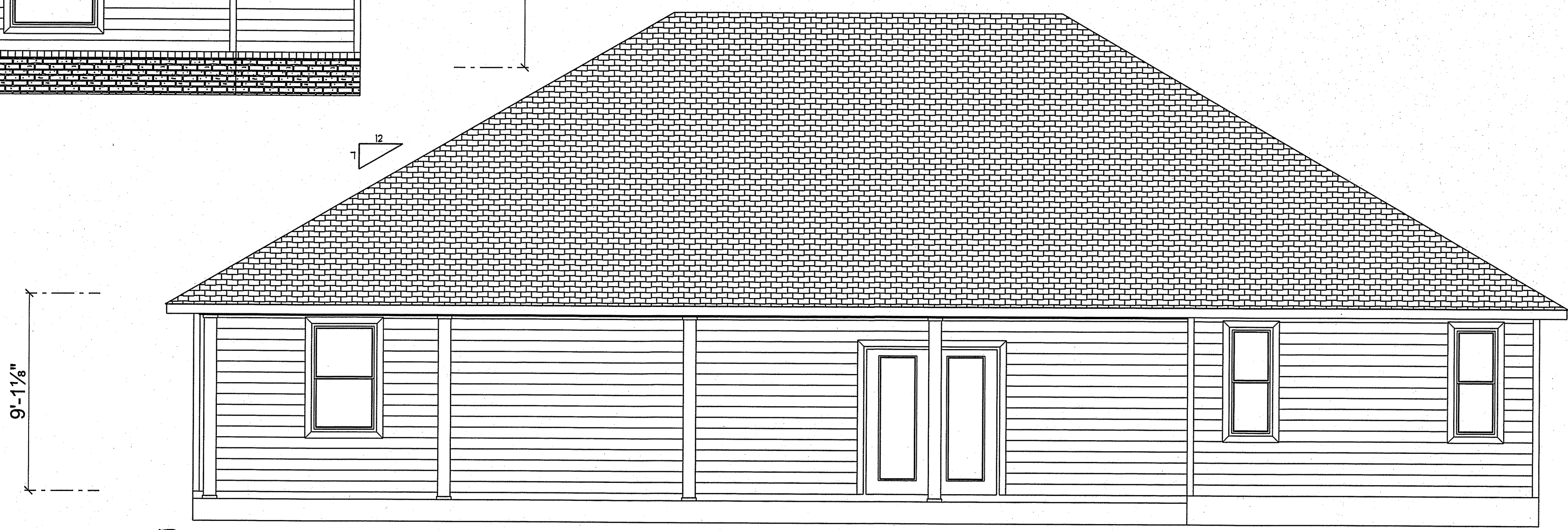
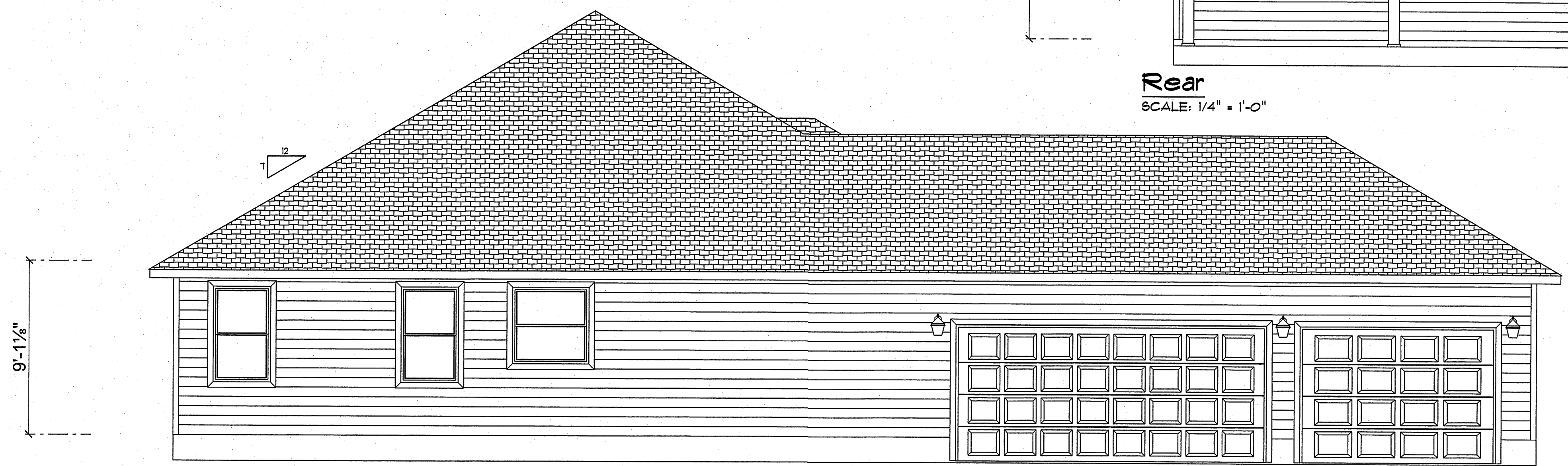




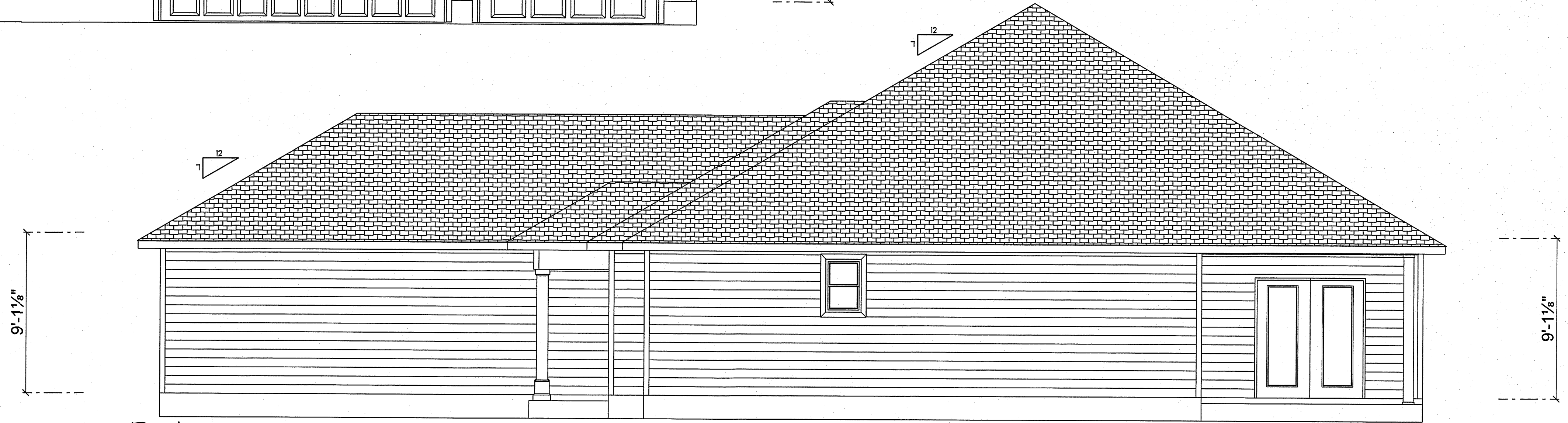
Front
SCALE: 1/4" = 1'-0"



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



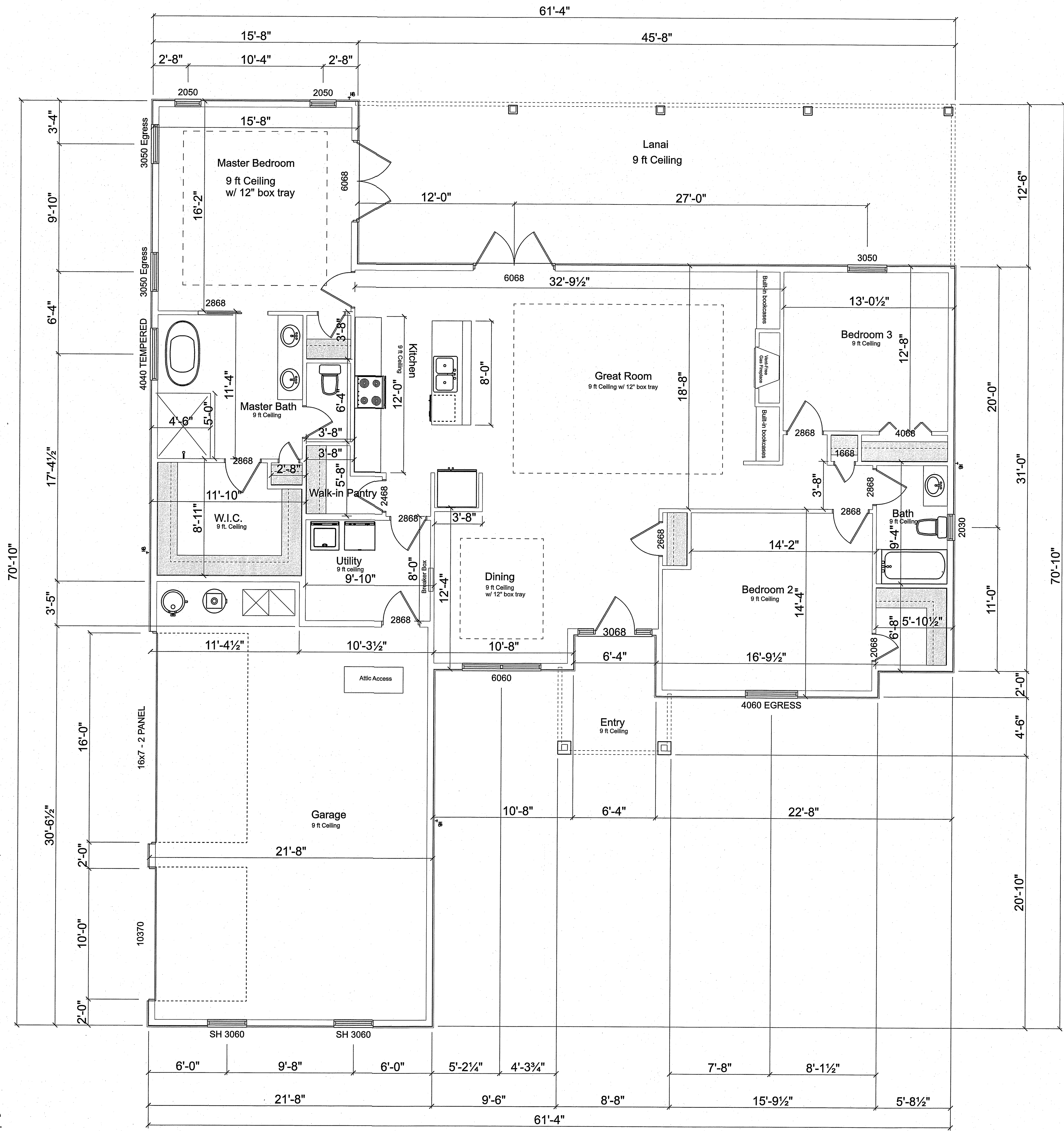
Left
SCALE: 1/4" = 1'-0"



