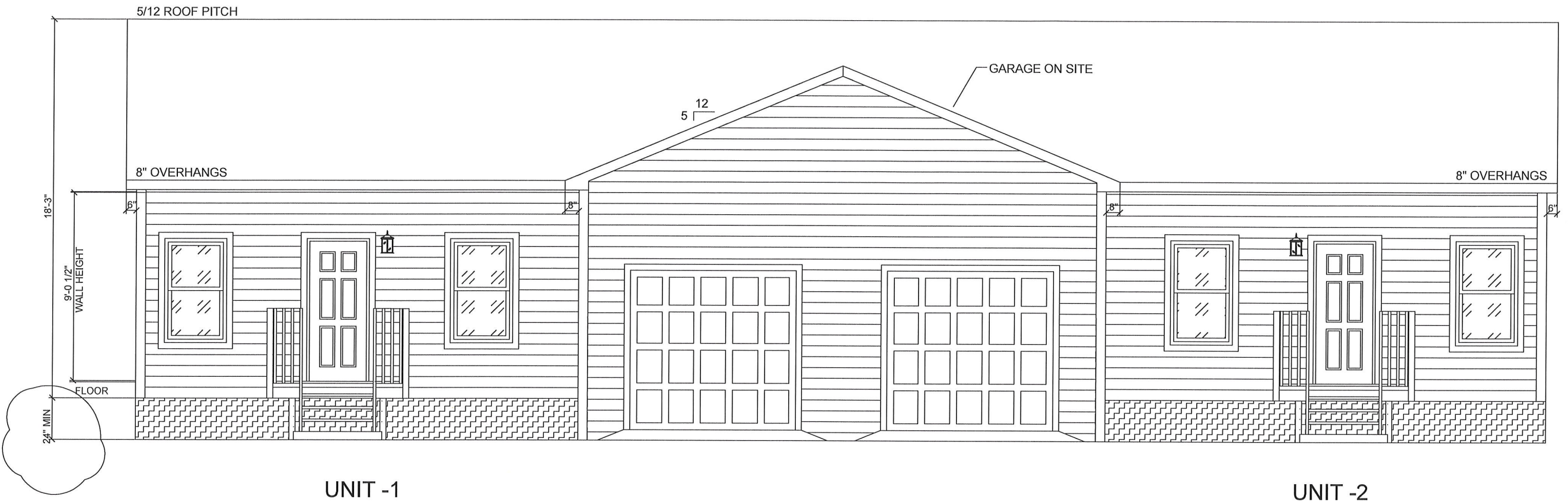


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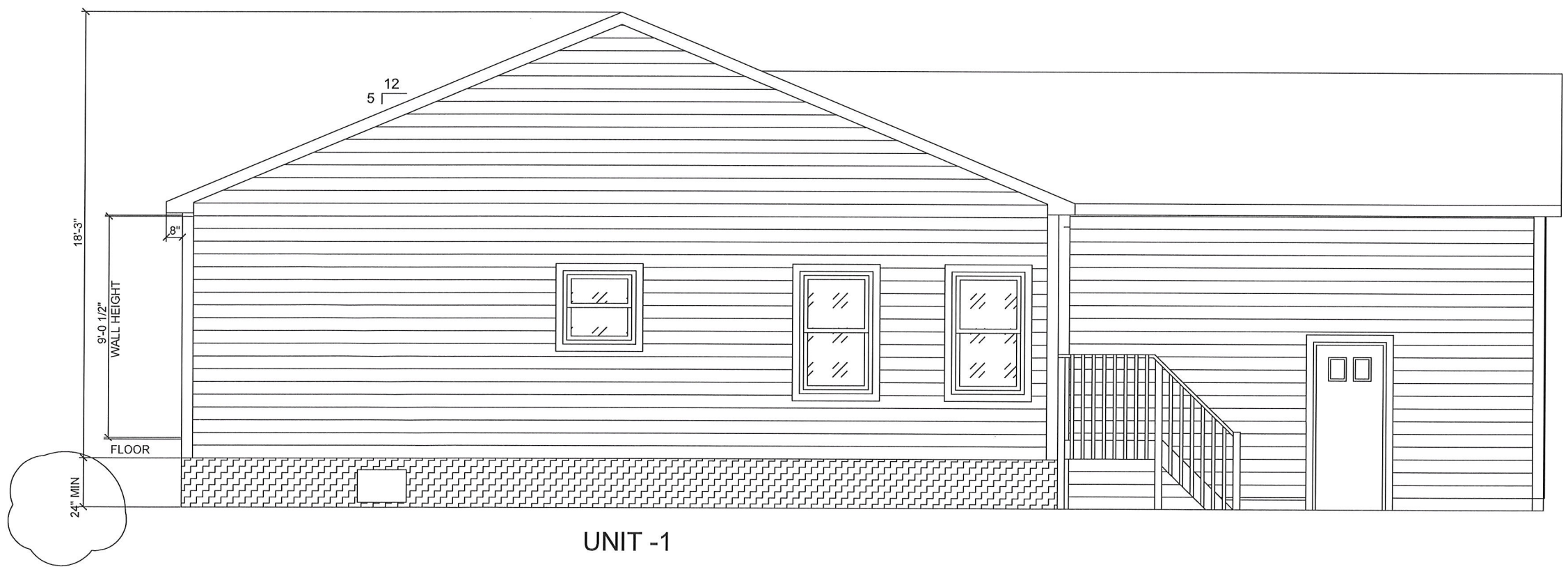
UNIT -1

