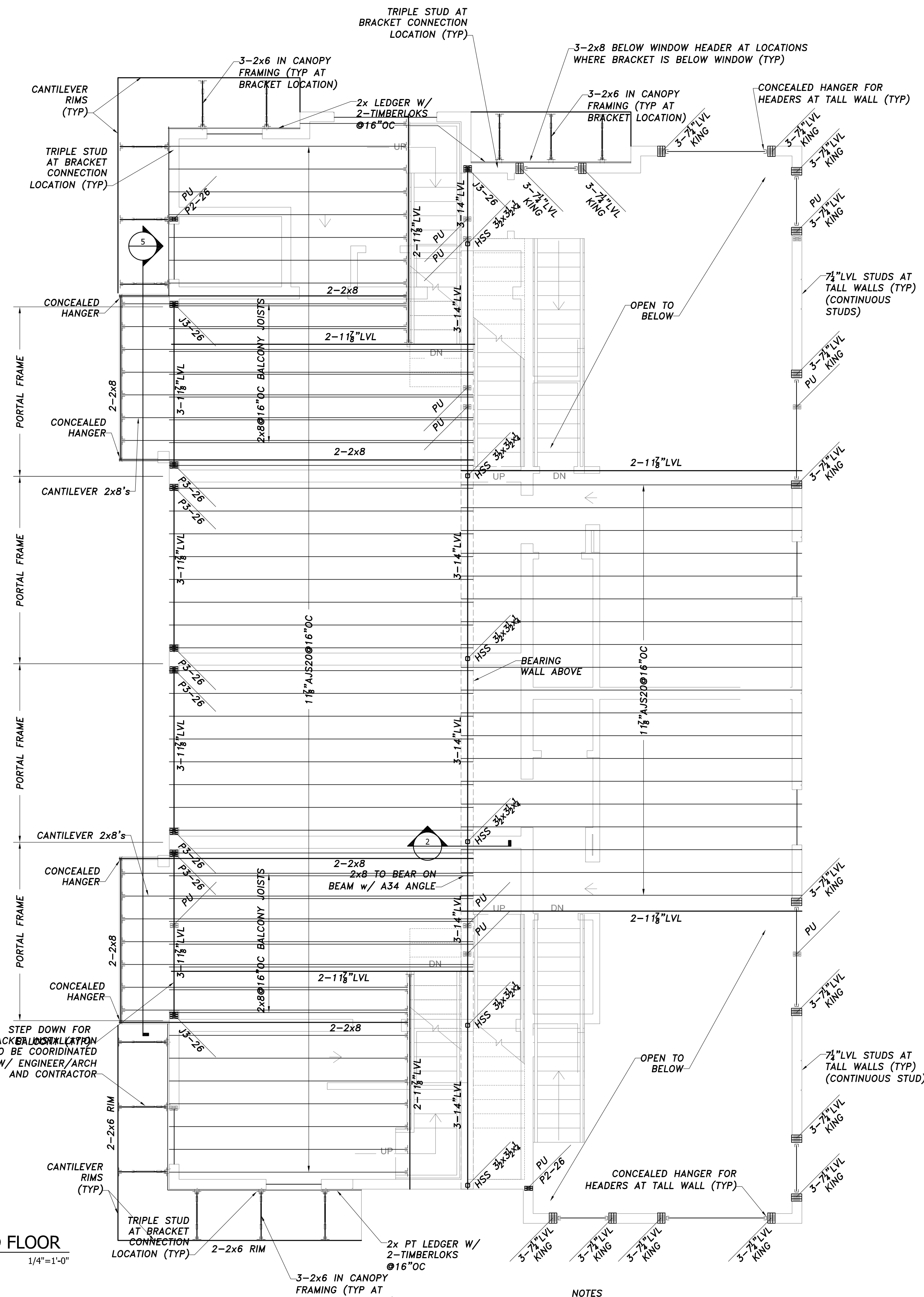
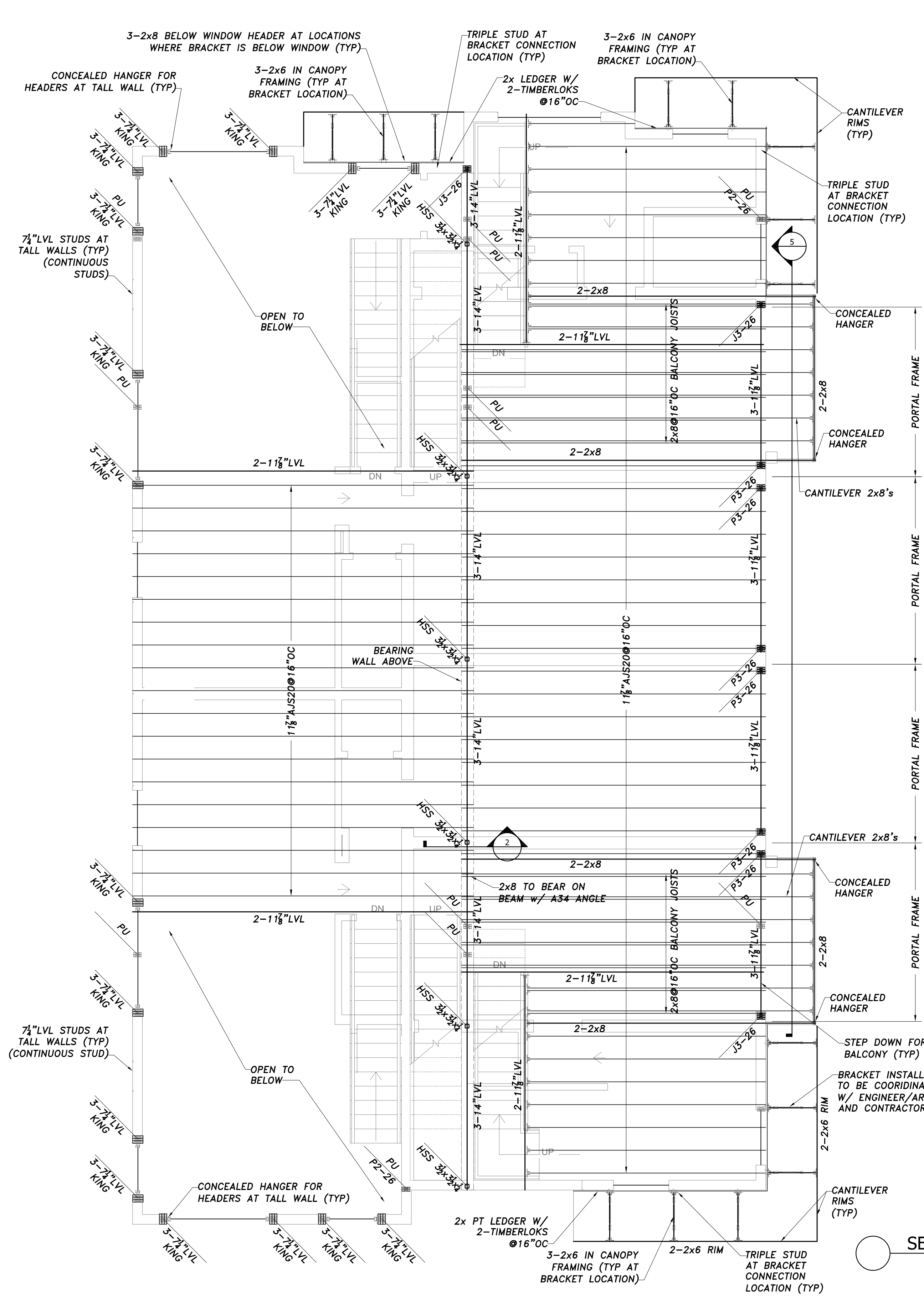


