



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



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



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

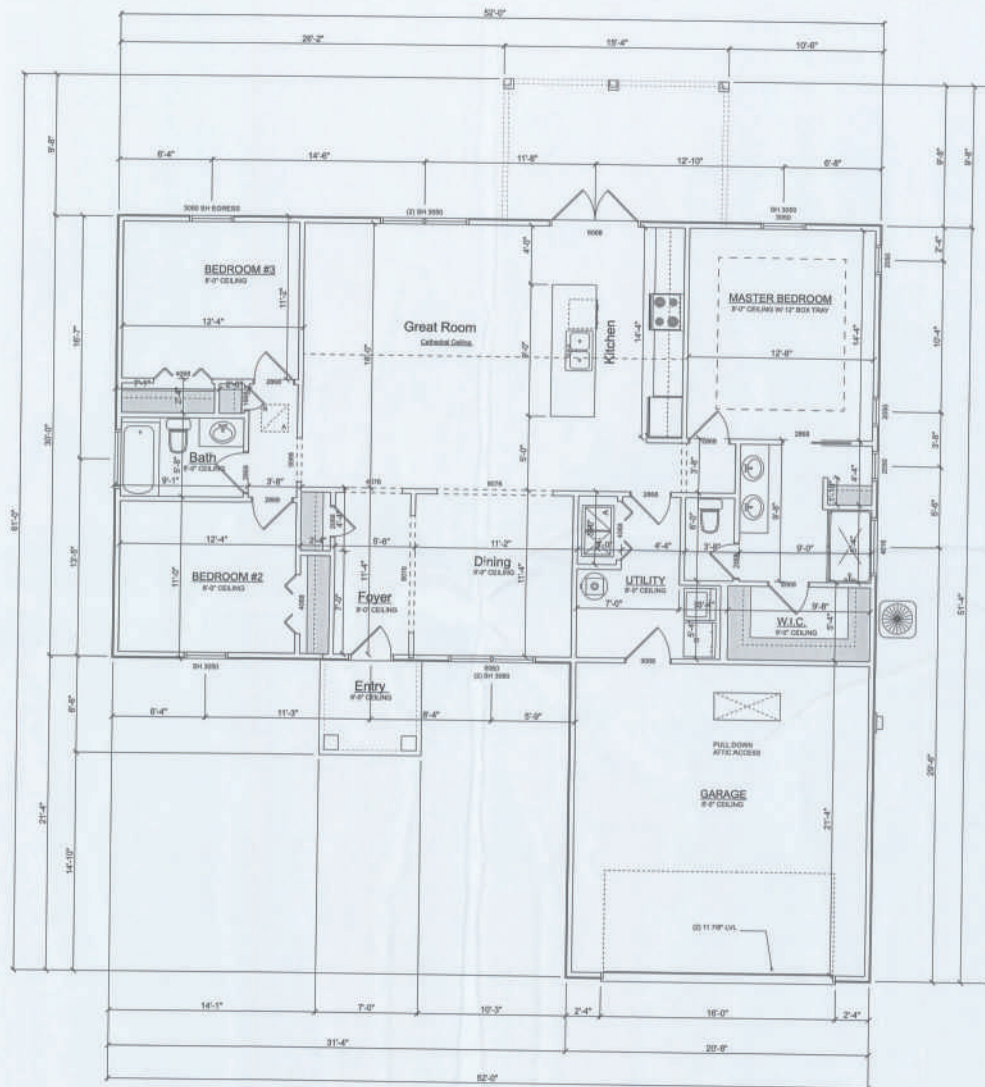


REAR
SCALE: 1/4" = 1'-0"



