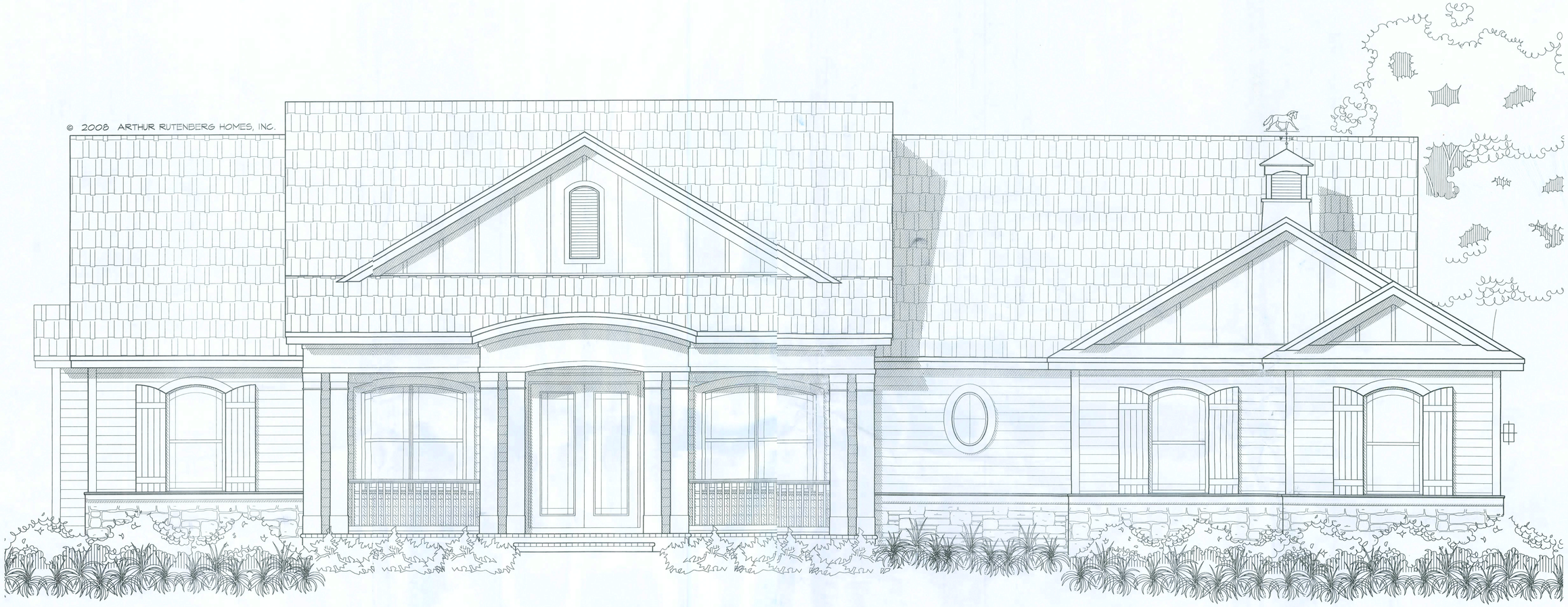
FINAL PLAN

© 2008 ARTHUR RUTENBERG HOMES, INC.



DRAWING INDEX:

CONTACTS:

MODEL DESIGNER: AMANDA TOUTANT
(727) 536-5900, EXT. # 248
(727) 538-9089, FAX

DESIGN ASSISTANT: MEGAN WALKER
(727) 536-5900, EXT. # 247

MODEL PLANS:
BOB WAKEFIELD - DESIGN DEPT.
(727) 536-5900, EXT. #360
KELLEY VITORINO - INTERIORS DEPT.
(727) 536-5900, EXT. #239

FILE COPY

Arthur Rutenberg Homes
ARTHUR RUTENBERG HOMES, INC.
A.L. CAPITA TEMPLETON

00/00/00 XXX
10/28/08 NLR - G

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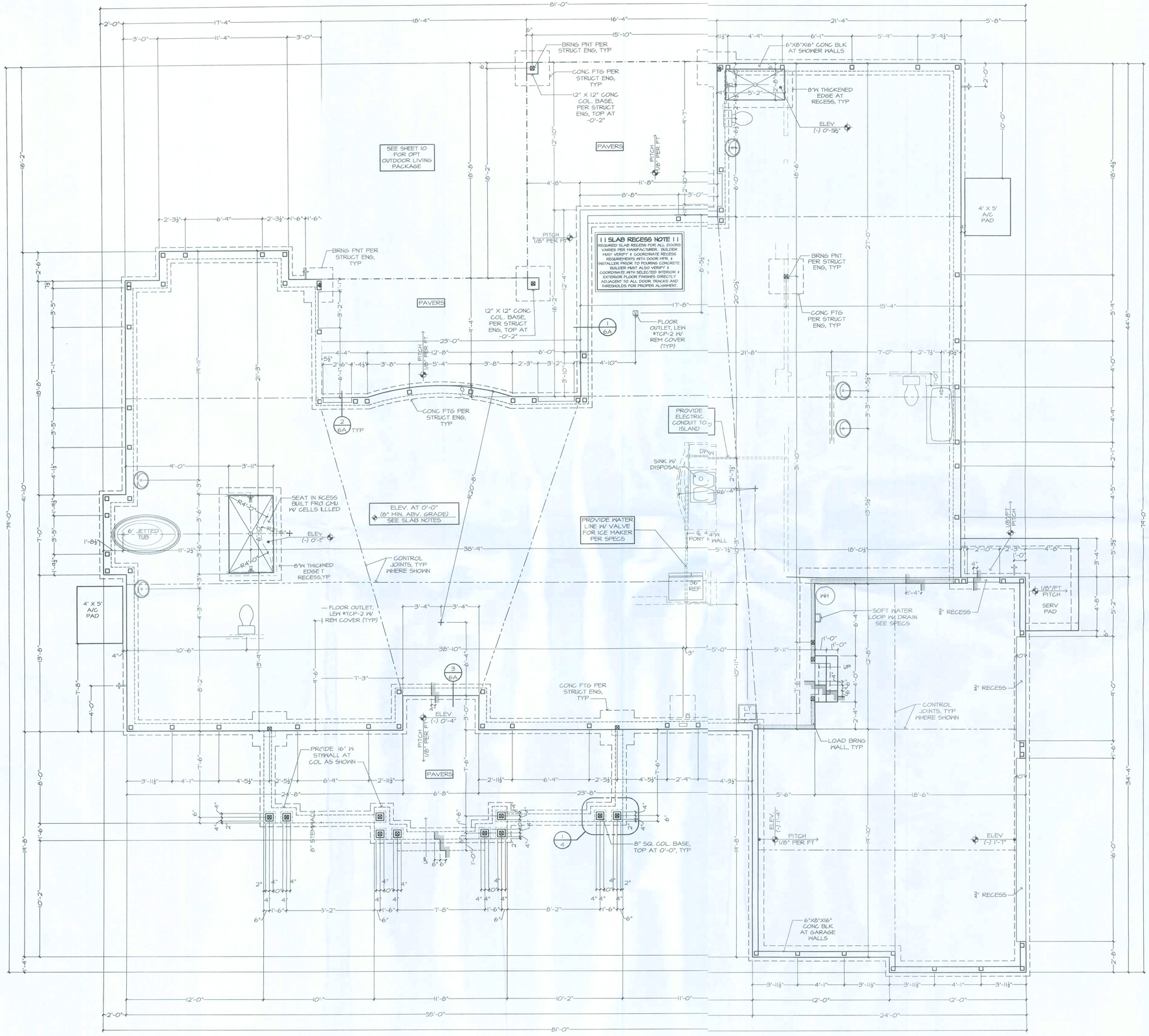
THE SAVANNAH 1021 - R - MODEL AT THE OAKS OF LAKE CITY
BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

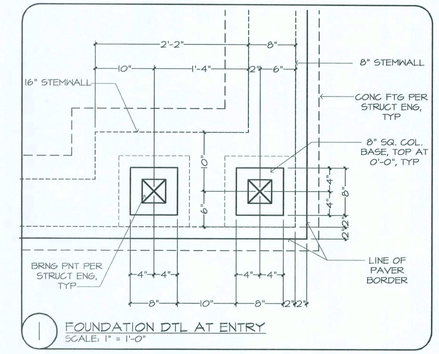
3/8" = 1'-0"

COVER SHEET

PLAN 1021-35-01-B
2000 SERIES

0





1 FOUNDATION DTL AT ENTRY
SCALE: 1" = 1'-0"

FILE/REVISION MEMO UPDATES		
DATE	REVISED SHEETS	DESCRIPTION OF CHANGES
09/24/08 "A" FILE	SHT #4, #5, #6, #6A, #6B, #6C.	1ST PHASE: TRUSS AND ENGINEERING SET SUBMITTED TO BCAB. SITE PLAN NOT INCLUDED
09/30/08 "B" FILE	SHT #4, #5, #6, #6A, #6B, #6C. #7	1ST PHASE: REVISED TRUSS AND ENGINEERING SET SUBMITTED TO TRUSS COMPANY. SITE PLAN NOT INCLUDED
10/8/08 "C" FILE	SHT 0, 4, 5, 5.1, #6B, #6C, 7, 8A, 8B, 8.1, 8.2, 8.3, 8.4, 9, 10	PRESENTATION DRAWINGS AND FINAL PLANS

SLAB NOTES:

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

GENERAL NOTES:

SEE SHT 6 FOR SPECIFIC ELEV DTLS AND FOR ADDITIONAL FTGS & FILLED CELLS.

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

SEE SHT 10 FOR OPTIONAL OUTDOOR LIVING PACKAGE & DETAILS.

PROVIDE SOLID FILLED CONC. BLOCK AT ALL SHOWER SEATS.

□ = FILLED CELL WITH (1)#5 TURNED 2'-0" INTO SLAB
■ = FILLED CELL WITH (2) #5 TURNED 2'-0" INTO SLAB

FOUNDATION PLAN DISCLAIMER

THE FOUNDATION PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH GROUND FLOOR SURFACE CONDITIONS AND ESTABLISH VERTICAL ELEVATION DATA. ALL POTENTIAL BEARING LOCATIONS AND CONDITIONS ARE IN CONJUNCTION WITH FRAMING PLANS CONTAINED WITHIN THIS DRAWING SET AND ARE NOT INTENDED TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE STRUCTURE CONFORMS TO THOSE STANDARDS IN ALL RESPECTS INCLUDING STRENGTH, STRESSES, STRAINS, LOADS, CONNECTIONS AND STABILITY. REFER TO PLAN DISCLAIMER LOCATED ON THIS SHEET FOR ADDITIONAL STIPULATIONS AND REQUIREMENTS.

Arthur Rutenberg Homes

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09/24/08 ESM - A
11/24/08 NLR
01/30/08 ESM - B
10/08/08 NLR - C

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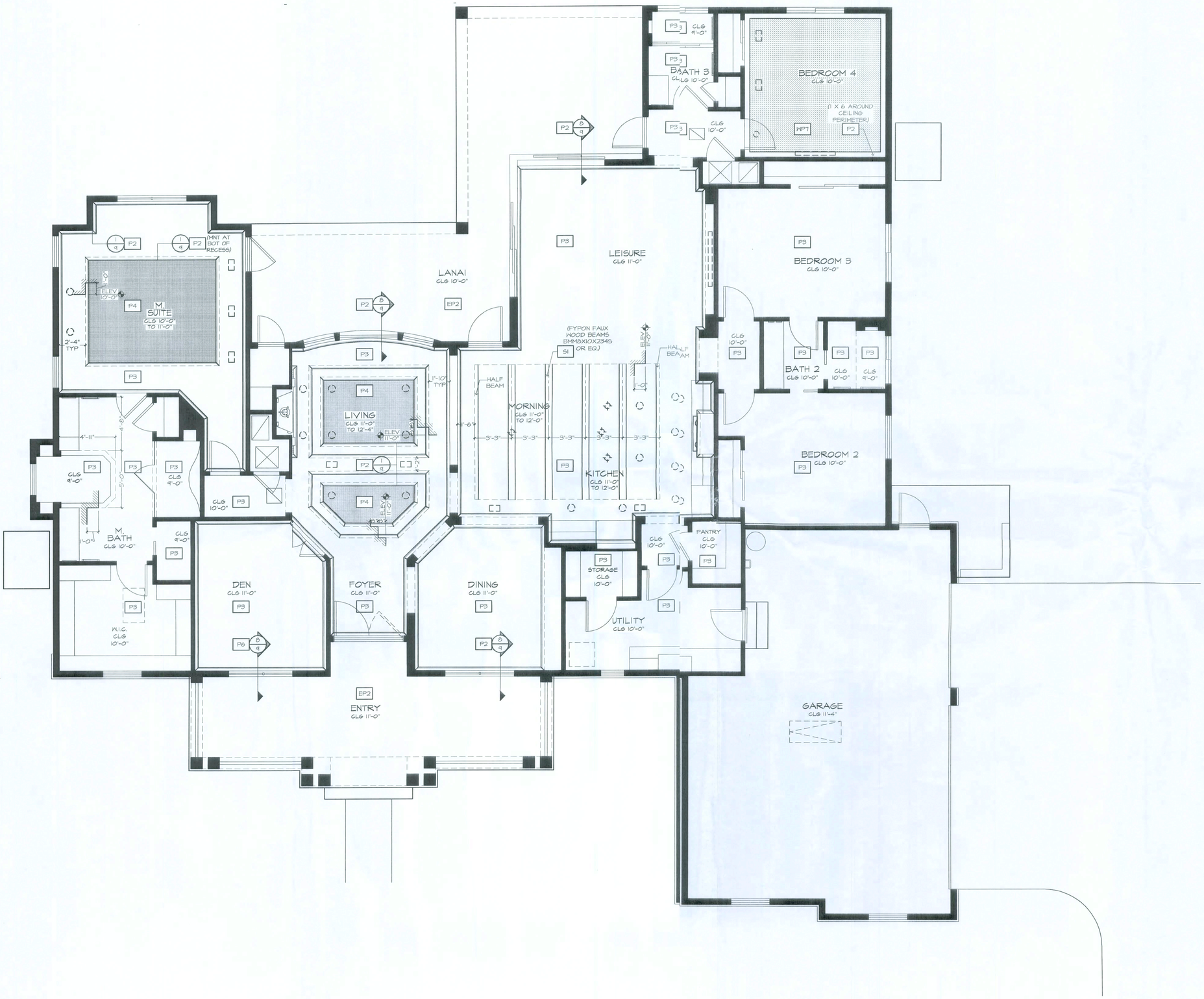
THE SAVANNAH 1021 - R - MODEL AT THE OAKS OF LAKE CITY
BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AS THEY EXISTED ON THE SPECIFIED PRINTING

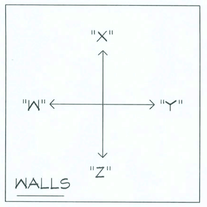
1/4" = 1'-0"

FOUNDATION PLAN

PLAN 1021-35-0-B
2000 SERIES
"STEMWALL"

4





Arthur Rutenberg Homes

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09/29/09 N.R
01/08/09 N.R - C

PLAN DISCLAIMER

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THE SAVANNAH 1021 - R - MODEL AT THE OAKS OF LAKE CITY

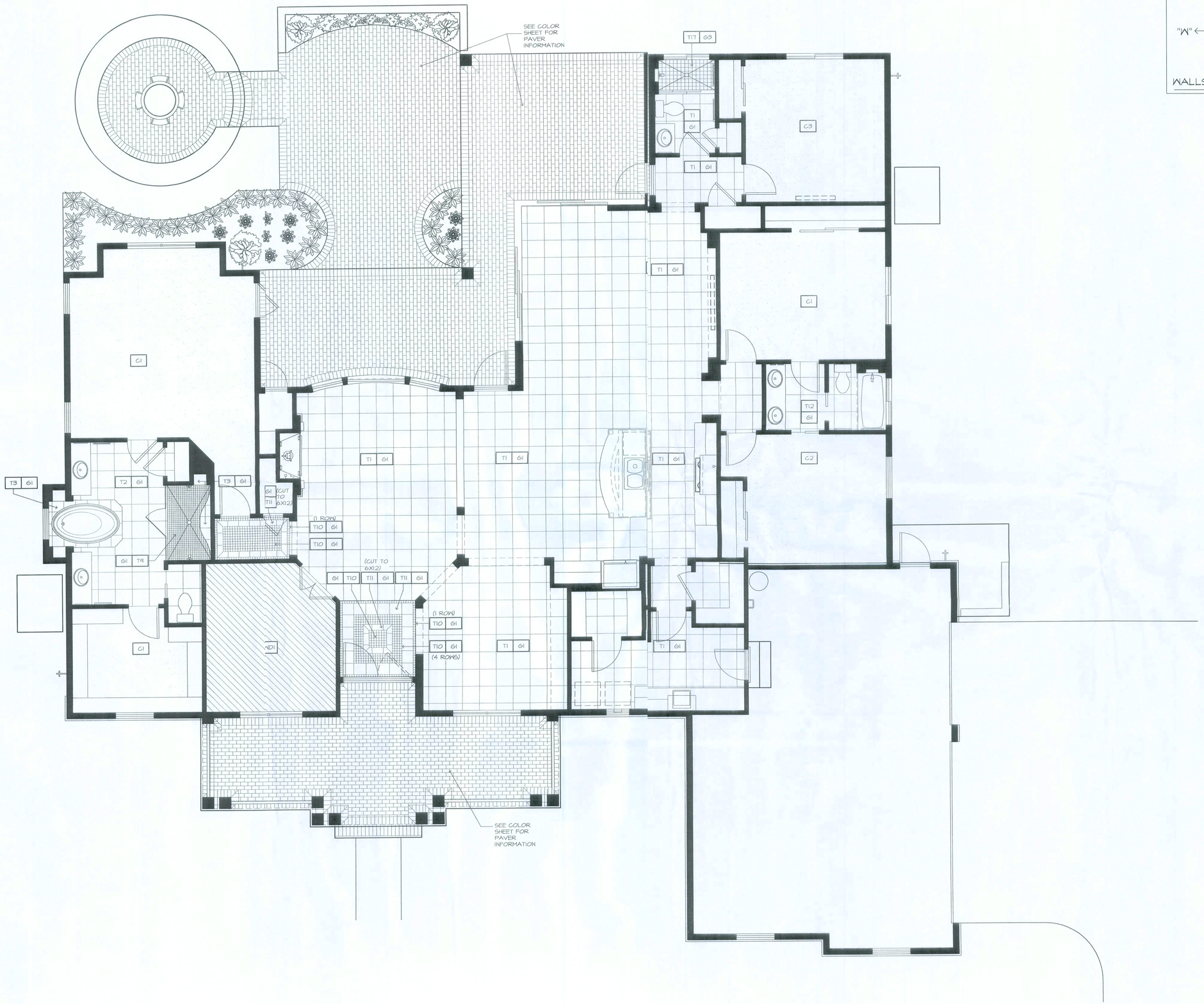
BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

