

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	

SECTION APPROVED: PAGE: CHECKED BY:

BY:

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

BRADLEY FRANKS CONSTRUCTION

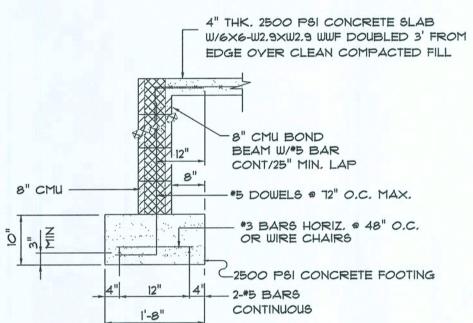
Poplar 3 Bedroom Home

CONCRETE / MASONRY / METALS GENERAL NOTES:

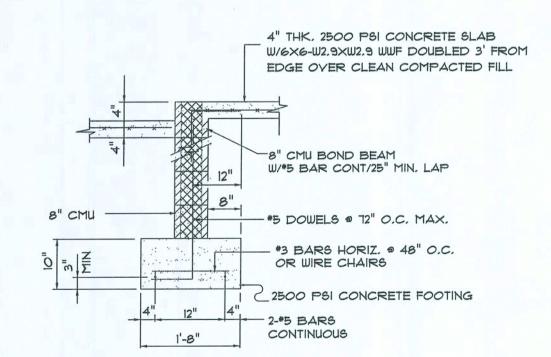
- 1. DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- 2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PREFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE 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 COMPAC-TION 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 REQUIRE-MENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
- 5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIRE-MENTS OF ASTM A185 - MIN. YEILD STRESS = 85 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 PLACE-MENT, 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 1 OR A325, AS PER PLAN REQUIREMENTS.
- 10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

EXTERIOR WALL SHEATHING: APPLY VERTICALLY, "WindSTORM" 1/16" 05B 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 RING SHANK 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.

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







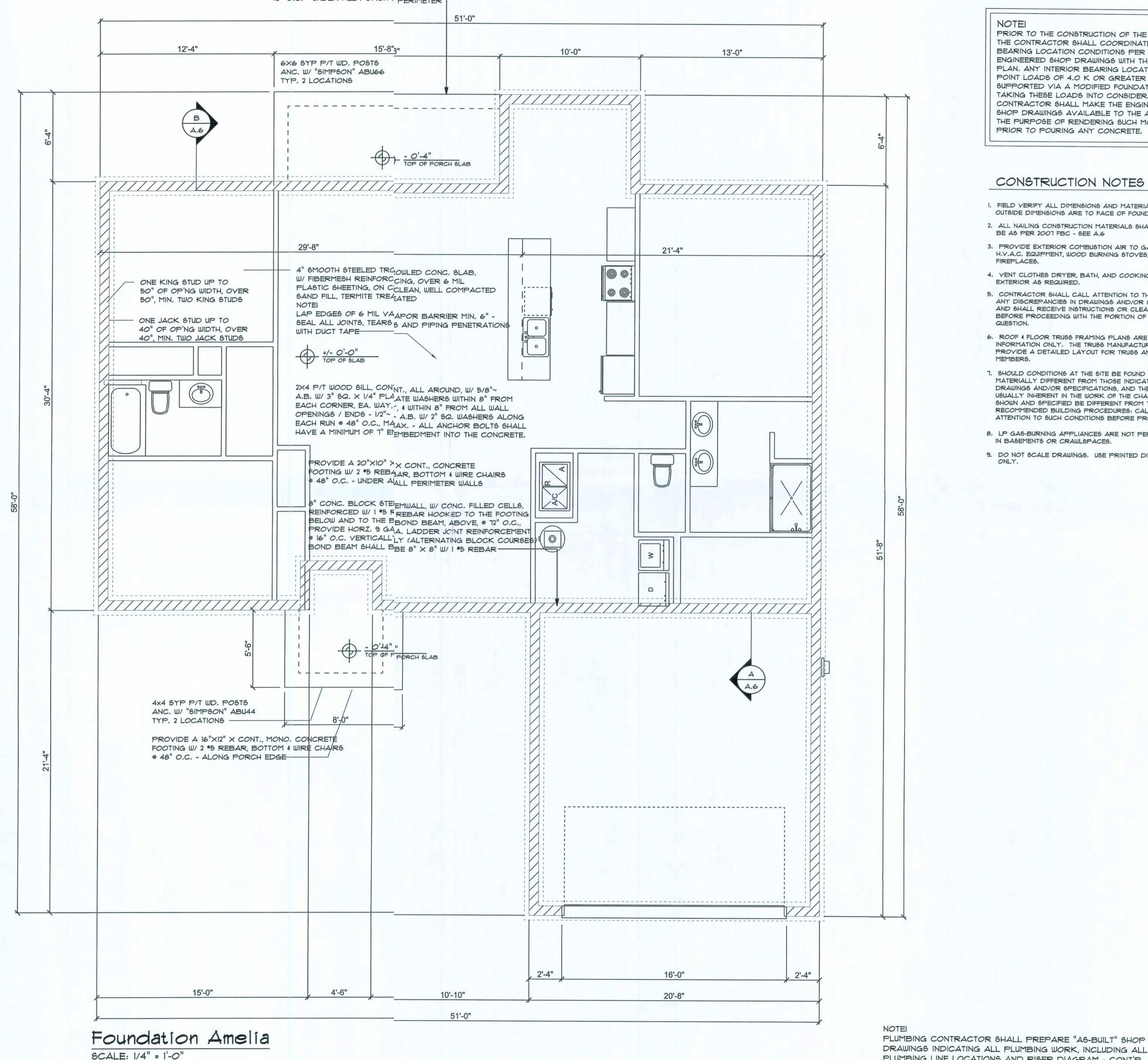
SECTION SCALE: NONE



THE DESIGN IND SPEED FOR THIS PROJECT IS O MPH PER 2014 FBC 1609 AND LOCAL IRISDICTION REQUIREMENTS

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

PROVIDE A 16"X12" X CONT., CONCRETE FOOTING W/ 2 *5 REBAR, BOTTOM & WWIRE CHAIRS # 48" O.C. - UNDER ALL PORCH F PERIMETER I



THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING LOCATION CONDITIONS PER THE TRUSS ENGINEERED 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 MODIFIED FOUNDATION PLAN TAKING THESE LOADS INTO CONSIDERATION, THE CONTRACTOR SHALL MAKE THE ENGINEERED TRUSS SHOP DRAWINGS AVAILABLE TO THE ARCHITECT FOR THE PURPOSE OF RENDERING SUCH MODIFICATIONS PRIOR TO POURING ANY CONCRETE.

