

SQUARE FOOTAGES	
AREA	SQ. FT.
CABANA / LANAI	341 SF
ENTRY	126 SF
GARAGE	561 SF
LIVING	2250 SF
TOTAL	3328 SF

**PROJECT NOTES:**

INTERIOR WALL FINISH TO BE ORANGE PEEL WITH SQUARE CORNER BEAD.

INTERIOR CEILING FINISH TO BE A SINGLE KNOCKDOWN.

PEST CONTROL - UNDER SLAB TERMITE PREVENTION TREATMENT.

WELL TO BE PROVIDED AND INSTALLED BY OWNER.

SEPTIC TANK AND DRAIN FIELD TO BE SUPPLIED AND INSTALLED BY OWNER.

**GENERAL NOTES:**

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

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

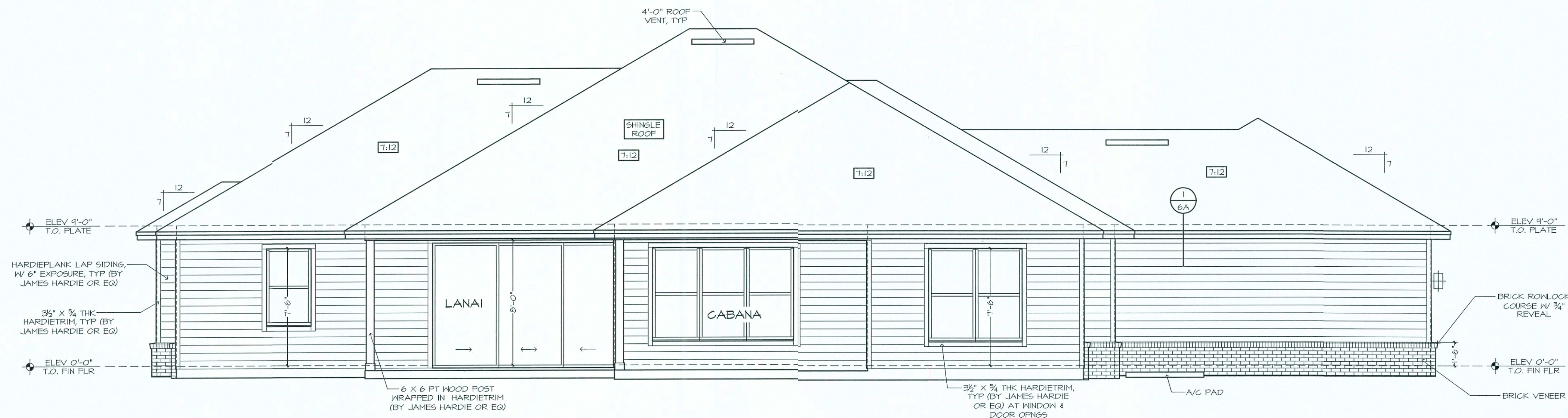
REC CLG SURFACES, BOTH HORIZONTAL AND VERTICAL, SHALL HAVE SMOOTH FIN.

PROVIDE SOLID FILLED CONC. BLOCK AT ALL SHOWER SEATS.

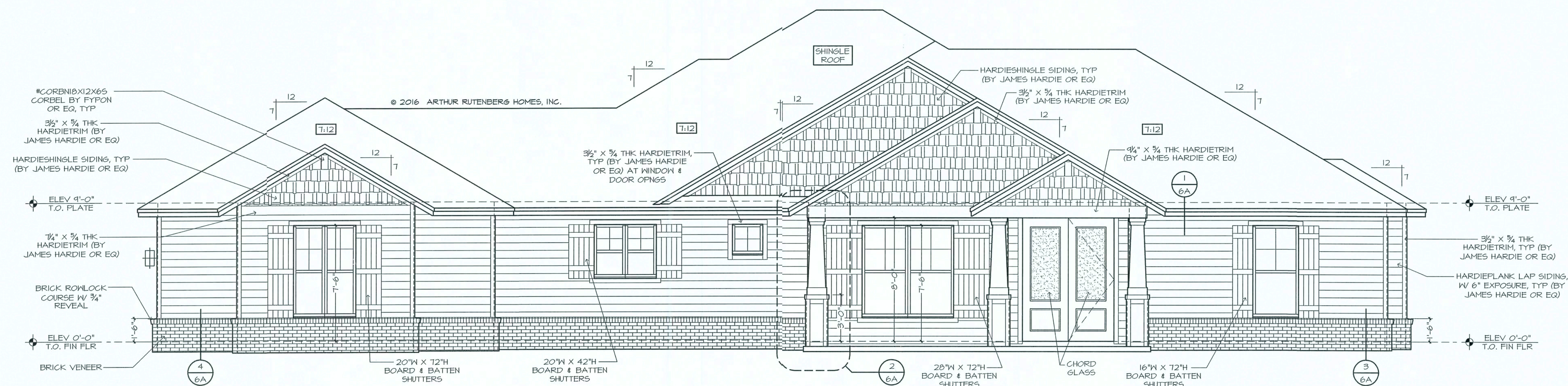








REAR ELEVATION



FRONT ELEVATION

PROJECT NOTES:

- FASCIA - 2X6 SUBFASCIA WITH 6" ALUMINUM FASCIA AND GALVANIZED DRIP EDGE.
- ROOF MATERIAL - FIBERGLASS LAMINATED DIMENSIONAL SHINGLES.
- ROOF SHEATHING - 1/2" OSB.
- SOFFIT - VINYL VENTED SOFFIT.

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.
- ROOF VENTS SHOWN FOR LOCATION PURPOSE ONLY.
- NUMBER OF ROOF VENTS TO BE DETERMINED BY BUILDER.

FRAMING PLAN DISCLAIMER

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

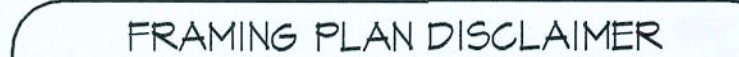
!! ATTENTION !!

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.







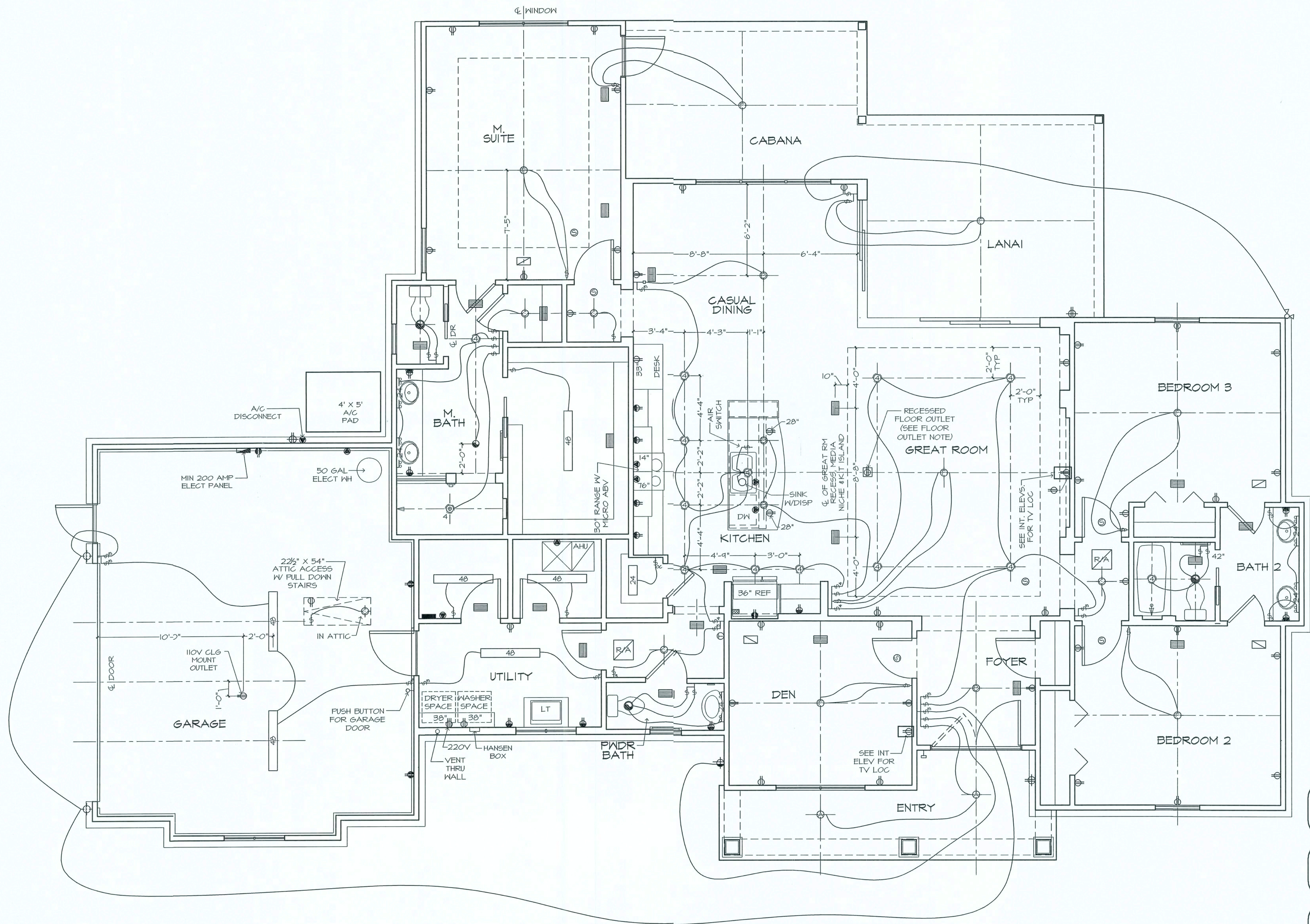


THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED TO BE INTERPRETED AS STRUCTURAL. ENGINEERED DRAWINGS, THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE 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.

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, ELEVATION, DUCTWORK AND EQUIPMENT PLACEMENT AND SUPPORT. HVAC INSTALLATION SHALL BE INSTALLED ACCORDING TO ALL CURRENT STATE AND LOCAL MECHANICAL CODES.

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.



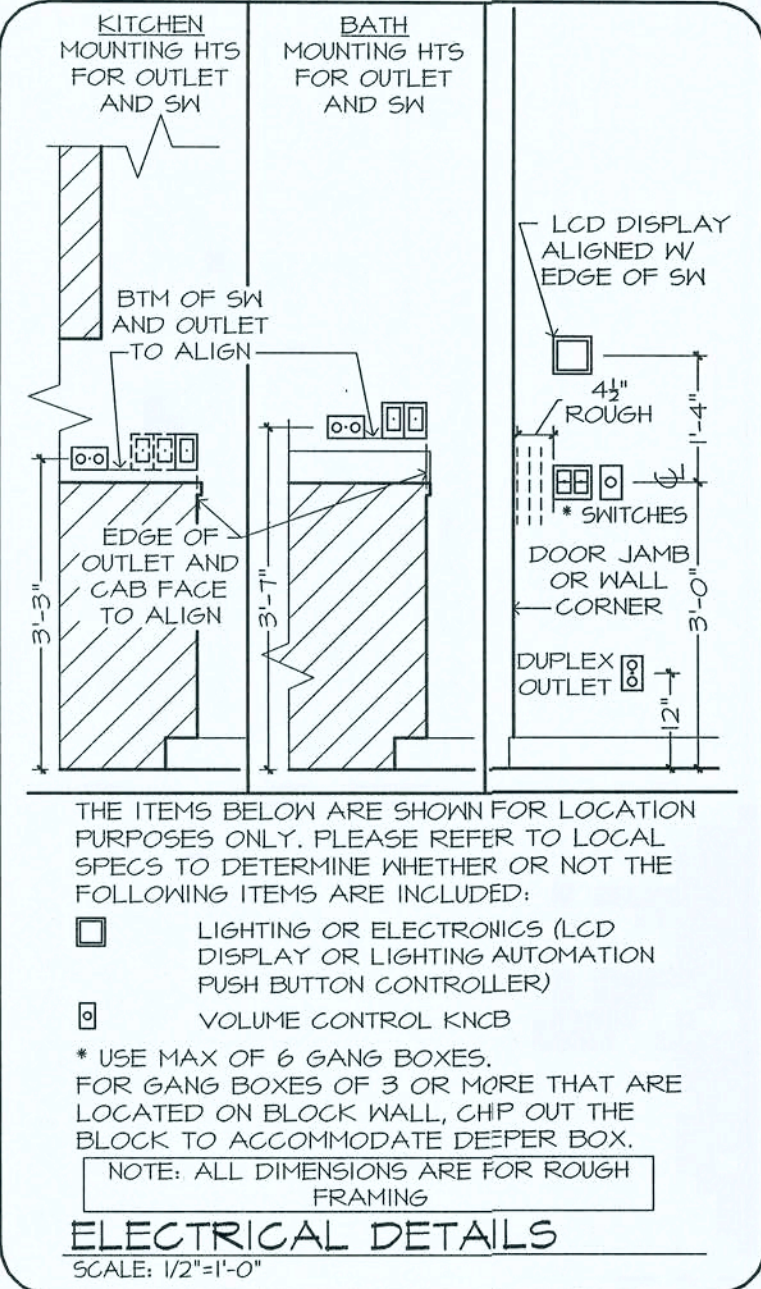


**WATER HEATER NOTE:**  
INSTALL WATER HEATER PER  
MANUFACTURER'S INSTALLATION  
INSTRUCTIONS AND CURRENT APPLICABLE  
CODES

**LED LIGHTING NOTE:**  
ALL LED LIGHTING, INCLUDING RECESSED  
CAN BULBS, LED TAPE LIGHT, UNDER  
CABINET LIGHTING AND ACCENT LIGHTING  
SHALL BE 2700K.

**FLOOR OUTLET NOTE:**  
RECESSED FLOOR OUTLET (FULLY  
CONCEAL BELOW FLOOR LEVEL) #60-P W/  
COVER PLATE BY: THOMAS & BETTS, INC.  
OR EQUAL

**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.



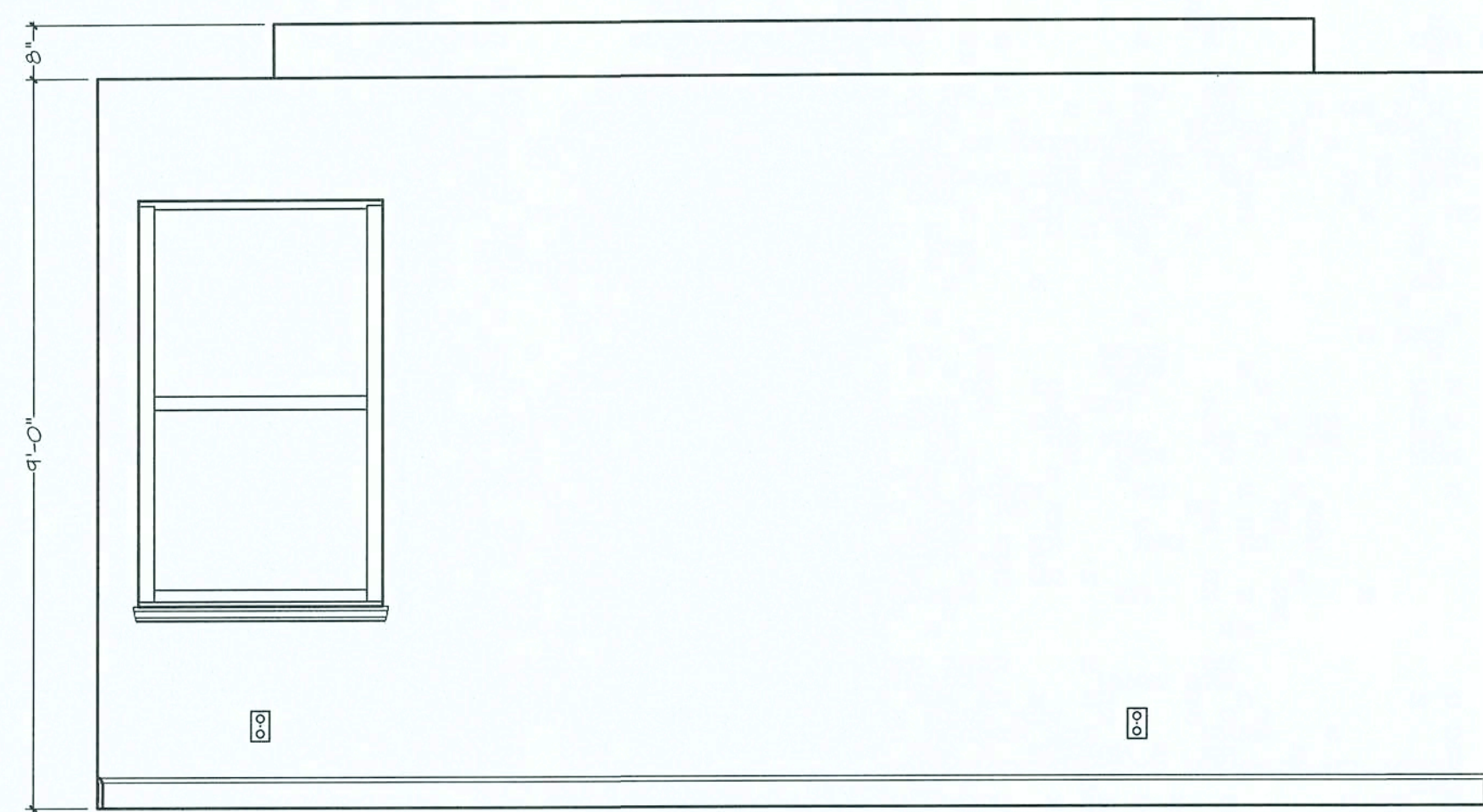
- ELECTRICAL LEGEND**
- ⊕ DUPLEX OUTLET (110V AT 12" OR AS NTD)
  - ⊕ DUPLEX OUTLET (110V AT 36") \*
  - ⊕ DUPLEX OUTLET (110V AT 43") \*
  - ⊕ DUPLEX OUTLET (110V AT 45") \*
  - ⊕ SPLIT DPLX OUTLET (110V AT 12", TOP IS "HOT"
  - ⊕ WEATHERPROOF DPLX OUTLET (110V AT 12")
  - ⊕ WEATHERPROOF DPLX OUTLET (110V AT 12")
  - ⊕ TOP PLUG IS "HOT"
  - ⊕ 220V OUTLET AT 30"
  - ⊕ RECESS FLOOR OUTLET
  - ⊕ SPECIAL PURPOSE CONN
  - ⊕ STRUCTURED WIRE COMBO OUTLET
  - ⊕ USB PORT FOR OUTLETS (110V AT 12" OR AS NTD)
  - ⊕ SW SEE ELEC DTL
  - ⊕ 3-WAY SW SEE ELEC DTL
  - ⊕ 4-WAY SW SEE ELEC DTL
  - ⊕ 1-GANG COMBINATION FAN / LIGHT SWITCH
  - ⊕ OCCUPANCY/MOTION DETECTOR SWITCH
  - ⊕ PUSH-BUTTON FOR GARAGE DOOR AT 60"
  - ⊕ DIMMER SW AT 36"
  - ⊕ PUSH-BUTTON DOORBELL
  - ⊕ CL6 MNT LT FIXTURE
  - ⊕ CL6 MNT FENWIRE - FIXTURE BY OWNER
  - ⊕ SURFACE MNT FIXTURE
  - ⊕ 7" SURFACE MNT 2700K, 1000 LUMEN LED FIXTURE
  - ⊕ HALL MNT FIXTURE
  - ⊕ 6" ROUND RECESS 2700K LED RETROFIT TRIM W/OEN BAFFLE
  - ⊕ 4" MINI ROUND RECESS 2700K LED RETROFIT TRIM W/OEN BAFFLE
  - ⊕ 4" MINI ROUND RECESS 2700K LED EYEBALL TRIM
  - ⊕ 6" ROUND SLOPE CL6 RECESS WITH 2700K LED BULB (INTERIOR SLOPED CL6)
  - ⊕ 2 1/2" MINI ROUND LED 2700K
  - ⊕ CL6 FANLIGHT FENWIRE AND SWITCHES
  - ⊕ COMBO SMOKE & CARBON MONOXIDE DETECTOR
  - ⊕ UNDER CABT LED 9"
  - ⊕ UNDER CABT LED 14"
  - ⊕ UNDER CABT LED 22"
  - ⊕ UNDER CABT LED 30"
  - ⊕ SINGLE 24" FLOOR STRIP
  - ⊕ 24" CL6 MNT FLOOR, LT, WRAPPED
  - ⊕ 40" CL6 MNT FLOOR, LT, WRAPPED
  - ⊕ 24" VANITY LIGHTING (SEE SPECS)
  - ⊕ 36" VANITY LIGHTING (SEE SPECS)
  - ⊕ EXHAUST FAN / LIGHT FIXTURE COMBO
  - ⊕ EXHAUST FAN
  - ⊕ SOFFIT MNT FLOOD LIGHT
  - ⊕ CL6 MNT SPEAKER
  - ⊕ CHIMES
  - ⊕ ELEC PANEL
  - ⊕ STRUCTURED WIRING PANEL
  - ⊕ CL6 RETURN AIR
  - ⊕ A/C REGISTER
  - ⊕ THERMOSTAT
  - ⊕ SECURITY PAD

\* NOTE: ALL OUTLETS ABOVE COUNTERS SHALL  
BE MOUNTED HORIZONTALLY  
\* NOTE: ALL 125V, 15 AND 20 AMP OUTLETS TO  
BE TAMPER-RESISTANT IN AREAS SPECIFIED BY  
NEC 2014 406.12  
\* NOTE: ALL EXTERIOR OUTLETS, OUTLETS IN  
GARAGE, WALL OUTLETS IN KITCHENS AND  
BATHROOMS AND ALL OUTLETS WITHIN 6'-0" OF  
A WATER SOURCE SHALL BE GFI  
\* NOTE: ALL NON-GFI OR 220V OUTLETS ARE  
PROTECTED BY AN ARC-FAULT CIRCUIT  
INTERDISRUPTER, ALL HEIGHTS TO CENTERLINE AFF.  
\* NOTE: LIGHTS, FANS, SMOKE DETECTORS, A/C  
SUPPLIES AND RETURN AIRS TO BE PLACED ON  
CENTERLINES OF DOORS, HALLWAYS AND HALLWAYS,  
TYP UNO  
\* NOTE: COMBINATION SMOKE & CARBON  
MONOXIDE DETECTORS SHALL BE INSTALLED  
PER NFPA72 CHAPTER 24 AND FBC-R, 6TH  
EDITION, SECTION R514 & 515.  
\* NOTE: COORDINATE LOCATION OF ALL REQ.  
ELECTRICAL, CABLE, AUDIO/VIDEO & DATA  
RECEPTACLES W/ MOUNTING HARDWARE & MFR.  
INSTALLATION REQ. FOR ALL FLAT PANEL  
DISPLAYS.

