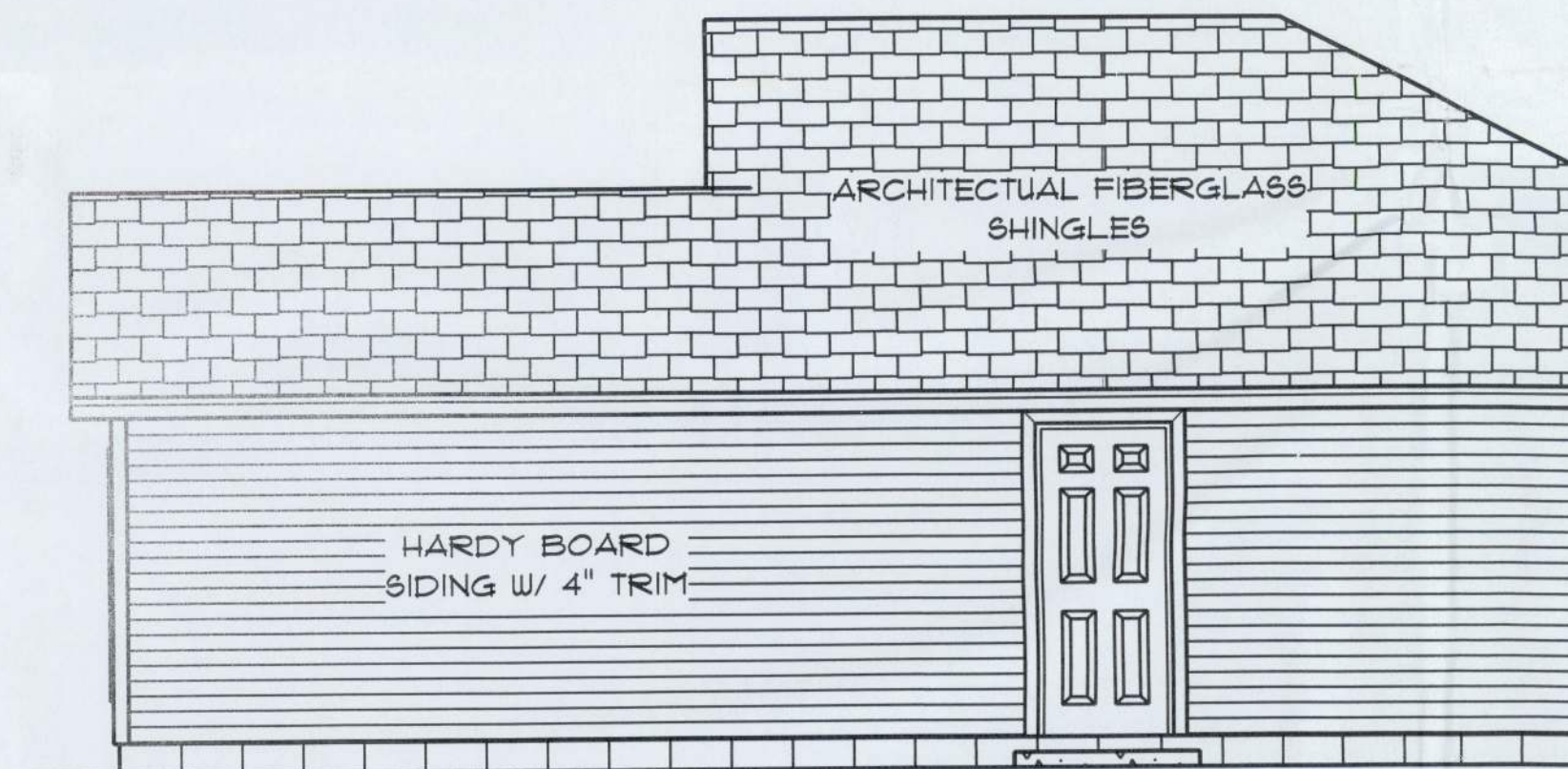


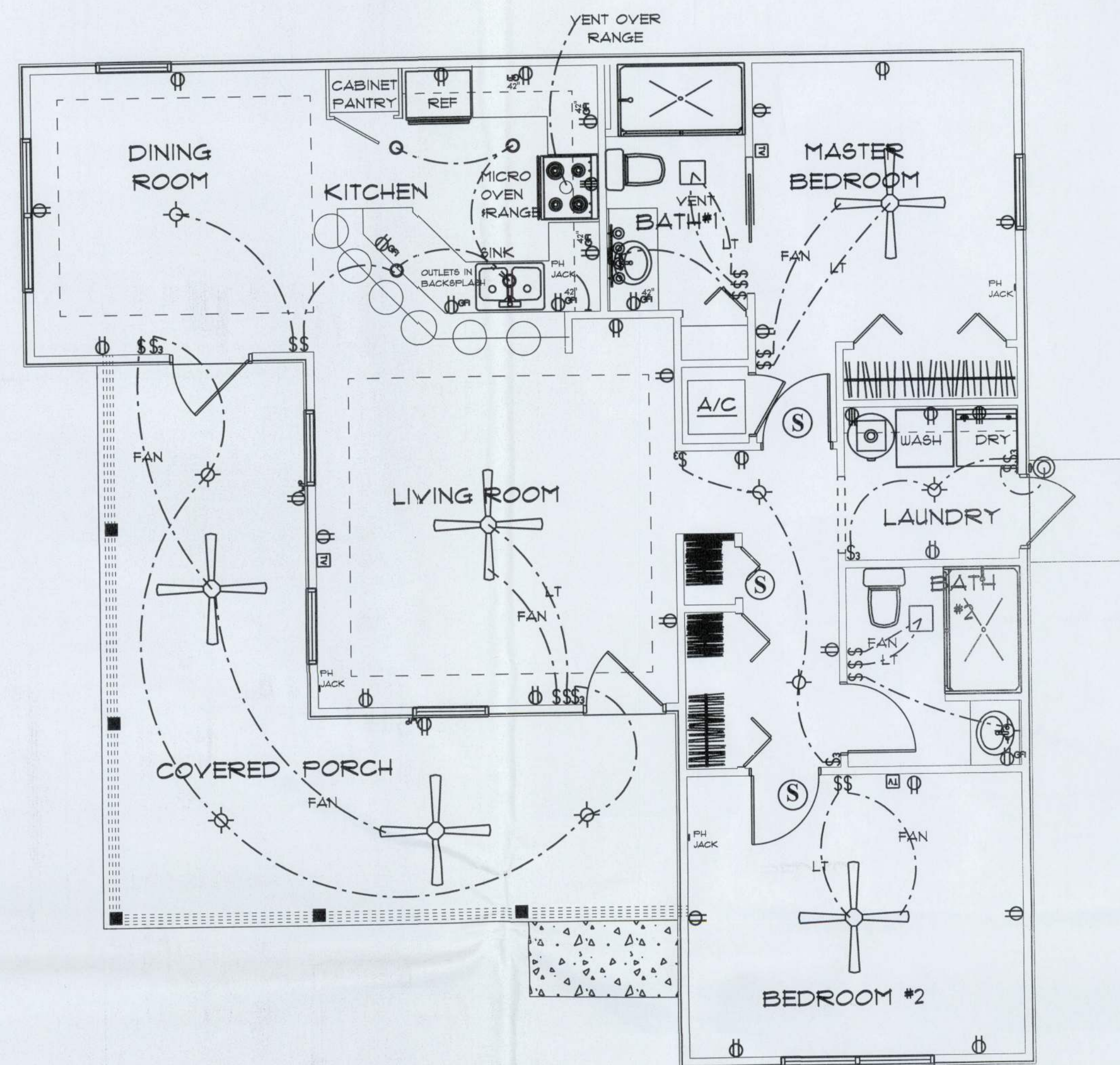
* REAR ELEVATION *

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



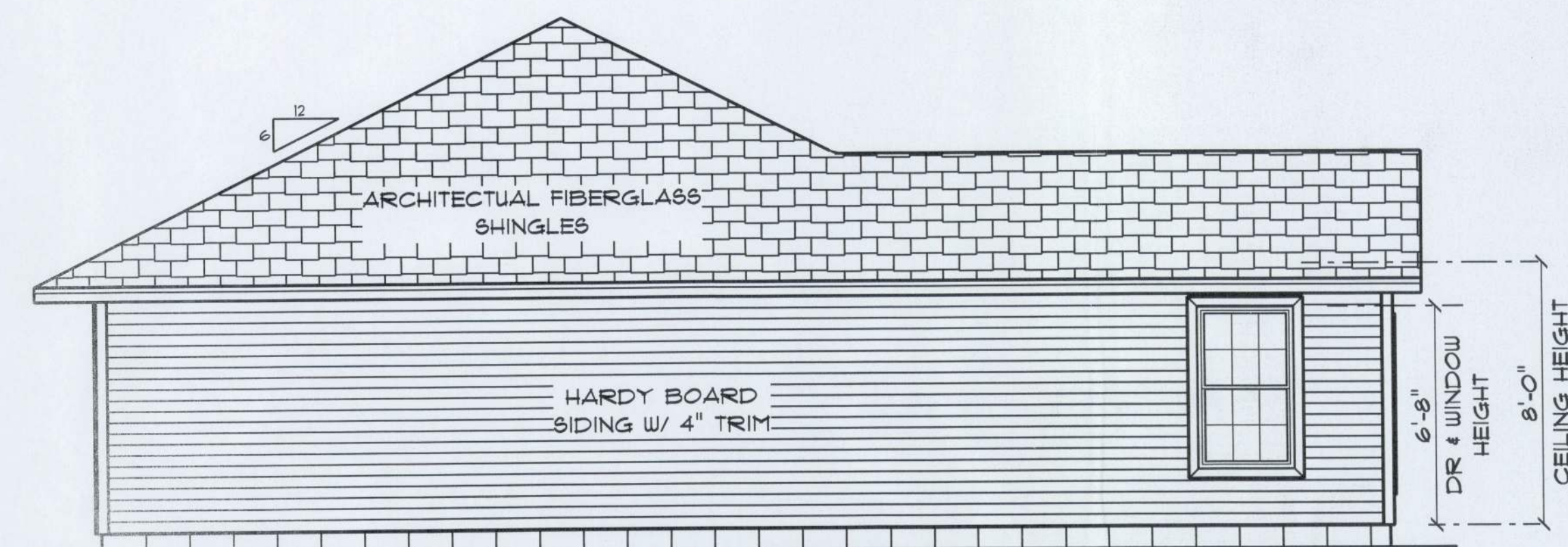
* RIGHT SIDE ELEVATION *

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



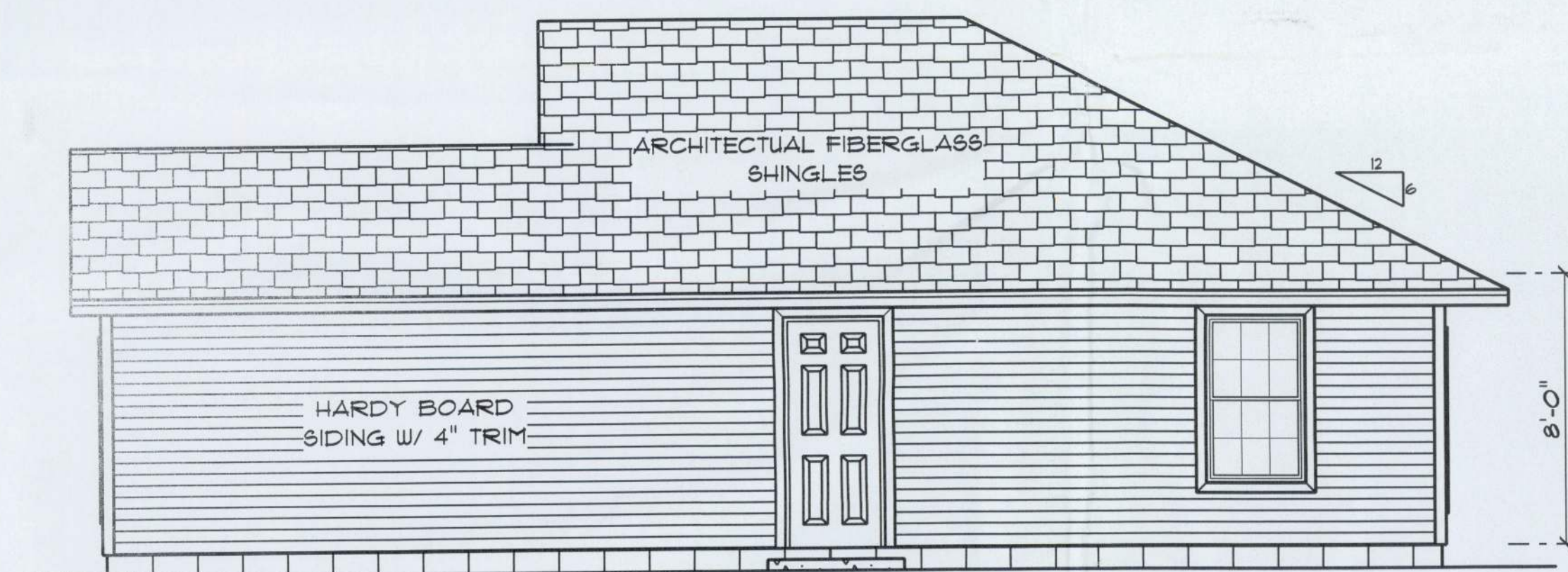
* ELECTRICAL PLAN *

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



* REAR ELEVATION *

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



* RIGHT SIDE ELEVATION *

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

PROPOSED
RESIDENCE
for
DAVID & DONNA
HUTCHISON

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PRINTED DATE:
Thursday, March 20, 2014

DRAWN BY: Teresa M. Ruffo CHECKED BY:

BUILDING CONTRACTOR:
ZECHER CONSTRUCTION

FINALS DATE:
March 15, 2014

JOB NUMBER:

DRAWING NUMBER

A1

OF 2 SHEETS

DESIGN CRITERIA AND LOADS

Building Code 2010 Florida Building and Residential Codes Code for Design Loads ANSI/ASCE 7-10	
ROOF LOADING ¹	C _s = 1.25
TOP CHORD LIVE LOAD.....	20 PSF
TOP CHORD DEAD LOAD.....	7 PSF
BOTTOM CHORD LIVE LOAD.....	20 PSF (PER FRC)
ATTICS WITH LIMITED STORAGE.....	10 PSF
ATTICS WITHOUT STORAGE.....	(NON-CONCURRENT)
BOTTOM CHORD DEAD LOAD.....	5 PSF
WIND LOADING.....	
ASCE 7-10, 3S GUST.....	C _s = 1.60
BASIC WIND SPEED.....	120 MPH
EXPOSURE CATEGORY.....	B
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		ZONE DESIGNATION	
EFFECTIVE WIND AREA		IZ - Interior Zone (psf)	EZ - End Zone (psf)
0 - 20 ft ²	+15.80 -17.14	+15.80	-21.16