FOUNDATION/PORCHES
Scale: 1/4"=1'-0"

LEGEND

BW = BEARING WALL
 FVP = FLAT VALLEY PLATE
 (E) = EXISTING
 (N) = NEW
 TBR = TO BE REMOVED

POST LOCATION	POST UP (ABOVE LINE)	POST DOWN (BELOW LINE)
DIM. LUMBER POST	NUMBER OF STUDS	
P3-26	SIZE OF STUD	
TYPE OF POST: P-POST, J-JACK,		
ENGINEERED POST		
LC 3/8"	SIZE	
TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL		



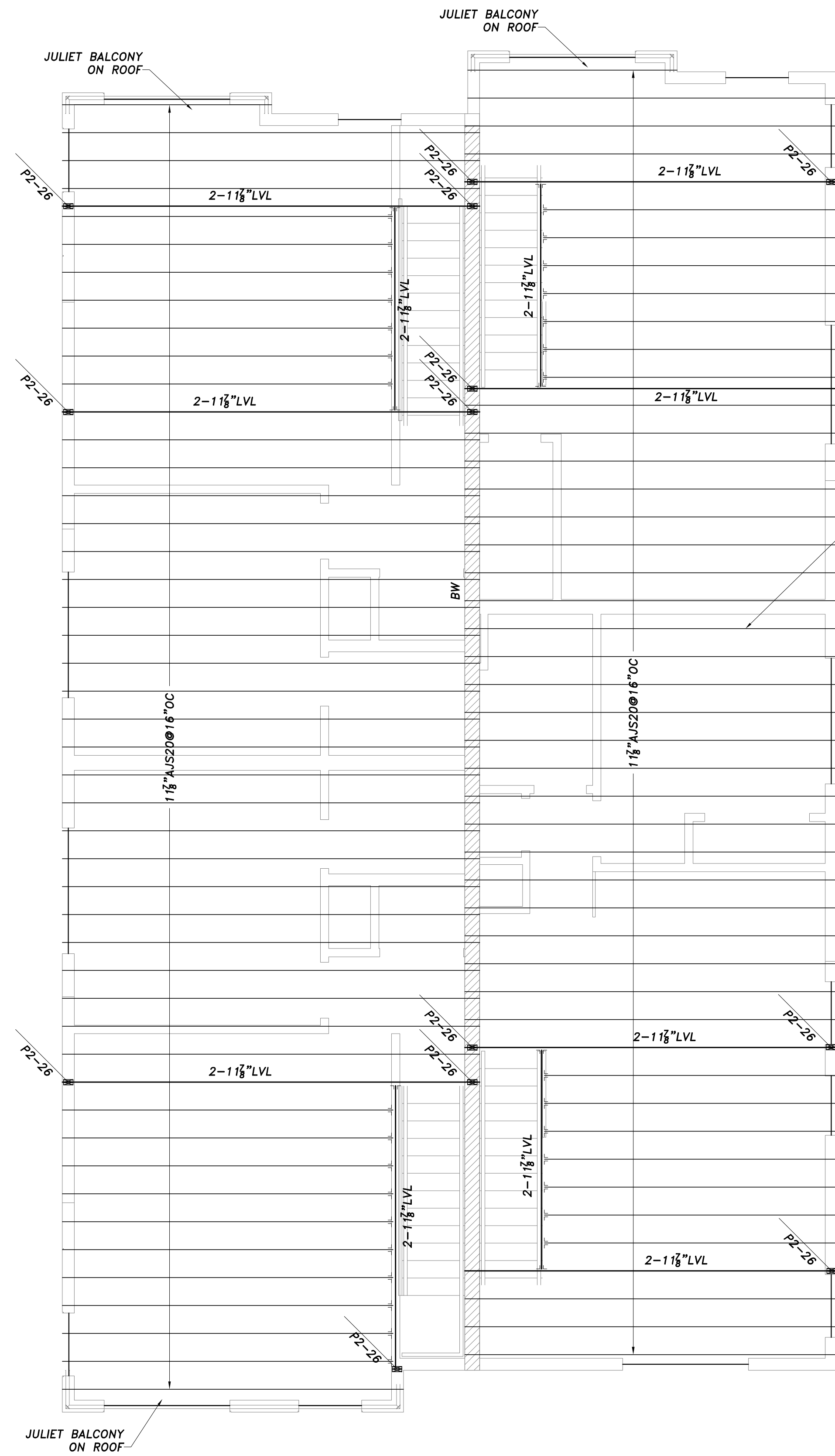
SECOND FLOOR
1/4"=1'-0"

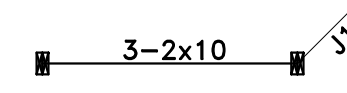
NOTES

- ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE ON PLAN.
- HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
 3-2x10 J1-26
- BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2" Ø BOLTS AT 16" ON CENTER OR 3-1/4" Ø DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.