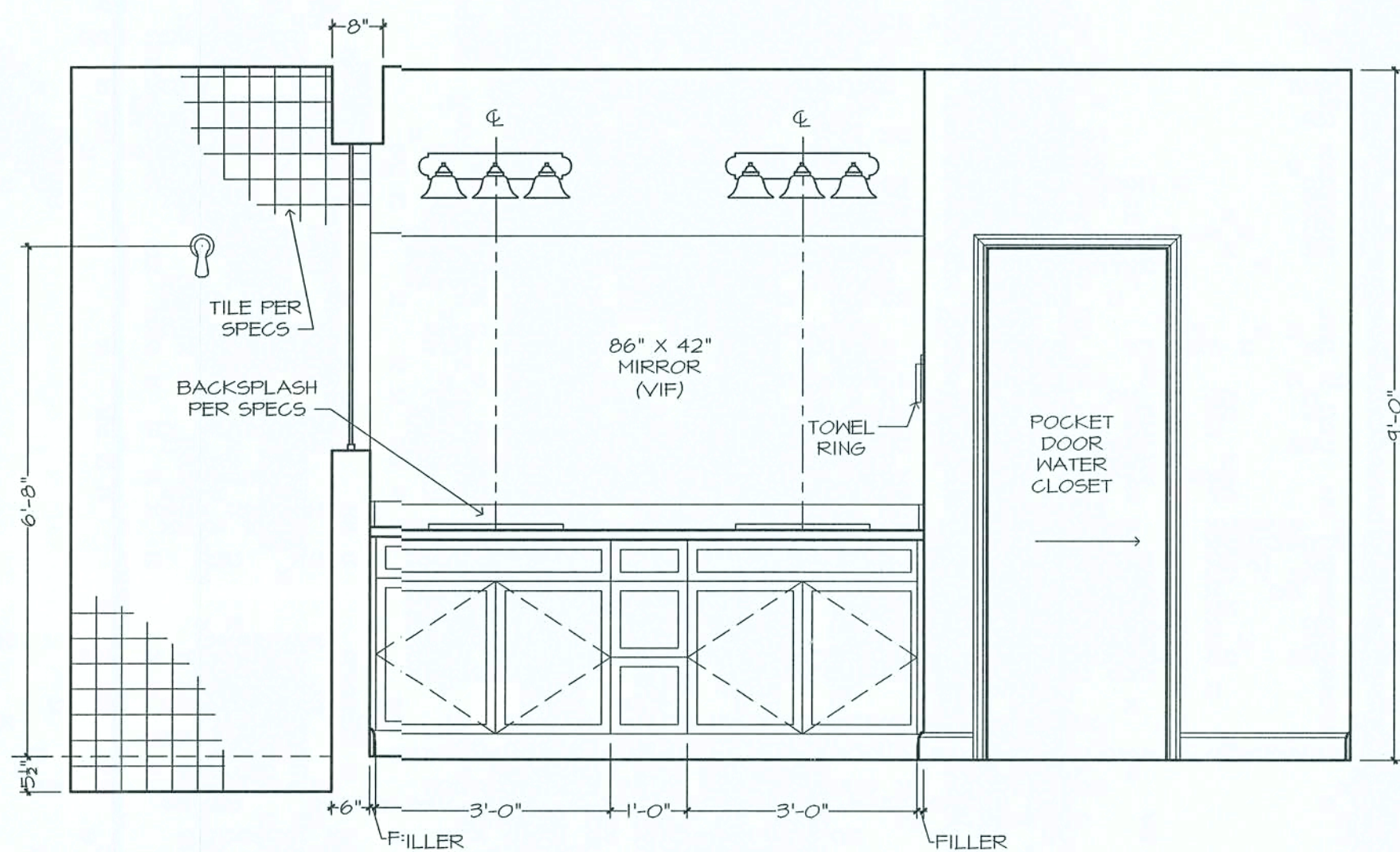




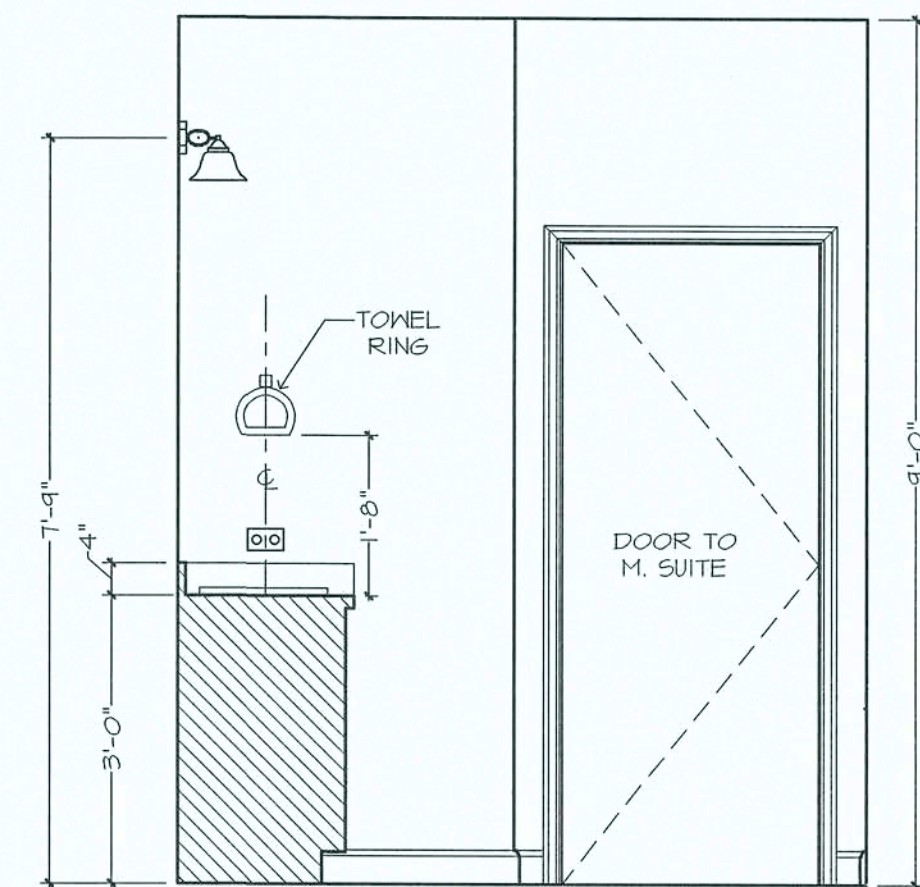




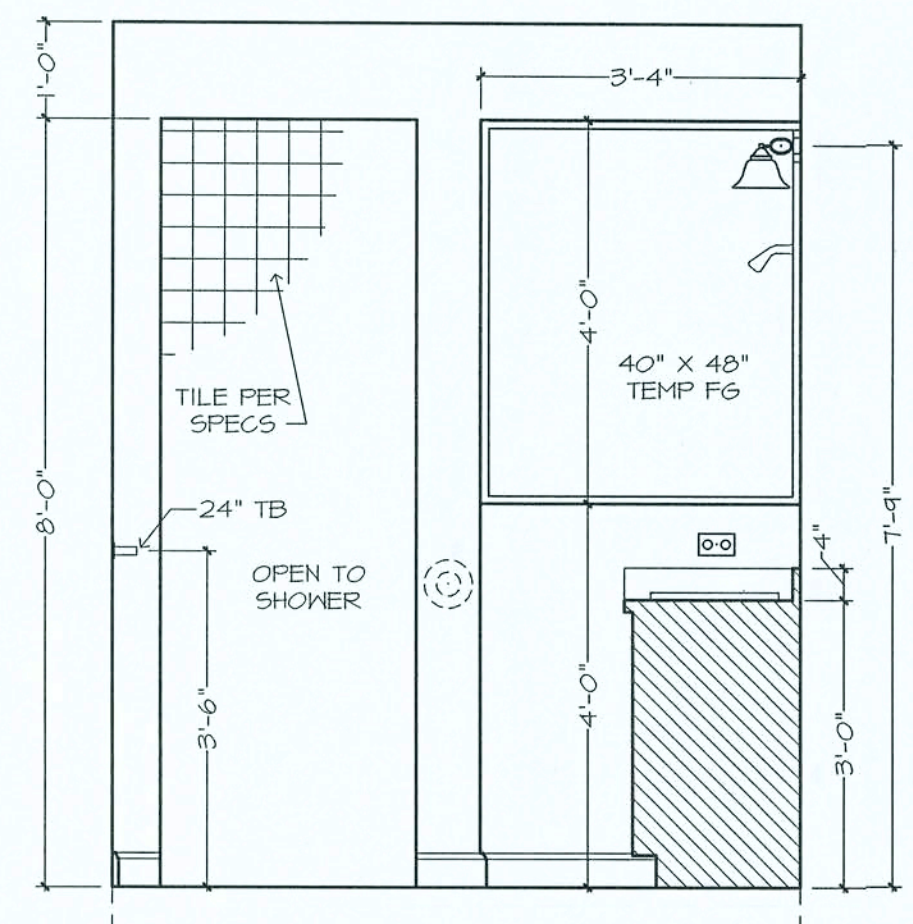
WALL "X"  
M. SUITE



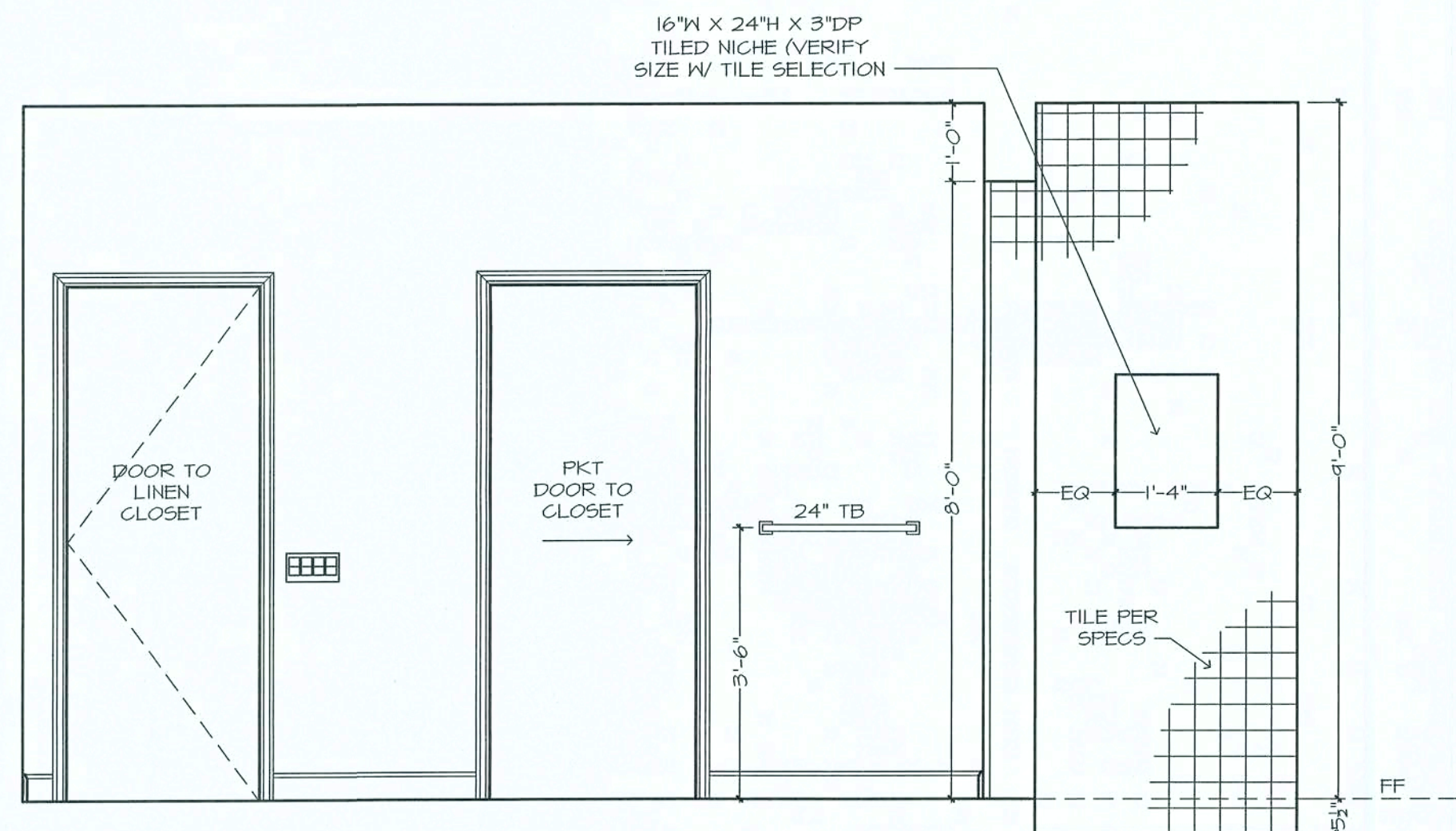
WALL "X"  
M. BATH



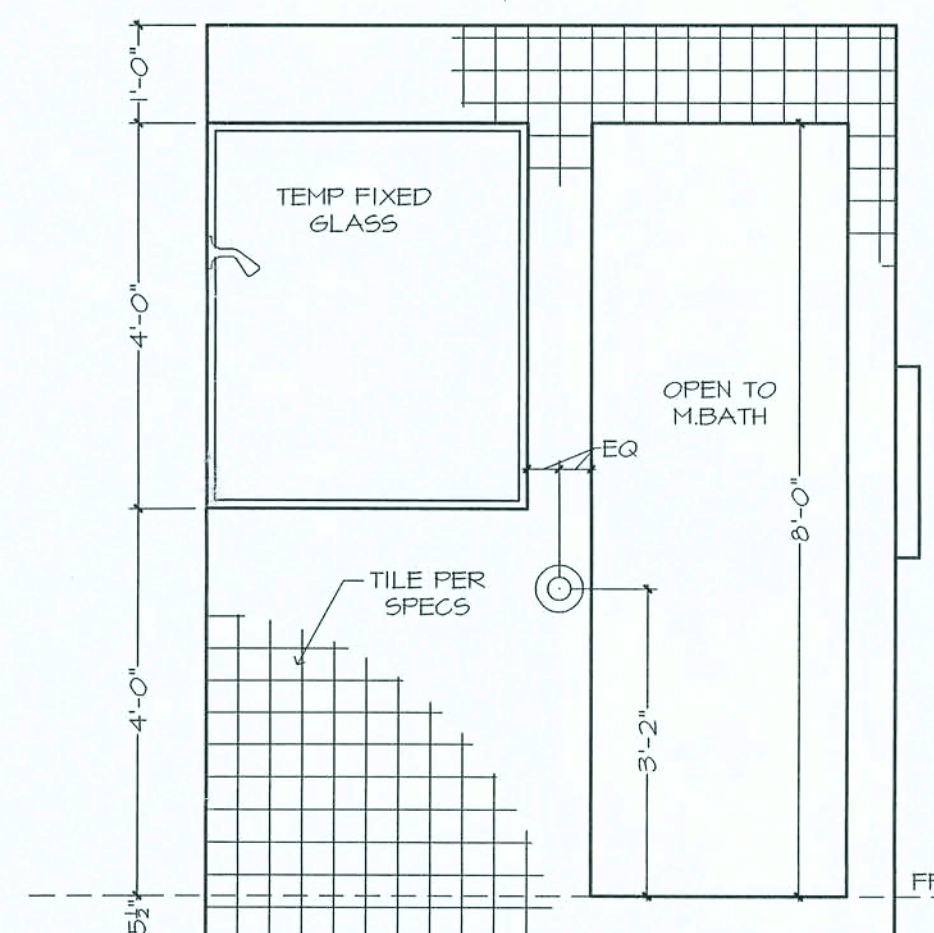
WALL "Y"



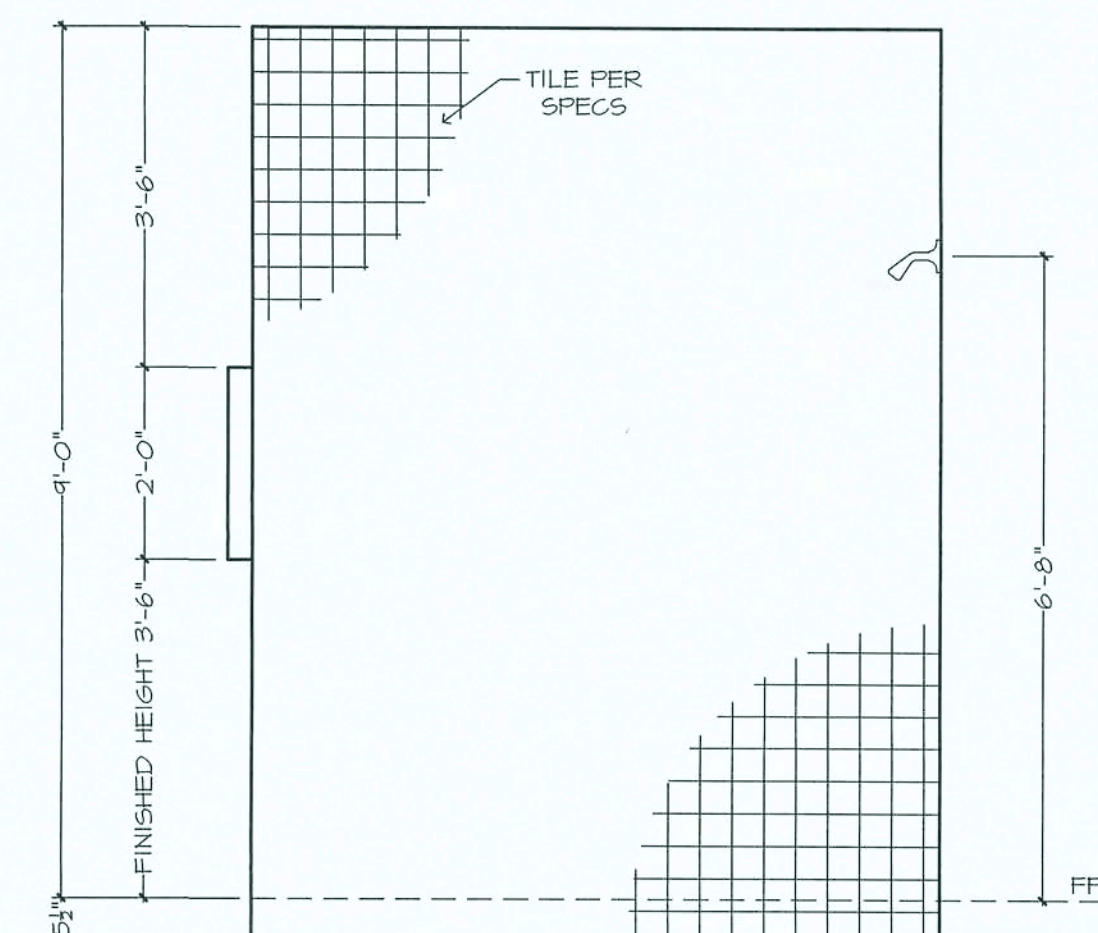
WALL "W"



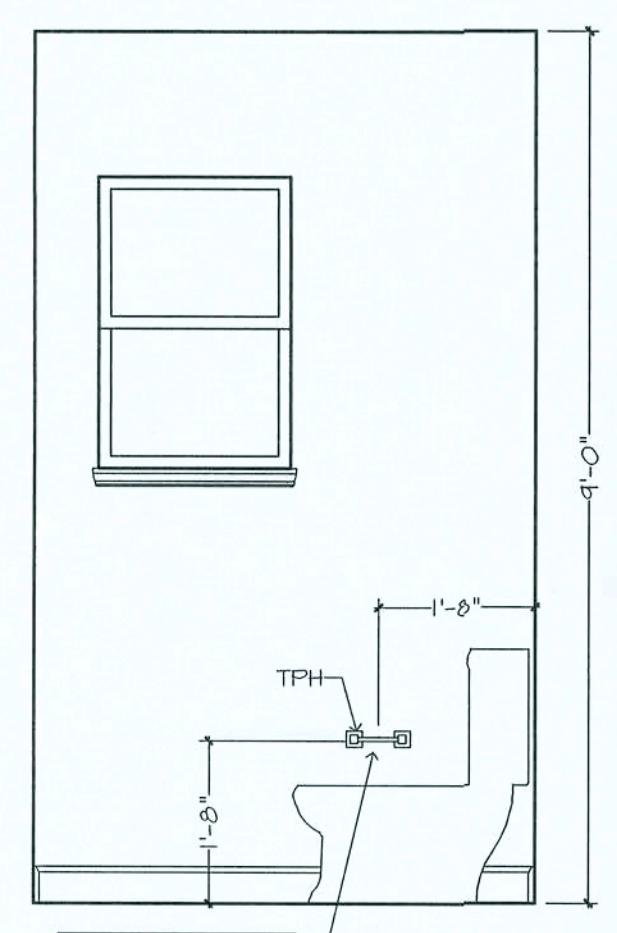
WALL "Z"  
M. BATH (CONTINUED)



