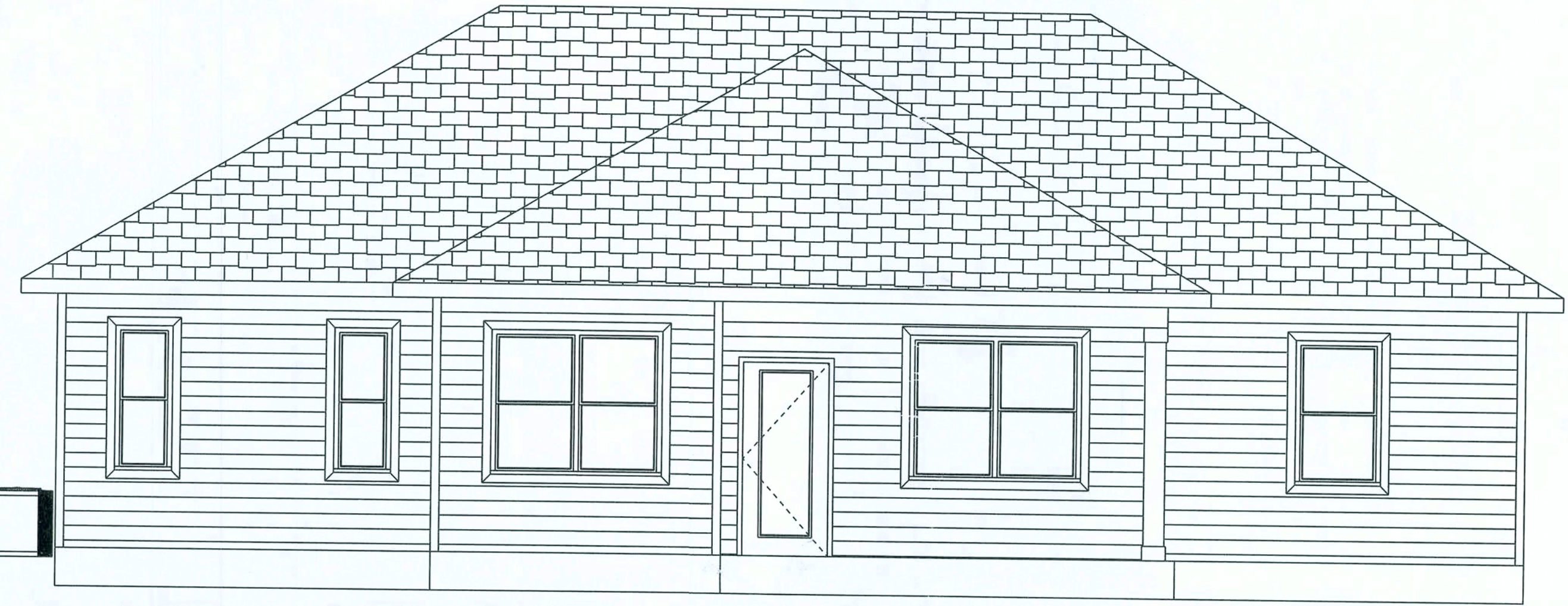




Front  
SCALE: 1/4" = 1'-0"

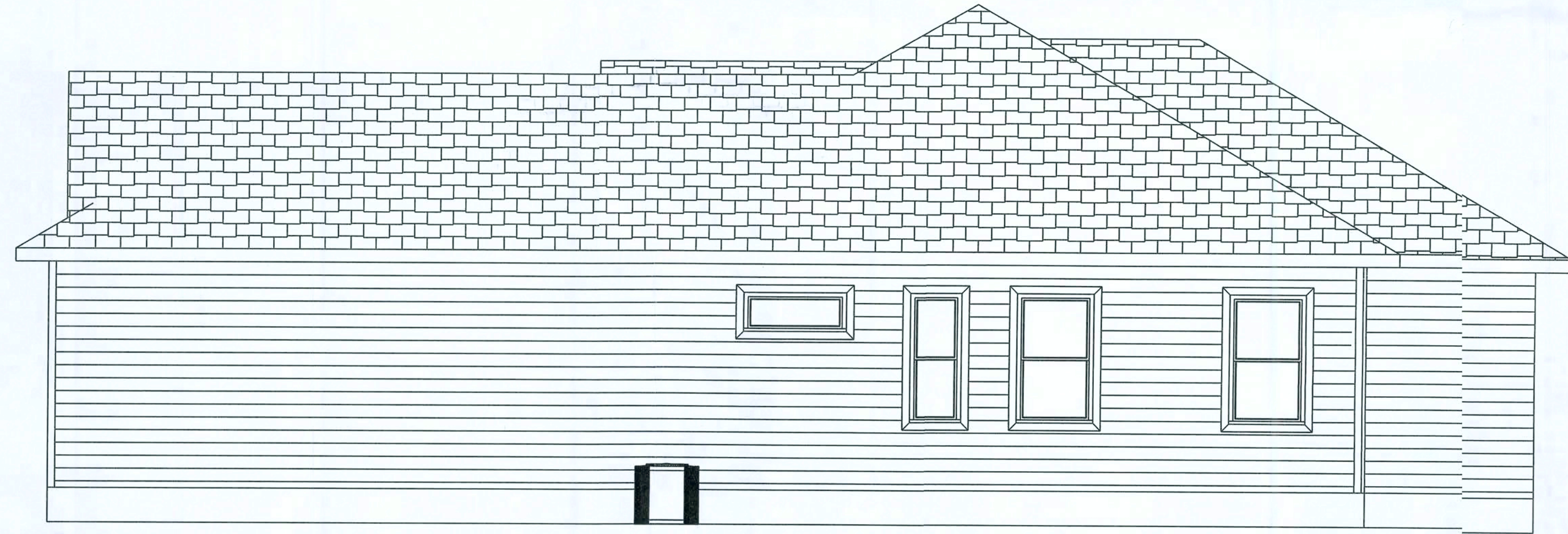
18'-11 23/32"  
9'-0"  
9'-11 23/32"



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

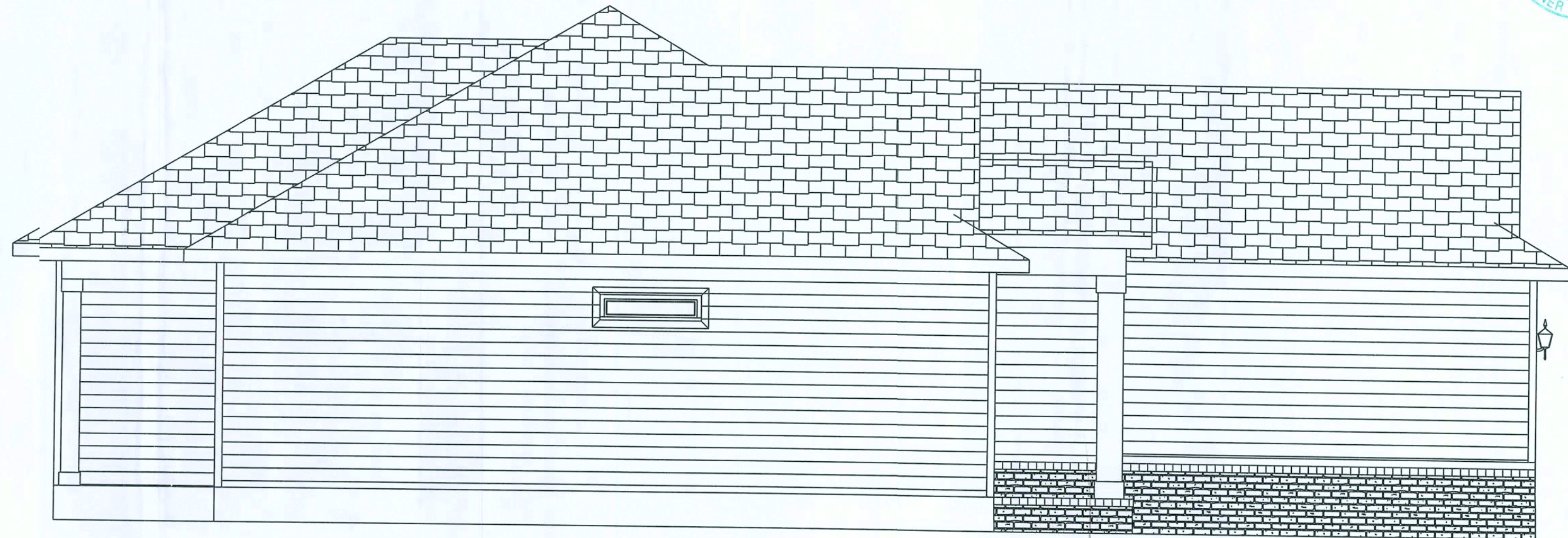
8'-7 3/4"  
17'-7 3/4"  
9'-0"

