

FLOOR PLAN NOTES:

1. EXTERIOR DOORS - FIBERGLASS ALL EXTERIOR FRENCH DOORS AND SERVICE DOORS TO BE FIBERGLASS. ENTRY DOOR STYLE AND MATERIAL WILL BE DETERMINED BY ELEVATION DESIGN. ALL EXTERIOR DOORS WILL HAVE FRAME DEFENSE OR FRAME SAVER JAMBS.
2. INTERIOR DOORS - 2-PANEL, 2-PANEL ARCH, 6-PANEL SMOOTH HARDBOARD 1 3/8" 2-PANEL HOLLOW CORE FRENCH, POCKET, BIFOLD, 6-PASS DOORS
3. INSULATION - ATTIC - R-30 BLOWN INSULATION.
4. INSULATION - ATTIC VERTICAL WALLS - R-30 BATT INSULATION
5. INSULATION - EXT 4" FRAME WALL - R-13 BATT INSULATION
6. INSULATION - EXT 6" FRAME WALL - R-19 BATT INSULATION
7. INTERIOR WALL CORNER BEAD TO BE SQUARE
8. INTERIOR CEILING FINISH TO BE A SINGLE KNOCKDOWN
9. INTERIOR WALL FINISH TO BE ORANGE PEE
10. WELL WITH STEEL CASING, SUBMERSIBLE PUMP, HOLDING TANK, PERMIT AND ELECTRIC HOOK-UP. FINAL PRICING PER ACTUAL DEPTH REQUIRED.
11. HVAC - 15 SEER HEAT PUMP EQUIPMENT WITH METAL DUCT MAIN TRUNK LINE, GRILLS FOR SUPPLIES AND RETURNS, THERMOSTAT
12. PEST CONTROL - UNDER THE SLAB TERMITE PREVENTION TREATMENT.
13. INSTALL A STANDARD IN GROUND SEPTIC TANK WITH DRAIN FIELD, PERMIT AND PERK TEST-UP TO 3 BEDROOMS. A MOUND SYSTEM AND/OR LIFT STATION WILL BE ADDITIONAL COSTS.
14. SLIDING GLASS DOORS - CLEAR, TEMPERED, LOW-E GLASS.
15. WINDOWS - FACTORY GLAZED CLEAR INSULATED LOW-E GLASS. PER ELEVATION GRILLS FOR COLONIAL WINDOWS WILL BE APPLIED BETWEEN THE TWO PANES OF GLASS.

GENERAL NOTES:

- ALL WINDOWS TO HAVE FLUSH SILLS. PITCH TOP OF SILL FIN AWAY FROM WINDOW FRAME.
- VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH MEANS SPECIFICATIONS. SEE PLAN FOR WINDOW & DOOR HEIGHTS.
- VERIFY DEPTH AND WIDTH OF SLAB RECESS AT ALL DOORS TO ACCOMMODATE PROPER ALIGNMENT WITH THRESHOLDS AND DOOR TRACKS WITH MEANS REQUIREMENTS IN RELATION TO FINISH FLOOR MATERIALS.
- SEE SHEET 6 FOR SPECIFIC ELEVATION DETAILS.

SQUARE FOOTAGES	
AREA	SQ. FT.
ENTRY	100 SF
GARAGE	100 SF
LANAI	249 SF
LIVING	2032 SF
TOTAL	2844 SF



THE HEATHER 1262F - FOXX RESIDENCE  
BUILDER: BRYAN ZECHER HOMES, INC.  
LAKE CITY, FLORIDA  
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

FLOOR PLAN  
PLAN 1262F-2F-01-01  
JOB # 03-1005-01  
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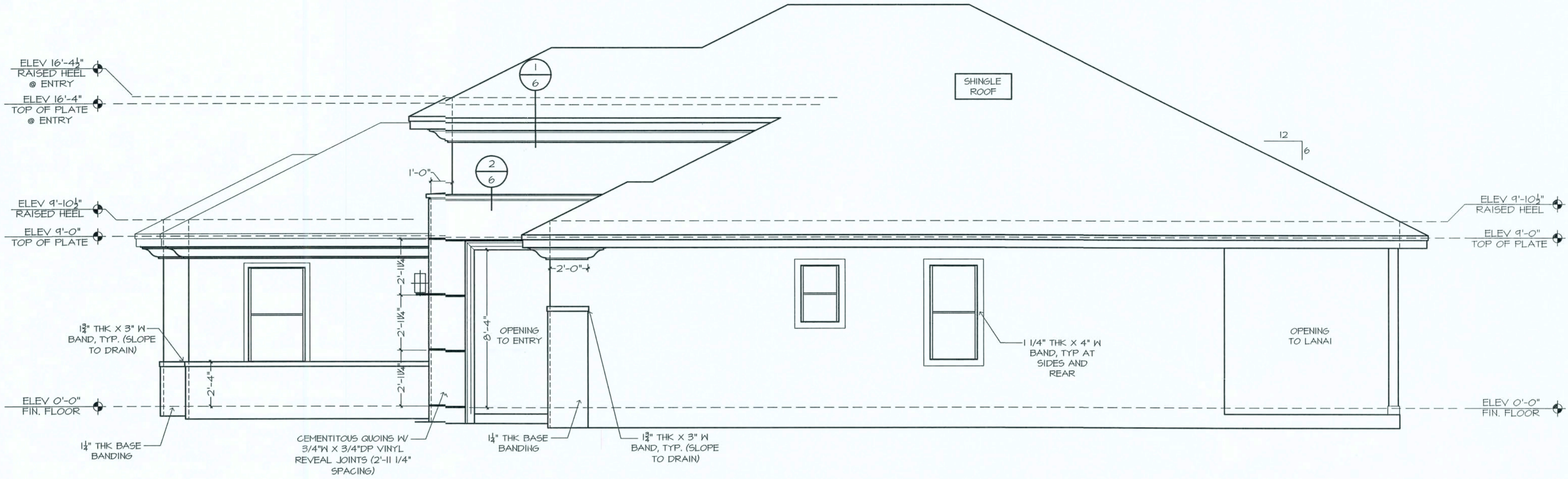




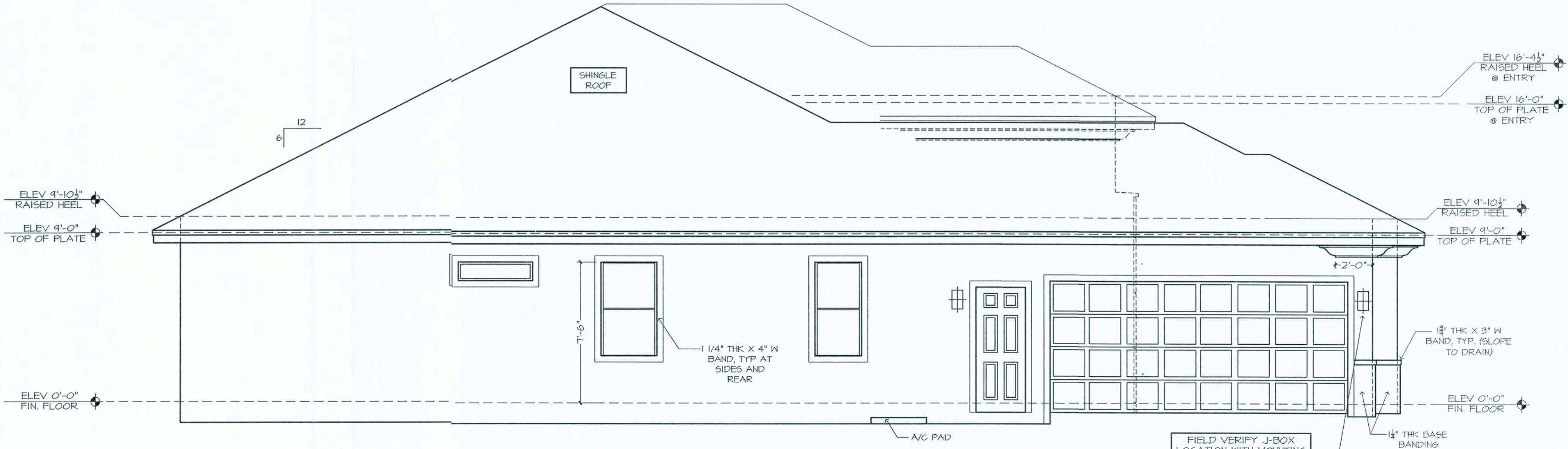
**MECHANICAL DISCLAIMER**  
ANY DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR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

**FRAMING PLAN DISCLAIMER**  
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**!! ATTENTION !!**  
NOTE: IT IS THE RESPONSIBILITY OF THE BUILDER TO COORDINATE THE INSTALLATION OF ALL WATERPROOFING METHODS NECESSARY TO PROVIDE A WATER TIGHT BUILDING ENVELOPE. REFER TO MFR. INSTALLATION RECOMMENDATION FOR ALL SELECTED WATERPROOFING MATERIALS, FLASHING, SEALERS AND AD-MIX COMPONENTS.



SIDE ELEVATION



GARAGE SIDE ELEVATION

ARTHUR RUTENBERG HOMES, INC. THE HEATHER 1262F - FOXH RESIDENCE  
BUILDER: BRYAN ZECHER HOMES, INC.  
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

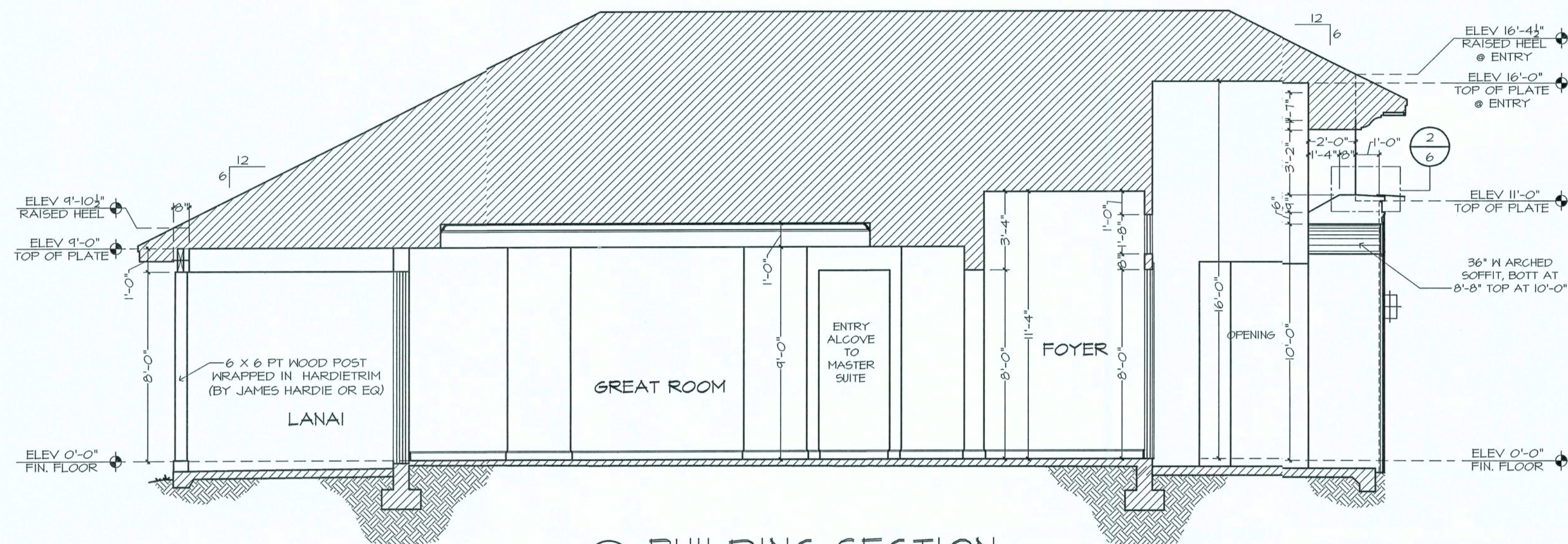
24X36: 1/4"=1'-0"  
12X12: 1/8"=1'-0"

SIDE ELEVATIONS

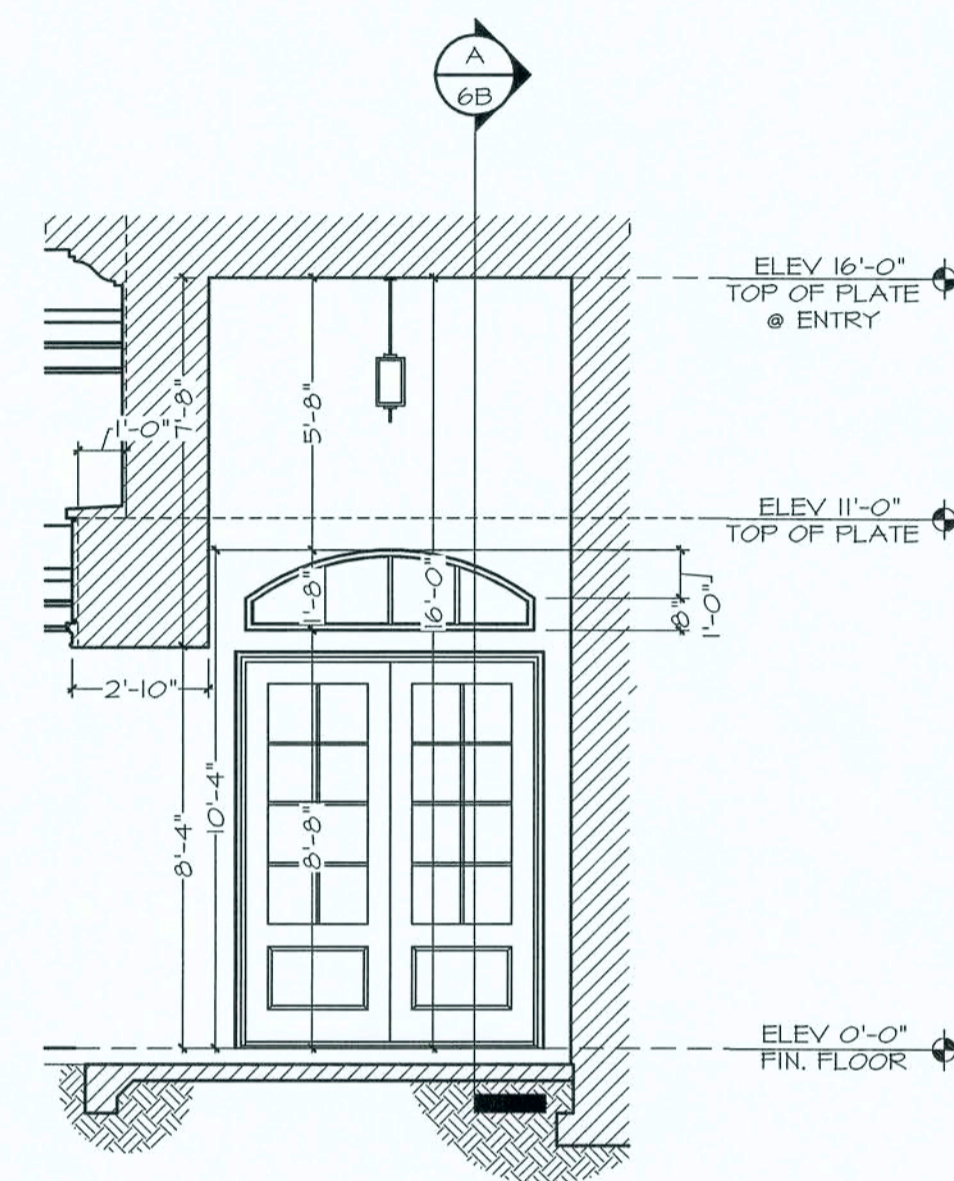
PLAN 1262F-51D-Q1-B  
JOB # 24-1602-A1  
"MEDITERRANEAN"

ARTHUR RUTENBERG  
Homes  
ALL RIGHTS RESERVED

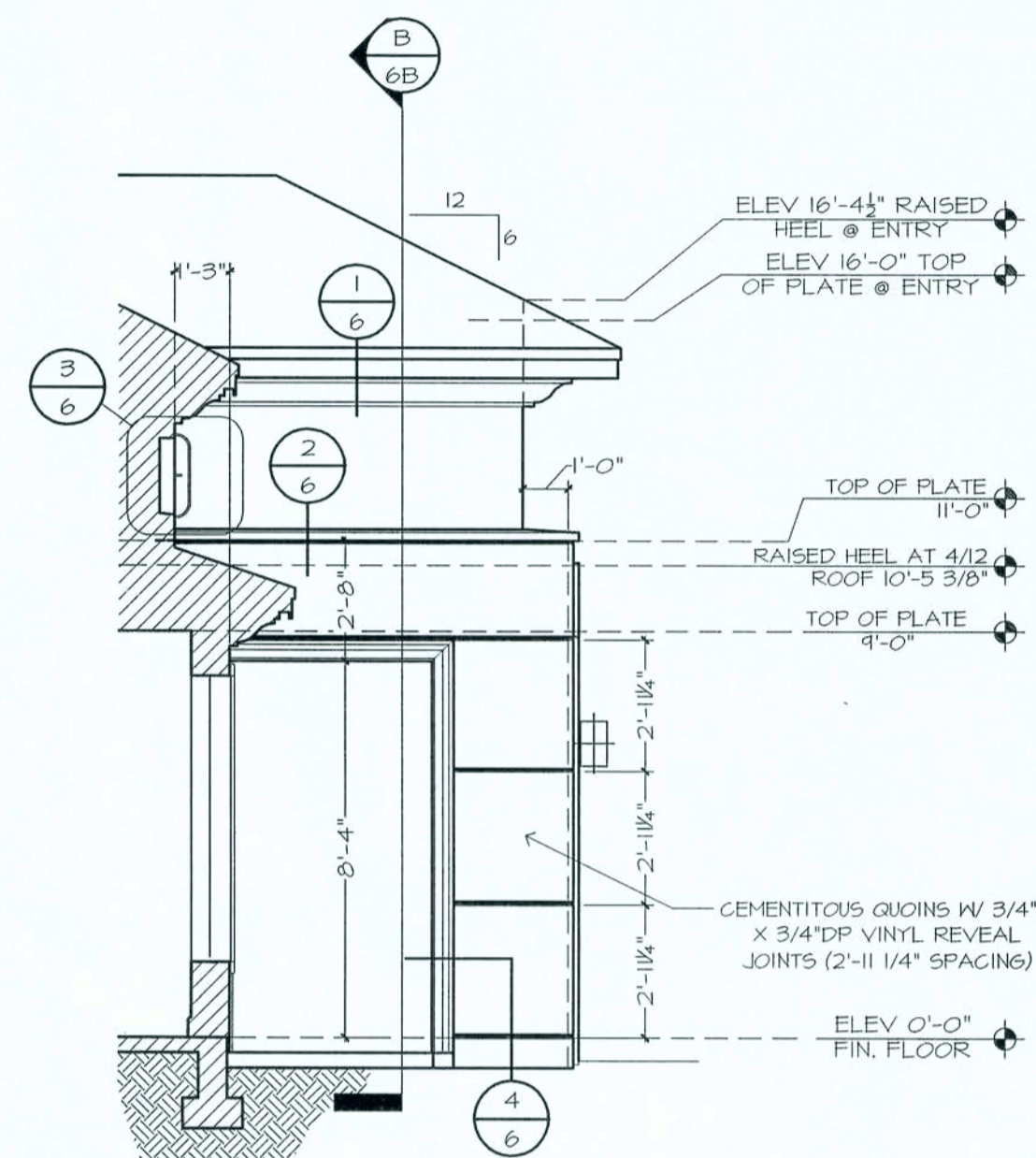
05/24/24 KSH - A  
05/24/24 KSH - A1



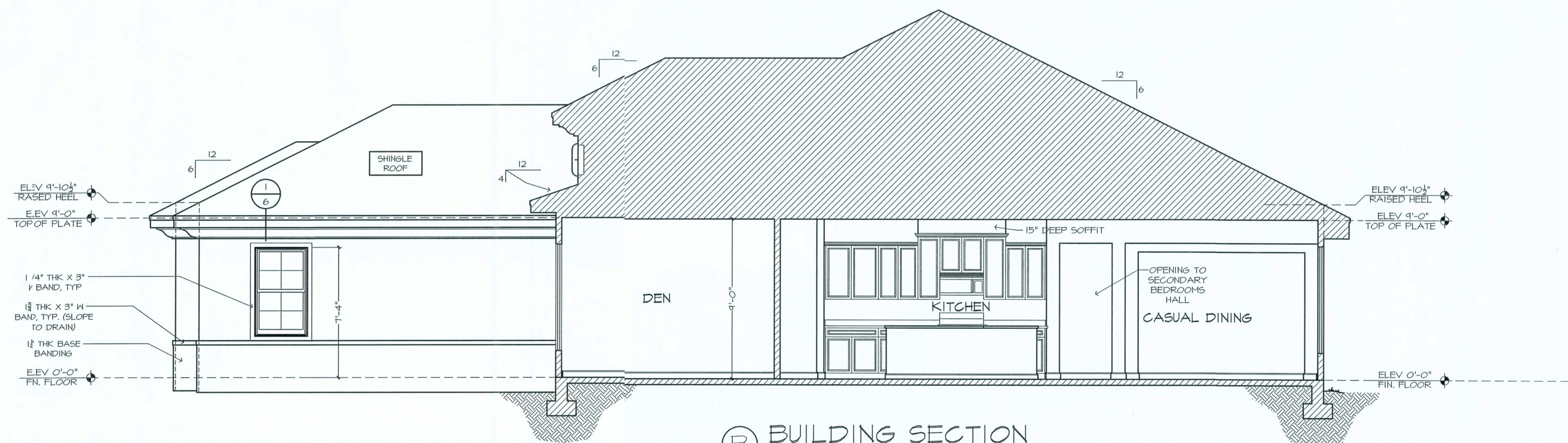
(A) BUILDING SECTION



(C) ENTRY SECTION



(D) ENTRY SECTION



(B) BUILDING SECTION

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Arthur Rutenberg Homes  
ARTHRUTUTENBERGHOMES.COM

05/24/14 KSH - A  
05/24/14 KSH - A

THE HEATHER 1262F - FOXH RESIDENCE  
BUILDER: BRYAN ZECHER HOMES, INC.  
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

**BUILDING SECTIONS**  
24X36: 1/4" = 1'-0"  
12X16: 1/8" = 1'-0"

PLAN 1262F-SID-04-B  
JOB # 05-1025-A1  
C-EDITION 04/14

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12' VARIES

OVERHANG PER ELEVATION

ELEV. HEEL HEIGHT (MEASURED TO TOP OF TOP CHORD)

TRUSS OR HEEL

ELEV.

TOP OF TOP FLATE OR SUPPORTING BEAM

WALL OR BEAM

\*HEELED TRUSS ELEV. CALLOUT DETL

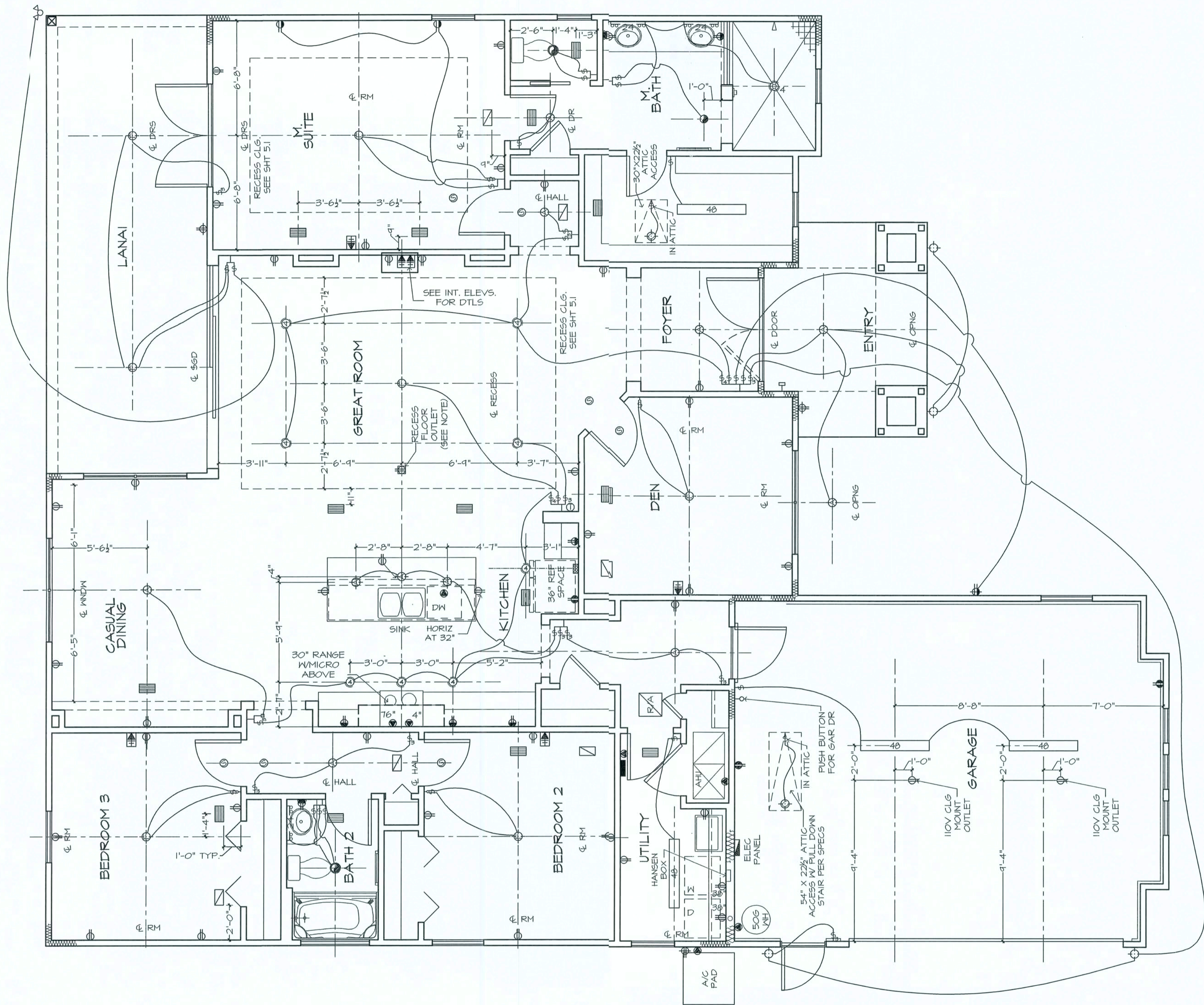
SCALE: 1" = 1'-0"

05/29/19	KSH - A
05/31/19	KSH - AI

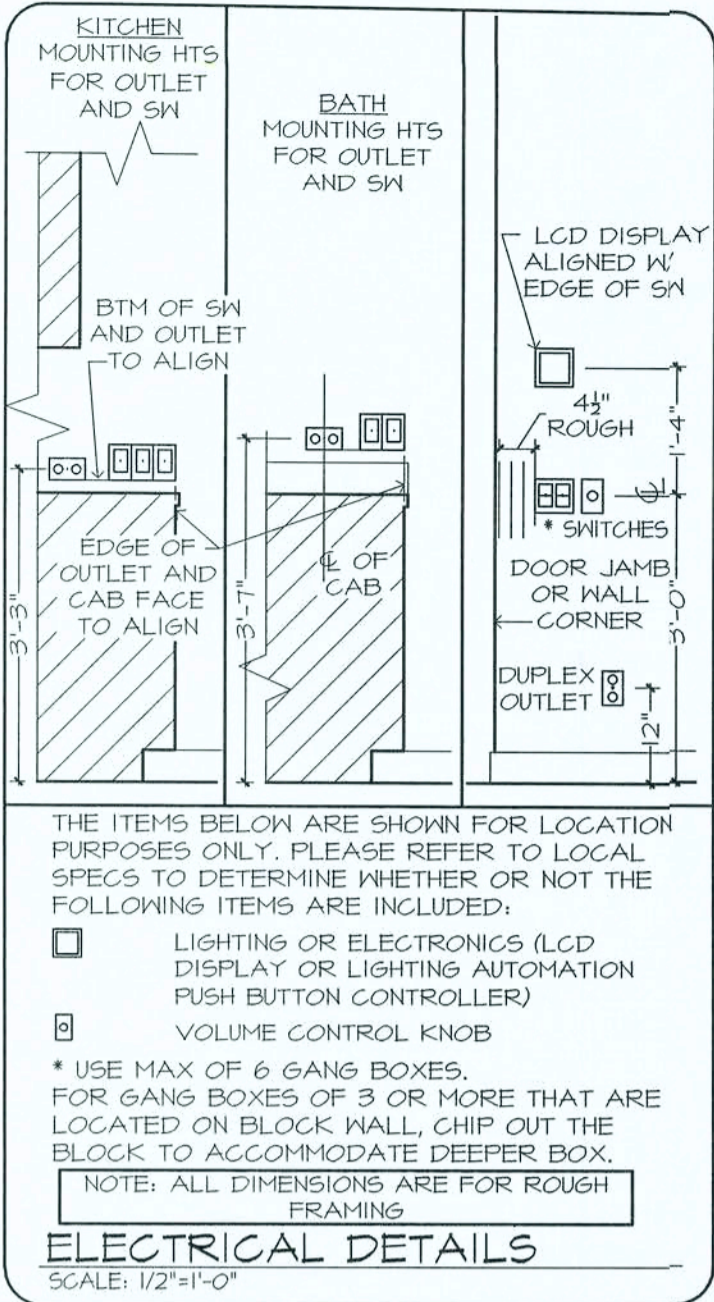
**THE HEATHER 1262F - FOXX RESIDENCE**

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

6c



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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:  
□ 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.

