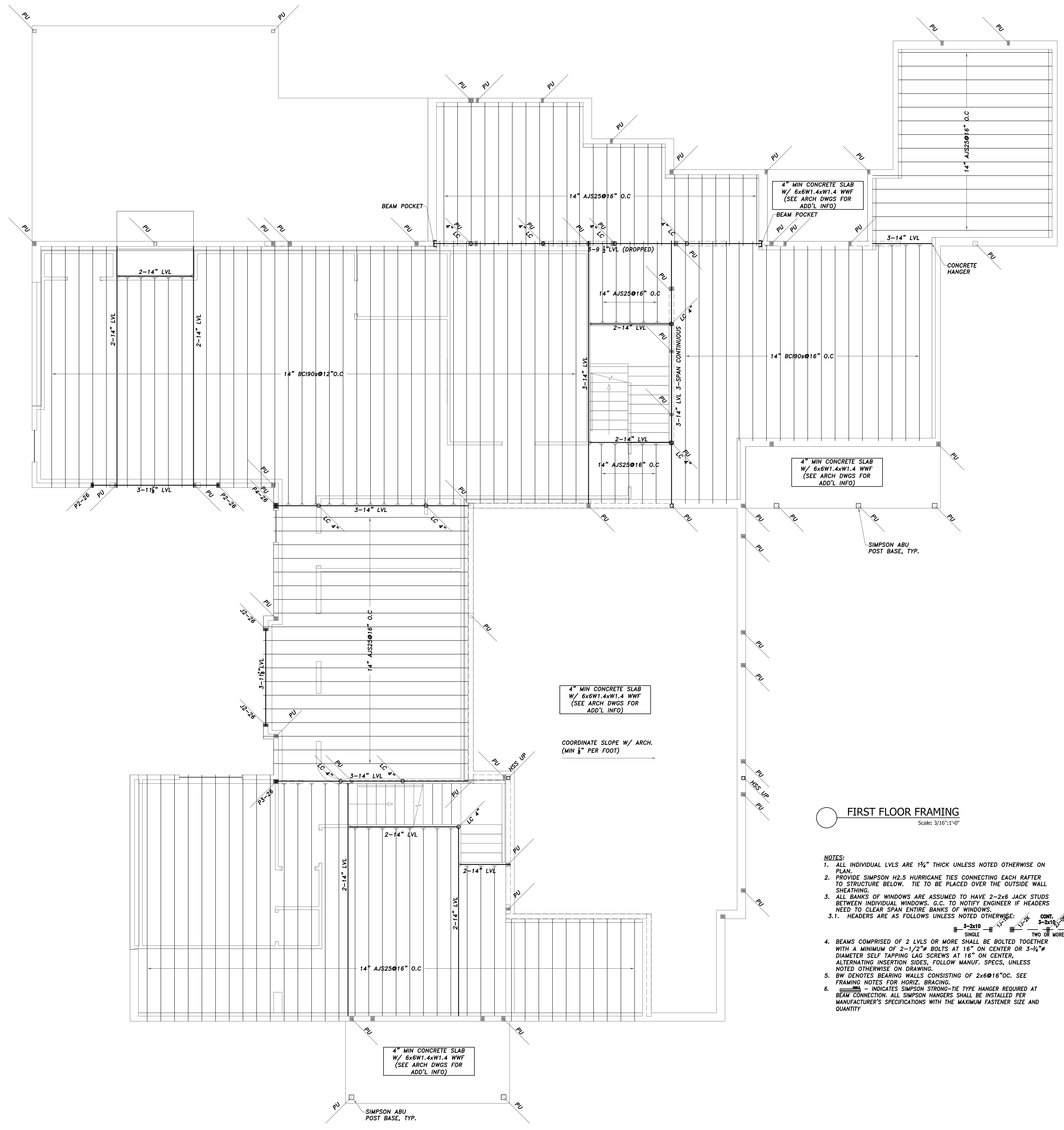


FOUNDATION
Scale: 3/16"=1'-0"

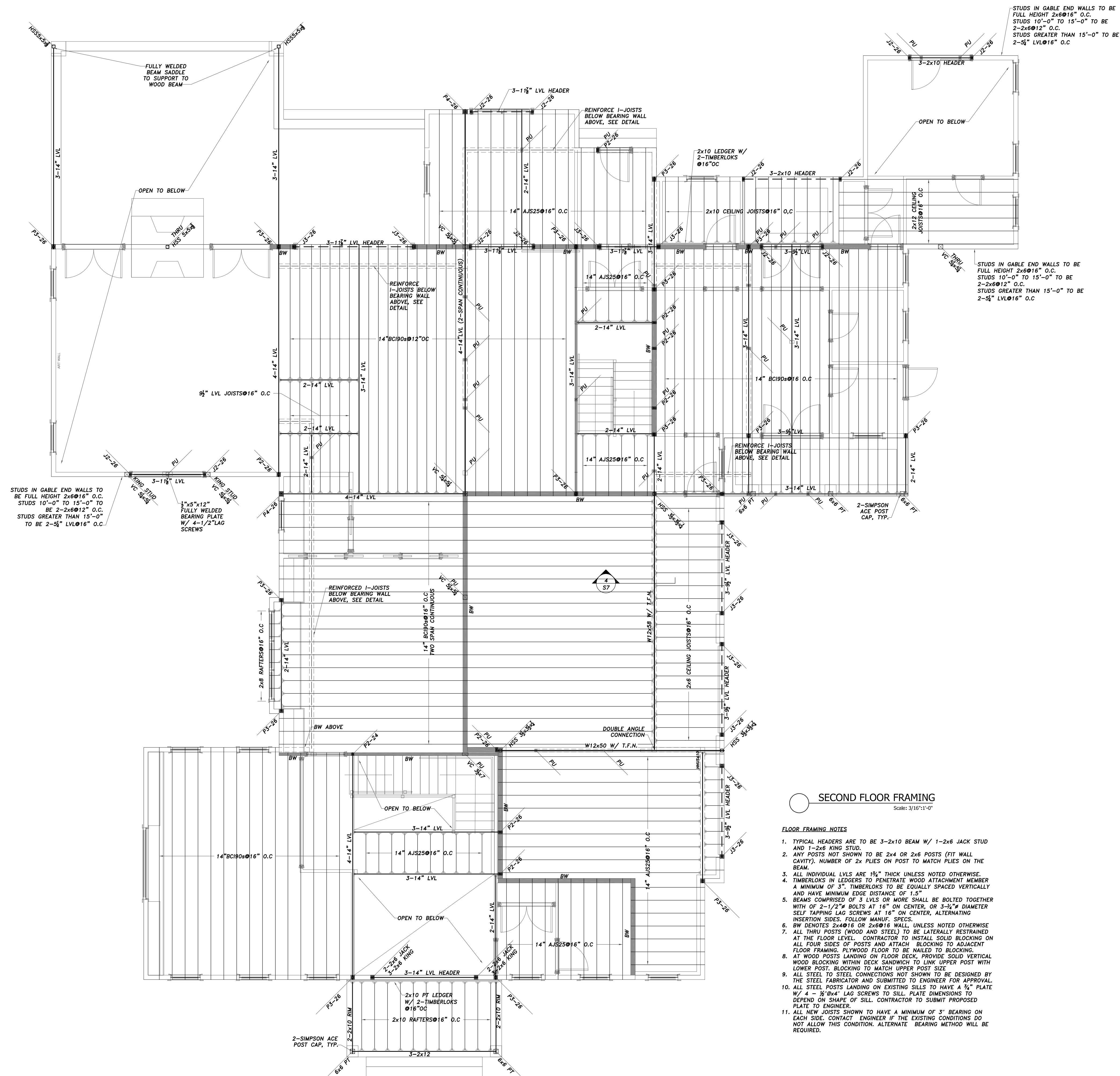
- FOUNDATION NOTES:**
1. ALL FOUNDATION DIMENSIONS AND ELEVATIONS TO BE VERIFIED WITH SITE CONDITIONS AND ARCHITECTURAL DRAWINGS.

FOOTING ID TAG	FOOTING SIZE	REINFORCING
F2	2'-0"x2'-0"x12" THICK (3)	#4 E.W. BOT.
F3	3'-0"x3'-0"x12" THICK (4)	#4 E.W. BOT.



FIRST FLOOR FRAMING
Scale: 3/16"=1'-0"

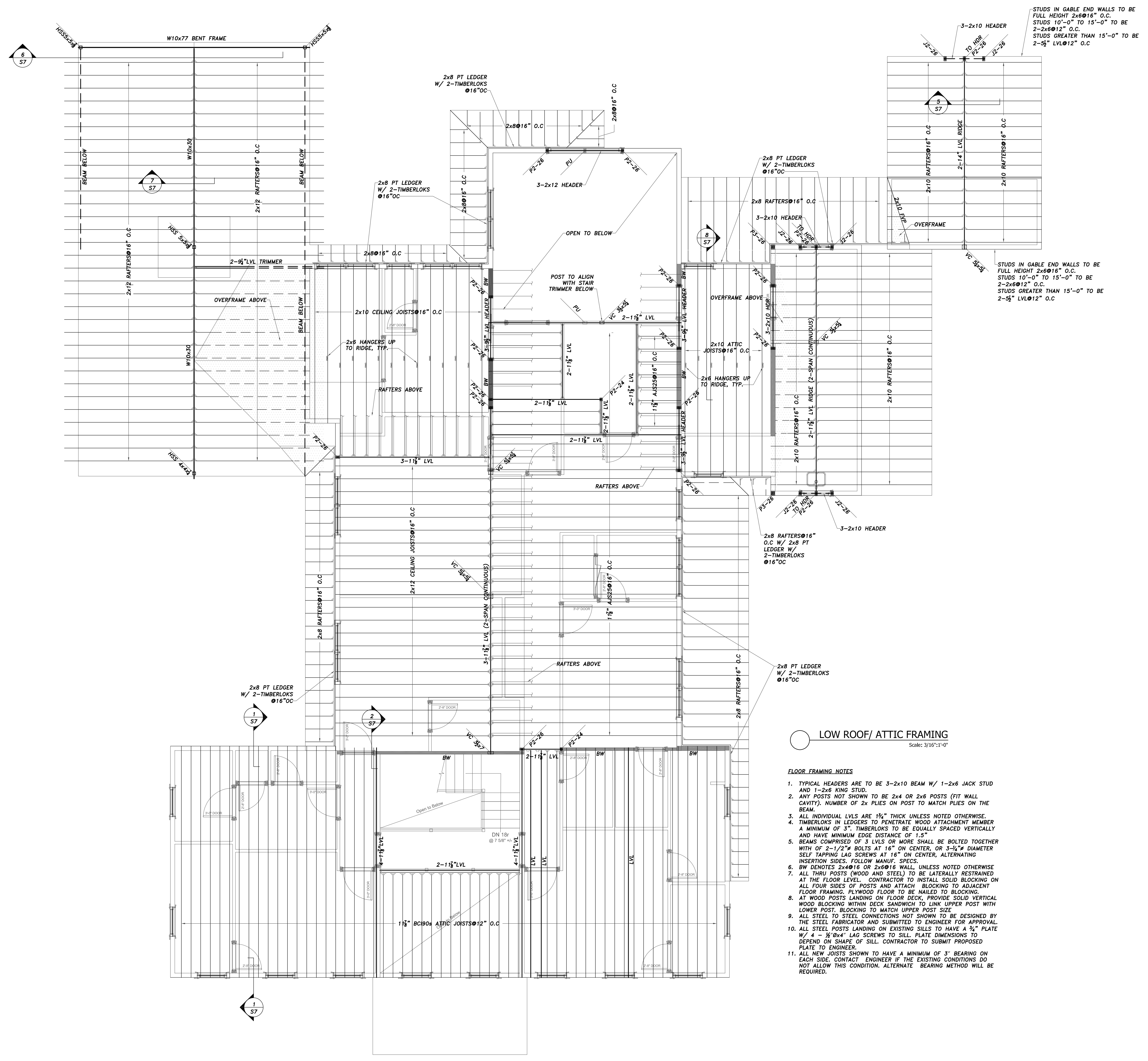
- NOTES:**
1. ALL INDIVIDUAL LVLS ARE 1 1/2" THICK UNLESS NOTED OTHERWISE ON PLAN.
 2. PROVIDE SIMPSON H2.5 HURRICANE TIES CONNECTING EACH RAFTER TO STRUCTURE BELOW. TIE TO BE PLACED OVER THE OUTSIDE WALL SHEATHING.
 3. ALL BANKS OF WINDOWS ARE ASSUMED TO HAVE 2x8 JACK STUDS BETWEEN INDIVIDUAL WINDOWS. G.C. TO NOTIFY ENGINEER IF HEADERS NEED TO CLEAR SPAN ENTIRE BANKS OF WINDOWS.
3.1. HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
- | | | |
|--------|-------------|-----|
| 3-2x10 | 3-2x10 | ONE |
| SINGLE | TWO OR MORE | |
4. BEAMS COMPRISED OF 2 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2" BOLTS AT 16" ON CENTER OR 3-3/4" DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.
 5. BW DENOTES BEARING WALLS CONSISTING OF 2x6@16"OC. SEE FRAMING NOTES FOR HORIZ. BRACING.
 6. ■■■■■ INDICATES SIMPSON STRONG-TIE TYPE HANGER REQUIRED AT BEAM CONNECTION. ALL SIMPSON HANGERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS WITH THE MAXIMUM FASTENER SIZE AND QUANTITY.



