

3764

DESIGN CRITERIA AND LOADS

Building Code 2010 Florida Building and Residential Codes Code for Design Loads ANSI/ASCE 7-10	
ROOF LOADING ¹	C _s = 1.25
TOP CHORD LIVE LOAD.....	20 PSF
TOP CHORD DEAD LOAD.....	7 PSF
BOTTOM CHORD LIVE LOAD.....	0 PSF
ATTICS WITH LIMITED STORAGE.....	20 PSF (PER FRC)
ATTICS WITHOUT STORAGE.....	10 PSF
BOTTOM CHORD DEAD LOAD.....	5 PSF
WIND LOADING.....	C _w = 1.60
ASCE 7-10, 35 GUST.....	120 MPH
BASIC WIND SPEED.....	C
EXPOSURE CATEGORY.....	II
BUILDING CATEGORY.....	C
ENCLOSURE CLASSIFICATION.....	ENCLOSED
INTERNAL PRESSURE COEFF.....	0.18
2-6 DESIGN PRESSURES.....	(SEE TABLE 1)
FLOOR LOADING.....	C _s = 1.00
TOP CHORD LIVE LOAD.....	40 PSF
TOP CHORD DEAD LOAD.....	10 PSF
BOTTOM CHORD LIVE LOAD.....	0 PSF
BOTTOM CHORD DEAD LOAD.....	5 PSF
MAXIMUM FLOOR TRUSS SPACINGS.....	16" O.C.
SPECIAL FLOOR (GAME ROOM) LOADING.....	C _s = 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 SPACINGS.....	16" O.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 JOISTS.....	LL / 480 TL / 240 TL MAX 1/2"

NOTES:
1. 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 ²	+19.26 -20.90 +19.26 -25.79
21 - 50 ft ²	+18.33 -19.57 +18.33 -23.93
51 - 100 ft ²	+17.22 -18.86 +17.22 -21.71
101 - 200 ft ²	+16.37 -18.00 +16.37 -20.00
VINYL SOFFIT MAX PRESSURE (psf)	+18.4 -26.06
GARAGE DOOR PRESSURE	SEE FRAMING PLAN

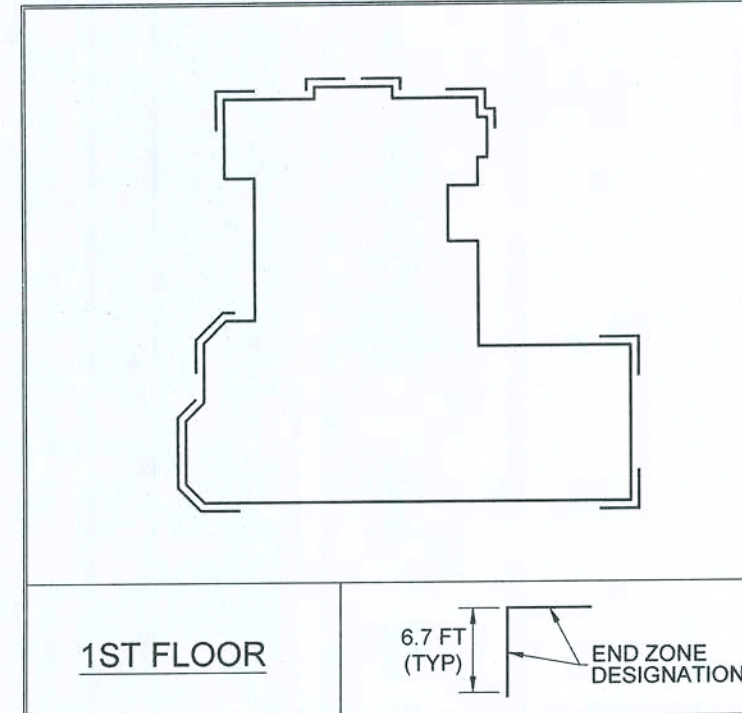


TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS

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 7" EDGE DISTANCE FROM EDGE OF PANEL.
		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)	FLEXIBLE VENEER & BRICK VENEER (NOTE 8)	MIN 1/4" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED VERTICALLY OR 1/4" 24/16 BRITTLIN (EXCLUDING BRICK VENEER) (NOTE 6)
		MIN 1/4" 32/16 SPAN RATED OSB OR PLYWOOD INSTALLED VERTICALLY OR 1/4" 24/16 BRITTLIN (EXCLUDING BRICK VENEER) (NOTE 6)
PORCH CEILING BOARD SHEATHING	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.
		MIN 1/4" 32/16 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.
SHEARWALL (SW) SHEATHING: (NOTE 8)	SHINGLE ROOF	2 1/2" T&G OSB OR PLYWOOD W/ 10d COMMON: 6" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELD.
		MIN 3/8" OSB OR PLYWOOD OR CDX INSTALLED PERPENDICULAR TO SUPPORTS W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELD.
SHEARWALL (SW) SHEATHING: (NOTE 8)	FLOOR DECK SHEATHING: (NOTE 5)	MIN 1/4" OSB OR PLYWOOD W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 6" O.C. IN THE FIELD.
		MIN 1/4" OSB OR PLYWOOD W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 6" O.C. IN THE FIELD.

NOTES:
1. FOR SHEATHING THICKNESS GRATER THAN 1/2" CATEGORY (32/16 SPAN RATINGS). USE 10d RING SHANK NAILS IN LIEU OF 8d RING SHANK NAILS (0.148" x 3" LONG).
2. COMMON NAILS IN WALL SHEATHING MAY BE SUBSTITUTED W/ 8d GALVANIZED BOX NAILS.
3. ZIP WALL SHEATHING IS AN ACCEPTABLE ALTERNATE FOR A SPAN RATED WOOD STRUCTURAL PANEL.
4. ALL WOOD STRUCTURAL PANEL SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF THE APA.
5. 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.
6. 1/2" 32/16 SPAN RATED OSB OR PLYWOOD WITH BLOCKED PANEL EDGES IS AN APA RECOMMENDATION PER TECHNICAL BULLETIN Q370 (STUCCO). SHOULD BUILD SPECIFICATIONS ALLOW, MIN STRUCTURAL REQUIREMENTS ARE 1/4" 24/16 SPAN RATING INSTALLED HORIZONTALLY OR VERTICALLY PER FLEXIBLE VENEER WALL SPECIFICATIONS.
7. 1/2" PLYWOOD IS A WARRANTY VIATION COMMON TO TILE MANUFACTURER'S MINIMUM RECOMMENDATIONS. SHOULD WARRANTY AND INSTALLATION REQUIREMENTS ALLOW, 1/2" APA RATED OSB OR EQUAL MAY BE USED TO SUPPORT TILE ROOF.
8. WOOD STRUCTURAL PANEL MAKE INSTALLED VERTICALLY OR HORIZONTALLY W/ UNBLOCKED 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 TOE 12" O.C.

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

BEARING CONDITION & STUD TYPE	BRITTLIN FINISH-1/240 WALL HEIGHT				FLEXIBLE FINISH-1/20 WALL HEIGHT			
	8 FT	9 FT	10 FT	11 FT	12 FT	8 FT	9 FT	10 FT
2x4 SPF STUD	16	12	--	--	--	16	12	--
2x4 NO 2 SPF	16	12	--	--	--	16	12	12
(2)x4 NO 2 SPF, 2x6 NO 2 SPI	16	16	16	16	12	16	16	16
2x6 SPF STUD, 2x6 NO 2 SPF	16	16	16	16	12	16	16	16
2x4 SPF STUD	12	--	--	--	--	12	--	--
2x4 NO 2 SPF	16	12	--	--	--	16	12	--
(2)x4 NO 2 SPF, 2x6 NO 2 SPI	16	16	16	16	12	16	16	16
2x6 SPF STUD, 2x6 NO 2 SPF	16	16	16	16	12	16	16	16

NOTES:
1. STUD SPACINGS ABOVE ARE THHMAXIMUM REQUIRED ACCORDING TO STUD HEIGHT AND TYPE, UNLESS NOTED OTHERWISE ON PLAN.
2. IF STUD SPACING IS NOT LISTED STUD SIZE AND GRADE IS NOT APPLICABLE AT THAT WALL HEIGHT.
3. WALL DESIGNED AS UN-BLOCKED NO BLOCKING IS REQUIRED AT HORIZONTAL WOOD STRUCTURAL PANEL EDGES. BLOCKING AT HORIZONTAL PANEL EDGES IS REQUIRED FOR STUCCO VENEER. SEE TABLE 2.

TABLE 4: NAIL SIZE LEGEND

NOTES 1, 2, 3, 4	DIAMETER	LENGTH
8d COMMON	0.131"	2 1/2"
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 3/4"
16d COMMON	0.162"	3 3/4"

NOTES:
1. INSTALL 10d NAILS UNLESS OTHERWISE SPECIFIED.
2. COMMON WIRE NAILS AND THREADED HARDENED STEEL NAILS SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN ASTM F1667. NOMINAL DIAMETER SIZE APPLY TO FASTENERS BEFORE APPLICATION OF PROTECTIVE COATING.
3. WHEN A BORED HOLE IS REQUIRED TO PREVENT SPLITTING OF A WOOD DUE TO FASTENER PENETRATION, THE BORED HOLE SHALL NOT EXCEED 75% OF THAIL OR SPIKE DIAMETER.
4. THE NOMINAL DIAMETER AND LGTH OF TYPICAL FASTENERS SPECIFIED FOR THIS PROJECT ARE AS LISTED IN TABLE 4.

TABLE 6: UPLIFT ANCHORS

SYMBOL	DESCRIPTION	CONCRETE / MASONRY EMBEDMENT	TENSION CAPACITY	MINIMUM EDGE DISTANCE	EPOXY OR ADHESIVE
●	3/8" ATC (ALL THREE CONNECTION)	4" / 8"	2,050 LB.	1 1/2"	SIMPSON ACRYLIC-TIE ADHESIVE
●	1/2" ATC (ALL THREE CONNECTION)	6" / 12"	3,200 LB.	1 1/2"	SIMPSON ACRYLIC-TIE ADHESIVE
B	ONE STORY	2 1/4" x 1" x 3/4" W/ ROPPE - 1/2" STEEL STUD	4" / 4"	1,527 LB.	EPCON G5 HIGH STRENGTH EPOXY
B	TWO STORY	2 1/4" x 1" x 3/4" W/ ROPPE - 1/2" STEEL STUD	4" / 4"	1,527 LB.	EPCON G5 HIGH STRENGTH EPOXY
G	ONE STORY	2 1/4" x 1" x 3/4" W/ ROPPE - 1/2" STEEL STUD	4" / 4"	1,527 LB.	EPCON G5 HIGH STRENGTH EPOXY
G	TWO STORY	2 1/4" x 1" x 3/4" W/ ROPPE - 1/2" STEEL STUD	4" / 4"	1,527 LB.	EPCON G5 HIGH STRENGTH EPOXY
O	ONE STORY	2 1/4" x 1" x 3/4" W/ ROPPE - 1/2" STEEL STUD	6" / 6"	4,455 LB.	EPCON G5 HIGH STRENGTH EPOXY
O	TWO STORY	2 1/4" x 1" x 3/4" W/ ROPPE - 1/2" STEEL STUD	6" / 6"	4,455 LB.	EPCON G5 HIGH STRENGTH EPOXY

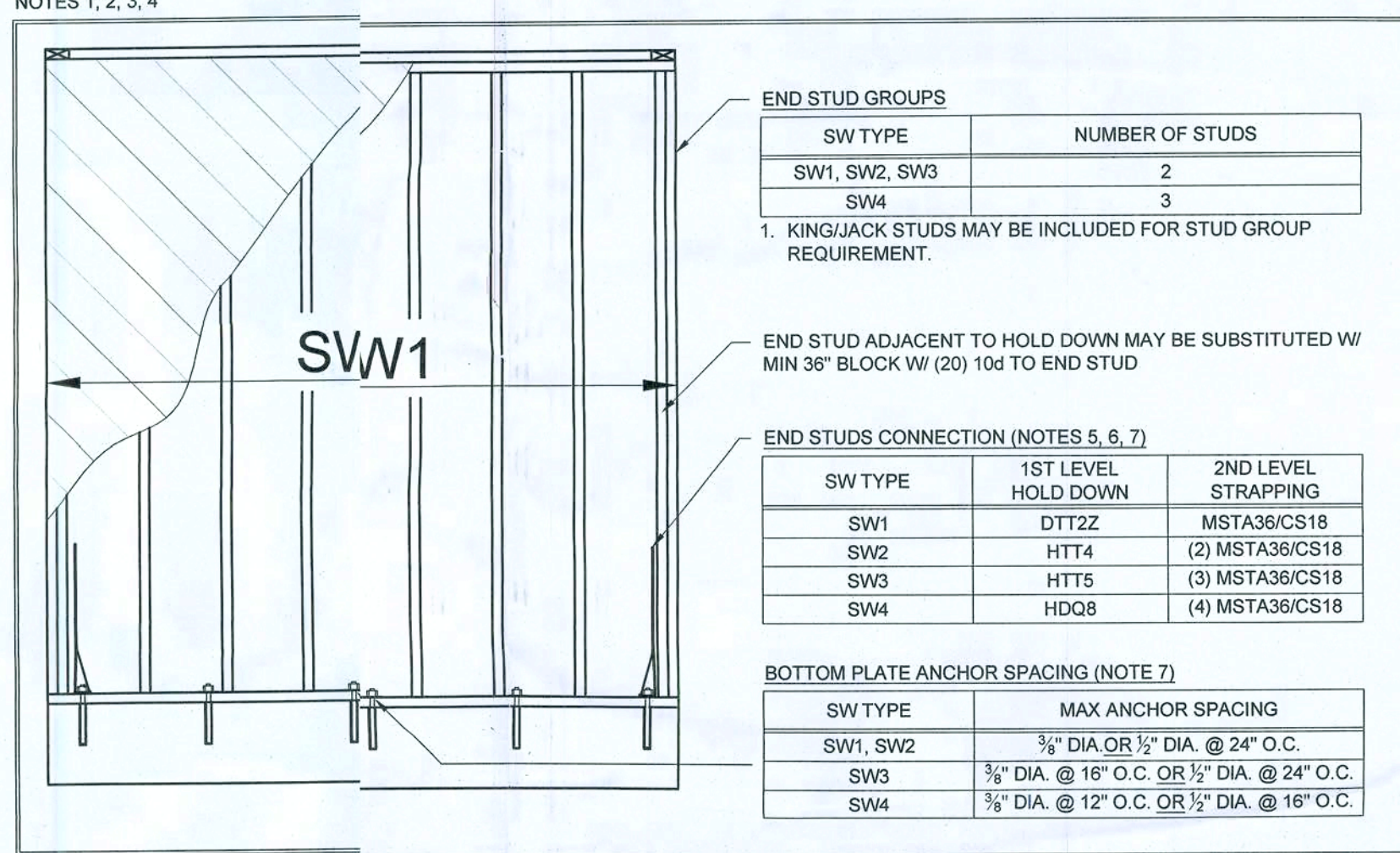
NOTES:
1. ONE ALL THREAD CONNECTION (TC) IS COMPOSED OF 3/8" ALL-THREAD THAT RUNS THE FULL VERTICAL HEIGHT OF THE WALL, PENETRATING BOTH THE TOP AND BOTTOM PLATES, AND GROUDED WITH SIMPSON ACRYLIC-TIE ADHESIVE IN MASONRY OR CONCRETE. THE ALL-THREAD IS SPICED WITH A COUPLER THREADED ONTO THE ALL-THREAD 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 3/8" RODS (3,200 LB FOR 1/2" RODS). THE ALL-THREAD SHALL BE INSTALLED PLUMB WITH THE MAXIMUM DEVIATION FROM VERTICAL OF 1/8" HORIZONTAL PER FOOT VERTIC.
2. WASHER AND NUT REQUIRED AT THE BOTTOM PLATE FOR ATCS LOCATED IN EXTERIOR WALLS ADJACENT TO OPENINGS AND AT WALL ENDS WHICH TERMINATE AT CORNERS.
3. THE HEX NUT ABOVE THE TOP PLATE SHALL BE TIGHTENED TO APPROXIMATELY 30 ft-lbs OF TORQUE. CHANGES IN MOISTURE CONTENT AND THE RELATED SHINKAGE 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.
4. IT IS THE RESPONSIBILITY OF THE BUILDING DEPARTMENT OR BUILDER TO VERIFY THE TIGHTNESS OF THE HEX NUT PRIOR TO INSULATION INSTALLATION.
5. REFER TO FRAMING NOTES THIS SHEET FOR EPOXY INSTALLATION SPECIFICATIONS.
6. 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.
7. ALL QTB IN EXTERIOR WALLS MUST HAVE AN ADDITIONAL WALL STUD WITHIN 3" (THIS IS IN ADDITION TO STANDARD WALL FRAMING STUDS). EXCEPTIONS TO 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	CS18	(9) 10d COMMON EACH END OF STRAP
HTT2Z (NOTES 2,3)	1/4" 8 x 4 1/2" EMBED EPOXY OR SCREW ANCHOR	
HTT4 (NOTES 2,3)	(18) 0.162" x 2 1/2" IN STUD/BEAM/TRUSS, 5/8" 8 x 6" EMBED D ANCHOR IN CONCRETE (NOTE 1)	MTS12
HTT5 (NOTES 2,3)	(26) 0.162" x 2 1/2" IN STUD/BEAM/TRUSS, 5/8" 8 x 6" EMBED D ANCHOR IN CONCRETE (NOTE 1)	MSTA24MS24
HQ8-SDS3	(20) SDS 1/2" x 3" SCREWS IN STUD GROUP 1/2" DIA x 1 1/2" EMBED ANCHOR IN CONCRETE	MSTA36MS36
STHD14	(38) 16d SINKERS INTO STUDS (WET EMBED)	HTS20
LTT20B (NOTE 2)	(10) 1/2" 10d x 1 1/2" IN STUDS 1/2" x 6" EMBED EPOXY OR SCREW ANCHOR	H2.5THA8
ABU44	(12) 16d COMMON x 5/8" x 7" DRILL & EPOXY	H8
ABU66	(12) 16d COMMON x 5/8" x 7" DRILL & EPOXY	TSP
HU48, HUC48, HUC28-2, HUC28-2	(14) 16d COMMON IN HEADER (6) 1/2" 10d COMMON IN BEAM	SPH4 / SPH6
HU410, HUC410, HU210-2, HUC210-2	(18) 16d COMMON IN HEADER (10) 1/2" 10d COMMON IN BEAM	DSP
HGA10KT	(4) SDS 1/2" x 1 1/2" SCREWS IN TRUSS/RAFTER (4) SDS 1/2" x 3" SCREWS IN TOP PLATE	OGT (NOTE 2)
LGTS	(26) 16d SINKER IN WALL FRAMING (12) SDS 1/2" x 2 1/2" IN TRUSS	OGT2 (NOTE 2)

NOTES:
1. EPOXY ANCHOR EMBED IN CMU TO BE 12-INCHES. OPTIONAL SIMPSON 1/2"x12" TITEN HD IS AN ACCEPTABLE ALTERNATIVE ANCHOR IN ALL CASES EXCEPT GARAGE RETURN HOLDDOWNS.
2. REFER TO FRAMING NOTES THIS SHEET FOR ACRYLIC-TIE INSTALLATION SPECIFICATIONS.
3. QUICK-TIE SUBSTITUTION INSTALLED W/ EPCON G5 HIGH STRENGTH EPOXY:
• QTB = DT12Z
• QTO = HTT4 OR HTT5 (PROVIDED (2) STUDS INSTALLED EACH SIDE OF QTO)
4. PRODUCTS SELECTED USING SIMPSON 2011-2012 CATALOG AND QUICK TIE SPRING 2010 CATALOG. PRODUCTS MAY BE SUBSTITUTED WITH EQUAL OR BETTER APPROVED ALTERNATIVES REFER TO SIMPSON CATALOG FOR ADDITIONAL INSTALLATION INSTRUCTIONS.
5. IF CONNECTOR IS NOT LISTED ABOVE, CONTACT EOR FOR SPECIFIC FASTENING REQUIREMENTS.
6. POSITIVE PLACEMENT GUN NAILS, 3 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. 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 SWB ON THE PLAN.
2. ALL SW SHEATHING TO BE FASTENED TO FRAMING PER TABLE 2. WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS.
3. SHEARWALLS INDICATED ON PLAN WITH WINDOW AND DOOR OPENINGS WITH THE SHEARWALL REQUIRE STUD GROUP AND HOLD DOWNS ONLY AT EXTREME END OF DESIGNATED WALL OR PORTION THEREOF AS NOTED ON STRUCTURAL PLAN.
4. SWB - SEE SWB-SPECIAL SHEAR WALL DETAIL LOCATED ON THE DETAIL SHEET.
5. 2ND LEVEL SWS - END STUDS OF SHEAR WALL TO BE ANCHORED PER ONE OF THE FOLLOWING:
• HOLD DOWN WITH FULL-H HEIGHT 1/2" 8d 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.
6. DESIGNATED SWS WITH A COMMON CORNER REQUIRE (1) HOLDDOWN, WHICH IS TO BE LARGEST OF THE TWO HOLDDOWNS SPECIFIED, UNO.
7. 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

1. CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS = 2,500 PSI AT 28 DAYS (UNO).
2. CONCRETE COMPRESSIVE STRENGTH FOR SLAB = 2,500 PSI AT 28 DAYS (UNO).
3. ALL REINFORCING STEEL #5 AND BIGGER SHALL BE ASTM A615 GRADE 60 DEFORMED BARS (UNO).
4. ALL REINFORCING STEEL SHALL HAVE 90 DEGREE BEND AT CORNERS WITH A 24" LAP.
5. FIBERMESH IS AN ACCEPTABLE ALTERNATIVE AND SHALL NOT REQUIRE WWF.
6. MASONRY STEMWALL ALTERATION: MONOLITHIC FOOTING ARE INTERCHANGEABLE.
7. EARTH AND EARTH FILL SUPPORTING SLABS ON GROUND HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf IN ACCORDANCE WITH FRC 2010 TABLE R401.4.1, AND S SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 98% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
8. CONCRETE FLOOR SLABS ON GROUND SHALL BE INSTALLED OVER A MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAUGHED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH APPROVED CHEMICAL SOIL TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES.
9. STEMWALLS OVER 4 COURSES SHALL REQUIRE SPECIAL ATTENTION TO BRACING DURING CONSTRUCTION. CONTACT ENGINEER OF RECORD IF THIS CONDITION EXISTS.
10. TO CONTROL CRACKING, CUT 1" 1" SAWCUTS IN THE SLAB IN A 15x15" GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTACT EOR FOR ALTERNATIVE METHODS.
11. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. DO NOT DETERMINE FOOTING LOCATION FROM ARCHITECTURAL PLANS OR FRAMING PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINE FROM USE OF FOUNDATION PLAN ALONE, CONTACT THE ENGINEER OF RECORD.