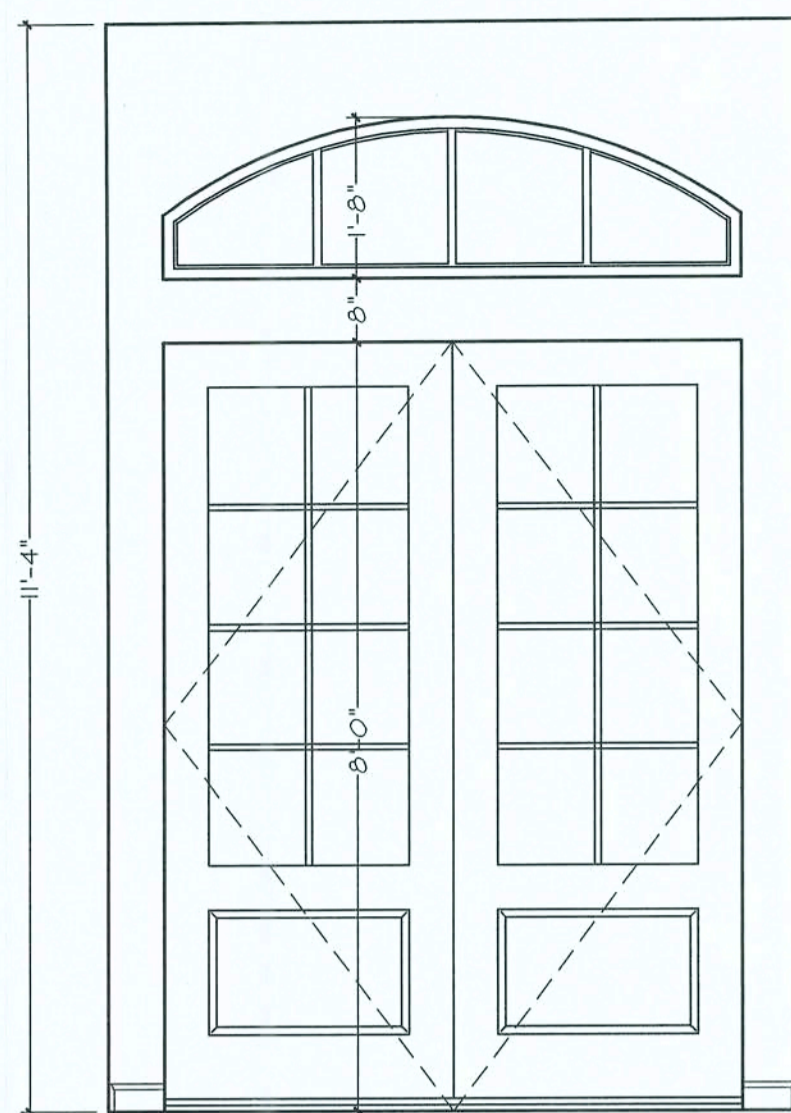
**ELECTRICAL LEGEND**

- ⊕ DUPLEX OUTLET (110V AT 12" OR AS NTD)
- ⊕ DUPLEX OUTLET (110V AT 30")
- ⊕ 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
- ⊕ STRUCTURED WIRE COMBO OUTLET
- ⊕ USB PORT FOR OUTLETS (110V AT 12" OR AS NTD)
- ⊕ SW SEE ELEC DTL
- ⊕ 3-WAY SW SEE ELEC DTL
- ⊕ 4-WAY SW SEE ELEC DTL
- ⊕ 1-GANG COMBINATION FAN / LIGHT SWITCH OCCUPANCY/MOTION DETECTOR SWITCH
- ⊕ PUSH-BUTTON FOR GARAGE DOOR AT 60"
- ⊕ DIMMER SW AT 36"
- ⊕ PUSH-BUTTON DOORBELL
- ⊕ CL6 MNT LT FIXTURE
- ⊕ CL6 MNT PREMIRE - FIXTURE BY OWNER
- ⊕ SURFACE MNT FIXTURE
- ⊕ 7" SURFACE MNT 3000K, 1000 LUMEN LED FIXTURE
- ⊕ WALL MNT FIXTURE
- ⊕ 6" ROUND RECESS 3000K LED RETROFIT TRIM W/OFFEN BAFFLE
- ⊕ 4" MINI ROUND RECESS 3000K LED RETROFIT TRIM W/OFFEN BAFFLE
- ⊕ 4" MINI ROUND RECESS 3000K LED EYEBALL TRIM
- ⊕ 6" ROUND SLOPE CL6 RECESS WITH 3000K LED BULB (INTERIOR SLOPED CL6)
- ⊕ 2 1/2" MINI ROUND LED 3000K
- ⊕ CL6 FAN/LIGHT PREMIRE AND SWITCHES
- ⊕ COMBO SMOKE & CARBON MONOXIDE DETECTOR
- ⊕ UNDER CABT LED 4" UNDER CABT LED 14" UNDER CABT LED 22" UNDER CABT LED 30" SINGLE 24" FLUOR STRIP 24" CL6 MNT FLUOR. LT, WRAPPED 48" CL6 MNT FLUOR. LT, WRAPPED 24" VANITY LIGHTING (SEE SPEC'S) 36" VANITY LIGHTING (SEE SPEC'S)
- ⊕ EXHAUST FAN / LIGHT FIXTURE COMBO
- ⊕ EXHAUST FAN
- ⊕ SOFFIT MNT FLOOD LIGHT
- ⊕ CL6 MNT SPEAKER
- ⊕ CHIMES
- ⊕ ELEC. PANEL
- ⊕ STRUCTURED WIRING PANEL
- ⊕ CL6 RETURN AIR
- ⊕ A/C REGISTER
- ⊕ THERMOSTAT
- ⊕ SECURITY PAD

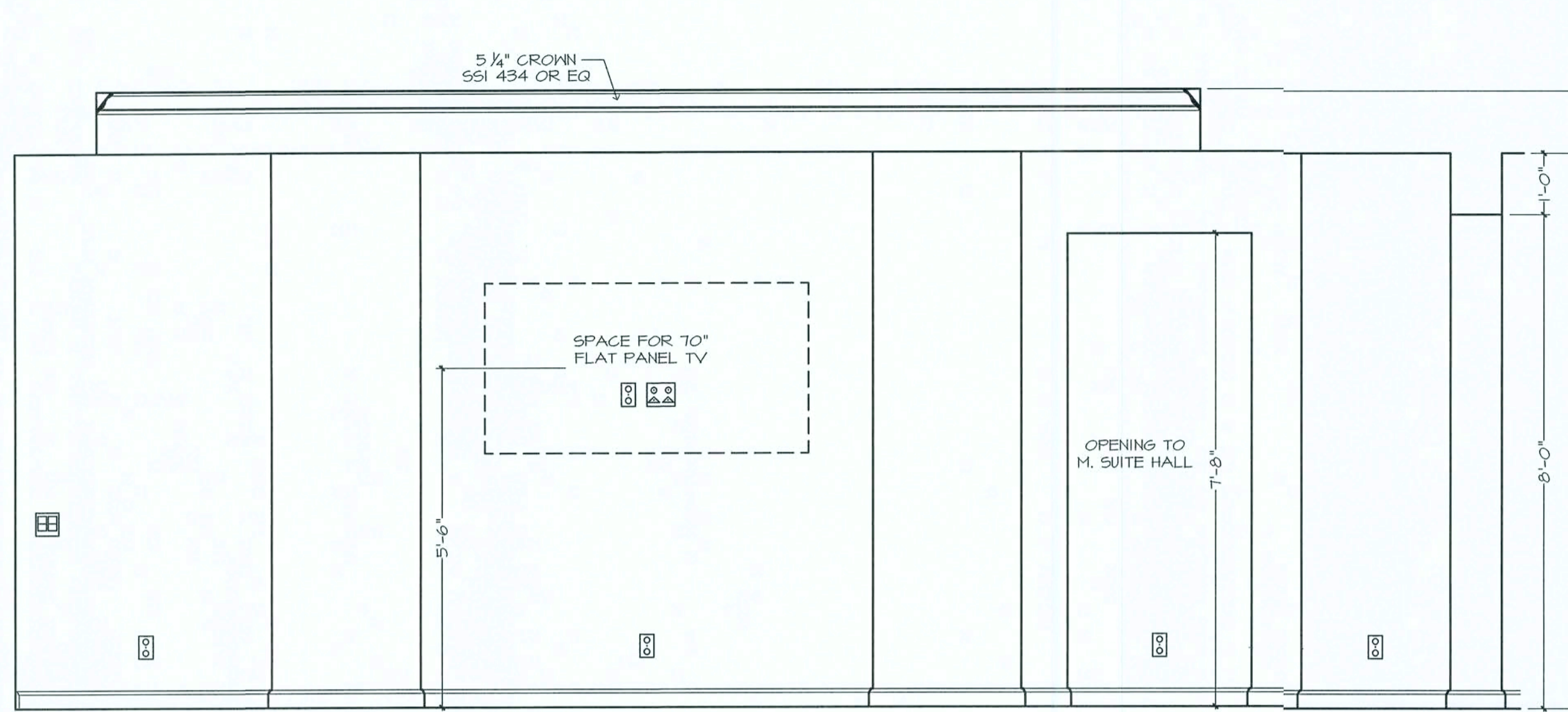
• NOTE: ALL OUTLETS ABOVE COUNTERS SHALL BE MOUNTED HORIZONTALLY  
• NOTE: ALL 120V, 15 AND 20 AMP OUTLETS TO BE TAMPER-RESISTANT IN AREAS SPECIFIED BY NEC 2014 406.12.  
• NOTE: ALL EXTERIOR OUTLETS, OUTLETS IN GARAGE, HALL, OUTLETS IN KITCHENS AND BATHROOMS AND ALL OUTLETS WITHIN 6'-0" OF A WATER SOURCE SHALL BE G.F.I.  
• NOTE: 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, HALLS AND HALLWAYS, TYP UNO  
• NOTE: COMBINATION SMOKE & CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER NFPA 72 CHAPTER 24 AND FBC-R, 6TH EDITION, SECTION R314 & 315.  
• NOTE: COORDINATE LOCATION OF ALL REG. ELECTRICAL, CABLE, AUDIO/VIDEO & DATA RECEPTACLES W/ MOUNTING HARDWARE & MFR. INSTALLATION REQ. FOR ALL FLAT PANEL DISPLAYS.

**ELECTRICAL NOTES:**

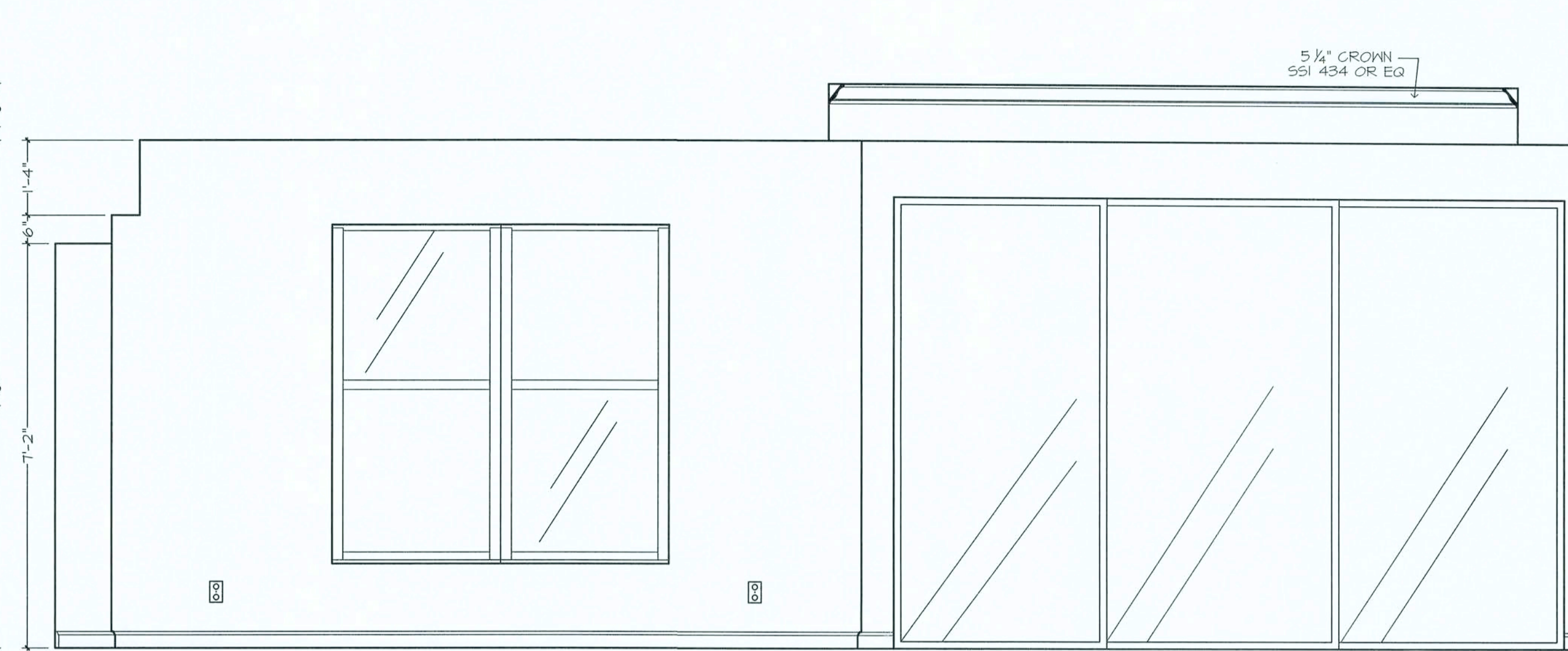
- 200 AMP BASE PLAN ELECTRIC - COPPER WIRING FROM BREAKER PANEL THROUGHOUT HOME, MINIMUM 200 AMP SINGLE PHASE 120/240 V SERVICE
- ELECTRICAL SWITCHES/OUTLETS - LEVITON SWITCHES - TOGGLE, DIMMERS - SLIDE, OUTLETS - STANDARD.
- RECESSED LIGHTING - JMO LIGHTING BASICS SERIES COLOR TEMPERATURE 2700K LED RETROFIT RECESSED LIGHTING WITH WHITE BAFFLE
- WELL WITH STEEL CASING, SUBMERSIBLE PUMP, HOLDING TANK, PERMIT AND ELECTRIC HOOK-UP. FINAL PRICING PER ACTUAL DEPTH REQUIRED.
- HVAC - 15 SEER HEAT PUMP EQUIPMENT WITH METAL DUCT MAIN TRUNK LINE, GRILLS FOR SUPPLIES AND RETURNS, THERMOSTAT
- INSTALL A STANDARD IN GROUND SEPTIC TANK WITH DRAIN FIELD, PERMIT AND PERK TEST-UP TO 3 BEDROOMS. A MOUND SYSTEM AND/OR LIFT STATION WILL BE ADDITIONAL COSTS.



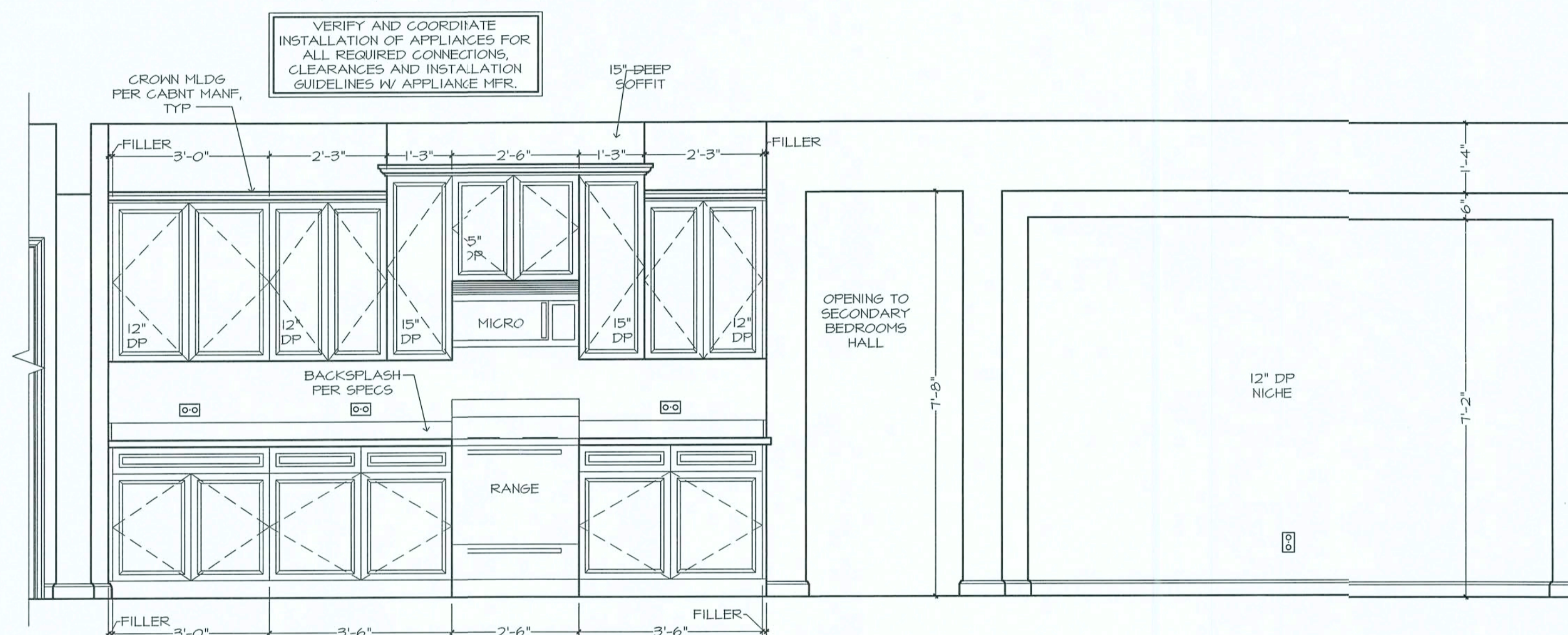
WALL "Z"  
FOYER



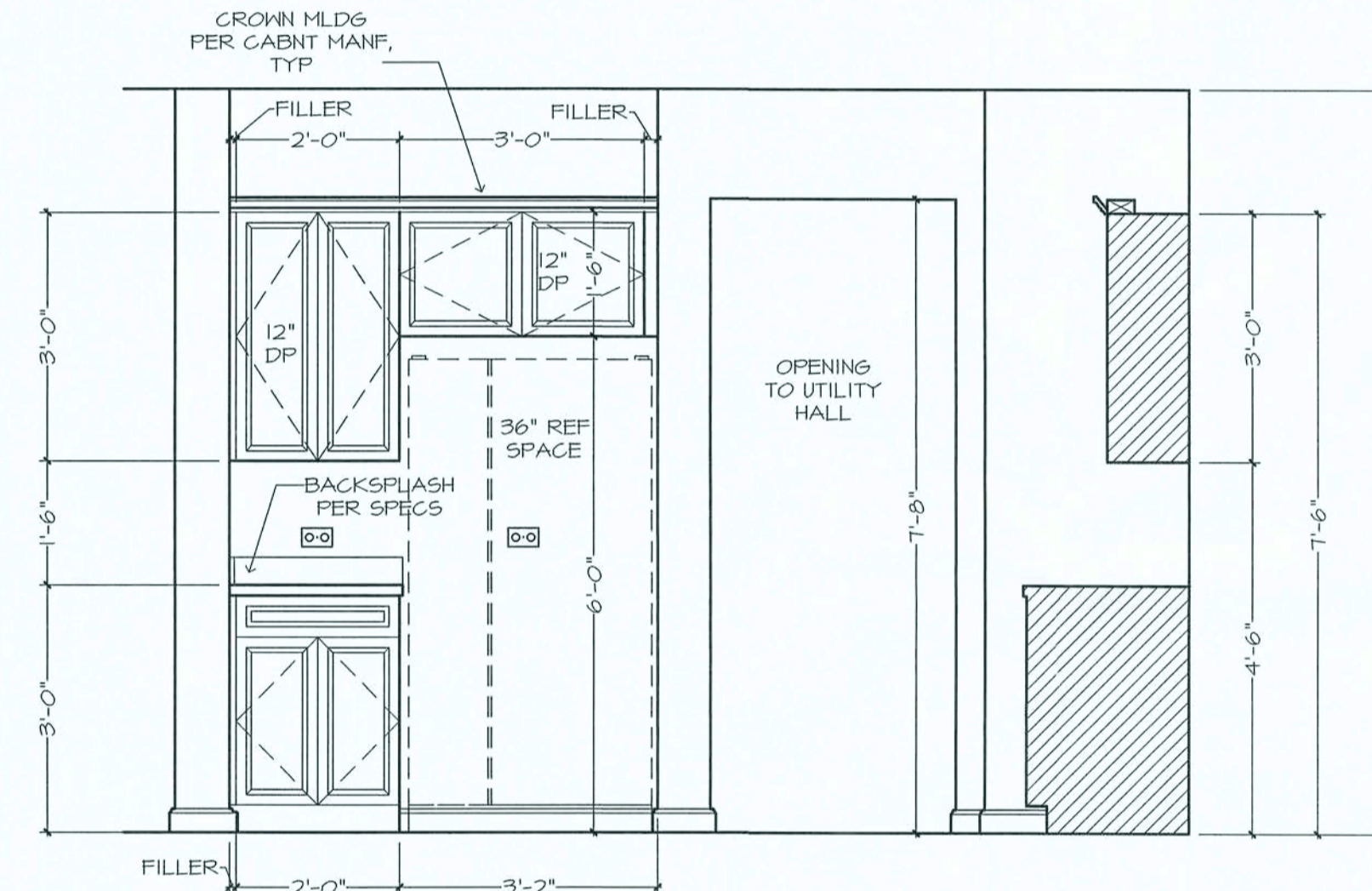
WALL "Y"  
GREAT ROOM



WALL "X"  
CASUAL DINING  
GREAT ROOM



WALL "W"  
KITCHEN  
CASUAL DINING



WALL "Z"  
KITCHEN

**GENERAL NOTES:**

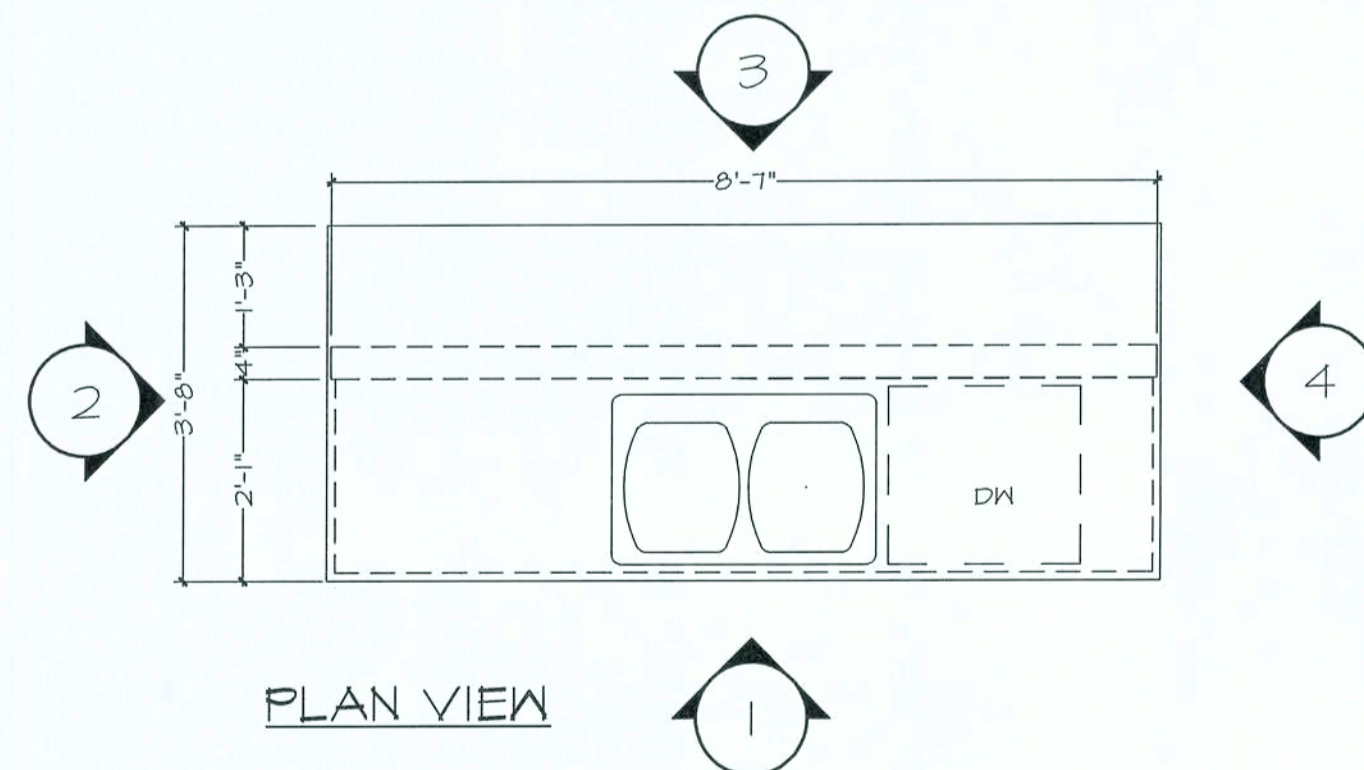
CABINET ELEVATIONS AND LIGHTING ARE GRAPHIC REPRESENTATIONS ONLY. REFERENCE SHOULD BE MADE TO THE ELECTRICAL SHEET, CABINET MFR DRAWINGS AND SPECS FOR FURTHER INFORMATION.

REFER TO CABINET SHOP DRAWINGS FOR CABINET & VANITY TOP DIMENSIONS

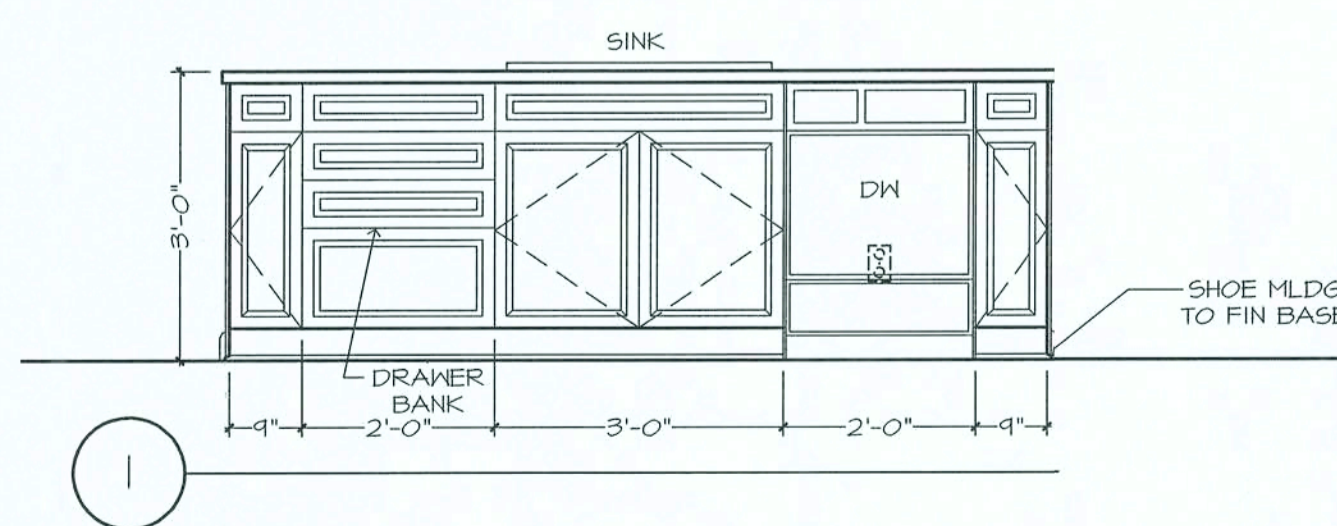
FOR STEPPED UPPER CABINETS, IF MODULAR CABINETS ARE SELECTED AND NOT AVAILABLE IN SPECIFIED DEPTHS THE WALLS BEHIND CABINETS WILL NEED TO BE BUILT OUT TO OBTAIN SPECIFIED DEPTH.

