

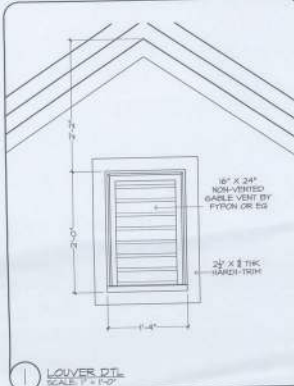
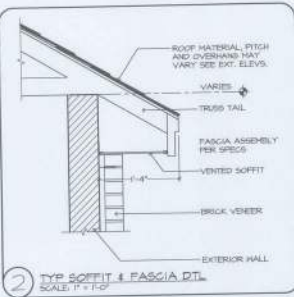


GENERAL NOTES:

- ALL PIERES TO HAVE FLUSH SILLS, FITCH TOP OF SILL PIN ANCHOR FROM HOE FRAME.
- VERIFY ALL PIERES & END ROUGH SPACING IS 16" HIGHER.
- VERIFY DEPTH AND WIDTH OF SLAB RECEIPTS AT ALL DOORS TO ACCOMMODATE PROPER ALIGNMENT WITH THRESHOLDS AND DOOR TRACKS WITH HIRE. REQUIREMENTS IN RELATION TO FINISH FLOOR MATERIALS.
- ALL EXTERIOR DOORS TO BE 6'0" MIN. CLEARANCE.
- ALL INTERIOR HALL CORNERS BEAD TO BE ROUNDED
- 4" BASE HOLDING, THREE 6/20 OR EQ. 3" DOOR CASSIN: 505-203 OR EQ.
- WEDON SILLS PAINTED HOUE & FIRE RATED AND 2" AIRBORN TRIM
- KEG. CLS SURFACES, BOTH HORIZONTAL AND VERTICAL, TO HAVE 1/8" FINISH AND 1/8" AIRBORN TRIM
- PROVIDE 20.0 LB FIELDED CONC. BLOCK AT ALL SHOWER SEALS
- SEE SHEET B FOR SPECIFIC FLOOR DETAIL

3959



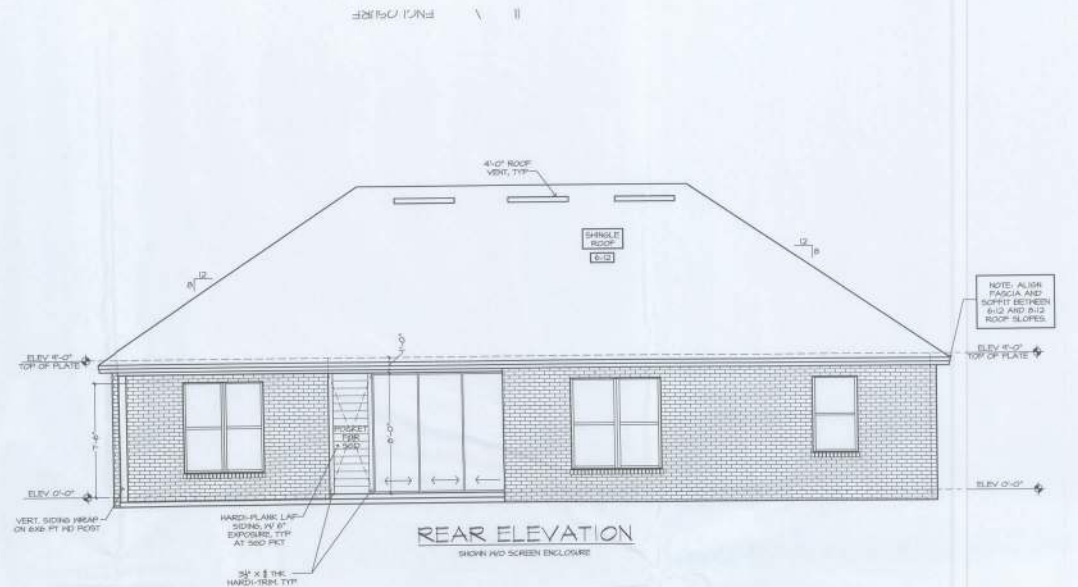
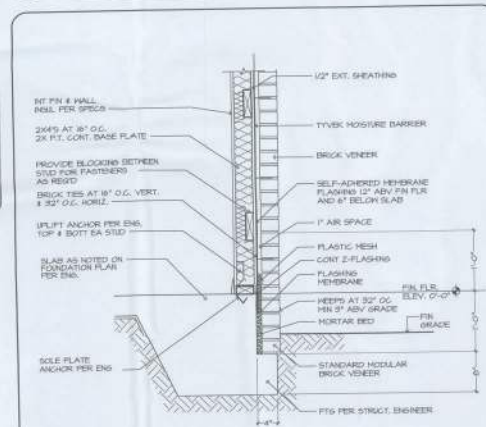
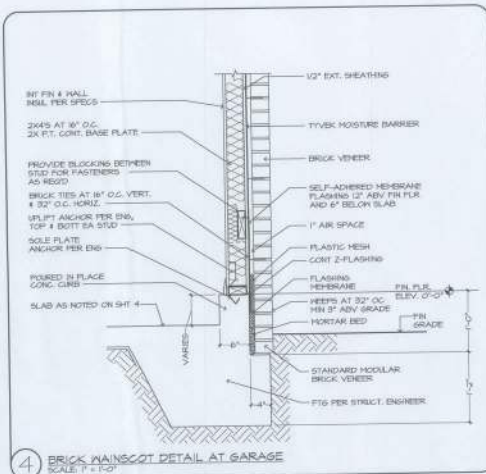