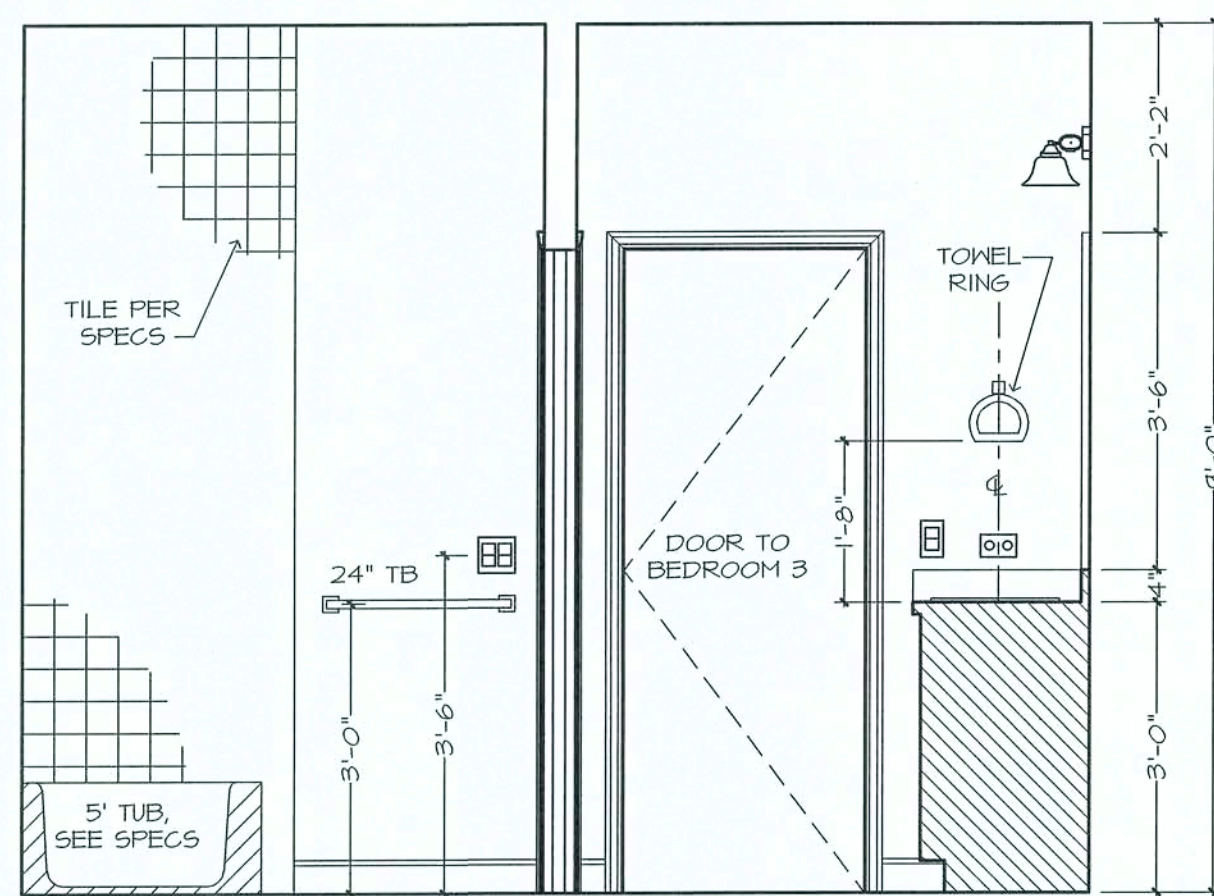
WALL "Y"  
SHOWER WALL



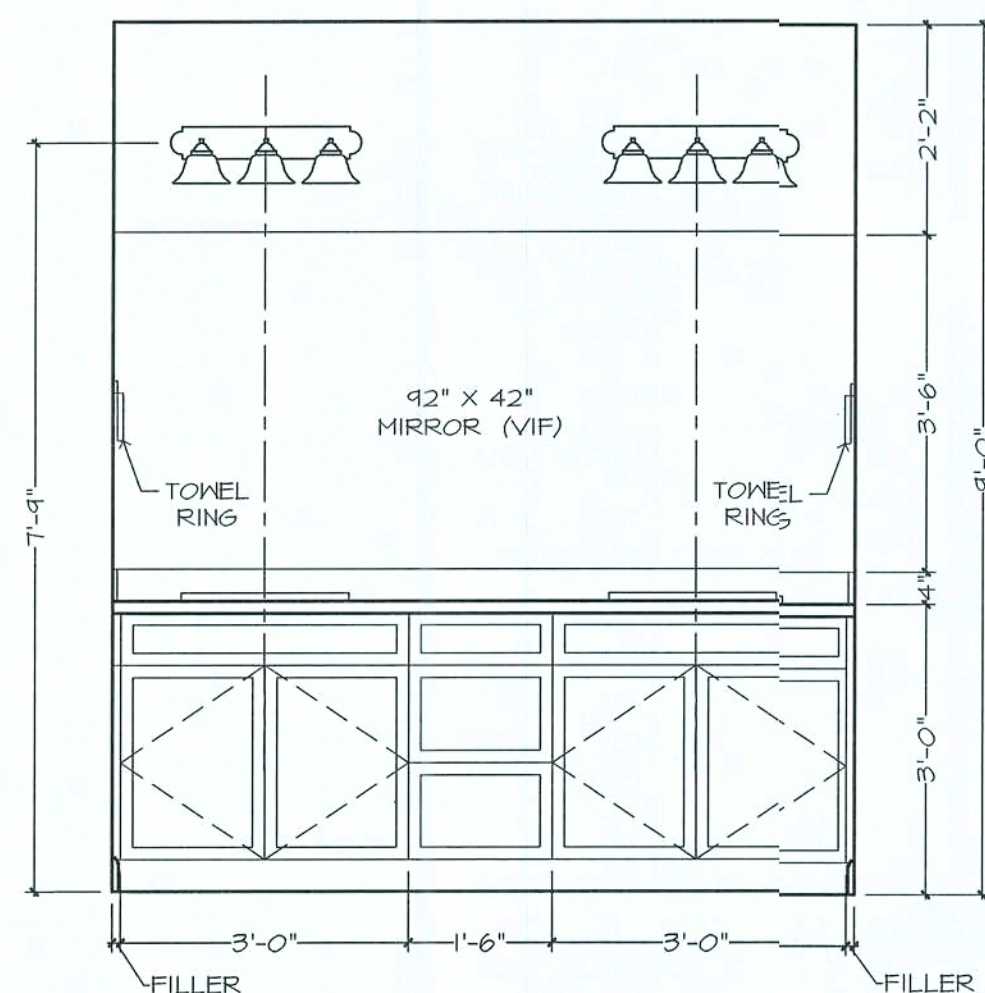
WALL "W"



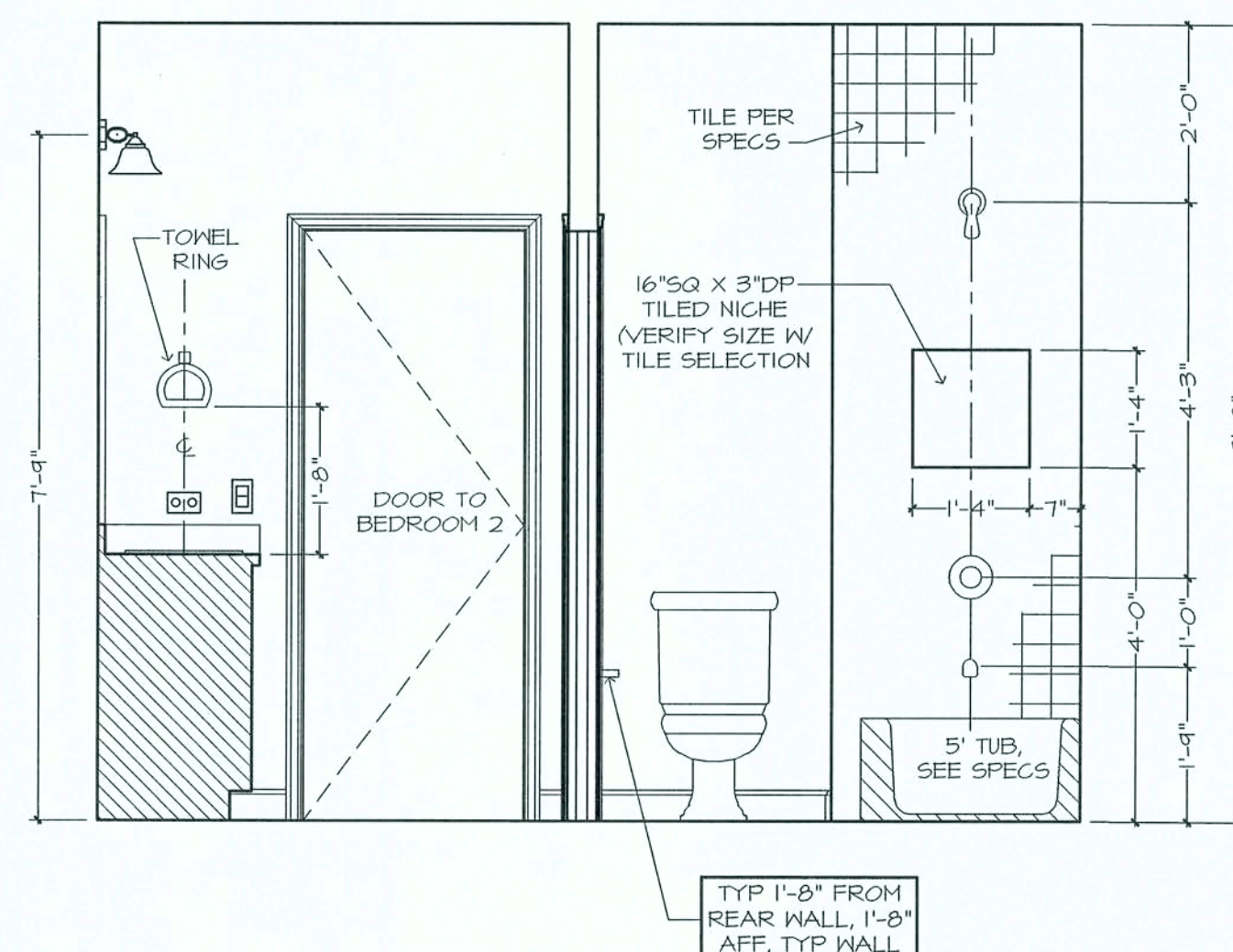
WALL "X"  
M. BATH WC



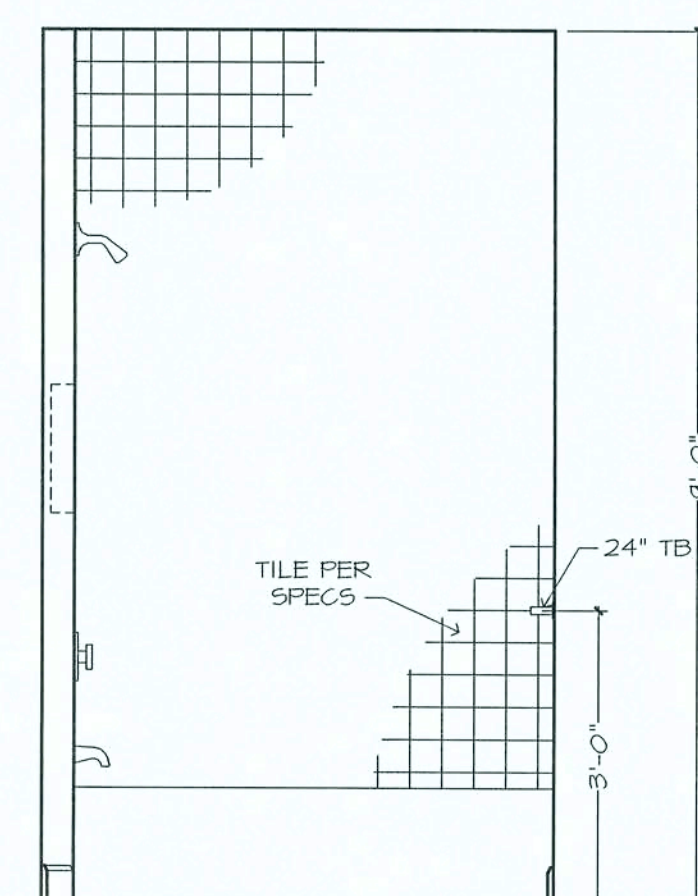
WALL "Y"  
BATH 2



WALL "Z"



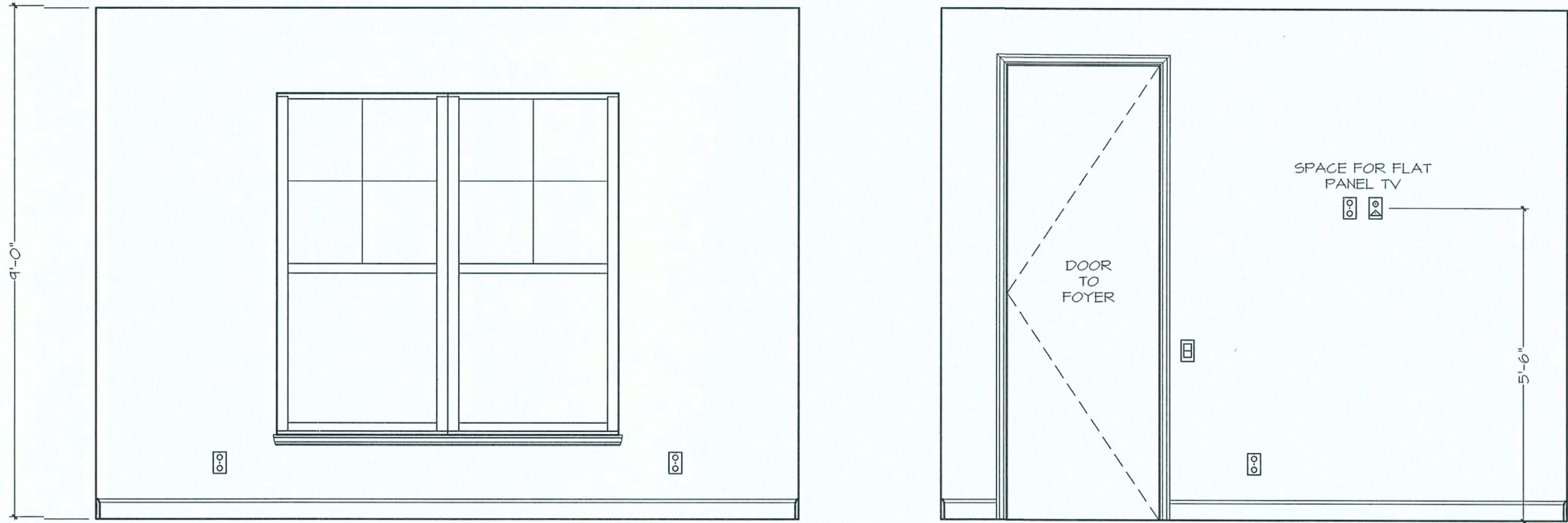
WALL "W"



WALL "X"

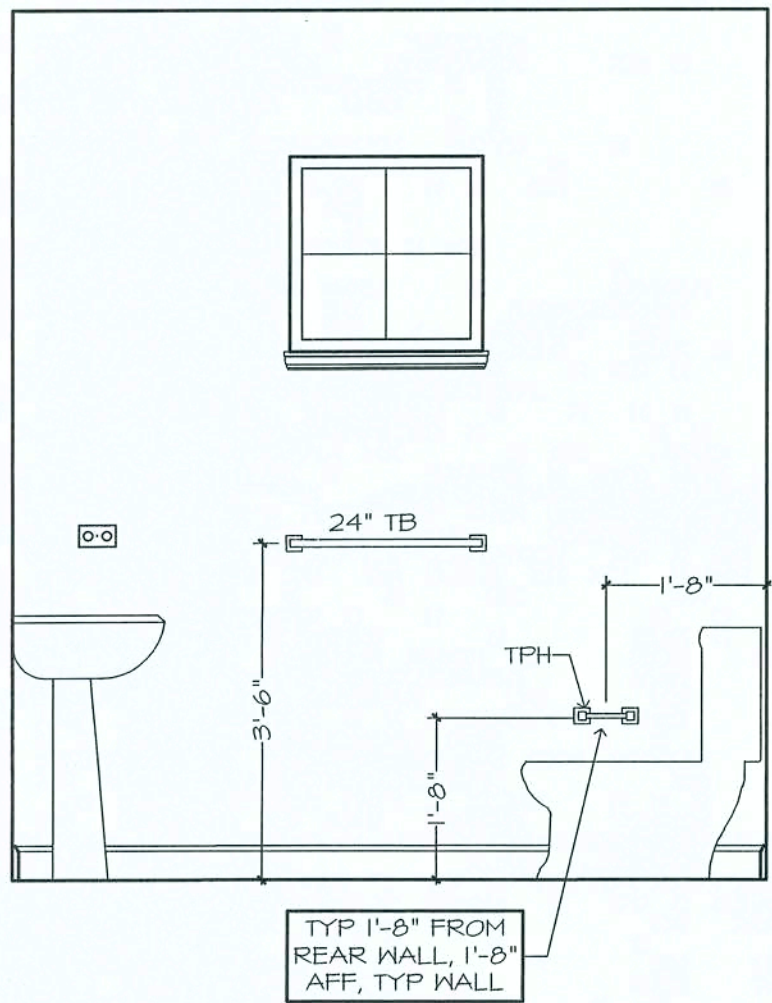
ENSURE TUB/SHOWER VALVES  
DO NOT INTERFERE WITH TILE  
DESIGN - IF FIELD CONFLICT  
EXISTS, NOTIFY THE DESIGNER.



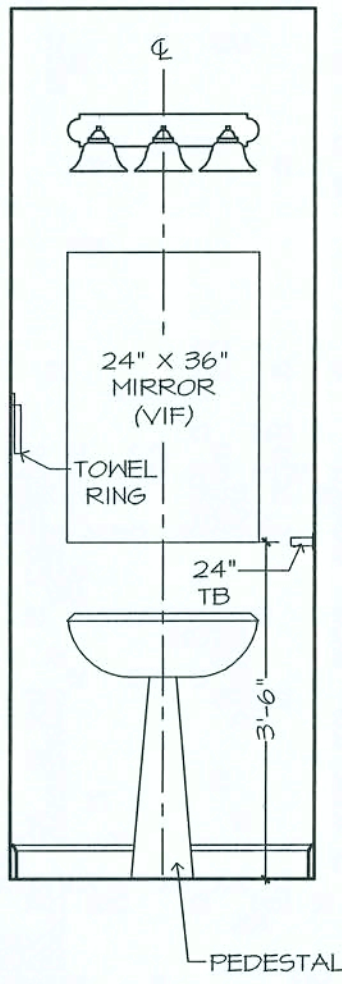


WALL "W"  
DEN

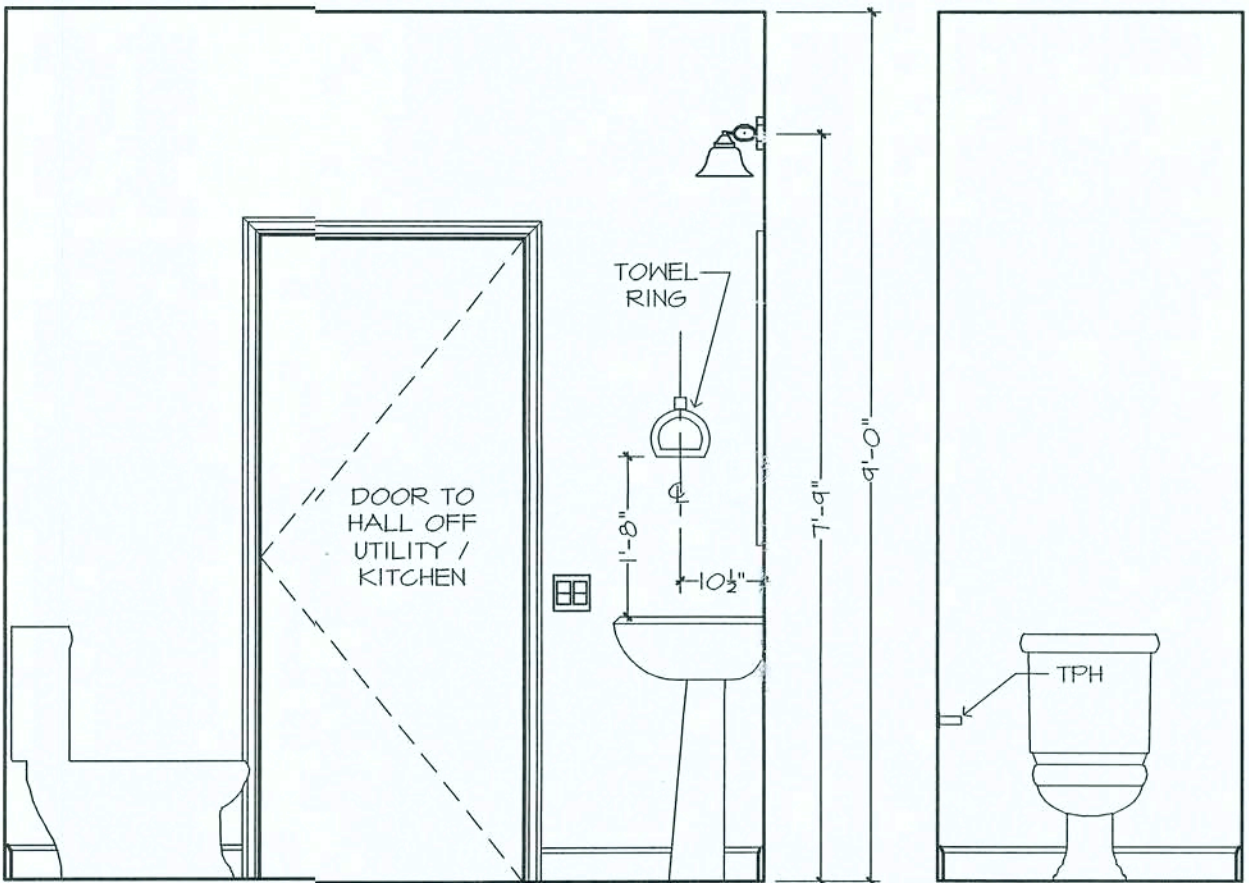
WALL "Z"



WALL "W"  
POWDER BATH

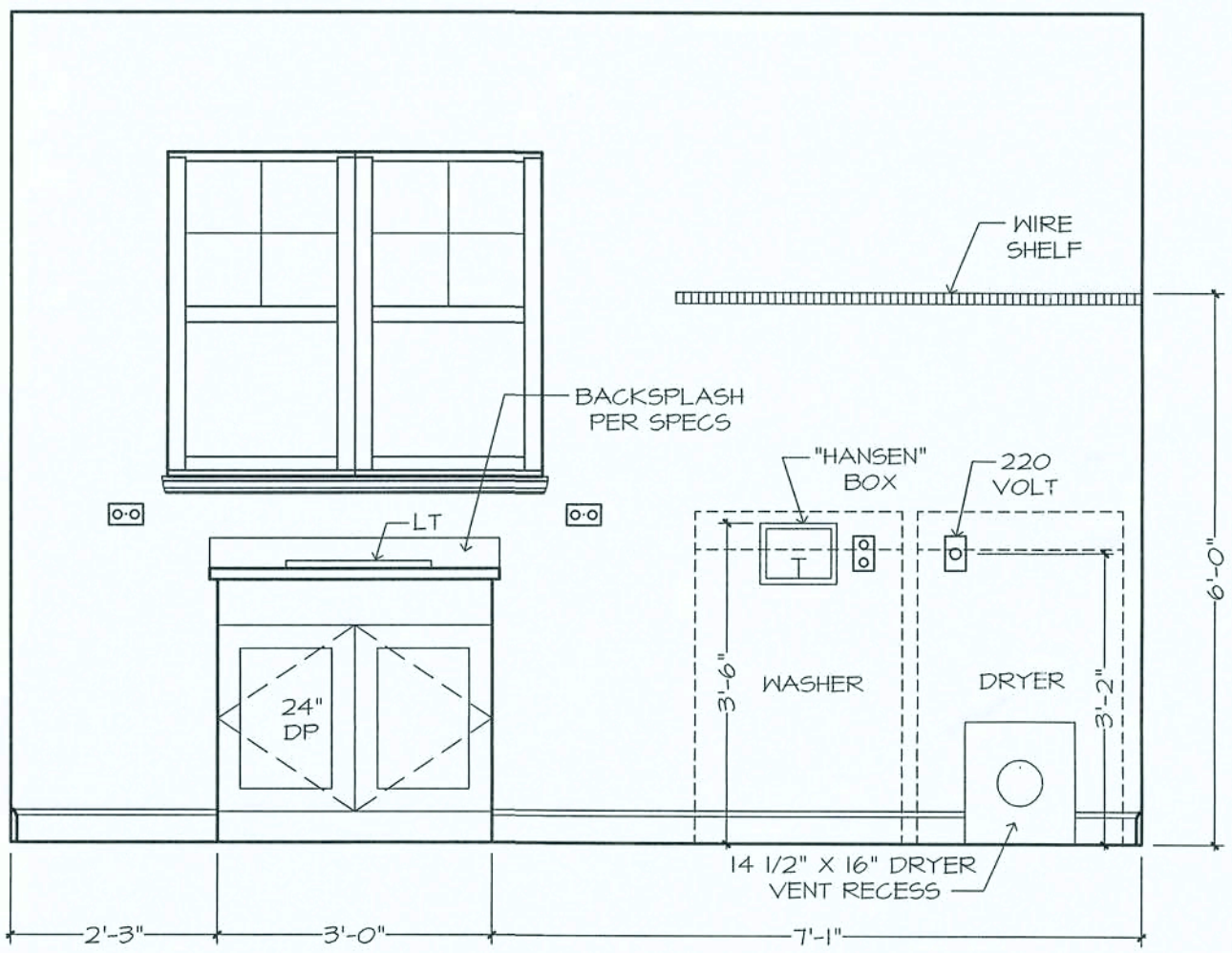


WALL "Z"



WALL "Y"