16'-1 1/2"  
9'-0"  
7'-1 1/2"



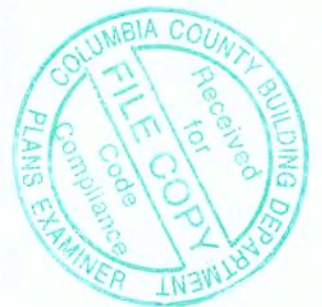
Right  
SCALE: 1/4" = 1'-0"

17'-7 3/4"  
9'-0"  
8'-7 3/4"



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

8'-0"  
16'-1 1/2"  
7'-1 1/2"

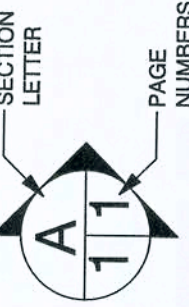


Poplar 3  
Bedroom  
Home



Bradley Franks Construction  
455 SW Deputy J Davis Ln  
Lake City  
Florida  
32024  
PHONE: 386-755-2455  
info@bradleyfranks.com

SCALE: 1/4" = 1'  
DRAWN BY:  
DATE: Wednesday, April 17, 2019

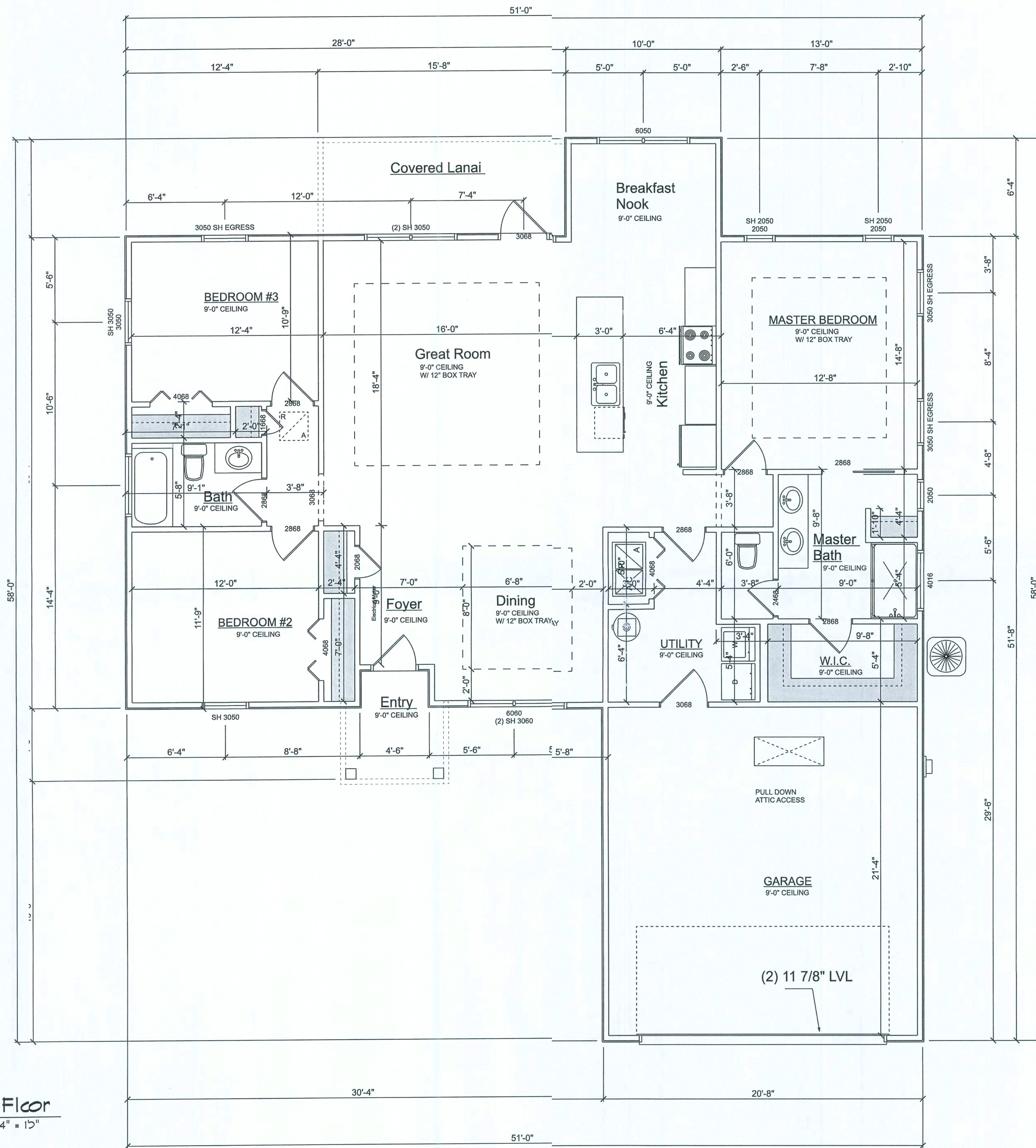


APPROVED:  
CHECKED BY:

PAGE: /



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



AREA SCHEDULE	
NAME	AREA
Conditioned Space	1610 sq ft.
Garage	446 sq ft.
Entry	45 sq ft.
Lanai	100 sq ft.
Total	2201 sq ft



1. DESIGN SOIL BEARING PRESSURE: 1000 PSF.
2. EXPANSIVE SOILS: WHERE 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.
3. CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" 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 1500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
4. REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
5. WELDED WIRE MESH LAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD STRESS = 25 KSI.
6. CONCRETE SHALL BE STANDARD MIX F'c = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F'c = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
7. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - F'm = 1500 PSI.
8. MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
9. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE I OR A325, AS PER PLAN REQUIREMENTS.
10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

NOTE!  
ADDED FILL SHALL BE APPLIED IN 8" LIFTS -  
EA. LIFT SHALL BE COMPACTED TO 98% DRY  
COMPACTION PER THE "MODIFIED PROCTOR"  
METHOD.