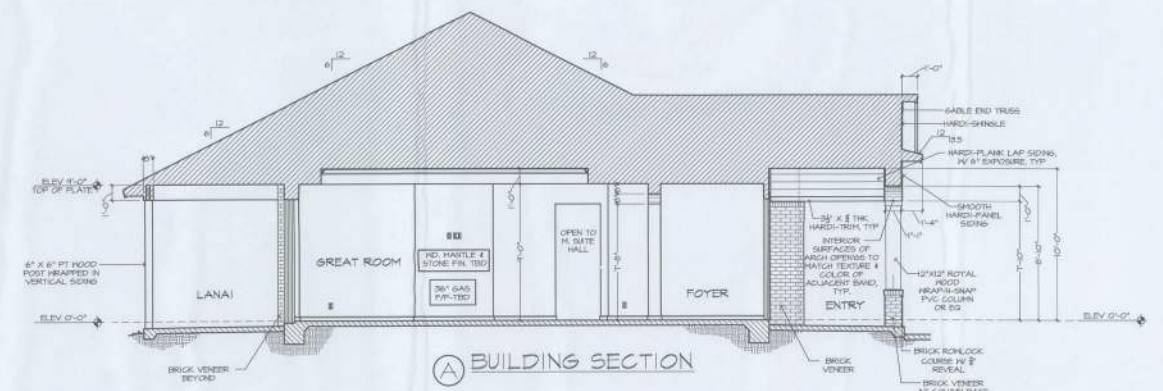
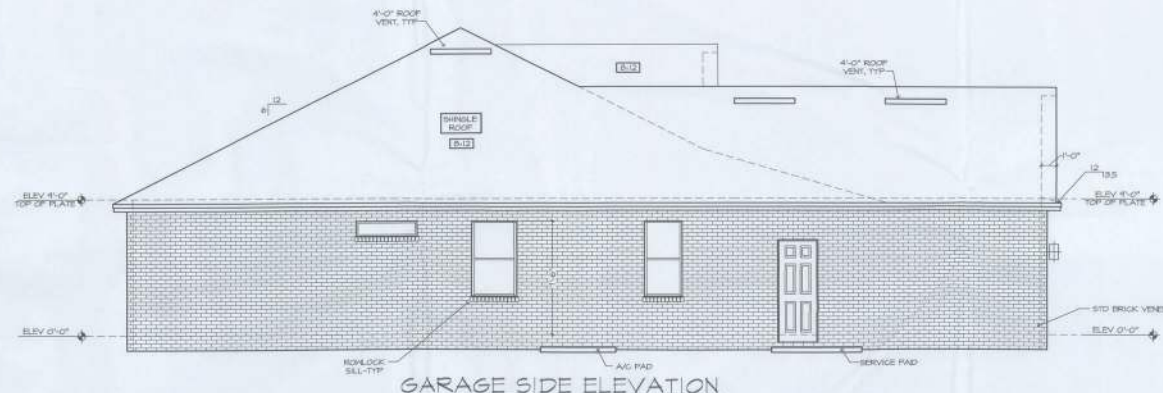
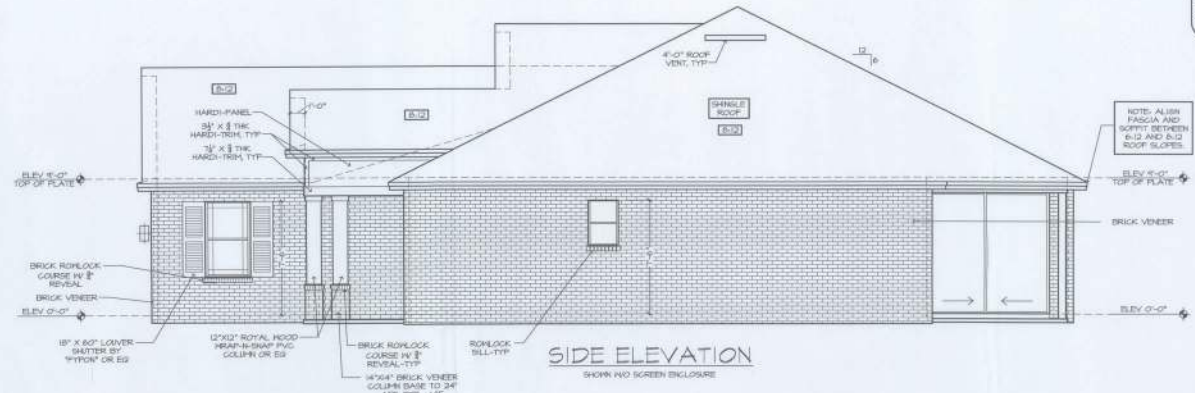
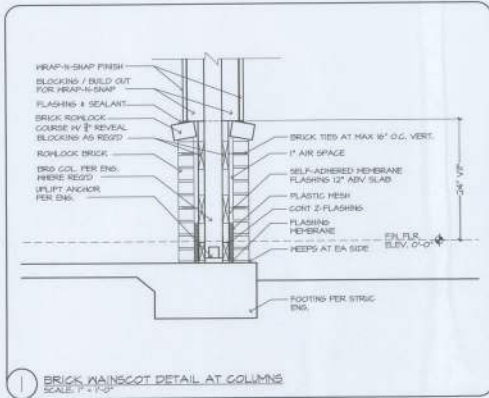
GENERAL NOTES:

- FLAT SOFFIT AT PERIMETER OF HOUSE (UNLESS NOTED OTHERWISE).
- VERIFY ALL NEW & DR. ROUGH OPENINGS BY 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 DOLLER.

FRAMING PLAN DISCLAIMER

THE FRAMING PLAN REPRESENTED IN THESE DRAWINGS ARE INTENDED TO BE USED AS A GUIDE ONLY. THE FRAMING PLAN IS NOT A SUBSTITUTE FOR A PROFESSIONAL FRAMING PLAN. THE FRAMING PLAN IS NOT A SUBSTITUTE FOR A PROFESSIONAL FRAMING PLAN. THE FRAMING PLAN IS NOT A SUBSTITUTE FOR A PROFESSIONAL FRAMING PLAN.





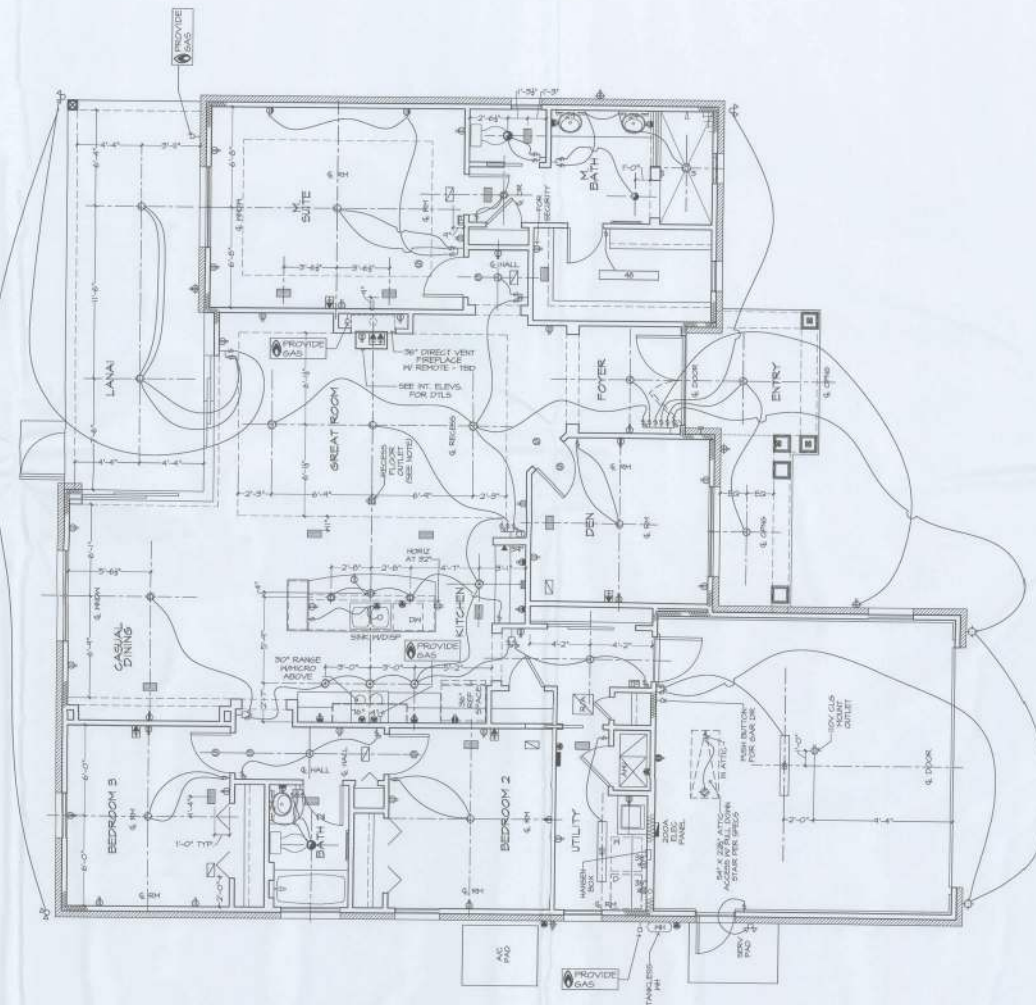
FRAMING PLAN DISCLAIMER
 THE FRAMING PLAN REPRESENTED IN THESE DRAWINGS ARE INTENDED TO BE A GUIDE ONLY. THE FRAMING VENDOR SHALL BE RESPONSIBLE FOR THE CORRELATION OF THE FRAMING VENDOR'S PLAN WITH THE FRAMING VENDOR'S PLAN. THE FRAMING VENDOR SHALL BE RESPONSIBLE FOR THE CORRELATION OF THE FRAMING VENDOR'S PLAN WITH THE FRAMING VENDOR'S PLAN. THE FRAMING VENDOR SHALL BE RESPONSIBLE FOR THE CORRELATION OF THE FRAMING VENDOR'S PLAN WITH THE FRAMING VENDOR'S PLAN.

