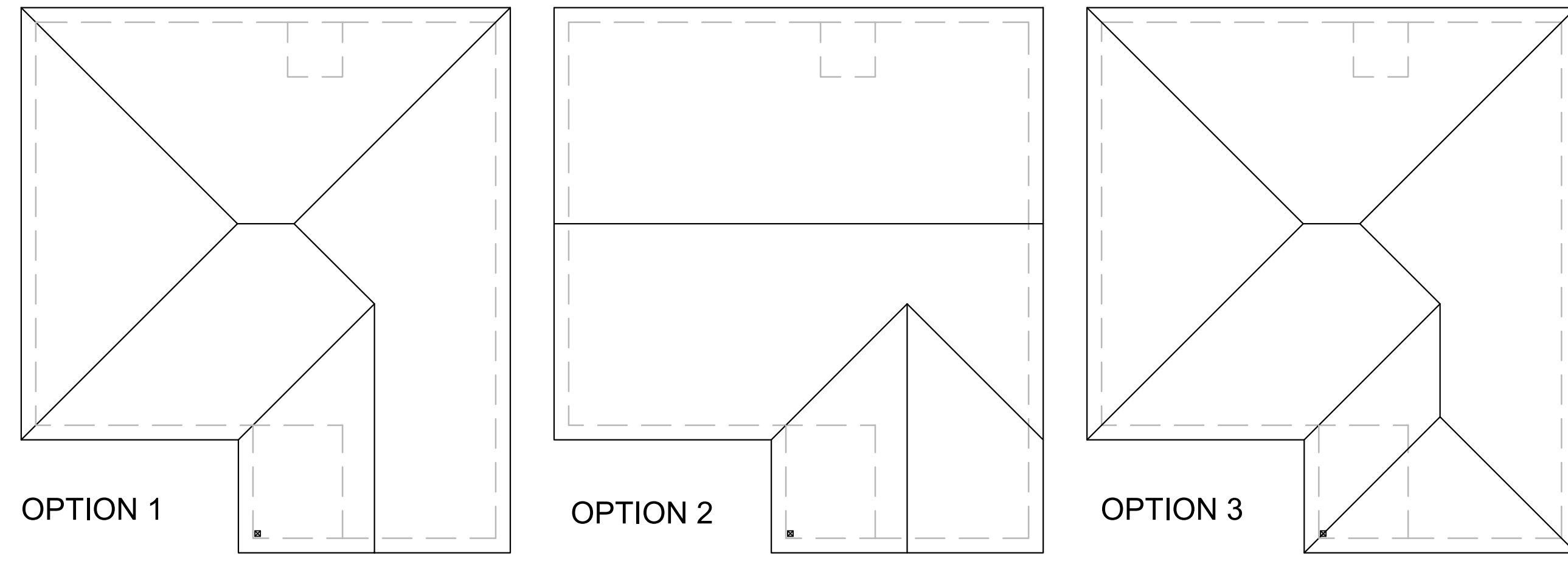
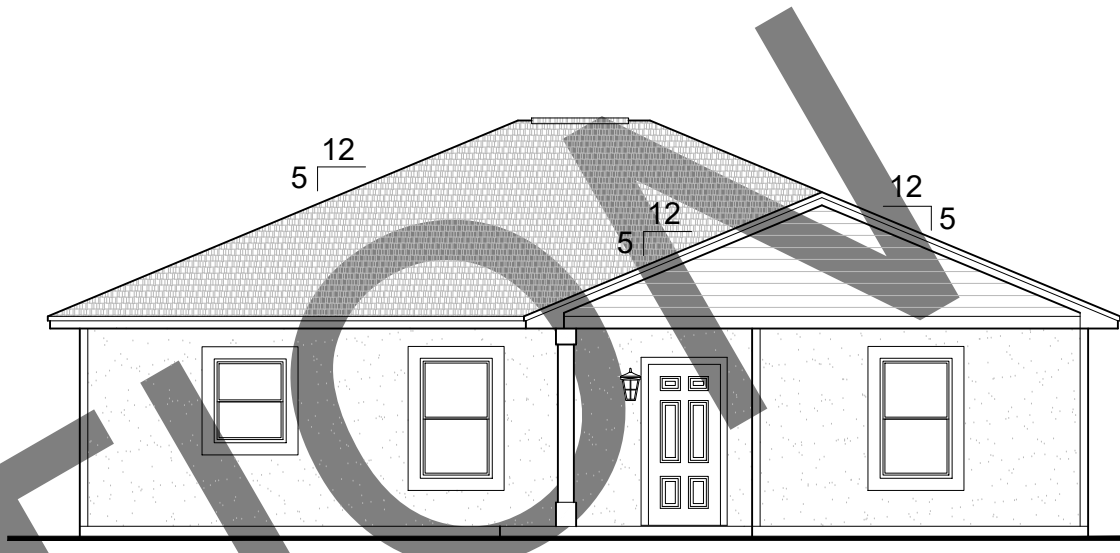


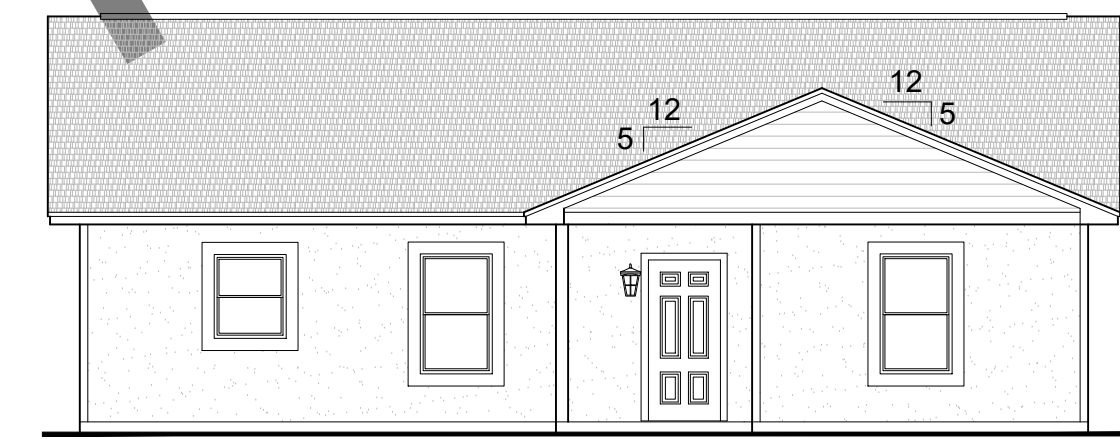
SQUARE FOOTAGE CALCULATIONS			
LOCATION	SQUARE FOOTAGE	REMARKS	
FLOOR PLAN	1,667 S.F.		
COVERED PORCH	84 S.F.		
REAR PATIO	25 S.F.		
DOOR SCHEDULE			
MARK	QTY	DESCRIPTIONS	REMARKS
01	1	3'-0" X 6'-8"	EXTERIOR WITH PEEPHOLE
02	1	6'-0" X 6'-8"	GLASS SLIDER
03	8	3'-0" X 6'-8"	INTERIOR
04	3	(2) 2'-0" X 6'-8"	DOUBLE DOORS
05	2	2'-6" X 6'-8"	INTERIOR
06	1	30" X 54" ATTIC ACCESS	350 POUND LADDER RATING
WINDOW SCHEDULE			
MARK	QTY.	DESCRIPTIONS	REMARKS
A	8	3'-0" X 5'-0"	SINGLE HUNG
C	1	3'-0" X 3'-6"	SINGLE HUNG



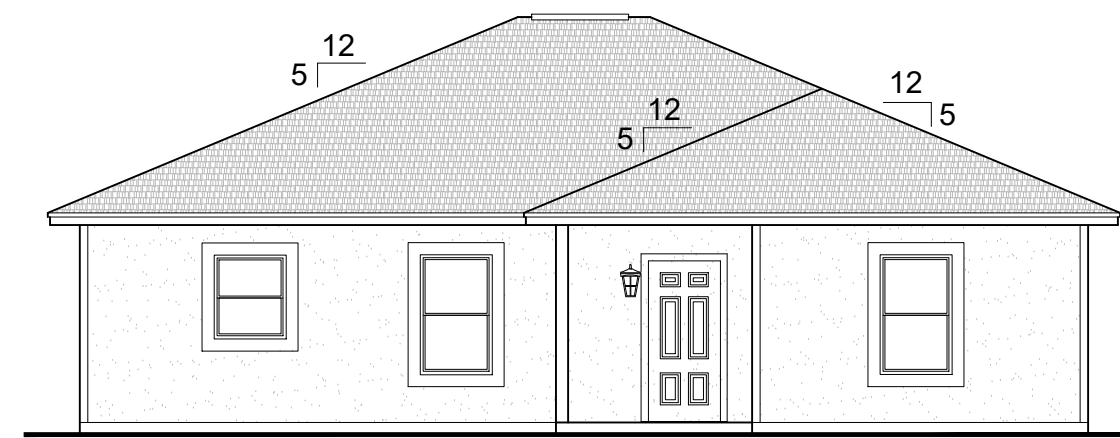
ROOF PLAN



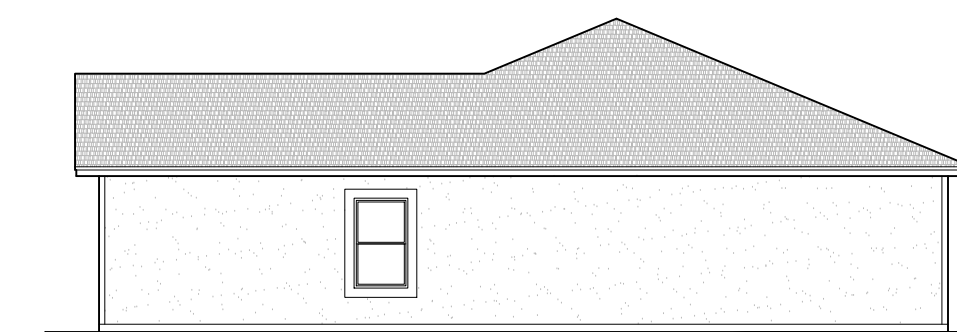
OPTION 1



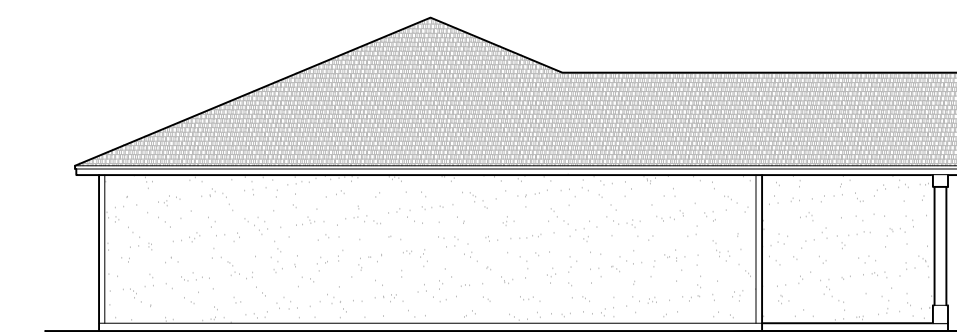
OPTION 2



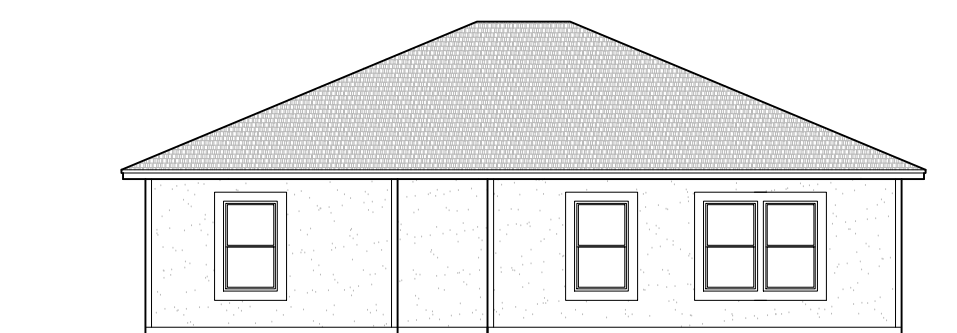
OPTION 3



RIGHT

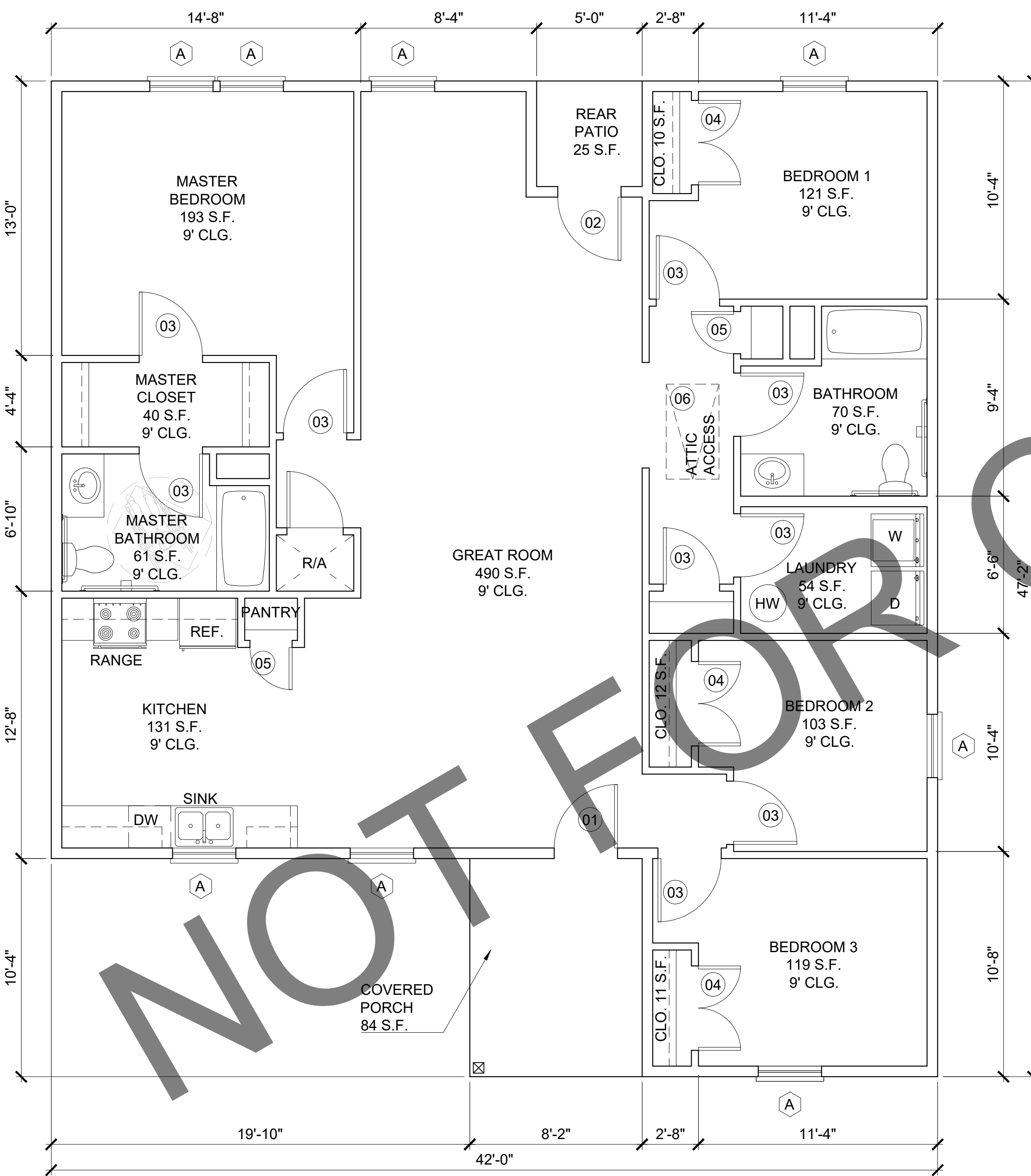


LEFT

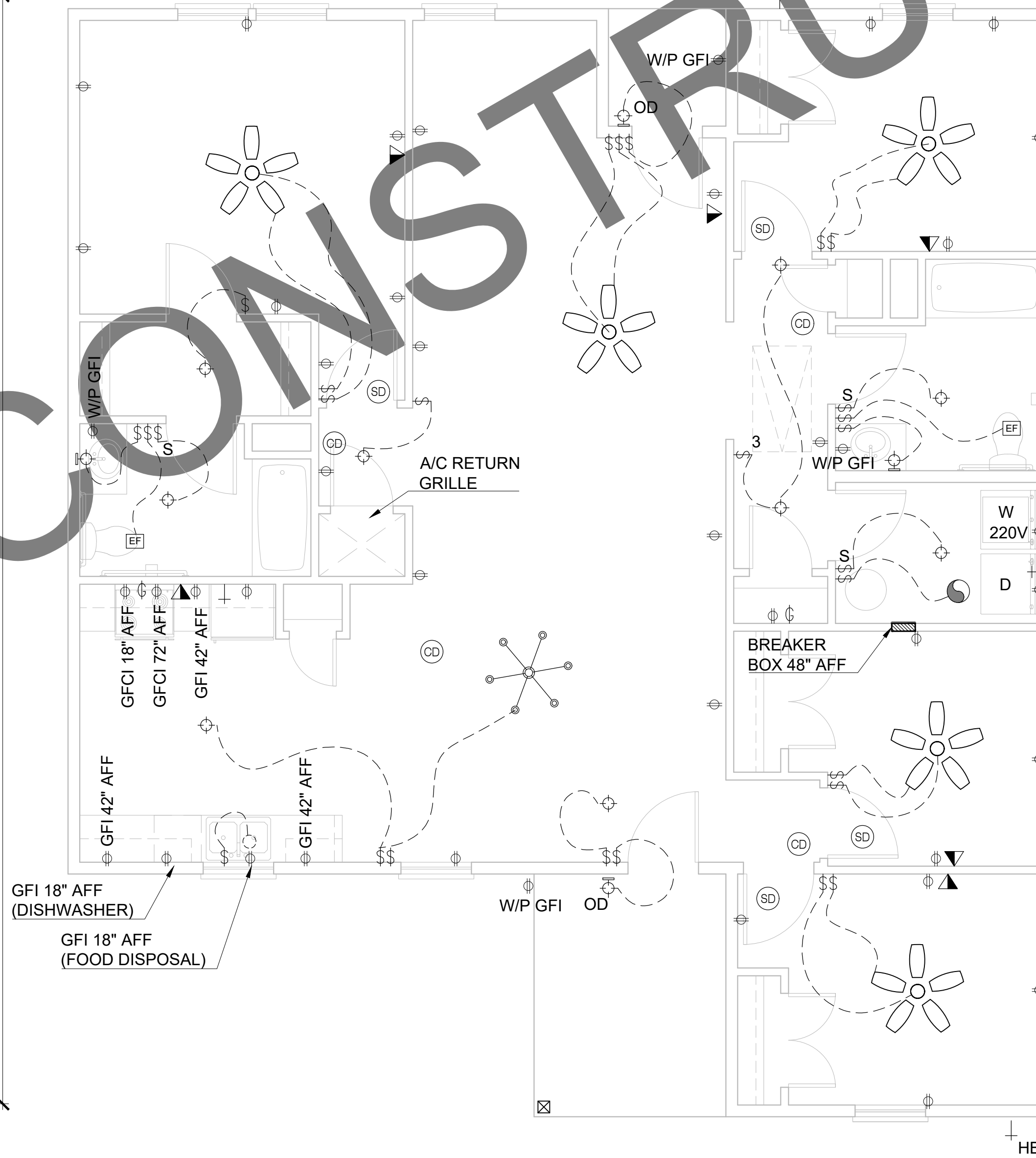


REAR

EXTERIOR ELEVATIONS



FLOOR PLAN



ELECTRICAL PLAN

Revisions:		
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PROJECT LOCATION OR ADDRESS:

DRAWN BY:	CHECKED BY:	CCH
PROJECT #:	SCALE:	
DATE:		

NAILING SCHEDULE			
JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
WALL FRAMING			
Top plate to top plate (face-nailed)	2-16d	2-16d	per foot
Top plates at intersections (face-nailed)	4-16d	5-16d	joints - each side
Stud to stud (face-nailed)	2-16d	2-16d	24"o.c.
Header to header (face-nailed)	16d	16d	16"o.c. along edges
Top or bottom plate to stud (end-nailed)	1-16d	1-40d	per stud
Bottom plate to floor joist, bandjoist, endjoist or blocking (face-nailed)	2-16d	2-16d	per foot
FLOOR FRAMING			
Joist to sill, top plate or girder (toe-nailed)	4-8d	4-10d	per joist
Bridging to joist (toe-nailed)	2-8d	2-10d	each end
Blocking to joist (toe-nailed)	2-8d	2-10d	each end
Blocking to sill or top plate (toe-nailed)	3-16d	4-16d	each block
Ledger strip to beam (face-nailed)	3-16d	4-16d	each joist
Joist on ledger to beam (toe-nailed)	3-8d	3-10d	per joist
Band joist to joist (end-nailed)	3-16d	4-16d	per joist
Band joist to sill or top plate (toe-nailed)	2-16d	3-16d	per foot
CEILING SHEATHING			
Gypsum wallboard	5d coolers	5d coolers	7"edge/10"field
ROOF FRAMING			
Rafter to top plate (toe-nailed)	5-8d	5-10d	per rafter
Ceiling joist to top plate (toe-nailed)	5-8d	5-10d	per joist
Ceiling joist to parallel rafter (face-nailed)	7-16d	7-40d	each lap
Ceiling joist laps over partitions (face-nailed)	7-16d	7-40d	each lap
Collar tie to rafter (face-nailed)	3-8d	3-10d	per tie
Blocking to rafter (toe-nailed)	2-8d	2-10d	each end
Rim board to rafter (end-nailed)	2-16d	3-16d	each end

CONCRETE COVERAGE FOR CAST-IN-PLACE (NON PRE-STRESSED CONCRETE MEMBERS)			
CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER
CAST AGAINST AND PERMANENTLY IN CONTACT W/ GROUND	ALL	ALL	3"
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	NO. 6 THROUGH NO. 18 BARS	2"
		NO. 5, W31 / D31 WIRE & SMALLER	1-1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS & WALLS	NO. 14 & NO. 18 BARS	1-1/2"
		NO. 11 BARS & SMALLER	3/4"
	BEAMS, COLUMNS, PEDESTALS, & TENSION TIES	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, & HOOPS	1-1/2"

DEVELOPMENT LENGTH CHART					
BAR SIZE	SLAB/ MATS			WALLS	
	12" THICKNESS OR LESS	THICKNESS GREATER THAN 12"		HORIZ.	VERT.
	ALL BARS	BOTTOM BARS	OTHER BARS		
#3	17"	17"	22"	17"	22"
#4	22"	22"	30"	22"	30"
#5	29"	29"	36"	29"	36"

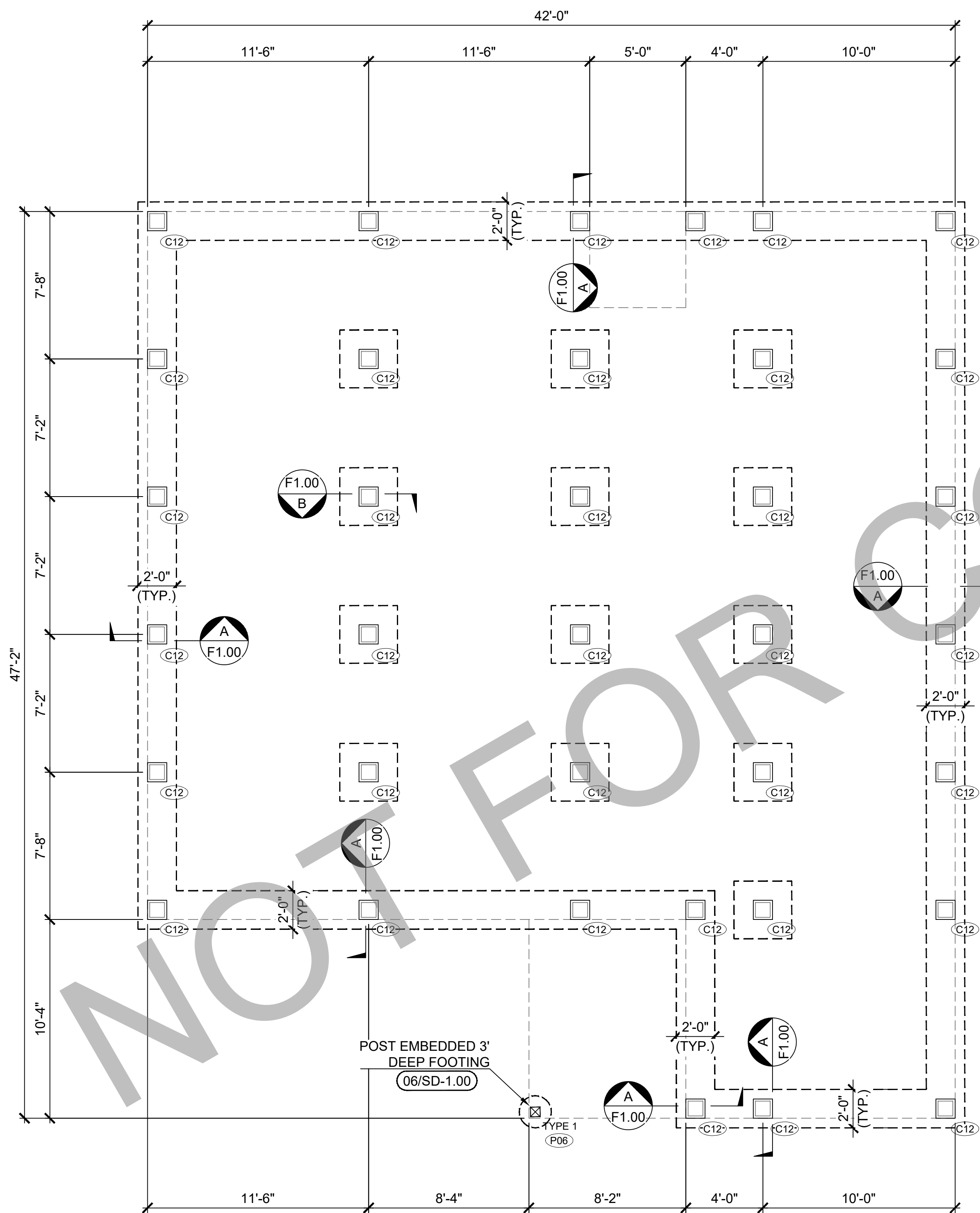
Revisions:

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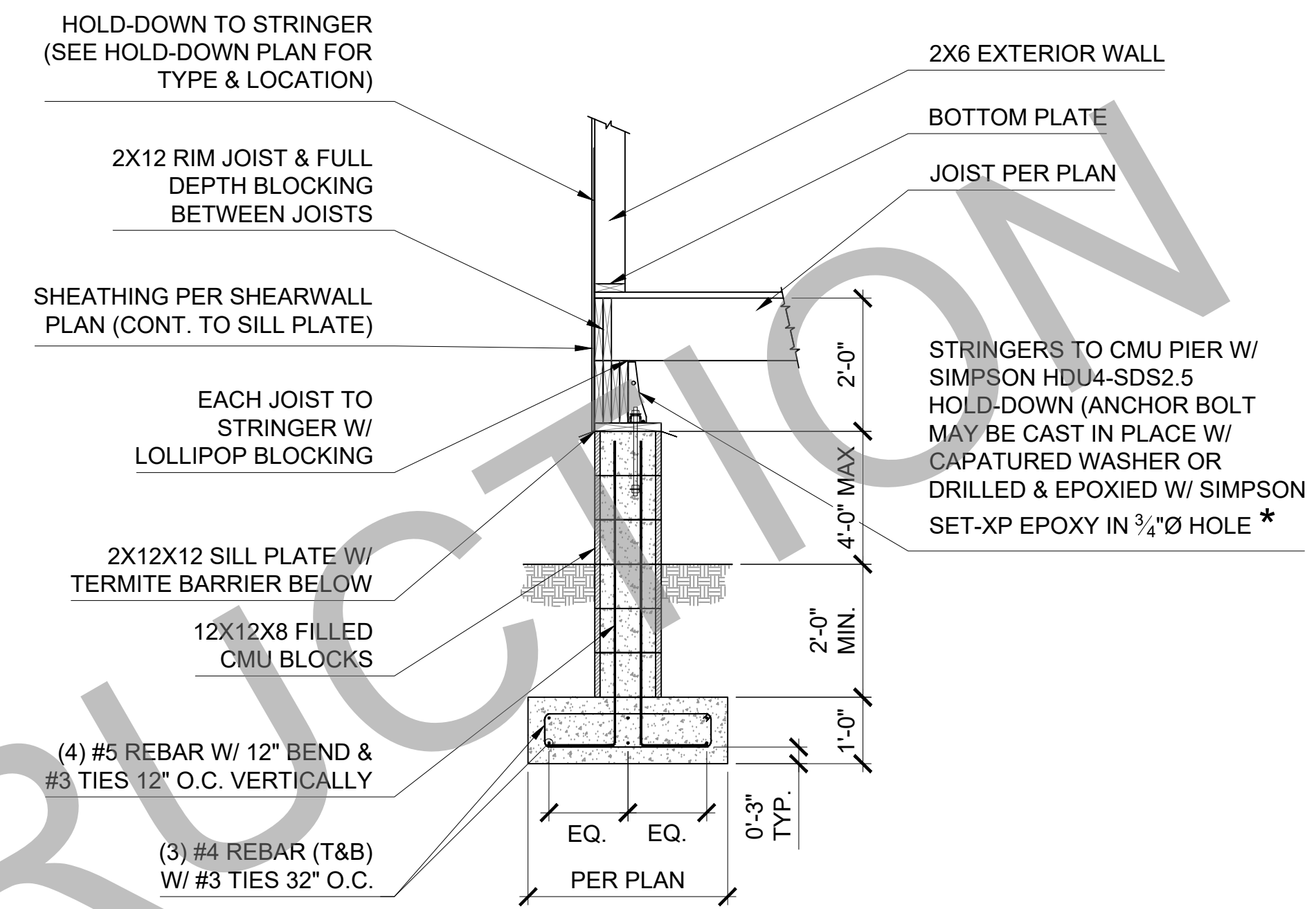
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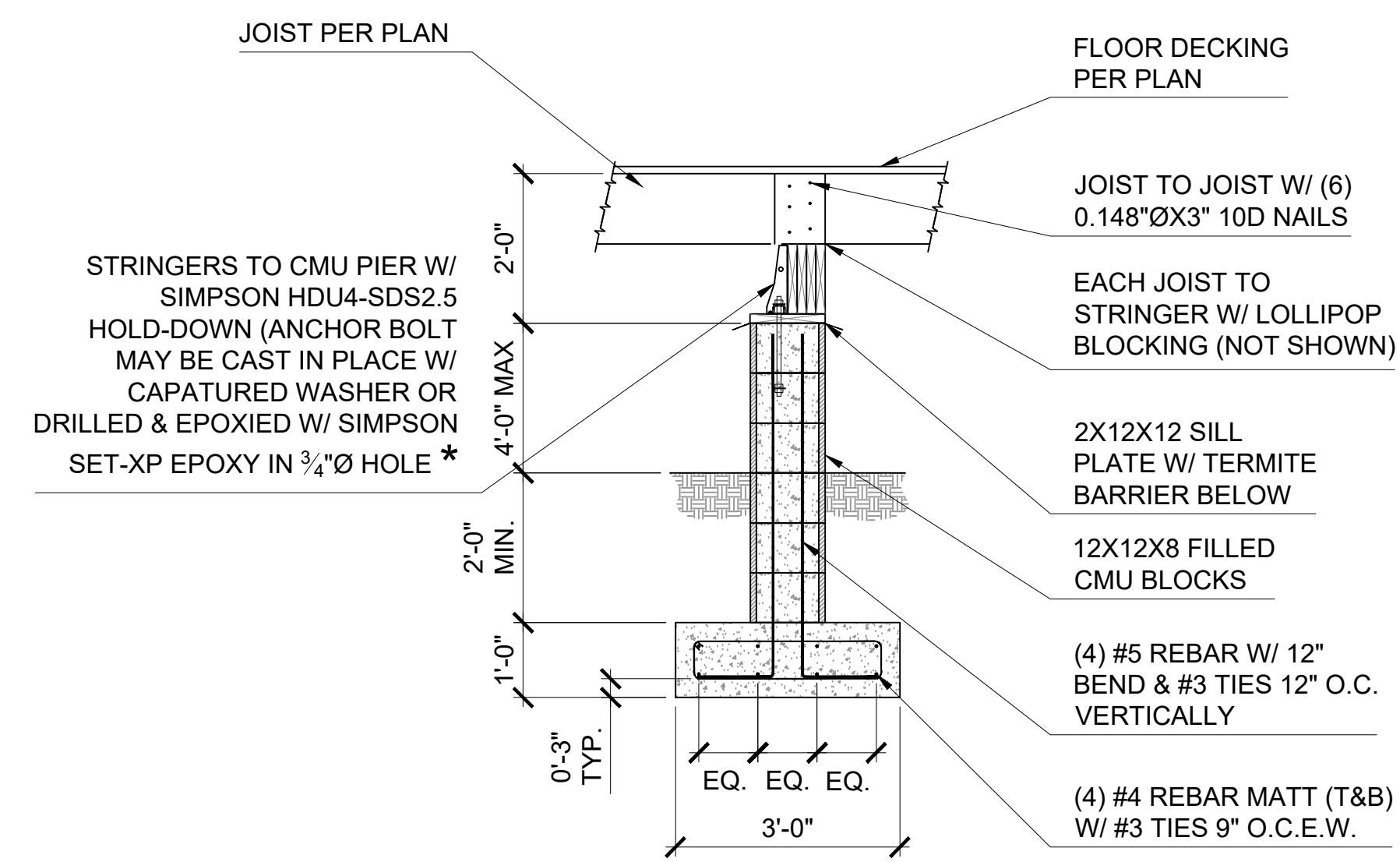
DRAWN BY:	AW	CHECKED BY:	CCH
PROJECT #:		SCALE:	N.T.S.
DATE:			GN-2.00



01 FOUNDATION PLAN (STANDARD)
ALL OPTIONS



A SECTION - EXTERIOR
N.T.S.



B SECTION - INTERIOR
N.T.S.

LEGEND

- DETAIL
- PAGE #
- TYPE X TYPE OF NOTCH
- (Pxx) SIZE OF PILING (P06= 6x6)
- FOR PILING DEPTH DETAIL #6 DWG. SD-1.00 (SEE UNLESS NOTED OTHERWISE ON PLAN)
- (Cxx) SIZE OF CMU BLOCK (C12= 12X12)
- (SEE SECTIONS A & B THIS DWG. FOR PIER CONSTRUCTION SECTIONS) UNLESS NOTED OTHERWISE ON PLAN)

NOTES

- CONCRETE HOLD-DOWNS:
- SEE DRAWING S-6.00 FOR TYPE OF HOLD-DOWN REQUIRED.
 - SEE DRAWING S-1.00 FOR HOLD-DOWN INSTALLATION DETAIL. (REFER TO MANUFACTURERS INSTALLATION INSTRUCTIONS FOR ADDITIONAL REQ'S.)

Revisions:

#	DATE	DESCRIPTION OF CHANGE

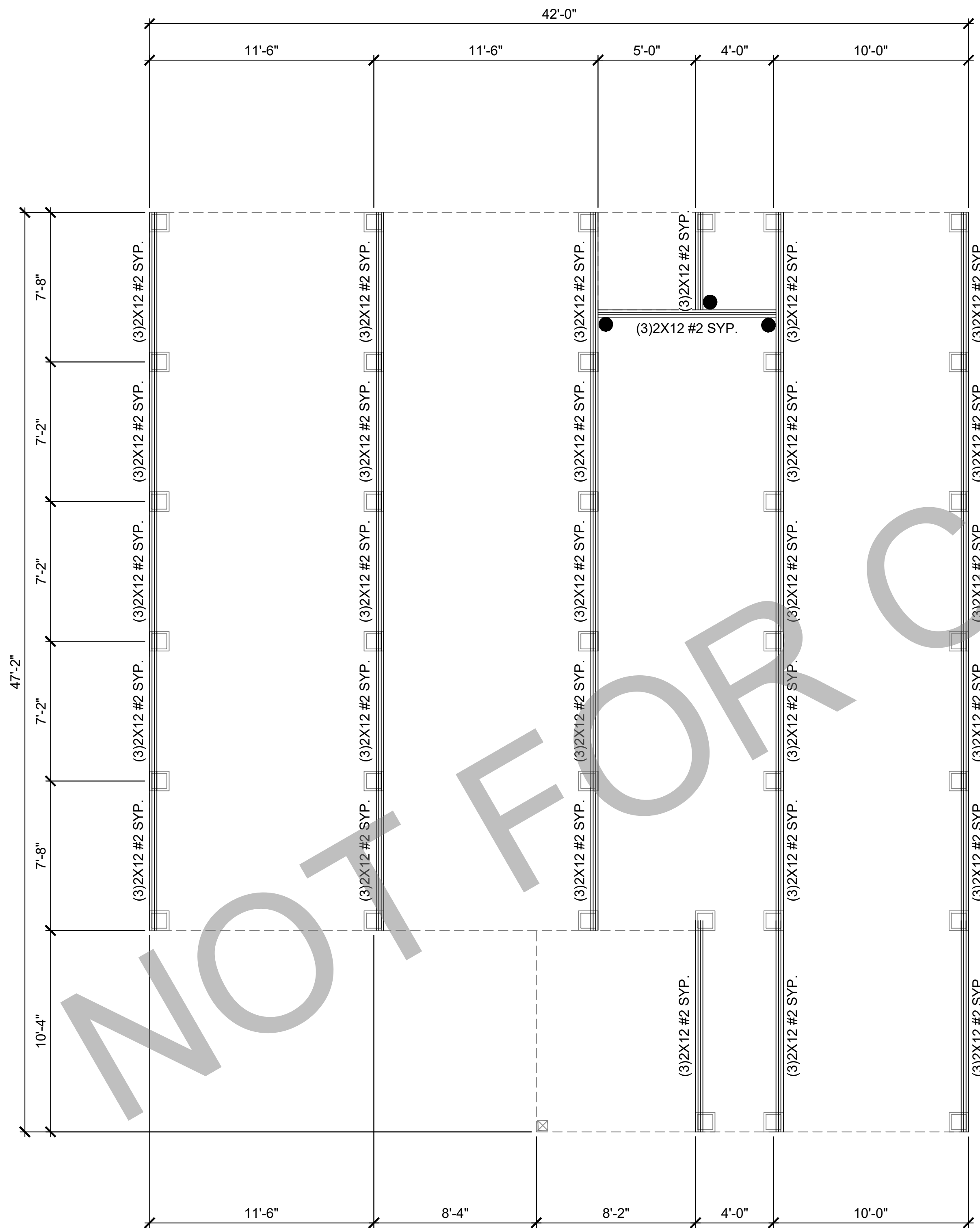
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NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

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DRAWN BY:	AW	CHECKED BY:	CCH
PROJECT #:		SCALE:	1/4" = 1'-0"
DATE:			S-1.00



02

STRINGER PLAN (STANDARD)

ALL OPTIONS

LEGEND

● DESIGNATES 6X6 HOLD DOWN BLOCK.

Revisions:

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NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

PROJECT LOCATION OR ADDRESS:

DRAWN BY: CCH
 PROJECT #: SCALE: 1/4" = 1'-0"
 DATE: S-2.00

HANGER SCHEDULE		
MARK	MEMBER SIZE	MODEL NUMBER
⑤	2X10	LUS210 OR LUC210Z CONCEALED
⑥	(2) 2X10	HUS210-2 OR HUC210-2 CONCEALED

HOT DIPPED GALVANIZED OR STAINLESS STEEL
RECOMMENDED ON EXTERIOR HANGERS WITH DIRECT
EXPOSURE TO MOISTURE

SOME MODELS MAY NOT BE USED (SEE PLAN FOR
LOCATION)

LEGEND

NOTES

- FLOOR FRAMING:
- HOUSE FLOOR JOISTS SHALL BE 2X12 #2 SYP @ 16" O.C. (U.N.O.)
 - DECK FLOOR JOISTS SHALL BE 2X10 #2 SYP @ 16" O.C. (U.N.O.)
 - DOUBLE THE FLOOR JOIST WHERE WALLS ABOVE RUN PARALLEL TO FLOOR JOIST.
 - FLOOR DECKING: 3/4" APA RATED PLYWOOD 0.120 x 3" NAILS, 6" AROUND PERIMETER OF DIAPHRAGM. 6" EDGE & 12" FIELD NAIL PATTERN. (SEE DETAIL #3 DWG. SD-2.00).
- FRAMING:
- ALL STUDS, FLOOR JOISTS, RAFTERS, TRUSS, ETC. SHALL VERTICALLY ALIGN AND BEAR DIRECTLY ON EACH OTHER.

Revisions:		
#	DATE	DESCRIPTION OF CHANGE

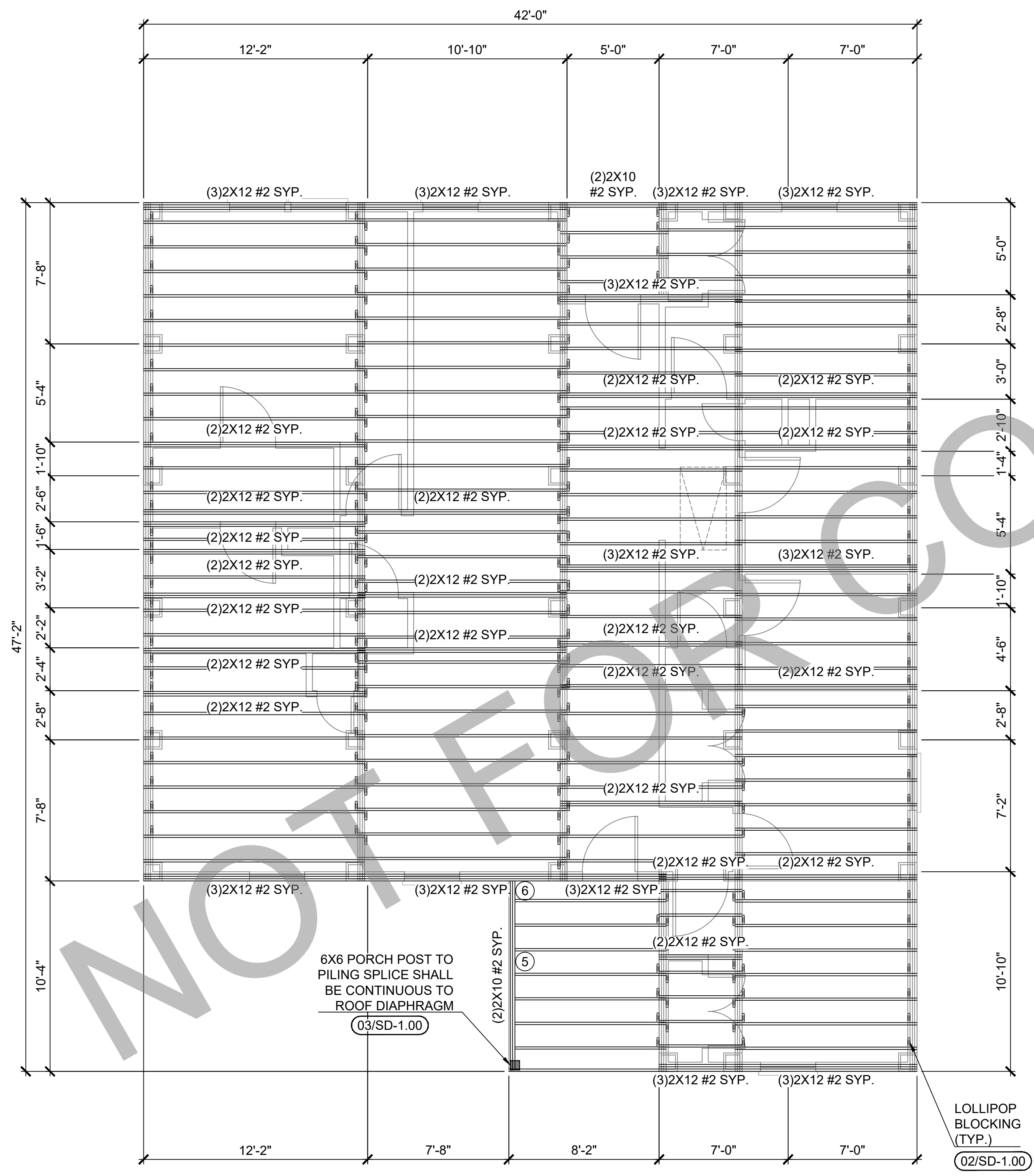
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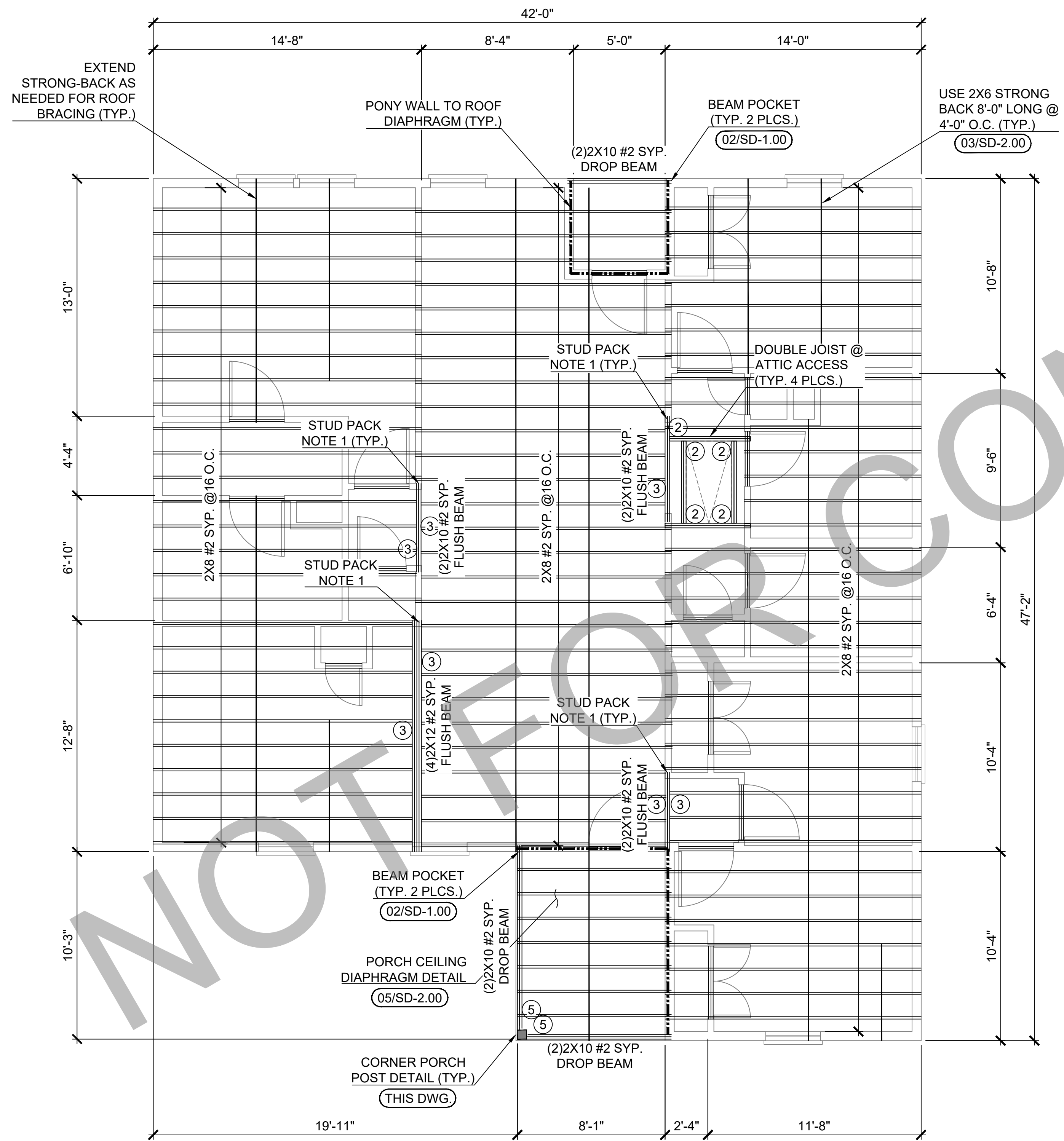
NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

PROJECT LOCATION OR ADDRESS:

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PROJECT #:	SCALE: 1/4" = 1'-0"
DATE:	S-3.00



03 FLOOR JOIST PLAN (STANDARD)
ALL OPTIONS



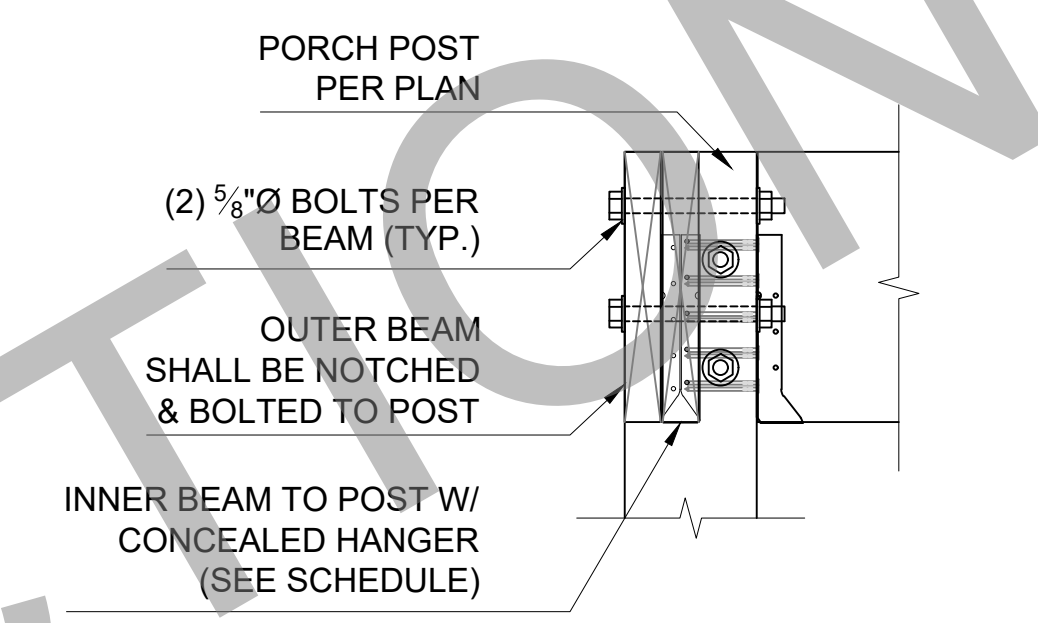
04 CEILING JOIST PLAN (STANDARD)
ALL OPTIONS

HANGER SCHEDULE		
MARK	MEMBER SIZE	MODEL NUMBER
①	2X6	LUS26 OR LUC26Z CONCEALED
②	(2) 2X6	LUS26-2 OR HUC26-2 CONCEALED
⑤	2X10	LUS210 OR LUC210Z CONCEALED
⑦	2X12	HU212 OR LUC210Z CONCEALED

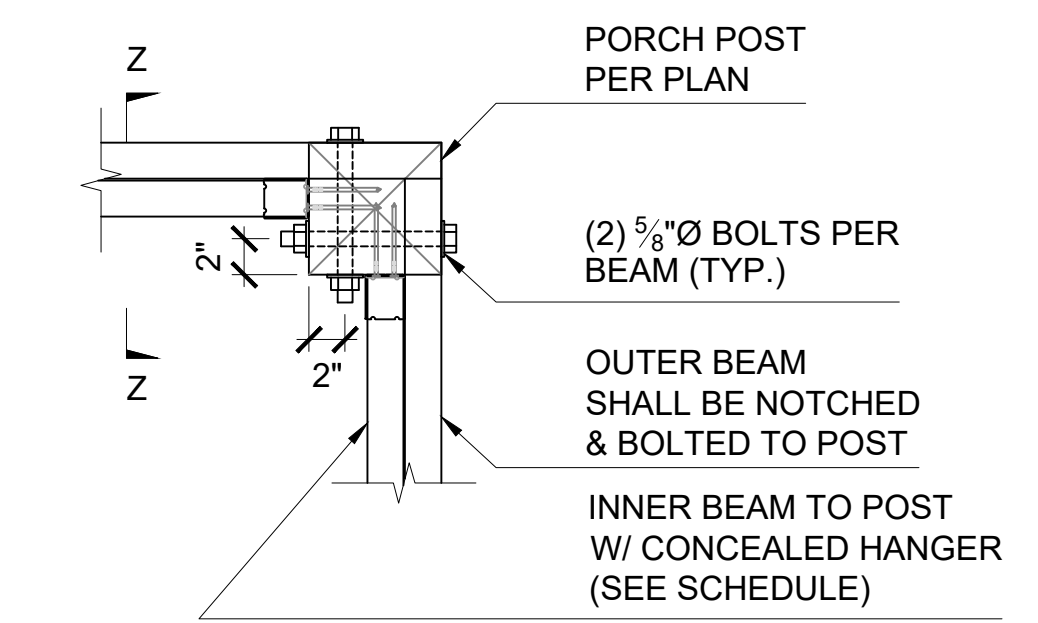
HOT DIPPED GALVANIZED REQ'D OR STAINLESS STEEL RECOMMENDED ON EXTERIOR HANGERS WITH DIRECT EXPOSURE TO MOISTURE

SOME MODELS MAY NOT BE USED (SEE PLAN FOR LOCATION)

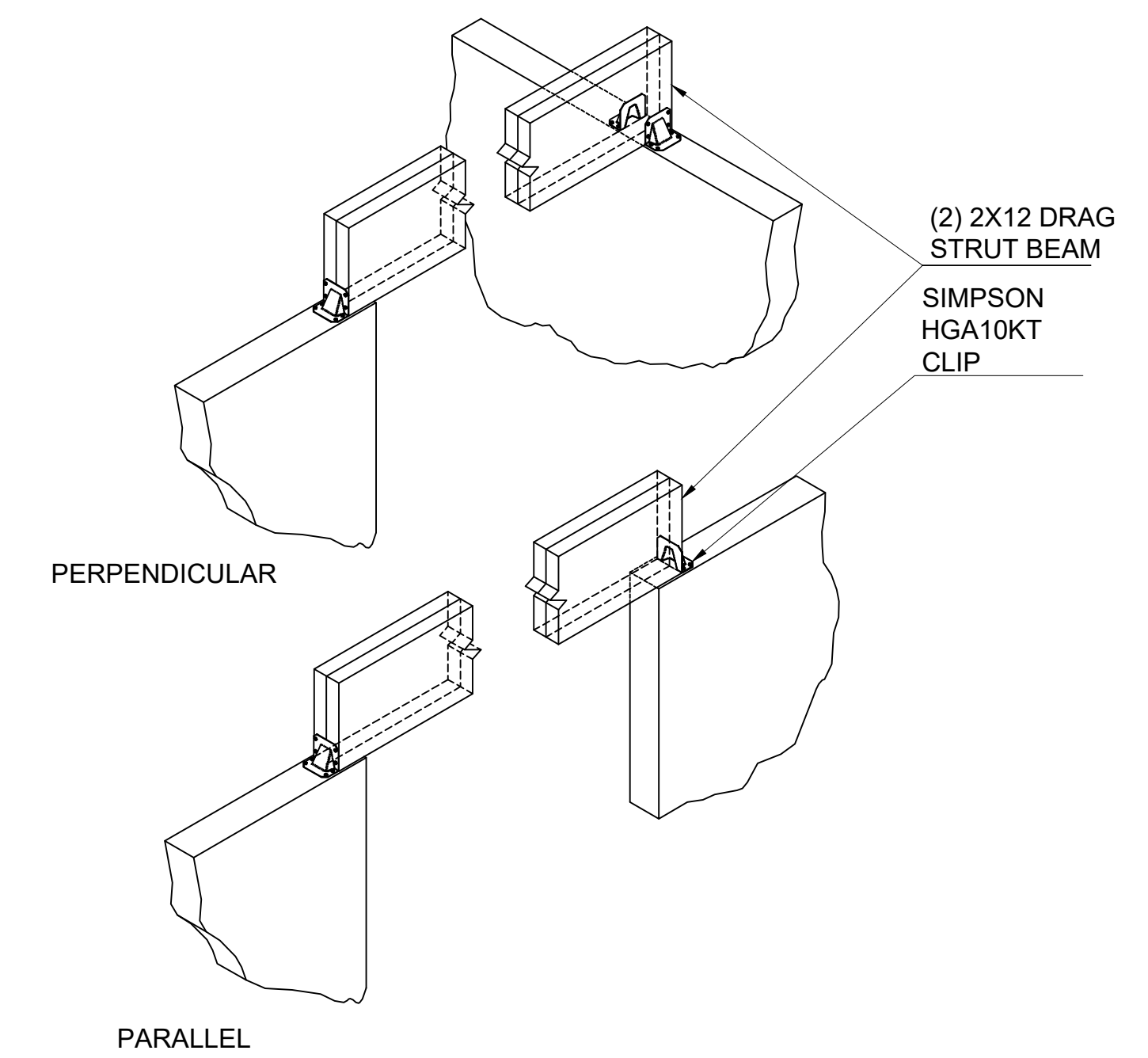
LEGEND	
-----	FULL HEIGHT BLOCKING
—————	TYPICAL STRONG BACK SEE DETL. #4 ON DWG. SD-3.00
-----	PONY WALL TO ROOF DIAPHRAGM
*	DRAG STRUT BEAM W/ SIMP. HGA10KT AT EACH END (SEE DETAIL S-4.00)



ZZ SECTION
NTS



CORNER POST DETAIL
NTS



04 DRAG STRUT BEAM DETAIL
N.T.S.

- NOTES**
- CEILING FRAMING:
- ALL CEILING JOISTS SHALL BE 2X6 #2 SYP 16" O.C. (U.N.O.)
 - ATTIC ACCESS SHALL BE NO LESS THAN 350LB CAPACITY FOLDING STAIR
- HEADER FRAMING:
- REFER TO DETAIL 1 ON SD-2.00 FOR ALL HEADER REQUIREMENTS. (UNLESS SPECIFIED ON PLAN)
- STUD PACK FRAMING:
- (4) 2X STUD PACK UNDER EACH END OF 2X SOLID SAWN BEAM.
 - (6) 2X STUD PACK UNDER EACH END OF GLULAM BEAM. (SEE PLAN FOR BEAM SIZE)
- FRAMING:
- ALL STUDS, FLOOR JOISTS, RAFTERS, TRUSS, ETC. SHALL VERTICALLY ALIGN AND BEAR DIRECTLY ON EACH OTHER.

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DRAWN BY:	AW	CHECKED BY:	CCH
PROJECT #:		SCALE:	1/4" = 1'-0"
DATE:			S-4.00

LEGEND

- BRACE POINT
- BW - BRACE TO WALL
- BJ - BRACE TO JOIST
- BB - BRACE TO BEAM
- BS - BRACE TO STRONGBACK

NOTES

- ROOF FRAMING:
- RIDGES TO BE 2x10 #2 SYP
 - ALL HIP TO BE 2x8 #2 SYP
 - ALL RAFTERS TO BE 2x6 #2 SYP 16"O.C. (UNO)
 - ROOF SHEATHING: 1/2" APA RATED PLYWOOD W/ 0.120 X 3" RING SHANK NAILS, 4" AROUND PERIMETER OF DIAPHRAGM, 6" EDGE & 6" FIELD NAIL PATTERN, PER SECTION R803
 - ROOF UNDERLAYMENT SHALL COMPLY WITH R905.1.1.1 & TABLE R905.1.1.1
- FRAMING:
- ALL STUDS, FLOOR JOISTS, RAFTERS, TRUSS, ETC. SHALL VERTICALLY ALIGN AND BEAR DIRECTLY ON EACH OTHER.

Revisions:

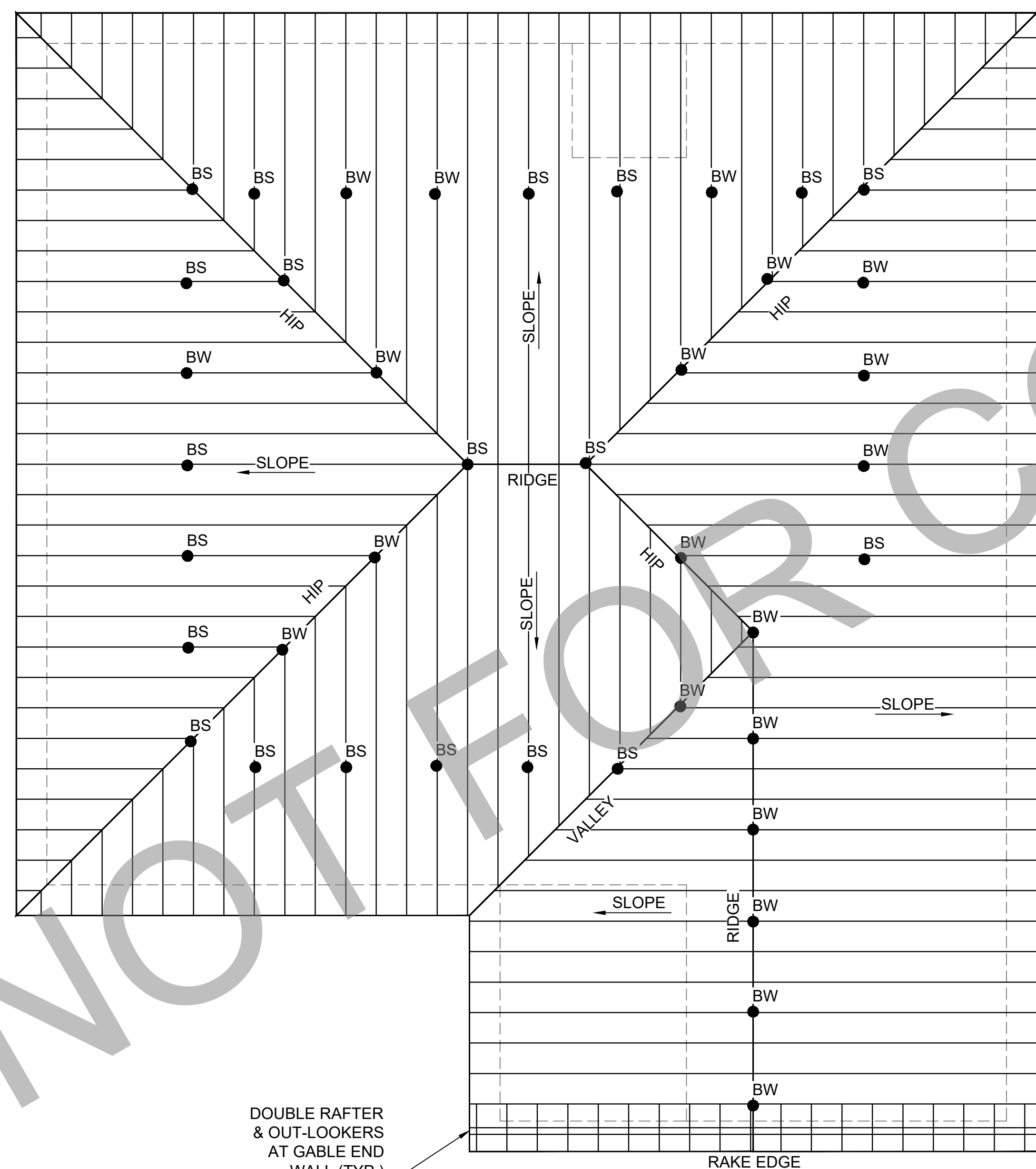
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PROJECT #:		SCALE:	1/4" = 1'-0"
DATE:			S-5.00



05

RAFTER PLAN (STANDARD)

ALL OPTIONS

LEGEND

SHEAR WALLS:
ALL SHEARWALLS SHALL EXTEND TO ROOF DIAPHRAGM OR NEXT FLOOR DIAPHRAGM.

SW1: 19/32" APA RATED PLYWOOD SHEATHING 6" PERIMETER AND W/6" EDGE / 12" FIELD NAIL PATTERN USING 0.120 x 3" NAILS

SW4: 19/32" APA RATED PLYWOOD SHEATHING 4" PERIMETER AND W/4" EDGE / 12" FIELD NAIL PATTERN USING 0.120 x 3" NAILS

HOLD-DOWNS:
ALL HOLD-DOWNS SHALL BE SECURED TO MIN. DBL STUD OR GREATER PER MANUFACTURERS INSTRUCTIONS.

1 MSTC48B3 W/ (16) 10D NAILS IN BEAM & (38) 10D NAILS IN STUD PACK PER MANUFACTURERS INSTRUCTIONS

2 MSTC66B3 W/ (18) 10D NAILS IN BEAM & (38) 10D NAILS IN STUD PACK PER MANUFACTURERS INSTRUCTIONS

3 HDU5-SDS2.5 USE (14) 1/2"x2 1/2" SDS SCREWS PER MANUFACTURERS INSTRUCTIONS (SEE HDU TO FLOOR BEAM CONNECTION DETAIL ON THIS DWG. FOR INSTALLATION TO FLOOR BEAM).

