



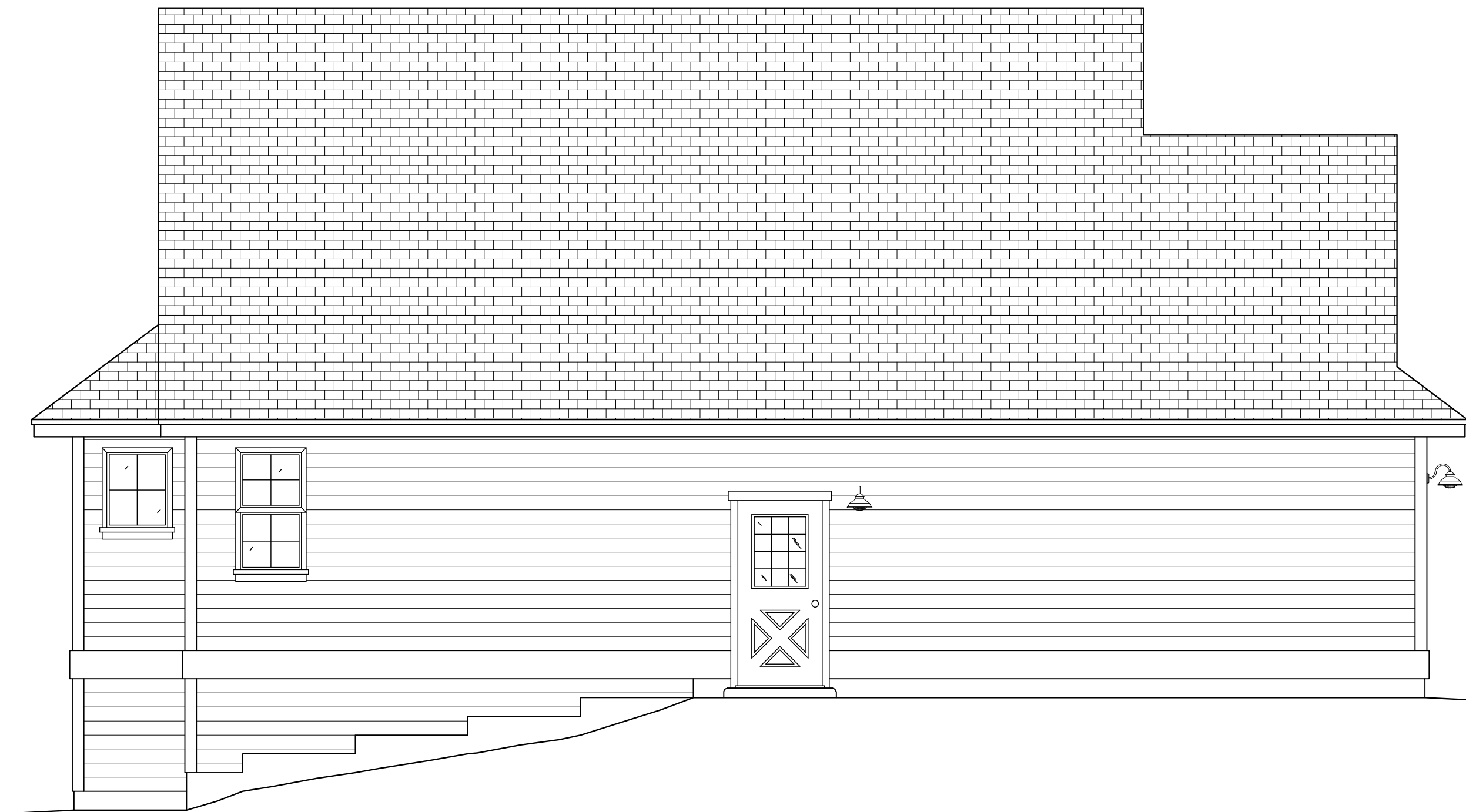
FRONT ELEVATION
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RIGHT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
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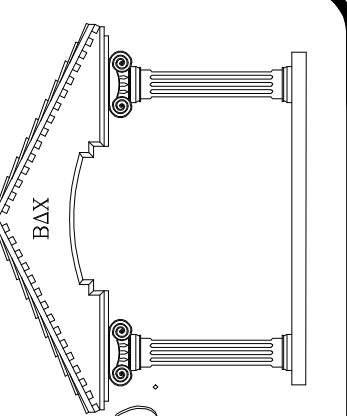
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COTTAGE PLAN
ELEVATION

NO.	REVISION	DATE

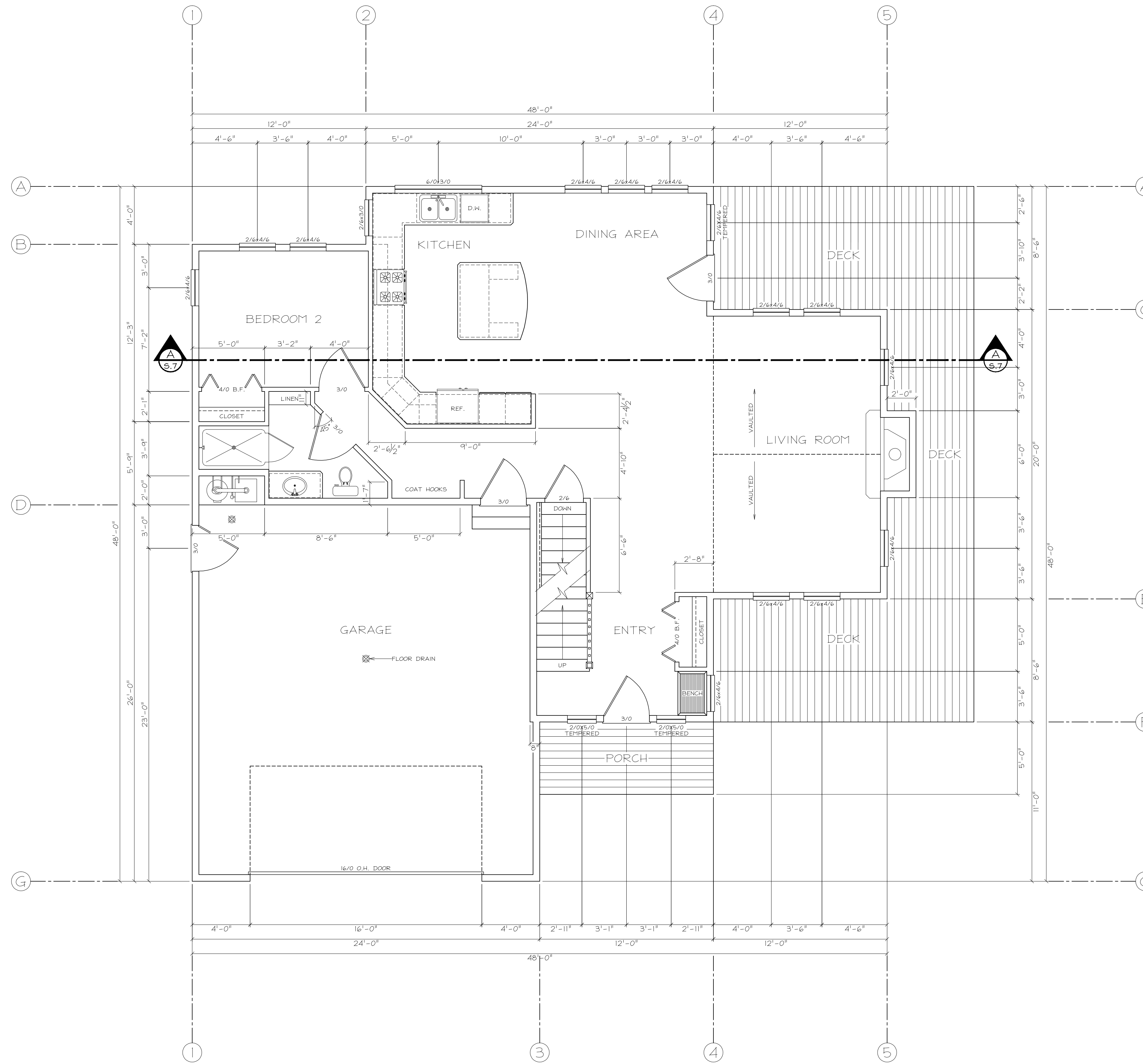
PROJECT NAME & ADDRESS:

FIRST FLOOR SQFT:	1176
SECOND FLOOR SQFT:	757
BASEMENT FLOOR SQFT:	954
TOTAL LIVING SQFT:	2867
GARAGE SQFT:	624



**BRANSON
DESIGN CO.**
12221 STEPHENSON ST. #9615
COLUMBIA, MO 65241
PH: (907) 441-2211
FX: (907) 644-8532

DRAWN BY:	MIKE BRANSON
DATE:	04/30/09
FILE NAME:	GATES DWG
SCALE:	1/4"=1'0"
SHEET:	A1



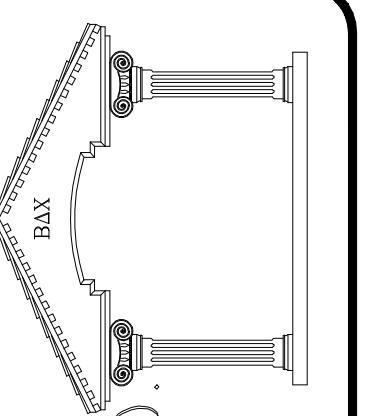
FLOOR PLAN
SCALE: 1/4" = 1'-0"

COTTAGE PLAN
FLOOR PLAN

NO.	REVISION	DATE

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SHEET:	A.2

NOTES

- SOILS: 1. ALLOWABLE BEARING STRENGTH ASSUMED TO BE 1500PSI, WITH 33% INCREASE FOR SEISMIC OR WIND LOADS UNLESS NOTED OTHERWISE.
- CONCRETE: 1. PORTLAND CEMENT TO HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH, $F_c=3000PSI$. 5 SACK (MINIMUM) DESIGN MIX. MAXIMUM AGGREGATE SIZE 3/4".
2. CONCRETE REINFORCEMENT TO BE ASTM A615, GRADE 60, DEFORMED BARS.
- WOOD: 1. FRAMING LUMBER ASSUMED HEM-FIR, #2 OR BETTER, BOTTOM PLATES AT CONCRETE ASSUMED TREATED #2 HEM-FIR.
2. TRUSS LUMBER ASSUMED TO BE DOUG-FIR.
3. BLOCKING NOT REQUIRED ROOF/FLOOR DIAPHRAGMS UNLESS NOTED OTHERWISE; BOUNDARY NAIL FLOORS AT 4" O.C., PANEL EDGES AT 4" O.C., AND FIELD AT 12" O.C.
4. SHEAR WALL/ROOF DIAPHRAGM/FLOOR DIAPHRAGM STAPLING/NAILING SPECIFIED REFERS TO PANEL EDGE AND BOUNDARIES; FIELD FASTEN AT 12" O.C., FLOORS AND WALLS. FIELD FASTEN ROOFS AT 8" O.C., UNO.
5. MULTIPLE STUD SPICES-USE TWO ROWS 16d COP, @ 4" O.C. MIN.
6. MULTIPLE LVL-SPLICE 1/2 ROWS 16d COP, @ 8" O.C., 2" FROM TOP AND 2" FROM BOTTOM.
7. 3" BOUNDARY MEMBERS REQUIRED AND STAPLES/NAILS SHALL BE STAGGERED WHERE SPACING IS LESS THAN 3" O.C., AND WHERE 10d NAILS PENETRATING MORE THAN 1-5/8" ARE PLACED AT 3" OR LESS O.C. DOUBLE STUDS, NAILED WITH 16d @ 4" MAY SUBSTITUTE FOR 3" MEMBERS.
8. GULFAM MEMBERS: SINGLE SPAN-RATED 24F-V4, DF/DF; MULTIPLE SPAN-RATED 24F-V8, DF/DF.
9. APA RATED SHEATHING REQUIRED FOR SHEAR WALLS, FLOOR AND ROOF DIAPHRAGMS. WALL SHEATHING MAY BE INSTALLED HORIZONTALLY OR VERTICALLY. IF INSTALLED HORIZONTALLY, BLOCK ALL PANEL EDGES.
10. WHERE TI-1 SIDING IS USED FOR SHEAR SHEATHING, MINIMUM THICKNESS SHALL BE 1/2". ALL NAILING MUST BE THROUGH FULL THICKNESS. BLOCK ALL JOINTS IF FULL HEIGHT SIDING IS NOT USED.
11. FASTENER 4 DIAPHRAGM VALUES PER IBC 2006, CORRECTED FOR HEM-FIR.
12. PLYWOOD MAY BE SUBSTITUTED FOR OSB, SAME THICKNESS, SAME APA RATING.
13. USE APA RATED SHEATHING AS FOLLOWS, UNLESS NOTED OTHERWISE:
SHEAR WALLS AND ROOFS, NON DRIFT AREAS 2416
ROOFS, VALLEYS AND UPPER DRIFT AREAS 3216
ROOFS, BELOW UPPER ROOFS AND WHERE HALL CAUSING DRIFT IS 6' OR HIGHER 40/20
14. 6d NAILS CAN SUBSTITUTE FOR 16GA. STAPLES, UNLESS NOTED OTHERWISE.
15. ANCHOR BOLTS PER SCHEDULE, ALL ELSE IBC MINIMUM 5/8"x12" W/3"x3/4" PLATE WASHER @ 4" O.C.
16. HOLD-DOWNS 4 ANCHOR BOLTS SHOWN ARE SIMPSON OR AS APPROVED BY MDA.
17. HOLD-DOWN VALUES PER SIMPSON HEM-FIR TABLES.
18. GWS PER IBC MINIMUM NOT USED FOR SHEAR.
19. HANGERS, STRAPS, SADDLES, AND OTHER HARDWARE ARE AS MANUFACTURED BY SIMPSON STRONGTIE. VALUES ARE CORRECTED FOR HEM-FIR AS REQUIRED.
- STEEL: 1. MISC. ROLLED SHAPES - ASTM A36
2. ANCHOR BOLTS AND MACHINE BOLTS - ASTM A307
3. PIPE AND TUBE ASTM A500 GRADE BF = 46KSI.