SECOND FLOOR FRAMING
Scale: 3/16"=1'-0"

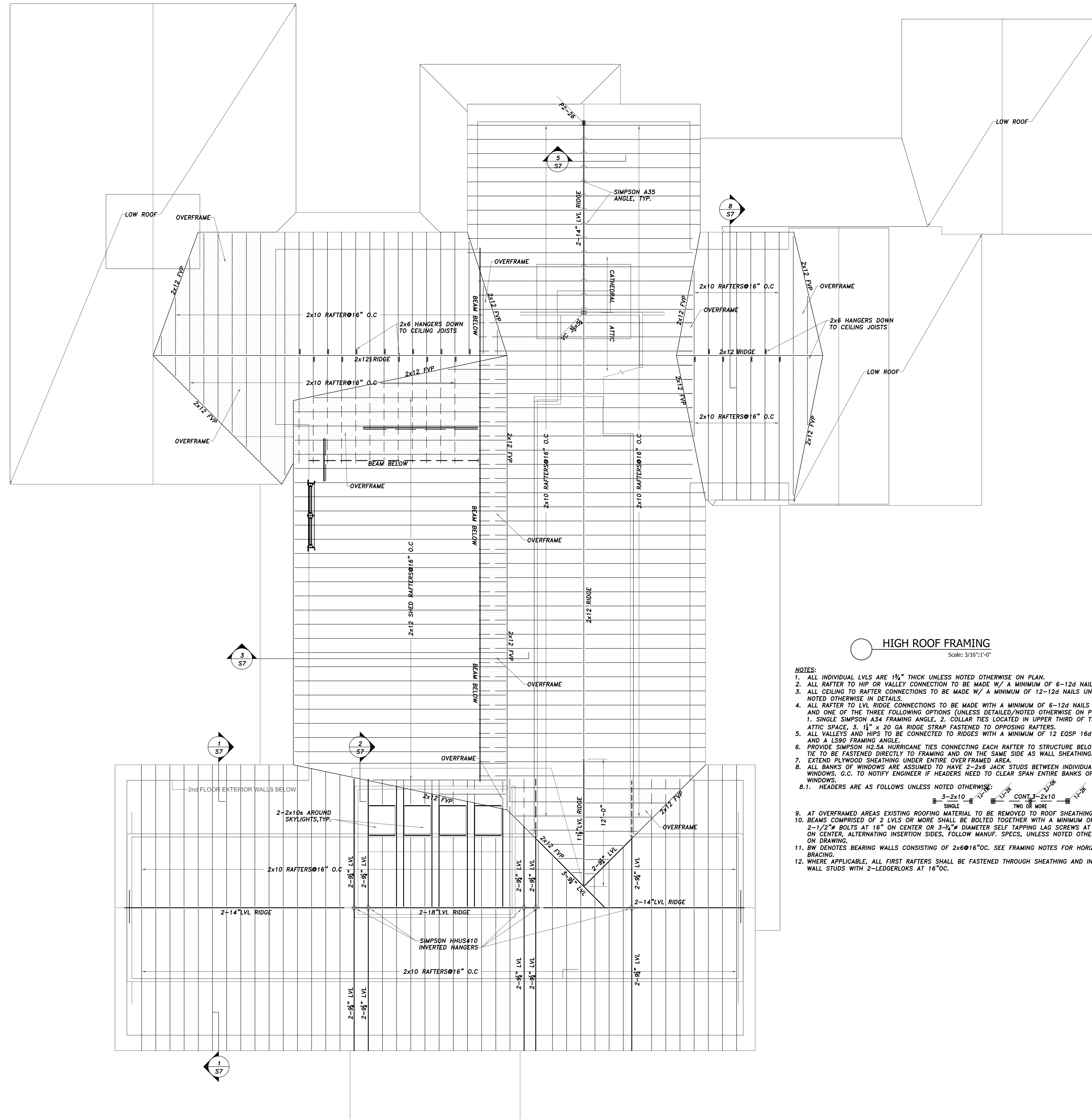
FLOOR FRAMING NOTES

1. TYPICAL HEADERS ARE TO BE 3-2x10 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD.
2. ANY POSTS NOT SHOWN TO BE 2x4 OR 2x6 POSTS (FIT WALL CAVITY). NUMBER OF 2x PLIES ON POST TO MATCH PLYS ON THE BEAM.
3. ALL INDIVIDUAL LVL'S ARE 1 3/4" THICK UNLESS NOTED OTHERWISE.
4. TIMBERLOKS IN LEDGERS TO PENETRATE WOOD ATTACHMENT MEMBER A MINIMUM OF 3". TIMBERLOKS TO BE EQUALLY SPACED VERTICALLY AND HAVE MINIMUM EDGE DISTANCE OF 1.5".
5. BEAMS COMPRISED OF 3 LVL'S OR MORE SHALL BE BOLTED TOGETHER WITH 2-1/2" DIA BOLTS AT 16" ON CENTER, OR 3-5/8" DIA SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES. FOLLOW MANUF. SPECS.
6. BW DENOTES 2x4@16 OR 2x6@16 WALL, UNLESS NOTED OTHERWISE.
7. ALL THRU POSTS (WOOD AND STEEL) TO BE LATERALLY RESTRAINED AT THE FLOOR LEVEL. CONTRACTOR TO INSTALL SOLID BLOCKING ON ALL FOUR SIDES OF POSTS AND ATTACH BLOCKING TO ADJACENT FLOOR FRAMING. PLYWOOD FLOOR TO BE NAILED TO BLOCKING.
8. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER POST. BLOCKING TO MATCH UPPER POST SIZE.
9. ALL STEEL TO STEEL CONNECTIONS NOT SHOWN TO BE DESIGNED BY THE STEEL FABRICATOR AND SUBMITTED TO ENGINEER FOR APPROVAL.
10. ALL STEEL POSTS LANDING ON EXISTING SILLS TO HAVE A 1/4" PLATE W/ 4 - #8@4" LAG SCREWS TO SILL. PLATE DIMENSIONS TO DEPEND ON SHAPE OF SILL. CONTRACTOR TO SUBMIT PROPOSED PLATE TO ENGINEER.
11. ALL NEW JOISTS SHOWN TO HAVE A MINIMUM OF 3" BEARING ON EACH SIDE. CONTACT ENGINEER IF THE EXISTING CONDITIONS DO NOT ALLOW THIS CONDITION. ALTERNATE BEARING METHOD WILL BE REQUIRED.



LOW ROOF/ ATTIC FRAMING
Scale: 3/16"=1'-0"

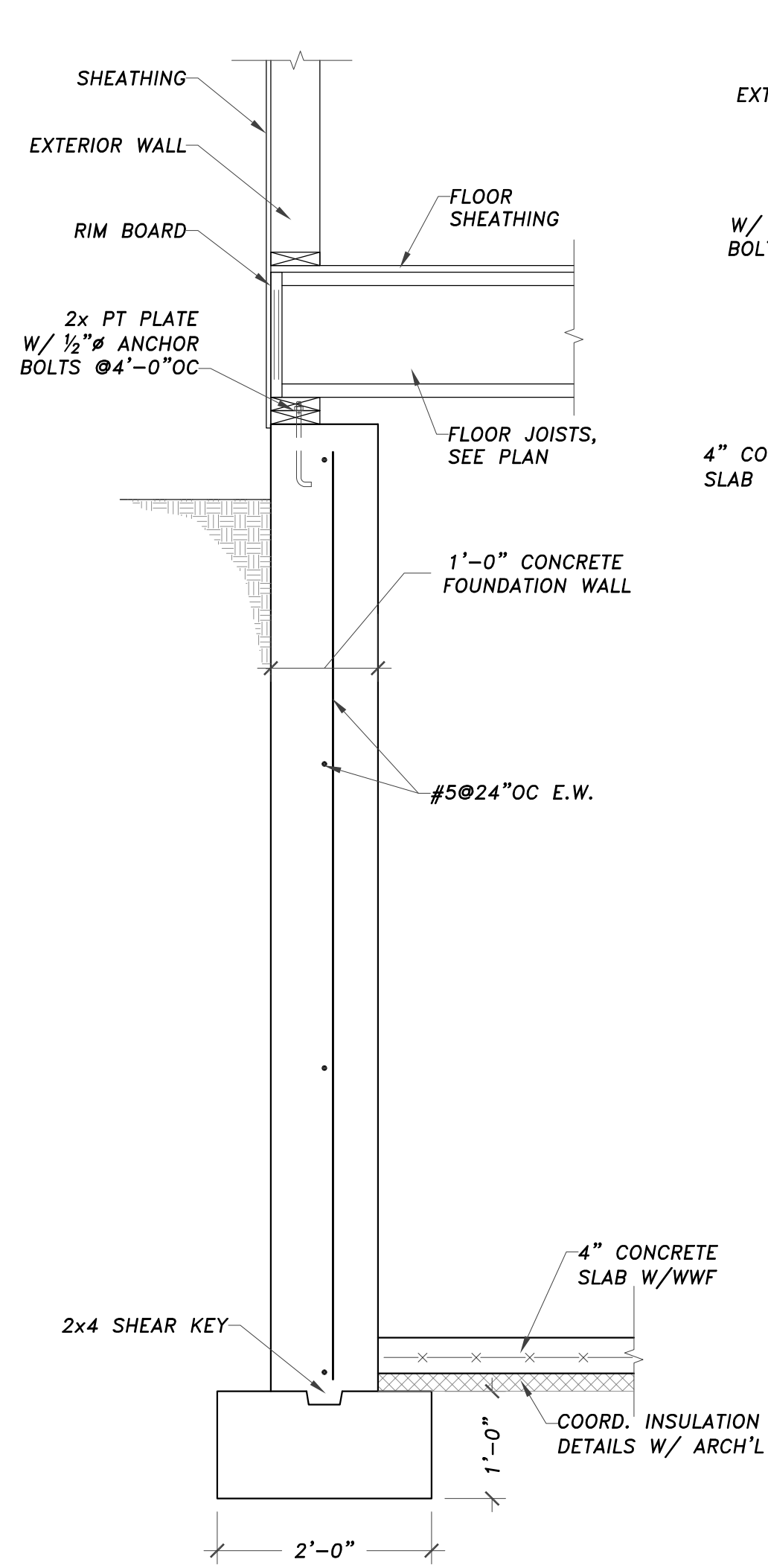
- FLOOR FRAMING NOTES**
1. TYPICAL HEADERS ARE TO BE 3-2x10 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD.
 2. ANY POSTS NOT SHOWN TO BE 2x4 OR 2x6 POSTS (FIT WALL CAVITY). NUMBER OF 2x PLIES ON POST TO MATCH PLIES ON THE BEAM.
 3. ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE.
 4. TIMBERLOKS IN LEDGERS TO PENETRATE WOOD ATTACHMENT MEMBER A MINIMUM OF 3". TIMBERLOKS TO BE EQUALLY SPACED VERTICALLY AND HAVE MINIMUM EDGE DISTANCE OF 1.5".
 5. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH 2-1/2" DIA BOLTS AT 16" ON CENTER, OR 3-1/4" DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES. FOLLOW MANUF. SPECS.
 6. BW DENOTES 2x4@16 OR 2x6@16 WALL. UNLESS NOTED OTHERWISE
 7. ALL THRU POSTS (WOOD AND STEEL) TO BE LATERALLY RESTRAINED AT THE FLOOR LEVEL. CONTRACTOR TO INSTALL SOLID BLOCKING ON ALL FOUR SIDES OF POSTS AND ATTACH BLOCKING TO ADJACENT FLOOR FRAMING. PLYWOOD FLOOR TO BE NAILED TO BLOCKING.
 8. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER POST. BLOCKING TO MATCH UPPER POST SIZE.
 9. ALL STEEL TO STEEL CONNECTIONS NOT SHOWN TO BE DESIGNED BY THE STEEL FABRICATOR AND SUBMITTED TO ENGINEER FOR APPROVAL.
 10. ALL STEEL POSTS LANDING ON EXISTING SILLS TO HAVE A 1/2" PLATE W/ 4 - 8" DIA LAG SCREWS TO SILL. PLATE DIMENSIONS TO DEPEND ON SHAPE OF SILL. CONTRACTOR TO SUBMIT PROPOSED PLATE TO ENGINEER.
 11. ALL NEW JOISTS SHOWN TO HAVE A MINIMUM OF 3" BEARING ON EACH SIDE. CONTACT ENGINEER IF THE EXISTING CONDITIONS DO NOT ALLOW THIS CONDITION. ALTERNATE BEARING METHOD WILL BE REQUIRED.