CONSTRUCTION NOTES

- 1. FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL OUTSIDE DIMENSIONS ARE TO FACE OF FOUNDATION.
- 2. ALL NAILING CONSTRUCTION MATERIALS SHALL
- H.V.A.C. EQUIPMENT, WOOD BURNING STOYES, AND FIREPLACES.
- 4. VENT CLOTHES DRYER, BATH, AND COOKING FANS TO EXTERIOR AS REQUIRED.
- ANY DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS AND SHALL RECEIVE INSTRUCTIONS OR CLEARIFACATIONS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN
- 6. ROOF & FLOOR TRUSS FRAMING PLANS ARE FOR GENERAL INFORMATION ONLY. THE TRUSS MANUFACTURER SHALL PROVIDE A DETAILED LAYOUT FOR TRUSS AND FRAMING
- MATERIALLY DIFFERENT FROM THOSE INDICATED BY THE DRAWINGS AND/OR SPECIFICATIONS, AND THE CONDITIONS USUALLY INHERENT IN THE WORK OF THE CHARACTER SHOWN AND SPECIFIED BE DIFFERENT FROM THE DESIGNERS RECOMMENDED BUILDING PROCEDURES: CALL IMMEDIATE ATTENTION TO SUCH CONDITIONS BEFORE PROCEEDING.
- 8. LP GAS-BURNING APPLIANCES ARE NOT PERMITTED

PRIOR TO THE CONSTRUCTION OF THE FOUNDATION,

- BE AS PER 2001 FBC SEE A.6
- 3. PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED
- 5. CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER,
- T. SHOULD CONDITIONS AT THE SITE BE FOUND
- IN BASEMENTS OR CRAWLSPACES.

PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONT'R

SHALL PROVIDE I COPY OF AS-BUILT DWGS TO OWNER AND

H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.Y.A.C. WORK, INCLUDING ALL

TO OWNER & I COPY TO THE PERMIT ISSUING AUTHORITY.

DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING

REPORT - CONT'R SHALL PROVIDE I COPY OF AS-BUILT DWGS

I COPY TO THE PERMIT ISSUING AUTHORITY.

9. DO NOT SCALE DRAWINGS, USE PRINTED DIMENSIONS

1972 - 2018 N.P. Geisler, Archite AR0001005 -DATE: 27 DEC 2016

REVISION:

26 SEP 2016

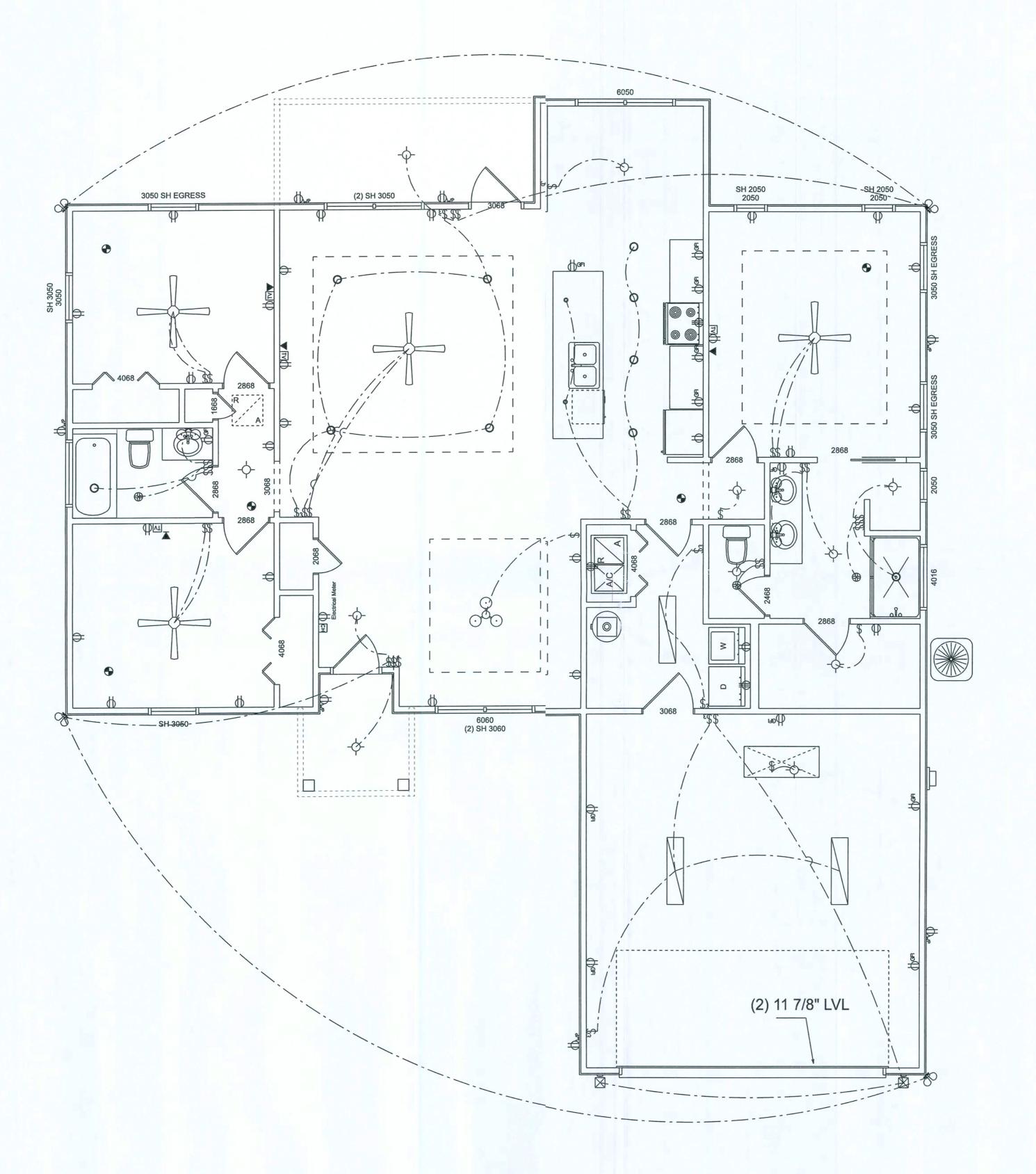
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DRAWN:

SHEET: 6 0 9

2K1699

AR0007005



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	

Electrical

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



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BRADLEY FRANKS CONSTRUCTION

Poplar 3 Bedroom

FRAMING ANCHOR SCHEDULE

APPLICATION MANUF'R/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 ST22 1370# PLATE TO STUD: SIMPSON SP2 1065# STUD TO SILL: SIMPSON SPI 585# PORCH BEAM TO POST: BOLT THRU W/ 2-5/8 BOLTS 1700# PORCH POST TO FND .: SIMPSON ABUGG 2300# MISC. JOINTS SIMPSON A34 315#/240#

ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

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 *97-0107.05, *96-1126.11, *99-0623.04 SBCCI NER-443, NER-393

WOOD STRUCTURAL NOTES

- I. TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPON-SIBILITY OF THE CONTRACTOR SO ENGAGED, TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDE-LINES OF THE "TRUSS PLATE INSTITUTE".
- 2. 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",
- 3. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN Nr.2 HEM-FIR OR BETTER.
- 4. 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 CON-NECTIONS.

GENERAL TRUSS NOTES:

1. 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 IT'S 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.

