

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 - LH

Florida Region (Frame)

INDEX

ARCHITECTURAL

CS	GENERAL NOTES & LEGENDS
A1	EXTERIOR ELEVATIONS
A2	SLAB PENETRATION PLAN
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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

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



Reserve at Jewel Lake
Lot 022
33-3S-16-02439-202
Lake City, FL 32024

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PLAN NUMBER:
33811607

RELEASE DATE:
08.30.2021

MODEL:
COVINGTON

DRAWING TITLE:
COVER SHEET

SHEET NO:
CS

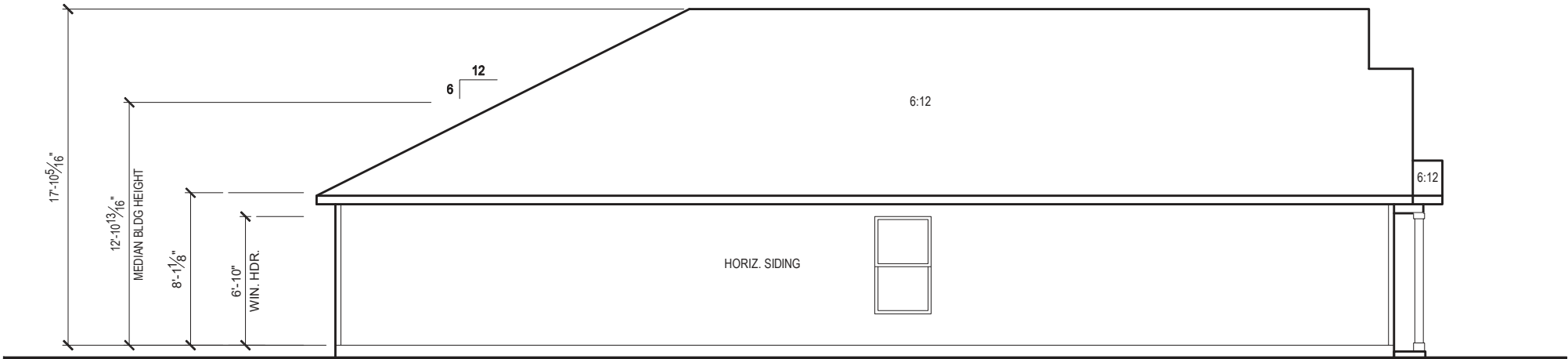
1. CORROSION RESISTANT ROOF TO WALL FLASHING AT ALL ROOF / WALL INTERSECTIONS.
2. CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
3. BRICK WAINSCOT WITH SLOPED BRICK ROWLOCK CAP.
4. STONE WAINSCOT WITH SLOPED STONE CAP.
5. 3 1/2" VINYL TRIM SURROUND
6. 36" H. GUARDRAIL AS REQUIRED



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

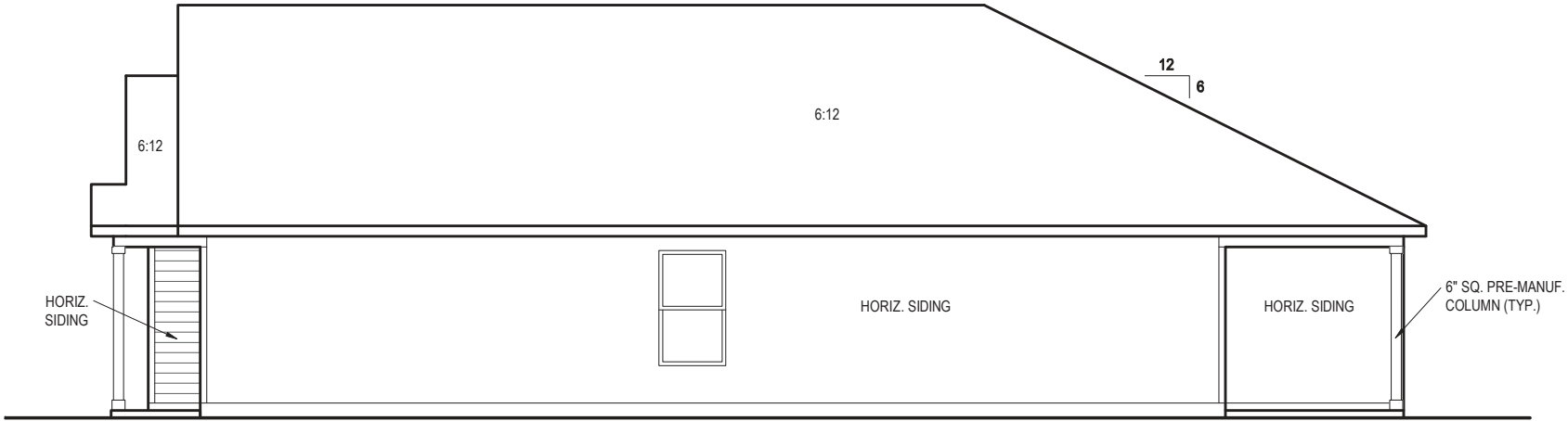


1/4" = 1'-0" @ 22x34



LEFT SIDE ELEVATION 'A1'

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



RIGHT SIDE ELEVATION 'A1'

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



10-01-2021

FDS
FLOORING DESIGN SERVICES
256 Southall Lane, Suite 200
O: 321.972-2491 F: 407.880-2304
Certificate Of Authorization No. 9161
☐ CARLA BROWN, PE - FL # 58128
☐ LUIS PABLO TORRES, PE - FL # 67184

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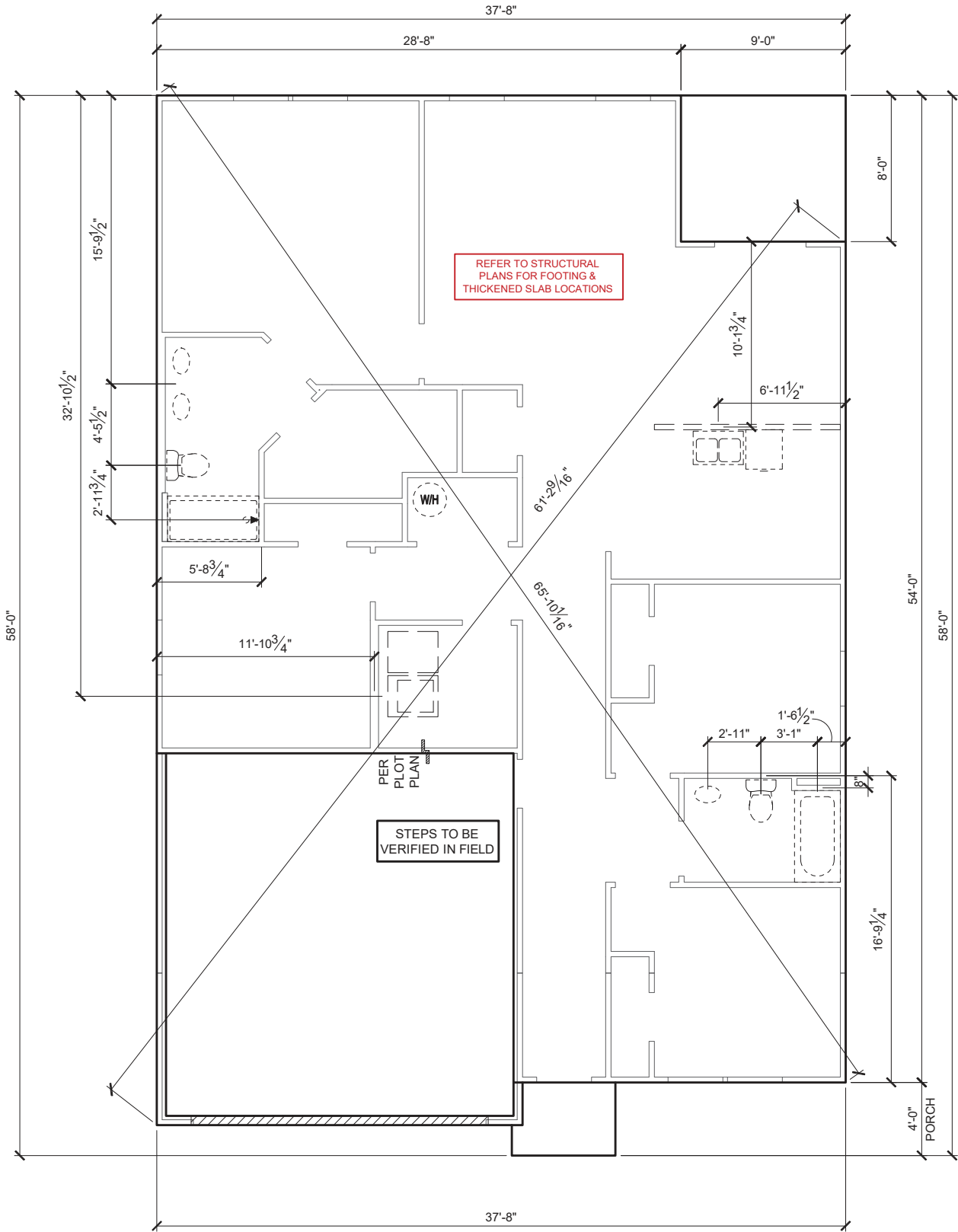
PLAN NUMBER:	33811607	RELEASE DATE:	08.30.2021
MODEL:	COVINGTON	DRAWING TITLE:	EXTERIOR ELEVATIONS

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



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MODEL:	COVINGTON	DRAWING TITLE:	SLAB PENETRATION PLAN
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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

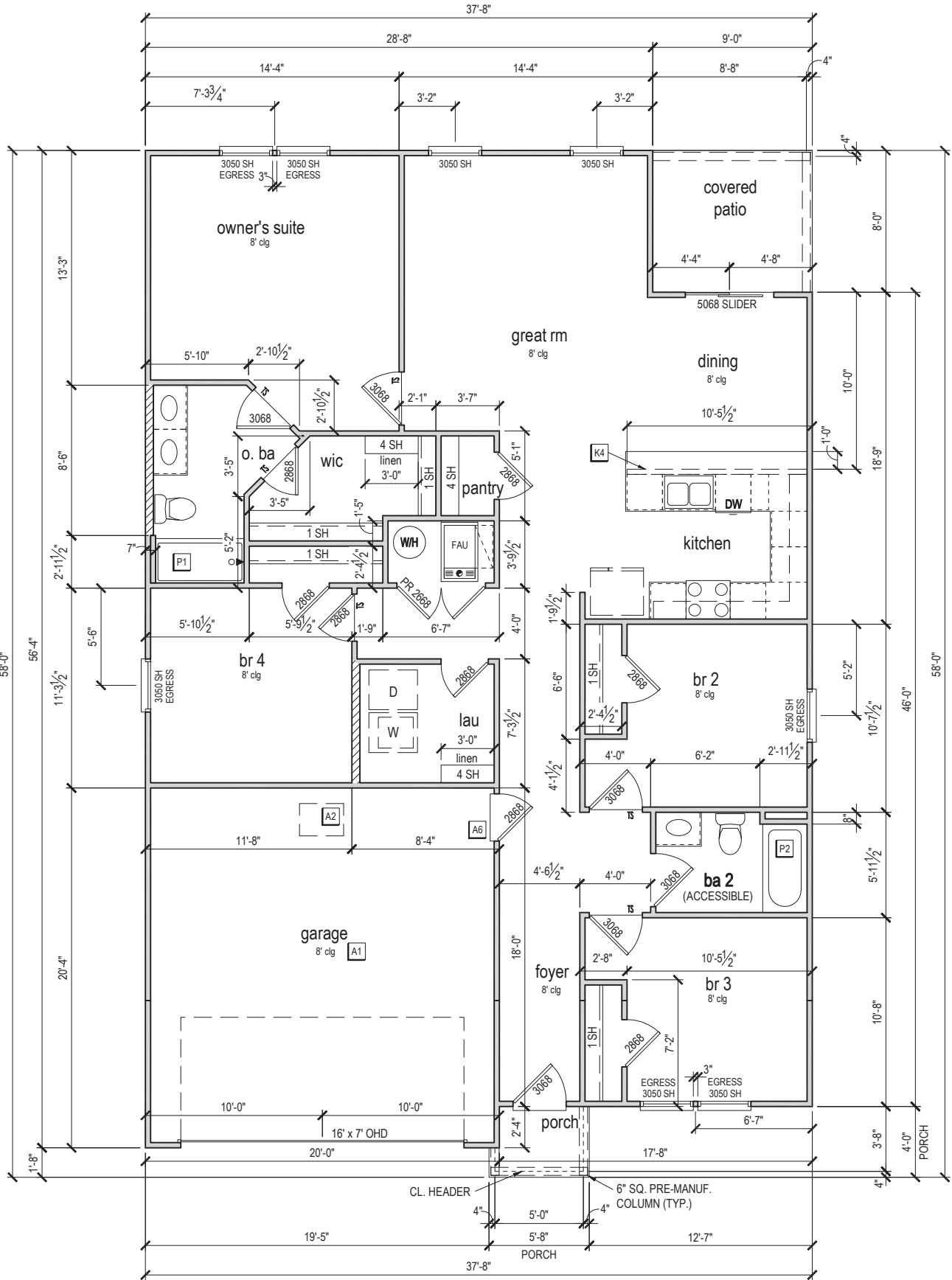
P2 30"x60" TUB PER SPECS
- S1 BOX STAIR WITH 38" KNEE WALL & 1X CAP

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



FIRST FLOOR PLAN 'A'

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

CENTURY
Complete

10-01-2021

FDS

ENGINEERING ASSOCIATES

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O: 321.972-2491 F: 407.886.2304
Certificate Of Authorization No. 9161

CARLA A. BROWN, P.E. - FL # 58128

LUIS PABLO TORRES, P.E. - FL # 2784

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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