PRE-ENGINEERED TRUSSES & JOISTS

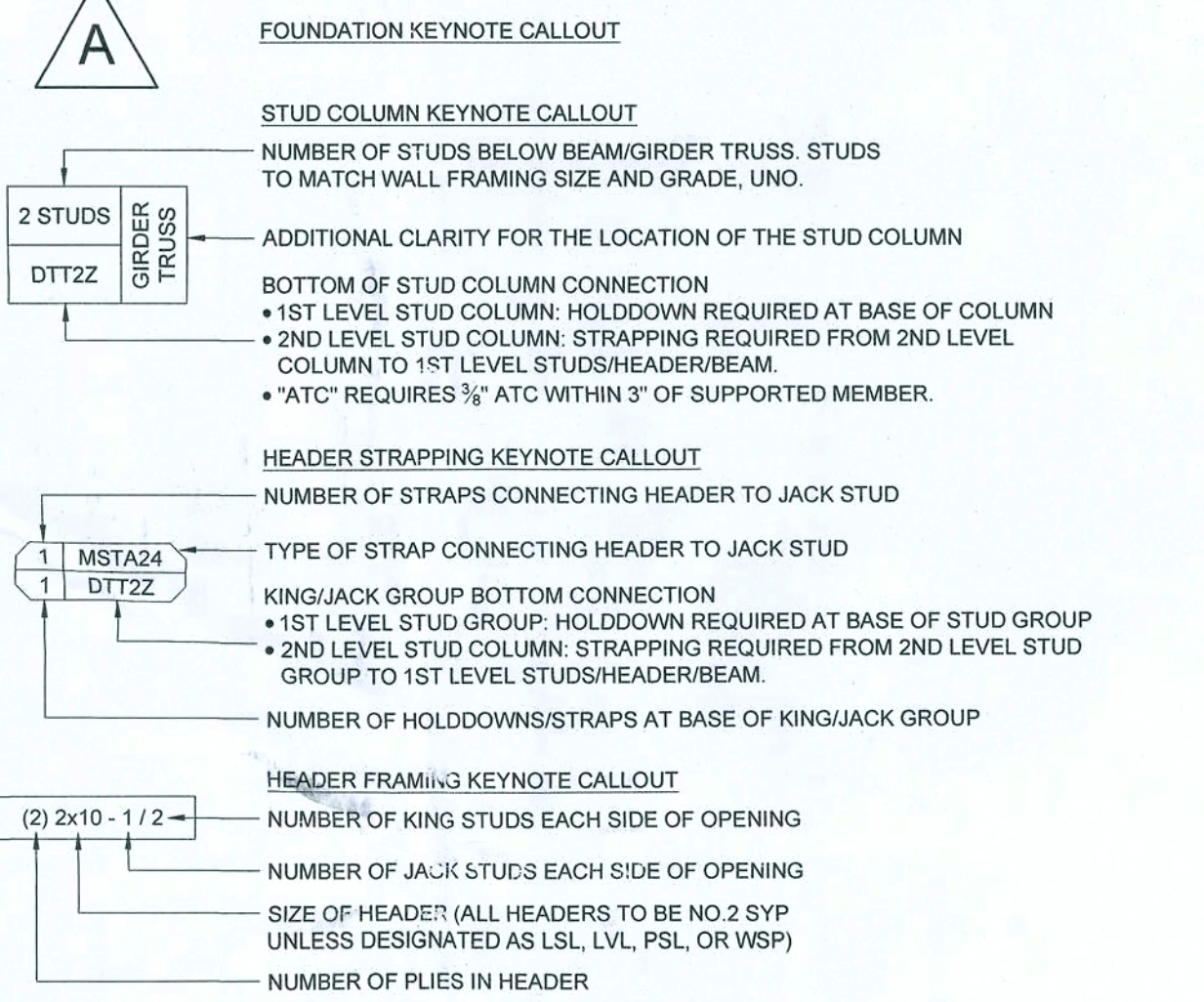
1. ROOF OR FLOOR TRUSSES FABRICATED TO ACHIEVE THE ROOF PLANES DEPICTED ON THE ARCHITECTURAL PLANS SHALL BE DESIGNED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. ENGINEERING SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH ANSI/PTP-2002 AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL 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.
2. TRUSSES OR JOISTS SHALL BE DESIGNED TO MATCH THE ORIENTATION, SPAN DIRECTION, SPACING, BEARING LOCATION AND NAMING CONVENTION OF THE LAYOUT S SHOWN HERE.
3. 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.
4. 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.
5. CONNECT ALL TRUSSES TO TOP PLATE AS SPECIFIED ON THE TYPICAL WALL SECTION SHEET.
6. 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
EOR
EW
OSB
WSP
SYP
SPF
CONT
O.C.
LSL
LVL
PSB
QTB
QTG
QTO
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



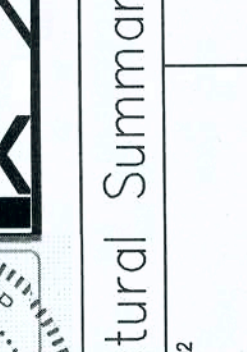
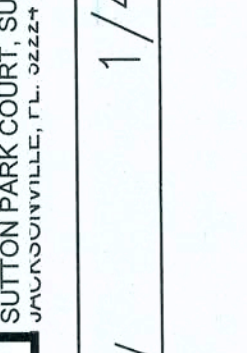
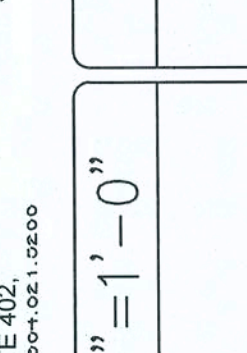
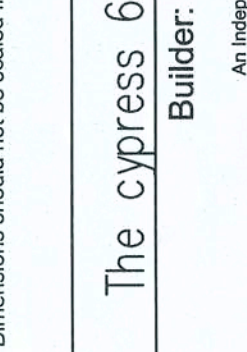
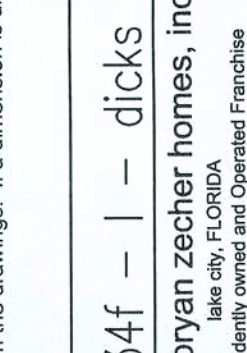
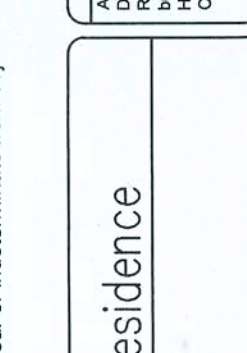
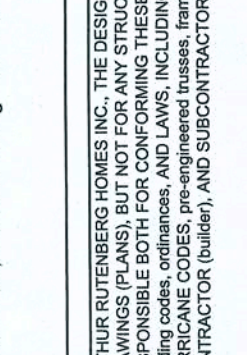
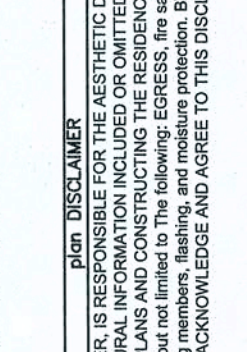
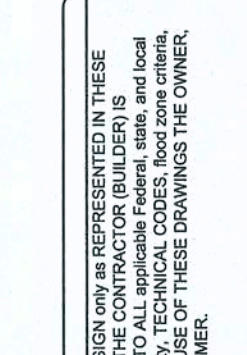
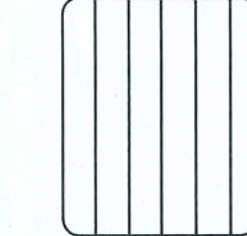
FRAMING NOTES

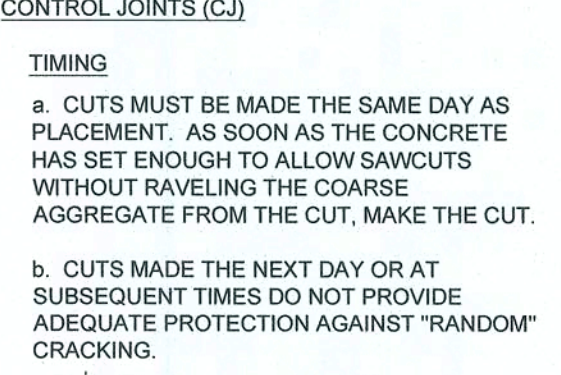
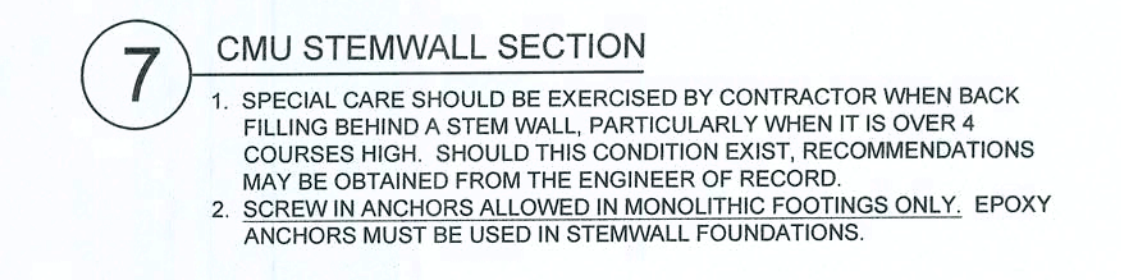
1. SIMPSON ACRYLIC-TIE ADHESIVE SHALL BE USED IN ALL DRILLED AND EPOXIED CONNECTIONS TO CONCRETE. EPCON G5 HIGH STRENGTH EPOXY OR EQUIVALENT SHALL BE USED FOR ALL QUICKTIE TO SLAB CONNECTIONS. ANCHOR BOLT, THREADED ROD, OR DOWELED REINFORCING STEEL MAY BE EMBEDDED TO THE SPECIFIED DEPTH, IN A HOLE 1/4" 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.
2. 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.
3. ALL METAL CONNECTORS SPECIFIED ON PLAN ARE IN ADDITION TO FRAMING FASTENER REQUIREMENTS LISTED IN FLORIDA BUILDING CODE TABLE 2304.91.
4. BEAMS IDENTIFIED BY NUMBER ON PLAN ARE TO BE PROVIDED BY TRUSS MANUFACTURER.
5. 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.
6. FASTEN ALL STUDS TO BOTTOM AND TOP PLATES WITH (4) 8d TOE NAILS OR (2) 16d COMMON END NAILS.
7. FASTEN ALL TRUSSES AND RAFTERS TO TOP PLATES WITH (3) 8d TOE NAILS.
8. 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

1. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED.
2. 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
3. WALL SHEATHING ABOVE OPENING MUST BE CONTINUOUS (OR PROPERLY SPLICED PER TYPICAL WALL SECTION SHEET) FROM TOP OF PLATE TO HEADER BELOW OR TOP PLATE ABOVE OPENING
4. FASTEN ALL MULTI-PLY HEADERS TOGETHER WITH (2) ROWS 10d @ 8" O.C. ALONG EACH EDGE.
5. FASTEN ALL HEADERS TO KING STUDS WITH (3) 8d TOE NAILS PER SIDE.
6. IF HEADER NOT SPECIFIED, CONTACT ENGINEER OF RECORD.

OPENINGS > 6' (2x4 WALLS)
OPENINGS > 8' (2x6 WALLS)
OPENINGS IN 2x4 STUD WALLS GREATER THAN 6' REQUIRE A (2)x4 NO 2 SPF PLANK ORIENTED PLATE DIRECTLY ABOVE AND BELOW THE OPENING W/ (6) 12d COMMON TOE-NAILS AT EACH END.
OPENINGS IN 2x6 STUD WALLS GREATER THAN 8' REQUIRE A (2)x6 NO 2 SPF PLANK ORIENTED PLATE DIRECTLY ABOVE AND BELOW THE OPENING W/ (8) 12d COMMON TOE-NAILS AT EACH END.



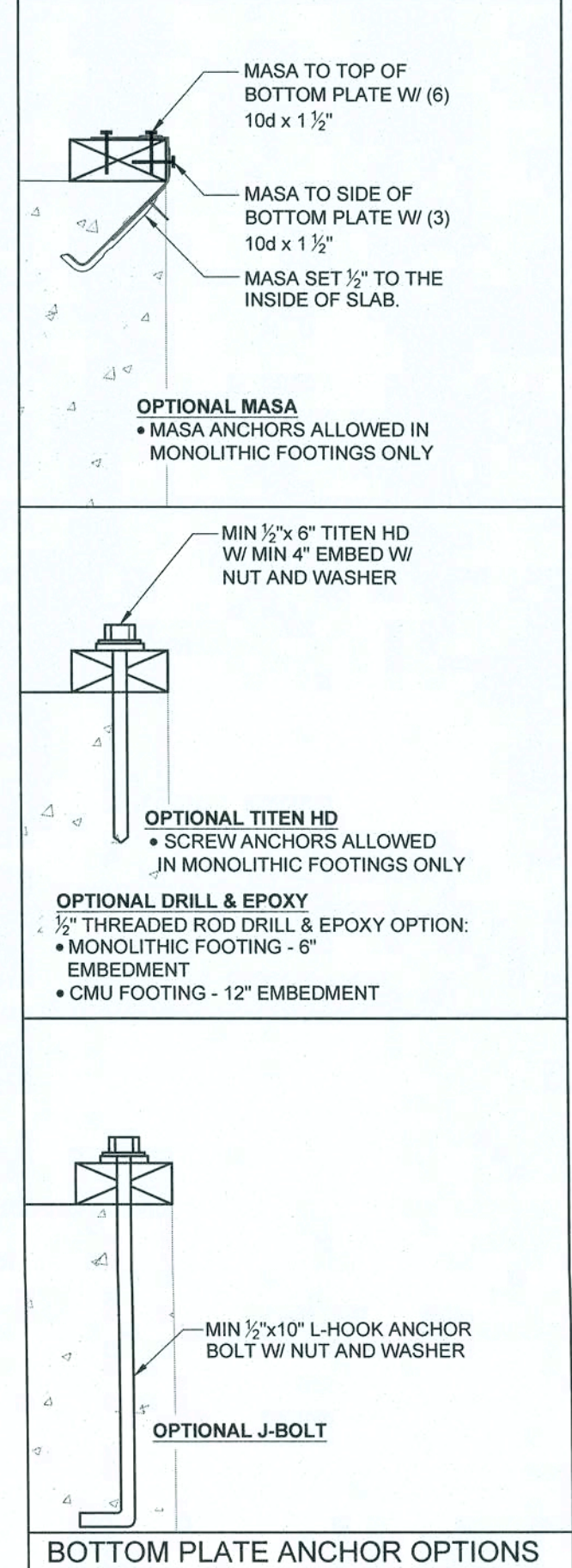
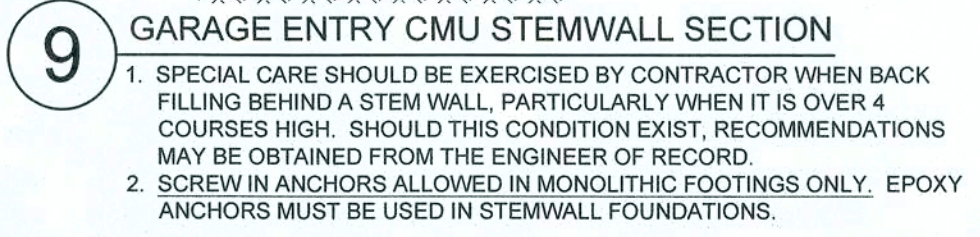


GENERAL FOUNDATION NOTES

1. EARTH AND EARTH FILLS SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf IN ACCORDANCE WITH FRC 2011 TABLE R401.4.1, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT TO 95% OF THE PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNERS OR CONTRACTORS RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
2. IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL CONSTRUCTION WORK MAY BE REQUIRED.
3. SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
4. ALL STEERING AND TRACKING DEVICES AND OTHER DEVICES ARE INTERCHANGEABLE. SEE DETAIL SHEETS FOR ALTERNATE STEERING DEVICES.

A	8"x8" DEEP THICKENED EDGE W/1#4 CONT
B	12" DEEP FTG W/#4 @ 12" EW UNDER BOX COLUMN
C	16"SqX21" DEEP FTG W/ (3)#4 EW
D	24"SqX20" DEEP FTG W/ (3)#4 EW
E	30"SqX20" DEEP FTG W/ (4)#4 EW
F	36"SqX20" DEEP FTG W/ (4)#4 EW
G	48"SqX24" DEEP FTG W/ (5)#4 EW, T&B

NOTE:
BRICK VENEER SIDING
HORIZONTAL TIES @ 24" O.C.
VERTICAL TIES @ 16" O.C.
WEEP TUBES OR WICKS @ 16" O.C.
OR OPEN HEAD JOINTS @ 24" O.C.



1. The engineering data and details contained herein are the property of Apex Technology and are not to be reproduced in any manner, except as approved in writing by Apex Technology.
2. The drawings are not to be 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 is expressly forbidden.
3. Dimensions should not be scaled from the drawings. If a dimension is unclear or indeterminate from adjacent dimensions, contact the engineer of record for clarification.

The cypress 634f — | — dicks residence

Builder: bryan zecher homes, inc.
lake city, FLORIDA

An independent company and Operating Executive

ST-2	Foundation Plan	1/4"=1'-0"
	Plan 634F-25-02	
	JOH# 85-0000-b	



ST-2

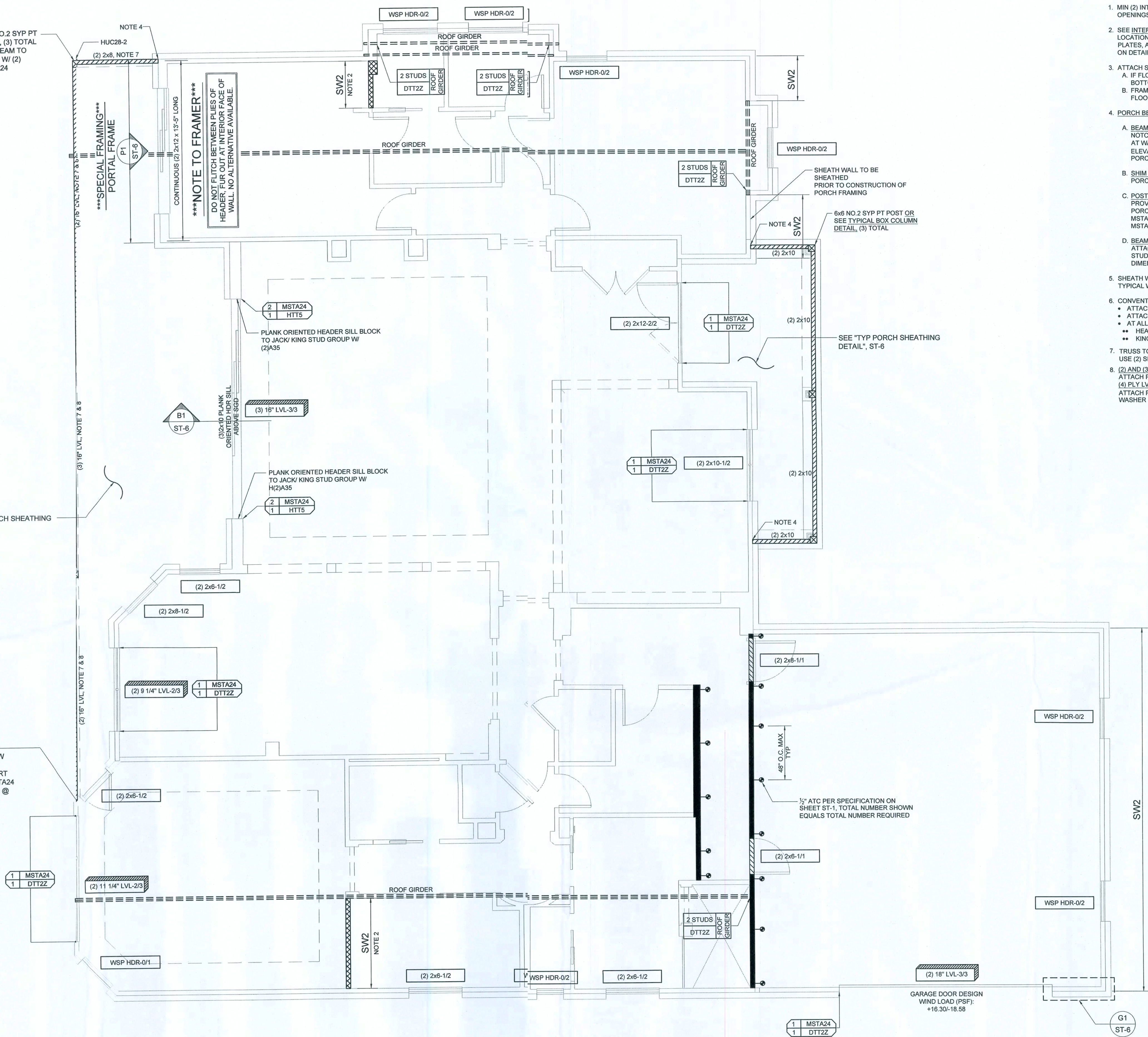
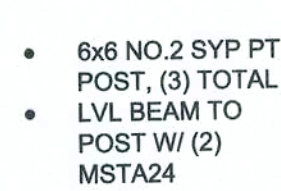
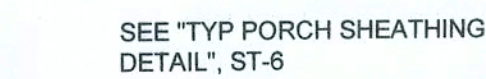
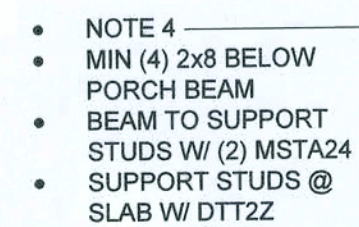
LINTEL DIMENSION	MINIMUM BEARING	MAXIMUM TOTAL SPAN
3" Vx3 1/2" Hx1/4" T	4 INCHES	6 FEET
4" V x 3 1/2" H x 1/4" T	6 INCHES	8 FEET
5" V x 3 1/2" H x 1/4" T	6 INCHES	10 FEET
6" V x 3 1/2" H x 1/4" T	6 INCHES	12 FEET
7" V x 4" H x 1/2" T	6 INCHES	16 FEET

GENERAL NOTES:

1. STEEL LINTELS TO BE MIN 36 KSI.
2. LINTEL MUST HAVE CORROSION RESISTENT COATING OF EPOXY BASED PAINT
3. ALL LINTELS GREATER THAN 8 FEET SHOULD BE LATEROALLY SUPPORTED AT A NO GREATER THAN 6 FEET ON CENTER W/ (1) 1/4" x 3" WOOD SCREW INTO HEADER. PROVIDE A 1/2" VERTICALLY SLOTTED HOLD FOR SCREW.

HARDWARE SCHEDULE

ITEM	QUANTITY
ANCHOR	≈144
NO.5 OR NO. 5 BAR	≈970'
HT75 W/ 5/8"x6" ANCHOR	26
HGA10	12
ABU66 W/ 5/8"x7" ANCHOR	6
ABU44 W/ 5/8"x7" ANCHOR	3
MSTA24	≈25
MSTA12	29
H2.5T	≈50
HTS20	15
SDWC15600	≈800
SDWC15450	≈300
DTT2Z	9
CS18	≈36



FRAMING KEYNOTES (CUP)

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

2. INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS.
3. SEE INTERIOR SHEARWALL. DETAIL, ON DETAIL SHEET. IN LOCATIONS WHERE INTERIOR SHEARWALLS HAVE VAULTED TOP PLATES, ALSO SEE INTERIOR SHEARWALL AT VAULTED TOP PLATE ON DETAIL SHEET.
4. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
 - A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
 - B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
5. PORCH BEAM FRAMING NOTES
 - A. BEAM POCKET PORCH BEAMS AT TOP PLT LEVEL.
NOTCH TOP OF PORCH BEAM 3" FOR BEAM PKT CONNECTION AT WALL. TOP OF BEAM ELEVATION EQUALS TOP OF TOP PLT ELEVATION. 3 1/2" MINIMUM BEAM REQUIRED IN WALL.
PORCH BEAM TO STUDS W/ H2520 OR M2424.
 - B. SHIM BELOW PORCH BEAMS JUST ABOVE TOP PLT LEVEL.
PORCH BEAM TO TOP PLT W/ M2512 OR M2424.
 - C. POST DOWN PORCH BEAMS ABOVE TOP PLT LEVEL.
PROVIDE DOUBLE STUD DOWN POST SUPPORT AT WALL FOR PORCH BEAM. BEAM TO POST DOWN STUDS W/ H2520 OR M2424.
POST DOWN STUDS TO STUDS BELOW W/ H2520 OR M2424.
 - D. BEAM ATTACHED TO EXISTING FRAMING
ATTACH PORCH BEAM TO EXISTING STUDS OR KING/JACK STUDS W/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
6. SHEATH WALL CONTINUOUS TO SECOND FLOOR TOP PLATE PER TYPICAL WALL SECTION SHEET.
7. CONVENTIONAL METAL UPLIFT CONNECTION
 - ATTACH DOUBLE TOP PLATE TO EVERY STUD W/ TSP.
 - ATTACH EVERY STUD TO BOTTOM PLATE W/ TSP.
 - AT ALL HEADERS:
 - HEADER TO JACK W/ M2424 EACH END.
 - KING/JACK STUD GROUP TO SLAB W/ TITZZ.
8. TRUSS TO PORCH BEAM CONNECTION:
 - USE (2) SIMPSON H2.5d OR SDWC1560
9. (2) AND (3) PLY BEAMS
 - A. ATTACH (2) PLY BEAMS TO STUDS TO EVERY STUD AT PLATED W/ (4) PLY LVL BEAMS.
 - B. ATTACH (3) PLY BEAMS TO ROWS 12x COMMON @ 12" O.C. STAGGERED
 - C. ATTACH (3) PLY BEAMS TO ROWS 13" DIAMETER THROUGH BOLTS W/ NUT AND WASHER @ 24" O.C. STAGGERED.

