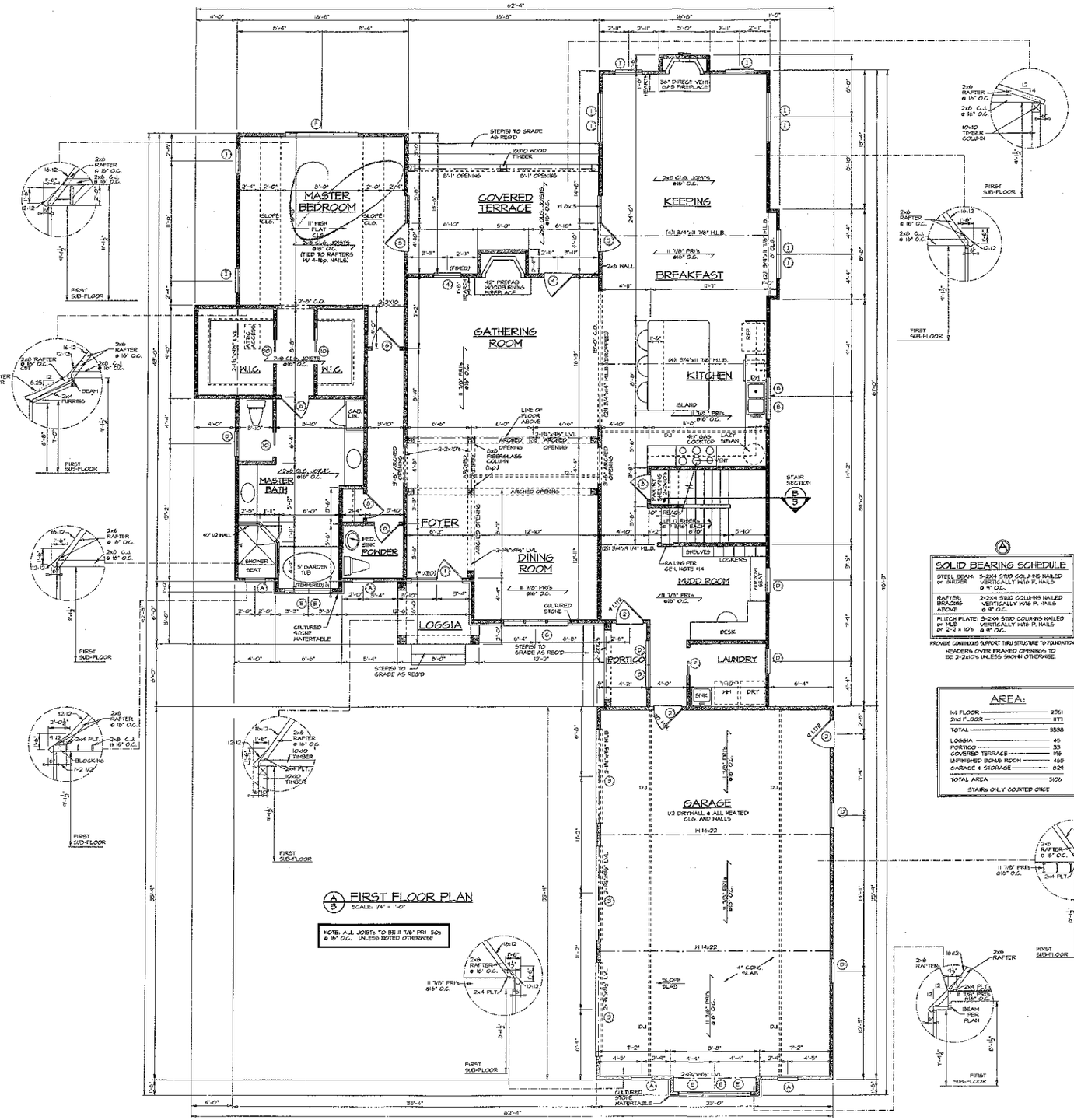


A FIRST FLOOR PLAN

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

NOTE: ALL JOISTS TO BE II 7/8" PRI 50# @ 16" O.C. UNLESS NOTED OTHERWISE

B SCHEMATIC STAIR SECTION

SCALE: 1/2"=1'-0"

