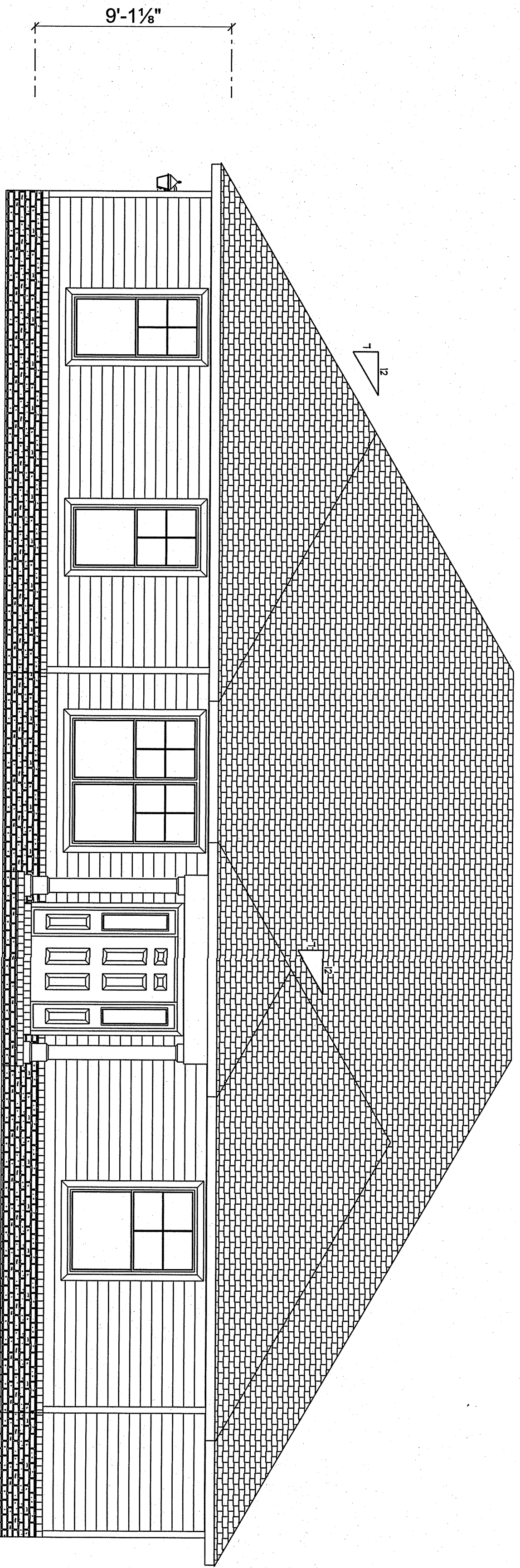
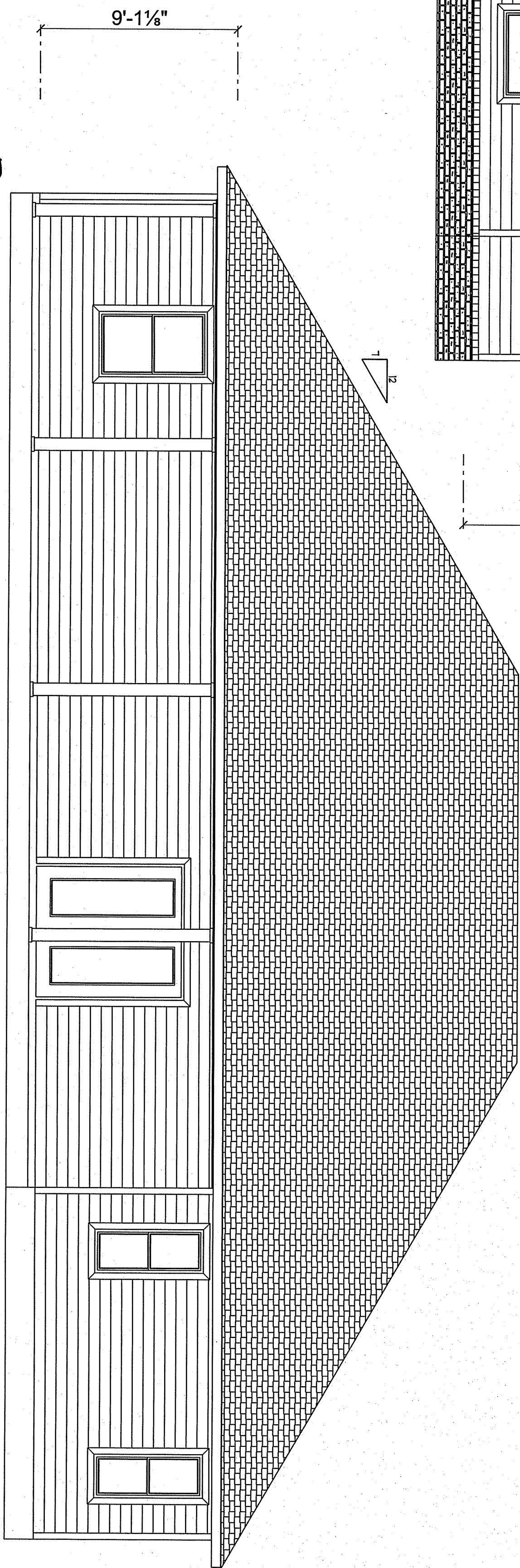