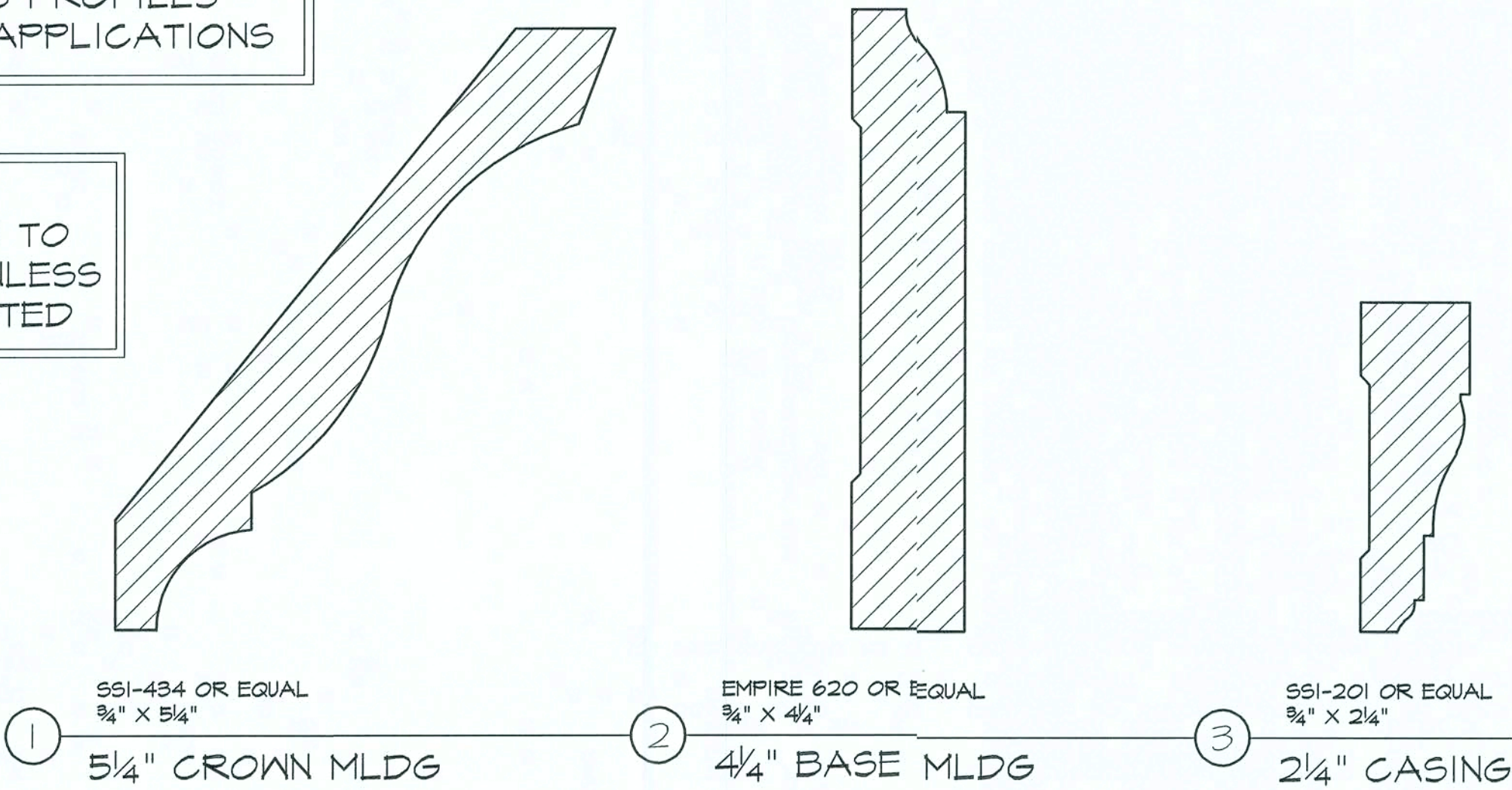
WALL "X"



WALL "W"  
UTILITY

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

\*ALL MLDG  
PROFILES ARE TO  
BE PAINTED UNLESS  
OTHERWISE NOTED



PROJECT 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.

INTERIOR WALL FINISH TO BE ORANGE PEEL WITH SQUARE CORNER BEAD.

INTERIOR CEILING FINISH TO BE A SINGLE KNOCKDOWN.



## DESIGN SPECIFICATIONS

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

DESIGN LOADS: ACTUAL AND UNIFORM  
ROOF: (cd=1.25)  
FLOOR: (cd=1.00)  
TOP CHORD LIVE LOAD: 20 psf  
TOP CHORD DEAD LOAD: 7 psf (ARCH SHINGLES) 10 psf  
TOP CHORD DEAD LOAD: 20 psf (TILE SHINGLES) 10 psf  
BOTTOM CHORD LIVE LOAD: 10 psf  
BOTTOM CHORD DEAD LOAD: 5 psf  
DEFLECTION CRITERIA:  
ROOF FRAMING: LIVE LOAD L/240 TOTAL LOAD L/180  
FLOOR FRAMING: LIVE LOAD L/360 & TOTAL LOAD L/240  
0.75" MAX ANY CASE

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

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

## MATERIAL SPECIFICATIONS

HARDWARE AND ANCHORS:  
ANCHOR BOLTS & THREADED ROD: SHALL BE IN ACCORDANCE WITH  
ASTM A 307 OR ASTM F 1554, GRADE 36.  
WASHERS: SHALL BE IN ACCORDANCE WITH ASTM A500 (GRADE B).  
NUTS: SHALL BE IN ACCORDANCE WITH ASTM A 563 GRADE A HEX  
METAL CONNECTORS: ALL METAL CONNECTORS WHICH ARE EXPOSED TO  
EXTERIOR SHALL BE GALVANIZED.  
REINFORCED CONCRETE: EMBEDMENT OF RODS OR REBAR  
DOVELLS SHALL BE 12 BAR DIAMETER MINIMUM. HOLES SHALL BE 1/4"  
LARGER THAN REBAR SIZE AND 1/2" LARGER THAN THREADED ROD SIZE.  
(U.O.N.)  
ANCHORING ADHESIVE: SHALL BE ONE OF THE FOLLOWING PRODUCTS  
(DUAL CARTRIDGE INSTALLATION ONLY):  
EPOXY: ITW RED HEAD A7  
REINFORCING STEEL: SHALL BE ASTM A615, GRADE 60.  
STRUCTURAL STEEL: SHALL BE ASTM A992, GRADE 50.  
WELDED WIRE FABRIC (WWF): SHALL BE ASTM A185.  
LAMINATED VENEER LUMBER (VLV): ALL LAMINATED VENEER LUMBER  
SHALL MEET OR EXCEED THE FOLLOWING DESIGN PROPERTIES - ELASTIC  
MODULUS (E), 1,800ksi; BENDING STRESS (Fb), 2600psi

TRIBUTARY AREA (sf)	COMPONENTS & LADING ALLOWABLE DESIGN PRESSURES		GARAGE DOOR PRESSURES (PSF)
	INTERIOR ZONE (PSF)	EDGE STRIP (PSF): 1' ± 4'-6"	
10	+25.6 -27.7	+25.6 -34.2	1 CAR GARAGE DOOR +22.9
50	+22.9 -25.0	+22.9 -28.8	2 CAR GARAGE DOOR +21.8
100	+21.8 -23.9	+21.8 -26.6	2 CAR GARAGE DOOR -23.9

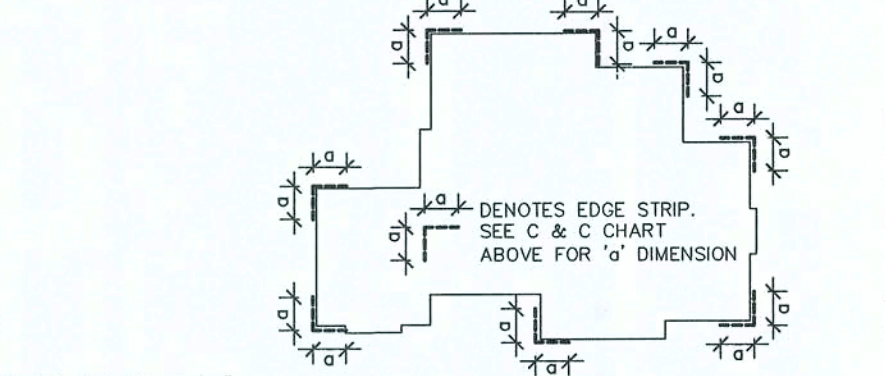
THE VALUES ABOVE ARE ALLOWABLE WIND PRESSURE VALUES (ASD). THE  
ABOVE WIND PRESSURES HAVE BEEN REDUCED BY 0.60 AS PERMITTED BY  
THE ALLOWABLE STRESS DESIGN METHODOLOGY. NO FURTHER REDUCTION  
SHALL BE PERMITTED.

COMPONENT & CLADDING WALL ELEMENTS SHALL BE DESIGNED FOR BOTH  
POSITIVE AND NEGATIVE PRESSURES SHOWN IN TABLE ABOVE.

LINEAR INTERPOLATION IS PERMISSIBLE.

PLUS = PRESSURE AND MINUS = SUCTION.

DESIGN OF WINDOWS/DOORS: FASTENING TO THE WALL FRAMING IS THE  
RESPONSIBILITY OF THE WINDOW/DOOR MANUF./SUPPLIER & SHALL MEET  
THE ABOVE NOTED POSITIVE AND NEGATIVE PRESSURES.



[NOT ACTUAL PLAN]

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

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

## SCOPE OF SERVICE

GENERAL NOTES & CONSTRUCTION SPECIFICATIONS

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

ROOF SHEATHING SPECIFICATIONS:  
SHINGLE - MIN. 7/16", 24/16, APA RATED OSB OR PLYWOOD SHEATHING, NAILED W/ 0.131x3" RING SHANK NAILS @ 6" O.C. EDGE & 6" O.C. FIELD (AT GABLE ENDS DECREASE EDGE NAIL SPACING TO 4" O.C. WITHIN 4'-0" OF ROOF EDGE).

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

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

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

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

MASONRY SPECIFICATIONS:  
MASONRY HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 530-05, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI530.1-05. GROUT SHALL BE IN ACCORDANCE WITH ASTM C476 WITH A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF  
2000 psi PER ASTM C1019. GROUT SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE OF 3/8" PLACED AT A 8" TO 11" SLUMP. MORTAR SHALL CONFORM TO ASTM C270 AND TYPE M OR S. TYPE N MORTAR MAY BE USED IN BRICK VENEER.  
CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL FLASHING.

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

MASONRY STEINWALLS: ALL CONCRETE MASONRY UNITS SHALL BE COMPOSED OF ASTM C308, E GRADE N-1 HOLLOW CONCRETE MASONRY UNITS WITH TYPE 'S' MORTAR. WALL COURSING SHALL BE RUNNING BONDS. STACK BOND SHALL NOT BE  
USED. GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT WITH 3000 PSI PEA ROCK CONCRETE GROUT. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE 48 BAR DIAMETERS. ALL EXTERIOR WALLS SHALL BE REINFORCED FULL HEIGHT  
WITH #4 @ 4'-0" O.C. MAX. AND AT EACH CORNER, WALL END, AND WALL INTERSECTIONS. PROVIDE CONTINUITY OF REINFORCING AT INTERSECTIONS OF PERPENDICULAR MASONRY ELEMENTS BY INSTALLING CORNER BARS, MINIMUM OF 40 BAR  
DIAMETERS INTO EACH ELEMENT. AT STEINWALL CONSTRUCTED OF 5 OR MORE COURSES, PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICALLY, (EVERY OTHER COURSE), AND VERTICAL REINF. SHALL BE INCREASED AS NOTED ON  
1/51.0. UNLESS NOTED OTHERWISE, LAP JOINT REINFORCING SHALL BE A MINIMUM OF 6".

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

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

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

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

CONCRETE SLABS ON GRADE:  
SHALL BE INSTALLED OVER MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH APPROVED CHEMICAL SOIL TREATMENT FOR PREVENTION OF SUBTERRANEAN  
TERMITES. SAWCUTS: FOR CONTROLLED CRACKING OUT A 1" SAWCUT INTO SLAB IN A 12X12" GRID WITHIN 2 HOURS OF CONCRETE PLACEMENT, PROVIDE SAWCUTS THROUGH OUT SLAB CALL EOR FOR ALTERNATIVE METHODS.

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

PRE-ENGINEERED WOOD TRUSSES:  
SHALL BEAR THE SEAL OF AN ENGINEER IN THE STATE WHERE PROJECT IS BEING BUILT AND SHALL COMPLY WITH NFPA, TPI, AND AISC 100. CONTRACTOR SHALL VERIFY THAT ADEQUATE TRUSS BEARING IS INSTALLED AT ALL TRUSSES AS  
INDICATED IN THE TRUSS SHOP DRAWINGS. ALL TRUSSES-TO-TRUSS CONNECTIONS ARE THE RESPONSIBILITY OF THE DELEGATED TRUSS ENGINEER. ALL TRUSSES SHALL HAVE TEMPORARY BRACING PRIOR TO COMMENTARY AND  
RECOMMENDATION FOR HANDLING, INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB-3.2" AT MULTIPLE STRAP CONNECTIONS, SPREAD STRAPS TO AVOID NAILING CONFLICTS THROUGH TRUSSES, WHEN USING (2) STRAPS ON  
SINGLE PLY TRUSSES, PLACE STRAPS DIAGONALLY ACROSS DBL. TOP PLATE FROM EA. OTHER.

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

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

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

## USP CONNECTORS

CONNECTOR	UPLIFT		FASTENERS	FL# CODE
	SYP	SPF		
USP A35	450	450	(9)10d1 1/2"	
USP R17	585	495	(5)8d EA. END	
USP R78A	775	650	(5)10d1 1/2" EA. END	
USP MTW12	1195	860	(7)10d1 1/2" EA. END	
USP HTW20	1450	1245	(12)10d1 1/2" EA. END	
USP MSTA24	1640	1455	(9)10d EA. END	
USP MSTA36	2065	2065	(13)10d EA. END	
USP LST208	1105	1105	1/2" ROD TO FTG.	
USP JUS28	1305	1305	(6)10d TO HEADER	
USP HTT16	4290	4290	1/2" ROD TO FTG.	
USP HTT22	5370	5370	1/2" ROD TO FTG.	
USP PAU44	2535		1/2" ROD W/ (12)16d	
USP PAU66	2535		1/2" ROD W/ (12)16d	
USP MSTM24	1545	1455	(5)1/2"x2-1/4" TAPCONS	

## SIMPSON CONNECTORS

CONNECTOR	UPLIFT		FASTENERS	FL# CODE
	SYP	SPF		
A35	450	450	12-8d1 1/2"	10446.4
H2.5T	600	520	5-8d EA. END	11478.3
HTS16	1150	1085	16-10d EA. END	10456.6
MTS12	1000	860	7-10d1 1/2" EA. END	10456.3
HTS20	1450	1245	24-10d1 1/2" EA. END	13872.3
MSTA24	1765	1270	9-10d EA. END	13872.4
MSTA36	2050	1870	13-10d EA. END	13872.8
HTT4	3480	3080	18-16d TO TRUSS/BEAM	11496.2
HTT5	5250	4670	32-16d TO TRUSS/BEAM	11496.2
HTT6	5250	4670	1-1/2" ROD TO FTG.	
HTT7	5250	4670	6-10d TO HEADER	10655.113
HTT8	5250	4670	4-10d TO JOIST	
HTT9	5250	4670	14-16d TO HEADER	10531.36
HTT10	5250	4670	6-16d TO JOIST	
ABU44	2200		1/2" ROD EPOXYED 6" MIN	10849.6
ABU66	2300		1/2" ROD EPOXYED 6" MIN	10849.6
SET	N/A	N/A	SIMPSON EPOXY-ITE	11506.4
LTT208	1675	1675	10-16d TO STUD/BEAM/POST	11496.3
LSTA12	805	695	10-10d	13872.5
CS16	1705	1705	13-8d	10852.1

GENERAL NOTES & CONSTRUCTION SPECIFICATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

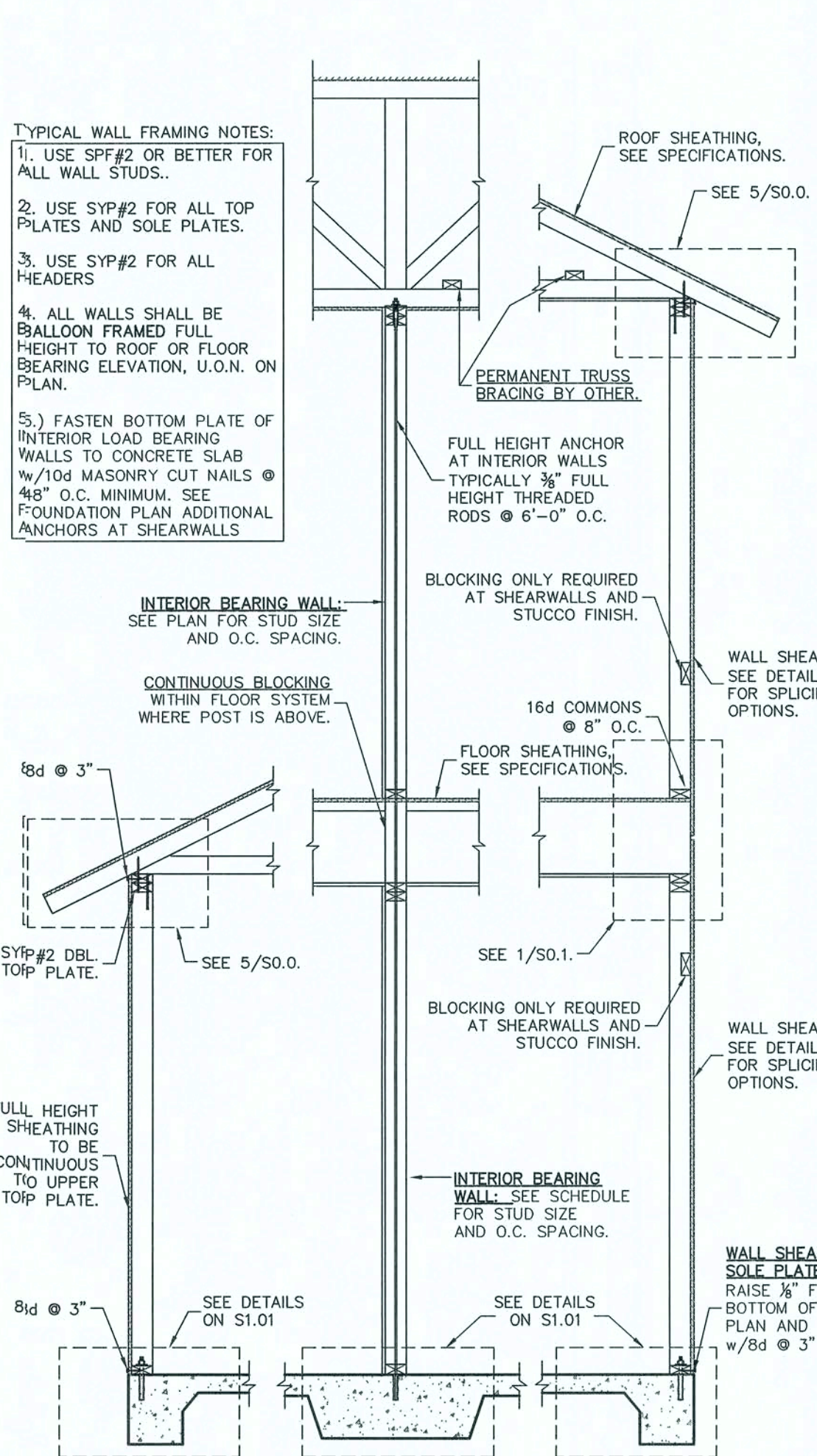
BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

WOOD FASTENING SCHEDULE

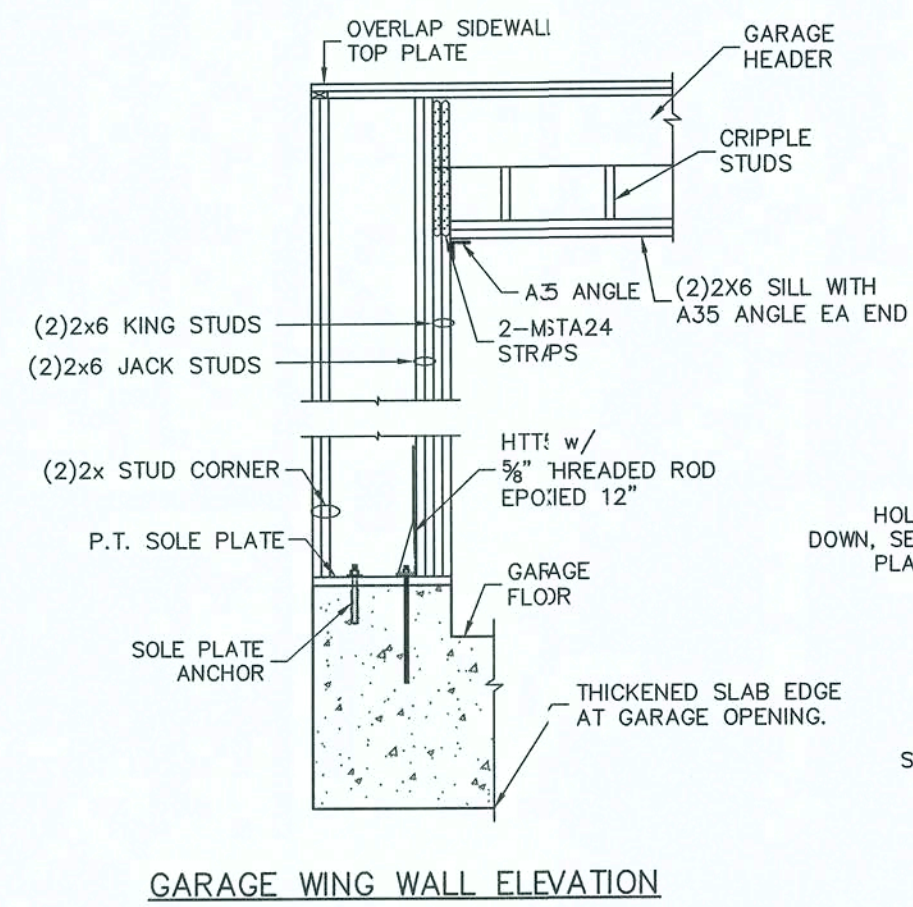
BRICK NOTES / LINTEL SCHD

PLAN LEGEND AND ABBREVIATIONS

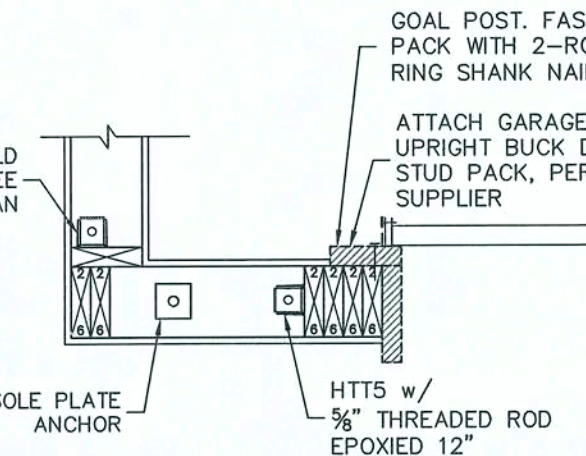


GENERAL NOTES &





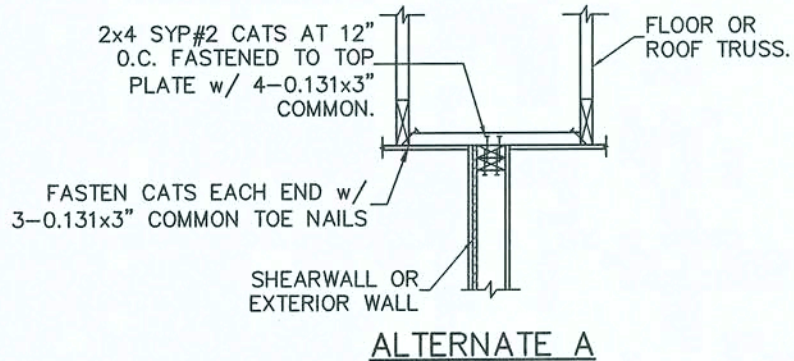
GARAGE WING WALL ELEVATION



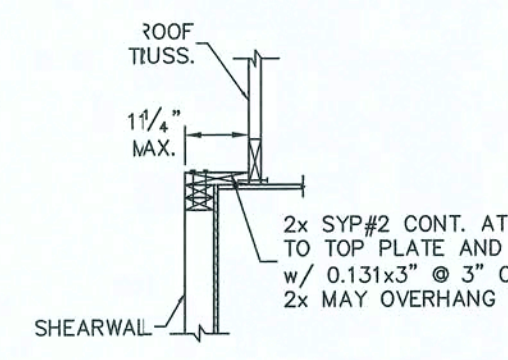
GARAGE WING WALL SECTION

1 GARAGE HEADER FRAMING

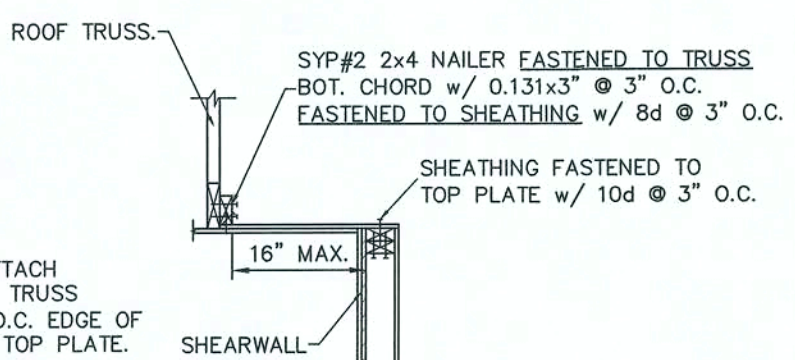
WHEN NOTED S.O.1 SCALE: N.T.S.



