

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

INDEX

ARCHITECTURAL

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

area tabulation 'a'

GARAGE	403 SF
FRONT PORCH	38 SF
REAR PATIO	104 SF
FLOOR 1 LIVING	1,776 SF
TOTAL LIVING	1,776 SF

area tabulation 'b'

GARAGE	403 SF
FRONT PORCH	117 SF
REAR PATIO	104 SF
FLOOR 1 LIVING	1,776 SF
TOTAL LIVING	1,776 SF

Radford

39' - 1776 - RH
Florida Region (Frame)

REVISIONS

NUMBER	DATE	DESCRIPTION
01	03.04.2021	Added Elevations A1 & B1
02	06.14.21	Added outlet to BR2, Relocate & 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	07.21.21	Added Elevations A4 & B4
05	08.02.21	labeled egress windows, labeled accessible bath, smoke/carbon alarms near appliances noted
06	08.24.21	Added stemwall option
07	09.08.21	Carbon / smoke alarm moved 3' min away from bathroom door/opening with tub/shower

BUILDING CODE COMPLIANCE

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

PRODUCT: NEW SINGLE FAMILY DETACHED

OCCUPANCY CLASSIFICATION:

RESIDENTIAL R-3

CONSTRUCTION CLASS:

UNPROTECTED

CONSTRUCTION TYPE:

TYPE VB

EMERGENCY ESCAPE:

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

APPLICABLE CODES:

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

2020 Florida Building Code, Residential, 7th Edition

2017 National Electrical Code, NFPA 70



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

☐ CARLA A. BROWN, PE - FL #58108
☐ LUIS PABLO TORRES, PE - FL #27184

Reserve at Jewel Lake
Lot 013
160 SW Bre Lane
Lake City, FL 32024

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

PLAN NUMBER:
33911776

RELEASE DATE:
02.22.2021

MODEL:
RADFORD

DRAWING TITLE:
COVER SHEET

SHEET NO:
CS

Keynotes | Legend

1.

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

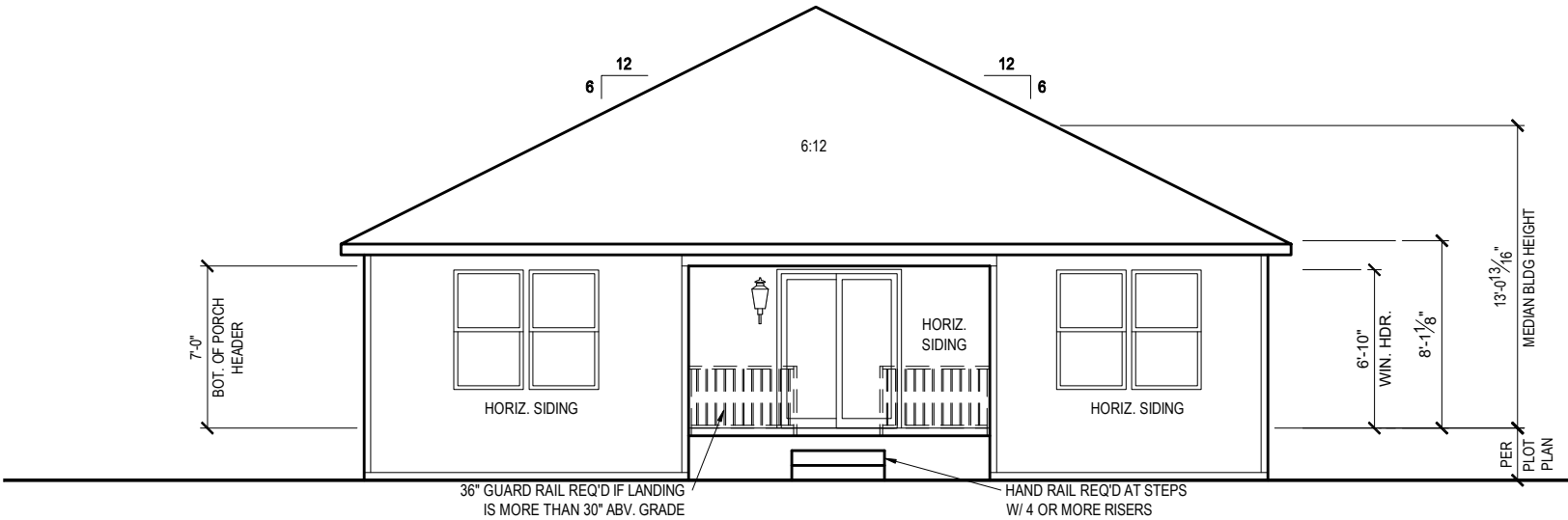
CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
3.

BRICK WAINSCOT WITH SLOPED BRICK ROWLOCK CAP.
4.

STONE WAINSCOT WITH SLOPED STONE CAP.
5.

3 1/2" VINYL TRIM SURROUND
6.

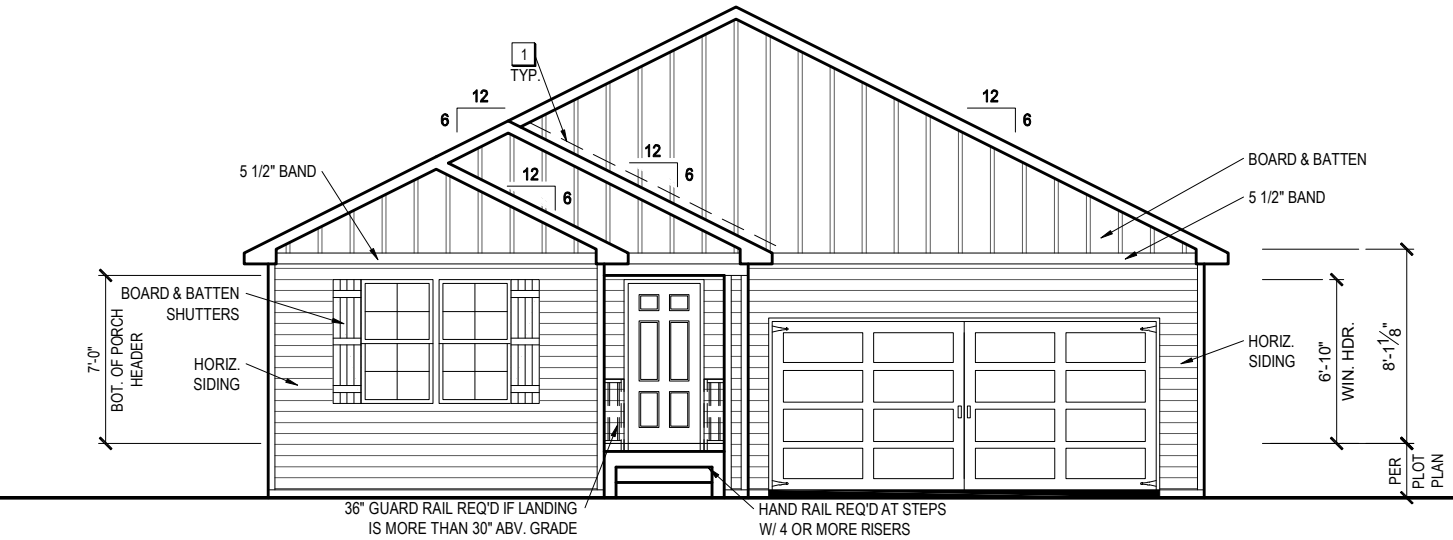
36" H. GUARDRAIL AS REQUIRED



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



1-14-2022



Reserve at Jewel Lake
Lot 013
160 SW Bre Lane
Lake City, FL 32024

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

PLAN NUMBER:
33911776

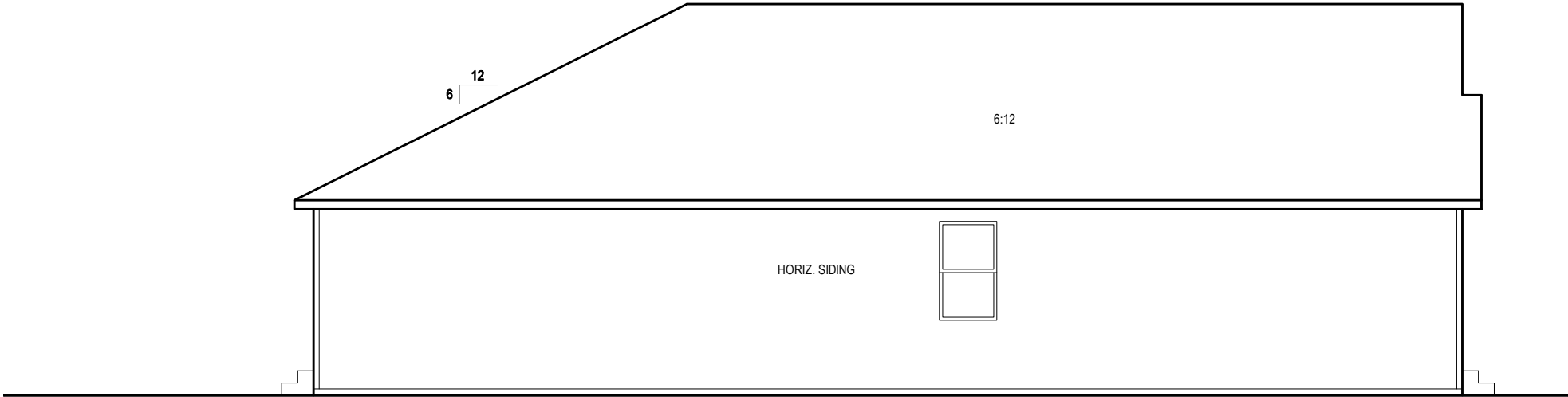
RELEASE DATE:
02.22.2021

MODEL:
RADFORD

DRAWING TITLE:
EXTERIOR ELEVATIONS - STEMWALL

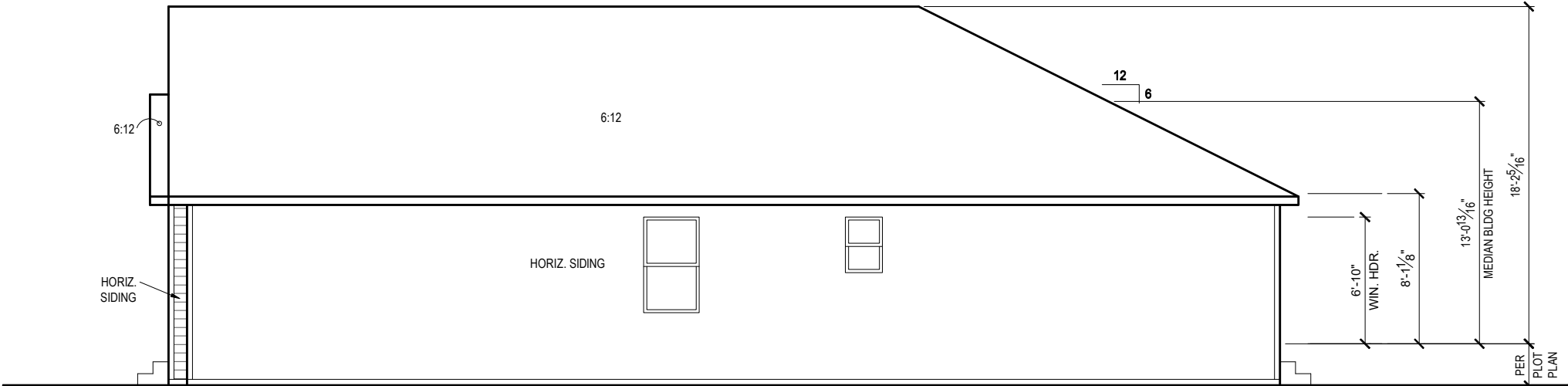
SHEET NO:

1.1-A1s



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



Reserve at Jewel Lake
Lot 013
160 SW Bre Lane
Lake City, FL 32024

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

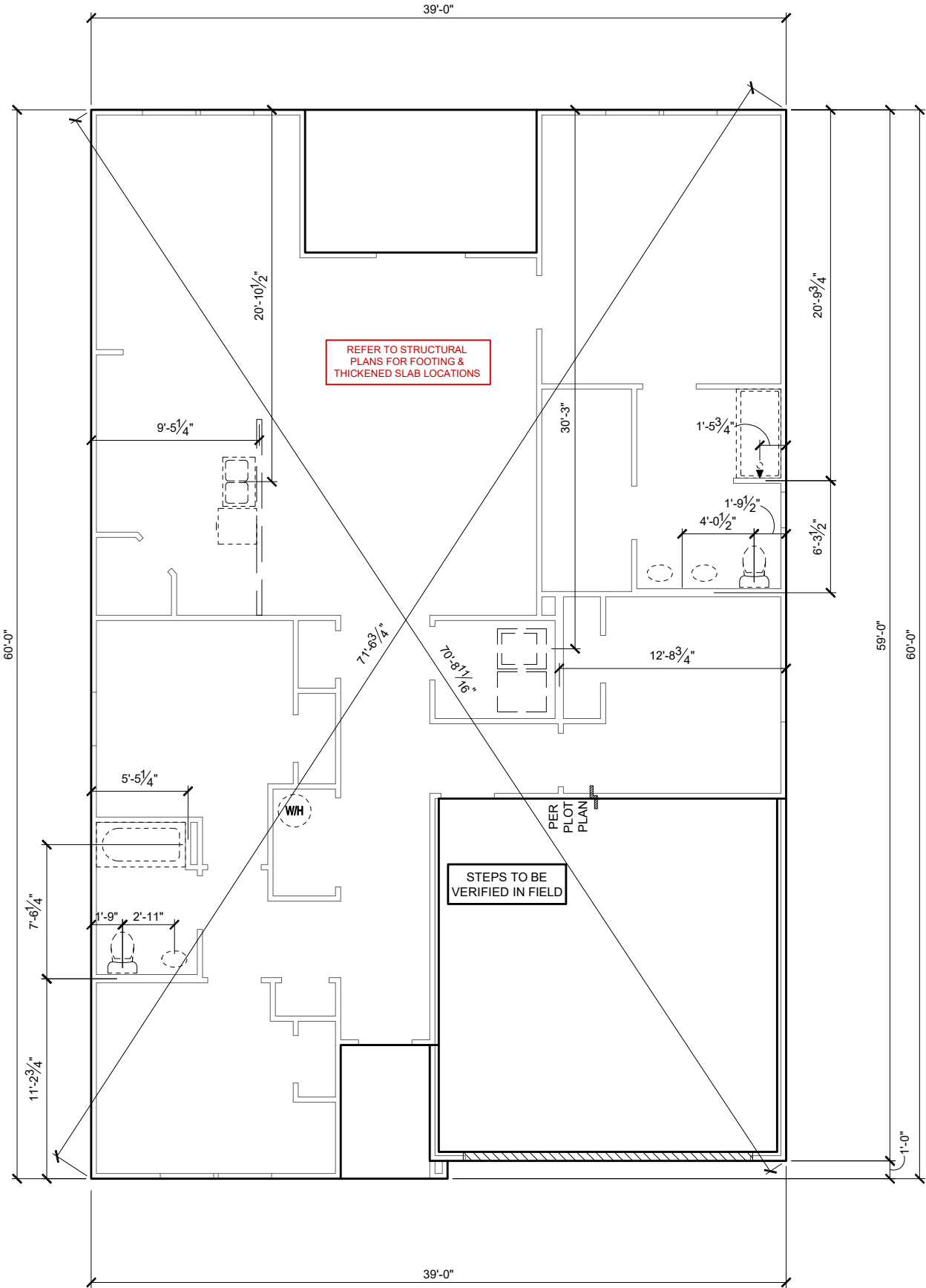
PLAN NUMBER:	33911776	RELEASE DATE:	02.22.2021
MODEL:	RADFORD	DRAWING TITLE:	EXTERIOR ELEVATIONS - STEMWALL