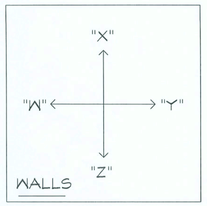
REFLECTED CEILING PLAN

1/4"=1'-0"

PLAN 1021-35-01-B
2000 SERIES

5.1





Arthur Rutenberg Homes

ARTHUR RUTENBERG HOMES, INC.
FLORIDA CERTIFICATE OF AUTHORITY

09/24/09	N.R.
10/08/09	N.R. - C

PLAN DISCLAIMER

ARTHUR RUTENBERG HOMES, INC. THE DESIGNER, ARCHITECT OR ENGINEER OF RECORD FOR THE PROPERTY OF DESIGN ONLY AS REPRESENTED IN THESE DRAWINGS (PLANS), BUT NOT FOR ANY STRUCTURAL INFORMATION INCLUDED OR OMITTED. THE CONTRACTOR (BUILDER) IS RESPONSIBLE BOTH FOR CONFORMING THESE PLANS AND CONSTRUCTING THE HOUSE, BUILDING OR STRUCTURE (THE "HOUSE") IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: EGRESS, FIRE SAFETY, TECHNICAL CODES, FLOOD ZONE CRITERIA (INCLUDING BUT NOT LIMITED TO FLOOR ELEVATIONS, FLOOD VENTS, ENGINEERING, ETC.) AND ZONING LAWS. THE USE OF THESE DRAWINGS THE OWNER, CONTRACTOR (BUILDER), AND SUBCONTRACTORS ACKNOWLEDGE AND AGREE TO THE DISCLAIMER.

THE SAVANNAH 1021 - R - MODEL AT THE OAKS OF LAKE CITY

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

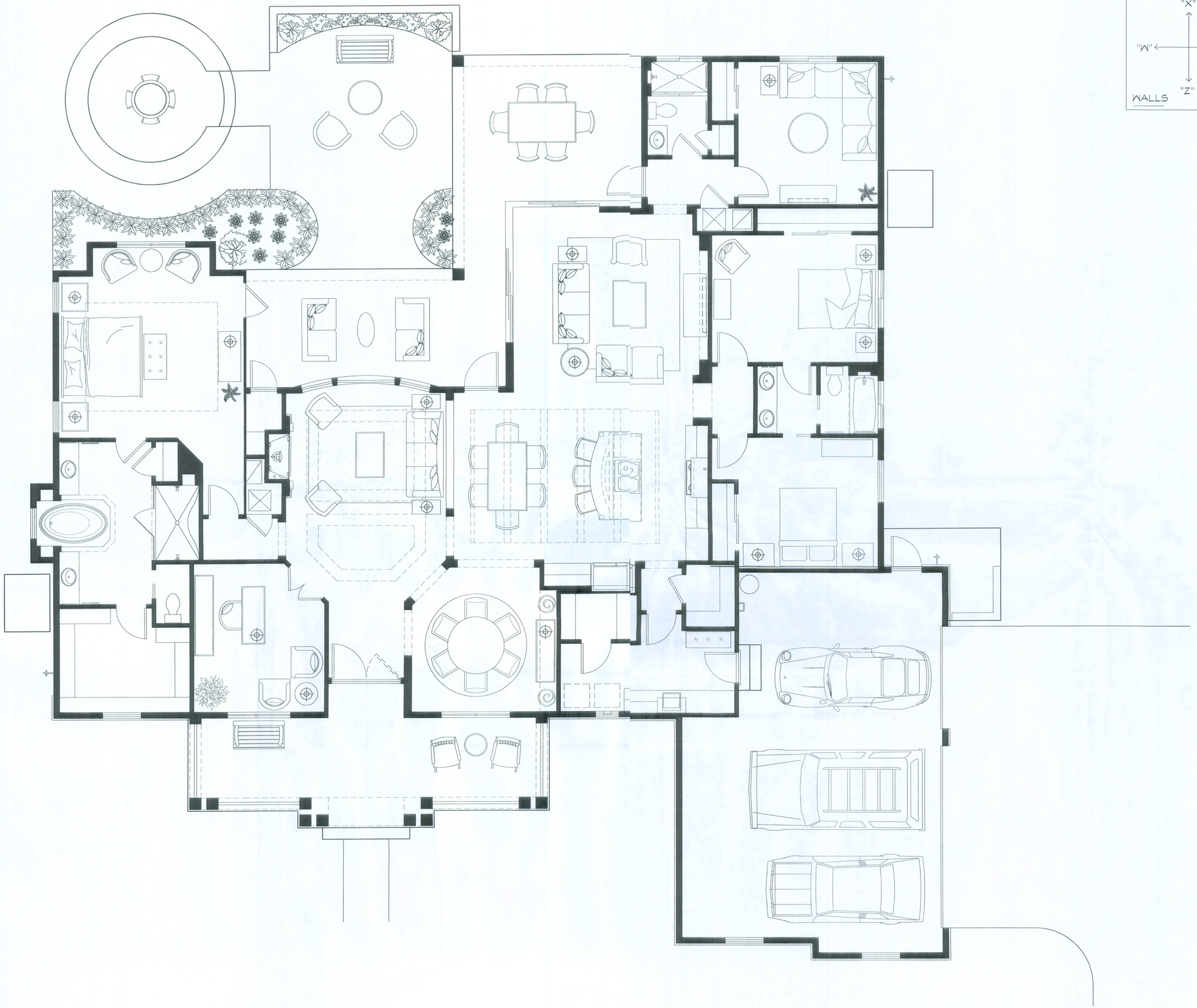
FLOORING PLAN

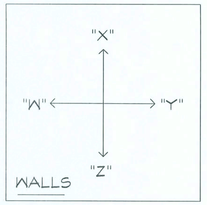
1/4" = 1'-0"

PLAN 1021-R-S-B
2000 SERIES

5.2

COLUMBIA COUNTY BUILDING DEPARTMENT
Approved
For Code
Compliance
FILE COPY
Not Valid Without
Approved Plans





Arthur Rutenberg Homes

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09/29/09	N.R.
10/28/09	N.R. - C

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THE SAVANNAH 1021 - R - MODEL AT THE OAKS OF LAKE CITY

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

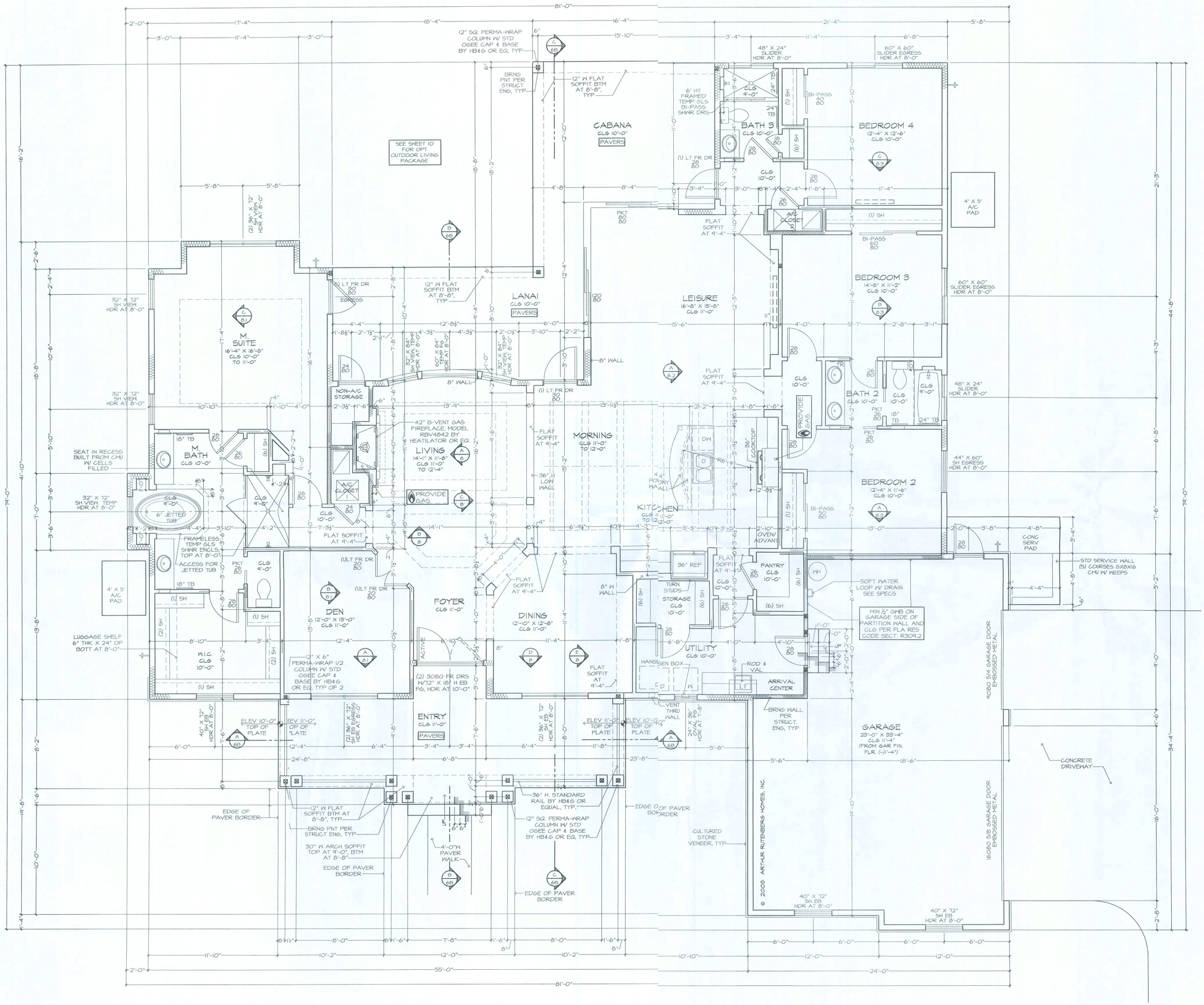
FURNITURE PLAN

1/4" = 1'-0"

PLAN NO: 36-01-B
2000 SERIES

5.3

COLUMBIA COUNTY BUILDING DEPARTMENT
Reviewed for Code Compliance
FILE COPY
Columbia County Building Department



SQUARE FOOTAGES	
AREA	SQ. FT.
CABANA / LANAI	472 SF
ENTRY	294 SF
GARAGE	724 SF
LIVING	2456 SF
NON-A/C STORAGE	17 SF
TOTAL	4463 SF

GENERAL NOTES:

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

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

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

PROVIDE SOLID FILLED CONC. BLOCK AT ALL SHOWER SEATS.

SEE SHT 6 FOR SPECIFIC ELEV DTLS.

SEE SHT 10 FOR OPTIONAL OUTDOOR LIVING PACKAGE & DETAILS.

Arthur Rutenberg Homes

09/24/08	EGH - A
9/24/08	NLR
09/30/08	EGH - B
10/08/08	NLR - C

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THE SAVANNAH 1021 - R - MODEL AT THE OAKS OF LAKE CITY
BUILDER: BRYAN ZEGHER HOMES, INC.
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

1/4" = 1'-0"

FLOOR PLAN

PLAN 1021-R-09-B
2500 SF/CR

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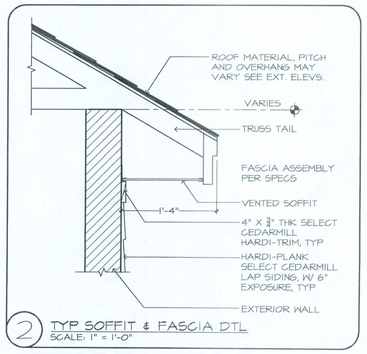
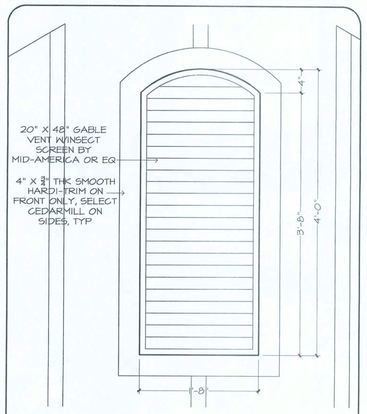
5



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



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

GENERAL NOTES:

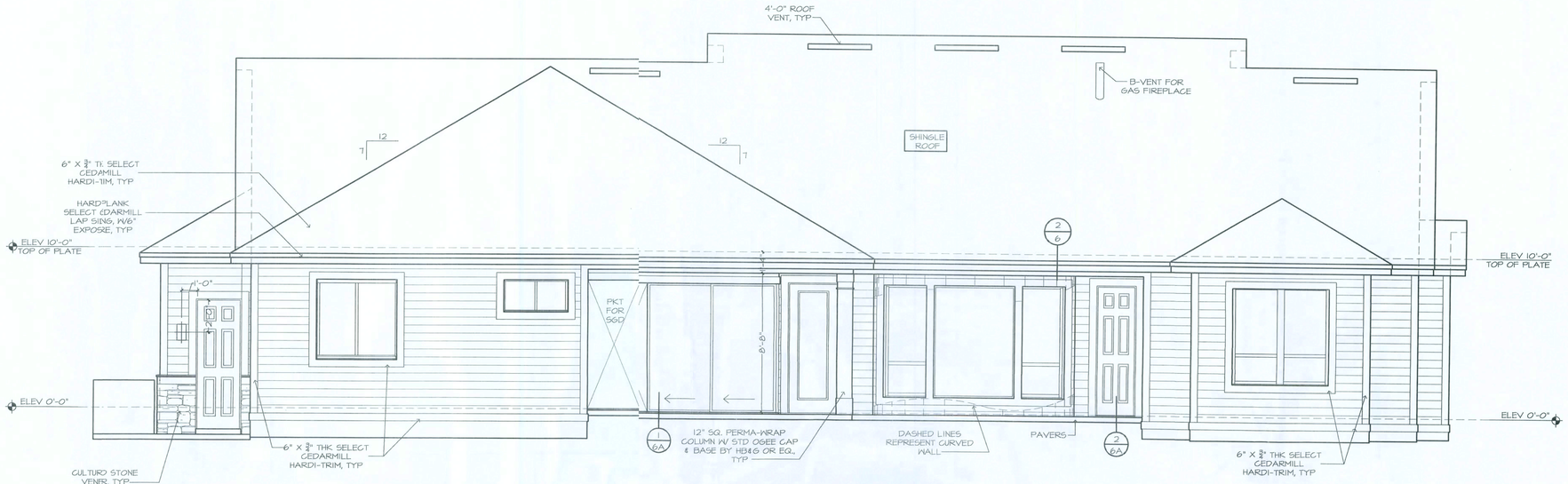
- FLAT SOFFIT AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE.
- VERIFY ALL WDW & DR ROUGH OPNGS W/ MFR SPECS.
- LOCATE ALL PLUMBING STACKS BEYOND THE FRONT ELEV ROOF RIDGES, IF ALLOWABLE PER CODE.
- ROOF VENTS SHOWN FOR LOCATION PURPOSE ONLY
- NUMBER OF ROOF VENTS TO BE DETERMINED BY BUILDER

FRAMING PLAN DISCLAIMER

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

MECHANICAL DISCLAIMER

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



REAR ELEVATION

LIGHTING PACKAGE
(3) #RECESSED CAN
(2) W.L MOUNT
PACKGE #(6)

