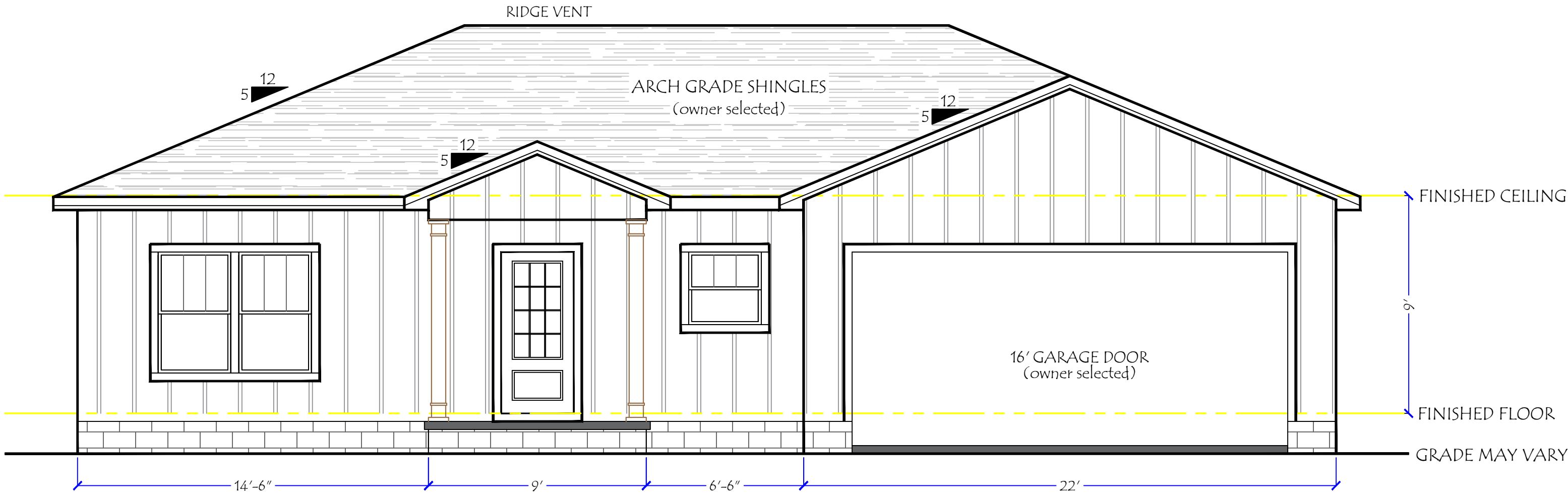
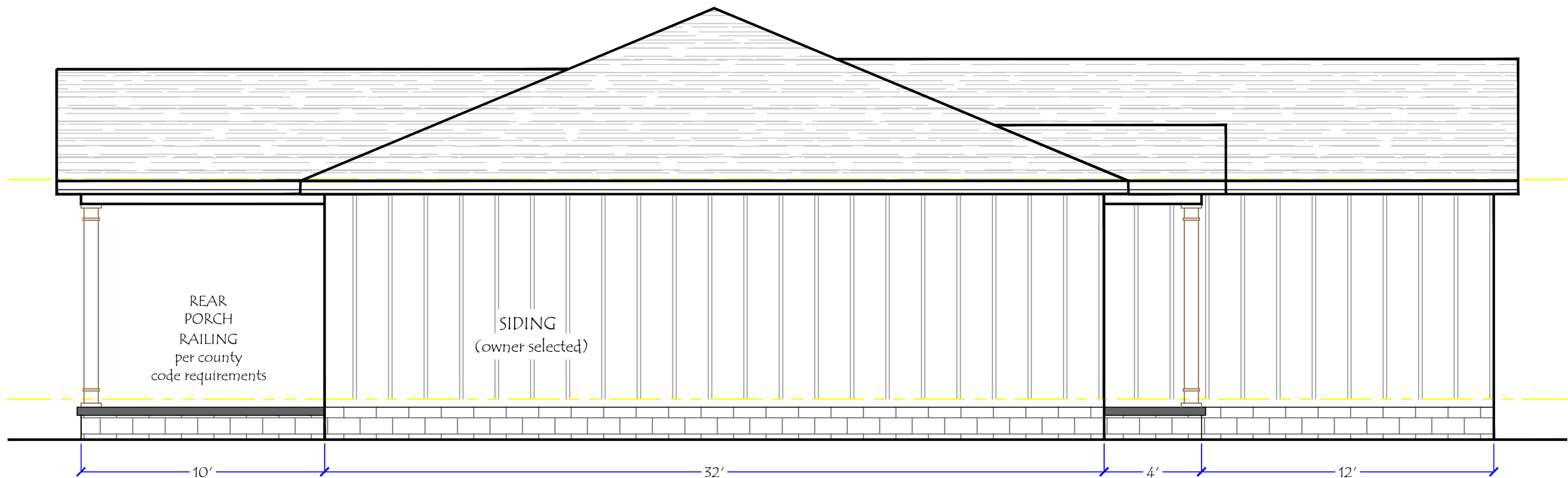


TRUSS NOTE:
THE DESIGN AND FABRICATION CRITERIA OF ALL WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS BY THE NATIONAL FOREST PRODUCTS ASSOCIATION'S LATEST REVISION; TIMBER CONSTRUCTION STANDARDS BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION; LATEST REVISION; AND DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE. LATEST REVISION; HANDLING, ERECTION, AND BRACING OF FABRICATED TRUSSES SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE.



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
ALL EXTERIOR WINDOWS AND GLASS DOORS SHALL BEAR AAMA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE, CHARACTERISTICS AND APPROVED PRODUCT EVALUATION TO INDICATE COMPLIANCE WITH CURRENT WINDLOADING ± 40 PSF

NOTES

1. ACTUAL SLOPE AND/OR VARIATIONS IN GRADE CONDITIONS TO BE DETERMINED ON SITE PRIOR TO CONSTRUCTION.
2. CHECK ALL DIMENSIONS FOR ACCURACY PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION MUST CONFORM TO CURRENT STATE AND LOCAL CODES WHERE APPLICABLE:

-FLORIDA BUILDING CODE 2023, 8TH EDITION
-FLORIDA FIRE CODE
-NATIONAL ELECTRIC CODE (NEC)2020
-FLORIDA PLUMBING CODE (FBC)

WIND DESIGN BASIS

Basic Wind Speed - 120 mph

Exposure Category - B

Wind Importance Factor - 1.0

Building Category - Enclosed

Internal Pressure Coef. - 0.18

Component & Cladding
Window & Door Pressure ± 40 psf

DRAFTING & DESIGN

Designer Services

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designgirl@lauri@yahoo.com

CERTIFICATION

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Scope of Review Performed by: Timothy Hunt

02/02/2025

PX3903 • PEP590

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PROJECT NAME

625 Rosewood Circle
Columbia Co., Florida

TITLE

ELEVATIONS

DWG. BY
Lauri B. Ketrting

SCALE

1/4" = 1'-0"

