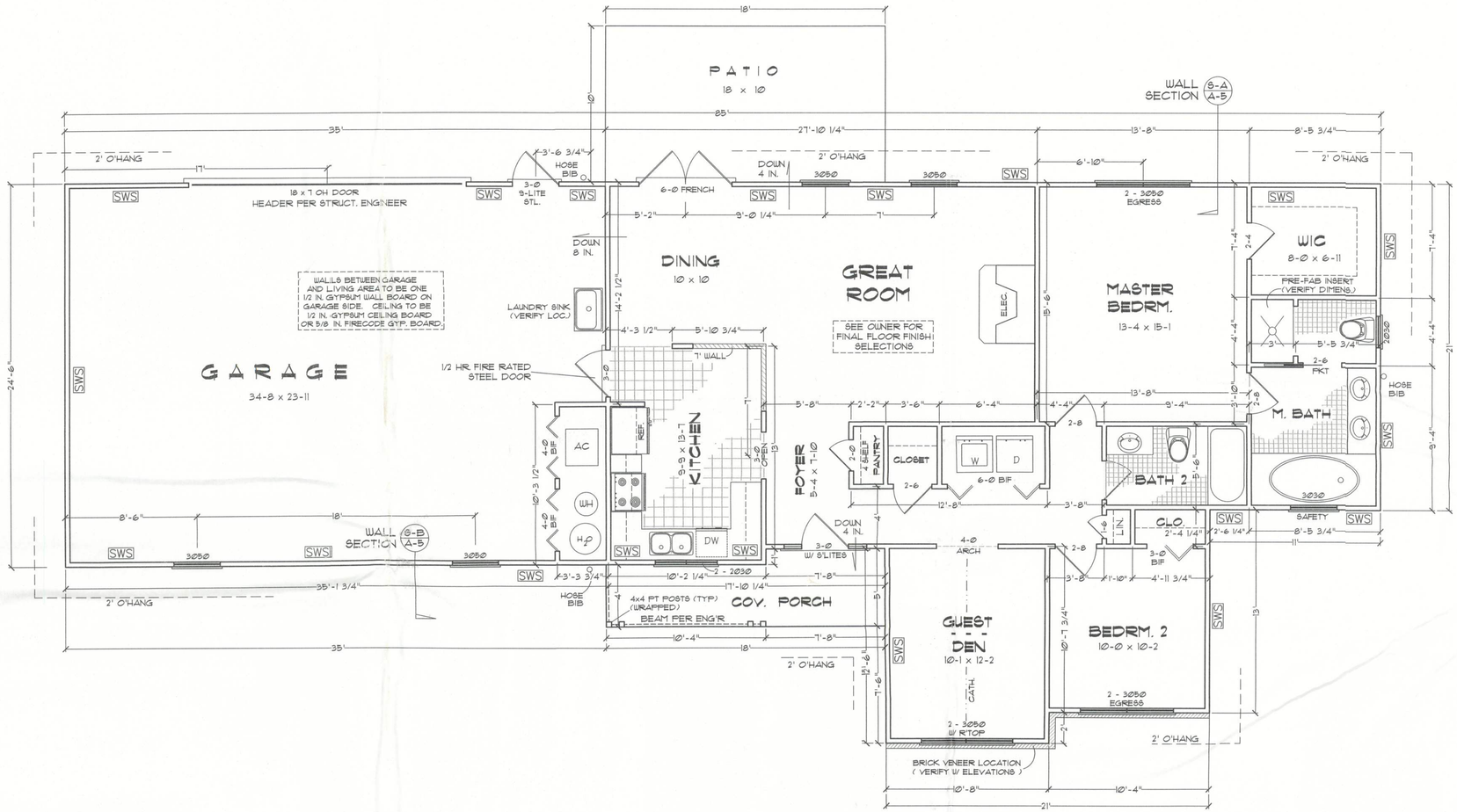
Kauffman Residence



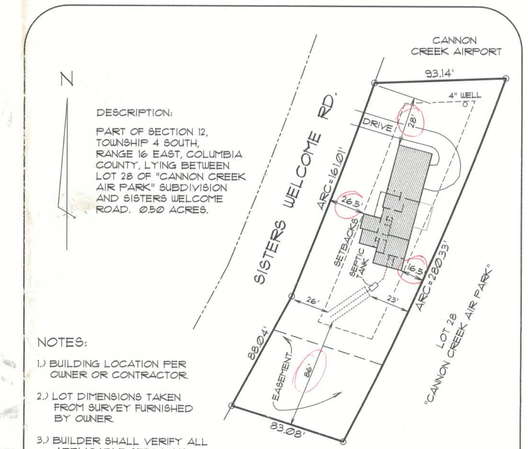
FLOOR PLAN

SCALE: 1/4 IN. = 1 FT.

SWS = Indicates a shearwall segment location referring to the labeled section of wall lying between the adjacent window / door openings in either direction. The shearwall areas have a height/width aspect ratio of 3-1/2 : 1 or wider.

AREA SUMMARY

CONDITIONED	1400 SF
GARAGE	858 SF
FRONT PORCH	80 SF



NOTES:

1.) BUILDING LOCATION PER OWNER OR CONTRACTOR.

2.) LOT DIMENSIONS TAKEN FROM SURVEY FURNISHED BY OWNER.

3.) BUILDER SHALL VERIFY ALL APPLICABLE SETBACKS, REGULATIONS AND DEED RESTRICTIONS.

SITE PLAN

NOT TO SCALE

Index to Sheets

COLUMBIA COUNTY BUILDING DEPARTMENT Received for FILE COPY Code Compliance PLANS EXAMINER

ENGINEERING NOTE:
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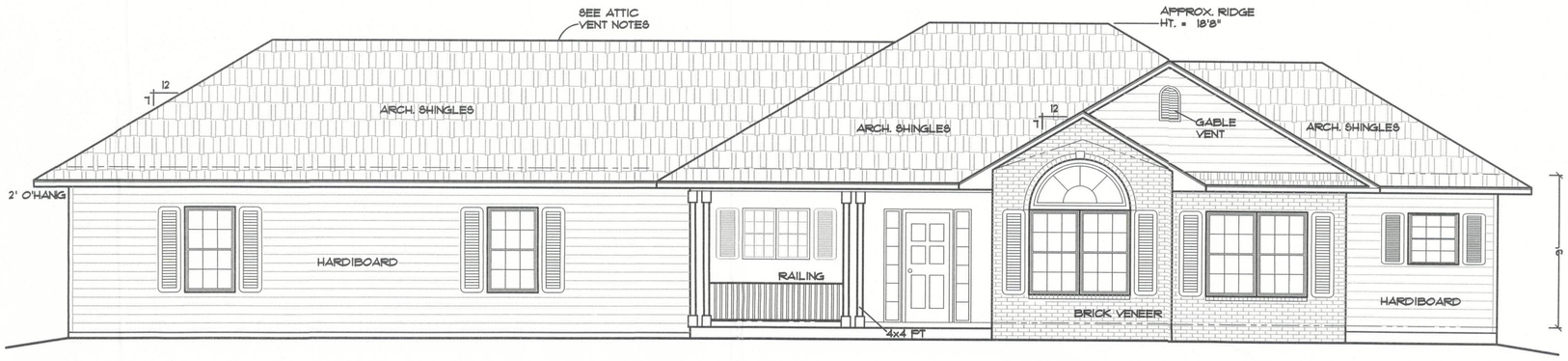
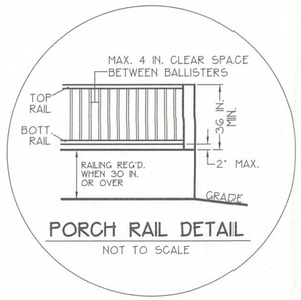
A-1

FILE: 13-018	KAUFFMAN RESIDENCE	SHEET: 1 OF 6
DATE: 8-5-13		CAD FILE: 13-018
DRAWN: T A D	PREPARED BY: TIM DELBENE Drafting + Technical Services	REV: 8 / 12 / 13
CHECK: T A D	192 SW Sagewood Gln., Lake City, FL 32024 Phone (386) 755-5891	REV: 8 / 23 / 13



FRONT ELEVATION

SCALE: 1/4 IN. = 1 FT.



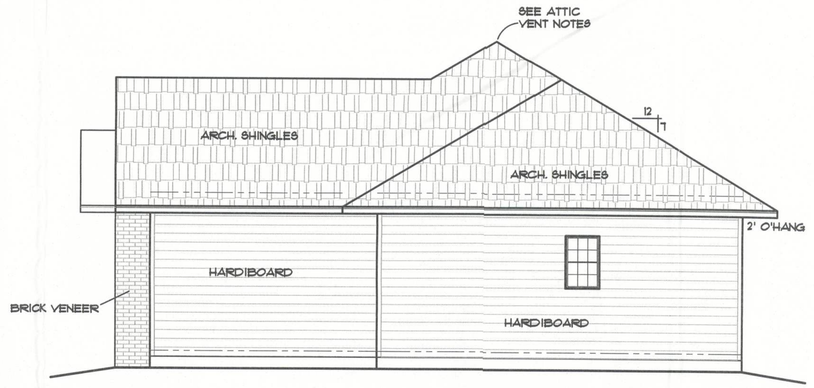
PORCH RAIL DETAIL

NOT TO SCALE

ATTIC VENTILATION

Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain. Ventilating openings shall be provided with corrosion–resistant wire mesh, wit h 1 / 8 inch (3.2 mm) minimum to ¼ inch (6.4 mm) maximum openings.

The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.



RIGHT ELEVATION

SCALE: 1/4 IN. = 1 FT.

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A-2

FILE: 13-018	KAUFFMAN RESIDENCE	SHEET: 2 OF 6
DATE: 8-5-13		CAD FILE: 13-018
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REAR ELEVATION

SCALE: 1/4 IN. = 1 FT.

LEFT ELEVATION

SCALE: 1/4 IN. = 1 FT.

ATTIC VENTILATION

Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain. Ventilating openings shall be provided with corrosion-resistant wire mesh, wit h 1 / 8 inch (3.2 mm) minimum to ¼ inch (6.4 mm) maximum openings.

The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

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FILE: 13-018	KAUFFMAN RESIDENCE	SHEET: 3 OF 6
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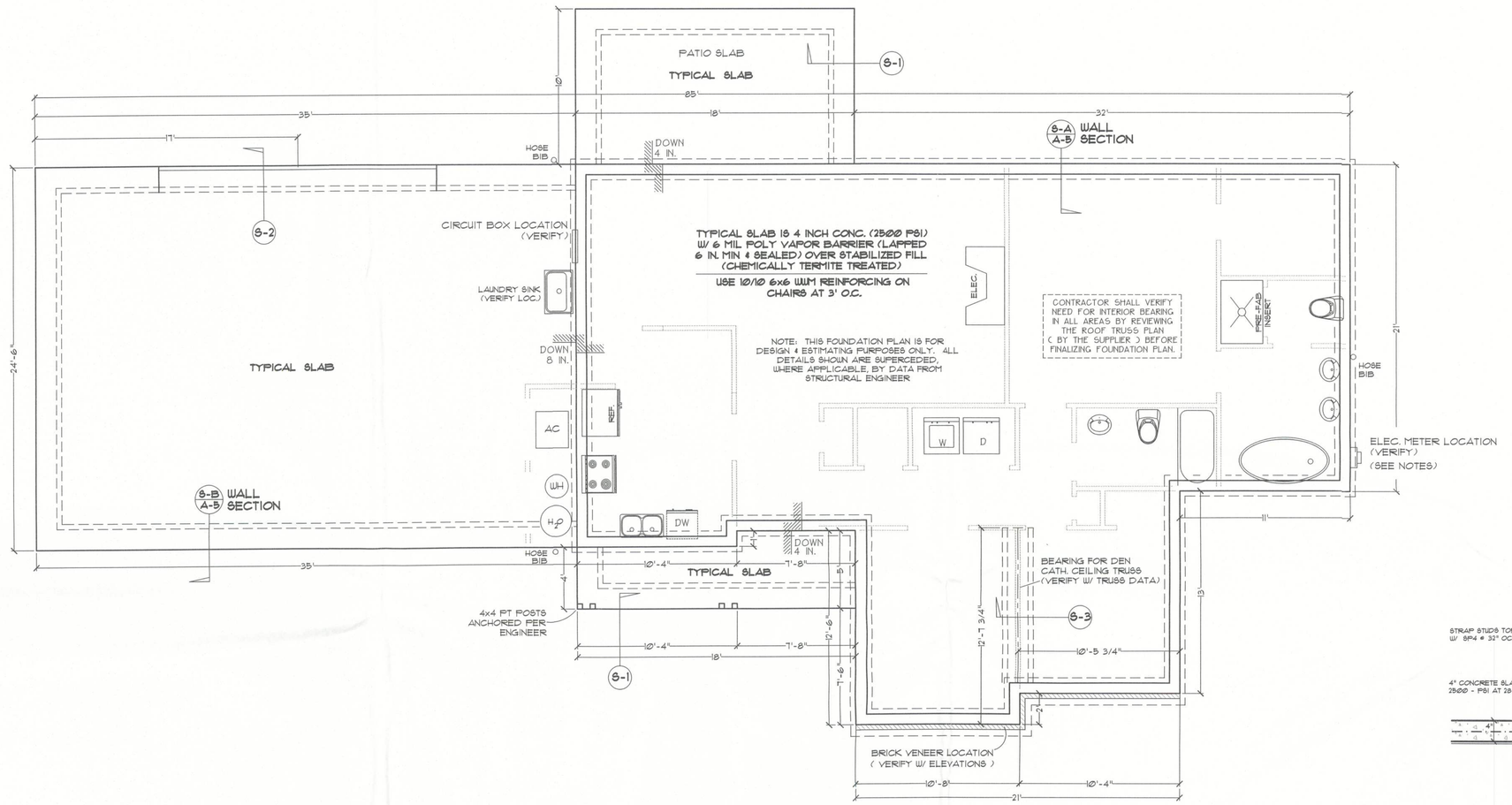
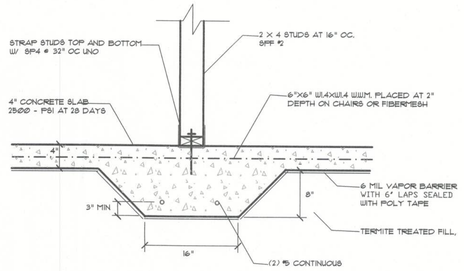


FOUNDATION PLAN

SCALE: 1/4 IN. = 1 FT.

