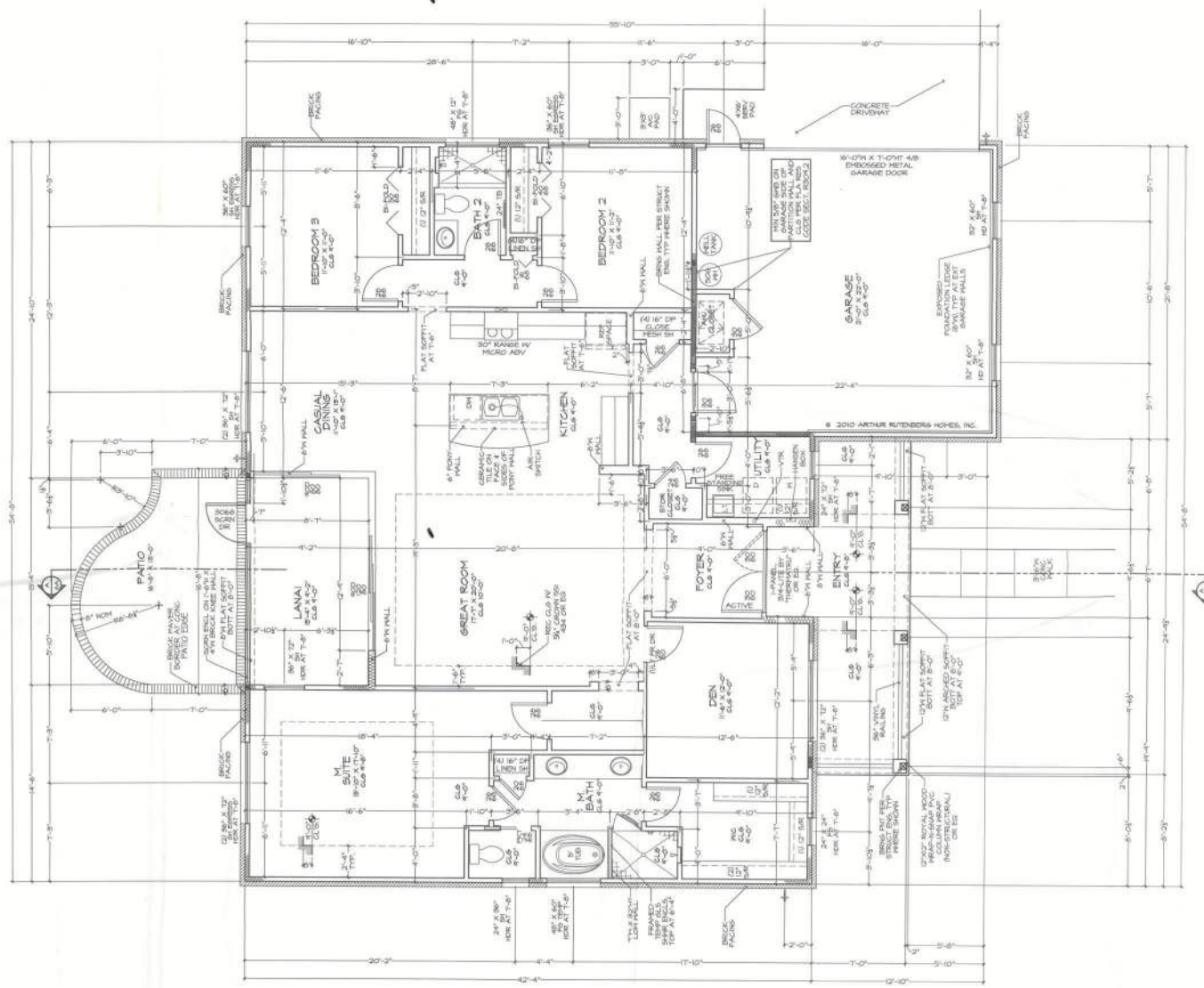


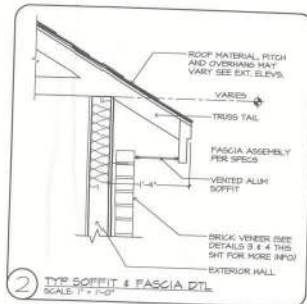
SQUARE FOOTAGES

ROOM	AREA	FIN.
BEDROOM	100.0	100.0
BATH	5.0	5.0
KITCHEN	100.0	100.0
LIVING	160.0	160.0
PATIO	10.0	10.0
TOTAL	285.0	285.0

NOTE: TO PERMITTING DEPT.
ALL REVISION DETAIL TAGS
REFER TO ARCHITECTURAL
DETAIL. THEY DO NOT REFER
TO STRUCTURAL OR
ENGINEERING DETAILS.

- GENERAL NOTES:**
- ALL ROOMS TO HAVE FLUSH SILLS. PITCH TOP OF SILL FIN. AWAY FROM ROOM FRAME.
 - VERIFY ALL NEW 4 OR 6 HOUR OPENS IN WFR SPECS. SEE PLAN FOR ROOM FOR WFR.
 - VERIFY DEPTH AND WIDTH OF SLAB RECESS AT ALL DOORS TO ACCOMMODATE PROPER ALIGNMENT WITH THRESHOLDS AND DOOR TRACKS WITH WFR. REQUIREMENTS IN RELATION TO FINISH FLOOR MATERIALS.
 - WFR CLS SURFACES, BOTH HORIZONTAL AND VERTICAL, SHALL HAVE SMOOTH FIN.
