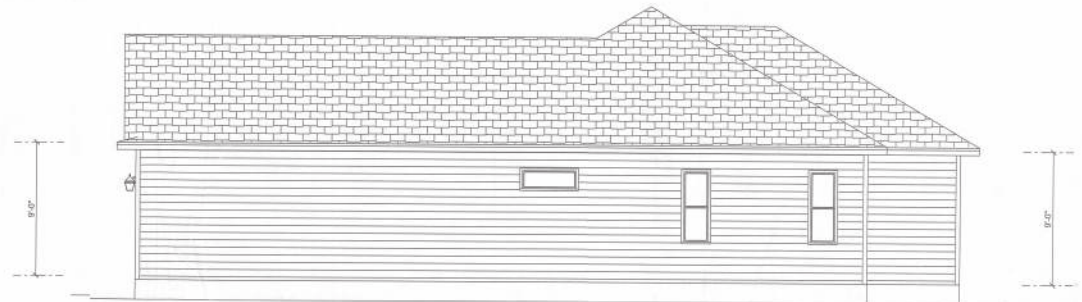




LEFT
SCALE: 1/4" = 1'-0"



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



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



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



Sunset Meadows



Bradley Franks Construction
405 SW Deputy J Davis Ln
Lake City
OR 97050
PHONE: 503-755-5425
INFO@bradleyfranks.com

SCALE: 1/4" = 1'
DRAWN BY:
DATE: 1/13/2022

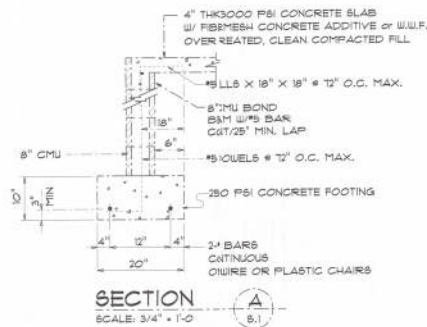


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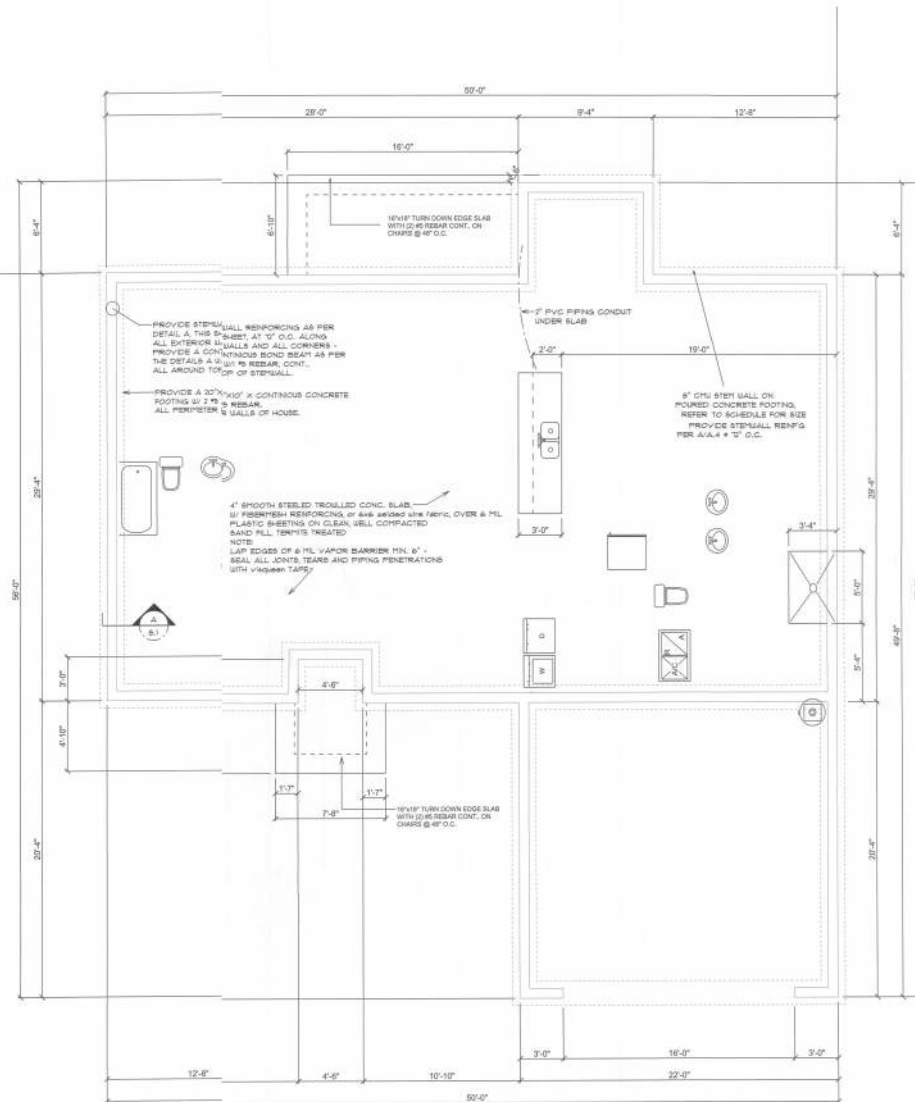
CONCRETE / MASONRY / METALS GENERAL NOTES:

1. DESIGN SOIL BEARING PRESSURE 3000 PSF.
2. EXPANSIVE SOILS: WHERE DIRECT BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATION SHALL BE PERFORMED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
3. CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING G.O. SHALL BE PLACED IN 12" LIFTS. 60% SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 94% MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF 1% TEST FOR EACH 100 SF OF BUILDING FLOOR AREA, OR THEREAFTER, FOR EACH 12" LIFT.
4. REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A63. 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 X Fc = 3000 PSI FOR ALL FLOORS, SLABS, COLUMNS AND BEAMS. CONCRETE SHALL BE STANDARD PUMP MIX Fc = 3000 PSI. STRENGTH SHALL BE GAINED WITHIN 28 DAYS OF PLACEMENT. MOULDING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
7. CONCRETE BLOCK SHALL BE AS IN MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - Fc = 1500 PSI.
8. MORTAR SHALL BE TYPE "M" OR "1" 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.

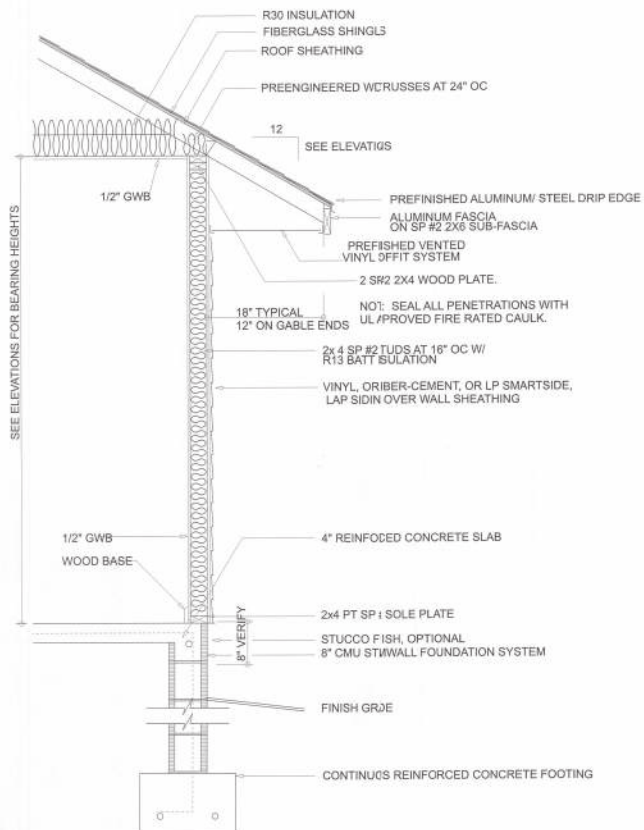


NOTE:
THE DESIGN WIND SPEED FOR THIS
PROJECT IS 130 MPH PER 2020 FB 1609
AND LOCAL JURISDICTION REQUIREMENTS

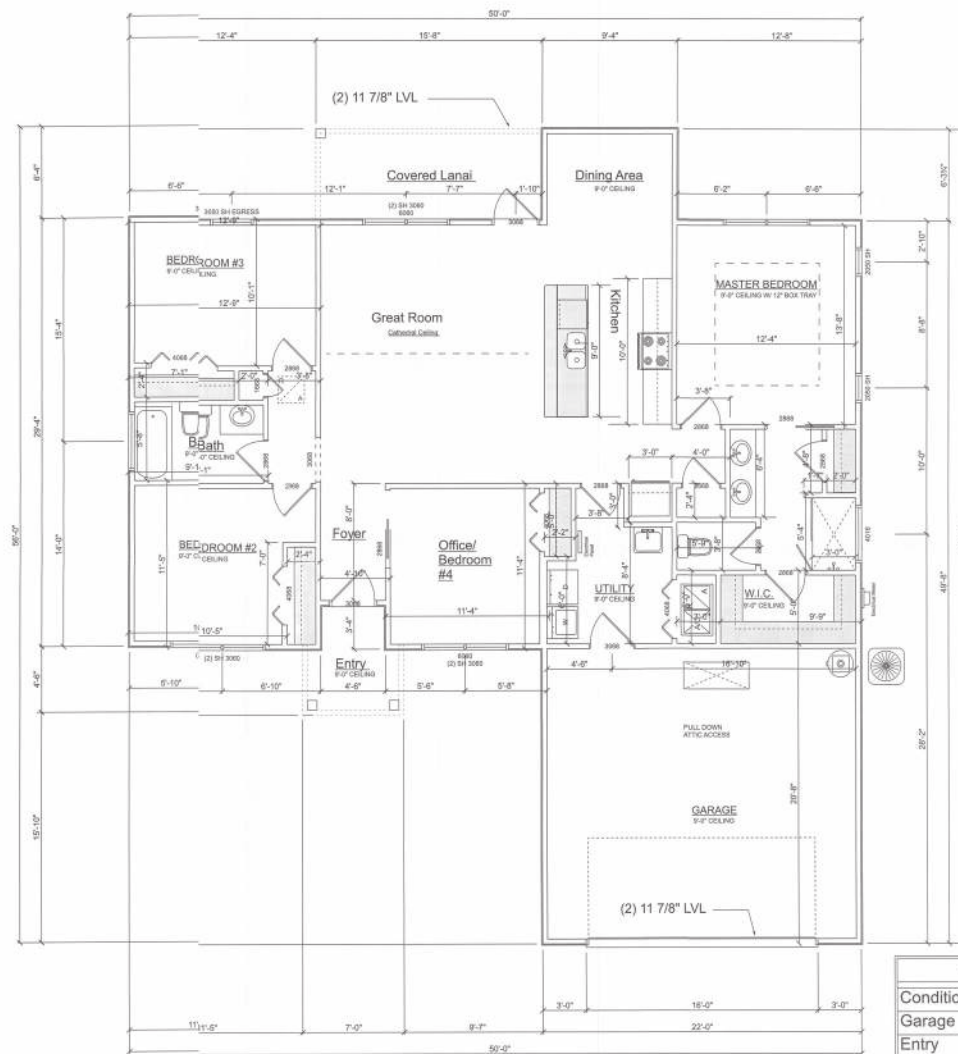
NOTE:
ADDED FILL SHALL BE APPLIED IN 12" LIFTS -
EAL LIFT SHALL BE COMPACTED TO 94% DRY
COMPACTION PER THE "MODIFIED PROCTOR"
METHOD.



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



TYPICAL WALL SECTION
SCALE: 1" = 1'-0"



Dimensioned Floor Plan
SCALE: 1/8" = 1'-0"

AREA SCHEDULE

Conditioned Space	1525 sq. ft.
Garage	453 sq. ft.
Entry	44 sq. ft.
Lanai	97 sq. ft.
Total	2119 sq. ft.

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DATE:

SCALE: 1/4" = 1'