FOUNDATION NOTES:

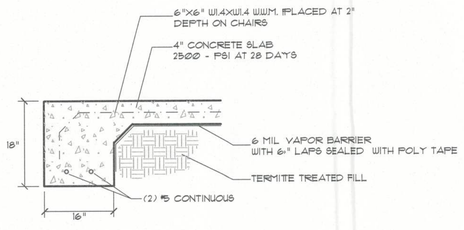
- CONTRACTOR SHALL EXAMINE ROOF TRUSS PLAN (BY SUPPLIER) TO DETERMINE ANY ADDITIONAL BEARING REQUIREMENTS BEFORE FINALIZING THE FOUNDATION PLAN.
- ALL CONCRETE IS 2500 PSI STRENGTH (MIN.)
- VERIFY DIMENSIONS WITH FLOOR PLAN
- SITE ANALYSIS AND PREPARATION DATA IS NOT A PART OF THIS PLAN AND IS THE RESPONSIBLITY OF THE CONTRACTOR / OWNER.
- GROUNDING OF ELECTRICAL SYSTEM SHALL BE BY "UFER" STYLE GROUNDING METHOD TO REINFORCING ROD IN CONCRETE FOUNDATION FOOTING (NEC 250.52 - GROUNDING ELECTRODES). COORDINATE W/ ELEC. CONTRACTOR



S-3 INTERIOR BEARING FOOTING

SCALE: 1" = 1'-0"

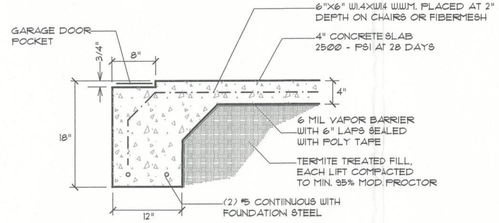
NOTE: THIS SECTION FOR DESIGN & ESTIMATING PURPOSES ONLY. ALL DETAILS SHOWN ARE SUPERCEDED, WHERE APPLICABLE, BY DATA FROM STRUCTURAL ENGINEER



S-1 TYP. MONOLITHIC FOOTING

SCALE: 1" = 1'-0"

NOTE: THIS SECTION FOR DESIGN & ESTIMATING PURPOSES ONLY. ALL DETAILS SHOWN ARE SUPERCEDED, WHERE APPLICABLE, BY DATA FROM STRUCTURAL ENGINEER



S-2 GARAGE DOOR POCKET

SCALE: 1" = 1'-0"

NOTE: THIS SECTION FOR DESIGN & ESTIMATING PURPOSES ONLY. ALL DETAILS SHOWN ARE SUPERCEDED, WHERE APPLICABLE, BY DATA FROM STRUCTURAL ENGINEER

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A-4

FILE: 13-018	KAUFFMAN RESIDENCE	SHEET: 4 OF 6
DATE: 8-5-13		CAD FILE: 13-018
DRAWN: T A D	PREPARED BY: TIM DELBENE Drafting + Technical Services	REV: 8 / 12 / 13
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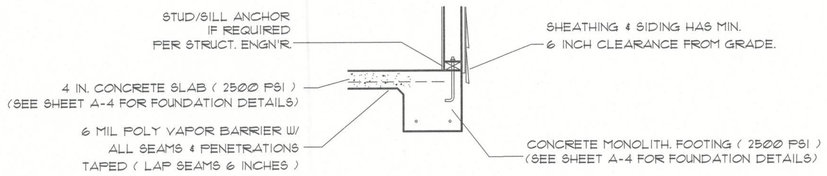


MONOLITH. FOOTING - GARAGE

WALL SECTION NOTES:

- This Typical Wall Section is for Estimating purposes only.
- All data shown in this Wall Section shall be subject to review and final input by the Structural Engineer.

DESIGN WALL SECTION

NON-STRUCTURAL DATA

S-B

SCALE: 3/4 IN. = 1 FT.

GENERAL NOTES

1.) See structural / windload Engineer's Notes for data pertaining to Wind Design and compliance w/ Florida Building Code.

2.) All concrete used to be 2500 PSI strength or greater.

3.) HVAC duct and unit size/design is by engineered shop drawings from the AC contractor.

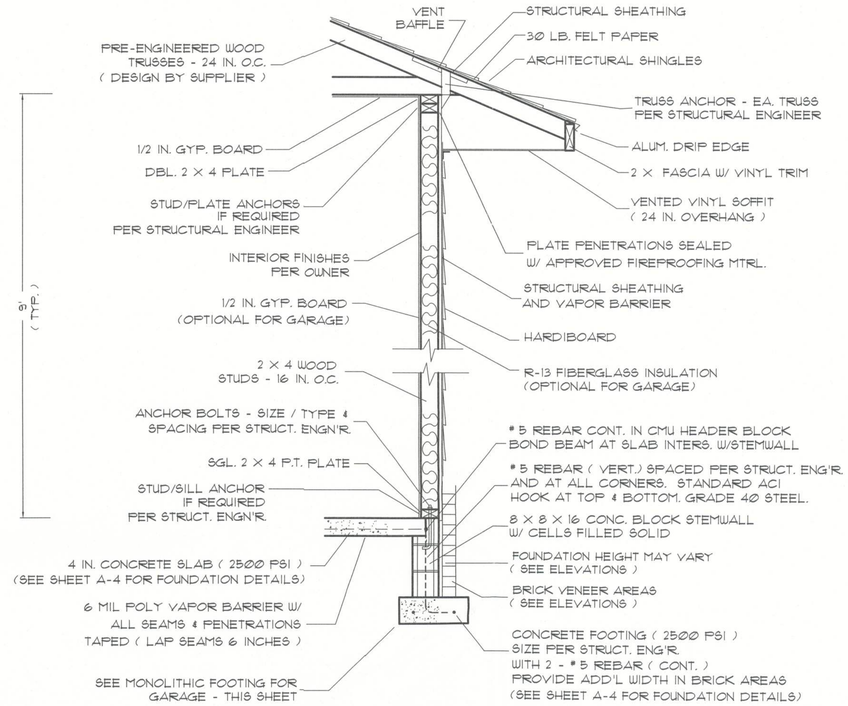
4.) Windows to be vinyl framed / Low E and double glazed. Sizes shown are nominal and may vary with manufacturer.

5.) Roof Truss design is the responsibility of the supplier.

6.) The Truss Manufactuer shall prepare Shop Drawings indicating Truss placement, Girder locations, Truss-to-Truss Connections and any point loads. The Contractor shall notify the Designer of any point loads in excess of 2.0k for Fnd. Modification.

7.) Site analysis or preparation information is not a part of this plan and is the responsibility of the owner.

8.) Cabinet and millwork detail is not a part of this plan. The plan is a general design and details shall be the responsibility of the owner and/or contractor.



STEMWALL FOOTING RESIDENCE

WALL SECTION NOTES:

- This Typical Wall Section is for Estimating purposes only.
- All data shown in this Wall Section shall be subject to review and final input by the Structural Engineer.

DESIGN WALL SECTION

NON-STRUCTURAL DATA

S-A

SCALE: 3/4 IN. = 1 FT.

ENGINEERING NOTE:

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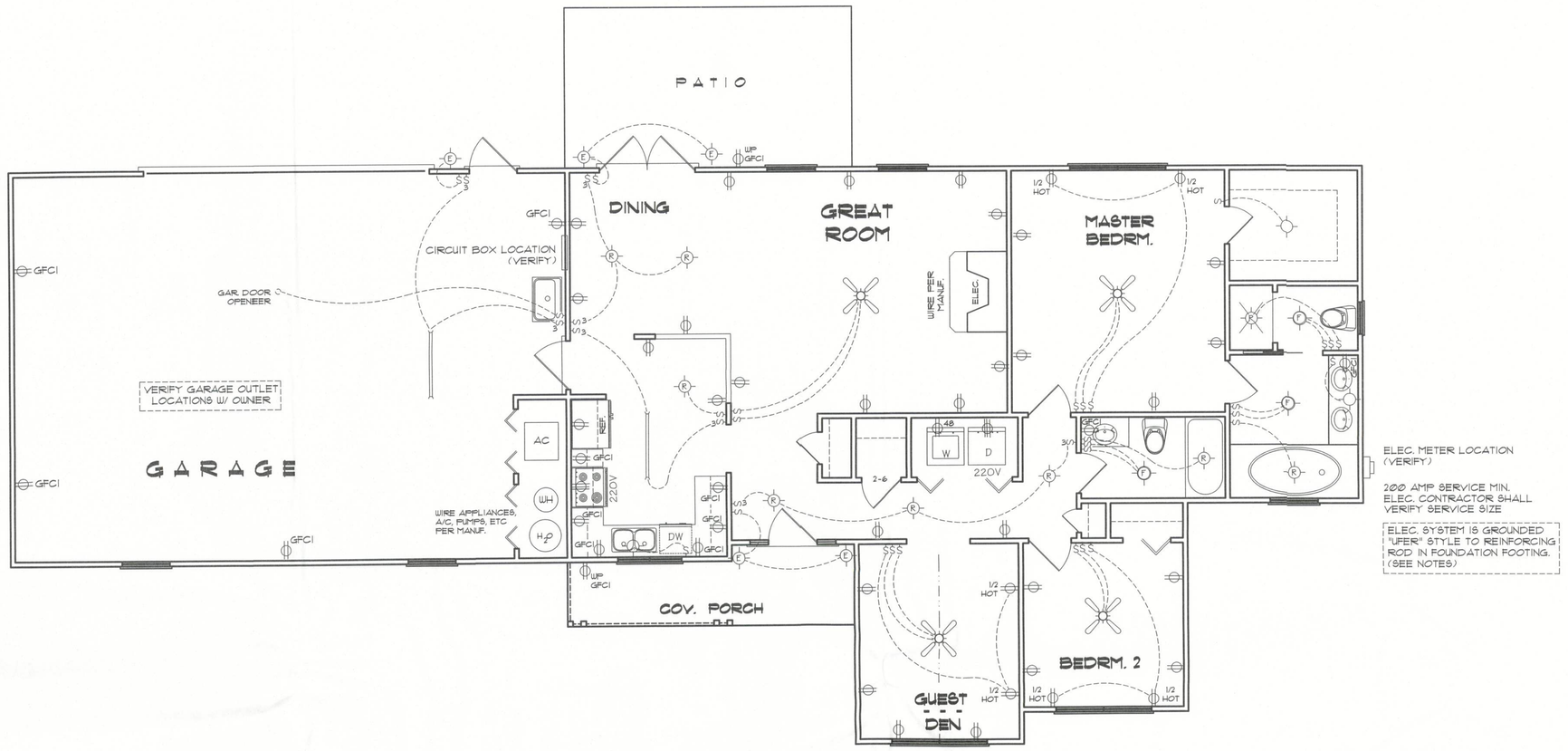
A-5

FILE: 13-018	KAUFFMAN RESIDENCE	SHEET: 5 OF 6
DATE: 8-5-13		CAD FILE: 13-018
DRAWN: T A D	PREPARED BY: TIM DELBENE Drafting + Technical Services	REV: 8 / 12 / 13
CHECK: T A D	192 SW Sagewood Gln. Lake City, FL 32024 Phone (386) 755-5891	REV:



ELECTRICAL SYMBOL LEGEND

= 48" FLOURESCENT LIGHTING FIXTURE	AFCI = ARC FAULT CIRCUIT INTERRUPTER
= STANDARD CEILING LIGHTING FIXTURE OR CHANDELIER	WP = WEATHER PROOF
= EXTERIOR LIGHTING FIXTURE - WEATHERPROOF	= 110V DUPLEX OUTLET AFCI, UNLESS NOTED
= RECESSED (CAN) CEILING LIGHTING FIXTURE	42 = 110V DUPLEX OUTLET AFCI, UNLESS NOTED (SPECIAL HEIGHT NOTED)
$S = SGL. POLE LIGHT SWITCH.	GFCI = 110V DUPLEX OUTLET GROUND FAULT CIRCUIT INTERRUPTER TYPE
$S_3 = THREE-WAY SWITCH.	220V = 220 VOLT OUTLET (4 WIRE)
$S_4 = FOUR-WAY SWITCH.	= FAN LOCATION (CEILING)
$S_{DIM} = DIMMER SWITCH	= EXHAUST FAN (W/ LIGHT)
D = SMOKE & CARBON MONOXIDE DETECTOR (SEE NOTES)	

VERIFY LOCATIONS OF LOW VOLTAGE ITEMS W OWNER (TV, TELE, DATA)

ELECTRICAL PLAN NOTES

-ALL INSTALLATIONS ARE PER NAT'L. ELECTRIC CODE (NEC) 2008.

-ALL RECEPTACLES, UNLESS NOTED OTHERWISE, SHALL BE ARC FAULT CIRCUIT INTERRUPTER (AFCI) TYPE. ALSO, RECEPTACLES, UNLESS NOTED, SHALL BE TAMPER RESISTANT.

-GROUNDING OF ELECTRICAL SYSTEM SHALL BE BY "UFER" STYLE GROUNDING METHOD TO REINFORCING ROD IN CONCRETE FOUNDATION FOOTING (NEC 250.52 - GROUNDING ELECTRODES). COORDINATE W/ FOUNDATION CONTRACTOR.

-WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.

-ELECTRICAL CONT'R SHALL BE RESPONSIBLE FOR THE DESIGN & SIZING OF ELECTRICAL SERVICE AND CIRCUITS.

-ENTRY OF SERVICE (UNDERGROUND OR OVERHEAD) TO BE DETERMINED BY POWER COMPANY.

-TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION 2008.

-CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.

-LOW VOLTAGE ITEMS (TELEPHONE, CATV, DATA CABLING) IS SHOWN, IF REQUESTED BY OWNER / BUILDER. CONSULT OWNER FOR REQUIREMENTS IF NOT SHOWN ON ELECTRICAL PLAN.

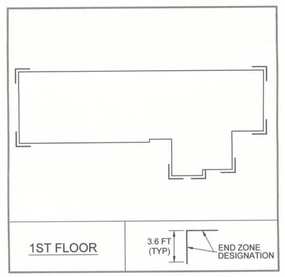
-ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS. THEY SHALL ALSO PROVIDE CARBON MONOXIDE DETECTION.