21 - 50 ft ²	+15.04 -16.38	+15.04	-19.64
51 - 100 ft ²	+14.13 -15.47	+14.13	-17.81
101 - 200 ft ²	+13.43 -14.77	+13.43	-16.41
VINYL SOFFIT MAX PRESSURE (psf)		+15.09	-19.74
GARAGE DOOR PRESSURE		SEE FRAMING PLAN	

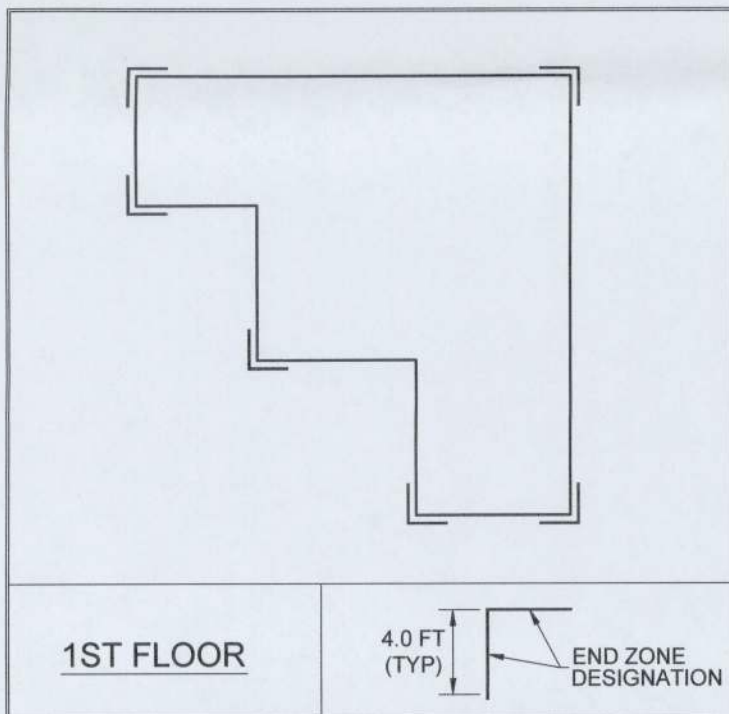


TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS

TYPICAL EXTERIOR WALL SHEATHING (NOTES 1, 2)	ALL WALLS	OSB OR PLYWOOD PANEL EDGES REQUIRED TO LAP BOTTOM PLATE 1 1/2" AND TOP MEMBER OF TOP PLATE. EDGE NAILING SHALL HAVE 1" EDGE DISTANCE FROM EDGE OF PANEL.
		MIN 7/8" 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.
ROOF/CEILING SHEATHING (NOTES 1, 2)	FLEXIBLE VENEER - HARDI LAP & BRICK VENEER	MIN 1/2" 32/16 SPAN RATED OSB OR PLYWOOD INSTALLED VERTICALLY OR 7/8" 24/16 SPAN RATED 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.
	BRITTLE VENEER STUCCO	MIN 1/2" 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.
TILE ROOF (NOTE 6)	SHINGLE ROOF	MIN 7/8" 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)	2 3/4" 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 7/8" 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 1/2" 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 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 SQUEAKING, 8d RING SHANK NAILS OR 8d SCREW NAILS ARE RECOMMENDED.
6. 1/2" PLYWOOD IS A WARRANTY LIMITATION COMMON TO TILE MANUFACTURER'S MINIMUM RECOMMENDATIONS. SHOULD WARRANTY AND INSTALLATION REQUIREMENTS ALLOW, 1/2" APA RATED OSB OR EQUAL MAY BE USED TO SUPPORT TILE ROOF.