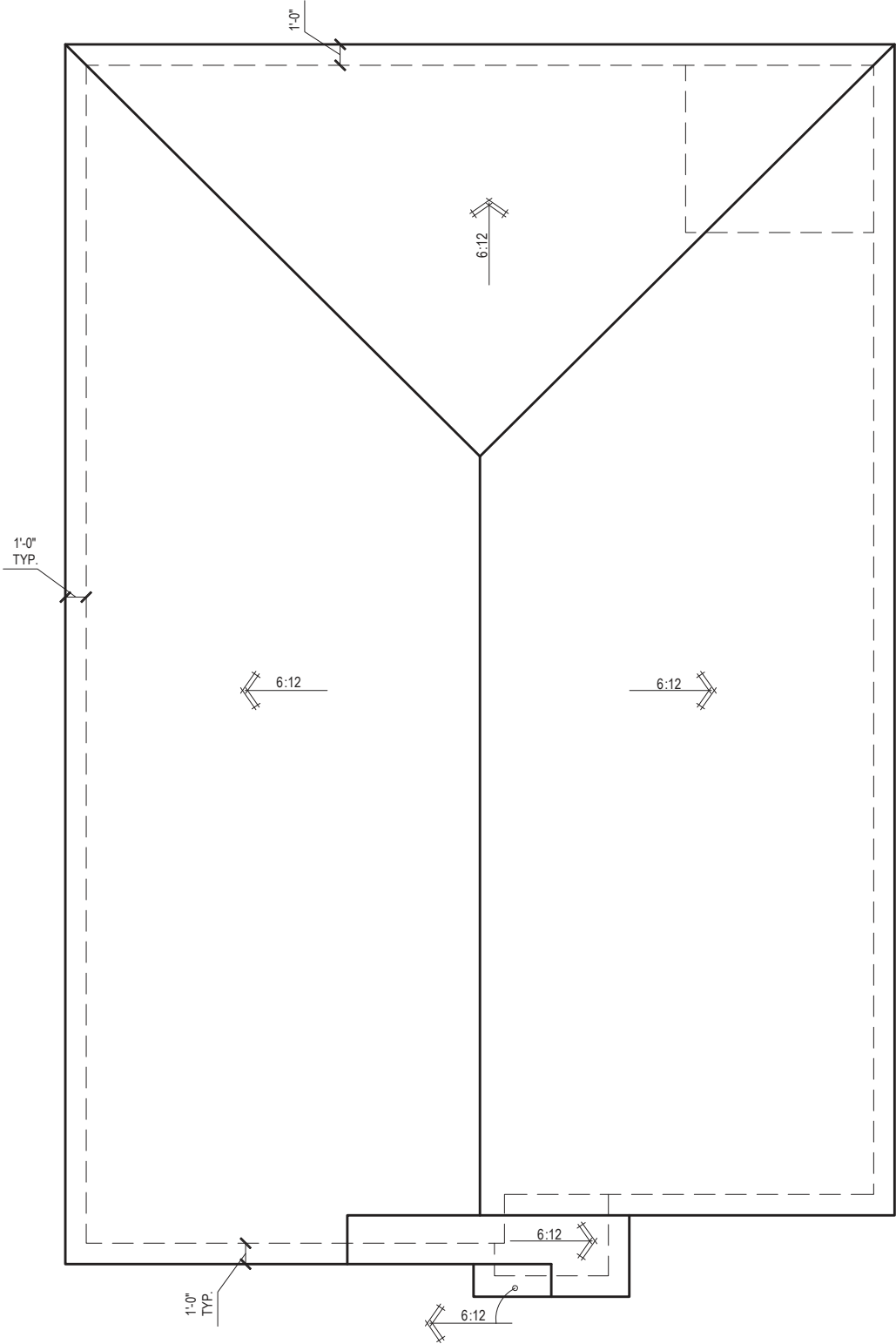
ATTIC VENTILATION TO COMPLY w/ F.B.C RESIDENTIAL CODE. THE REQUIRED NET FREE VENTILATING AREA OF NOT LESS THAN 1/150 OF THE SPACE VENTILATED. AREA MAY BE REDUCED TO 1/300 PROVIDED THAT 40 TO 50 PERCENT OF THE REQ'D VENTILATING AREA IS PROVIDED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST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



10-01-2021

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MODEL:	COVINGTON	DRAWING TITLE:	ROOF PLAN
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SHEET NO:

6.1-A

ELECTRICAL LEGEND

⌚

SWITCH

⌚₃

3 WAY SWITCH

⌚₄

4 WAY SWITCH

⌚_H

WALL MOUNTED LIGHT

○

LED DOWNLIGHT

⏏

DISCONNECT

⌚_C

CEILING FIXTURE OUTLET

⊙

SMOKE DETECTOR

⊙

SMOKE/CARBON MONOXIDE ALARM

⌚

110v RECEPTACLE

⌚

110v SWITCHED RECEPTACLE

⌚

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

⌚

110v DEDICATED RECEPTACLE FOR SECURITY/STRUCTURED WIRING PANEL

⌚

GFI OUTLET

⌚

220v RECEPTACLE

⌚

110v FLOOR RECEPTACLE

⌚

DISPOSAL

⌚

CHIME

⌚

BATH EXHAUST FAN

⌚

CEILING FAN PREWIRE WITH BRACING FOR FUTURE FAN

⌚

VP=VAPOR PROTECTED

⌚

B = BRACE FOR FUTURE FAN

⌚

H = HANGING

⌚

P = OPT. PENDANT

⌚

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

•

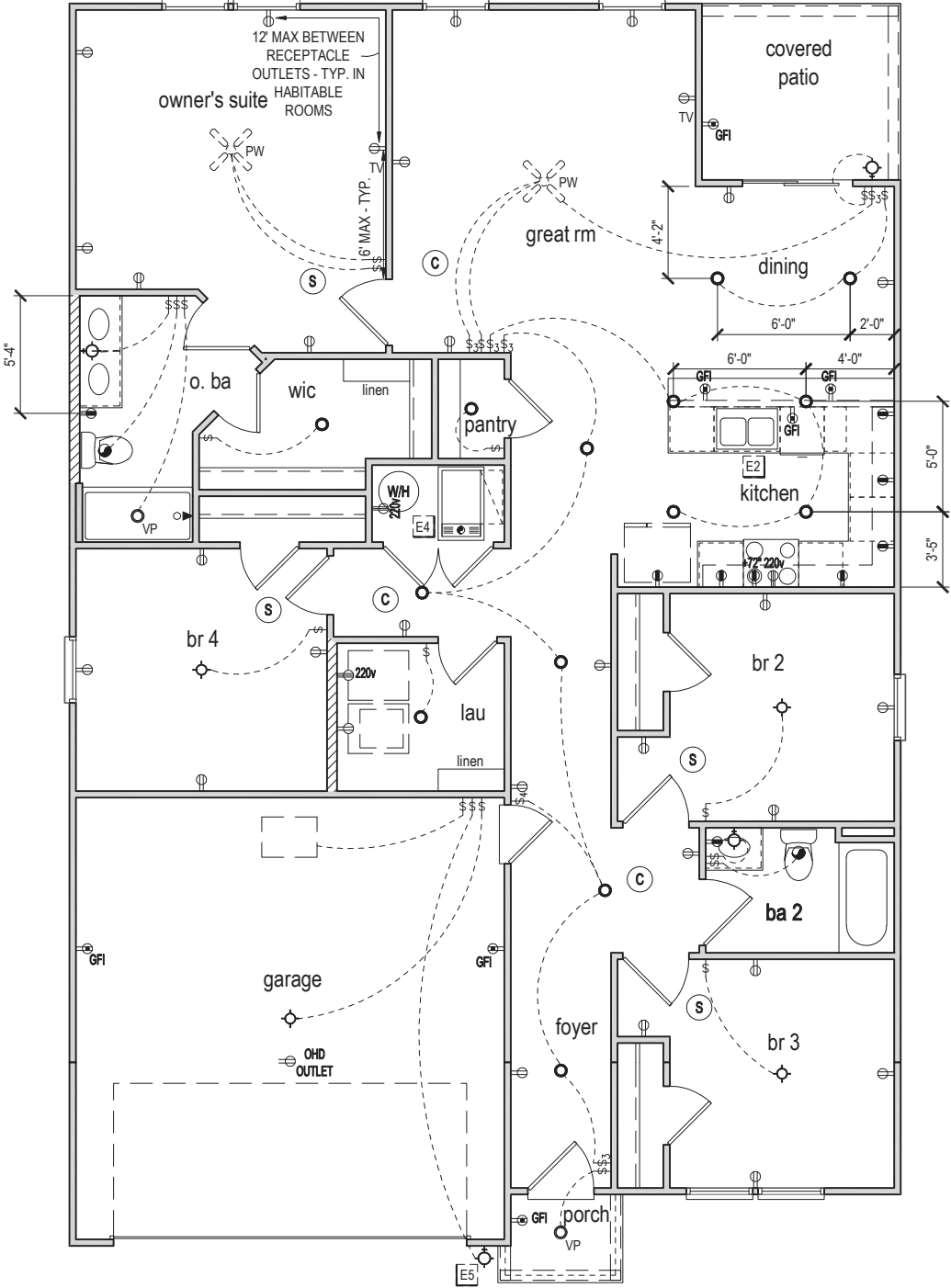
IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

•

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



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PLAN NUMBER:
33811607

RELEASE DATE:
08.30.2021

MODEL:
COVINGTON

DRAWING TITLE:
FIRST FLOOR ELECTRICAL

SHEET NO:

E1.1

[illegible]

ABBREVIATIONS					
A.B.	Anchor Bolt	Flr. Sys.	Floor System	PSF	Pounds per square foot
Abv.	Above	F.O.M.	Face Of Masonry	P.T.	Pressure Treated
Adj.	Adjustable	Ft.	Foot / Feet	Rad.	Radius
A.F.F.	Above Finished Floor	Flg.	Flooring	Req'd	Required
Alt.	Alternate	Galv.	Galvanized	Rm.	Room
Bm.	Beam	G.C.	General Contractor	Rnd.	Round
B/Beam	Bottom of Beam	G.F.I.	Ground Fault Interrupter	S.F.	Square Feet
Btg.	Bearing	G.T.	Girder Truss	SHT	Sheet
Can.	Cantilever	Hdr.	Header	S.L.	Side Lights
Cir.	Circle	Hgt.	Height	S.P.F.	Spice Pine Fir
Clg.	Clanging	Int.	Interior	Sq.	Square
CJ	Control Joint	K/Wall	Kneewall	S.Y.P.	Southern Yellow Pine
Col.	Column	L.F.	Linear Ft.	Thkn'	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.	Microalim	Trans.	Transom Window
E.W.	Each Way	Mir.	Mirror	Typ.	Typical
Elec.	Electrical	Mono	Monolithic	U.N.O.	Unless Noted Otherwise
Elev.	Elevation	N.T.S.	Not to Scale	Vert.	Vertical
E.O.R	Engineering or Record	O.C.	On center	V.L.	Versalum
Ext.	Exterior	Op'n'g	Opening	VTR	Vent through Roof
Exp.	Expansion	Opt.	Optional	W	Washer
F.B.C.	Florida Bldg. Code	P.C.	Piece	W/	With
Fin. Flr.	Finished Floor	P.L.	Parallam	W.A.	Wedge Anchor
Flr.	Floor	PLF	Pounds per linear foot	Wd	Wood
Fdn.	Foundation	Plt. Ht.	Plate Height	WP	Water Proof

TERMITE SPECIFICATIONS

SECTION R318 PROTECTION AGAINST TERMITES

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

NOTES:

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

- NOTICE TO BUILDER AND ALL SUBCONTRACTORS -

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

1. REVIEW ALL THE INFORMATION CONTAINED IN THESE DOCUMENTS. PRIOR TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER ARE NOT RESPONSIBLE FOR ANY PLAN ERRORS, OMISSIONS, OR MISINTERPRETATIONS UNDETECTED AND NOT REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. SHALL STRICTLY OBSERVE ALL APPLICATION CODES DURING THE COURSE OF CONSTRUCTION INCLUDING ALL STATE, CITY, AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.
3. THE ARCHITECT / 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.
4. THE FRAMING PLAN SHOWN INDICATES THE TRUSS SYSTEM AND IS THE RESPONSIBILITY OF THE TRUSS SYSTEM ENGINEER (DESIGN PROFESSIONAL OF RECORD), THE TRUSS DESIGN ENGINEER (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.
5. ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES WITH IN THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. ALL CONSTRUCTION MUST BE IN ACCORDANCE TO THE INFORMATION FOUND IN THESE DOCUMENTS. ANY QUESTIONS REGARDING THE INFORMATION FOUND IN THESE PLANS SHOULD BE DIRECTED TO OUR QUALITY ASSURANCE MANAGER AT 321-972-0491 IMMEDIATELY. NO BACK ORDERS WILL BE ACCEPTED. NO REIMBURSEMENT BY THE ENGINEER WITHOUT ADVANCED NOTIFICATION AND APPROVAL BY THE ENGINEER. PAYMENTS WILL BE MADE IN ACCORDANCE TO THE TERMS OF THE AGREEMENT.

HOME MAINTENANCE & INSPECTIONS

YEARLY MAINTENANCE AND INSPECTIONS BY THE BUILDER/HOMEOWNER ARE NECESSARY FOR THE FUTURE LIFE OF THIS HOME. CARE MUST BE TAKEN TO CHECK WINDOWS AND DOORS FOR CAULKING, REMOVE LEAVES AND DEBRIS OFF ROOFS, MAKE SURE THAT WATER FLOW IS AWAY FROM THE HOUSE AND HAVE YOUR HOME REPAINTED EVERY 3 - 5 YEARS TO PROTECT THE COATINGS. THE DESIGNER AND ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR THE UPKEEP OF THE HOME AND WILL NOT BE HELD LIABLE FOR INSTANCES THAT MAY OCCUR OVER THE NORMAL LIFE OF THE HOME WITHOUT PROPER MAINTENANCE.

CENTURY COMPLETE
38-1607 COVINGTON A LH

[illegible]

STRENGTH OF 2000 PSI (76 = 2000 PSI) MORTAR SHALL BE TYPE "S" CONFORMING TO ASTM C270-14A. 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 # 1 TO 11. CONTINUOUS MASONRY INSPECTIONS ARE REQUIRED DURING CONSTRUCTION GRADE 60 U.S. VERTICAL REINFORCEMENT SHALL BE NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT. GRADE 60 U.S. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 DIA OR 10FT WHICHEVER IS LESS. REINFORCING SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL WITH MIN 1/2" CLEARANCE TO INSIDE FACE. ANCHORING STEEL SHALL BE REINFORCED BY MASONRY NOTED ON THE DRAWINGS. GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM. PLASTIC SCREWS, METAL LATH STRIP OR CIVIL CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED. TEMPORARY BRACING AND TO PROVIDING PROTECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FULLY FILLED CELL REINFORCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS. DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR 30 DAYS AND NO CONCENTRATED LOADS FOR 7 DAYS. PER CODE ACI 318-14. ALL WALLS SHALL BE PROTECTED BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED. GROUT SHALL BE FLUSH WITH TOP OF WALL.	PRE ENGINEERED WOOD TRUSSES 1. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS PER STRUCTURAL PLAN. 2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD" (NDS) AND THE "NATIONAL DESIGN SPECIFICATION FOR LUMBER AND GLUE LAM" (NDS) AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. 3. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD. 4. ALL TRUSS ELEVATIONS AND SECTIONS SHALL BE PROVIDED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS. 5. TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FRAMING DESIGN LOADS. 6. ALL TRUSS ELEVATIONS AND SECTIONS SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FRAMING DESIGN LOADS. 7. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES.
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WOOD	
1. 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 SHALL BE USED. AT A MINIMUM, ALL WOOD STRUCTURAL FRAMING MEMBERS SHALL BE SPF #2. 2. 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 OF THE CONTRACTOR AND ARE TO BE DESIGNED AND INSTALLED BY OTHERS. 3. ANY WOOD FRAME INTERIOR BEARING WALL THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL USE STU PROTECTION SHIELDS, ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE PREPARED WITH SIMPSON HSS2 STUD STOP SHOES, TYP. U.N.O. 4. ANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT CONNECTORS THAT RESIST CORROSION. FOR EXAMPLE, ACO-C, ACO-D, CBA-A OR CBA-B REQUIRE HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.	SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT TRUSS BRACING. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. 8. 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 1. 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.

5. ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESSURE TREATED.
6. UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE OR MASONRY. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.
7. SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS
8. ALL ENGINEERED LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O.
PARALLAM COLUMNS: 1.8E Fb = 2400 PSI
MICROLAM (LVL) BEAMS: 2.0E Fb= 2600 PSI
GLULAM BEAMS: SP5P 24F-V LAYUP (1.7E FB=2400 PSI) MIN.
9. SEE PLAN NOTE FOR ADDITIONAL ROOF WALL SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE:
ROOF DECK: PLYWOOD C-C-C-D, EXTERIOR OR OSB
9.1. FLOOR SHEATHING: T&G A-C GROUP 1 APA RATED (48/24) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FACE
9.2. WALL SHEATHING: 5/8" STRUCTURAL OSB EXPOSURE 1 (OR 3/4" RATED OSB EXPOSURE 1 (SPECIFIC GRAVITY: G=50, MIN.) A MINIMUM 1/4" SPACE IS RECOMMENDED BETWEEN PANELS AT EDGE AND END JOINTS TO ALLOW FOR EXPANSION. PER R604.3 SHEATHING SHALL NOT BE USED AS WEATHER RESISTANCE BARRIER UNLESS SPECIFIED
10. LATH AND LATH ATTACHMENTS SHALL HAVE CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED TO WALL SHEATHING WITH 1/2" LONG, 11 GAUGE NAILS HAVING A 1/4" HEAD, OR 1 1/4" LONG, 16 GAUGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1062 OR C1787, OR AS OTHERWISE APPROVED (REF. 2020 FBC-R-R703.7.1).

FIELD REPAIR NOTES

1. MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA. EPOXY ANCHORS WITH 7" EMBEDMENT. SIMPSON "SET" EPOXY ADHESIVE BINDER FOLLOWING ALL MANUFACTURER'S RECOMMENDATIONS OR SIMPSON 1/2" TITEN HD BOLTS WITH MINIMUM 7" EMBEDMENT. SEE PLAN FOR EMBEDMENT DEPTH AT FLOOR STEPS.
2. FOR MISSED VERT. DOWELS, DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR AND INSTALL A 32" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (SIMPSON HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE) MIXED PER THE MANUFACTURER'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO THE MANUFACTURER'S SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.
3. 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 FOOTING).
4. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) SIMPSON MTSM16 TWIST STRAP W/ (4) 1/2" X 2 1/2" TITENS TO MASONRY AND (7)-10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 800 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1600lb). IF CORNER STRAP IS MISSED, CONTRACTOR IS TO INSTALL (2) SIMPSON HGAM10 W/ (4) 1/4" X 1 1/2" SDS SCREWS AND (5) 1/4" X 2 1/4" TITENS ONE EACH SIDE OF TRUSS. NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW WITHOUT APPROVAL FROM EOR. IF GIRDER TRUSS CONNECTIONS ARE MISSED, CONTACT THE EOR FOR SUBSTITUTION.
6. IF MISSED, INSTAM36 OR INSTAM40 STRAP IS MISSED FOR 2ND FLOOR JAMB STUD CONNECTION, CONTRACTOR MAY INSTALL SIMPSON HTS W/ (20) 16d X 2 1/2" NAILS AND 5d" ANCHOR HUB SET IN SIMPSON HIGH STRENGTH EPOXY W/ MIN 6" EMBEDMENT AND MIN 3" EDGE DISTANCE. CONTACT EOR IF STRAPS ARE MISSED UNDER GIRDER JAMB STUD LOCATIONS.

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
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NOTE: MEAN ROOF HEIGHT FOR TYPICAL SINGLE STORY HOME IS 15FT. AND FOR 2 STORY HOME IS 30FT

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

EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION /PSF (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION	WIND PRESSURE AND SUCTION DIAGRAM																																
AREA	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">(A)</th> <th style="width: 10%;">(B)</th> <th style="width: 10%;">(C)</th> <th style="width: 10%;">(D)</th> <th style="width: 10%;">(E)</th> <th style="width: 10%;">(F)</th> <th style="width: 10%;">(G)</th> <th style="width: 10%;">(H)</th> </tr> <tr> <td>10 - 19.99</td> <td>(+) 25.5 (-) 23.6</td> <td>(+) 25.5 (-) 33.6</td> <td>(+) 24.4 (-) 26.6</td> <td>(+) 24.4 (-) 30.8</td> <td>(+) 22.8 (-) 28.0</td> <td>(+) 21.7 (-) 26.6</td> <td>(+) 21.7 (-) 26.6</td> </tr> <tr> <td>50 - 99.99</td> <td>(+) 22.8 (-) 23.8</td> <td>(+) 22.8 (-) 28.0</td> <td>(+) 21.7 (-) 23.8</td> <td>(+) 21.7 (-) 26.6</td> <td>(+) 21.7 (-) 26.6</td> <td>(+) 21.7 (-) 26.6</td> <td>(+) 21.7 (-) 26.6</td> </tr> <tr> <td>> 100</td> <td>(+) 21.7 (-) 23.8</td> <td>(+) 21.7 (-) 26.6</td> <td>(+) 21.7 (-) 26.6</td> <td>(+) 21.7 (-) 26.6</td> <td>(+) 21.7 (-) 26.6</td> <td>(+) 21.7 (-) 26.6</td> <td>(+) 21.7 (-) 26.6</td> </tr> </table>	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	10 - 19.99	(+) 25.5 (-) 23.6	(+) 25.5 (-) 33.6	(+) 24.4 (-) 26.6	(+) 24.4 (-) 30.8	(+) 22.8 (-) 28.0	(+) 21.7 (-) 26.6	(+) 21.7 (-) 26.6	50 - 99.99	(+) 22.8 (-) 23.8	(+) 22.8 (-) 28.0	(+) 21.7 (-) 23.8	(+) 21.7 (-) 26.6	(+) 21.7 (-) 26.6	(+) 21.7 (-) 26.6	(+) 21.7 (-) 26.6	> 100	(+) 21.7 (-) 23.8	(+) 21.7 (-) 26.6	(+) 21.7 (-) 26.6	(+) 21.7 (-) 26.6	(+) 21.7 (-) 26.6	(+) 21.7 (-) 26.6	(+) 21.7 (-) 26.6	DIAGRAM
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GARAGE DOORS:	SOFFIT																																	
9'-0" x 7'-0" (+) 22.5 (-) 25.5	16'-0" x 7'-0" (+) 21.7 (-) 24.1																																	

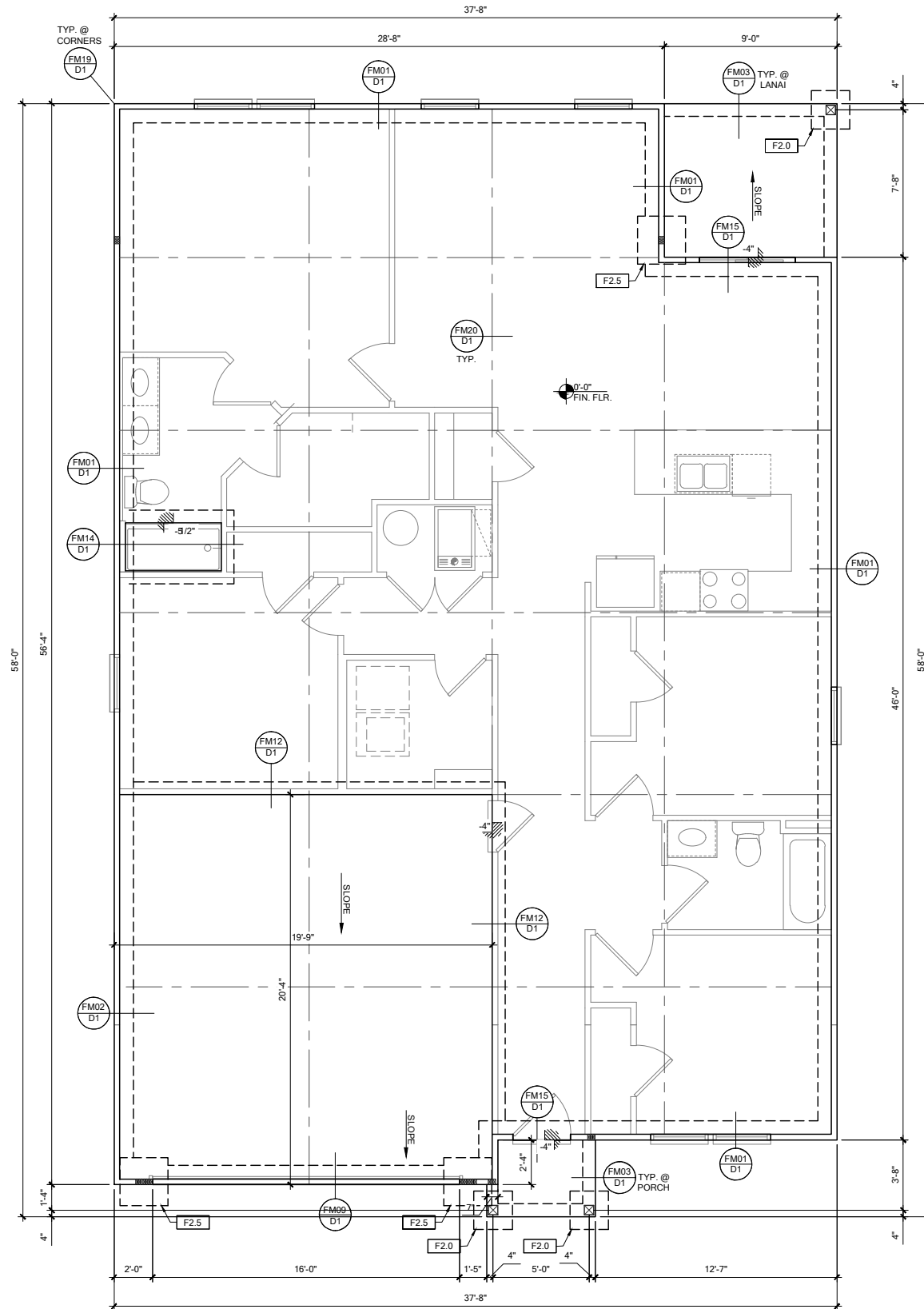
GENERAL PRESSURE NOTES

NOTES:

1. MULTIPLY THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND PRESSURES.
2. "Z" = 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 AREAS.
3. DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER AND IS CONSIDERED TO BE IN THE WIND-BOURNE DEBRIS AREA. CONTRACTOR TO PROVIDE ADDITIONAL INFO AS REQUIRED FOR PERMITTING.

SHEET INDEX			
S0	NOTES & SCHEDULES		
S1	FOUNDATION PLAN		
S2	ROOF FRAMING PLAN		
SN	NOTES & SCHEDULES		
D1	FOUNDATION DETAILS		
D2	FRAMING DETAILS		
D3	FRAMING DETAILS		
D4	FRAMING DETAILS		
D5	FRAMING DETAILS		

MODEL: COVINGTON	PLAN NUMBER: 33811607	SHEET NO: S0
	DRAWING TITLE: NOTES & SCHEDULES	



FOUNDATION PLAN A

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

FOUNDATION LEGEND	
SYMBOL	DESIGN DESCRIPTION
	INDICATES CONCRETE FOOTING w/ MINIMUM SOIL BEARING CAPACITY OF 2000 PSF. REINFORCE PER GENERAL FOUNDATIONS SCHEDULE ON SHEET SN FOR DESIGN SPECIFICATIONS.
	INDICATES CONSTRUCTION JOINT (IF SHOWN) SHALL BE 1/2" x 1" SAW CUTS FILLED WITH APPROVED SLAB JOINT MATERIAL COVERING A 12"x12" SQUARE MAXIMUM
	INDICATES STEP IN FOUNDATION, VERIFY PER ARCHITECTURAL PLANS CONSTRUCT PER PLAN SECTION CUT AND DETAIL SHEET D1
	4" 2500 PSI CONC. SLAB W/ REINF. PER S0 w/6 MIL VISQUEEN VAPOR BARRIER & TREATED FOR TERMITES. SEE FOUNDATION SCHEDULE ON SN
	INDICATES BUILT UP COLUMN, SEE FRAMING PLAN FOR SIZE, DETAIL WF37/SN FOR PLY ATTACHMENT, AND UPLIFT CONNECTION SCHEDULE ON SN FOR CONNECTION TO SLAB

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

PLAN KEY NOTES	

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

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

DATE: October 5, 2021
PROJECT: LOT 22 RESERVE AT JEWEL LAKE
33-3S-16-02439-202
LAKE CITY, FL 32024

LOT 22
RESERVE AT JEWEL LAKE
33-3S-16-02439-202
LAKE CITY, FL 32024

MODEL: COVINGTON
DRAWING TITLE: FOUNDATION PLAN

PLAN NUMBER: 33811607
RELEASE DATE: 08.03.2020

SHEET NO: S1



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

- | PLAN KEY NOTES | |
|----------------|---|
| 1 | SIMPSON MGT w/ (22) 0.148 x 1 1/2" & (1) 5/8" ATR & SIMPSON HDU4-SDS 2.5 w/ (10) 1/4" x 2 1/2" SDS SCREWS |

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



CENTURY
Complete

DATE: October 5, 2021

FBI WASHINGTON FIELD OFFICE
URGENT CONTACT THE BUREAU FOR INFORMATION.

