

APPROVAL STAMPS

GENERAL STRUCTURAL NOTES

BASIS OF DESIGN
DESIGN IS IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC 7-10).

DESIGN OF CONCRETE STRUCTURES IS BASED ON THE REQUIREMENTS OF ACI 318-BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE; EDITION AS REFERENCED IN GOVERNING BUILDING CODE.

DESIGN OF MASONRY STRUCTURES IS BASED ON THE REQUIREMENTS OF TMS 402-BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES; EDITIONS AS REFERENCED IN GOVERNING BUILDING CODE.

DESIGN OF WOOD STRUCTURES IS BASED ON THE REQUIREMENTS OF ANSI/APA PRG 905-NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION; AND ANSI/APA WOOD PRESERVATION SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC; EDITIONS AS REFERENCED IN GOVERNING BUILDING CODE.

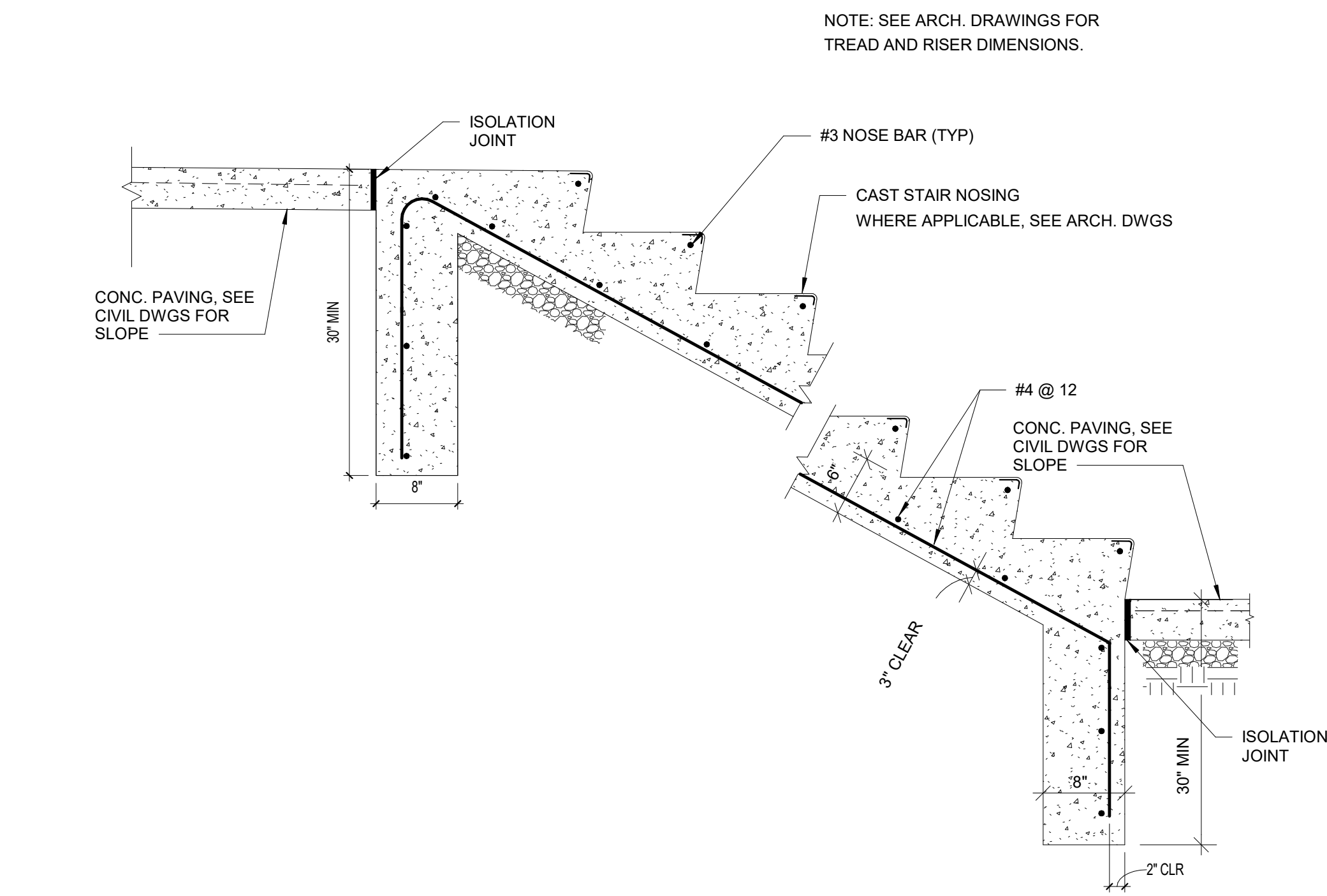
DESIGN LOADS:
FLOOR LIVE LOAD
RESIDENTIAL 55 PSF (INCLUDES 15 PSF PARTITION LOAD)
UNIFORM LIVE LOADS HAVE BEEN REDUCED.

ROOF LIVE LOAD, PITCHED: 20 PSF.

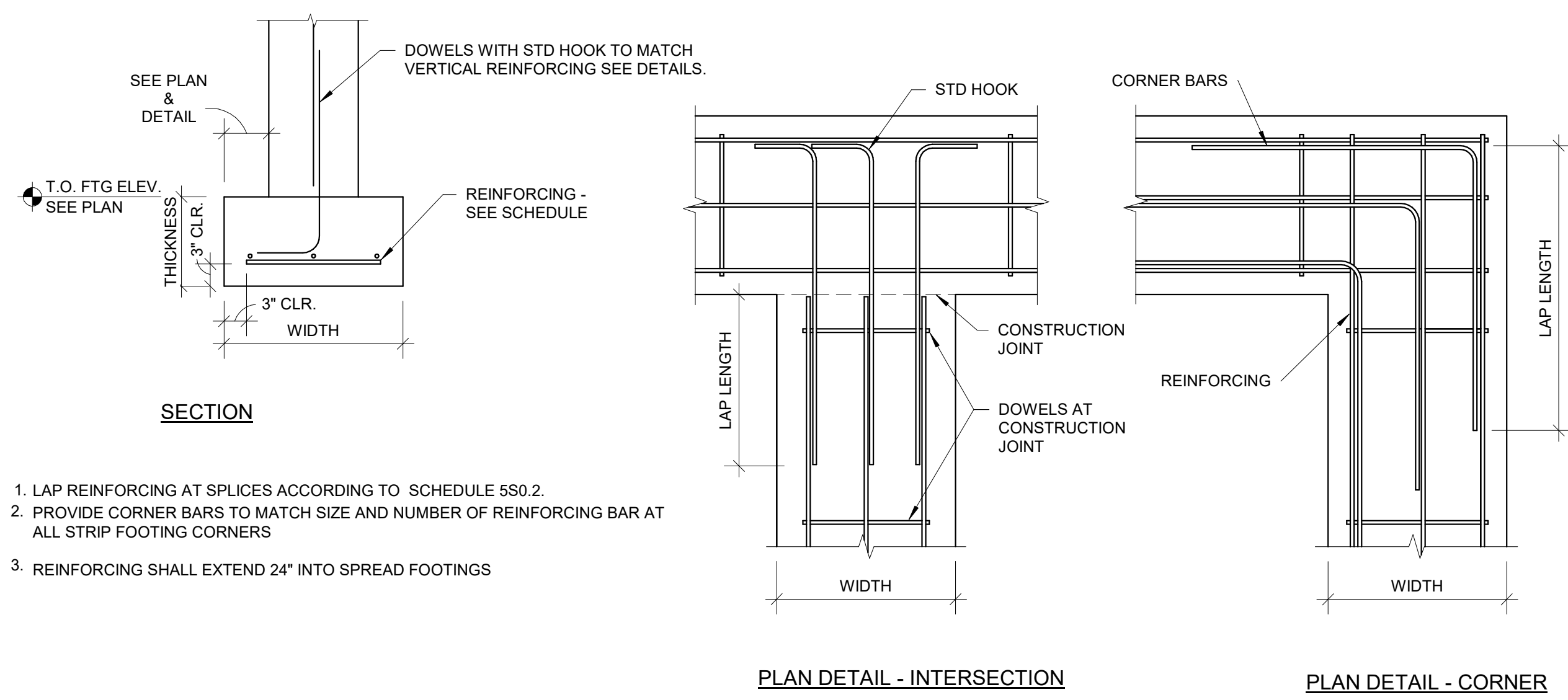
ROOF SNOW LOAD
GROUND SNOW LOAD (Pg): 25 PSF
FLAT-ROOF SNOW LOAD (Pi): 17.5 PSF, 43 PSF DRIFT FOR W>10' ON LOW SLOPE
SIDE AGAINST TRUSS ROOF UP
SNOW EXPOSURE FACTOR (Ce): 1.0
THERMAL FACTOR (Ct): 1.0
SNOW LOAD IMPORTANCE FACTOR (I): 1.0

WIND DESIGN DATA
ULTIMATE WIND SPEED, Valt: 113 MPH (3-SECOND GUST)
NOMINAL WIND SPEED, Vnom: 89 MPH (3-SECOND GUST)
RISK CATEGORY: II
EXPOSURE CATEGORY: B
INTERNAL PRESSURE COEFFICIENT (Cpi): +1.0
COMPONENTS AND CLADDING DESIGN PRESSURES (ULTIMATE, FOR REFERENCE ONLY, SPECIFIC DESIGN PRESSURES FOR EACH COMPONENT SHALL BE CALCULATED BY THE LICENSED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE COMPONENT'S DESIGN).
ROOF PRESSURES:
EFFECTIVE WIND AREA (Sf):
ZONE 1: 26-31
2: 32-36
3: 37-41
4: 42-46
5: 47-51
6: 52-56
7: 57-61
8: 62-66
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32: 182-186
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APPROVAL STAMPS

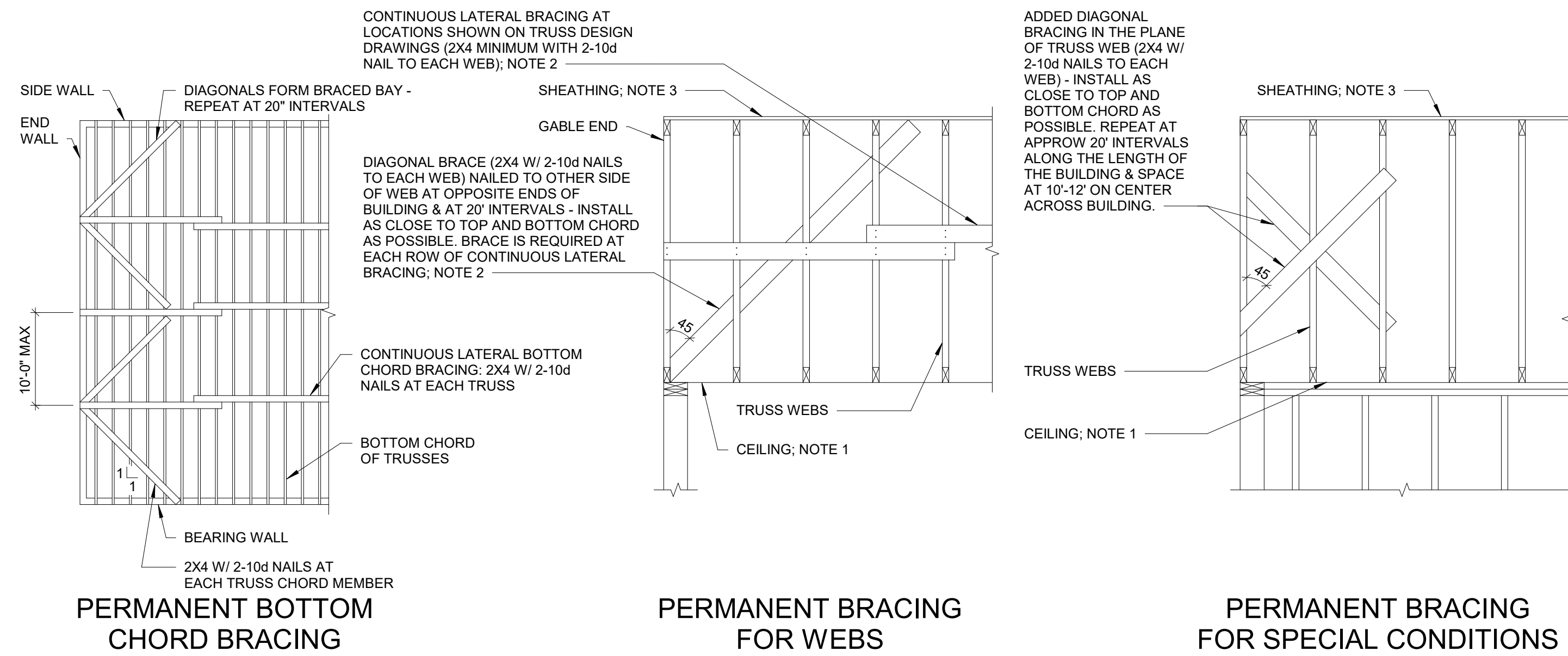


8 TYPICAL STAIR ON GRADE DETAIL
S0.2 N.T.S.



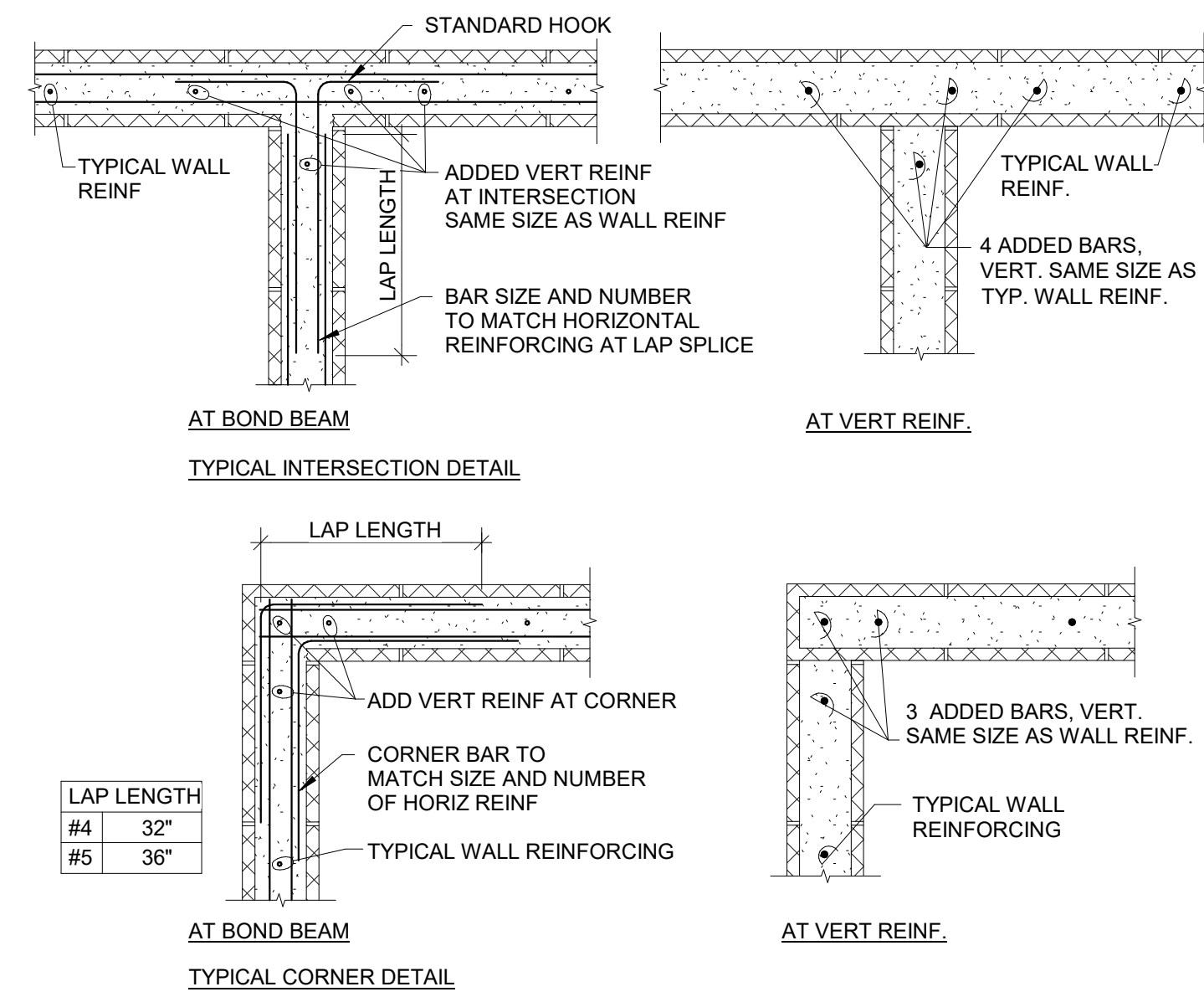
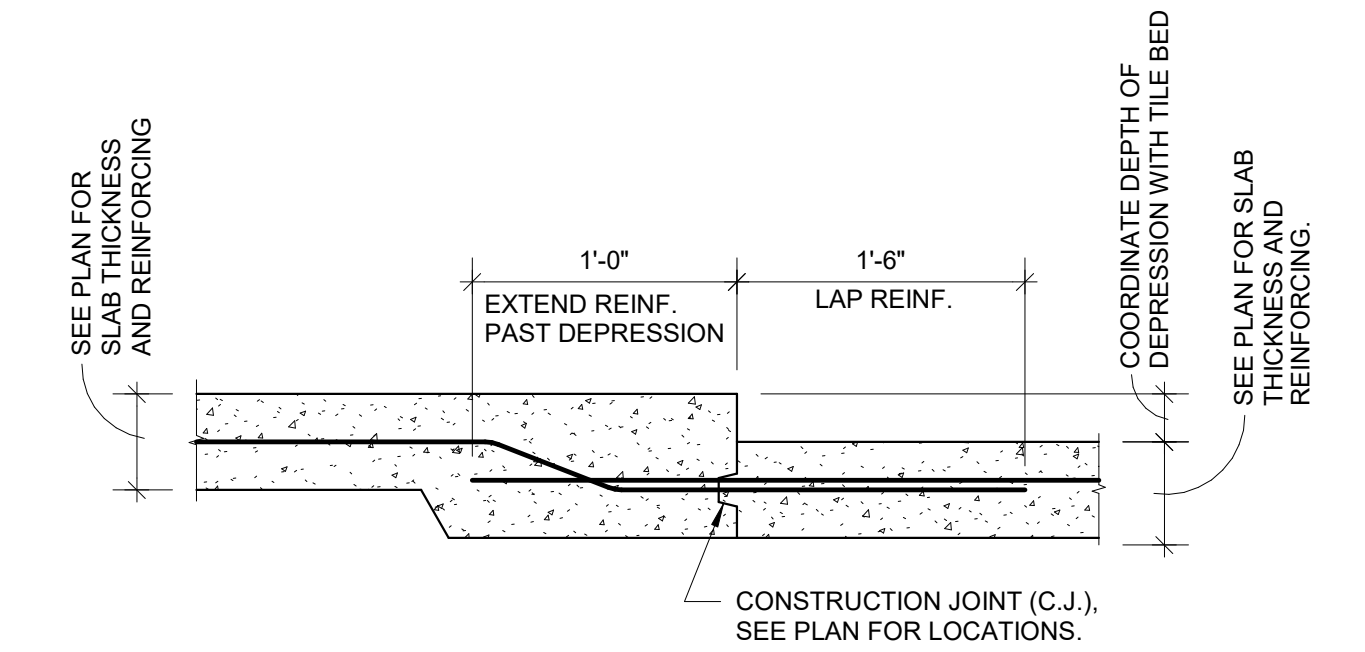
1. LAP REINFORCING AT SPLICES ACCORDING TO SCHEDULE 550.2.
2. PROVIDE CORNER BARS TO MATCH SIZE AND NUMBER OF REINFORCING BAR AT ALL STRIP FOOTING CORNERS
3. REINFORCING SHALL EXTEND 24\"