* DRAG STRUT BEAM W/ SIMP. HGA10KT AT EACH END (SEE DETAIL S-4.00)

Revisions:

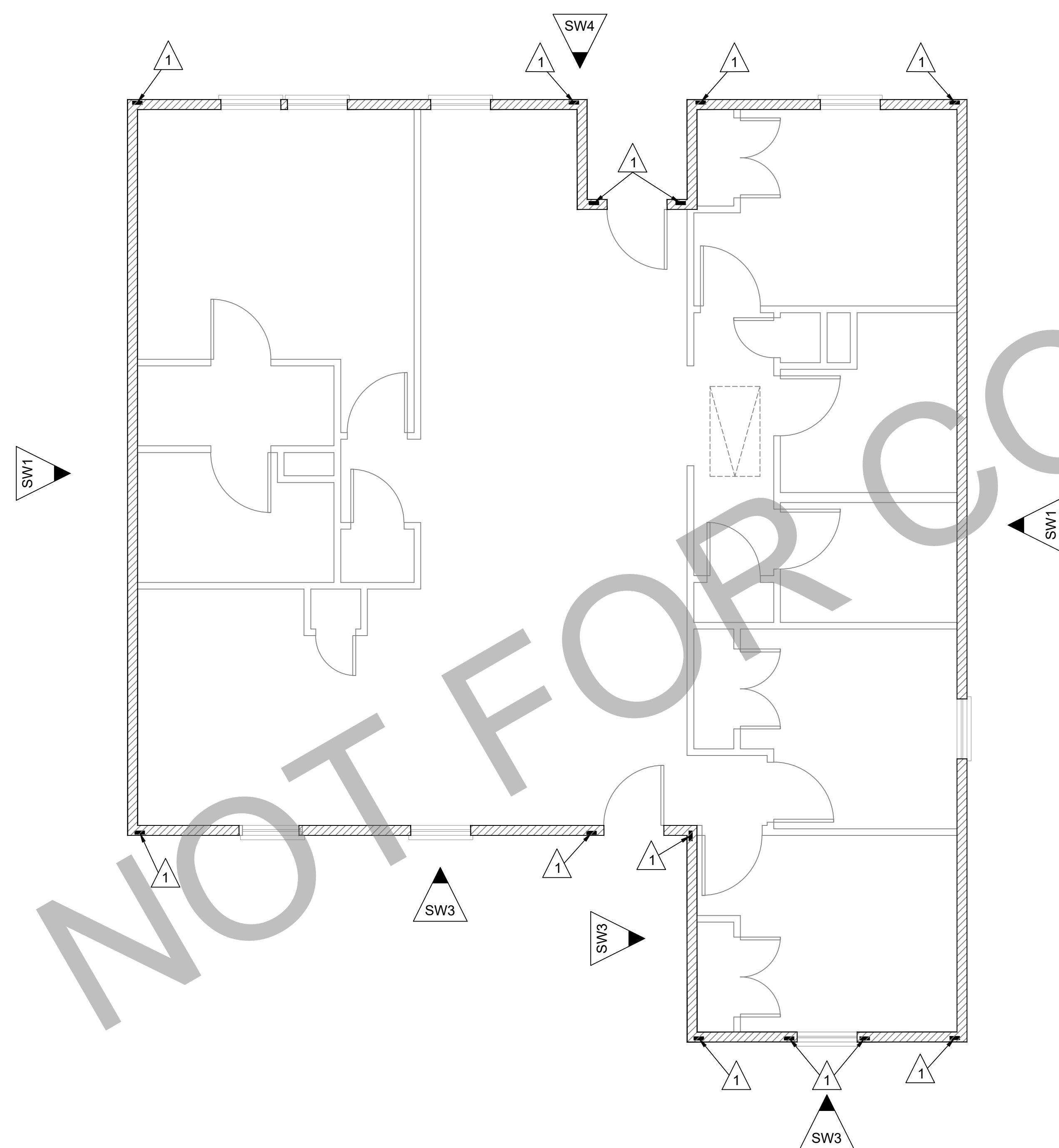
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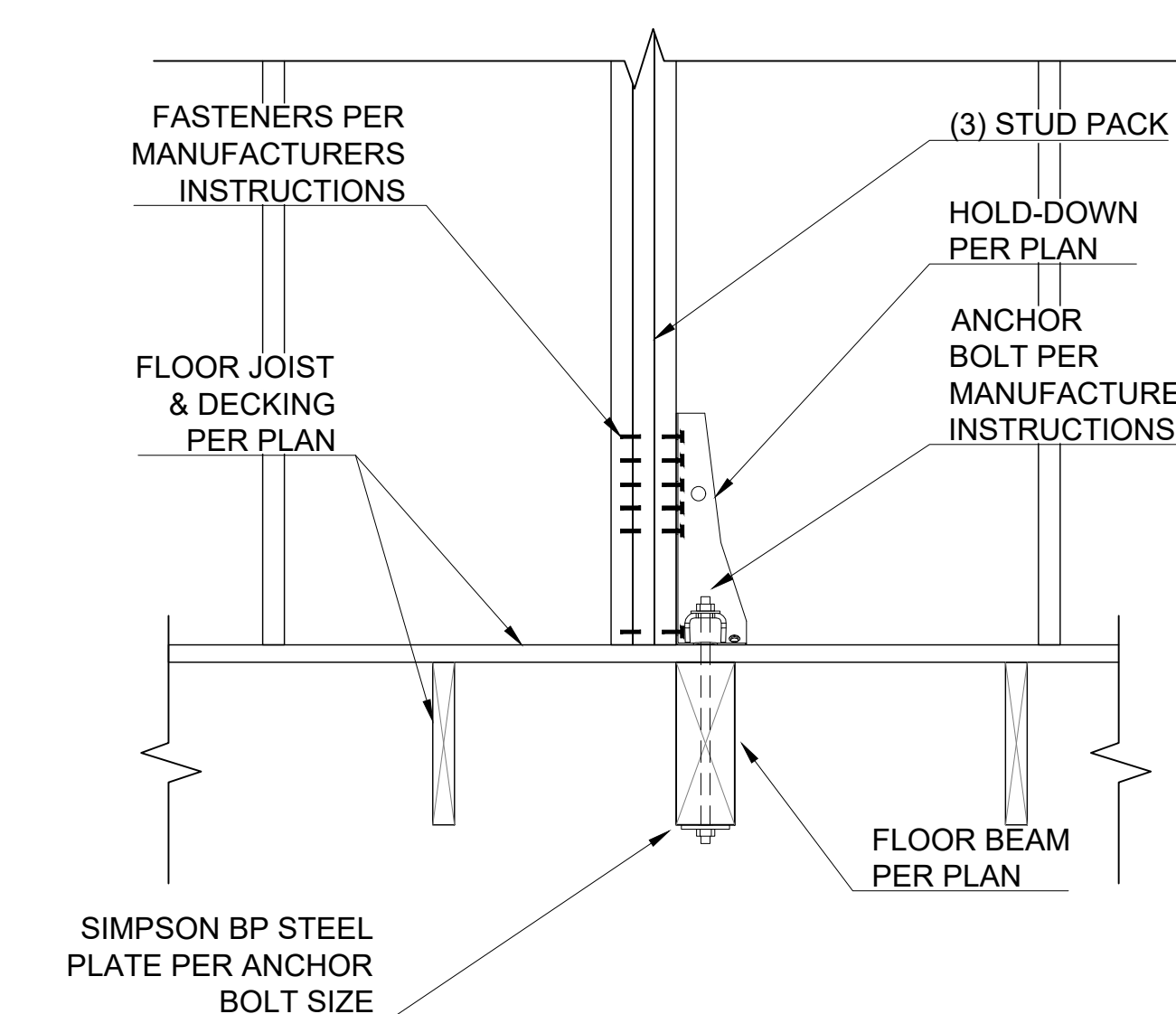
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PROJECT #:		SCALE:	1/4" = 1'-0"
DATE:			S-6.00

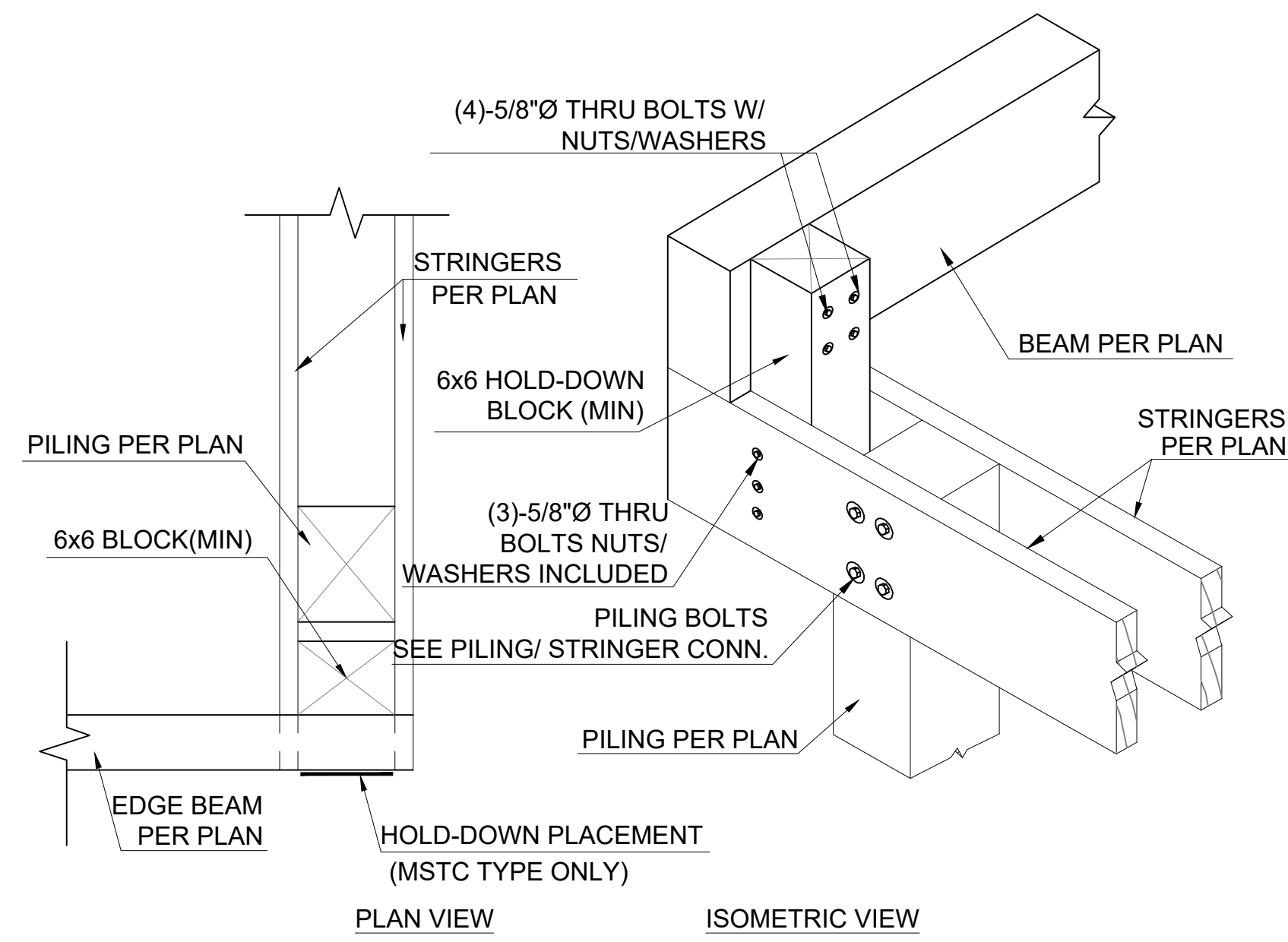


06 SHEARWALL PLAN (STANDARD)
ALL OPTIONS

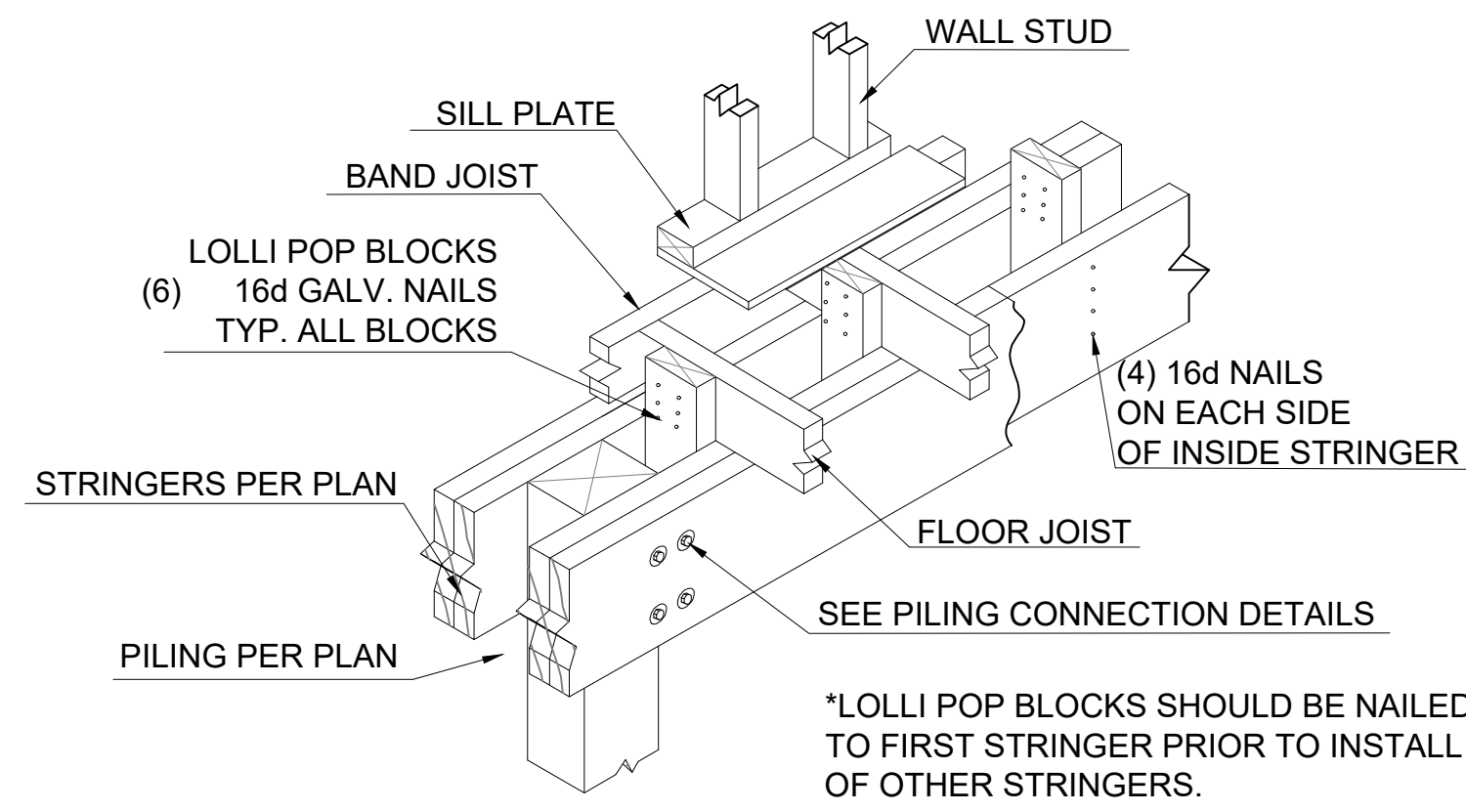


HDU TO FLOOR BEAM CONNECTION DETAIL

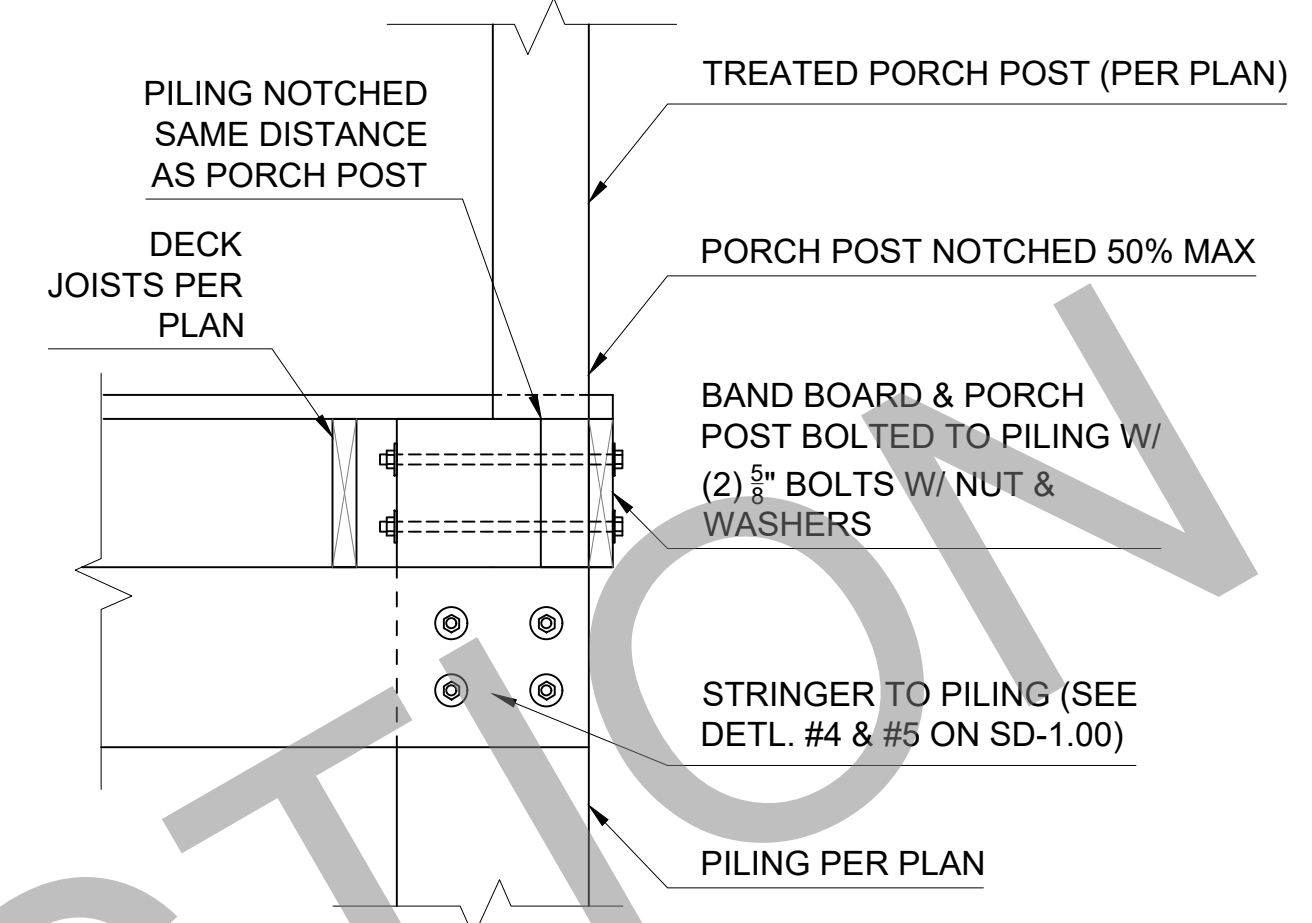
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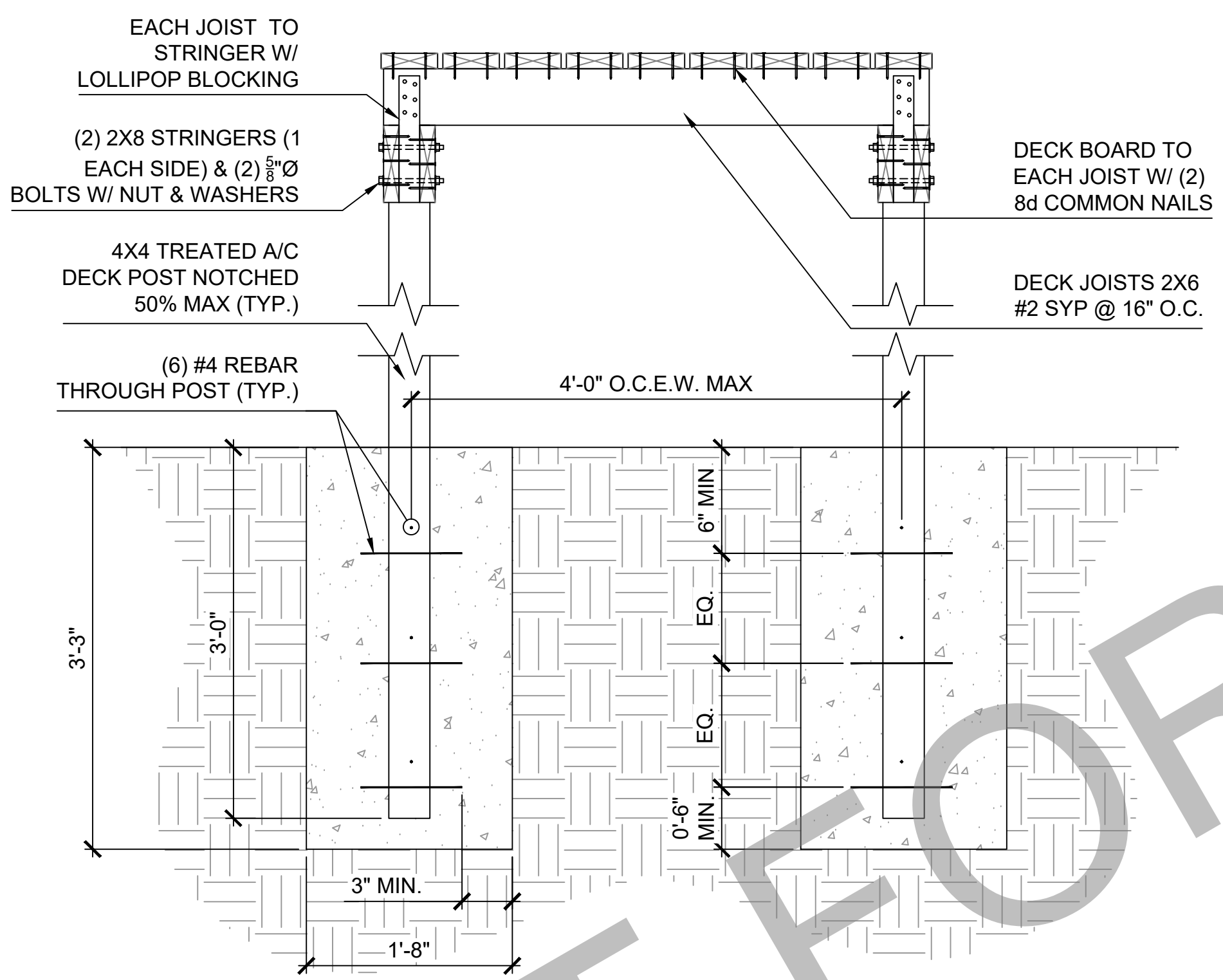
1 TYPICAL HOLD DOWN BLOCK DETAIL



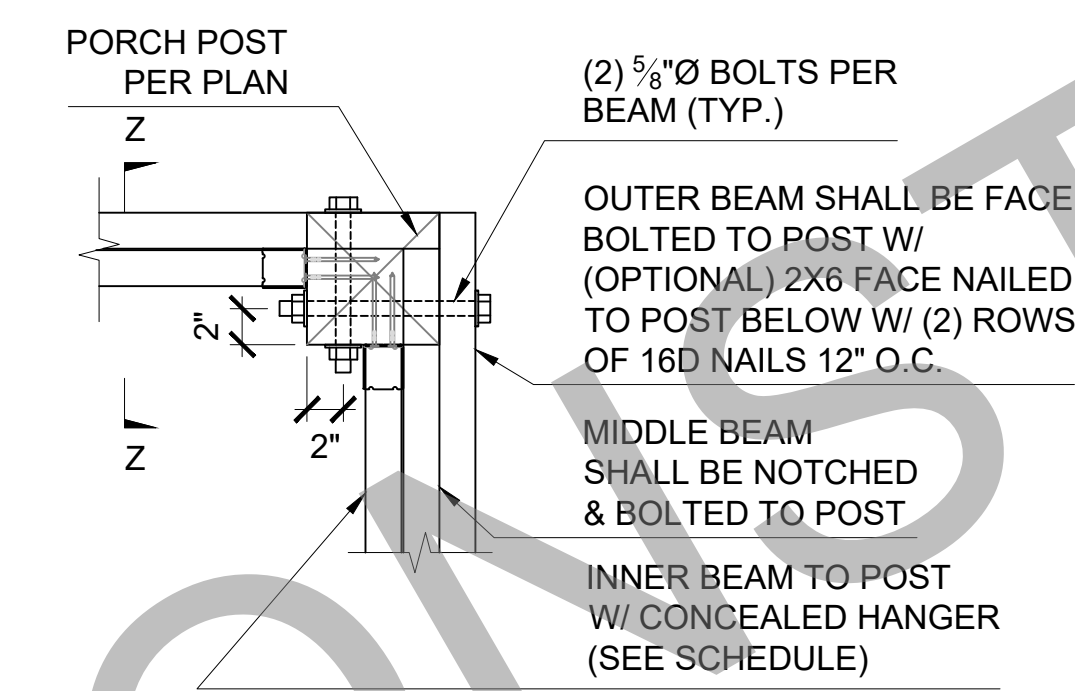
2 TYPICAL PRESSURE BLOCKING DETAIL



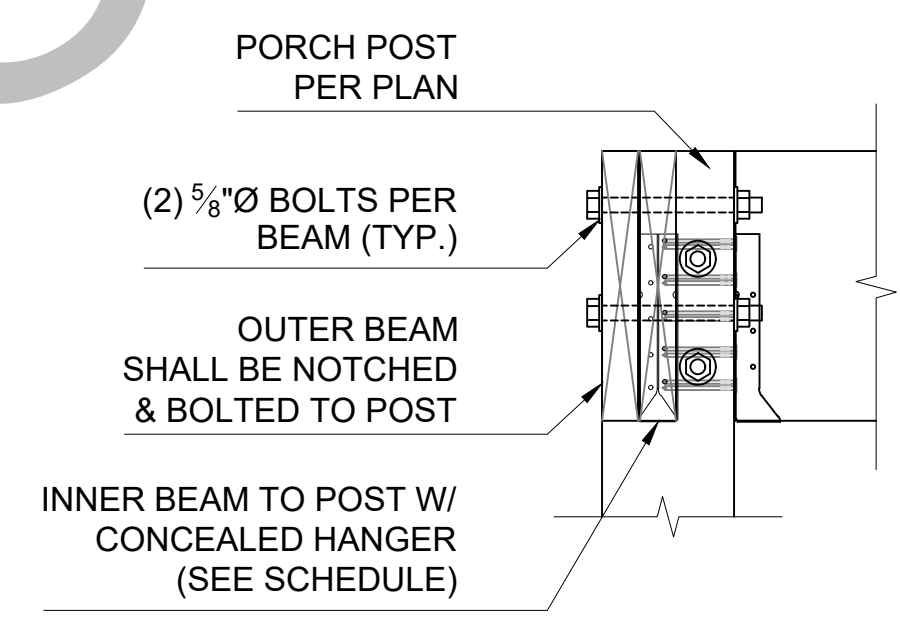
3 PORCH POST TO PILING SPLICE DETAIL



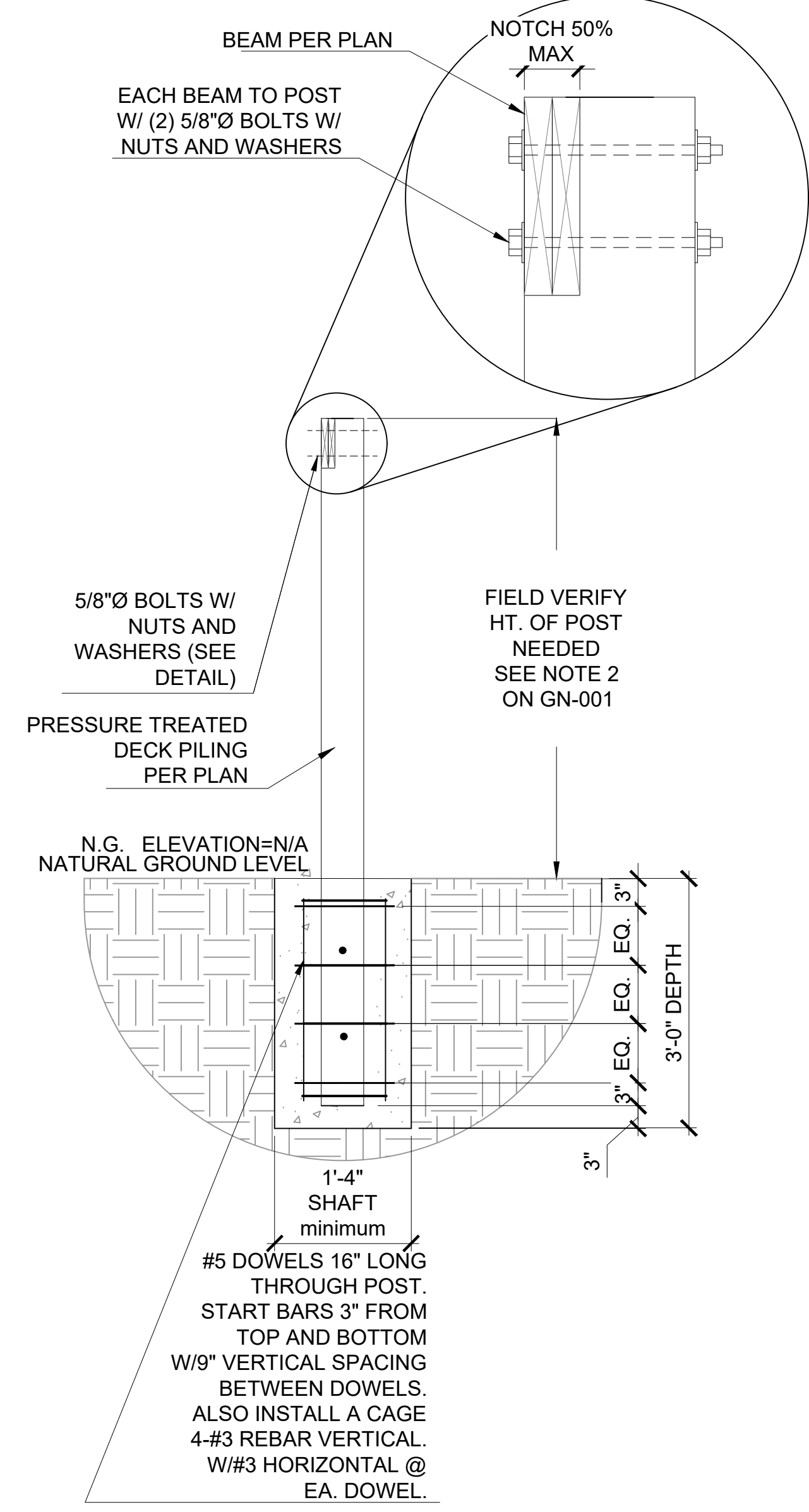
4 FREE STANDING A/C DECK



5 CORNER PORCH POST DETAIL



SECTION Z-Z



6 TYPICAL EMBEDDED PORCH POST DETAIL

Revisions:		
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DRAWN BY:	AW	CHECKED BY:	CCH
PROJECT #:		SCALE:	N.T.S.
DATE:			SD-1.00

KING AND JACK STUD SCHEDULE	
OPENING SPAN	KING/JACK STUDS REQUIRED PER OPENING SPAN
4' OR LESS	(1) KING & (1) JACK STUD (EACH SIDE)
4' TO 6' OPENING	(2) KING & (2) JACK STUD (EACH SIDE)
6' TO 8' OPENING	(3) KING & (2) JACK STUD (EACH SIDE)
8' TO 12' OPENING	(4) KING & (3) JACK STUD (EACH SIDE)
12' TO 16' OPENING	(5) KING & (4) JACK STUD (EACH SIDE)

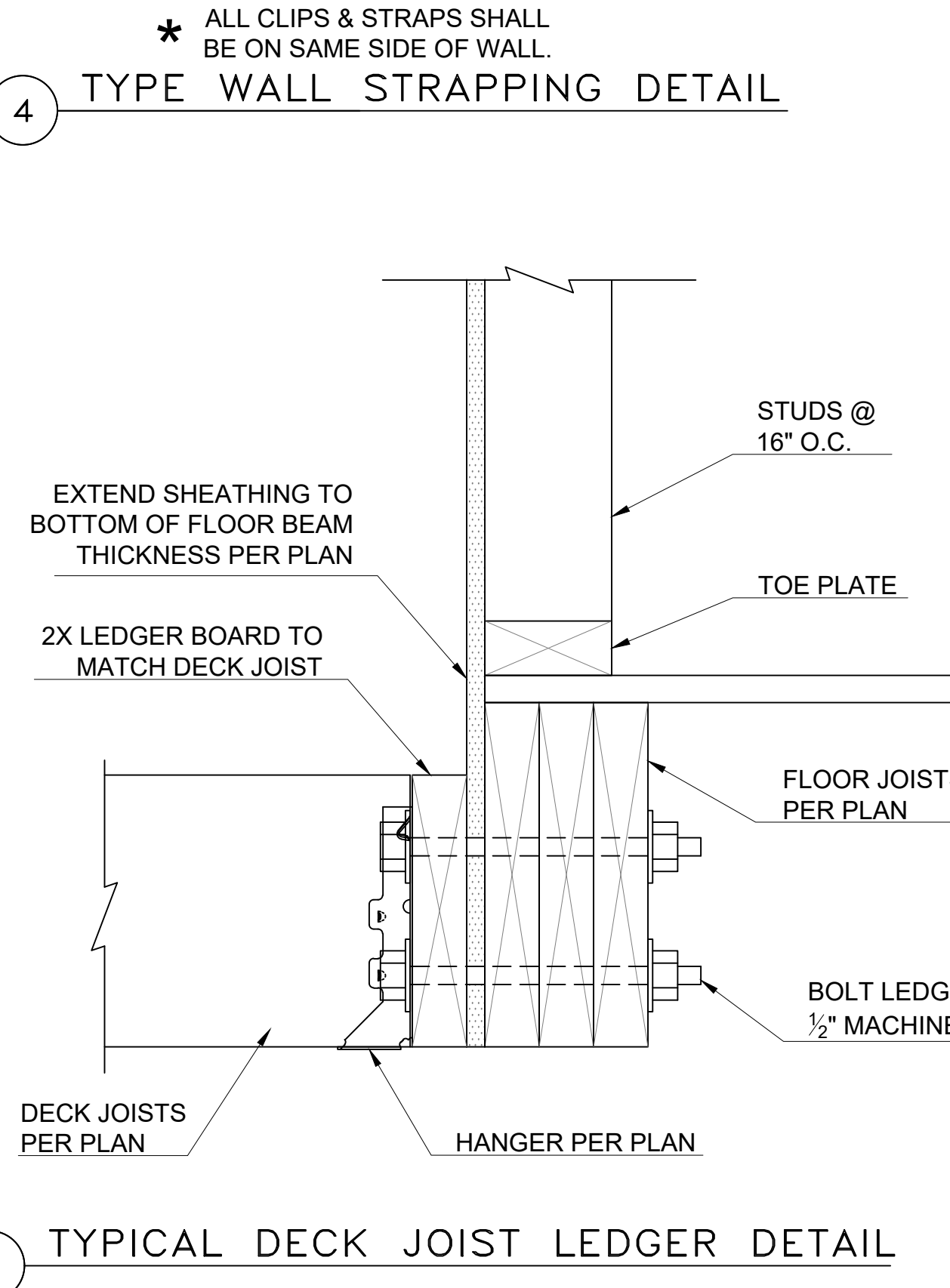
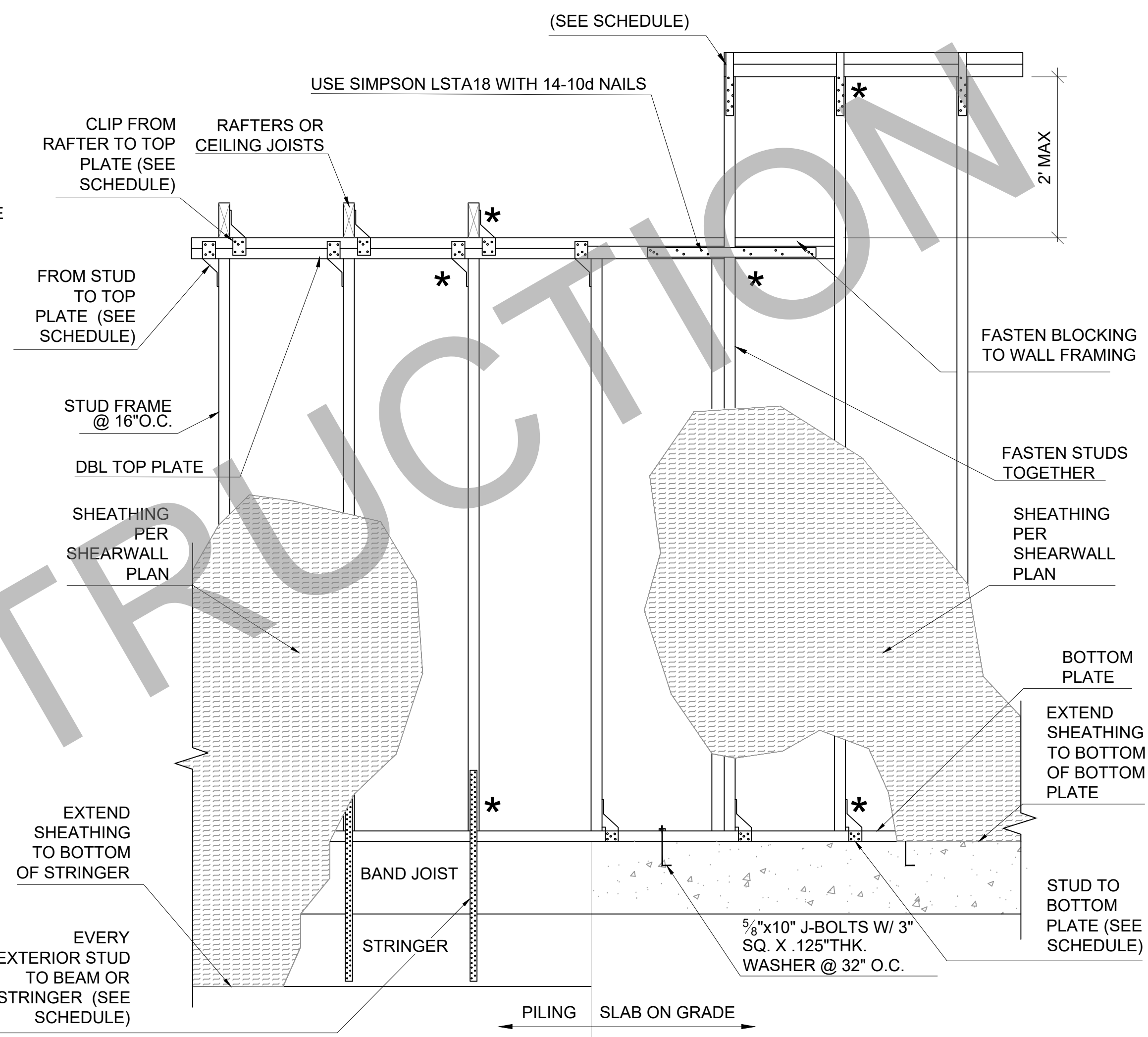
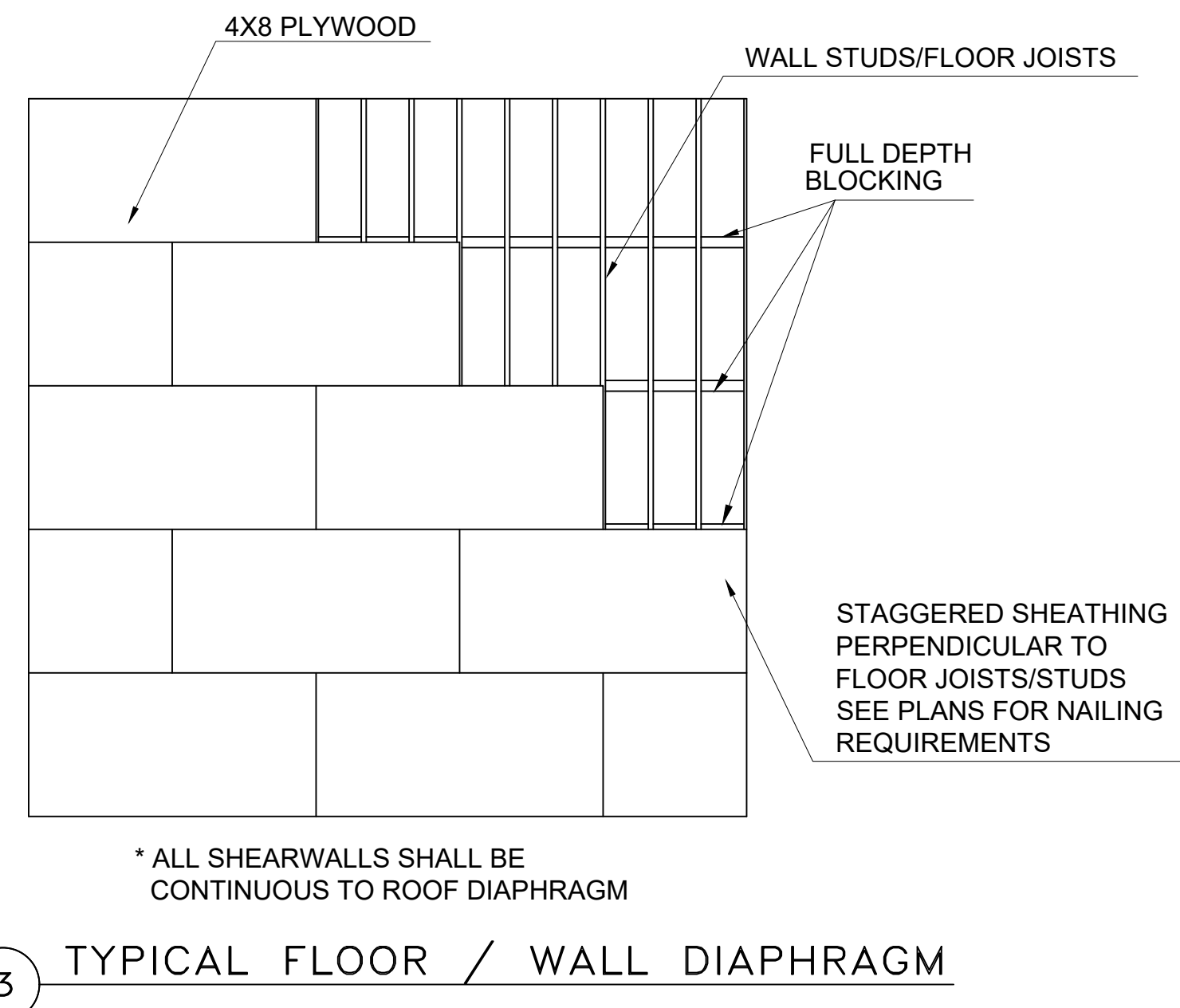
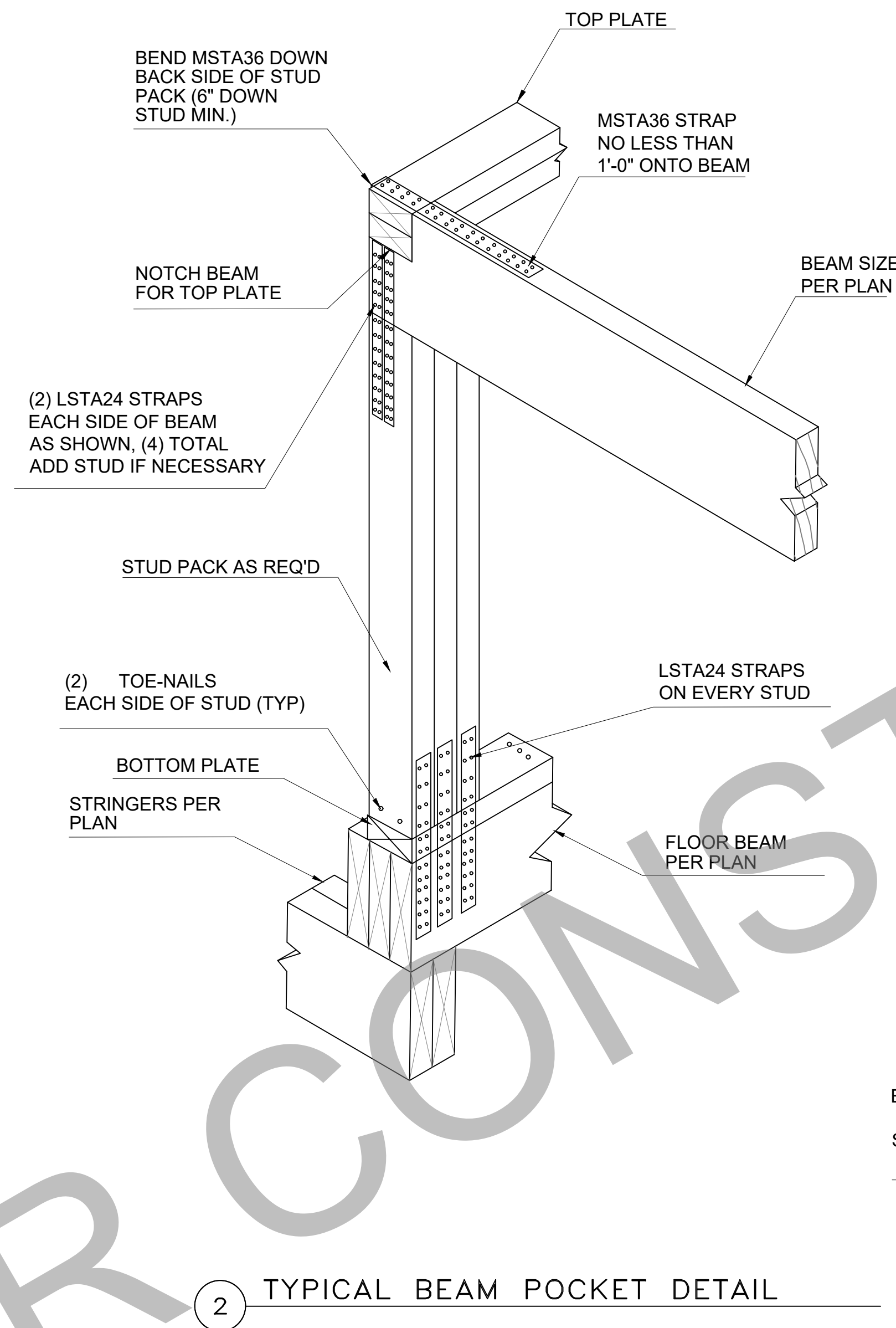
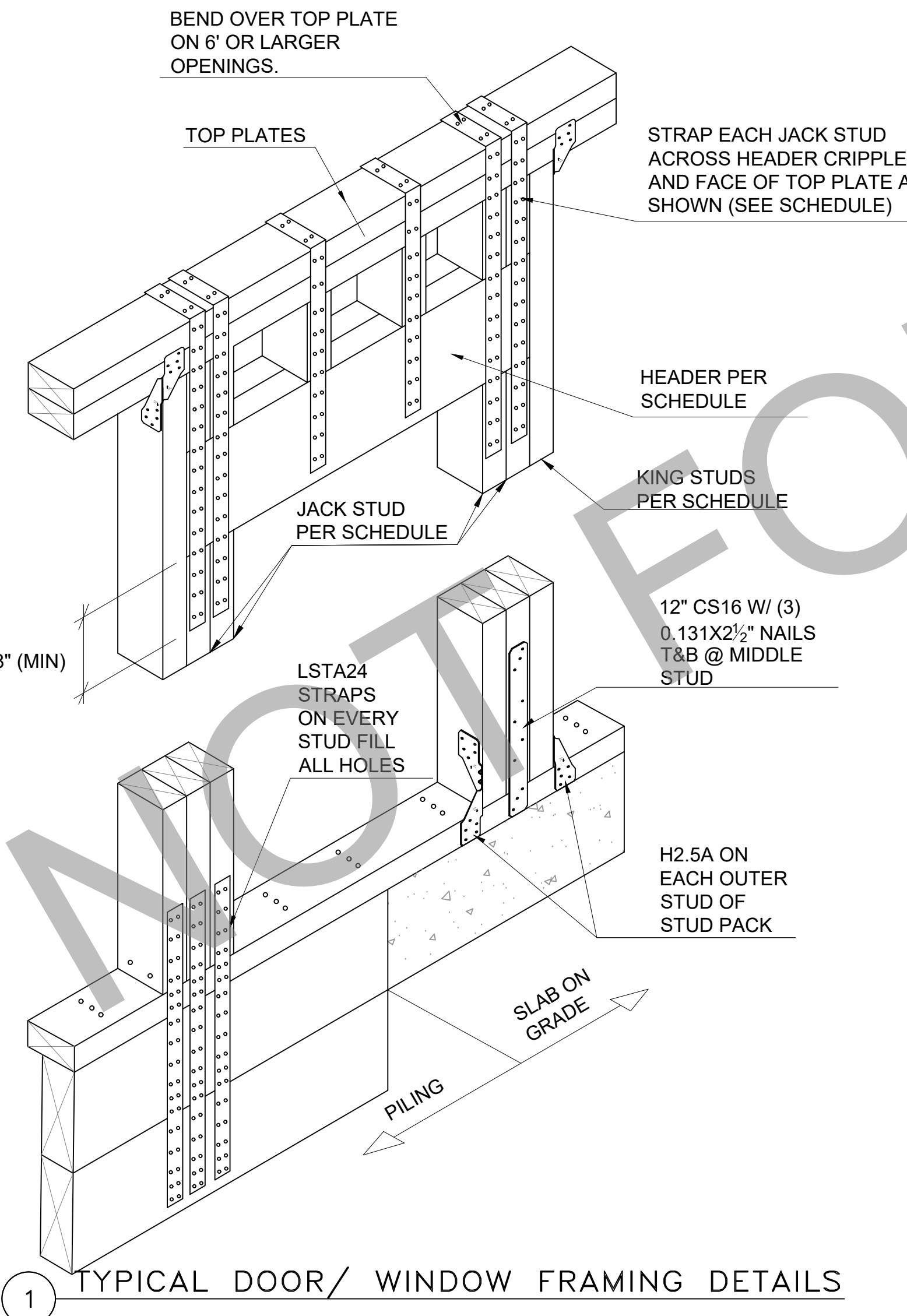
SINGLE STORY HEADER SCHEDULE			
ALL HEADERS ARE DROP BEAMS, U.N.O			GRADE # 2 LUMBER
TYPE	OPENING SPAN	WALL THICKNESS	HEADER REQ'D
1	3' OR LESS	3.5"	TWO 2"x8" #2 SYP w/ 1/2" PLYWD FLITCH
2	3' OR LESS	5.5"	THREE 2"x8" #2 SYP w/ 1/2" PLYWD FLITCHS
3	3' TO 5'	3.5"	TWO 2"x10" #2 SYP w/ 1/2" PLYWD FLITCH
4	3' TO 5'	5.5"	THREE 2"x10" #2 SYP w/ 1/2" PLYWD FLITCHS
5	5' TO 8'	3.5"	TWO 2"x12" #2 SYP w/ 1/2" PLYWD FLITCH
6	5' TO 8'	5.5"	THREE 2"x12" #2 SYP w/ 1/2" PLYWD FLITCHS

OPENINGS GREATER THAN 6'-1" SHALL BE AS INDICATED ON PLAN DRAWINGS

NOTES:

- THIS TABLE USES EITHER 0.25" DEFLECTION OR L/240 WHICHEVER IS LESS
- THIS TABLE ACCOUNTS FOR ONLY ROOF AND CEILING LOADING
- FOR GENERIC 1 STORY FRAMING
- FOR 2-STORY DWELLINGS USE 2X12 HEADERS ON FIRST FLOOR LIVING SPACE (UNO)

* ALL NON-LOAD BEARING HEADERS SHALL BE 2X6 #2 SYP W/ 1/2" PLYWOOD FLITCH.



SCHEDULE

CLIP & STRAP SCHEDULE	
CONNECTION LOCATION	CLIP / STRAP
STUD TO BOTTOM PLATE (SLAB)	SIMPSON H2.5A 1
STUD TO STRINGER/BEAM (PILING)	SIMPSON LSTA36 2,3
STUD TO STUD BETWEEN LEVELS	SIMPSON LSTA36 2,3
HEADER STRAPS (8' PLATE)	SIMPSON LSTA36 1,3
HEADER STRAPS (9' PLATE)	SIMPSON CS16 (48") 1
2X RAFTER TO TOP PLATE/ BEAM	SIMPSON H2.5A 1
RAFTER TO RAFTER @ RIDGE	SIMPSON LSTA18 1
RAFTER TO RAFTER @ HIP	SIMPSON LSTA18 1
ROOF TRUSS TO STUD	SIMPSON HTS30C 1
RAFTER TO TOP PLATE	(2) SIMPSON H2.5A 1
STUD TO TOP PLATE	(2) SIMPSON H2.5A 1

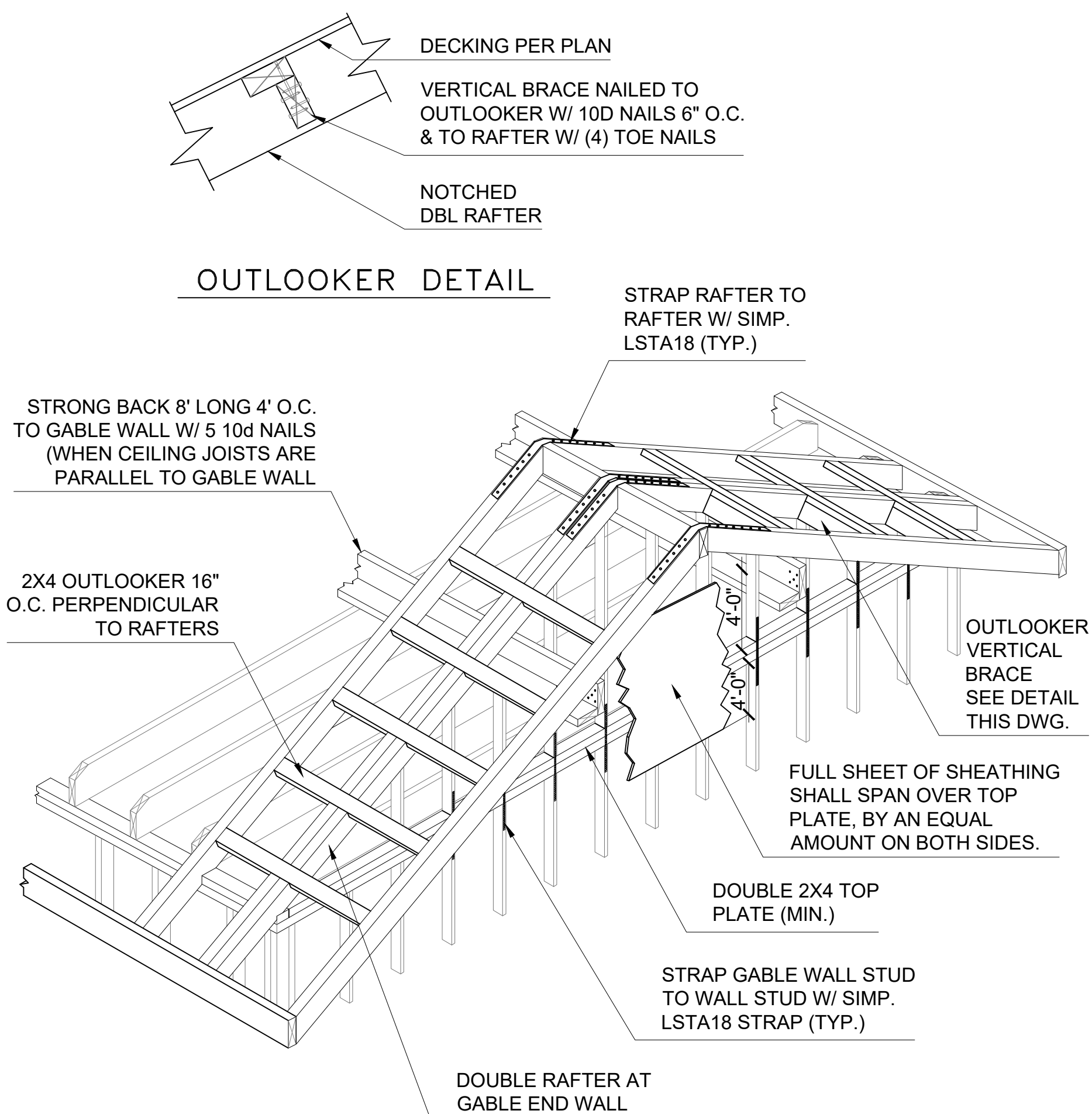
- FILL ALL NAIL HOLES U.N.O.
- STUD STRAPS SHALL TERMINATE AT A BEAM OR STRINGER (NEVER AT BAND JOIST) & EXTEND PAST RIM JOIST BY A MINIMUM OF 10".
- SIMPSON CS16 (OF EQUAL LENGTH AND FASTENERS) MAY BE SUBSTITUTED FOR SIMPSON LSTA
- FASTENERS & QUANTITY PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- SOME CLIPS & STRAPS LISTED MAY NOT APPLY TO EVERY PROJECT.

Revisions:		
#	DATE	DESCRIPTION OF CHANGE

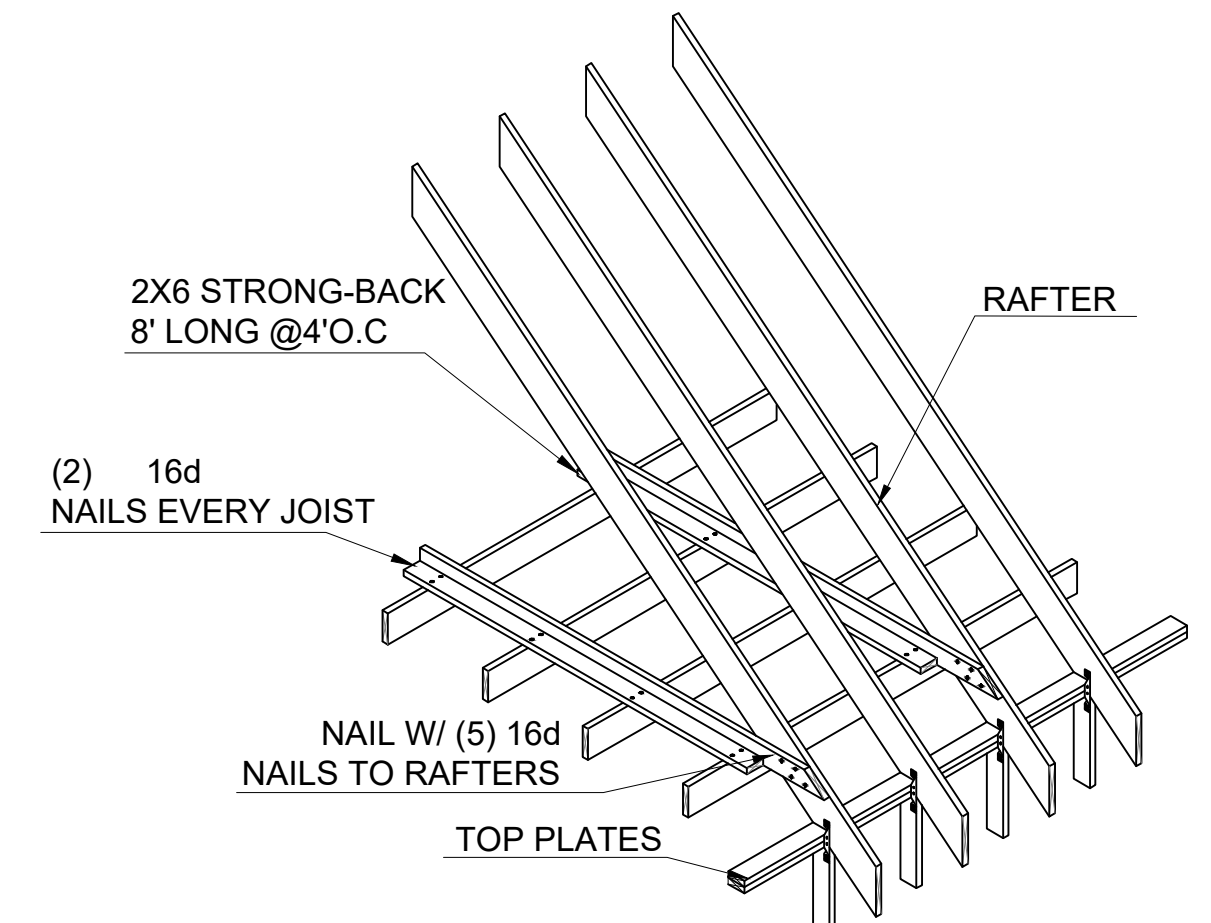
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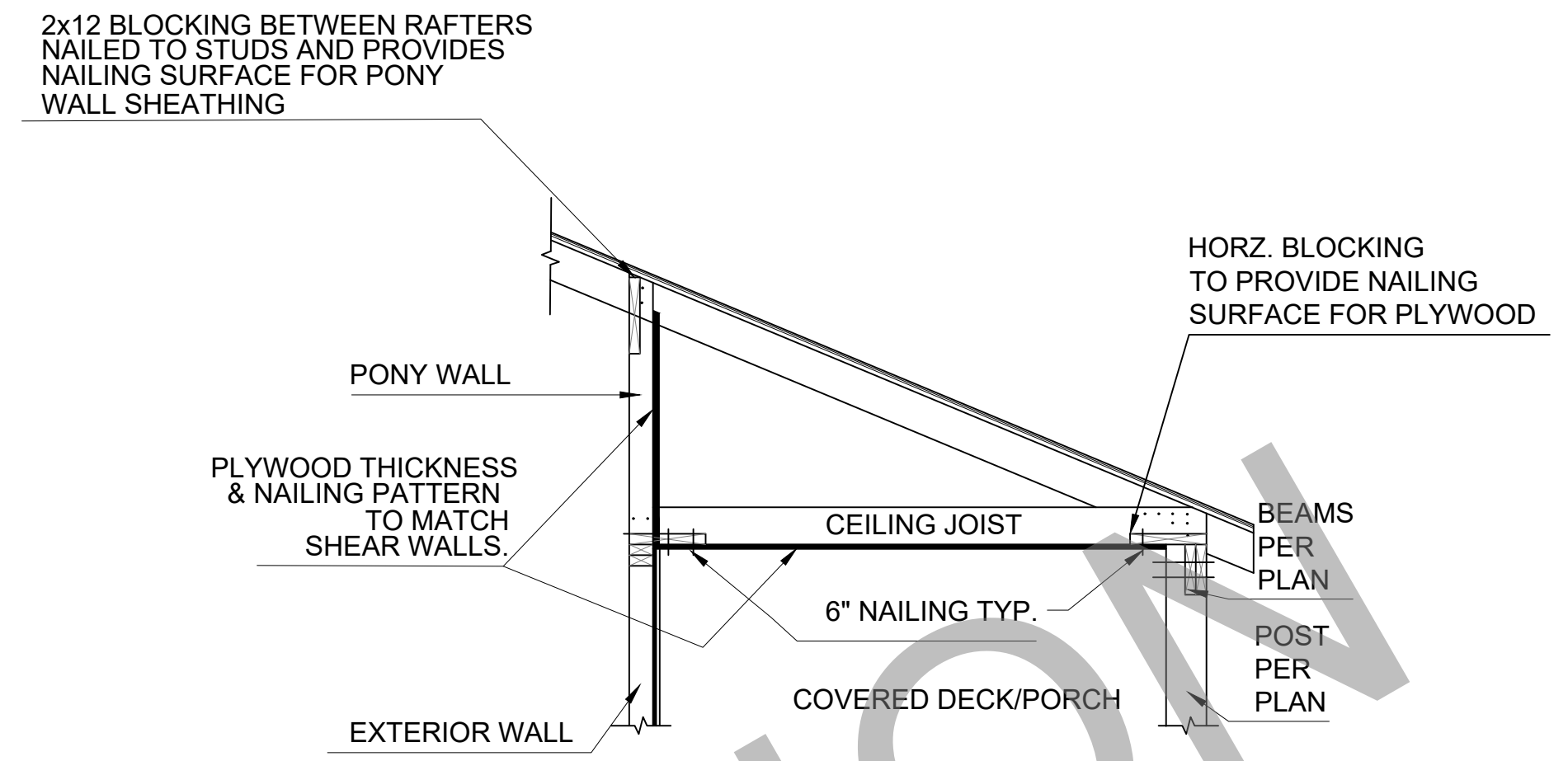
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DATE:			SD-2.00



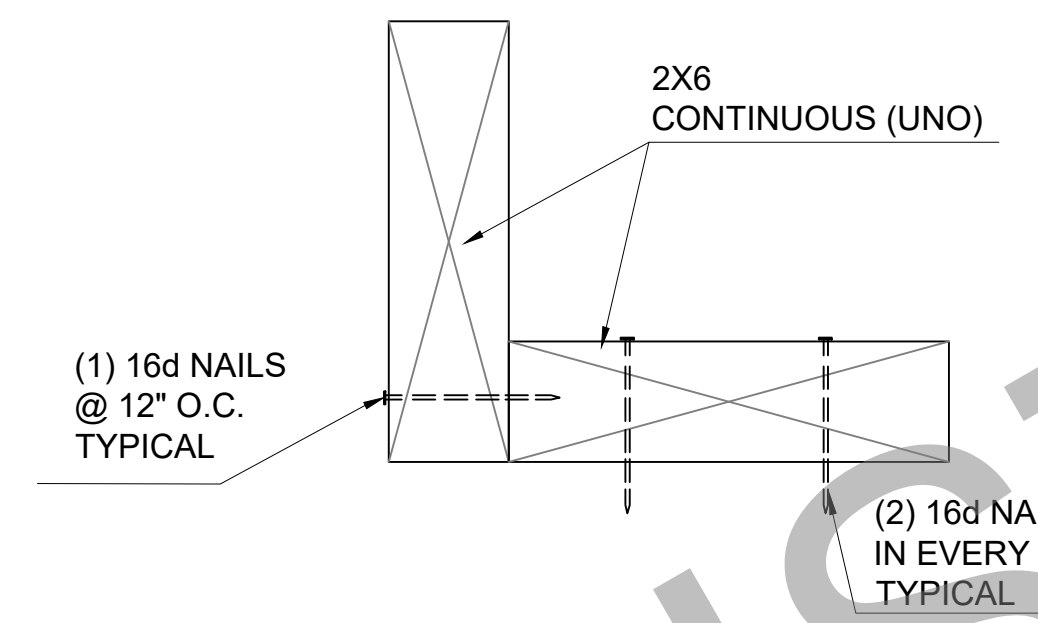
1 TYPICAL GABLE WALL & ROOF FRAMING DETAIL



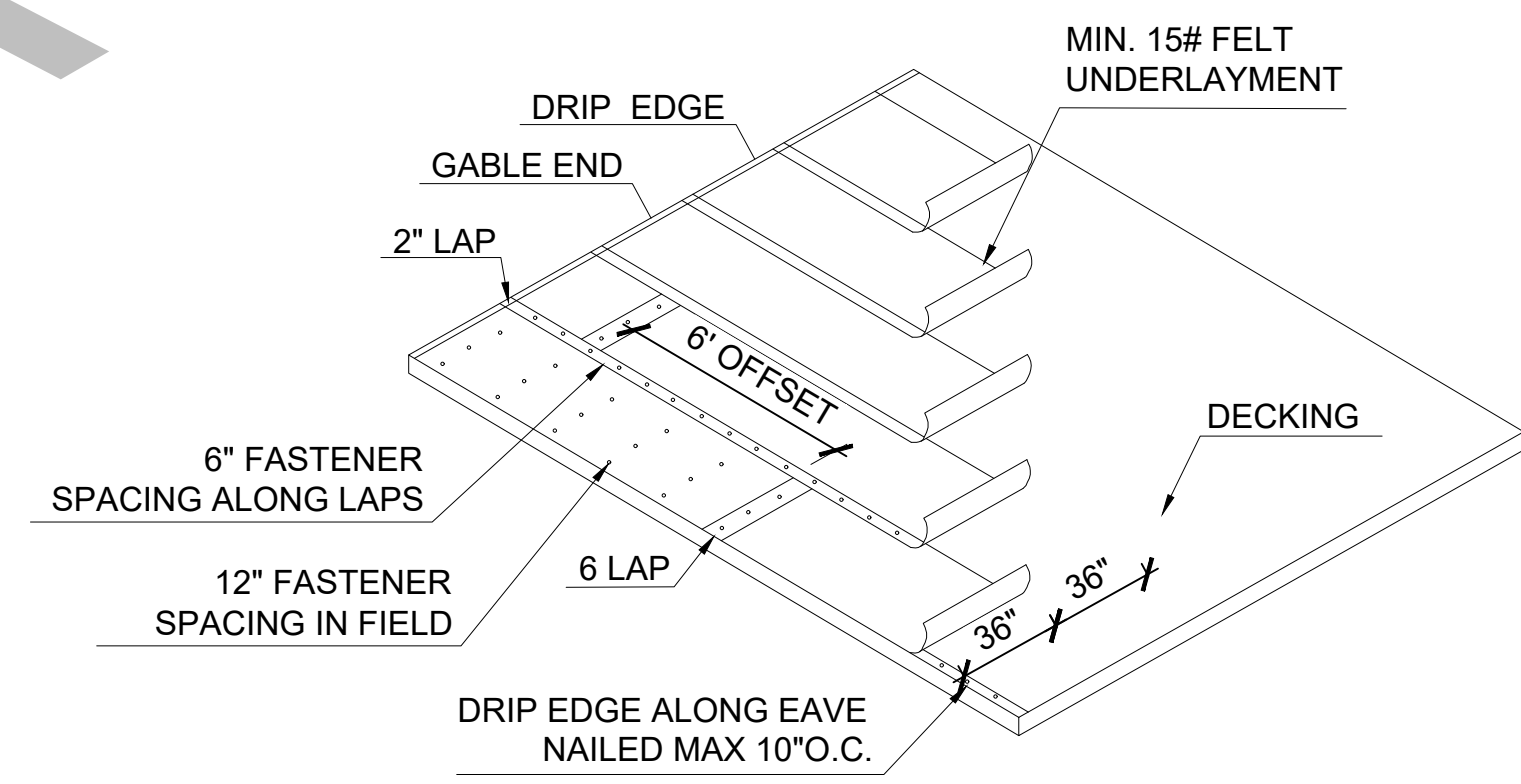
3 ROOF BRACING AT PERPENDICULAR CEILING JOIST



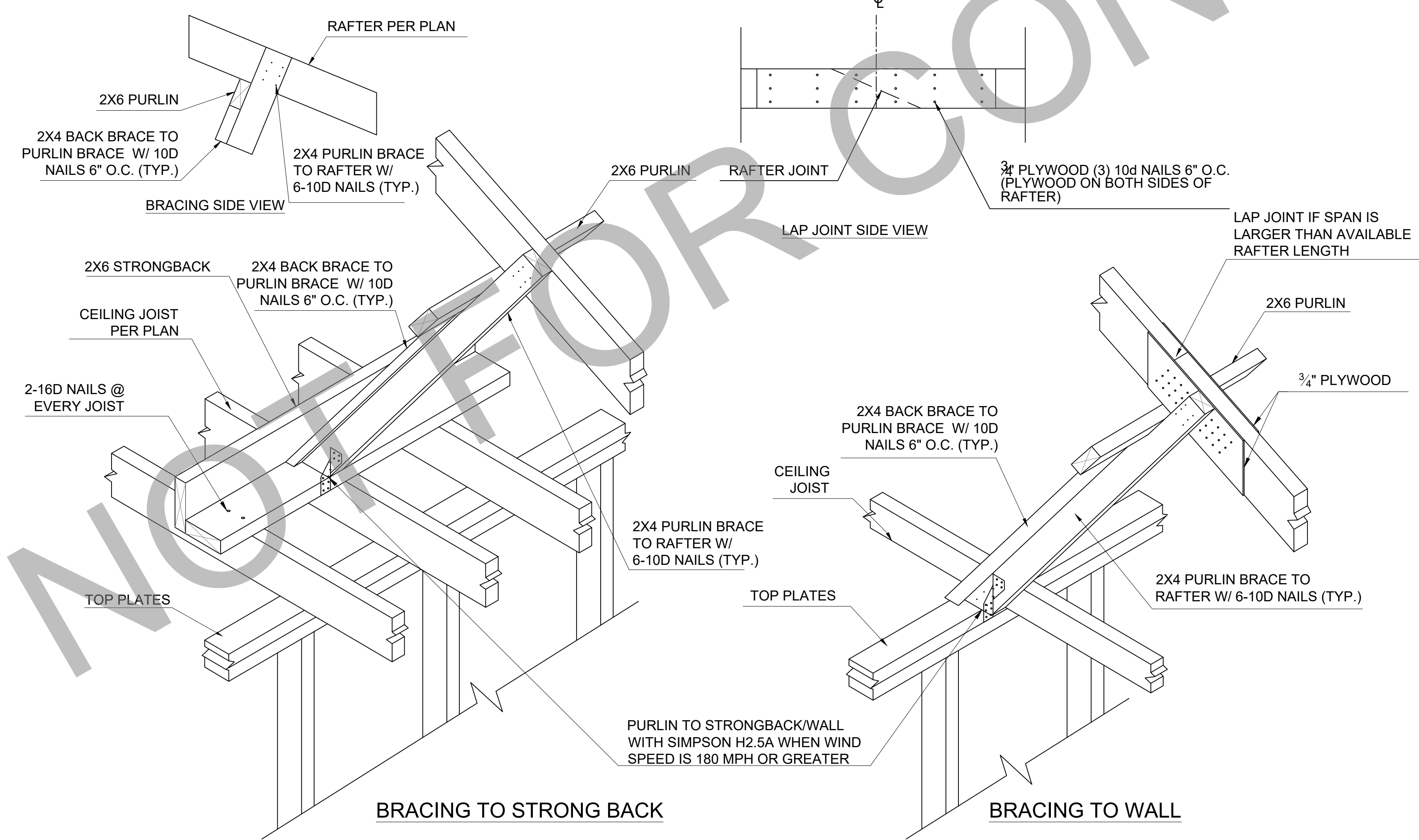
5 PORCH CEILING DIAPHRAGM DETAIL



4 TYPICAL STRONG BACK CONSTRUCTION DETAIL

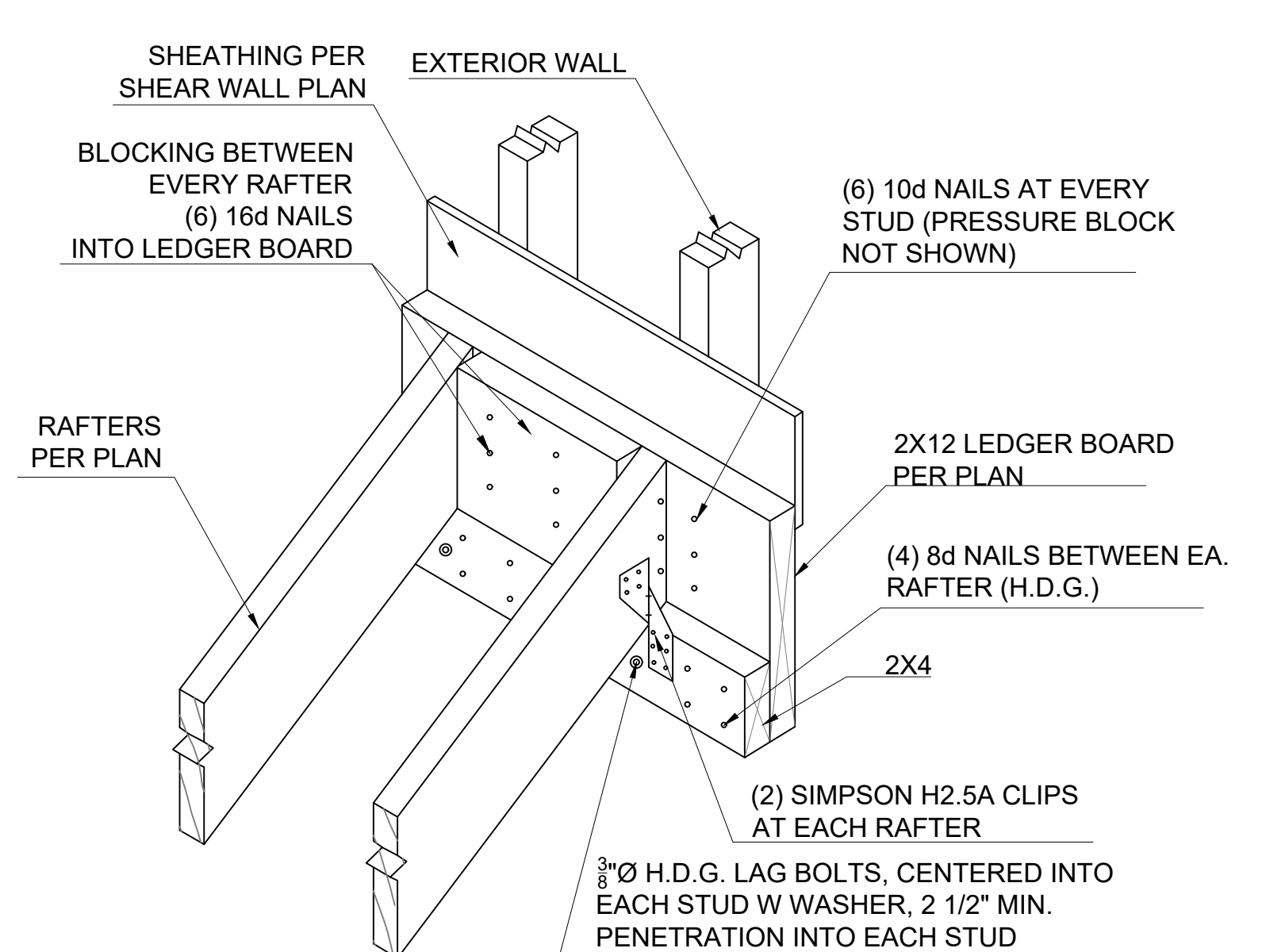


6 ROOF UNDERLAYMENT DETAIL



2 PURLIN INSTALLATION & BRACING DETAIL

* SEAL ALL DECK JOISTS (SEE FBC2020 R905.1.1.1 OPTION 2 OR 3)
ADDITIONAL UNDERLAYMENT OPTIONS ARE AVAILABLE (SEE FBC2020 R905)



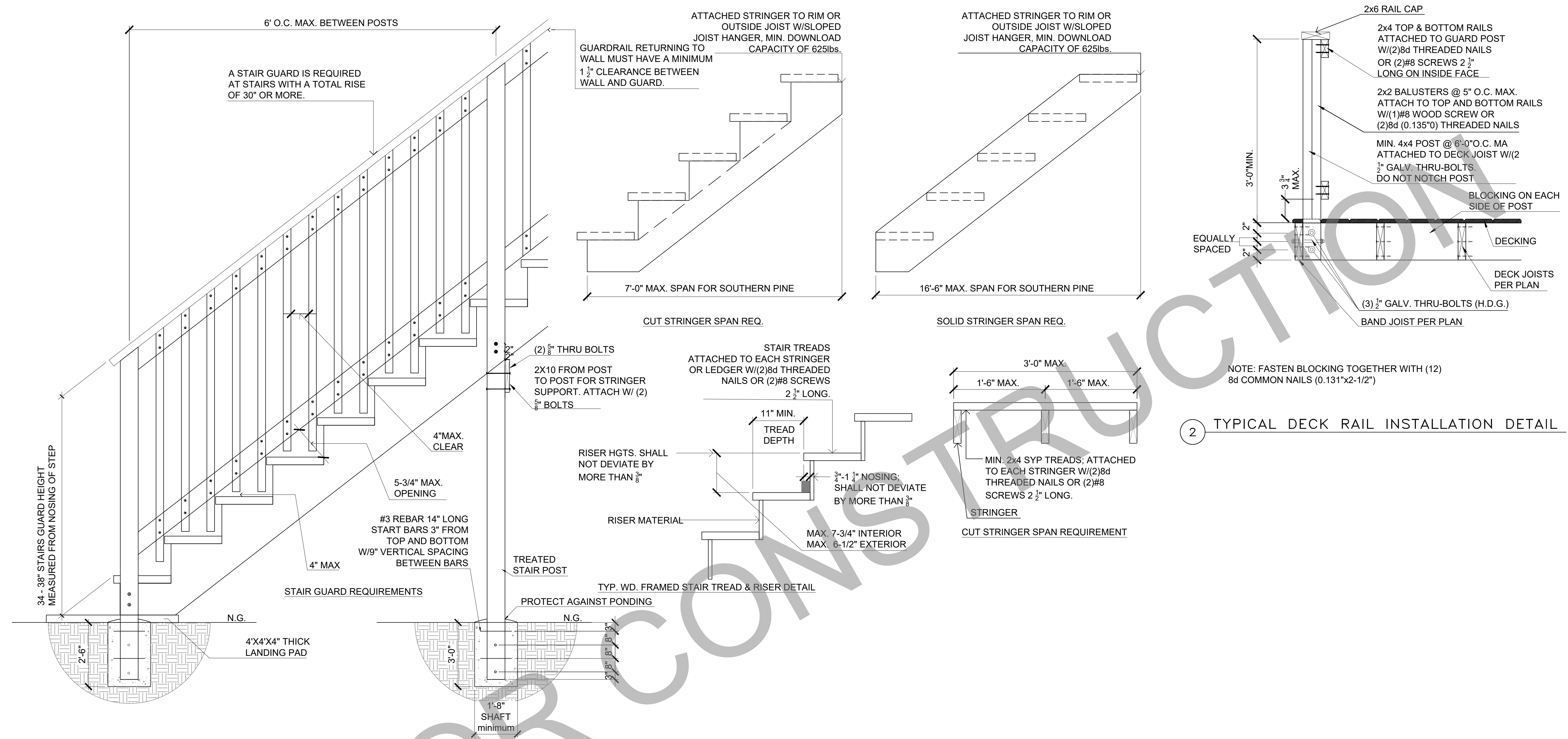
7 RAFTER TO GABLE WALL LEDGER DETAIL

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1 TYPICAL STAIR INSTALLATION DETAIL

2 TYPICAL DECK RAIL INSTALLATION DETAIL

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DATE:			SD-4.00

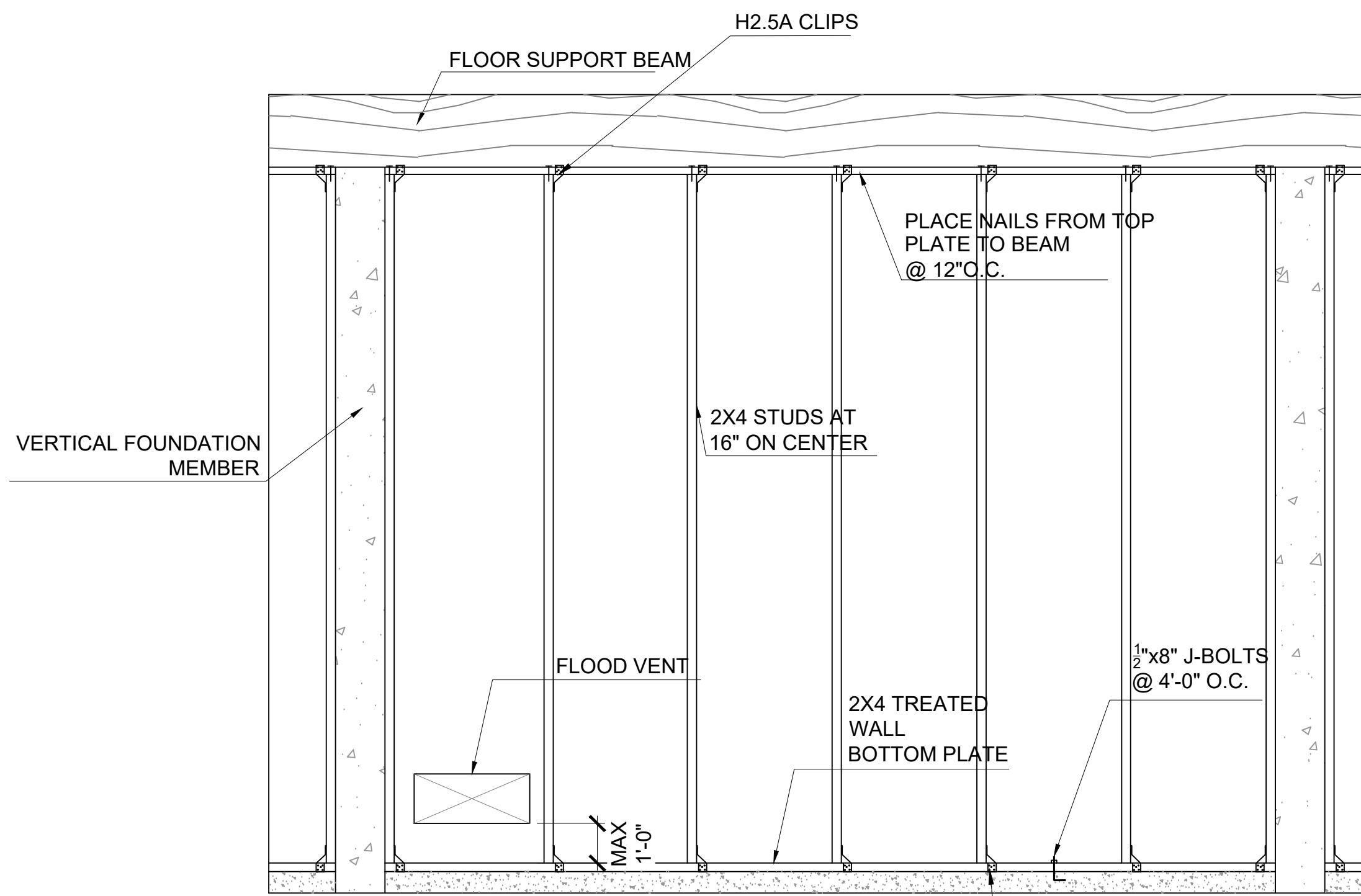
NOTES

1. THIS DRAWING MAY NOT APPLY IF THE STRUCTURE IS NOT IN A FLOOD ZONE.
2. FEMA APPROVED FLOOD VENTS ARE REQUIRED WHEN ENCLOSED SPACE IS BELOW B.F.E. IN AN "A" FLOOD ZONE.
3. FEMA APPROVED BREAKAWAY WALLS OR LOUVERS ARE REQUIRED WHEN ENCLOSED SPACE IS BELOW B.F.E. IN A "V" FLOOD ZONE. (EXCEPTION: UP TO 299 SQ. FT. MAY BE ENCLOSED W/O BREAKAWAY OR LOUVERED WALLS.)
4. ALL MATERIALS BELOW B.F.E. SHALL BE FLOOD DAMAGE RESISTANT MATERIAL, INCLUDING, BUT NOT LIMITED TO TREATED LUMBER. SEE FEMA TECHNICAL BULLETIN #2 FOR ADDITIONAL INFORMATION.