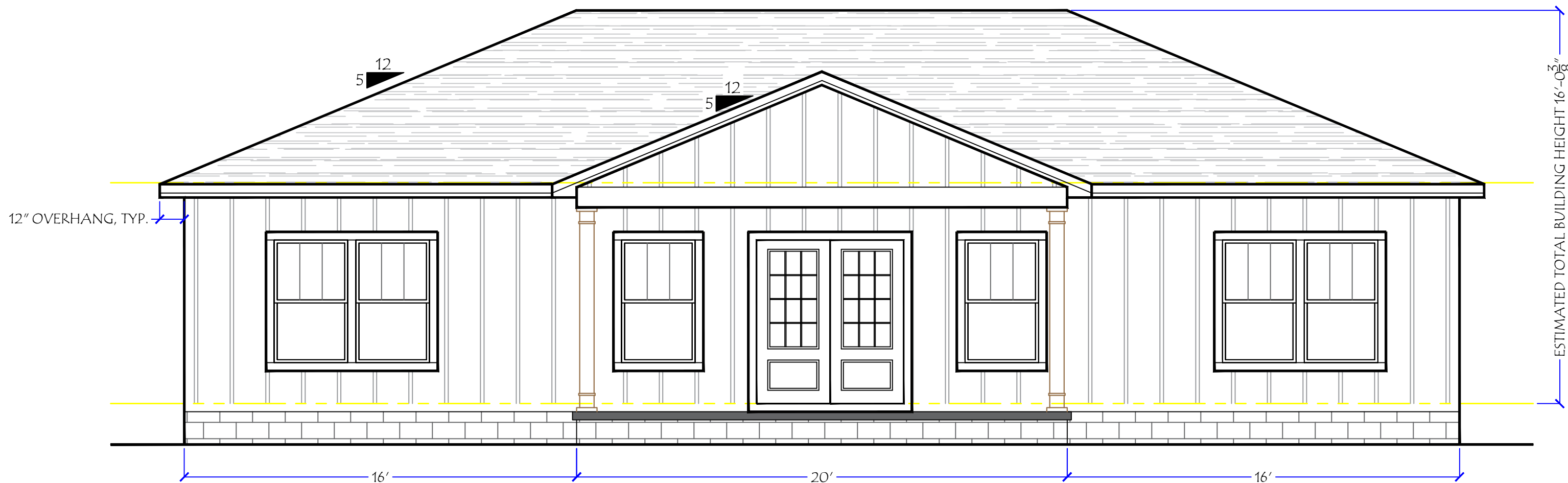
DATE

January 2025

PROJECT No.

PAGE No.

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REAR ELEVATION

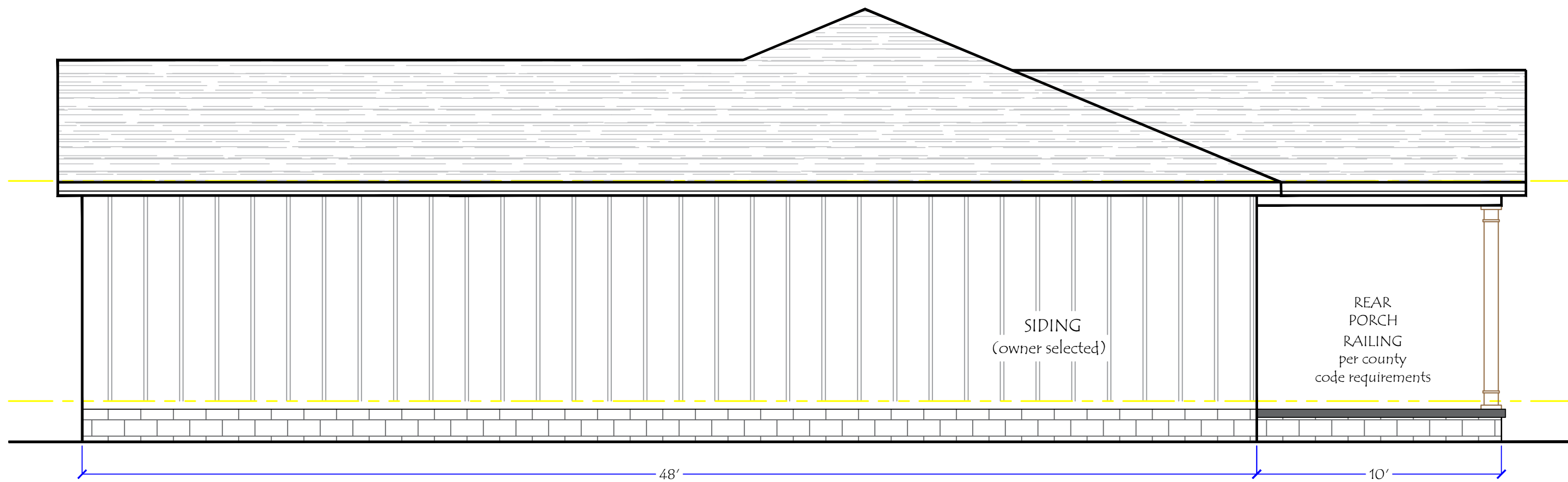
SCALE: 1/4" = 1'-0"

TRUSS NOTE:

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RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

NOTES

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WIND DESIGN BASIS

Basic Wind Speed - 120 mph

Exposure Category - B

Wind Importance Factor - 1.0

Building Category - Enclosed

Internal Pressure Coef. - 0.18

Component & Cladding
Window & Door Pressure ± 40 psf

DRAFTING & DESIGN



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designgirl@lauri@yahoo.com

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Scope of Review Performed
by: Timothy Hunt