 - SEE SHEET 6 FOR SPECIFIC ELEV DETAILS.
 - SEE SHEET 10 FOR OPTIONAL OUTDOOR LIVING PACKAGE. DETAILS.





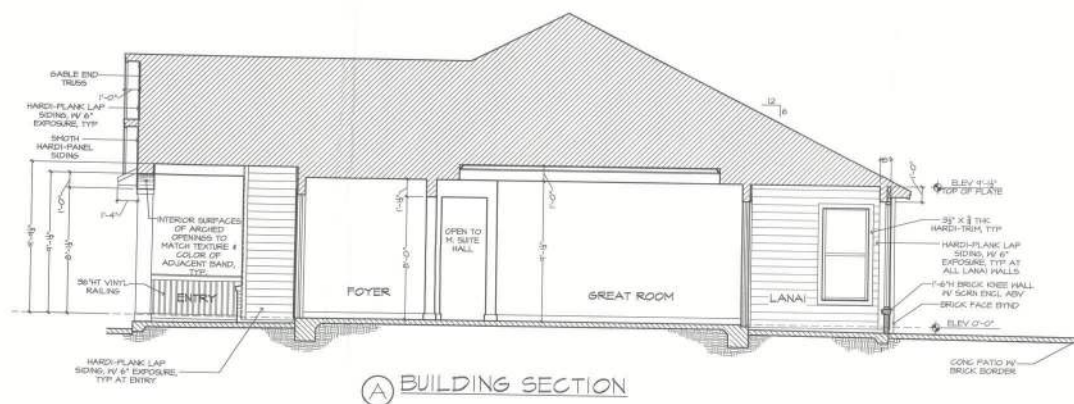
GENERAL NOTES:

- FLAT SOFFIT AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE.
- VENTIFY ALL ROOF & 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 BUILDER.

FRAMING PLAN DISCLAIMER

THE FRAMING PLAN REPRESENTED IN THESE DRAWINGS ARE INTENDED TO BE USED AS PROVIDED. FRAMING MEMBER LOCATIONS, SPACING, VERTICAL, HORIZONTAL, BEARING, AND ELEVATION ARE NOT TO BE INTERPRETED AS STRUCTURAL ENGINEERING DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURE CONFORMING TO THESE STANDARDS. ALL IMPROVEMENTS, REVISIONS, AND OTHERS SHALL BE MADE TO PLAN. DISAPPEAR ON THE BASIS FOR ALTERNATIVE, DISAPPEARING AND REQUIREMENTS.



