FINAL PLANS

DRAWING INDEX:

CONTACTS:

MODEL DESIGNER: KELLEY VITORINO
(727) 536-5900, EXT. #239
(727) 538-9089, FAX

DESIGN ASSISTANT: NATALIE RICE
(727) 536-5900, EXT. #232

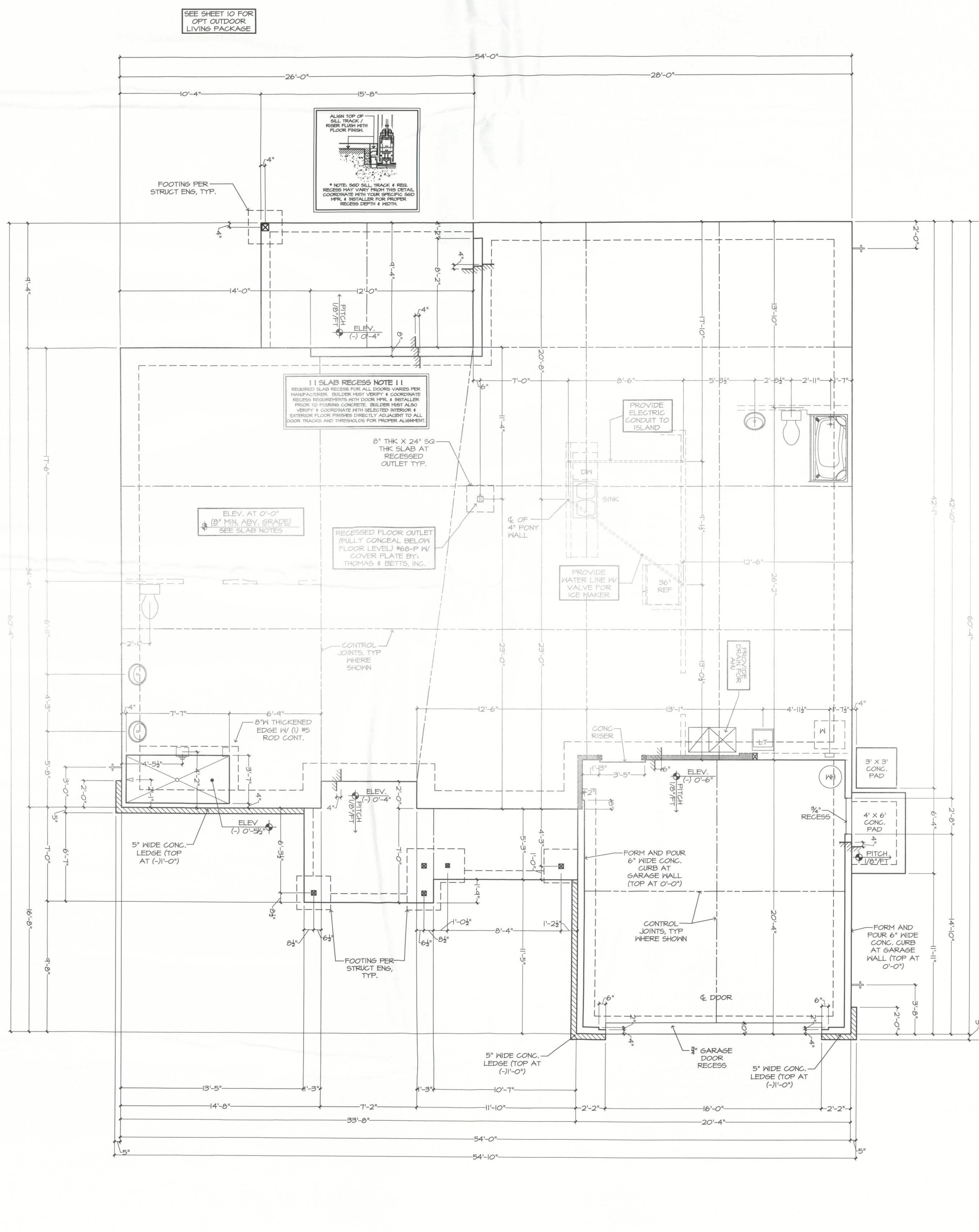
MODEL PLANS:
SPENCER HART - DESIGN DEPT.
(727) 536-5900, EXT. #269
NATALIE RICE - INTERIORS DEPT.
(727) 536-5900, EXT. #232

THE 1262F - R - MODEL AT PRESERVE AT LAUREL LAKE
BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

1/2" = 1'-0"

COVER SHEET
PLAN 1262F-2F-01-"B"
TRADITIONAL

0



SLAB NOTES:

SLABS ON GRADE:
3-1/2" CONC. SLAB - 3000 PSI W/ FIBERMESH W/ 6 MIL VAPOR BARRIER OVER MECH. COMPACTED FILL.
TREAT SOIL W/ TERMITE POISONING.

GENERAL NOTES:

SEE SHEET 6 FOR SPECIFIC ELEV DETAILS.

VERIFY DEPTH AND WIDTH OF SLAB RECESS AT ALL DOORS TO ACCOMMODATE PROPER ALIGNMENT WITH THRESHOLDS AND DOOR TRACKS WITH MFR. REQUIREMENTS IN RELATION TO FINISH FLOOR MATERIALS.

SEE SHEET 10 FOR OPTIONAL OUTDOOR LIVING PACKAGE & DETAILS.

PROVIDE SOLID FILLED CONC. BLOCK AT ALL SHOWER SEATS.

FOUNDATION PLAN DISCLAIMER

THE FOUNDATION PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH GROUND FLOOR SURFACE CONDITIONS AND ESTABLISH VERTICAL ELEVATION DATA. ALL POTENTIAL BEARING LOCATIONS AND CONDITIONS ARE IN CONJUNCTION WITH FRAMING PLANS CONTAINED WITHIN THIS DRAWING SET AND ARE NOT 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.

4

FOUNDATION PLAN

24X36: 1/4"=1'-0"
18X24: 1/8"=1'-0"

PLAN 1262F-2F-01-"B"

"MONOLITHIC"

THE 1262F - R - MODEL AT PRESERVE AT LAUREL LAKE

BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

PLAN DISCLAIMER
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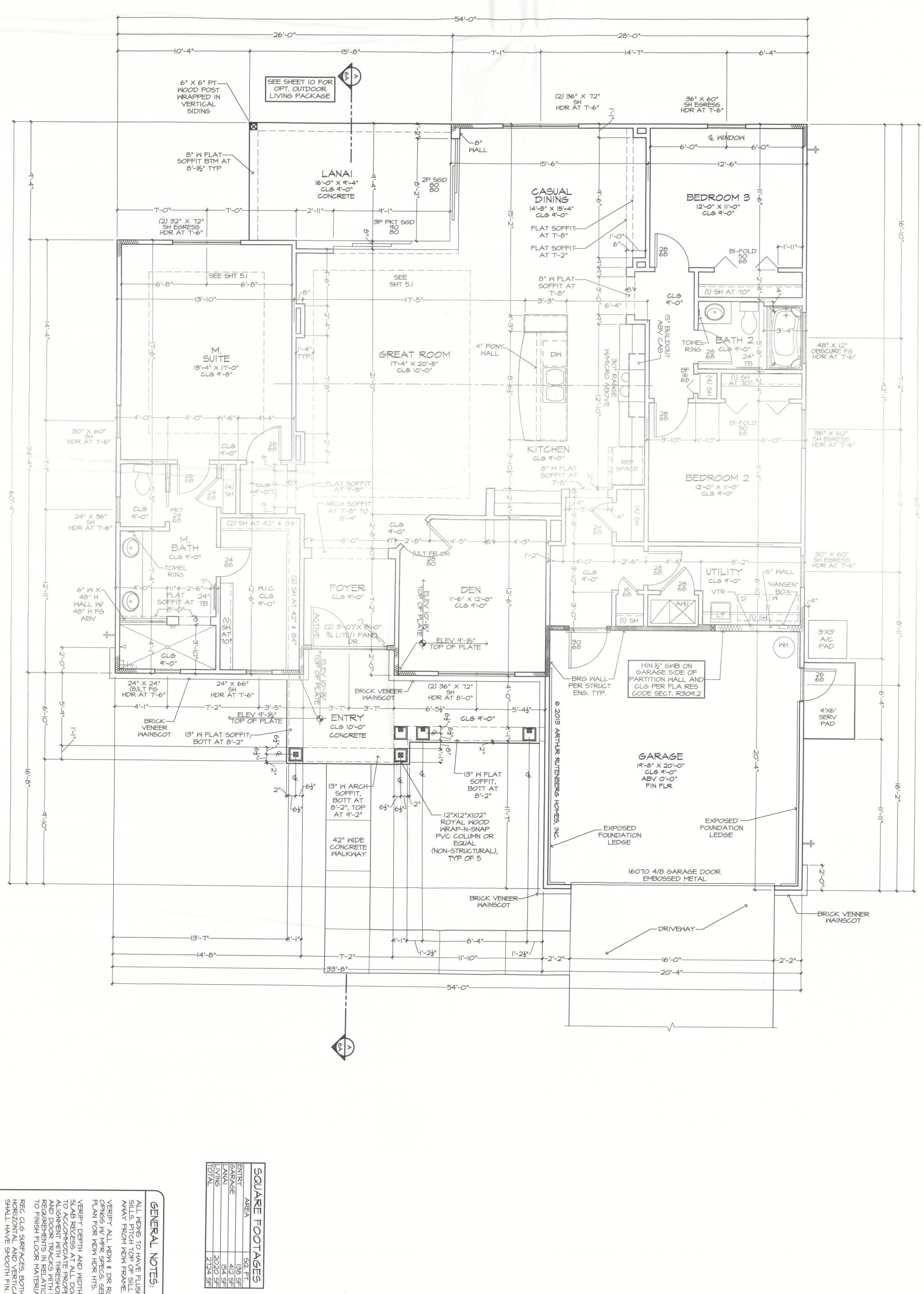
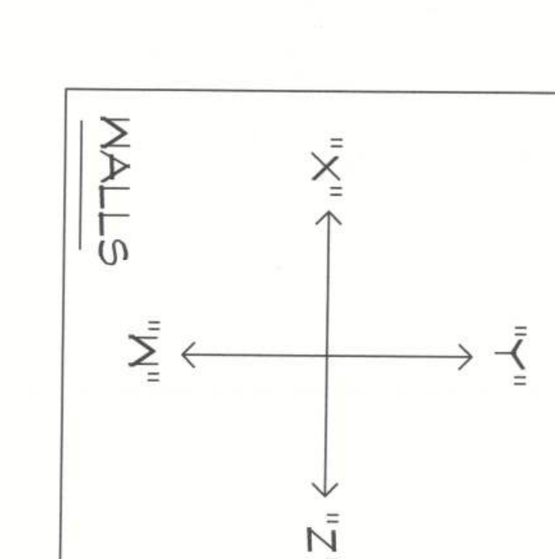
03/06/13 SLH - A
04/10/13 SLH - B
04/22/13 SLH - C

Arthur Rutenberg Homes





SQUARE FOOTAGES

AREA	SQ. FT.
ENTRY	138 SF
GARAGE	412 SF
LANAI	154 SF
LIVING	2020 SF
TOTAL	2724 SF

GENERAL NOTES:

ALL WDWS TO HAVE FLUSH SILLS. PITCH TOP OF SILL FIN AWAY FROM WDW FRAME.

VERIFY ALL WDW & DR ROUGH OPNGS W/ MFR SPECS. SEE PLAN FOR WDW HDR HTS.

VERIFY DEPTH AND WIDTH OF SLAB RECESS AT ALL DOORS TO ACCOMMODATE PROPER ALIGNMENT WITH THRESHOLDS AND DOOR TRACKS WITH MFR. REQUIREMENTS IN RELATION TO FINISH FLOOR MATERIALS.

REC CLG SURFACES, BOTH HORIZONTAL AND VERTICAL, SHALL HAVE SMOOTH FIN.

PROVIDE SOLID FILLED CONC. BLOCK AT ALL SHOWER SEATS.

SEE SHEET 6 FOR SPECIFIC ELEV DETAILS.

SEE SHEET 10 FOR OPTIONAL OUTDOOR LIVING PACKAGE & DETAILS.

5

FLOOR PLAN

24X36: 1/4"=1'-0"
18X24: 1/8"=1'-0"

PLAN 1262F-2F-01-"B"

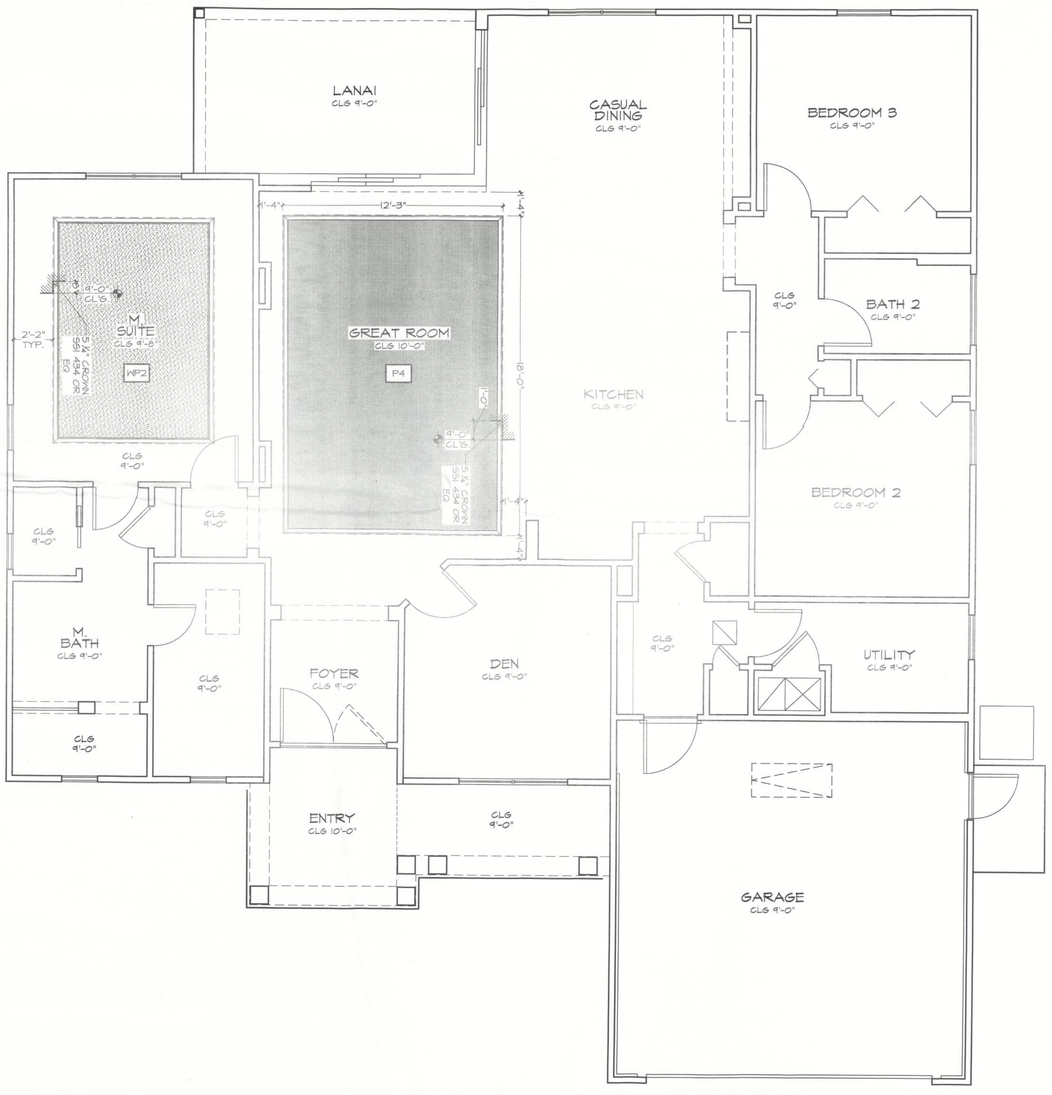
LIVING SF / WALL PERIMETER = 8.68%

THE 1262F - R - MODEL AT PRESERVE AT LAUREL LAKE

BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

03/06/13 SLH - A
04/10/13 SLH - B
04/22/13 SLH - C

Arthur Rutenberg. Homes



5.1

REFLECTED CEILING PLAN

PLAN 1262F-2F-01-"B"

24X36: 1/4"=1'-0"
18X24: 1/8"=1'-0"

THE 1262F - R - MODEL AT PRESERVE AT LAUREL LAKE

BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
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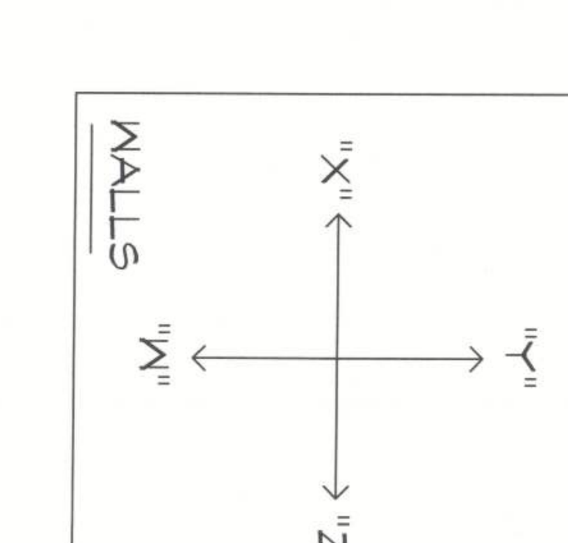
03/06/13 SLH - A
04/01/13 SLH - B
04/22/13 SLH - C

Arthur Rutenberg Homes



5.2

FLOORING PLAN

PLAN 1262F-2F-01-"B"

24X36: 1/4"=1'-0"
18X24: 1/8"=1'-0"

THE 1262F - R - MODEL AT PRESERVE AT LAUREL LAKE

BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

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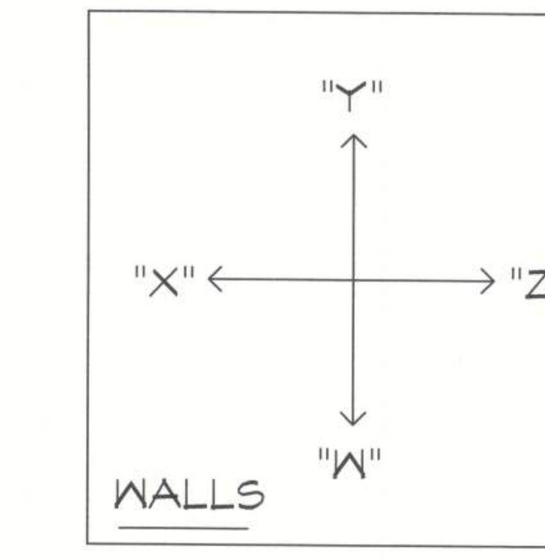
04/10/13 NLR - B
04/22/13 NLR - C

Arthur Rutenberg Homes



Arthur Rutenberg Homes

04/10/13 NLR - B
04/22/13 NLR - C

PLAN DISCLAIMER

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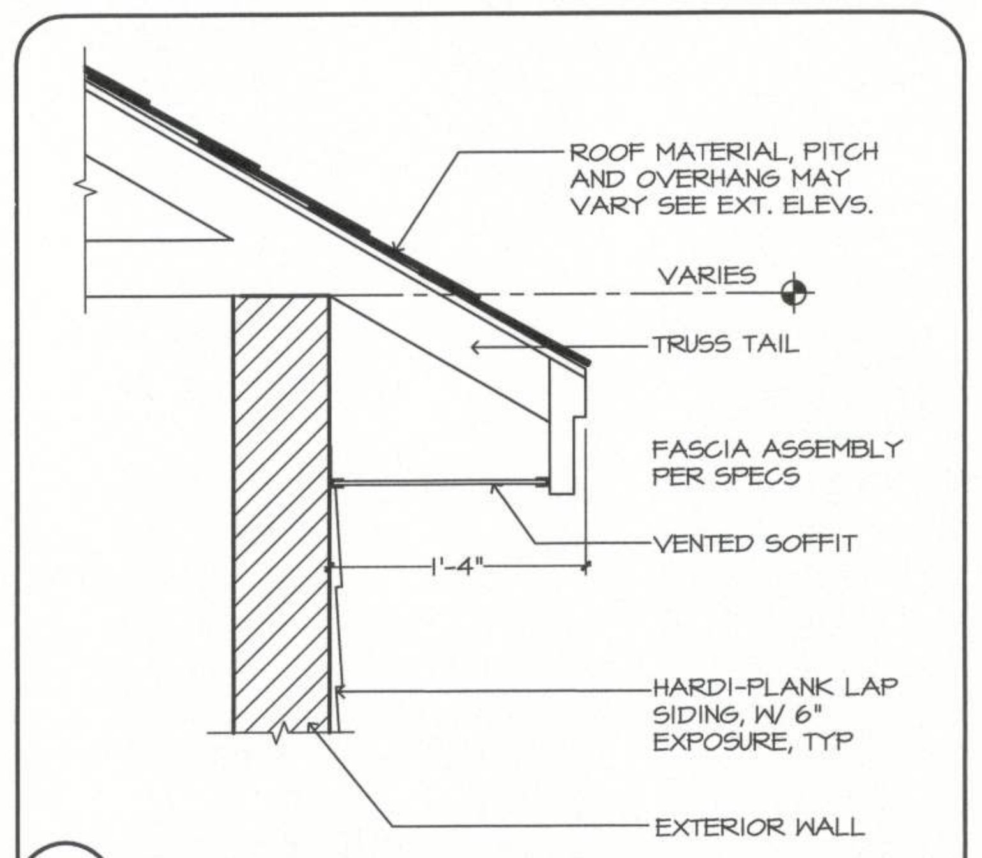
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

24X36: 1/4"=1'-0"
18X24: 1/8"=1'-0"

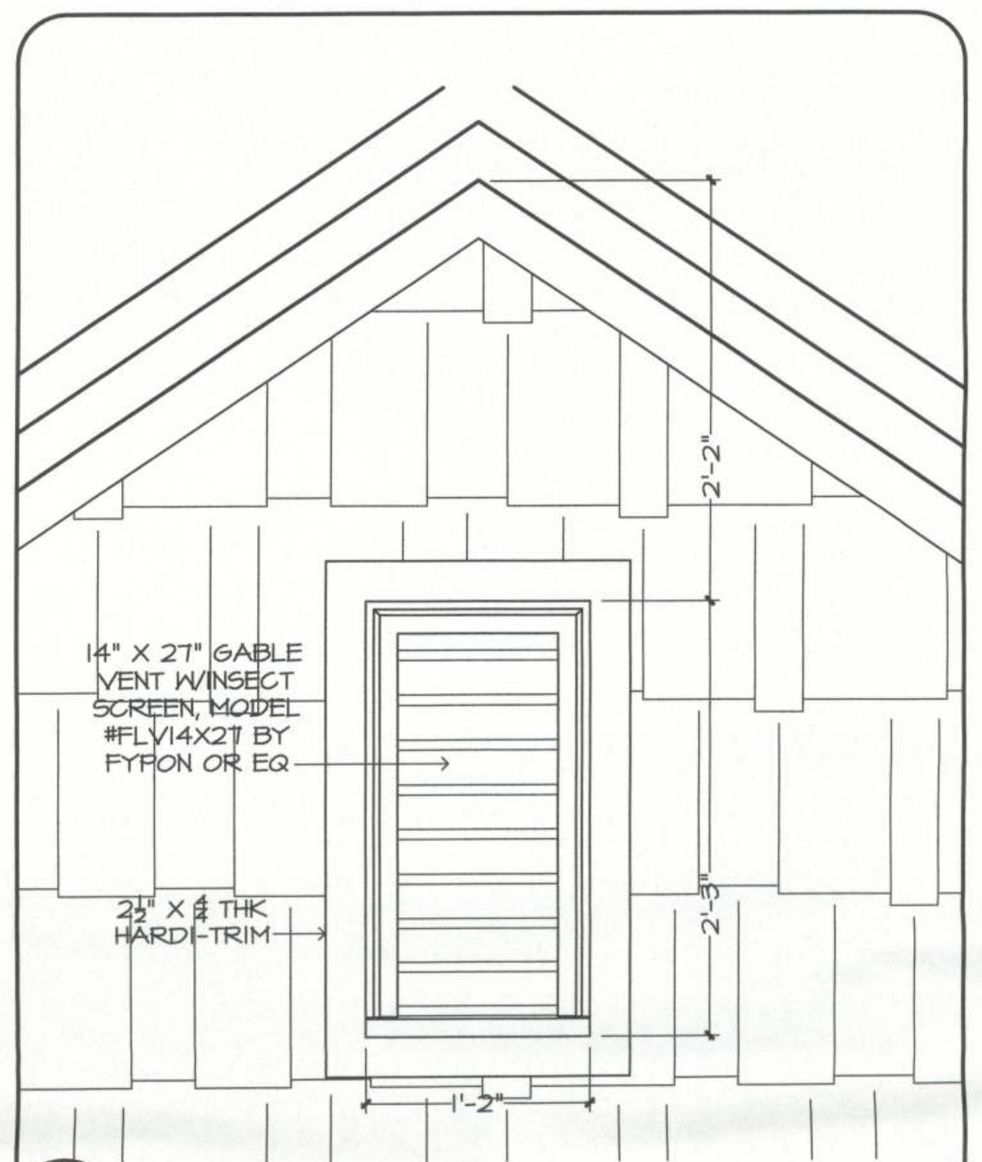
FURNITURE PLAN

PLAN 1262F-2F-01-"B"