LEGEND

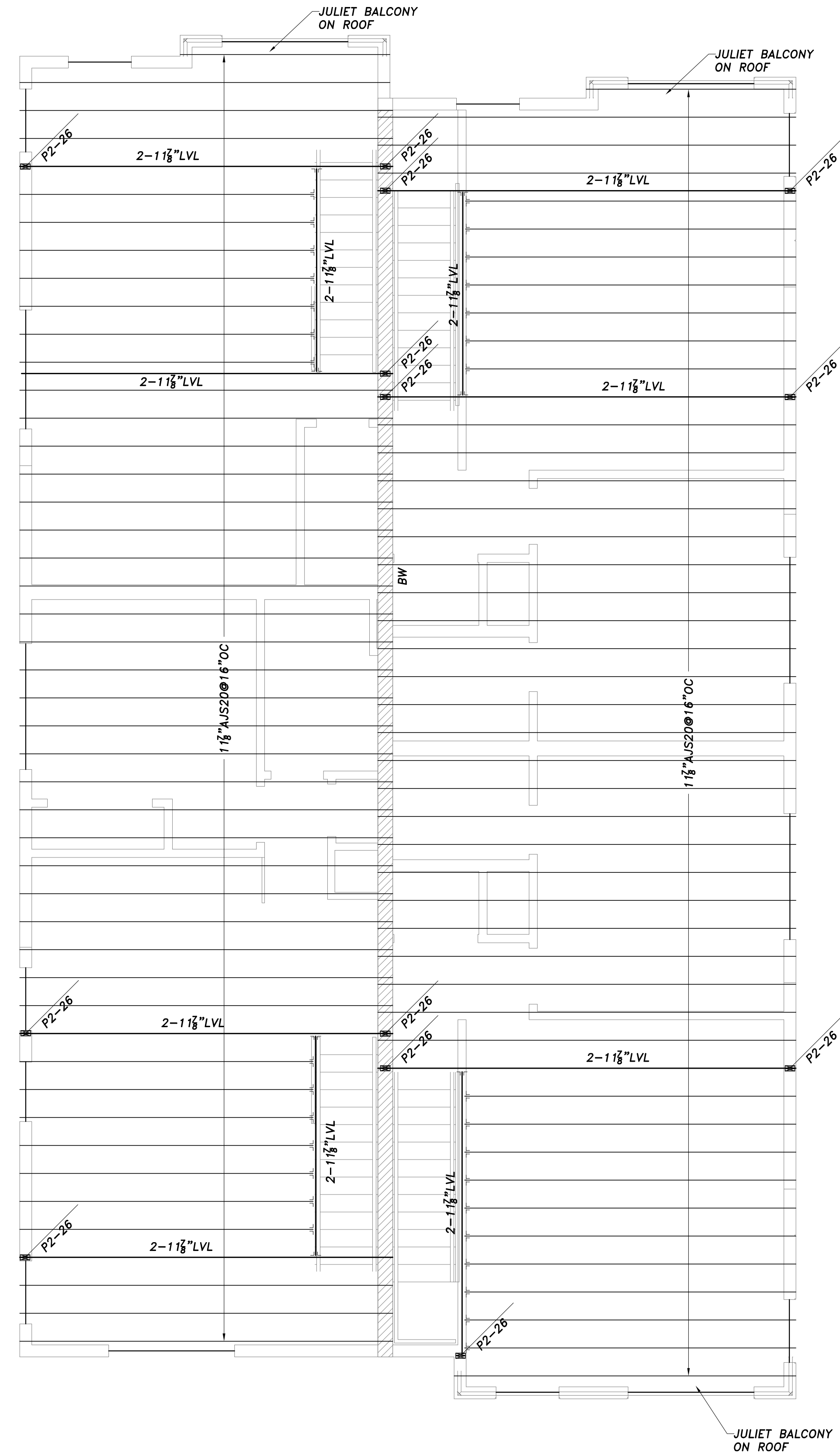
BW	= BEARING WALL
FVP	= FLAT VALLEY PLATE
(E)	= EXISTING
(N)	= NEW
TBR	= TO BE REMOVED
POST LOCATION	POST UP (ABOVE LINE)
	POST DOWN (BELOW LINE)
DIM. LUMBER POST	NUMBER OF STUDS
P3-26	SIZE OF STUD
	TYPE OF POST: P-POST, J-JACK,
ENGINEERED POST	LC 3 1/2" SIZE
	TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL



- NOTES
1. ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE ON PLAN.
 2. HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:

 3. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2" # BOLTS AT 16" ON CENTER OR 3-1/4" # DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.
 4. BW DENOTES BEARING WALLS CONSISTING OF 2x6 @ 16" OC. SEE FRAMING NOTES FOR HORIZ. BRACING.