Arthur Rutenberg-Homes
 ARCHITECT
 10000 N. 10TH AVE. SUITE 100
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 (303) 751-1000
 www.arthur-rutenberg-homes.com

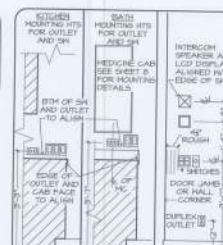
THE HEATHER 1262F - L BURKE RESIDENCE
 BUILDER: BRYAN ZIEGLER HOMES, INC.
 AN INDEPENDENT CONTRACTOR AND SUBSIDIARY OF THE FRAMING PLAN

SIDE ELEVATIONS / BLDG SECTION
 SCALE: 1/8\"/>





MECHANICAL DISCLAIMER
THE EXISTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE UNWARRANTED. ONLY THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL HANDS. THE BUILDER SHALL COORDINATE BETWEEN THE MECHANICAL ENGINEER, HVAC, AND/OR PLUMBING REQUIREMENTS WITH THE MECHANICAL CONTRACTOR TO ENSURE ADEQUATE SPACE FOR THE EXISTING AND EQUIPMENT PLACED AND SUPPORT. HVAC INSTALLATION SHALL BE INSTALLED ACCORDING TO ALL CURRENT STATE AND LOCAL MECHANICAL CODES.



THE ITEMS BELOW ARE SHOWN FOR LOCATION PURPOSES ONLY. PLEASE REFER TO LOCAL SPECIFICATIONS TO DETERMINE WHETHER OR NOT THE FOLLOWING ITEMS ARE INCLUDED:
 [] INTERCOM
 [] HANDS FREE
 [] LIGHTING OR ELECTRONICS (LED DISPLAY OR LIGHTING AUTOMATION)
 [] PUSH BUTTON CONTROLLED
 [] VOLUME CONTROL KNOB
 [] SEE MAP OF 6 GANG BOXES FOR GANG BOXES OF 3 OR MORE THAT ARE LOCATED ON BLOCK HALL. CUT OUT THE BLOCK TO ACCOMMODATE DEEPER BOX.
 NOTE: ALL DIMENSIONS ARE FOR ROUGH FRAMES.
ELECTRICAL DETAILS
 SCALE: 1/2"=1'-0"

SECURITY SYSTEM
INCLUDES (2) KEYPADS, (1) MOTION DETECTOR, (1) TO (20) OPERABLE WINDOWS AND DOORS AND ALL REQUIRED WIRING

FLOOR OUTLET NOTE:
RECESSED FLOOR OUTLET FULLY CONCEALED BELOW FLOOR LEVEL

RECESSED CAN NOTE:
ALL RECESSED CANS MUST HAVE HALOGEN FLOOD LAMPS. SEE ELECTRICAL LEGEND FOR DETAILS.

- ELECTRICAL LEGEND**
- 1-24" DUPLEX OUTLET BOX AT 12" OR AS NOTED
 - 2-24" DUPLEX OUTLET BOX AT 12" OR AS NOTED
 - 3-24" DUPLEX OUTLET BOX AT 12" OR AS NOTED
 - 4-24" DUPLEX OUTLET BOX AT 12" OR AS NOTED
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 - 100-24" DUPLEX OUTLET BOX AT 12" OR AS NOTED



Building Code
2010 Florida Building and Residential Codes
Code for Design Loads
ASCE/SEI 7-10

TABLE 1: COMPONENT AND CLADDING DESIGN PRESSURES

1ST FLOOR

DESIGNATION	DATE	BY

NOTES 3, 4

ACUTE

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

TABLE 4: NAIL SIZE LEGEND

NOTE

- TABLE 6: UPLIFT ANCHORS

1. 0.00

- [illegible]

NOTES 1, 4, 5, 11

NOTES

- Q18 = DT22
- Q19 = HT4 OR HT5 (WHICHEVER IS STUDS INSTALLED, EACH SIDE OF DT)

NOTES 1, 2, 3.

