

SQUARE FOOTAGES	
AREA	SQ. FT
ENTRY	151 SF
GARAGE	696 SF
LANAI	458 SF
LIVING	2538 SF
TOTAL	3843 SF

GENERAL NOTES:

ALL INDVNS TO HAVE FLUSH SILLS. PITCH TOP OF SILL FIN AWAY FROM MDN FRAME.

VERIFY ALL INDN & DR ROUVR SILL & DR TRACKS. SEE PLAN FOR MDN HVR HTS.

VERIFY DEPTH AND WIDTH OF SILL & REGRESS AT ALL DOORS TO ACCOMMODATE PROPER ALIGNMENT WITH THRESHOLDS AND DOOR TRACKS WITH MFR SPEC. THIS IN INCLINATION TO FINISH FLOOR MATERIALS.

REG. CLG SURFACES, BOTH INTERIOR & EXTERIOR, SHALL HAVE SMOOTH FIN.

PROVIDE SOLID FILLED CONC. BLOCK AT ALL SHOWER SEATS.

SEE SHEET 6 FOR SPECIFIC ELEV. DETAILS.

SEE SHEET 10 FOR OPTIONA. OUTDOOR LIVING PLATFORM & DETAIL.

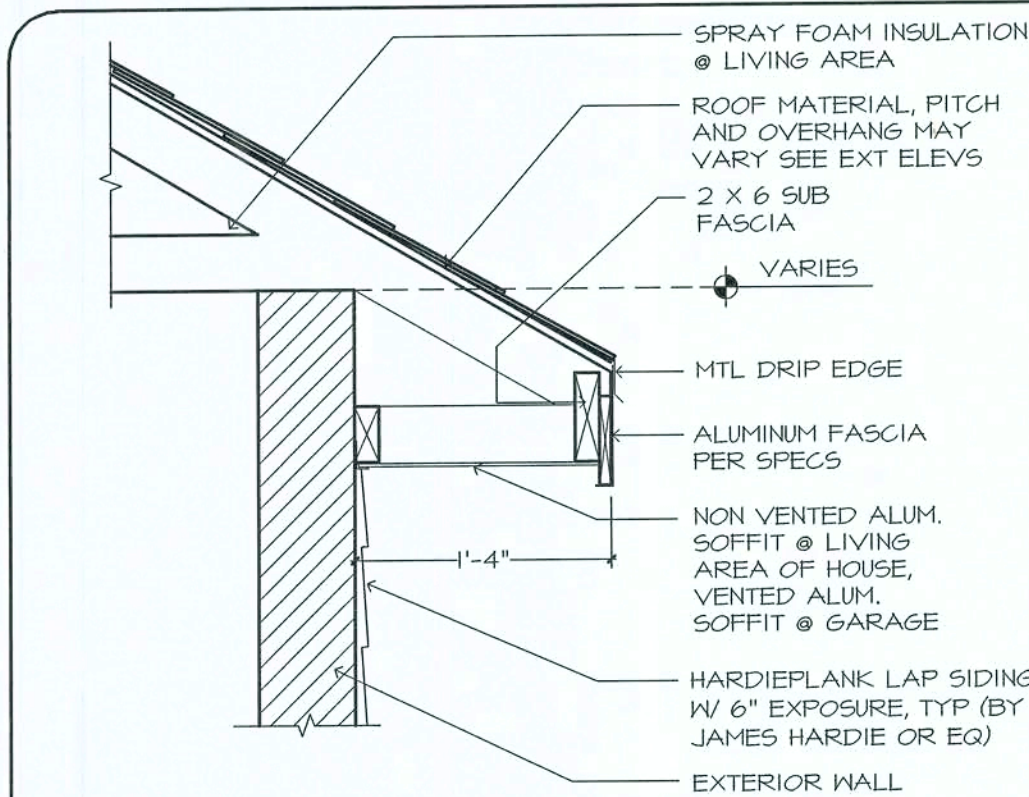
FLOOR PLAN

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

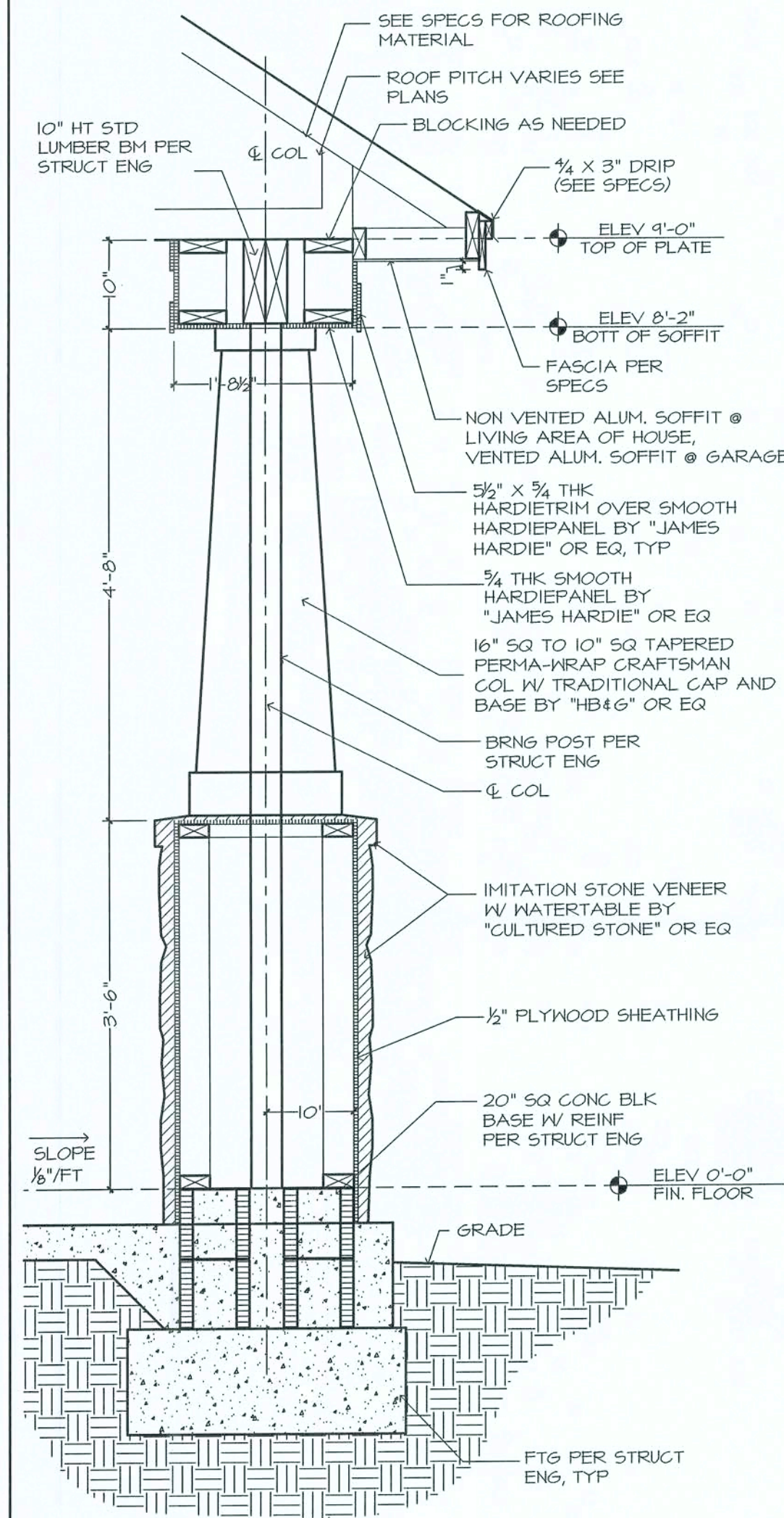
11/18/14 NH - A

'RHOMES'

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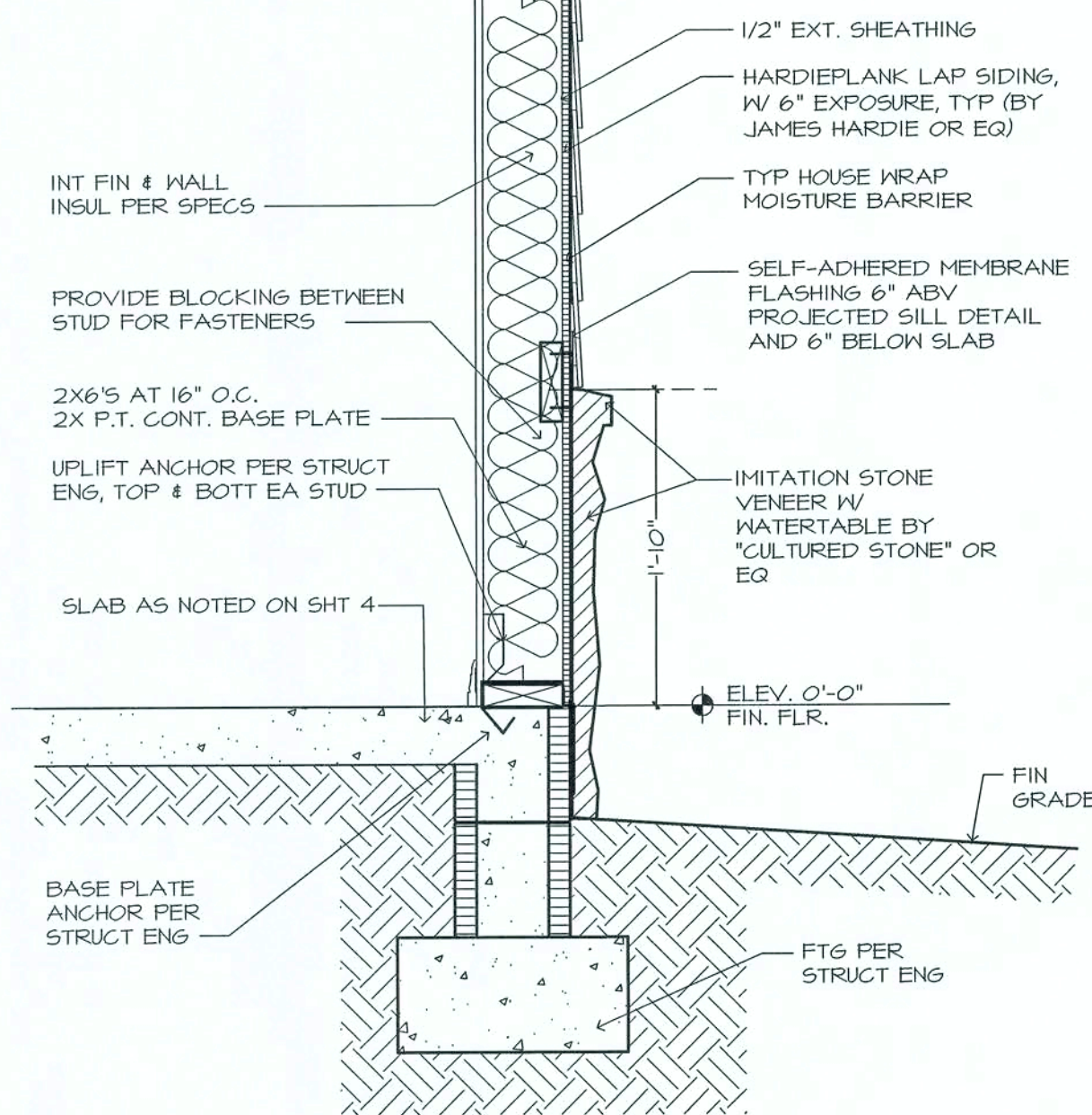
1 TYP SOFFIT & FASCIA DTL
SCALE: 1" = 1'-0"



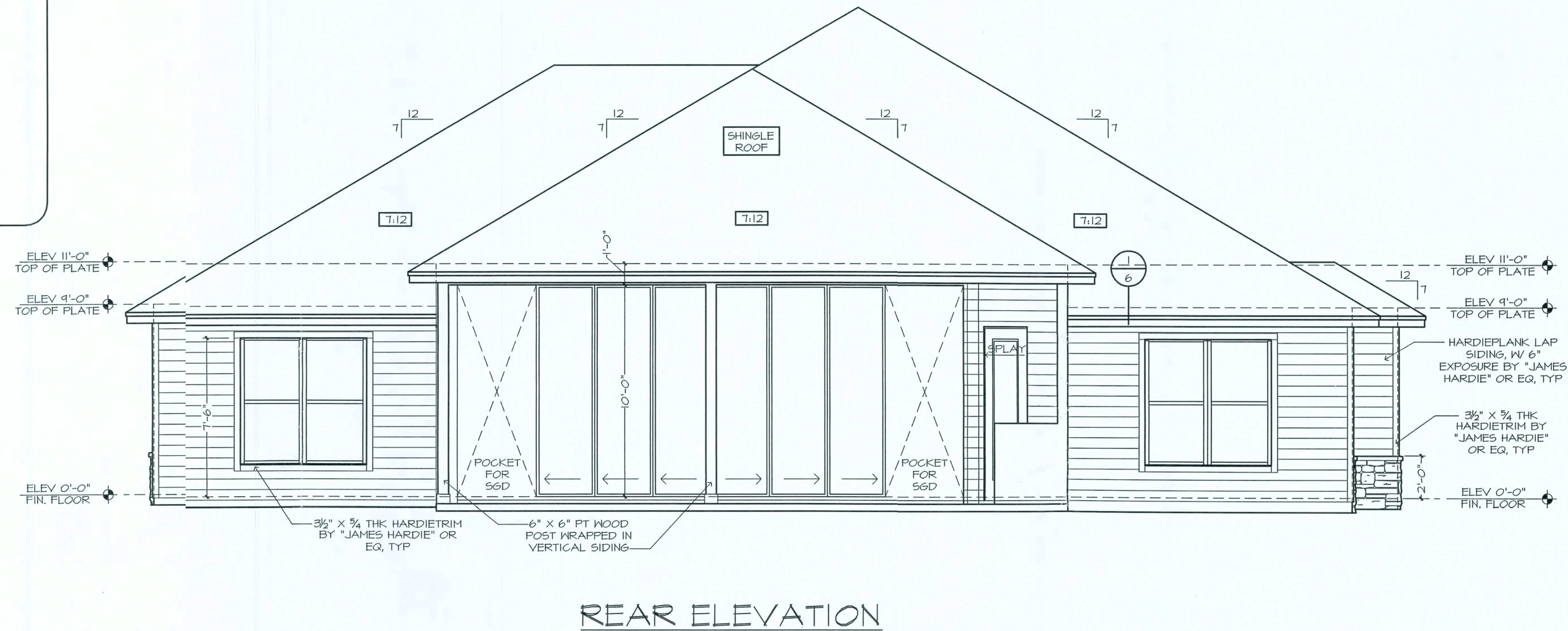
2 COLUMN DETAIL AT ENTRY
SCALE: 3/4" = 1'-0"

GENERAL NOTES:

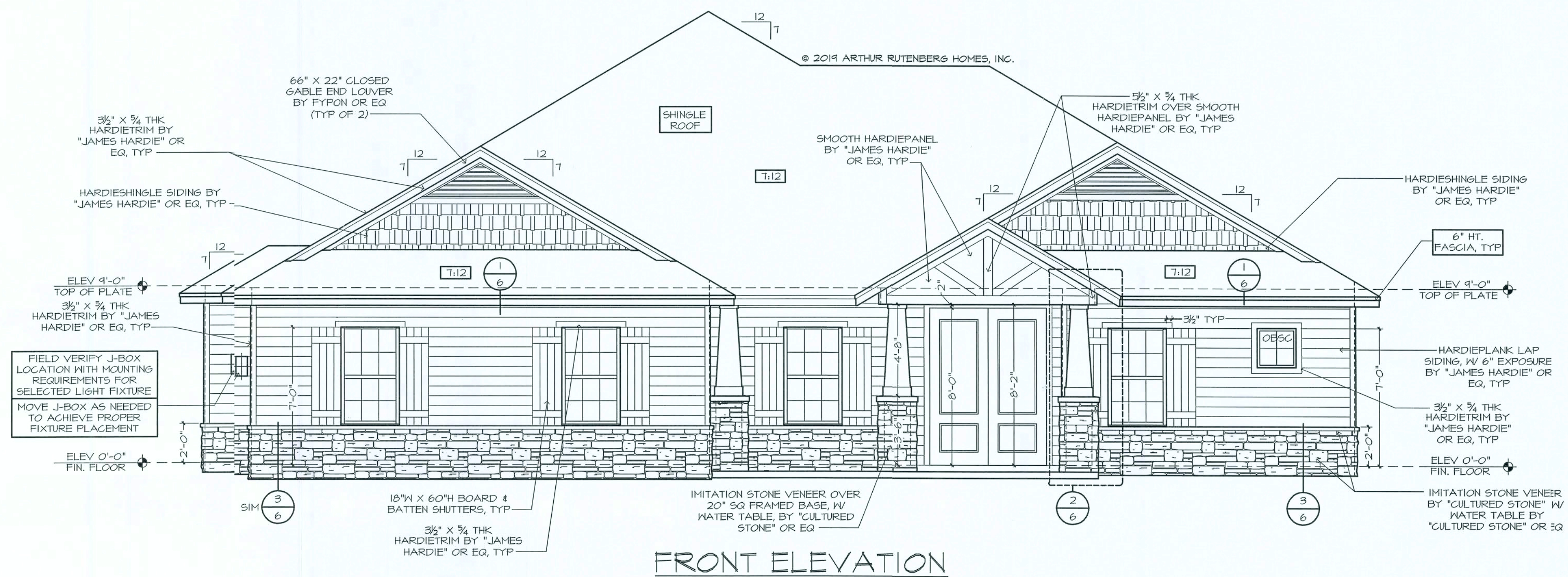
- FLAT SOFFIT AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE.
- VERIFY ALL WDN & DR ROUGH OPNGS W/ MFR SPECS.
- LOCATE ALL PLUMBING STACKS BEYOND THE FRONT ELEV ROOF RIDGES, IF ALLOWABLE PER CODE.
- (2) ROOF VENTS @ GARAGE ROOF AREA



3 STONE VENEER DETAIL, TYP
SCALE: 1" = 1'-0"



REAR ELEVATION



FRONT ELEVATION

MECHANICAL DISCLAIMER
ANY DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGRAMMATIC 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.

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.

!! ATTENTION !!

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

RHOMES'
11/20/24 NF - A

ARTHUR RUTENBERG HOMES, INC. THE DESIGNER, IS RESPONSIBLE FOR THE ARCHITECTURAL DESIGN ONLY AS REPRESENTED IN THESE DRAWINGS (PLANS). BUT NOT FOR ANY STRUCTURAL INFORMATION INCLUDED OR OMITTED. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ORDINANCES, AND LAWS, AND SHALL BE RESPONSIBLE FOR THE STRUCTURE CONFORMING 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.