HOLD-DOWN SCHEDULE

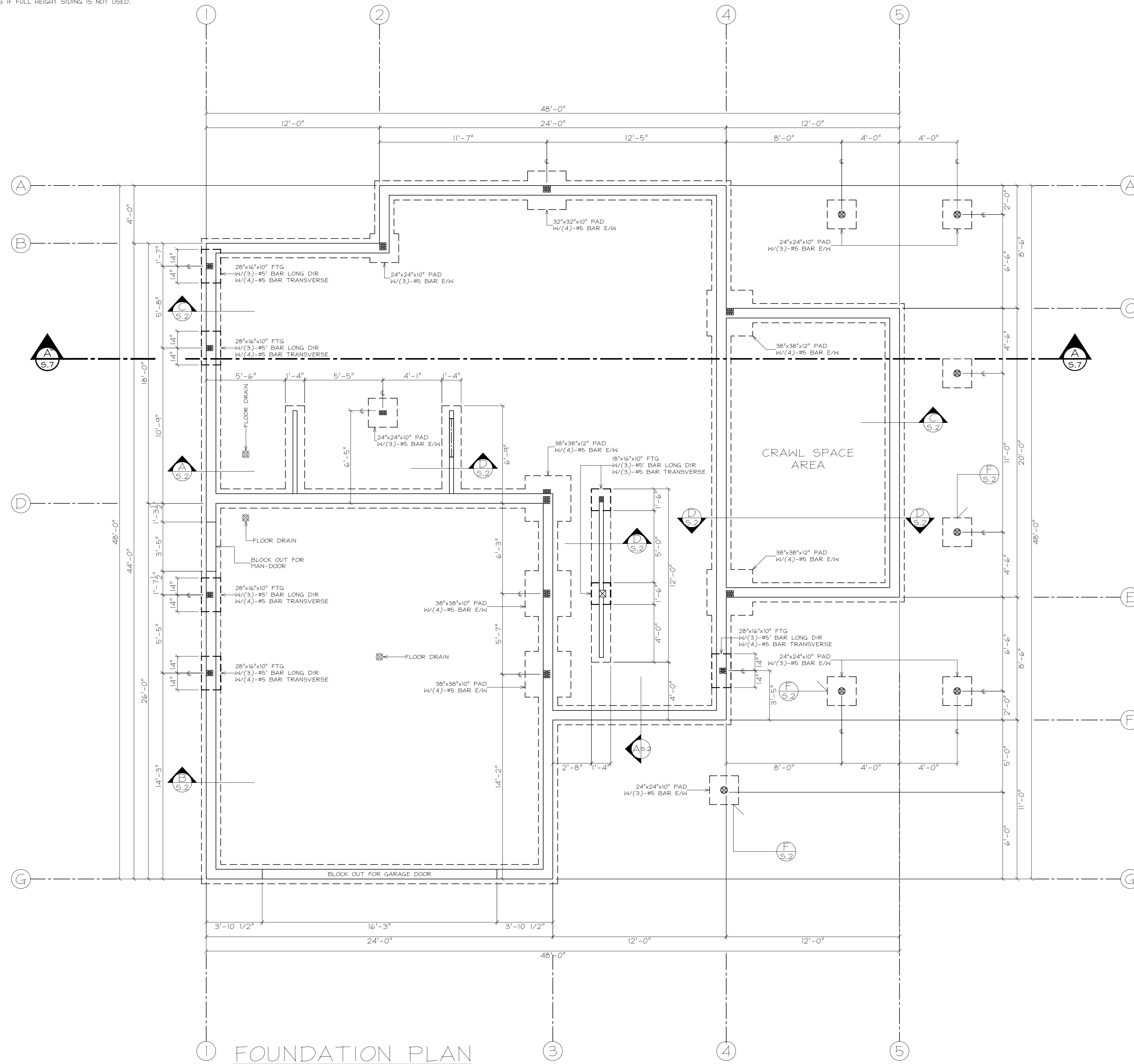
CALL-OUT	STRAP OR HOLD-DOWN	CHORD	ANCHOR BOLT	EMBEDMENT, MASONRY	EMBEDMENT, CONCRETE	ALLOWABLE LOADS (LBS)
1	(1) - MST 37	(2) - 2x				2,828
2	(1) - MST 48	(2) - 2x				4,073
3	(1) - MST 60	(2) - 2x				5,200
4	(1) - MST 72	(2) - 2x				5,800
5	(2) - MST 48	(4) - 2x				8,146
6	PHD2/4DU2	(2) - 2x	5/8"	18"	22"	2,215
7	PHD5/4DU4	(2) - 2x	5/8"	24"	22"	3,270
8	HDU5	(3) - 2x	5/8"	30"	22"	4,065
9	HDU8	(2) - 2x	7/8"	32"	22"	4,305
10	HDU8	(3) - 2x	7/8"	36"	22"	5,665
11	HD10A	(2) - 2x	7/8"	38"	22"	7,045
12	HD10A	4x	7/8"	44"	22"	8,160
13	HD4A	6x	1"	48"	22"	9,495
14	HD4A	6x	1"	64"	22"	12,485
15	HD5A	6x	1-1/4"	74"	22"	13,810
16	F5C	2x				1,570
17	MSTC48B3	2x				3,380
18	MSTC66B3	2x				3,820

ANCHOR BOLT SCHEDULE

DESIGNATION	ANCHOR BOLT	@	SPACING
△	5/8"x12"	@	48" O.C.
△	5/8"x12"	@	36" O.C.
△	5/8"x12"	@	30" O.C.
△	5/8"x12"	@	24" O.C.
△	5/8"x12"	@	16" O.C.
△	5/8"x12"	@	12" O.C.
△	3/4"x12"	@	12" O.C.

LEGEND

- △ DENOTES HOLD-DOWN TYPE
- △ DENOTES SHEAR-WALL TYPE
- △ DENOTES ANCHOR BOLT SIZE/SPACING
- DENOTES WALL GRID
- ▨ DENOTES SHEAR PANEL
- ▨ DENOTES HARDY FRAME



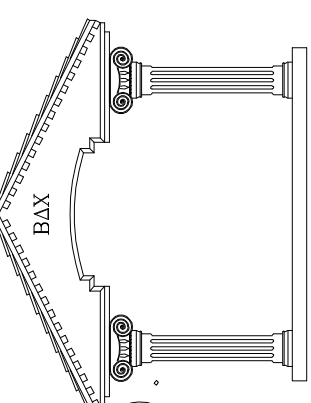
FOUNDATION PLAN
SCALE: 1/4"=1'-0"

COTTAGE PLAN
FOUNDATION PLAN

NO.	REVISION	DATE

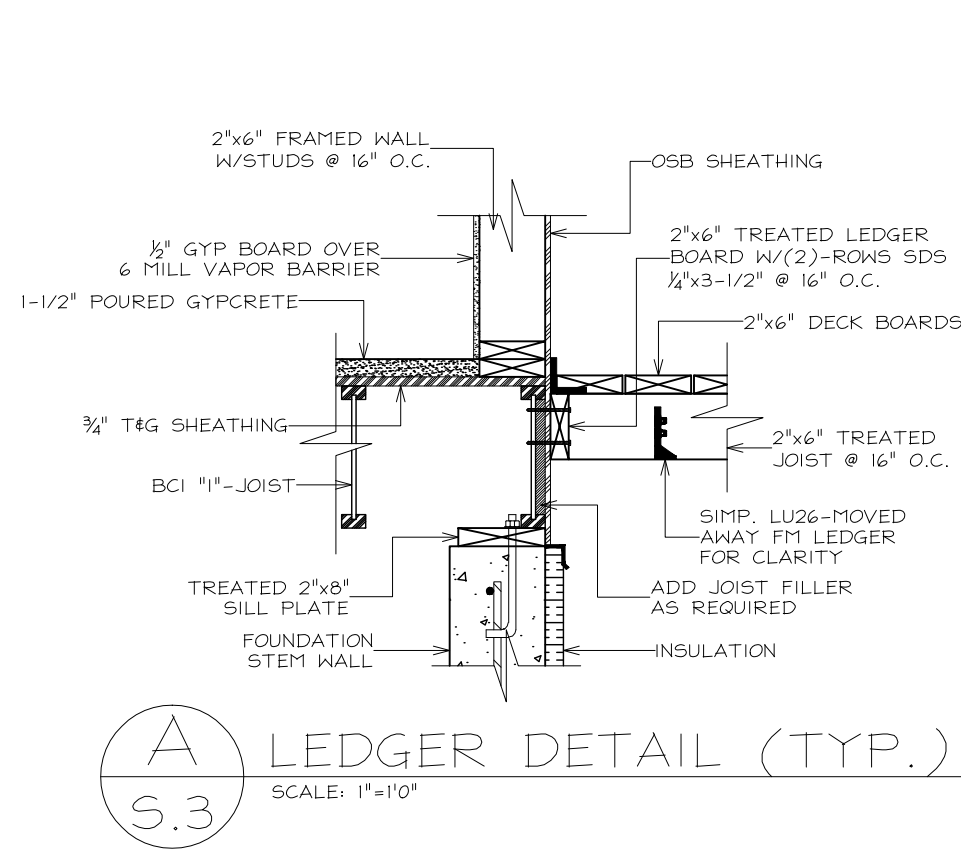
PROJECT NAME & ADDRESS:

FIRST FLOOR SQFT: 1176
SECOND FLOOR SQFT: 757
BASEMENT FLOOR SQFT: 934
TOTAL LIVING SQFT: 2867
GARAGE SQFT: 624

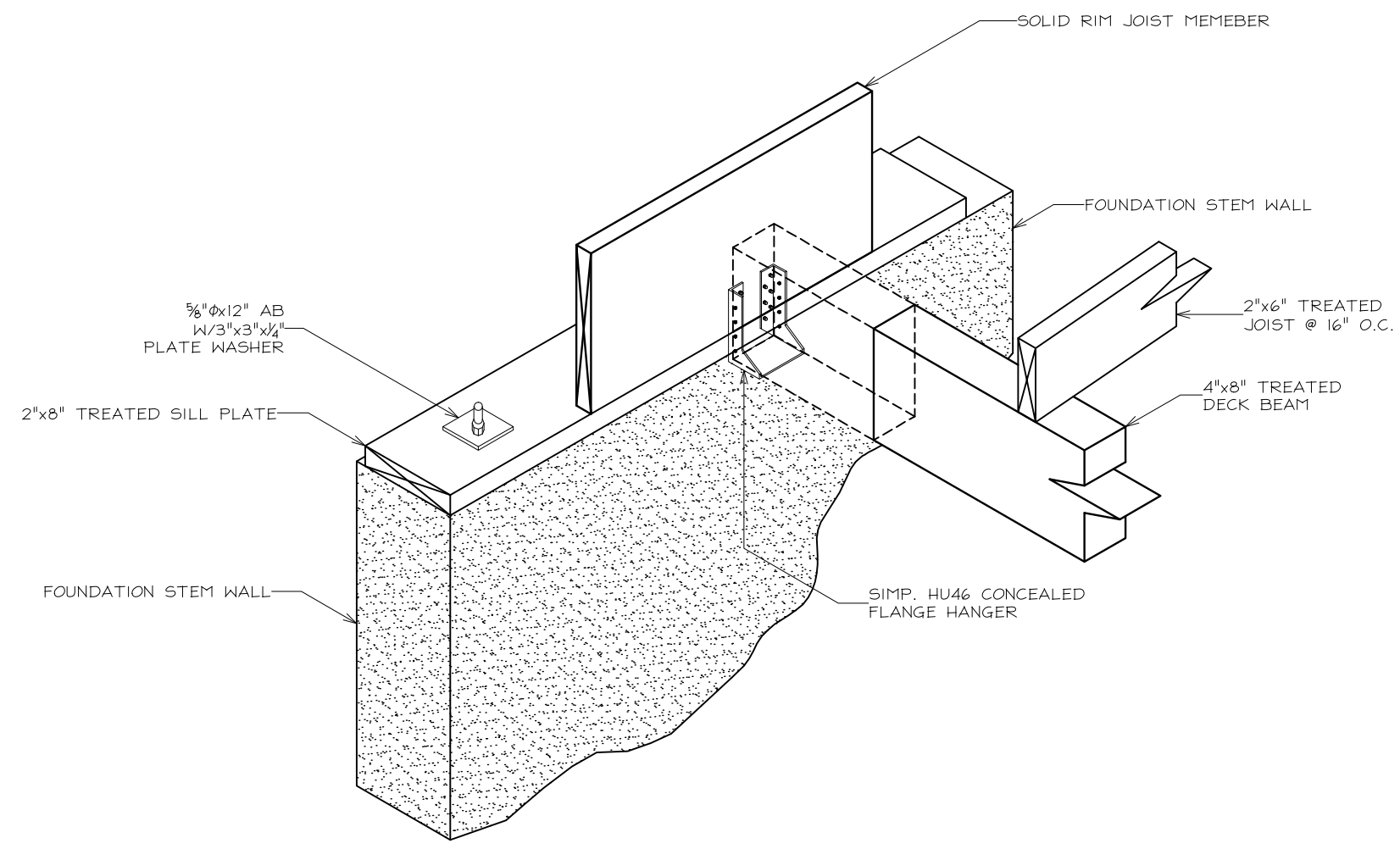


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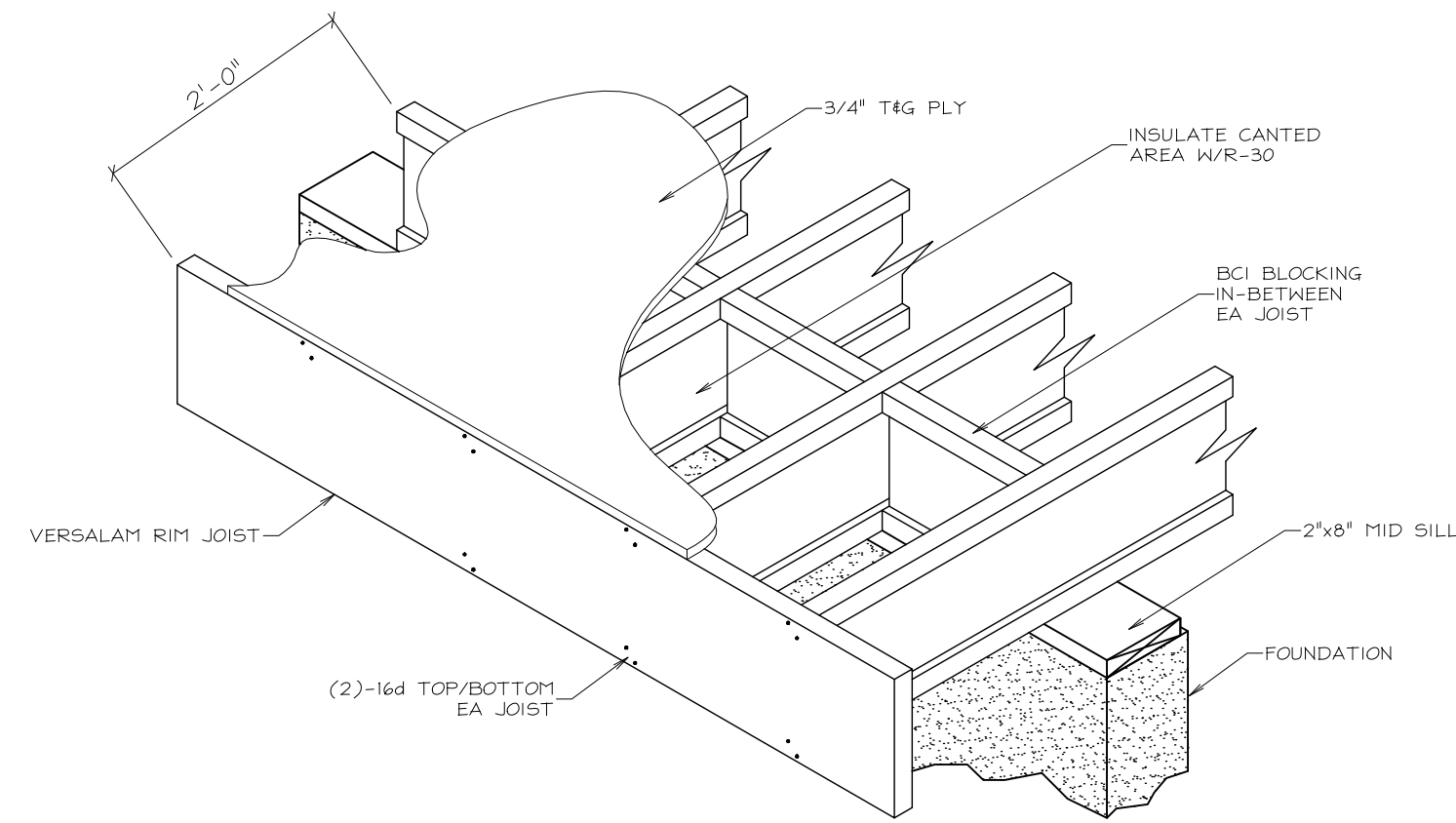
DRAWN BY: MIKE BRANSON
DATE: 04/30/09
FILE NAME: GATES DWG
SCALE: 1/4"=1'-0"
SHEET: 51