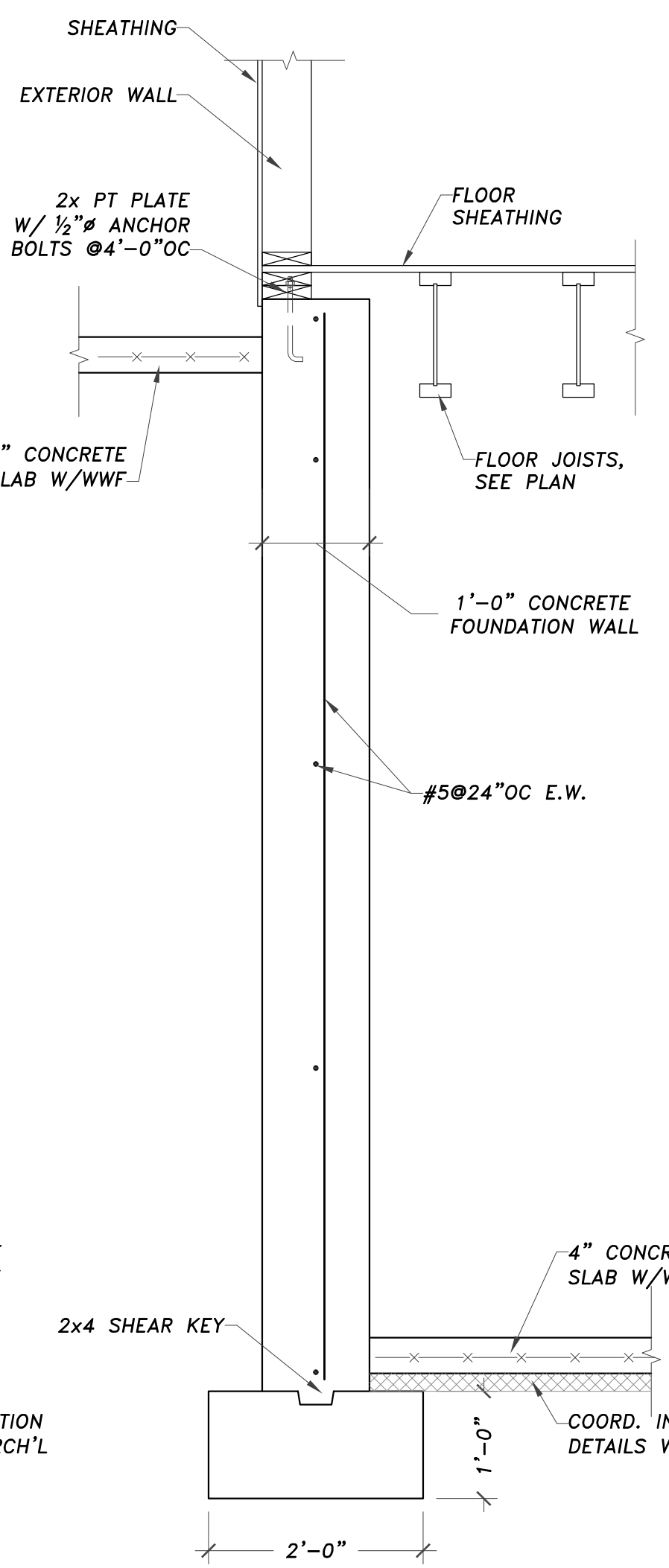
HIGH ROOF FRAMING
Scale: 3/16"=1'-0"

- NOTES:**
- ALL INDIVIDUAL LVLS ARE 1 1/4" THICK UNLESS NOTED OTHERWISE ON PLAN.
 - ALL RAFTER TO HIP OR VALLEY CONNECTION TO BE MADE W/ A MINIMUM OF 6-12d NAILS.
 - ALL CEILING TO RAFTER CONNECTIONS TO BE MADE W/ A MINIMUM OF 12-12d NAILS UNLESS NOTED OTHERWISE IN DETAILS.
 - ALL RAFTER TO LVL RIDGE CONNECTIONS TO BE MADE WITH A MINIMUM OF 6-12d NAILS EQSP AND ONE OF THE THREE FOLLOWING OPTIONS (UNLESS DETAILED/NOTED OTHERWISE ON PLANS):
1. SINGLE SIMPSON A35 FRAMING ANGLE, 2. COLLAR TIES LOCATED IN UPPER THIRD OF THE ATTIC SPACE, 3. 1 1/2" x 20 GA RIDGE STRAP FASTENED TO OPPOSING RAFTERS.
 - ALL VALLEYS AND HIPS TO BE CONNECTED TO RIDGES WITH A MINIMUM OF 12 EQSP 16d NAILS AND A LSSO FRAMING ANGLE.
 - PROVIDE SIMPSON HZ-5A HURRICANE TIES CONNECTING EACH RAFTER TO STRUCTURE BELOW. TIE TO BE FASTENED DIRECTLY TO FRAMING AND ON THE SAME SIDE AS WALL SHEATHING.
 - EXTEND PLYWOOD SHEATHING UNDER ENTIRE OVERFRAMED AREA.
 - ALL BANKS OF WINDOWS ARE ASSUMED TO HAVE 2-2x6 JACK STUDS BETWEEN INDIVIDUAL WINDOWS. O.C. TO NOTIFY ENGINEER IF HEADERS NEED TO CLEAR SPAN ENTIRE BANKS OF WINDOWS.
 - HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:

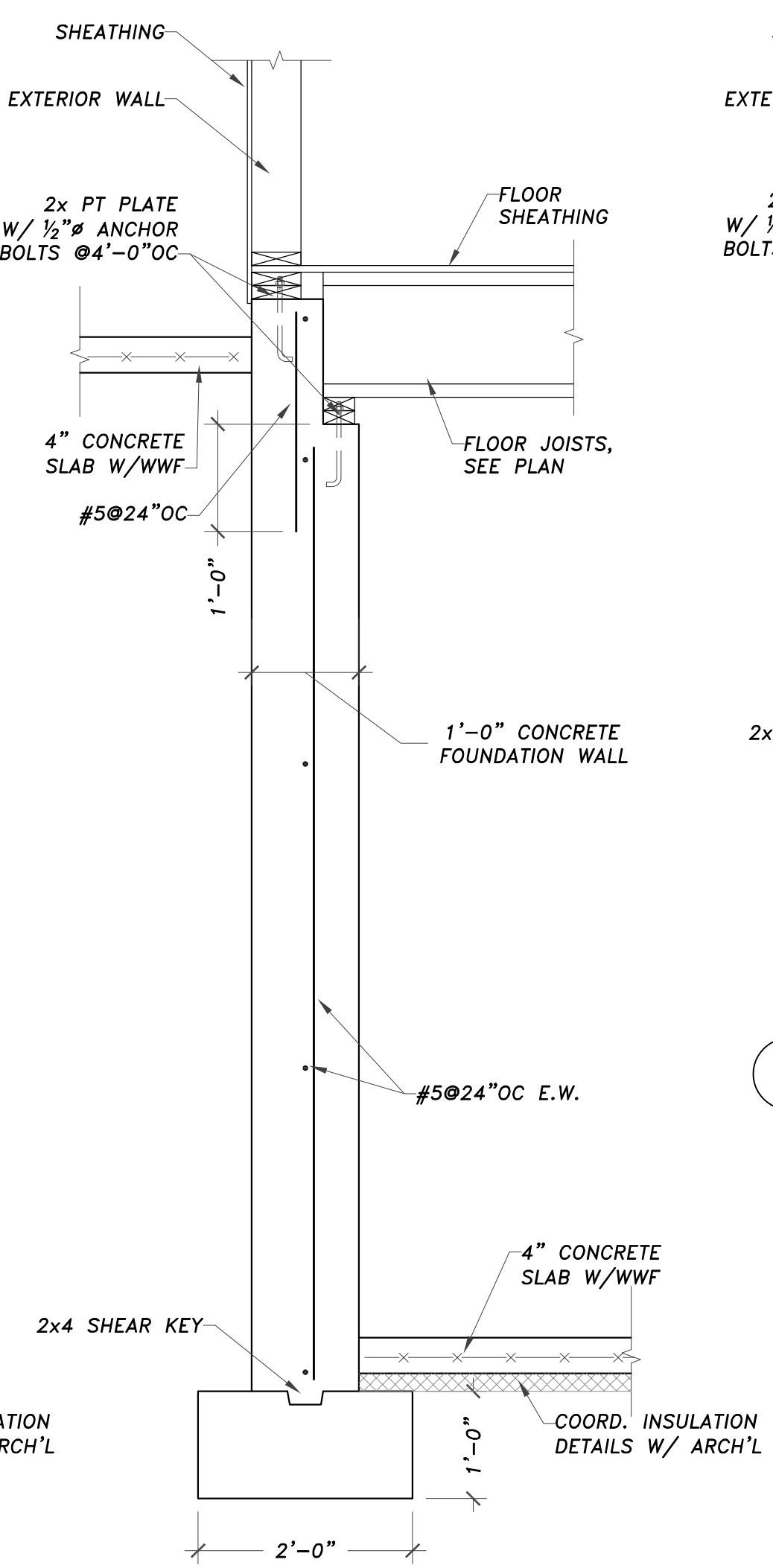
3-2x10	=	CONT. 3-2x10
SINGLE	=	TWO OR MORE
 - AT OVERFRAMED AREAS EXISTING ROOFING MATERIAL TO BE REMOVED TO ROOF SHEATHING.
 - BEAMS COMPRISED OF 2 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2" DIA BOLTS AT 16" ON CENTER OR 3/4" DIA DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.
 - BW DENOTES BEARING WALLS CONSISTING OF 2x6 @ 16" O.C. SEE FRAMING NOTES FOR HORIZ. BRACING.
 - WHERE APPLICABLE, ALL FIRST RAFTERS SHALL BE FASTENED THROUGH SHEATHING AND INTO WALL STUDS WITH 2-LEDGERLOKS AT 16" O.C.