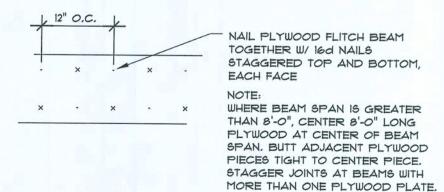
- 2. TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
- 3. FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIRMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS, THE CONTRACTOR SHALL MAKE AVAILABLE 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

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'-O" TALL SHALL HAVE CONTINUOUS BLOCKING TO LIMIT CAVITY HEIGHT TO 8'-O". PENETRATIONS THROUGH SUCH BLOCKING SHALL BE TREATED IN THE SAME MANNER AS TOP PLATES, NOTED ABOVE

NOTE

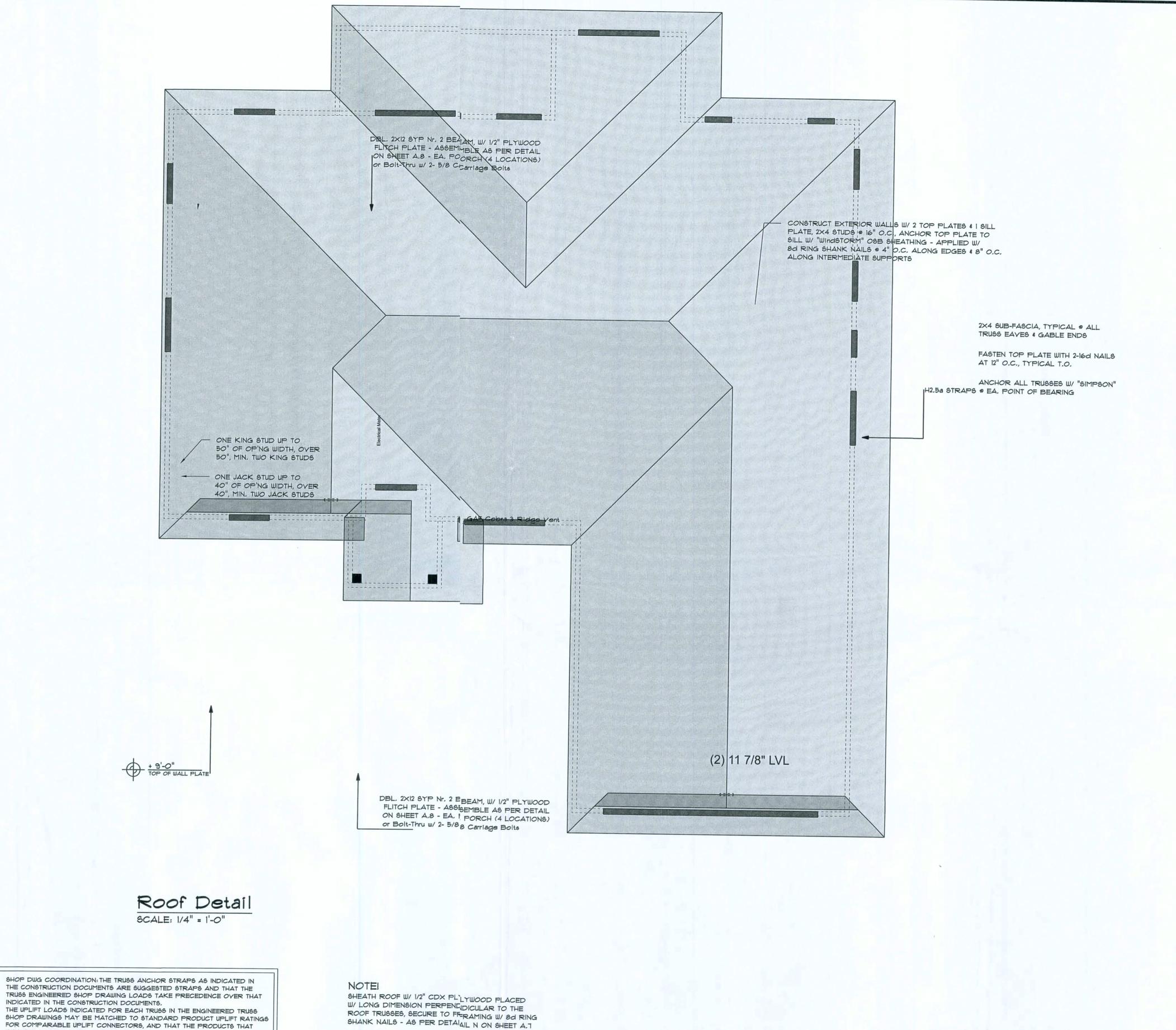
ALL UPLIFT CONNECTORS SHALL BE FIELD ADJUSTED TO MATCH OR EXCEED THE DEVELOPED LOADS PER ENGINEERED TRUSS SHOP DRAWINGS



B/U Beam DETAILS

SCALE: NONE





SHANK NAILS - AS PER DETAIAIL N ON SHEET A.T

NOTE

PROVIDE EQUAL OR GREATER UPLIFT RESISTANCE FOR THE LISTED LOADS

THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR

REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS, SOME OF

ADDITION TO TYPICAL NAILING. ANCHOR DEVICES SHALL BE REQUIRED FOR

PRESENT SHALL REQUIRE ANCHORS OF EQUAL OR GREATER LOAD CAPACITY

THAN THAT INDICATED BY THE TRUSS SHOP DRAWINGS. THE UPLIFT ANCHOR

ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS OR GREATER.

TRUSSES BEARING ON INTERIOR PARTITIONS WHERE UPLIFT LOADS ARE

THE TRUSS TO TRUSS CONNECTIONS WILL REQUIRE ANCHOR STRAPS IN

OR AS APPROVED BY THE BUILDING OFFICIAL.

SYSTEM SHALL BE CONTINUOUS TO THE FOUNDATION.

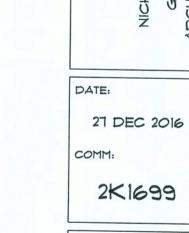
MAY BE USED IN LIEU OF THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS

THE DESIGN WIND SPEED FOR R THIS PROJECT 16 130 MPH PER 2015/4 FBC 1609 AND LOCAL JURISDICTION REGOUIREMENTS

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

ROOF PLAN NOTES

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



SHEET:

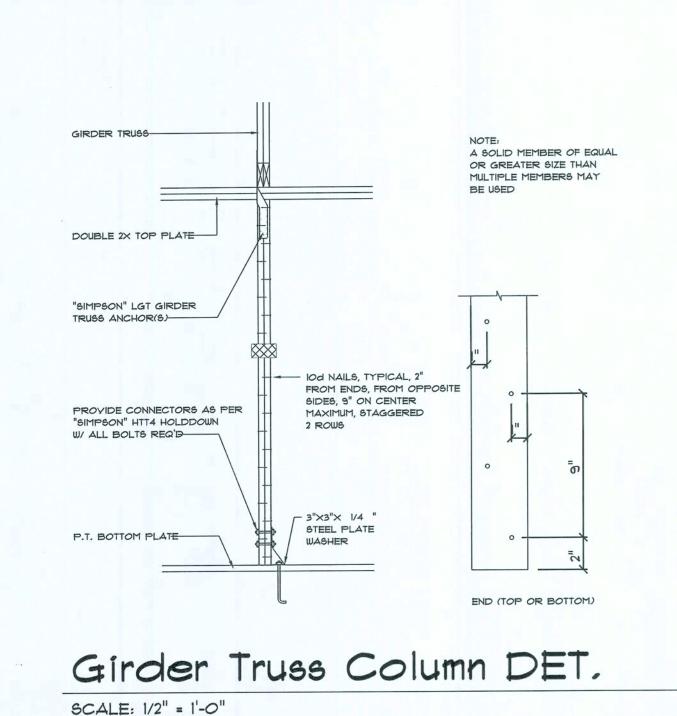
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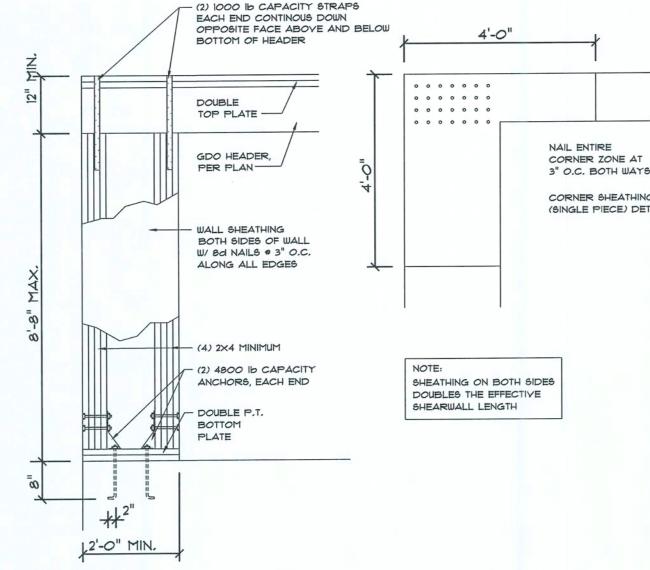
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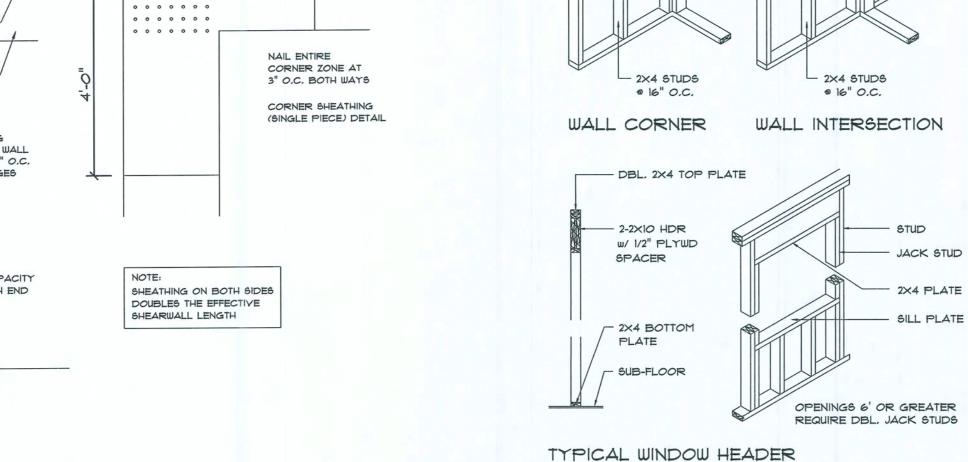
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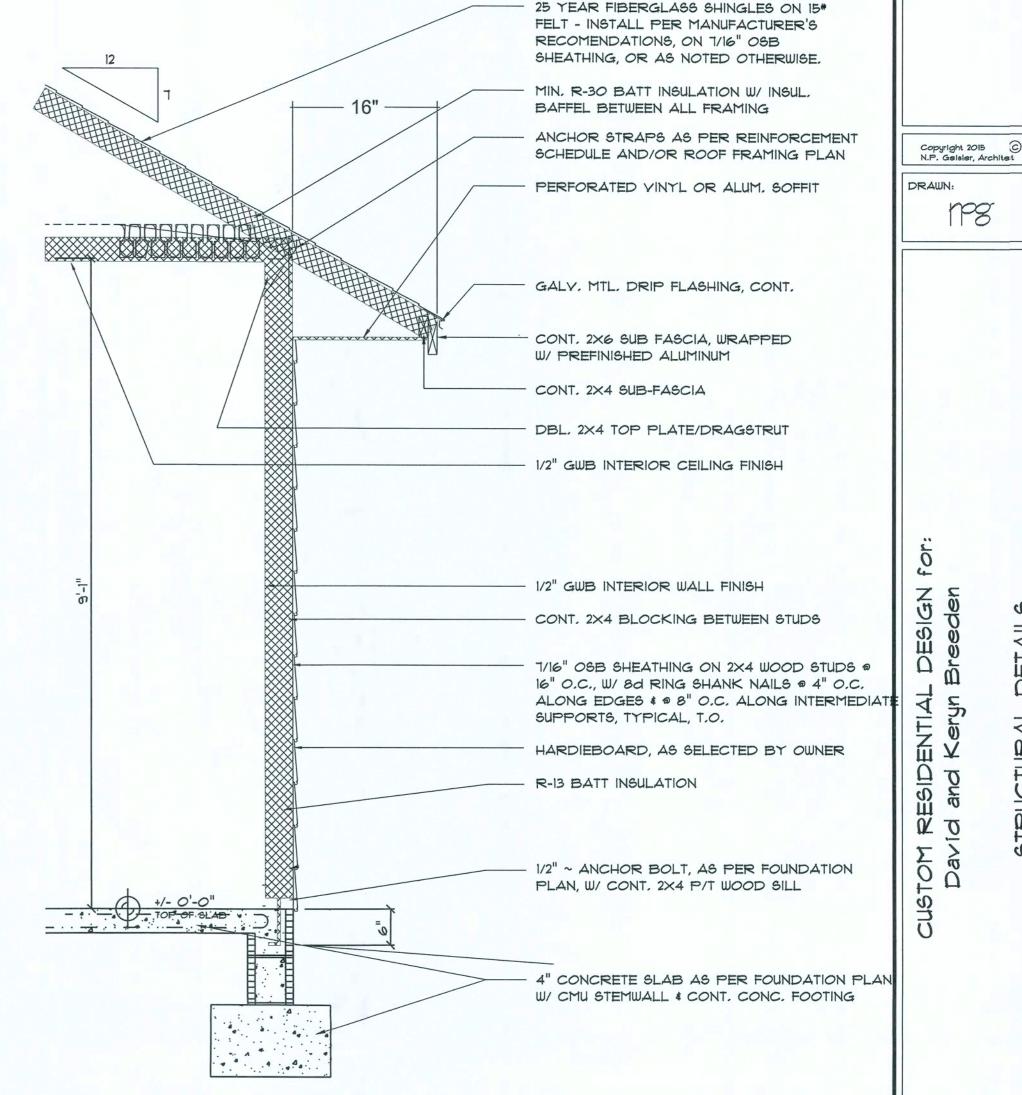