02/02/2025

PX3903 • PEP690

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PROJECT NAME

625 Rosewood Circle
Columbia Co., Florida

TITLE

ELEVATIONS

DWG. BY
Lauri B. Ketring

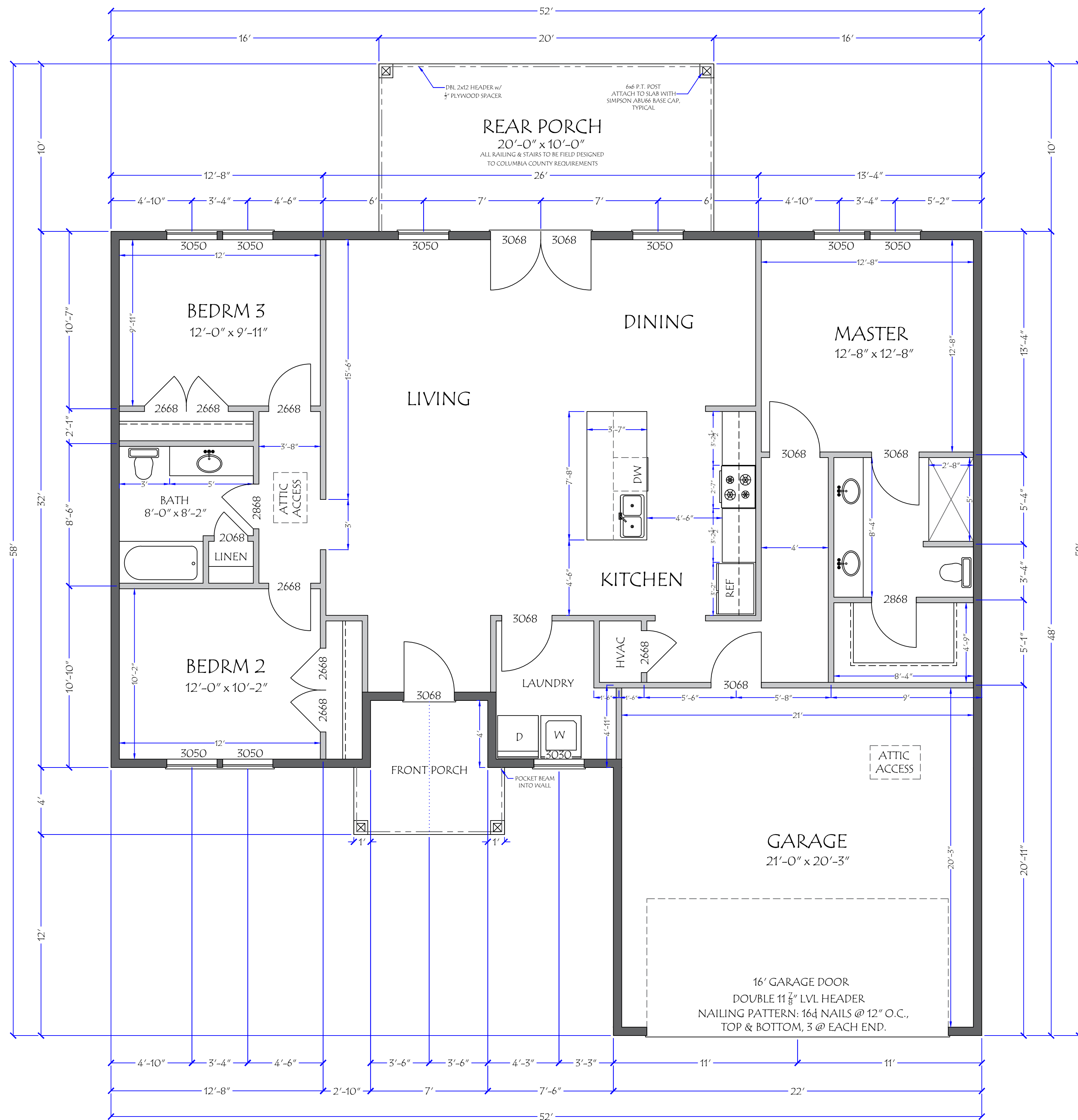
SCALE
1/4" = 1'-0"

DATE
January 2025

PROJECT No.

PAGE No.

A-2



FLOOR PLAN

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
HEATED SQ. FEET	1534
FRONT PORCH	64
REAR PORCH	200
GARAGE	454
TOTAL	2,252

WINDOW / DOOR NOTES:
ALL WINDOW & DOOR HEADERS TO BE
INSTALLED IN ACCORDANCE W/ STATE AND
LOCAL CODES

- 2x6 EXTERIOR WALLS
- 2x4 INTERIOR WALLS

- NOTES**
- CHECK ALL DIMENSIONS FOR ACCURACY PRIOR TO CONSTRUCTION.
 - IN THE EVENT OF A CONFLICT BETWEEN THE PLANS AND THE CODES, THE CODES SHALL GOVERN.
 - ALL CONSTRUCTION MUST CONFORM TO CURRENT STATE AND LOCAL CODES WHERE APPLICABLE.
 - EXACT DESCRIPTION OR SPECIFICATIONS NOT PROVIDED ON PLANS (DOORS, WINDOWS, CABINETS, ELECTRICAL, HVAC, FINISHES ETC. TO BE PROVIDED BY CONTRACTOR OR OWNER.)
 - ALL ELECTRICAL, PLUMBING, AND HVAC TO BE INSTALLED BY CURRENTLY LICENSED FL CONTRACTORS IN ACCORDANCE W/ STATE & LOCAL CODES.
 - DUE TO VARIATION IN MANUFACTURES ROUGH OPENINGS, DOOR AND WINDOW BASIC SIZE ARE GIVEN. ADJUST OPENINGS AS REQUIRED PER MANUFACTURERS SPECIFICATIONS.

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02/02/2025
PX3903 • PEP690
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CT SOLUTIONS
FLORIDA LLC
LICENSED PROFESSIONAL ENGINEER

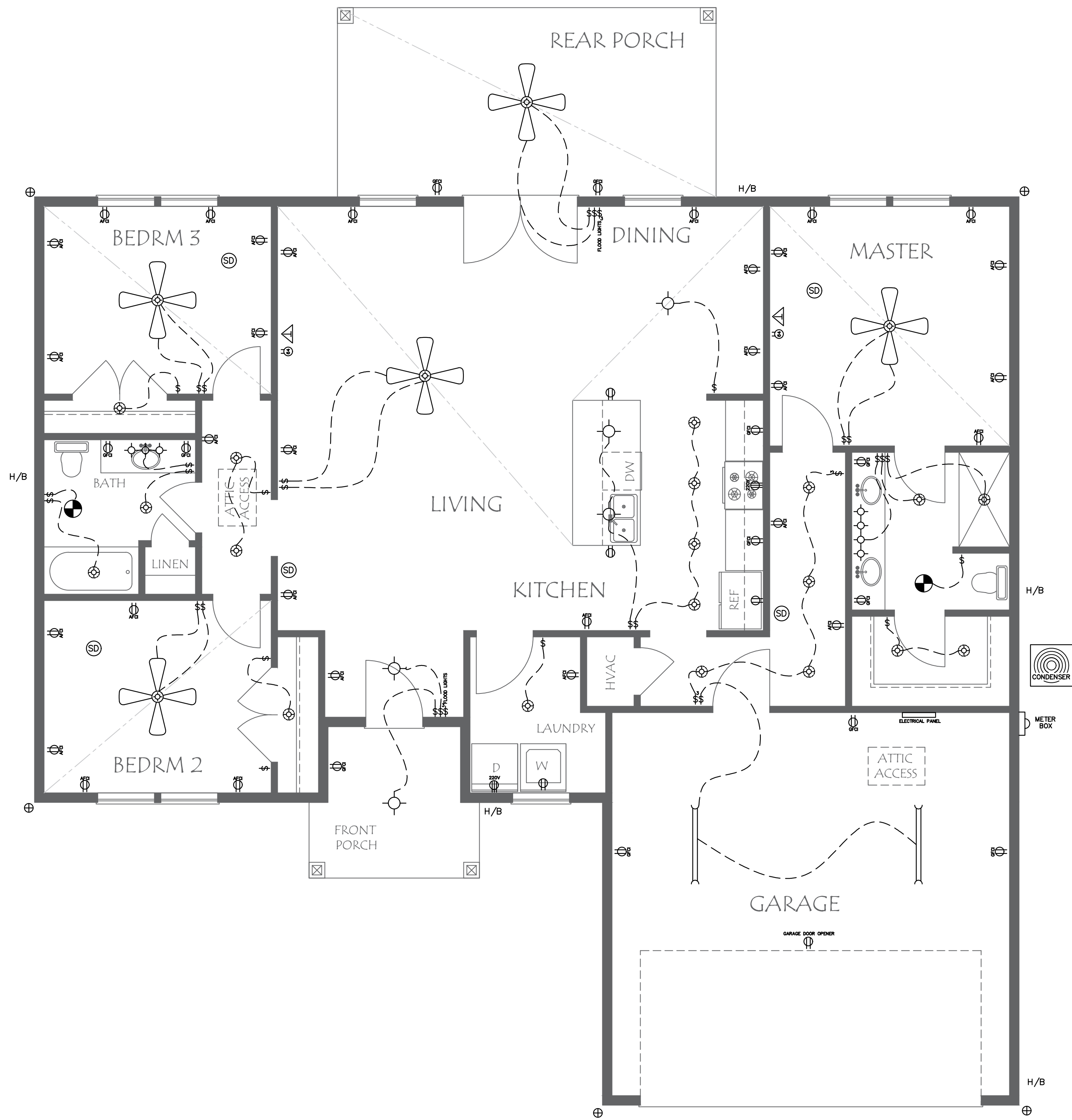
PROJECT NAME

625 Rosewood Circle
Columbia Co., Florida

TITLE

FLOOR PLAN

DWG. BY Lauri B. Ketring	PAGE No.
SCALE 1/4" = 1'-0"	A - 3
DATE January 2025	
PROJECT No.	