SHEET NO:

1.2-A1s

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

FDS
FLOOR DESIGN SYSTEMS
256 Southrail Lane, Suite 200
O: 321.972-2491 F: 407.880-2304
www.fdseng.com

Reserve at Jewel Lake
Lot 013
160 SW Bre Lane
Lake City, FL 32024

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

PLAN NUMBER:
33911776

RELEASE DATE:
02.22.2021

MODEL:
RADFORD

DRAWING TITLE:
SLAB PENETRATION PLAN

SHEET NO:
2.1-A

THE SET OF ALL DRAWINGS, SPECIFICATIONS, CONDITIONS, AND NOTES SHALL BE READ AND UNDERSTOOD IN CONJUNCTION WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF RESIDENTIAL DEVELOPMENTS, LATEST EDITION, WHICH ARE INCORPORATED BY REFERENCE INTO THESE PLANS. ANY CONFLICTS BETWEEN THESE PLANS AND THE STANDARD SPECIFICATIONS SHALL BE RESOLVED IN FAVOR OF THE STANDARD SPECIFICATIONS. NO PART OF THESE PLANS 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 CENTURY COMMUNITIES, INC. OR ITS AFFILIATES.

IF SEAL AND SIGNATURE ARE NOT MADE OR CAN NOT BE OBTAINED, CONTACT THE CLERK FOR INFORMATION.

☐ CARLA BROWN, PE - FL #58128
☐ LUIS PABLO TORRES, PE - FL #17184

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 22X30" 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

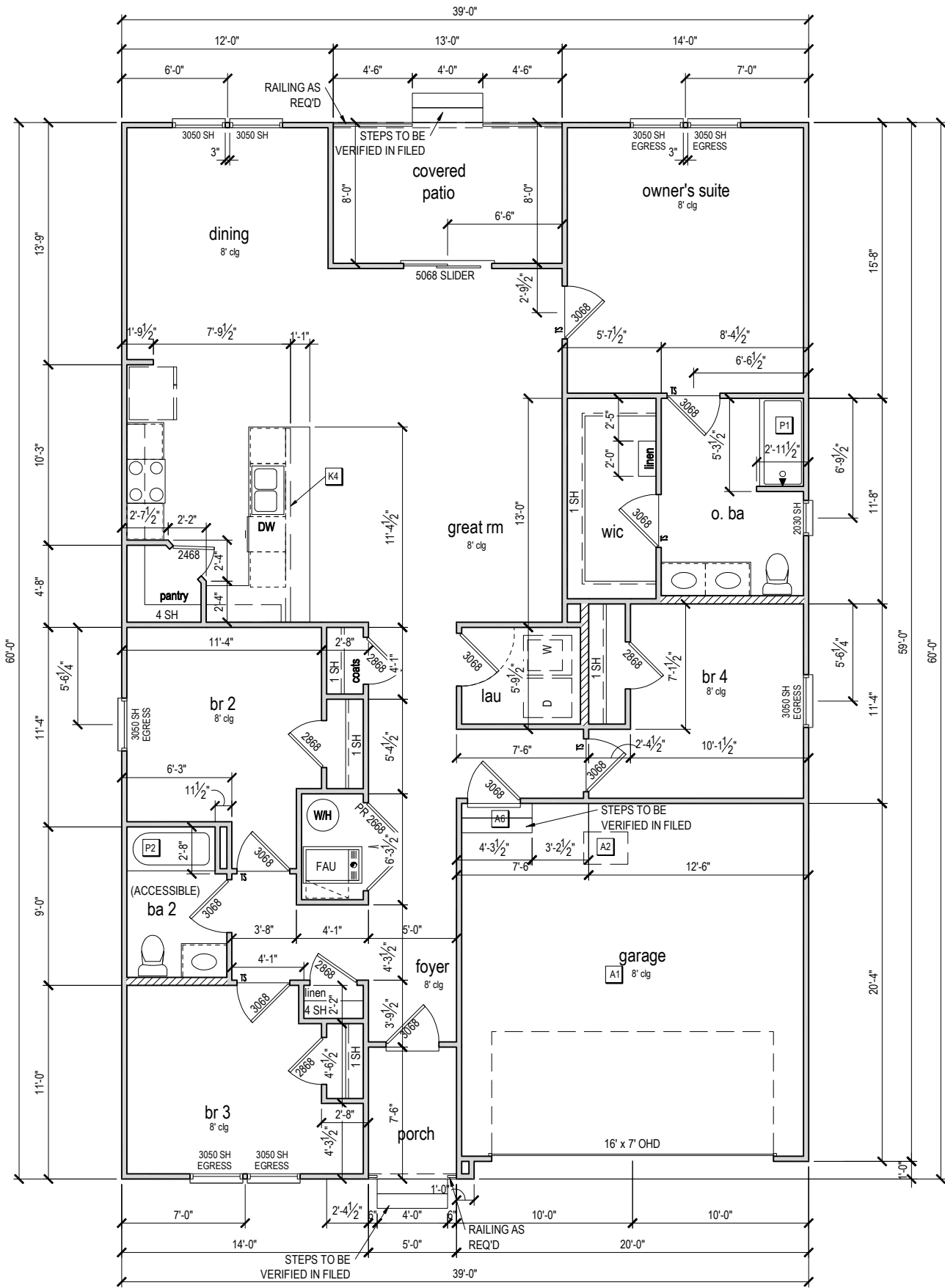
P2 30"x60" TUB PER SPECS
- S1 BOX STAIR WITH 38" KNEE WALL & 1X CAP

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

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

area tabulation 'a'

GARAGE	403 SF
FRONT PORCH	38 SF
REAR PATIO	104 SF
FLOOR 1 LIVING	1,776 SF
TOTAL LIVING	1,776 SF



FIRST FLOOR PLAN 'A'

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

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



1-14-2022



256 Southrail 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 # 27184

Reserve at Jewel Lake
Lot 013
160 SW Bre Lane
Lake City, FL 32024

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

MODEL: RADFORD

DRAWING TITLE: FIRST FLOOR PLAN - STEMWALL

PLAN NUMBER: 33911776

RELEASE DATE: 02.22.2021

SHEET NO:

3.1-As

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.

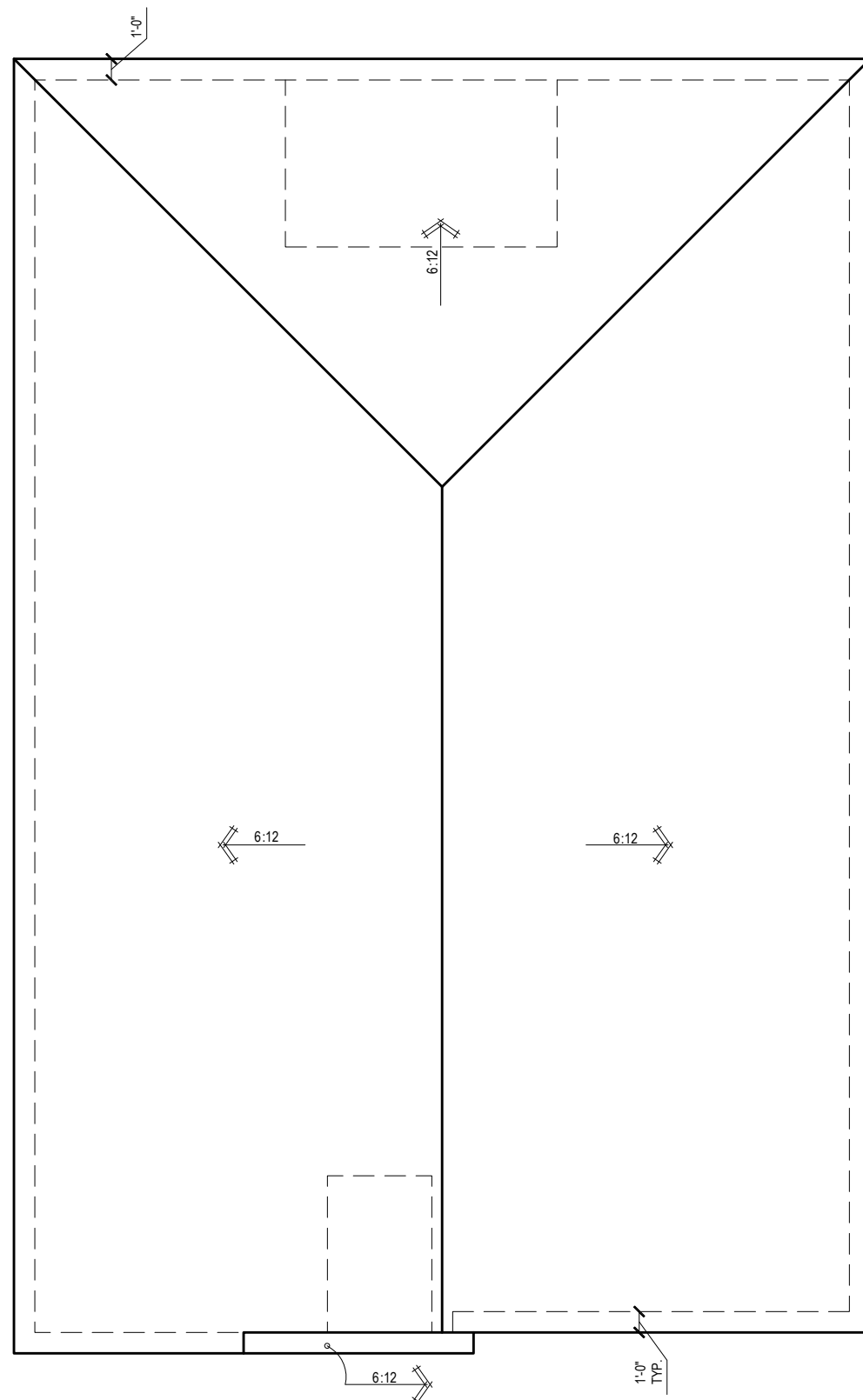
MANUFACTURE SELECTED TO VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AND TO MAINTAIN THE REQUIRED VENTILATION.

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

ROOF VENTILATION CALCULATIONS			
ROOF AREA	2,523 SF		
TOTAL NET FREE AREA REQ'D (1 TO 300)	1211.0 SQ. IN.		
MAIN HOUSE INLET (SOFFIT) VENTILATION	100.0 LF x	6.4 SQ. IN / LINEAR FT =	640.0 SQ. IN.
POD VENT(S) REQUIRED WITH BASE HOUSE	9	VENTS AT 70.0 SQ. IN. EA. =	630.0 SQ. IN.
LOWER VENTING PROVIDED (605.5 SQ. IN. REQ'D)	640.0 SQ. IN.	50.4%	
UPPER VENTING PROVIDED (605.5 SQ. IN. REQ'D)	630.0 SQ. IN.	49.6%	

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.