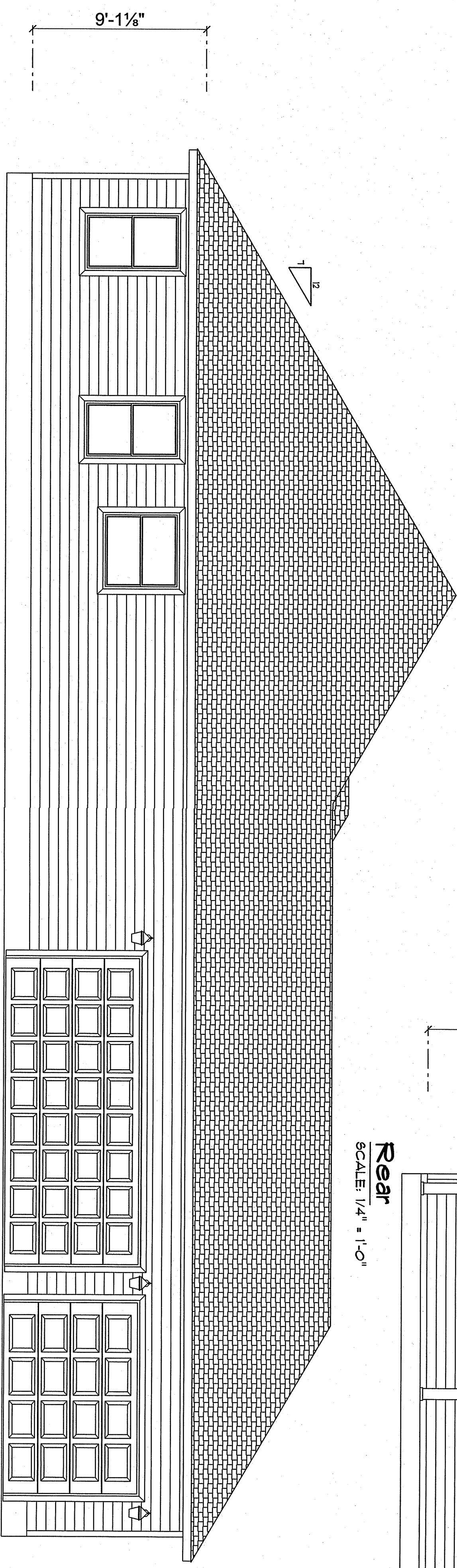
Front
SCALE: 1/4" = 1'-0"



