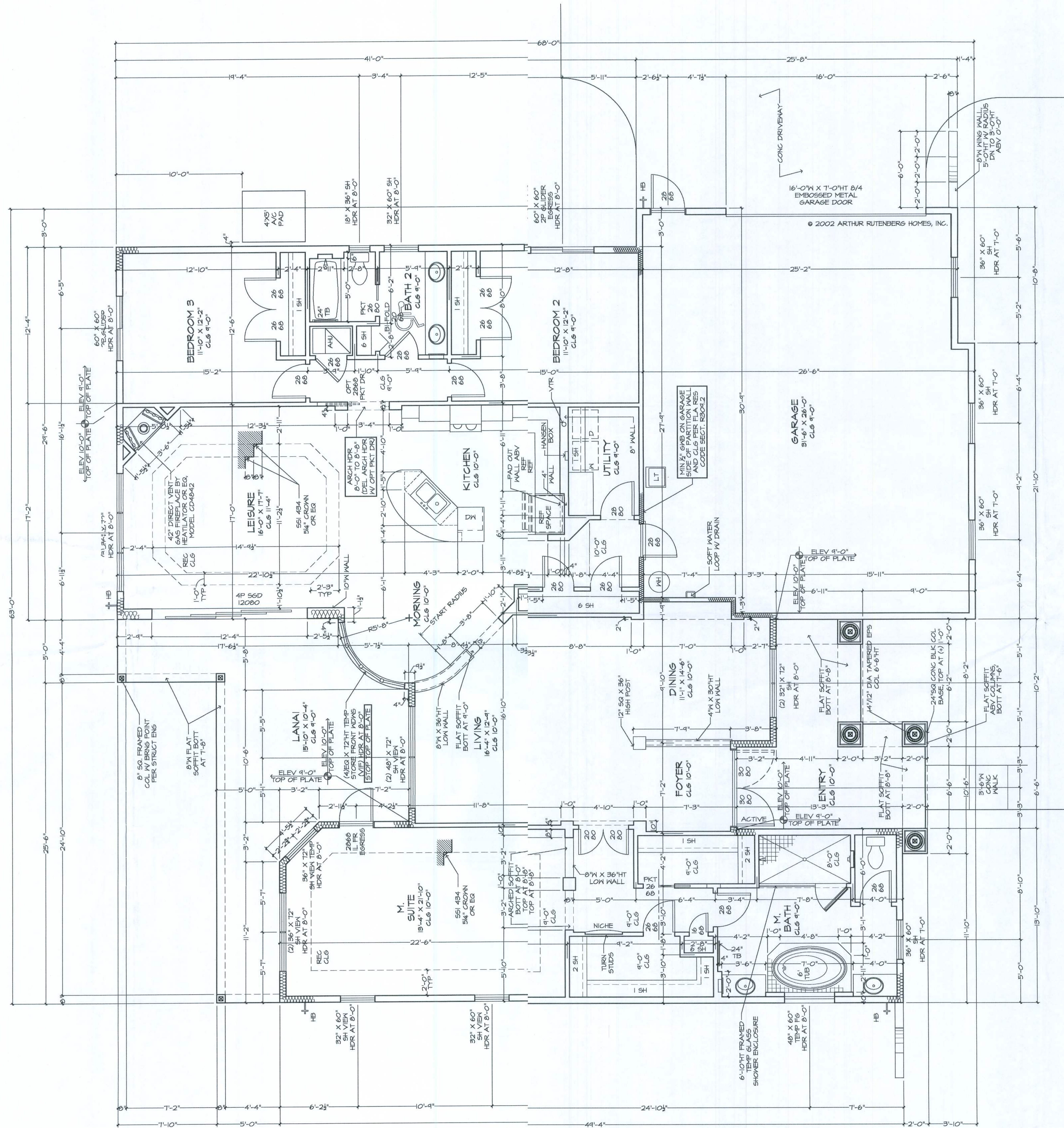
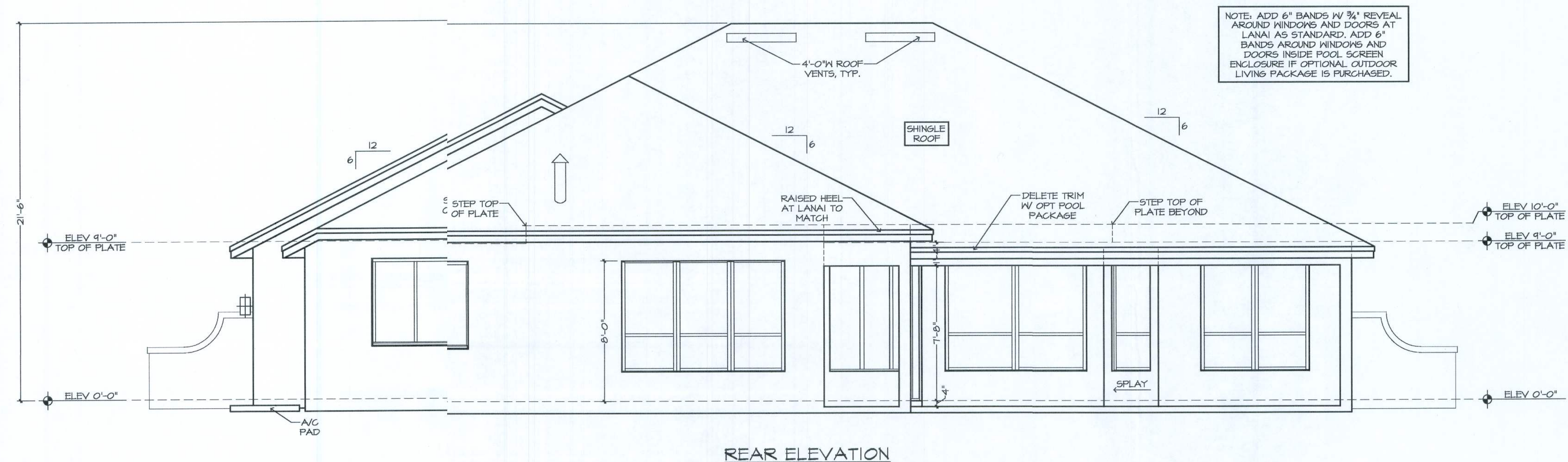




GENERAL NOTES:

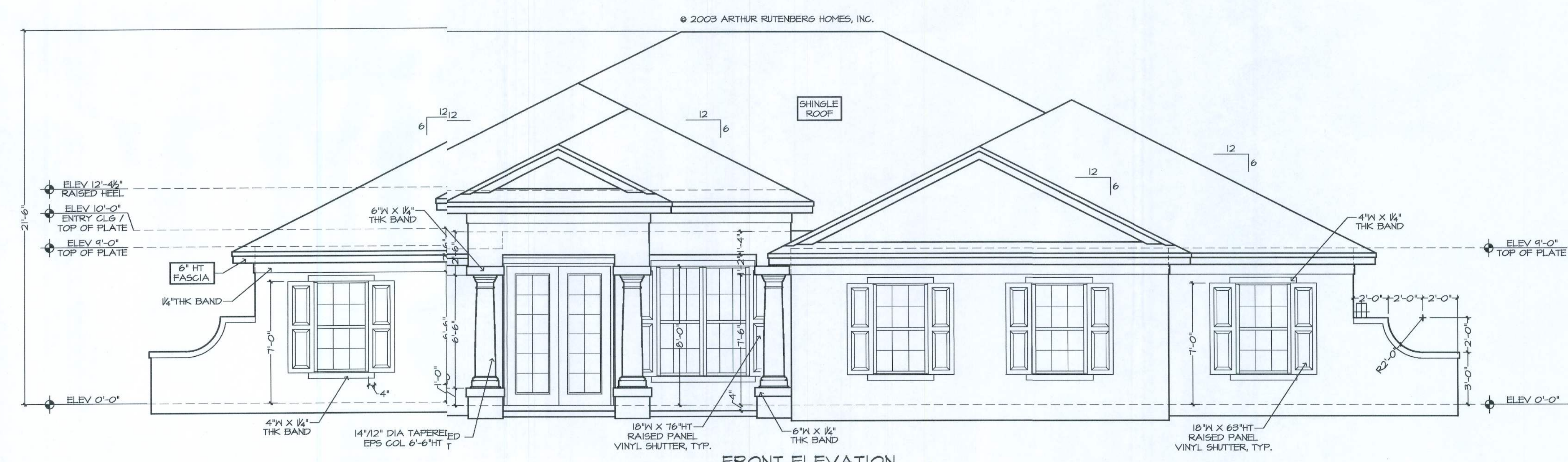
- ALL DIMS TO HAVE FLUSH SILLIS, PITCH TOP OF SILLFIN AWAY FROM WIND FRAME.
- VERIFY ALL DIMS & DR ROUGH OPNGS IN FR. SPECS. SEE PLAN FOR WIND HDR HTS.
- INSTALL RND DRYWALL BEADS AT ALL HORIZ & VERT CNRS EXCEPT AT EXT WALL OPNGS OR AS NTD.
- USE SQUARE CNR BEAD AT DRYWALL NICHES AND DRYWALL BUILT-INS OR AS NTD.
- USE SQUARE CNR BEAD AT REC CLG DTLS. REC CLG SURFACES, BOTH HORIZONTAL AND VERTICAL, SHALL HAVE SMOOTH FIN.
- SEE SHT 6 FOR SPECIFIC ELEV DTLS.
- SEE SHT 10 FOR OPT POC. LAYOUT & DTLS.
- SEE ROOF PLAN FOR BEAM SIZES





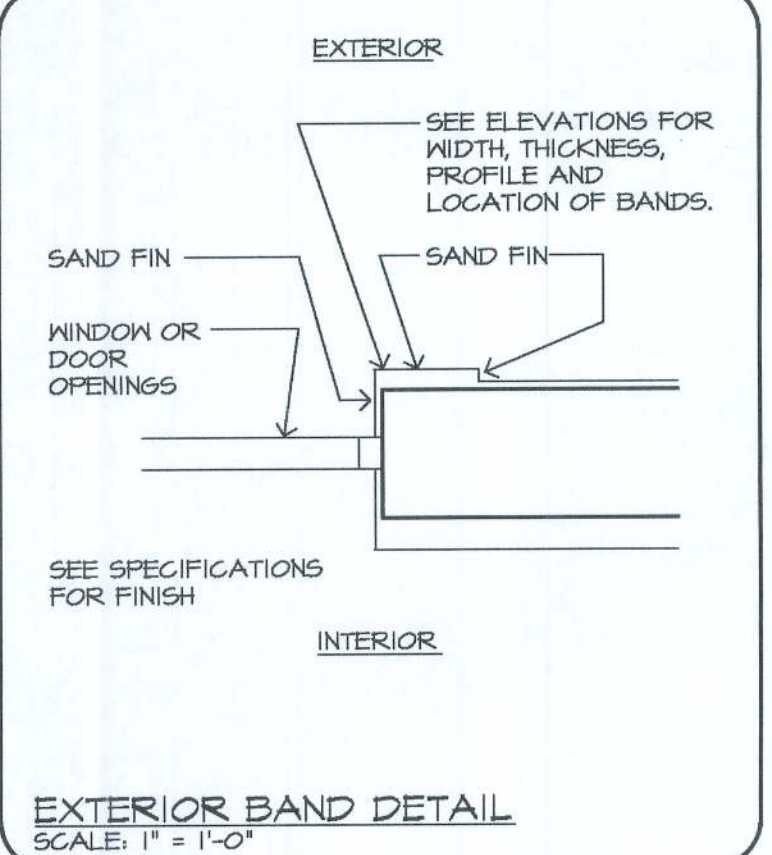
NOTE: ADD 6" BANDS W 3/4" REVEAL AROUND WINDOWS AND DOORS AT LANAI AS STANDARD. ADD 6" BANDS AROUND WINDOWS AND DOORS INSIDE POOL SCREEN ENCLOSURE IF OPTIONAL OUTDOOR LIVING PACKAGE IS PURCHASED.

REAR ELEVATION



FRONT ELEVATION

LIGHTING PACKAGE
(1) HANGIN
(1) RECESS
(2) WALL DUNT
PACKAGE



EXTERIOR BAND DETAIL
SCALE: 1" = 1'-0"

- GENERAL NOTES:
- USE EPS FILLER ON ALL BANDS 2" AND THICKER.
 - FLAT SOFFIT AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE.
 - VERIFY ALL MDW & DR ROUGH OPNGS W/ MFR SPECS.
 - LOCATE ALL PLUMBING STACKS BEYOND THE FRONT ELEV ROOF RIDGES, IF ALLOWABLE PER CODE.
 - ROOF VENTS SHOWN FOR LOCATION PURPOSE ONLY.
 - NUMBER OF ROOF VENTS TO BE DETERMINED BY BUILDER.
 - WHERE EPS CORNICE OCCURS, PROVIDE 1/2" FIN GRADE FLYWOOD SOFFITJION.

EPS SHALL BE 2 LB CU/FT W/ APPROVED GEMENTITIOUS FIN.
REFER TO DRAWING FOR FIN TEXTURE.