100

- ### CONCRETE AND FOUNDATION NOTES

1. CONCRETE COMPRESSIVE STRENGTH FOR FOOTING: 2,500 PSI AT 28 DAYS (UND.)
2. CONCRETE COMPRESSIVE STRENGTH FOR SLAB: 2,500 PSI AT 28 DAYS (UND.)
3. ALL REINFORCING STEEL SHALL BE BENDER SHAKE AS ASTM A618 GRADE 40 (DEFORMED BARS) (UND.)
4. ALL REINFORCING STEEL SHALL HAVE 10% EXCESS BARS TO BE USED FOR 10' LAP (UND.)
5. FIBERGLASS IS AN ACCEPTABLE ALTERNATIVE AND SHALL NOT REQUIRE WIPING
6. REINFORCING STEEL AND MOUNTING PLATE SHALL BE 1/2" THICK (UND.)
7. EARTH AND EARTH FILLS SUPPORTING SLABS OR BEAMS IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 PSI IN ACCORDANCE WITH FRC 902 TABLE A-1.1, BUT SHALL BE FREE OF ORGANIC MATERIALS AND COARSE SOLIDS. CONTACT THE FILL IN 17' UP TO AT LEAST 6" OF THE SLAB OR BEAM TO BE SURE IT IS FREE OF ORGANIC MATERIALS AND COARSE SOLIDS (UND.)
8. CONCRETE FLOOR SLABS OR GRADE SHALL BE INSTALLED OVER A MINIMUM 8" MIL POLYETHYLENE VAPOR BARRIER WITH JOINTS LAID UP TO THE WALLS (UND.)
9. STRENGTHS OVER 4 COURSES TALL REQUIRE SPECIAL ATTENTION TO BRACING DURING CONSTRUCTION. CONTACT ENGINEER OF RECORD IF NECESSARY (UND.)
10. TO CONTROL DRIPPING OUT "S" JOINTS IN THE SLAB IN 15'X10' BAYS WITH 12 HOURS OF CONCRETE PLACEMENT. CONTACT EOR FOR DETAILS (UND.)
11. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. DO NOT DETERMINE FOOTING LOCATION FROM FOUNDATION OR GRADE OR CONCRETE ELEVATION. IF FOOTING SIZE OR LOCATION IS NOT DETERMINED FROM USE OF FOUNDATION PLAN, CONTACT THE ENGINEER OF RECORD (UND.)

1. ROOF OR FLOOR TRUSSES FABRICATED TO ACCEPTE THE ROOF PLANS

- SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. ENGINEERING SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND THE 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.
- CONSTRUCTION OF THE TRUSS SHALL BE DESIGNED TO MATCH THE ORIENTATION, SPAN DIRECTION, SPACING, BEARING LOCATION AND NUMBER OF MEMBERS OF THE LAYOUT DRAWING.
- THE TRUSS SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW. THE DESIGNER SHALL REVIEW THE TRUSS CONSTRUCTION AND SUBMIT THE TRUSS SHOP DRAWINGS.
- TRUSS UPLIFTS SHALL BE CALCULATED BY THE ENGINEER OF RECORD AND TAKEN INTO CONSIDERATION DURING THE DESIGN OF THE UPLIFT CONNECTIONS. THE UPLIFT CONNECTIONS SHALL BE DESIGNED TO RESIST THE UPLIFT FORCES. THE UPLIFT FORCES SHALL BE DERIVED FROM THE CONNECTION AT TRUSSES TO TOP PLATE AND SPECIFIED ON THE TYPICAL WALL SECTION SHEET.
- THE TRUSS SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE TRUSS AND THE UPLIFT CONNECTIONS. THE TRUSS SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE TRUSS AND THE UPLIFT CONNECTIONS.

ST-1 STW

LEOF

1

A2. **SYSTEM**1212870-1

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

CONCRETE. EPOXY GS HIGH

- CONNECTIONS: ANCHOR BOLT, THREADED ROD OR DOUBLE END REINFORCING BARS TO BE USED TO ATTACH TRUSS TO CONCRETE. THE SAGROUTER OF THE HOLE IN THE CONCRETE AND WOOD BOTTOM PLATE TO BE CUT TO THE SHOWN DIMENSIONS. THE TRUSS SHALL BE INSTALLED IN THE MANNER FOLLOWED FOR PROPER INSTALLATION.
- ALL TRUSSES TO BE PROVIDED AND INTENDED FOR DRY USE ONLY. UNLESS OTHERWISE SPECIFIED, THE RESPONSIBILITY OF THE CONTRACTOR AND NOT THE DETAIL BY OTHER.
- ALL METAL CONNECTIONS SHOWN ON PLANS ARE IN ADDITION TO FRAMING REQUIREMENTS OF THE FLORIDA BUILDING CODE TABLE 6-1.
- ALL TRUSSES IDENTIFIED BY NUMBER ON PLANS TO BE PROVIDED BY TRUSS MANUFACTURER. ALL TRUSSES TO BE PROVIDED BY TRUSS MANUFACTURER SHALL BE FASTEN ALL MULTI-PLY TRUSS COLLARS AND CORNERS TOGETHER WITH (2) NO. 10 STEEL BOLTS PER LEVEL. MULTI-PLY TRUSS GROUPS TO BE CONTIGUOUS TO THE FOUNDATION.
- FASTEN ALL STUDS TO BOTTOM AND TOP PLATES WITH (4) NO. 10 BOLTS OR (2) NO. 12 BOLTS PER STUD.
- ALL MULTI-PLY TRUSS GROUPS AND BEAMS TO HAVE SOLID STUD GROUP BEAMS. BEAM THICKNESS AND WALLING SHALL MEET SPECIFICATIONS AS NOTED ON PLANS.

