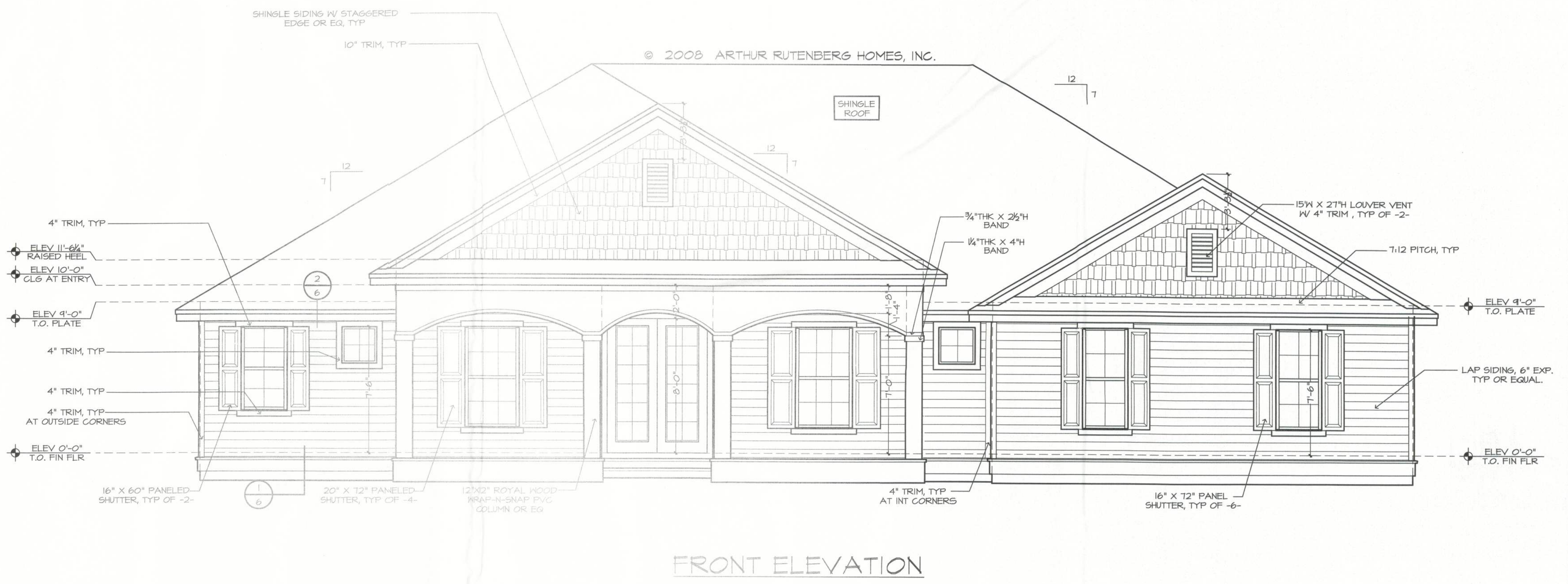
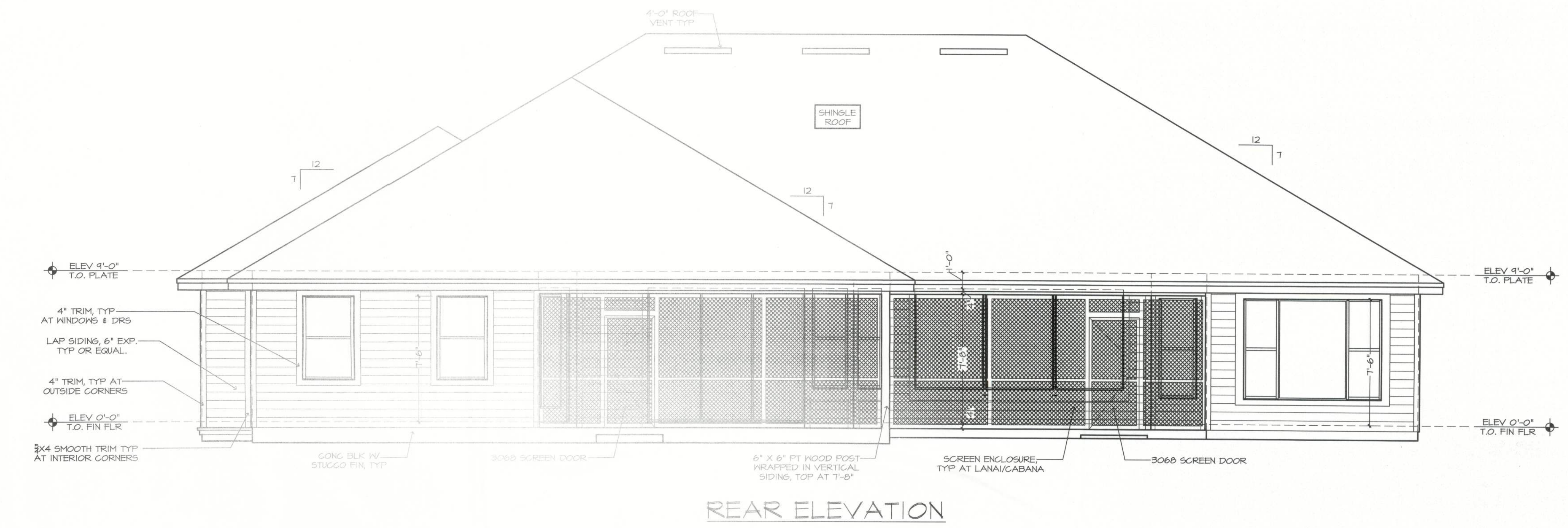


- ## GENERAL NOTES:
- FLAT SOFFIT AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE.
  - VERIFY ALL WDM & DR ROUGH OPNGS W/ MFR SPECS.
  - LOCATE ALL PLUMBING STACKS BEYOND THE FRONT ELEV ROOF RIDGES, IF ALLOWABLE PER CODE.
  - ROOF VENTS SHOWN FOR LOCATION PURPOSE ONLY
  - NUMBER OF ROOF VENTS TO BE DETERMINED 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 ASSURE THAT THE STRUCTURE CONFORMS TO THOSE STANDARDS IN ALL RESPECTS INCLUDING STRENGTH, STIFFNESS, STRAINS, LOADS, AND VIBRATION STABILITY. REFER TO PLAN DISCLAIMER LOCATED ON THIS SHEET FOR ADDITIONAL STIPULATIONS AND REQUIREMENTS.



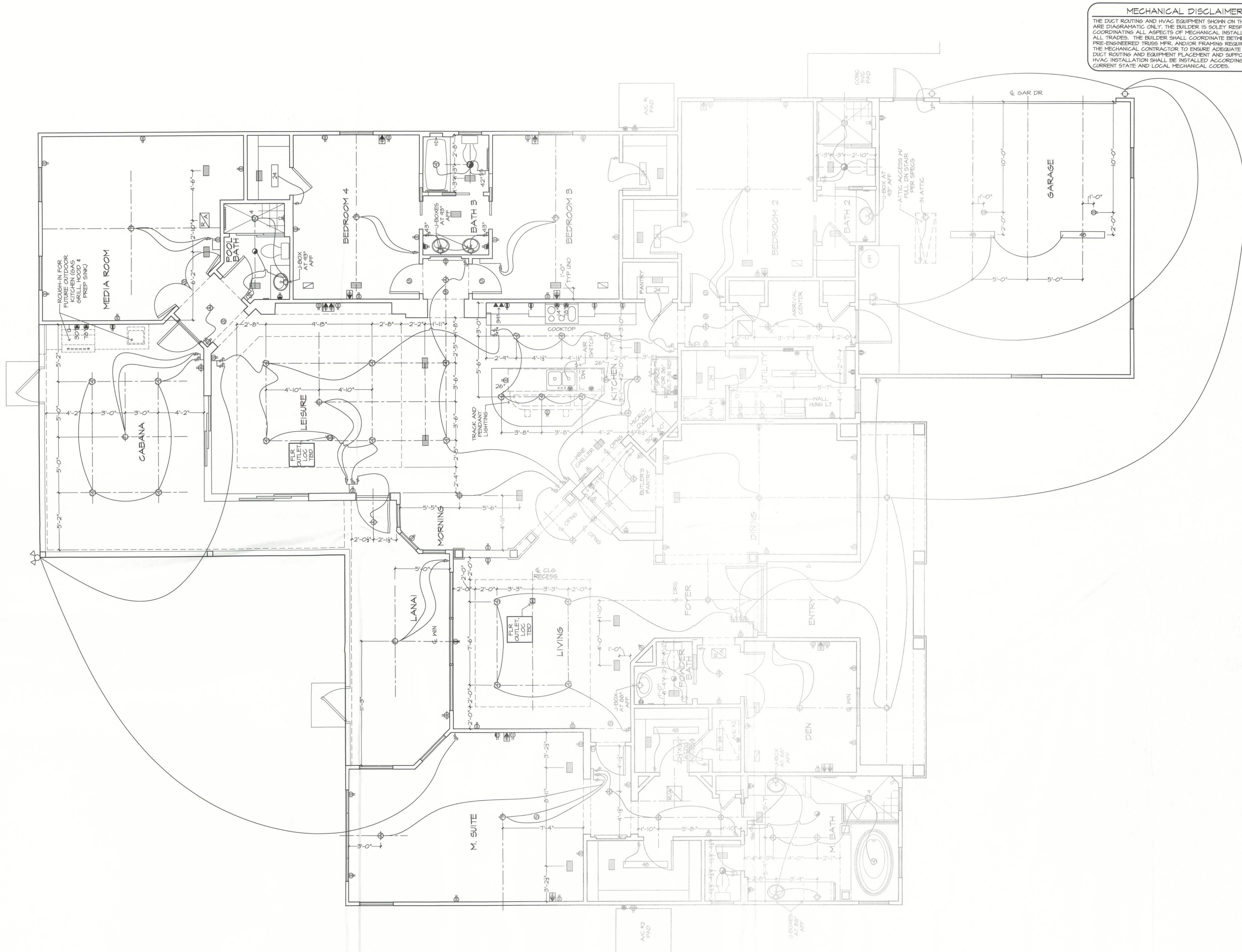












**MECHANICAL DISCLAIMER**  
THE DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGNOSTIC ONLY. THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE BETWEEN THE PRE-ENGINEERED TRUSS MFR. AND/OR FRAMING REQUIREMENTS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

**KITCHEN**  
MOUNTING HTS FOR OUTLET AND SW

BTM OF SW AND OUTLET TO ALIGN

EDGE OF OUTLET AND CAB FACE TO ALIGN

**BATH**  
MOUNTING HTS FOR OUTLET AND SW

MEDICINE CAB SEE SHEET B FOR MOUNTING DETAILS

EDGE OF MC

INTERCOM SPEAKER AND LCD DISPLAY ALIGNED W/ EDGE OF SW

ROUGH

SWITCHES

DOOR JAMB OR WALL CORNER

DUPLEX OUTLET

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

- INTERCOM
- MASTER STATION
- LIGHTING OR ELECTRONICS (LCD DISPLAY OR LIGHTING AUTOMATION PUSH BUTTON CONTROLLER)
- VOLUME CONTROL KNOB
- USE MAX OF 6 GANG BOXES. FOR GANG BOXES OF 3 OR MORE THAT ARE LOCATED ON BLOCK WALL, CHIP OUT THE BLOCK TO ACCOMMODATE DEEPER BOX.
- NOTE: ALL DIMENSIONS ARE FOR ROUGH FRAMING

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

**ELECTRICAL LEGEND**

- DUPLEX OUTLET (110V AT 12" OR AS NOTED)
- DUPLEX OUTLET (110V AT 34")
- DUPLEX OUTLET (110V AT 48")
- DUPLEX OUTLET (110V AT 48")
- SPLIT DPLX OUTLET (110V AT 12") TOP IS HOT
- 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 NOTED
- 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
- ROUND RECESS FOR TUB/SHOWER
- ROUND RECESS OPEN BAFFLE TRIM W/ TSH HALOGEN FLOOD (INTERIOR FLAT CLG)
- MINI ROUND RECESS OPEN BAFFLE TRIM W/ 50W HALOGEN FLOOD (BAR LOCATIONS)
- MINI ROUND RECESS EYEBALL TRIM W/ 50W HALOGEN FLOOD
- ROUND RECESS REGRESSED EYEBALL W/ TSH HALOGEN FLOOD (INTERIOR SLOPED CLG)
- MINI HALOGEN (CABINET LOCATIONS)
- CLG FAN/LIGHT PREWIRE AND SWITCHES
- SMOKE & CARBON MONOXIDE DETECTOR
- 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
- THERMOSTAT
- SECURITY PAD

NOTE: ALL OUTLETS ABOVE COUNTERS SHALL BE MOUNTED HORIZONTALLY

NOTE: ALL 125V, 15 AND 20 AMP OUTLETS TO BE TAMPER-RESISTANT IN AREAS SPECIFIED BY NEC 2008 210.52.

NOTE: ALL EXTERIOR OUTLETS, OUTLETS IN GARAGE, WALL 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, HWAYS AND HALLWAYS, TYP UNO

NOTE: SMOKE DETECTORS SHALL BE INSTALLED PER NFPA72 AND 2010 IRC-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.

**GREENBRIER 108TF - WILLIAMS RESIDENCE**

BUILDER: BRYAN ZECHER HOMES, INC.

AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

**ELECTRICAL PLAN**

PLAN 108TF-34-02-1"

1/4"=1'-0"