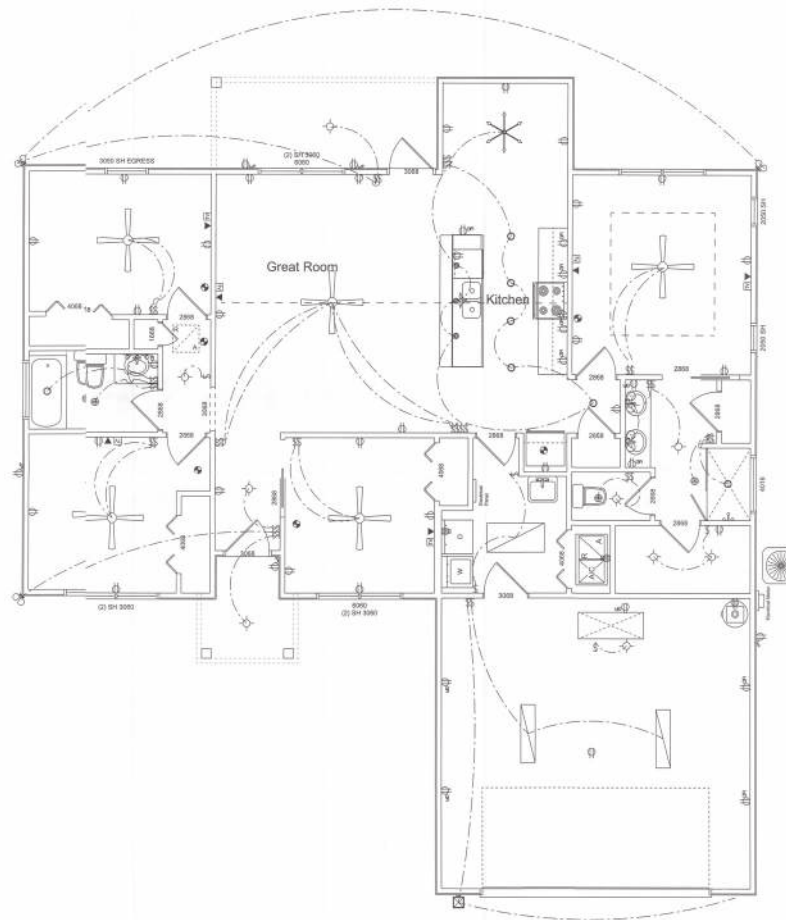
BRADLEY FRANKS CONSTRUCTION
465 SW Canada J Drive Ln
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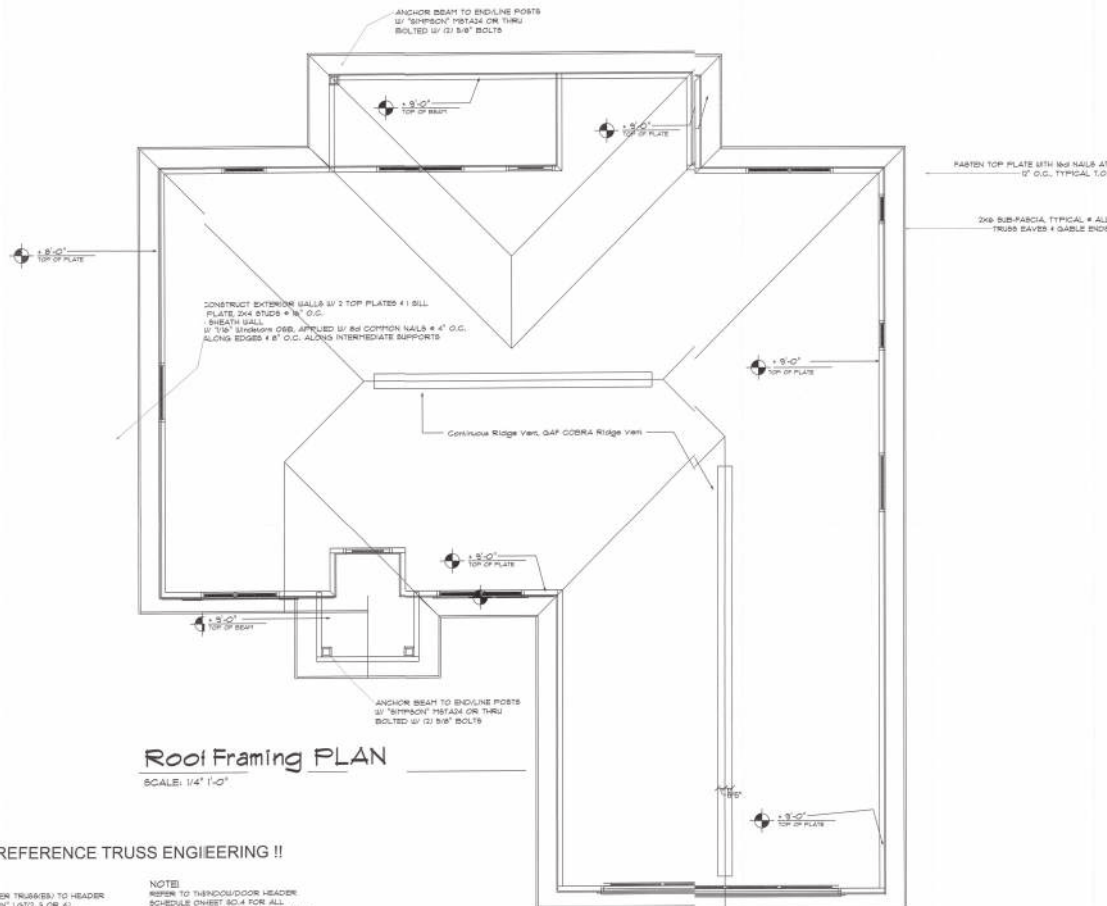