DESIGN AND CONSTRUCTION:

ALL BREAKAWAY WALLS DESIGNED USING THE PRESCRIPTIVE DESIGN METHOD SHALL BE DETAILED IN ACCORDANCE WITH THE FOLLOWING:

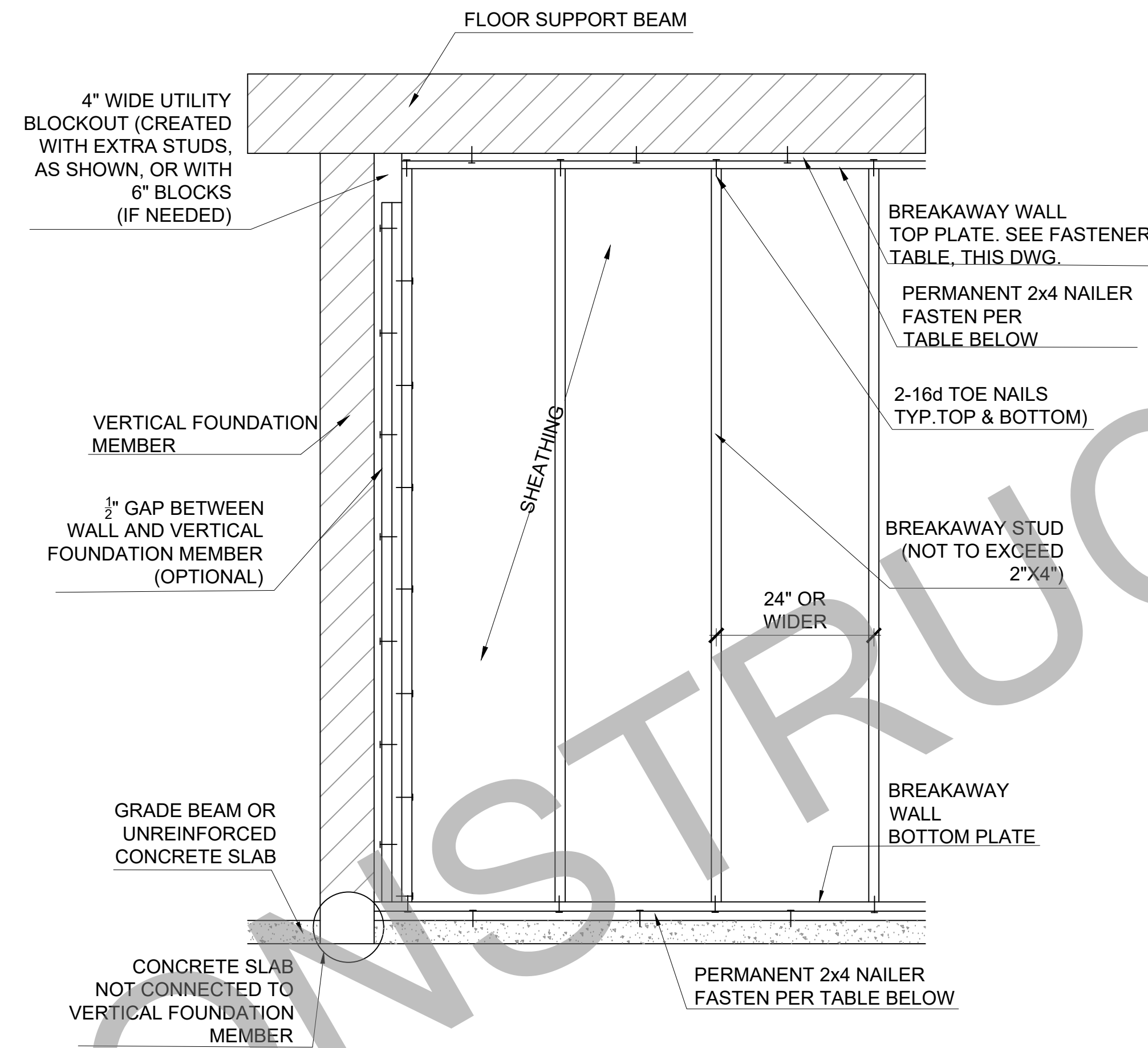
1. BREAKAWAY WALLS SHALL BE DESIGNED TO MEET ALL APPLICABLE LOCAL REQUIREMENTS AND BUILDING CODE REQUIREMENTS.
2. AS SHOWN IN BREAKAWAY WALL SECTION (THIS DWG.), WOOD-FRAMED AND STEEL STUD-FRAMED BREAKAWAY WALL PANELS SHALL NOT BE ATTACHED TO THE PILINGS OR OTHER VERTICAL FOUNDATION MEMBERS. ONLY THE TOPS AND BOTTOMS OF WALL PANELS SHALL BE CONNECTED TO PERMANENT 2x4 NAILER PLATES. HIGH-CAPACITY CONNECTORS SUCH AS BOLTS, LAG SCREWS, METAL STRAPS, OR HURRICANE FASTENERS (E.G., CLIPS OR STRAPS) SHALL NOT BE USED.
3. THE EXTERIOR SHEATHING ON BREAKAWAY WALL PANELS SHALL NEITHER OVERLAP NOR BE ATTACHED TO THE VERTICAL FOUNDATION MEMBERS.
4. BREAKAWAY WALL SHEATHING AND SIDING SHALL BE DISCONTINUOUS AT ELEVATED FLOOR BEAMS AND JOISTS; HORIZONTAL SEPARATION JOINTS SHALL BE PROVIDED TO PREVENT DAMAGE TO THE SHEATHING OR SIDING ABOVE THE FLOOR OF THE ELEVATED BUILDING.
5. UTILITIES, INCLUDING ELECTRICAL WIRING, BREAKER BOXES, POWER METERS, PLUMBING, CONDUITS, AND VENTILATION DUCTS, SHALL NOT BE PLACED IN OR ATTACHED TO BREAKAWAY WALL PANELS.
6. BREAKAWAY WALL PANELS SHALL BE POSITIONED SUCH THAT, ON FAILURE, THEY DO NOT COLLAPSE AGAINST CROSS-BRACING OR THREATEN OTHER FOUNDATION COMPONENTS. *FOR MORE INFORMATION, SEE TECHNICAL BULLETIN 5.*
7. PARTIAL HEIGHT BREAKAWAY WALL SYSTEMS ARE NOT PERMITTED.



* PROVIDE FLOOD VENTS ON TWO OPPOSITE WALLS (MIN.)

* TOTAL FREE AREA OF VENT (SQUARE INCHES) SHALL EQUAL TOTAL FLOOR AREA OF ENCLOSED SPACE (SQUARE FEET)

1 FEMA FLOOD VENT DETAIL



2 FEMA BREAKAWAY WALL DETAIL & NOTES

BREAKAWAY WALL FASTENING TABLE

Table 1a: Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with 8-FOOT PILING SPACING.

BREAKAWAY WALL HEIGHT (FEET)	6		7		8		9		10		11		12		13		14		15		16	
NAIL SIZE	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d
NAILS REQUIRED	18	12	22	14	24	16	28	18	32	20	34	22	37	24	40	26	43	28	47	30	50	32

Table 1b: Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with 10-FOOT PILING SPACING.

BREAKAWAY WALL HEIGHT (FEET)	6		7		8		9		10		11		12		13		14		15		16	
NAIL SIZE	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d
NAILS REQUIRED	24	16	28	18	32	20	34	24	38	28	42	30	46	32	50	35	53	38	57	40	61	43

Table 1c: Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with 12-FOOT PILING SPACING.

BREAKAWAY WALL HEIGHT (FEET)	6		7		8		9		10		11		12		13		14		15		16	
NAIL SIZE	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d
NAILS REQUIRED	28	18	32	22	38	24	42	28	46	32	52	35	56	38	61	41	66	44	70	47	75	50

3 FEMA BREAKAWAY WALL FASTENING TABLE

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DATE:	SD-5.00

NAILING SCHEDULE			
JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
WALL FRAMING			
Top plate to top plate (face-nailed)	2-16d	2-16d	per foot
Top plates at intersections (face-nailed)	4-16d	5-16d	joints - each side
Stud to stud (face-nailed)	2-16d	2-16d	24"o.c.
Header to header (face-nailed)	16d	16d	16"o.c. along edges
Top or bottom plate to stud (end-nailed)	1-16d	1-40d	per stud
Bottom plate to floor joist, bandjoist, endjoist or blocking (face-nailed)	2-16d	2-16d	per foot
FLOOR FRAMING			
Joist to sill, top plate or girder (toe-nailed)	4-8d	4-10d	per joist
Bridging to joist (toe-nailed)	2-8d	2-10d	each end
Blocking to joist (toe-nailed)	2-8d	2-10d	each end
Blocking to sill or top plate (toe-nailed)	3-16d	4-16d	each block
Ledger strip to beam (face-nailed)	3-16d	4-16d	each joist
Joist on ledger to beam (toe-nailed)	3-8d	3-10d	per joist
Band joist to joist (end-nailed)	3-16d	4-16d	per joist
Band joist to sill or top plate (toe-nailed)	2-16d	3-16d	per foot
CEILING SHEATHING			
Gypsum wallboard	5d coolers	5d coolers	7"edge/10"field
ROOF FRAMING			
Rafter to top plate (toe-nailed)	5-8d	5-10d	per rafter
Ceiling joist to top plate (toe-nailed)	5-8d	5-10d	per joist
Ceiling joist to parallel rafter (face-nailed)	7-16d	7-40d	each lap
Ceiling joist laps over partitions (face-nailed)	7-16d	7-40d	each lap
Collar tie to rafter (face-nailed)	3-8d	3-10d	per tie
Blocking to rafter (toe-nailed)	2-8d	2-10d	each end
Rim board to rafter (end-nailed)	2-16d	3-16d	each end

CONCRETE COVERAGE FOR CAST-IN-PLACE (NON PRE-STRESSED CONCRETE MEMBERS)			
CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER
CAST AGAINST AND PERMANENTLY IN CONTACT W/ GROUND	ALL	ALL	3"
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	NO. 6 THROUGH NO. 18 BARS	2"
		NO. 5, W31 / D31 WIRE & SMALLER	1-1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS & WALLS	NO. 14 & NO. 18 BARS	1-1/2"
		NO. 11 BARS & SMALLER	3/4"
	BEAMS, COLUMNS, PEDESTALS, & TENSION TIES	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, & HOOPS	1-1/2"

DEVELOPMENT LENGTH CHART					
BAR SIZE	SLAB/ MATS			WALLS	
	12" THICKNESS OR LESS	THICKNESS GREATER THAN 12"		HORIZ.	VERT.
	ALL BARS	BOTTOM BARS	OTHER BARS		
#3	17"	17"	22"	17"	22"
#4	22"	22"	30"	22"	30"
#5	29"	29"	36"	29"	36"

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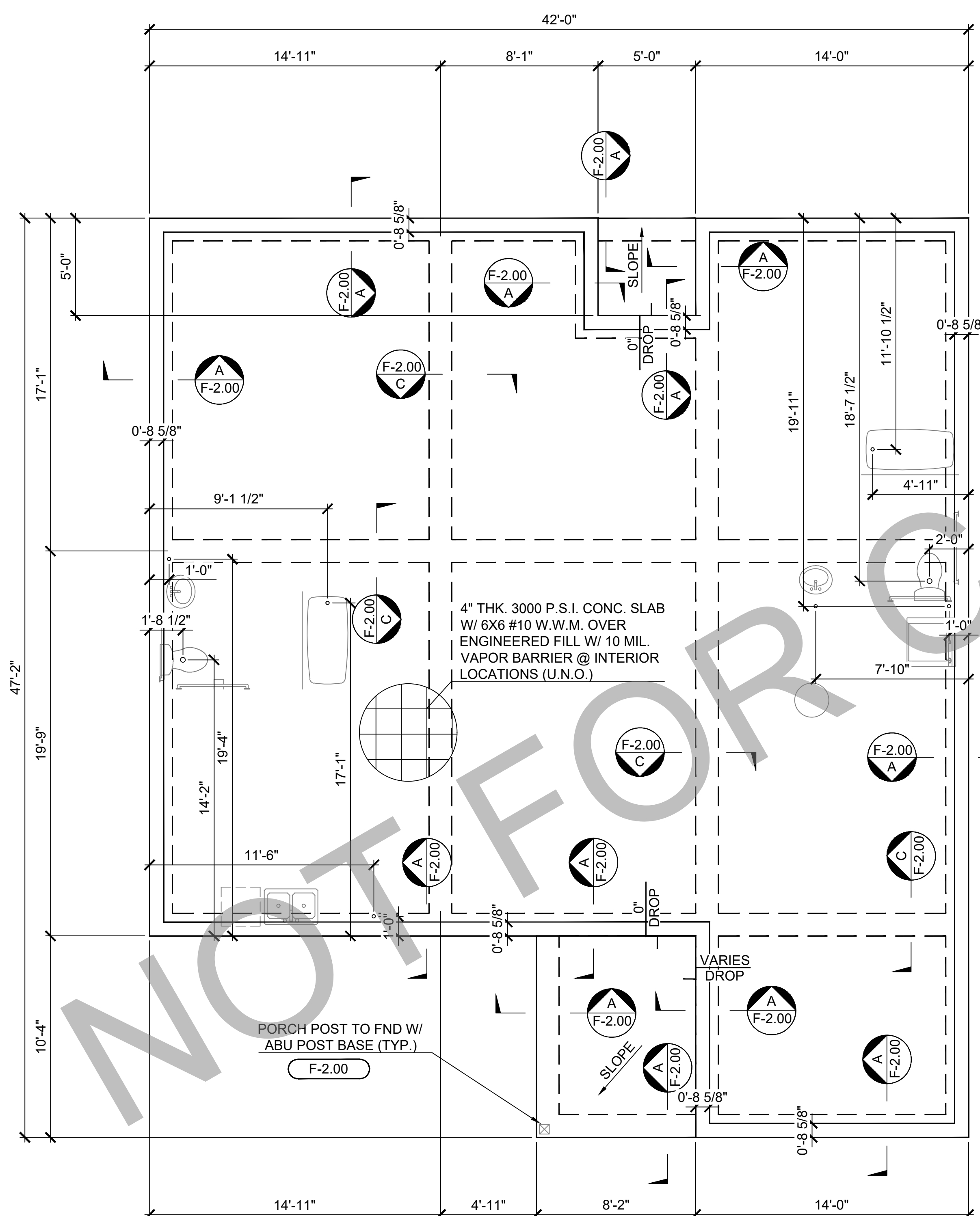
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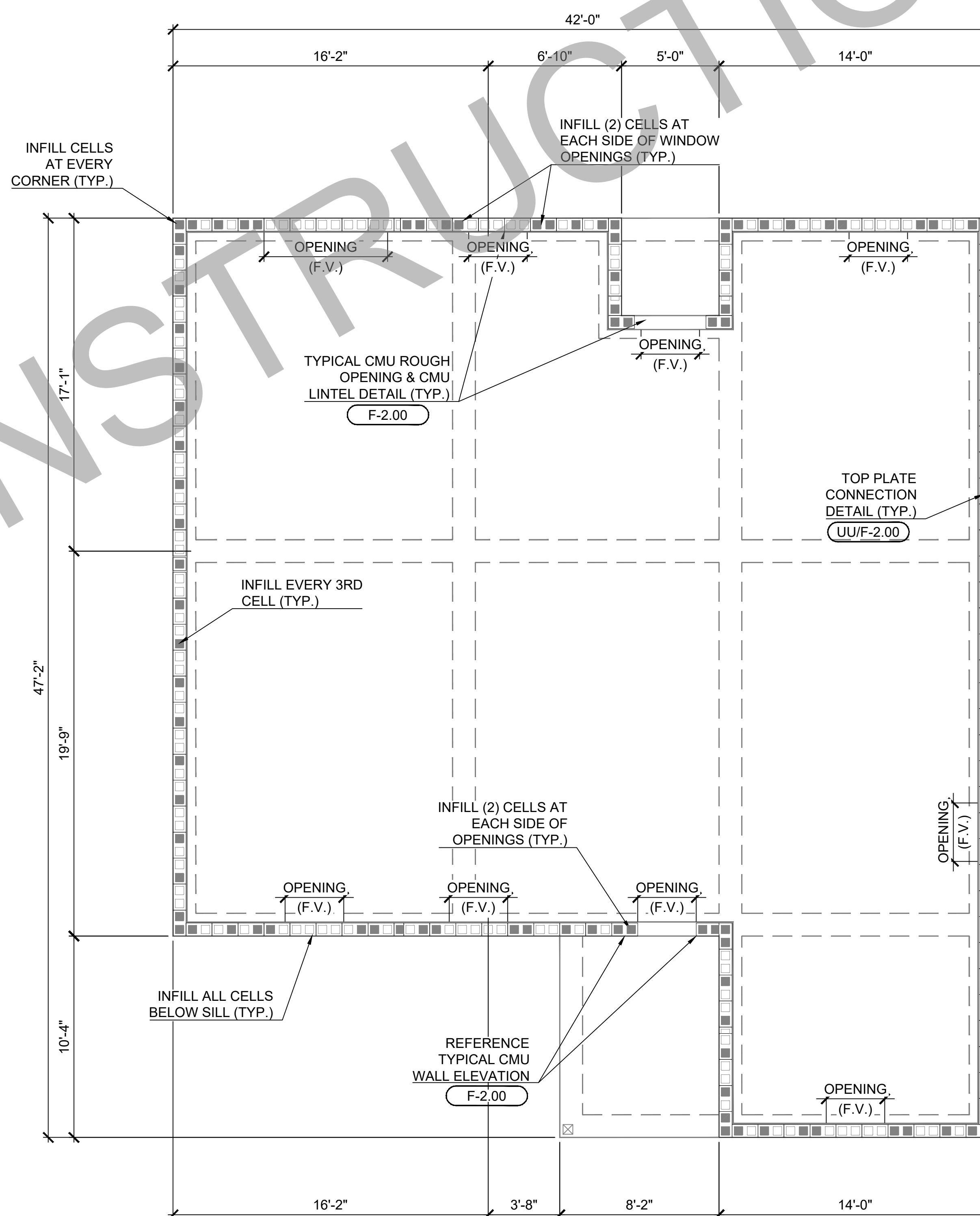
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--- DETAIL
--- PAGE #



01 FOUNDATION PLAN (STANDARD)
ALL OPTIONS

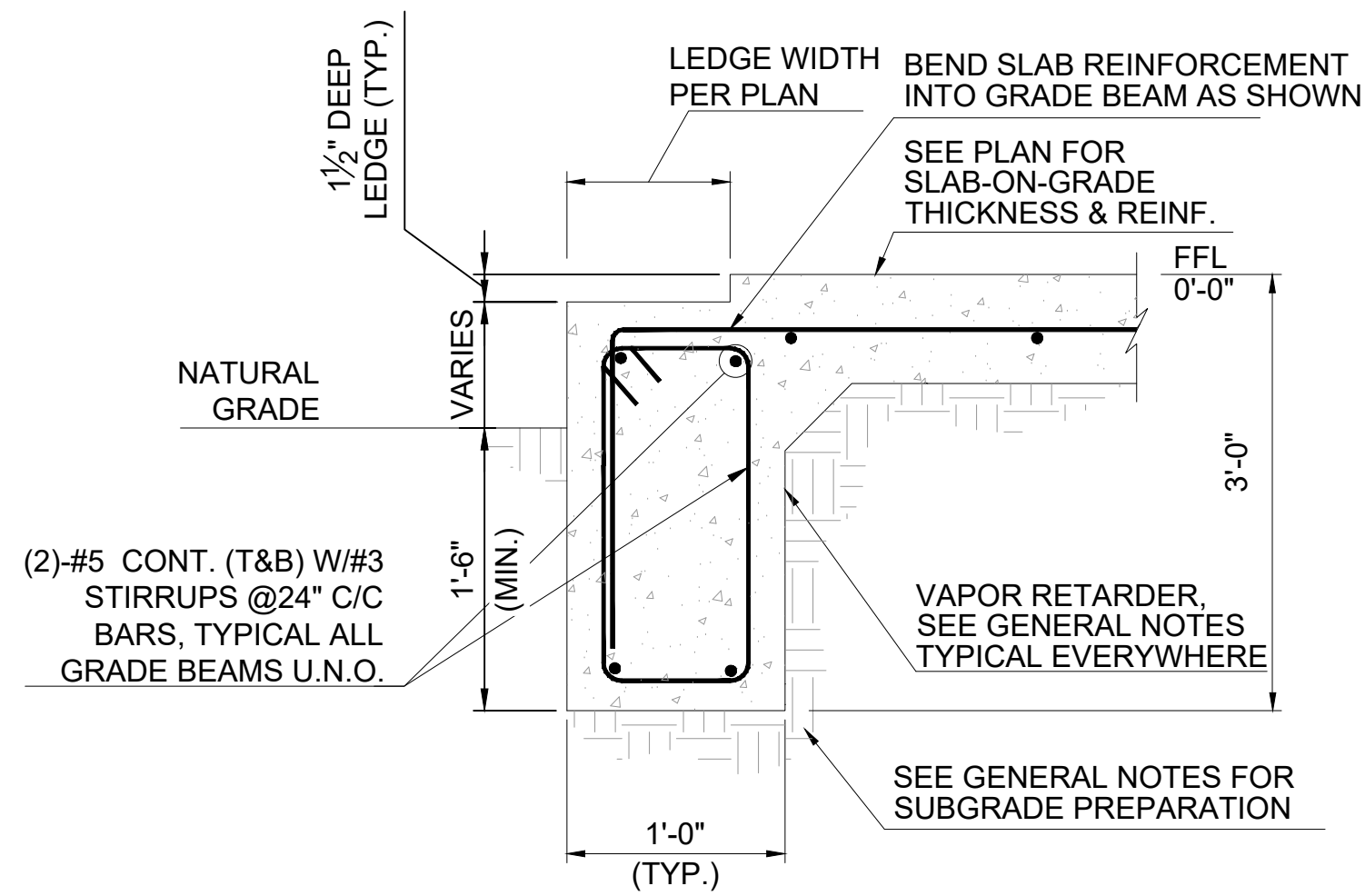


02 CMU WALL PLAN (STANDARD)
ALL OPTIONS

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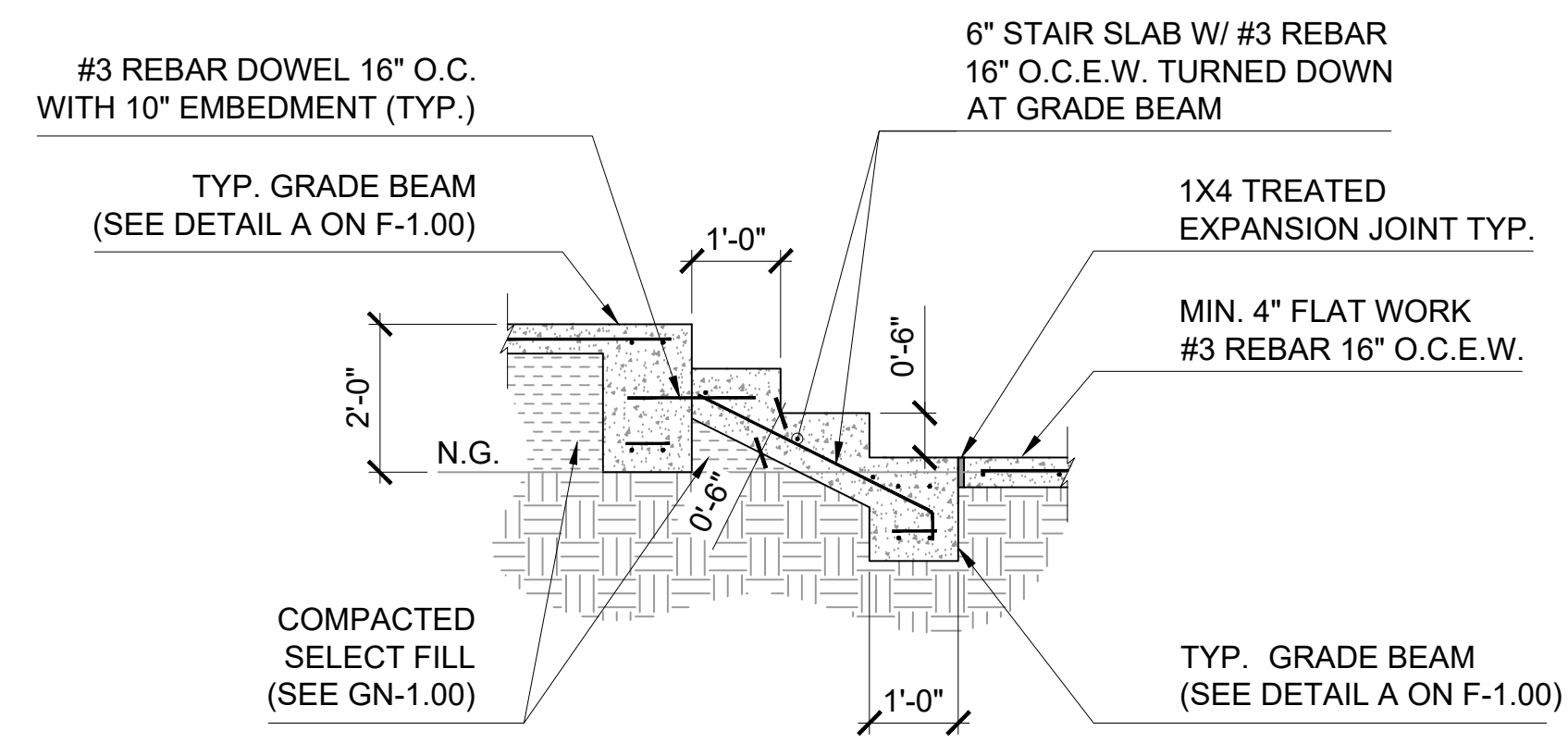
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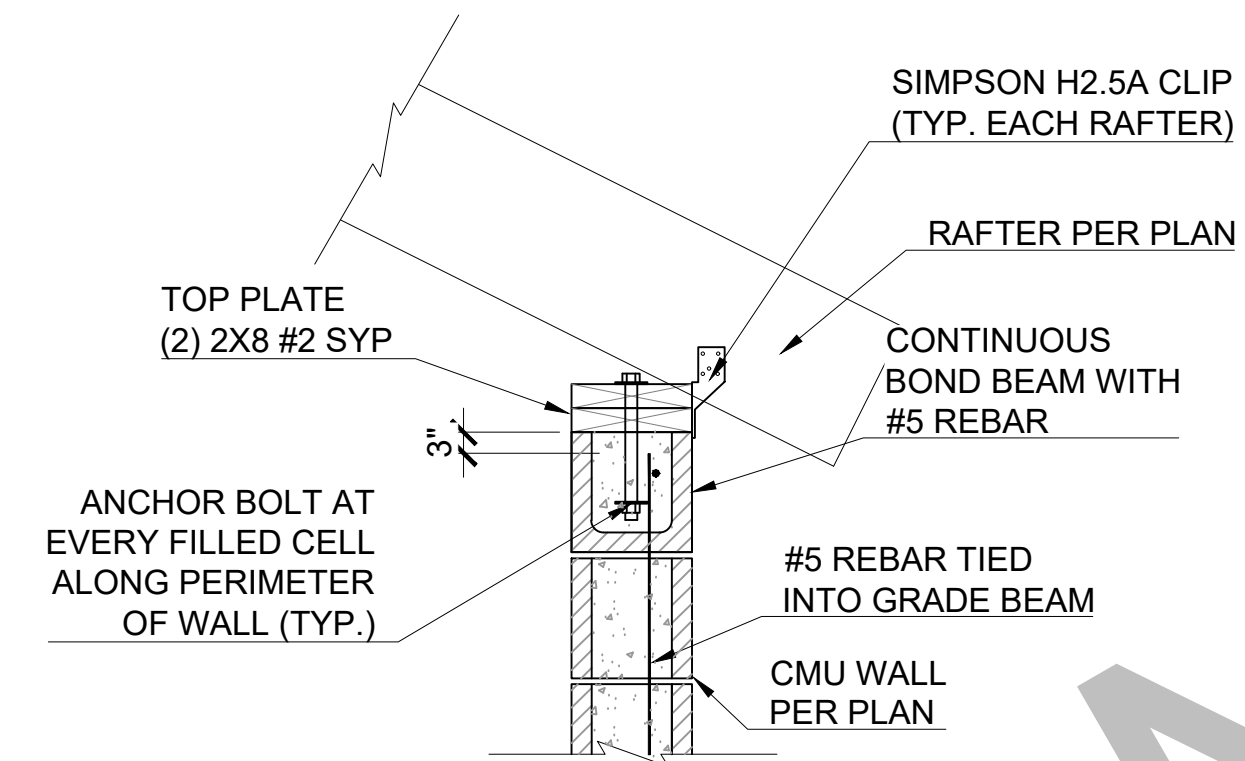
TYPICAL SECTION @ EXTERIOR GRADE BEAM

A SECTION
F-1.00

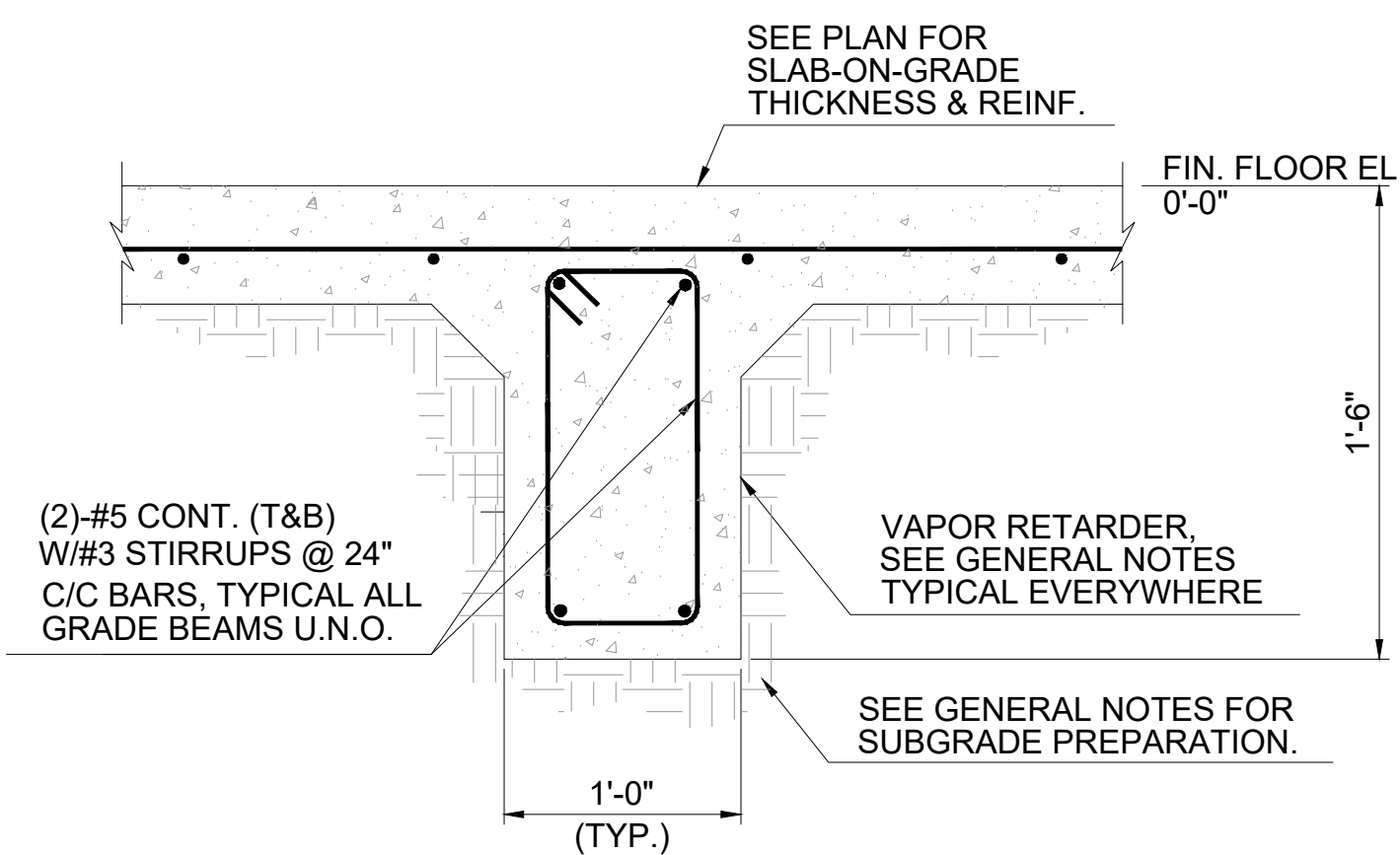


TYPICAL STAIR DETAIL

D SECTION
F-1.00

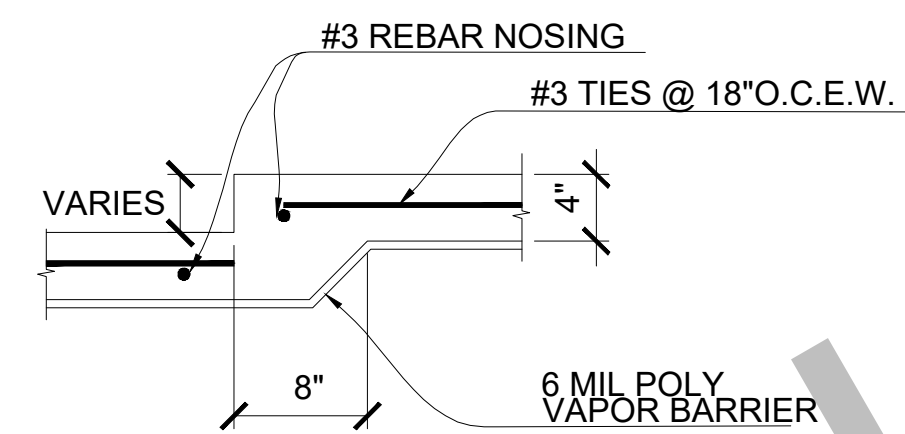


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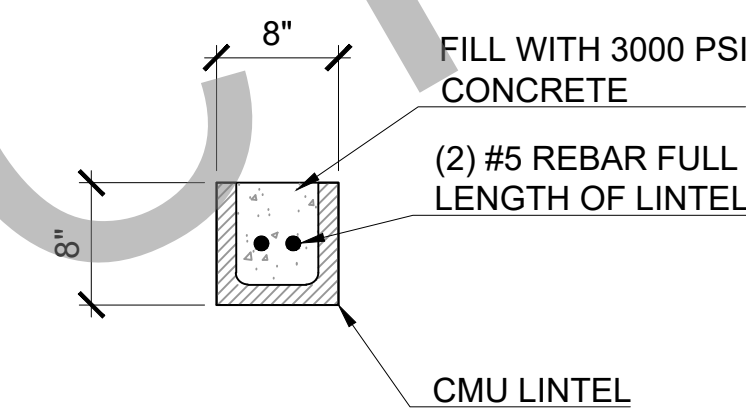


TYPICAL SECTION @ INTERIOR GRADE BEAM

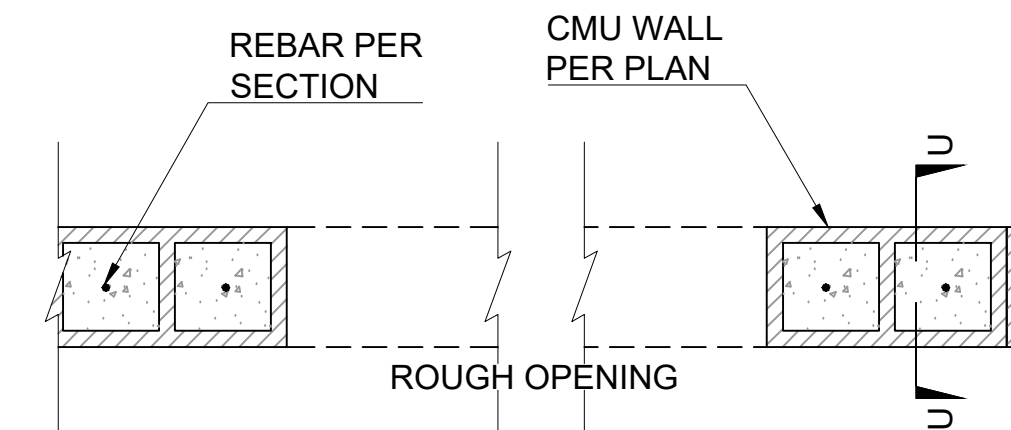
C SECTION
F-1.00 NOT DRAWN TO SCALE



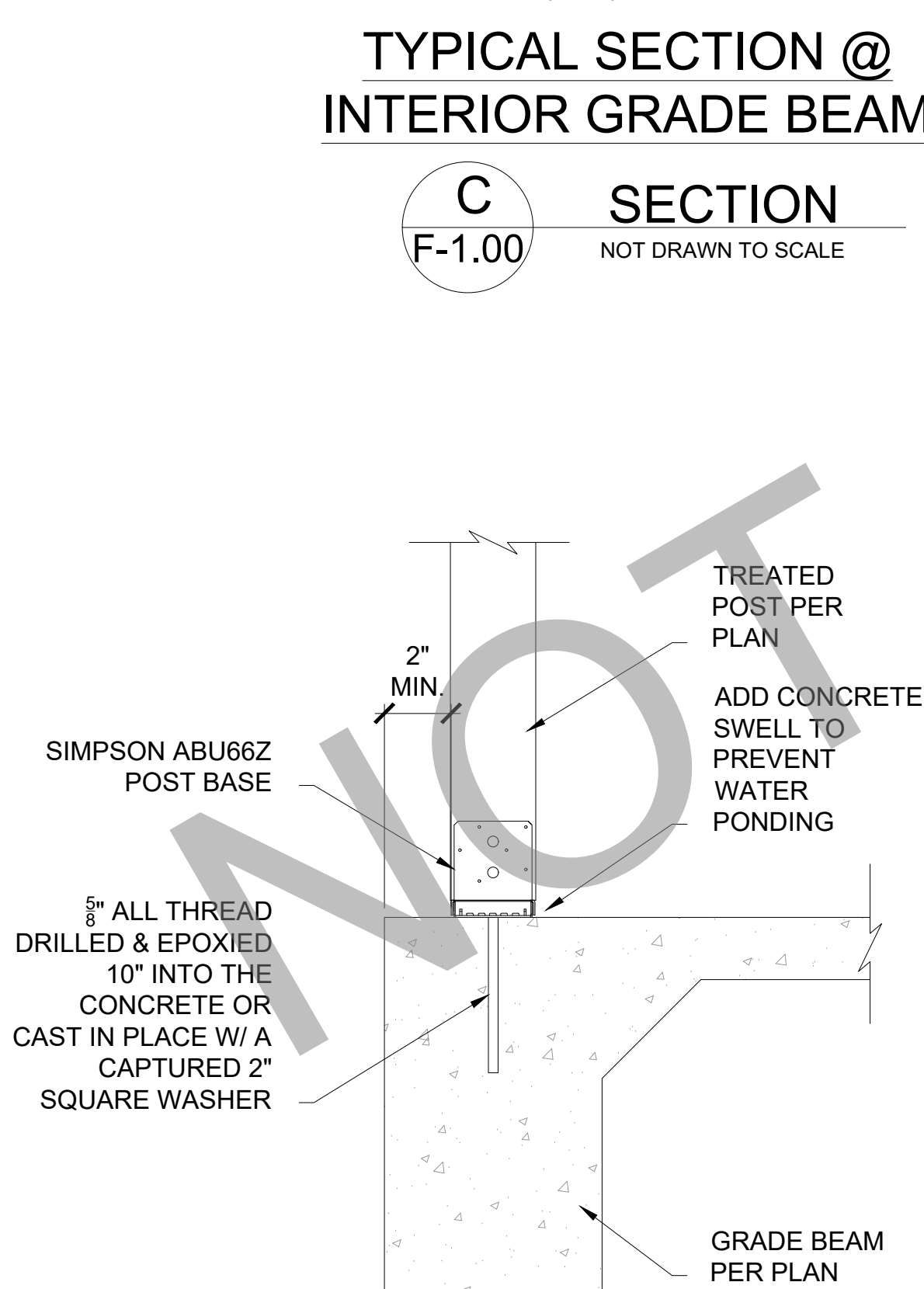
TYPICAL SMALL DROP IN SLAB
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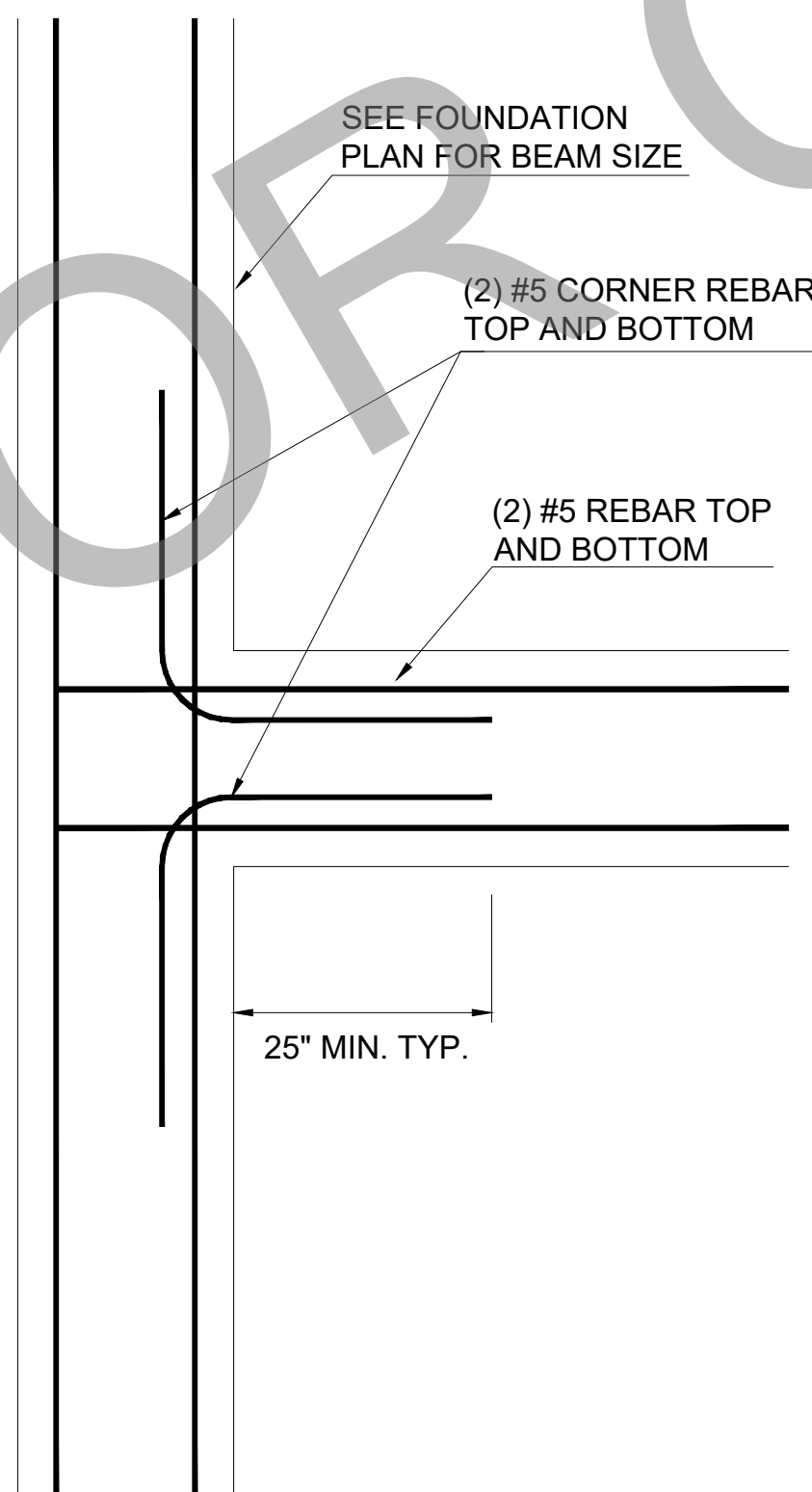
CMU LINTEL DETAIL



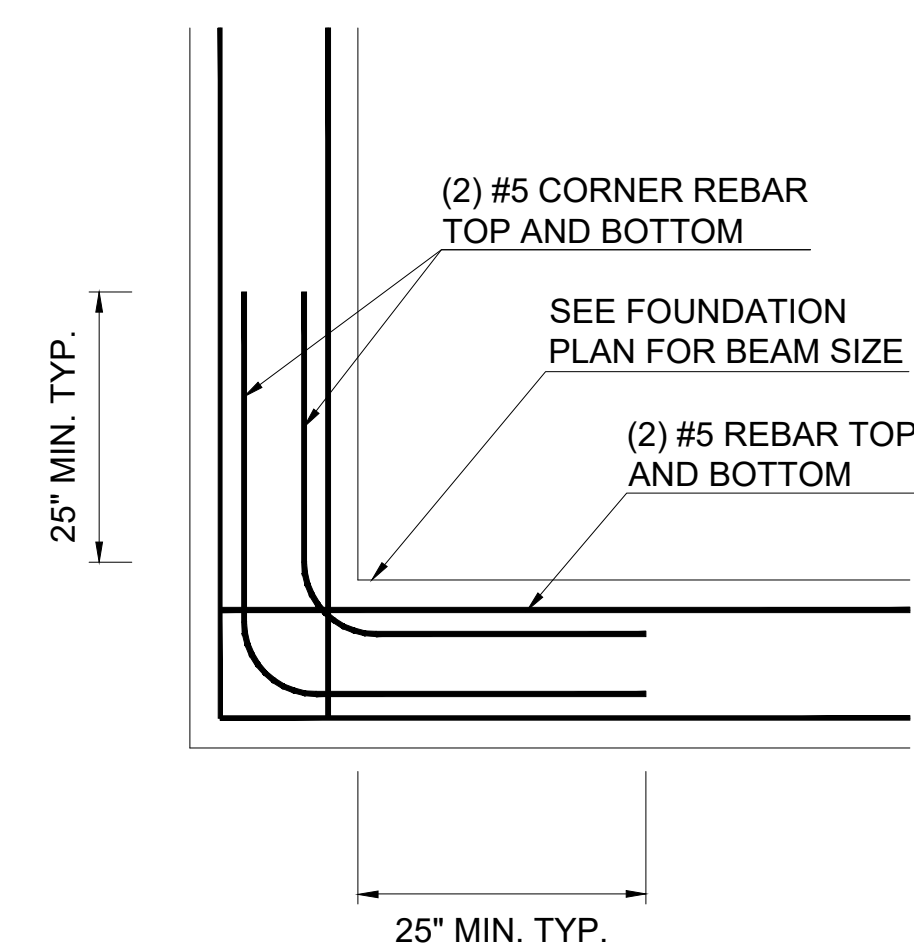
TYPICAL CMU ROUGH OPENING



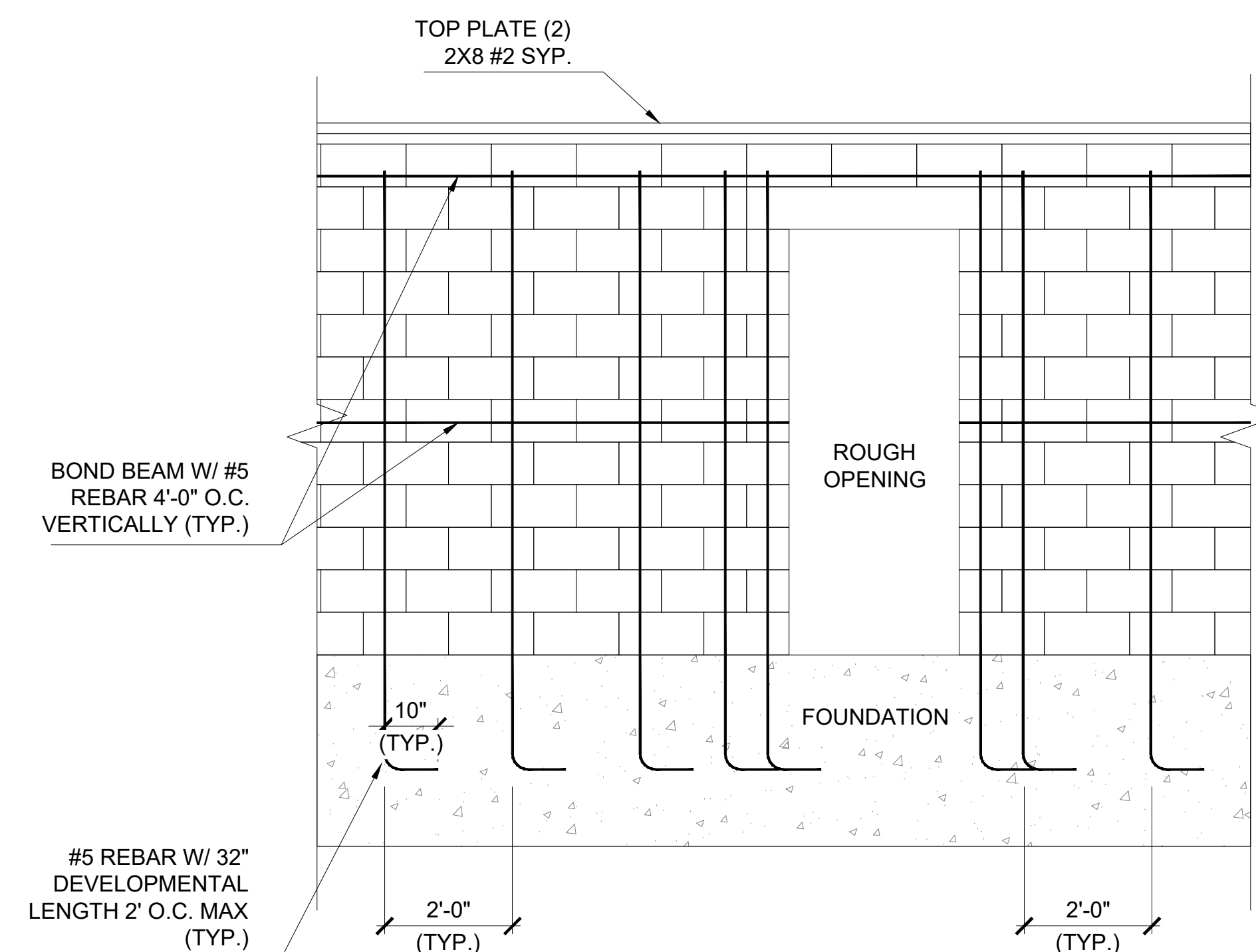
ABU POST BASE DETAIL
NOT DRAWN TO SCALE



CORNER BAR DETAIL @ EXTERIOR & INTERIOR BEAM DETAIL
NOT DRAWN TO SCALE



CORNER BAR DETAIL @ EXTERIOR BEAM CORNER DETAIL
NOT DRAWN TO SCALE

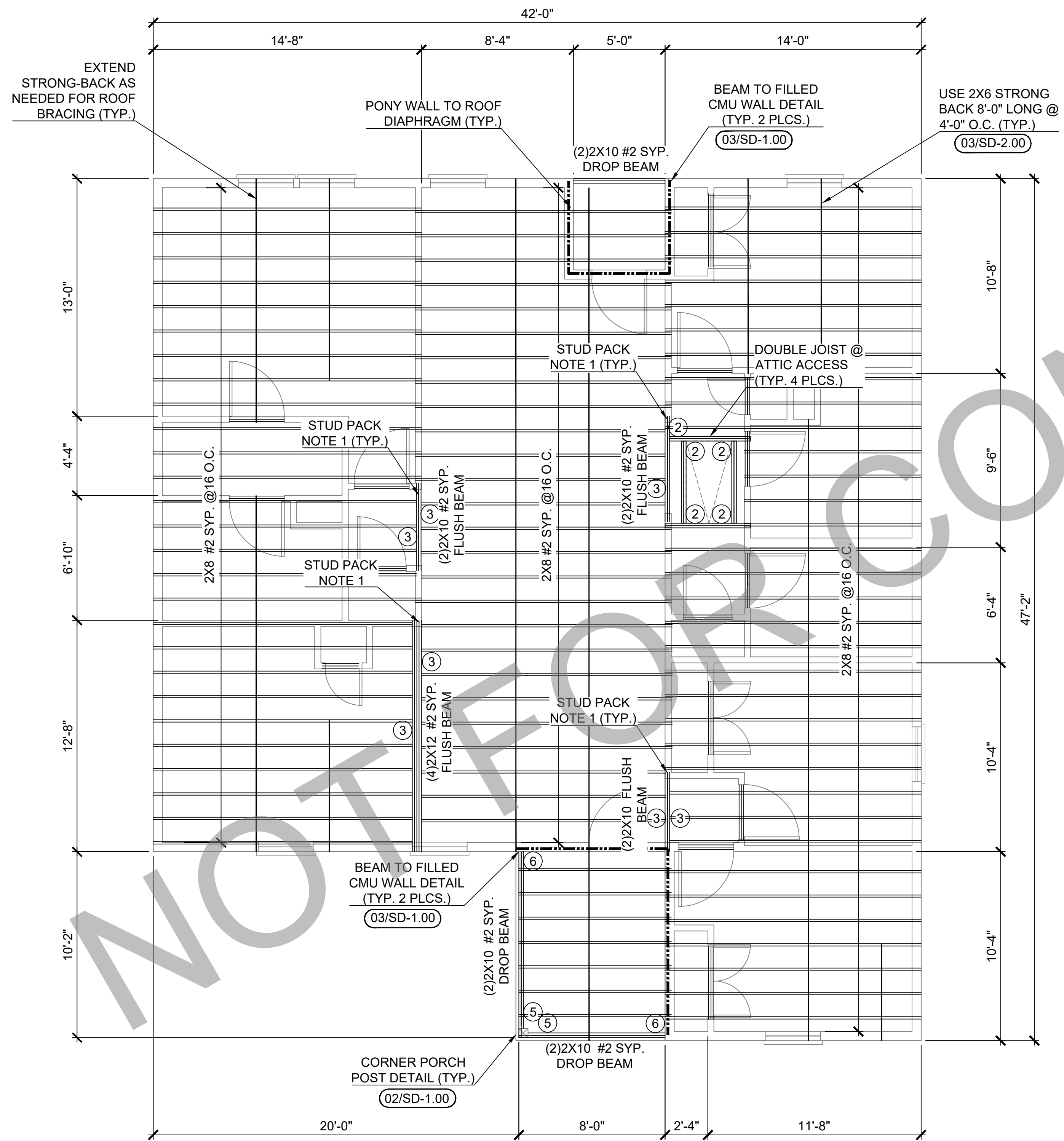


TYPICAL CMU WALL ELEVATION

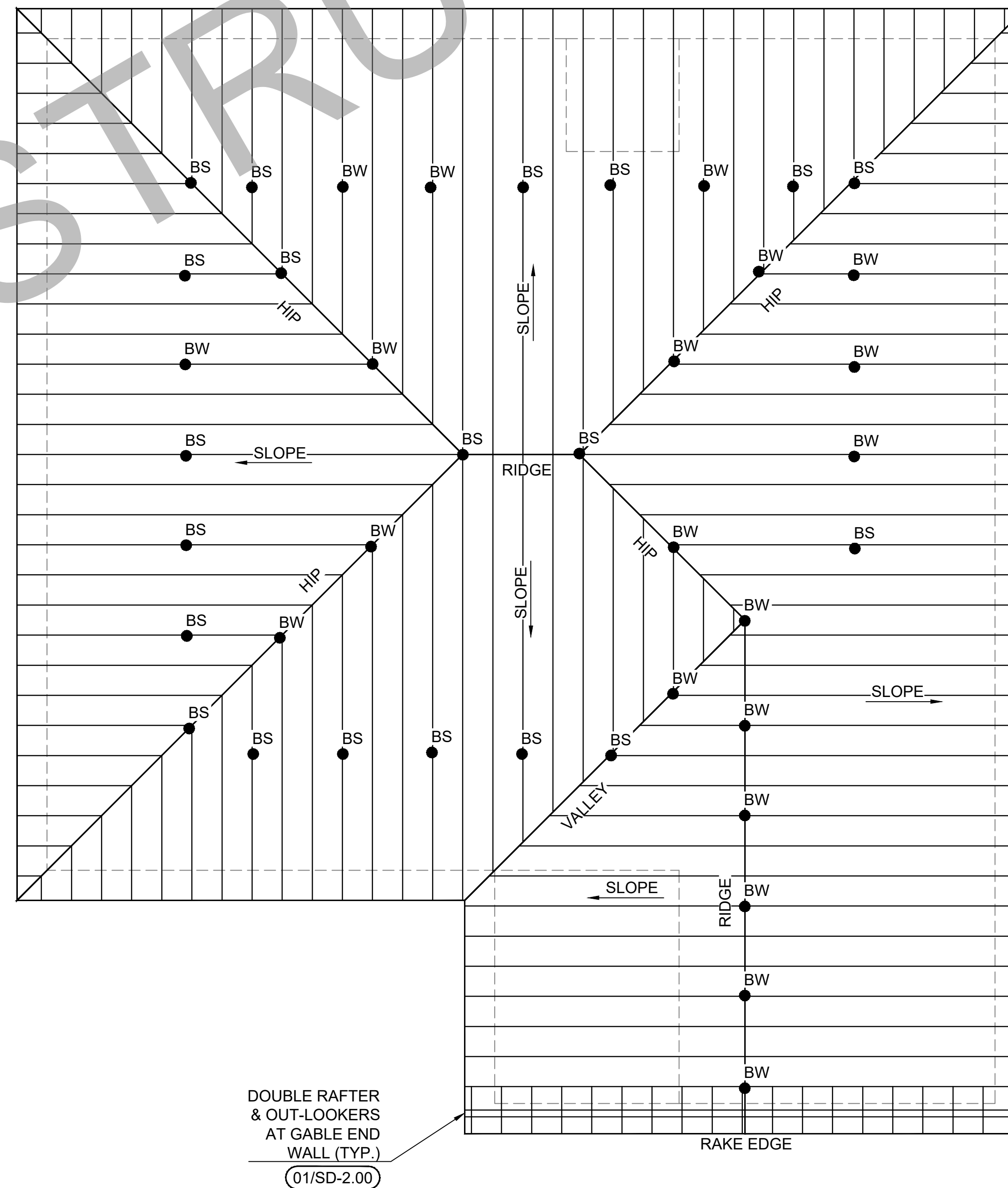
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01 CEILING JOIST PLAN (STANDARD)
ALL OPTIONS



02 RAFTER PLAN (STANDARD)
ALL OPTIONS

HANGER SCHEDULE		
MARK	MEMBER SIZE	MODEL NUMBER
①	2X6	LUS26 OR LUC26Z CONCEALED
②	(2) 2X6	LUS26-2 OR HUC26-2 CONCEALED
③	2X8	LUS28 OR LUC28Z CONCEALED
④	(2) 2X8	LUS28-2 OR HUC28-2 CONCEALED
⑤	2X10	LUS210 OR LUC210Z CONCEALED
⑥	(2) 2X10	HUS210-2 OR HUC210-2 CONCEALED
⑦	2X12	HUS210 OR LUC210Z CONCEALED

SOME MODELS MAY NOT BE USED
(SEE FRAMING PLAN FOR LOCATION)

LEGEND	
-----	FULL HEIGHT BLOCKING
—————	TYPICAL STRONG BACK SEE DETL. #4 ON DWG. SD-2.00
— · — · —	PONY WALL TO ROOF DIAPHRAGM
●	BRACE POINT
BW	BRACE TO WALL
BJ	BRACE TO JOIST
BB	BRACE TO BEAM
BS	BRACE TO STRONGBACK

- NOTES**
- CEILING FRAMING:**
- ALL CEILING JOISTS SHALL BE 2X6 #2 SYP 16" O.C. (U.N.O.)
 - ATTIC ACCESS SHALL BE NO LESS THAN 350LB CAPACITY FOLDING STAIR SYSTEM.
- HEADER FRAMING:**
- REFER TO DETAIL 1 ON SD-1.00 FOR ALL HEADER REQUIREMENTS. (UNLESS SPECIFIED ON PLAN)
- STUD PACK FRAMING:**
- (4) 2X STUD PACK UNDER EACH END OF 2X SOLID SAWN BEAM.
- ROOF FRAMING:**
- RIDGES TO BE 2x10 #2 SYP
 - ALL HIPPS TO BE 2x8 #2 SYP
 - ALL RAFTERS TO BE 2x6 #2 SYP 16" O.C. (UNO)
 - ROOF SHEATHING: 1/2" APA RATED PLYWOOD W/ 0.120 X 3" RING SHANK NAILS, 4" AROUND PERIMETER OF DIAPHRAGM. 6" EDGE & 6" FIELD NAIL PATTERN. PER SECTION R803
 - ROOF UNDERLAYMENT SHALL COMPLY WITH R905.1.1.1 & TABLE R905.1.1.1
- FRAMING:**
- ALL STUDS, FLOOR JOISTS, RAFTERS, TRUSS, ETC. SHALL VERTICALLY ALIGN AND BEAR DIRECTLY ON EACH OTHER.

