

 Third Floor Framing Plan  
1/4" = 1'-0"

**PLAN NOTES:**

1. All nails and threaded rods shall be hot-dipped galvanized
2. Do not overcut joints at notched locations.
3. Center anchor bolts and holdown anchors in cmu foundation walls
4. Nail plywood sheathing to rim joist with (2) rows of 8d galv. ring shank nails @ 6" o.c. stagger adjacent rows.
5. Spike multiple ply beams (up to 14" deep) together with 2 rows of 16d galv. common nails @12" O.C., per ply. add a third row of nails for beams exceeding 14" depth.
6. Subfloor shall be 3/4" apa rated tongue-and-groove plywood or osb with 10d x 3" long hot-dipped galv. ringshank nails @ 6" o.c. @ panel edges and @ 12" o.c. in the field of the panel. subfloor shall be glued and nailed to floor framing.
7. See windload for roof sheathing and wall sheathing

**Framing Plan Keynotes**

Key	Note
A	(3) 2x6 wall column
B	Simpson CC66 column cap w/ (6) 5/8" bolts - use 1/4" plywood spacer to fit beam snug
C	Simpson ECCLR666HDG L-shaped column cap with (6) 5/8" diameter hot-dipped galvanizedthrough bolts.
D	See Beam to Wall Connection @ Balcony Detail

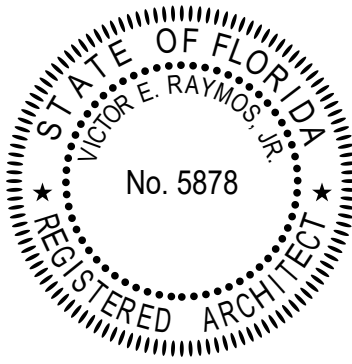


AA002909 PH/FAX 352-3782518  
vraymos@gmail.com  
www.architectvraymos.com  
4825 SW 19th Street  
Gainesville FL 32608

SUBCONTRACTORS AND CONTRACTORS SHALL BE IN CONFORMANCE WITH APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES. ALL DISCREPANCIES WITH CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO PROCEEDING. VERIFY ALL FIELD CONDITIONS AND DIMENSIONS.;

THIS DRAWING IS PROTECTED BY COMMON LAW COPY RIGHTS AND MAY NOT BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. CHANGES TO THE DRAWING MAY ONLY BE MADE BY THE ARCHITECT. ANY OTHER CHANGES SHALL BE CONSTRUED AS A DEROGATION OF THE ARCHITECT'S COPY RIGHTS OR OTHER RESERVED RIGHTS.

**VICTOR E RAYMOS JR.**  
ARCHITECTS SEAL  
NOT VALID WITHOUT ORIGINAL SIGNATURE,  
DATE & RAISED SEAL OR DIGITAL SEAL,  
DIGITAL SIGNATURE & DATE.



Gosslin Duplex  
South Building 15136-015-001

Job Number: 574  
Document Date: 07.17.2023

Rev	Date	Remark
-----	------	--------

Drafting by:  
**BOB HARRIS** DESIGN  
bobharrisdesign.com  
bh@bobharrisdesign.com  
352-317-6644  
2351 SW 5th Avenue

Third Floor Framing Plan

A11

OF  
21