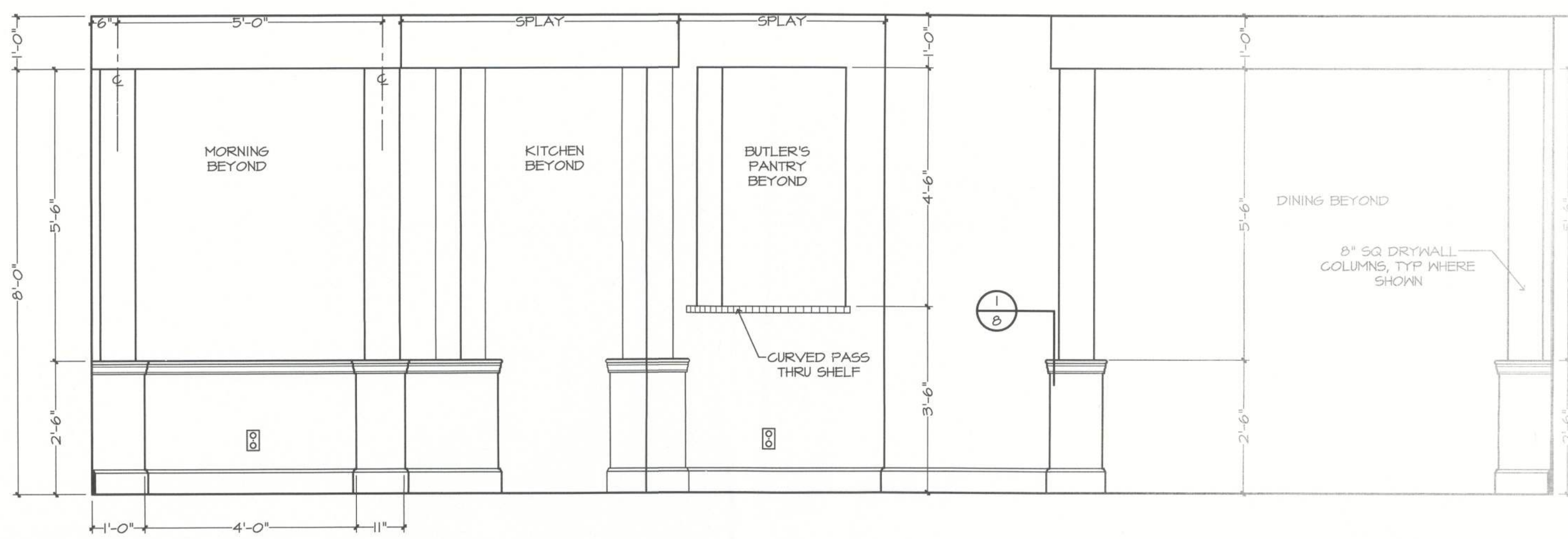
10/20/15 KSH - A

12/2/15 KSH - B

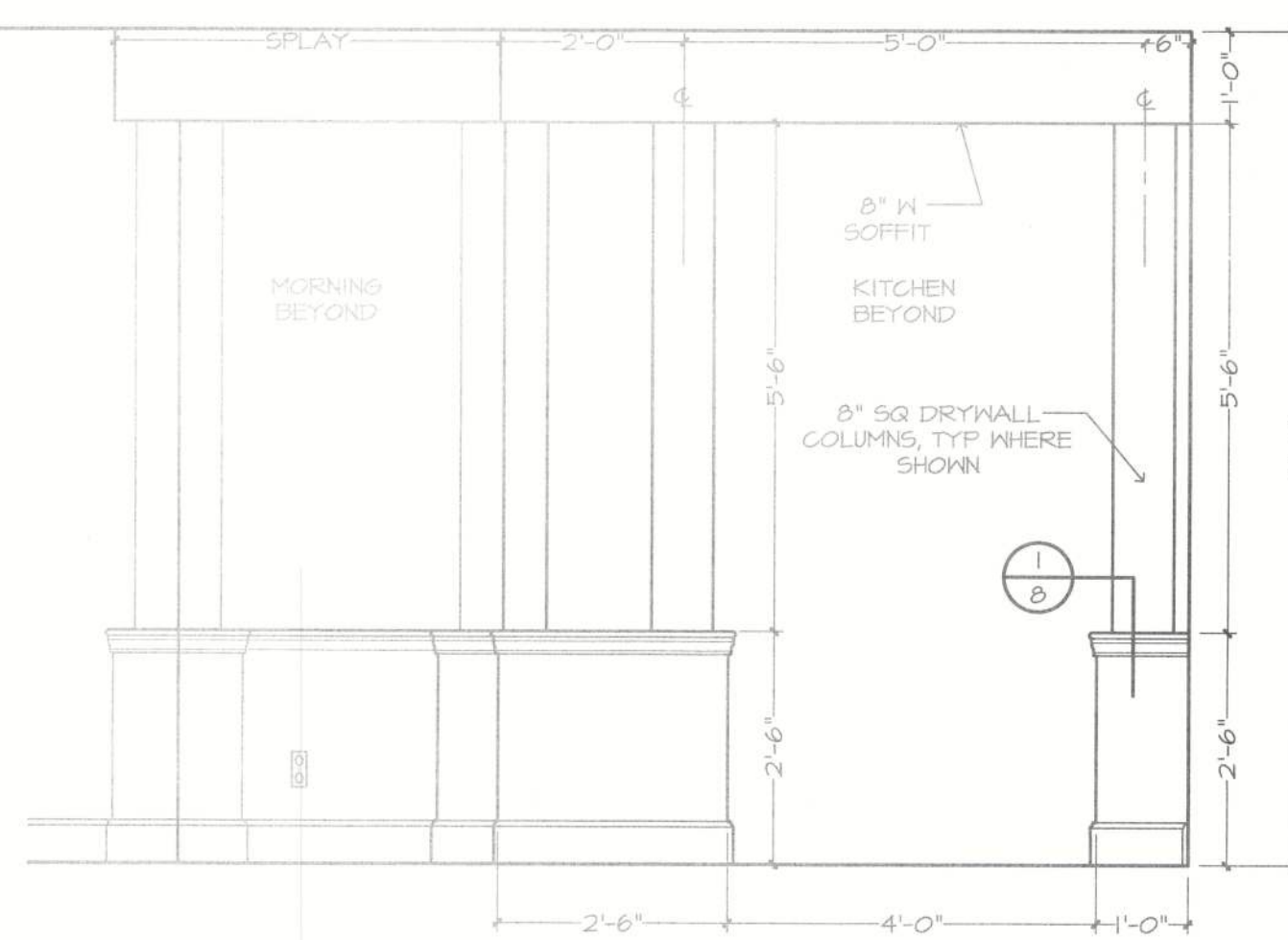
12/2/15 KSH - B

**7**

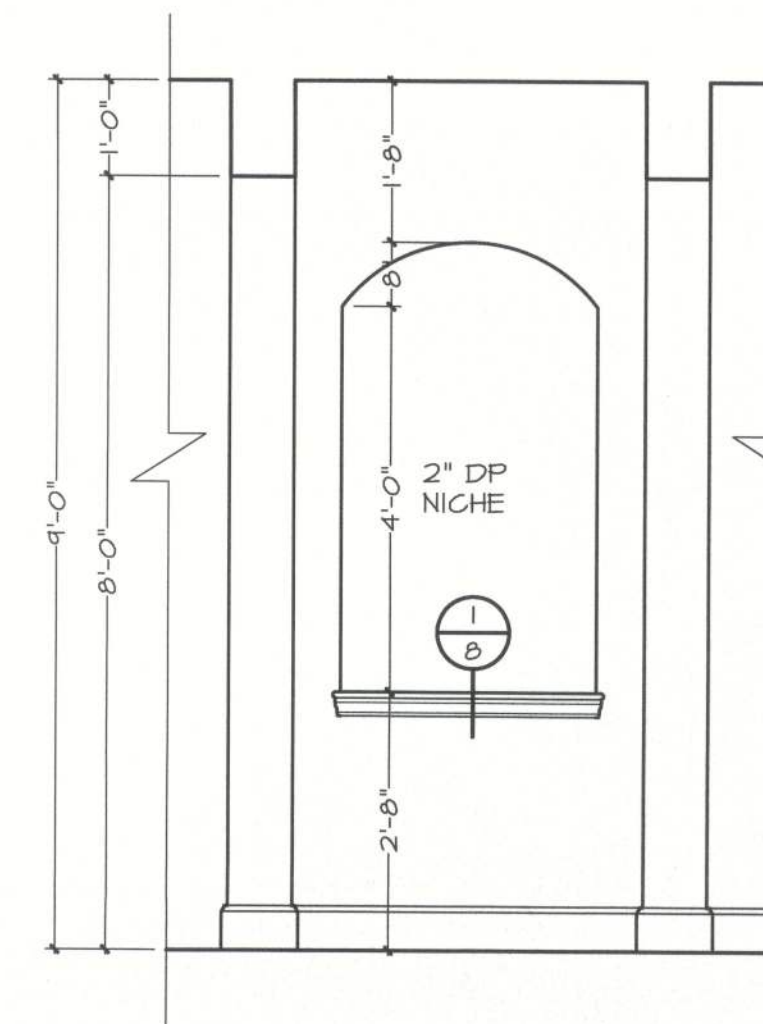




A LIVING ROOM / FOYER



B LIVING ROOM



C M. SUITE NICHE

**GENERAL NOTES:**

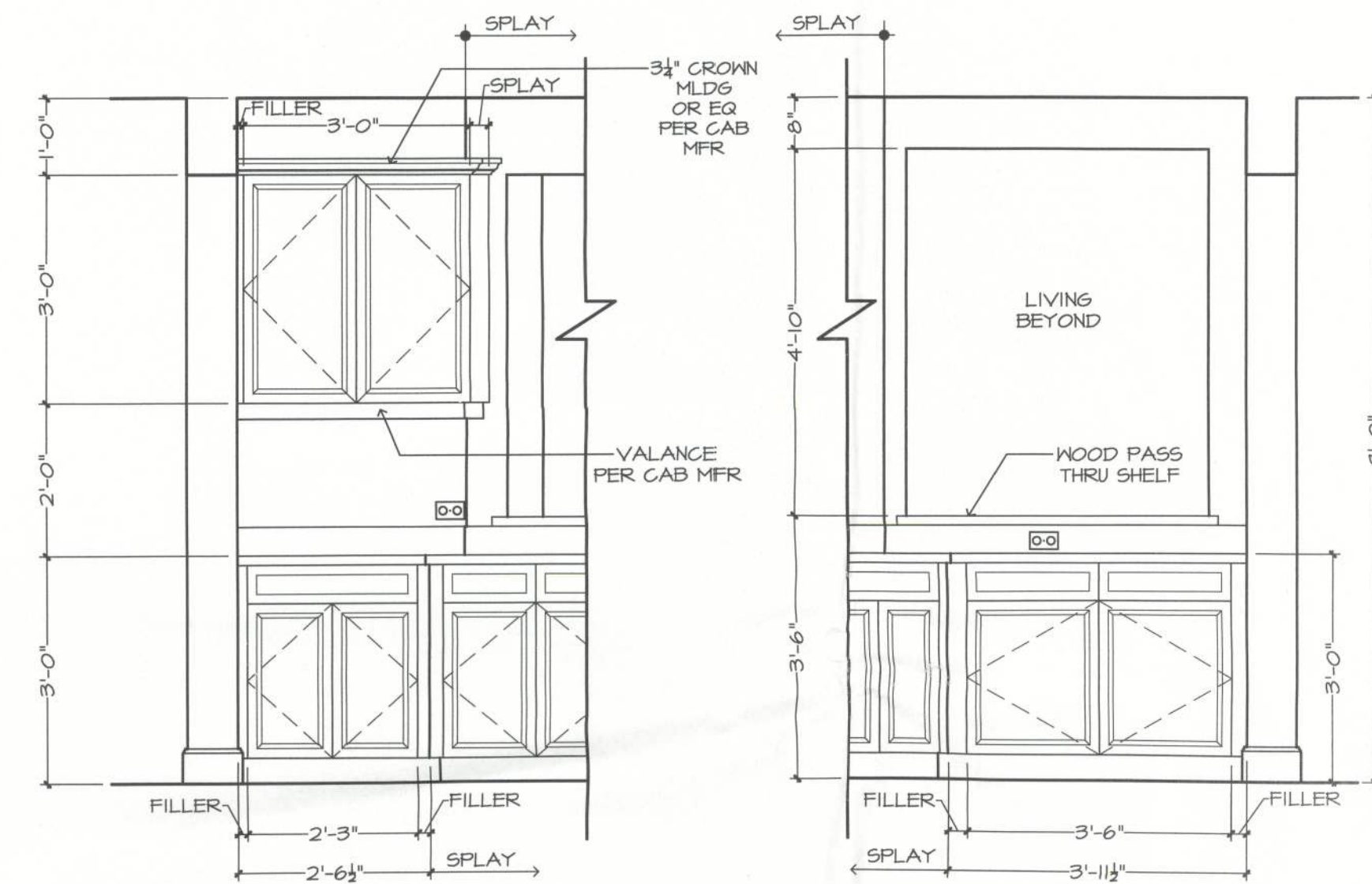
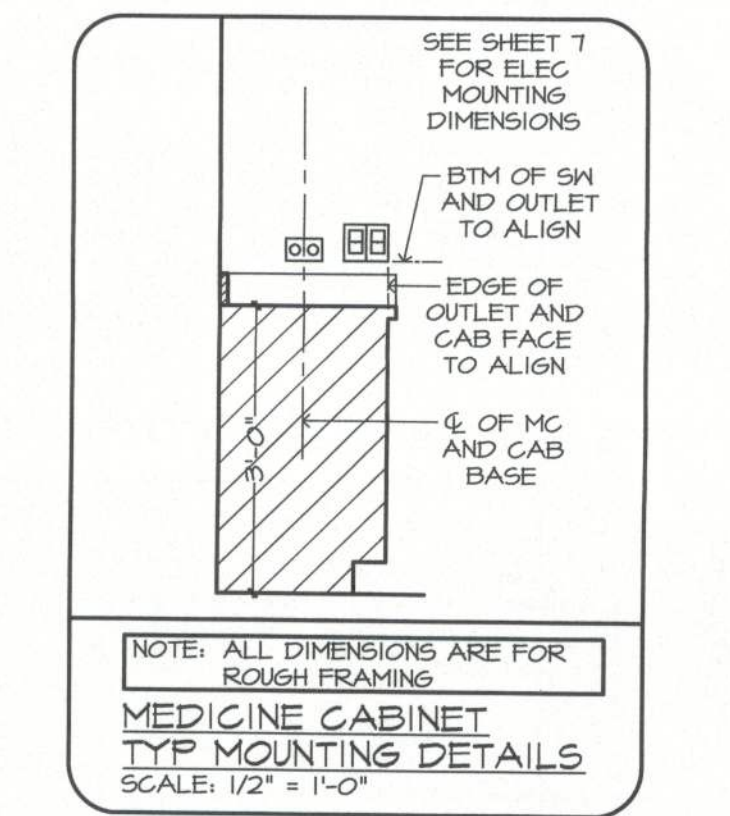
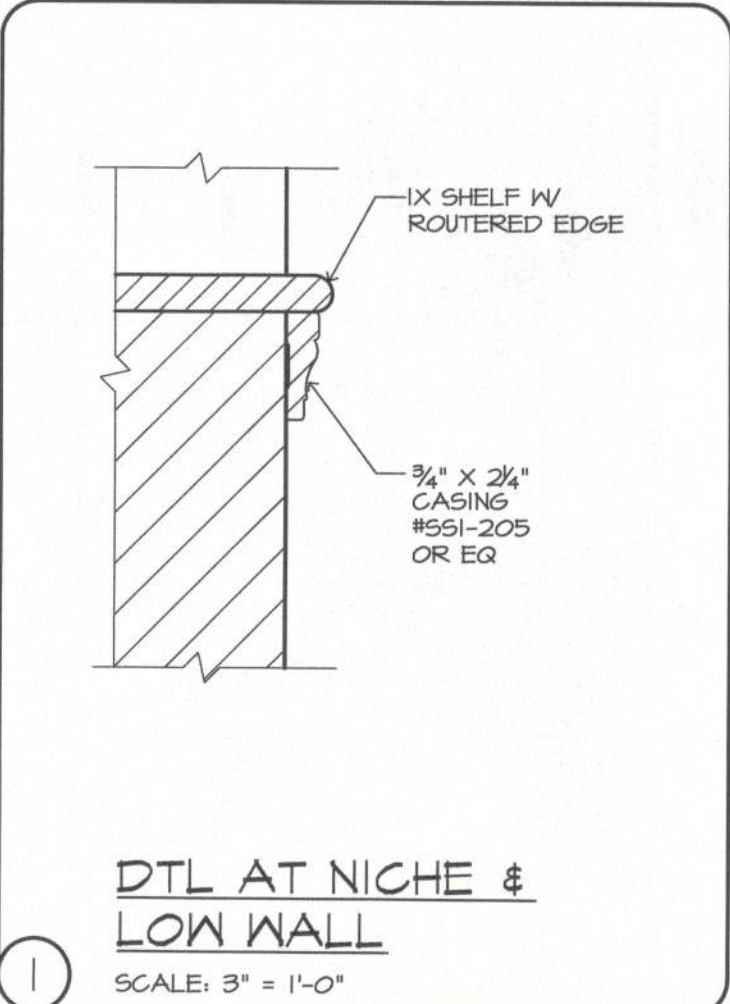
CABINET ELEVATIONS AND LIGHTING ARE GRAPHIC REPRESENTATIONS ONLY. REFERENCE SHOULD BE MADE TO THE ELECTRICAL SHEET, CABINET MFR DRAWINGS AND SPECS FOR FURTHER INFORMATION.

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

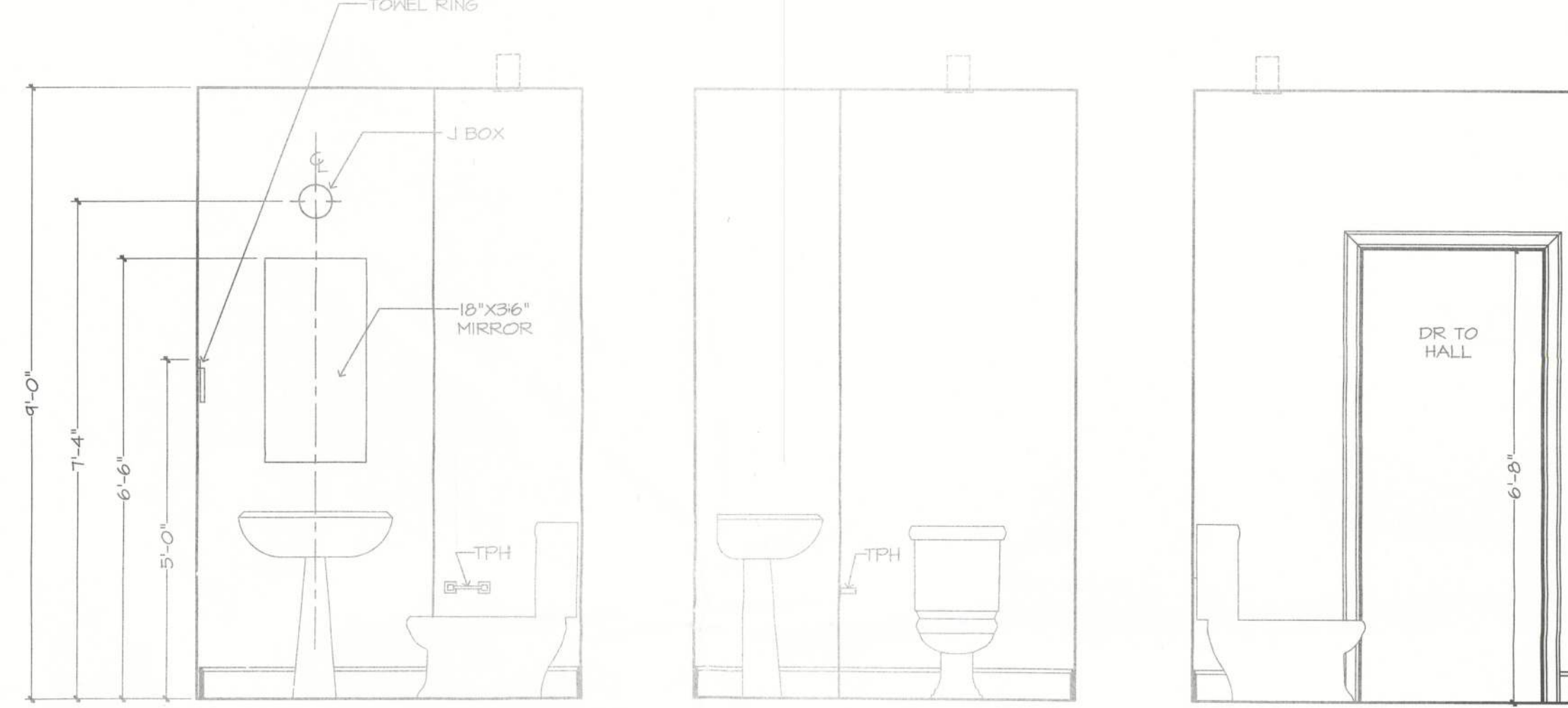
FOR STEPPED UPPER CABINETS, IF MODULAR CABINETS ARE SELECTED AND NOT AVAILABLE IN SPECIFIED DEPTHS THE WALLS BEHIND CABINETS WILL NEED TO BE BUILT OUT TO OBTAIN SPECIFIED DEPTH.

THE TOE KICK IS 4".

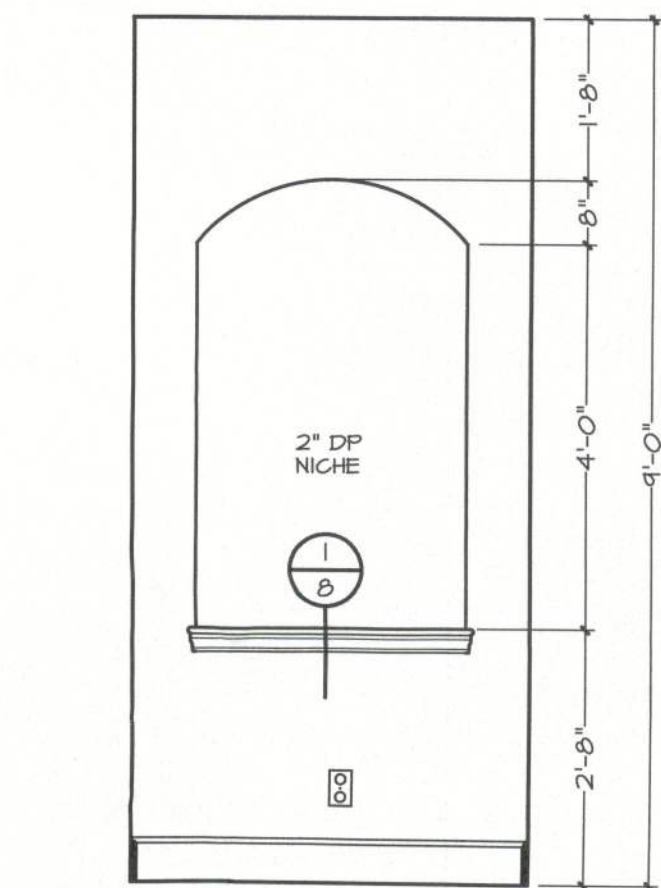
PLUMBING, TILE, BASE MLDG, DOOR CASING, & DECORATIVE LIGHTING & DECORATIVE MIRRORS ARE ILLUSTRATED FOR LOCATION PURPOSES ONLY. PLEASE REFER TO COMMUNITY STANDARDS FOR SIZES & SPECS.