UNIT -2

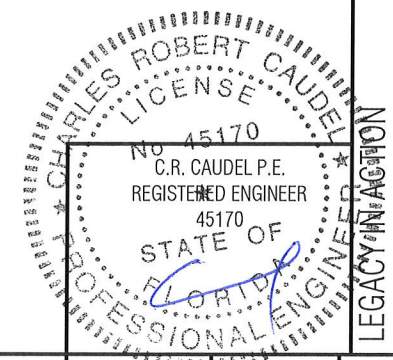
ELEVATIONS

NEW DUPLEX HOME

LEGACY IN ACTION
1100 NORTH ST
GREEN COVE SPRINGS FL 32043



UNIT -1



REV	DESCRIPTION OF CHANGES	DATE
1	ADDED DOOR	9/16/20
2	REVISED STEM WALL DIMENSION	9/29/20

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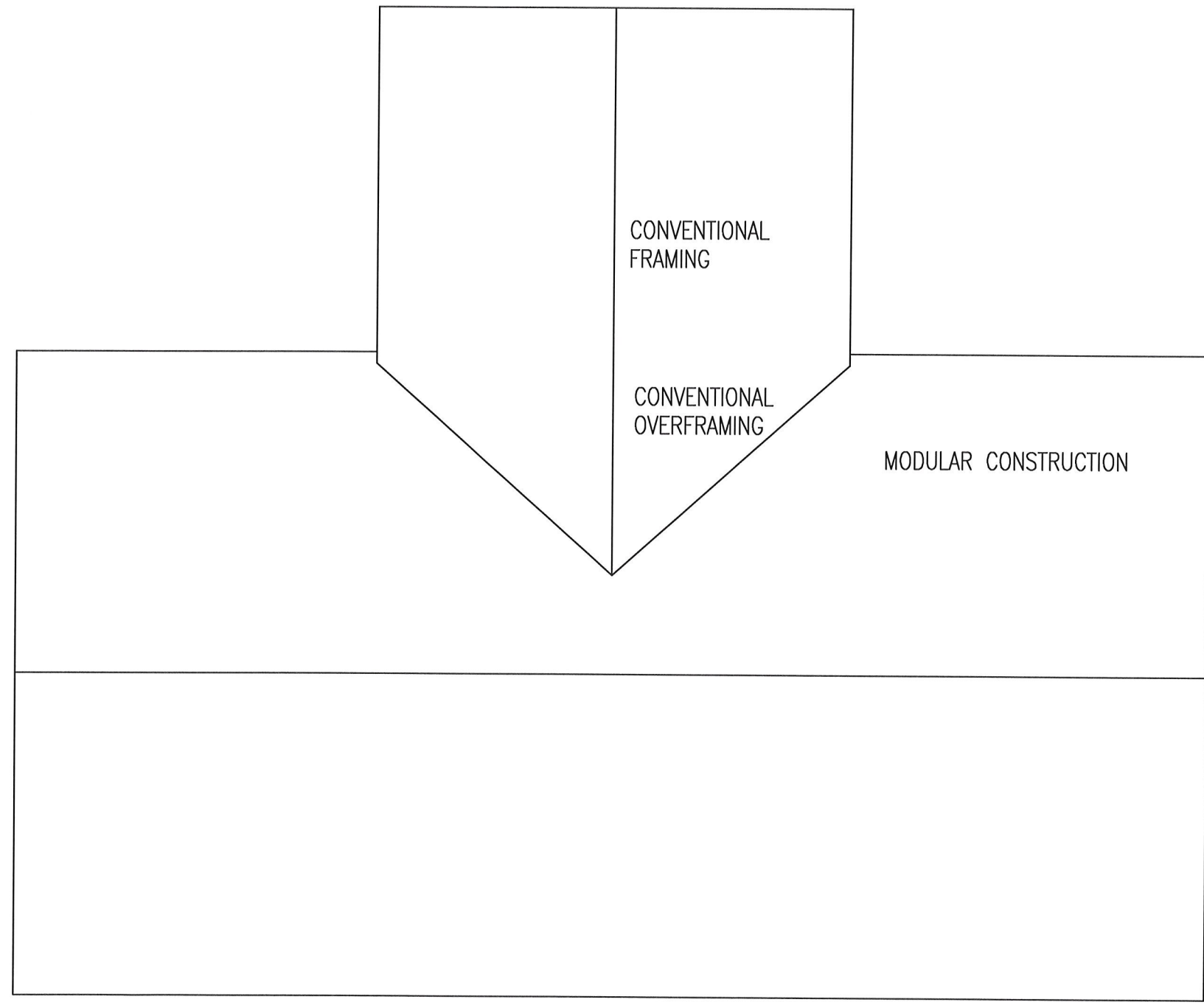
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JOB#: 20-018

DATE
8/20/2020

SCALE
1/8" = 1'

SHEET
2

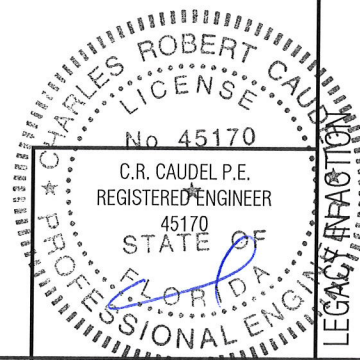
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ROOF PLAN

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REV	DESCRIPTION OF CHANGES	DATE