Revisions:		
#	DATE	DESCRIPTION OF CHANGE

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DRAWN BY:	AW	CHECKED BY:	CCH
PROJECT #:		SCALE:	1/2"=1'-0"
DATE:			S-1.00

KING AND JACK STUD SCHEDULE	
OPENING SPAN	KING/JACK STUDS REQUIRED PER OPENING SPAN
4' OR LESS	(1) KING & (1) JACK STUD (EACH SIDE)
4' TO 6' OPENING	(2) KING & (2) JACK STUD (EACH SIDE)
6' TO 8' OPENING	(3) KING & (2) JACK STUD (EACH SIDE)
8' TO 12' OPENING	(4) KING & (3) JACK STUD (EACH SIDE)
12' TO 16' OPENING	(5) KING & (4) JACK STUD (EACH SIDE)

SINGLE STORY HEADER SCHEDULE			
ALL HEADERS ARE DROP BEAMS, U.N.O			GRADE # 2 LUMBER
TYPE	OPENING SPAN	WALL THICKNESS	HEADER REQ'D
1	3' OR LESS	3.5"	TWO 2"x8" #2 SYP w/ 1/2" PLYWD FLITCH
2	3' OR LESS	5.5"	THREE 2"x8" #2 SYP w/ 1/2" PLYWD FLITCHS
3	3' TO 5'	3.5"	TWO 2"x10" #2 SYP w/ 1/2" PLYWD FLITCH
4	3' TO 5'	5.5"	THREE 2"x10" #2 SYP w/ 1/2" PLYWD FLITCHS
5	5' TO 8'	3.5"	TWO 2"x12" #2 SYP w/ 1/2" PLYWD FLITCH
6	5' TO 8'	5.5"	THREE 2"x12" #2 SYP w/ 1/2" PLYWD FLITCHS

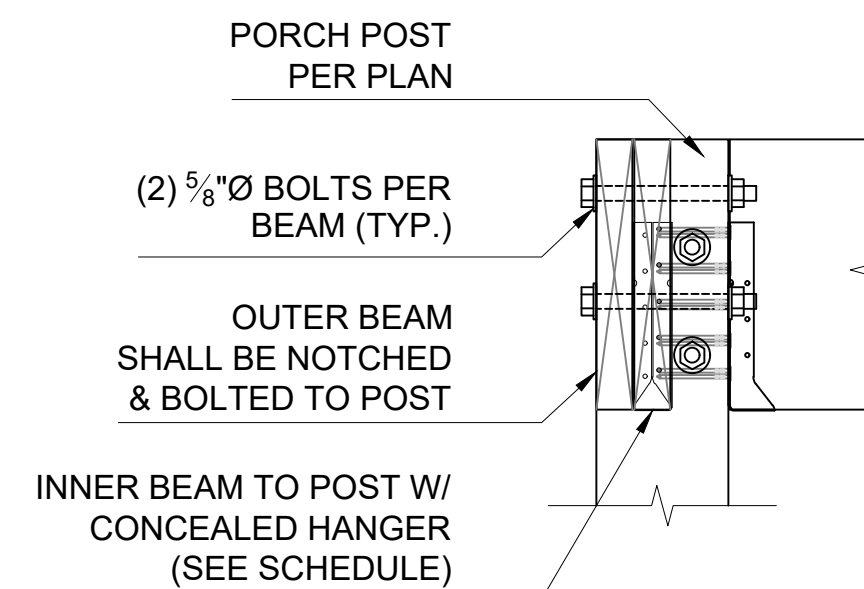
OPENINGS GREATER THAN 6'-1" SHALL BE AS INDICATED ON PLAN DRAWINGS

NOTES:

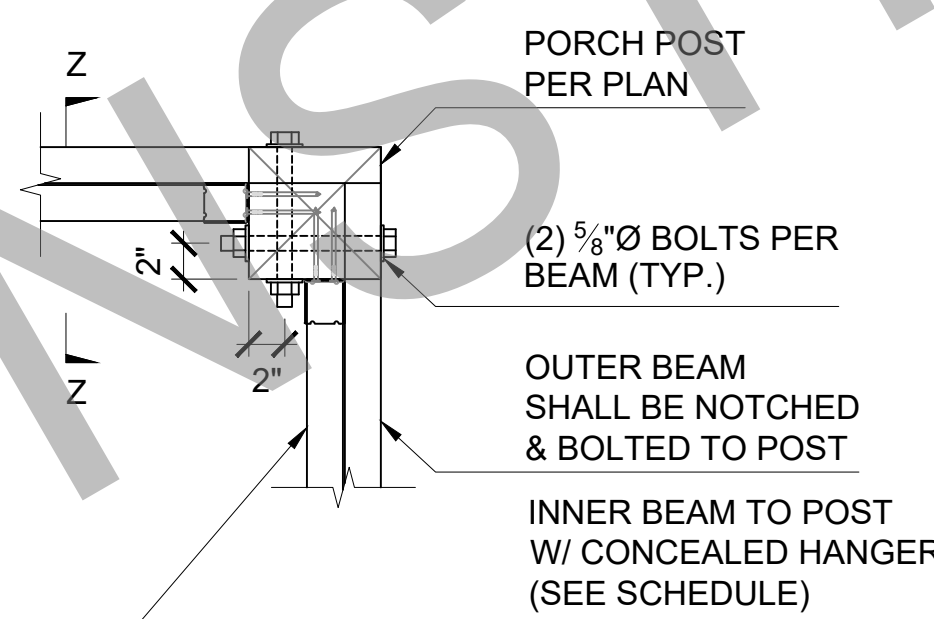
- THIS TABLE USES EITHER 0.25" DEFLECTION OR L/240 WHICHEVER IS LESS
- THIS TABLE ACCOUNTS FOR ONLY ROOF AND CEILING LOADING
- FOR GENERIC 1 STORY FRAMING
- FOR 2-STORY DWELLINGS USE 2X12 HEADERS ON FIRST FLOOR LIVING SPACE (UNO)

* ALL NON-LOAD BEARING HEADERS SHALL BE 2X6 #2 SYP W/ 1/2" PLYWOOD FLITCH.

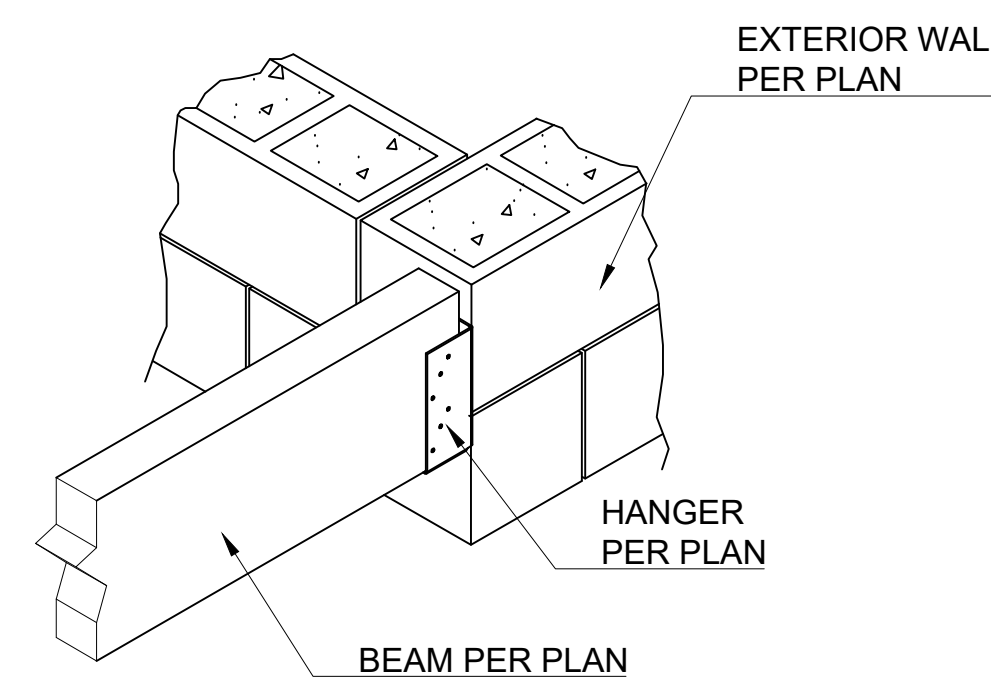
1 INTERIOR HEADER SCHEDULES



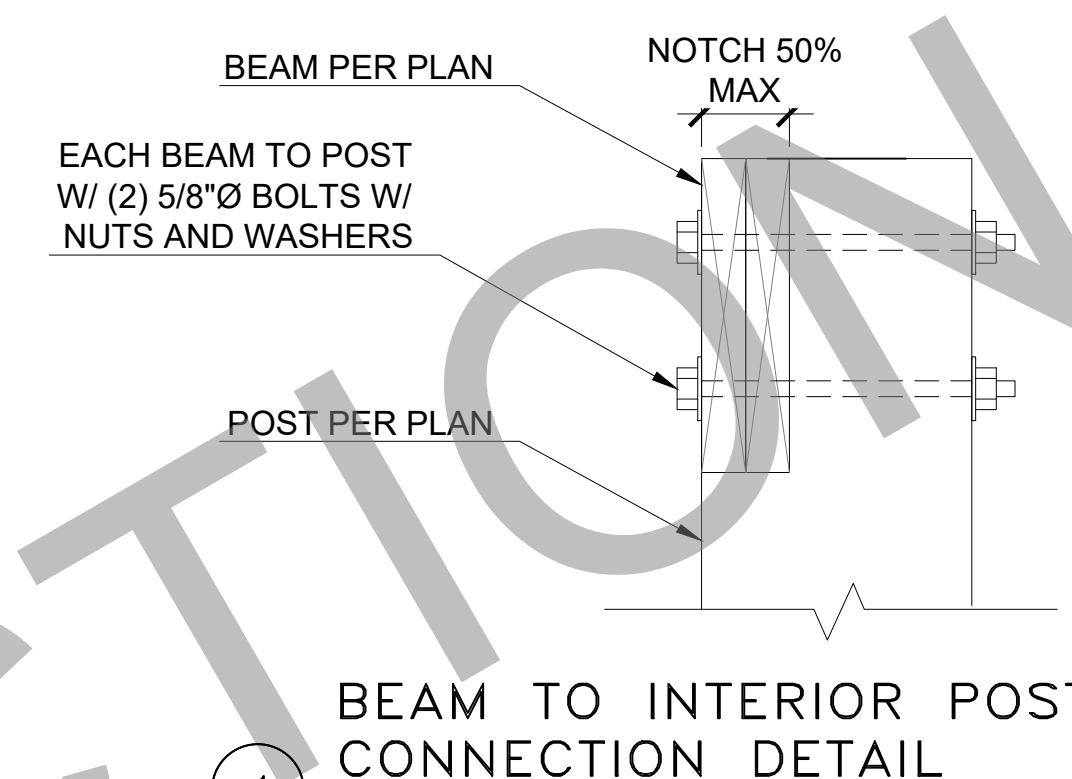
2 SECTION



2 CORNER PORCH POST DETAIL



3 BEAM TO FILLED CMU WALL DETAIL



4 BEAM TO INTERIOR POST CONNECTION DETAIL

SCHEDULE

CLIP & STRAP SCHEDULE

CONNECTION LOCATION	CLIP / STRAP
STUD TO BOTTOM PLATE (SLAB)	SIMPSON H2.5A 1
STUD TO STRINGER/BEAM (PLING)	SIMPSON LSTA36 2,3
STUD TO STUD BETWEEN LEVELS	SIMPSON LSTA36 2,3
HEADER STRAPS (8' PLATE)	SIMPSON LSTA36 1,3
HEADER STRAPS (9' PLATE)	SIMPSON CS16 (48") 1
2X RAFTER TO TOP PLATE/ BEAM	SIMPSON H2.5A 1
RAFTER TO RAFTER @ RIDGE	SIMPSON LSTA18 1
RAFTER TO RAFTER @ HIP	SIMPSON LSTA18 1
ROOF TRUSS TO STUD	SIMPSON HTS30C 1
RAFTER TO TOP PLATE	(2) SIMPSON H2.5A 1
STUD TO TOP PLATE	(2) SIMPSON H2.5A 1

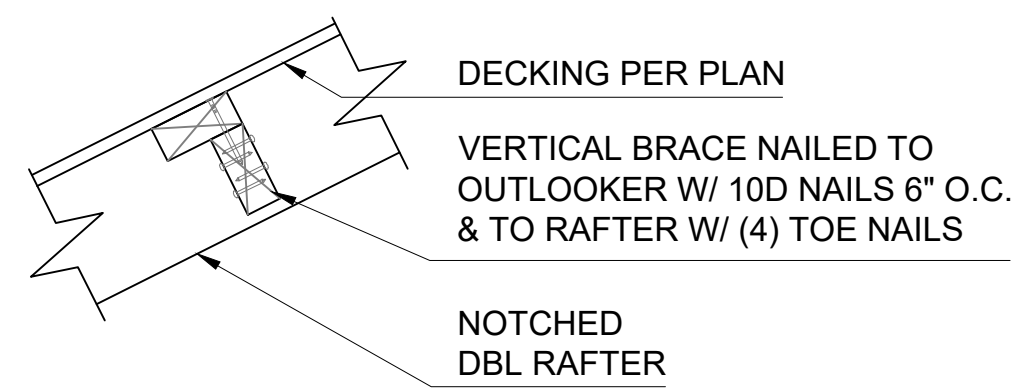
- FILL ALL NAIL HOLES U.N.O.
- STUD STRAPS SHALL TERMINATE AT A BEAM OR STRINGER (NEVER AT BAND JOIST) & EXTEND PAST RIM JOIST BY A MINIMUM OF 10".
- SIMPSON CS16 (OF EQUAL LENGTH AND FASTENERS) MAY BE SUBSTITUTED FOR SIMPSON LSTA
- FASTENERS & QUANTITY PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- SOME CLIPS & STRAPS LISTED MAY NOT APPLY TO EVERY PROJECT.

Revisions:		
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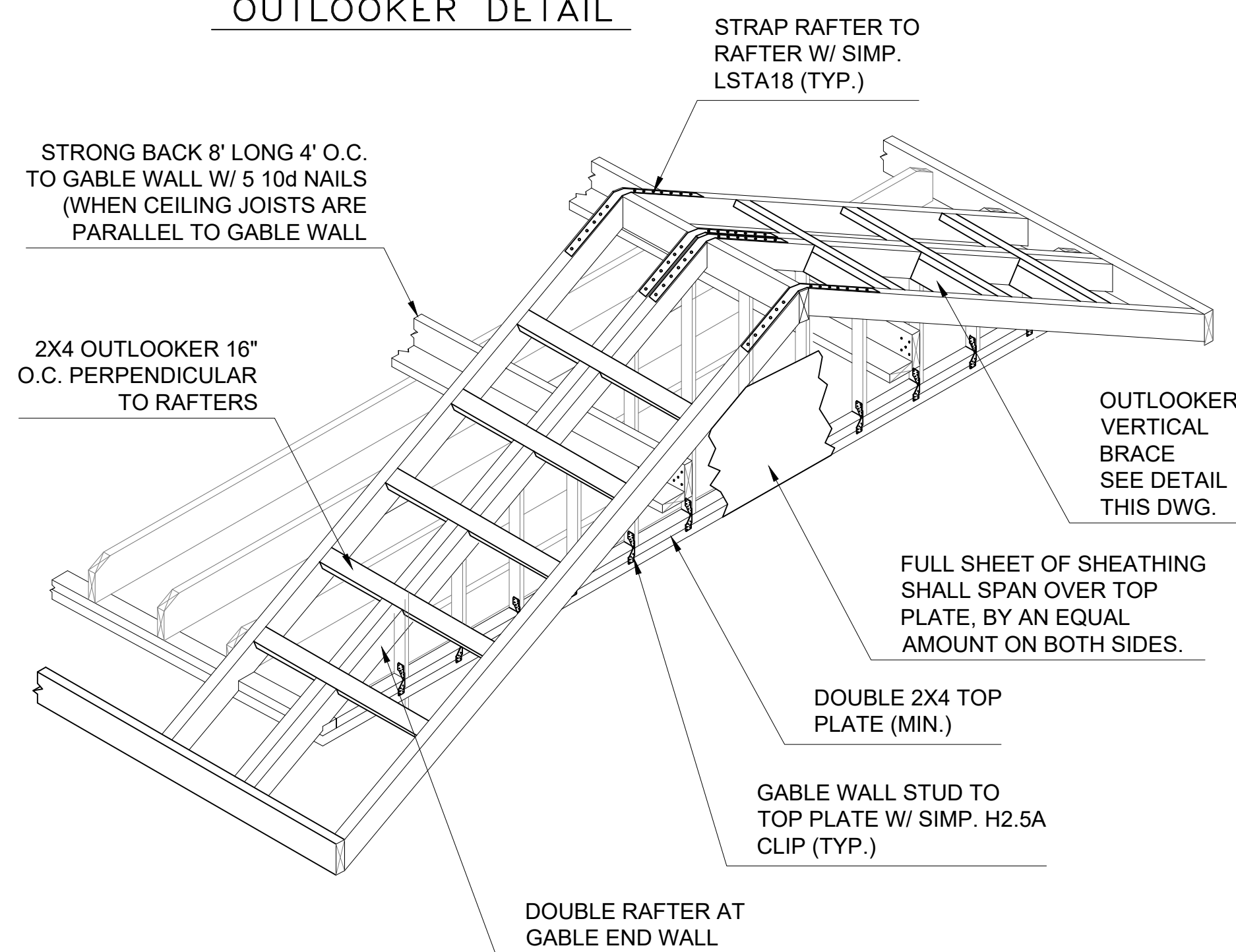
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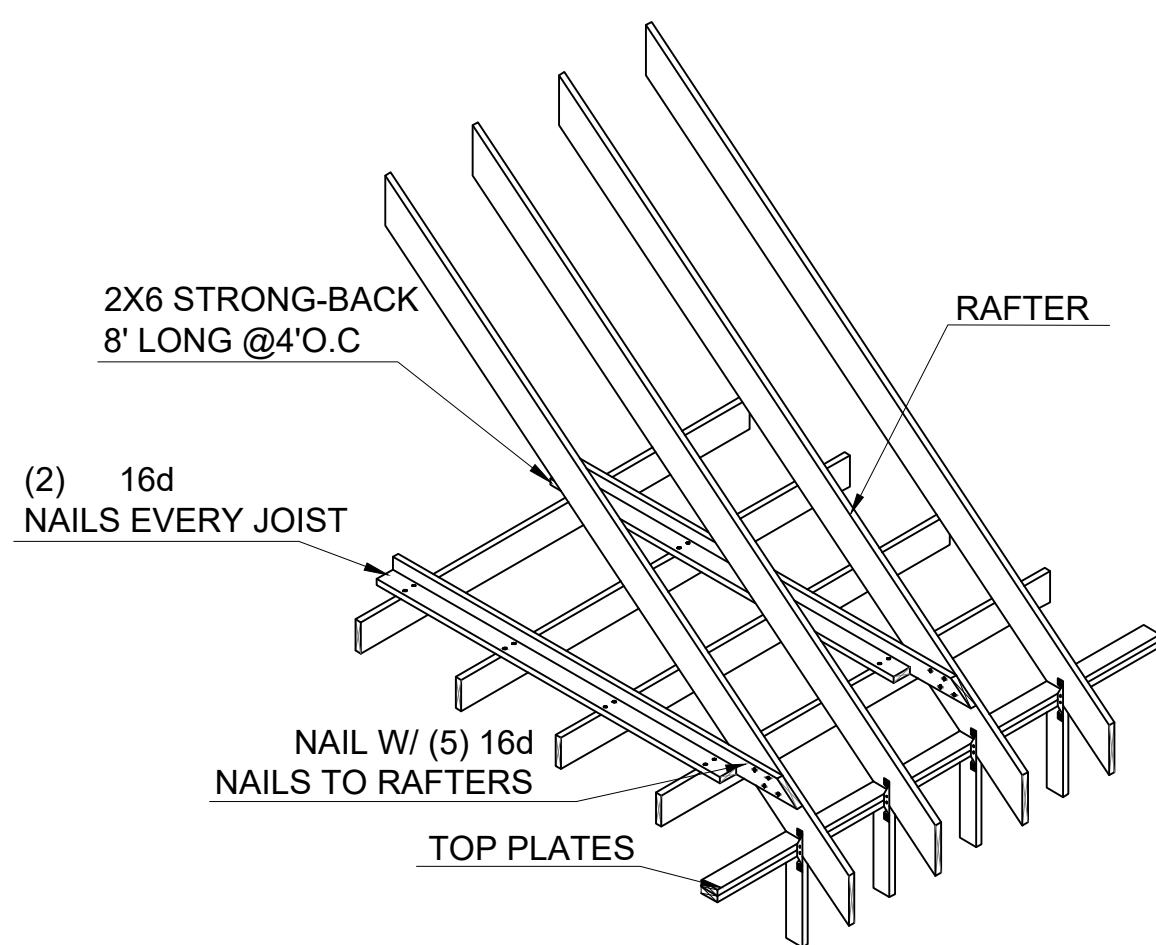
DRAWN BY:	AW	CHECKED BY:	CCH
PROJECT #:		SCALE:	N.T.S.
DATE:			SD-1.00



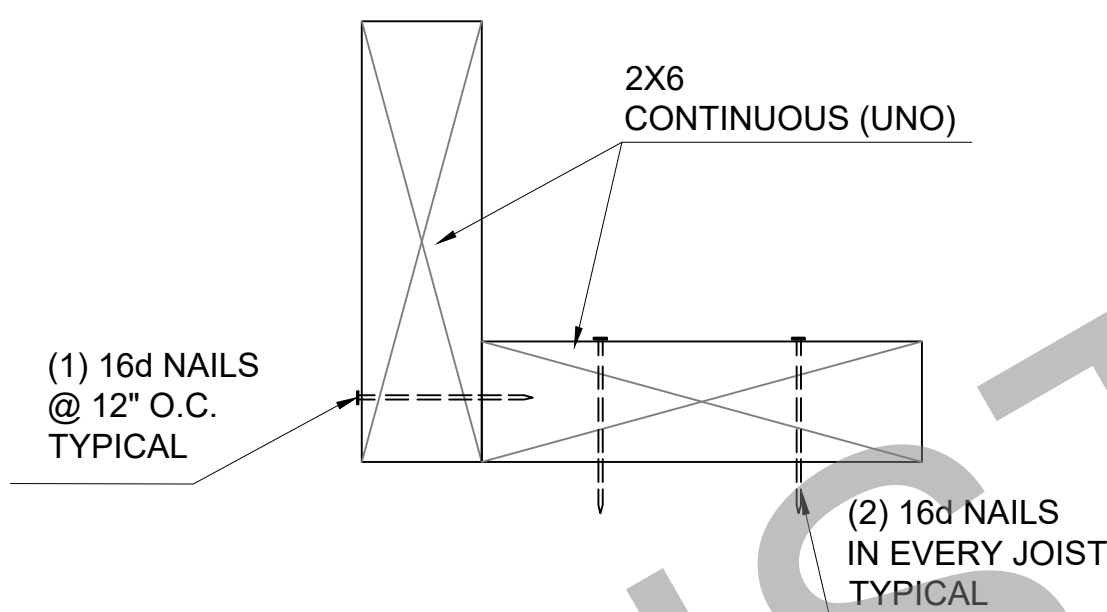
OUTLOOKER DETAIL



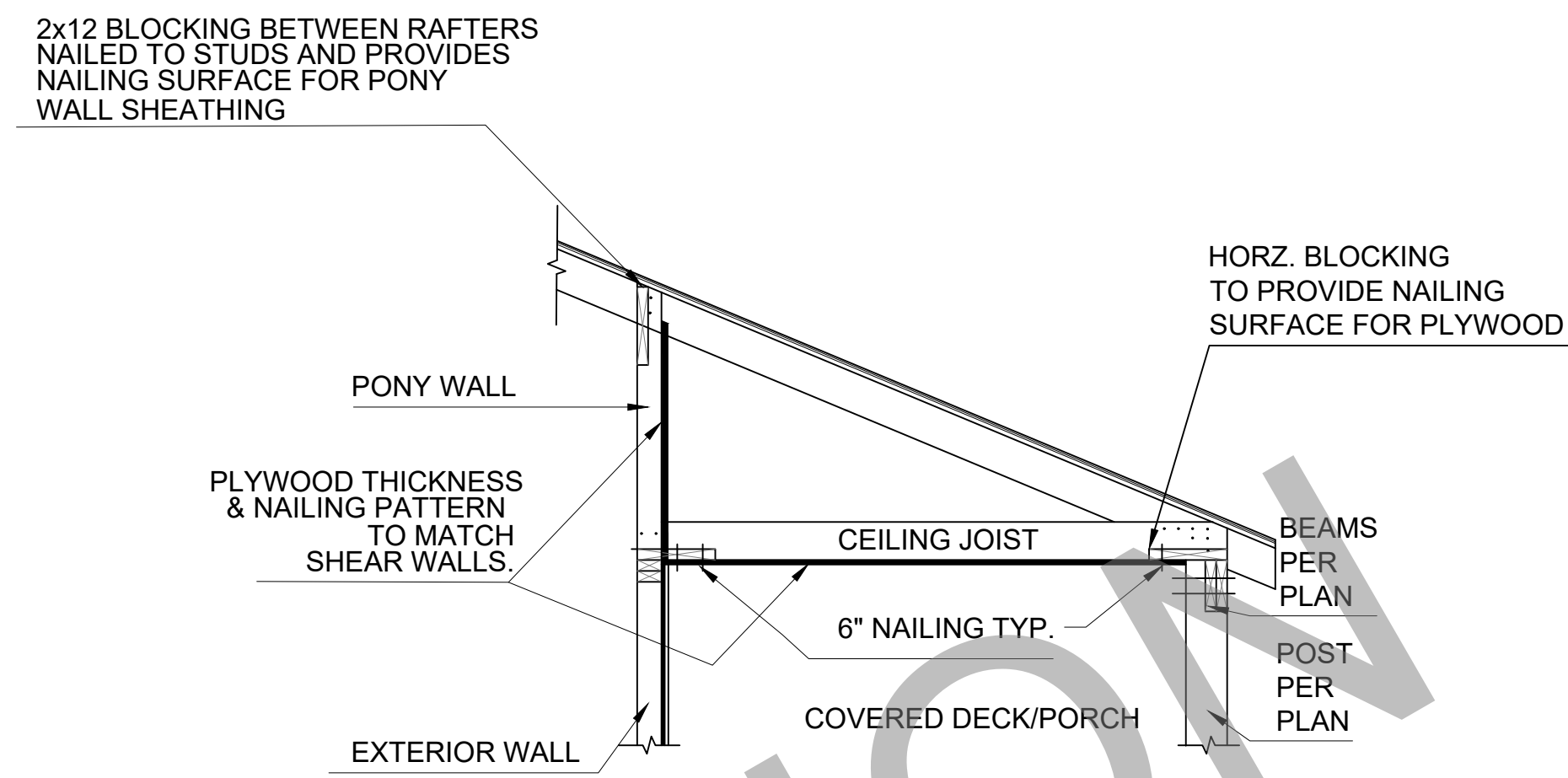
1 TYPICAL GABLE WALL & ROOF FRAMING DETAIL



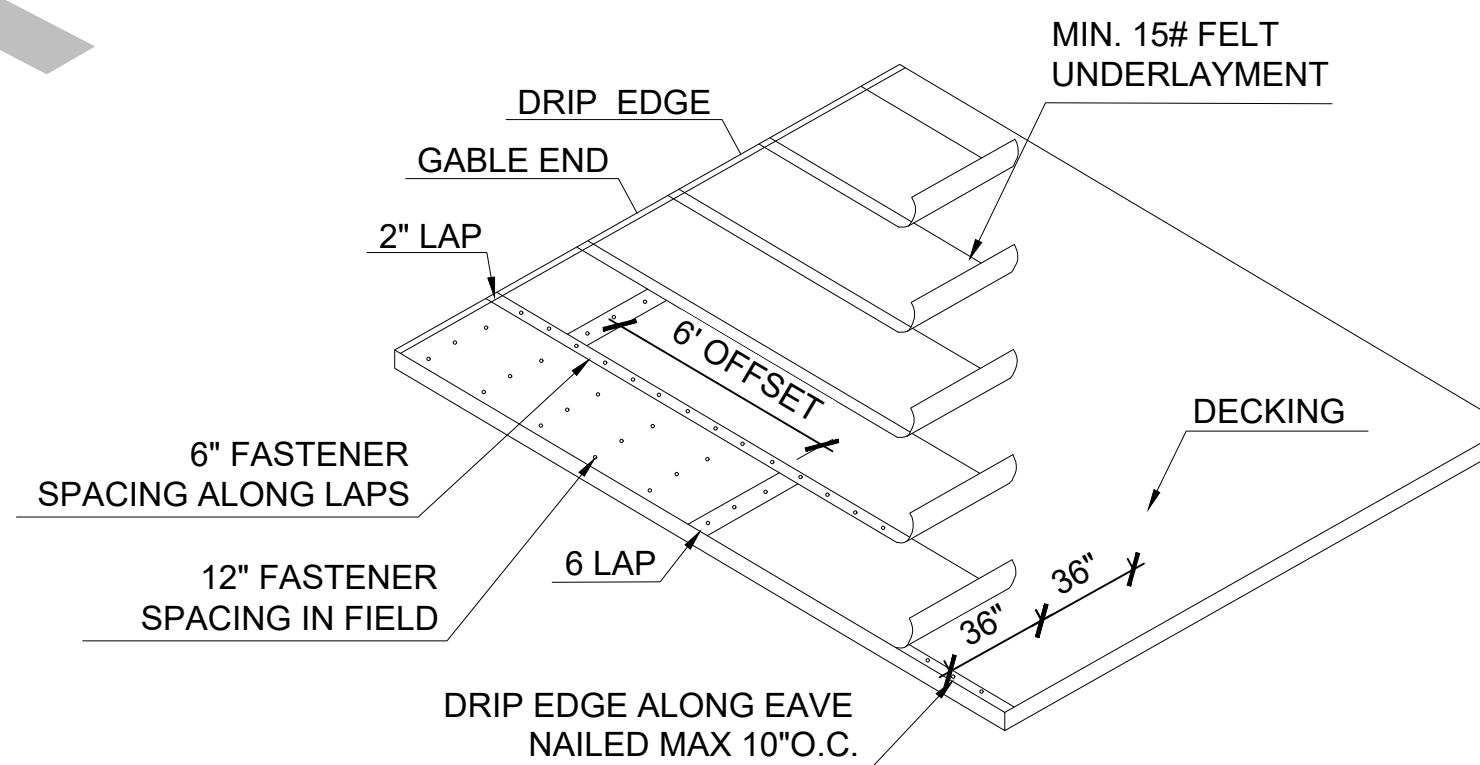
3 ROOF BRACING AT PERPENDICULAR CEILING JOIST



4 TYPICAL STRONG BACK CONSTRUCTION DETAIL

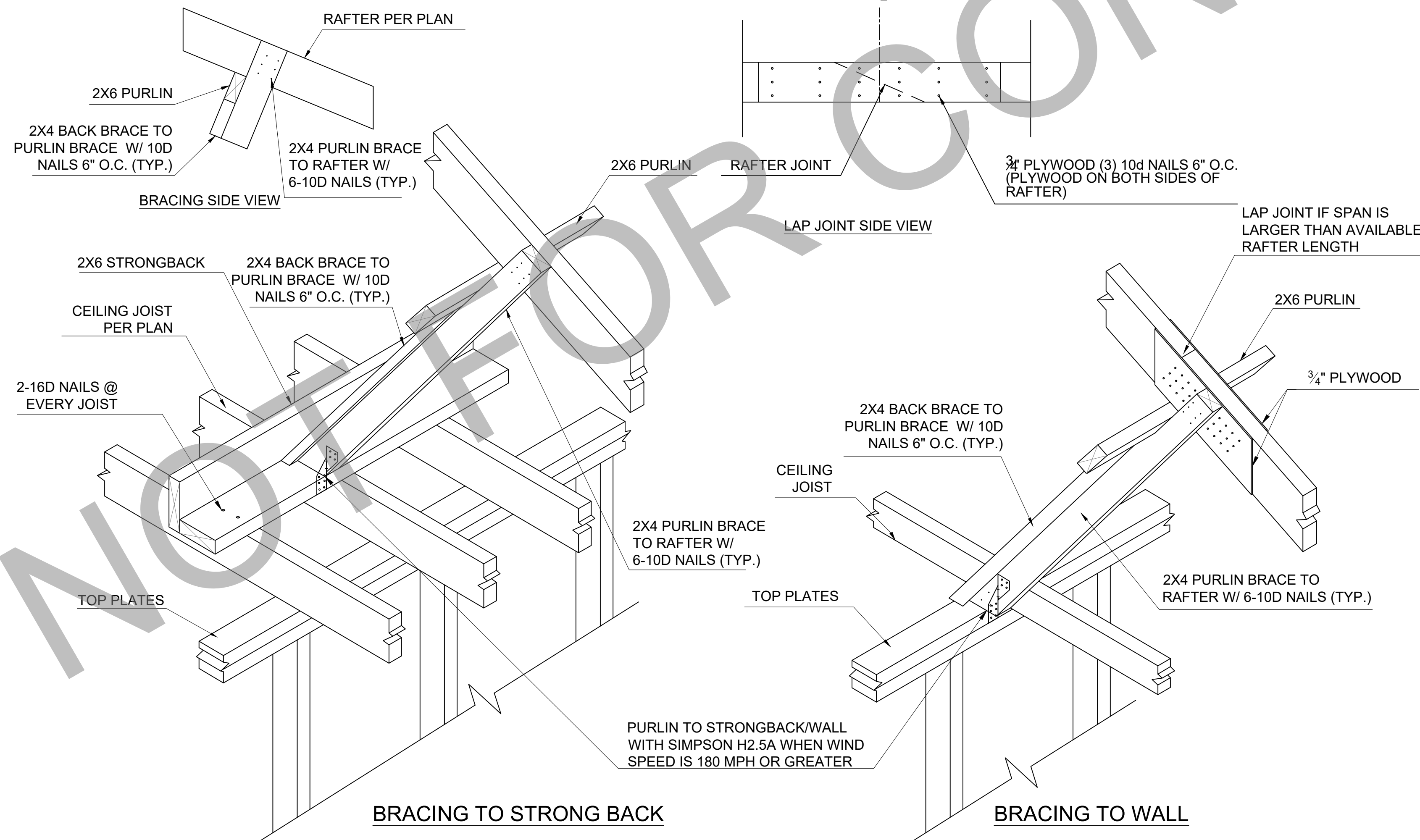


5 PORCH CEILING DIAPHRAGM DETAIL

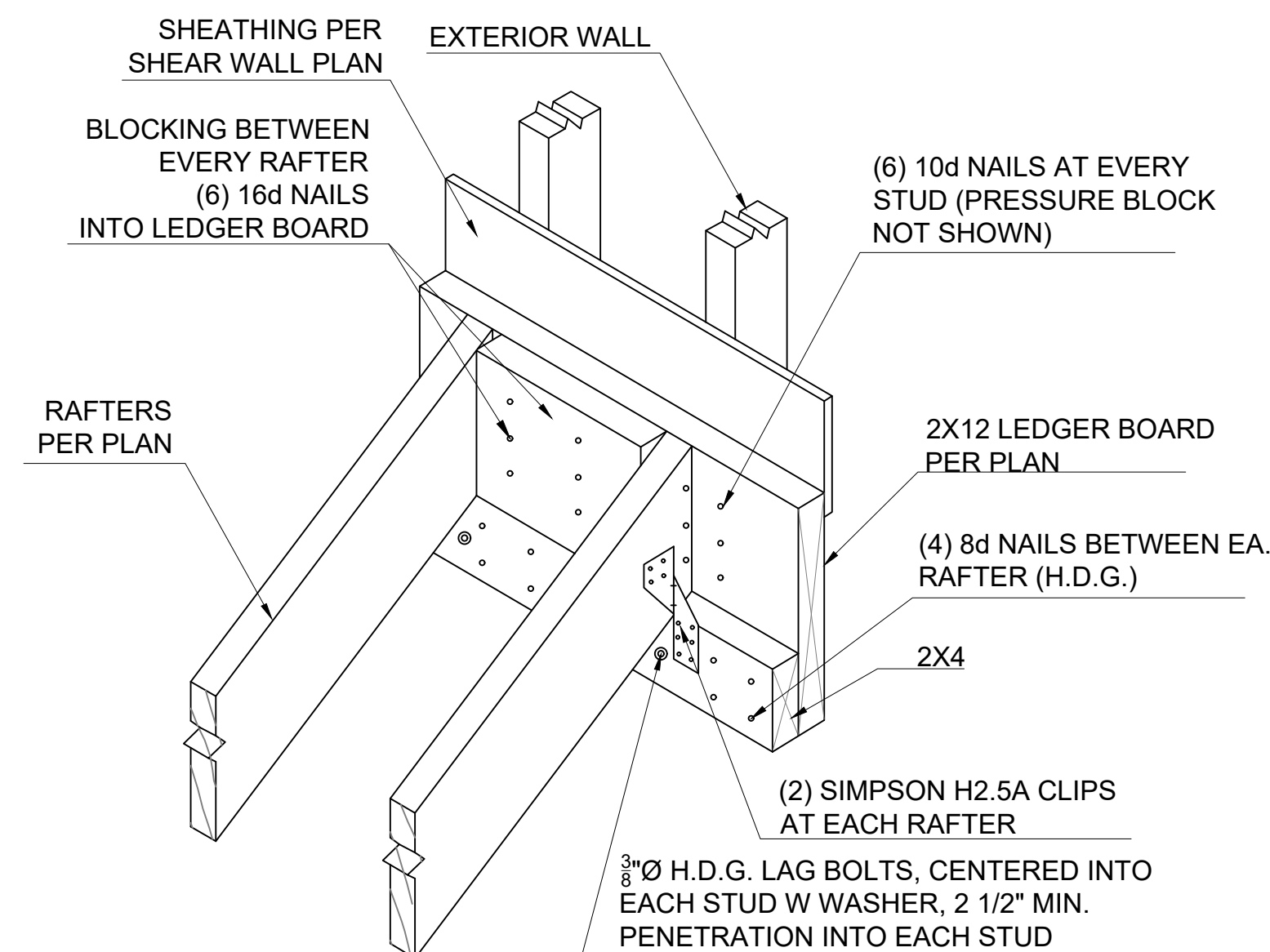


* SEAL ALL DECK JOISTS (SEE FBC2020 R905.1.1.1 OPTION 2 OR 3)
ADDITIONAL UNDERLAYMENT OPTIONS ARE AVAILABLE (SEE FBC2020 R905)

6 ROOF UNDERLAYMENT DETAIL



2 PURLIN INSTALLATION & BRACING DETAIL



7 RAFTER TO GABLE WALL LEDGER DETAIL

Revisions:		
#	DATE	DESCRIPTION OF CHANGE

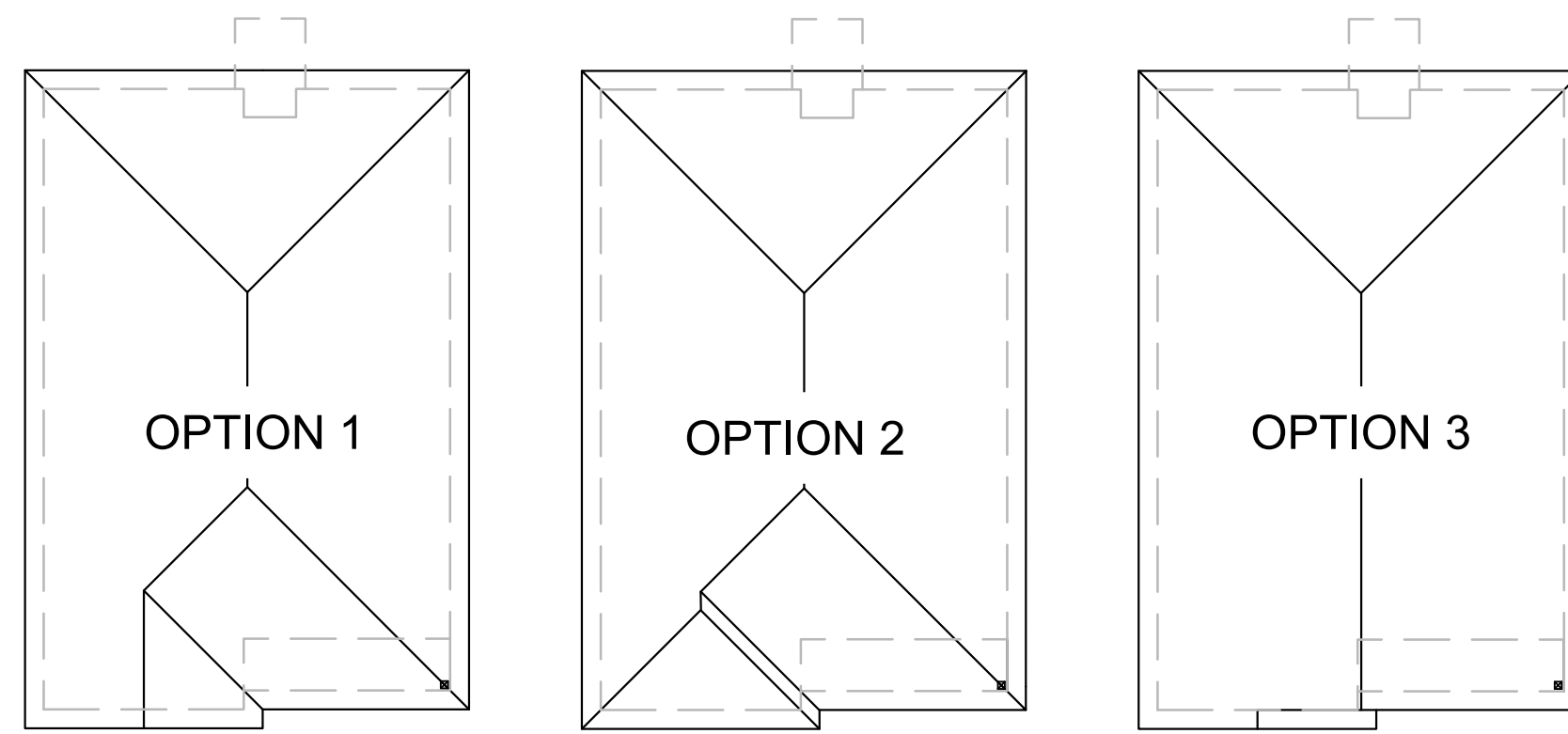
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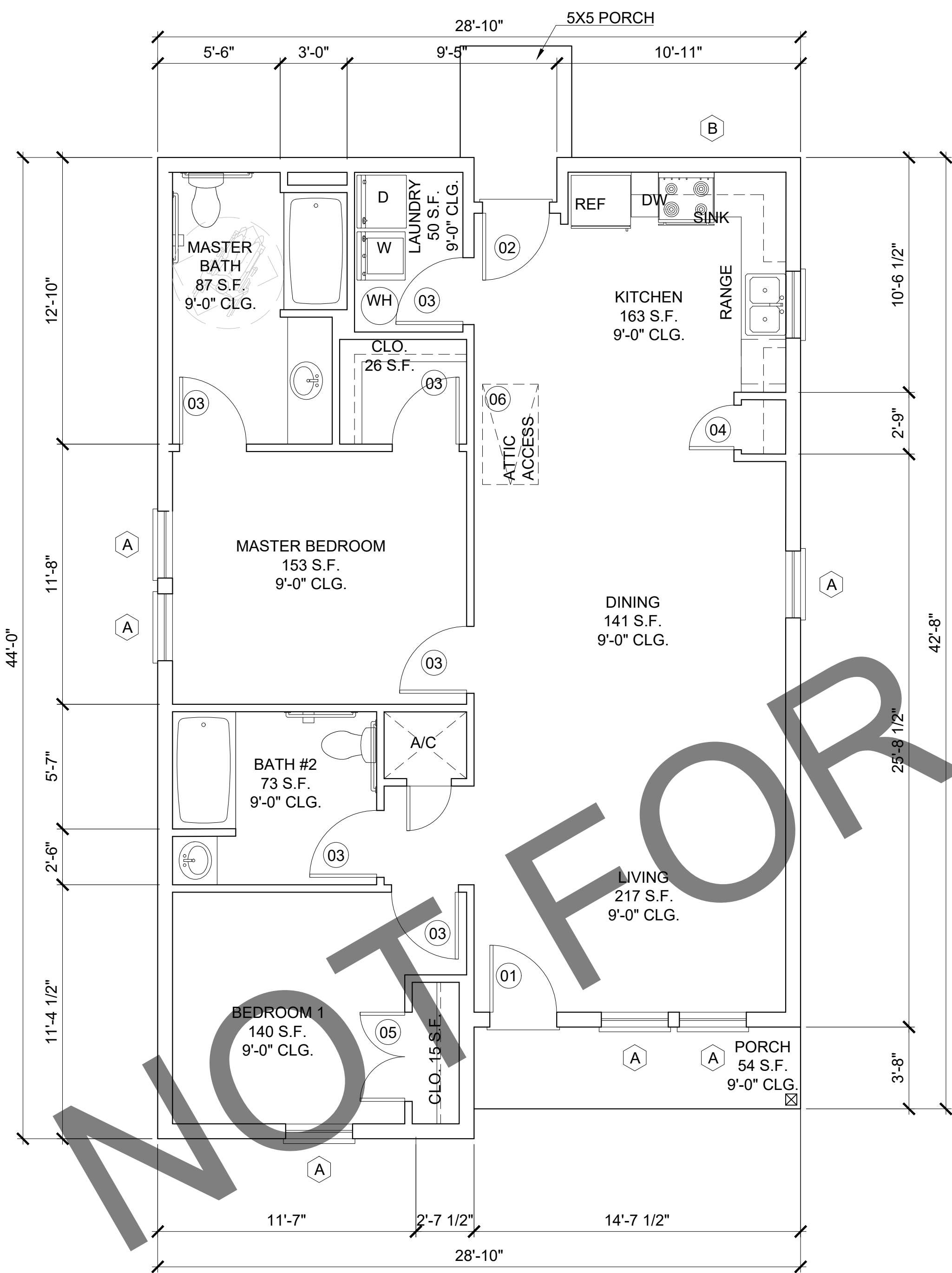
DOOR SCHEDULE			
MARK	QTY	DESCRIPTIONS	REMARKS
01	1	3'-0" X 6'-8"	EXTERIOR WITH PEEPHOLE
02	1	3'-0" X 6'-8"	EXTERIOR
03	6	3'-0" X 6'-8"	INTERIOR
04	1	2'-0" X 6'-8"	INTERIOR
05	1	(2) 2'-0" X 6'-8"	DOUBLE DOORS
06	1	30" X 54" ATTIC ACCESS	350 POUND LADDER RATING

SQUARE FOOTAGE CALCULATIONS		
LOCATION	SQUARE FOOTAGE	REMARKS
FLOOR PLAN	1,195 S.F.	
FRONT PORCH	54 S.F.	
REAR PORCH	25 S.F.	

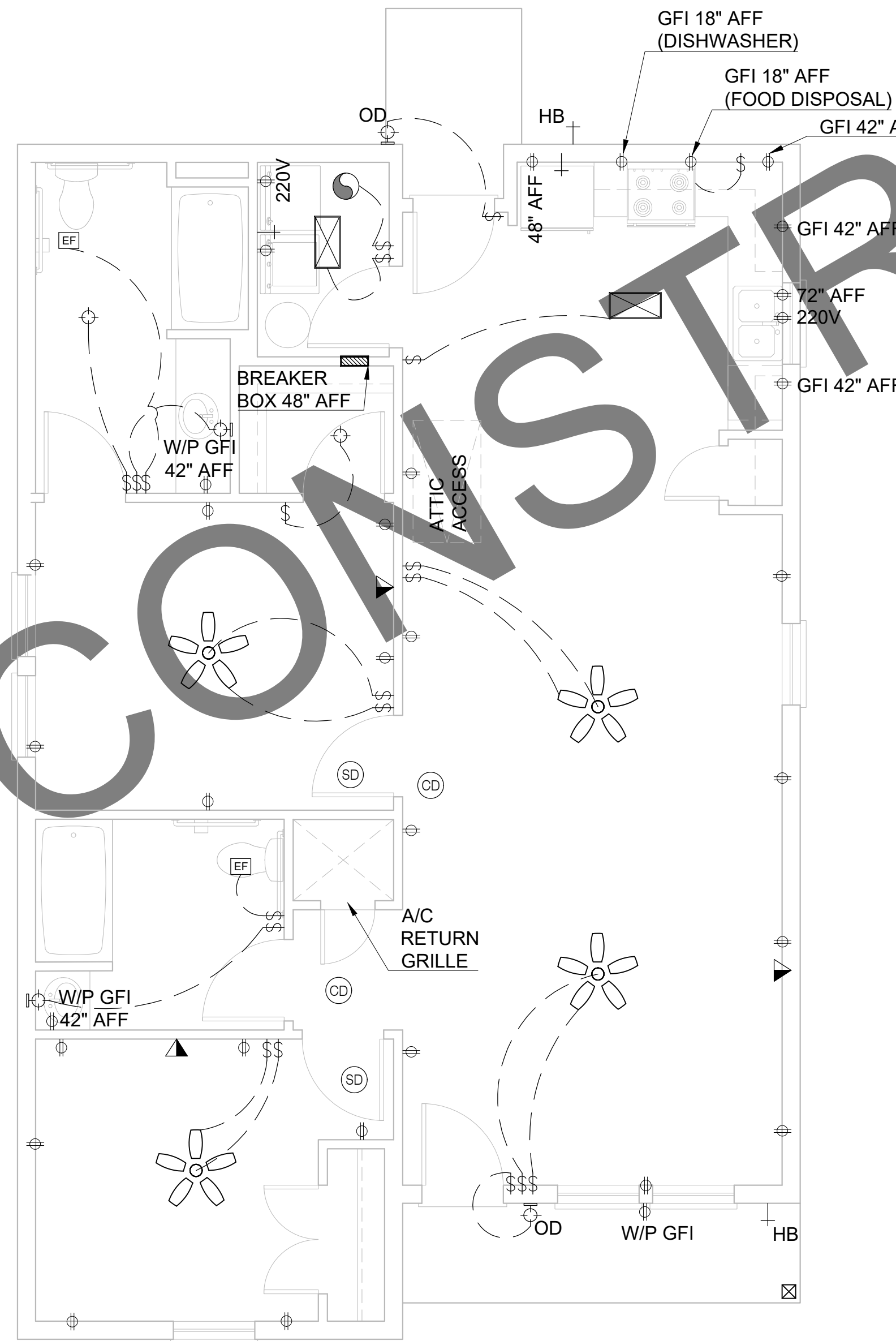
WINDOW SCHEDULE			
MARK	QTY	DESCRIPTIONS	REMARKS
A	6	3'-0" X 5'-0"	SINGLE HUNG
B	1	3'-0" X 3'-0"	SINGLE HUNG



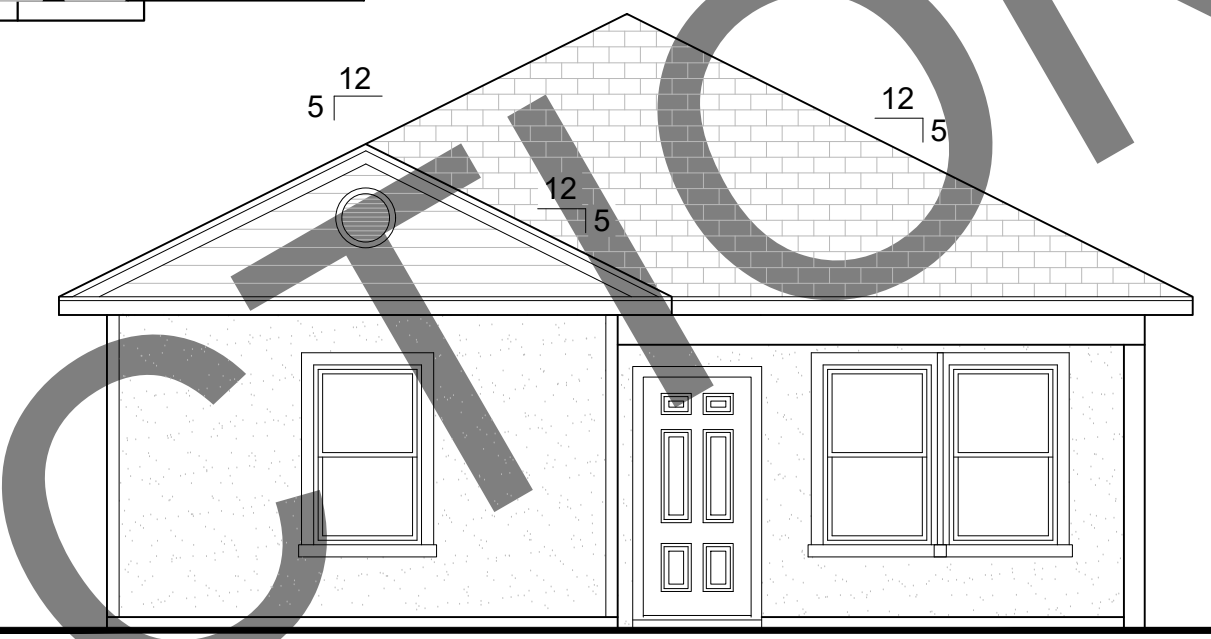
ROOF PLAN



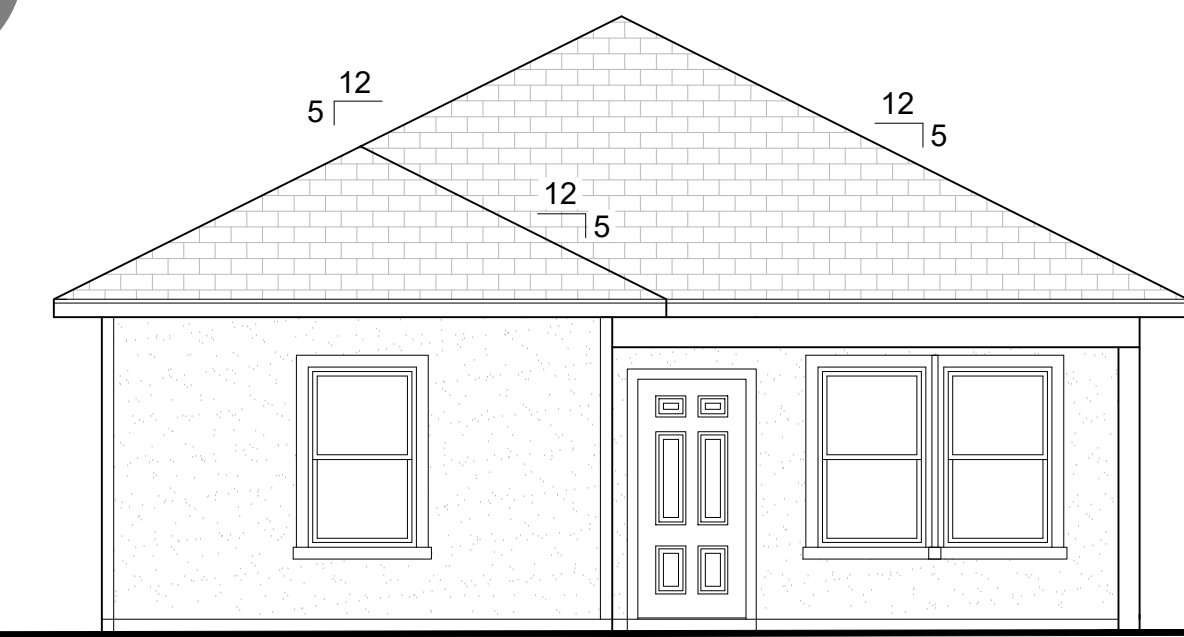
FLOOR PLAN



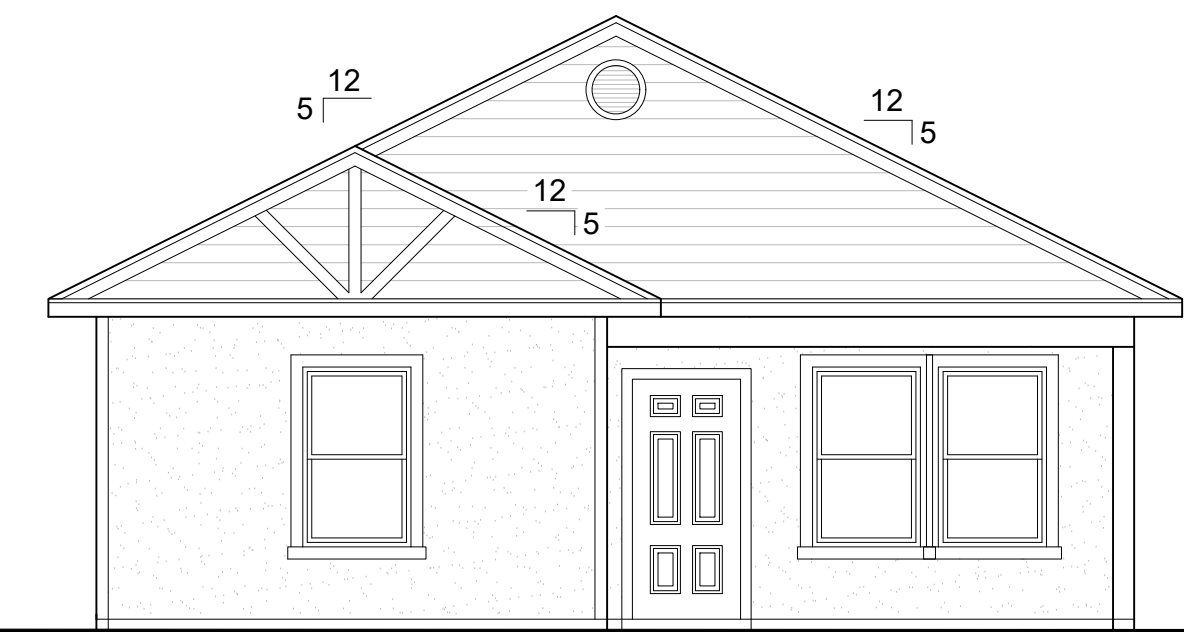
ELECTRICAL PLAN



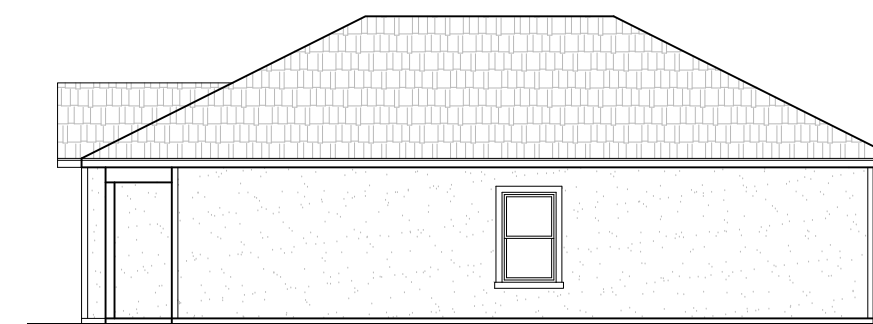
OPTION 1



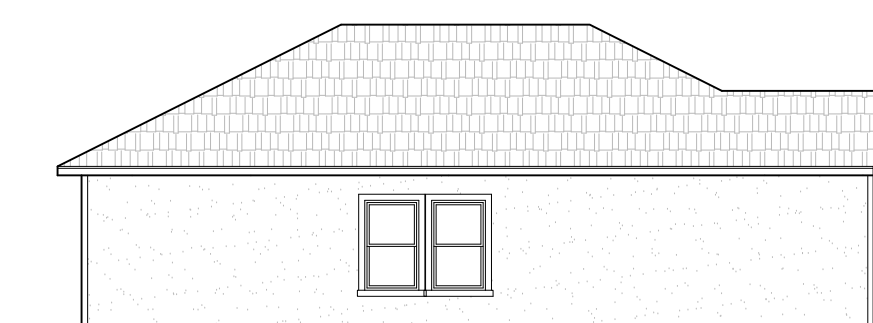
OPTION 2



OPTION 3



REAR



LEFT

FRONT ELEVATIONS

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PROJECT #:	SCALE:
DATE:	

NAILING SCHEDULE			
JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
WALL FRAMING			
Top plate to top plate (face-nailed)	2-16d	2-16d	per foot
Top plates at intersections (face-nailed)	4-16d	5-16d	joints - each side
Stud to stud (face-nailed)	2-16d	2-16d	24"o.c.
Header to header (face-nailed)	16d	16d	16"o.c. along edges
Top or bottom plate to stud (end-nailed)	1-16d	1-40d	per stud
Bottom plate to floor joist, bandjoist, endjoist or blocking (face-nailed)	2-16d	2-16d	per foot
FLOOR FRAMING			
Joist to sill, top plate or girder (toe-nailed)	4-8d	4-10d	per joist
Bridging to joist (toe-nailed)	2-8d	2-10d	each end
Blocking to joist (toe-nailed)	2-8d	2-10d	each end
Blocking to sill or top plate (toe-nailed)	3-16d	4-16d	each block
Ledger strip to beam (face-nailed)	3-16d	4-16d	each joist
Joist on ledger to beam (toe-nailed)	3-8d	3-10d	per joist
Band joist to joist (end-nailed)	3-16d	4-16d	per joist
Band joist to sill or top plate (toe-nailed)	2-16d	3-16d	per foot
CEILING SHEATHING			
Gypsum wallboard	5d coolers	5d coolers	7"edge/10"field
ROOF FRAMING			
Rafter to top plate (toe-nailed)	5-8d	5-10d	per rafter
Ceiling joist to top plate (toe-nailed)	5-8d	5-10d	per joist
Ceiling joist to parallel rafter (face-nailed)	7-16d	7-40d	each lap
Ceiling joist laps over partitions (face-nailed)	7-16d	7-40d	each lap
Collar tie to rafter (face-nailed)	3-8d	3-10d	per tie
Blocking to rafter (toe-nailed)	2-8d	2-10d	each end
Rim board to rafter (end-nailed)	2-16d	3-16d	each end

CONCRETE COVERAGE FOR CAST-IN-PLACE (NON PRE-STRESSED CONCRETE MEMBERS)			
CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER
CAST AGAINST AND PERMANENTLY IN CONTACT W/ GROUND	ALL	ALL	3"
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	NO. 6 THROUGH NO. 18 BARS	2"
		NO. 5, W31 / D31 WIRE & SMALLER	1-1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS & WALLS	NO. 14 & NO. 18 BARS	1-1/2"
		NO. 11 BARS & SMALLER	3/4"
	BEAMS, COLUMNS, PEDESTALS, & TENSION TIES	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, & HOOPS	1-1/2"

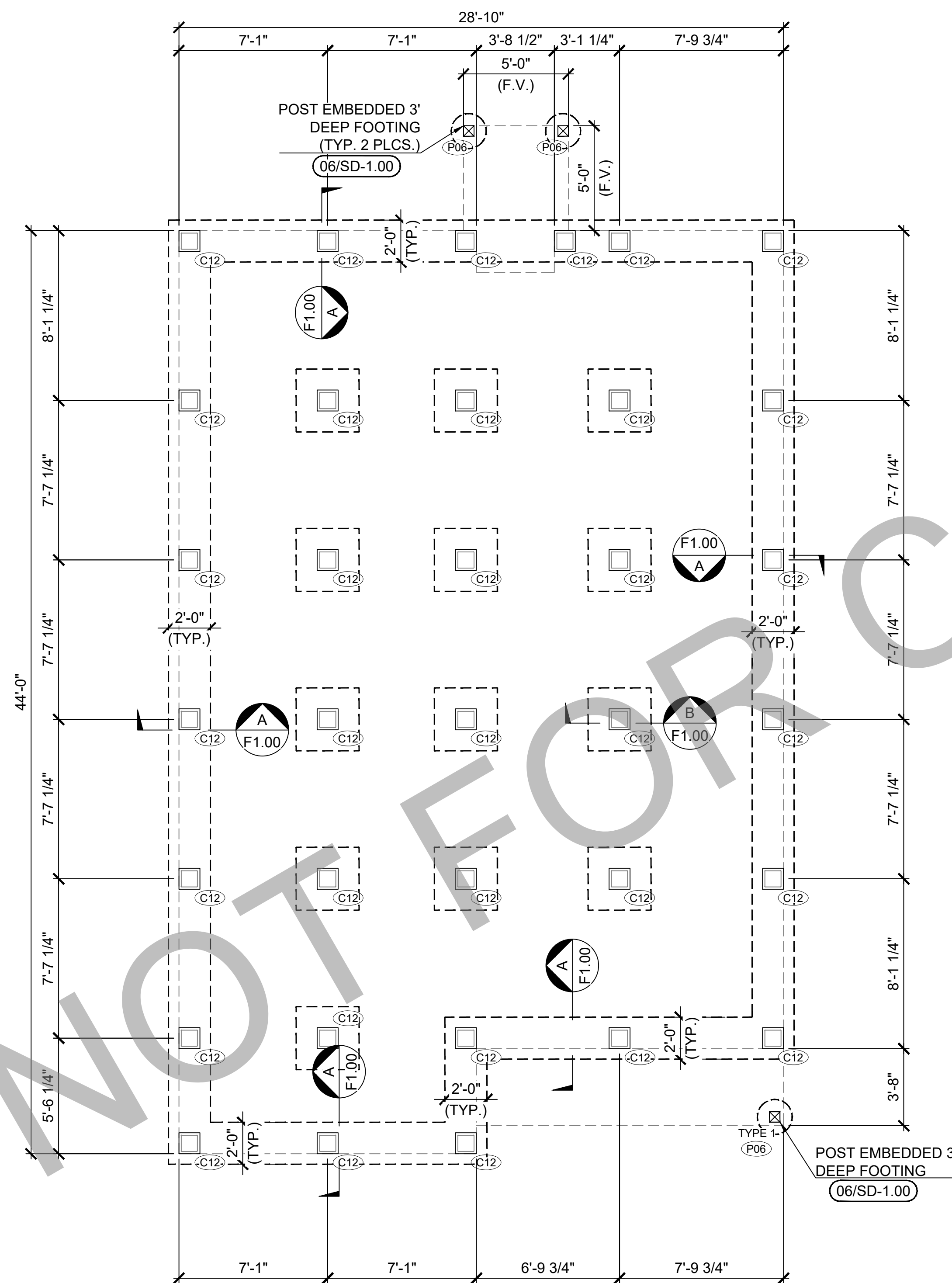
DEVELOPMENT LENGTH CHART					
BAR SIZE	SLAB/ MATS			WALLS	
	12" THICKNESS OR LESS	THICKNESS GREATER THAN 12"		HORIZ.	VERT.
	ALL BARS	BOTTOM BARS	OTHER BARS		
#3	17"	17"	22"	17"	22"
#4	22"	22"	30"	22"	30"
#5	29"	29"	36"	29"	36"

Revisions:		
#	DATE	DESCRIPTION OF CHANGE

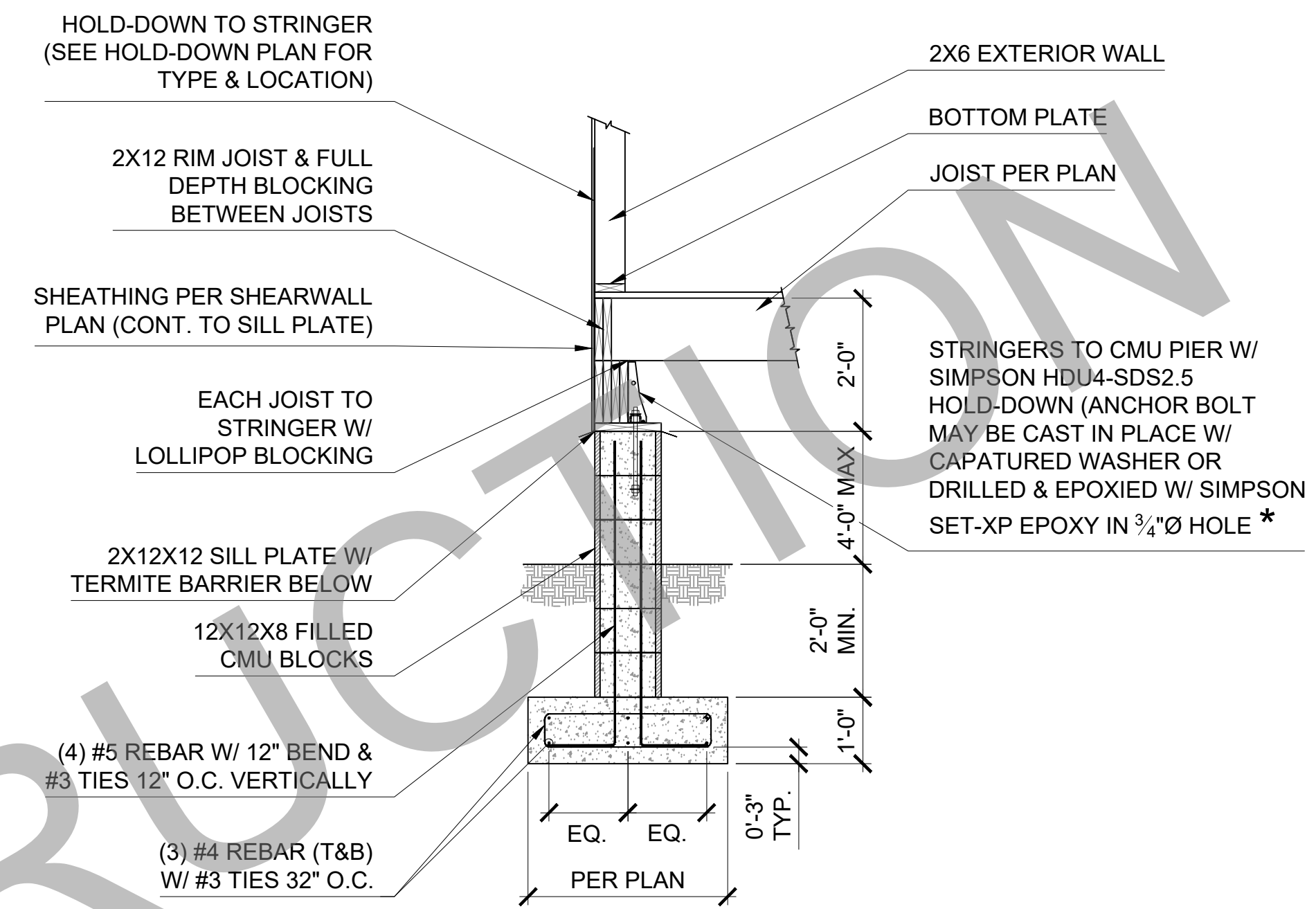
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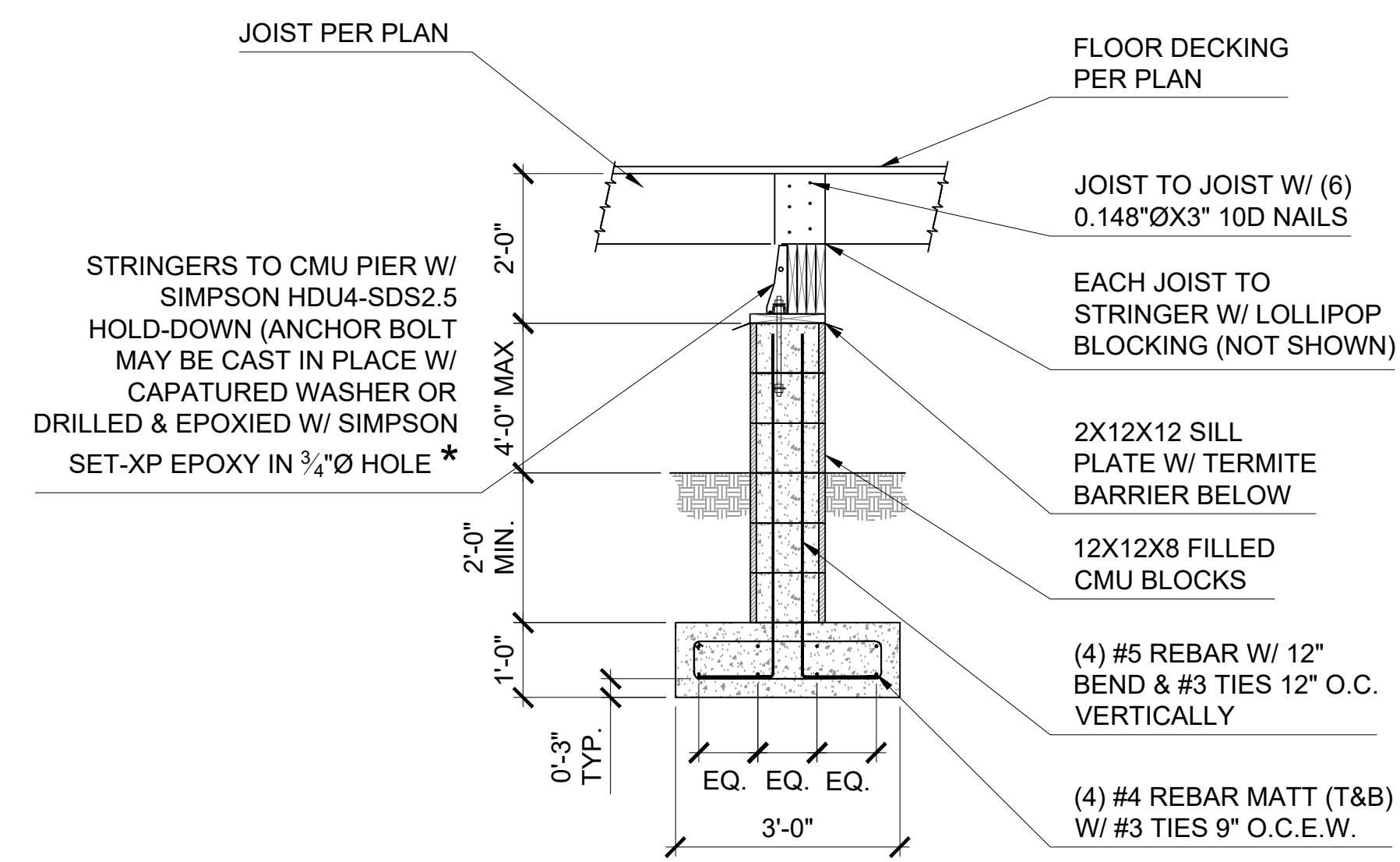
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PROJECT #:		SCALE:	N.T.S.
DATE:			GN-2.00



01 FOUNDATION PLAN (STANDARD)
ALL OPTIONS



A SECTION - EXTERIOR
N.T.S.