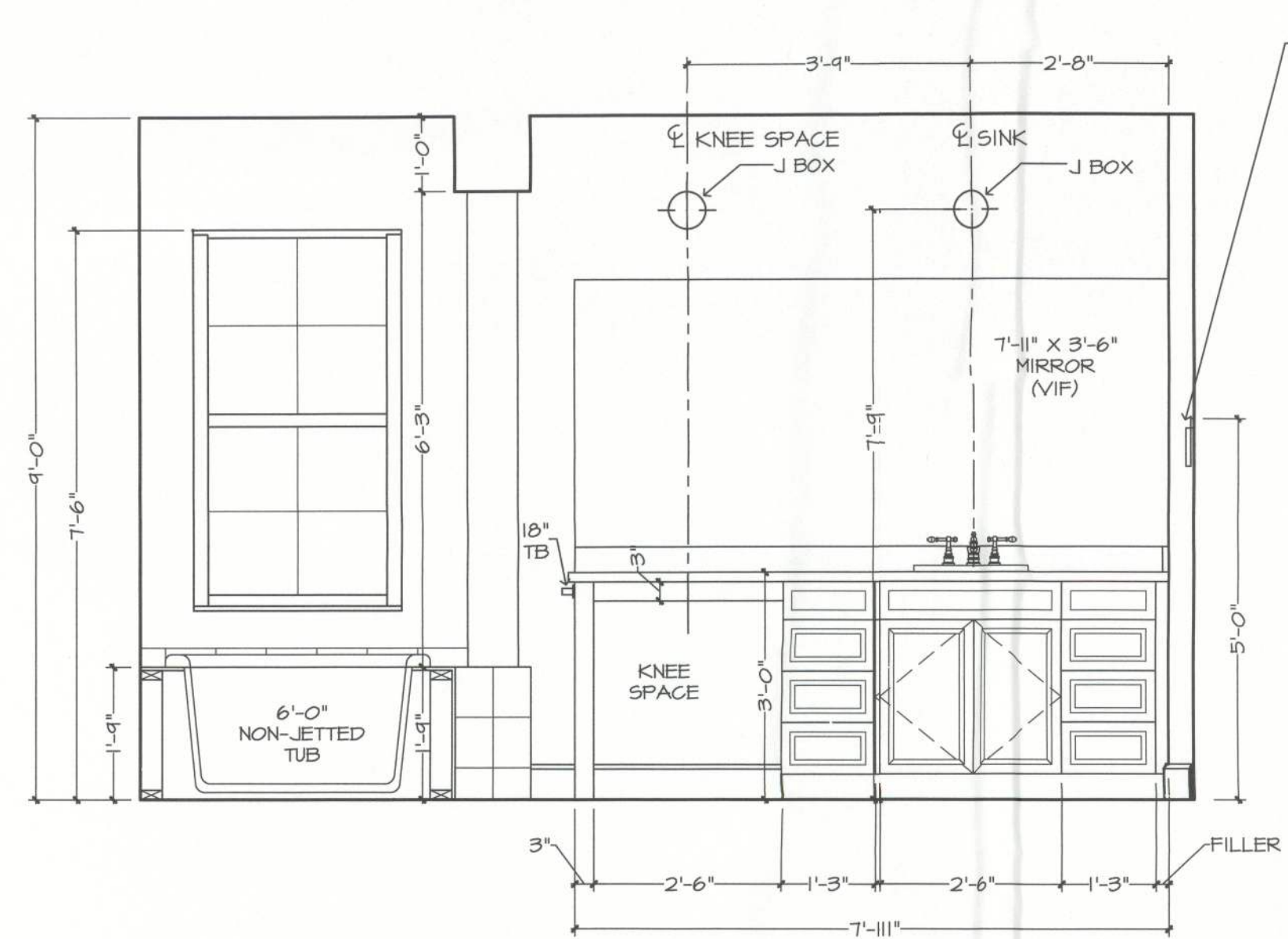
D BUTLER'S PANTRY



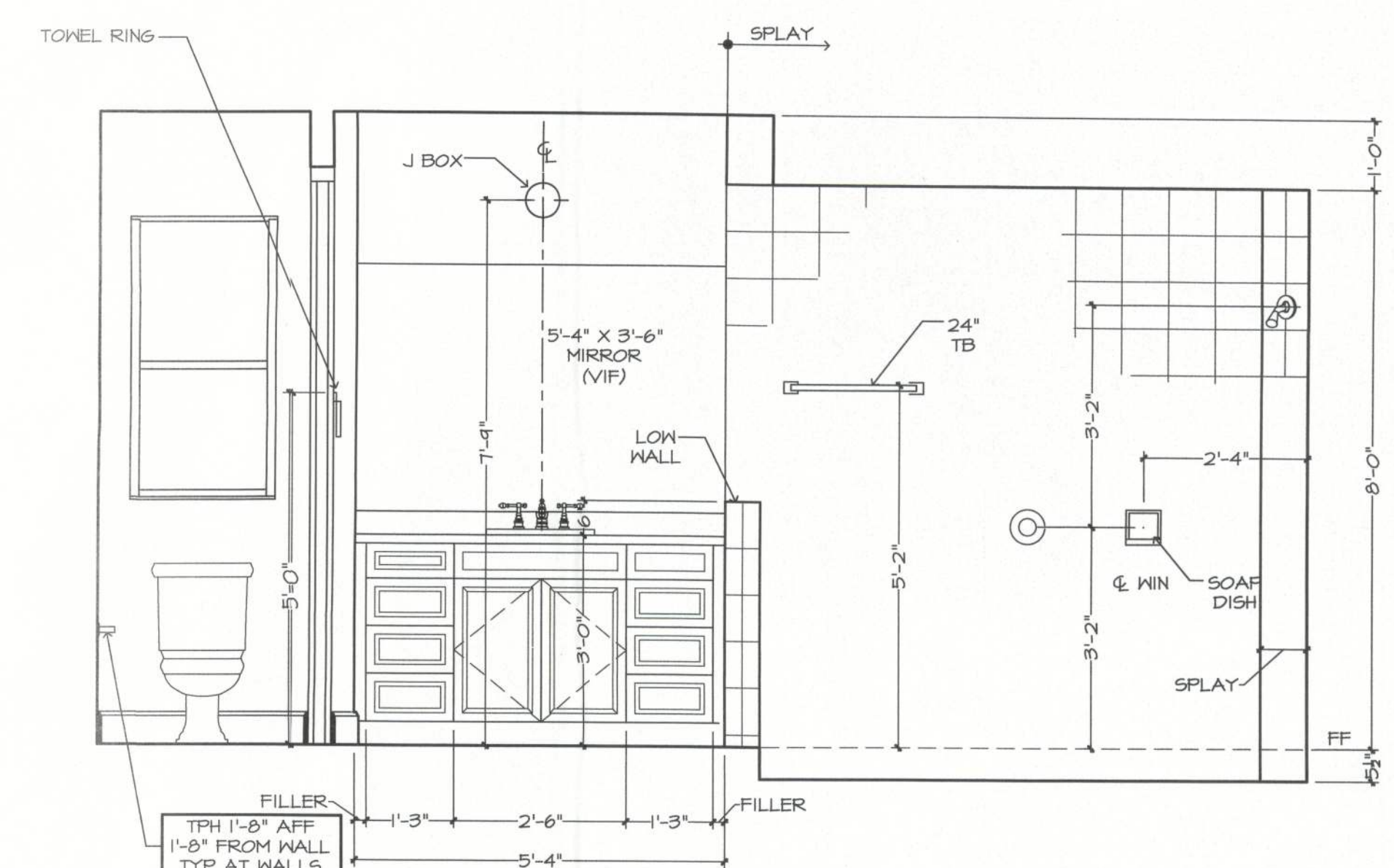
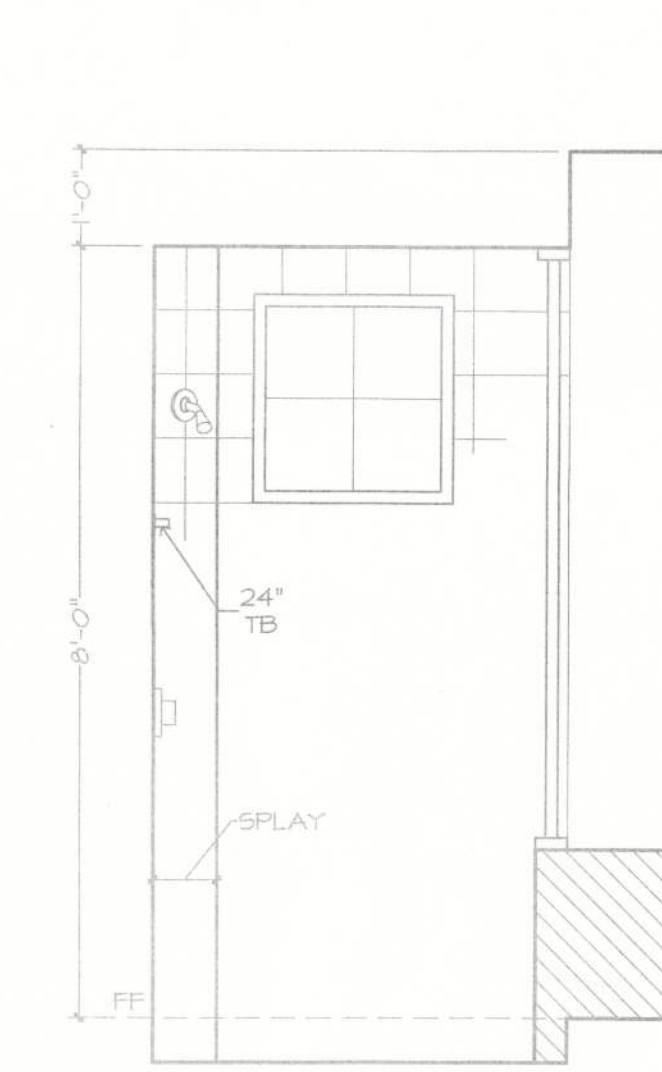
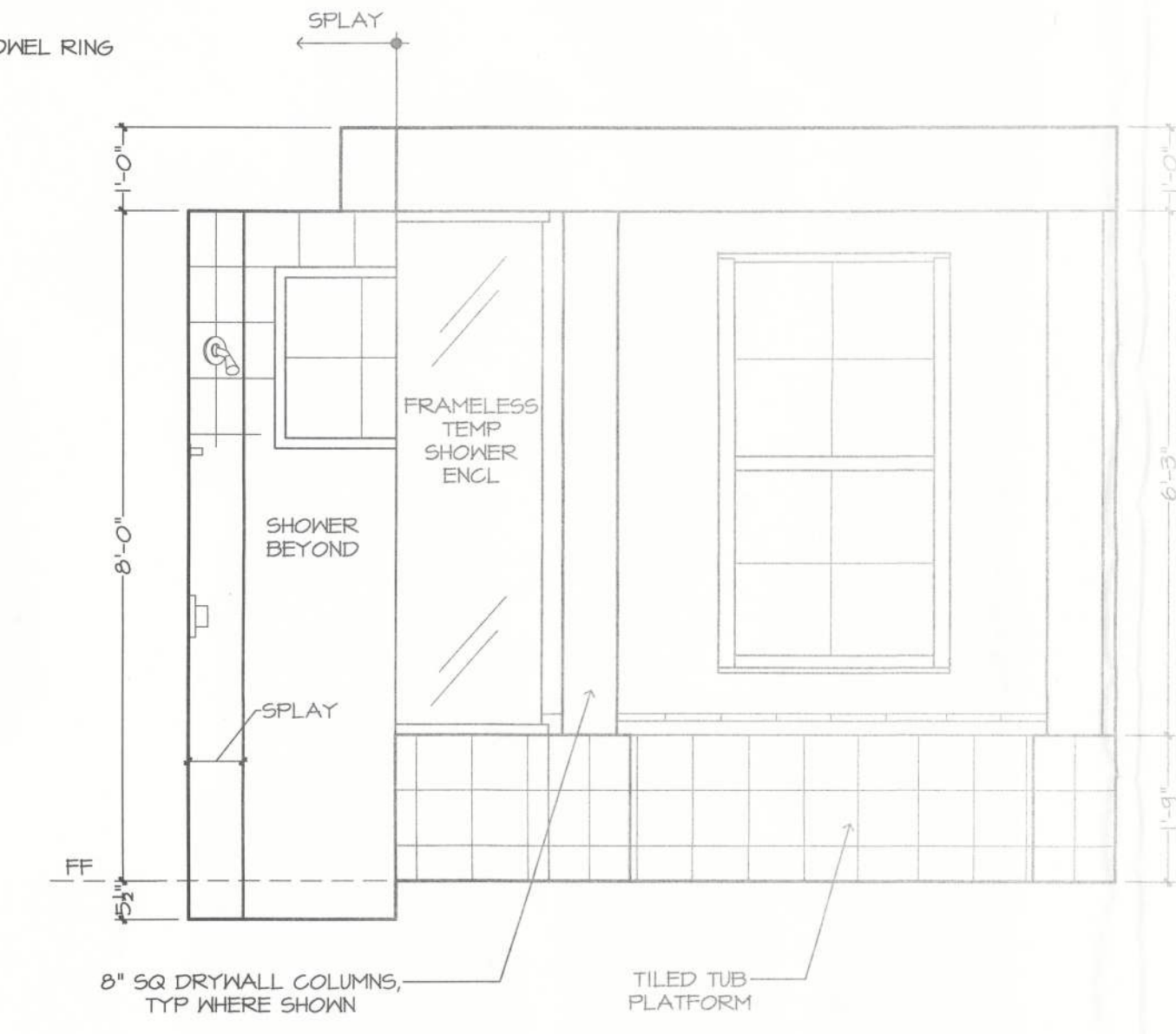
E POWDER BATH