DOOR SCHEDULE		
NO.	SIZE	DESCRIPTION
1	(2) 2'-6"x7'-0" ARCHED FRENCH DOORS	SEE FRONT ELEVATION
2	2'-0"x6'-8" 6 LITE -OR- SOLID 20 MIL (SEE PLAN)	DOOR @ PORTICO
3	4'x7' O.H.D.	SEE ELEVATION
4	2'-8"x6'-8" W/ 12" TRANSOM ABOVE	FRENCH (SEE ELEVATION)
5	(2) 2'-8"x6'-8" W/ 12" TRANSOM ABOVE	FRENCH (COURTYARD)
6	2'-8"x6'-8"	6 PANEL
7	2'-6"x6'-8"	6 PANEL
8	2'-4"x6'-8"	6 PANEL
9	2'-8"x6'-8" POCKET	6 PANEL
10	2'-4"x6'-8" POCKET	6 PANEL
11	(2) 2'-0"x6'-8"	3 PANEL
12	2'-0"x6'-8"	6 PANEL

WINDOW SCHEDULE		
LETTER	SIZE	DESCRIPTION
A	2'-0"x2'-0"	FIXED
B	2'-0"x8'-0"	ARCHED W/ CASEMENT W/ 2 PIECE ARCH SEGMENT TRANS.
C	2'-4"x3'-6"	CASEMENT
D	2'-4"x4'-6"	D.H.
E	(2) 2'-6"x5'-0"	CASEMENT (TEMPERED)
F	(3) 2'-4"x1'-6" ACHED TRANS. OVER (3) 2'-4"x5'-0"	D.H. (SEE REAR ELEVATION)
G	(3) 2'-4"x1'-8" ACHED TRANS. (3) 2'-4"x6'-0"	CASEMENT (TEMPERED) (SEE FRONT ELEVATION)
H	(2) 2'-4"x1'-8" ACHED TRANS. (2) 2'-4"x4'-0"	CASEMENT (EGRESS)
I	2'-6x6'-2"	D.H.
J	2'-4x5'-4"	D.H. (EGRESS)
K	(9)2'-4"x5'-0"	CASEMENT

SOLID BEARING SCHEDULE

STEEL BEAM OR GIRDER	3-2X4 STUD COLUMNS NAILED VERTICALLY W/10 P. NAILS @ 9" O.C.
RAFTER, BRACING ABOVE	2-2X4 STUD COLUMNS NAILED VERTICALLY W/10 P. NAILS @ 9" O.C.
PLITCH PLATE 8" MIN ON 2'-3 x 10'6	3-2X4 STUD COLUMNS NAILED VERTICALLY W/8 P. NAILS @ 9" O.C.

PROVIDE CONTINUOUS SUPPORT THRU STRUCTURE TO FOUNDATION

HEADERS OVER FRAMED OPENINGS TO BE 2-2x10's UNLESS SHOWN OTHERWISE.

NOTE: 9'-1-1/2" CEILING HEIGHT ON FIRST FLOOR PLAN UNLESS NOTED OTHERWISE.

NOTE: ALL DOORS AND CASED OPENINGS ON THIS FLOOR SHALL BE 6'-8" HIGH UNLESS NOTED OTHERWISE.

AREA:

1st FLOOR	2561
2nd FLOOR	1177
TOTAL	3538
LOGGIA	45
PORTICO	33
COVERED TERRACE	149
UNFINISHED BONUS ROOM	485
GARAGE & STORAGE	824
TOTAL AREA	5106

STAIRS ONLY COUNTED ONCE

NOTICE:
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Home plans by Frank Sandguist

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FRAMING CONST. - OTHER THAN ROOF

1. GIRDER, BEARING AND RAKE WITH CANTILEVER WALL AND PIER CONSTRUCTION SHALL BE 2-2x10 DRY SOUTHERN YELLOW PINE #2 UNLESS NOTED LARGER. MAXIMUM CLEAR SPANS ARE TO BE 4'-8". 16"-0" O.C. SPACING OF PIERS.

TO AVOID OBJECTIONABLY CRACKING IN FINISHED HARDWOOD FLOORS OVER GIRDERS USE THE FOLLOWING PROCEDURE:

(A) DECKING

(a.) ALL FLOOR JOISTS MUST BE TOENAILED TO THEIR SUPPORT GIRDERS WITH AT LEAST 3-8D TOENAILS PER END. LONGER NAILS WILL SPLIT WOOD AND SHOULD NOT BE USED. NO END NAILING THROUGH THE GIRDER OR BAND IS PERMITTED.

