SMALLER THAN 5/8" DIA. TO BE A307 THREADED ROD SHALL CONFORM TO A307 OR A307 ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 ALL BOLTS CAST IN CONCRETE: ASTM A36 OR A307 3-SHOT SHOP AND FIELD WELDS: E70XX ELECTRODES STEEL REINFORCEMENT SHOP DRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD FOR FABRICATION FOR REVIEW AND APPROVAL.
3. WELDED JOINTS SHALL BE FULL PENETRATION BUTT JOINTS. STRUCTURAL BOLTS SHALL BE TIGHTENED TO A "SNUG-TIGHT" CONDITION, AS DEFINED IN THE SPECIFICATION. SLIP CRITICAL (SC) BOLTS MUST BE FULLY TENSIONED PER SPECIFICATION STRUCTURAL BOLTS SMALLER THAN 5/8" DIA. TO BE A307 THREADED ROD SHALL CONFORM TO A307 OR A307 ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 ALL BOLTS CAST IN CONCRETE SHALL CONFORM TO ASTM F1554 ALL BOLTS CAST IN CONCRETE SHALL CONFORM TO ASTM F1554 ALL BOLTS CAST IN CONCRETE SHALL CONFORM TO ASTM F1554
4. WELDED JOINTS SHALL BE FULL PENETRATION BUTT JOINTS. STRUCTURAL BOLTS SHALL BE TIGHTENED TO A "SNUG-TIGHT" CONDITION, AS DEFINED IN THE SPECIFICATION. SLIP CRITICAL (SC) BOLTS MUST BE FULLY TENSIONED PER SPECIFICATION STRUCTURAL BOLTS SMALLER THAN 5/8" DIA. TO BE A307 THREADED ROD SHALL CONFORM TO A307 OR A307 ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 ALL BOLTS CAST IN CONCRETE SHALL CONFORM TO ASTM F1554 ALL BOLTS CAST IN CONCRETE SHALL CONFORM TO ASTM F1554
5. STRUCTURAL STEEL SHALL RECEIVE SHOP COAT OF PRIMER (COLOR AS DIRECTED BY ARCHITECT) EXCEPT FOR AREAS WHICH WILL RECEIVE SPRAY-ON FIRE PROTECTION.
6. A CERTIFIED TESTING AGENCY SHALL BE ENGAGED TO PERFORM INDUSTRY STANDARD INSPECTIONS TO ENSURE CONFORMANCE WITH PLANS AND SPECIFICATIONS (IF PROVIDED), SUBMIT REPORTS TO ARCHITECT AND ENGINEER.

STRUCTURAL DESIGN CRITERIA

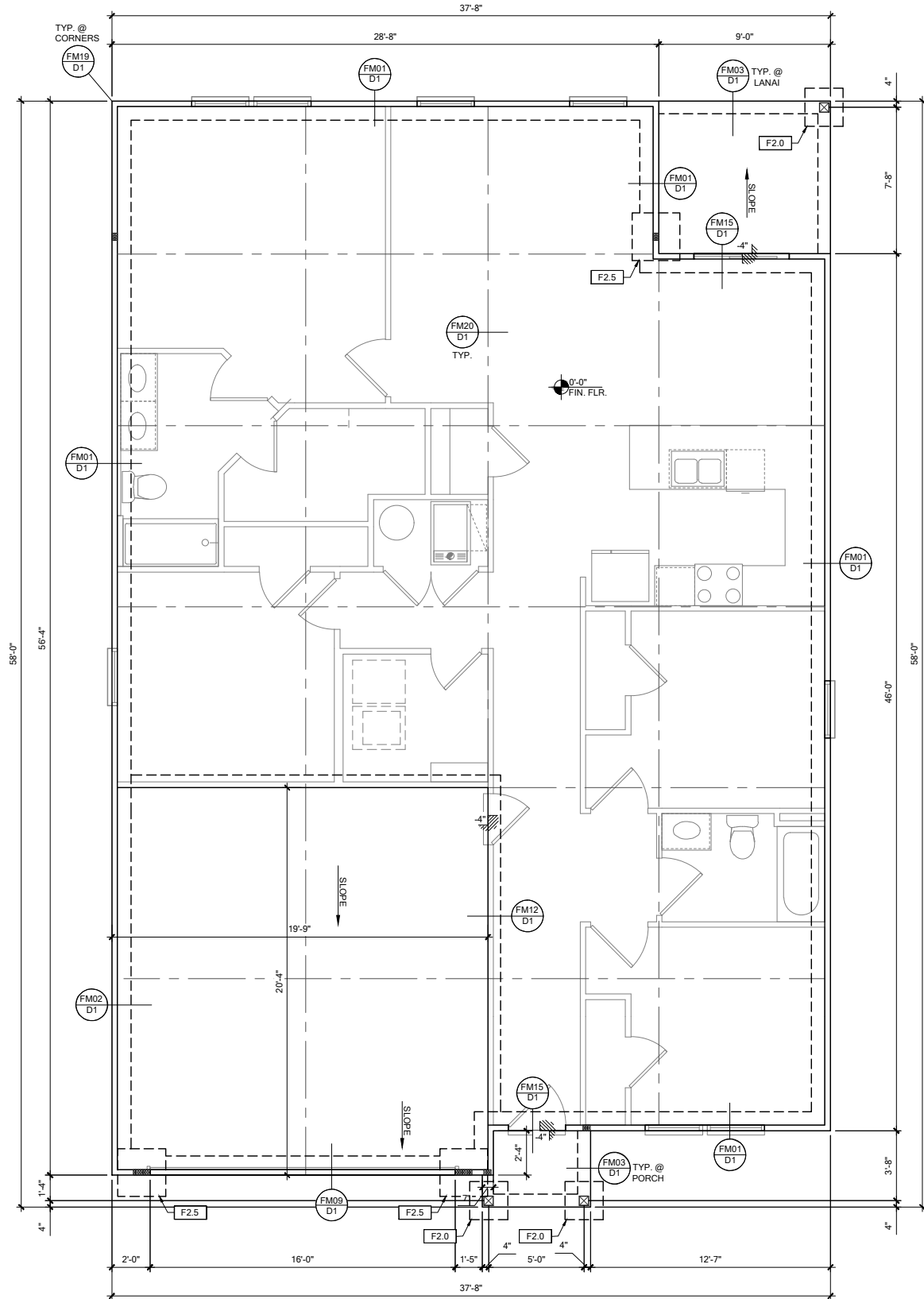
WIND LOADING CRITERIA			
WIND SPEED (ULTIMATE) WIND SPEED (ALLOWABLE) EXPOSURE CATEGORY BUILDING CATEGORY BUILDING TYPE ENCLOSURE CLASSIFICATION INTERNAL PRESSURE COEFFICIENT		130.0 MPH 101.0 MPH C II V ENCLOSED +/- 0.18	
NOTE: MEAN ROOF HEIGHT FOR SINGLE STORY HOME IS 15FT. AND FOR 2 STORY HOME IS 30FT			
ASCE 7-16 WALL DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES & SUCTIONS FOR MEAN ROOF HEIGHT ≤ 60 ft			
EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION		WIND PRESSURE AND SUCTION DIAGRAM
AREA	(A)	(B)	
10 - 19.99	(A) (+) 25.5 (-) 26.6	(B) (+) 25.5 (-) 33.6	
20 - 49.99	(C) (+) 24.4 (-) 26.6	(D) (+) 30.8 (-) 34.8	
50 - 99.99	(E) (+) 22.8 (-) 22.8	(F) (+) 22.8 (-) 28.0	
> 100	(G) (+) 21.7 (-) 23.8	(H) (+) 21.7 (-) 26.6	
GARAGE DOORS*	SOFFIT		
9'-0" x 7'-0"	16'-0" x 7'-0"		
(J) 22.5 (-) 25.5	(K) (+) 21.7 (-) 24.1	(+ 25.5 (-) 33.6	DIAGRAM
GENERAL PRESSURE NOTES			
NOTES: 1. MULTIPLY THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND PRESSURES. 2. * 9'-0" END ZONE IS ONLY WITHIN 4'-0" OF ALL EXTERIOR BUILDING CORNERS. INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA. 3. DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER AND IS CONSIDERED TO BE IN THE WIND-BORNE DEBRIS AREA. CONTRACTOR TO PROVIDED ADDITIONAL INFO AS REQUIRED FOR PERMITTING.			