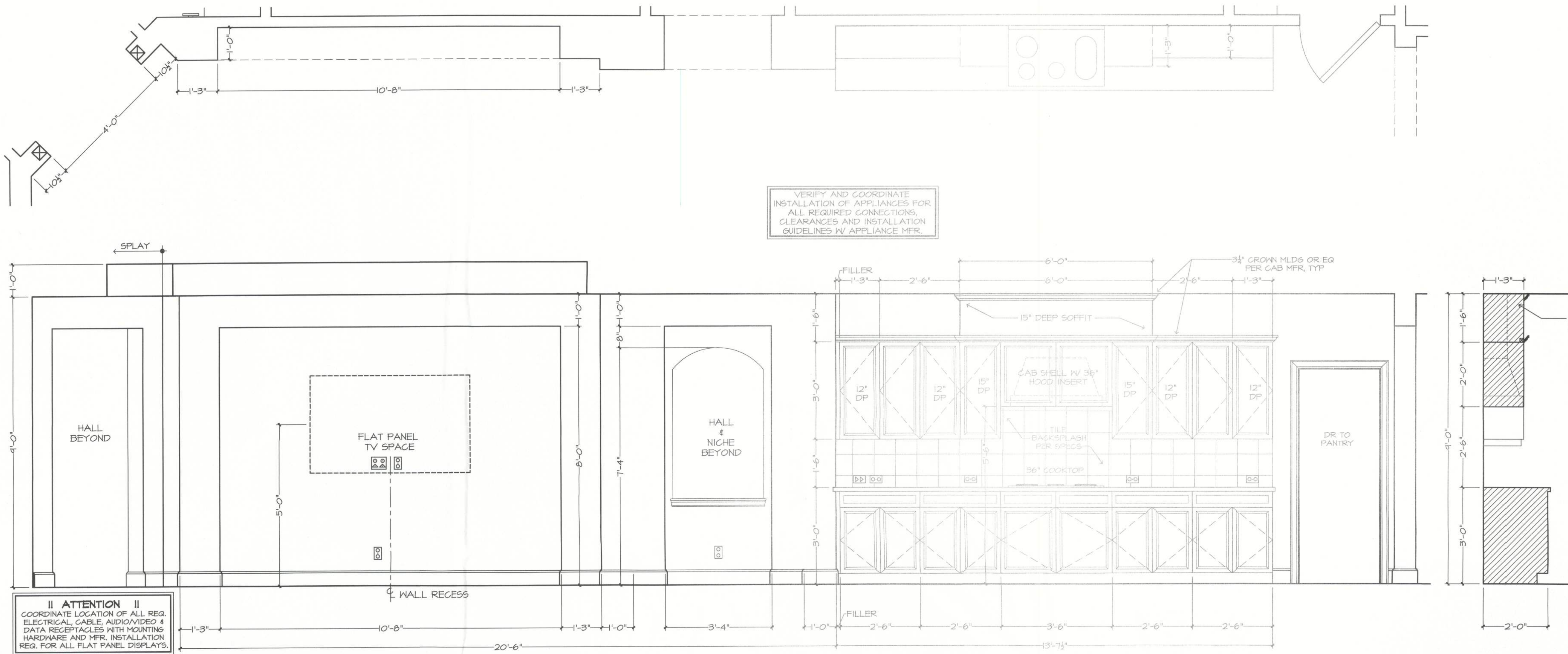
F HALL NICHE



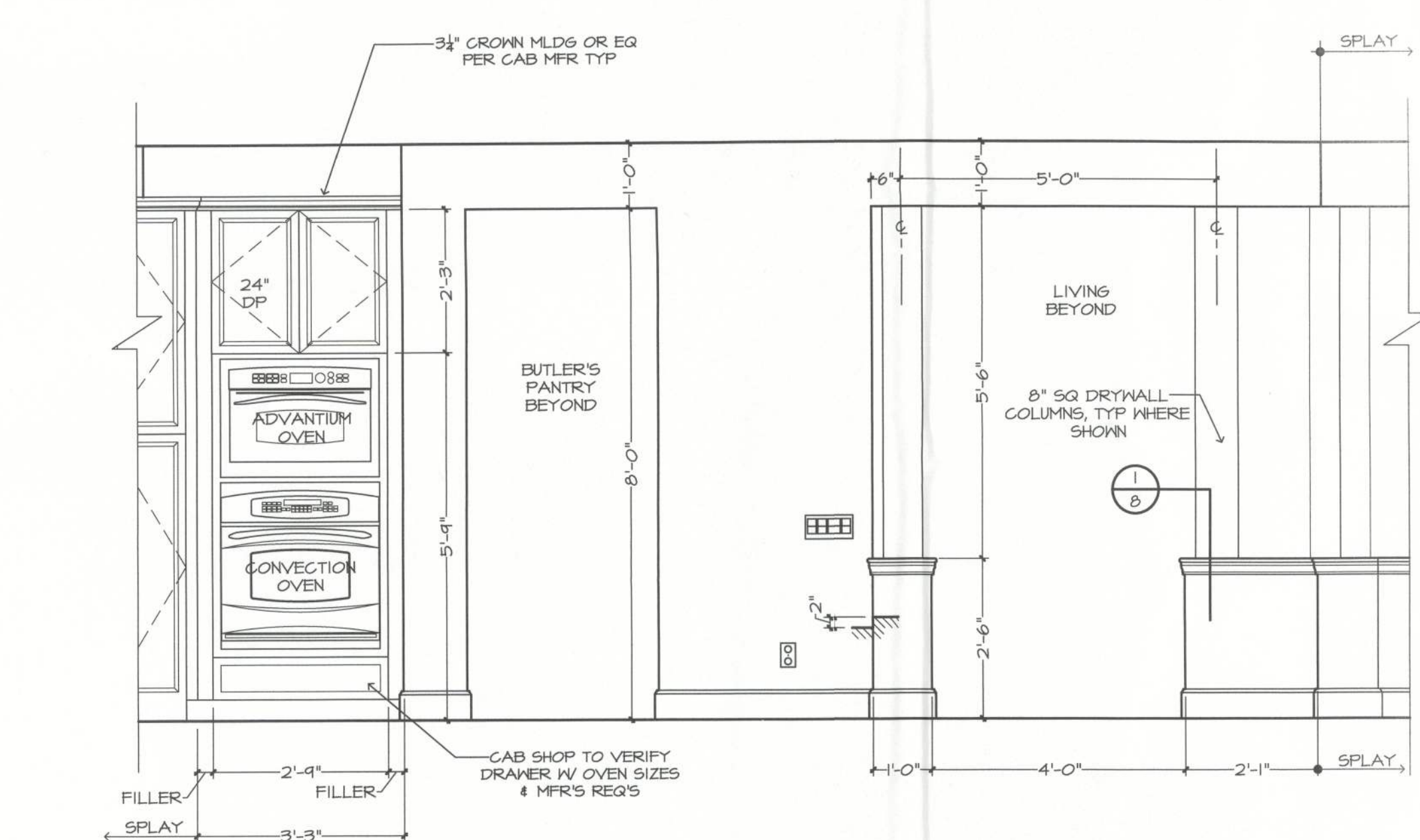
G MASTER BATH



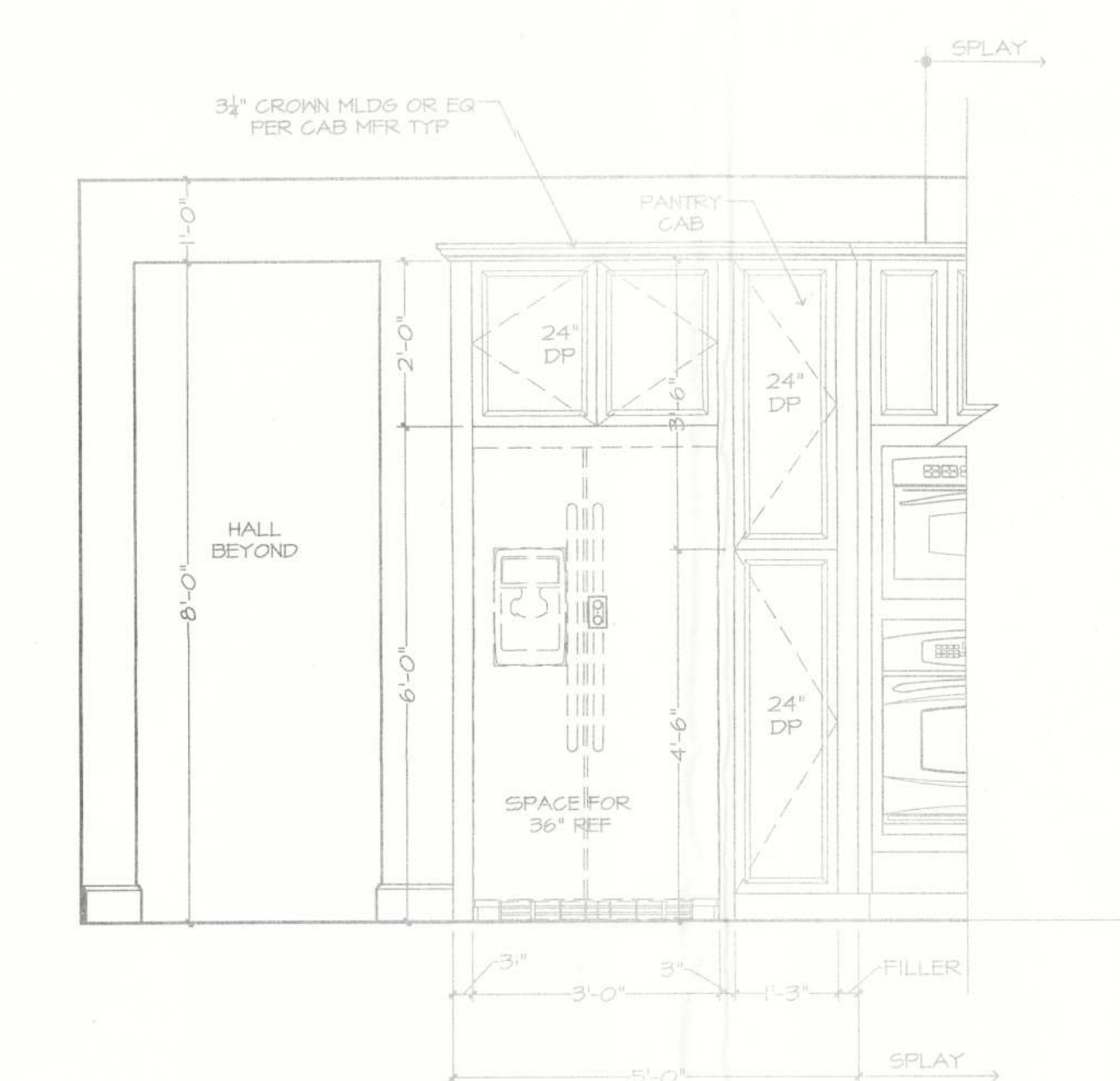




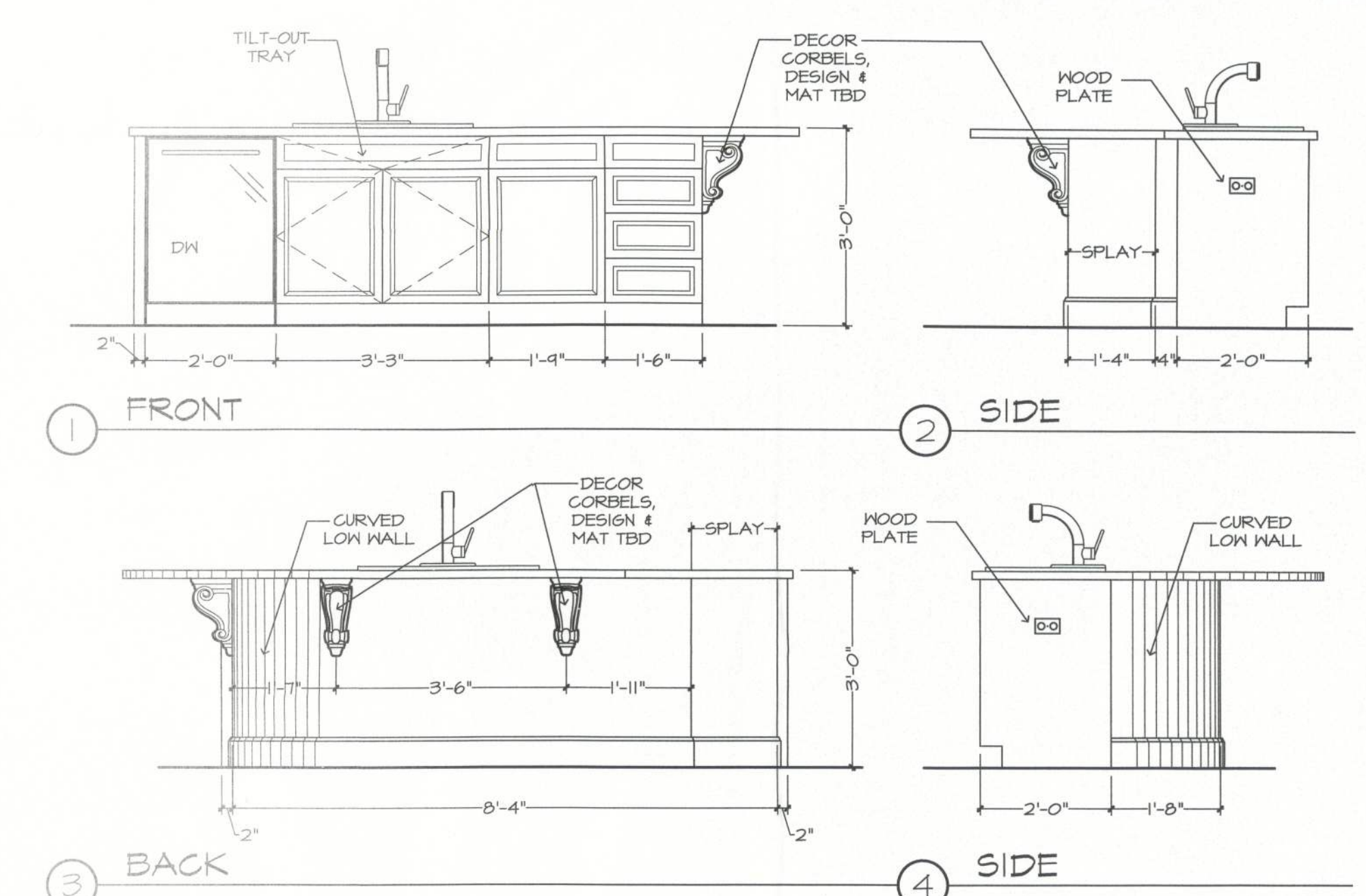
**E LEISURE ROOM KITCHEN**



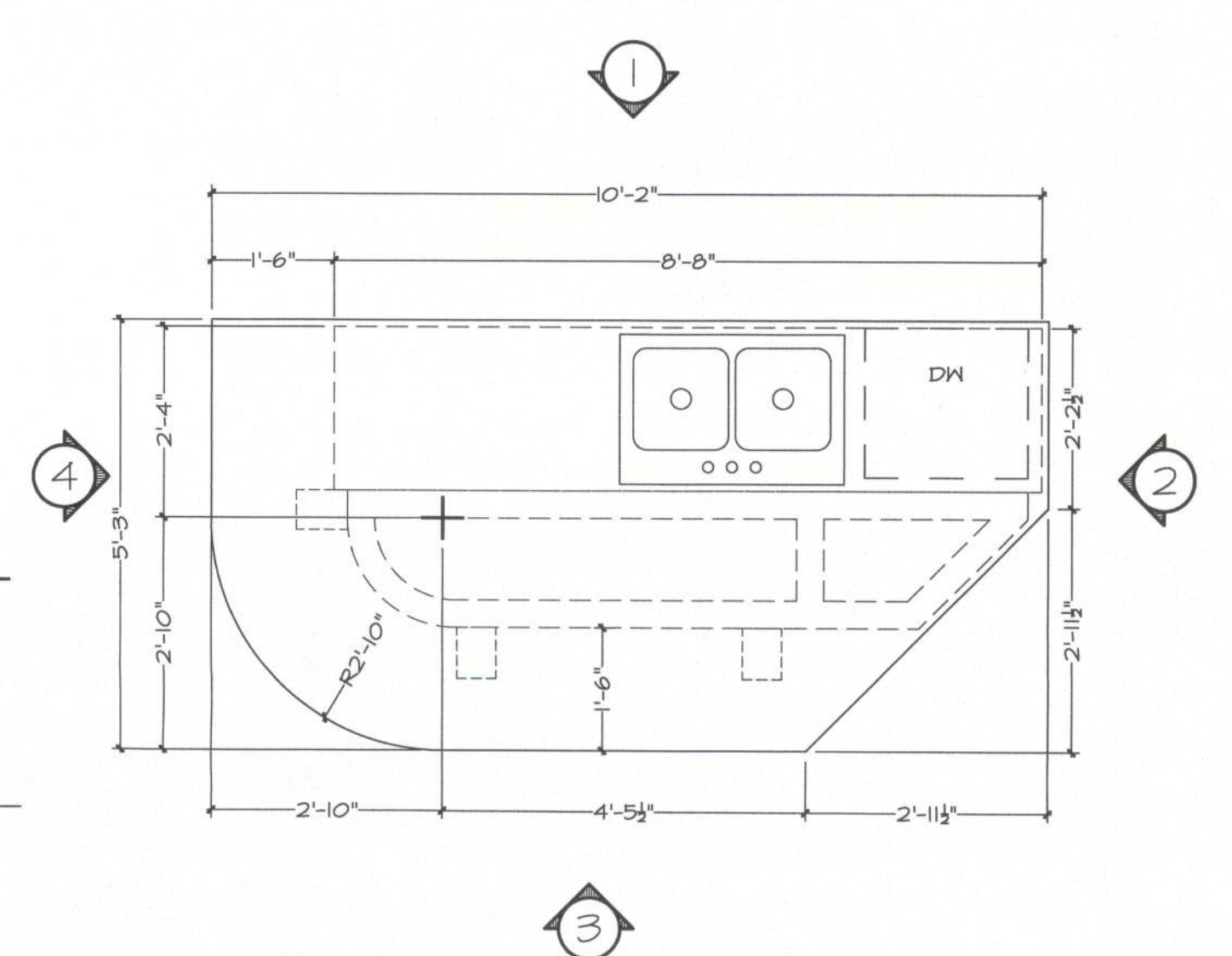
**KITCHEN**



**KITCHEN**



**KITCHEN ISLAND**



**ISLAND PLAN VIEW**

**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

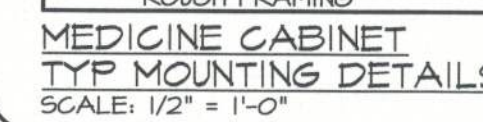
FOR STEPPED UPPER CABINETS: IF MODULAR CABINETS ARE SELECTED AND NOT AVAILABLE IN SPECIFIED DEPTHS THE WALLS BEHIND CABINETS WILL NEED TO BE BUILT OUT TO OBTAIN SPECIFIED DEPTH.

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.



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





## DESIGN CRITERIA AND LOADS

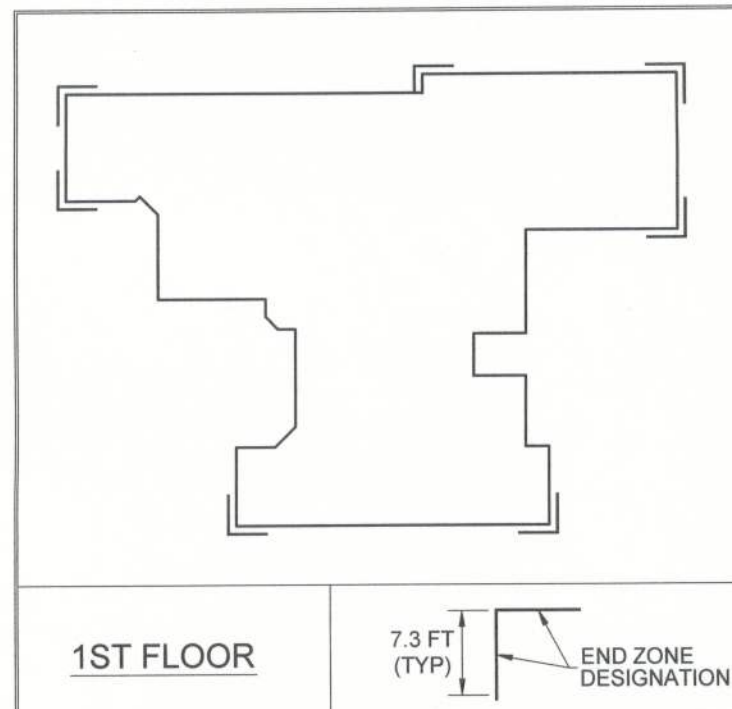
Building Code 2010 Florida Building and Residential Codes Code for Design Loads ANSI/ASCE 7-10	
ROOF LOADINGS <sup>1</sup> .....	C <sub>s</sub> = 1.25
TOP CHORD LIVE LOAD.....	20 PSF
TOP CHORD DEAD LOAD.....	7 PSF
BOTTOM CHORD LIVE LOAD.....	
ATTICS WITH LIMITED STORAGE.....	20 PSF (PER FR)
ATTICS WITHOUT STORAGE.....	10 PSF
BOTTOM CHORD DEAD LOAD.....	5 PSF
WIND LOADING.....	
ASCE 7-10, 35 GUST.....	C <sub>o</sub> = 1.80
BASIC WIND SPEED.....	120 MPH
EXPOSURE CATEGORY.....	B
BUILDING CATEGORY.....	I
ENCLOSURE CLASSIFICATION.....	ENCLOSED
INTERNAL PRESSURE COEFF.....	0.18
C&C DESIGN PRESSURES.....	(SEE TABLE 1)
FLOOR LOADING.....	
C <sub>s</sub> = 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
SPECIAL FLOOR (GAME ROOM) LOADING.....	C <sub>s</sub> = 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' 0" 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 3/4"
WOOD I-JOISTS.....	LL / 480
	TL / 240
	TL MAX 1/2"

## NOTES:

- 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
	I2 - Interior Zone (psf)    E2 - End Zone (psf)
0 - 20 ft <sup>2</sup>	+15.54 -16.86    +15.54 -20.81
21 - 50 ft <sup>2</sup>	+14.79 -16.11    +14.79 -19.31
51 - 100 ft <sup>2</sup>	+13.90 -15.21    +13.90 -17.52
101 - 200 ft <sup>2</sup>	+13.21 -14.52    +13.21 -16.14
VINYL SOFFIT MAX PRESSURE (psf)	+14.84 -19.41
GARAGE DOOR PRESSURE	SEE FRAMING PLAN



## TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS

NOTES 3, 4

TYPICAL EXTERIOR WALL SHEATHING (NOTES 1, 2)	ALL WALLS	OSB OR PLYWOOD PANEL EDGES REQUIRED TO LAP BOTTOM PLATE 1 1/2" AND TOP MEMBER OF TOP PLATE. EDGE NAILING SHALL HAVE 1" EDGE DISTANCE FROM EDGE OF PANEL.
	FLEXIBLE VENEER & BRICK VENEER (NOTE 8)	MIN 1/4" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 6" O.C. IN THE FIELD.
ROOF DECK SHEATHING (NOTES 1, 2)	BRITTLE VENEER (EXCLUDING BRICK VENEER) (NOTE 6)	MIN 1/4" 32/16 SPAN RATED OSB OR PLYWOOD INSTALLED VERTICALLY OR (1/4" 24/16 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.
	TILE ROOF (NOTE 7)	MIN 1/4" 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.
PORCH CEILING BOARD SHEATHING:	SHINGLE: ROOF	MIN 1/4" 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)	2 3/4" T&G OSB OR PLYWOOD W/ 10d COMMON: 6" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELD.
SHEARWALL (SW) SHEATHING: (NOTE 5)		MIN 3/4" OSB OR PLYWOOD OR CDX INSTALLED PERPENDICULAR TO SUPPORTS W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELD.
		MIN 7/8" OSB OR PLYWOOD W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 6" O.C. IN THE FIELD.

## NOTES:

- FOR SHEATHING THICKNESS GREATER THAN 1/4" CATEGORY (32/16 SPAN RATING), USE 10d RING SHANK NAILS IN LIEU OF 8d RING SHANK NAILS. (0.148" x 3" LONG).
- COMMON NAILS IN WALL SHEATHING MAY BE SUBSTITUTED W/ 8d GALVANIZED BOX NAILS.
- ZIP WALL SHEATHING IS AN ACCEPTABLE ALTERNATE FOR APA RATED WOOD STRUCTURAL PANEL.
- ALL WOOD STRUCTURAL PANEL SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF THE APA.
- FASTENERS ARE MINIMUM REQUIRED FOR DIAPHRAGM DESIGN. FOR INCREASED FLOOR PERFORMANCE AND TO AVOID SQUEAKING, 8d RING SHANK NAILS OR 8d SCREW NAILS ARE RECOMMENDED.
- 1/4" 32/16 SPAN RATED OSB OR PLYWOOD WITH BLOCKED PANEL EDGES IS AN APA RECOMMENDATION PER TECHNICAL BULLETIN Q370 (STUCCO), SHOULD BUILDER SPECIFICATIONS ALLOW, MIN STRUCTURAL REQUIREMENTS ARE 1/4" 24/16 SPAN RATING INSTALLED HORIZONTALLY OR VERTICALLY PER FLEXIBLE VENEER WALL SPECIFICATIONS.
- 1/4" PLYWOOD IS A WARRANTY LIMITATION COMMON TO TILE MANUFACTURERS' MINIMUM RECOMMENDATIONS. SHOULD WARRANTY AND INSTALLATION REQUIREMENTS ALLOW, 1/4" APA RATED OSB OR EQUAL MAY BE USED TO SUPPORT TILE ROOF.
- WOOD STRUCTURAL PANEL MAY BE INSTALLED VERTICALLY OR HORIZONTALLY W/ UNLOCKED HORIZONTAL PANEL EDGES PROVIDED THE REQUIREMENTS OF THE MIDWALL PANEL CONNECTION DETAIL ON SHEET ST-5 ARE MET. UNO. BLOCKED WALL FIELD NAILING IS PERMITTED TO BE 12" O.C.

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

NOTES 1, 2

BEARING CONDITION & STUD TYPE	FLEXIBLE FINISH-1/120 WALL HEIGHT				
	8 FT	9 FT	10 FT	11 FT	12 FT
ROOF ONLY					
2x4 SPF STUD	16	16	16	12	--
2x4 NO.2 SPF	16	16	16	16	16
(2)2x4 NO.2 SPF, 2x5 NO.2 SPF, 2x6 NO.2 SPF	16	16	16	16	16
ROOF AND FLOOR					
2x4 SPF STUD	16	12	--	--	--
2x4 NO.2 SPF	16	16	12	12	--
(2)2x4 NO.2 SPF, 2x5 NO.2 SPF, 2x6 SPF STUD, 2x6 NO.2 SPF	16	16	16	16	16

## NOTES:

- STUD SPACINGS ABOVE ARE THE MAXIMUM REQUIRED ACCORDING TO STUD HEIGHT AND TYPE, UNLESS NOTED OTHERWISE ON PLAN.
- IF STUD SPACING IS NOT LISTED, STUD SIZE AND GRADE IS NOT APPLICABLE AT THAT WALL HEIGHT.
- 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"	2-3/4"
8d RINGSHANK	0.113"	2-3/4"
10d x 1-1/2"	0.148"	1-1/2"
10d	0.131"	3"
10d COMMON	0.148"	3"
12d COMMON	0.148"	3-1/2"
16d SINKER	0.148"	3-1/2"
16d COMMON	0.162"	3-1/2"

## NOTES:

- INSTALL 10d NAILS UNLESS OTHERWISE SPECIFIED.
- COMMON WIRE NAILS AND THREADED HARDENED STEEL NAILS SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN ASTM F1687. NOMINAL DIAMETER SIZES APPLY TO FASTENERS BEFORE APPLICATION OF PROTECTIVE COATING.
- 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.
- THE NOMINAL DIAMETER AND LENGTH OF TYPICAL FASTENERS SPECIFIED FOR THIS PROJECT ARE AS LISTED IN TABLE 4.

## 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 1/2" THICK WASHER AT TOP PLATE	4" / 8"	2,050 LB.	1 1/2"	SIMPSON ACRYLIC-TIE ADHESIVE
●	1/2" ATC (ALL THREAD CONNECTION) 1/2" DIA ALL THREAD ROD W/ 3" SQUARE x 1/2" THICK WASHER AT TOP PLATE	6" / 12"	3,200 LB.	1 3/4"	SIMPSON ACRYLIC-TIE ADHESIVE
B	ONE STORY QTB (QUICK TIE BLUE) (NOTE 7) 3/8" WIRE ROPE - 1/2" STEEL STUD 2 1/2" x 2 1/2" x 3/4" WASHER @ TOP PLT	4" / 4"	1,527 LB.	1 3/4"	EPCON G5 HIGH STRENGTH EPOXY
B	TWO STORY QTB (QUICK TIE BLUE) (NOTE 7) 3/8" WIRE ROPE - 1/2" STEEL STUD 3" x 3" x 3/4" WASHER @ TOP PLT	4" / 4"	2,839 LB.	2 1/2"	EPCON G5 HIGH STRENGTH EPOXY
O	ONE STORY QTO (QUICK TIE ORANGE) 3/8" WIRE ROPE - 1/2" STEEL STUD 3" x 3" x 1/2" WASHER @ TOP PLT	6" / 6"	4,455 LB.	3"	EPCON G5 HIGH STRENGTH EPOXY
O	TWO STORY QTO (QUICK TIE ORANGE) 3/8" WIRE ROPE - 1/2" STEEL STUD 3" x 3" x 1/2" WASHER @ TOP PLT				

## NOTES:

- 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-TREAD MAY BE SPLICED WITH A COUPLER THREADED ONTO THE ALL-TREAD A MINIMUM DISTANCE OF 1/2" AT EACH END OF THE COUPLER. THE COUPLER SHALL BE RATED FOR ALLOWABLE TENSION OF 2,050 LB FOR 1/2" RODS (3,200 LB FOR 3/4" RODS). THE ALL-TREAD SHALL BE INSTALLED PLUMB WITH THE MAXIMUM DEVIATION FROM VERTICAL OF 1/8" HORIZONTAL PER FOOT VERTICAL.
- 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.
- 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.
- IT IS THE RESPONSIBILITY OF THE BUILDING DEPARTMENT OR BUILDER TO VERIFY THE TIGHTNESS OF THE HEX NUT PRIOR TO INSULATION INSTALLATION.
- REFER TO FRAMING NOTES.
- 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.
- ALL QTB IN EXTERIOR WALLS MUST HAVE AN ADDITIONAL 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.