(b.) IF DRIVEN FASTENERS ARE USED END ALL JOISTS AND SIDE NAIL EACH WITH A MIN. OF 3-8d" O. NAILS AT EACH END OF EACH JOIST. LESSER SIZED JOISTS SHALL BE SPACED 3" APART AND NAILED WITH 3-8d" O. NAILS AT EACH JOIST END.

(c.) WALL MULTIPLE MEMBER BUILT-UP GIRDERS WITH TWO ROWS OF 16" O. NAILS STAGGERED AT 32" O.C., 2" DOWN FROM TOP AND 2" UP FROM BOTTOM AND SIDE NAILED WITH TWO ROWS OF 10d NAILS AT JOINT ENDS AND SPLICES.

(d.) THIS NAILING PATTERN WILL ENSURE A TIGHT FLOOR FINISH THE DOES NOT SHOW HEIGHT TO THE OUTSIDE SO THAT WHEN THE FRAMING SHRINKS DURING THE FIRST HEATING SEASON, THE SHRINKAGE WILL BE IMMEDIATELY DISTRIBUTED OVER THE ENTIRE FLOOR. IF THE GIRDER NAILING PATTERN IS OMITTED, THEN THE SHRINKAGE WILL ACCUMULATE AT THE GIRDER LINE AND ANY OBJECTIONABLE CRACK WILL DEVELOP AT THE GIRDER LINE.

(e.) AT ALL GIRDERS WHERE THE JOISTS CHANGE DIRECTION, INSTALL BRIDGING AT 8'-0" O.C., FOR A MIN. OF JOIST SPACING BEYOND ANY JOIST DIRECTION CHANGE. THIS WILL INSURE SHRINKAGE DISTRIBUTION OVER THE FLOOR AND NOT LET IT ACCUMULATE AT THE GIRDERS.

(g.) THERE MUST BE WOOD BLOCKING THRU BOLTED TO THE STEEL BEAM WITH JOISTS TOENAILED OR ATTACHED TO THE DOWN WITH METAL HANGERS UNDER ANY HARDWOOD FLOORS THAT RUN OVER A STEEL BEAM SUPPORTING FLOOR JOISTS. THIS CONSTRUCTION DETAIL EXISTS OVER BATHROOM FLOOR.

2. ALL JOINTS LAPPED CAN BE SPIKED TO BRACE NOTED OTHERWISE.

3. WOOD STRUCK MASONRY

(A) ALL STRUCTURES EXCEPT MASONRY VENEER FOR UP TO 8' SPAN USE 3/8" GRADE "D" PLYWOOD SHEATHING WITH 8d NAILS AT 6" O.C. ALONG EDGES AND 12" O.C. IN THE FIELD. ALL PLYWOOD SHEATHING EDGES SHALL HAVE A 1/16" O.C. SPACING AND SHALL BE NAILED WITH 8d COMMON NAILS @ 6" O.C. (MAX.) AND 8-10d SHANK NAILS @ 6" O.C. (MAX.)

(B) FOR MASONRY VENEER STRUCTURES FOR UP TO 8' SPAN USE 3/8" BOLTS AND WASHERS @ 2'-4" O.C. (MAX.). FOR 0' TO 16' SPAN USE 5/8" BOLTS AND WASHERS @ 1'-4" O.C. (MAX.)

4. RAFTER/JOIST/TIE BRACE FRAMING ARRANGEMENT
DETAILS FURNISHED ON DRAWINGS TAKE PRECEDENCE ABOVE UNLESS NOTED OTHERWISE.

5. LOWER LOAD WALLS SOLE PLATES, 2 TOP PLATES/SILL

(A) INTERIOR WALLS
(a.) LOAD BEARING - 2x4 @ 12" O.C.
(b.) NON LOAD BEARING - 2x4 @ 16" O.C.

(B) EXTERIOR WALLS - USE 2x4 @ 16" O.C. WITH 1/2"x4'x8' PLYWOOD SHEATHING, 2 LAYERS OF BUILDING PAPER OVER EVERY 5th COURSE OF 2x4 STUDS, or 2" O.C. FOR 10' PLYWOOD SHEATHING SIDED ON WALLS.
EXTERIOR STUD WALL TALLER THAN 10'

(A) STUDS SHALL BE 2" X 6" @ 16" O.C. OF 2" X 4" @ 12" O.C. IF 10' OR LESS IN HEIGHT WITH DOUBLE HEADERS OF SAME SIZE AS STUDS ON EACH SIDE OF EACH OPENING NAILED SECURELY TO THE HEADER.