5.3



2 TYP SOFFIT & FASCIA DTL
SCALE: 1" = 1'-0"



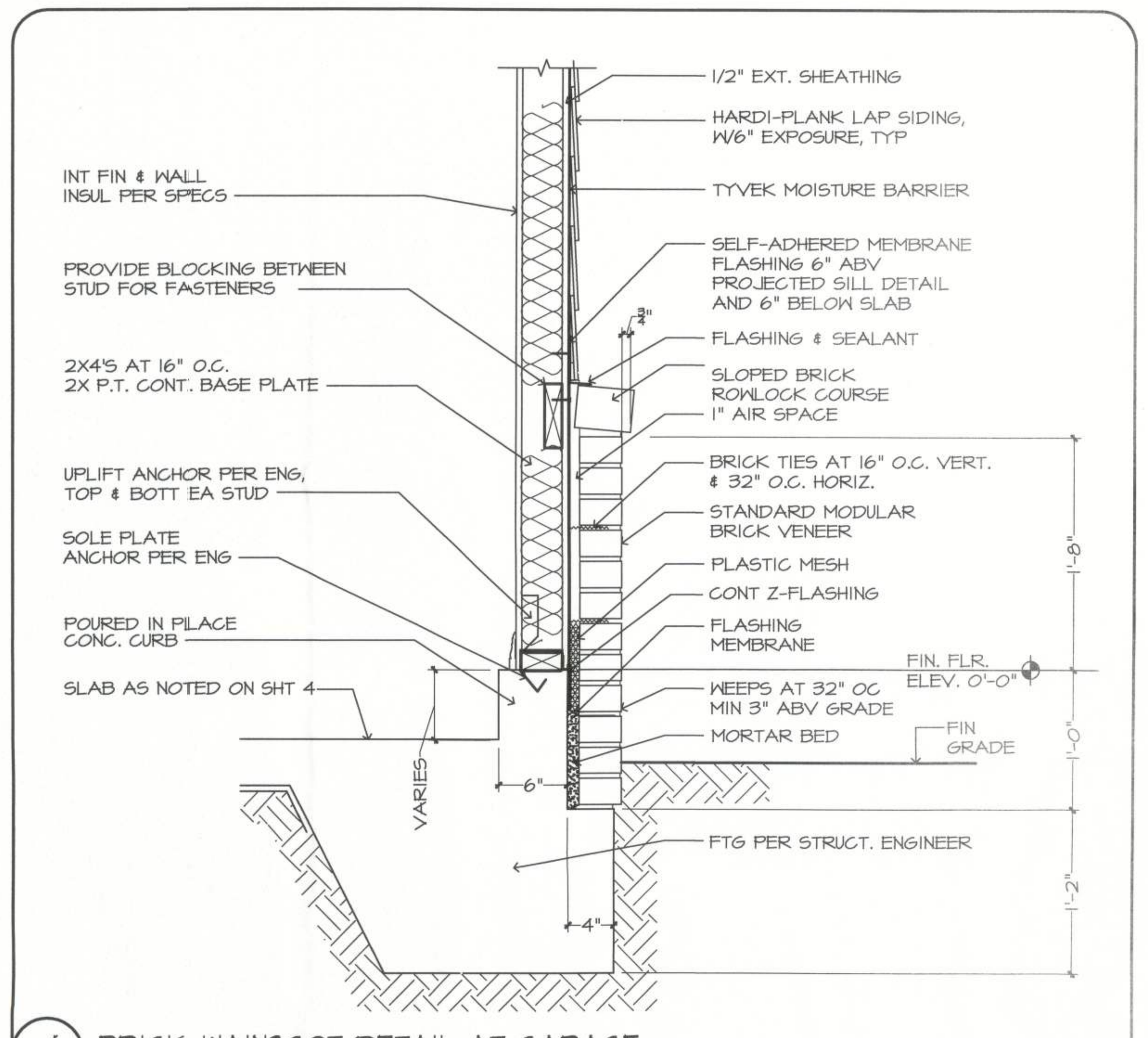
1 LOUVER DTL
SCALE: 1" = 1'-0"

GENERAL NOTES:

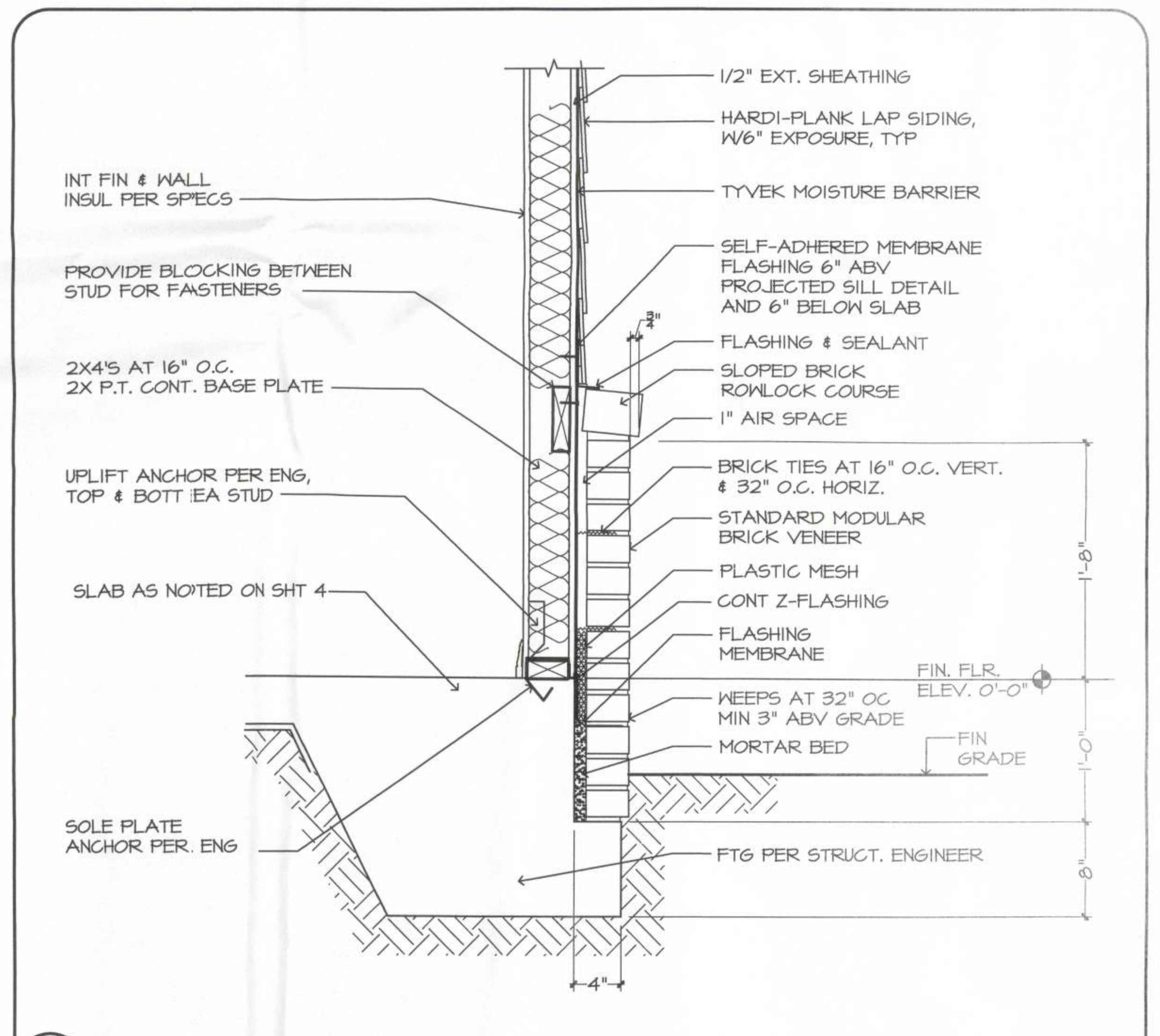
- FLAT SOFFIT AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE.
- VERIFY ALL WDW & DR ROUGH OPNGS W/ MFR SPECS.
- LOCATE ALL PLUMBING STACKS BEYOND THE FRONT ELEV ROOF RIDGES, IF ALLOWABLE PER CODE.
- ROOF VENTS SHOWN FOR LOCATION PURPOSE ONLY
- NUMBER OF ROOF VENTS TO BE DETERMINED BY BUILDER

FRAMING PLAN DISCLAIMER

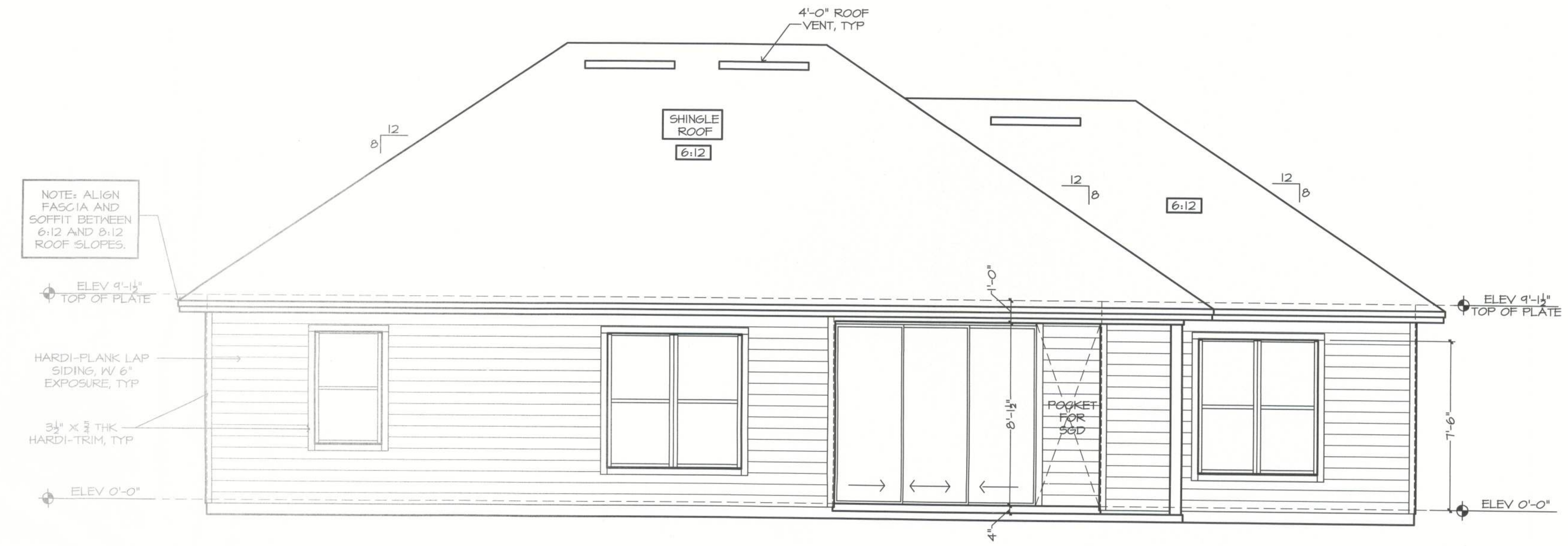
THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE 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.



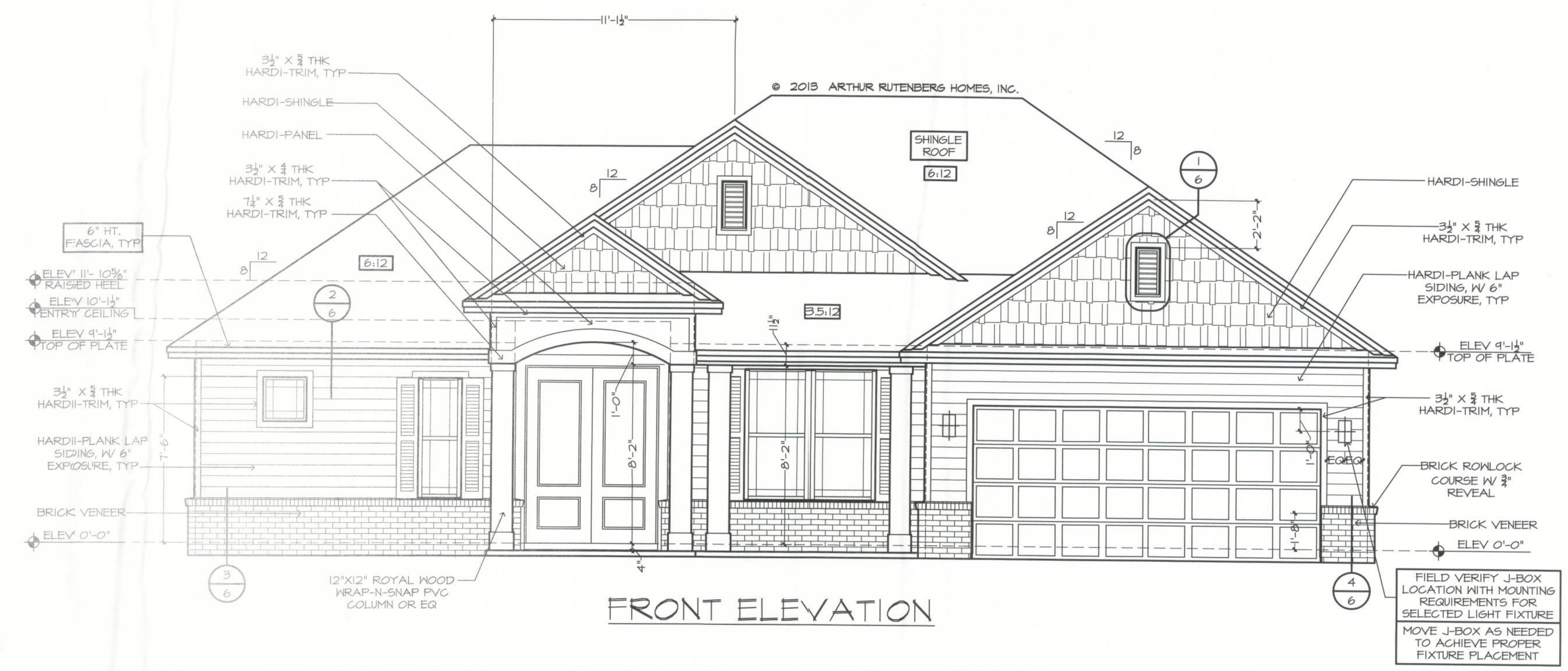
4 BRICK WAINSCOT DETAIL AT GARAGE
SCALE: 1" = 1'-0"



3 BRICK WAINSCOT DETAIL AT LIVING AREA SLAB
SCALE: 1" = 1'-0"



REAR ELEVATION



FRONT ELEVATION

Arthur Rutenberg Homes

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BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
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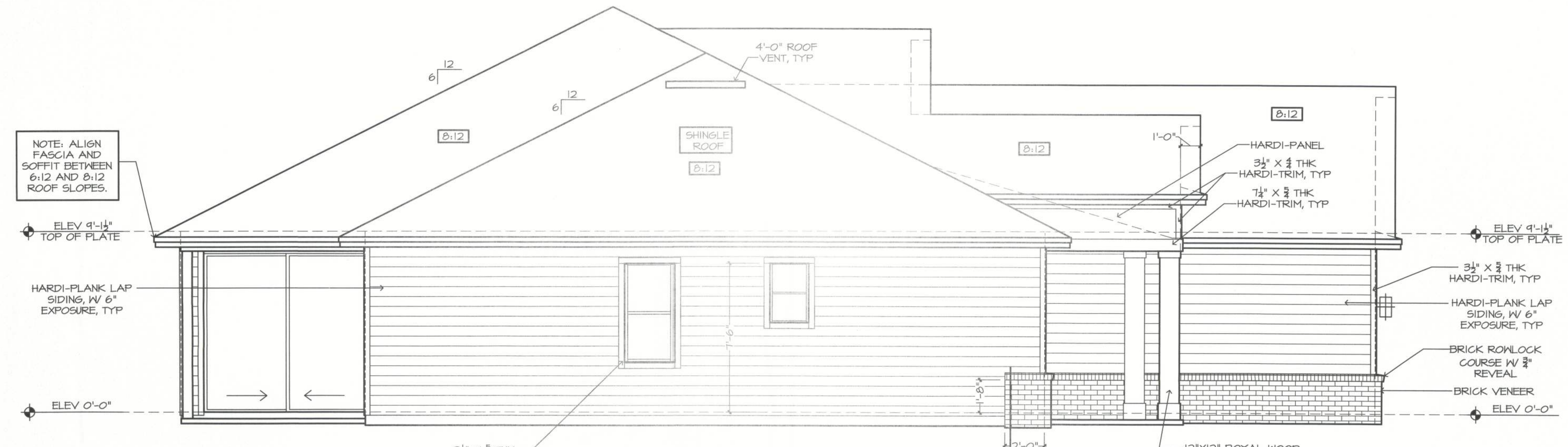
FRONT & REAR ELEVATIONS

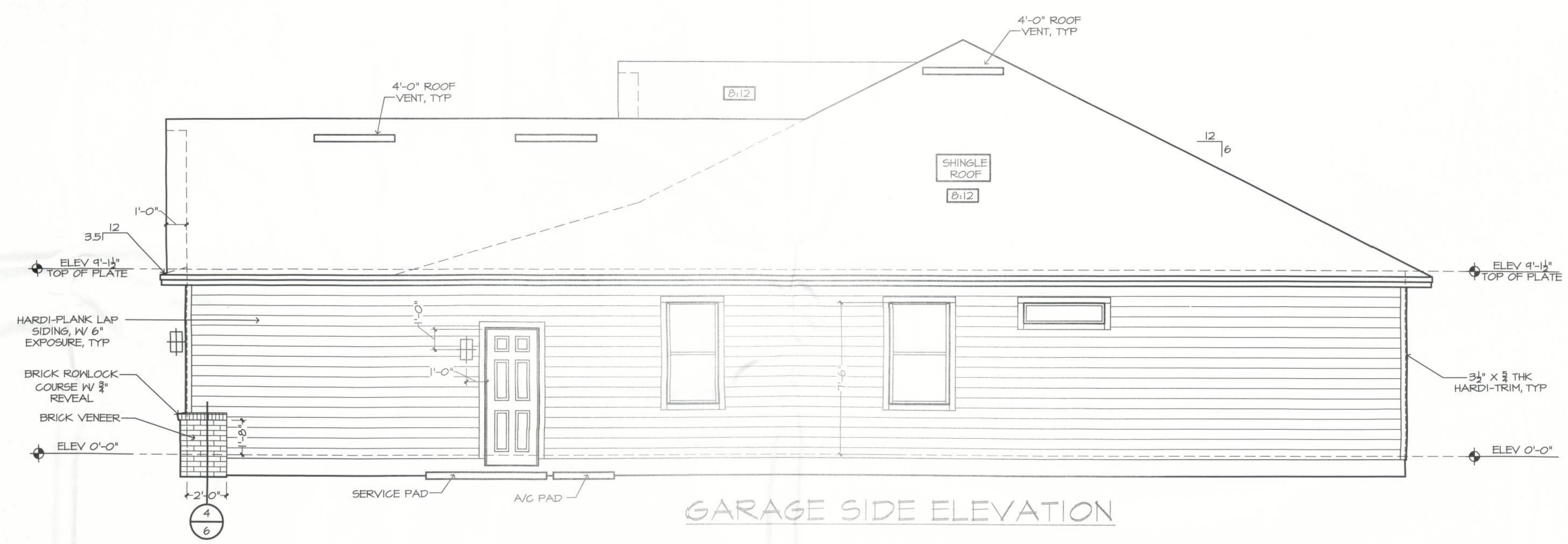
24X36: 1/4"=1'-0"
18X24: 1/8"=1'-0"

PLAN 1262F-2F-01-'B'
"TRADITIONAL"

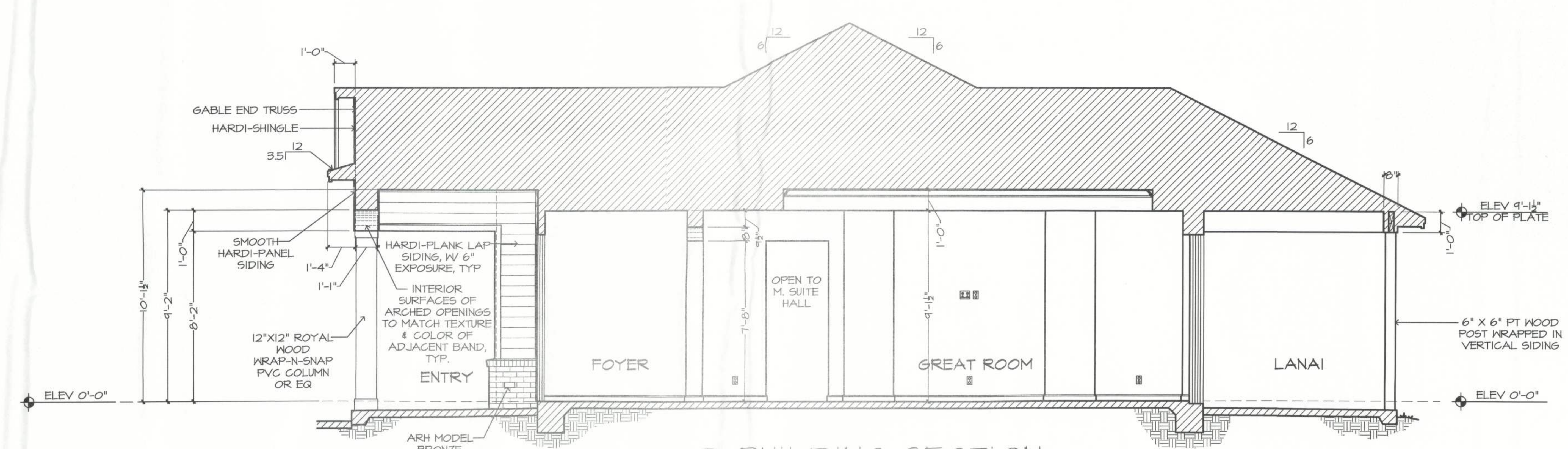
6



SIDE ELEVATION



GARAGE SIDE ELEVATION



A BUILDING SECTION

FRAMING PLAN DISCLAIMER

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Arthur Rutenberg Homes

03/06/13 SLH - A
04/10/13 SLH - B
04/22/13 SLH - C

PLAN DISCLAIMER

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THE 1262F - R - MODEL AT PRESERVE AT LAUREL LAKE

BUILDER: BRYAN ZECHER HOMES, INC.

LAKE CITY, FLORIDA

AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

SIDE ELEVS / BLDG SECTION

24X36: 1/4"=1'-0"
18X24: 1/8"=1'-0"

PLAN 1262F-2F-01-"B"

"TRADITIONAL"

6a

FRAMING PLAN DISCLAIMER

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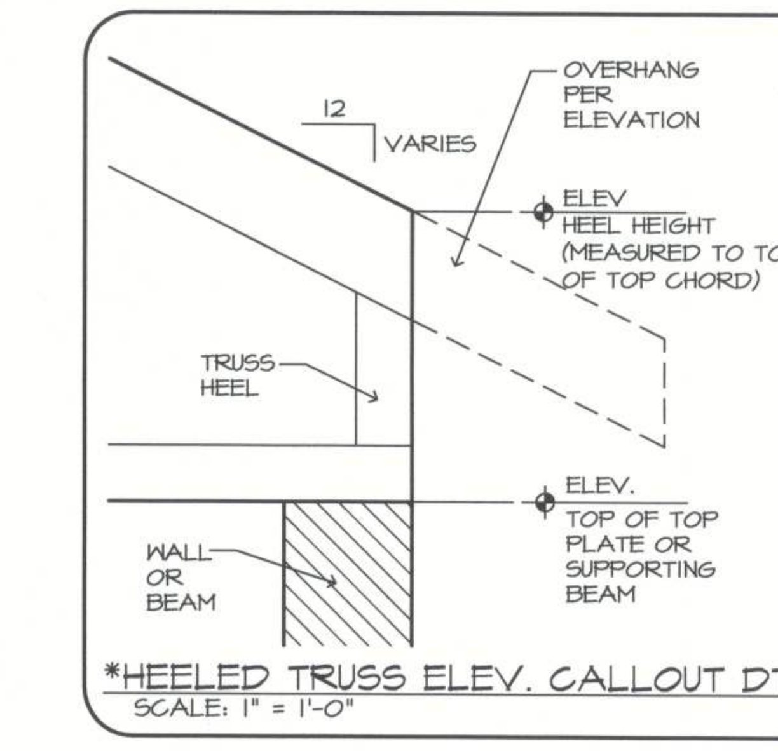
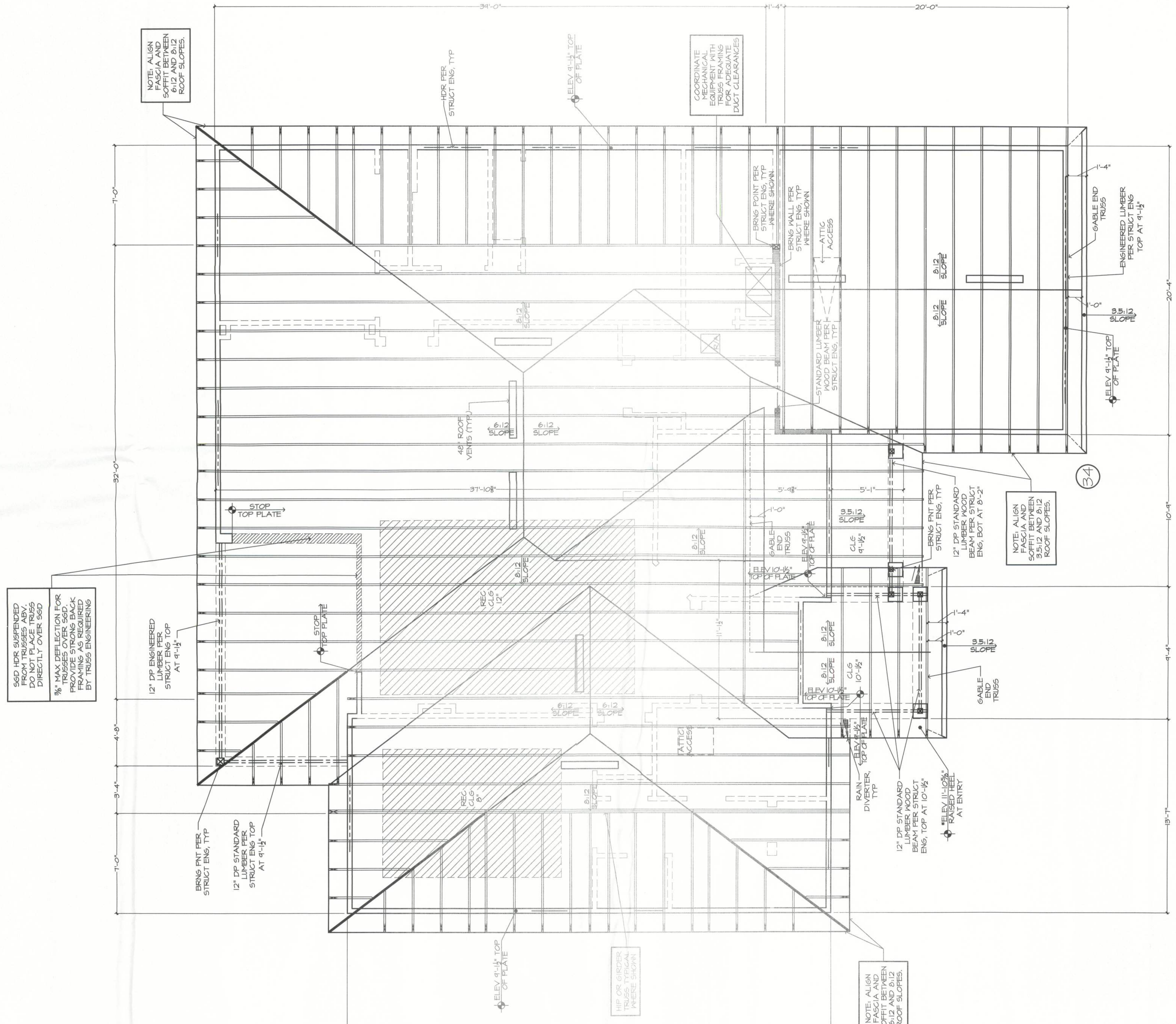
MECHANICAL DISCLAIMER

THE DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGRAMATIC ONLY. THE BUILDER IS SOLEY 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.