THE TOE KICK IS 4".

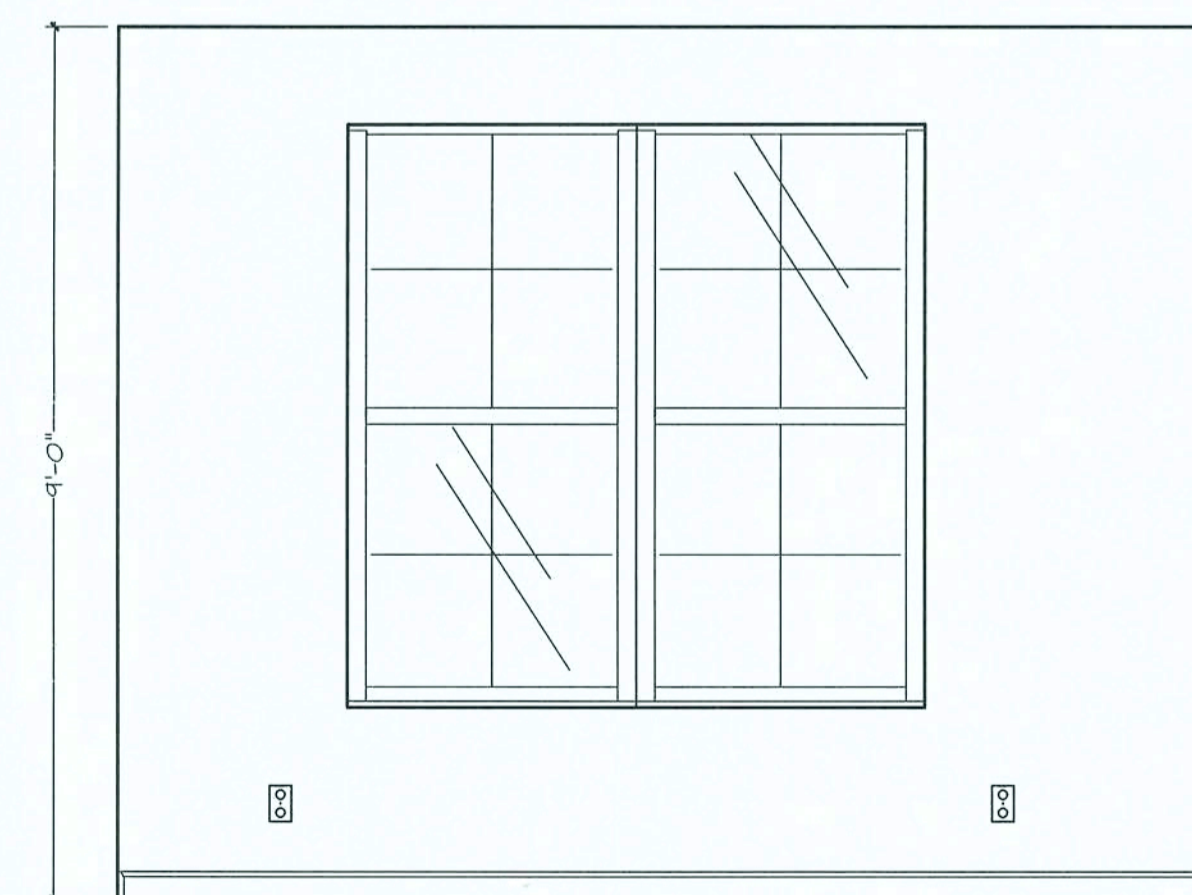
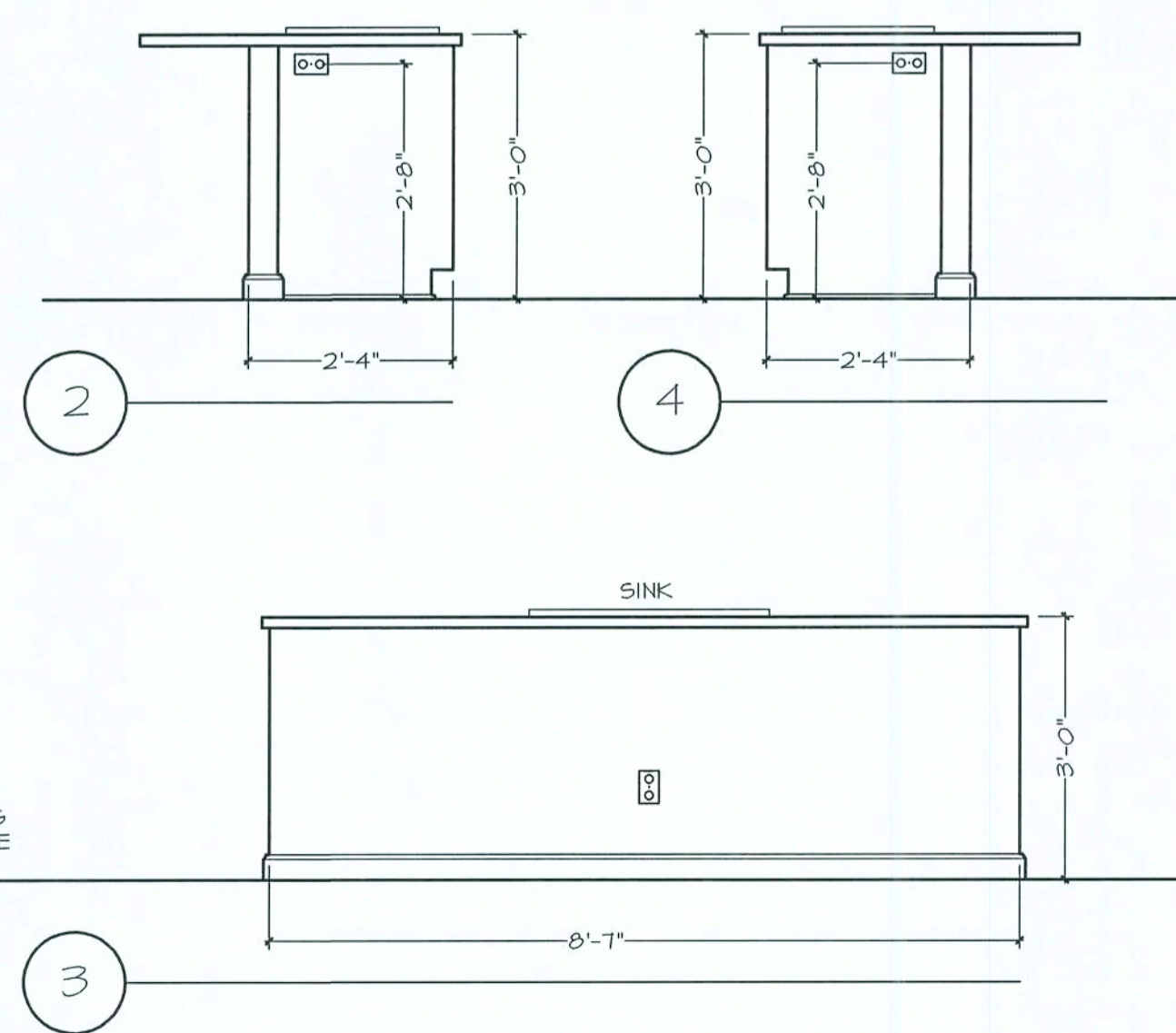
PLUMBING, TILE, BASE MLDG, DOOR CASING, & DECORATIVE LIGHTING & DECORATIVE MIRRORS ARE ILLUSTRATED FOR LOCATION PURPOSES ONLY. PLEASE REFER TO COMMUNITY STANDARDS FOR SIZES & SPECS.



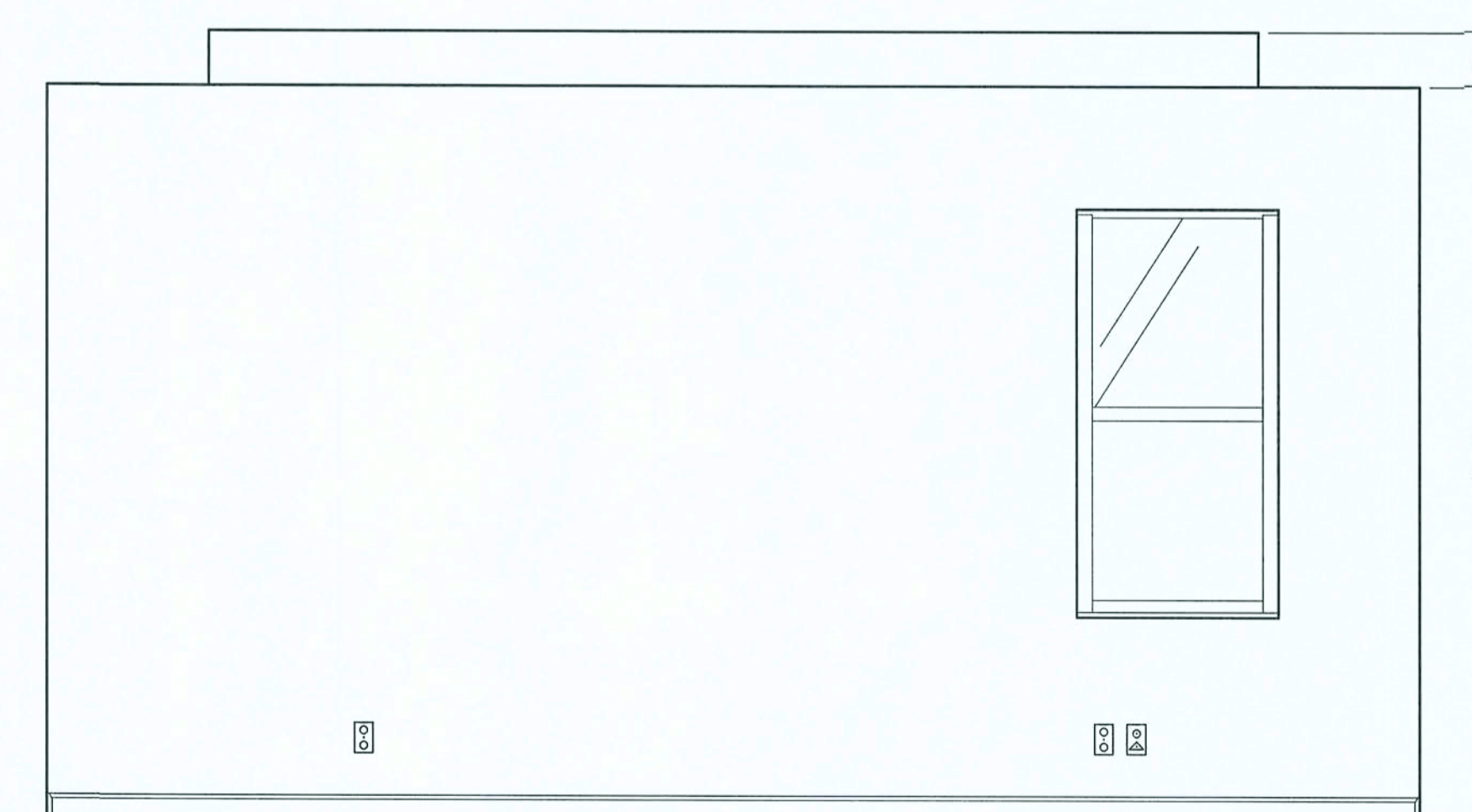
PLAN VIEW



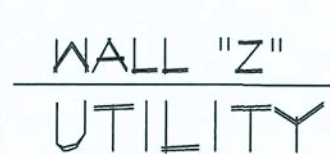
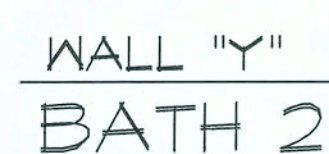
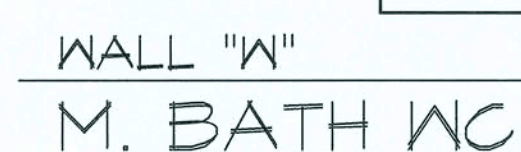
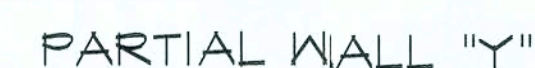
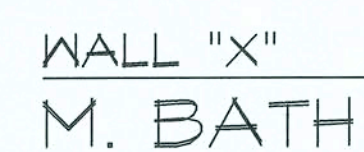
KITCHEN ISLAND



WALL "Z"  
DEN



WALL "Y"  
M. SUITE



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REFER TO CABINET SHOP DRAWINGS FOR  
CABINET & VANITY TOP DIMENSIONS

FOR STEPPED UPPER CABINETS:  
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TO OBTAIN SPECIFIED DEPTH.

THE TOE KICK IS 4".

PLUMBING, TILE, BASE MLDG, DOOR CASING, &  
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STANDARDS FOR SIZES & SPECS.

DESIGN SPECIFICATIONS

DESIGN CODE:  
2017 FLORIDA BUILDING CODE – RESIDENTIAL  
DESIGN IS VOID ONE YEAR AFTER THE DATE OF THE ORIGINAL PLANS,  
UNLESS PLANS HAVE BEEN REVISED FOR CODE COMPLIANCE.

DESIGN LOADS: ACTUAL AND UNIFORM

	ROOF	FLOOR
ROOF LOADING	(cd=1.25)	(cd=1.00)
TOP CHORD LIVE LOAD	20 psf	40 psf
TOP CHORD DEAD LOAD	7 psf (ARCH SHINGLES)	10 psf
TOP CHORD DEAD LOAD	20 psf (TILE SHINGLES)	10 psf
BOTTOM CHORD LIVE LOAD	10 psf	0 psf
BOTTOM CHORD DEAD LOAD	5 psf	5 psf

DEFLECTION CRITERIA:  
ROOF FRAMING: LIVE LOAD L/240 TOTAL LOAD L/180  
FLOOR FRAMING: LIVE LOAD L/360 & TOTAL LOAD L/240  
0.75" MAX ANY CASE

WIND LOADING:  
ASCE 7/10 FOR WIND UPLIFT, TRUSSES SHALL BE DESIGNED WITH A MIN. DEAD LOAD CONDITION OF 5 PSF TOP CHORD AND 5 PSF BOTTOM CHORD. REACTIONS CALCULATED FOR THE BEARING POINTS OF ROOF TRUSSES SHALL BE REDUCED SPECIFICALLY AT JOINTS. THE LIVE LOADS COMBINED WITH ROOF LIVE LOADS SHALL BE MULTIPLIED BY 0.75 WHEN COMBINED W/ DEAD LOAD.

BASIC WIND SPEED (ASCE 7-10) ----- 130 MPH  
IMPORTANCE FACTOR ----- 1.00  
MEAN ROOF HEIGHT ----- 20.0 FT  
ROOF PITCH ----- 6/12  
BUILDING CATEGORY ----- II  
EXPOSURE CATEGORY ----- C  
ENCLOSURE CLASSIFICATION ----- ENCLOSED  
INTERNAL PRESSURE COEFFICIENT ----- ± .18

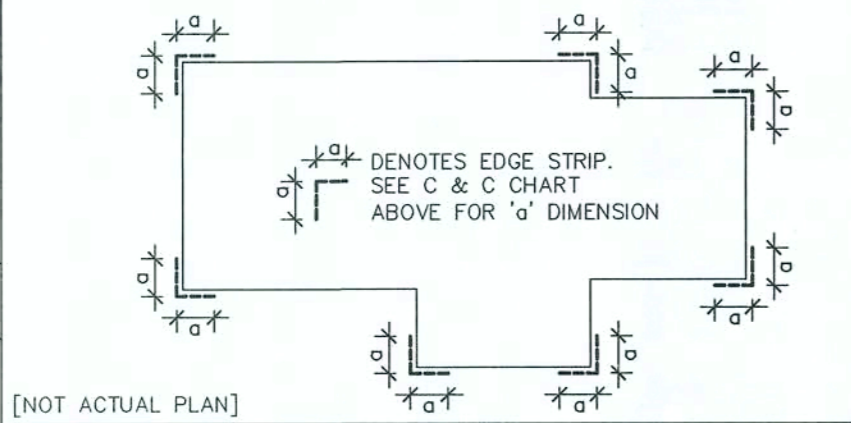
MATERIAL SPECIFICATIONS

HARDWARE AND ANCHORS:  
ANCHOR BOLTS & TIE RODS: SHALL BE IN ACCORDANCE WITH ASTM A 307 OR ASTM F 1554 GRADE 36.  
WASHERS: SHALL BE IN ACCORDANCE WITH ASTM A500 (GRADE B).  
NUTS: SHALL BE IN ACCORDANCE WITH ASTM A 563 GRADE A.  
METAL CONNECTORS: ALL METAL CONNECTORS WHICH ARE EXPOSED TO EXTERIOR SHALL BE GALVANIZED.  
REINFORCING STEEL: SHALL BE IN ACCORDANCE WITH ASTM A 615, GRADE 60.  
REINFORCING STEEL: SHALL BE ASTM A992, GRADE 50.  
WELDED WIRE FABRIC (WFF): SHALL BE ASTM A185.  
LAMINATED VENEER LUMBER (LVL): ALL LAMINATED VENEER LUMBER SHALL MEET OR EXCEED THE FOLLOWING DESIGN PROPERTIES – ELASTIC MODULUS (E), 900ksi, BENDING STRESS (Fb) 2600psi

COMPONENTS & CLADDING ALLOWABLE DESIGN PRESSURES

TRIBUTARY AREA (sf)	INTERIOR ZONE (PSF)	EDGE STRIP (PSF): a' = 4'-6"	GARAGE DOOR PRESSURES (PSF)
10	+25.6 – -21.7	+25.6 – -34.2	+22.9
50	+22.9 – -21.0	+22.9 – -28.8	+21.8
100	+21.8 – -22.9	+21.8 – -26.6	+23.9

- THE VALUES ABOVE ARE ALLOWABLE WIND PRESSURE VALUES (ASD). THE ABOVE WIND PRESSURES HAVE BEEN REDUCED BY 0.60 AS PERMITTED BY THE ALLOWABLE STRESS DESIGN METHODOLOGY. NO FURTHER REDUCTION SHALL BE PERMITTED.
- COMPONENT & CLADDING WALL ELEMENTS SHALL BE DESIGNED FOR BOTH POSITIVE AND NEGATIVE PRESSURES SHOWN IN TABLE ABOVE.
- LINEAR INTERPOLATION IS PERMISSIBLE.
- PLUS = PRESSURE AND MINUS = SUCTION.
- DESIGN OF WINDOWS/DOORS FASTENING TO THE WALL FRAMING IS THE RESPONSIBILITY OF THE WINDOW/DOOR MANUFACTURER & SUPPLIER & SHALL MEET THE ABOVE NOTED POSITIVE AND NEGATIVE PRESSURES.



SCOPE OF SERVICE

MEANS AND METHODS:  
THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES; FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE FOR ANY OF THEM TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

LIMITS OF STRUCTURAL ENGINEERING DESIGN RESPONSIBILITIES:  
THE ITEMS SPECIFICALLY DESIGNED BY THE STRUCTURAL ENGINEER ARE LIMITED TO THE FOLLOWING: CONTINUOUS LOAD PATH FOR WIND UPLIFT, WOOD PANEL SHEARWALLS, WALL FRAMING AND REQUIRED SHEATHING AND HEADERS; LVL SUPPORTING ROOF FRAMING; ITEMS NOT SPECIFICALLY DESIGNED PRE-ENGINEERED WOOD FLOOR AND ROOF TRUSSES, FLOOR FRAMING NOT SPECIFICALLY ADDRESSED, TRUSS-TO-TRUSS CONNECTION, AND ANY ARCHITECTURAL, MECHANICAL OR ELECTRICAL SYSTEM.

GENERAL NOTES & CONSTRUCTION SPECIFICATIONS

FLOOR SHEATHING SPECIFICATIONS:  
23/32" T&G OSB OR PLYWOOD SHEATHING, GLUE AND NAIL WITH 10d COMMON @ 6" O.C. EDGE & FIELD.

ROOF SHEATHING SPECIFICATIONS:  
SHINGLE – MIN. 7/16", 24/16, APA RATED OSB OR PLYWOOD SHEATHING, NAILED W/ 0.113x2" RING SHANK NAILS @ 6" O.C. EDGE & 6" O.C. FIELD (AT GABLE ENDS DECREASE EDGE NAIL SPACING TO 4" O.C. WITHIN 4'-0" OF ROOF EDGE).

TILE – MIN. 15/32" 32/16, APA RATED PLYWOOD SHEATHING, NAILED W/ 0.113x2" RING SHANK NAILS @ 6" O.C. EDGE & 6" O.C. FIELD (AT GABLE ENDS DECREASE EDGE NAIL SPACING TO 4" O.C. WITHIN 4'-0" OF ROOF EDGE).

METAL – MIN. 1/2", 24/16, APA RATED PLYWOOD SHEATHING, NAILED W/ 0.113x2" RING SHANK NAILS @ 6" O.C. EDGE & 6" O.C. FIELD (AT GABLE ENDS DECREASE EDGE NAIL SPACING TO 4" O.C. WITHIN 4'-0" OF ROOF EDGE).

WALL SHEATHING SPECIFICATIONS:  
FLEXIBLE FINISH – MIN. 7/16", 24/16, APA RATED OSB OR PLYWOOD SHEATHING, FASTENED W/ 8d @ 6" O.C. EDGE AND 6" O.C. FIELD. SHEATHING SHALL EXTEND FULL HEIGHT FROM BOTTOM PLATE TO UPPER TOP PLATE. FLEXIBLE FINISH WALLS INCLUDE: WOOD, CEMENT, OR VINYL SIDING, HARDI PANEL & BRICK. ALL OTHER WALL SHALL BE CONSIDERED BRITTLE FINISH.

STUCCO FINISH – MIN. 7/8", 24/16, APA RATED OSB OR PLYWOOD SHEATHING, FASTENED W/ 8d @ 6" O.C. EDGE AND 6" O.C. FIELD. SHEATHING SHALL ORIENTED WITH THE LONG DIMENSION PERPENDICULAR TO THE STUDS. CONTRACTOR MAY USE 3/8" STRUCTURAL 1 GRADE SHEATHING OR 13/32" OSB SHEATHING AND ORIENT THE PANELS VERTICALLY.

MASONRY SPECIFICATIONS:  
MASONRY HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 530-05, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 530.1-05. GROUT SHALL BE IN ACCORDANCE WITH ASTM C476 WITH A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 2000 psi PER ASTM C1019. GROUT SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE OF 3/8" PLACED AT AN 8" TO 11" SLUMP. MORTAR SHALL CONFORM TO ASTM C270 AND TYPE M OR S. TYPE N MORTAR MAY BE USED IN BRICK VENEER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL FLASHING.

CONCRETE MASONRY UNITS (CMU):  
CMU SHALL BE IN ACCORDANCE WITH ASTM C90-75, HOLLOW LOAD-BEARING (CMU), TYPE 1, GRADE N-1, NORMAL WEIGHT, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 psi (f'm=1500 psi). GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT IN 5'-0" MAXIMUM LISTS PROVIDE CLEANOUTS PER ACI 530.1-02 IN THE BOTTOM OF COURSE OF MASONRY WHEN THE WALL HEIGHT EXCEEDS 5'-0".

MASONRY STENWALLS: ALL CONCRETE MASONRY UNITS SHALL BE COMPOSED OF ASTM C90E, E GRADE 4-1 HOLLOW CONCRETE MASONRY UNITS WITH TYPE 'S' MORTAR. WALL COURSING SHALL BE RUNNING BONDS, STACK BOND SHALL NOT BE USED. GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT WITH 3000 PSI PEA RATED CONCRETE GROUT. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE 48 BAR DIAMETERS. ALL EXTERIOR WALLS SHALL BE REINFORCED FULL HEIGHT WITH #4 @ 4'-0" O.C. MAX. AND AT EACH CORNER, WALL END, AND WALL INTERSECTIONS, PROVIDE CONTINUITY OF REINFORCING AT INTERSECTIONS OF PERPENDICULAR MASONRY ELEMENTS BY INSTALLING CORNER BARS, MINIMUM OF 40 BAR DIAMETERS INTO EACH ELEMENT. AT STENWALLS CONSTRUCTED OF 6 OR MORE COURSES, PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICALLY, (EVERY OTHER COURSE), AND VERTICAL REINF. SHALL BE INCREASED AS NOTED ON 1/S1.0. UNLESS NOTED OTHERWISE, LAP JOINT REINFORCING SHALL BE A MINIMUM OF 6".

CONCRETE SPECIFICATIONS:  
ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318-08, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 301. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE AT GARAGE AND PORCH SLABS SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI.

GENERAL NOTES:  
FOOTING AND FOUNDATIONS:  
FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODES. FOOTING HAVE BEEN DESIGNED WITH A SOIL BEARING (DESIGN MAXIMUM) OF 2000 PSF. A SOILS INVESTIGATION REPORT IS RECOMMENDED TO VERIFY SUITABLE SUBSURFACE CONDITIONS. IF THE FOUNDATION IS FOUND TO BE UNSTABLE SOIL, THE ENGINEER SHALL BE NOTIFIED. SOIL SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE (CLAY) SOILS. SOIL COMPACTATION AND FILL SHALL BE COMPACTED TO A MIN. OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.

FOUNDATION PLAN ONLY CONVEYS STRUCTURAL INFORMATION. FOR GENERAL FEATURES, CONDUITS, ELECTRICAL EMBEDS, STEP HEIGHTS, ETC., SEE ARCHITECTURAL PLANS. DO NOT SCALE FOOTING DIMENSIONS AND LOCATION FROM THE FOUNDATION PLAN SHOWN ON S1.0. DO NOT DETERMINE FOOTING LOCATION BASED ON EITHER THE ARCHITECTURAL PLAN OR FRAMING PLAN, BUT BY DIMENSIONS PROVIDED ON FOUNDATION PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINED ON PLAN THEN CONTACT ENGINEER OF RECORD (EOR).

UNLESS OTHERWISE NOTED ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 3" IN FOOTINGS AND MESH SHALL BE CENTERED IN SLAB ON GRADE. IN ALL CONTINUOUS FOOTINGS PROVIDE #3 @ 48" O.C. OR ROD CHAIRS. PROVIDE CONTINUITY OF REINFORCING AT INTERSECTIONS OF PERPENDICULAR CONCRETE ELEMENTS BY INSTALLING CORNER BARS, MINIMUM OF 40 BAR DIAMETERS INTO EACH ELEMENT. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE 48 BAR DIAMETERS.

CONCRETE SLABS ON GRADE:  
SHALL BE INSTALLED OVER 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. SAWCUTS: FOR CONTROLLED CRACKING CUT A 1" SAWCUT INTO SLAB IN A 12"x12" GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT, PROVIDE SAWCUTS THROUGH OUT SLAB CALL EOR FOR ALTERNATIVE METHODS.

WOOD FRAMING SPECIFICATIONS:  
ALL WOOD FRAMING HAS BEEN DESIGNED IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION, LATEST EDITION. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESURE-TREATED. IF, ACQ OR NON-DOT BORATE PRESERVATIVE TREATMENT IS USED, ALL ATTACHED FASTENERS SHALL BE HOT DIPPED GALVANIZED. IF AZCA PRESERVATIVE IS USED, ALL ATTACHED FASTENERS SHALL BE STAINLESS STEEL.