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

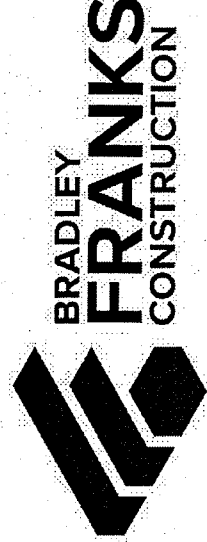
Main Floor

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



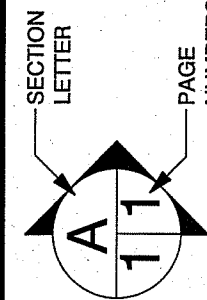
AREA SCHEDULE	
NAME	AREA
Conditioned Space	1995 sq ft.
Garage	712 sq ft.
Entry	71 sq ft.
Lanai	571 sq ft.
Total	3349 sq ft.

Goodrum residence



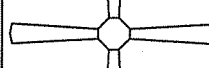
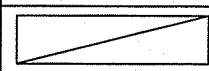
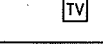
Bradley Franks Construction
455 SW Deputy J Davis Ln
Lake City
Florida
32024
PHONE: 386-755-2455
info@bradleyfranks.com

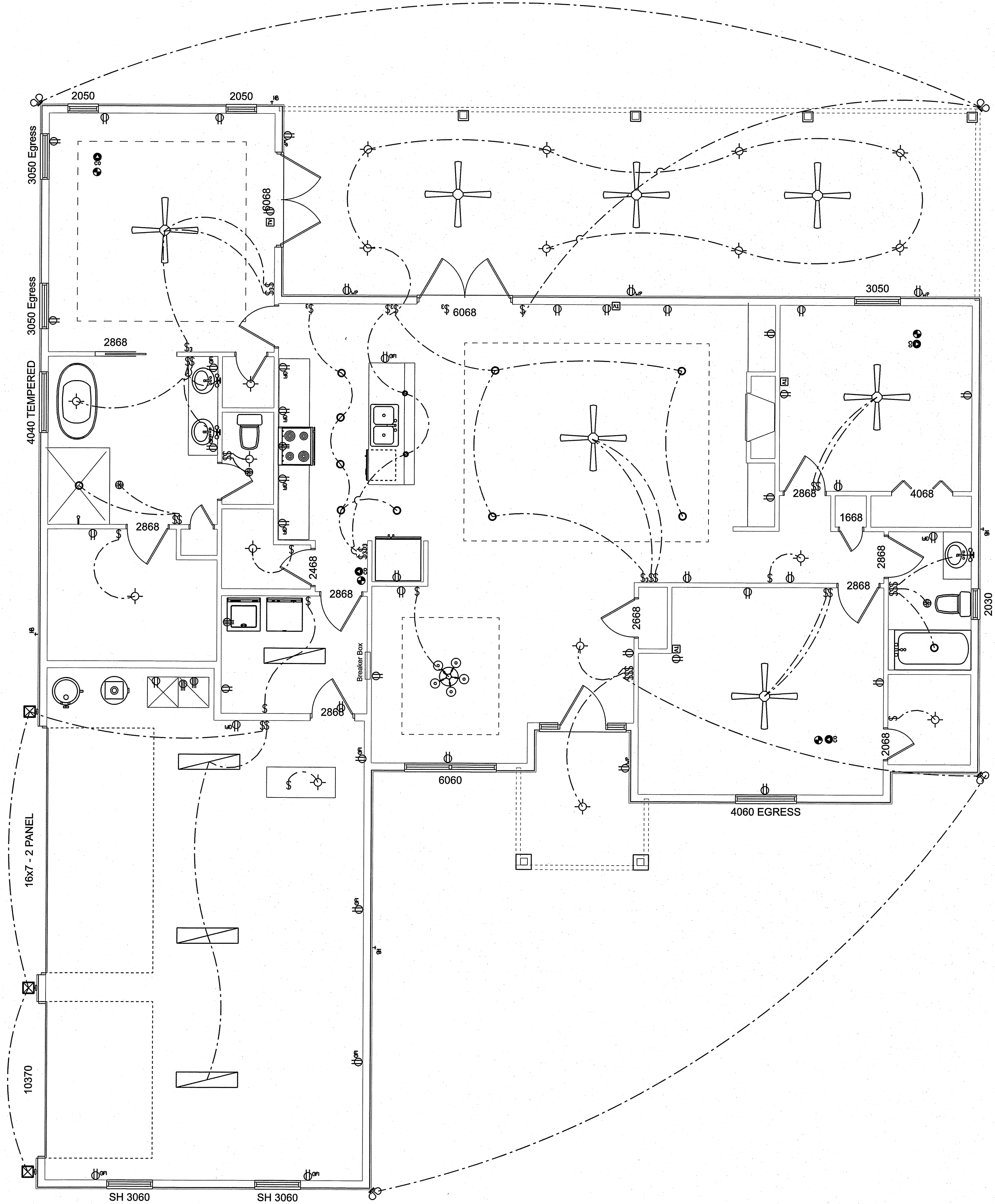
SCALE: 1/4" = 1'
DRAWN BY:
DATE: Tuesday, May 26, 2020



APPROVED:
CHECKED BY:

PAGE:

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 4 bladed 01	7	
can light 6inch	11	
ceiling light 12	1	
fluorescent light 1 x 4	4	
pendant globe	2	
exterior light 03	3	
spotlight double	4	
cable tv outlet	4	
co detector	4	
fan	3	
light	18	
outlet	29	
outlet 220v	4	
outlet gfi	14	
outlet wp	5	
smoke detector	4	
switch	13	
switch 3 way	8	
switch double	6	
switch triple	2	
wall mounted eolo 02	3	



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

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF./MODEL	CAP.
TRUSSES TO WALL:	SIMPSON H2.5a	150*
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT. W/ 2# - 16d NAILS	175*
HEADER TO KING STUD(S):	SIMPSON ST22	1310*
PLATE TO STUD:	SIMPSON SP2	1065*
STUD TO SILL:	SIMPSON SP1	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 #91-0101.05, #96-1126.11, #99-0623.04
SBCCI NER-443, NER-393

WOOD STRUCTURAL NOTES

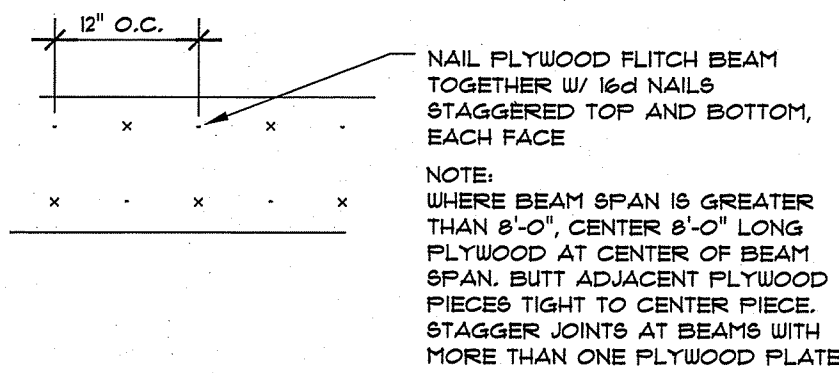
- TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
- ALL TRUSSES SHALL BE 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 N.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:

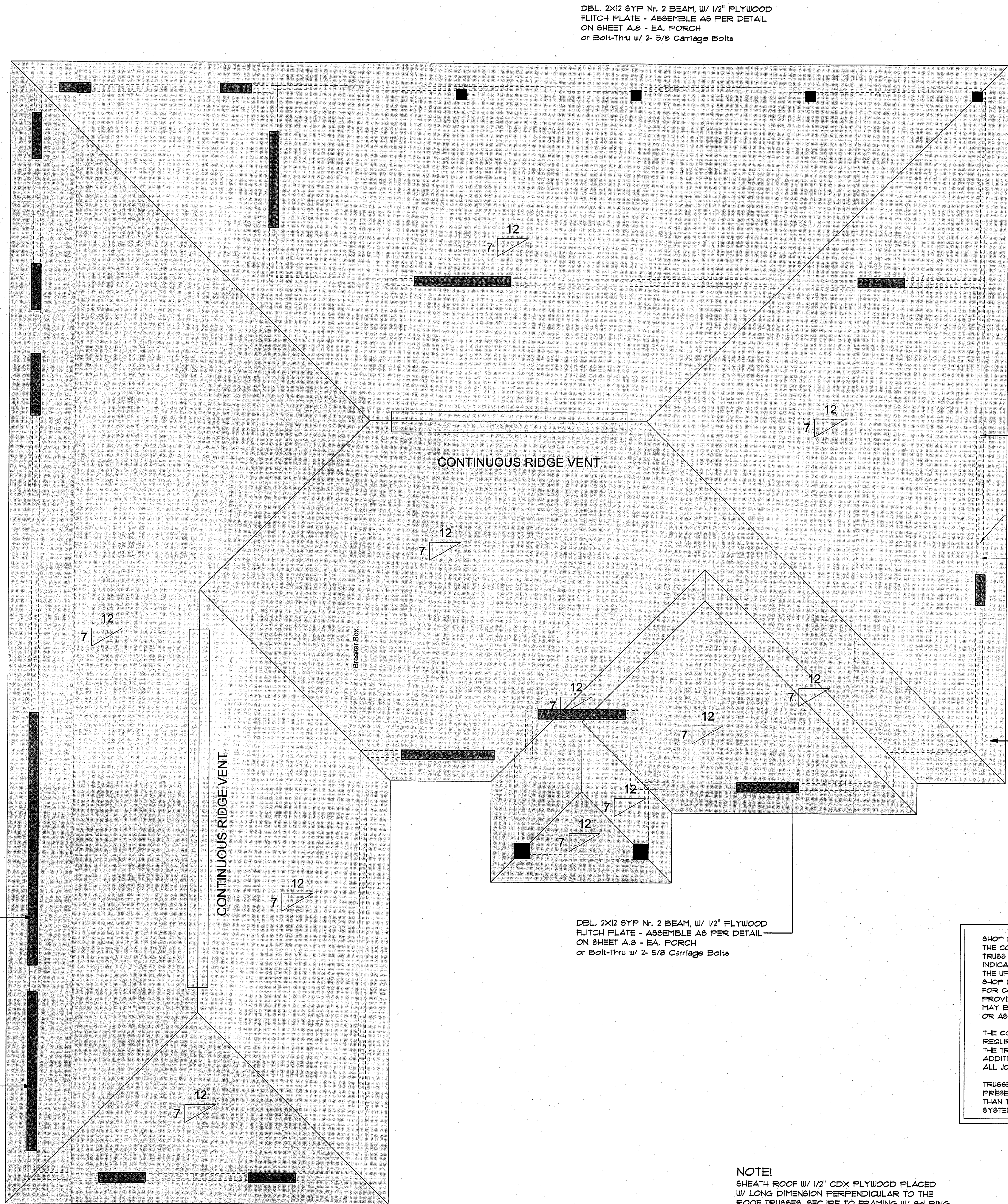
- TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR "STRESS RATED LUMBER AND ITS CONNECTIONS", LATEST ED., ALONG W/ THE "TRUSS PLATE INSTITUTE" SUGGESTED GUIDELINES FOR TEMPORARY AND PERMANENT BRACING, AND 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



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

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 N ON SHEET A.1

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2011 FBC 1609 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 FITCH 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

2X4 SUB-FASCIA, TYPICAL @ ALL TRUSS EAVES & GABLE ENDS

FASTEN TOP PLATE WITH 2-16d NAILS AT 12" O.C., TYPICAL T.O.

ANCHOR ALL TRUSSES W/ "SIMPSON" H2.5a STRAPS @ EA. POINT OF BEARING

ONE KING STUD UP TO 50" OF OF'NG WIDTH, OVER 50", MIN. TWO KING STUDS

ONE JACK STUD UP TO 40" OF OF'NG WIDTH, OVER 40", MIN. TWO JACK STUDS

CONSTRUCT EXTERIOR WALLS W/ 2 TOP PLATES & 1 SILL PLATE, 2X4 STUDS @ 16" O.C., ANCHOR TOP PLATE TO SILL W/ "Windstorm" OSB SHEATHING - APPLIED W/ 8d RING SHANK NAILS @ 4" O.C. ALONG EDGES & 8" O.C. ALONG INTERMEDIATE SUPPORTS

REVISION:
03 OCT 2016

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N.P. Gebler, Architect

DRAWN:
NPG

CUSTOM RESIDENTIAL DESIGN for:

ROOF PLAN

SCALE: 1/4" = 1'
DRAWN BY:
DATE: Tuesday, May 26, 2020

Bradley Franks Construction
455 SW Deputy J Davis Ln
Lakeland, FL 33824
PHONE: 386-755-2455
info@bradleyfranks.com

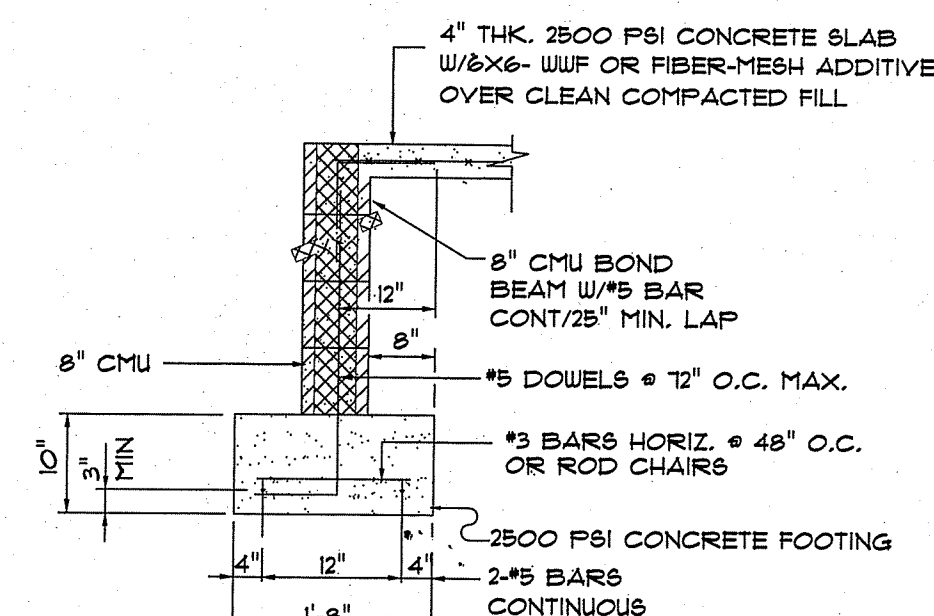
BRADLEY FRANKS CONSTRUCTION

Goodrum residence

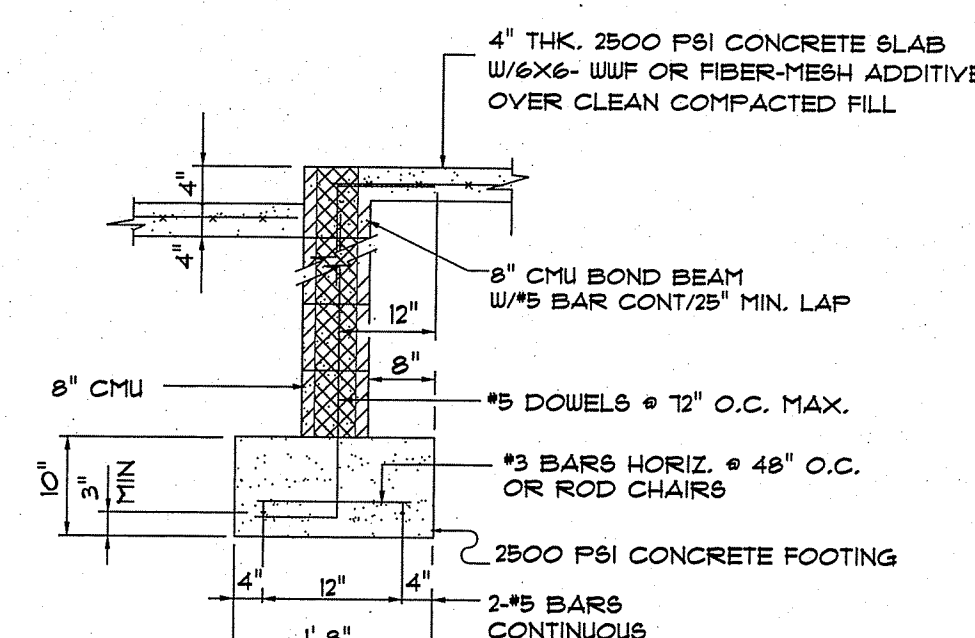
1. DESIGN SOIL BEARING PRESSURE: 1000 PSF.
2. EXPANSIVE SOILS: WORKS DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION FOR THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO 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 SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD 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 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 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" 7/16" OSB 48" X 97", 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.