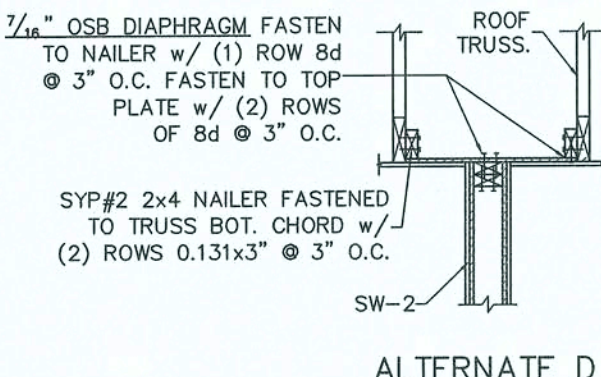
ALTERNATE A



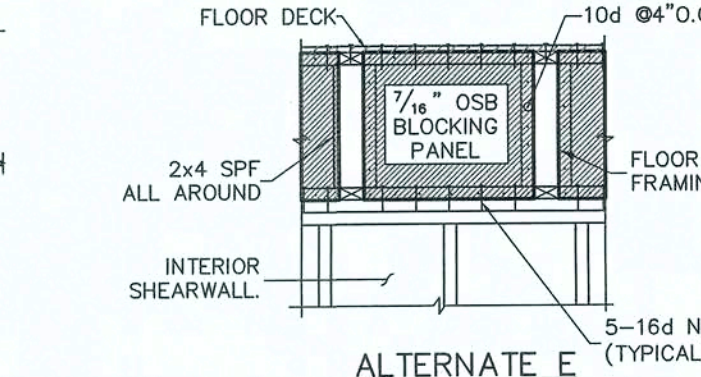
ALTERNATE B



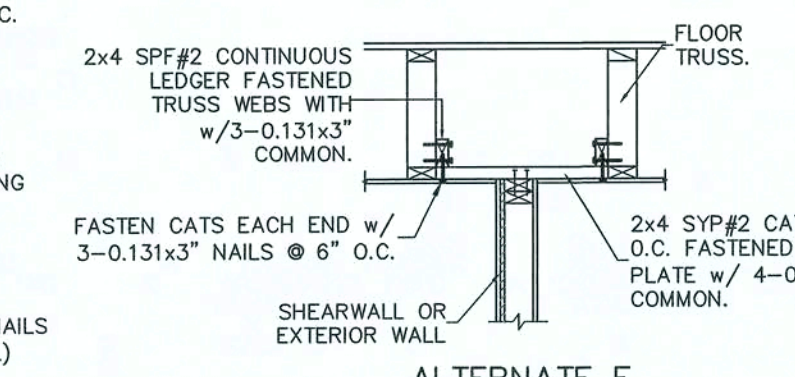
ALTERNATE C



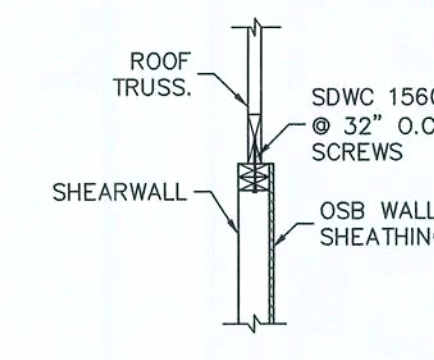
ALTERNATE D



ALTERNATE E

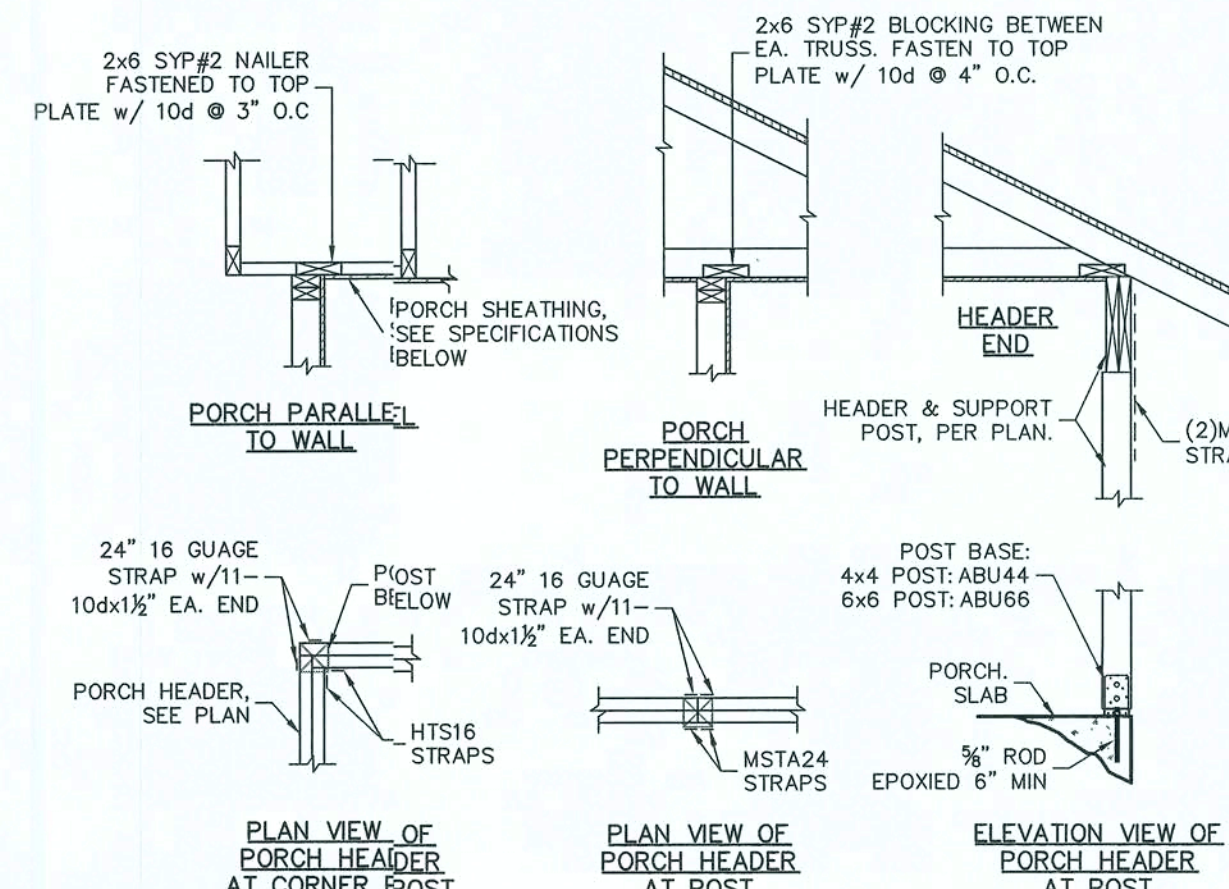


ALTERNATE F



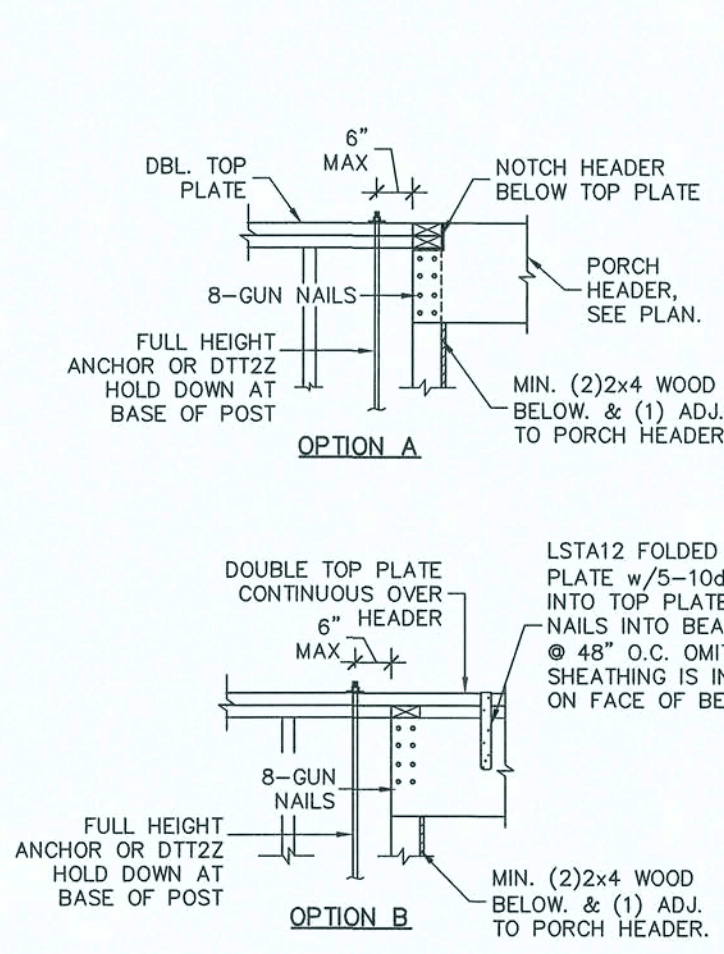
ALTERNATE G

SHEARWALL NOTES:  
1. AT ROOF TRUSS, CONTRACTOR MAY CHOOSE A,B,C, OR G.  
2. USE ALTERNATE A AT EXTERIOR WALLS ENDING BETWEEN ROOF TRUSSES.  
3. USE ALTERNATE E & F FOR FLOOR SHEATHING ATTACHMENT.



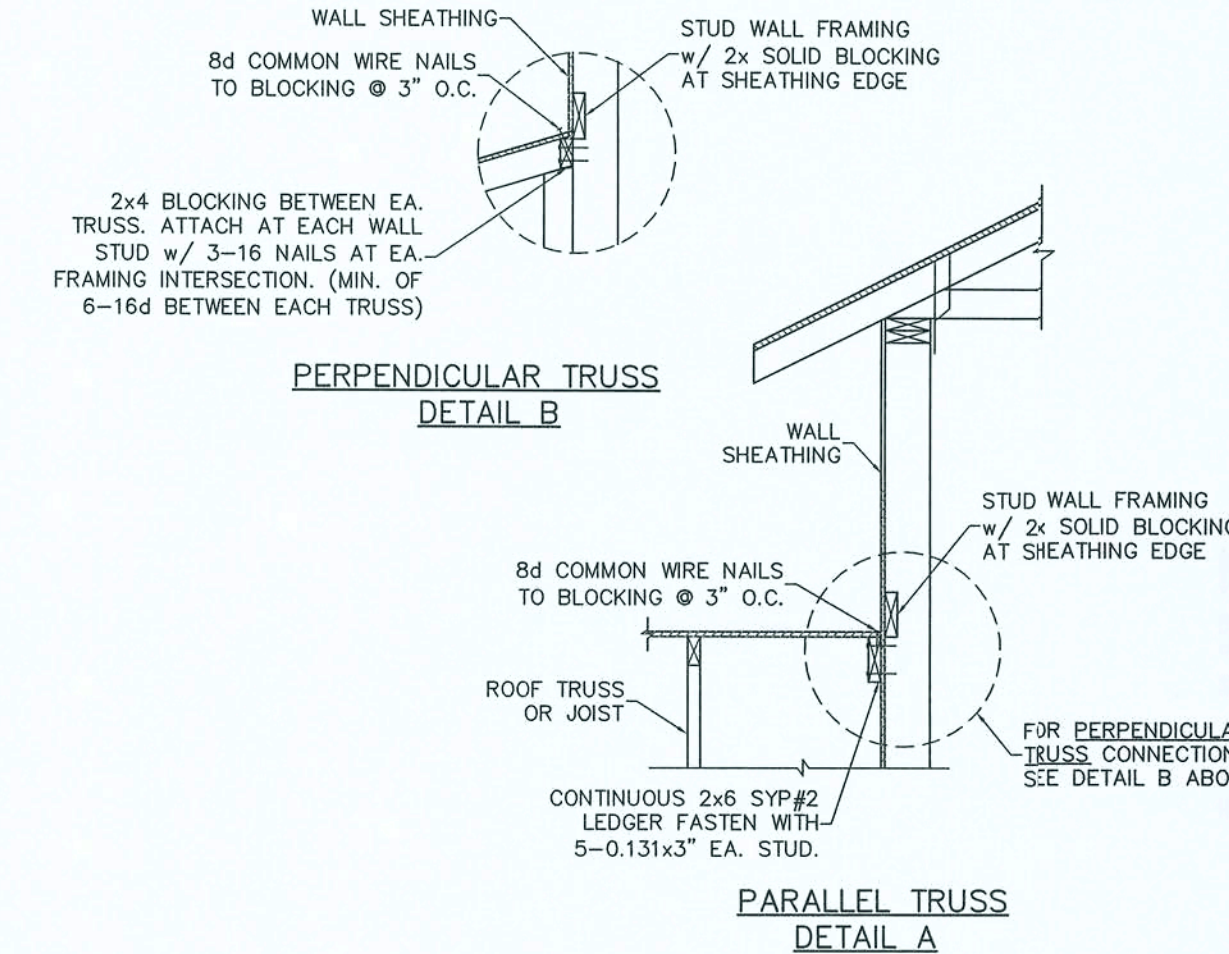
2 TYPICAL PORCH FRAMING DETAILS

WHEN NOTED S.O.1 SCALE: N.T.S.



3 TYPICAL PORCH BEAM CONNECTION

WHEN NOTED S.O.1 SCALE: N.T.S.



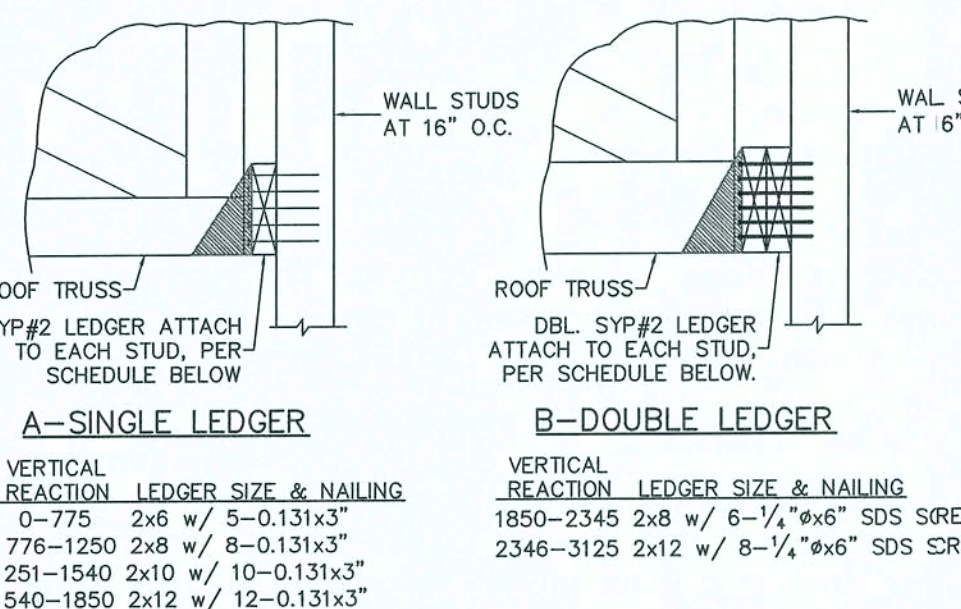
4 WALL ADJ. TO ROOF CONNECTION

WHEN NOTED S.O.1

SEE CONSTRUCTION SPECIFICATIONS FOR ROOF AND WALL SHEATHING AND STUD FRAMING.