*HEELED TRUSS ELEV. CALLOUT DTL
SCALE: 1" = 1'-0"



TRUSS & ROOF PLAN

SHINGLE ROOF

ALL OVERHANGS TO BE 1'-4" U.N.O.

PROVIDE SOLID BLOCKING BELOW ALL KNEEWALLS AND OVER FRAMING PER TRUSS MFR. AND STRUCT ENG.

Arthur Rutenberg Homes

03/06/13	SLH - A
04/10/13	SLH - B
04/22/13	SLH - C

PLAN DISCLAIMER

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THE 1262F - R - MODEL AT PRESERVE AT LAUREL LAKE

BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

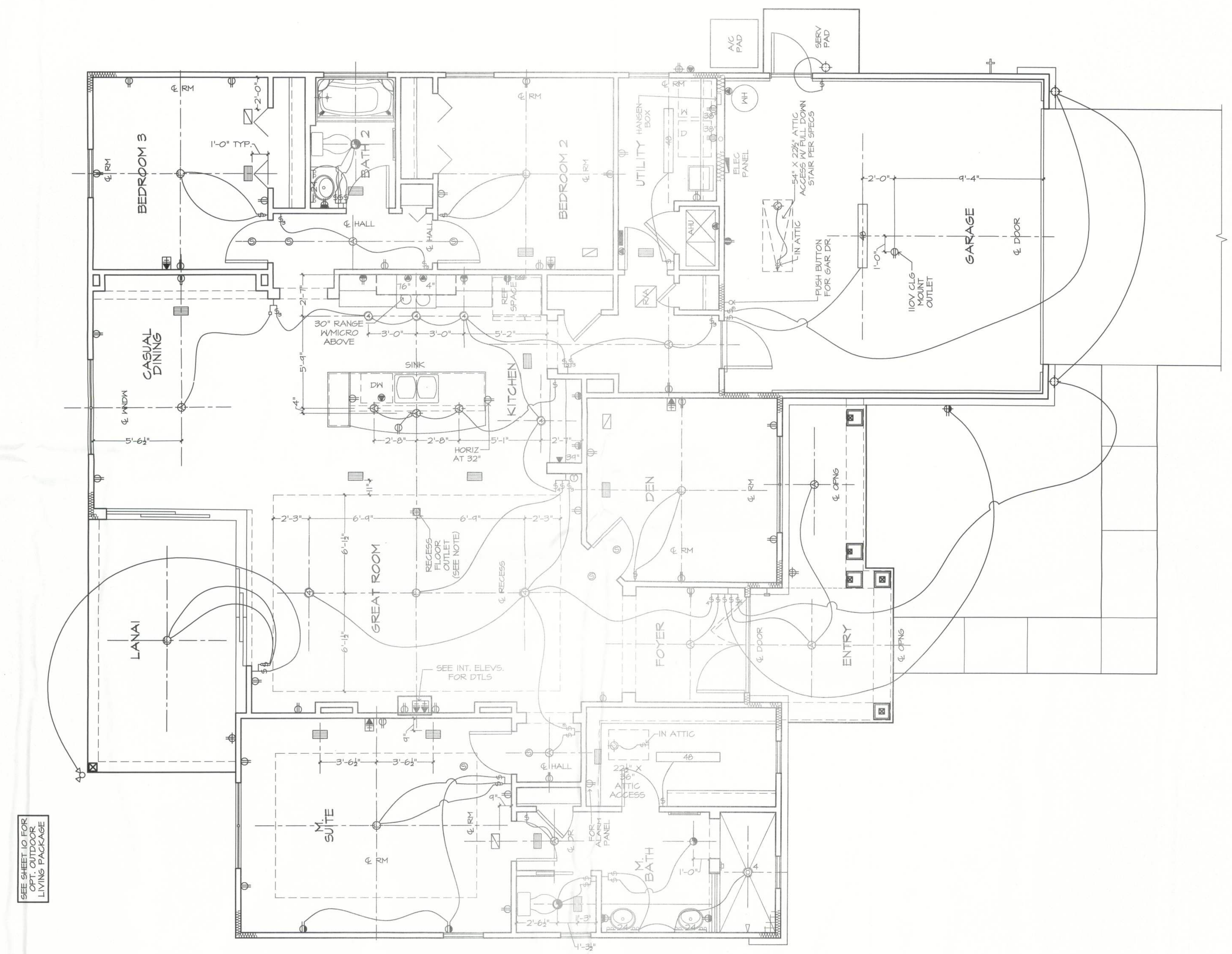
TRUSS & ROOF PLAN

24X36: 1/4"=1'-0"
18X24: 1/8"=1'-0"

PLAN 1262F-2F-01-"B"

"TRADITIONAL"

6b



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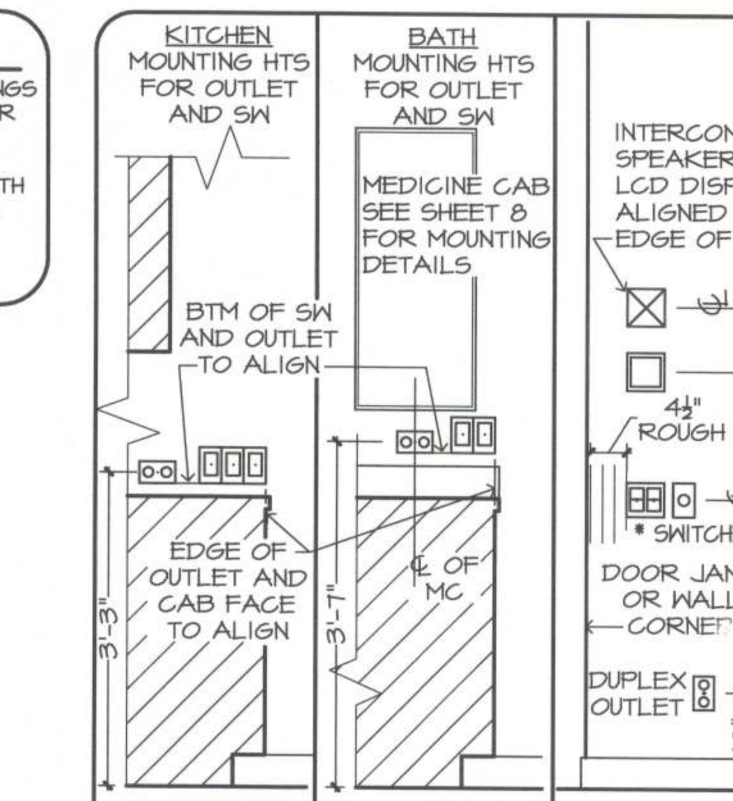

THE ITEMS BELOW ARE SHOWN FOR LOCATION PURPOSES ONLY. PLEASE REFER TO LOCAL SPECS TO DETERMINE WHETHER OR NOT THE FOLLOWING ITEMS ARE INCLUDED:

- 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 DETAILS

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

FLOOR OUTLET NOTE:

RECESSED FLOOR OUTLET (FULLY CONCEAL BELOW FLOOR LEVEL) #68-P W/ COVER PLATE BY: THOMAS & BETTS, INC. OR EQUAL

RECESSED CAN NOTE:

ALL RECESSED CANS MUST HAVE HALOGEN FLOOD LAMPS, SEE ELECTRICAL LEGEND FOR WATTAGE.

ELECTRICAL LEGEND

- DUPLEX OUTLET (110V AT 12" OR AS NTD)
- DUPLEX OUTLET (110V AT 39") *
- DUPLEX OUTLET (110V AT 43") *
- DUPLEX OUTLET (110V AT 45") *
- SPLIT DPLX OUTLET (110V AT 12") TOP IS 'HOT'
- WEATHERPROOF DPLX OUTLET (110V AT 12")
- WEATHERPROOF DPLX OUTLET (110V AT 12") TOP PLUG 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)
- CLG MNT LT FIXTURE
- CLG MNT PREWIRE - FIXTURE BY OWNER
- SURFACE MNT FIXTURE
- WALL MNT FIXTURE
- (3) ROUND RECESS FOR TUB/SHOWER
- (4) ROUND RECESS OPEN BAFFLE TRIM W/ 75W HALOGEN FLOOD (INTERIOR FLAT CLG)
- (8) MINI ROUND RECESS OPEN BAFFLE TRIM W/ 50W HALOGEN FLOOD (BAR LOCATIONS)
- (9) MINI ROUND RECESS EYEBALL TRIM W/ 50W HALOGEN FLOOD
- (10) ROUND RECESS REGRESSED EYEBALL W/ 75W HALOGEN FLOOD (INTERIOR SLOPED CLG)
- (11) MINI HALOGEN (CABINET LOCATIONS)
- CLG FAN/LIGHT PREWIRE AND SWITCHES
- (S) SMOKE & CARBON MONOXIDE DETECTOR

U-12	UNDER CABT 12"
U-21	UNDER CABT 21"
U-24	UNDER CABT 24"
U-33	UNDER CABT 33"
S-24	SINGLE 24" FLUOR STRIP
S-36	SINGLE 36" FLUOR STRIP
S-48	SINGLE 48" FLUOR STRIP
D-24	DOUBLE 24" FLUOR STRIP
D-36	DOUBLE 36" FLUOR STRIP
D-48	DOUBLE 48" FLUOR STRIP
24	24" CLG MNT FLUOR. LT, WRAPPED
48	48" CLG MNT FLUOR. LT, WRAPPED
24	24" VANITY LIGHTING (SEE SPECS)
36	36" VANITY LIGHTING (SEE SPECS)

- EXHAUST FAN / LIGHT FIXTURE COMBO
- EXHAUST FAN
- SOFFIT MNT FLOOD LIGHT
- CLG MNT SPEAKER
- CHIMES (DELETE W/ INTERCOM)
- ELEC PANEL
- STRUCTURED WIRING PANEL
- CLG RETURN AIR
- A/C REGISTER
- (T) 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 NON-GFI OR 220V OUTLETS ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER. ALL HEIGHTS TO CENTERLINE AFF.
* NOTE: LIGHTS, FANS, SMOKE DETECTORS, A/C SUPPLIES AND RETURN AIRS TO BE PLACED ON CENTERLINES OF DOORS, WDWS AND HALLWAYS, TYP UNO
* NOTE: SMOKE DETECTORS SHALL BE INSTALLED PER NFPA72 AND 2010 FBC-R SECTION R314.
* NOTE: COORDINATE LOCATION OF ALL REQ. ELECTRICAL, CABLE, AUDIO/VIDEO & DATA RECEPTACLES W/ MOUNTING HARDWARE & MFR. INSTALLATION REQ. FOR ALL FLAT PANEL DISPLAYS.

Arthur Rutenberg Homes

03/06/13 SLH - A
04/10/13 SLH - B
04/22/13 SLH - C

PLAN DISCLAIMER

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THE 1262F - R - MODEL AT PRESERVE AT LAUREL LAKE

BUILDER: BRYAN ZECHER HOMES, INC.

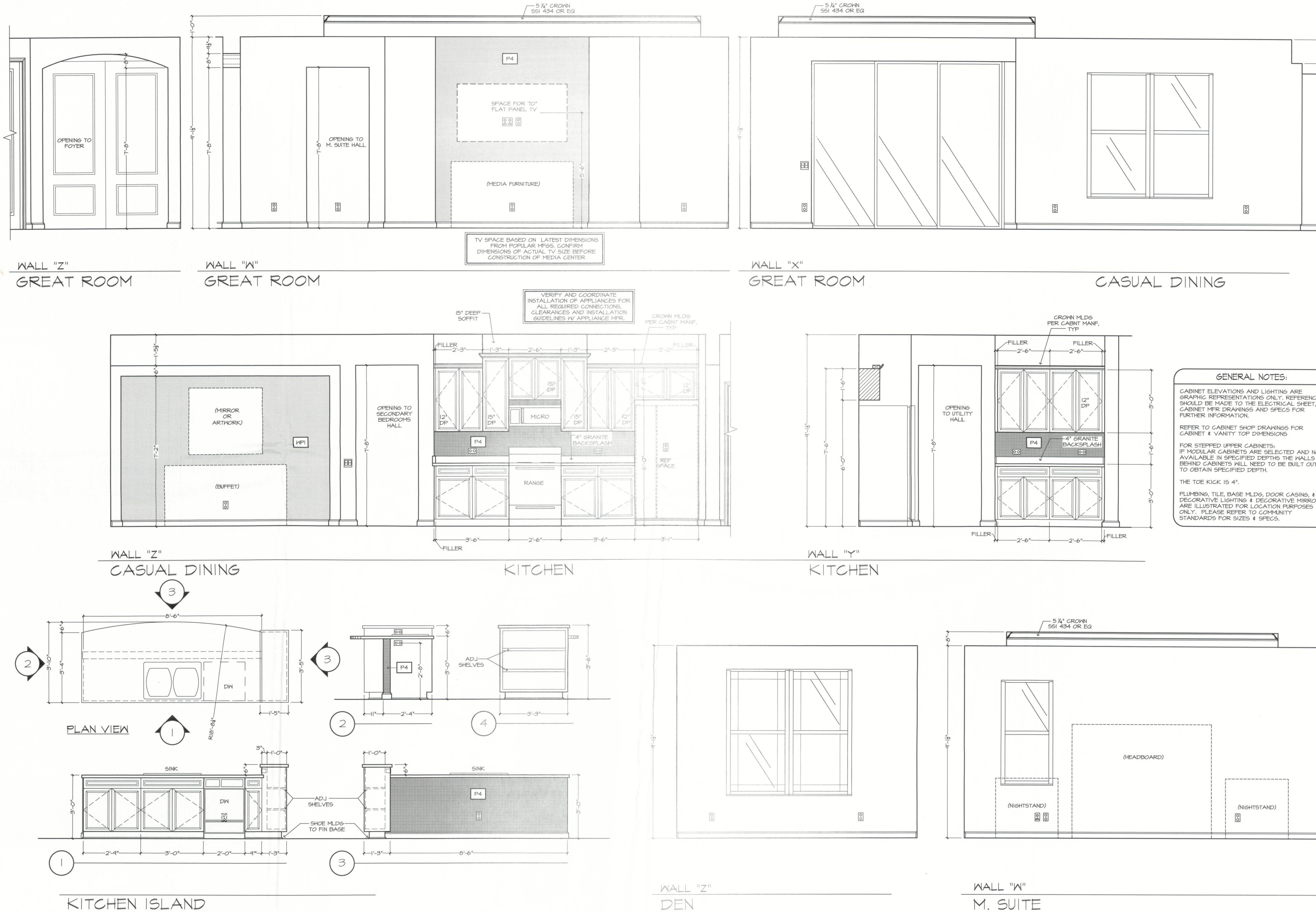
LAKE CITY, FLORIDA

AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

24X36: 1/4"=1'-0"
18X24: 1/8"=1'-0"

ELECTRICAL PLAN

PLAN 1262F-2F-01-B



GENERAL NOTES:

CABINET ELEVATIONS AND LIGHTING ARE GRAPHIC REPRESENTATIONS ONLY. REFERENCE SHOULD BE MADE TO THE ELECTRICAL SHEET, CABINET MFR DRAWINGS AND SPECS FOR FURTHER INFORMATION.

REFER TO CABINET SHOP DRAWINGS FOR CABINET & VANITY TOP DIMENSIONS

FOR STEPPED UPPER CABINETS: IF MODULAR CABINETS ARE SELECTED AND NOT AVAILABLE IN SPECIFIED DEPTHS THE WALLS BEHIND CABINETS WILL NEED TO BE BUILT OUT TO OBTAIN SPECIFIED DEPTH.

THE TOE KICK IS 4".

PLUMBING, TILE, BASE MLDG, DOOR CASING, & DECORATIVE LIGHTING & DECORATIVE MIRRORS ARE ILLUSTRATED FOR LOCATION PURPOSES ONLY. PLEASE REFER TO COMMUNITY STANDARDS FOR SIZES & SPECS.

Arthur Rutenberg Homes

THE 1262F - R - MODEL AT PRESERVE AT LAUREL LAKE

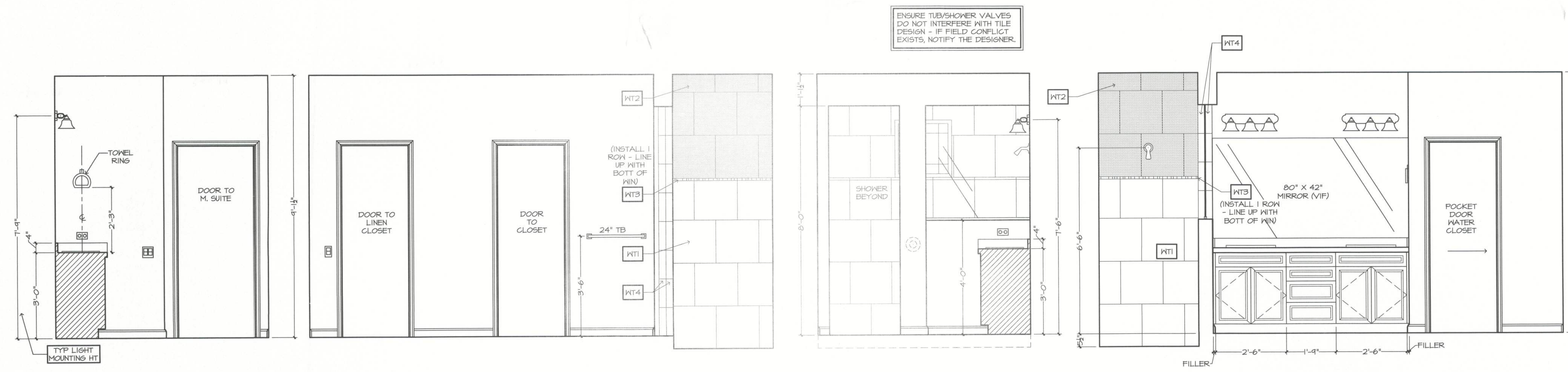
BUILDER: BRYAN ZECHER HOMES, INC.

LAKE CITY, FLORIDA

AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

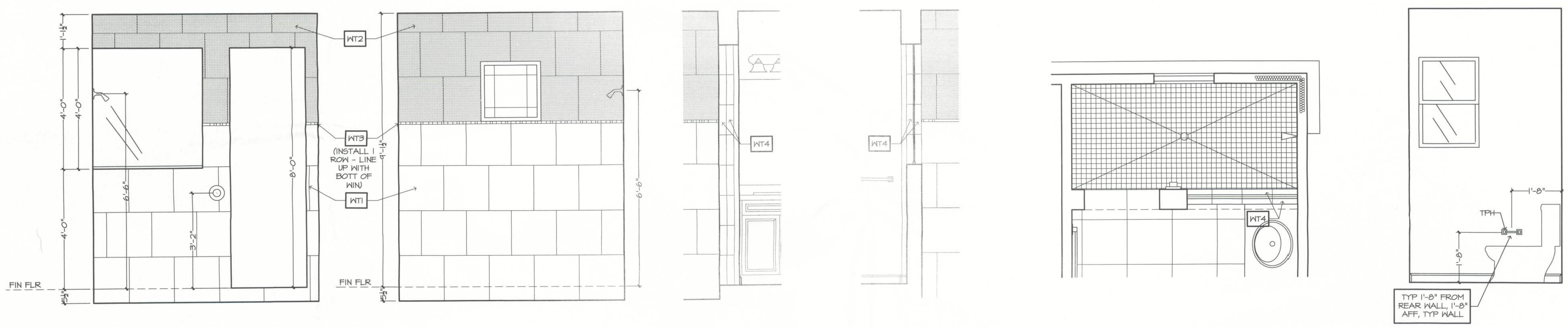
24X36: 1/2"=1'-0"
18X24: 1/4"=1'-0"

GREAT RM, KITCHEN, DINING, DEN, M. SUITE



WALL "X" WALL "Y" WALL "Z" WALL "W"

M. BATH



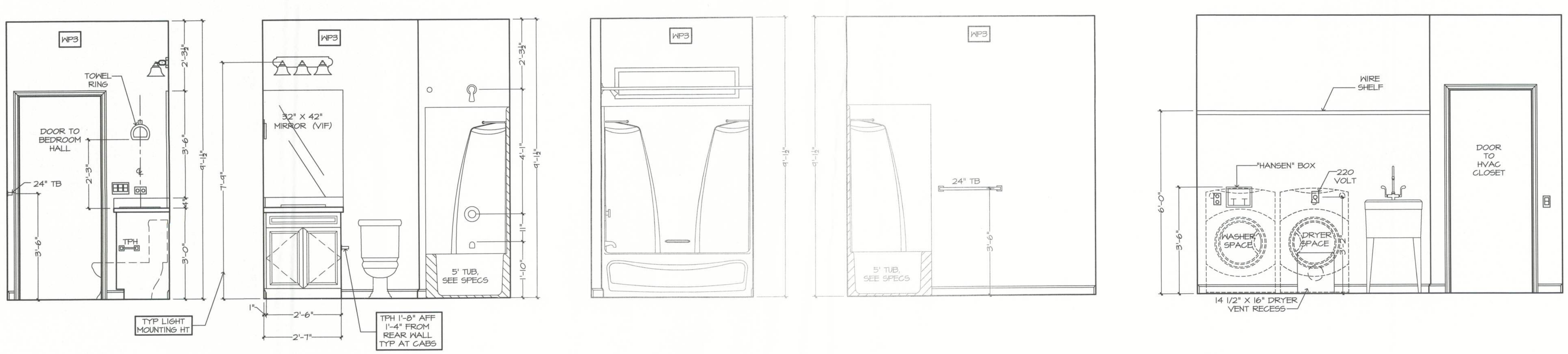
WALL "X" WALL "Z" PARTIAL WALL "W" PARTIAL WALL "Y"

SHOWER WALL

FIXED GLASS AT SHOWER

WALL "W"

M. BATH WC

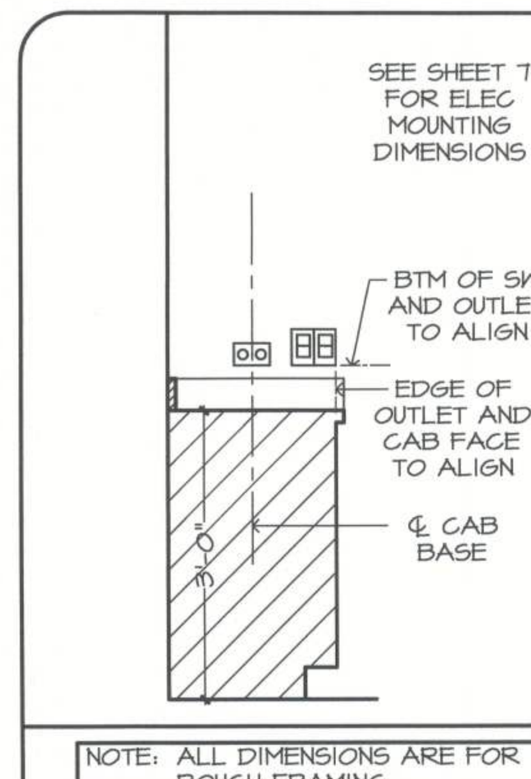


WALL "W" WALL "X" WALL "Y" WALL "Z"

BATH 2

WALL "W"

UTILITY



NOTE: ALL DIMENSIONS ARE FOR ROUGH FRAMING

MEDICINE CABINET TYP MOUNTING DETAILS

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

GENERAL NOTES:

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Arthur Rutenberg Homes

THE 1262F - R - MODEL AT PRESERVE AT LAUREL LAKE

BUILDER: BRYAN ZECHER HOMES, INC.