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

FRONT & REAR ELEVATIONS 24X36: 1/4" = 1'-0" 12X18: 1/8" = 1'-0"
PLAN 1414F-25-01-D
CUTS 1414F-25-01-D
CUTS 1414F-25-01-D

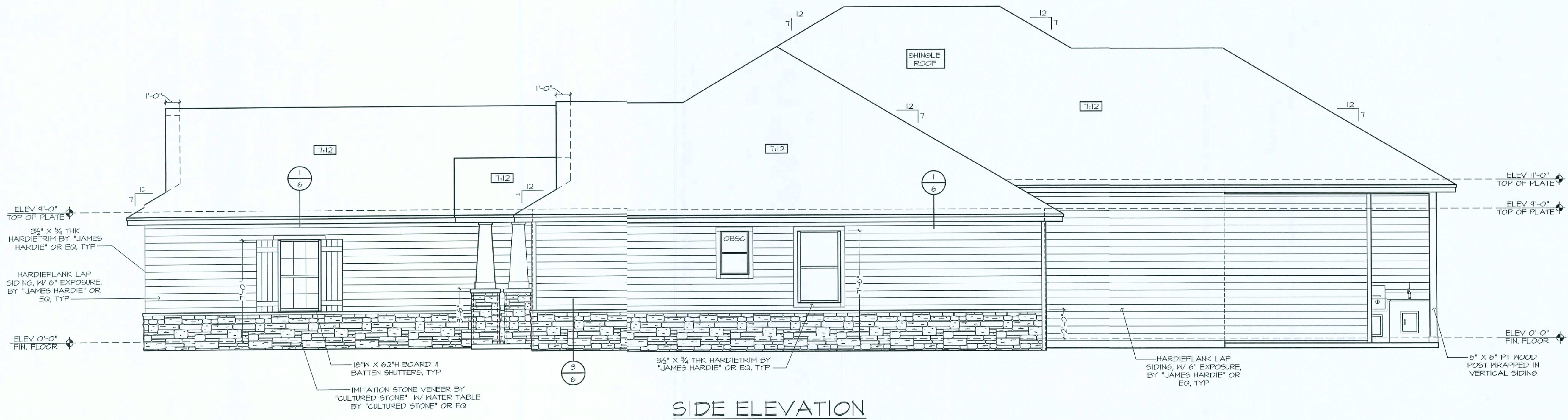
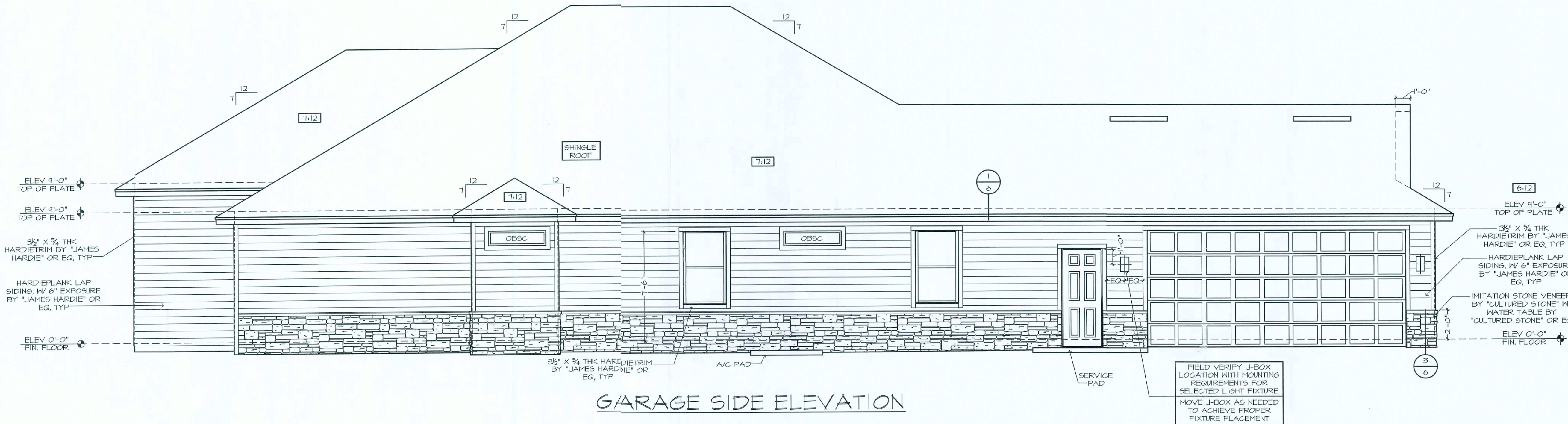


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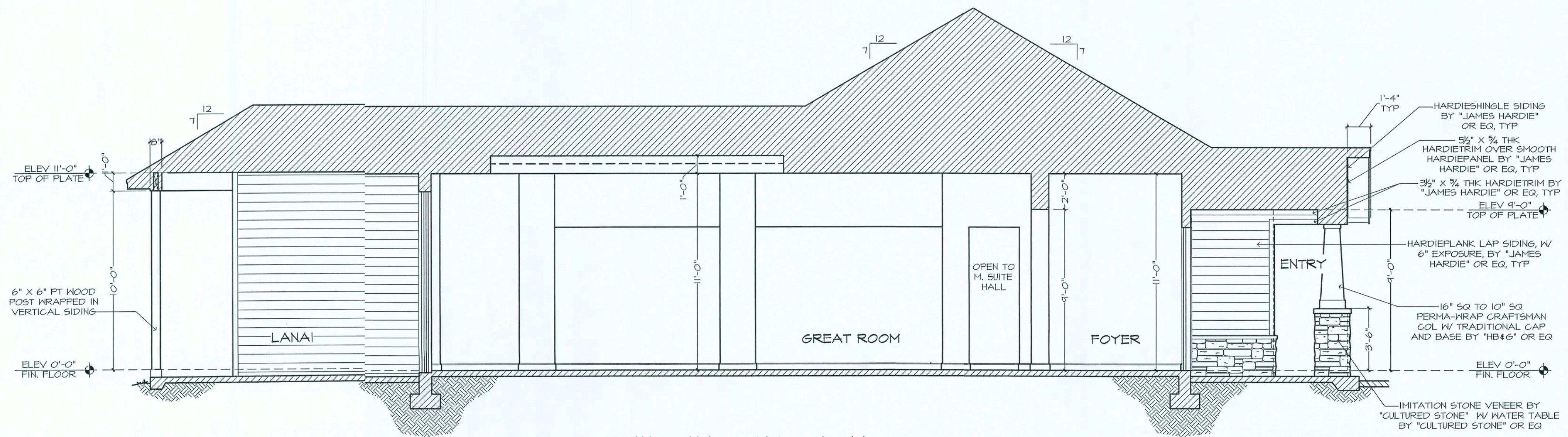
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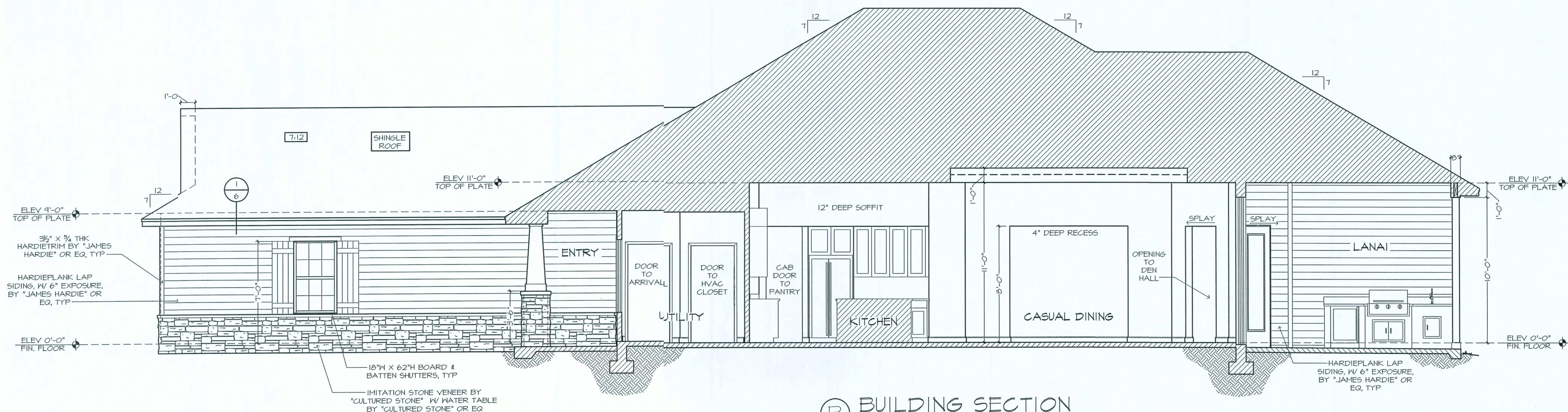
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A BUILDING SECTION



B BUILDING SECTION

RHOMES
11/09/24 NH - A
ALL RIGHTS RESERVED

ARTHUR RUTENBERG NOTES INC. THE DESIGNER IS RESPONSIBLE FOR THE AESTHETIC DESIGN ONLY AS REPRESENTED IN THESE DRAWINGS. THE BUILDER IS RESPONSIBLE FOR THE STRUCTURAL DESIGN ONLY AS REPRESENTED IN THESE DRAWINGS. 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. THE BUILDER SHALL COORDINATE THE INSTALLATION OF ALL WATERPROOFING METHODS NECESSARY TO PROVIDE A WATER TIGHT BUILDING ENVELOPE. REFER TO MFR. INSTALLATION RECOMMENDATION FOR ALL SELECTED WATERPROOFING MATERIALS, FLASHING, SEALERS AND AD-MIX COMPONENTS.

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

BUILDING SECTIONS
24X36: 1/4"=1'-0"
12X18: 1/8"=1'-0"
PLAN 1441F-25-01-1P
CL 15 #1 - 1025
JDS 100-1001-A

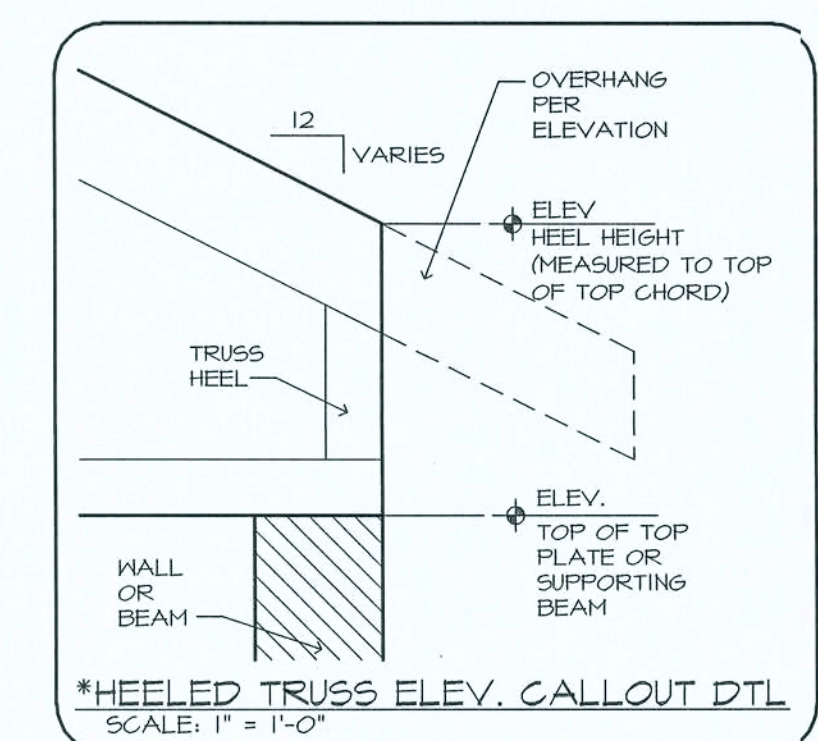
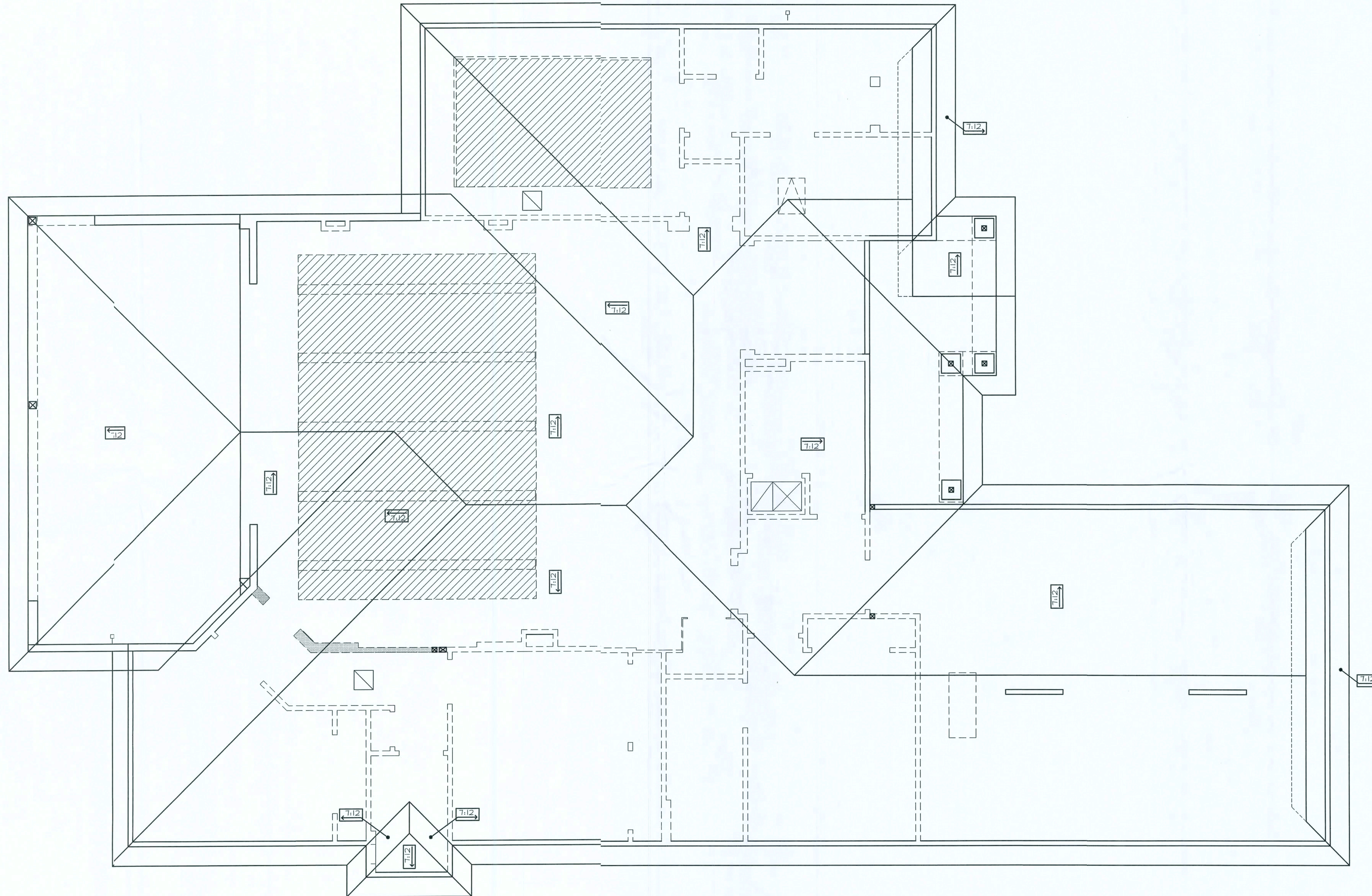
6b

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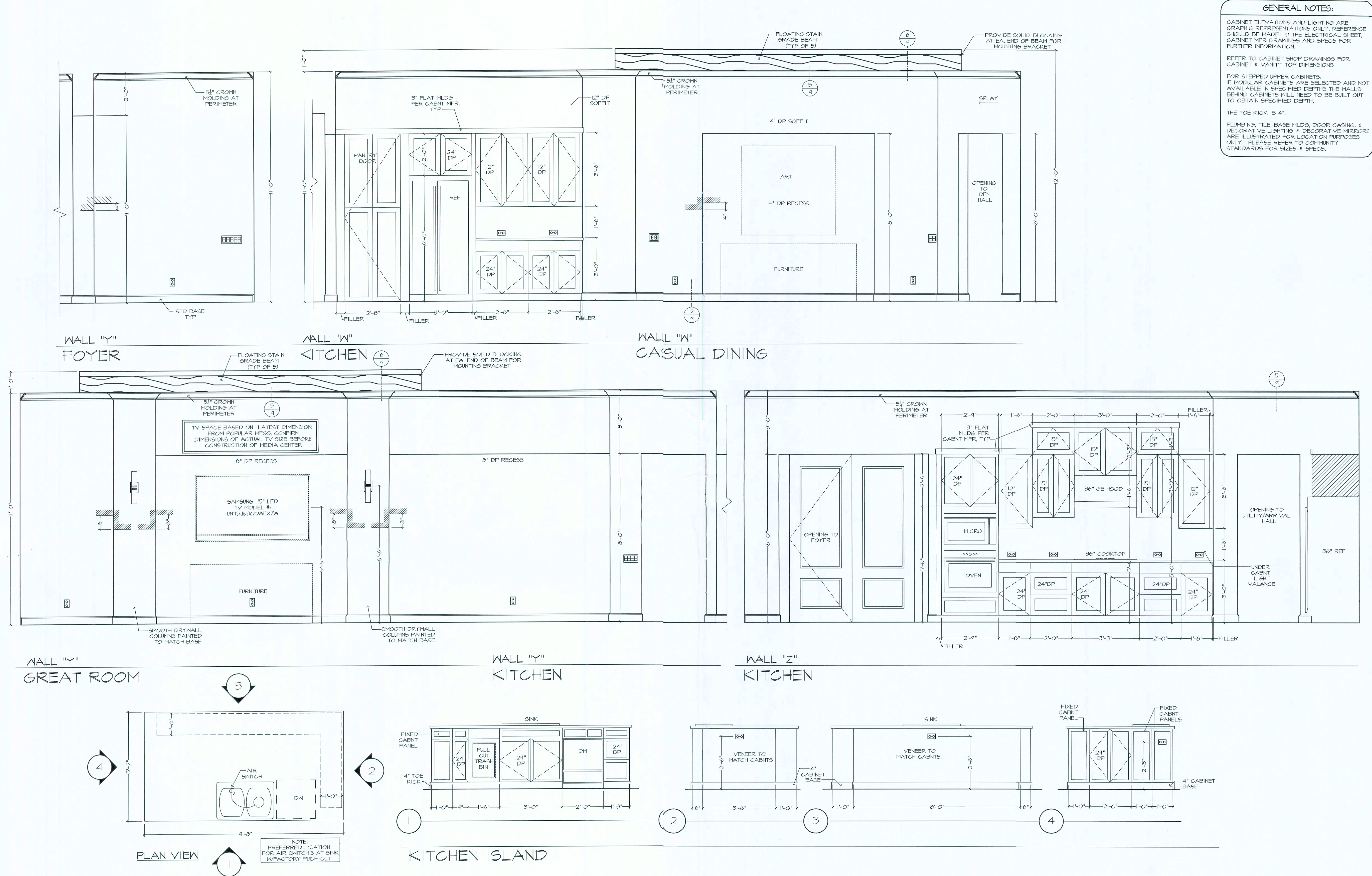
24x36:	1/4"=1'-0"
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PARNELL RESIDENCE
BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

[illegible]

11/18/19 NH - A

'RHOMES'



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.