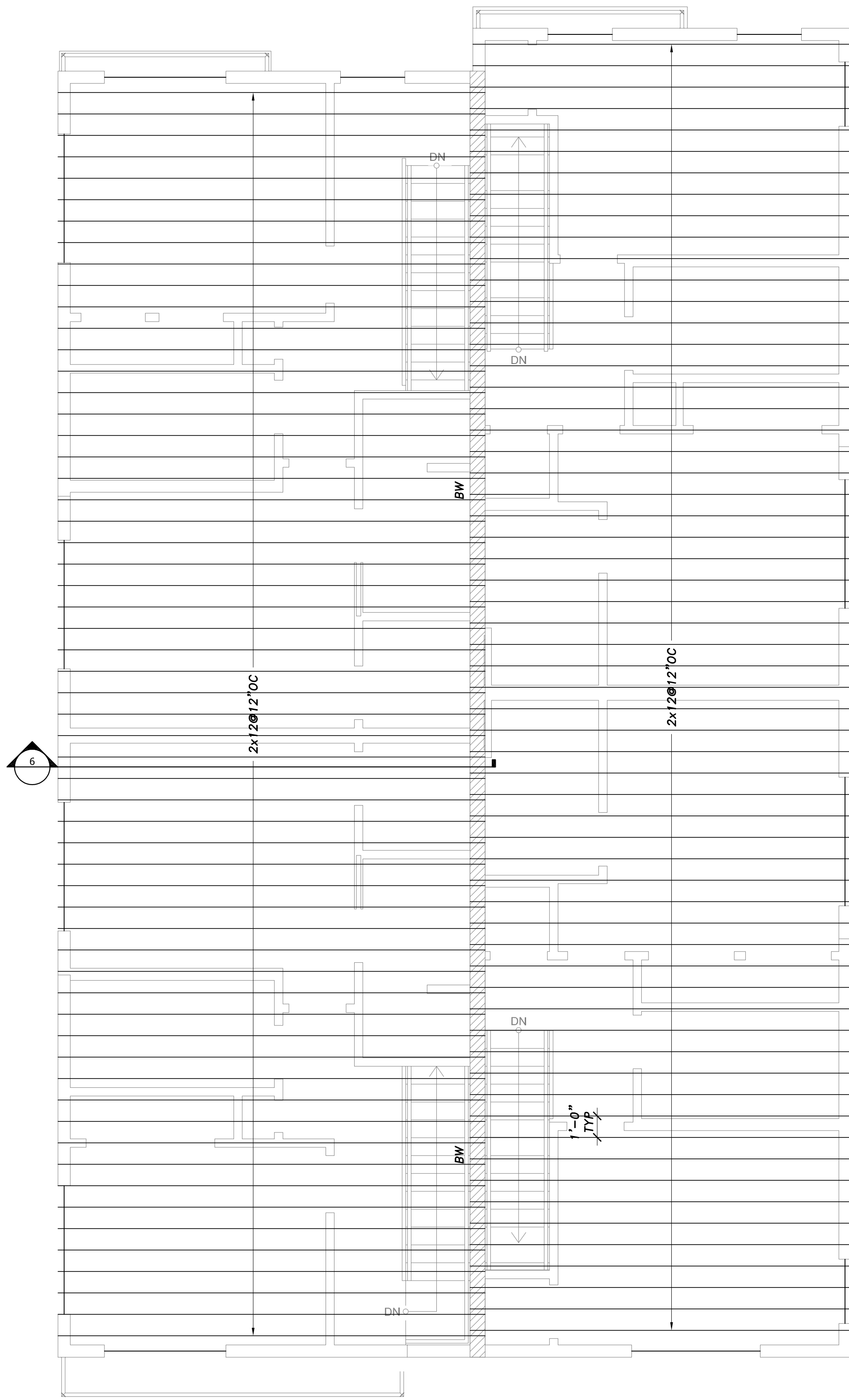
SEE TYPICAL I-JOIST FRAMING SECTION

3RD FLOOR FRAMING
Scale: 1/4"=1'-0"

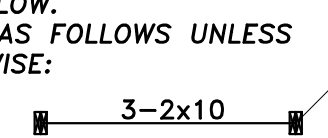


LEGEND

BW	= BEARING WALL
FVP	= FLAT VALLEY PLATE
(E)	= EXISTING
(N)	= NEW
TBR	= TO BE REMOVED
POST LOCATION	POST UP (ABOVE LINE)
	POST DOWN (BELOW LINE)
DIM. LUMBER POST	NUMBER OF STUDS
P3-26	SIZE OF STUD
	TYPE OF POST: P-POST, J-JACK, ENGINEERED POST
LC 3 1/2"	SIZE
	TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL

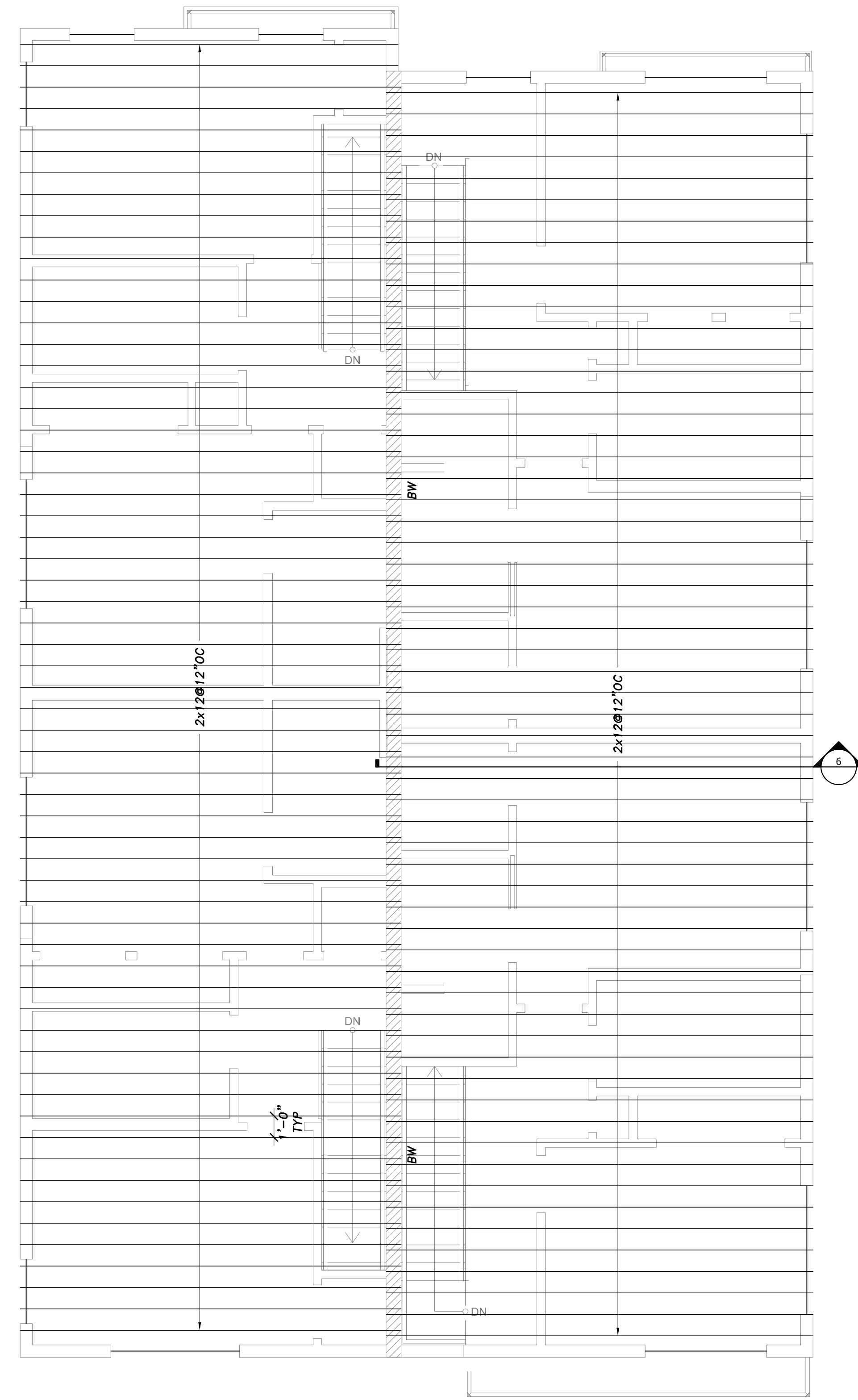


NOTES

1. PROVIDE SIMPSON H2.5 HURRICANE TIES CONNECTING EACH RAFTER TO STRUCTURE BELOW.
2. HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:

3. BW DENOTES BEARING WALLS CONSISTING OF 2x6 @ 16" OC. SEE FRAMING NOTES FOR HORIZ. BRACING.

EXTEND PLYWOOD TO TOP OF PARAPET (TYP)