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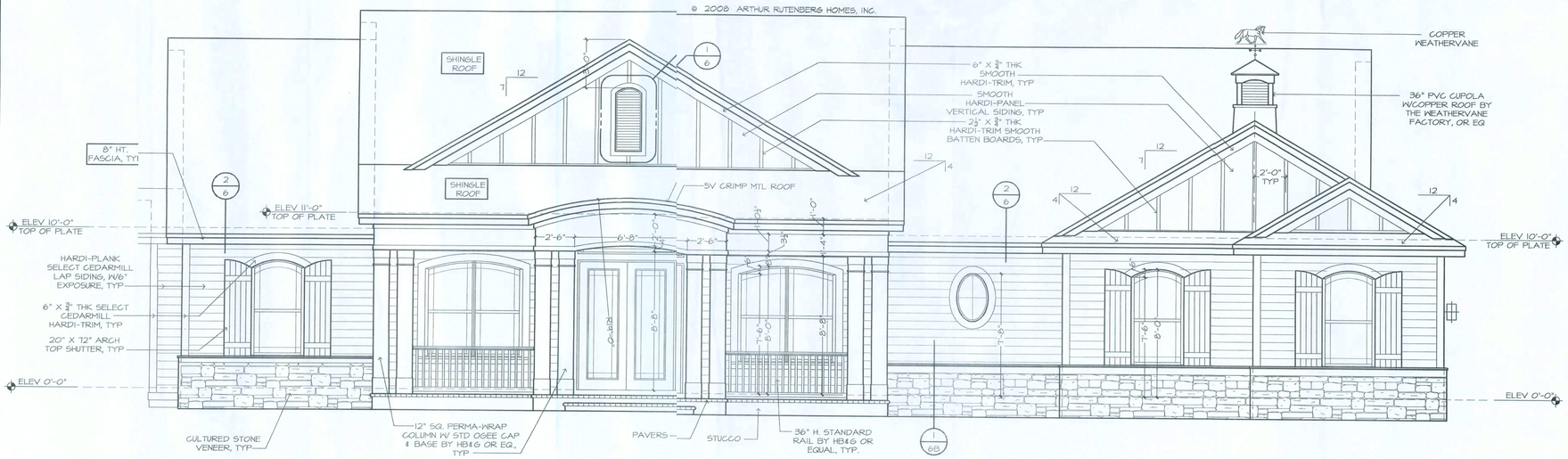

FRONT ELEVATION

Arthur Rutenberg Homes
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CR124/09	ESR - A
CR150/09	ESR - B
LO/28/09	ESR - C
LO/28/09	NLR - C

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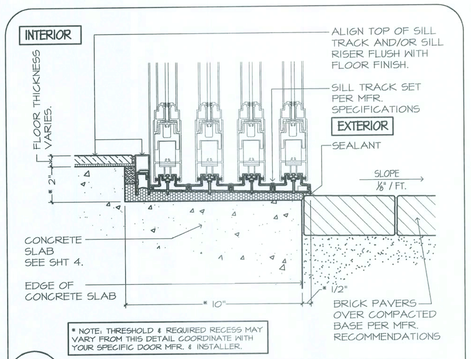
THE SAVANNAH (021 - R - MODEL AT THE OAKS OF LAKE CITY
BUILDER: BRYAN ZEGHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

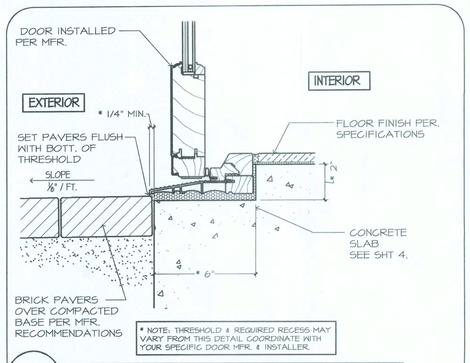
FRONT & REAR ELEVATIONS
1/4" = 1'-0"

PLAN 021-R-B
2009 SERIES
TRADITIONAL

6



1 PAVER DETAIL @ SLIDING GLASS DOORS
SCALE: 3" = 1'-0"
4 PANEL 4 TRACK



2 PAVER DETAIL @ EXT. SWING DOORS
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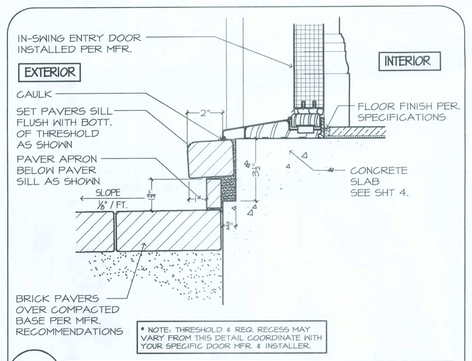
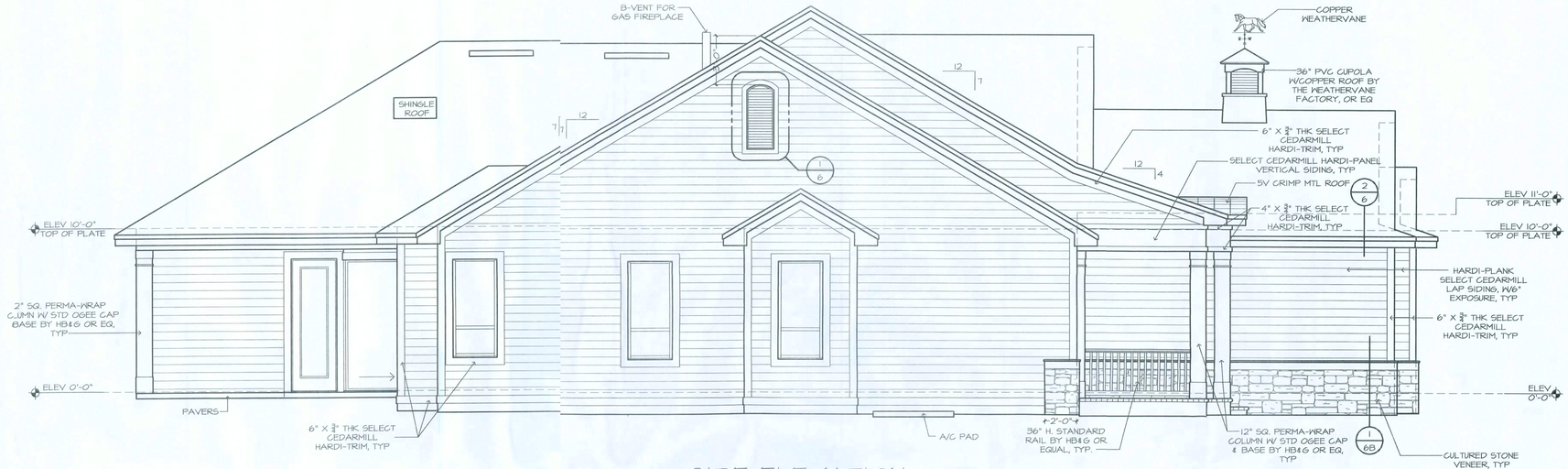
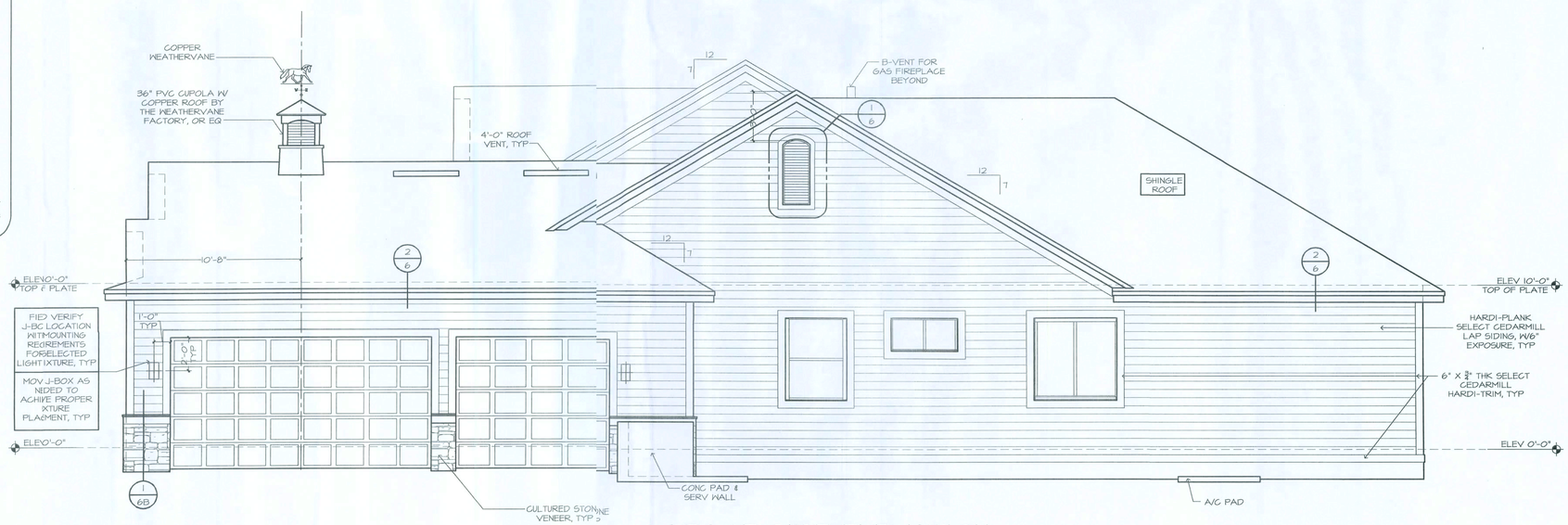


3 THRESHOLD DETAIL @ IN-SWING ENTRY DOOR
SCALE: 3" = 1'-0"
PAVER DOOR SILL AND APRON



SIDE ELEVATION



GARAGE SIDE ELEVATION

FRAMING PLAN DISCLAIMER

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

MECHANICAL DISCLAIMER

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

Arthur Rutenberg Homes
ARTHUR RUTENBERG HOMES, INC.

01/24/08	BSH - A
01/30/08	BSH - B
02/08/08	BSH - C
02/08/09	NLR - C

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THE SAVANNAH 1021 - R - MODEL AT THE OAKS OF LAKE CITY
BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

1/4"=1'-0"

SIDE ELEVATIONS

PLAN 1021-R-B
2000 SERIES
TRADITIONAL

6a

FRAMING PLAN DISCLAIMER

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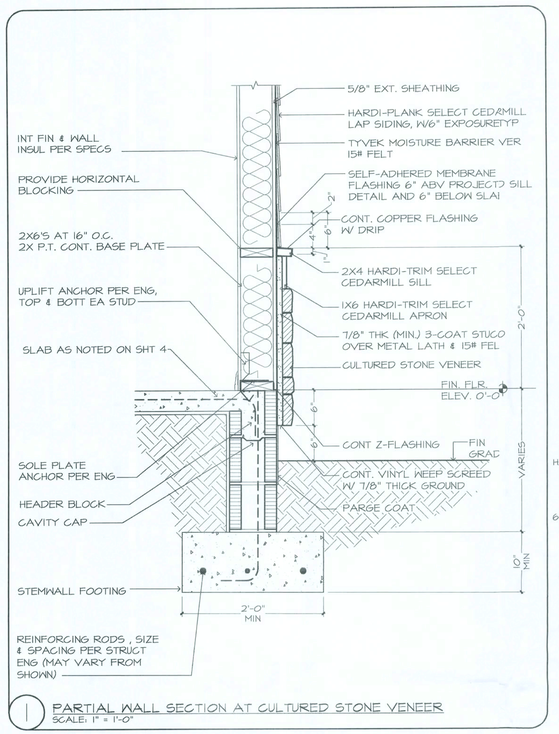
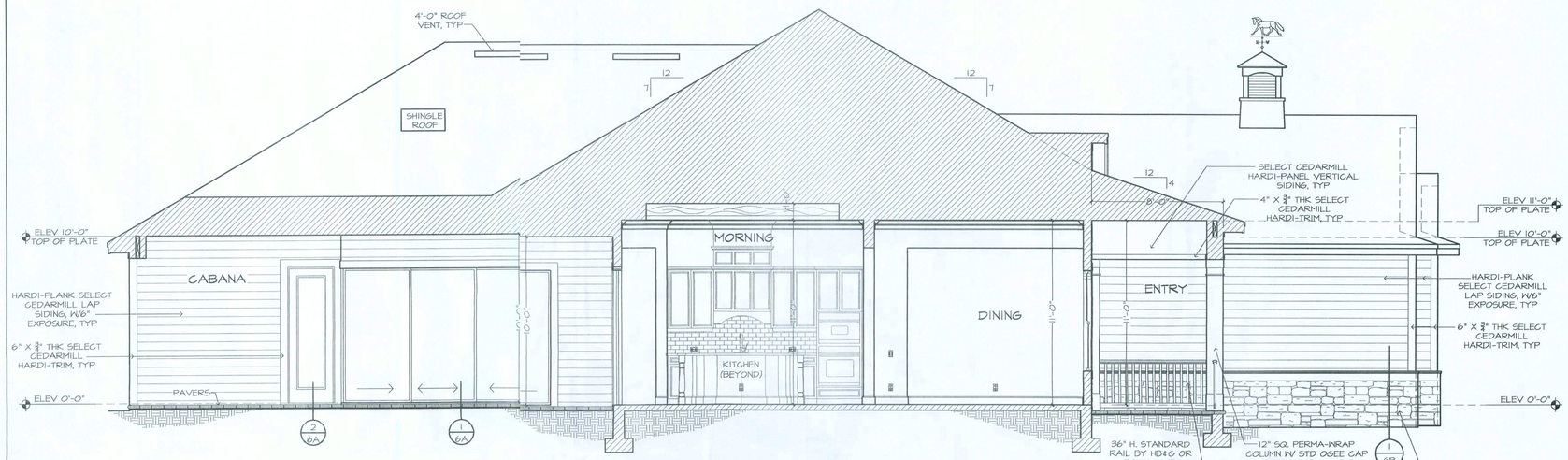
MECHANICAL DISCLAIMER

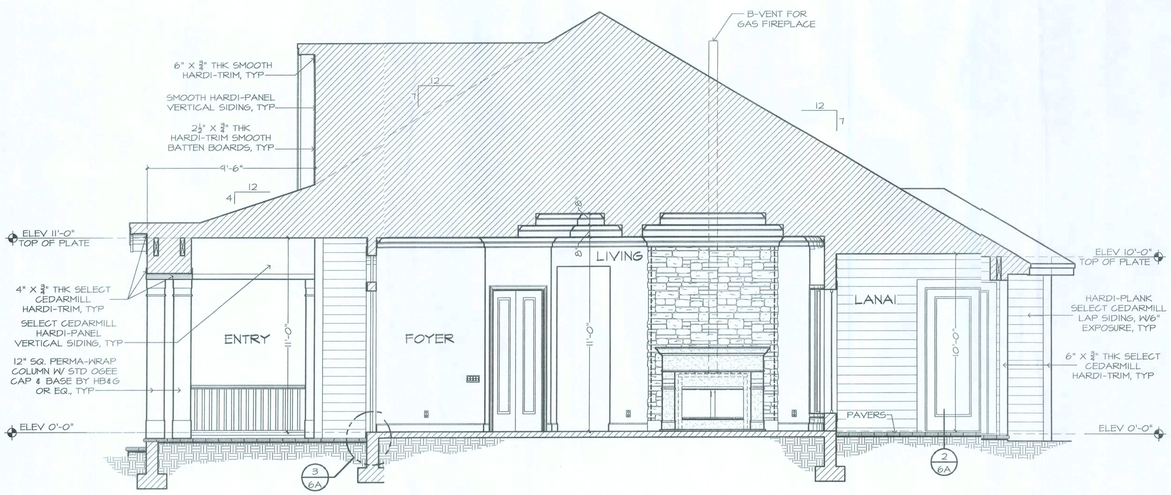
THE DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGRAMATIC ONLY. THE BUILDER IS SOLEY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE BETWEEN THE PRE-ENGINEERED TRUSS MFR. AND/OR FRAMING REQUIREMENTS WITH THE MECHANICAL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