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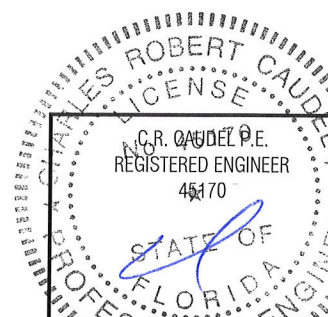
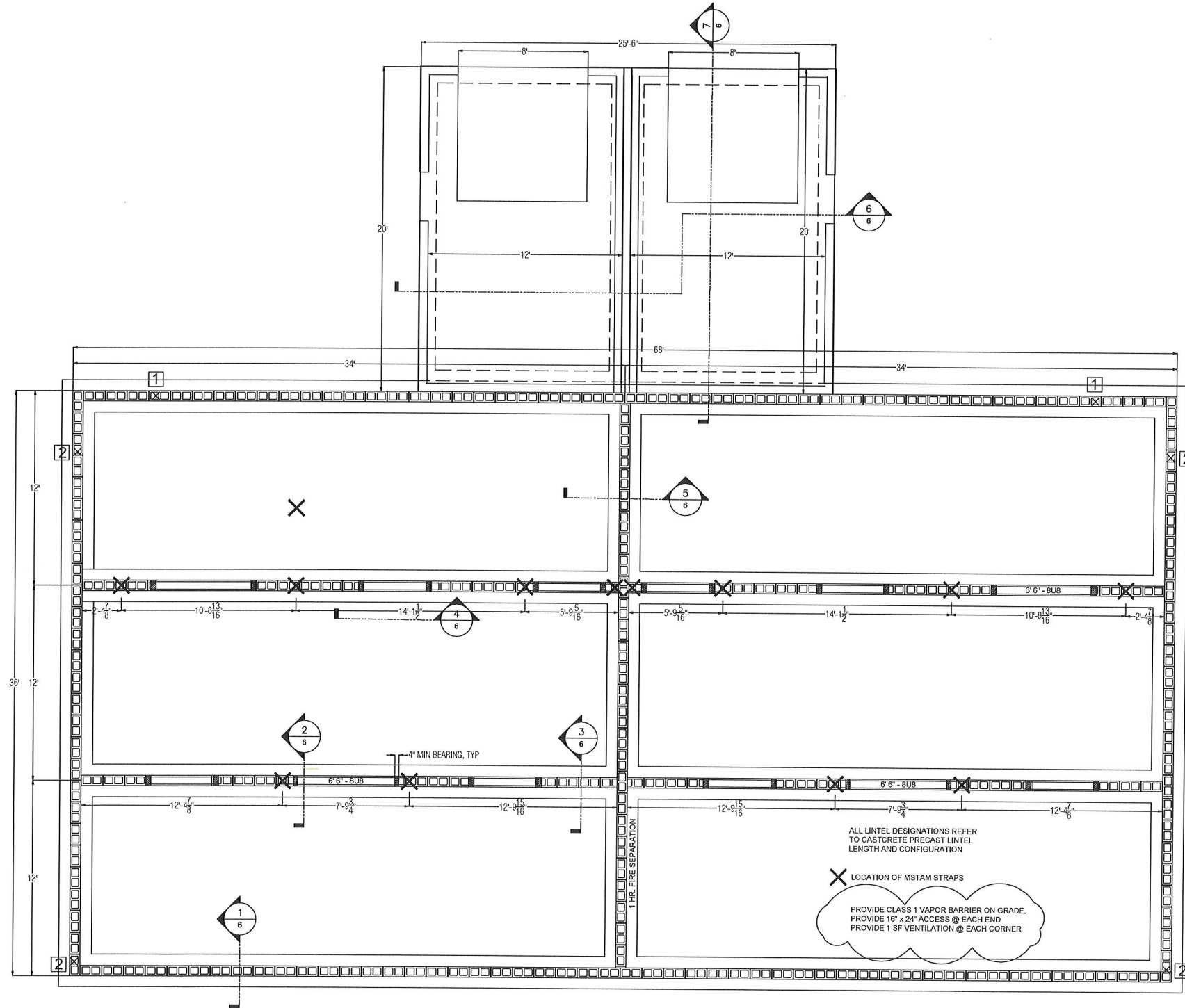
DRAWN BY: BC
 JOB#: 20-018

DATE
 8/20/2020

SCALE
 1/8" = 1'

SHEET
 3

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REV	DESCRIPTION OF CHANGES	DATE
1	REVISED FOR DOOR	9/16/20
2	ADDED NOTES	9/29/20

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JOB#: 20-018

DATE: 8/20/2020

SCALE: 1/8" = 1'

SHEET: 4

FOUNDATION PLAN

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FRAMING NOTES:

- BOTTOM PLATE** *No.2 SYP (PT @ 1ST LEVEL)*
- 1ST LEVEL BOTTOM PLT TO BE ANCHORED TO SLAB W/ 1/2"Ø x 6" LONG TITEN HD OR 1/2"Ø A36 (36ksi) ATR EPOXY ANCHOR W/ NUT AND 3" SQUARE x 0.229" WASHER
 - ANCHORS TO BE INSTALLED EACH SIDE OF OPENING (MIN 6" FROM JACK/KING GROUP), WITHIN 12" OF THE PLT BREAK AND @ MAX 48" OC, SEE NOTE 18 FOR SHEARWALL ANCHOR SPACING
 - MIN (2) ANCHORS PER PLT SEGMENT
 - 2ND LEVEL BOTTOM PLT TO RIBBON BOARD/TOP CHORD BELOW W/ 10d @ 6" OC, SEE NOTE 18 FOR SHEARWALL NAIL SPACING