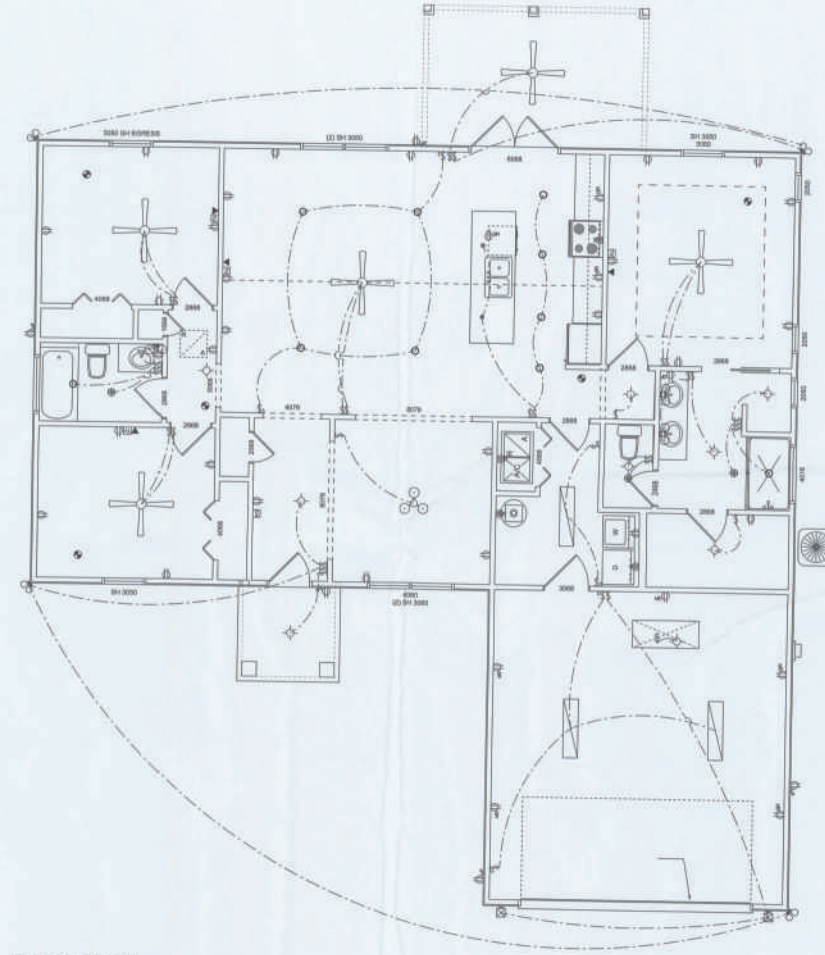
SCANNED

38.917



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

AREA SCHEDULE	
NAME	AREA
Conditioned Space	1560 sq. ft.
Garage	446 sq. ft.
Entry	45 sq. ft.
Lanai	149 sq. ft.
Total	2200 sq. ft.



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

AREA SCHEDULE	
NAME	AREA
Conditioned Space	1560 sq ft.
Garage	446 sq ft.
Entry	45 sq ft.
Lanai	149 sq ft.
Total	2200 sq ft.

Sunset
Meadows #22

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

Bradley Franks Construction, LLC
257 SW Hudson St.
Lafayette, CA 94501
PHONE 386-795-5405
FAX 386-795-5405
info@bradleyfranks.com

SCALE: 1/4" = 1'-0"
DRAWN BY:
DATE: Thursday, August 22, 2019

SECTION
LETTER
A
1/1

APPROVED:
CHECKED BY:

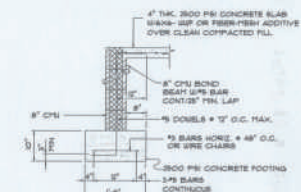
PAGE
3/7
A.3

CONCRETE / MASONRY / METALS GENERAL NOTES:

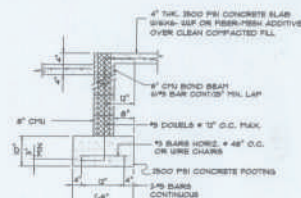
- DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- EXPANSIVE SOILS: WORK DIRECTED BY THE SOILS ENGINEER. SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING G.O. 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 100 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
- REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A618. ALL BENDS SHALL BE MADE COLD.
- WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD STRESS = 88 KSI.
- 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.
- CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 SPECIFICATIONS WITH MEDIUM SURFACE FINISH - F_m = 1800 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 1 OR A325, AS PER PLAN REQUIREMENTS.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

EXTERIOR WALL SHEATHING:
APPLY VERTICALLY "WATERLO" 1/8" O.S.B. 48" X 12", 10", 12" OR 14" INSULATING FASTEN TO THE TOP PLATE AND THE WALL PLATE WITH EITHER 6d RING SHANK NAILS 6" O.C. OR 6d RING SHANK NAILS 6" O.C. PARTIAL TO EACH STUD WITH EITHER 6d RING SHANK NAILS 6" O.C. OR 6d R.S. NAILS 6" O.C.

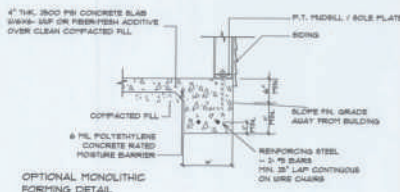
NOTE:
ADDED FILL SHALL BE APPLIED IN 8" LIFTS - EA. LIFT SHALL BE COMPACTED TO 98% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.