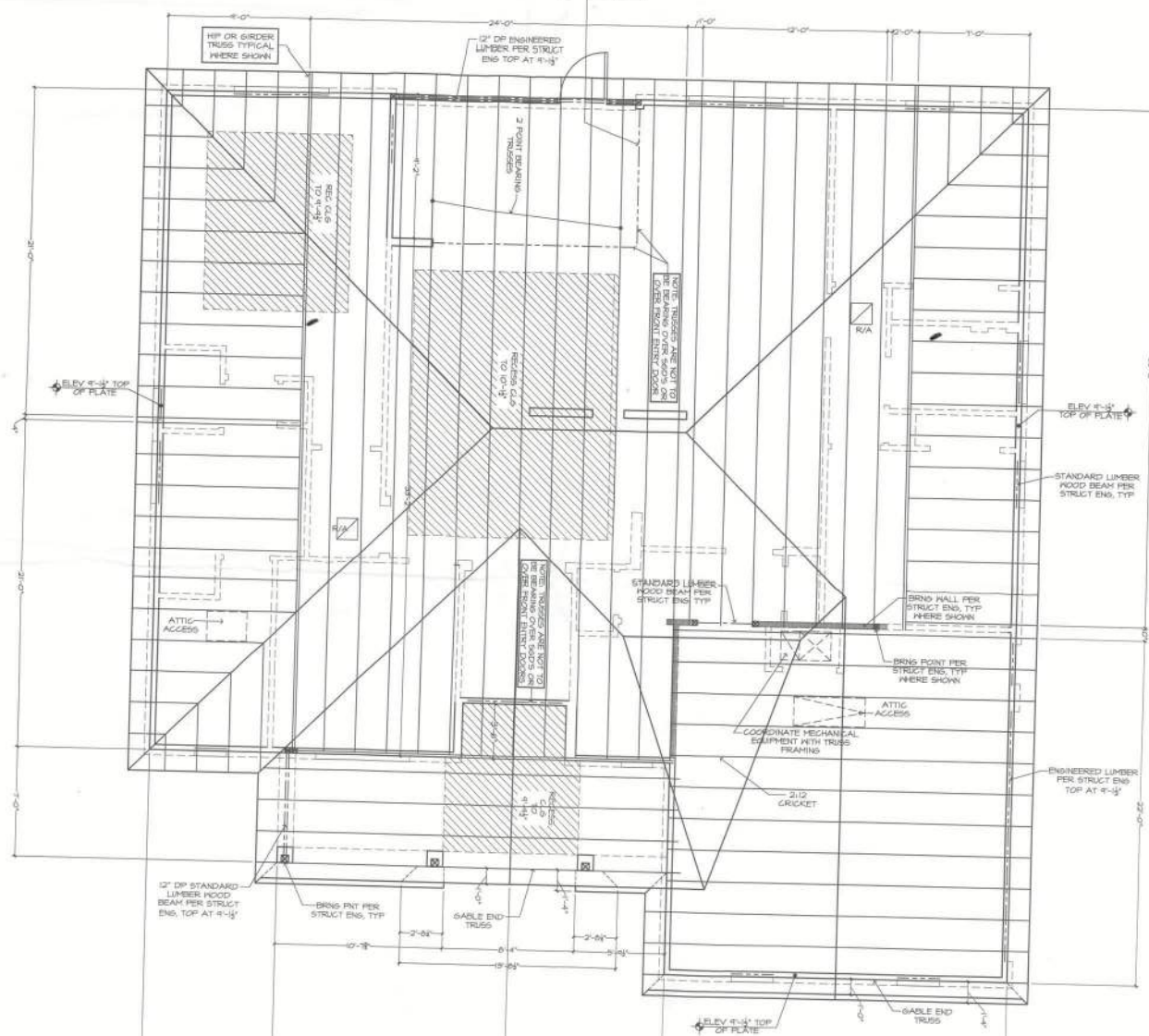


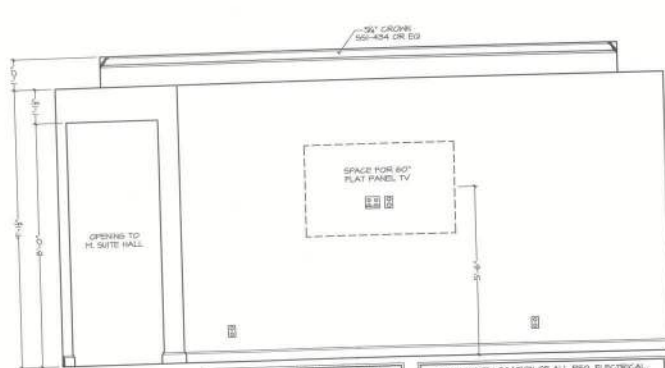
FRAMING PLAN DISCLAIMER

THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO BE A PRELIMINARY PROPOSED FRAMING VIEWER LOCATIONS, FRAMING HEIGHTS, DEPTHS, POTENTIAL BRACING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR/OWNER SHALL ASSURE THAT THE STRUCTURE CONFORMS TO THEIR LOCAL, STATE AND FEDERAL BUILDING CODES, ALL APPLICABLE PERMITS, STANDARDS, LOADS, CONNECTIONS AND STABILITY. REFER TO PLAN DISCREPANCY