PRE-ENGINEERED WOOD TRUSSES:  
SHALL BEAR THE SEAL OF AN ENGINEER IN THE STATE WHERE PROJECT IS BEING BUILT AND SHALL COMPLY WITH NFPA, TPI, AND AISC 100. CONTRACTOR SHALL VERIFY THAT ADEQUATE TRUSS BEARING IS INSTALLED AT ALL TRUSSES AS INDICATED IN THE TRUSS SHOP DRAWINGS. ALL TRUSS-TO-TRUSS CONNECTIONS AND TRUSS PROFILES ARE THE RESPONSIBILITY OF THE DELEGATED TRUSS ENGINEER. ALL TRUSSES SHALL HAVE TEMPORARY BRACING PER "COMMENTARY" AND RECOMMENDATION FOR HANDLING, INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES, HUI-91". AT MULTIPLE STRAP CONNECTIONS, SPREAD STRAPS TO AVOID NAILING CONFLICTS THROUGH TRUSS. WHEN USING (2) STRAPS ON SINGLE PLY TRUSSES, PLACE STRAPS DIAGONALLY ACROSS DBL. TOP PLATE FROM EA. OTHER.

ROOF COVERING SPECIFICATIONS:  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE ROOF COVERING SYSTEM. ASPHALT SHINGS SHALL COMPLY WITH ASTM D3161 AND BE INSTALLED ACCORDING TO THE MANUFACTURER'S REQUIREMENTS. CLAY AND TILE ROOFS SHALL BE INSTALLED PER THE "CONCRETE AND CLAY ROOF TILE INSTALLATION MANUA," AND THE MANUFACTURER'S REQUIREMENTS. STANDING SEAM METAL ROOFS SHALL COMPLY WITH ASTM E1514 AND BE INSTALLED ACCORDING TO THE MANUFACTURER'S REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL METAL FLASHING AND VALLEY MATERIALS.

WATERPROOFING:  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN/INSTALLATION OF ALL WATER PROOFING.

WOOD FASTENING SCHEDULE

MEMBERS	CONNECTION TYPE	FASTENER
TOP PLATE TO TOP PLATE	FACE NAIL	2-GUN NAILS @ 12" STAG.
TOP PLATE, LAPS/INTERSECTION	FACE NAIL	(2-16d) 3-GUN NAILS
DBL. TOP PLATE TO STUD	FACE NAIL	(2-16d) 3-GUN NAILS
RIM JOIST TO TOP PLATE	TOE NAIL	(8d @ 6") GUN NAIL @ 6"
CEILING JOIST TO TOP PLATE	TOE NAIL	(3-8d) 5-GUN NAILS
CEILING JOIST, OVER PARTITIONS	FACE NAIL	(3-16d) 4-GUN NAILS
CEILING JOIST TO ROOF RAFTER	FACE NAIL	(6-16d) 8-GUN NAILS
JOIST/TRUSS TO PLATE	TOE NAIL	(2-16d) 3-GUN NAILS
RAFTER TO PLATE	TOE NAIL	(3-8d) 3-GUN NAILS
JACK RAFTER TO HIP	TOE NAIL	(3-10d) 4-GUN NAILS
ROOF RAFTER TO 2x6 RIDGE BM.	TOE NAIL	(2-16d) 3-GUN NAILS
CONT. HEADER, TWO PIECES	FACE NAIL	16d @ 16" O.C. @ EDGE
CONT. HEADER TO STUD	TOE NAIL	(3-16d) 4-GUN NAILS
STUD TO SOLE PLATE	TOE NAIL	(3-16d) 4-GUN NAILS
SOLE PLATE TO JOIST/BLOCKING	FACE NAIL	(16d @ 16") GUN NAIL @ 6"

BRICK NOTES / LINTEL SCHD

LINTEL DIMENSION	MIN. BRG.	MAX. SPAN
L3/2x3 1/2x1/4	4"	6'-0"
L4x3 1/4x1/4	6"	8'-0"
L5x3 1/2x1/4	6"	10'-0"
L6x3 1/2x1/4	6"	12'-0"
L7x3 1/2x1/4	6"	16'-0"

1. STEEL LINTELS TO BE MINIMUM 36" LINTEL MUST HAVE CORROSION RESISTANT COATING OF IPOXY BASED PAINT.

2. LINTEL MORE THAN 8'-0", SHOULD BE Laterally SUPPORTED NOT TO EXCEED 6 FT. O.C. w/ 2"x4"x3" WDS SCREWS INTO HEADER PROVIDE A 1/2" VERTICAL SLOTTED HOLE FOR SCREW.

3. BRICK VENEER ATTACHMENT: HORIZONTAL TIES @ 24" O.C., VERT. TIES @ 12" O.C. (FOR 10mph WIND-ZONE VERT. TIES @ 16" O.C.). AT ALL OPENINGS SPACES WITHIN 12" OF OPENINGS, PROVIDE 7/8" WEEP HOLES @ 33" O.C. IMMEDIATELY ABOVE FLASHING.

PLAN LEGEND AND ABBREVIATIONS

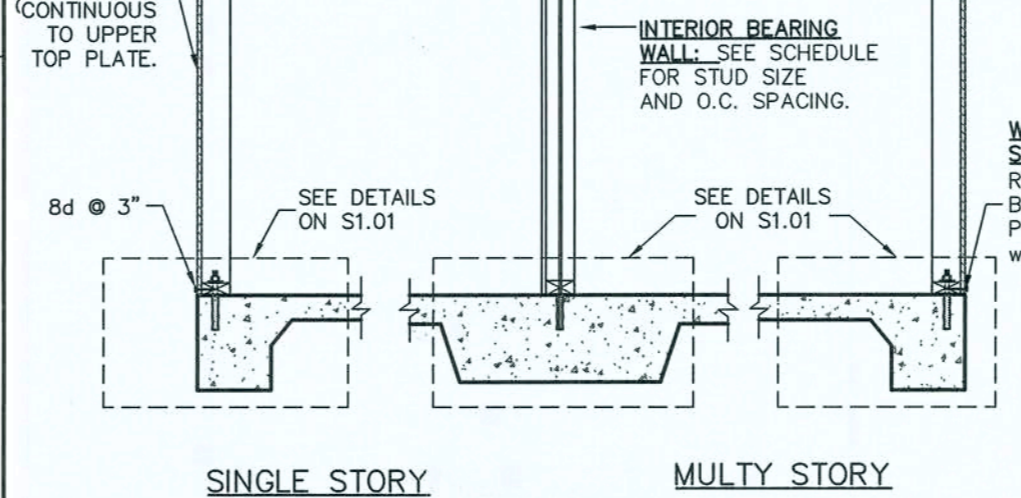
INTERIOR LOAD BEARING WALL	BUILT-UP POST IN THE WALL
GABLE X-BRACE, SEE DETAIL 10/S0.1	(2)2x8-1/2" HEADER SIZE, JACK AND KING STUD QUANTITY.
DESIGNATES SHEARWALL. THE HIDDEN LINE DESIGNATES SIDE OF WALL THE SHEARWALL SHEATHING TO BE APPLIED. 8d @ 3/6" DESIGNATES 8d COMMONS @ 3" O.C. EDGE & 6" O.C. "IN THE FIELD"	
ADJ – ADJACENT BM – BEAM BOT – BOTTOM BRG – BEARING CMU – CONCRETE MASONRY UNIT DBL – DOUBLE DIA – DIAMETER EA – EACH EE – EACH END EOR – ENGINEER OF RECORD EQ – EQUAL EXT – EXTERIOR FBD – FLORIDA BUILDING CODE FND – FOUNDATION FT – FOOT FTG – FOOTING HOR – HEADER HORIZ – HORIZONTAL LBS – POUNDS	LG – Long MANUF – Manufacture MONO – Monolithic OC – On Center OSB – Oriented Strand Board PERP – Perpendicular PRE ENG – Pre Engineered PSF – Pounds per Square Foot PSI – Pounds per Square Inch PT – PRESSURE TREATED QT – Quick Tie EXT – EXTERIOR SFB – Square Foot SPF – Spruce Pine Fir TYP – Typical UNO – Unless Otherwise Noted VERT – Vertical WFF – Welded Wire Fabric

USP CONNECTORS

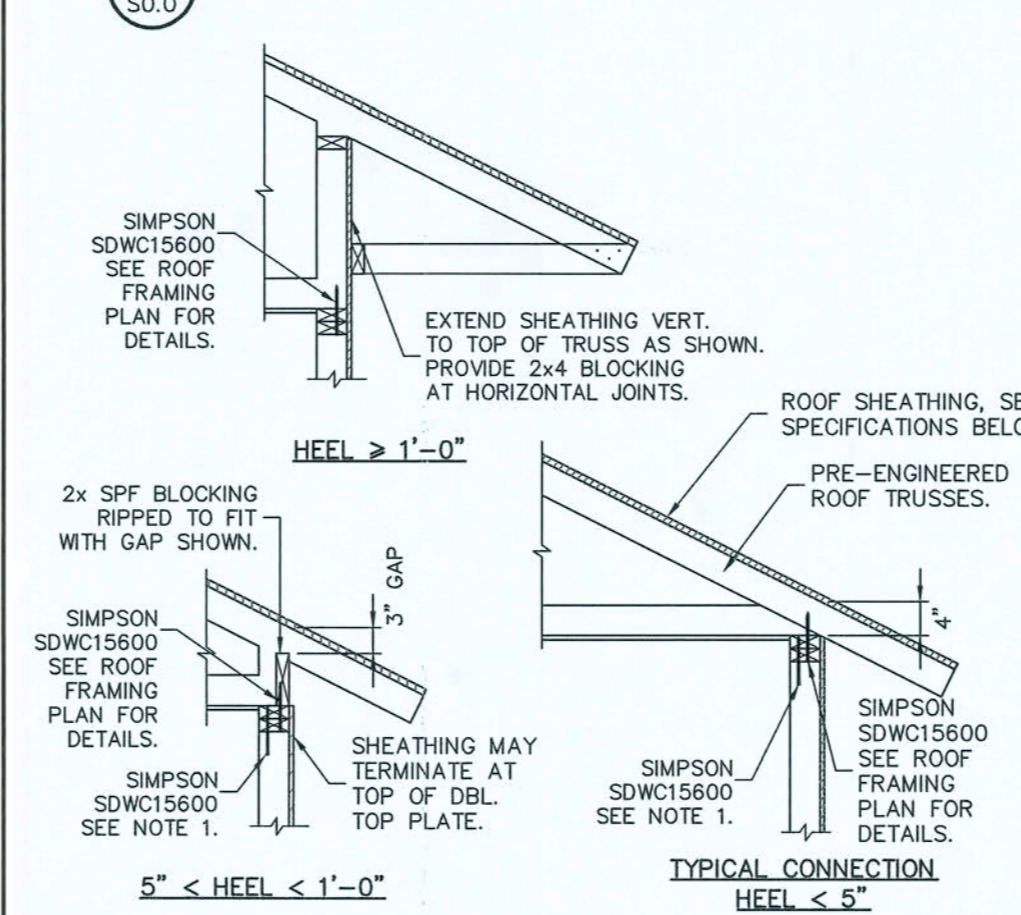
CONNECTOR	UPLIFT SYP	SPF	FASTENERS	FL# CODE
USP A35	450	450	(9)10d11 1/2"	10446.4
USP RT7	585	495	(3)8d EA. END	11479.3
USP RT8A	775	650	(9)10d11 1/2" EA. END	10456.6
USP MTW12	1195	860	(7)10d11 1/2" EA. END	13872.3
USP HTW20	1450	1245	(12)10d11 1/2" EA. END	13872.3
USP MSTA24	1640	1455	(9)10d EA. END	13872.4
USP MSTA36	2065	2065	(13)10d EA. END	13872.8
USP LTS208	1105	1105	1/2" @ ROD TO FTG.	10655.113
USP JUS28	1305	1305	(6)10d TO HEADER	10531.36
USP HTT16	4290	4290	3/4" @ ROD TO FTG.	11496.2
USP HTT22	5370	5370	3/4" @ ROD TO FTG.	13872.5
USP PAU44	2535		3/4" @ ROD w/ (12)16d	13872.5
USP PAU66	2535		3/4" @ ROD w/ (12)16d	10852.1
USP MSTM24	1545	1455	(5)1/4"x2'-1/4" TAPCONS	

SIMPSON CONNECTORS

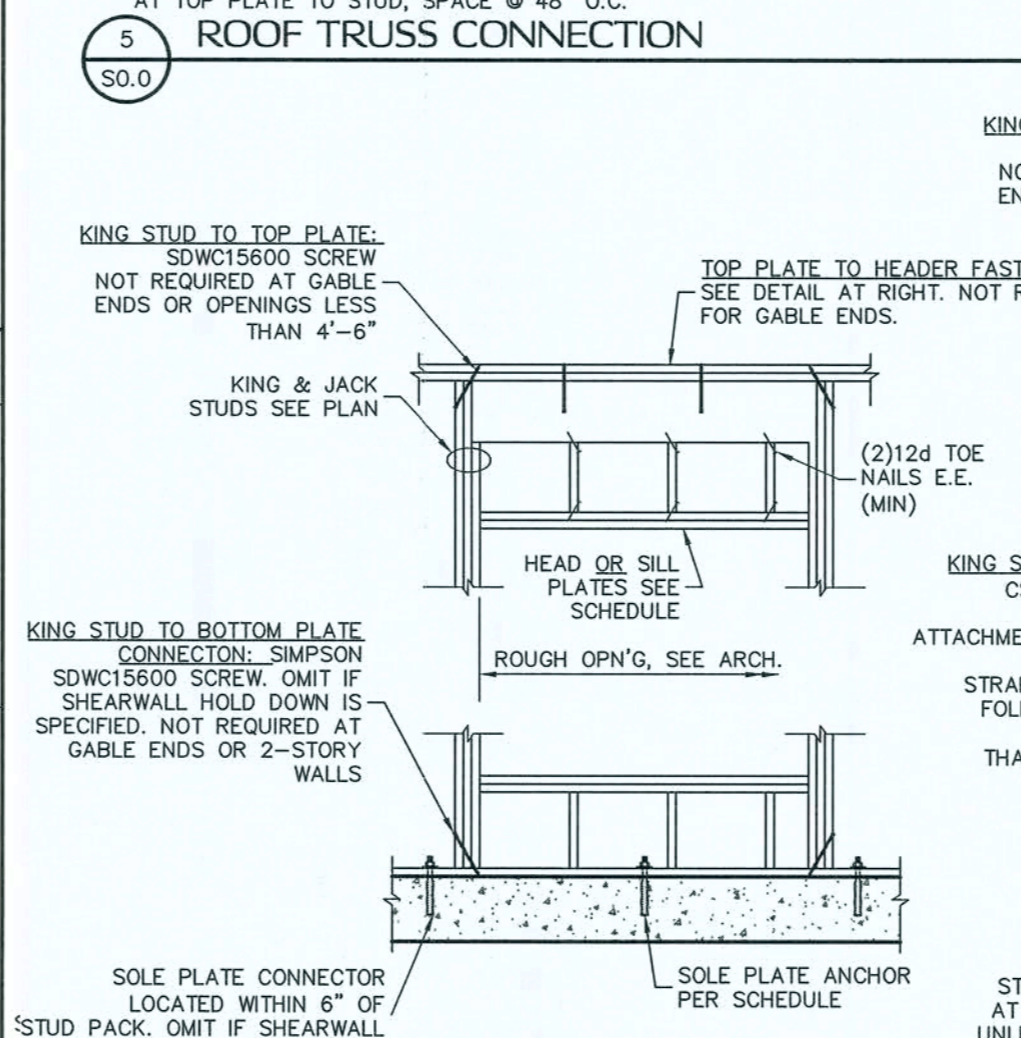
CONNECTOR	UPLIFT SYP	SPF	FASTENERS	FL# CODE
A35	450	450	12-8d11 1/2"	10446.4
H25T	600	520	5-8d EA. END	11479.3
HTS16	1150	1085	16-10d EA. END	10456.6
HTS12	1000	860	7-10d11 1/2" EA. END	10456.6
HTS20	1450	1245	24-10d11 1/2" EA. END	13872.3
MSTA24	1765	1270	9-10d EA. END	13872.4
MSTA36	2050	1870	15-10d EA. END	13872.8
HTT4	3480	3080	1-1/2" @ ROD TO FTG.	11496.2
HTT5	5250	4670	32-16d TO TRUSS/BREAM	11496.2
LU528	930	780	1-1/2" @ ROD TO FTG.	10655.113
HU410	905	785	4-10d TO JOIST	10531.36
ABU44	2200		3/4" @ ROD EPOXIED 6" MIN	10849.6
ABU66	2300		3/4" @ ROD EPOXIED 6" MIN	10849.6
SET	N/A	N/A	SIMPSON EPOXY-TIE	11506.4
LTT208	1675	1675	10-16d TO STUD/BEAM/POST	11496.3
LSTA12	805	695	1-1/2" @ ROD TO FTG.	13872.5
CS16	1705	1705	13-8d	10852.1



TYP. WALL SECTIONS



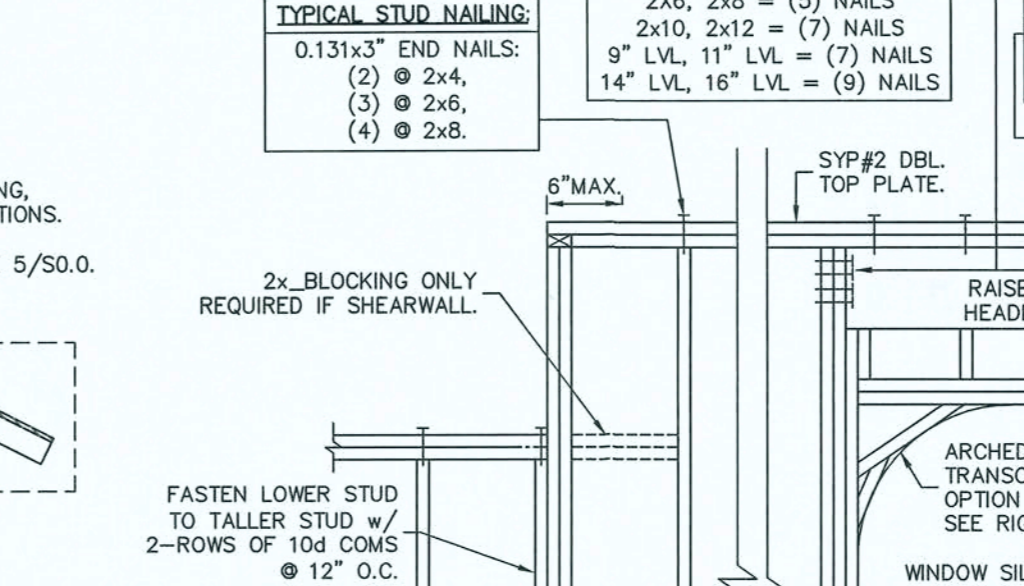
ROOF TRUSS CONNECTION



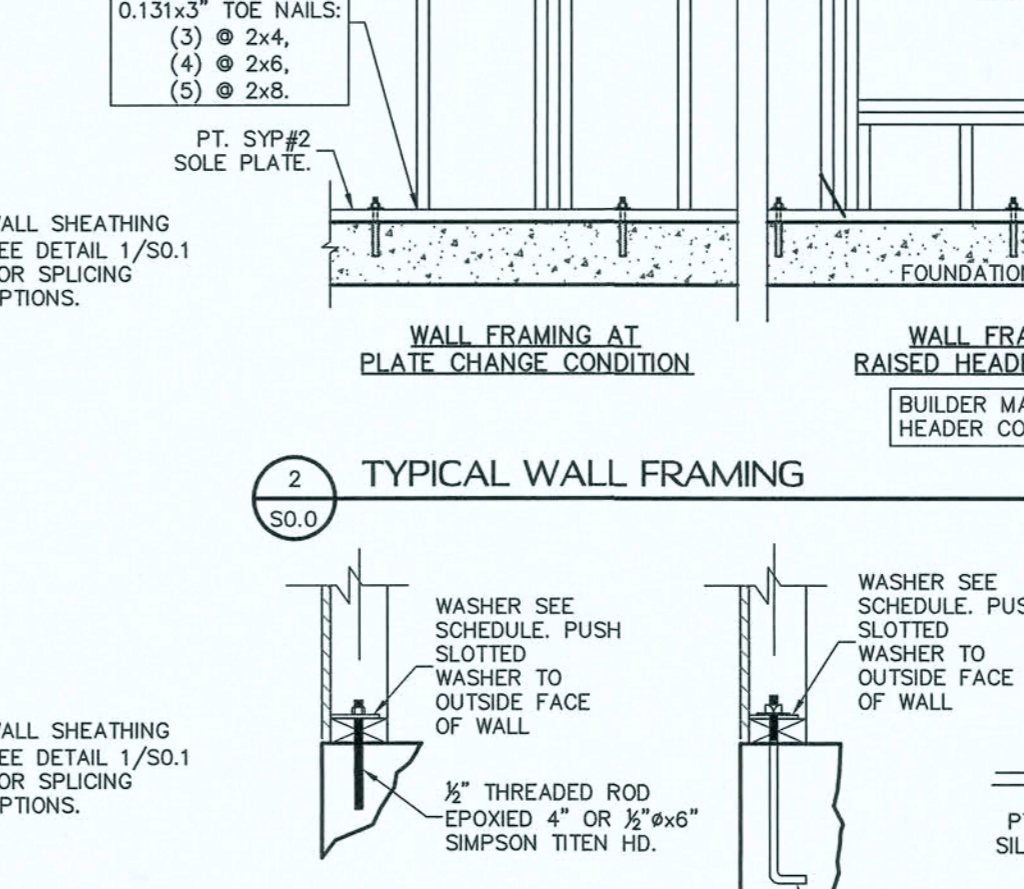
TYPICAL HEADER STRAPPING



TYPICAL STUD NAILING



TYPICAL SOLE PLATE NAILING

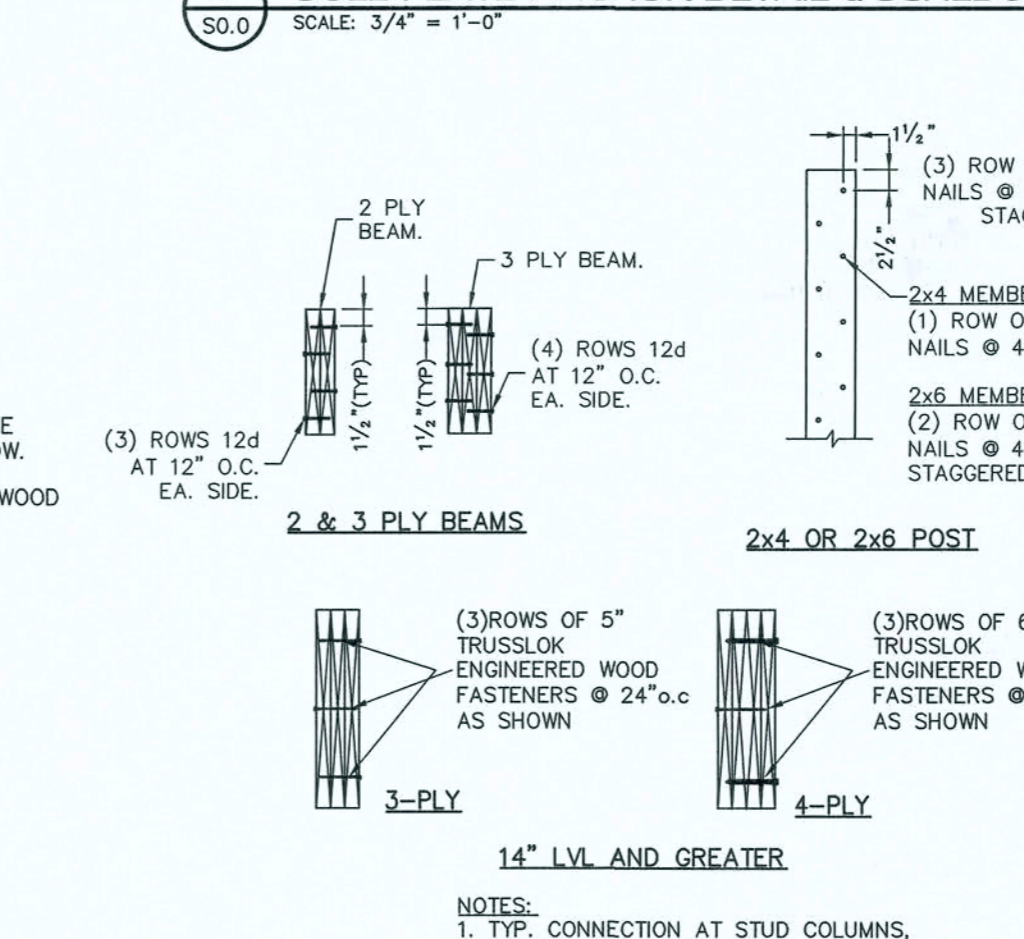


SOLE PLATE ANCHOR SCHEDULE

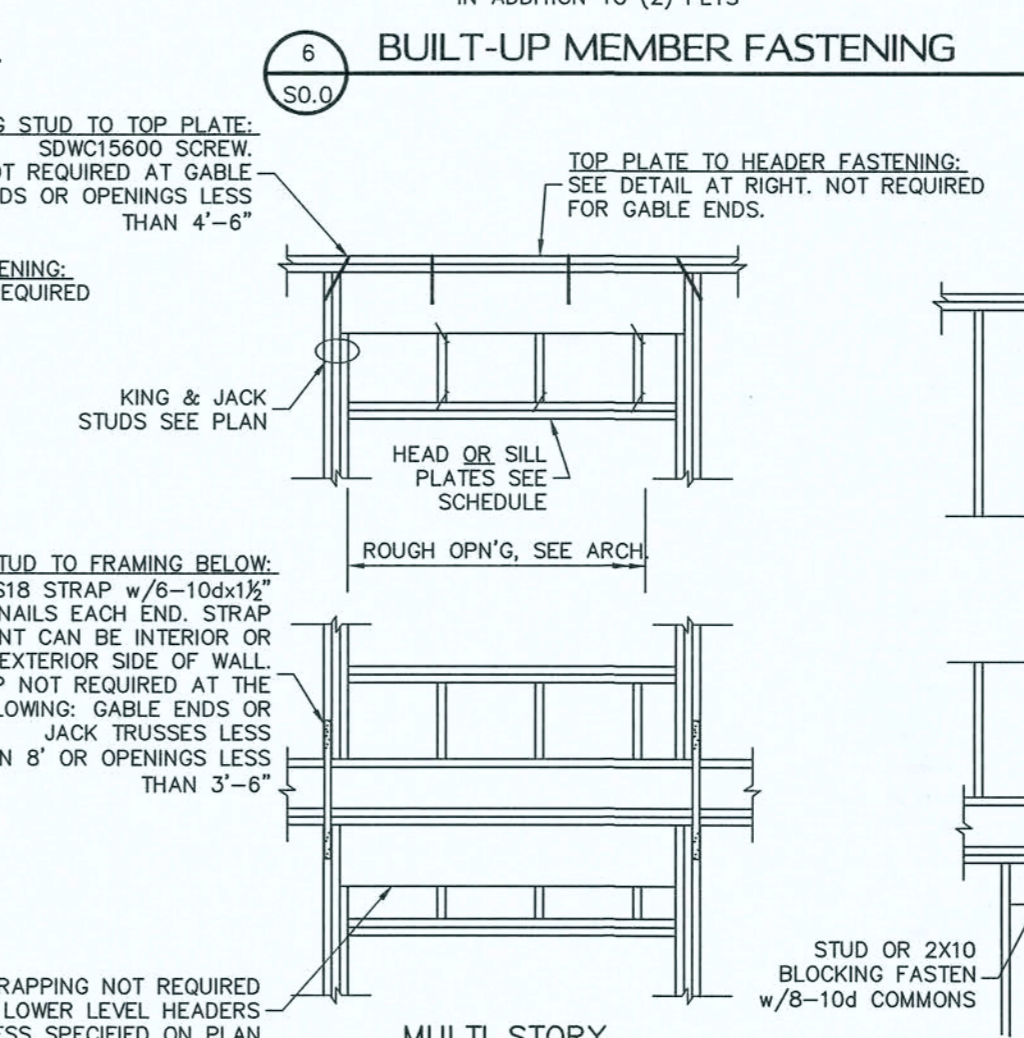
ANCHOR	EXT. WALL SPACING	SHEARWALLS SPACING	WASHER SPEC	EMBEDMENT DEPTH	MIN. EDGE DISTANCE
TITEN HD	42"	24"	2x24/16"	3x3x0.229"	4"
EPOXY	42"	24"	2x24/16"	3x3x0.229"	4"
L-BOLT	42"	24"	2x24/16"	3x3x0.229"	7"

NOTES:  
1. SOLE PLATE ANCHORS ARE REQUIRED AT ALL EXTERIOR WALLS AND ADJACENT TO CORNERS AND PLATE BREAKS.  
2. 3x3 WASHERS SHALL BE SLOTTED.  
3. AS AN ALTERNATE TO THE 3"x3"x3/4" PLATE WASHER, A 3"x3"x3/4" W/ 1/2"x6" ROUND STEEL WASHER MAY BE USED.