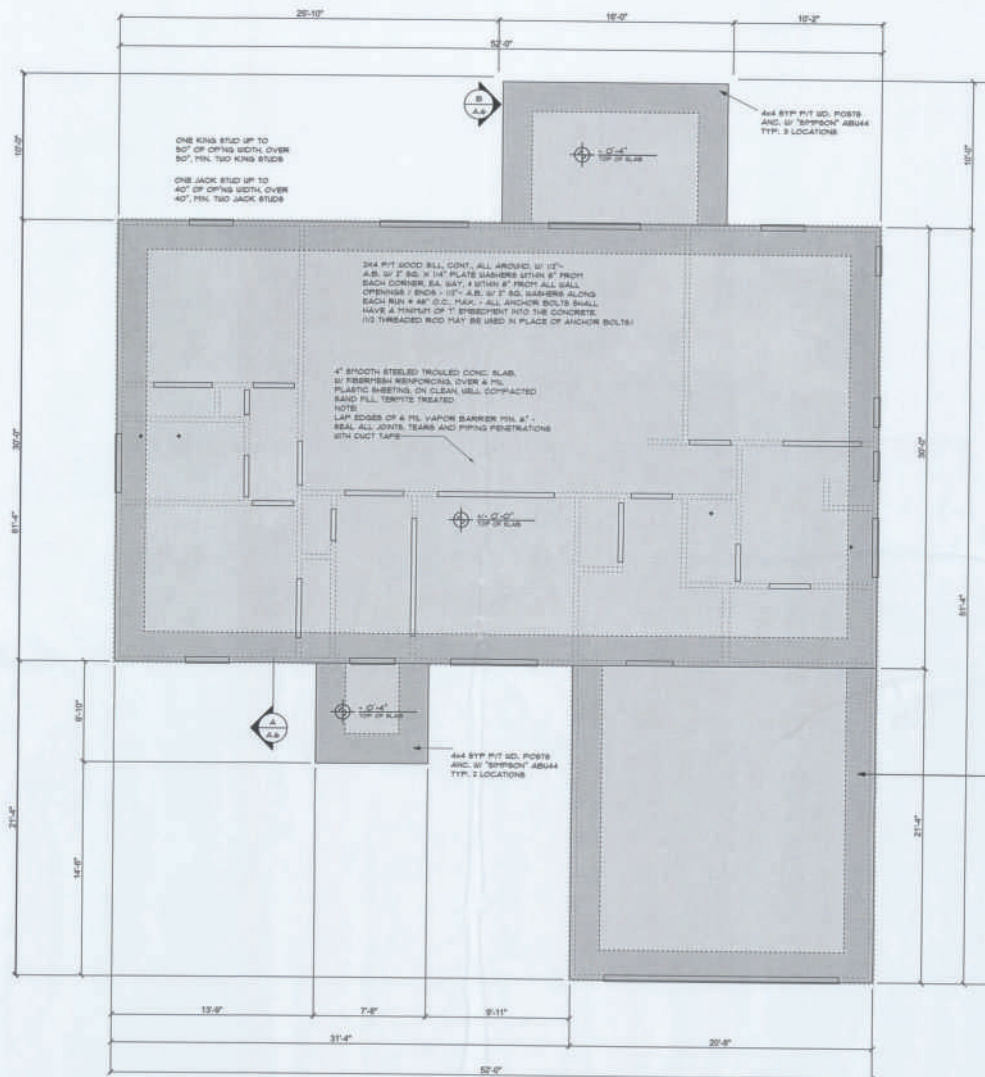
SECTION A
SCALE: NONE



SECTION B
SCALE: NONE



OPTIONAL MONOLITHIC FORMING DETAIL



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

NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2015 IBC 603 AND LOCAL JURISDICTION REQUIREMENTS

SHAR 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 CORRECTIONS FOR THE TRUSS ENGINEERED SHOP DRAWINGS WITH THE FOUNDATION PLAN. ANY INTERIOR BEARING LOCATIONS ON 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 REVISIONS, SUCH MODIFICATIONS PRIOR TO POURING ANY CONCRETE.