1. The engineering data and details contained herein are the property of Apex Technology and are not to be reproduced in any manner, except as approved in writing by Apex Technology.
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 is expressly forbidden.
3. Dimensions should not be scaled from the drawings. If a dimension is unclear or indeterminate from adjacent dimensions, contact the engineer of record for clarification.

APEX TECHNOLOGY IS A FICTITIOUS NAME
 OWNED BY JAX APEX TECHNOLOGY INC.,
 A FLORIDA CORPORATION FLORIDA
 ENGINEER BUSINESS NO. 7547-4745
 SUTTON PARK COURT, SUITE 402,
 JACKSONVILLE FL 32224 - 904.821.5200



APEX JOB NO: BZH040

COMBINED USE PANEL (CUP) ENGINEERING

The cypr33 634f | dick's residence
Builder: bryan zecher homes, inc.

1st Level Structural Plan	1/4"-1'-0"
---------------------------	------------

Plan 634F-2S-02

T-3

lake city, FLORIDA
An Independently owned and Operated Franchise

JOB 88-1405-a

-3

[illegible]

The cypress 634f | dick's residence

1st Level Structural Plan	1/1"-1'-0"
Plan 634F-2S-02	
JOB 88-1405-a	

ST-3

1. PRE-MANUFACTURED SHEAR PANEL

1. **PRE-MAUFACTURED SHEAR PANEL**
 - INSTALL AS SHOWN ON LAYOUT ABOVE SW SPECIFIED ON FRAMING PLAN
 - SHEAR PANEL TO SW DBL TOP PLT W/ 10d @ 3" O.C.
 - FLOOR DECK TO SHEAR PANEL W/ 10d @ 3" O.C.
2. **TYPICAL BEARING BLOCK**
 - BEARING BLOCK TO BE NO 2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
 - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

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-1/31 FOR FASTENER PROTECTION AGAINST CORROSION
 - IN ACCORDANCE W/ 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.

ROOF FRAMING LEDGER:	
2x6.....	(4) 12d COMMON
2x8.....	(6) 12d COMMON
2x10.....	(8) 12d COMMON
2x12.....	(10) 12d COMMON

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

FLOOR FRAMING LEDGER (W/ SCREWS):

PT 2x6.....	(3) $\frac{1}{4}$ " x 4- $\frac{1}{2}$ " LONG #14 WOOD SCREWS
PT 2x8.....	(5) $\frac{1}{4}$ " x 4- $\frac{1}{2}$ " LONG #14 WOOD SCREWS
PT 2x10.....	(7) $\frac{1}{4}$ " x 4- $\frac{1}{2}$ " LONG #14 WOOD SCREWS
PT 2x12.....	(9) $\frac{1}{4}$ " x 4- $\frac{1}{2}$ " LONG #14 WOOD SCREWS

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

RAFTER SPAN SCHEDULE				
O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-5"	19'-11"	23'-9"	26'-0"
16"	13'-4"	17'-3"	20'-7"	22'-0"
24"	10'-11"	14'-1"	16'-10"	19'-9"
20 L.L./15 D.L. #2 SYP				

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 L.L.# D.L. #2 SYP				

5. DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER IN ACCORDANCE WITH FRC R302.12.
6. CONVENTIONAL FRAMING NOTES
 - SEE "OVERFRAMING NOTES" ON ROOF FRAMING PLAN FOR SPAN CHAIRS AND ADDITIONAL NOTES. SPAN CHAIRS USED FOR MEMBER SIZING UNLESS SIZE IS NOTED ON PLAN
 - ALL MEMBERS TO BE NO.2 SYP UNLESS NOTED OTHERWISE
 - ALL UNSPECIFIED RIDGES ARE CONSIDERED NO.2 SYP
 - NO STRUCTURAL RIDGE BOARDS AND DO NOT REQUIRE SUPPORTING STUDS OR UPLIFT CONNECTORS.
 - ALL RIDGE BOARDS TO BE ONE SIZE LARGER THAN SUPPORTED RAFTERS.
 - FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RATER TO RAFTER WHERE APPLICABLE W/ MIN (6) 10d
 - REQUIRED MEMBER CONNECTIONS ARE AS FOLLOWS:

RAFTERS
2x6 RAFTERS: (1) H2.5T TO TOP PLATE, (6) 12d COMMON TOENAILS TO RIDGE/VALLEY.
2x8 RAFTERS: (1) H2.5T TO TOP PLATE, (8) 12d COMMON TOENAILS TO RIDGE/VALLEY.
2x10 RAFTERS: (1) H2.5T TO TOP PLATE, (10) 12d COMMON TOENAILS TO RIDGE/VALLEY.

CEILING JOISTS
2x JOIST: (3) 10d COMMON TOENAILS TO TOP
PLT/RAFTERS.
TJI CLG. JOIST: (3) 10d COMMON TOENAILS TO TOP
PLATE/RAFTERS.

1. The engineering data and details contained herein are the property of Apex Technology and are not to be reproduced in any manner, except as approved in writing by Apex Technology.

2. The information represented in this package is intended for the residence or structure indicated in the title block above. Application of these details to any other structure is expressly forbidden.

3. Dimensions should not be scaled from the drawings. If a dimension is unclear or indeterminate from adjacent dimensions, contact the engineer of record for clarification.

The cypress 634f - 1 - dicks residence
Builder: bryan zecher homes, inc.

Builder: bryan zecher homes, inc.

lake city, FLORIDA
An Independently owned and Operated Franchise

Arthur Rutenbergsm
Homes

plan DISCORDER

ARTHUR BUTENBERG JONES INC., THE DESIGNER, IS RESPONSIBLE FOR THE AESTHETIC DESIGN ONLY AS REPRESENTED IN THESE DRAWINGS. IT HAS NOT PERFORMED OR CONDUCTED AN INVESTIGATION INTO THE LAW OF APPLICABLE LAWS (DULLENT) AND IS NOT RESPONSIBLE BOTH FOR CONFORMING THESE PLANS AND CONSTRUCTING THE SAME TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES, ORDINANCES, AND LAWS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: EGRESS, LIFE SAFETY, TECHNICAL CODES, FLOOD ZONE CRITERIA, HURRICANE CODES, PRE-ENGINEERED TRUSSING, TRAINING MEMBERS, FLASHING, AND MOISTURE PROTECTION. BY USE OF THESE DRAWINGS THE OWNER, ARCHITECT, ENGINEER, CONTRACTOR, SUBCONTRACTOR, AND SUPPLIER AGREE TO HOLD ARTHUR BUTENBERG JONES INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY ARTHUR BUTENBERG JONES INC. DUE TO THE NEGLIGENCE OF ANY OTHER PARTY.

The cypress 634f - 1 - dicks residence
Builder: bryan zecher homes, inc.

Roof Framing Plan 1/4"-1'-0"

Plan 634F-2S-02

ST-3A

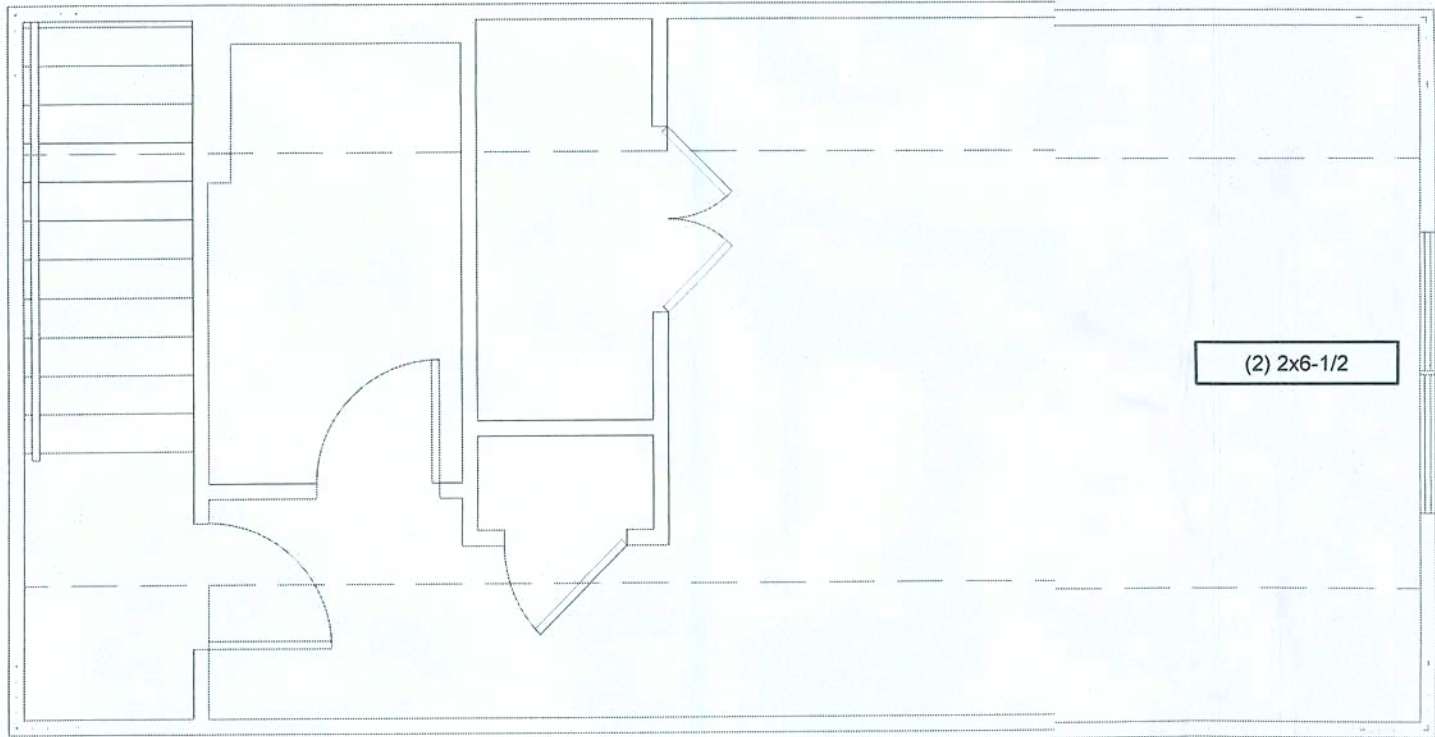
APEX TECHNOLOGY IS A FICTITIOUS NAME OWNED BY JAX APEX TECHNOLOGY INC., A FLORIDA CORPORATION, 10000 W. SUITON PARK COURT, SUITE 402, JACKSONVILLE, FL 32224 - 904.821.8200





APEX JOB NO: BZH040

COMBINED USE PANEL (CUP) ENGINEERING



FRAMING KEYNOTES (CUP)

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

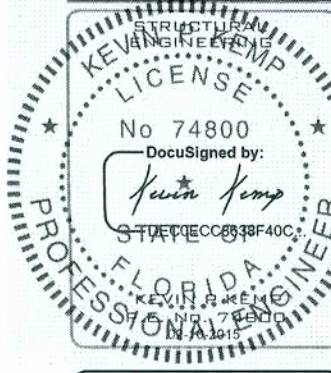
- MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS.
- SEE INTERIOR SHEARWALL DETAIL ON DETAIL SHEET. IN LOCATIONS WHERE INTERIOR SHEARWALLS HAVE VAULTED TOP PLATES, ALSO SEE INTERIOR SHEARWALL AT VAULTED TOP PLATE ON DETAIL SHEET.
- ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
- PORCH BEAM FRAMING NOTES
A. BEAM POCKET PORCH BEAMS AT TOP PLT ELEV.
NOTCH TOP OF PORCH BEAM 3" FOR BEAM PKT CONNECTION AT WALL. TOP OF BEAM ELEVATION EQUALS TOP OF TOP PLT ELEVATION. 3 1/2" MINIMUM BEARING REQUIRED IN WALL. PORCH BEAM TO STUDS W/ HTS20 OR MST24.
B. SHIM BELOW PORCH BEAMS JUST ABOVE TOP PLT ELEV.
PORCH BEAM TO TOP PLT W/ MTS12 OR MST24.
C. POST DOWN PORCH BEAMS ABOVE TOP PLT ELEV.
PROVIDE DOUBLE STUD POST DOWN SUPPORT AT WALL FOR PORCH BEAM. BEAM TO POST DOWN STUDS W/ HTS20 OR MST24. POST DOWN STUDS TO STUDS BELOW W/ HTS20 OR MST24.
D. BEAM ATTACHED TO EXISTING FRAMING
ATTACH PORCH BEAM TO EXISTING STUDS OR KING/JACK STUDS w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
- SHEATH WALL CONTINUOUS TO SECOND FLOOR TOP PLATE PER TYPICAL WALL SECTION SHEET.
- CONVENTIONAL METAL UPLIFT CONNECTION
• ATTACH DOUBLE TOP PLATE TO EVERY STUD w/ TSP.
• ATTACH EVERY STUD TO BOTTOM PLATE w/ TSP.
• AT ALL HEADERS:
•• HEADER TO JACK w/ MST24 EACH END.
•• KING/JACK STUD GROUP TO SLAB w/ DTT2Z.
- TRUSS TO PORCH BEAM CONNECTION:
USE (2) SIMPSON H2.5A OR SDWC1500
- (2) AND (3) PLY BEAMS:
ATTACH PLYS W/ (3) ROWS 12d COMMON @ 12" O.C. STAGGERED
(4) PLY LVL BEAMS:
ATTACH PLYS W/ (2) ROWS 1/2" DIAMETER THROUGH BOLTS W/ NUT AND WASHER @ 24" O.C., STAGGERED.

BRICK LINTEL SCHEDULE AND
INSTALLATION SPECIFICATIONS

LINTEL DIMENSION	MINIMUM BEARING	MAXIMUM TOTAL SPAN
3" Vx3 1/2" Hx4" T	4 INCHES	6 FEET
4" V x 3 1/2" H x 1/2" T	6 INCHES	8 FEET
5" V x 3 1/2" H x 1/4" T	6 INCHES	10 FEET
6" V x 3 1/2" H x 1/2" T	6 INCHES	12 FEET
7" V x 4" H x 1/2" T	6 INCHES	16 FEET

- GENERAL NOTES:
- STEEL LINTELS TO BE MIN 36 KSI.
 - LINTEL MUST HAVE CORROSION RESISTENT COATING OF EPOXY BASED PAINT.
 - ALL LINTELS GREATER THAN 8 FEET SHOULD BE Laterally supported at a no greater than 6 feet on center w/ (1) 1/2" x 3" wood screw into header. PROVIDE A 1/2" VERTICALLY SLOTTED HOLD FOR SCREW.

APEX TECHNOLOGY IS A FICTITIOUS NAME
AND DOES NOT EXIST. THE INFORMATION
CONTAINED HEREIN IS FOR ILLUSTRATIVE
PURPOSES ONLY. THE INFORMATION
CONTAINED HEREIN IS NOT TO BE USED
FOR ANY OTHER PURPOSE.



APEX JOB NO. B2H0405

2nd Level Structural Plan 1/4" = 1'-0"

Printed: 8/1/02
Job: 88-1405-a

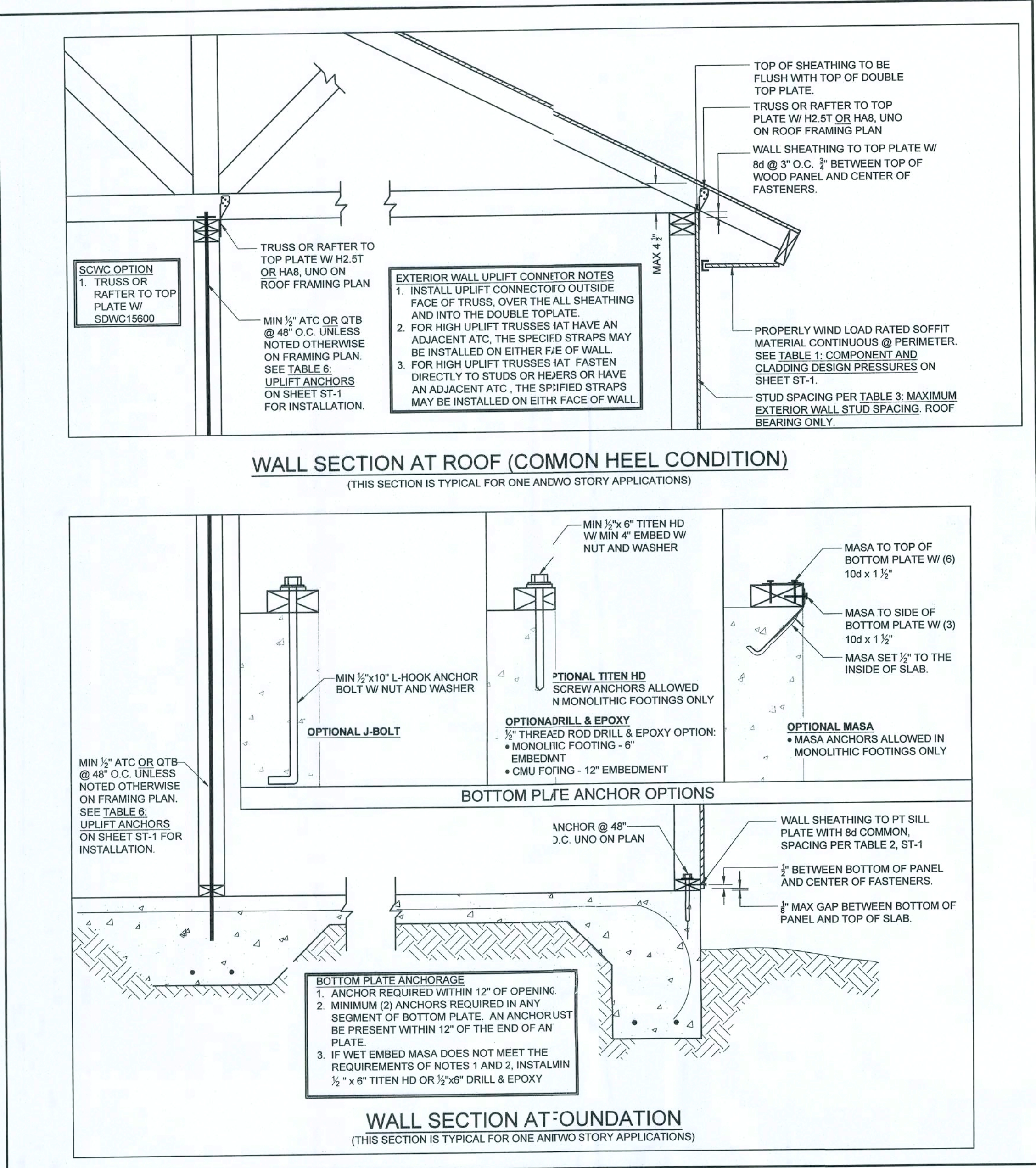
S-4

The cypress 634f — l — dicks residence
Builder: bryan zecher homes, inc.
Jalisco, FLORIDA

An Independently Owned and Operated Franchise

THIS DOCUMENT IS THE PROPERTY OF APEX TECHNOLOGY, INC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF APEX TECHNOLOGY, INC. THE INFORMATION CONTAINED HEREIN IS FOR ILLUSTRATIVE PURPOSES ONLY. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