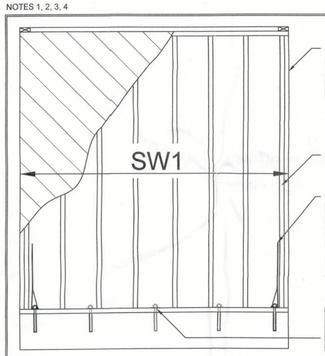
ELECTRICAL PLAN

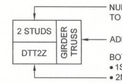
NOT TO SCALE

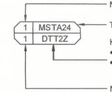
A-6

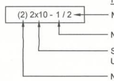
FILE: 13-018	KAUFFMAN RESIDENCE	SHEET: 6 OF 6
DATE: 8-5-13		CAD FILE: 13-018
DRAWN: T A D	PREPARED BY: TIM DELBENE Drafting + Technical Services	REV: 8 / 12 / 13
CHECK: T A D	192 SW Sagewood Gln. Lake City. FL 32024 Phone (386) 755-5891	REV:

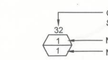












DESIGN CRITERIA AND LOADS

Building Code
2010 Florida Building and Residential Codes

Code for Design Loads
ANSI/ASCE 7-10

ROOF LOADING[1] .... C_d = 1.25
TOP CHORD LIVE LOAD .... 20 PSF
TOP CHORD DEAD LOAD .... 7 PSF
BOTTOM CHORD LIVE LOAD
ATTICS WITH LIMITED STORAGE .... 20 PSF (PER FRC)
ATTICS WITHOUT STORAGE .... 10 PSF (NON-CONCURRENT)
BOTTOM CHORD DEAD LOAD .... 5 PSF

WIND LOADING .... C_d = 1.60
ASCE 7-10, 3S GUST BASIC WIND SPEED .... 120 MPH
EXPOSURE CATEGORY C
BUILDING CATEGORY II
ENCLOSURE CLASSIFICATION .... ENCLOSED
INTERNAL PRESSURE COEFF 0.18
C&C DESIGN PRESSURES .... (SEE TABLE 1)

DEFLECTION CRITERIA
ROOF TRUSSES .... LL / 240
TL / 180
TL MAX 1" UP TO 40' SPAN

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			
	IZ - Interior Zone (psf)		EZ - End Zone (psf)	
0 - 20 ft²	+18.8	-20.4	+18.8	-25.2
21 - 50 ft²	+17.9	-19.5	+17.9	-23.4
51 - 100 ft²	+16.8	-18.4	+16.8	-21.2
101 - 200 ft²	+16.0	-17.6	+16.0	-19.6

VINYL SOFFIT MAX PRESSURE (psf)	+20.1	-26.9
GARAGE DOOR PRESSURE	SEE FRAMING PLAN	

TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS

NOTES 3, 4

TYPICAL EXTERIOR WALL SHEATHING	ALL WALLS	OSB OR PLYWOOD PANEL EDGES REQUIRED TO LAP BOTTOM PLATE 1 ½" AND TOP MEMBER OF TOP PLATE. EDGE NAILING SHALL HAVE ¾" EDGE DISTANCE FROM EDGE OF PANEL.
	FLEXIBLE VENEER - HARDI LAP & BRICK VENEER	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED HORIZONTAL OR VERTICAL W/ 8d COMMON: UNBLOCKED PANEL EDGE NAILING: 3" O.C. EDGES, 6" O.C. FIELD; BLOCKED PANEL EDGE NAILING: 3" O.C. EDGES, 12" O.C. FIELD
	BRITTLE VENEER STUCCO	MIN 15/32" 32/16 SPAN RATED OSB OR PLYWOOD INSTALLED VERTICALLY OR (7/16" 24/16 OSB OR PLYWOOD INSTALLED HORIZONTALLY) W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELD. 2x4 BLOCKING IS REQUIRED AT UNSUPPORTED PANEL EDGES.
ROOF DECK SHEATHING (NOTES 1,2)	TILE ROOF (NOTE 6)	MIN 15/32" 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
	SHINGLE ROOF	MIN 7/16" 24/16 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.
FLOOR DECK SHEATHING: (NOTE 5)		23/32" T&G OSB OR PLYWOOD W/ 10d COMMON: 6" O.C AT PANEL EDGES, 12" O.C. IN THE FIELD.
PORCH CEILING BOARD SHEATHING:		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)		MIN 7/16" OSB OR PLYWOOD W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 6" O.C. IN THE FIELD.

NOTES:
1. FOR SHEATHING THICKNESS GREATER THAN 15/32" CATEGORY (32/16 SPAN RATING), 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 APA 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 SQUEEKING, 8d RING SHANK NAILS OR 8d SCREW NAILS ARE RECOMMENDED.
6. 15/32" PLYWOOD IS A WARRANTY LIMITATION COMMON TO TILE MANUFACTURER'S MINIMUM RECOMMENDATIONS. SHOULD WARRANTY AND INSTALLATION REQUIREMENTS ALLOW, 15/32" APA RATED OSB OR EQUAL MAY BE USED TO SUPPORT TILE ROOF.

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

NOTES 1, 2

BEARING CONDITION & STUD TYPE		BRITTLE FINISH-L/240 WALL HEIGHT					FLEXIBLE FINISH-L/120 WALL HEIGHT				
		8 FT	9 FT	10 FT	11 FT	12 FT	8 FT	9 FT	10 FT	11 FT	12 FT
ROOF ONLY	2x4 SPF STUD	16	12	--	--	--	16	12	--	--	--
	2x4 NO.2 SPF	16	16	12	--	--	16	16	16	16	12
	(2)2x4 NO.2 SPF, 2x5 NO.2 SPF 2x6 SPF STUD, 2x6 NO.2 SPF	16	16	16	16	12	16	16	16	16	16

NOTES:
1. STUD SPACINGS ABOVE ARE THE MAXIMUM 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 RECOMMENDED FOR STUCCO VENEER, SEE TABLE 2.

TABLE 4: NAIL SIZE LEGEND

NOTES 1, 2, 3, 4

	DIAMETER	LENGTH
8d COMMON	0.131"	2-½"
8d RINGSHANK	0.113"	2-⅜"
10d x 1-½"	0.148"	1-½"
10d	0.131"	3"
10d COMMON	0.148"	3"
12d COMMON	0.148"	3-¼"
16d SINKER	0.148"	3-¼"
16d COMMON	0.162"	3-½"

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 SIZES 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 THE NAIL OR SPIKE DIAMETER.
4. THE NOMINAL DIAMETER AND LENGTH OF TYPICAL FASTENERS SPECIFIED FOR THIS PROJECT ARE AS LISTED IN TABLE 4.

TABLE 5: FASTENERS IN PRESSURE TREATED LUMBER

NOTE 1

PRESERVATIVE	FASTENER TYPE
ACZA	STANDARD CARBON STEEL
SILL PLATE w/ SODIUM BORATE (NOTE 1)	NOT RECOMMENDED. STAINLESS CONNECTORS AND FASTENERS REQUIRED.
ALL OTHER PT (INCLUDING ACQ & MCQ)	CONNECTORS MUST HAVE Z-MAX, G120 OR TRIPLE ZINC COATED FINISH. ALL FASTENERS MUST BE HOT DIPPED GALVANIZED.

NOTES:
1. SILL PLATES BEARING ON CONCRETE OVER VAPOR BARRIER ARE NOT DIRECTLY EXPOSED TO EARTH OR WEATHER AND SODIUM BORATE TREATMENTS HAVE BEEN PROVEN TO BE NON-CORROSIVE TO CARBON STEEL FASTENERS.

TABLE 6: UPLIFT ANCHORS

NOTES 1, 2, 3, 4, 5

SYMBOL	DESCRIPTION		CONCRETE / MASONRY EMBEDMENT	TENSION CAPACITY	MINIMUM EDGE DISTANCE	EPOXY OR ADHESIVE
●	**3/8" ATC (ALL THREAD CONNECTION)** 3/8" DIA ALL THREAD ROD W/ 2" SQUARE x ⅛" THICK WASHER AT TOP PLATE		4" / 8"	2,050 LB.	1 ¾"	SIMPSON ACRYLIC-TIE ADHESIVE
◐	**1/2" ATC (ALL THREAD CONNECTION)** 1/2" DIA ALL THREAD ROD W/ 3" SQUARE x ⅛" THICK WASHER AT TOP PLATE		6" / 12"	3,200 LB.	1 ¾"	SIMPSON ACRYLIC-TIE ADHESIVE
Ⓑ 🄱	ONE STORY TWO STORY	**QTB (QUICK TIE BLUE)** (NOTE 7) 3/16" WIRE ROPE - ⅜" STEEL STUD 2¼" x 2¼" x 3/16" WASHER @ TOP PLT	4" / 4"	1,527 LB.	1 ¾"	EPCON G5 HIGH STRENGTH EPOXY
Ⓖ 🄶	ONE STORY TWO STORY	**QTG (QUICK TIE GREEN)** ¼" WIRE ROPE - ½" STEEL STUD 3" x 3" x 3/16" WASHER @ TOP PLT	4" / 4"	2,839 LB.	2 ¼"	EPCON G5 HIGH STRENGTH EPOXY
Ⓞ 🄾	ONE STORY TWO STORY	**QTO (QUICK TIE ORANGE)** 5/16" WIRE ROPE - ⅝" STEEL STUD 3" x 3" x ¼" WASHER @ TOP PLT	6" / 6"	4,455 LB.	3"	EPCON G5 HIGH STRENGTH EPOXY

NOTES:
1. ONE ALL THREAD CONNECTION (ATC) IS COMPOSED OF 36ksi ALL-TREAD THAT RUNS THE FULL VERTICAL HEIGHT OF THE WALL, PENETRATING BOTH THE TOP AND BOTTOM PLATES, AND GROUTED WITH SIMPSON ACRYLIC-TIE ADHESIVE IN MASONRY OR CONCRETE. THE ALL-THREAD MAY BE SPLICED WITH A COUPLER THREADED ONTO THE ALL-THREAD A MINIMUM DISTANCE OF ½" AT EACH END OF THE COUPLER. THE COUPLER SHALL BE RATED FOR ALLOWABLE TENSION OF 2,050 LB FOR ⅜" RODS (3,200 LB FOR ½" RODS). THE ALL-THREAD SHALL BE INSTALLED PLUM WITH THE MAXIMUM DEVIATION FROM VERTICAL OF ⅜" HORIZONTAL PER FOOT VERTICAL.
2. WASHER AND NUT REQUIRED AT THE BOTTOM PLATE FOR ATC'S 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 SHRINKAGE 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: QTB WITHIN 3" OF DBL STUD, SUCH AS NEXT TO OPENINGS OR SHEATHING SPLICES WITH DBL STUD, DOES NOT REQUIRE ADDITIONAL STUD.
8. ATC MAY BE ANCHORED USING MINIMUM 6" LONG TITEN HD W/ ROD COUPLER HEAD. DIAMETER OF TITEN TO MATCH DIAMETER OF ATC. NUT AND WASHERS MAY BE OMITTED AT BOTTOM PLATES ADJACENT TO OPENINGS W/ TITEN / ROD COUPLER OPTION.

TABLE 7: METAL CONNECTOR SCHEDULE

NOTES 1, 4, 5, 6

DTT2Z (NOTES 2,3)	(8) ¼" x 1 ½" SDS SCREWS IN STUD ⅜" Ø x 4 ½" EMBED EPOXY OR SCREW ANCHOR	CS18	(9) 10d COMMON EACH END OF STRAP
HTT4 (NOTES 2,3)	(18) 0.162" x 2 ½" IN STUD/BEAM/TRUSS, ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE (NOTE 1)	MTS12	(7) 10d x 1 ½" EACH END
HTT5 (NOTES 2,3)	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS, ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE (NOTE 1)	MSTA24/MS24	(9) 10d COMMON EACH END
HDQ8-SDS3	(20) SDS ¼" x 3" SCREWS IN STUD GROUP ⅞" DIA.x12" EMBED ANCHOR IN CONCRETE	MSTA36/MS36	(13) 10d COMMON EACH END
STHD14	(38) 16d SINKERS INTO STUDS (WET EMBED)	HTS20	(11) 10d x 1 ½" IN TRUSS/RAFTER (11) 10d x 1 ½" IN STUD
LTT20B (NOTE 2)	(10) 10d x 1 ½" IN STUDS ½" x 6" EMBED EPOXY OR SCREW ANCHOR	H2.5T/HA8	(5) 8d x 1 ½" IN TRUSS (5) 8d x 1 ½" IN TOP PLATE
ABU44	(12) 16d COMMON & ⅝" x 7" DRILL & EPOXY	H8	(5) 10d x 1 ½" IN TRUSS (5) 10d x 1 ½" IN PLATE
ABU66	(12) 16d COMMON & ⅝" x 7" DRILL & EPOXY (12" EMBED AT GARAGE DOOR RETURNS)	TSP	(9) 10d x 1 ½" IN STUD (6) 10d x 1 ½" IN PLATE
HU48, HUC48, HU28-2, HUC28-2	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM	SPH4 / SPH6	(12) 10d x 1 ½" IN STUD
HU410, HUC410, HU210-2, HUC210-2	(18) 16d COMMON IN HEADER (10) 10d COMMON IN BEAM	DSP	(6) 10d COMMON IN TOP PLATE (8) 10d COMMON IN STUD/HEADER
HGA10KT	(4) SDS ¼" x 1 ½" SCREWS IN TRUSS/RAFTER (4) SDS ¼" x 3" SCREWS IN TOP PLATE	QGT (NOTE 2)	(18) 10d x 1½" IN TRUSS W/ QUICK TIE UPLIFT ANCHOR TO SLAB AS SPECIFIED ON PLAN
LGT3	(26) 16d SINKER IN WALL FRAMING (12) SDS ¼" x 2 ½" IN TRUSS	QGT2 (NOTE 2)	(30) 10d x 1½" IN TRUSS W/ QUICK TIE UPLIFT ANCHOR TO SLAB AS SPECIFIED ON PLAN

NOTES:
1. EPOXY ANCHOR EMBED IN CMU TO BE 12-INCHES. OPTIONAL SIMPSON ½"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 = DTT2Z
   - 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 ALTERNATES.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, 2 ½" 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, 2, 3, 4

END STUD GROUPS

SW TYPE	NUMBER OF STUDS
SW1, SW2, SW3	2
SW4	3

1. KING/JACK STUDS MAY BE INCLUDED FOR STUD GROUP REQUIREMENT.

END STUD ADJACENT TO HOLD DOWN MAY BE SUBSTITUTED W/ MIN 36" BLOCK W/ (20) 10d TO END STUD

END STUDS CONNECTION (NOTES 5, 6, 7)

SW TYPE	1ST LEVEL HOLD DOWN	2ND LEVEL STRAPPING
SW1	DTT2Z	MSTA36/CS16
SW2	HTT4	(2) MSTA36/CS16
SW3	HTT5	(3) MSTA36/CS16
SW4	HDQ8	(4) MSTA36/CS16

BOTTOM PLATE ANCHOR SPACING (NOTE 7)

SW TYPE	MAX ANCHOR SPACING
SW1	48" O.C.
SW2, SW3, SW4	24" O.C.

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 WITHIN 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 SW'S - END STUDS OF SHEAR WALL TO BE ANCHORED PER ONE OF THE FOLLOWING:
   - HOLD DOWN WITH FULL-HEIGHT ½" Ø 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 SW'S WITH A COMMON CORNER REQUIRE (1) HOLDDOWN, WHICH IS TO BE LARGEST OF THE TWO HOLDOWNS SPECIFIED, UNO.
7. ACCEPTABLE BOTTOM PLATE ANCHORS INCLUDE ½" ATC, ½"x6" TITEN HD, ½" ALL THREAD ROD, ½"x10" L-HOOK, OR MASA.