FRAMING PLAN DISCLAIMER
THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE STRUCTURE CONFORMS TO THOSE STANDARDS IN ALL RESPECTS INCLUDING STRENGTH, STRESSES, STRAINS, LOADS, CONNECTIONS, AND STABILITY. REFER TO PLAN DISCLAIMER LOCATED ON THIS SHEET FOR ADDITIONAL STIPULATIONS AND REQUIREMENTS.

FRAMING PLAN DISCLAIMER

THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBERS, DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE STRUCTURE CONFORMS TO THOSE STANDARDS IN ALL RESPECTS INCLUDING STRENGTH, STRESSES, STRAINS, LOADS, CONNECTIONS, AND STABILITY. REFER TO PLAN DISCLAIMER LOCATED ON THIS SHEET FOR ADDITIONAL STIPULATIONS AND REQUIREMENTS.

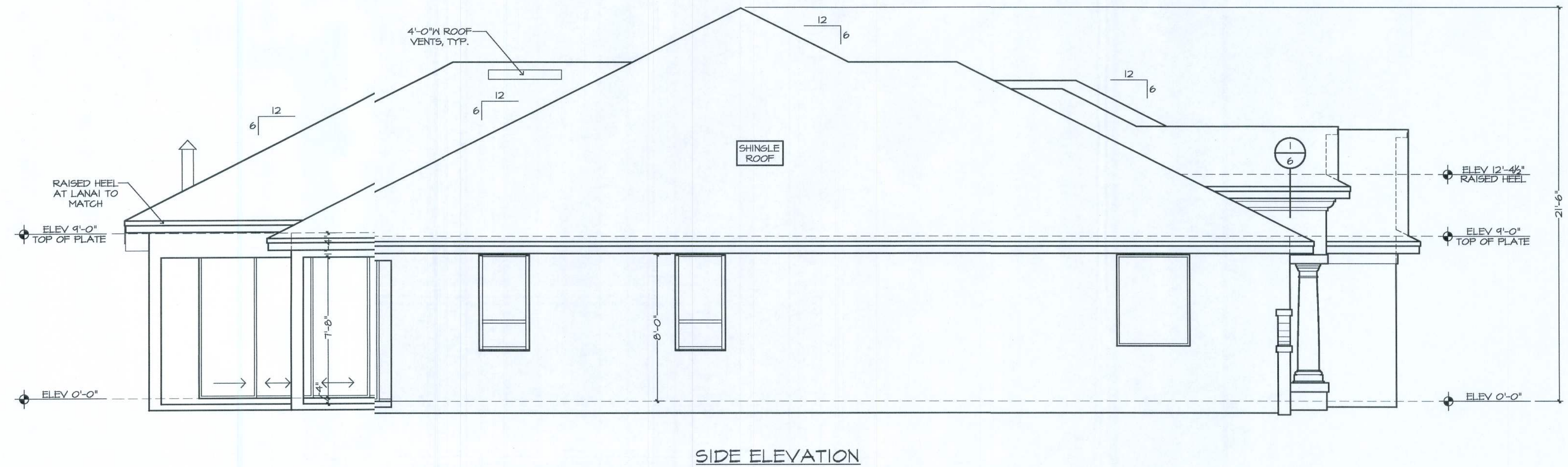
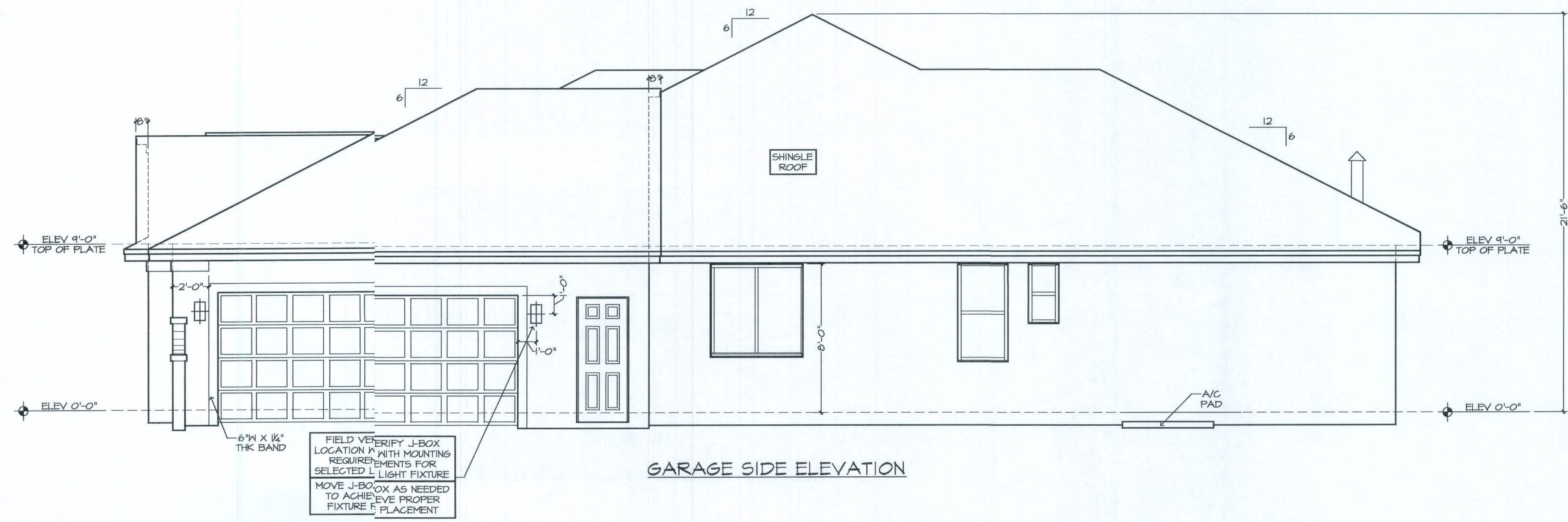


Arthur Rutenberg
Homes

CONTRACTOR
ARTHUR RUTENBERG HOMES, INC.
ALL RIGHTS RESERVED

CH2610 D06 - A

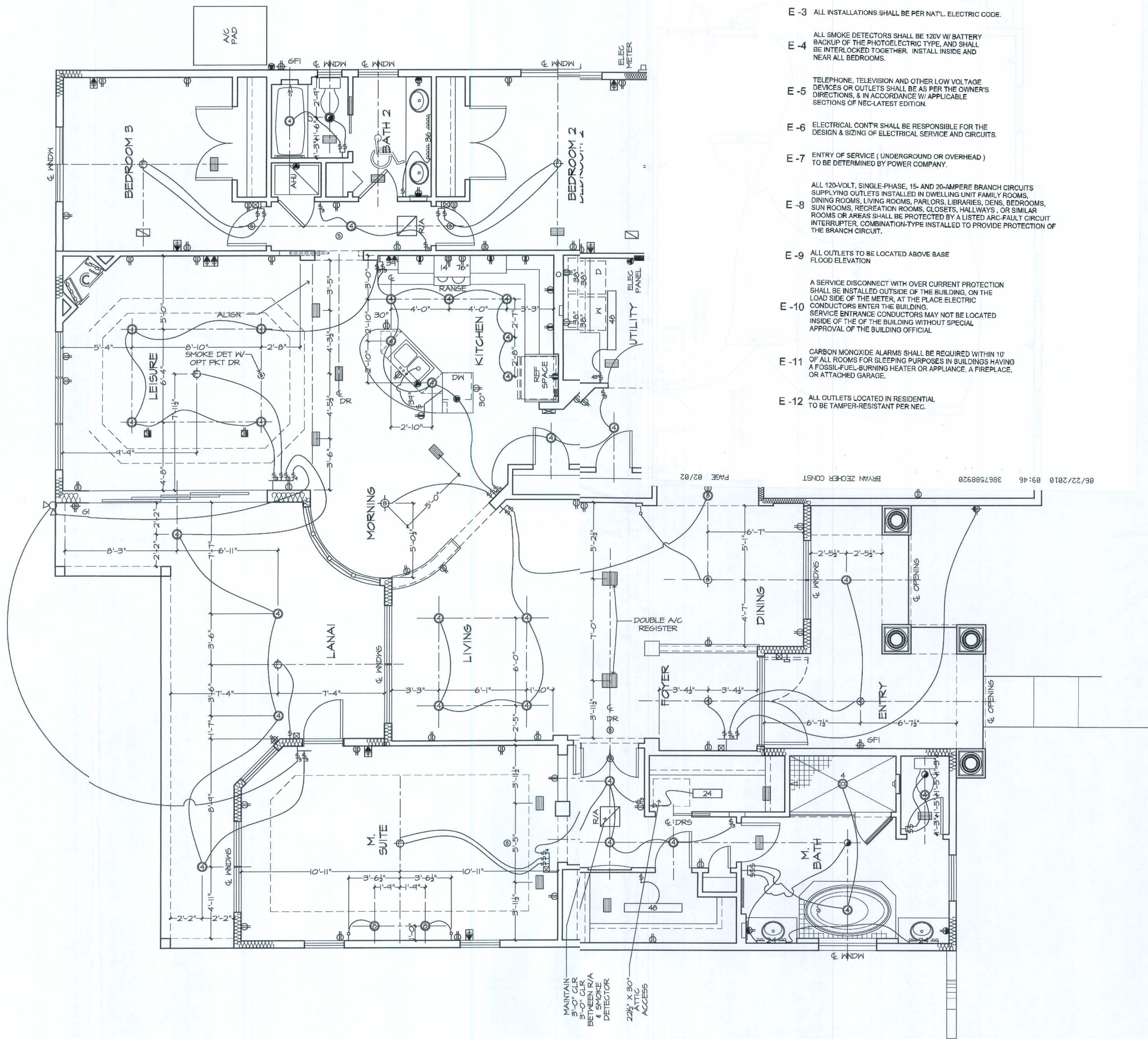
PLAN DISCLAIMER
ARTHUR RUTENBERG HOMES, INC. THE DESIGNER IS RESPONSIBLE FOR THE AESTHETIC DESIGN ONLY AS SHOWN ON THESE DRAWINGS. THE CONTRACTOR (BUILDER) IS RESPONSIBLE FOR THE STRUCTURAL DESIGN AND CONSTRUCTION OF THE STRUCTURE. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE STRUCTURE CONFORMS TO THOSE STANDARDS IN ALL RESPECTS INCLUDING STRENGTH, STRESSES, STRAINS, LOADS, CONNECTIONS, AND STABILITY. REFER TO PLAN DISCLAIMER LOCATED ON THIS SHEET FOR ADDITIONAL STIPULATIONS AND REQUIREMENTS.



THE ST. TROPEZ II - R - PRIMOSCH RESIDENCE
BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

SIDE ELEVATIONS
1/4" = 1'-0"
PLAN 052F-25-04-11
LOS 188-PRIMOSCH-A
"RED-CLASSICAL"