7 TYP STRIP FOOTING DETAIL
S0.2 N.T.S.



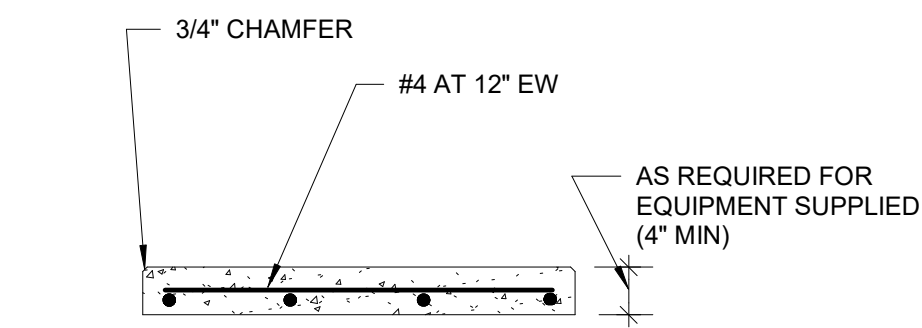
- NOTES:
1. BOTTOM CHORD BRACING IS NOT REQUIRED WHERE 5/8\"
 2. PERMANENT DIAGONAL BRACING IS FOR OVERALL BUILDING STABILITY AND SHALL BE INSTALLED IN ADDITION TO THE CONTINUOUS PERMANENT LATERAL BRACING AT LOCATIONS SHOWN BY THE DELEGATED TRUSS DESIGNER TO RESIST BUCKLING OF COMPRESSION TRUSS MEMBERS. SEE BC51-B3 FOR ALTERNATIVE WEB REINFORCEMENT OPTIONS WHEN INSTALLING CONTINUOUS LATERAL BRACING AND DIAGONAL BRACING IS NOT PRACTICAL OR DESIRED
 3. WHERE TRUSSES DO NOT RECEIVE CONTINUOUS PLYWOOD SHEATHING NAILED TO THE TOP CHORD, PROVIDE TOP CHORD BRACING PER BC51-B3.
 4. SWAY BRACING IS REQUIRED AT TRUSSES WHERE CONTINUOUS LATERAL BRACING AND DIAGONAL BRACING ARE NOT REQUIRED.

6 PERMANENT LATERAL BRACING FOR WOOD TRUSSES
S0.2 N.T.S.



- NOTE:
- AT WALL ENDS, TERMINATE BOND BEAM BARS WITH STANDARD HOOK AND PROVIDE VERTICAL BAR IN THE FIRST 2 END CELLS.

4 CMU BOND BEAM REINF DETAILS
S0.2 N.T.S.



- NOTE: SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR TYPE, SIZE, AND LOCATION OF EQUIPMENT PADS.

3 TYP ISOLATED EQUIP PAD DETAIL
S0.2 N.T.S.

HEADER SCHEDULE			
EXTERIOR SPAN	SIZE	KING STUD	JAMB STUD
(H) < 3'-0"	(2) - 2x8	(1) - 2x8	(2) - 2x8
(H) < 4'-6"	(2) - 2x10	(1) - 2x8	(2) - 2x8
(H) < 6'-0"	(3) - 2x12	(1) - 2x8	(2) - 2x8
(H)	(3) - 2x12	(1) - 2x8	(2) - 2x8
INTERIOR HEADERS			
(H) < 8'-0"	(2) - 2x10	(1) - 2X	(2) - 2X

2 HEADER SCHEDULE
S0.2 N.T.S.

FOOTING SCHEDULE			
MARK	SIZE	THICKNESS	REINFORCING (BOTTOM U.N.O.)
F2	2'-0" CONT.	12"	3 - #5 CONT. ON #4@48 TRANSV.

1 FOOTING SCHEDULE
S0.2 N.T.S.

PROJECT TITLE

Collington
A KENDAL AFFILIATE

**INDEPENDENT LIVING
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Roanoke, Virginia 24011.2003
540.344.6664 • Fax 540.343.6925
www.sfcs.com

DESIGNER : JGB DRAWN : LBF
ARCHITECT : KAT NSS CHECKED : MSH
ENGINEER : LBF APPROVED : Approver

NO. REVISION DESCRIPTION DATE

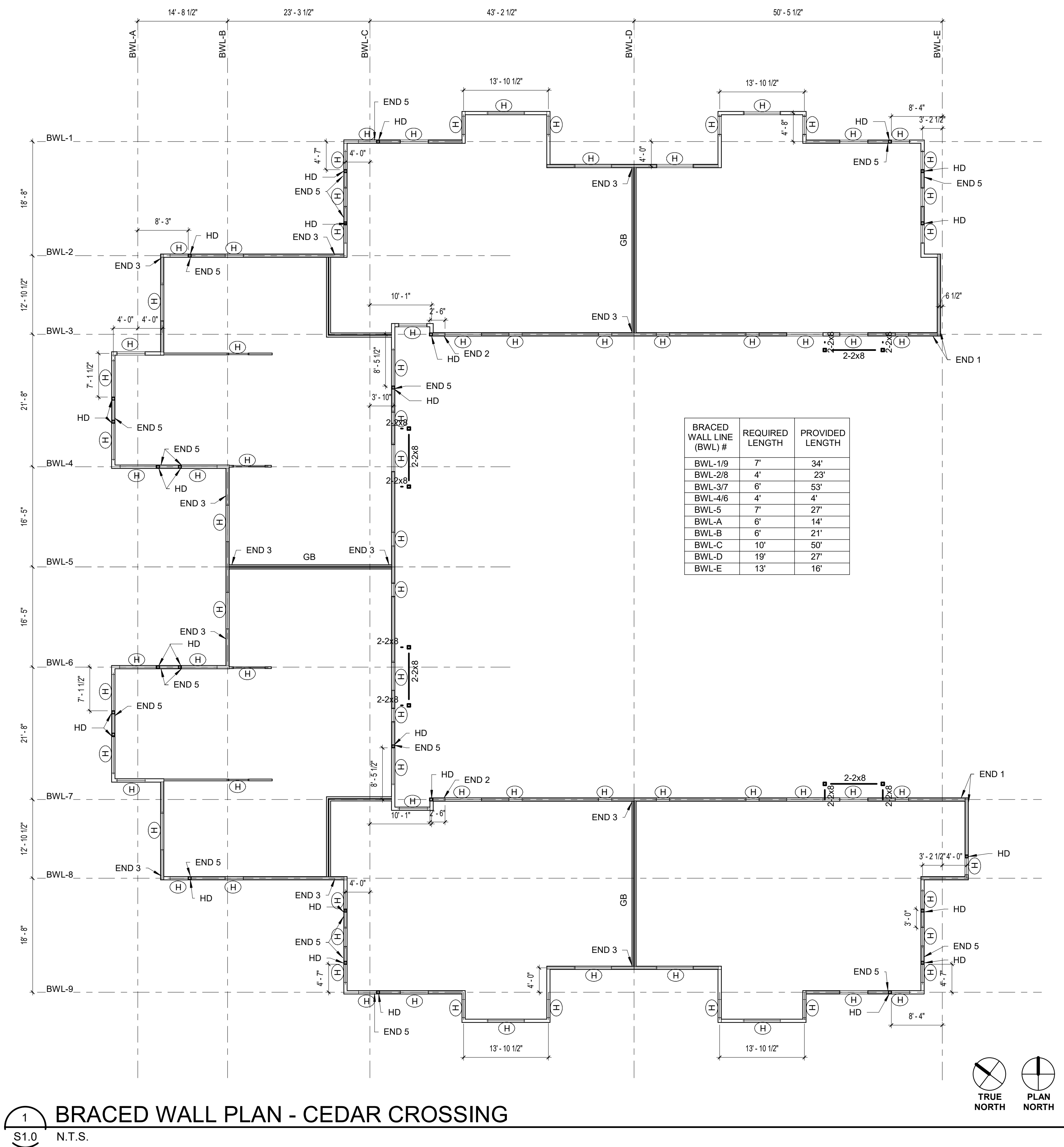
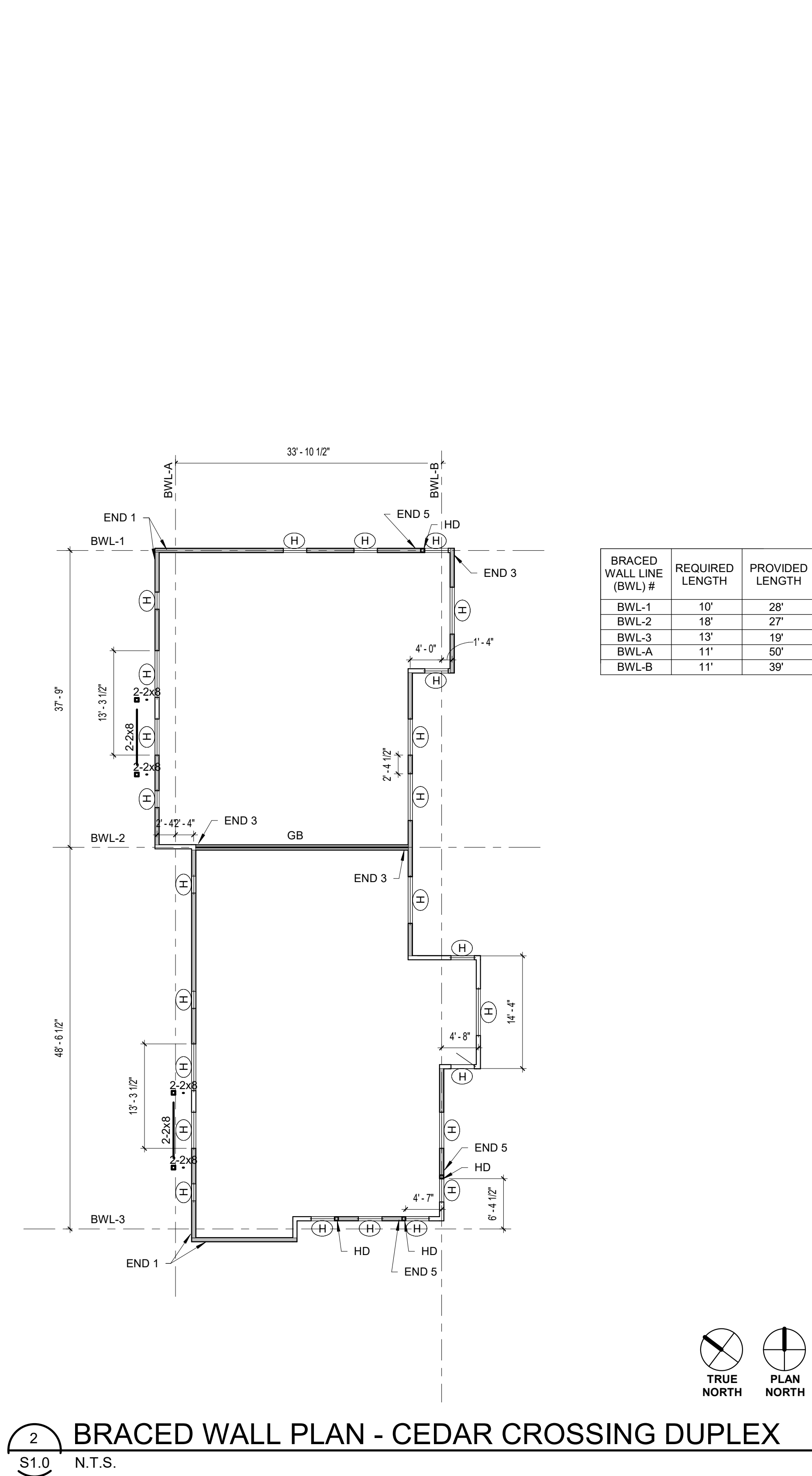
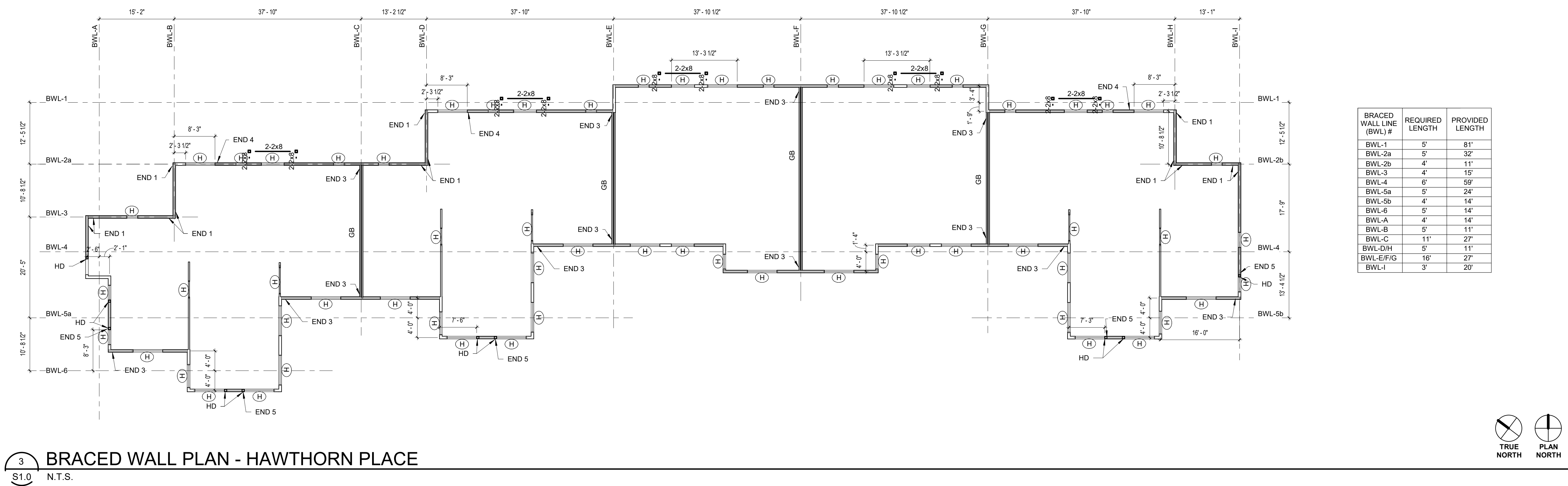
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**TYPICAL SECTIONS AND
DETAILS**

DATE: MAY 28, 2026
COMM. NO. 18135.00

S0.2

APPROVAL STAMPS



GENERAL NOTES

WALL BRACING NOTES:

WALL BRACING IS IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE, SECTION R602.10.

GRAY SHADED AREAS INDICATE CONTINUOUSLY SHEATHED BRACED WALL PANELS. GB INDICATES INTERIOR WALL WITH GYPSUM SHEATHING EACH FACE. CS-PF IS PER FIGURE R602.10.6.4.

REQUIRED LENGTH OF BRACING IS PER TABLE R602.10.3(1) AND TABLE R602.10.3(2).

MINIMUM PANEL LENGTHS IS PER TABLE R602.10.5. WALL LENGTHS ARE > 36" UNLESS DIMENSIONED ON PLAN. DIMENSIONS ARE ROUNDED TO THE NEAREST HALF INCH AND SHOWN FOR CODE REVIEW PURPOSES ONLY. SEE ARCHITECTURAL PLANS FOR LAYOUT DIMENSIONS.

BRACED WALL LINE END CONDITIONS ARE PER FIGURE R602.10.7.