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 #3 AND BIGGER SHALL BE ASTM A615 GRADE 40 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 AND MONOLITHIC FOOTING ARE INTERCHANGEABLE.
7. EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf IN ACCORDANCE WITH FRC 2010 TABLE R401.4.1, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
8. CONCRETE FLOOR SLABS ON GRADE SHALL BE INSTALLED OVER A 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.
9. STEMWALLS OVER 4 COURSES TALL REQUIRE SPECIAL ATTENTION TO BRACING DURING CONSTRUCTION. CONTACT ENGINEER OF RECORD IF THIS CONDITION EXISTS.
10. TO CONTROL CRACKING, CUT 1" SAWCUTS IN THE SLAB IN A 15'x15' 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 DETERMINATE FROM USE OF FOUNDATION PLAN ALONE, CONTACT THE ENGINEER OF RECORD.

PRE-ENGINEERED TRUSSES & I-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 FLORIDA PROFESSIONAL ENGINEER. ENGINEERING SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH ANSI/TPI-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 I-JOISTS SHALL BE DESIGNED TO MATCH THE ORIENTATION, SPAN DIRECTION, SPACING, BEARING LOCATION AND NAMING CONVENTION OF THE LAYOUT 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. I-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

LEGEND

UNO	UNLESS NOTED OTHERWISE ON PLAN OR DETAIL
EOR	ENGINEER OF RECORD
EW	EACH WAY
OSB	ORIENTED STRAND BOARD
WSP	WOOD STRUCTURAL PANEL
SYP	SOUTHERN YELLOW PINE
SPF	SPRUCE-PINE-FUR
CONT	CONTINUOUS
O.C.	ON CENTER
LSL	1.55E TIMBERSTRAND LSL ENGINEERED LUMBER, 1 3/4" WIDE, UNO. (3 1/2" WIDE LSL BEAMS ARE EQUIVALENT TO 2-PLY 1 3/4" BEAM)
LVL	1.9E MICROLLAM LVL ENGINEERED LUMBER, 1 3/4" WIDE
PSL	2.0E PARRALLAM PSL ENGINEERED LUMBER, 3 1/2" WIDE, UNO.
QTB	QUICKTIE BLUE, SEE TABLE 6: UPLIFT ANCHORS
QTG	QUICKTIE GREEN, SEE TABLE 6: UPLIFT ANCHORS
QTO	QUICKTIE ORANGE, SEE TABLE 6: UPLIFT ANCHORS
■	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 ½" ANCHOR @ 8'-0" O.C. (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)
▨	STRUCTURAL WOOD BEAM
△ A	FOUNDATION KEYNOTE CALLOUT

STUD COLUMN KEYNOTE CALLOUT

2 STUDS	GIRDER TRUSS
DTT2Z	

- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  - 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM.
  - "ATC" REQUIRES ⅜" ATC WITHIN 3" OF SUPPORTED MEMBER.

HEADER STRAPPING KEYNOTE CALLOUT

1	MSTA24
1	DTT2Z

- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  - 1ST LEVEL STUD GROUP: HOLDDOWN REQUIRED AT BASE OF STUD GROUP
  - 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL STUD GROUP TO 1ST LEVEL STUDS/HEADER/BEAM.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

HEADER FRAMING KEYNOTE CALLOUT

(2) 2x10 - 1 / 2

- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- SIZE OF HEADER (ALL HEADERS TO BE NO.2 SYP UNLESS DESIGNATED AS LSL, LVL, PSL, OR WSP)
- NUMBER OF PLIES IN HEADER

SDWC SCREW KEYNOTE CALLOUT

32
1
1

- ON CENTER SPACING (INCHES) OF SDWC15600 CONNECTING TOP PLATE TO STUD AND SDWC15450 CONNECTING STUD TO BOTTOM PLATE, IF APPLICABLE
- NUMBER OF SDWC15600 CONNECTING TOP PLATE TO STUDS
- NUMBER OF SDWC15450 CONNECTING STUDS TO BOTTOM PLATE

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 1/16" 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 OF TOP PLATE
   - 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 SILL 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 IN 2x4 STUD WALLS GREATER THAN 6' REQUIRE A (2)2x4 NO.2 SPF PLANK ORIENTED PLATE DIRECTLY ABOVE AND BELOW THE OPENING W/(6) 12d COMMON TOE-NAILS AT EACH END.

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

COMBINED USE PANEL (CUP) ENGINEERING

Bryan Zecher Homes

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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.

SHEET NO.:
ST-1

STRUCTURAL SPECIFICATIONS

JOB NO.:
AT1882

SUBDIVISION:
Canyon Creek Air Park

LOT NO.:
28

FLOOR PLAN:
Kauffman Residence

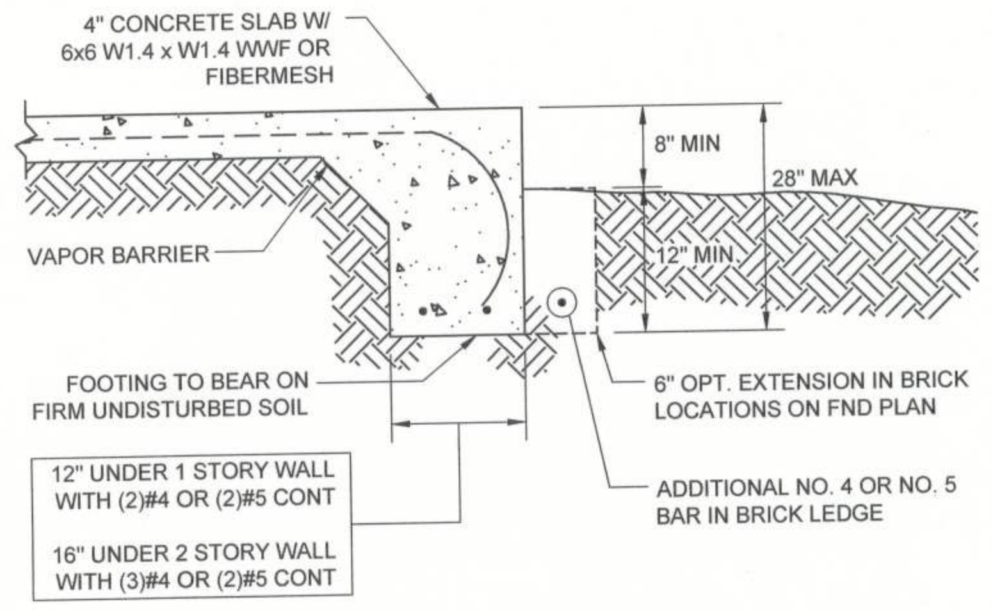
DESIGNED:
DAE

REVIEWED:
DBM

REVISIONS	DATE

APEX TECHNOLOGY

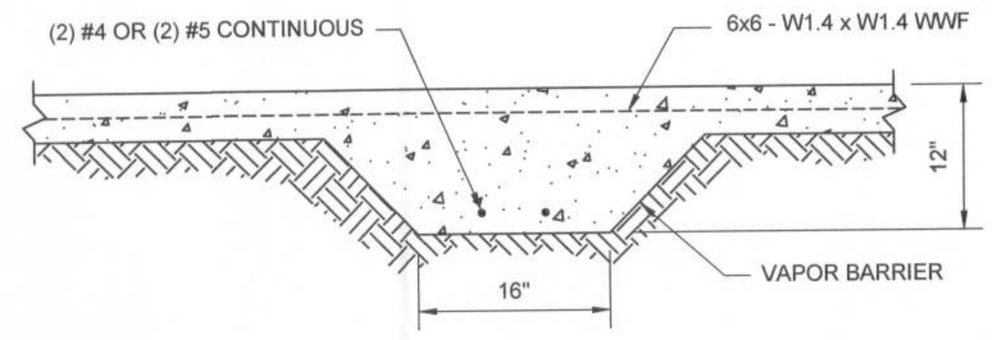
Derek B. Murray, P.E.
P.E. No. 71457
08-30-2013



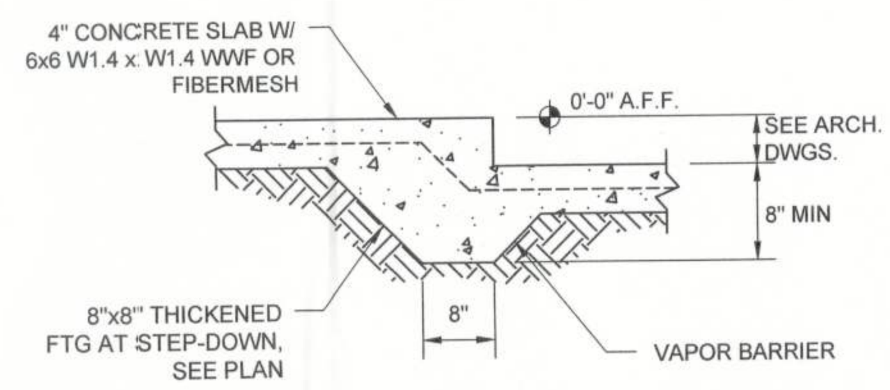
1 MONOLITHIC FOOTING SECTION

IF GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY, CONTRACTOR HAS TWO CHOICES:

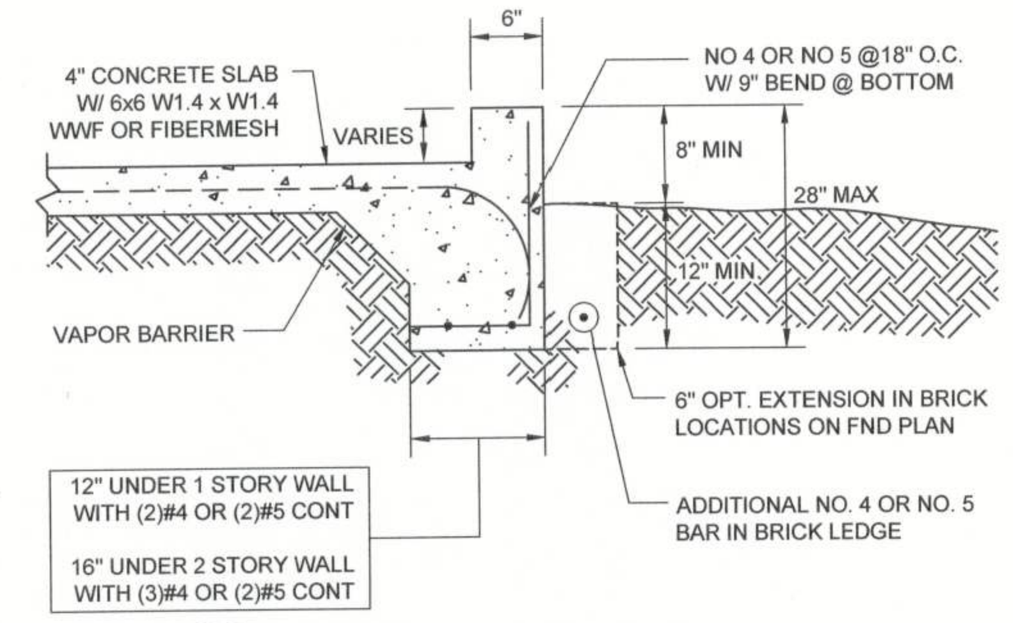
1. PRIOR TO CONSTRUCTION, SEEK GUIDANCE OF EOR TO PREVENT EROSION OF SOIL.
2. USE STEMWALL FOOTING