RHOMES

10/28/2017 - A

ARTHER RUTENBERG HOMES, INC. THE DESIGNER IS RESPONSIBLE FOR THE AESTHETIC DESIGN ONLY AS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSIDERING THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, ORDINANCES, AND LAWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSIDERING THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, ORDINANCES, AND LAWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSIDERING THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, ORDINANCES, AND LAWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSIDERING THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, ORDINANCES, AND LAWS.

PARNELL RESIDENCE

BUILDER: BRYAN ZECHER HOMES, INC.

AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

FOYER, GREAT RM & KITCHEN

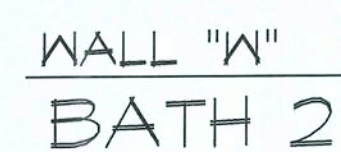
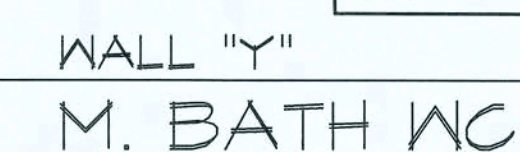
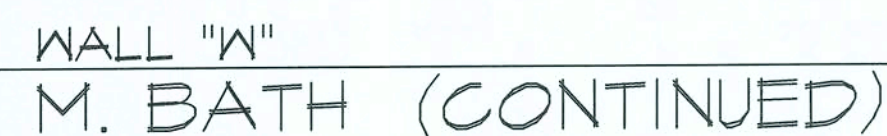
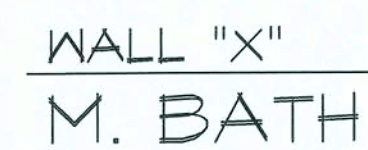
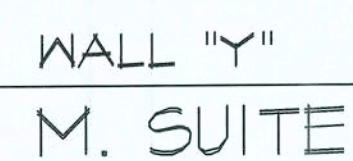
24X36: 1/2"=1'-0"

12X18: 1/4"=1'-0"

PLAN 144F-25-01-D

CJS 11-1-20

JOS 10-10-14



ENSURE TUB/SHOWER VALVES
DO NOT INTERFERE WITH TILE
DESIGN - IF FIELD CONFLICT
EXISTS, NOTIFY THE DESIGNER

GENERAL NOTES:

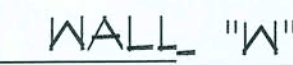
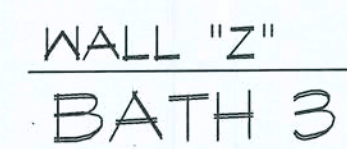
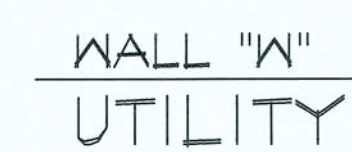
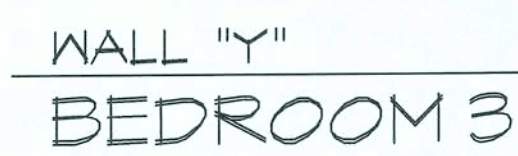
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REFER TO CABINET SHOP DRAWINGS FOR
CABINET & VANITY TOP DIMENSIONS

FOR STEPPED UPPER CABINETS:
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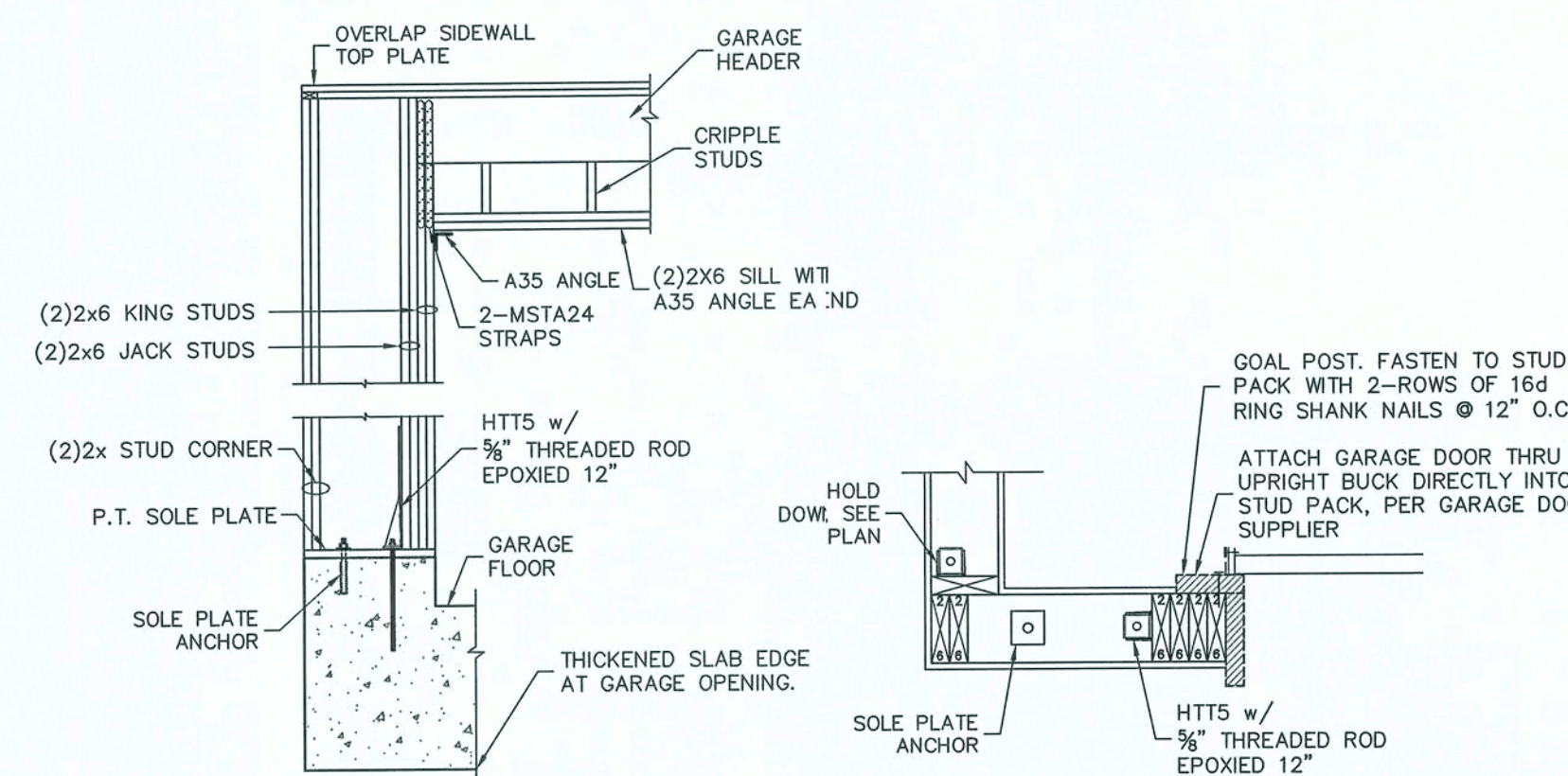
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DECORATIVE LIGHTING & DECORATIVE MIRRORS
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STANDARDS FOR SIZES & SPECS.



DESIGN SPECIFICATIONS				WSP CONNECTORS						
<div>DESIGN CODE: 2017 FLORIDA BUILDING CODE – RESIDENTIAL</div> <div>DESIGN IS VOID ONE YEAR AFTER THE DATE OF THE ORIGINAL PLANS. UNLESS PLANS HAVE BEEN REVIEWED FOR CODE COMPLIANCE.</div> <div>DESIGN LOADS: ACTUAL AND UNIFORM</div> <div>ROOF FLOOR (cd=1.25)(cd=1.00)</div> <div>TOP CHORD LIVE LOAD 20 psf 40 psf</div> <div>TOP CHORD DEAD LOAD 10 psf (ARCH SHINGLES) 10 psf</div> <div>TOP CHORD DEAD LOAD 20 psf (TILE SHINGLES) 10 psf</div> <div>BOTTOM CHORD LIVE LOAD 10 psf 0 psf</div> <div>BOTTOM CHORD DEAD LOAD 5 psf 0 psf</div> <div>DEFLECTION CRITERIA: ROOF FRAMING: LIVE LOAD L/240 TOTAL LOAD L/180 FLOOR FRAMING: LIVE LOAD L/360 & TOTAL LOAD L/240 0.75" MAX ANY CASE</div> <div>WIND LOADING: ASCE 7/10 FOR WIND UPLIFT, TRUSSES SHALL BE DESIGNED WITH A MIN. DEAD LOAD CONDITION OF 5 PSF TOP CHORD AND 5 PSF BOTTOM CHORD. REACTIONS CALCULATED FOR THE BEARING POINTS OF ROOF TRUSSES SHALL BE REDUCED. SPECIFICALLY, ATTIC FLOOR LIVE LOADS COMBINED WITH ROOF LIVE LOADS SHALL BE MULTIPLIED BY 0.75 WHEN COMBINED W/ DEAD LOAD.</div> <div>BASIC WIND SPEED (ASCE 7-10) --- 130 MPH</div> <div>IMPORTANCE FACTOR 1.00</div> <div>MEAN ROOF HEIGHT 20.0 FT</div> <div>ROOF PITCH 7/12</div> <div>BUILDING CATEGORY II</div> <div>ENCLOSURE CATEGORY C</div> <div>ENCLOSURE CLASSIFICATION ENCLOSED</div> <div>INTERNAL PRESSURE COEFFICIENT ± .18</div>				COMPONENTS & CLADDING ALLOWABLE DESIGN PRESSURES		GARAGE DOOR PRESSURES (PSF)				
				TRIBUTARY AREA (sf)	INTERIOR ZONE (PSF)	EDGE STRIP (SF): 'a' = 5'-0"	1 CAR GARAGE DOOR (8'x7')	+22.8		
				10	+25.6 –27.7	+25.6 –3.2	2 CAR GARAGE DOOR (16'x7')	+21.8		
				50	+22.9 –25.0	+22.9 –2.8	2 CAR GARAGE DOOR (16'x7')	+23.9		
100	+21.8 –23.9	+21.8 –2/6								
<div>• THE VALUES ABOVE ARE ALLOWABLE MINIMUM PRESSURE VALUES (ASD). THE ABOVE WIND PRESSURES HAVE BEEN REDUCED 3/0.60 AS PERMITTED BY THE ALLOWABLE STRESS DESIGN METHODOLOGY. NO FURTHER REDUCTION SHALL BE PERMITTED</div> <div>• COMPONENT & CLADDING WALL ELEMENTS SHLL BE DESIGNED FOR BOTH POSITIVE AND NEGATIVE PRESSURES SHOWN II TABLE ABOVE.</div> <div>• LINEAR INTERPOLATION IS PERMISSIBLE.</div> <div>PLUS = PRESSURE AND MINUS = SUCTION.</div> <div>DESIGN OF WINDOWS/DOORS FASTENING TO THE WALL FRAMING IS THE RESPONSIBILITY OF THE WINDOW/DOOR MANUF/SUPPLIER & SHALL MEET THE ABOVE NOTED POSITIVE AND NEGATIVE PRESSURES.</div>				CONNECTOR		UPLIFT SYP SPF		FASTENERS		FL# CODE
USP A35		450	450	(9)10dxt1/2"		10446.4				
USP RT7		585	495	(5)8d EA. END		11478.3				
USP RTBA		775	650	(5)10dxt1/2" EA. END		10456.6				
USP MTW12		1195	860	(7)10dxt1/2" EA. END		10456.3				
USP HTW20		1450	1245	(12)10dxt1/2" EA. END		13872.3				
USP MSTA24		1640	1455	(9)10d EA. END		13872.4				
USP MSTA36		2065	2065	(13)10d EA. END		13872.8				
USP LTS20B		1105	1105	1/2" s ROD TO FTG.		11496.2				
USP JSU28		1305	1305	(6)10d TO HEADER		10655.113				
USP HTT16		4290	4290	3/8" s ROD TO FTG.		10531.36				
USP HTT22		5370	5370	3/8" s ROD TO FTG.		10849.6				
USP PAU44		2535		3/8" s ROD w/ (12)16d		10849.6				
USP PAU66		2535		3/8" s ROD w/ (12)16d		10849.6				
USP MSTM24		1545	1455	(5)1/2"x2-1/2" TAPCONS		10849.6				

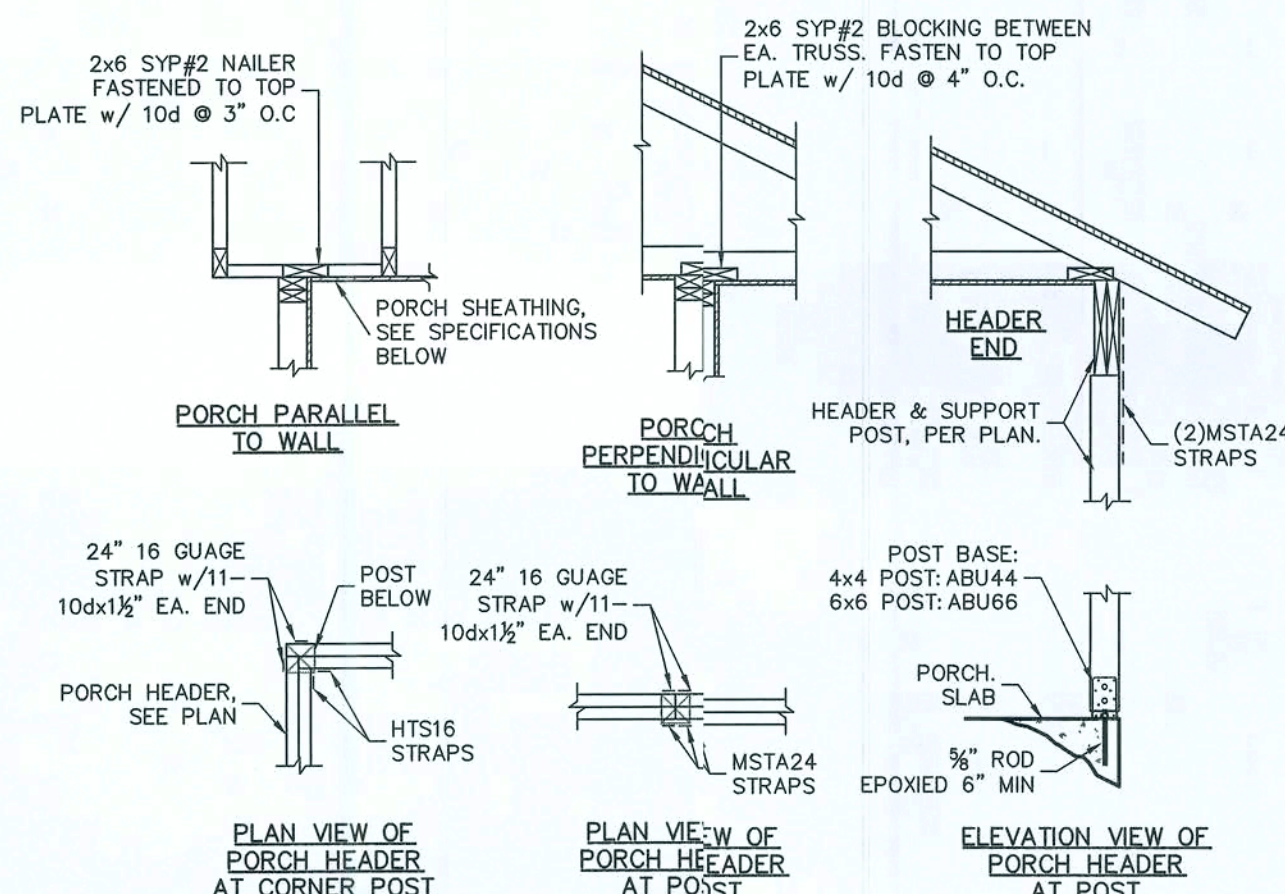
SCOPE OF SERVICE			
<div>MEANS AND METHODS: THE STRUCTURAL ENGINEER SHALL HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQS., PROCEDURES, OR SEQUENCES, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE FOR ANY OF THEM TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.</div> <div>LIMITS OF STRUCTURAL ENGINEERING DESIGN RESPONSIBILITIES: THE ITEMS SPECIFICALLY DESIGNED BY THE STRUCTURAL ENGINEER ARE LIMITED TO THE FOLLOWING: CONTINUOUS LOAD ATM FOR WIND UPLIFT, WOOD PANEL SHEATHING, WALL FRAMING AND EQUIRED SHEATHING AND HEADERS DIRECTLY SUPPORTING ROOF FRAMING. ITEMS NOT DESIGNED PER-ENGINEERED WOOD FLOOR AND ROOF TRUSSES, FLOOR FRAMING NOT SPECIFICALLY ADDRESSED, TRUSS-TO-TRUSS CONNECTION, AND ANY ARCHITECTURAL, MECHANICAL OR ELECTRICAL SYSTEM.</div>			



Garage wing wall elevation

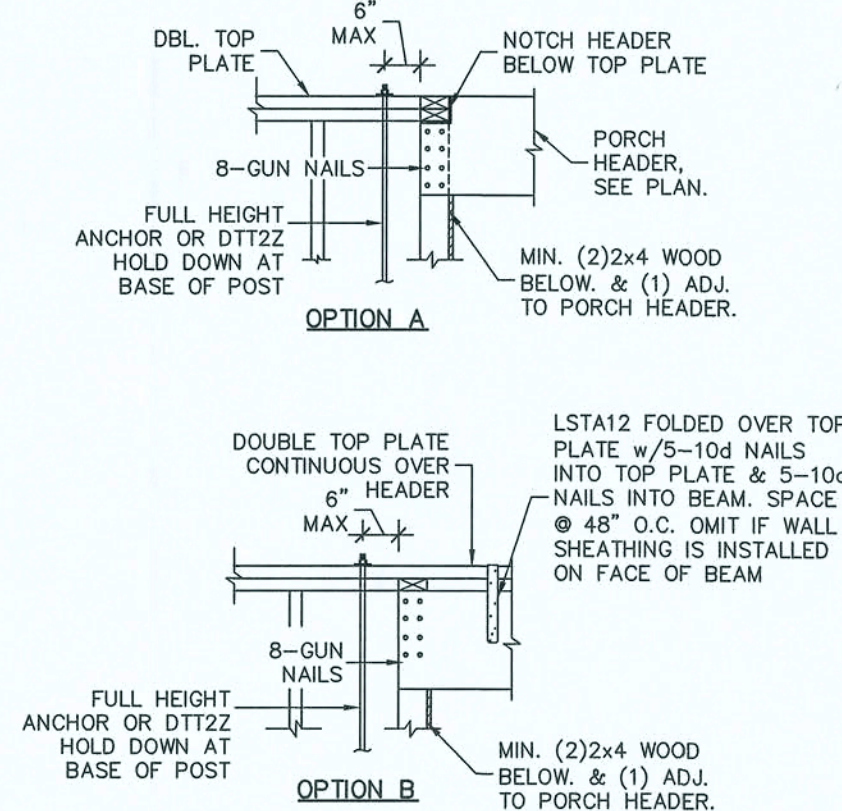
Garage wing wall section

WHEN NOTED 1 SO.1 GARAGE HEADER FRAMING SCALE: N.T.S.

