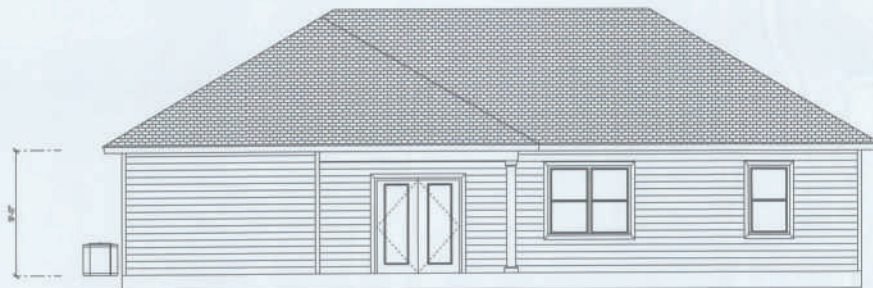
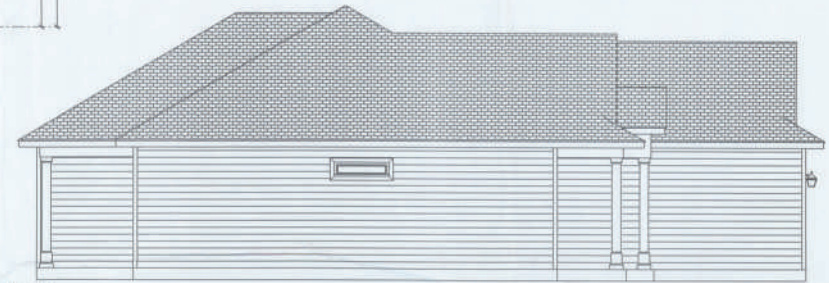


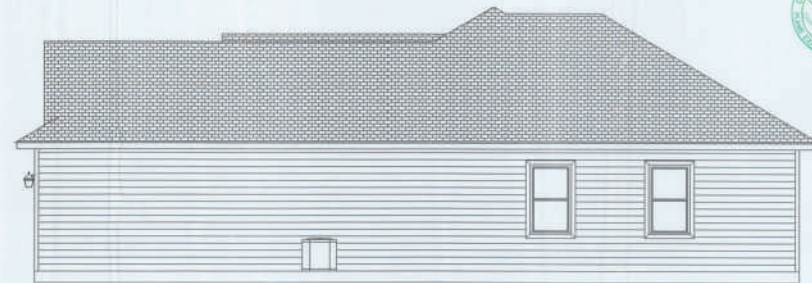
Front
SCALE: 1/4" = 1'-0"



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



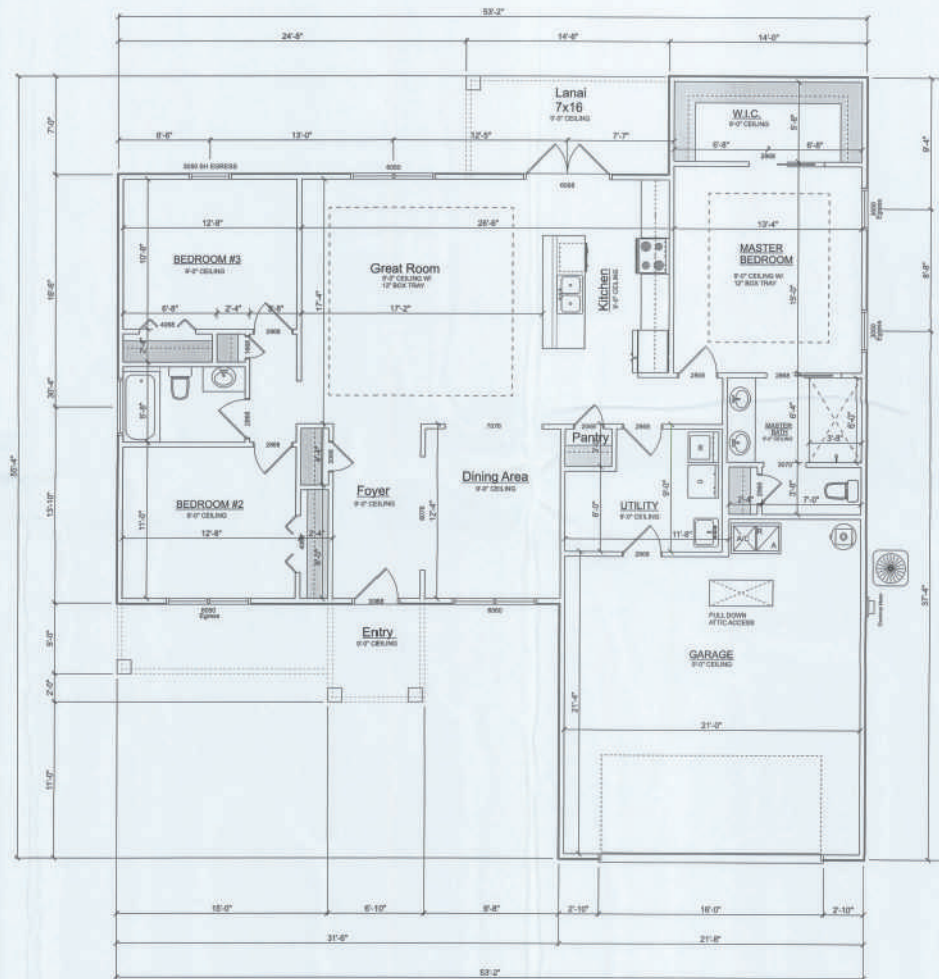
Left
SCALE: 1/4" = 1'-0"