ELECTRICAL SYMBOLS	
	PANEL BOX
	DISCONNECT
	SINGLE-POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE FLOOR OUTLET
	DUPLEX RECEPTACLE OUTLET 64\"/>
	AFCI
	GFI
	220 VOLT OUTLET
	CEILING OUTLET FIXTURE
	RECESSED CEILING OUTLET FIXTURE
	FLUORESCENT LIGHT FIXTURE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTORS
	EXHAUST FAN/LIGHT 4\"/>
	CEILING OUTLET FIXTURE W/ PULL CORD
	HOSE BIB
	TELEVISION HOOK-UP
	TELEPHONE HOOK-UP
	COMPUTER HOOK-UP
	FLOOD LIGHT
	CEILING FAN W/ LIGHT

- ELECTRICAL NOTES:**
- ALL ELECTRICAL SHALL COMPLY WITH THE FLORIDA BUILDING CODES 2023 8th EDITION, NEC AND LOCAL CODES.
 - UNLESS OTHERWISE NOTED IN WRITTEN SPECIFICATIONS OR ON THE DRAWINGS, ALL ELECTRICAL WORK AND EQUIPMENT ARE TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
 - ALL LIGHT FIXTURES ARE TO BE CHECKED BEFORE ROUGHING IN TO INSURE THAT THEY CAN BE MOUNTED AS DIRECTED BY THE DRAWING AND THAT THERE IS ENOUGH SPACE TO ALLOW SUCH.
 - ALL 120V HOMERUNS FOR 20A/1P BREAKERS FROM 0'-80' IN LENGTH ARE TO BE #12. ALL RUNS OVER 80' ARE TO BE #10.
 - PROVIDE SEPARATE GROUND WIRES FOR ALL CONDUITS. RACEWAY SHALL NOT BE USED AS GROUND.
 - CONDUCTORS SHALL NOT BE SPLICED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
 - ALL DISCONNECTS, J-BOXES, TERMINAL CABINETS, ETC. AND MOUNTING HARDWARE SHALL BE NEMA 4x STAINLESS STEEL.
 - ALL CONDUITS SHALL HAVE BOND WIRE. MINIMUM SIZED PER NEC, UNLESS NOTED OTHERWISE.
 - WALL SWITCHES SHALL BE SET AT A DEFAULT HEIGHT OF 40 LINEAR INCHES ABOVE FINISHED FLOOR U.N.O.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATION OF LIGHT FIXTURES WITH OTHER TRADES AND PLAN DRAWINGS PRIOR TO INSULATION.
 - PROVIDE SMOKE DETECTORS IN ACCORDANCE WITH FBC, SECTION 905.2
 - ALL TAPS, CONNECTORS, AND MASTIC SHALL BE UL-181 LISTED.

- MECHANICAL NOTES:**
- ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR. CONTRACTOR SHALL INSTALL SYSTEMS, EQUIPMENT, AND COMPONENTS IN ACCORDANCE WITH MINIMUM STANDARDS OF THE FLORIDA BUILDING CODE 2023 8th EDITION MECHANICAL. ANY DEVIATION FROM THE DESIGN PLANS SHALL ONLY BE PERFORMED IF APPROVED BY THE BUILDING OWNER, THE OWNERS REPRESENTATIVE OR DESIGN ENGINEER. ALL WORK SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF ALL APPLICABLE CODES AND STANDARDS.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL ROOF OPENINGS. OPENING SIZES AND LOCATIONS SHALL BE VERIFIED IN THE FIELD BEFORE ROOFING IS INSTALLED.
 - REGISTERS, RETURN GILLES, EXHAUST FANS, ETC. ARE TO BE PROVIDED BY THE MECHANICAL CONTRACTOR, UNLESS OTHERWISE NOTED ON THE PLANS.
 - REGISTER LAYOUT ARE APPROXIMATE. WHERE STRUCTURAL OBSTRUCTIONS ARE ENCOUNTERED, DUCT MAY BE CHANGED TO PROVIDE ADEQUATE SPACING FOR FUTURE WORK CONDITIONS.
 - DUCTWORK SHALL HAVE THE RIGHT OF WAY OVER ALL PLUMBING PIPES AND ELECTRICAL CONDUIT. MECHANICAL CONTRACTOR SHALL FIELD MEASURE ALL CONDITIONS AND BE RESPONSIBLE FOR COORDINATION AND PLACEMENT.
 - MECHANICAL CONTRACTOR IS RESPONSIBLE FOR BALANCING AND BUILDING HVAC AIR FLOW AND MAKE ADJUSTMENTS ACCORDINGLY.
 - ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AN CONNECTION IN DUCTWORK SHALL BE SECURELY SEALED USING WELDPMENTS, MECHANICAL FASTENERS WITH SEALS, GASKETS, MASTIC OR PRESSURE SENSITIVE TAPES. DUCTS SHALL BE CONNECTED.
 - THE MECHANICAL CONTRACTOR SHALL PROVIDE AN OPERATION AND MAINTENANCE MANUAL T THE BUILDING OWNER UPON COMPLETION OF THE JOB. THE MANUAL SHALL INCLUDE BASIC DATA RELATING TO THE OPERATION AND MAINTENANCE OF HVAC SYSTEMS.
 - SUFFICIENT SPACE SHALL BE PROVIDED ADJACENT TO ALL MECHANICAL COMPONENTS LOCATED IN OR FORMING A PART OF THE AIR DISTRIBUTION SYSTEM TO ASSURE ADEQUATE ACCESS FOR CONSTRUCTION AND SEALIN, INSPECTION, CLEANING, AND MAINTENANCE. A MINIMUM OF 4 INCHES IS CONSIDERED SUFFICIENT SPACE AROUND THE AIR HANDLING UNITS.

NOTES

1. ALL CONSTRUCTION MUST CONFORM TO CURRENT STATE AND LOCAL CODES WHERE APPLICABLE:

-FLORIDA BUILDING CODE 2023, 8th EDITION
-FLORIDA FIRE CODE
-NATIONAL ELECTRIC CODE (NEC)2020
-FLORIDA PLUMBING CODE (FPC)

2. EXTERIOR ELECTRICAL METER AND AIR HANDLER TO BE 1' ABOVE BASE FLOOD ELEVATION.

3.PROVIDE PHONE & TV OUTLETS.