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



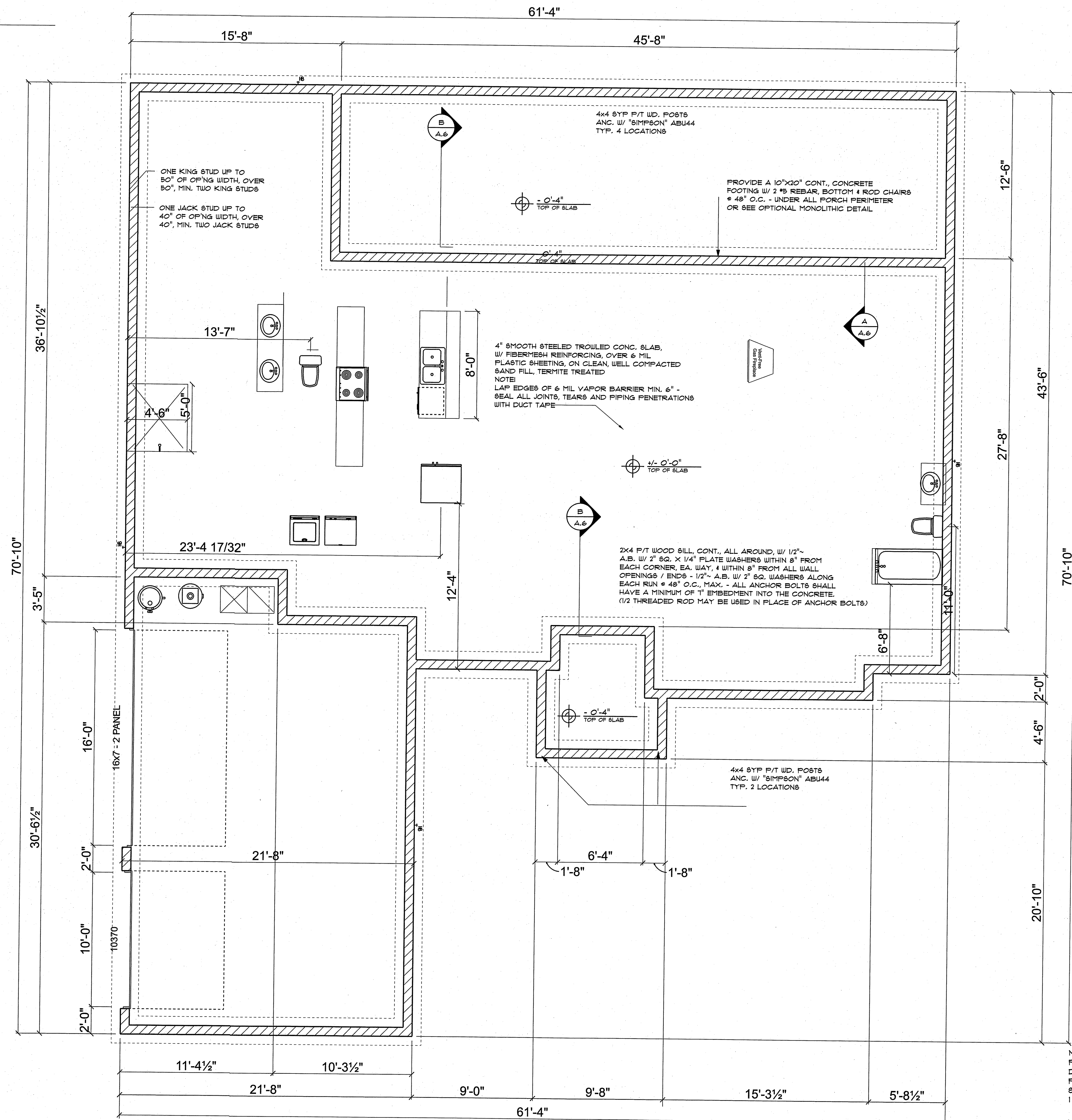
SECTION
SCALE: NONE



SECTION
SCALE: NONE

NOTE!
THE DESIGN WIND SPEED FOR THIS
PROJECT IS 130 MPH PER 2017 FBC 1609
AND LOCAL JURISDICTION REQUIREMENTS

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



NOTE
PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, 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 BE AS PER 1001 FBC - SEE A.6
3. PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED H.V.A.C. 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 AND SHALL RECEIVE INSTRUCTIONS OR CLARIFICATIONS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN QUESTION.
6. ROOF & FLOOR TRUSS BRACING PLANS ARE FOR GENERAL INFORMATION ONLY. THE TRUSS MANUFACTURER SHALL PROVIDE A DETAILED LAYOUT FOR TRUSS AND FRAMING MEMBERS.
7. SHOULD CONDITIONS AT THE SITE BE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED BY THE DRAWINGS AND/OR SPECIFICATIONS, AND THE CONDITIONS ARE DIFFERENT IN ANY MANNER, THE CHARACTERISTICS SHOWN AND SPECIFIED BE DIFFERENT FROM THE DESIGNER'S RECOMMENDED BUILDING PROCEDURES, CALL IMMEDIATE ATTENTION TO SUCH CONDITIONS BEFORE PROCEEDING.
8. LP GAS-BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWLSPACES.
9. DO NOT SCALE DRAWINGS, USE PRINTED DIMENSIONS

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

REVISION:
26 SEP 2016

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N.E. Golden Architects

DRAWN

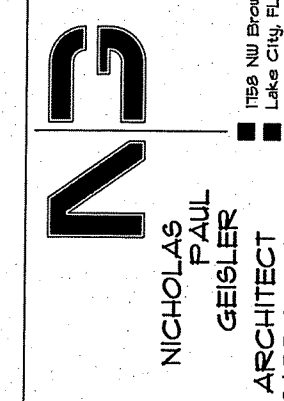
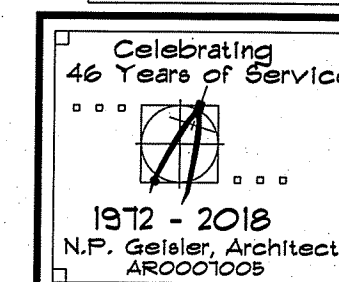
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CUSTOM RESIDENTIAL DESIGN for:

FOUNDATION PLAN

SCALE: 1/4" = 1'

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



DATE:
27 DEC 2016

COMM:

2K1699

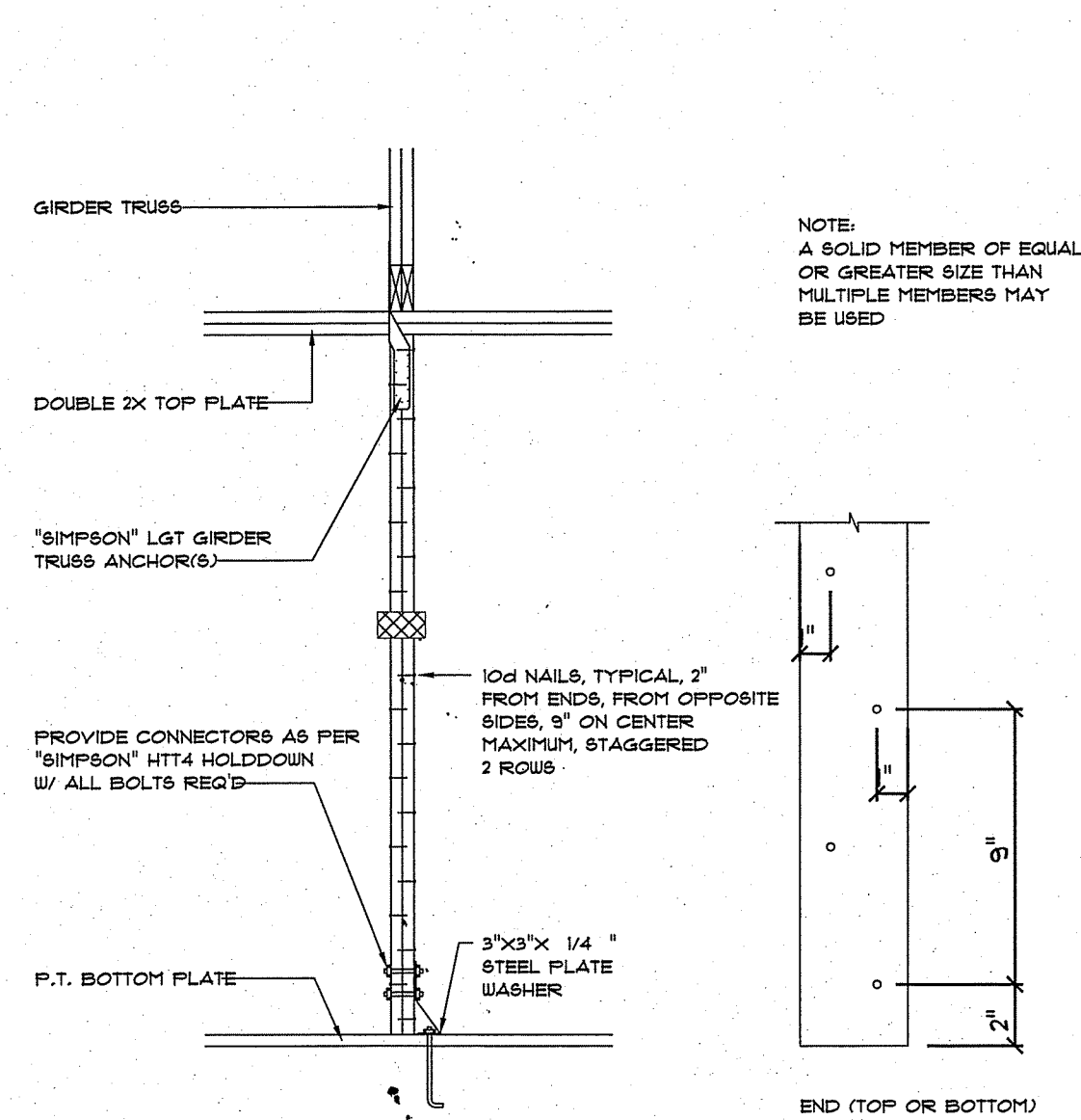
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A.6