## TABLE 7: METAL CONNECTOR SCHEDULE

NOTES 1, 4, 5, 6

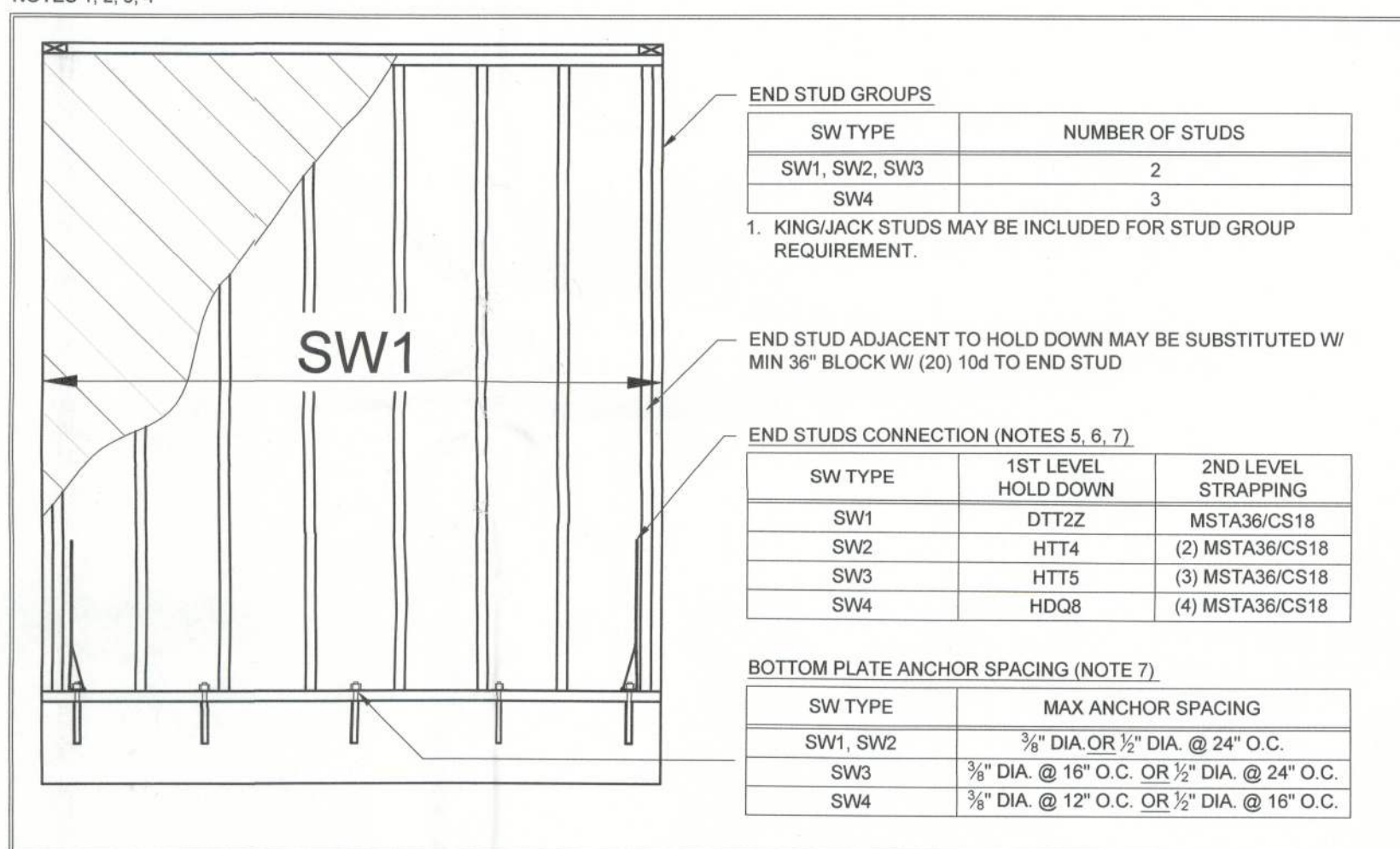
DTT2Z (NOTES 2, 3)	(8) 1/2" x 1 1/2" SDS SCREWS IN STUD 3/4" Ø x 4 1/2" EMBED EPOXY OR SCREW ANCHOR	CS18	(9) 10d COMMON EACH END OF STRAP
HTT4 (NOTES 2, 3)	(18) 0.162" x 2 1/2" IN STUD/BEAM/TRUSS 3/4" Ø x 6" EMBED ANCHOR IN CONCRETE (NOTE 1)	MTS12	(7) 10d x 1 1/2" EACH END
HTT5 (NOTES 2, 3)	(26) 0.162" x 2 1/2" IN STUD/BEAM/TRUSS 3/4" Ø x 6" EMBED ANCHOR IN CONCRETE (NOTE 1)	MSTA24/MS24	(9) 10d COMMON EACH END
HQD8-SDS3	(20) SDS 1/2" x 3" SCREWS IN STUD GROUP 1/4" DIA x 12" EMBED ANCHOR IN CONCRETE	MSTA36/MS36	(13) 10d COMMON EACH END
STHD14	(38) 16d SINKERS INTO STUDS (WET EMBED)	HTS20	(11) 10d x 1 1/2" IN TRUSS/RAFTER (11) 10d x 1 1/2" IN STUD
LTT20B (NOTE 2)	(10) 10d x 1 1/2" IN STUDS 1/2" x 6" EMBED EPOXY OR SCREW ANCHOR	H2.5THA8	(5) 8d x 1 1/2" IN TRUSS (5) 8d x 1 1/2" IN TOP PLATE
ABU44	(12) 16d COMMON & 3/4" x 7" DRILL & EPOXY	H8	(5) 10d x 1 1/2" IN TRUSS (5) 10d x 1 1/2" IN PLATE
ABU66	(12) 16d COMMON & 3/4" x 7" DRILL & EPOXY (12" EMBED AT GARAGE DOOR RETURNS)	TSP	(9) 10d x 1 1/2" IN STUD (6) 10d x 1 1/2" IN PLATE
HU48, HUC48, HU28-2, HUC28-2	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM	SPH4 / SPH6	(12) 10d x 1 1/2" 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 1/2" x 1 1/2" SCREWS IN TRUSS/RAFTER (4) SDS 1/2" x 3" SCREWS IN TOP PLATE	QGT (NOTE 2)	(18) 10d x 1 1/2" IN TRUSS W/ QUICK TIE UPLIFT ANCHOR TO SLAB AS SPECIFIED ON PLAN
LG13	(26) 16d SINKER IN WALL FRAMING (12) SDS 1/2" x 2 1/2" IN TRUSS	QGT2 (NOTE 2)	(30) 10d x 1 1/2" IN TRUSS W/ QUICK TIE UPLIFT ANCHOR TO SLAB AS SPECIFIED ON PLAN

## NOTES:

- EPOXY ANCHOR EMBED IN CMU TO BE 12-INCHES. OPTIONAL SIMPSON 1/2" x 1/2" TITEN HD IS AN ACCEPTABLE ALTERNATIVE ANCHOR IN ALL CASES EXCEPT GARAGE RETURN HOLDDOWNS.
- REFER TO FRAMING NOTES THIS SHEET FOR ACRYLIC-TIE INSTALLATION SPECIFICATIONS.
- QUICK-TIE SUBSTITUTION (INSTALLED W/ EPCON G5 HIGH STRENGTH EPOXY):
  - QTB = DTT2Z
  - QTB = HTT4 OR HTT5 (PROVIDED (2) STUDS INSTALLED EACH SIDE OF QTO)
- 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.
- IF CONNECTOR IS NOT LISTED ABOVE, CONTACT EOR FOR SPECIFIC FASTENING REQUIREMENTS.
- POSITIVE PLACEMENT GUN NAILS, 2 1/2" 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



## NOTES:

- 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 SW5 ON THE PLAN.
- ALL SW SHEATHING TO BE FASTENED TO FRAMING PER TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS.
- 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.
- SW5 - SEE "SW5-SPECIAL SHEAR WALL DETAIL" LOCATED ON THE DETAIL SHEET.
- 2ND LEVEL SW'S - END STUDS OF SHEAR WALL TO BE ANCHORED PER ONE OF THE FOLLOWING:
  - HOLD DOWN WITH FULL HEIGHT 1/2" 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.
- DESIGNATED SW'S WITH A COMMON CORNER REQUIRE (1) HOLDDOWN, WHICH IS TO BE LARGEST OF THE TWO HOLDDOWNS SPECIFIED. UNO.
- ACCEPTABLE BOTTOM PLATE ANCHORS INCLUDE ATC, TITEN HD, HURRI-BOLT, ALL THREAD ROD. SCREW IN ANCHORS ALLOWED IN MONOLITHIC FOOTINGS ONLY. EPOXY ANCHORS MUST BE USED IN STEMWALL FOUNDATIONS.

## CONCRETE AND FOUNDATION NOTES

- CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS= 2,500 PSI AT 28 DAYS (UNO).
- CONCRETE COMPRESSIVE STRENGTH FOR SLAB = 2,500 PSI AT 28 DAYS (UNO).
- ALL REINFORCING STEEL #3 AND BIGGER SHALL BE ASTM A615 GRADE 40 DEFORMED BARS (UNO).
- ALL REINFORCING STEEL SHALL HAVE 90 DEGREE BEND AT CORNERS WITH A 24" LAP.
- FIBERMESH IS AN ACCEPTABLE ALTERNATIVE AND SHALL NOT REQUIRE WWF.
- MASONRY STEMWALL AND MONOLITHIC FOOTING ARE INTERCHANGEABLE.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 pcf 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 TO ACHIEVE MINIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- 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.
- STEMWALLS OVER 4 COURSES TALL REQUIRE SPECIAL ATTENTION TO BRACING DURING CONSTRUCTION. CONTACT ENGINEER OR RECORD IF THIS CONDITION EXISTS.
- TO CONTROL CRACKING, CUT 1" SAWCUTS IN THE SLAB IN A 15x15' GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTACT EOR FOR ALTERNATIVE METHODS.
- DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. DO NOT DETERMINE FOOTING LOCATION FROM ARCHITECTURAL PLANS OR FRAMING WALLS. IF FOOTING SIZE OR LOCATION IS NOT DETERMINE FROM USE OF FOUNDATION PLAN ALONE, CONTACT THE ENGINEER OF RECORD.

## PRE-ENGINEERED TRUSSES &amp; I-JOISTS

- 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.
- TRUSSES OR I-JOISTS SHALL BE DESIGNED TO MATCH THE ORIENTATION, SPAN DIRECTION, SPACING, BEARING LOCATION AND NAMING CONVENTION OF THE LAYOUT SHOWN HERE.
- 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.
- 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.
- CONNECT ALL TRUSSES TO TOP PLATE AS SPECIFIED ON THE TYPICAL WALL SECTION SHEET.
- 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

ST-1.....	STRUCTURAL SPECIFICATIONS
ST-2.....	FOUNDATION PLAN
ST-3.....	1ST LEVEL STRUCTURAL FRAMING PLAN
ST-3A.....	1ST LEVEL ROOF FRAMING PLAN
ST-4.....	2ND LEVEL STRUCTURAL FRAMING PLAN (IF APPLICABLE)
ST-4A.....	2ND LEVEL ROOF FRAMING PLAN (IF APPLICABLE)
ST-5.....	TYPICAL WALL SECTION SHEET
ST-6.....	SECTIONS AND DETAILS
ST-7.....	SECTIONS AND DETAILS (IF APPLICABLE)

## 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 MICROLAM LVL ENGINEERED LUMBER, 1 3/4" WIDE, UNO.
PSL	2.0E PARRALLAM PSL ENGINEERED LUMBER, 3 1/2" WIDE, UNO.
QTKT	QUICKTIE BLUE, SEE TABLE 6: UPLIFT ANCHORS
QTO	QUICKTIE GREEN, SEE TABLE 6: UPLIFT ANCHORS
QTO	QUICKTIE ORANGE, SEE TABLE 6: UPLIFT ANCHORS
	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 3/8" ANCHOR @ 48" O.C. (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
	STRUCTURAL WOOD BEAM



## FOUNDATION KEYNOTE CALLOUT

## STUD COLUMN KEYNOTE CALLOUT

- 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 1/4" ATC WITHIN 3" OF SUPPORTED MEMBER.

## HEADER STRAPPING KEYNOTE CALLOUT

- 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
- HEADER FRAMING KEYNOTE CALLOUT
- 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

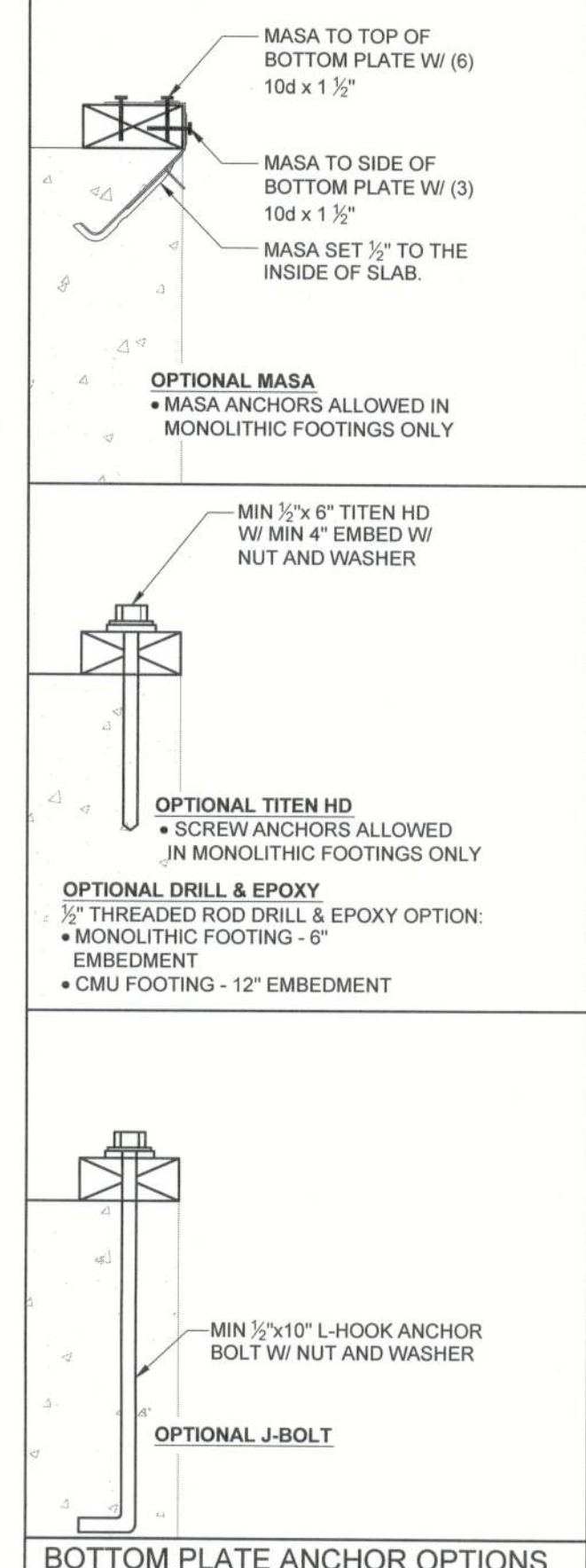
## FRAMING NOTES

- 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 1/4" 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.
- 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.
- ALL METAL CONNECTORS SPECIFIED ON PLAN ARE IN ADDITION TO FRAMING FASTENER REQUIREMENTS LISTED IN FLORIDA BUILDING CODE TABLE 2304.91.
- BEAMS IDENTIFIED BY NUMBER ON PLAN ARE TO BE PROVIDED BY TRUSS MANUFACTURER.
- 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.
- FASTEN ALL STUDS TO BOTTOM AND TOP PLATES WITH (4)8d TOE NAILS OR (2)16d COMMON END NAILS.
- FASTEN ALL TRUSSES AND RAFTERS TO TOP PLATES WITH (3)8d TOE NAILS.
- 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

- ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED.
- WSP HEADERS 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
  - NO 2 SPF HEADER SILL INSTALLED ABOVE OPENING W/ (1) CRIPPLE STUD AT EACH END
- 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
- FASTEN ALL MULTI-PLY HEADERS TOGETHER WITH





THIS FOUNDATION PLAN WAS PREPARED BY ARTHUR RUTENBURG HOMES, THE STRUCTURAL FOUNDATION REQUIREMENTS WERE INCLUDED BY APEX TECHNOLOGY AFTER THE DRAWING WAS GENERATED. BY ACCEPTING THIS DRAWING, BRYAN ZECHER HOMES RELEASES APEX TECHNOLOGY FROM ANY RESPONSIBILITY OF THE LAYOUT OF THE FOUNDATION WITH REGARD TO THE DIMENSIONS AND THE LOCATION OF MISCELLANEOUS PLUMBING, ELECTRICAL, AND MECHANICAL WORK REQUIREMENTS. ANY MODIFICATION BY APEX TO THE INFORMATION PROVIDED BY ARTHUR RUTENBURG HOMES MUST HAVE WRITTEN CONSENT FROM BRYAN ZECHER HOMES PRIOR TO THE RELEASE OF CONSTRUCTION DRAWINGS.

EQUIPMENT/SERVICE PAD: ACTUAL PADS AND/OR WALLS MUST BE VERIFIED WITH BUILD SET ARCHITECTURAL PLANS AS LAYOUT AND/OR DIMENSIONS ON THESE STRUCTURAL PLANS ARE SUBJECT TO CHANGE.

POOL NOTE: ACTUAL POOL AREA OUTLINE MUST BE VERIFIED WITH BUILD SET ARCHITECTURAL PLANS AS LAYOUT AND/OR DIMENSIONS ON THESE PLANS ARE SUBJECT TO CHANGE.

FOUNDATION KEYNOTES:

- |          |  |
|----------|--|
| <b>A</b> | 8"x8" DEEP THICKENED EDGE<br>W/1#4 CONT        |
| <b>B</b> | 12" DEEP FTG W/#4 @ 12"<br>EW UNDER BOX COLUMN |
| <b>C</b> | 16"SqX12" DEEP FTG W/<br>(3)#4 EW              |
| <b>D</b> | 24"SqX20" DEEP FTG W/<br>(3)#4 EW              |
| <b>E</b> | 30"SqX20" DEEP FTG W/<br>(4)#4 EW              |
| <b>F</b> | 36"SqX20" DEEP FTG W/<br>(4)#4 EW              |
| <b>G</b> | 48"SqX24" DEEP FTG W/<br>(5)#4 EW, T&B         |

## CONTROL JOINTS (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 1/4" DEEP.

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COMBINED USE PANEL (CUP) ENGINEERING

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[illegible]

Greenbrier 1087F — williams residence  
 Builder: bryan zecher homes, inc.  
 lake city, FLORIDA  
 An independently owned and Operated Franchise

Foundation Plan	1/4" = 1'-0"
Plan 1007F-29-00-F 1007F-29-00-F c.b.e 1/4" 1007 notes 1 thru 39	

ST-2





## NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

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-1/51 FOR FASTENER PROTECTION AGAINST CORROSION
  - IN ACCORDANCE WITH IRC 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.

**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

#### 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 WHEN APPLICABLE W/ (5) 10d COMMONS MIN.

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 LL/5 D.L. #2 SYP				

## 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.

**2x6 RAFTERS**

- \* (1) H5 OR (1) H8 @ EACH RAFTER TO PLATE.
- \* (8) 12d COMMON TONAILS @ RAFTERS TO RIDGE/VALLEY/LEDGER.

**2x8 RAFTERS**

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

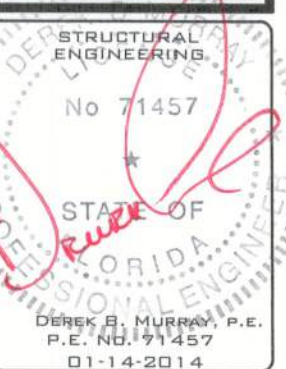
**2x10 RAFTERS**

- \* (1) H16 OR (1) MST12 @ EACH RAFTER TO PLATE.
- \* (10) 12d COMMON TONAILS @ RAFTERS TO RIDGE/VALLEY/LEDGER.