FDS
238 Southlake Lane, Suite 200
Mallard FL 32751
Q: 321-372-0491 F: 407-880-2304
Certificate of Authorization No. 9161

☐ CARLA A. BROWN, PE - FL #56126
☐ LUIS PABLO TORRES, PE - FL #87864
☐ SCOTT LENKOWSKI, PE - FL #73750

WWW.FDSENG.COM

LOT 22
RESERVE AT JEWEL LAKE
33-3S-16-02439-202
LAKE CITY, FL 32024

PLAN
NUMBER:
33811607

RELEASE
DATE:
08.03.2020

MODEL: COVINGTON
DRAWING TITLE: ROOF FRAMING PLAN

SHEET
NO: **S2**

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

FOUNDATION DEPTH NOTE:

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

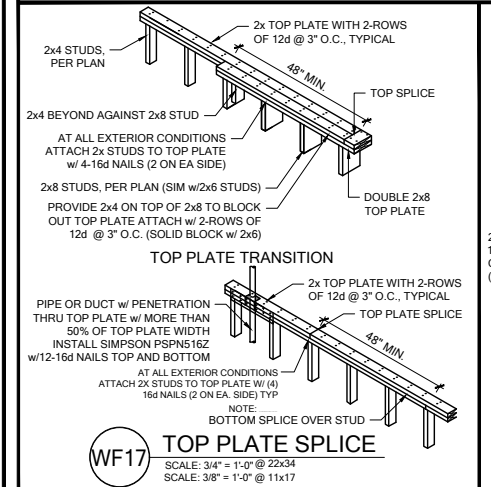
GENERAL FOUNDATION NOTES:

- PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.
- 4" 2500 PSI CONC. SLAB WITH W1.4W1.4 OVER 6 MIL. VISOQUEEN VAPOR BARRIER & TREATED FOR TERMITES.
- GO 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.
- NO WOOD STAKES PERMITTED IN FOUNDATION.
- PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. SEE FPM101 FOR ADDITIONAL INFORMATION. G.C. TO DETERMINE STEP LOCATIONS, IF REQUIRED.
- STEEL BENDS AND LAP SPLICE SEE FPM101 AND FPM101.
- ALL EQUIPMENT AND APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED A MIN OF 18" CONTRACTOR TO PROVIDE SUCH PLATFORM W/ EITHER MASONRY OR WOOD CONSTRUCTION.
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000 PSF (SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS). IF SOIL CONDITIONS ON THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY, THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS, COMPACTION IN 12" LIFTS TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM D 1557 (MODIFIED PROCTOR).
- R.403.1.4 MINIMUM DEPTH: EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES (305mm) BELOW THE FINISHED GRADE OF GROUND SURFACE.

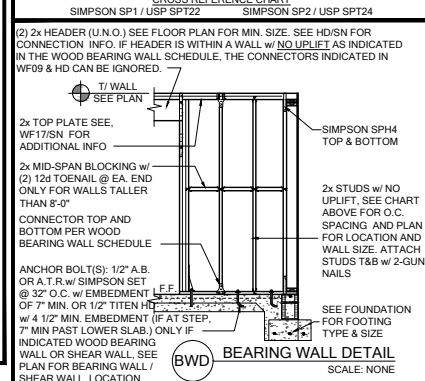
COLUMN SCHEDULE				
MARK	COLUMN SIZE	FIRST FLOOR BASE CONNECTIONS, SEE PLAN FOR SECOND FLOOR CONNECTIONS	UPLIFT (lb)	
C1	(3) 2x #2 SPF	(4) 12d TOENAILS	NO UPLIFT	
C2	(3) 2x #2 SPF	DTT22 w/ 1/2" ATR & (8) 1/2" x 1 1/2" SDS SCREWS	1835	
C3	(3) 2x #1 SYP	(4) 12d TOENAILS	NO UPLIFT	
C4	(3) 2x #1 SYP	DTT22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

GENERAL COLUMN NOTES:

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

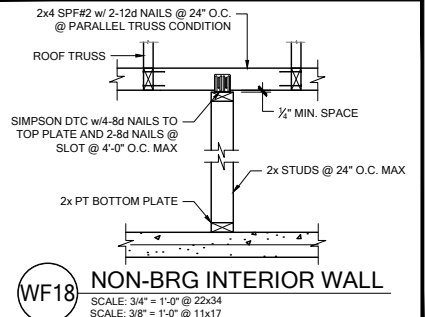


WOOD BEARING WALL SCHEDULE				
MARK	STUD SPACING	CONNECTION & FASTENERS	LUMBER SPECIES	UPLIFT CAP. (lb)
BW1	16"	(2) 16d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SPF	NO UPLIFT
BW2	16"	SP2 w/ (6) 10d NAILS	#2 SPF	402
BW3	16"	(2) SP2 w/ (6) 10d NAILS	#2 SPF	804
BW4	16"	(2) 16d TOENAILS OR (2) 12d END OR 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 OR (2) 12d END OR BOX NAILS	#2 SPF	NO UPLIFT
BW8	12"	SP2 w/ (6) 10d NAILS	#2 SPF	535
BW9	12"	(2) SP2 w/ (6) 10d NAILS	#2 SPF	1070
BW10	12"	(2) 16d TOENAILS 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



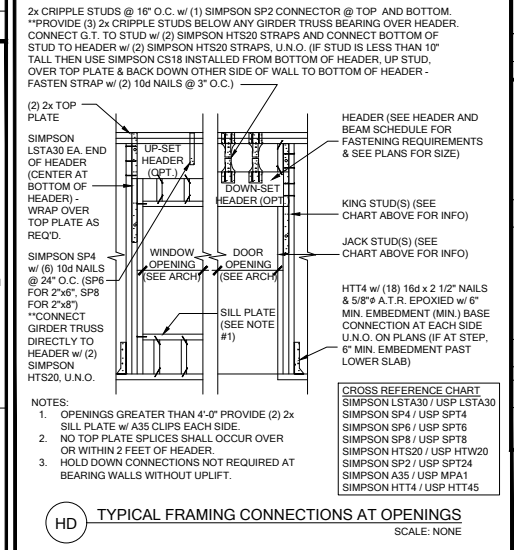
GENERAL BEARING WALL NOTES:

- ALL STRUCTURAL LUMBER DESIGNATED AS SYP SHALL BE SYP #2 AND ALL STRUCTURAL LUMBER DESIGNATED AS SPF SHALL BE SPF #2 UNO.
- 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 CONNECTORS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
- 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).
- 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. UNO 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 STUDS.
- 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 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.

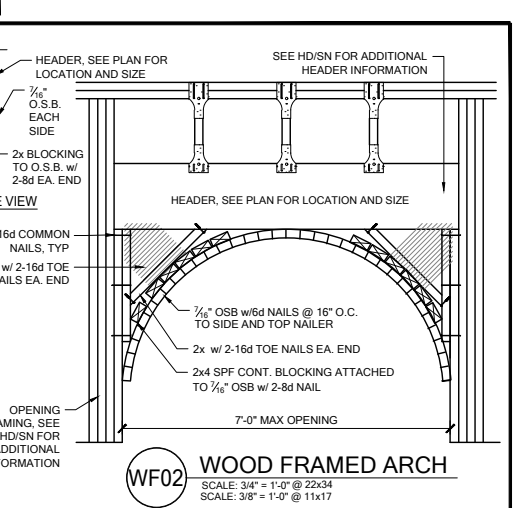


HEADER SCHEDULE		
MARK	HEADER SIZE	HEADER NOTES
H1	(2) 2x6 #2 SYP w/ 7/16" FLUTCH PLATE	1. VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED IF HEADER IS ON THE 1ST FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOW UP INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS U.N.O. ON PLAN
H2	(2) 2x6 #2 SYP w/ 7/16" FLUTCH PLATE	2. IF HEADER IS ON THE 2ND FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CORRECTIONS
H3	(2) 2x10 #2 SYP w/ 7/16" FLUTCH PLATE	3. EACH HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL W/RT378N
H4	(2) 2x12 #2 SYP w/ 7/16" FLUTCH PLATE	4. EACH MULTIPLE HEADERS TOGETHER W/ (2) ROWS 12" COMMON NAILS AT 12" O.C. OR (3) ROWS 14" x 2x10 LARGER TYPE, EACH SIDE OR (2) ROWS 14" x 3/2" SDO WOOD SCREWS @ 16" O.C. TYPE: EACH SIDE.
H5	(2) 3/4" x 11" 14L 2.0E FB=2600	5. FASTENED HEADERS TO KING STUDS @ (3) 10d TONNELS PER SIDE.
H6	(2) 1 3/4" x 9 1/4" 14L 2.0E FB=2600	6. IF HEADER IS NOT SPECIFIED CONTACT E.O.R.
H7	(2) 2x10 #2 SYP w/ 1" FLUTCH PLATE	
H8	(2) 1 3/4" x 7 1/4" 14L 2.0E FB=2600	
HEADER SUPPORT: NUMBER OF JACKS & STUDS REQUIRED AT OPENINGS		

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



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
BM2	(2) 2x10 SYP #2 w/ 7/16" OSB FLITCH PLATE		U.N.O. ON FRAMING PLAN
BM3	(2) 2x12 SYP #2 w/ 7/16" OSB FLITCH PLATE		
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 OR (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	U.N.O. ON FRAMING PLAN
BM5	(2) 1 3/4"x11 7/8" LVL 2.0E Fb=2600		
BM6	(2) 1 3/4"x16" LVL 2.0E Fb=2600		
BM7	(3) 2x10 SYP #2 w/ 7/16" OSB FLITCH PLATES		
BM8	(3) 1 3/4"x9 1/4" LVL 2.0E Fb=2600		
BM10			
GENERAL BEAM NOTES:			
1. VERIFY WITH PLAN: CORRECT LENGTH OF BEAMS REQUIRED (MIN 4" BEARING EACH END)			
2. SEE PLAN FOR TOP OR BOTTOM OF BEAM INDICATIONS			
3. BEAMS ARE NOT TO BE DRILLED OR NOTCHED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE E.O.R.			



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/ (18)10d x 1 1/2"	1015	1040
(D)	FRAME TO FRAME	H10A-2 w/ (18)10d x 1 1/2" AT 2 PLY TRUSSES	930	1080
(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 (3) 12d TOENAILS)	1125	1310
(E-1)	FRAME TO FRAME	(2) HTS20 w/ (48)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (6) 12d TOENAILS)	2250	2620
(J2)	FRAME TO MASONRY / FRAME	(2) LGT2 w/ (3) 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
(J3)	FRAME TO MASONRY / FRAME	(2) LGT3 w/ (24) 1/4" x 3" SDS SCREWS & (8) 3/8" x 5" TITEN (FOR TRUSS) OR (52) 16d SINKERS FOR FRAME (EA)	4730-M 5010-F	6570-M 6960-F
(K)	BEAM TO BEAM	HU410 OPT HUCA10 w/ (18) 16d & (10) 10d NAILS		G#2850 U#1895
(L2)	BEAM TO MASONRY / FRAME	HU46 OPT HUC46 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	H10S w/ (24) 10d x 1 1/2" NAILS	770	910
(X)	FRAME TO FRAME	VGT16 w/ (16) 1/4"x3" SDS WOOD SCREWS & HDU4-SDS2.5 w/ (10) 1/4"x12" SDS WOOD SCREWS & (1) 5/8" A.T.R.	3285	4565
(Y)	FRAME TO FRAME	(2) HTT5 w/ (52) 16d2x2 1/2" NAILS & (2) 5/8" A.T.R. (SEE NOTE #4)	8750	10180

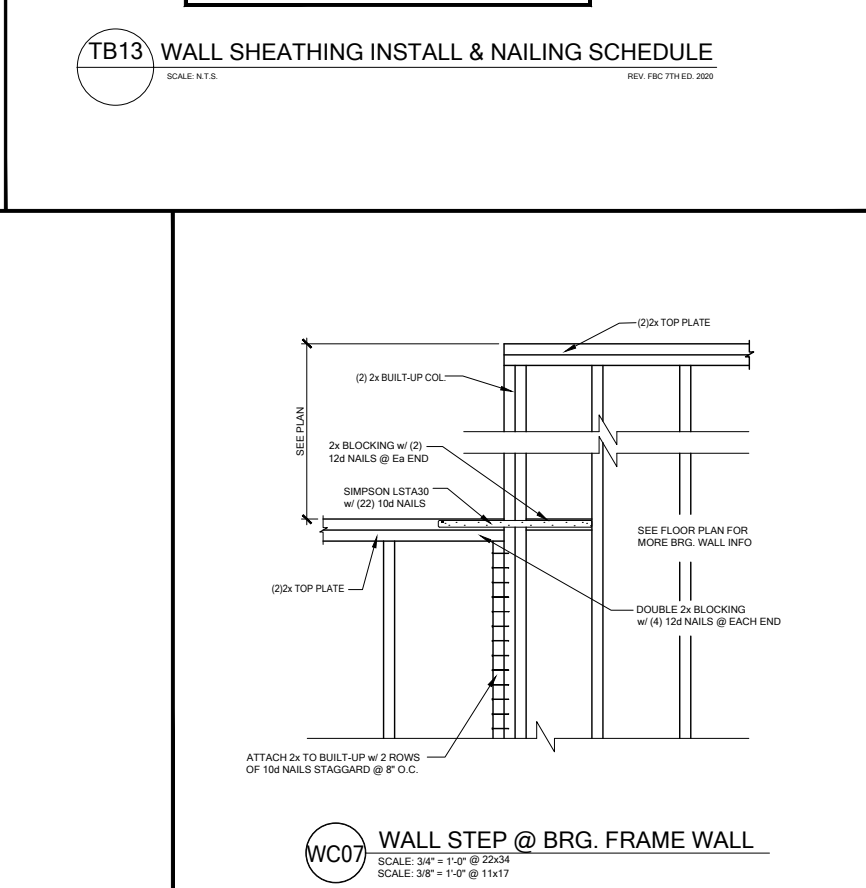
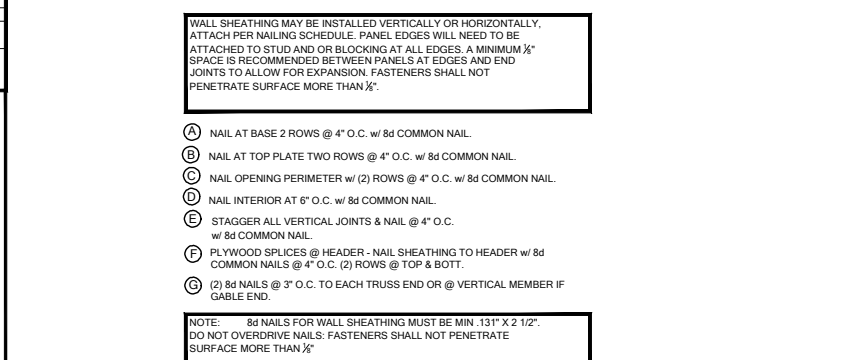
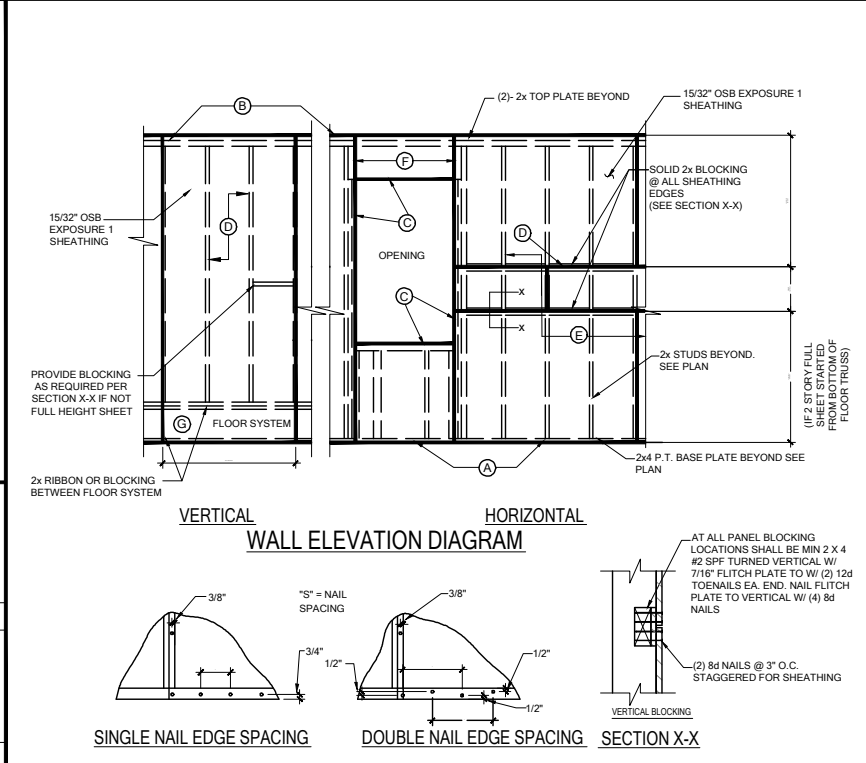
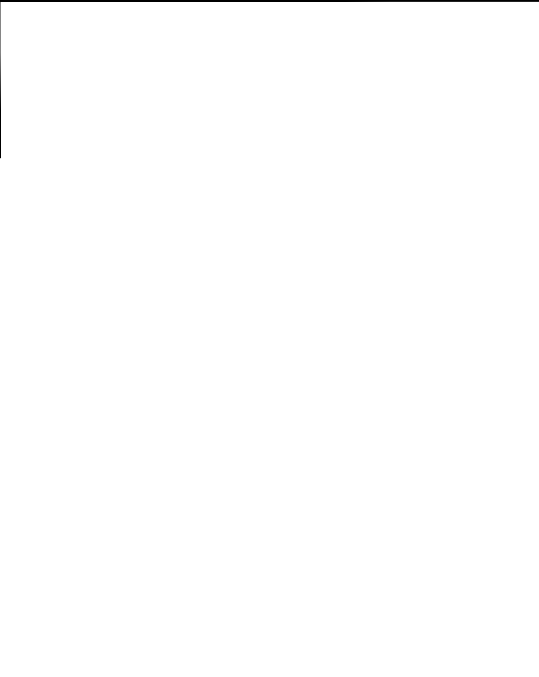
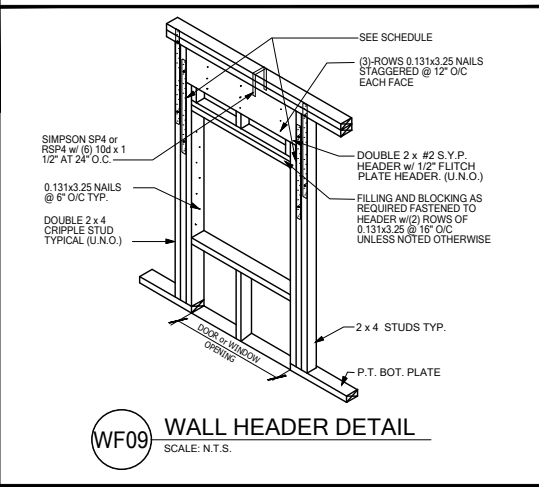
GENERAL CONNECTOR NOTES:

- CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS / BEAMS w/ (2) 12d TOENAILS.
- ALL TRUSS TO TRUSS CONNECTIONS ARE PROVIDED BY TRUSS MANUFACTURER. UNO ON PLAN.
- G.C. MAY USE EITHER SIMPSON OR USP CONNECTIONS. SEE FRAMING PLAN FOR CONNECTOR CALL OUT.
- 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.
- 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

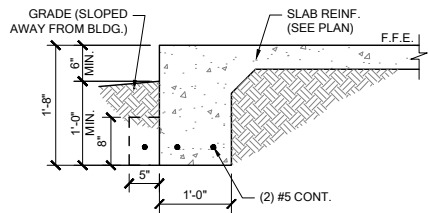


DATE: OCTOBER 5, 2021
REVISION: 001
DRAWING NO.: 33811607

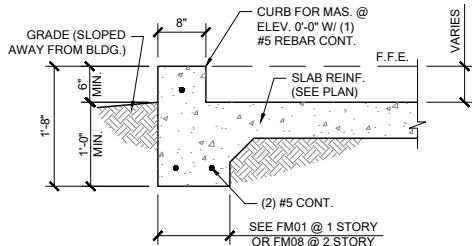
LOT 22
RESERVE AT JEWEL LAKE
33-3S-16-02439-202
LAKE CITY, FL 32024

MODEL: COVINGTON
DRAWING TITLE: NOTES & SCHEDULES

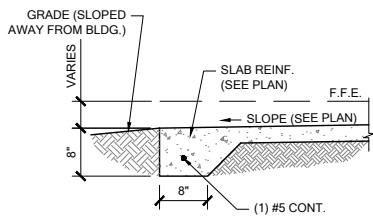
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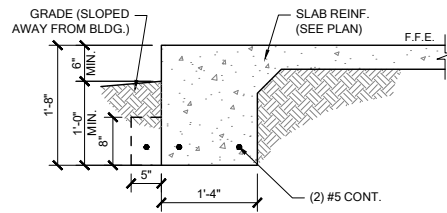
FM01 SINGLE STORY FTG
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



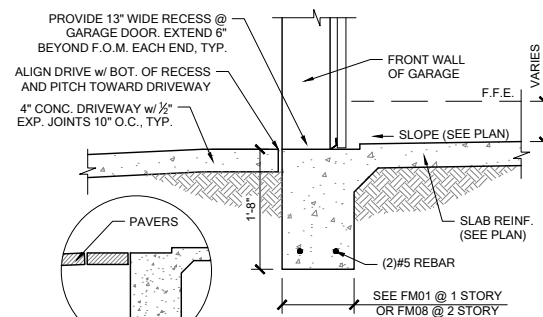
FM02 SECTION @ GARAGE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



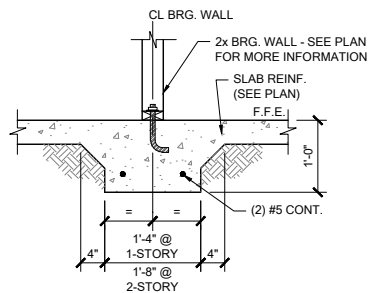
FM03 THICKENED EDGE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



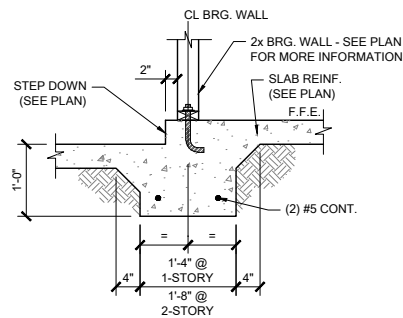
FM08 2-STORY FOOTING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



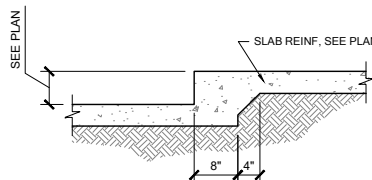
FM09 SECTION @ GARAGE DOOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



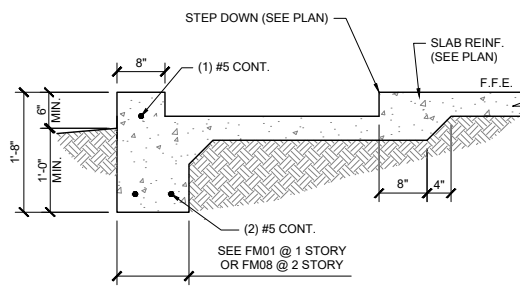
FM10 INTERIOR BEARING WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



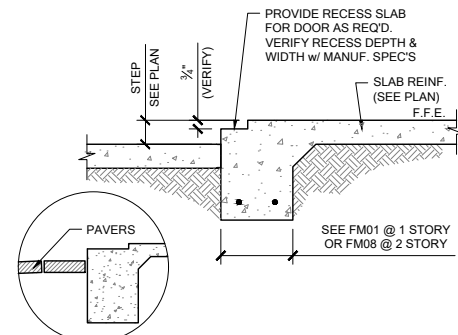
FM11 STEP DOWN BEARING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



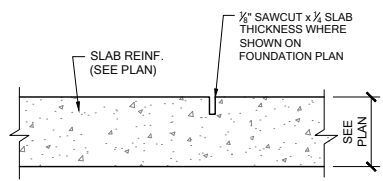
FM12 STEP DOWN @ NON BRG.
SCALE: 3/4" = 1'-0"



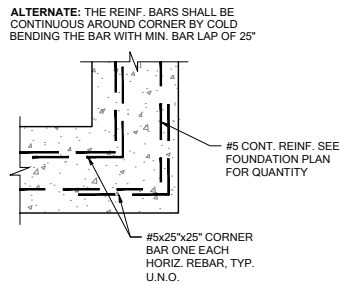
FM14 SECTION @ SHOWER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



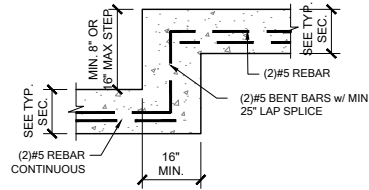
FM15 EXTERIOR BEARING @ RECESS
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



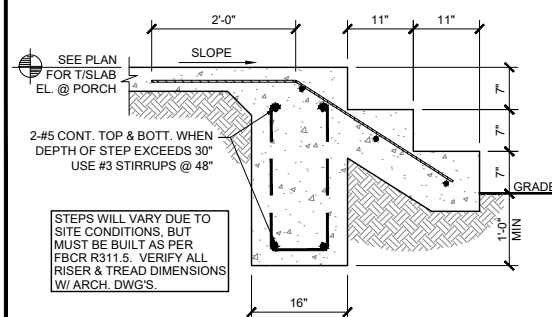
FM20 CONTROL JOINT
SCALE: N.T.S.



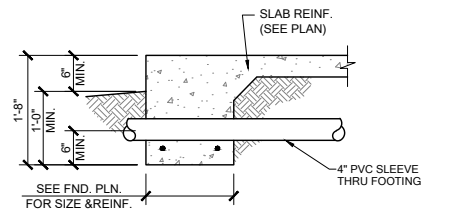
FM19 TYP. CORNER BAR DETAIL
SCALE: N.T.S.



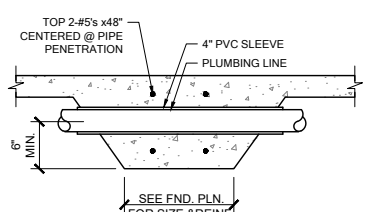
FM18 TYP. STEP FOOTING DETAIL
SCALE: N.T.S.



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

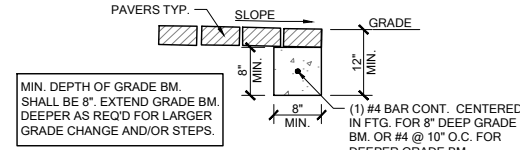


PIPE PERPENDICULAR TO EXTERIOR FOOTING

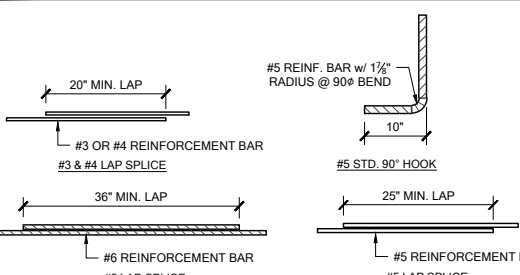


PIPE PERPENDICULAR TO INTERIOR FOOTING

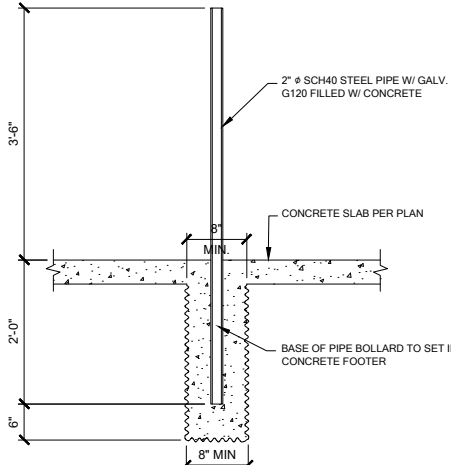
FM23 FOUNDATION PENETRATIONS, TYPICAL
SCALE: N.T.S.



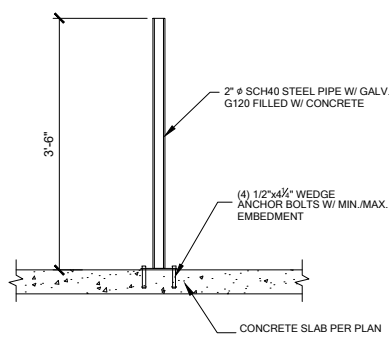
FM32 GRADE BEAM @ PAVER THRESHOLD
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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



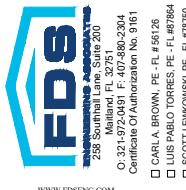
1 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



ELECTRIC WATER HEATER



DATE: October 5, 2021
DESIGNED BY: J. J. JENSEN
DRAWN BY: J. J. JENSEN
CHECKED BY: J. J. JENSEN
APPROVED BY: J. J. JENSEN

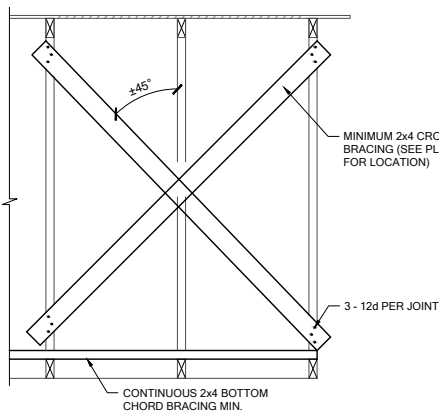


LOT 22
RESERVE AT JEWEL LAKE
33-3S-16-02439-202
LAKE CITY, FL 32024

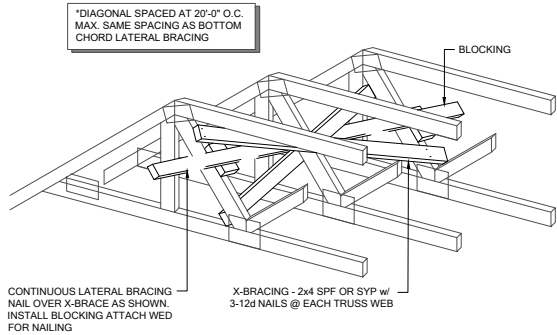
PLAN NUMBER: 33811607
RELEASE DATE: 08.03.2020

MODEL: COVINGTON
DRAWING TITLE: FOUNDATION DETAILS

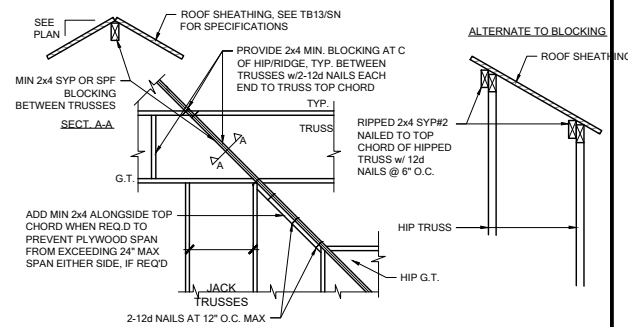
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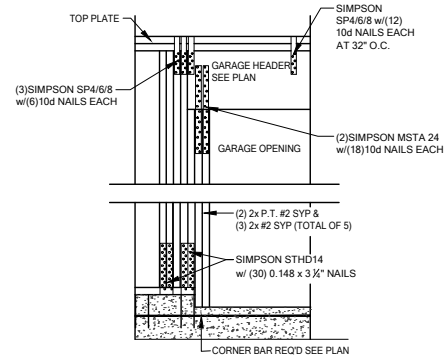
TB01 CROSS BRACING, TYP.
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



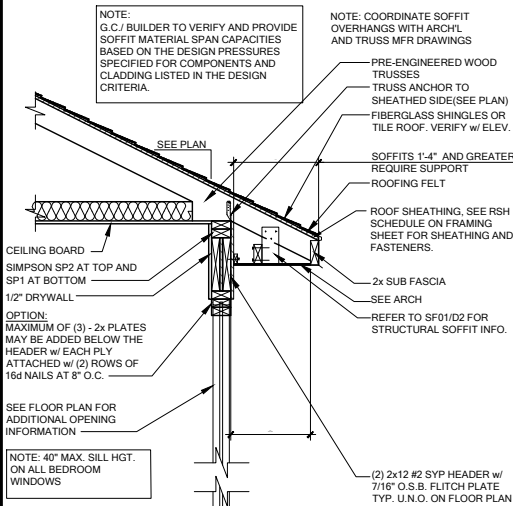
TB02 CROSS BRACING TYPICAL
SCALE: N.T.S.