B SECTION - INTERIOR
N.T.S.

LEGEND

- DETAIL
- PAGE #
- TYPE X TYPE OF NOTCH
- (Pxx) SIZE OF PILING (P06= 6x6)
- FOR PILING DEPTH DETAIL #6 DWG. SD-1.00 (SEE UNLESS NOTED OTHERWISE ON PLAN)
- (Cxx) SIZE OF CMU BLOCK (C12= 12X12)
- (SEE SECTIONS A & B THIS DWG. FOR PIER CONSTRUCTION SECTIONS) UNLESS NOTED OTHERWISE ON PLAN)

NOTES

- CONCRETE HOLD-DOWNS:
- SEE DRAWING S-6.00 FOR TYPE OF HOLD-DOWN REQUIRED.
 - SEE DRAWING S-1.00 FOR HOLD-DOWN INSTALLATION DETAIL. (REFER TO MANUFACTURERS INSTALLATION INSTRUCTIONS FOR ADDITIONAL REQ'S.)

Revisions:

#	DATE	DESCRIPTION OF CHANGE

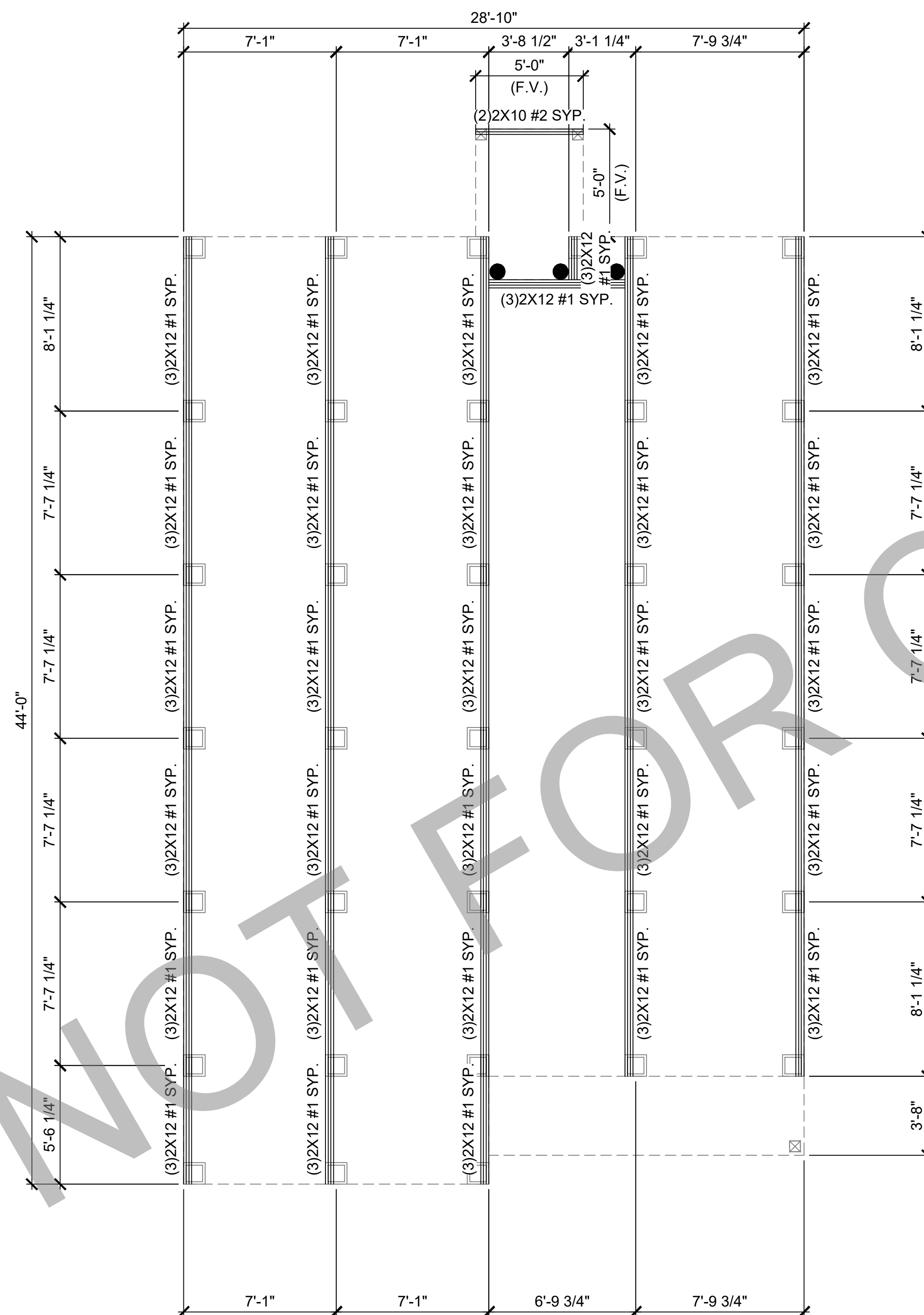
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PROJECT #:		SCALE:	1/4" = 1'-0"
DATE:			S-1.00

LEGEND

● DESIGNATES 6X6 HOLD DOWN BLOCK.



02

STRINGER PLAN (STANDARD)

ALL OPTIONS

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DRAWN BY:	AW	CHECKED BY:	CCH
PROJECT #:		SCALE:	1/4" = 1'-0"
DATE:			S-2.00

HANGER SCHEDULE		
MARK	MEMBER SIZE	MODEL NUMBER
⑤	2X10	LUS210 OR LUC210Z CONCEALED
⑥	(2) 2X10	HUS210-2 OR HUC210-2 CONCEALED

HOT DIPPED GALVANIZED OR STAINLESS STEEL
RECOMMENDED ON EXTERIOR HANGERS WITH DIRECT
EXPOSURE TO MOISTURE

SOME MODELS MAY NOT BE USED (SEE PLAN FOR
LOCATION)

LEGEND

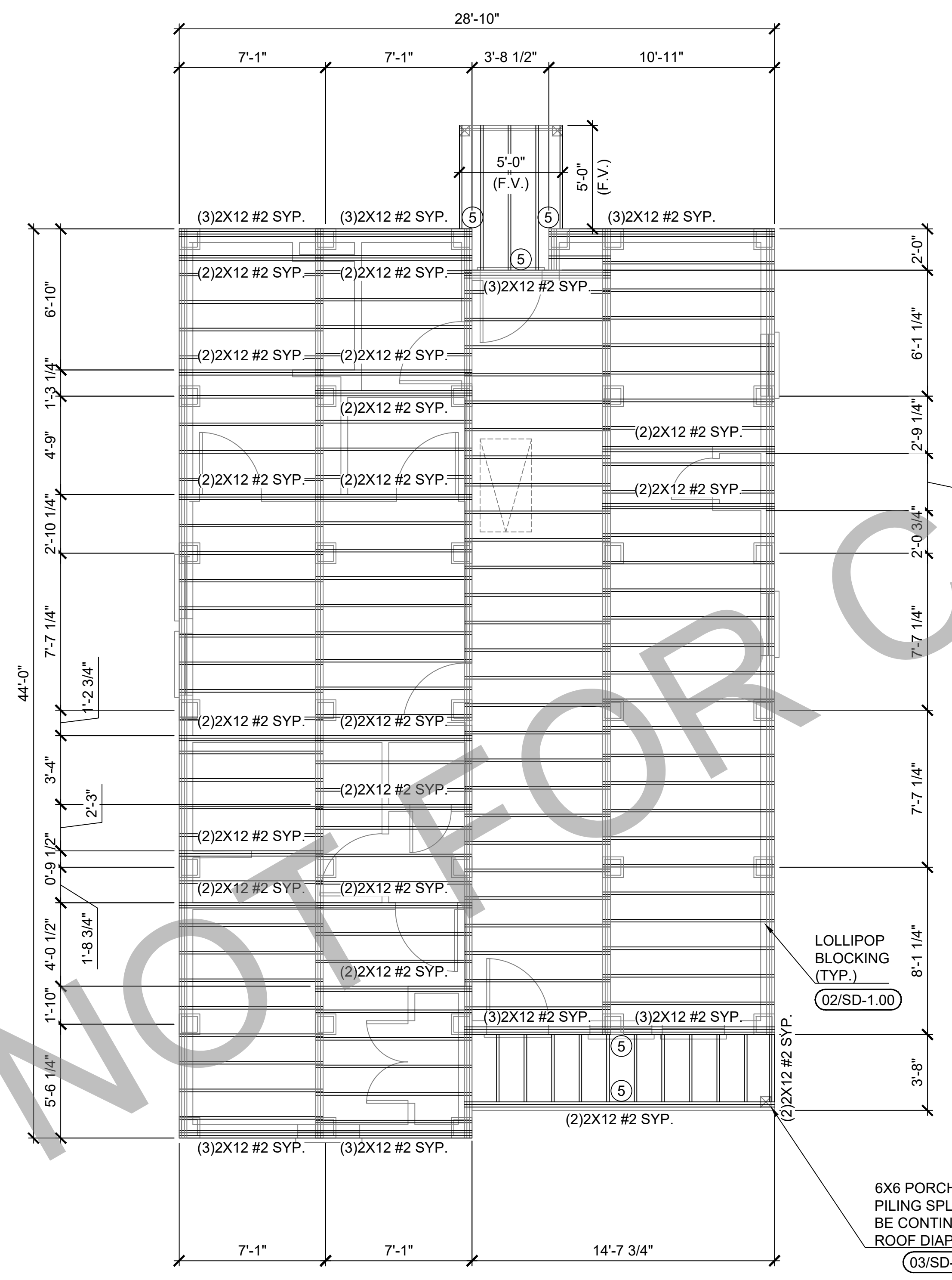
NOTES

- FLOOR FRAMING:
- HOUSE FLOOR JOISTS SHALL BE 2X12 #2 SYP @ 16" O.C. (U.N.O.)
 - DECK FLOOR JOISTS SHALL BE 2X10 #2 SYP @ 16" O.C. (U.N.O.)
 - DOUBLE THE FLOOR JOIST WHERE WALLS ABOVE RUN PARALLEL TO FLOOR JOIST.
 - FLOOR DECKING: 3/4" APA RATED PLYWOOD 0.120 x 3" NAILS, 6" AROUND PERIMETER OF DIAPHRAGM. 6" EDGE & 12" FIELD NAIL PATTERN. (SEE DETAIL #3 DWG. SD-2.00)..
- FRAMING:
- ALL STUDS, FLOOR JOISTS, RAFTERS, TRUSS, ETC. SHALL VERTICALLY ALIGN AND BEAR DIRECTLY ON EACH OTHER.

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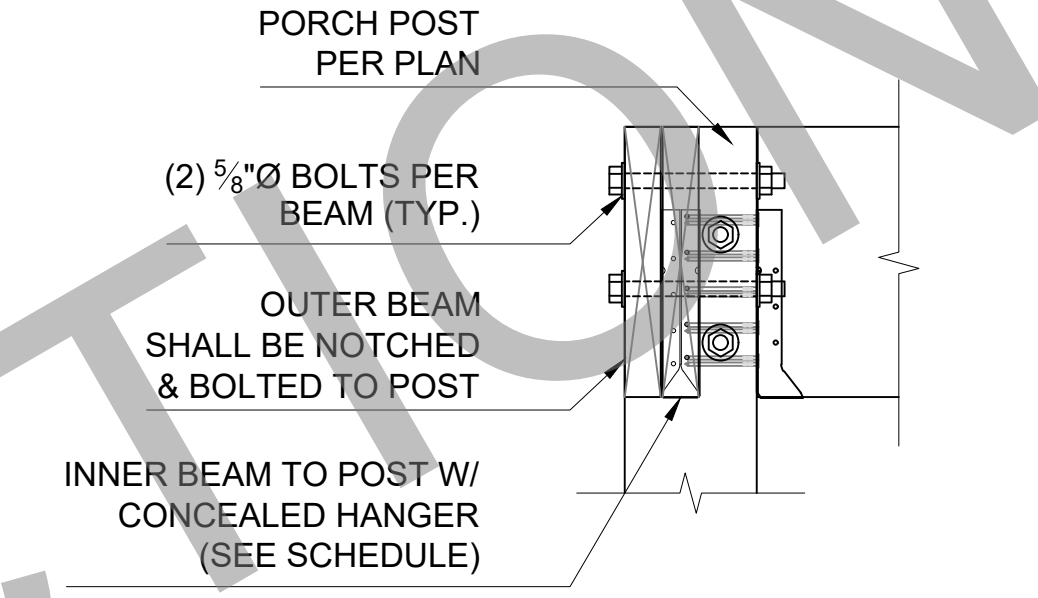
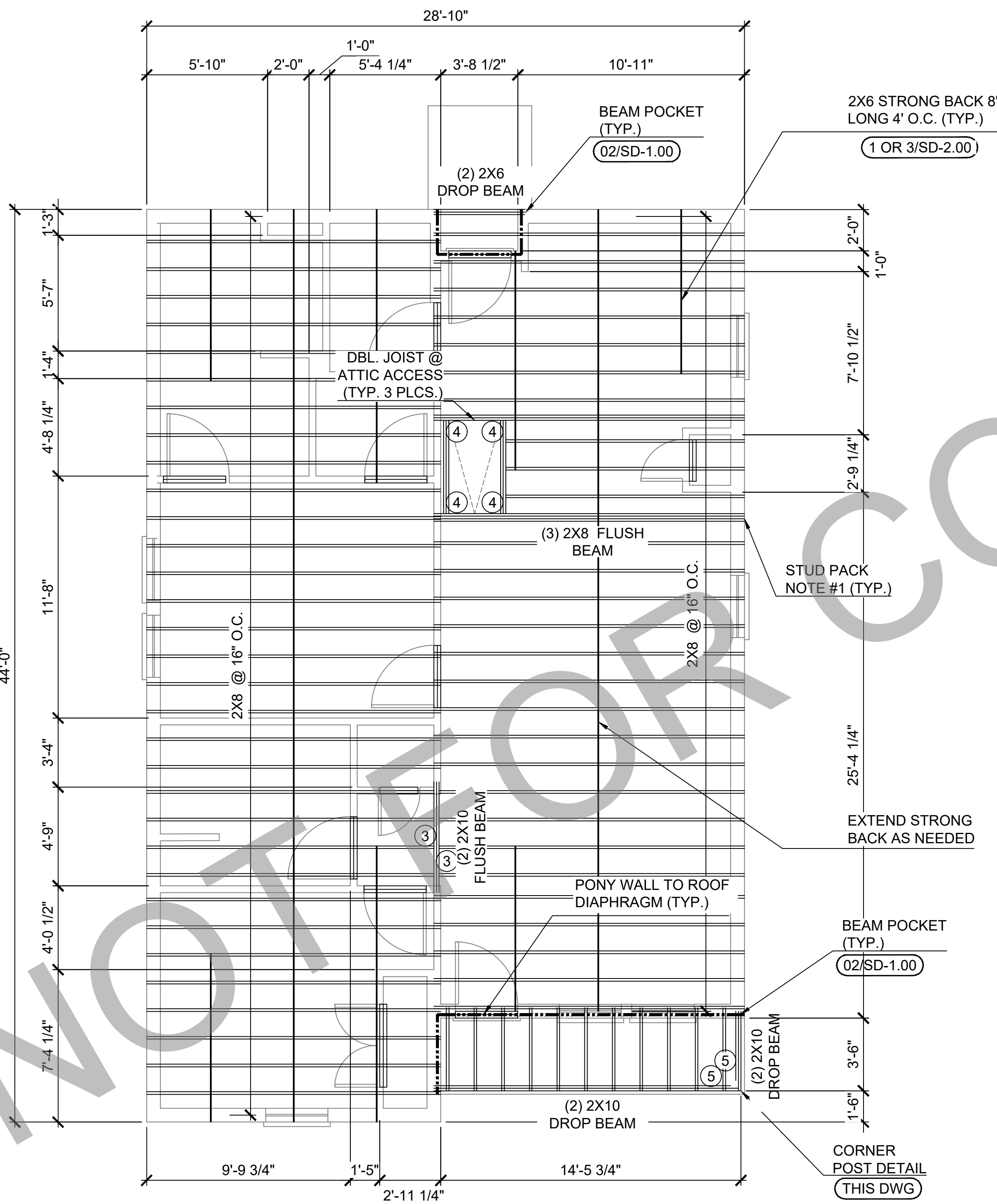
03 FLOOR JOIST PLAN (STANDARD)
ALL OPTIONS

HANGER SCHEDULE		
MARK	MEMBER SIZE	MODEL NUMBER
①	2X6	LUS26 OR LUC26Z CONCEALED
②	(2) 2X6	LUS26-2 OR HUC26-2 CONCEALED
⑤	2X10	LUS210 OR LUC210Z CONCEALED
⑦	2X12	HU212 OR LUC210Z CONCEALED

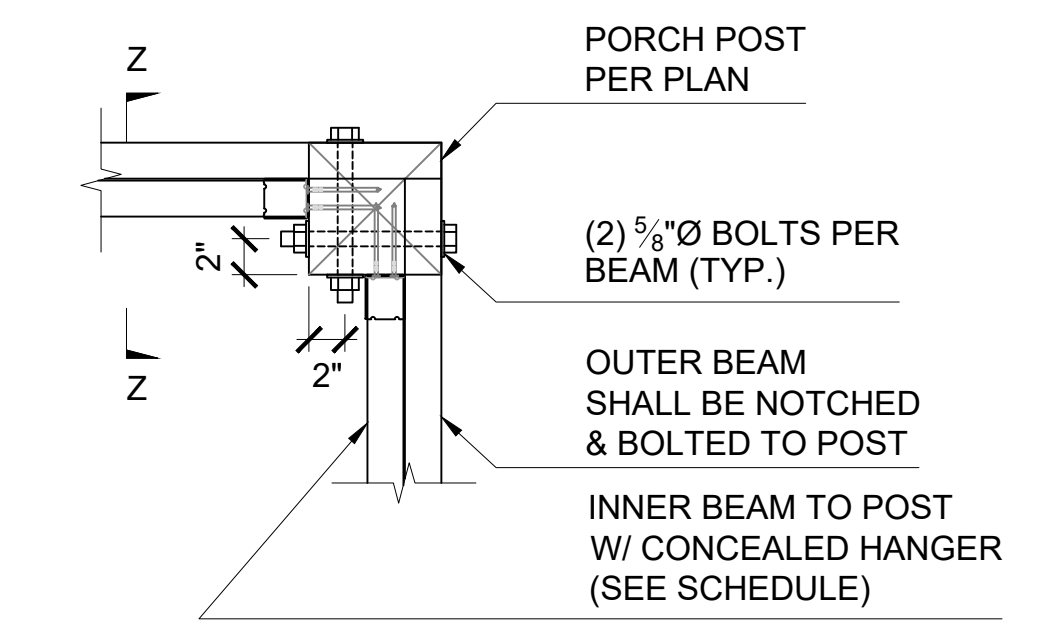
HOT DIPPED GALVANIZED REQ'D OR STAINLESS STEEL RECOMMENDED ON EXTERIOR HANGERS WITH DIRECT EXPOSURE TO MOISTURE

SOME MODELS MAY NOT BE USED (SEE PLAN FOR LOCATION)

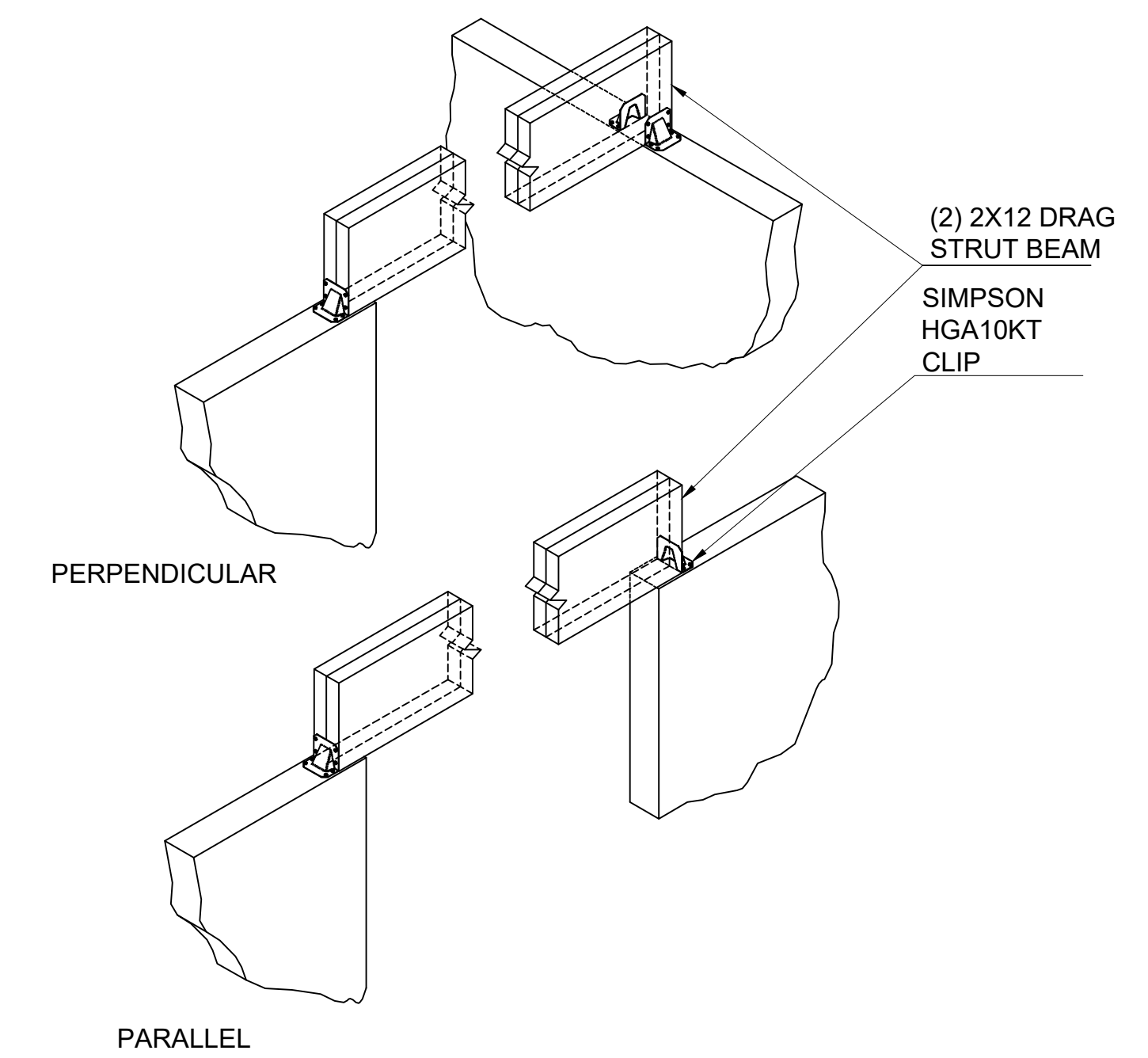
LEGEND	
-----	FULL HEIGHT BLOCKING
—————	TYPICAL STRONG BACK SEE DETL. #4 ON DWG. SD-3.00
-----	PONY WALL TO ROOF DIAPHRAGM
*	DRAG STRUT BEAM W/ SIMP. HGA10KT AT EACH END (SEE DETAIL S-4.00)



ZZ SECTION
NTS



CORNER POST DETAIL
NTS



04 DRAG STRUT BEAM DETAIL
N.T.S.

- NOTES**
- CEILING FRAMING:
- ALL CEILING JOISTS SHALL BE 2X6 #2 SYP 16" O.C. (U.N.O.)
 - ATTIC ACCESS SHALL BE NO LESS THAN 350LB CAPACITY FOLDING STAIR HEADER FRAMING:
 - REFER TO DETAIL 1 ON SD-2.00 FOR ALL HEADER REQUIREMENTS. (UNLESS SPECIFIED ON PLAN)
- STUD PACK FRAMING:
- (4) 2X STUD PACK UNDER EACH END OF 2X SOLID SAWN BEAM.
 - (6) 2X STUD PACK UNDER EACH END OF GLULAM BEAM. (SEE PLAN FOR BEAM SIZE)
- FRAMING:
- ALL STUDS, FLOOR JOISTS, RAFTERS, TRUSS, ETC. SHALL VERTICALLY ALIGN AND BEAR DIRECTLY ON EACH OTHER.

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04 CEILING JOIST PLAN (STANDARD)
ALL OPTIONS

DRAWN BY:	AW	CHECKED BY:	CCH
PROJECT #:		SCALE:	1/4" = 1'-0"
DATE:			S-4.00

LEGEND

- BRACE POINT
- BW - BRACE TO WALL
- BJ - BRACE TO JOIST
- BB - BRACE TO BEAM
- BS - BRACE TO STRONGBACK

NOTES

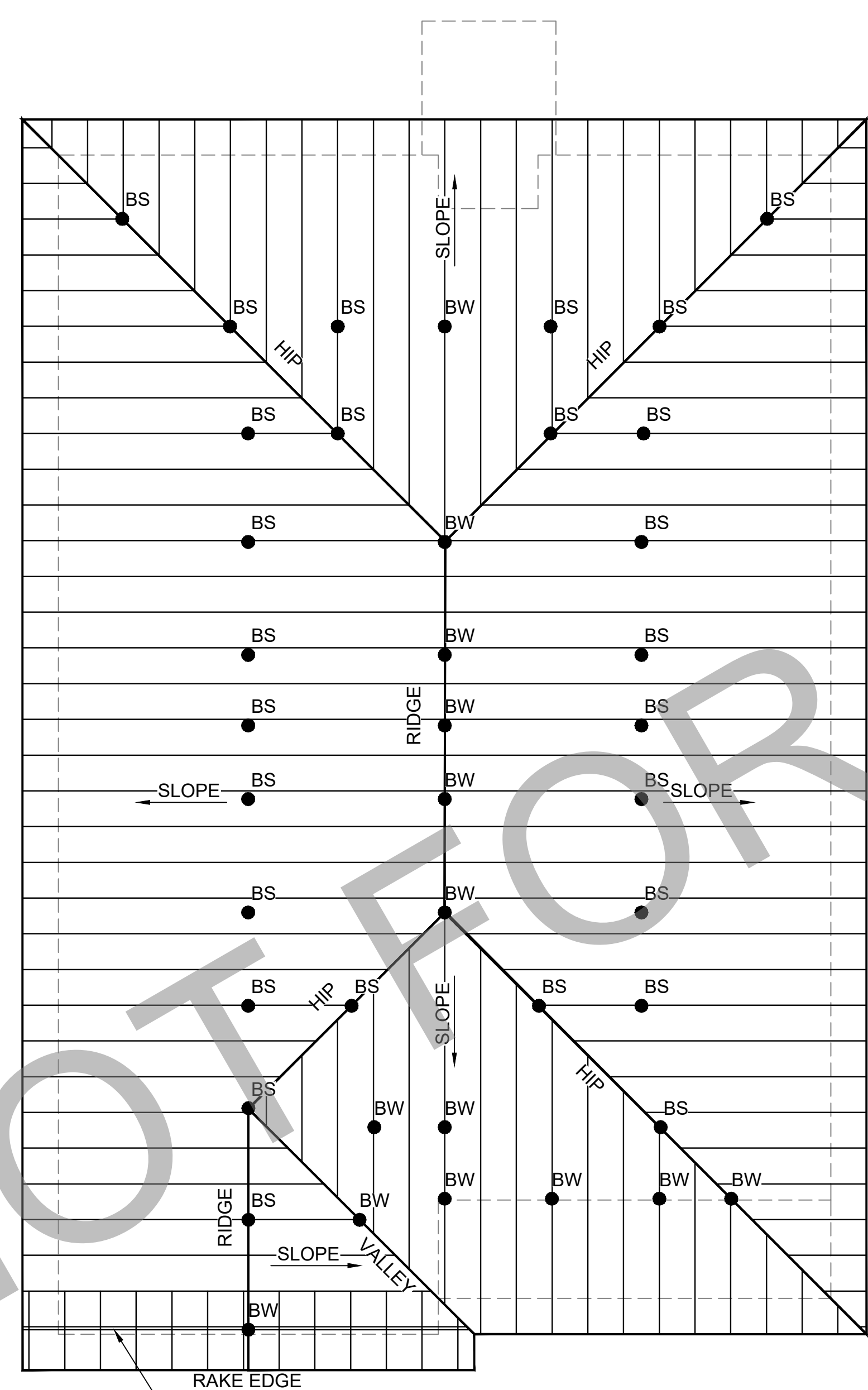
- ROOF FRAMING:
- RIDGES TO BE 2x10 #2 SYP
 - ALL HIPPS TO BE 2x8 #2 SYP
 - ALL RAFTERS TO BE 2x6 #2 SYP 16"O.C. (UNO)
 - ROOF SHEATHING: 1/2" APA RATED PLYWOOD W/ 0.120 X 3" RING SHANK NAILS, 4" AROUND PERIMETER OF DIAPHRAGM, 6" EDGE & 6" FIELD NAIL PATTERN. PER SECTION R803
 - ROOF UNDERLAYMENT SHALL COMPLY WITH R905.1.1.1 & TABLE R905.1.1.1
- FRAMING:
- ALL STUDS, FLOOR JOISTS, RAFTERS, TRUSS, ETC. SHALL VERTICALLY ALIGN AND BEAR DIRECTLY ON EACH OTHER.

Revisions:

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DBL JOIST & OUT-LOOKERS @ GABLE END WALL
 (01/SD-2.00)

05 RAFTER PLAN (STANDARD)
 ALL OPTIONS

LEGEND

SHEAR WALLS:
ALL SHEARWALLS SHALL EXTEND TO ROOF DIAPHRAGM OR NEXT FLOOR DIAPHRAGM.

SW1: 19/32" APA RATED PLYWOOD SHEATHING 6" PERIMETER AND W/6" EDGE / 12" FIELD NAIL PATTERN USING 0.120 x 3" NAILS

SW4: 19/32" APA RATED PLYWOOD SHEATHING 4" PERIMETER AND W/4" EDGE / 12" FIELD NAIL PATTERN USING 0.120 x 3" NAILS

HOLD-DOWNS:
ALL HOLD-DOWNS SHALL BE SECURED TO MIN. DBL STUD OR GREATER PER MANUFACTURERS INSTRUCTIONS.

1 MSTC48B3 W/ (16) 10D NAILS IN BEAM & (38) 10D NAILS IN STUD PACK PER MANUFACTURERS INSTRUCTIONS

2 MSTC66B3 W/ (18) 10D NAILS IN BEAM & (38) 10D NAILS IN STUD PACK PER MANUFACTURERS INSTRUCTIONS

3 HDU5-SDS2.5 USE (14) 1/2"x2 1/2" SDS SCREWS PER MANUFACTURERS INSTRUCTIONS (SEE HDU TO FLOOR BEAM CONNECTION DETAIL ON THIS DWG. FOR INSTALLATION TO FLOOR BEAM).

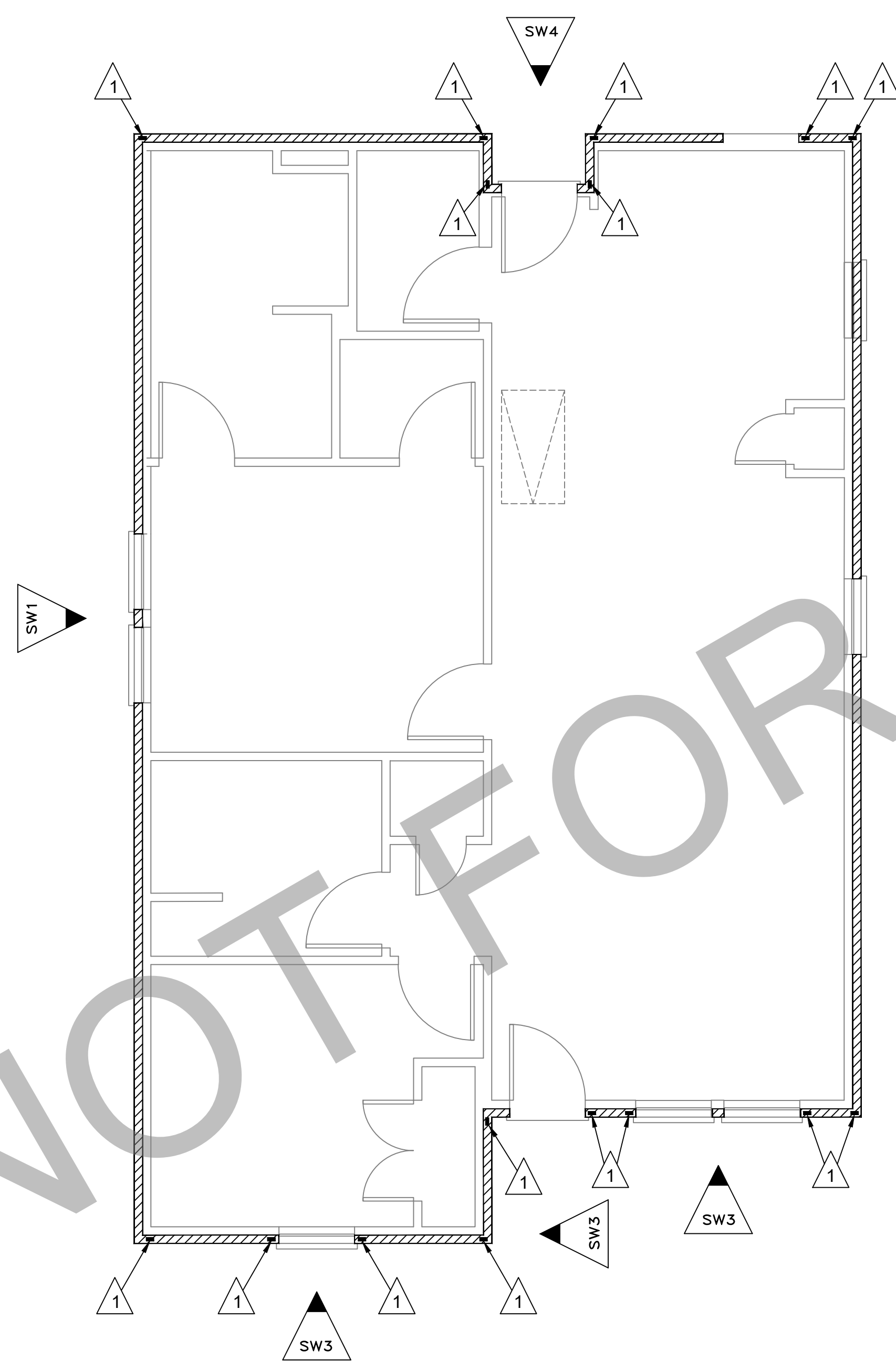
* DRAG STRUT BEAM W/ SIMP. HGA10KT AT EACH END (SEE DETAIL S-4.00)

Revisions:

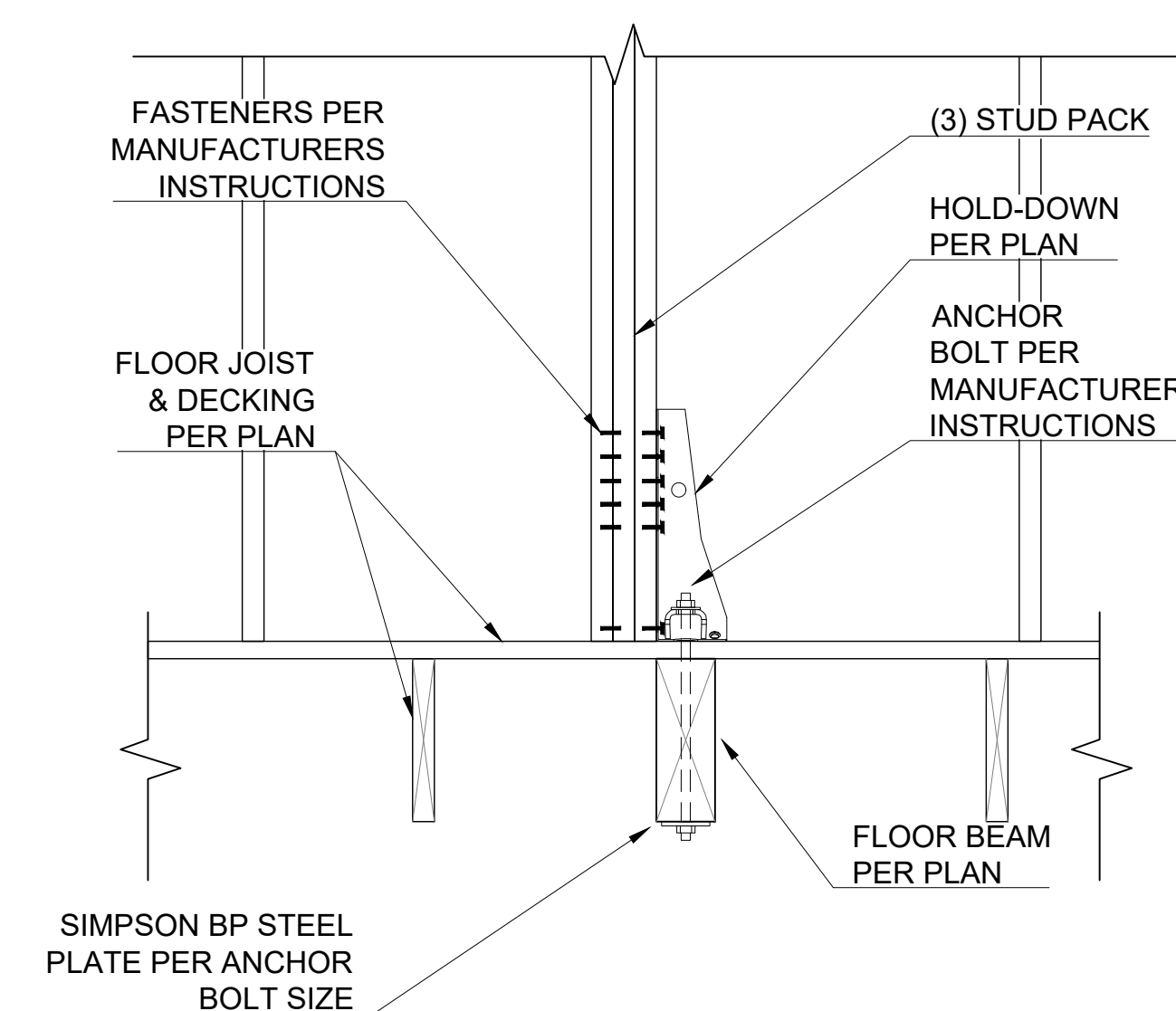
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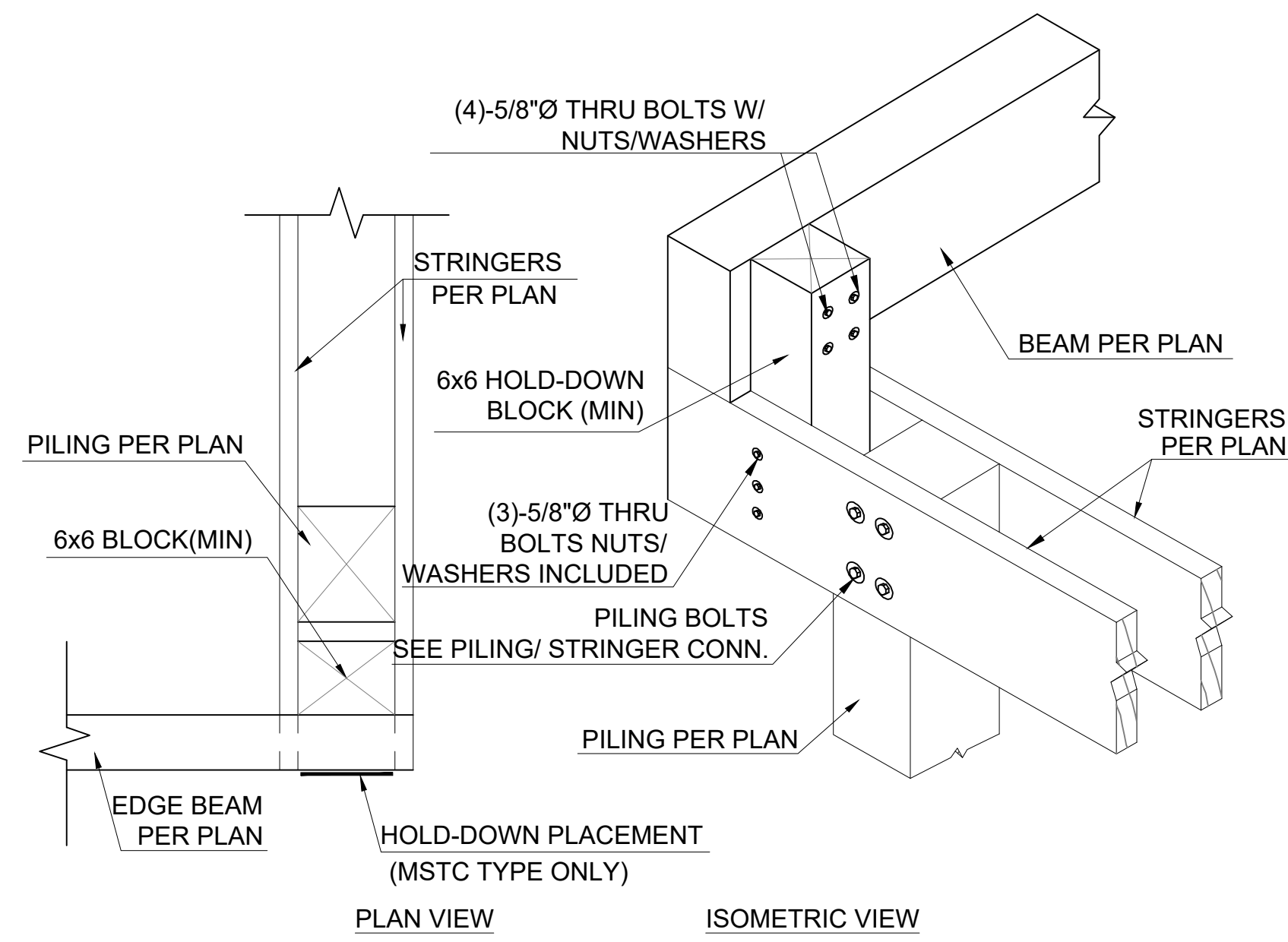


06 SHEARWALL PLAN (STANDARD)
ALL OPTIONS

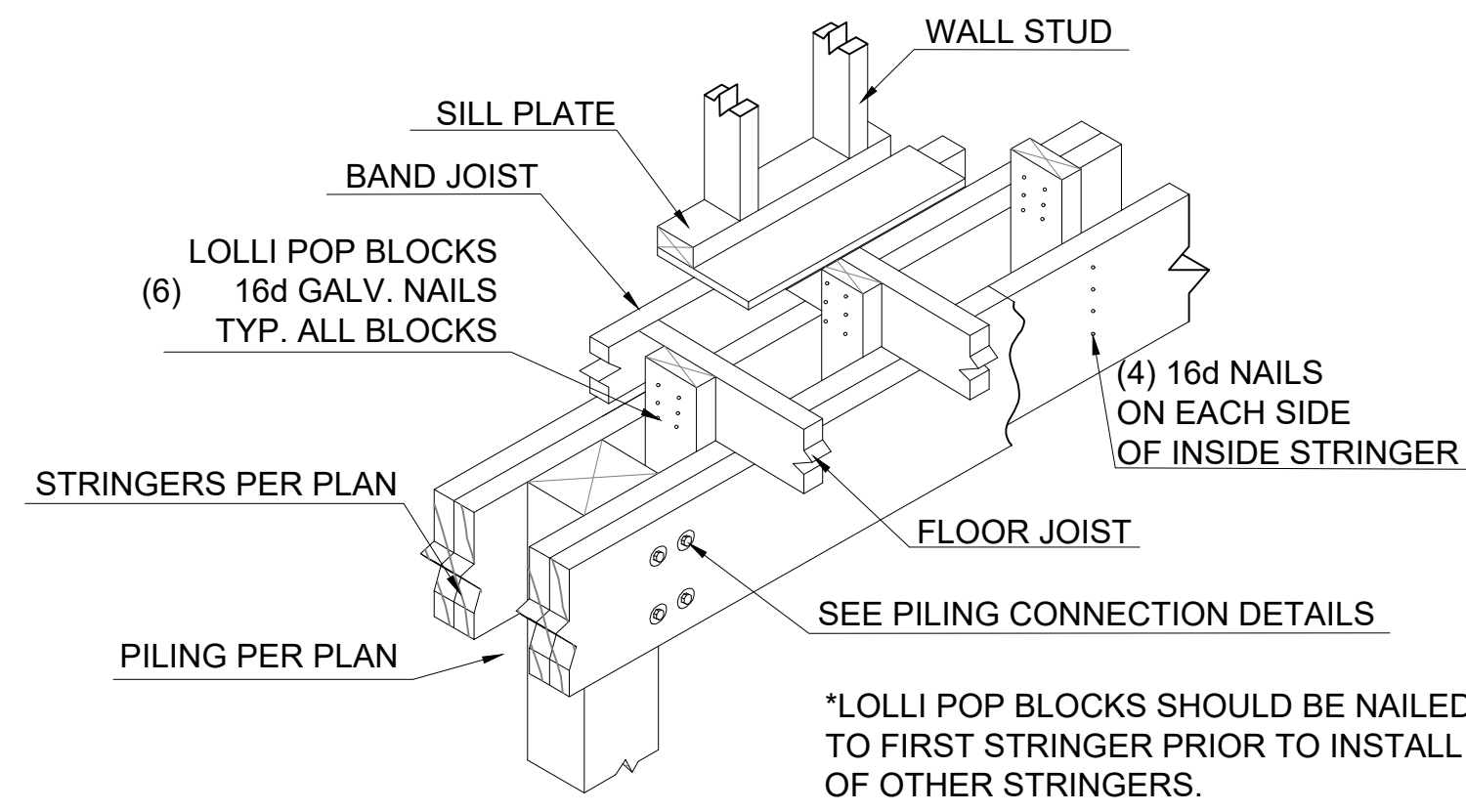


HDU TO FLOOR BEAM CONNECTION DETAIL

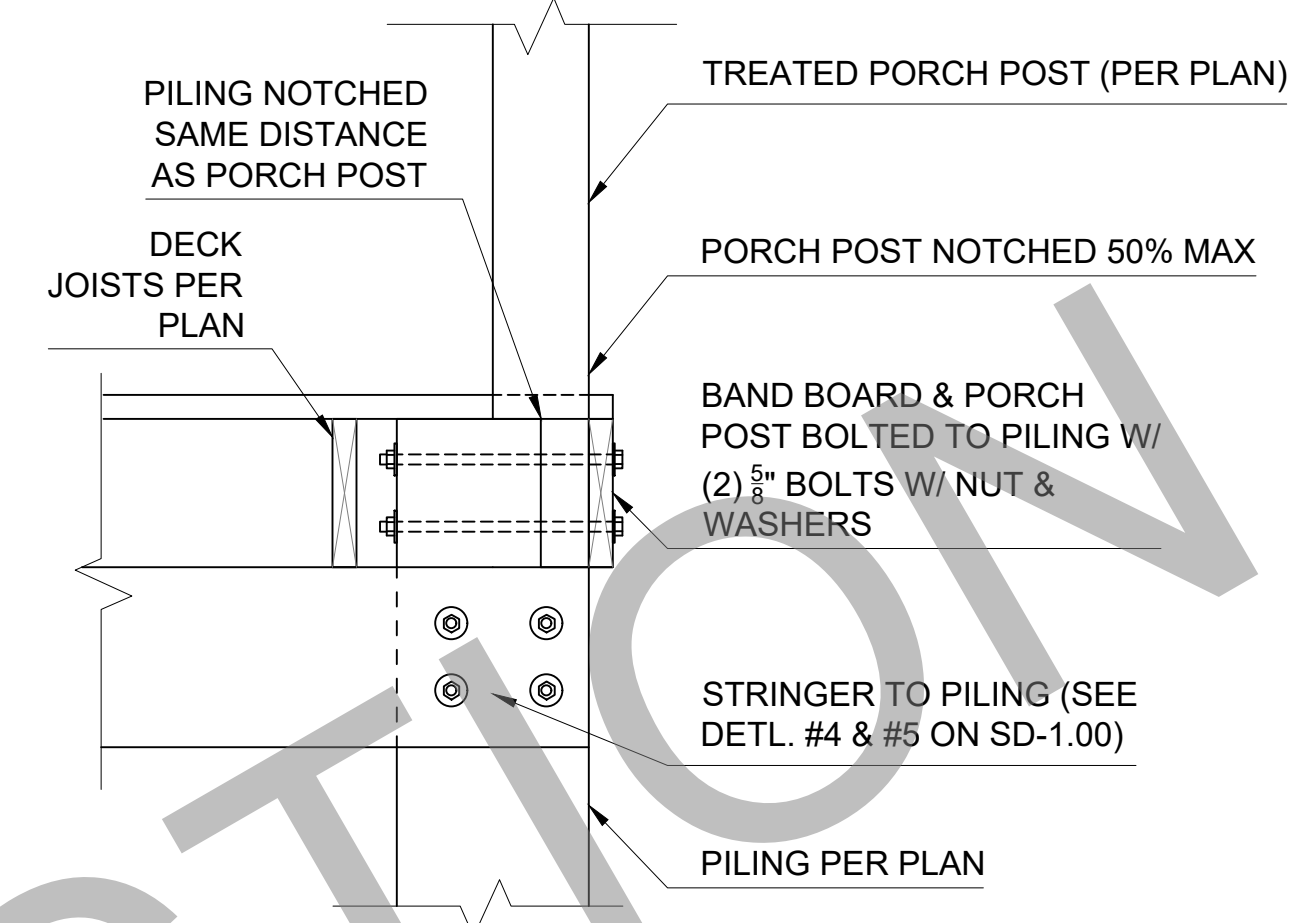
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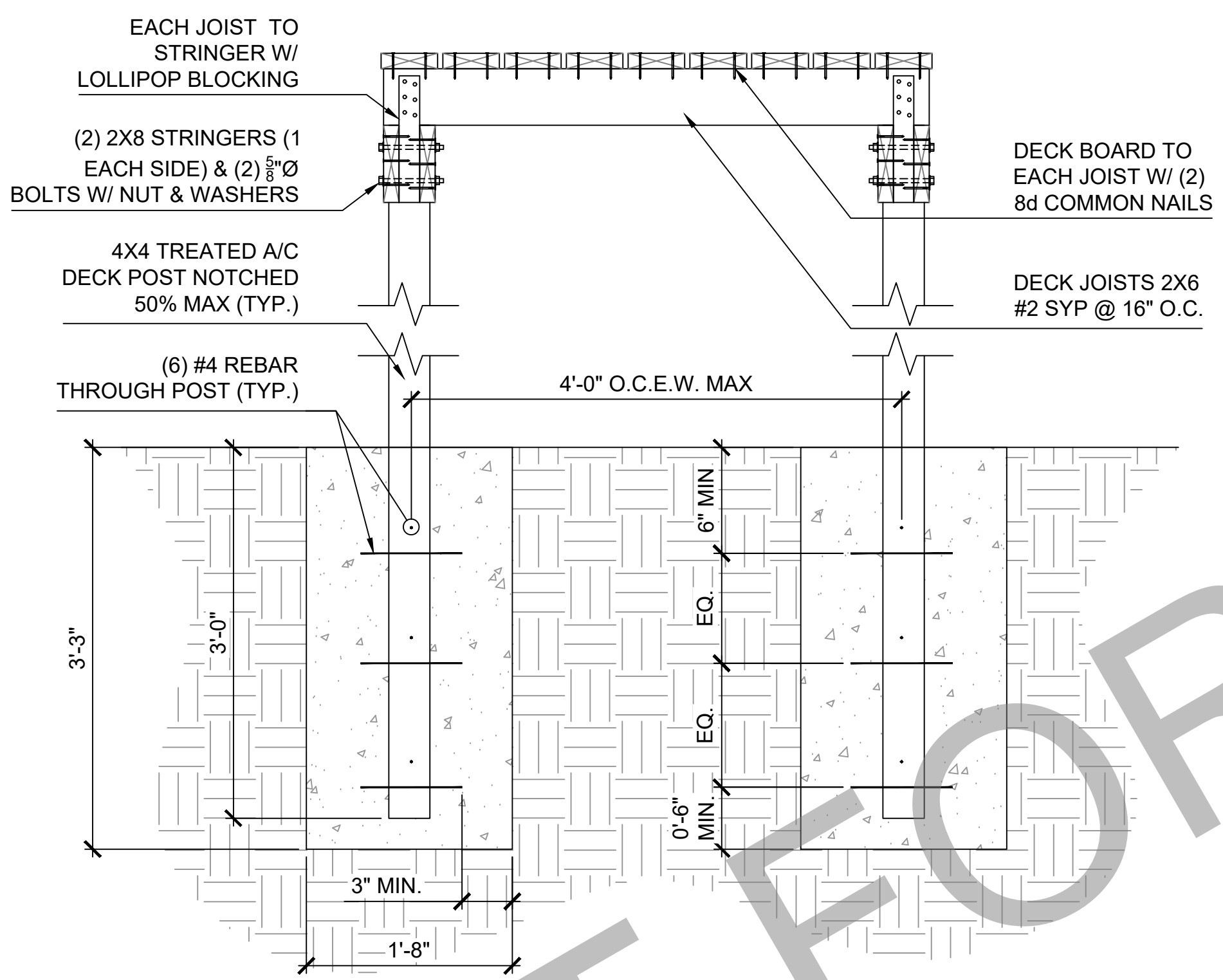
1 TYPICAL HOLD DOWN BLOCK DETAIL



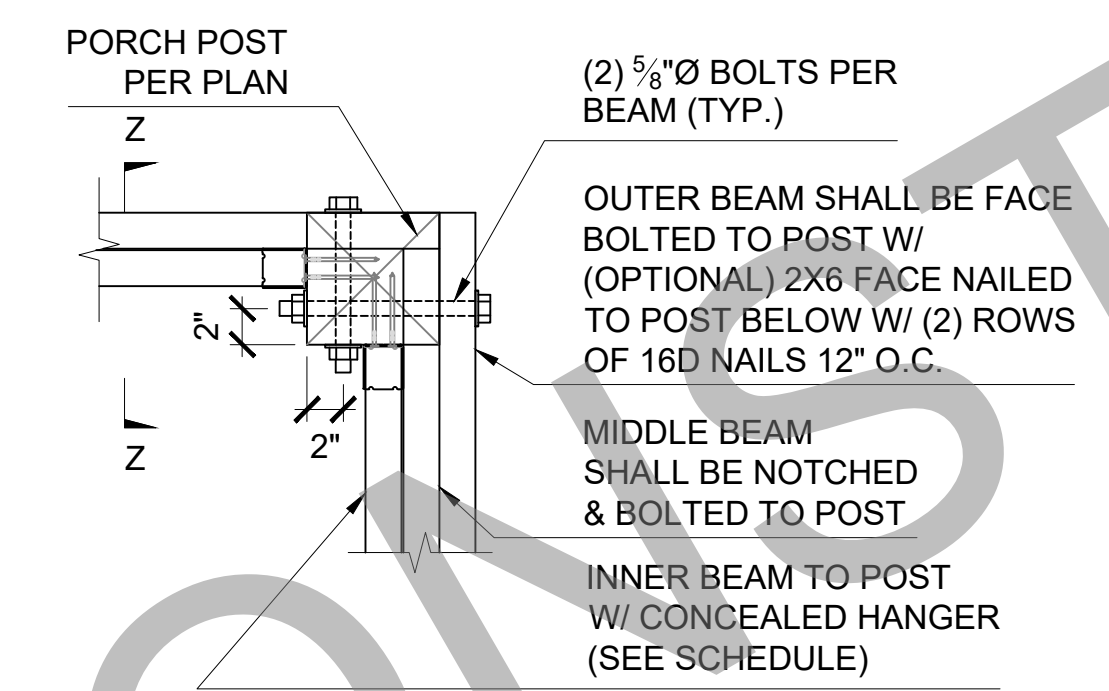
2 TYPICAL PRESSURE BLOCKING DETAIL



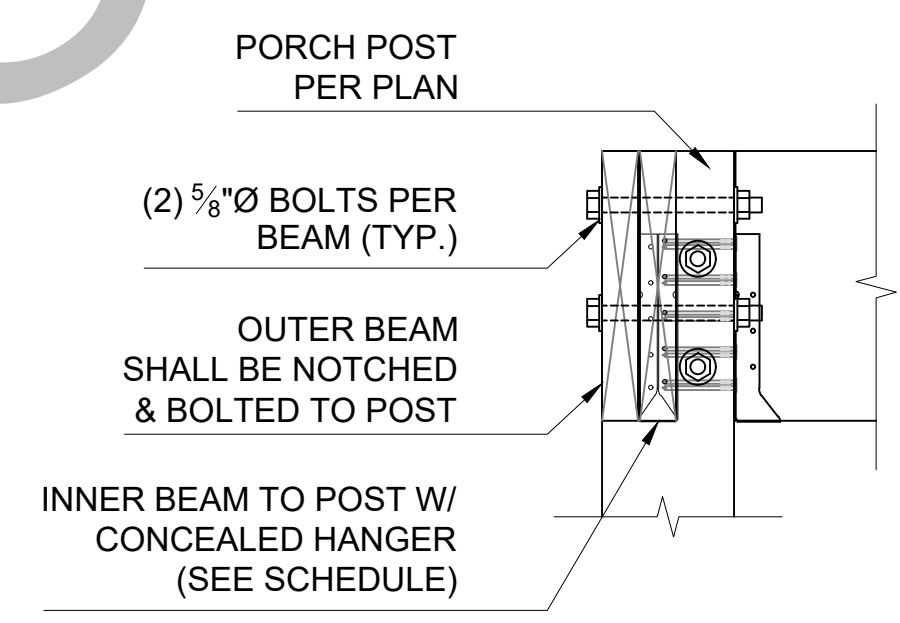
3 PORCH POST TO PILING SPLICE DETAIL



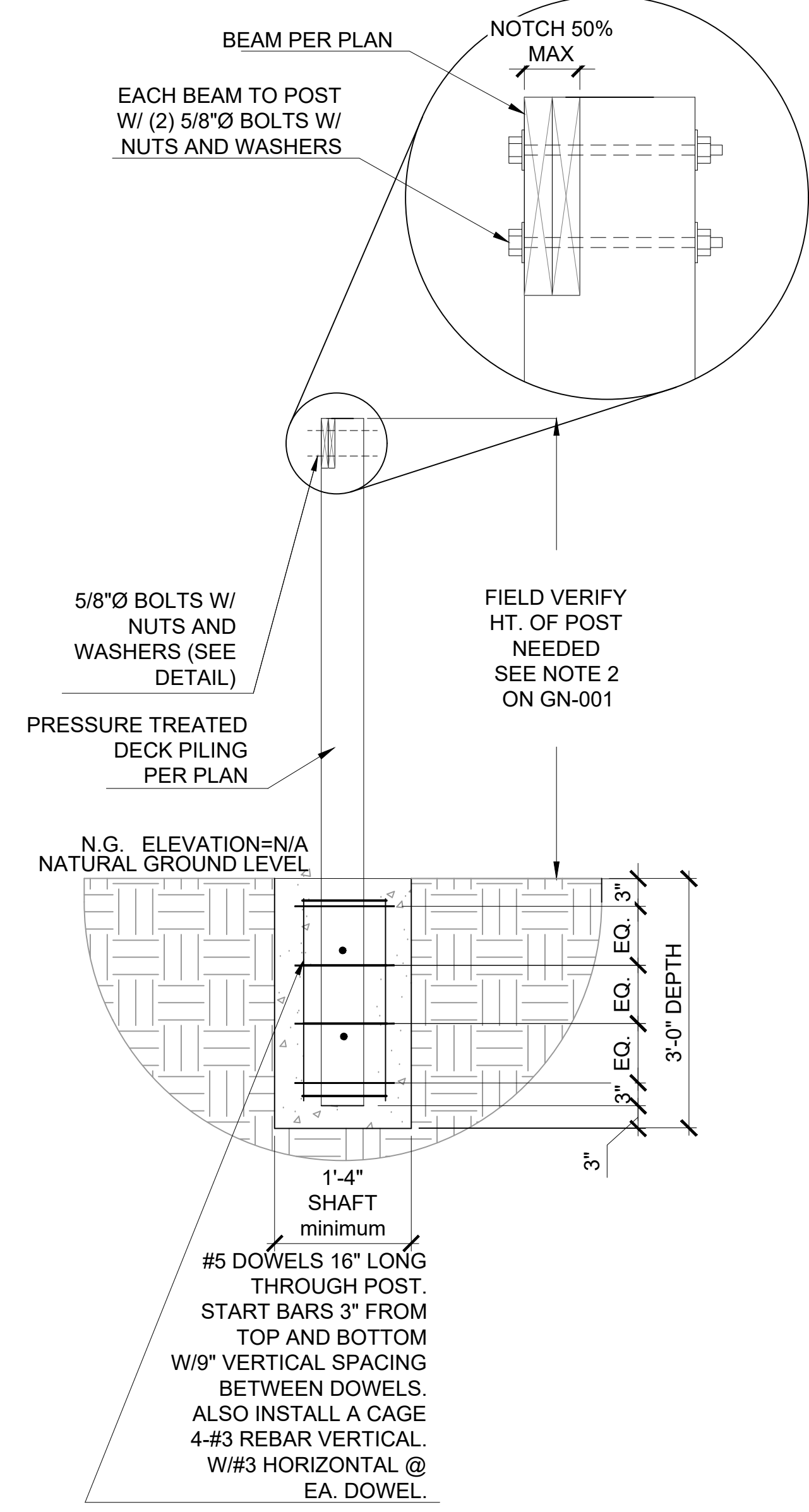
4 FREE STANDING A/C DECK



5 CORNER PORCH POST DETAIL



SECTION Z-Z



6 TYPICAL EMBEDDED PORCH POST DETAIL

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DRAWN BY:	AW	CHECKED BY:	CCH
PROJECT #:		SCALE:	N.T.S.
DATE:			SD-1.00

KING AND JACK STUD SCHEDULE	
OPENING SPAN	KING/JACK STUDS REQUIRED PER OPENING SPAN
4' OR LESS	(1) KING & (1) JACK STUD (EACH SIDE)
4' TO 6' OPENING	(2) KING & (2) JACK STUD (EACH SIDE)
6' TO 8' OPENING	(3) KING & (2) JACK STUD (EACH SIDE)
8' TO 12' OPENING	(4) KING & (3) JACK STUD (EACH SIDE)
12' TO 16' OPENING	(5) KING & (4) JACK STUD (EACH SIDE)