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

	1 SWITCH		110v RECEPTACLE
	3 WAY SWITCH		110v SWITCHED RECEPTACLE
	4 WAY SWITCH		110v ABOVE COUNTER RECEPTACLE. GFI PROTECTED AT KITCHEN, BATH & LAUNDRY
	WALL MOUNTED LIGHT		110v DEDICATED RECEPTACLE FOR SECURITY/STRUCTURED WIRING PANEL
	LED DOWNLIGHT VP=VAPOR PROTECTED		GFI OUTLET
	DISCONNECT		220v RECEPTACLE
	CEILING FIXTURE OUTLET B = BRACE FOR FUTURE FAN H = HANGING P = OPT. PENDANT		110v FLOOR RECEPTACLE
	SMOKE DETECTOR		DISPOSAL
	SMOKE/CARBON MONOXIDE ALARM		CHIME
			BATH EXHAUST FAN
			CEILING FAN PREWIRE WITH BRACING FOR FUTURE FAN
			PW

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

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



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



Reserve at Jewel Lake
Box 013
60 SW Bre Lane
Lake City, FL 32024

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

33911776

02.22.2021

RADFORD

FIRST FLOOR ELECTRICAL

SHEET NO:

E1.1

[illegible]

ABBREVIATIONS

A.B.	Anchor Bolt	Ft.	Sys.	Foot System	P.S.F.	Pounds per square foot
Abv.	Above	P.M.	F.O.M.	Face Of Masonry	P.T.	Pressure Treated
Adj.	Adjustable	Ft.	Foot / Feet		Rd.	Radius
A.F.F.	Above Finished Floor	Ftg.	Footing		Req'd.	Required
ALT.	Alternate	Galv.	Galvanized		Rm.	Room
Bm.	Beam	G.C.	General Contractor		Rnd.	Round
B/Btm	Bottom of Beam	G.F.I.	Ground Fault Interrupter		S.F.	Square Feet
Brg.	Bearing	G.T.	Grid Truss		SH	Shed
Cant.	Cantilever	Hdr.	Header		S.L.	Slide Light
Cir.	Circle	Hgt.	Height		S.P.F.	Spruce Pine Fir
Cq.	Ceiling	Int.	Interior		Sq.	Square
CJ	Control Joint	K.Wall	Kneewall		S.Y.P.	South Yellow Pine
Col.	Column	L.F.	Linear Ft.		Thick.	Thicken
Cont.	Continuous	Mas.	Masonry		T.O.B.	Top of Block
Dbt.	Double	Max	Maximum		T.M.	Top of Masonry
Dia	Diameter	Min.	Minimum		T.O.P.	Top of Plate
Ea.	Each	M.L.	Microalun		Trans.	Transom Window
E.W.	Each Way	Mir.	Mirror		Typ.	Typical
Elec.	Electrical	Mon.	Monolithic		U.N.O.	Unless Noted Otherwise
Elev.	Elevation	N.T.S.	Not To Scale		Vert.	Vertical
E.O.R	Engineering or Other	O.C.	On center		V.L.	Versalun
Ext.	Exterior	Oprg.	Opening		VTR	Vent through Roof
Exp.	Expansion	O.P.	Piece		W	Washer
F.B.C.	Florida Bldg. Code	Pt.	Piece		Wn	With
Fin. Flr.	Finished Floor	P.L.	Paralun		W.A.	Wedge Anchor
		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. FOR EXISTING, REGISTERED TERMITICIDES, A COMPLETE TREATMENT TO NEW CONSTRUCTION SHALL BE REQUIRED. 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 APPROVAL 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 CONTRACTOR 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 DESIGNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRUSS SYSTEM 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 CHARGES WILL BE ASSESSED FOR INFORMATION PRESENT 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. HOME OWNER HAS HOME REPAIRS DONE 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.

GENERAL STRUCTURAL NOTES

STRUCTURAL STEEL

1. MATERIAL SPECIFICATIONS: SEE FLANGE ALLS: ASTM A992, GRADE 50, Fy=50 KSI TENSILE (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 STRUCTURAL STEEL SHALL BE 36 KSI MINIMUM YIELD STRENGTH.
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 A307 SHOP AND FIELD WELDS: ETOX® ELECTRODES STEEL REINFORCEMENT SHOP WELDS: ETOX® ELECTRODES STEEL REINFORCEMENT FIELD WELDS: ETOX® ELECTRODES STEEL REINFORCEMENT
3. STRUCTURAL CONNECTIONS: ALL STRUCTURAL BOLTS TO BE A325N U.N.O. ALL A325N BOLTS SHALL BE BROUGHT 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.
4. MATERIALS: ALL MATERIALS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL. WELDED CONNECTIONS: ELECTRODES - ETOX UNO (LOW HYDROGEN), FILLET WELDS SHALL BE 3/8" UNO.
5. SHOP DRAWINGS OF ALL STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INCLUDE COMPLETE DETAILS AND SCHEDULES FOR FABRICATION AND ASSEMBLY OF STRUCTURAL STEEL MEMBERS, CONNECTIONS, AND DETAILS INCLUDING DETAILS OF CUTS, CAMBERS, HOLES, PROFILES, SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, CONNECTION ATTACHMENTS, FASTENERS, LOAD, TOLERANCES, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS SYMBOLS AND SHOW THE SHOP WELDED OR FIELD WELDED. PROVIDE WELDING TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF ANCHOR BOLTS AND OTHER ANCHORAGE TO BE INSTALLED FOR WORK OF OTHER TRADES.
6. STRUCTURAL STEEL SHALL RECEIVE SHOP COAT OF PRIMER (COLOR AS DIRECTED BY ARCHITECT) EXCEPT FOR AREAS WHICH WILL RECEIVE SPRAY-ON FIRE PROTECTION.
7. 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.

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. ALL WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
3. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25% TO THE ALLOWABLE STRESS.
4. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED 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 TRUSSES SHALL BE DESIGNED TO RESIST THE RIGHT AND LEFT WIND LOADS PER THE TRUSS PLAN INSTITUTE (TPI) LATEST EDITION.
7. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES. SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS MANUFACTURER'S DESIGN CALCULATIONS, AND TRUSS MANUFACTURER'S CERTIFICATION. THE TRUSS MANUFACTURER'S 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.

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 DIRECT FOLLOWING ALL MANUFACTURER'S RECOMMENDATIONS OR SIMPSON 1/2" TITEN HO BOLTS WITH MINIMUM 7" EMBEDMENT. SEE EPOXY EMBEDMENT DEPTH AT FLOOR STEPS.
2. FOR EXISTING DECK, DRILL DOWN TO 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 REBAR WITH EPOXY.
3. FOR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLING 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 MTS#56 TWIST STRAP W/ 4" OVER STRAP TITENS TO MOUNTED AND (7)-104 NAILS TO BESSUS FOR LIFTS LESS THAN 800 LBS. USE (2) MTS#46 F/ 16" LIFTS LESS THAN 1600 LBS. IF 2" OVER STRAP IS MISSED, CONTACT EOR TO INSTALL (2) SIMPSON HGAM10 W/ (4) 1/4" x 1 1/2" SDS SCREWS AND (4) 1/2" x 1/4" TITEN 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.
5. IF ANY OF THE FOLLOWING ARE MISSED, CONTRACTOR SHALL DRILL AND FLOOR JAMB SUBST CONNECTION. CONTRACTOR MAY INSTALL SIMPSON HTS W/ (26) 16d x 2 1/2" NAILS AND 5/8" ANCHOR BOLT SET IN SIMPSON HIGH STRENGTH EPOXY W/ MIN 6" EMBEDMENT AND MIN 3" EDGE DISTANCE. CONTACT EOR IF STRAPS ARE MISSED UNDER GIRDER JAMB SUBST CONNECTION LOCATIONS.

STRUCTURAL DESIGN CRITERIA

CODE CRITERIA

- FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL.
- FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)
- FLORIDA BUILDING CODE ACCESSIBILITY 7TH EDITION (2020)
- NFPA 70-17. NATIONAL ELECTRICAL CODES. (NEC 2017)
- BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE. - (ACI 318-14).
- SPECIFICATIONS FOR STRUCTURAL CONCRETE - (ACI 301-16).
- BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - (ACI 530-13).
- NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - 2018 EDITION.
- WOOD FRAMED CONSTRUCTION MANUAL 2018 EDITION.
- APA PLYWOOD DESIGN SPECIFICATION E30-16
- AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE/SEI 7-16
- ALUMINUM DESIGN MANUAL - AAF-20

GENERAL ROOF LOADING

	SHINGLE ROOF (PSF)	METAL ROOF (PSF)	TILE ROOF (PSF)	HEAVY ROOF (PSF)
TOP CHORD LL	20	20	20	20
TOP CHORD DL	10	20	15	25
BOTTOM CHORD LL*	0	0	0	0
BOTTOM CHORD DL	10	10	10	10
TOTAL (PSF)	40	40	45	55
BOTTOM CHORD LL (OPT)				
ATTICS W/ LIMITED STORAGE	20			
ATTICS W/ HEAVY STORAGE	50			
* ATTICS W/ NO STORAGE (NON-CONCURRENT)	10			

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

GENERAL FLOOR LOADING

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

SPECIAL FLOOR LOADING

	60 (PSF) 40 (PSF) 100 (PSF) 125 (PSF) 200(LBS)/d	COMMENTS:
GAME ROOM / READING ROOMS	60 (PSF)	d. A SINGLE CONCENTRATED LOAD
BALCONIES/ DECKS	40 (PSF)	APPLIED IN ANY DIRECTION AT ANY
OVERLOOKS OVER 100 SQ-FT	100 (PSF)	POINT ALONG THE TOP.
LIGHT STORAGE	125 (PSF)	f. BALUSTERS AND PANELS FILLS
GUARDRAILS AND HANDRAILS	200(LBS)/d	SHALL BE DESIGNED TO WITHSTAND
GUARDRAIL IN-FILL COMPONENTS	50 (LBS)/ft	A HORIZONTALLY APPLIED NORMAL
STAIRS / NON SLEEPING ROOMS	40 (PSF)	LOAD OF 50 POUNDS/ON AN AREA
SLEEPING ROOMS	30 (PSF)	EQUAL TO 1 SQ. FT.
LIBRARIES - STACK ROOMS	150 (PSF)	
HABITABLE ATTICS SERVED		
W/ FIXED STAIRS	30 (PSF)	
PASSENGER VEHICLE GARAGES	50 (PSF)	

DEFLECTION CRITERIA

	LL/360 LL/180 LL/360 LL/360 LL/480	TL/240 TL/120 TL/240 TL/240 TL/480	COMMENTS:
ROOF TRUSSES**	LL/360	TL/240	
ROOF RAFTERS	LL/180	TL/120	
ROOF RAFTERS (W/O CLG.)	LL/360	TL/240	
FLOOR TRUSSES/ BEAMS **	LL/360	TL/240	
FLOOR JOIST**	LL/480	TL/480	
*TL MAX 2" UP TO 40FT SPAN	****TL MAX 1/4" DIFFERENTIAL BETWEEN ADJACENT TRUSSES		
**TL MAX 3/4"			
***TL MAX 1/2"			

WIND LOADING CRITERIA

WIND SPEED (ULTIMATE)	130.0 MPH
WIND SPEED (ALLOWABLE)	101.0 MPH
EXPOSURE CATEGORY	C
BUILDING CATEGORY	II
BUILDING TYPE	V
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18

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	(A)	(B)	<u>DIAGRAM</u>				
10 - 19.99	(+/-) 25.5 (-) 26.6	(+/-) 25.5 (-) 33.6					
20 - 49.99	(+/-) 24.4 (-) 26.6	(+/-) 24.4 (-) 30.8					
50 - 99.99	(+/-) 22.8 (-) 23.8	(+/-) 22.8 (-) 28.0					
> 100	(+/-) 21.7 (-) 23.8	(+/-) 21.7 (-) 26.6					
GARAGE DOORS* <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">9'-0" x 7'-0"</td> <td style="width: 50%; padding: 5px;">16'-0" x 7'-0"</td> </tr> <tr> <td style="padding: 5px;">(+/-) 22.5 (-) 25.5</td> <td style="padding: 5px;">(+/-) 21.7 (-) 23.1</td> </tr> </table> SOFFIT <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">(+/-) 25.5 (-) 33.6</td> </tr> </table>				9'-0" x 7'-0"	16'-0" x 7'-0"	(+/-) 22.5 (-) 25.5	(+/-) 21.7 (-) 23.1
9'-0" x 7'-0"	16'-0" x 7'-0"						
(+/-) 22.5 (-) 25.5	(+/-) 21.7 (-) 23.1						
(+/-) 25.5 (-) 33.6							
J K							

GENERAL PRESSURE NOTES

NOTES:

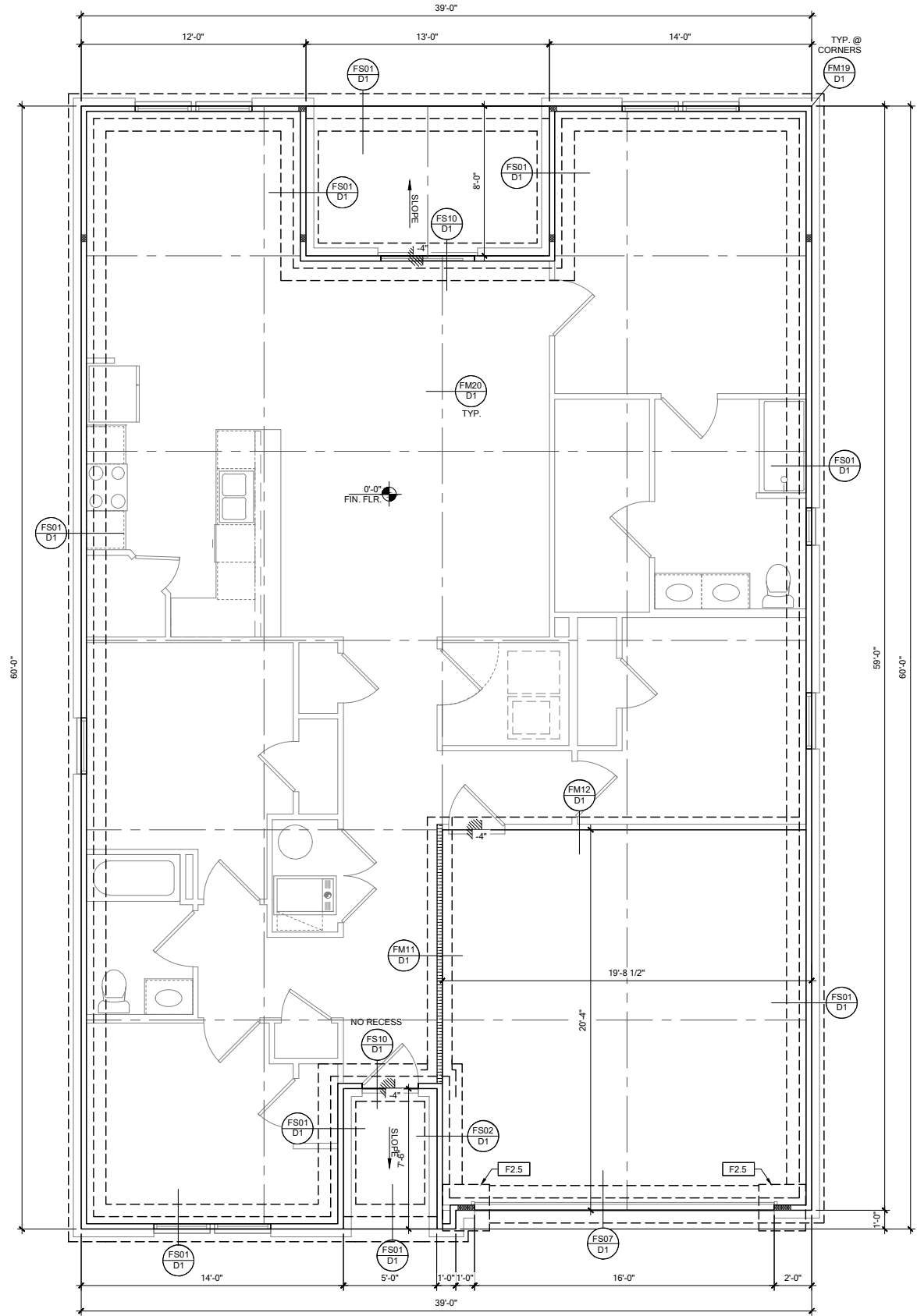
1. MULTIPLY THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND PRESSURES.
2. "a" = END ZONE IS ONLY WITHIN 4'-0" OF ALL EXTERIOR BUILDING CORNERS. * IDENTIFIED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
3. DESIGNATED AREAS WARE THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER AND IS CONSIDER TO BE IN THE WIND-BLOWN 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		