PROJECT TITLE

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ENGINEER : LBF

DRAWN : LBF
CHECKED : MSH
APPROVED : Approver

NO. REVISION DESCRIPTION DATE

DRAWING TITLE

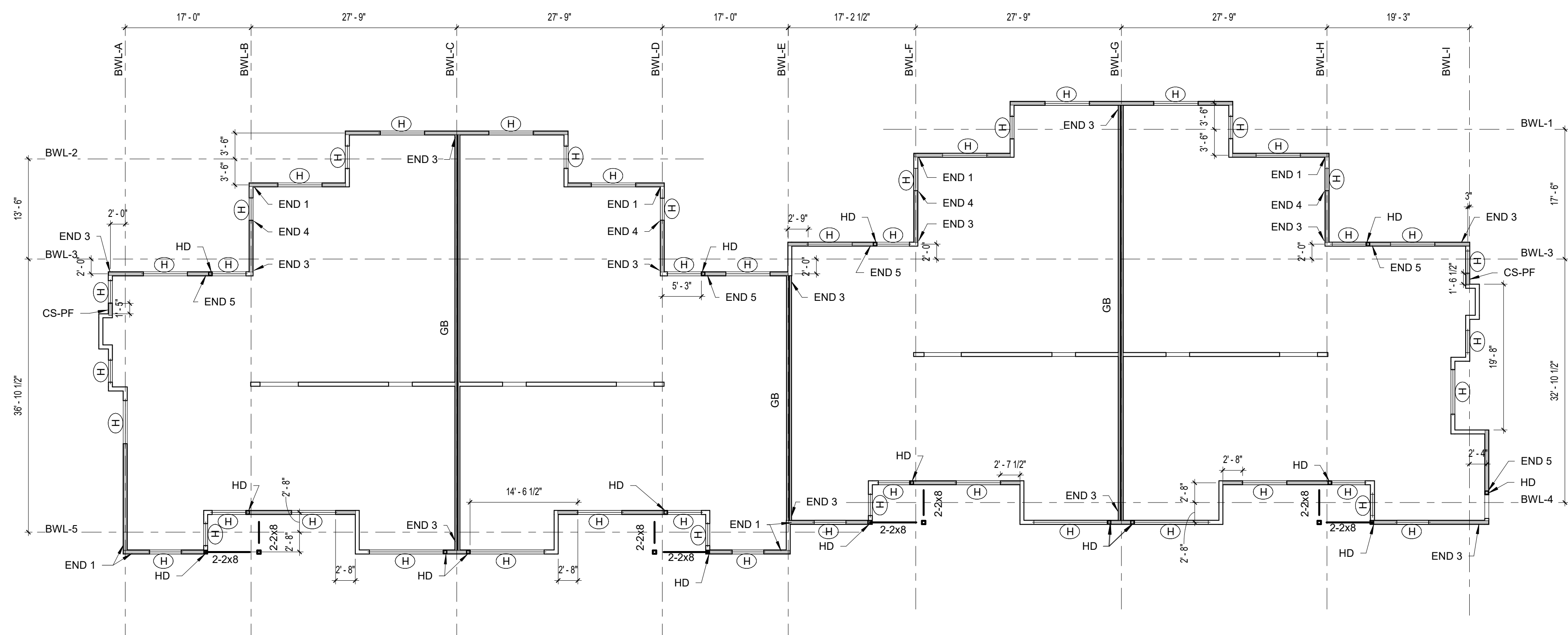
BRACED WALL PLANS

DATE: MAY 28, 2025
COMM. NO. 18135.00

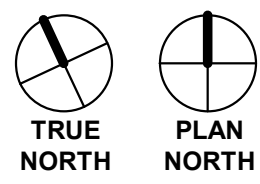
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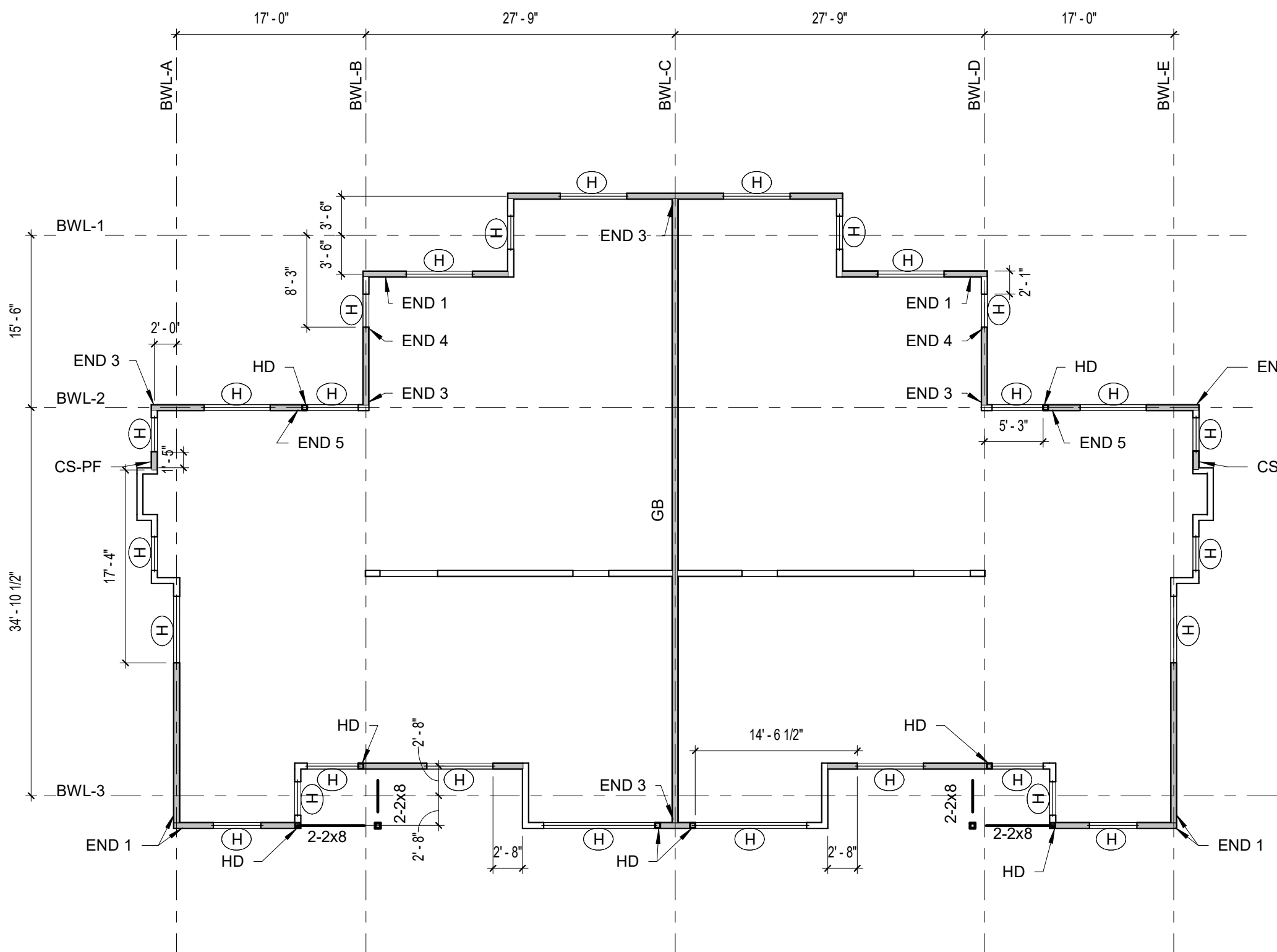
APPROVAL STAMPS



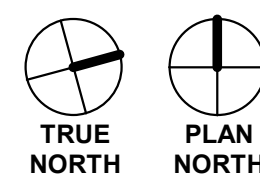
BRACED WALL LINE (BWL) #	REQUIRED LENGTH	PROVIDED LENGTH
BWL-1	7'	32'
BWL-2	5'	32'
BWL-3	9'	21'
BWL-4	10'	39'
BWL-5	12'	35'
BWL-A	4'	16'
BWL-B/D/F	5'	7'
BWL-C/G	12'	56'
BWL-E	7'	33'
BWL-H	5'	7'
BWL-I	4'	10'



2 BRACED WALL PLAN - VILLA QUADPLEX
S1.1 N.T.S.



BRACED WALL LINE (BWL) #	REQUIRED LENGTH	PROVIDED LENGTH
BWL-1	6'	31'
BWL-2	8'	15'
BWL-3	11'	35'
BWL-A/E	4'	16'
BWL-B/D	5'	7'
BWL-C	12'	28'



1 BRACED WALL PLAN - VILLA DUPLEX
S1.1 N.T.S.

GENERAL NOTES

WALL BRACING NOTES:

WALL BRACING IS IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE, SECTION R602.10.

GRAY SHADED AREAS INDICATE CONTINUOUSLY SHEATHED BRACED WALL PANELS. GB INDICATES INTERIOR WALL WITH GYPSUM SHEATHING EACH FACE. CS-PF IS PER FIGURE R602.10.6.4.

REQUIRED LENGTH OF BRACING IS PER TABLE R602.10.3(1) AND TABLE R602.10.3(2).

MINIMUM PANEL LENGTHS IS PER TABLE R602.10.5. WALL LENGTHS ARE > 36" UNLESS DIMENSIONED ON PLAN. DIMENSIONS ARE ROUNDED TO THE NEAREST HALF INCH AND SHOWN FOR CODE REVIEW PURPOSES ONLY. SEE ARCHITECTURAL PLANS FOR LAYOUT DIMENSIONS.

BRACED WALL LINE END CONDITIONS ARE PER FIGURE R602.10.7.

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ENGINEER : LBF APPROVED : Approver

NO. REVISION DESCRIPTION DATE

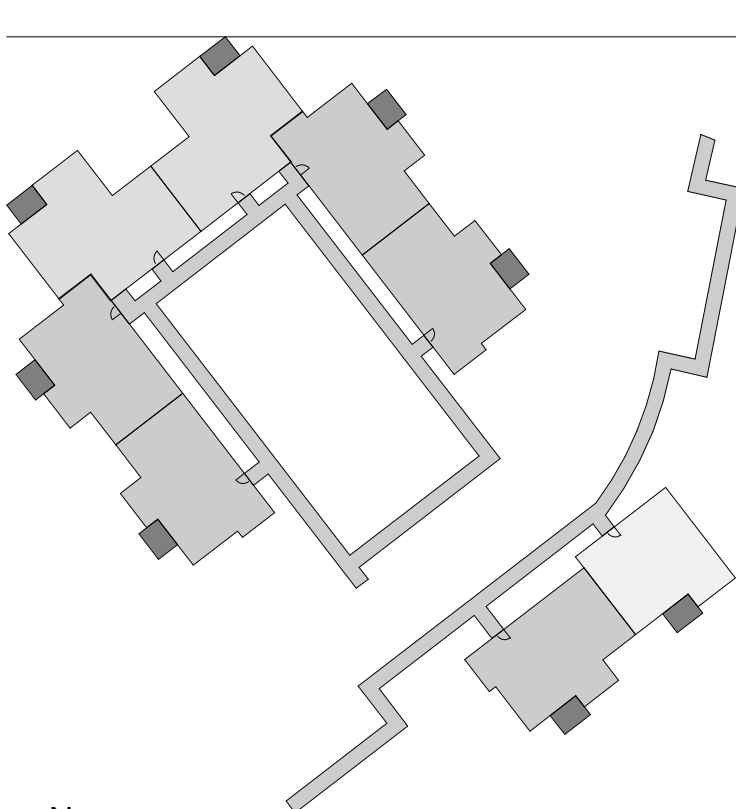
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BRACED WALL PLANS

DATE: MAY 28, 2026
COMM. NO. 18135.00

S1.1

APPROVAL STAMPS

KEYPLAN



GENERAL NOTES

1. ALL ELEVATIONS REFERENCED TO LOWEST FINISHED FLOOR ELEVATION AT EACH BUILDING (+0'-0"). SEE PLAN FOR RELATIVE FINISHED FLOOR AND FOOTING ELEVATIONS.
2. REINFORCE ALL CMU WALLS WITH #6 VERTICAL BARS AT 32" OC, UNLESS NOTED OTHERWISE. GROUT ALL CELLS SOLID BELOW GRADE.
3. SEE FOOTING SCHEDULE ON SHEET S0.2.
4. "T.S." INDICATES THICKENED SLAB UNDER LOAD BEARING WALL. SEE 4/S2.1.
5. "HD" INDICATES SIMPSON DTT22 HOLD DOWN AT 2-2X6 KING STUD ADJACENT TO OPENING OR 2-2X6 AT CORNER. SEE 5/S2.1.
6. DIMENSIONS ON FOUNDATION PLAN ARE TO FACE OF SLAB EDGE OR CENTER OF WOOD POST.

1. 4" THICK CONCRETE SLAB ON GRADE ON VAPOR RETARDER AND GRANULAR FILL. REINFORCED WITH 6x6-W14xW14 WELDED WIRE FABRIC. NO VAPOR RETARDER REQUIRED AT PATIOS. SEE 2/S0.1 & 8/S0.1.
2. ON BOTH SIDES OF PARTITION, SCREW DRYWALL TO STUDS WITH 1 1/4" SCREWS TYPE W-8 7" OC AT PANEL PERIMETERS INCLUDING TOP AND BOTTOM PLATES, AND 7" OC IN FIELD.
3. STEP FOOTING DOWN AS REQUIRED TO AVOID UNDERSLAB UTILITIES. COORDINATE WITH PLUMBING SUBCONTRACTOR.
4. RECESS SLAB AT SHOWER PER 5/S0.2. SEE ARCH.
5. 4X4 TREATED WOOD POST. SEE 3/S2.1.
6. EXTENTS OF STEMWALL RETAINING SOIL FROM INSIDE, COORDINATE WITH FINAL GRADES. SEE 1/S2.1 SIM.

PROJECT TITLE

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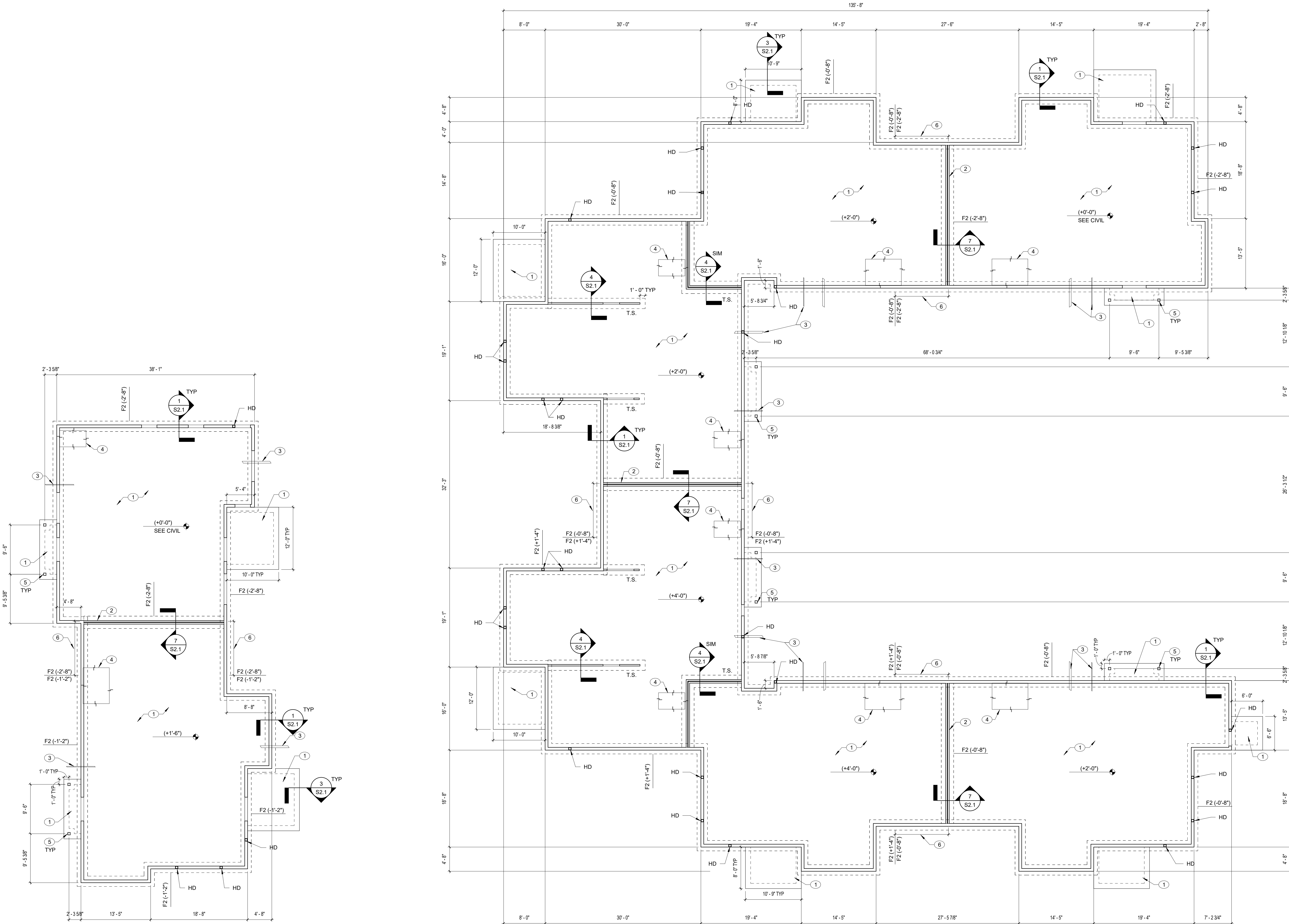
DESIGNER : JGB	DRAWN : LBF
ARCHITECT : KAT, NSS	CHECKED : MSH
ENGINEER : LBF	APPROVED : Approver

NO.	REVISION DESCRIPTION	DATE
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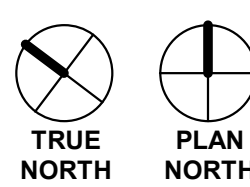
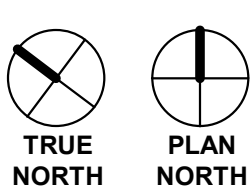
**CEDAR CROSSING
FOUNDATION PLANS**