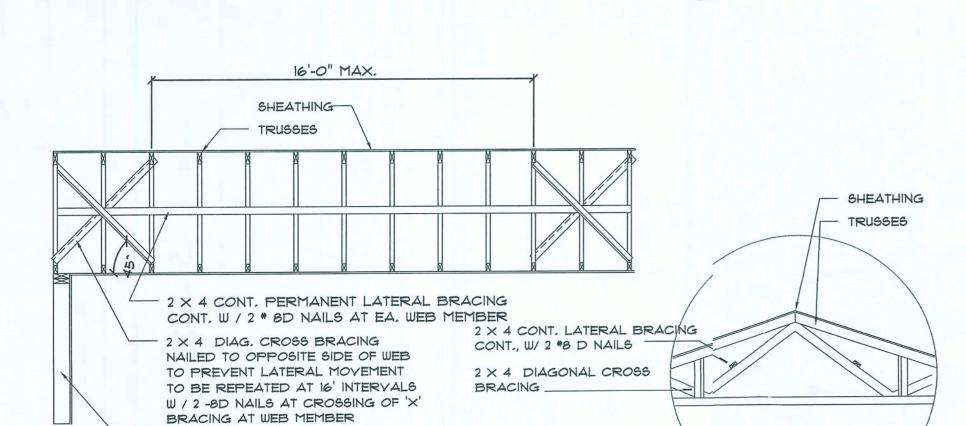


Garage End Wall DETAILS

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



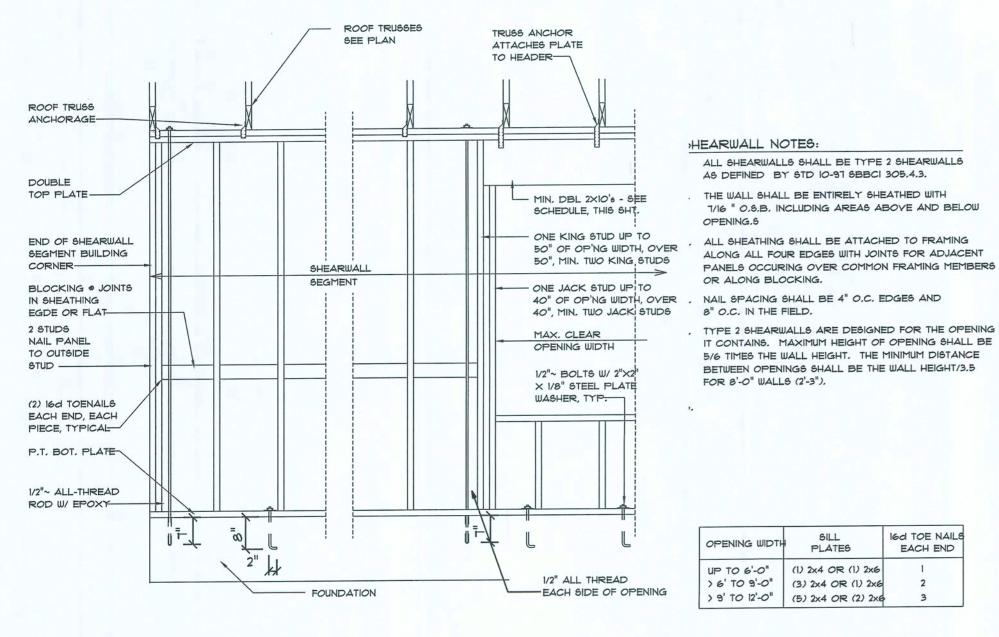


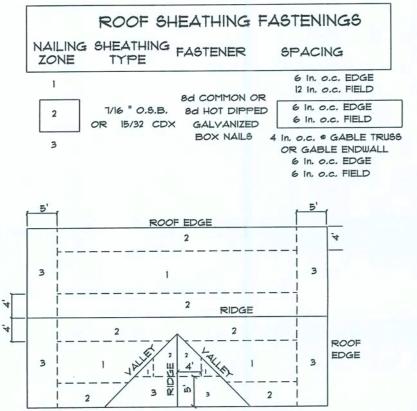


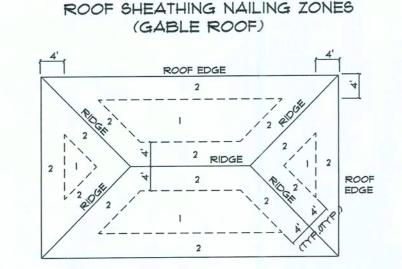
TYP, PERMANENT TRUSS BRACING DIA.

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









ROOF SHEATHING NAILING ZONES

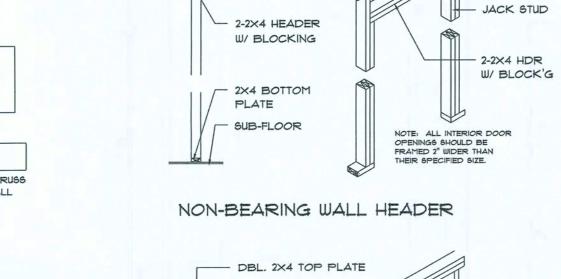


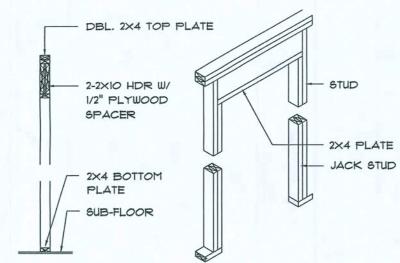
HEADERS

ROOF, CEILING

SUPPORTING:

SCALE: NONE





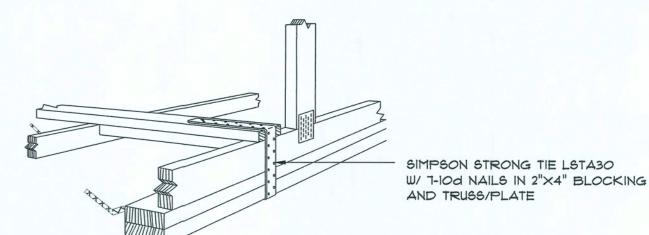
- STUD

BEARING WALL HEADER

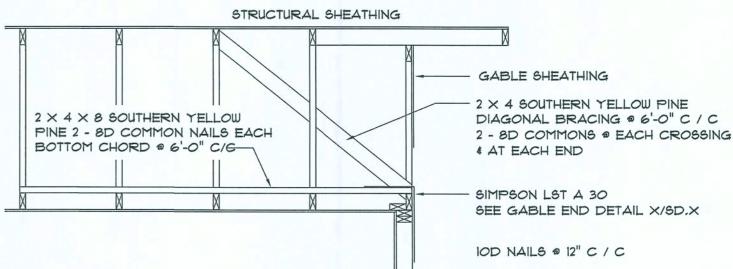


Typical Wall SECTION SCALE: 3/4" = 1'-0"

EXTERIOR WALL SHEATHING: APPLY VERTICALLY, "WindSTORM" 1/16" OSB 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.





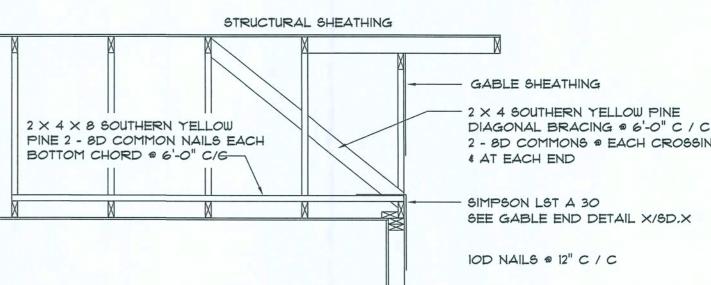


G.1

END WALL BRACING FOR

(ALTERNATIVE TO BALLOON FRAMING)

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



CEILING DIAPHRAGM

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27 DEC 2016

2K1699

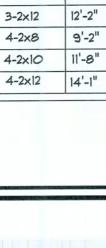
OF Q

SHEET:

REVISION:

Shear Wall DETAILS SCALE: NONE





2-2×6 5'-5"

2-2x8 6'-10"