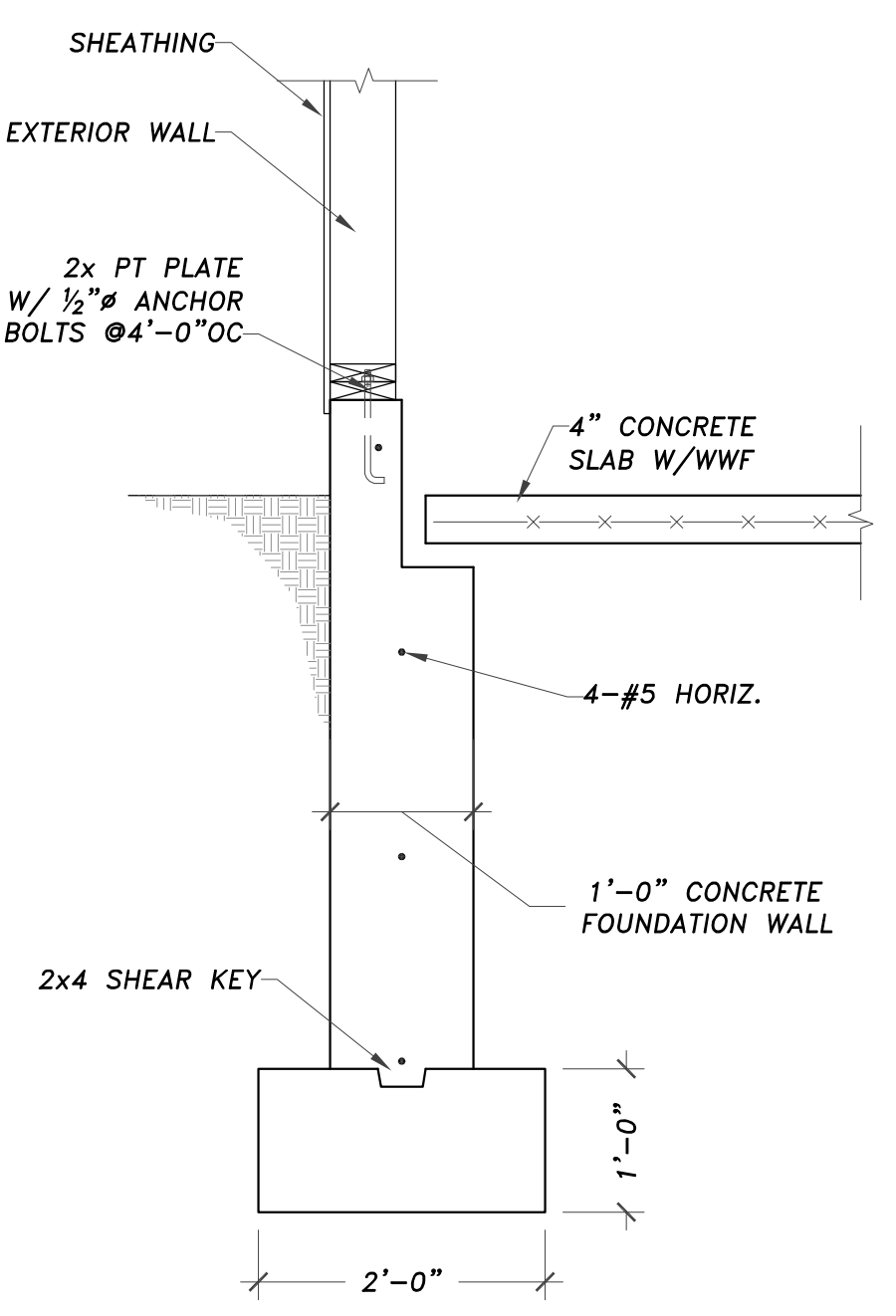
1 SECTION THRU FOUNDATION
Scale: 3/4" = 1'-0"



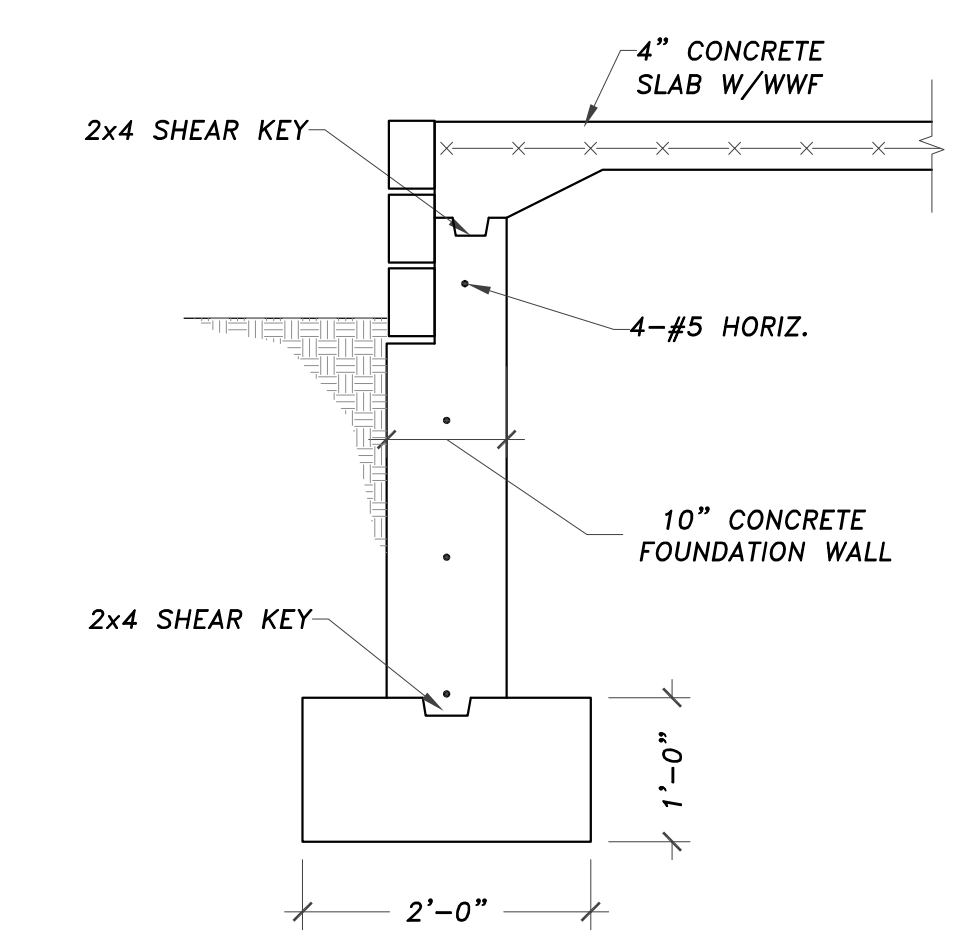
2 SECTION THRU FOUNDATION
Scale: 3/4" = 1'-0"



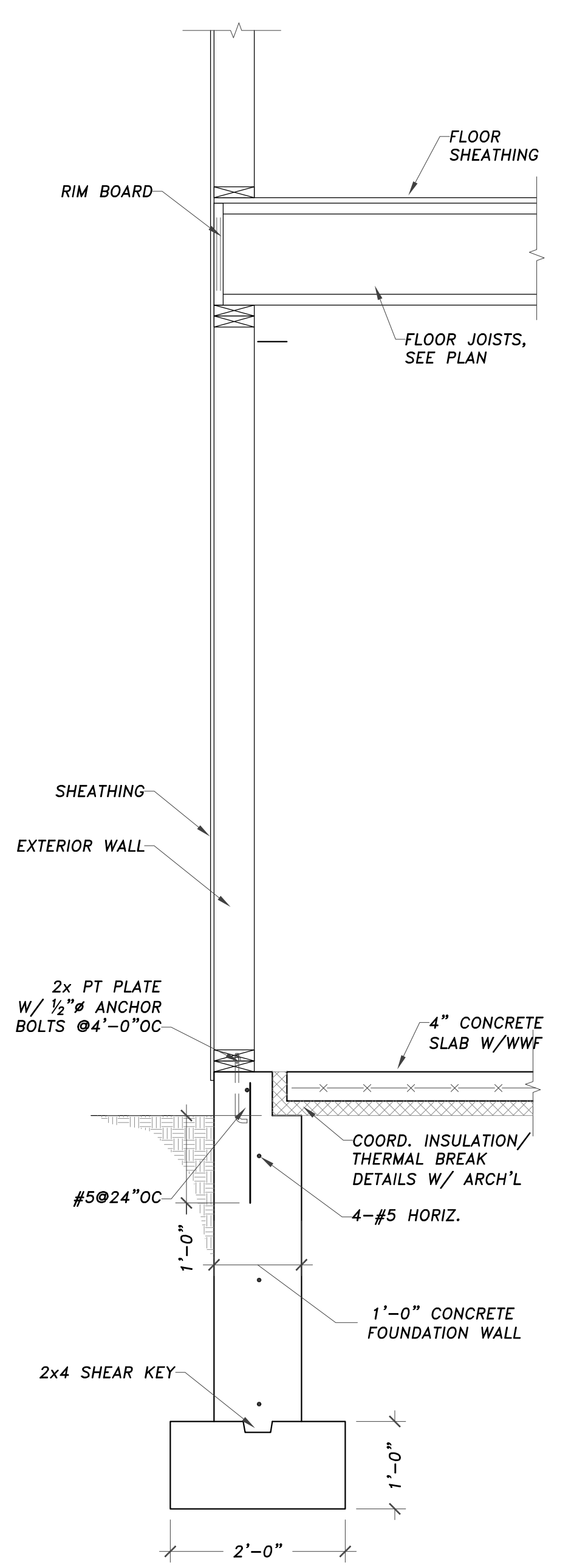
3 SECTION THRU FOUNDATION
Scale: 3/4" = 1'-0"