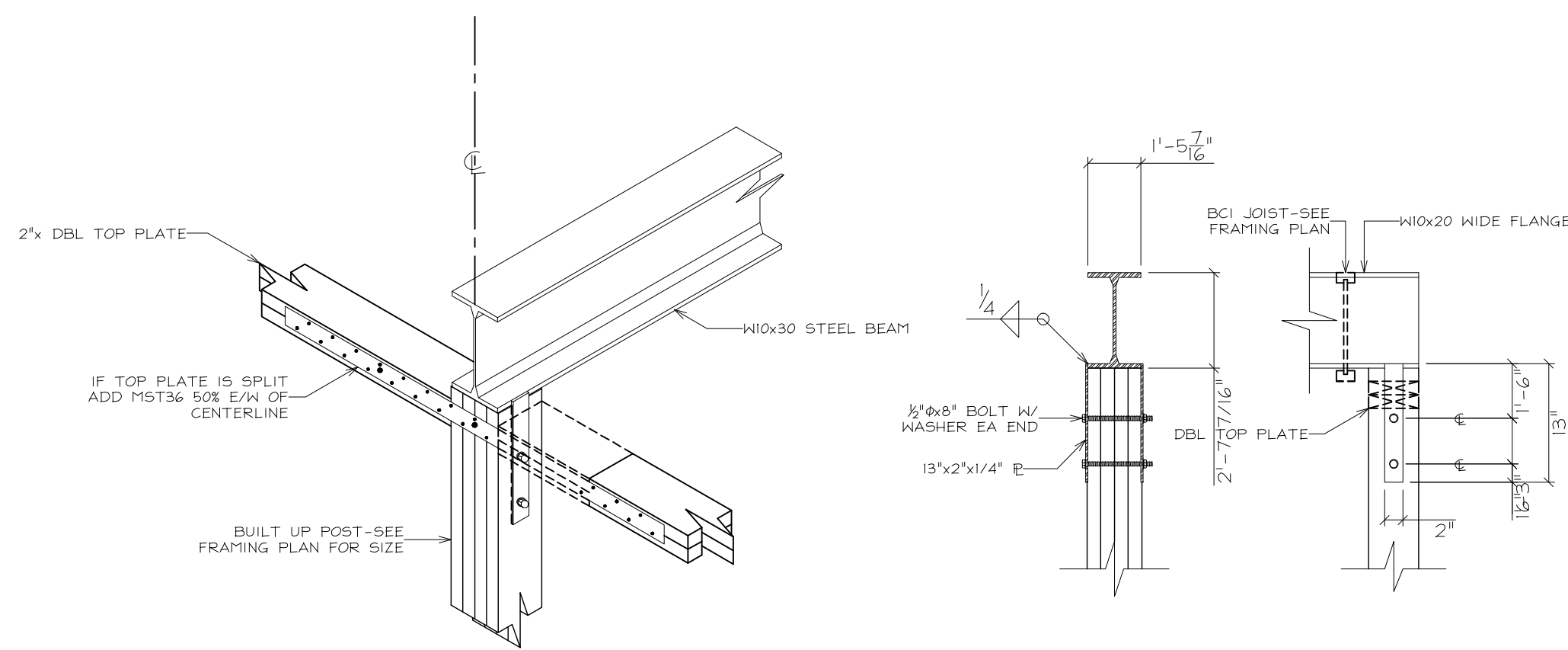
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S.3 LEDGER DETAIL (TYP.)
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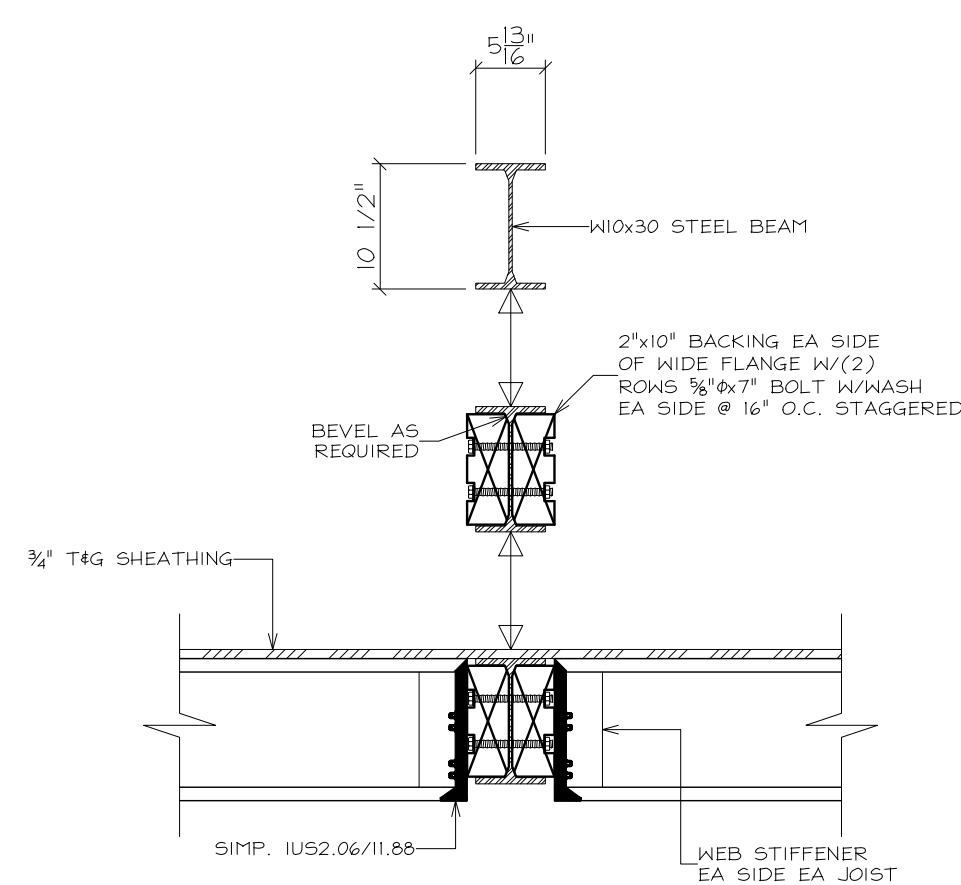
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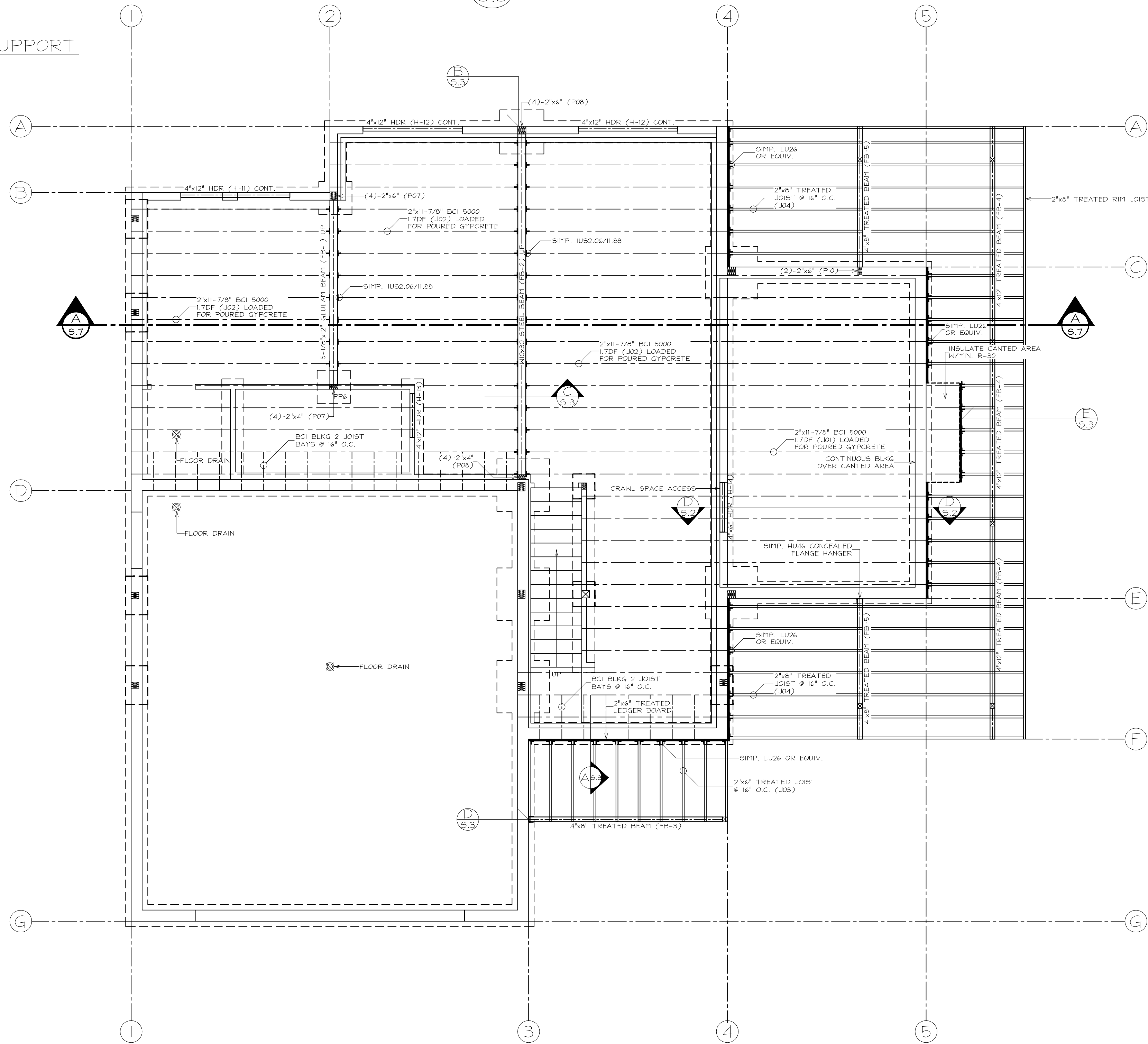
E
S.3 CANT. DECK DETAIL (TYP.)
SCALE: 3/4\"/>