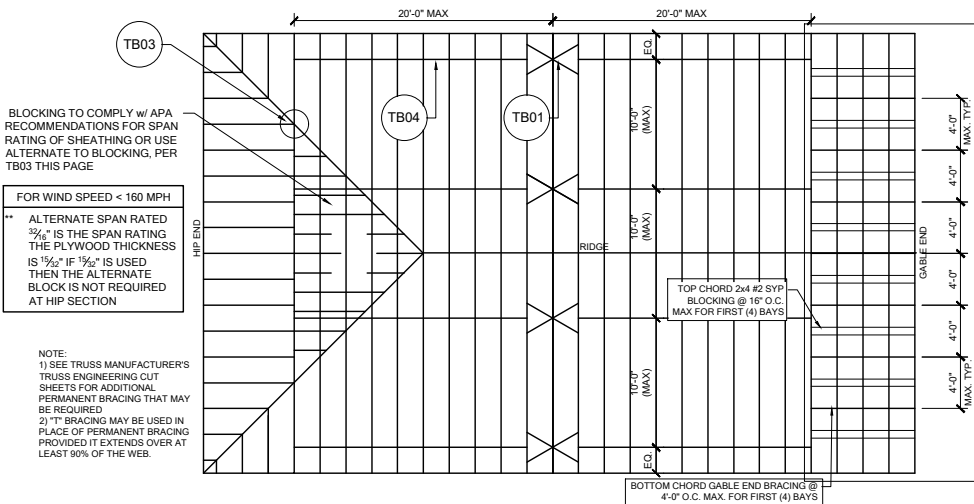
TB03 HIP/RIDGE BLOCKING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



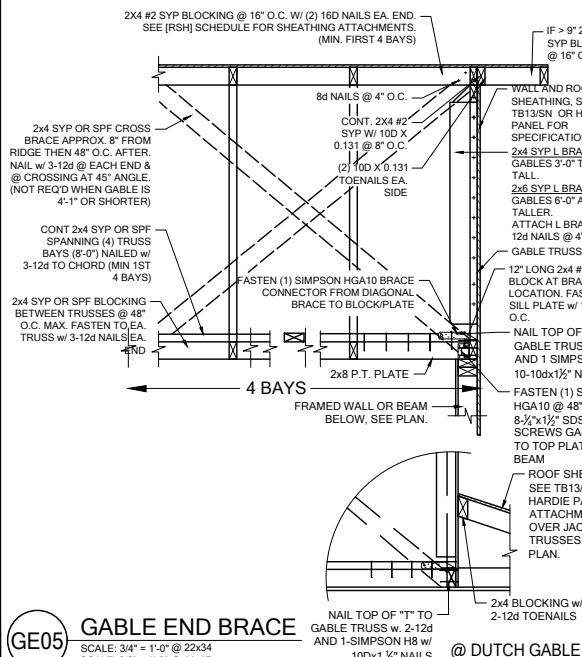
WC04 GARAGE HEADER ANCHOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



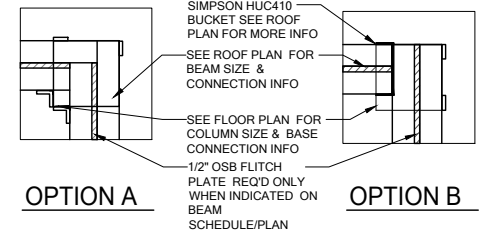
WS02 TYP. WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
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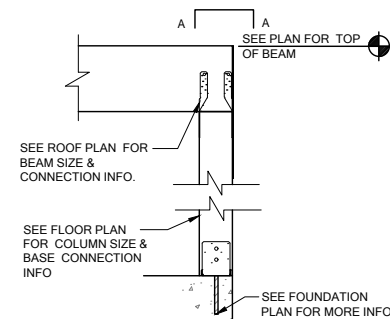
TB05 REQUIRED MIN. PERMANENT TRUSS BRACING PLAN
SCALE: N.T.S.



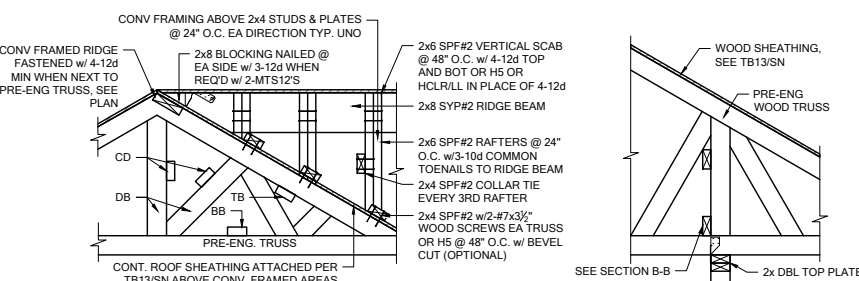
GE05 GABLE END BRACE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



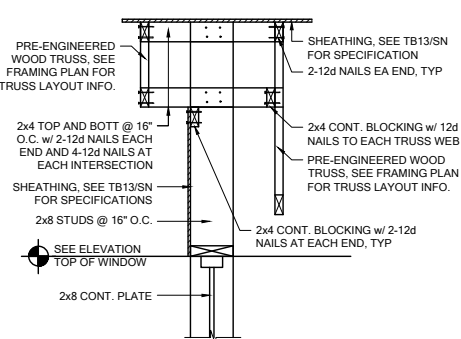
A COMMON BM. TO POST ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



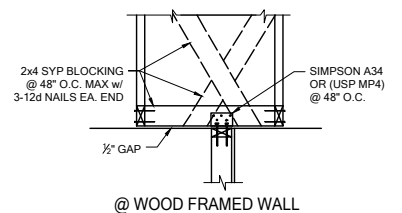
CD11 COMMON BM. ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



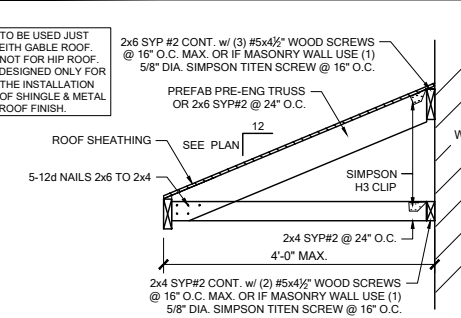
TB06 BLOCKING/CONV. FRAME DETAILS
SCALE: 1/2" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



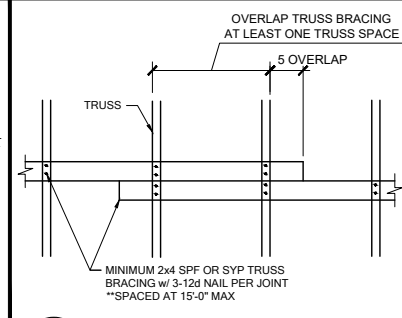
WF27 KNEEWALL @ ENTRY
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



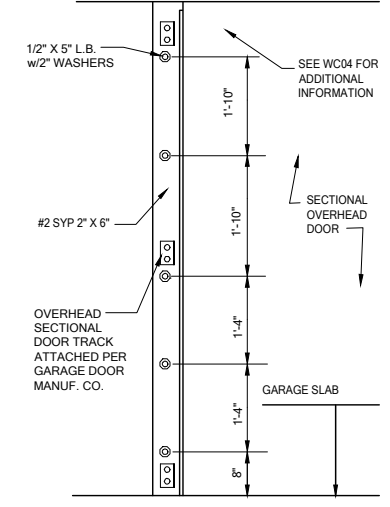
TB15 NON-BEARING EXTERIOR WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



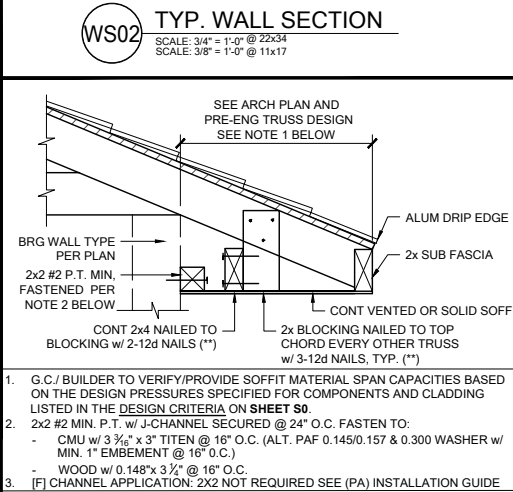
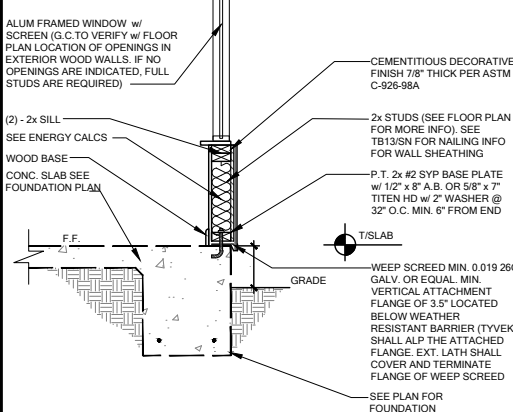
SR01 SHED ROOF CONNECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



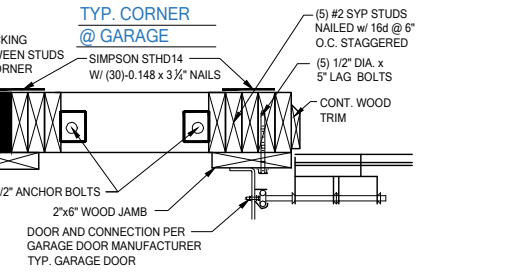
TB04 TRUSS BRACING OVER LAP
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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



SF01 STRUCTURAL SOFFIT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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



DATE: October 5, 2021
DRAWING NO.: 33811607
FLOOR FRAMING DETAILS

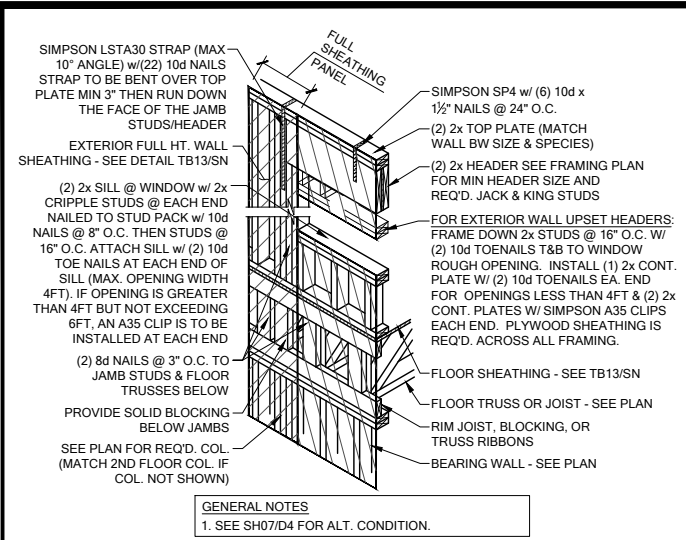


LOT 22
RESERVE AT JEWEL LAKE
33-3S-16-02439-202
LAKE CITY, FL 32024

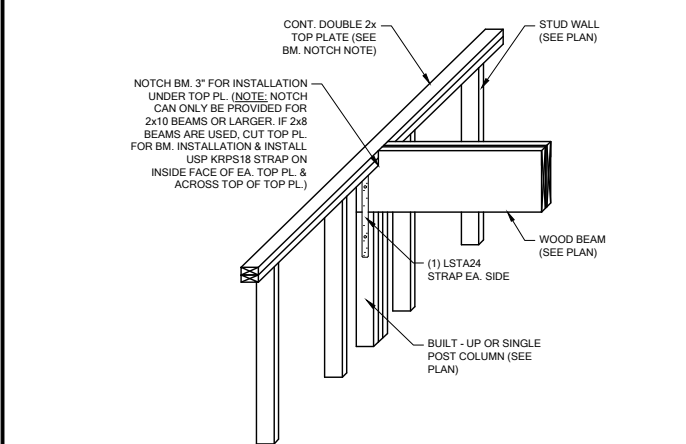
PLAN NUMBER: 33811607
RELEASE DATE: 08.03.2020