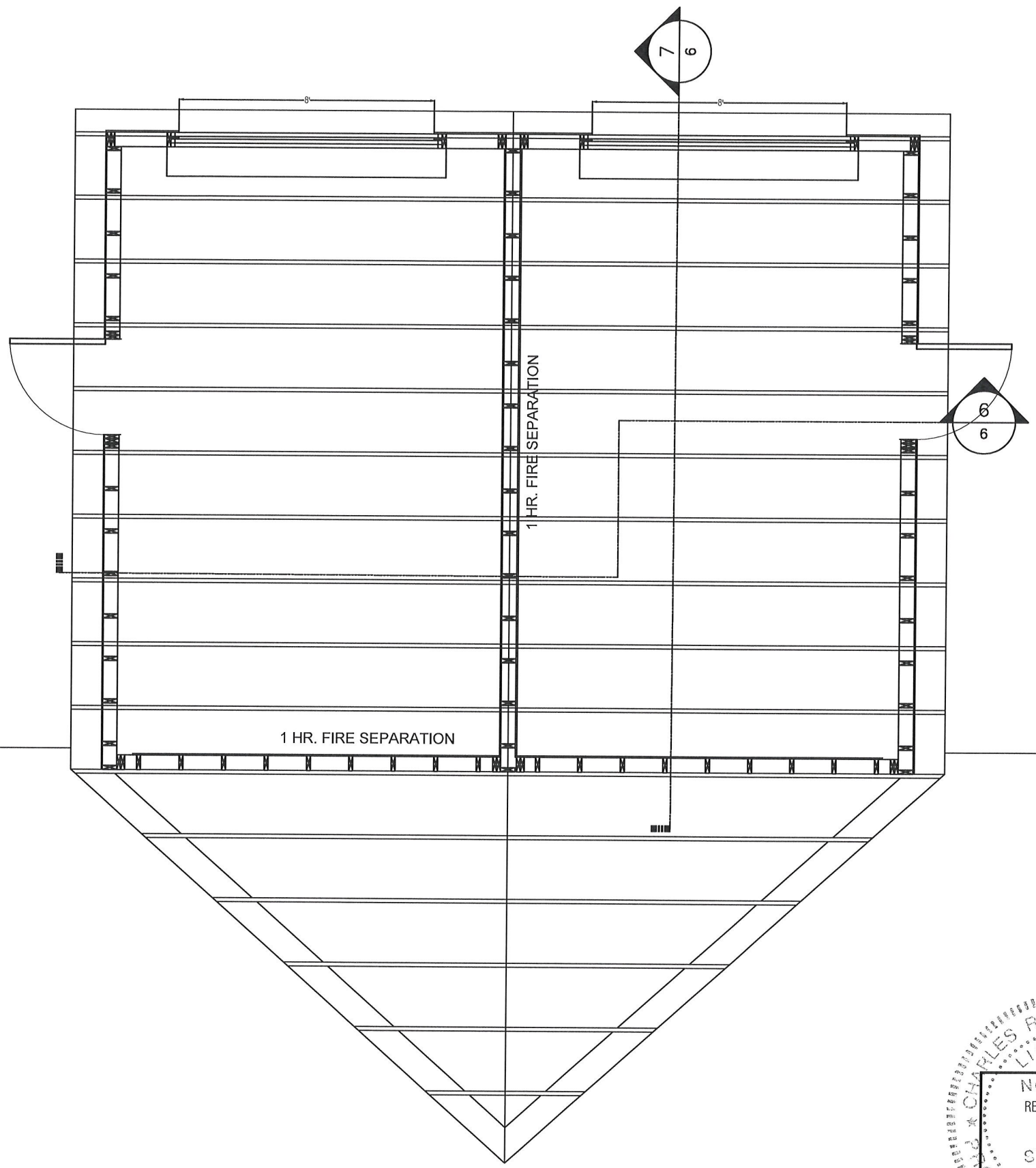
- DOUBLE TOP PLATE** *No.2 SYP*
- ALL TOP PLATES TO BE DOUBLED - FASTEN TOP PLATES TOGETHER W/ (2) ROWS 10d @ MAX 12" OC STAGGERED
 - END JOINTS OF DBL TOP PLT TO BE OFFSET MIN 48" AND SPLICED TOGETHER W/ MIN (2) ROWS 10d @ 6" OC STAGGERED, MIN (16) 10d ALONG SPLICE
 - LAP ALL TOP PLT AT CORNERS OF EXTERIOR WALLS AND INTERSECTIONS WITH INTERIOR LOAD BRG WALLS, FASTEN PLATES TOGETHER AT LAP W/ (3) 10d FACE-NAILS

- STUDS** *No.2 SPF OR No.2 SYP*
- FASTEN ALL STUDS TO TOP AND BOTTOM PLT W/ MIN (4) 10d TOE-NAILS OR (3) 10d FACE-NAILS
 - FASTEN ALL MULTI-STUD GROUPS TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED

WALL TYPE	MAX WALL HEIGHT	STUDS REQUIRED
EXTERIOR	9' 1-1/8"	2x6 @ 16" O.C.
	10' 1-1/8"	2x6 @ 16" O.C.
INTERIOR FIRE WALL	ALL	2x6 @ MAX 16" OC
INTERIOR NON-LOAD BRG	ALL	2x_ @ MAX 24" OC
BALLOON FRAMED	21' 1"	(2) 2x6 @ 12" O.C.