PLAN NUMBER: 33811607	RELEASE DATE: 08.03.2020
---------------------------------	------------------------------------

MODEL: **COVINGTON**

DRAWING TITLE: **NOTES & SCHEDULES**

SHEET
NO: S0



FOUNDATION PLAN A

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

FOUNDATION LEGEND	
SYMBOL	DESIGN DESCRIPTION
	INDICATES CONCRETE FOOTING w/ MINIMUM SOIL BEARING CAPACITY OF 2000 PSF. REINFORCE PER GENERAL FOUNDATIONS SCHEDULE ON SHEET SN FOR DESIGN SPECIFICATIONS.
	INDICATES CONSTRUCTION JOINT (IF SHOWN) SHALL BE 1/2" x 1" SAW CUTS FILLED WITH APPROVED SLAB JOINT MATERIAL COVERING A 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
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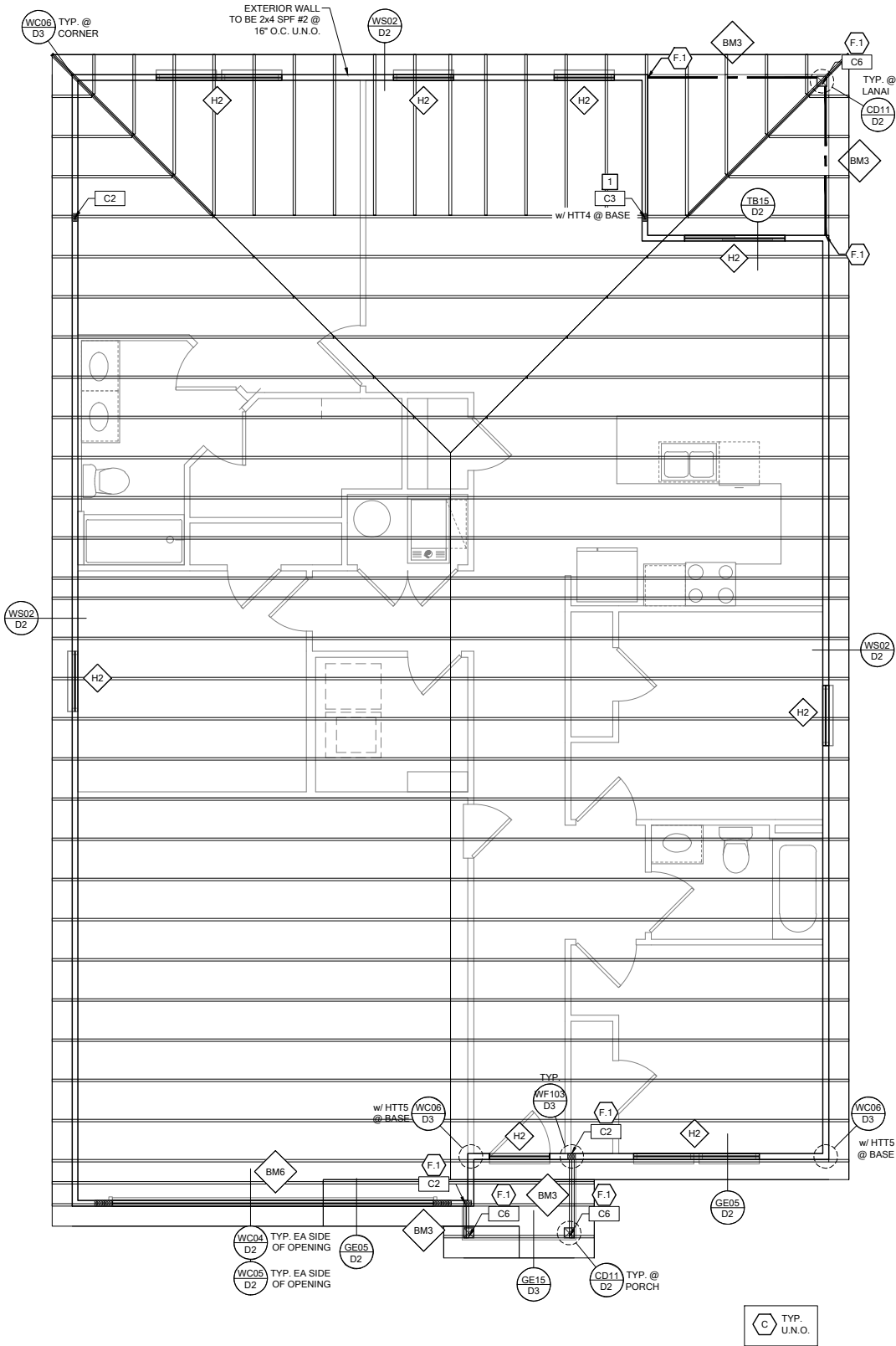