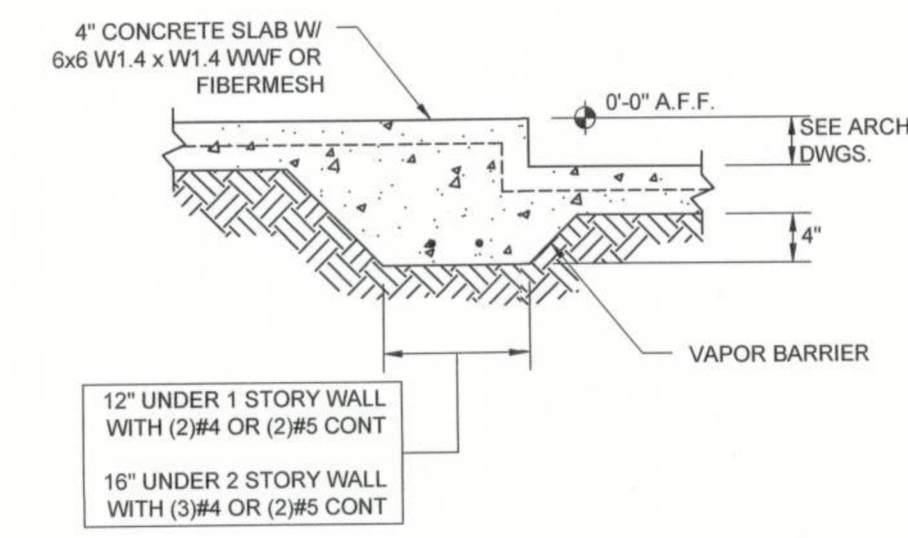
3 BEARING WALL FOOTING SECTION



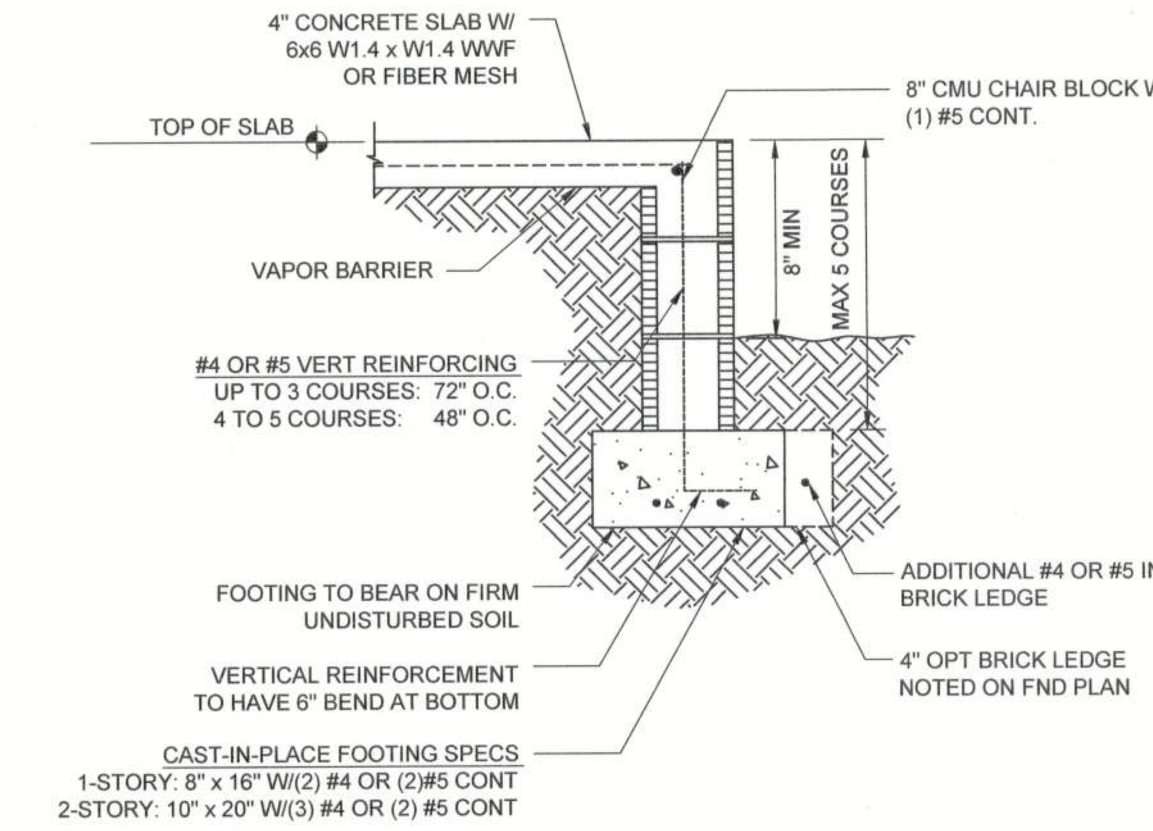
4 CURB STEP SECTION



5 GARAGE EXT WALL CURB SECTION

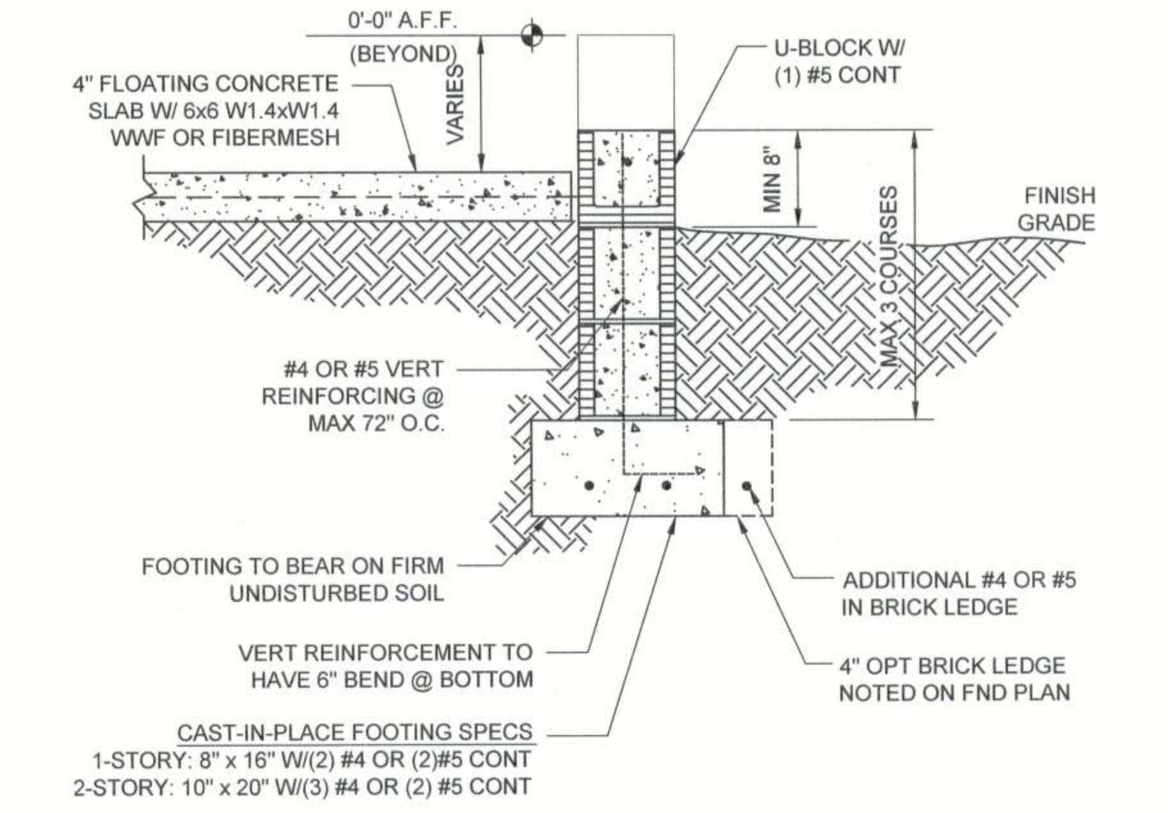


6 BEARING CURB STEP SECTION



2 CMU STEMWALL SECTION

1. SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.
2. SCREW IN ANCHORS ALLOWED IN MONOLITHIC FOOTINGS ONLY. EPOXY ANCHORS MUST BE USED IN STEMWALL FOUNDATIONS.



7 CMU STEMWALL SECTION

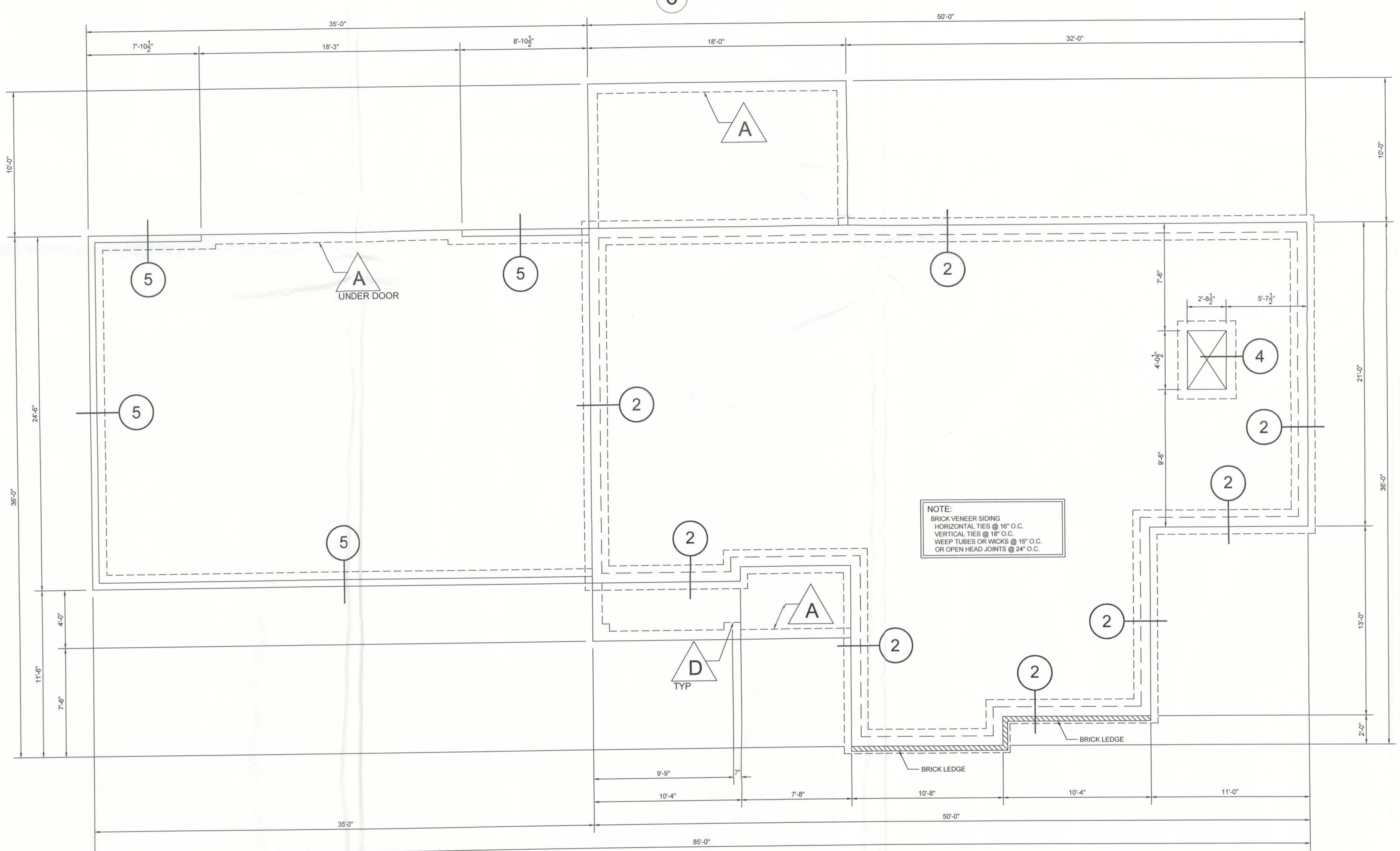
1. SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.
2. SCREW IN ANCHORS ALLOWED IN MONOLITHIC FOOTINGS ONLY. EPOXY ANCHORS MUST BE USED IN STEMWALL FOUNDATIONS.

GENERAL FOUNDATION NOTES

1. EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf IN ACCORDANCE WITH FRC 2010 TABLE R401.4.1, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S 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 FOUNDATION 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. MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE DETAIL SHEETS FOR ALTERNATE STEMWALL SECTIONS.

FOUNDATION KEYNOTES:

- A — 8"x8" DEEP THICKENED EDGE W/(1)#4 CONT
- B — 12" DEEP FTG W/#4 @ 12" EW UNDER BOX COLUMN
- C — 16"SQx12" 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



FOUNDATION PLAN

1/4" = 1' 0"

Bryan Zecher Homes

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SHEET NO.:	ST-2
	FOUNDATION PLAN
JOB NO.:	AT1882
SUBDIVISION:	Canyon Creek Air Park
LOT NO.:	28
FLOOR PLAN:	Kauffman Residence
DESIGNED:	DAE
REVIEWED:	DBM
REVISIONS	DATE

APEX TECHNOLOGY

STRUCTURAL ENGINEERING

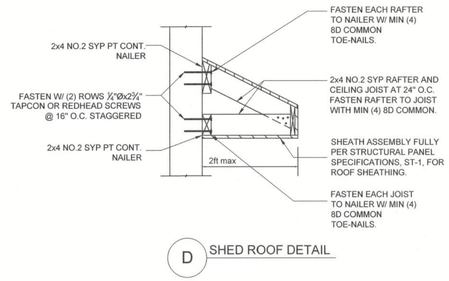
No 71457 · STATE OF FLORIDA · PROFESSIONAL ENGINEER

08-30-2013

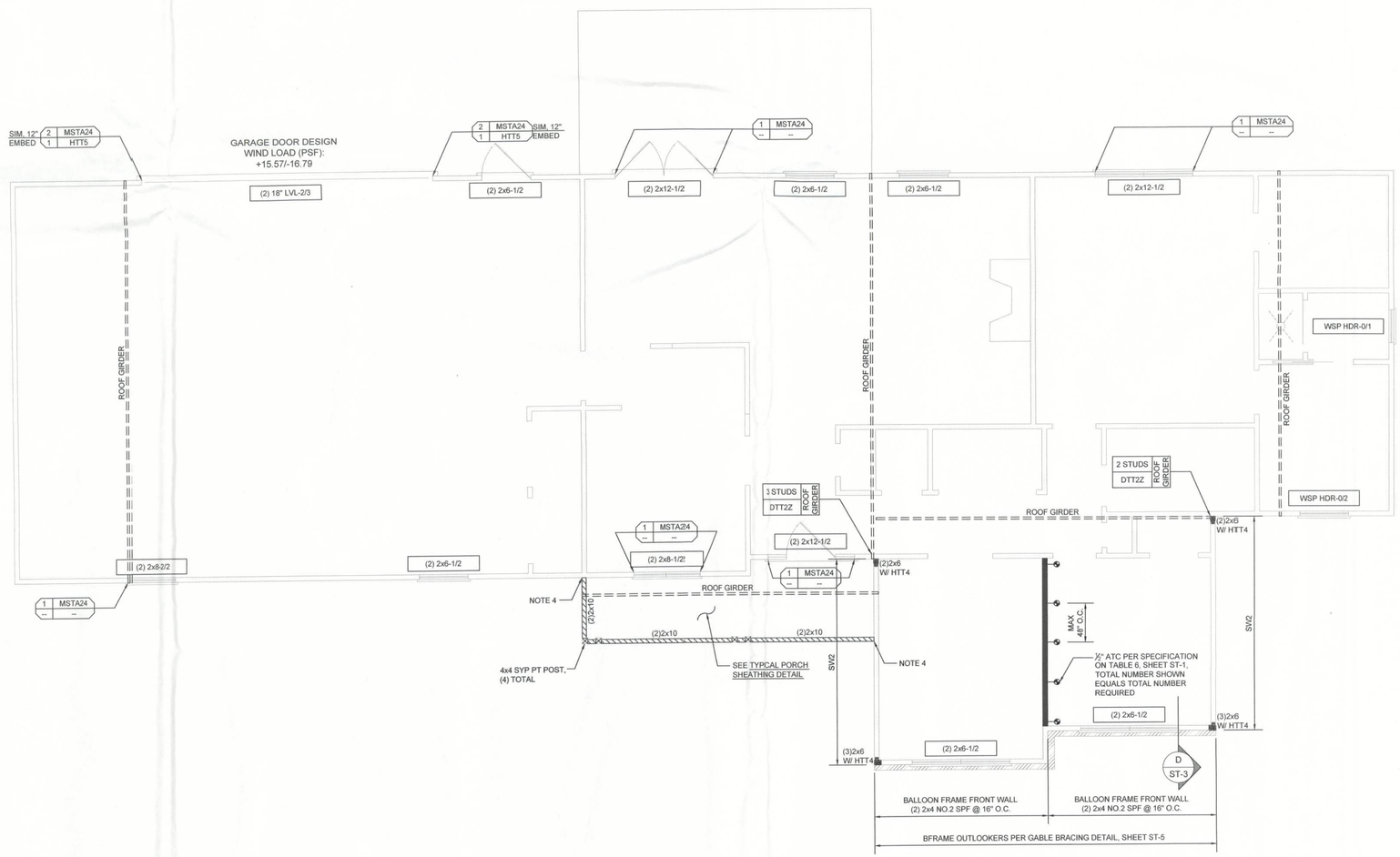
FRAMING KEYNOTES (ATC/QT)

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS.
2. 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.
3. 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.
4. 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 ½" MINIMUM BEARING REQUIRED IN WALL. PORCH BEAM TO STUDS W/ HTS20, MSTA24, OR MS24.
   B. SHIM BELOW PORCH BEAMS JUST ABOVE TOP PLT ELEV. PORCH BEAM TO TOP PLT W/ MTS12, MSTA24, OR MS24.
   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/ MTS12, MSTA24, OR MS24. STUDS TO TOP PLATE W/ MTS12, MSTA24, OR MS24.
   D. BEAM ATTACHED TO EXISTING FRAMING. ATTACH PORCH BEAM TO EXISTING STUDS OR KING/JACK STUDS W/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
5. UPLIFT ANCHOR MAY NOT BE APPLICABLE DUE TO STUDS PACKED SOLID. SEE "CONVENTIONAL METAL HEADER ALTERNATE" ON TYPICAL WALL SECTION SHEET.