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

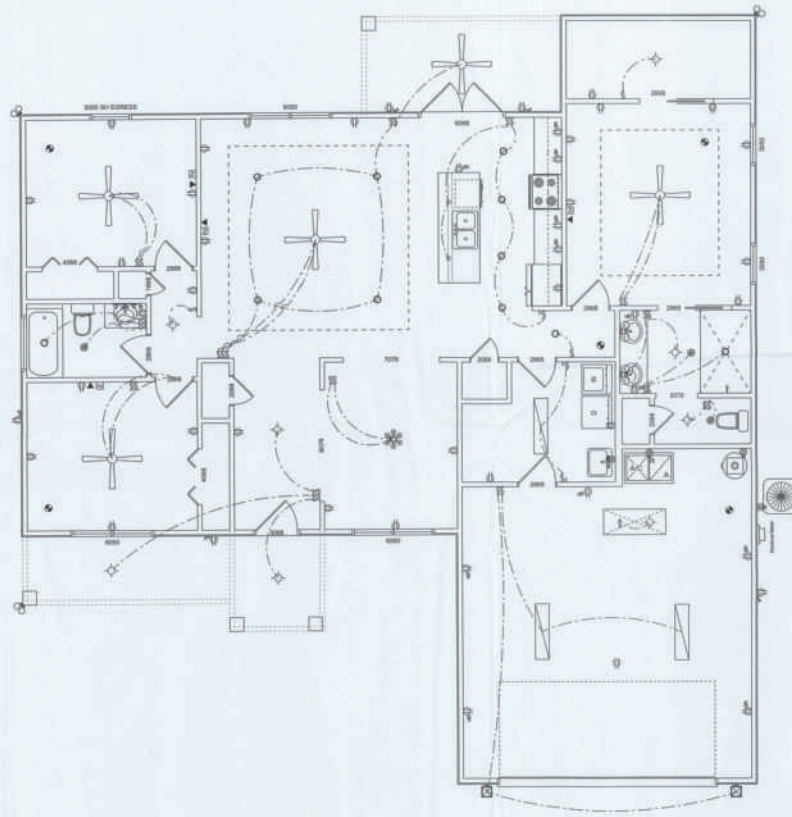


SCANNED



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

AREA SCHEDULE	
	AREA
Conditioned Space	1614 sq. ft.
Garage	488 sq. ft.
Entry	123 sq. ft.
Lanai	103 sq. ft.
Total	2328 sq. ft.



MAIN FLOOR - ELECTRICAL
SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
	AREA
Conditioned Space	1614 sq ft.
Garage	488 sq ft.
Entry	123 sq ft.
Lanai	103 sq ft.
Total	2328 sq ft.