6a

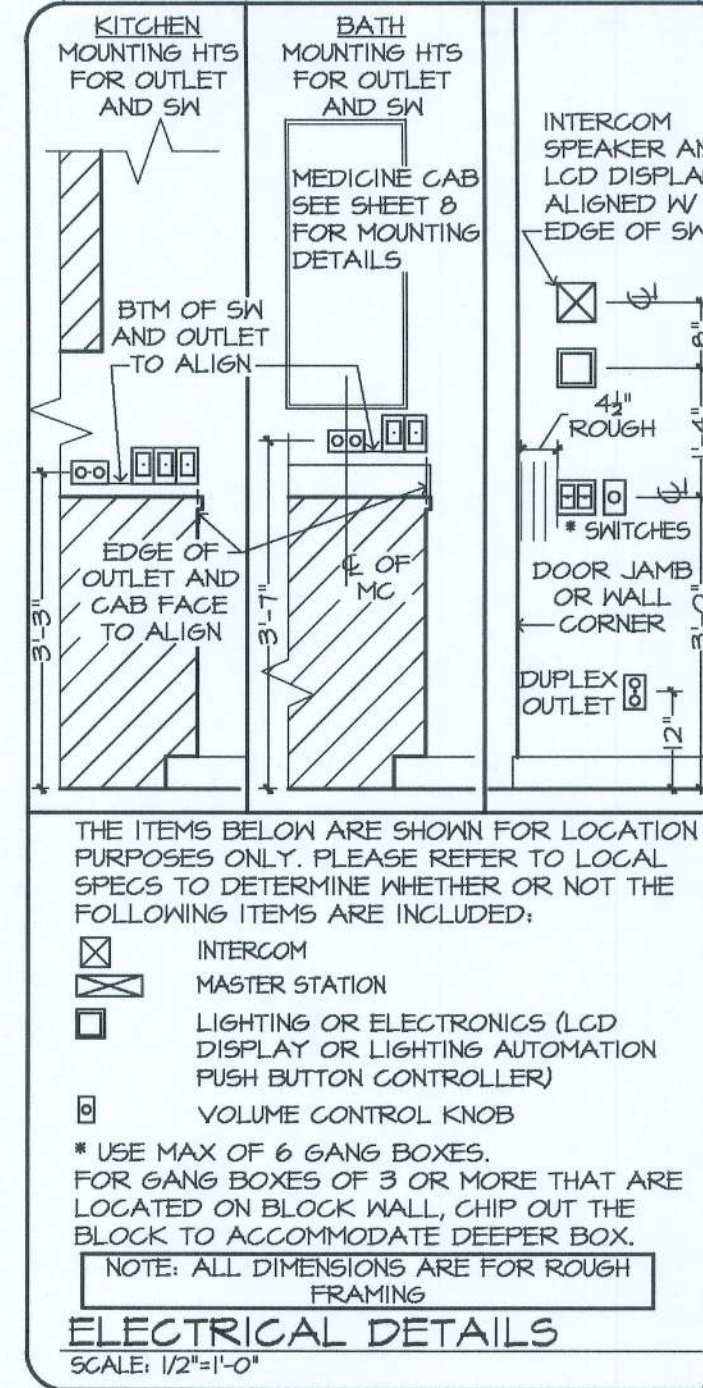


ELECTRICAL PLAN NOTES

- E -1 WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.
- E -2 CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.
- E -3 ALL INSTALLATIONS SHALL BE PER NAT'L. ELECTRIC CODE.
- E -4 ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.
- E -5 TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.
- E -6 ELECTRICAL CONTR SHALL BE RESPONSIBLE FOR THE DESIGN & SIZING OF ELECTRICAL SERVICE AND CIRCUITS.
- E -7 ENTRY OF SERVICE (UNDERGROUND OR OVERHEAD) TO BE DETERMINED BY POWER COMPANY.
- E -8 ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- E -9 ALL OUTLETS TO BE LOCATED ABOVE BASE FLOOD ELEVATION
- E -10 A SERVICE DISCONNECT WITH OVER CURRENT PROTECTION SHALL BE INSTALLED OUTSIDE OF THE BUILDING, ON THE LOAD SIDE OF THE METER, AT THE PLACE ELECTRIC CONDUCTORS ENTER THE BUILDING. SERVICE ENTRANCE CONDUCTORS MAY NOT BE LOCATED INSIDE OF THE OF THE BUILDING WITHOUT SPECIAL APPROVAL OF THE BUILDING OFFICIAL.
- E -11 CARBON MONOXIDE ALARMS SHALL BE REQUIRED WITHIN 10' OF ALL ROOMS FOR SLEEPING PURPOSES IN BUILDINGS HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR ATTACHED GARAGE.
- E -12 ALL OUTLETS LOCATED IN RESIDENTIAL TO BE TAMPER-RESISTANT PER NEC.

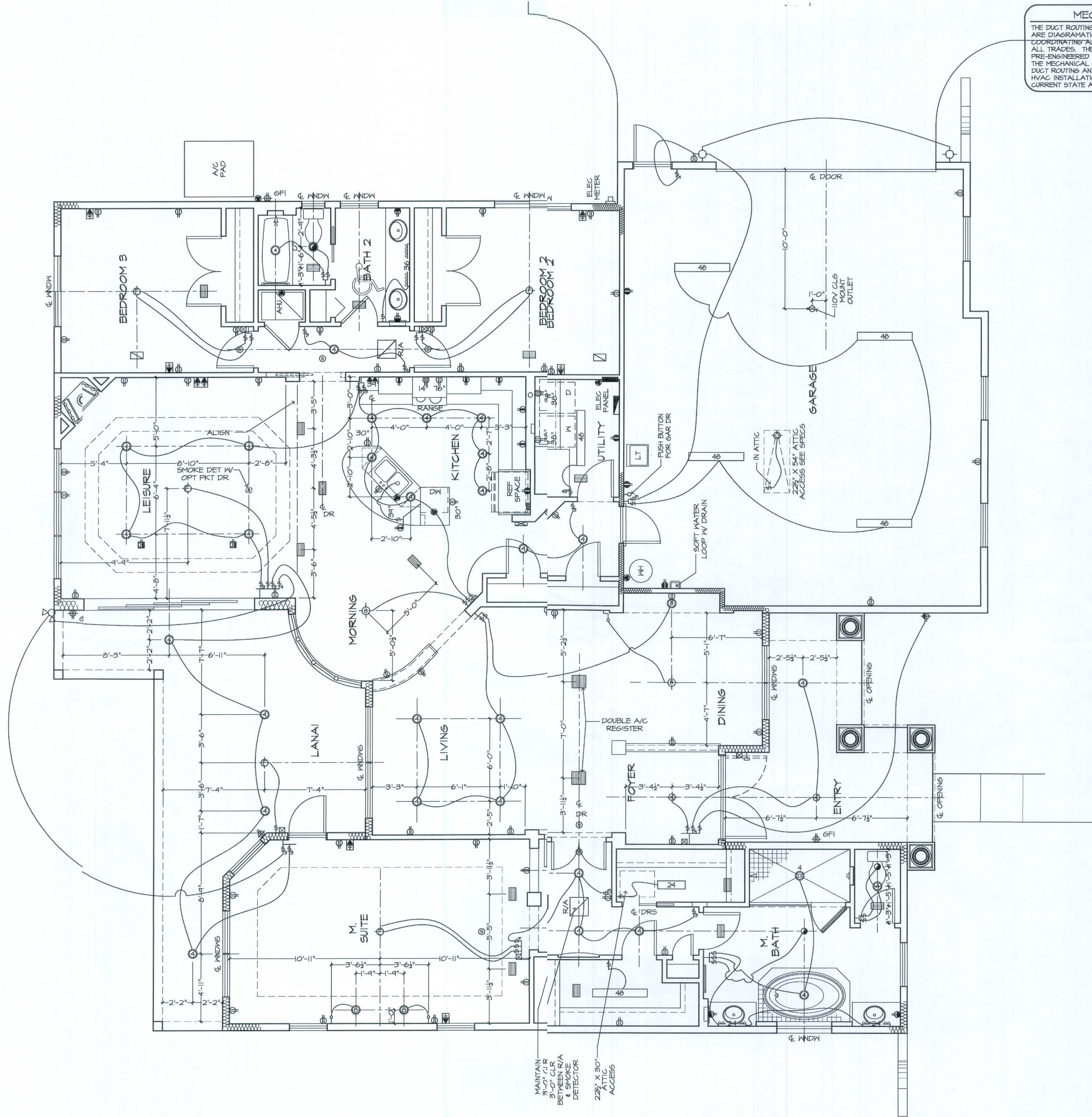
MECHANICAL DISCLAIMER

MECHANICAL AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS IS FOR INFORMATION ONLY. THE BUILDER IS SOLEY RESPONSIBLE FOR ALL ASPECTS OF MECHANICAL INSTALLATION WITH THE BUILDER SHALL COORDINATE BETWEEN THE D TRUSS MFR. AND/OR FRAMING REQUIREMENTS WITH A CONTRACTOR TO ENSURE ADEQUATE SPACE FOR MECHANICAL PLACEMENT AND SUPPORT. MECHANICAL SHALL BE INSTALLED ACCORDING TO ALL LOCAL AND MECHANICAL CODES.



ELECTRICAL LEGEND

- DUPLEX OUTLET (110V AT 12\"/>



MECHANICAL DISCLAIMER
THE DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGRAMATIC ONLY. THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE BETWEEN THE PRE-ENGINEERED TRUSS MFR. AND/OR FRAMING REQUIREMENTS WITH THE MECHANICAL CONTRACTOR TO ENSURE ADEQUATE SPACE FOR DUCT ROUTING AND EQUIPMENT PLACEMENT AND SUPPORT. HVAC INSTALLATION SHALL BE INSTALLED ACCORDING TO ALL CURRENT STATE AND LOCAL MECHANICAL CODES.

ELECTRICAL DETAILS
SCALE: 1/2"=1'-0"

KITCHEN
MOUNTING HTS FOR OUTLET AND SW

BATH
MOUNTING HTS FOR OUTLET AND SW

INTERCOM
SPEAKER AND LCD DISPLAY
SEE SHEET D FOR MOUNTING DETAILS

BTM OF SW AND OUTLET TO ALIGN

EDGE OF OUTLET AND CAB FACE TO ALIGN

4" OF MC

4" ROUGH

* SWITCHES

DOOR LAMB OR WALL CORNER

DUPLEX OUTLET

THE ITEMS BELOW ARE SHOWN FOR LOCATION PURPOSES ONLY. PLEASE REFER TO LOCAL SPECS TO DETERMINE WHETHER OR NOT THE FOLLOWING ITEMS ARE INCLUDED:

- INTERCOM
- MASTER STATION
- LIGHTING OR ELECTRONICS (LCD DISPLAY OR LIGHTING AUTOMATION PUSH BUTTON CONTROLLER)
- VOLUME CONTROL KNOB

* USE MAX OF 6 GANG BOXES FOR GANG BOXES OF 3 OR MORE THAT ARE LOCATED ON BLOCK WALL. CHIP OUT THE BLOCK TO ACCOMMODATE DEEPER BOX.

NOTE: ALL DIMENSIONS ARE FOR ROUGH FRAMING

ELECTRICAL LEGEND

- DUPLEX OUTLET (110V AT 12" OR AS NTD)
- DUPLEX OUTLET (110V AT 34")
- DUPLEX OUTLET (110V AT 45")
- DUPLEX OUTLET (110V AT 45")
- SPLIT DPLX OUTLET (110V AT 12") TOP IS "HOT"
- WEATHERPROOF DPLX OUTLET (110V AT 12") TOP PLUS IS "HOT"
- 220V OUTLET AT 30"
- RECESS FLOOR OUTLET
- SPECIAL PURPOSE CONN
- TELEPHONE OUTLET AT 12" OR AS NTD
- STRUCTURED WIRE COMBO OUTLET WALL OR FL MOUNT
- STRUCTURED WIRE QUAD COMBO OUTLET
- SW SEE ELEC DTL
- 3-WAY SW SEE ELEC DTL
- 4-WAY SW SEE ELEC DTL
- 1-GANG COMBINATION FAN / LIGHT SWITCH
- PUSH-BUTTON FOR GARAGE DOOR AT 60"
- DIMMER SW AT 36"
- PUSH-BUTTON DOORBELL (DELETE W/ INTERCOM)
- CL6 MNT LT FIXTURE
- CL6 MNT PREWIRE - FIXTURE BY OWNER
- SURFACE MNT FIXTURE
- WALL MNT FIXTURE
- ROUND RECESS FOR TUB/SHOWER
- ROUND RECESS OPEN BAFFLE TRIM (INTERIOR FLAT CL6)
- MINI ROUND RECESS OPEN BAFFLE TRIM (BARK LOCATIONS)
- MINI ROUND RECESS EYEBALL TRIM
- ROUND RECESS REGRESSED EYEBALL (INTERIOR SLOPED CL6)
- MINI HALOGEN (CABINET LOCATIONS)
- CL6 FAN/LIGHT PREWIRE AND SWITCHES
- SMOKE & CARBON MONOXIDE DETECTOR
- UNDER CABT 12"
- UNDER CABT 21"
- UNDER CABT 24"
- UNDER CABT 33"
- SINGLE 24" FLUOR STRIP
- SINGLE 36" FLUOR STRIP
- SINGLE 48" FLUOR STRIP
- DOUBLE 24" FLUOR STRIP
- DOUBLE 36" FLUOR STRIP
- DOUBLE 48" FLUOR STRIP
- 24" CL6 MNT FLUOR. LT, WRAPPED
- 48" CL6 MNT FLUOR. LT, WRAPPED
- 24" VANITY LIGHTING (SEE SPECS)
- 36" VANITY LIGHTING (SEE SPECS)
- EXHAUST FAN / LIGHT FIXTURE COMBO
- EXHAUST FAN
- SOFFIT MNT FLOOD LIGHT
- CL6 MNT SPEAKER
- CHIMES (DELETE W/ INTERCOM)
- ELEC PANEL
- STRUCTURED WIRING PANEL
- CL6 RETURN AIR
- A/C REGISTER
- THERMOSTAT
- SECURITY PAD

* NOTE: ALL OUTLETS ABOVE COUNTERS SHALL BE MOUNTED HORIZONTALLY

* NOTE: ALL EXTERIOR OUTLETS, WALL OUTLETS IN GARAGE, KITCHENS, BATHROOMS AND ALL OUTLETS WITHIN 6'-0" OF A WATER SOURCE SHALL BE G.F.I.