DATE:	MAY 28, 2026	DRAWING
COMM. NO.	18135.00	S1.41

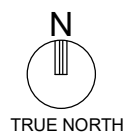
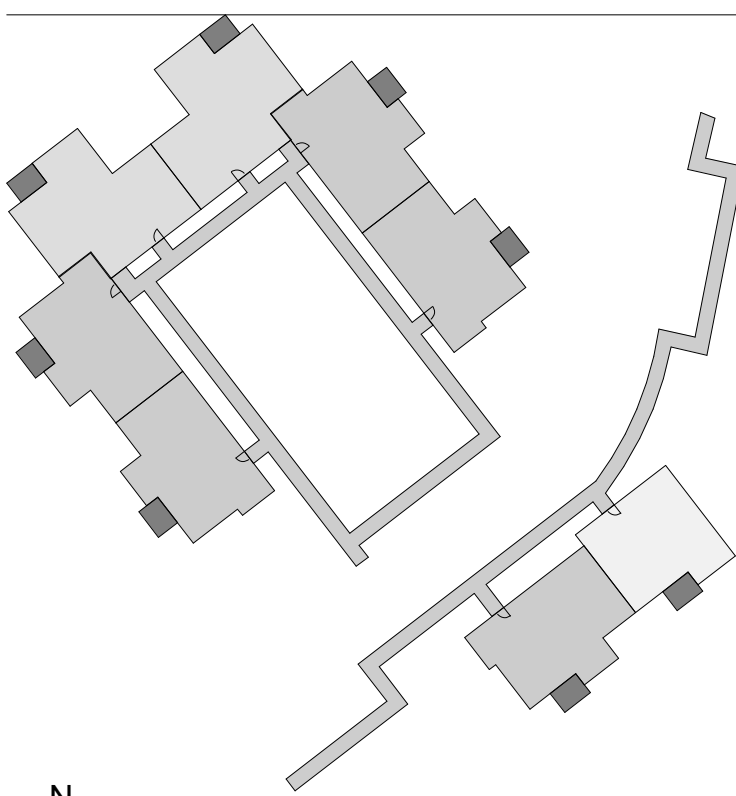


2 FOUNDATION PLAN - CEDAR CROSSING DUPLEX
S1.41 1/8" = 1'-0"

1 FOUNDATION PLAN - CEDAR CROSSING
S1.41 1/8" = 1'-0"



KEYPLAN



GENERAL NOTES

1. ALL ELEVATIONS REFERENCED TO LOWEST FINISHED FLOOR ELEVATION AT EACH BUILDING (+7.0'). TRUSS BEARING ELEVATION (TBE) VARIES. SEE PLAN FOR RELATIVE ELEVATIONS.
2. SEE ARCH FOR OPENING SIZE AND LOCATIONS AND WALL THICKNESS. SEE HEADER SCHEDULE ON SHEET S0.2.
3. CONTRACTOR SHALL COORDINATE ALL ROOF TRUSS FRAMING INTERFERENCES WITH MEP, ADD GIRDER TRUSSES AND HEADERS AS REQUIRED TO PROVIDE NECESSARY CLEARANCES.
4. BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY 2-2X WALL STUDS, UNLESS NOTED OTHERWISE.
5. ATTACH BEAMS TO POST WITH MITERED CORNER AND PAIR OF LCE4Z BY SIMPSON.

PLAN NOTES

- 1 NOT USED.
- 2 ON BOTH SIDES OF PARTITION, SCREW DRYWALL TO STUDS WITH 1 1/4" SCREWS TYPE W @ 7" OC AT PANEL PERIMETERS INCLUDING TOP AND BOTTOM PLATES, AND 7" OC IN FIELD.
- 3 NOT USED.
- 4 NOT USED.
- 5 NOT USED.
- 6 NOT USED.
- 7 TYPICAL ROOF FRAMING: 5/8" PLYWOOD ROOF SHEATHING ON PRE-ENGINEERED WOOD ROOF TRUSSES AT 24" OC MAX SPACING UNLESS NOTED OTHERWISE. SHADING INDICATES AREA WITH SCISSOR PITCHED BOTTOM CHORDS. SEE ARCH.
- 8 SPACE TRUSSES AROUND SKYLIGHT; SEE ARCH.

PROJECT TITLE

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DESIGNER : JGB	DRAWN : LBF
ARCHITECT : KAT NSS	CHECKED : MSH
ENGINEER : LBF	APPROVED : Approver

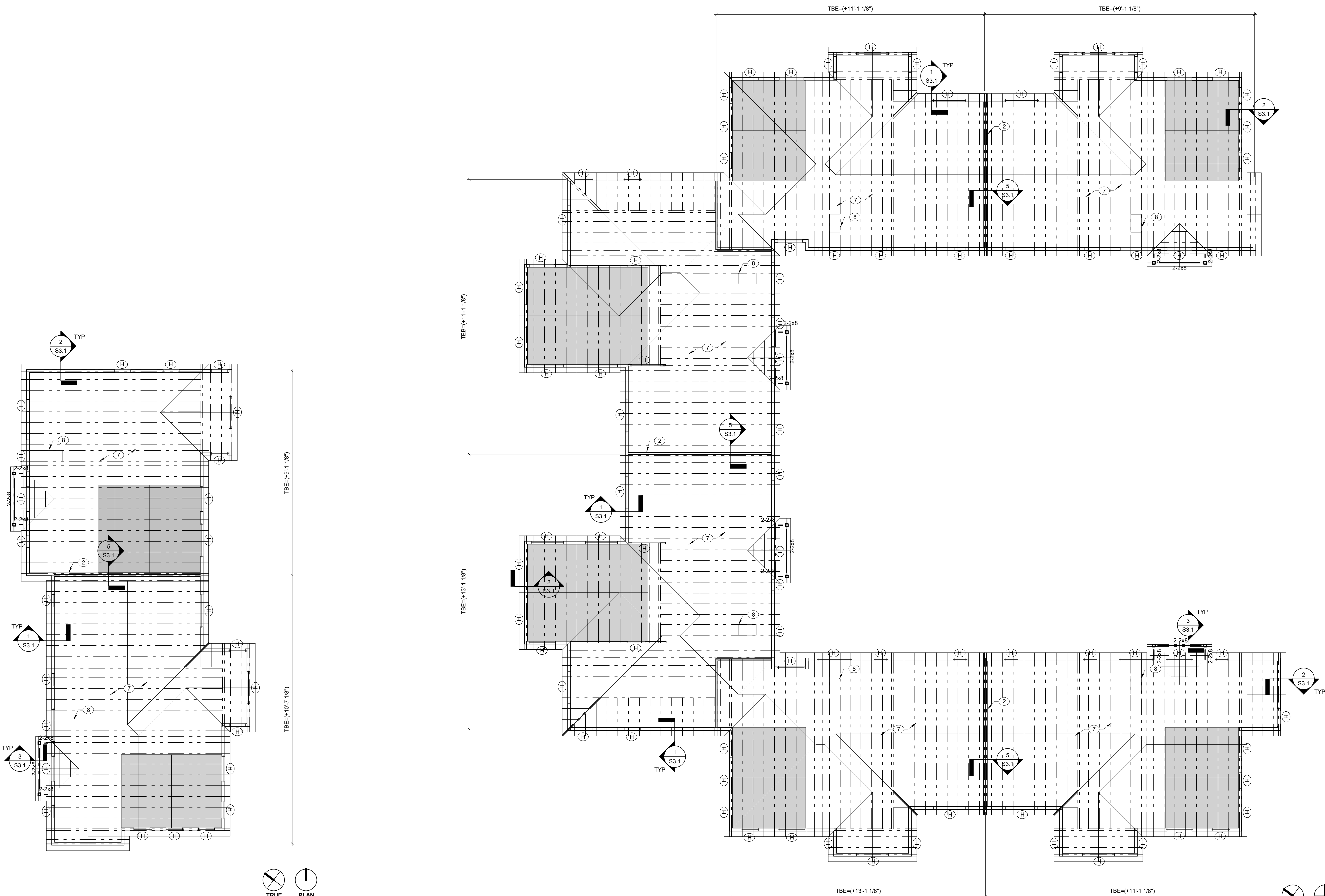
NO.	REVISION DESCRIPTION	DATE
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DRAWING TITLE

**CEDAR CROSSING ROOF
FRAMING PLANS**

DATE:	MAY 26, 2026	DRAWING
COMM. NO.	18135.00	

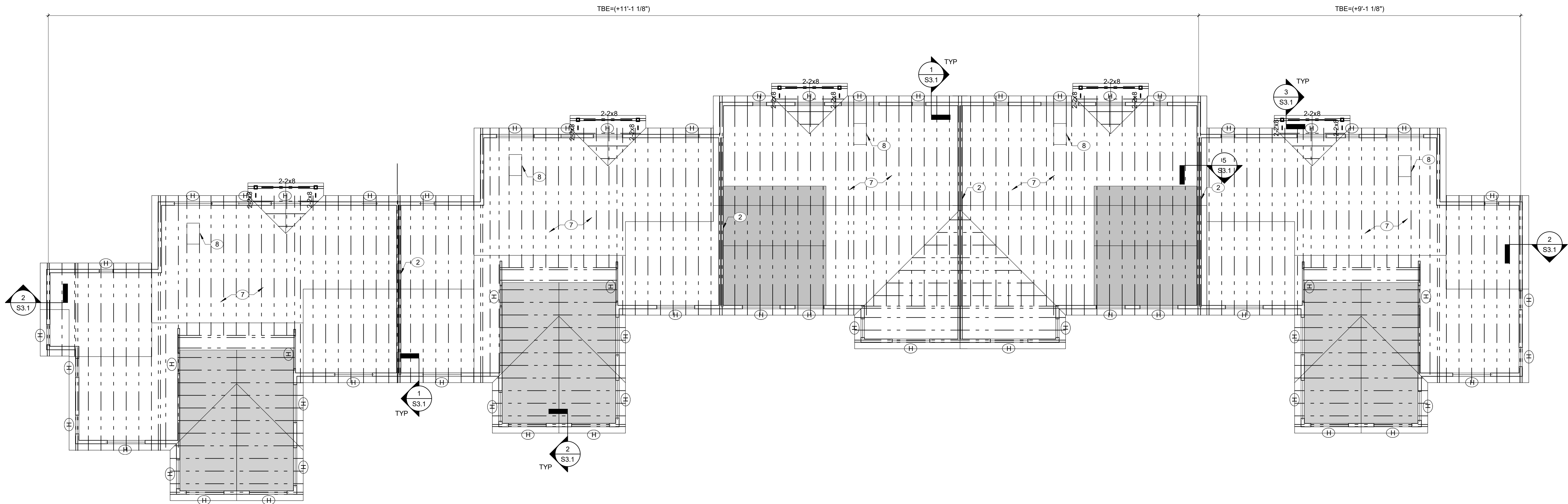
S1.42



2 ROOF FRAMING PLAN - CEDAR CROSSING DUPLEX
S1.42 1/8" = 1'-0"

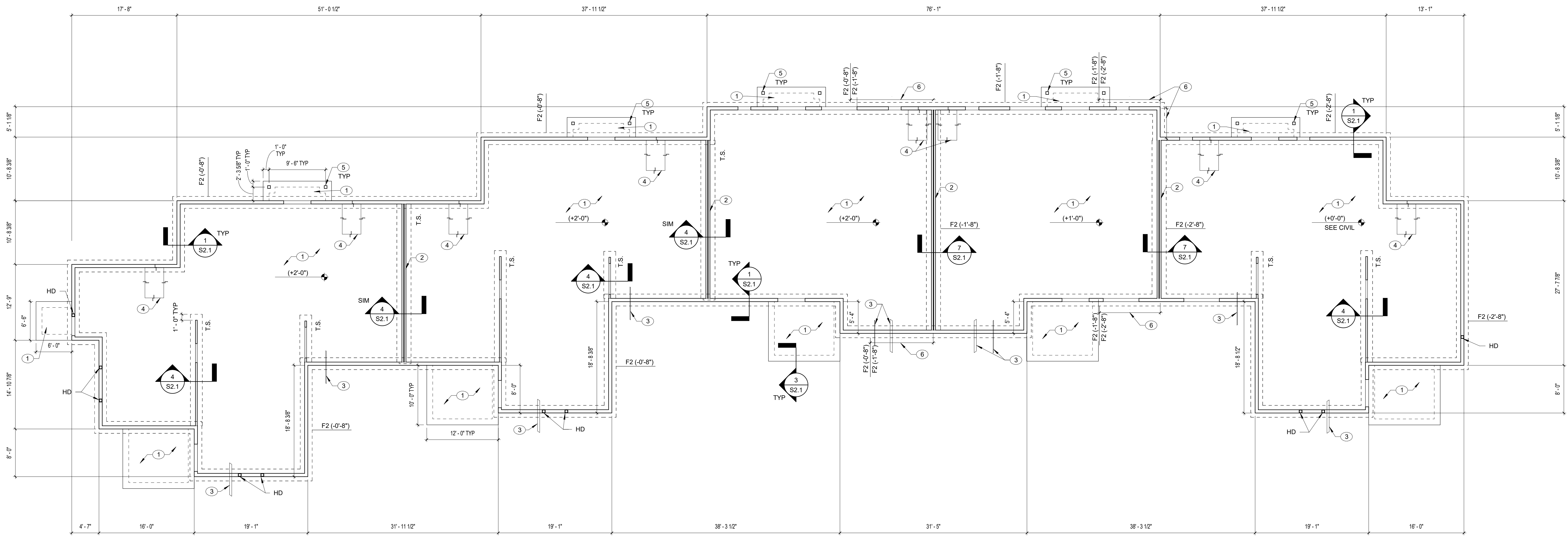
1 ROOF FRAMING PLAN - CEDAR CROSSING
S1.42 1/8" = 1'-0"

APPROVAL STAMPS



2 ROOF FRAMING PLAN - HAWTHORN PLACE

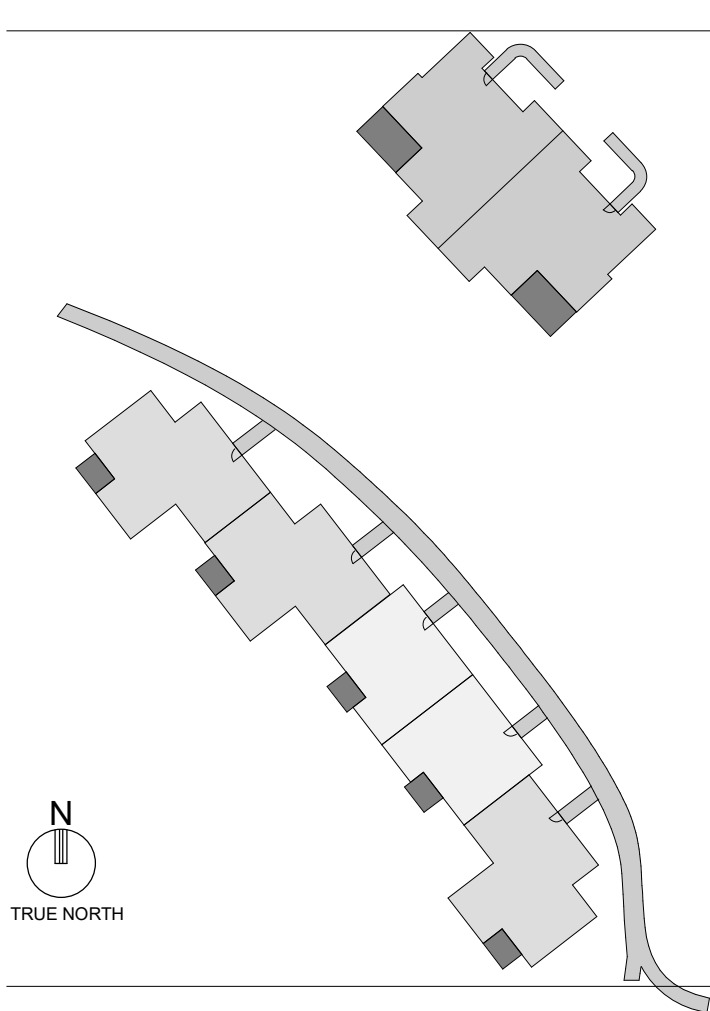
S1.51 1/8" = 1'-0"



1 FOUNDATION PLAN - HAWTHORN PLACE

S1.51 1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. ALL ELEVATIONS REFERENCED TO LOWEST FINISHED FLOOR ELEVATION AT EACH BUILDING (+0'-0"). SEE PLAN FOR RELATIVE FINISHED FLOOR AND FOOTING ELEVATIONS. TRUSS BEARING ELEVATION (TBE) VARIES. SEE PLAN FOR RELATIVE ELEVATIONS.
2. REINFORCE ALL CMU WALLS WITH #5 VERTICAL BARS AT 32" OC, UNLESS NOTED OTHERWISE. GROUT ALL CELLS SOLID BELOW GRADE.
3. SEE FOOTING SCHEDULE ON SHEET S0.2.
4. "T.S." INDICATES THICKENED SLAB UNDER LOAD BEARING WALL. SEE 4/S2.1.
5. "HD" INDICATES SIMPSON DTT2Z HOLD DOWN AT 2X6 KING STUD ADJACENT TO OPENING OR 2X6 AT CORNER. SEE S/S.1.
6. DIMENSIONS ON FOUNDATION PLAN ARE TO FACE OF SLAB EDGE OR CENTER OF WOOD POST.
7. SEE ARCH FOR OPENING SIZE AND LOCATIONS AND WALL THICKNESS. SEE HEADER SCHEDULE ON SHEET S0.2.
8. CONTRACTOR SHALL COORDINATE ALL ROOF TRUSS FRAMING INTERFERENCES WITH MEP. ADD GIRDER TRUSSES AND HEADERS AS REQUIRED TO PROVIDE NECESSARY CLEARANCES.
9. BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY 2X4 WALL STUDS, UNLESS NOTED OTHERWISE.
10. ATTACH BEAMS TO POST WITH MITERED CORNER AND PAIR OF LCE2Z BY SIMPSON.