1 PARTIAL WALL SECTION AT CULTURED STONE VENEER
SCALE: 1" = 1'-0"



C BUILDING SECTION



B BUILDING SECTION

A BUILDING SECTION

Arthur Rutenberg Homes
ARTHUR RUTENBERG HOMES, INC.
FBC R0019752-CCC1329

09/24/08	ESW - J
09/30/08	ESW - B
10/28/08	ESW - C
01/28/09	N.R. - C

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THE SAVANNAH 1021 - R - MODEL AT THE OAKS OF LAKE CITY

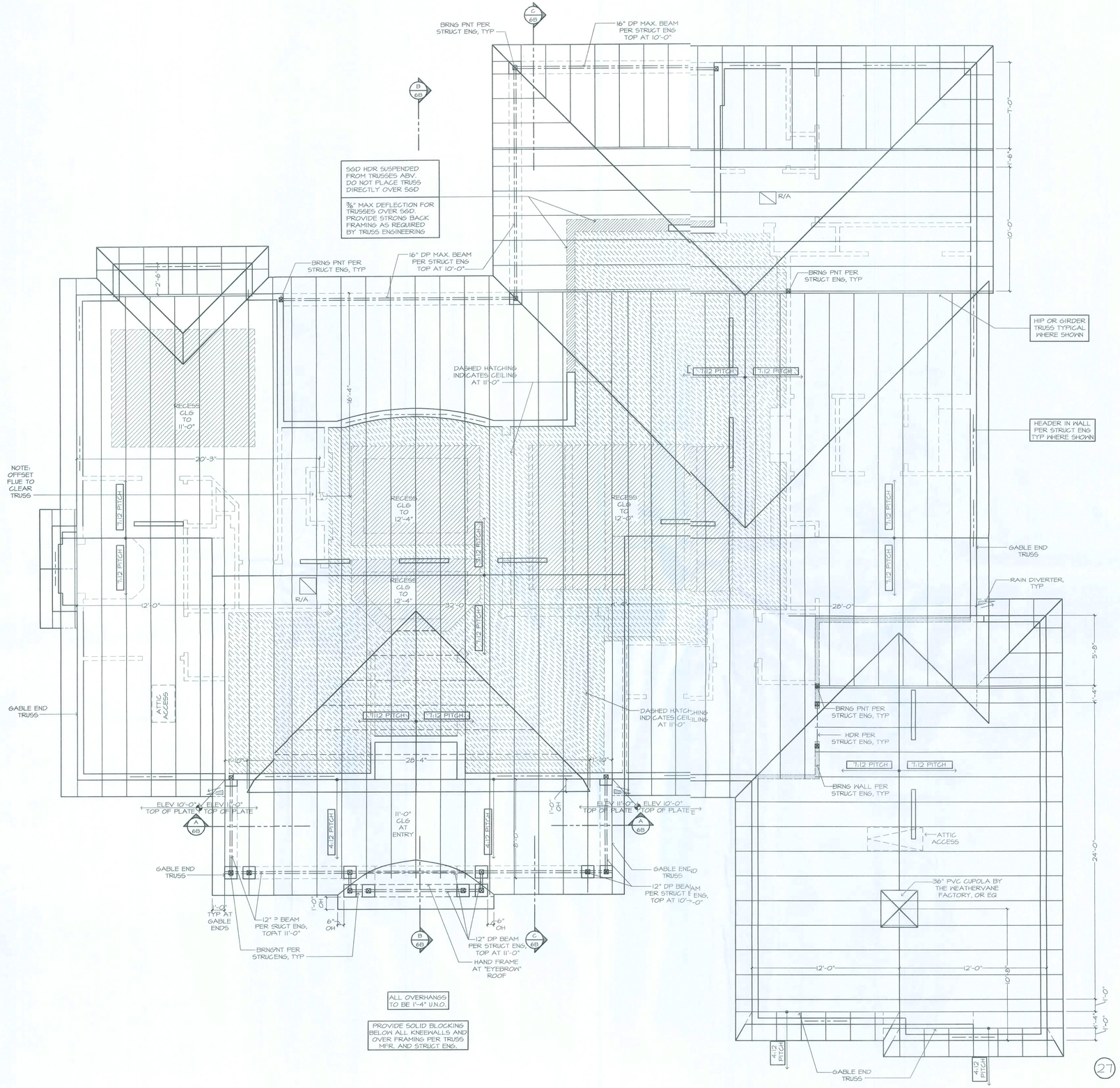
BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

1/4" = 1'-0"

BUILDING SECTIONS

PLAN 1021-35-01-B
2000 SERIES

6b



FRAMING PLAN DISCLAIMER

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MECHANICAL DISCLAIMER

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Arthur Rutenberg Homes

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04/24/09	ESM - A
04/30/09	ESM - B
07/29/09	N.S. - C

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PLAN DISCLAIMER

THE SAVANNAH 1021 - R - MODEL AT THE OAKS OF LAKE CITY

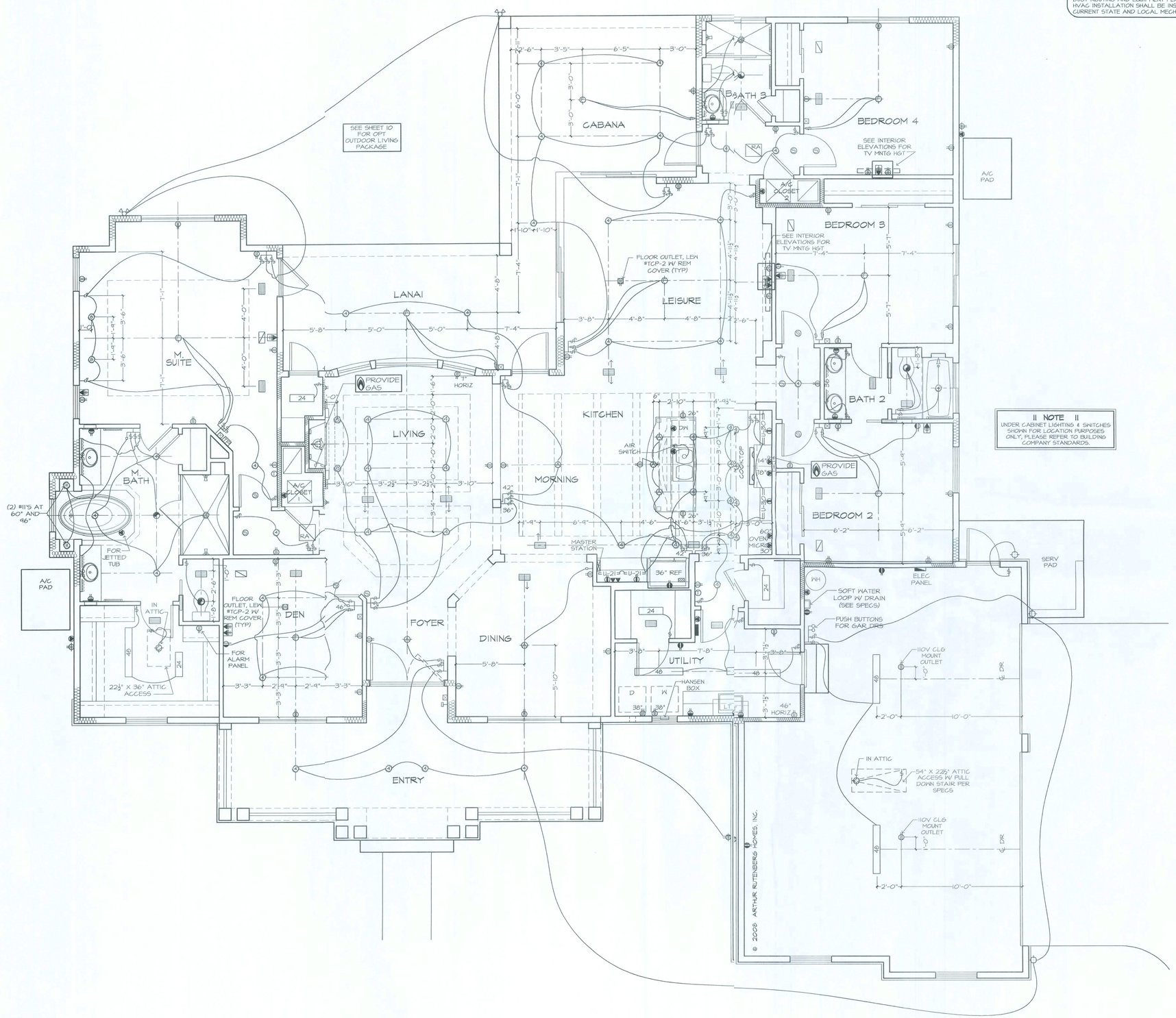
BUILDER: BRYAN ZEGHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

1/4" = 1'-0"

ROOF FRAMING PLAN

PLAN 1021-39-01-B
2000 SERIES
TRADITIONAL

6c



MECHANICAL DISCLAIMER

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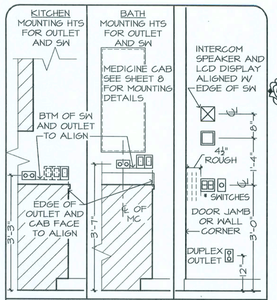
NOTE

UNDER CABINET LIGHTING & SWITCHES SHOWN FOR LOCATION PURPOSES ONLY, PLEASE REFER TO BUILDING COMPANY STANDARDS.



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

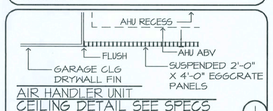
- INTERCOM
- MASTER STATION
- LIGHTING OR ELECTRONICS (LCD DISPLAY OR LIGHTING AUTOMATION PUSH BUTTON CONTROLLER)
- VOLUME CONTROL KNOB

* 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"



AIR HANDLER UNIT
CEILING DETAIL SEE SPECS

SCALE: 1" = 1'-0"

ELECTRICAL LEGEND

- DUPLEX OUTLET (110V AT 12" OR AS NTD)
- DUPLEX OUTLET (110V AT 34") *
- 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"
- FLOOR OUTLET
- SPECIAL PURPOSE CONN
- TELEPHONE OUTLET AT 12" OR AS NTD
- STRUCTURED WIRE COMBO OUTLET WALL OR FL MOUNT
- STRUCTURED WIRE QUAD COMBO OUTLET
- SW SEE ELEC DTL
- 3-WAY SW SEE ELEC DTL
- 4-WAY SW SEE ELEC DTL
- 1-GANG COMBINATION FAN / LIGHT SWITCH
- PUSH-BUTTON FOR GARAGE DOOR AT 60"
- DIMMER SW AT 36"
- PUSH-BUTTON DOORBELL (DELETE W/ INTERCOM)
- CLG MNT LT FIXTURE
- CLG MNT PREWIRE - FIXTURE BY OWNER
- SURFACE MNT FIXTURE
- WALL MNT FIXTURE
- ROUND RECESS FOR TUB/SHOWER
- ROUND RECESS OPEN BAFFLE TRIM (INTERIOR FLAT CLG)
- MINI ROUND RECESS OPEN BAFFLE TRIM (BAR LOCATIONS)
- MINI ROUND RECESS EYEBALL TRIM
- ROUND RECESS REGRESSED EYEBALL (INTERIOR SLOPED CLG)
- MINI HALOGEN (CABINET LOCATIONS)
- CLG FAN/LIGHT PREWIRE AND SWITCHES
- SMOKE & CARBON MONOXIDE DETECTOR

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

- EXHAUST FAN / LIGHT FIXTURE COMBO
- EXHAUST FAN
- SOFFIT MNT FLOOD LIGHT
- CLG MNT SPEAKER
- CHIMES (DELETE W/ INTERCOM)
- ELEC PANEL
- STRUCTURED WIRING PANEL
- CLG RETURN AIR
- A/C REGISTER
- THERMOSTAT
- SECURITY PAD

* NOTE: ALL OUTLETS ABOVE COUNTERS SHALL BE MOUNTED HORIZONTALLY
* NOTE: ALL EXTERIOR OUTLETS, WALL OUTLETS IN GARAGE, KITCHENS, BATHROOMS AND ALL OUTLETS WITHIN 6'-0" OF A WATER SOURCE SHALL BE G.F.I. ALL BEDROOM OUTLETS ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER ALL HEIGHTS ARE TO CENTERLINE AFF
* NOTE: LIGHTS, FANS, SMOKE DETECTORS, A/C SUPPLIES AND RETURN AIRS TO BE PLACED ON CENTERLINES OF DOORS, WDWS AND HALLWAYS, TYP UNO
* NOTE: SMOKE DETECTORS SHALL BE INSTALLED PER NFPA72 AND 2004 FBC-R SECTION R313.
* NOTE: COORDINATE LOCATION OF ALL REQ. ELECTRICAL, CABLE, AUDIO/VIDEO & DATA RECEPTACLES W/ MOUNTING HARDWARE & MFR. INSTALLATION REQ. FOR ALL FLAT PANEL DISPLAYS.

Arthur Rutenberg Homes

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THE SAVANNAH 1021 - R - MODEL AT THE OAKS OF LAKE CITY

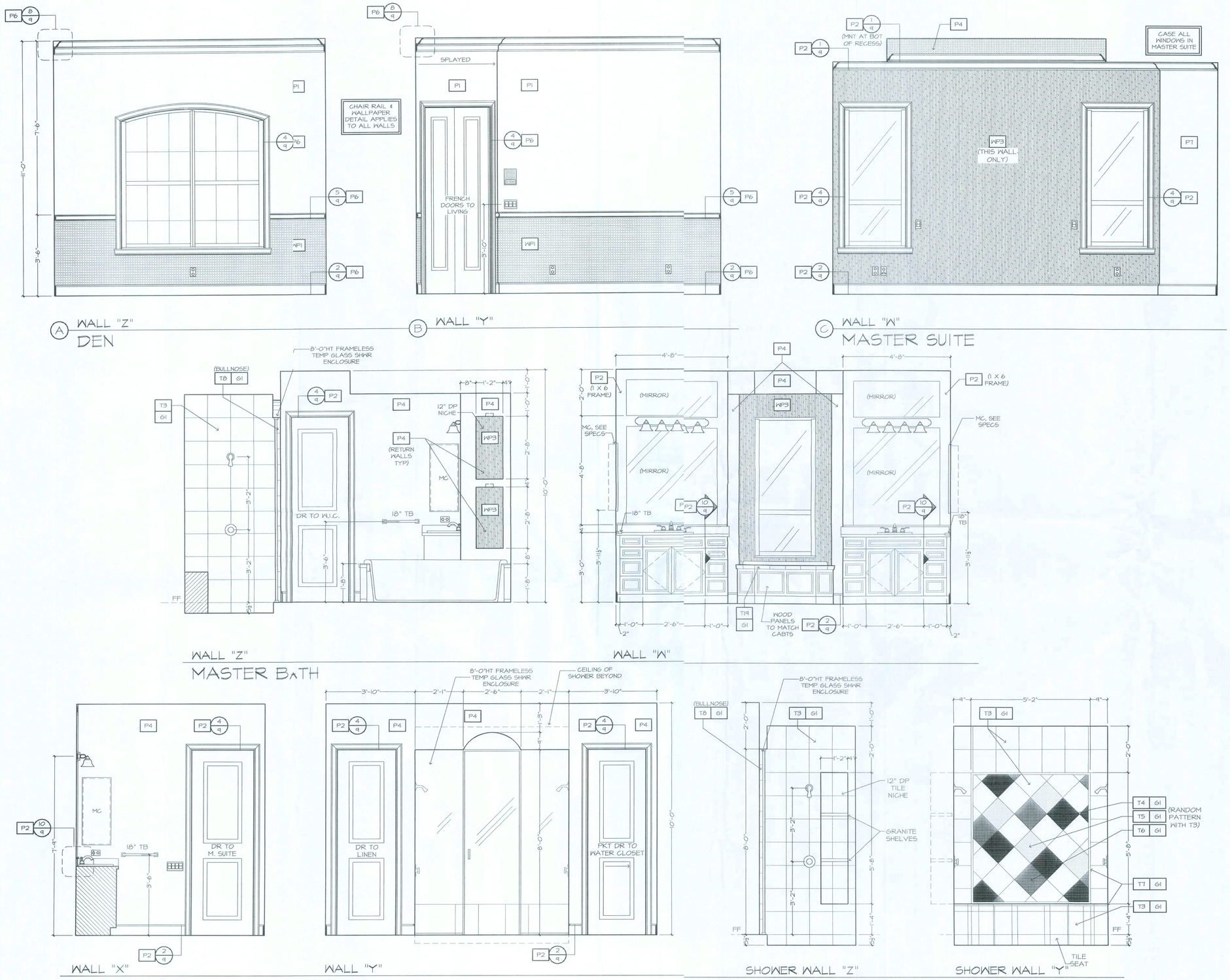
BUILDER: BRYAN ZECHER HOMES, INC.
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

ELECTRICAL PLAN

1/4"=1'-0"

PLAN 021-35-01-B
2000 SERIES

7



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REVISED	N.R. - C
02/20/09	

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THE SAVANNAH 1021 - R - MODEL AT THE OAKS OF LAKE CITY

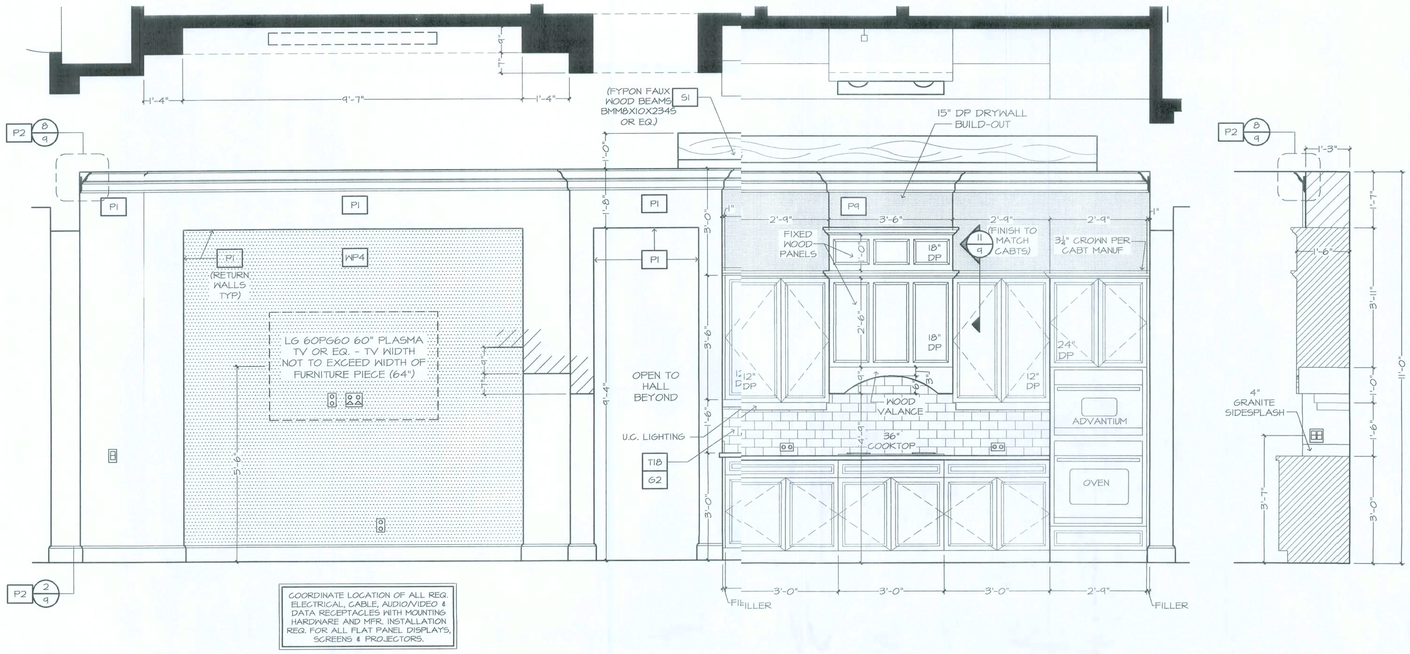
BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