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

BEARING CONDITION & STUD TYPE	BRITTLE FINISH-1/240 WALL HEIGHT					FLEXIBLE FINISH-1/20 WALL HEIGHT				
	8 FT	9 FT	10 FT	11 FT	12 FT	8 FT	9 FT	10 FT	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)x4 NO.2 SPF, 2x6 NO.2 SPF, 2x6 SPF STUD, 2x6 NO.2 SPF	16	16	16	16	16	24	24	24	24	24

- 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

	DIAMETER	LENGTH
8d COMMON	0.131"	2-3/4"
8d RINGSHANK	0.113"	2-3/4"
10d x 1-1/2"	0.148"	1-1/2"
10d	0.131"	3"
10d COMMON	0.148"	3"
12d COMMON	0.148"	3-1/2"
16d SINKER	0.148"	3-1/2"
16d COMMON	0.162"	3-1/2"

- 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 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 1/2" THICK WASHER AT TOP PLATE	4" / 8"	2,050 LB.	1 3/4"	SIMPSON ACRYLIC-TIE ADHESIVE	
	1/2" ATC (ALL THREAD CONNECTION) 1/2" DIA ALL THREADED ROD W/ 3" SQUARE x 1/2" THICK WASHER AT TOP PLATE	6" / 12"	3,200 LB.	1 3/4"	SIMPSON ACRYLIC-TIE ADHESIVE	
	ONE STORY	QTB (QUICK TIE BLUE) (NOTE 7) 5/8" WIRE ROPE - 3" STEEL STUD	4" / 4"	1,527 LB.	1 3/4"	EPCON G5 HIGH STRENGTH EPOXY
	TWO STORY	2 1/2" x 2 1/2" x 3/4" WASHER @ TOP PLT				
	ONE STORY	QTG (QUICK TIE GREEN) 3/4" WIRE ROPE - 3" STEEL STUD	4" / 4"	2,839 LB.	2 1/4"	EPCON G5 HIGH STRENGTH EPOXY
	TWO STORY	3" x 3" x 3/4" WASHER @ TOP PLT				
	ONE STORY	QTO (QUICK TIE ORANGE) 5/8" WIRE ROPE - 3" STEEL STUD	6" / 6"	4,455 LB.	3"	EPCON G5 HIGH STRENGTH EPOXY
	TWO STORY	3" x 3" x 1/2" WASHER @ TOP PLT				

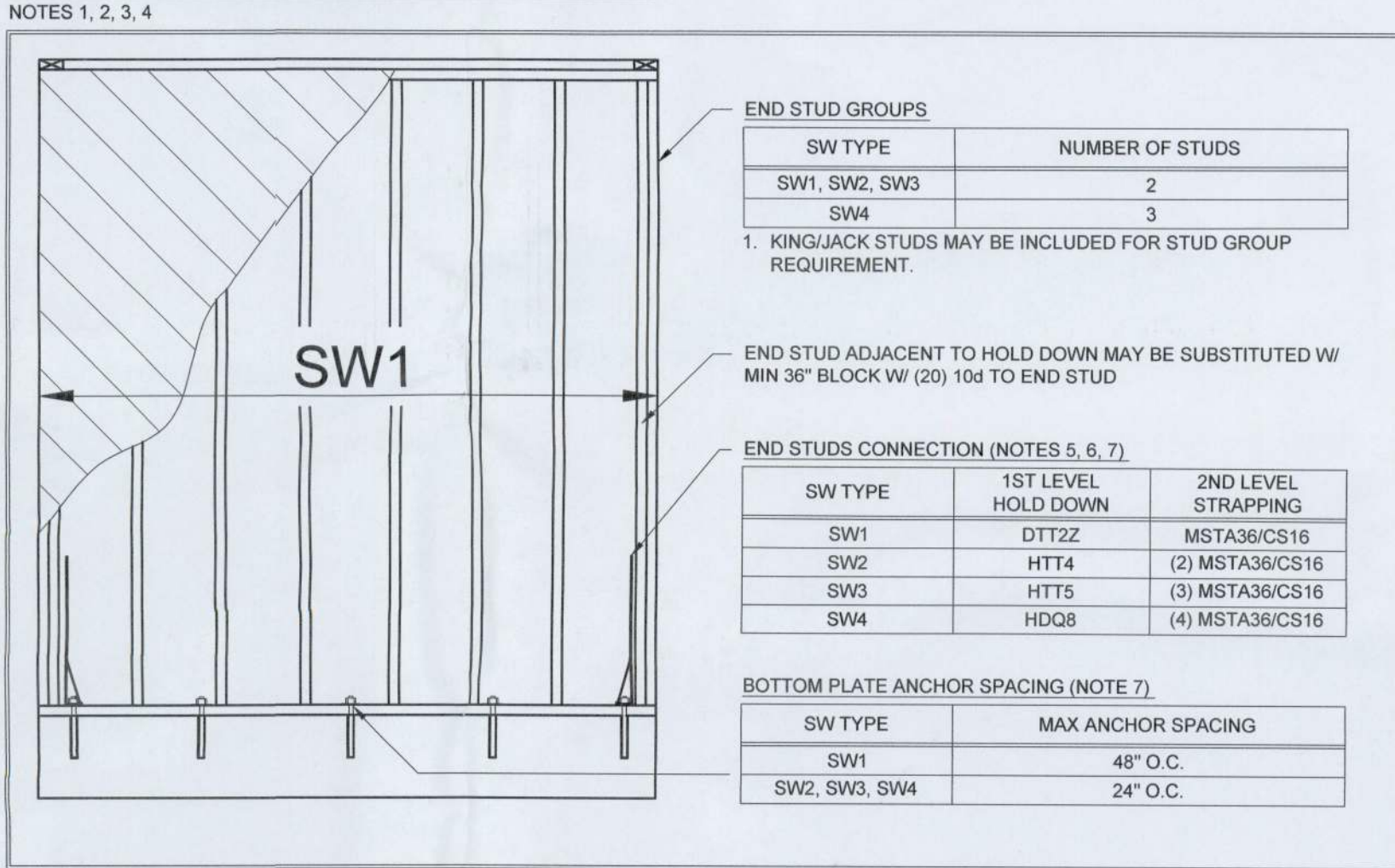
- NOTES:
1. ONE ALL THREAD CONNECTION (ATC) IS COMPOSED OF 36ksi ALL-TREAD THAT RUNS THE FULL VERTICAL HEIGHT OF THE WALL, PENETRATING BOTH THE TOP AND BOTTOM PLATES, AND GROUTED WITH SIMPSON ACRYLIC-TIE ADHESIVE IN MASONRY OR CONCRETE. THE ALL-THREAD MAY BE SPLICED WITH A COUPLER THREADED ONTO THE ALL-THREAD A MINIMUM DISTANCE OF 1/2" AT EACH END OF THE COUPLER. THE COUPLER SHALL BE RATED FOR ALLOWABLE TENSION OF 2,050 LB. FOR 3/8" RODS (3,200 LB. FOR 1/2" RODS). THE ALL-THREAD SHALL BE INSTALLED PLUMB WITH THE MAXIMUM DEVIATION FROM VERTICAL OF 1/8" HORIZONTAL PER FOOT VERTICAL.
2. WASHER AND NUT REQUIRED AT THE BOTTOM PLATE FOR ATCS LOCATED IN EXTERIOR WALLS ADJACENT TO OPENINGS AND AT WALL ENDS WHICH TERMINATE AT CORNERS.
3. THE HEX NUT ABOVE THE TOP PLATE SHALL BE TIGHTENED TO APPROXIMATELY 30 ft-lbs OF TORQUE. CHANGES IN MOISTURE CONTENT AND THE RELATED 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

DTT2Z (NOTES 2, 3)	(8) 1/2" x 1 1/2" SDS SCREWS IN STUD 3/8" Ø x 4 1/2" EMBED EPOXY OR SCREW ANCHOR	CS18	(9) 10d COMMON EACH END OF STRAP
HTT4 (NOTES 2, 3)	(18) 0.162" x 2 1/2" IN STUD/BEAM/TRUSS, 3/8" Ø x 6" EMBED ANCHOR IN CONCRETE (NOTE 1)	MTS12	(7) 10d x 1 1/2" EACH END
HTT5 (NOTES 2, 3)	(26) 0.162" x 2 1/2" IN STUD/BEAM/TRUSS, 3/8" Ø x 6" EMBED ANCHOR IN CONCRETE (NOTE 1)	MSTA24/MS24	(9) 10d COMMON EACH END
HDQ8-SDS3	(20) SDS 3/4" x 3" SCREWS IN STUD GROUP 7/8" DIA x 12" EMBED ANCHOR IN CONCRETE	MSTA36/MS36	(13) 10d COMMON EACH END
STHD14	(38) 16d SINKERS INTO STUDS (WET EMBED)	HTS20	(11) 10d x 1 1/2" IN TRUSS/RAFTER (11) 10d x 1 1/2" IN STUD
LTT20B (NOTE 2)	(10) 10d x 1 1/2" IN STUDS 1/2" x 6" EMBED EPOXY OR SCREW ANCHOR	H2.5T/HA8	(5) 8d x 1 1/2" IN TRUSS (5) 10d x 1 1/2" IN TOP PLATE
ABU44	(12) 16d COMMON & 3/8" x 7" DRILL & EPOXY	H8	(5) 10d x 1 1/2" IN TRUSS (5) 10d x 1 1/2" IN PLATE
ABU66	(12) 16d COMMON & 3/8" x 7" DRILL & EPOXY (12" EMBED AT GARAGE DOOR RETURNS)	TSP	(9) 10d x 1 1/2" IN STUD (9) 10d x 1 1/2" IN PLATE
HU48, HUC48, HUB2-8, HUC2B-2	(14) 16d COMMON IN HEADER (6) 10d COMMON IN BEAM	SPH4 / SPH6	(12) 10d x 1 1/2" IN STUD
HU410, HUC410, HUB10-2, 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 1/2" x 1 1/2" SCREWS IN TRUSS/RAFTER (4) SDS 3/4" x 3" SCREWS IN TOP PLATE	QGT (NOTE 2)	(18) 10d x 1 1/2" IN TRUSS W/ QUICK TIE UPLIFT ANCHOR TO SLAB AS SPECIFIED ON PLAN
LGT3	(26) 16d SINKER IN WALL FRAMING (12) SDS 1/2" x 2 1/2" IN TRUSS	QGT2 (NOTE 2)	(30) 10d x 1 1/2" 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 1/2"x12" TITEN HD IS AN ACCEPTABLE ALTERNATIVE ANCHOR IN ALL CASES EXCEPT GARAGE RETURN HOLDDOWNS.
2. REFER TO FRAMING NOTES THIS SHEET FOR ACRYLIC-TIE INSTALLATION SPECIFICATIONS.
3. QUICK-TIE SUBSTITUTION (INSTALLED W/ EPCON G5 HIGH STRENGTH EPOXY):
• QTB = 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 1/2" LONG, WITH EQUIVALENT DIAMETER TO COMMON NAILS SPECIFIED ABOVE MAY BE USED FOR ABU POST BASE ANCHORS, CS18, AND MST4 PLAT STRAPS.