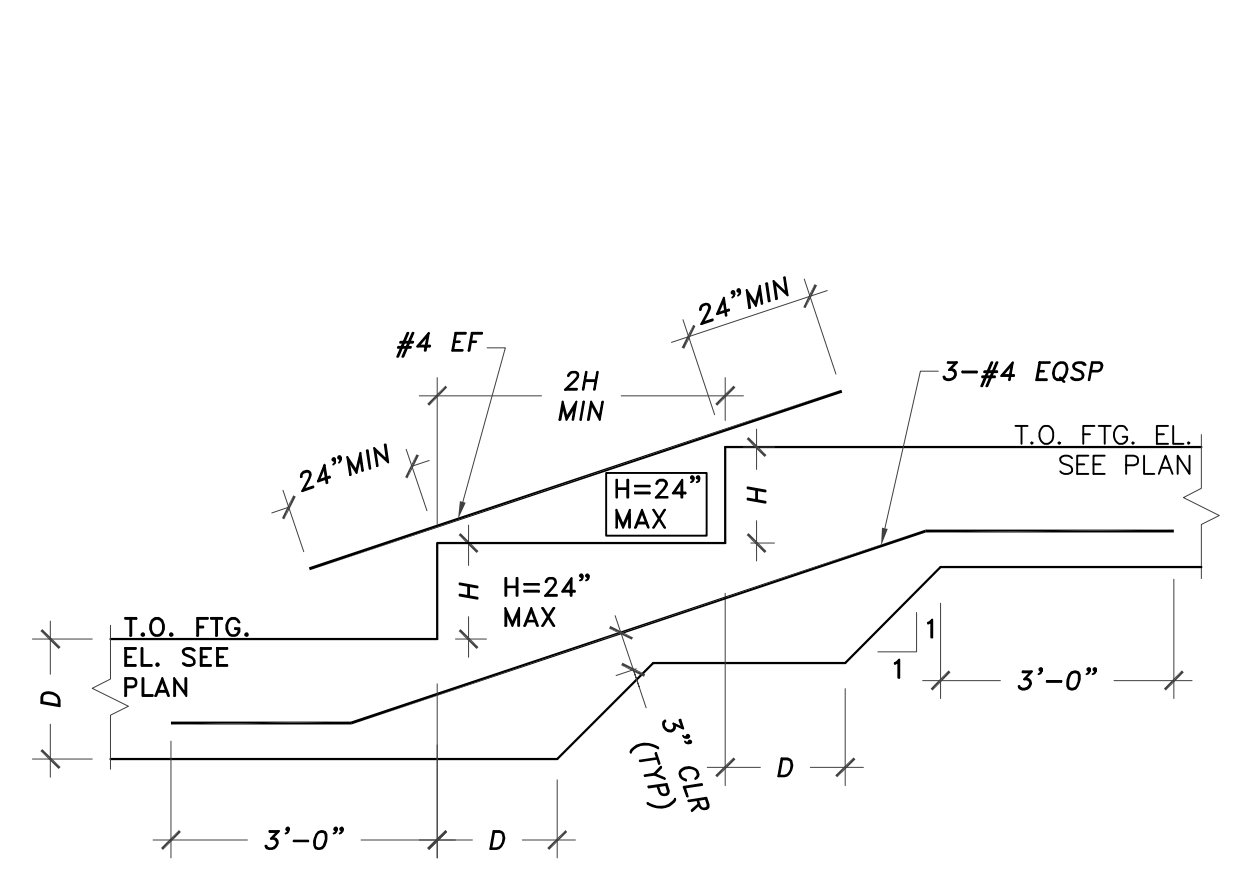
4 SECTION THRU GARAGE
Scale: 3/4" = 1'-0"



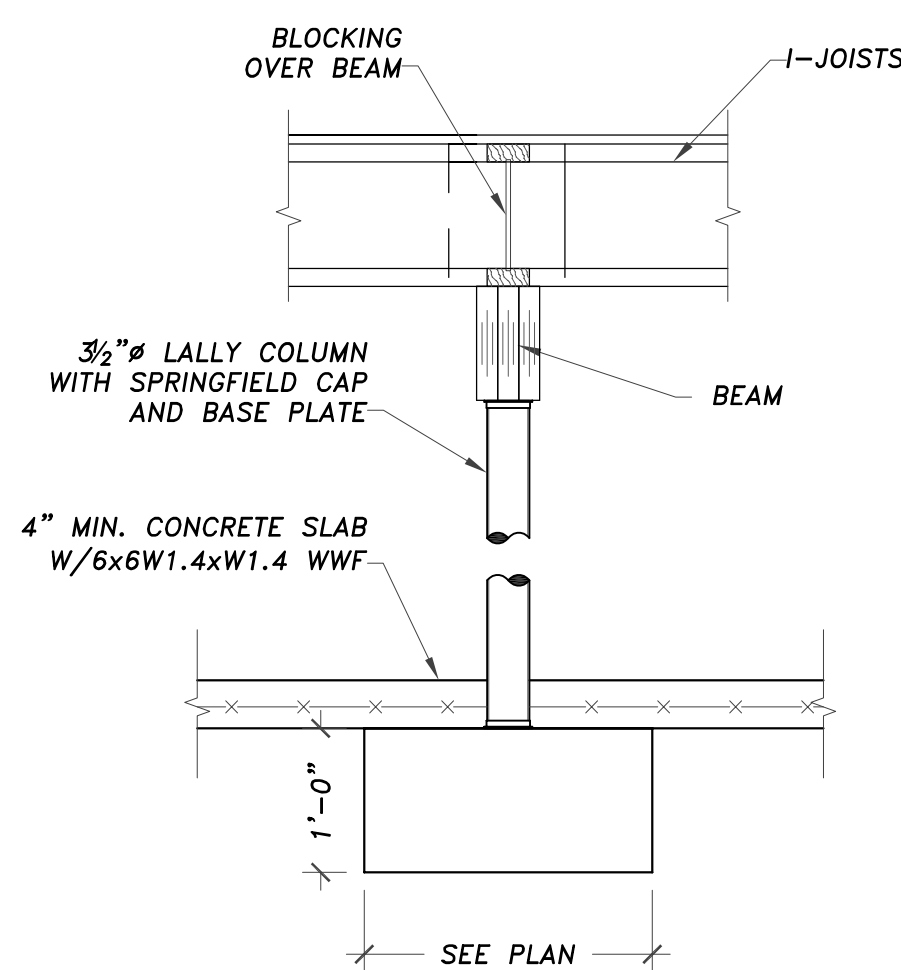
5 SECTION THRU PATIO
Scale: 3/4" = 1'-0"



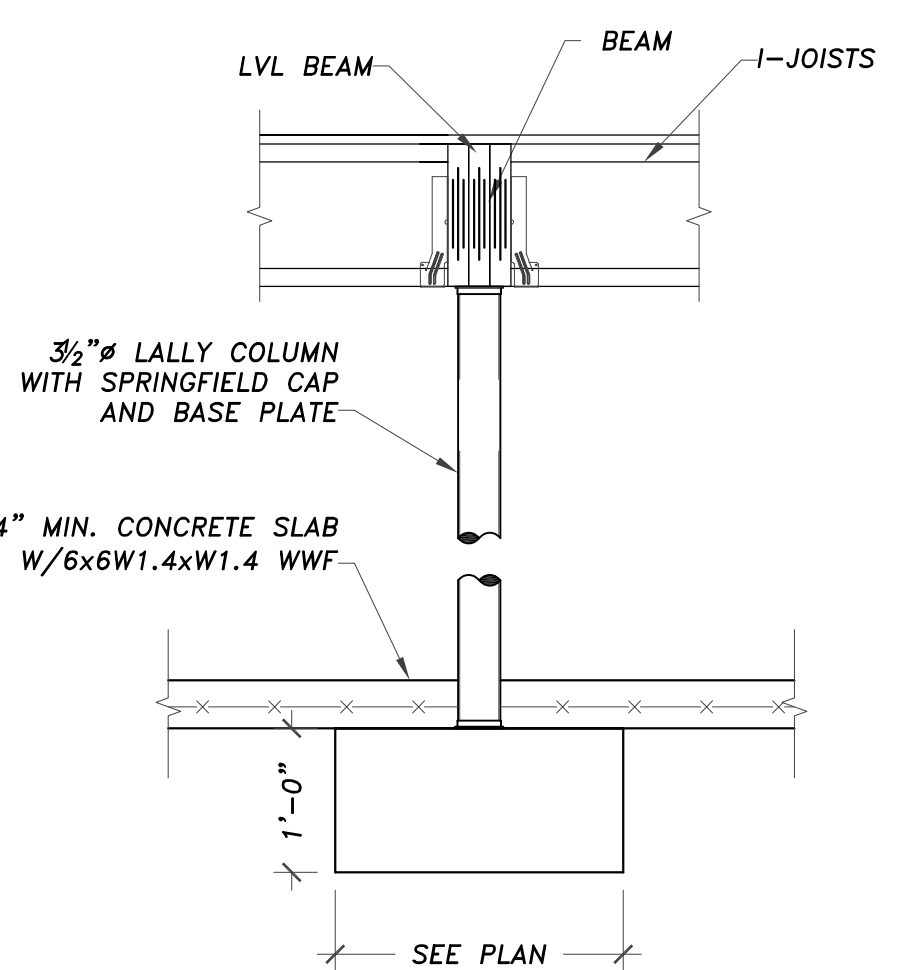
6 SECTION THRU FOUNDATION @ REAR
Scale: 3/4" = 1'-0"



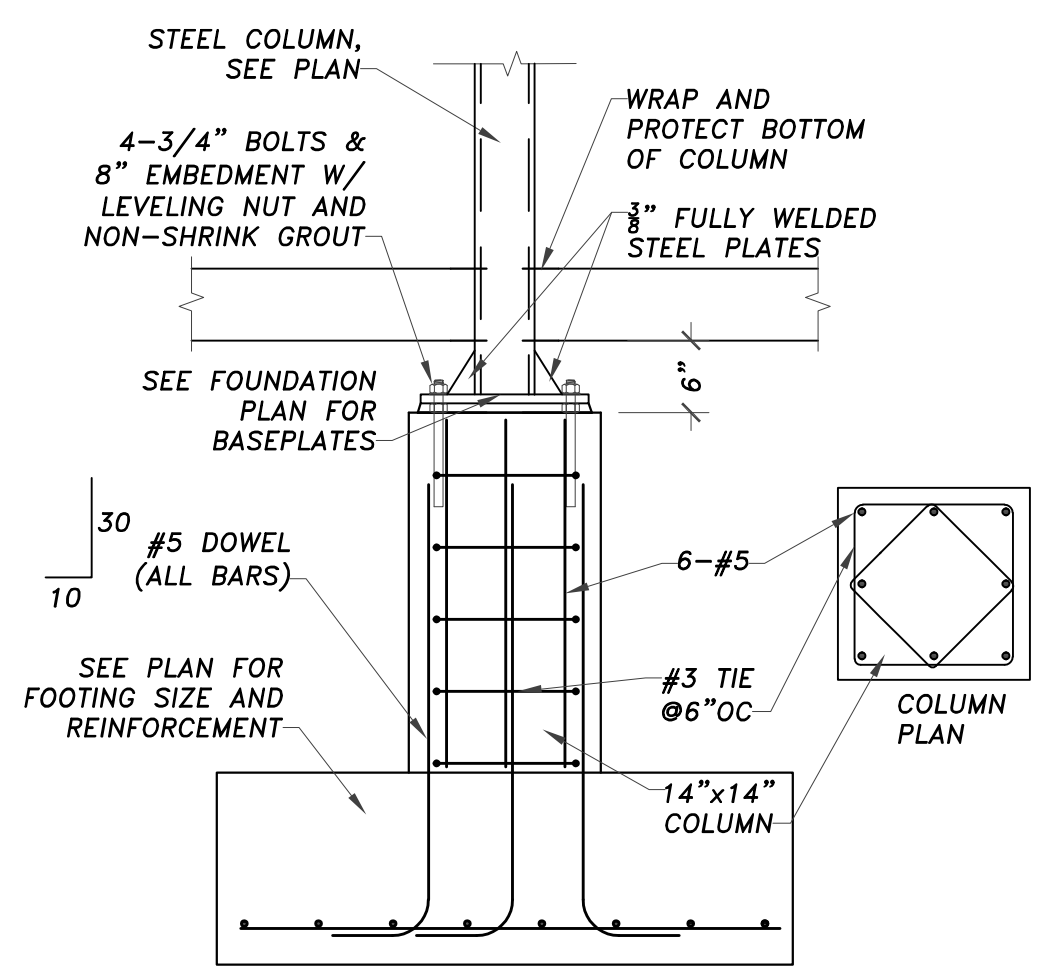
7 STEPPED FOOTING DETAIL
Scale: 3/4" = 1'-0"