MODEL: COVINGTON
DRAWING TITLE: FLOOR FRAMING DETAILS

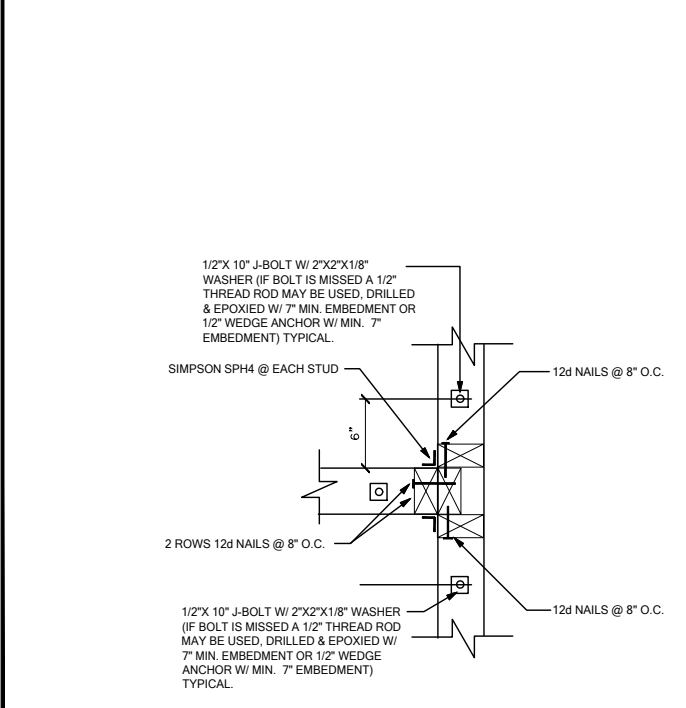
SHEET NO.: D2



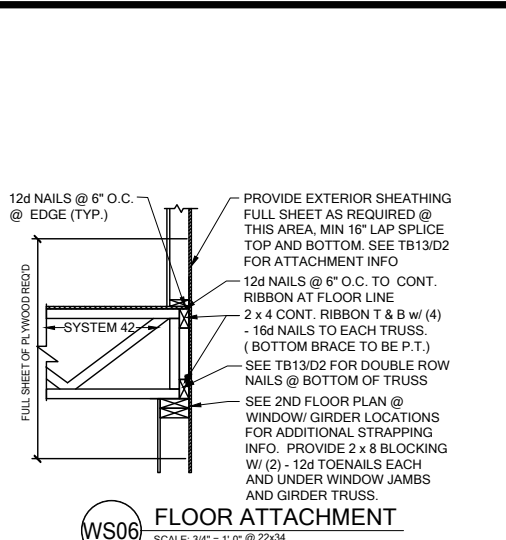
SH00 HEADER CONN. @ 2ND FLOOR (NO BASE STRAP)
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



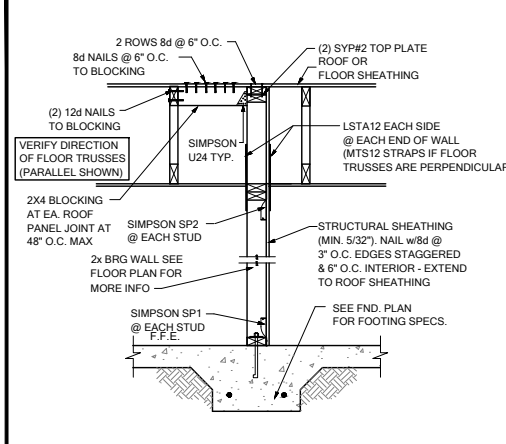
WF103 TYP. WOOD BEAM TO WOOD WALL CONN.
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



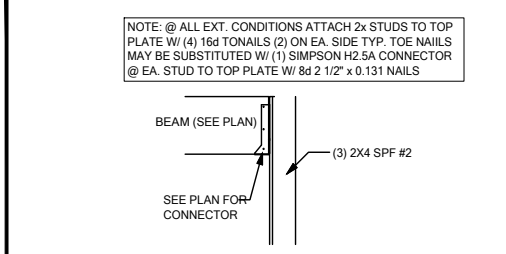
WC03 WALL TO WALL @ END OF SHEAR WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



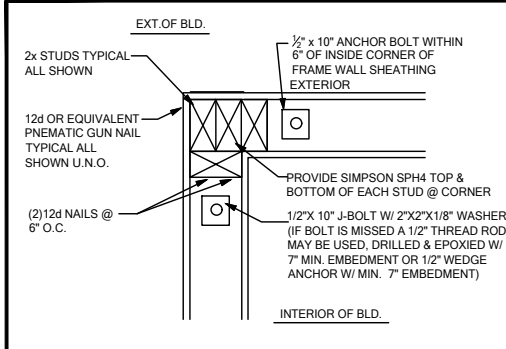
WS06 FLOOR ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



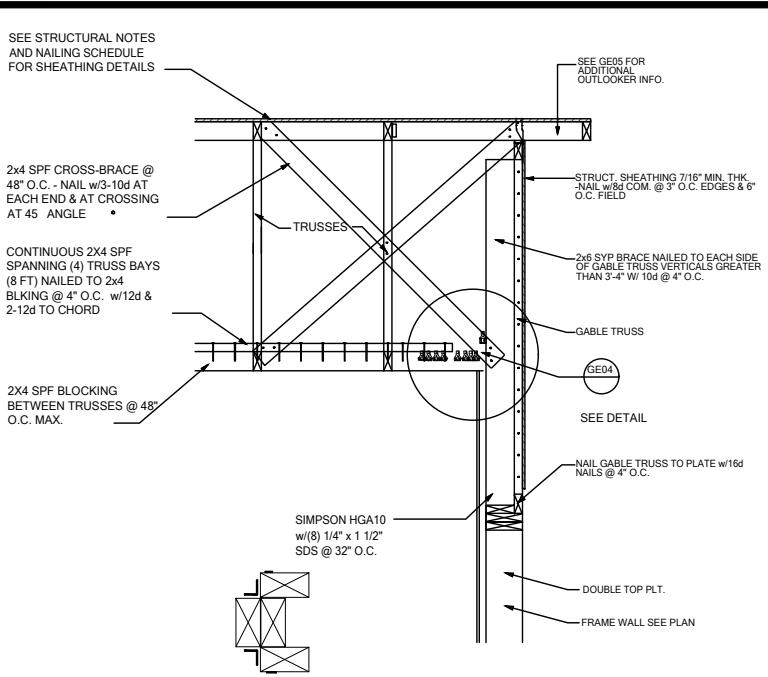
SW04 INTERIOR SHEAR WALL @ TRUSSES
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



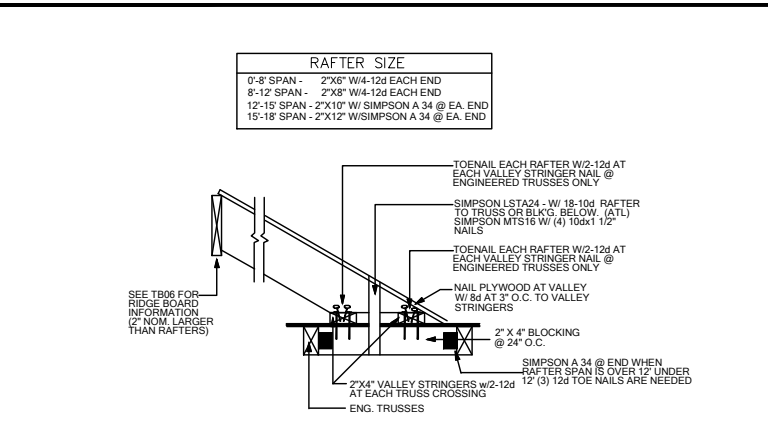
CD25 BEAM TO WALL CONNECTION
SCALE: 3/4" = 1'-0"



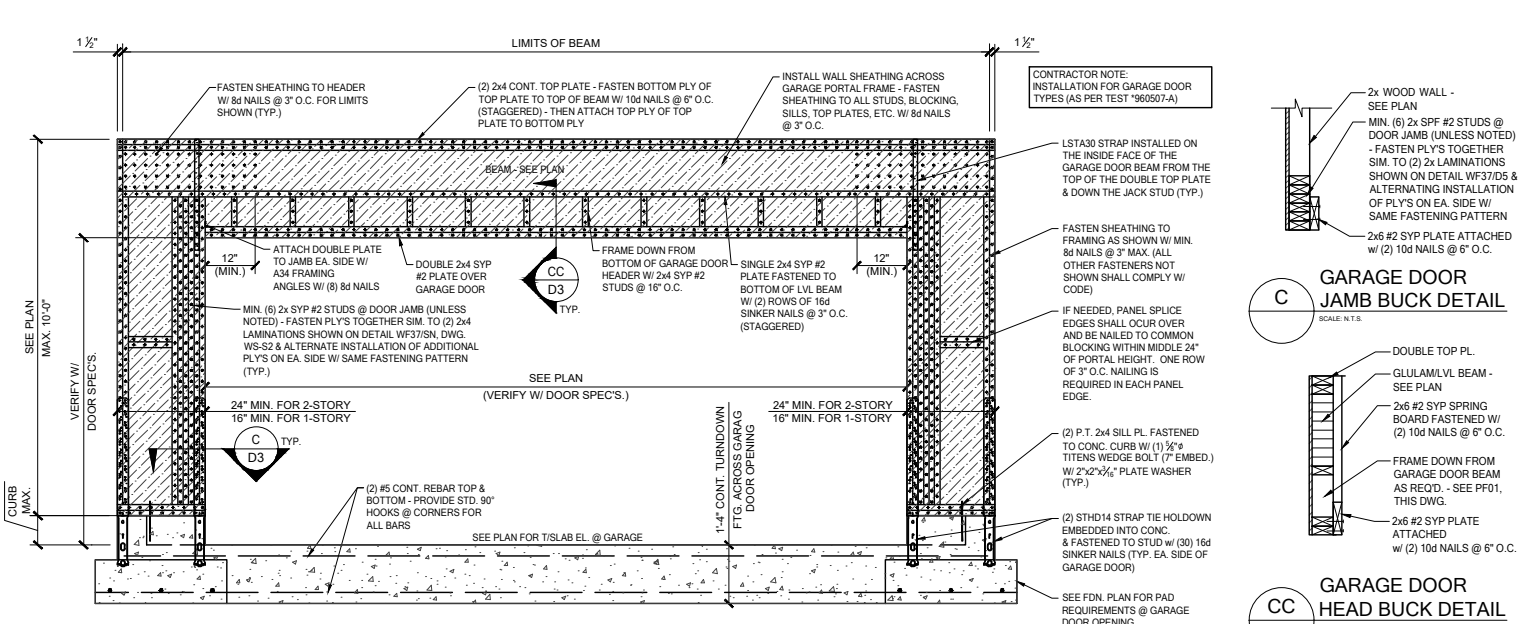
WC06 EXTERIOR FRAME CORNER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



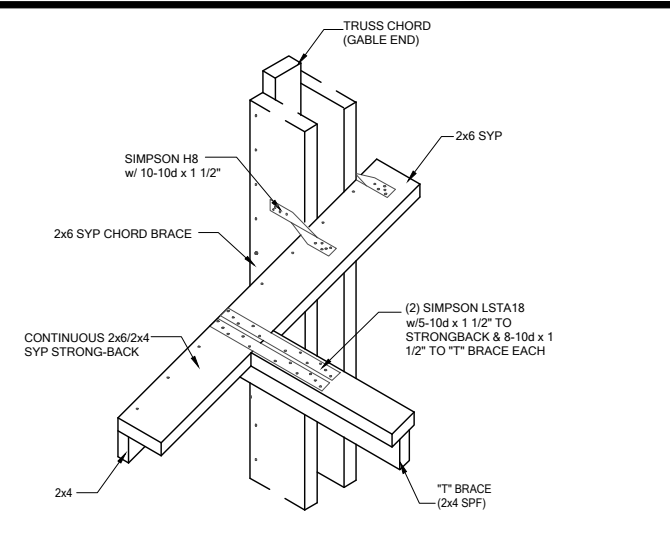
GE03 GABLE END BRACIN w/ VOLUME CEILING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



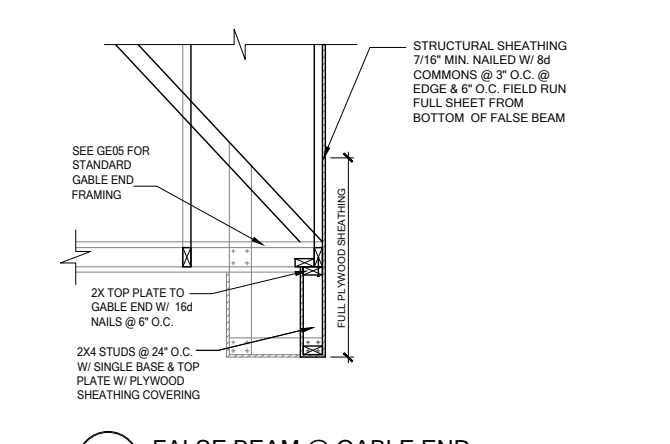
TB17 CONV. FRAMING & VALLEY FRAMING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



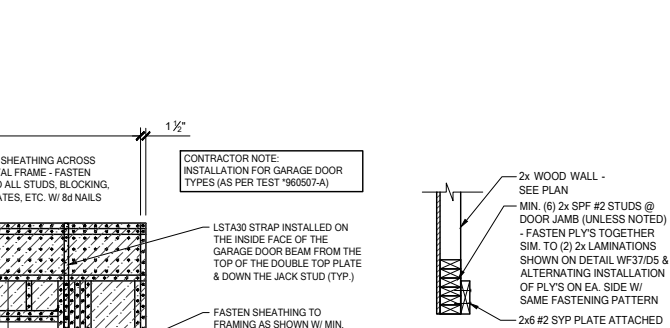
PF01 GARAGE DOOR PORTAL FRAME
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



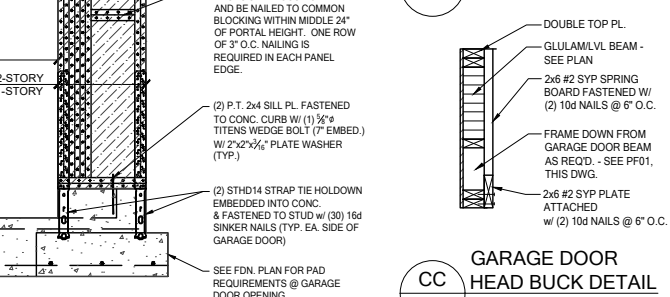
GE04 T" BRACE CONNECTION @ VOLUME CEILING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



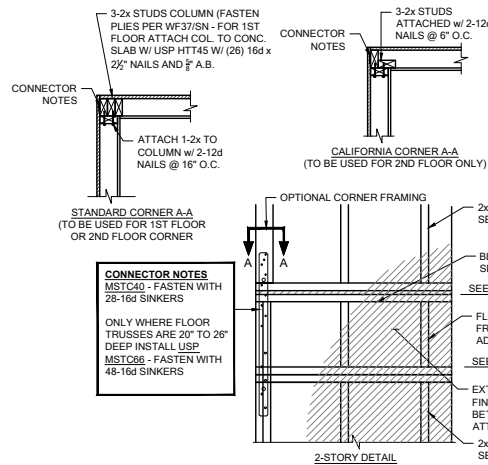
GE15 FALSE BEAM @ GABLE END
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



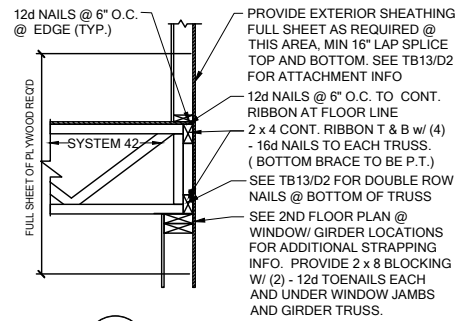
C GARAGE DOOR JAMB BUCK DETAIL
SCALE: N.T.S.