(B) EXCEPT FOR LOAD BEARING WALLS, STUDS MAY BE NOTCHED 1 1/3" OVER TWO STORY HEIGHT WALLS WHERE NECESSARY FOR PLUMBING
2 - 2 1/4" x 2 1/4" LVL KING STUDS ON EACH SIDE OF OPENINGS 8' TO 9' (TWO 2x6 x 2x6 KING STUDS PLYWOOD GLUED TOGETHER IN FASHION KING STUDS DESCRIBED TO ALL HEADERS WITH A MIN. OF 12-16 D. NAILS AT TOP & BOTTOM OF LOAD BEARING OPENINGS OVER 9' = SIMILAR ENGINEERED LVL KING STUDS

(C) GABLE END WALLS OF ROOFS WITH VAULTED CEILING JOISTS, SHOULDER FRAME WALL AND PROVIDE TRIPLE KING STUD ON EACH SIDE OF OPENINGS, NAILED SECURELY TO THE HEADER.

(D) FOR GOTHIC AND TUDOR WALLS OF ROOFS WITH A RISE, EXTEND 3 1/2" X 6" ON PLYWOOD PLY LUMBER WITH 3 - 2x4 FLAT PLATES ACROSS THE ENTIRE WALL. LOCATE THE BEAM NEAR MID-HEIGHT OF THE WALL STUD OR NEAR FIRST FLOOR TOP PLATE.

NOTE:
SEE SPECIAL DESIGN OR ENGINEER FOR WALLS TALLER THAN 20' WITH OPENINGS IN HIGH WALLS EXCEED 6' IN WIDTH OR IF THE WALL CANNOT BE CONSTRUCTED USING ANY OF THE METHODS MENTIONED.

6. LVL BEAMS MUST HAVE 2-2x4 JACK STUDS UNDER EACH END FOR SUPPORT UNLESS NOTED OTHERWISE.

7. STEEL BEAMS MUST HAVE 2-2x4 JACK STUDS UNDER EACH END FOR SUPPORT UNLESS NOTED OTHERWISE.

8. MASONRY OPENINGS

(A) DECK

(a.) FOR FLAT SPANS UP TO 6'-WIDE 3 1/2" x 3 1/2" x 1/4" STEEL ANGLES

(b.) FOR FLAT SPANS OVER 6' TO 9'-0" USE 3 PAIR OF 8 GAUGE WIRE IN FIRST 3 COURSES OF BRICK ON A 5"x 3 1/2"x 1/4" STEEL ANGLE. LAP ALL 4 GAUGE WIRE SPLICES 12" MIN. AND EXTEND WIRES 12" MIN. INTO JOINTS. TEMPORARILY SUPPORT STEEL ANGLE BEFORE LAYING MASONRY. 4 TO 5 DAYS FOLLOWING INSTALLATION OF MASONRY OR AS SHOWN ON PLANS.

(c.) WHEN STRUCTURAL STEEL BEAMS WITH BOTTOM PLATES ARE USED TO SUPPORT MASONRY, THE BOTTOM PLATE MUST EXTEND THE FULL LENGTH OF THE STEEL BEAM. WHEN PROVIDED SUPPORT TO THE MASONRY IS NOT AT THE ENDS OF THE BEAM, AS IN THE CASE OF ANGLES, THE BEAM SHOULD BE TEMPORARILY SHORED PRIOR TO LAYING THE MASONRY. THE SHORING MAY BE REMOVED FIVE DAYS AFTER LAYING THE MAS.

(B) STONE

(a.) FOR FLAT SPANS UP TO 4' USE 6" X 6" X 5/16" STEEL ANGLES

(b.) FOR FLAT SPANS OVER 9' USE SAW X 7" STEEL PLATE AS LEDGER WELDED TO BOTTOM FLANGE OF STEEL BEAM - SEE PLANS FOR SIZE.