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



### CONSTRUCTION NOTES

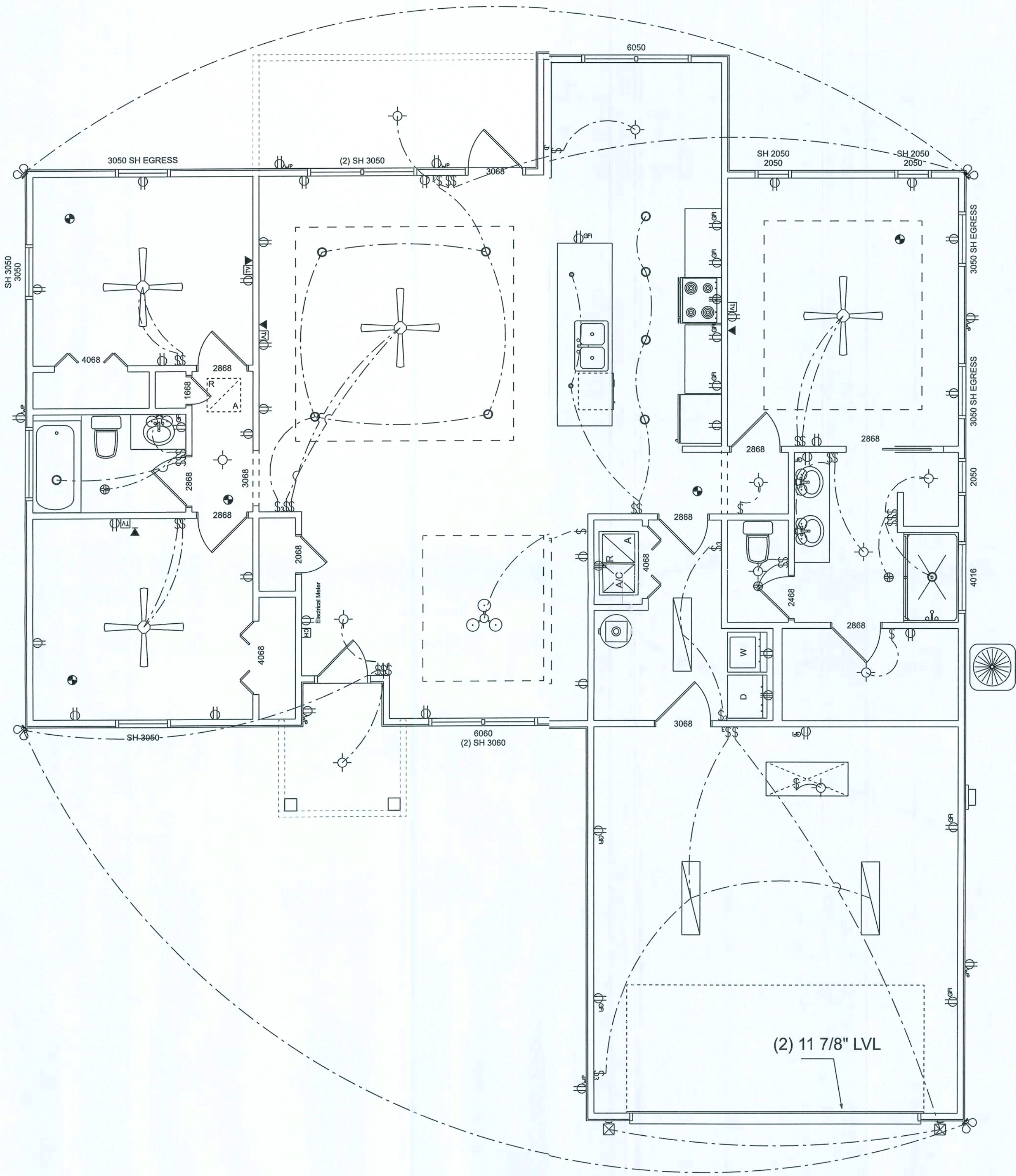
1. FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL OUTSIDE DIMENSIONS ARE TO FACE OF FOUNDATION.
2. ALL NAILING CONSTRUCTION MATERIALS SHALL BE AS PER 2001 FBC - SEE A-6
3. PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED HEATING EQUIPMENT, WOOD BURNING STOVES, AND FIREPLACES.
4. VENT CLOTHES DRYER, BATH, AND COOKING FANS TO EXTERIOR AS REQUIRED.
5. CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER, ANY DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS TO THE DESIGNER'S RECEIVED SETS OR FOR CLARIFICATIONS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN QUESTION.
6. ROOF 1 & FLOOR TRUSS BRACING PLANS ARE FOR GENERAL INFORMATION ONLY. THE TRUSS MANUFACTURER SHALL PROVIDE A DETAILED LAYOUT FOR TRUSS AND BRACING MEMBERS.
7. SHOULD CONDITIONS AT THE SITE BE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED BY THE DRAWINGS AND/OR SPECIFICATIONS, AND THE CONDITIONS ARE INHERENT IN THE WORK OF THE CHARACTER SHOWN AND SPECIFIED BE DIFFERENT FROM THE DESIGNER'S RECOMMENDED BUILDING PROCEDURES, CALL IMMEDIATELY ATTENTION TO SUCH CONDITIONS BEFORE PROCEEDING.
8. IF GAS-BURNING APPLIANCES ARE NOT PERMITTED IN BUILDINGS OR CHIMNEYS.
9. DO NOT SCALE DRAININGS. USE PRINTED DIMENSIONS ONLY.

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 DWGS  
TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

### Poplar 3 Bedroom Home

18 APR 2014  
AR0001005





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

AREA SCHEDULE	
NAME	AREA
Conditioned Space	1610 sq ft.
Garage	446 sq ft.
Entry	45 sq ft.
Lanai	100 sq ft.
Total	2201 sq ft



FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF./MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5a	750*
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT. w/ 28 - 16d NAILS	1785*
HEADER TO KING STUD(S):	SIMPSON STZ	1310*
PLATE TO STUD:	SIMPSON SFZ	1065*
STUD TO SILL:	SIMPSON SFI	585*
PORCH BEAM TO POST:	BOLT THRU w/ 2-5/8 BOLTS	1700*
PORCH POST TO FND.:	SIMPSON ABU66	2300*
MISC. JOINTS	SIMPSON A34	315*/240*

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 UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

NOTE:  
"SIMPSON" PRODUCT APPROVALS:  
MIAMI/DADE COUNTY REPORT #ST-0107.05, #36-1126.11, #33-0623.04  
SBCCI NER-443, NER-393

WOOD STRUCTURAL NOTES

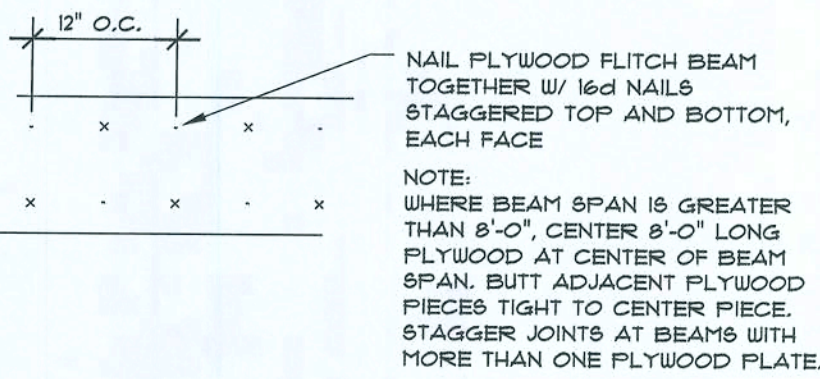
- TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
- ALL TRUSSES SHALL BE 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 No.2 HEM-FIR 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 "STRESS RATED LUMBER AND ITS CONNECTIONS", LATEST ED., ALONG w/ THE "TRUSS PLATE INSTITUTE" 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 GIRDERS. THE CONTRACTOR SHALL MAKE 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 WIRING, PLUMBING OR OTHER SUCH PENETRATIONS. WALLS OVER 8'-0" TALL SHALL HAVE CONTINUOUS BLOCKING TO LIMIT CAVITY HEIGHT TO 8'-0". PENETRATIONS THROUGH SUCH BLOCKING SHALL BE TREATED IN THE SAME MANNER AS TOP PLATES, NOTED ABOVE

NOTE!  
ALL UPLIFT CONNECTORS SHALL BE FIELD ADJUSTED TO MATCH OR EXCEED THE DEVELOPED LOADS PER ENGINEERED TRUSS SHOP DRAWINGS



B/U Beam DETAILS

SCALE: NONE

B

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

SHOP DWG COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED STRAPS AND THAT THE TRUSS ENGINEERED SHOP DRAWING LOADS TAKE PRECEDENCE OVER THAT INDICATED IN THE CONSTRUCTION DOCUMENTS. THE UPLIFT LOADS INDICATED FOR EACH TRUSS IN THE ENGINEERED TRUSS SHOP DRAWINGS MAY BE MATCHED TO STANDARD PRODUCT UPLIFT RATINGS FOR COMPARABLE UPLIFT CONNECTORS, 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.