D SHED ROOF DETAIL



FIRST LEVEL STRUCTURAL FRAMING PLAN

1/4" = 1' 0"

BRICK LINTEL SCHEDULE AND INSTALLATION SPECIFICATIONS

LINTEL DIMENSION	MINIMUM BEARING	MAXIMUM TOTAL SPAN
3" V x 3 ½" H x ¼" T	4 INCHES	6 FEET
4" V x 3 ½" H x ¼" T	6 INCHES	8 FEET
5" V x 3 ½" H x ¼" T	6 INCHES	10 FEET
6" V x 3 ½" H x ¼" T	6 INCHES	12 FEET
7" V x 4" H x ½" 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 LATERALLY SUPPORTED AT A NO GREATER THAN 6 FEET ON CENTER W/ (1) ¼" x 3" WOOD SCREW INTO HEADER. PROVIDE A ½" VERTICALLY SLOTTED HOLD FOR SCREW.

COMBINED USE PANEL (CUP) ENGINEERING

Bryan Zecher Homes

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SHEET NO.: ST-3

STRUCTURAL FRAMING PLAN

JOB NO.: AT1882

SUBDIVISION: Canyon Creek Air Park

LOT NO.: 28

FLOOR PLAN: Kauffman Residence

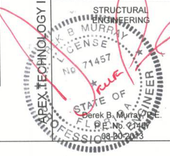
DESIGNED: DAE

REVIEWED: DBM

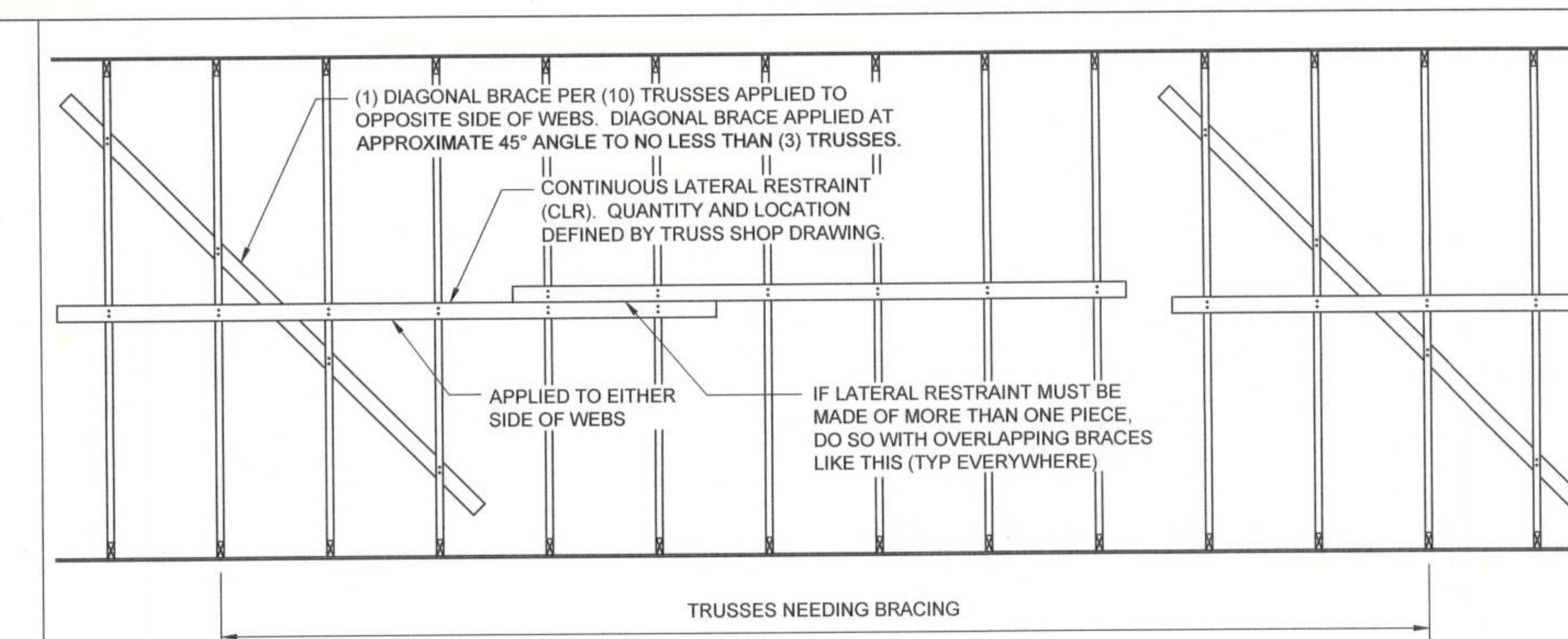
REVISIONS	DATE

APEX TECHNOLOGY

STRUCTURAL ENGINEERING

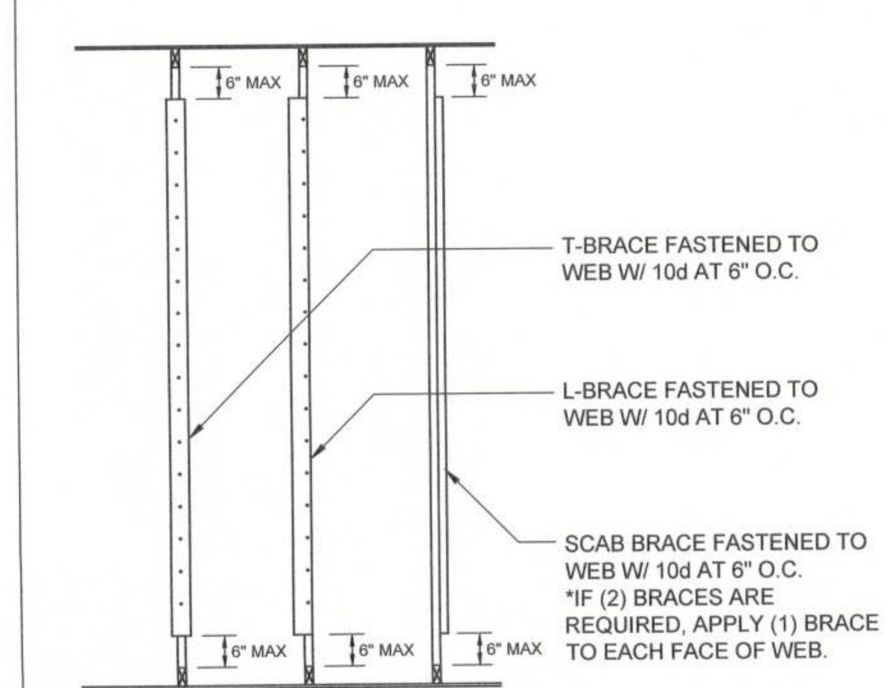


Derek B. Murray, PE
P.E. No. 71457
08.30.2021



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" x 3" LONG (UNO).
5. DESIGNED PER BCSI-B3, 2007.



CONTINUOUS LATERAL RESTRAINT WEB BRACE SUBSTITUTE

WEB MEMBER SIZE	SPECIFIED CLR	ALTERNATE BRACING T OR L	ALTERNATE BRACING 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.

ROOF FRAMING KEYNOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. PRE-MAUNFACTURED 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/S1 FOR FASTENER PROTECTION AGAINST CORROSION
   - IN ACCORDANCE W/ FRC 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) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8................(5) ¼" X 4-½" LONG #14 WOOD SCREWS
PT 2x10..............(7) ¼" X 4-½" LONG #14 WOOD SCREWS
PT 2x12..............(9) ¼" X 4-½" LONG #14 WOOD SCREWS

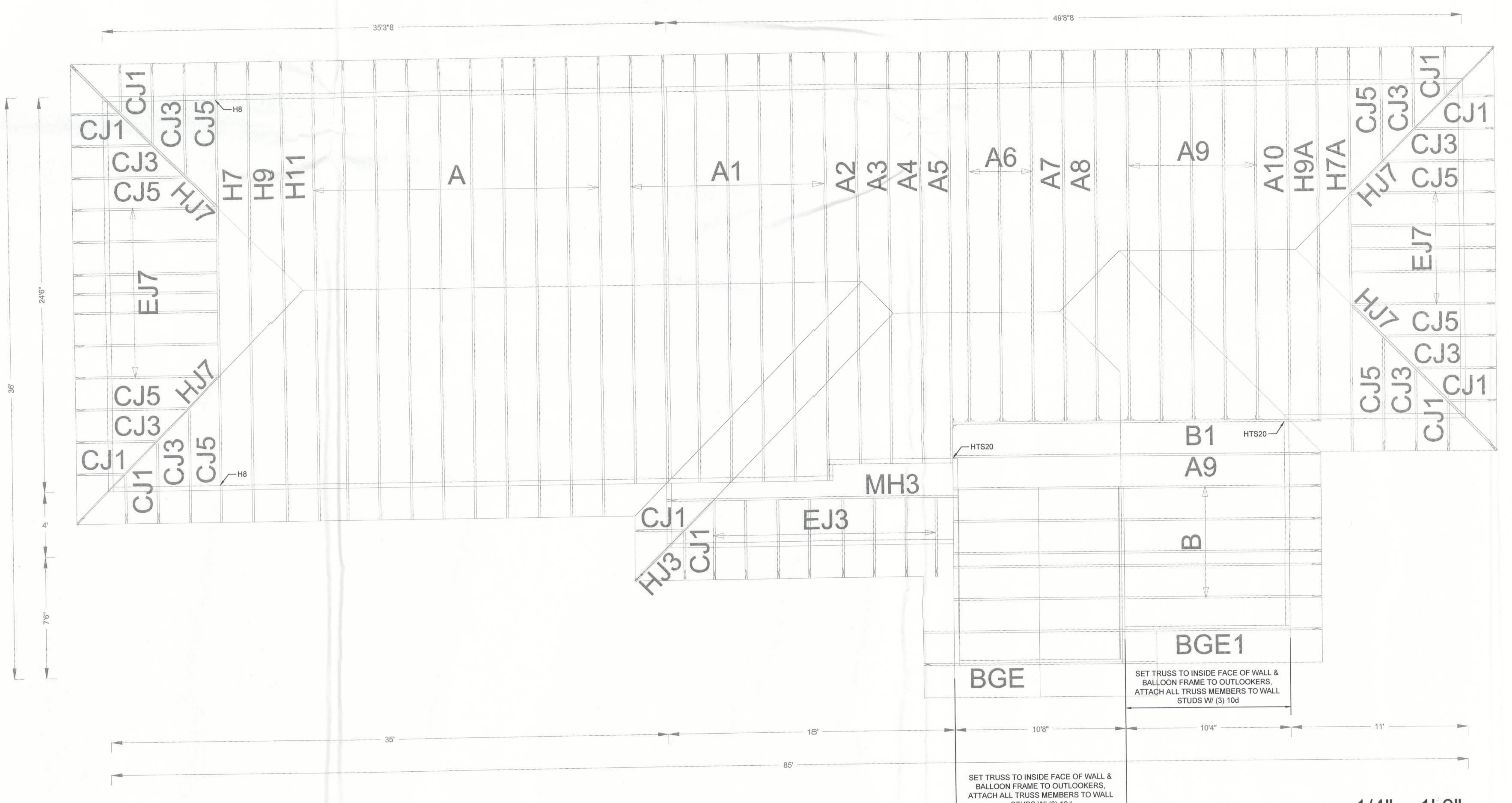
4. OVERFRAMING NOTES
   - ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
   - ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
   - FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
   - EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
   - ALL RIDGE BOARDS TO BE 2x8 NO.2 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./5 D.L. #2 SYP				



SET TRUSS TO INSIDE FACE OF WALL & BALLOON FRAME TO OUTLOOKERS. ATTACH ALL TRUSS MEMBERS TO WALL STUDS W/ (3) 10d

FIRST LEVEL ROOF FRAMING PLAN

1/4" = 1' 0"