4. RUN HVAC WIRES AS REQUIRED.

5. ALL BATH, EXTERIOR, & KITCHEN OUTLETS, WHERE NOTED TO HAVE GROUND FAULT CIRCUIT INTERRUPTERS.

6. SMOKE DETECTORS TO BE HARD WIRED TO MAIN HOUSE W/ BATTERY BACKUP.

7. MICROWAVE TO HAVE DEDICATED CIRCUIT.

8. PROVIDE LEGIBLE DIRECTORY AT PANEL INDICATING INDIVIDUAL CIRCUITS.

9. LIGHTS PLACED UNDER HOME , UNDER PORCHES, AND LANDSCAPE LOCATIONS DETERMINED BY HOME OWNER/CONTRACTOR.

10. EXACT DESCRIPTION OR SPECIFICATIONS NOT PROVIDED ON PLANS (DOORS, WINDOWS, CABINETS, ELECTRICAL, HVAC, FINISHES ETC. TO BE PROVIDED BY CONTRACTOR OR OWNER.)

11. ALL ELECTRICAL, PLUMBING, AND HVAC TO BE INSTALLED BY CURRENTLY LICENSED FL CONTRACTORS IN ACCORDANCE W/ STATE & LOCAL CODES.

DRAFTING & DESIGN

Designer Services

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Scope of Review Performed by: Timothy Hunt

02/02/2025

PX3903 • PEP690

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PROJECT NAME

625 Rosewood Circle
Columbia Co., Florida

TITLE

**BASIC
ELECTRICAL PLAN**

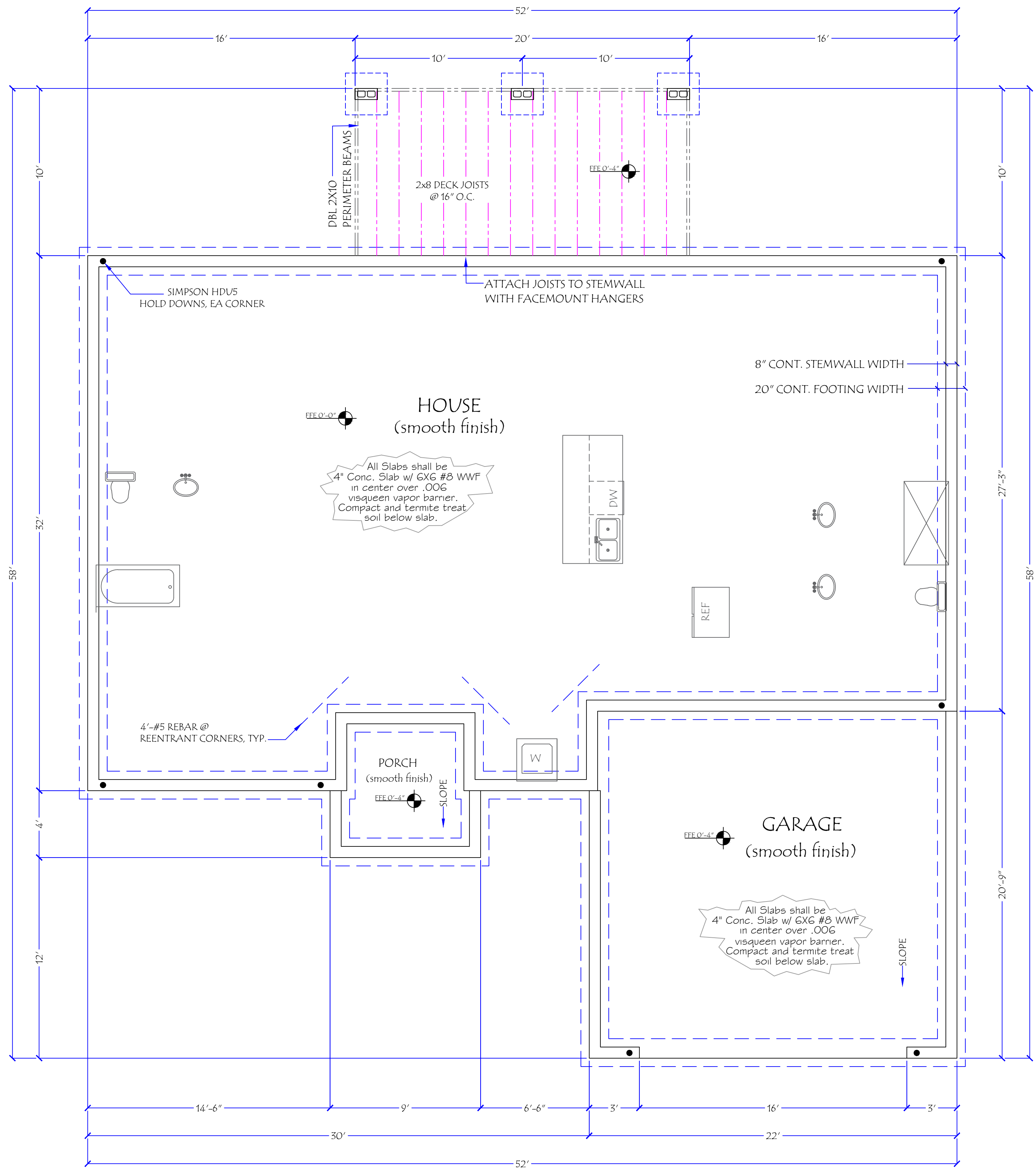
DWG. BY
Lauri B. Ketring

SCALE
1/4"=1'-0"

DATE
January 2025

PROJECT No.

PAGE No.
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FOUNDATION/PLUMBING PLAN

SCALE: 1/4" = 1'-0"

GARAGE NOTES:

R302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 13/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMBCORE STEEL DOORS NOT LESS THAN 13/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS.

R302.6 DWELLING-GARAGE FIRE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2" gypsum board or equivalent applied to the garage side.
From habitable rooms above the garage	Not less than 5/8" Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section.	Not less than 1/2" gypsum board or equivalent
Garages located less than 3' from a dwelling unit on the same lot.	Not less than 1/2" gypsum board or equivalent applied to the interior side of the exterior walls that are within this area.

309.1 FLOOR SURFACE. GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.

THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

PLUMBING NOTES:

CONTRACTOR & HOMEOWNER SHOULD CONSIDER THE STYLE OF ALL FIXTURES THAT WILL BE PLACED BEFORE SETTING PLUMBING.

FLEX HOSE WHERE APPLICABLE.

CONCRETE NOTE:

CONCRETE CONTROL JOINTS SHALL BE LOCATED BY THE CONTRACTOR. CUT JOINTS 1/4" OF SLAB THICKNESS OR USE METAL KEYWAY SCREED STRIPS. JOINTS SHALL BE LOCATED 15' TO 20' APART & MAY BE LOCATED NEAR A WALL.

NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE 2023 8TH EDITION FLORIDA BUILDING CODE.
- IN THE EVENT OF A CONFLICT BETWEEN THE PLANS AND THE CODES, THE CODES SHALL GOVERN.
- CONCRETE: 3000 PSI, STEEL: GRADE 40
- ALL FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY A MODIFIED PROCTOR.
- ALL REBAR SPLICES SHALL BE 24" MINIMUM.
- SOIL SHALL BE CHEMICALLY TREATED FOR TERMITES PER F.B.C.
- THE CONTRACTOR SHALL VERIFY DIMENSIONS AT THE SITE PRIOR TO BEGINNING CONSTRUCTION.
- ALL REINFORCEMENT SHALL BE LOCATED A MIN. 3" FROM CONCRETE SURFACE.
- ANY ORGANIC MATERIAL UNDER FOUNDATION SHALL BE REMOVED PRIOR TO CONSTRUCTION, UNLESS OTHERWISE SPECIFIED.
- FOR STEM WALLS 56" OR HIGHER, FORM WORK SHALL BE BRACED BEFORE BACKFILLING.
- CONCRETE BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
- FOUNDATION DESIGN UNLESS NOTED IS BASED UPON A MIN. BEARING CAPACITY OF 1500 PSI.
- OWNER SHALL CHECK WITH LOCAL BUILDING DEPARTMENT FOR APPLICABLE LOCATION AND SUITABILITY.

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Columbia Co., Florida

TITLE

FOUNDATION PLAN

DWG. BY
Lauri B. Ketring

SCALE
3/16" = 1'-0"

DATE
January 2025

PROJECT No.

PAGE No.

S - 1

REINFORCING CLEARANCES/COVER (#5 - #11 BARS)		
EXPOSURE CONDITION	MIN COVER (U.N.O.)	TOLERANCE
CAST AGAINST AND PERMANENTLY EXPOSURE TO EARTH	3"	$\frac{3}{8}"$ to +1"
EXPOSED TO EARTH OR WEATHER, #5 AND SMALLER BARS #6 AND LARGER BARS	1 $\frac{1}{2}"$ 2"	$\frac{1}{4}"$ to + $\frac{1}{2}"$ $\frac{1}{4}"$ to + $\frac{1}{2}"$
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND, SLABS, WALLS, JOISTS BEAMS, COLUMNS, PIERS (TO TIES & STIRRUPS)	1 $\frac{1}{2}"$ 2"	$\frac{1}{4}"$ to + $\frac{1}{2}"$ $\frac{1}{4}"$ to + $\frac{1}{2}"$

ARCH GRADE SHINGLES OR METAL ROOFING
provide screw attachments for
+/- 70 psf suction pressure
1X4 non treated purlins (optional)

TITANIUM UNDERLAYMENT
1/2" OSB SHEATHING
FASTEN W/ 8d COMMON,
4" O.C. EDGES, # 6" FIELD
ENGINEERED TRUSSES @ 24" O.C.
(TYP.)

R-38 INSULATION
2x6 DOUBLE TOP PLATE

2X6 FASCIA W/
ALUMINUM WRAP &
METAL EVE DRIP

2X4 LOOKOUT @ 24" O.C.
SOFFIT (owner selected)
2X4 CONT. NAILER

SIDING (owner selected)
TYVEK OR EQUAL
VAPOR BARRIER

R-19 BATT INSULATION

7/16" OSB
(SPlice IN CENTER)
FASTEN W/ 8d COMMON
4" O.C. EDGES, 8" O.C.
FIELD END WALLS, 6" O.C EDGES
12" O.C. FIELD SIDE WALLS.

2x6 STUD @ 16" O.C.

5/8x10" J-BOLT @ 32" O.C.
ALSO LOCATED @ 6" MAX.
EA. SIDE OF ALL WINDOW
AND DOOR OPENINGS
@ ALL SOLE PLATE SPLICES.
AND @ ALL CORNERS.

INSTALL SIMPSON SP4
TIES AT @ CORNERS,
OPENINGS, & @ 32" O.C.
STUD TO SOLE PLATE
1 #5 REBAR CONT.
FILL TOP BLOCK COURSE
W/ CONCRETE
20X10 CONC. FOOTING
CONT. W/ 2-#5 STL.
RODS CONT.