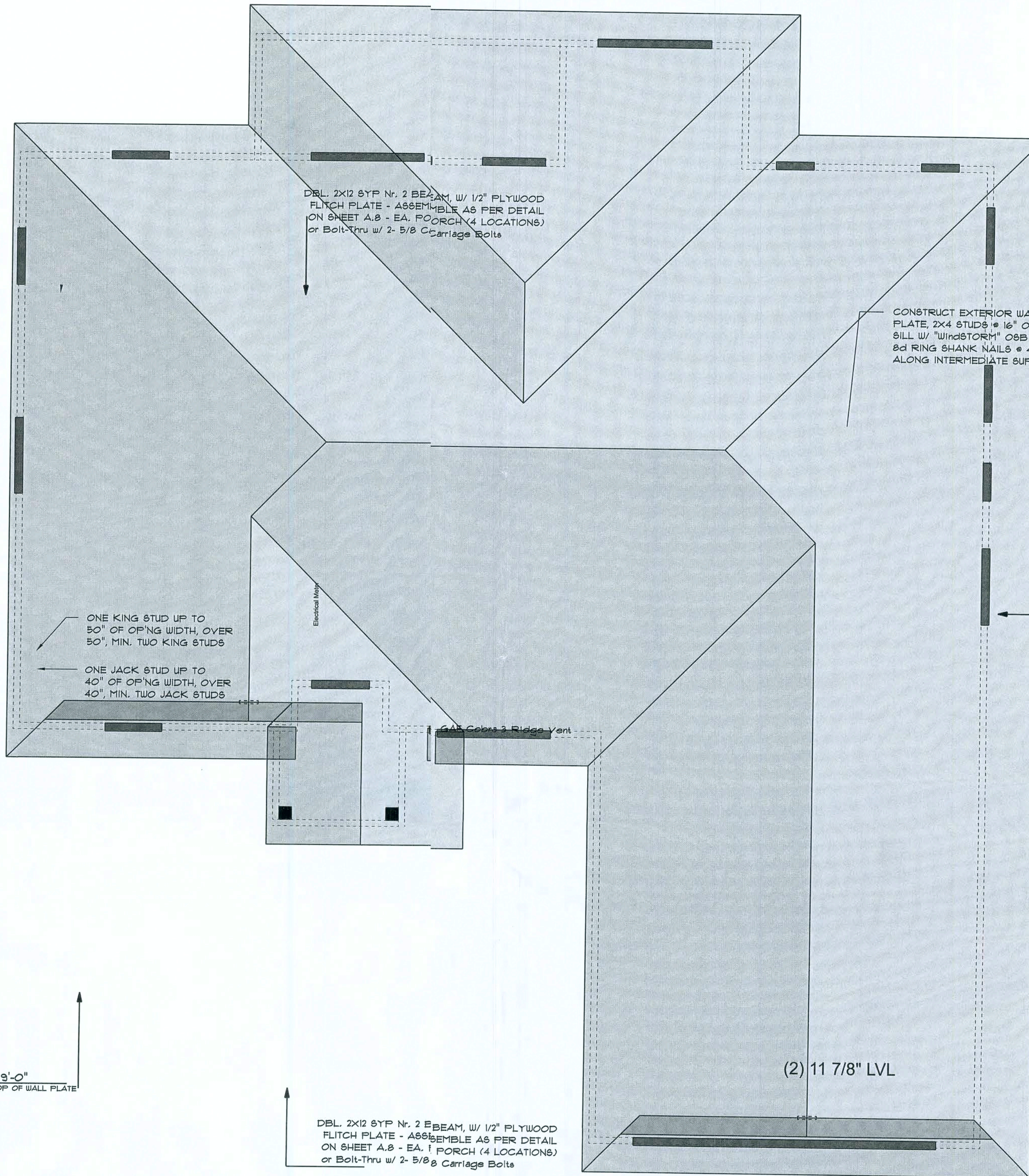
THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS. SOME OF THE TRUSS TO TRUSS CONNECTIONS WILL REQUIRE ANCHOR STRAPS IN ADDITION TO TYPICAL NAILING. ANCHOR DEVICES SHALL BE REQUIRED FOR ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS OR GREATER.

TRUSSES BEARING ON INTERIOR PARTITIONS WHERE UPLIFT LOADS ARE PRESENT SHALL REQUIRE ANCHORS OF EQUAL OR GREATER LOAD CAPACITY THAN THAT INDICATED BY THE TRUSS SHOP DRAWINGS. THE UPLIFT ANCHOR SYSTEM SHALL BE CONTINUOUS TO THE FOUNDATION.

NOTE!  
SHEATH ROOF w/ 1/2" CDX PLYWOOD PLACED w/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING w/ 8d RING SHANK NAILS - AS PER DETAIL A.1 ON SHEET A.1

NOTE!  
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2014 FBC 1603 AND LOCAL JURISDICTION REQUIREMENTS

NOTE!  
REFER TO THE WINDOW/DOOR & HEADER SCHEDULE ON SHEET A.1 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2-2X12



ROOF PLAN NOTES

- R-1 ALL ROOF PITCH 1 / 12, U.N.O.
- R-2 ALL OVERHANG 20" UNLESS OTHERWISE NOTED
- R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON A.6
- R-4 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

REVISION:  
03 OCT 2016

Copyright 2016  
N.P. Geisler, Architect

DRAWN:  
npg

CUSTOM RESIDENTIAL DESIGN for:

ROOF PLAN

Bradley Franks Construction  
455 SW Deputy J Davis Ln  
Lake City  
Florida  
32024  
PHONE: 386-755-2455  
info@bradleyfranks.com

BRADLEY FRANKS  
CONSTRUCTION

Poplar 3  
Bedroom  
Home

PAGE:  
1

APPROVED:

CHECKED BY:

SECTION  
LETTER  
A

PAGE  
NUMBERS  
11

SCALE: 1/4" = 1'

DRAWN BY:

DATE: Wednesday, April 17, 2019

DATE:  
21 DEC 2016

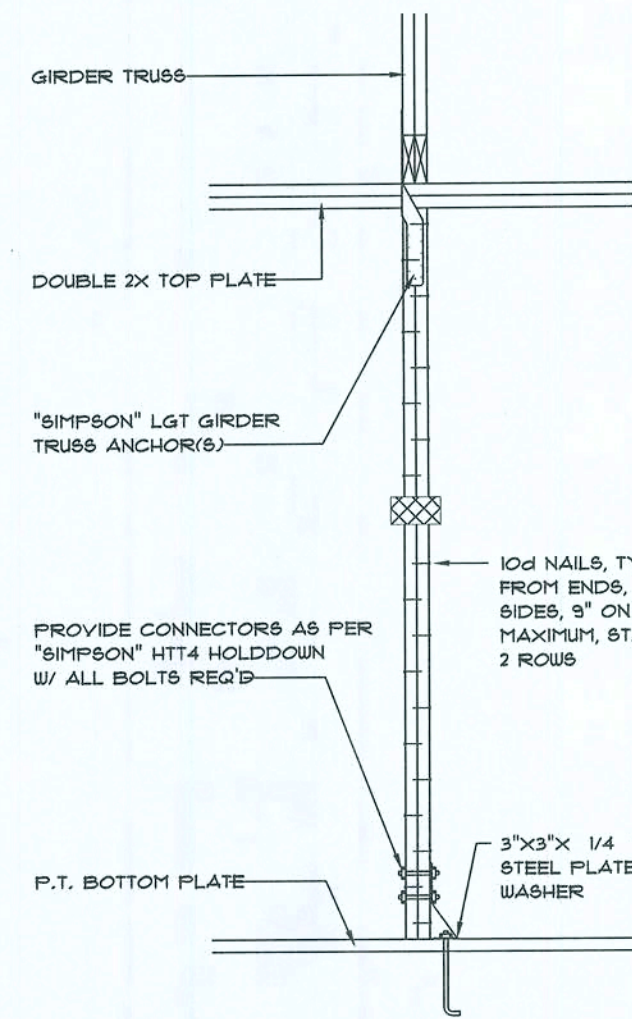
COMP:  
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SHEET:

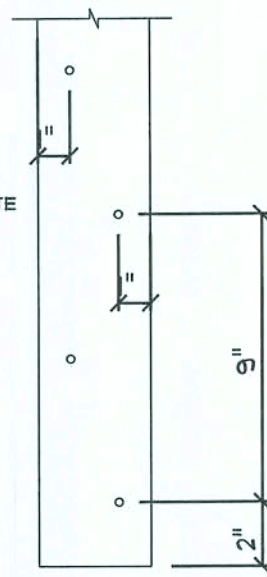
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8 OF 9

Signature  
18 DEC 2016  
AR0001005





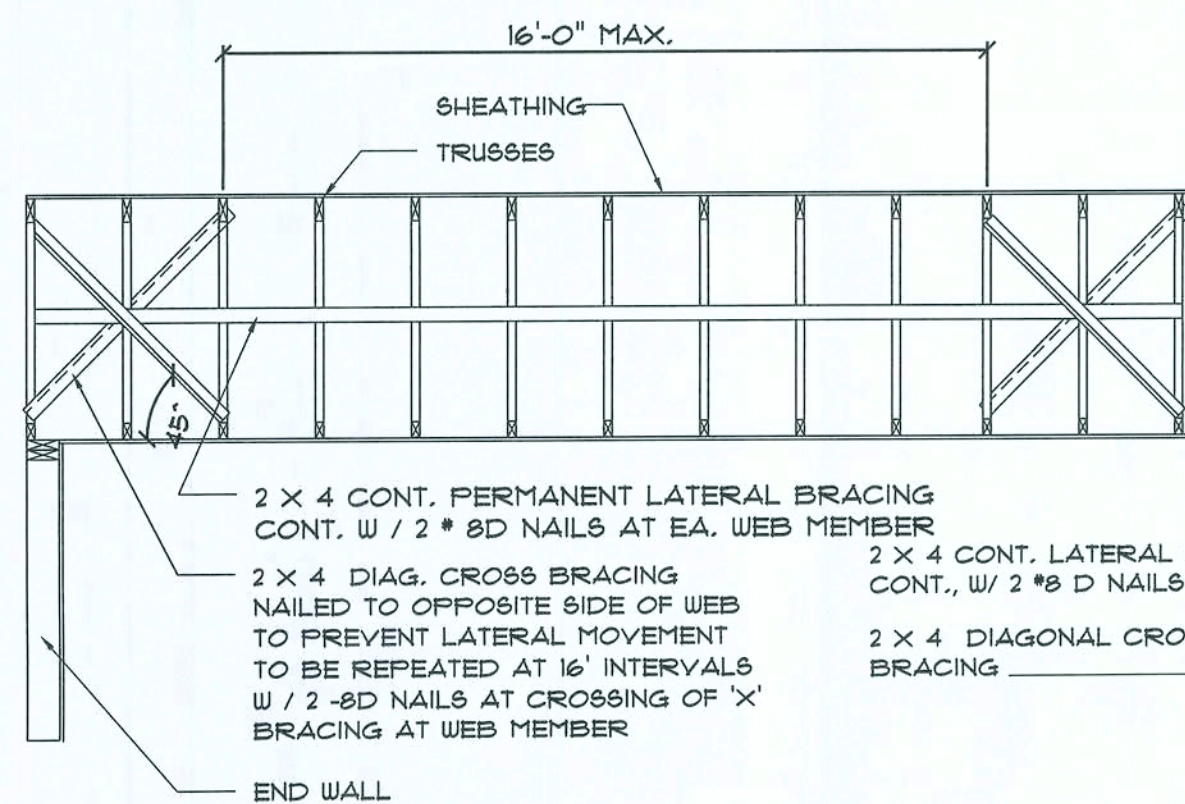
NOTE:  
A SOLID MEMBER OF EQUAL  
OR GREATER SIZE THAN  
MULTIPLE MEMBERS MAY  
BE USED



END (TOP OR BOTTOM)

## Girder Truss Column DET.

SCALE: 1/2" = 1'-0"