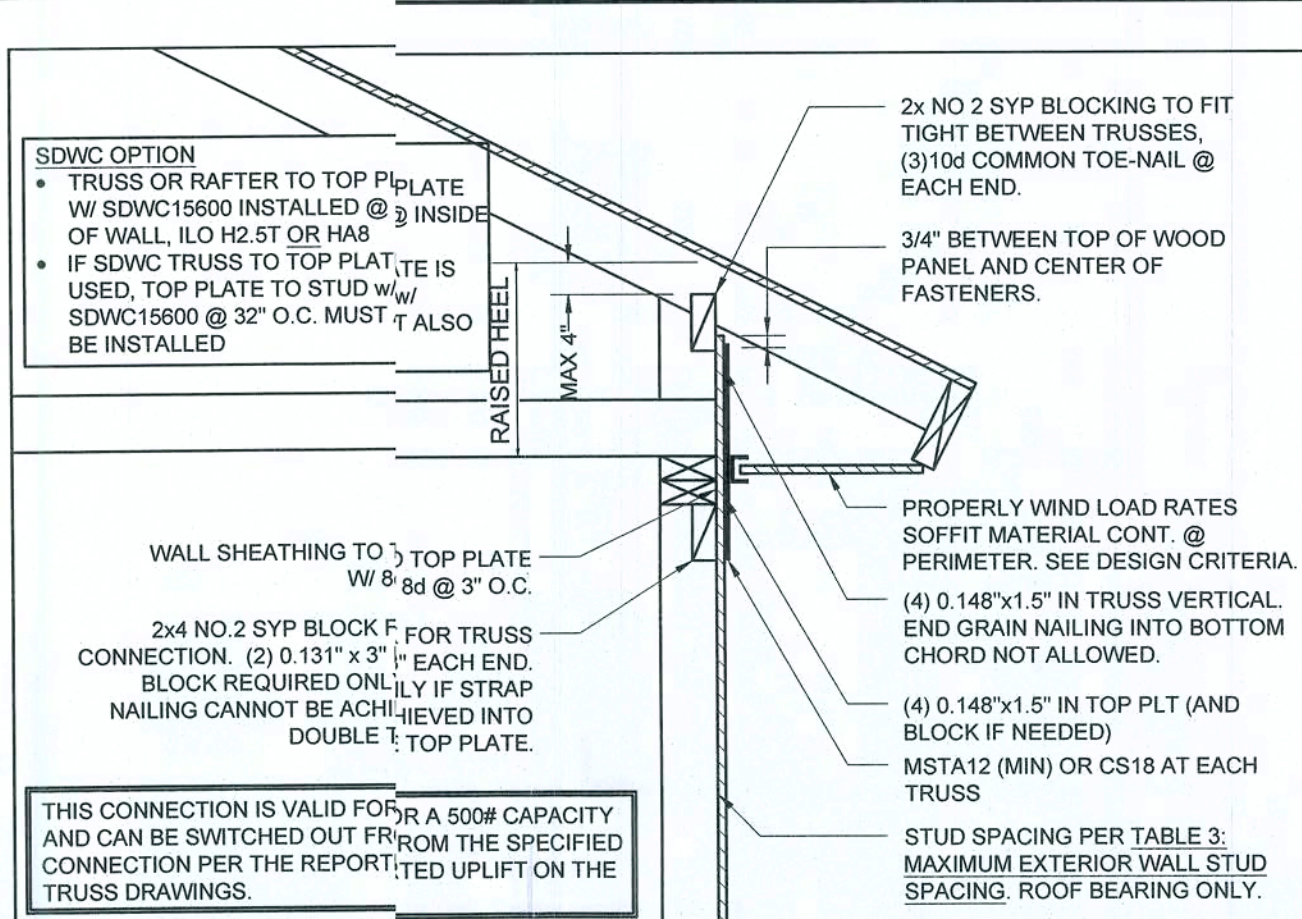




TYPICAL WALL SECTIONS

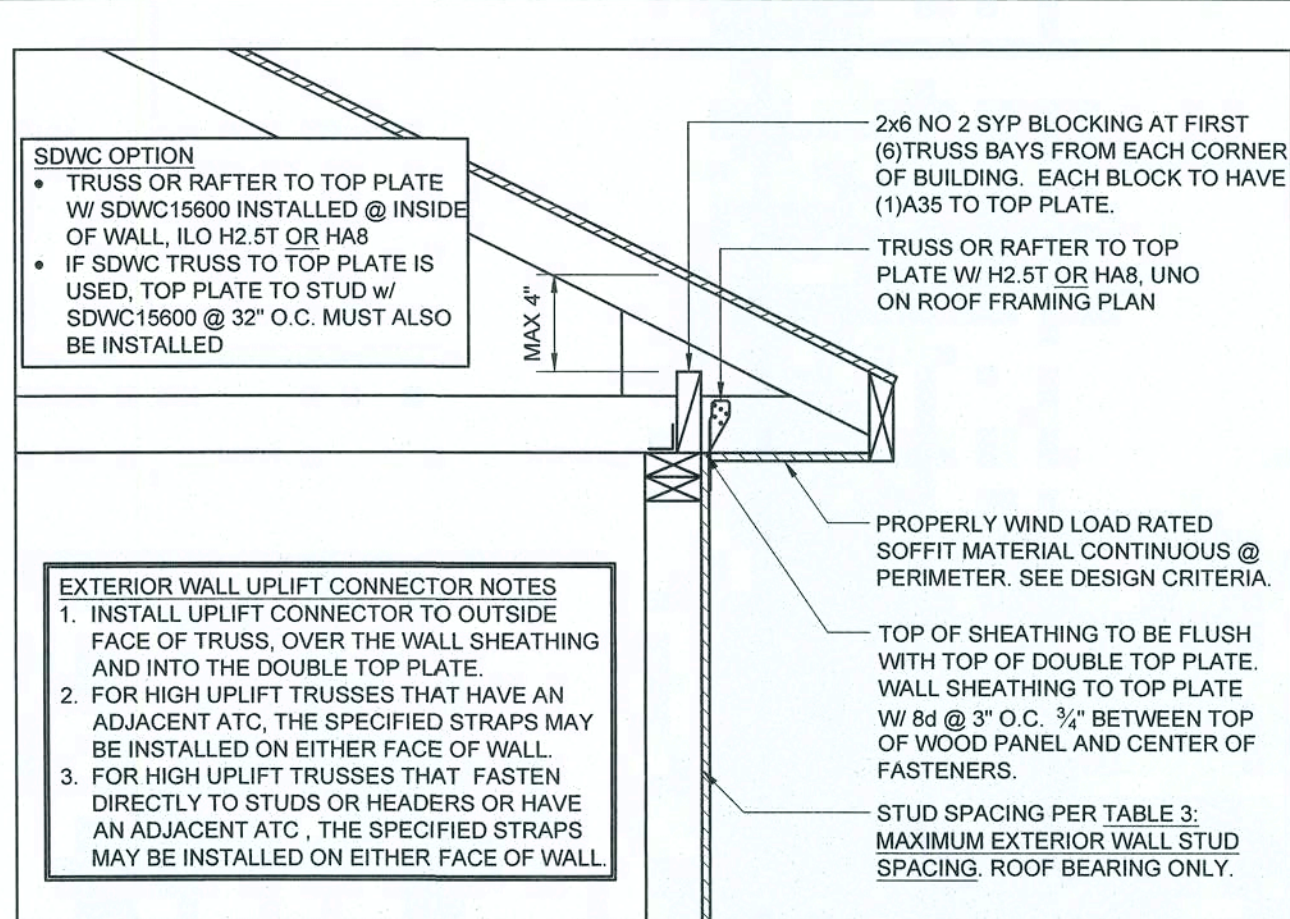
GENERAL NOTES APPLICABLE TO ALL:

- ALL TOP PLATES ARE TO BE BUILT WITH (2) 2x NO 2 SYP FASTENED TO W/ (2) ROWS 10d @ 8" O.C. STAGGERED (UNO). MINIMUM 48" LAP W/ MINIMUM (20) 10d IN LAP. ADJUST TYPICAL NAIL SPACING AS NEEDED.
- ALL BOTTOM PLATES ARE TO BE 2x NO 2 SYP PT.
- ALL INTERIOR LOAD BEARING WALL STUDS ARE TO BE MINIMUM 2x 4 NO 2 SPF AT 16" O.C. UNLESS NOTED OTHERWISE ON FRAMING PLAN.
- FOR EXTERIOR WALL STUD SIZE AND SPACING, REFER TO TABLE 3: MINIMUM EXTERIOR WALL STUD SIZES ON SHEET ST-1.
- FOR SHEATHING SIZE AND FASTENING REFER TO TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS ON SHEET ST-1.
- FOUNDATION INFORMATION ON THIS PAGE IS FOR GRAPHICAL DEPICTION ONLY. REFER TO FOUNDATION PLAN AND SECTIONS FOR FOUNDATION INFORMATION.
- WALL SECTION AT FOUNDATION AND WALL SECTION AT ROOF ARE TYPICAL FOR ONE AND TWO STORY APPLICATIONS.
- 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)



WALL SECTION AT ROOF (RAISED HEEL CONDITION)

(THIS SECTION IS TYPICAL FOR ONE AND TWO STORY APPLICATIONS)



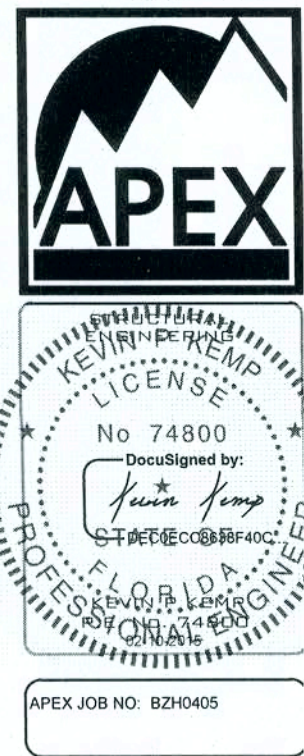
WALL SECTION AT ROOF (CANTILEVER CONDITION)

(THIS SECTION IS TYPICAL FOR ONE AND TWO STORY APPLICATIONS)

ALTERNATE WALL SECTIONS

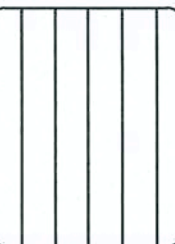
1. The engineering data and details contained herein are the property of Apex Technology and are not to be reproduced in any manner, except as approved in writing by Apex Technology, Inc. or its authorized representatives.
2. The information represented in this package is intended for the residence or structure indicated in the title block alone. Application of these details to any other structure is expressly forbidden.
3. Dimensions should not be scaled from the drawings. If a dimension is unclear or indeterminate from adjacent dimensions, contact the engineer of record for clarification.

APEX TECHNOLOGY IS A FICTITIOUS NAME
DESIGNED BY APEX TECHNOLOGY INC.,
A FLORIDA CORPORATION
ENGINEER BUSINESS NO. 7547-4745
SUTTON PARK COURT, SUITE 402,
JACKSONVILLE, FL 32224 - 904.821.6200



COMBINED USE PANEL (CUP) ENGINEERING

Arthur Rutenberg Homes
an independent owned and operated franchise
of the cypress 634f



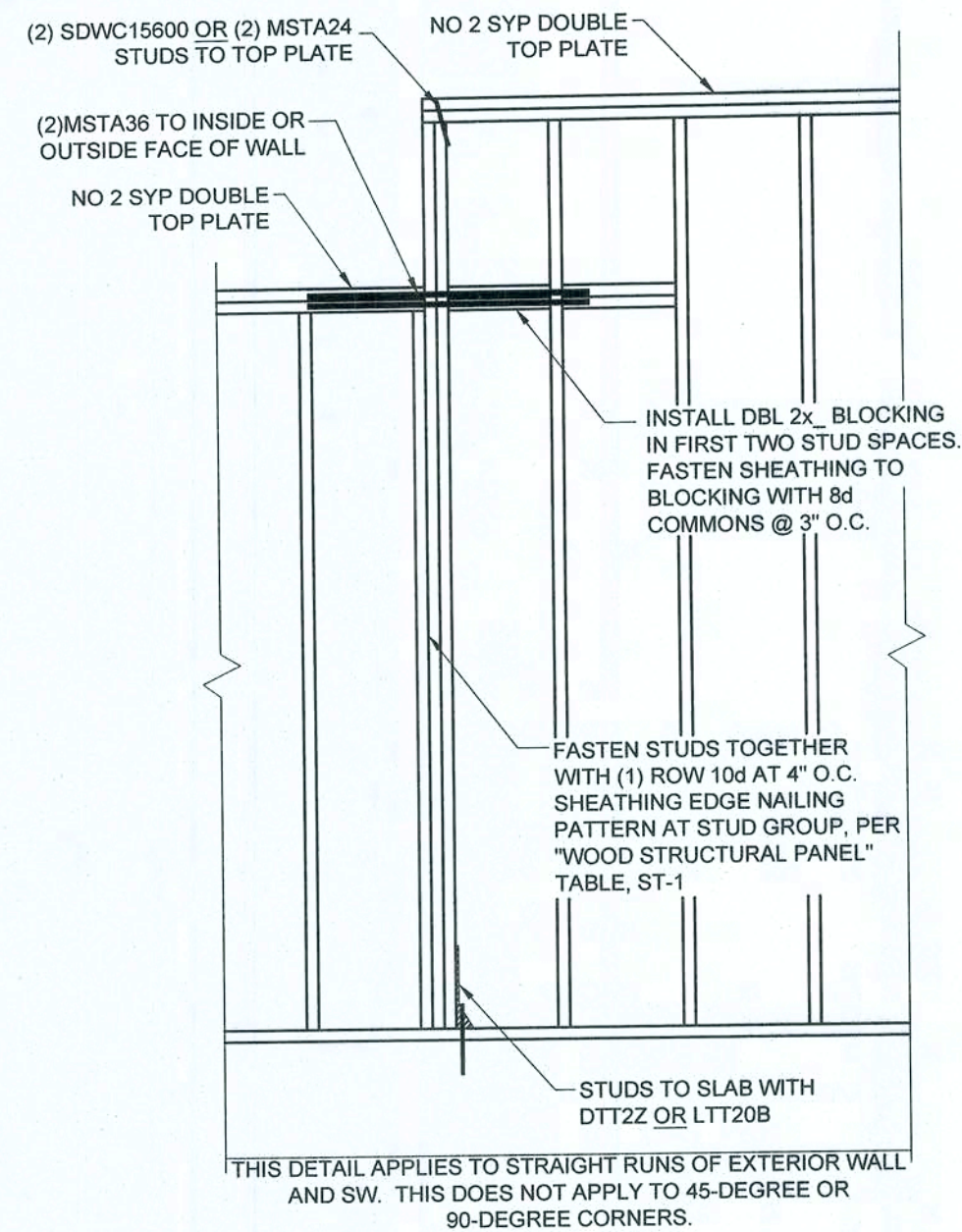
ARTHUR RUTENBERG HOMES, INC. THE DESIGNER IS NOT PROVIDING ANY REPRESENTATION IN THESE DRAWINGS PLANS, BUT NOT FOR ANY STRUCTURAL INFORMATION INCLUDED OR OMITTED. THE CONTRACTOR (BUILDER) IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ORDINANCES, AND LAWS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: EGRESS, FIRE SAFETY, TECHNICAL CODES, ZONING ORDINANCES, AND SUBCONTRACTOR SCHEDULES AND SUBMITTALS. THESE DRAWINGS ARE THE PROPERTY OF ARTHUR RUTENBERG HOMES, INC. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF ARTHUR RUTENBERG HOMES, INC.

The cypress 634f - I - dicks residence
Builder: bryan zecher homes, inc.
An independently owned and operated franchise

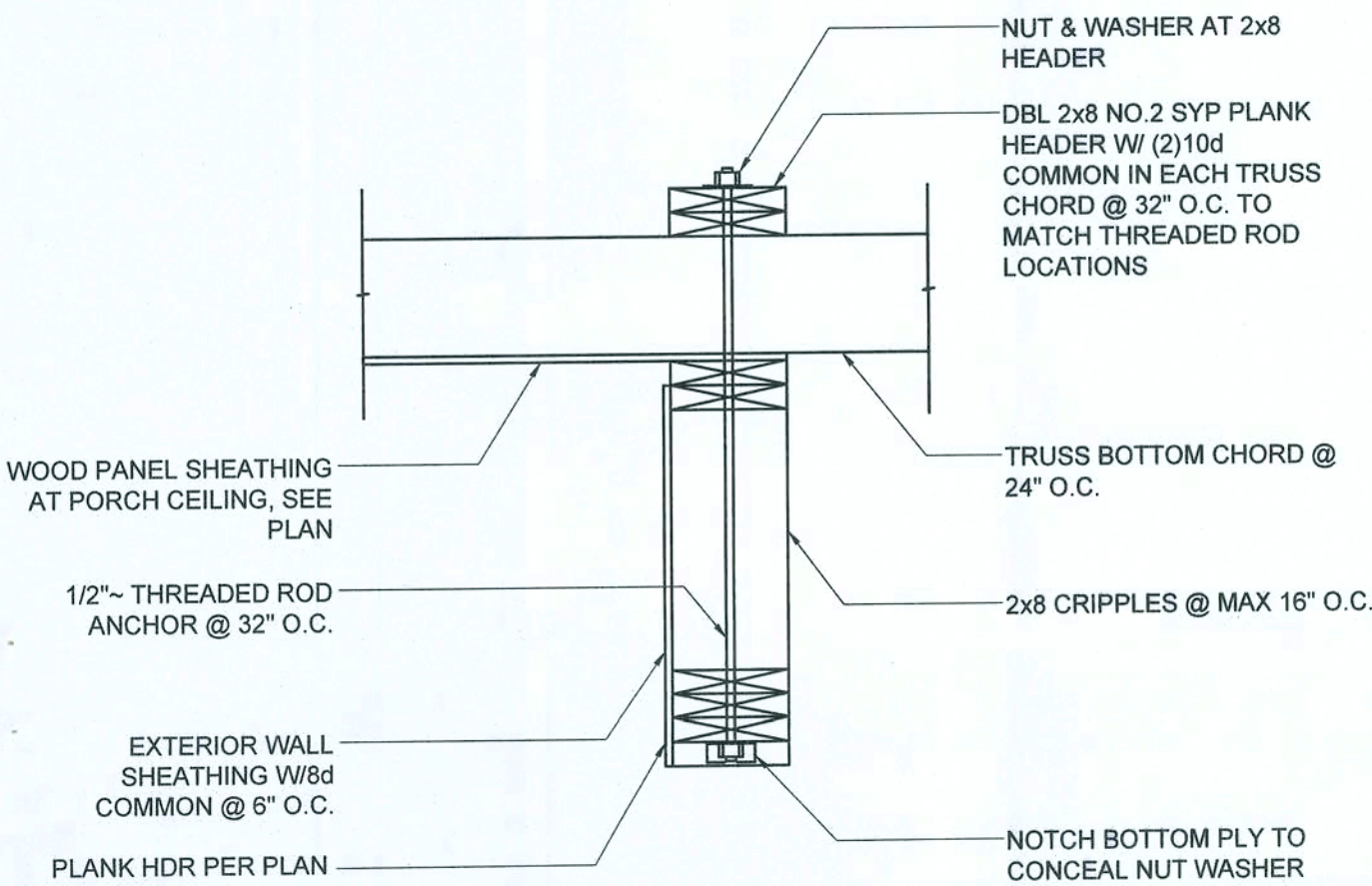
Typical Wall Sections 1/4" = 1'-0"

Plan 634F-25-02
JOB 88-0000-3

ST-5

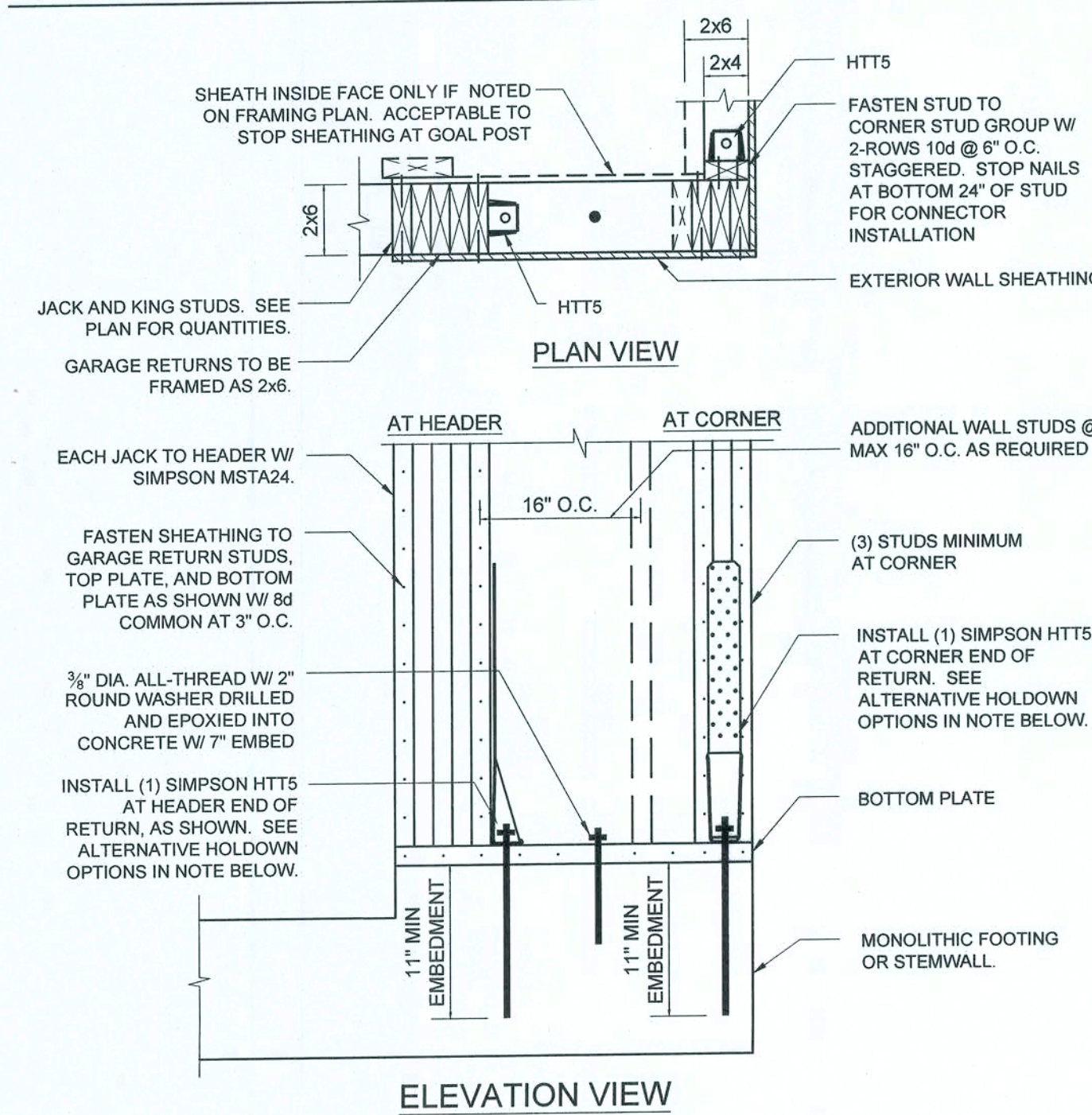


CHANGE IN PLATE HEIGHT



B1
ST-6

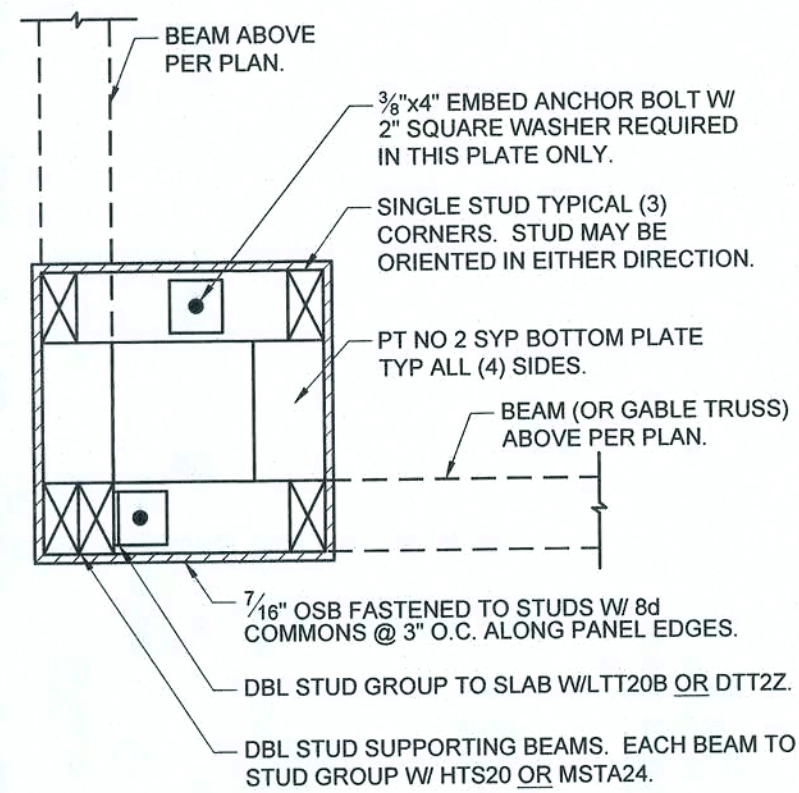
SECTION THRU SUSPENDED HEADER



G1

GARAGE RETURN

ALTERNATIVES FOR THIS APPLICATION & DETAIL ONLY:
(1) STD14 = (1) HTTS (MONOLITHIC)
(2) P4S1 = (1) HTTS (STEMWALL)
(2) 1/2 x 2-3/4\"/>