CONSTRUCTION NOTES

- FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL DIMENSIONS ARE TO FACE OF FOUNDATION.
- ALL SINKING CONSTRUCTION MATERIALS SHALL BE AS PER 2015 IBC - 1805.4.2.
- PROVIDE EXTERIOR COMBUSTION AIR TO GAS KESSE (V.A.C. EQUIPMENT, GAS BURNING STOVES, AND HEAT PUMPS).
- VENT CLOTHES DRYER, BATH, AND COOKING RANGE TO EXTERIOR AS REQUIRED.
- CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER ANY DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS AND SHALL RESOLVE INSTRUCTIONS OR CLARIFICATIONS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN QUESTION.
- ROOF & FLOOR TRUSS HEATING PLANS ARE FOR GENERAL INFORMATION ONLY. THE TRUSS MANUFACTURER SHALL PROVIDE A DETAILED LAYOUT FOR TRUSS AND HEATING REQUIREMENTS.
- SHOULD CONSIDERATION OF THE SITE BE REQUIRED MATERIALLY DIFFERENT FROM THOSE INDICATED BY THE DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER OF THE DISCREPANCY AND SPECIFIED AS CORRECTED FROM THE DESIGNER RECOMMENDED BUILDING PROCEDURES. CALL IMMEDIATE ATTENTION TO SUCH CONDITIONS BEFORE PROCEEDING.
- UP GROUNDING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWLSPACES.
- DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY.

PROVIDE A 10"x30" CONT. CONCRETE FOOTING W/ 2 #5 REBAR, BOTTOM 1 LINE CHAIRS 4" MAX O.C. UNDER ALL PORCH PERIMETER OR SEE OPTIONAL PENETRATION DETAIL

REVISION
26 SEP 2016

4/7

PAGE

DRAWN BY
RFB

APPROVED

CHECKED BY

SECTION LETTER
A.1

FOUNDATION PLAN

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

DRAWN BY

DATE: Thursday, August 22, 2019

BRADLEY FRANKS CONSTRUCTION, LLC

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FAX: 386-759-2405

INFO@BRADLEYFRANKS.COM

257 SW Palmview Dr
Lauderhill, FL 33309

33025

1812 - 2019

U.S. PATENT & TRADEMARK OFFICE

REGISTERED

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AFFILIATION	MANIFEST MODEL	CAP.
TRUSS TO SALL	SHIFFON 443A	750P
WACERS TRUSS TO POSTHEADER	SHIFFON LST. W/ 28 - WED HALLS	725P
HEADEN TO KING STUBS	SHIFFON 272	370P
PLATE TO STUB	SHIFFON 272	1065P
STUD TO SALL	SHIFFON 271	565P
POWCH BEAT TO POSTB.	BOLT THRU W/ 28-18 BOLT18	1700P
POWCH BEAT TO PHC.	SHIFFON 234A46	2300P
MSC. JOINTS	SHIFFON 434	3850P

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

NOTE:
 "SIMPSON" PRODUCT APPROVALS:
 MIAMI-DADE COUNTY REPORT #15-010708, #16-112611, #15-062304
 BSCC: NEN-443, NEN-393

1. TEMPORARY BRACINGS OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO BRAGGED. TEMPORARY PERMANENT BRACING SHALL MEET THE REQUIREMENTS OF THE PERMANENT BRACING OF THE "TRUSS PLATE INSTITUTE".
2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. A TRUSS SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS, AND THE RECOMMENDATIONS AND RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
3. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN 1/2" MINIMUM OR BETTER.
4. CONNECTIONS 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.

TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST" PRODUCTS ASSOCIATION'S "DESIGNING TRUSS ROOFING PLANS" AND THE "NATIONAL ROOFING CONTRACTORS' MANUAL" FOR "STRESS RATED TRUSSES" AND ITS COMPLEMENTARY "DESIGNING TRUSS ROOFING PLANS" AND THE "NATIONAL ROOFING CONTRACTORS' MANUAL" FOR "TEMPORARY AND PERMANENT BRACING, AND LIFTING OF TRUSSES. TRUSS SHIP DRAWINGS SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, AND A TRUSS TO TRUSS CONNECTION DETAIL.