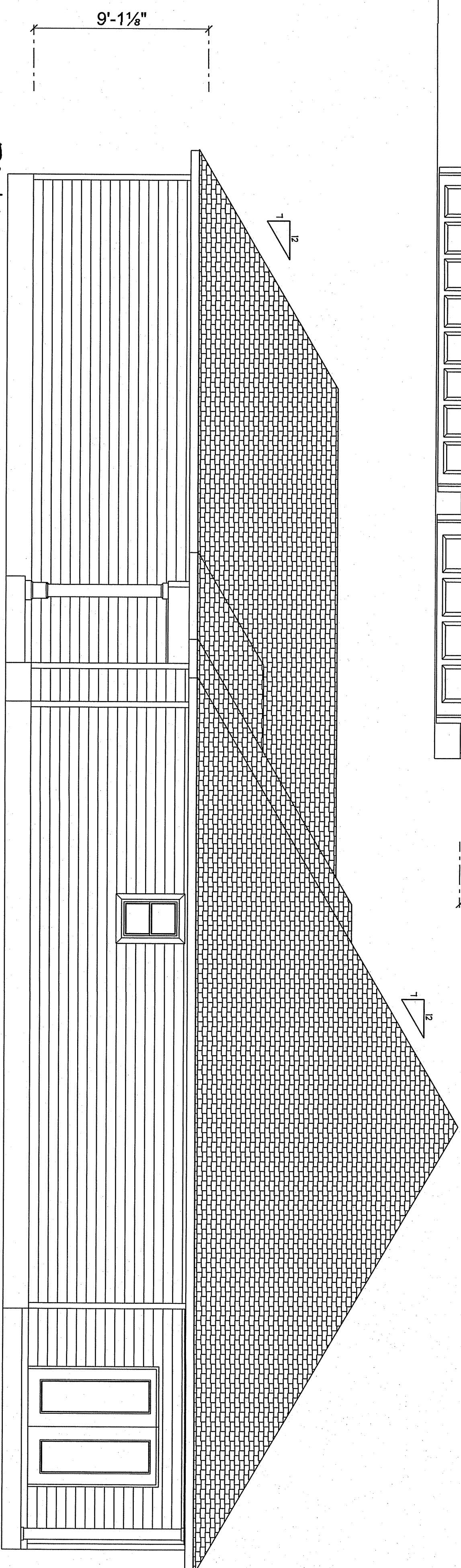
Rear
SCALE: 1/4" = 1'-0"