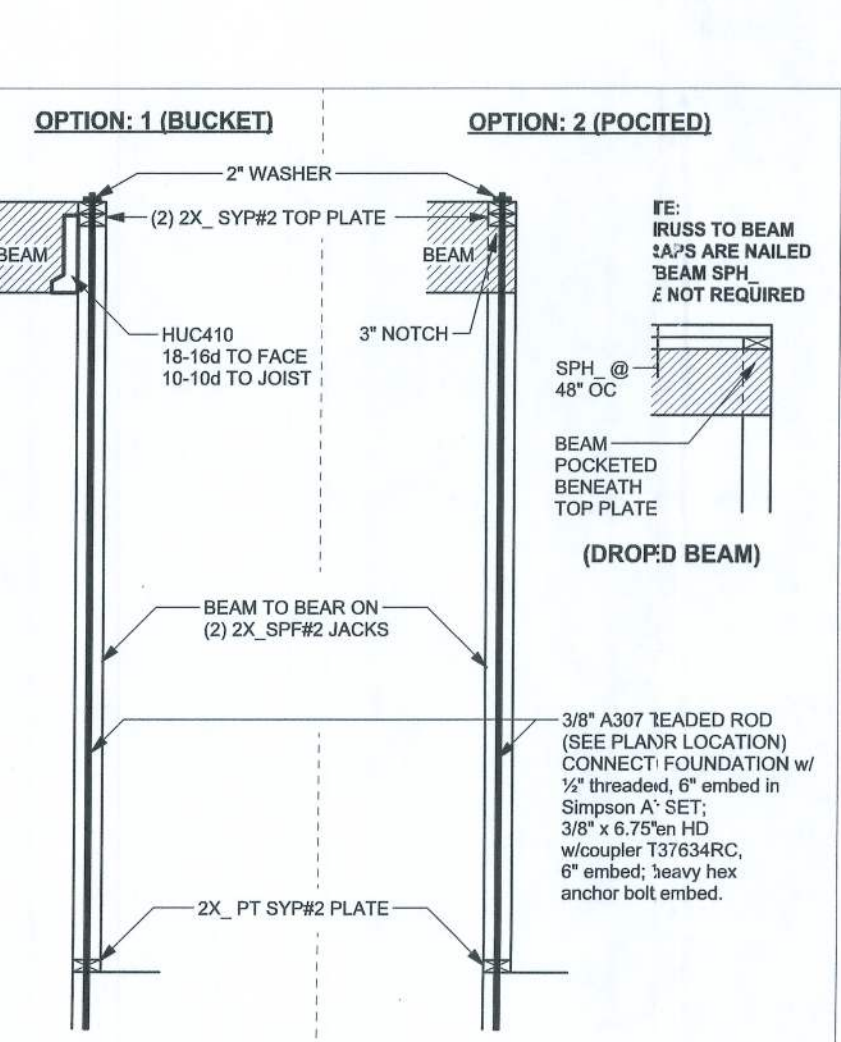
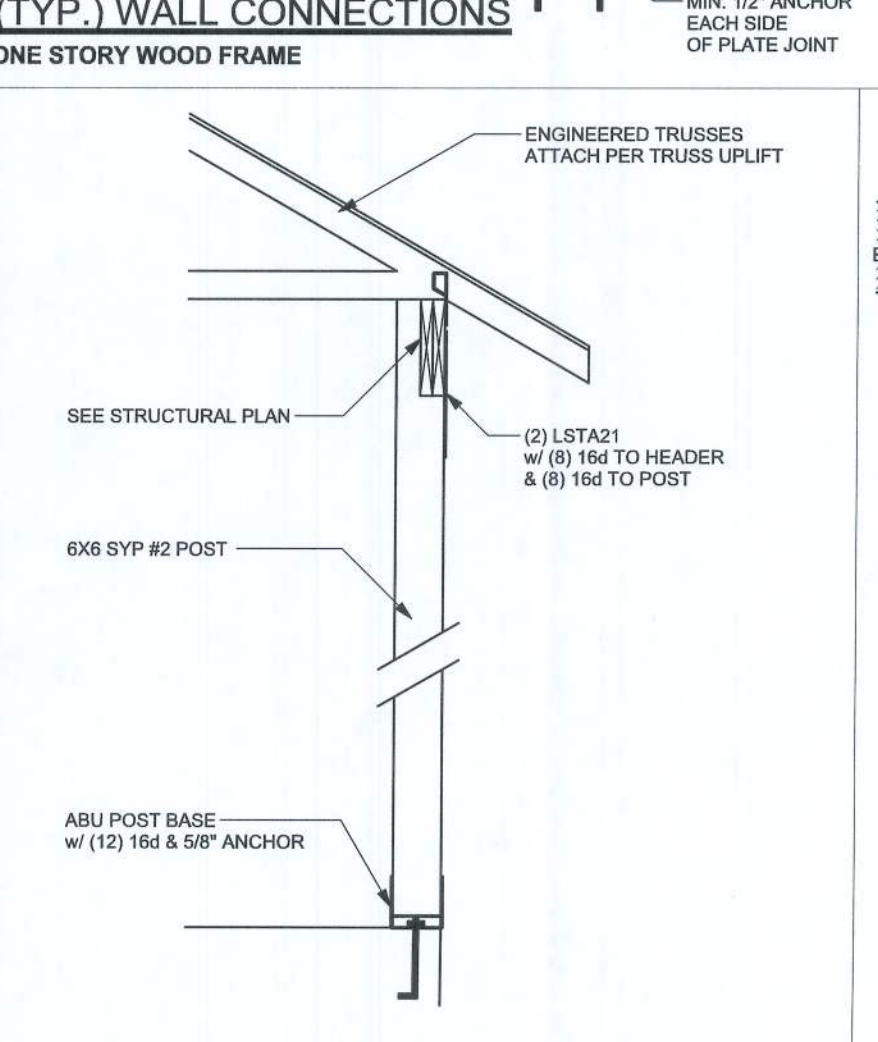
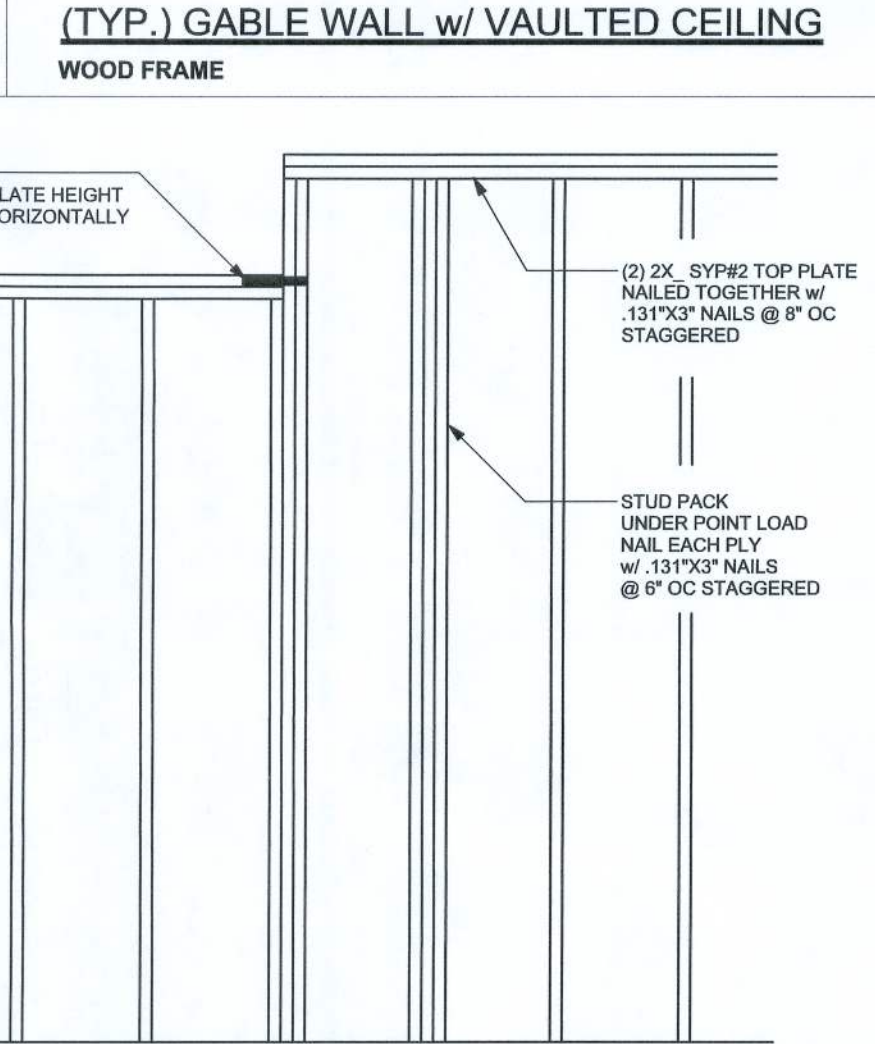
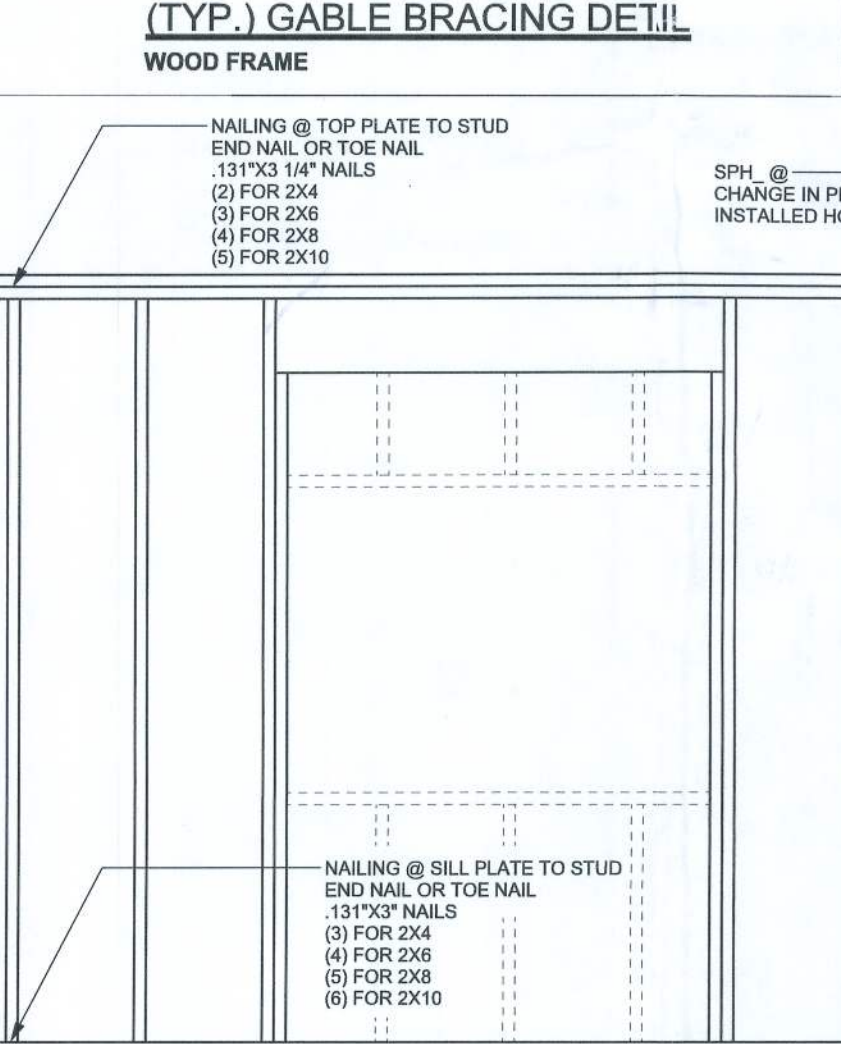
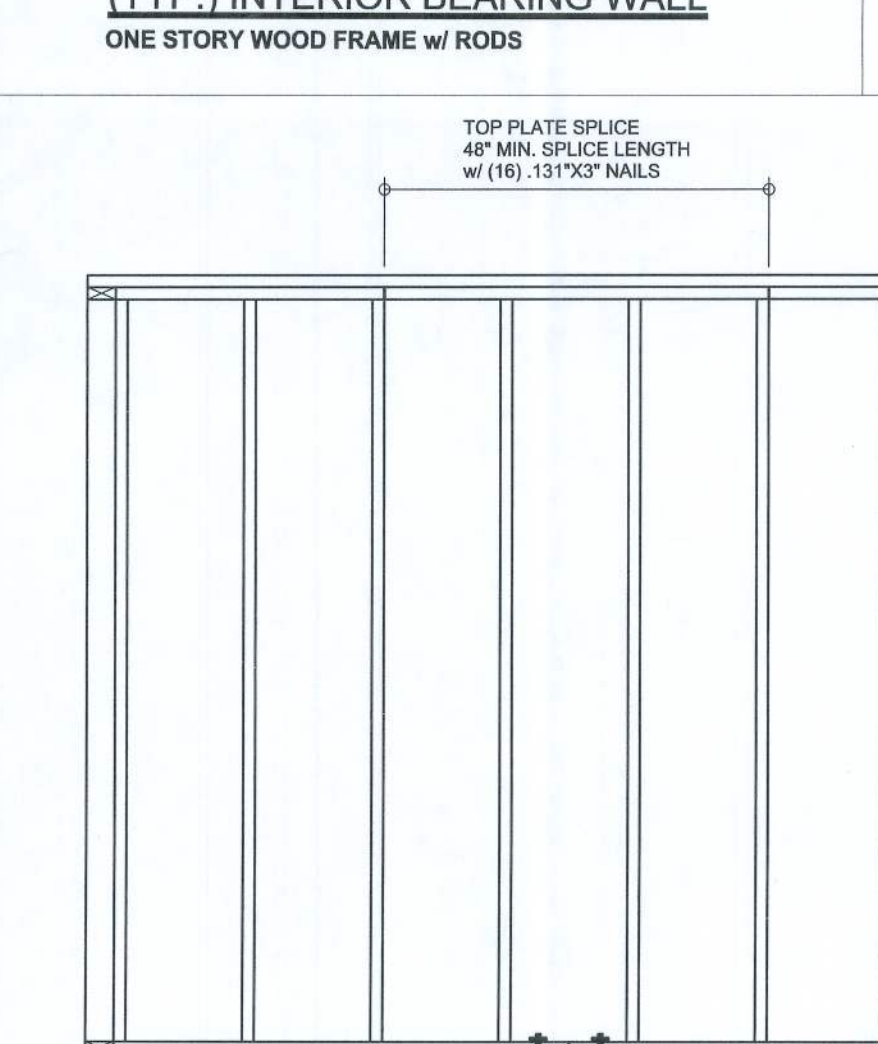
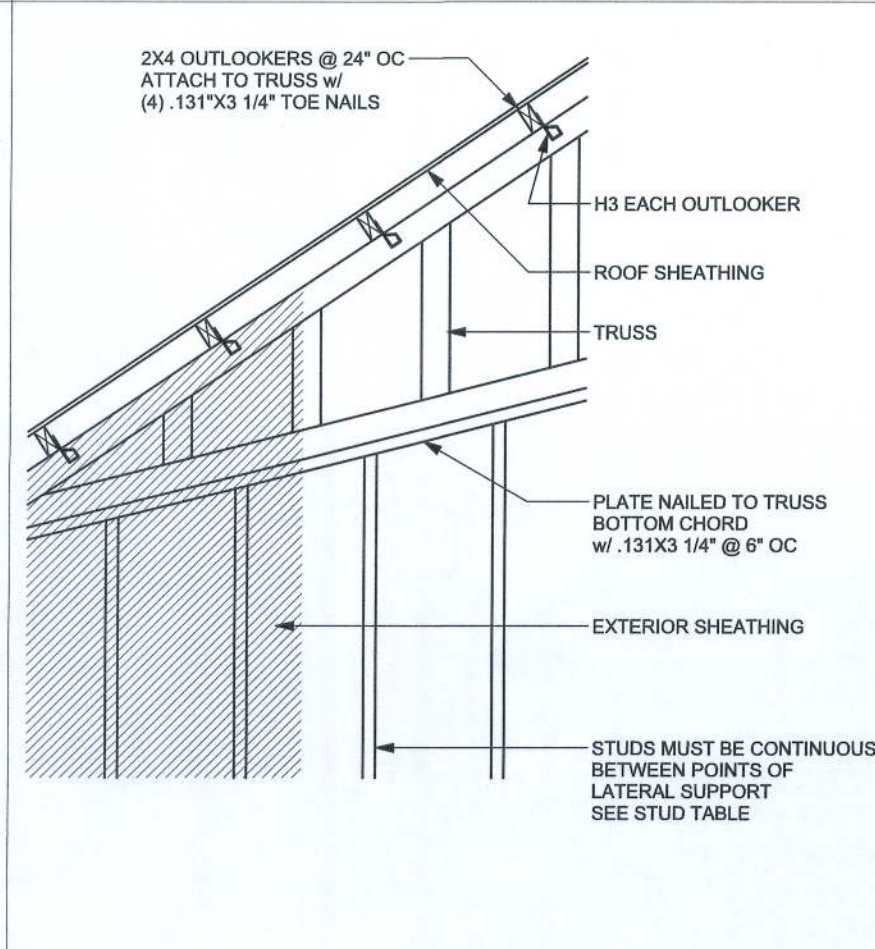