Sunset Meadows

ELECTRICAL LEGEND		
ELCTRICAL	COUNT	SYMBOL
ceiling fan 4 bladed 01	5	
can light inch	7	
ceiling light 38	3	
chandelier 03	1	
fluorescent light 1 x 4	2	
fluorescent light 2 x 4	1	
exterior light 03	1	
spotlight double	3	
LAN connection	6	
cable tv outlet	6	
fan	3	
light	9	
outlet	29	
outlet 220v	3	
outlet gfi	13	
outlet wp	5	
outlet-coremporary	1	
smoke detector	6	
switch	5	
switch double	9	
switch double - rocker style	1	
switch quad	1	
switch triple	3	
vanity bright 02	1	
wall mounted 01 2 lights	2	

Electrical Plan - ELECTRICAL
SCALE: 1/4" = 1'





Roof Framing PLAN
SCALE: 1/4" = 1'-0"

NOTE: REFERENCE TRUSS ENGINEERING !!

NOTE:
ANCHOR GIRDERS TRUSSES TO HEADER
WITH 2 "BIRCH" LOTS, 3 OR 4,
ANCHOR BEAMS TO KING STUDS W/
2 "BIRCH" STD EA. END - TYP. T.O.

NOTE:
REFER TO TRUSS/DOOR HEADER
SCHEDULE SHEET 80.4 FOR ALL
MINIMUM SIZE ADDED AND ALTERNATES
MINIMUM SIZE LOGICABLE 2-2X10.

ROOF PLAN NOTES

- R-1 SEE ELEVATIONS FOR ROOF PITCH
- R-2 ALL OVERLAYS 1/2" (1" ON GIRMS) / UNLESS OTHERWISE NOTED
- R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON 80.3
- R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND RISE HEIGHTS
- R-5 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

NOTE:
1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSS, SECURE TO TRATTING W/ 8# NAILS - AS IN DETAIL ON SHEET 80.4

NOTE:
THE DESIGNING SPEED FOR THIS PROJECT IS MPH PER FDC MO'S AND LOCAL/REGIONAL REQUIREMENTS

GENERAL TRUSS NOTES:

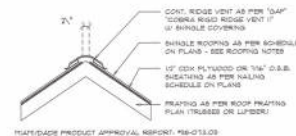
1. TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR TRUSS RATED LUMBER AND ITS CONNECTIONS, LATEST EDITION, AS WELL AS THE "TRUSS PLATE INSTITUTE" SUGGESTED GUIDELINES FOR TEMPORARY AND PERMANENT BRACING AND UNLOADING 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 THESE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE BUSINESS' QUANTITY AND UNIFORM REQUIREMENTS OF TRUSSES OR UNIFORMS. 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 GASKETING, INCLUDING SLEND, 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.

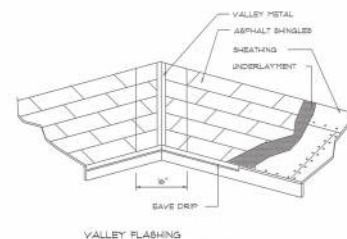
WOOD STRUCTURAL NOTES

1. 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.
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 NO. 2 HEM-FIR 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.

AREA OF ATTIC	WOOD L.P. AREA OF VENT	167 PILES AREA OF VENT
WOOD 8" 30 LF	410 SQ. IN.	
WOOD 6" 34 LF	460 SQ. IN.	
WOOD 4" 38 LF	510 SQ. IN.	
WOOD 2" 42 LF	560 SQ. IN.	
WOOD 1" 46 LF	610 SQ. IN.	
WOOD 3/4" 50 LF	660 SQ. IN.	
WOOD 1/2" 54 LF	710 SQ. IN.	
WOOD 1/4" 58 LF	760 SQ. IN.	