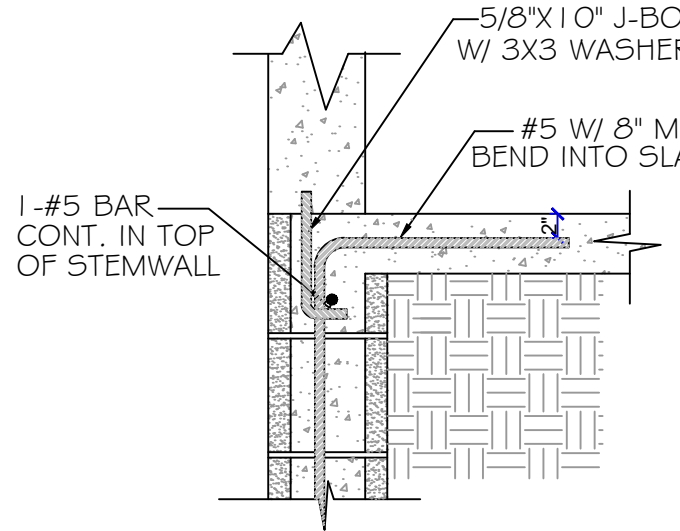
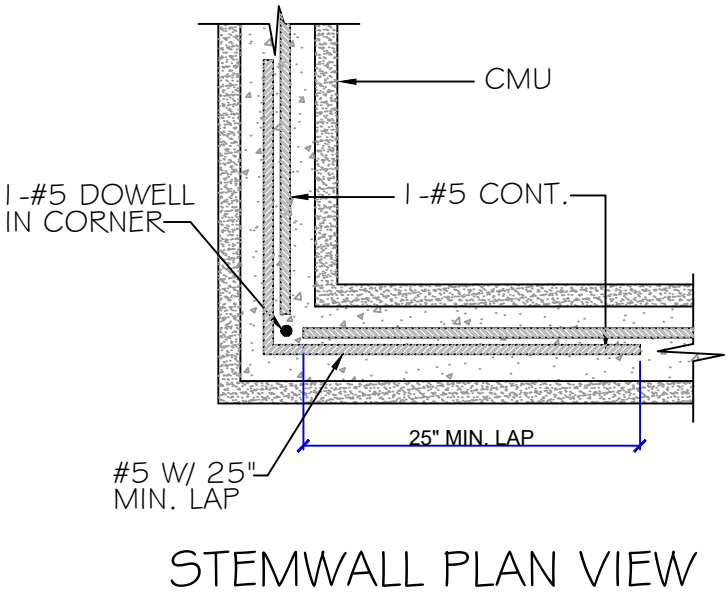
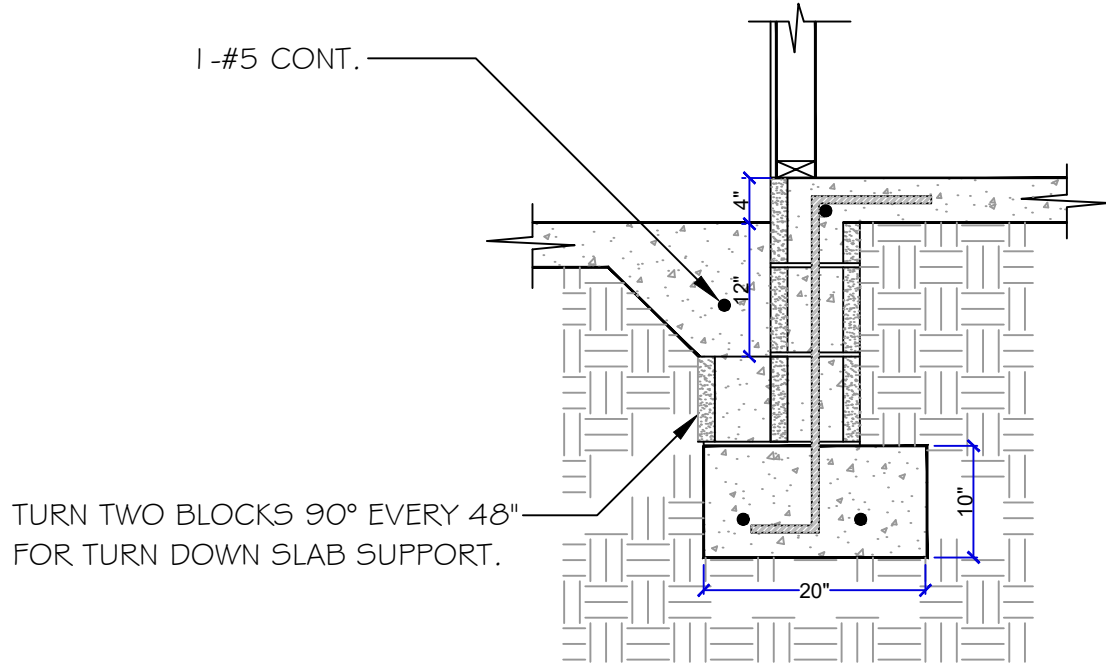
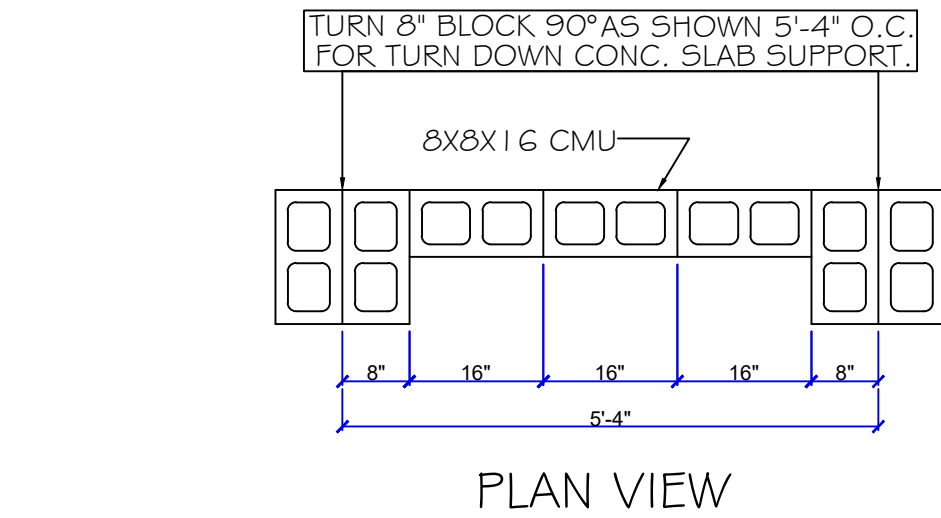
NOTE:
INSTALL SIMPSON LSTA21
STRAP W/ 16-10d NAILS
EA. SIDE OF ALL DOORS AND
WINDOW HEADERS(TOP
PLATE TO HEADER TO STUD/
TRIMMER CONNECTION)
TRIMMER STUDS TO SOLE
PLATES W/ SIMPSON SP4

4" CONCRETE SLAB W/ 6x6 #8
WWF IN CENTER OVER .006
VISQUEEN VAPOR BARRIER.
COMPACT AND TERMITE
TREAT SOIL BELOW SLAB.

#5 VERTICAL STL. ROD
W/ STANDARD HOOK @
FOOTING AND 8" MIN.
BEND INTO SLAB. @
6' O.C.