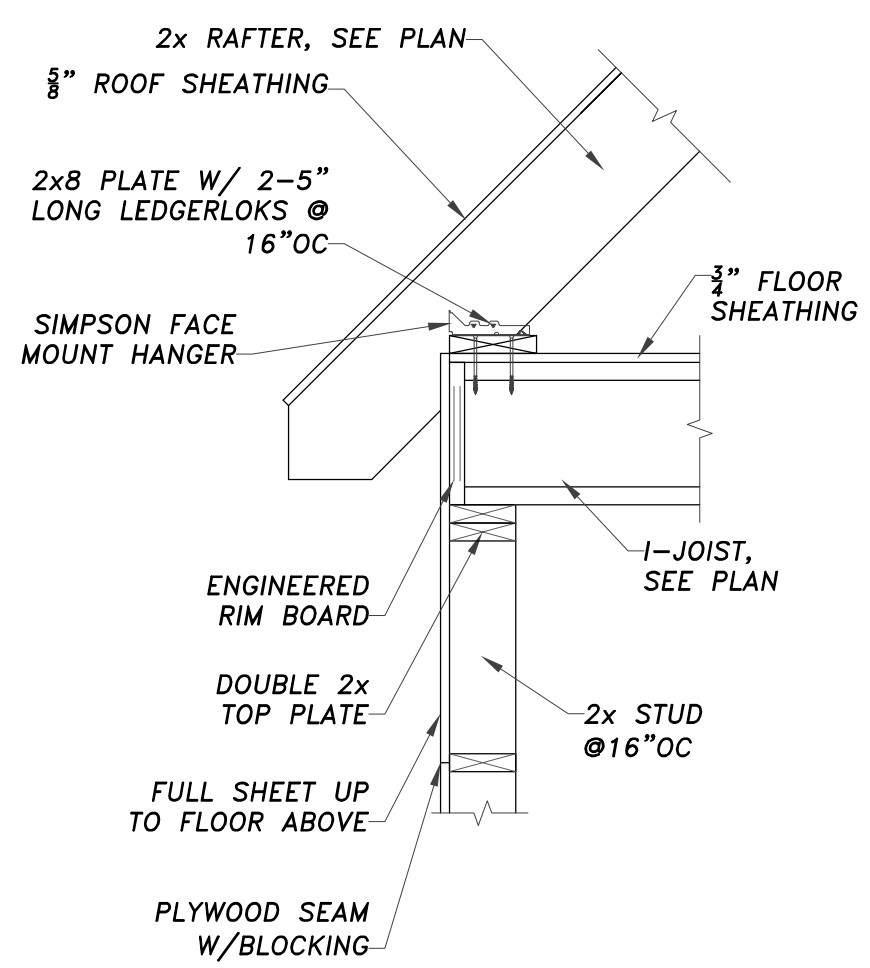
8 LALLY COL. DETAIL
Scale: 3/4" = 1'-0"



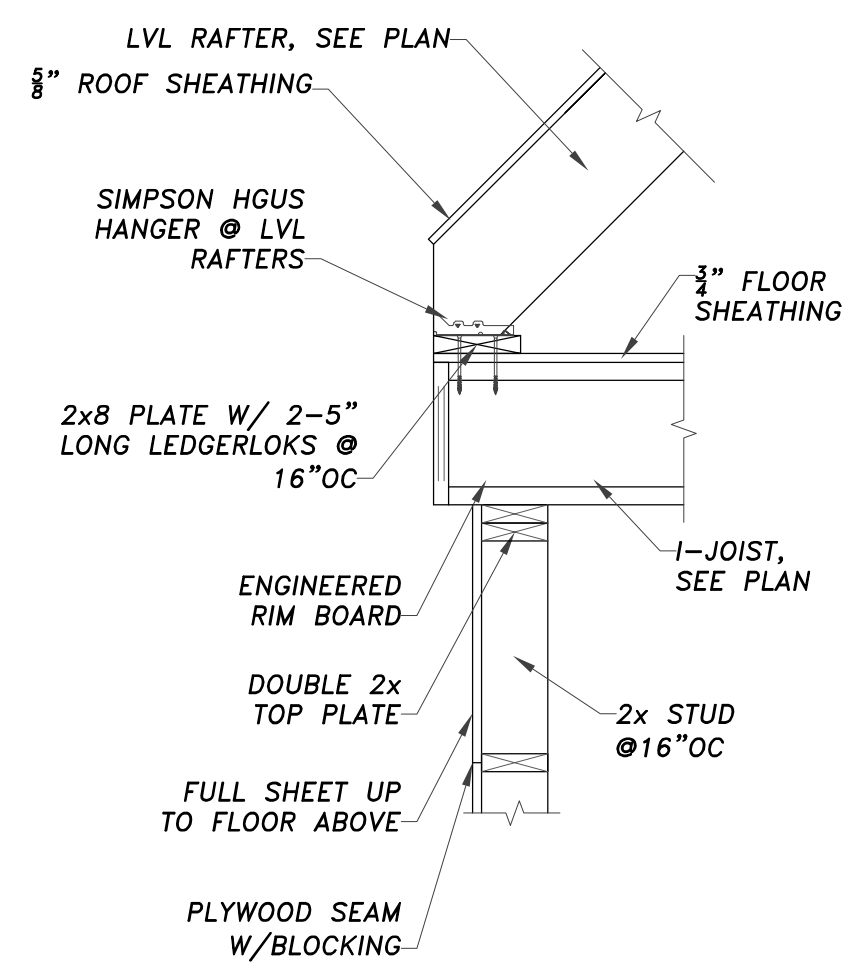
9 LALLY COL. DETAIL
Scale: 3/4" = 1'-0"



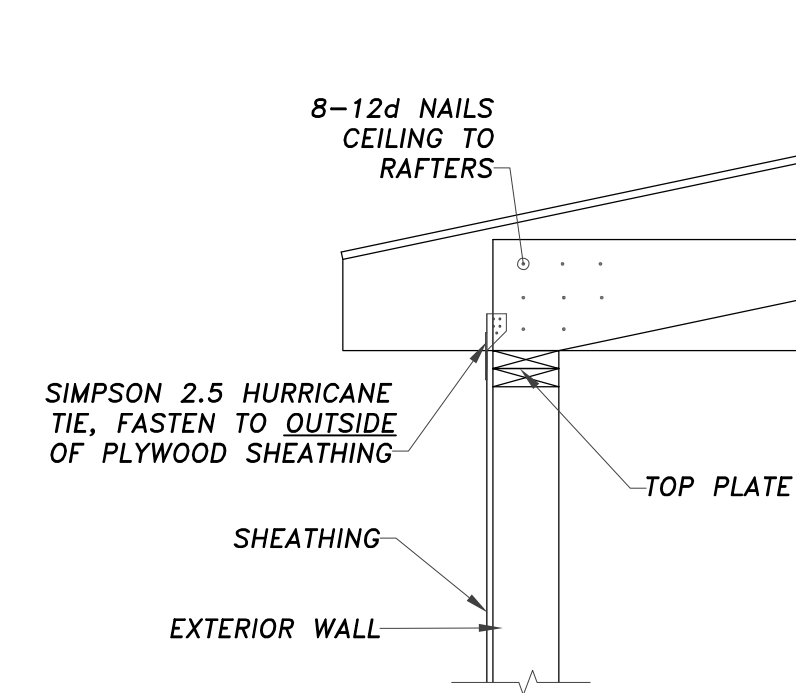
10 PIER DETAIL
Scale: 3/4" = 1'-0"



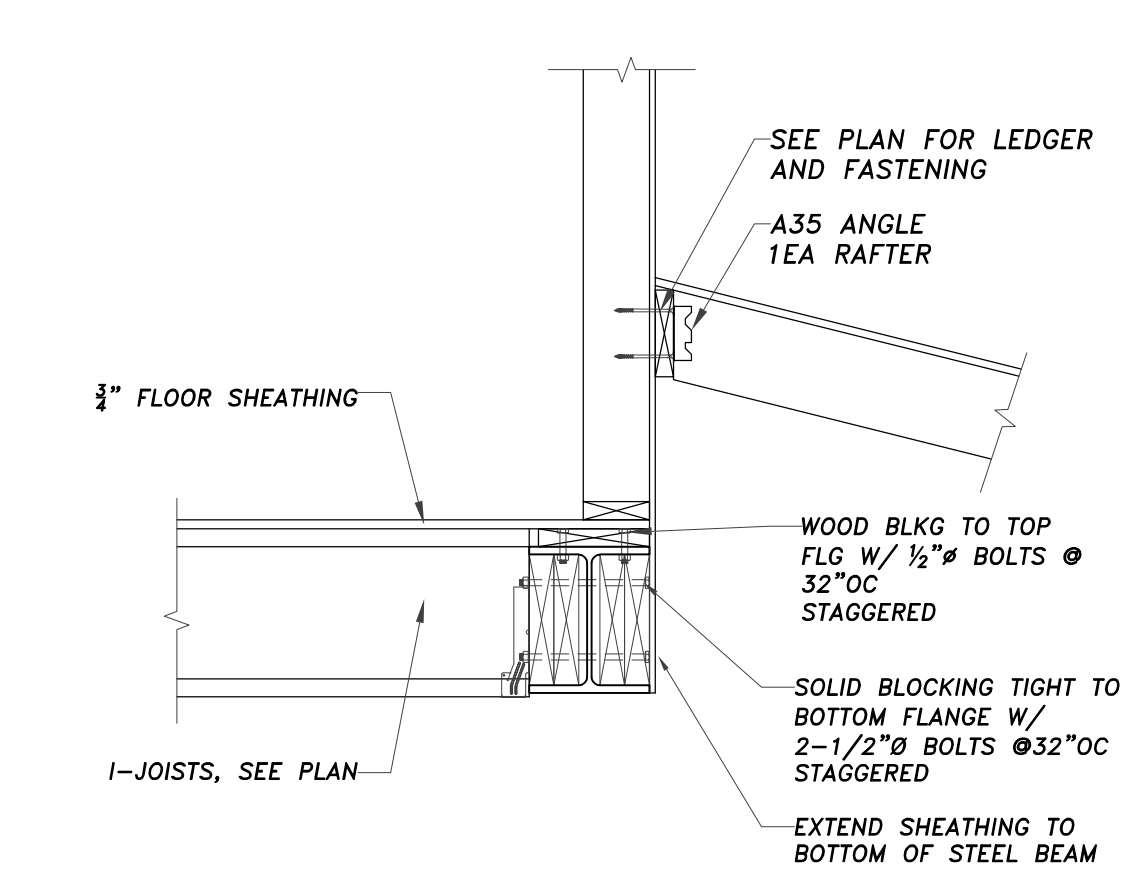
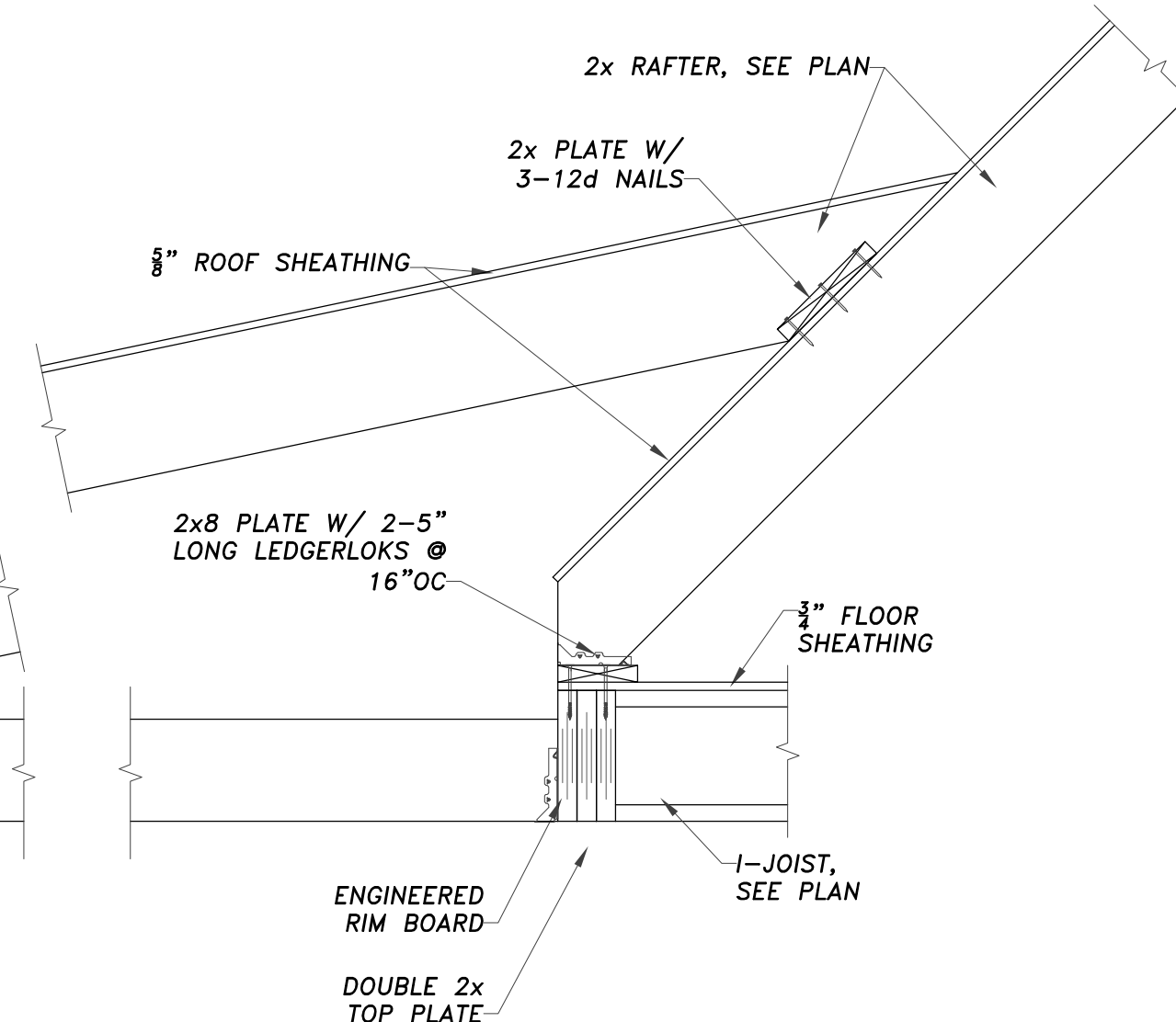
1 SECTION THRU ROOF
 Scale: 3/4" = 1'-0"