COMBINED USE PANEL (CUP) ENGINEERING

Bryan Zecher Homes

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SHEET NO.: ST-3A

ROOF FRAMING PLAN

JOB NO.: AT1882

SUBDIVISION: Canyon Creek Air Park

LOT NO.: 28

FLOOR PLAN: Kauffman Residence

DESIGNED: DAE

REVIEWED: DBM

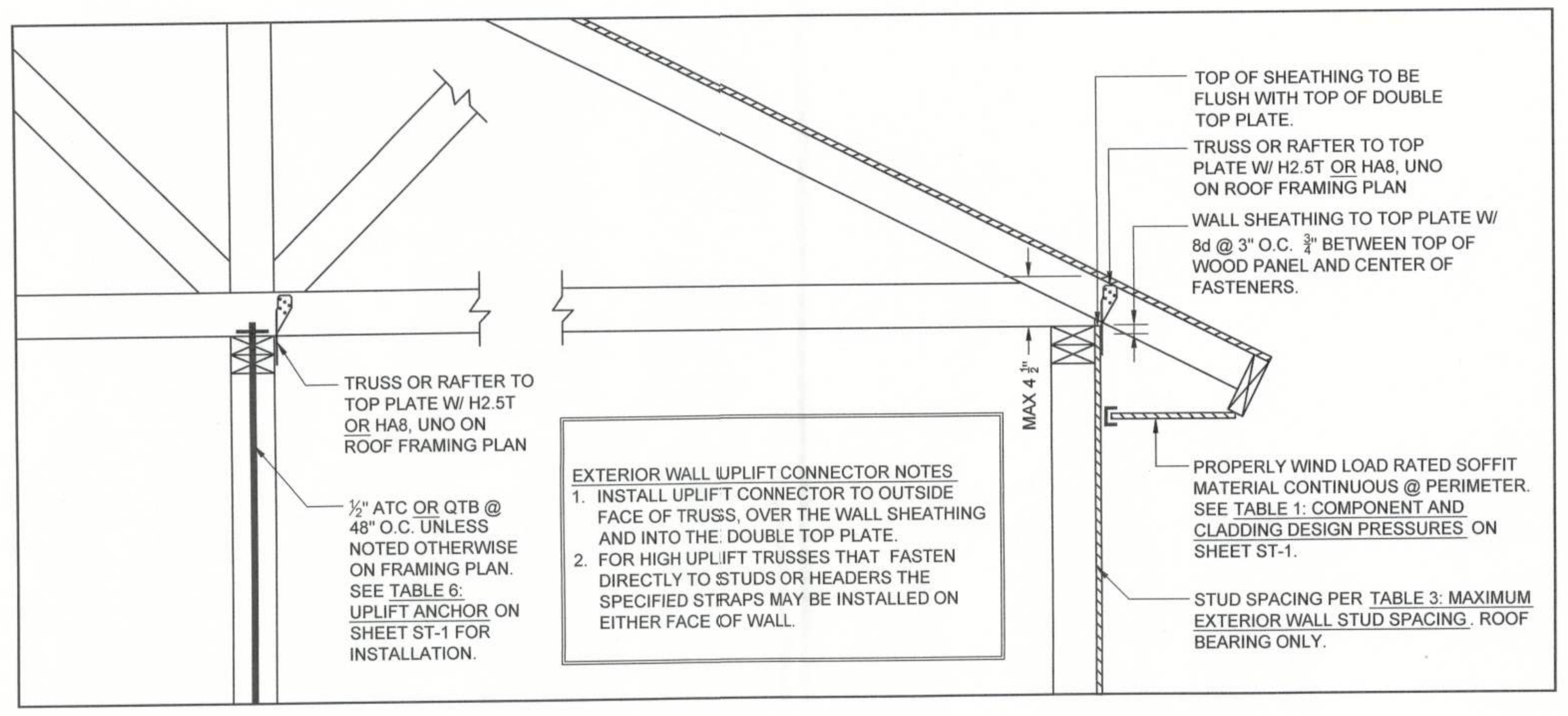
REVISIONS	DATE

APEX TECHNOLOGY

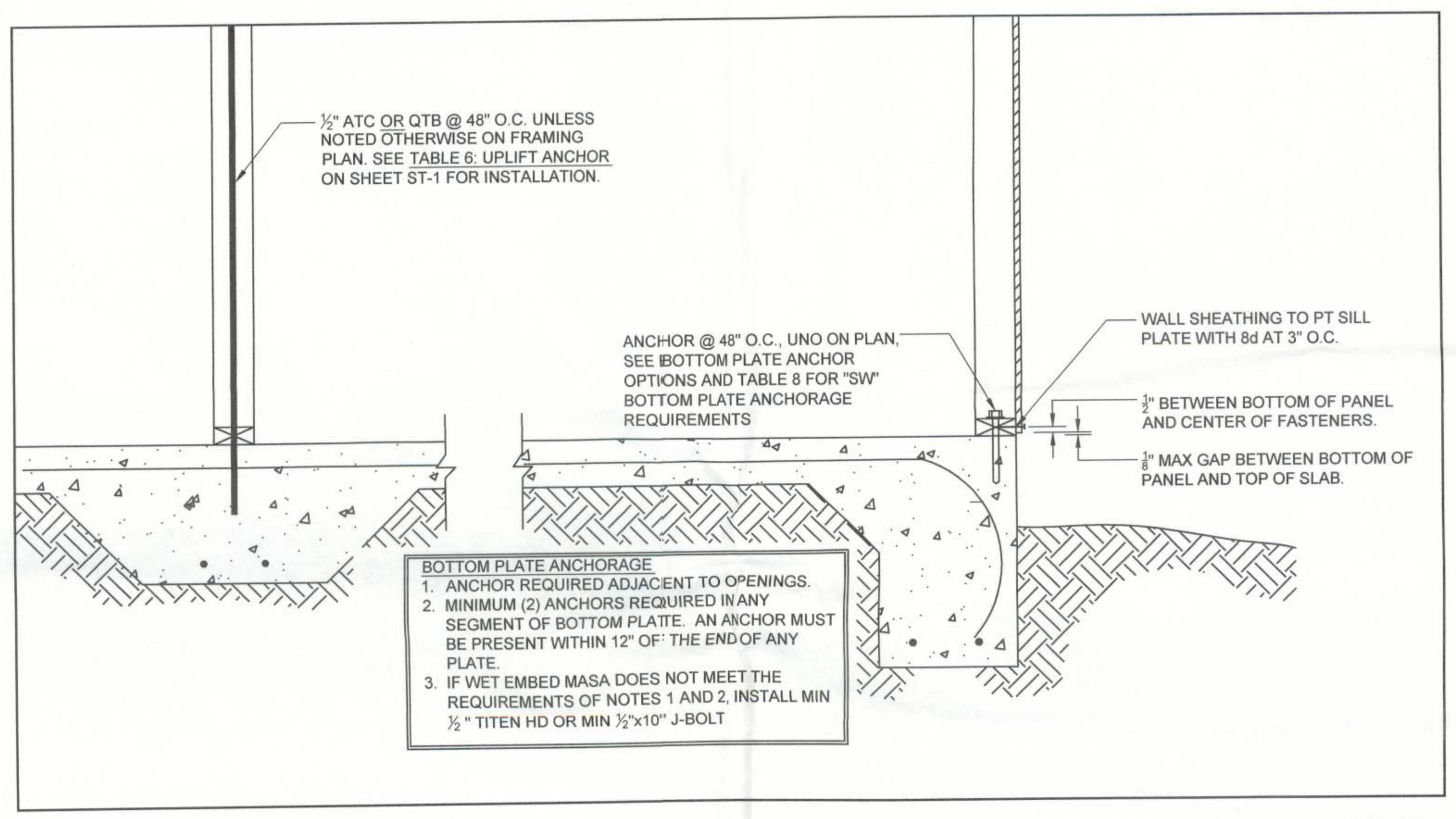
STRUCTURAL ENGINEERING

DEREK B. MUNDAY No 71457 STATE OF FLORIDA PROFESSIONAL ENGINEER

P.E. 71457
08-30-2013

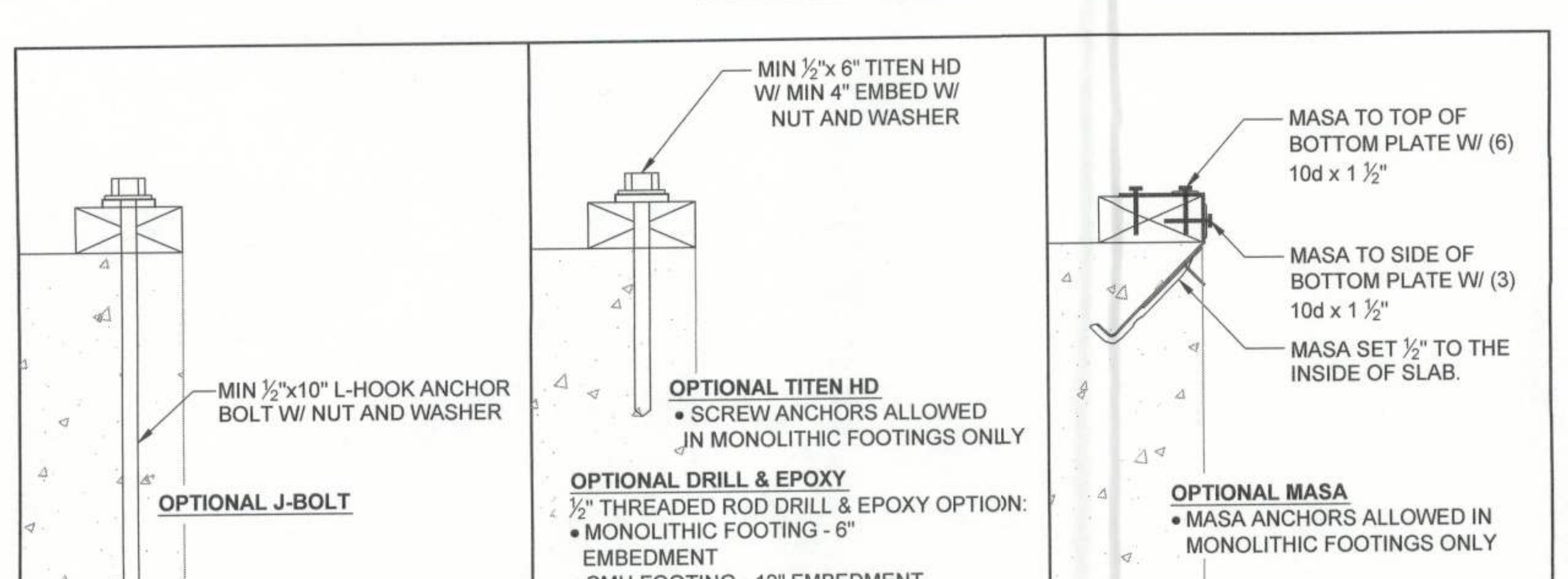


WALL SECTION AT ROOF (COMMON HEEL CONDITION)

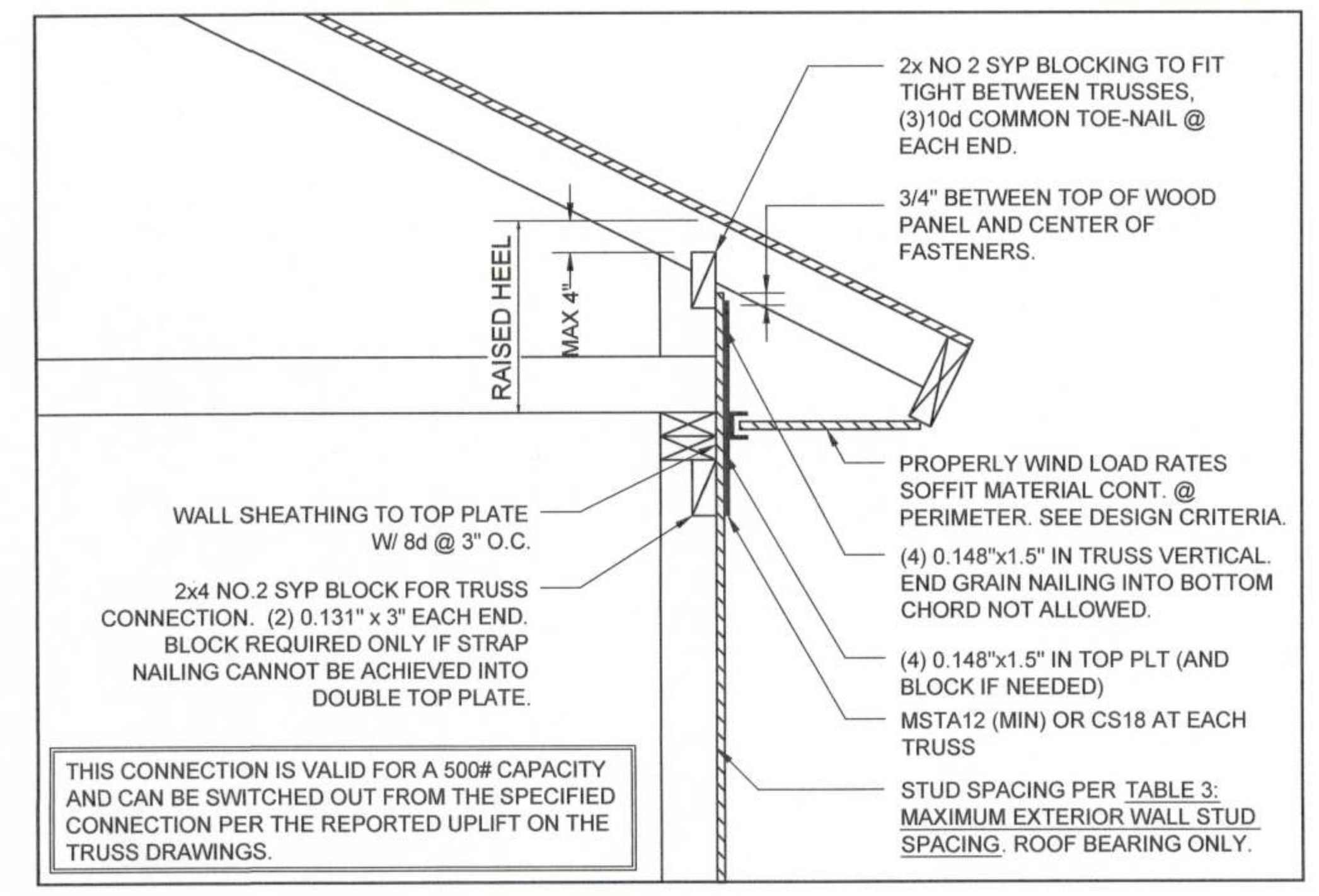


WALL SECTION AT FOUNDATION

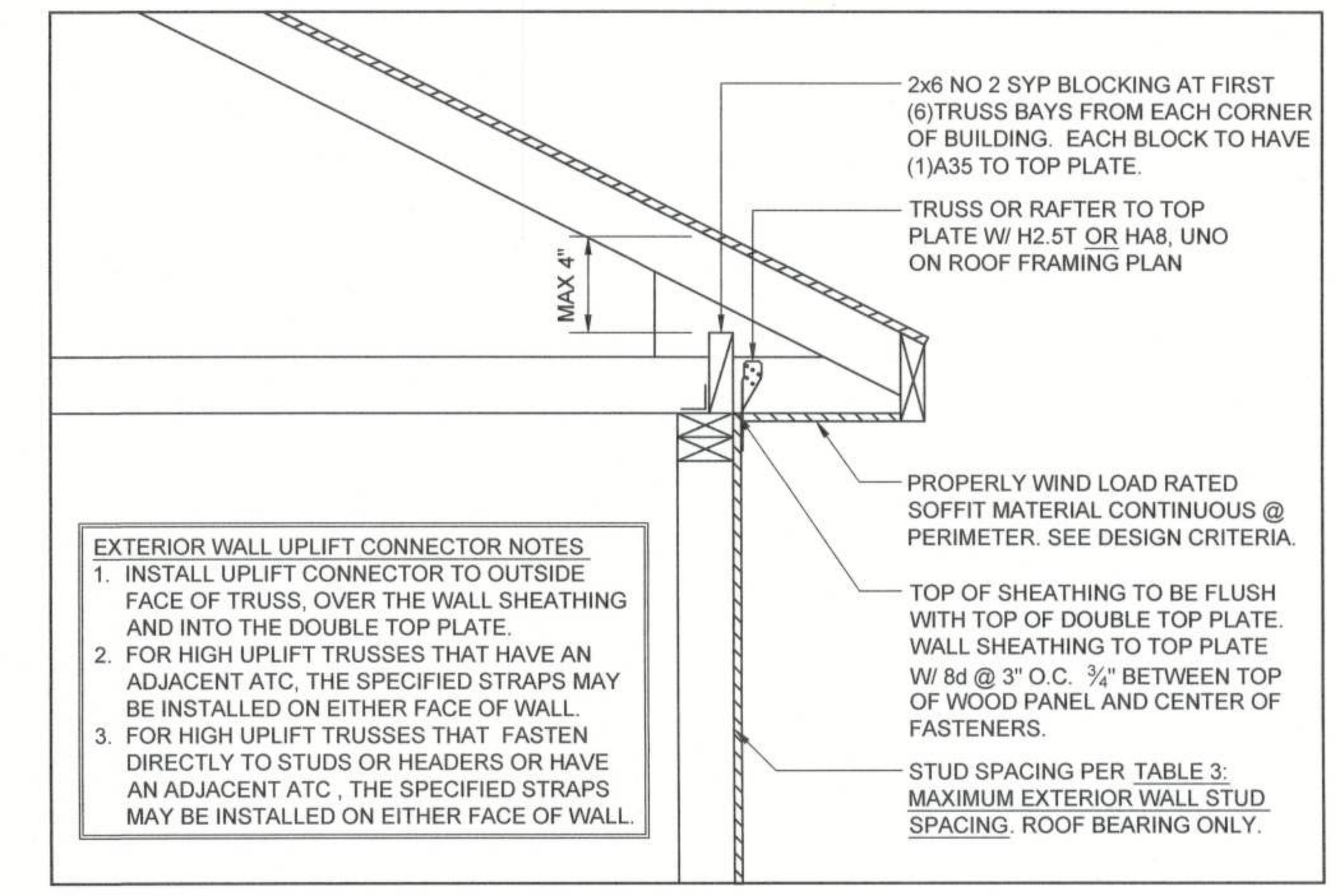
TYPICAL WALL SECTIONS



BOTTOM PLATE ANCHOR OPTIONS



WALL SECTION AT ROOF (RAISED HEEL CONDITION)