B
S.3 POST/BEAM CONNECTION
SCALE: 3/4\"/>



C
S.3 STEEL BEAM INSTALLATION
SCALE: 3/4\"/>



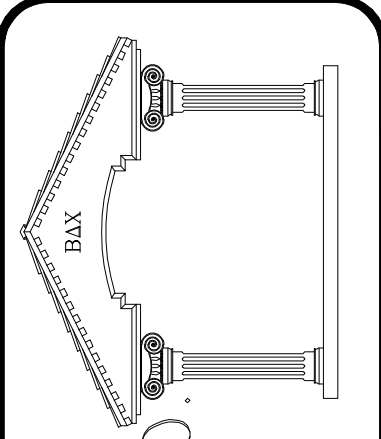
FRAMING PLAN
SCALE: 1/4\"/>

COTTAGE PLAN
FRAMING PLAN

NO.	REVISION	DATE

PROJECT NAME & ADDRESS:

FIRST FLOOR SQFT:	1176
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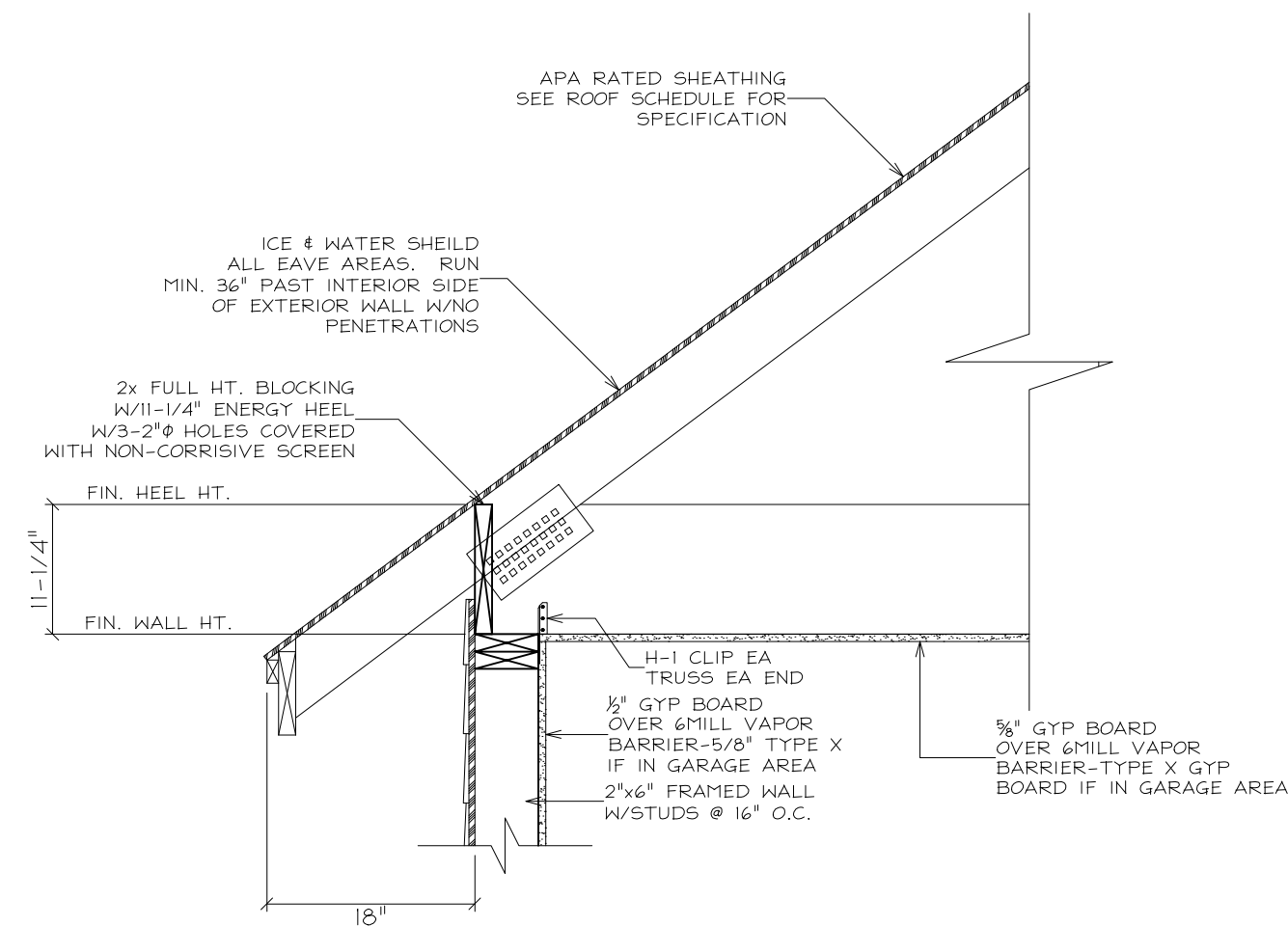
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DATE:	04/30/09
FILE NAME:	GATES.DWG
SCALE:	1/4\"/>
SHEET:	S.3