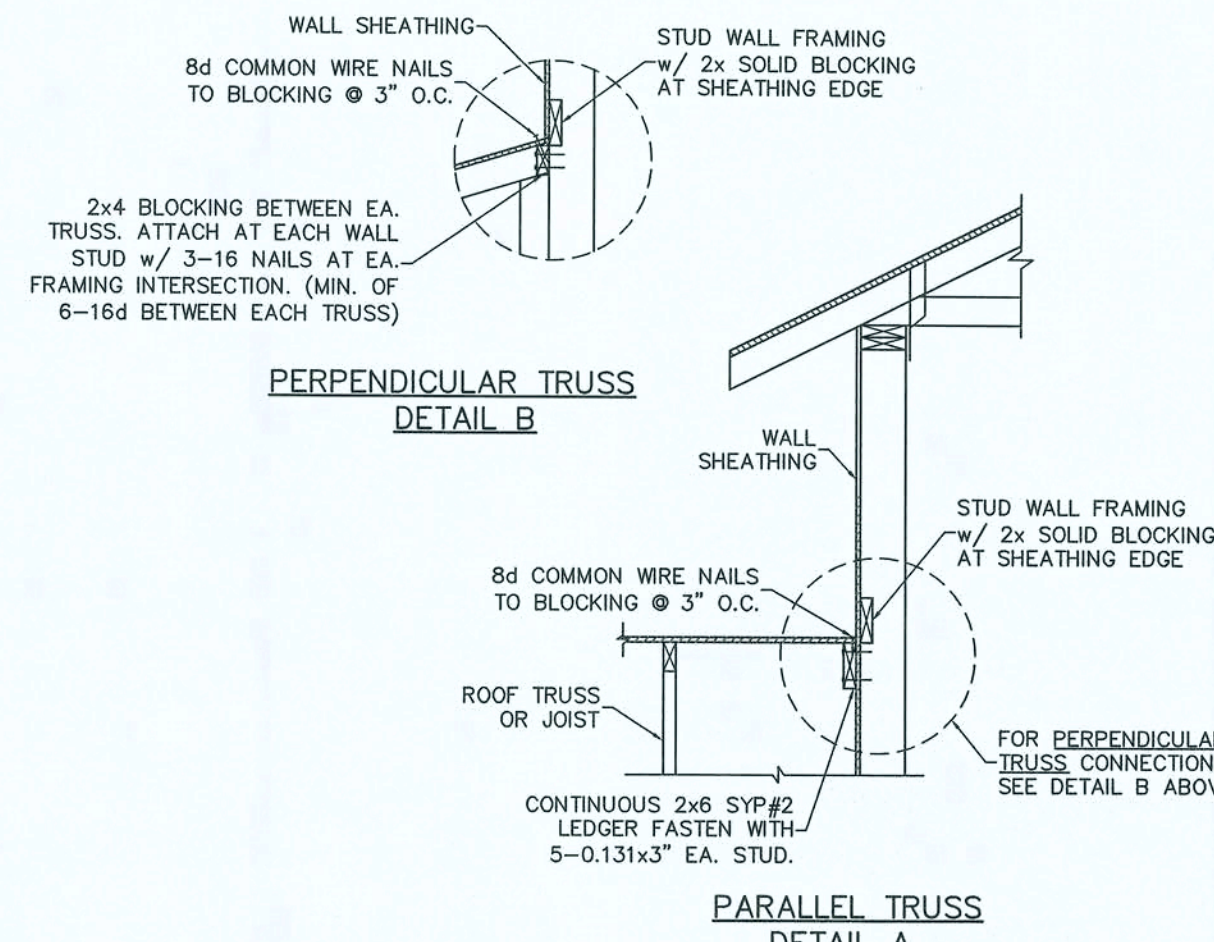


24" 16 GAUGE STRAP w/11-10d x 1 1/2" EA. END
10d x 1 1/2" EA. END
HTS16 STRAPS
MSTA24 STRAPS
POST BASE: 4x4 POST: ABU44 6x6 POST: ABU66
PORCH SLAB
5/8" ROD EPOXIED 6" MIN

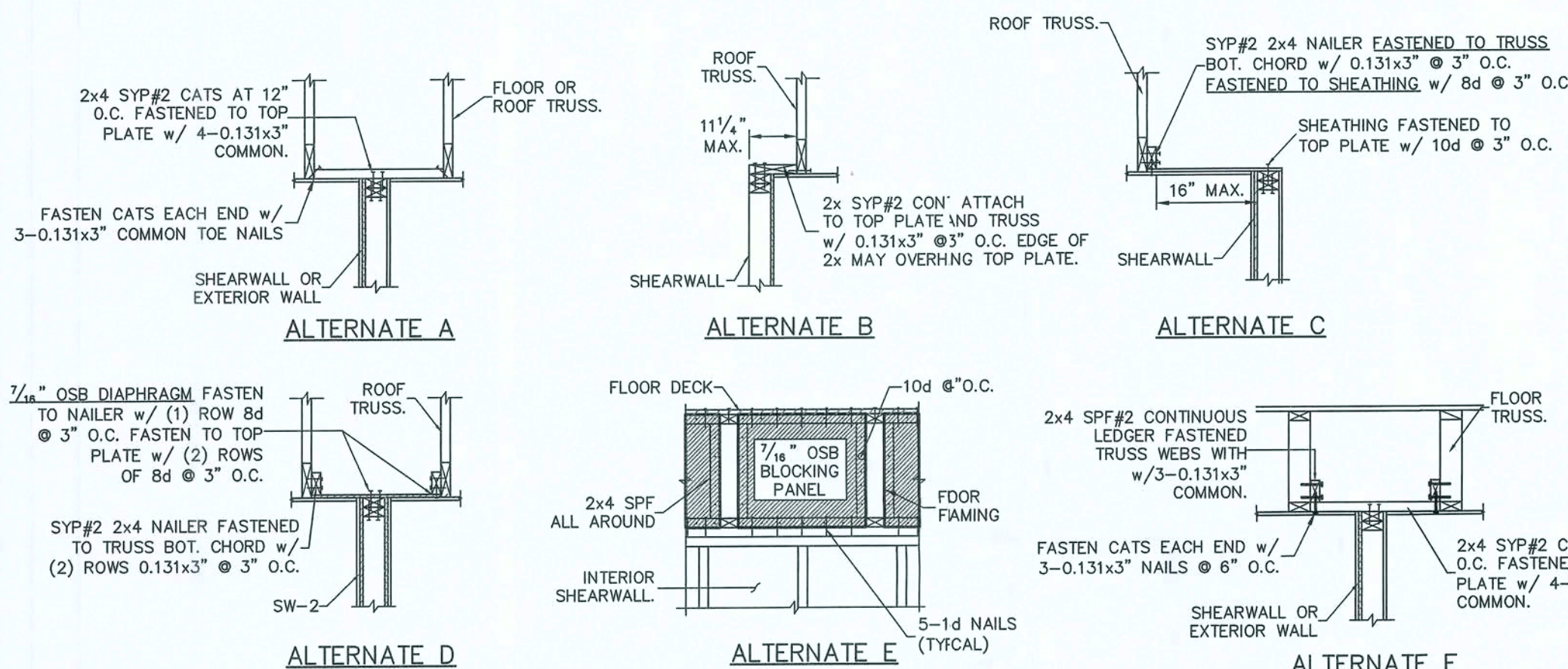
2 SO.1 TYPICAL PORCH FRAMING DETAILS



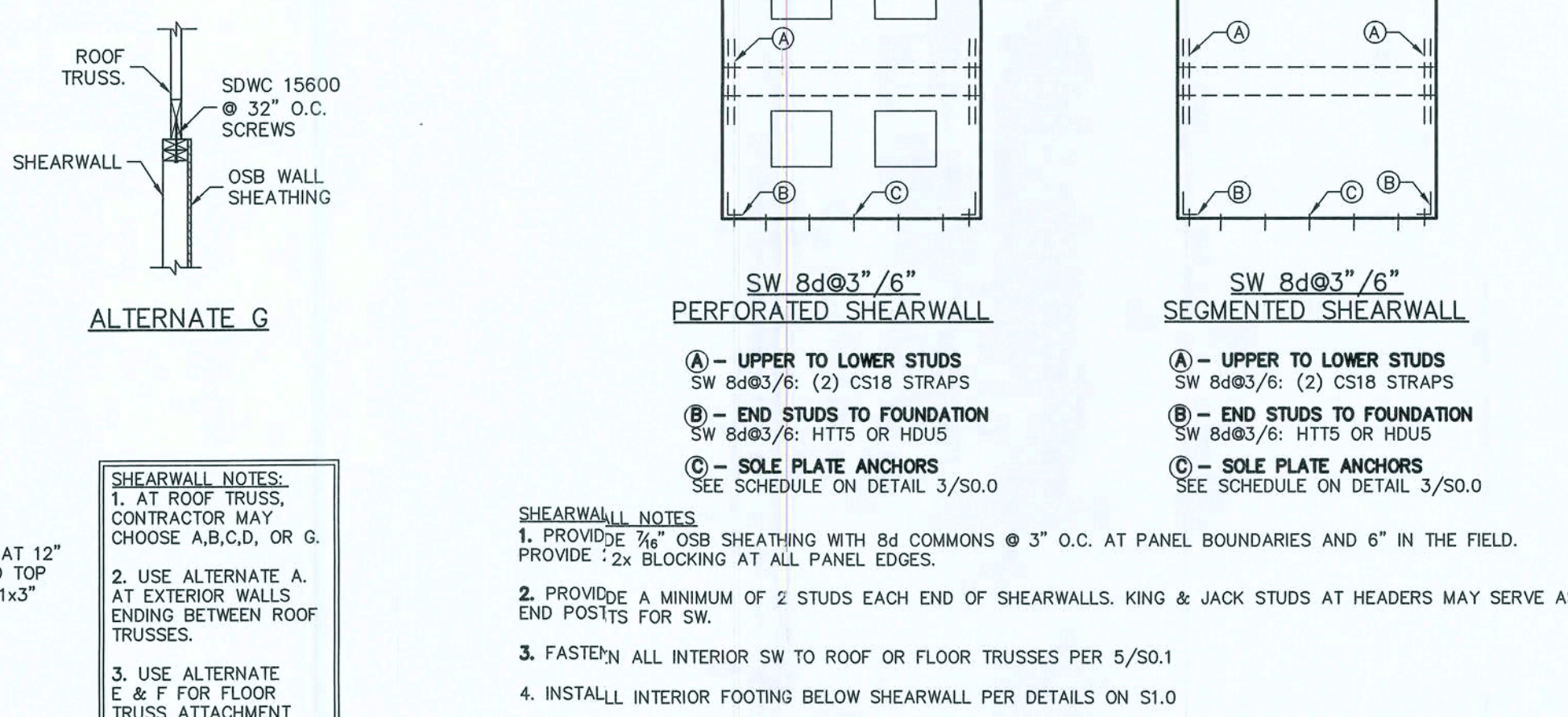
3 SO.1 TYPICAL PORCH BEAM CONNECTION



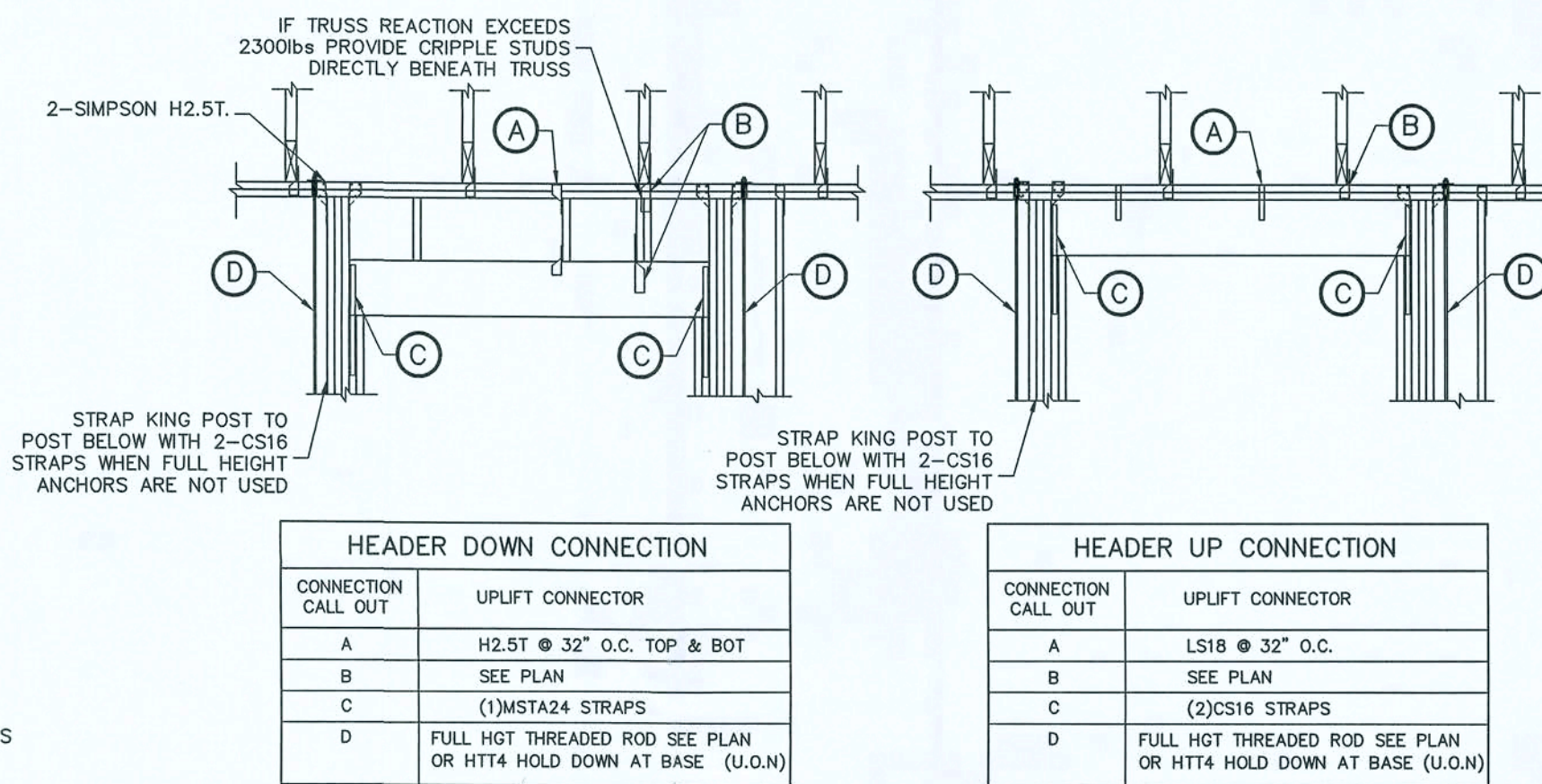
4 SO.1 WALL ADJ. TO ROOF CONNECTION SEE CONSTRUCTION SPECIFICATIONS FOR ROOF AND WALL SHEATHING AND STUD FRAMING.



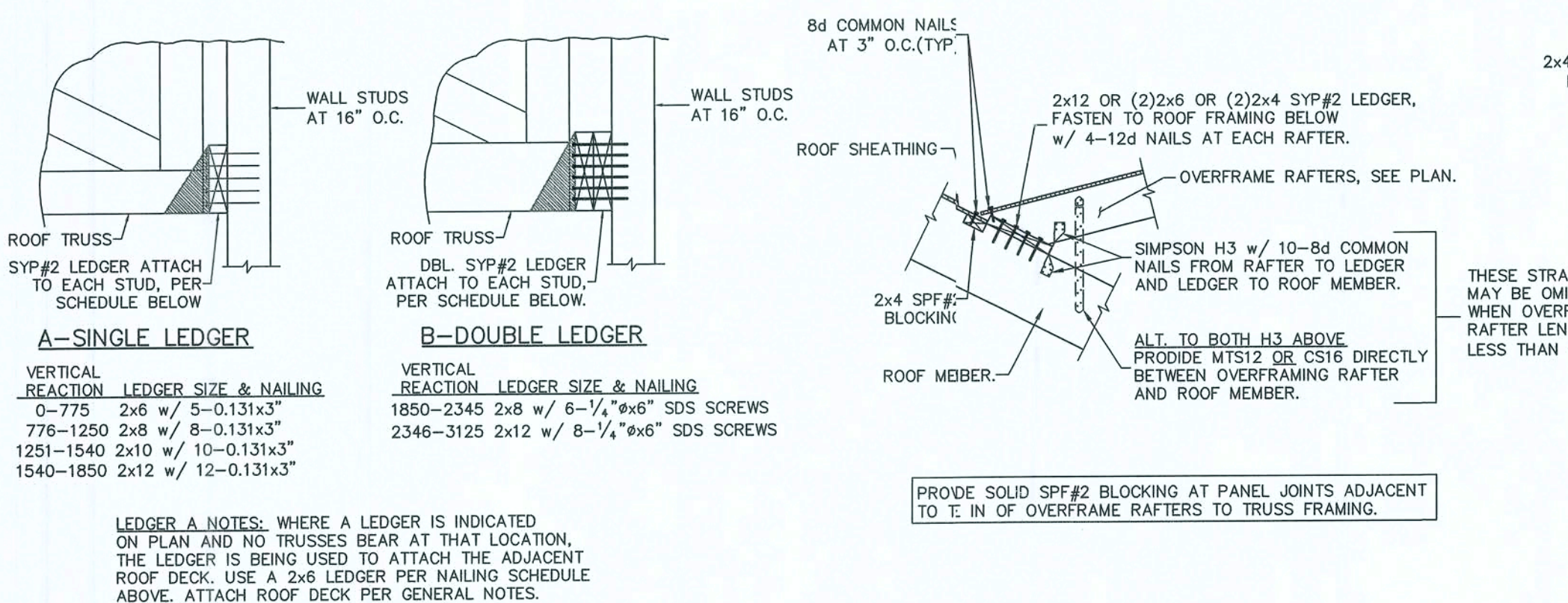
5 SO.1 SHEARWALL ATTACHMENT AT ROOF & FLOOR