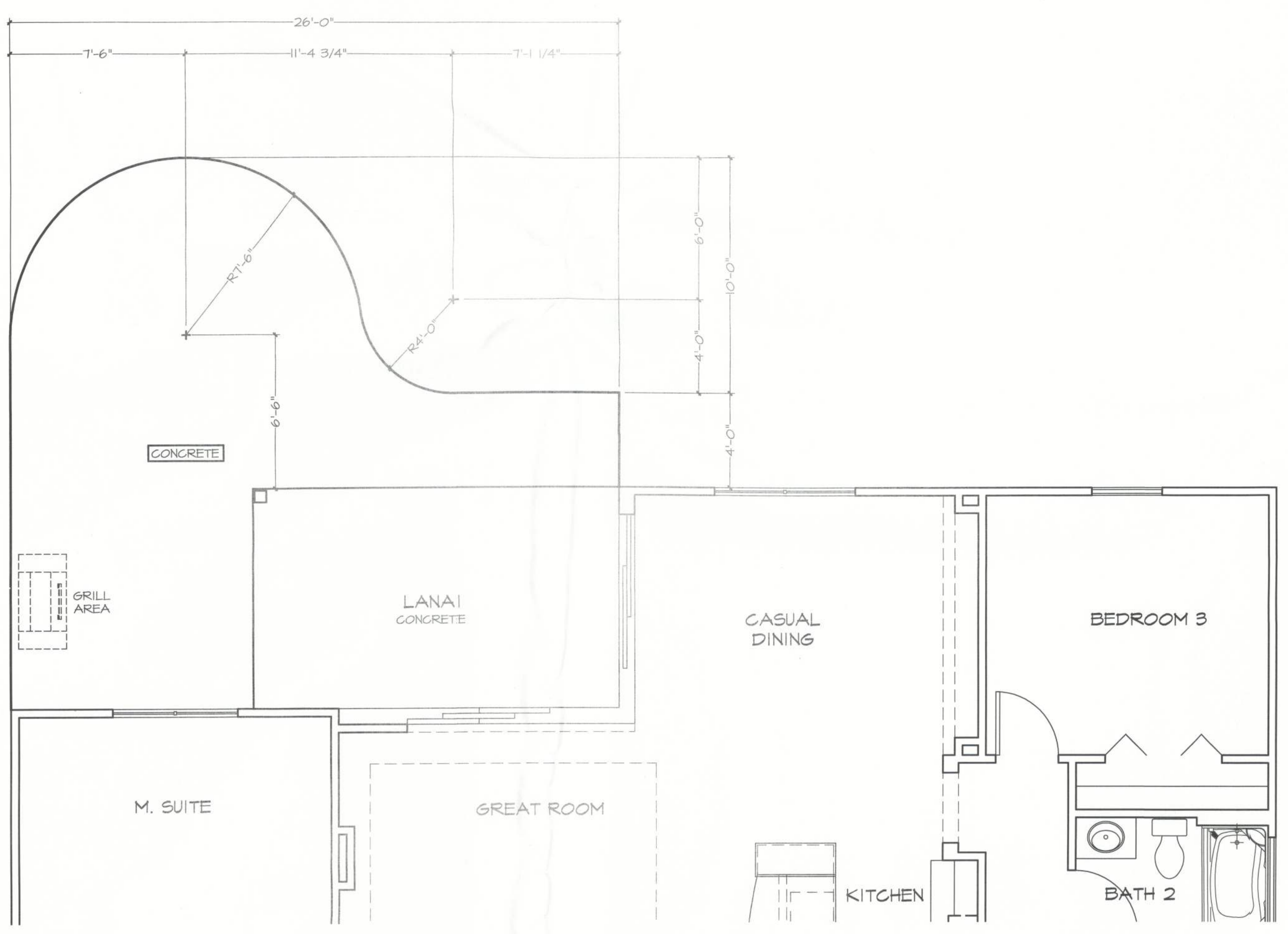
LAKE CITY, FLORIDA

AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

BEDROOM 2 AND 3, BATH 2, UTILITY

24X36: 1/2"=1'-0"
18X24: 1/4"=1'-0"

8.1



SQUARE FOOTAGES	
AREA	SQ. FT.
DECK	329 SF
TOTAL	329 SF

GENERAL NOTES:

FOUNDATION & REINFORCING PER STRUCTURAL ENGINEER.

FINISH DECK & LANAI PER SPECS.

PROVIDE CONTROL JOINTS AT POOL DECK PER POOL CONTRACTOR. SPACING SHALL BE 6'-0" TO 8'-0" MAX IN ANY DIRECTION & AT ALL CORNERS. CONTROL JOINTS TO OCCUR AT GROUT JOINTS IN CAP TILE.

Arthur Rutenberg Homes

04/10/13 SLH - B
04/22/13 SLH - C

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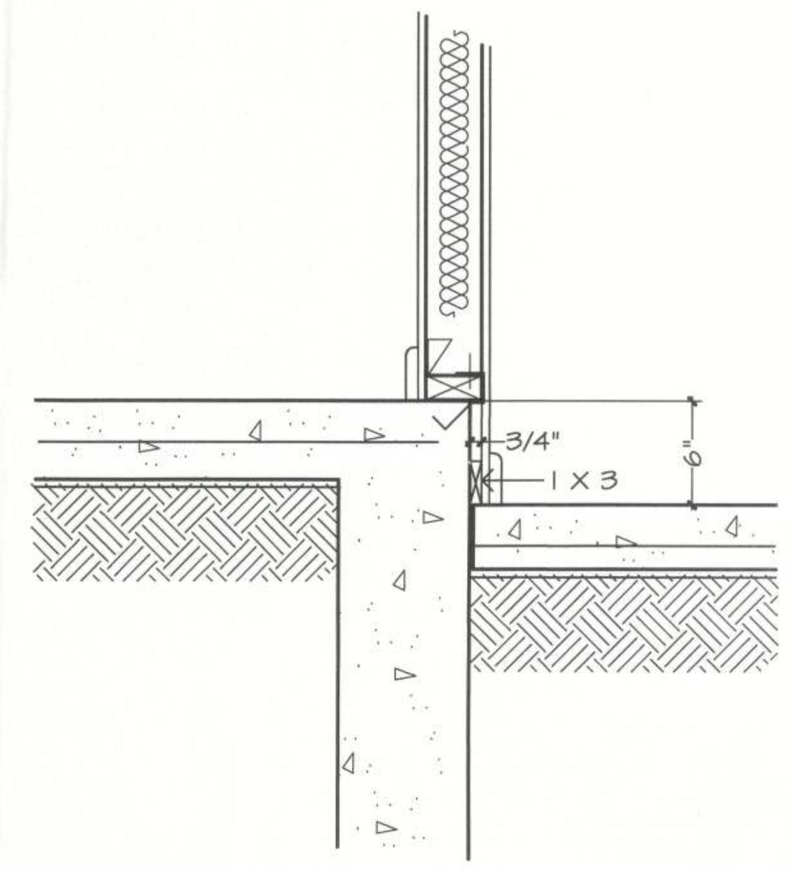
BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

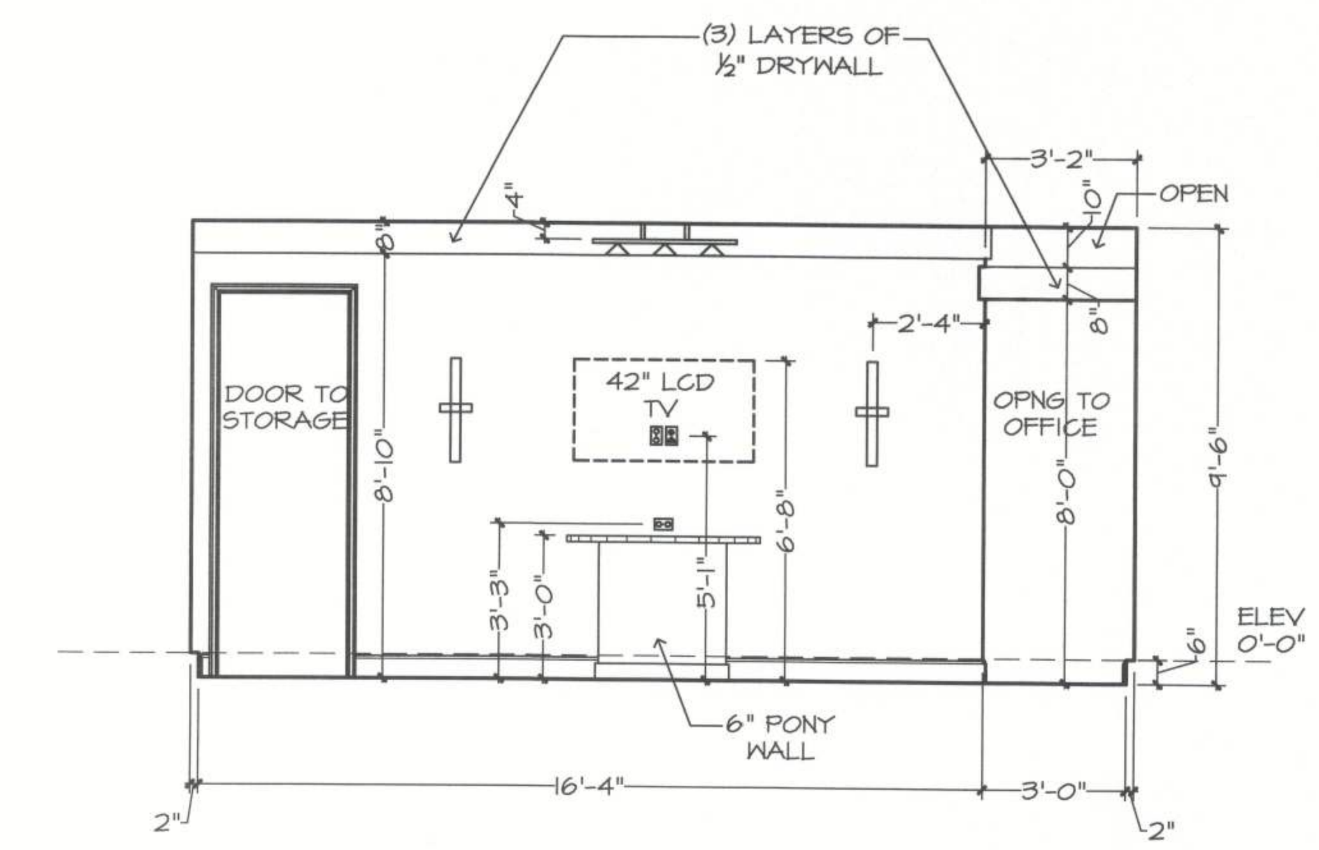
OPT OUTDOOR LIVING PKG "A" 24X36: 1/4"=1'-0" 18X24: 1/8"=1'-0"

PLAN 1262F-ODL-"A"

10



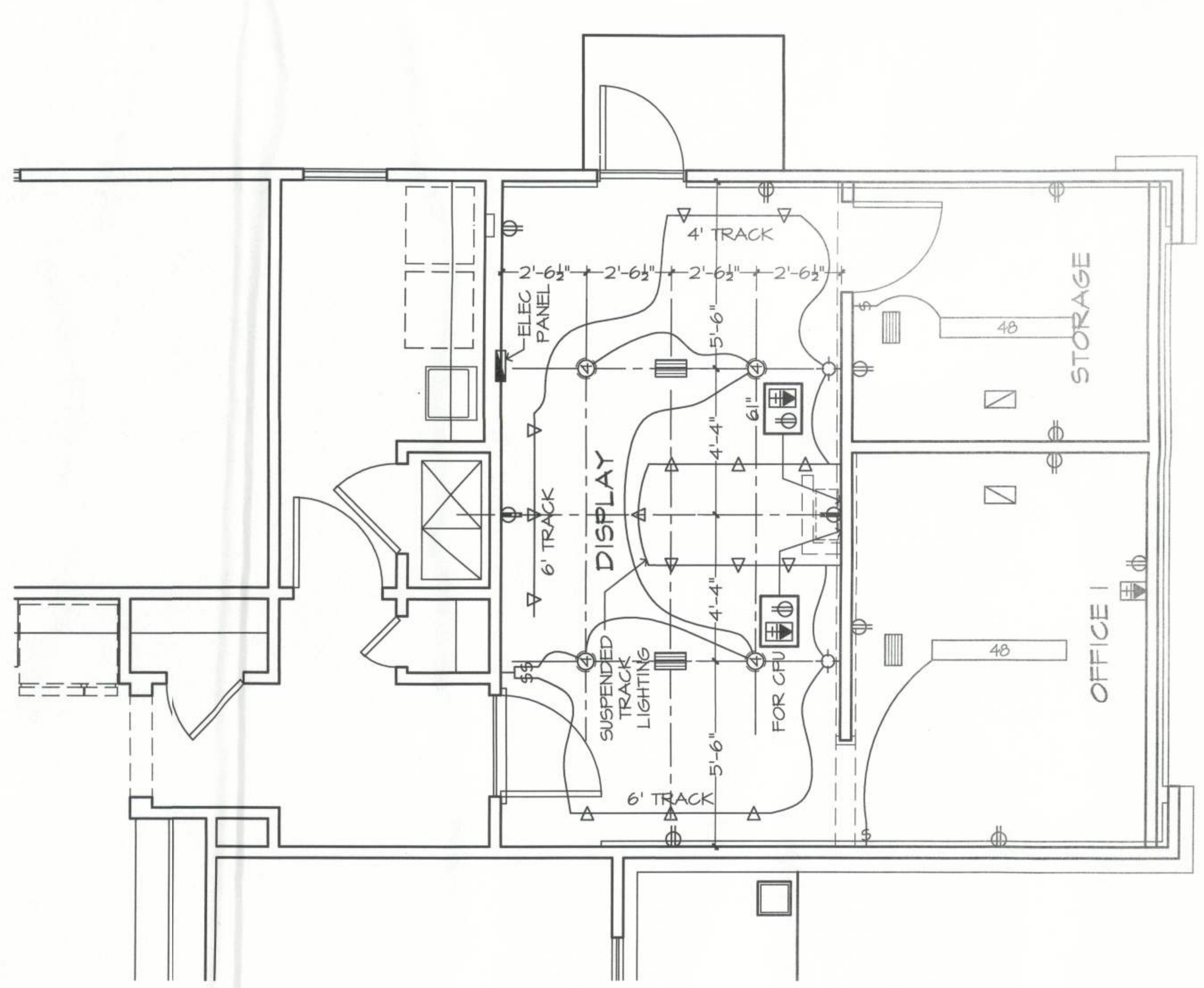
6/11 DETAIL AT GARAGE RECESS 1" = 1'-0"



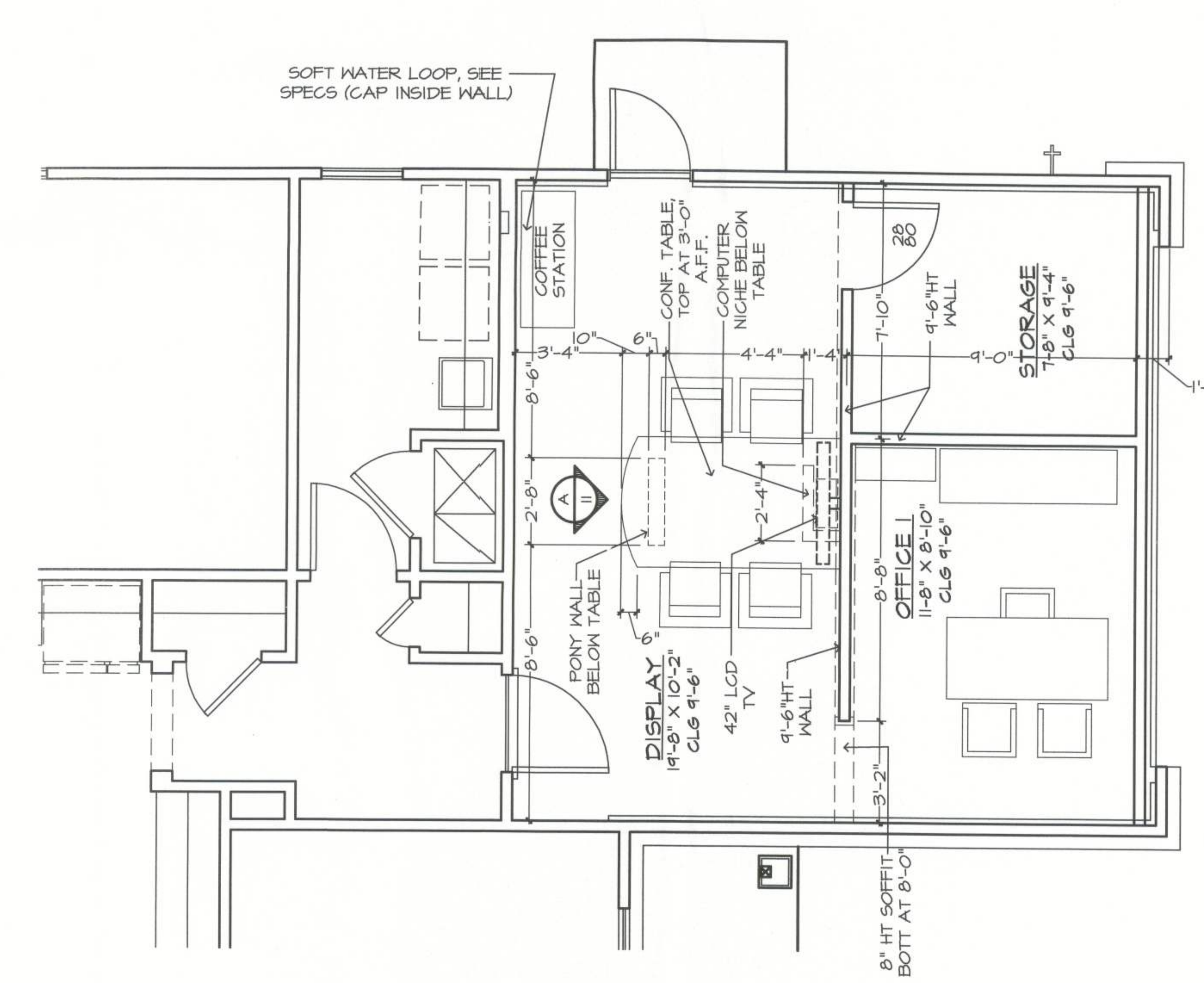
A FEATURE WALL ELEVATION 1/4" = 1'-0"

ELECTRICAL LEGEND

- 110 V ELEC. OUTLET, MOUNT AT 10" AFF. UNO.
- 3 WAY SWITCH AT 46" AFF.
- SWITCH AT 46" AFF.
- DIMMER AT 46" AFF.
- TELEPHONE OUTLET AT 10" AFF.
- COMPUTER TERMINAL
- CEILING MOUNT FIXTURE
- WALL MOUNT FIXTURE
- RECESSED CEILING FIXTURE HALO #H7ICT-78 PAT OR LITHONIA #L7XAT-7E2 LAMPS: 75W PAR30L 130V HALOGEN RECESSED EYEBALL - SLOPED CLG.
  HALO ERT113WHT OR LITHONIA L7XAT-7B2W LAMPS: 75W PAR30L 130V HALOGEN FLAT CLG.
- FLUORESCENT WRAP "LITHONIA" - LITEPUFF 10642, 4-40W (18" X 48") OR HALO #5445 (15" X 48")
- TRACK LIGHT "JUNO" TRACKMASTER (WHITE) W/ # T-425W LAMPHOLDERS, OR "HALO" L763PW POWER TRAC (WHITE) LAMPS: 75W PAR 30 HALOGEN (SEE PLAN FOR LENGTH OF TRACK & # OF LAMPS)
- A/C SUPPLY
- RETURN AIR
- ELECTRICAL PANEL



ELECTRICAL PLAN 1/4" = 1'-0"



FLOOR PLAN 1/4" = 1'-0"

Arthur Rutenberg Homes

04/10/13 SLH - B
04/22/13 SLH - C

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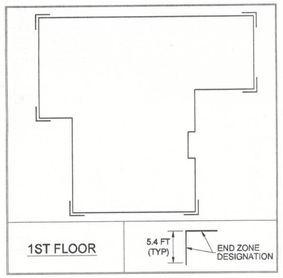
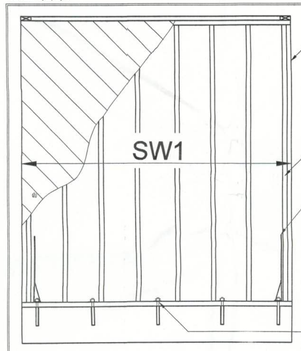
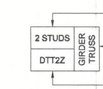
24X36: 1/4"=1'-0"
18X24: 1/8"=1'-0"

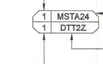
SALES OFFICE

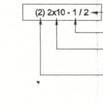
PLAN 1262F-2F-01-"B"

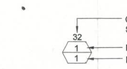












DESIGN CRITERIA AND LOADS

Building Code
2010 Florida Building and Residential Codes

Code for Design Loads
ANSI/ASCE 7-10

ROOF LOADING[1]	C_d = 1.25
TOP CHORD LIVE LOAD	20 PSF
TOP CHORD DEAD LOAD	7 PSF
BOTTOM CHORD LIVE LOAD	
ATTICS WITH LIMITED STORAGE	20 PSF (PER FRC)
ATTICS WITHOUT STORAGE	10 PSF (NON-CONCURRENT)
BOTTOM CHORD DEAD LOAD	5 PSF
WIND LOADING	C_d = 1.60
ASCE 7-10, 3S GUST BASIC WIND SPEED	120 MPH
EXPOSURE CATEGORY	B
BUILDING CATEGORY	II
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFF	0.18
C&C DESIGN PRESSURES	(SEE TABLE 1)
FLOOR LOADING	C_d = 1.00
TOP CHORD LIVE LOAD	40 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD LIVE LOAD	0 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
SPECIAL FLOOR (GAME ROOM) LOADING	C_d = 1.00
TOP CHORD LIVE LOAD	60 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD LIVE LOAD	0 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
MAXIMUM FLOOR TRUSS SPACING	16" O.C.
DEFLECTION CRITERIA	
ROOF TRUSSES	LL / 240 TL / 180 TL MAX 1" UP TO 40' SPAN
OPEN WEB FLOOR TRUSSES/BEAMS	LL / 360 TL / 240 TL MAX ¾"
WOOD I JOISTS	LL / 480 TL / 240 TL MAX ½"

NOTES:
1. CONCURRENTLY LOADED LIVE LOAD MAY BE REDUCED PER FBC 1605.3.1.1.

TABLE 1: COMPONENT AND CLADDING DESIGN PRESSURES

WINDOWS AND DOORS				
EFFECTIVE WIND AREA	ZONE DESIGNATION			
	IZ - Interior Zone (psf)		EZ - End Zone (psf)	
0 - 20 ft²	+20.1	-21.8	+20.1	-26.9
21 - 50 ft²	+19.1	-20.8	+19.1	-25.0
51 - 100 ft²	+18.0	-19.7	+18.0	-22.6
101 - 200 ft²	+17.1	-18.8	+17.1	-20.9

VINYL SOFFIT MAX PRESSURE (psf)	+20.1	-26.9
GARAGE DOOR PRESSURE	SEE FRAMING PLAN	

TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS

NOTES 3, 4

TYPICAL EXTERIOR WALL SHEATHING	ALL WALLS	OSB OR PLYWOOD PANEL EDGES REQUIRED TO LAP BOTTOM PLATE 1½" AND TOP MEMBER OF TOP PLATE. EDGE NAILING SHALL HAVE ⅜" EDGE DISTANCE FROM EDGE OF PANEL.
	FLEXIBLE VENEER - HARDI LAP & BRICK VENEER	MIN 7⁄16 " 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED HORIZONTAL OR VERTICAL W/ 8d COMMON: UNBLOCKED PANEL EDGE NAILING: 3" O.C. EDGES, 6" O.C. FIELD; BLOCKED PANEL EDGE NAILING: 3" O.C. EDGES, 12" O.C. FIELD
	BRITTLE VENEER STUCCO	MIN 15⁄32" 32/16 SPAN RATED OSB OR PLYWOOD INSTALLED VERTICALLY OR (7⁄16" 24⁄16 OSB OR PLYWOOD INSTALLED HORIZONTALLY) W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELD. 2x4 BLOCKING IS REQUIRED AT UNSUPPORTED PANEL EDGES.
ROOF DECK SHEATHING (NOTES 1,2)	TILE ROOF (NOTE 6)	MIN 15⁄32" 32/16 SPAN RATED PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ 8d RING SHANK NAILS: 4" O.C. AT PANEL EDGES AND 8" O.C. IN THE FIELD
	SHINGLE ROOF	MIN 7⁄16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ 8d RING SHANK NAILS: 6" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELD.
FLOOR DECK SHEATHING: (NOTE 5)		23⁄32" T&G OSB OR PLYWOOD W/ 10d COMMON: 6" O.C AT PANEL EDGES, 12" O.C. IN THE FIELD.
PORCH CEILING BOARD SHEATHING:		MIN ⅜" OSB OR PLYWOOD OR CDX INSTALLED PERPENDICULAR TO SUPPORTS W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELD.
SHEARWALL (SW) SHEATHING: (NOTE 8)		MIN 7⁄16" OSB OR PLYWOOD W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 6" O.C. IN THE FIELD.

NOTES:
1. FOR SHEATHING THICKNESS GREATER THAN 15⁄32" CATEGORY (32/16 SPAN RATING), USE 10d RING SHANK NAILS IN LIEU OF 8d RING SHANK NAILS. (0.148" x 3" LONG).
2. COMMON NAILS IN WALL SHEATHING MAY BE SUBSTITUTED W/ 8d GALVANIZED BOX NAILS.
3. ZIP WALL SHEATHING IS AN ACCEPTABLE ALTERNATE FOR APA RATED WOOD STRUCTURAL PANEL.
4. ALL WOOD STRUCTURAL PANEL SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF THE APA.
5. FASTENERS ARE MINIMUM REQUIRED FOR DIAPHRAGM DESIGN. FOR INCREASED FLOOR PERFORMANCE AND TO AVOID SQUEEKING, 8d RING SHANK NAILS OR 8d SCREW NAILS ARE RECOMMENDED.
6. 15⁄32" PLYWOOD IS A WARRANTY LIMITATION COMMON TO TILE MANUFACTURER'S MINIMUM RECOMMENDATIONS. SHOULD WARRANTY AND INSTALLATION REQUIREMENTS ALLOW, 15⁄32" APA RATED OSB OR EQUAL MAY BE USED TO SUPPORT TILE ROOF.

TABLE 3: MAXIMUM EXTERIOR WALL STUD SPACING (IN O.C.)

NOTES 1, 2

BEARING CONDITION & STUD TYPE		BRITTLE FINISH-L/240 WALL HEIGHT					FLEXIBLE FINISH-L/120 WALL HEIGHT				
		8 FT	9 FT	10 FT	11 FT	12 FT	8 FT	9 FT	10 FT	11 FT	12 FT
ROOF ONLY	2x4 SPF STUD	16	12	--	--	--	16	12	12	--	--
	2x4 NO.2 SPF	16	16	12	--	--	16	16	16	12	--
	(2)2x4 NO.2 SPF, 2x5 NO.2 SPF 2x6 SPF STUD, 2x6 NO.2 SPF	16	16	16	16	12	16	16	16	16	16
ROOF AND FLOOR	2x4 SPF STUD	12	--	--	--	--	12	--	--	--	--
	2x4 NO.2 SPF	16	16	12	--	--	16	16	12	--	--
	(2)2x4 NO.2 SPF, 2x5 NO.2 SPF 2x6 SPF STUD, 2x6 NO.2 SPF	16	16	16	16	12	16	16	16	16	16

NOTES:
1. STUD SPACINGS ABOVE ARE THE MAXIMUM REQUIRED ACCORDING TO STUD HEIGHT AND TYPE, UNLESS NOTED OTHERWISE ON PLAN.
2. IF STUD SPACING IS NOT LISTED, STUD SIZE AND GRADE IS NOT APPLICABLE AT THAT WALL HEIGHT.
3. WALL DESIGNED AS UN-BLOCKED. NO BLOCKING IS REQUIRED AT HORIZONTAL WOOD STRUCTURAL PANEL EDGES. BLOCKING AT HORIZONTAL PANEL EDGES IS RECOMMENDED FOR STUCCO VENEER, SEE TABLE 2.