1. TRUSS SHIP DRAWINGS SHALL BE PROVIDED TO THE DESIGNING ENGINEER.

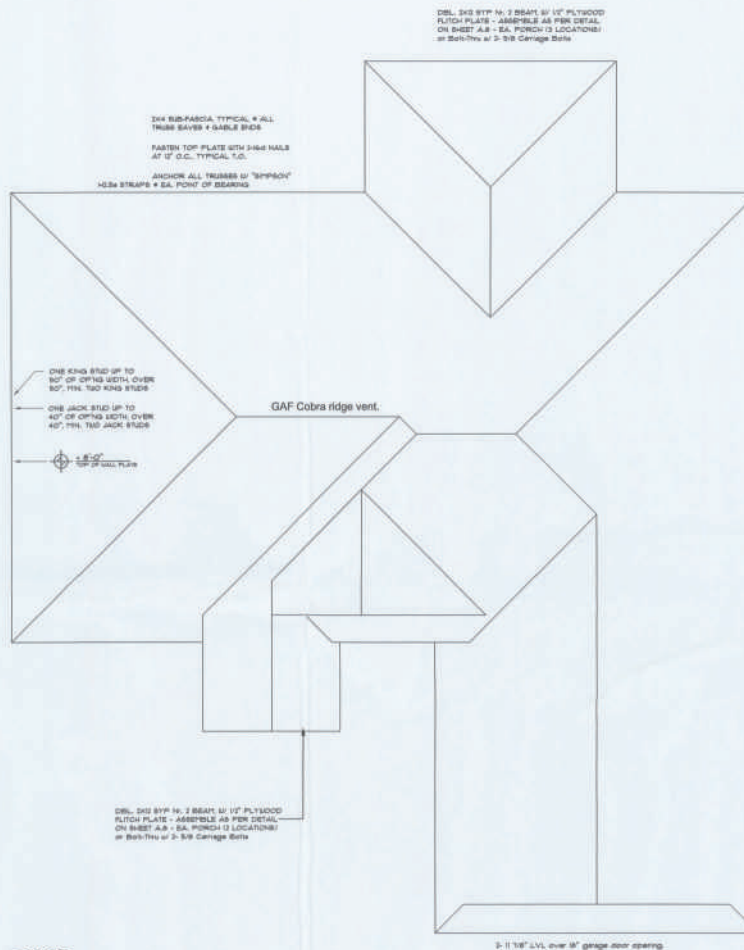
FOLLOWING DEVELOPMENT OF TRUSS SHIP DRAWINGS, ADJUSTMENTS TO THE ANCHOR BOLTS, BRACING, AND TRUSS TO TRUSS CONNECTIONS SHALL BE MADE TO MEET ALL REQUIREMENTS OF TRUSSES OR JOINTS. THE CONTRACTOR SHALL HAVE AVAILABLE A COMPLETE SET OF TRUSS SHIP DRAWINGS TO THE TRUSS MANUFACTURER. ANY CHANGES TO THE TRUSS SHIP DRAWINGS SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THE TRUSS.

NOTE:
ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING, INCLUDING URINS, PLUMBING OR OTHER SUCH PENETRATIONS. WALLS OVER 8'-0" TALL SHALL HAVE CONTIGUOUS 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 SPLT CONNECTORS SHALL BE FIELD ADJUSTED TO MATCH
OR EXCEED THE DEVELOPED LOADS FOR ENGINEERED TRUSS
SHOP DRAWINGS



B



SCALE 1/4" = 1' 0"

BUFT 550 CONNECTIONS THE TRUSS ANCHOR STRAPS (UPLIFT) SHALL BE
THE CONNECTION DOCSMENTS ARE SUGGESTED STRIPS AND THAT THE
TRUSS ENGINEERED SHOT DRILLING LOADS TAKE PRECEDENCE OVER THAT
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE
THE UPLIFT LOADS INDICATED FOR EACH TRUSS IS THE ENGINEERED TRUSS
SHOT DRILLING THAT MAY MATCHED TO STANDARD PRODUCT (UPLIFT RATHUS
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE
PROVIDE SILEX, OR GREATER UPLIFT RESISTANCE FOR THE LISTED LOAD
MAY BE USED IN LIEU OF THE CONTRACTOR'S DESIGN OR AS
OR AS PER THE BUREAU'S OFFICIAL.

THE CONTRACTOR SHALL SUBMIT THE TRUSS TO TRUSS ANCHOR
REQUIREMENTS WITH THE TRUSS ENGINEERING SHOT DRILLING, BOTH OF
THE TRUSS TO TRUSS CONNECTIONS, ALL REQUIRE ANCHOR STRAPS IN
ACCORDANCE WITH THE TRUSS ANCHOR STRAPS (UPLIFT) SHALL BE
FOR ALL JOINTS ON AN UPLIFT OR BRACED LOAD OF 500 LBS OR GREATER.

TRUSSER RELATIVE ON INTERIOR PARTITION UNLESS UPLIFT LOADS AND
PRESENT SHALL REQUIRE ANCHORS OF 500 LBS, OR GREATER LOAD CAPACITY
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE UPLIFT
EFFECT SHALL BE CONTINUE 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 NAIL
SHANK NAILS - AS PER DETAIL N ON SHEET A.1

NOTE:
THE DESIGN LANE SPEED FOR THIS
PROJECT IS 30 MPH PER 2014 FDC 605
AND LOCAL JURISDICTION REQUIREMENTS

NOTE:
REFER TO THE WINDOW/DOOR HEADER
SCHEDULE ON SHEET A.1 FOR ALL
HEADER SIZE HEADERS AND ALTERNATE
HEADER SIZE ALLOWABLE IS 2-3/8"

R-1	ALL ROOF FRONT T/E E LINE
R-2	ALL OVERHANGS 30" UNLESS OTHERWISE NOTED
R-3	PROVIDE ATTIC VENTILATION IN CONCORDANCE WITH SCHEDULE ON
R-4	MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

03 OCT 2014



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DESIGN

Final D

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M RE

CUSTOMER

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[illegible]

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DATE - 2007

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2 *See* *supra* note 1, at 100.