LOT 13
RESERVE @ JEWEL LAKE
160 SW BRE LANE
LAKE CITY, FL 32024

SHEET NO: S0	MODEL: RADFORD	PLAN NUMBER: 33911776
	DRAWING TITLE: NOTES & SCHEDULES	RELEASE DATE: 02.22.2021



FOUNDATION PLAN A

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

FOUNDATION LEGEND	
SYMBOL	DESIGN DESCRIPTION
[F#]	INDICATES CONCRETE FOOTING w/ MINIMUM SOIL BEARING CAPACITY OF 2000 PSF. REINFORCE PER GENERAL FOUNDATIONS SCHEDULE ON SHEET SN FOR DESIGN SPECIFICATIONS.
[---]	INDICATES CONSTRUCTION JOINT (IF SHOWN) SHALL BE 1/2" x 1" SAW CUTS FILLED WITH APPROVED SLAB JOINT MATERIAL COVERING A 12"x12" SQUARE MAXIMUM
[4"]	INDICATES STEP IN FOUNDATION, VERIFY PER ARCHITECTURAL PLANS CONSTRUCT PER PLAN SECTION CUT AND DETAIL SHEET D1
[4" CONC. SLAB]	4" 2500 PSI CONC. SLAB W/ REINF. PER S0 w/ 6 MIL VISQUEEN VAPOR BARRIER & TREATED FOR TERMITES. SEE FOUNDATION SCHEDULE ON SN
[BUILT UP COLUMN]	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:
- TYPICAL CORNER FRAMING PER DETAIL FM19/D1
 - SEE ARCHITECTURAL PLANS FOR ALL SLAB STEP DEPTHS IF 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 WALL]	2x INTERIOR BEARING SHEARWALL - SEE BEARING WALL SCHEDULE ON SHEET SN FOR REQUIREMENTS.
[WOOD WALL]	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN
[WOOD FRAME WALL]	2x WOOD FRAME EXTERIOR WALL



DATE: January 20, 2022
PROJECT: 22-0001



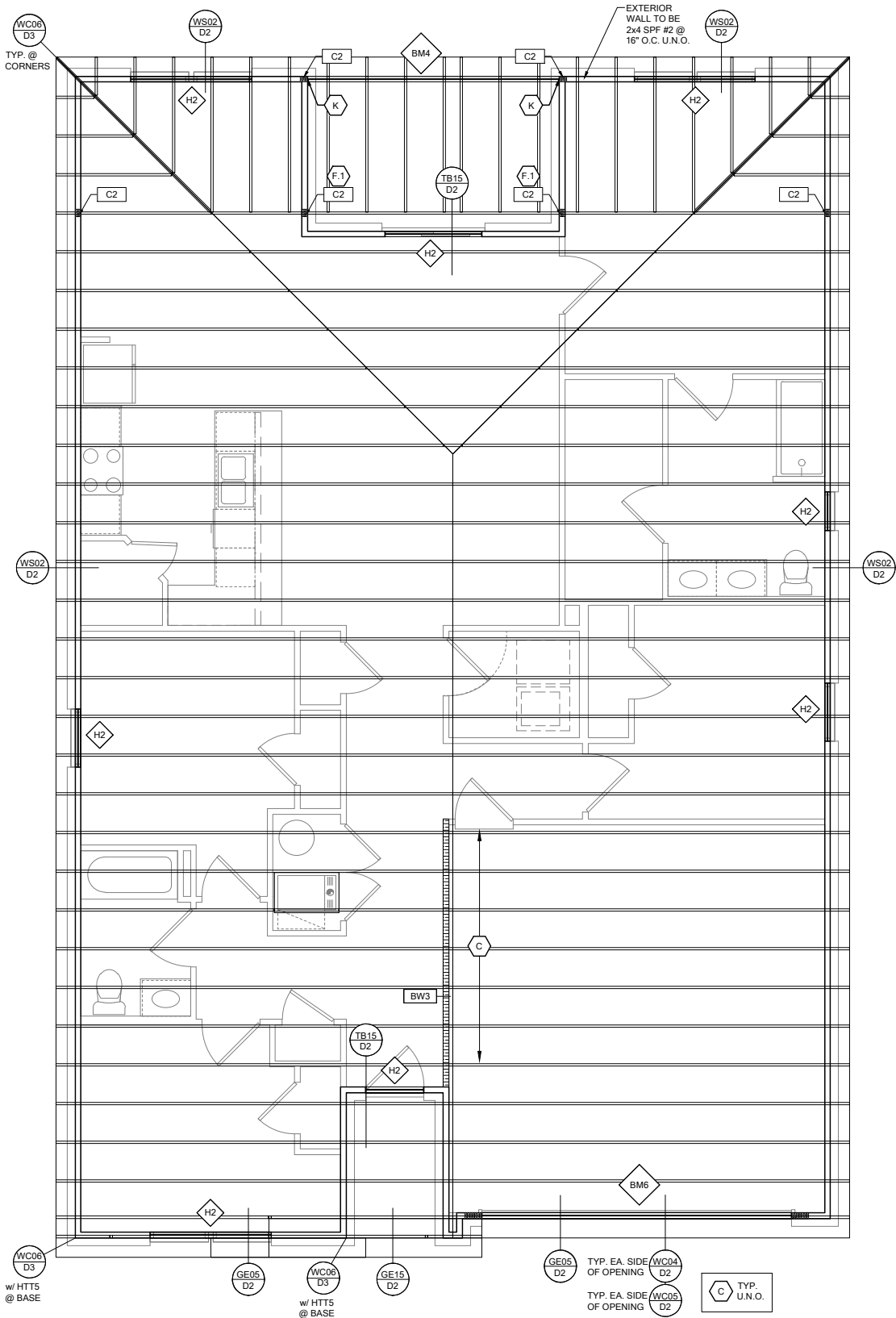
238 S. W. 1st St., Suite 200
Miami, FL 33131
O: 321.972.0481 F: 407.880.2304
Certificate of Authorization No. 9161
C. CARL A. BROWN, PE - FL #56126
L. PABLO TORRES, PE - FL #87864
S. LEWOWSKI, PE - FL #78759

LOT 13
RESERVE @ JEWEL LAKE
160 SW BRE LANE
LAKE CITY, FL 32024

PLAN NUMBER: 33911776
RELEASE DATE: 02.22.2021

MODEL: RADFORD
DRAWING TITLE: FOUNDATION PLAN A & B

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)
WIND SPEED (ALLOWABLE)
EXPOSURE CATEGORY

130 MPH
100.7 MPH
C

EFFECTIVE WIND AREA (SQ FEET)

WIND PRESSURE AND SUCTION (PSF)
(+) VALUE DENOTES PRESSURE
(-) VALUE DENOTES SUCTION

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

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

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

ROOF SHEATHING:
SHINGLE: 3/8" EXP. 1 (2 3/4)" 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# 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
 #	INDICATES NO BOTTOM CONNECTOR REQUIRED
 #	INDICATES UPLIFT CONNECTION CONSTRUCTED PER DETAIL UPLIFT CONNECTOR SCHEDULE ON SHEET SN

- FRAMING NOTES:
1. SEE WIND SPEED CHART ON S0 FOR WINDOW PRESSURES

2. AT SECOND FLOOR FOR TYPICAL CORNER FRAMING SEE DETAIL FB06/D4
- GENERAL NOTES:
1. THE FRAMING PLAN SHOWN INDICATES THE "TRUSS SYSTEM" AND IS THE RESPONSIBILITY OF THE TRUSS SYSTEM ENGINEER (DESIGN PROFESSIONAL OF RECORD). THE TRUSS DESIGN ENGINEER (DELEGATED ENGINEER) HAS FINAL, RESONSBILITY FOR EACH INDIVIDUAL TRUSS AND TRUSS PROFILE, AND IS TO SUBMIT A FINAL SET OF TRUSS ENGINEERING SIGNED AND SEALED TRUSS DRAWINGS TO DESIGN PROFESSIONAL OF RECORD FOR REVIEW PRIOR TO FABRICATION

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

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

PLAN KEY NOTES

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
BRIDGE CONTRACT E&C FOR INFORMATION



LOT 13
RESERVE @ JEWEL LAKE
160 SW BRE LANE
LAKE CITY, FL 32024

PLAN NUMBER: 33911776
RELEASE DATE: 02.22.2021

MODEL: RADFORD
DRAWING TITLE: ROOF FRAMING PLAN A & B

SHEET NO: S2

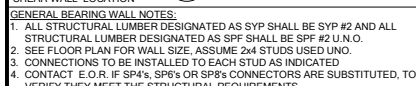
FOUNDATION DEPTH NOTE:

- 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.

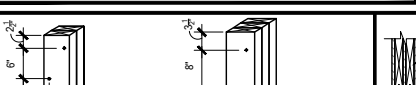
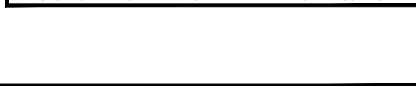
GENERAL FOUNDATION NOTES:

1. PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.
2. 4" 2500 PSI CONC. SLAB WITH W1.4xW1.4 OVER 6 MIL VISQUEEN VAPOR BARRIER & TREATED FOR TERMITES.
3. GC/ BUILDER. SEE ARCH PLANS FOR ROUGH OPENING LOCATIONS

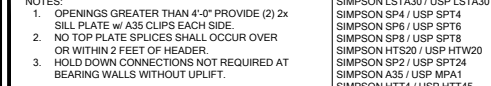
(2) 2x HEADER (U.N.O.) SEE FLOOR PLAN FOR MIN. SIZE. SEE HD/SN FOR CONNECTION INFO. IF HEADER IS WITHIN A WALL w/ NO UPLIFT AS INDICATED IN THE WOOD BEARING WALL SCHEDULE, THE CONNECTORS INDICATED IN



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

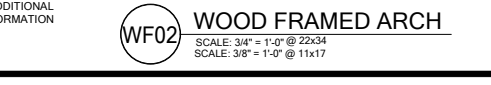


HEADER SUPPORT - NUMBER OF JACKS & STUDS REQUIRED AT OPENINGS				
OPENING SIZE	2x4 WALL		2x6 OR 2x8 WALL	
	JACKS EA END	KINGS EA END	JACKS EA END	KINGS EA END
1'-0" - 3'-11"	(1)	(2)	(1)	(2)
4'-0" - 8'-11"	(2)	(3)	(2)	(2)
10'-0" - 16'-0"	(3)	(4)	(3)	(4)



BEAM SCHEDULE				
MARK	BEAM SIZE	FASTENING SCHEDULE		
BM1	(2) 2x8 SYP #2 w/ 7/16" OSB FLITCH PLATE		N LAN	N LAN

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.



GENERAL CONNECTOR NOTES:

1. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS / BEAM
2. ALL TRUSS TO TRUSS CONNECTIONS ARE PROVIDED BY TRUSS MANUFACT.
3. G.C. MAY USE EITHER SIMPSON OR USP CONNECTIONS, SEE FRAMING PLAN OUT.

4. FOR SINGLE P. TRUSSES, SCAB ON FULL HEIGHT SYP #1 2"x4" TO TRUSS VE OF 10d NAILS @ 3" O.C. STAGGERED.

5. MINIMUM A.T.R. EMBEDMENT: 5" EMBEDMENT FOR 1/2" A.T.R. 6" EMBEDMENT 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
1.	CONNECTION FOR JACK TRUSS TO WOOD WALL OR BEAM
C	MINIMAL CONNECTOR UNO ON FRAMING PLAN
1	CONNECTION FOR ALL TRUSSES TO INTERIOR/EXTERIOR BEARING WOOD



2x RIBBON OR BLOCKING
BETWEEN FLOOR SYSTEM

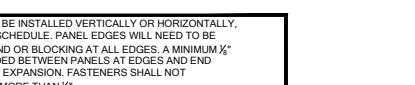
VERTICAL
WALL



#2 S.Y.P.
1/2" FLITCH
DER. (U.N.O.)