TABLE 4: NAIL SIZE LEGEND

NOTES 1, 2, 3, 4

	DIAMETER	LENGTH
8d COMMON	0.131"	2-½"
8d RINGSHANK	0.113"	2-⅜"
10d x 1-½"	0.148"	1-½"
10d	0.131"	3"
10d COMMON	0.148"	3"
12d COMMON	0.148"	3-¼"
16d SINKER	0.148"	3-¼"
16d COMMON	0.162"	3-½"

NOTES:
1. INSTALL 10d NAILS UNLESS OTHERWISE SPECIFIED.
2. COMMON WIRE NAILS AND THREADED HARDENED STEEL NAILS SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN ASTM F1667. NOMINAL DIAMETER SIZES APPLY TO FASTENERS BEFORE APPLICATION OF PROTECTIVE COATING.
3. WHEN A BORED HOLE IS REQUIRED TO PREVENT SPLITTING OF A WOOD DUE TO FASTENER PENETRATION, THE BORED HOLE SHALL NOT EXCEED 75% OF THE NAIL OR SPIKE DIAMETER.
4. THE NOMINAL DIAMETER AND LENGTH OF TYPICAL FASTENERS SPECIFIED FOR THIS PROJECT ARE AS LISTED IN TABLE 4.

TABLE 5: FASTENERS IN PRESSURE TREATED LUMBER

NOTE 1

PRESERVATIVE	FASTENER TYPE
ACZA	STANDARD CARBON STEEL
SILL PLATE w/ SODIUM BORATE (NOTE 1)	NOT RECOMMENDED. STAINLESS CONNECTORS AND FASTENERS REQUIRED.
ALL OTHER PT (INCLUDING ACQ & MCQ)	CONNECTORS MUST HAVE Z-MAX, G120 OR TRIPLE ZINC COATED FINISH. ALL FASTENERS MUST BE HOT DIPPED GALVANIZED.

NOTES:
1. SILL PLATES BEARING ON CONCRETE OVER VAPOR BARRIER ARE NOT DIRECTLY EXPOSED TO EARTH OR WEATHER AND SODIUM BORATE TREATMENTS HAVE BEEN PROVEN TO BE NON-CORROSIVE TO CARBON STEEL FASTENERS.

TABLE 6: UPLIFT ANCHORS

NOTES 1, 2, 3, 4, 5

SYMBOL	DESCRIPTION		CONCRETE / MASONRY EMBEDMENT	TENSION CAPACITY	MINIMUM EDGE DISTANCE	EPOXY OR ADHESIVE
●	**3/8" ATC (ALL THREAD CONNECTION)** 3/8" DIA ALL THREAD ROD W/ 2" SQUARE x ⅛" THICK WASHER AT TOP PLATE		4" / 8"	2,050 LB.	1 ¾"	SIMPSON ACRYLIC-TIE ADHESIVE
◐	**1/2" ATC (ALL THREAD CONNECTION)** 1/2" DIA ALL THREAD ROD W/ 3" SQUARE x ⅛" THICK WASHER AT TOP PLATE		6" / 12"	3,200 LB.	1 ¾"	SIMPSON ACRYLIC-TIE ADHESIVE
Ⓑ B	ONE STORY TWO STORY	**QTB (QUICK TIE BLUE) (NOTE 7)** 3⁄16" WIRE ROPE - ⅜" STEEL STUD 2¼" x 2¼" x 3⁄16" WASHER @ TOP PLT	4" / 4"	1,527 LB.	1 ¾"	EPCON G5 HIGH STRENGTH EPOXY
Ⓖ G	ONE STORY TWO STORY	**QTG (QUICK TIE GREEN)** ¼" WIRE ROPE - ½" STEEL STUD 3" x 3" x 3⁄16" WASHER @ TOP PLT	4" / 4"	2,839 LB.	2 ¼"	EPCON G5 HIGH STRENGTH EPOXY
Ⓞ O	ONE STORY TWO STORY	**QTO (QUICK TIE ORANGE)** 5⁄16" WIRE ROPE - ⅝" STEEL STUD 3" x 3" x ¼" WASHER @ TOP PLT	6" / 6"	4,455 LB.	3"	EPCON G5 HIGH STRENGTH EPOXY

NOTES:
1. ONE ALL THREAD CONNECTION (ATC) IS COMPOSED OF 36ksi ALL-TREAD THAT RUNS THE FULL VERTICAL HEIGHT OF THE WALL, PENETRATING BOTH THE TOP AND BOTTOM PLATES, AND GROUTED WITH SIMPSON ACRYLIC-TIE ADHESIVE IN MASONRY OR CONCRETE. THE ALL-THREAD MAY BE SPLICED WITH A COUPLER THREADED ONTO THE ALL-THREAD A MINIMUM DISTANCE OF ½" AT EACH END OF THE COUPLER. THE COUPLER SHALL BE RATED FOR ALLOWABLE TENSION OF 2,050 LB FOR ⅜" RODS (3,200 LB FOR ½" RODS). THE ALL-THREAD SHALL BE INSTALLED PLUM WITH THE MAXIMUM DEVIATION FROM VERTICAL OF ⅜" HORIZONTAL PER FOOT VERTICAL.
2. WASHER AND NUT REQUIRED AT THE BOTTOM PLATE FOR ATC'S LOCATED IN EXTERIOR WALLS ADJACENT TO OPENINGS AND AT WALL ENDS WHICH TERMINATE AT CORNERS.
3. THE HEX NUT ABOVE THE TOP PLATE SHALL BE TIGHTENED TO APPROXIMATELY 30 ft-lbs OF TORQUE. CHANGES IN MOISTURE CONTENT AND THE RELATED SHRINKAGE OF THE BUILDING MATERIALS WILL EFFECTIVELY ELIMINATE THE PRE-LOADING CAUSED BY THE INITIAL TIGHTENING OF THE NUT. AFTER ALL ROUGH-INS OF THE MECHANICAL AND ELECTRICAL TRADES ARE COMPLETE, AND PRIOR TO INSTALLATION OF INSULATION, RE-TIGHTEN THE UPPER HEX NUTS TO 30 ft-lbs OF TORQUE.
4. IT IS THE RESPONSIBILITY OF THE BUILDING DEPARTMENT OR BUILDER TO VERIFY THE TIGHTNESS OF THE HEX NUT PRIOR TO INSULATION INSTALLATION.
5. REFER TO FRAMING NOTES THIS SHEET FOR EPOXY INSTALLATION SPECIFICATIONS.
6. ATC OR QUICK TIES SHOWN ON FRAMING PLAN AT FIXED LOCATIONS ARE DESIGNATED BY SYMBOLS SHOWN ABOVE. REFER TO TYPICAL WALL SECTION FOR ADDITIONAL REQUIRED ATC LOCATIONS.
7. ALL QTB IN EXTERIOR WALLS MUST HAVE AN <u>ADDITIONAL</u> WALL STUD WITHIN 3" (THIS IS IN ADDITION TO STANDARD WALL FRAMING STUDS). EXCEPTIONS: QTB WITHIN 3" OF DBL STUD, SUCH AS NEXT TO OPENINGS OR SHEATHING SPLICES WITH DBL STUD, DOES NOT REQUIRE ADDITIONAL STUD.
8. ATC MAY BE ANCHORED USING MINIMUM 6" LONG TITEN HD W/ ROD COUPLER HEAD. DIAMETER OF TITEN TO MATCH DIAMETER OF ATC. NUT AND WASHERS MAY BE OMITTED AT BOTTOM PLATES ADJACENT TO OPENINGS W/ TITEN / ROD COUPLER OPTION.

TABLE 7: METAL CONNECTOR SCHEDULE

NOTES 1, 4, 5, 6

DTT2Z (NOTES 2,3)	(8) ¼" x 1 ½" SDS SCREWS IN STUD ⅜" Ø x 4 ½" EMBED EPOXY OR SCREW ANCHOR	CS18	(9) 10d COMMON EACH END OF STRAP
HTT4 (NOTES 2,3)	(18) 0.162" x 2 ½" IN STUD/BEAM/TRUSS, ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE (NOTE 1)	MTS12	(7) 10d x 1 ½" EACH END
HTT5 (NOTES 2,3)	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS, ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE (NOTE 1)	MSTA24/MS24	(9) 10d COMMON EACH END
HDQ8-SDS3	(20) SDS ¼" x 3" SCREWS IN STUD GROUP ⅞" DIA.x12" EMBED ANCHOR IN CONCRETE	MSTA36/MS36	(13) 10d COMMON EACH END
STHD14	(38) 16d SINKERS INTO STUDS (WET EMBED)	HTS20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD
LTT20B (NOTE 2)	(10) 10d x 1 ½" IN STUDS ½ " x 6" EMBED EPOXY OR SCREW ANCHOR	H2.5T/HA8	(5) 8d x 1 ½" IN TRUSS (5) 8d x 1 ½" IN TOP PLATE
ABU44	(12) 16d COMMON & ⅝" x 7" DRILL & EPOXY	H8	(5) 10d x 1 ½" IN TRUSS (5) 10d x 1 ½" IN PLATE
ABU66	(12) 16d COMMON & ⅝" x 7" DRILL & EPOXY (12" EMBED AT GARAGE DOOR RETURNS)	TSP	(9) 10d x 1 ½" IN STUD (6) 10d x 1 ½" IN PLATE
HU48, HUC48, HU28-2, HUC28-2	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM	SPH4 / SPH6	(12) 10d x 1 ½" IN STUD
HU410, HUC410, HU210-2, HUC210-2	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	DSP	(6) 10d COMMON IN TOP PLATE (8) 10d COMMON IN STUD/HEADER
HGA10KT	(4) SDS ¼" x 1 ½" SCREWS IN TRUSS/RAFTER (4) SDS ¼" x 3" SCREWS IN TOP PLATE	QGT (NOTE 2)	(18) 10d x 1½" IN TRUSS W/ QUICK TIE UPLIFT ANCHOR TO SLAB AS SPECIFIED ON PLAN
LGT3	(26) 16d SINKER IN WALL FRAMING (12) SDS ¼" x 2 ½" IN TRUSS	QGT2 (NOTE 2)	(30) 10d x 1½" IN TRUSS W/ QUICK TIE UPLIFT ANCHOR TO SLAB AS SPECIFIED ON PLAN

NOTES:
1. EPOXY ANCHOR EMBED IN CMU TO BE 12-INCHES. OPTIONAL SIMPSON ½"x12" TITEN HD IS AN ACCEPTABLE ALTERNATIVE ANCHOR IN ALL CASES EXCEPT GARAGE RETURN HOLDDOWNS.
2. REFER TO FRAMING NOTES THIS SHEET FOR ACRYLIC-TIE INSTALLATION SPECIFICATIONS.
3. <u>QUICK-TIE SUBSTITUTION (INSTALLED W/ EPCON G5 HIGH STRENGTH EPOXY)</u> :
   - QTB = DTT2Z
   - QTO = HTT4 OR HTT5 (PROVIDED (2) STUDS INSTALLED <u>EACH</u> SIDE OF QTO)
4. PRODUCTS SELECTED USING SIMPSON 2011-2012 CATALOG AND QUICK TIE SPRING 2010 CATALOG. PRODUCTS MAY BE SUBSTITUTED WITH EQUAL OR BETTER APPROVED ALTERNATES.REFER TO SIMPSON CATALOG FOR ADDITIONAL INSTALLATION INSTRUCTIONS.
5. IF CONNECTOR IS NOT LISTED ABOVE, CONTACT EOR FOR SPECIFIC FASTENING REQUIREMENTS.
6. POSITIVE PLACEMENT GUN NAILS, 2 ½" LONG, WITH EQUIVALENT DIAMETER TO COMMON NAILS SPECIFIED ABOVE MAY BE USED FOR ABU POST BASE ANCHORS, CS16, AND MSTA FLAT STRAPS.

TABLE 8: SPECIFIED SHEARWALLS

NOTES 1, 2, 3, 4

END STUD GROUPS

SW TYPE	NUMBER OF STUDS
SW1, SW2, SW3	2
SW4	3

1. KING/JACK STUDS MAY BE INCLUDED FOR STUD GROUP REQUIREMENT.

END STUD ADJACENT TO HOLD DOWN MAY BE SUBSTITUTED W/ MIN 36" BLOCK W/ (20) 10d TO END STUD

END STUDS CONNECTION (NOTES 5, 6, 7)

SW TYPE	1ST LEVEL HOLD DOWN	2ND LEVEL STRAPPING
SW1	DTT2Z	MSTA36/CS16
SW2	HTT4	(2) MSTA36/CS16
SW3	HTT5	(3) MSTA36/CS16
SW4	HDQ8	(4) MSTA36/CS16

BOTTOM PLATE ANCHOR SPACING (NOTE 7)

SW TYPE	MAX ANCHOR SPACING
SW1	48" O.C.
SW2, SW3, SW4	24" O.C.

NOTES:
1. THE EXTERIOR WALLS ARE FULLY SHEATHED WITH OSB OR PLYWOOD. ALL TYPICAL EXTERIOR WALLS ARE SHEAR WALLS AND ARE PART OF THE BUILDING'S MAIN WIND FORCE RESISTING SYSTEM. ADDITIONAL FRAMING AND HOLD-DOWNS ARE REQUIRED ONLY AS NOTED ON THE PLAN OR IF WALL SEGMENT IS IDENTIFIED AS SW1, SW2, SW3, SW4, OR SWB ON THE PLAN.
2. ALL SW SHEATHING TO BE FASTENED TO FRAMING PER <u>TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS</u> .
3. SHEARWALLS INDICATED ON PLAN WITH WINDOW AND DOOR OPENINGS WITHIN THE SHEARWALL REQUIRE STUD GROUP AND HOLD DOWNS ONLY AT EXTREME END OF DESIGNATED WALL OR PORTION THEREOF AS NOTED ON STRUCTURAL PLAN.
4. <u>SWB</u> - SEE "SWB-SPECIAL SHEAR WALL DETAIL", LOCATED ON THE DETAIL SHEET.
5. <u>2ND LEVEL SW'S</u> - END STUDS OF SHEAR WALL TO BE ANCHORED PER ONE OF THE FOLLOWING:
   - HOLD DOWN WITH FULL-HEIGHT ½" Ø ROD TO SLAB. END STUDS TO BE CONTINUOUSLY SUPPORTED THROUGH FLOOR SYSTEM TO SLAB.
   - 2ND LEVEL END STUDS TO MATCHING 1ST LEVEL STUD GROUP BELOW W/ STRAPPING AS NOTED. 1ST LEVEL STUD GROUP TO SLAB WITH HOLD DOWN.
6. DESIGNATED SW'S WITH A COMMON CORNER REQUIRE (1) HOLDDOWN, WHICH IS TO BE LARGEST OF THE TWO HOLDOWNS SPECIFIED, UNO.
7. ACCEPTABLE BOTTOM PLATE ANCHORS INCLUDE ½" ATC, ½"x8" TITEN HD, ½" ALL THREAD ROD, ½"x10" L-HOOK, OR MASA. <u>SCREW IN ANCHORS & MASA ALLOWED IN MONOLITHIC FOOTINGS ONLY.</u> EPOXY ANCHORS MUST BE USED IN STEMWALL FOUNDATIONS.

CONCRETE AND FOUNDATION NOTES

1. CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS= 2,500 PSI AT 28 DAYS (UNO).
2. CONCRETE COMPRESSIVE STRENGTH FOR SLAB= 2,500 PSI AT 28 DAYS (UNO).
3. ALL REINFORCING STEEL #3 AND BIGGER SHALL BE ASTM A615 GRADE 40 DEFORMED BARS (UNO).
4. ALL REINFORCING STEEL SHALL HAVE 90 DEGREE BEND AT CORNERS WITH A 24" LAP.
5. FIBERMESH IS AN ACCEPTABLE ALTERNATIVE AND SHALL NOT REQUIRE WWF.
6. MASONRY STEMWALL AND MONOLITHIC FOOTING ARE INTERCHANGEABLE.
7. EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf IN ACCORDANCE WITH FRC 2010 TABLE R401.4.1, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
8. CONCRETE FLOOR SLABS ON GRADE SHALL BE INSTALLED OVER A MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH APPROVED CHEMICAL SOIL TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES.
9. STEMWALLS OVER 4 COURSES TALL REQUIRE SPECIAL ATTENTION TO BRACING DURING CONSTRUCTION. CONTACT ENGINEER OF RECORD IF THIS CONDITION EXISTS.
10. TO CONTROL CRACKING, CUT 1" SAWCUTS IN THE SLAB IN A 15'x15' GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTACT EOR FOR ALTERNATIVE METHODS.
11. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. DO NOT DETERMINE FOOTING LOCATION FROM ARCHITECTURAL PLANS OR FRAMING PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINATE FROM USE OF FOUNDATION PLAN ALONE, CONTACT THE ENGINEER OF RECORD.

PRE-ENGINEERED TRUSSES & I-JOISTS

1. ROOF OR FLOOR TRUSSES FABRICATED TO ACHIEVE THE ROOF PLANES DEPICTED ON THE ARCHITECTURAL PLANS SHALL BE DESIGNED UNDER THE SUPERVISION OF A REGISTERED FLORIDA PROFESSIONAL ENGINEER. ENGINEERING SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH ANSI/TPI-2002 AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. DESIGN CRITERIA IS LOCATED ON SHEET ST-1 OF THE PLAN SET. TEMPORARY BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LEFT IN PLACE AFTER CONSTRUCTION IS COMPLETE.
2. TRUSSES OR I-JOISTS SHALL BE DESIGNED TO MATCH THE ORIENTATION, SPAN DIRECTION, SPACING, BEARING LOCATION AND NAMING CONVENTION OF THE LAYOUT SHOWN HERE.
3. THE TRUSS ENGINEER SHALL PROVIDE ALL TRUSS TO TRUSS CONNECTION DESIGN AND SPECIFICATIONS AND SUBMIT THEM UNDER SIGN AND SEAL WITH THE TRUSS SHOP DRAWINGS.
4. TRUSS UPLIFTS HAVE BEEN CALCULATED BY THE ENGINEER OF RECORD AND TAKEN INTO CONSIDERATION DURING THE DESIGN OF THE UPLIFT RESTRAINT SYSTEM FOR THIS STRUCTURE. AS SUCH, THE REPORTED UPLIFTS ON THE TRUSS SHOP DRAWINGS MAY BE DISREGARDED.
5. CONNECT ALL TRUSSES TO TOP PLATE AS SPECIFIED ON THE TYPICAL WALL SECTION SHEET.
6. I-JOISTS FABRICATED TO ACHIEVE THE FLOOR PLANS DEPICTED ON THE ARCHITECTURAL PLANS SHALL BE DESIGNED AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION. SEE DESIGN CRITERIA, THIS SHEET.

SHEET INDEX

LEGEND

UNO	UNLESS NOTED OTHERWISE ON PLAN OR DETAIL
EOR	ENGINEER OF RECORD
EW	EACH WAY
OSB	ORIENTED STRAND BOARD
WSP	WOOD STRUCTURAL PANEL
SYP	SOUTHERN YELLOW PINE
SPF	SPRUCE-PINE-FUR
CONT	CONTINUOUS
O.C.	ON CENTER
LSL	1.55E TIMBERSTRAND LSL ENGINEERED LUMBER, 1 3/4" WIDE, UNO. (3 1/2" WIDE LSL BEAMS ARE EQUIVALENT TO 2-PLY 1 3/4" BEAM)
LVL	1.9E MICROLLAM LVL ENGINEERED LUMBER, 1 3/4" WIDE
PSL	2.0E PARRALLAM PSL ENGINEERED LUMBER, 3 1/2" WIDE, UNO.
QTB	QUICKTIE BLUE, SEE <u>TABLE 6: UPLIFT ANCHORS</u>
QTG	QUICKTIE GREEN, SEE <u>TABLE 6: UPLIFT ANCHORS</u>
QTO	QUICKTIE ORANGE, SEE <u>TABLE 6: UPLIFT ANCHORS</u>
■	INTERIOR ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS
▩	INTERIOR BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ½" ANCHOR @ 8'-0" O.C. (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
▧	STRUCTURAL WOOD BEAM
△ A	<u>FOUNDATION KEYNOTE CALLOUT</u>

<u>STUD COLUMN KEYNOTE CALLOUT</u>

2 STUDS | DTT2Z | GIRDER TRUSS

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  - 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM.
  - "ATC" REQUIRES ⅜" ATC WITHIN 3" OF SUPPORTED MEMBER.

<u>HEADER STRAPPING KEYNOTE CALLOUT</u>

1 MSTA24 | 1 DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  - 1ST LEVEL STUD GROUP: HOLDDOWN REQUIRED AT BASE OF STUD GROUP
  - 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL STUD GROUP TO 1ST LEVEL STUDS/HEADER/BEAM.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

<u>HEADER FRAMING KEYNOTE CALLOUT</u>

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- SIZE OF HEADER (ALL HEADERS TO BE NO.2 SYP UNLESS DESIGNATED AS LSL, LVL, PSL, OR WSP)
- NUMBER OF PLIES IN HEADER

<u>SDWC SCREW KEYNOTE CALLOUT</u>

32 | 1 | 1

- ON CENTER SPACING (INCHES) OF SDWC15600 CONNECTING TOP PLATE TO STUD AND SDWC15450 CONNECTING STUD TO BOTTOM PLATE, IF APPLICABLE
- NUMBER OF SDWC15600 CONNECTING TOP PLATE TO STUDS
- NUMBER OF SDWC15450 CONNECTING STUDS TO BOTTOM PLATE

FRAMING NOTES

1. SIMPSON ACRYLIC-TIE ADHESIVE SHALL BE USED IN ALL DRILLED AND EPOXIED CONNECTIONS TO CONCRETE. EPCON G5 HIGH STRENGTH EPOXY OR EQUIVALENT SHALL BE USED FOR ALL QUICKTIE TO SLAB CONNECTIONS. ANCHOR BOLT, THREADED ROD, OR DOWELED REINFORCING STEEL MAY BE EMBEDDED TO THE SPECIFIED DEPTH, IN A HOLE 1⁄16" GREATER THAN THE DIAMETER OF THE ANCHOR. ADHESIVE MUST FILL THE HOLE IN THE CONCRETE AND WOOD BOTTOM PLATE. MANUFACTURER'S SPECIFICATIONS MUST BE FOLLOWED FOR PROPER INSTALLATION.
2. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY, UNO. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHER.
3. ALL METAL CONNECTORS SPECIFIED ON PLAN ARE IN ADDITION TO FRAMING FASTENER REQUIREMENTS LISTED IN FLORIDA BUILDING CODE TABLE 2304.91.
4. BEAMS IDENTIFIED BY NUMBER ON PLAN ARE TO BE PROVIDED BY TRUSS MANUFACTURER.
5. FASTEN ALL MULTI-PLY STUD COLUMNS AND CORNERS TOGETHER WITH (2) ROWS 10d COMMON @ 8" O.C. STAGGERED. UPPER LEVEL MULTI-PLY STUD GROUPS TO BE CONTINUOUS THROUGH FLOOR SYSTEM TO FOUNDATION.
6. FASTEN ALL STUDS TO BOTTOM AND TOP PLATES WITH (4)8d TOE NAILS OR (2)16d COMMON END NAILS.
7. FASTEN ALL TRUSSES AND RAFTERS TO TOP PLATES WITH (3)8d TOE NAILS.
8. ALL MULTI-PLY TRUSS GIRDERS AND BEAMS TO HAVE SOLID STUD GROUP BELOW MATCHING GIRDER OR BEAM THICKNESS AND MATCHING WALL STUD SPECIFICATIONS AS NOTED ON STRUCTURAL PLAN, UNO .

HEADER FRAMING

1. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED.
2. <u>WSP HEADERS</u> ARE WOOD STRUCTURAL PANEL HEADERS AND HAVE THE FOLLOWING REQUIREMENTS:
   - SHEATHING TO MATCH SPECIFICATION FOR EXTERIOR WALLS, SEE TABLE 2.
   - ATTACH TO ALL FRAMING MEMBERS (KING STUD, TOP PLATE, HEADER SILL, CRIPPLES, ETC.) W/ 8d COMMON @ 3" O.C.
   - EITHER PLY OF DBL TOP PLATE MUST BE CONTINUOUS OVER OPENING. SHEATHING MUST BE EDGE NAILED AT CONTINUOUS PLY OF TOP PLATE
   - NO.2 SPF HEADER SILL INSTALLED ABOVE OPENING W/ (1) CRIPPLE STUD AT EACH END
3. WALL SHEATHING ABOVE OPENING MUST BE CONTINUOUS (OR PROPERLY SPLICED PER TYPICAL WALL SECTION SHEET) FROM TOP OF PLATE TO HEADER BELOW OR SILL PLATE ABOVE OPENING
4. FASTEN ALL MULTI-PLY HEADERS TOGETHER WITH (2) ROWS 10d @ 8" O.C. ALONG EACH EDGE.
5. FASTEN ALL HEADERS TO KING STUDS WITH (3)8d TOE NAILS PER SIDE.
6. IF HEADER NOT SPECIFIED, CONTACT ENGINEER OF RECORD.

OPENINGS > 6' (2x4 WALLS)	OPENINGS IN 2x4 STUD WALLS GREATER THAN 6' REQUIRE A (2)2x4 NO.2 SPF PLANK ORIENTED PLATE DIRECTLY ABOVE AND BELOW THE OPENING W/(6) 12d COMMON TOE-NAILS AT EACH END.
OPENINGS > 8' (2x6 WALLS)	OPENINGS IN 2x6 STUD WALLS GREATER THAN 8' REQUIRE A (2)2x6 NO.2 SPF PLANK ORIENTED PLATE DIRECTLY ABOVE AND BELOW THE OPENING W/(8) 12d COMMON TOE-NAILS AT EACH END.