LOT 39
RESERVE AT JEWEL LAKE
361 SW JEWEL LAKE DR.
LAKE CITY, FL, 32024

PLAN NUMBER: 33811607
RELEASE DATE: 08.03.2020

MODEL: COVINGTON
DRAWING TITLE: FOUNDATION PLAN

SHEET NO: S1



ROOF FRAMING PLAN A

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

RSH

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

WIND SPEED (ULTIMATE)

130 MPH

WIND SPEED (ALLOWABLE)

100.7 MPH

EXPOSURE CATEGORY

C

EFFECTIVE WIND AREA (SQ FEET)

10

WIND PRESSURE AND SUCTION (PSF)

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

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

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

ZONE 1: ASTM F1667 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
 2x	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN , SEE ARCHITECTURAL PLANS FOR WALL WIDTH, 2x4 MINIMUM U.O.N.
 C#	INDICATES BUILT UP COLUMN, SEE FRAMING PLAN FOR SIZE, DETAIL WF37/SN FOR PLY ATTACHMENT AND UPLIFT CONNECTION SCHEDULE ON SN FOR CONNECTION TO SLAB
 C#	INDICATES NO BOTTOM CONNECTOR REQUIRED
 #	INDICATES UPLIFT CONNECTION CONSTRUCTED PER DETAIL UPLIFT CONNECTOR SCHEDULE ON SHEET SN

- FRAMING NOTES:
- SEE WIND SPEED CHART ON S0 FOR WINDOW PRESSURES
 - AT SECOND FLOOR FOR TYPICAL CORNER FRAMING SEE DETAIL FB06/D4

- GENERAL NOTES:
- 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
 - 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.
 - 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]

PROJECT NO: 23-0076



FLORIDA DESIGN SERVICES, INC.

258 Meland F. 3275

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

Certificate of Authorization No. 9161

☐ CARL A. BROWN, PE - FL #56126

☐ LUIS PABLO TORRES, PE - FL #87864

☐ SCOTT LEWISOWSKI, PE - FL #79750

LOT 39

RESERVE AT JEWEL LAKE

361 SW JEWEL LAKE DR.

LAKE CITY, FL, 32024

MODEL:

COVINGTON

PLAN NUMBER:

33811607

RELEASE DATE:

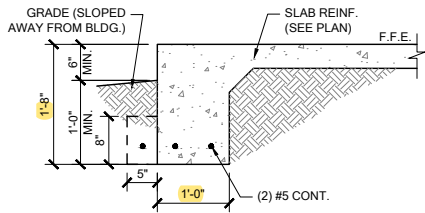
08.03.2020

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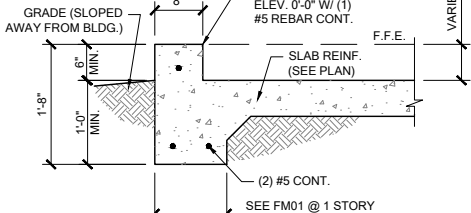
ROOF FRAMING PLAN

SHEET NO:

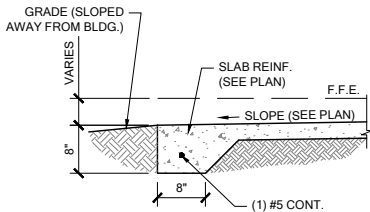
S2



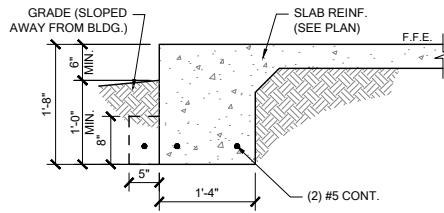
FM01 SINGLE STORY FTG
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SCALE: 3/8" = 1'-0" @ 11x17