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

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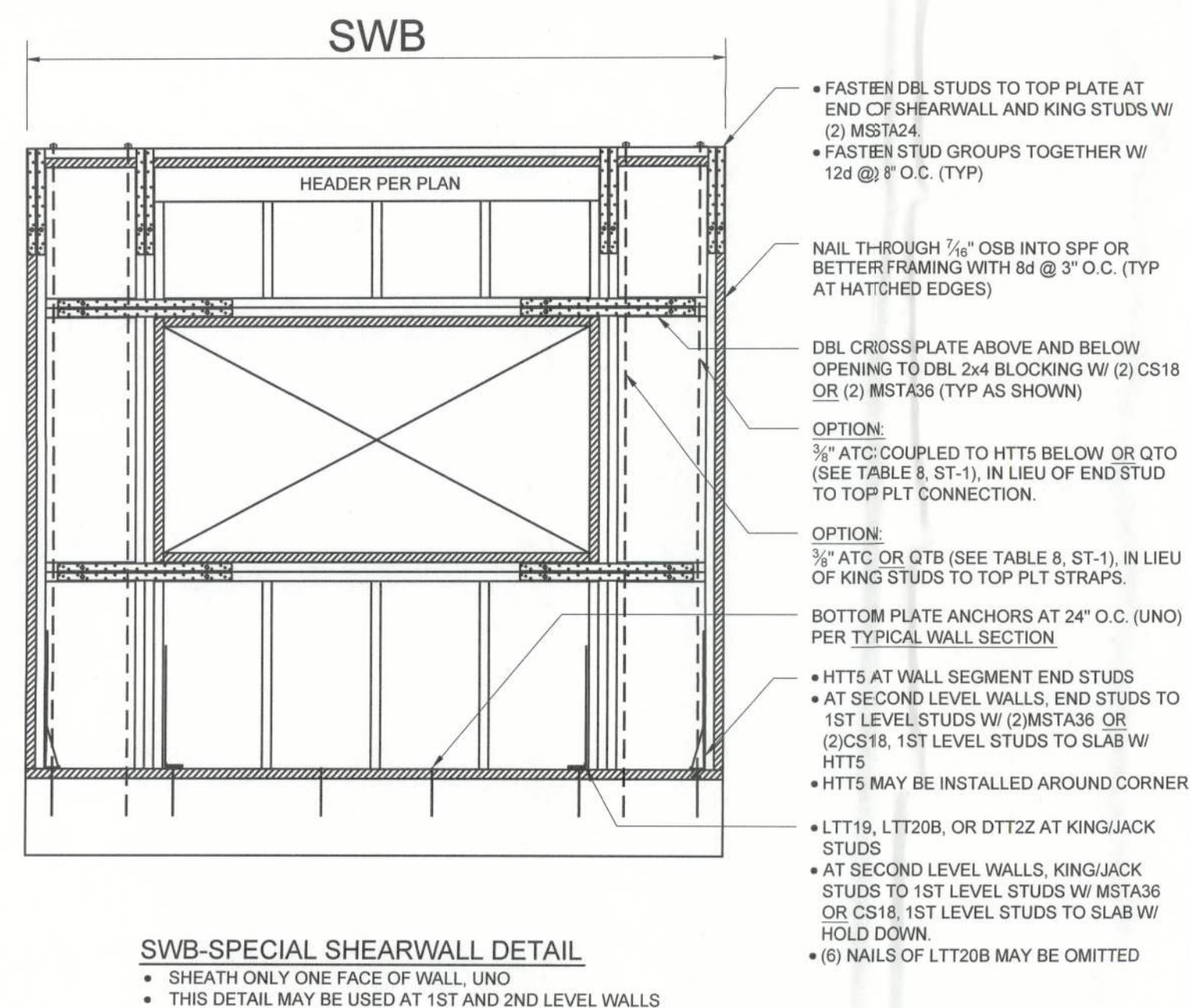


**WALL SECTION AT ROOF (COMMON HEEL CONDITION)**  
(THIS SECTION IS TYPICAL FOR ONE AND TWO STORY APPLICATIONS)

## TYPICAL 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<sub>N</sub> 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<sub>N</sub> 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 1/2" ANCHOR W/ 3" SQUARE BY 1/4" WASHER INSTALLED @ 24" O.C. (WASHER NOT REQUIRED W/ MASA)

## ALTERNATE WALL SECTIONS

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2. The information represented in this package is intended for the residence or structure indicated in the title block alone. Application of these details to any other structure or application without the express written approval of Apex Technology is prohibited.

3. Dimensions shown on drawings are in inches unless otherwise specified. Dimensions shown in parentheses are in feet and inches.

4. Dimensions shown in parentheses are in feet and inches unless otherwise specified.

5. If a dimension is unclear or indeterminate from adjacent dimensions, contact the engineer of record for clarification.

 Arthur Rutenberg<sup>sm</sup>  
Homes

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10/30/13	ksh - a
12/12/13	ksh - b
12/16/13	ksh - b