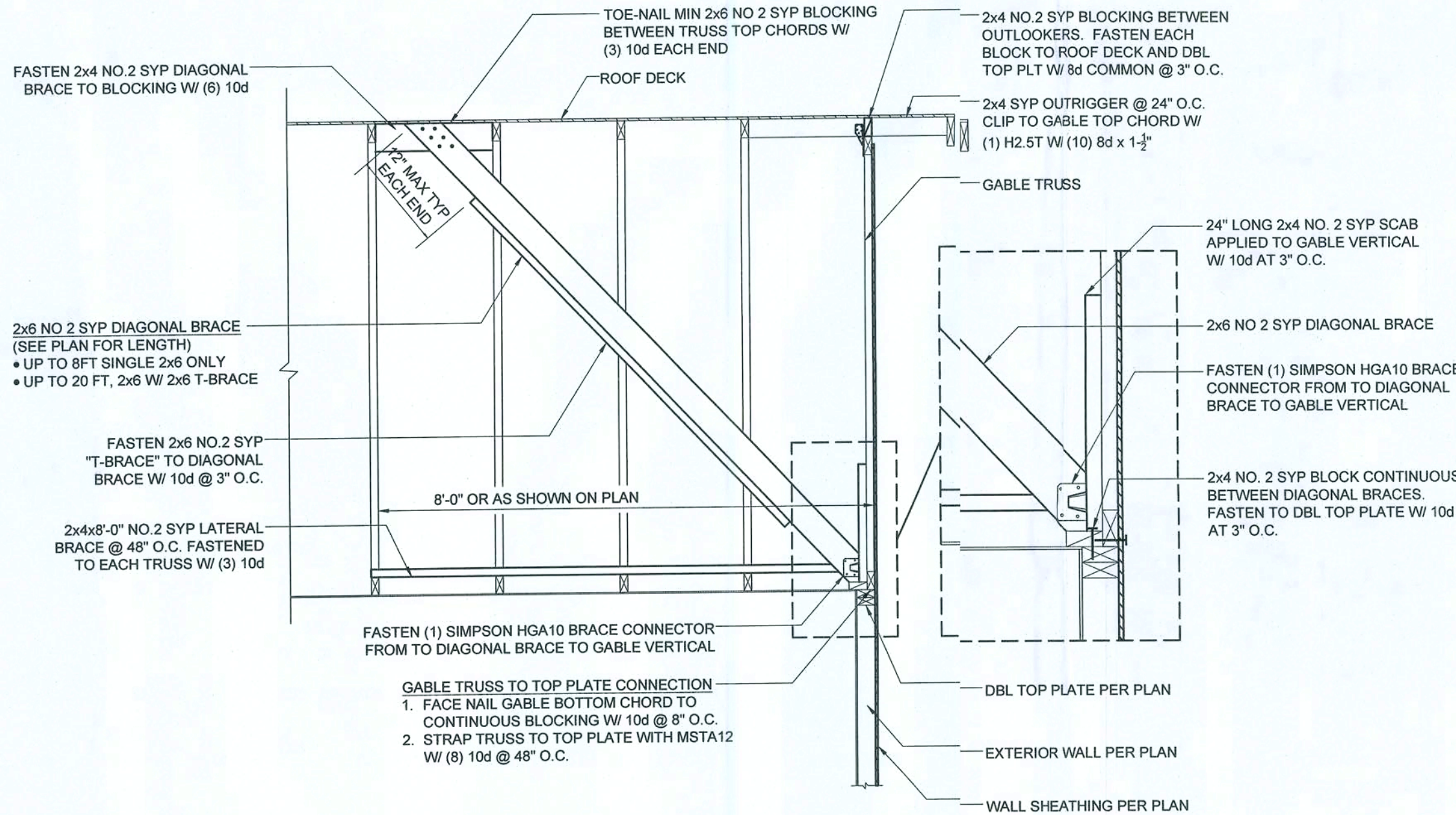


TYPICAL BOX COLUMN DETAIL
* ACTUAL BEAM ORIENTATIONS MAY VARY *

NOTE: PER THE FBC 2010 2304.11 PROTECTION AGAINST DECAY AND TERMITES, THE BOX COLUMN FRAMING SHOWN IS TO BE FRAMED ACCORDING TO ONE OF THE FOLLOWING TWO OPTIONS:

OPT #1 - BOX COLUMN SHOWN IS TO BE INSTALLED WITH A MIN 6\"/>

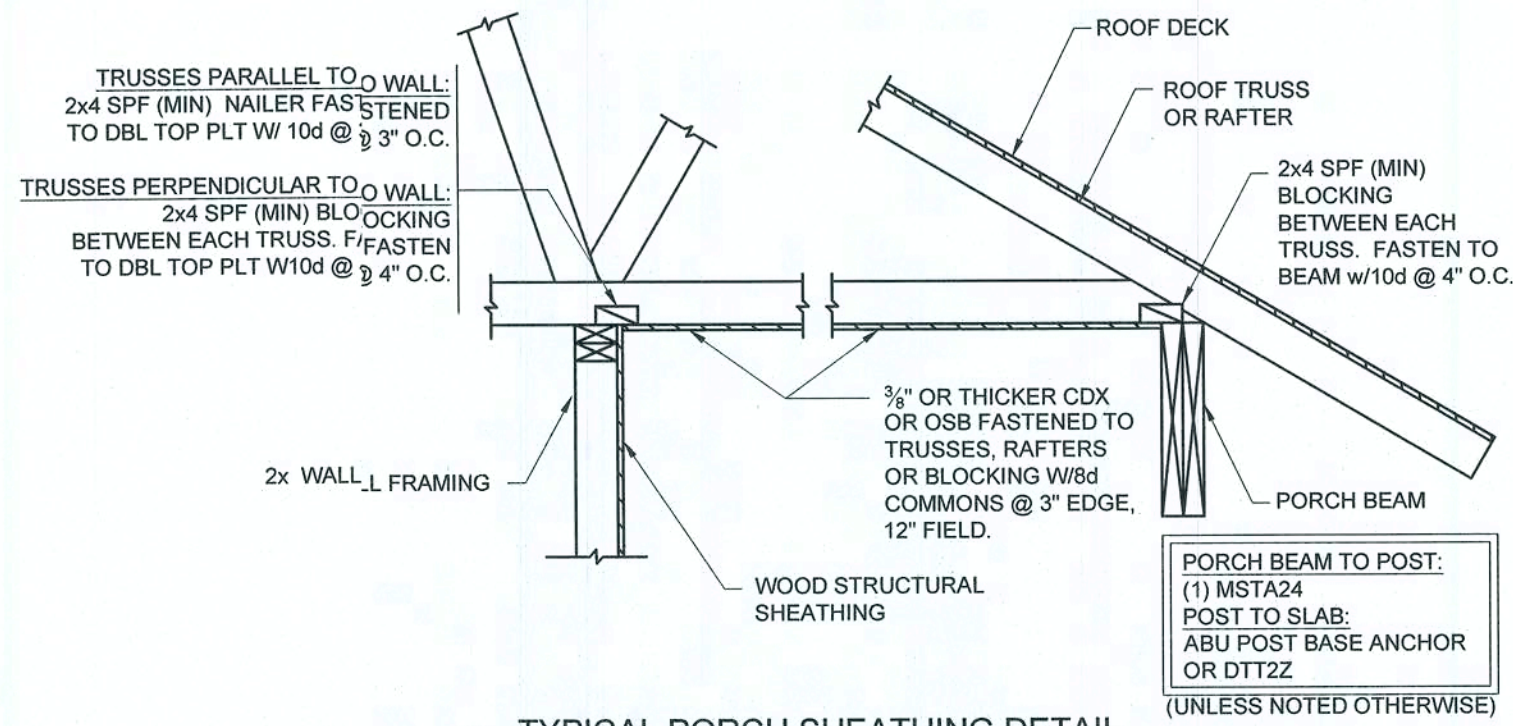
OPT #2 - BOX COLUMN SHOWN IS TO BE INSTALLED WITHOUT THE SPECIFIED SEPARATION ACCORDING TO OPT #1, AND MUST BE FRAMED AND SHEATHED WITH PRESERVATIVE-TREATED MATERIAL.



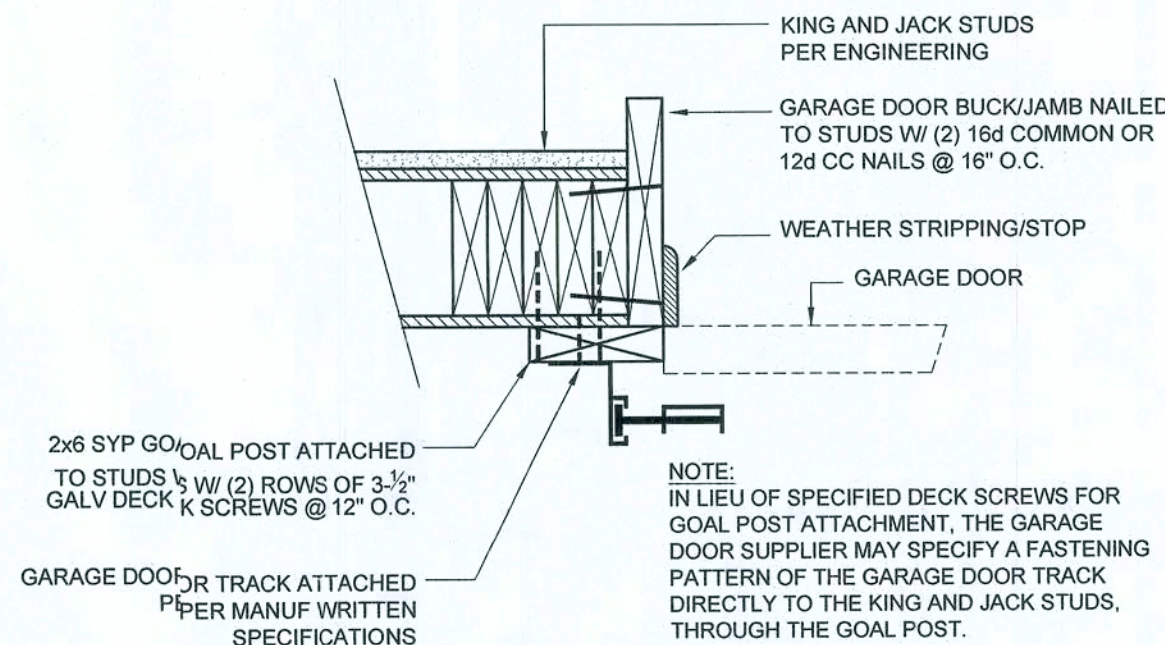
B

GABLE ANGLE BRACING DETAIL (W/ HGA10)

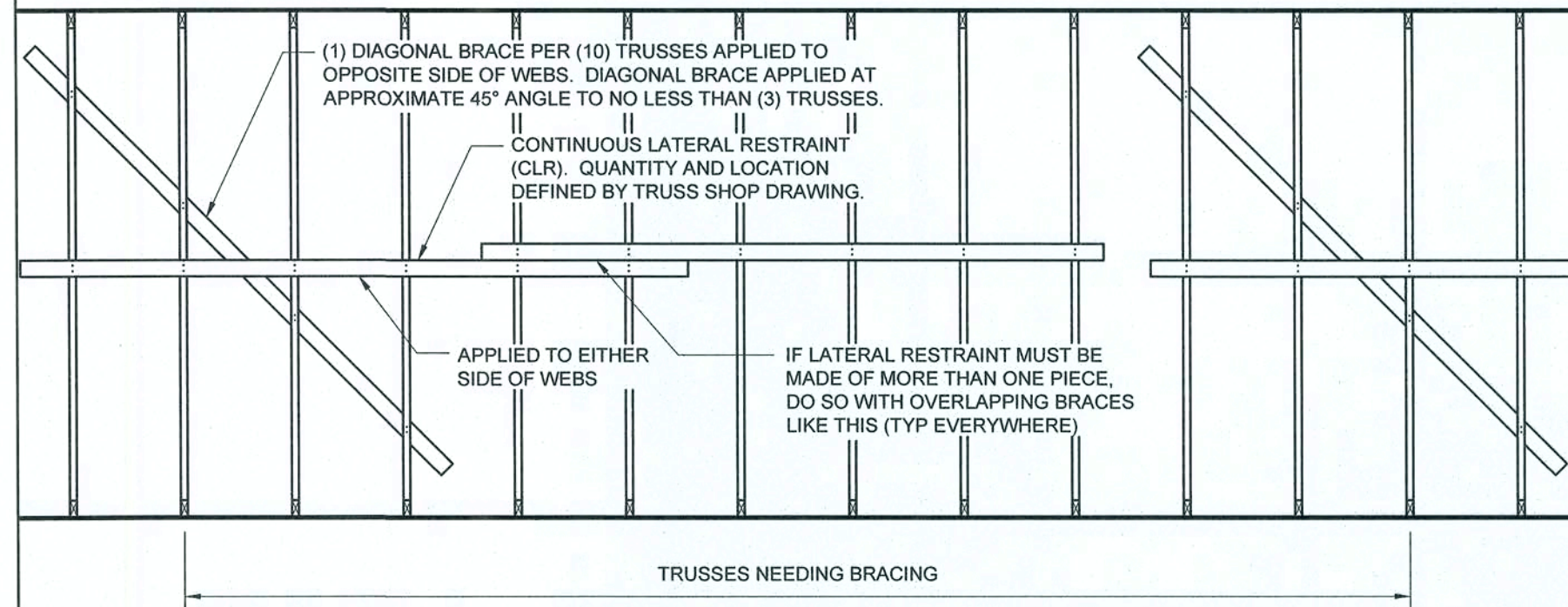
- 1) MAX. TRUSS SPACING = 24' O.C.
- 2) OUTLOOKERS, BLOCKING & CLIPS MAY BE OMITTED FROM OVERHANG PORTION OF DETAIL FOR NON-DROPPED GABLE TRUSSES W/ 12\"/>
- 3) L OR T BRACE VERTICAL REINFORCEMENT PER TRUSS ENGINEERING NOT SHOWN FOR CLARITY.



TYPICAL PORCH SHEATHING DETAIL
THIS DETAIL IS REQUIRED AT ALL COVERED PORCHES UNLESS NOTED OTHERWISE.

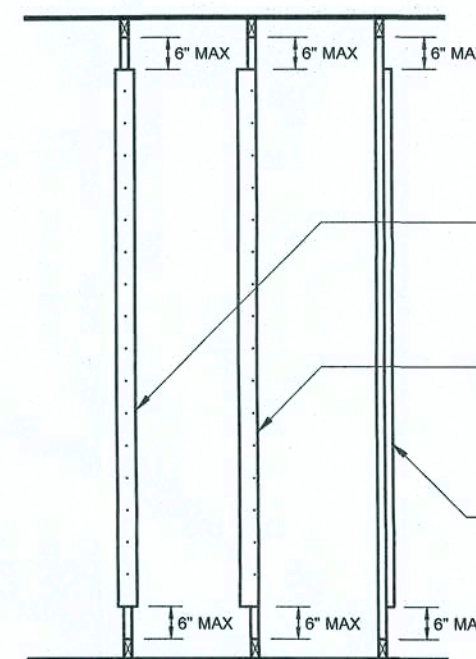


GARAGE DOOR JAMB DETAIL



LATERAL BRACING - MULTIPLE TRUSSES

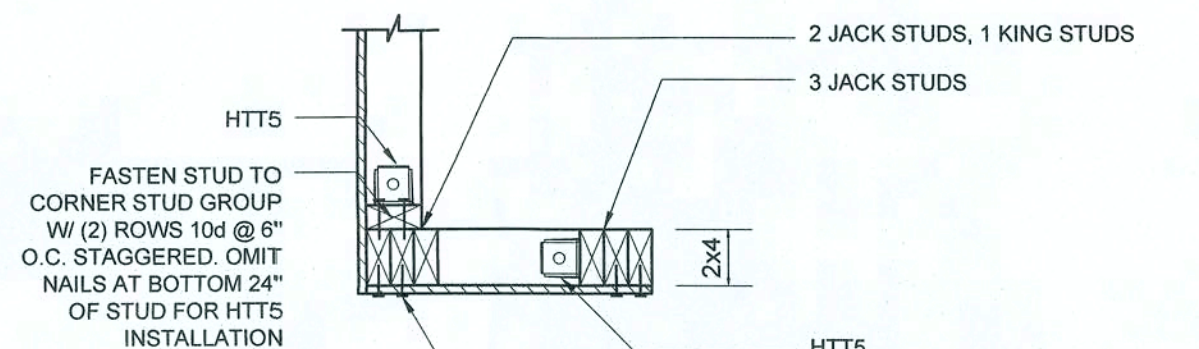
1. ALL RESTRAINT LUMBER SHOWN SHALL BE 2x4 NO.3 SPF OR BETTER (UNO).
2. SHOULD A SCENARIO ARISE THAT DOES NOT RESEMBLE THOSE INDICATED ABOVE, IMMEDIATELY CONTACT THE ENGINEER OF RECORD FOR APPROPRIATE BRACING DETAILS.
3. BRACING LUMBER SHALL INTERSECT THE WEBS OF THE BRACED TRUSS AT LOCATIONS INDICATED AS NEEDING BRACING ON THE INDIVIDUAL TRUSS DETAILS PRODUCED BY THE TRUSS ENGINEER.
4. ALL FASTENERS SHOWN ARE .131\"/>
5. DESIGNED PER BCSI-B3, 2007.



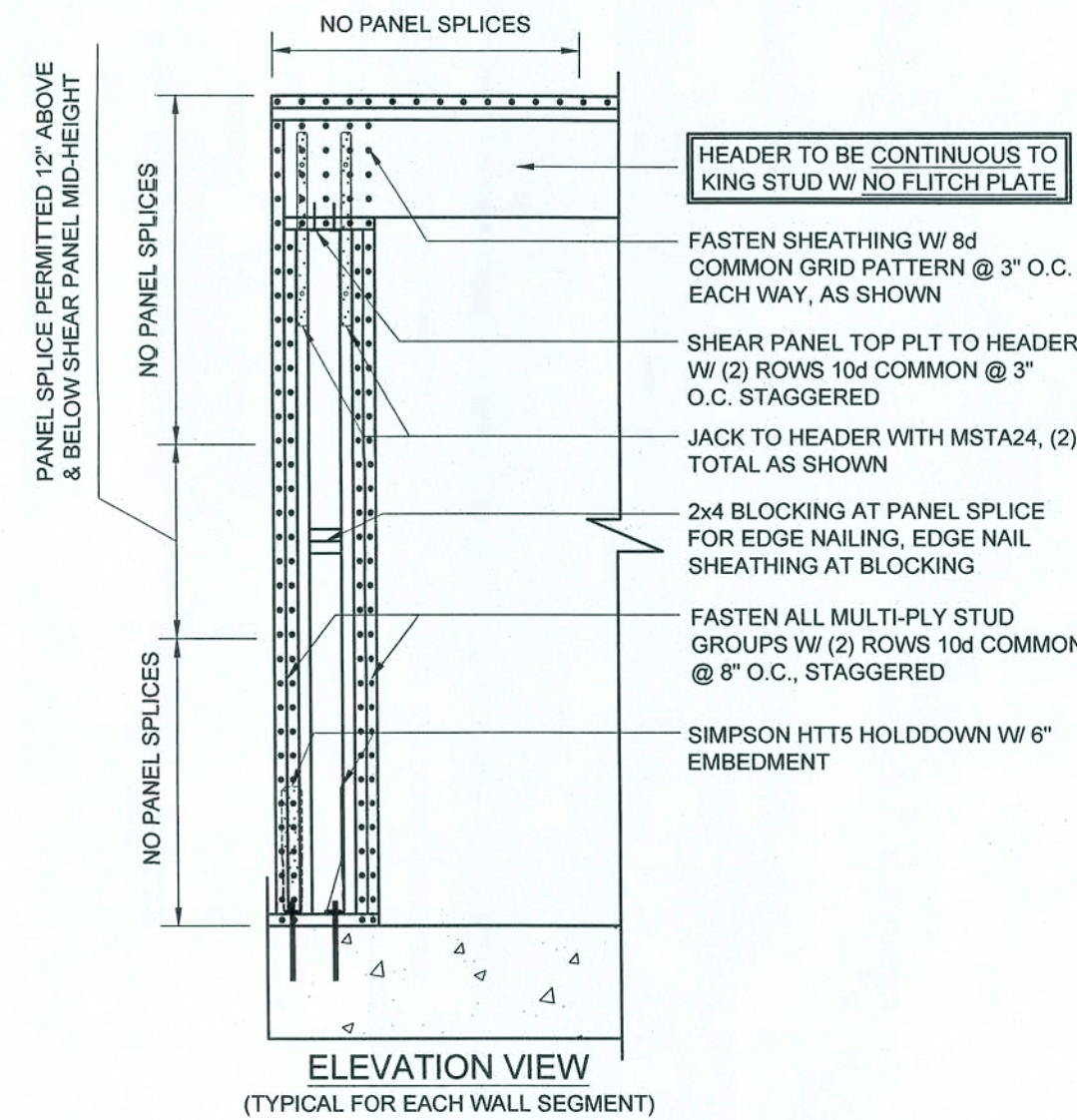
CONTINUOUS LATERAL RESTRAINT WEB BRACE SUBSTITUTE			
WEB MEMBER SIZE	SPECIFIED CLR	ALTERNATE BRACING TOR L	SCAB
2x4	1 ROW	2x4	(1)2x4
2x4	2 ROWS	2x6	(2)2x4*
2x6	1 ROW	2x4	(1)2x6
2x6	2 ROWS	2x6	(2)2x4*
2x8	1 ROW	2x6	(1)2x8
2x8	2 ROWS	2x6	(2)2x6*

SINGLE TRUSS BRACING

1. INDIVIDUAL WEB BRACING MAY BE USED WHEN CONTINUOUS LATERAL RESTRAINT (CLR) IS SPECIFIED ON A TRUSS DESIGN BUT AN ALTERNATIVE WEB BRACING METHOD IS DESIRED.
2. INDIVIDUAL WEB BRACING MAY CONSIST OF T-BRACING, L-BRACING, OR SCAB BRACING. REFER TO CHART AND DETAIL FOR MORE INFORMATION.
3. INDIVIDUAL WEB BRACING MATERIAL TO BE SAME SIZE, SPECIES, AND GRADE AS WEB TO BE BRACED.



WALL SEGMENT PLAN VIEW
(TYPICAL FOR EACH WALL SEGMENT, NOT TO SCALE)



- * FASTEN SHEATHING TO FRAMING MEMBERS W/ 8d COMMON @ 3' O.C. AS SHOWN
- * FASTEN SHEATHING W/ 8d COMMON GRID PATTERN @ 3' O.C. EACH WAY, AS SHOWN
- * FASTEN REMAINING SHEATHING W/ 8d COMMON @ 3' O.C. EDGE, 12' O.C. FIELD

P1

PORTAL FRAME DETAIL

1. The engineering data and details contained herein are the property of Apex Technology and are not to be reproduced in any manner, except as approved in writing by Apex Technology, Inc.
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 is expressly forbidden.
3. Dimensions should not be scaled from the drawings. If a dimension is unclear or indeterminate from adjacent dimensions, contact the engineer of record for clarification.