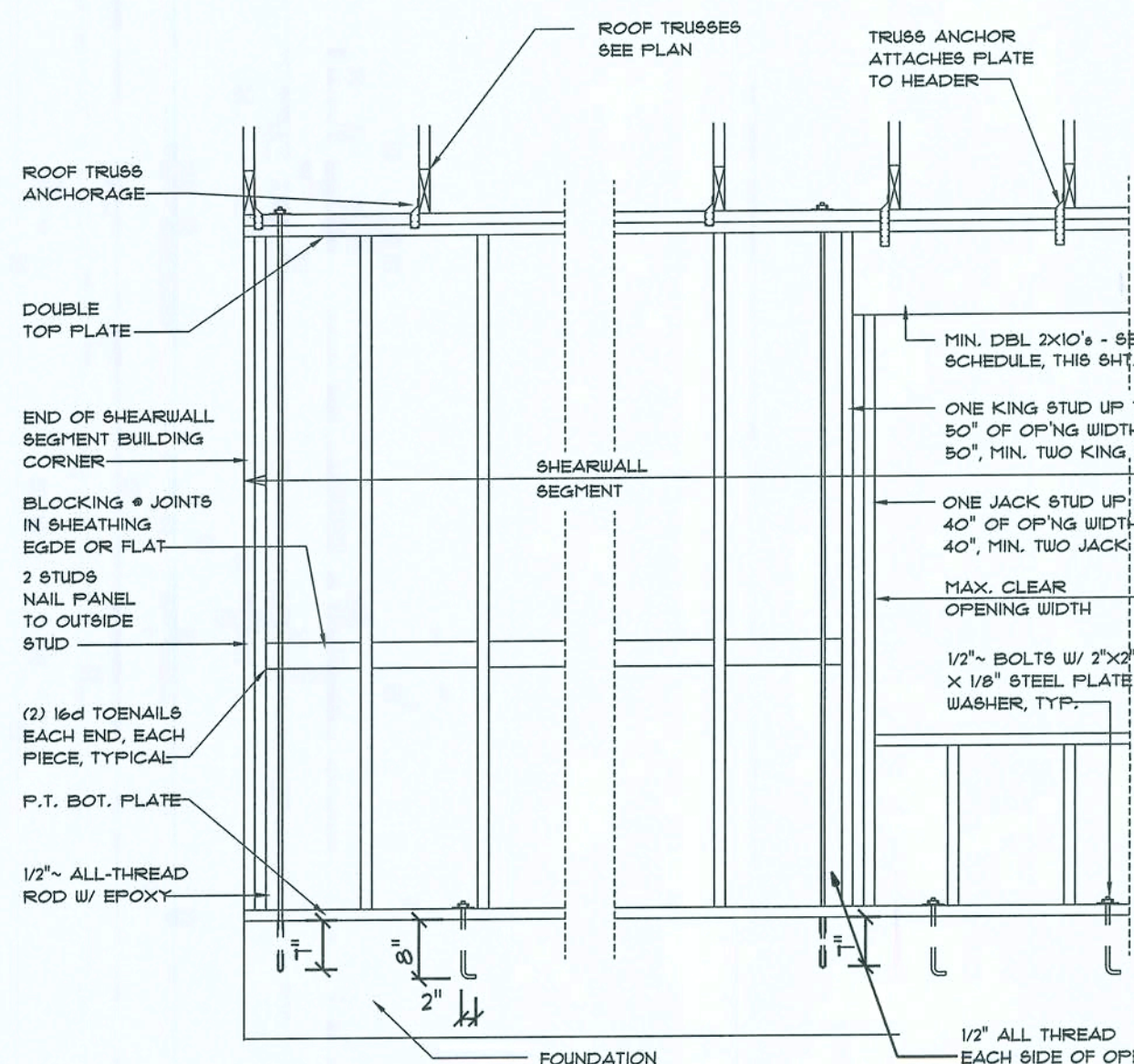


## TYP. PERMANENT TRUSS BRACING DIA.

NTS  
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

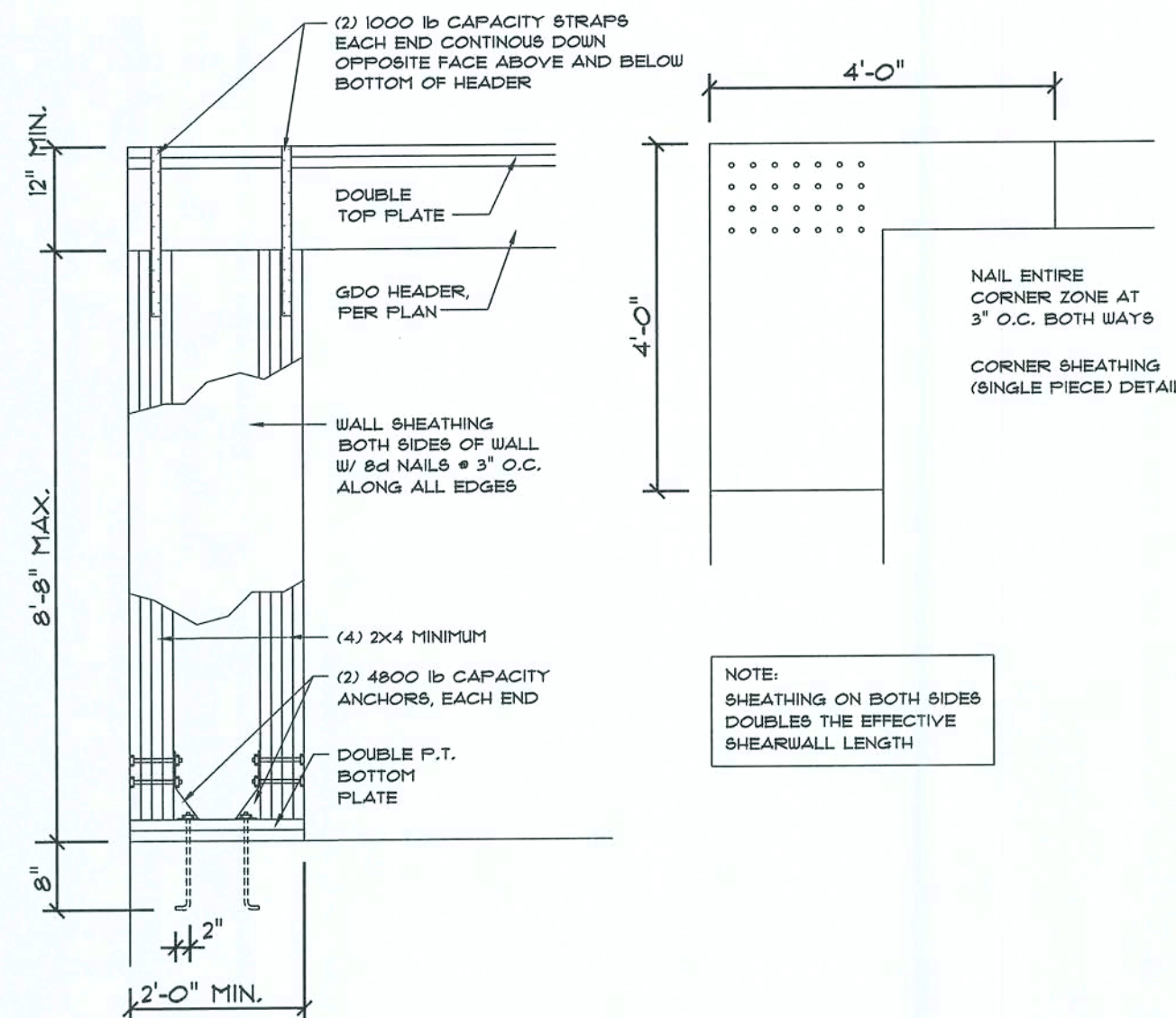
## Truss Bracing DETAILS

SCALE: AS NOTED



## Shear Wall DETAILS

SCALE: NONE

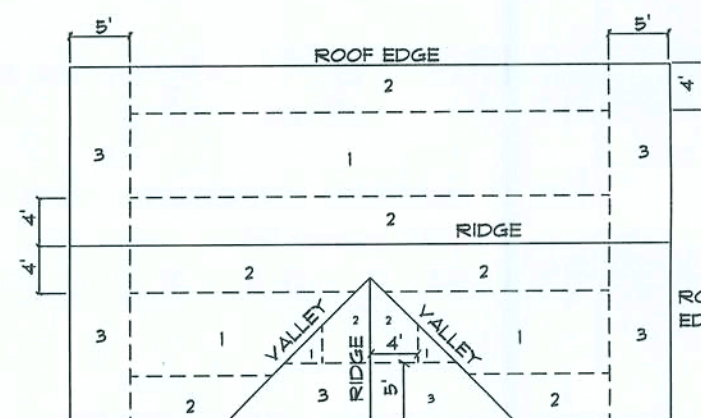


NOTE:  
SHEATHING ON BOTH SIDES  
DOUBLES THE EFFECTIVE  
SHEARWALL LENGTH

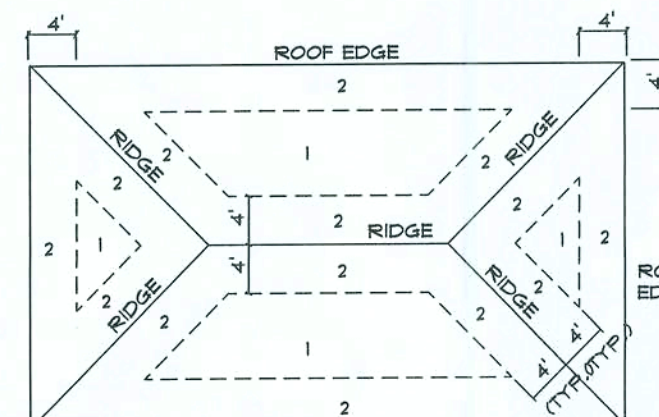
## Garage End Wall DETAILS

SCALE: 1/2" = 1'-0"

ROOF SHEATHING FASTENINGS			
NAILING SHEATHING ZONE	TYPE	FASTENER	SPACING
1		8d COMMON OR 8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 12 in. o.c. FIELD
2	1/4" O.S.B. OR 15/32 CDX		6 in. o.c. EDGE 6 in. o.c. FIELD
3		4 in. o.c. GABLE TRUSS OR GABLE ENDWALL 6 in. o.c. EDGE 6 in. o.c. FIELD	



ROOF SHEATHING NAILING ZONES (GABLE ROOF)



ROOF SHEATHING NAILING ZONES (HIP ROOF)