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DATE: 27 DEC 2016

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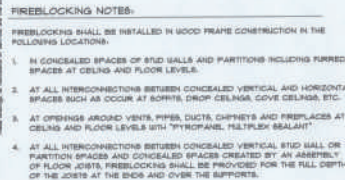
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ARCOOTICS



SCALE: NONE

1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, SUESUITS FROM THIRD PARTIES, DEMANDS OR PROSECUTIONS, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED BY THE OWNER AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR NEGLIGENCE OF ANY SUB-CONTRACTOR PERFORMING UNDER THE CONTRACT FOR THIS PROJECT.
2. THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE COMPLETION OF THE PROJECT. THE WARRANTY SHALL COVER DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORKMANSHIP. THERE SHALL BE NO DEDUCTIBLE OR CO-INSURANCE DURING THE ONE YEAR WARRANTY PERIOD.
3. AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMPLETION OF THE PROJECT. THE WARRANTY PERIOD, FOR THE PURPOSE OF DETERMINING ANY WARRANTY CLAIM THAT MAY BE SUBMITTED TO THE OWNER, SHALL BE EXTENDED TO THE DATE OF THE INSPECTION IF REQUESTED BY THE OWNER.
4. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIABILITIES THAT MAY BE REQUIRED BY THE VARIOUS AGENCIES AND AGENCIES FOR THIS PROJECT. THIS PROJECT ARE THEY: CITY, COUNTY, STATE OR FEDERAL.
5. THE OWNER SHALL FILE A "NOTICE OF COMPLETION" PRIOR TO THE BEGINNING OF THE PROJECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE FILING OF THE "NOTICE OF LIEN" FOR ALL PAYMENT REQUESTS PRIOR TO DISBURSEMENT OF ANY AND ALL FUNDS ARISING FROM REVENUE GENERATED BY THE CONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, CONTRACTORS AND SUPPLIERS SHALL BE RESOLVED BY THE COURT OF COMMON PLEAS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY EFFICIENCY STANDARDS, AND SHALL BE IN ACCORDANCE WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY TO THE OWNER.
7. ALL INSTALLATION SHALL BE LEFT EXPOSED AND ALL LABELS LEFT INTACT ON THE UNDOORS AND DOORS INTACT INSPECTED BY THE BUILDING OFFICIAL.
8. ALL MOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PROTECTED FROM WEAR.
9. INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "AL Design U335". BATT INSULATION SHALL BE INCLUDED BETWEEN GROUNDCHUTES AREA IS BEING SEPARATED FROM THE EXTERIOR.
10. INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREA SHALL BE CONSTRUCTED IN COMPLIANCE WITH "AL Design U335", INCLUDING 1/2" BATT INSULATION.
11. CEILING OVER ATTACHED GARAGE SHALL BE GARAGE WALLS OVER GARAGE WALLS SHALL BE CONSTRUCTED TO 8' ON 8' ON 30'30' BURNING AT 8" O.C. ATTACHED BY 1" BATT INSULATION FLOOR.

#	AT	GALV.	GALVANIZED
#	NUMBER OF POUNDS	HORIZ.	HORIZONTAL
#	EQUALS	INS.	INSULATION
"	DIAMETER	INT.	INTERIOR
#	ETH	LAV.	LAVATORY
W	WITHOUT	LVL	LAMINATED VENEER LVL
	CENTLINE	MAK	MANHOLE
#		PNL	PLYWOOD
in or f	PLUS OR MINUS	PLG.	PLUGGABLES
F	ONE FOOT	PLG.	PLUGGING OPERING
F	ONE INCH	RM. OR IN	ROOM
1/4" or f	ONE QUARTER INCH	R.C.	ON CENTER
#	8 PENNY	OH	OVERHEAD
B.M.	BEAM	OWD	OVERHEAD DOOR
BT	BT OTHERS	PLYD.	PLYWOOD
BOT.	BOTTOM	P/Y	PRESSURE TIGHT
CLB.	CLERKS	REMP.	REMOVING (ED)
CD	CLERKOUT	REQD.	REQUIRED
CONC.	CONCRETE	R/L	ROOF
COTN	CLOUTS TO GRADE	R.C.	ROUGH OPENING
CON.	CONCRETE	RF	ROUGH FEET
D/S	DIFFERENCE	SLD	SLIDING GLASS DOOR
DN	DOWN	SHT.	SHEET
ELEV.	ELEVATION	SLM	SHAWNEE RIVER LOS HIGH
EXT.	EXTERIOR	TPPL	TYPICAL
F	FRENCH (DOORS)	VERT.	VERTICAL
PNL	FOUNDATION	ST	SUBTERRANEAN (TOILET)