APEX TECHNOLOGY IS A FICTITIOUS NAME
OF APEX TECHNOLOGY, INC.,
A FLORIDA CORPORATION
ENGINEER BUSINESS NO. 7547-4745
SUTTON PARK COURT, SUITE 402,
JACKSONVILLE, FL 32224 - 904.821.5200



APEX JOB NO. B204045



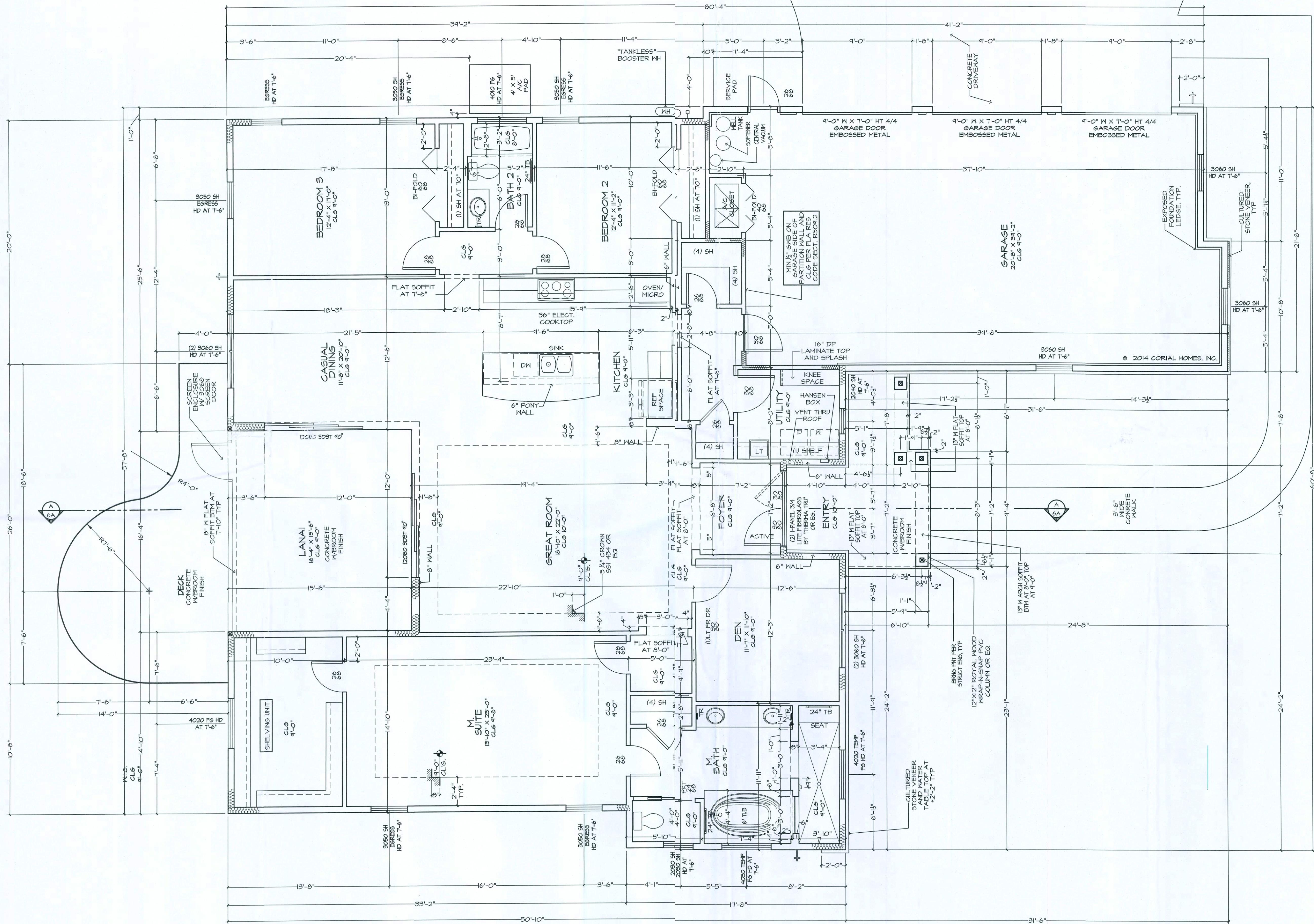
The Cypress 634f - 1 - dicks residence

Builder: bryan zacher homes, inc.
An independently owned and Operated Franchise

Structural Details 1/4"=1'-0"

Plan 634f-25-02
Job 88-0003-5

ST-6



AREA	SQ. FT.
DECK	233 SF
ENTRY	126 SF
KITCHEN	126 SF
LIVING	126 SF
SUITE	126 SF
TOTAL	840 SF

GENERAL NOTES:

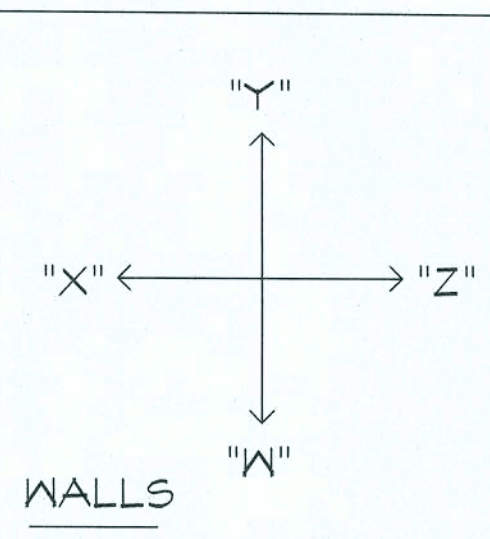
ALL DIMS TO HAVE FLUSH SILL, PITCH TOP OF SILL FIN AWAY FROM MDN FRAME.

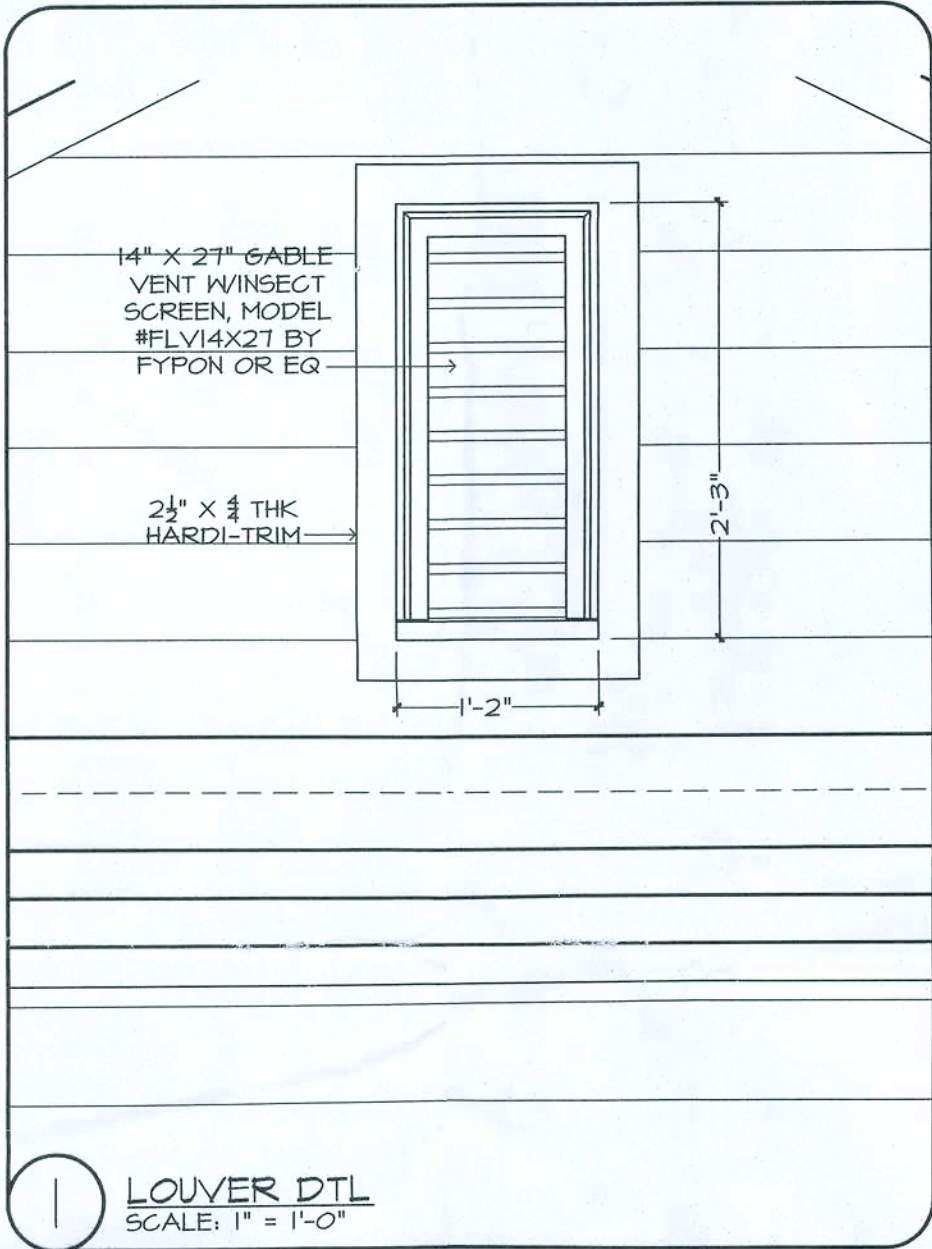
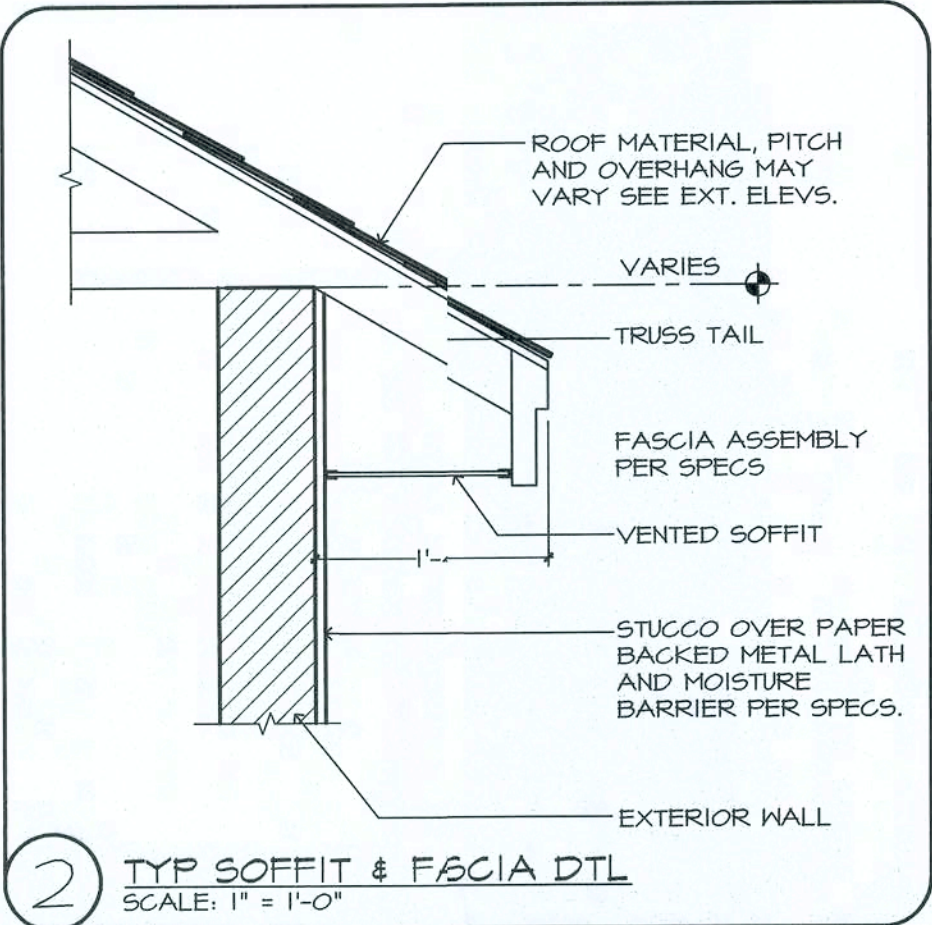
VERIFY ALL MDN 4 DR ROLSH OPNGS W/ MFR SPECS. SEE PLAN FOR MDN HDR HTS.

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.

REC CLG SURFACES, BOTH HORIZONTAL AND VERTICAL, SHALL HAVE SMOOTH FIN.

PROVIDE SOLID FILLED COIC. BLOCK AT ALL SHOWER SEATS.

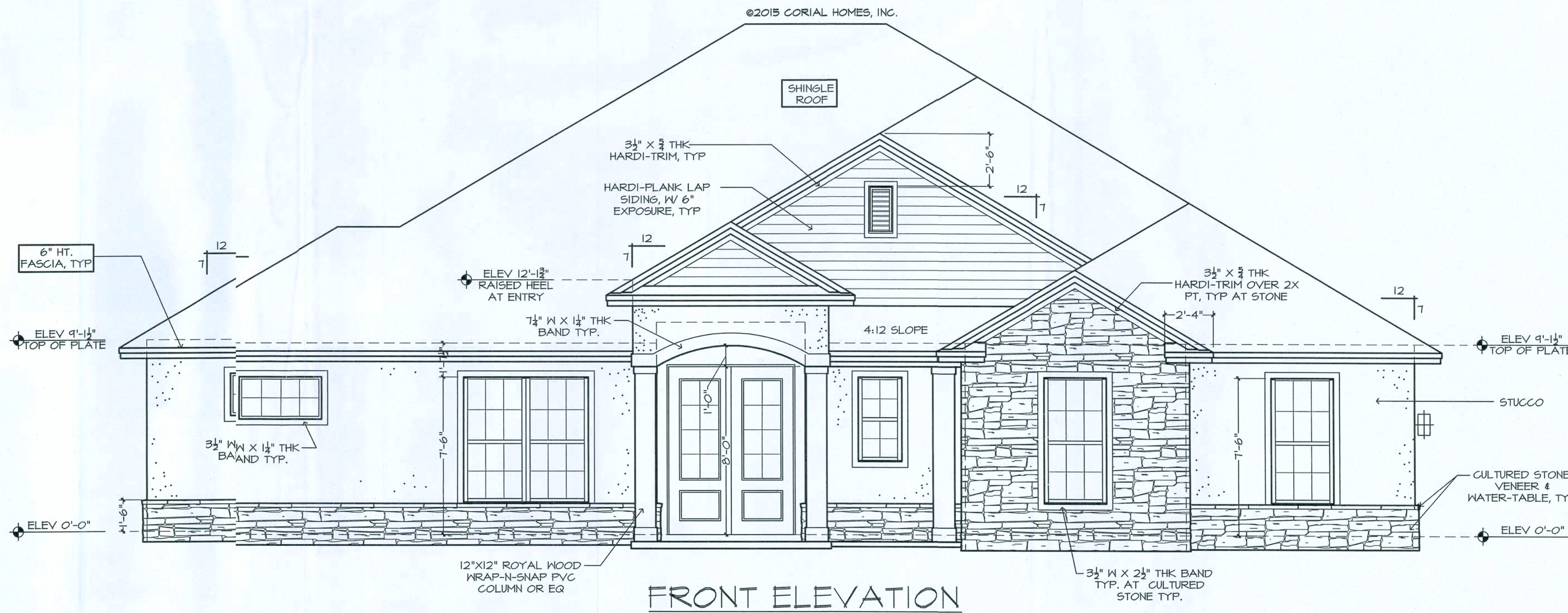
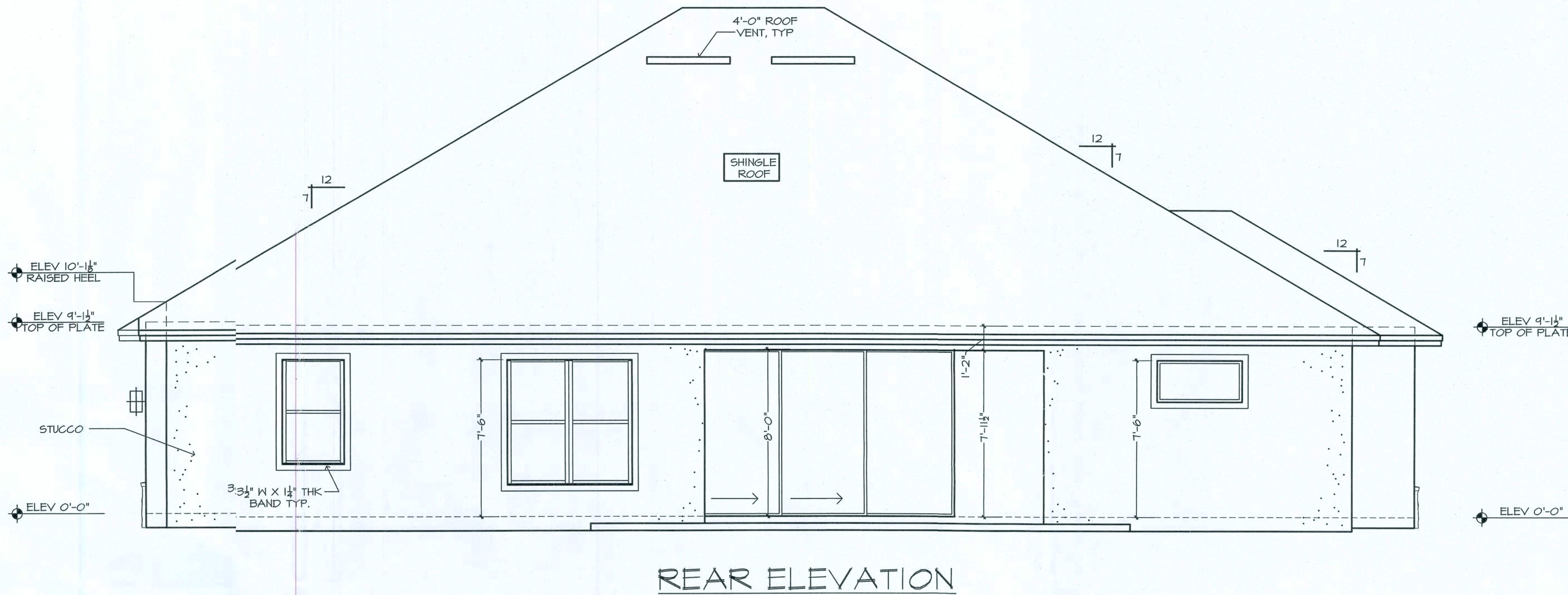




- GENERAL NOTES:**
- FLAT SOFFIT AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE.
 - VERIFY ALL WINDOW & DOOR RUSH OPENINGS WITH MANUFACTURER SPECS.
 - LOCATE ALL PLUMBING SACKS BEYOND THE FRONT ELEV ROOF RIDGE, IF ALLOWABLE PER CODE.
 - ROOF VENTS SHOWN FOR LOCATION PURPOSE ONLY.
 - NUMBER OF ROOF VENTS TO BE DETERMINED BY BUILDER.

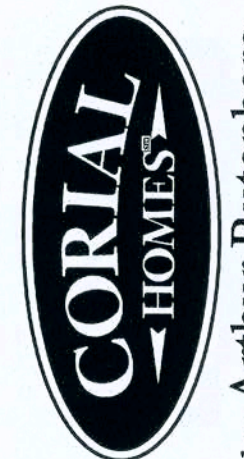
FRAMING PLAN DISCLAIMER

THE FRAMING PLANS REPRESENTED IN THE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEAM 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 LENGTH, STRESSES, STRAINS, LOADS, CONNECTIONS, AND STABILITY. REFER TO PLAN DISCLAIMER LOCATED ON THIS SHEET FOR ADDITIONAL STIPULATIONS AND REQUIREMENTS.

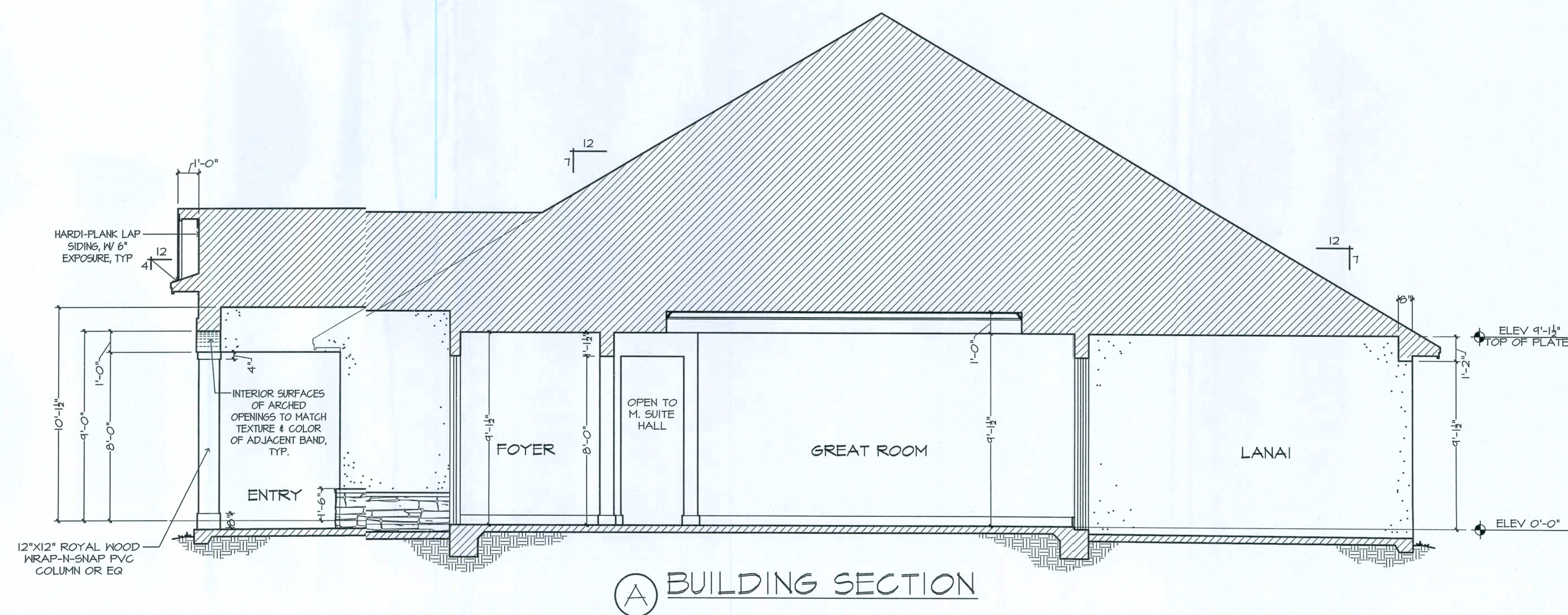
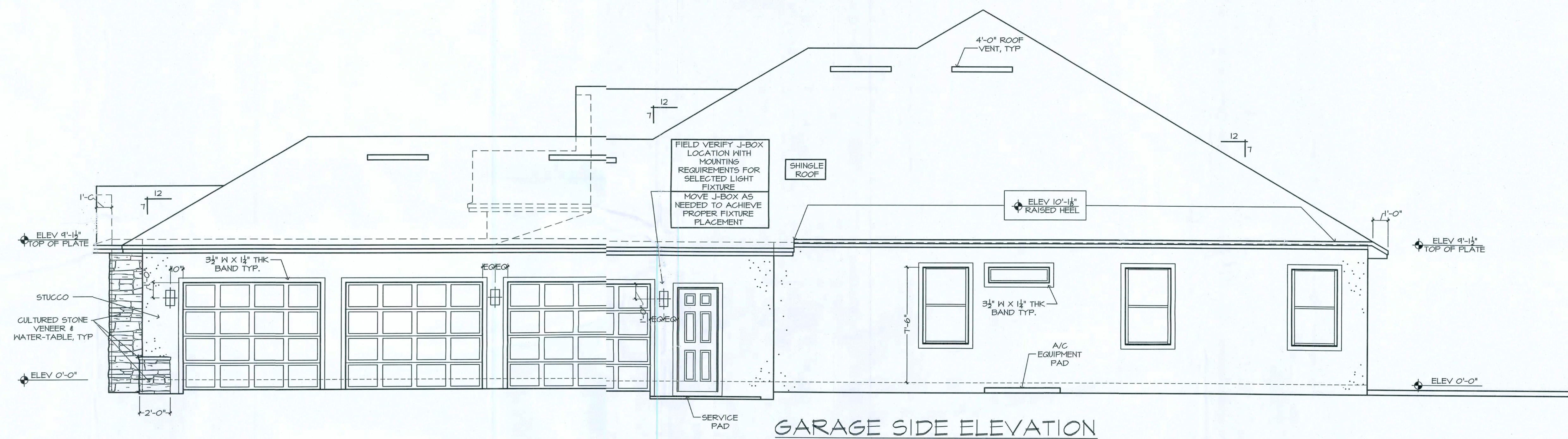
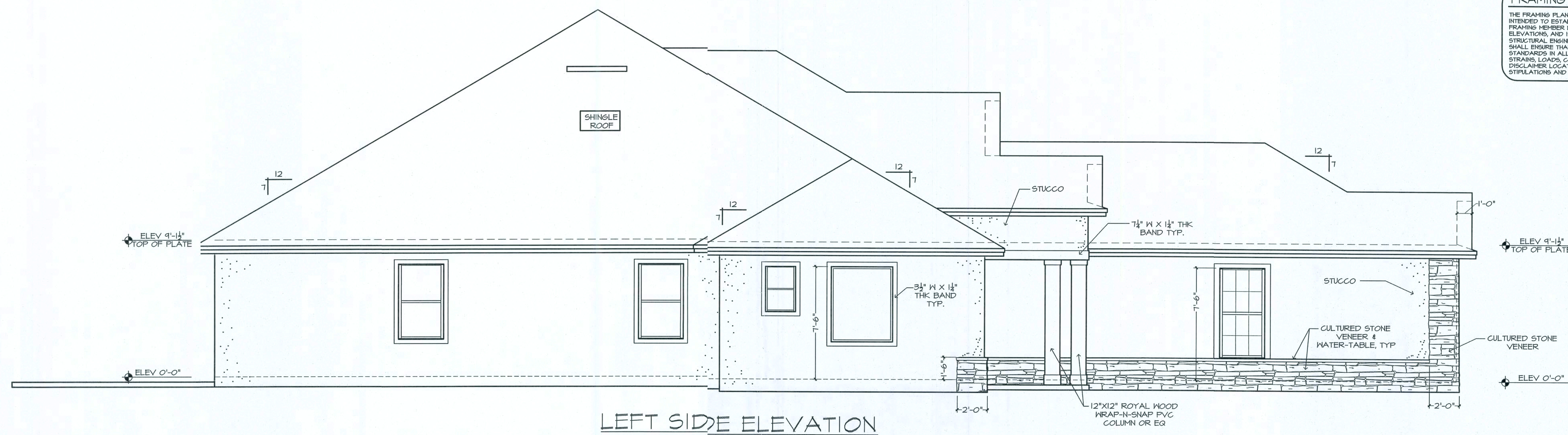


FRAMING PLAN DISCLAIMER

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.



by Arthur Rutenberg



THE JASMINE 5130F - COURSON-BASS RESIDENCE
BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

SIDE ELEV / BLDG SSECTION 1/4"=1'-0"
PLAN 5130F-35-01-CUSTOM
"TRADITIONAL"

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 ALL 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.