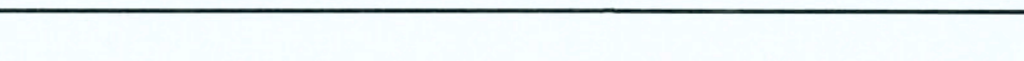
SOLE PLATE ANCHOR DETAIL & SCHEDULE



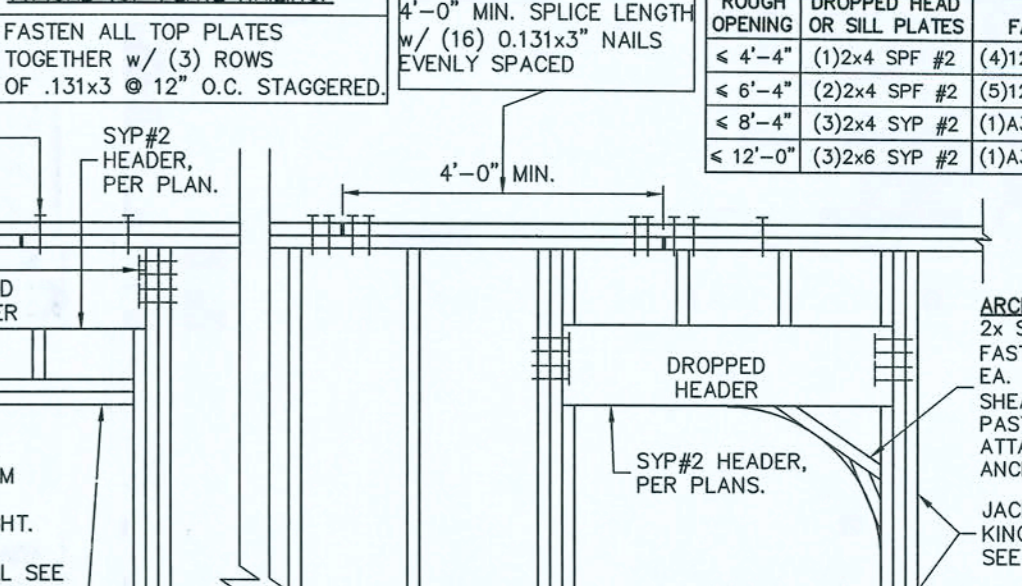
BUILT-UP MEMBER FASTENING



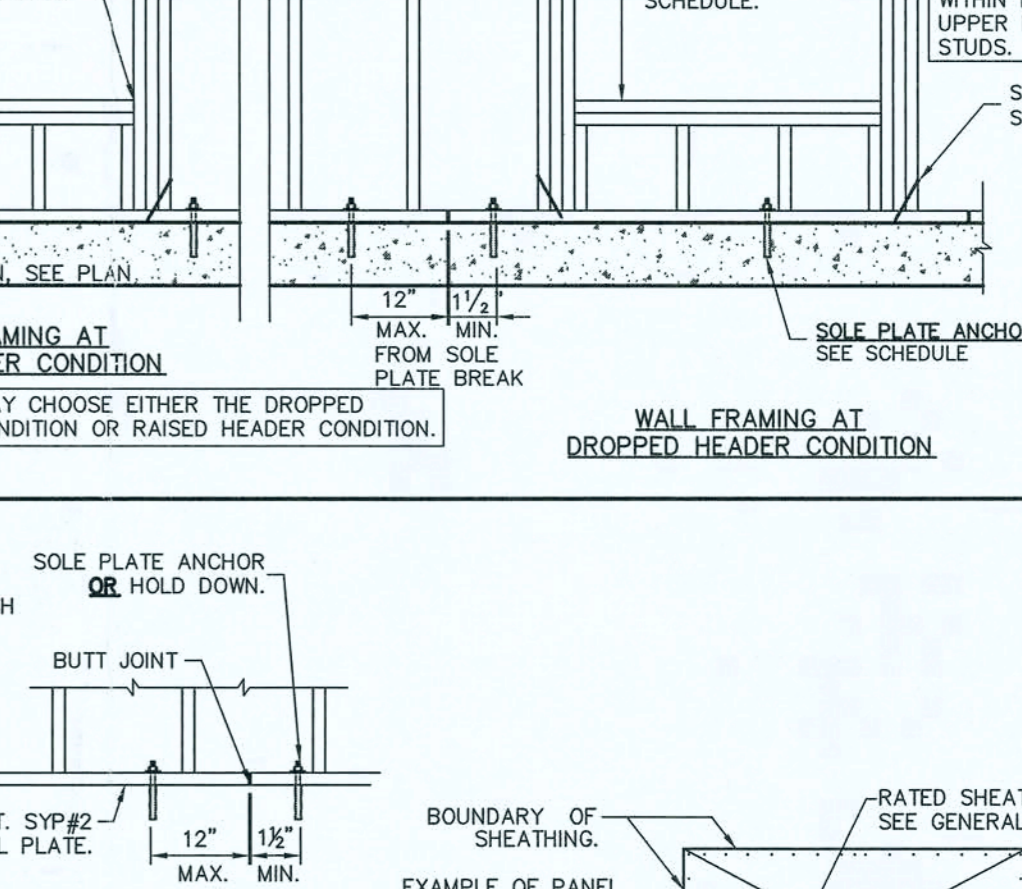
MULTI STORY (STACKED WINDOWS)



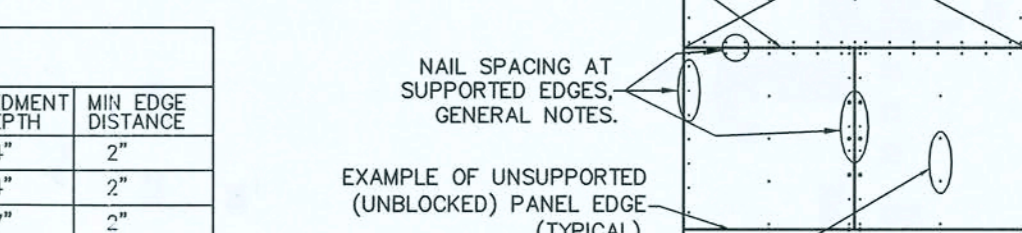
TYPICAL DOUBLE TOP PLATE SPOUSE



WINDOW SILL SCHEDULE

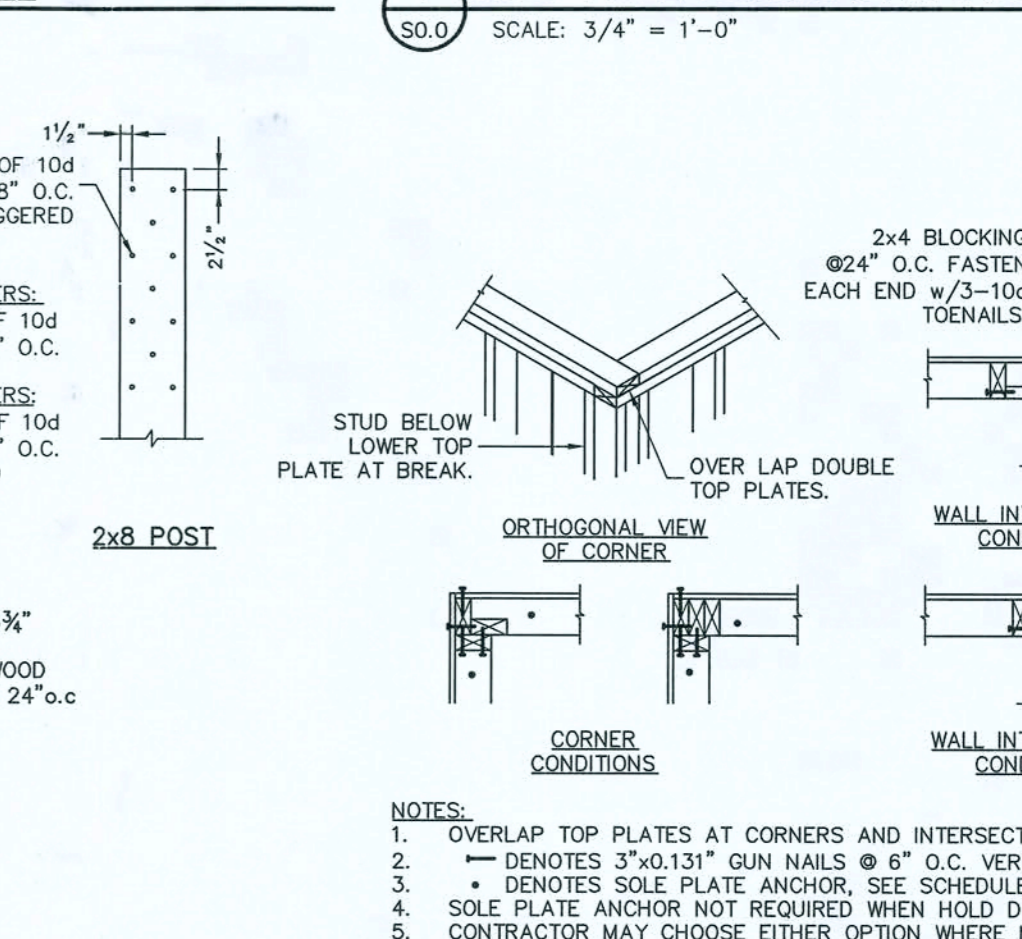


ROOF AND FLOOR SHEATHING NAILING

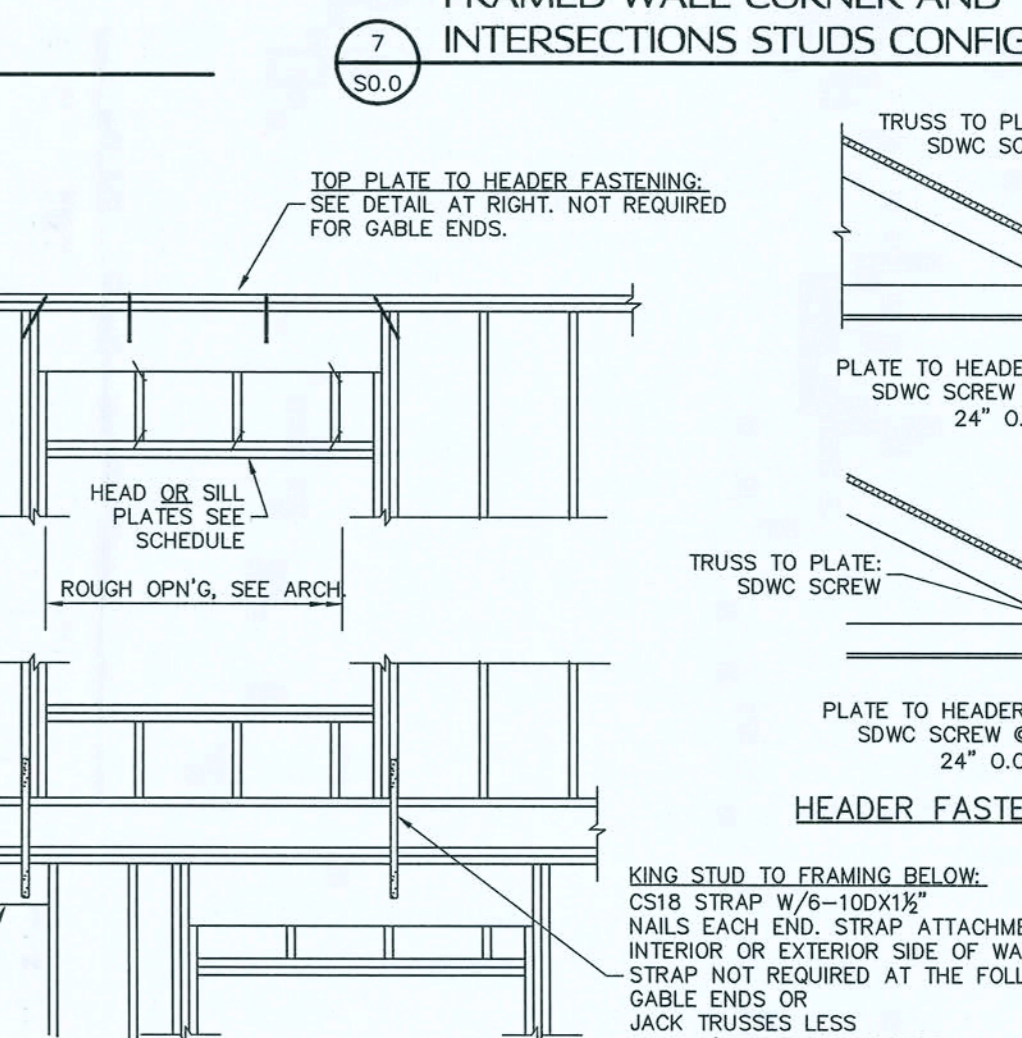


NOTES:  
1. OVERLAP TOP PLATES AT CORNERS AND INTERSECTIONS.  
2. DENOTES 3"x0.131" GUN NAILS @ 6" O.C. VERTICAL.  
3. DENOTES SOLE PLATE ANCHOR, SEE SCHEDULE.  
4. SOLE PLATE ANCHOR NOT REQUIRED WHEN HOLD DOWN IS INSTALLED.  
5. CONTRACTOR MAY CHOOSE EITHER OPTION WHERE MULTIPLE OPTIONS ARE SHOWN.

FRAMED WALL CORNER AND INTERSECTIONS STUDS CONFIGURATIONS



TRUSS TO PLATE: SDWC SCREW



TRUSS TO PLATE: SDWC SCREW



SABO STRUCTURAL ENGINEERING  
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CHRISTOPHER J. SABOURIN  
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PLAN NAME  
FOX RESIDENCE  
SSE No.  
BZCE-19-0233