COMBINED USE PANEL (CUP) ENGINEERING

Arthur Rutenberg Homes

03/06/13 slh - a
04/10/13 slh - b

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the 1262F – r – Model at Preserve at Laurel Lake

Builder: bryan zecher homes, inc.
lake city, FLORIDA
An Independently owned and Operated Franchise

24x36: 1/4"=1'–0"
18x24: 1/8"=1'–0"

Floor Plan

Plan 1262f-2f-01-"B"

Living SF / Wall Perimeter = 8.68%

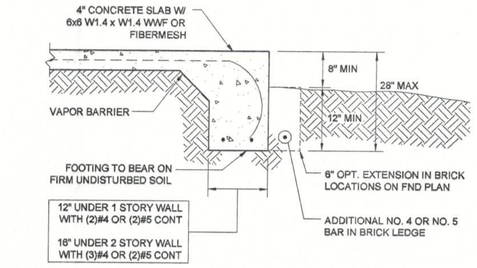
APEX

APEX TECHNOLOGY IS A FICTITIOUS NAME
OWNED BY JAX APEX TECHNOLOGY INC.,
A FLORIDA CORPORATION FLORIDA
ENGINEER BUSINESS NO. 7547-4745
SUTTON PARK COURT, SUITE 402,
JACKSONVILLE, FL. 32224 - 904.821.5200

DEREK B. MURRAY, P.E.
P.E. No. 71457
04-22-2013

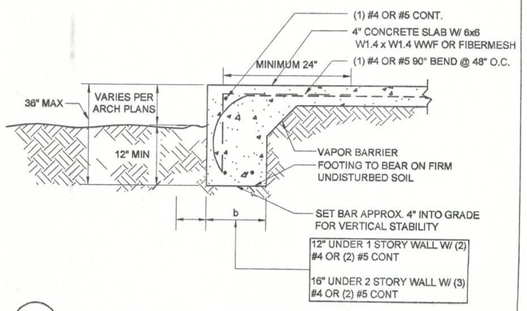
APEX JOB NO: AT1489
ADDRESS: PLL 67

ST-1



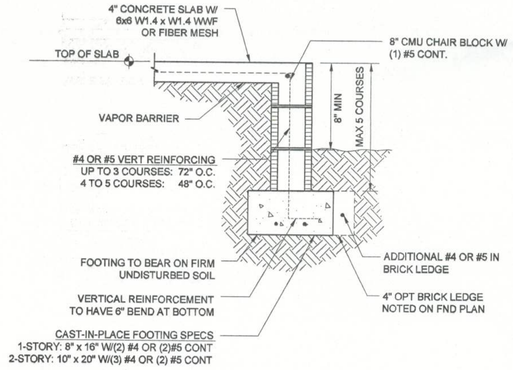
1 MONOLITHIC FOOTING SECTION

IF GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY, CONTRACTOR HAS TWO CHOICES:
1. PRIOR TO CONSTRUCTION, SEEK GUIDANCE OF EOR TO PREVENT EROSION OF SOIL
2. USE STEMWALL FOOTING



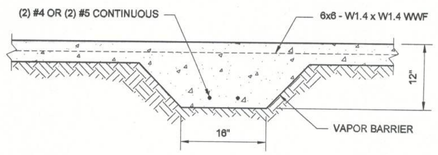
1A MONOLOTHIC FOOTING SECTION - 36" MAX DEPTH

IF GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY, CONTRACTOR HAS TWO CHOICES:
1. PRIOR TO CONSTRUCTION, SEEK GUIDANCE OF EOR TO PREVENT EROSION OF SOIL.
2. USE STEMWALL FOOTING

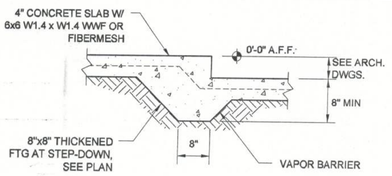


2 CMU STEMWALL SECTION

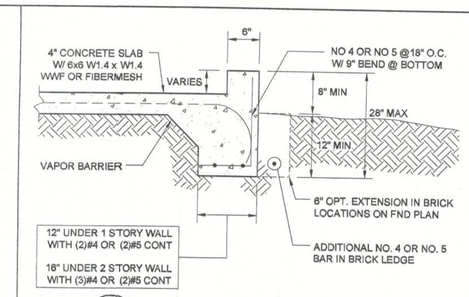
1. SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.
2. SCREW IN ANCHORS ALLOWED IN MONOLITHIC FOOTINGS ONLY. EPOXY ANCHORS MUST BE USED IN STEMWALL FOUNDATIONS.



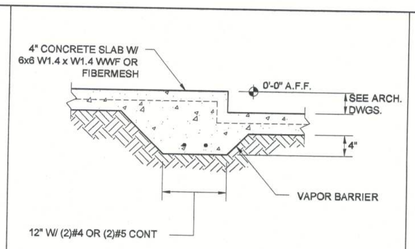
3 BEARING WALL FOOTING SECTION



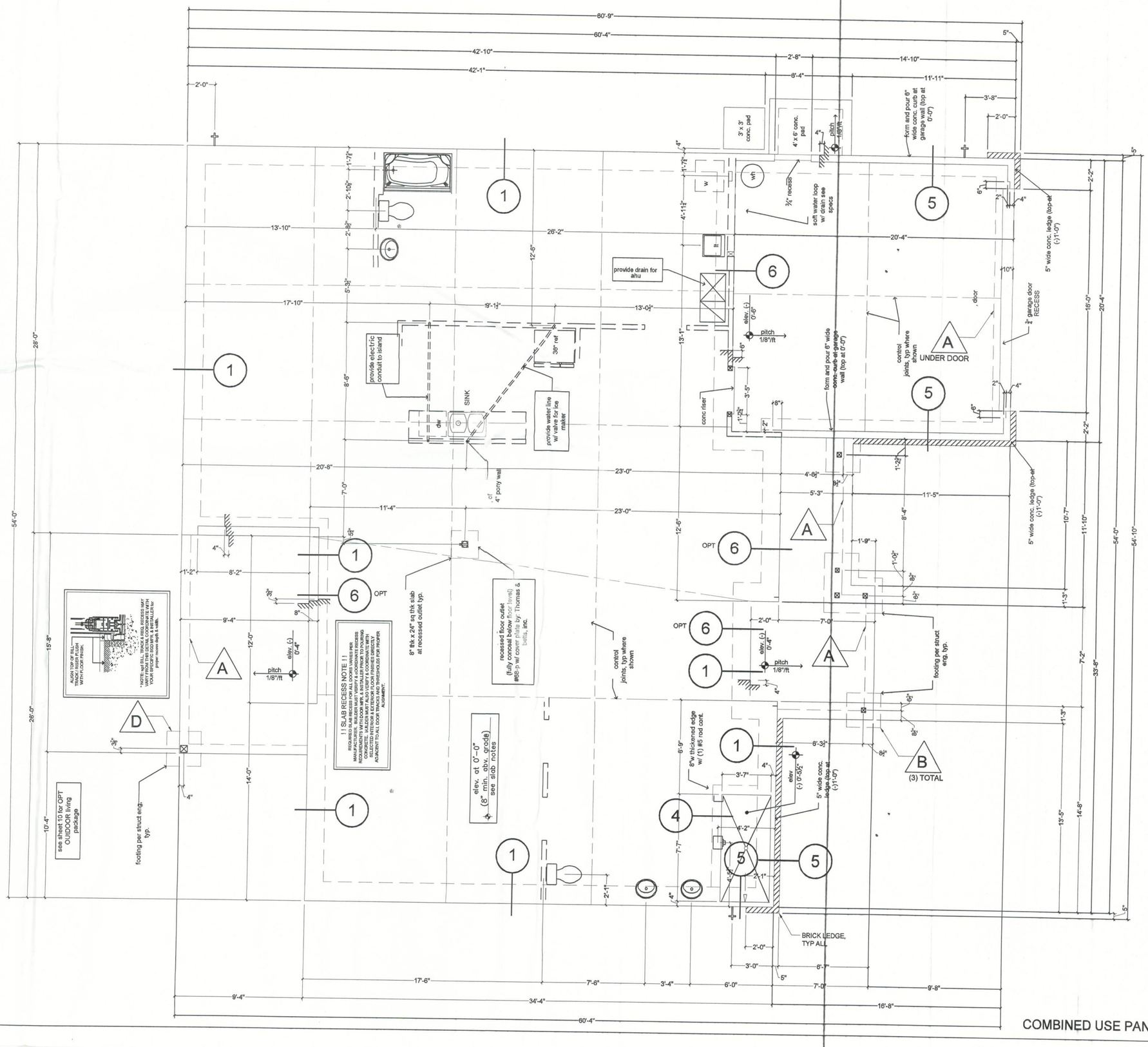
4 CURB STEP SECTION



5 GARAGE EXT WALL CURB SECTION



6 BEARING CURB STEP SECTION



OPTIONAL
½" THREAD
• MONOLITH
EMBEDME
• CMU FOOT

BOTTOM

THIS FOUND
ARTHUR RU
FOUNDATION
APEX TECHN
GENERATED
BRYAN ZECH
TECHNOLOG
LAYOUT OF T
THE DIMENS
MISCELLANE
MECHANICAL
MODIFICATIO
PROVIDED BY
HAVE WRITTE
HOMES PRIO
CONSTRUCTI

EQUIPMENT/S
WALLS MUST
ARCHITECTU
DIMENSIONS
SUBJECT TO

POOL NOTE: A
BE VERIFIED
PLANS AS LA
PLANS ARE SU

FOUNDA

A 8"x8" DEEP W/(1)#4 CO

B 12" DEEP F EW UNDER

C 16"SQx12" (3)#4 EW

D 24"SQx20" (3)#4 EW

E 30"SQx20" (4)#4 EW

F 36"SQx20" (4)#4 EW

G 48"SQx24" (5)#4 EW, T

CONTROL JOINTS (CJ

TIMING

a. CUTS MUST BE PLACEMENT. AS S HAS SET ENOUGH WITHOUT RAVELIN AGGREGATE FROM

b. CUTS MADE THE SUBSEQUENT TIME ADEQUATE PROTE CRACKING.

DEPTH

a. THE CUT SHOULD NOT MORE THAN 1

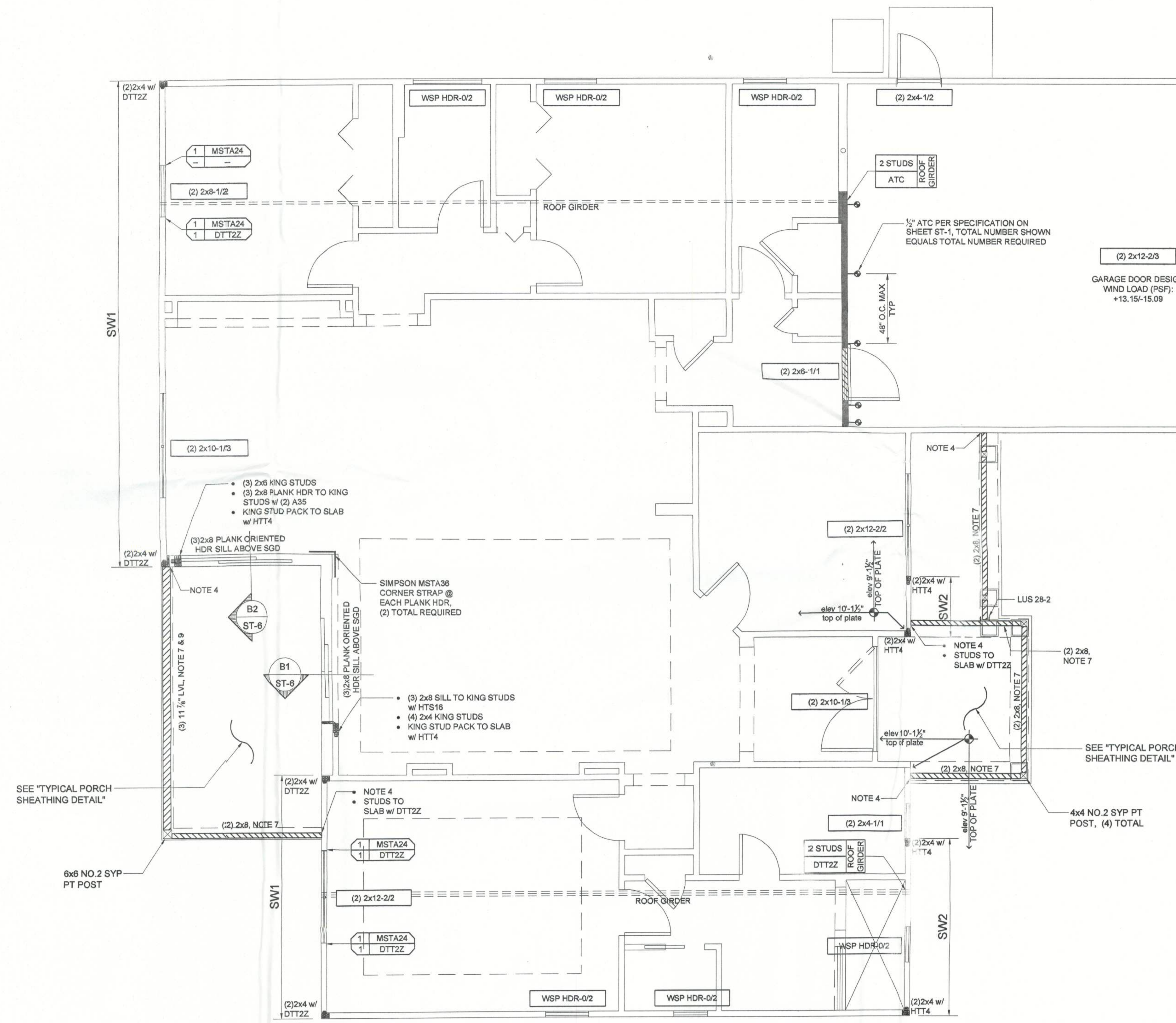
NOTE:
BRICK VENEER S
HORIZONTAL TI
VERTICAL TIES
WEEP TUBES O
OR OPEN HEAD

COMBINED USE PANEL (CUP) EN

FRAMING KEYNOTES (CUP)

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS.
2. SEE INTERIOR SHEARWALL DETAIL ON DETAIL SHEET. IN LOCATIONS WHERE INTERIOR SHEARWALLS HAVE VAULTED TOP PLATES, ALSO SEE INTERIOR SHEARWALL AT VAULTED TOP PLATE ON DETAIL SHEET.
3. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
   A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
   B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
4. PORCH BEAM FRAMING NOTES
   A. BEAM POCKET PORCH BEAMS AT TOP PLT ELEV.
   NOTCH TOP OF PORCH BEAM 3" FOR BEAM PKT CONNECTION AT WALL. TOP OF BEAM ELEVATION EQUALS TOP OF TOP PLT ELEVATION. 3 ½" MINIMUM BEARING REQUIRED IN WALL. PORCH BEAM TO STUDS W/ HTS20 OR MSTA24.
   B. SHIM BELOW PORCH BEAMS JUST ABOVE TOP PLT ELEV.
   PORCH BEAM TO TOP PLT W/ MTS12 OR MSTA24.
   C. POST DOWN PORCH BEAMS ABOVE TOP PLT ELEV.
   PROVIDE DOUBLE STUD POST DOWN SUPPORT AT WALL FOR PORCH BEAM. BEAM TO POST DOWN STUDS W/ HTS20 OR, MSTA24. POST DOWN STUDS TO STUDS BELOW w/ HTS20 OR MSTA24.
   D. BEAM ATTACHED TO EXISTING FRAMING
   ATTACH PORCH BEAM TO EXISTING STUDS OR KING/JACK STUDS w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
5. SHEATH WALL CONTINUOUS TO SECOND FLOOR TOP PLATE PER TYPICAL WALL SECTION SHEET.
6. CONVENTIONAL METAL UPLIFT CONNECTION
   - ATTACH DOUBLE TOP PLATE TO EVERY STUD w/ TSP.
   - ATTACH EVERY STUD TO BOTTOM PLATE w/ TSP.
   - AT ALL HEADERS:
     - HEADER TO JACK w/ MSTA24 EACH END.
     - KING/JACK STUD GROUP TO SLAB w/ DTT2Z.
7. TRUSS TO PORCH BEAM CONNECTION:
   USE (2) SIMPSON H2.5A OR SDWC1560
8. BALLOON FRAME WALLS W/ 2x8 @ 16" O.C.
9. (2) AND (3) PLY BEAMS:
   ATTACH PLIES W/ (3) ROWS 12d COMMON @ 12" O.C. STAGGERED
   (4) PLY LVL BEAMS:
   ATTACH PLIES W/ (2) ROWS ½" DIAMETER THROUGH BOLTS W/ NUT AND WASHER @ 24" O.C., STAGGERED.



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Arthur Rutenberg Homes

the 1262F – r – Model at Preserve at Laurel Lake

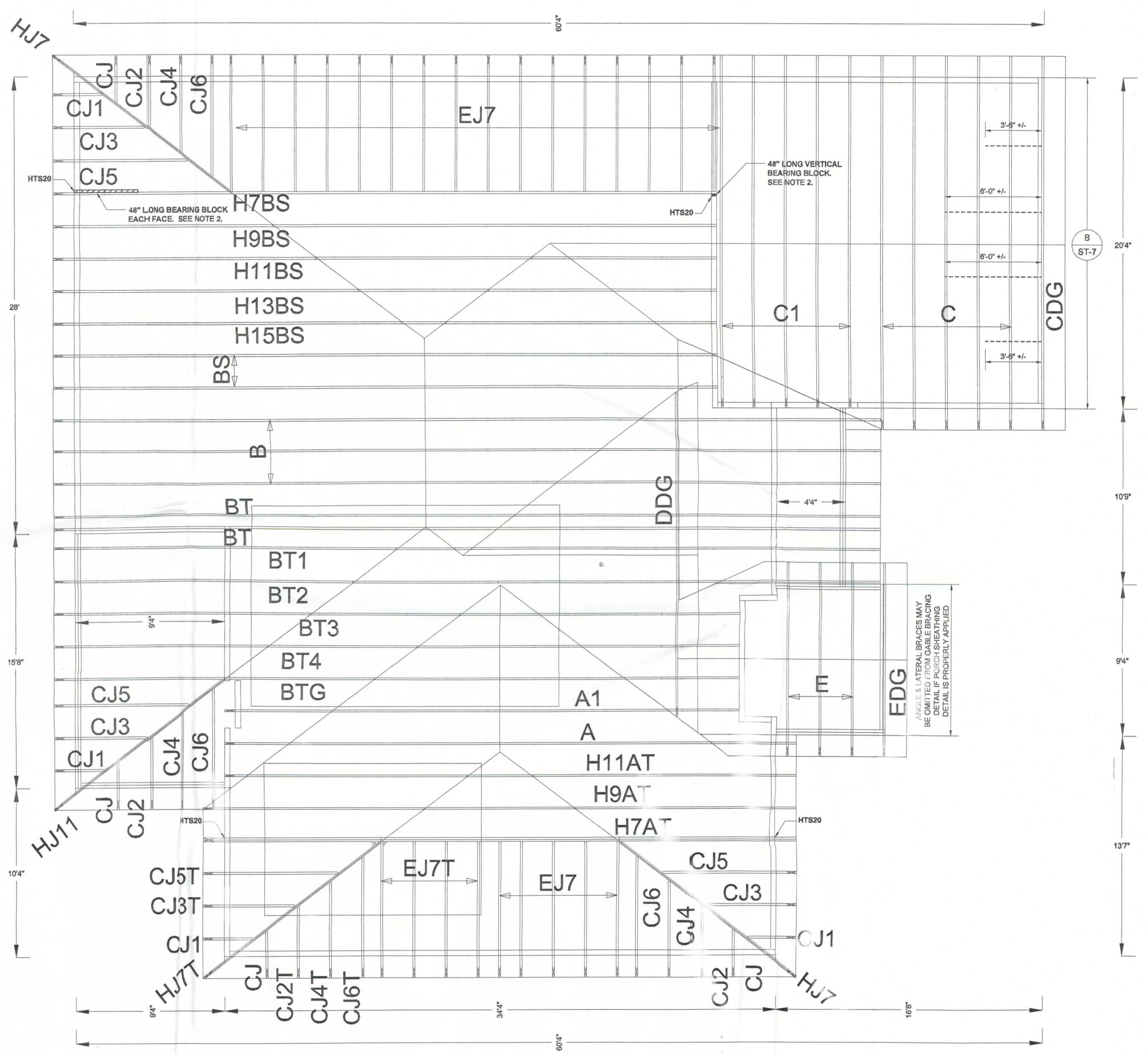
Builder: bryan zecher homes, inc.

24x36: 1/4"=1'-0"
18x24: 1/8"=1'-0"

Floor Plan

COMBINED USE PANEL (CUP) ENGINEERING

ST-3



ROOF FRAMING KEYNOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. PRE-MAUNFACTURED SHEAR PANEL
   - INSTALL AS SHOWN ON LAYOUT ABOVE SW SPECIFIED ON FRAMING PLAN
   - SHEAR PANEL TO SW DBL TOP PLT W/ 10d @ 3" O.C.
   - FLOOR DECK TO SHEAR PANEL W/ 10d @ 3" O.C.
2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.
3. LEDGER FRAMING NOTES:
   - FASTEN LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING)
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 3 ON SHEET ST-1/S1 FOR FASTENER PROTECTION AGAINST CORROSION
   - IN ACCORDANCE W/ FRC 502.2.1, EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS AS INDICATED ABOVE. COMMON NAILS AT FLOOR FRAMING LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER:
2x6....................(4) 12d COMMON
2x8....................(6) 12d COMMON
2x10..................(8) 12d COMMON
2x12..................(10) 12d COMMON

FLOOR FRAMING LEDGER (W/ NAILS):
PT 2x6................(3) 16d COMMON
PT 2x8................(5) 16d COMMON
PT 2x10..............(7) 16d COMMON
PT 2x12..............(9) 16d COMMON

FLOOR FRAMING LEDGER (W/ SCREWS):
PT 2x6................(3) 1/4" x 4-1/2" LONG #14 WOOD SCREWS
PT 2x8................(5) 1/4" X 4-1/2" LONG #14 WOOD SCREWS
PT 2x10..............(7) 1/4" X 4-1/2" LONG #14 WOOD SCREWS
PT 2x12..............(9) 1/4" X 4-1/2" LONG #14 WOOD SCREWS

4. OVERFRAMING NOTES
   - ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
   - ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
   - FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
   - EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
   - ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
   - FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE				
O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"
	20 L.L./15 D.L. #2 SYP			

CEILING JOIST SPAN SCHEDULE				
O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	12'-5"	19'-6"	25'-8"	26'-0"
16"	11'-3"	17'-8"	23'-4"	26'-0"
24"	9'-10"	15'-6"	20'-1"	23'-11"
	10 L.L./5 D.L. #2 SYP			

CONVENTIONAL FRAMING NOTES

RIDGE #2 SYP TYP:

2x8 RIDGES
* (8) 12d COMMON TOENAILS @ VALLEY TO ADJACENT MEMBER.
* (1) MTS12 STRAP @ VALLEY TO PLATE.

2x10 RIDGES
* (10) 12d COMMON TOENAILS @ VALLEY TO ADJACENT MEMBER.
* (2) MTS12 STRAPS @ VALLEY TO PLATE.

2x12 RIDGES
* (12) 12d COMMON TOENAILS @ VALLEY TO ADJACENT MEMBER.
* (2) MTS12 STRAPS @ VALLEY TO PLATE.

RAFTERS #2 SYP TYP:

2x6 RAFTERS
* (1) H5 OR (1) H8 @ EACH RAFTER TO PLATE.
* (6) 12d COMMON TOENAILS @ RAFTERS TO RIDGE/VALLEY/LEDGER.

2x8 RAFTERS
* (2) H5'S OR (1) H8 @ EACH RAFTER TO PLATE.
* (8) 12d COMMON TOENAILS @ RAFTERS TO RIDGE/VALLEY/LEDGER.

2x10 RAFTERS
* (1) H16 OR (1) MST12 @ EACH RAFTER TO PLATE.
* (10) 12d COMMON TOENAILS @ RAFTERS TO RIDGE/VALLEY/LEDGER.

CLG. JOIST #2 SYP TYP:

2x JOIST
* (3) 10d COMMON TOENAILS @ CLG. JOIST TO TOP PLATE/RAFTERS.