DEN / M SUITE / M BATH

1/2" = 1'-0"

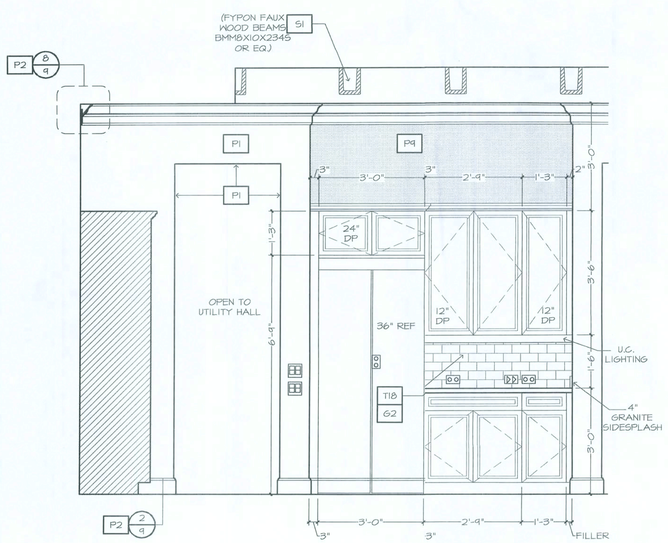
PLAN 1021-STD-01-B
2000 SERIES

8.1

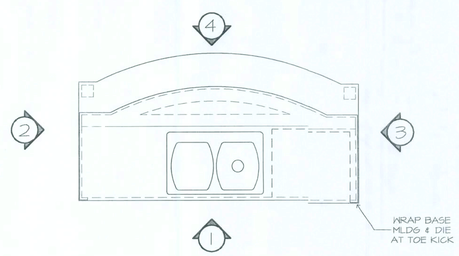


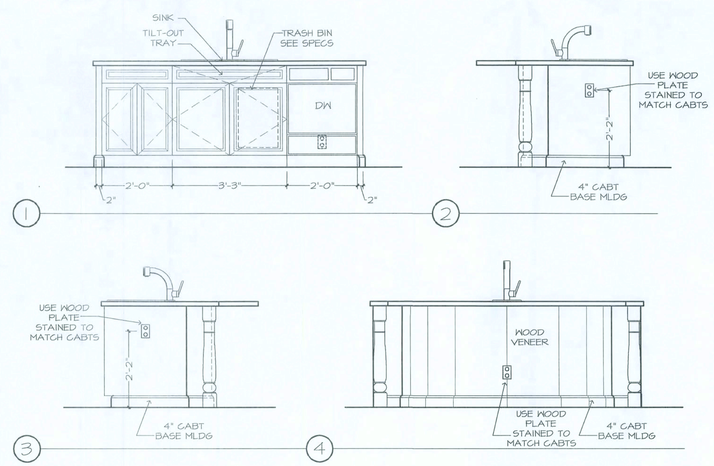
A WALL "N"
LEISURE KITCHEN

HOOD SECTION



WALL "Z"
KITCHEN





KITCHEN ISLAND

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12/21/05 NLR
10/26/06 NLR C.C.

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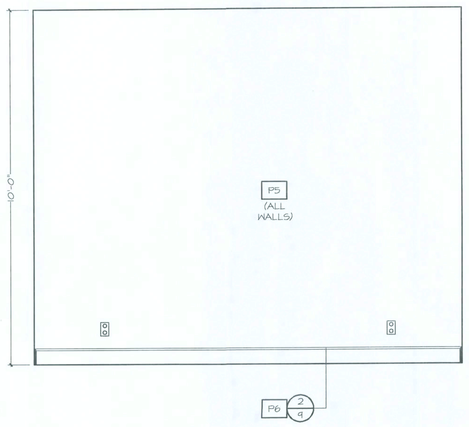
THE SAVANNAH 1021 - R - MODEL AT THE OAKS OF LAKE CITY
BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

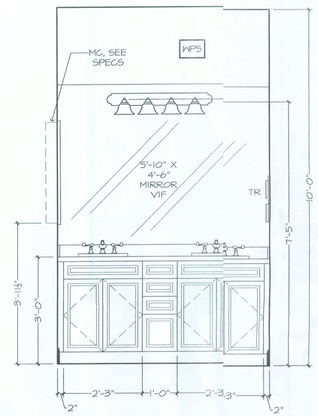
LEISURE / KITCHEN / KIT ISLAND 1/2" = 1'-0"

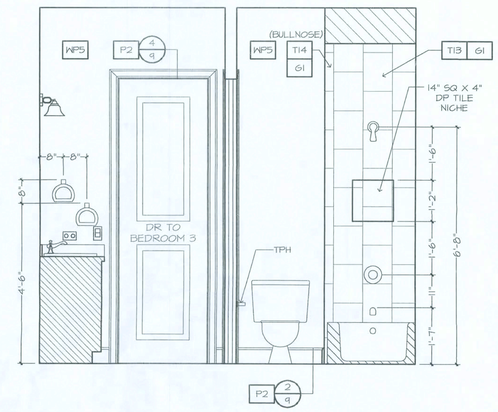
PLAN 1021-STD-01-B
2000 SERIES

8.2

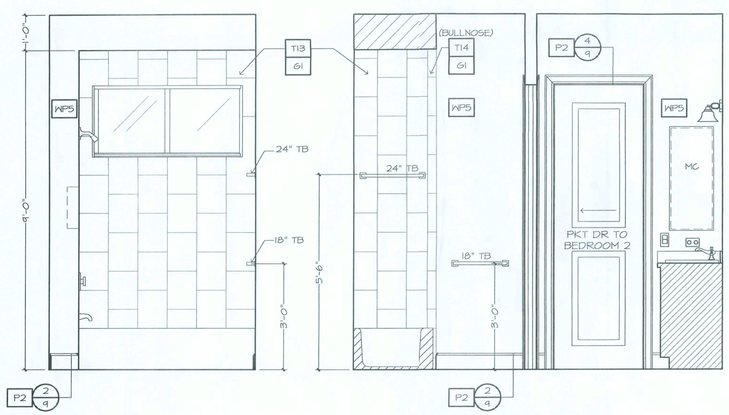


(A) WALL "Z"
BEDROOM 2

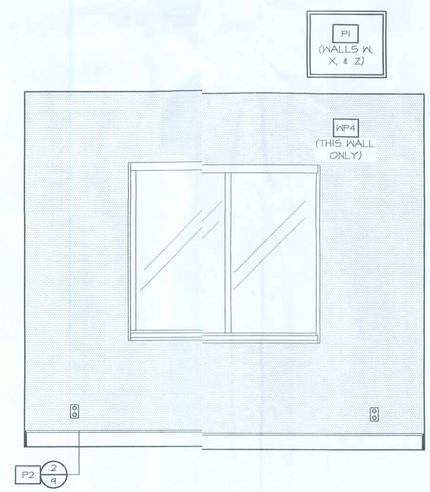




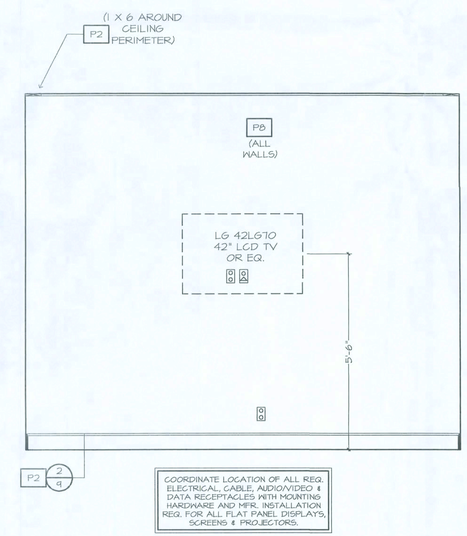
WALL "W" WALL "X"
BATH 2



WALL "Y" WALL Z"
BATH 2 CONT



(B) WALL "Y"
BEDROOM 3



(C) WALL "Z"
BEDROOM 4

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6/29/09 NLR
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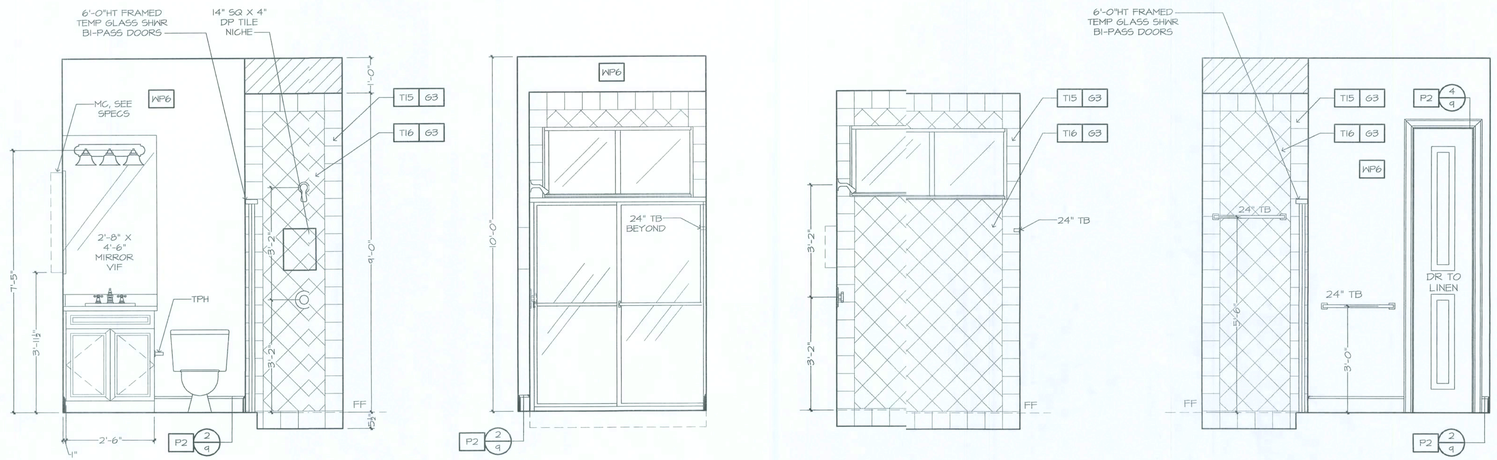
THE SAVANNAH 1021 - R - MODEL AT THE OAKS OF LAKE CITY
BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

BED 2 / BATH 2 / BED 3 / BED 4 1/2"=1'-0"

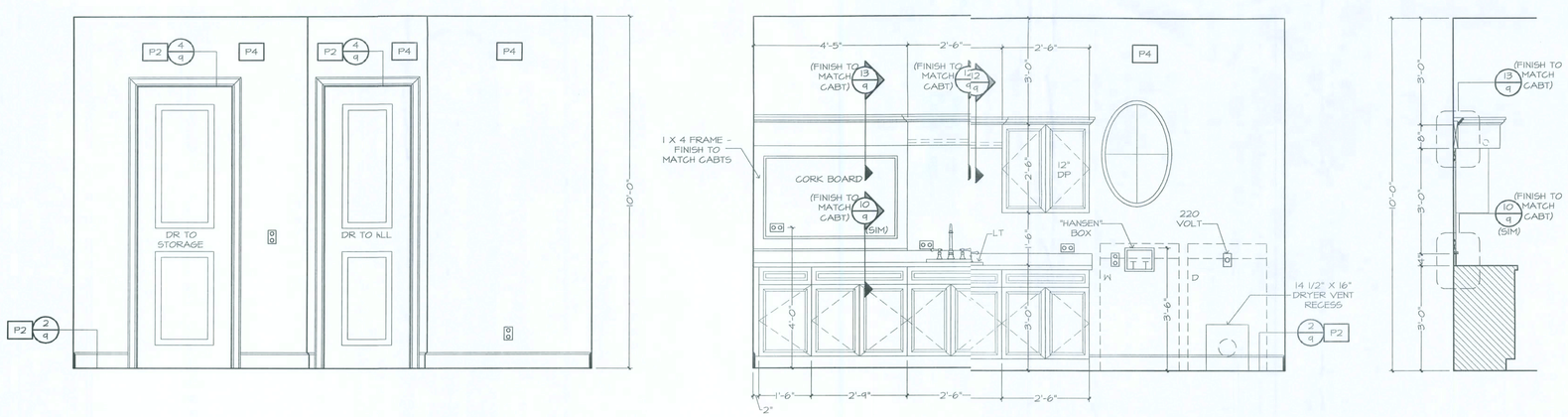
PLAN 021-STD-01-B
2000 SERIES

8.3



WALL "W" WALL "X" SHOWER WALL "X" WALL "Y"

BATH 3



WALL "X" WALL "Z" SECTION

UTILITY

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02/26/09 NLE
02/26/09 NLE - C

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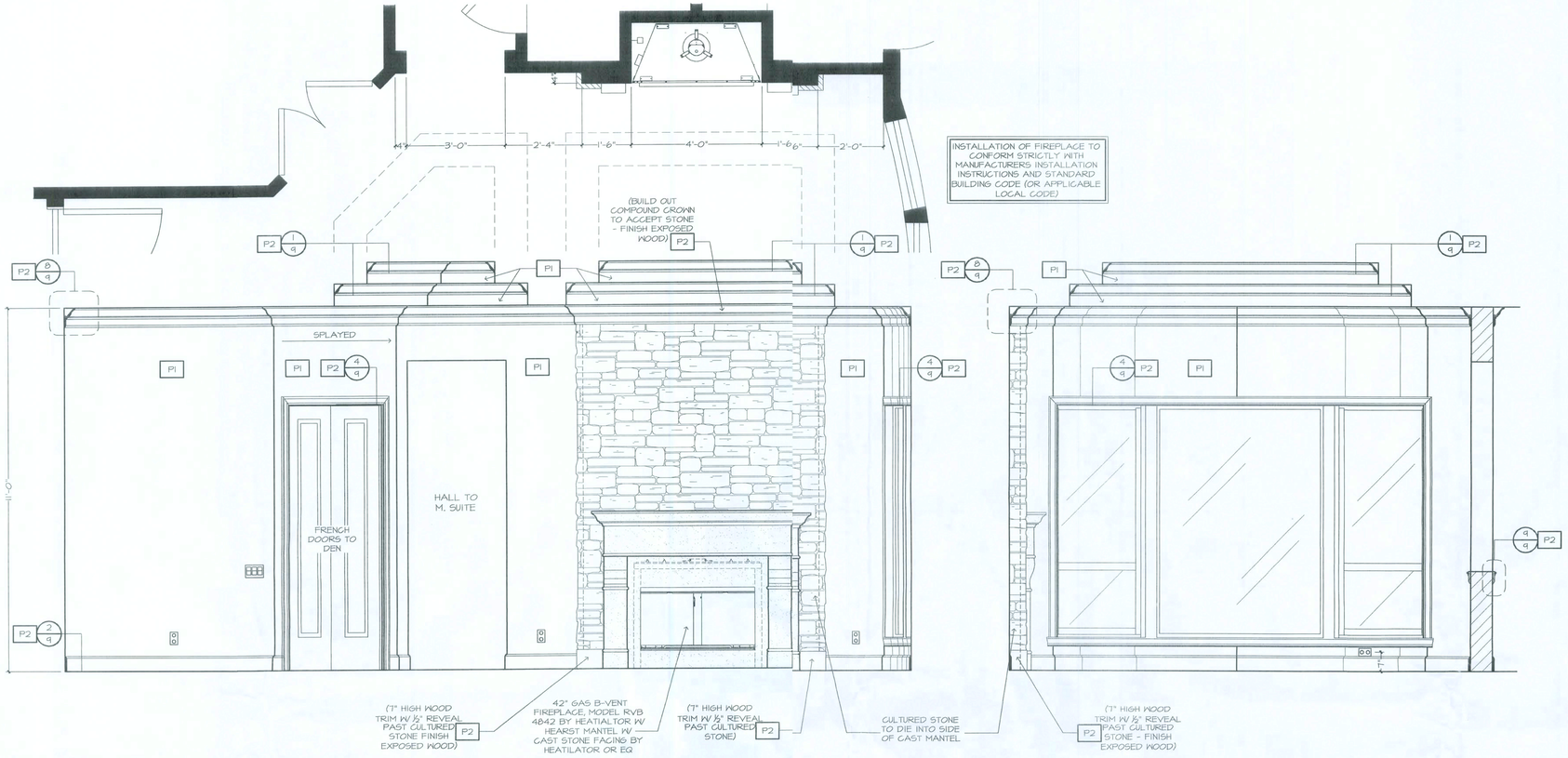
THE SAVANNAH 1021 - R - MODEL AT THE OAKS OF LAKE CITY