2-2×10 8'-5"

2-2×12 9'-9"

3-2×8 8'-4"

HEADER SPANS FOR EXTERIOR BEEARING WALLS

BUILE_DING WIDTH (FT)

SPAN * JACKS STAN * JACKS SPAN * JACKS

2 5'-4"

2 6'-6"

2 7'-6"

2 9'-5"

1 9'-5"

2 10'-11"

1 44'-8"

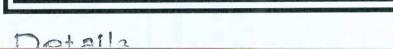
2 88'-5"

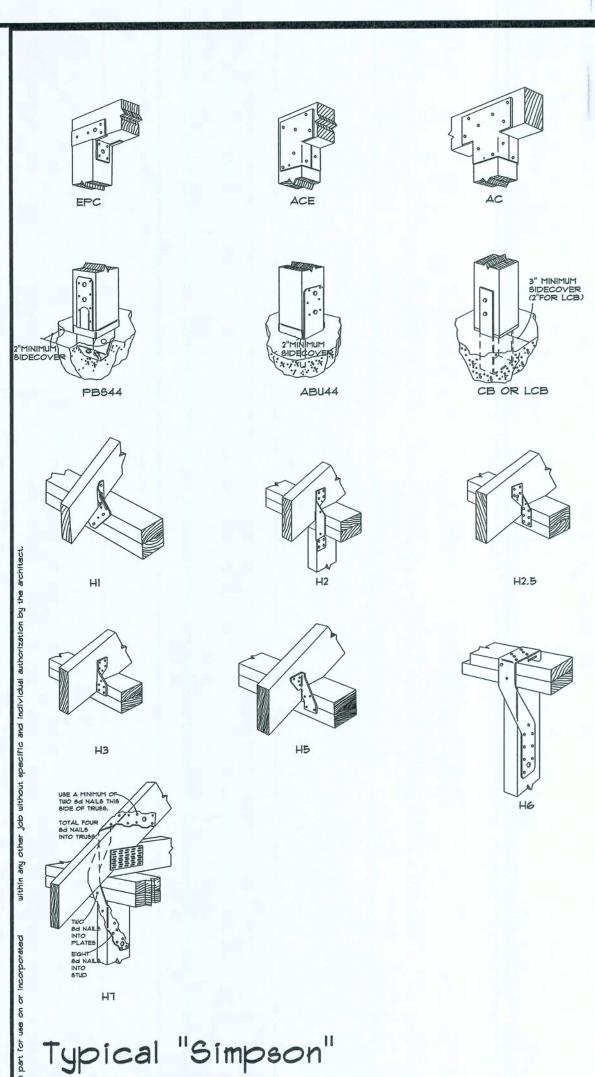
1 88'-4"

1 100'-6"

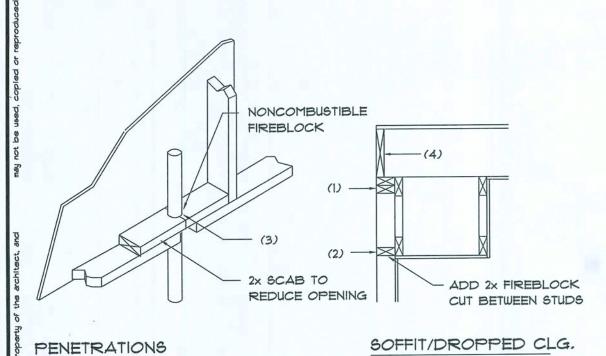
1 12 12'-2"

100'-7"





CONNECTORS SCALE: NONE



FIREBLOCKING NOTES:

FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

SPACES AT CEILING AND FLOOR LEVELS.

AT ALL INTERCONNECTIONS BETWEEN CONCEALED YERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.

IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED

- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYROPANEL MULTIFLEX SEALANT"
- , AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

Fire Stopping DETAILS

GENERAL NOTES:

- THE CORRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, HETHER FROM PERSONAL INJURY OR PROPERTY DAMAGEARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORED UNDER THE CONTRACT FOR THIS PROJECT.
- 2. THE CORACTOR AND/OR SUB-CONTRACTORS SHALL WAR-RANT AL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OFINAL COMPLETION AND ACCEPTANCE BY THE OWNER. DEFECTION MATERIALS, EQUIPMENT, COMPONENTS AND WORK-MANSHIPSHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER JIRING THE ONE YEAR WARRANTY PERIOD.
- 3. AT THE UNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENEMENT OF THE WARRANTY PERIOD, FOR THE PURE-POSE ODETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRD, THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTN IF REQUESTED BY THE OWNER.
- 4. THE CORACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AD THE LIKE THAT MAY BE REQUIRED BY THE VAR-IOUS AUTORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEYCITY, COUNTY, STATE OR FEDERAL.
- THE OWN SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE EGINNING THE THE PROJECT AND THE CONTRACTOR(6) SHALL FE "NOTICE TO OWNER" AND PROVIDE "RELEASE OF LIEN" FC ALL PAYMENT REQUESTS PRIOR TO DISBURSEMENT OF ANYUNDS.
- 6. ANY AN ALL DISPUTES ARISING FROM EVENTS ASSOCIATED WITH THEONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, ONTRACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUG BINDING ARBITRATION.
- 7. ALL WOK SHALL BE IN ACCORDANCE W/ APPLICABLE CODES AND LOAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES, ILL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ANY DISREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITIS PRIOR TO THE COMMENCEMENT OF THE WORK.
- 8. ALL INSIATION SHALL BE LEFT EXPOSED AND ALL LABLES LEFT INTCT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE UILDING OFFICIAL.
- 9. ALL WOO IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PREJURE TREATED.
- IO. INTERIOIBEARING WALLS SHALL BE CONSTRUCTED IN COM-PLIANCEUITH "UL Design U333", BATT INSULATION SHALL BE INCLUDE WHERE UNCONDITIONED AREA IS BEING SEPARATED FROM HATED / COOLED AREA.
- 11. INTERIOISTUD WALLS SEPARATING LIVING AREA FROM GAR-AGE ARAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Desh U333", INCLUDING R-II BATT INSULATION.
- 12. CEILING:OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA AOVE SHALL BE 5/8" FIRECODE "C" GWB ON IX3 WOOD FURRINGAT 16" O.C., ATTACHED W/ 1 1/4" BUGLEHEAD SCREWS 9 6" O.CALONG EACH POINT OF BEARING.