Ridge Vent DETAIL
SCALE: 3/4" = 1'-0"



ROOFING METALS FOR FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS			
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (lb)
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		36	
GALVANIZED STEEL	0.0175	26 (27KG COATED 950)	
ZINC ALLOY LEAD PAINTED TENS	0.021		40

Roofing/Flashing DETS.
SCALE: NONE

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

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APPROVED:

DESIGN LETTER

SCALE

CHECKED BY:

DATE

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

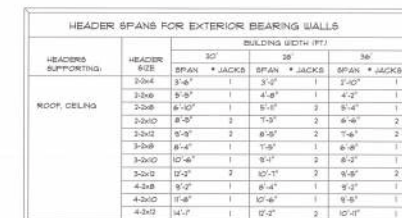
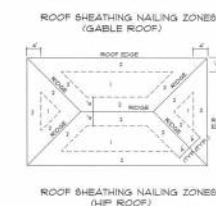
DRAWN BY:

DATE: 11/13/2022

Bradley Franks Construction
405 3RD Street, Suite 101
Plymouth, MN 55441
info@bradleyfranks.com
202024

BRADLEY FRANKS CONSTRUCTION

Sunset Meadows



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 COMPLETION 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, FEES 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 COMPLY 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 WITH APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING 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 PRESURE TREATED.
- INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design 0333". 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 0333", INCLUDING R-11 BATT INSULATION.
- CEILINGS OVER ATTACHED GARAGES OR GARAGES WITH LIVING AREA ABOVE SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design 0333", INCLUDING R-11 BATT INSULATION.

STANDARD ABBREVIATIONS

SYMBOL	ABBREVIATION	DESCRIPTION
* AT	GALV.	GALVANIZED
* NUMBER OF POUNDS	WOLK	HORIZONTAL
* EQUALS	INS.	INSULATION
~	DIAPETER	INT. INTERIOR
W	WITH	LAV. LAVATORY
W/O	WITHOUT	LVL. LAMINATED VENEER LUMBER
C	CENTERLINE	MAX. MAXIMUM
E	AND	MIN. MINIMUM
4" or 1"	FLUR OR FENCE	MISC. MISCELLANEOUS
F	ONE FOOT	M.C. MASONRY OPENING
1"	ONE INCH	NO. OF NUMBER
1/4" or 1"	ONE QUARTER INCH	O.C. ON CENTER
8"	8 PERIN	OH OVERHEAD
BM	BEAM	OH OVERHEAD DOOR
B.O.	BY OTHERS	PLYUD. PLYWOOD
BOT.	BOTTOM	PVT. PRESSURE TREATED
CLG.	CEILING	REIN. REINFORCING (RD)
CO	CLEANOUT	REQ'D. REQUIRED
CONC.	CONCRETE	RM. ROOM
COTG	CLEANOUT TO GRADE	R.O. ROUGH OPENING
DBL.	DOUBLE	RF. SQUARE FEET
DIM.	DIMENSION	SOD. SLIDING GLASS DOOR
DN.	DOWN	SHT. SHEET
ELEV.	ELEVATION	SLUH. SUSANNE RIVER LOG HOUSE
EXT.	EXTERIOR	TYR. TYPICAL
F	FRENCH DOORS	VERT. VERTICAL
FOUL.	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 CLEAR SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS IN 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: 2020 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. DIMENSIONS ARE NOT TO 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 REVENUE SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 104.3.6
- CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 903.4.4
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 103.4.4
- 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 6" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 403.6.6
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 916.1.1
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR PORTED. FBC 186.13.2
- 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 186.13.3
- MINIMUM 1/2" VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RET. ANCHOR PLACEMENT, RETREATMENT IF REQUIRED. FBC 916.1.4
- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 916.1.5
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 186.13.6
- 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 916.1.6
- ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 916.1.7
- 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 186.1.7
- AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRACE STAKES, THE TRAP BOXES, FORMS, BORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 303.1.3
- NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH ETC. SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 303.1.4

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof Gable Construction, Wood Trusses & 24" O.C. Walls: 2nd Wood Studs & 16" O.C. Floor: 4" TH. Concrete Slab w/ Fiberglass Concrete Additive Foundation: Continuous Structural Foam

ROOF CHECKING

Material: 1/2" CD Plywood or 1 1/2" O.S.B. Sheet Size: 48" x 96" Sheets Perpendicular to Roof Framing Fasteners: 8d Ring Shank Nails per schedule on sheet A.1