THE 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.

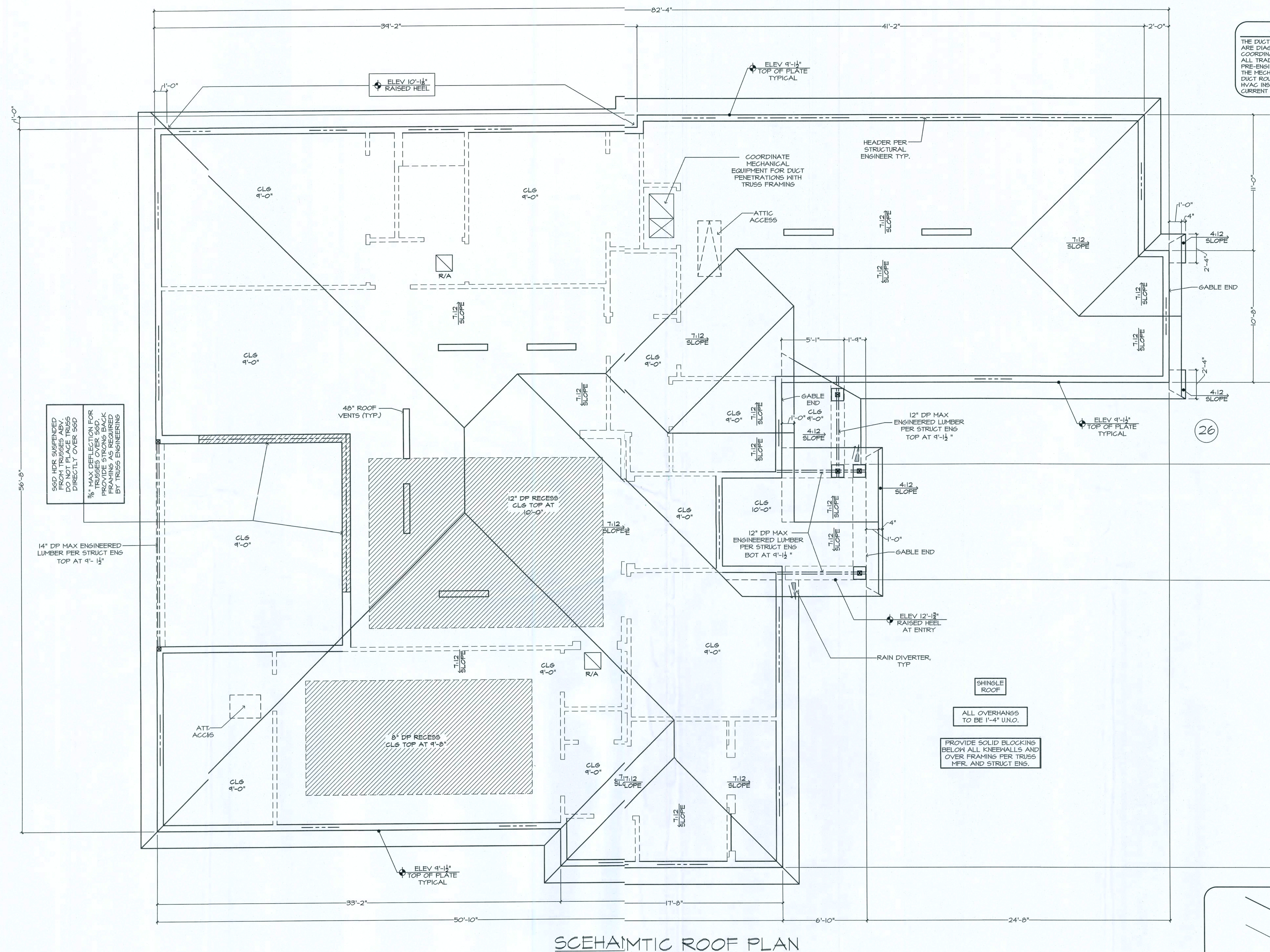
02/17/15 REG - A

PLAN DISCLAIERS
CORAL ROYCE, INC., THE DESIGNER, IS RESPONSIBLE FOR THE AESTHETIC 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 RESIDENCE TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES, ORDINANCES, AND LAWS, INCLUDING BUT NOT LIMITED TO, THE NATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, AND ALL APPLICABLE ORDINANCES, PRE-ENGINEERED TRUSSES, FRAMING MEMBERS, FLASHINGS, AND MOISTURE PROTECTION. BY USE OF THESE DRAWINGS THE OWNER, CONTRACTOR (BUILDER), AND SUB-CONTRACTORS ACKNOWLEDGE AND AGREE TO THIS DISCLAIMER.

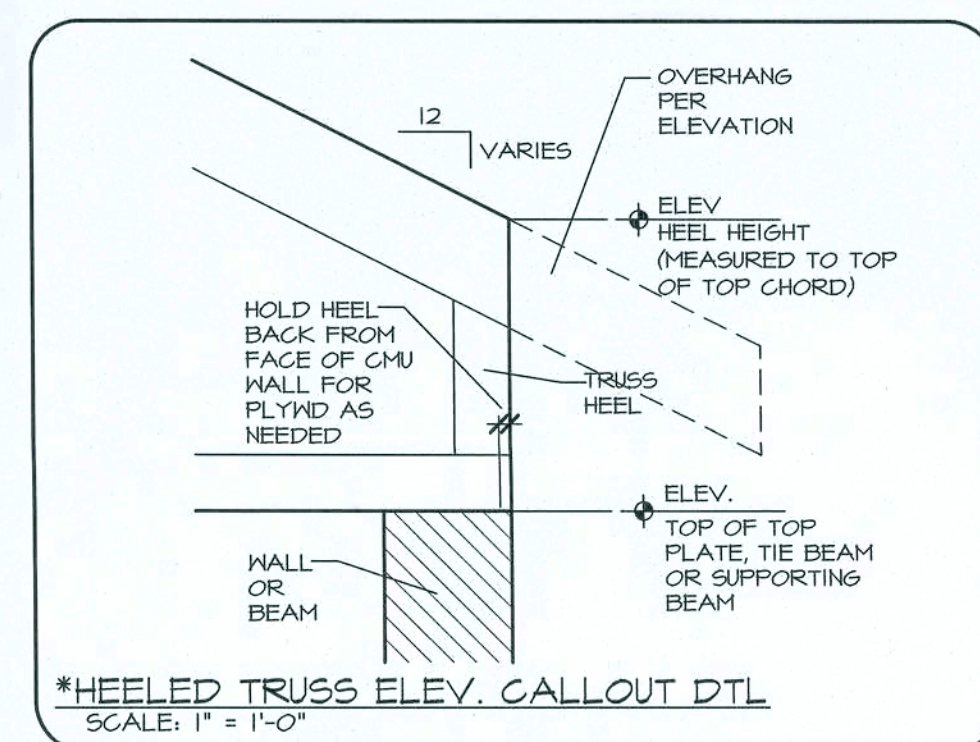
THE JASMINE 5130F - COURSON-BASS RESIDENCE
BUILDER: BRYAN ZECHE HOMES, INC.
 LAKE CITY FLORIDA
 AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

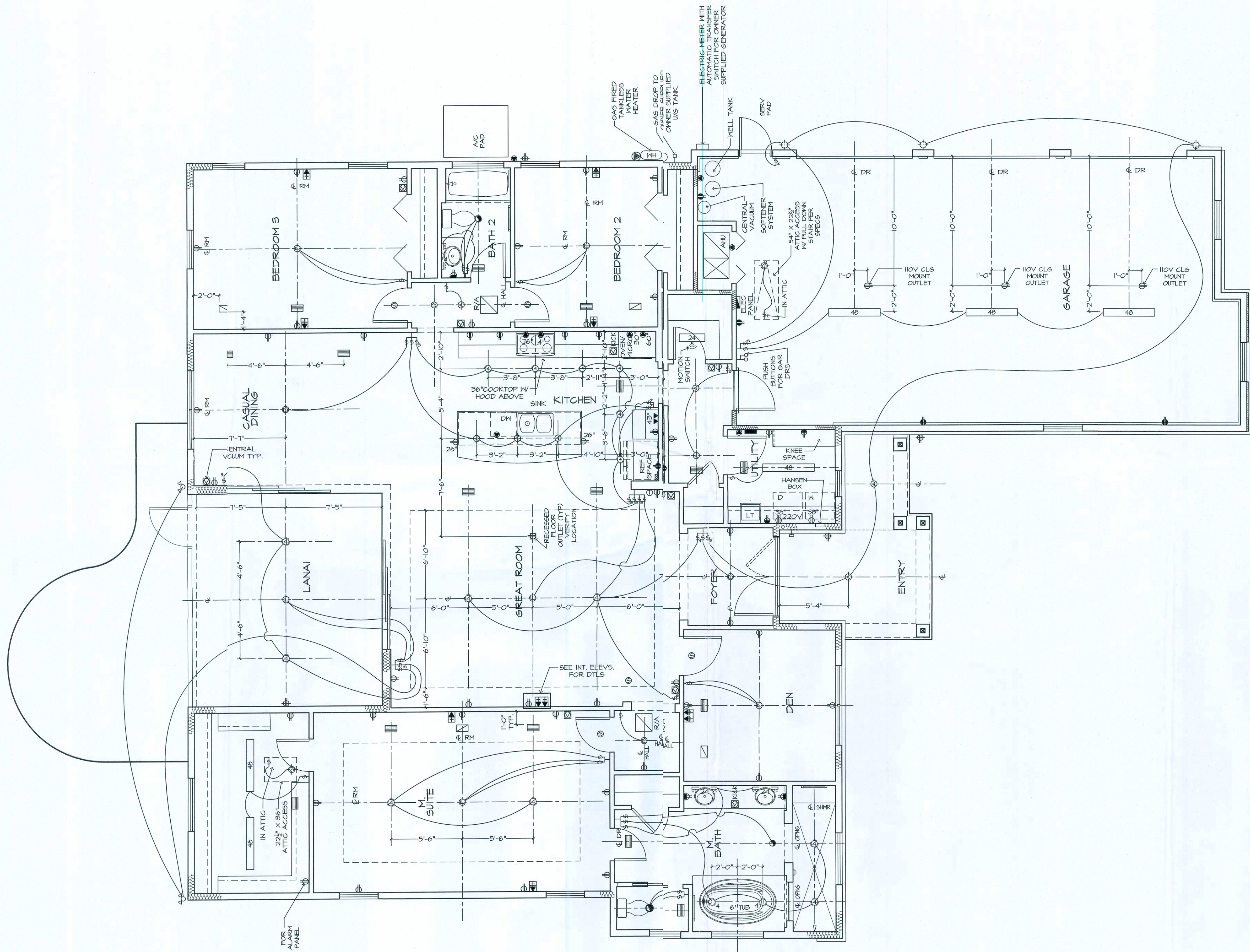
ROOF PLAN	1/4" = 1'-0"
PLAN 5101-35-01 "CUSTOM"	
TRADITIONAL *	

6b

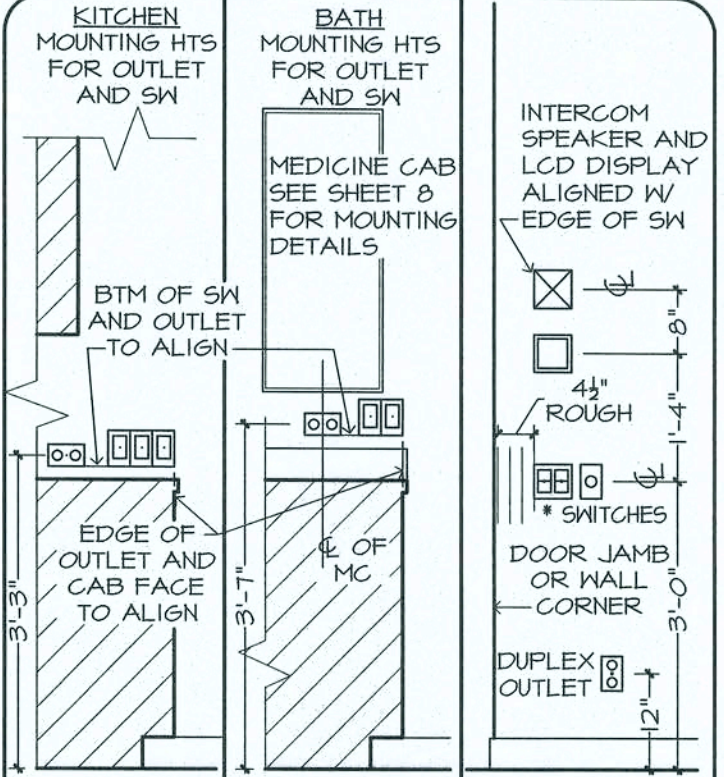


SCHEMATIC ROOF PLAN





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.



THE ITEMS BELOW ARE SHOWN FOR LOCATION PURPOSES ONLY. PLEASE REFER TO LOCAL CODES AND 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.

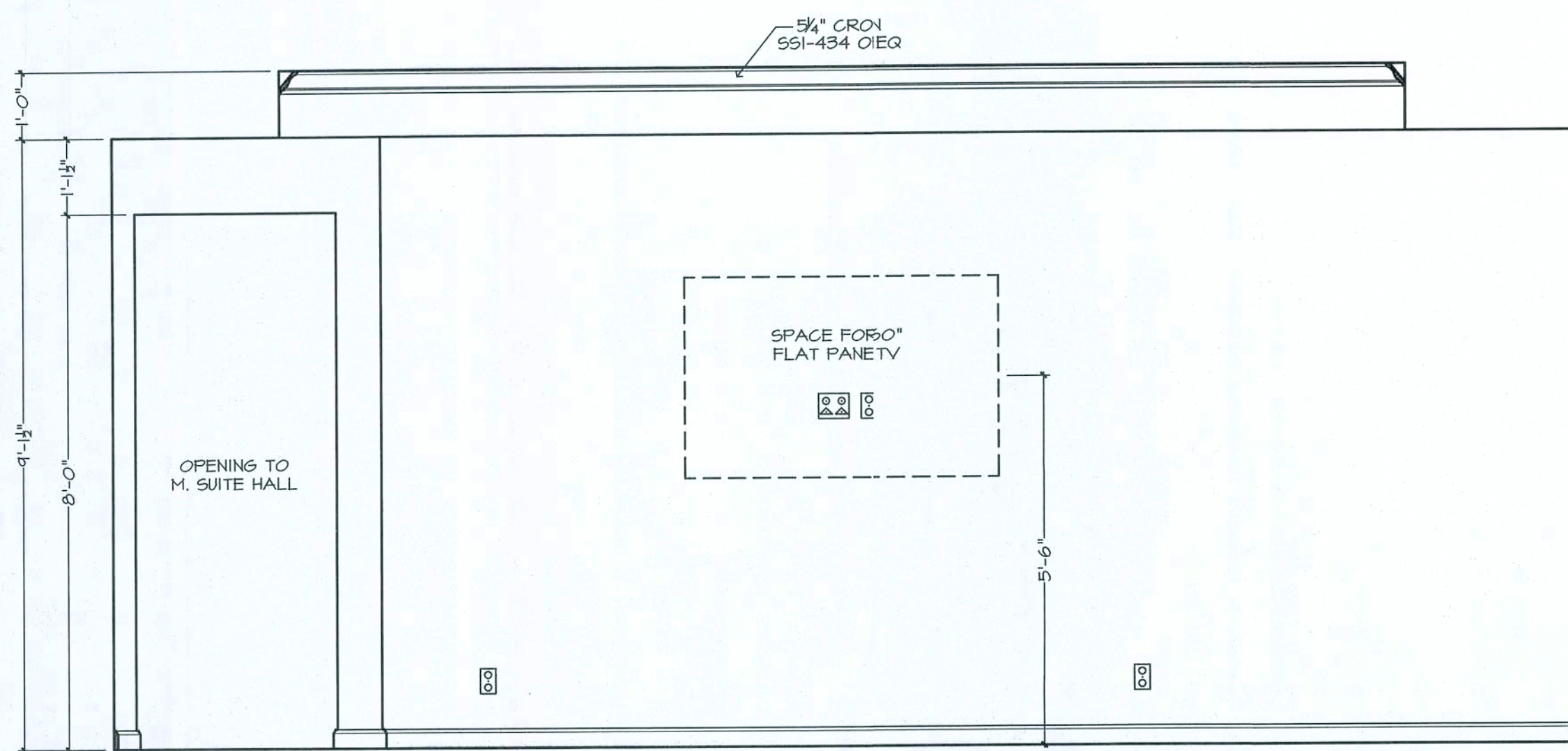
ELECTRICAL DETAILS
SCALE: 1/2"=1'-0"

FLOOR OUTLET NOTE:
RECESSED FLOOR OUTLET (FULLY CONCEAL BELOW FLOOR LEVEL) #68-P W/ COVER PLATE BY: THOMAS & BETTS, INC. OR EQUAL.

RECESSED CAN NOTE:
ALL RECESSED CANS MUST HAVE HALOGEN FLOOD LAMPS, SEE ELECTRICAL LEGEND FOR WATTAGE.

ELECTRICAL LEGEND

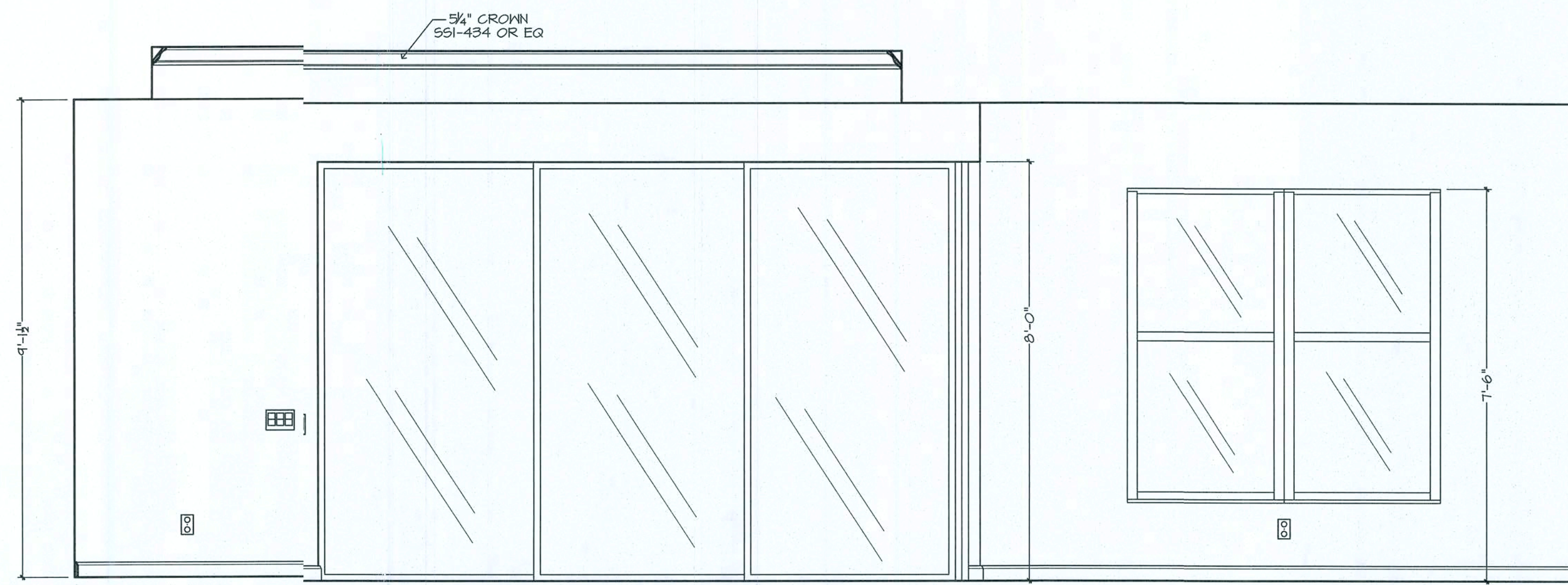
- DUPLEX OUTLET (110V AT 12" OR AS NTD)
- DUPLEX OUTLET (110V AT 34")
- DUPLEX OUTLET (110V AT 43")
- DUPLEX OUTLET (110V AT 45")
- SPLIT DPLX OUTLET (110V AT 12") TOP IS 'HOT'
- WEATHERPROOF DPLX OUTLET (110V AT 12") TOP PLUG IS 'HOT'
- WEATHERPROOF DPLX OUTLET (110V AT 12") TOP PLUG IS 'HOT'
- 220V OUTLET AT 30"
- RECESS FLOOR OUTLET
- SPECIAL PURPOSE CONN
- TELEPHONE OUTLET AT 12" OR AS NTD
- STRUCTURED WIRE COMBO OUTLET WALL OR FL MOUNT
- STRUCTURED WIRE QUAD COMBO OUTLET
- SN SEE ELEC DTL
- 3-WAY SN SEE ELEC DTL
- 4-WAY SN SEE ELEC DTL
- 1-6 GANG COMBINATION FAN / LIGHT SWITCH
- PUSH-BUTTON FOR GARAGE DOOR AT 60"
- DIMMER SN AT 36"
- PUSH-BUTTON DOORBELL (DELETE W/ INTERCOM)
- CL6 MNT LT FIXTURE
- CL6 MNT PREMIRE - FIXTURE BY OWNER
- SURFACE MNT FIXTURE
- WALL MNT FIXTURE
- ROUND RECESS FOR TUB/SHOWER
- ROUND RECESS OPEN BAFFLE TRIM W/ TSN HALOGEN FLOOD (INTERIOR FLAT CL6)
- 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/ TSN HALOGEN FLOOD (INTERIOR SLOPED CL6)
- MINI HALOGEN (CABINET LOCATIONS)
- CL6 FANLIGHT PREMIRE AND SWITCHES
- SMOKE & CARBON MONOXIDE DETECTOR
- U-12 UNDER CABT 12"
- U-20 UNDER CABT 20"
- 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" CL6 MNT FLUOR. LT, WRAPPED
- 48" CL6 MNT FLUOR. LT, WRAPPED
- 24" VANITY LIGHTING (SEE SPECS)
- 36" VANITY LIGHTING (SEE SPECS)
- EXHAUST FAN / LIGHT COMBO
- EXHAUST FAN
- SOFFIT MNT FLOOD LIGHT
- CL6 MNT SPEAKER
- CHIMES (DELETE W/ INTERCOM)
- ELEC PANEL
- STRUCTURED WIRING PANEL
- CL6 RETURN AIR
- A/C REGISTER
- THERMOSTAT
- SECURITY PAD
- * NOTE: ALL OUTLETS ABOVE COUNTERS SHALL BE MOUNTED HORIZONTALLY
- * NOTE: ALL EXTERIOR OUTLETS, WALL OUTLETS IN GARAGE, KITCHENS, BATHROOMS AND ALL OUTLETS WITHIN 6'-0" OF A WATER SOURCE SHALL BE G.F.I.
- 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, WINDOWS AND HALLWAYS, TYP UNO
- * NOTE: SMOKE DETECTORS SHALL BE INSTALLED PER NFPA72 AND 2010 FBC-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.