HORIZONTAL
ELEVATION DIAGRAM



PANEL BLOCKING ON SHA 1 RF MIN 2 X 4	TO BE USED FOR IDENTIFY THE COMP. JOINTS DRAWING TAGS FURNISHING EQUIPMENT	DATE #12345678 12/31/2023
---	---	---------------------------------

AILS @ 3" O.C.
ERED FOR SHEATHING



258 South
Marina
O. 321-972-0404
Certificate Of Approval

☐ CARLA A. BROOKS
☐ LUIS PABLO
☐ SCOTT LEWIS

WWW.FDSENG.COM

	LAKE CITY, FL 32024
--	---------------------

[illegible]

	PLAN NUMBER 3391	RELEASE DATE: 02.22
--	-------------------------------	----------------------------------

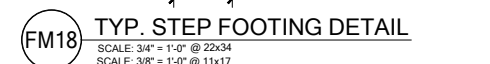
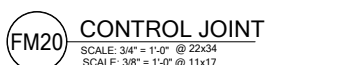
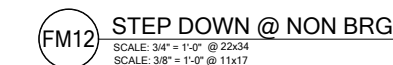
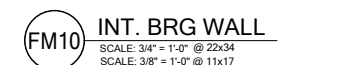
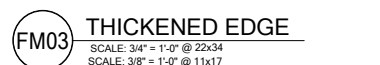
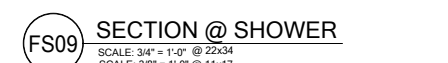
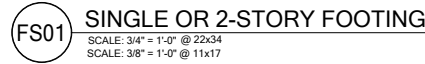
[illegible]

FOR
INFO

RULES

MODEL:	RADI
DRAWING TITLE:	NOTES

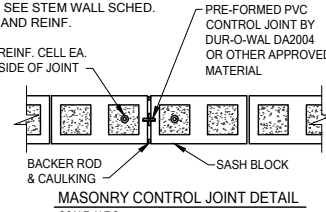
--	--	--

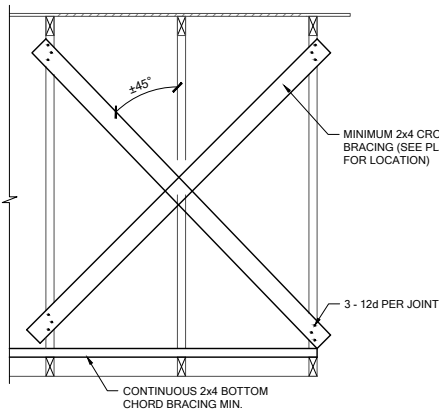


STEM WALL NOTES:

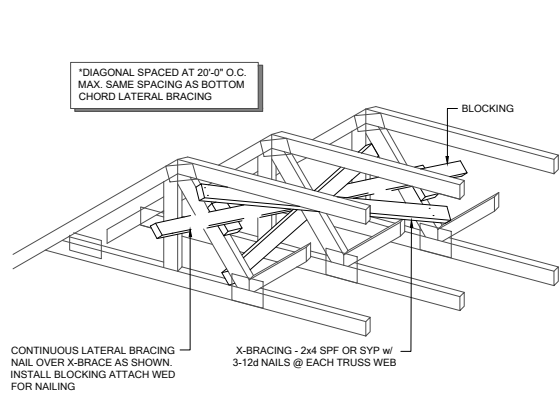
1. VERTICAL REINFORCING IN SOLID GROUTED CELLS (3,000 PSI CONCRETE) AT ALL CORNERS, JAMBS, WALL INTERSECTIONS, BELOW GIRDER TRUSS LOCATIONS, AND AT THE MAXIMUM SPACING STATED IN SCHEDULE.
2. A. 6x6 W/ 4 #4 W.W.M. IS REQUIRED TO MAKE ADEQUATE CONNECTION BETWEEN SLAB AND WALL WHEN STEM WALL EXCEEDS 4'-0" TALL.
 B. FIBERMESH CONCRETE CAN NOT BE USED.
 C. #4 TURN BARS ARE REQUIRED AT EACH FILLED CELL LOCATION.
 D. EACH BAR TO TIE INTO VERTICAL STEM WALL REINFORCING BAR AND EXTEND OUT A MINIMUM OF 4'-0" INTO SLAB.
3. IF STEM WALL IS REQUIRED TO BE HIGHER THAN 12 FEET (18 COURSES), CONTACT ENGINEER OF RECORD PRIOR TO CONSTRUCTION FOR MORE INFORMATION.
4. GENERAL CONTRACTOR TO PROVIDE ADEQUATE BRACING OF STEM WALL WHEN EVENUE BACK FILLING IS TAKING PLACE.
5. A. IF STEM WALL IS LESS THAN 4'-0" TALL, PROVIDE (1) - #5 HORIZONTAL CORNER BARS WITH 4'-0" X 4'-0" LEGS IN KNOCKOUT BLOCK SPACED @ 18" O.C. VERTICALLY. (TYPICAL AT ALL CORNERS)
 B. WHEN STEM WALL IS 4'-0" TALL AND GREATER, PROVIDE CORNER BAR MENTIONED ABOVE AND (1) - #5 CONTINUOUS HORIZONTAL BAR IN KNOCKOUT BLOCK SPACED @ 16" O.C. VERTICALLY. GROUT ENTIRE WALL SOLID.
 C. ALL STEM WALLS GREATER THAN (4) COURSES, SHALL BE GROUTED SOLID WITH 3,000 PSI CONCRETE.
6. IF STEM WALL IS WITHIN 5'-0" OF POOL OR WATER FEATURE, FOUNDATIONS TO BE A MINIMUM 12" BELOW BOTTOM OF POOL OR WATER FEATURE.
7. R.403.1.4 MINIMUM DEPTH: ALL EXTERIOR FOOTINGS (BOTTOM) SHALL BE PLACED NOT LESS THAN 12" BELOW THE FINISHED GRADE OF GROUND SURFACE. WHERE APPLICABLE, THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTION R403.1.4.1.
8. EXTERIOR SHORING BY CONTRACTOR AS REQUIRED WHEN STEM IS OVER 4'-0" TALL.
9. CONTROL JOINTS TO BE LOCATED AT 20' O.C. MAX AND @ ALL CHANGES IN WALL WIDTHS.

STEM WALL SCHEDULE								
STEM WALL HEIGHT (h)	COURSES OF BLOCKS	BLOCK SIZE	FOOTING DIMENSION (d) & (w)				NUMBER/BARS OF BOTTOM BARS IN CONT. FOOTING	MAXIMUM VERTICAL FILL CELL SPACING IN STEM WALL CENTERED (J.U.O.C)
			(d) 1 STRY.	(d) 2 STRY	(w) 1 STRY.	(w) 2 STRY.		
0'-0" - 2'-0"	1 - 3	8"	8"	10"	16"	20"	(2) - #5 BARS	#5 @ 80" O.C.
2'-8" - 3'-4"	4 - 5	8"	10"	10"	20"	24"	(3) - #5 BARS	#5 @ 64" O.C.
4'-0"	6	8"	12"	12"	32"	32"	(4) - #5 BARS	#5 @ 48" O.C.
4'-8" - 5'-4"	7 - 8	8"	16"		40"	40"	(4) - #5 BARS CONT. & #5 AT 24" O.C. TRANSV.	#5 @ 32" O.C.
6'-0" - 6'-8"	9 - 10	8"	16"	16"	48"	48"	(4) - #5 BARS CONT. & #5 AT 12" O.C. TRANSV.	#5 @ 32" O.C.
7'-4" - 8'-0"	11 - 12	8"	16"	16"	48"	48"	(5) - #5 BARS CONT. & #5 AT 12" O.C. TRANSV.	#5 @ 16" O.C.
8'-8" - 10'-0"	13 - 15	12"	16"	16"	54"	54"	(5) - #5 BARS CONT. & #5 AT 12" O.C. TRANSV.	#5 @ 8" O.C.
10'-8" - 12'-0"	16 - 18	12"	16"	16"	54"	54"	(6) - #5 BARS CONT. & #5 AT 12" O.C. TRANSV.	(2) - #5 @ 16" O.C. SPACED 4' APART IN CEILING

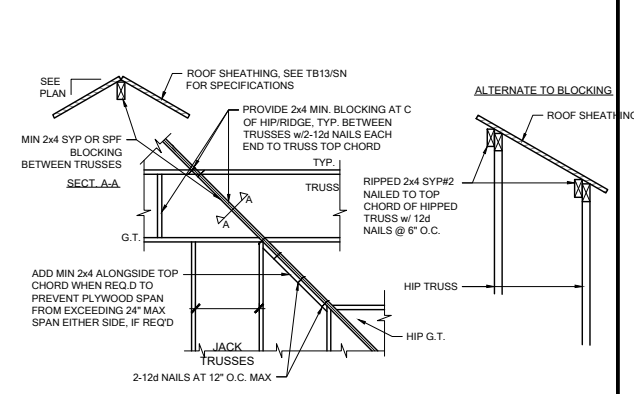




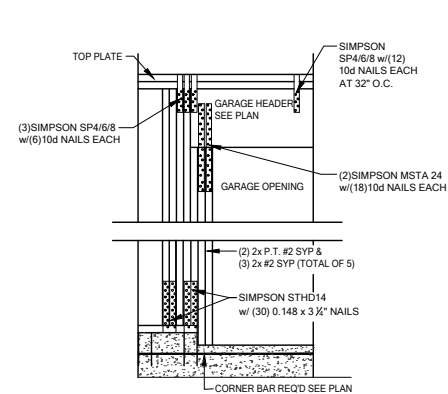
TB01 CROSS BRACING, TYP.
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



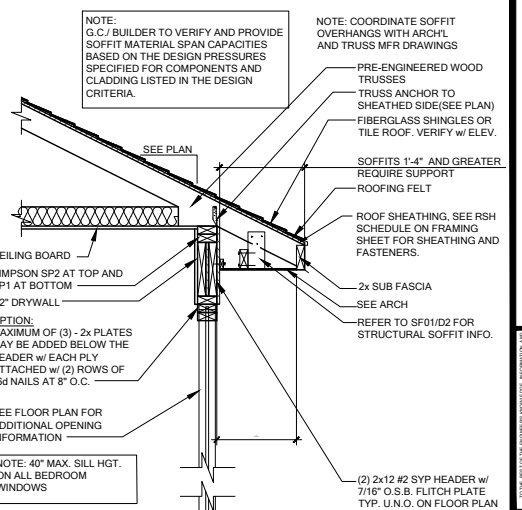
TB02 CROSS BRACING TYPICAL
SCALE: N.T.S.



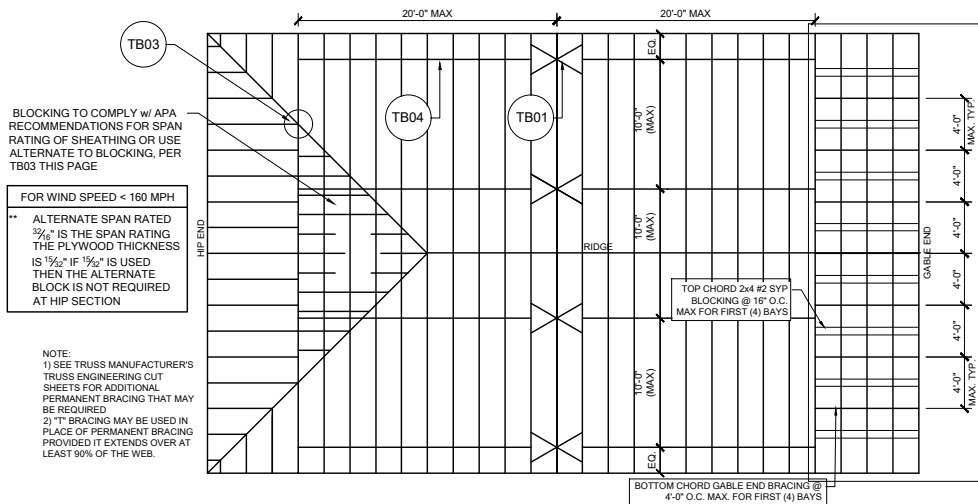
TB03 HIP/RIDGE BLOCKING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



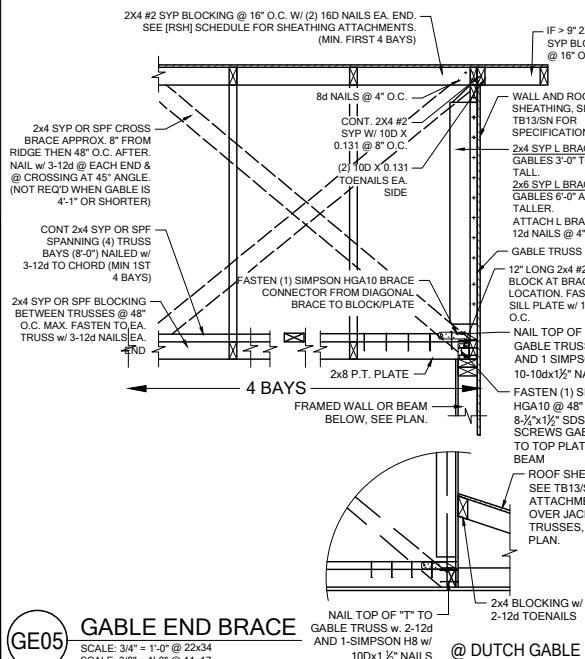
WC04 GARAGE HEADER ANCHOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



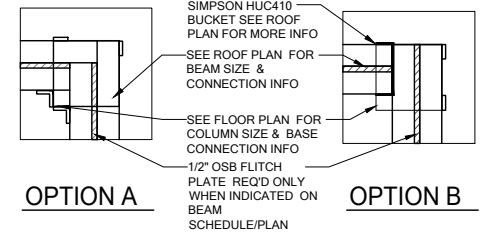
WS02 TYP. WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



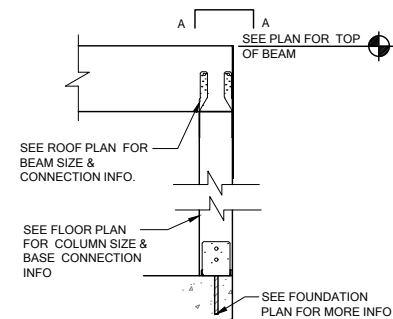
TB05 REQUIRED MIN. PERMANENT TRUSS BRACING PLAN
SCALE: N.T.S.