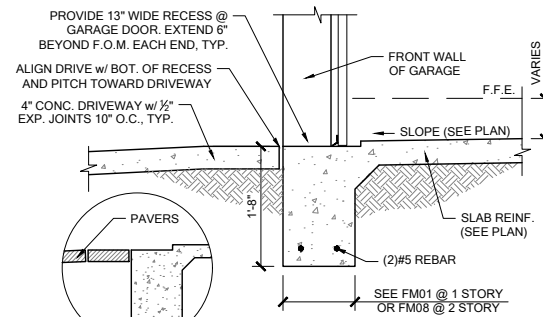
FM02 SECTION @ GARAGE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



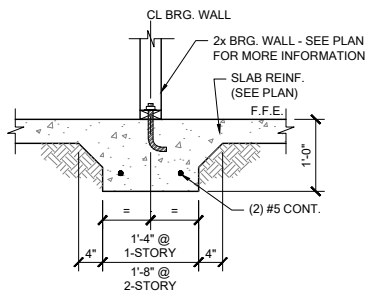
FM03 THICKENED EDGE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



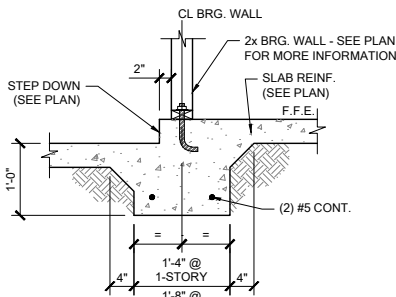
FM08 2-STORY FOOTING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



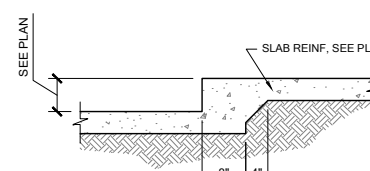
FM09 SECTION @ GARAGE DOOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



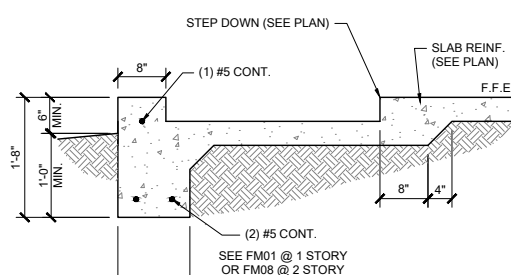
FM10 INTERIOR BEARING WALL
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SCALE: 3/8" = 1'-0" @ 11x17



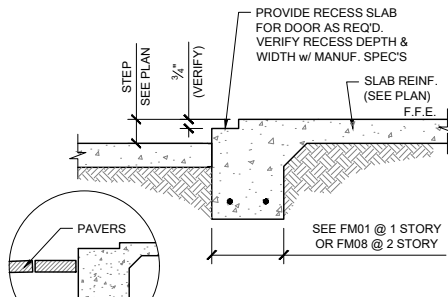
FM11 STEP DOWN BEARING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



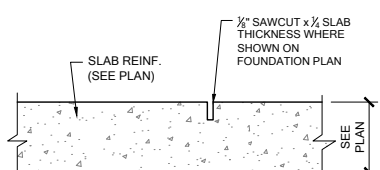
FM12 STEP DOWN @ NON BRG.
SCALE: 3/4" = 1'-0"



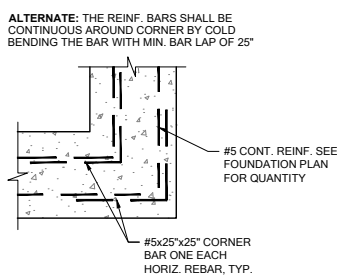
FM14 SECTION @ SHOWER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



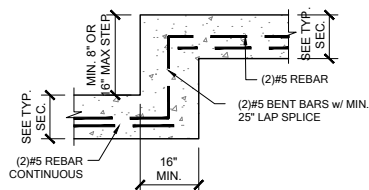
FM15 EXTERIOR BEARING @ RECESS
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SCALE: 3/8" = 1'-0" @ 11x17



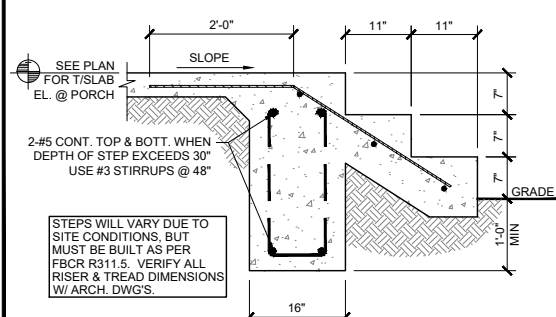
FM20 CONTROL JOINT
SCALE: N.T.S.



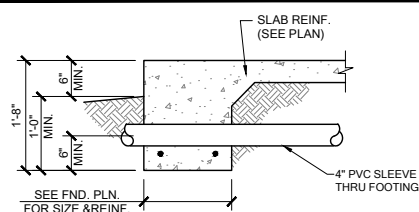
FM19 TYP. CORNER BAR DETAIL
SCALE: N.T.S.



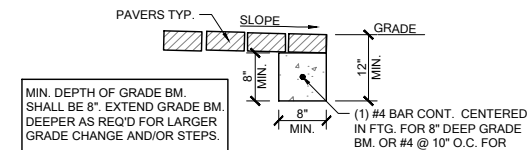
FM18 TYP. STEP FOOTING DETAIL
SCALE: N.T.S.