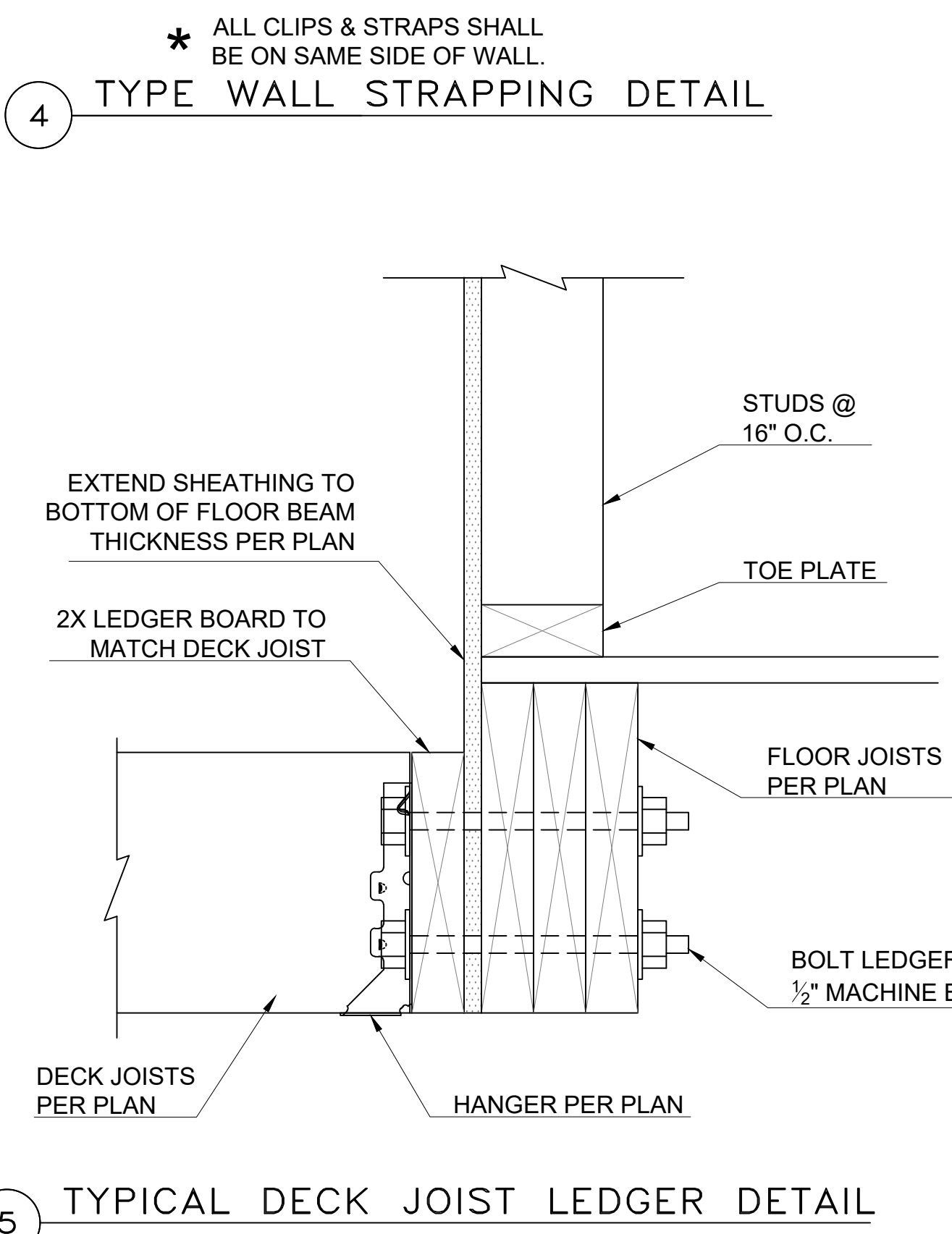
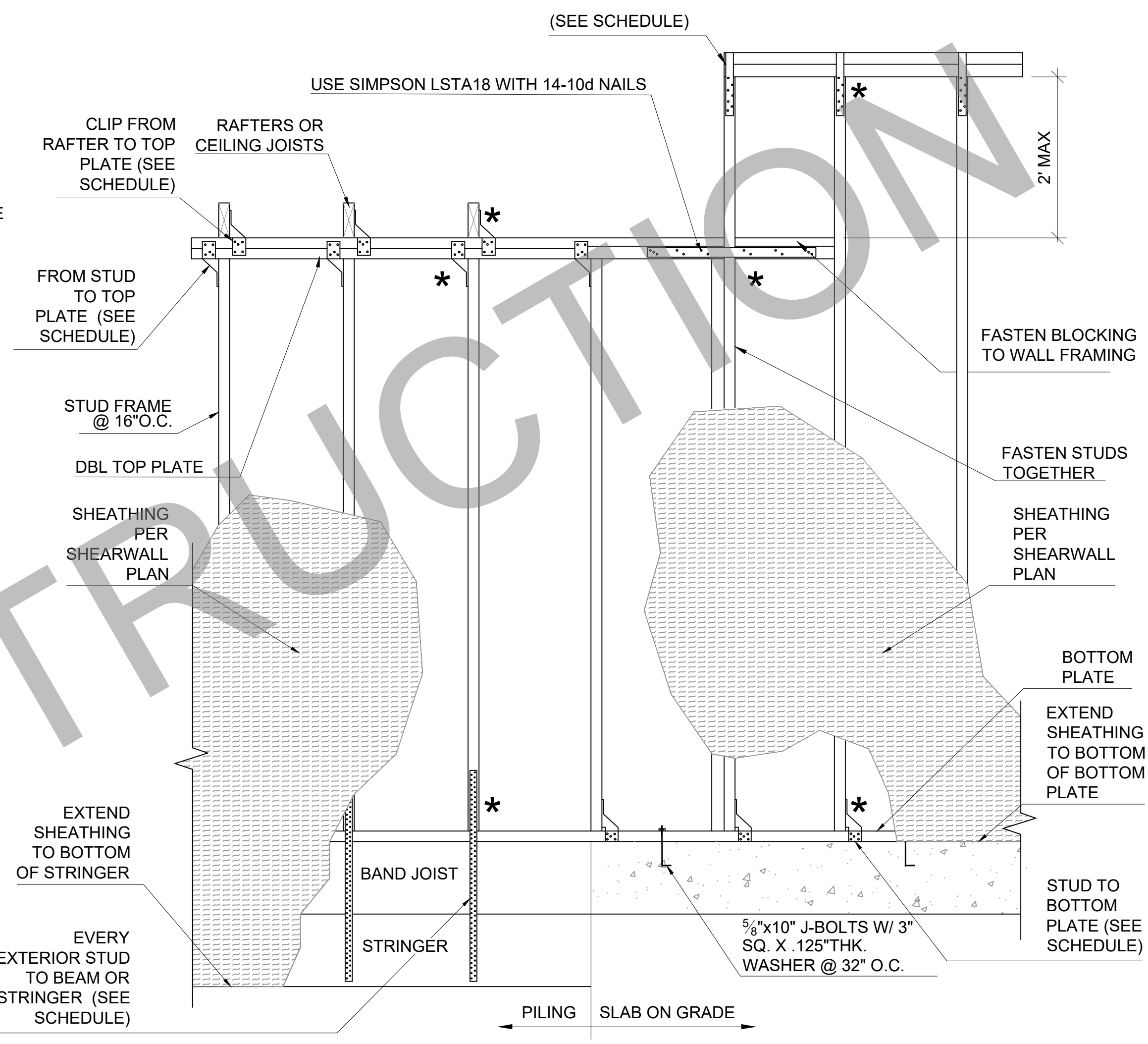
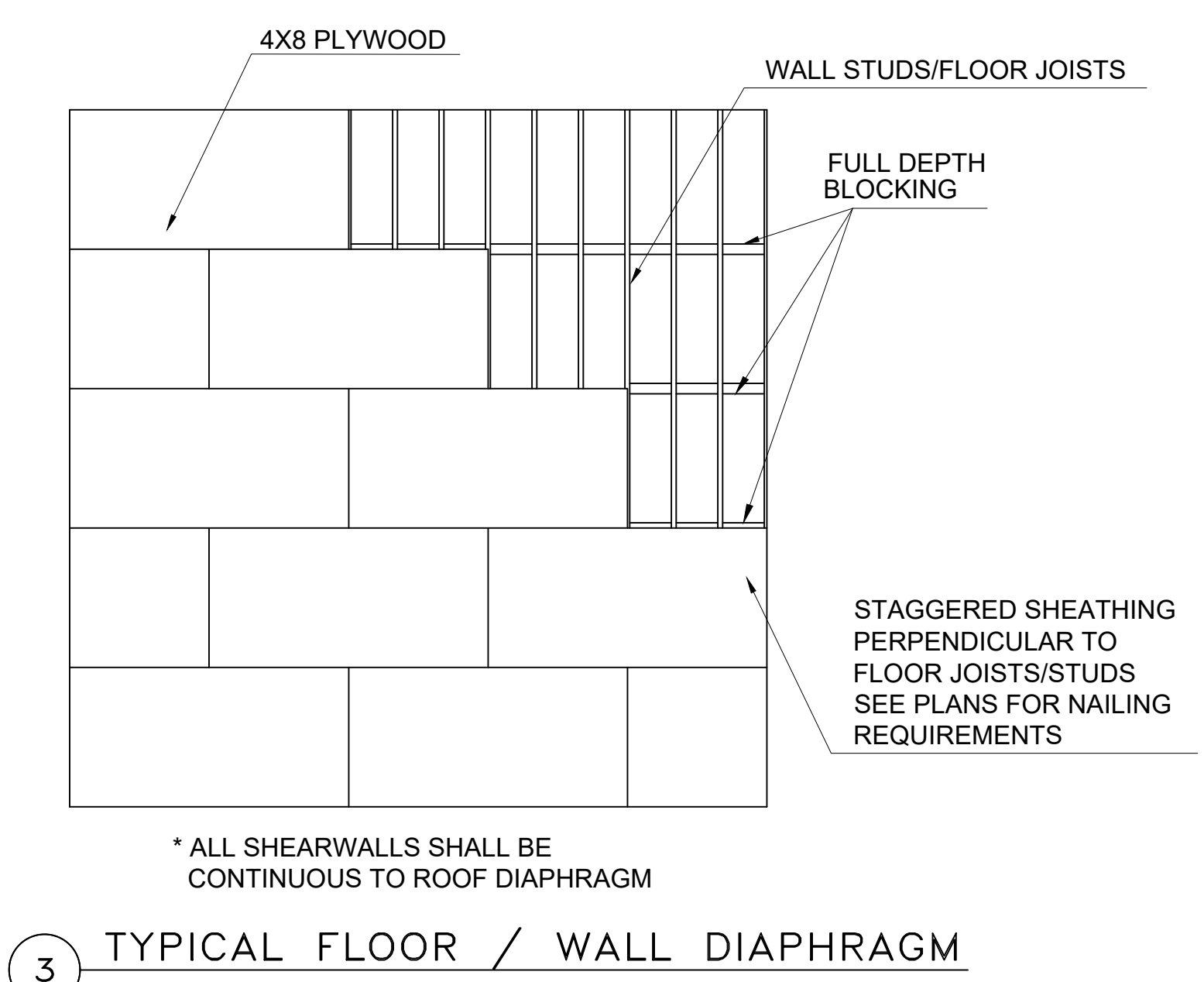
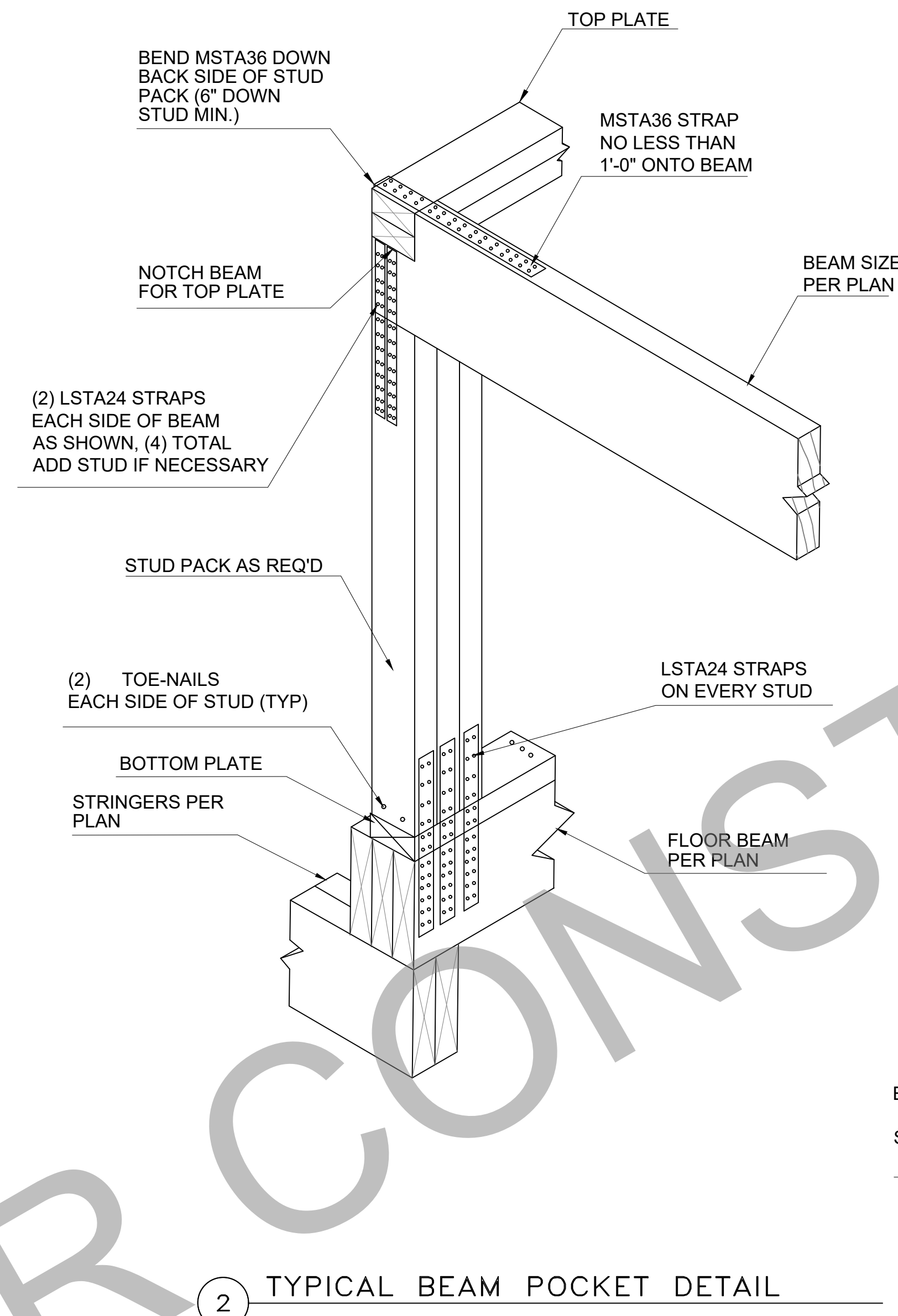
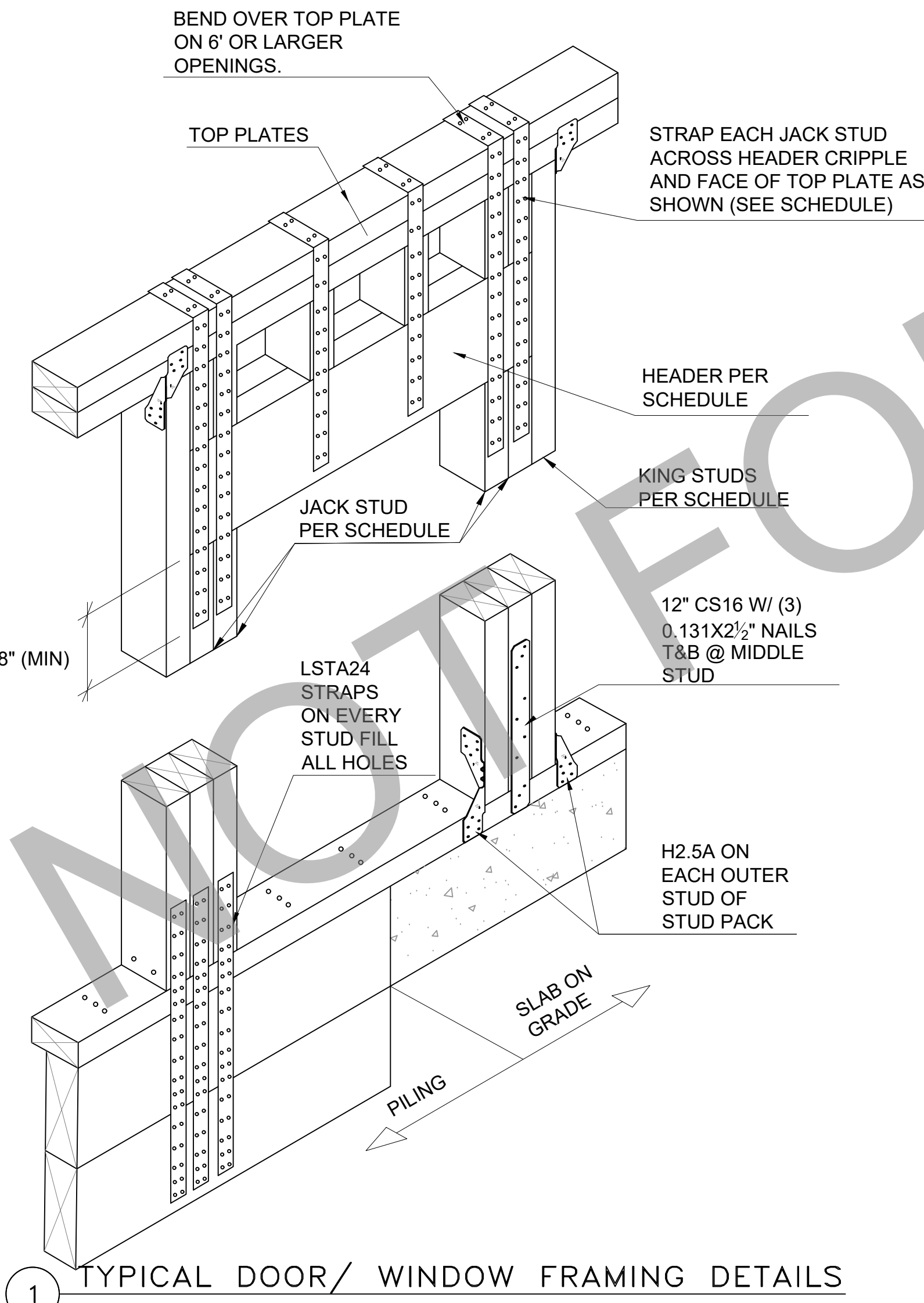
SINGLE STORY HEADER SCHEDULE			
ALL HEADERS ARE DROP BEAMS, U.N.O			GRADE # 2 LUMBER
TYPE	OPENING SPAN	WALL THICKNESS	HEADER REQ'D
1	3' OR LESS	3.5"	TWO 2"x8" #2 SYP w/ 1/2" PLYWD FLITCH
2	3' OR LESS	5.5"	THREE 2"x8" #2 SYP w/ 1/2" PLYWD FLITCHS
3	3' TO 5'	3.5"	TWO 2"x10" #2 SYP w/ 1/2" PLYWD FLITCH
4	3' TO 5'	5.5"	THREE 2"x10" #2 SYP w/ 1/2" PLYWD FLITCHS
5	5' TO 8'	3.5"	TWO 2"x12" #2 SYP w/ 1/2" PLYWD FLITCH
6	5' TO 8'	5.5"	THREE 2"x12" #2 SYP w/ 1/2" PLYWD FLITCHS

OPENINGS GREATER THAN 6'-1" SHALL BE AS INDICATED ON PLAN DRAWINGS

NOTES:

- THIS TABLE USES EITHER 0.25" DEFLECTION OR L/240 WHICHEVER IS LESS
- THIS TABLE ACCOUNTS FOR ONLY ROOF AND CEILING LOADING
- FOR GENERIC 1 STORY FRAMING
- FOR 2-STORY DWELLINGS USE 2X12 HEADERS ON FIRST FLOOR LIVING SPACE (UNO)

* ALL NON-LOAD BEARING HEADERS SHALL BE 2X6 #2 SYP W/ 1/2" PLYWOOD FLITCH.



SCHEDULE

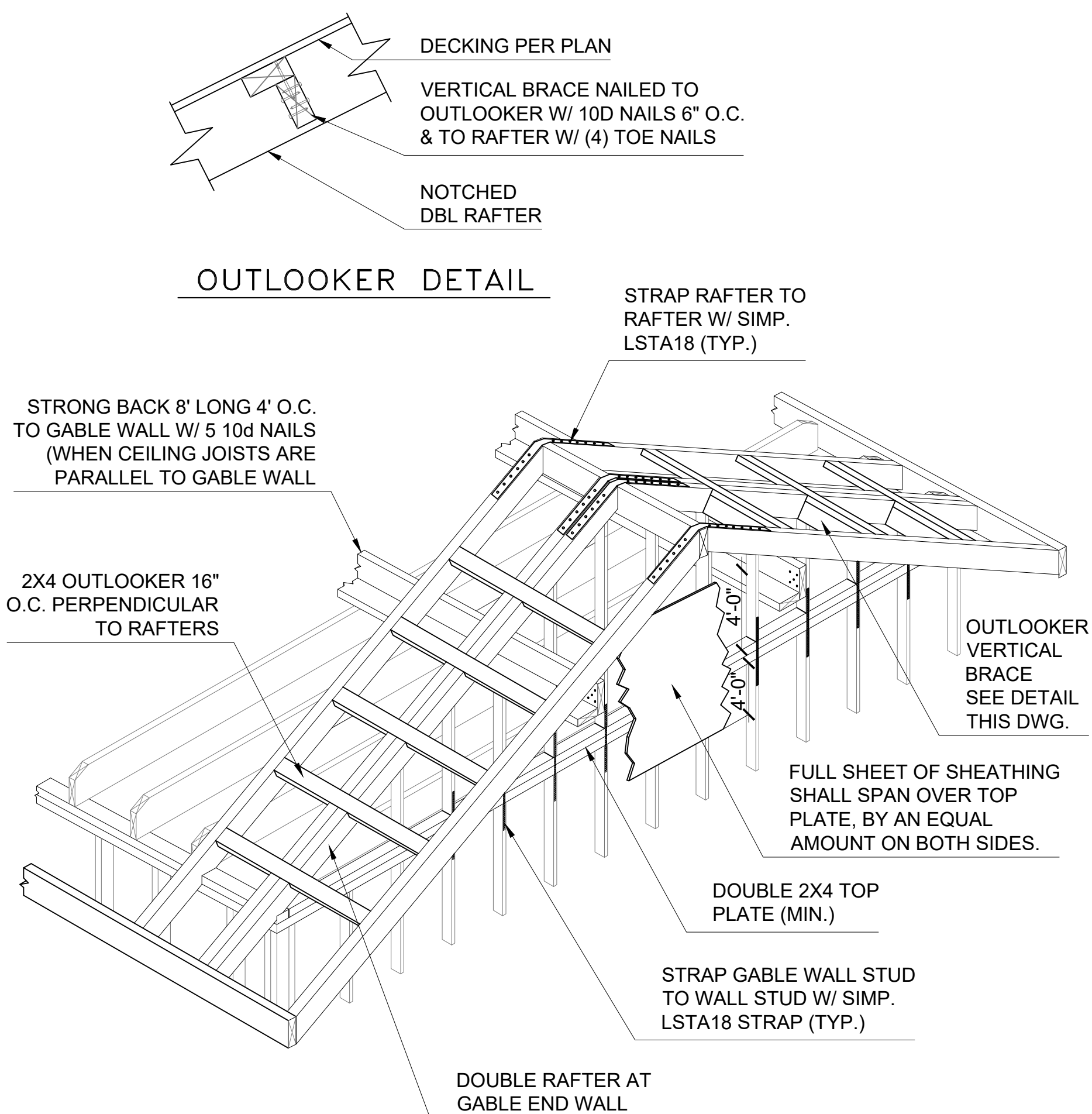
CLIP & STRAP SCHEDULE	
CONNECTION LOCATION	CLIP / STRAP
STUD TO BOTTOM PLATE (SLAB)	SIMPSON H2.5A 1
STUD TO STRINGER/BEAM (PILING)	SIMPSON LSTA36 2,3
STUD TO STUD BETWEEN LEVELS	SIMPSON LSTA36 2,3
HEADER STRAPS (8' PLATE)	SIMPSON LSTA36 1,3
HEADER STRAPS (9' PLATE)	SIMPSON CS16 (48") 1
2X RAFTER TO TOP PLATE/ BEAM	SIMPSON H2.5A 1
RAFTER TO RAFTER @ RIDGE	SIMPSON LSTA18 1
RAFTER TO RAFTER @ HIP	SIMPSON LSTA18 1
ROOF TRUSS TO STUD	SIMPSON HTS30C 1
RAFTER TO TOP PLATE	(2) SIMPSON H2.5A 1
STUD TO TOP PLATE	(2) SIMPSON H2.5A 1

- FILL ALL NAIL HOLES U.N.O.
- STUD STRAPS SHALL TERMINATE AT A BEAM OR STRINGER (NEVER AT BAND JOIST) & EXTEND PAST RIM JOIST BY A MINIMUM OF 10".
- SIMPSON CS16 (OF EQUAL LENGTH AND FASTENERS) MAY BE SUBSTITUTED FOR SIMPSON LSTA
- FASTENERS & QUANTITY PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- SOME CLIPS & STRAPS LISTED MAY NOT APPLY TO EVERY PROJECT.

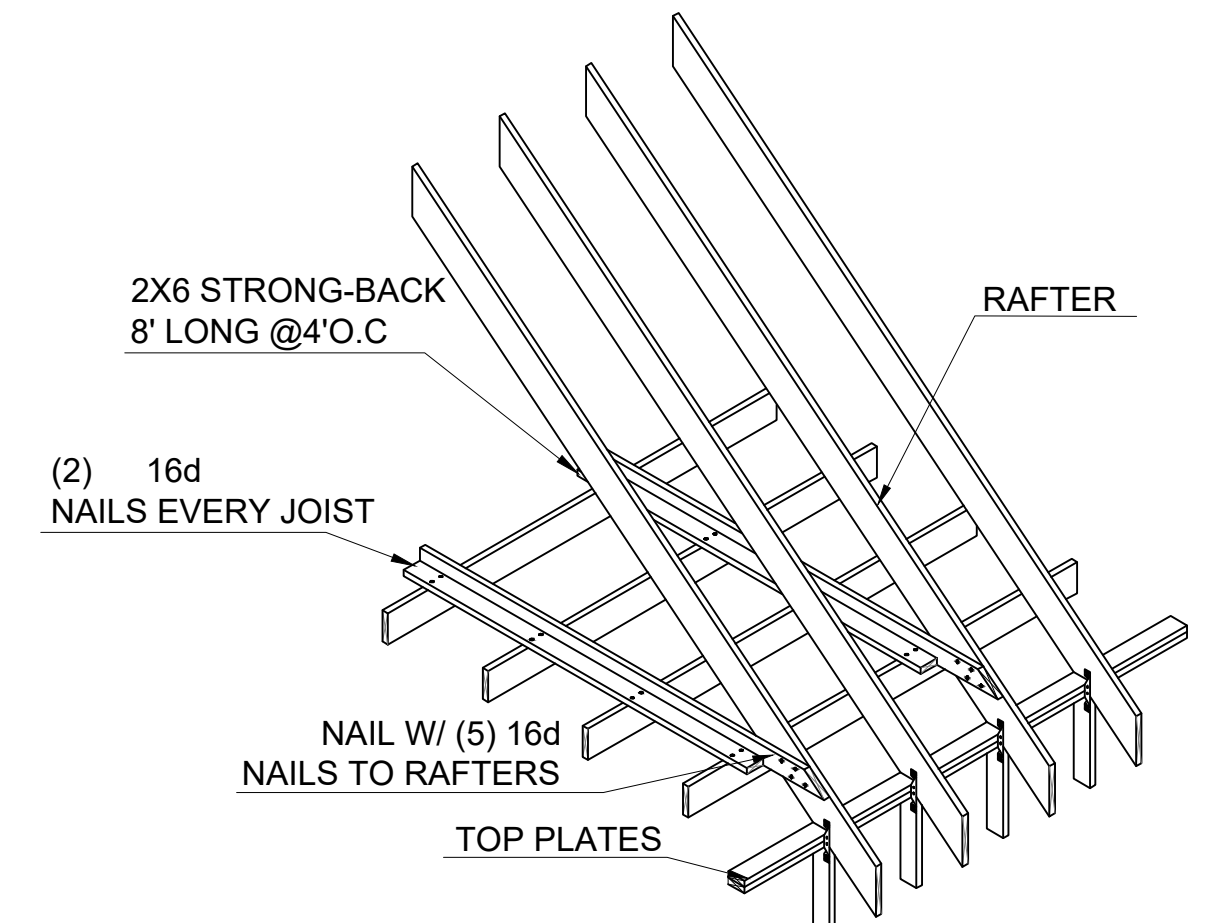
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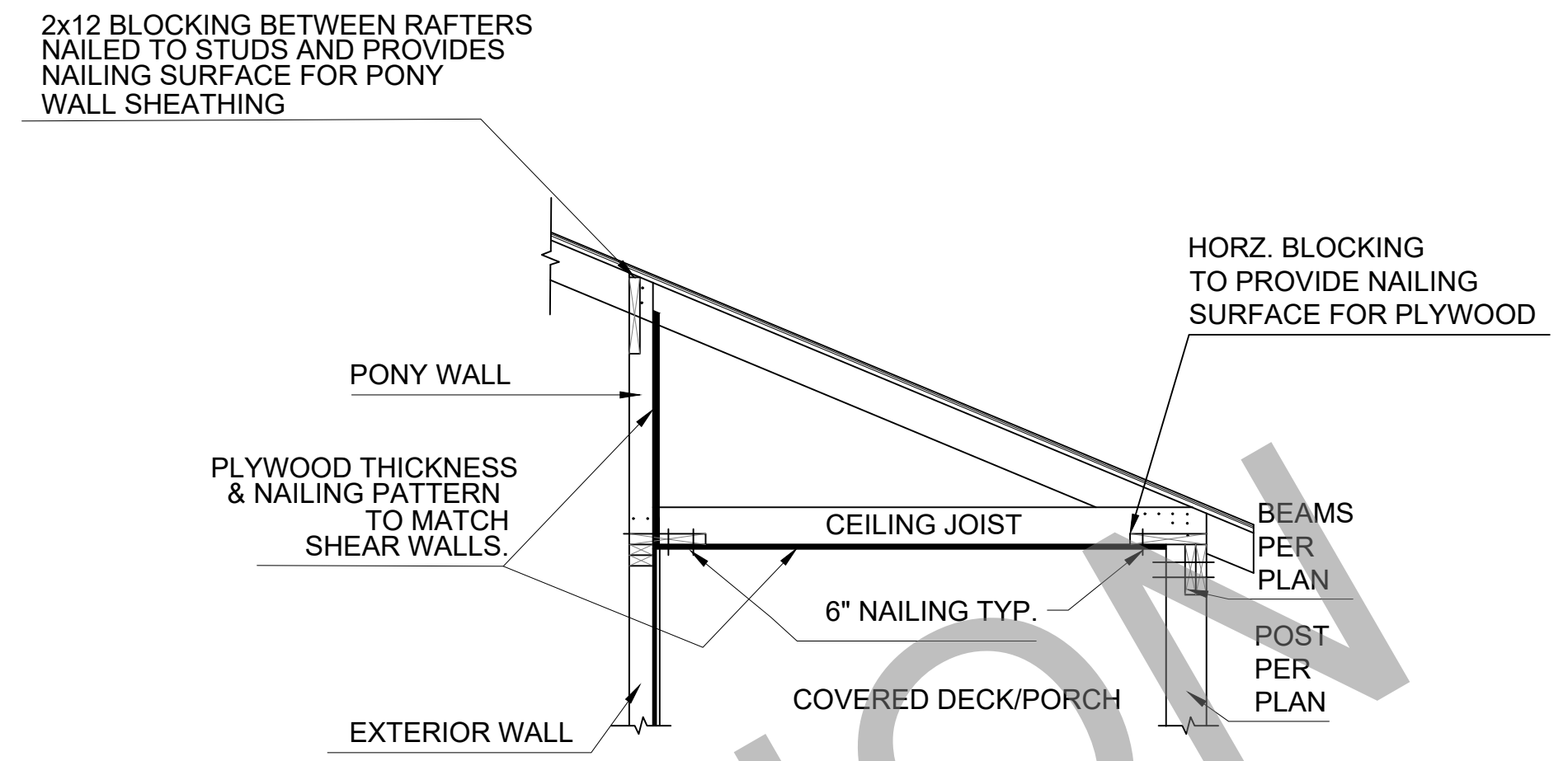
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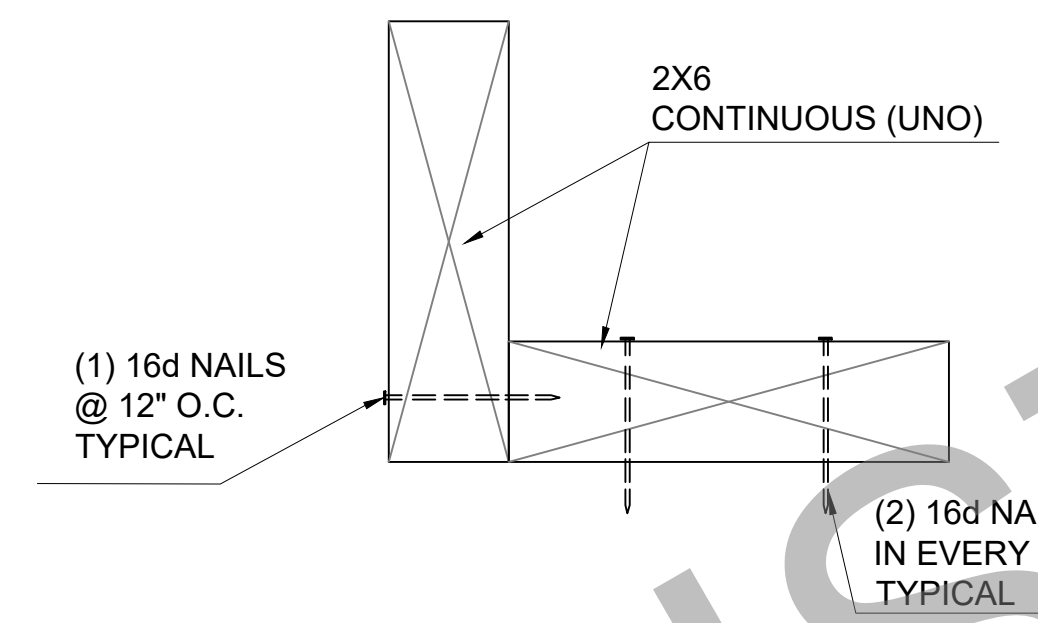
1 TYPICAL GABLE WALL & ROOF FRAMING DETAIL



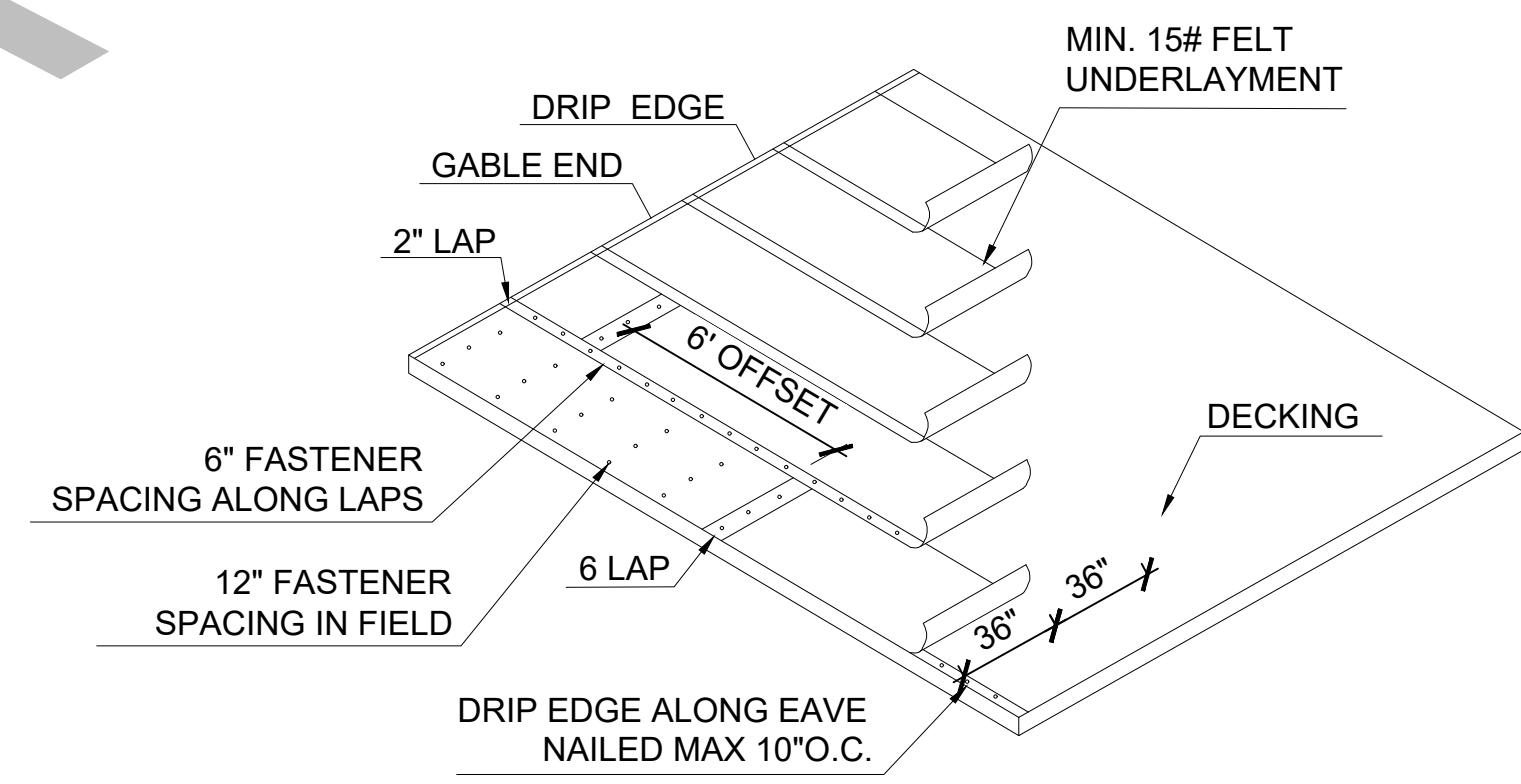
3 ROOF BRACING AT PERPENDICULAR CEILING JOIST



5 PORCH CEILING DIAPHRAGM DETAIL

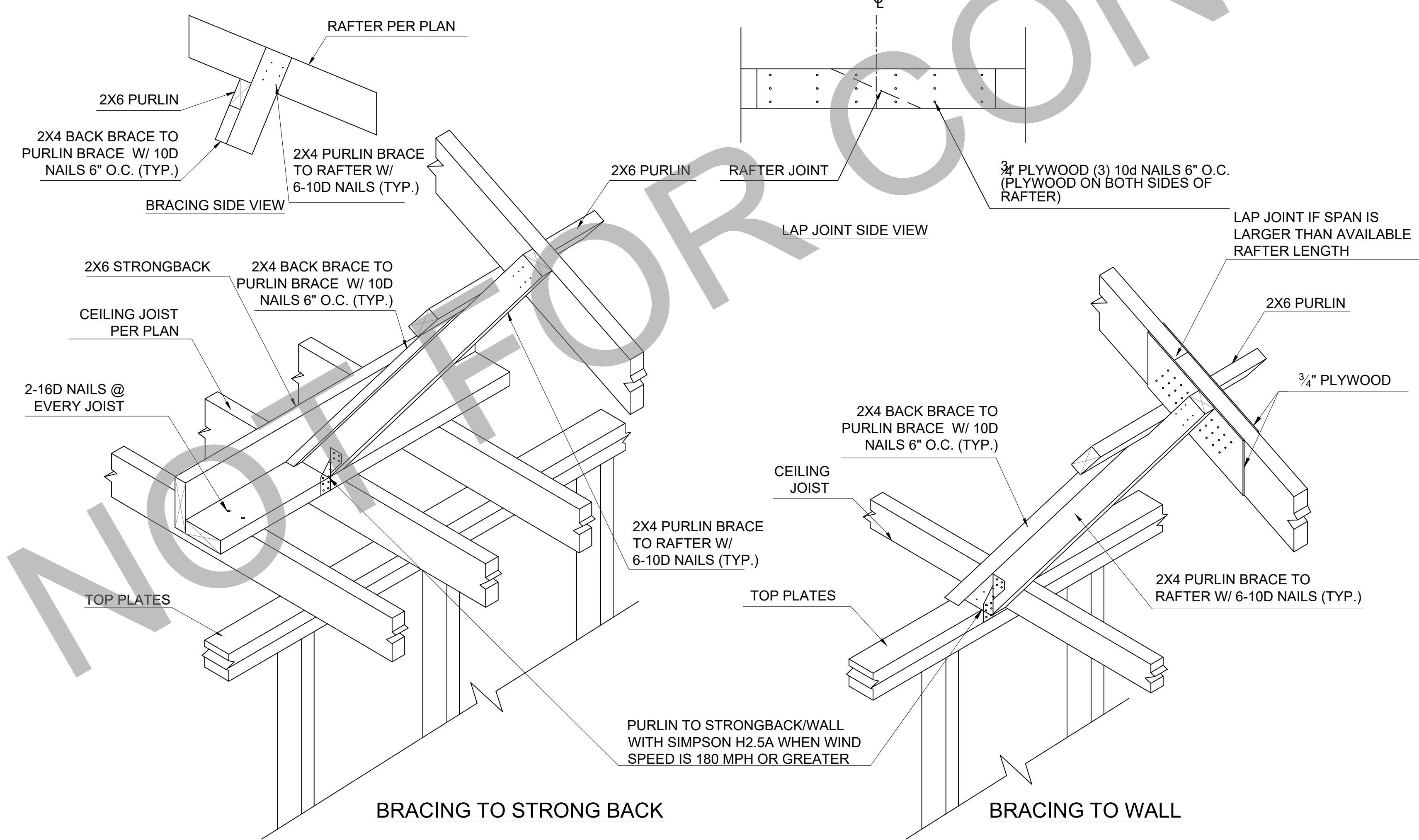


4 TYPICAL STRONG BACK CONSTRUCTION DETAIL

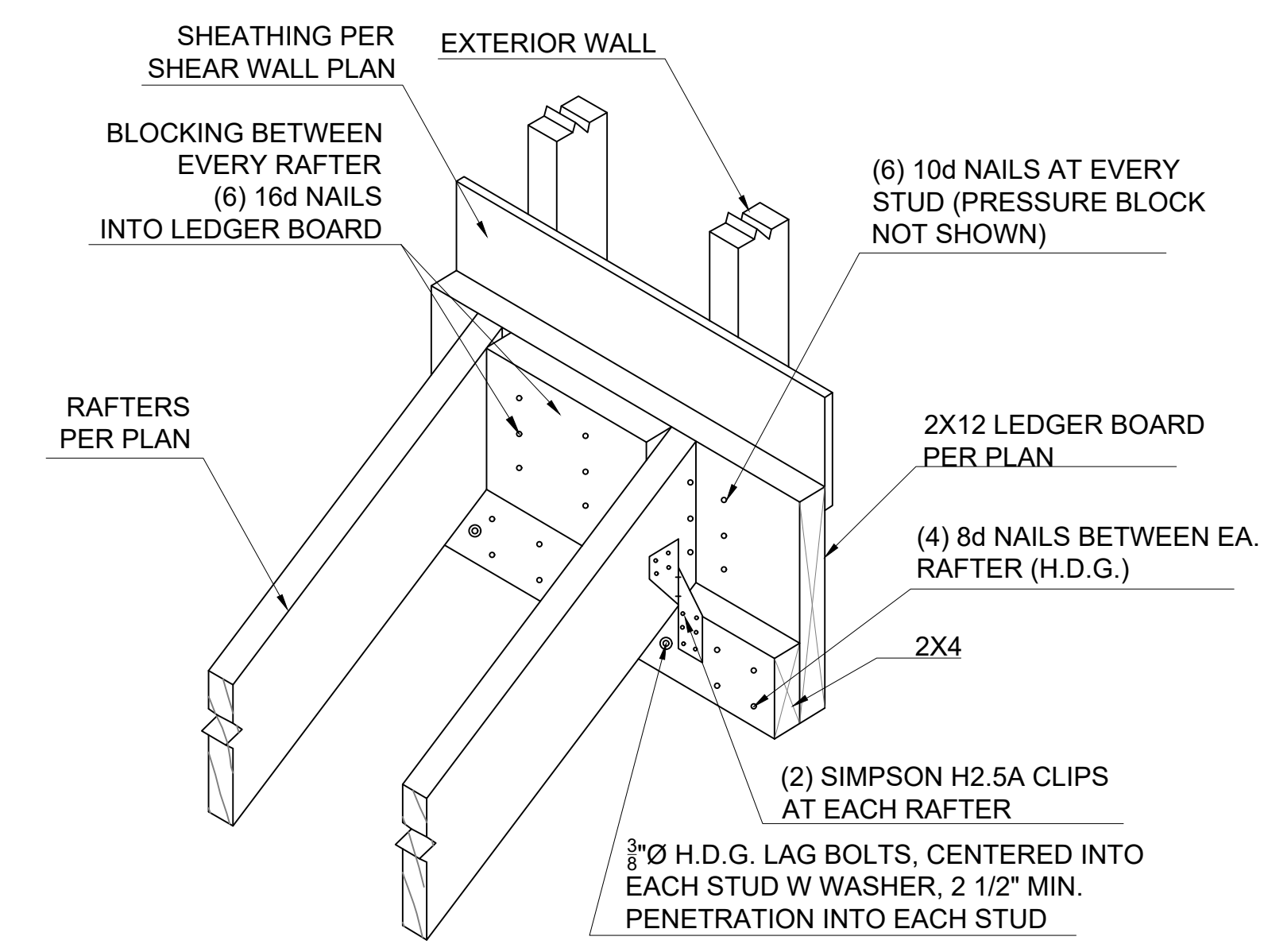


* SEAL ALL DECK JOISTS (SEE FBC2020 R905.1.1.1 OPTION 2 OR 3)
ADDITIONAL UNDERLAYMENT OPTIONS ARE AVAILABLE (SEE FBC2020 R905)

6 ROOF UNDERLAYMENT DETAIL



2 PURLIN INSTALLATION & BRACING DETAIL

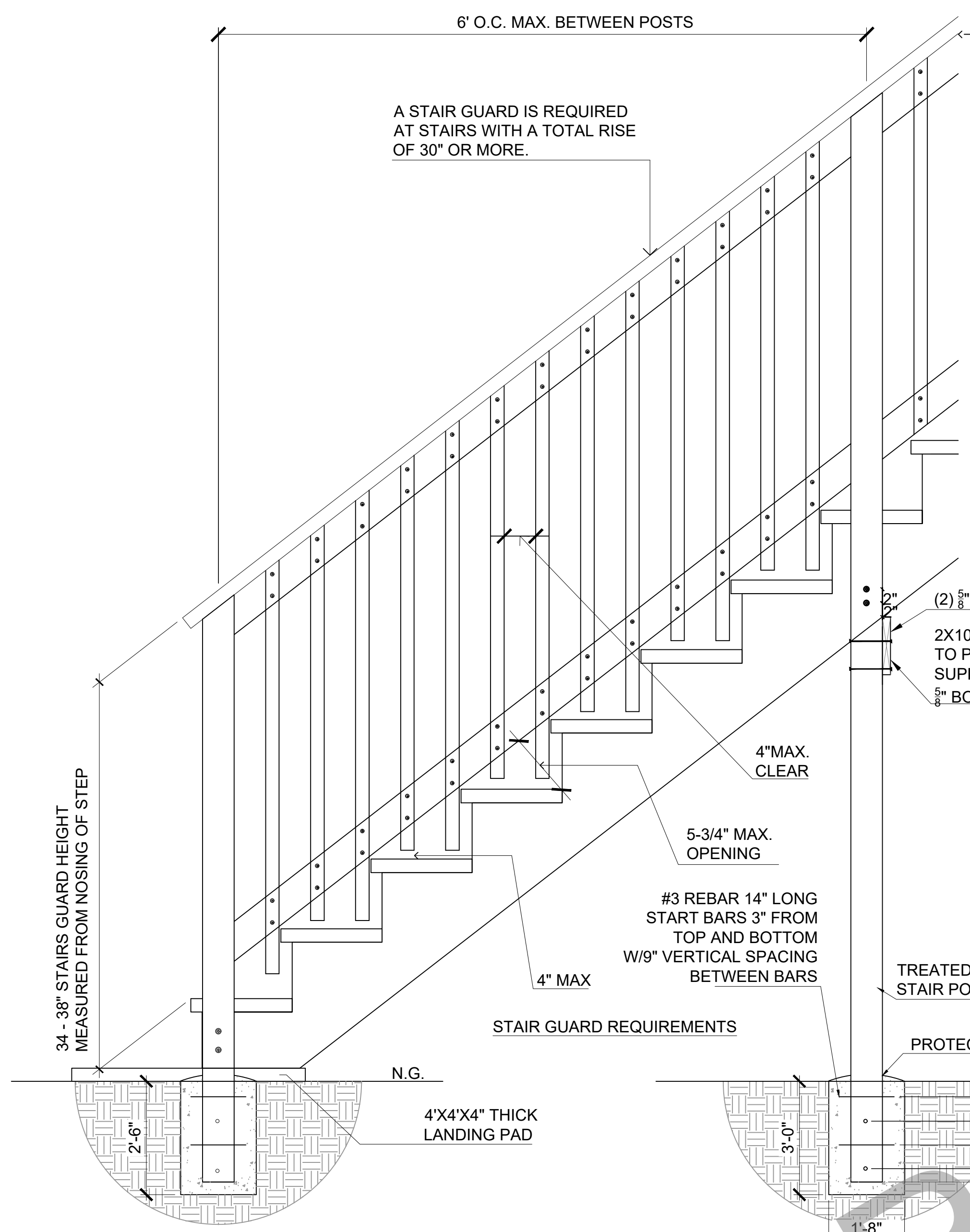


7 RAFTER TO GABLE WALL LEDGER DETAIL

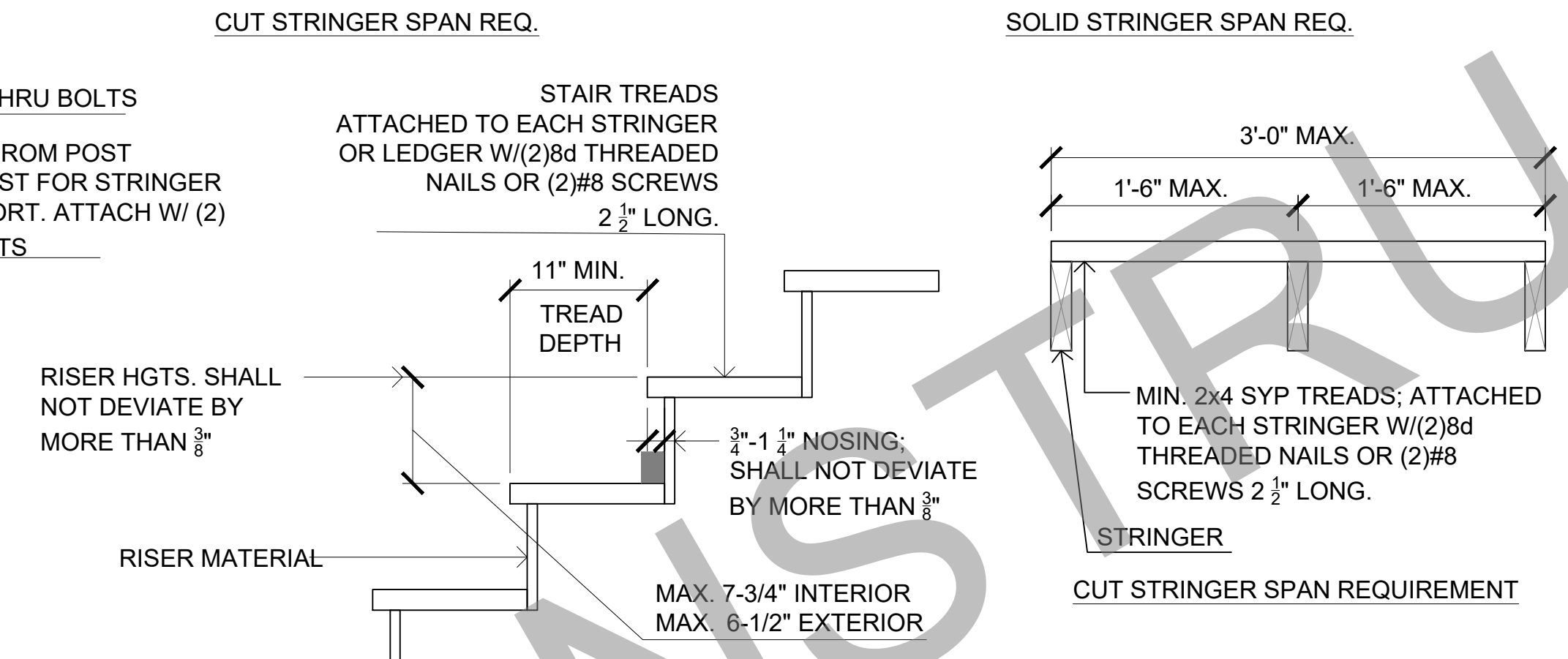
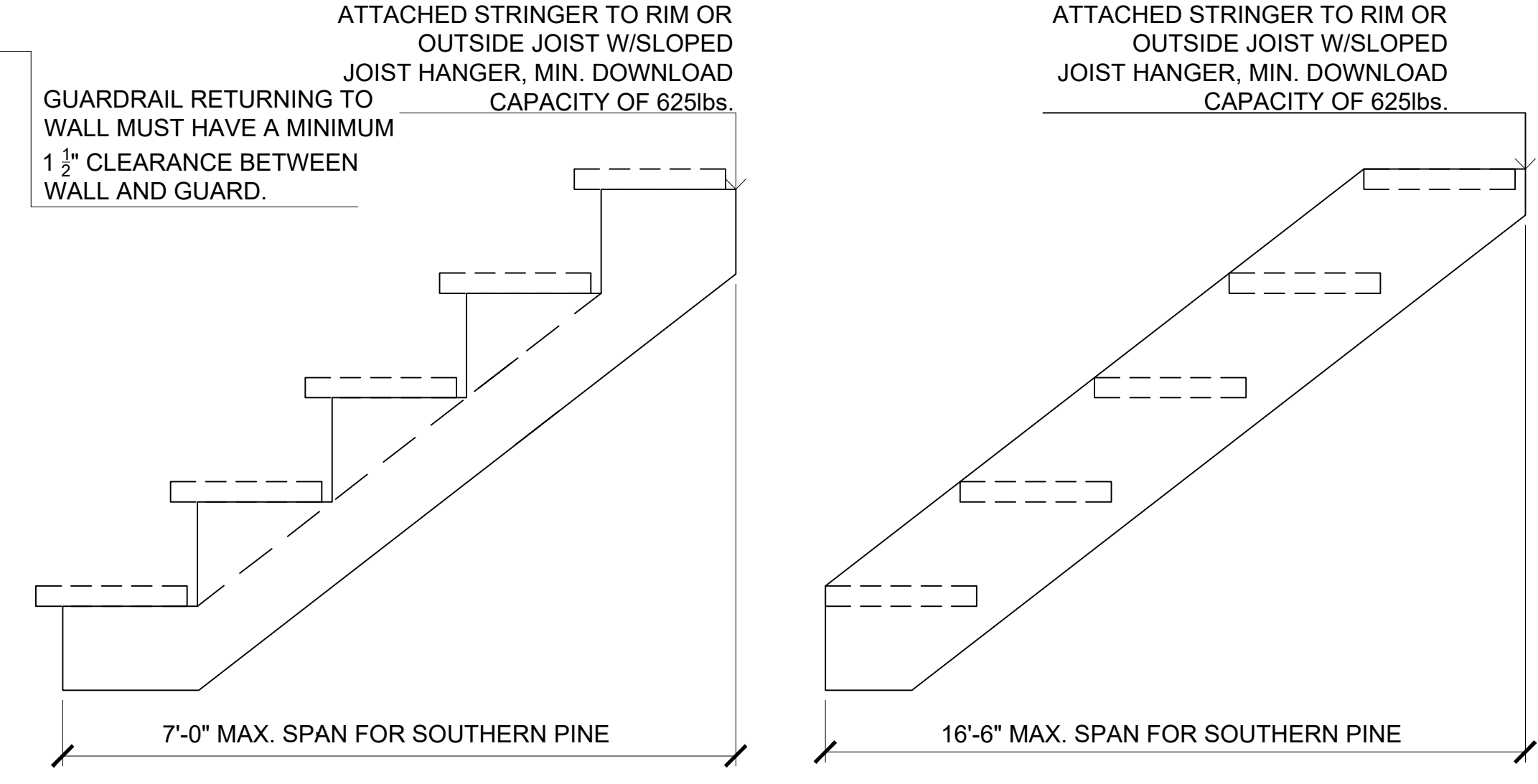
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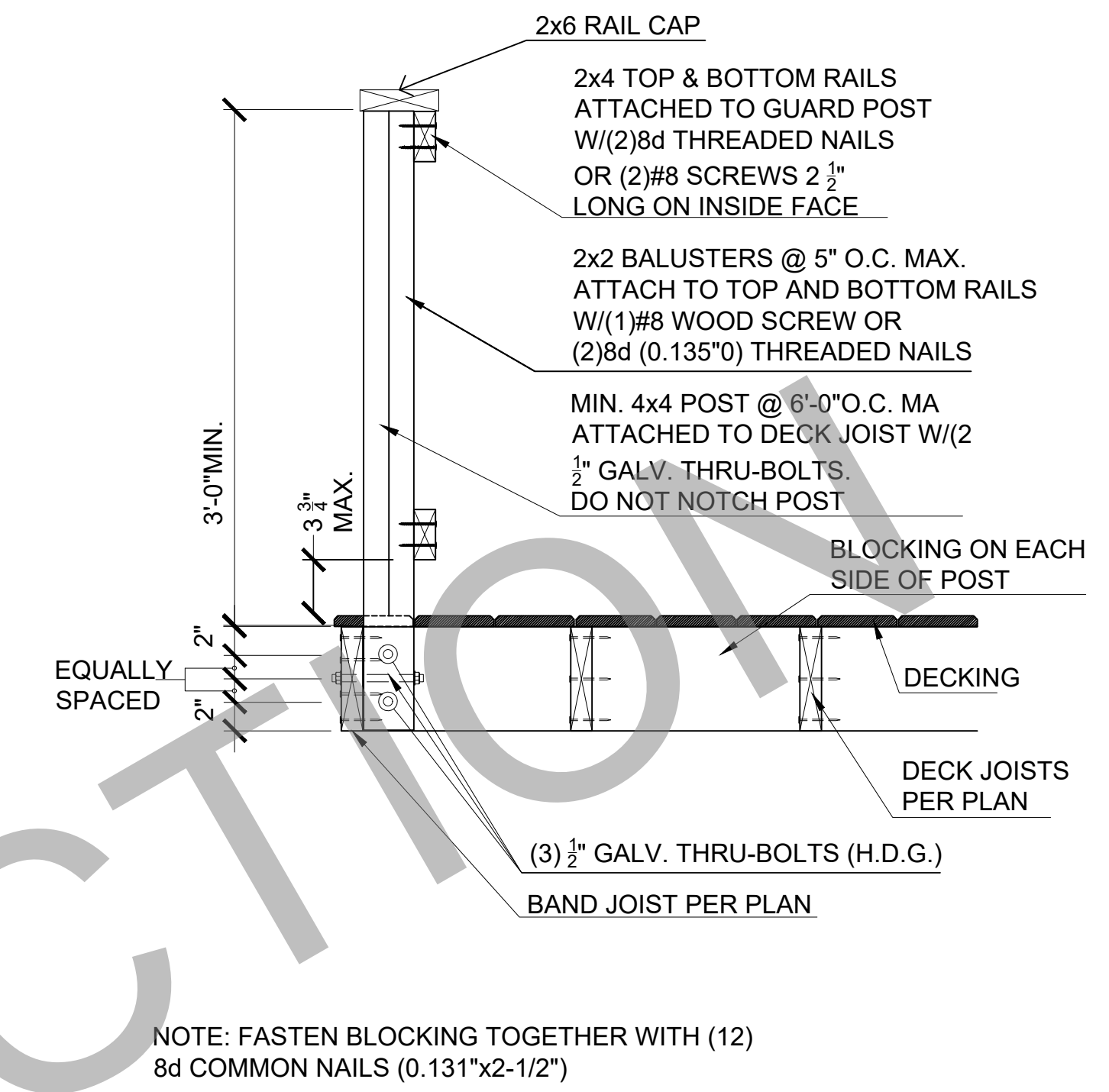
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1 TYPICAL STAIR INSTALLATION DETAIL



2 TYPICAL DECK RAIL INSTALLATION DETAIL



NOTE: FASTEN BLOCKING TOGETHER WITH (12) 8d COMMON NAILS (0.131"x2-1/2")

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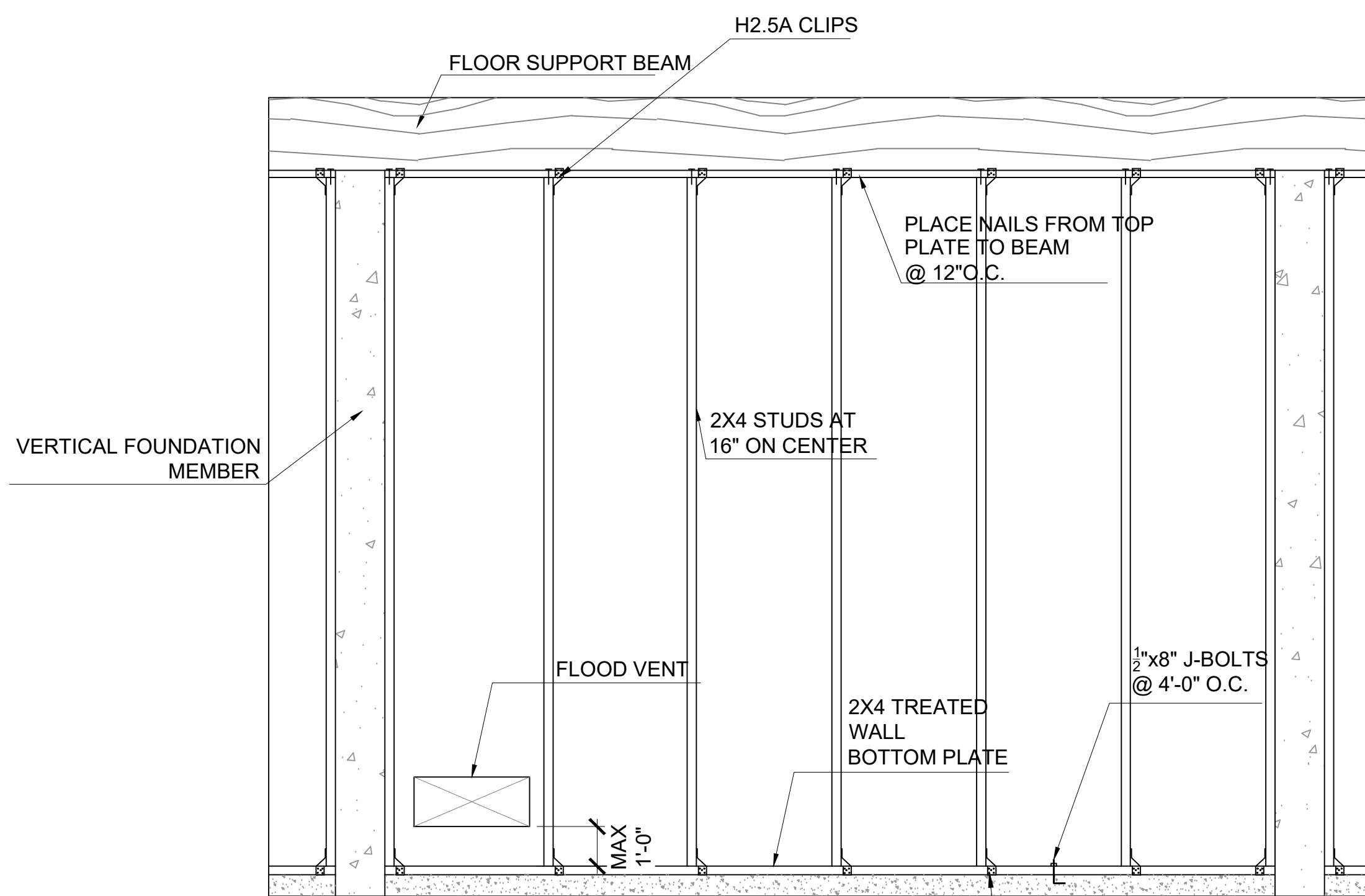
NOTES

1. THIS DRAWING MAY NOT APPLY IF THE STRUCTURE IS NOT IN A FLOOD ZONE.
2. FEMA APPROVED FLOOD VENTS ARE REQUIRED WHEN ENCLOSED SPACE IS BELOW B.F.E. IN AN "A" FLOOD ZONE.
3. FEMA APPROVED BREAKAWAY WALLS OR LOUVERS ARE REQUIRED WHEN ENCLOSED SPACE IS BELOW B.F.E. IN A "V" FLOOD ZONE. (EXCEPTION: UP TO 299 SQ. FT. MAY BE ENCLOSED W/O BREAKAWAY OR LOUVERED WALLS.)
4. ALL MATERIALS BELOW B.F.E. SHALL BE FLOOD DAMAGE RESISTANT MATERIAL, INCLUDING, BUT NOT LIMITED TO TREATED LUMBER. SEE FEMA TECHNICAL BULLETIN #2 FOR ADDITIONAL INFORMATION.

DESIGN AND CONSTRUCTION:

ALL BREAKAWAY WALLS DESIGNED USING THE PRESCRIPTIVE DESIGN METHOD SHALL BE DETAILED IN ACCORDANCE WITH THE FOLLOWING:

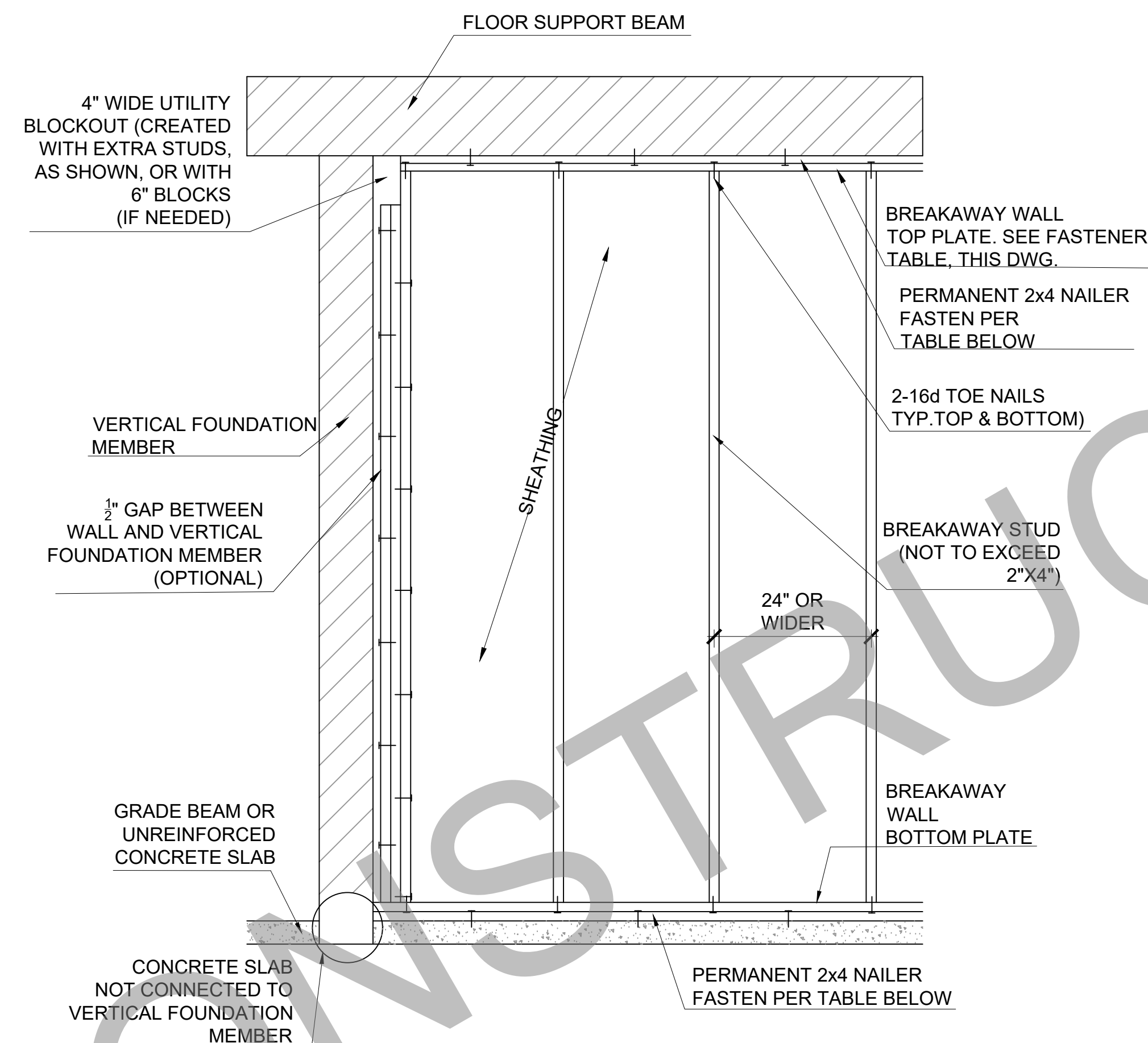
1. BREAKAWAY WALLS SHALL BE DESIGNED TO MEET ALL APPLICABLE LOCAL REQUIREMENTS AND BUILDING CODE REQUIREMENTS.
2. AS SHOWN IN BREAKAWAY WALL SECTION (THIS DWG.), WOOD-FRAMED AND STEEL STUD-FRAMED BREAKAWAY WALL PANELS SHALL NOT BE ATTACHED TO THE PILINGS OR OTHER VERTICAL FOUNDATION MEMBERS. ONLY THE TOPS AND BOTTOMS OF WALL PANELS SHALL BE CONNECTED TO PERMANENT 2x4 NAILER PLATES. HIGH-CAPACITY CONNECTORS SUCH AS BOLTS, LAG SCREWS, METAL STRAPS, OR HURRICANE FASTENERS (E.G., CLIPS OR STRAPS) SHALL NOT BE USED.
3. THE EXTERIOR SHEATHING ON BREAKAWAY WALL PANELS SHALL NEITHER OVERLAP NOR BE ATTACHED TO THE VERTICAL FOUNDATION MEMBERS.
4. BREAKAWAY WALL SHEATHING AND SIDING SHALL BE DISCONTINUOUS AT ELEVATED FLOOR BEAMS AND JOISTS; HORIZONTAL SEPARATION JOINTS SHALL BE PROVIDED TO PREVENT DAMAGE TO THE SHEATHING OR SIDING ABOVE THE FLOOR OF THE ELEVATED BUILDING.
5. UTILITIES, INCLUDING ELECTRICAL WIRING, BREAKER BOXES, POWER METERS, PLUMBING, CONDUITS, AND VENTILATION DUCTS, SHALL NOT BE PLACED IN OR ATTACHED TO BREAKAWAY WALL PANELS.
6. BREAKAWAY WALL PANELS SHALL BE POSITIONED SUCH THAT, ON FAILURE, THEY DO NOT COLLAPSE AGAINST CROSS-BRACING OR THREATEN OTHER FOUNDATION COMPONENTS. *FOR MORE INFORMATION, SEE TECHNICAL BULLETIN 5.*
7. PARTIAL HEIGHT BREAKAWAY WALL SYSTEMS ARE NOT PERMITTED.



* PROVIDE FLOOD VENTS ON TWO OPPOSITE WALLS (MIN.)

* TOTAL FREE AREA OF VENT (SQUARE INCHES) SHALL EQUAL TOTAL FLOOR AREA OF ENCLOSED SPACE (SQUARE FEET)

1 FEMA FLOOD VENT DETAIL



2 FEMA BREAKAWAY WALL DETAIL & NOTES

BREAKAWAY WALL FASTENING TABLE

Table 1a: Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with 8-FOOT PILING SPACING.

BREAKAWAY WALL HEIGHT (FEET)	6		7		8		9		10		11		12		13		14		15		16	
NAIL SIZE	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d
NAILS REQUIRED	18	12	22	14	24	16	28	18	32	20	34	22	37	24	40	26	43	28	47	30	50	32

Table 1b: Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with 10-FOOT PILING SPACING.

BREAKAWAY WALL HEIGHT (FEET)	6		7		8		9		10		11		12		13		14		15		16	
NAIL SIZE	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d
NAILS REQUIRED	24	16	28	18	32	20	34	24	38	28	42	30	46	32	50	35	53	38	57	40	61	43

Table 1c: Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with 12-FOOT PILING SPACING.