PLAN NOTES

1. 4" THICK CONCRETE SLAB ON GRADE ON VAPOR RETARDER AND GRANULAR FILL, REINFORCED WITH #6@14" W/ 4" WELDED WIRE FABRIC. NO VAPOR RETARDER REQUIRED AT PATIOS. SEE 2/S0.1 & 8/S0.1.
2. ON BOTH SIDES OF PARTITION, SCREW DRYWALL TO STUDS WITH 1 1/4" SCREWS TYPE W @ 7" OC AT PANEL PERIMETERS INCLUDING TOP AND BOTTOM PLATES, AND 7" OC IN FIELD.
3. STEP FOOTING DOWN AS REQUIRED TO AVOID UNDERSLAB UTILITIES, COORDINATE WITH PLUMBING SUBCONTRACTOR.
4. RECESS SLAB AT SHOWER PER 5/S0.2. SEE ARCH.
5. 4X4 TREATED WOOD POST. SEE 3/S2.1.
6. EXTENTS OF STEM WALL RETAINING SOIL FROM INSIDE; COORDINATE WITH FINAL GRADES. SEE 1/S2.1 SIM.
7. TYPICAL ROOF FRAMING: 5/8" PLYWOOD ROOF SHEATHING ON PRE-ENGINEERED WOOD ROOF TRUSSES AT 24" OC MAX SPACING UNLESS NOTED OTHERWISE. SHADING INDICATES AREA WITH SCISSOR PITCHED BOTTOM CHORDS. SEE ARCH.
8. SPACE TRUSSES AROUND SKYLIGHT; SEE ARCH.

PROJECT TITLE

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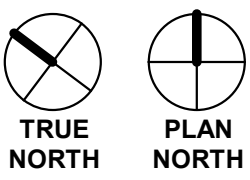
DESIGNER : JGB	DRAWN : LBF	
ARCHITECT : KAT, NSS	CHECKED :	
ENGINEER : LBF	APPROVED : Approver	
NO.	REVISION DESCRIPTION	DATE

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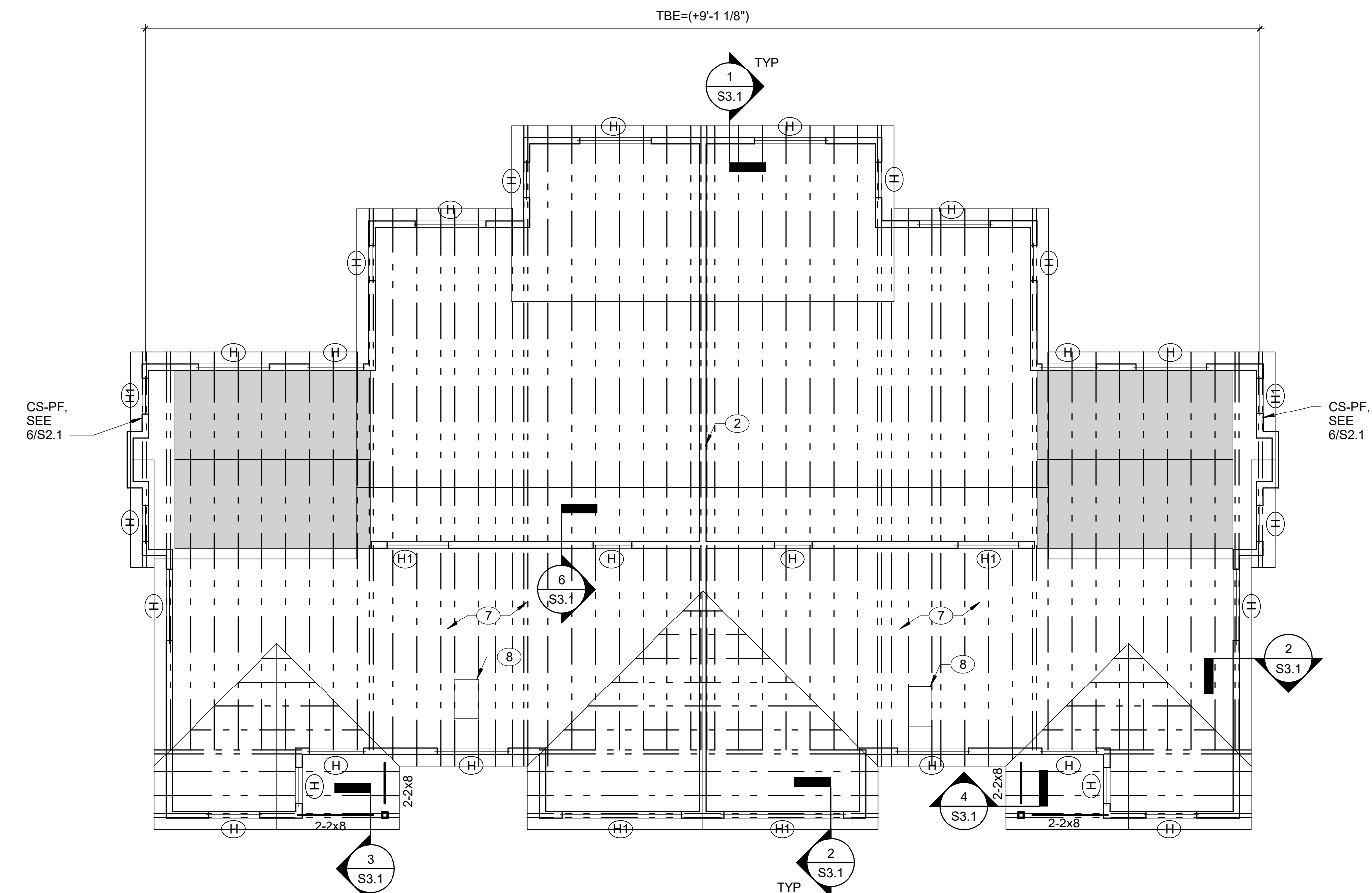
HAWTHORN PLACE
FOUNDATION AND ROOF
FRAMING PLANS

DATE:	MAY 26, 2026	DRAWING
COMM. NO.	18135.00	

S1.51

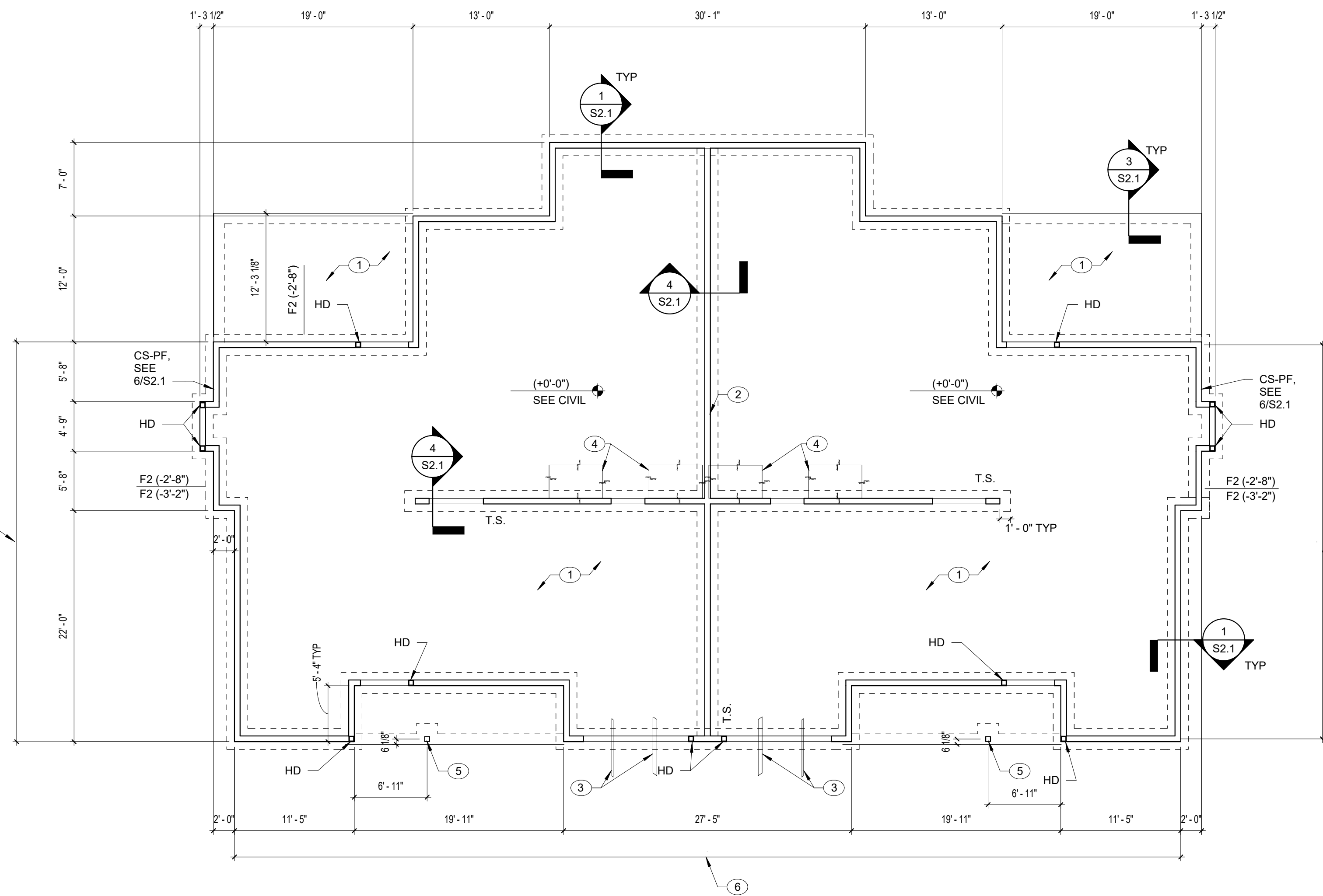


APPROVAL STAMPS



2 ROOF FRAMING PLAN - VILLA DUPLEX

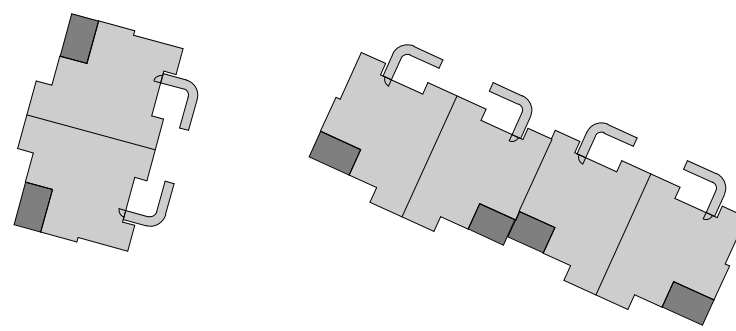
S1.61 1/8\" = 1'-0\"



1 FOUNDATION PLAN - VILLA DUPLEX

S1.61 1/8\" = 1'-0\"

KEYPLAN



GENERAL NOTES

- ALL ELEVATIONS REFERENCED TO LOWEST FINISHED FLOOR ELEVATION AT EACH BUILDING (+0'-0\"). SEE PLAN FOR RELATIVE FINISHED FLOOR AND FOOTING ELEVATIONS. TRUSS BEARING ELEVATION (TBE) VARIES. SEE PLAN FOR RELATIVE ELEVATIONS.
- REINFORCE ALL CMU WALLS WITH #5 VERTICAL BARS AT 32\"
- SEE FOOTING SCHEDULE ON SHEET 80.2.
- "T.S." INDICATES THICKENED SLAB UNDER LOAD BEARING WALL. SEE 4/S2.1.
- "HD" INDICATES SIMPSON DITZZ HOLD DOWN AT 2-2X6 KING STUD ADJACENT TO OPENING OR 2-2X6 AT CORNER. SEE 6/S2.1.
- DIMENSIONS ON FOUNDATION PLAN ARE TO FACE OF SLAB EDGE OR CENTER OF WOOD POST.
- SEE ARCH FOR OPENING SIZE AND LOCATIONS AND WALL THICKNESS. SEE HEADER SCHEDULE ON SHEET 80.2.
- CONTRACTOR SHALL COORDINATE ALL ROOF TRUSS FRAMING INTERFERENCES WITH MEP. ADD GIRDER TRUSSES AND HEADERS AS REQUIRED TO PROVIDE NECESSARY CLEARANCES.
- BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY 2-2X WALL STUDS, UNLESS NOTED OTHERWISE.
- ATTACH BEAMS TO POST WITH MITERED CORNER AND PAIR OF L2042 BY SIMPSON.
- "CS-PF" INDICATES PORTAL FRAME OVER WINDOW PER 6/S2.1.

PLAN NOTES

- 4\"
- ON BOTH SIDES OF PARTITION, SCREW DRYWALL TO STUDS WITH 1 1/4\"
- STEP FOOTING DOWN AS REQUIRED TO AVOID UNDERSLAB UTILITIES. COORDINATE WITH PLUMBING SUBCONTRACTOR.
- RECESS SLAB AT SHOWER PER 5/S2.2. SEE ARCH.
- 4X4 TREATED WOOD POST. SEE 3/S2.1.
- EXTENTS OF STEM WALL RETAINING SOIL FROM INSIDE. COORDINATE WITH FINAL GRADES. SEE 1/S2.1 SIM.
- TYPICAL ROOF FRAMING: 5/8\"
- SPACE TRUSSES AROUND SKYLIGHT; SEE ARCH.

PROJECT TITLE

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ARCHITECT : KAT NISS
ENGINEER : LBF

DRAWN : LBF
CHECKED : MSH
APPROVED : Approver

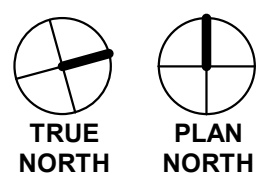
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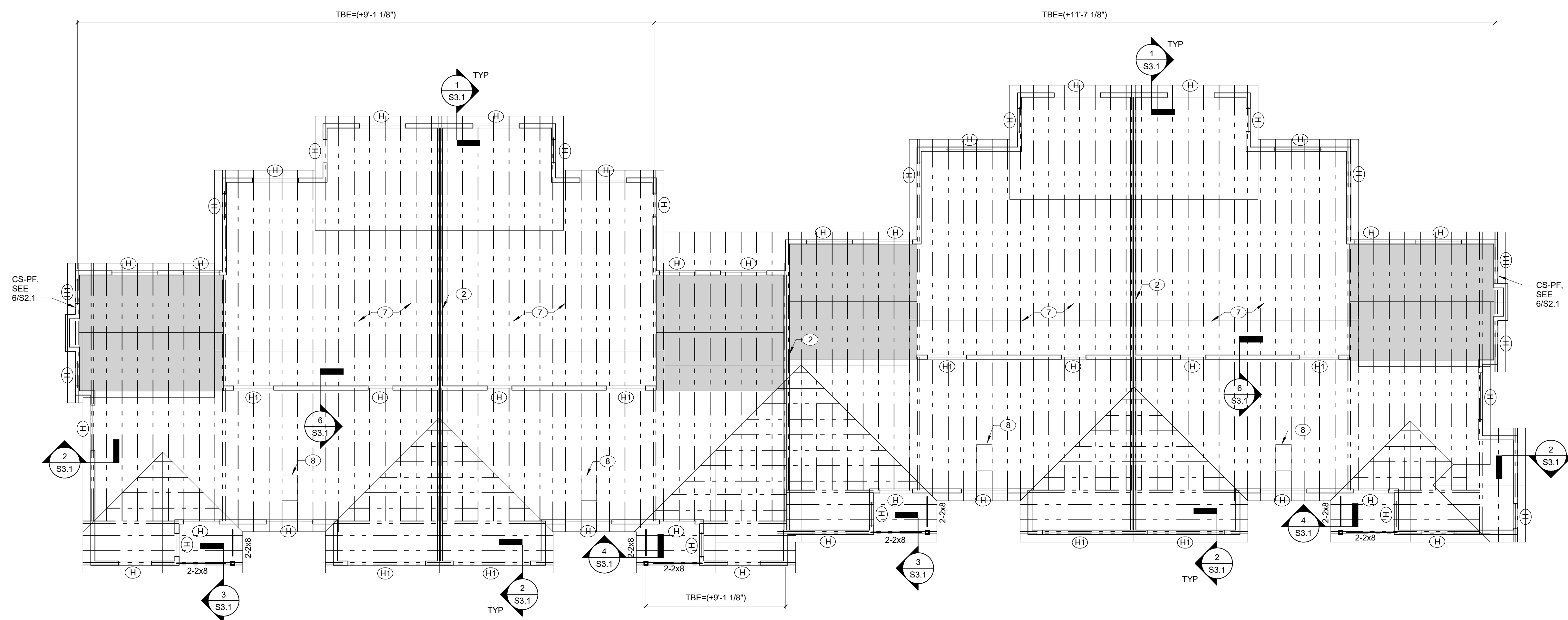
VILLA DUPLEX
FOUNDATION AND ROOF
FRAMING PLANS