(c.) ON ALL MASONRY ARCHES, SHORE UP FOR 10 DAYS BEFORE REMOVING

(C) ARCHES AT GARAGE DOOR W/ LESS THAN 3' OF MASONRY ON SIDES NEED IN VERTICALLY AT CORNER FOR BRICK & 2 IN VERTICALLY FOR STONE.

9. ALL DECK OVER LIVING SPACES MUST HAVE A STRUCTURAL ANGLE LAG SCREWED TO TOP OF JOIST AND WALL IN ACCORDANCE WITH DETAIL FOR STEEL BEAM SUPPORTED BRICK VENEER.

10. ALL WOOD 'I' JOISTS AND OPEN JOISTS MUST BE BRACED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS FOR DETAILS SHOWN OR AS FOLLOWS: (A) LOAD BEARING PARTITIONS, DECKS, BEAMS AND ROOF TRUSSES SHALL BE SUPPORTED BY FOUNDATIONS, OR SHALL BE CARRIED TO SUPPORTING MEMBERS AND WALLS TO FOUNDATION. 1. JOISTS, TRUSSES, AND PLYWOOD CANNOT CARRY CONCENTRATED POST LOADS. ALL POST LOADS MUST BE CARRIED TO FOUNDATIONS BY BLOCKING AND/OR BEAMS.

(B) ON ALL OPEN WEB FLOOR TRUSSES OVER A 10' SPAN, A MINIMUM SINGLE LINE OF 2x4's SHALL BE NAILED TO DIAGONAL MEMBERS OR VERTICAL MEMBERS AT THE APPROXIMATE MID-SPAN AS A LOAD DISTRIBUTION MEMBER. IF LINE OF THE MEMBER IS NOT CONTINUOUS, LAP ALL OFF-LINE MEMBERS ONE SPACE.
WHERE PARENTHOSE FALL BETWEEN FLOOR TRUSSES 2x4 LADDERS SHALL BE NAILED TO DIAGONAL MEMBERS PLAN TO THE TRUSSES TO SUPPORT THE PLYWOOD DECKING.

(A) OPEN WEB FLOOR TRUSSES
COMBINING 2 2 x 8 BRIDGING SHALL BE NAILED TO DIAGONAL OR VERTICAL WEB MEMBERS OF ALL OPEN-WEB FLOOR TRUSSES OVER 10' LONG. THEY SHALL BE INSTALLED NEAR MID-SPAN AS A LOAD DISTRIBUTION MEMBER. IF THE 2 X 8 BRIDGING IS NOT CONTINUOUS, LAP ENDS OF ADJACENT ONE TRUSS SPACE.

11. WHERE CEILING JOISTS ARE PARALLEL TO EXTERIOR WALLS AND NAILED INTO SAW ON STUD WALL, TOP PLATE ADJACENT TO CEILING JOISTS, BRACE RAFTERS AND TOP PLATE TO THIS WOOD FRAME ON 4' CENTERS ALONG LENGTH OF CEILING JOISTS. BRACES SHOULD BE AT LEAST 45 DEG ANGLE.

12. ALL ROOFER RIDGEBOARDS TO BE MIN. 6 1/2 THICK AND 2 DEEPER FROM THE CUT END OF THE RAFTER. RIDGEBOARDS SHALL BE CONTINUOUS FOR SPANS ON CEILING JOISTS WHERE RAFTERS ARE DIRECTLY UNDER THEM.

(A) ROOF TRUSSES THAT HAVE NON-BEARING PARTITIONS RUNNING UNDER THEM SHOULD BE NAILED TO THE PARTITION PLATES TO AVOID CEILING-WALL CRACKING.

(B) ROOF TRUSSES CLOSE TO SIDE WALLS FRAMED AND USED AS DEAD HEAD FOR SHEETROCK (CORNER SHOULD BE NAILED TO THE WALL BRACING TO PREVENT CEILING-WALL CRACKING.