6 OF 9

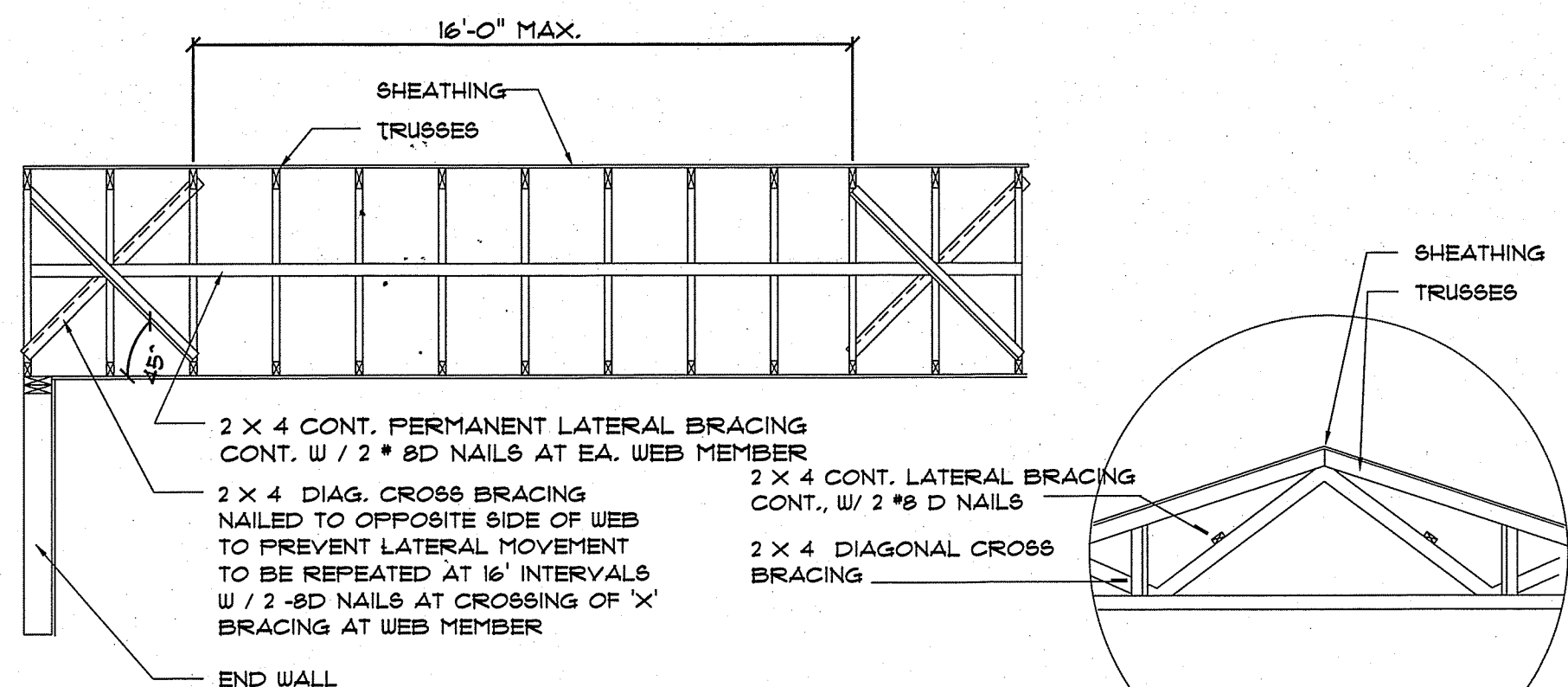
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Goodrum residence



Girder Truss Column DET.

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

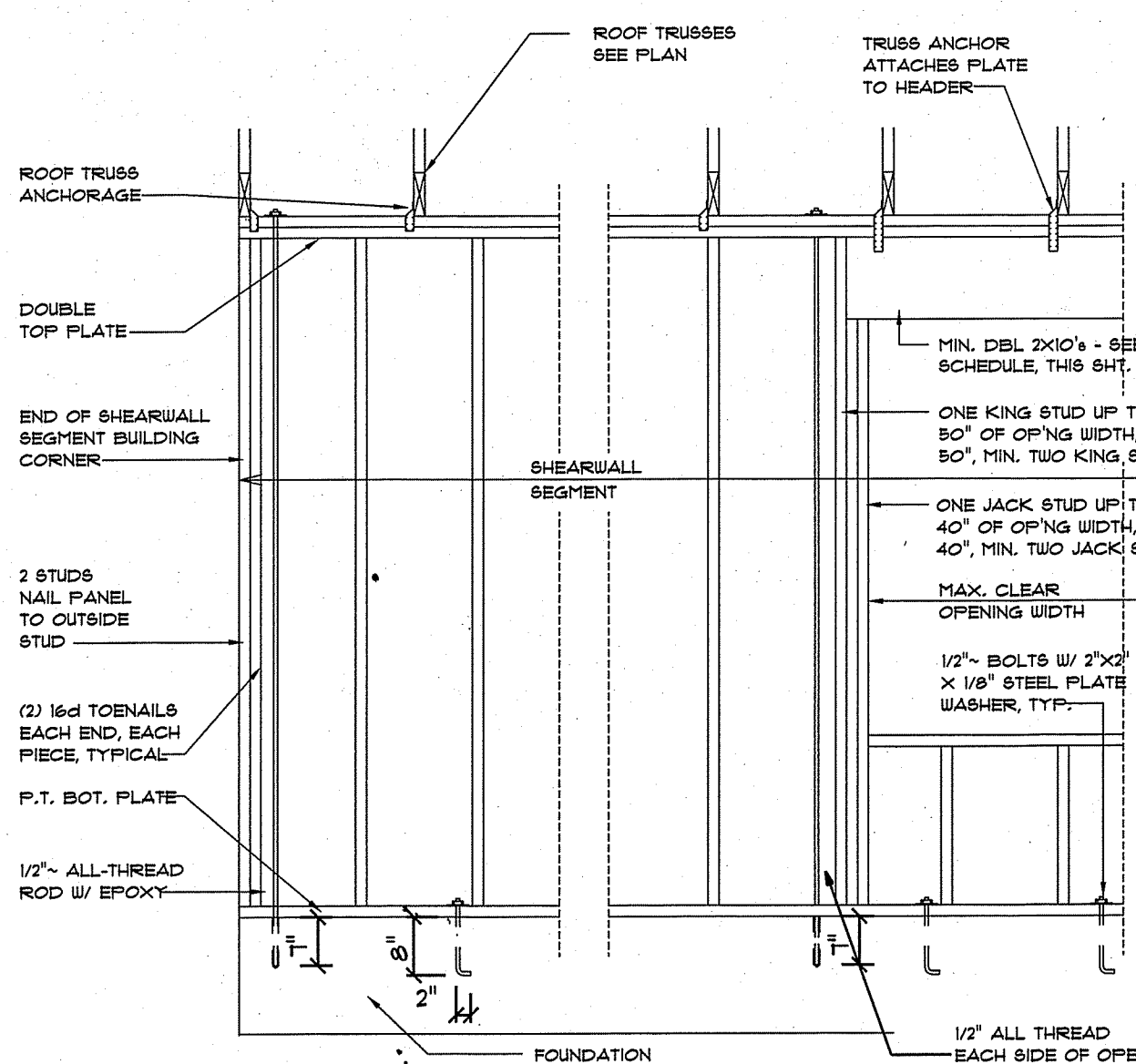


TYP. PERMANENT TRUSS BRACING DIA.

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

Truss Bracing DETAILS

SCALE: AS NOTED



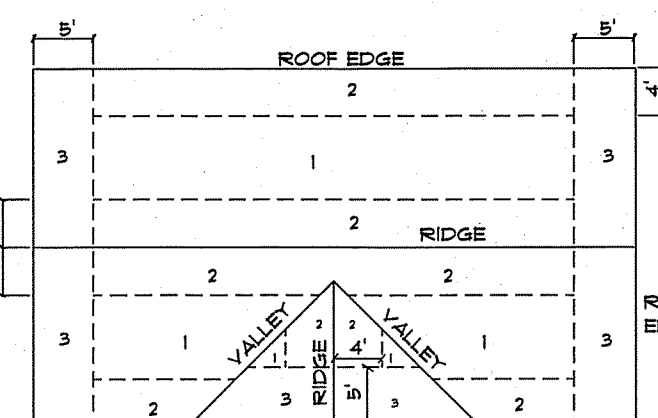
Shear Wall DETAILS

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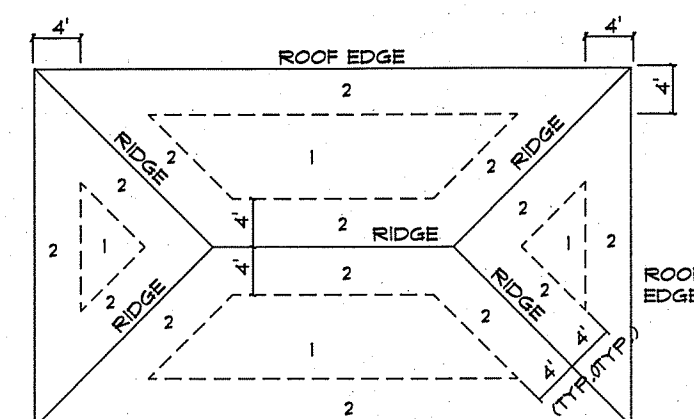
Garage End Wall DETAILS

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

ROOF SHEATHING FASTENINGS			
NAILING SHEATHING ZONE	TYPE	FASTENER	SPACING
1		6d COMMON OR 1/16" O.S.B. 8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 12 in. o.c. FIELD
2		1/16" O.S.B. 8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 6 in. o.c. FIELD
3		1/16" O.S.B. 8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 6 in. o.c. FIELD
4		1/16" O.S.B. 8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 6 in. o.c. FIELD



ROOF SHEATHING NAILING ZONES (GABLE ROOF)

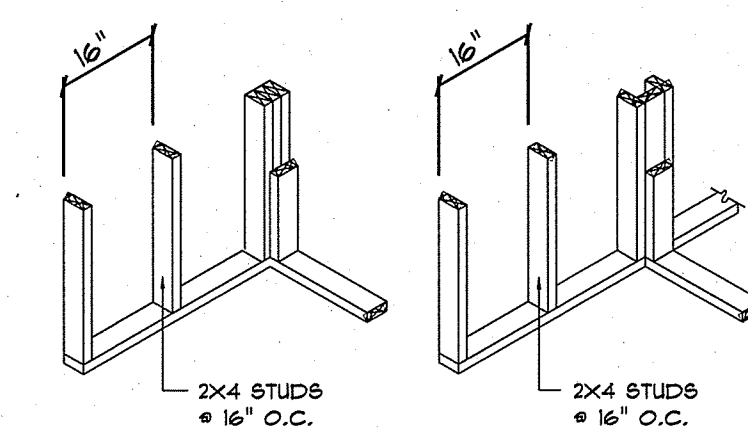


ROOF SHEATHING NAILING ZONES (HIP ROOF)

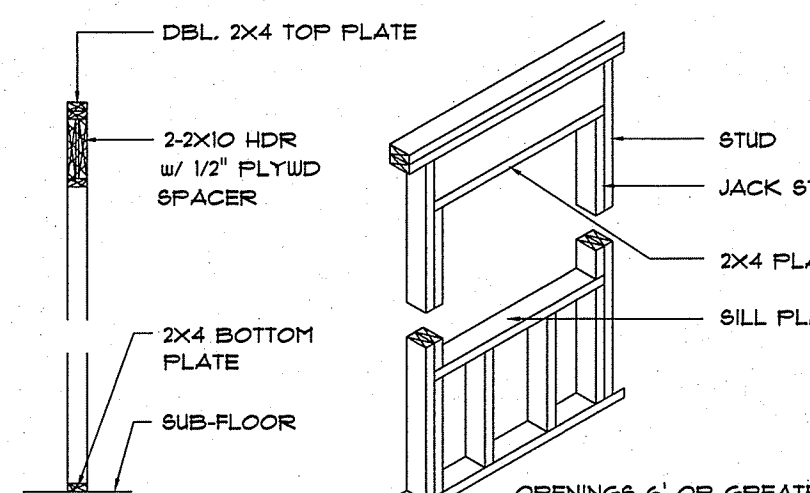
Roof Nail Pattern DET.