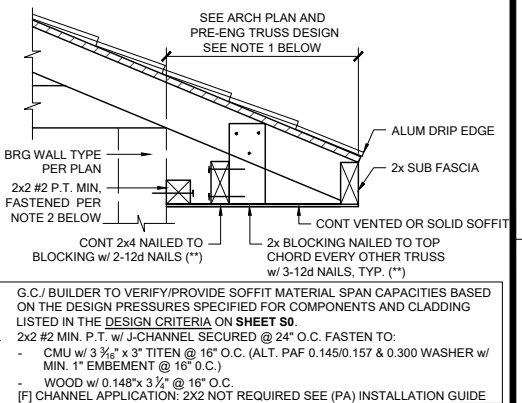
GE05 GABLE END BRACE
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



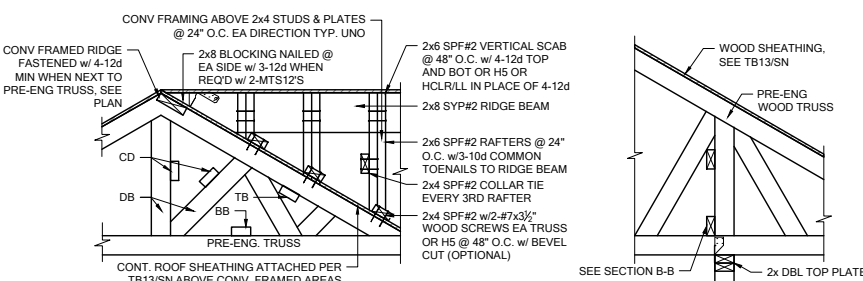
A COMMON BM. TO POST ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



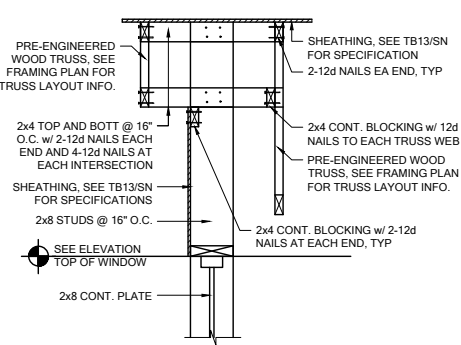
CD11 COMMON BM. ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



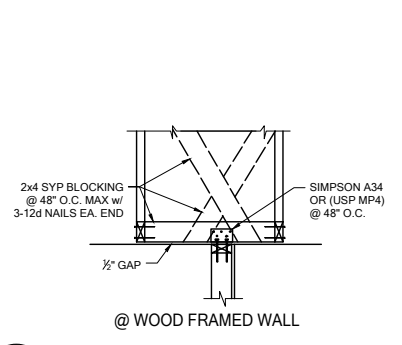
SF01 STRUCTURAL SOFFIT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17
NOT REQUIRED. VINYL SOFFITS >1'-0" SHALL HAVE MID BLOCKING PER R704.2.1
REFER TO THE PRODUCT APPROVAL FOR INSTALLATION DETAILS.



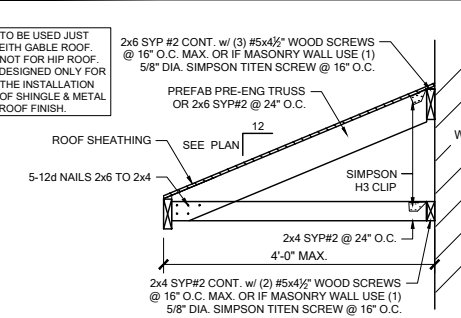
TB06 BLOCKING/CONV. FRAME DETAILS
SCALE: 1/2" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



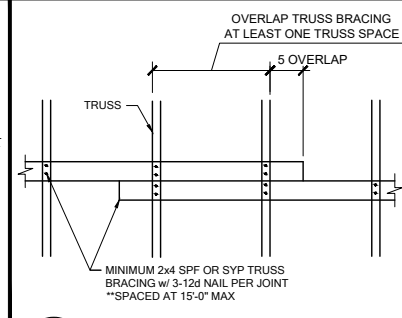
WF27 KNEEWALL @ ENTRY
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



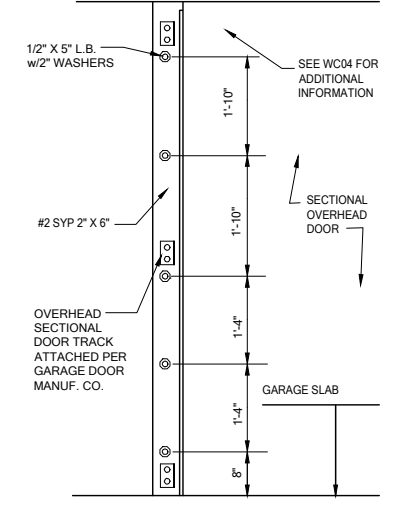
TB15 NON-BEARING EXTERIOR WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



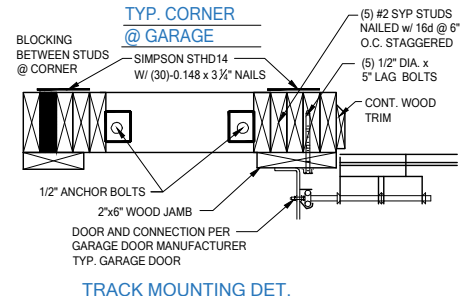
SR01 SHED ROOF CONNECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



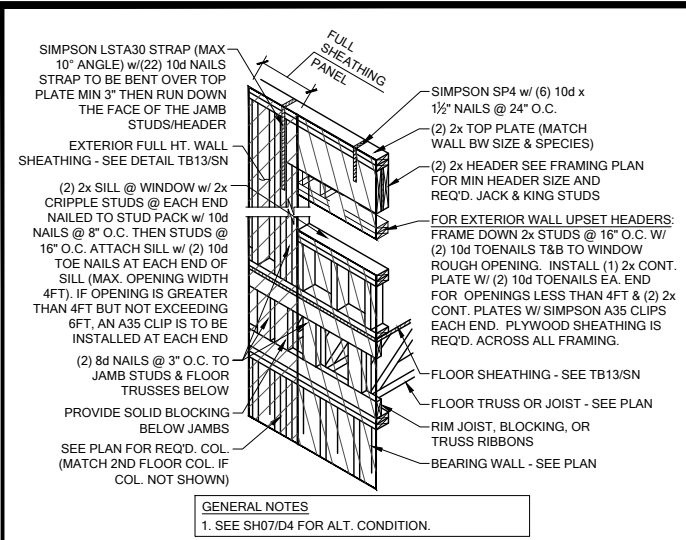
TB04 TRUSS BRACING OVER LAP
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



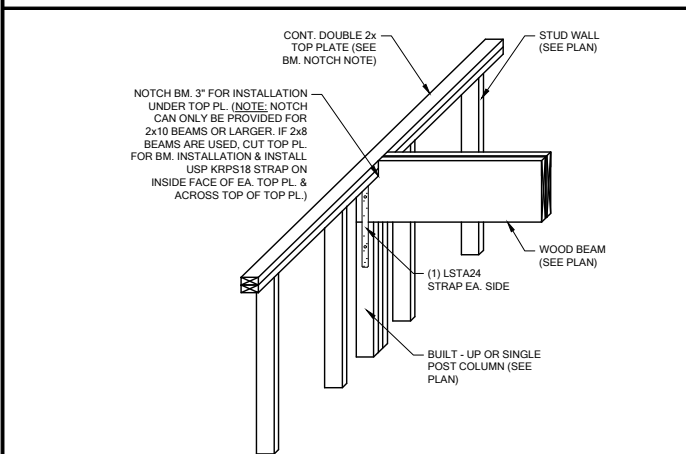
WC05 SECT. OVERHEAD GAR. DOOR INSTALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



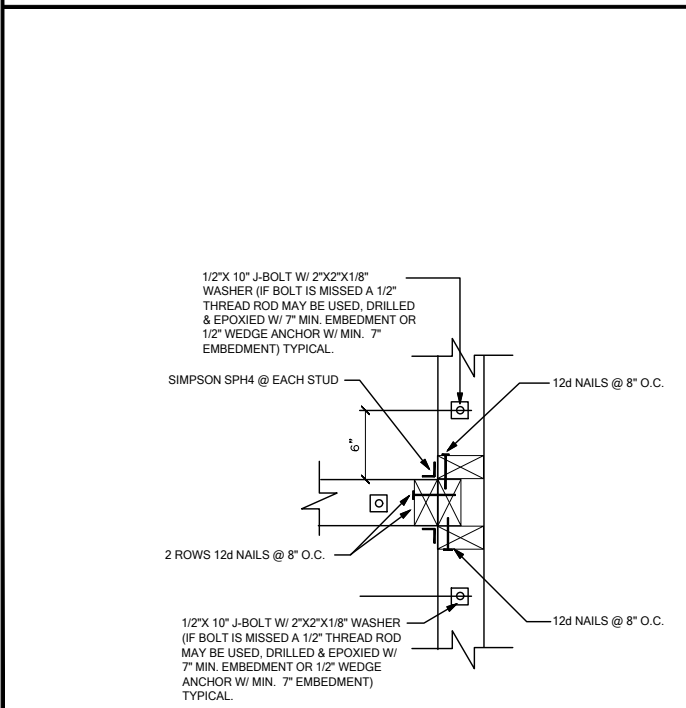
TYP. CORNER @ GARAGE



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



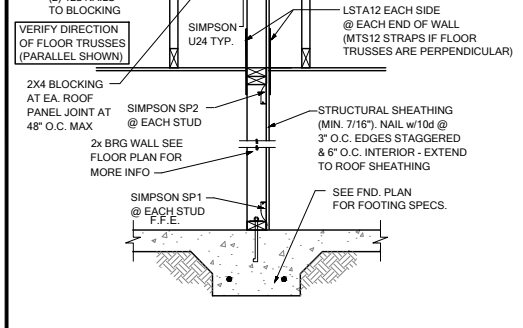
WF103 **TYP. WOOD BEAM TO WOOD WALL CONN.**
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



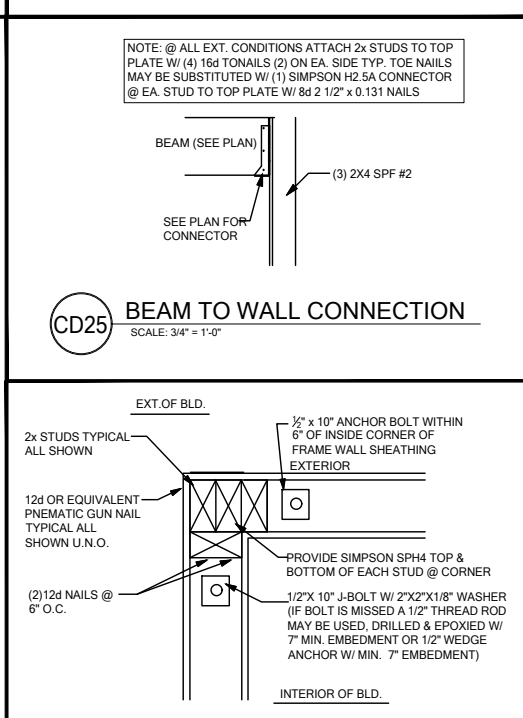
WC03 **WALL TO WALL @ END OF SHEAR WALL**
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



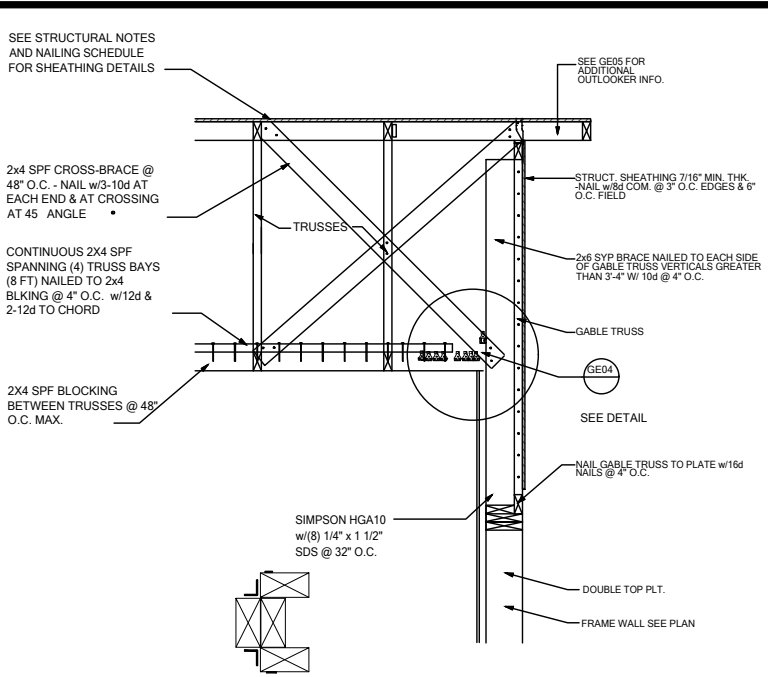
SW04 **INTERIOR SHEAR WALL @ TRUSSES**
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