## Roof Nail Pattern DET.

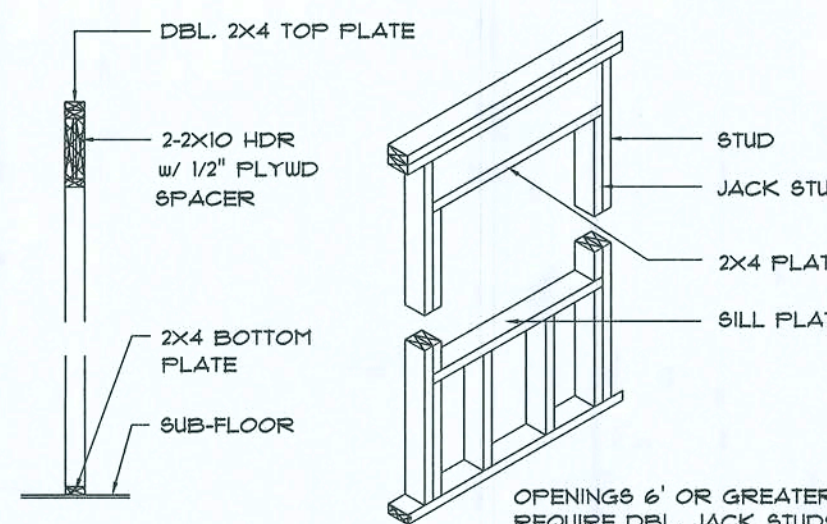
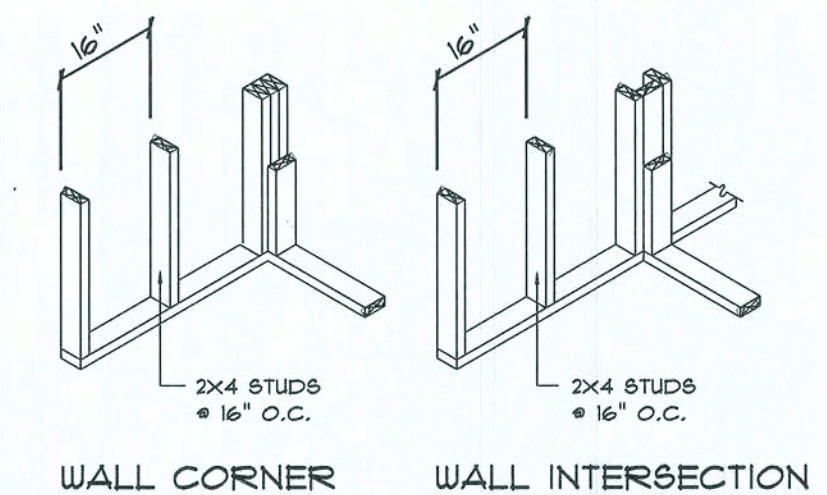
SCALE: NONE

HEADER SPANS FOR EXTERIOR BEARING WALLS							
HEADERS SUPPORTING:		BUILDING WIDTH (FT)					
		20'		28'		36'	
HEADER SIZE		5FAN	* JACKS	5FAN	* JACKS	5FAN	* JACKS
ROOF, CEILING	2-2x4	3'-6"	1	3'-2"	1	2'-10"	1
	2-2x6	5'-5"	1	4'-4"	1	4'-2"	1
	2-2x8	6'-10"	1	5'-11"	2	5'-4"	1
	2-2x10	8'-5"	2	7'-3"	2	6'-6"	2
	2-2x12	9'-9"	2	8'-5"	2	7'-6"	2
	3-2x8	8'-4"	1	7'-5"	1	6'-8"	1
	3-2x10	10'-9"	1	9'-1"	2	8'-2"	1
	3-2x12	12'-2"	2	10'-0"	2	9'-5"	2
	4-2x8	9'-2"	1	8'-4"	1	9'-2"	1
	4-2x10	11'-8"	1	10'-6"	1	9'-5"	1
4-2x12	14'-1"	1	12'-2"	2	10'-11"	1	

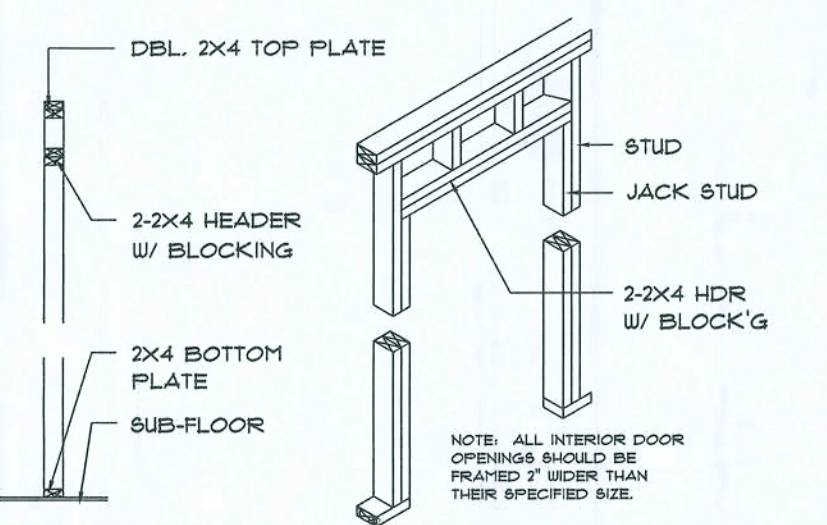
### SHEARWALL NOTES:

- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-91 SBCI 305.4.3.
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 1/4" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
- ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
- NAIL SPACING SHALL BE 4" O.C. EDGES AND 8" O.C. IN THE FIELD.
- TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3 FOR 8'-0" WALLS (7'-3").

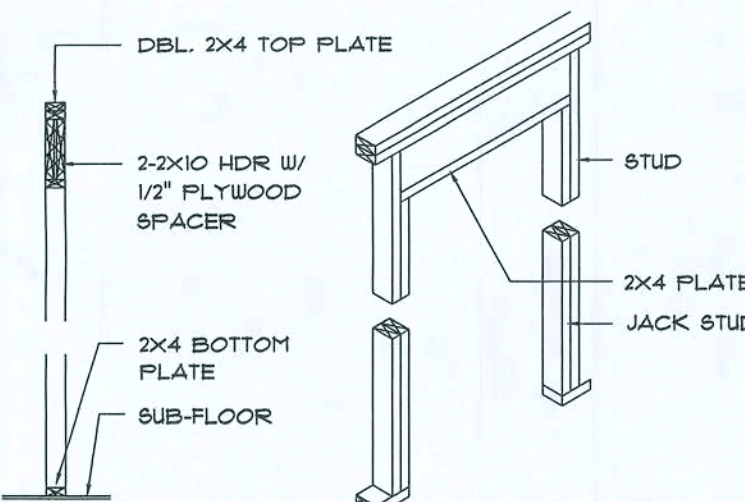
OPENING WIDTH	SILL PLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
> 6' TO 8'-0"	(3) 2x4 OR (1) 2x6	2
> 8' TO 12'-0"	(5) 2x4 OR (2) 2x6	3