SCALE: NONE

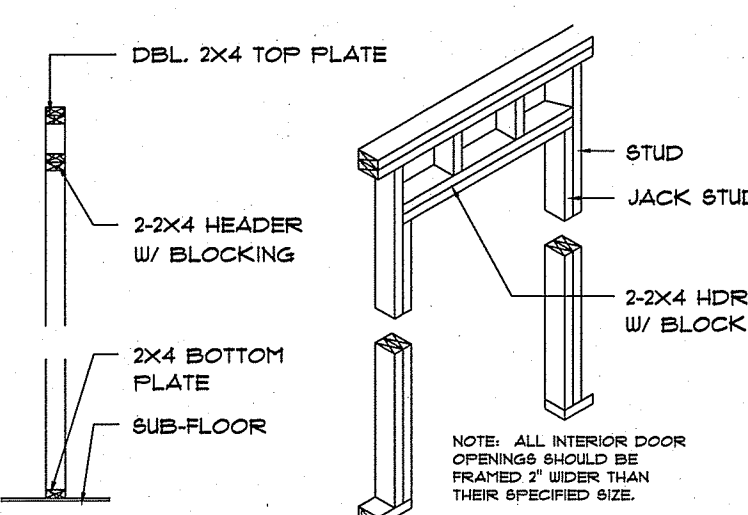
HEADER SPANS FOR EXTERIOR BEARING WALLS							
HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)					
		20'		28'		36'	
ROOF, CEILING	2-2x4	SPAN	* JACKS	SPAN	* JACKS	SPAN	* JACKS
	2-2x6	3'-6"	1	3'-2"	1	2'-10"	1
	2-2x8	5'-5"	1	4'-8"	1	4'-2"	1
	2-2x8	6'-10"	1	5'-11"	2	5'-4"	1
	2-2x10	8'-5"	2	7'-3"	2	6'-6"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



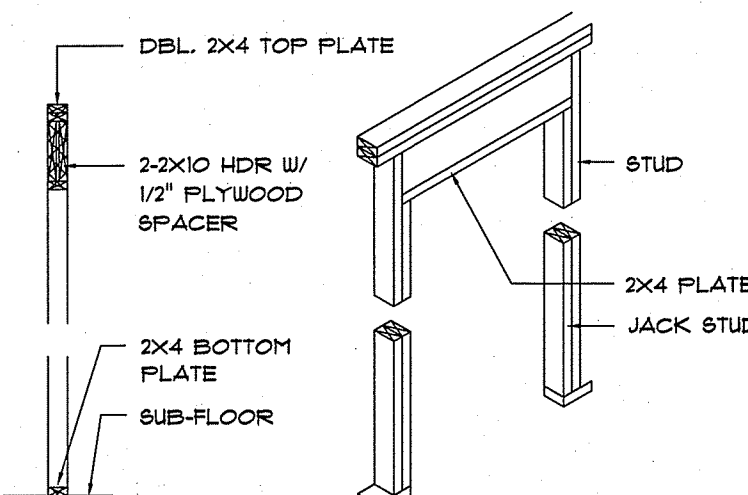
WALL CORNER WALL INTERSECTION



TYPICAL WINDOW HEADER



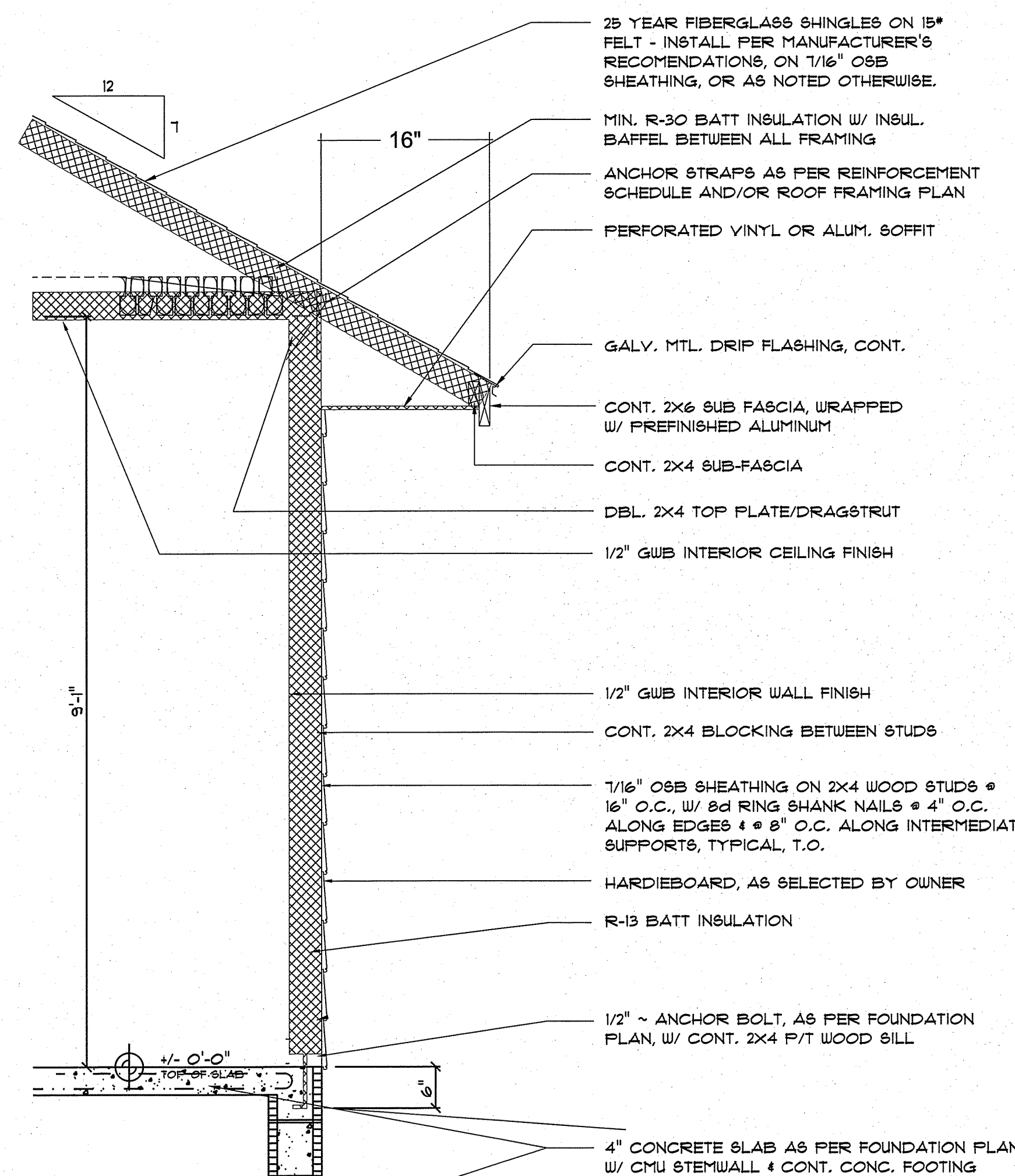
NON-BEARING WALL HEADER



BEARING WALL HEADER

Wall Framing/ Header DET's

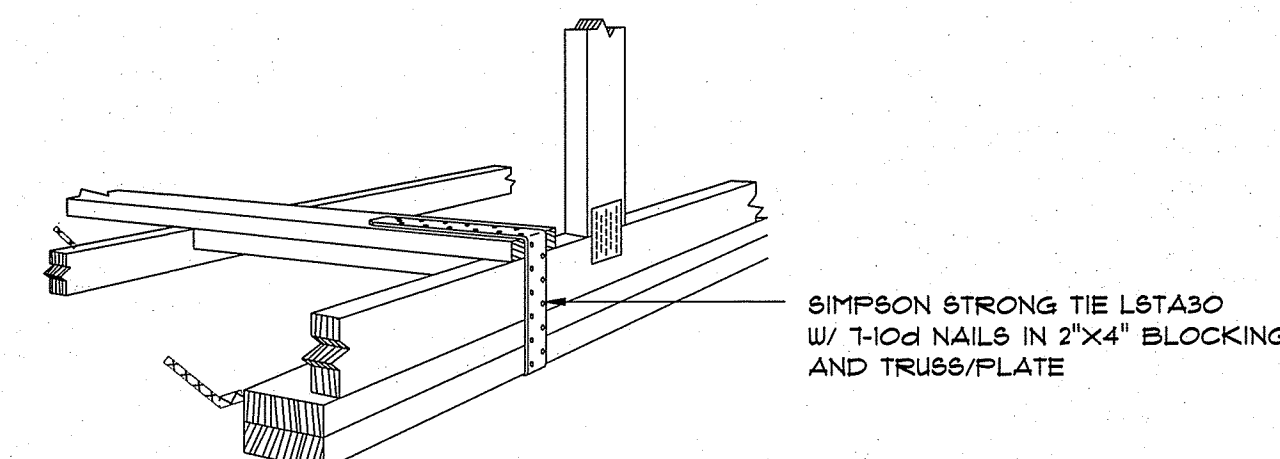
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Typical Wall SECTION