DATE: MAY 28, 2025
COMM. NO. 18135.00

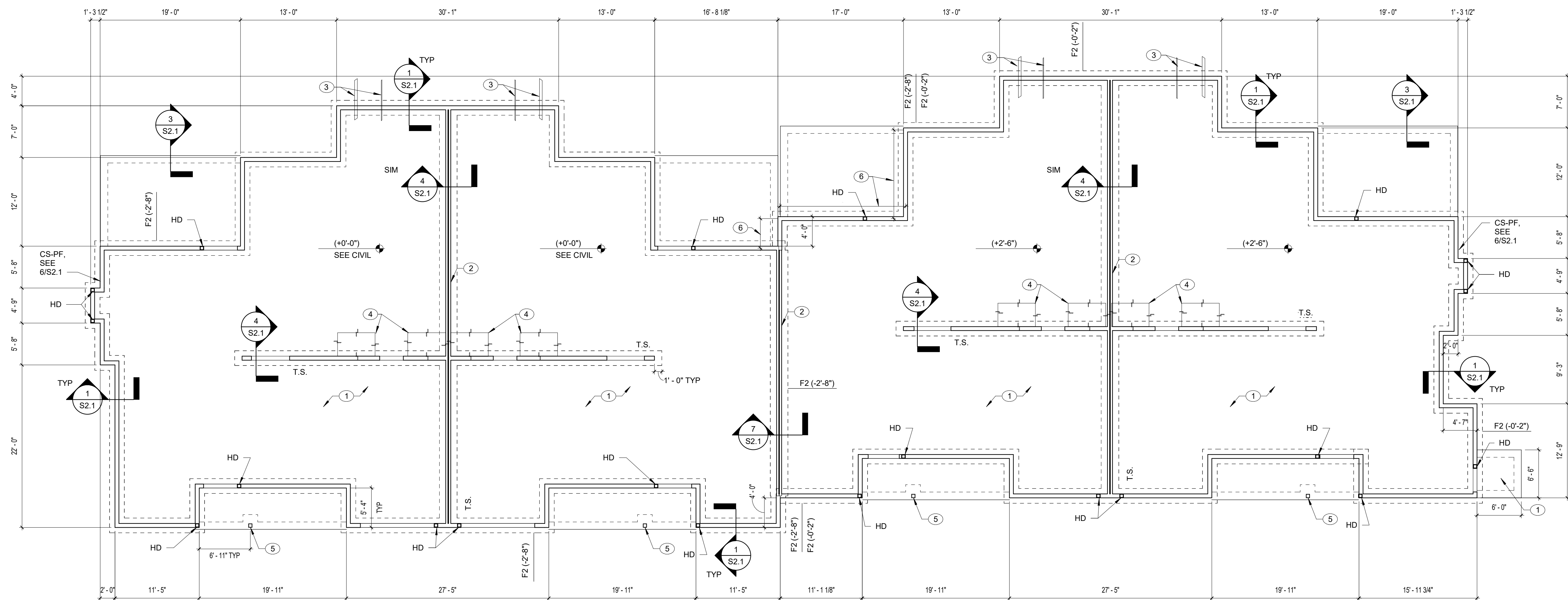
S1.61



APPROVAL STAMPS

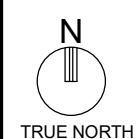
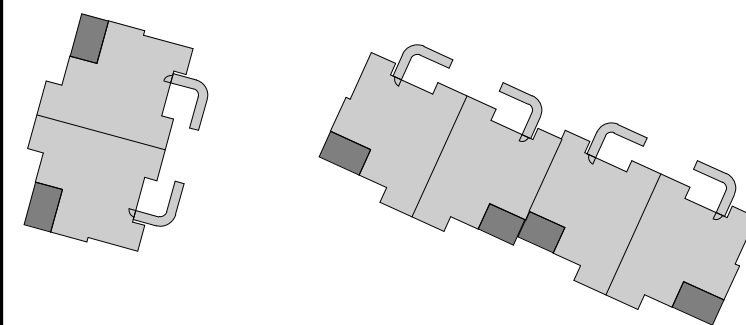


2 ROOF FRAMING PLAN - VILLA QUADPLEX
S1.62 1/8" = 1'-0"



1 FOUNDATION PLAN - VILLA QUADPLEX
S1.62 1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

- ALL ELEVATIONS REFERENCED TO LOWEST FINISHED FLOOR ELEVATION AT EACH BUILDING. SEE PLAN FOR RELATIVE FINISHED FLOOR AND FOOTING ELEVATIONS. TRUSS BEARING ELEVATION (TBE) VARIES. SEE PLAN FOR RELATIVE ELEVATIONS.
- REINFORCE ALL CMU WALLS WITH #5 VERTICAL BARS AT 32" OC, UNLESS NOTED OTHERWISE. GROUT ALL CELLS SOLID BELOW GRADE.
- SEE FOOTING SCHEDULE ON SHEET 90.2.
- "T.S." INDICATES THICKENED SLAB UNDER LOAD BEARING WALL. SEE 4/S2.1.
- "HD" INDICATES SIMPSON DITZT HOLD DOWN AT 32" OC, UNLESS NOTED OTHERWISE. GROUT ALL CORNERS. SEE 6/S2.1.
- DIMENSIONS ON FOUNDATION PLAN ARE TO FACE OF SLAB EDGE OR CENTER OF WOOD POST.
- SEE ARCH FOR OPENING SIZE AND LOCATIONS AND WALL THICKNESS. SEE HEADER SCHEDULE ON SHEET 90.2.
- CONTRACTOR SHALL COORDINATE ALL ROOF TRUSS FRAMING INTERFERENCES WITH MEP. ADD GIRDER TRUSSES AND HEADERS AS REQUIRED TO PROVIDE NECESSARY CLEARANCES.
- BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY 2-2X WALL STUDS, UNLESS NOTED OTHERWISE.
- ATTACH BEAMS TO POST WITH MITERED CORNER AND PAIR OF LCLAZ BY SIMPSON.
- "CS-PF" INDICATES PORTAL FRAME OVER WINDOW PER 6/S2.1.

PLAN NOTES

- 4" THICK CONCRETE SLAB ON GRADE ON VAPOR RETARDER AND GRANULAR FILL, REINFORCED WITH #6@14" W/ 4" WELDED WIRE FABRIC. NO VAPOR RETARDER REQUIRED AT PATIOS. SEE 2/S0.1 & 8/S0.1.
- ON BOTH SIDES OF PARTITION, SCREW DRYWALL TO STUDS WITH 1 1/4" SCREWS TYPE W @ 7" OC AT PANEL PERIMETERS INCLUDING TOP AND BOTTOM PLATES, AND 7" OC IN FIELD.
- STEP FOOTING DOWN AS REQUIRED TO AVOID UNDERSLAB UTILITIES, COORDINATE WITH PLUMBING SUBCONTRACTOR.
- RECESS SLAB AT SHOWER PER 5/S0.2. SEE ARCH.
- 4X4 TREATED WOOD POST. SEE 3/S2.1.
- EXTENTS OF STEM WALL RETAINING SOIL FROM INSIDE. COORDINATE WITH FINAL GRADES. SEE 1/S2.1 SIM.
- TYPICAL ROOF FRAMING: 5/8" PLYWOOD ROOF SHEATHING ON PRE-ENGINEERED WOOD ROOF TRUSSES AT 24" OC MAX SPACING UNLESS NOTED OTHERWISE. SHADING INDICATES AREA WITH SCISSOR PITCHED BOTTOM CHORDS. SEE ARCH.
- SPACE TRUSSES AROUND SKYLIGHT. SEE ARCH.

PROJECT TITLE

Collington
A KENDAL AFFILIATE
INDEPENDENT LIVING
CONSTRUCTION DOCUMENTS
SFCS Architecture
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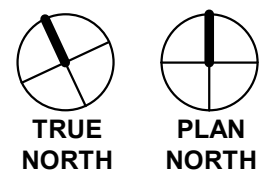
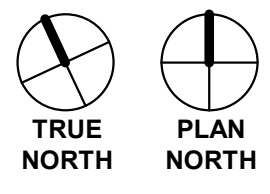
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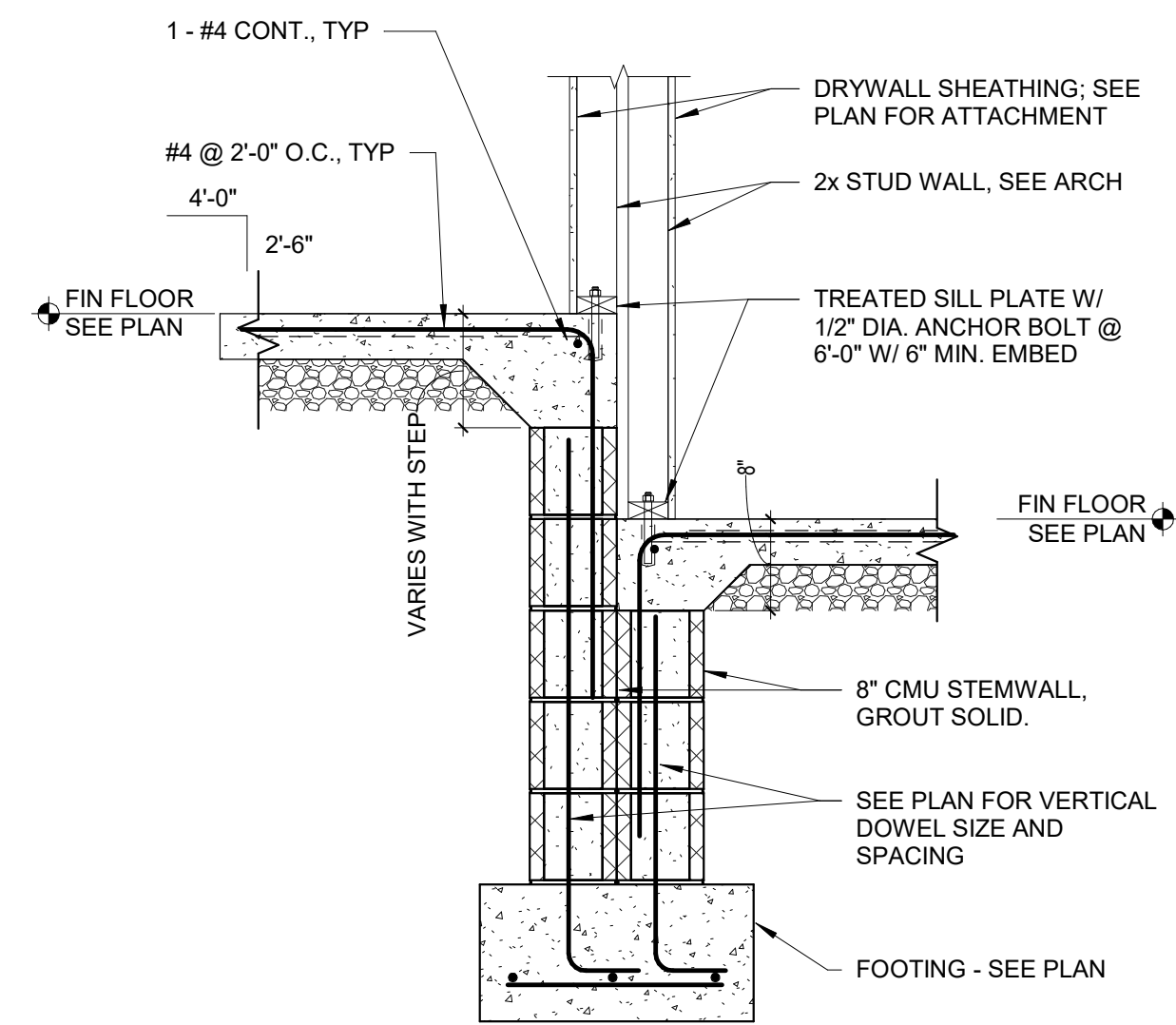
VILLA QUADPLEX
FOUNDATION AND ROOF
FRAMING PLANS