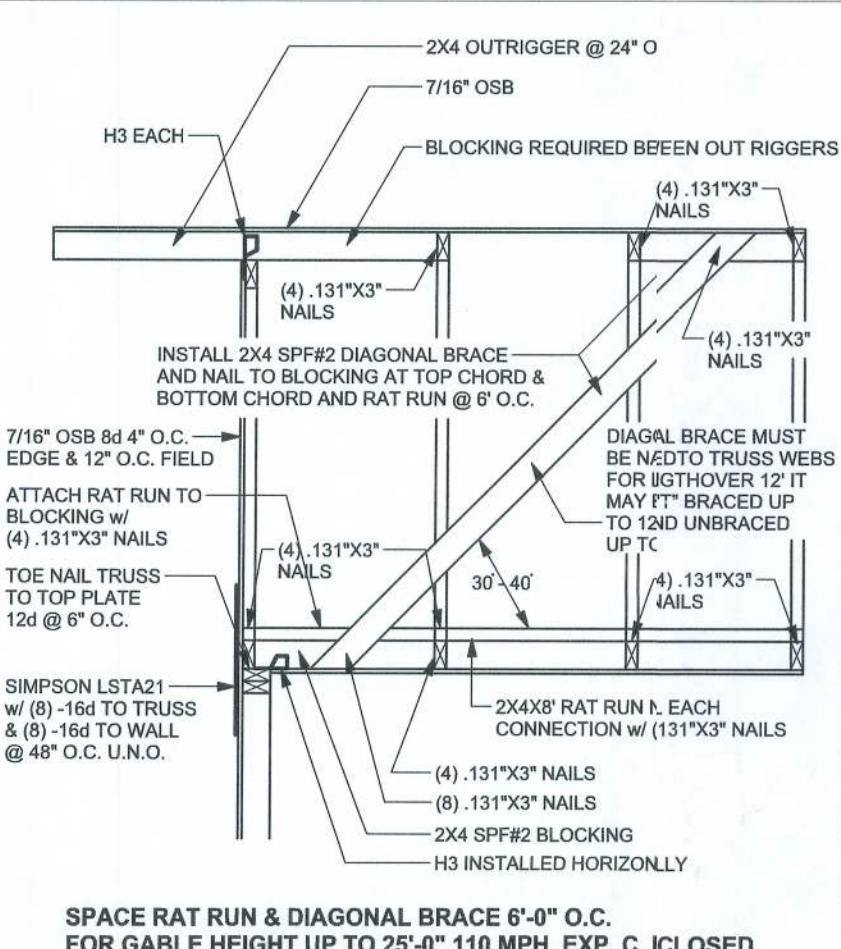
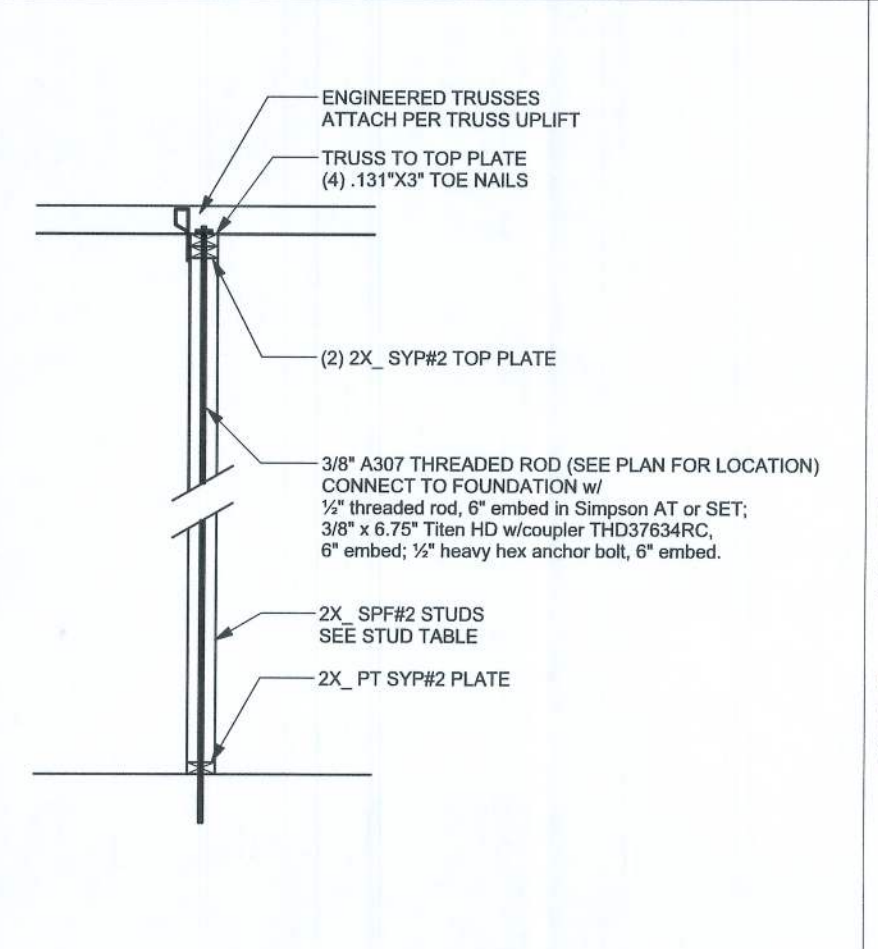
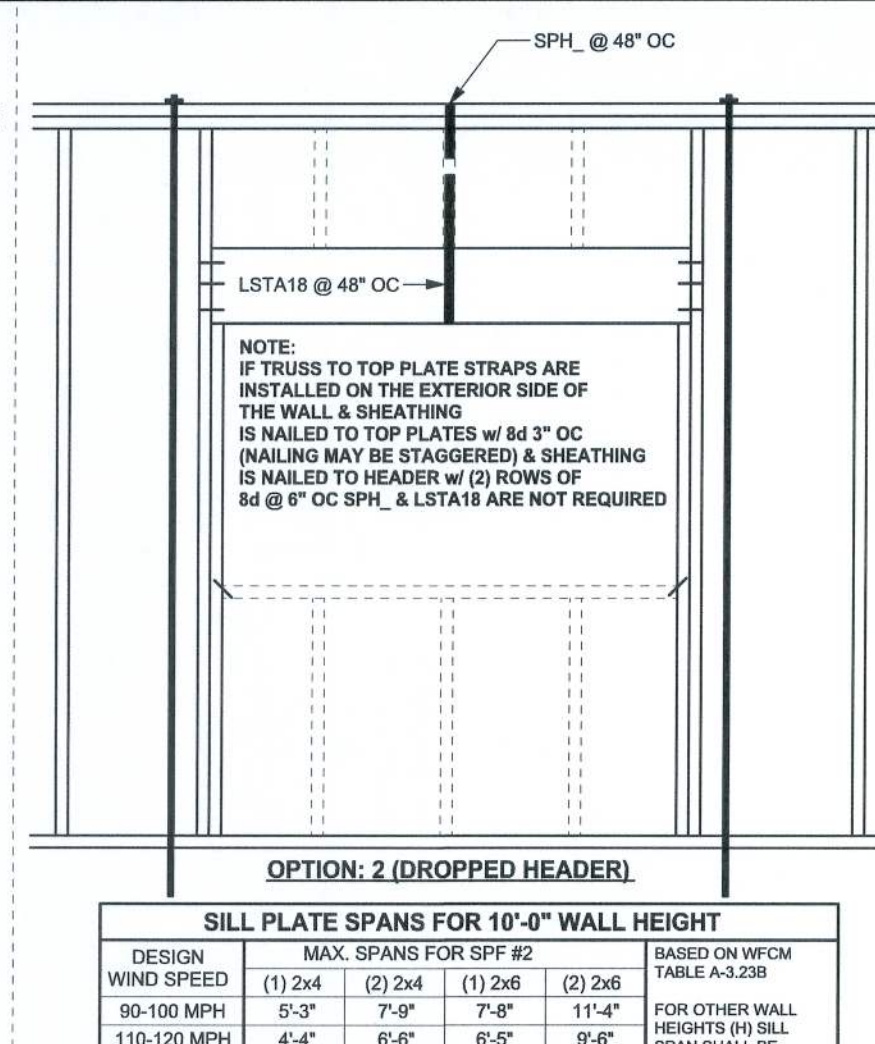
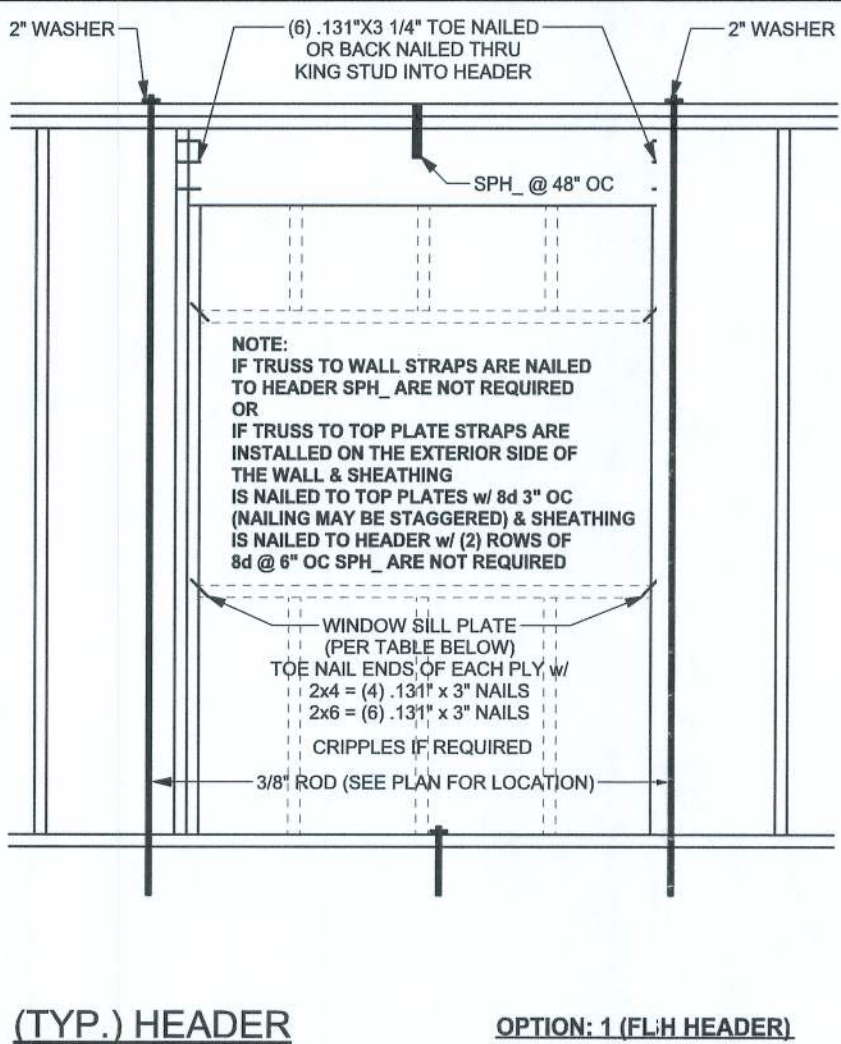
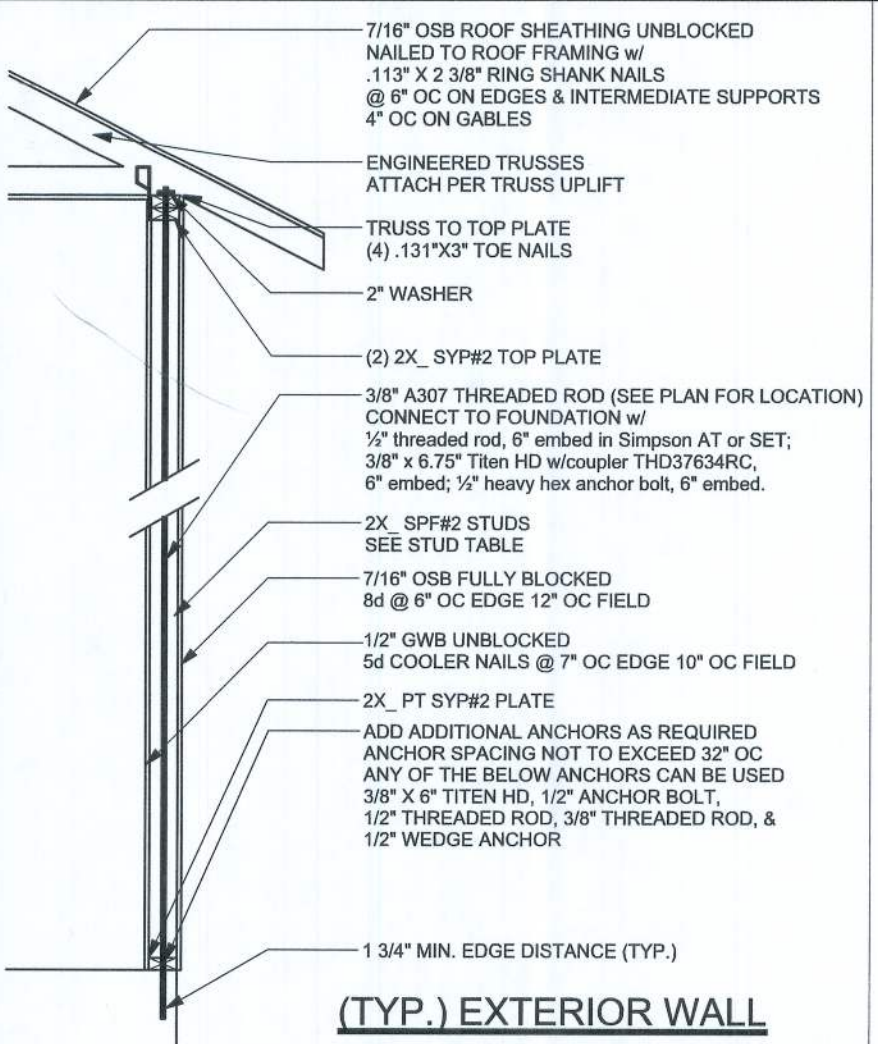
* ALL BEDROOM OUTLETS ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER

* ALL HEIGHTS ARE TO CENTERLINE AFF

* NOTE: LIGHTS, FANS, SMOKE DETECTORS, A/C SUPPLIES AND RETURN AIRS TO BE PLACED ON CENTERLINES OF DOORS, HWAYS AND HALLWAYS, TYP UNO

* NOTE: SMOKE DETECTORS SHALL BE INSTALLED PER NFPA72 AND 2001 FBC-R SECTION R313.

* NOTE: COORDINATE LOCATION OF ALL REG. ELECTRICAL, CABLE, AUDIO/VIDEO & DATA RECEPTACLES W/ MOUNTING HARDWARE & MFR. INSTALLATION REQ. FOR ALL FLAT PANEL DISPLAYS.



ANCHOR TABLE

OBTAIN UPLIFT REQUIREMENTS FROM TRUSS MANUFACTURER'S ENGINEERING

TRUSS CONNECTOR	UPLIFT SYP	UPLIFT SPF	F1 SYP	F2 SYP	F1 SPF	F2 SPF	TO RAFTER/TRUSS	TO PLATES
H5	455	265	115	200	100	170	4-8d x 1 1/2"	4-8d x 1 1/2"
H3	415	290	125	160	105	140	4-8d x 1 1/2"	4-8d x 1 1/2"
H2.5	415	365	150	150	130	130	5-8d x 1 1/2"	5-8d x 1 1/2"
H2.5A	480	480	110	110	110	110	5-8d x 1 1/2"	5-8d x 1 1/2"
H6	950	820					6-8d	6-8d
H8	745	565					5-10d x 1 1/2"	5-10d x 1 1/2"
H14-1	1465	1050	515	265	480	245	12-8d x 1 1/2"	13-8d
H14-2	1465	1050	515	265	480	245	12-8d x 1 1/2"	15-8d
H10	990	850	585	525	505	450	8-8d x 1 1/2"	8-8d x 1 1/2"
H10-3	780	655	455	395	390	340	6-10d	6-10d
H16	1470	1265					2-10d x 1 1/2"	10-10d x 1 1/2"
H16-2	1470	1265					2-10d x 1 1/2"	10-10d x 1 1/2"
LT812 - LT820	1000	620					6-10d x 1 1/2"	6-10d x 1 1/2"
MT512 - MT530	1000	660					7-10d x 1 1/2"	7-10d x 1 1/2"
HT516 - HT530	1450	1245					12-10d x 1 1/2"	12-10d x 1 1/2"
HEAVY GIRDER TIEDOWNS								
LG12	2650	1785	700	170	700	170	14-16d	14-16d
LG13-SDS2.5	3665	2655	795	410	795	410	12-SDS 1/4" x 2 1/2"	26-16dS
LG14-SDS3	4060	3660	2000	675	2000	675	12-SDS 1/4" x 3"	35-16dS
MG1	3965	3330					22-10d	5/8" ANCHOR
HGT-2	10980	6485					16-10d	2-5/8" ANCHOR
HGT-3	10530	9035					16-10d	2-5/8" ANCHOR
HGT-4	9250	9250					16-10d	2-5/8" ANCHOR
STUD STRAP CONNECTOR								
SSP DOUBLE TOP PLATE	435	435					3-10d	4-10d
SSP SINGLE SILL PLATE	455	420					1-10d	4-10d
DSP DOUBLE TOP PLATE	825	825					6-10d	8-10d
DSP SINGLE SILL PLATE	825	600					2-10d	8-10d
SP1	585	535					4-10d	6-10d
SP2	1065	605					6-10d	6-10d
SP4	885	760					6-10d x 1 1/2"	
SPH4	1240	1065					10-10d x 1 1/2"	
SP6	885	760					6-10d x 1 1/2"	
SPH6	1240	1065					10-10d x 1 1/2"	
LSTA16	1235	1110					14-10d	
LSTA21	1235	1235					16-10d	
CS20	1030	1030					14-10d	
CS16	1705	1705					22-10d	
STUD ANCHORS								
LTT19	1350	1305					8-16d	1/2" ANCHOR
LTT31	2310	2310					16-10d x 1 1/2"	5/8" ANCHOR
H2A	2775	2570					2-8/8" BOLTS	5/8" ANCHOR
HTT16	4175	3695					16-16d	5/8" ANCHOR
HTT22	5260	5250					32-16d	5/8" ANCHOR
ABU44	2200	2200					12-16d	5/8" ANCHOR
ABU66	2300	2300					12-16d	5/8" ANCHOR
ABU88	2320	2320					16-16d	2-5/8" ANCHOR

(1) w/ INSTALLATION OF 4-16dS OPTIONAL NAIL HOLES FOR SYP GIRDER & SPF STUDS

EXTERIOR WALL STUD TABLE FOR SPF #2 STUDS

(1) 2x4 @ 16" OC	TO 10'-6" STUD HEIGHT
(1) 2x4 @ 12" OC	TO 11'-7" STUD HEIGHT
(1) 2x6 @ 16" OC	TO 16'-10" STUD HEIGHT
(1) 2x6 @ 12" OC	TO 18'-7" STUD HEIGHT

THIS STUD HEIGHT TABLE IS PER WFCM 2001, TABLE 3.20B. EXTERIOR LOAD BEARING & NON LOAD BEARING STUD LENGTHS RESISTING INTERIOR ZONE WIND LOADS 110 MPH EXPOSURE C. STUD SPACINGS SHALL BE MULTIPLIED BY 0.85 FOR FRAMING LOCATED WITHIN 4 FEET OF CORNERS FOR END ZONE LOADING. EXAMPLE 16" OC x 0.85 = 13.6" O.C.

GRADE & SPECIES TABLE

		Fb (psi)	E (10 ⁶ psi)
2x8	SYP #2	1200	1.6
2x10	SYP #2	1050	1.6
2x12	SYP #2	975	1.6
GLB	24F-V3 SP	2400	1.8
LSL	TIMBERSTRAND	1700	1.7
LVL	MICROLAM	2900	2.0
PSL	PARALAM	2900	2.0

GENERAL NOTES:

TRUSSES: TRUSSES SHALL BE DESIGNED BY A FLORIDA LICENSED ENGINEER IN ACCORDANCE WITH THE FBCR 2007. TRUSS ENGINEERING SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, TEMPORARY AND PERMANENT BRACING DETAILS, TRUSS-TO-TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS. TRUSS ENGINEERING IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER AND SHALL BE SIGNED & SEALED BY THE MANUFACTURER'S DESIGN ENGINEER. IT IS THE BUILDER'S RESPONSIBILITY TO VERIFY THE TRUSS DESIGNER'S FULLY SATISFIED ALL THE ABOVE REQUIREMENTS AND TO SELECT UPLIFT CONNECTIONS BASED ON TRUSS ENGINEERING UPLIFT AND PROVIDE FOOTINGS FOR INTERIOR BEARING WALLS. BUILDER IS TO FURNISH TRUSS ENGINEERING TO WIND LOAD ENGINEER FOR REVIEW OF TRUSS REACTIONS ON THE BUILDING STRUCTURE. STRAP 2X6 RAFTERS WITH MIN UPLIFT CONNECTION 415LB EACH END; 2X8 RAFTERS 700 LB EACH END.

SITE PREPARATION: SITE ANALYSIS AND PREPARATION IS NOT PART OF THIS PLAN. FOUNDATION: CONFIRM THAT THE FOUNDATION DESIGN & SITE CONDITIONS MEET GRAVITY LOAD REQUIREMENTS (ASSUME 1000 PSF BEARING CAPACITY UNLESS VISUAL OBSERVATION OR SOILS TEST PROVES OTHERWISE). CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS, F_c = 3000 PSI.

WELDED WIRE REINFORCED SLAB: 8" x 6" W14 x W14, F_y = 60 KSI. ALL LAP SPLICES 40" DB (25" FOR 65 BARS). UNO. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 318-06, UNO. FIBER CONCRETE SLAB: CONCRETE SLABS ON GROUND CONTAINING SYNTHETIC FIBER REINFORCEMENT. FIBER LENGTH 1/2 INCH TO 2 INCHES. DOSAGE AMOUNTS FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD PER THE MANUFACTURER'S RECOMMENDATIONS. FIBERS TO COMPLY WITH ASTM C 1116. SUPPLIER TO PROVIDE ASTM C 1116 CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY BUILDING OFFICIAL.

CONTROL JOINTS: WHERE SPECIFIED, SAWN CONTROL JOINTS IN SLAB-ON-GRADE SHALL BE CUT IN ACCORDANCE WITH ACI 302. JOINTS SHALL BE CUT WITHIN 12 HOURS OF SLAB PLACEMENT. THE LENGTH / WIDTH RATIOS OF SLAB AREAS SHALL NOT EXCEED 1.5 AND TYPICAL SPACING OF CUTS TO BE 12FT. DO NOT CUT W/WM OR REINFORCING STEEL. RECOMMENDED LOCATION OF CONTROL JOINTS IS SUBJECT TO OWNER AND CONTRACTOR'S APPROVAL. THE CONTROL JOINTS ARE NOT INTENDED TO PREVENT CRACKS BUT RATHER TO ENCOURAGE THE SLAB TO CRACK ON A GIVEN LINE).