TABLE 8: SPECIFIED SHEARWALLS



- NOTES:
1. THE EXTERIOR WALLS ARE FULLY SHEATHED WITH OSB OR PLYWOOD. ALL TYPICAL EXTERIOR WALLS ARE SHEAR WALLS AND ARE PART OF THE BUILDING'S MAIN WIND FORCE RESISTING SYSTEM. ADDITIONAL FRAMING AND HOLD-DOWNS ARE REQUIRED ONLY AS NOTED ON THE PLAN OR IF WALL SEGMENT IS IDENTIFIED AS SW1, SW2, SW3, SW4, OR SWB ON THE PLAN.
2. ALL SW SHEATHING TO BE FASTENED TO FRAMING PER TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS.
3. SHEARWALLS INDICATED ON PLAN WITH WINDOW AND DOOR OPENINGS WITHIN THE SHEARWALL REQUIRE STUD GROUP AND HOLD DOWNS ONLY AT EXTREME END OF DESIGNATED WALL OR PORTION THEREOF AS NOTED ON DETAIL SHEET.
4. SWB - SEE "SWB-SPECIAL SHEAR WALL DETAIL", LOCATED ON THE STRUCTURAL PLAN.
5. 2ND LEVEL SWB'S - END STUDS OF SHEAR WALL TO BE ANCHORED PER ONE OF THE FOLLOWING:
• HOLD DOWN WITH FULL-HEIGHT 1/2" 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 SWB'S WITH A COMMON CORNER REQUIRE (1) HOLDDOWN, WHICH IS TO BE LARGEST OF THE TWO HOLDDOWNS SPECIFIED, UNO.
7. ACCEPTABLE BOTTOM PLATE ANCHORS INCLUDE: 1/2" ATC, 1/2"x6" TITEN HD, 1/2" ALL THREAD ROD, 1/2"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 SLABON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf IN ACCORDANCE WITH FRC 2010 TABLE R401.4.11, 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 15x15' GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTACT EOR FOR ALTERNATIVE METHODS.
11. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. DO NOT DETERMINE FOOTING LOCATION FROM ARCHITECTURAL PLANS OR FRAMING PLAN, IF FOOTING SIZE OR LOCATION IS NOT DETERMINATE FROM USE OF FOUNDATION PLAN ALONE, CONTACT THE ENGINEER OF RECORD.

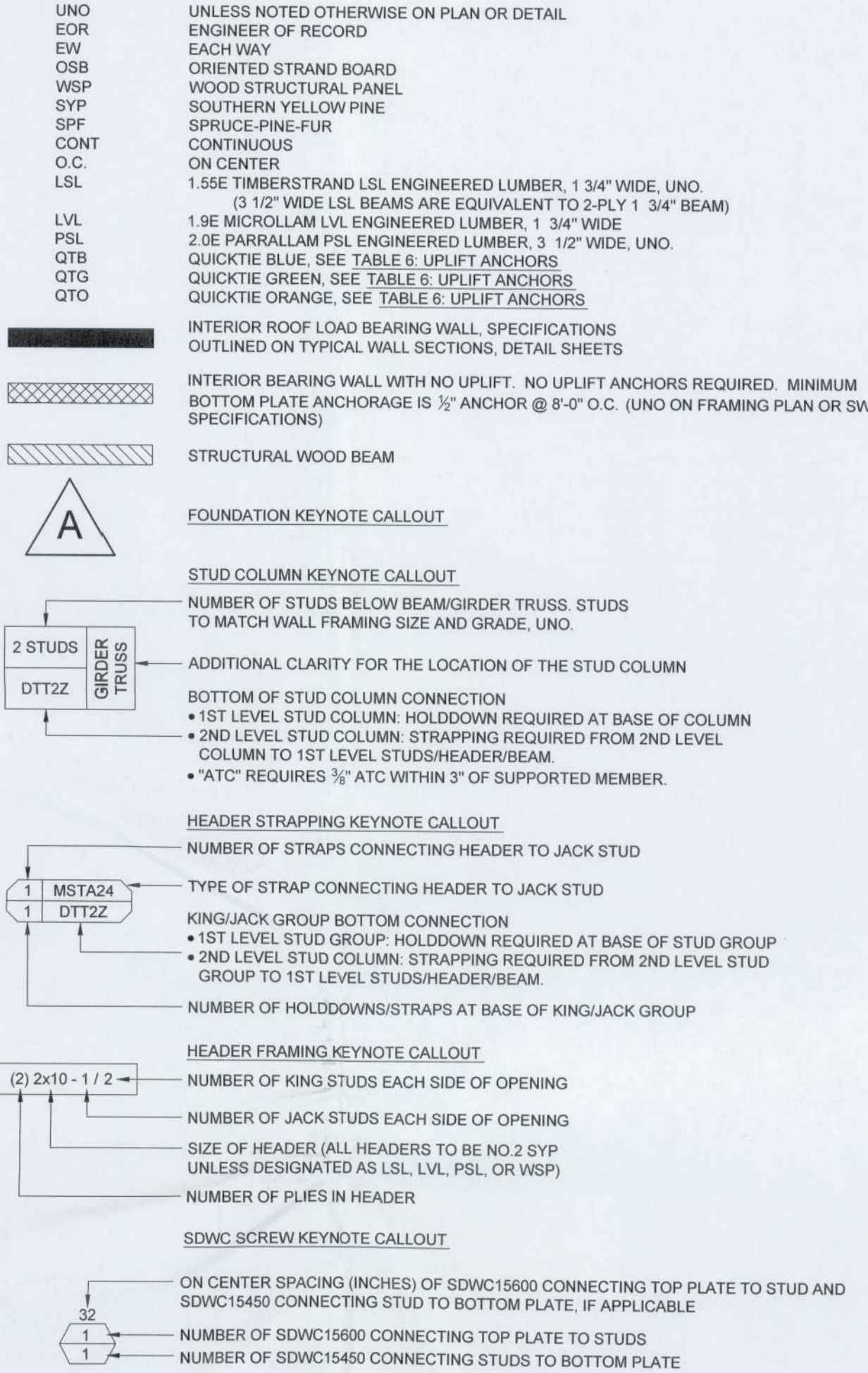
PRE-ENGINEERED TRUSSES & I-JOISTS

1. ROOF OR FLOOR TRUSSES FABRICATED TO ACHIEVE THE ROOF PLANS 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 ROOF PLANS DEPICTED ON THE ARCHITECTURAL PLANS SHALL BE DESIGNED AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION. SEE DESIGN CRITERIA, THIS SHEET.

SHEET INDEX

- ST-1.....STRUCTURAL SPECIFICATIONS
ST-2.....FOUNDATION PLAN
ST-3.....1ST LEVEL STRUCTURAL FRAMING PLAN
ST-4.....1ST LEVEL ROOF FRAMING PLAN
ST-5.....TYPICAL WALL SECTION & DETAIL SHEET

LEGEND



FRAMING NOTES

1. SIMPSON ACRYLIC-TIE ADHESIVE SHALL BE USED IN ALL DRILLED AND EPOKED CONNECTIONS TO CONCRETE. EPCON G5 HIGH STRENGTH EPOXY OR EQUIVALENT SHALL BE USED FOR ALL QUICKTIE TO SLAB CONNECTIONS. ANCHOR BOLT, THREADED ROD, OR DOWELED REINFORCING STEEL MAY BE EMBEDDED TO THE SPECIFIED DEPTH IN A HOLE 1/4" GREATER THAN THE DIAMETER OF THE ANCHOR. ADHESIVE MUST FILL THE HOLE IN THE CONCRETE AND WOOD BOTTOM PLATE. MANUFACTURER'S SPECIFICATIONS MUST BE FOLLOWED FOR PROPER INSTALLATION.
2. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY. UNO. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHER.
3. ALL METAL CONNECTORS SPECIFIED ON PLAN ARE IN ADDITION TO FRAMING FASTENER REQUIREMENTS LISTED IN FLORIDA BUILDING CODE TABLE 2304.91.
4. BEAMS IDENTIFIED BY NUMBER ON PLAN ARE TO BE PROVIDED BY TRUSS MANUFACTURER.
5. FASTEN ALL MULTI-PLY STUD COLUMNS AND CORNERS TOGETHER WITH (2) ROWS 10d COMMON @ 8" O.C. STAGGERED. UPPER LEVEL MULTI-PLY STUD GROUPS TO BE CONTINUOUS THROUGH FLOOR SYSTEM TO FOUNDATION.
6. FASTEN ALL STUDS TO BOTTOM AND TOP PLATES WITH (4) 8d TOE NAILS OR (2) 16d COMMON END NAILS.
7. FASTEN ALL TRUSSES AND RAFTERS TO TOP PLATES WITH (3) 8d TOE NAILS.
8. ALL MULTI-PLY TRUSS GIRDERS AND BEAMS TO HAVE SOLID STUD GROUP BELOW MATCHING GIRDER OR BEAM THICKNESS AND MATCHING WALL STUD SPECIFICATIONS AS NOTED ON STRUCTURAL PLAN, UNO.