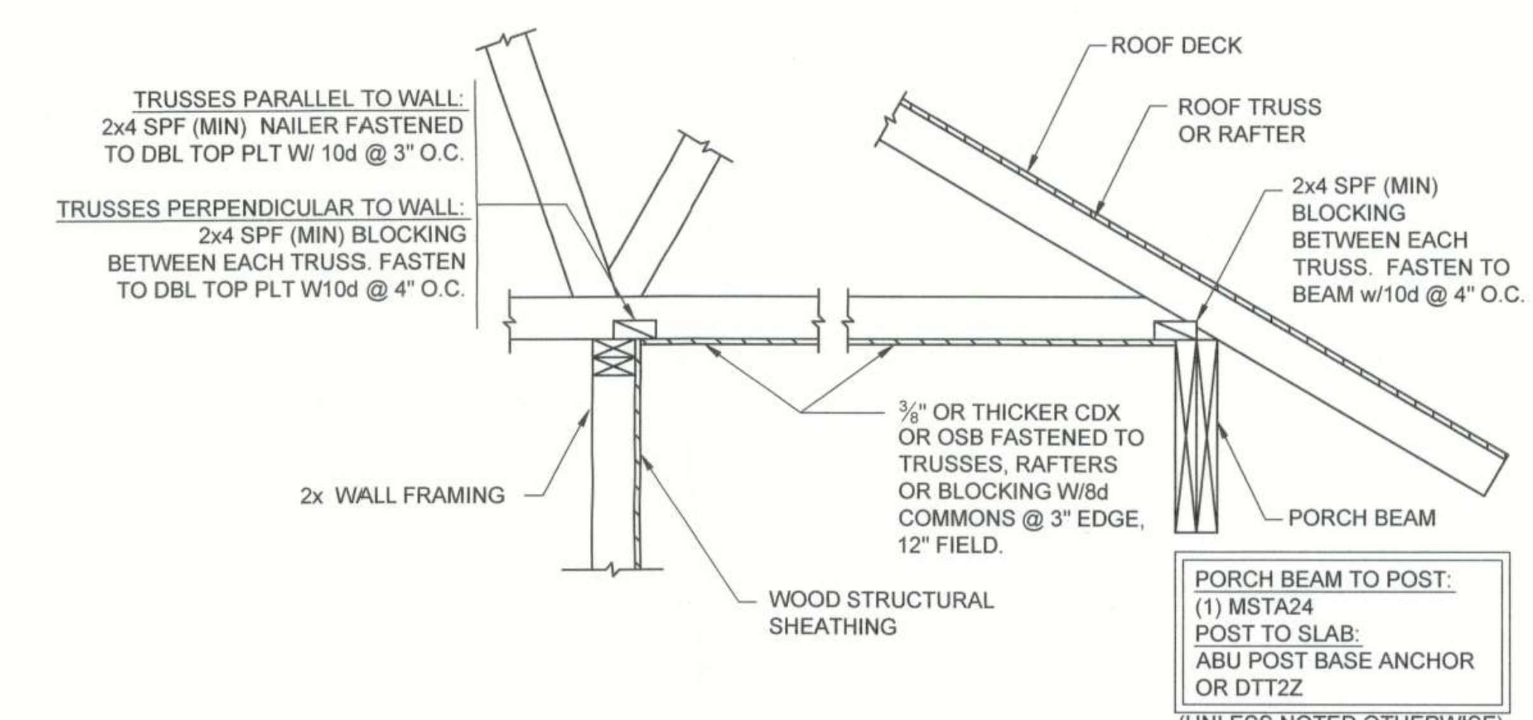


WALL SECTION AT ROOF (CANTILEVER CONDITION)

ALTERNATE WALL SECTIONS

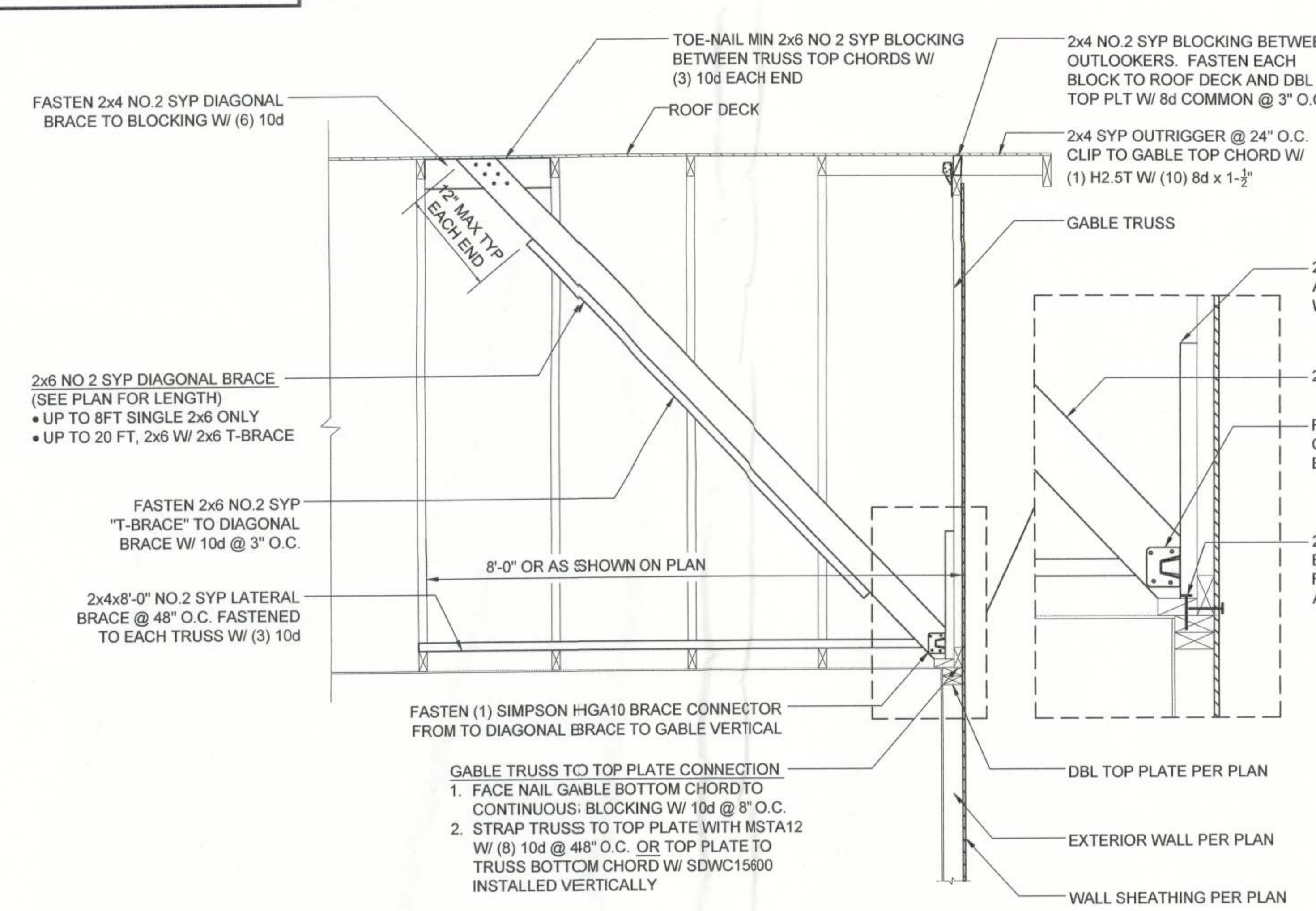
GENERAL NOTES APPLICABLE TO ALL:

1. ALL TOP PLATES ARE TO BE BUILT WITH (2)2x_ NO 2 SYP FASTENED W/(2) ROWS 10d @ 8" O.C. STAGGERED (UNO). MINIMUM 48" LAP W/ MINIMUM (20)10d IN LAP. ADJUST TYPICAL NAIL SPACING AS NEEDED.
2. ALL BOTTOM PLATES ARE TO BE 2x_ NO 2 SYP PT.
3. ALL INTERIOR LOAD BEARING WALL STUDS ARE TO BE MINIMUM 2X4 NO 2 SPF AT 16" O.C. UNLESS NOTED OTHERWISE ON FRAMING PLAN.
4. FOR EXTERIOR WALL STUD SIZE AND SPACING, REFER TO TABLE 3: MINIMUM EXTERIOR WALL STUD SIZES ON SHEET ST-1.
5. FOR SHEATHING SIZE AND FASTENING REFER TO TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS ON SHEET ST-1.
6. FOUNDATION INFORMATION ON THIS PAGE IS FOR GRAPHICAL DEPICTION ONLY. REFER TO FOUNDATION PLAN AND SECTIONS FOR FOUNDATION INFORMATION.
7. WALL SECTION AT FOUNDATION AND WALL SECTION AT ROOF ARE TYPICAL FOR ONE AND TWO STORY APPLICATIONS.



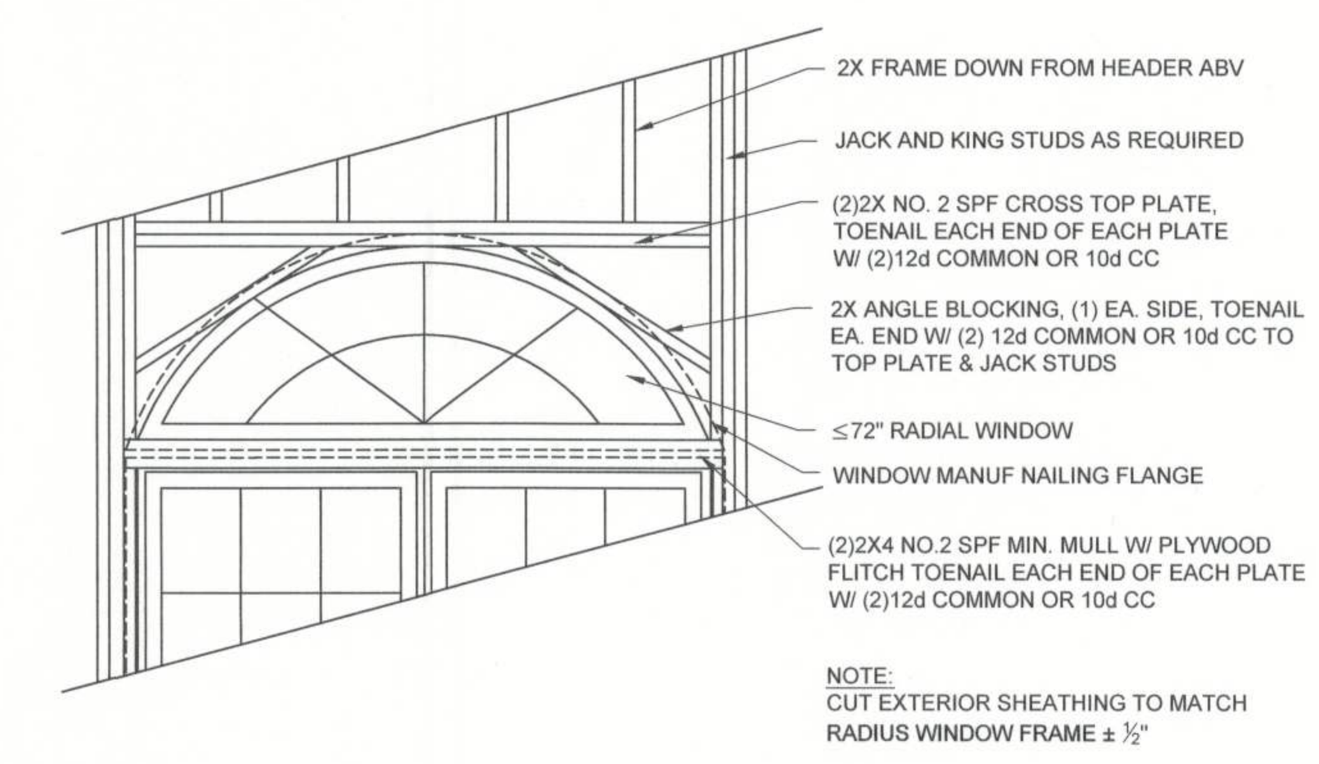
TYPICAL PORCH SHEATHING DETAIL

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



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" OR LESS OVERHANGS.
3) L OR T BRACE VERTICAL REINFORCEMENT PER TRUSS ENGINEERING NOT SHOWN FOR CLARITY.



WINDOW FRAMING - 72" OR LESS RADIAL W/ WOOD MULL

COMBINED USE PANEL (CUP) ENGINEERING

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SHEET NO.:	ST-5
	TYPICAL WALL SECTION
JOB NO.:	AT1882
SUBDIVISION:	Canyon Creek Air Park
LOT NO.:	28
FLOOR PLAN:	Kauffman Residence
DESIGNED:	DAE
REVIEWED:	DBM

REVISIONS	DATE

APEX TECHNOLOGY

DEREK B. MURRAY LICENSE No 71457 STRUCTURAL ENGINEERING STATE OF FLORIDA PROFESSIONAL ENGINEER

Derek B. Murray, P.E.
P.E. No. 71457
08-30-2013