13. CEILING JOISTS AND FLAT ROOF RAFTERS
(A) WHERE CEILING JOISTS ARE INSTALLED PERPENDICULAR TO PARALLEL WITH OPEN MEAN ROOF RAFTERS (USED ROOFS) WITH 2 OR MORE ADJACENT OPENINGS AND A SPACING BETWEEN OPENINGS OF 3 FEET OR LESS THEY USE A 2 1/2" x 3 1/2" - 5/16" STEEL ANGLE VERTICALLY FROM PLATE TO TOP PLATE LAGGED TO STUD WALL WITH 3/8" x 3" LAGS WITH 2" O.C. SPACING AND LAG BOLTS TO CEILING JOISTS WITH 3/8" x 3" LAGS WITH 2" O.C. SPACING. WHERE OPENINGS ARE 3' TO 4' THE CEILING JOISTS SHALL HAVE AT LEAST 2 STEEL ANGLE VERTICALLY AT EACH HALLOW SPACE. SEE DRAWINGS ON THIS STEEL REINFORCEMENT EXAMPLES SHALL BE 60" O.C. PLYWOOD ON ONE - NO OTHER GUSSETING SHALL BE PERMITTED.

14. STRUCTURAL SIZES SHALL BE AS SHOWN UNLESS NOTED DIFFERENTLY, AS FOLLOWS:
(A) INTERIOR
1) SPANS UP TO 2'-6" - 2-2x6's
2) SPANS OVER 2'-6" TO 5'-6" - 2-2x8's
3) SPANS OVER 5'-6" TO 8'-0" - 2-2x10's
4) SPANS OVER 8'-6" - SEE PLAN IF CONTACT DESIGNER IF NOT SHOWN

(B) EXTERIOR
1) SPANS UP TO 2'-0" - 2-2x6's
2) SPANS OVER 2'-6" TO 5'-0" - 2-2x8's
3) SPANS OVER 5'-0" TO 8'-0" - 2-2x10's
4) SPANS OVER 8'-0" - SEE PLAN IF CONTACT DESIGNER IF NOT SHOWN

HEADER SPANS GREATER THAN 9' SHALL HAVE A MINIMUM OF 8 - 2x4 KING STUDS ON EACH SIDE UNLESS NOTED OTHERWISE.

15. AT ALL SHEAR WALLS EACH PANEL SHALL BE NAILED TO EACH ADJACENT PANEL ALONG EDGES AND TO FRAMING WITH METAL STRAPPING NAILED WITH 8d COMMON NAILS @ 6" O.C. FLOOR SHEATHING A MINIMUM OF 2 - 16d NAILS HOLD EACH PANEL AT EACH STRAP. THIS WILL HELP TO PREVENT LOCKING IN JOINTS DUE TO HORIZONTAL OSCILLATING PANELS.