BREAKAWAY WALL HEIGHT (FEET)	6		7		8		9		10		11		12		13		14		15		16	
NAIL SIZE	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d
NAILS REQUIRED	28	18	32	22	38	24	42	28	46	32	52	35	56	38	61	41	66	44	70	47	75	50

3 FEMA BREAKAWAY WALL FASTENING TABLE

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NAILING SCHEDULE			
JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
WALL FRAMING			
Top plate to top plate (face-nailed)	2-16d	2-16d	per foot
Top plates at intersections (face-nailed)	4-16d	5-16d	joints - each side
Stud to stud (face-nailed)	2-16d	2-16d	24"o.c.
Header to header (face-nailed)	16d	16d	16"o.c. along edges
Top or bottom plate to stud (end-nailed)	1-16d	1-40d	per stud
Bottom plate to floor joist, bandjoist, endjoist or blocking (face-nailed)	2-16d	2-16d	per foot
FLOOR FRAMING			
Joist to sill, top plate or girder (toe-nailed)	4-8d	4-10d	per joist
Bridging to joist (toe-nailed)	2-8d	2-10d	each end
Blocking to joist (toe-nailed)	2-8d	2-10d	each end
Blocking to sill or top plate (toe-nailed)	3-16d	4-16d	each block
Ledger strip to beam (face-nailed)	3-16d	4-16d	each joist
Joist on ledger to beam (toe-nailed)	3-8d	3-10d	per joist
Band joist to joist (end-nailed)	3-16d	4-16d	per joist
Band joist to sill or top plate (toe-nailed)	2-16d	3-16d	per foot
CEILING SHEATHING			
Gypsum wallboard	5d coolers	5d coolers	7"edge/10"field
ROOF FRAMING			
Rafter to top plate (toe-nailed)	5-8d	5-10d	per rafter
Ceiling joist to top plate (toe-nailed)	5-8d	5-10d	per joist
Ceiling joist to parallel rafter (face-nailed)	7-16d	7-40d	each lap
Ceiling joist laps over partitions (face-nailed)	7-16d	7-40d	each lap
Collar tie to rafter (face-nailed)	3-8d	3-10d	per tie
Blocking to rafter (toe-nailed)	2-8d	2-10d	each end
Rim board to rafter (end-nailed)	2-16d	3-16d	each end

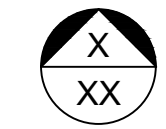
CONCRETE COVERAGE FOR CAST-IN-PLACE (NON PRE-STRESSED CONCRETE MEMBERS)			
CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER
CAST AGAINST AND PERMANENTLY IN CONTACT W/ GROUND	ALL	ALL	3"
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	NO. 6 THROUGH NO. 18 BARS	2"
		NO. 5, W31 / D31 WIRE & SMALLER	1-1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS & WALLS	NO. 14 & NO. 18 BARS	1-1/2"
		NO. 11 BARS & SMALLER	3/4"
	BEAMS, COLUMNS, PEDESTALS, & TENSION TIES	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, & HOOPS	1-1/2"

DEVELOPMENT LENGTH CHART					
BAR SIZE	SLAB/ MATS			WALLS	
	12" THICKNESS OR LESS	THICKNESS GREATER THAN 12"		HORIZ.	VERT.
	ALL BARS	BOTTOM BARS	OTHER BARS		
#3	17"	17"	22"	17"	22"
#4	22"	22"	30"	22"	30"
#5	29"	29"	36"	29"	36"

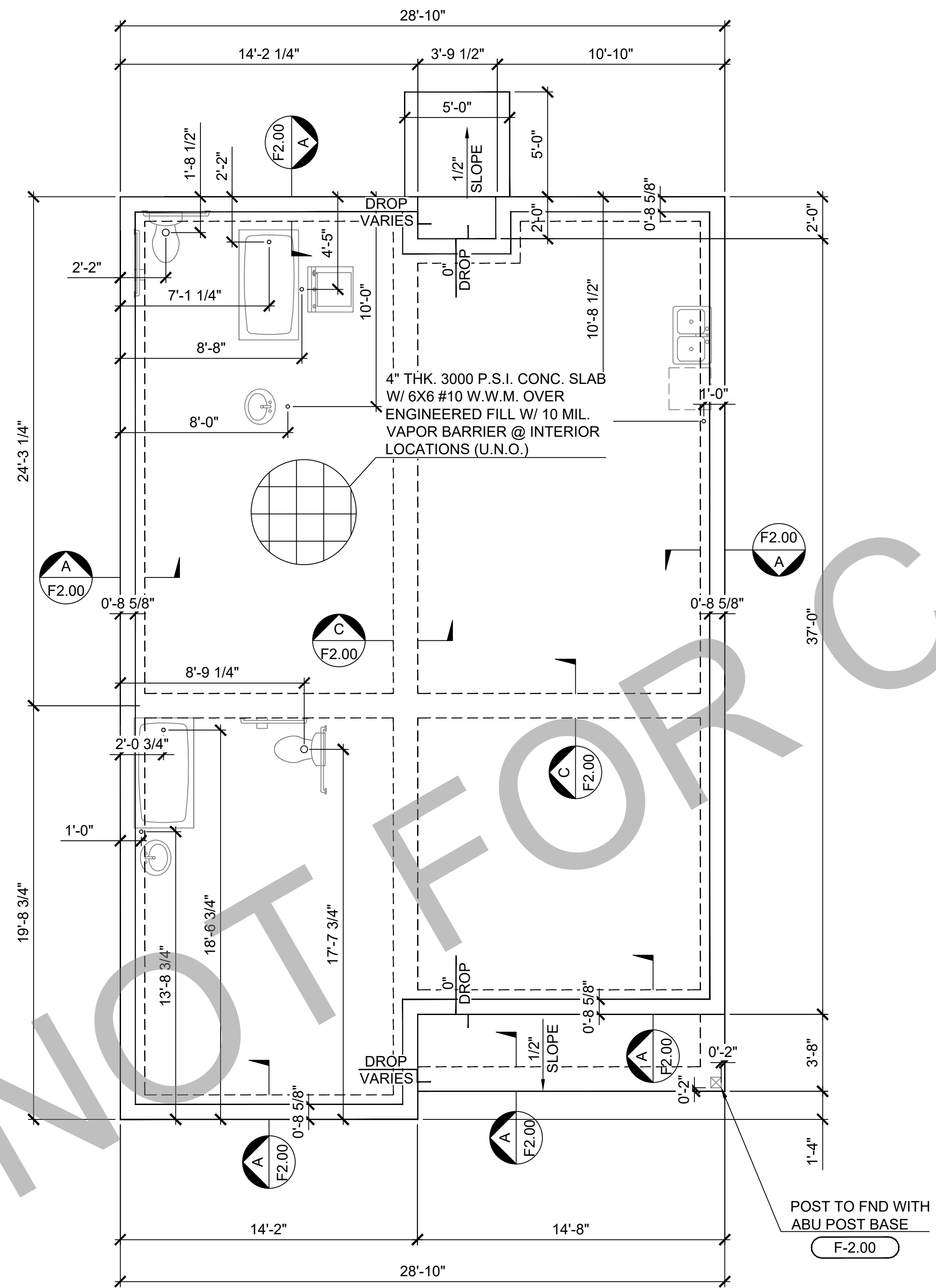
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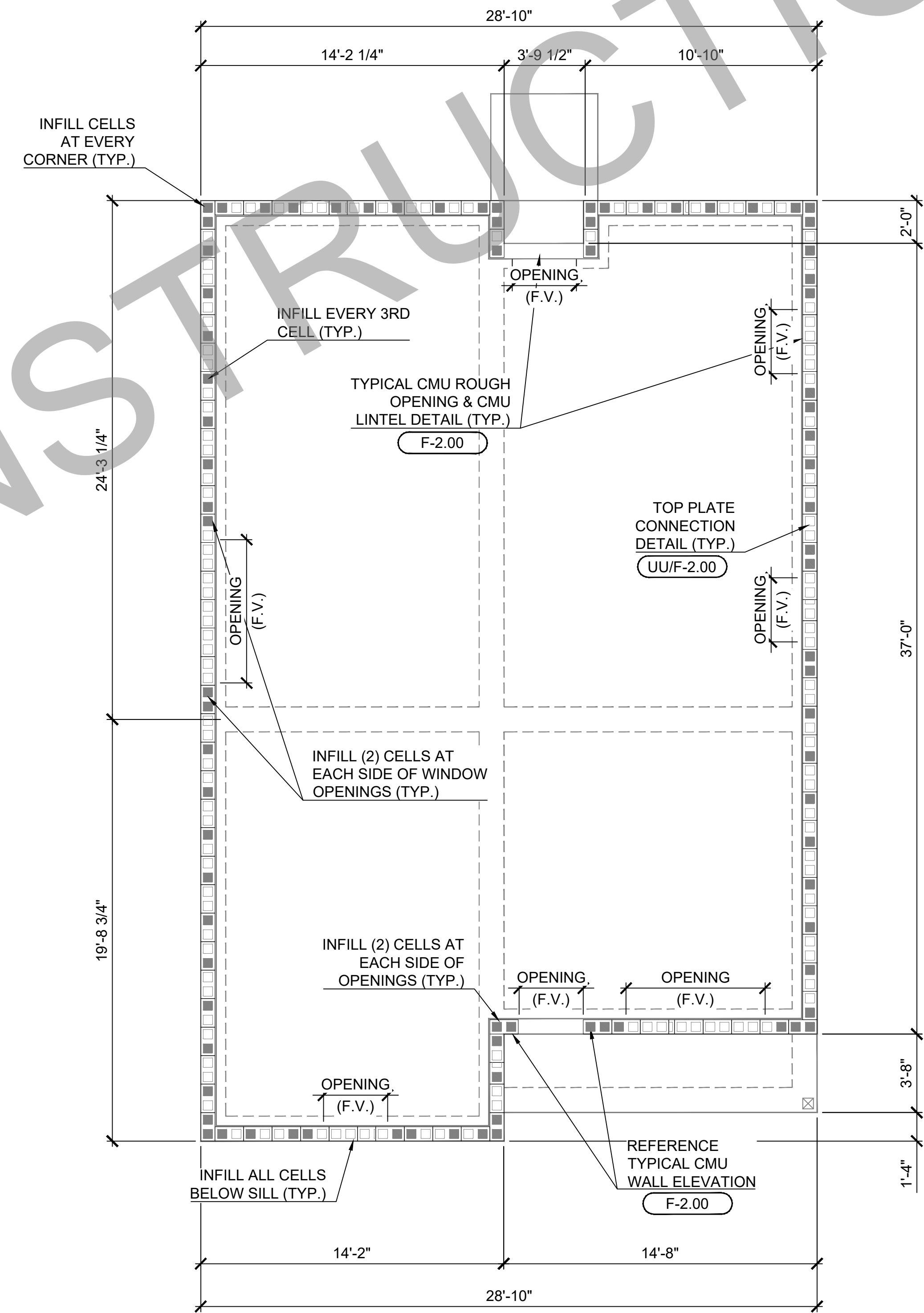
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--- DETAIL
--- PAGE #



01 FOUNDATION PLAN (STANDARD)
ALL OPTIONS



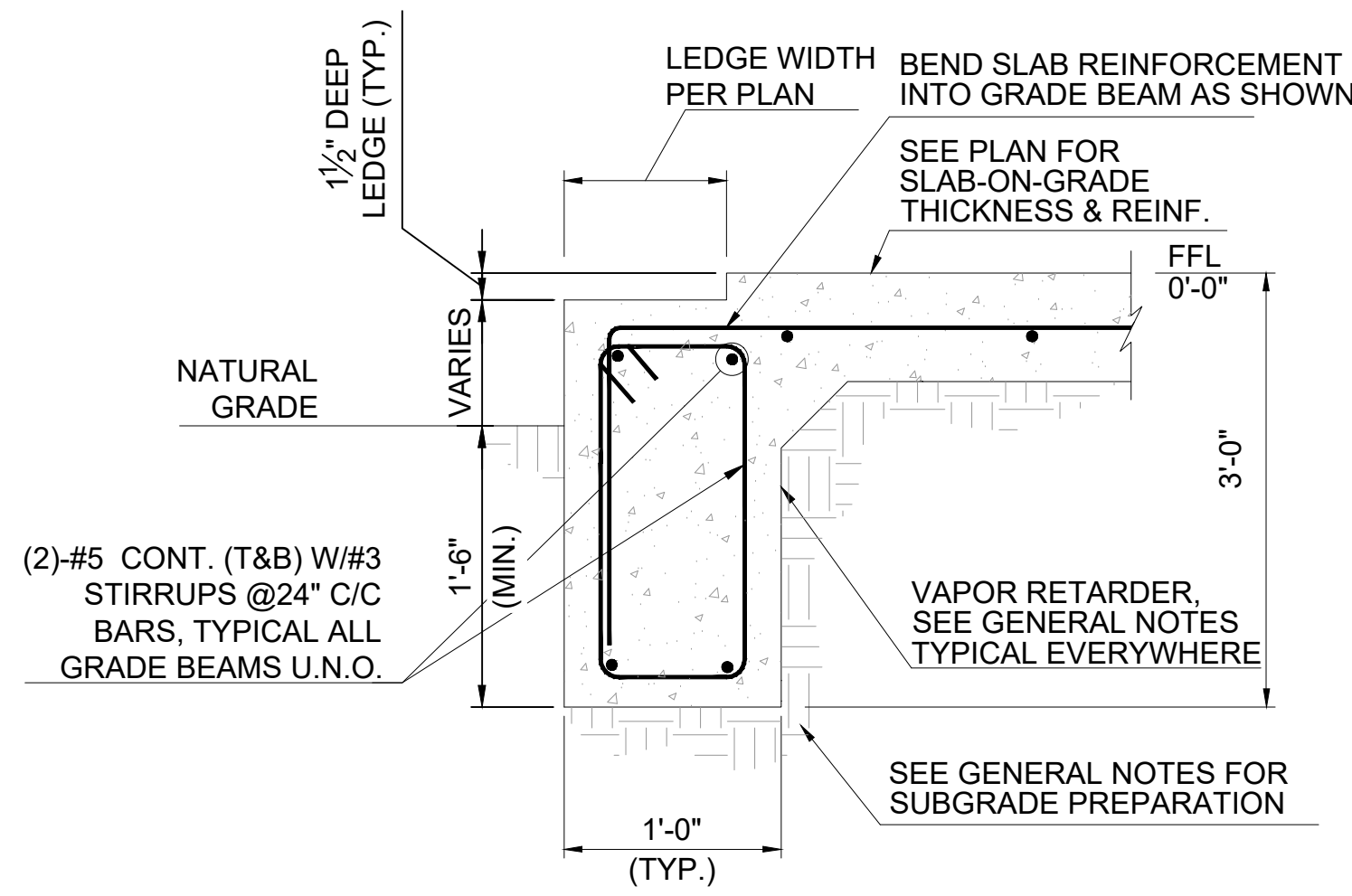
02 CMU WALL PLAN (STANDARD)
ALL OPTIONS

Revisions:

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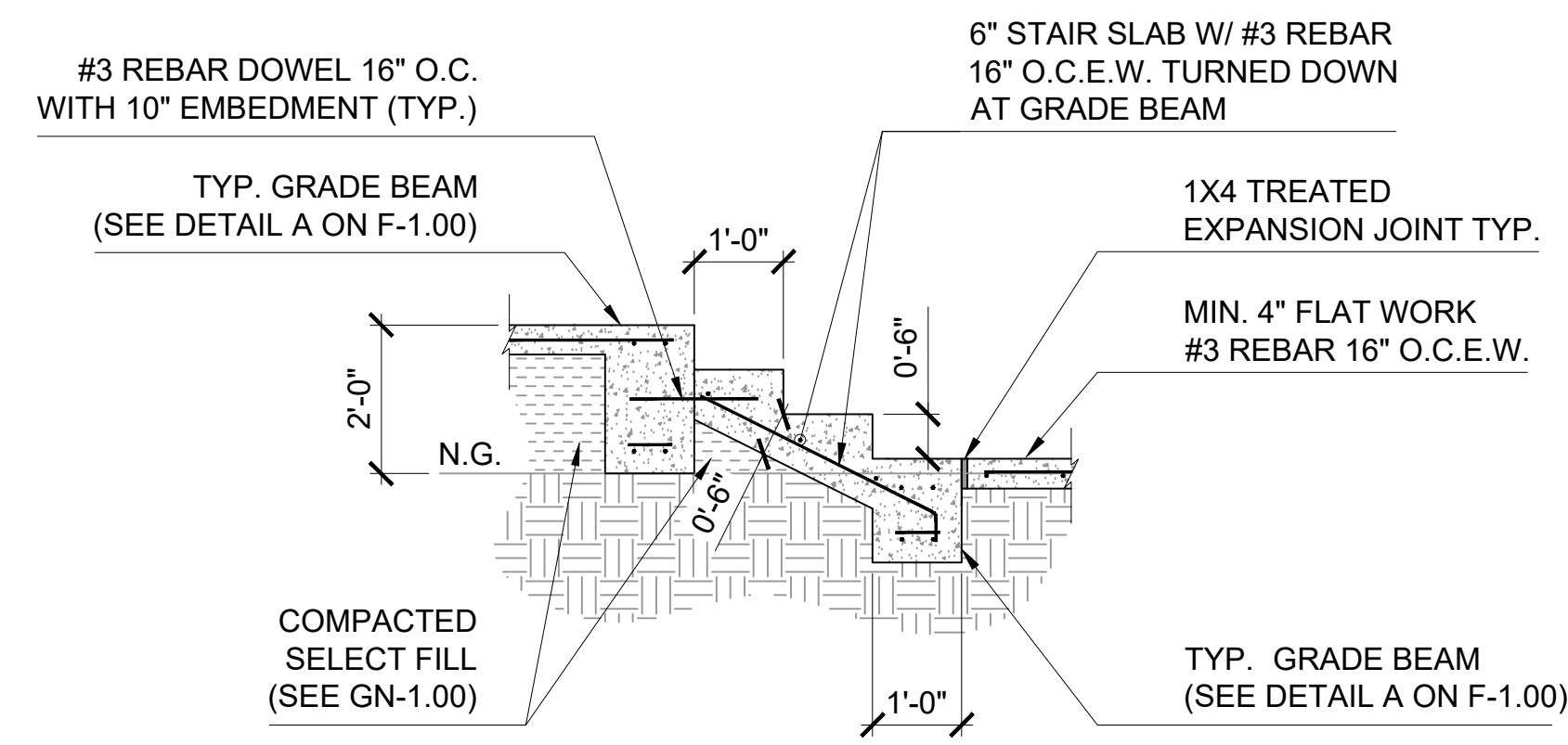
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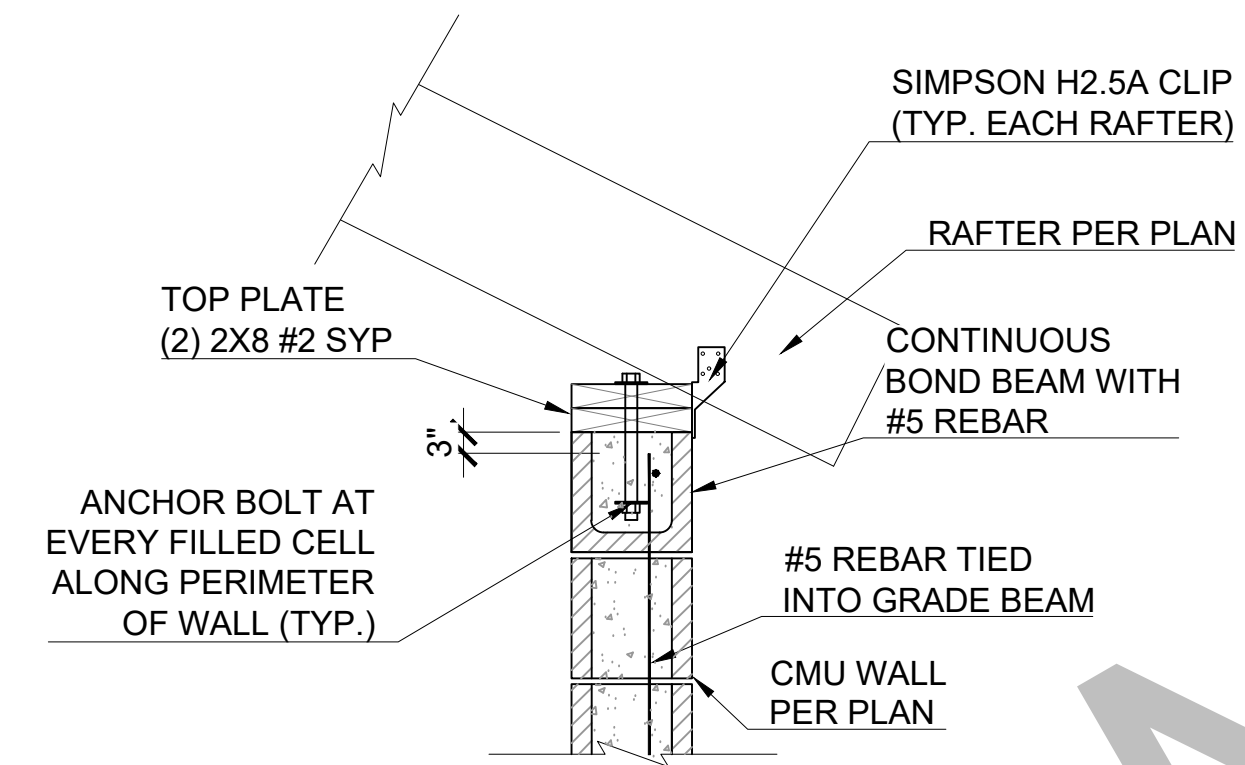
TYPICAL SECTION @ EXTERIOR GRADE BEAM

A SECTION
F-1.00

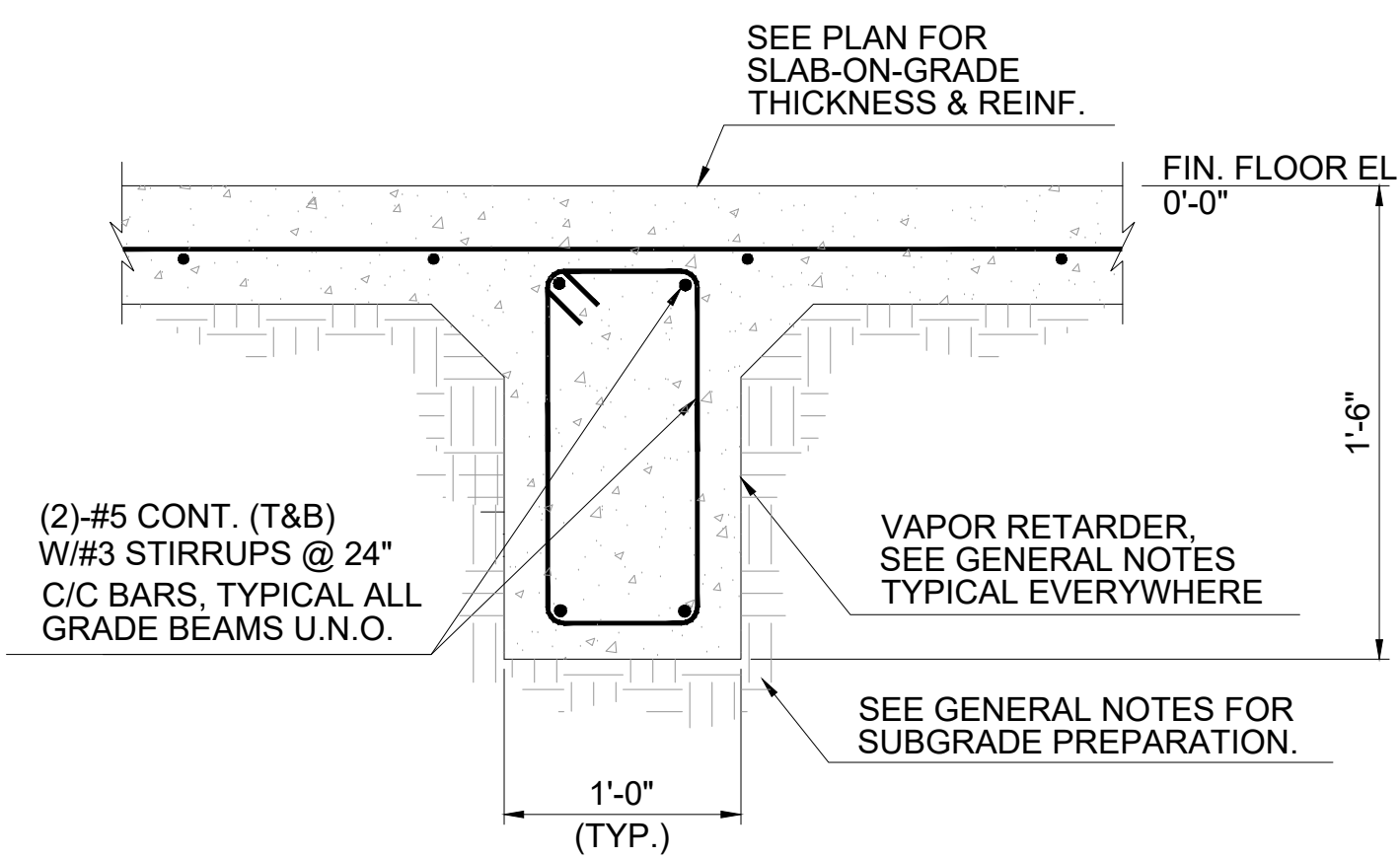


TYPICAL STAIR DETAIL

D SECTION
F-1.00

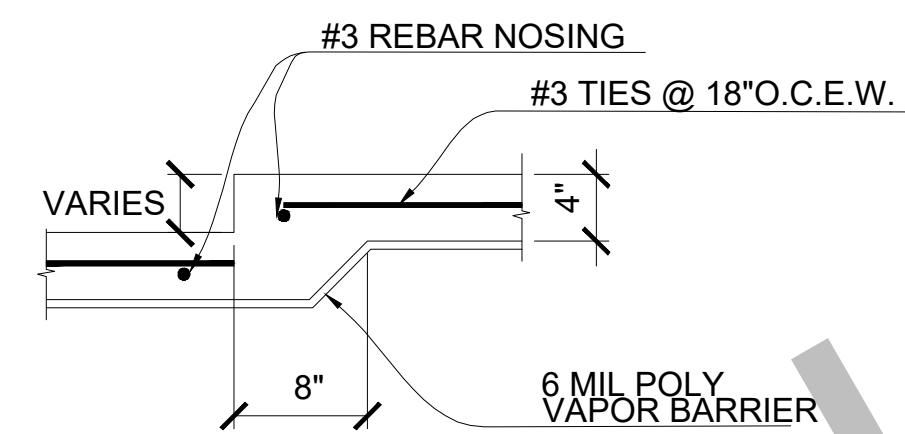


UU SECTION

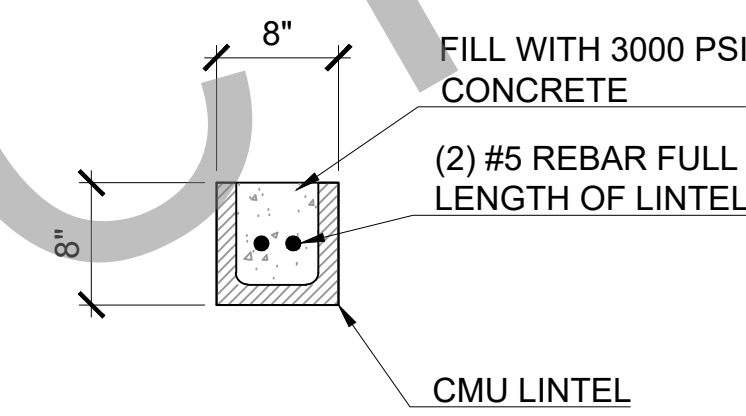


TYPICAL SECTION @ INTERIOR GRADE BEAM

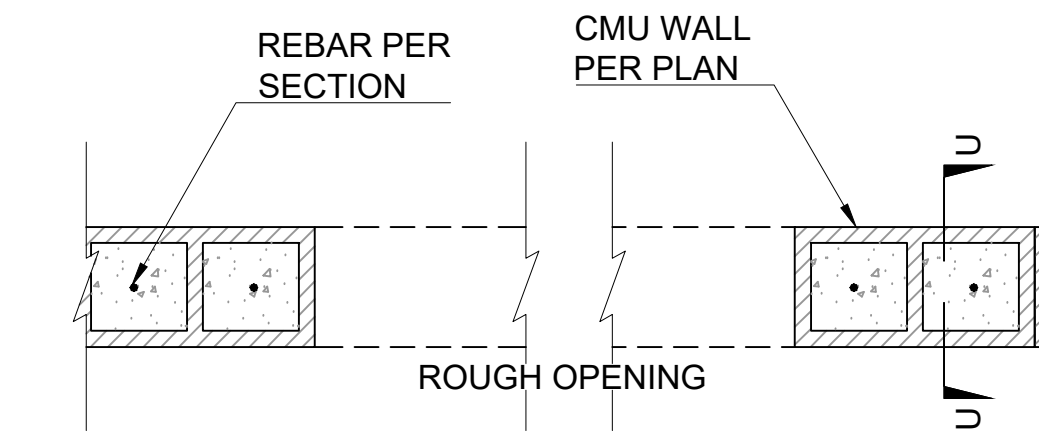
C SECTION
F-1.00 NOT DRAWN TO SCALE



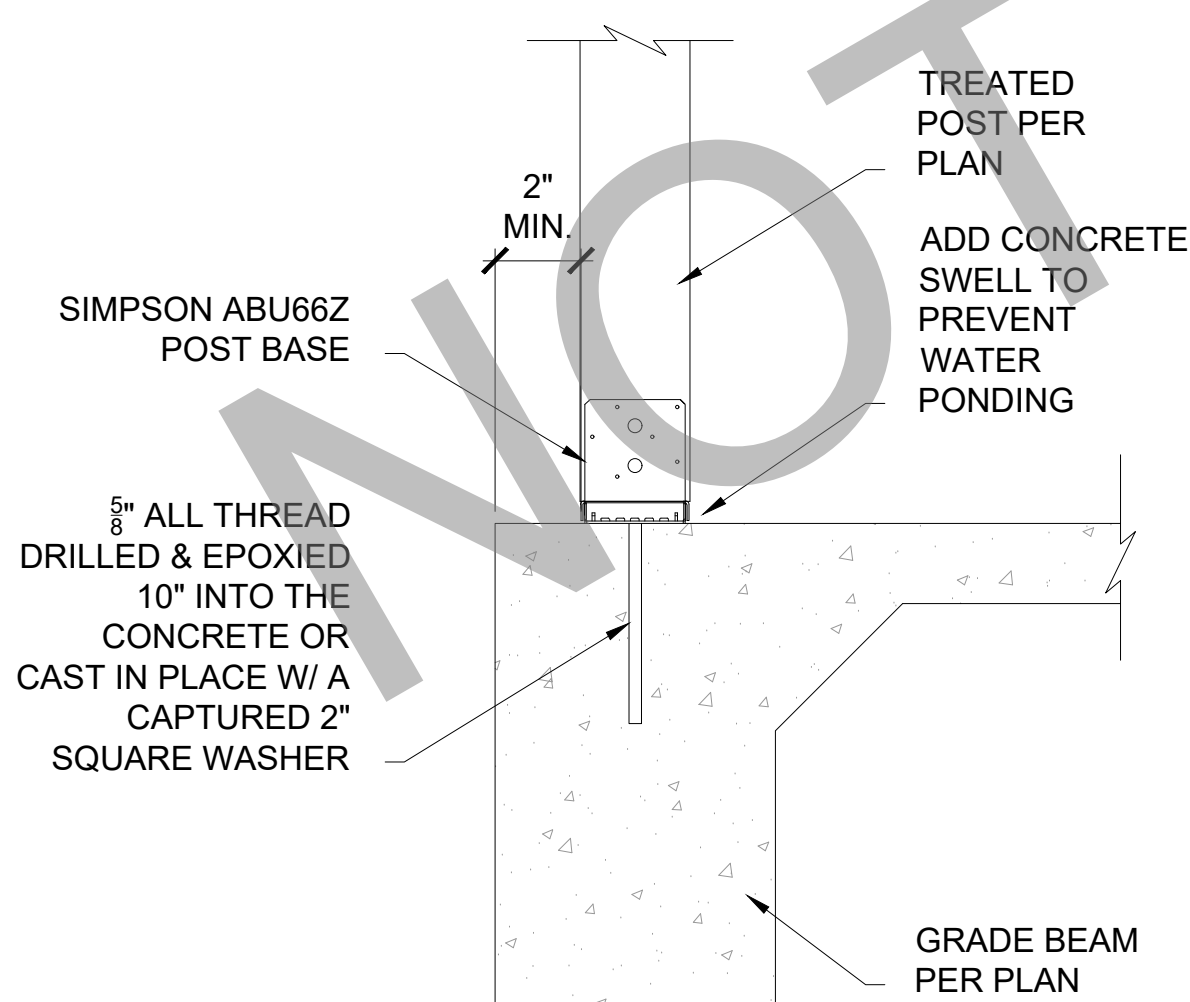
TYPICAL SMALL DROP IN SLAB
NOT DRAWN TO SCALE



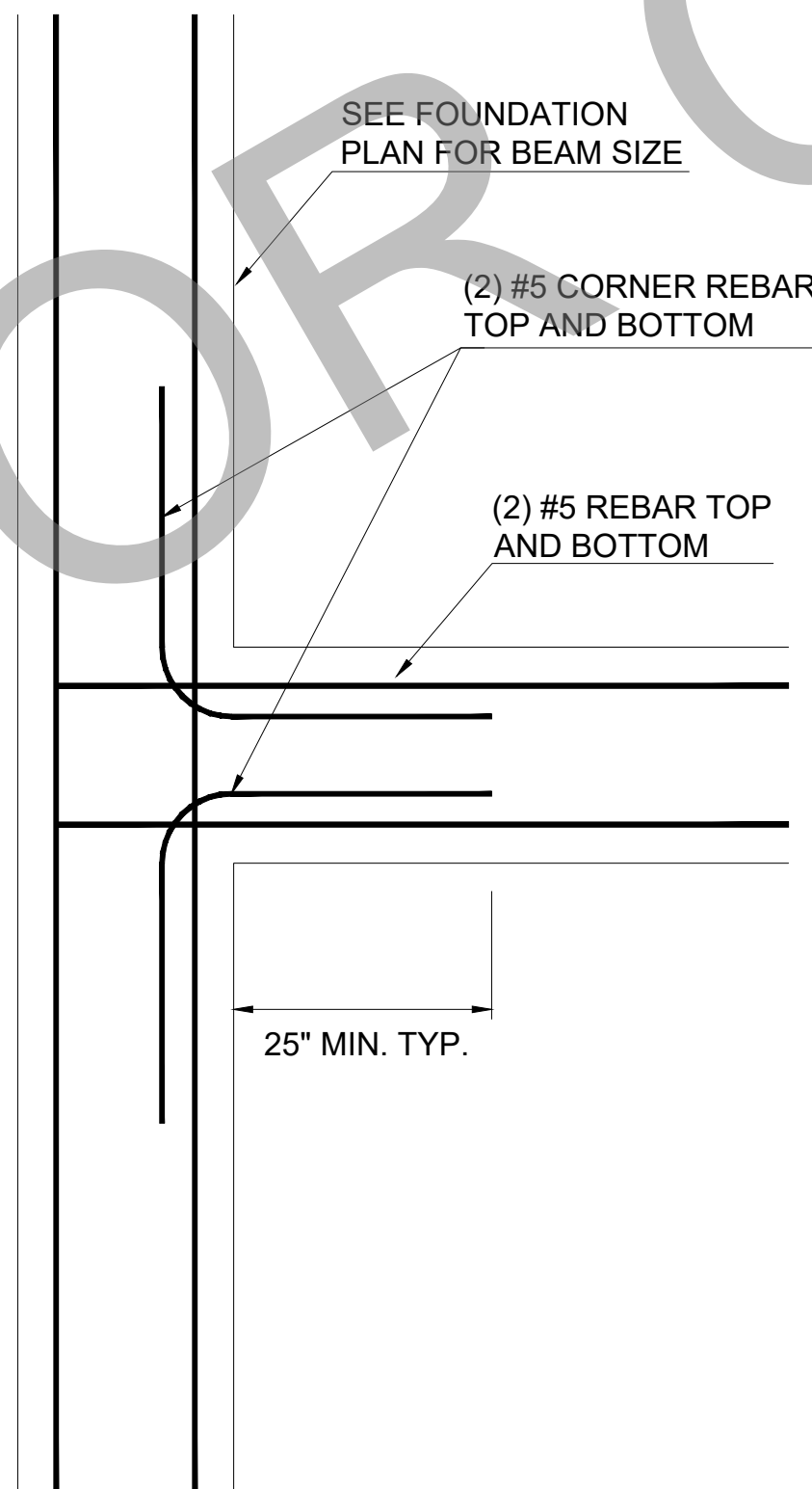
CMU LINTEL DETAIL



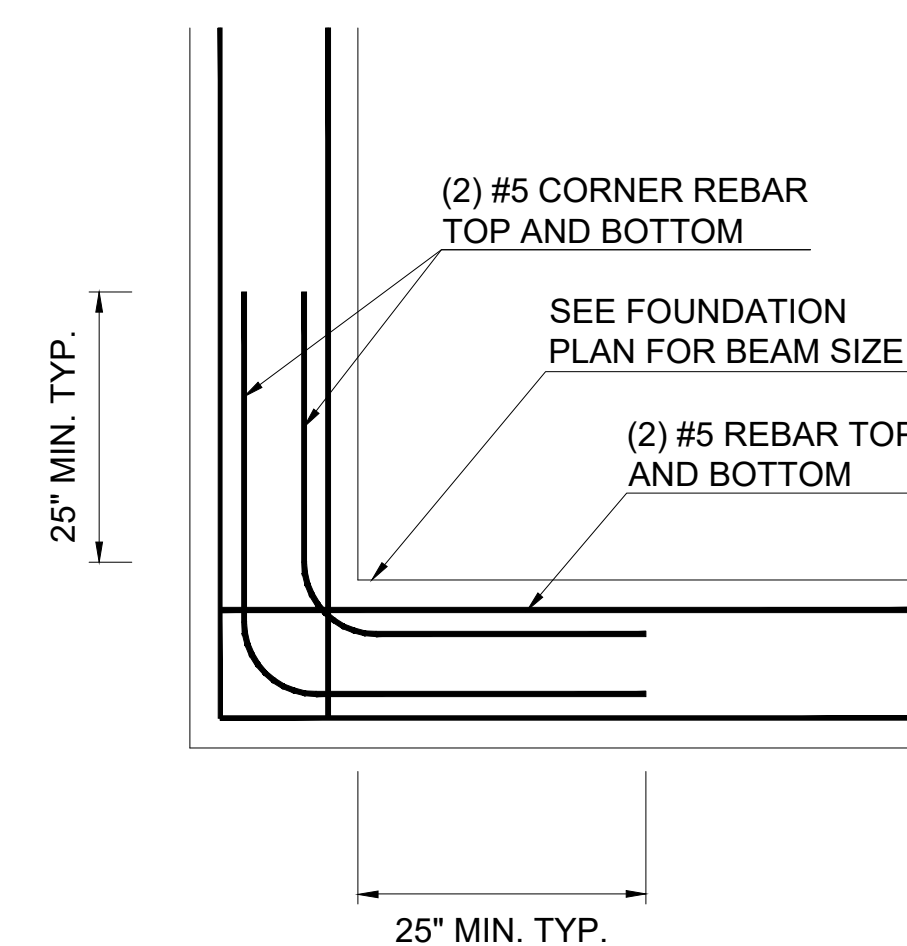
TYPICAL CMU ROUGH OPENING



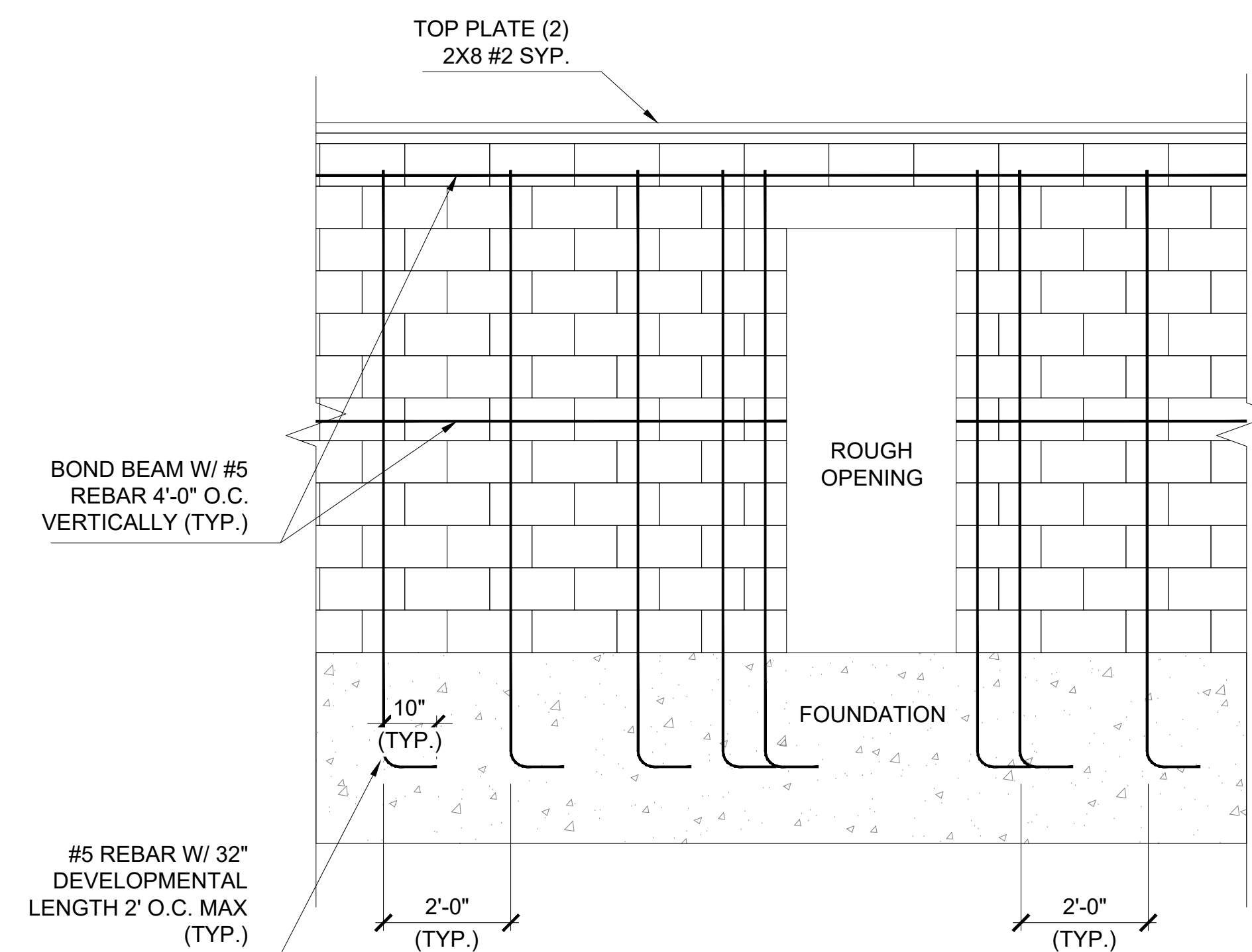
ABU POST BASE DETAIL
NOT DRAWN TO SCALE



CORNER BAR DETAIL @ EXTERIOR & INTERIOR BEAM DETAIL
NOT DRAWN TO SCALE



CORNER BAR DETAIL @ EXTERIOR BEAM CORNER DETAIL
NOT DRAWN TO SCALE



TYPICAL CMU WALL ELEVATION

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DRAWN BY:	AW	CHECKED BY:	CCH
PROJECT #:		SCALE:	N.T.S.
DATE:			F-2.00

HANGER SCHEDULE		
MARK	MEMBER SIZE	MODEL NUMBER
①	2X6	LUS26 OR LUC26Z CONCEALED
②	(2) 2X6	LUS26-2 OR HUC26-2 CONCEALED
③	2X8	LUS28 OR LUC28Z CONCEALED
④	(2) 2X8	LUS28-2 OR HUC28-2 CONCEALED
⑤	2X10	LUS210 OR LUC210Z CONCEALED
⑥	(2) 2X10	HUS210-2 OR HUC210-2 CONCEALED
⑦	2X12	HUS210 OR LUC210Z CONCEALED

SOME MODELS MAY NOT BE USED
(SEE FRAMING PLAN FOR LOCATION)

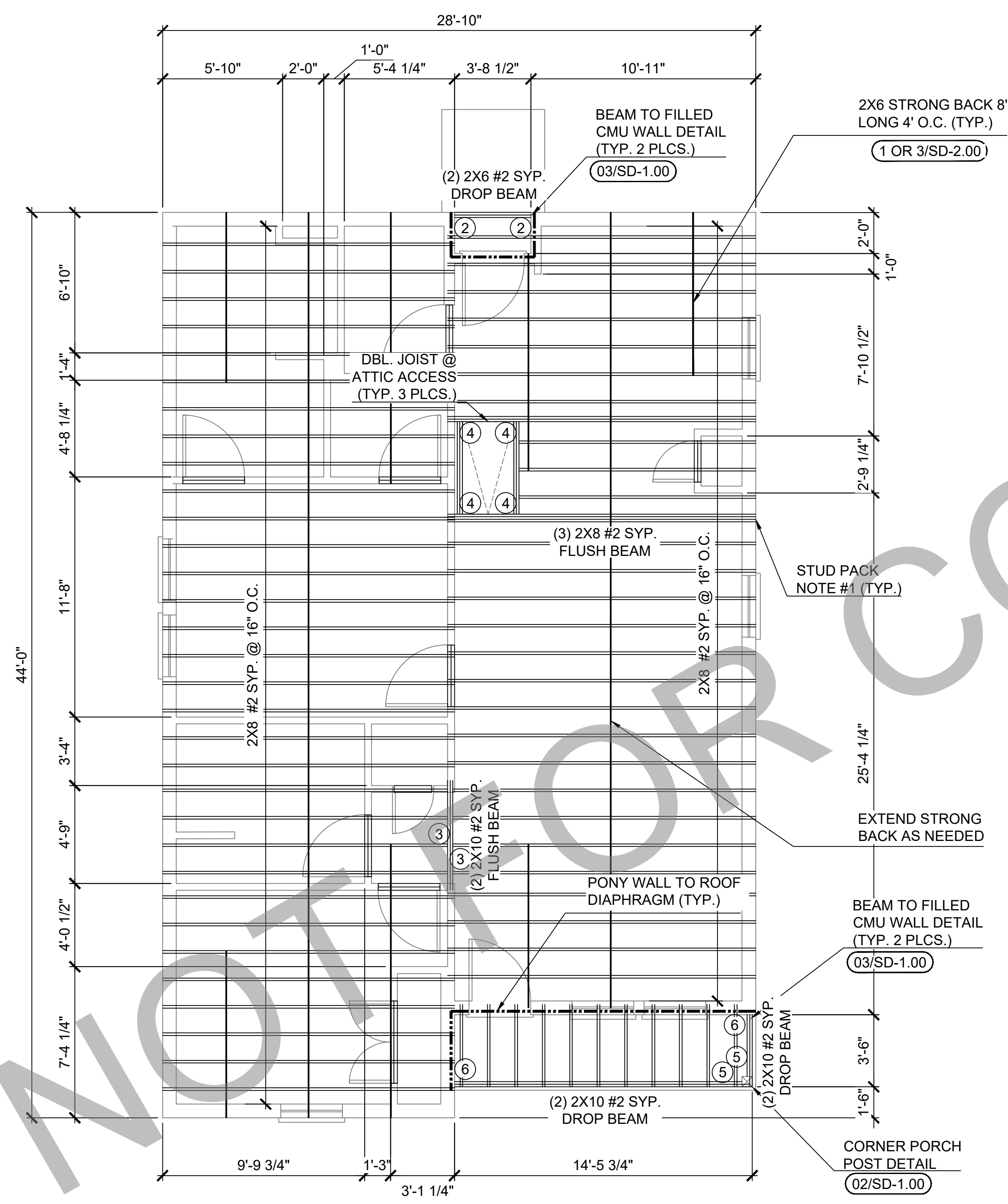
LEGEND	
-----	FULL HEIGHT BLOCKING
—————	TYPICAL STRONG BACK SEE DETL. #4 ON DWG. SD-2.00
— · — · —	PONY WALL TO ROOF DIAPHRAGM
●	BRACE POINT
BW	BRACE TO WALL
BJ	BRACE TO JOIST
BB	BRACE TO BEAM
BS	BRACE TO STRONGBACK

- NOTES**
- CEILING FRAMING:**
- ALL CEILING JOISTS SHALL BE 2X6 #2 SYP 16" O.C. (U.N.O.)
 - ATTIC ACCESS SHALL BE NO LESS THAN 350LB CAPACITY FOLDING STAIR SYSTEM.
- HEADER FRAMING:**
- REFER TO DETAIL 1 ON SD-1.00 FOR ALL HEADER REQUIREMENTS. (UNLESS SPECIFIED ON PLAN)
- STUD PACK FRAMING:**
- (4) 2X STUD PACK UNDER EACH END OF 2X SOLID SAWN BEAM.
- ROOF FRAMING:**
- RIDGES TO BE 2x10 #2 SYP
 - ALL HIP TO BE 2x8 #2 SYP
 - ALL RAFTERS TO BE 2x6 #2 SYP 16" O.C. (UNO)
 - ROOF SHEATHING: 1/2" APA RATED PLYWOOD W/ 0.120 X 3" RING SHANK NAILS, 4" AROUND PERIMETER OF DIAPHRAGM. 6" EDGE & 6" FIELD NAIL PATTERN. PER SECTION R803
 - ROOF UNDERLAYMENT SHALL COMPLY WITH R905.1.1.1 & TABLE R905.1.1.1
- FRAMING:**
- ALL STUDS, FLOOR JOISTS, RAFTERS, TRUSS, ETC. SHALL VERTICALLY ALIGN AND BEAR DIRECTLY ON EACH OTHER.

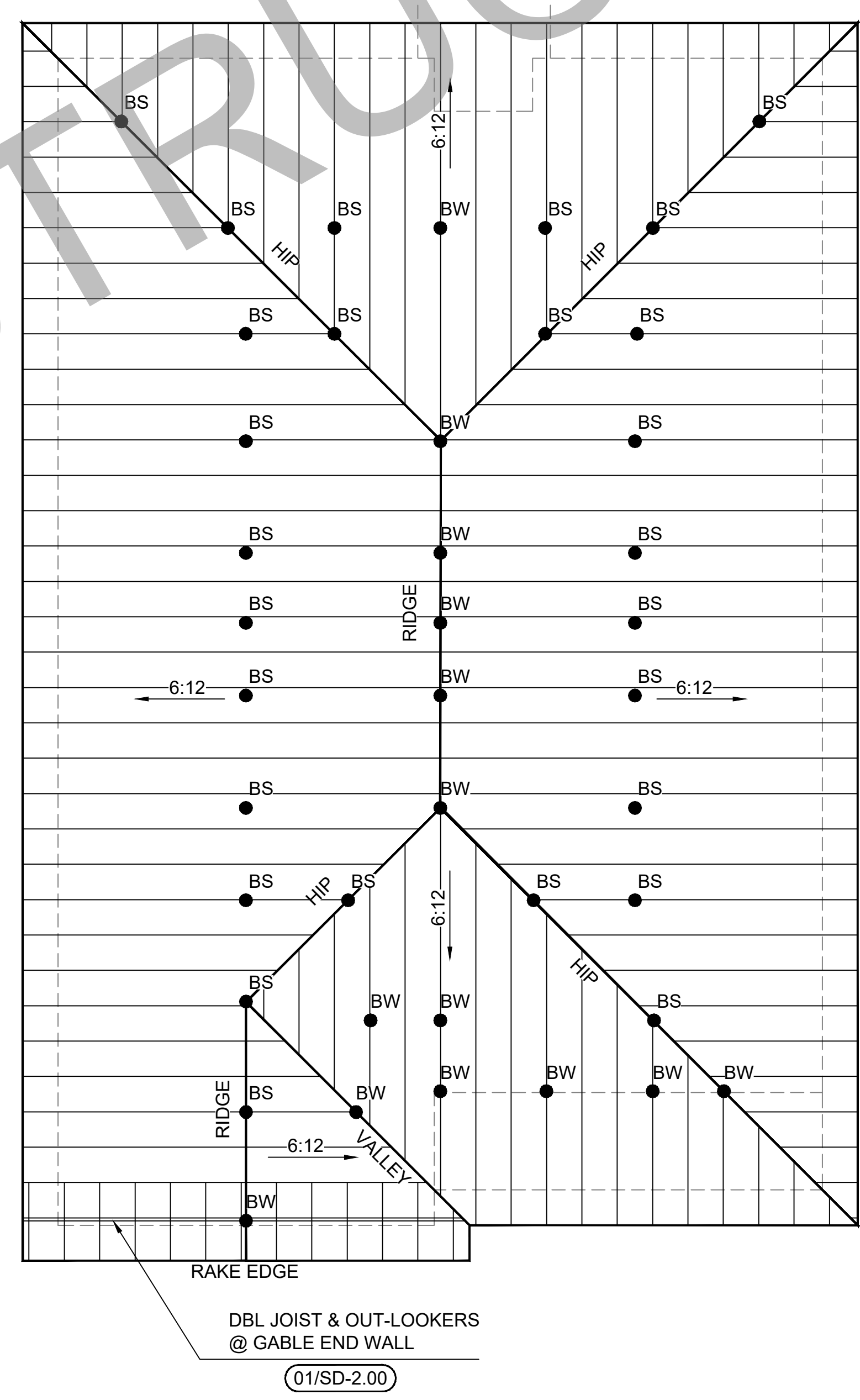
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01 CEILING JOIST PLAN (STANDARD)
ALL OPTIONS



02 RAFTER PLAN (STANDARD)
ALL OPTIONS

KING AND JACK STUD SCHEDULE	
OPENING SPAN	KING/JACK STUDS REQUIRED PER OPENING SPAN
4' OR LESS	(1) KING & (1) JACK STUD (EACH SIDE)
4' TO 6' OPENING	(2) KING & (2) JACK STUD (EACH SIDE)
6' TO 8' OPENING	(3) KING & (2) JACK STUD (EACH SIDE)
8' TO 12' OPENING	(4) KING & (3) JACK STUD (EACH SIDE)
12' TO 16' OPENING	(5) KING & (4) JACK STUD (EACH SIDE)

SINGLE STORY HEADER SCHEDULE			
ALL HEADERS ARE DROP BEAMS, U.N.O			GRADE # 2 LUMBER
TYPE	OPENING SPAN	WALL THICKNESS	HEADER REQ'D
1	3' OR LESS	3.5"	TWO 2"x8" #2 SYP w/ 1/2" PLYWD FLITCH
2	3' OR LESS	5.5"	THREE 2"x8" #2 SYP w/ 1/2" PLYWD FLITCHS
3	3' TO 5'	3.5"	TWO 2"x10" #2 SYP w/ 1/2" PLYWD FLITCH
4	3' TO 5'	5.5"	THREE 2"x10" #2 SYP w/ 1/2" PLYWD FLITCHS
5	5' TO 8'	3.5"	TWO 2"x12" #2 SYP w/ 1/2" PLYWD FLITCH
6	5' TO 8'	5.5"	THREE 2"x12" #2 SYP w/ 1/2" PLYWD FLITCHS

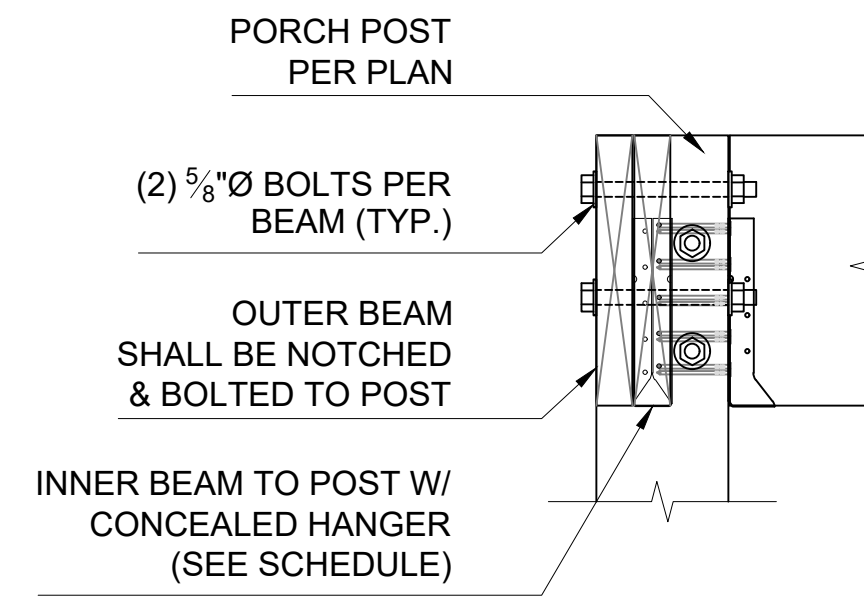
OPENINGS GREATER THAN 6'-1" SHALL BE AS INDICATED ON PLAN DRAWINGS

NOTES:

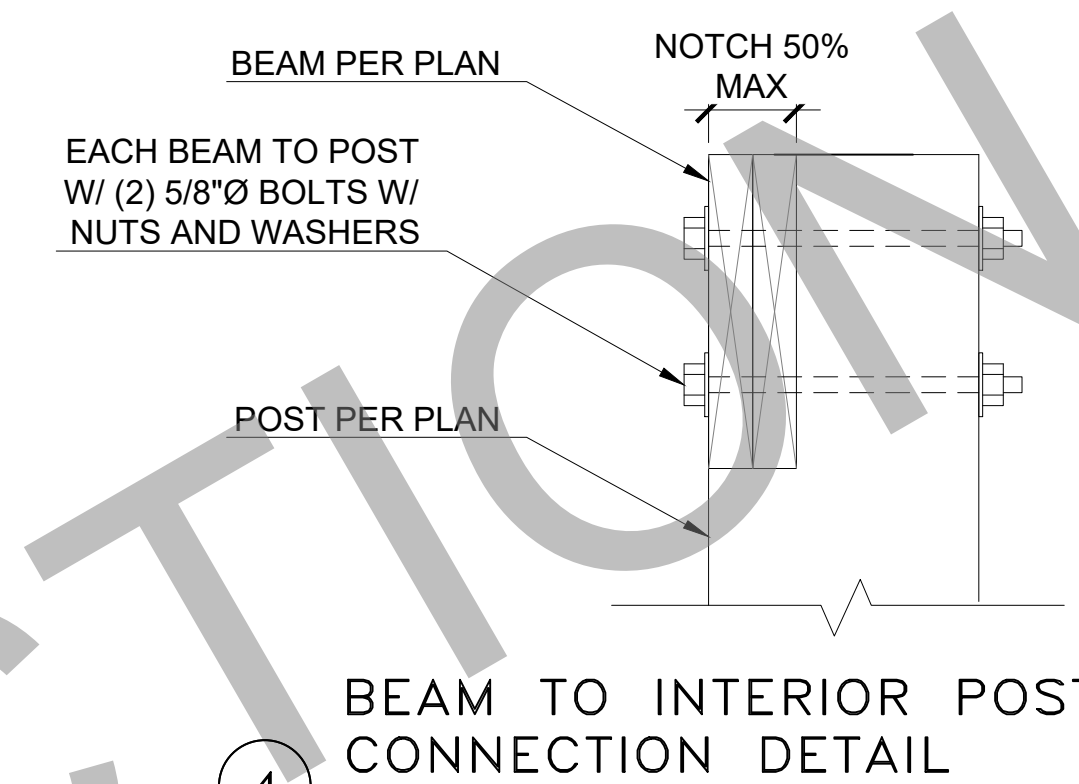
- THIS TABLE USES EITHER 0.25" DEFLECTION OR L/240 WHICHEVER IS LESS
- THIS TABLE ACCOUNTS FOR ONLY ROOF AND CEILING LOADING
- FOR GENERIC 1 STORY FRAMING
- FOR 2-STORY DWELLINGS USE 2X12 HEADERS ON FIRST FLOOR LIVING SPACE (UNO)

* ALL NON-LOAD BEARING HEADERS SHALL BE 2X6 #2 SYP W/ 1/2" PLYWOOD FLITCH.

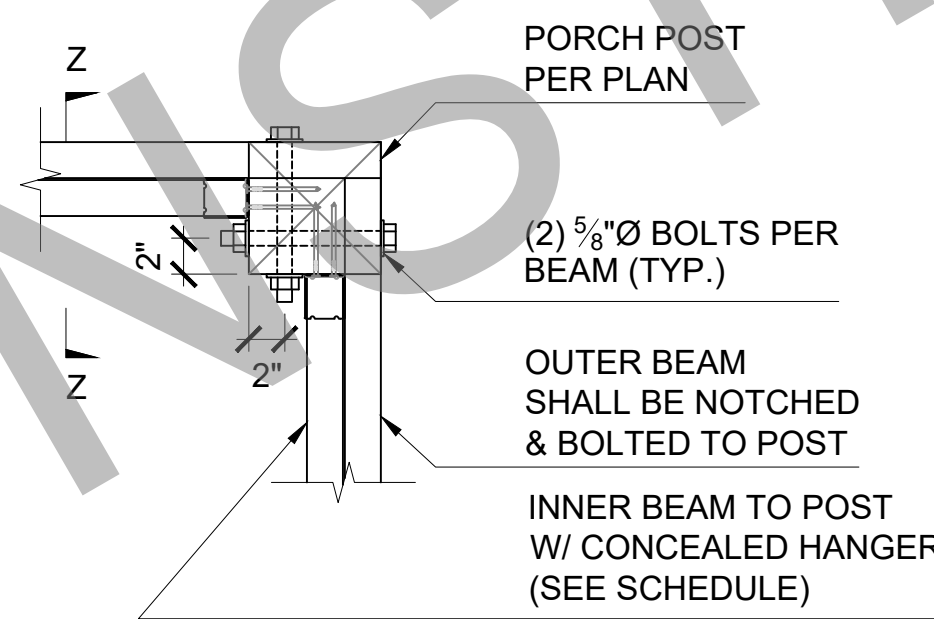
1 INTERIOR HEADER SCHEDULES



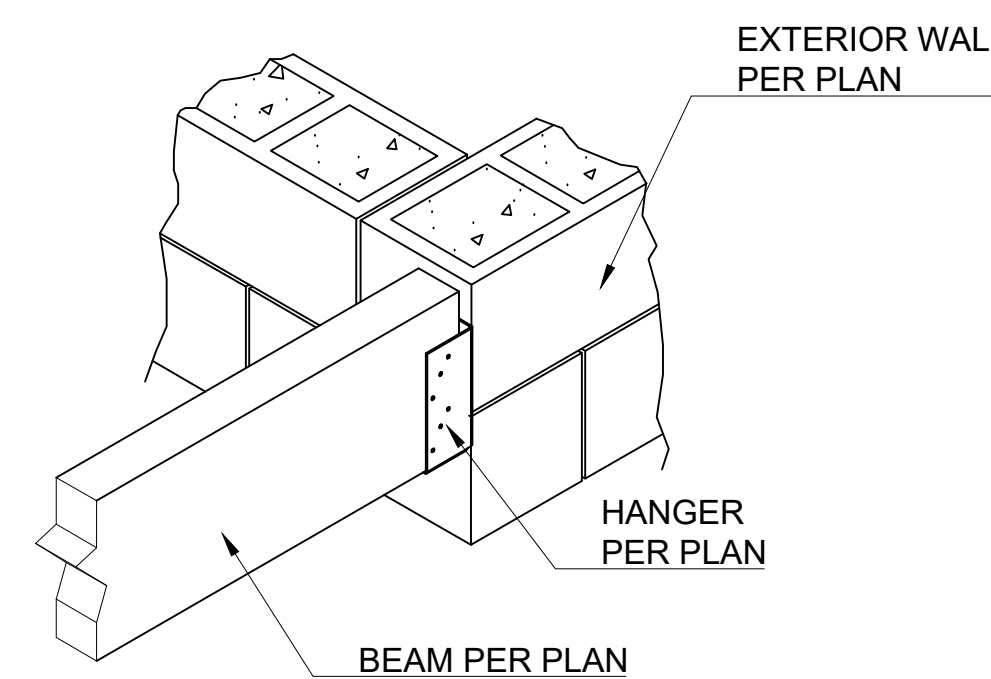
2 SECTION



4



2 CORNER PORCH POST DETAIL



3 BEAM TO FILLED CMU WALL DETAIL

SCHEDULE

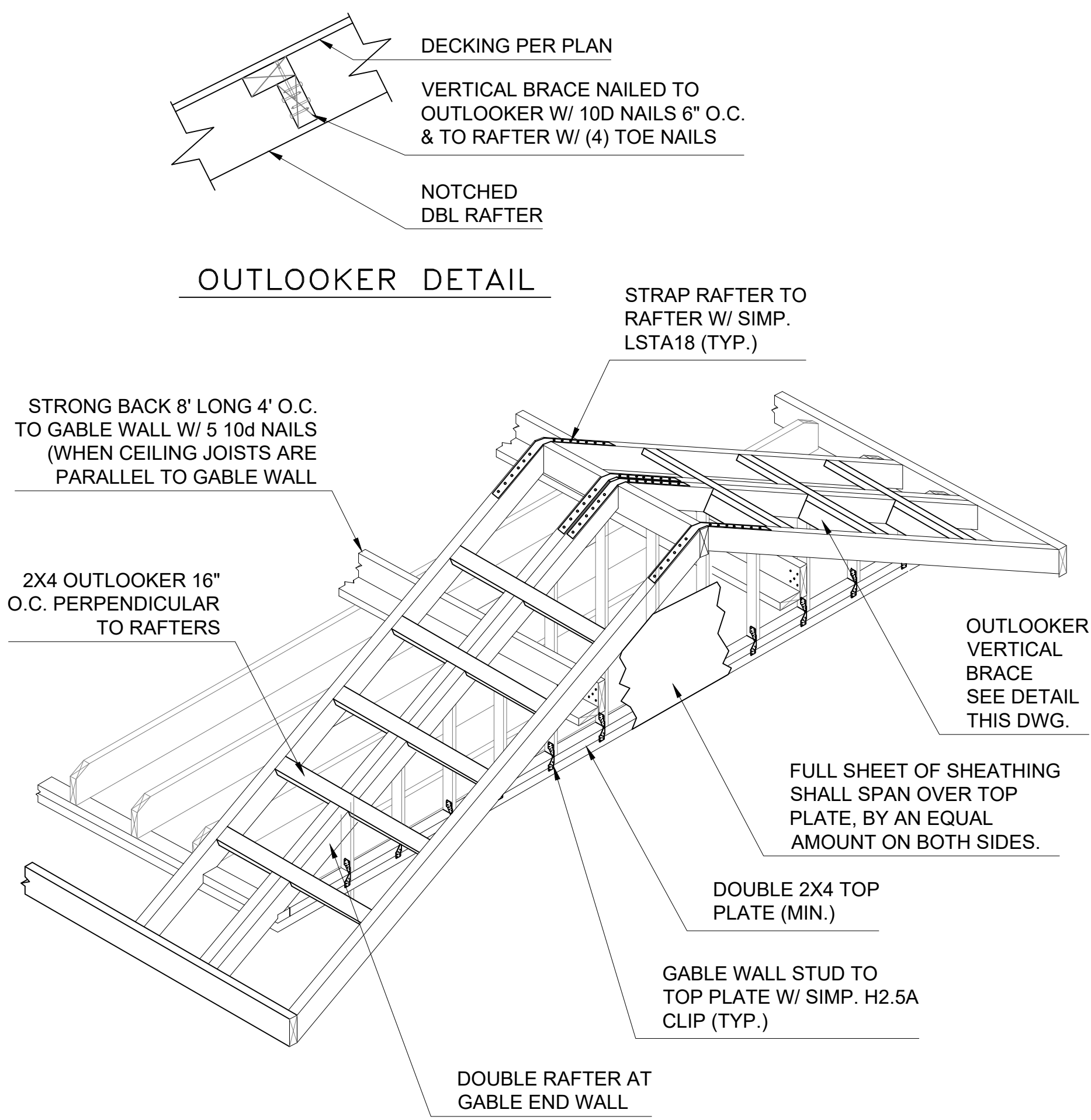
CLIP & STRAP SCHEDULE	
CONNECTION LOCATION	CLIP / STRAP
STUD TO BOTTOM PLATE (SLAB)	SIMPSON H2.5A 1
STUD TO STRINGER/BEAM (PLING)	SIMPSON LSTA36 2,3
STUD TO STUD BETWEEN LEVELS	SIMPSON LSTA36 2,3
HEADER STRAPS (8' PLATE)	SIMPSON LSTA36 1,3
HEADER STRAPS (9' PLATE)	SIMPSON CS16 (48") 1
2X RAFTER TO TOP PLATE/ BEAM	SIMPSON H2.5A 1
RAFTER TO RAFTER @ RIDGE	SIMPSON LSTA18 1
RAFTER TO RAFTER @ HIP	SIMPSON LSTA18 1
ROOF TRUSS TO STUD	SIMPSON HTS30C 1
RAFTER TO TOP PLATE	(2) SIMPSON H2.5A 1
STUD TO TOP PLATE	(2) SIMPSON H2.5A 1

- FILL ALL NAIL HOLES U.N.O.
- STUD STRAPS SHALL TERMINATE AT A BEAM OR STRINGER (NEVER AT BAND JOIST) & EXTEND PAST RIM JOIST BY A MINIMUM OF 10".
- SIMPSON CS16 (OF EQUAL LENGTH AND FASTENERS) MAY BE SUBSTITUTED FOR SIMPSON LSTA
- FASTENERS & QUANTITY PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- SOME CLIPS & STRAPS LISTED MAY NOT APPLY TO EVERY PROJECT.