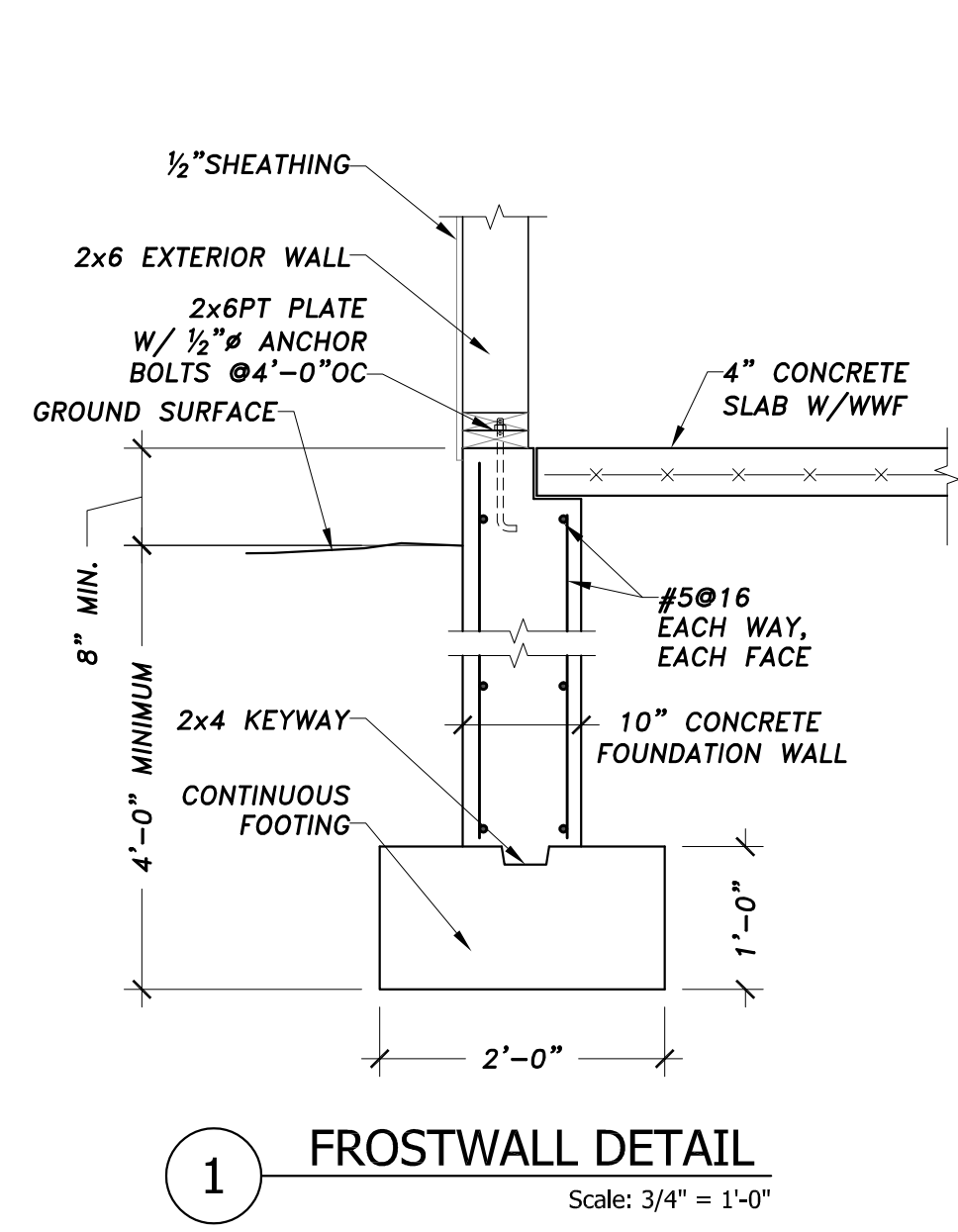
ROOF FRAMING
Scale: 1/4"=1'-0"