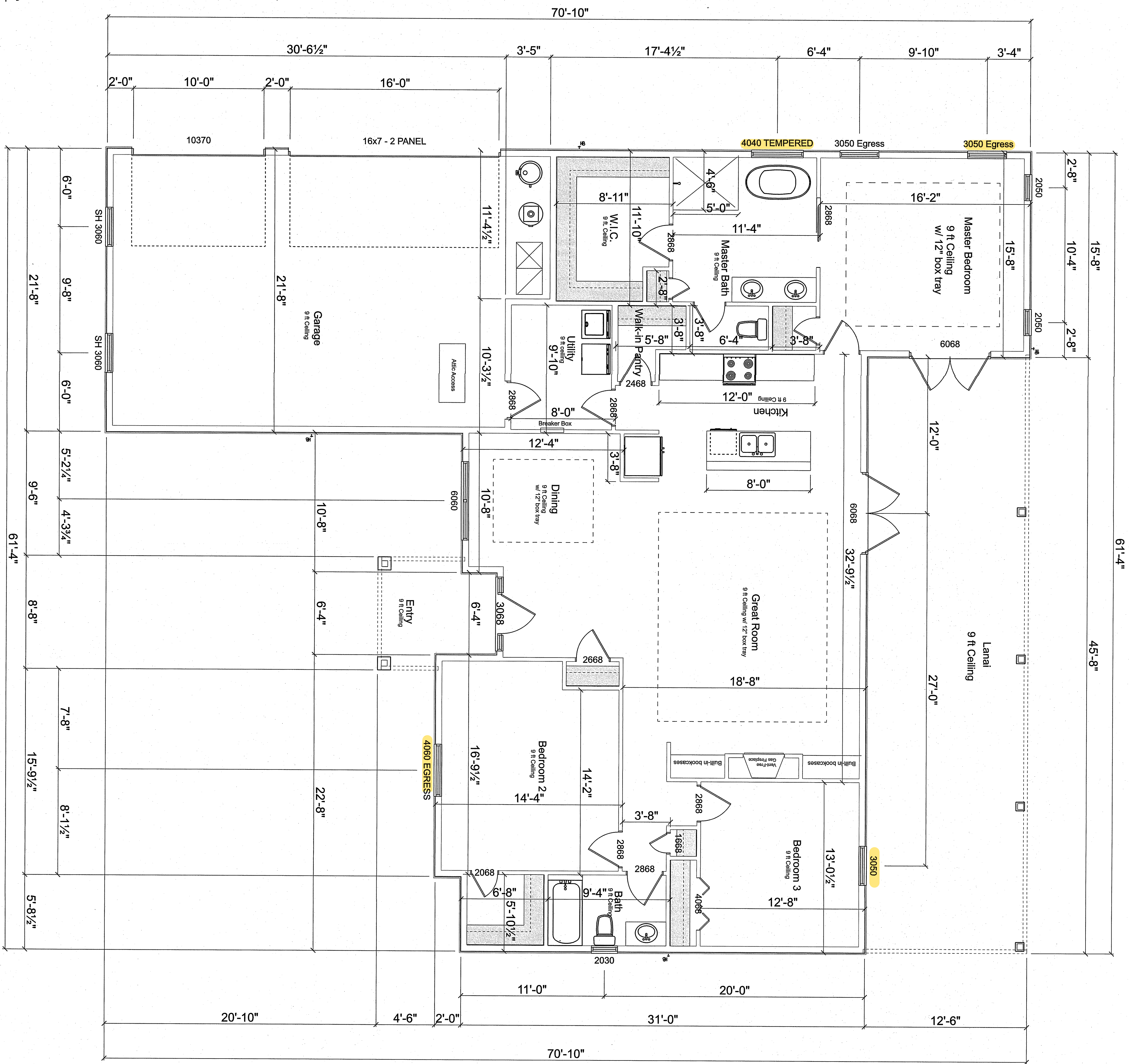
Left
SCALE: 1/4" = 1'-0"



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



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.

APPLICATION	MAN/FIN/MODEL	CAP.
TRUBES TO WALL:	SIMPSON 42.54	750*
GRIDDER TRUBES TO FOOT/HEADER:	SIMPSON 14T, W/ 26 - 16d NAILS	1785*
HEADER TO KING STUD(9):	SIMPSON 8722	1370*
SLAB TO STUD:	SIMPSON 952	1665*
STUD TO STUD:	BOLT THRU W/ 2-5/8 BOLTS	1700*
FOURCH BEAM TO POST:	SIMPSON A4U66	2000*
FOURCH POST TO FLD.:	SIMPSON A34	3187/340*
18G. JOINTS		

ALL ANCHORS SHALL BE SECURED BY 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
SIPRECON A34 FRAMING ANCHORS, TYPICAL T.O.

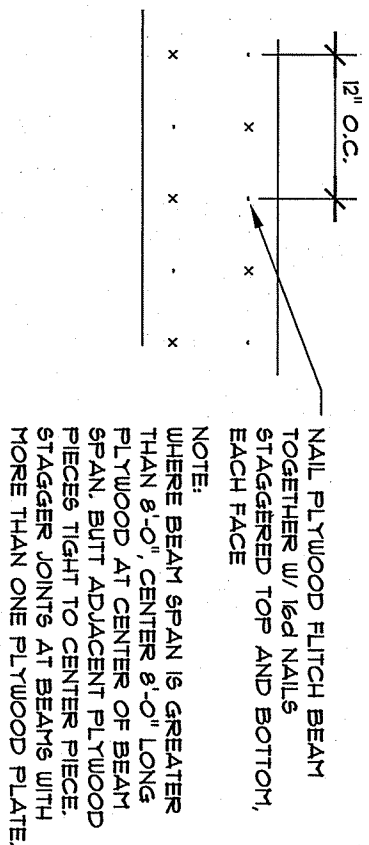
MIAMI/DADE COUNTY REPORT #91-0101.05, #96-1126.11, #99-0623.04
SBCCI NER-443, NER-393

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 "TRUSSES PLATE INSTITUTE".
2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSSES DESIGN SHALL INCLUDE PLACEMENT PLAN, TRUSSES DETAILS, RULES TO TRUSSES CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSSES PLATE INSTITUTE".
3. WOOD TRUSSES IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN N.2 HEFTY OR BETTER.
4. CONNECTORS FOR WOOD RAFTING 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.