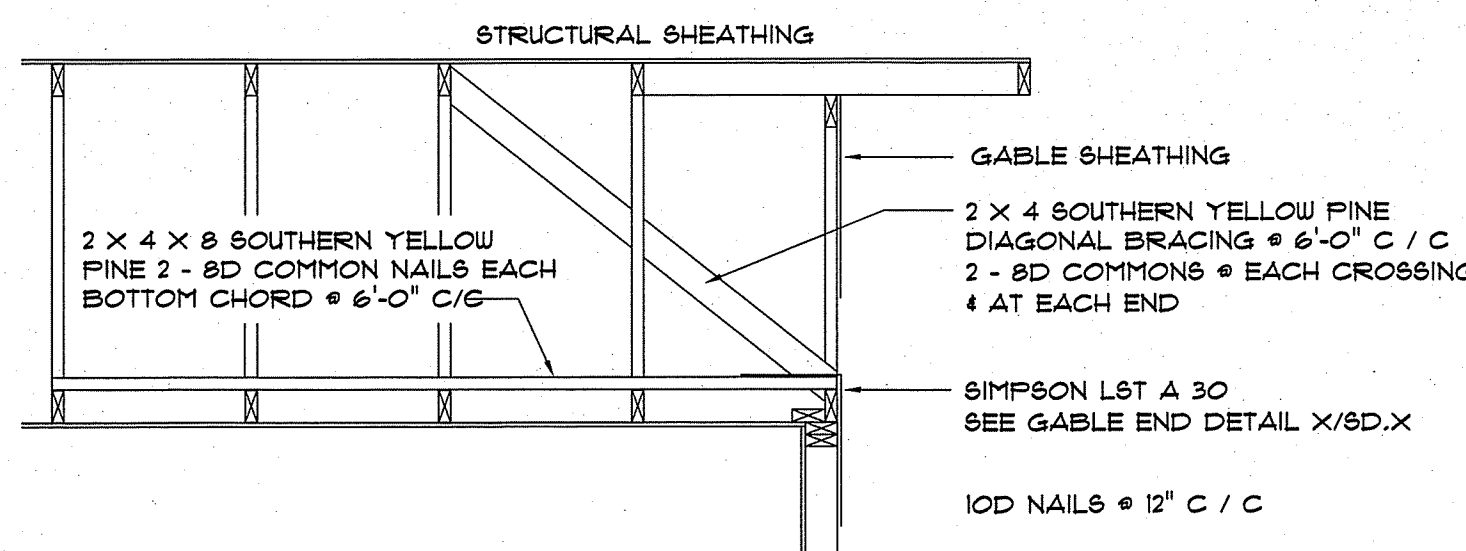
SCALE: 3/4" = 1'-0"

EXTERIOR WALL SHEATHING:
APPLY VERTICALLY, "WINDSTORM" 1/16" OSB 48" X 96", 108", 120" OR 144" 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:
118

PAGE:
1

APPROVED:
SECTION LETTER
A

CHECKED BY:
PAGE NUMBERS
11

CUSTOM RESIDENTIAL DESIGN for:
John and Patricia Goodrum

STRUCTURAL DETAILS

SCALE: 1/4" = 1'

DRAWN BY:
DATE: Tuesday, May 26, 2020

Bradley Franks Construction
PHONE: 986-755-2455
info@bradleyfranks.com

455 SW Deputy J Davis Ln
Lake City
Florida
32024

NICHOLAS GEISLER ARCHITECT
1972 - 2018
N.P. Geisler, Architect
N.C.A.R.B. CERTIFIED

BRADLEY FRANKS CONSTRUCTION

DATE:
21 DEC 2016

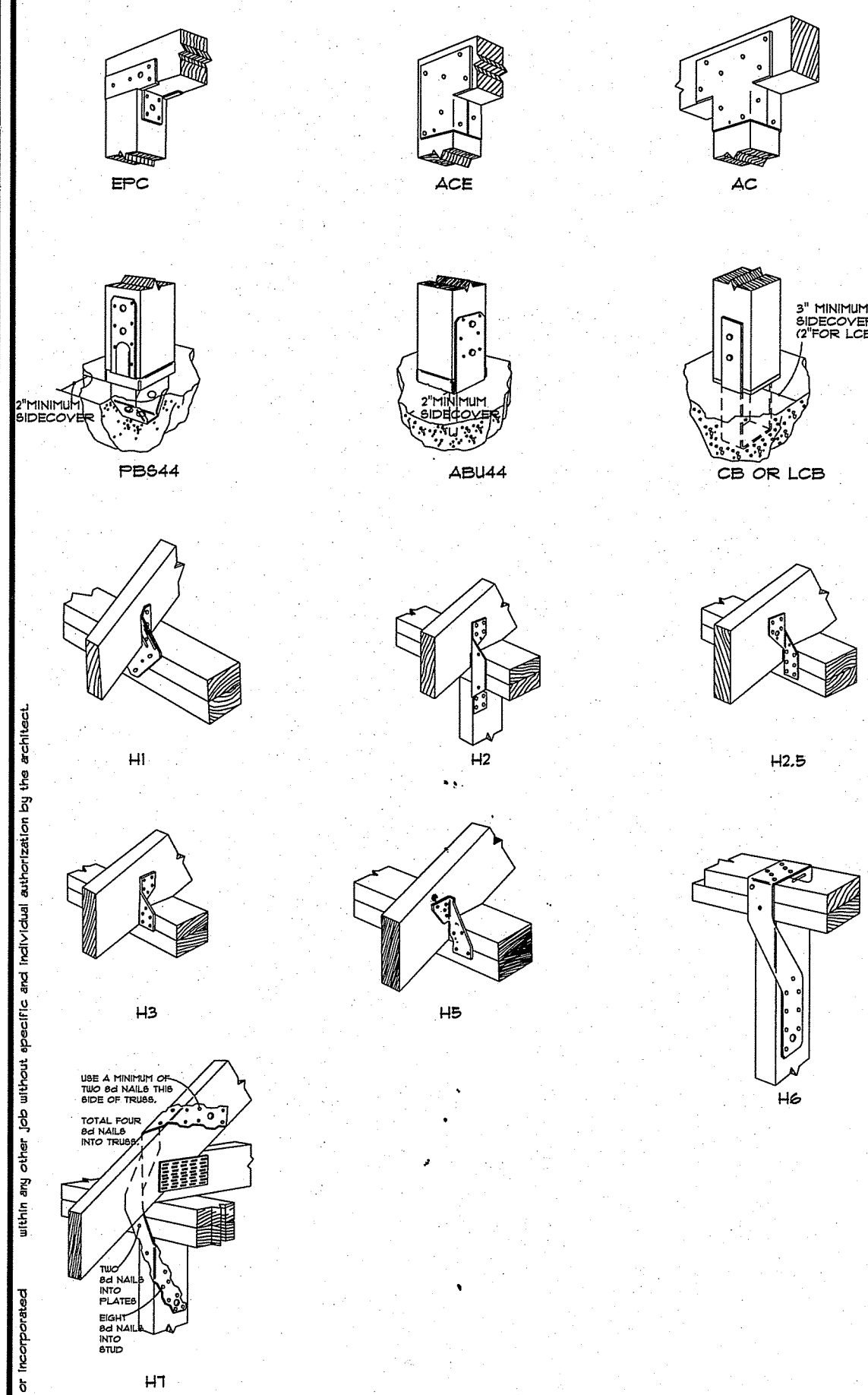
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2K1699

SHEET:
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1 OF 9

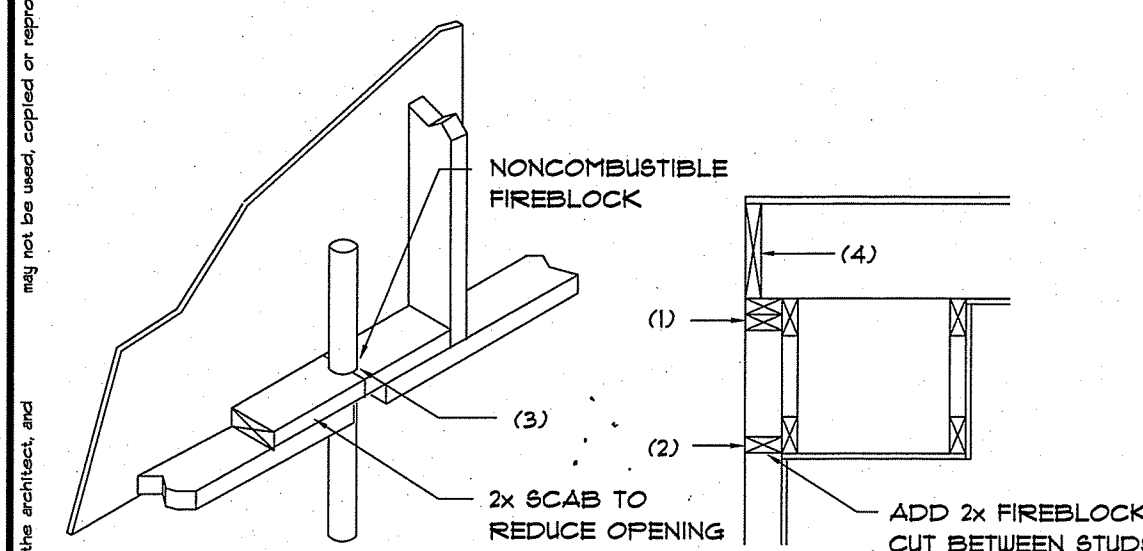
Goodrum residence

21 May 2020
AR0001005

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Typical "Simpson" CONNECTORS
SCALE: NONE



PENETRATIONS SOFFIT/DROPPED CLG.