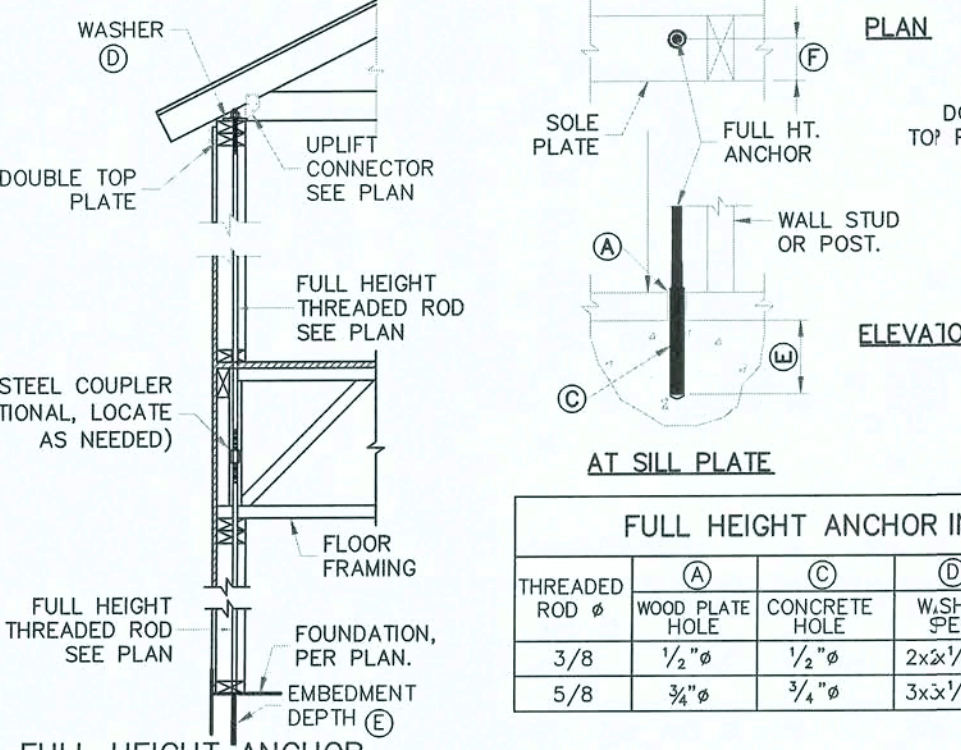
5 SHEARWALL ATTACHMENT AT ROOF & FLOOR

WHEN NOTED S.O.1



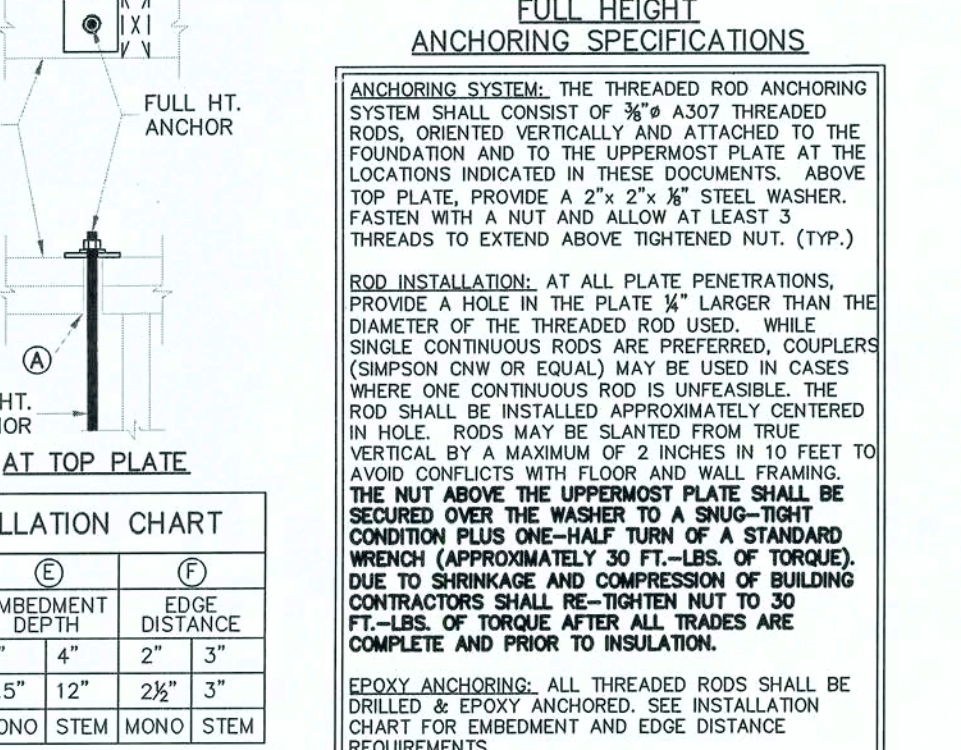
8 LEDGER CONNECTION

WHEN NOTED S.O.1



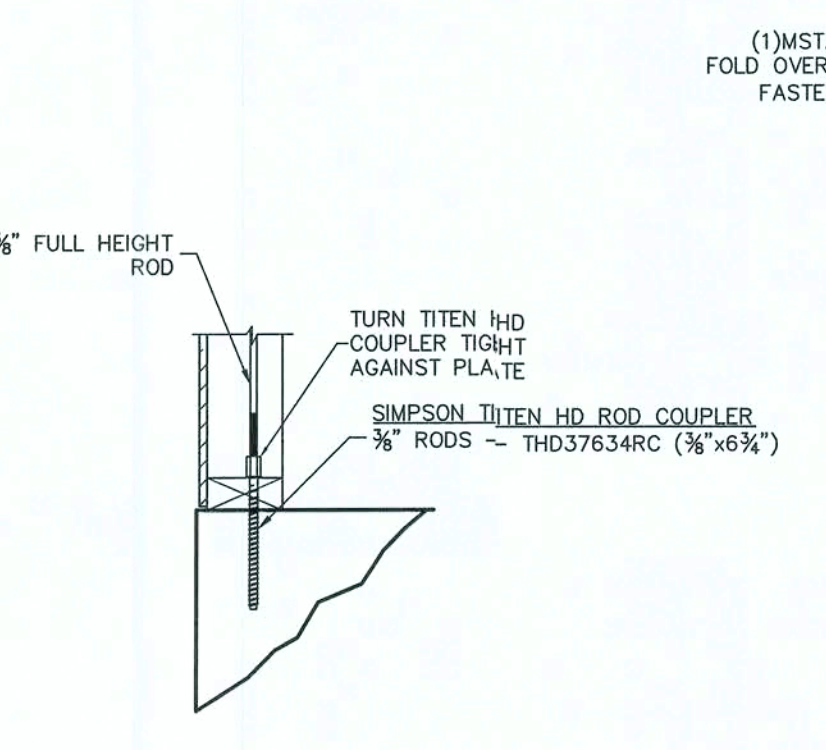
9 DECK LEDGER AT OVERFRAME RAFTERS

WHEN NOTED S.O.1



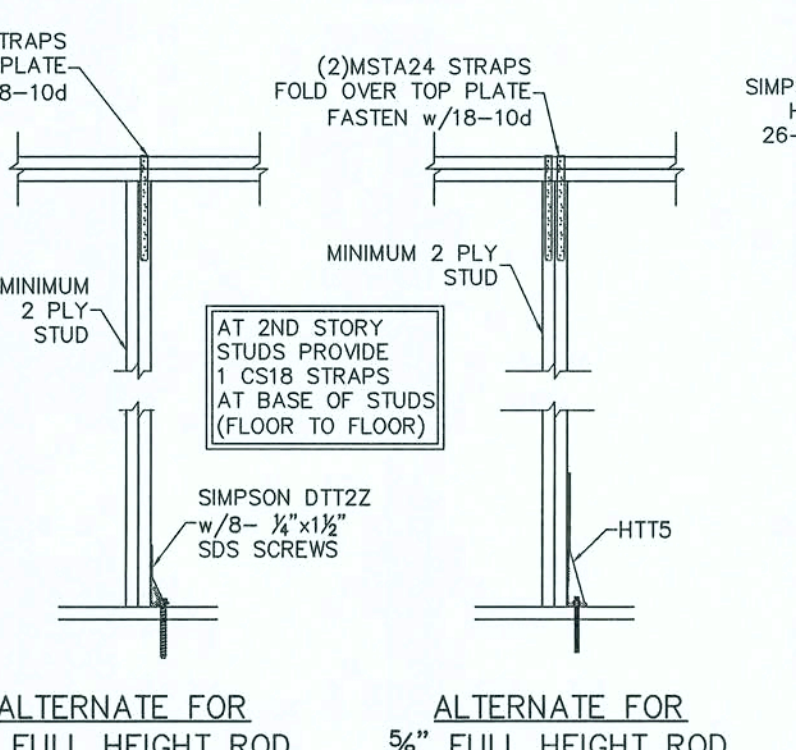
10 GABLE END BRACING

WHEN NOTED S.O.1



11 PERMANENT TRUSS BRACING

WHEN NOTED S.O.1



12 FULL HEIGHT WOOD FRAME WALL ANCHORING SYSTEM

WHEN NOTED S.O.1

THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN

13 FULL HEIGHT ROD ALTERNATE ATTACHMENT

WHEN NOTED S.O.1

THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN

14 FULL HEIGHT THREADED ROD ALTERNATE

WHEN NOTED S.O.1

THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN

15 HOLD DOWN ATTACHMENT DETAIL

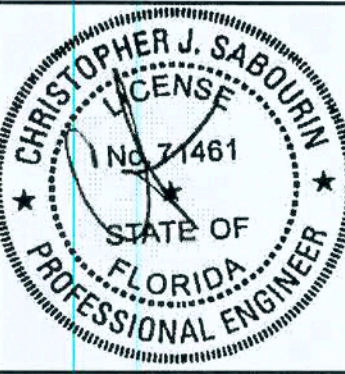
WHEN NOTED S.O.1

THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN



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

SABO  
STRUCTURAL  
ENGINEERING  
1205 S. BEACH BLVD  
JACKSONVILLE, FL 32206  
904-712-5750  
CHRIS@SABOENG.COM



11.01.19  
Christopher J. Sabourin P.E.  
FL PE #71461

PLAN NAME
THE RIVERS RESIDENCE
SSE No.
BZEC-19-0272

ISSUE	DATE
PERMIT	11.01.19

REVISIONS	DATE

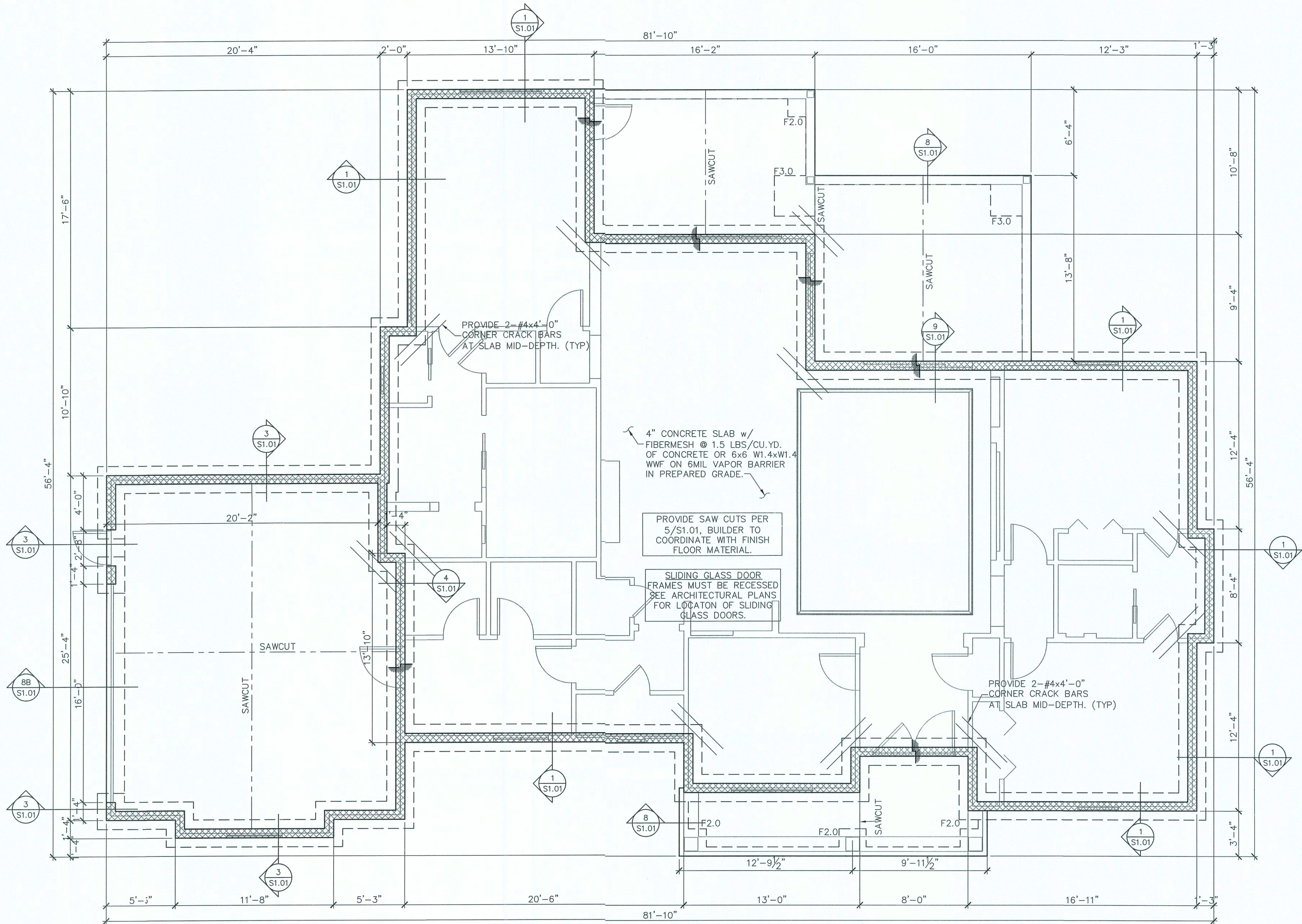
BRYAN ZECHER HOMES, INC  
STRUCTURAL ENGINEERING FOR  
THE RIVERS RESIDENCE  
NEED ADDRESS  
LAKE CITY FL

FIELD ALTERATION  
CONTRACTOR SHALL CONTACT  
CHRISTOPHER SABOURIN P.E. 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  
DO NOT SCALE DIMENSIONS FROM  
THESE DRAWINGS. IF A DIMENSION IS  
UNCLEAR REFER TO THE  
ARCHITECTURAL DRAWINGS OR  
CONTACT THE E.O.R.

FOUNDATION  
PLAN

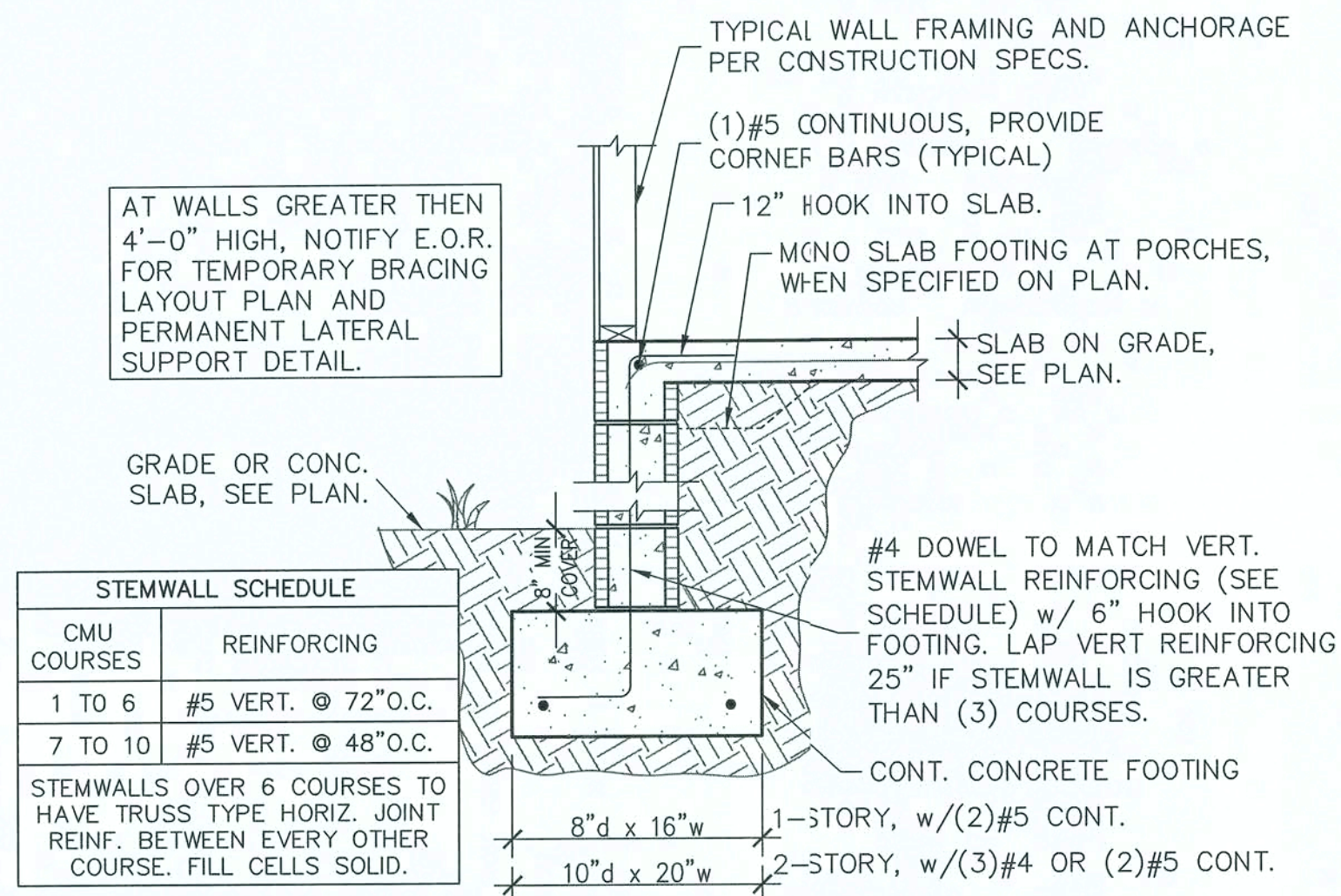
SHEET  
S1.0  
SHEET 3 OF 7



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

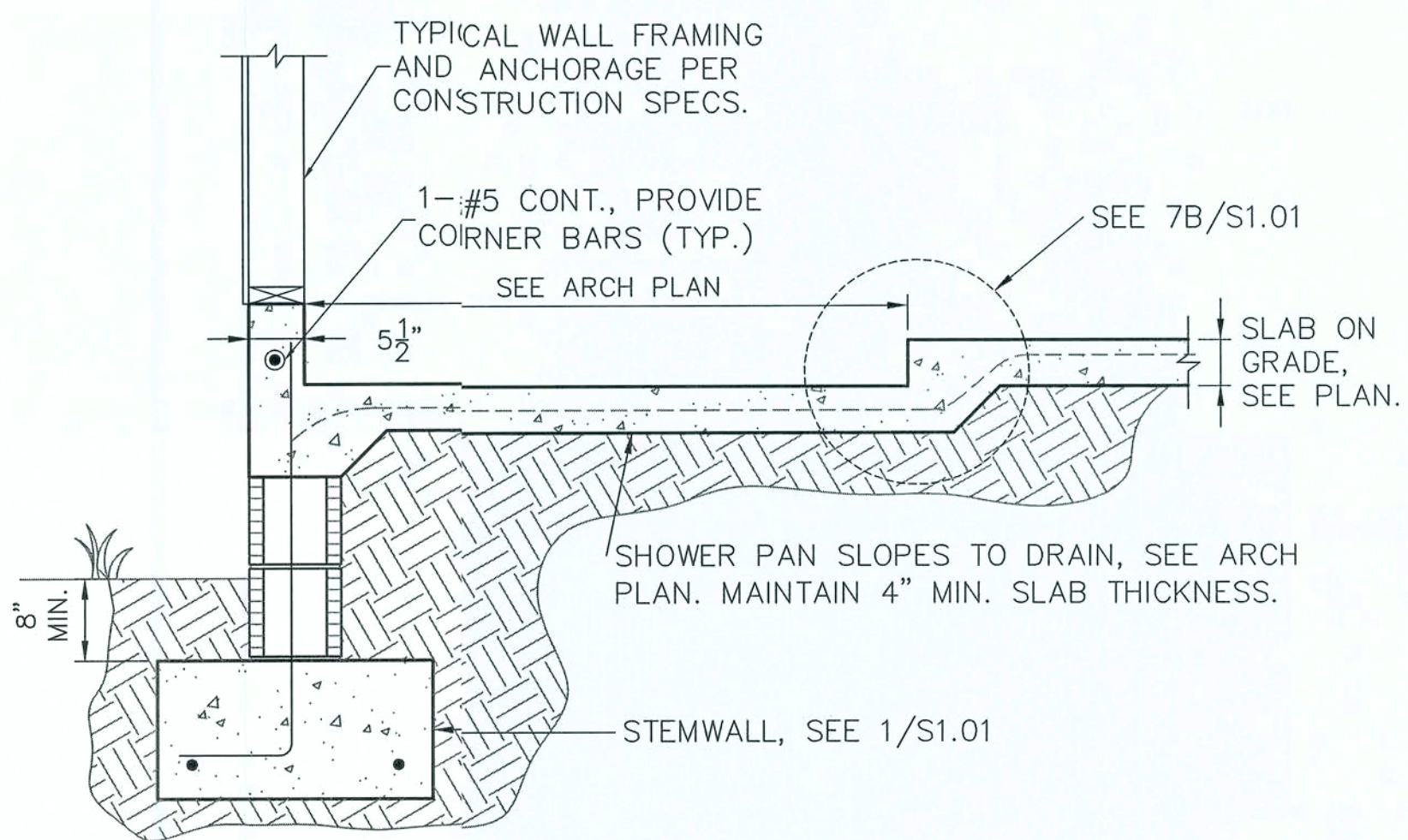
FOOTING SCHEDULE AND NOTES				
TYPE	LENGTH	WIDTH	DEPTH	BOTTOM BARS
F2.0	2'-0"	2'-0"	1'-0"	3-#5 EA. WAY BOT.
F2.5	2'-6"	2'-6"	1'-0"	3-#5 EA. WAY BOT.
F3.0	3'-0"	3'-0"	1'-0"	3-#5 EA. WAY BOT.
F3.5	3'-6"	3'-6"	1'-0"	4-#5 EA. WAY BOT.
F4.0	4'-0"	4'-0"	1'-0"	4-#5 EA. WAY BOT.
F4.5	4'-6"	4'-6"	1'-0"	4-#5 EA.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