LOCATED ON THIS SHEET FOR ADDITIONAL, CLARIFICATIONS AND REQUIREMENTS.

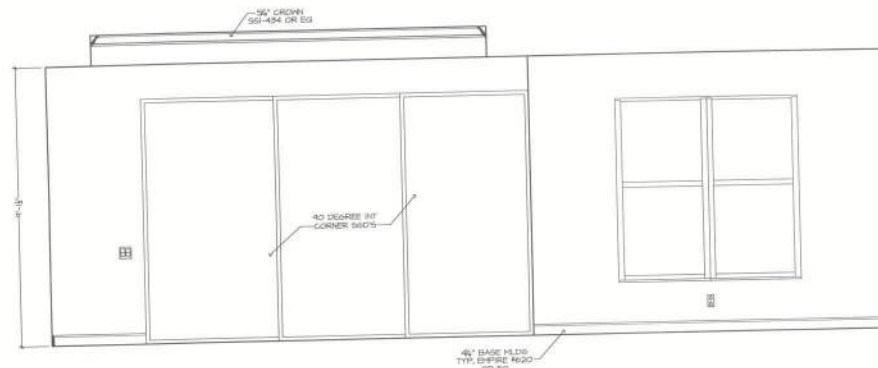
NON-DRUMS HOR SUSPENDED FROM TRUSSES ANY.

5% MAX DEFLECTION FOR TRUSSES OVER SUSPENDED HOR. PROVIDE STRONG BACK FRAMING AS REQUIRED BY TRUSS ENGINEERING.





WALL "W"
GREAT ROOM



WALL "X"
GREAT ROOM

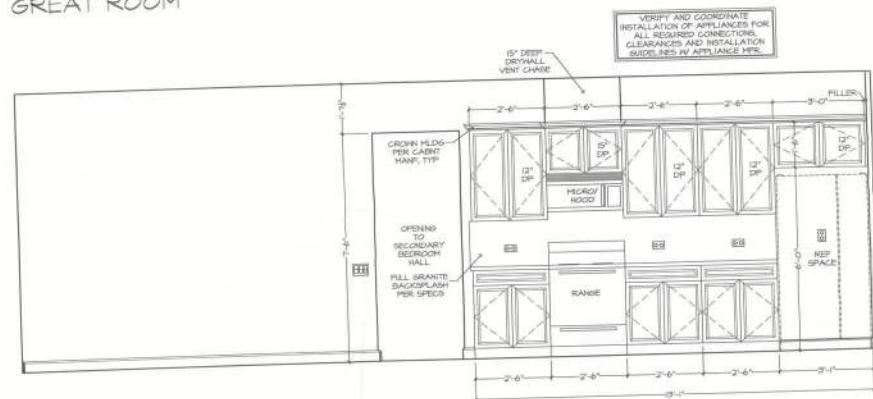
GENERAL NOTES:

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

REFER TO CABINET SHOP DRAWINGS FOR CABINET & VANITY TOP DIMENSIONS.