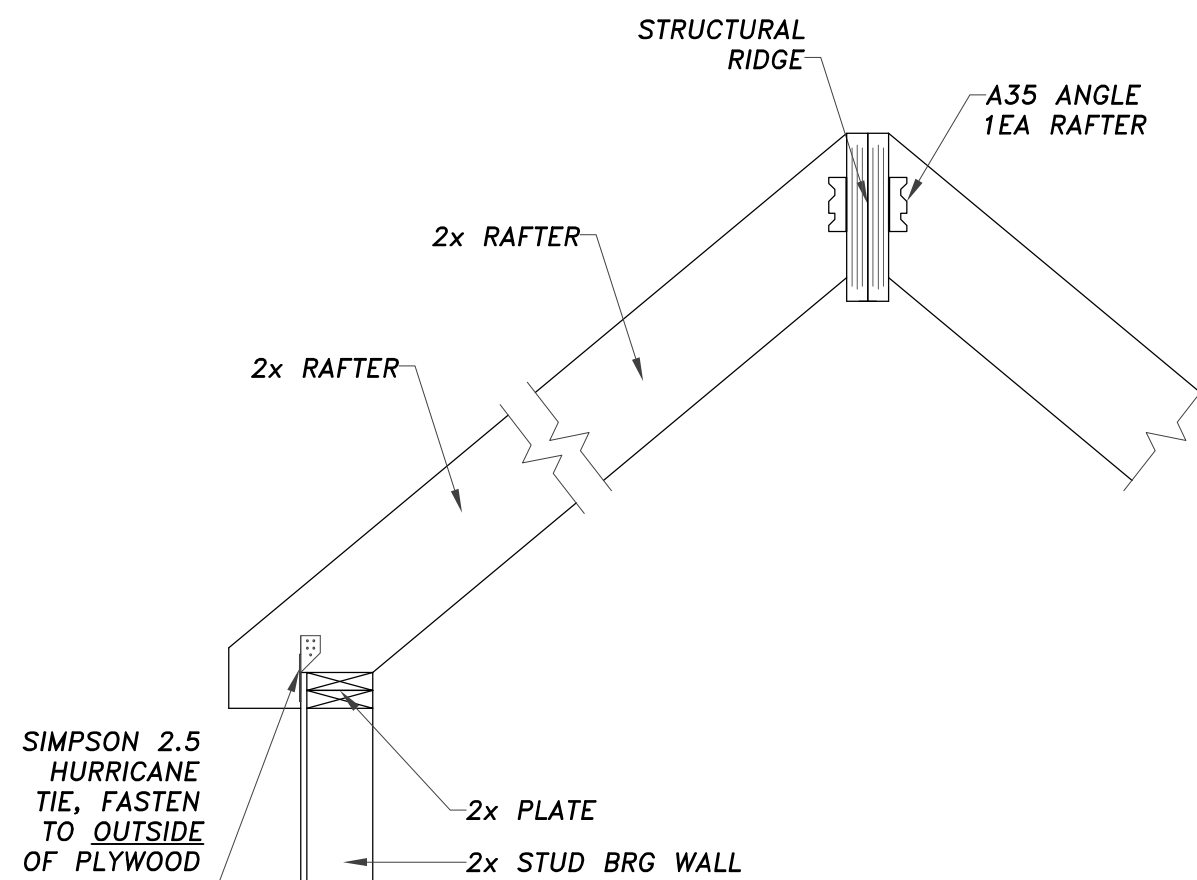
2 SECTION THRU ROOF
 Scale: 3/4" = 1'-0"



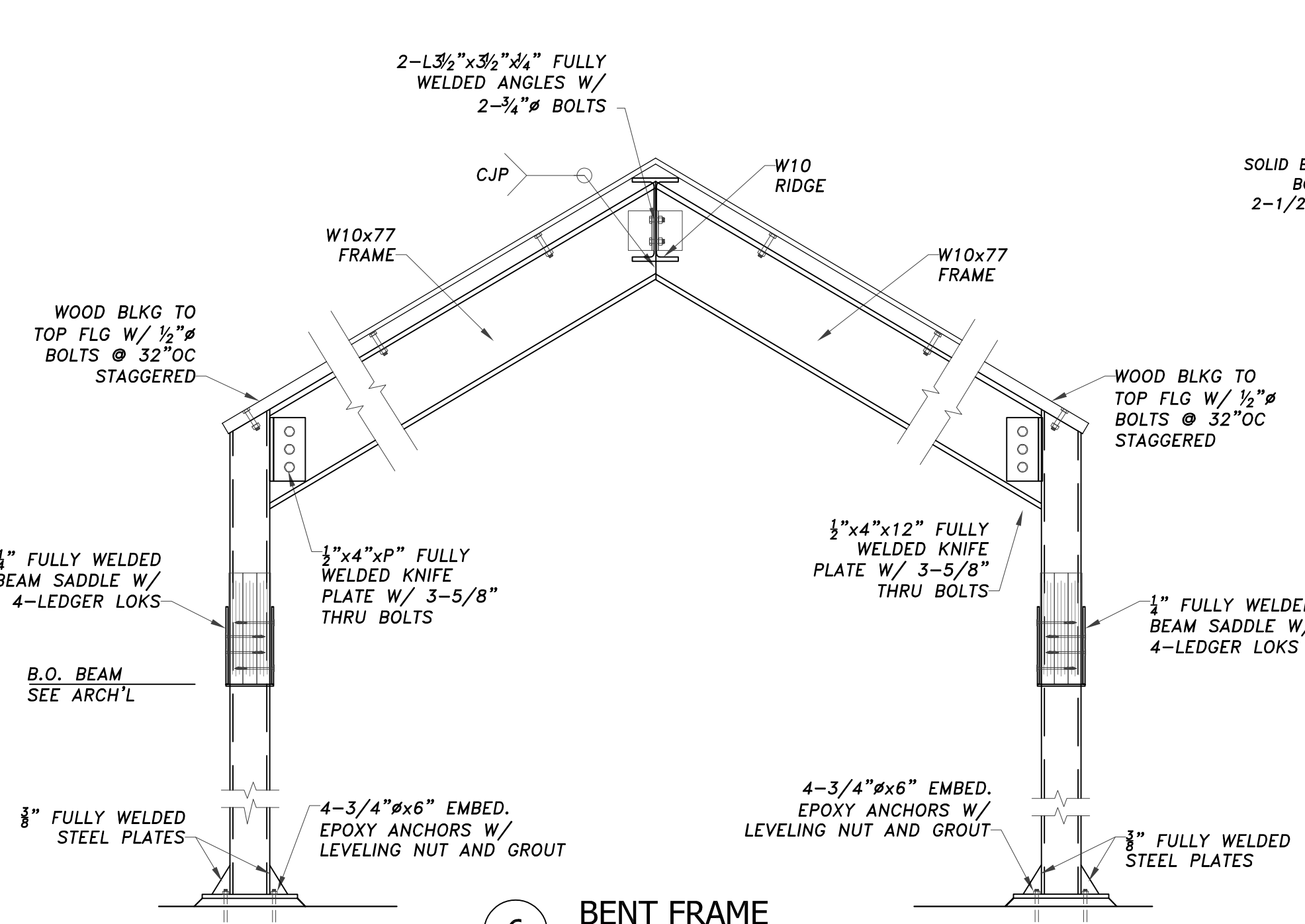
3 SECTION THRU ROOF
 Scale: 3/4" = 1'-0"



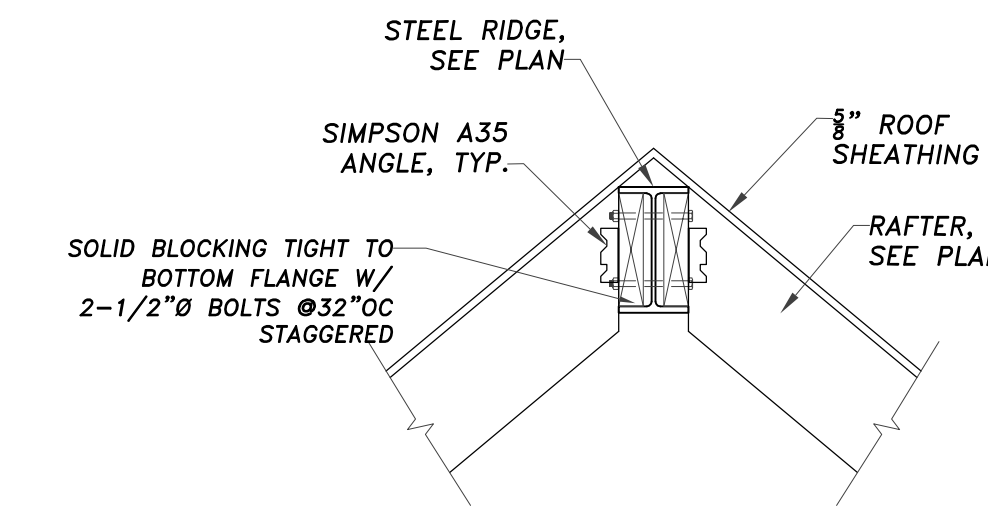
4 SECTION THRU ROOF
 Scale: 3/4" = 1'-0"