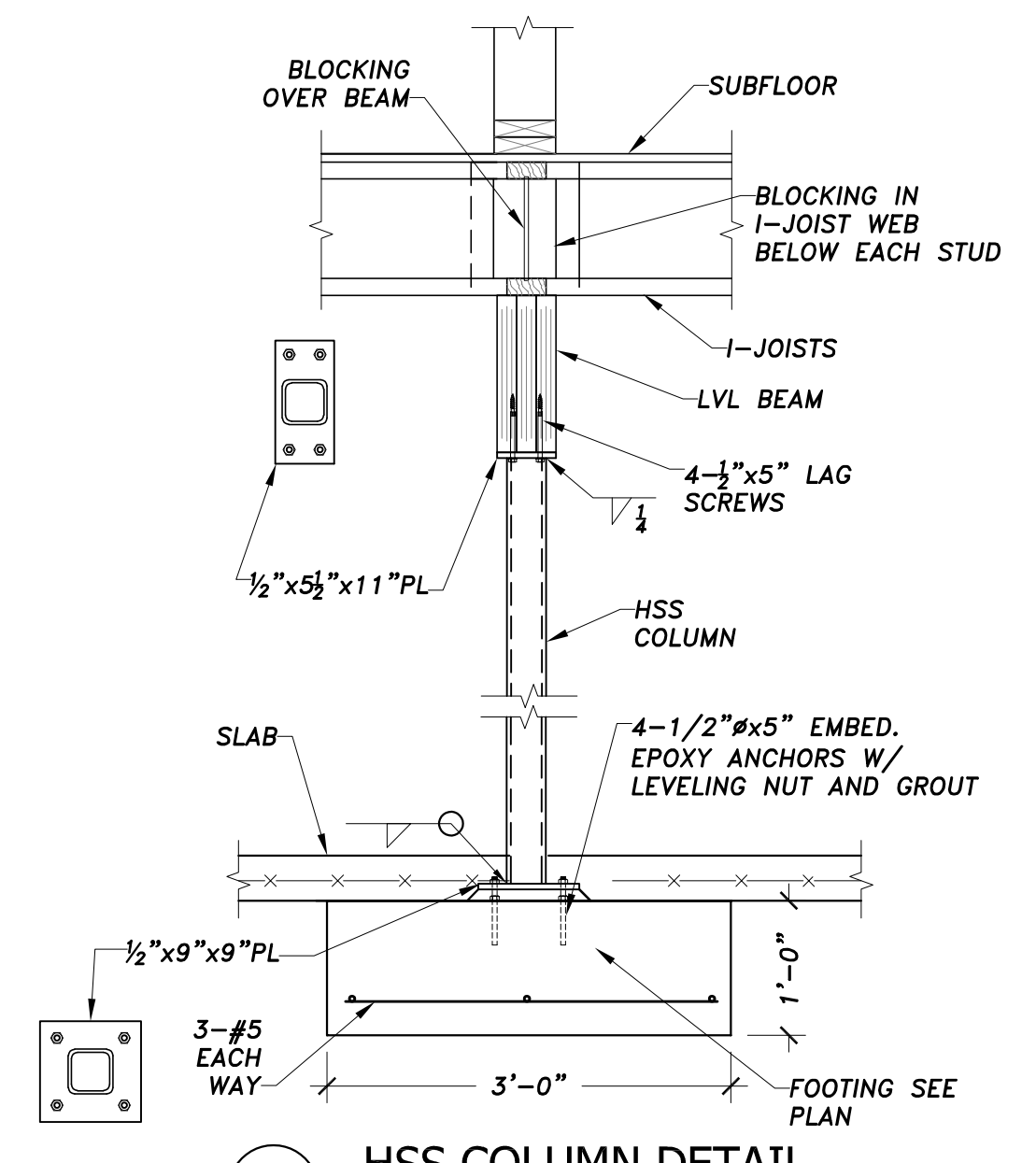
LEGEND

BW = BEARING WALL
 FVP = FLAT VALLEY PLATE
 (E) = EXISTING
 (N) = NEW
 TBR = TO BE REMOVED

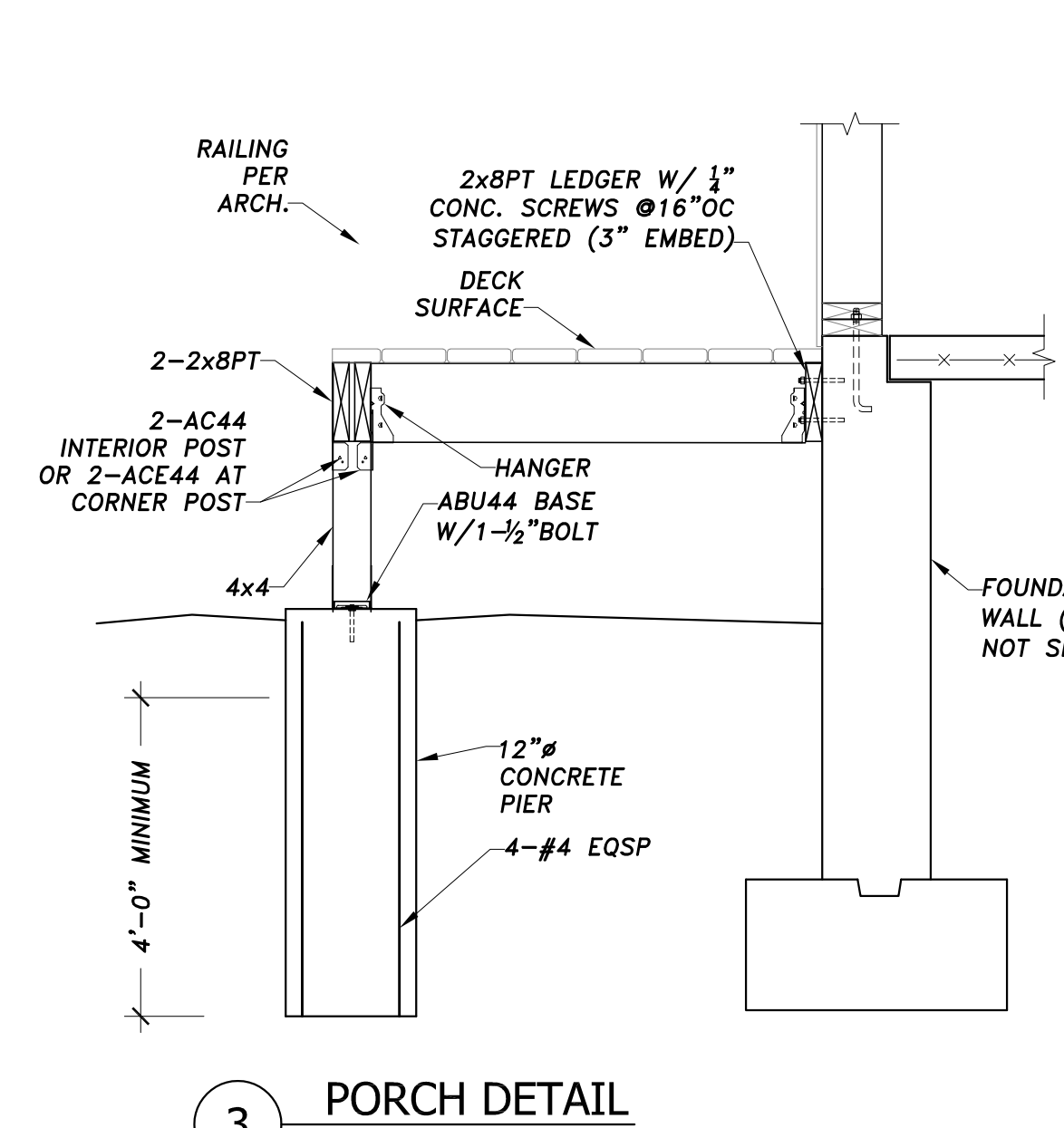
POST LOCATION	POST UP (ABOVE LINE)	POST DOWN (BELOW LINE)
DIM. LUMBER POST	NUMBER OF STUDS	P3-26 SIZE OF STUD
TYPE OF POST: P-POST, J-JACK, ENGINEERED POST		
LC 3/4"	SIZE	TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL



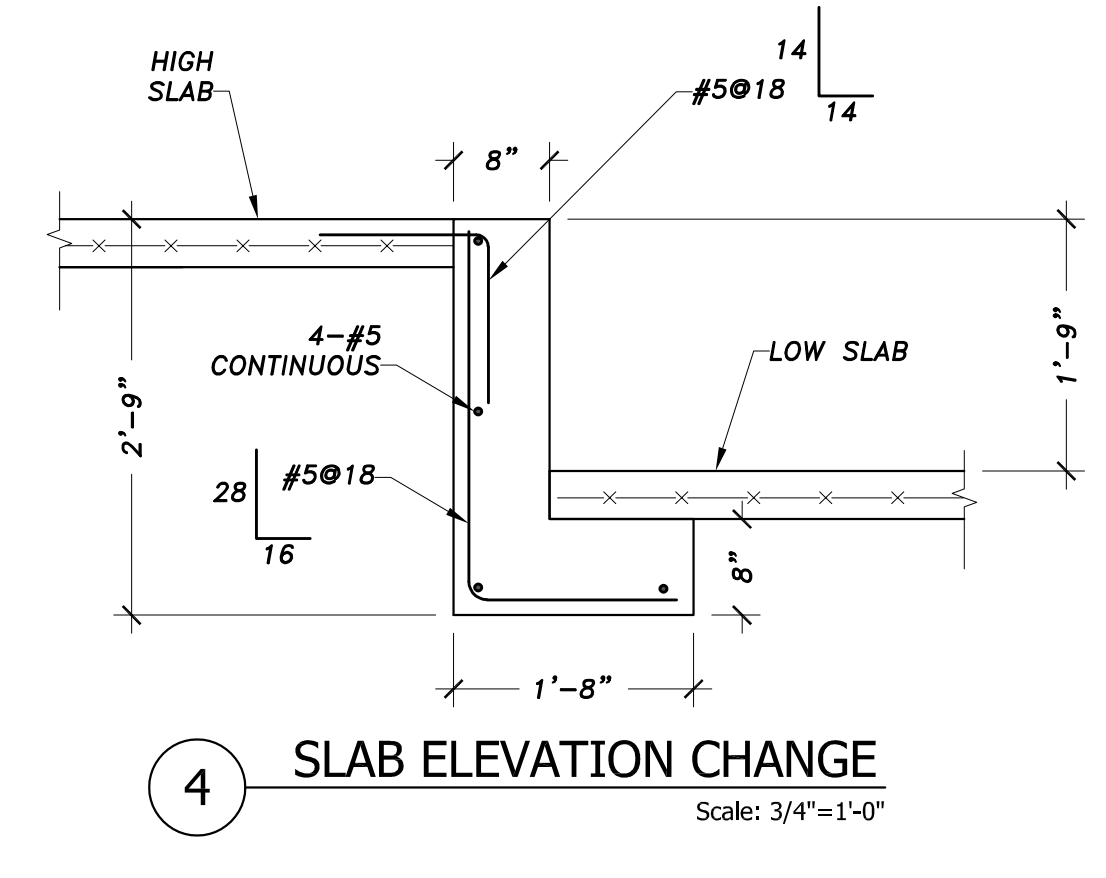
1 FROSTWALL DETAIL
Scale: 3/4" = 1'-0"