- HEADER FRAMING** *No.2 SYP, LSL, OR LVL*
- SEE FRAMING PLAN FOR ALL HDR LOCATIONS, SIZING AND STRAPPING REQUIREMENTS. SEE HDR CALLOUT BELOW FOR ADDITIONAL INFORMATION
 - FASTEN ALL PLIES OF HDR TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED
 - FASTEN HEADER TO KING STUDS PER THE FOLLOWING:
 - 2x4 OR 2x6 HEADER (4) 10d TOE-NAILS OR FACE-NAILS
 - 2x8 OR 2x10 HEADER (6) 10d TOE-NAILS OR FACE-NAILS
 - 2x12, LSL OR LVL HEADER (8) 10d TOE-NAILS OR FACE-NAILS
 - SEE WSP HEADER DETAIL C4/SD.1 FOR INSTALLATION SPECIFICATIONS
 - MIN (2) JACK STUDS REQ BETWEEN OPENINGS, SEE DETAIL B4/SD.1 FOR INSTALLATION SPECIFICATIONS

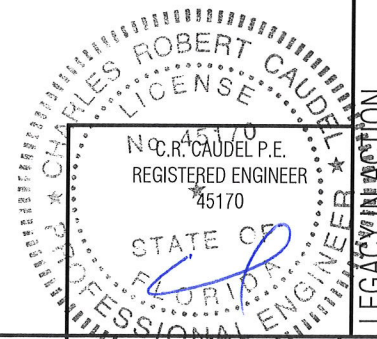
PLANK HDR SIZE	MAX CLEAR SPAN
2x4	4' 8"
2x6	6' 9"
(2) 2x4	6' 7"
(2) 2x6	9' 7"