CONCRETE / MASONRY / METALS GENERAL NOTES:

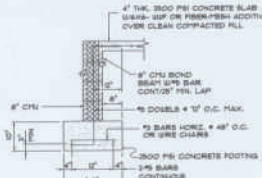
- DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- EXPANSIVE SOILS: WHEN DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING SO. SHALL BE PLACED IN 6" LIFTS. BOTH SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 98% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 50' OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 5' LIFT.
- REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A631. ALL BENDS SHALL BE MADE COLD.
- WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A661 - MIN. YIELD STRESS = 88 KSI.
- CONCRETE SHALL BE STANDARD MIX Fc = 3000 PSI FOR ALL FLOORS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX Fc = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
- CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH FRESH SURFACE FINISH - Fm = 800 PSI.
- MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH. BOLTS SHALL BE ASTM A307, GRADE I OR A325, AS PER PLAN REQUIREMENTS.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

EXTERIOR WALL SHEATHING:

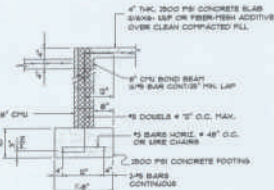
APPLY VERTICALLY "UNIVERSITY" 1/2" OSB 48" x 96" 1/2" OR 1/4" SHEATHING, FASTEN TO THE TOP PLATE AND THE BELL PLATE WITH EITHER 6d KING SHANK NAILS x 7" O.C. OR 6d KING SHANK NAILS x 4" O.C. FASTEN TO EACH STUD WITH EITHER 6d KING SHANK NAILS x 8" O.C. OR 6d R.S. NAILS x 8" O.C.

NOTE:

ADDED FILL SHALL BE APPLIED IN 6" LIFTS - EA. LIFT SHALL BE COMPACTED TO 98% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.