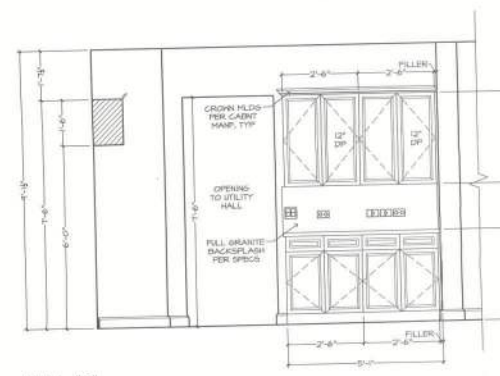
FOR STEPPED UPPER CABINETS, IF MODULAR CABINETS ARE SELECTED AND NOT AVAILABLE IN SPECIFIED DEPTHS THE WALLS BEHIND CABINETS WILL NEED TO BE BUILT OUT TO OBTAIN SPECIFIED DEPTH.

THE TOE KICK IS 4\"/>

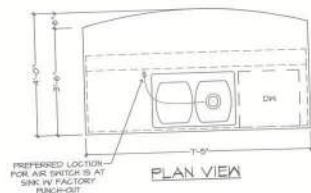


WALL "Y"
CASUAL DINING

KITCHEN



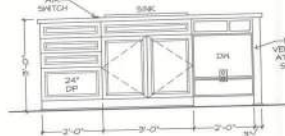
WALL "Z"