DESIGN VALUES/LOADS & CODES
 WIND DESIGN SPEED: 100 MPH (UNLESS NOTED OTHERWISE)

SOL DESIGN STANDARDS
 ALL DESIGN SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 FOUNDATION: PER LOCAL CODES
 ROOFING: PER LOCAL CODES
 BEARING PRESSURE: PROVIDED BY CLEAN SAND, GRAVEL, OR STONE. OTHER SOIL TYPES CONSIDERED
 IS CLAY. HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL BE REJECTED.

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

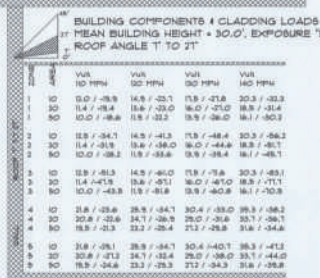
BUILDING CODE: 2014 FLORIDA BUILDING CODE

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

CONSTRUCTION DOCUMENTS
 THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITY, FOR THE REVIEW AND APPROVAL OF THE PROJECT. 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
 ALL DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. DIMENSIONS SHALL BE USED TO DETERMINE THE LOCATIONS OF ITEMS IF THEY ARE NOT DIMENSIONED.

CHANGES TO FINAL PLAN SETS
 PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT. ANY CHANGES, INCLUDING ANY AND ALL DIMENSIONS, SHALL BE MADE BY CHANGELIST. CHANGES FROM CHANGELISTS MADE TO THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM

[illegible][illegible]

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
BUILDING HEIGHT	EXPOSURE 'B'	EXPOSURE 'C'	EXPOSURE 'D'
15	1.00	1.21	1.41
30	1.00	1.26	1.55
25	1.00	1.39	1.61
30	1.00	1.40	1.66

THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2014 FPD BUILDING CODE - SECTION 609-2 AND OTHER REFERENCED CODES AND REGULATIONS. ALL CODES AND REGULATIONS SHALL BE OBSERVED AT THE OF PERMIT.

2. WIND LOAD CRITERIA: RISK CATEGORY: I.

BASED ON ANSI/HAS/AIA 100.1-2014 FPD 609-2 WIND VELOCITY: V
 $V_{MSL} = 105 \text{ MPH}$

3. ROOF DESIGN LOADS:
SUPERIMPOSED DEAD LOADS..... 20 PSF
SUPERIMPOSED LIVE LOADS..... 30 PSF

4. FLOOR DESIGN LOADS:
SUPERIMPOSED DEAD LOADS..... 20 PSF
SUPERIMPOSED LIVE LOADS..... 30 PSF
RESIDENTIAL
BALCONIES..... 60 PSF

5. WIND NET UPLIFT: AREA AS INDICATED ON TRUSS SHOP DRAWING

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

	TYPE OF ELEVATION MARK USED TO INDICATE A PREFERRED TARGET ELEVATION - TRUE MEASUREMENT.
	TYPE OF ELEVATION MARK USED TO INDICATE THE TOP OF A LILLO'S WALL SCALE - NON-PHONY.
	TYPE OF DETAIL MARK USED TO INDICATE A SECTION OR DETAIL ASSOCIATED WITH A PLAN VIEW.
	TYPE OF DETAIL MARK USED TO INDICATE A SECTION IN SECTION 'A' OR INHERIT 'A' & 'B' TAIL INDICATOR DIRECTION OF VIEW.
	TYPE OF SECTION MARK USED TO INDICATE A VIEW TAKEN IN THE DIRECTION OF THE ARROWS IN SECTION 'A' FOUND ON '2' & '4' OF THE PROJECT MANUAL.