ISSUE DATE  
PERMIT 071809

REVISIONS DATE

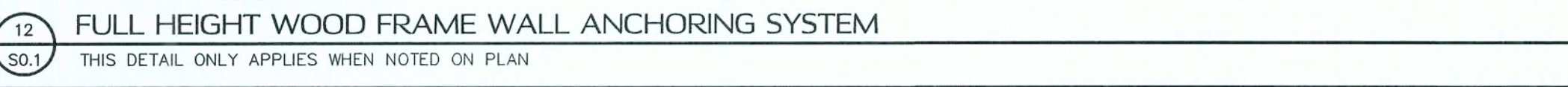
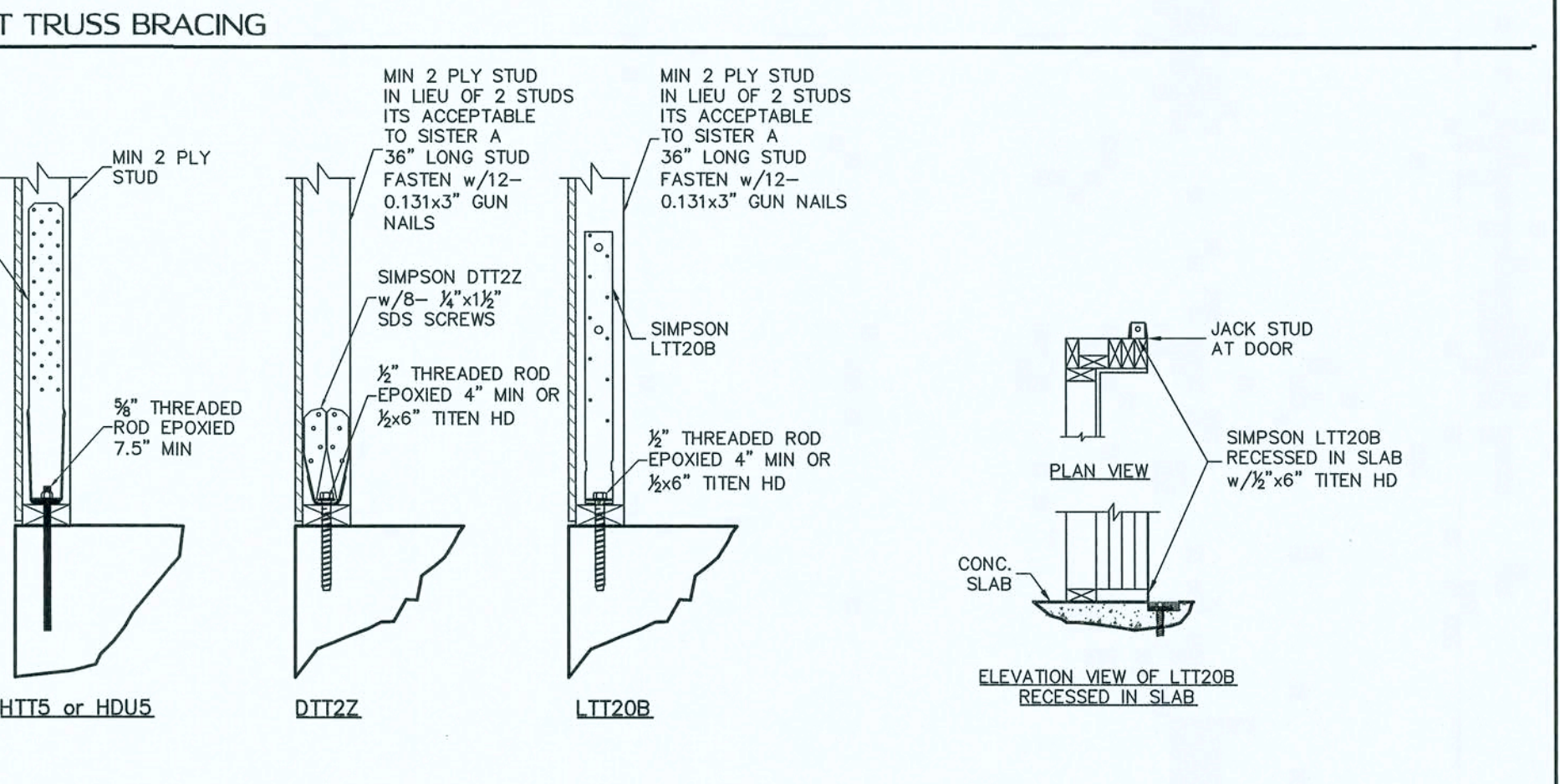
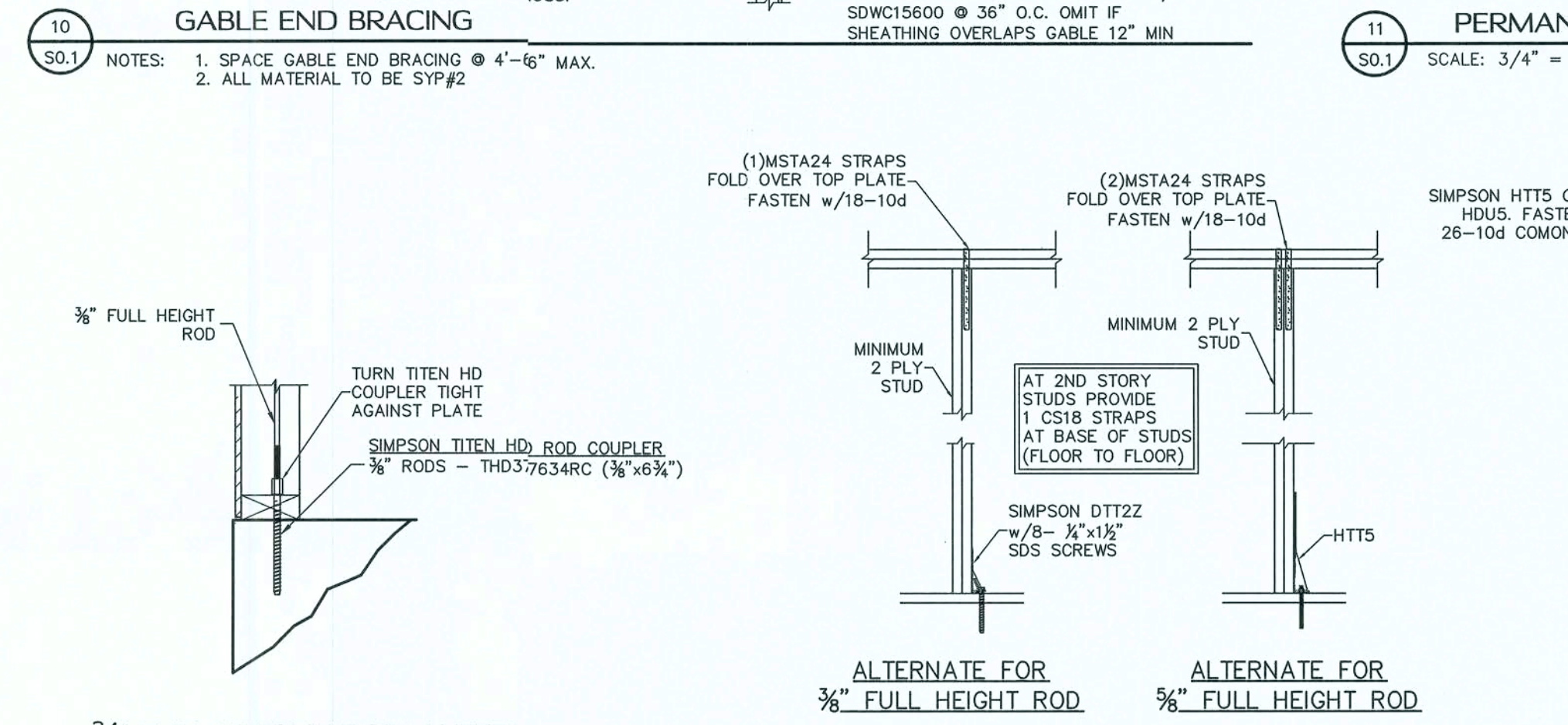
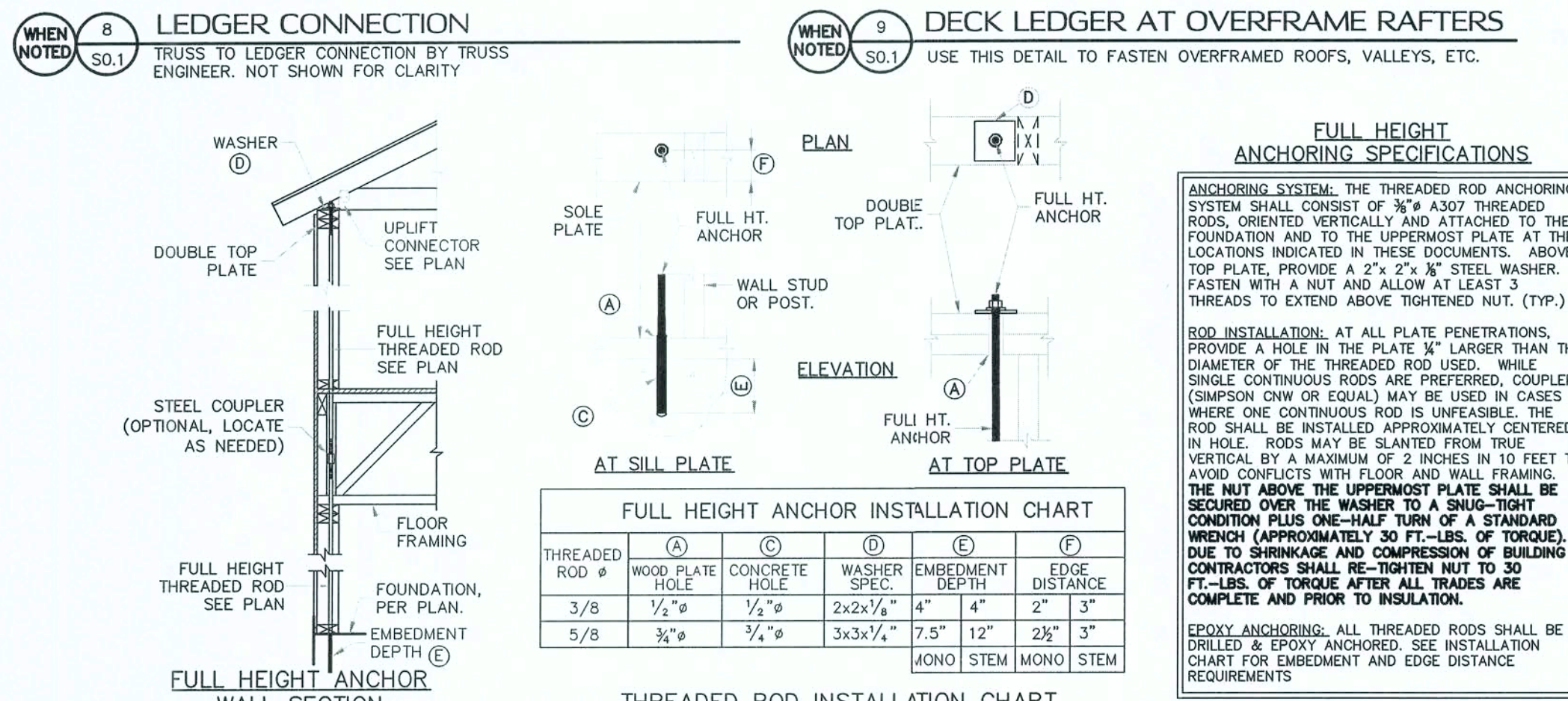
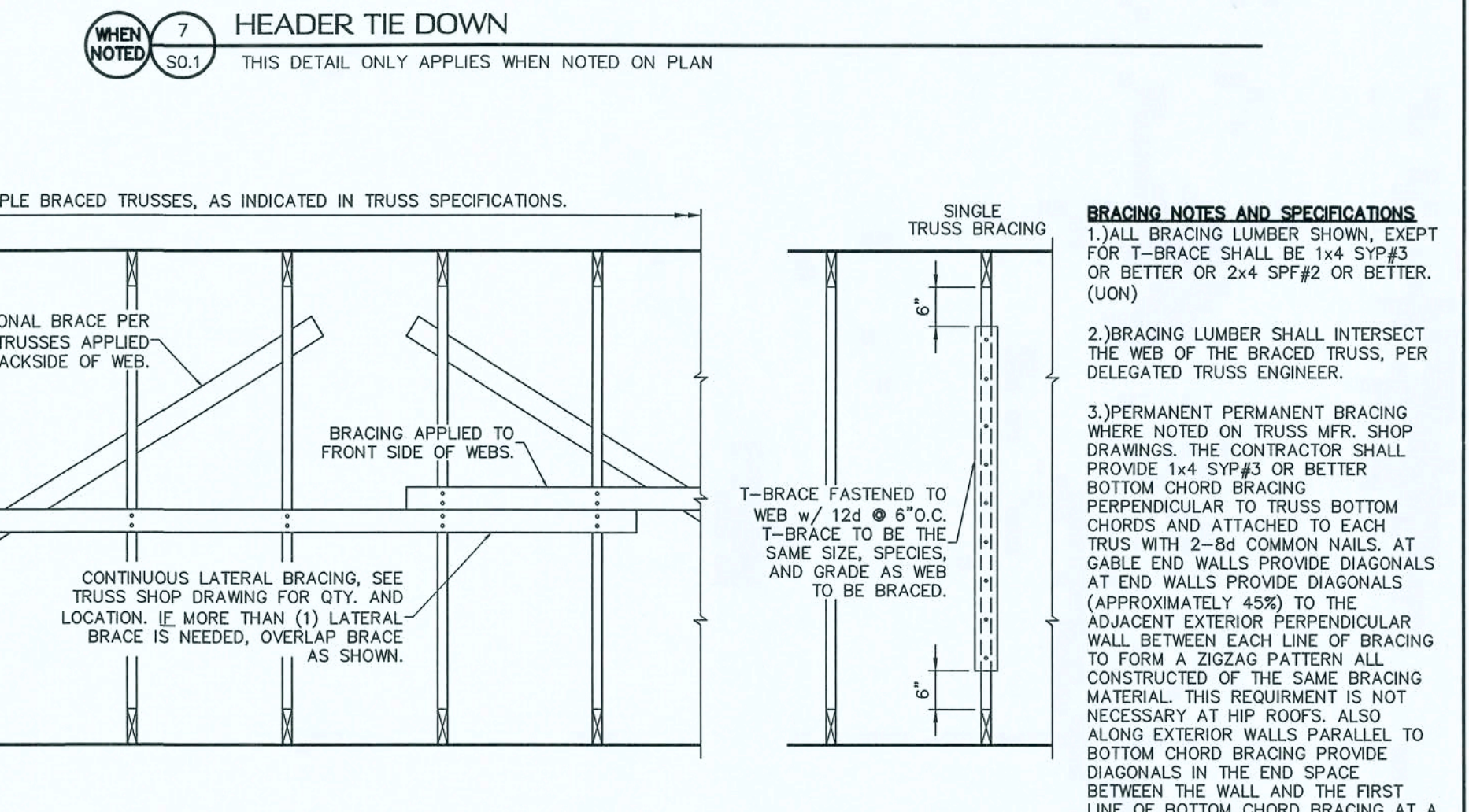
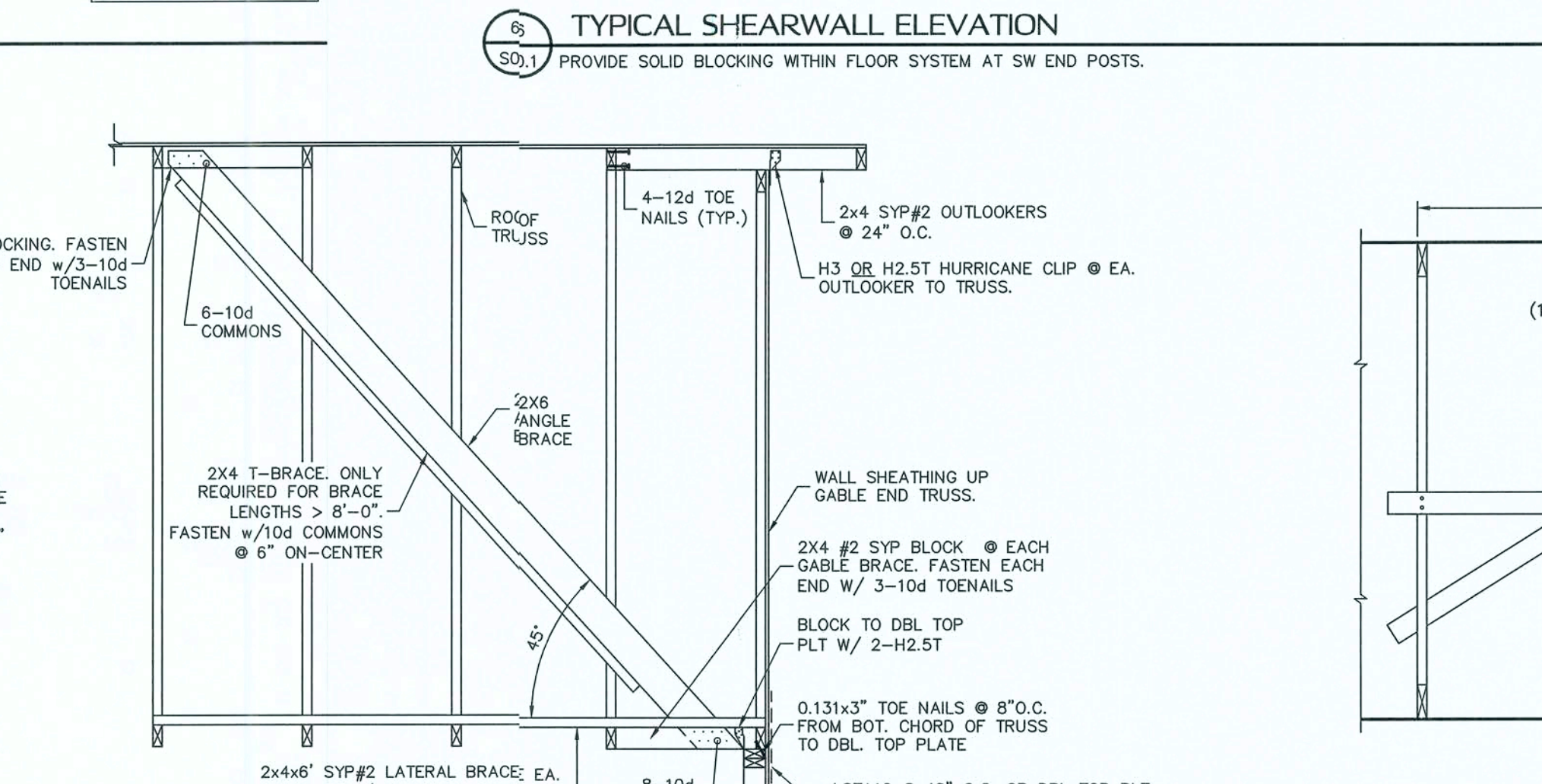
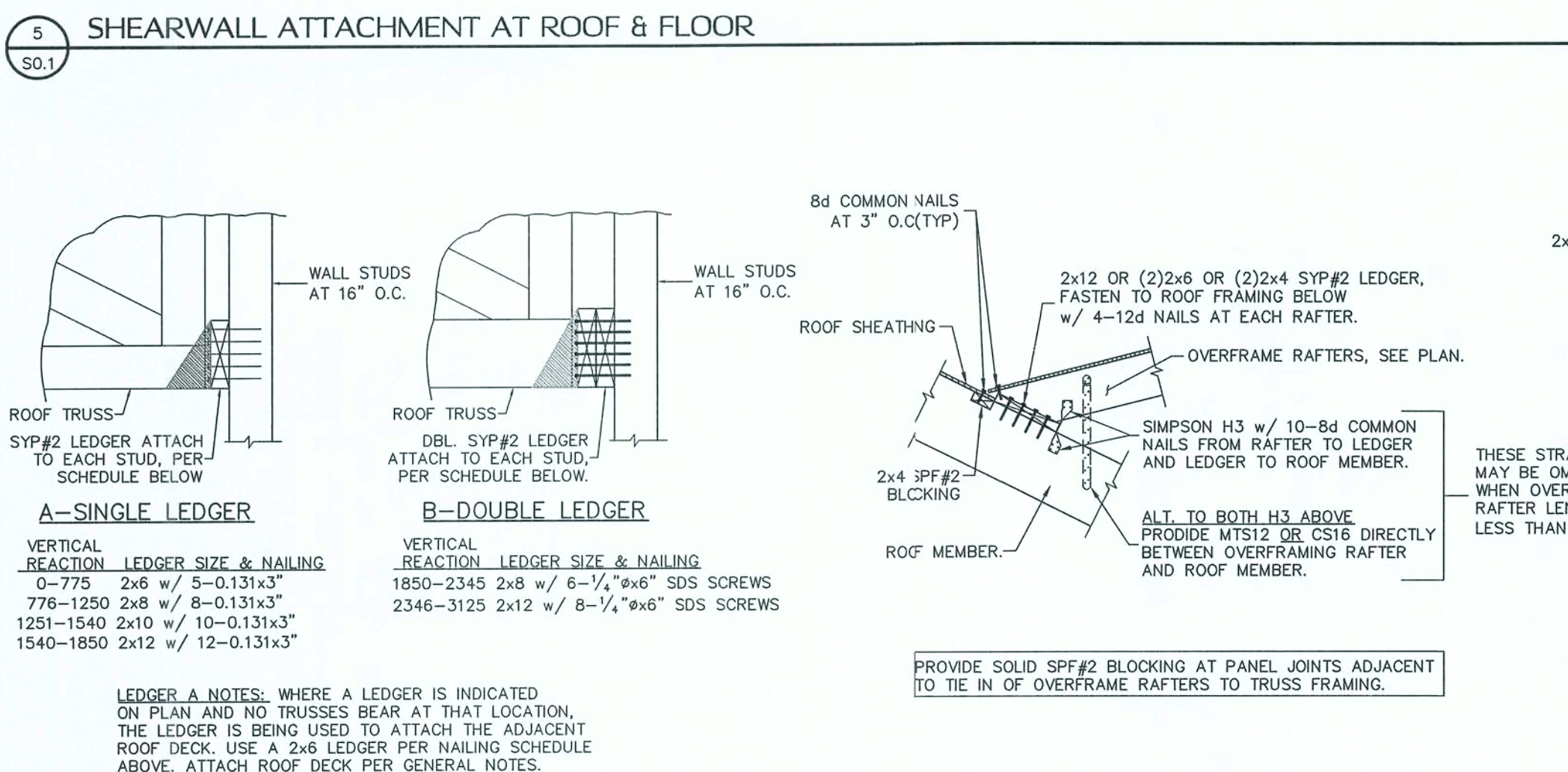
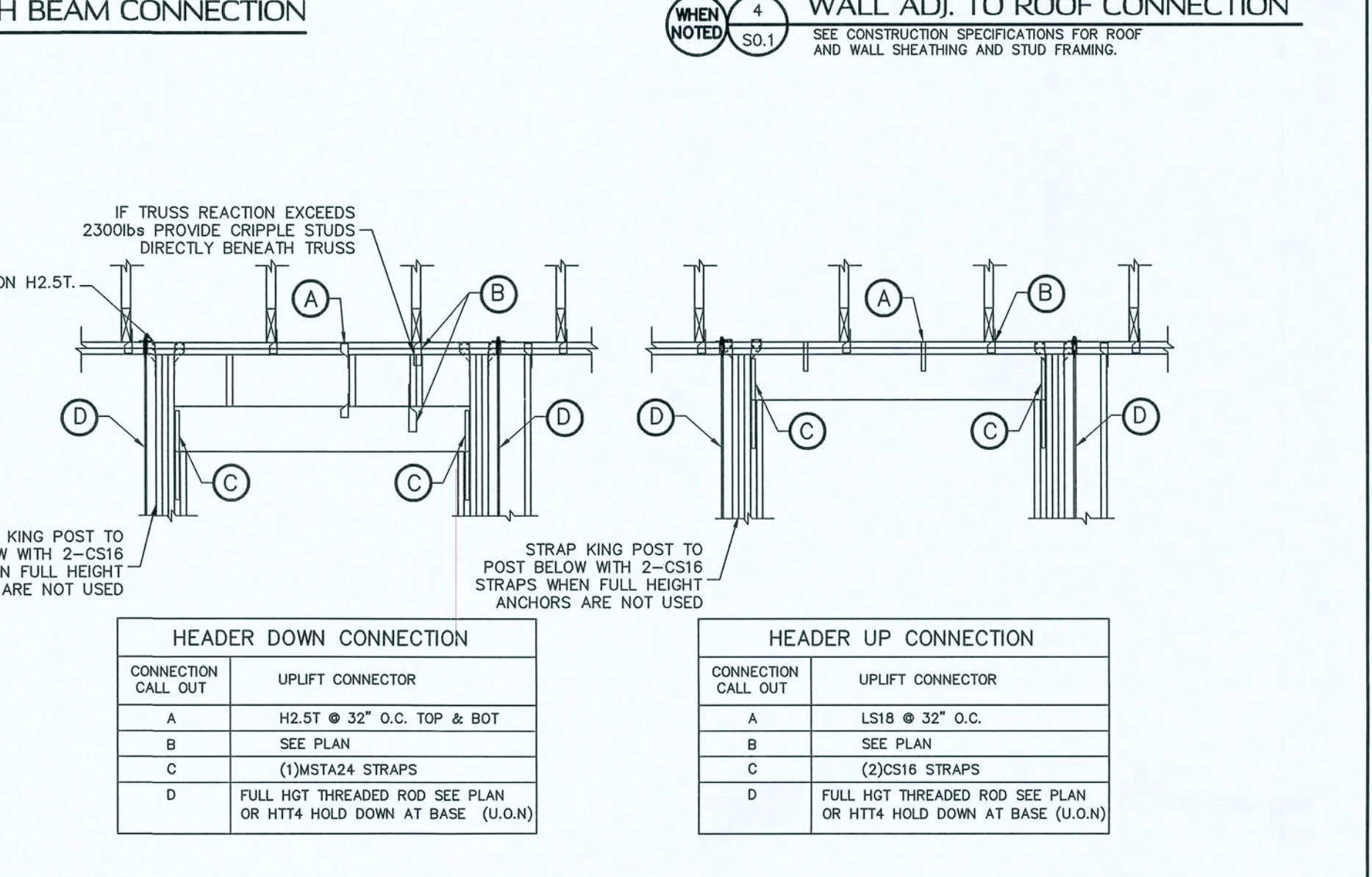
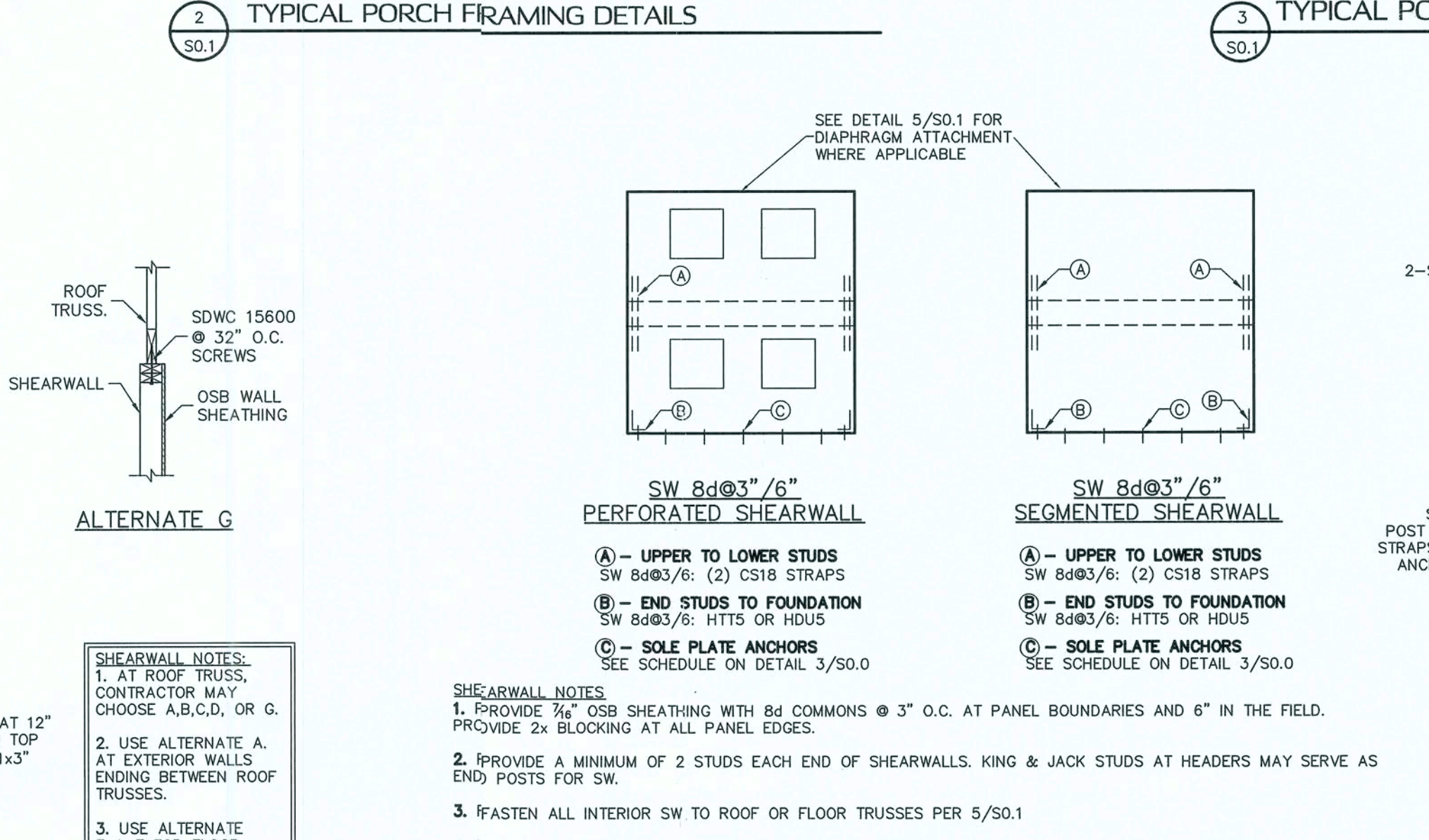
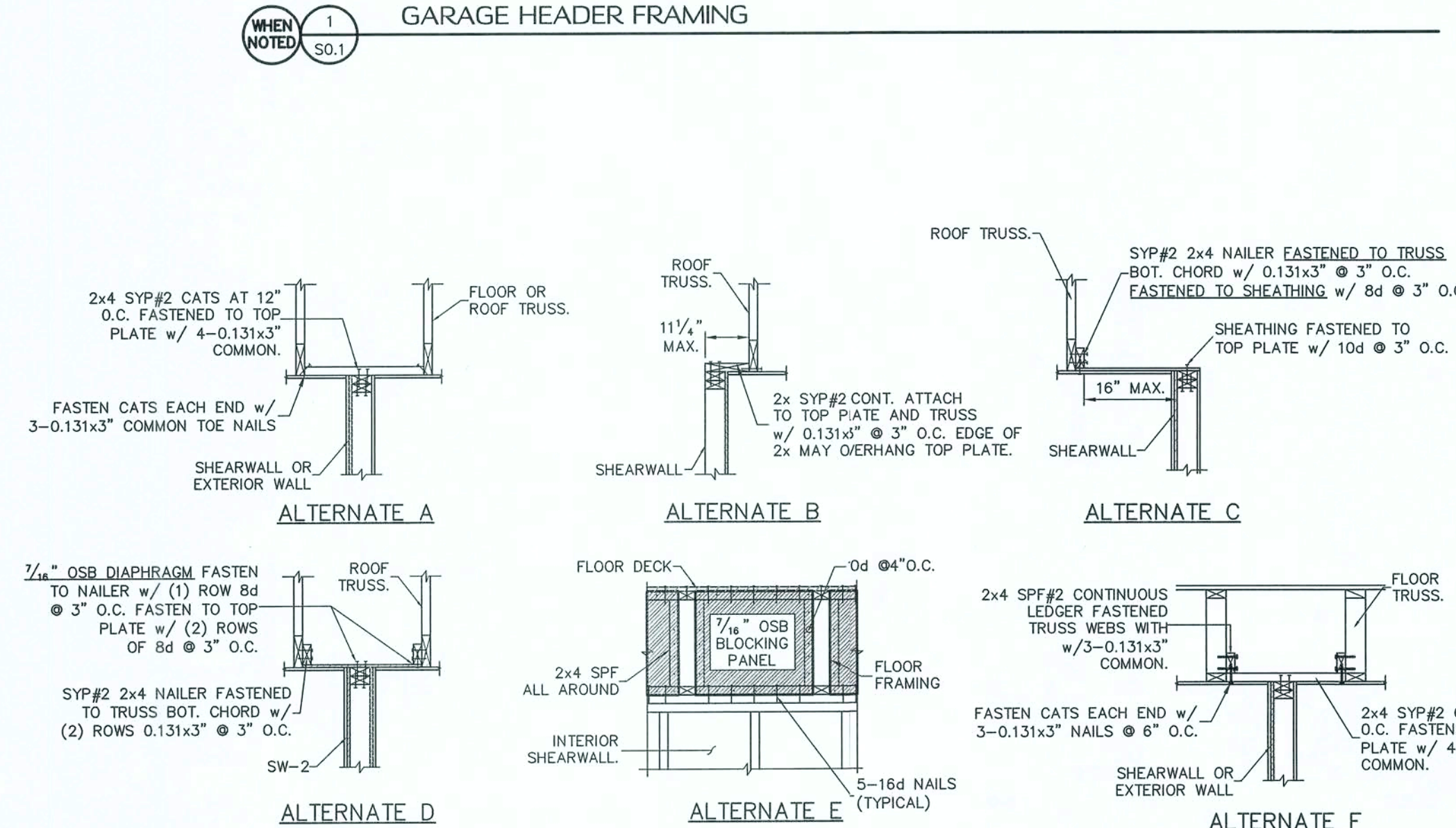
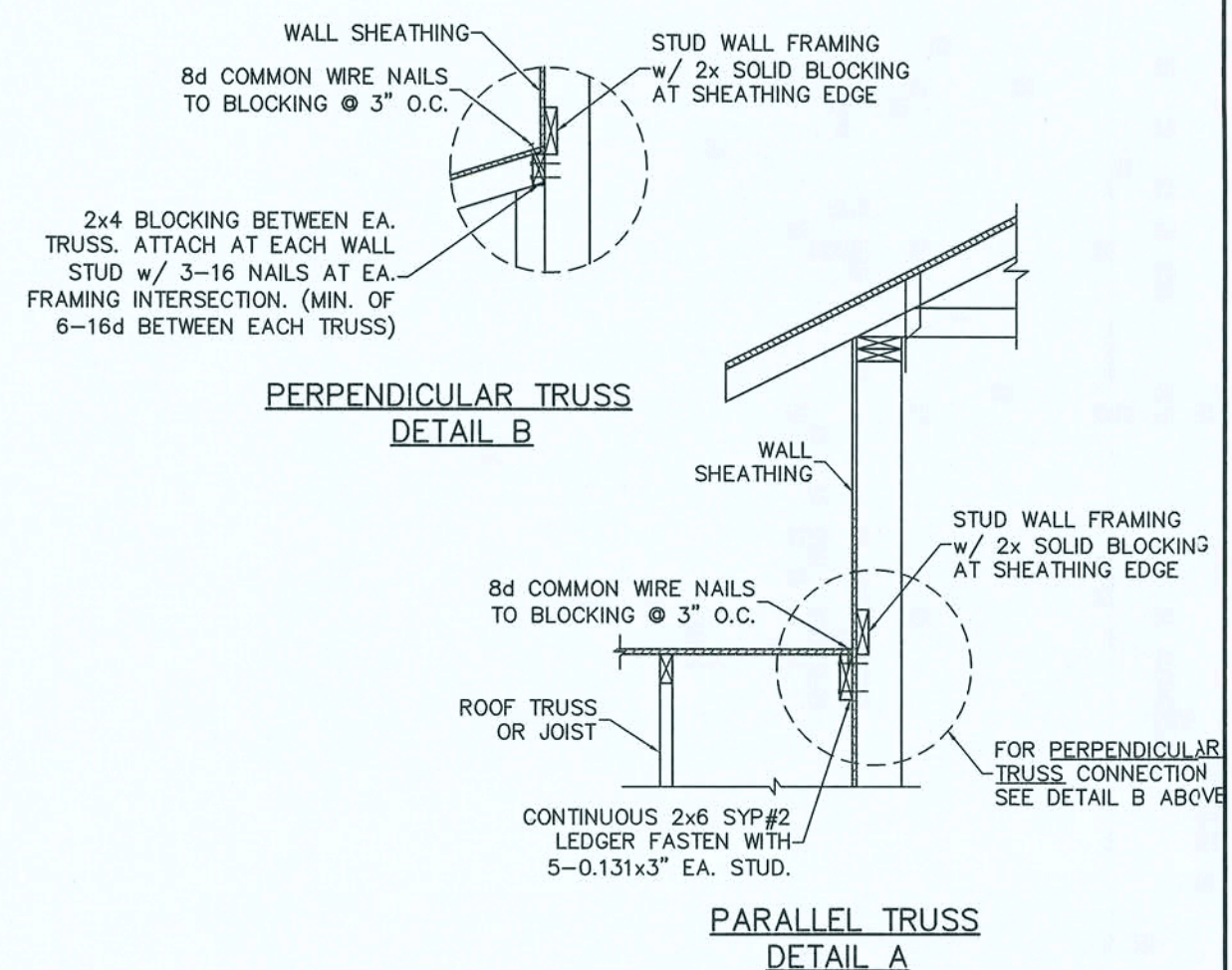
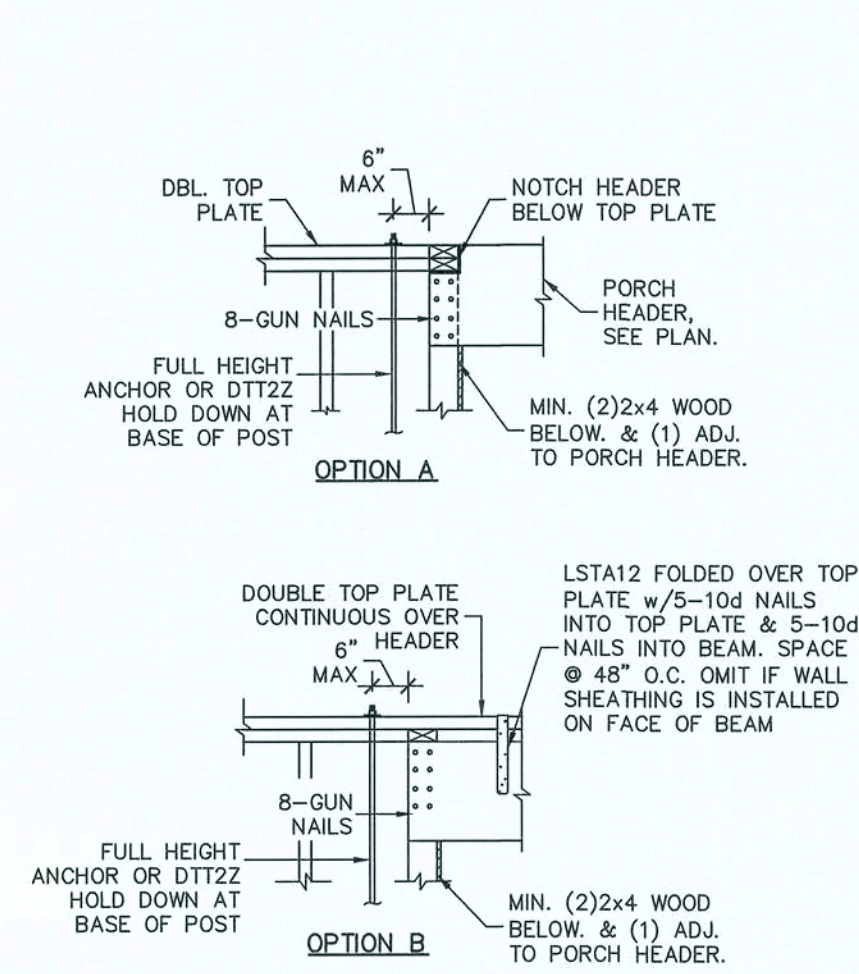
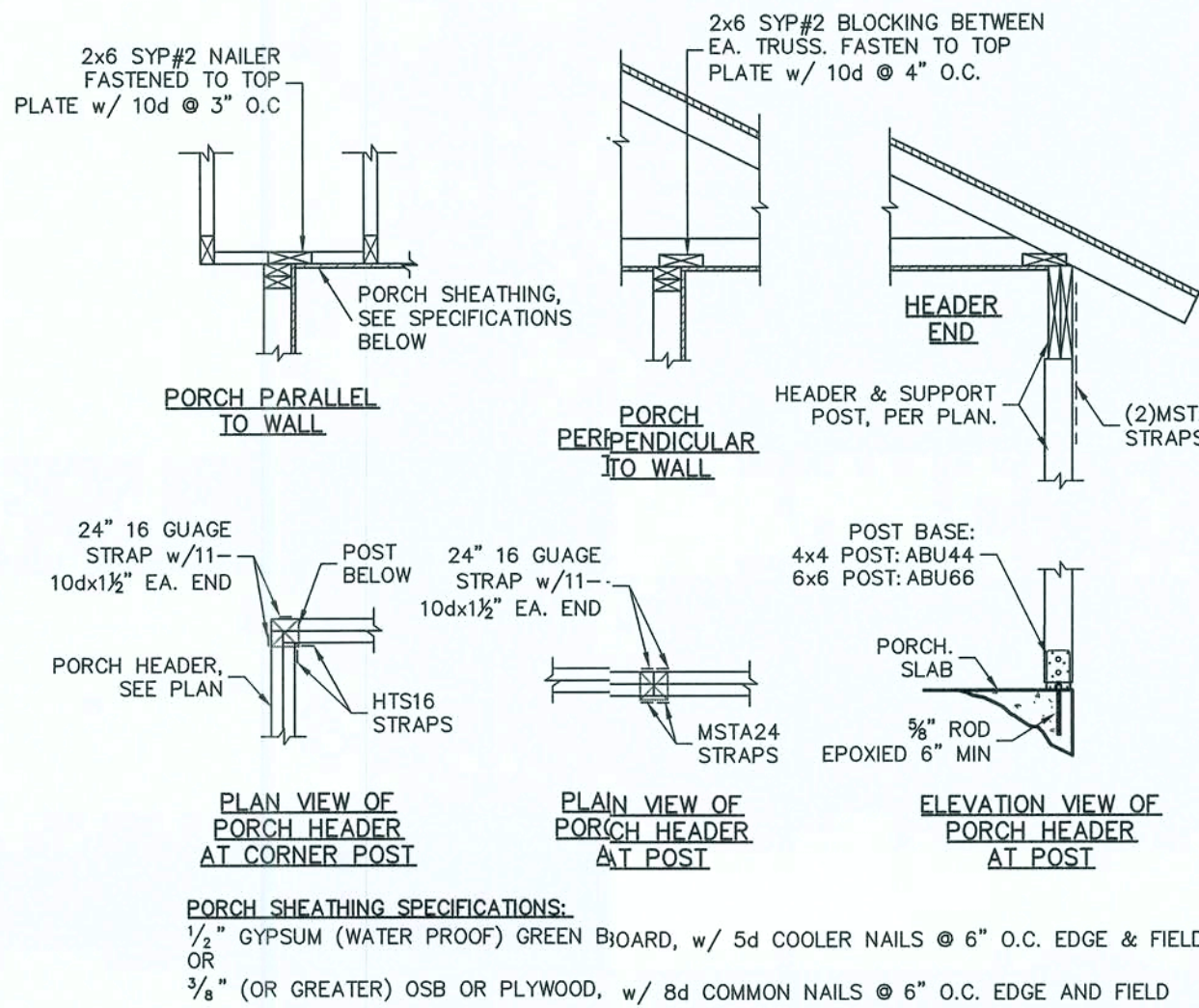
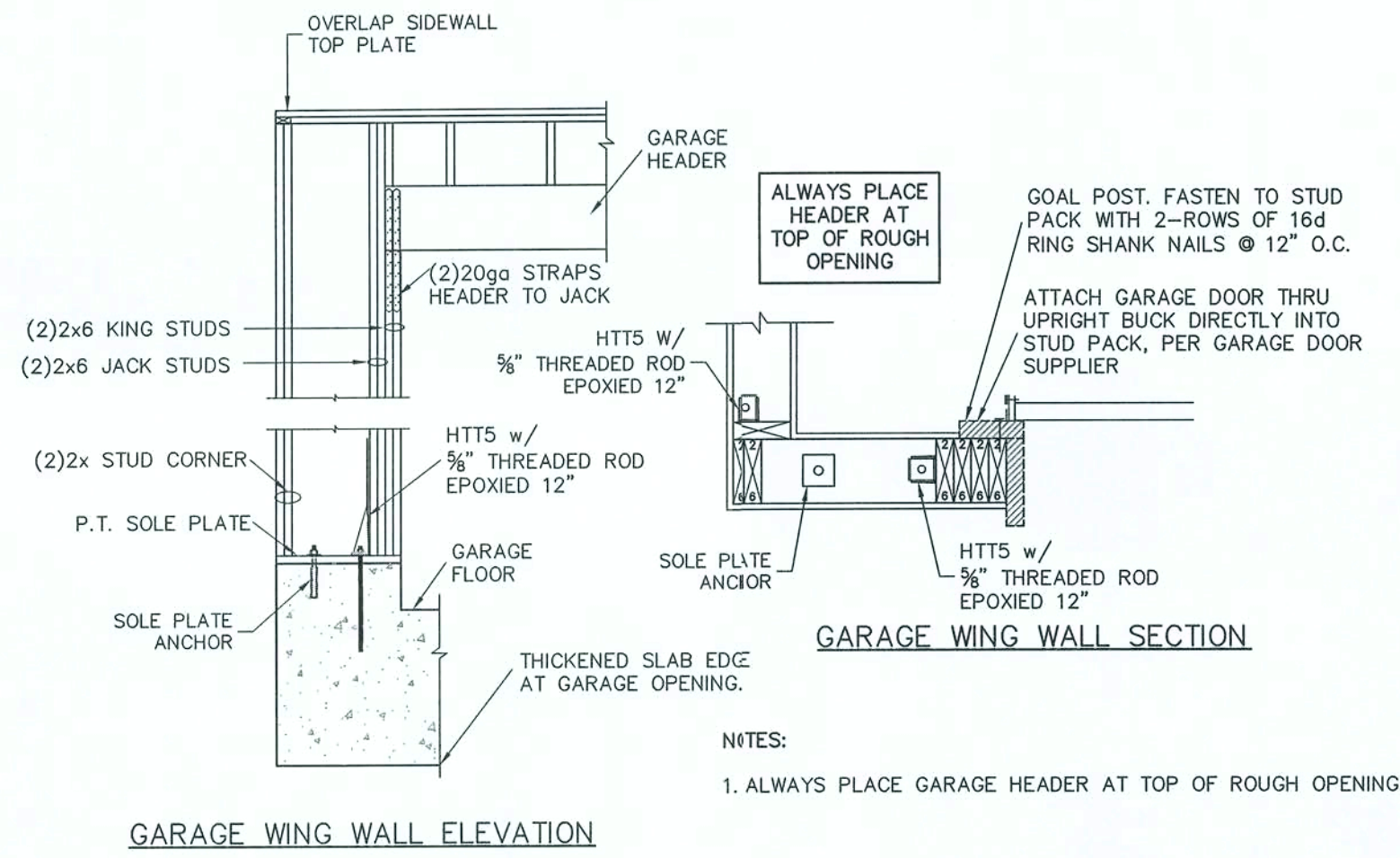
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DESIGN  
CRITERIA  
AND  
GENERAL  
NOTES