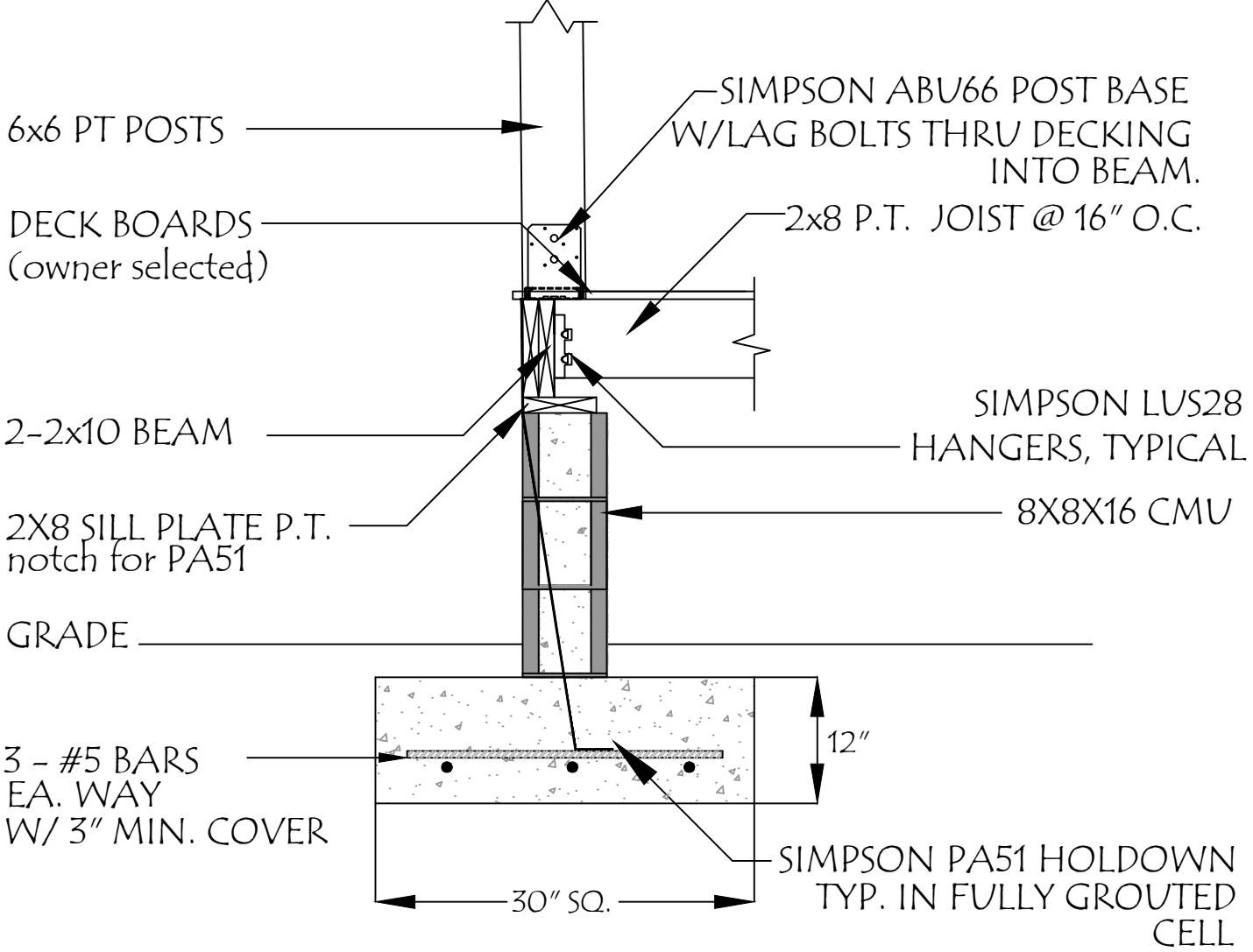
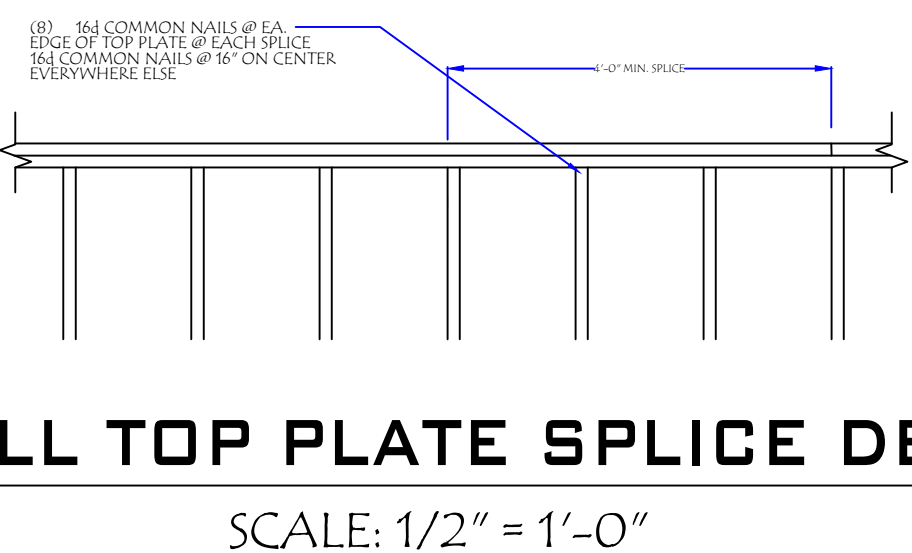
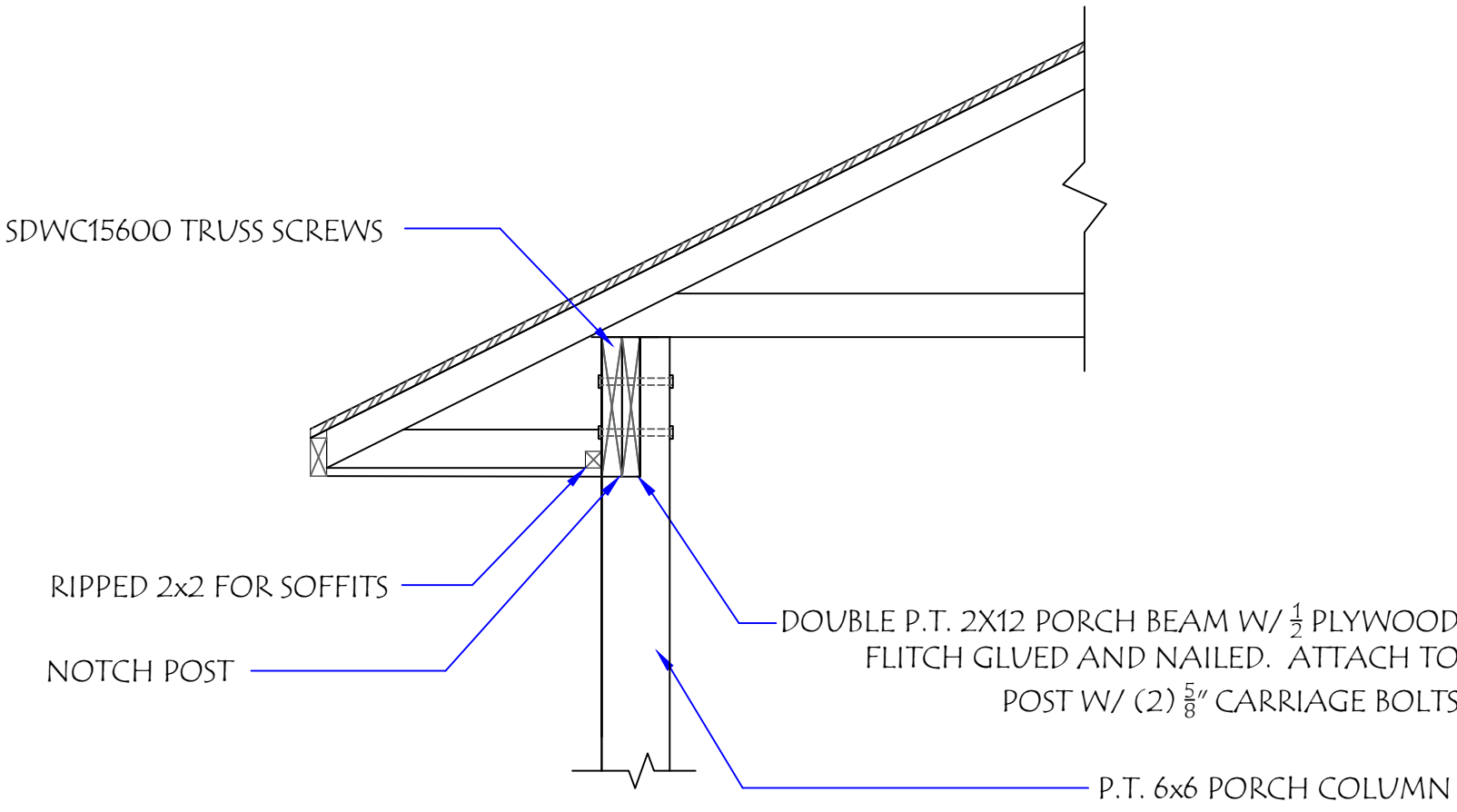
TYPICAL WALL SECTION

SCALE 3/4"=1'-0"



CONTINUITY REINFORCEMENT AT CORNERS

NOT TO SCALE



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3. CONCRETE: 3000 PSI, STEEL: GRADE 40
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7. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT THE SITE PRIOR TO BEGINNING CONSTRUCTION.
8. ALL REINFORCEMENT SHALL BE LOCATED A MIN. 3" FROM CONCRETE SURFACE.
9. ANY ORGANIC MATERIAL UNDER FOUNDATION SHALL BE REMOVED PRIOR TO CONSTRUCTION, UNLESS OTHERWISE SPECIFIED.
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11. CONCRETE BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
12. FOUNDATION DESIGN UNLESS NOTED IS BASED UPON A MIN. BEARING CAPACITY OF 1500 PSI.
13. OWNER SHALL CHECK WITH LOCAL BUILDING DEPARTMENT FOR APPLICABLE LOCATION AND SUITABILITY.

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02/02/2025

PX3903 • PEP690

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PROJECT NAME

625 Rosewood Circle
Columbia Co., Florida

TITLE

STRUCTURAL DETAILS

DWG. BY
Lauri B. Ketring

SCALE
varies

DATE
January 2025

PROJECT No.

PAGE No.

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