HEADER FRAMING

1. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED.
2. WSP HEADERS ARE WOOD STRUCTURAL PANEL HEADERS AND HAVE THE FOLLOWING REQUIREMENTS:
• SHEATHING TO MATCH SPECIFICATION FOR EXTERIOR WALLS. SEE TABLE 2.
• ATTACH TO ALL FRAMING MEMBERS (KING STUD, TOP PLATE, HEADER SILL, CRIPPLES, ETC.) W/ 8d COMMON @ 3" 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)x4 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)x6 NO.2 SPF PLANK ORIENTED PLATE DIRECTLY ABOVE AND BELOW THE OPENING W/ (8) 12d COMMON TOE-NAILS AT EACH END.

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SHEET NO. ST-1

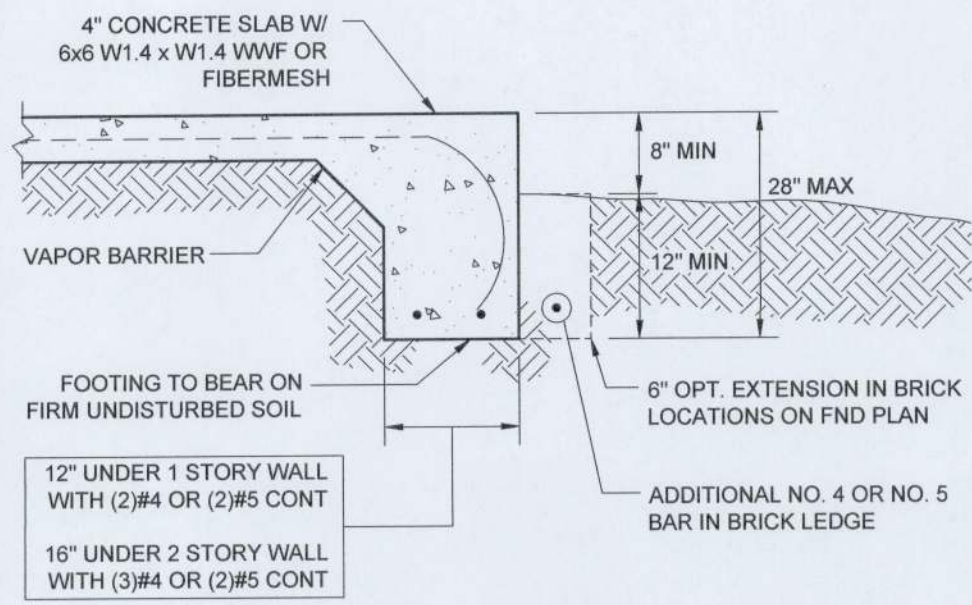
STRUCTURAL SPECIFICATIONS

JOB NO. BZ0938

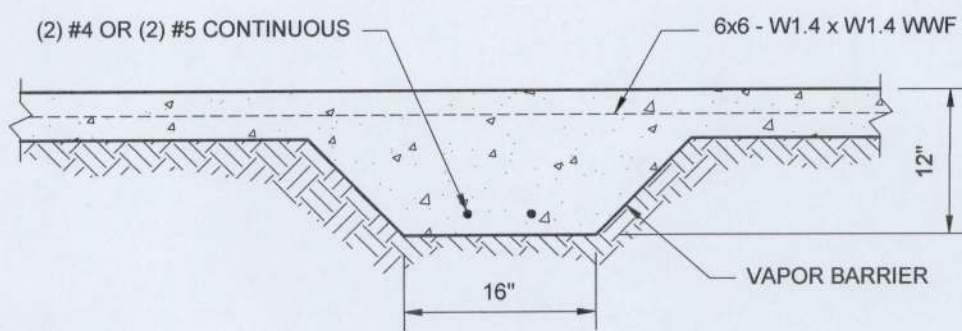
SUBDIVISION: Lake City, FL

LOT NO.:

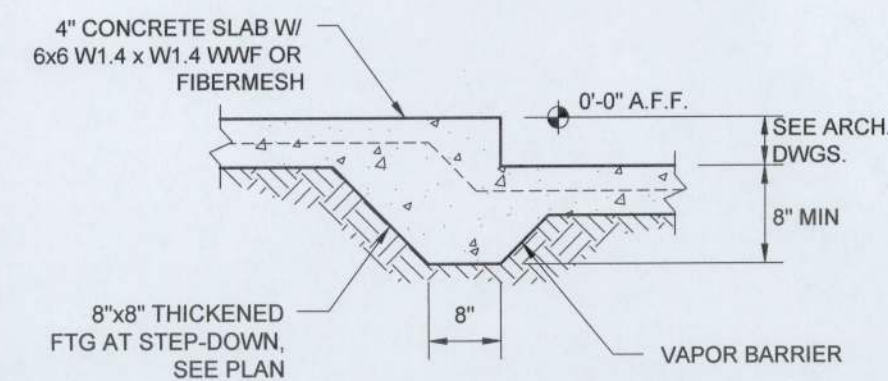
FLOOR PLAN: Hutchinsson Residence



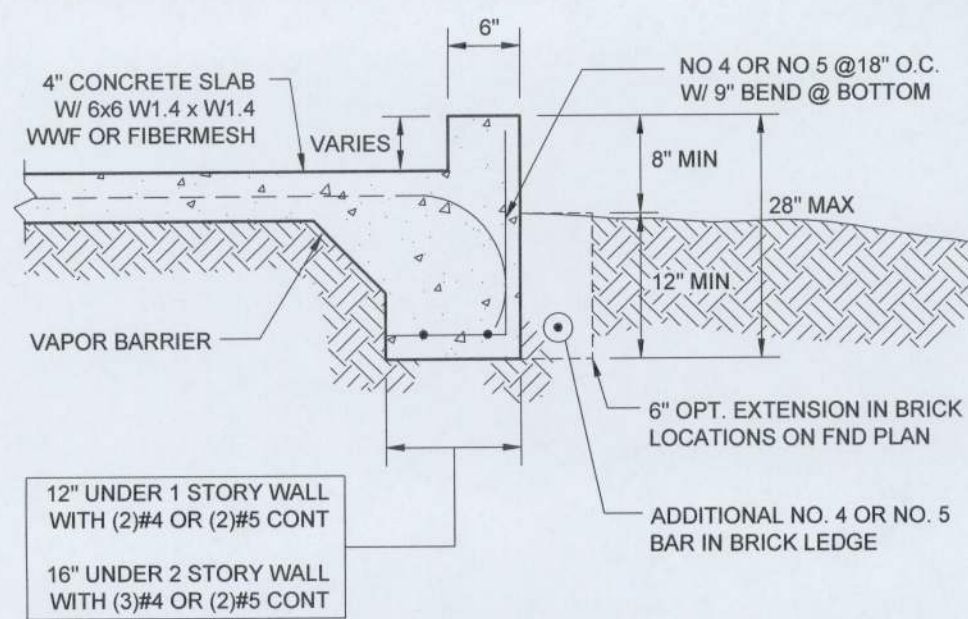
1 MONOLITHIC FOOTING SECTION
IF GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY, CONTRACTOR HAS TWO CHOICES:
1. PRIOR TO CONSTRUCTION, SEEK GUIDANCE OF EOR TO PREVENT EROSION OF SOIL.
2. USE STEMWALL FOOTING