SHEET  
S0.0  
SHEET 1 OF 6



**BRYAN ZECHER HOMES, INC**  
**STRUCTURAL ENGINEERING FOR**  
**THE FOXF RESIDENCE**

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FL PE #71461

PLAN NAME  
FOX RESIDENCE

SSE No.  
BZEC-19-0233

ISSUE	DATE
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**FIELD ALTERATION**

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**SCALING**

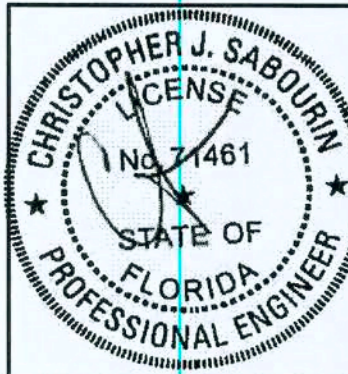
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**TYPICAL FRAMING DETAILS**

SHEET  
**S0.1**  
SHEET 2 OF 6

SYMBOLS LEGEND	
----	DESIGNATES FOOTING LINE
----	DESIGNATES SAWCUT LINE
	INTERIOR LOAD BEARING WALL
	DESIGNATES SLAB RECESS

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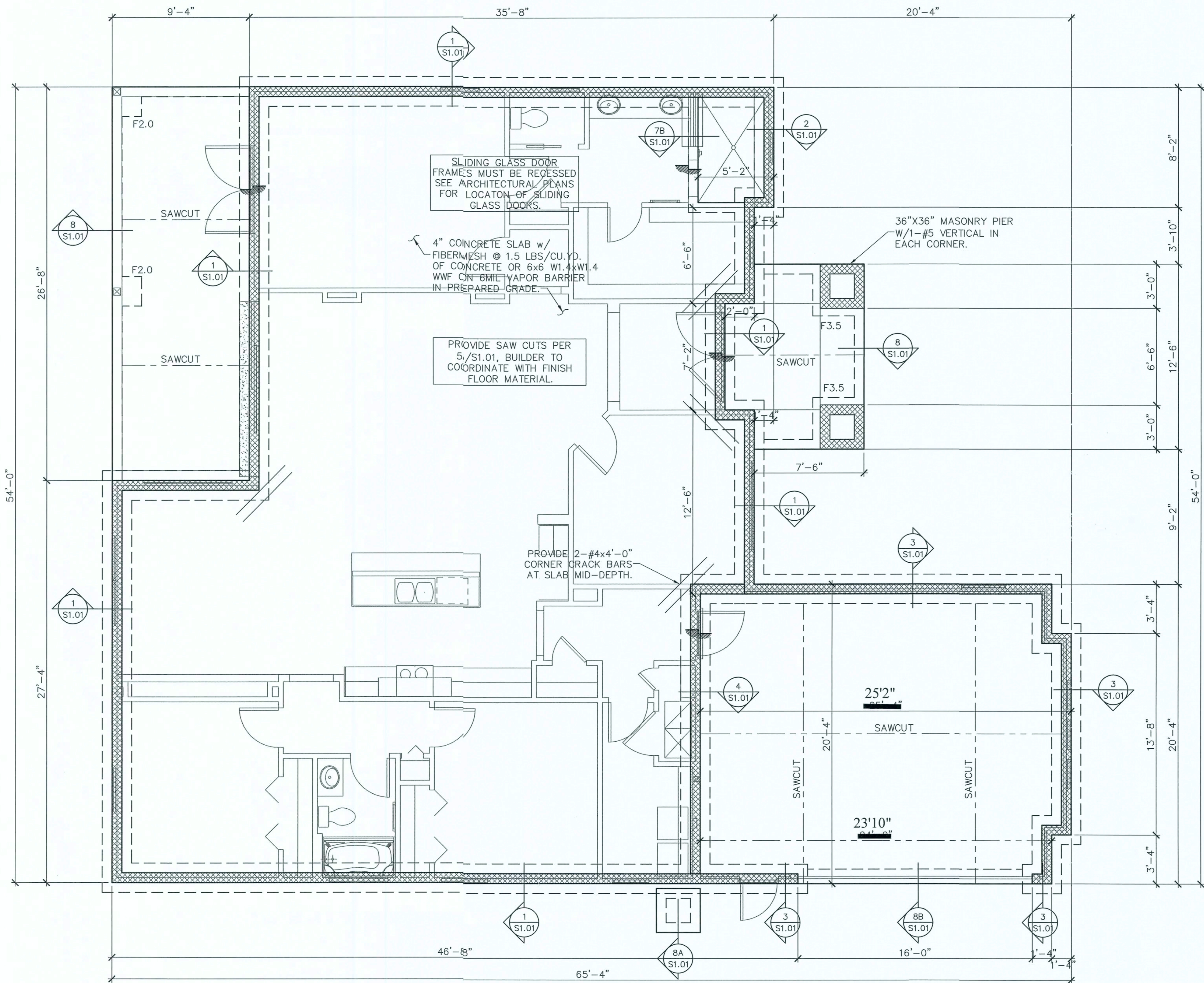
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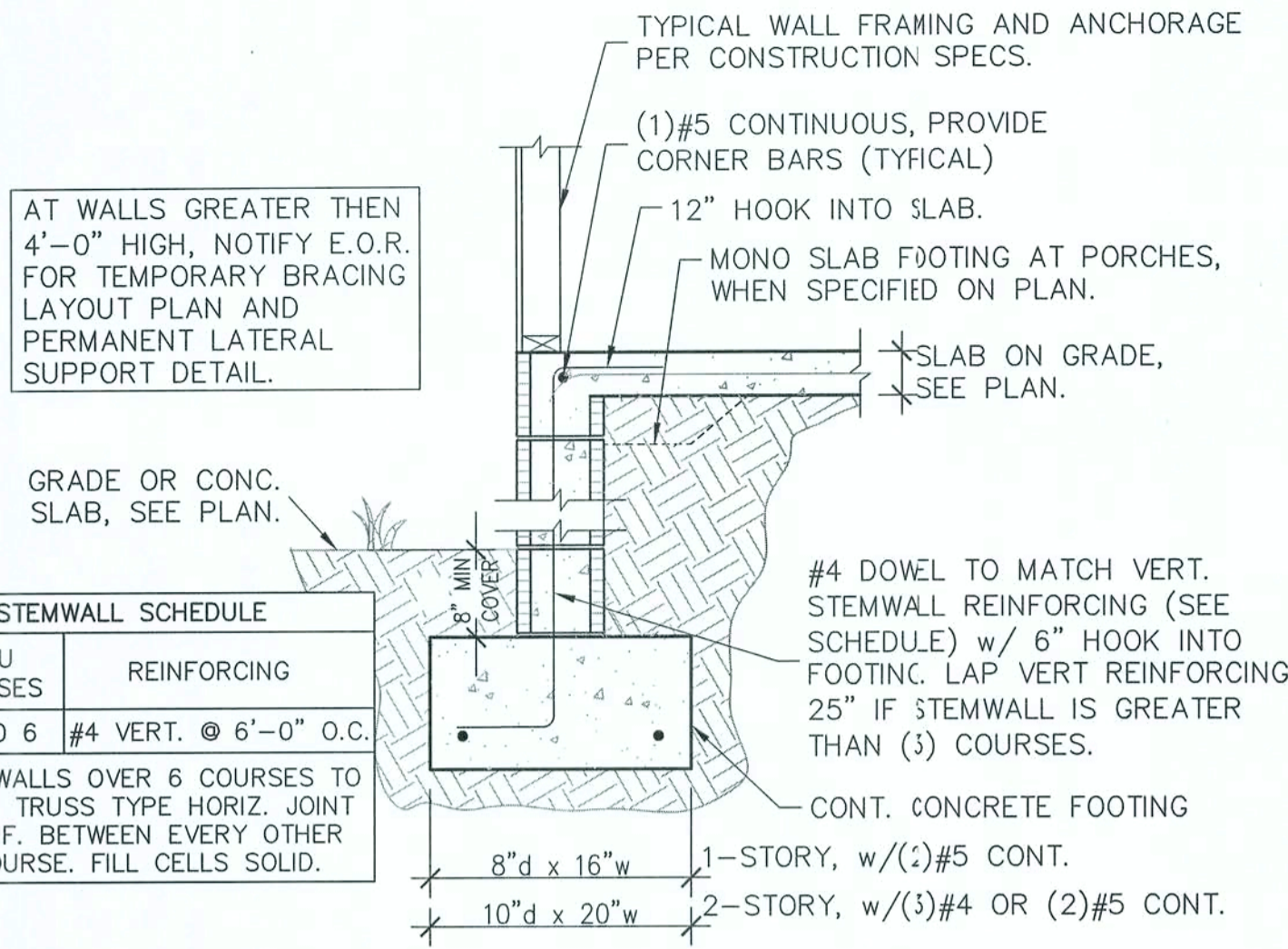
FOUNDATION  
PLAN

SHEET  
S1.0  
SHEET 3 OF 6



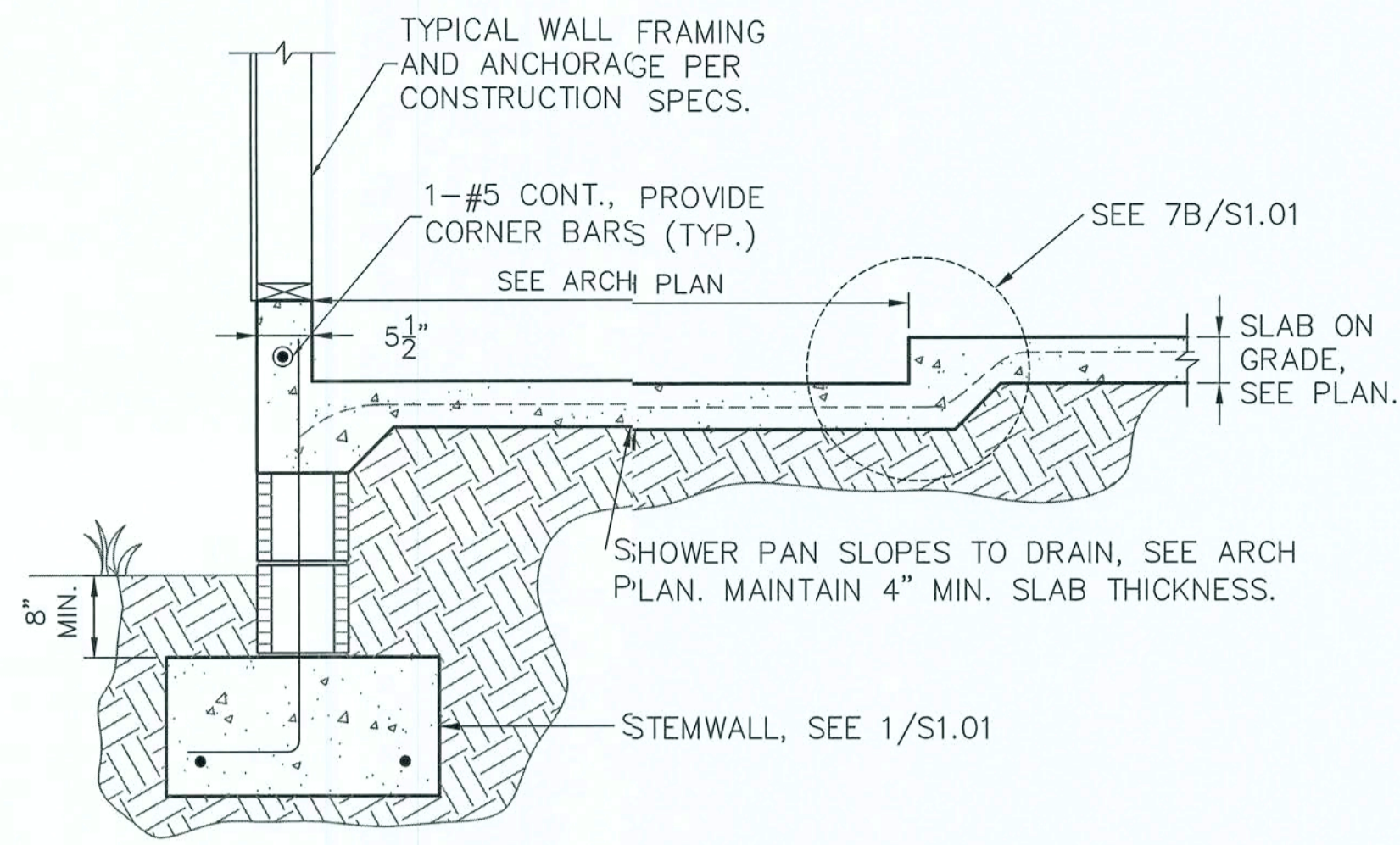
FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

FOOTING SCHEDULE AND NOTES				
TYPE	LENGTH	WIDTH	DEPTH	BOTTOM BARS
F2.0	2'-0"	2'-0"	1'-0"	3-#5 EA. WAY BOT.
F2.5	2'-6"	2'-6"	1'-0"	3-#5 EA. WAY BOT.
F3.0	3'-0"	3'-0"	1'-0"	3-#5 EA. WAY BOT.
F3.5	3'-6"	3'-6"	1'-0"	4-#5 EA. WAY BOT.
F4.0	4'-0"	4'-0"	1'-0"	4-#5 EA. WAY BOT.
F4.5	4'-6"	4'-6"	1'-0"	4-#5 EA. WAY BOT.
1. THIS FOUNDATION PLAN ONLY CONVEYS STRUCTURAL INFO. RELATED TO THE FOUNDATION. FOR GENERAL FEATURES, DIMENSIONS, CONDUITS, ELECTRICAL EMBEDS, STEP HEIGHTS, ECT., SEE ARCH. PLAN. ARCHITECTURAL PLAN SHOWN HERE IN FOR REFERENCE ONLY.				
2. FTGS. & FND. SHALL BE IN ACCORDANCE W/ LOCAL BUILDING CODES.				
3. SOIL COMPACTION AND FILL SHALL BE COMPACTED TO A MIN. OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.				

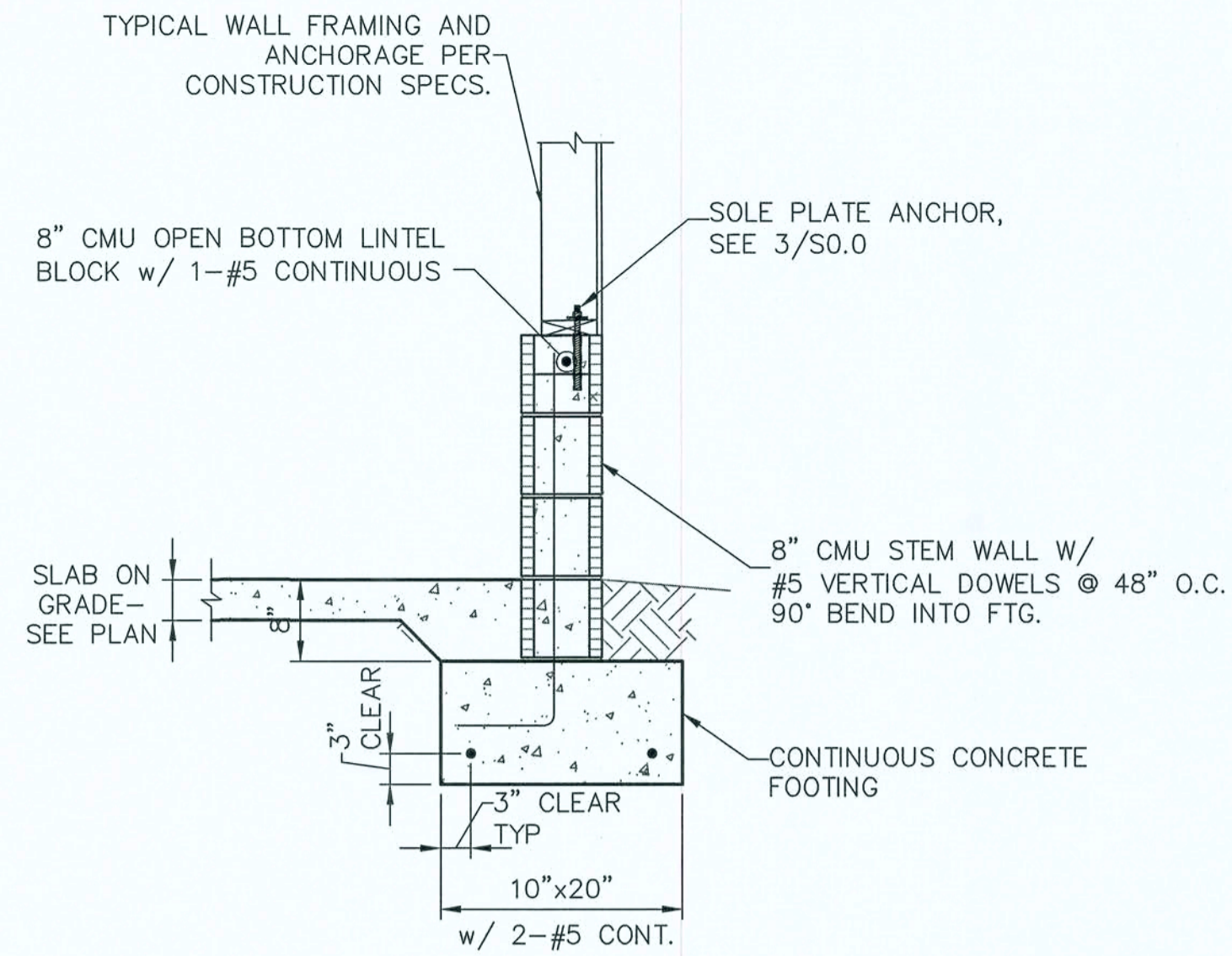


STEMWALL SCHEDULE	
CMU COURSES	REINFORCING
1 TO 6	#4 VERT. @ 6'-0" O.C.
STEMWALLS OVER 6 COURSES TO HAVE TRUSS TYPE HORIZ. JOINT REINF. BETWEEN EVERY OTHER COURSE. FILL CELLS SOLID.	

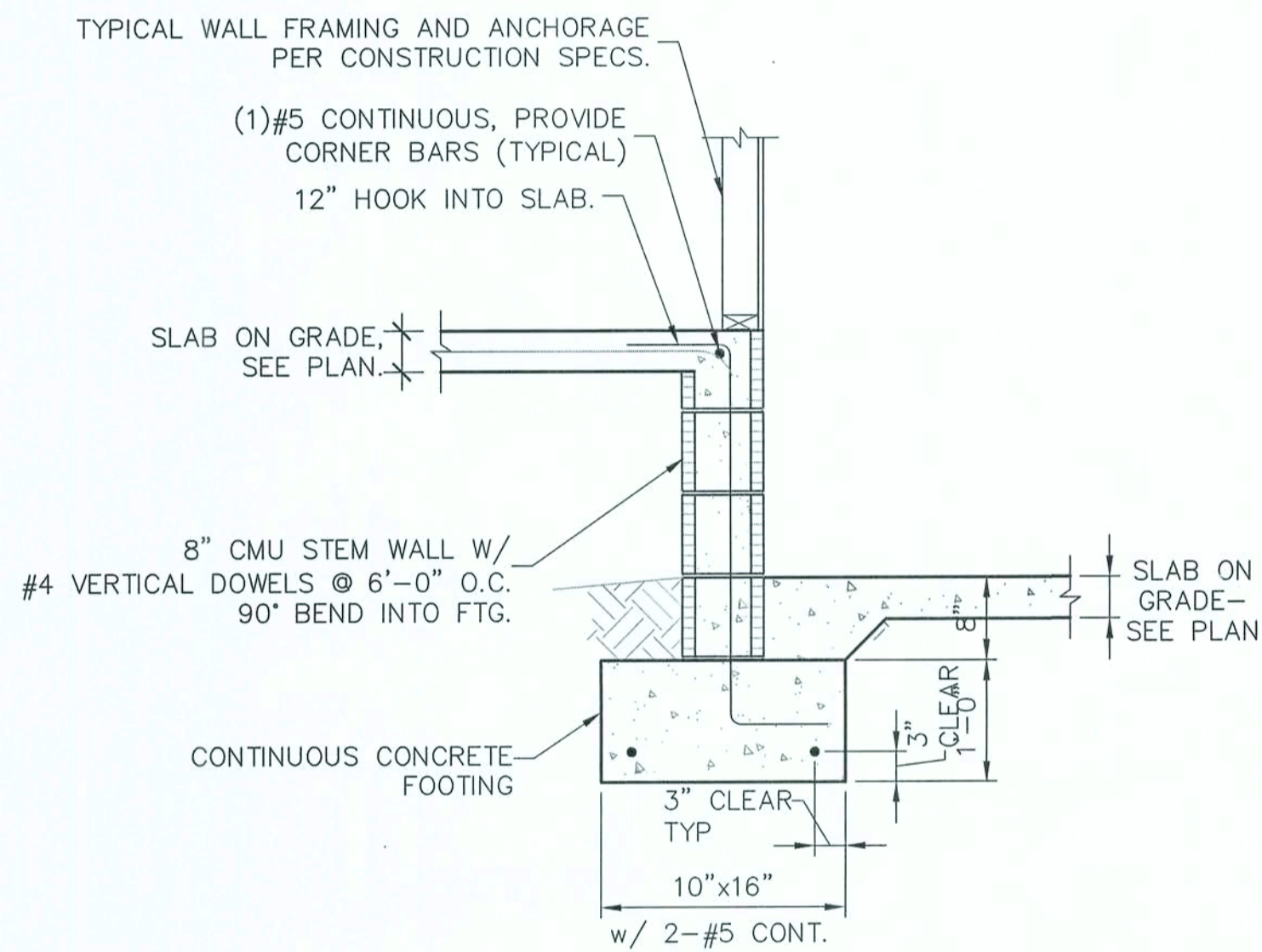
1 STEMWALL FOOTING  
S1.01 SCALE: 3/4" = 1'-0"