FIREBLOCKING NOTES:

- FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYRO PANEL 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
SCALE: NONE

GENERAL NOTES:

- THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.
- THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORKMANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.
- AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURPOSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
- THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.
- THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING OF THE PROJECT AND THE CONTRACTOR(S) SHALL FILE "NOTICE TO OWNER" AND PROVIDE "RELEASE OF LIEN" FOR ALL PAYMENT REQUESTS PRIOR TO DISBURSEMENT OF ANY FUNDS.
- ANY AND ALL DISPUTES ARISING FROM EVENTS ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, CONTRACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.
- ALL WORK SHALL BE IN ACCORDANCE W/ APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE ENERGY CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.
- ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELS LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333". BATT INSULATION SHALL BE INCLUDED WHERE UNCONDITIONED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA.
- INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", INCLUDING R-11 BATT INSULATION.
- CEILING OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GUS ON 1X3 WOOD FURRING AT 16" O.C., ATTACHED W/ 1 1/4" BUGLEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

STANDARD ABBREVIATIONS

@	AT	GALV.	GALVANIZED
#	NUMBER OF FOUND(S)	HORZ.	HORIZONTAL
=	EQUALS	INS.	INSULATION
~	DIAMETER	INT.	INTERIOR
W/	WITH	LAV.	LAVATORY
W/O	WITHOUT	LVL.	LAMINATED VENEER LUMBER
<	CENTERLINE	MAX.	MAXIMUM
&	AND	MIN.	MINIMUM
+/- or ±	PLUS OR MINUS	MISC.	MISCELLANEOUS
1'	ONE FOOT	M.O.	MASONRY OPENING
1"	ONE INCH	No. of Nr.	NUMBER
1/4" or 1"	ONE QUARTER INCH	O.C.	ON CENTER
8d	8 PENNY	O/H	OVERHEAD
BM	BEAM	OHD	OVERHEAD DOOR
B.O.	BY OTHERS	PLYWD.	PLYWOOD
BOT.	BOTTOM	P/T	PRESSURE TREATED
CLG.	CEILING	REINF.	REINFORCING (ED)
CO	CLEANOUT	REQ'D	REQUIRED
CONC.	CONCRETE	RM.	ROOM
COTG	CLEANOUT TO GRADE	R.O.	ROUGH OPENING
DBL.	DOUBLE	SF	SQUARE FEET
DIM.	DIMENSION	SGD	SLIDING GLASS DOOR
DN.	DOWN	SHT.	SHEET
ELEV.	ELEVATION	SLH	SULLIVANEE RIVER LOG HOMES
EXT.	EXTERIOR	TYP.	TYPICAL
F	FRENCH (DOORS)	VERT.	VERTICAL
FDN.	FOUNDATION	WC	WATERCLOSET (TOILET)

PROJECT INFORMATION / NOTES:

DESIGN VALUES/LOADS & CODES

WIND DESIGN SPEED: 130 MPH, UNLESS NOTED OTHERWISE

SOIL DESIGN STATEMENT:
FOOTING DESIGN IS BASED UPON 1000PSF SOIL BEARING PRESSURE PROVIDED BY CLEAN SAND, GRAVEL, OR STONE. OTHER SOIL CONDITIONS 1st CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL REQUIRE FOUNDATION MODIFICATIONS.

LIVE LOADS: 1st FLOOR: 40PSF, 2nd FLOOR: 40PSF, ROOF: AS DETERMINED BY SHAPE FACTORS APPLIED TO THE WIND FORCE GENERATED BY THE DESIGN WIND SPEED.

BUILDING CODE: 2017 FLORIDA BUILDING CODE

ELECTRICAL CODE: NATIONAL ELECTRICAL CODE - LATEST
LIFE SAFETY: NFPA-101 - LATEST

CONSTRUCTION DOCUMENTS

THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITIES, FOR THE ISSUANCE OF CONSTRUCTION PERMITS. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS AND VERIFY ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK OR FABRICATION OF ANY MATERIALS.

DO NOT SCALE OFF THESE PLANS

AMPLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. SIMPLE ARITHMETIC MAY BE USED TO DETERMINE THE LOCATIONS OF THOSE ITEMS NOT DIMENSIONED.

CHANGES TO FINAL PLAN SETS

PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT. THE OWNER SHALL ASSUME ANY AND ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATION ON THE PLANS.

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

- 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
- CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1016.1.1
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1016.1.2
- BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1016.1.3
- MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1016.1.4
- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1016.1.5
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1016.1.6
- AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1016.1.6
- ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1016.1.7
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1016.1.7
- AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.1.3
- NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. 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/ Fiberglass Concrete Additive
Foundation: Continuous Stemwall Footer

ROOF DECKING

Material: 1/2" CD Plywood or 1/16" O.S.B.
Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing
Fasteners: 8d Ring Shank Nails per schedule on sheet A.1

SHEARWALLS

Material: 1/16" O.S.B. "Windstorm": 48" x 96", 109", 121" OR 145"
Sheet Size: 48"x96" (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 Studs: 2x4 SPF Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: Simpson H2.5a @ Ea. Truss 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

Footings: 20"x10" Cont. W/2-M5 Cont. & rod chairs @ 48" O.C.

BUILDING COMPONENTS & CLADDING LOADS
MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"
ROOF ANGLE T° TO 21°

	Vult 110 MPH	Vult 120 MPH	Vult 130 MPH	Vult 140 MPH
1 10	12.0 / -19.9	14.9 / -23.1	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 / -34.1	14.9 / -41.3	17.5 / -48.4	20.3 / -56.2
2 20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.5 / -51.1
2 50	10.0 / -28.2	11.9 / -33.6	13.9 / -39.4	16.1 / -45.1
3 10	12.5 / -51.3	14.9 / -61.0	17.5 / -71.6	20.3 / -83.1
3 20	11.4 / -47.9	13.6 / -57.1	16.0 / -67.0	18.5 / -77.1
3 50	10.0 / -43.5	11.9 / -51.8	13.9 / -60.8	16.1 / -70.9
4 10	21.8 / -23.6	25.9 / -34.1	30.4 / -33.0	35.3 / -38.2
4 20	20.8 / -22.6	24.1 / -26.9	29.0 / -31.6	33.1 / -36.1
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 / -34.1	30.4 / -40.1	35.3 / -47.2
5 20	20.8 / -27.2	24.1 / -32.4	29.0 / -38.0	33.1 / -44.0
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

BLDG HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	1.00	1.21	1.41
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66

STRUCTURAL DESIGN CRITERIA:

- 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.
- WIND LOAD CRITERIA: RISK CATEGORY: 2

BASED ON ANSI/ASCE 7-10. 2014 FBC 1609-A WIND VELOCITY: V = 130 MPH
V₅₀ = 108 MPH
- ROOF DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 20 PSF
SUPERIMPOSED LIVE LOADS: 20 PSF
- FLOOR DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 25 PSF
SUPERIMPOSED LIVE LOADS:
RESIDENTIAL 40 PSF
BALCONIES 60 PSF
- 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

FRAMING ANCHOR SCHEDULE

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	1310*
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*

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:
"SEMCO" PRODUCT APPROVAL:
MIAMI/DADE COUNTY REPORT #95-0818.15
NOTE:
"SIMPSON" PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #91-0101.05, #96-1126.11, #99-0623.04
SECCI NER-443, NER-393

GENERAL NAILING SCHEDULE:

NUMBER OF NAILS FOR CONNECTING WOOD MEMBERS:	COMMON NAILS	Nr. / SPACING
CONNECTION		
BRIDGING TO JOIST, TOE NAIL	16d	2 EA. END
2" SUBFLOOR TO JOIST	16d	2
BLIND & FACE NAILING	16d	2
SOLE PLATE TO JOIST OR BLOCKING	16d	16" O.C.
FACE NAILED	16d	16" O.C.
TOP OR SOLE PLATE TO STUD	16d	2
END NAILED	16d	2
STUD TO SOLE PLATE, TOE NAILED	16d	3 OR 2 16d
DOUBLE STUDS, FACE NAILED	16d	24" O.C.
DOUBLE TOP PLATES, FACE NAILED	16d	16" O.C.
TOP PLATES - LAPs & INTERSECTIONS	16d	2
FACE NAILED	16d	2
1 X 6 SHEATHING TO EACH POINT OF BEARING, FACE NAILED	8d	2
BUILT-UP CORNER STUDS, FACE NAILED	16d	30" O.C.
BUILT-UP GIRDERS & BEAMS	20d	32" O.C. @ TOP & BOTTOM & STAGGERED - 2 @ EA. END & 6 @ SPACES
3/4" PLYWOOD SUBFLOORING	8d	6" O.C. @ EDGES 10" O.C. @ INTERMEDIATE
OSB SHEATHING, 1/16" THICK	8d	6" O.C. @ EDGES 10" O.C. @ INTERMEDIATE
1/8" FIBERBOARD SHEATHING	6d	3" O.C. @ EDGES 6" O.C. @ INTERMEDIATE

- NAILS, BOLTS AND OTHER METAL CONNECTORS WHICH ARE USED IN LOCATIONS EXPOSED TO THE WEATHER SHALL BE GALVANIZED OR OTHERWISE CORROSION RESISTANT.
- IN GENERAL, NAILS SHALL PENETRATE THE SECOND MEMBER A DISTANCE EQUAL TO THE THICKNESS OF THE MEMBER BEING NAILED THERETO, OR GREATER.
- THERE SHALL BE NOT LESS THAN 2 NAILS PER CONNECTION.
- 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.
- NOTES IN THE "PLANS" PACKAGE OF THE CONSTRUCTION DOCUMENTS SUPERSEDE SIZES & SPACINGS OF NAILS CONTAINED HEREIN.

REVISION:

DRAWN:

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STRUCTURAL INFORMATION
CUSTOM RESIDENTIAL DESIGN FOR:
John and Patricia Goodrum

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

BRADLEY FRANKS CONSTRUCTION
Goodrum residence