COMBINED USE PANEL (CUP) ENGINEERING

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APEX

Arthur Rutenberg Homes

the 1262F - r - Model at Preserve at Laurel Lake

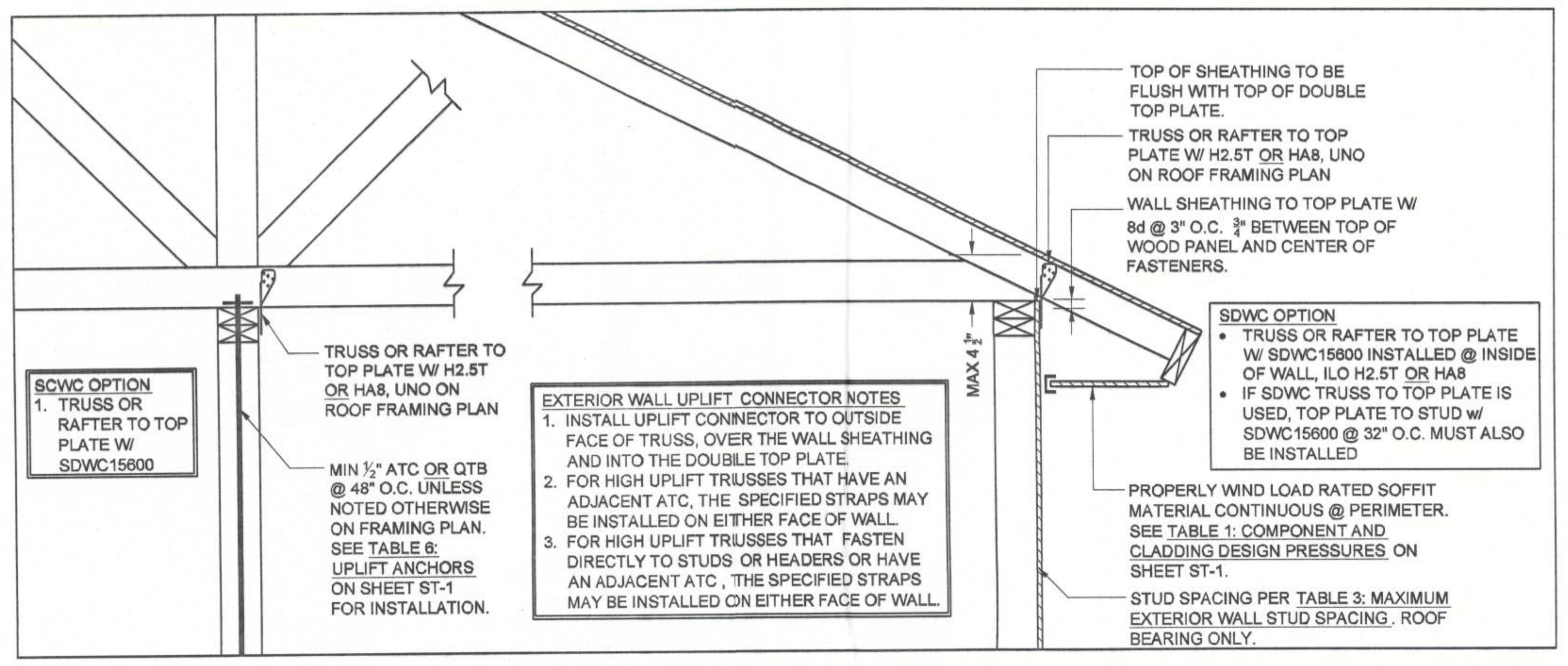
Builder: bryan zecher homes, inc.

24x36: 1/4"=1'-0"
18x24: 1/8"=1'-0"

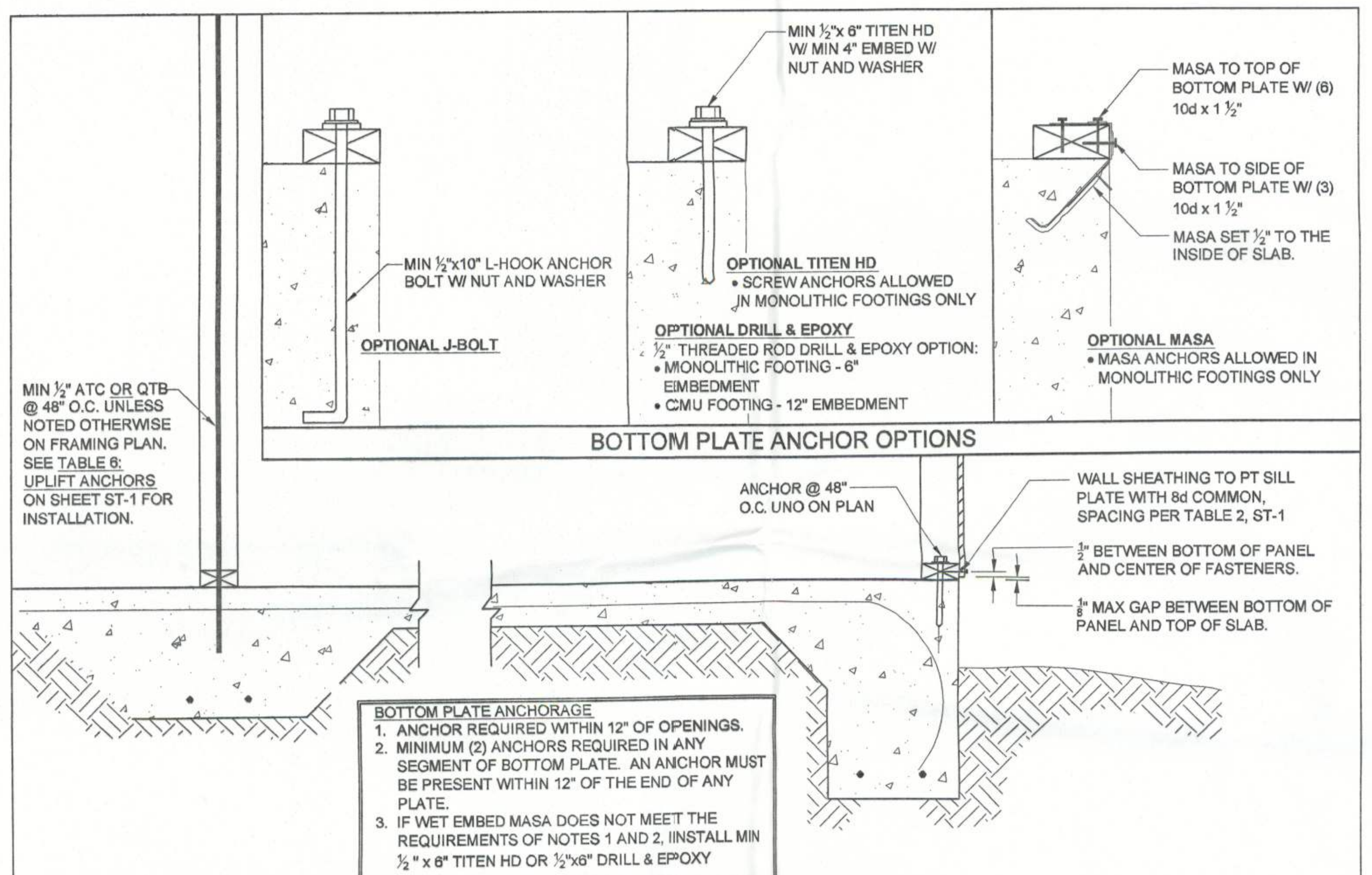
Floor Plan

ST-3A

TYPICAL WALL SECTIONS

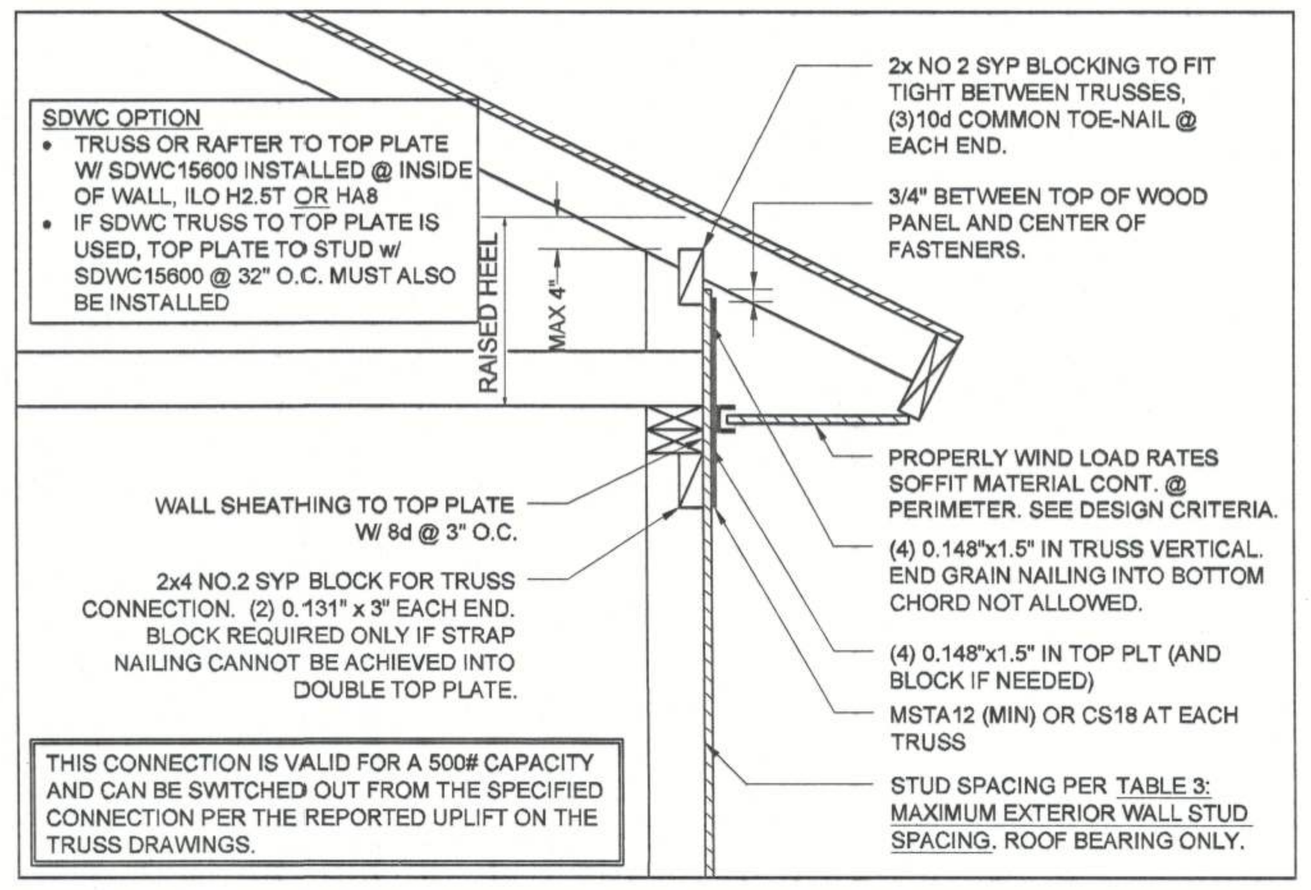


WALL SECTION AT ROOF (COMMON HEEL CONDITION)
(THIS SECTION IS TYPICAL FOR ONE AND TWO STORY APPLICATIONS)

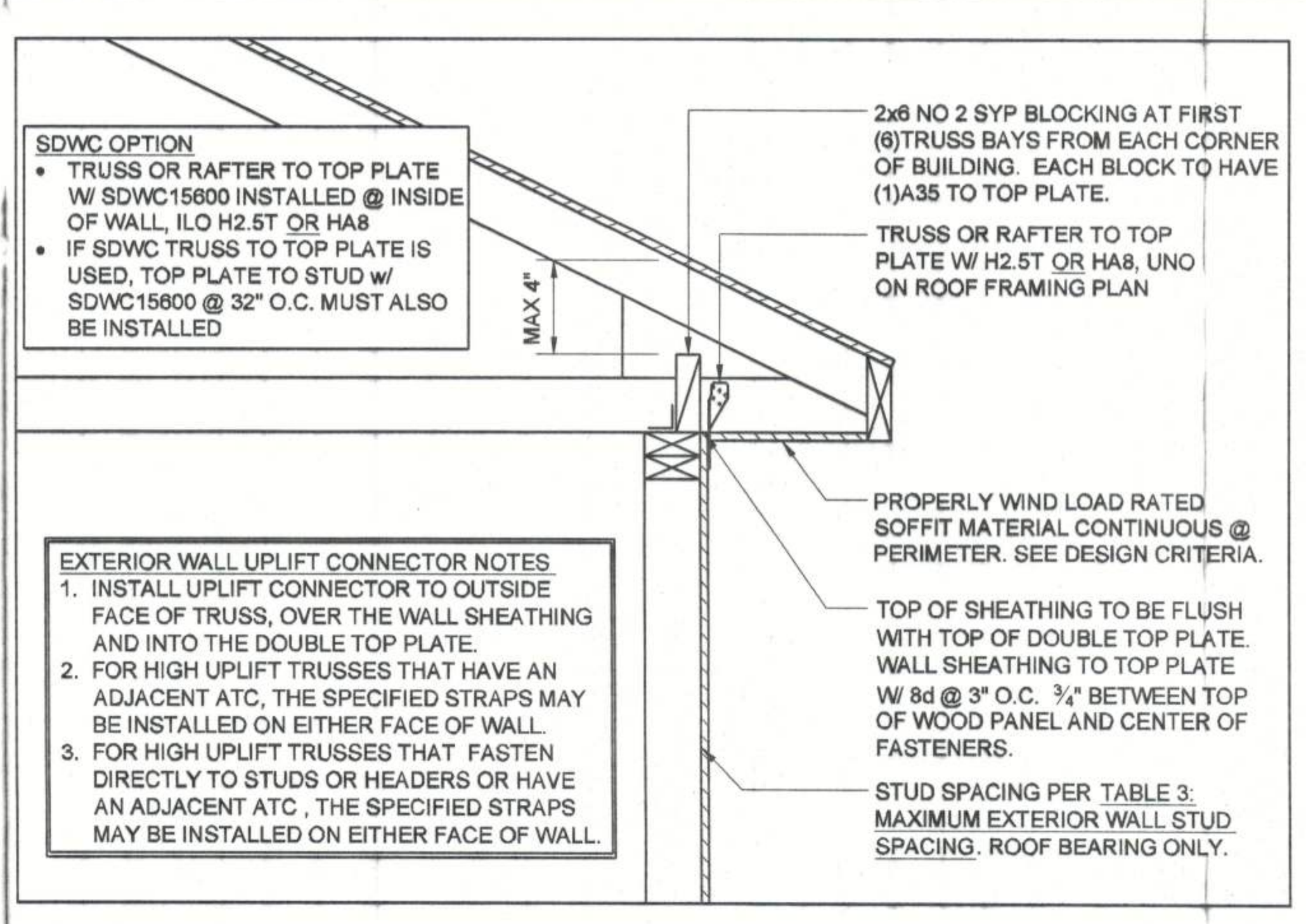


WALL SECTION AT FOUNDATION
(THIS SECTION IS TYPICAL FOR ONE AND TWO STORY APPLICATIONS)

ALTERNATE WALL SECTIONS



WALL SECTION AT ROOF (RAISED HEEL CONDITION)
(THIS SECTION IS TYPICAL FOR ONE AND TWO STORY APPLICATIONS)



WALL SECTION AT ROOF (CANTILEVER CONDITION)
(THIS SECTION IS TYPICAL FOR ONE AND TWO STORY APPLICATIONS)

GENERAL NOTES APPLICABLE TO ALL:
1. ALL TOP PLATES ARE TO BE BUILT WITH (2)2x_ NO 2 SYP FASTENED W/(2) ROWS 10d @ 8" O.C. STAGGERED (UNO). MINIMUM 48" LAP W/ MINIMUM (20)10d IN LAP. ADJUST TYPICAL NAIL SPACING AS NEEDED.
2. ALL BOTTOM PLATES ARE TO BE 2x_ NO 2 SYP PT.
3. ALL INTERIOR LOAD BEARING WALL STUDS ARE TO BE MINIMUM 2X4 NO 2 SPF AT 16" O.C. UNLESS NOTED OTHERWISE ON FRAMING PLAN.
4. FOR EXTERIOR WALL STUD SIZE AND SPACING, REFER TO TABLE 3: MINIMUM EXTERIOR WALL STUD SIZES ON SHEET ST-1.
5. FOR SHEATHING SIZE AND FASTENING REFER TO TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS ON SHEET ST-1.
6. FOUNDATION INFORMATION ON THIS PAGE IS FOR GRAPHICAL DEPICTION ONLY. REFER TO FOUNDATION PLAN AND SECTIONS FOR FOUNDATION INFORMATION.
7. WALL SECTION AT FOUNDATION AND WALL SECTION AT ROOF ARE TYPICAL FOR ONE AND TWO STORY APPLICATIONS.
8. STUD TO BOTTOM PLATE CONNECTION MAY BE OMITTED IF ½" ANCHOR W/ 3" SQUARE BY ¼" WASHER INSTALLED @ 24" O.C. (WASHER NOT REQUIRED W/ MASA)

COMBINED USE PANEL (CUP) ENGINEERING

03/06/13 slh - a
04/10/13 slh - b

plan DISCLAIMER
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the 1262F – r – Model at Preserve at Laurel Lake
Builder: bryan zecher homes, inc.
lake city, FLORIDA
An Independently owned and Operated Franchise

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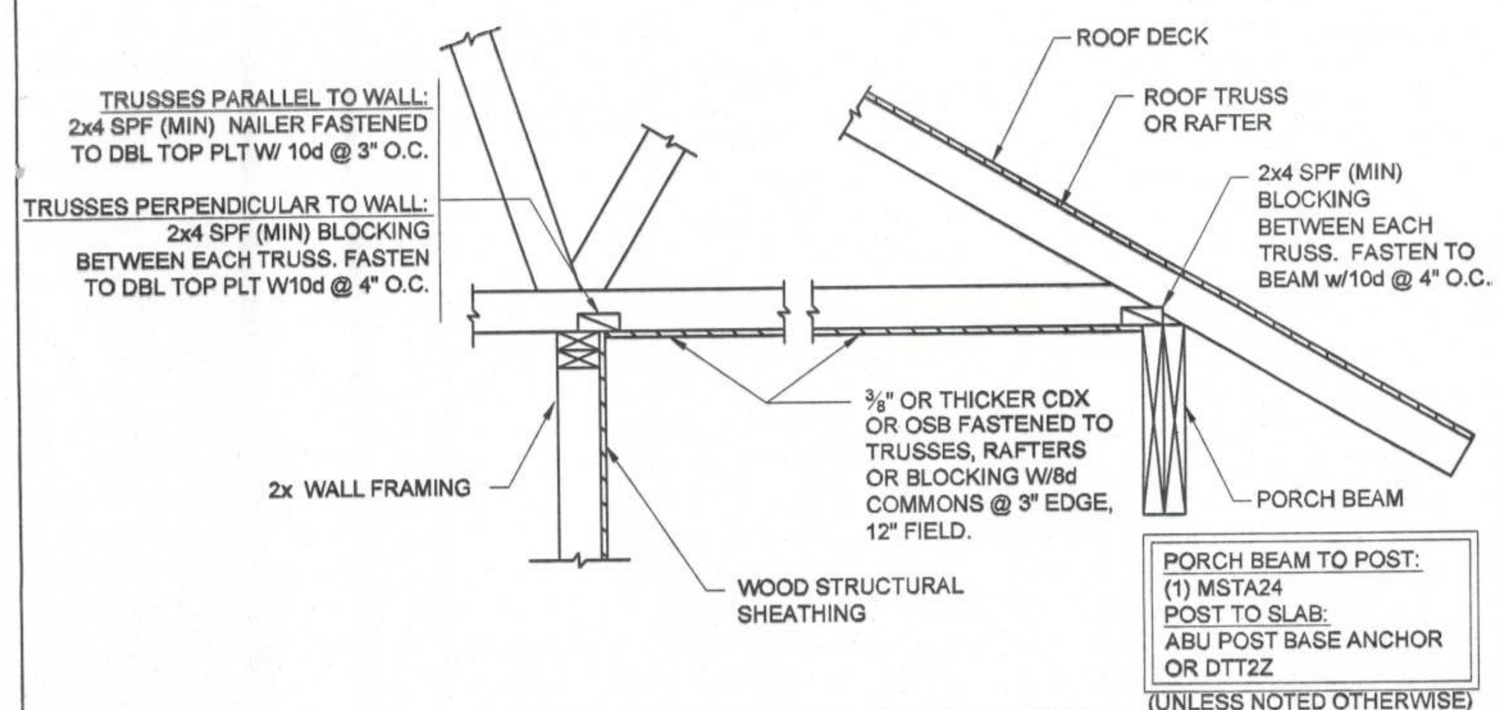
24x36: 1/4"=1'-0"
18x24: 1/8"=1'-0"

Living SF / Wall Perimeter = 8.68%

Floor Plan
Plan 1262F-2r-01-"B"

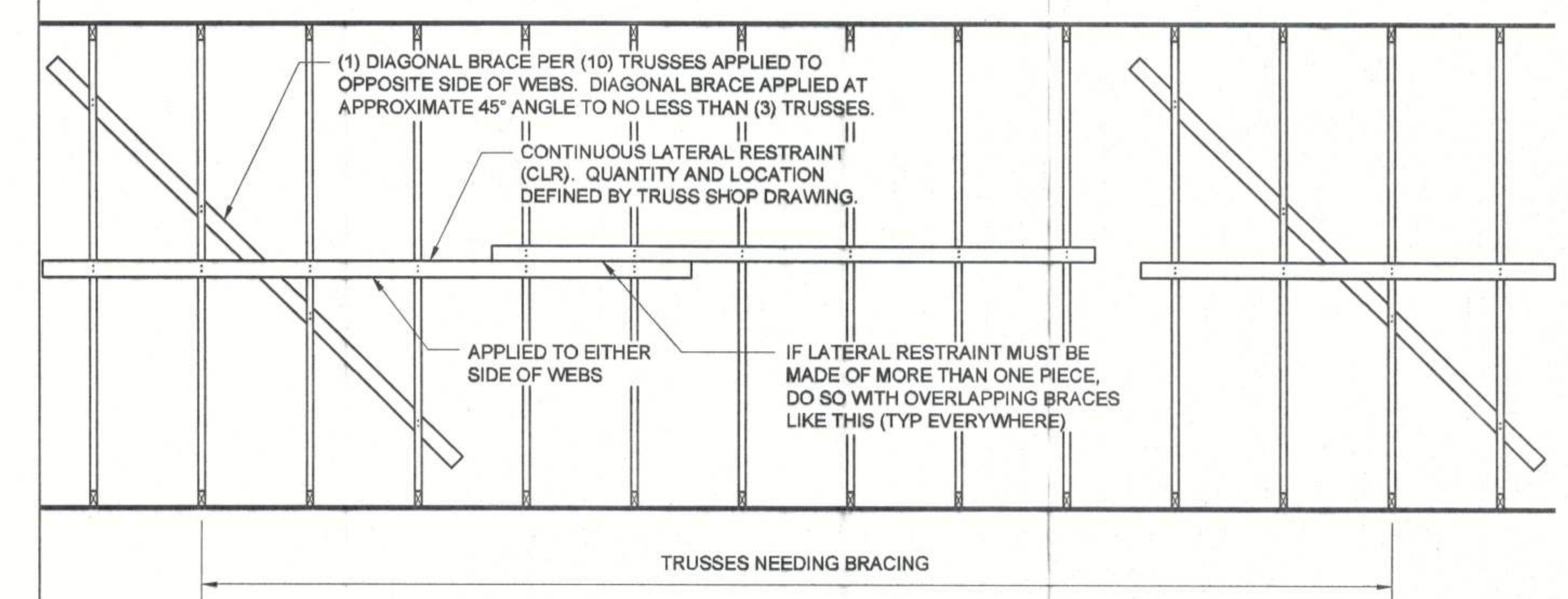
ST-5

APEX JOB NO: AT1489
ADDRESS: PLL 67



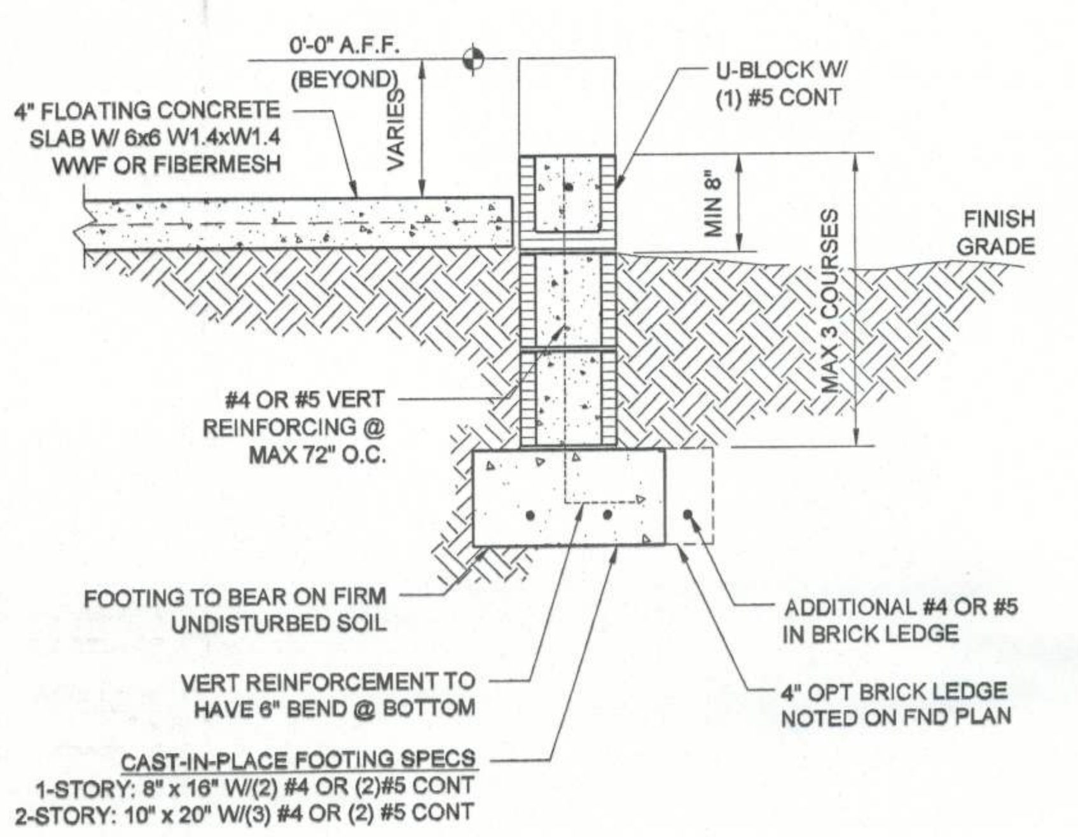
TYPICAL PORCH SHEATHING DETAIL

THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE.