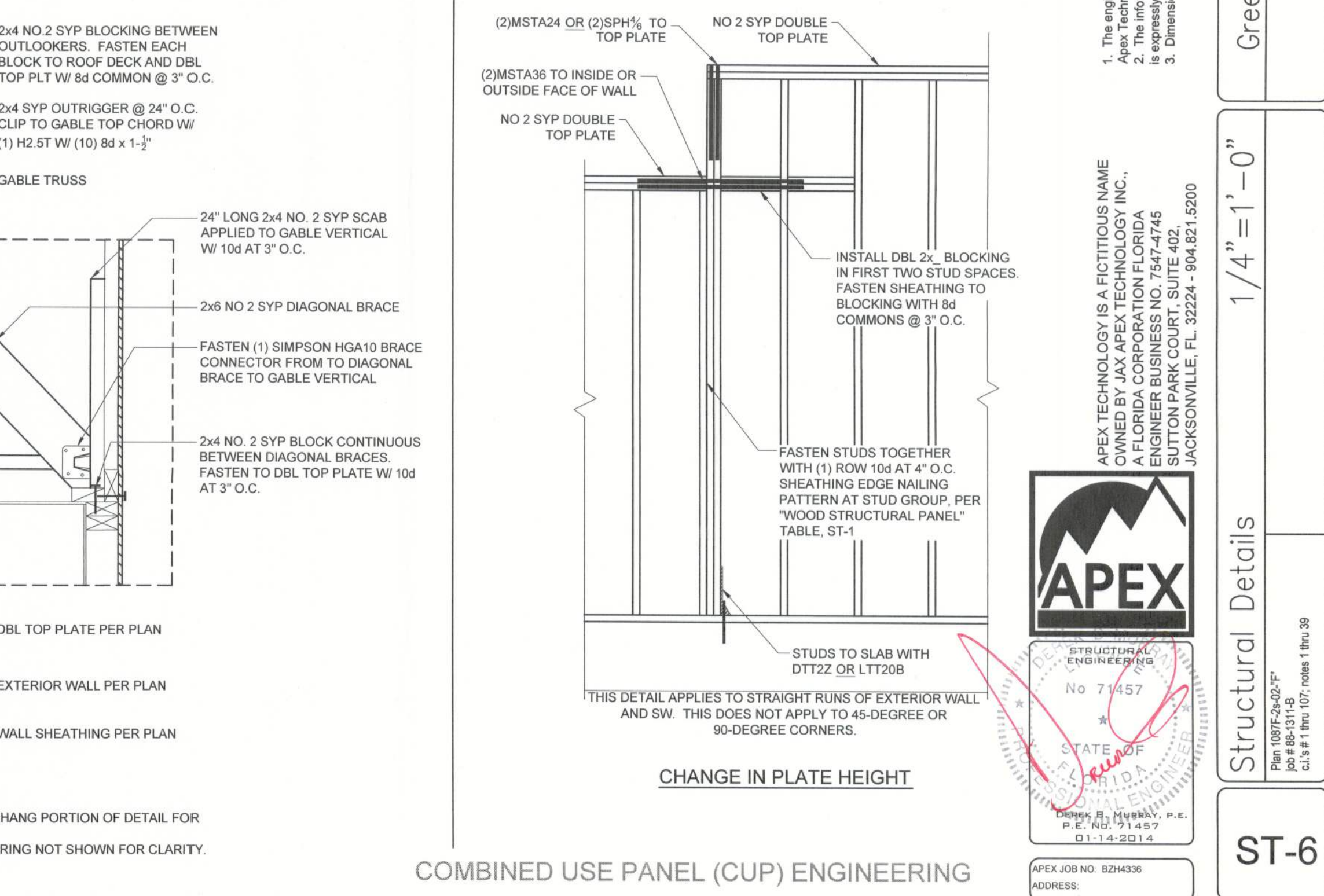
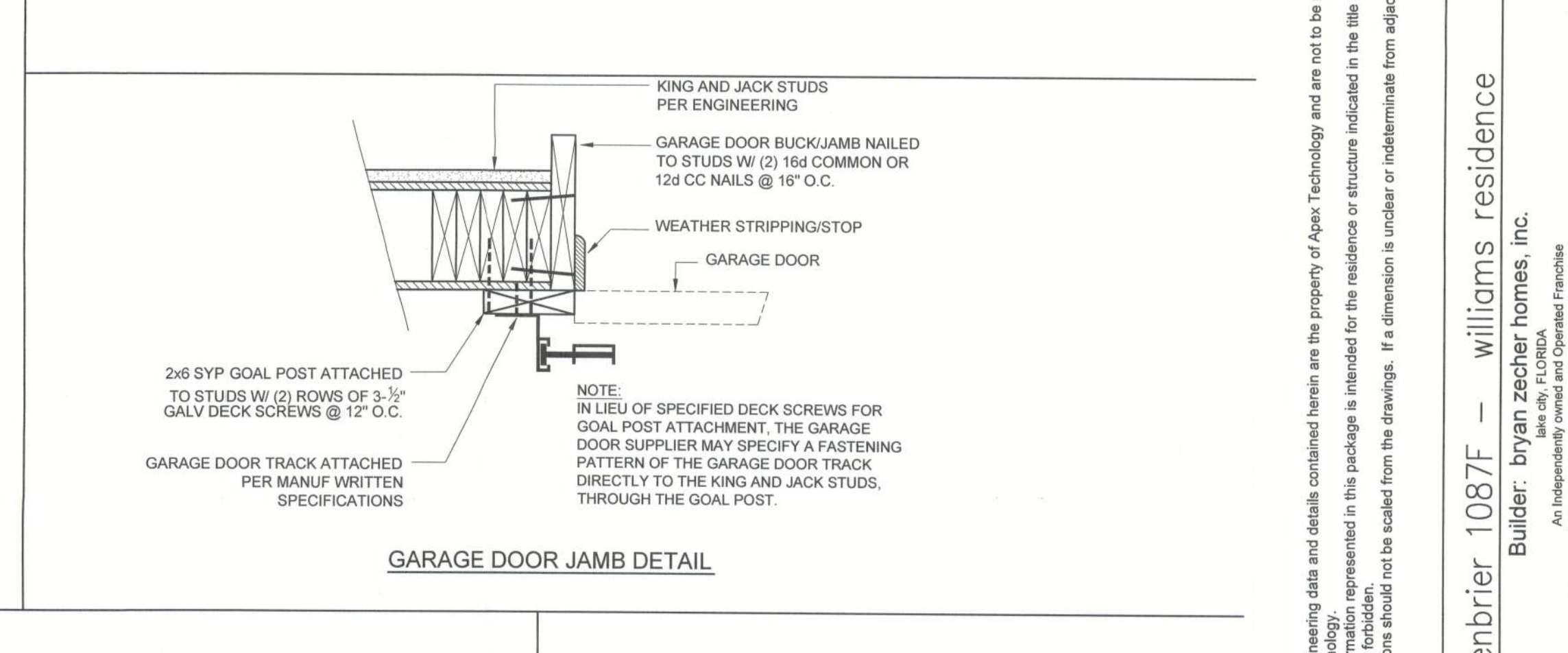
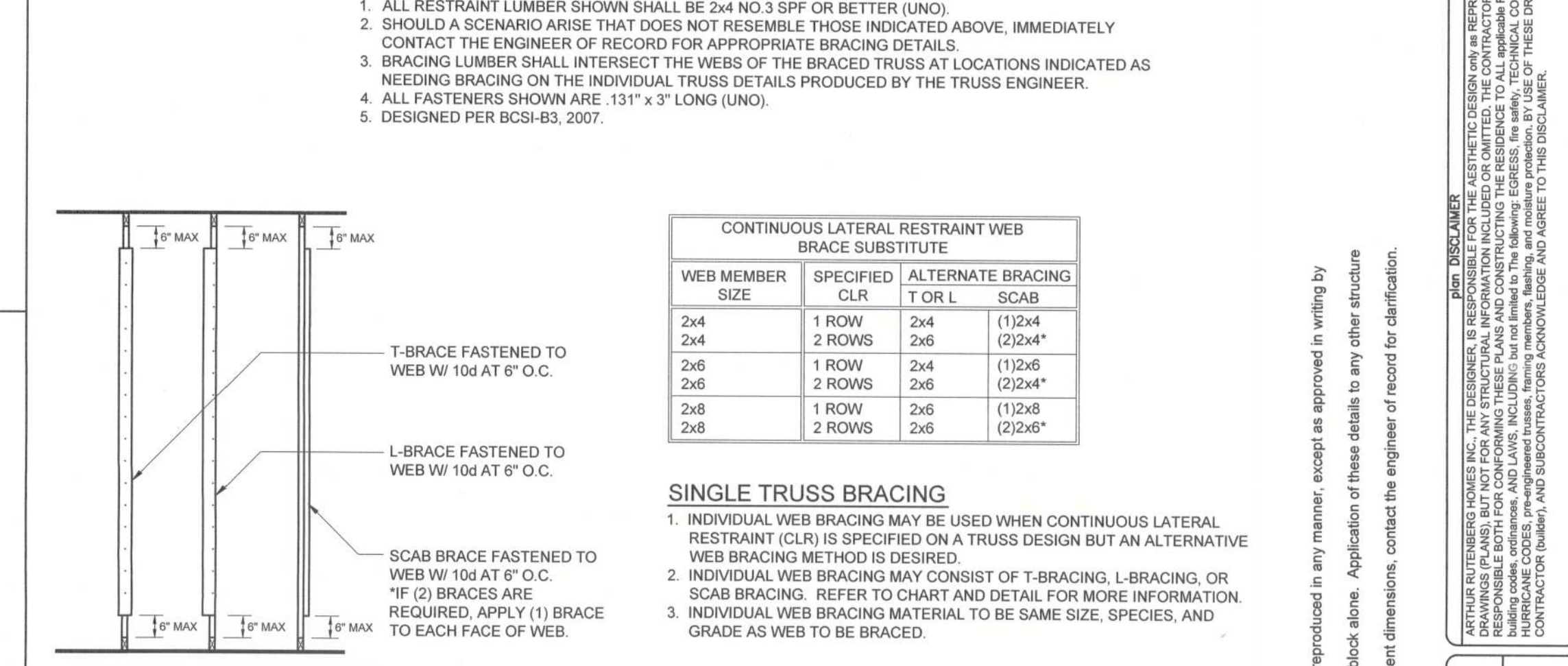
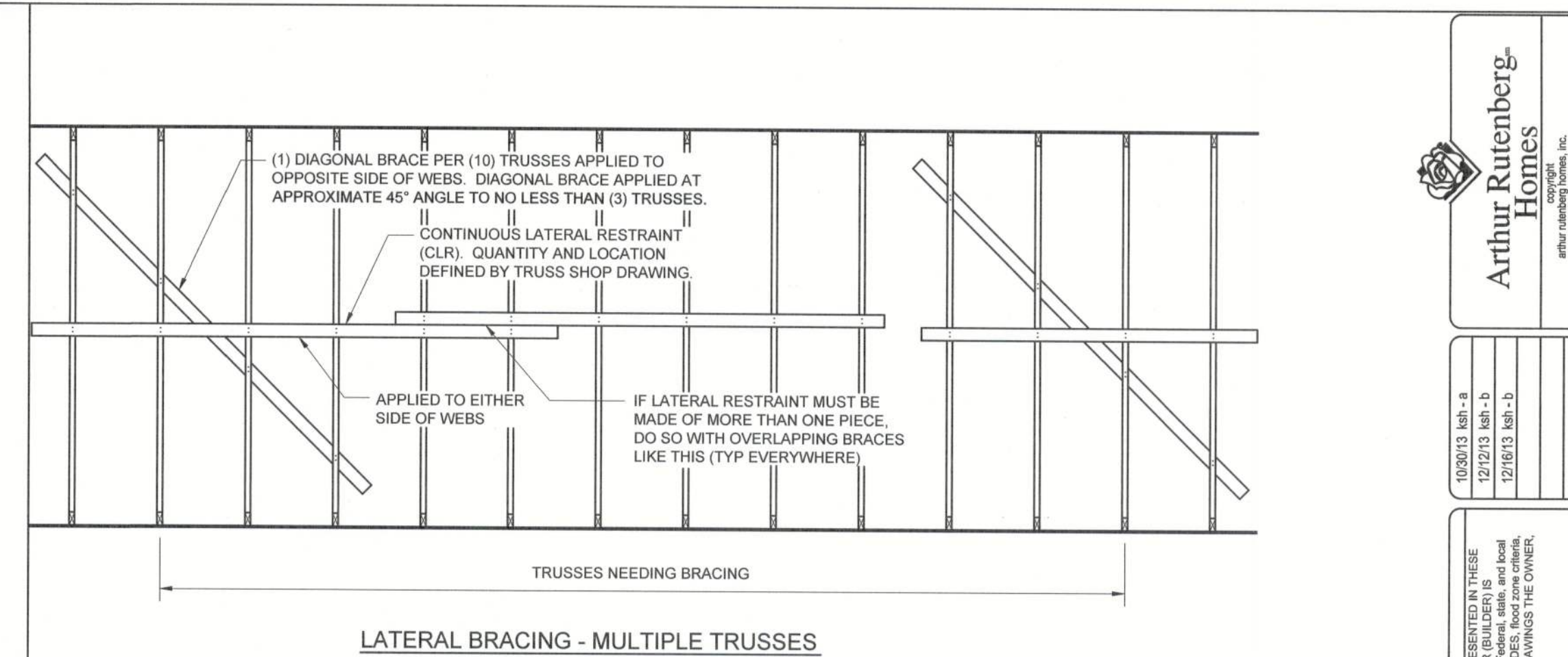
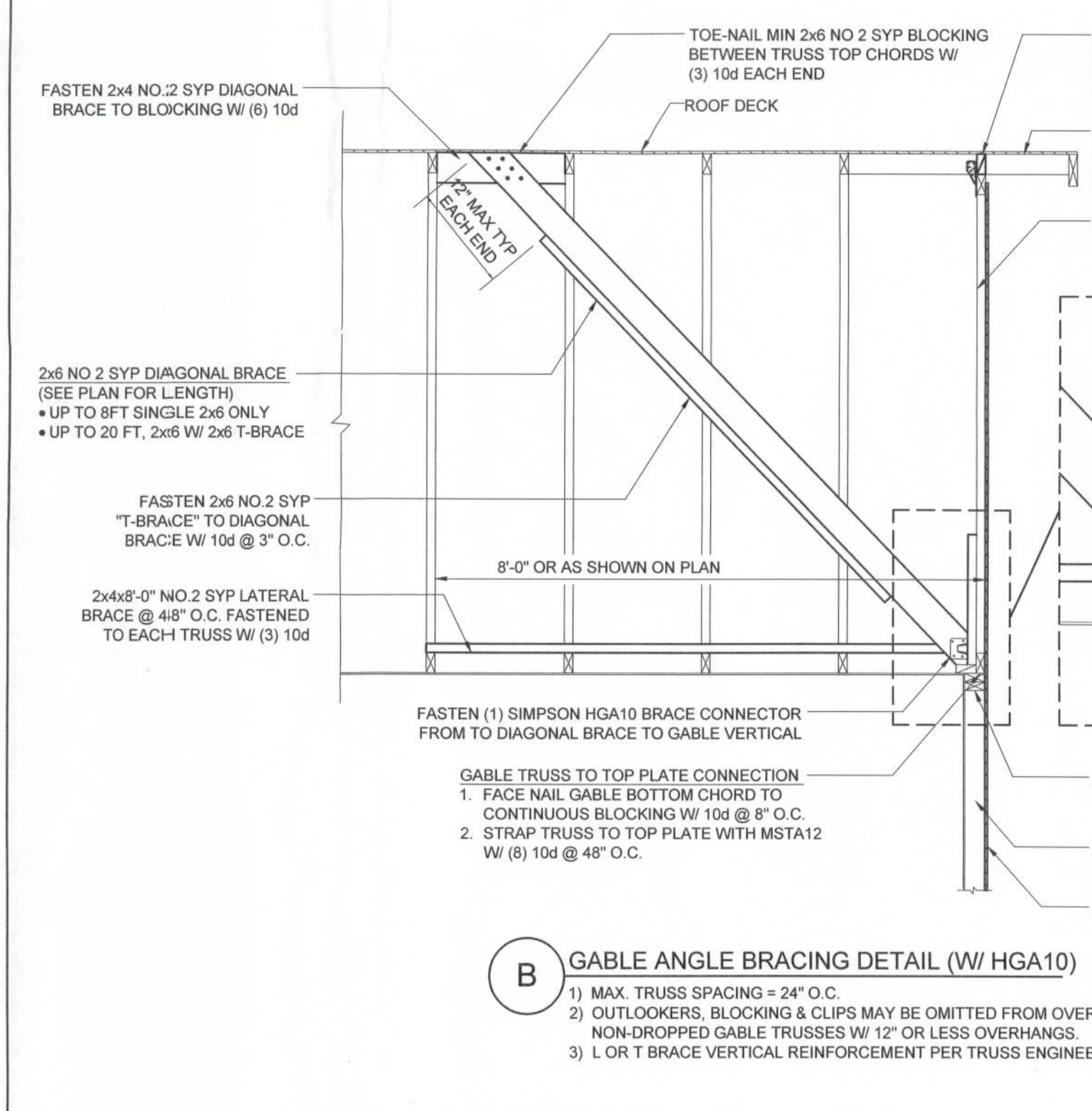
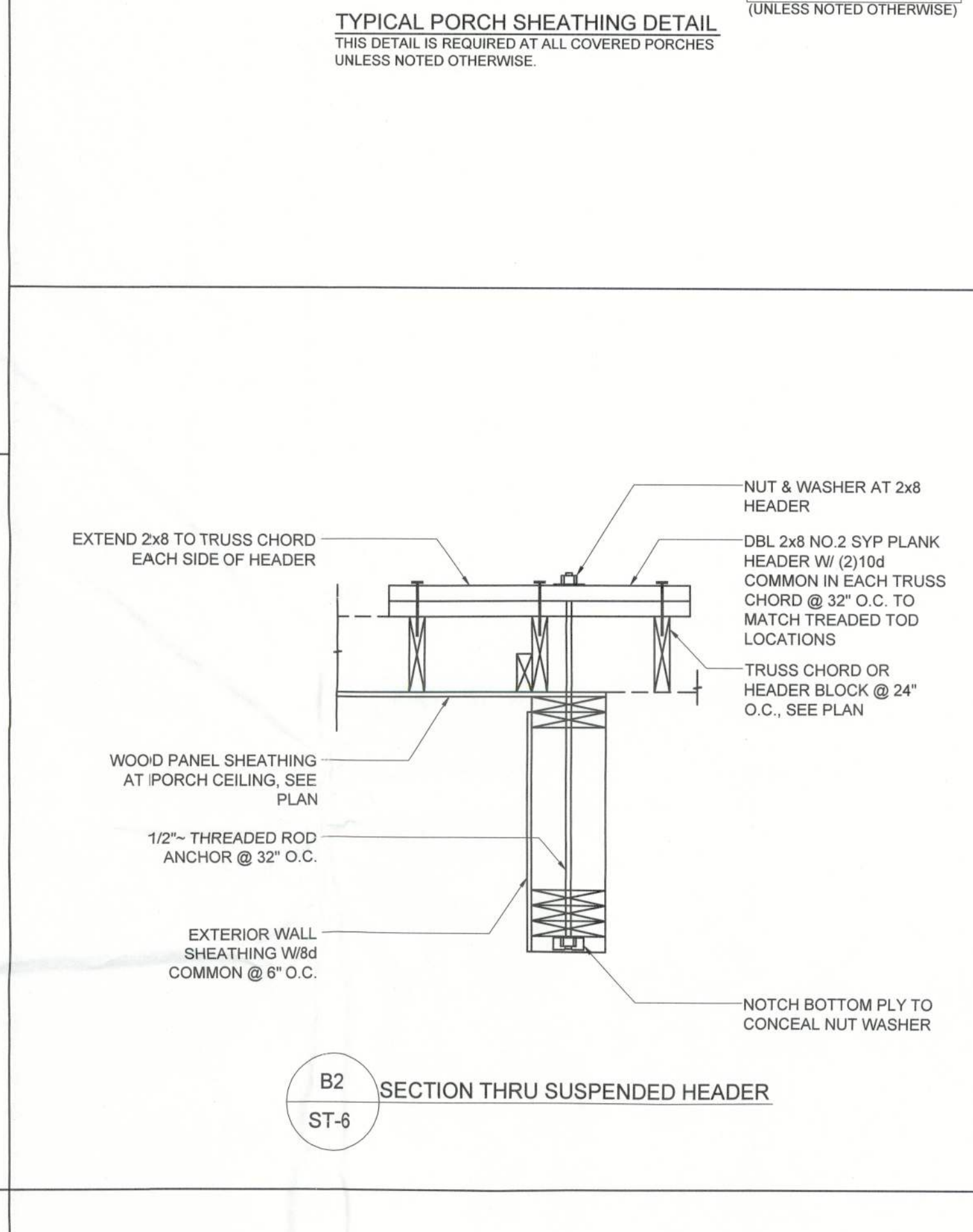
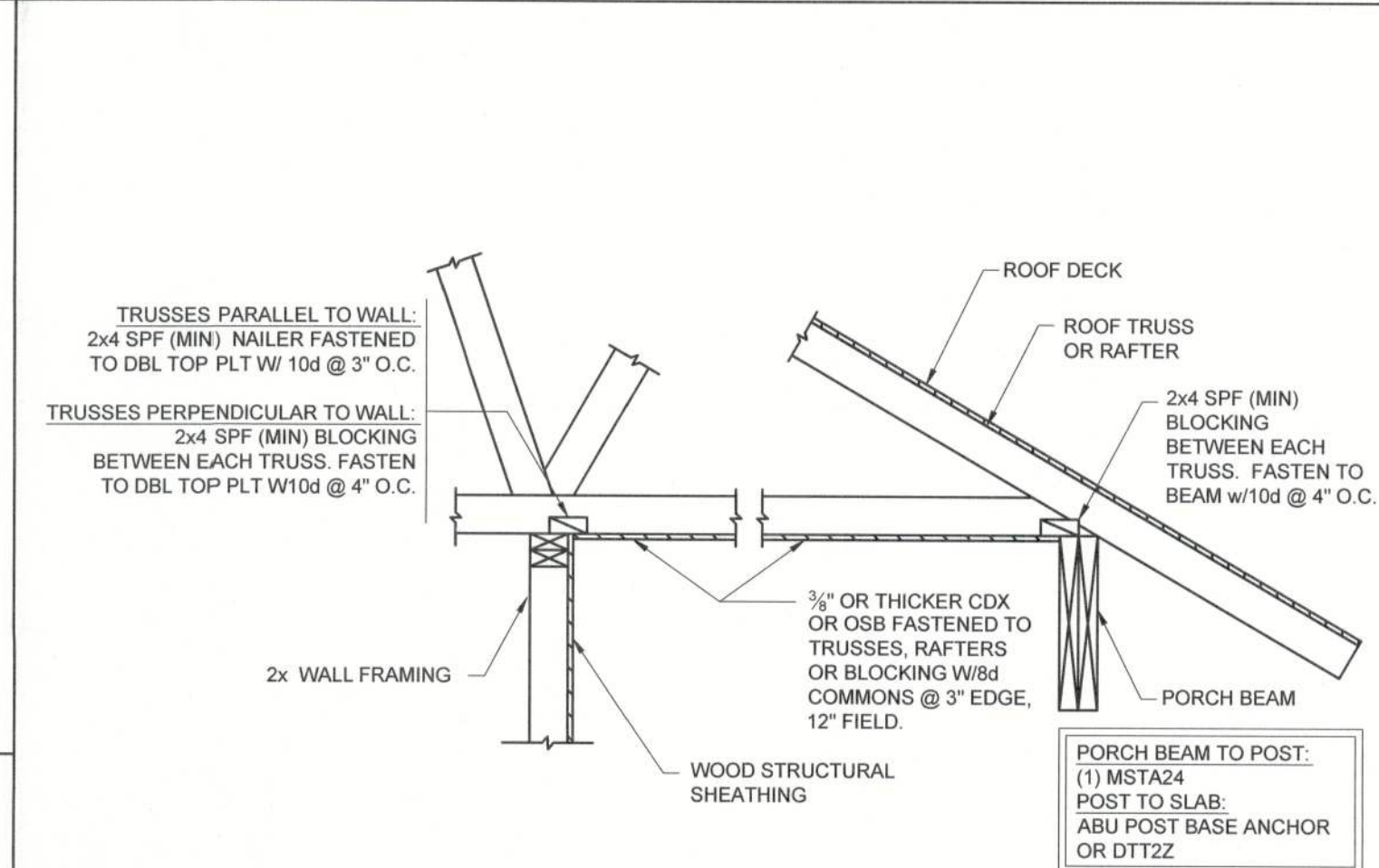
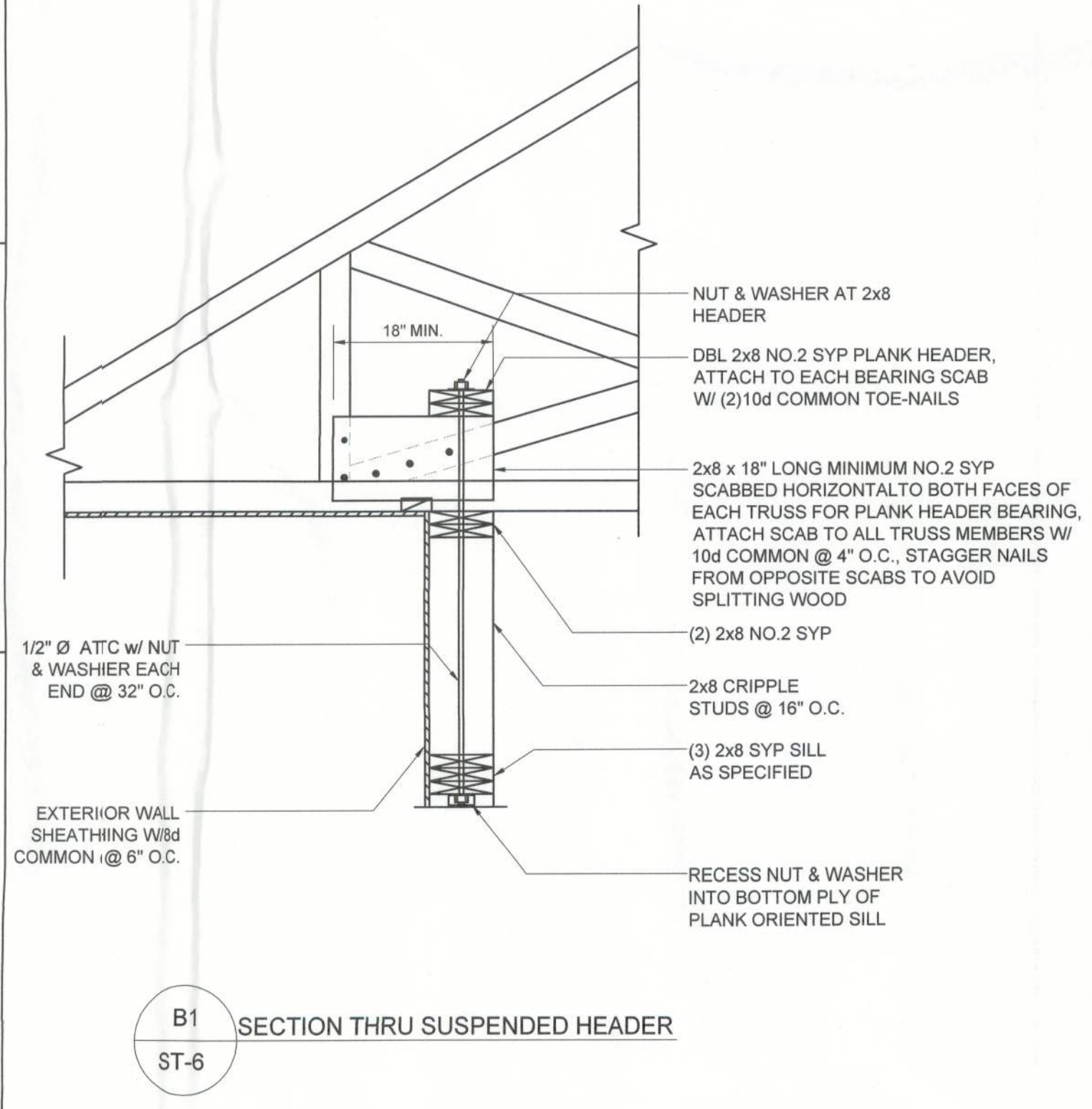
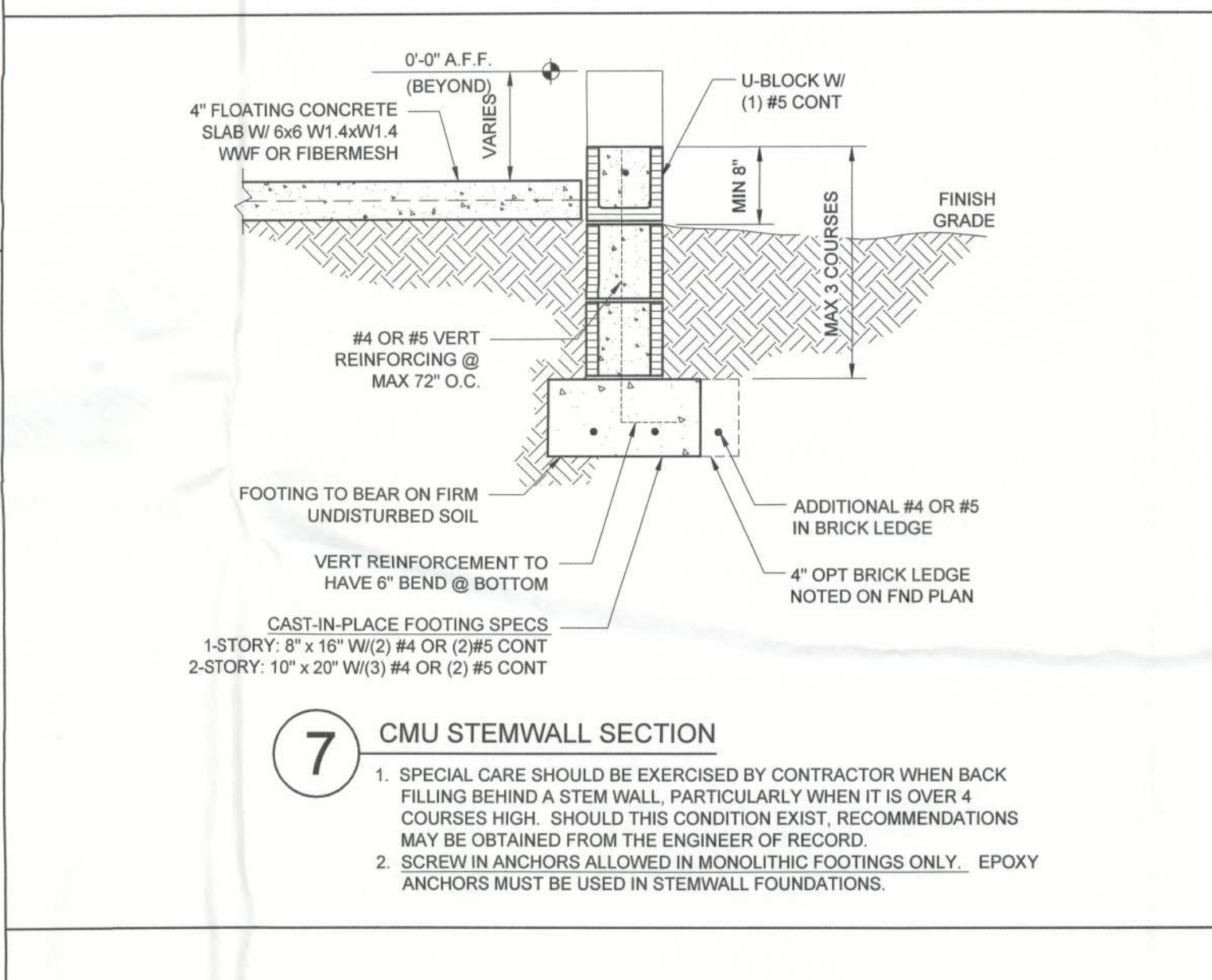
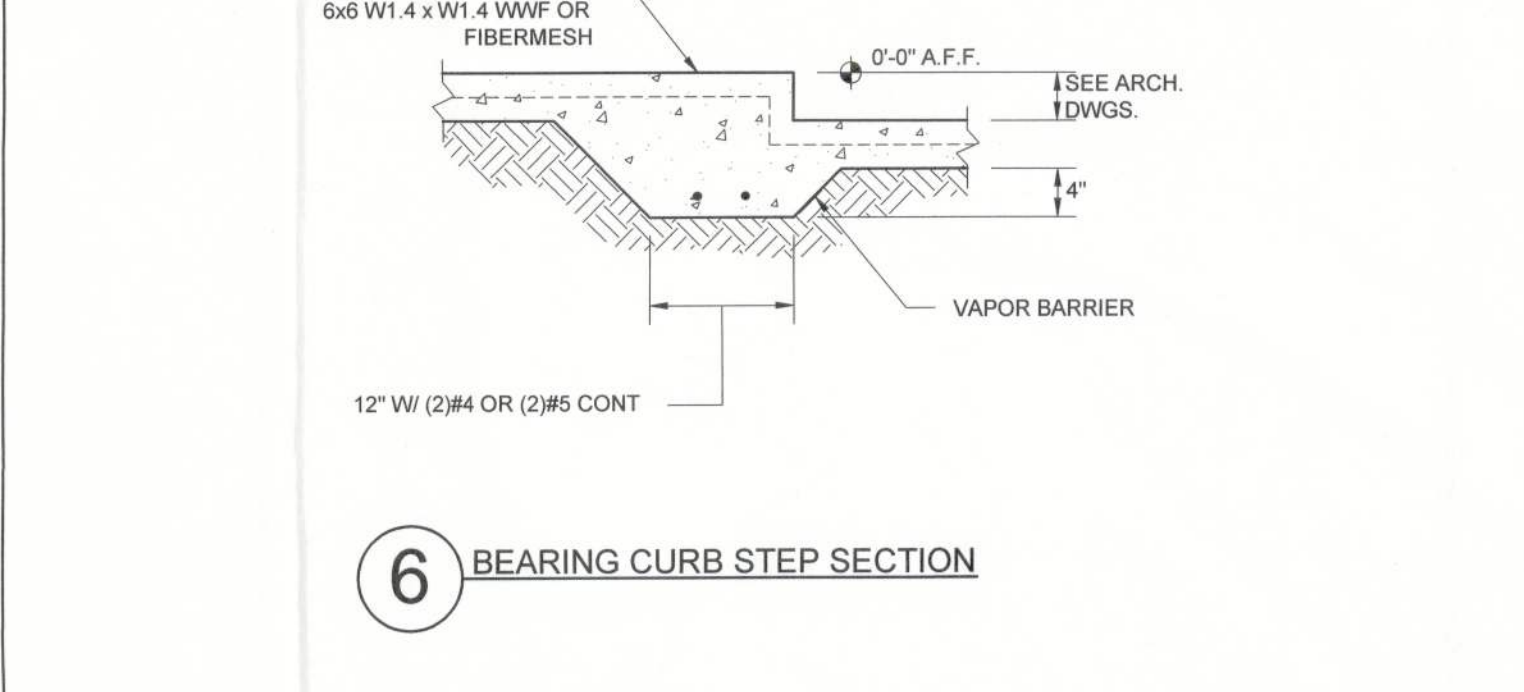
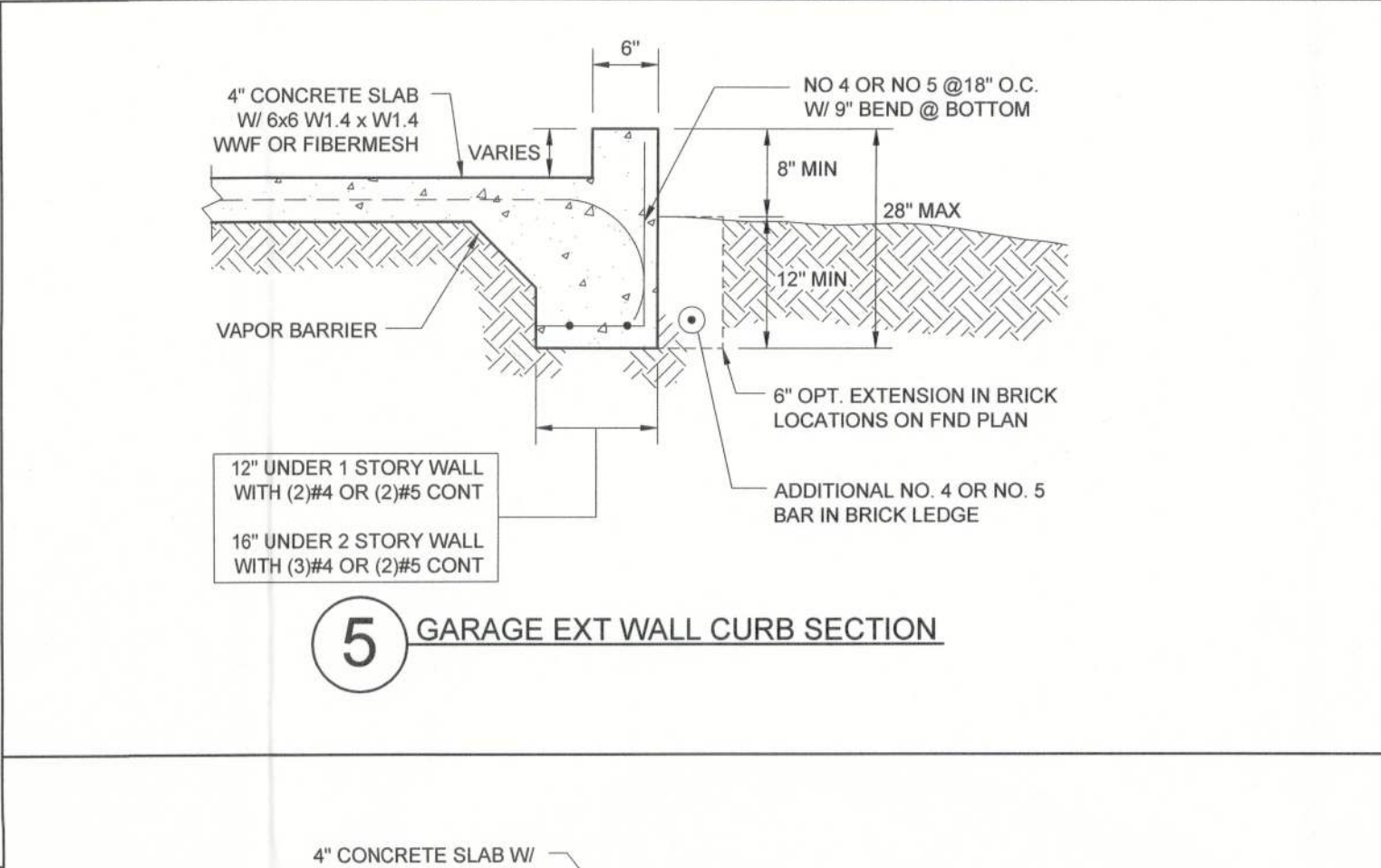
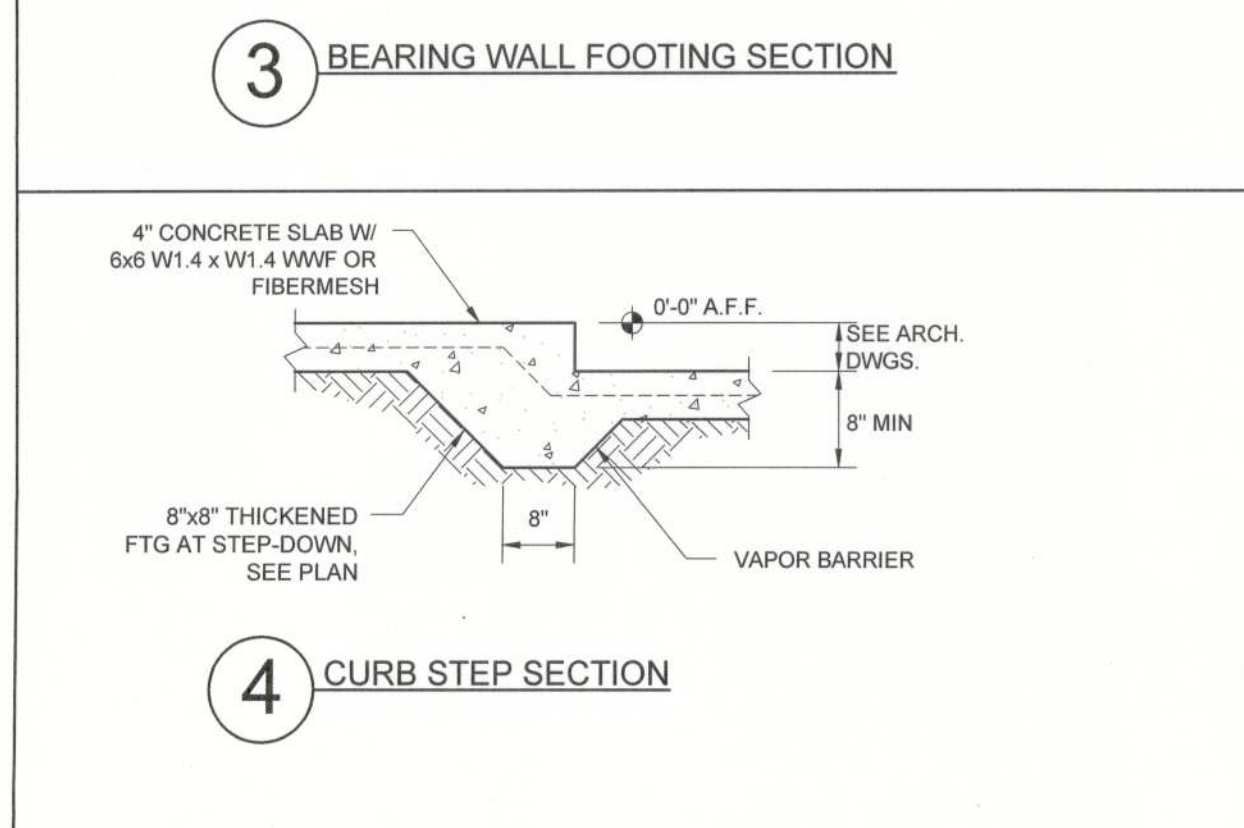
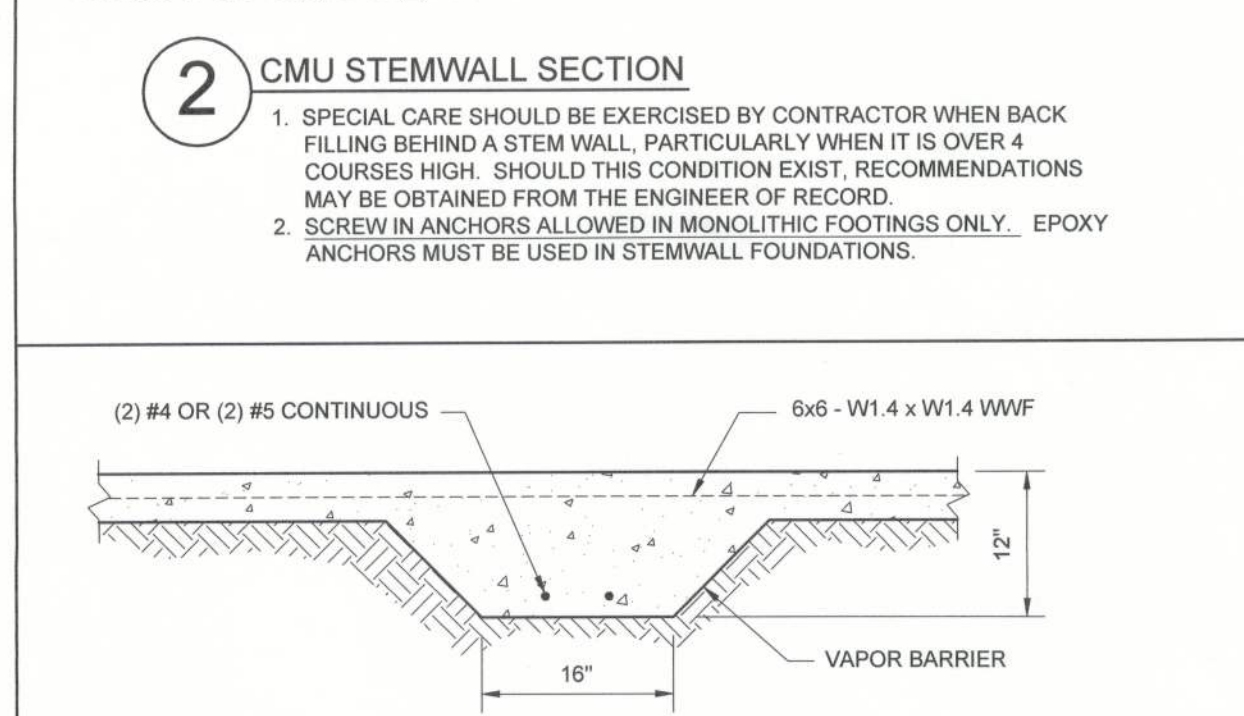
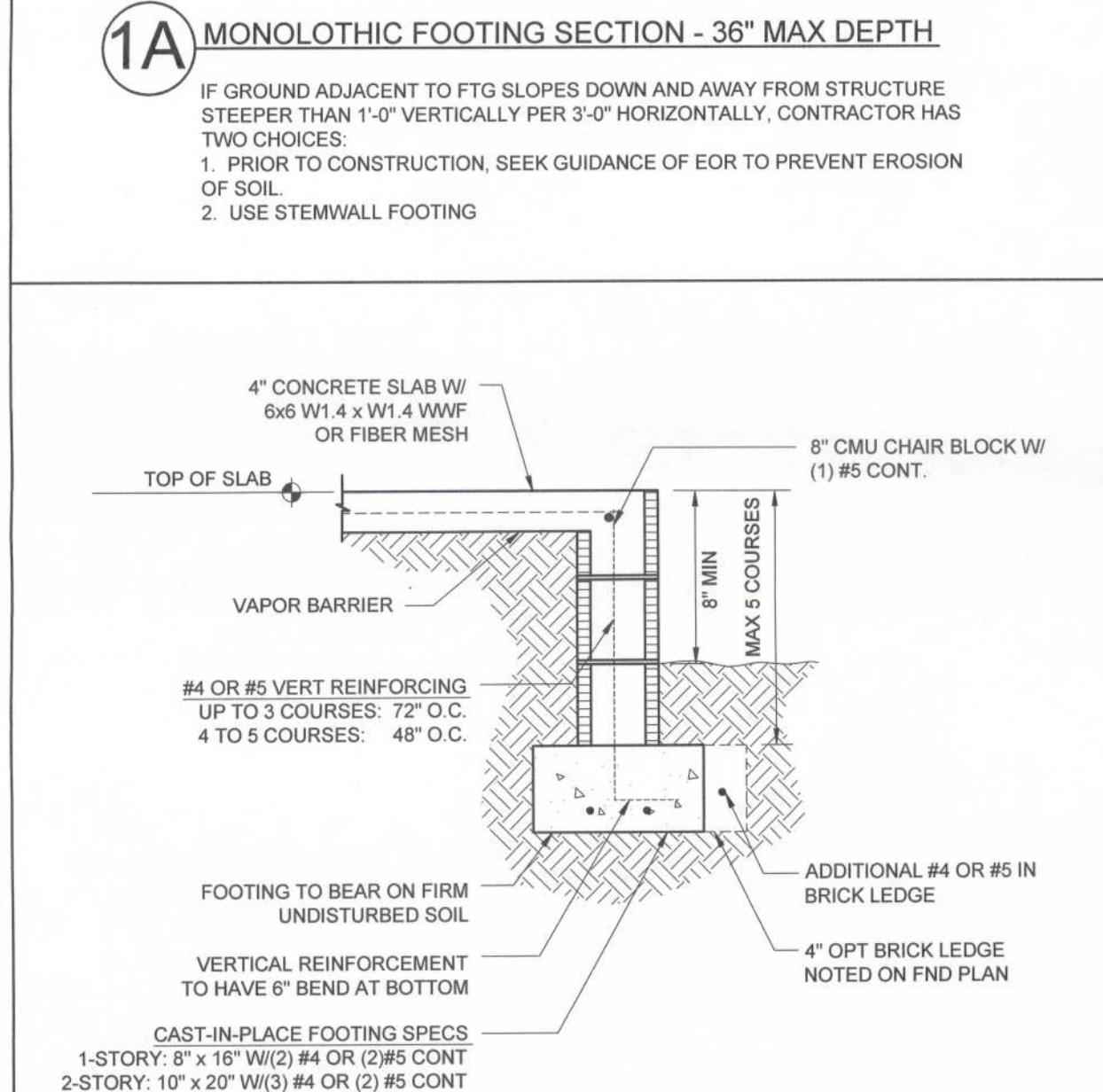
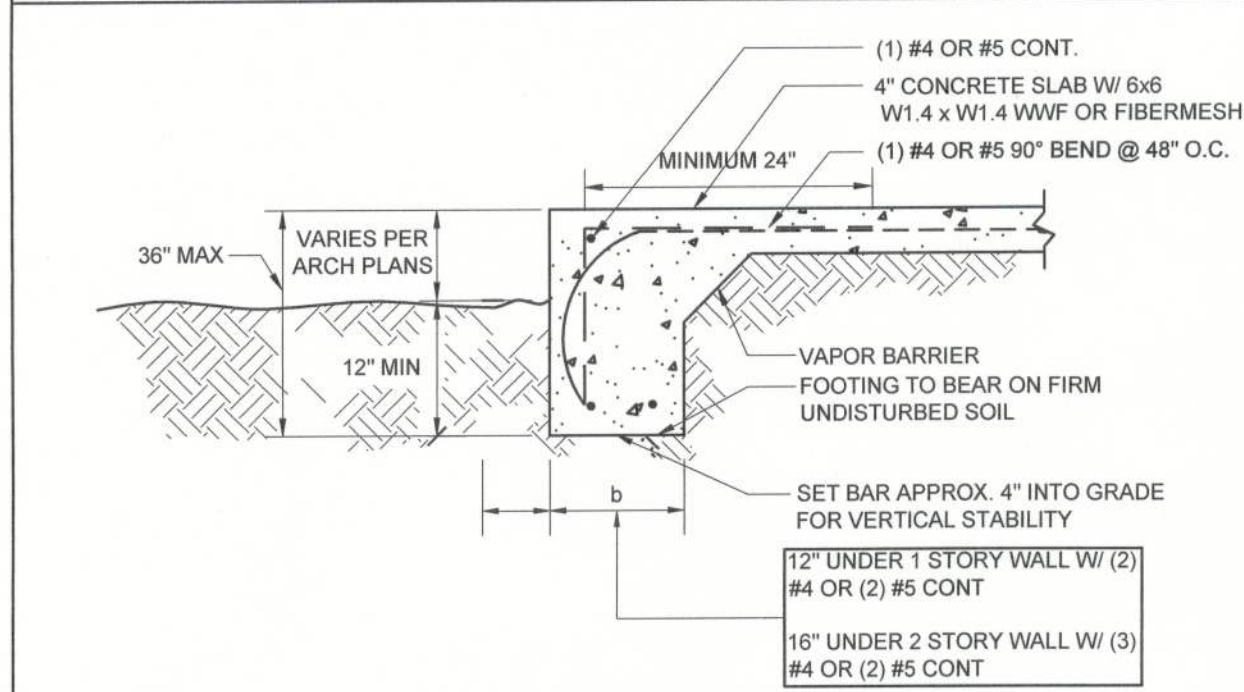
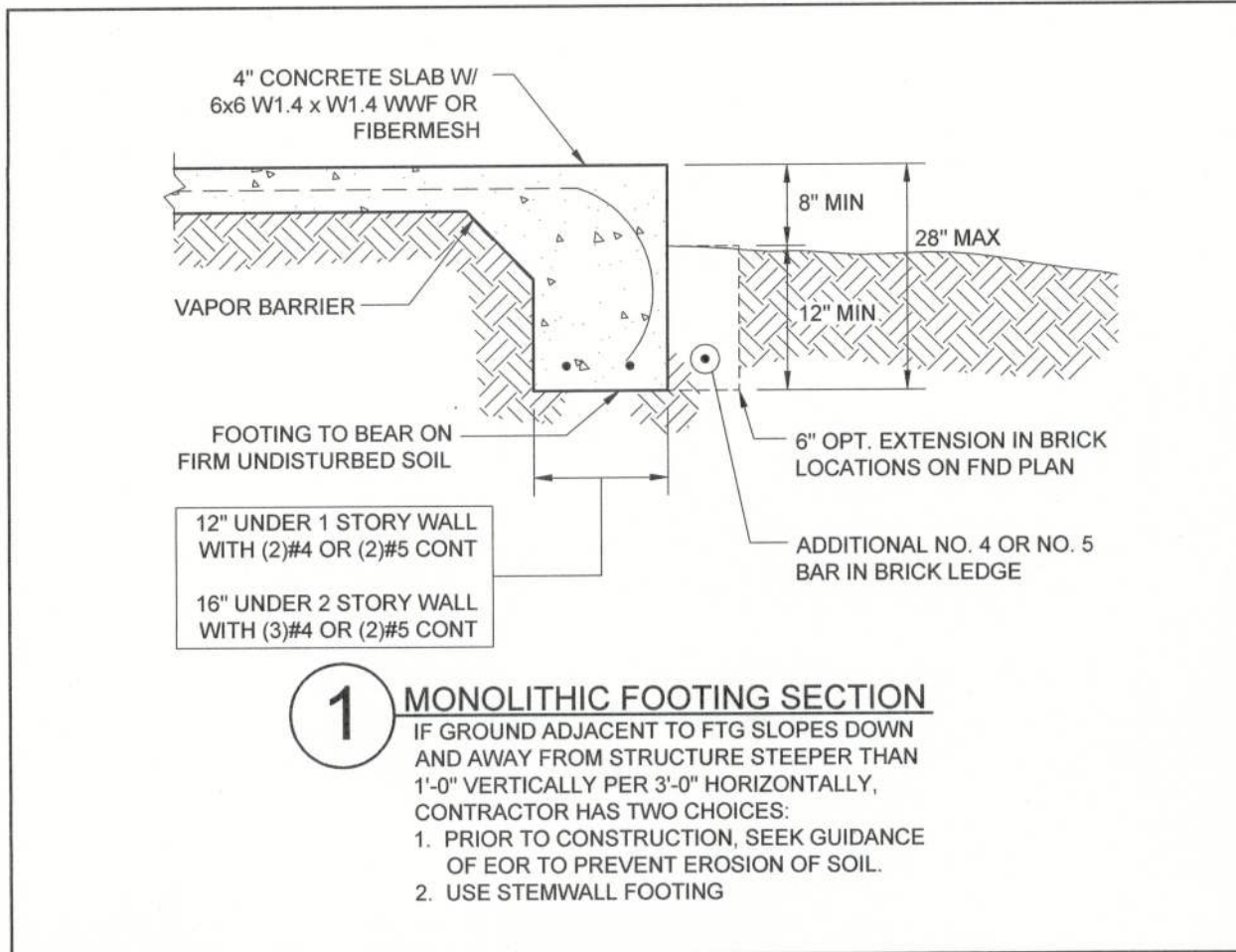
[illegible]