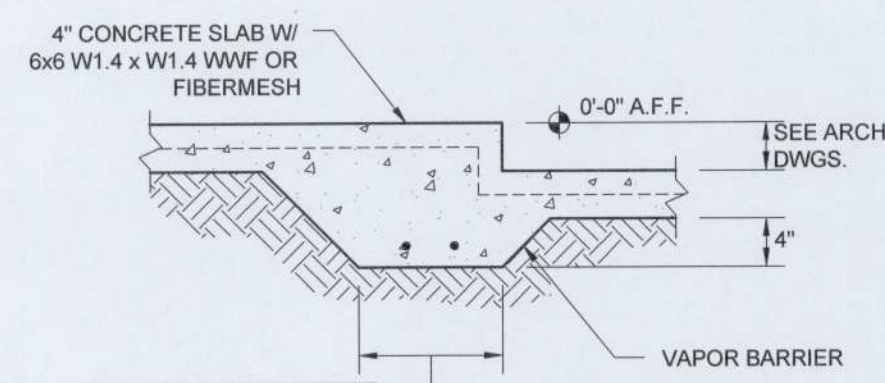
3 BEARING WALL FOOTING SECTION



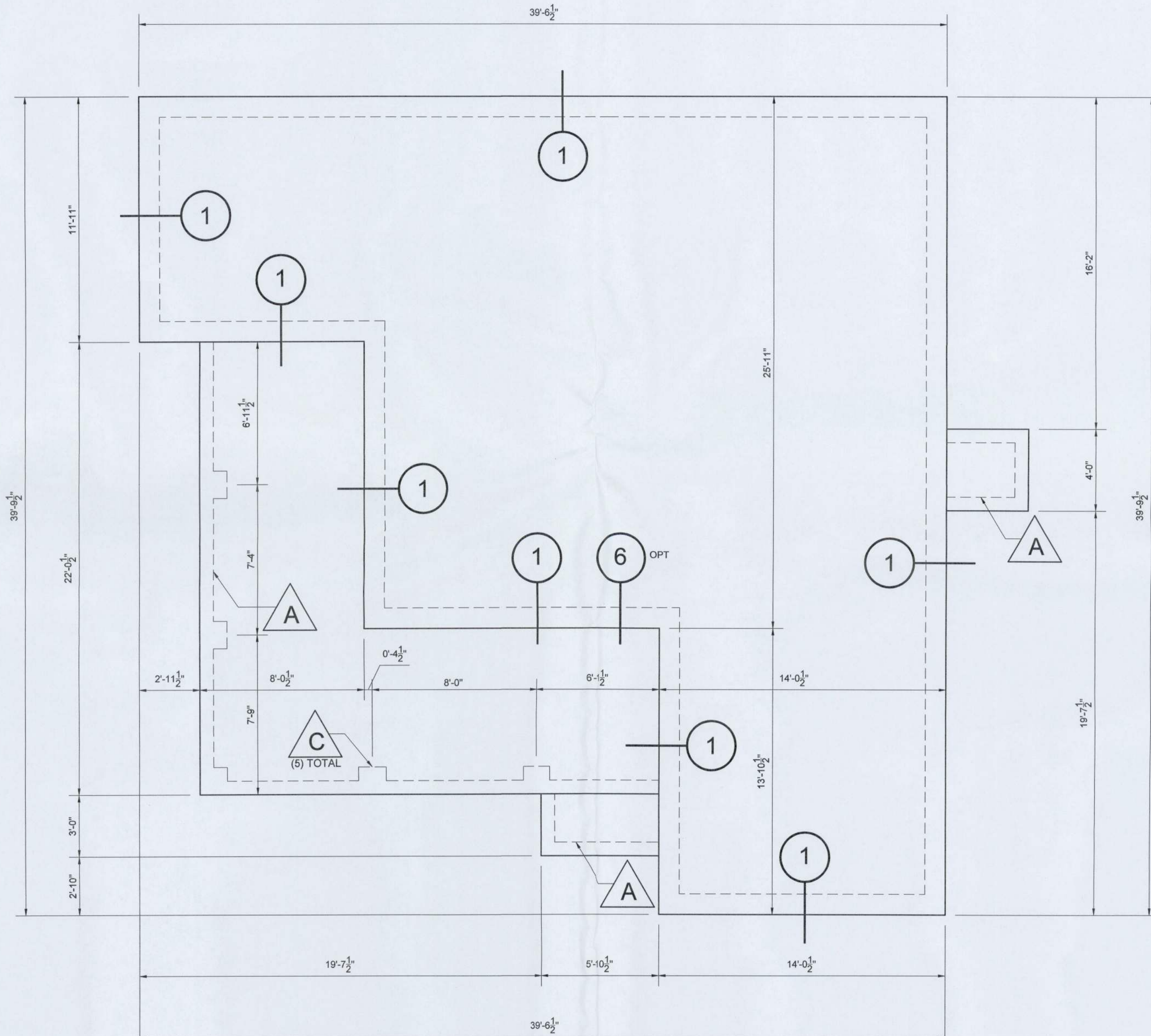
4 CURB STEP SECTION



5 GARAGE EXT WALL CURB SECTION



6 BEARING CURB STEP SECTION

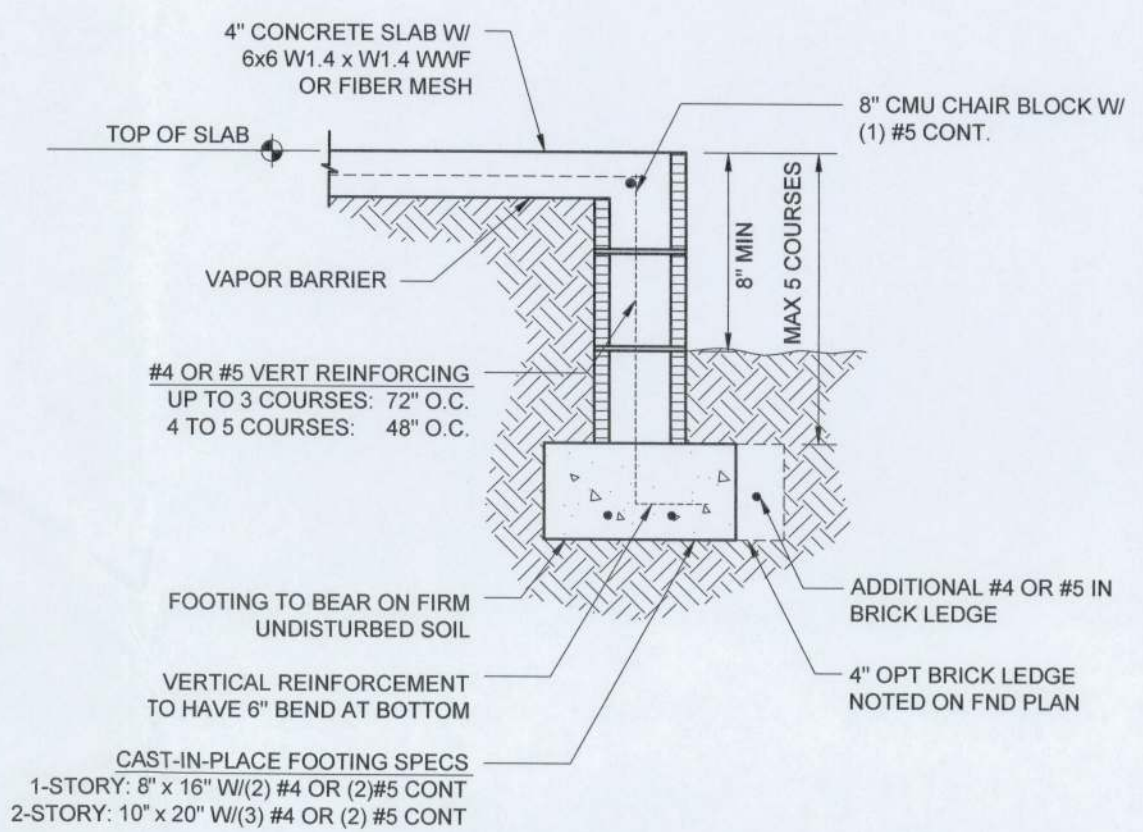


GENERAL FOUNDATION NOTES

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.

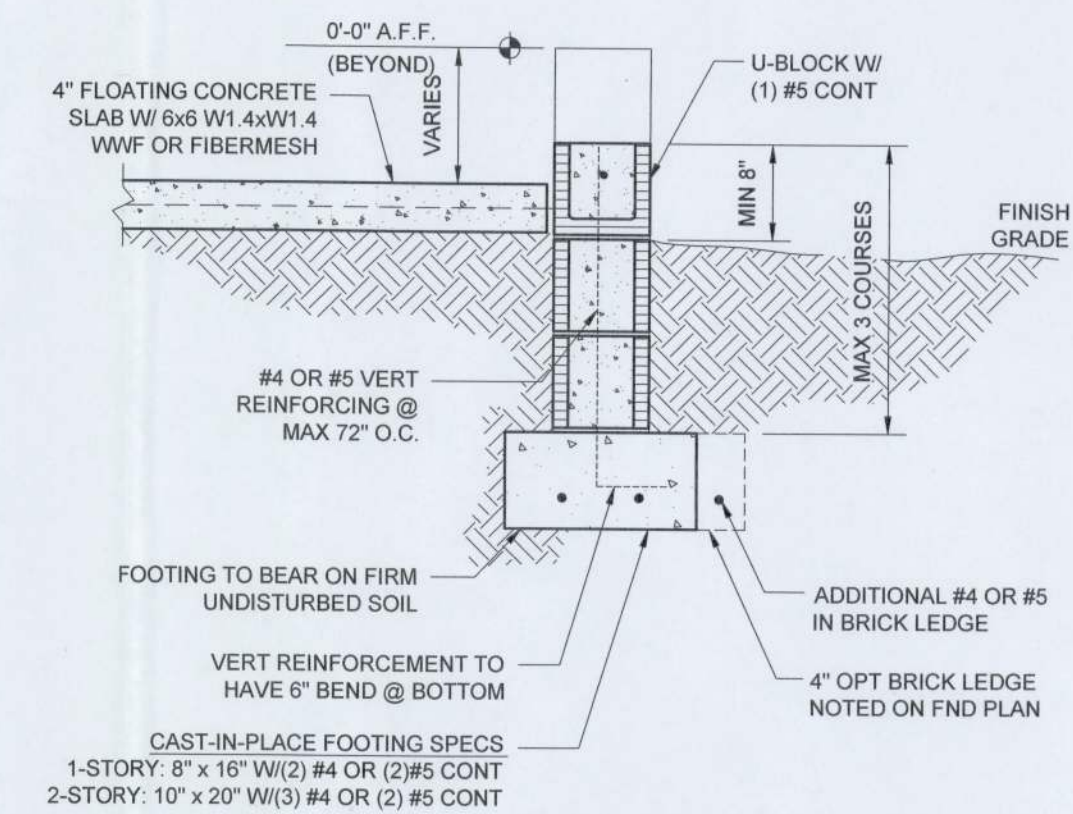
FOUNDATION KEYNOTES:

- A 8"x8" DEEP THICKENED EDGE W/ (1)#4 CONT
- B 12" DEEP FTG W/ #4 @ 12" EW UNDER BOX COLUMN
- C 16"x12" DEEP FTG W/ (3)#4 EW
- D 24"x20" DEEP FTG W/ (3)#4 EW
- E 30"x20" DEEP FTG W/ (4)#4 EW
- F 36"x20" DEEP FTG W/ (4)#4 EW
- G 48"x24" DEEP FTG W/ (5)#4 EW, T&B



2 CMU STEMWALL SECTION

1. SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEMWALL, 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 STEMWALL, 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.