1. TRISSES SHALL BE DESIGNED BY A LICENSED ENGINEER AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FOREST PRODUCTS ASSOCIATION¹ MANUAL FOR STRESS RATED TRUSSES AND ITS CONNECTIONS, LATEST ED. ALONG WITH THE DESIGN MANUALS SUBMITTED GUIDELINES FOR TEMPORARY AND PERMANENT TRUSS DESIGN.
2. TRISSES SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
3. FOLLOWING DEVELOPMENT OF TRISSES SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ADJUSTED GRAVITY AND UNIFORM LOAD REQUIREMENTS OF TRISSES OR ARCHES. THE CONTRACTOR SHALL MAKE NECESSARY CHANGES TO THE TRUSS DESIGN TO ACCOMMODATE THE VARYING PURPOSES OF REPAIR/UP LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

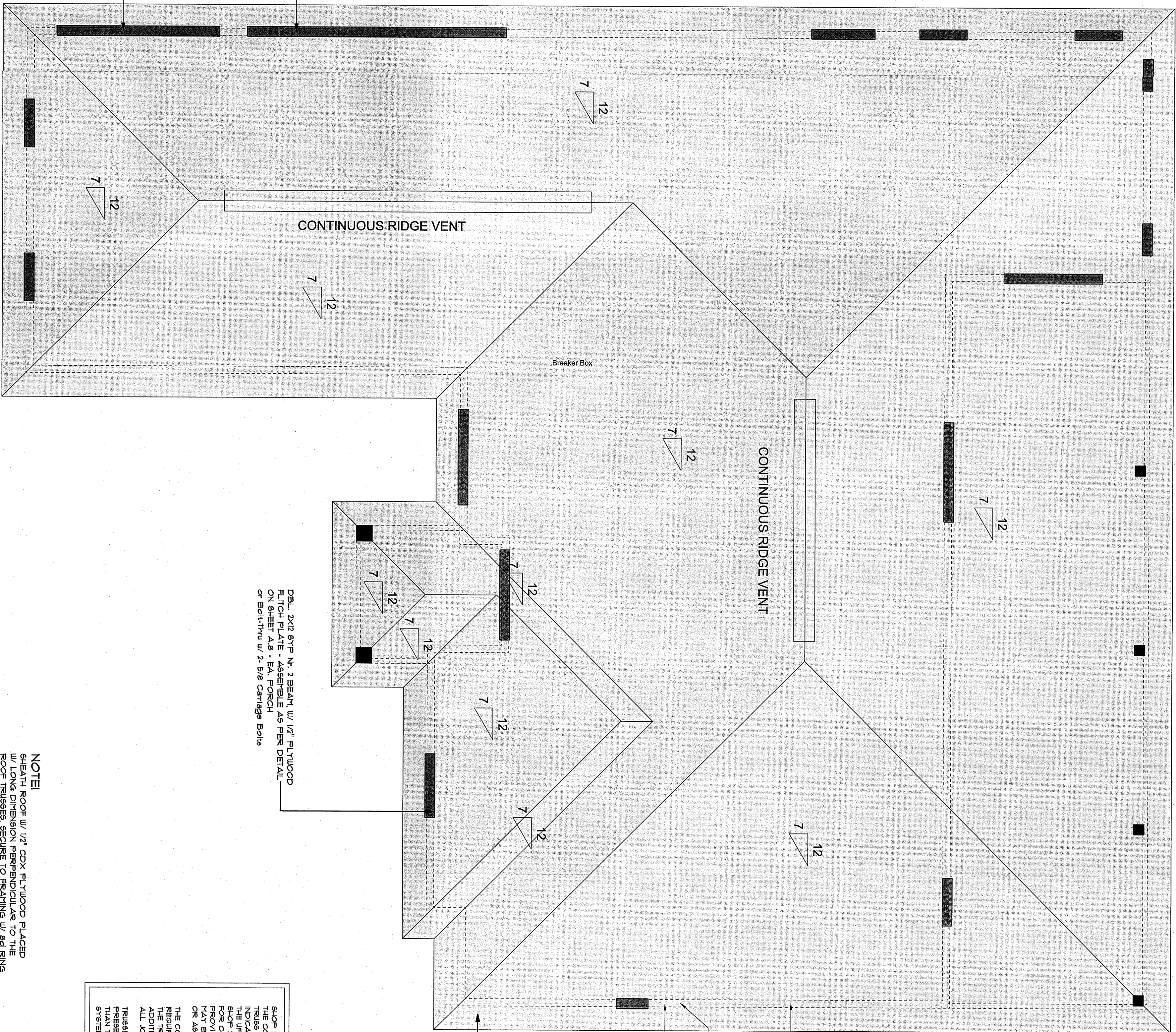
NOTE!
ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING, INCLUDING WIRING, PLUMBING OR OTHER SUCH PENETRATIONS. WALLS OVER 8'-0" TALL SHALL HAVE CONTINUOUS BLOCKING TO LIMIT CAVITY HEIGHT TO 8'-0". PENETRATIONS THROUGH SUCH BLOCKING SHALL BE TREATED 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