TYPICAL WINDOW HEADER



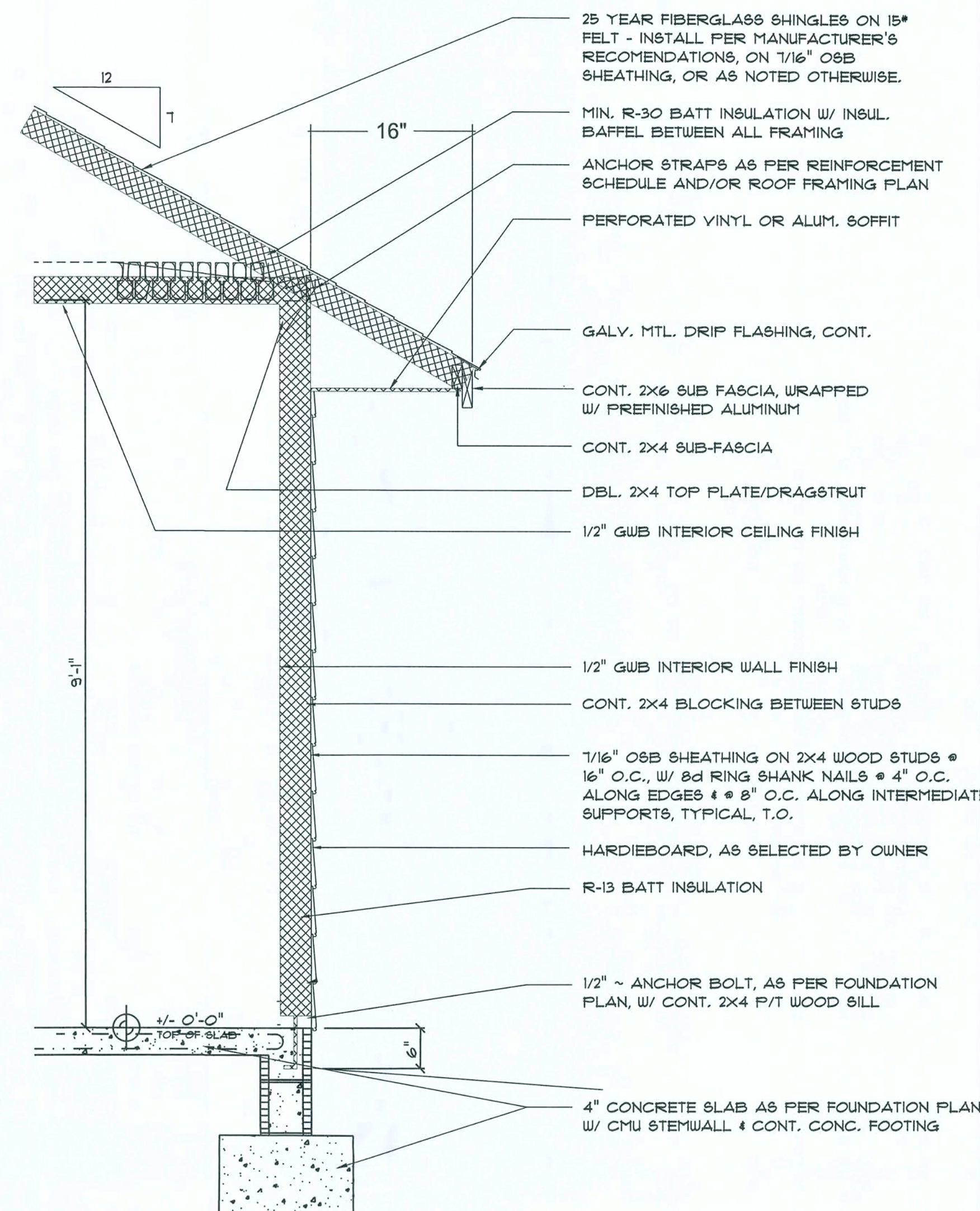
NON-BEARING WALL HEADER



BEARING WALL HEADER

## Wall Framing/ Header DET'S

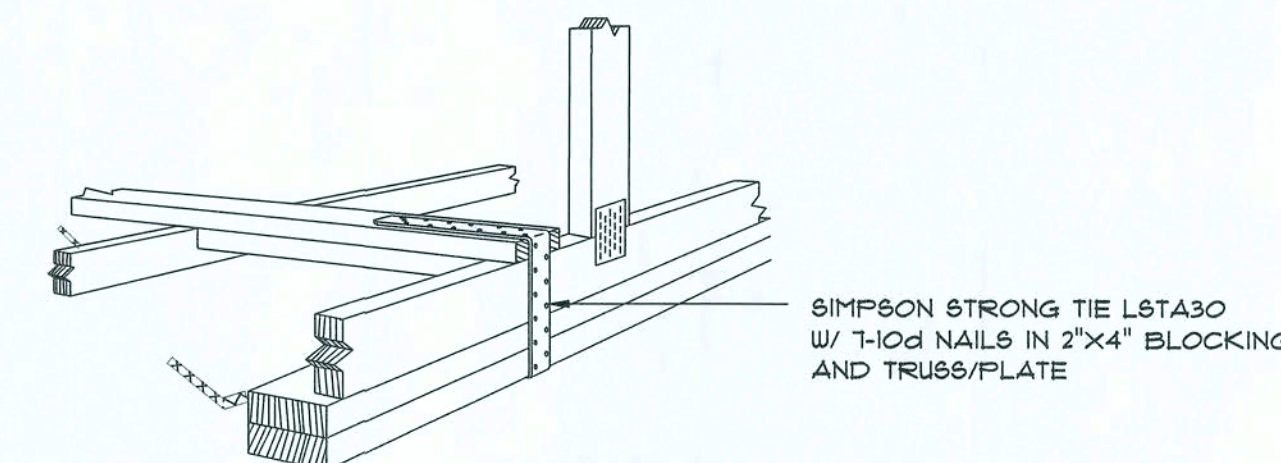
SCALE: NONE



## Typical Wall SECTION

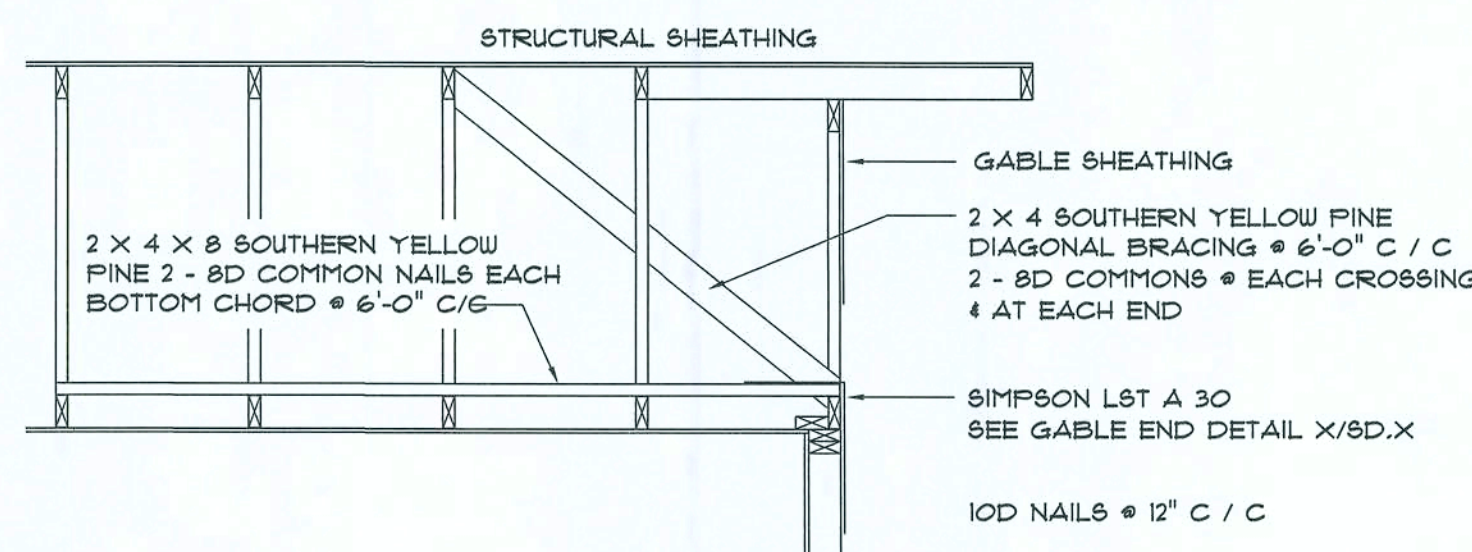
SCALE: 3/4" = 1'-0"

EXTERIOR WALL SHEATHING:  
APPLY VERTICALLY, "Windstorm" 1/4" O.S.B. 48" x 91", 109", 121" OR 145" SHEATHING. FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 6d RING SHANK NAILS @ 3" O.C. OR 8d R.S. NAILS @ 4" O.C. FASTEN TO EACH STUD WITH EITHER 6d RING SHANK NAILS @ 6" O.C. OR 8d R.S. NAILS @ 8" O.C.



## GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR

SCALE: NONE



## END WALL BRACING FOR CEILING DIAPHRAGM

NTS

(ALTERNATIVE TO BALLOON FRAMING)

NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

REVISION:

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N.P. Geisler, Architect

DRAWN:

mpg

CUSTOM RESIDENTIAL DESIGN for:  
David and Keryn Breeden

STRUCTURAL DETAILS

PAGE:

APPROVED:

SECTION LETTER

1/1

PAGE NUMBERS

SCALE: 1/4" = 1'

DRAWN BY:

DATE: Wednesday, April 17, 2019

Bradley Franks Construction  
455 SW Deputy J Davis Ln  
Lake City  
Florida  
32024

PHONE: 386-755-2455

info@bradleyfranks.com

BRADLEY FRANKS CONSTRUCTION

POPULAR 3

Bedroom

Home

2K1699

SHEET:

A.7

1 OF 9

19 APR 2019

ARO007005