6 SO.1 TYPICAL SHEARWALL ELEVATION PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM AT SW END POSTS.

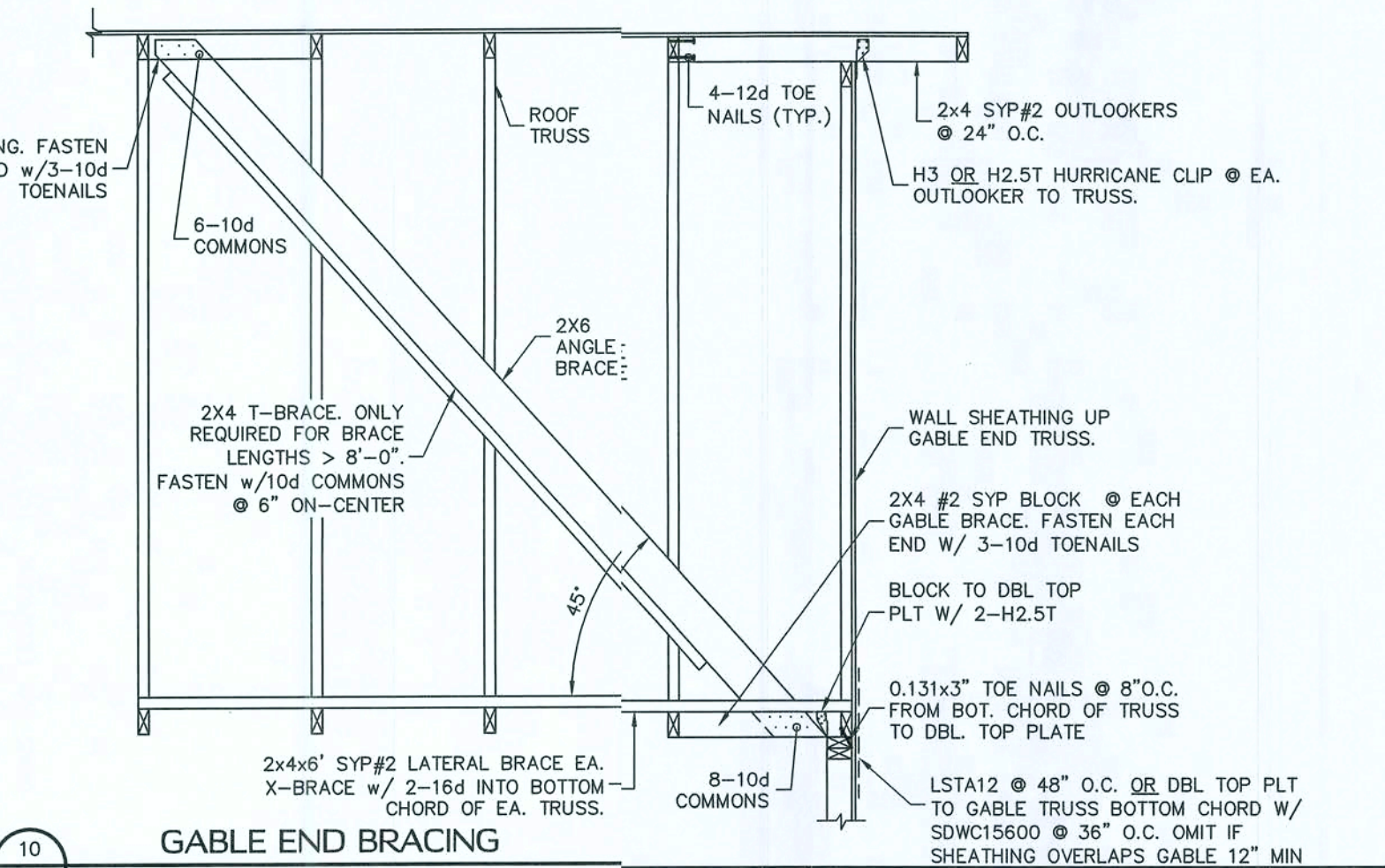


7 SO.1 HEADER TIE DOWN THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN



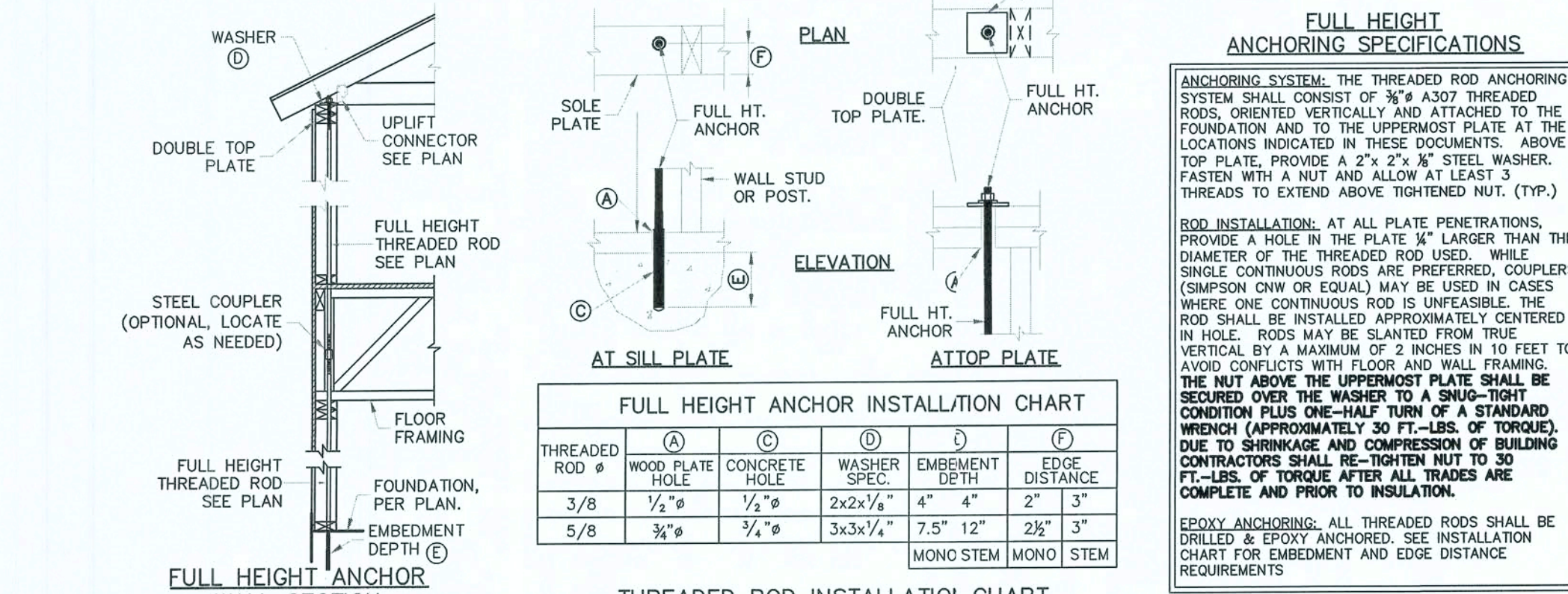
8 SO.1 LEDGER CONNECTION TRUSS TO LEDGER CONNECTION BY TRUSS ENGINEER, NOT SHOWN FOR CLARITY

9 SO.1 DICK LEDGER AT OVERFRAME RAFTERS USE THIS DETAIL TO FASTEN OVERFRAMED ROOFS, VALLEYS, ETC.

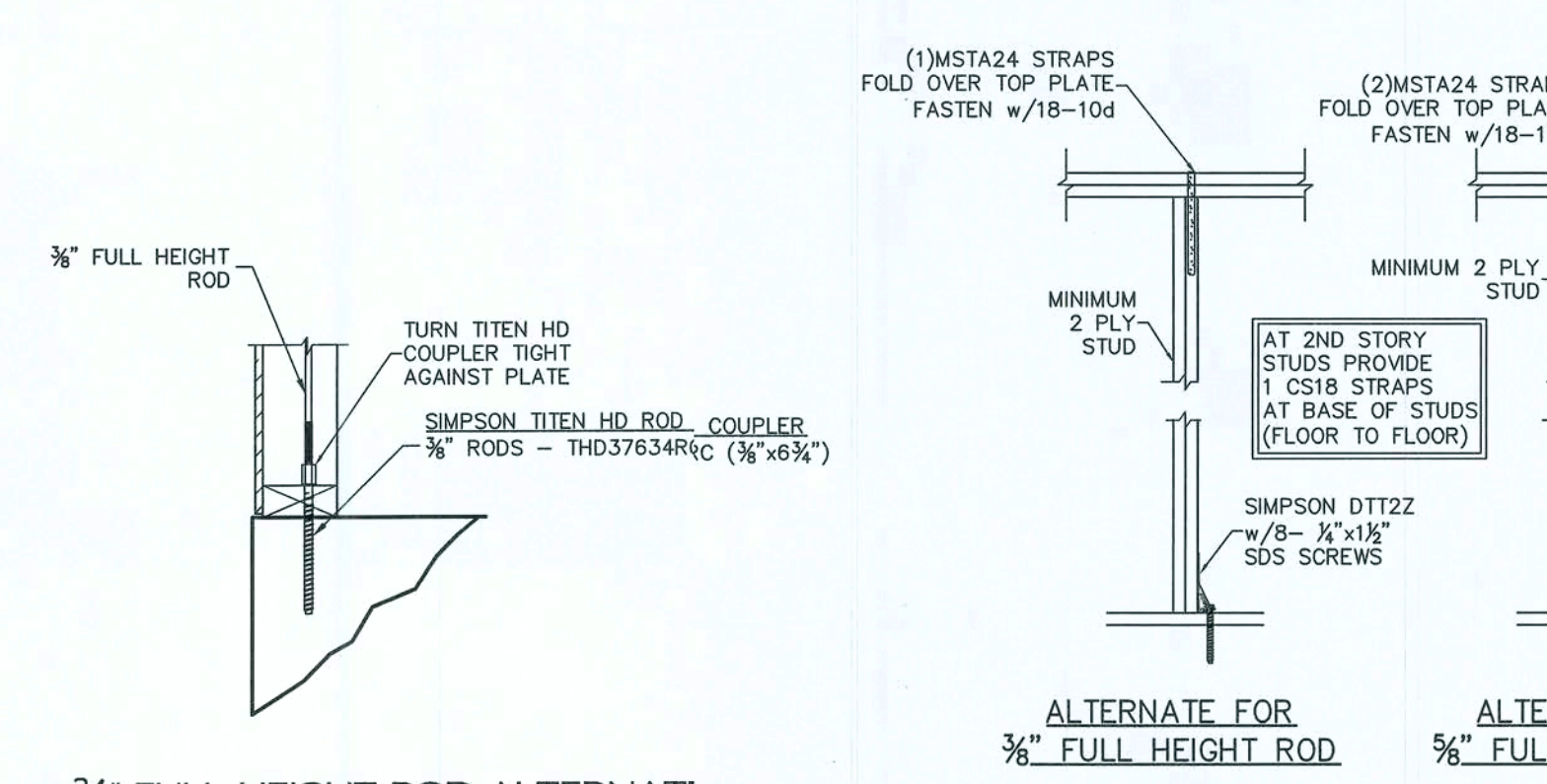


10 SO.1 GABLE END BRACING NOTES: 1. SPACE GABLE END BRACING @ 4'-6" MAX. 2. ALL MATERIAL TO BE SYP#2

11 SO.1 PERMANENT TRUSS BRACING SCALE: 3/4" = 1'-0"

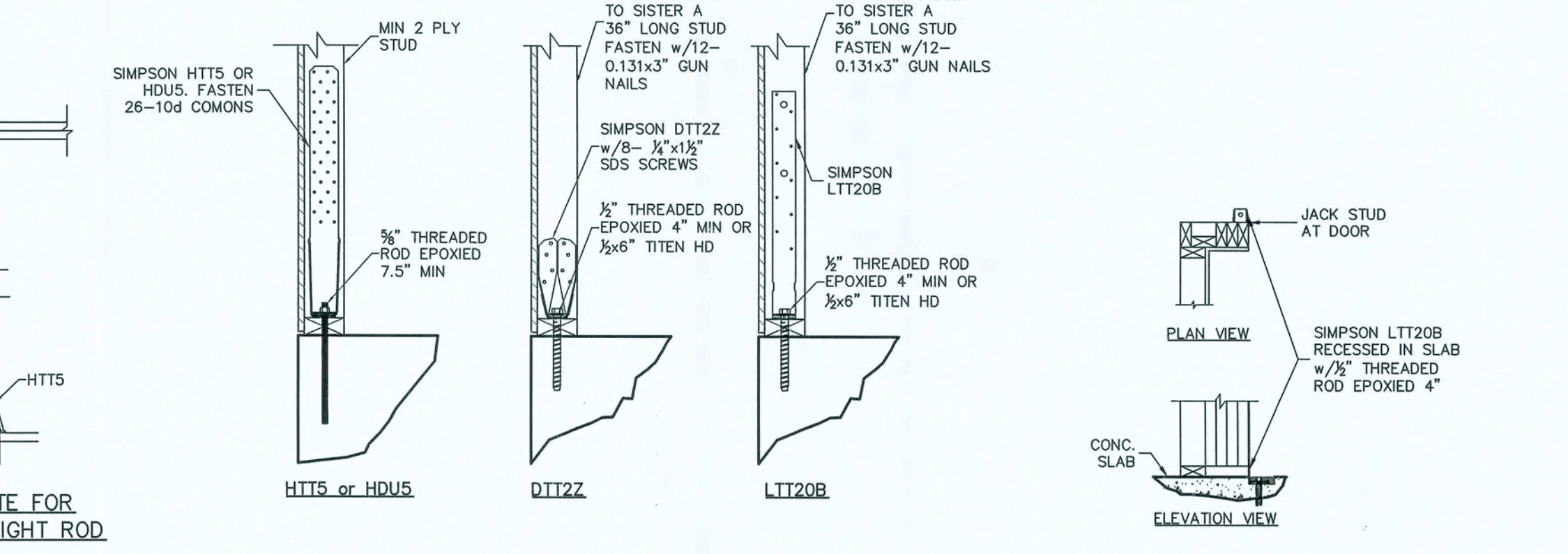


12 SO.1 FULL HEIGHT WOOD FRAME WALL ANCHORING SYSTEM THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN



13 SO.1 3/8" FULL HEIGHT ROD ALTERNATE ATTACHMENT

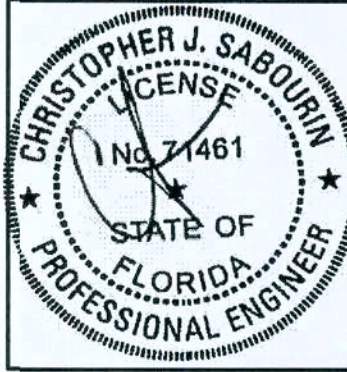
14 SO.1 FULL HEIGHT THREADED ROD ALTERNATE



15 SO.1 HOLD DOWN ATTACHMENT DETAIL

16 SO.1 DOOR JAMB FASTENING THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN

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DATE	01.03.20
SSE No.	19-0452

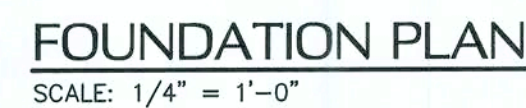
REVISIONS	DATE
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FIELD ALTERATION

CONTRACTOR SHALL CONTACT CHRISTOPHER SABOURIN PE PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WHICH MAY VARY FROM THE INTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS. ANY FIELD ALTERATIONS MADE PRIOR TO BEING APPROVED BY CHRISTOPHER SABOURIN MAY RESULT IN ADDITIONAL ENGINEERING OR INSPECTION FEES.

SCALING
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SHEET
S1.0
SHEET 3 OF 7



1. THIS FOUNDATION PLAN ONLY CONVEYS STRUCTURAL INFO. RELATED TO THE FOUNDATION. FOR GENERAL FEATURES, DIMENSIONS, CONDUITS, ELECTRICAL EMBEDS, STEP HEIGHTS, ECT., SEE ARCH. PLAN. ARCHITECTURAL PLAN SHOWN HERE IN FOR REFERENCE ONLY.

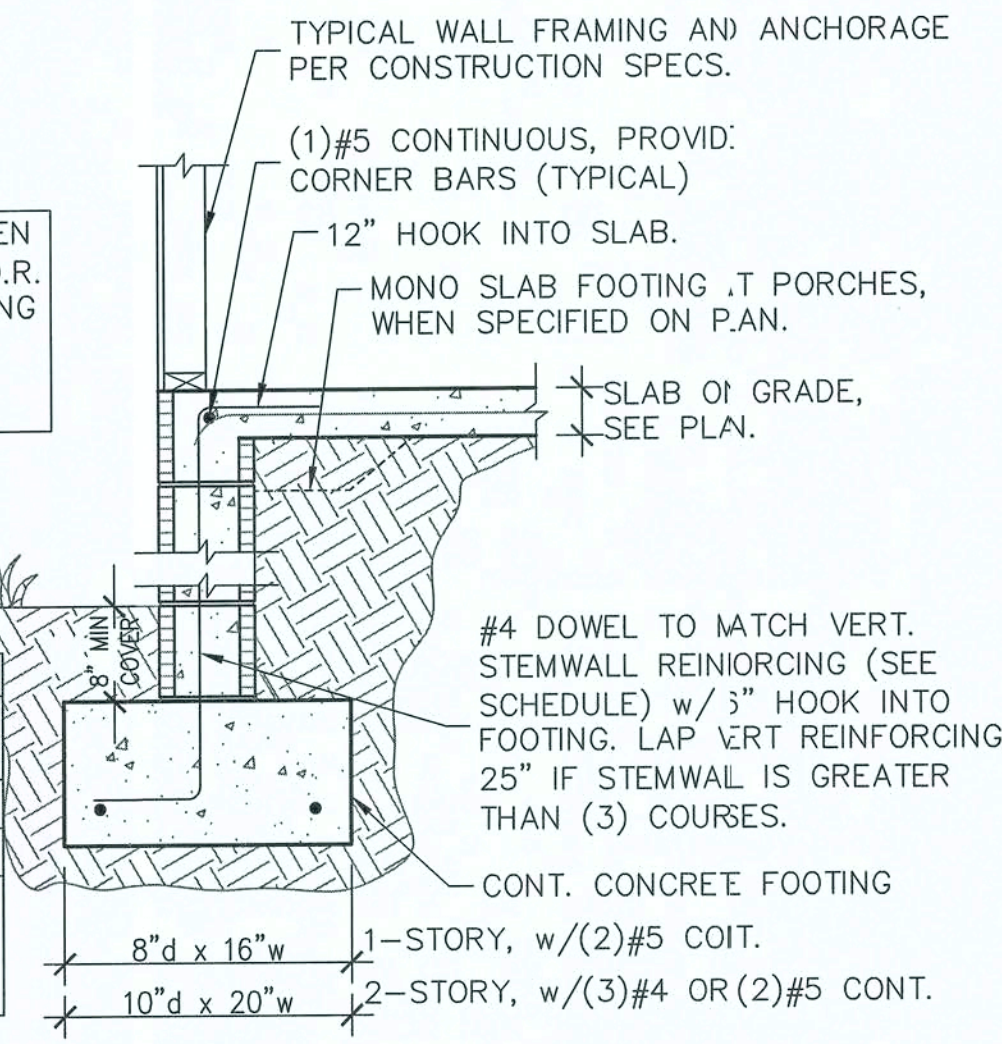
2. FTGS. & FND. SHALL BE IN ACCORDANCE W/ LOCAL BUILDING CODES.