GARAGE FRAMING PLAN

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GREEN COVE SPRINGS FL 32043



REV	DESCRIPTION OF CHANGES	DATE
1	ADDED DOOR	9/16/20

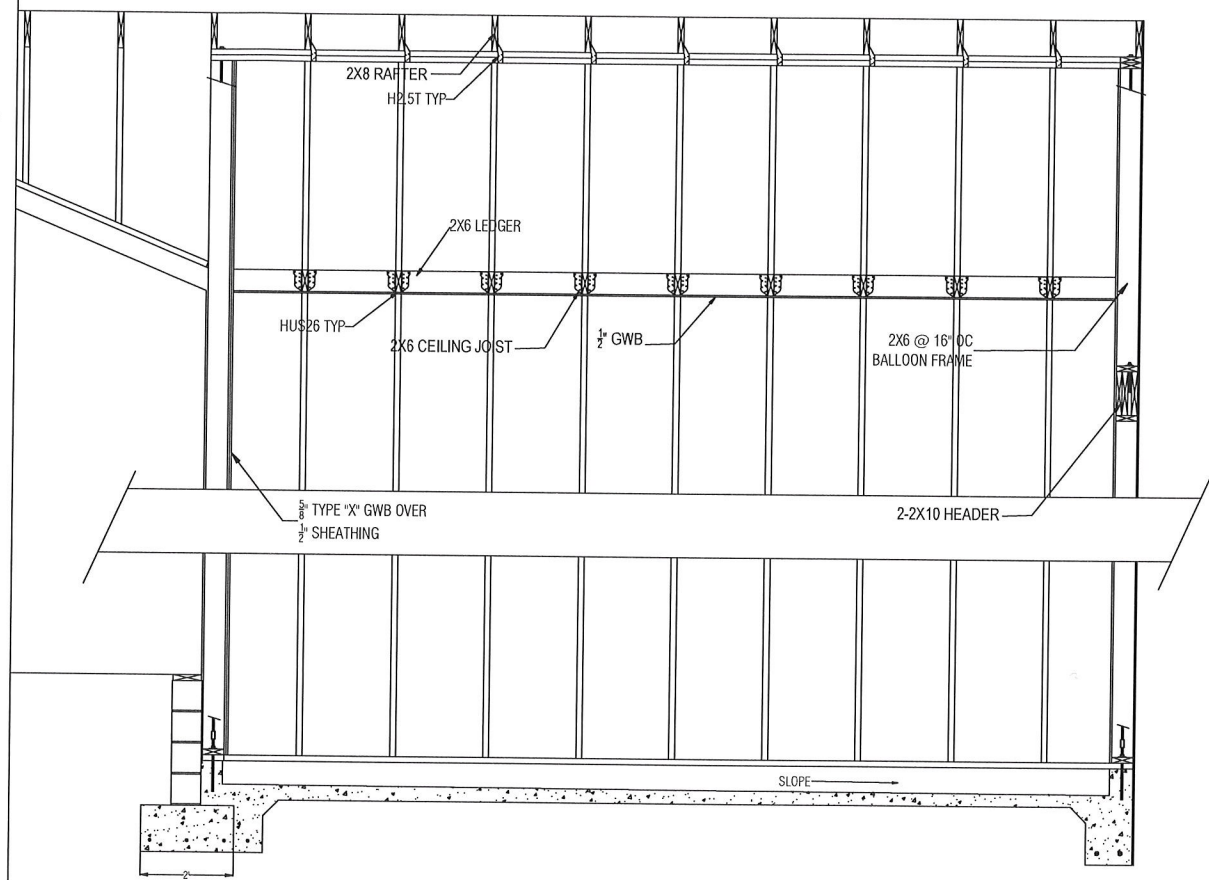
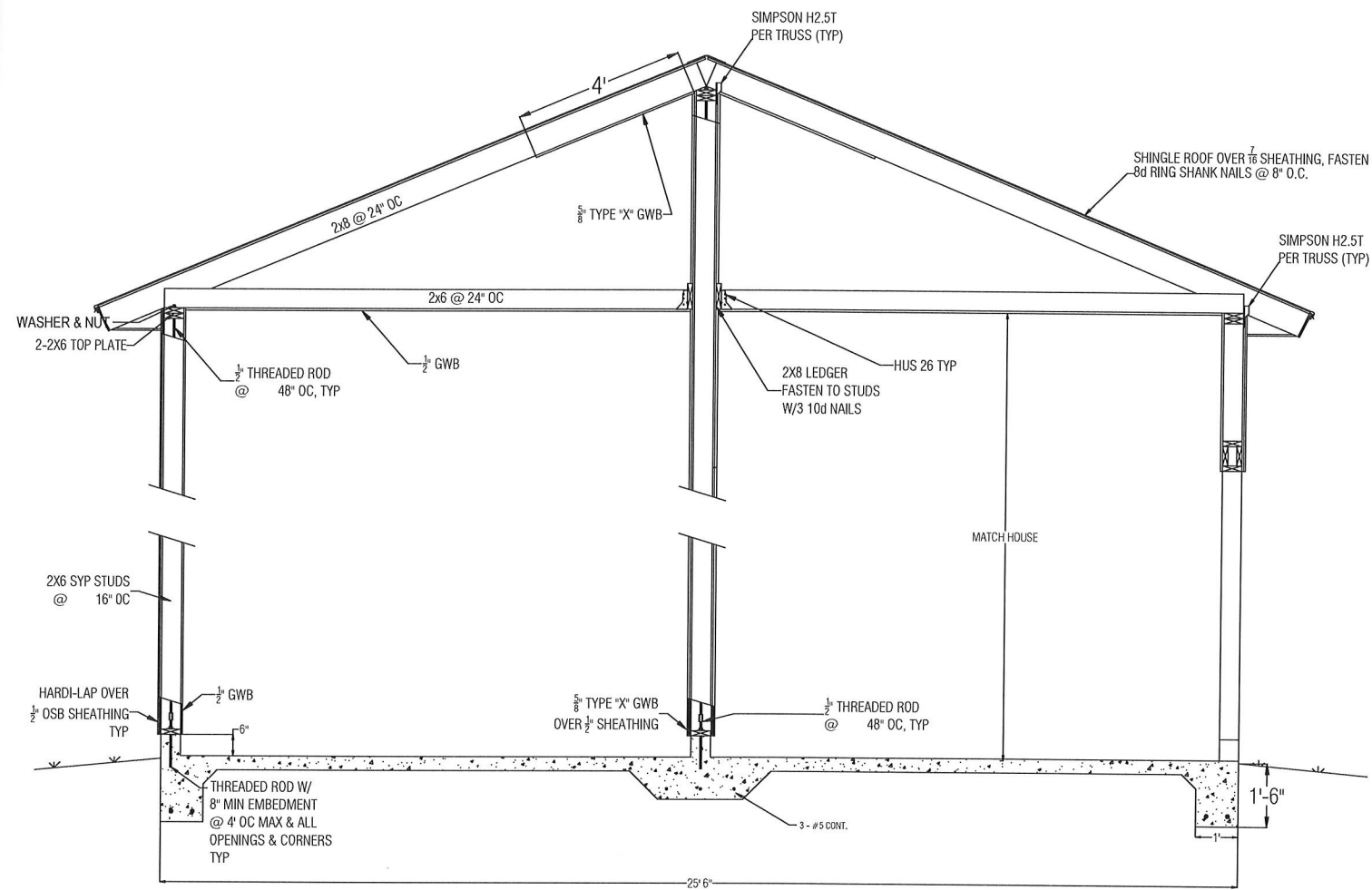