SHEATHINGS

Material: 1/8" O.S.B. "Underlayment" 48" x 96" 1/2" or 1 1/2" Sheet Size: 48" x 96" 1/2" or 1 1/2" O.S.B. Sheets Perpendicular to Roof Framing Fasteners: 8d Ring Shank Nails & 4" O.C. Ridge & 6" O.C. Interior Diagonal Double Top Plate (5.7" x 11") w/ 2" x 6" Nails & 12" O.C. Wall Studs 2nd Sfr Studs & 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: Simpson H25a or Ea. Truss End (Fig. U.O.N.) Bolt Tension: 180t Sheathing Nailing is Adequate - 8d x 4" O.C. Top & Bol. Anchor Bolts: 1/2" x 30" x 48" O.C. - In Bolt 8" from corner Corner Hold-down Device: Simpson H25a, ea. corner

ROOFINGS AND FOUNDATIONS

Footing: 20" x 20" Cont. w/ 3" Cont. & wire chairs & 48" O.C.

BUILDING COMPONENTS & CLADDING LOADS

MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"

ROOF ANGLE T TO ZT

ZONE	AREA	WUL	WUL	WUL	WUL
		10 MPH	10 MPH	10 MPH	10 MPH
1	10	12.0 / -18.5	14.9 / -23.1	17.8 / -27.8	20.3 / -32.3
2	20	14.4 / -21.6	17.8 / -27.8	20.3 / -32.3	22.8 / -35.3
3	30	16.8 / -24.0	20.3 / -32.3	22.8 / -35.3	25.3 / -37.8
4	40	19.2 / -26.4	22.8 / -35.3	25.3 / -37.8	27.8 / -40.3
5	50	21.6 / -28.8	25.3 / -37.8	27.8 / -40.3	30.3 / -42.8
6	60	24.0 / -31.2	27.8 / -40.3	30.3 / -42.8	32.8 / -45.3
7	70	26.4 / -33.6	30.3 / -42.8	32.8 / -45.3	35.3 / -47.8
8	80	28.8 / -36.0	32.8 / -45.3	35.3 / -47.8	37.8 / -50.3
9	90	31.2 / -38.4	35.3 / -47.8	37.8 / -50.3	40.3 / -52.8
10	100	33.6 / -40.8	37.8 / -50.3	40.3 / -52.8	42.8 / -55.3
11	110	36.0 / -43.2	40.3 / -52.8	42.8 / -55.3	45.3 / -57.8
12	120	38.4 / -45.6	42.8 / -55.3	45.3 / -57.8	47.8 / -60.3
13	130	40.8 / -48.0	45.3 / -57.8	47.8 / -60.3	50.3 / -62.8
14	140	43.2 / -50.4	47.8 / -60.3	50.3 / -62.8	52.8 / -65.3
15	150	45.6 / -52.8	50.3 / -62.8	52.8 / -65.3	55.3 / -67.8
16	160	48.0 / -55.2	52.8 / -65.3	55.3 / -67.8	57.8 / -70.3
17	170	50.4 / -57.6	55.3 / -67.8	57.8 / -70.3	60.3 / -72.8
18	180	52.8 / -60.0	57.8 / -70.3	60.3 / -72.8	62.8 / -75.3
19	190	55.2 / -62.4	60.3 / -72.8	62.8 / -75.3	65.3 / -77.8
20	200	57.6 / -64.8	62.8 / -75.3	65.3 / -77.8	67.8 / -80.3

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS

FOR BUILDING COMPONENTS & CLADDING

BLDG. HEIGHT	EXPOSURE 'C'	EXPOSURE 'D'	EXPOSURE 'E'
5	1.00	1.21	1.41
10	1.00	1.29	1.59
15	1.00	1.39	1.81
20	1.00	1.44	1.96

STRUCTURAL DESIGN CRITERIA:

- THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2020 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 ANHSIAVE T-10. 2020 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: 40 PSF
BALCONIES: 40 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



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



TYPE OF ELEVATION MARK USED TO INDICATE THE TOP OF A LOG WALL STACK - NOMINAL ONLY



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 TAIL INDICATES DIRECTION OF VIEW



TYPE OF SECTION MARK USED TO INDICATE A VIEW TAKEN IN THE DIRECTION OF THE ARROW IN SECTION 'A' FOUND ON 'D' OF THE PROJECT MANUAL