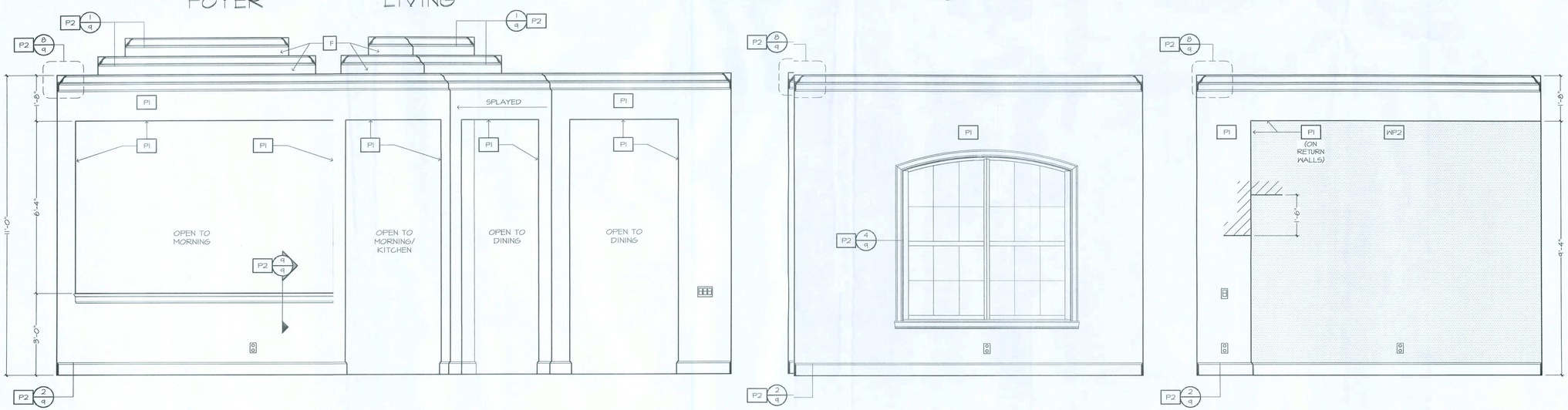
BATH 3 / UTILITY

1/2"=1'-0"

PLAN 1021-STD-01-B
2000 SERIES

8.4





Arthur Rutenberg Homes
ARTHUR RUTENBERG HOMES, INC.
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

04/08/09 EGR EC	
4/24/09 NLR	
10/26/09 NLR - G	

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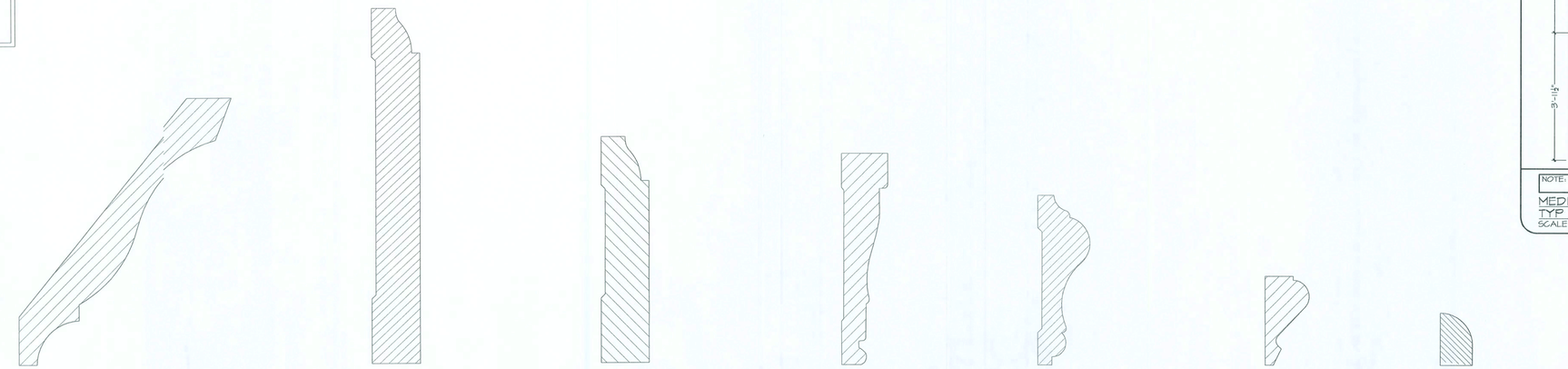
THE SAVANNAH 1021 - R - MODEL AT THE OAKS OF LAKE CITY
BUILDER: BRYAN ZEGHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

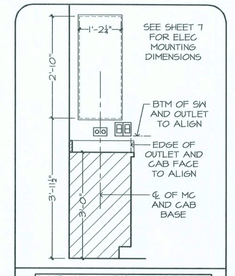
FOYER / LIVING / DINING
1/2"=1'-0"
PLAN 1021-STP-01-B
2000 SERIES

8

USE
POLYFLEX "FLEXIBLE MLDG"
(904) 880-7253
TO MATCH S&S PROFILES
FOR CURVED APPLICATIONS

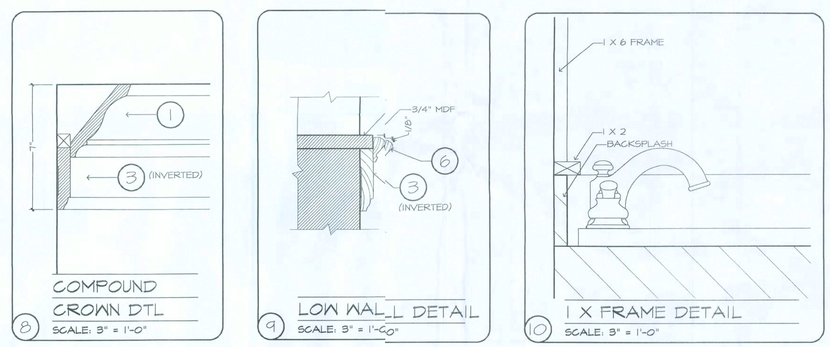
*ALL MLDG
PROFILES ARE TO
BE PAINTED UNLESS
OTHERWISE NOTED





NOTE: ALL DIMENSIONS ARE FOR ROUGH FRAMING

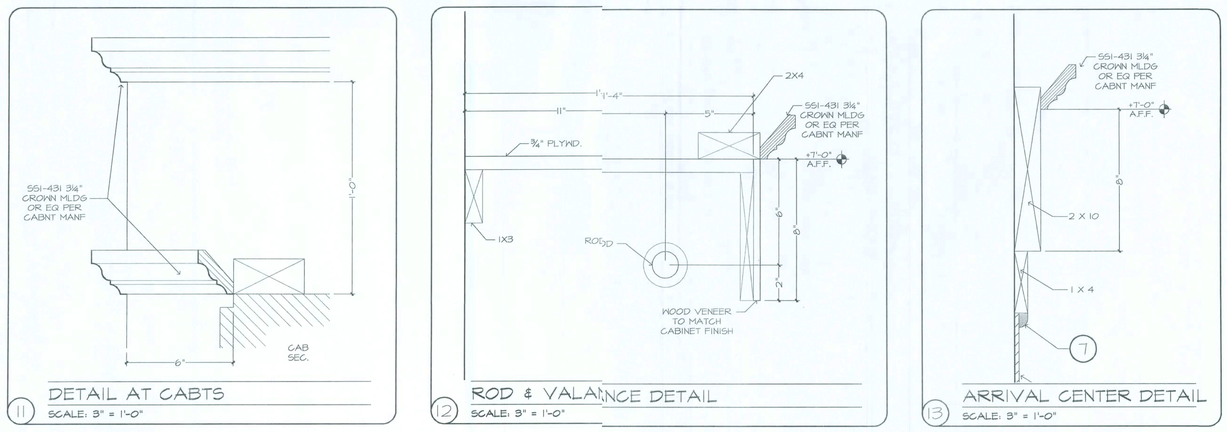
MEDICINE CABINET
TYP MOUNTING DETAILS
SCALE: 1/2" = 1'-0"



8 COMPOUND CROWN DTL
SCALE: 3" = 1'-0"

9 LOW WALL DETAIL
SCALE: 3" = 1'-0"

10 1 X FRAME DETAIL
SCALE: 3" = 1'-0"



11 DETAIL AT CABTS
SCALE: 3" = 1'-0"

12 ROD & VALANCE DETAIL
SCALE: 3" = 1'-0"

13 ARRIVAL CENTER DETAIL
SCALE: 3" = 1'-0"

Arthur Rutenberg Homes

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04/18/08 EGM EC
4/24/08 NJR
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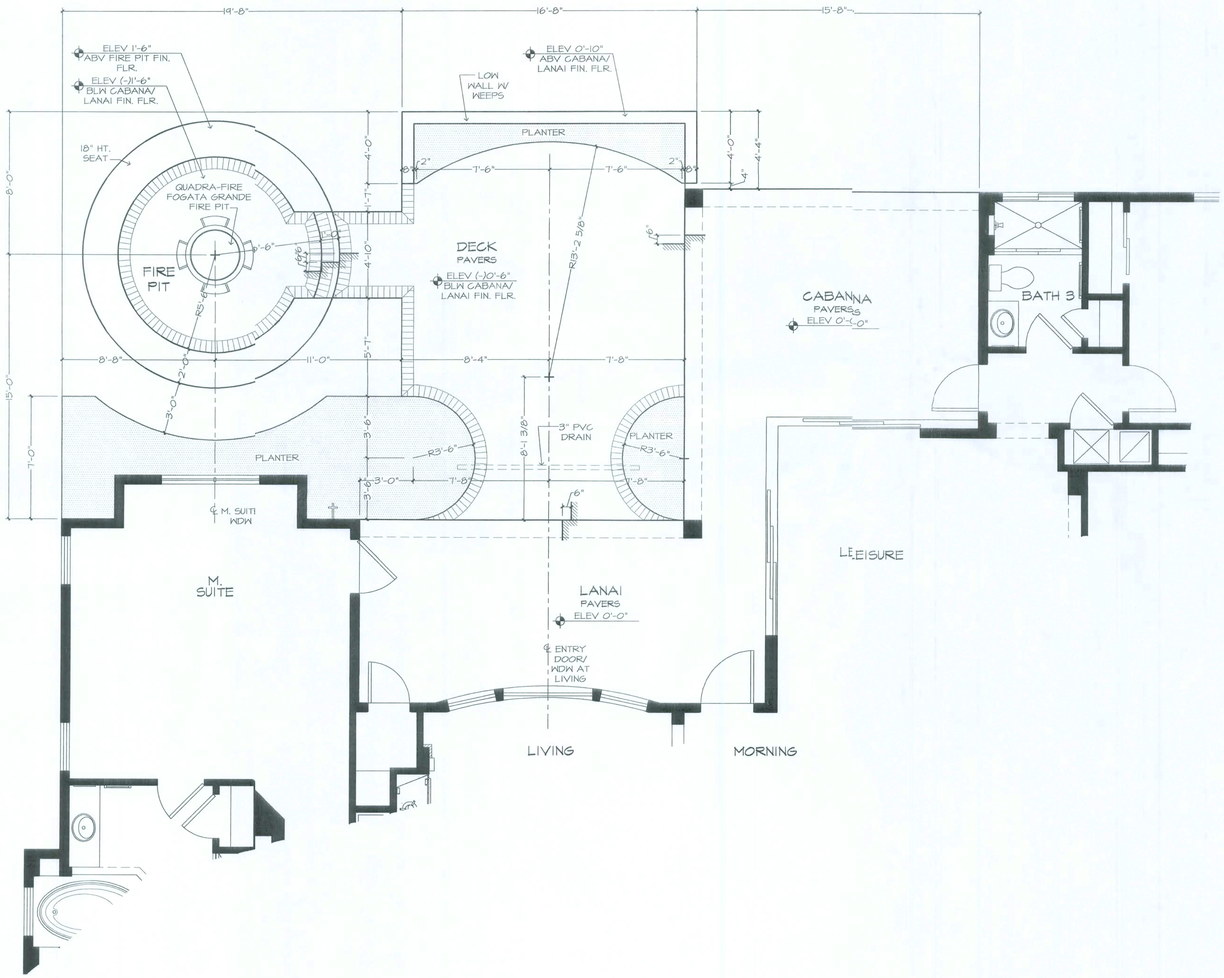
THE SAVANNAH 1021 - R - MODEL AT THE OAKS OF LAKE CITY
BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA

MLDG PROFILES & DETAILS 1'-0"=1'-0"

PLAN 1021-STD-01-B
2000 SERIES



SQUARE FOOTAGES	
AREA	SQ. FT.
CABANA / LANAI	472 SF
DECK	407 SF
FIRE PIT SEAT	72 SF
LOW WALL	16 SF
PLANTERS	157 SF
TOTAL	1124 SF

GENERAL NOTES:

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

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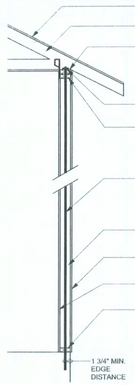
THE SAVANNAH 1021 - R - MODEL AT THE OAKS OF LAKE CITY

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

OUTDOOR LIVING PACKAGE "A" 1/4"=1'-0"

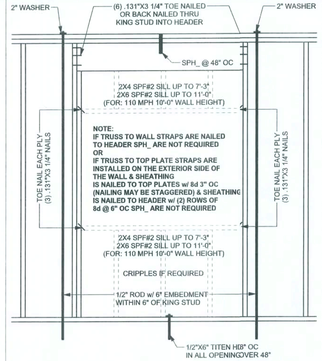
PLAN 1021-39-01-B
1000 SERIES

10



(TYP.) EXTERIOR WALL

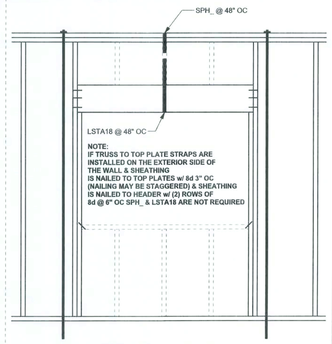
ONE STORY WOOD FRAME w/ RODS



(TYP.) HEADER

OPTION: 1 (FLUSH HEAD)

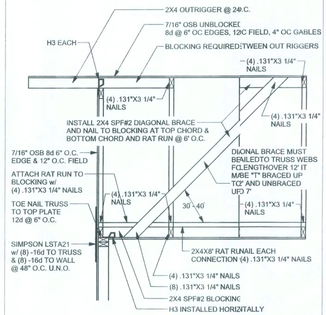
ONE STORY WOOD FRAME w/ RODS



OPTION: 2 (DROPPED HEADER)

(TYP.) INTERIOR BEARING WALL

ONE STORY WOOD FRAME w/ RODS



SPACE RAT RUN & DIAGONAL BRACE 6'-0" O.C.
FOR GABLE HEIGHT UP TO 25'-0" 110 MPH, EXP. ENCLOSED

(TYP.) GABLE BRACING DETAIL

WOOD FRAME

ANCHOR TABLE

OBTAIN UPLIFT REQUIREMENTS FROM TRUSS MANUFACTURER'S ENGINEERING

TRUSS CONNECTOR	UPLIFT SYP	UPLIFT SPF	F1 SYP	F2 SYP	F1 SPF	F2 SPF	TO RAFTER/TRUSS	TO PLATES	
H5	455	265	115	200	100	170	4-8d x 1 1/2"	4-8d x 1 1/2"	
H3	415	290	125	160	105	140	4-8d x 1 1/2"	4-8d x 1 1/2"	
H2.5	415	365	150	150	130	130	5-8d x 1 1/2"	5-8d x 1 1/2"	
H2.5A	480	480	110	110	110	110	5-8d x 1 1/2"	5-8d x 1 1/2"	
H6	950	820					8-8d	8-8d	
H8	745	565					5-10d x 1 1/2"	5-10d x 1 1/2"	
H14-1	1465	1050	515	265	480	245	12-8d x 1 1/2"	13-8d	
H14-2	1465	1050	515	265	480	245	12-8d x 1 1/2"	15-8d	
H10	990	850	585	525	505	450	8-8d x 1 1/2"	8-8d x 1 1/2"	
H10-2	760	655	455	395	390	340	6-10d	6-10d	
H16	1470	1265					2-10d x 1 1/2"	10-10d x 1 1/2"	
H16-2	1470	1265					2-10d x 1 1/2"	10-10d x 1 1/2"	
LTS12 - LTS20	1000	620					6-10d x 1 1/2"	6-10d x 1 1/2"	
MTS12 - MTS30	1000	860					7-10d x 1 1/2"	7-10d x 1 1/2"	
HTS16 - HTS30	1450	1245					12-10d x 1 1/2"	12-10d x 1 1/2"	
HEAVY GIRDER TIEDOWNS									TO FOUNDATION
LGT2	2050	1785	700	170	700	170	14-16d	14-16d	
LGT3-SDS2.5	3685	2655	795	410	795	410	12-SDS 1/4" x 2 1/2"	26-16dS	
LGT4-SDS3	4060	3860	2000	675	2000	675	12-SDS 1/4" x 3"	36-16dS	
MGT	3965	3330					22 -10d		5/8" ANCHOR
HGT-2	10980	6485					16 -10d		2-5/8" ANCHOR
HGT-3	10530	9035					16 -10d		2-5/8" ANCHOR
HGT-4	9250	9250					16 -10d		2-5/8" ANCHOR
STUD STRAP CONNECTOR									TO STUDS
SSP DOUBLE TOP PLATE	435	435						3-10d	4 -10d
SSP SINGLE SILL PLATE	455	420						1-10d	4 -10d
DSP DOUBLE TOP PLATE	825	825						6 -10d	8 -10d
DSP SINGLE SILL PLATE	825	600						2 -10d	8 -10d
SP1	585	535						4 -10d	6 -10d
SP2	1065	605						6 -10d	6 -10d
SP4	885	760							6-10d x 1 1/2"
SPH4	1240	1065							10-10d x 1 1/2"
SP6	885	760							6-10d x 1 1/2"
SPH6	1240	1065							10-10d x 1 1/2"
LSTA18	1235	1110							14-10d
LSTA21	1235	1235							16-10d
CS20	1030	1030							14-10d
CS16	1705	1705							22-10d
STUD ANCHORS							TO STUDS		TO FOUNDATION
LTT19	1350	1305					8-16d		1/2" ANCHOR
LTT131	2310	2310					18-10d x 1 1/2"		5/8" ANCHOR
HD2A	2775	2570					2-5/8" BOLTS		5/8" ANCHOR
HTT16	4175	3695					18-16d		5/8" ANCHOR
HTT22	5260	5250					32-16d		5/8" ANCHOR
ABU44	2200	2200					12-16d		5/8" ANCHOR
ABU66	2300	2300					12-16d		5/8" ANCHOR
ABU88	2320	2320					18-16d		2-5/8" ANCHOR