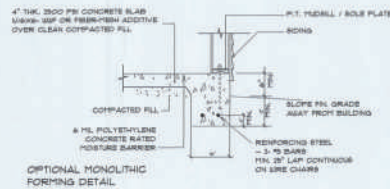


SECTION A
SCALE: NONE

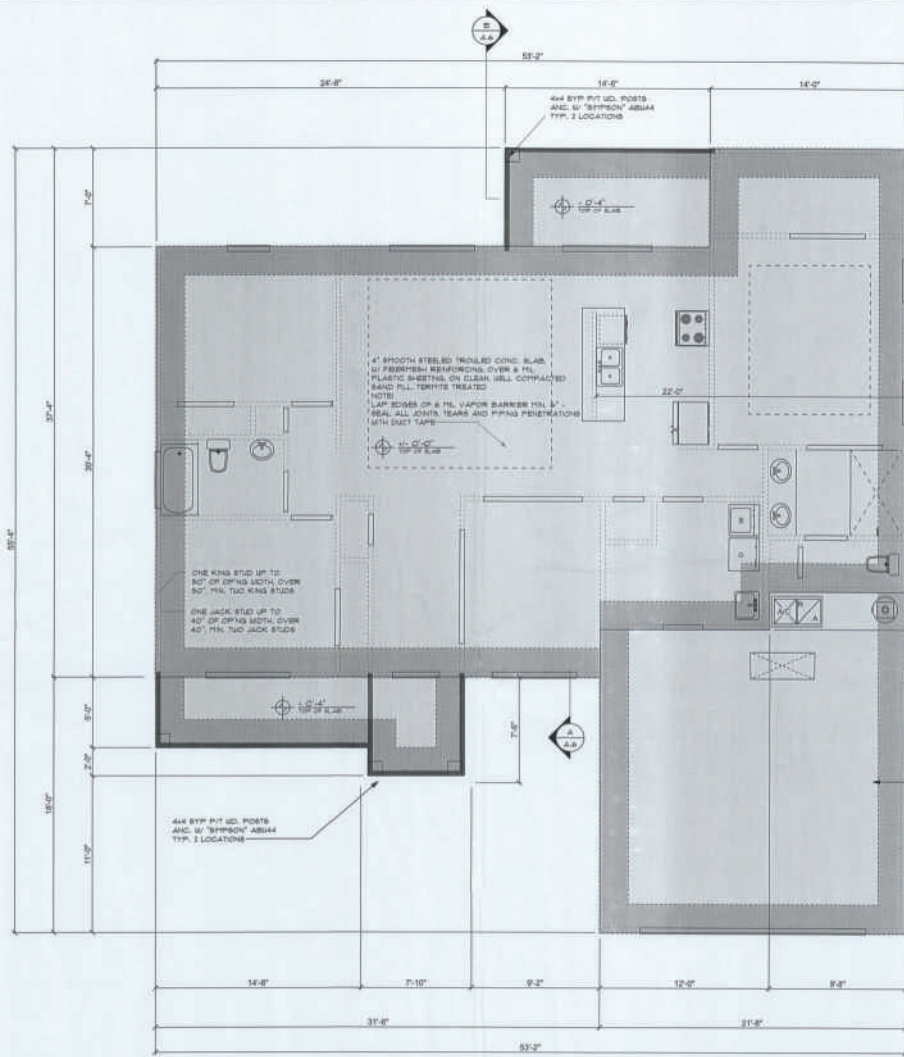


SECTION B
SCALE: NONE

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



OPTIONAL MONOLITHIC FORMING DETAIL



NOTE:
THE DESIGN AND SPEED FOR THIS PROJECT IS 100 MPH PER 2011 IRC W-2 AND LOCAL JURISDICTION REQUIREMENTS

SHEAR WALL RESISTS, SEE A-6 (ALL EXT. WALLS, LESS DOOR OPENINGS)

NOTE:
PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONTR. SHALL PROVIDE 1 COPY OF AS-BUILT DRAWING TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE:
H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING REPORT - CONTR. SHALL PROVIDE 1 COPY OF AS-BUILT DRAWING TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE:
PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING LOCATION CONDITIONS FOR THE TRUSS BEARING SHOP DRAWINGS WITH THE FOUNDATION PLAN. ANY INTERIOR BEARING LOCATIONS OR ANY POINT LOADS OF 4.0 K OR GREATER SHALL BE SUPPORTED VIA A PROPOSED FOUNDATION PLAN TAKING THESE LOADS INTO CONSIDERATION. THE CONTRACTOR SHALL MAKE THE ENGINEERED TRUSS SHOP DRAWINGS AVAILABLE TO THE ARCHITECT FOR THE PURPOSE OF REVISIONS SUCH MODIFICATIONS PRIOR TO POURING ANY CONCRETE.

CONSTRUCTION NOTES:

- FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL OUTSIDE DIMENSIONS ARE TO FACE OF FOUNDATION.
- ALL EXISTING CONSTRUCTION MATERIALS SHALL BE AS PER 2011 IRC - SEE A-6.
- PROVIDE EXTERIOR COVERTION ARE TO GAS FRED M.A.C. EQUIPMENT, SMOKE BURNING STOVES, AND WARMERS.
- VERIFY CLOTHES DRYER, BATH, AND COOKING FANS TO EXTERIOR AS REQUIRED.
- CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER AND ENGINEER'S IN DRAWING AND/OR SPECIFICATIONS AND SHALL RESOLVE INSTRUCTIONS OR CLARIFICATIONS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN QUESTION.
- ROOF & FLOOR TRUSS TRAILING PLANS ARE FOR GENERAL INFORMATION ONLY. THE TRUSS MANUFACTURER SHALL PROVIDE A DETAILED LAYOUT FOR TRUSS AND TRAILING MEMBERS.
- SHOULD CONSTRUCTION AT THE SITE BE FOUND TO BE DIFFERENT FROM THAT REQUIRED BY THE DRAWING AND/OR SPECIFICATIONS, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION. SHOWN AND SPECIFIED BE DIFFERENT FROM THE CONTRACTOR'S REQUIREMENTS BEFORE PROCEEDING.
- IF GAS-BURNING APPLIANCES ARE NOT PERMITTED IN SUB-BASEMENTS OR GARAGES.
- DO NOT SCALE ORIGINAL. USE PRINTED DIMENSIONS ONLY.

PROVIDE A 10'X10' CONT. CONCRETE FOOTING W/ 2 # REBAR, BOTTOM 4 LINE CHAIRS x 48" O.C. - UNDER ALL PORCH PERIMETER OR SEE OPTIONAL PENOLITHIC DETAIL

2x4 PFT WOOD BIL. CONT. ALL ANCHORED BY 1/2" A.B. W/ 2" SQ. x 1/4" PLATE BARNER WITHIN 8" FROM EACH CORNER. EA. WALL x WITHIN 8" FROM ALL WALL OPENINGS / DOOR - 1/2" A.B. W/ 2" SQ. BARNER BARNER EACH RUN x 48" O.C. MAX. - ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF 1" EMBEDMENT INTO THE CONCRETE. (1/2) THREADED ROD MAY BE USED IN PLACE OF ANCHOR BOLTS)

REVISION:
28 SEP 2016

DESIGNER:
JF

APPROVED:
JF

CHECKED BY:
JF

DATE: Wednesday, November 20, 2019

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

DRAWN BY:

DATE: Wednesday, November 20, 2019

PROJECT: CUSTOM RESIDENTIAL DESIGN FOR

FOUNDATION PLAN

BRADLEY FRANKS CONSTRUCTION, LLC

PHONE: 281-755-5405

EMAIL: info@bradleyfranks.com

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FRAMING ANCHOR SCHEDULE

APPLICATION	MANUFACTURER	CAP.
TRUSS TO WALL	SIMPSON 1034	7004
CHIEFER TRUSS TO POST/HEADER	SIMPSON 107, 1/2" x 3/4" NAILS	7004
HEADER TO KING STUDS	SIMPSON 872	1704
PLATE TO STUD	SIMPSON 872	1064
STUD TO WALL	SIMPSON 871	1064
FORCH BEAM TO POST	BOLT THRU 1/2" x 3/4" BOLTS	1704
FORCH POST TO FND.	SIMPSON 1034	1704
REC. JOINTS	SIMPSON 1034	1704

NOTE:
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.
NOTE:
REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS, JOINT REINFORCEMENT AND FASTENERS.
NOTE:
ALL UNBUILT JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON 1034 FRAMING ANCHORS, TYPICAL T.O.
NOTE:
"WIPROCK" PRODUCT APPROVALS:
MAH/DADE COUNTY REPORT #15-0701-08, #16-036-11, #19-063-04, #20-011-43, #20-011-43, #20-011-43

WOOD STRUCTURAL NOTES

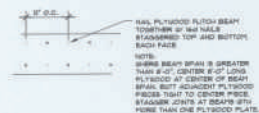
- TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION REQUIRED FOR SAFE AND STABLE CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE TRUSS PLATE INSTITUTE.
- ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE TRUSS PLATE INSTITUTE.
- WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN 10 1/2" MIN. OR BETTER.
- CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

GENERAL TRUSS NOTES:

- TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR TRUSS RATED LUMBER AND ITS CONNECTIONS, LATEST EDITION, ALONG WITH THE TRUSS PLATE INSTITUTE'S SUGGESTED GUIDELINES FOR TEMPORARY AND PERMANENT BRACING, AND HANDLING OF TRUSSES. TRUSS SHOP DRAWINGS SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, DETS, & TRUSS TO TRUSS CONNECTIONS.
- TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
- FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND UPLIFT REQUIREMENTS OF TRUSSES OR ARCHES. THE CONTRACTOR SHALL HAVE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

NOTE:
ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING, INCLUDING LUMBS, PLUMBING OR OTHER SUCH PENETRATIONS. BLOCKS OVER 6" TALL SHALL HAVE CONTINUOUS BLOCKING TO UPLIFT CAVITY HEIGHT TO 6". PENETRATIONS THROUGH SUCH BLOCKING SHALL BE TREATED IN THE SAME MANNER AS TOP PLATES, NOTED ABOVE.

NOTE:
ALL UPLIFT CONNECTIONS SHALL BE FIELD ADJUSTED TO MATCH OR EXCEED THE DEVELOPED LOADS PER ENGINEERED TRUSS SHOP DRAWINGS.