ZONE	DESIGN LOADS	SHEATHING INDEX	SHEATHING NAILING
①	TCLL - 40 PSF	APA 24/16	BN - 8d @ 3" O.C.
	TCDL - 15 PSF		EN - 8d @ 3" O.C.
	BCDL - 5 PSF		FN - 8d @ 8" O.C.
②	TCLL - 65 PSF	APA 32/16	BN - 8d @ 3" O.C.
	TCDL - 15 PSF		EN - 8d @ 3" O.C.
	BCDL - 5 PSF		FN - 8d @ 8" O.C.
③	TCLL - 85 PSF	APA 40/20	BN - 8d @ 3" O.C.
	TCDL - 15 PSF		EN - 8d @ 3" O.C.
	BCDL - 5 PSF		FN - 8d @ 8" O.C.
④	TCLL - 105 PSF	APA 40/20	BN - 8d @ 3" O.C.
	TCDL - 15 PSF		EN - 8d @ 3" O.C.
	BCDL - 5 PSF		FN - 8d @ 8" O.C.

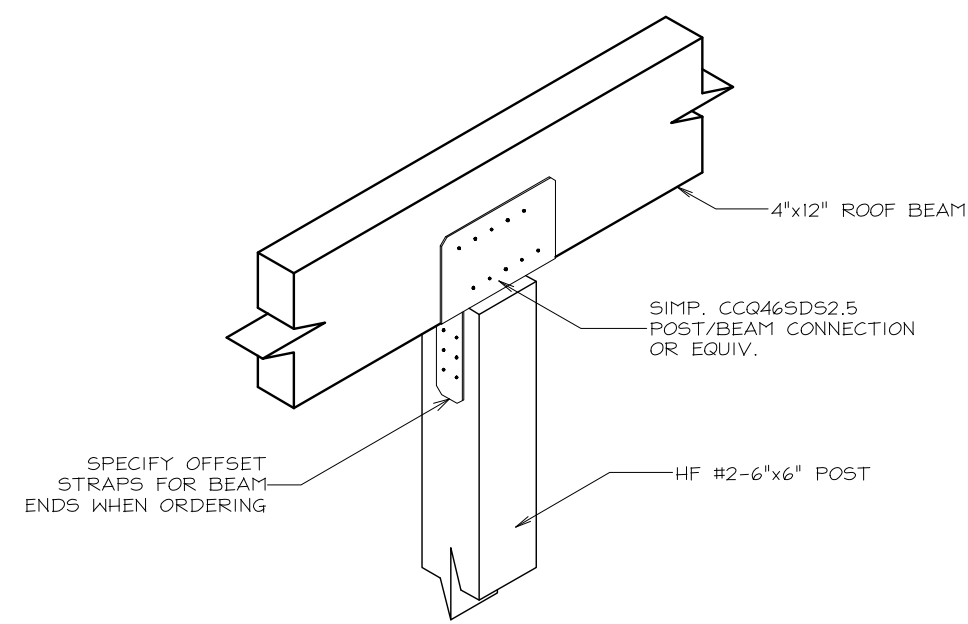
BN = BOUNDARY NAIL
 EN = EDGE NAIL
 FN = FIELD NAIL

TRUSS FRAMING NOTES

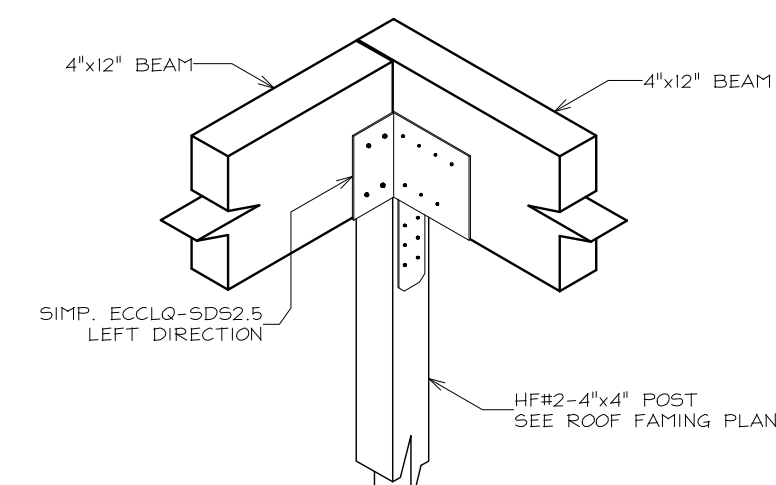
- TRUSS LAYOUT SHOWN FOR DESIGN REFERENCE ONLY - USE MANUFACTURER'S SPECS.
- TYPICAL TRUSS BRACING SHALL BE CONT. 2x4 FLAT @ 48" O.C. W/ (2) 16d PER TRUSS W/ X1 BRACING @ ENDS.
- ALL TRUSS HEELS SHALL BE MIN. OF 11-1/4" WITH SOLID BLOCKING IN-BETWEEN EA TRUSS. BLOCKING TO HAVE A MIN. OF 3 HOLES - 2" COVERED W/ NON-CORROSIVE SCREEN.
- PROVIDE HURRICANE CLIPS (H-1) TO EACH TRUSS BOTTOM CHORD (BOTH ENDS).



A HEEL DETAIL (TYP.)
 SCALE: 3/4"=1'-0"