**Greenbrier 1087F – williams residence**  
**Builder:** bryan zecher homes, inc.  
 lake city, FLORIDA  
*An independently owned and Operated Franchise*

Typical Wall Sections	Plan 1007F-26-02, F2 gpo # 85-131118 CUL # 1 thru 107, nodes 1 thru 39	$1/4'' = 1' - 0''$
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ST-5





**Arthur Rutenberg Homes**  
100013 1st - 8  
121213 1st - 8  
121613 1st - 8  
121713 1st - 8

**Greenbrier 1087F - Williams residence**  
Builder: bryan zecher homes, inc.  
An independently owned and Operated Franchise

**1/4" = 1'-0"**  
**ST-6**

**APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION. FLORIDA PROFESSIONAL ENGINEER NO. 121613 121713 121813 121913 122013 122113 122213 122313 122413 122513 122613 122713 122813 122913 123013 123113 123213 123313 123413 123513 123613 123713 123813 123913 124013 124113 124213 124313 124413 124513 124613 124713 124813 124913 125013 125113 125213 125313 125413 125513 125613 125713 125813 125913 126013 126113 126213 126313 126413 126513 126613 126713 126813 126913 127013 127113 127213 127313 127413 127513 127613 127713 127813 127913 128013 128113 128213 128313 128413 128513 128613 128713 128813 128913 129013 129113 129213 129313 129413 129513 129613 129713 129813 129913 130013 130113 130213 130313 130413 130513 130613 130713 130813 130913 131013 131113 131213 131313 131413 131513 131613 131713 131813 131913 132013 132113 132213 132313 132413 132513 132613 132713 132813 132913 133013 133113 133213 133313 133413 133513 133613 133713 133813 133913 134013 134113 134213 134313 134413 134513 134613 134713 134813 134913 135013 135113 135213 135313 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