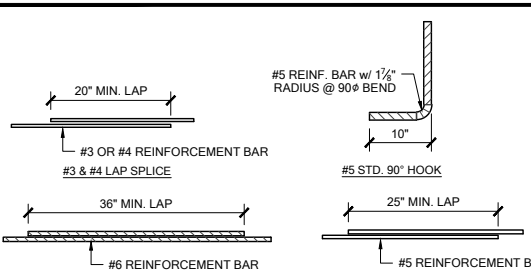
FM22 PORCH STEP
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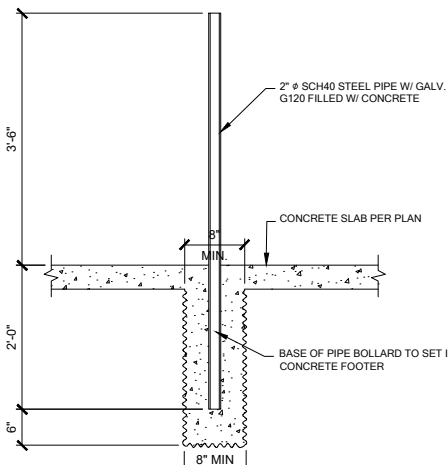
FM23 FOUNDATION PENETRATIONS, TYPICAL
SCALE: N.T.S.



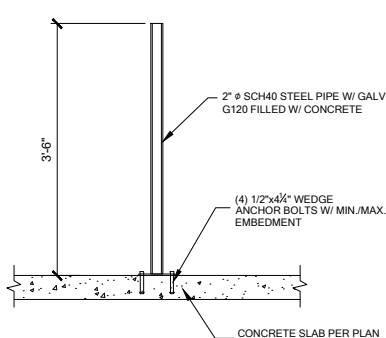
FM32 GRADE BEAM @ PAVER THRESHOLD
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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



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



ELECTRIC WATER HEATER



DATE: January 20, 2022
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN
DESIGNED BY: J. BROWN
PROJECT NO: 230707



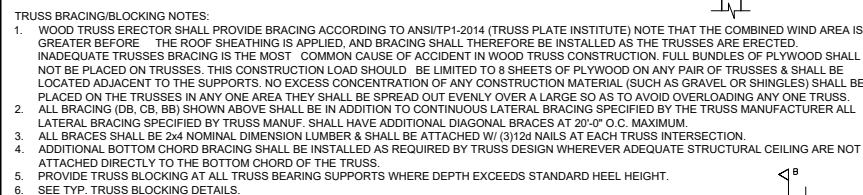
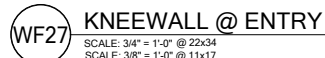
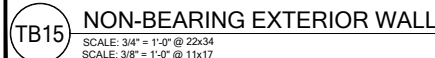
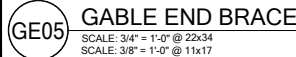
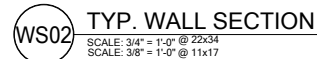
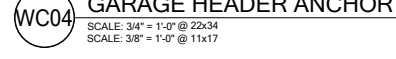
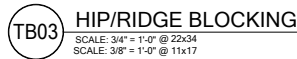
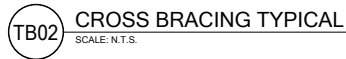
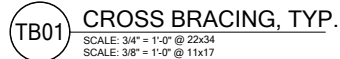
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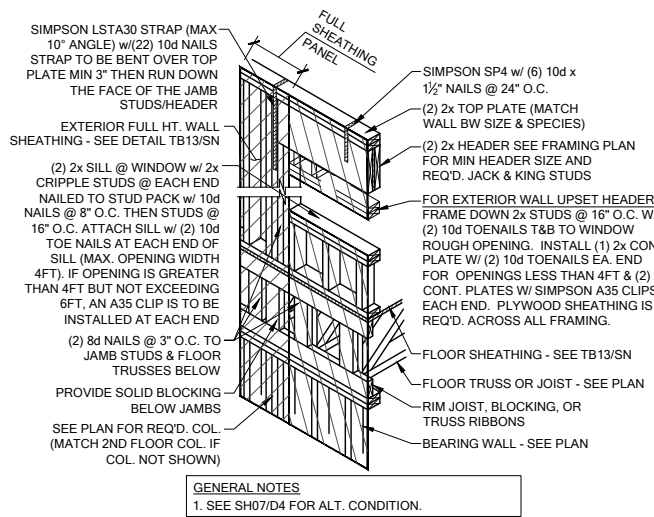
PLAN NUMBER: 33811607
RELEASE DATE: 08.03.2020

MODEL: COVINGTON
DRAWING TITLE: FOUNDATION DETAILS

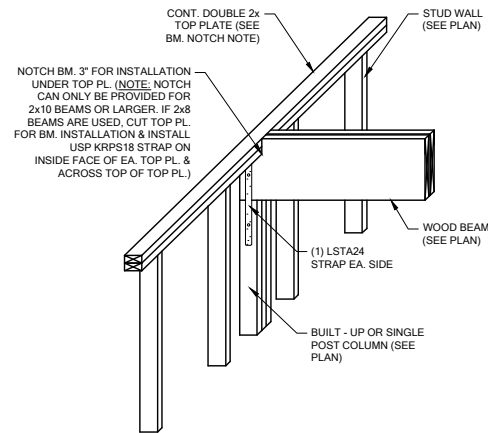
SHEET NO:

D1

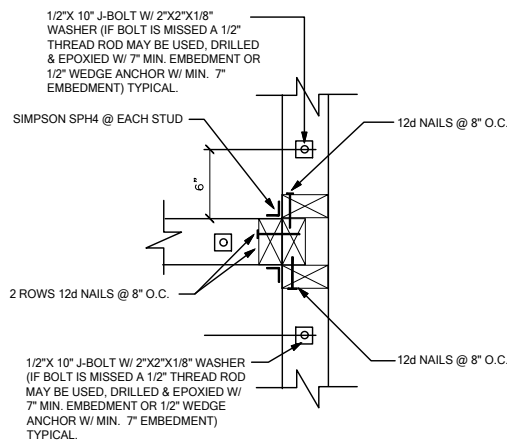




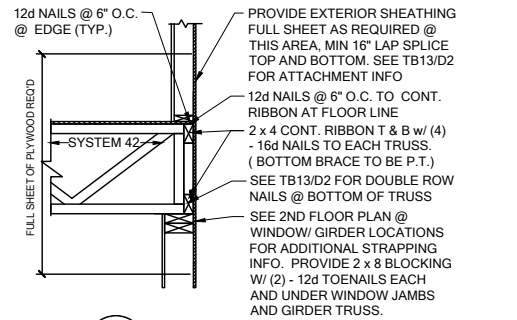
SH00 HEADER CONN. @ 2ND FLOOR (NO BASE STRAP)
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



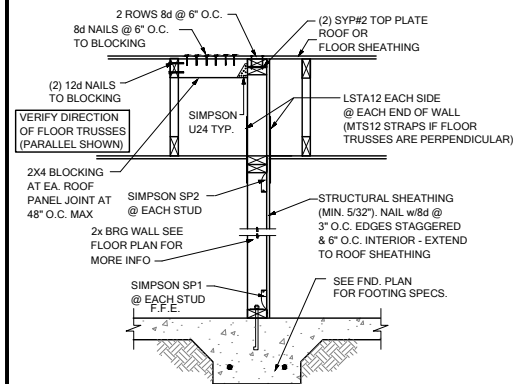
WF103 TYP. WOOD BEAM TO WOOD WALL CONN.
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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

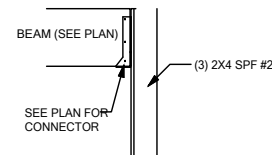


WS06 FLOOR ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
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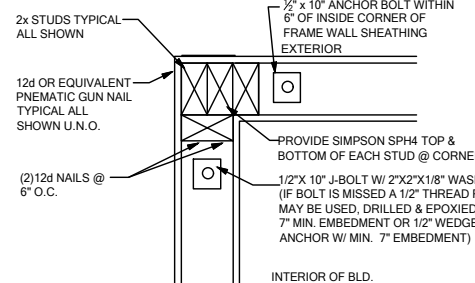


SW04 INTERIOR SHEAR WALL @ TRUSSES
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

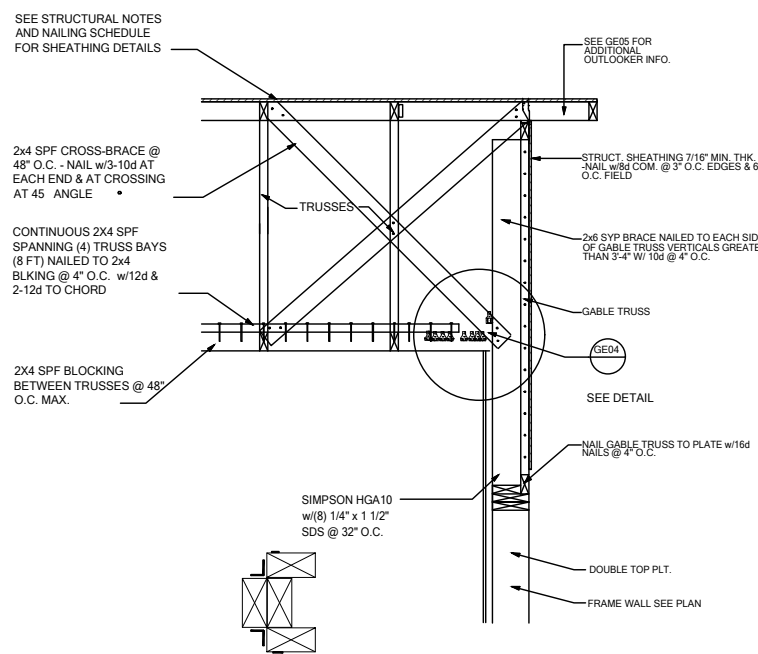
NOTE: @ ALL EXT. CONDITIONS ATTACH 2x STUDS TO TOP PLATE W/ (4) 16d TONAILS (2) ON EA. SIDE TYP. TOE NAILS MAY BE SUBSTITUTED W/ (1) SIMPSON H2.5A CONNECTOR @ EA. STUD TO TOP PLATE W/ 8d 2 1/2" x 0.131 NAILS



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

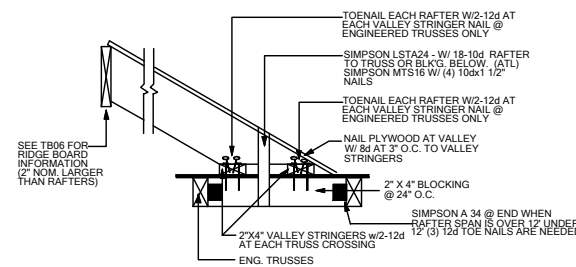


WC06 EXTERIOR FRAME CORNER
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SCALE: 3/8" = 1'-0" @ 11x17