1. ALL HEADER JACK AND KING STUD

3. ALL JOINTS ARE WOOD STRUCTURAL PANEL HEADERS AND HAVE THE FOLLOWING:
 - a. SHEATHING TO MATCH SPECIFICATION FOR EXTERIOR WALLS. SEE TABLE
 - b. ATTACH TO ALL FRAMING MEMBERS (KING STUD, TOP PLATE, HEADER, SILL OR COMMON) @ 3" O.C.
 - c. ALL TYPES OF TOP PLATE MUST BE CONTINUOUS OVER OPENING. IS NAILED AT CONTINUOUS 16"
 - d. #2 @ 5" SFC HEADER SILL, INSTALLED ABOVE OPENING W/ (1) CRIPPLE STUD AND SHEATHING ABOVE OPENING MUST BE CONTINUOUS (OR PROPERLY SPICED) FROM BOTTOM OF OPENING TO TOP OF HEADER.
 - e. FASTEN ALL MULTIPLE HEADERS TOGETHER WITH (2) ROWS 16" @ 3" O.C. ALONG JOINTS.
 - f. FASTEN ALL HEADERS TO KING STUDS WITH (2) MIN TOP NAILS PER SIDE.
 - g. IF HEADER NOT SPECIFIED, CONTACT ENGINEER OF RECORD.

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

- OPENINGS > 8"**
(2x6 WALLS) OPENINGS IN 2x6 STUD WALLS GREATER THAN 8" REQUIRE A PLATE DIRECTLY ABOVE AND BELOW THE OPENING WITH 12

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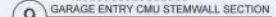
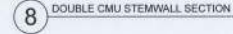
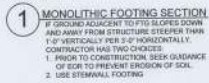
RESIDENCE

the Heather B

RESOURCES, INC., P.O.

ST-1

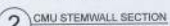
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2. SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.
3. SCREW IN ANCHORS ALLOWED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



- IF GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1:6" VERTICALLY PER 3-6" HORIZONTALLY, CONTRACTOR HAS TWO CHOICES:
1. PRIOR TO CONSTRUCTION, SEEK GUIDANCE OF EOR TO PREVENT EROSION OF SOIL.
 2. USE STEINWALL FOOTING



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.



- A 8"14" DEEP THICKENED EDGE
W/114" CONT
- B 12" DEEP FTQ W/44" @ 12"
EW UNDER BOX COLUMN
- C 16"50"12" DEEP FTQ W/
104" EW
- D 24"50"24" DEEP FTQ W/
104" EW
- E 36"50"24" DEEP FTQ W/
104" EW
- F 36"50"24" DEEP FTQ W/
104" EW
- G 48"50"24" DEEP FTQ W/
104" EW T&B

CONTROL JANTS (CJ)

- Timing**
- a. CUTS MUST BE MADE THE SAME DAY AS PLACEMENT. AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAWCUTS WITHOUT RAVELING THE COARSE AGGREGATE FROM THE CUT, MAKE THE CUT.
- b. CUTS MADE THE NEXT DAY OR AT SUBSEQUENT TIMES DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
- Depth**
- a. THE CUT SHOULD BE AT LEAST 1" DEEP, BUT NOT MORE THAN 1 3/4" DEEP.



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. SCREWS IN ANCHORS ALLOWED IN MONOLITHIC FOOTINGS ONLY. EPOXY ANCHORS MUST BE USED IN STEM WALL FOUNDATIONS.



BOTTOM PLATE ANCHOR OPTIONS

COMBINED USE PANEL (CUP) ENGINEERING

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STATE OF OHIO
JAMES H. HADDOCK
No. 71487
Professional Engineer