(1) w/ INSTALLATION OF 4-16dS OPTIONAL L NAIL HOLES
(2) FOR SYP GIRDER & SPF STUDS

EXTERIOR WALL STUD TABLE FOR SPF #2 STUDS

(1) 2x4 @ 16" OC	TO 11'-9" STUD HEIGHT
(1) 2x4 @ 12" OC	TO 13'-0" STUD HEIGHT
(1) 2x6 @ 16" OC	TO 18'-10" STUD HEIGHT
(1) 2x6 @ 12" OC	TO 20.0' STUD HEIGHT

THIS STUD HEIGHT TABLE IS PER WFCM 2001, TABLE 3.20B, EXTERIOR LOAD BEARING & NON LOAD BEARING STUD LENGTHS RESISTING INTERIOR ZONE WINDLOADS: 110 MPH EXPOSURE B. STUD SPACINGS SHALL BE MULTIPLIED BY 0.85 FOR FRAMING LOCATED WITHIN 4 FEET OF CORNERS FOR END ZONE LOADING. EXAMPLE 16" O.C. x 0.85 = 13.6" O.C.

GRADE & SPECIES TABLE

		Fb (psi)	E (10^6 psi)
2x8	SYP #2	1200	1.6
2x10	SYP #2	1050	1.6
2x12	SYP #2	975	1.6
GLB	24F-V3 SP	2400	1.8
LSL	TIMBERSTRAND	1700	1.7
LVL	MICROLAM	2900	2.0
PSL	PARALAM	2900	2.0

GENERAL NOTES:

TRUSSES: TRUSSES SHALL BE DESIGNED BY A FLORIDA LICENSED ENGINEER IN ACCORDANCE WITH THE FBCR 2004. TRUSS ENGINEERING SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, TEMPORARY AND PERMANENT BRACING DETAILS, TRUSS-TO-TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS. TRUSS ENGINEERING IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER AND SHALL BE SIGNED & SEALED BY THE MANUFACTURER'S DESIGN ENGINEER. IT IS THE BUILDER'S RESPONSIBILITY VERIFY THE TRUSS DESIGNER FULLY SATISFIES ALL THE ABOVE REQUIREMENTS AND TO SELECT UPLIFT CONNECTIONS BASED ON TRUSS ENGINEERING UPLIFT AND PROVIDE FOOTINGS FOR INTERIOR BEARING WALLS. BUILDER IS TO FURNISH TRUSS ENGINEERING TO WIND LOAD ENGINEER FOR REVIEW OF TRUSS REACTIONS ON THE BUILDING STRUCTURE. STRAP 2X6 RAFTERS WITH MIN UPLIFT CONNECTION 415LB EACH END; 2X8 RAFTERS 700 LB EACH END

SITE PREPARATION: SITE ANALYSIS AND PREPARATION IS NOT PART OF THIS PLAN

FOUNDATION: CONFIRM THAT THE FOUNDATION DESIGN & SITE CONDITIONS MEET GRAVITY LOAD REQUIREMENTS (ASSUME 1000 PSF BEARING CAPACITY UNLESS VISUAL OBSERVATION OR SOILS TEST PROVES OTHERWISE

CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS, F'c = 3000 PSI.

WELDED WIRE REINFORCED SLAB: 6" x 6" W1.4 x W1.4, FR = 85KSI. WELDED WIRE REINFORCEMENT FABRIC (W.W.M.) CONFORMING TO ASTM A185; LOCATED IN MIDDLE OF THE SLAB; SUPPORTED WITH APPROVED MATERIALS OR SUPPORTS AT SPACINGS NOT TO EXCEED 3'.

FIBER CONCRETE SLAB: CONCRETE SLABS ON GROUND CONTAINING SYNTHETIC FIBER REINFORCEMENT. FIBER LENGTH 1/2 INCH TO 2 INCHES. DOSAGE AMOUNTS FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD PER THE MANUFACTURER'S RECOMMENDATIONS. FIBERS TO COMPLY WITH ASTM C 1116. SUPPLIER TO PROVIDE ASTM C 1116 CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY BUILDING OFFICIAL.

CONTROL JOINTS: WHERE SPECIFIED, SAWN CONTROL JOINTS IN SLAB-ON-GRADE SHALL BE CUT IN ACCORDANCE WITH ACI 302. JOINTS SHALL BE CUT WITHIN 12 HOURS OF SLAB PLACEMENT. THE LENGTH / WIDTH RATIOS OF SLAB AREAS SHALL NOT EXCEED 1.5 AND TYPICAL SPACING OF CUTS TO BE 12FT. DO NOT CUT WWM OR REINFORCING STEEL. (RECOMMENDED LOCATION OF CONTROL JOINTS IS SUBJECT TO OWNER AND CONTRACTOR'S APPROVAL. THE CONTROL JOINTS ARE NOT INTENDED TO PREVENT CRACKS BUT RATHER TO ENCOURAGE THE SLAB TO CRACK ON A GIVEN LINE.)

REBAR: ASTM A 615, GRADE 60, DEFORMED BARS, FY = 60 KSI. ALL LAP SPLICES 40 " DB (25" FOR #5 BARS); UNO. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 315-99, U.N.O.

GLULAM BEAMS: GLB, 24F-V3SP, Fb = 2.4ksi, E = 1800ksi; UNO. SUPPLIER MAY SUPPLY AN ALTERNATE BEAM WITH EQUAL PROPERTIES OR MAY SUBMIT THEIR OWN SIZING CALCS.

ROOF SHEATHING: ALL ROOFS ARE HORIZONTAL DIAPHRAGMS; 7/16" OSB SHEATHING, UNBLOCKED, APPLIED PERPENDICULAR TO FRAMING. OVER A MINIMUM OF 3 FRAMING MEMBERS, WITH PANEL EDGES STAGGERED, FASTENED WITH 8d COMMON NAILS (.131), 6"OC PANEL EDGES, 12"OC INTERMEDIATE MEMBERS, GABLE ENDS AND DIAPHRAGM BOUNDARY, 4"OC, UNO.

STRUCTURAL CONNECTORS: MANUFACTURERS AND PRODUCT NUMBER FOR CONNECTORS, ANCHORS, AND REINFORCEMENT ARE LISTED FOR EXAMPLE NOT ENDORSEMENT. AN EQUIVALENT DEVICE OF THE SAME OR OTHER MANUFACTURER CAN BE SUBSTITUTED FOR ANY DEVICES LISTED IN THE EXAMPLE TABLES AS LONG AS IT MEETS THE REQUIRED LOAD CAPACITIES. MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE FOLLOWED TO ACHIEVE RATED LOADS.

ANCHOR BOLTS: A-307 ANCHOR BOLTS WITH MINIMUM EMBEDMENT AS SPECIFIED IN DRAWINGS BUT NO LESS THAN 7" IN CONCRETE OR REINFORCED BOND BEAM OR 15" IN GROUTED CMU.

WASHERS: WASHERS USED WITH 1/2" BOLTS TO BE 2" x 2" x 9/64"; WITH 5/8" BOLTS TO BE 3" x 3" x 9/64"; WITH 3/4" BOLTS TO BE 3" x 3" x 9/64"; WITH 7/8" BOLTS TO BE 3" x 3" x 5/16"; UNO.

NAILS: ALL NAILS ARE COMMON NAILS UNLESS OTHERWISE SPECIFIED OR ACCEPTED BY FBC TEST REPORTS AS HAVING EQUAL STRUCTURAL VALUES.

BUILDER'S RESPONSIBILITY

THE BUILDER AND OWNER ARE RESPONSIBLE FOR THE FOLLOWING, WHICH ARE SPECIFICALLY NOT PART OF THE WIND LOAD ENGINEER'S SCOPE OF WORK.

CONFIRM SITE CONDITIONS, FOUNDATION BEARING CAPACITY, GRADE AND BACKFILL HEIGHT, WIND SPEED AND DEBRIS ZONE, AND FLOOD ZONE

PROVIDE MATERIALS AND CONSTRUCTION TECHNIQUES, WHICH COMPLY WITH FBCR 2004 REQUIREMENTS FOR THE STATED WIND VELOCITY AND DESIGN PRESSURES.

PROVIDE A CONTINUOUS LOAD PATH FROM TRUSSES TO FOUNDATION. IF YOU BELIEVE THE PLAN OMITS A CONTINUOUS LOAD PATH CONNECTION, CALL THE WIND LOAD ENGINEER IMMEDIATELY.

VERIFY THE TRUSS MANUFACTURER'S SEALED ENGINEERING INCLUDES TRUSS DESIGN, PLACEMENT PLANS, TEMPORARY AND PERMANENT BRACING DETAILS, TRUSS-TO-TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS.

ROOF SYSTEM DESIGN

THE SEAL ON THESE PLANS FOR COMPLIANCE WITH FBCR 2004, SECTION R301.2.1 IS BASED ON REACTIONS, UPLIFTS, AND BEARING LOCATIONS IN TRUSS ENGINEERING SUBMITTED TO THE WIND LOAD ENGINEER. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK ALL DETAILS OF THE COMPLETE ROOF SYSTEM DESIGN SUBMITTED BY THE TRUSS MANUFACTURER AND HAVE IT SIGNED, AND SEALED BY A DESIGN PROFESSIONAL FOR CORRECT APPLICATION OF FBCR 2004 REQUIRED LOADS AND ANY SPECIAL LOADS. THE BUILDER IS RESPONSIBLE TO REVIEW EACH INDIVIDUAL TRUSS MEMBER AND THE TRUSS ROOF SYSTEM AS A WHOLE AND TO PROVIDE RESTRAINT FOR ANY LATERAL BRACING. THE BUILDER SHOULD USE CARE CHECKING THE ROOF DESIGN BECAUSE THE WIND LOAD ENGINEER IS SPECIFICALLY NOT RESPONSIBLE FOR THE TRUSS LAYOUT WHICH WAS CREATED BY THE TRUSS MANUFACTURER AND THE TRUSS DESIGNER ALSO DENIES RESPONSIBILITY FOR THE LAYOUT PER NOTES ON THEIR SEALED TRUSS SHEETS.

DESIGN DATA

WIND LOADS PER FLORIDA BUILDING CODE 2004 RESIDENTIAL, SECTION R301.2.1

(ENCLOSED SIMPLE DIAPHRAGM BUILDINGS WITH FLAT, HIPPED, OR GABLE ROOFS; MEAN ROOF HEIGHT NOT EXCEEDING LEAST HORIZONTAL DIMENSION OR 60 FT; NOT ON UPPER HALF OF HILL OR ESCARPMENT 60FT IN EXP. B, 30FT IN EXP. C AND >10% SLOPE AND UNOBSTRUCTED UPWIND FOR 50x HEIGHT OR 1 MILE WHICHEVER IS LESS.)

BUILDING IS NOT IN THE HIGH VELOCITY HURRICANE ZONE

BUILDING IS NOT IN THE WIND-BORNE DEBRIS REGION

1.) BASIC WIND SPEED = 110 MPH

2.) WIND EXPOSURE = B

3.) WIND IMPORTANCE FACTOR = 1.0

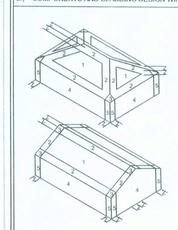
4.) BUILDING CATEGORY = II

5.) ROOF ANGLE = 10-45 DEGREES

6.) MEAN ROOF HEIGHT = <30 FT

7.) INTERNAL PRESSURE COEFFICIENT = N/A (ENCLOSED BUILDING)

8.) COMPONENTS AND CLADDING DESIGN WIND PRESSURES (TABLE R301.2(2))



Zone	Effective Wind Area (ft2) 10		100	
1	19.9	-21.6	18.1	-18.1
2	19.9	-25.5	18.1	-21.8
2 Ohg		-40.6		-40.6
3	19.9	-25.5	18.1	-21.8
3 Ohg		-68.3		-42.4
4	21.8	-23.6	18.5	-20.4
5	21.8	-29.1	18.5	-22.6
Doors & Windows Worst Case (Zone 5, 10 ft2)		21.8		-29.1
8x7 Garage Door		19.5		-22.9
16x7 Garage Door		18.5		-21.8

DESIGN LOADS

FLOOR 40 PSF (ALL OTHER DWELLING ROOMS)

30 PSF (SLEEPING ROOMS)

30 PSF (ATTICS WITH STORAGE)

10 PSF (ATTICS WITHOUT STORAGE, <3:12)

ROOF 20 PSF (FLAT OR <4:12)

16 PSF (4:12 TO <12:12)

12 PSF (12:12 AND GREATER)

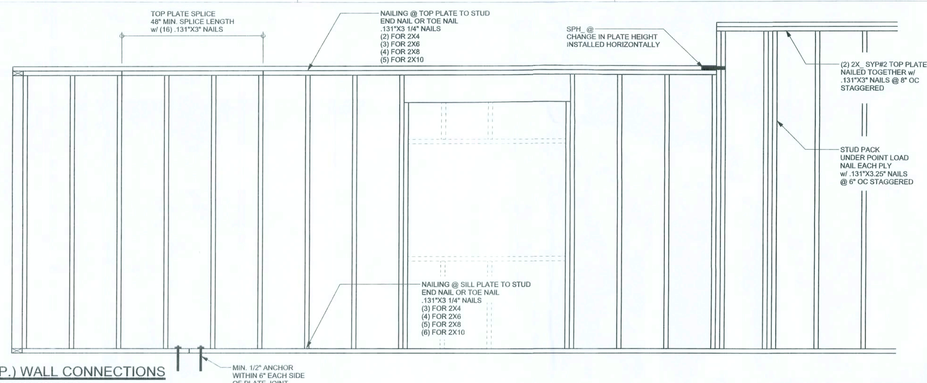
STAIRS 40 PSF (ONE & TWO FAMILY DWELLINGS)

SOIL BEARING CAPACITY 1000PSF

NOT IN FLOOD ZONE (BUILDER TO VERIFY)

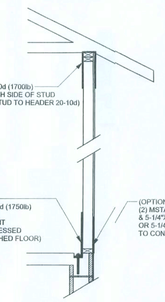
REVISIONS

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE



(TYP.) WALL CONNECTIONS

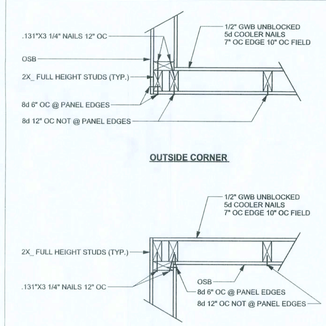
ONE STORY WOOD FRAME



ALTERNATE CONNECTION WHERE ROD CANNOT BE PLACED IN WALL

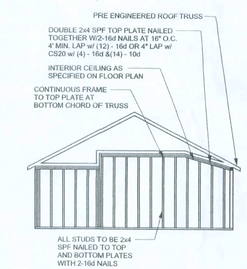
ONE STORY WOOD FRAME w/ RODS

ALLOWABLE UPLIFT: 1900 LB



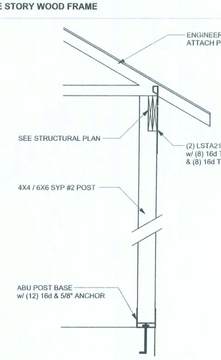
(TYP.) CORNER FRAMING

WOOD FRAME



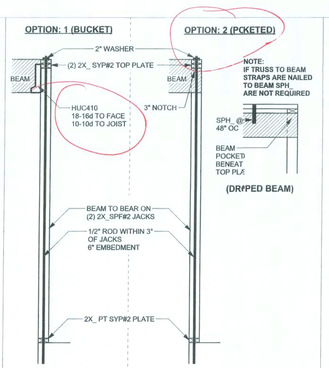
CONTINUOUS FRAME TO CEILING DIAPHRAGM DETAIL

SCALE: N.T.S.