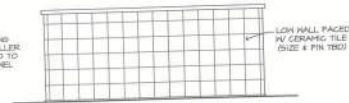
PLAN VIEW



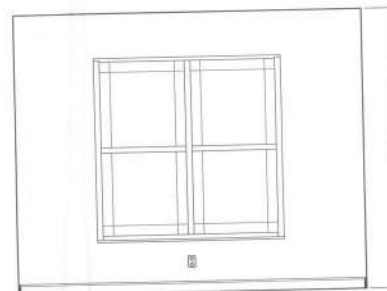
TYP. SIDE VIEW



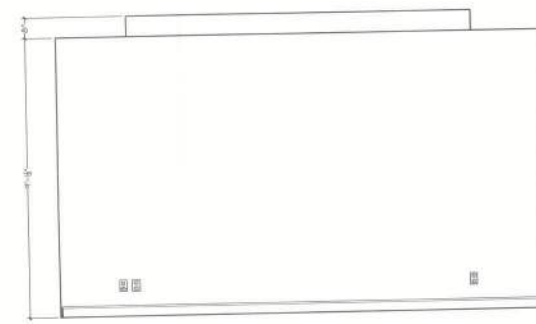
FRONT VIEW
KITCHEN ISLAND



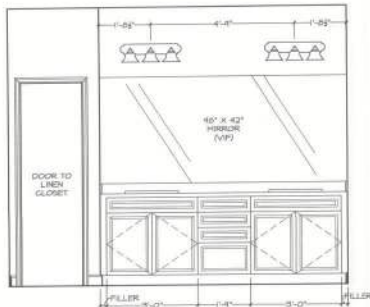
BACK VIEW



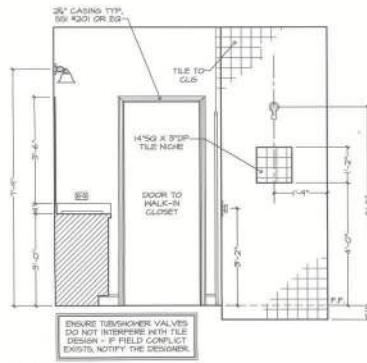
WALL "Z"
DEN



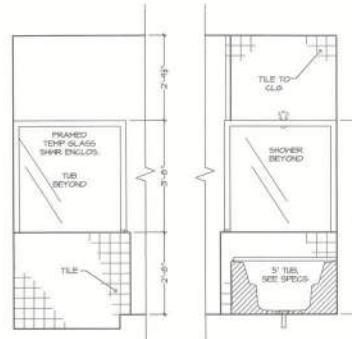
WALL "W"
M. SUITE



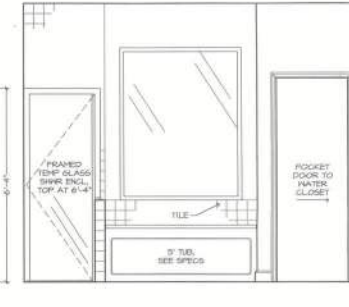
WALL "Y"
M. BATH



WALL "Z"

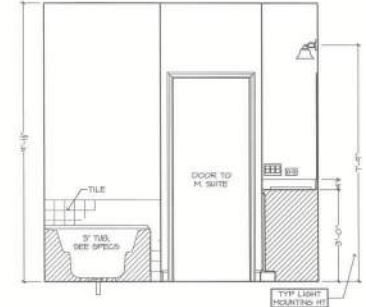


WALL "X"

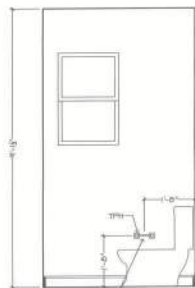


WALL "Z"

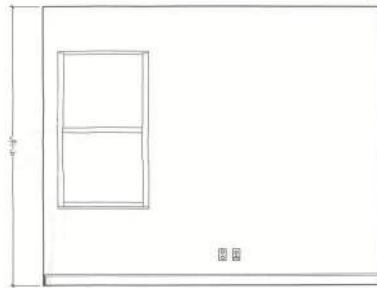
WALL "W"



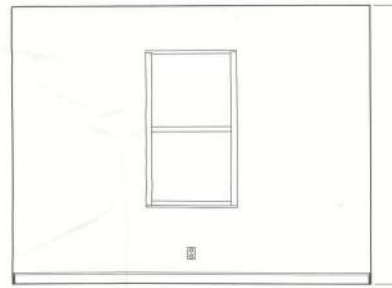
WALL "X"



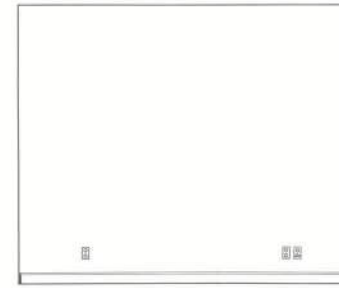
WALL "W"
M. BATH WC



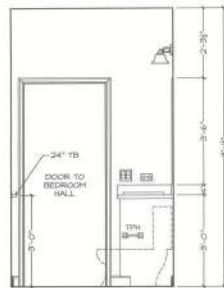
WALL "Y"
BEDROOM 2



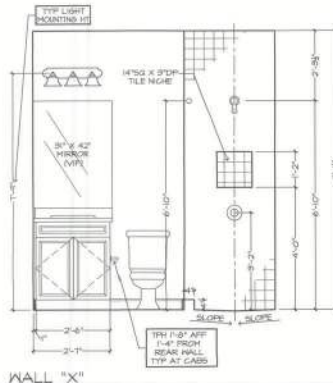
WALL "X"
BEDROOM 3



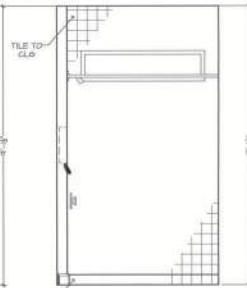
WALL "Y"