STANDARD ABBREYIATIONS

a	Δ	GALY.	GALYANIZED
#	MBER or POUND(6)	HORZ.	HORIZONTAL
=	EIALS	INS.	INSULATION
~	DMETER	INT.	INTERIOR
W/	w4	LAY.	LAVATORY
W/O	шноит	LYL.	LAMINATED VENEER LUMBER
<	ONTERLINE	MAX,	MAXIMUM
4	Ð	MIN.	MINIMUM
+/- or :	FJS OR MINUS	MISC.	MISCELLANEOUS
1'	CE FOOT	M.O.	MASONRY OPENING
1"	CE INCH	No. or Nr.	NUMBER
1/4" or "	CE QUARTER INCH	o.c.	ON CENTER
8d	&ENNY	O/H	OVERHEAD
BM	EAM	OHD	OVERHEAD DOOR
B.O.	E OTHERS	PLYWD.	PLYWOOD
вот.	ETTOM	P/T	PRESSURE TREATED
CLG.	dLING	REINF.	REINFORCING (ED)
co	CEANOUT	REQ'D	REQUIRED
CONC.	CNCRETE	RM.	ROOM
COTG	CEANOUT TO GRADE	R.O.	ROUGH OPENING
DBL.	DUBLE	SF	SQUARE FEET
DIM.	MENSION	SGD	SLIDING GLASS DOOR
DN.	DWN	SHT.	SHEET
ELEY.	EVATION	SRLH	SUWANNEE RIVER LOG HOMES
EXT.	ETERIOR	TYP.	TYPICAL
F	FINCH (DOORS)	YERT.	YERTICAL
FDN.	FINDATION	WC	WATERCLOSET (TOILET)

TERMITE PROTECTION NOTES:

PROJECT INFORMATION / NOTES:

WIND DESIGN SPEED: 130 MPH, UNLESS NOTED (OTHERWISE

ELECTRICAL CODE: NATIONAL ELECTRICAL CODE - LATEST

FOOTING DESIGN IS BASED UPON 1000PSF SOIL BEARING PRESSURE PRO-

Ie: CLAY, HIGH LEVEL OF ORGANICS OR OTHER & UNDESIRABLE SOILS SHALL

LIVE LOADS: 1st FLOOR: 40PSF, 2nd FLOOR: 405PSF, ROOF: AS DETERMINED

BY SHAPE FACTORS APPLIED TO THE WIND FORRCE GENERATED BY THE

THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF

CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUILLING AUTHORITIES, FOR THE

ISSUANCE OF CONSTRUCTION PERMITS. THE CONNTRACTOR SHALL REVIEW

THE CONSTRUCTION DOCUMENTS AND VERIFY AL,LL DIMENSIONS. ANY DIS-

CREPANCIES SHALL BE REPORTED TO THE ARCCHITECT PRIOR TO THE

COMMENCEMENT OF ANY WORK OR FABRACATICION OF ANY MATERIALS.

AMPLE DIMENSIONS ARE SHOWN ON THE PLANS; TO LOCATE ALL ITEMS.

SIMPLE ARITHMETIC MAY BE USED TO DETERMININE THE LOCATIONS OF THOSE

PLEASE DO NOT MAKE ANY STRUCTURAL CHANGIGES TO THESE PLANS WITHOUT

CONSULTING WITH THE ARCHITECT. THE OWNER SCHALL ASSUME ANY AND ALL

LIABILITY FOR STRUCTURAL DAMAGE RESULTINGS FROM CHANGES MADE TO

THE PLANS OR BY SUBSTITUTION OF MATERIALS ; DIFFERENT FROM

VIDED BY CLEAN SAND, GRAVEL OR STONE, O'THER SOIL CONDITIONS

DESIGN YALUES/LOADS & CODES

REQUIRE FOUNDATION MODIFACATIONS.

LIFE SAFETY: NFPA-101 - LATEST

ITEMS NOT DIMENSIONED.

SPECIFICATION ON THE PLANS.

CONSTRUCTION DOCUMENTS

BUILDING CODE: 2014 FLORIDA BUILDING CODE

DO NOT SCALE OFF THESE PLANS

CHANGES TO FINAL PLAN SETS

SOIL DESIGN STATEMENT:

DESIGN WIND SPEED.

SOIL CHEMICAL BARRIER METHOD:

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED, THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 104.2.6

2. CONDENSATE AND ROOF DOWNSPOUTS SHALL _ DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.44

3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING AALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-O" FROOM BUILDING SIDE WALLS.

4. TO PROVIDE FOR INSPECTION FOR TERMITE INFIFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOTIT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WWALL. FBC 1403.1.6

5. INITIAL TREATMENT SHALL BE DONE AFTER ALI_{LL} EXCAVATION AND BACKFILL IS COMPLETE. FBC 1816.1.1

6, SOIL DISTURBED AFTER THE INITIAL TREATMENT IT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 181316.1.2

1, BOXED AREAS IN CONCRETE FLOOR FOR SUBS, SEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENINT METAL OR PLASTIC FORMS, PERMANENT FORMS MUST BE OF A SIZE A AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE ! INITIAL TREATMENT.

8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSISTALLED TO PROTECT AGAINST RAINFALL DILUTION, IF RAINFALL OCCURS BEFORE VAPOR RET-ARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4 9. CONCRETE OVERPOUR AND MORTAR ALONG TITHE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREA: ATMENT, FBC 1816.1.5

OR GRADE WITHIN 1'-O" OF THE STRUCTURE SIDEWAJALLS. FBC 1816.1.6 II. AN EXTERIOR VERTICAL CHEMICAL BARRIER MMUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCA, APING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRRIER IS APPLIED, SHALL BE RETREATED. FBC 1816.1.6

10. SOIL TREATMENT MUST BE APPLIED UNDER ALILL EXTERIOR CONCRETE

12. ALL BUILDINGS ARE REQUIRED TO HAVE PER-C-CONSTRUCTION TREATMENT.

13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUEJED TO THE BUILDING DEPART-MENT BY * LICENSED PEST CONTROL COMPANY | BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREA ATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS ; IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT (OF AGRICULTURE AND CONS-UMER SERVICES", FBC 1816.1.7

14. AFTER ALL WORK IS COMPLETED, LOOSE WOODD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN I'-O" OF THE BUILDING, T THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR & OTHER CELLULOSE CONTAINING

15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-O" OF ANY BUILDING OR PROPOSED BUSUILDING. FBC 2303.1.4

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable Construction, Wood Trusses @ 24" O.C. Walls: 2x4 Wood Studs @ 16" O.C. Floor: 4" Thk. Concrete Slab W/ Fibermesh Concrete Additive Foundation: Continuous Stemwall Footer

ROOF DECKING

Material: 1/2" CD Plywood or 7/16" O.S.B.

Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing Fasteners: 8d Ring Shank Nails per schedule on sheet A.7

SHEARWALLS

Material: 7/16" O.S.B. "WindSTORM": 48" X 97", 109", 121" OR 145" Sheet Size 48"x97" (109", 121" OR 145") Sheets Placed Vertical Fasteners: 8d Ring Shank Nails @ 4" O.C. Edges & 8" O.C. Interior Dragstrut: Double Top Plate (S.Y.P.) W/2 - 16d Nails @ 12" O.C. Wall Stude: 2x4 SPF Stude @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Trues Anchors: Simpson H2.5a @ Ea. Trues End (Typ. U.O.N.) Wall Tension: Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. Top & Bot. Anchor Bolts: 1/2" A307 @ 48" O.C. - 1st Bolt 8" from corner Corner Hold-down Device: Simpson HD2a, ea. corner

FOOTINGS AND FOUNDATIONS

Footing: 20"X12" Cont. W/2-*5 Cont. & wire chairs @ 48" O.C.