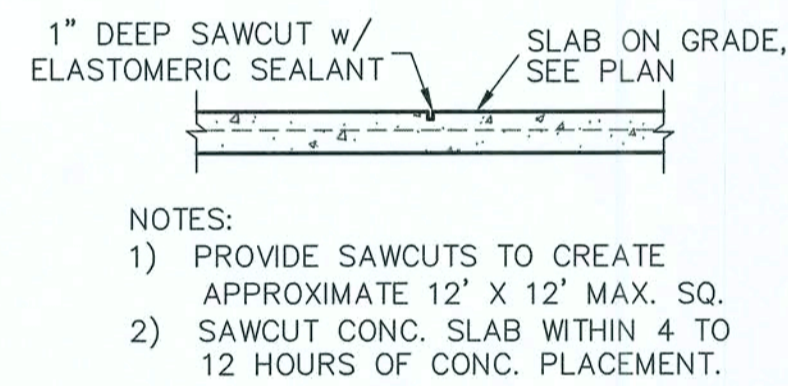
2 FOOTING W/ SHOWER RECESS  
S1.01 (IF REQUIRED)



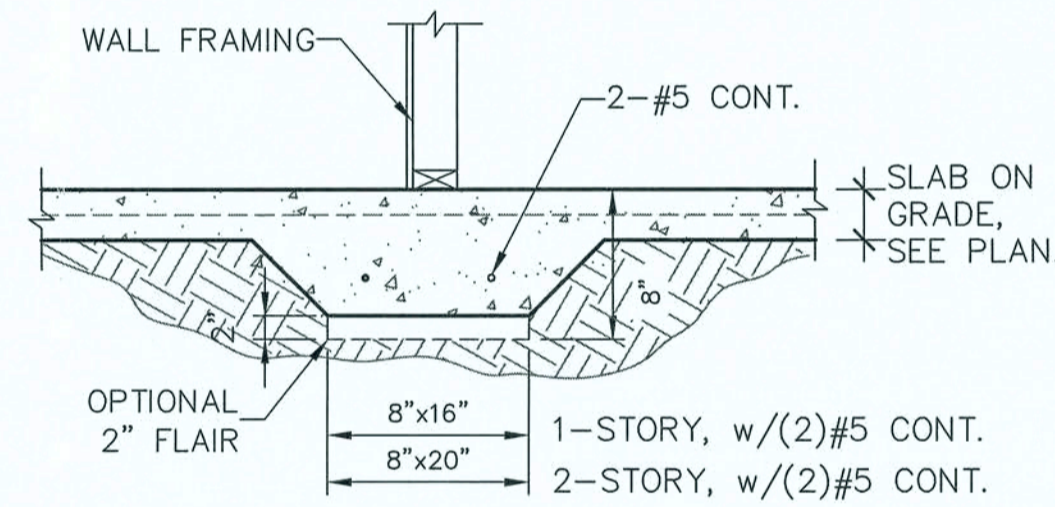
3 GARAGE STEM WALL  
S1.01 (IF REQUIRED)



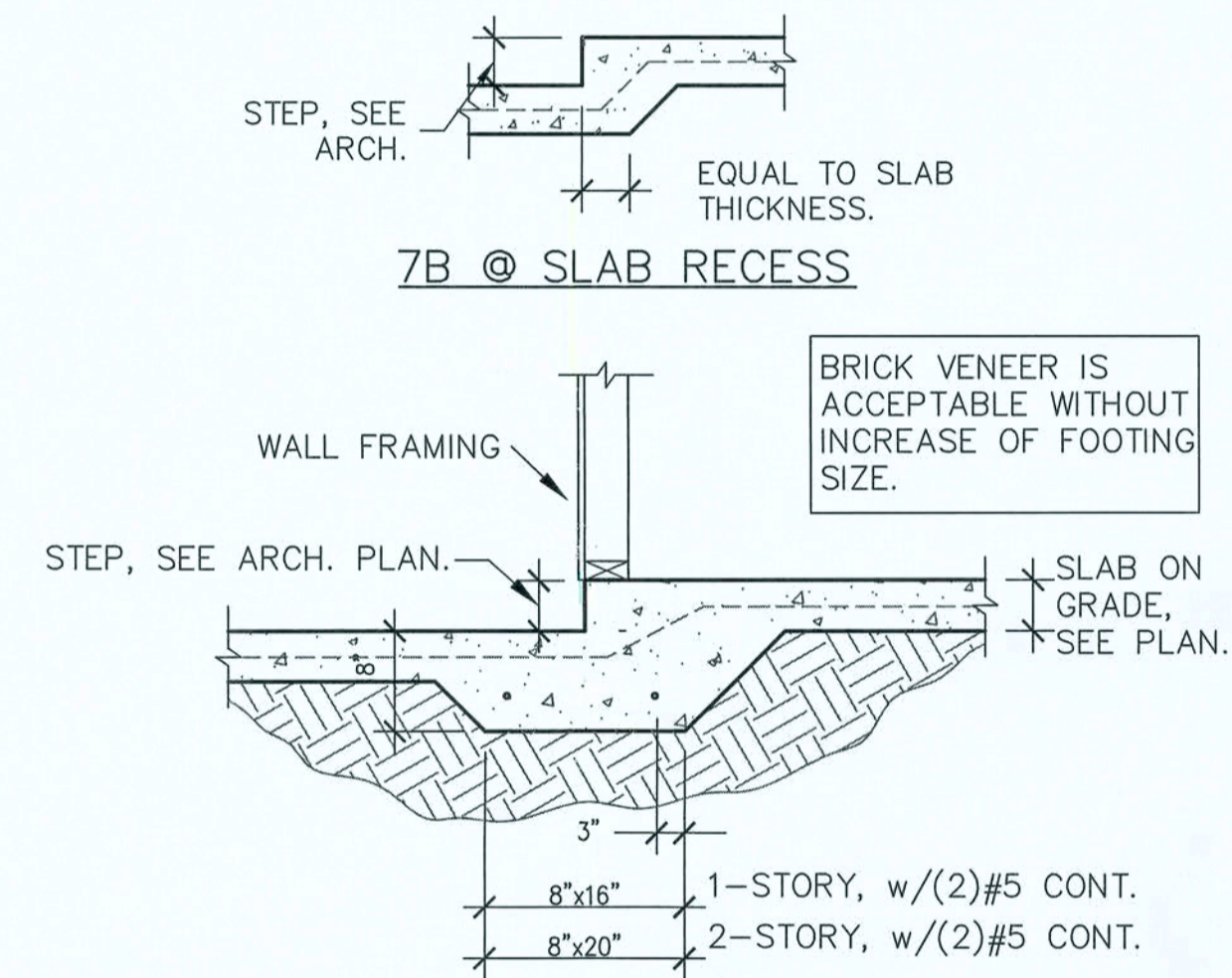
4 STEMWALL AT GARAGE  
S1.01 SCALE: 3/4" = 1'-0"



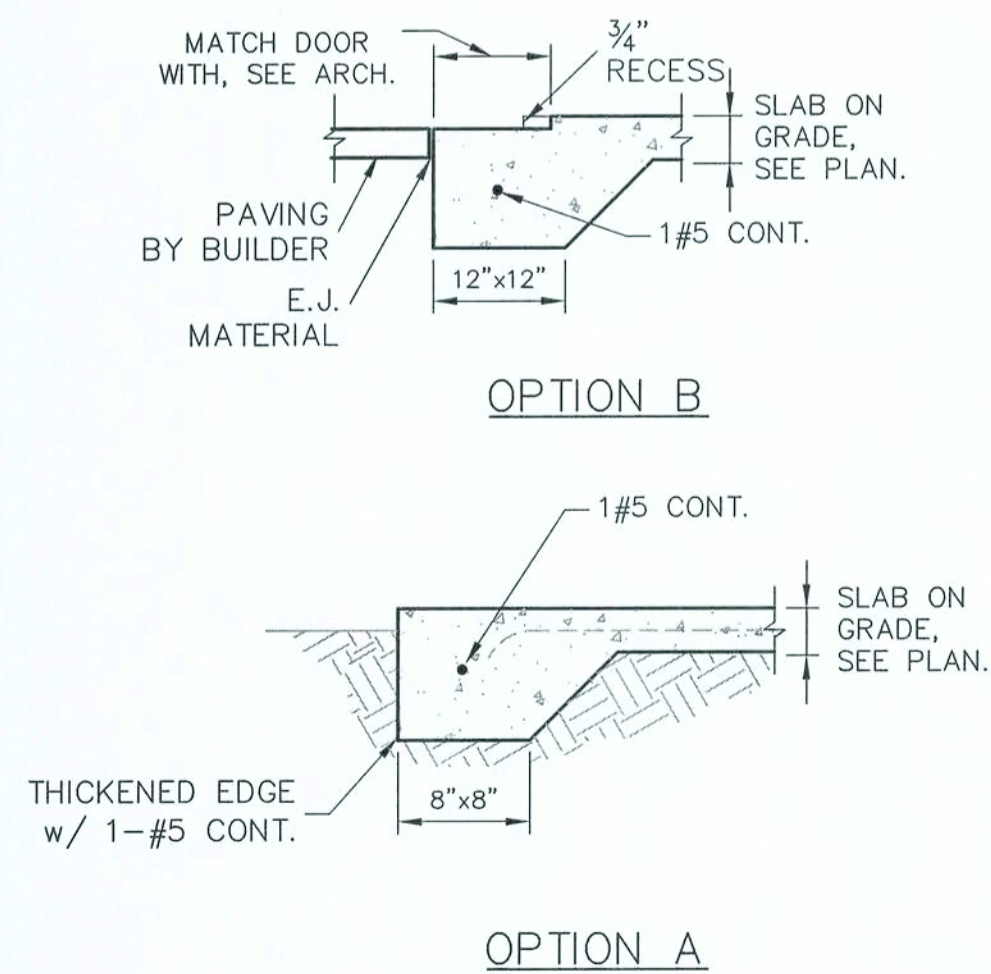
5 SAW CUT DETAIL  
S1.01 SCALE: 3/4" = 1'-0"



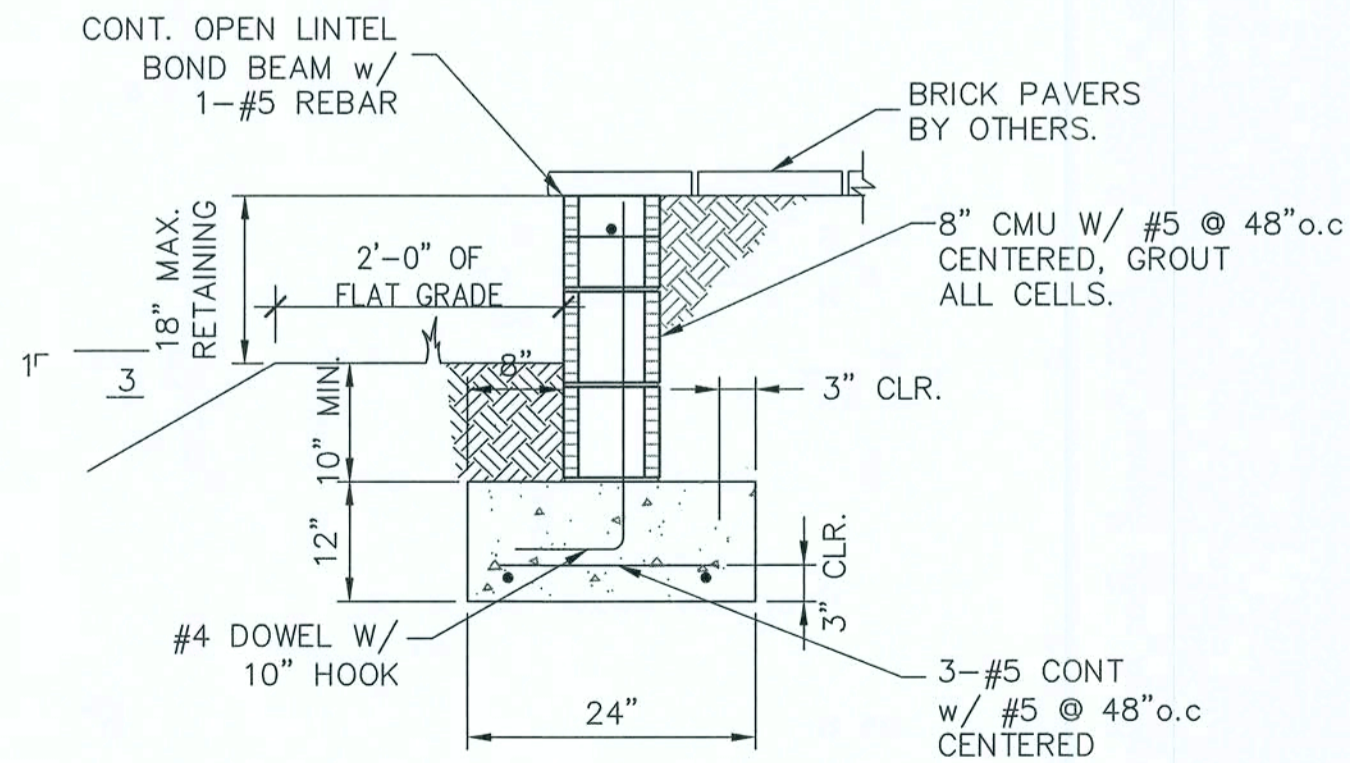
6 BEARING AT INTERIOR  
S1.01 SCALE: 3/4" = 1'-0"



7 MONO. FOOTING AT STEP-DOWN  
S1.01 SCALE: 3/4" = 1'-0"



8 THICKENED SLAB  
S1.01 SCALE: 3/4" = 1'-0"



9 CANTILEVERED RETAINING WALL  
S1.01 SCALE: N.T.S

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FIRST LEVEL

WALL

FRAMING

PLAN

SHEET

S1.1

SHEET 5 OF 6

SYMBOLS LEGEND

DESIGNATES SHEARWALL. THE HIDDEN LINE DESIGNATES SIDE OF WALL THE SHEARWALL SHEATHING TO BE APPLIED. 8d @ 3" DESIGNATES 8d COMMONS @ 3" O.C. EDGE & 6" O.C. "IN THE FIELD"

DESIGNATES THE HEADER SIZE, NUMBER OF PLYS & JACK/KING STUDS NEEDED FOR SUPPORT HEADER.

BEAM OR TRUSS, SEE PLAN

ANCHOR LEGEND

3/4" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 12/SO.1

5/8" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 12/SO.1

3/4" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 12/SO.1

5/8" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 12/SO.1

SIMPSON HTTS SEE DETAIL 15/SO.1

SIMPSON DTT22 SEE DETAIL 15/SO.1

SIMPSON LTT20B SEE DETAIL 15/SO.1

WALL STUD SCHEDULE

LOCATION	PLATE HEIGHT	STUD SIZE & SPACING
EXTERIOR	8'-1" MAX	2x4 SPF#2 @ 16" O.C.
EXTERIOR	10'-1" MAX	2x6 SPF#2 @ 16" O.C. @ 2x4 SPF#2 @ 12" O.C.
EXTERIOR	10'-1" TO 14'-0"	2x6 SPF#2 @ 16" O.C.
INTERIOR	10'-0" MAX	2x4 SPF#2 @ 16" O.C.
INTERIOR	12'-0" MAX	2x6 SPF#2 @ 16" O.C. @ 2x4 SPF#2 @ 12" O.C.

- 1.) WALL STUDS SPECIFIED ON PLAN SUPERSEDE THIS TABLE
- 2.) MINIMUM STUD SIZE AND SPACING ARE SHOWN. CONTRACTOR MAY INCREASE STUD SIZE TO MEET ARCHITECTURAL REQUIREMENTS
- 3.) SPF DENOTES SPRUCE PINE FIR. SYP DENOTES SOUTHERN YELLOW PINE.
- 4.) USE SYP#2 FOR ALL TOP PLATES AND SOLE PLATES.
- 5.) FASTEN BOTTOM PLATE OF INTERIOR LOAD BEARING WALLS TO CONCRETE SLAB w/16d MASONRY CUT NAILS @ 16" O.C. MINIMUM. SEE 3/SO.0 FOR ADDITIONAL ANCHORS AT SHEARWALLS

COMBINED USE PANEL NOTES

1. EXTERIOR WALL SHEATHING SHALL BE CONTINUOUS FROM BOTTOM PLATE TO UPPER MOST TOP PLATE. SEE DETAIL 1/SO.1 FOR SHEATHING SPLICE LOCATIONS FOR MULTI STORY CONDITIONS
2. SEE SHEET SO.0 FOR WALL SHEATHING SPECIFICATIONS.
3. UPPER MOST TOP PLATE SUPPORTING ROOF MEMBERS SHALL BE STRAPPED AS SHOWN IN DETAIL 1/SO.0
4. INSTALL SOLE PLATE ANCHORS PER DETAIL 3/SO.0

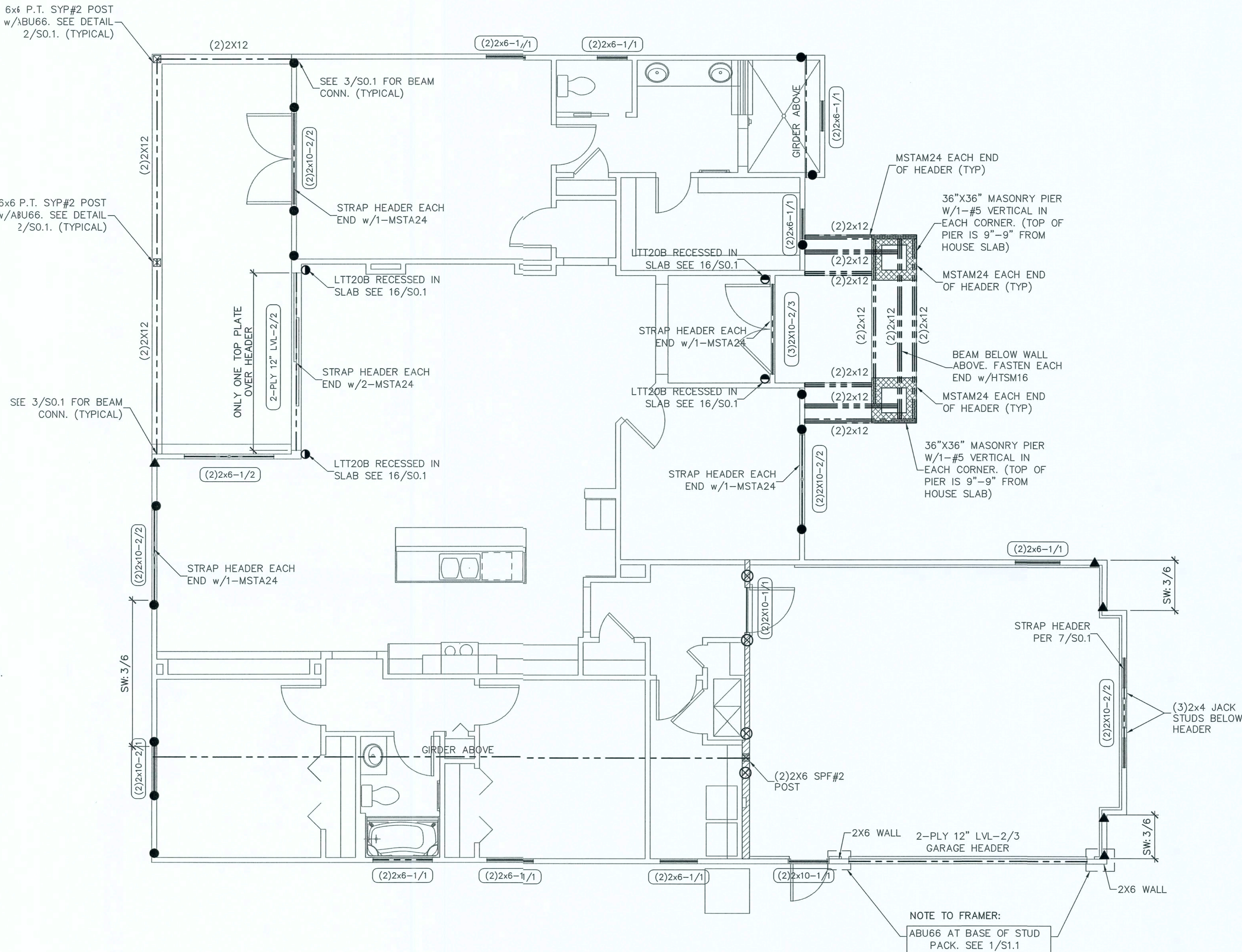
GENERAL NOTES

1. SEE DETAIL 2/SO.0 FOR WALL FRAMING DETAIL. SEE WALL STUD SCHEDULE THIS SHEET FOR STUD SIZES AND SPACING. AT GIRDERS AND BEAMS, PROVIDE STUDS BELOW TO MATCH BEAM/GIRDER PLIES.
2. SEE SHEET SO.0 FOR ROOF AND FLOOR SHEATHING SPECIFICATIONS.
3. WHERE FRAMING MEMBERS CONSIST OF MULTIPLE PLIES (BEAMS, HEADER, AND STUDS) FASTEN PLIES TOGETHER PER DETAIL 6/SO.0
4. INSTALL SOLE PLATE ANCHORS PER DETAIL 3/SO.0
5. AT SHEARWALLS, PROVIDE DIAPHRAGM ATTACHMENT PER DETAIL 5/SO.1
6. FOR ATTACHMENT OF EXTERIOR WALLS THAT TERMINATE BETWEEN TRUSSES, SEE 5A/SO.1
7. AT PORCHES, SEE DETAIL 2/SO.1 FOR FRAMING AND HOLD DOWNS

SOLE PLATE ANCHOR SPACING SCHD

ALL EXTERIOR WALL UNLESS OTHER NOTED	42" O.C.
SHEARWALLS (SW 8d@3"/6")	24" O.C.
SOLE PLT @ #	WHEN NOTED ON PLAN SEE NOTE 2

1. INSTALL SOLE PLATE ANCHORS PER DETAIL 3/SO.0
2. ANCHOR SPACING SHALL BE AS NOTED. FOR EXAMPLE - SOLE PLT @ 36" = 36" ON-CENTER SPACING



1 GARAGE CENTER WALL FRAMING

S1.1 SCALE: 3/4" = 1'-0"

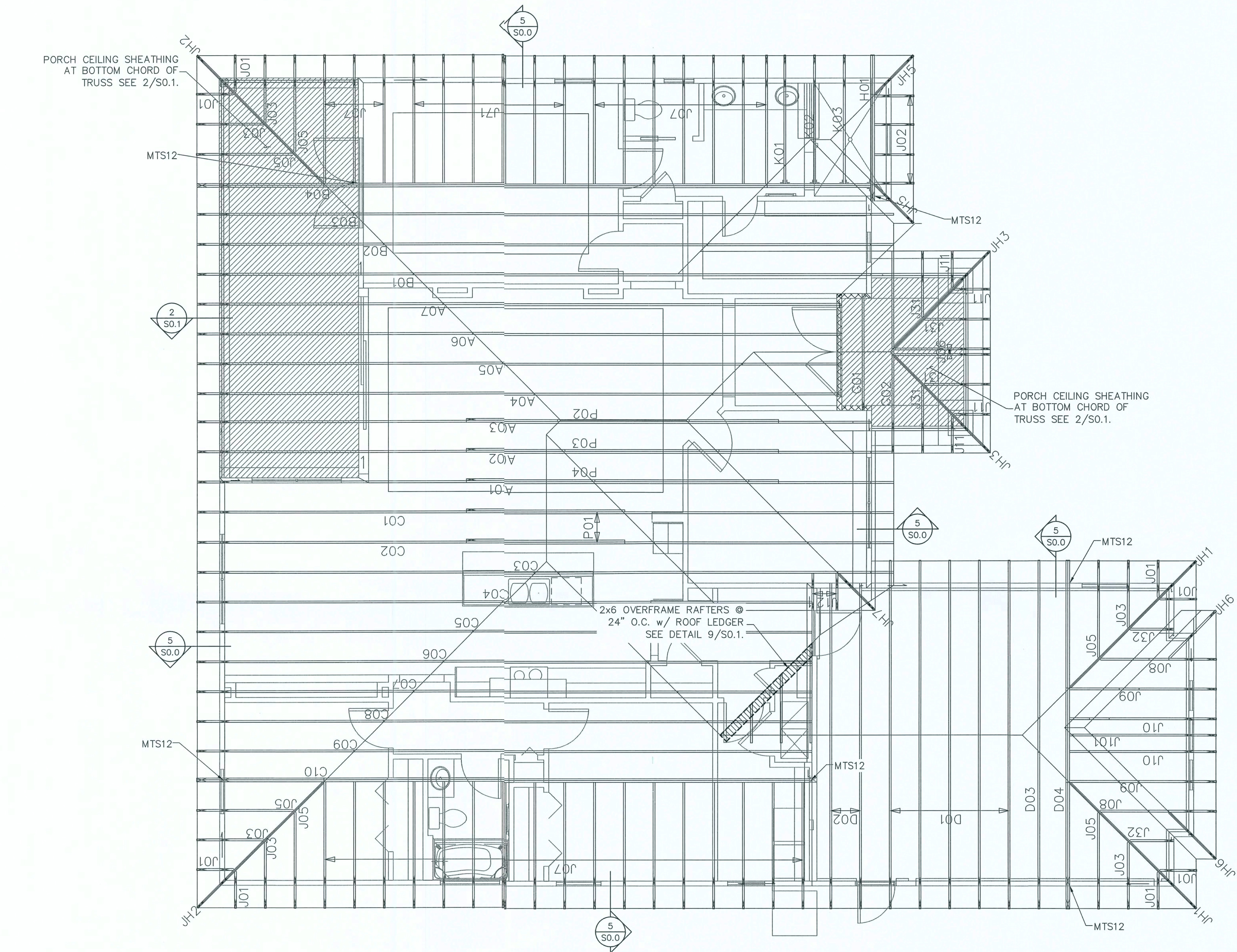
SHEARWALL NOTE: SW: 3/6

SW: 3/6 DESIGNATES SHEARWALL NAILING - 8d @ 3" EDGE AND 6" "FIELD"

SOLE PLATE ANCHORS - SEE SCHEDULE ON DETAIL 3/SO.0

FIRST LEVEL WALL FRAMING PLAN

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



- TRUSS / ROOF RAFTER NOTES: STRAPPING NOTES
- FASTEN TRUSSES AND ROOF RAFTERS TO BEARING WITH 2-12D TOENAILS & 1-SIMPSON SDWC15600 SCREW UNLESS OTHERWISE NOTED
  - A SIMPSON H2.5 UPLIFT STRAP MAY BE USED AS AN ALTERNATE TO THE SDWC15600 SCREW. SEE NOTE 2 ON DETAIL 5/S0.0

LOWER ROOF TRUSS PLACEMENT PLAN  
SCALE: 1/4" = 1'-0"

HTS16

DESIGNATES UPLIFT CONNECTION.

FRAMING PLAN NOTES:

1. FOR TYPICAL ROOF SHEATHING AND FRAMING, SEE SHEET S0.0.

2. FOR SPECIFIC UPLIFT CONNECTORS, SEE PLAN MIN. (1)SDWC CONNECTOR.

3. FOR GENERAL DESIGN SPECIFICATIONS SEE SHEET S0.0.

4. WHEN USING (2)H2.5T CLIPS ON 1 1/2" WIDE LUMBER, PLACE CLIPS DIAGONALLY ACROSS DOUBLE TOP PLATE FROM EACH OTHER.

TRUSS FASTENING DETAILS

STUD DIRECTLY BELOW TRUSS

SDWC15600

TOP PLATE TO STUD SDWC15600

TRUSS TIE DOWN WITH SIMPSON SDWC

STUD DIRECTLY BELOW TRUSS

SDWC15600

TOP PLATE TO STUD SDWC15600

Note:

1. Sloped-roof rafters may be sloped up to and including a 12:12 pitch and must be "birdsmouth" cut.

2. Reference detail 4 for installation instructions.

SIMPSON SDWC INSTALLATION RANGE

STUD NOT DIRECTLY BELOW TRUSS

SDWC15600

Note:

Reference detail 2a for installation angle limit

SDWC INSTALLATION

STUD NOT DIRECTLY BELOW TRUSS

SDWC15600

Do not install SDWC in hatched area

SDWC INSTALLATION RANGE

STUD NOT DIRECTLY BELOW TRUSS

SDWC15600

12" max

1 1/2" MIN

2" MAX

SDWC AT TOP PLATE SPLICE

STUD NOT DIRECTLY BELOW TRUSS

SDWC15600

8" minimum edge distance for full values (with or without a plate splice)

8" from top plate - splice offset for full values

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LOWER ROOF TRUSS PLACEMENT PLAN

SHEET

S1.2

SHEET 6 OF 6