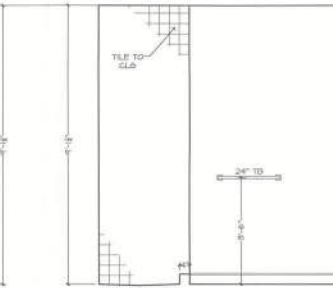
WALL "W"
BATH 2



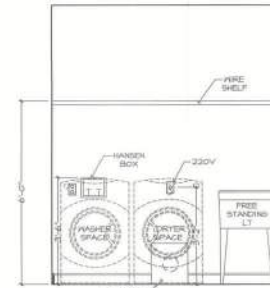
WALL "X"



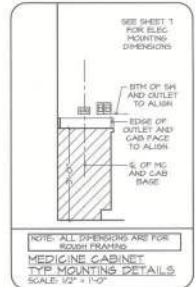
WALL "Y"



WALL "Z"



WALL "W"
UTILITY



GENERAL NOTES:

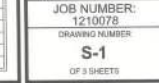
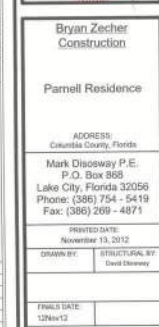
CABINET ELEVATIONS AND LIGHTING ARE GRAPHIC REPRESENTATIONS ONLY. REFERENCE SHOULD BE MADE TO THE ELECTRICAL SHEET, CABINET FINE DRAWINGS AND SPECS FOR FURTHER INFORMATION.

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 TIDE KICK IS 4\".

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





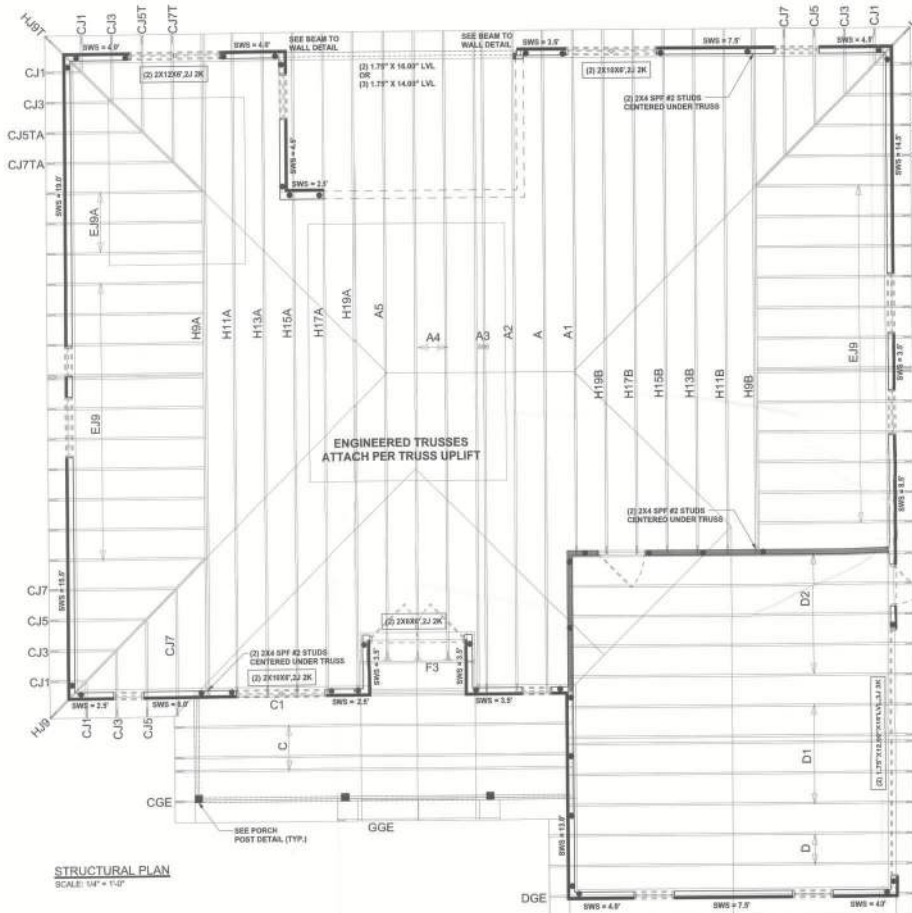
THERMAL RADIATION (FEET)	SALVAGEABLE ACROSS HEIGHT	VERTICAL REINFORCEMENT FOR 12' INTERVALS (PROCES D.C.)				VERTICAL REINFORCEMENT FOR 12' INTERVALS (REINFORCED G.C.)			
		#5	#7	#8	#9	#5	#7	#8	#9
3.3	3.0	96	96	96	96	96	96	96	96
4.5	3.7	96	96	96	96	96	96	96	96
4.7	4.3	88	96	96	96	96	96	96	96
5.3	5.0	96	96	96	96	96	96	96	96
6.0	5.7	40	80	96	96	96	96	96	96
6.7	6.3	32	56	80	96	96	96	96	96
7.3	7.0	24	40	56	40	96	96	96	96
8.0	7.7	16	32	48	32	64	80	96	96
8.7	8.3	8	24	32	24	48	64	80	96
9.3	9.0	8	16	24	16	40	48	64	80