ZONE	ARE	Yult 110 MPH	Yult 120 MPH	Yult 130 MPH	Yult 140 MPH
1	10	12.0 / -19.9	14.9 / -23.7	17.5 / -27.8	20.3 / -32.3
1	20	11.4 / -19.4	13.6 / -23.0	16.0 / -27.0	18.5 / -31.4
1	50	10.0 / -18.6	11.9 / -22.2	13.9 / -26.0	16.1 / -30.2
2	10	12.5 / -34.7	14.9 / -41.3	17.5 / -48.4	20.3 / -56.
2	20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.5 / -51.7
2	50	10.0 / -28.2	11.9 / -33.6	13.9 / -39.4	16.1 / -45.7
3	10	12.5 / -51.3	14.9 / -61.0	17.5 / -71.6	20.3 / -83.
3	20	11.4 /-47.9	13.6 / -57.1	16.0 / -67.0	18.5 / -77.7
3	50	10.0 / -43.5	11.9 / -51.8	13.9 / -60.8	16.1 / -70.5
4	10	21.8 / -23.6	25.9 / -34.7	30.4 / -33.0	35.3 / -38.
4	20	20.8 / -22.6	24.7 / -26.9	29.0 / -31.6	33.7 / -36.
4	50	19.5 / -21.3	23.2 / -25.4	27.2 / -29.8	31.6 / -34.6
5	10	21.8 / -29.1	25.9 / -34.7	30.4 /-40.7	35.3 / -47.
5	20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0	33.7 / -44.
5	50	19.5 / -24.6	23.2 / -29.3	27.2 / -34.3	31.6 / -39.8

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING

KXXXXXXXX	XXXXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXX
BLDG HEIGHT	EXPOSURE "B"	EXPOSURE	EXPOSUR!
15	1.00	1.21	1.47
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66

STRUCTURAL DESIGN CRITERIA:

- 1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE - SECTION 1609 AND OTHER REFERENCED CODES AND SPECIFICATIONS, ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.
- 2. WIND LOAD CRITERIA: RISK CATAGORY: 2

BASED ON ANSI/ASCE 7-10. 2014 FBC 1609-A WIND YELL-PCITY: Y = 130 MPH

3. ROOF DESIGN LOADS:

SUPERIMPOSED DEAD LOADS: 20 PSF SUPERIMPOSED LIVE LOADS: 20 PSF

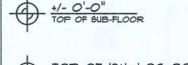
4. FLOOR DESIGN LOADS: SUPERIMPOSED DEAD LOADS: 25 PSF SUPERIMPOSED LIVE LOADS:

RESIDENTIAL 40 PSF 60 PSF BALCONIES

5. WIND NET UPLIFT: ARE AS INDICATED ON TRUSS SHOP DRAWINGS

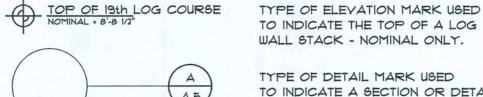
SYMBOLS

THESE SYMBOLS ARE MOST OFTEN ENCOUNTERED IN THE FOLLOWING DRAWINGS: ELEVATIONS, DIMENSION PLANS, SECTIONS & STRUCTURAL PLANS

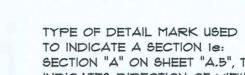


TYPE OF ELEVATION MARK USED TO INDICATE A PREFERRED TARGET ELEVATION - TRUE MEASUREMENT.

TYPE OF ELEVATION MARK USED



TYPE OF DETAIL MARK USED TO INDICATE A SECTION OR DETAIL ASSOCIATED WITH A PLAN VIEW



TO INDICATE A SECTION IE: SECTION "A" ON SHEET "A.5", TAIL INDICATES DIRECTION OF VIEW

TYPE OF SECTION MARK USED TO INDICATE A VIEW TAKEN IN THE DIRECTION OF THE ARROW IE: SECTION "A" FOUND ON "D.6a" OF THE PROJECT MANUAL

FRAMING ANCHOR SCHEDULE

- 1			
	APPLICATION	MANUF'R/MODEL	CAP.
	TRUSS TO WALL:	SIMPSON H2.5a	535#
	GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILS	1785#
	HEADER TO KING STUD(S):	SIMPSON ST22	1370*
	PLATE TO FOUNDATION:	1/2" ANCHOR BOLTS	3340*
	PORCH BEAM TO POST:	2- 5/8"- THRU-BOLT	1700#
	PORCH POST TO FND .:	SIMPSON ABU44	2200#
	MISC. JOINTS	SIMPSON A34	315*/240*
- 1			

ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

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

"SEMCO" PRODUCT APPROVAL: MIAMI/DADE COUNTY REPORT #95-0818.15

"SIMPSON" PRODUCT APPROVALS: MIAMI/DADE COUNTY REPORT *97-0107.05, *96-1126.11, *99-0623.04

GENERAL NAILING SCHEDULE:

SBCCI NER-443, NER-393

CONNECTION	COMMON NAILS	Nr. / SPACING
BRIDGING TO JOIST, TOE NAIL 2" SUBFLOOR TO JOIST,	16d	2 EA, END
BLIND & FACE NAILING SOLE PLATE TO JOIST OR BLOCKING	16d	2
FACE NAILED TOP OR SOLE PLATE TO STUD	16d	16" O.C.
END NAILED	16d	2
STUD TO SOLE PLATE, TOE NAILED	8d	3 OR 2 16d
DOUBLE STUDS, FACE NAILED	16d	24" O.C.
DOUBLE TOP PLATES, FACE NAILED TOP PLATES - LAPS & INTERSECTIONS	16d	16" O.C.
FACE NAILED 1 X 6 SHEATHING TO EACH POINT	16d	2
OF BEARING, FACE NAILED BUILT-UP CORNER STUDS, FACE	8d	2
NAILED	16d	30" O.C.
BUILT-UP GIRDERS & BEAMS	20d	32" O.C. ® TOP & BOTTO! & STAGGERED 2 ® EA. END & ® SPLICES
3/4" PLYWOOD SUBFLOORING	8d	6" O.C. ⊕ EDG 10" O.C. ⊕ INTERMEDIATE
OSB SHEATHING, 7/16" THICK	8d	6" O.C. @ EDG IO" O.C. @ INTERMEDIATE
1/8" FIBERBOARD SHEATHING	6d	3" O.C. @ EDG 6" O.C. @ INTERMEDIATE

- A. NAILS, BOLTS AND OTHER METAL CONNECTORS WHICH ARE USED IN LOCATIONS EXPOSED TO THE WEATHER SHALL BE GALVANIZED OR OTHERWISE CORROSION RESISTANT.
- B. IN GENERAL, NAILS SHALL PENETRATE THE SECOND MEMBER A DIS-TANCE EQUAL TO THE THICKNESS OF THE MEMBER BEING NAILED THERETO, OR GREATER.
- C. THERE SHALL BE NOT LESS THAN 2 NAILS PER CONNECTION.
- D. GLUING SHALL NOT BE CONSIDERED AN ACCEPTABLE CONNECTOR IN LIEU OF THOSE SPECIFIED HEREIN.
- FORMED METAL CONNECTORS, AS PER THE SCHEDULE HEREIN, SHALL HAVE THE NUMBER OF NAILS INSTALLED AS REQUIRED BY THE MANUFACTURER, OR AS DIRECTED BY THE PLANS.
- NAILS PROJECTING BEYOND THE LAST WOOD MEMBER SHALL BE CLINCHED, WHEREVER POSSIBLE.
- G. NOTES IN THE "PLANS" PACKAGE OF THE CONSTRUCTION DOCUMENTS SUPERSEDE SIZES & SPACINGS OF NAILS CONTAINED HEREIN.