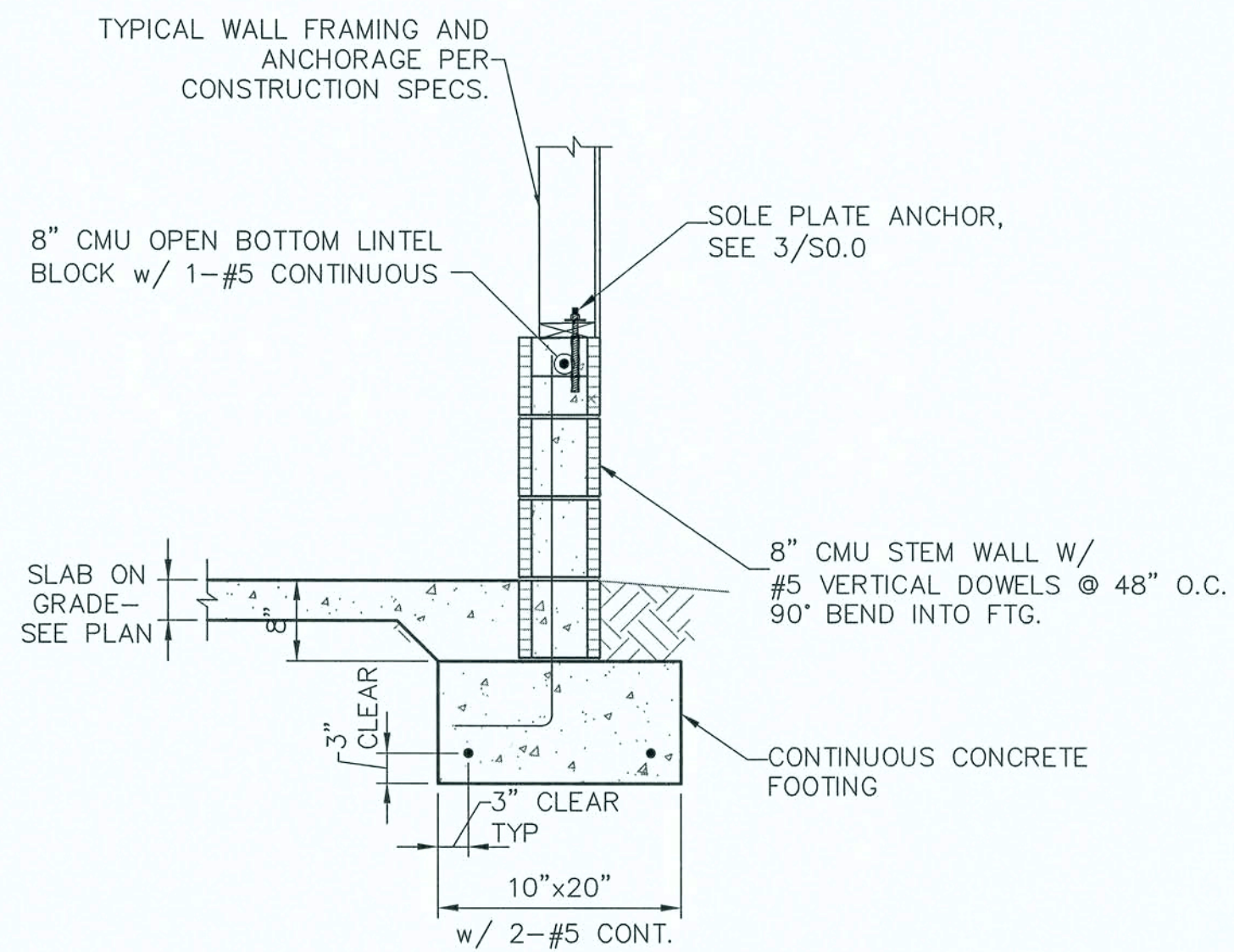
1 STEMWALL FOOTING

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



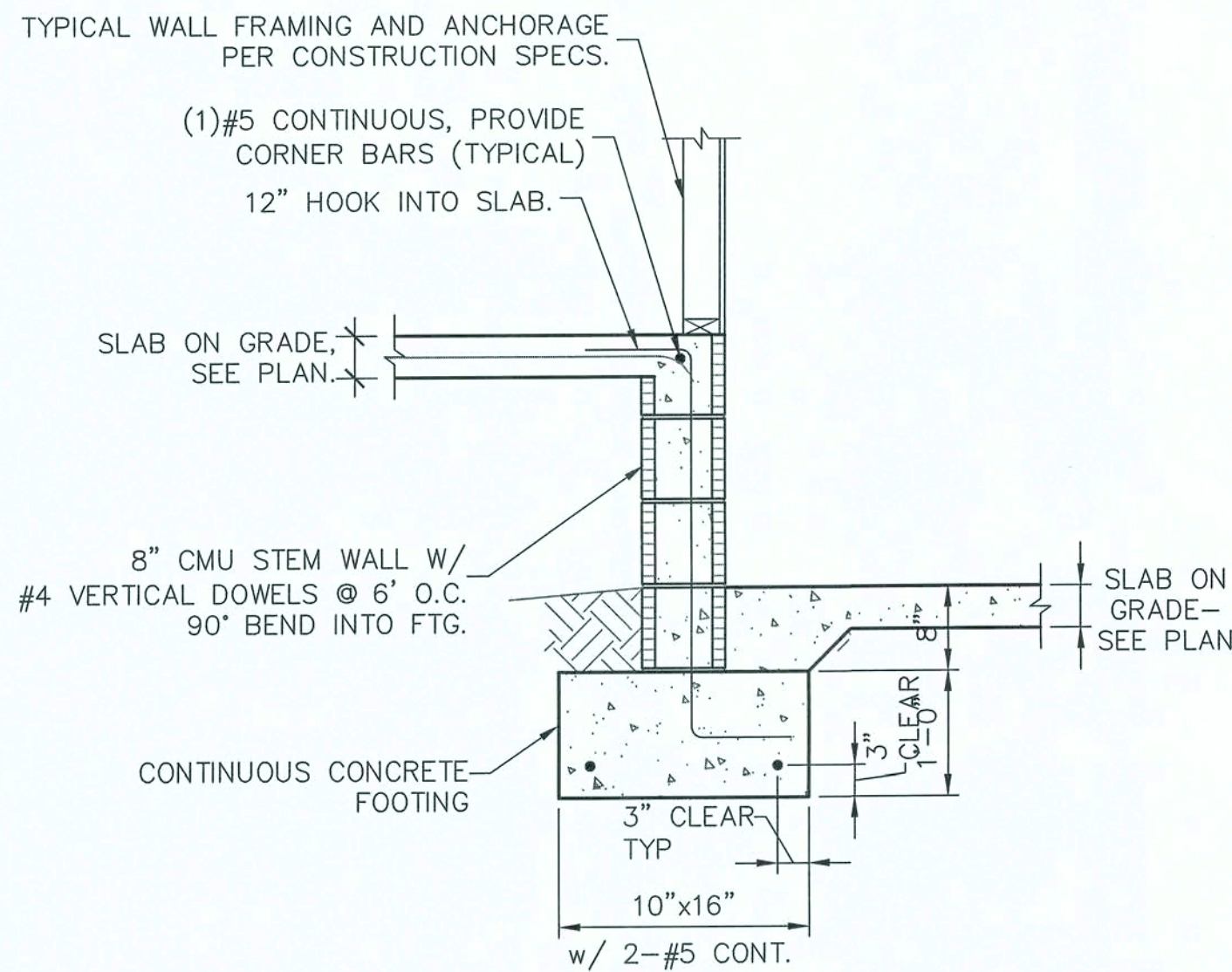
2 FOOTING W/ SHOWER RECESS

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



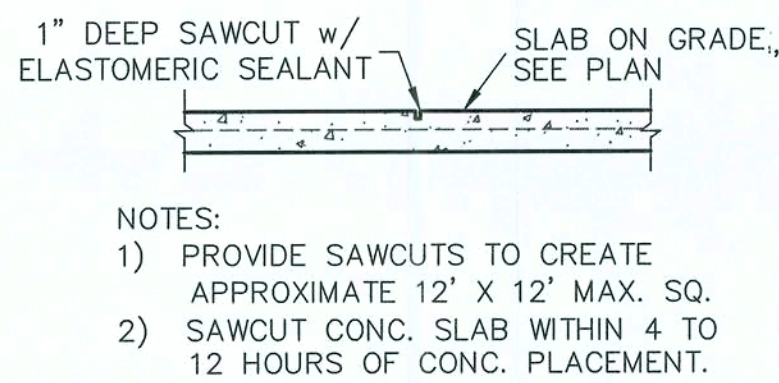
3 GARAGE STEMWALL

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



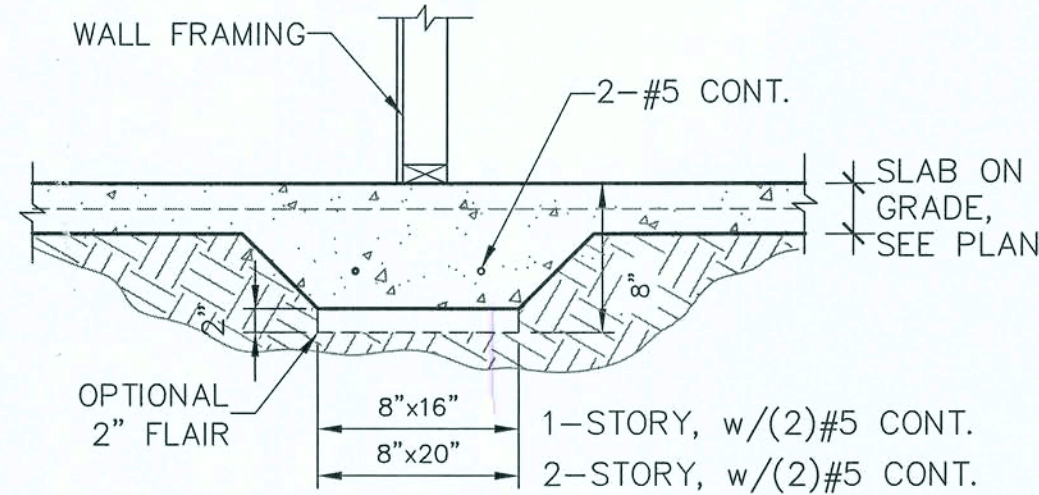
4 STEMWALL AT GARAGE

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



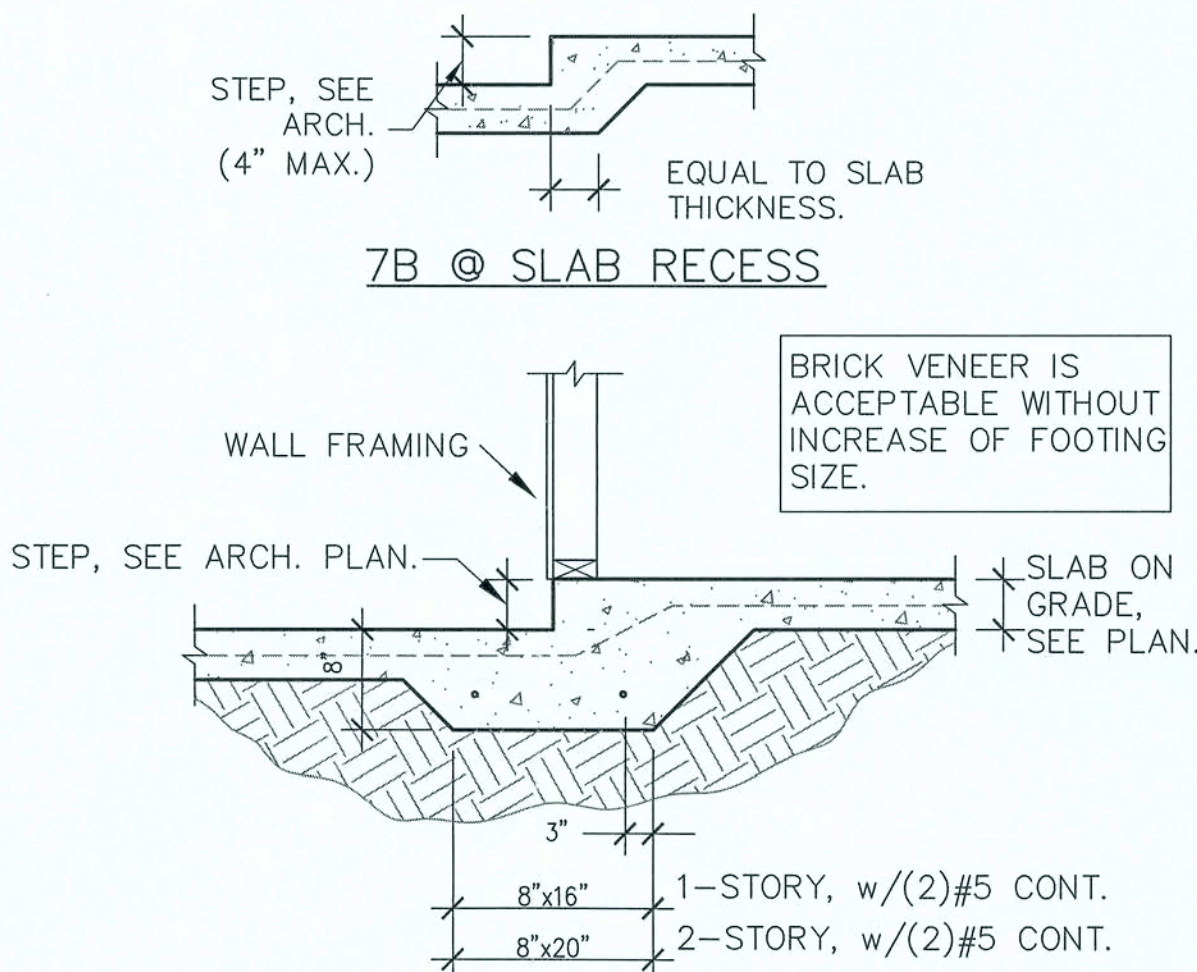
5 SAW CUT DETAIL

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



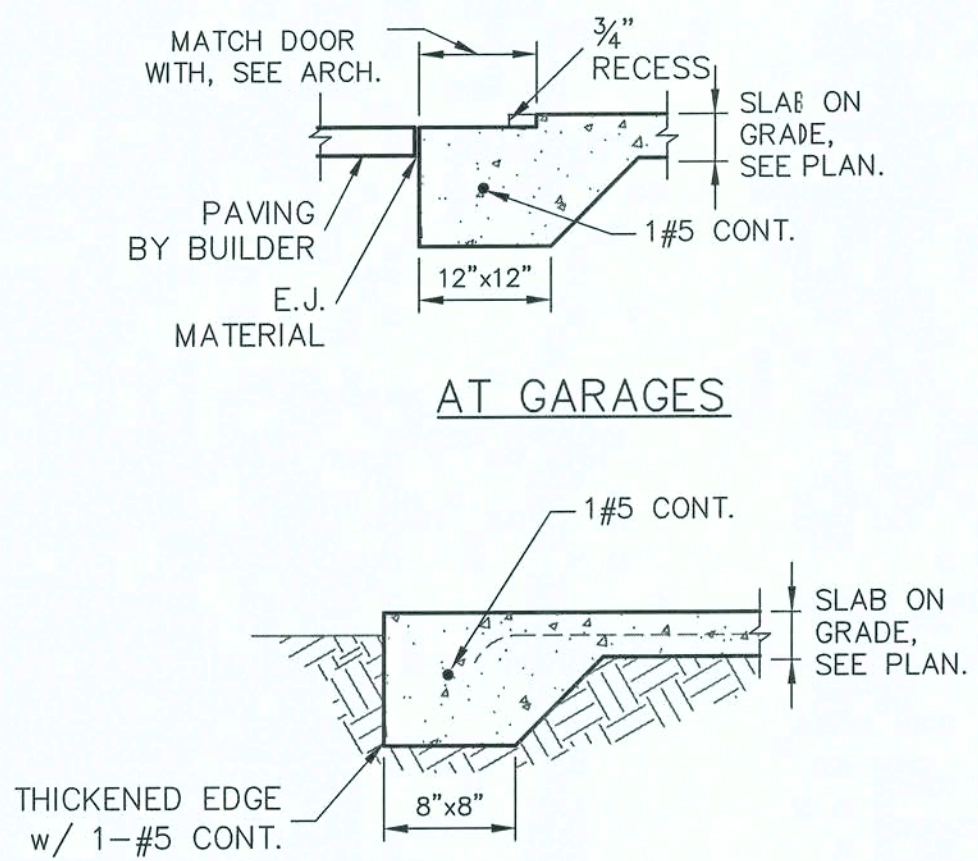
6 BEARING AT INTERIOR

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



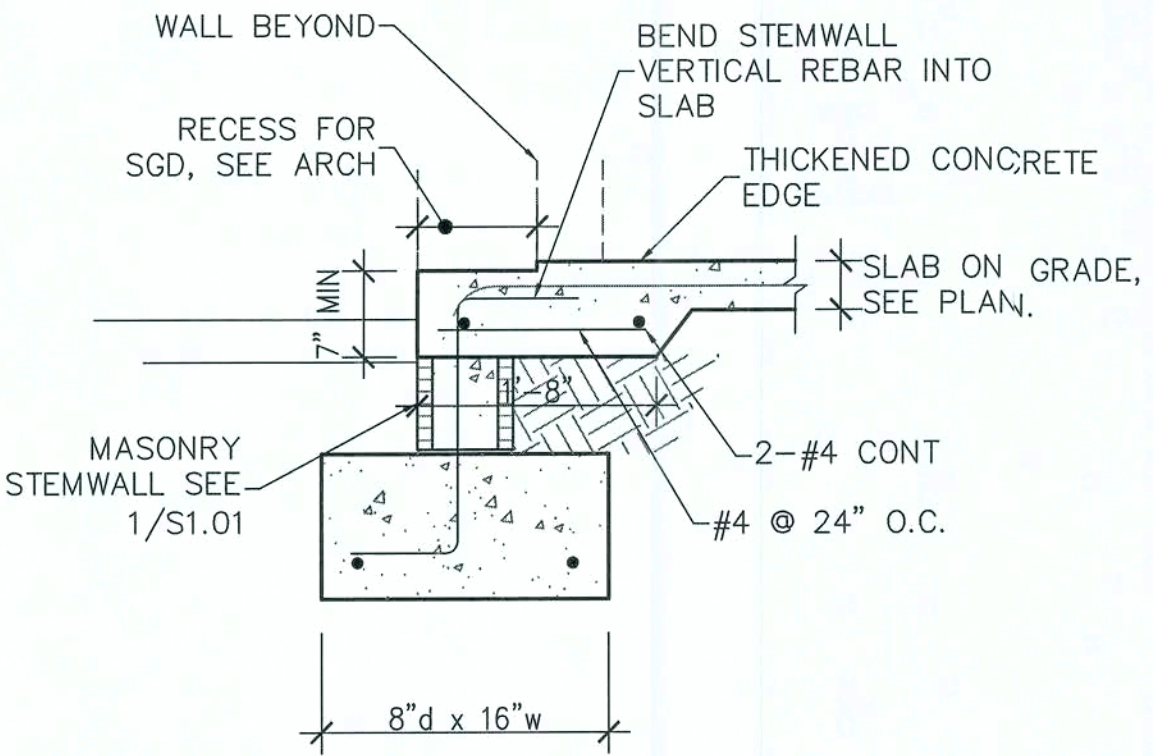
7 MONO. FOOTING AT STEP-DOWN

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



8 THICKENED SLAB

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

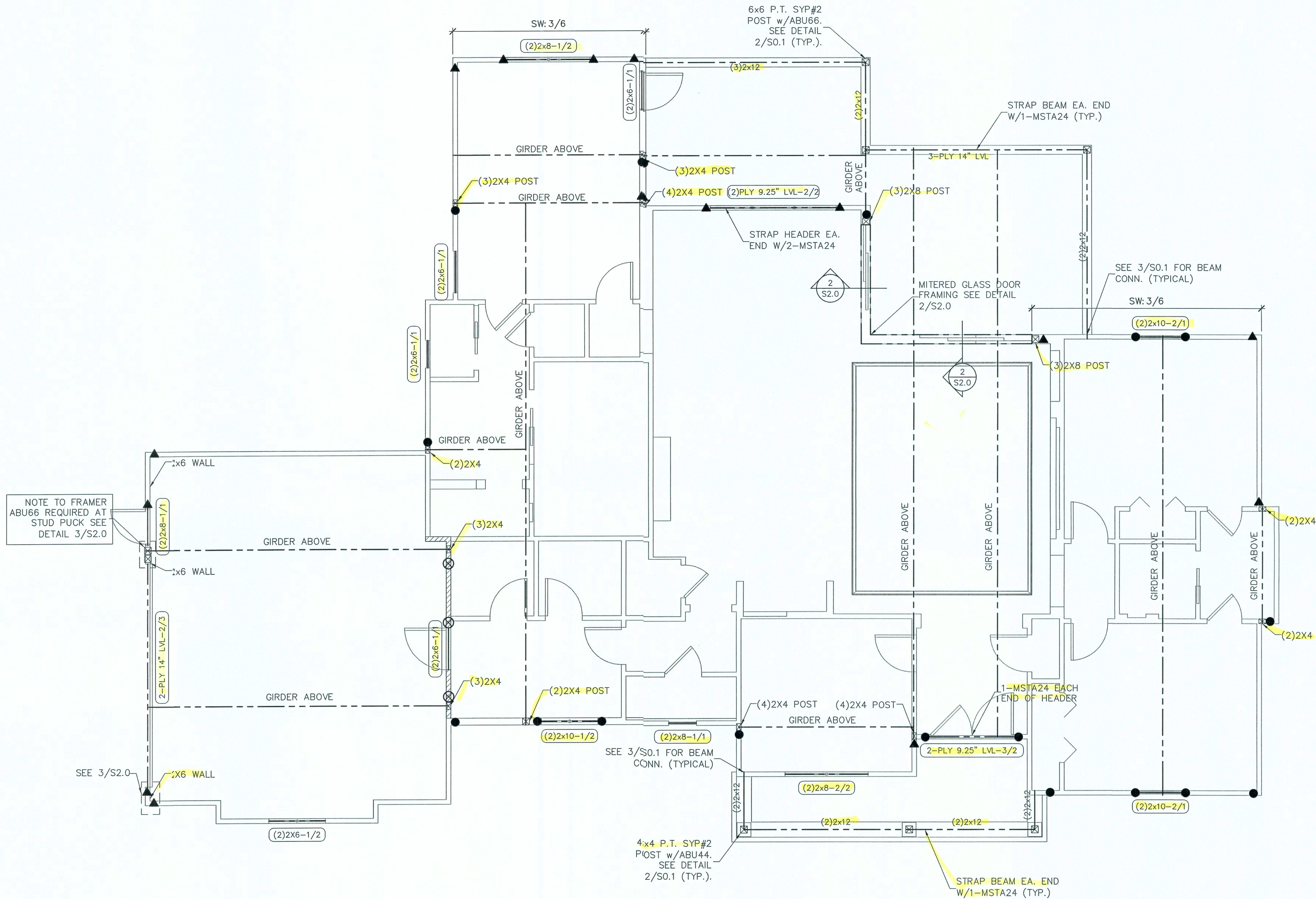


9 STEMWALL FOOTING AT SLIDER

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

ISSUE	DATE
PERMIT	11.01.19
REVISIONS	DATE





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/S0.0

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

SYMBOLS LEGEND	
	DESIGNATES OSB 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 PLYS & JACK/KING STUDS NEEDED FOR SUPPORT HEADER.
	BEAM OR TRUSS, SEE PLAN
ANCHOR LEGEND	
	3/4" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 12/S0.1
	5/8" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 12/S0.1
	3/4" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 12/S0.1
	5/8" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 12/S0.1
	SIMPSIN HTTS SEE DETAIL 15/S0.1
	SIMPSIN DTT22 SEE DETAIL 15/S0.1
	SIMPSIN LTT20B SEE DETAIL 15/S0.1

WALL STUD SCHEDULE	
LOCATION	PLATE HEIGHT STUD SIZE & SPACING
EXTERIOR	9'-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/16c MASONRY CUT NAILS @ 16" O.C. MINIMUM. SEE 3/S0.0 FOR ADDITIONAL ANCHORS AT SHEARWALLS.

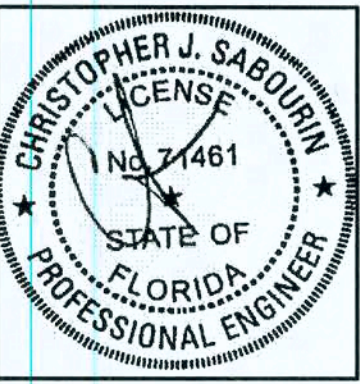
- COMBINED USE PANEL NOTES**
1. EXTERIOR WALL SHEATHING SHALL BE CONTINUOUS FROM BOTTOM PLATE TO UPPER MOST TOP PLATE. SEE DETAIL 1/S0.1 FOR SHEATHING SPLICE LOCATIONS FOR MULTI STORY CONDITIONS
  2. SEE SHEET S0.0 FOR WALL SHEATHING SPECIFICATIONS.
  3. UPPER MOST TOP PLATE SUPPORTING ROOF MEMBERS SHALL BE STRAPPED AS SHOWN IN DETAIL 1/S0.0
  4. INSTALL SOLE PLATE ANCHORS PER DETAIL 3/S0.0

- GENERAL NOTES**
1. SEE DETAIL 2/S0.0 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 S0.0 FOR ROOF AND FLOOR SHEATHING SPECIFICATIONS.
  3. WHERE FRAMING MEMBERS CONSIST OF MULTIPLE PLIES (BEAMS, HEADER, AND STUDS) FASTEN PLIES TOGETHER PER DETAIL 6/S0.0
  4. INSTALL SOLE PLATE ANCHORS PER DETAIL 3/S0.0
  5. AT SHEARWALLS, PROVIDE DIAPHRAGM ATTACHMENT PER DETAIL 5/S0.1
  6. FOR ATTACHMENT OF EXTERIOR WALLS THAT TERMINATE BETWEEN "RUSSES, SEE 5A/S0.1
  7. AT PORCHES, SEE DETAIL 2/S0.1 FOR FRAMING AND HOLD DOWNS

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

1. INSTALL SOLE PLATE ANCHORS PER DETAIL 3/S0.0
2. ANCHOR SPACING SHALL BE AS NOTED. FOR EXAMPLE - SOLE PLT @ 36" = 36" ON-CENTER SPACING

**SABO STRUCTURAL ENGINEERING**  
1905 BEACH BLVD  
JACKSONVILLE, FL 32216  
904-715-5750  
CHRIS@SABOENG.COM



Christopher J. Sabourin  
FL PE #71461

PLAN NAME	THE RIVERS RESIDENCE
SSE No.	BZEC-19-0272

ISSUE	DATE
PERMIT	11.01.19
REVISIONS	DATE

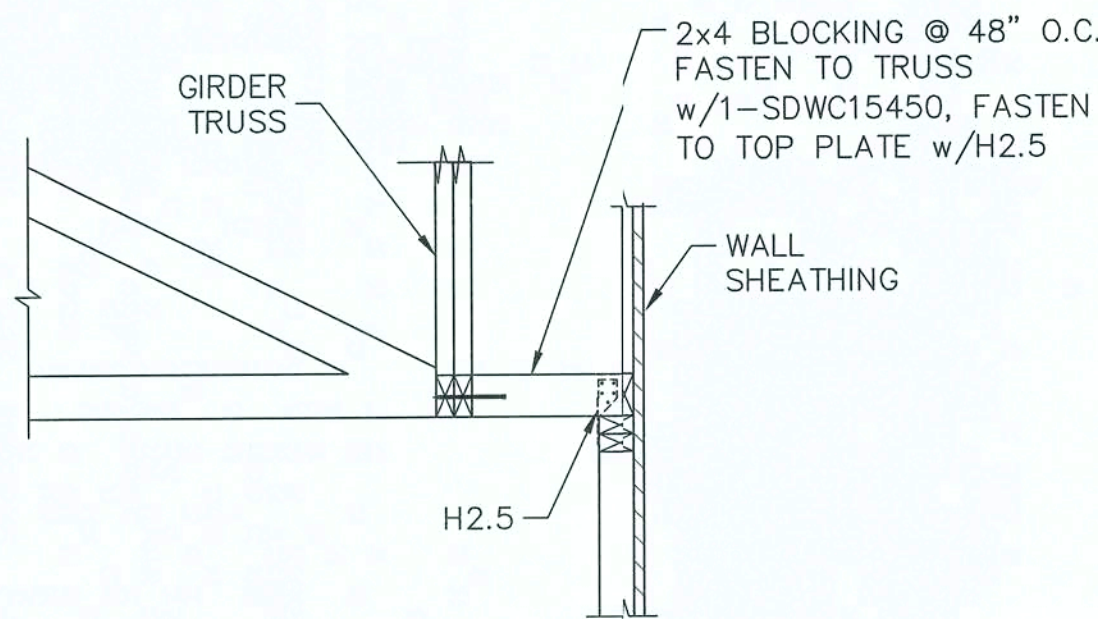
**BRYAN ZECHER HOMES, INC**  
**STRUCTURAL ENGINEERING FOR**  
**THE RIVERS RESIDENCE**  
**NEED ADDRESS**  
**LAKE CITY FL**

**FIELD ALTERATION**  
CONTRACTOR SHALL CONTACT CHRISTOPHER SABOURIN 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.