3. SOIL COMPACTION AND FILL SHALL BE COMPACTED TO A MIN. OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.

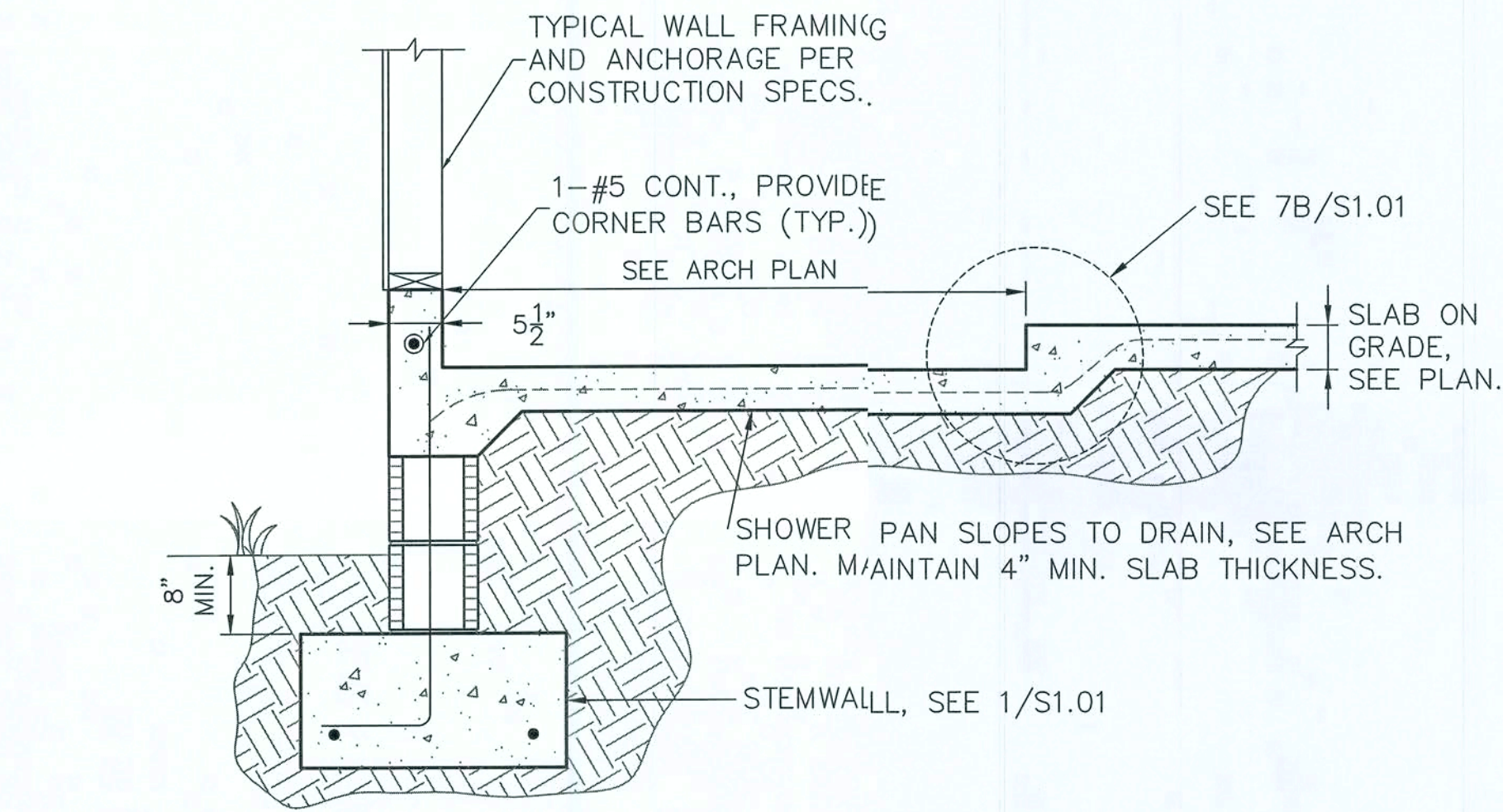
AT WALLS GREATER THEN 4'-0" HIGH, NOTIFY E.O.R. FOR TEMPORARY BRACING LAYOUT PLAN AND PERMANENT LATERAL SUPPORT DETAIL.

CMU COURSES	REINFORCING
1 TO 6	#5 VERT. @ 72" O.C.
7 TO 10	#5 VERT. @ 48" O.C.

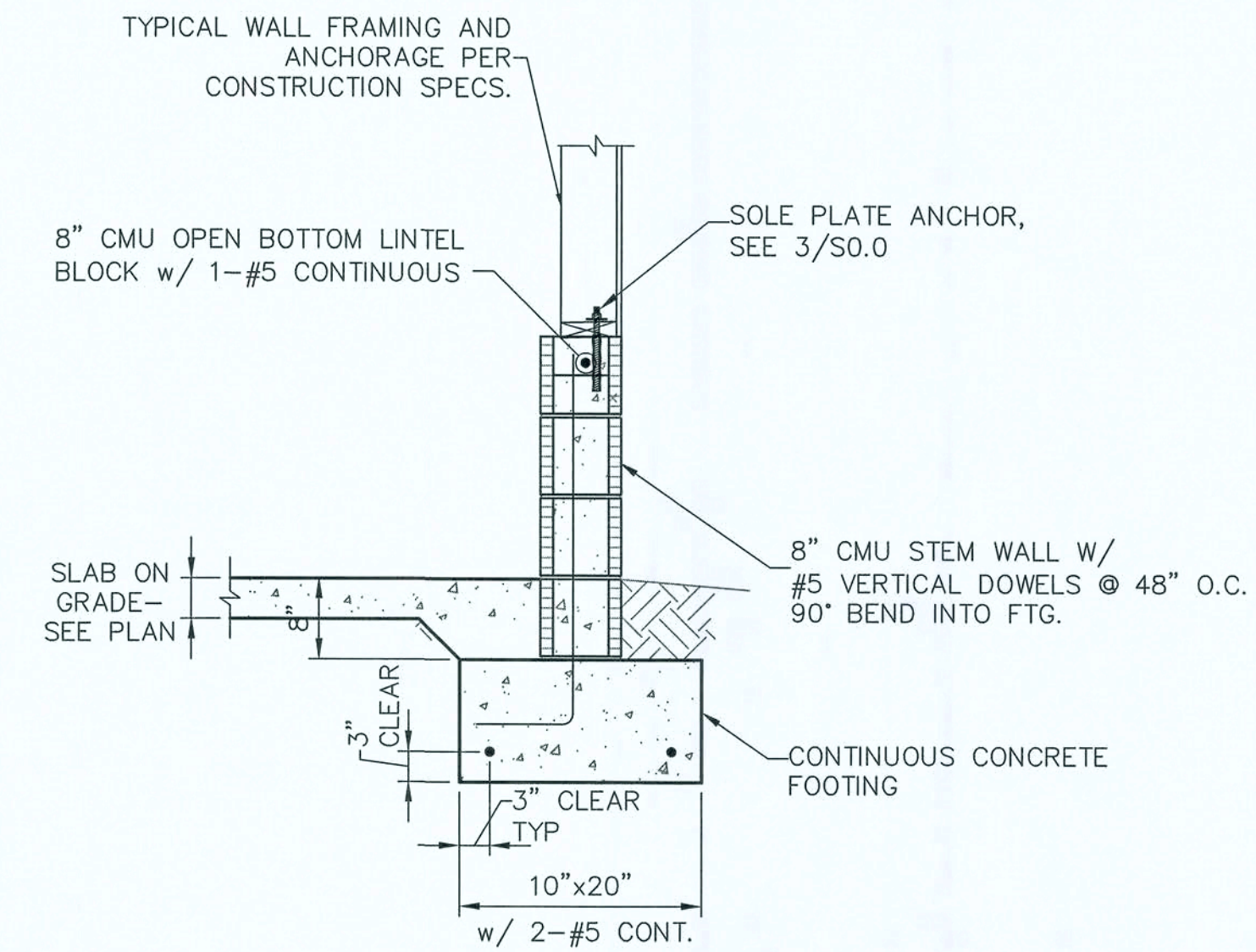
STEMWALLS OVER 6 COURSES TO HAVE TRUSS TYPE HORIZ. JOINT REINF. BETWEEN EVERY OTHER COURSE. FILL CELLS SOLID.



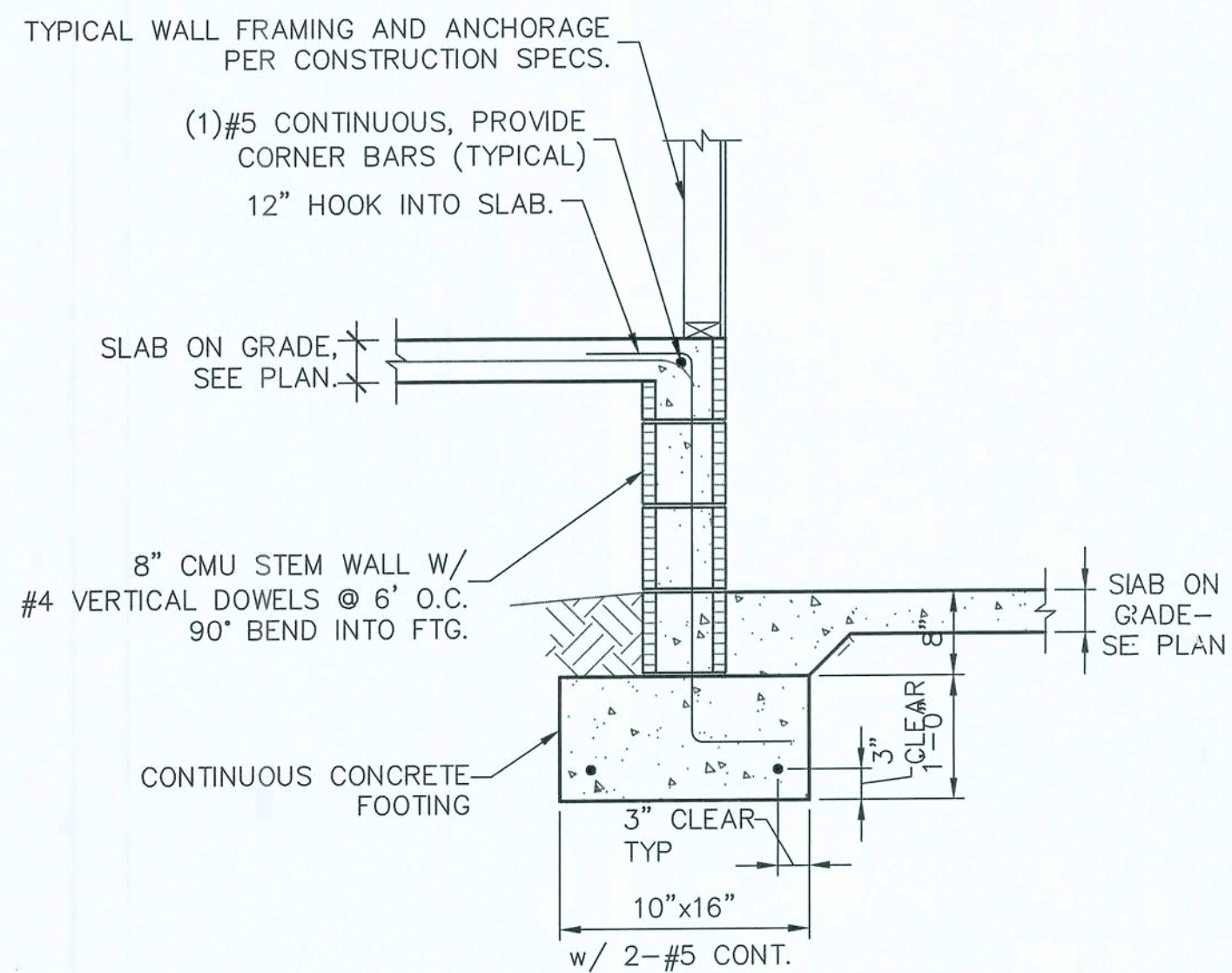
1 STEMWALL FOOTING
S1.01 SCALE: 3/4" = 1'-0"



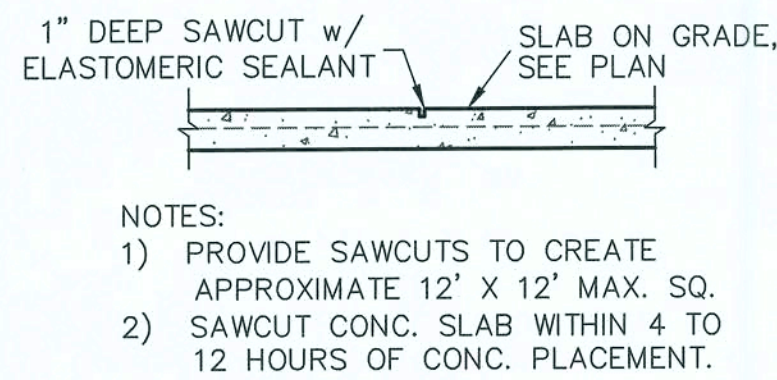
2 FOOTING W/ SHOWER RECESS
S1.01 SCALE: 3/4" = 1'-0"



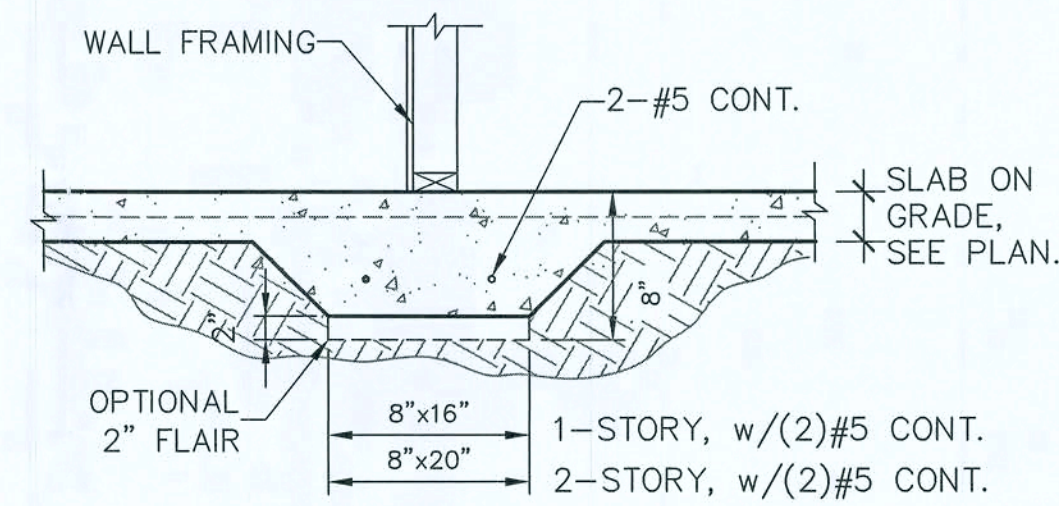
3 GARAGE STEM WALL
S1.01 SCALE: 3/4" = 1'-0"



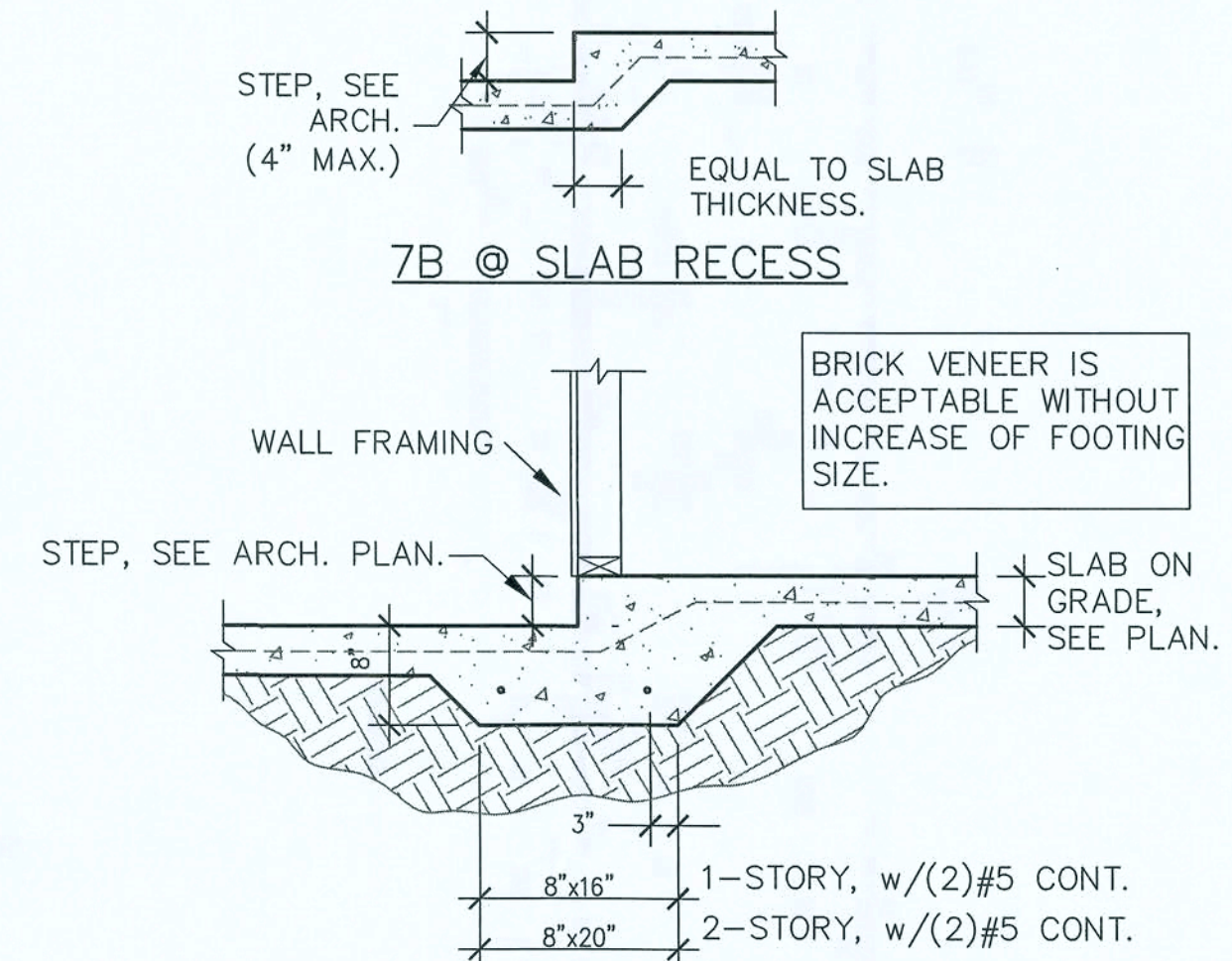
4 STEMWALL AT GARAGE
S1.01 SCALE: 3/4" = 1'-0"