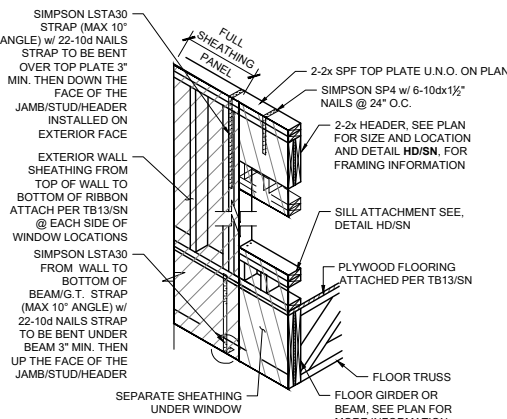
CC GARAGE DOOR HEAD BUCK DETAIL
SCALE: N.T.S.



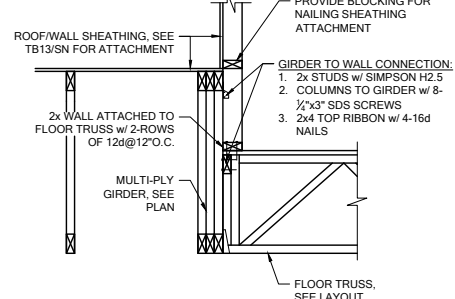
FB06 TYP. CORNER FRAMING
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17



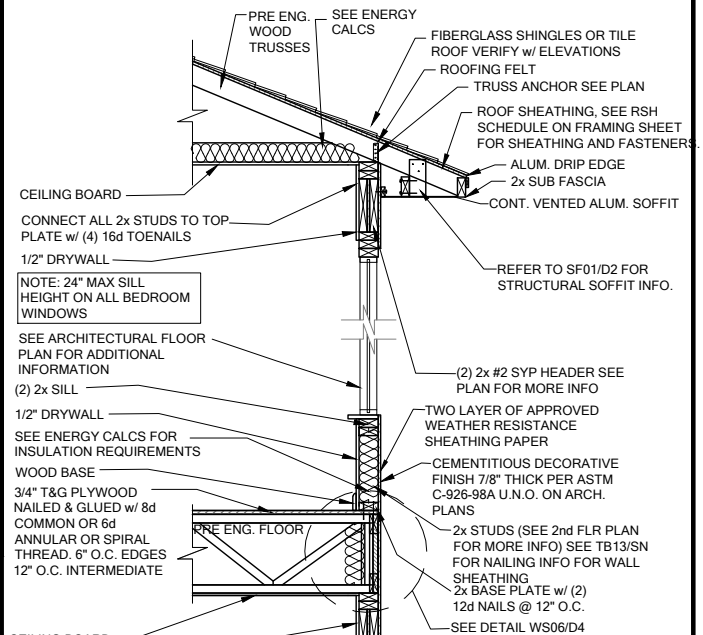
WS06 FLOOR ATTACHMENT
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17



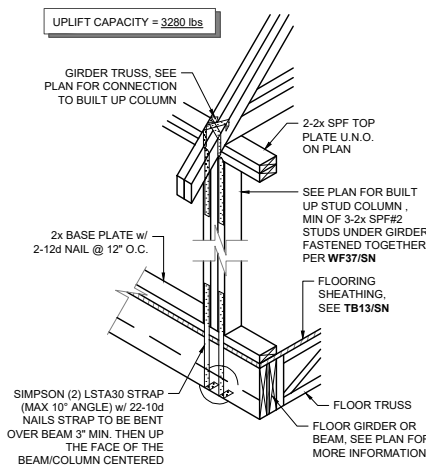
SH05 HEADER CONN. @ BEAM
 SCALE: N.T.S.



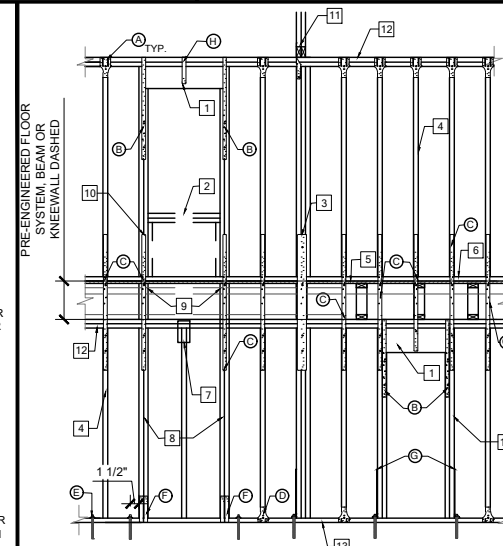
WF100 BRG. WALL OVER FLOOR SYSTEM
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17



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

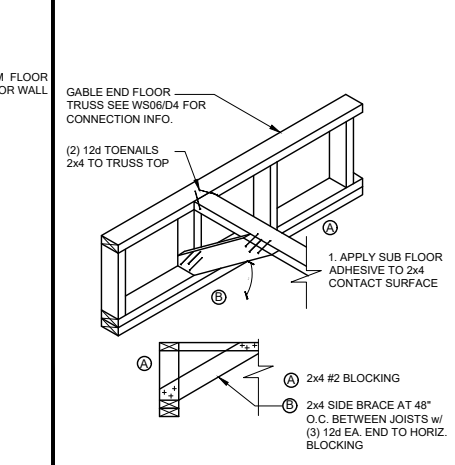


SG01 COLUMN CONN. @ BEAM
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17

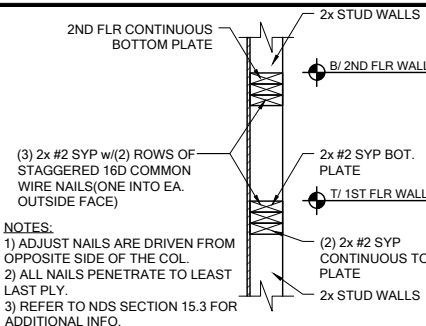


WF06 2-STORY INT. BEAR & EXT. WALL
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17

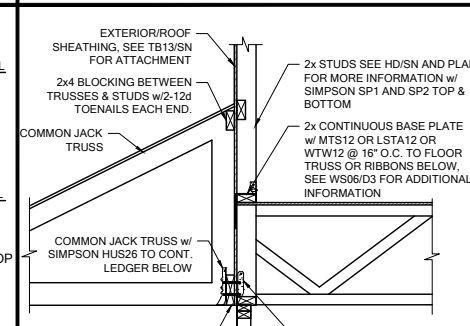
- (2) - 2x HEADER SEE FLOOR PLAN FOR MIN. HEADER AND ADDITIONAL INFO SEE PLAN FOR ADDITIONAL FRAMING INFO
- AT WINDOW LOCATIONS FRAME IN SILL FOLLOWING HD/SN
- SEE PLAN FOR G.T. COLUMN AND CONNECTION INFORMATION
- 2x STUDS PER BRG WALL SCHEDULE. STUDS TO LINE UP TOP & BOTTOM
- PLYWOOD FLOORING SEE PLAN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



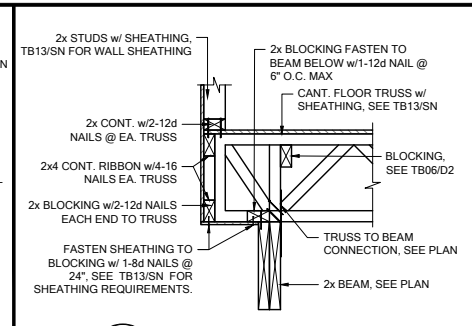
FB12 BLOCKING w/BOTTOM CHORD
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17



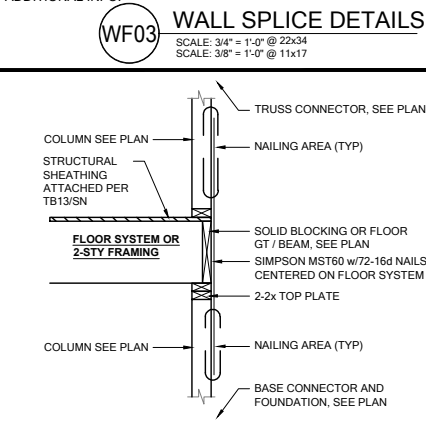
WF03 WALL SPLICE DETAILS
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17



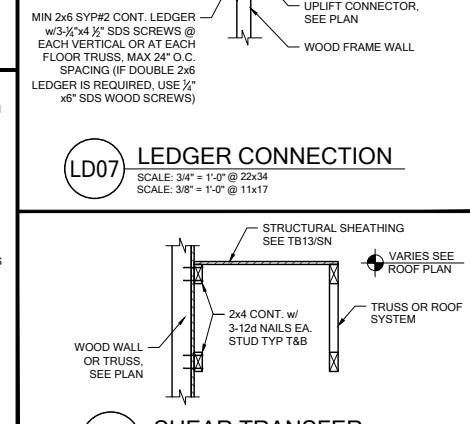
LD07 LEDGER CONNECTION
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17



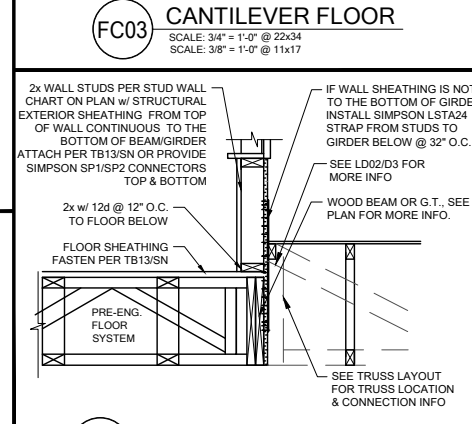
FC03 CANTILEVER FLOOR
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17



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

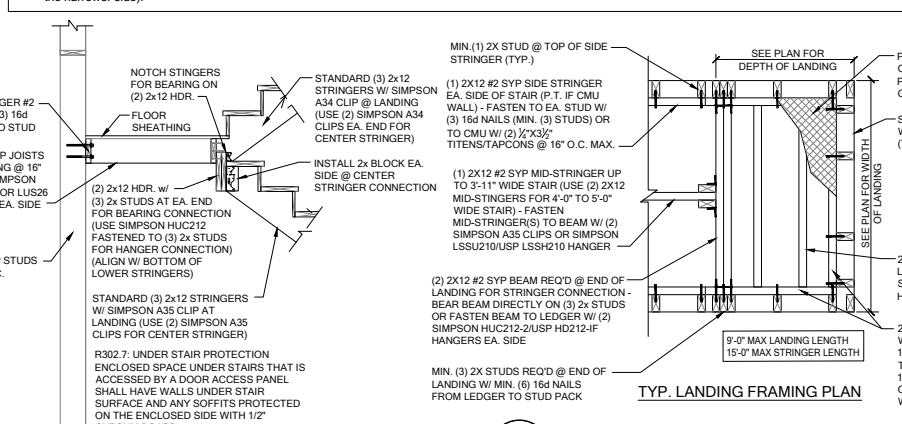


LD02 SHEAR TRANSFER
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17

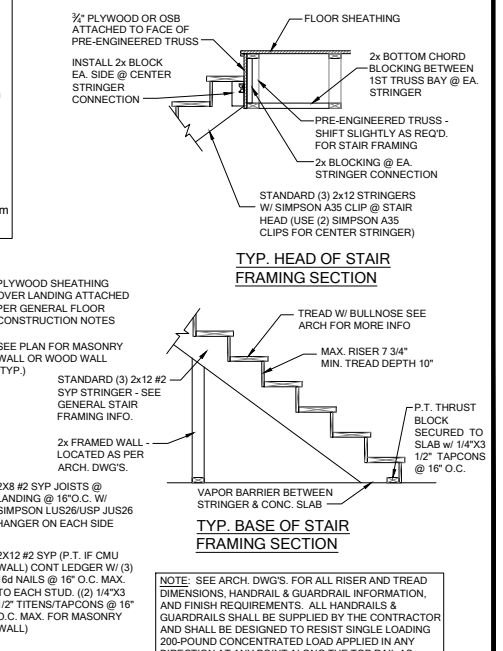


WF31 TYPICAL WALL SECTION
 SCALE: 3/4" = 1'-0" @ 22x34
 SCALE: 3/8" = 1'-0" @ 11x17

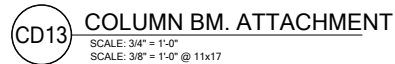
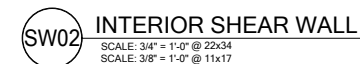
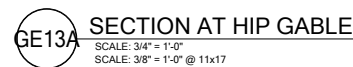
- STAIR NOTES:**
- Stairway construction and handrail to conform to the FBC Residential section R311.7
 - Riser height:
 - The maximum riser height shall be 7 3/4". The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch.
 - Tread depth:
 - The minimum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



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



NOTE: SEE ARCH. DWGS. FOR ALL RISER AND TREAD DIMENSIONS, HANDRAIL & GUARDRAIL INFORMATION, AND FINISH REQUIREMENTS. ALL HANDRAILS & GUARDRAILS SHALL BE SUPPLIED BY THE CONTRACTOR AND SHALL BE DESIGNED TO RESIST SINGLE LOADING 200-POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL AS SPECIFIED IN TABLE R301.5 OF THE 2020 FLORIDA RESIDENTIAL BUILDING CODE.



BE LEFT. THESE STRUCTURAL PLANS AND SPECIFICATIONS CONFORM TO THE 2006 IBC CODES WITHIN THEIR RESPECTIVE JURISDICTIONS. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE IN ACCORDANCE WITH THE 2006 IBC CODES. DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE STRUCTURE SHOWN ON THESE DRAWINGS. NO OTHER PARTS OF THE PROJECT ARE COVERED BY THIS AGREEMENT. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE IN ACCORDANCE WITH THE 2006 IBC CODES.

APPROVED FOR THE ENGINEER:

UNLESS OTHERWISE INDICATED, ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.



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☐ SCOTT LEWKOWSKI, PE - FL #78750

WWW.FDSENG.COM

LOT 22
RESERVE AT JEWEL LAKE
33-3S-16-02439-202
LAKE CITY, FL 32024

PLAN
NUMBER:
33811607

RELEASE
DATE:
08.03.2020

MODEL: COVINGTON

DRAWING
TITLE:
FLOOR FRAMING DETAILS

SHEET
NO:

D5