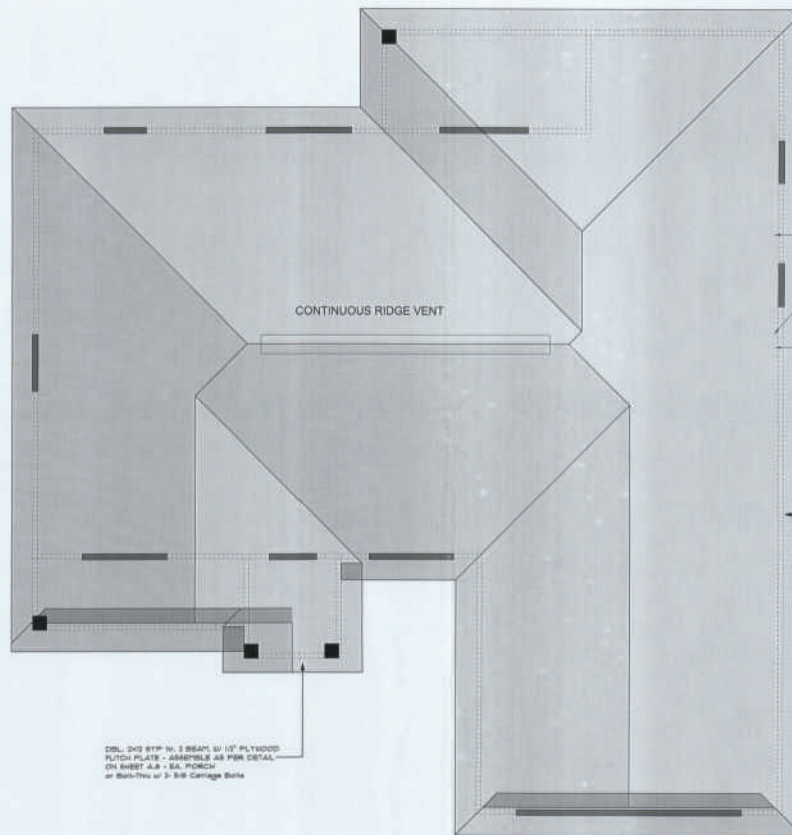
B/U Beam DETAILS

SCALE: NONE

B

ROOF

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



3X4 SUB-FASCO, TYPICAL, & ALL TRUSS RAFTERS & DOUBLE SIDES
FASTEN TOP PLATE WITH 3-1/4" NAILS AT 12" O.C. TYPICAL T.O.
ANCHOR ALL TRUSSES W/ "WIPROCK" 1034 STRAPS & EA. POINT OF BEARING

ONE KING STUD UP TO 10' OF OPENING WITH OVER 10' MIN. TWO KING STUDS
ONE JACK STUD UP TO 10' OF OPENING WITH OVER 10' MIN. TWO JACK STUDS

CONSTRUCT EXTERIOR WALLS W/ 2" TOP PLATES & 1/2" PLATE 1/4" STUDS & 6" O.C. ANCHOR TOP PLATE TO 1/2" W/ "WIPROCK" ORB BRACING - APPLIED W/ 1/2" KING STUDS & 6" O.C. ALONG EDGES & 8" O.C. ALONG INTERMEDIATE SUPPORTS

SHOP DRG COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED STRAPS AND THAT THE TRUSS ENGINEERED SHOP DRAWINGS SHALL TAKE PRECEDENCE OVER THAT INDICATED IN THE CONSTRUCTION DOCUMENTS.
THE UPLIFT LOADS INDICATED FOR EACH TRUSS IN THE ENGINEERED TRUSS SHOP DRAWINGS MAY BE PLATED TO STANDARD PRODUCT UPLIFT RATINGS FOR COMPARABLE UPLIFT CONNECTIONS AND THAT THE PRODUCTS THAT PROVIDE EQUAL OR GREATER UPLIFT RESISTANCE FOR THE LISTED LOADS MAY BE USED IN LIEU OF THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS OR AS APPROVED BY THE BUILDING OFFICIAL.
THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS. NONE OF THE TRUSS TO TRUSS CONNECTIONS SHALL REQUIRE ANCHOR STRAPS IN ACCORD TO TYPICAL BUILDING ANCHOR DESIGN SHALL BE REQUIRED FOR ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS OR GREATER.
TRUSS BEARINGS ON EXTERIOR PARTITIONS WHERE UPLIFT LOADS ARE PRESENT SHALL REQUIRE ANCHORS OR BESS, OR GREATER LOAD CAPACITY THAN THAT INDICATED BY THE TRUSS SHOP DRAWINGS. THE UPLIFT ANCHOR SYSTEM SHALL BE CONTINUOUS TO THE FOUNDATION.

NOTE:
SHADE ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES. SECURE TO FRAMING W/ 60 PHO SHANK NAILS - AS PER DETAIL 11 ON SHEET A.1

NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 30 MPH PER SPT FBC 2015 AND LOCAL JURISDICTION REQUIREMENTS

NOTE:
REFER TO THE UNDOOR/DOOR HEADERS SCHEDULE ON SHEET A.1 FOR ALL THRUOUT SIZE HEADERS AND ALTERNATES THRUOUT SIZE ALLOWABLE IS 2-2X6

ROOF PLAN NOTES

- ALL ROOF PITCH 12:12, UNLESS NOTED OTHERWISE
- ALL OVERLAYS 30"
- PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON A.8
- MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

REVISION:
03 OCT 2016

DESIGNER:
DRAWN BY:
CHECKED BY:

APPROVED:
DATE: Wednesday, November 20, 2019

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

DATE: Wednesday, November 20, 2019

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