(TYP.) PORCH POST

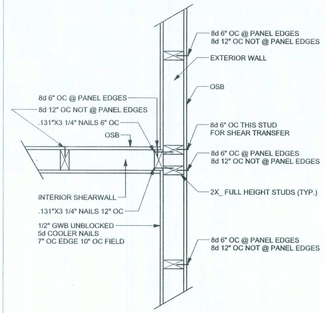
ONE STORY WOOD



(TYP.) BEAM TO WALL

WOOD FRAME w/ RODS

ALLOWABLE UPLIFT: 1770 LB



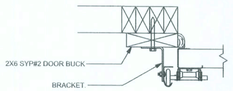
(TYP.) INTERSECTING WALL FRAMING

WOOD FRAME

2X6 SYP#2 GARAGE DOOR BUCK ATTACHMENT

ATTACH GARAGE DOOR BUCK TO STUD PACK AT EACH SIDE OF DOOR OPENING WITH 3/8"x4" LAG SCREWS w/ 1" WASHER LAG SCREWS MAY BE COUNTERSUNK. HORIZONTAL JAMBS DO NOT TRANSFER LOAD. CENTER LAG SCREWS OR STAGGER 16d NAILS OR (2) ROWS OF .131X3 1/4" GN PER TABLE BELOW:

DOOR WIDTH	3/8"X4" LAG	16d STAGGER	(2) ROWS OF .131"X3 1/4" NAILS
8' - 10'	24" OC	5" OC	5" OC
11' - 15'	18" OC	4" OC	4" OC
16' - 18'	16" OC	3" OC	3" OC



(TYP.) GARAGE DOOR BUCK INSTALLATION

WOOD FRAME

WINDLOAD ENGIEER:
Mark Disosway, PE
No.53915, POB 868, Lake City, FL 32056,
386-754-5419

DIMENSIONS:
Stated dimensions supercede scaled dimensions. Refer ll questions to Mark Disosway, P.E. for resolution. Do not proceed witout clarification.

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CERTIFICATION: hereby certify that I have examined this plan and that the applicable portions of the plan relating to wind engineering comply with section R301.2.1, florida building code residential 2004, to the best of my kowledge.

LIMITATION: This esign is valid for one building, at specifiel location.

MARKDISOSWAY
P.E. 53915

SEAL

Bryan Zecher
Contruction

The Savannah
1021 -R - Model

ADDRESS:
TheOaks S/D
ColumbiaCounty, Florida

Mark Disosway P.E.
P.O.Box 868
Lake City,Florida 32056
Phone: (386) 754 - 5419
Fax: (386) 269 - 4871

PRINTED DATE:
October 16, 2008

DRAWN BY:	STRUCTURAL BY: David Disosway

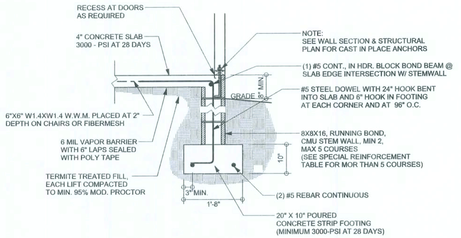
FINALS DATE: 15Oct08

JOB NUMBER: 8 0152

DRAWING NUMBER

S-1

OF / SHEETS

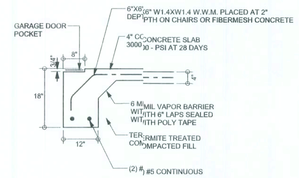


F9 / S-2 STEM WALL FOOTING
SCALE: 1/2" = 1'-0"

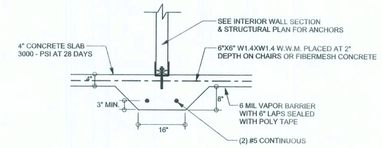
TALL STEM WALL TABLE

The table assumes 60 ksi reinforcing bars with 6" hook in the footing and bent 24" into the reinforced slab at top. The vertical steel is to be placed toward the tension side of the CMU wall (away fr the soil pressure, within 2" of the exterior side of the wall). If the wall is over 8' high, adurowall ladder reinforcement at 16"OC vertically or a horizontal bond beam with 1#5 cmuous at mid height. For higher parts of the wall 12" CMU may be used with reinforcemers shown in the table below.

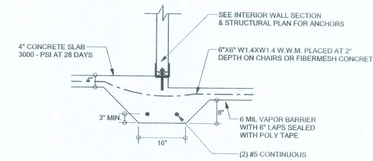
STEMWALL HEIGHT (FEET)	UNLANCED EXCAVATION HEIGHT	VERTICAL REINFORCEMENT FOR 8" CMU STEMWALL (INCHES O.C.)			VERTICAL REINFORCEMENT FOR 12" CMU STEMWALL (INCHES O.C.)		
		#5	#7	#8	#5	#7	#8
3.3	3.0	96	96	96	96	96	96
4.0	3.7	96	96	96	96	96	96
4.7	4.3	88	96	96	96	96	96
5.3	5.0	56	96	96	96	96	96
6.0	5.7	40	80	96	80	96	96
6.7	6.3	32	56	80	56	96	96
7.3	7.0	24	40	56	40	80	96
8.0	7.7	16	32	48	32	64	80
8.7	8.3	8	24	32	24	48	64
9.3	9.0	8	16	24	16	40	48



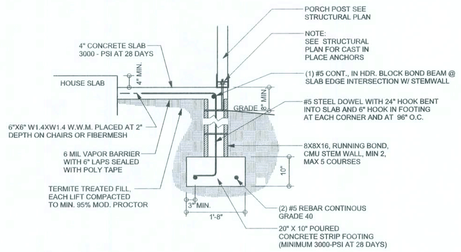
F4 / S-2 GARAGE DOOR FOOTING
SCALE: 1/2" = 1'-0"



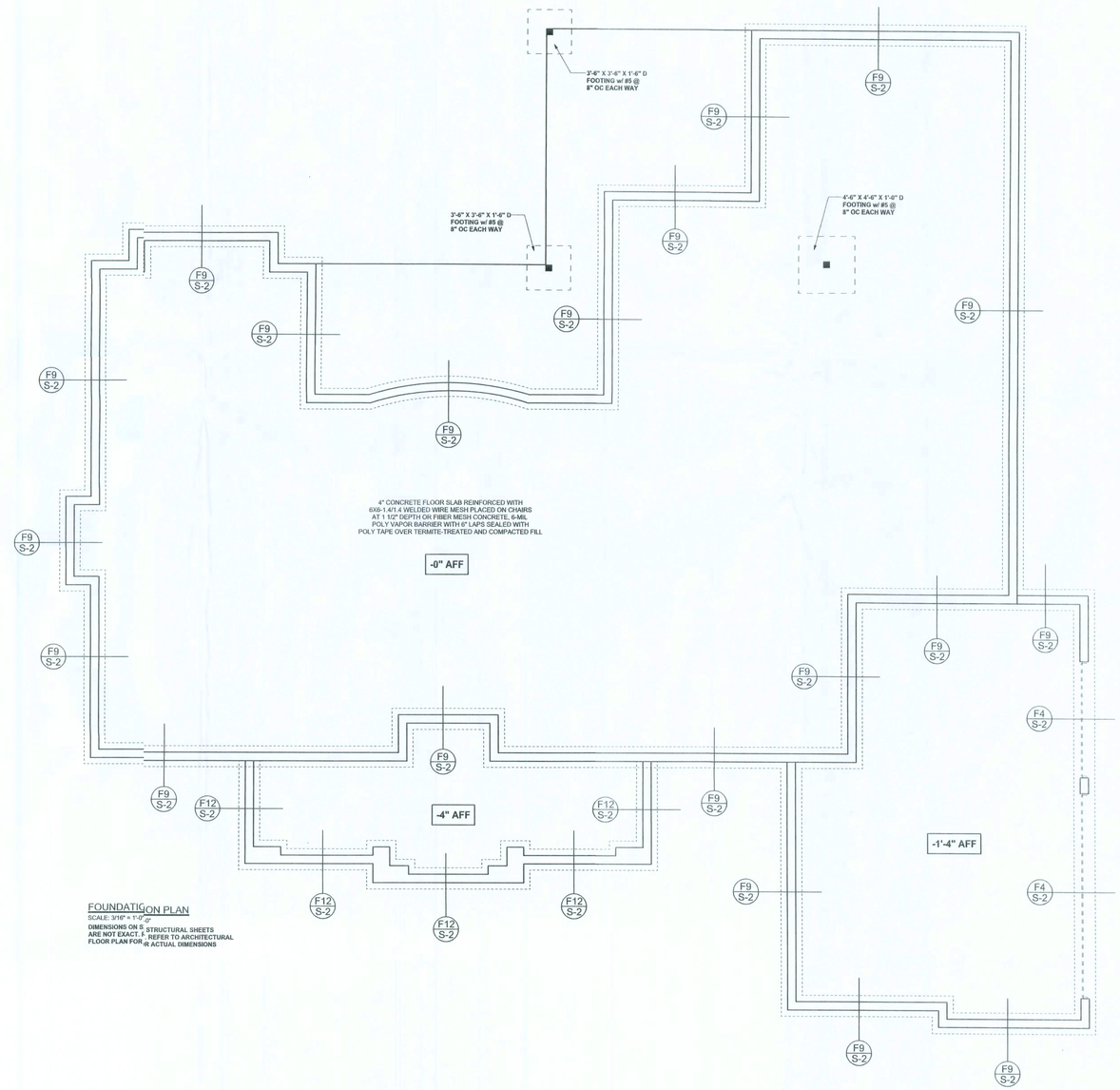
F2 / S-2 INTERIOR BEARING FOOTING
SCALE: 1/2" = 1'-0"



F3 / S-2 INTERIOR BEARING STEP FOOTING
SCALE: 1/2" = 1'-0"



F12 / S-2 ALT. STEM WALL PORCH FOOTING
SCALE: 1/2" = 1'-0"



FOUNDATION PLAN
SCALE: 3/16" = 1'-0"
DIMENSIONS ON STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL FLOOR PLAN FOR ACTUAL DIMENSIONS

REVISIONS

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

WINDLOAD ENGINIER:
Mark Disosway, PE
No.53915, POB 868 Lake City, FL 32056,
386-754-5419

DIMENSIONS:
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CERTIFICATION: I hereby certify that I have examined this plan, and that the applicable portions of the plan, relating to wind engineering comply with section R301.2.1, florida building code residential 2004 to the best of my knowledge.

LIMITATION: This design is valid for one building, at specifiedlocation.

MARK DISOSWAY
P.E 53915

SEAL

Bryan Zecher Construction

The Savannah
1021 - X - Model

ADDRESS:
The Oaks S/D
Columbia County, Florida

Mark Disosway P.E.
P.O. Box 868
Lake City, Florida 32056
Phone: (386) 754 - 5419
Fax: (386) 269 - 4871

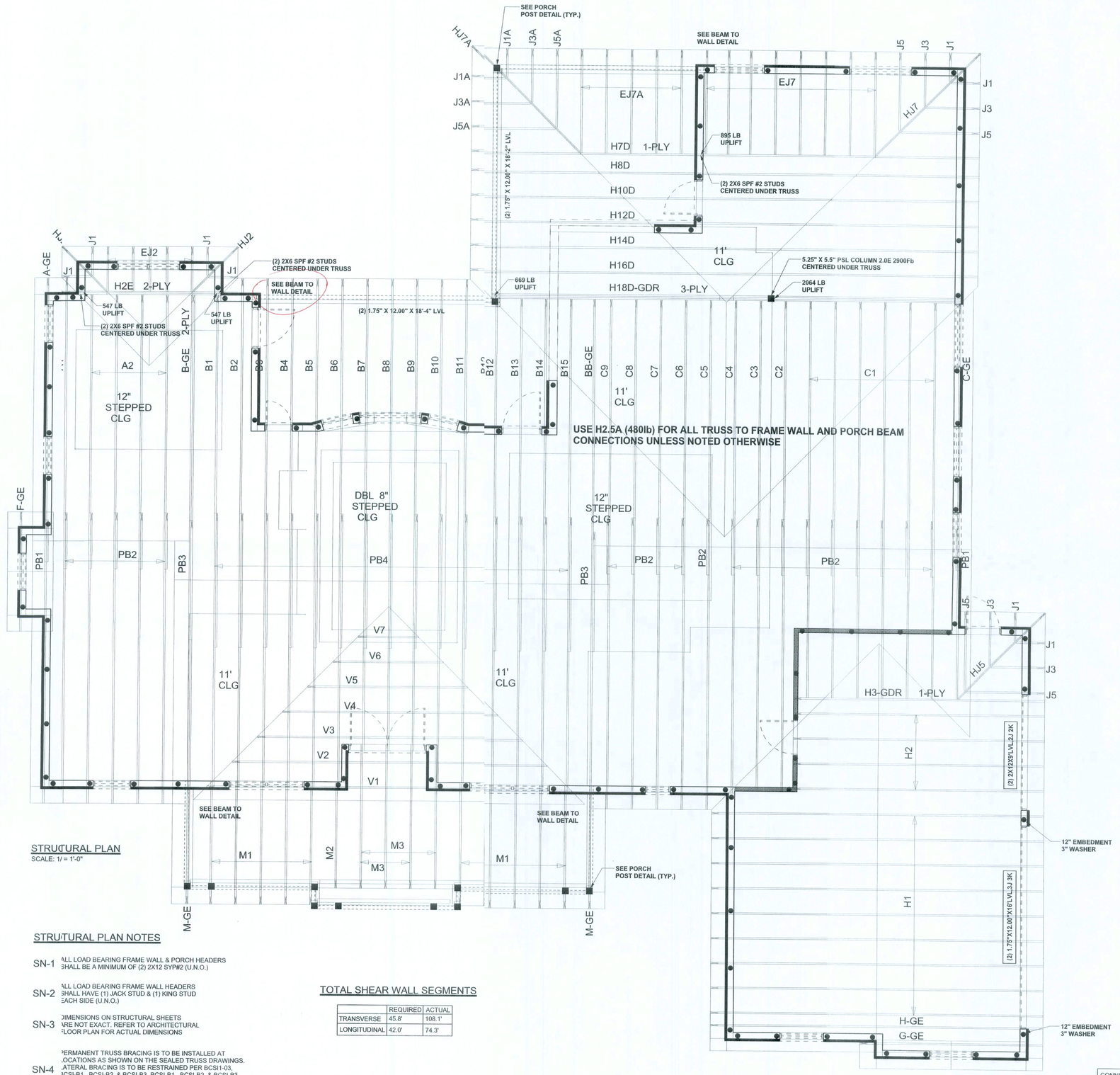
PRINTED DATE:
October 16, 2008

DRAWN BY:	STRUCTURAL BY: David Disosway

FINALS DATE: 15Oct08

JOB NUMBER: 810152

DRAWING NUMBER
S-2
OF SHEETS



HEADER LEGEND

(2) 2X12X0',1J 1K ← HEADER/BEAM CALL-OUT (U.N.O.)

- 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

- INDICATES LOCATION OF: 1ST FLOOR 1/2" A307 ALL THREADED ROD
- INDICATES LOCATION OF: 2ND FLOOR 1/2" A307 ALL THREADED ROD

WALL LEGEND

	EXTERIOR WALL
	INTERIOR NON-LOAD BEARING WALL
	INTERIOR LOAD BEARING WALL w/ NO UPLIFT
	INTERIOR LOAD BEARING WALL w/ UPLIFT

STRUCTURAL PLAN

SCALE: 1/ = 1'-0"

STRUCTURAL PLAN NOTES

SN-1 ALL LOAD BEARING FRAME WALL & PORCH HEADERS SHALL BE A MINIMUM OF (2) 2X12 SYP#2 (U.N.O.)

SN-2 ALL LOAD BEARING FRAME WALL HEADERS SHALL HAVE (1) JACK STUD & (1) KING STUD EACH SIDE (U.N.O.)

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 BCSI1-03, BCSI-B1, BCSI-B2, & BCSI-B3. BCSI-B1, BCSI-B2, & BCSI-B3 ARE FURNISHED BY THE TRUSS SUPPLIER, WITH THE SEALED TRUSS PACKAGE

TOTAL SHEAR WALL SEGMENTS

	REQUIRED	ACTUAL
TRANSVERSE	45.8'	108.1'
LONGITUDINAL	42.0'	74.3'

CONNECTIONS, WALL, & HEADER DESIGN IS BASED ON REACTIONS & UPLIFTS FROM TRUSS ENGINEERING FURNISHED BY BUILDER. ANDERSON TRUSS JOB # 8-235

REVISONS

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

WINDLOAD ENIINEER:
Mark Disosway, ?E
No.53915, POB168, Lake City, FL 32056,
386-754-5419

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MAK DISOSWAY
?.E. 53915

16 OCT 08

SEAL

Bryan Zecher Construction

TheSavannah
1021 - R - Model

ADDRESS:
Th Oaks S/D
Columbia County, Florida

Mark Disosway P.E.
P.C. Box 868
Lake City, Florida 32056
Phone: (386) 754 - 5419
Fax: (386) 269 - 4871

PRINTED DATE:
October 16, 2008

DRAWN BY:

STRUCTURAL BY:
David Disosway

FINALS DATE
15Oct08

JOB NUMBER:
810152

DRAWING NUMBER
S-3

OF3 SHEETS