SCALE: NONE

DBL. 2X12 STP N^o. 2 BEAM, W/ 1/2" PLYWOOD
FLITCH PLATE - ASSEMBLE AS PER DETAIL
ON SHEET A.8 - EA. PORCH
or Bolt-Thru w/ 2- 5/8 C carriage Bolts



2X4 6LB-F&SCIA, TYPICAL @ ALL
TRUSS EAVES & GABLE ENDS
FASTEN TOP PLATE WITH 2-INCH NAILS
AT 12" O.C., TYPICAL T.O.
ANCHOR ALL TRUSSES W/ 6" SIMPSON
125LB STRAPS @ EA. POINT OF BEARING

$\frac{+9'-0''}{\text{TOP OF WALL PLATE}}$

ONE JACK STUD UP TO 440" OF OP'NG WIDTH, OVER 440", MIN. TWO JACK STUDS

ONE JACK STUD UP TO 40" OF OP'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/ "WINDSTORY" OSB SHEATHING - APPLIED W/ 8d RING SHANK NAILS @ 4" O.C. ALONG EDGES & 8" O.C. ALONG INTERMEDIATE SUPPORTS

[illegible]

R-1 ALL ROOF PITCH 7 / 12, U.N.O.
R-2 ALL OVERLAND 20"
UNLESS OTHERWISE NOTED
R-3 PROVIDE ATTIC VENTILATION IN AC-
CORDANCE WITH SCHEDULE ON A-6
R-4 MOVE ALL VENTS AND OTHER
ROOF PENETRATIONS TO REAR

REVISION:
03 OCT 2016

PAGE: 4 / 7

APPROVED:

CHECKED BY:

- SECTION
LETTER

- PAGE
NUMBER

SCALE: 1/4" = 1'

DRAWN BY:

DATE: Tuesday, M

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info@bradleyfranks.com

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**BRADLEY
FRANKS**
CONSTRUCTION