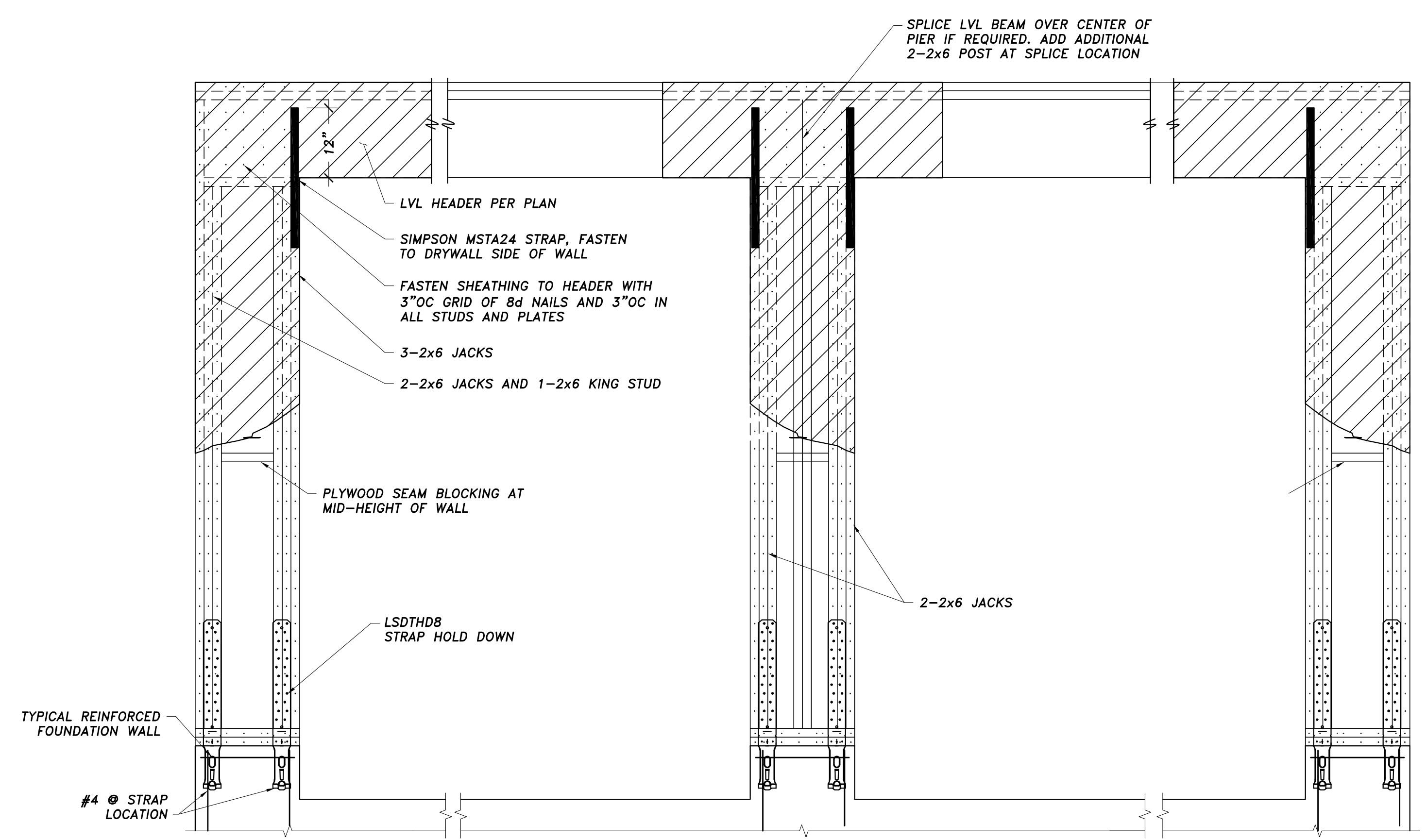
2 HSS COLUMN DETAIL
Scale: 3/4" = 1'-0"