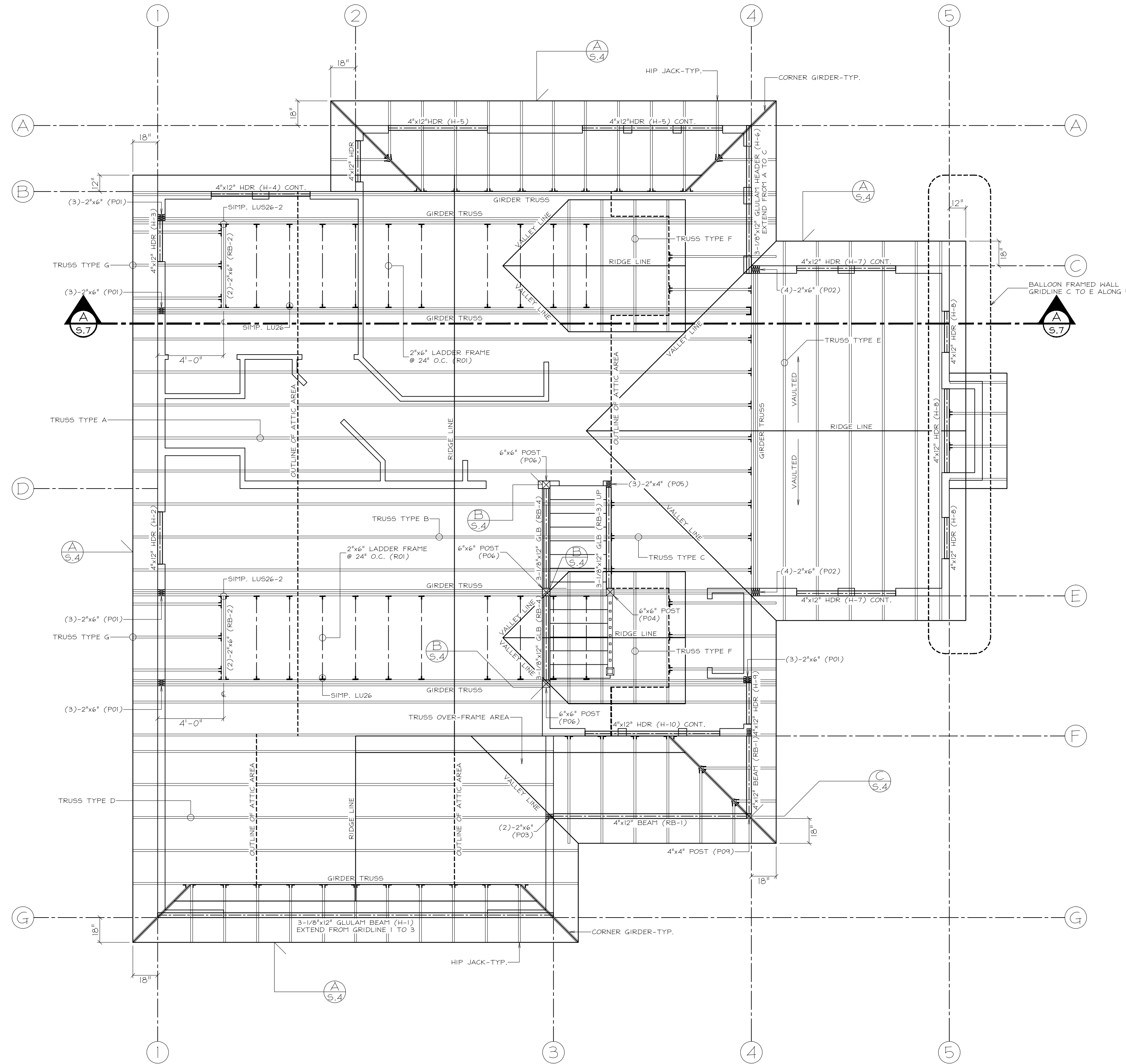


B POST/BEAM CONNECTION
 SCALE: 3/4"=1'-0"



C POST/BEAM CONNECTION
 SCALE: 3/4"=1'-0"

NOTE:
 TRUSS TYPES LOCATED ON SHEET S.5



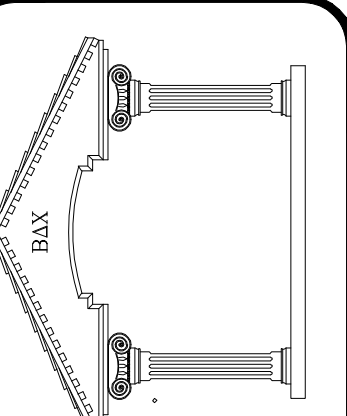
ROOF FRAMING PLAN
 SCALE: 1/4"=1'-0"

COTTAGE PLAN
 ROOF FRAMING PLAN

NO.	REVISION	DATE

PROJECT NAME & ADDRESS:	DATE:
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SECOND FLOOR SQFT: 757	NO.
BASEMENT FLOOR SQFT: 954	
TOTAL LIVING SQFT: 2867	
GARAGE SQFT: 624	

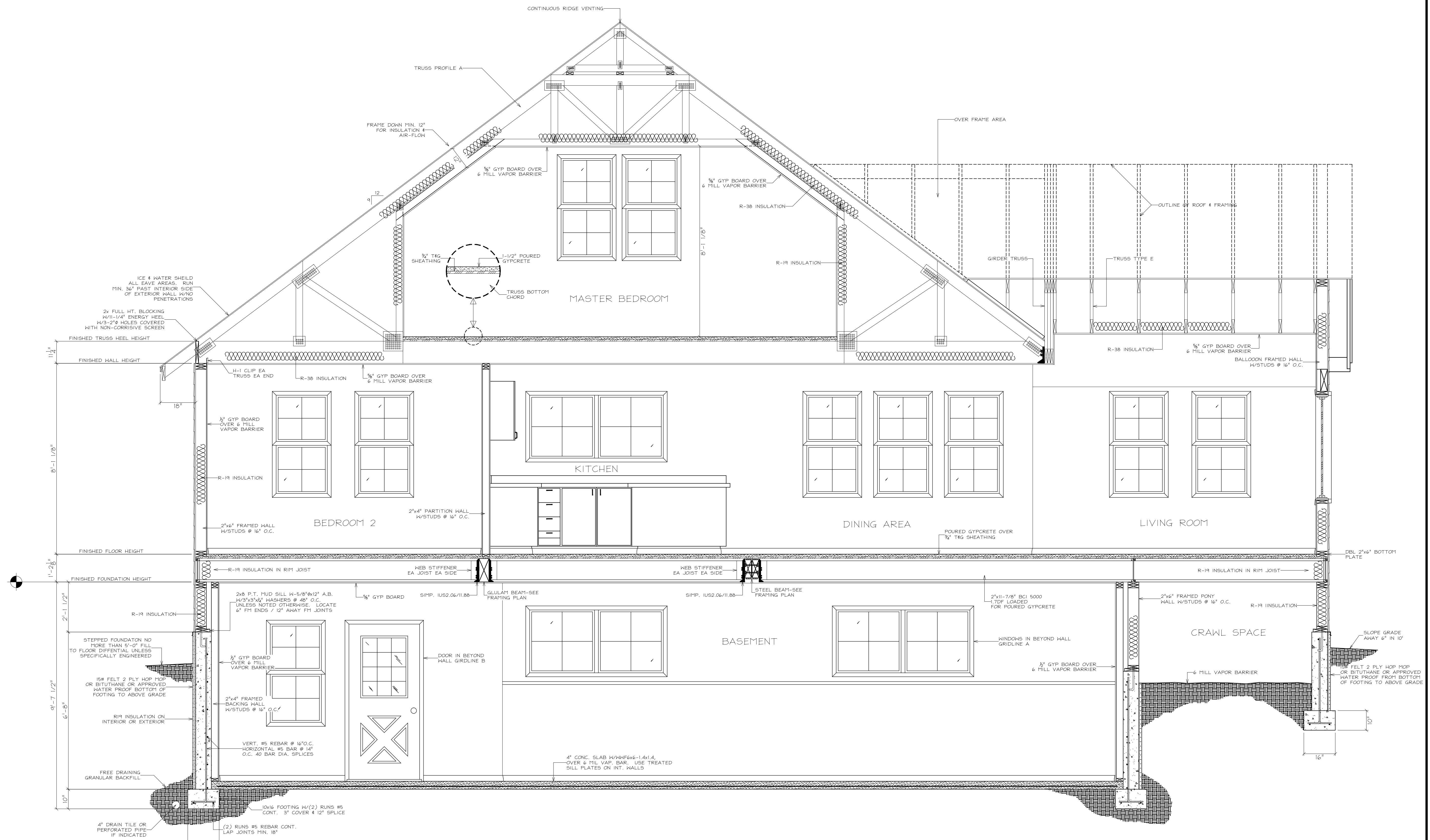
BRANSON DESIGN CO.	1176
12021 STEPHENSON ST	757
PH: (807) 441-2217	954
Fax: (807) 644-8332	2867
	624



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FILE NAME: GATES DWG	SCALE: 1/4"=1'-0"
SHEET: S.4	

COTTAGE PLAN
CROSS SECTION

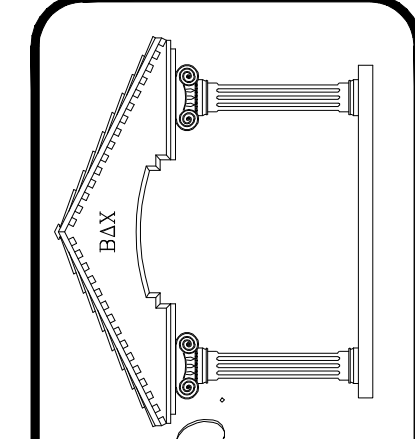


CROSS SECTION A/S.7
SCALE: 1/4"=1'-0"

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FILE NAME:	GATES.DWG
SCALE:	1/2"=1'0"
SHEET:	5.7