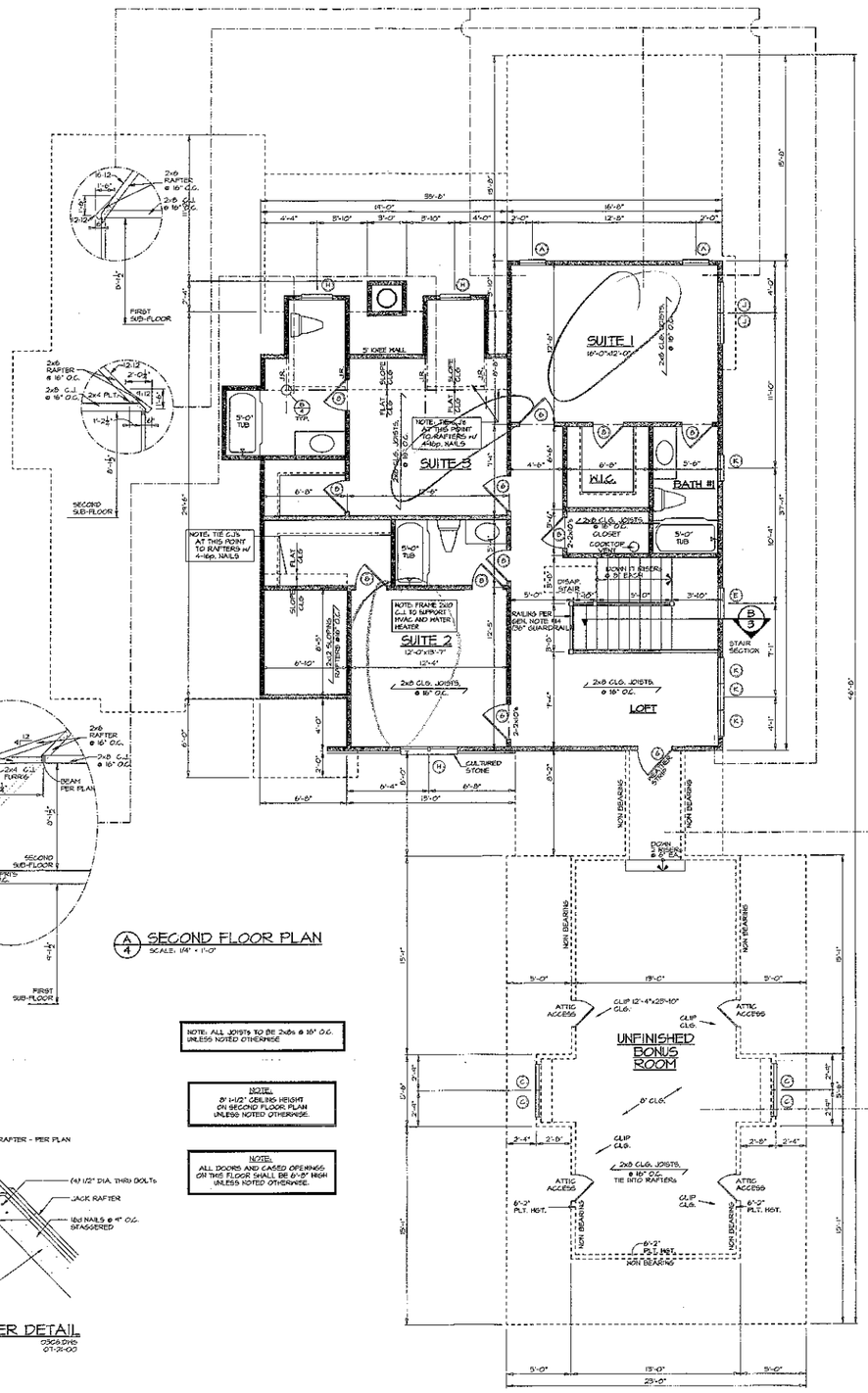
16. AT ALL STAIRS EVERY STUD AT EACH STRINGER MUST BE NAILED TO EACH STRINGER WITH MINIMUM OF 2 - 16d NAILS. THIS WILL AVOID CRACKING BETWEEN WALLBOARD AND TOP OF BASE MOLDING DUE TO VERTICAL OSCILLATION OF STAIR STRINGERS.

17. SAND COAT EXTERIOR STUCCO
(A) JOINTS ARE NECESSARY AT THE FOLLOWING LOCATIONS:
1) HORIZONTALLY AT EACH FLOOR LINE
2) NO SPACE LARGER THAN 144 SF. SURFACE ENFACED
3) NO SPACE LARGER THAN 18'-0" LONG
4) NO DIMENSION LONGER THAN 2 1/2 TIMES THE SHORTEST DIMENSION

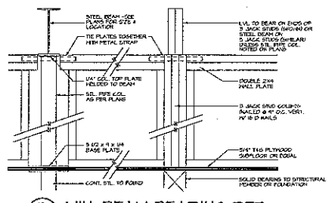
(B) JOINT SHOULD BE PLACED AT THE BOTTOM OF ALL WELLS 2" (2x4) PLATE THICK AND 2" SQUARE OR LESS.

(C) SEE ASTM 926 AND 1063 FOR FURTHER INFORMATION.

18. ALL STEEL COLUMNS SHALL REST ON CONCRETE, MASONRY, OR STEEL HAVING A MINIMUM BEARING PLATE SHALL BE USED TO DISTRIBUTE THE COLUMN LOADS ACROSS THE BEARING SURFACE AREAS SO AS NOT TO EXCEED ITS ALLOWABLE COMPRESSIVE STRESS. BEARING PLATE SHALL BE CENTERED ON TOP OF STEEL COLUMNS SHALL BE WELDED TO THE COLUMN. BASE PLATES SHALL BE BOLTED WITH FOUR 1/2" O. ANCHOR BOLTS OR EXPANSION BOLTS TO CONCRETE OR MASONRY.