SEE ARCHITECTURAL FOUNDATION
FOR ADDITIONAL NON - STRUCTURAL REQUIREMENTS
LIKE STEP DOWNS, SHOWER RECESS, ECT.

REVISIONS

SOFTPLAN



STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"

STRUCTURAL PLAN NOTES

- SN-1 ALL LOAD BEARING FRAME WALL & PORCH HEADERS SHALL BE A MINIMUM OF (2) 2X10 SPPR2 (S.N.G.)
- SN-2 ALL LOAD BEARING FRAME WALL HEADERS SHALL HAVE (1) JACK STUD & (1) KING STUD EACH SIDE (S.N.G.)
- 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 BC3H-03, BC3H-01, BC3H-02, & BC3H-01. BC3H-01, BC3H-02, & BC3H-01 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

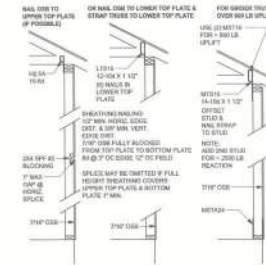
- (2) 2X10SPR2 L1 1YK - HEADER/BEAM CALL-OUT (S.N.G.)
- NUMBER OF KING STUDS (FULL LENGTH)
- NUMBER OF JACK STUDS (UNDER HEADER)
- SPAN OF HEADER
- SIZE OF HEADER MATERIAL
- NUMBER OF PLIES IN HEADER

THREADED ROD LEGEND

-

TOTAL SHEAR WALL SEGMENTS

	REQUIRED	ACTUAL
TRANSVERSE	48.0'	85.0'
LONGITUDINAL	40.0'	38.0'



SHEATHING NAILING FOR UPLIFT
ONE STORY WOOD FRAME

STRUCTURAL ENGINEER: Mark D. Zecher, P.E.
P.O. Box 868
Lake City, Florida 32056
(386) 754-5419
Fax: (386) 269-4871

DATE: 12/10/12
PROJECT: Parnell Residence
SHEET: 12/10078
DRAWN BY: Bryan Zecher
CHECKED BY: Bryan Zecher
DATE: 12/10/12



Bryan Zecher
Construction

Parnell Residence

ADDRESS:
Covington County, Florida
Mark D. Zecher, P.E.
P.O. Box 868
Lake City, Florida 32056
Phone: (386) 754-5419
Fax: (386) 269-4871

PRINTED DATE:
November 13, 2012

DRAWN BY: Bryan Zecher
STRUCTURAL BY: Bryan Zecher

FINAL DATE:
12/10/12

JOB NUMBER:
1210078

DRAWING NUMBER:
S-3

OF 3 SHEETS

CONNECTIONS, WALL, & HEADER DESIGN IS BASED ON REACTIONS & UPLIFTS FROM TRUSS ENGINEERING FURNISHED BY BUILDER, ANDERSON TRUSS JOB # 12-001