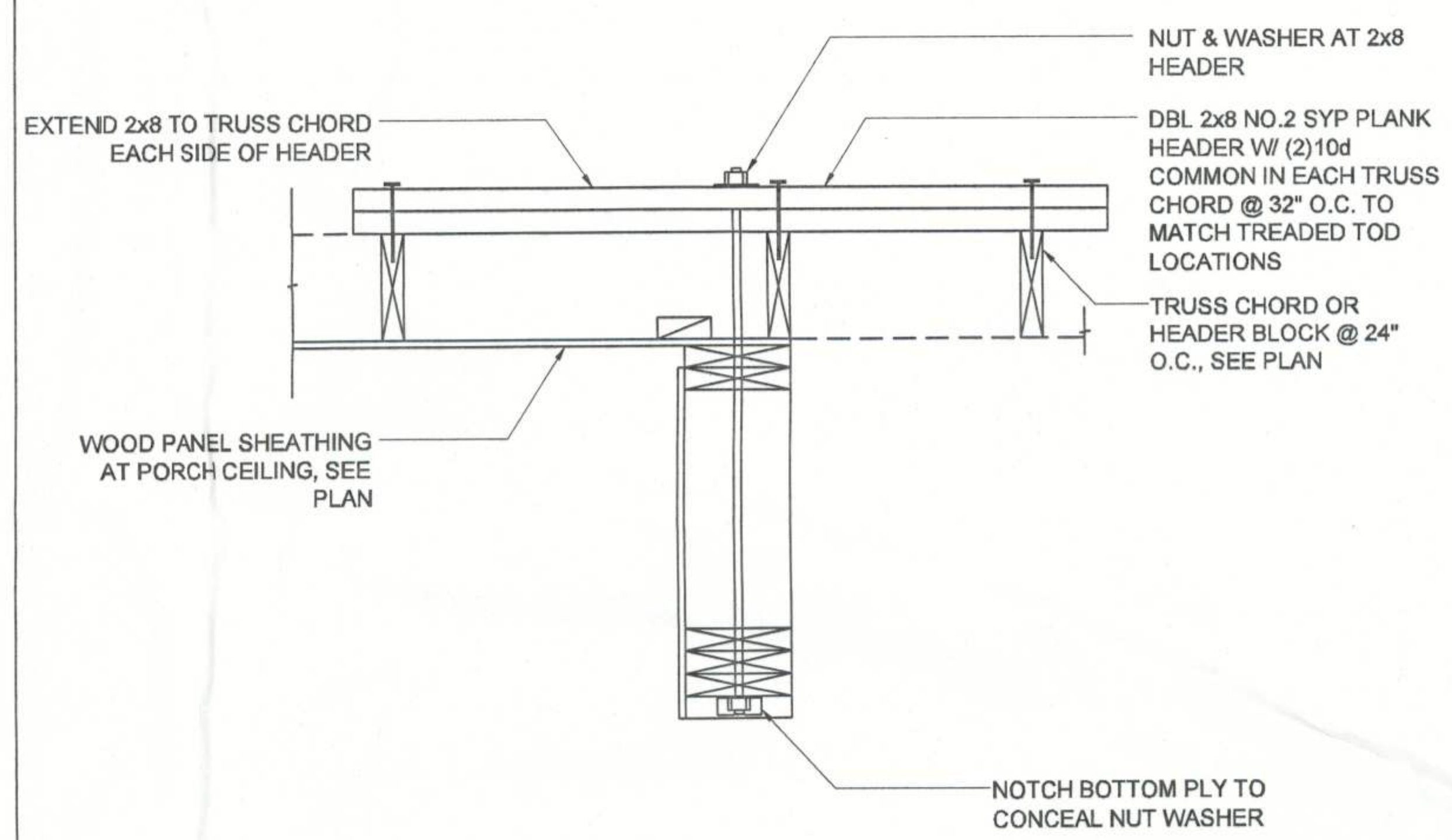
LATERAL BRACING - MULTIPLE TRUSSES

1. ALL RESTRAINT LUMBER SHOWN SHALL BE 2x4 NO.3 SPF OR BETTER (UNO).
2. SHOULD A SCENARIO ARISE THAT DOES NOT RESEMBLE THOSE INDICATED ABOVE, IMMEDIATELY CONTACT THE ENGINEER OF RECORD FOR APPROPRIATE BRACING DETAILS.
3. BRACING LUMBER SHALL INTERSECT THE WEBS OF THE BRACED TRUSS AT LOCATIONS INDICATED AS NEEDING BRACING ON THE INDIVIDUAL TRUSS DETAILS PRODUCED BY THE TRUSS ENGINEER.
4. ALL FASTENERS SHOWN ARE .131" x 3" LONG (UNO).
5. DESIGNED PER BCSI-B3, 2007.

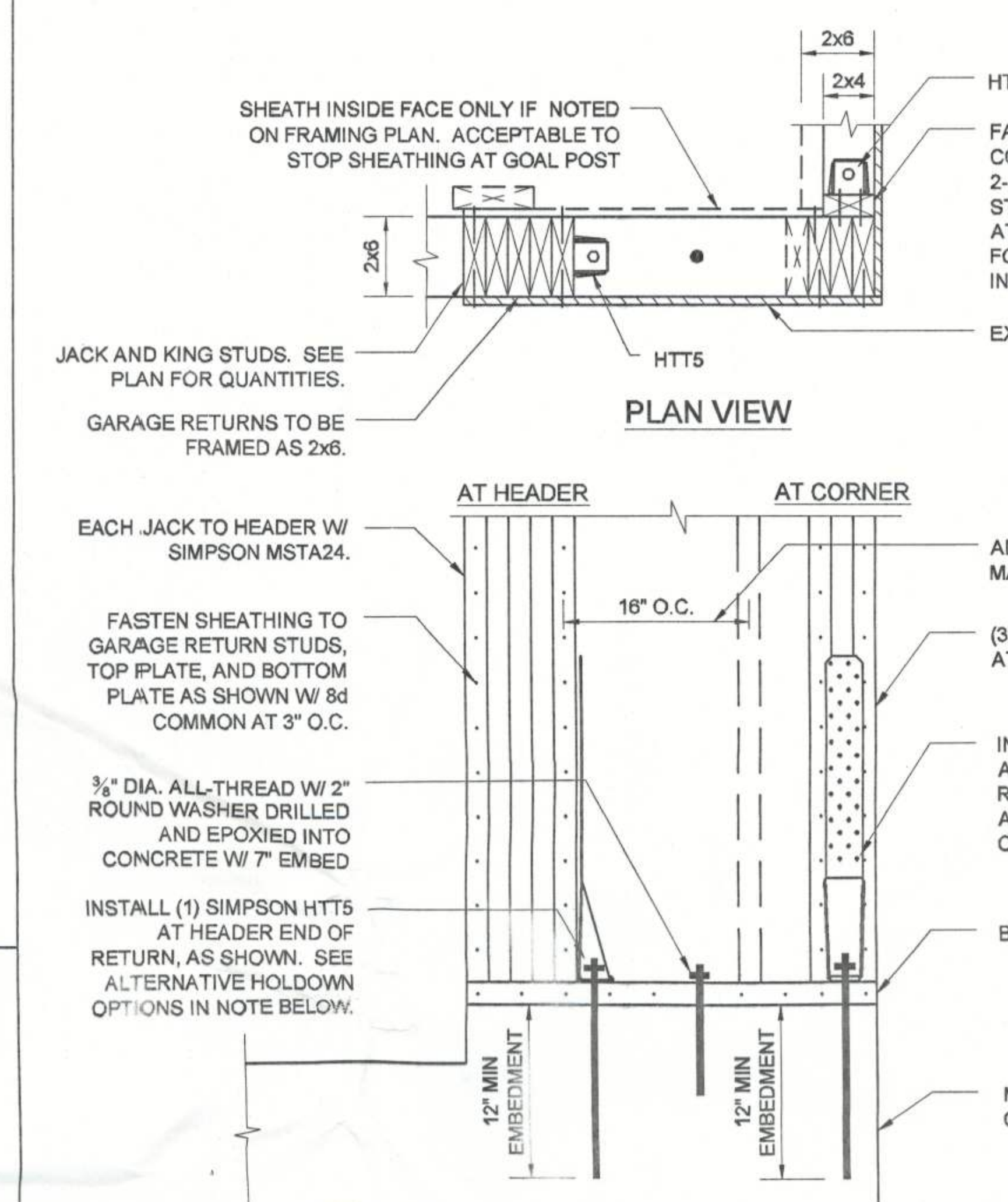


7 CMU STEMWALL SECTION

1. SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.
2. SCREW IN ANCHORS ALLOWED IN MONOLITHIC FOOTINGS ONLY. EPOXY ANCHORS MUST BE USED IN STEMWALL FOUNDATIONS.

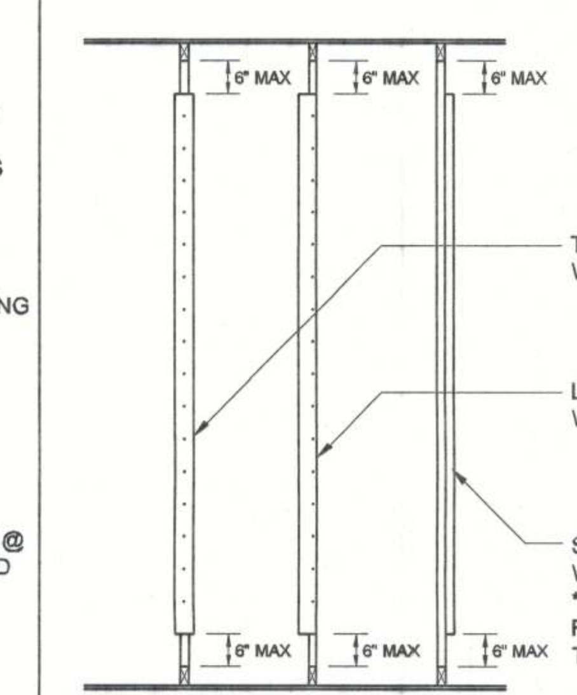


B2 / ST-6 SECTION THRU SUSPENDED HEADER



G1 GARAGE RETURN

ALTERNATIVES FOR THIS APPLICATION & DETAIL ONLY:
(1) STHD14 = (1) HTT5 (MONOLITHIC)
(2) PA51 = (1) HTT5 (STEMWALL)
(2) 1/4 x 2-3/4" TAPCONS = (1) ANCHOR BOLT

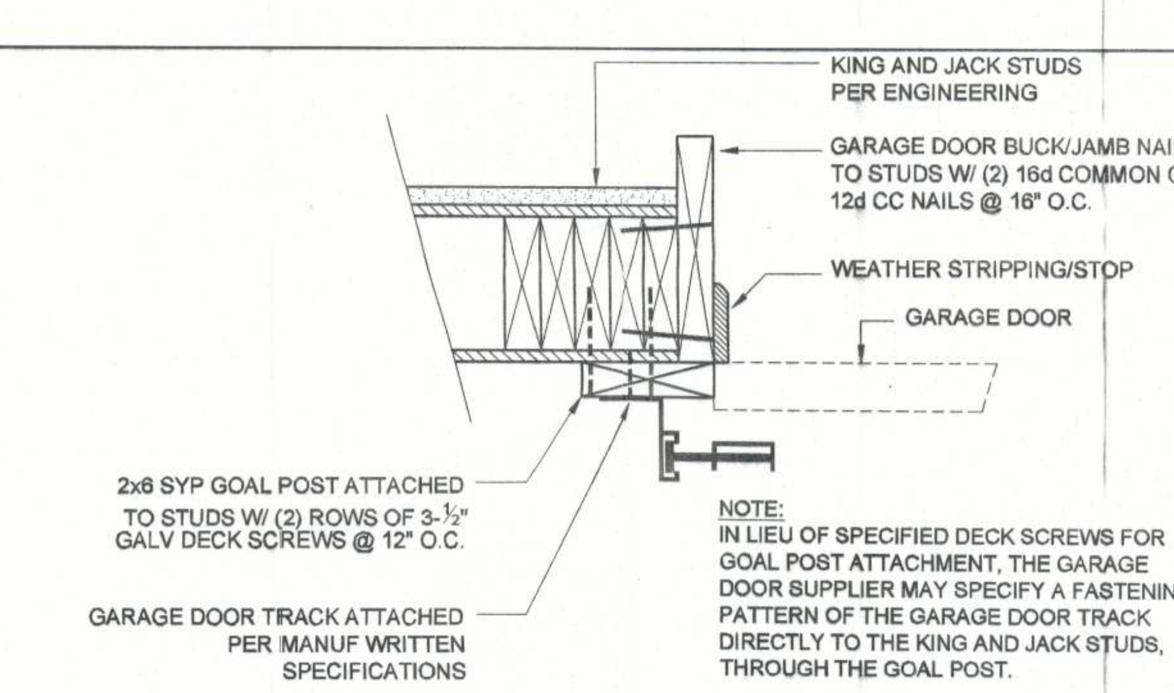


CONTINUOUS LATERAL RESTRAINT WEB BRACE SUBSTITUTE

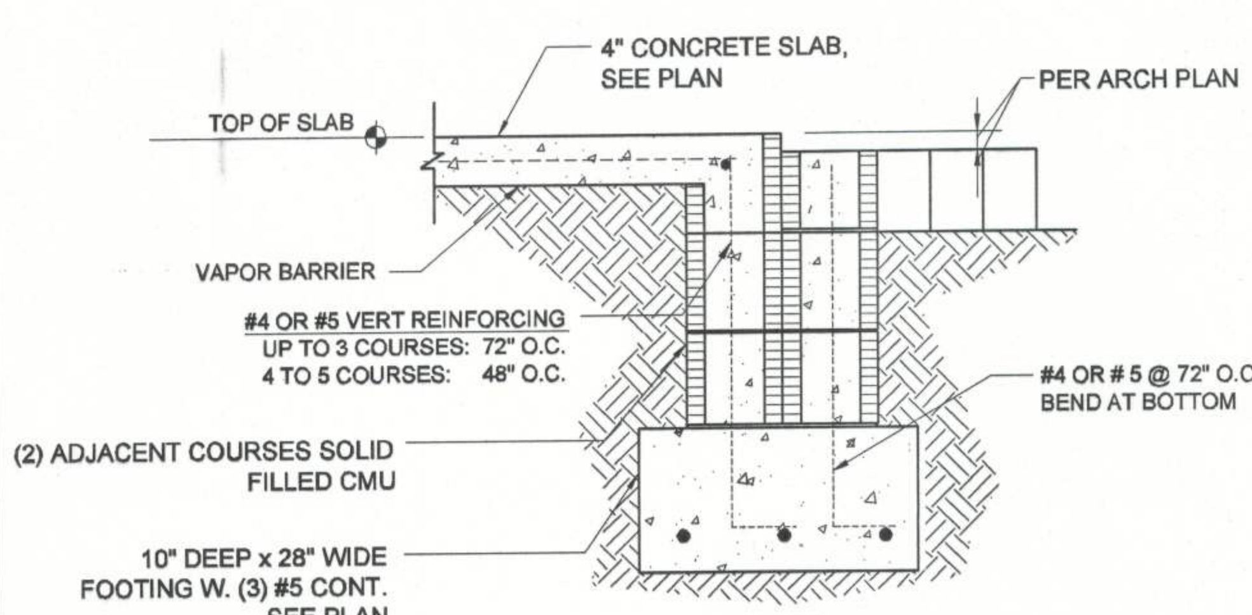
WEB MEMBER SIZE	SPECIFIED CLR	ALTERNATE BRACING T OR L	SCAB
2x4	1 ROW	2x4	(1)2x4
2x4	2 ROWS	2x6	(2)2x4*
2x6	1 ROW	2x4	(1)2x6
2x6	2 ROWS	2x6	(2)2x4*
2x8	1 ROW	2x6	(1)2x8
2x8	2 ROWS	2x6	(2)2x6*

SINGLE TRUSS BRACING

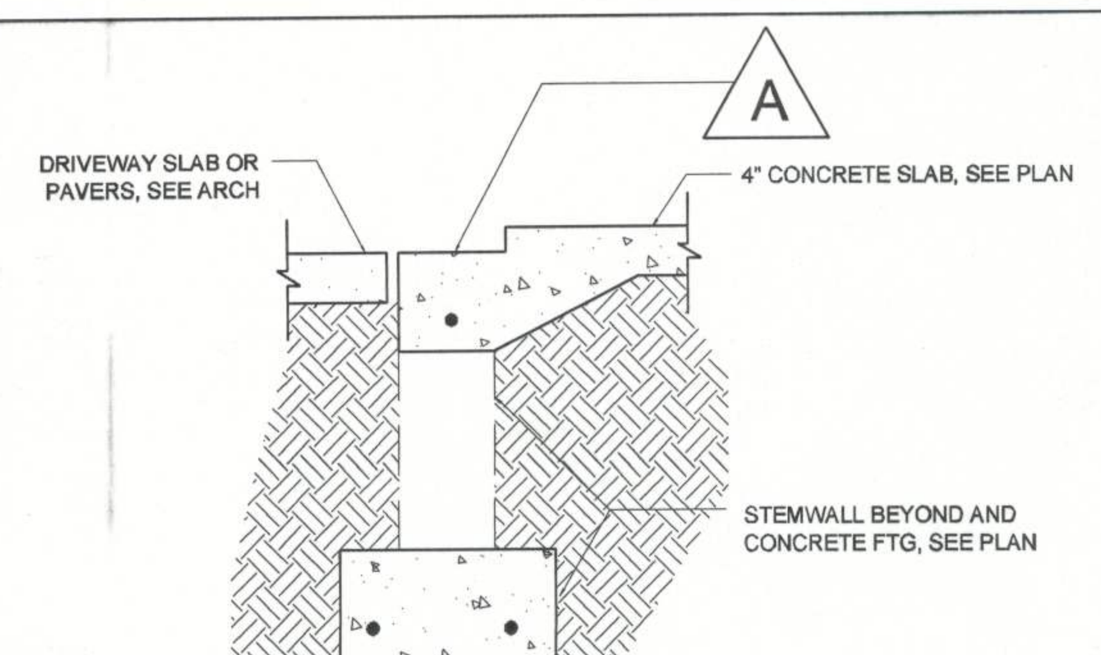
1. INDIVIDUAL WEB BRACING MAY BE USED WHEN CONTINUOUS LATERAL RESTRAINT (CLR) IS SPECIFIED ON A TRUSS DESIGN BUT AN ALTERNATIVE WEB BRACING METHOD IS DESIRED.
2. INDIVIDUAL WEB BRACING MAY CONSIST OF T-BRACING, L-BRACING, OR SCAB BRACING. REFER TO CHART AND DETAIL FOR MORE INFORMATION.
3. INDIVIDUAL WEB BRACING MATERIAL TO BE SAME SIZE, SPECIES, AND GRADE AS WEB TO BE BRACED.



GARAGE DOOR JAMB DETAIL

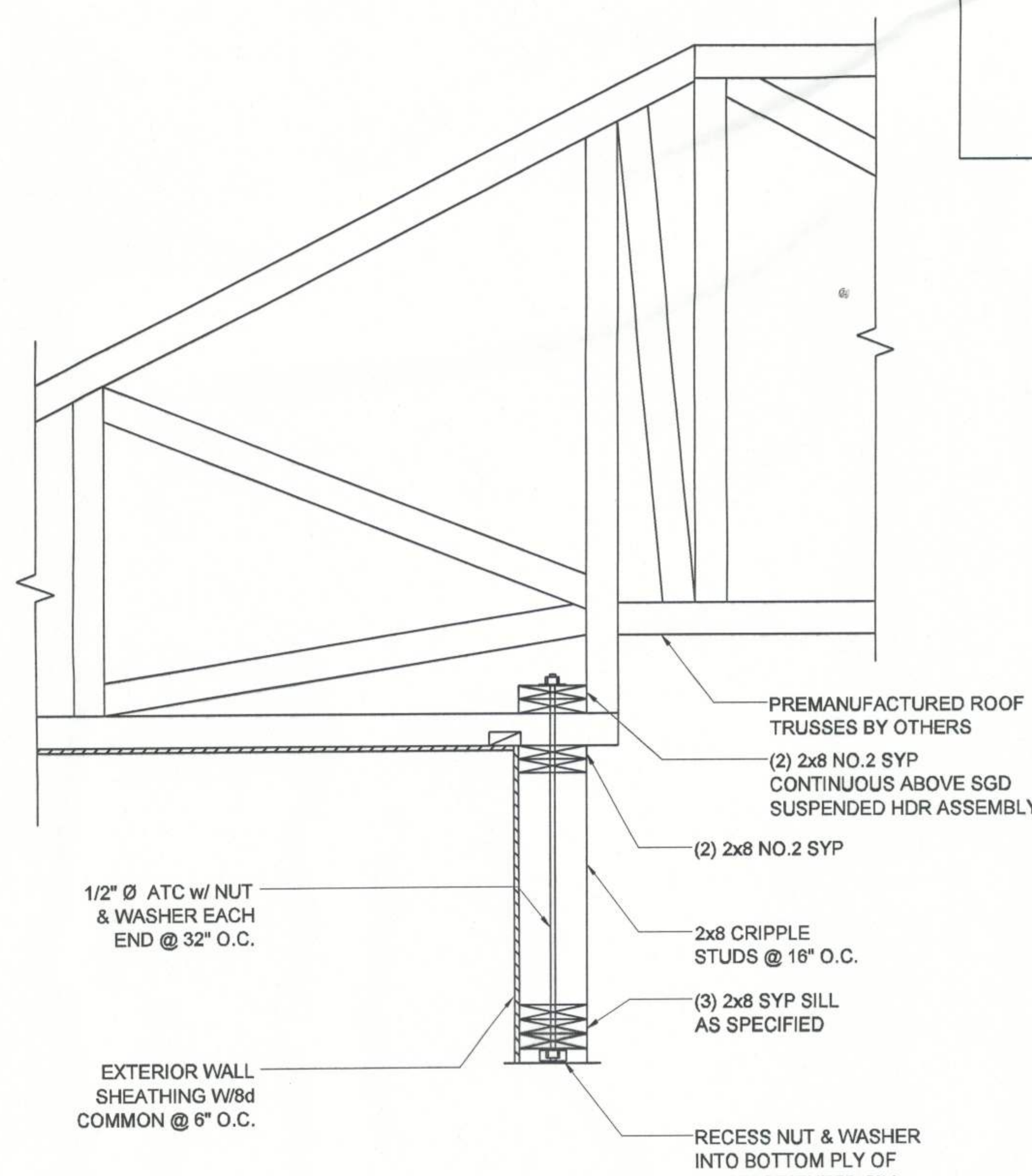


8 DOUBLE CMU STEMWALL SECTION

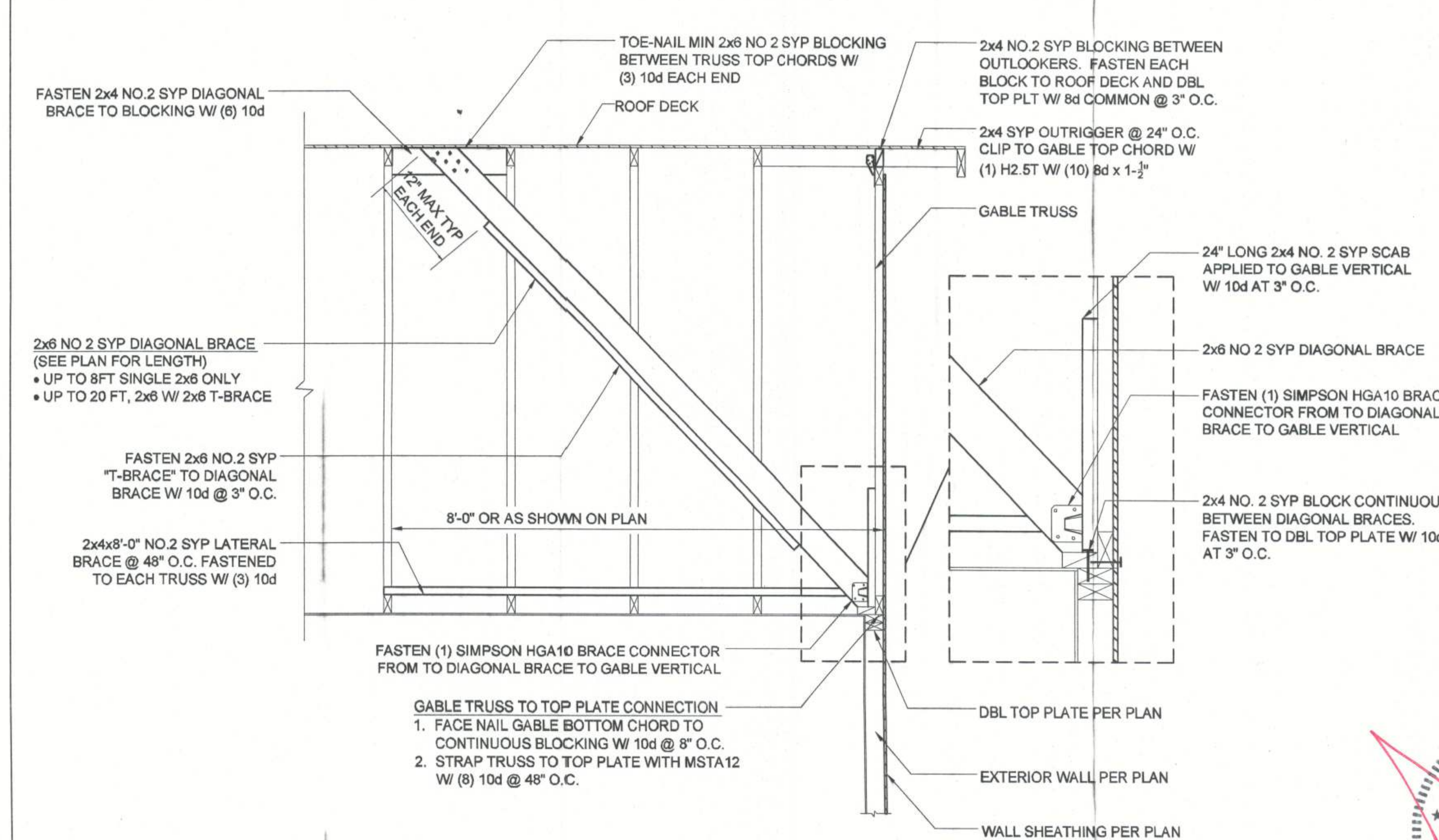


9 GARAGE ENTRY CMU STEMWALL SECTION

1. SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.
2. SCREW IN ANCHORS ALLOWED IN MONOLITHIC FOOTINGS ONLY. EPOXY ANCHORS MUST BE USED IN STEMWALL FOUNDATIONS.



B1 / ST-6 SECTION THRU SUSPENDED HEADER



B GABLE ANGLE BRACING DETAIL (W/ HGA10)

1) MAX. TRUSS SPACING = 24" O.C.
2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 12" OR LESS OVERHANGS.
3) L OR T BRACE VERTICAL REINFORCEMENT PER TRUSS ENGINEERING NOT SHOWN FOR CLARITY.

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APEX JOB NO: AT1469
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24x36: 1/4"=1'-0"
18x24: 1/8"=1'-0"

Floor Plan

ST-6