NPEX JOB NO: EEPF08
ADDRESS: LakeLuna.com



Arthur Rutenberg Homes

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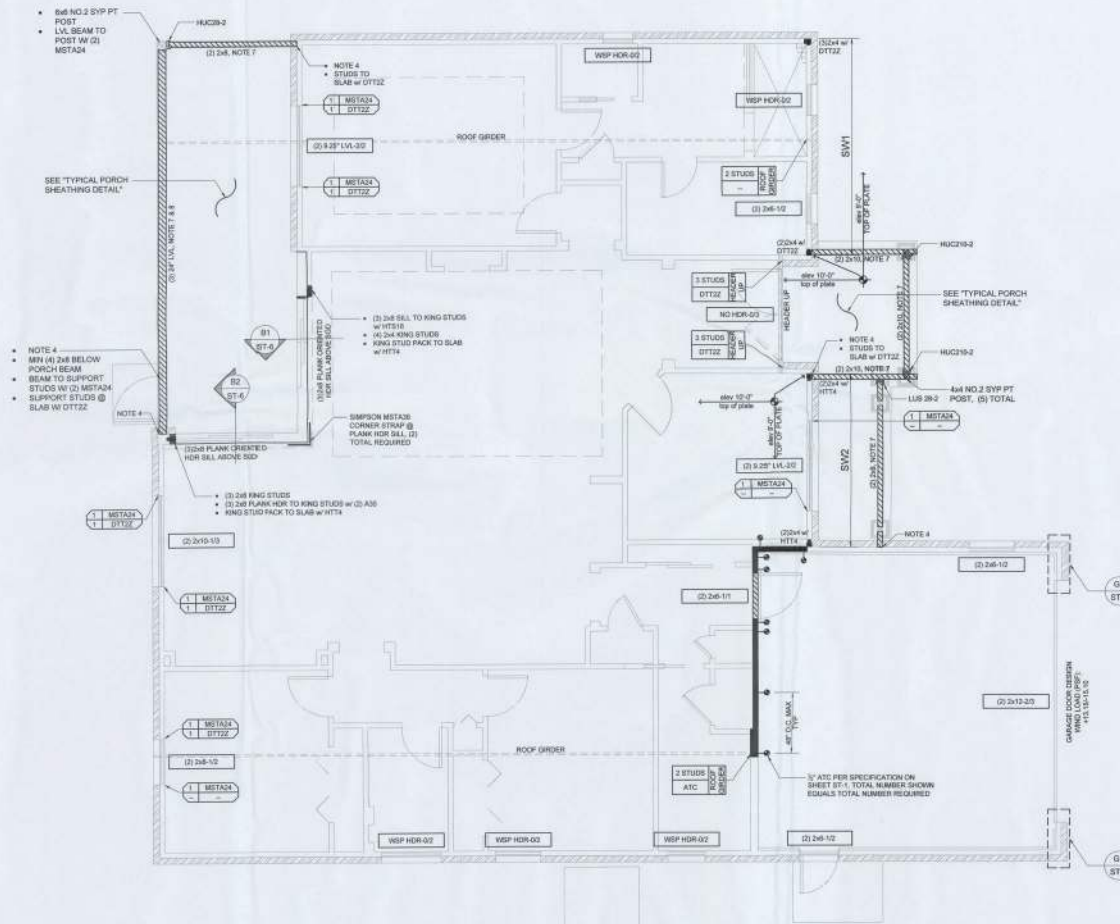
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the Heather 1262F - L BURKE RESIDENCE
Builder: bryan zecher homes, inc.
lake city, florida

$$1/4^{20} = 1^{-20}$$

Foundation Plan	Plan 13224-2-00-78
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ST-2



FRAMING KEYNOTES (CUP)

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS.
- SEE INTERIOR SHEARWALL DETAIL ON DETAIL SHEET. IN LOCATIONS WHERE INTERIOR SHEARWALLS HAVE VAULTED TOP PLATES, ALSO SEE INTERIOR SHEARWALL AT SLAB/ST-1 TOP PLATE ON DETAIL SHEET.
- ATTACH 8x12 TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
 - IF FLOOR TRUSS ALONG ABOVE W/ ATTACH FLOOR TRUSS BOTTOM CHORD TO 8x12 TOP PLATE W/ 10x10 @ 3' O.C.
 - IF FRAMING AND SHEATHING TO FLOOR DECK ABOVE, ATTACH FLOOR DECK TO 8x12 TOP PLATE W/ 10x10 @ 3' O.C.
- PORCH BEAM FRAMING NOTES
 - BEAM POCKET PORCH BEAM AT TOP PLT ELEV. NOTCH TOP OF PORCH BEAM 2" FOR BEAM KEY CONNECTION AT WALL. TOP OF BEAM ELEVATION EQUALS TOP OF TOP PLT ELEVATION. 1/2" MINIMUM BEARING REQUIRED IN WALL. PORCH BEAM TO STUDS W/ HTS22 OR METAS24.
 - SHIM BELOW PORCH BEAMS JUST ABOVE TOP PLT ELEV. PORCH BEAM TO TOP PLT W/ HTS12 OR METAS24.
 - 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/ HTS22 OR METAS24. POST DOWN STUDS TO STUDS BELOW W/ HTS22 OR METAS24.
 - BEAM ATTACHED TO EXISTING FRAMING. ATTACH PORCH BEAM TO EXISTING STUDS OR KINGJACK STUDS w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
- SHEATH WALL CONTINUOUS TO SECOND FLOOR TOP PLATE PER TYPICAL WALL SECTION SHEET.
- CONVENTIONAL METAL UPKIT CONNECTION.
 - ATTACH DOUBLE TOP PLATE TO EVERY STUD W/ TSP.
 - ATTACH EVERY STUD TO BOTTOM PLATE W/ TSP.
 - AT ALL HEADERS.
 - HEADERS TO JOIN W/ METAS24 EACH END.
 - KINGJACK STUD GROUP TO SLAB w/ DTT22.
- TRUSS TO PORCH BEAM CONNECTION.
 - USE (2) SIMPSON HUS 2A OR S200-155.
 - (2) 2x10 (2) PLY BEAMS.
 - ATTACH PLIES W/ (2) 2x10 (2) COMMON @ 12" O.C. STAGGERED (2) PLY LVL BEAMS.
 - ATTACH PLIES W/ (2) 2x10 (2) 1" DIAMETER THROUGH BOLTS W/ NUT AND WASHER @ 24" O.C. STAGGERED.