APPLICATION	MANUFACTURER	CAP.
TRUSS TO GALL	TRUSS 12.86	539P
GRASS TRUSS TO POST-HEADER	SPRINT LOT # 28 - 3/4" NAIL	785P
CLIP TO 4 X 8 BUCKS	SPRINT 812	770H
PLATE TO FOUNDATION	1/2" ANCHOR BOLTS	3340D
POURCH BEAM TO POST	2-5/8" TURNBOLT	700P
POURCH POST TO FLOOR	SPRINT ABU4	3300P
MISC. JOINTS	SPRINT A34	33P24P

NOTE:
 ALL ANCHORS SHALL BE SECURED BY NAILS AS PRESCRIBED BY THE MANUFACTURER FOR HUMPJUT JOINT STRENGTH, UNLESS NOTED OTHERWISE.

NOTE:
 REF. TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

NOTE:
 ALL DAUGHT JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SPRINT/AS TRAILING ANCHORS, TYPICAL T.O.

NOTE:
 "SPRINT" PRODUCT APPROVAL:
 MANUFACTURE PRODUCT #9-0918

NOTE:
 "SPRINT" PRODUCT APPROVAL:
 MANUFACTURE PRODUCT #9-0101-09, #9-126-1, #9-0923-04
 BECCI NER

NUMBER OF JOISTS FOR CONNECTING WOOD MEMBERS, CONNECTION	COMMON NAILS	N. / S. SPACING
BRESSING TO JOIST, JOIST NAIL 7" BURLWOOD TO NAIL	3	2 5/8" END
BLIND 1 FACE NAILING	3	2
SOLE PLATE TO JOIST, JOIST BLOODING FACE NAILED	3	2
TOP OR SOLE PLATE TO STUD	3	0" O.C.
END NAIL	3	2
STUD TO SOLE PLATE, TOP NAILED	3	2 OR 3 1/2"
DOUBLE STUD, FACE NAILED	3	14" O.C.
DOUBLE TOP PLATE, FACE NAILED TOP PLATES, LAP'S & INTERSECTIONS FACE NAILED	3	2
1/2" x 5" BRESSING TO EACH POINT OF BEARING, FACE NAILED	3	1
SPLIT-UP CORNER STUDS, FACE NAILED	3	0" O.C.
SPLIT-UP GIRDERS & BEAMS	3	30" O.C. 2" O.C. *
3/4" PLTWOOD BURLWOOD	3	TOP 1/4" BOTTOM 1" (TRANSFORMED) = 2" END, 10" 4" SPACES
6" END SHEATHING, 1/2" THICK	3	0" O.C. * EDGES 1" O.C. * EDGES 2" O.C. * EDGES 1" O.C. * EDGES
18" PEBBERBOARD SHEATHING	3	INTERMEDIATE 2" O.C. * EDGES 1" O.C. *

- A. NAILS BOLTS AND OTHER METAL CONNECTIONS SHALL BE USED IN LOCATIONS WHERE THE EXISTING WALL SHALL BE GALVANIZED OR OTHERWISE CORROSION RESISTANT.
- B. IN GENERAL, WALLS SHALL PENETRATE THE SECOND FLOOR A DISTANCE EQUAL TO THE THICKNESS OF THE FLOOR BEING NAILED THENCE TO GROUND.
- C. THINE SHALL BE NOT LESS THAN 2 NAILS PER CONNECTION.
- D. FORMED METAL CONNECTIONS AS PER THE SCHEDULE HEREIN SHALL HAVE THE SAME MINIMUM PENETRATION AS REQUIRED BY THE MANUFACTURER, OR AS DIRECTED BY THE PLANS.
- E. WALLS PROJECTING BEYOND THE LAST GOOD FLOOR SHALL BE CNOTED WHERE APPROPRIATE.
- F. NOTES IN THE "CLARIFY" PACKAGE OF THE CONSTRUCTION DOCUMENTS SUPERSEDE NOTES IN RELEASE OF THE NAIL CONNECTIONS HEREIN.

		DATE: 21 DEC 2016 COPY: 2K1693 SHEET: 4.5 5 - 9						CUSTOM RESIDENTIAL DESIGN FOR: Ted and Cathy Bryan		DRAWING: 178		Copyright 2016 N3 Architecture, Inc.		No. 00101	
Sunset Meadows #2		5 STRUCTURAL INFORMATION		SCALE: 1/4" = 1'-0" DRAWN BY: DATE: Thursday August 22, 2019		APPROVED:		CHECKED BY:		PAGE: 7/7		A7			
SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE		Bradley Franks Construction, LLC PHONE: 360-750-3403 FAX: 360-750-3403 327 25th Hudson St. Last City WA 98043 info@bradleyfranks.com		SECTION CUT 		APPROVED:		CHECKED BY:		PAGE: 7/7		A7			