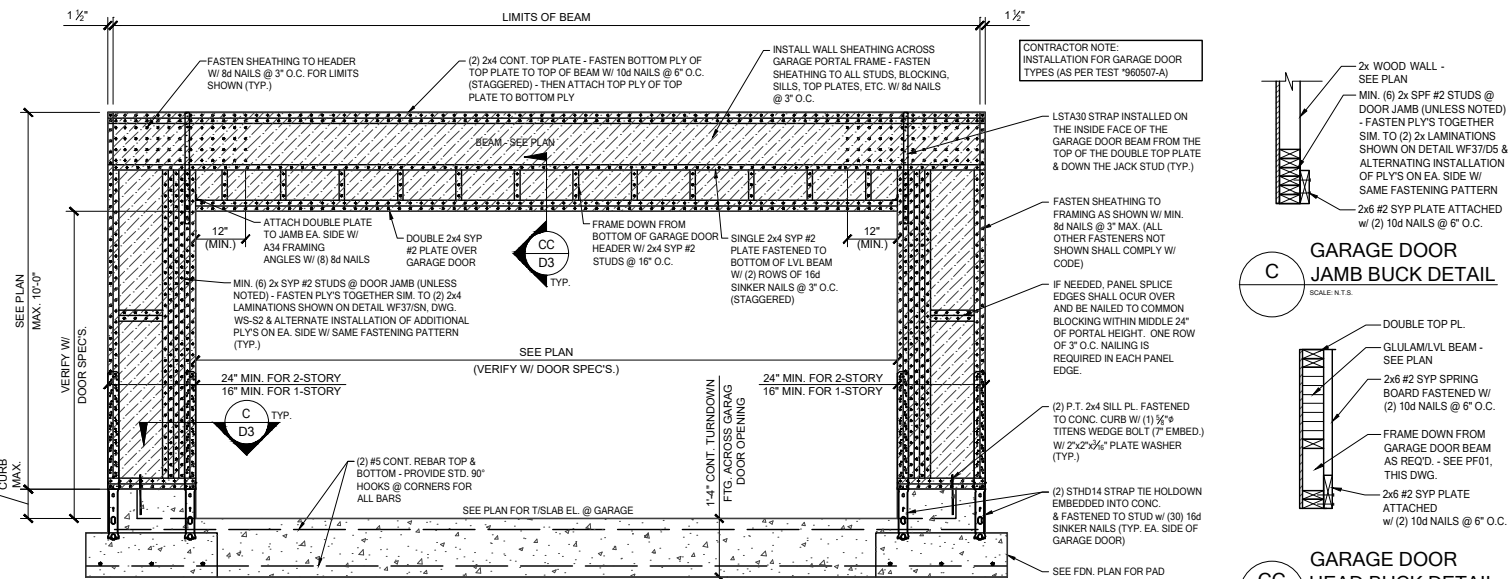


GE03 GABLE END BRACIN w/ VOLUME CEILING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

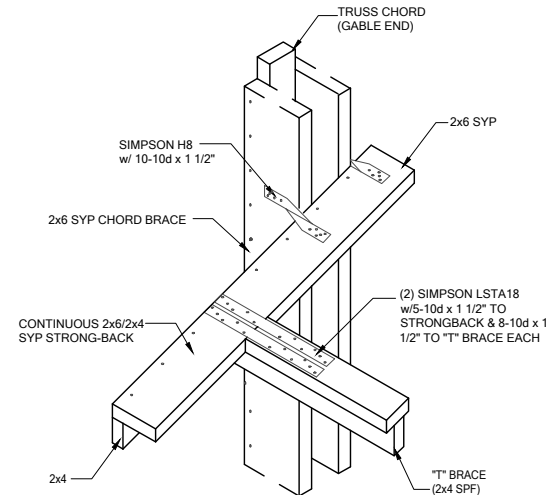
RAFTER SIZE	
0'-8" SPAN -	2"x6" W/4-12d EACH END
8'-12" SPAN -	2"x8" W/4-12d EACH END
12'-15" SPAN -	2"x10" W/ SIMPSON A 34 @ EA. END
15'-18" SPAN -	2"x12" W/ SIMPSON A 34 @ EA. END



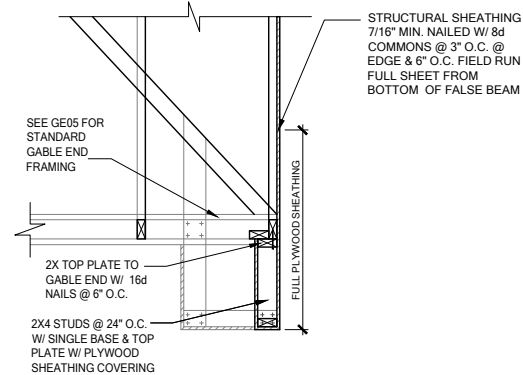
TB17 CONV. FRAMING & VALLEY FRAMING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



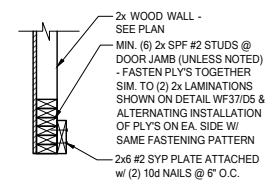
PF01 GARAGE DOOR PORTAL FRAME
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SCALE: 3/8" = 1'-0" @ 11x17



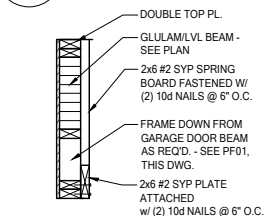
GE04 T" BRACE CONNECTION @ VOLUME CEILING
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SCALE: 3/8" = 1'-0" @ 11x17



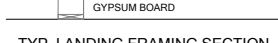
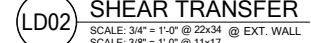
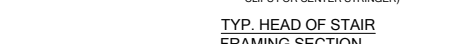
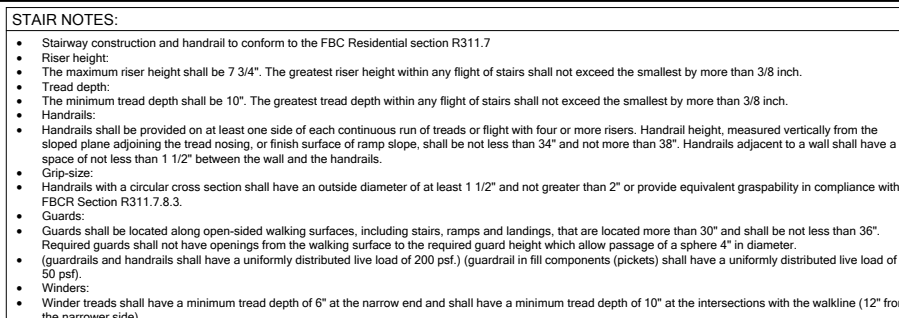
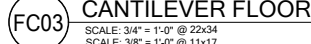
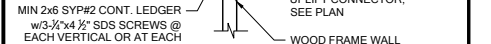
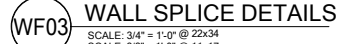
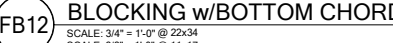
GE15 FALSE BEAM @ GABLE END
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