DATE: MAY 28, 2026
COMM. NO. 18135.00

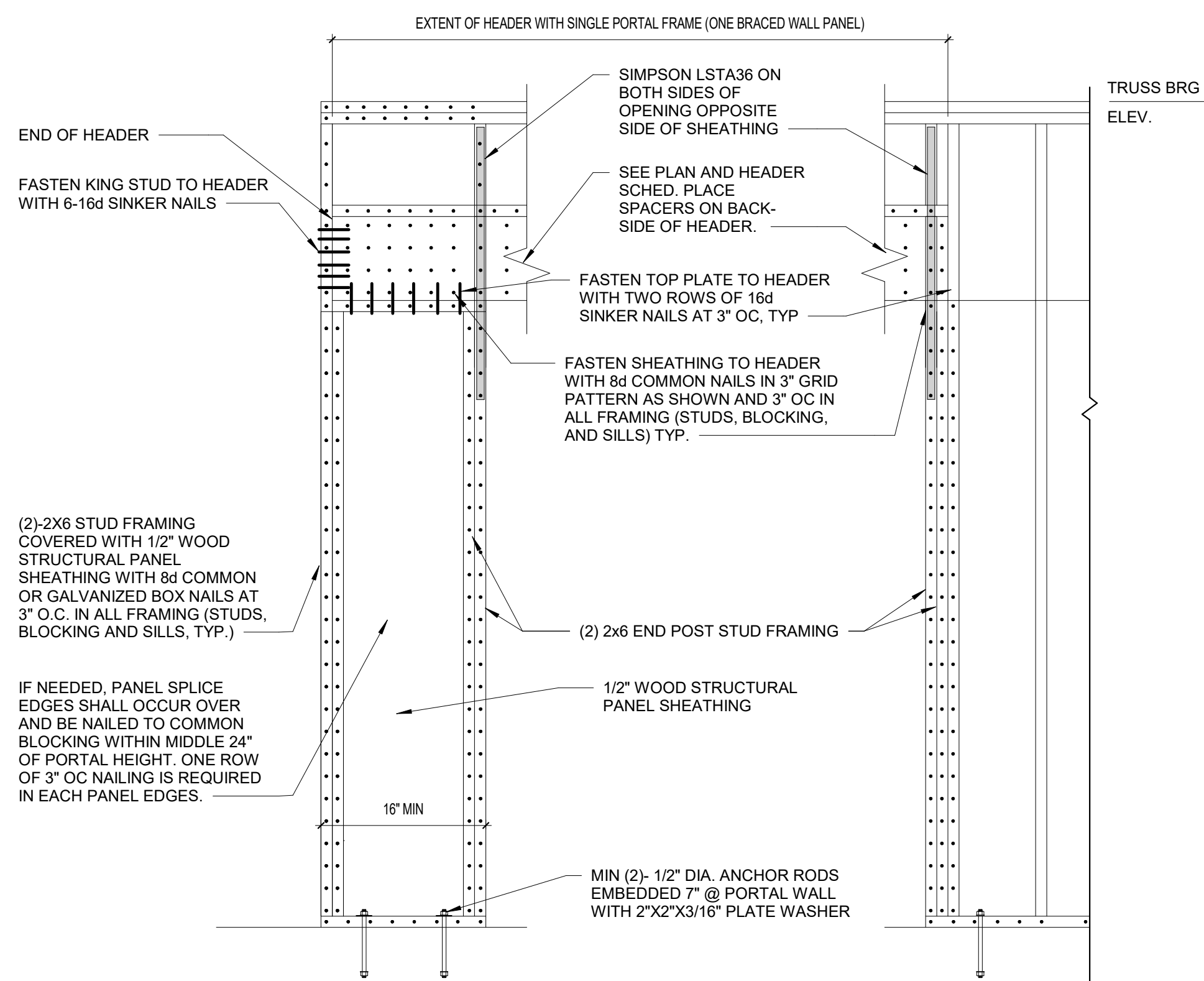
S1.62



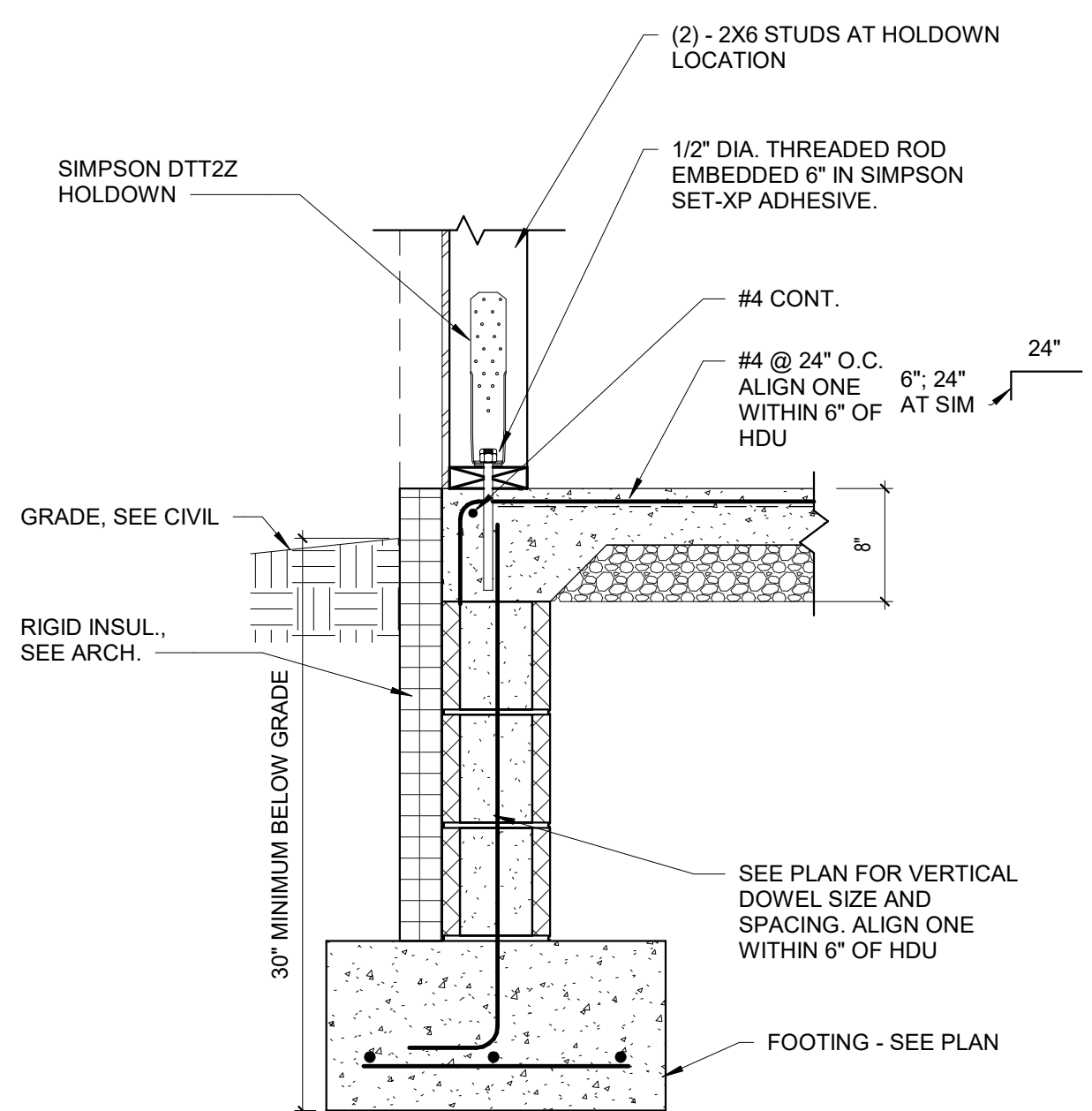
APPROVAL STAMPS



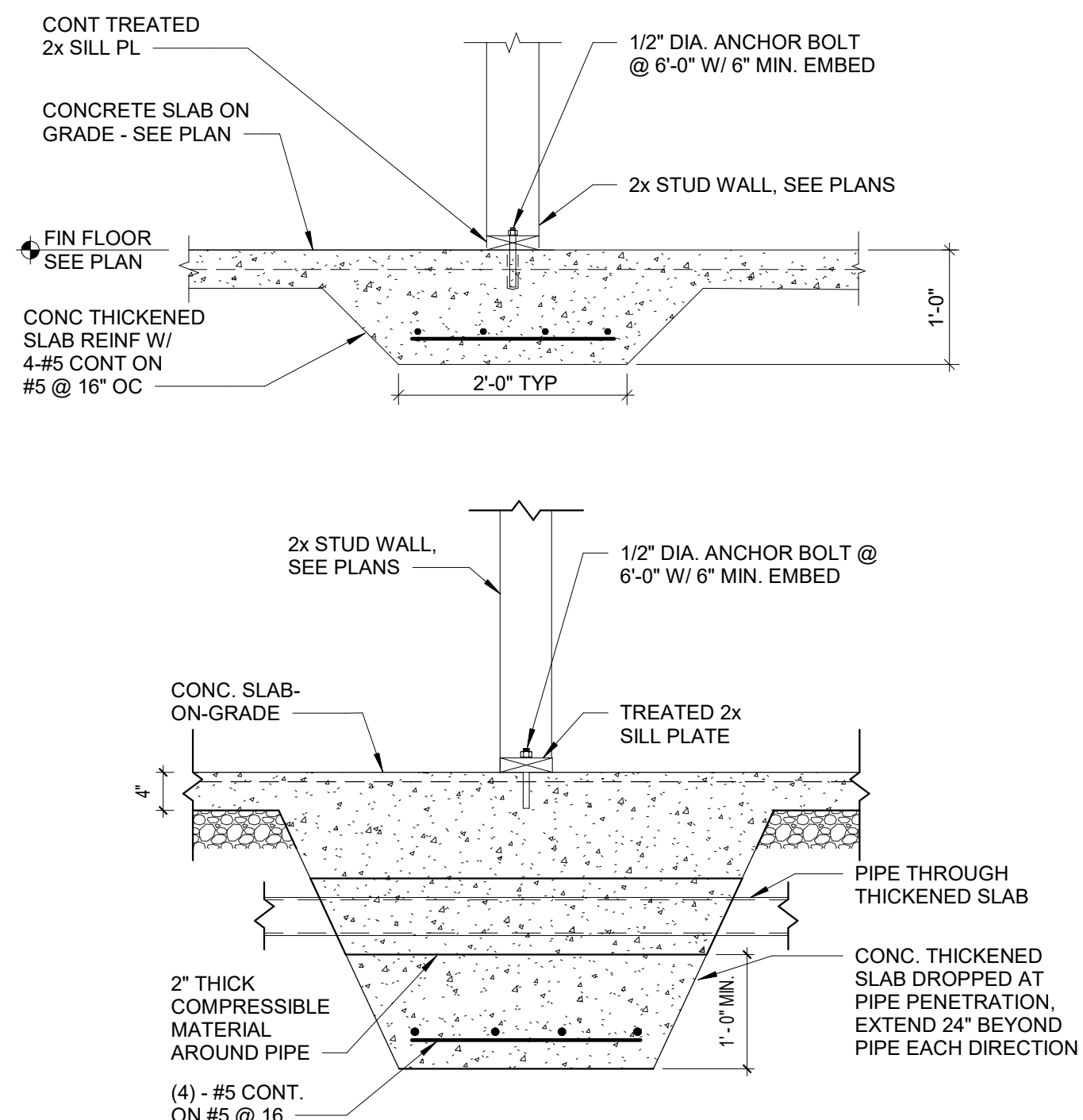
7 TYP FOOTING AT DEMISING WALL STEP
S2.1 3/4" = 1'-0"



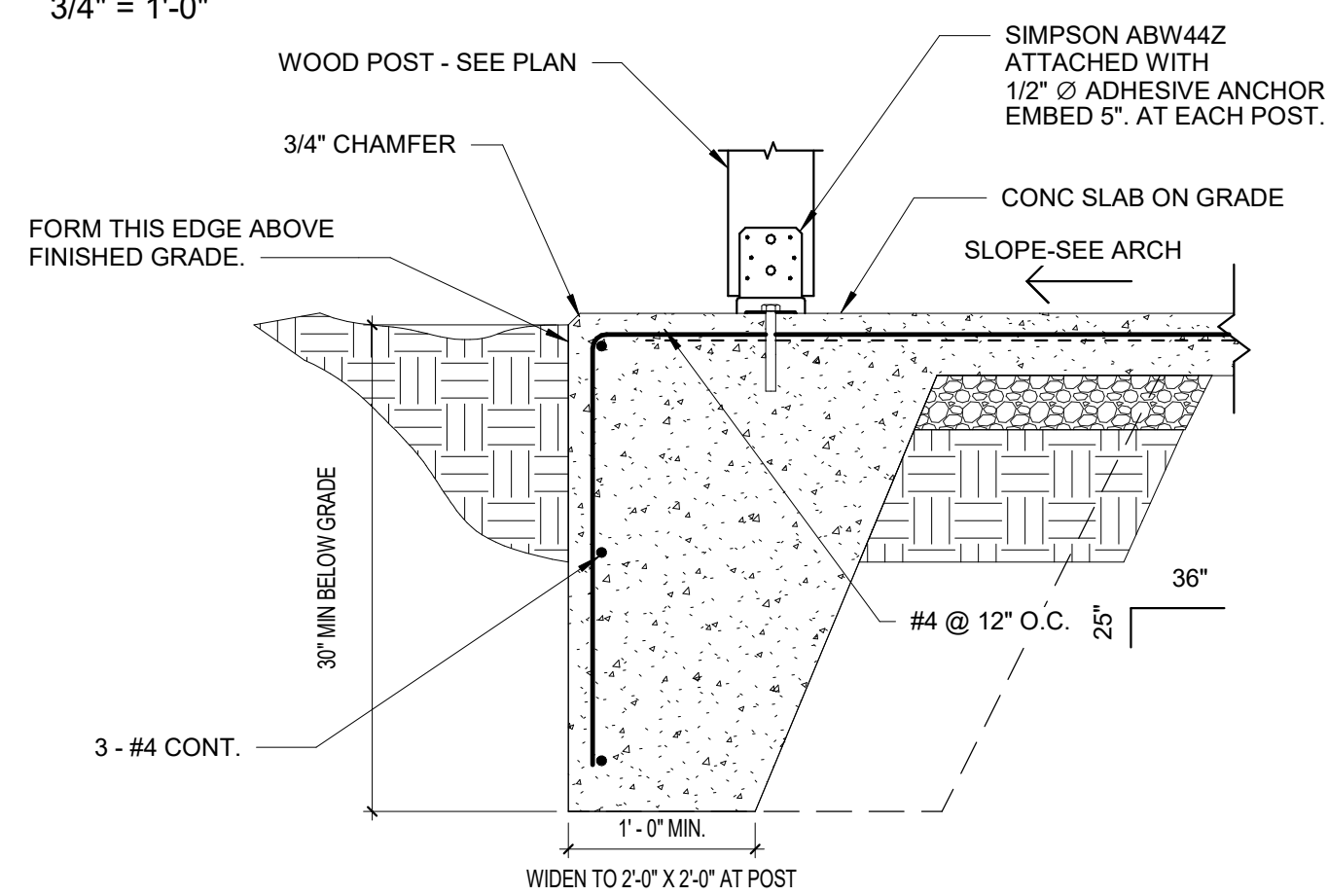
6 TYPICAL CS-PF PORTAL FRAME
S2.1 N.T.S.



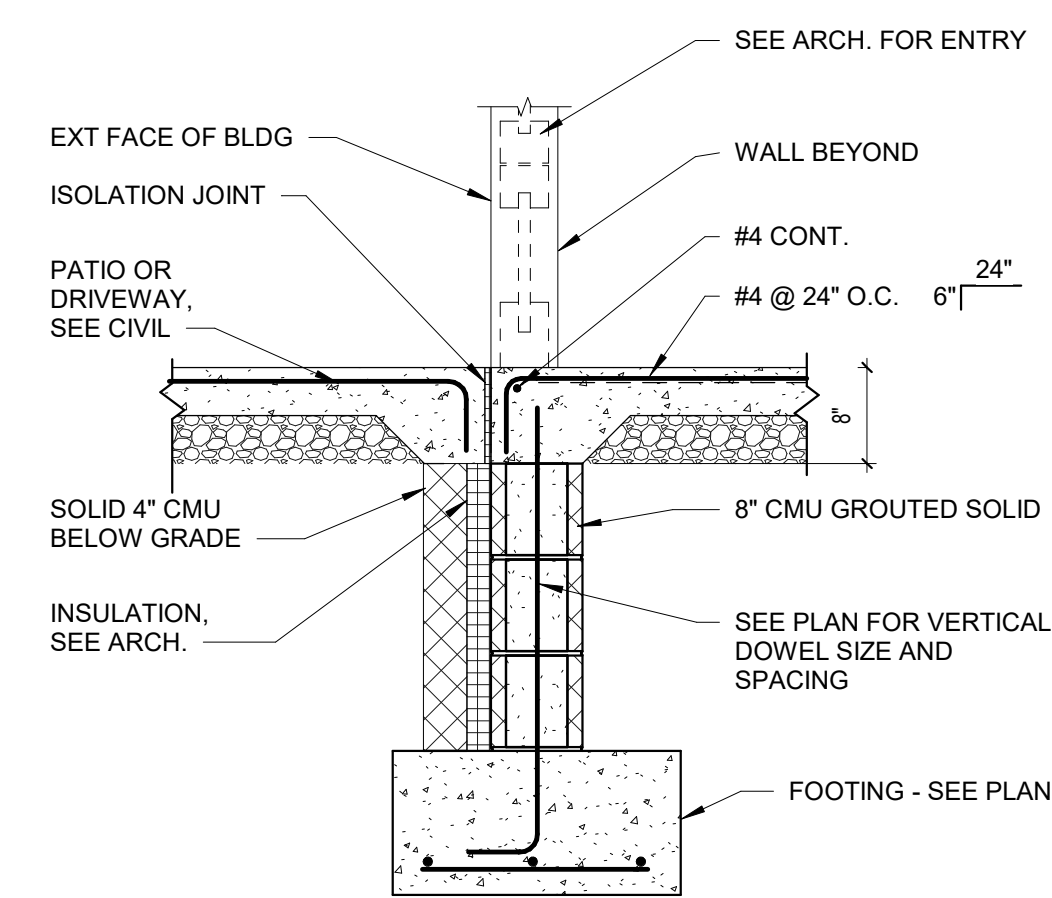
5 EXTERIOR SHEAR WALL HOLDOWN
S2.1 1" = 1'-0"



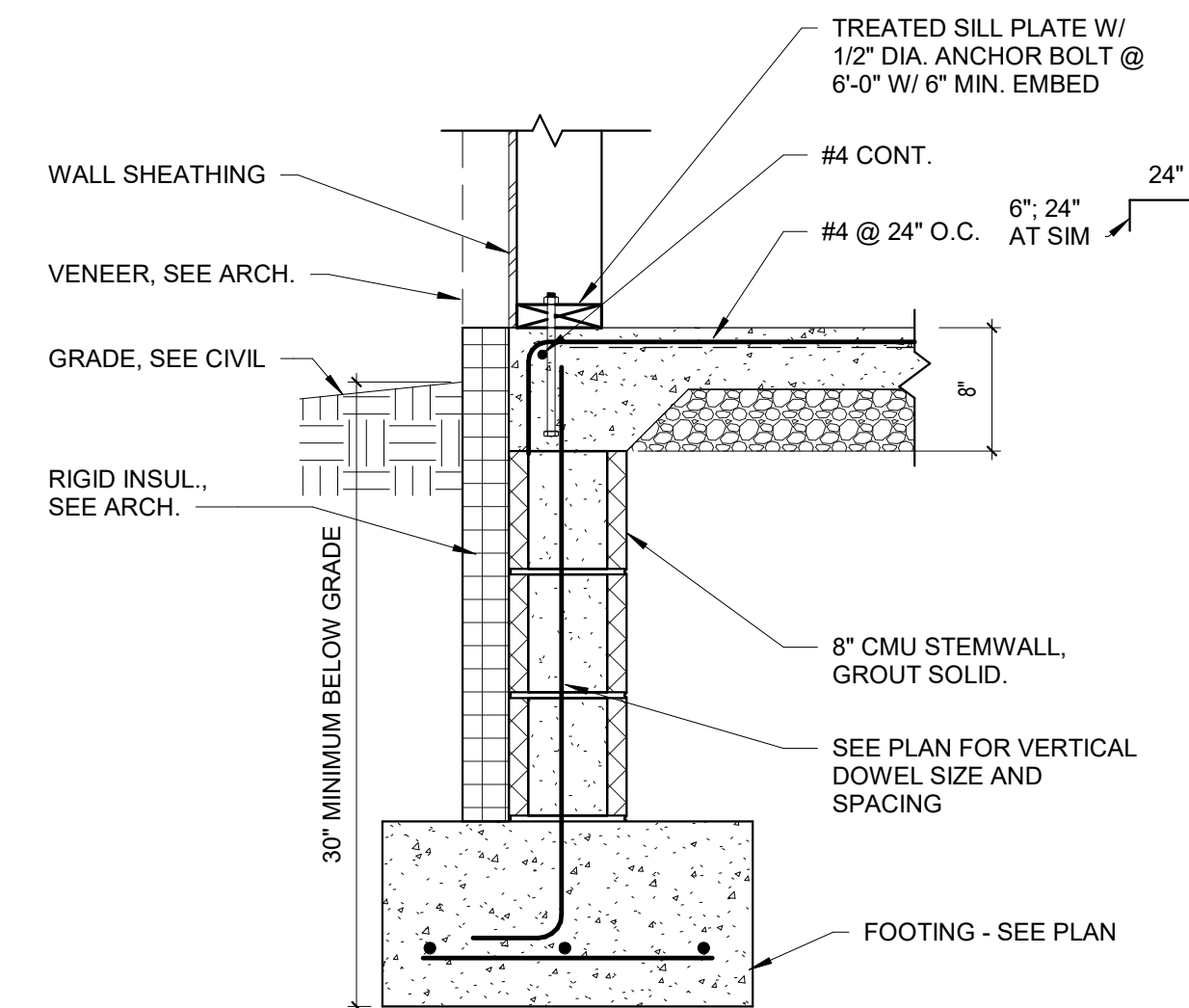
4 TYP THK SLAB UNDER INTERIOR WOOD STUD BEARING WALL
S2.1 3/4" = 1'-0"



3 TYP PATIO TURNDOWN SLAB EDGE
S2.1 1" = 1'-0"



2 TYP SLAB AT ENTRY
S2.1 3/4" = 1'-0"



1 TYP PERIMETER FOUNDATION WALL
S2.1 1" = 1'-0"

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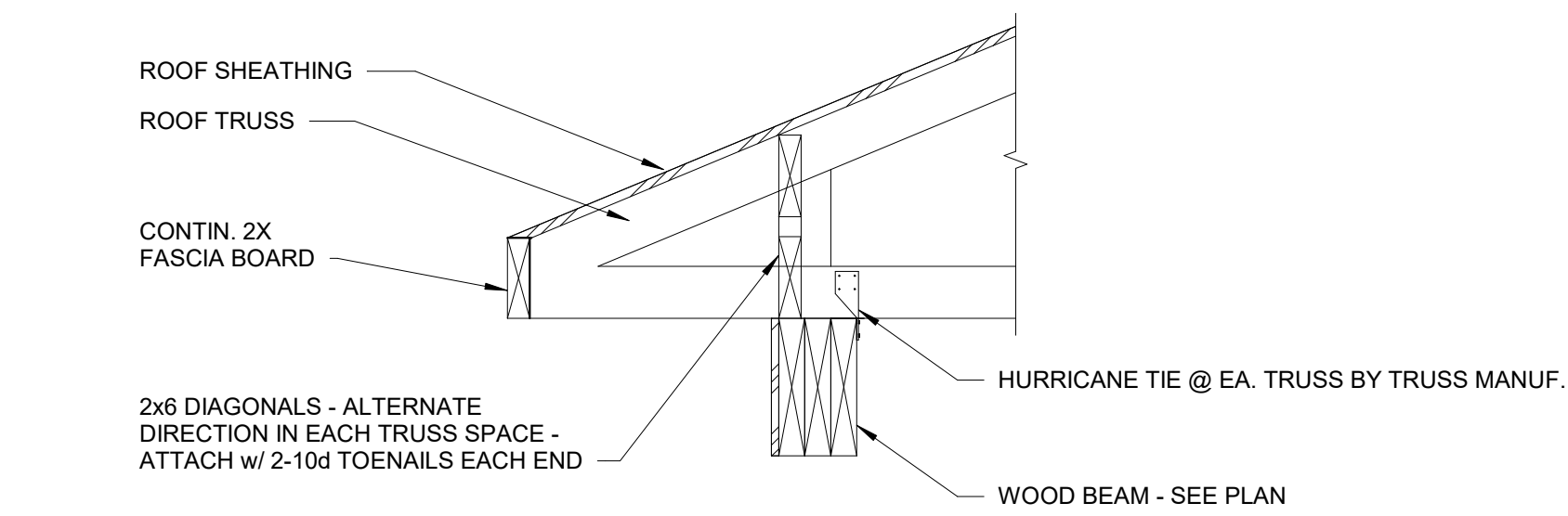
NO. REVISION DESCRIPTION DATE