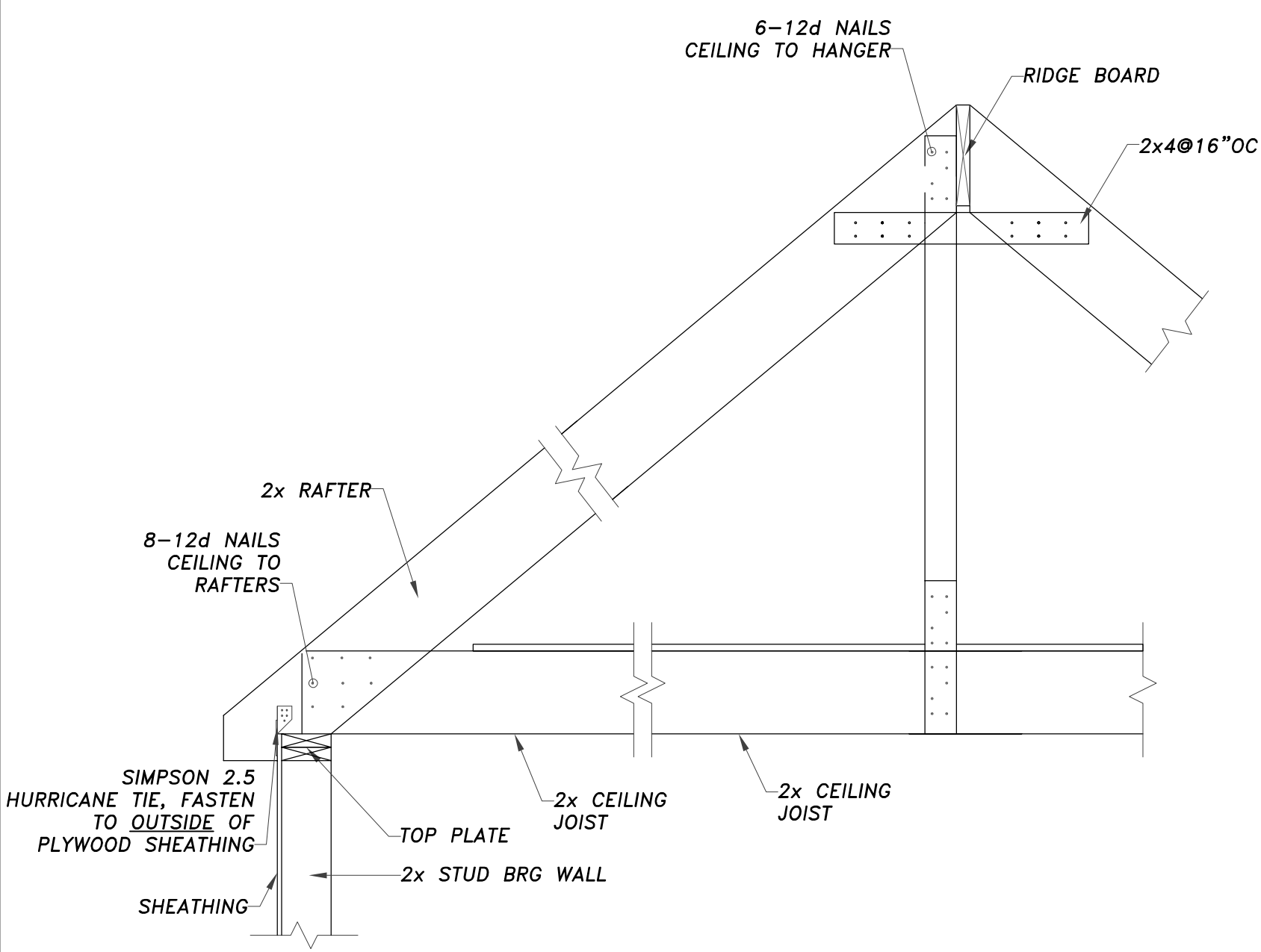
5 CATHEDRAL ROOF FRAMING SECTION
 Scale: 3/4" = 1'-0"



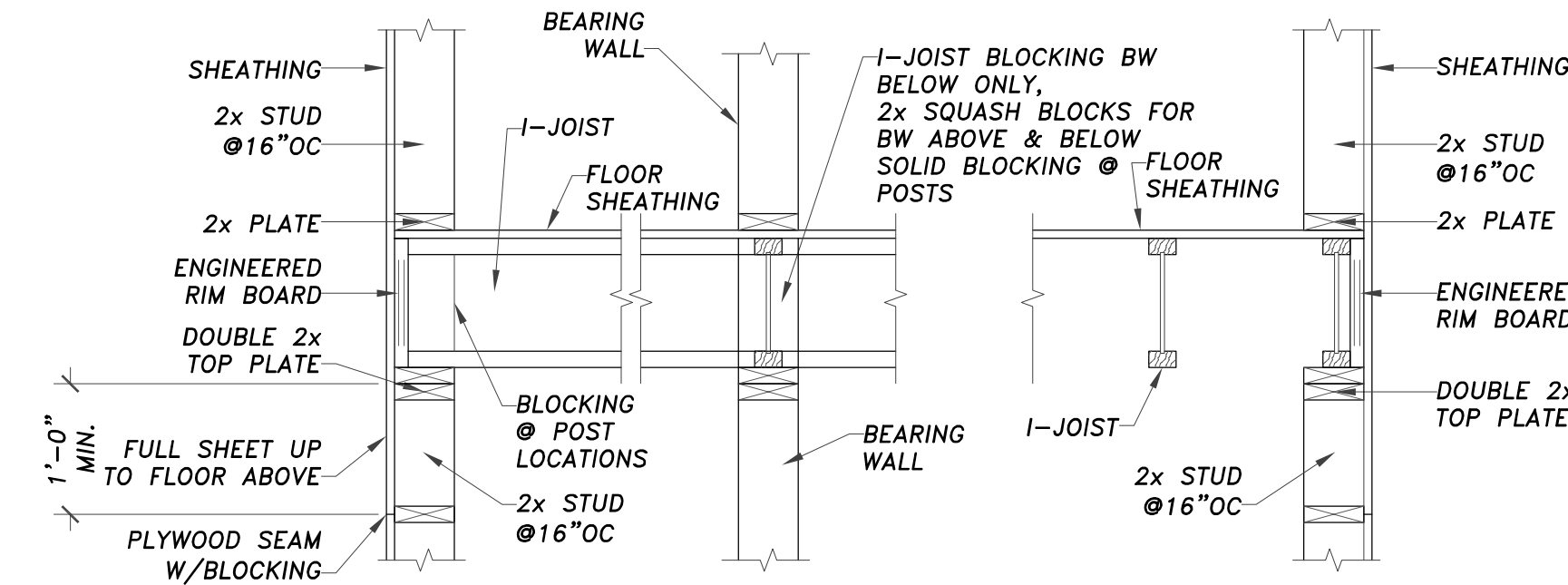
6 BENT FRAME
 Scale: 3/4" = 1'-0"



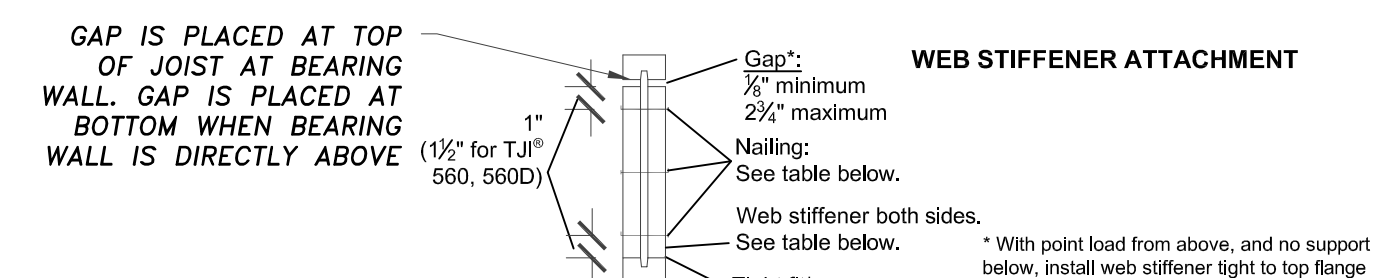
7 STEEL RIDGE
 Scale: 3/4" = 1'-0"



8 STEEL RIDGE
 Scale: 3/4" = 1'-0"

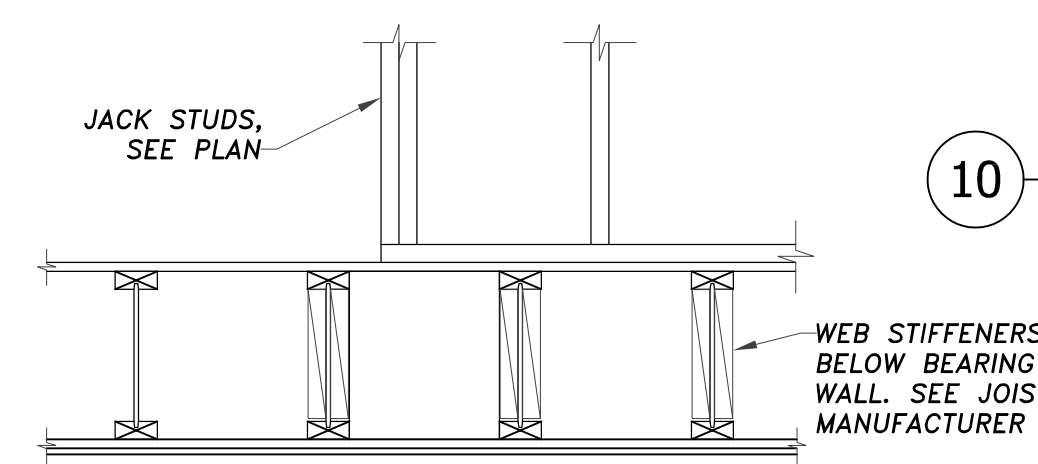
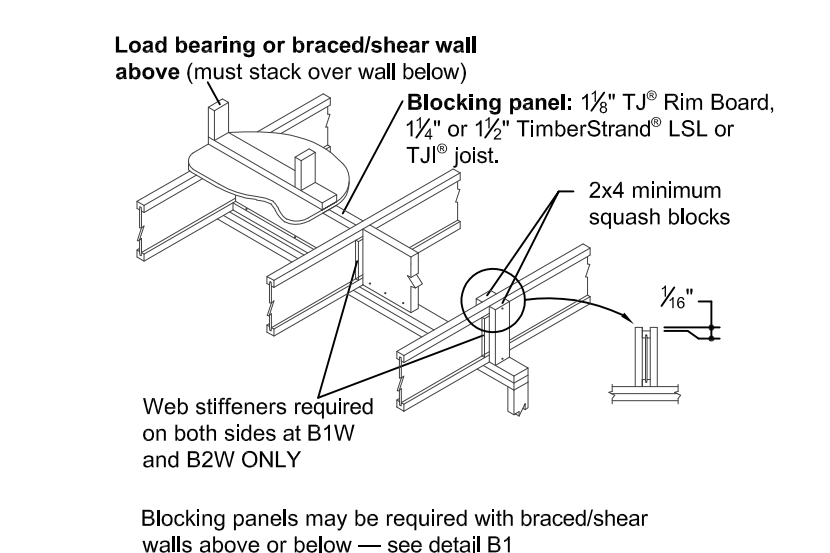


9 TYPICAL I-JOIST FLOOR DETAILS
 Scale: 3/4" = 1'-0"



TJI® Joist Series	Depth (in.)	Minimum Web Stiffener Size	Nailing Requirements		
			Type	End	Intermediate
110	All	$\frac{5}{8}$ " x 2 $\frac{1}{2}$ "#	8d		
210	All	$\frac{5}{8}$ " x 2 $\frac{1}{2}$ "#	(0.113" x 2 $\frac{1}{2}$ ")		
230 & 360	All	$\frac{5}{8}$ " x 2 $\frac{1}{2}$ "#		3	3
560	All	2x4 ⁽¹⁾	16d		
560D	18"	2x4 ⁽²⁾	16d	4	4
	20"			5	5
	22"			6	11
	24"			6	13

(1) PS1 or PS2 sheathing, face grain vertical
 (2) Construction grade or better
 (3) Web stiffeners are always required for 22" and 24" TJI® 560D Joists



10 I-JOIST REINFORCEMENT
 Scale: 3/4" = 1'-0"