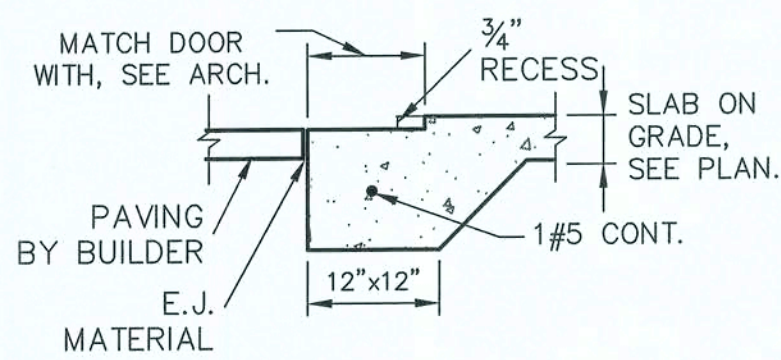
5 SAW CUT DETAIL
S1.01 SCALE: 3/4" = 1'-0"



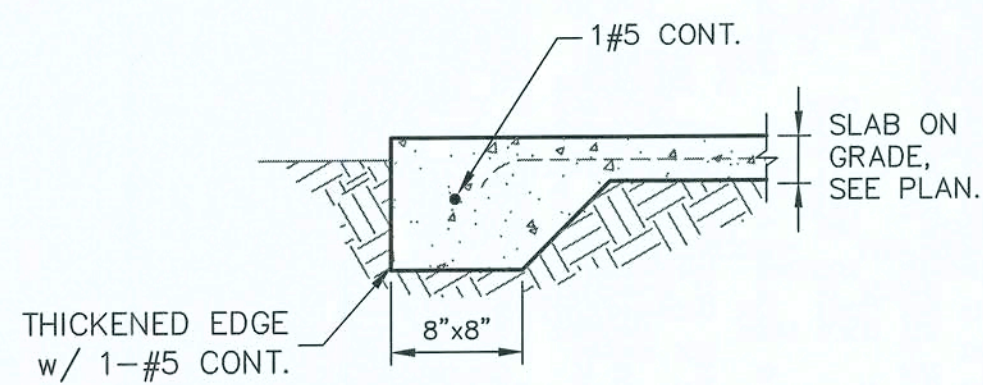
6 BEARING AT INTERIOR
S1.01 SCALE: 3/4" = 1'-0"



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

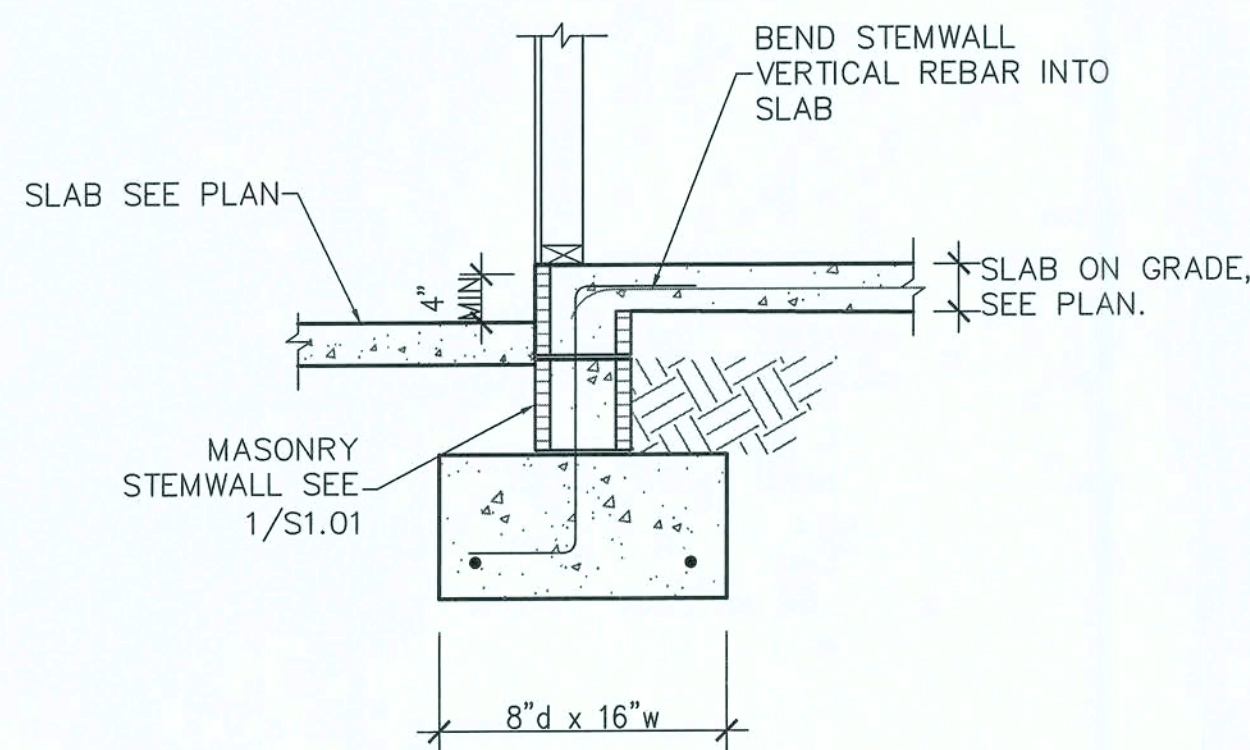


AT GARAGES

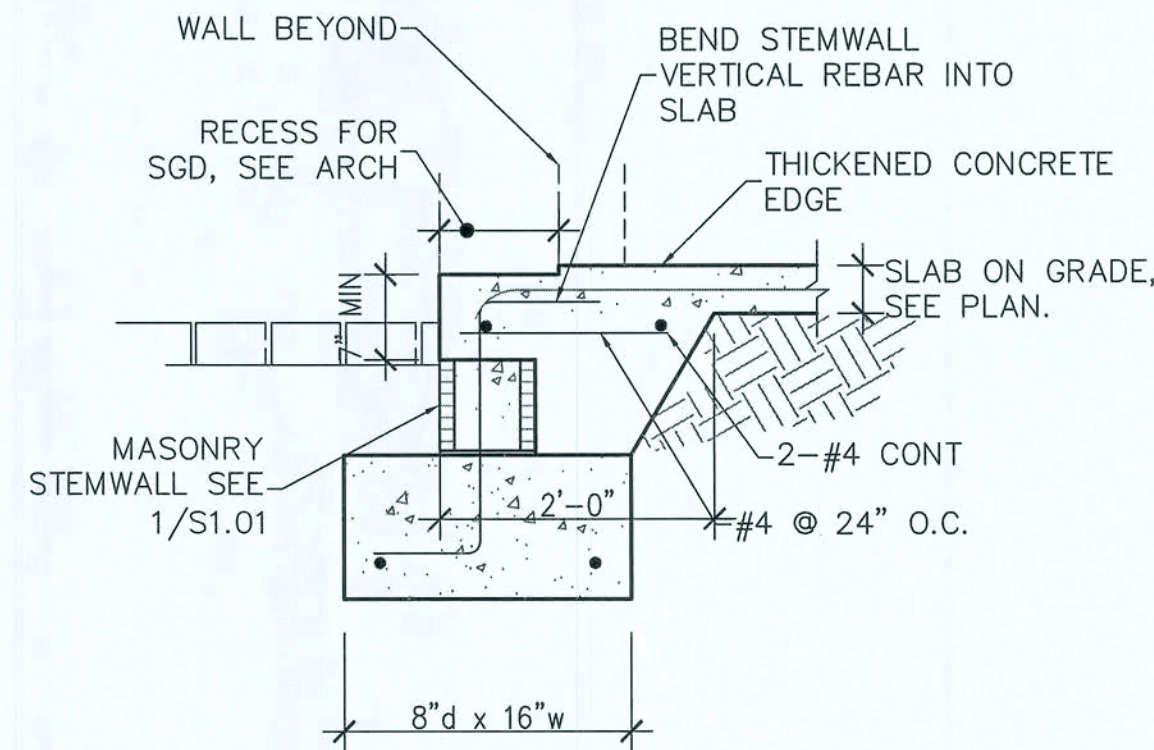


AT PORCHES

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

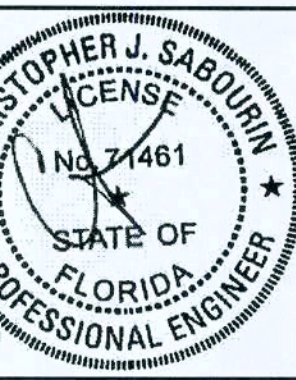


9 STEMWALL FOOTING AT PORCH
S1.01 SCALE: 3/4" = 1'-0"



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

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DATE
01.03.20
SSE No.
19-0452

ISSUE	DATE
PERMIT	01.03.20

REVISIONS	DATE

STRUCTURAL ENGINEERING FOR
THE PARNELL RESIDENCE

FIELD ALTERATION
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MISC
FRAMING
DETAILS

SHEET
S1.01
SHEET 4 OF 7

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FIRST FLOOR
FRAMING
PLAN

SHEET
S1.1
SHEET 5 OF 7

SYMBOLS LEGEND

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

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

BEAM OR TRUSS, SEE PLAN

ANCHOR LEGEND

3/8" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 12/SO.1

3/8" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 12/SO.1

3/8" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 12/SO.1

3/8" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 12/SO.1

SIMPSON HTTS SEE DETAIL 15/SO.1

SIMPSON DITZ2 SEE DETAIL 15/SO.1

SIMPSON LIT20B SEE DETAIL 15/SO.1

WALL STUD SCHEDULE

LOCATION	PLATE HEIGHT	STUD SIZE & SPACING
EXTERIOR	5'-1" MAX	2x4 SPF#2 @ 16" O.C.
EXTERIOR	10'-1" MAX	2x6 SPF#2 @ 16" O.C. & 2x4 SPF#2 @ 12" O.C.
EXTERIOR	10'-1" TO 14'-0"	2x6 SPF#2 @ 16" O.C.
INTERIOR	10'-0" MAX	2x4 SPF#2 @ 16" O.C.
INTERIOR	12'-0" MAX	2x6 SPF#2 @ 16" O.C. & 2x4 SPF#2 @ 12" O.C.

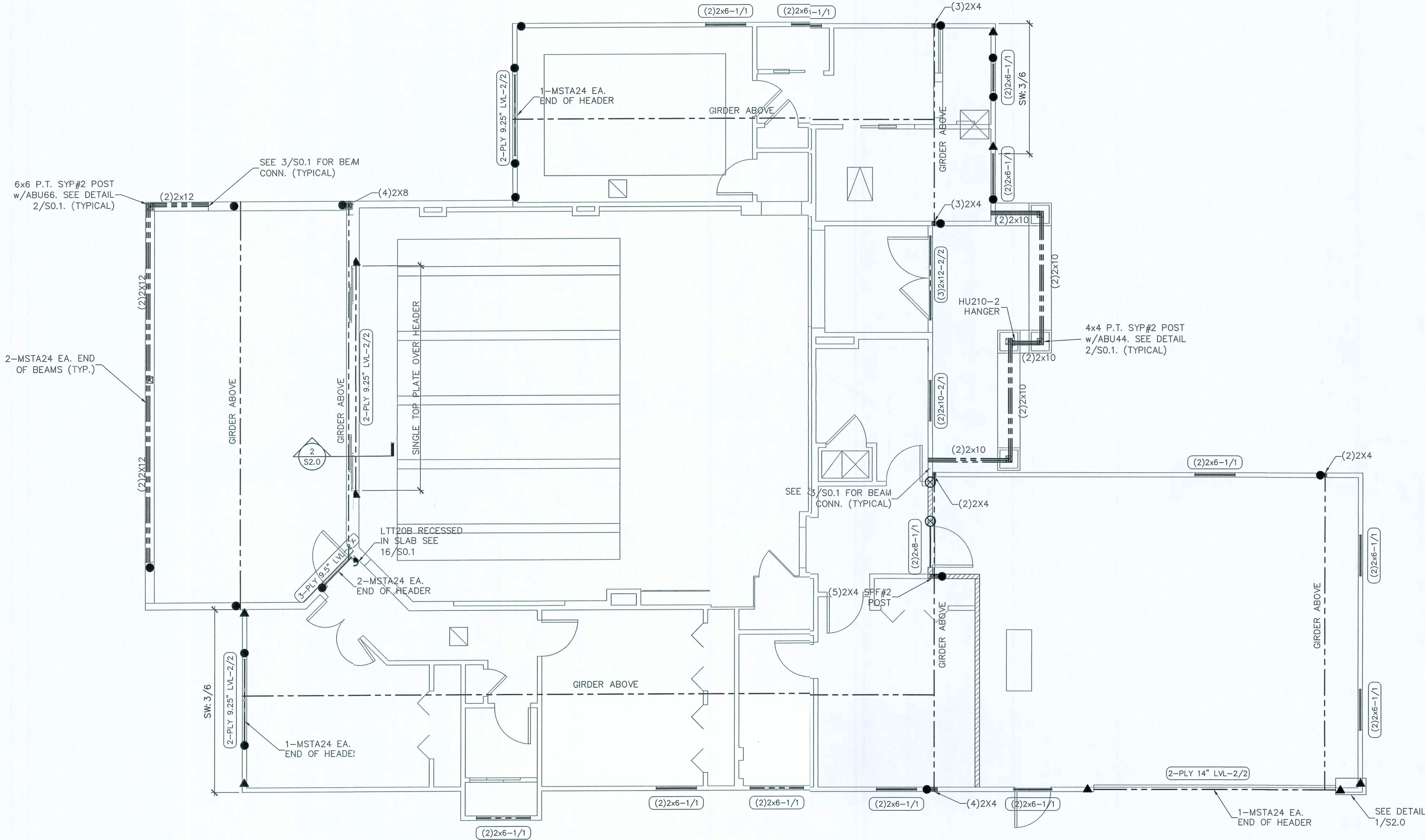
STUD NOTES:
1.) WALL STUDS SPECIFIED ON PLAN SUPERSEDE THIS TABLE.
2.) MINIMUM STUD SIZE AND SPACING ARE SHOWN. CONTRACTOR MAY INCREASE STUD SIZE TO MEET ARCHITECTURAL REQUIREMENTS.
3.) SPF DENOTES SPRUCE PINE FIR. SYP DENOTES SOUTHERN YELLOW PINE.
4.) USE SYP#2 FOR ALL TOP PLATES AND SOLE PLATES.
5.)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

COMBINED USE PANEL NOTES

1. EXTERIOR WALL SHEATHING SHALL BE CONTINUOUS FROM BOTTOM PLATE TO UPPER MOST TOP PLATE. SEE DETAIL 6/SO.1 FOR SHEATHING SPLICE LOCATIONS FOR MULTI STORY CONDITIONS.
2. SEE SHEET SO.0 FOR WALL SHEATHING SPECIFICATIONS.
3. UPPER MOST TOP PLATE SUPPORTING ROOF MEMBERS SHALL BE STRAPPED AS SHOWN IN DETAIL 1/SO.0.

GENERAL NOTES

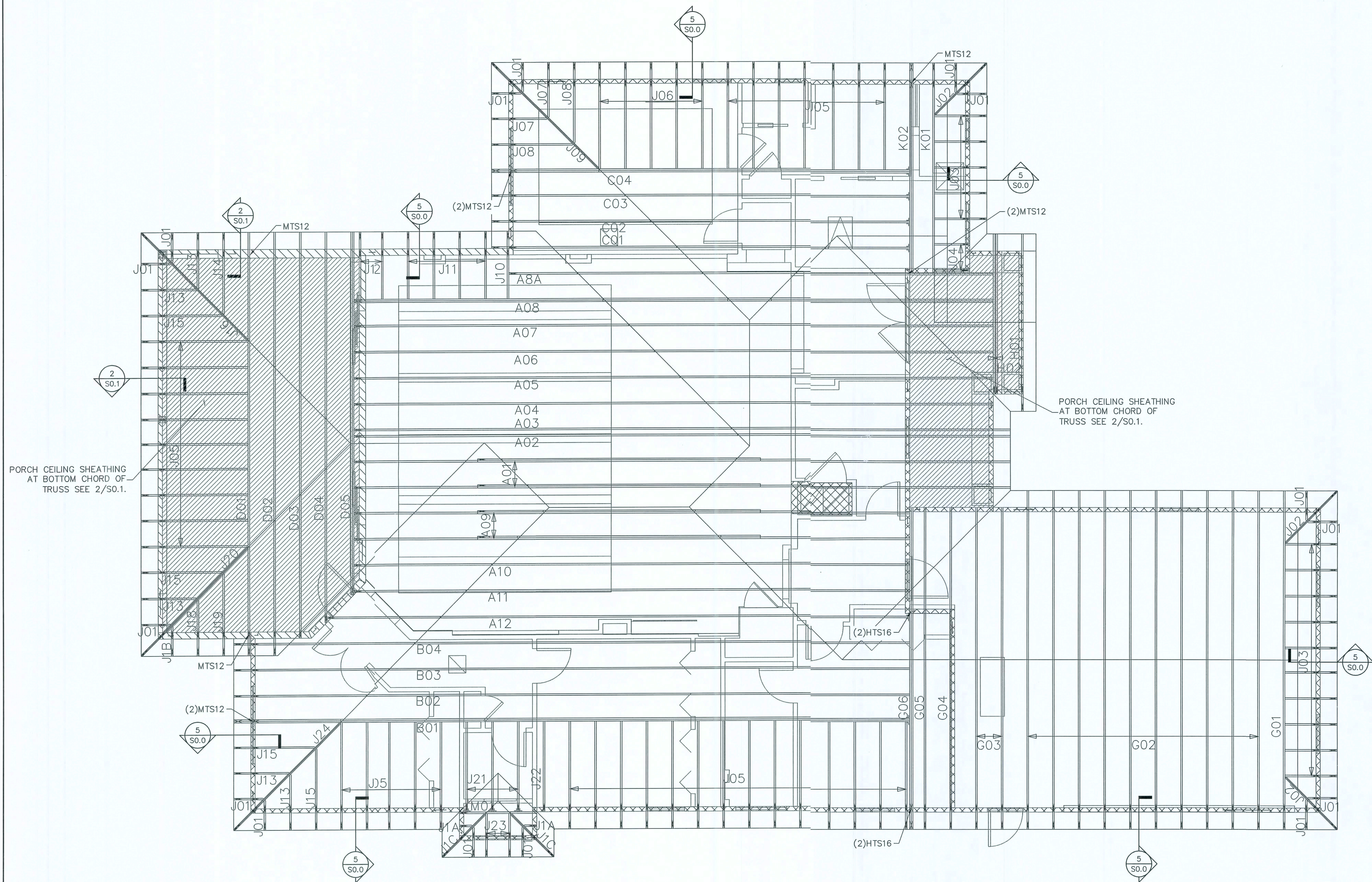
1. SEE DETAIL 2/SO.0 FOR WALL FRAMING DETAIL. SEE WALL STUD SCHEDULE THIS SHEET FOR STUD SIZES AND SPACING. AT GIRDERS AND BEAMS, PROVIDE STUDS BELOW TO MATCH BEAM/GIRDER PLIES.
2. SEE SHEET SO.0 FOR ROOF AND FLOOR SHEATHING SPECIFICATIONS.
3. WHERE FRAMING MEMBERS CONSIST OF MULTIPLE PLIES (BEAMS, HEADER,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