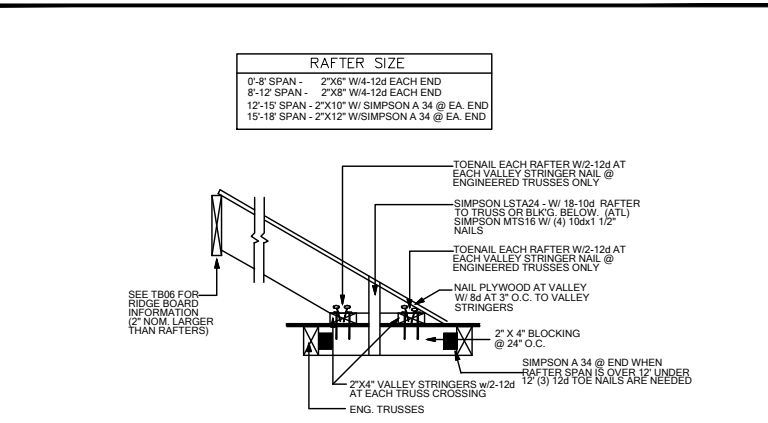
CD25 **BEAM TO WALL CONNECTION**
SCALE: 3/4" = 1'-0"



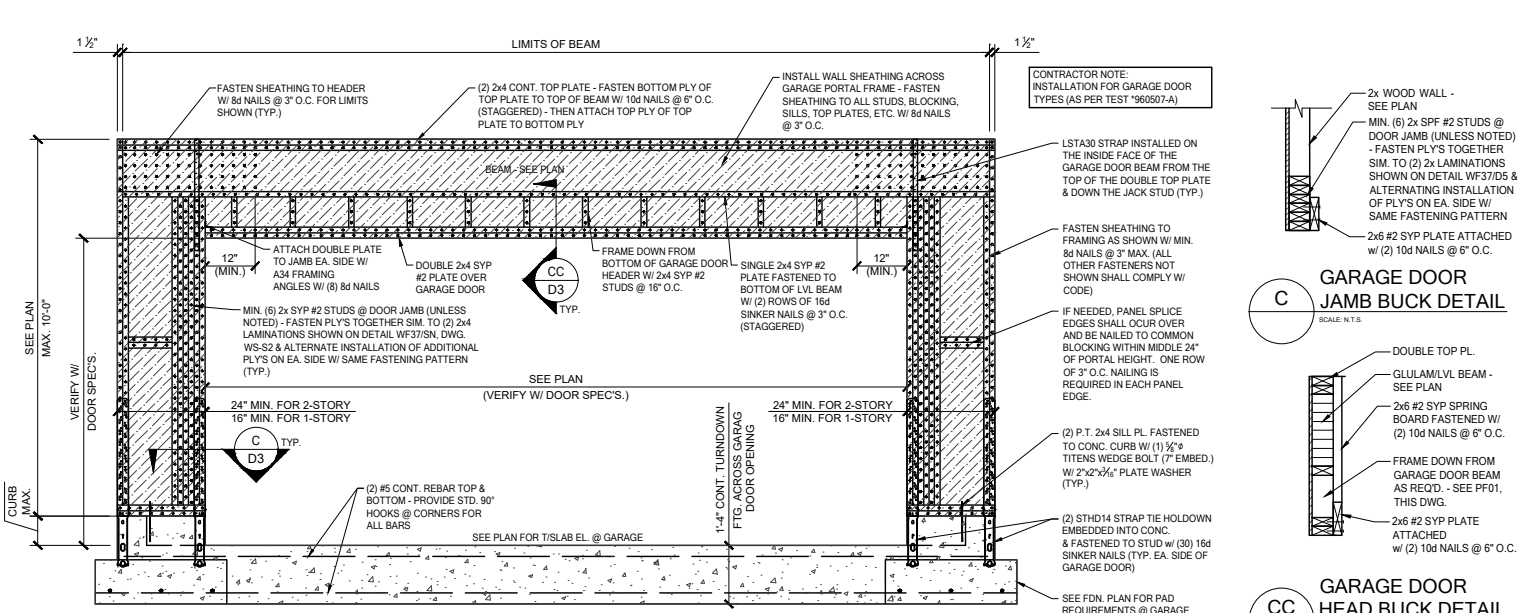
WC06 **EXTERIOR FRAME CORNER**
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



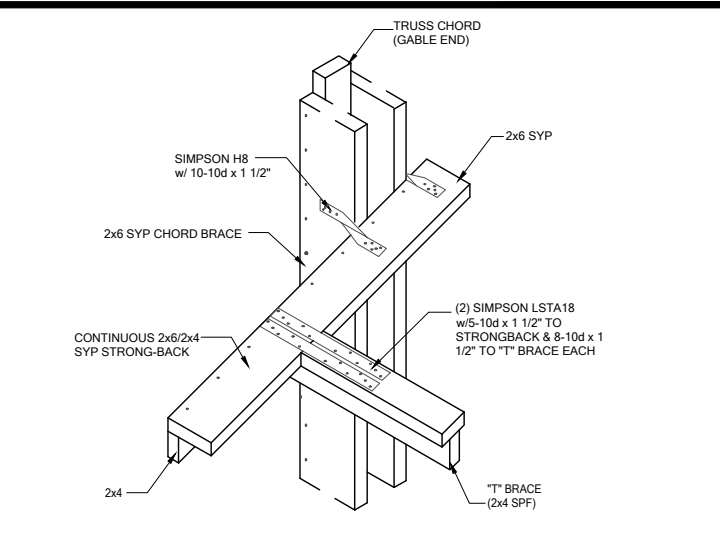
GE03 **GABLE END BRACIN w/ VOLUME CEILING**
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



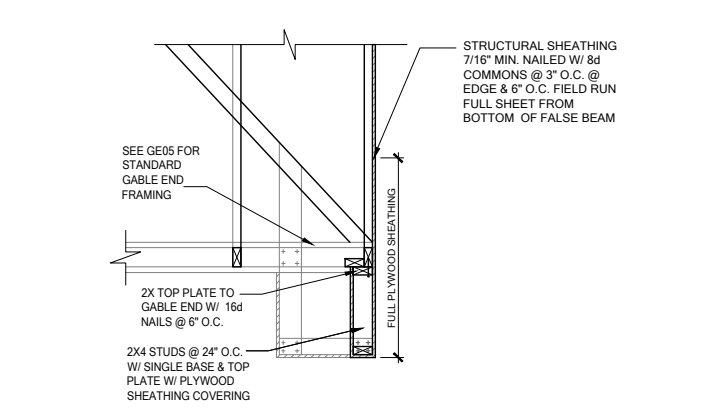
TB17 **CONV. FRAMING & VALLEY FRAMING**
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



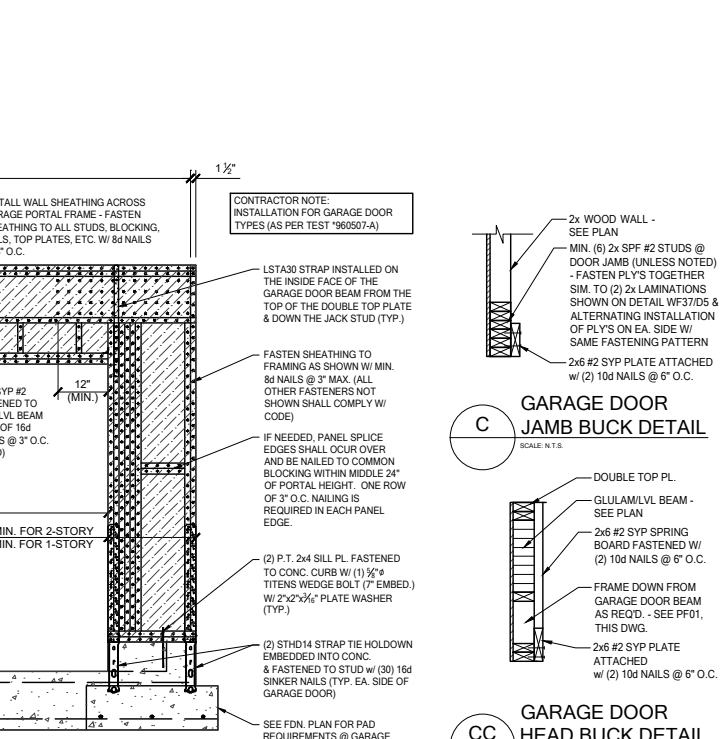
PF01 **GARAGE DOOR PORTAL FRAME**
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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



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



DATE: January 20, 2022
REVISION: 01/20/2022

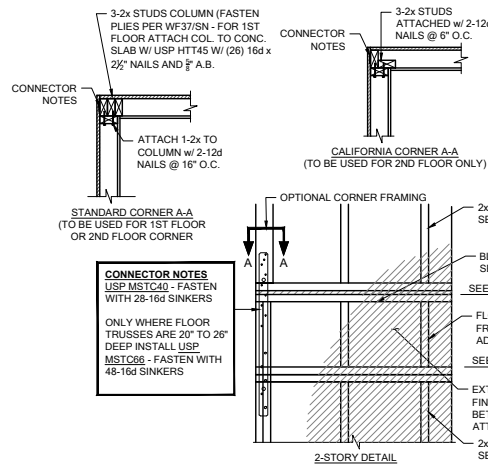


LOT 13
RESERVE @ JEWEL LAKE
160 SW BRE LANE
LAKE CITY, FL 32024

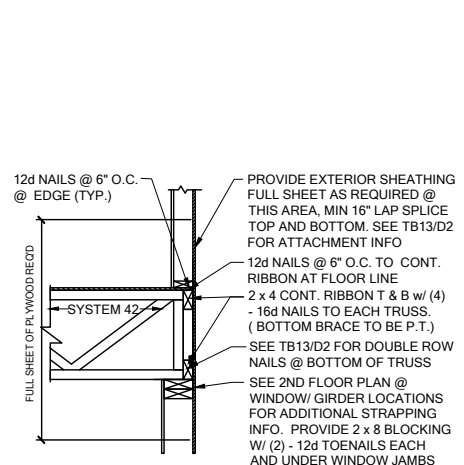
PLAN NUMBER: 33911776
RELEASE DATE: 02.22.2021

MODEL: RADFORD
DRAWING TITLE: FLOOR FRAMING DETAILS

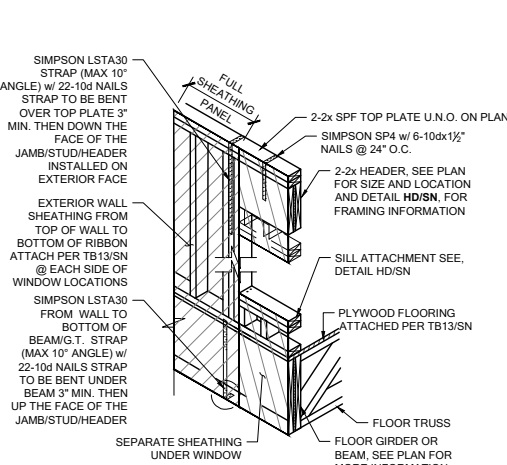
SHEET NO: D3



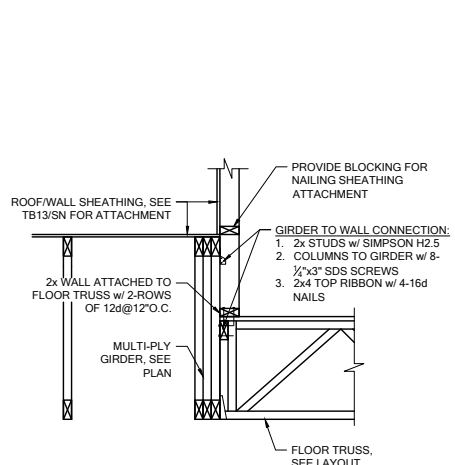
FB06 TYP. CORNER FRAMING
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



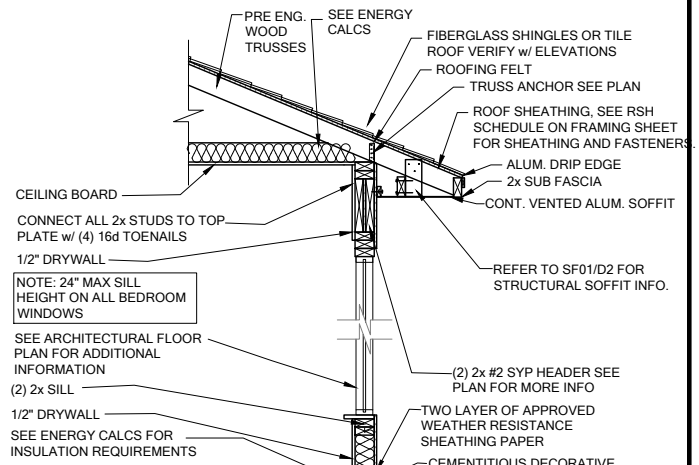
WS06 FLOOR ATTACHMENT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



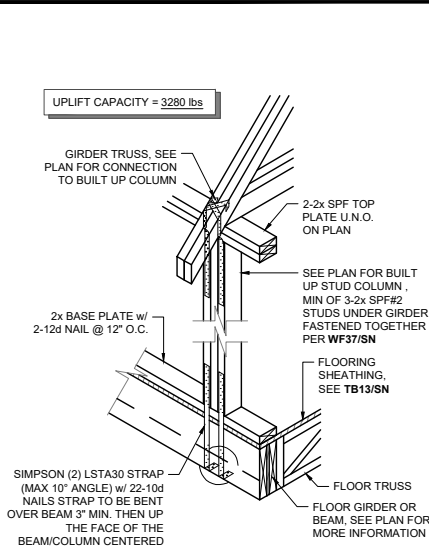
SH05 HEADER CONN. @ BEAM
SCALE: N.T.S.