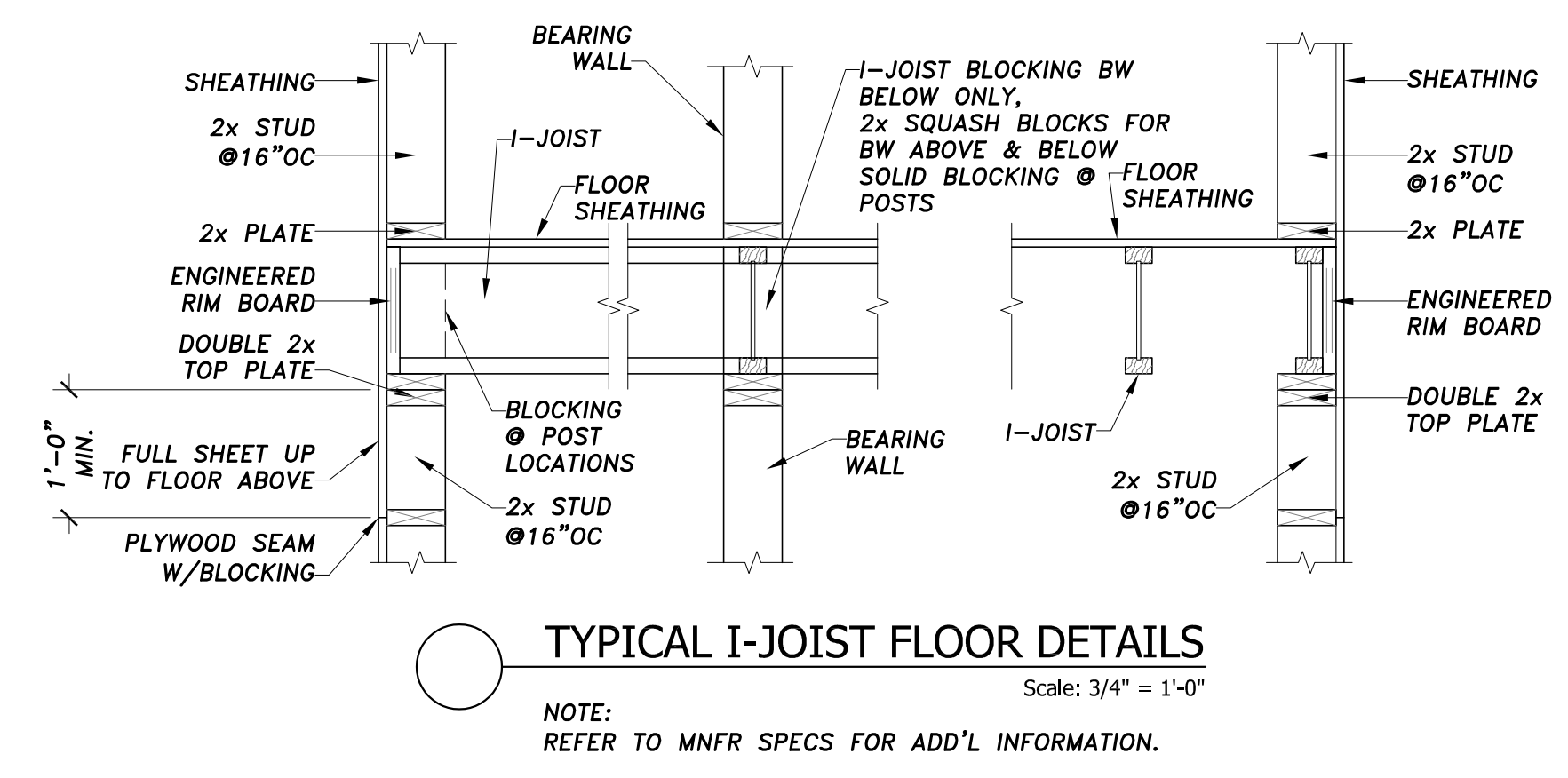
3 PORCH DETAIL
Scale: 3/4" = 1'-0"



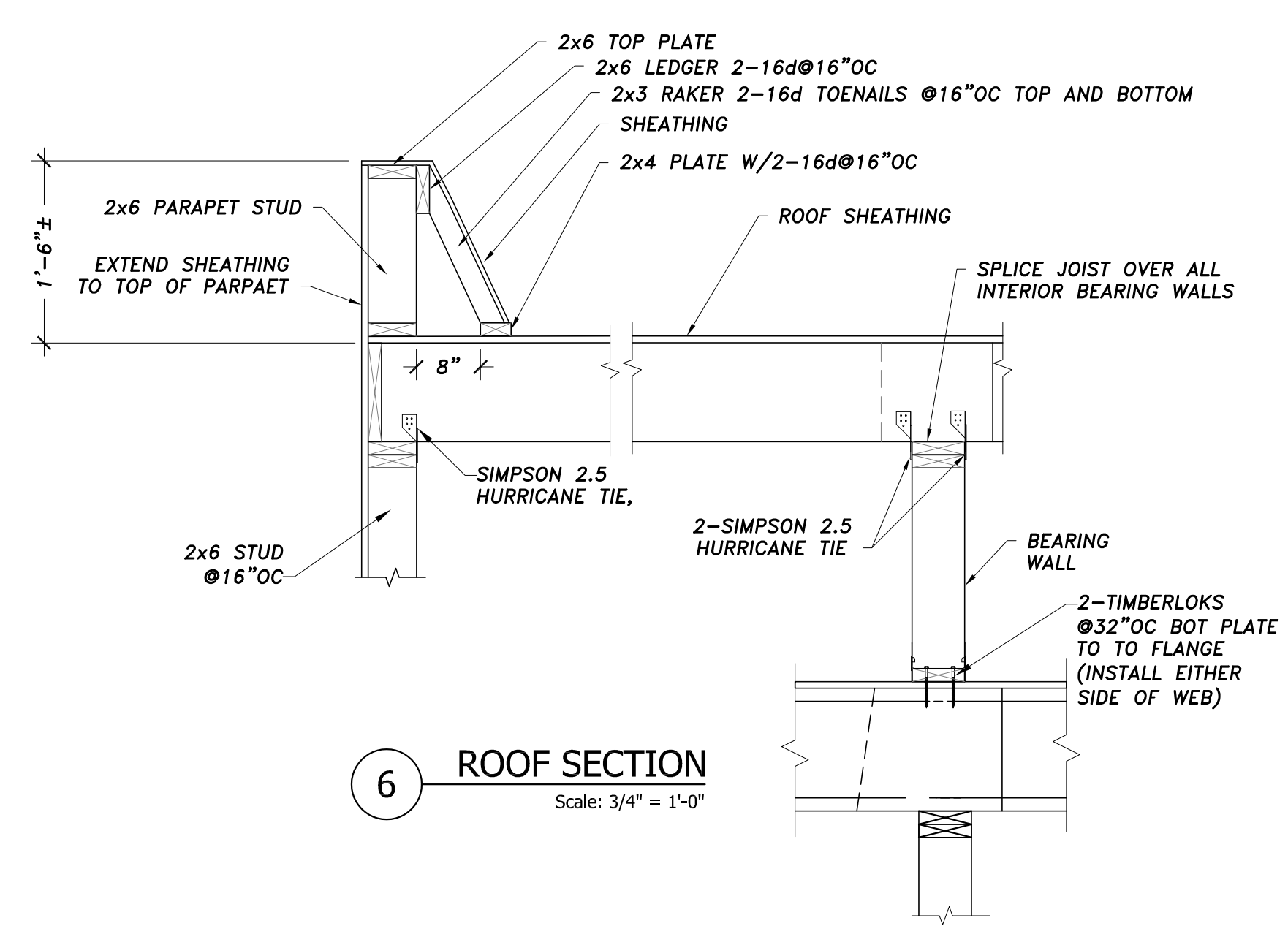
4 SLAB ELEVATION CHANGE
Scale: 3/4" = 1'-0"



5 PORTAL FRAME DETAILS
3/4" = 1'-0"



TYPICAL I-JOIST FLOOR DETAILS
Scale: 3/4" = 1'-0"
NOTE: REFER TO MNFR SPECS FOR ADD'L INFORMATION.



6 ROOF SECTION
Scale: 3/4" = 1'-0"