SHEARWALL NOTE: SW: 3/6
SW: 3/6 DESIGNATES SHEARWALL
NAILING - 8d @ 3" EDGE AND 6" "FIELD"
SOLE PLATE ANCHORS - SEE SCHEDULE ON
ON DETAIL 3/SO.0

FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

SOLE PLATE ANCHOR SPACING SCHD	
ALL EXTERIOR WALL UNLESS OTHER NOTED	42" O.C.
SHEARWALLS (SW 8d@3"/6")	24" O.C.
SOLE PLT @ #	WHEN NOTED ON PLAN SEE NOTE 2
1. INSTALL SOLE PLATE ANCHORS PER DETAIL 3/SO.0	
2. ANCHOR SPACING SHALL BE AS NOTED. FOR EXAMPLE - SOLE PLT @ 36" = 36" ON-CENTER SPACING	



ROOF TRUSS PLACEMENT PLAN

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

TRUSS / ROOF RAFTER NOTES: STRAPPING NOTES

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

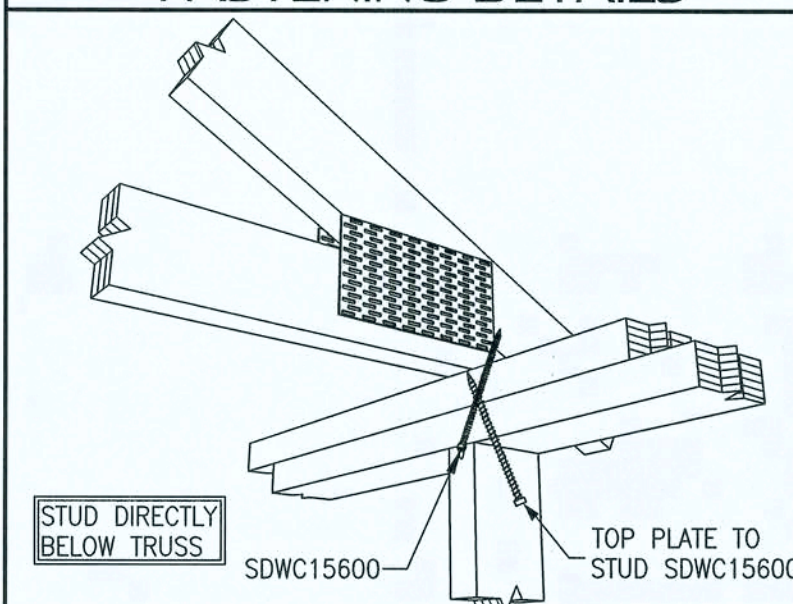
SYMBOLS LEGEND

HTS16 DESIGNATES UPLIFT CONNECTION.

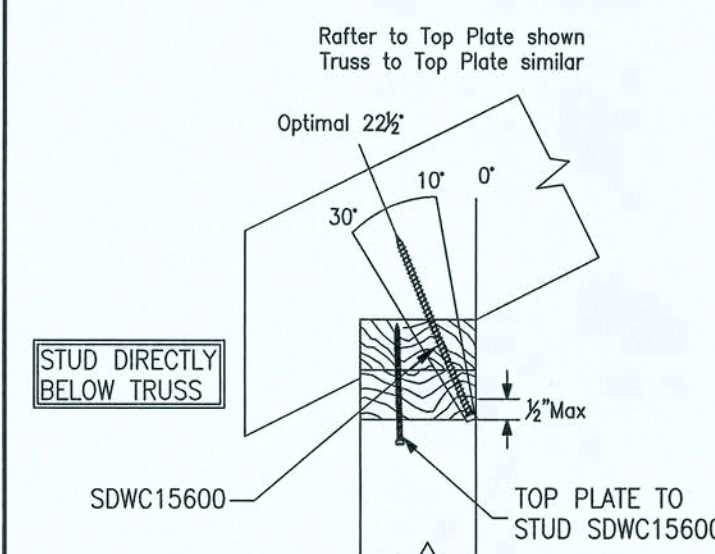
FRAMING PLAN NOTES:

- FOR TYPICAL ROOF SHEATHING AND FRAMING, SEE SHEET S.O.0.
- FOR SPECIFIC UPLIFT CONNECTORS, SEE PLAN, MIN. (1)SDWC CONNECTOR.
- FOR GENERAL DESIGN SPECIFICATIONS SEE SHEET S.O.0.
- WHEN USING (2)H2.5T CLIPS ON 1 1/2" WIDE LUMBER, PLACE CLIPS DIAGONALLY ACROSS DOUBLE TOP PLATE FROM EACH OTHER.

TRUSS FASTENING DETAILS

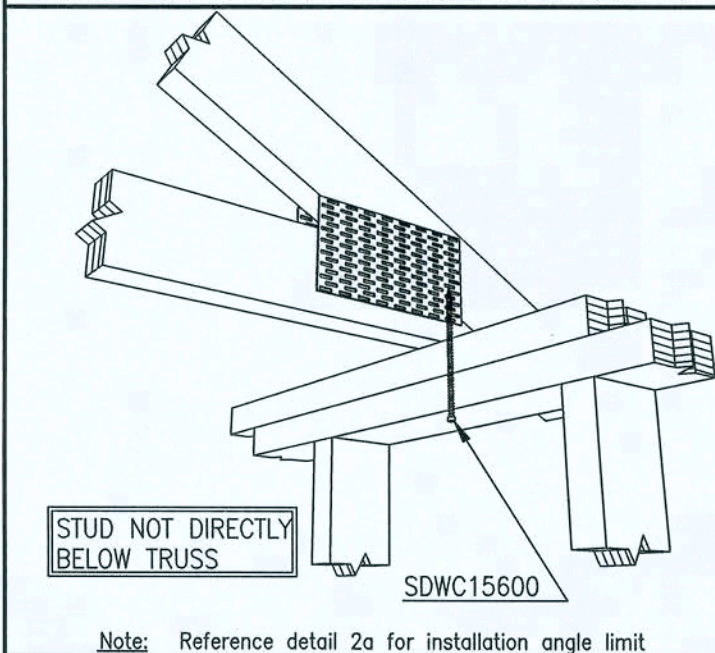


TRUSS TIE DOWN WITH SIMPSON SDWC



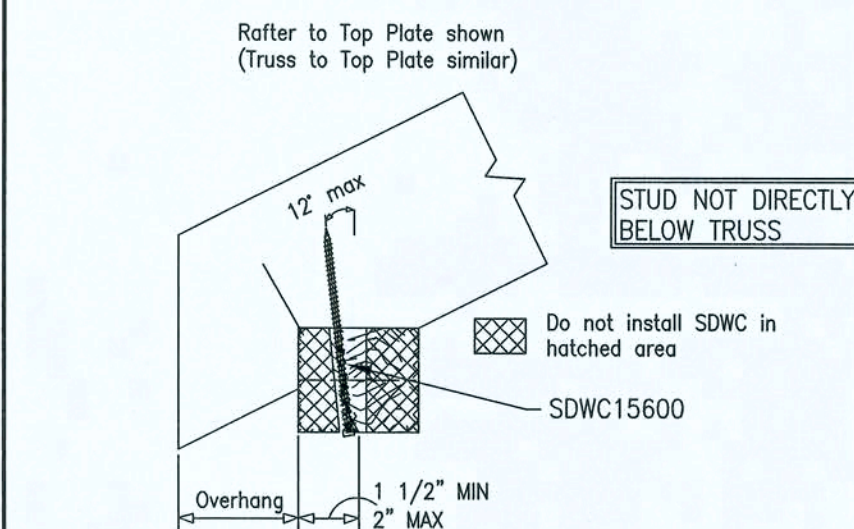
Note: 1. Sloped-roof rafters may be sloped up to and including a 12:12 pitch and must be "birdsmouth" cut.
2. Reference detail 4 for installation instructions.

SIMPSON SDWC INSTALLATION RANGE

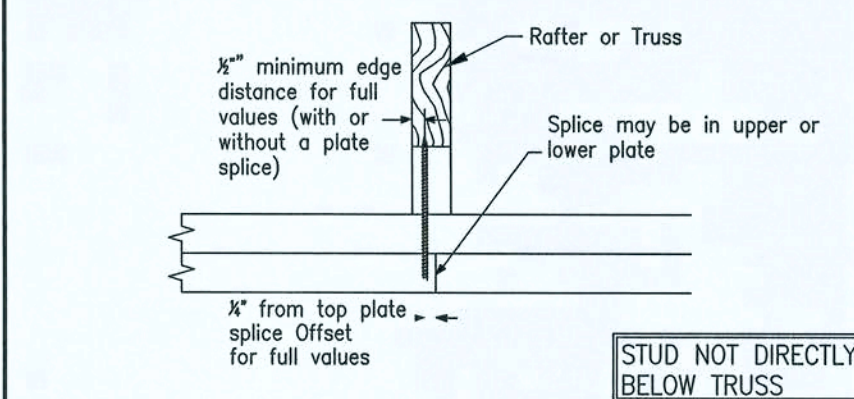


Note: Reference detail 2a for installation angle limit

SDWC INSTALLATION

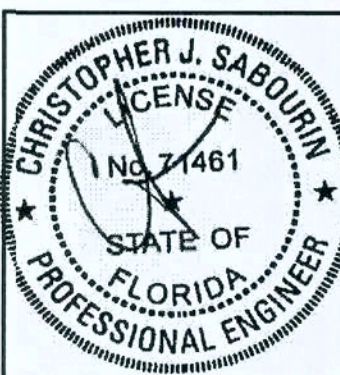


SDWC INSTALLATION RANGE



SDWC AT TOP PLATE SPLICE

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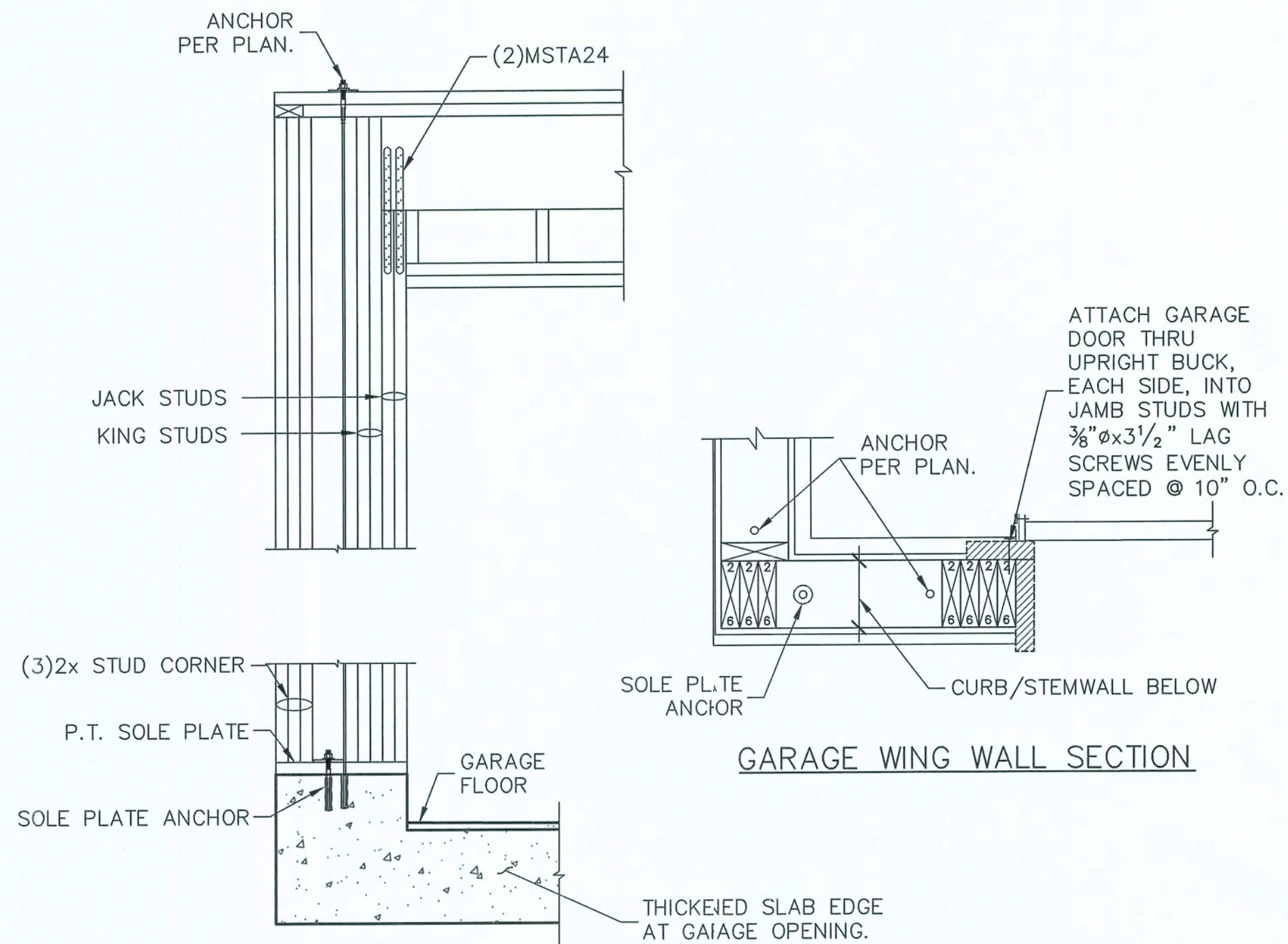
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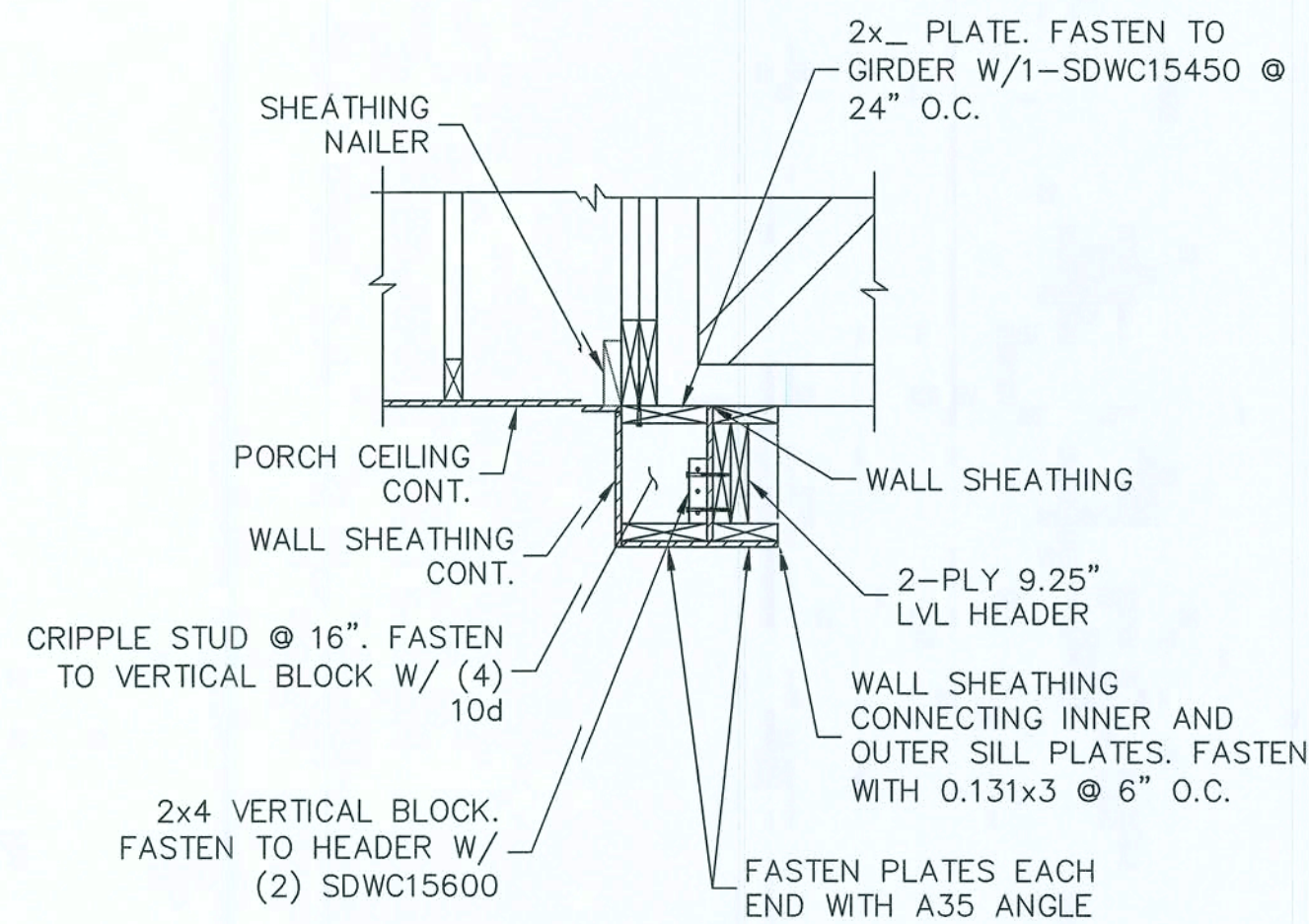
SCALING
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ROOF TRUSS
PLACEMENT
PLAN

SHEET
S1.2
SHEET 6 OF 7

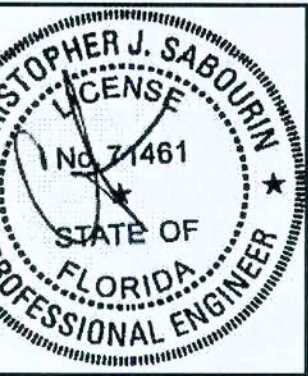


1
S2.0 SCALE: 3/4" = 1'-0"



2
S2.0 SCALE: NTS

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MISC. FRAMING
DETAILS