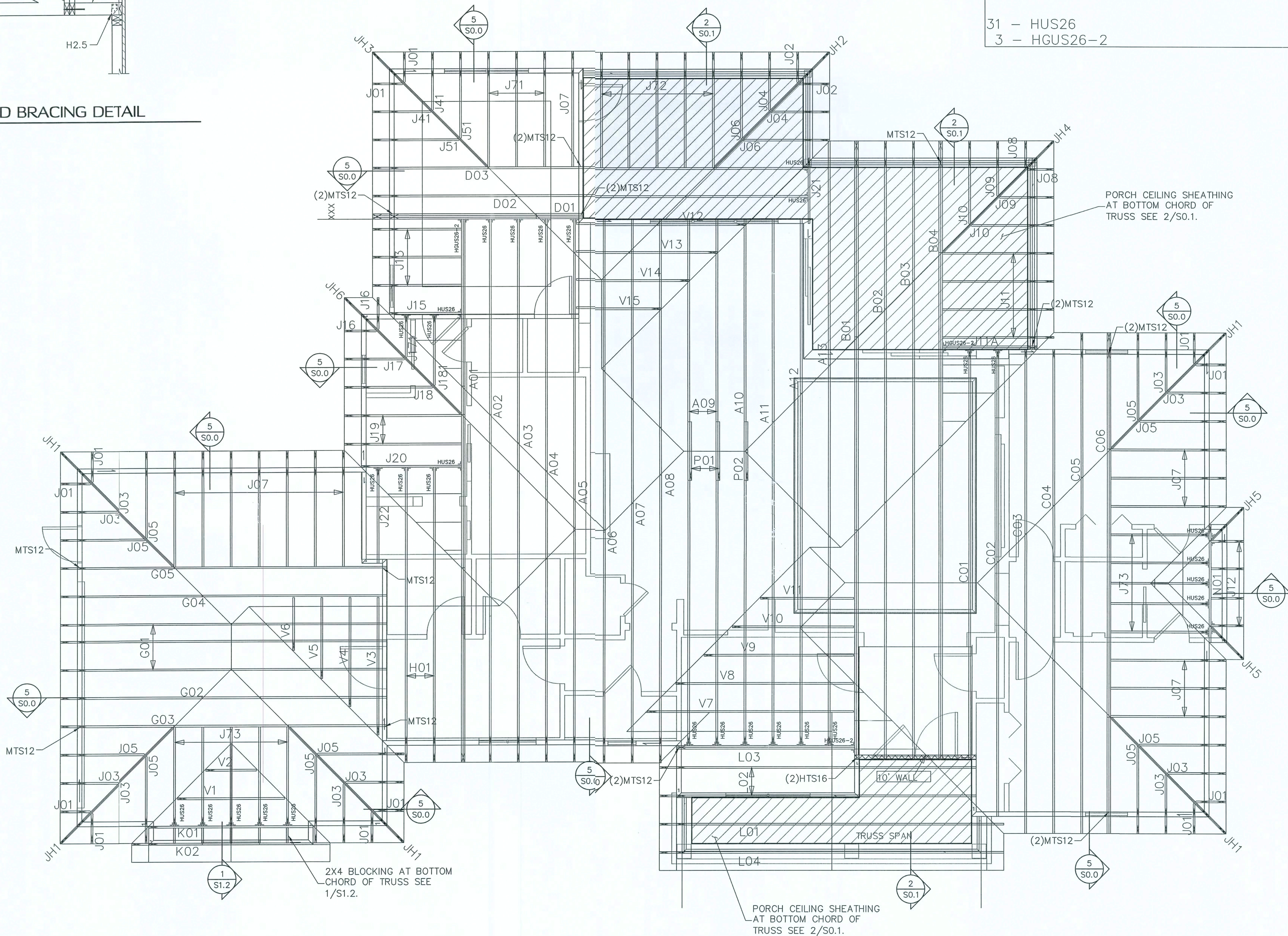
**SCALING**  
DO NOT SCALE DIMENSIONS FROM THESE DRAWINGS. IF A DIMENSION IS UNCLEAR REFER TO THE ARCHITECTURAL DRAWINGS OR CONTACT THE OWNER.

**FIRST FLOOR FRAMING PLAN**





1  
S1.2 GABLE END BRACING DETAIL



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

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

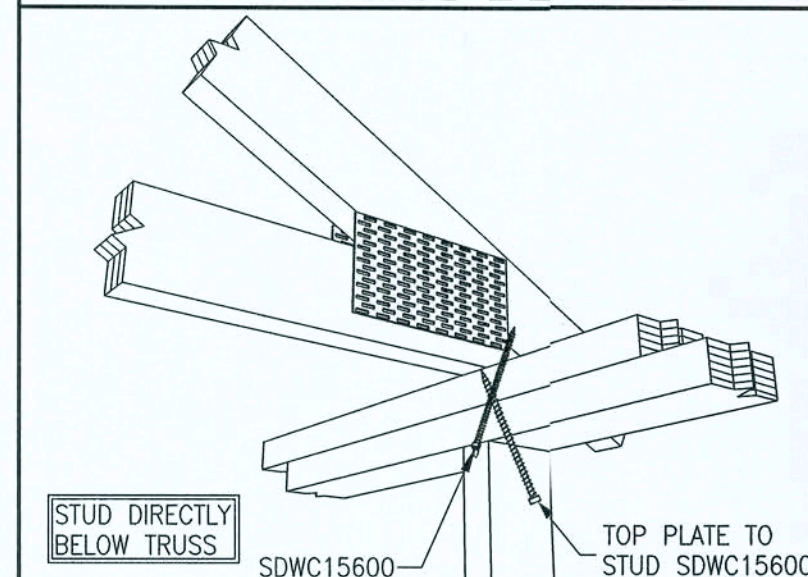
SYMBOLS LEGEND

HTS16 DESIGNATES UPLIFT CONNECTION.

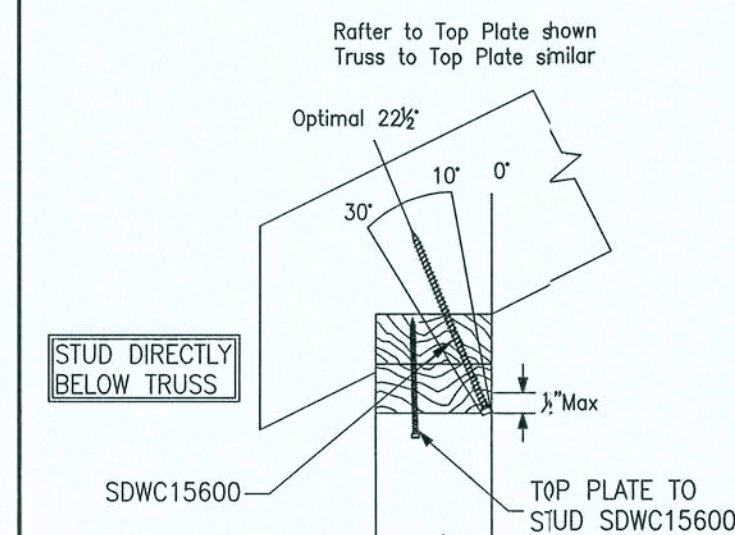
FRAMING PLAN NOTES:

- FOR TYPICAL ROOF SHEATHING AND FRAMING, SEE SHEET S0.0.
- FOR SPECIFIC UPLIFT CONNECTORS, SEE PLAN MIN. (1)SDWC CONNECTOR.
- FOR GENERAL DESIGN SPECIFICATIONS SEE SHEET S0.0.
- WHEN USING (2)12 ST CLIPS ON 1 1/2" WIDE LAMBER, PLACE CLIPS DIAGONALLY ACROSS DOUBLE TOP PLATE FROM EACH OTHER.

TRUSS FASTENING DETAILS

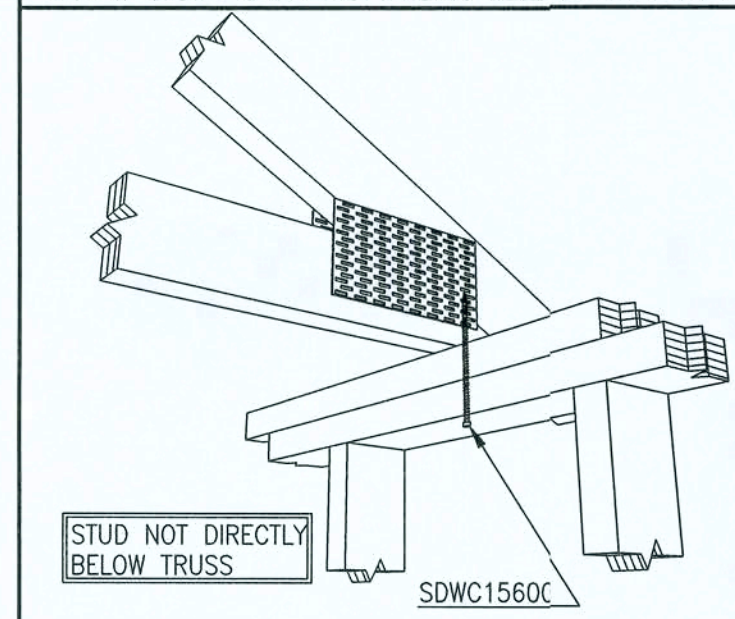


TRUSS TIE DOWN WITH SIMPSON SDWC



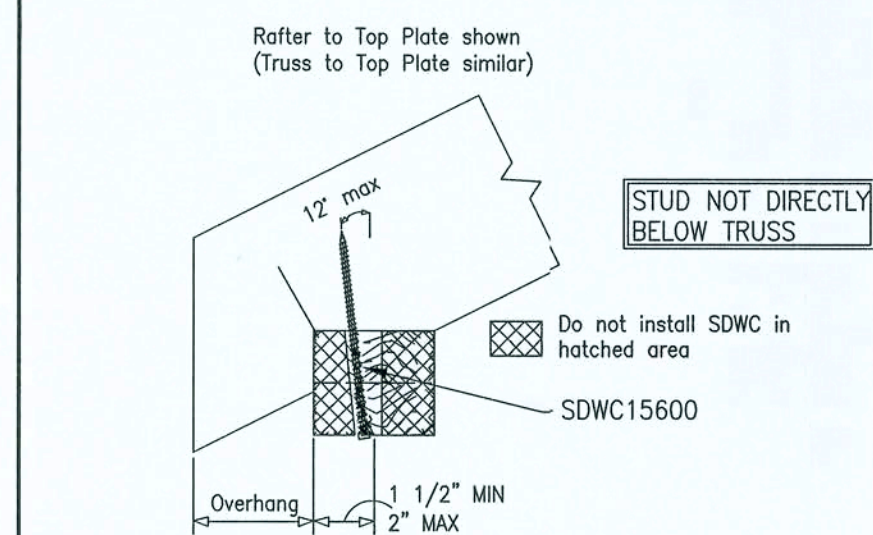
Note: 1. Sloped-roof rafters may be sloped up to and including a 12:12 pitch and must be "birdsmouth" cut.  
2. Reference detail 4 for installation instructions.

SIMPSON SDWC INSTALLATION RANGE

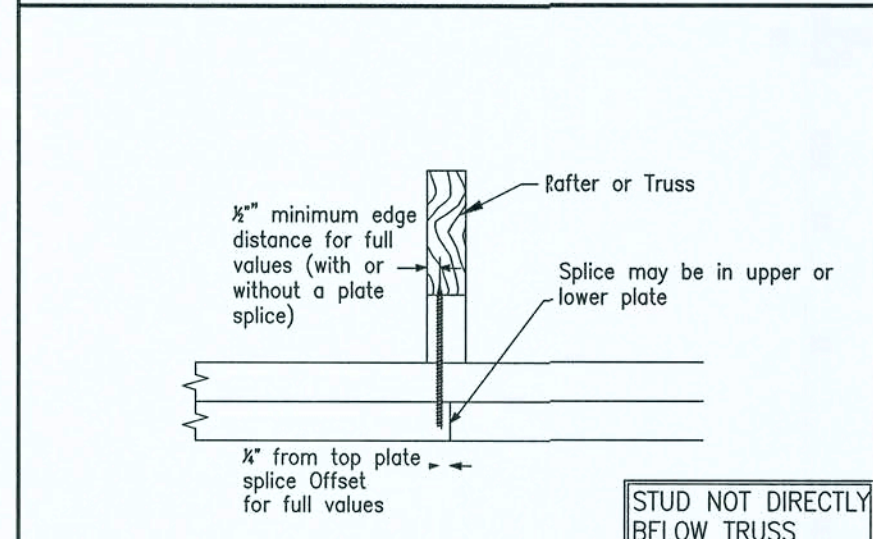


Note: Reference detail 2a for installation angle limit

SDWC INSTALLATION

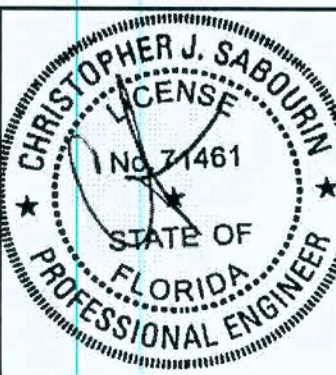


SDWC INSTALLATION RANGE



SDWC AT TOP PLATE SPLICE

SABO  
STRUCTURAL  
ENGINEERING  
1995 S. BEACH BLVD  
JAN BEACH, FL 33414  
904-742-5750  
CHRIS@SABOENG.COM



Christopher J. Sabourin PE  
FL PE #71461

PLAN NAME  
THE RIVERS RESIDENCE  
SSE No.  
BZEC-19-0272

ISSUE DATE  
PERMIT 11.01.19

REVISIONS DATE

BRYAN ZECHER HOMES, INC  
STRUCTURAL ENGINEERING FOR  
THE RIVERS RESIDENCE  
NEED ADDRESS  
LAKE CITY FL

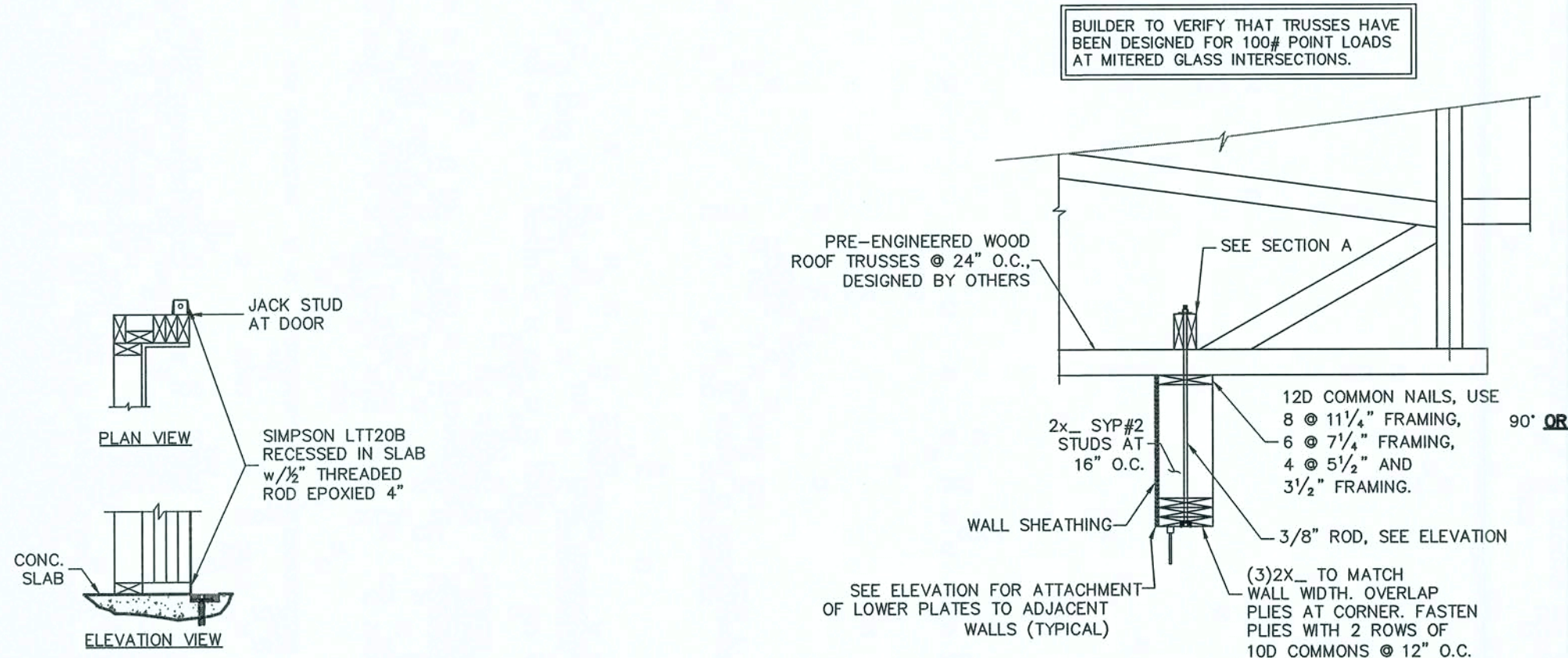
FIELD ALTERATION  
CONTRACTOR SHALL CONTACT  
CHRISTOPHER SABOURIN PE PRIOR TO  
MAKING ANY STRUCTURAL FIELD  
MODIFICATIONS. WHEN ANY VARY  
FROM THE INTENT OF THE ORIGINAL  
CONSTRUCTION DOCUMENTS, ANY  
FIELD ALTERATIONS MADE PRIOR TO  
BEING APPROVED BY CHRISTOPHER  
SABOURIN MAY RESULT IN ADDITIONAL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

SCALING  
DO NOT SCALE DIMENSIONS FROM  
THESE DRAWINGS. IF A DIMENSION IS  
UNLIKE OTHERS TO THE  
ARCHITECTURAL DRAWINGS OR  
CONTACT THE EOR.

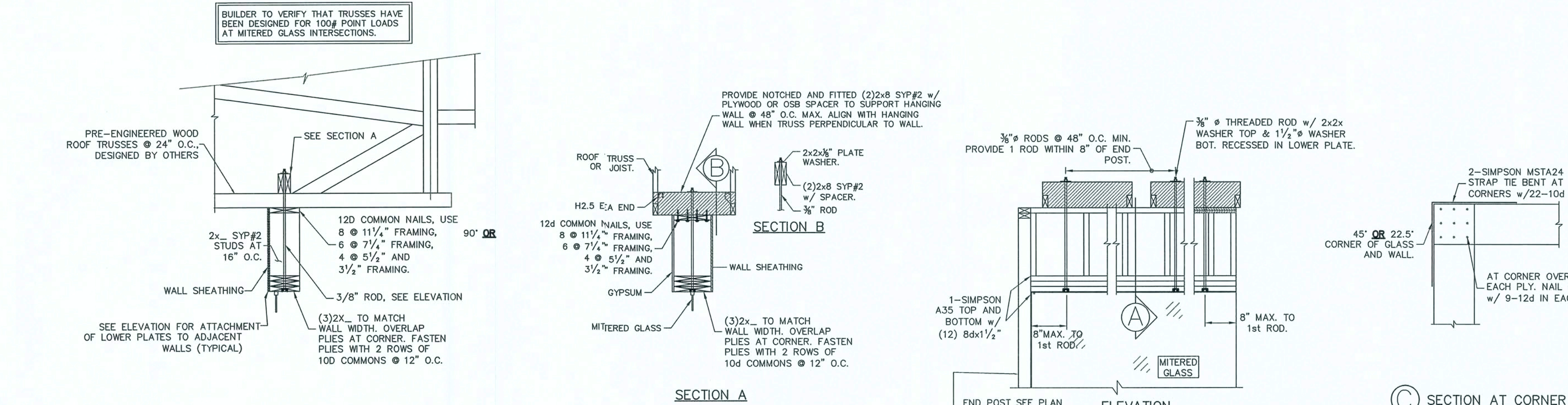
ROOF TRUSS  
PLACEMENT  
PLAN

SHEET  
S1.2  
SHEET 6 OF 7

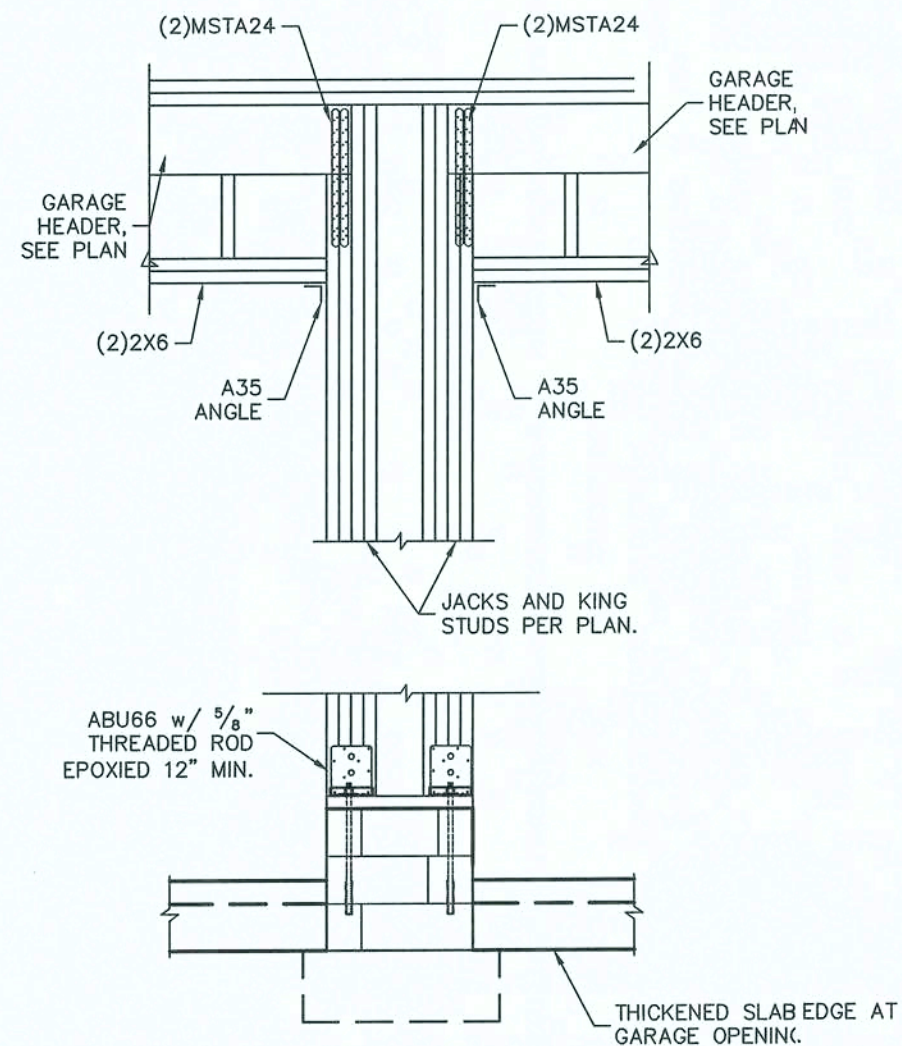




1 DOOR JAMB FASTENING  
S2.0 THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN



2 MITERED WINDOW HEAD FRAMING  
S2.0 SCALE: N.T.S.



3 GARAGE CENTER WALL FRAMING  
S2.0 SCALE: 3/4\" = 1'-0"

ISSUE	DATE
PERMIT	11.01.19
REVISIONS	DATE