DRAWING TITLE
**FOUNDATION SECTIONS
AND DETAILS**

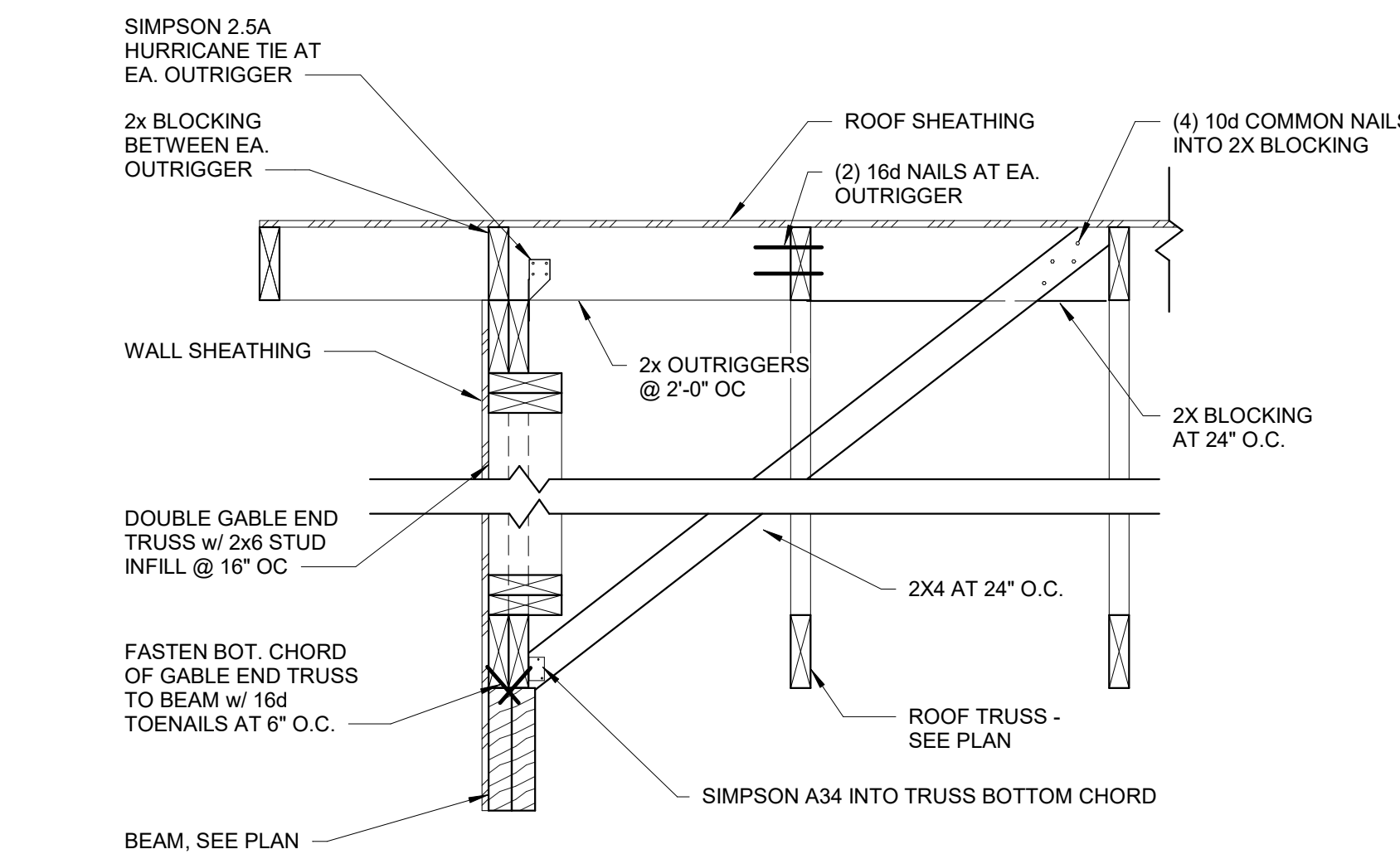
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S2.1

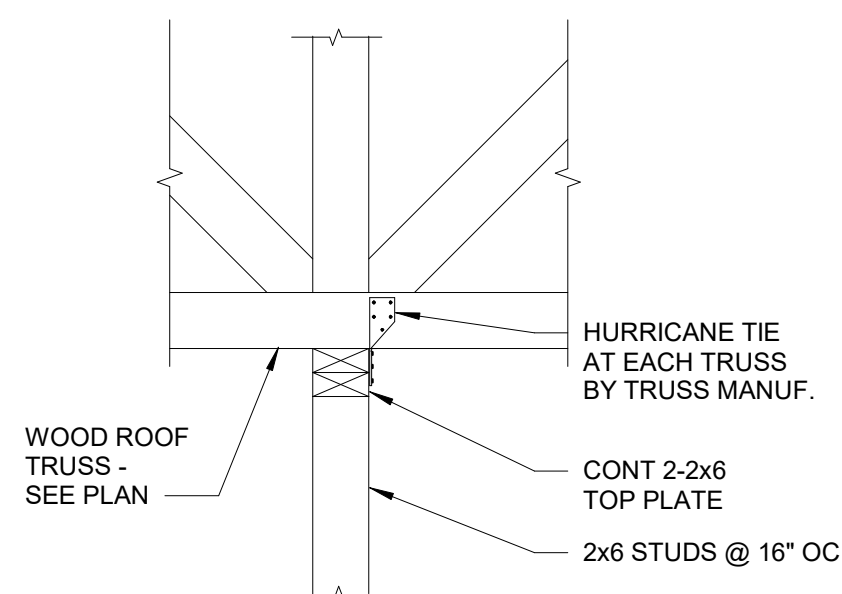
APPROVAL STAMPS



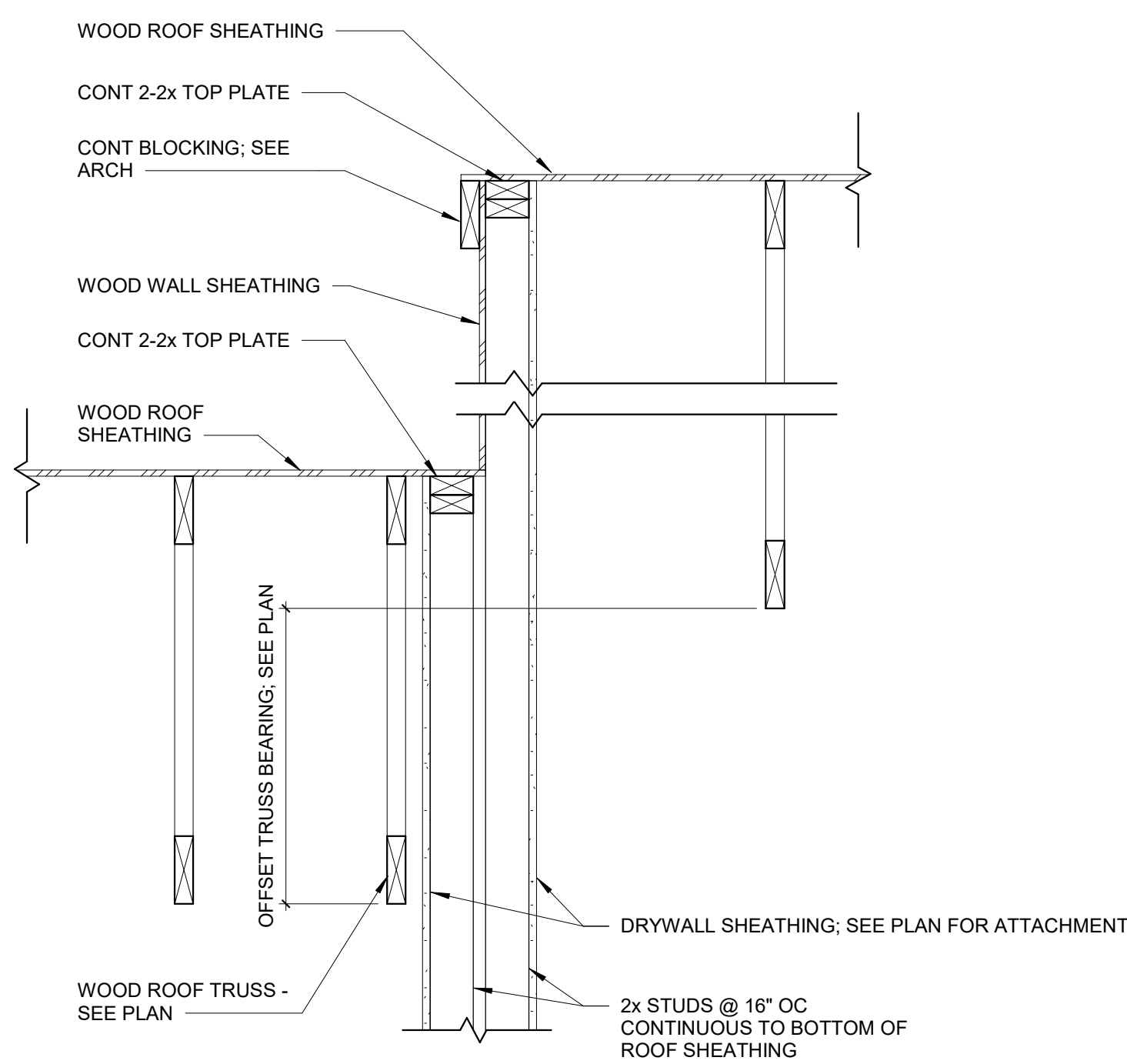
4 TYP ROOF OVERHANG AT PORCH
S3.1 1" = 1'-0"



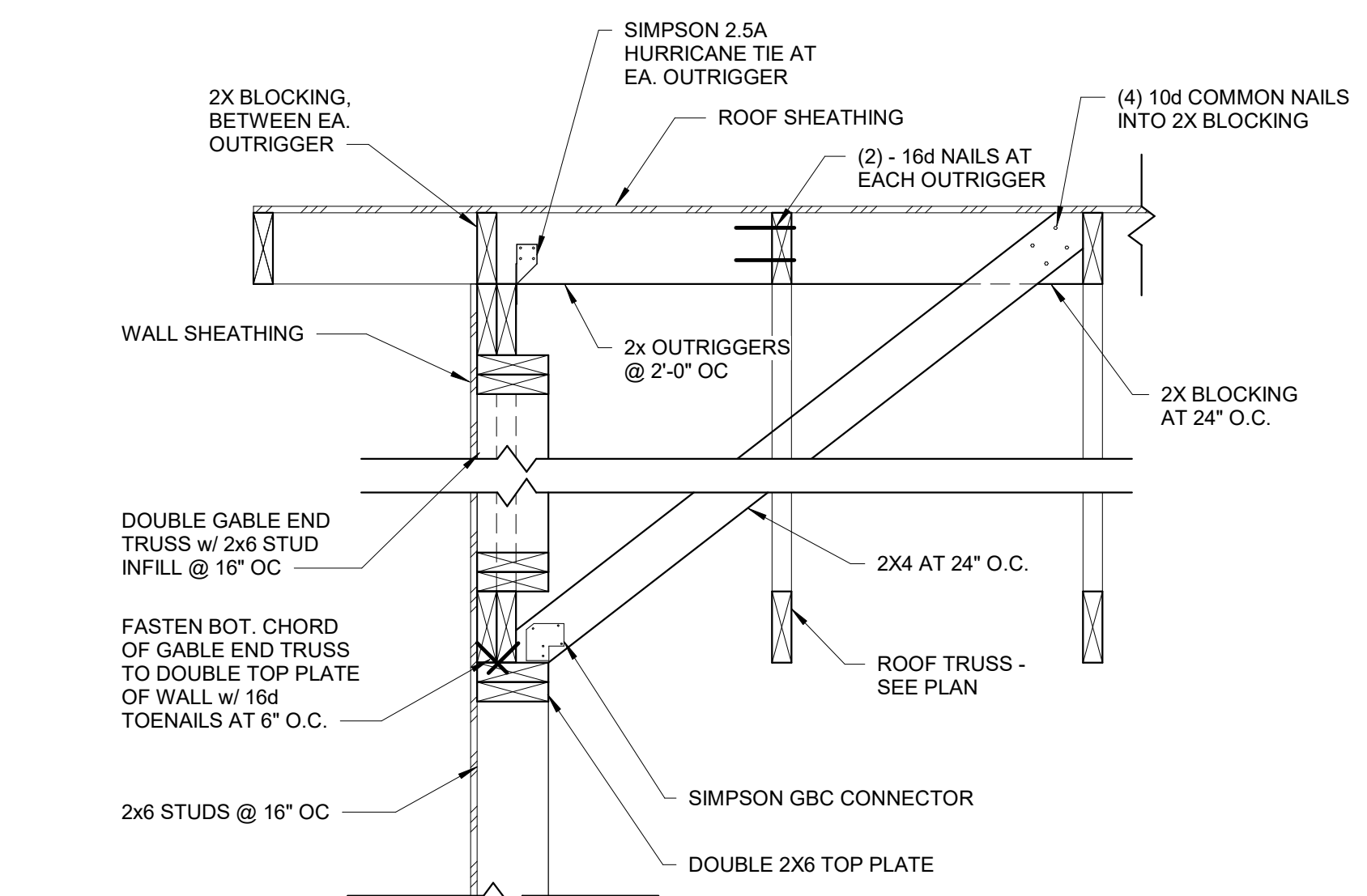
3 TYPICAL GABLE END AT PORCH
S3.1 1" = 1'-0"



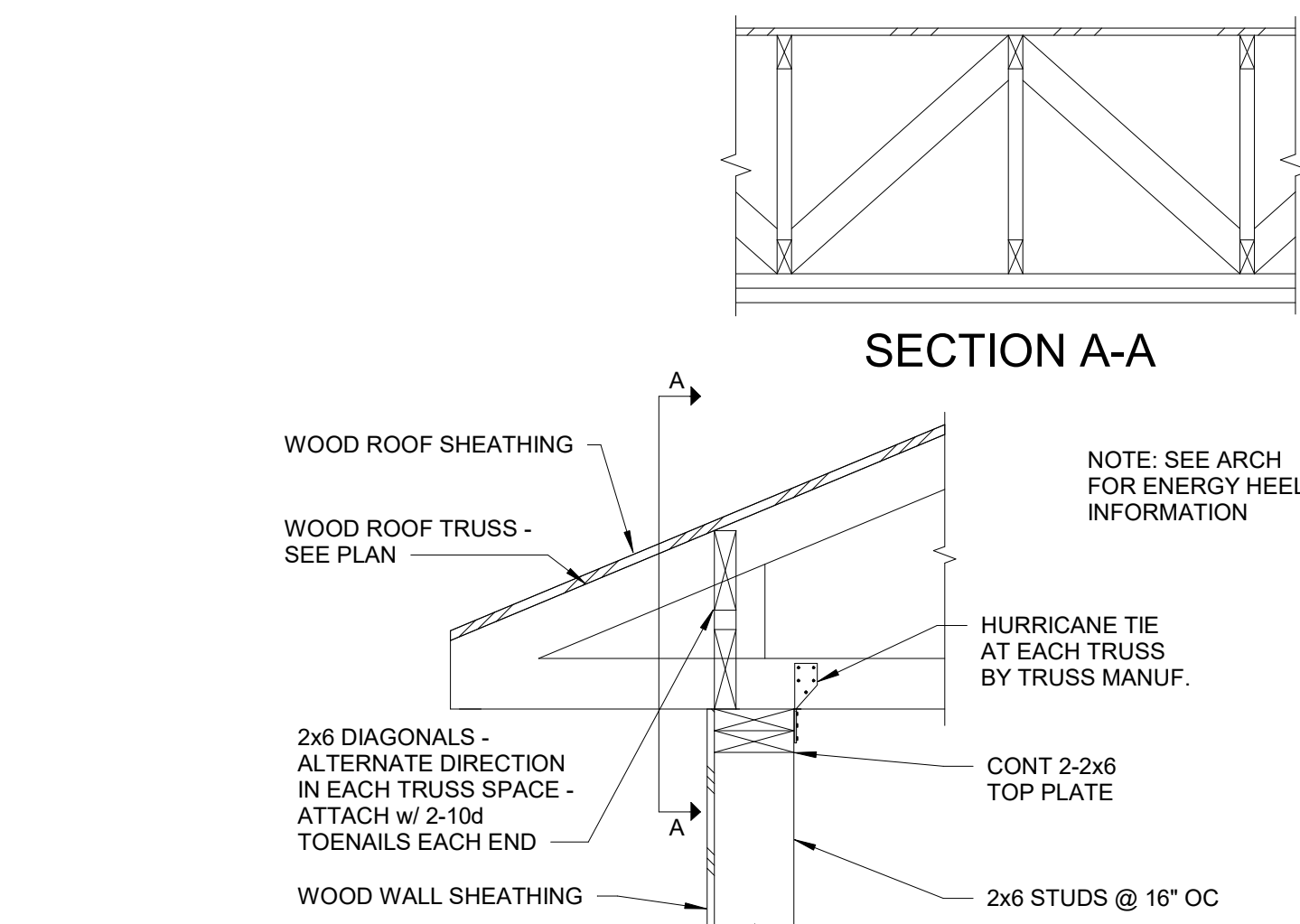
6 TYP TRUSS BEARING AT INTERIOR WALL
S3.1 1" = 1'-0"



5 TYPICAL RAKE AT DOUBLE WALL
S3.1 1" = 1'-0"



2 TYPICAL GABLE END AT WALL
S3.1 1" = 1'-0"



1 TYP TRUSS BEARING ON STUD WALL
S3.1 1" = 1'-0"

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S3.1