REBAR: ASTM A 615, GRADE 60, DEFORMED BARS, F_y = 60 KSI. ALL LAP SPLICES 40" DB (25" FOR 65 BARS). UNO. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 318-06, UNO. GULAM BEAMS: GLB, 24F-V3SP, F_b = 2,400psi, E = 1,800ksi. UNO. SUPPLIER MAY SUPPLY AN ALTERNATE BEAM WITH EQUAL PROPERTIES OR MAY SUBMIT THEIR OWN SIZING CALC.

ROOF SHEATHING: ALL ROOFS ARE HORIZONTAL DIAPHRAGMS. 7/16" OSB SHEATHING, UNLOCKED, APPLIED PERPENDICULAR TO FRAMING, OVER A MINIMUM OF 3 FRAMING MEMBERS, WITH PANEL EDGES STAGGERED, FASTENED WITH 8d COMMON NAILS (13d), 6"OC PANEL EDGES, 12"OC INTERMEDIATE MEMBERS, GABLE ENDS AND DIAPHRAGM BOUNDARY, 4"OC, UNO.

STRUCTURAL CONNECTORS: MANUFACTURERS AND PRODUCT NUMBER FOR CONNECTORS, ANCHORS, AND REINFORCEMENT ARE LISTED FOR EXAMPLE NOT ENDORSEMENT. AN EQUIVALENT DEVICE OF THE SAME OR OTHER MANUFACTURER CAN BE SUBSTITUTED FOR ANY DEVICES LISTED IN THE EXAMPLE TABLES AS LONG AS IT MEETS THE REQUIRED LOAD CAPACITIES. MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE FOLLOWED TO ACHIEVE RATED LOADS.

ANCHOR BOLTS: A-307 ANCHOR BOLTS WITH MINIMUM EMBEDMENT AS SPECIFIED IN DRAWINGS BUT NO LESS THAN 7" IN CONCRETE OR REINFORCED BOND BEAM OR 15" IN GROUTED CMU.

WASHERS: WASHERS USED WITH 1/2" BOLTS TO BE 2" x 3" x 9/64"; WITH 5/8" BOLTS TO BE 2" x 3" x 9/64"; WITH 3/4" BOLTS TO BE 3" x 3" x 9/64"; WITH 7/8" BOLTS TO BE 3" x 3" x 5/16"; UNO.

NAILS: ALL NAILS ARE COMMON NAILS UNLESS OTHERWISE SPECIFIED OR ACCEPTED BY FBC TEST REPORTS AS HAVING EQUAL STRUCTURAL VALUES.

BUILDER'S RESPONSIBILITY

THE BUILDER AND OWNER ARE RESPONSIBLE FOR THE FOLLOWING, WHICH ARE SPECIFICALLY NOT PART OF THE WIND LOAD ENGINEER'S SCOPE OF WORK.

CONFIRM SITE CONDITIONS, FOUNDATION BEARING CAPACITY, GRADE AND BACKFILL HEIGHT, WIND SPEED AND DEBRIS ZONE, AND FLOOD ZONE.

PROVIDE MATERIALS AND CONSTRUCTION TECHNIQUES, WHICH COMPLY WITH FBCR 2004 REQUIREMENTS FOR THE STATED WIND VELOCITY AND DESIGN PRESSURES.

PROVIDE A CONTINUOUS LOAD PATH FROM TRUSSES TO FOUNDATION. IF YOU BELIEVE THE PLAN OMTS A CONTINUOUS LOAD PATH CONNECTION, CALL THE WIND LOAD ENGINEER IMMEDIATELY.

VERIFY THE TRUSS MANUFACTURER'S SEALED ENGINEERING INCLUDES TRUSS DESIGN, PLACEMENT PLANS, TEMPORARY AND PERMANENT BRACING DETAILS, TRUSS-TO-TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS.

ROOF SYSTEM DESIGN

THE SEAL ON THESE PLANS FOR COMPLIANCE WITH FBCR 2007, SECTION R301.2.1 IS BASED ON REACTIONS, UPLIFTS, AND BEARING LOCATIONS IN TRUSS ENGINEERING SUBMITTED TO THE WIND LOAD ENGINEER. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK ALL DETAILS OF THE COMPLETE ROOF SYSTEM DESIGN SUBMITTED BY THE TRUSS MANUFACTURER AND HAVE IT SIGNED, AND SEALED BY A DESIGN PROFESSIONAL FOR CORRECT APPLICATION OF FBCR 2007 REQUIRED LOADS AND ANY SPECIAL LOADS. THE BUILDER IS RESPONSIBLE TO REVIEW EACH INDIVIDUAL TRUSS MEMBER AND THE TRUSS ROOF SYSTEM AS A WHOLE AND TO PROVIDE RESTRAINT FOR ANY LATERAL BRACING. THE BUILDER SHOULD USE CARE CHECKING THE ROOF DESIGN BECAUSE THE WIND LOAD ENGINEER IS SPECIFICALLY NOT RESPONSIBLE FOR THE TRUSS LAYOUT WHICH WAS CREATED BY THE TRUSS MANUFACTURER AND THE TRUSS DESIGNER ALSO DENIES RESPONSIBILITY FOR THE LAYOUT PER NOTES ON THEIR SEALED TRUSS SHEETS.

DESIGN DATA

WIND LOADS PER FLORIDA BUILDING CODE 2007 RESIDENTIAL, SECTION R301.2.1 (ENCLOSED SIMPLE DIAPHRAGM BUILDINGS WITH FLAT, HIPPED, OR GABLE ROOFS: MEAN ROOF HEIGHT NOT EXCEEDING LEAST HORIZONTAL DIMENSION OR 60 FT; NOT ON UPPER HALF OF HILL OR ESCARPMENT 60FT IN EXP. B, 30FT IN EXP. C AND >10% SLOPE AND UNOBSTRUCTED UPWIND FOR 501 HEIGHT OR 1 MILE WHICHEVER IS LESS.)

BUILDING IS NOT IN THE HIGH VELOCITY HURRICANE ZONE

BUILDING IS NOT IN THE WIND-BORNE DEBRIS REGION

1. BASIC WIND SPEED = 110 MPH

2. WIND EXPOSURE = C

3. WIND IMPORTANCE FACTOR = 1.0

4. BUILDING CATEGORY = II

5. ROOF ANGLE = 19-45 DEGREES

6. MEAN ROOF HEIGHT = <30 FT

7. INTERNAL PRESSURE COEFFICIENT = N/A (ENCLOSED BUILDING)

8. COMPONENTS AND CLADDING DESIGN WIND PRESSURES (TABLE R301.2(2))

Zone	Effective Wind Area (R2)				
1	27.8 - 30.5	25.3	-25.3		
2	27.8 - 35.7	25.3	-30.5		
2 Oth	-56.8	-56.8			
3	27.8 - 35.7	25.3	-30.5		
3 Oth	-56.8	-56.8			
4	30.5 - 33.0	25.9	-28.5		
5	30.5 - 40.7	25.9	-31.6		
Doors & Windows	30.5	-40.7			
Worst Case (Zone 5, 10 R2)					
8x7 Garage Door	27.3	-32.0			
16x7 Garage Door	25.9	-29.4			

DESIGN LOADS

FLOOR 40 PSF (ALL OTHER DWELLING ROOMS)

30 PSF (SLEEPING ROOMS)

30 PSF (ATTICS WITH STORAGE)

10 PSF (ATTICS WITHOUT STORAGE, <3:12)

ROOF 20 PSF (FLAT OR <4:12)

16 PSF (4:12 TO <12:12)

12 PSF (12:12 AND GREATER)

STAIRS 40 PSF (ONE & TWO FAMILY DWELLINGS)

SOIL BEARING CAPACITY 1000PSF

NOT IN FLOOD ZONE (BUILDER TO VERIFY)

REVISIONS	
4Feb10	



WINDLOAD ENGINEER:
Mark Disway, PE
No. 33915, PCB 868, Lake City, FL 32056,
386-754-5419

DIMENSIONS: Stated dimensions supersede scaled dimensions. Refer alterations to Mark Disway, P.E. for resolution. Do not proceed without clarification.

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CERTIFICATION: I hereby certify that I have examined this plan, and that the applicable portions of the plan, relating to wind engineering comply with section R301.2.1, Florida building code residential 2007, to the best of my knowledge.

LIMITATION: This design is valid for one building, at specified location.

MARK (DISWAY) P.E. 53915

S.A.

17 MAY 10

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PRINTED DATE: May 19, 2010

DRAWN BY: STRUCTURAL BY: David Disway

FINALS DATE: 19May10

JOB NUMBER: 1005038

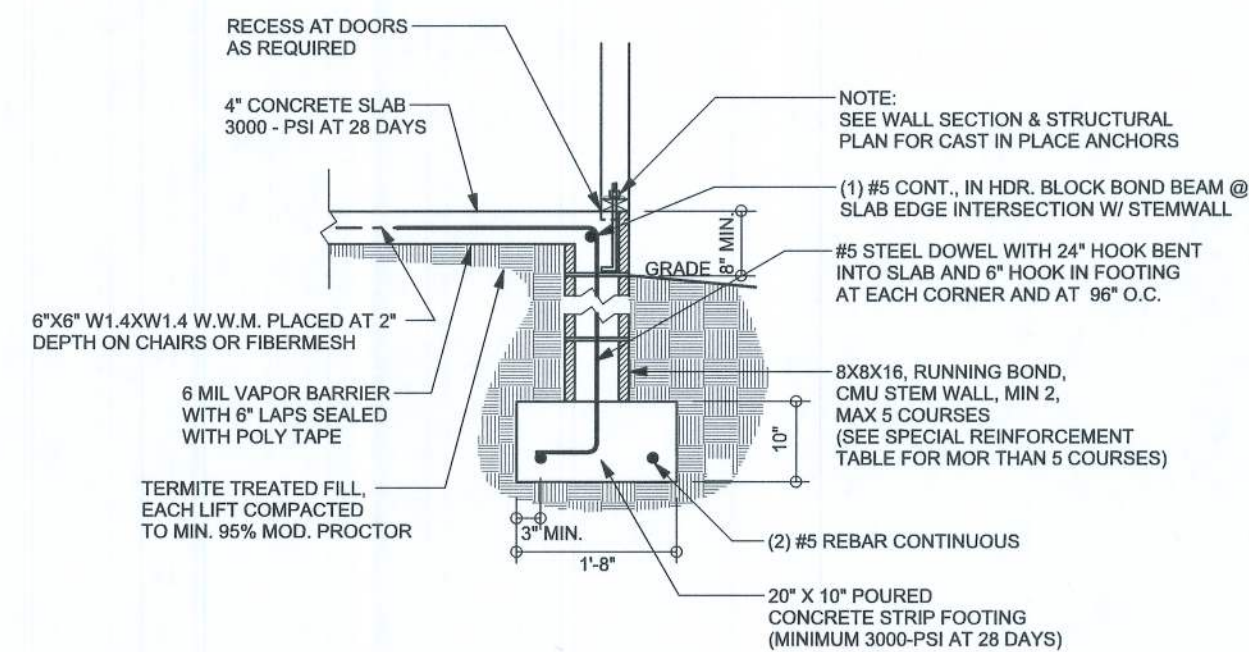
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S-1

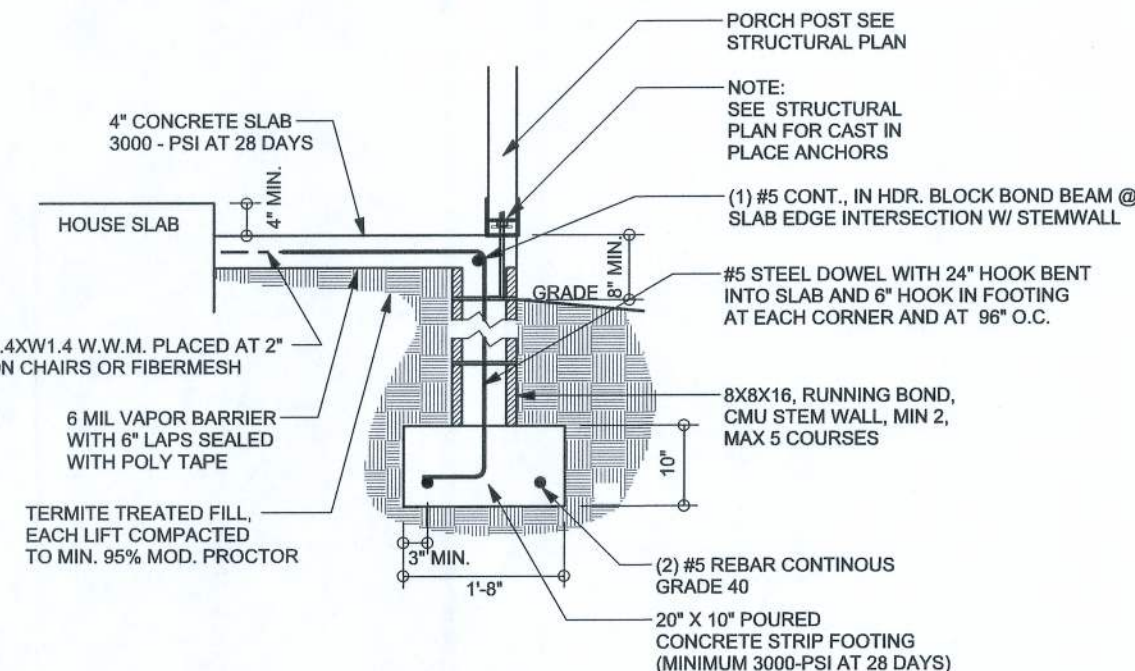
OF 3 SHEETS

REVISIONS	
4Feb'0	

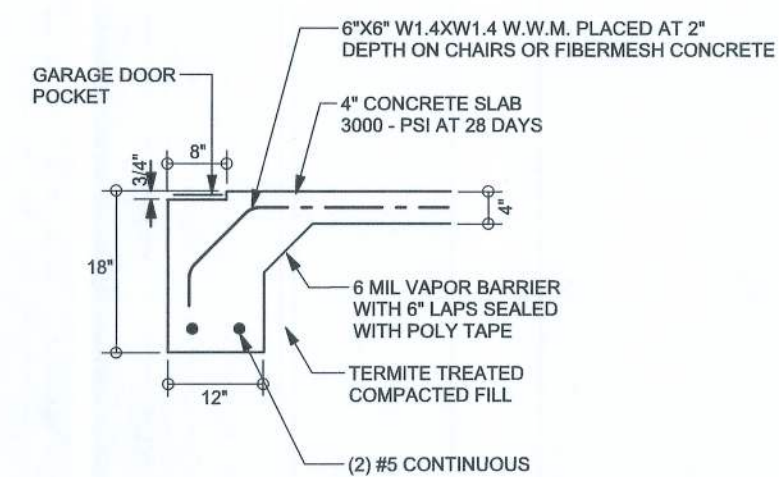
SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE



F9 S-2 STEM WALL FOOTING
SCALE: 1/2" = 1'-0"



F12 S-2 ALT. STEM WALL PORCH FOOTING
SCALE: 1/2" = 1'-0"

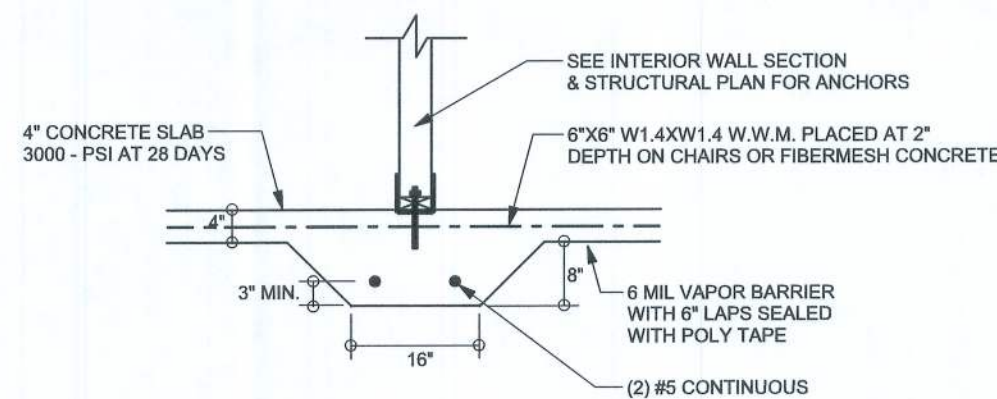


F4 S-2 GARAGE DOOR FOOTING
SCALE: 1/2" = 1'-0"

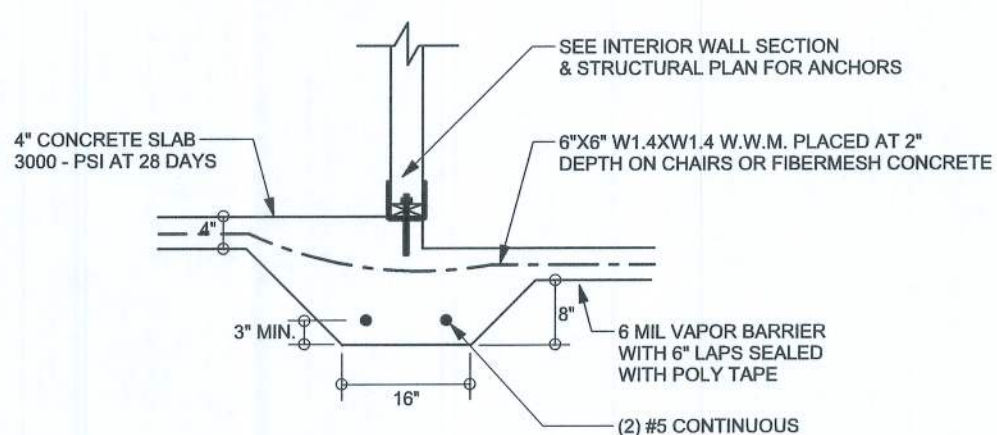
TALL STEM WALL TABLE

The table assumes 60 ksi reinforcing bars with 6" hook in the footing and bent 24" into the reinforced slab at the top. The vertical steel is to be placed toward the tension side of the CMU wall (away from the soil pressure, within 2" of the exterior side of the wall). If the wall is over 8' high, add Duowall ladder reinforcement at 18"OC vertically or a horizontal bond beam with 18G continuous at mid height. For higher parts of the wall 12" CMU may be used with reinforcement as shown in the table below.

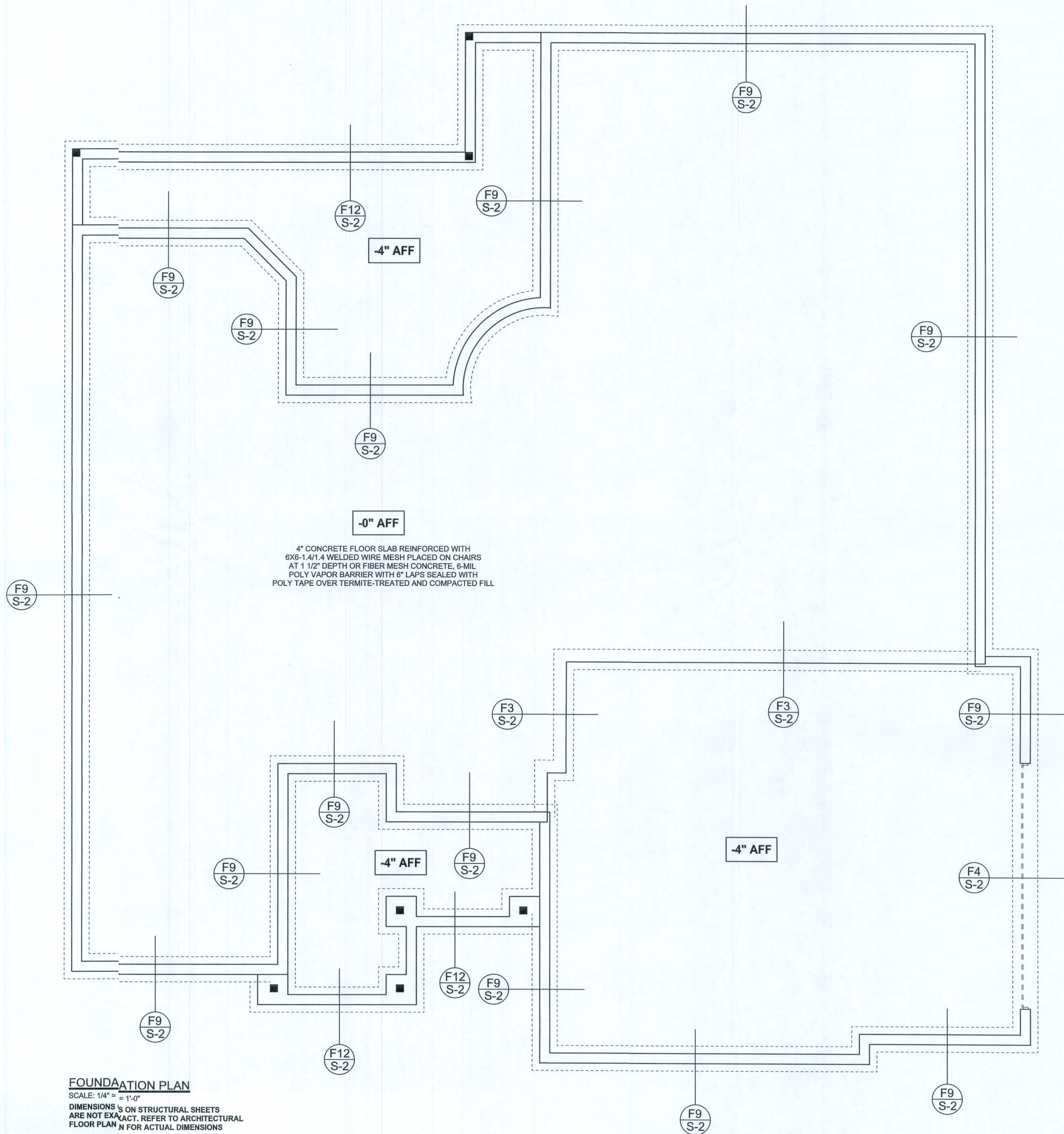
STEM WALL HEIGHT (FEET)	UNBALANCED BACKFILL HEIGHT	VERTICAL REINFORCEMENT FOR 8" CMU STEM WALL (INCHES O.C.)			VERTICAL REINFORCEMENT FOR 12" CMU STEM WALL (INCHES O.C.)		
		#5	#7	#8	#5	#7	#8
3.3	3.0	96	96	96	96	96	96
4.0	3.7	96	96	96	96	96	96
4.7	4.3	88	96	96	96	96	96
5.3	5.0	56	96	96	96	96	96
6.0	5.7	40	80	96	80	96	96
6.7	6.3	32	56	80	56	96	96
7.3	7.0	24	40	56	40	80	96
8.0	7.7	16	32	48	32	64	80
8.7	8.3	8	24	32	24	48	64
9.3	9.0	8	16	24	16	40	48



F2 S-2 INTERIOR BEARING FOOTING
SCALE: 1/2" = 1'-0"



F3 S-2 INTERIOR BEARING STEP FOOTING
SCALE: 1/2" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
DIMENSIONS ON STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL FLOOR PLAN FOR ACTUAL DIMENSIONS

WINDLOAD ENGINEER:
Mark Disosway, P.E.
No. 53915, 105 866 Lake City, FL 32056,
386-754-5419

DIMENSIONS:
Stated dimensions supersede scaled dimensions. Refer all questions to Mark Disosway, P.E. for resolution. Do not proceed without clarification.

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CERTIFICATION: I hereby certify that I have examined this plan, and that the applicable portions of the plan, relating to wind engineering comply with section F301.2.1, Florida building code residential 207, to the best of my knowledge.

LIMITATION: This design is valid for one building, at specified location.

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PRINTED DATE:
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DRAWN BY: STRUCTURAL BY:
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FINALS DATE:
19 May 0

JOB NUMBER:
1005038

DRAWING NUMBER

S-2
OF 3 SHEETS

STRUCTURAL PLAN NOTES

- SN-1 ALL LOAD BEARING FRAME WALL & PORCH HEADERS SHALL BE A MINIMUM OF (2) 2X12 SYP#2 (U.N.O.)
- SN-2 ALL LOAD BEARING FRAME WALL HEADERS SHALL HAVE (1) JACK STUD & (1) KING STUD EACH SIDE (U.D.)
- SN-3 DIMENSIONS ON STRUCTURAL SHEETS ARE NOT EXACT REFER TO ARCHITECTURAL FLOOR PLAN FOR ACTUAL DIMENSIONS
- SN-4 PERMANENT TRUSS BRACING IS TO BE INSTALLED AT LOCATIONS AS SHOWN ON THE SEALED TRUSS DRAWINGS. LATERAL BRACING IS TO BE RESTRAINED PER BCSI-03, BCSI-B1, BCSI-B2, & BCSI-B3. BCSI-B1, BCSI-B2, & BCSI-B3 ARE FURNISHED BY THE TRUSS SUPPLIER, WITH THE SEALED TRUSS PACKAGE

WALL LEGEND

	EXTERIOR WALL
	INTERIOR NON-LOAD BEARING WALL
	INTERIOR LOAD BEARING WALL w/ NO UPLIFT
	INTERIOR LOAD BEARING WALL w/ UPLIFT

HEADER LEGEND

- (2) 2X12X8', 1J 1K → HEADER/BEAM CALL-OUT (U.N.O.)
- NUMBER OF KING STUDS (FULL LENGTH)
- NUMBER OF JACK STUDS (UNDER HEADER)
- SIZE OF HEADER
- SIZE OF HEADER MATERIAL
- NUMBER OF PLIES IN HEADER

THREADED ROD LEGEND

- INDICATES LOCATION OF: 1ST FLOOR 3/8" A307 ALL THREADED ROD
- ⊗ INDICATES LOCATION OF: 2ND FLOOR 3/8" A307 ALL THREADED ROD

TOTAL SHEAR WALL SEGMENTS

INDICES SHEAR WALL SEGMENTS		
	REQUIRED	ACTUAL
TRANSVERSE	54.6'	110.3'
LONGITUDINAL	46.4'	61.0'