TV SPACE BASED ON LATEST DIMENSIONS FROM POPULAR MFGS. CONFIRM DIMENSIONS OF ACTUAL TV SIZE BEFORE CONSTRUCTION OF MEDIA CENTER

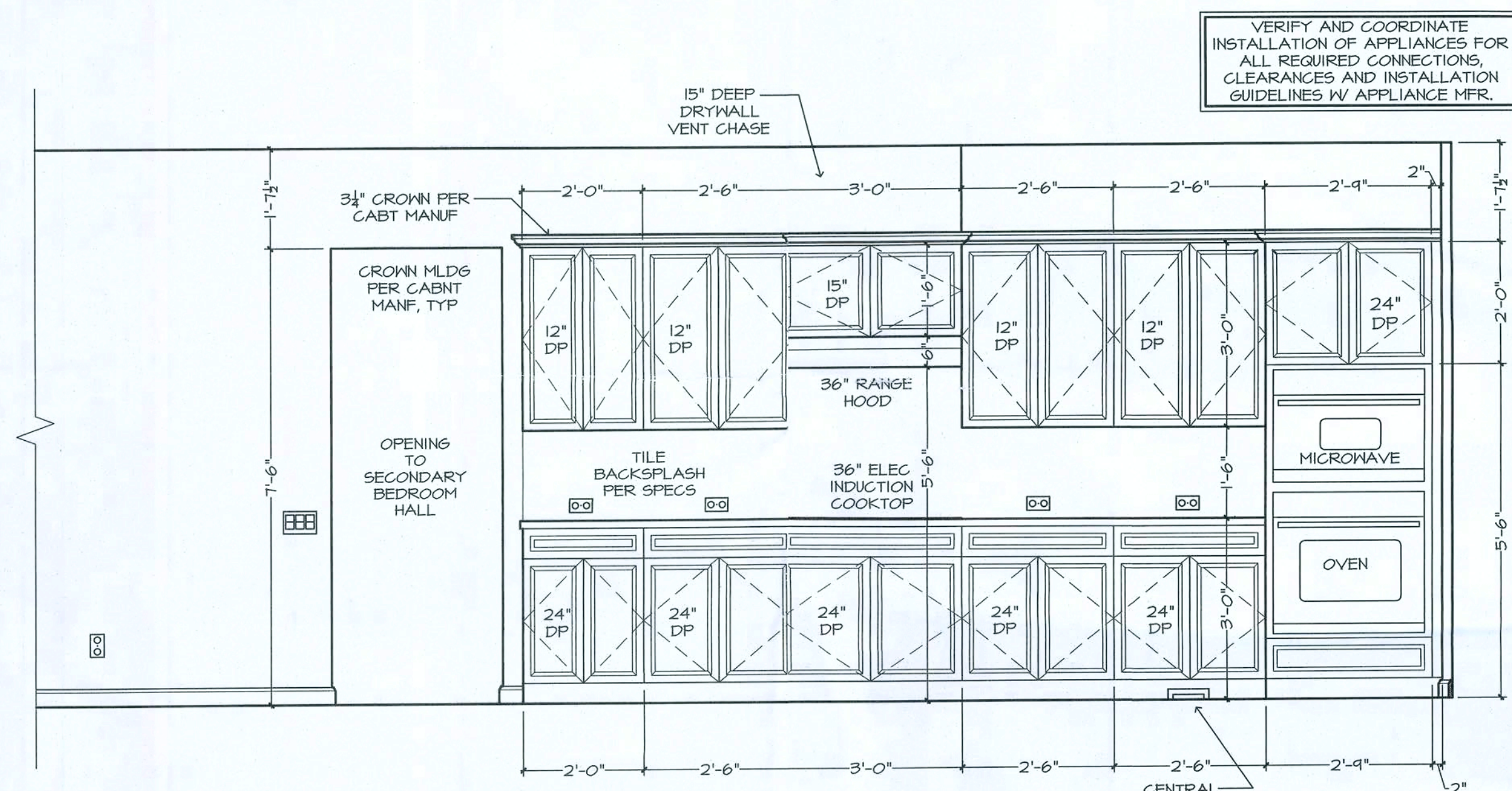
COORDINATE LOCATION OF ALL REQ. ELECTRICAL, CABLE, AUDIO/VIDEO & DATA RECEPTACLES WITH MOUNTING HARDWARE AND MFR. INSTALLATION REQ. FOR ALL FLAT PANEL DISPLAYS, SCREENS & PROJECTORS.

WALL "W"
GREAT ROOM



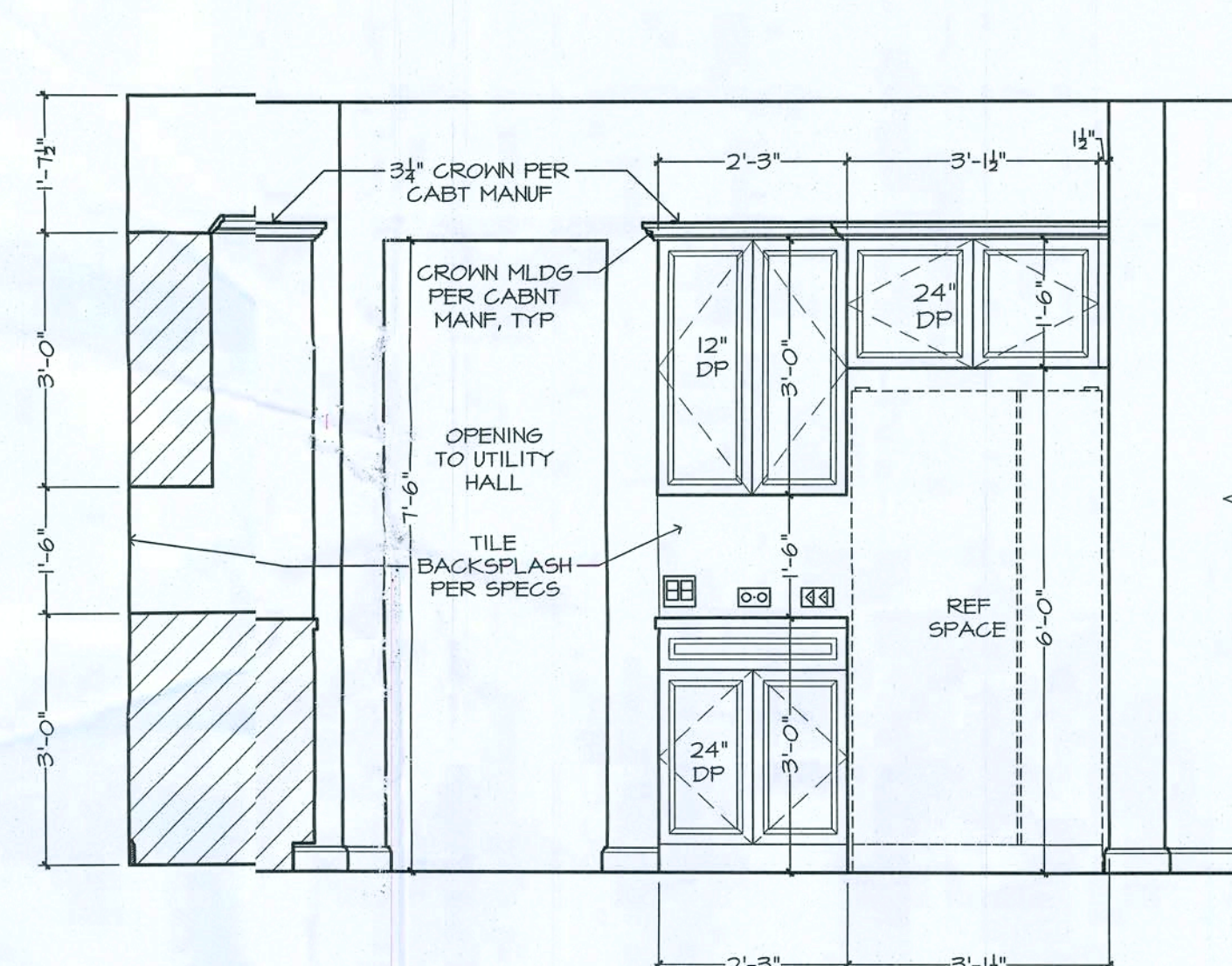
WALL "X"
GREAT ROOM

CASUAL DINING

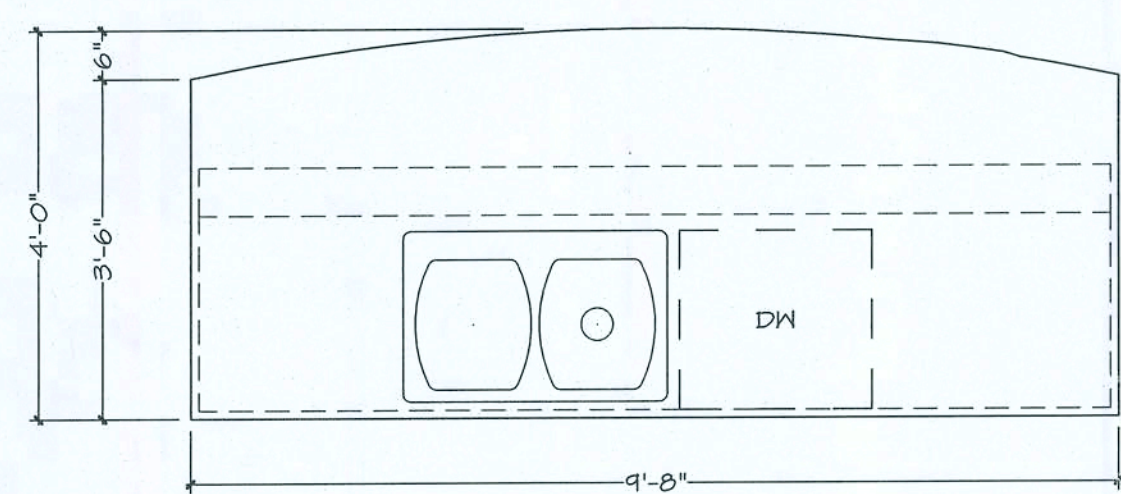


VERIFY AND COORDINATE INSTALLATION OF APPLIANCES FOR ALL REQUIRED CONNECTIONS, CLEARANCES AND INSTALLATION GUIDELINES W/ APPLIANCE MFR.

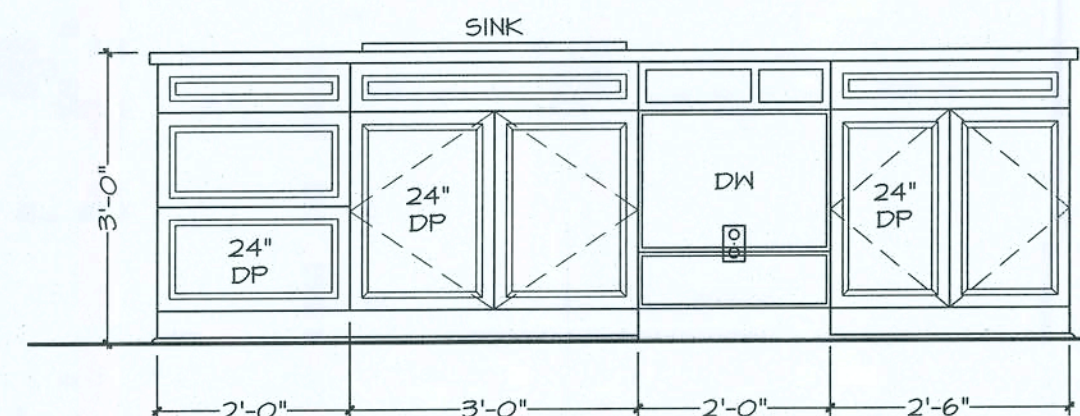
WALL "Y"
KITCHEN



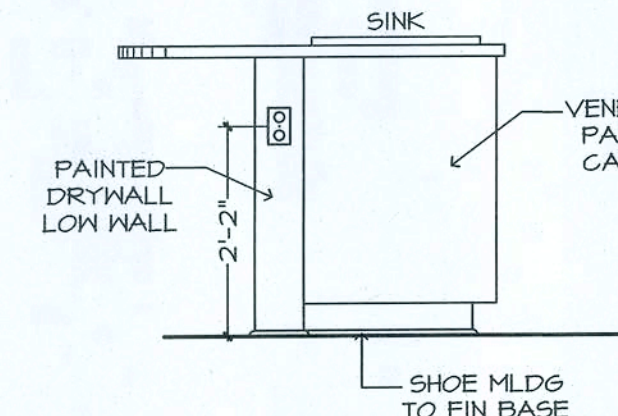
WALL "Z"



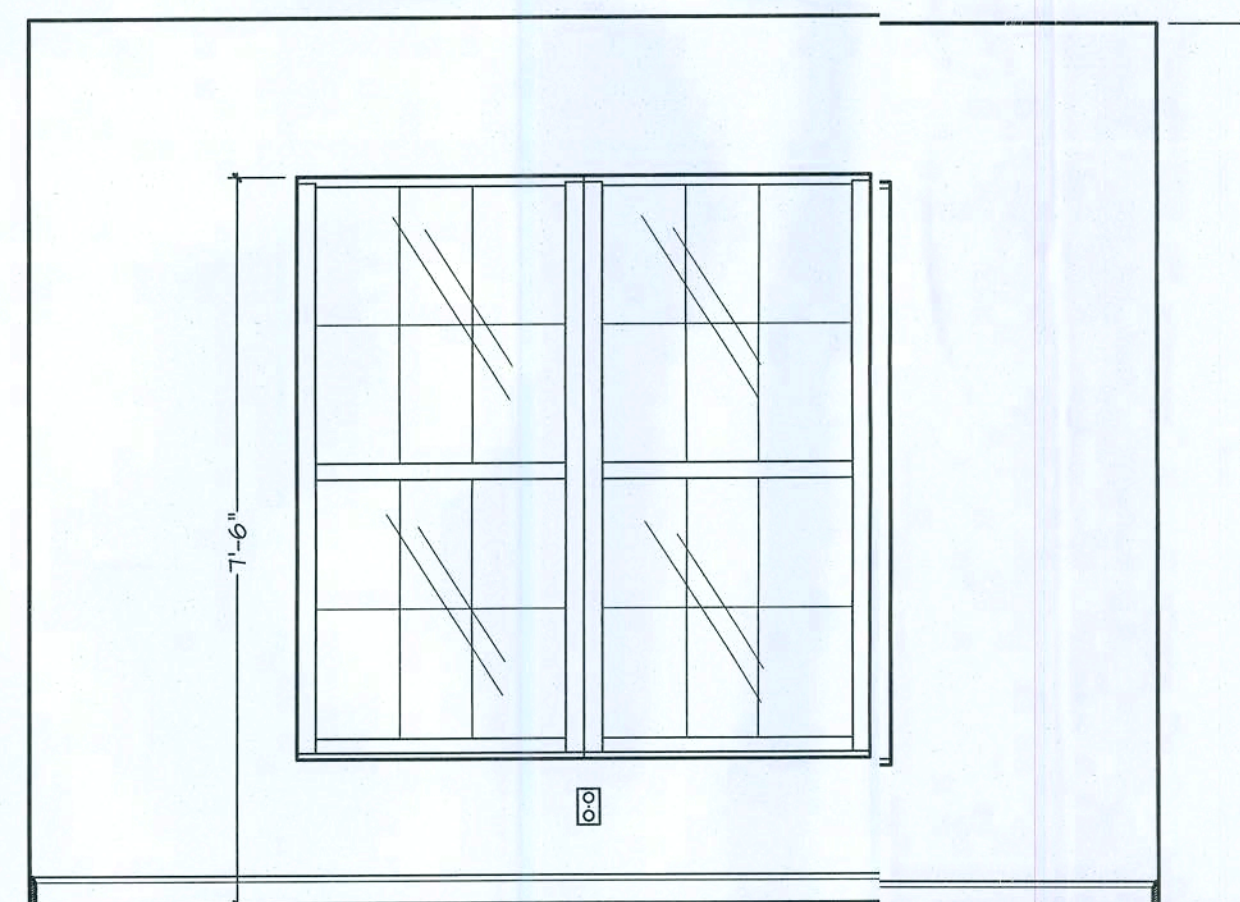
PLAN VIEW



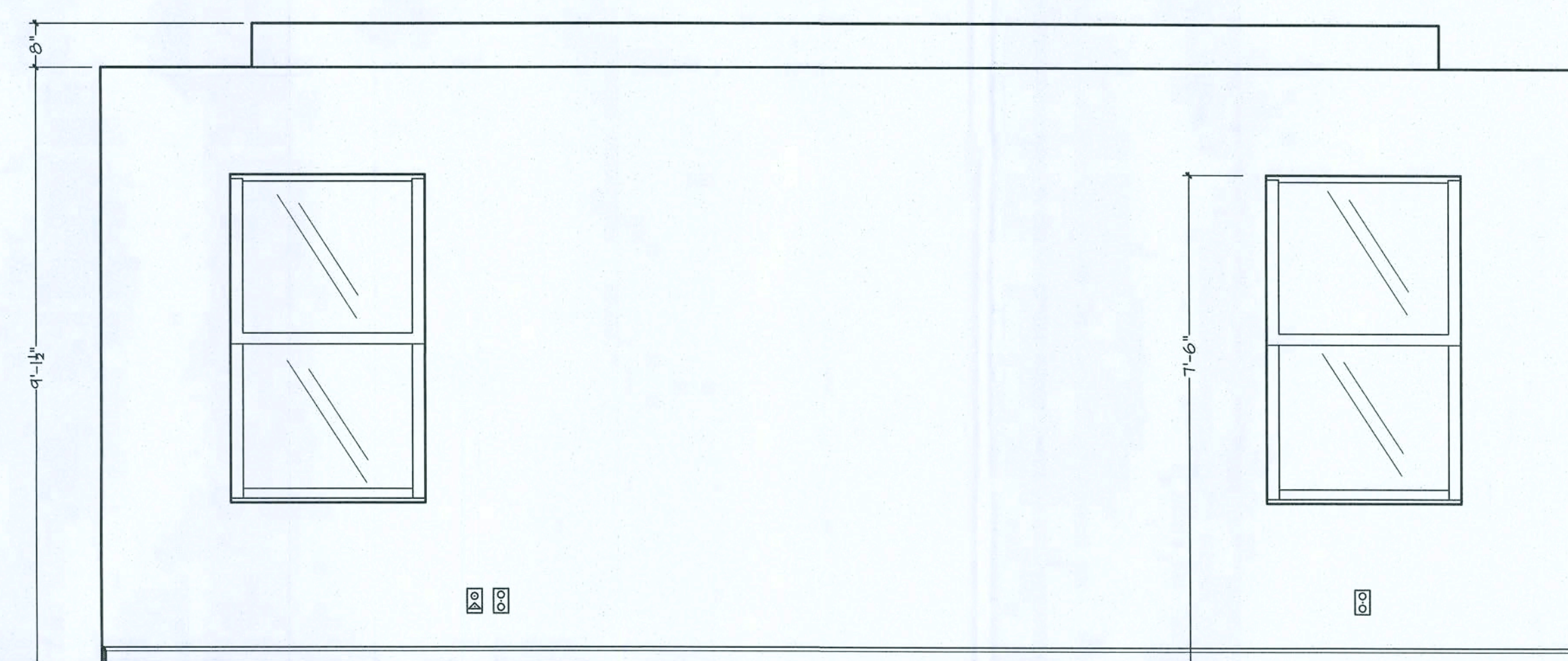
FRONT VIEW
KITCHEN ISLAND



TYP. SIDE VIEW



WALL "Z"
DEN



WALL "W"
M. SUITE

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".

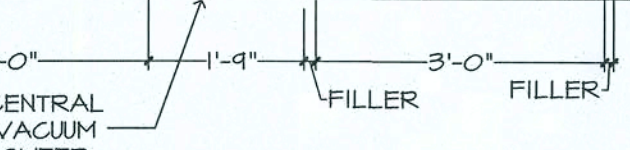
PLUMBING, TILE, BASE MLDG, DOOR CASING, & DECORATIVE LIGHTING & DECORATIVE MIRRORS ARE ILLUSTRATED FOR LOCATION PURPOSES ONLY. PLEASE REFER TO COMMUNITY STANDARDS FOR SIZES & SPECS.



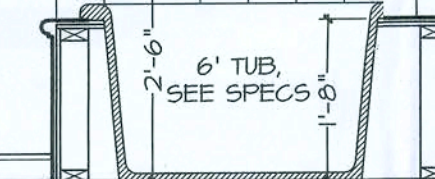
WALL "W"
M. BATH



WALL "X"

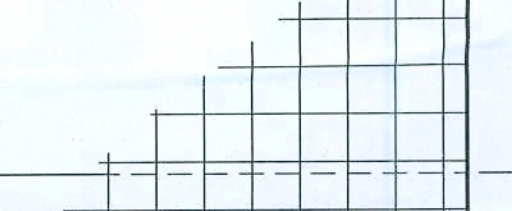


WALL "Y"



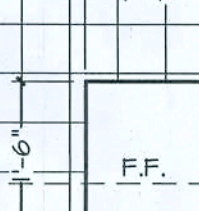
WALL "Z"

M. BATH - CONT.

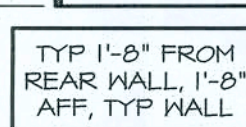


WALL "Z"

M. BATH - SHOWER WALL

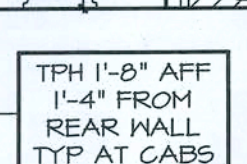


WALL "X"



WALL "W"

M. BATH WC



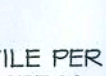
WALL "W"
BATH 2



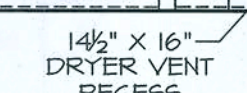
WALL "X"



WALL "Y"



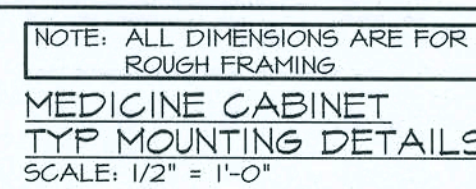
WALL "Z"



WALL "W"
UTILITY



WALL "Y"



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 PURPOSE
ONLY. PLEASE REFER TO COMMUNITY
STANDARDS FOR SIZES & SPECS.