DATE: 27 DEC 2016

COMPL

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Goodrum residence

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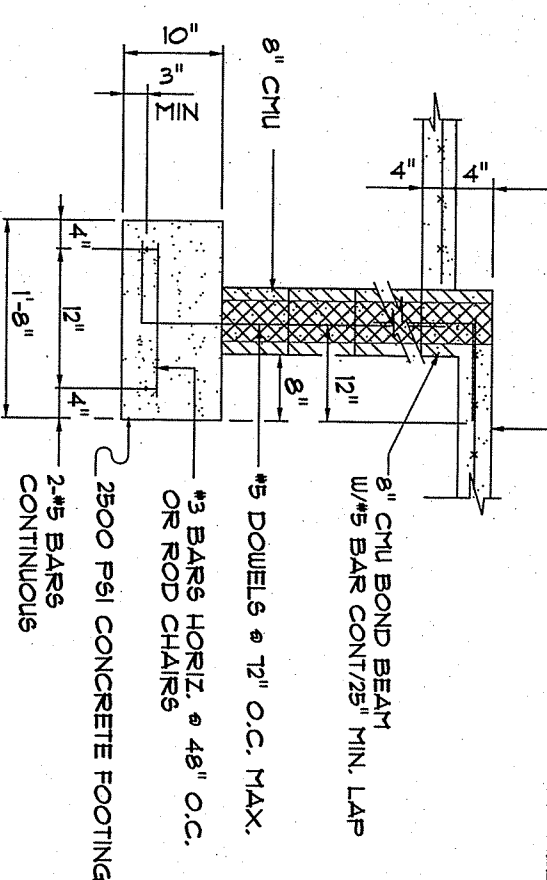
61'-4"

- EXTERIOR WALL SHEATHING, "UNDERSTORM" 1/8" OSB 48" x 91", 105°, 121" OR 145" APPLY VERTICALLY, "UNDERSTORM" 1/8" OSB 48" x 91", 105°, 121" OR 145" SHEATHING, FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 6d RING SHANK NAILS @ 3' O.C. OR 6d 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.

[illegible]

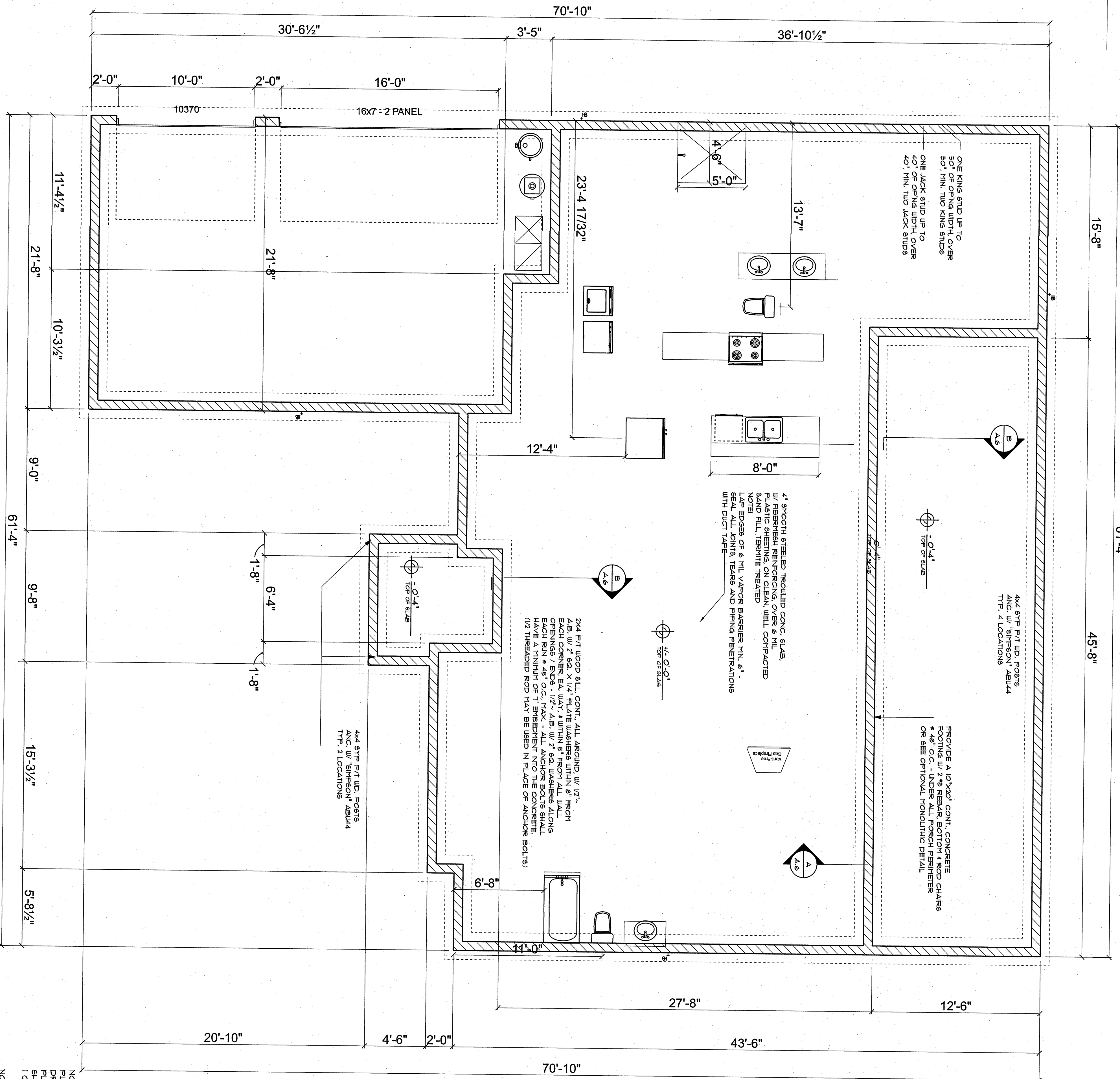
(A)