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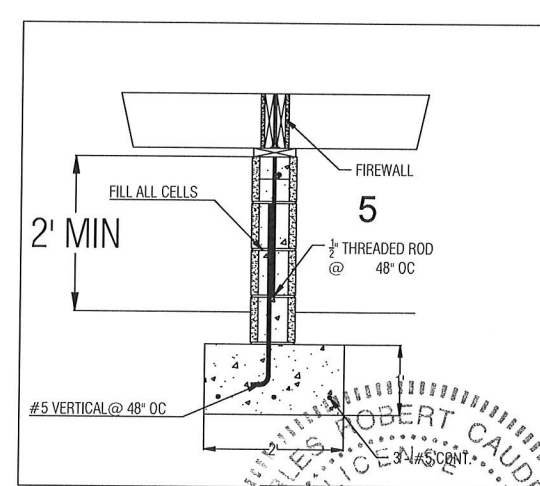
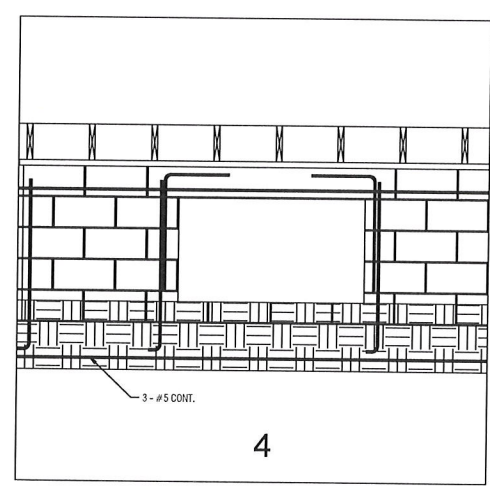
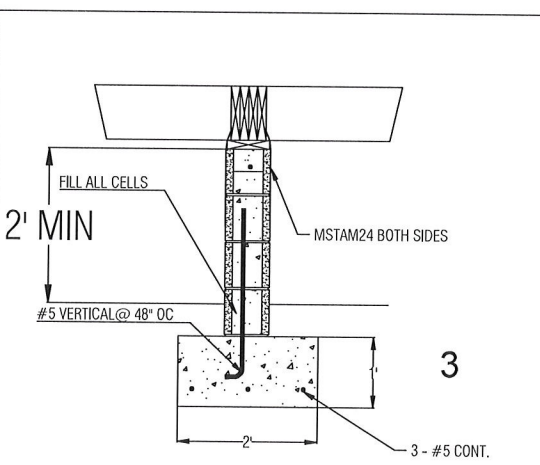
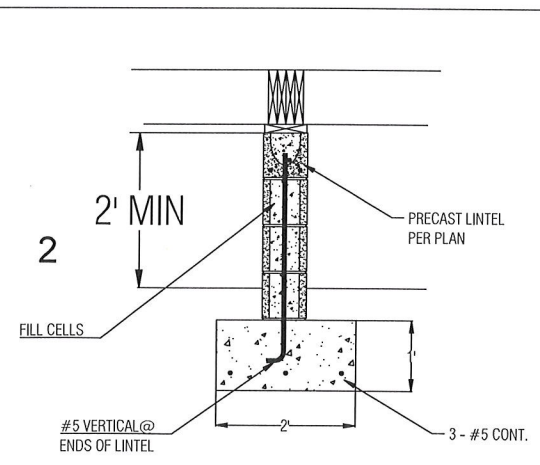
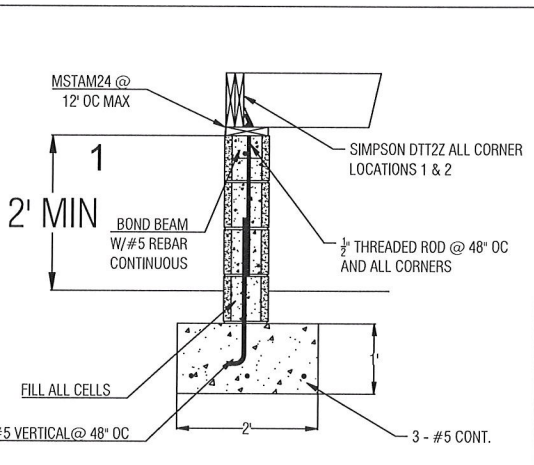
SHEET 5