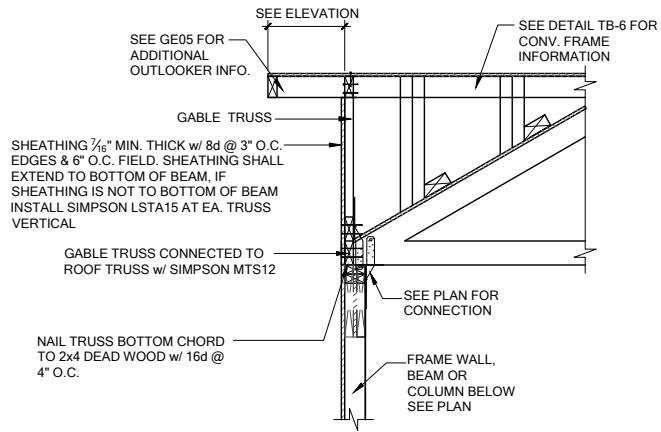


C GARAGE DOOR JAMB BUCK DETAIL
SCALE: N.T.S.

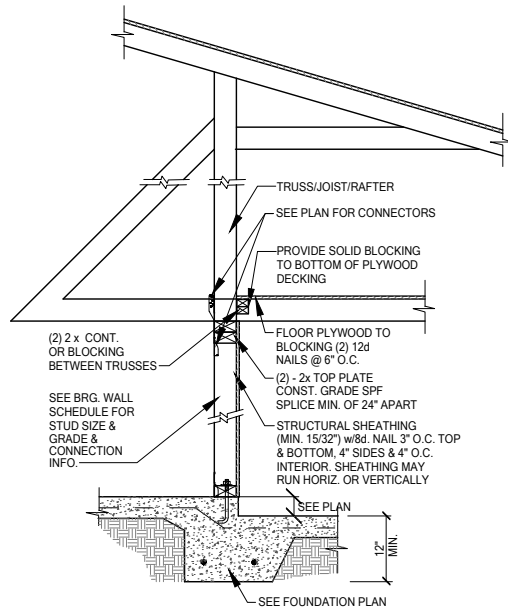


CC GARAGE DOOR HEAD BUCK DETAIL
SCALE: N.T.S.

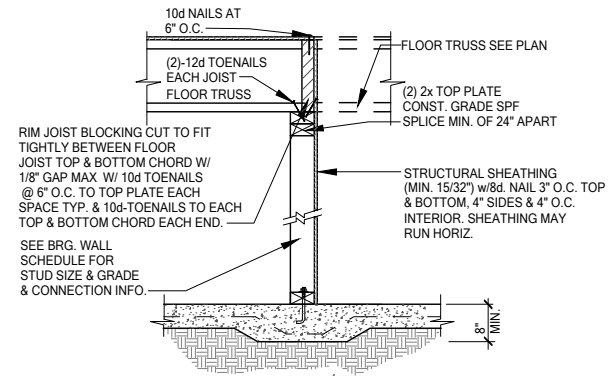




GE13A SECTION AT HIP GABLE
SCALE: 3/4" = 1'-0"
SCALE: 3/8" = 1'-0" @ 11x17

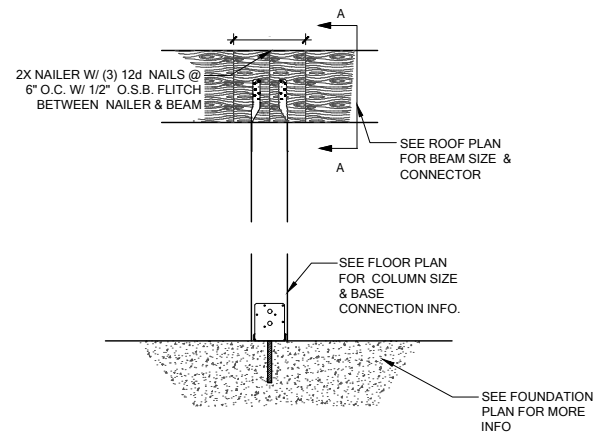
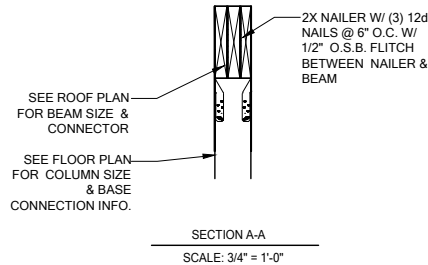


SW01 INTERIOR BEARING STEP-DOWN SHEARWALL w/UPLIFT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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

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



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



THIS SET OF DRAWINGS WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. I CERTIFY THAT I AM A duly Licensed Professional Engineer in the State of Florida, License No. 15373, and I am the author of these drawings. I am not providing these drawings for use in any other project or for any other purpose without my written consent.

DATE: January 20, 2022
BY: SCOTT LEWIS/PE, PE - FL #15373



LOT 39
RESERVE AT JEWEL LAKE
361 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