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUFACTURER/MODEL	CAP.
TRUSS TO LVL	SIMPSON H25a	839k
GIRDER TRS TO POST/HEADER	SIMPSON LGT. W/ 28 - 16d NAILS	139k
HEADER TNG STUDS	SIMPSON ST2	137k
PLATE TO ANCHOR	1/2" ANCHOR BOLTS	334k
PORCH BM TO POST	2 - 5/8" THROUGH-BOLT	102k
PORCH PC TO FND.	SIMPSON AB44	120k
MISC. JOINT	SIMPSON A34	318k/24k

- NOTE:
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.
- NOTE:
REFER TO "E" INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.
- NOTE:
ALL UNLSTE JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH STEEL ANCHORS/FASTENERS, TYPICAL T.O.
- NOTE:
"SEMCO" PRODUCT APPROVAL:
MIAMI/DADE COUNTY REPORT #35-0818.B
- NOTE:
"SIMPSON" PRODUCT APPROVAL:
MIAMI/DADE COUNTY REPORT #31-0107.08, #36-126.11, #39-0633.04
SECCI NER-6, NER-393

GENERAL NAILING SCHEDULE:

NUMBER OF NAILS FOR CONNECTING WOOD MEMBERS:	COMMON NAILS	N / SPACING
BRIDGING TO ST, TOE NAIL	16d	2 EA. END
2" BULKHEAD TUBES	16d	2
BLU & FACIALING	16d	2
SOLE PLATE TO JOINT OR BLOCKING	16d	2
FACE NAIL	16d	16" O.C.
TOP OR SOLE NAIL TO STUD	16d	16" O.C.
END NAIL	16d	2
STUD TO SOLE NAIL, TOE NAIL	16d	2
DOUBLE STUD, ICE NAIL	16d	2 OR 2 1/2
DOUBLE TOP PLATE, ICE NAIL	16d	2 OR 2 1/2
TOP PLATE - LVS & INTERSECTIONS	16d	2
FACE NAIL	16d	2
1 X 6 SHEATHING EACH POINT OF BEARING, FACE NAIL	16d	2
BUILT-UP CONNECTIONS, FACE NAIL	16d	2
BUILT-UP GIRDERS & BEAMS	20d	30" O.C.
		30" O.C. #
		TOP & BOTTOM
		4 614-0000-00
		2 EA. END
		4 614-0000-00
		10" O.C. #
		INTERMEDIATE
		6" O.C. #
		10" O.C. #
		INTERMEDIATE
		3" O.C. #
		6" O.C. #
		INTERMEDIATE

- 3/4" PLYWOOD BLOCKING
- 06S SHEATHING, 1/2" THICK
- 1/8" FIBERBOARD SHEATHING
- A. NAILS BOLTEND OTHER METAL CONNECTORS WHICH ARE USED IN LOCATIONS EXPOSED TO THE WEATHER SHALL BE GALVANIZED OR OTHERWISE CORROSION RESISTANT.
- B. IN GENERAL, NLS SHALL PENETRATE THE SECOND MEMBER A DISTANCE EQUAL TO THE THICKNESS OF THE MEMBER BEING NAILED THERETO, OR GREATER.
- C. THERE SHALL NOT BE LESS THAN 2 NAILS PER CONNECTION.
- D. GLUING SHALL NOT BE CONSIDERED AN ACCEPTABLE CONNECTOR IN LIEU OF THOSE SPECIFIED HEREIN.
- E. FORMED MET. CONNECTIONS, AS PER THE SCHEDULE HEREIN, SHALL HAVE THE NUMBER OF NAILS INSTALLED AS REQUIRED BY THE MANUFACTURER OR AS DIRECTED BY THE PLANS.
- F. NAILS PROTRUDING BEYOND THE LAST WOOD MEMBER SHALL BE CLIPPED, UNLESS OTHERWISE POSSIBLE.
- G. NOTES IN THE "LANS" PACKAGE OF THE CONSTRUCTION DOCUMENTS SUPERSEDES B1 & B2 PACKAGES OF NAILS CONTAINED HEREIN.

REVISION:	PAGE: 1
DESIGNER: 198	CHECKED BY:
APPROVED:	SECTION LITER:
DATE: 11/13/2022	SCALE: 1/4" = 1'
STRUCTURAL INFORMATION	
CUSTOM RESIDENTIAL DESIGN FOR:	
BRADLEY FRANKS Construction	
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DATE: 11/13/2022	
SHEET: 1 of 1	
A.7	
7 of 7	
Sunset Meadows	