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



B/4 MIN. BEAM BEARING DET
NOT TO SCALE
12-14-00 DSCR-DWG

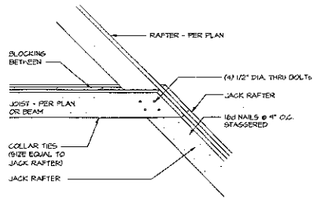
= SOLID BEARING LOCATION IN WALL

CALL DOOR JAMBS, CORNER & "T" INTERSECTIONS NON BEARING TO BE TRAYED PER SCHEDULE

SOLID BEARING SCHEDULE

STEEL BEAM, GIRDER, or GIRDER TRUSS	5-2X4 STUD COLUMNS NAILED VERTICALLY W/16 P. NAILS @ 9" O.C. OR STL. PIPE COL. AS NOTED ON PLANS
FLITCH PLATE, LVL or 3-2 x 10's	3-2X4 STUD COLUMNS NAILED VERTICALLY W/16 P. NAILS @ 9" O.C.

PROVIDE CONTINUOUS SUPPORT THRU STRUCTURE TO FOUNDATION



C/4 JACK RAFTER DETAIL
NOT TO SCALE
(ISOMETRIC)
DSCR-DWG
07-26-00

NOTE: ALL JOISTS TO BE 2x8s @ 16" O.C. UNLESS NOTED OTHERWISE

NOTE:
8' 1-1/2" CEILING HEIGHT ON SECOND FLOOR PLAN UNLESS NOTED OTHERWISE.

NOTE:
ALL DOORS AND CASED OPENINGS ON THIS FLOOR SHALL BE 6'-8" HIGH UNLESS NOTED OTHERWISE.

DOOR SCHEDULE

NO.	SIZE	DESCRIPTION
1	(2) 2'-6"x7'-0" ARCHED FRENCH DOORS	SEE FRONT ELEVATION
2	2'-8"x6'-8" 6 LITE -OR- SOLID 20 MIN. (SEE PLAN)	DOOR @ PORTICO
3	9'x7' O.H.D.	SEE ELEVATION
4	2'-5"x6'-8" W/ 12" TRANSOM ABOVE	FRENCH (SEE ELEVATION)
5	(2) 2'-5"x6'-8" W/ 12" TRANSOM ABOVE	FRENCH (COURTYARD)
6	2'-0"x6'-8"	6 PANEL
7	2'-6"x6'-8"	6 PANEL
8	2'-4"x6'-8"	6 PANEL
9	2'-8"x6'-8" POCKET	6 PANEL
10	2'-4"x6'-8" POCKET	6 PANEL
11	(2) 2'-0"x6'-8"	3 PANEL
12	2'-0"x6'-8"	3 PANEL

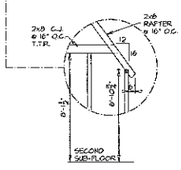
WINDOW SCHEDULE

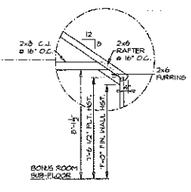
LETTER	SIZE	DESCRIPTION
A	2'-0"x2'-0"	FIXED
B	2'-0"x5'-0"	ARCHED W/ CASEMENT W/ 2 PIECE ARCH SEGMENT TRANS.
C	2'-4"x5'-6"	CASEMENT
D	2'-4"x4'-6"	D.H.
E	(2) 2'-4"x5'-0"	CASEMENT (TIEMIRRERED)
F	(3) 2'-4"x2'-6" ACHED TRANS. OVER (3) 2'-4"x5'-0"	D.H. (SEE REAR ELEVATION)
G	(5) 2'-4"x2'-6" ACHED TRANS. (5) 2'-4"x6'-0"	CASEMENT (TIEMIRRED) (SEE FRONT ELEVATION)
H	(2) 2'-4"x1'-0" ACHED TRANS. (2) 2'-4"x4'-0"	CASEMENT
I	2'-4"x6'-2"	D.H.
J	2'-4"x5'-1"	D.H. (EGRESS)
K	2'-0"x2'-0"	CASEMENT

A
SOLID BEARING SCHEDULE

STEEL BEAMS or GIRDER	5-2X4 STUD COLUMNS NAILED VERTICALLY W/16 P. NAILS @ 9" O.C.
RAFTER BRACING ABOVE	2-2X4 STUD COLUMNS NAILED VERTICALLY W/16 P. NAILS @ 9" O.C.
FLITCH PLATE, LVL or 3-2 x 10's	3-2X4 STUD COLUMNS NAILED VERTICALLY W/16 P. NAILS @ 9" O.C.

PROVIDE CONTINUOUS SUPPORT THRU STRUCTURE TO FOUNDATION





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