FOUNDATION PLAN

1/4" = 1' 0"

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SHEET NO: **ST-2**
FOUNDATION PLAN
JOB NO: **BZ0938**
SUBDIVISION: **Lake City, FL**
LOT NO:
FLOOR PLAN: **Hutchinson Residence**
DESIGNED: **EAC/DBM**
REVIEWED: **DBM**

REVISIONS	DATE

APEX TECHNOLOGY
STRUCTURAL ENGINEERING
Derek B. Murray, P.E.
P.E. No. 71467
04-01-2014

Bryan Zecher Homes

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SHEET NO. ST-3

STRUCTURAL FRAMING PLAN

JOB NO. BZ0938

SUBDIVISION: Lake City, FL

LOT NO.:

FLOOR PLAN: Hutchinson Residence

DESIGNED: EAC/DBM

REVIEWED: DBM

REVISIONS	DATE

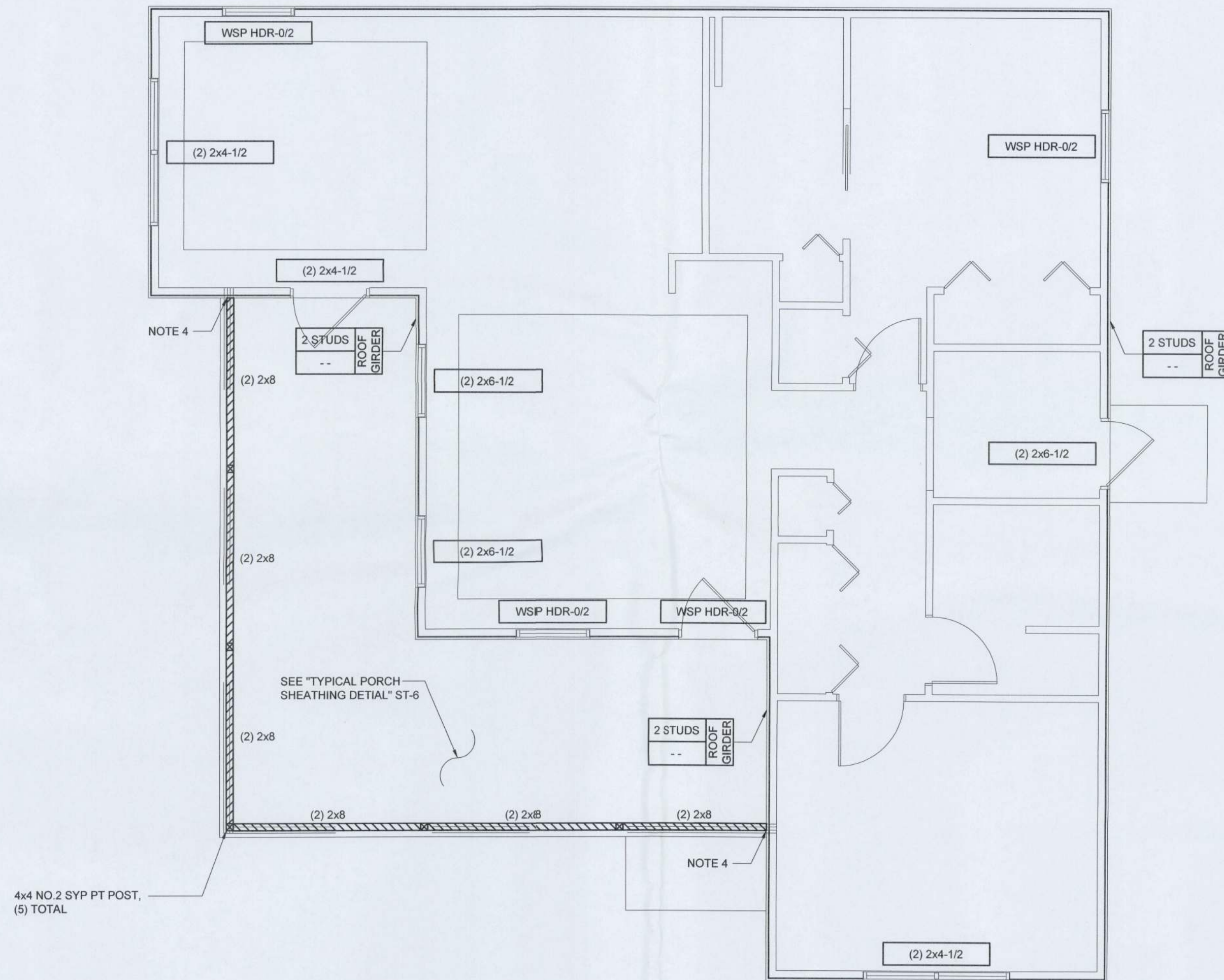


STRUCTURAL ENGINEERING
Derek B. Murray, P.E.
P.E. No. 71457
04-01-2014

FRAMING KEYNOTES

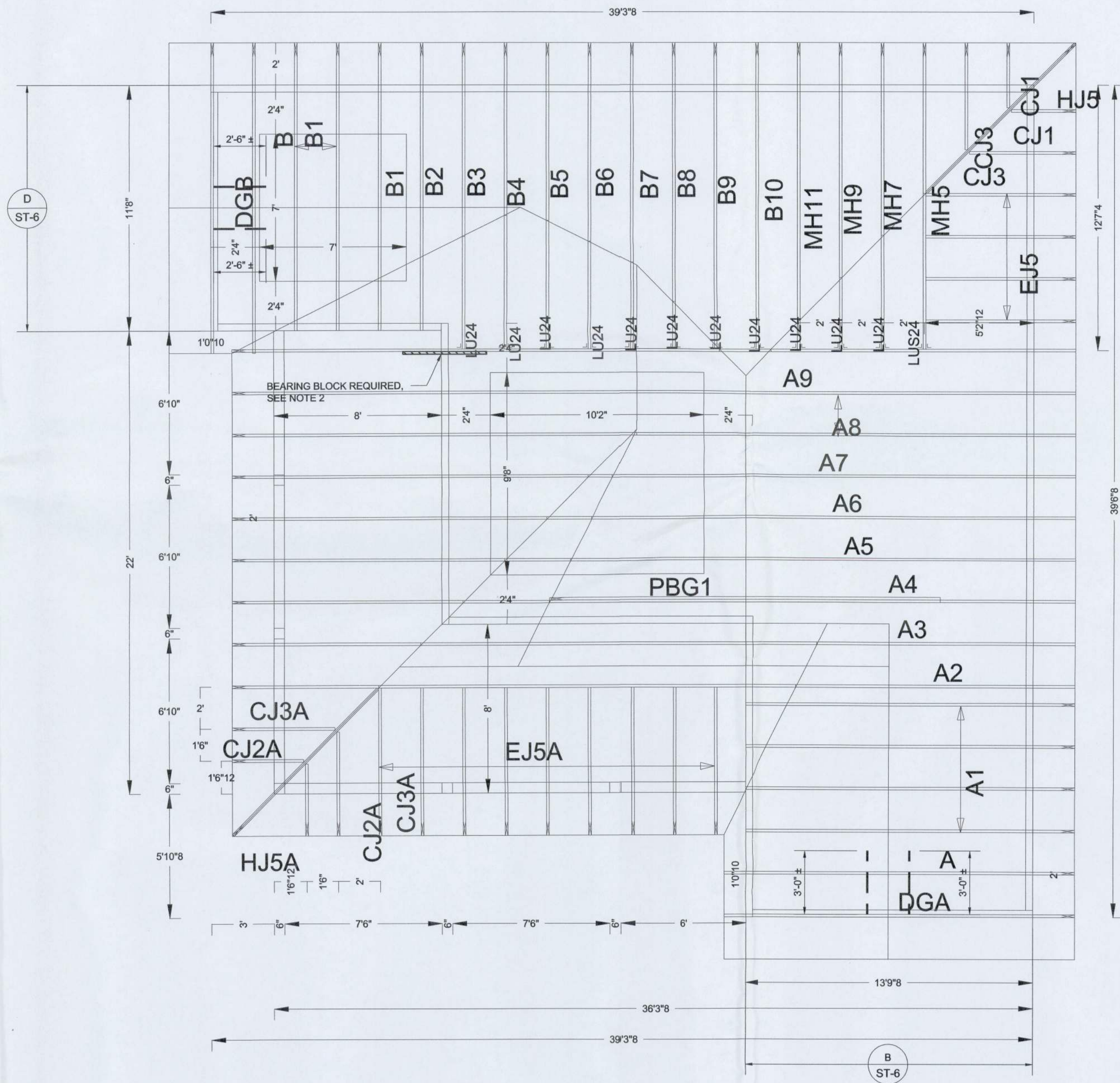
NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS.
- SEE "INTERIOR SHEARWALL DETAIL" ON DETAIL SHEET. IN LOCATIONS WHERE INTERIOR SHEARWALLS HAVE VAULTED TOP PLATES, ALSO SEE "INTERIOR SHEARWALL AT VAULTED TOP PLATE" ON DETAIL SHEET.
- ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
 - IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
 - FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
- PORCH BEAM FRAMING NOTES
 - BEAM POCKET PORCH BEAMS AT TOP PLT ELEV. NOTCH TOP OF PORCH BEAM 3" FOR BEAM PKT CONNECTION AT WALL. TOP OF BEAM ELEVATION EQUALS TOP OF TOP PLT ELEVATION. 3 1/2" MINIMUM BEARING REQUIRED IN WALL. PORCH BEAM TO STUDS W/ HTS20, MSTA24, OR MS24.
 - SHIM BELOW PORCH BEAMS JUST ABOVE TOP PLT ELEV. PORCH BEAM TO TOP PLT W/ MTS12, MSTA24, OR MS24.
 - 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.
 - BEAM ATTACHED TO EXISTING FRAMING. ATTACH PORCH BEAM TO EXISTING STUDS OR KINGJACK STUDS W/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.