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SECTIONS & DETAILS

NEW DUPLEX HOME



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1100 NORTH ST
GREEN COVE SPRINGS FL 32043

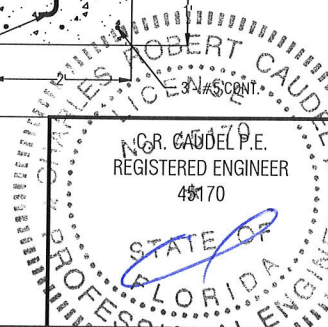
REV	DESCRIPTION OF CHANGES	DATE
1	ADDED DOOR	9/16/20

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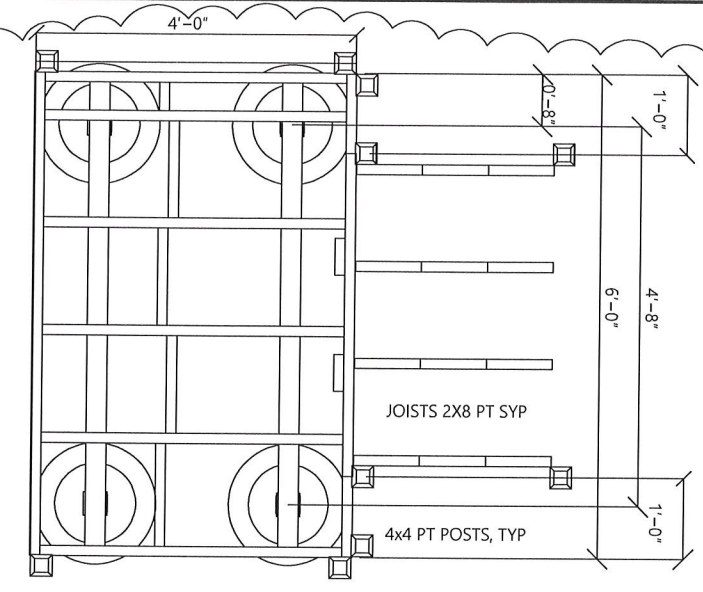
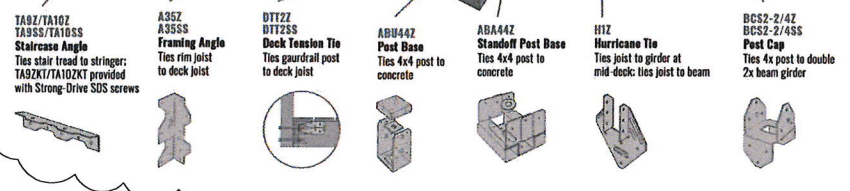
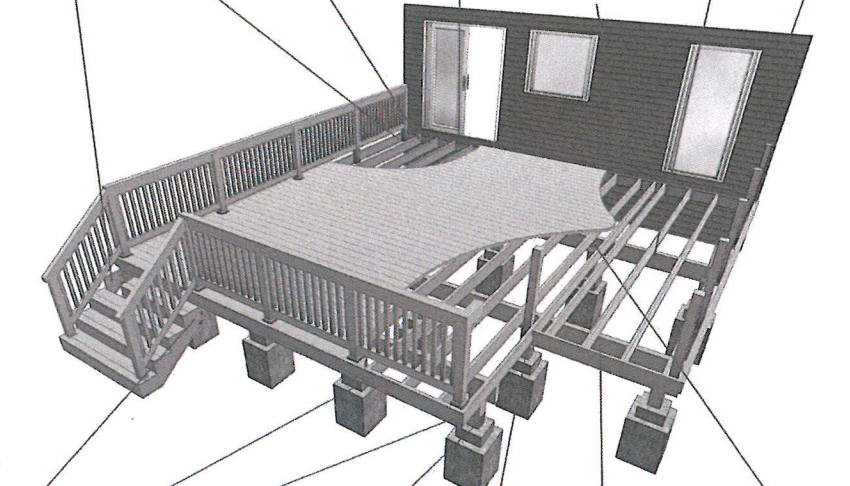
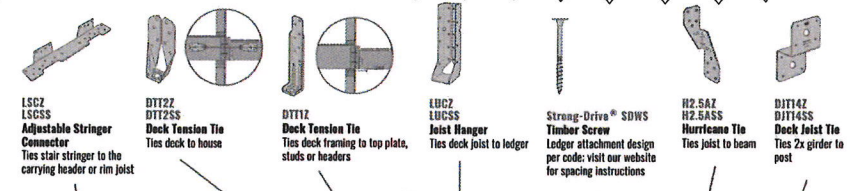
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DATE: 8/20/2020
SCALE: NTS

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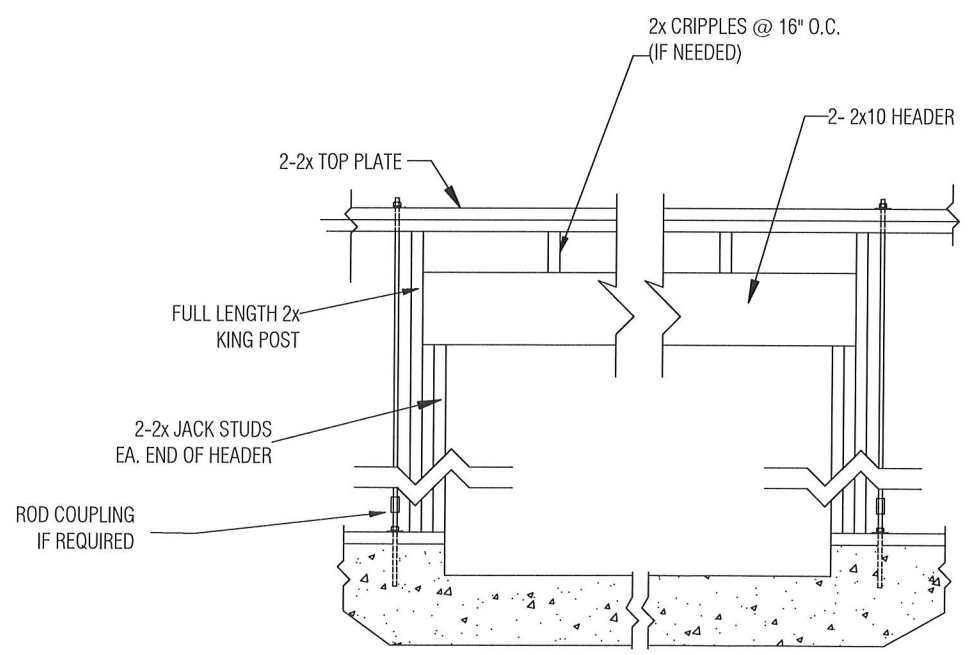


Top of deck above grade	36"
Max. joist span	36 7/8"
Max. joist cantilever	8 1/8"
Max. beam span	56 1/2"
Max. beam cantilever	6"
Footing depth	18"
Footing area (ea.)	1.2 ft ²
Designed live load	40 lb/ft ²
Designed dead load	10 lb/ft ²

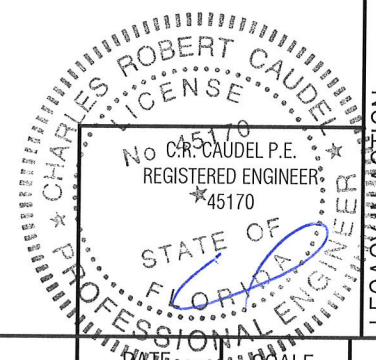
Set joists on top of beams, 16" center-to-center.

DETAILS

NEW DUPLEX HOME



GARAGE DOOR HEADER DETAIL
1/2" = 1'-0"



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REV	DESCRIPTION OF CHANGES	DATE
1	NEW SHEET	9/16/20
2	ADDED DECK DETAILS	10/9/20

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SCALE: 1/2" = 1'-0"
UNO

SHEET 7