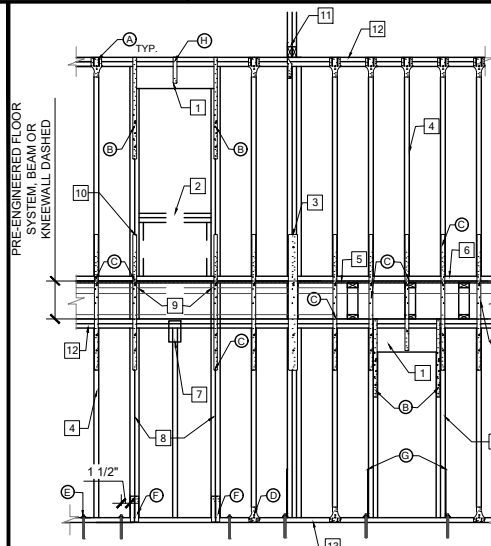
WF100 BRG. WALL OVER FLOOR SYSTEM
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



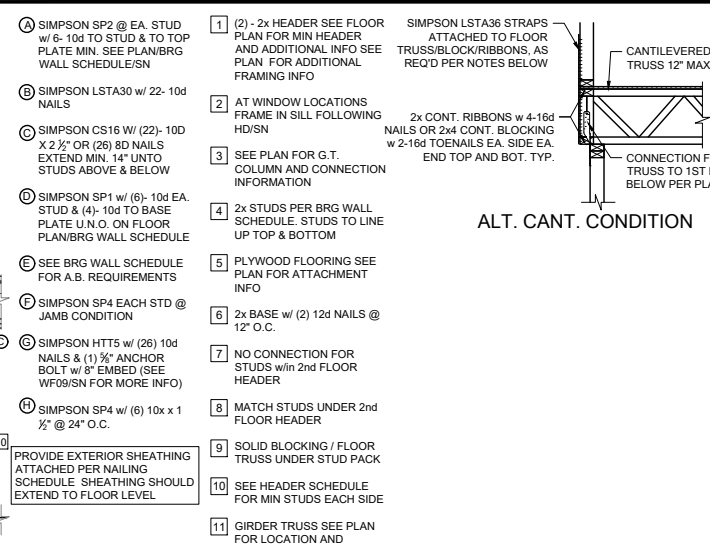
WS04 2 STORY FRAME WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



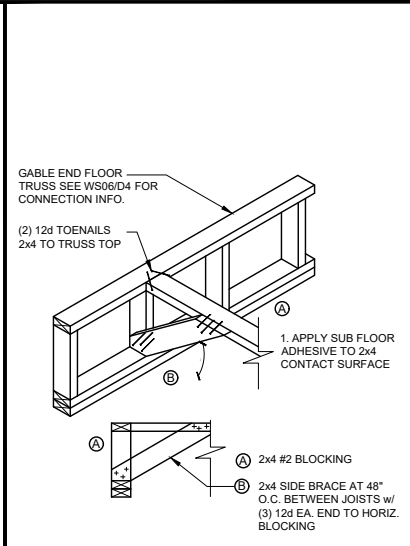
SG01 COLUMN CONN. @ BEAM
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



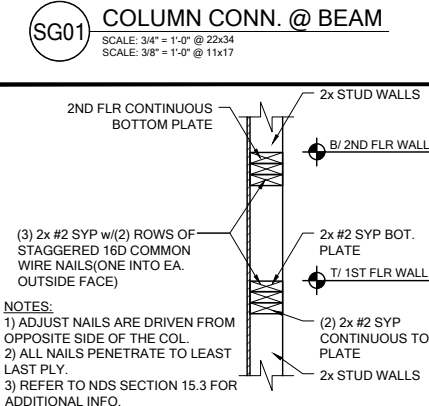
WF06 2-STORY INT. BEAR & EXT. WALL
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



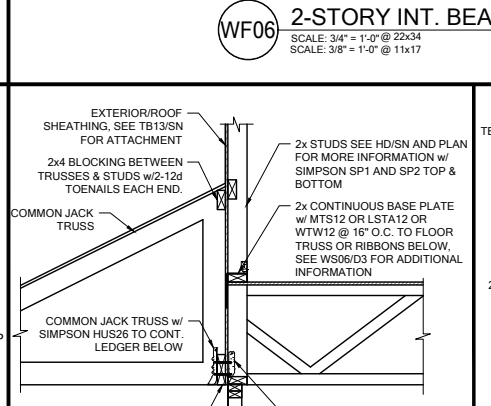
ALT. CANT. CONDITION



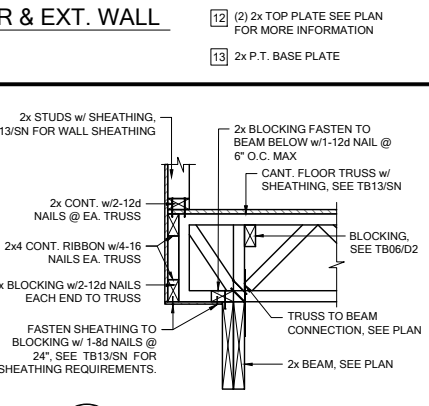
FB12 BLOCKING w/BOTTOM CHORD
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



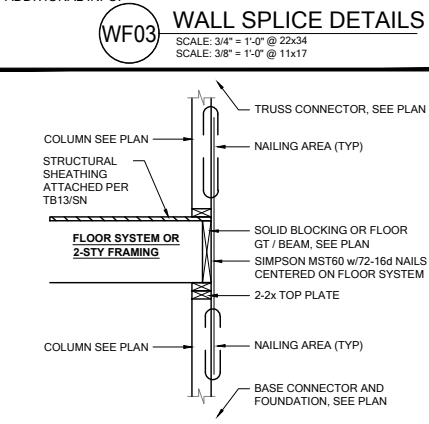
WF03 WALL SPLICE DETAILS
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



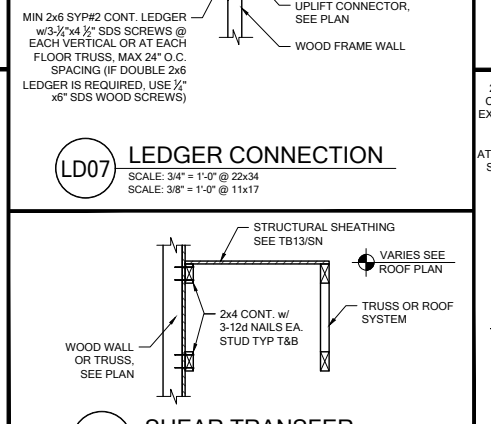
LD07 LEDGER CONNECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



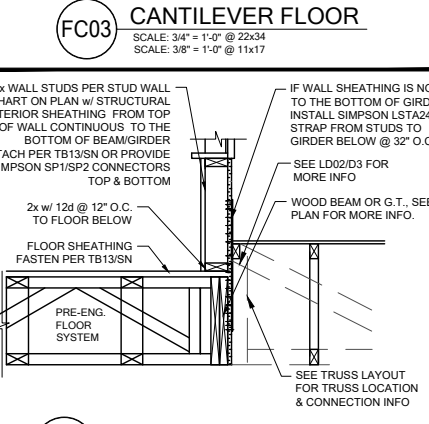
FC03 CANTILEVER FLOOR
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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



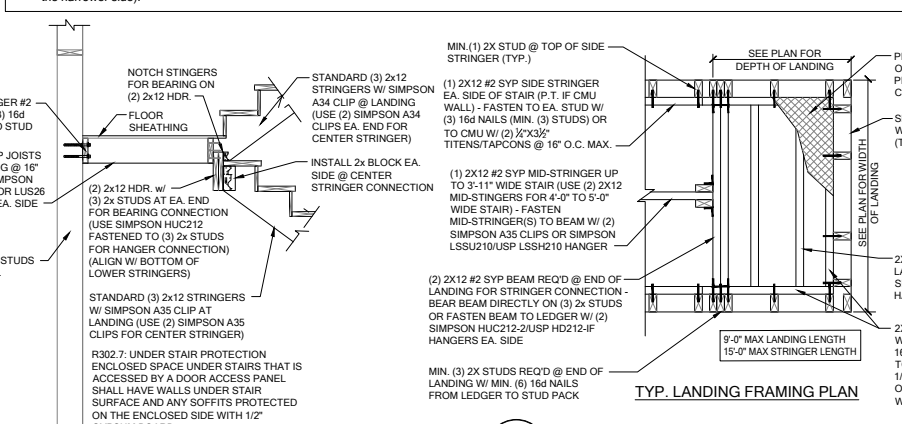
LD02 SHEAR TRANSFER
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



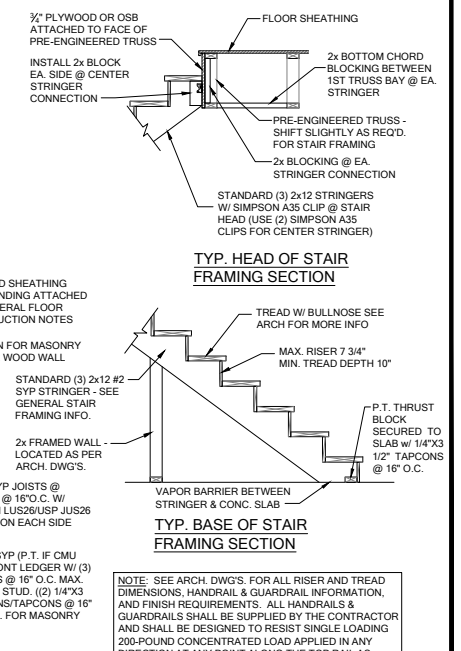
WF31 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

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. (guardrails 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).



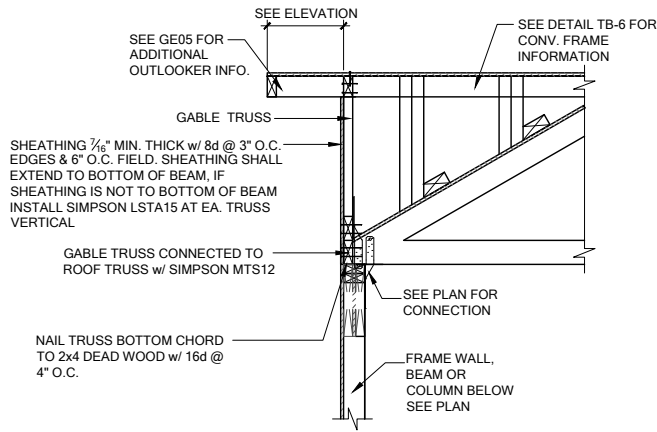
TYP. LANDING FRAMING SECTION



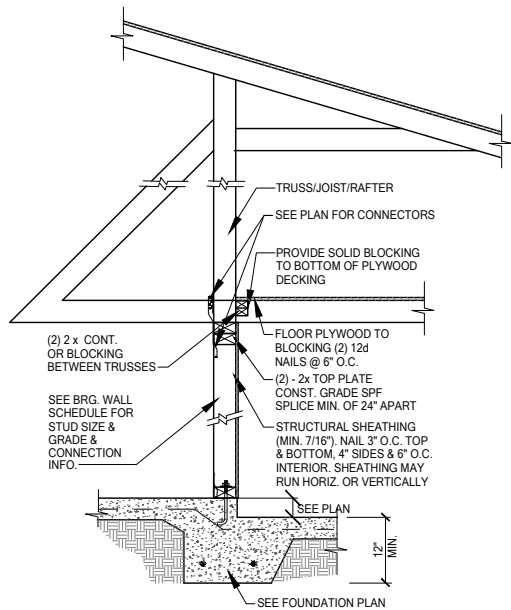
TYP. BASE OF STAIR FRAMING SECTION

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.

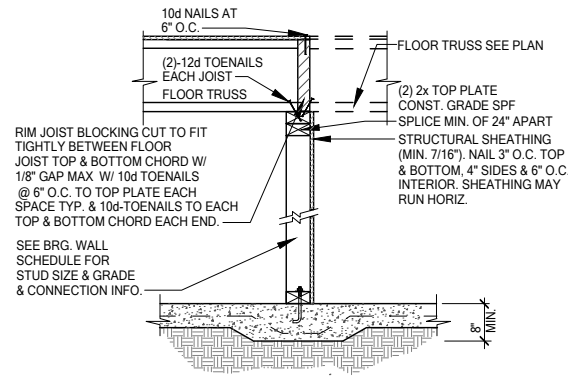
SD02 GENERAL STAIR SECTIONS & PLANS
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17



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

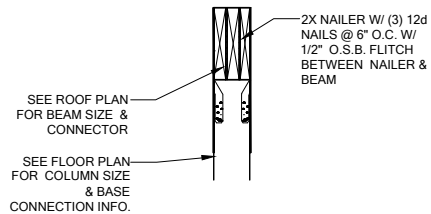


SW01 INTERIOR BEARING STEP-DOWN SHEARWALL w/UPLIFT
SCALE: 3/4" = 1'-0" @ 22x34
SCALE: 3/8" = 1'-0" @ 11x17

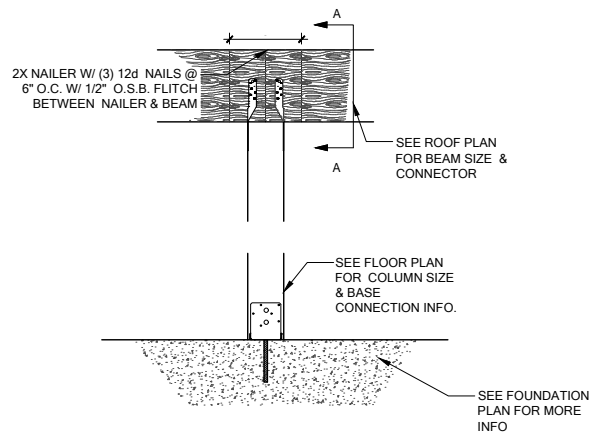


UPLIFT VALUES - (DOUBLE SIDE PLYWOOD DOUBLES VALUE BELOW)
SHEATHING I-SIDE - 860 LBS. PER TRUSS/JOIST/RAFTER

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



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



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