FIRST LEVEL STRUCTURAL FRAMING PLAN

1/4" = 1' 0"



FIRST LEVEL ROOF FRAMING PLAN

1/4" = 1' 0"

ROOF FRAMING KEYNOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- PRE-MAUFACTURED SHEAR PANEL
 - INSTALL AS SHOWN ON LAYOUT ABOVE SW SPECIFIED ON FRAMING PLAN
 - SHEAR PANEL TO SW DBL TOP PLT W/ 10d @ 3" O.C.
 - FLOOR DECK TO SHEAR PANEL W/ 10d @ 3" O.C.
- 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.
- 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-1/51 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) 1/2" X 4-1/2" LONG #14 WOOD SCREWS
PT 2x8.....	(5) 1/2" X 4-1/2" LONG #14 WOOD SCREWS
PT 2x10.....	(7) 1/2" X 4-1/2" LONG #14 WOOD SCREWS
PT 2x12.....	(9) 1/2" X 4-1/2" LONG #14 WOOD SCREWS

- 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 LL/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 LL/15 D.L. #2 SYP				

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SHEET NO. ST-3A

ROOF FRAMING PLAN

JOB NO. BZ0938

SUBDIVISION: Lake City, FL

LOT NO.:

FLOOR PLAN: Hutchinson Residence

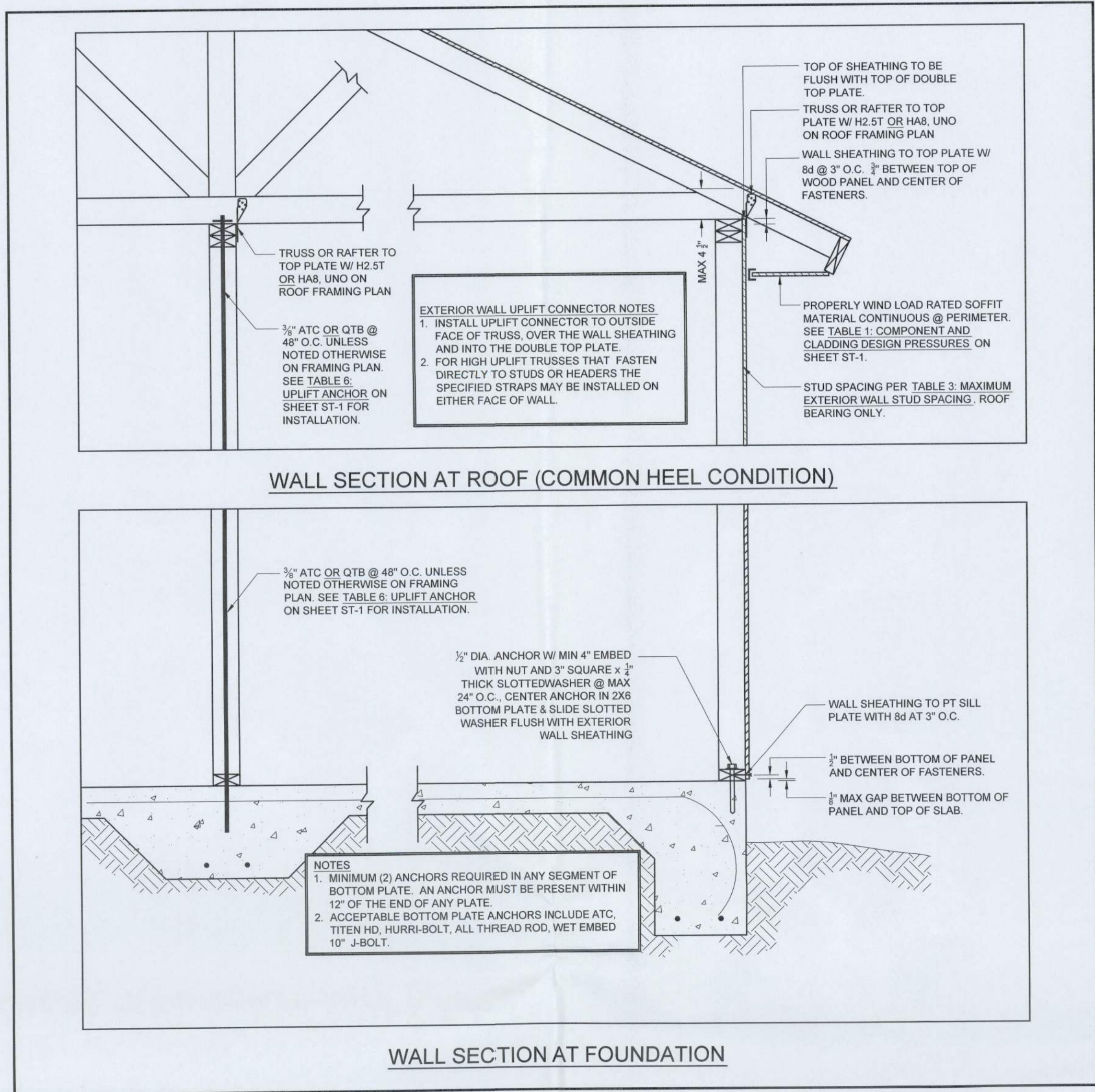
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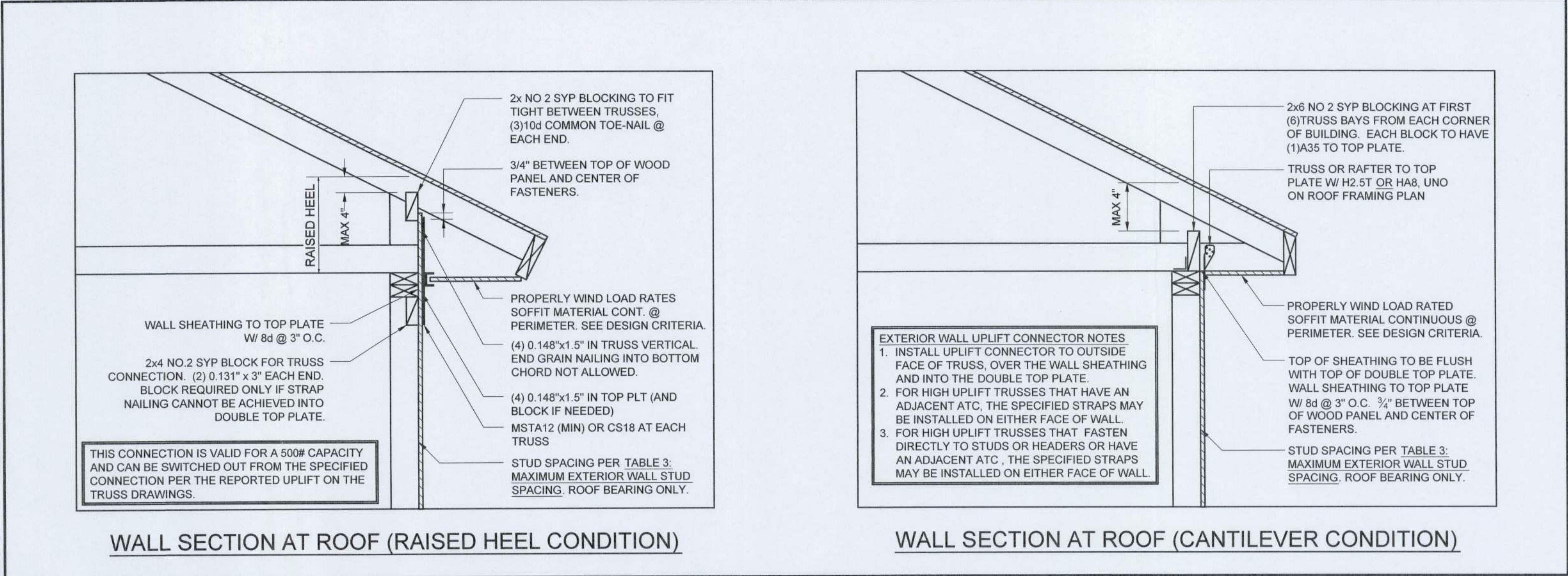
REVISIONS	DATE



STRUCTURAL ENGINEERING
Derek B. Murray, P.E.
P.E. No. 71457
04-01-2014



TYPICAL WALL SECTIONS



ALTERNATE WALL SECTIONS

- GENERAL NOTES APPLICABLE TO ALL:
- 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.
 - ALL BOTTOM PLATES ARE TO BE 2x NO 2 SYP PT.
 - ALL INTERIOR LOAD BEARING WALL STUDS ARE TO BE MINIMUM 2X4 NO 2 SPF AT 16" O.C. UNLESS NOTED OTHERWISE ON FRAMING PLAN.
 - FOR EXTERIOR WALL STUD SIZE AND SPACING, REFER TO TABLE 3: MINIMUM EXTERIOR WALL STUD SIZES ON SHEET ST-1.
 - FOR SHEATHING SIZE AND FASTENING REFER TO TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS ON SHEET ST-1.
 - FOUNDATION INFORMATION ON THIS PAGE IS FOR GRAPHICAL DEPICTION ONLY. REFER TO FOUNDATION PLAN AND SECTIONS FOR FOUNDATION INFORMATION.
 - WALL SECTION AT FOUNDATION AND WALL SECTION AT ROOF ARE TYPICAL FOR ONE AND TWO STORY APPLICATIONS.

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SHEET NO. ST-5

TYPICAL WALL SECTION

JOB NO. BZ0938

SUBDIVISION Lake City, FL

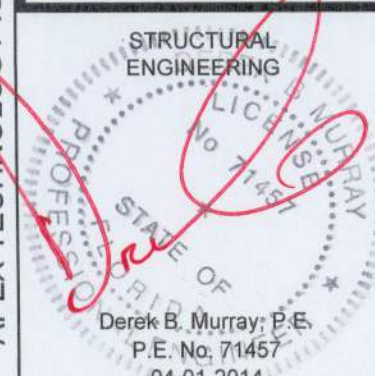
LOT NO.

FLOOR PLAN: Hutchinson Residence

DESIGNED: EAC/DBM

REVIEWED: DBM

REVISIONS	DATE



Bryan Zeher Homes