BRICK UNTEL SCHEDULE AND INSTALLATION SPECIFICATIONS

UNTEL DIMENSION	MINIMUM BEARING	MAXIMUM TOTAL SPAN
3" x 6" 5/8" x 1/2"	4 INCHES	6 FEET
4" x 6" 3/4" x 1/2"	6 INCHES	8 FEET
5" x 6" 3/4" x 1/2"	8 INCHES	10 FEET
6" x 6" 3/4" x 1/2"	8 INCHES	12 FEET
7" x 6" 3/4" x 1/2"	8 INCHES	16 FEET

- GENERAL NOTES:
- STEEL UNTELS TO BE MIN 36 KSI.
 - UNTEL MUST HAVE CORROSION RESISTENT COATING OF EPOXY BASED PAINT.
 - ALL UNTELS GREATER THAN 6 FEET SHOULD BE LATERNALLY SUPPORTED AT A NO GREATER THAN 6 FEET ON CENTER W/ (1) 1/2" x 3" WOOD SCREW INTO HEADER. PROVIDE A 1/2" VERTICALLY BOLTED WELD FOR SCREW.

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1st Level Structural Plan 1/4" = 1'-0"

ST-3

COMBINED USE PANEL (CUP) ENGINEERING

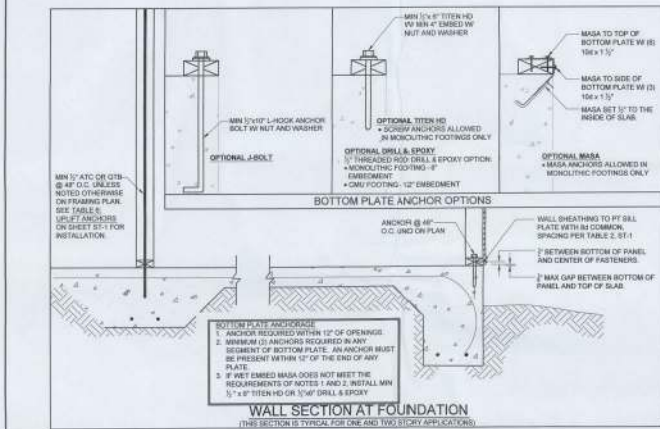
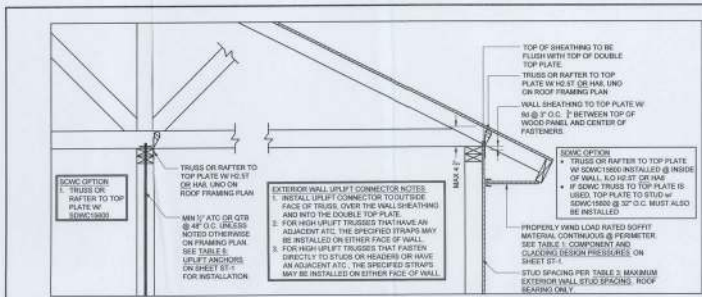


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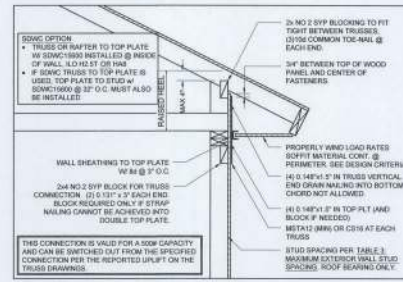
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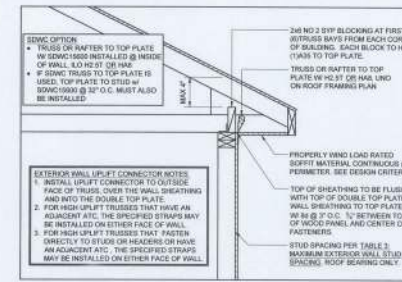
TYPICAL WALL SECTIONS

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 SYP 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 1/2" ANCHOR W/ 3" SQUARE BY 1/2" WASHER INSTALLED @ 24" O.C. (WASHER NOT REQUIRED W/ MASA)



WALL SECTION AT ROOF (RAISED HEEL CONDITION)



WALL SECTION AT ROOF (CANTILEVER CONDITION)

ALTERNATE WALL SECTIONS

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Typical Wall Sections 1/4"=1'-0"

ST-5

COMBINED USE PANEL (CUP) ENGINEERING