4" THK. 2500 PSI CONCRETE SLAB
W/6X6- WUF OR FIBER-MESH ADDITIVE
OVER CLEAN COMPACTED FILL



③

NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2011 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS.



NOTE: PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE ANY INTERIOR DESIGN DECISIONS WITH THE TRUSS ENGINEERED SHOP REQUIREMENTS FOR THE TRUSS SYSTEM. ANY INTERIOR BEARING, LOCATION, OR ORIENTATION 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 GENERATING SUCH MODIFICATIONS PRIOR TO POURING ANY CONCRETE.

CONSTRUCTION NOTES

1. FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL CONSTRUCTION DIMENSIONS ARE TO FACE OF MATERIAL.
2. ALL PLUMBING CONSTRUCTION MATERIALS SHALL BE APPROVED BY THE ENGINEER AS FOLLOWS:
 - a. PROVIDE THE FOLLOWING INFORMATION TO THE ENGINEER:
 - 1. HYDRA. EQUIPMENT, PUMP RUNNING SIZES AND HEAD REQUIREMENTS.
 - 2. VENT, CLOTHES DRYER, BATH, AND COOKING FANS TO EXTERIOR AS REQUIRED.
 - b. CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER'S FIELD VERIFICATION OF DIMENSIONS AND MATERIALS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN QUESTION.
3. ROOM 1 FLOOR TRUSS BRACING PLANS ARE FOR GENERAL PROVIDE A DETAILED LAYOUT FOR TRUSSES AND BRACING MEMBERS.
4. FLOOR CONDITIONS AT THE SITE BE FOUND:
 - a. FLOORING IS DIFFERENT FROM FLOOR INDICATED BY THE PLANS.
 - b. FLOORING IS NOT THE SAME TYPE OR THICKNESS AS USUALLY INHERENT IN THE WORK OF THE CONTRACTOR.
 - c. FLOORING IS NOT THE SAME TYPE OR THICKNESS AS INDICATED BY THE PLANS.IF ANY OF THE ABOVE CONDITIONS ARE DIFFERENT FROM THE DESIGNER'S REQUIREMENTS, THE CONTRACTOR SHALL STOP WORK AND ATTENTION TO SUCH CONDITIONS BEFORE PROCEEDING.
5. ALL SEALING AND APPLIQUERS ARE NOT PERMITTED IN BASEMENTS OR CRAWLSPACES.
6. DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY.

CUSTOM RESIDENTIAL DESIGN for:

FOUNDATION PLAN

SCALE: 1/4" = 1'

DRAWN BY: _____

DATE: Tuesday, May 26, 2020

Celebrating
46 Years of Service

1972 - 2018

N.P. Geisler, Architect
AR0007005

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