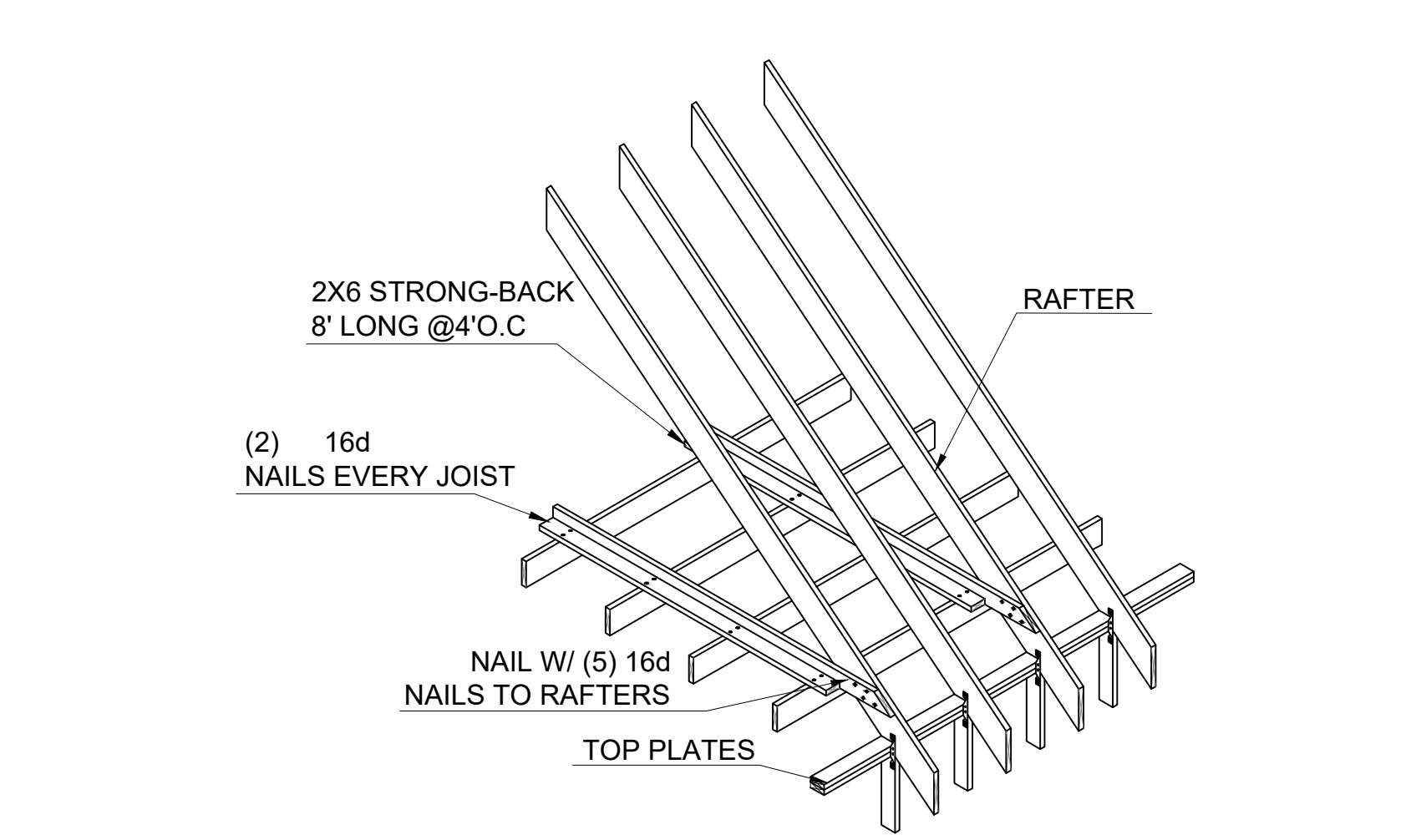
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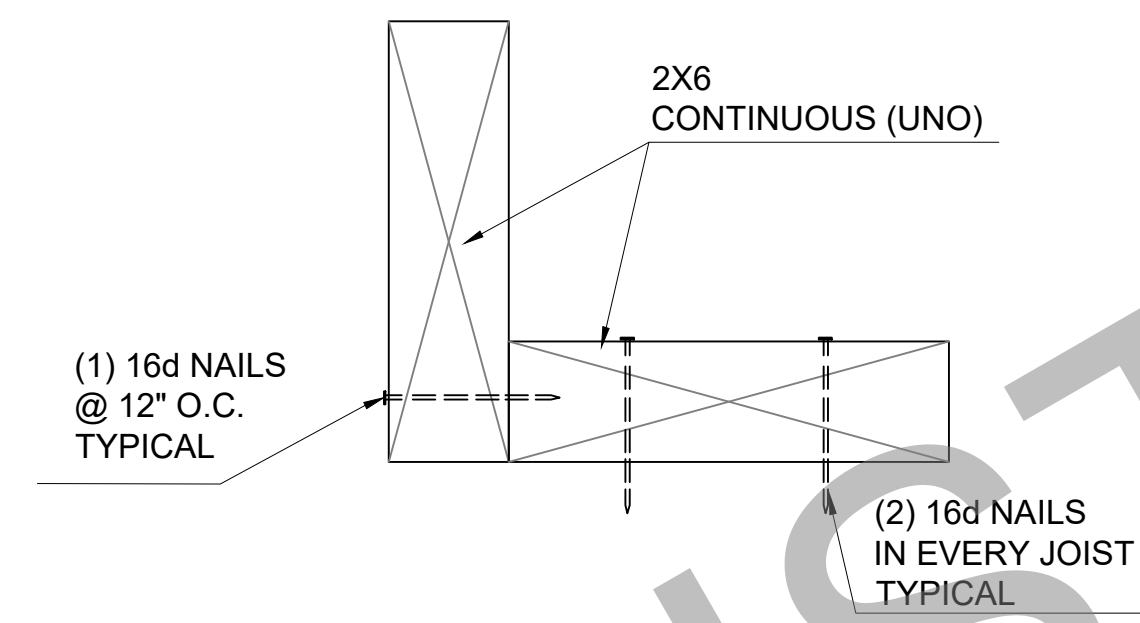
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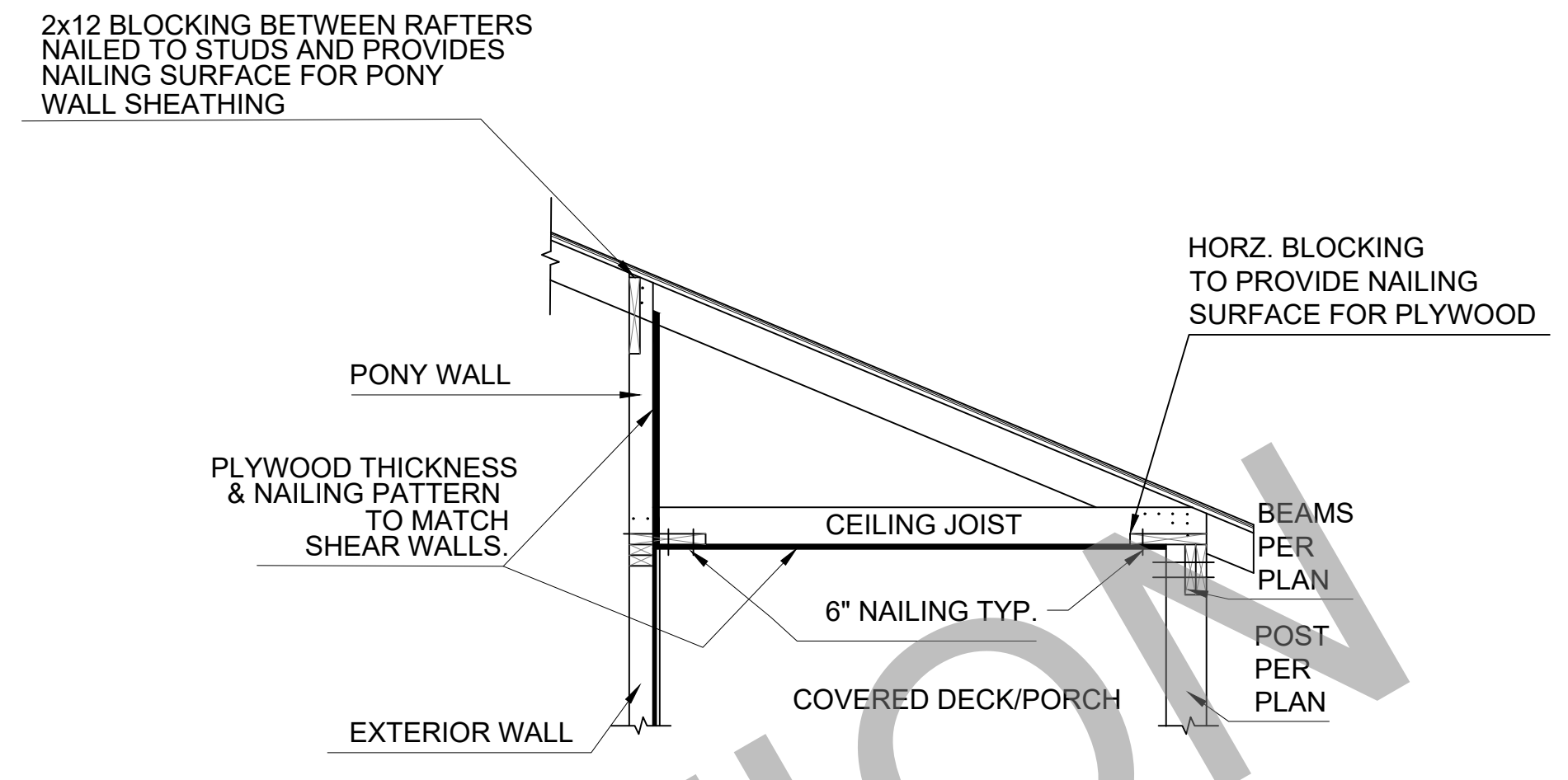
1 TYPICAL GABLE WALL & ROOF FRAMING DETAIL



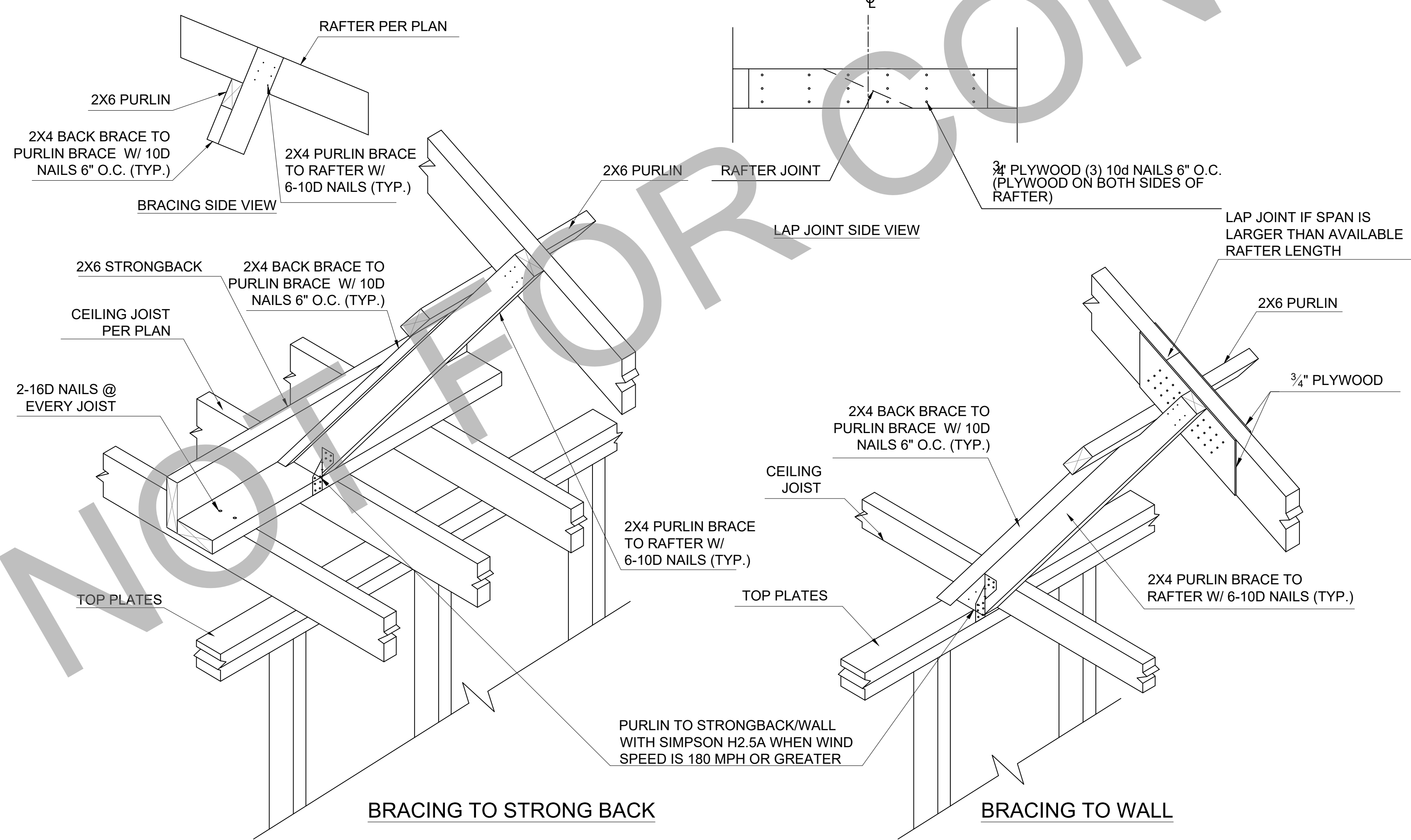
3 ROOF BRACING AT PERPENDICULAR CEILING JOIST



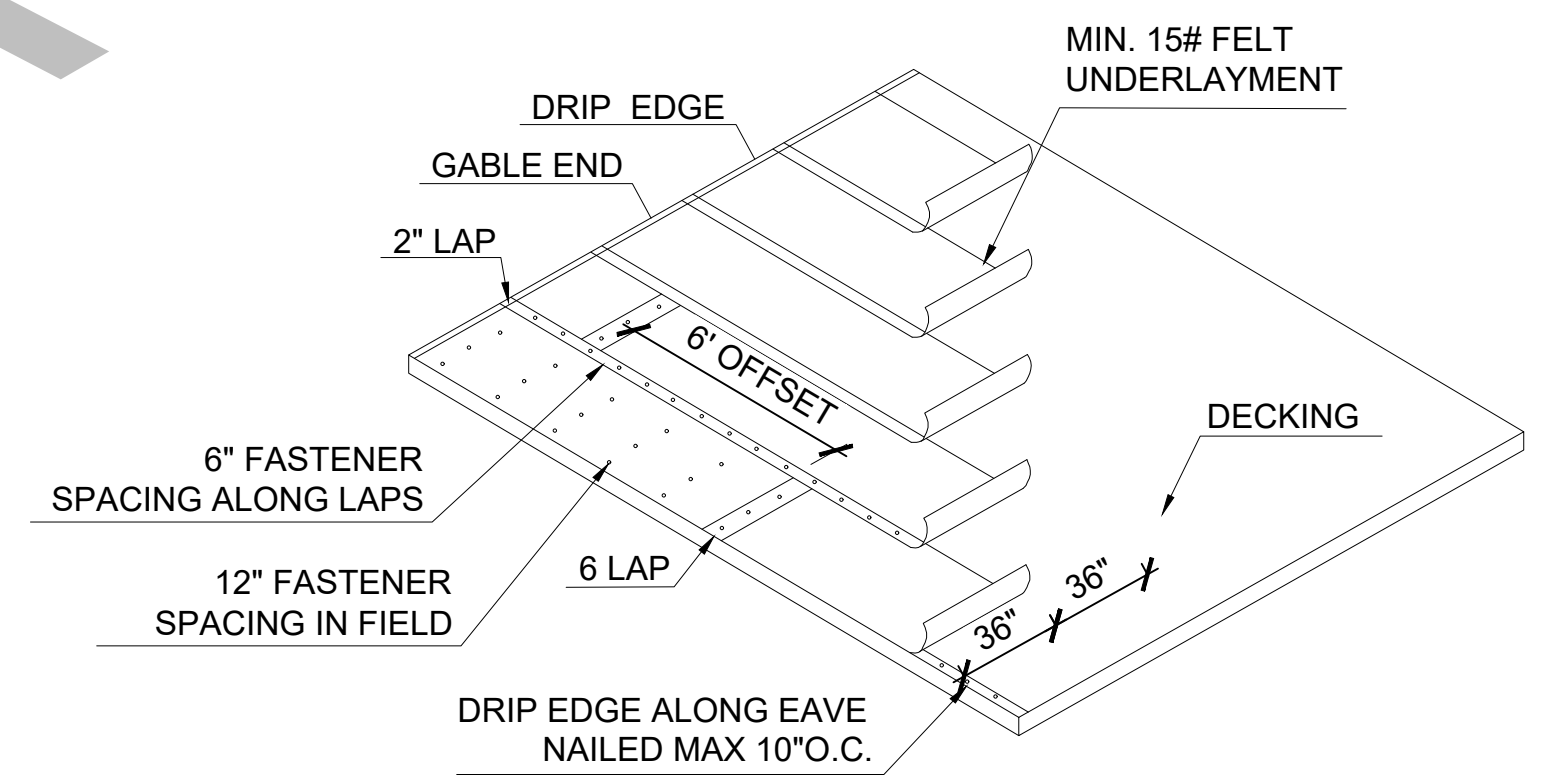
4 TYPICAL STRONG BACK CONSTRUCTION DETAIL



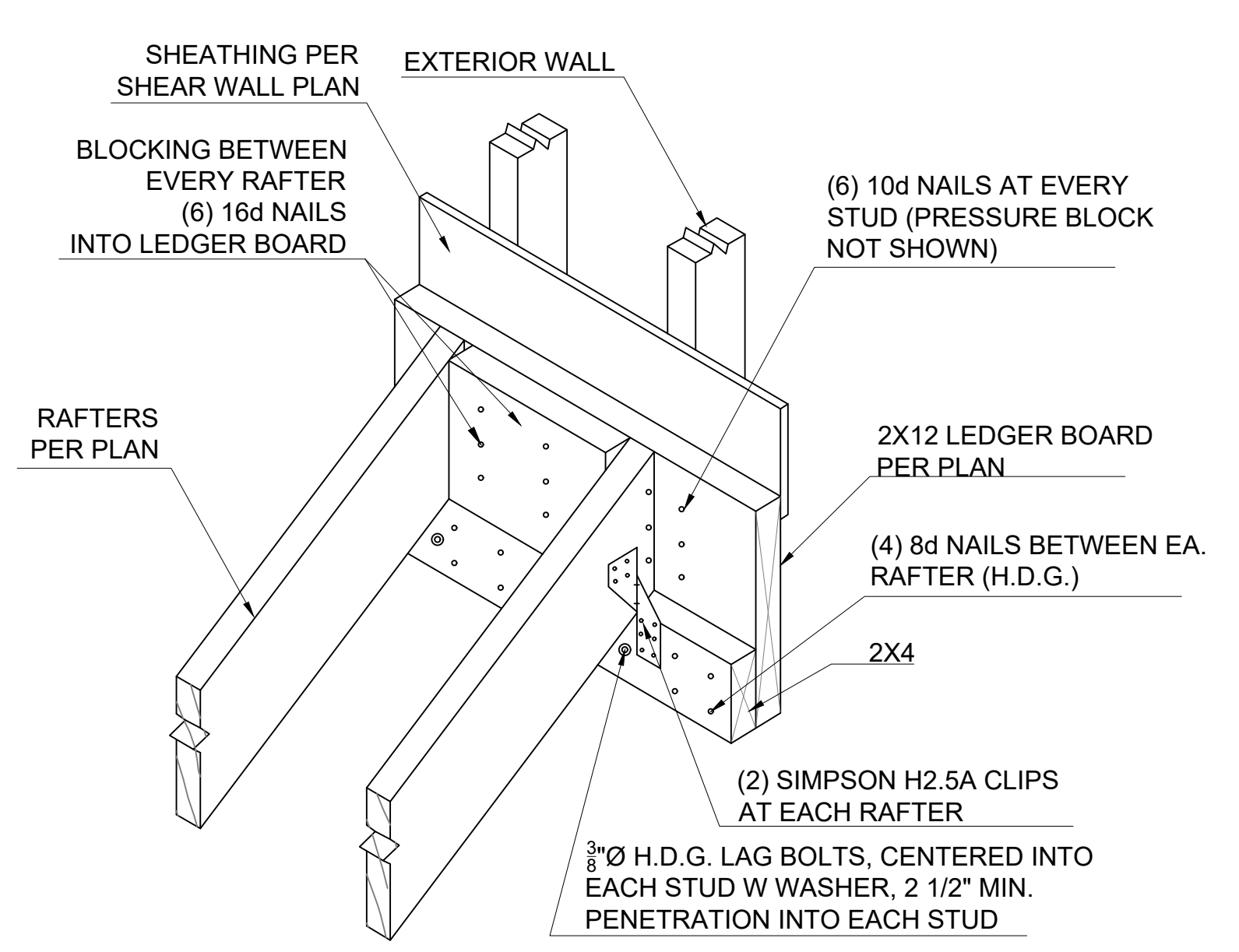
5 PORCH CEILING DIAPHRAGM DETAIL



2 PURLIN INSTALLATION & BRACING DETAIL



6 ROOF UNDERLAYMENT DETAIL



7 RAFTER TO GABLE WALL LEDGER DETAIL

Revisions:		
#	DATE	DESCRIPTION OF CHANGE

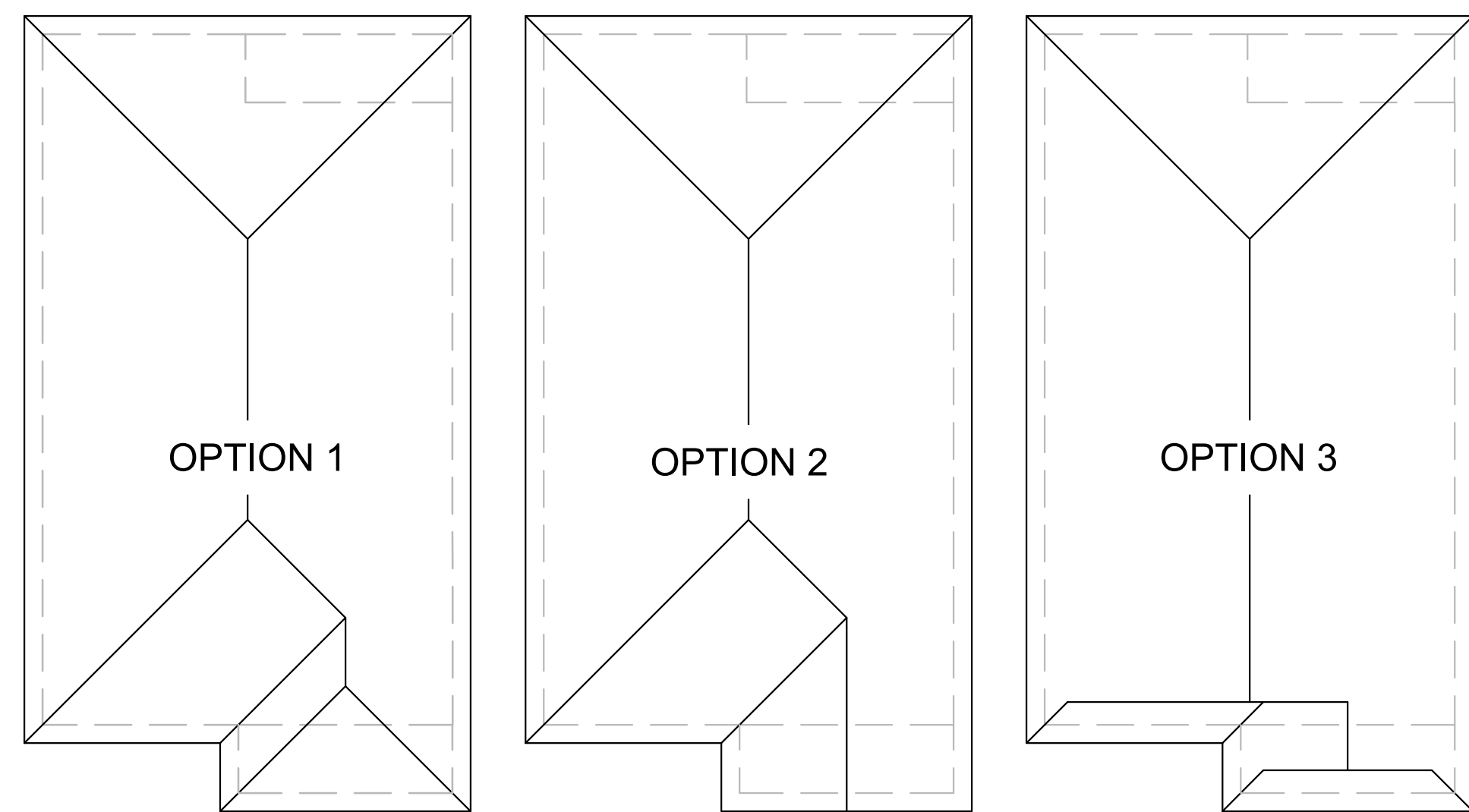
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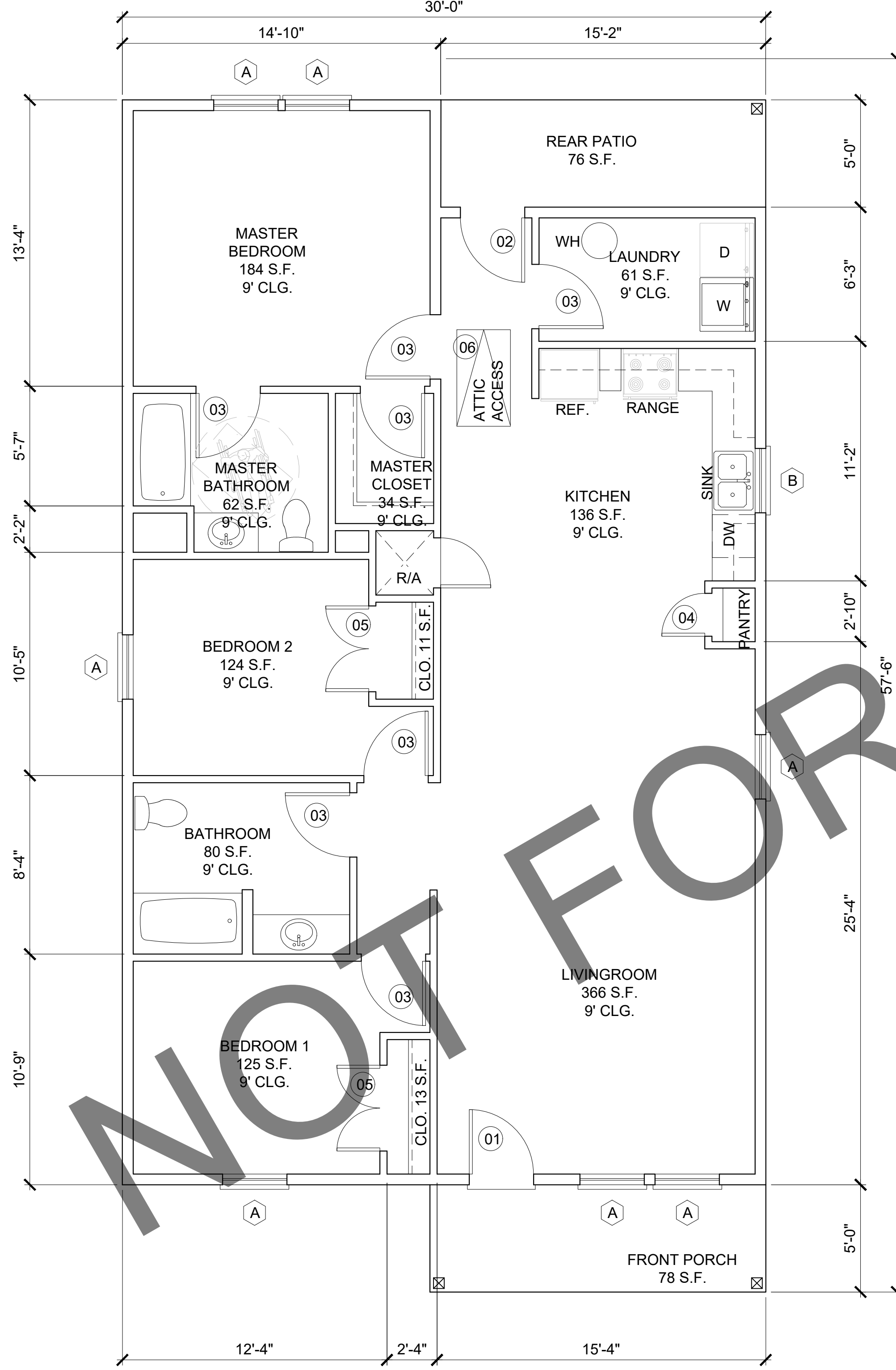
SQUARE FOOTAGE CALCULATIONS		
LOCATION	SQUARE FOOTAGE	REMARKS
FLOOR PLAN	1,441 S.F.	
FRONT PORCH	78 S.F.	
REAR PATIO	76 S.F.	

DOOR SCHEDULE			
MARK	QTY	DESCRIPTIONS	REMARKS
01	1	3'-0" X 6'-8"	EXTERIOR WITH PEEPHOLE
02	1	3'-0" X 6'-8"	EXTERIOR
03	7	3'-0" X 6'-8"	INTERIOR
04	1	2'-6" X 6'-8"	INTERIOR
05	2	(2) 2'-0" X 6'-8"	INTERIOR
06	1	30" X 54" ATTIC ACCESS	350 POUND LADDER RATING

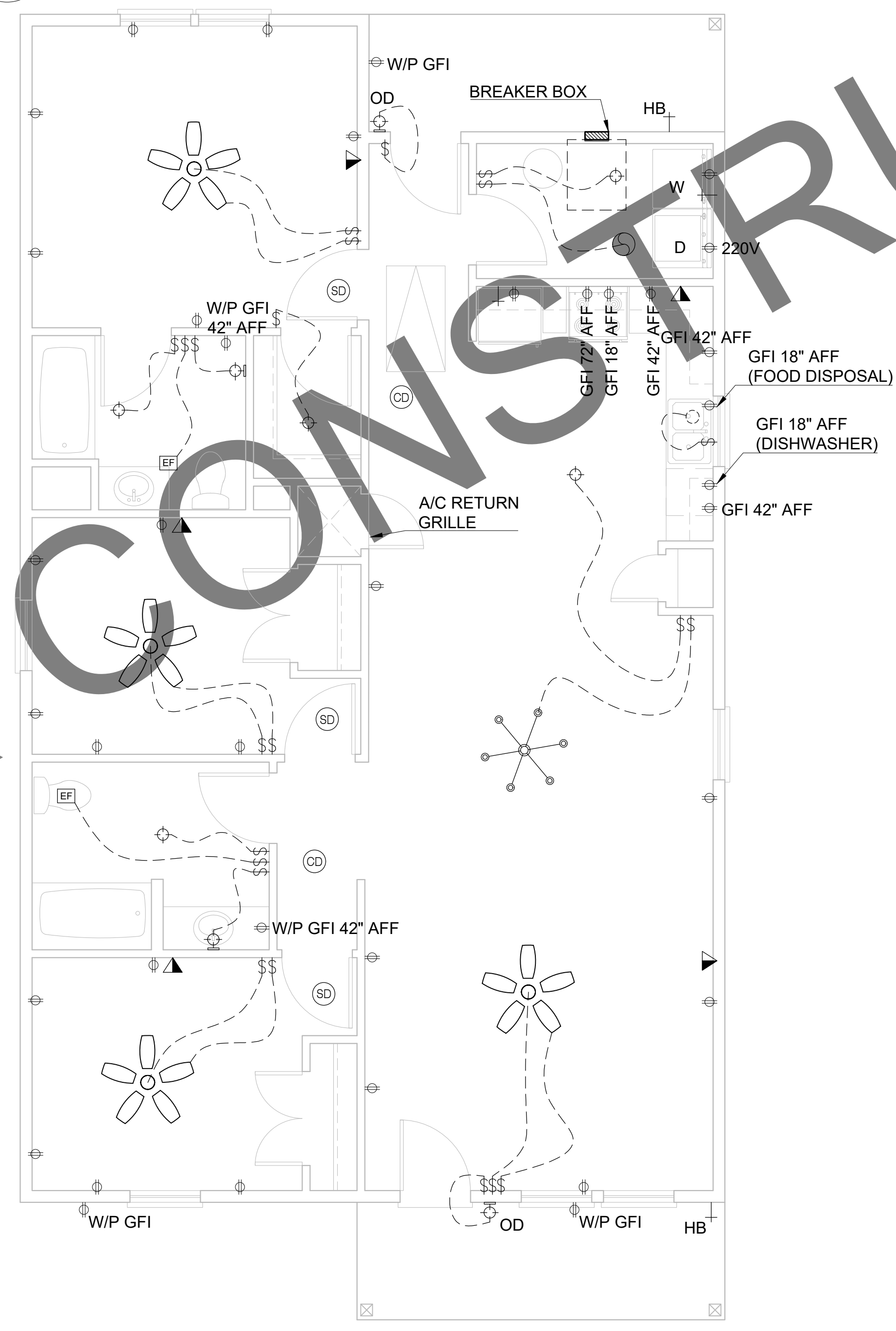
WINDOW SCHEDULE			
MARK	QTY.	DESCRIPTIONS	REMARKS
A	6	3'-0" X 5'-0"	SINGLE HUNG
B	1	3'-0" X 3'-0"	SINGLE HUNG



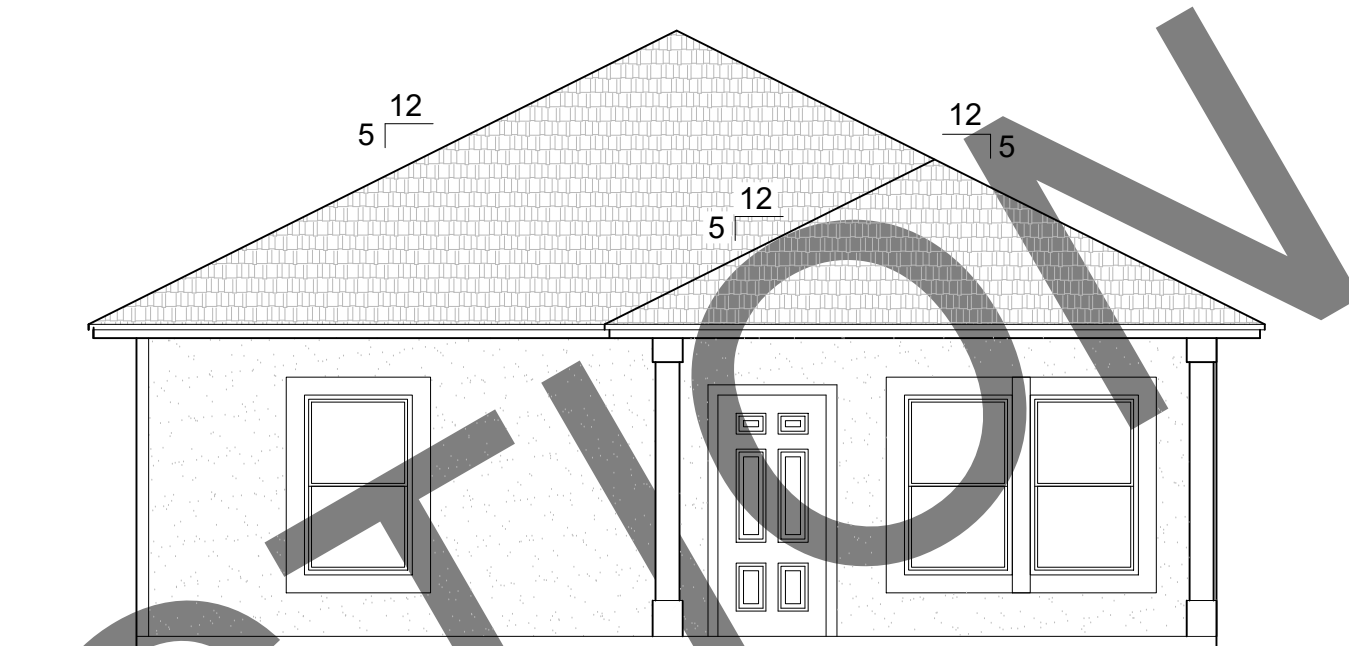
ROOF PLAN



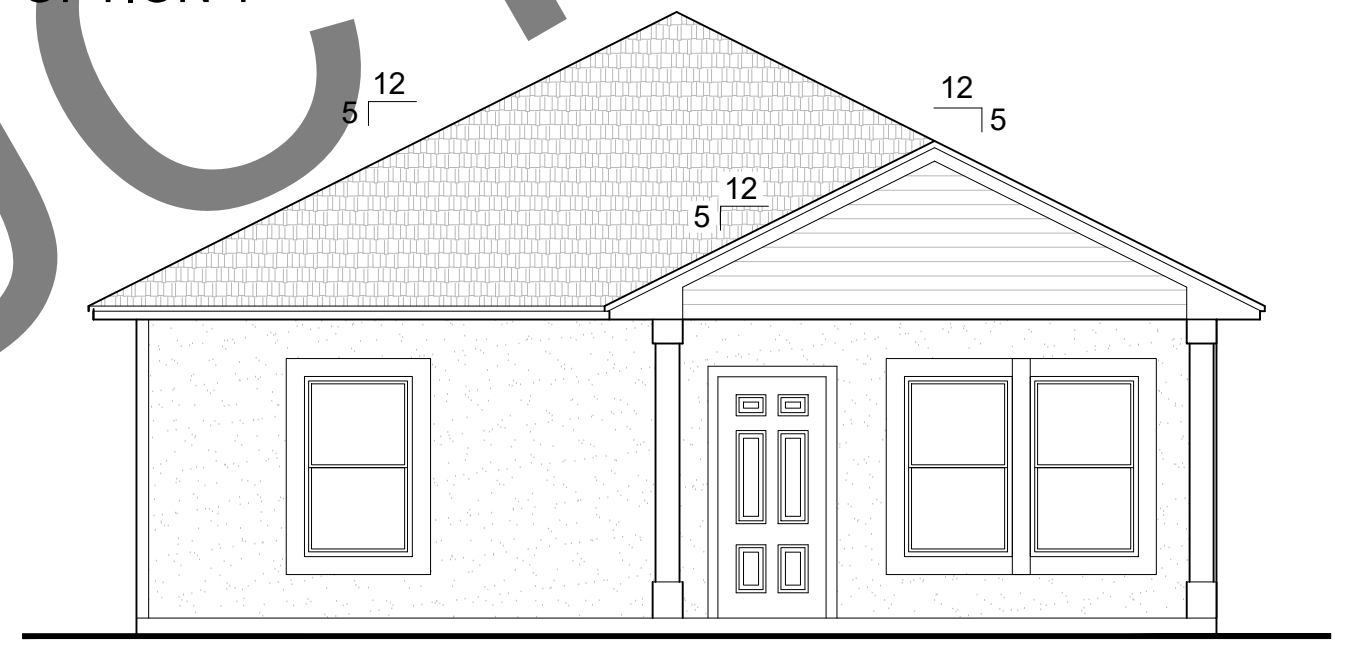
FLOOR PLAN



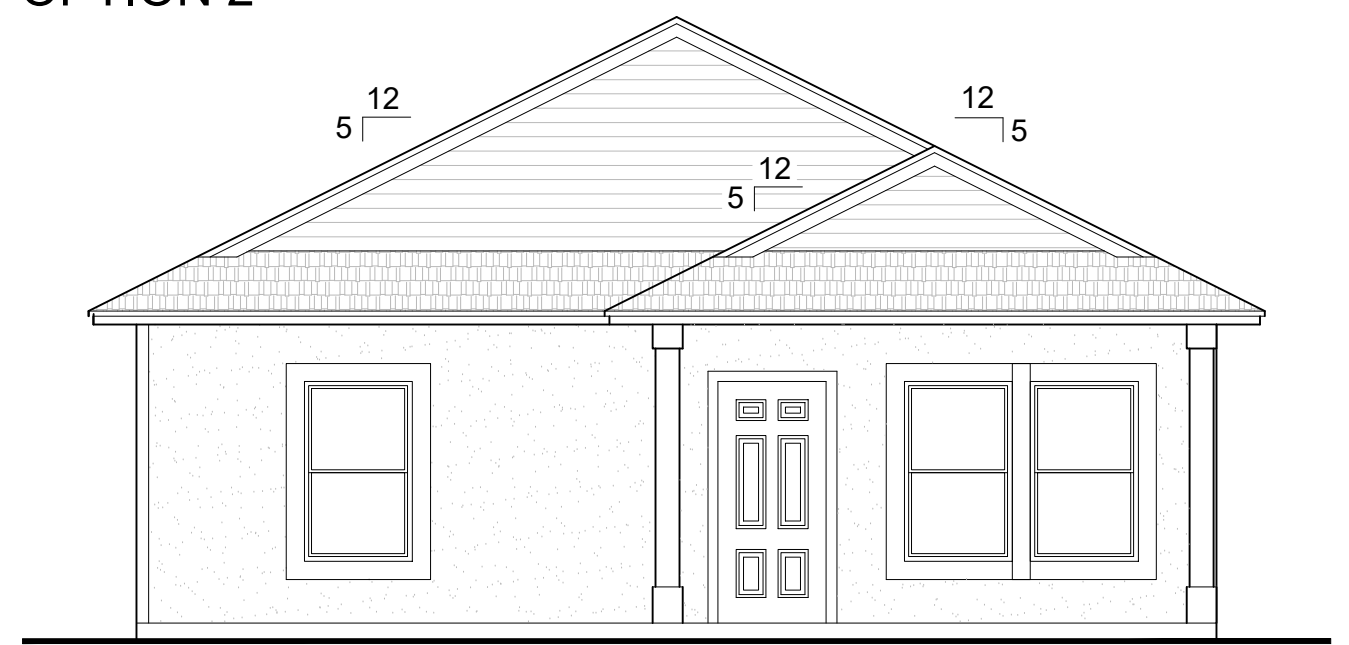
ELECTRICAL PLAN



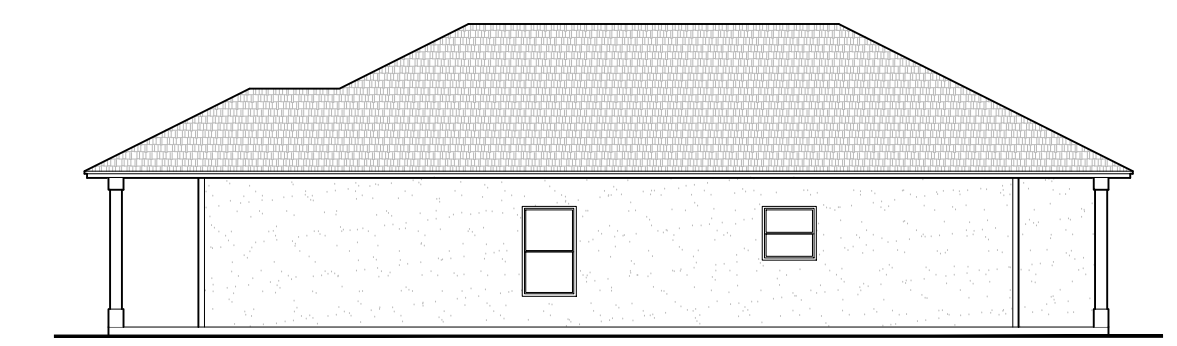
OPTION 1



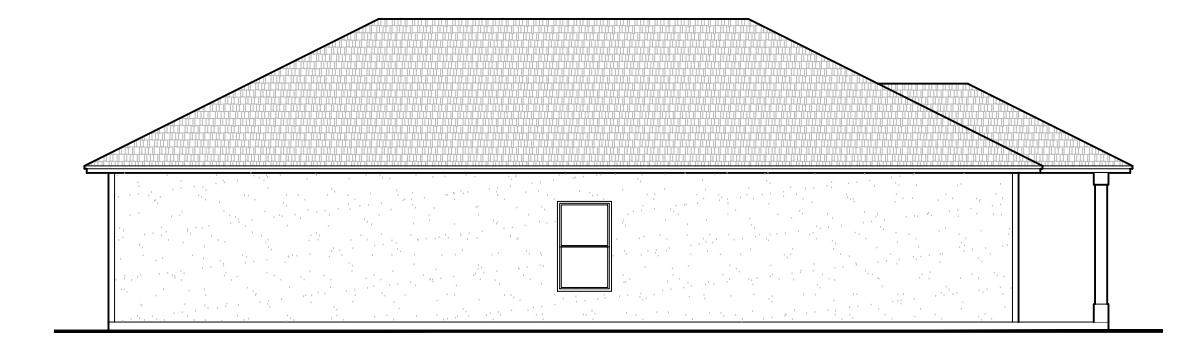
OPTION 2



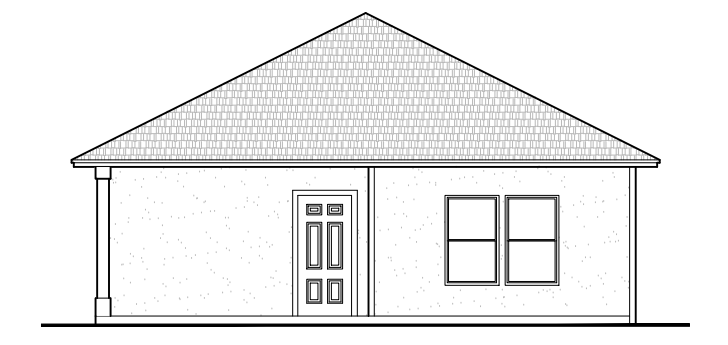
OPTION 3



RIGHT



LEFT



REAR

EXTERIOR ELEVATIONS

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PROJECT #:	SCALE:
DATE:	

NAILING SCHEDULE			
JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
WALL FRAMING			
Top plate to top plate (face-nailed)	2-16d	2-16d	per foot
Top plates at intersections (face-nailed)	4-16d	5-16d	joints - each side
Stud to stud (face-nailed)	2-16d	2-16d	24"o.c.
Header to header (face-nailed)	16d	16d	16"o.c. along edges
Top or bottom plate to stud (end-nailed)	1-16d	1-40d	per stud
Bottom plate to floor joist, bandjoist, endjoist or blocking (face-nailed)	2-16d	2-16d	per foot
FLOOR FRAMING			
Joist to sill, top plate or girder (toe-nailed)	4-8d	4-10d	per joist
Bridging to joist (toe-nailed)	2-8d	2-10d	each end
Blocking to joist (toe-nailed)	2-8d	2-10d	each end
Blocking to sill or top plate (toe-nailed)	3-16d	4-16d	each block
Ledger strip to beam (face-nailed)	3-16d	4-16d	each joist
Joist on ledger to beam (toe-nailed)	3-8d	3-10d	per joist
Band joist to joist (end-nailed)	3-16d	4-16d	per joist
Band joist to sill or top plate (toe-nailed)	2-16d	3-16d	per foot
CEILING SHEATHING			
Gypsum wallboard	5d coolers	5d coolers	7"edge/10"field
ROOF FRAMING			
Rafter to top plate (toe-nailed)	5-8d	5-10d	per rafter
Ceiling joist to top plate (toe-nailed)	5-8d	5-10d	per joist
Ceiling joist to parallel rafter (face-nailed)	7-16d	7-40d	each lap
Ceiling joist laps over partitions (face-nailed)	7-16d	7-40d	each lap
Collar tie to rafter (face-nailed)	3-8d	3-10d	per tie
Blocking to rafter (toe-nailed)	2-8d	2-10d	each end
Rim board to rafter (end-nailed)	2-16d	3-16d	each end

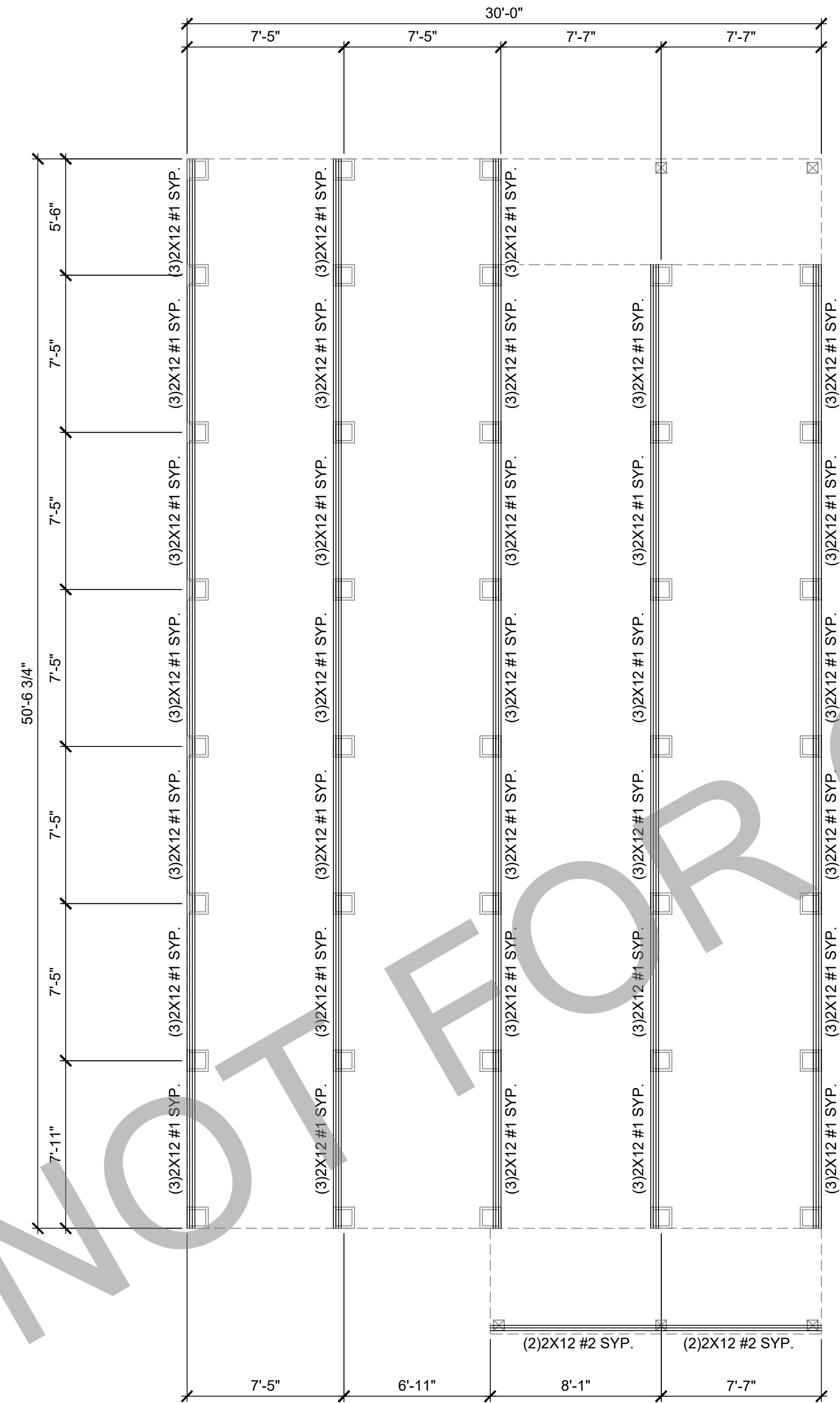
CONCRETE COVERAGE FOR CAST-IN-PLACE (NON PRE-STRESSED CONCRETE MEMBERS)			
CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER
CAST AGAINST AND PERMANENTLY IN CONTACT W/ GROUND	ALL	ALL	3"
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	NO. 6 THROUGH NO. 18 BARS	2"
		NO. 5, W31 / D31 WIRE & SMALLER	1-1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS & WALLS	NO. 14 & NO. 18 BARS	1-1/2"
		NO. 11 BARS & SMALLER	3/4"
	BEAMS, COLUMNS, PEDESTALS, & TENSION TIES	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, & HOOPS	1-1/2"

DEVELOPMENT LENGTH CHART					
BAR SIZE	SLAB/ MATS			WALLS	
	12" THICKNESS OR LESS	THICKNESS GREATER THAN 12"		HORIZ.	VERT.
	ALL BARS	BOTTOM BARS	OTHER BARS		
#3	17"	17"	22"	17"	22"
#4	22"	22"	30"	22"	30"
#5	29"	29"	36"	29"	36"

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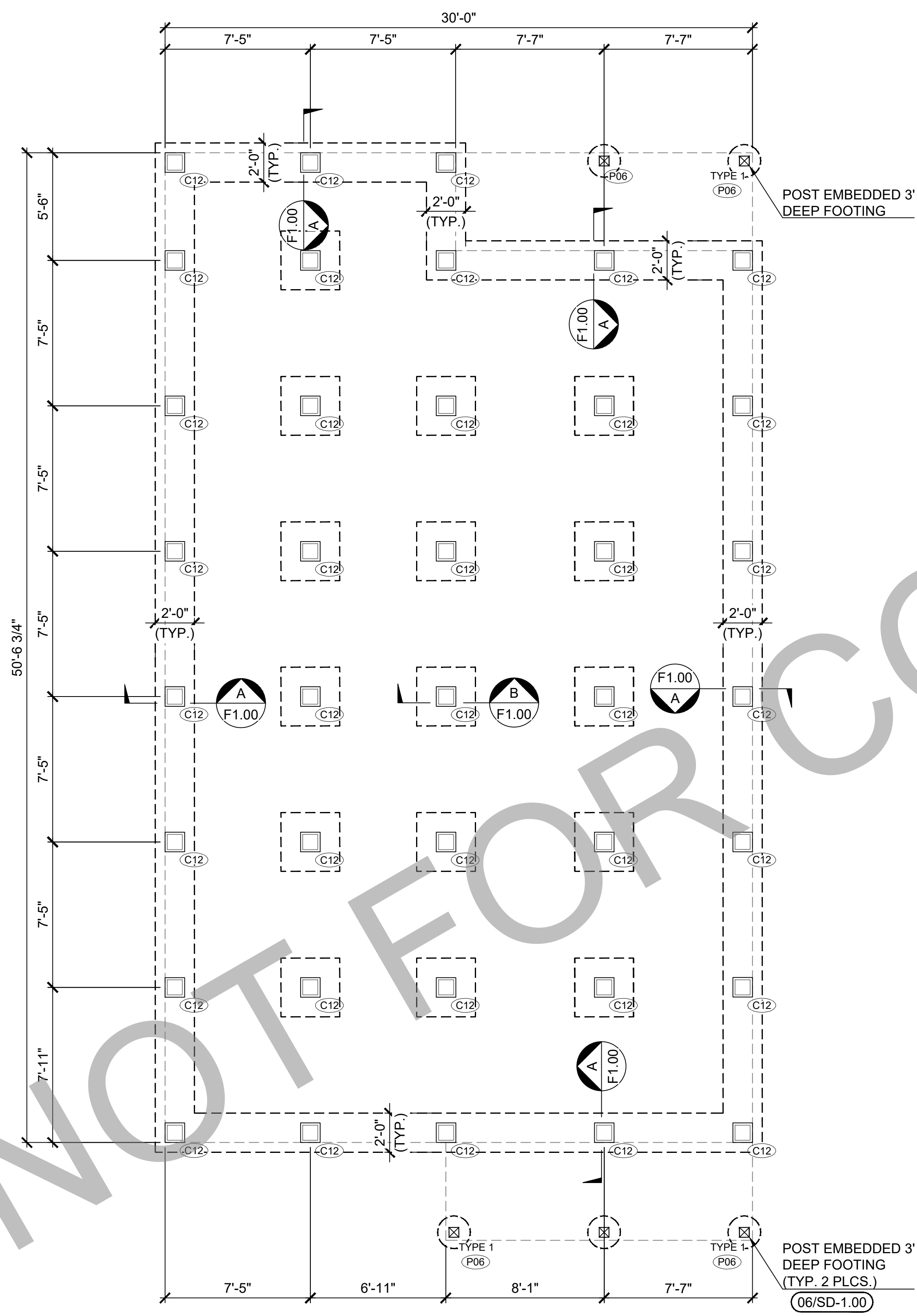


02 STRINGER PLAN (STANDARD)
ALL OPTIONS

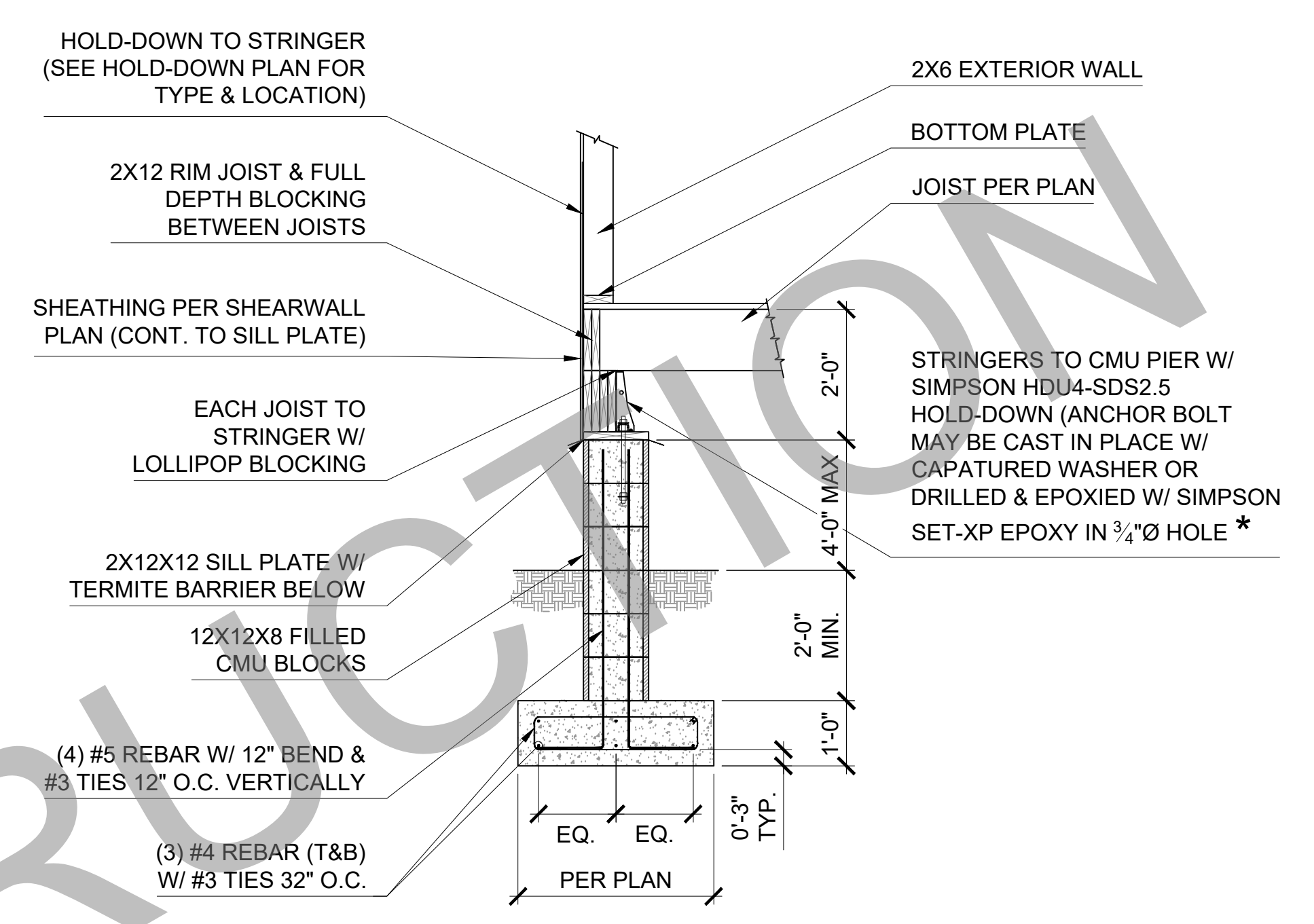
Revisions:		
#	DATE	DESCRIPTION OF CHANGE

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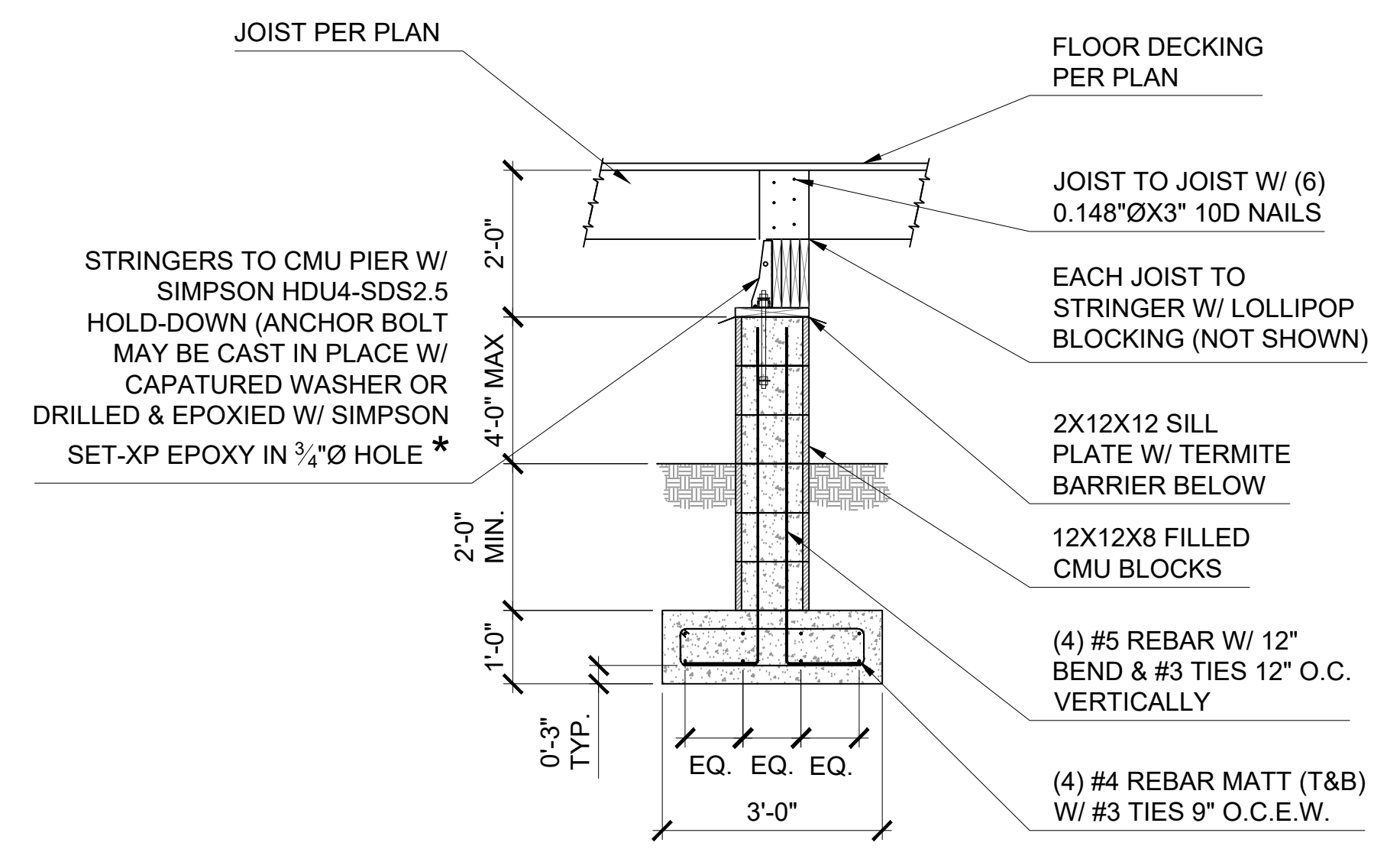
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01 FOUNDATION PLAN (STANDARD)
ALL OPTIONS



A SECTION - EXTERIOR
N.T.S.



B SECTION - INTERIOR
N.T.S.

LEGEND

- DETAIL
- PAGE #
- TYPE X TYPE OF NOTCH
- (Pxx) SIZE OF PILING (P06= 6x6)
- FOR PILING DEPTH DETAIL #6 DWG. SD-1.00 (SEE UNLESS NOTED OTHERWISE ON PLAN)
- (Cxx) SIZE OF CMU BLOCK (C12= 12X12)
- (SEE SECTIONS A & B THIS DWG. FOR PIER CONSTRUCTION SECTIONS) UNLESS NOTED OTHERWISE ON PLAN)

NOTES

- CONCRETE HOLD-DOWNS:
- SEE DRAWING S-6.00 FOR TYPE OF HOLD-DOWN REQUIRED.
 - SEE DRAWING S-1.00 FOR HOLD-DOWN INSTALLATION DETAIL. (REFER TO MANUFACTURERS INSTALLATION INSTRUCTIONS FOR ADDITIONAL REQ'S.)

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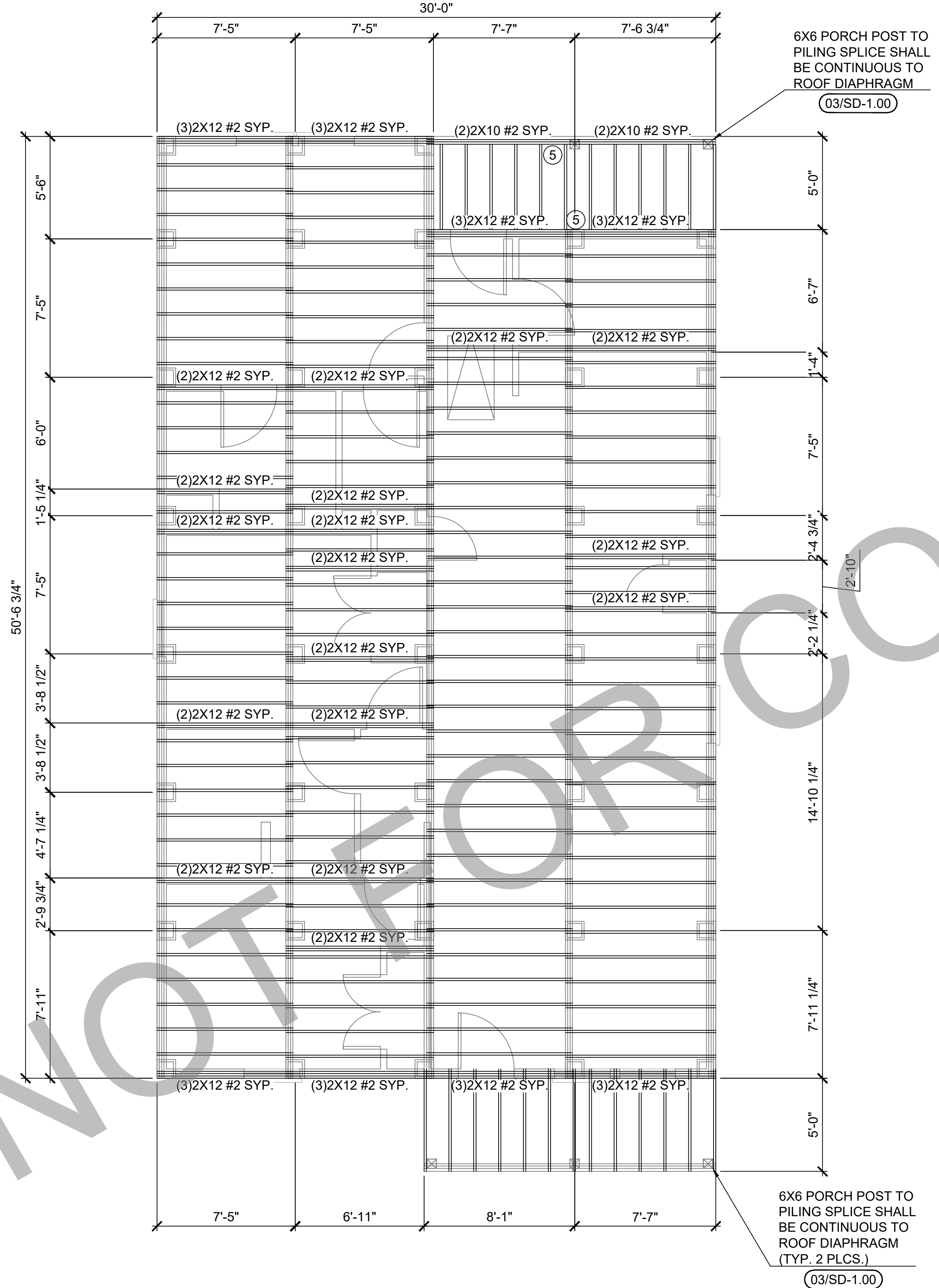
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HANGER SCHEDULE		
MARK	MEMBER SIZE	MODEL NUMBER
⑤	2X10	LUS210 OR LUC210Z CONCEALED
⑥	(2) 2X10	HUS210-2 OR HUC210-2 CONCEALED

HOT DIPPED GALVANIZED OR STAINLESS STEEL
RECOMMENDED ON EXTERIOR HANGERS WITH DIRECT
EXPOSURE TO MOISTURE

SOME MODELS MAY NOT BE USED (SEE PLAN FOR
LOCATION)

LEGEND



NOTES

- FLOOR FRAMING:
- HOUSE FLOOR JOISTS SHALL BE 2X12 #2 SYP @ 16" O.C. (U.N.O.)
 - DECK FLOOR JOISTS SHALL BE 2X10 #2 SYP @ 16" O.C. (U.N.O.)
 - DOUBLE THE FLOOR JOIST WHERE WALLS ABOVE RUN PARALLEL TO FLOOR JOIST.
 - FLOOR DECKING: 3/4" APA RATED PLYWOOD 0.120 x 3" NAILS, 6" AROUND PERIMETER OF DIAPHRAGM. 6" EDGE & 12" FIELD NAIL PATTERN. (SEE DETAIL #3 DWG. SD-2.00)..
- FRAMING:
- ALL STUDS, FLOOR JOISTS, RAFTERS, TRUSS, ETC. SHALL VERTICALLY ALIGN AND BEAR DIRECTLY ON EACH OTHER.

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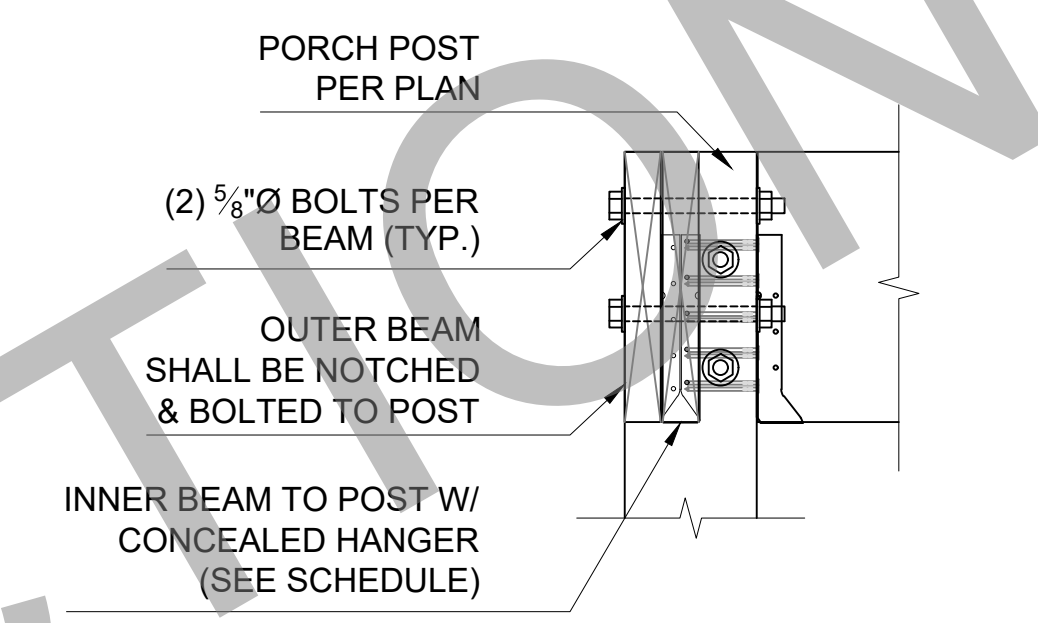
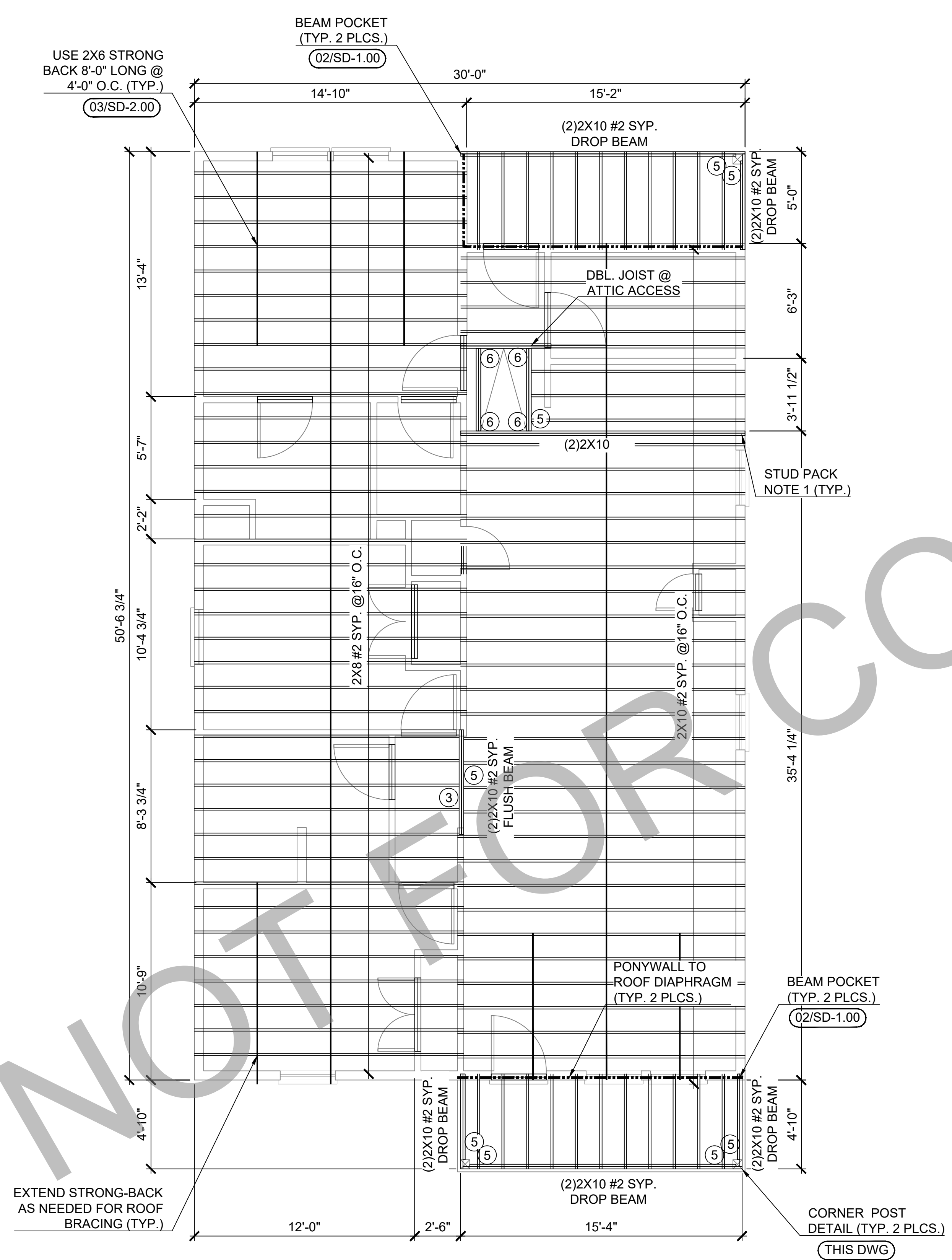
03 FLOOR JOIST PLAN (STANDARD)
ALL OPTIONS

HANGER SCHEDULE		
MARK	MEMBER SIZE	MODEL NUMBER
①	2X6	LUS26 OR LUC26Z CONCEALED
②	(2) 2X6	LUS26-2 OR HUC26-2 CONCEALED
⑤	2X10	LUS210 OR LUC210Z CONCEALED
⑦	2X12	HU212 OR LUC210Z CONCEALED

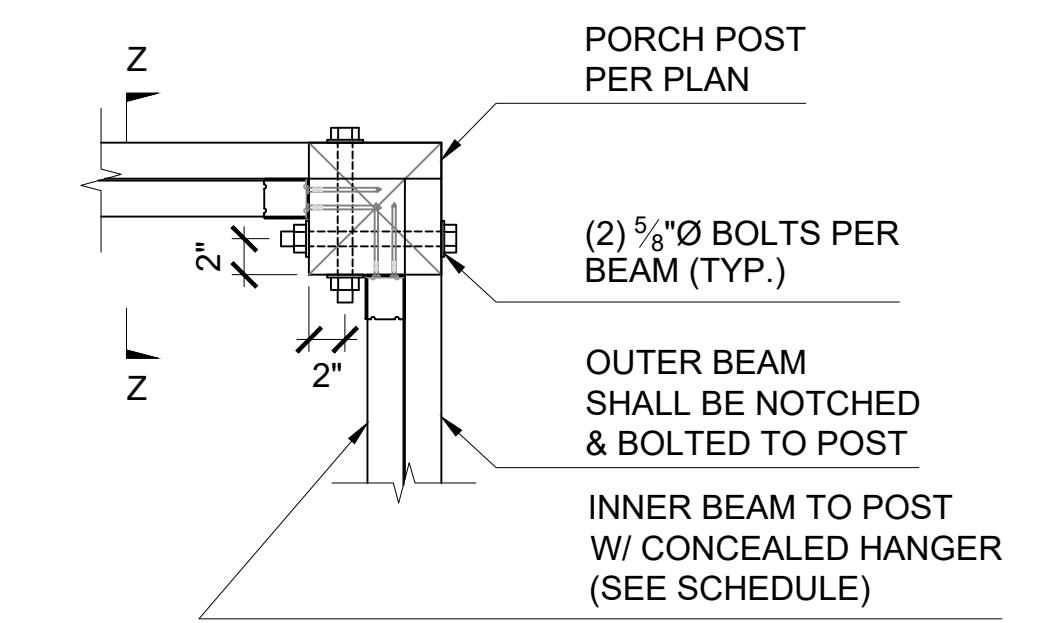
HOT DIPPED GALVANIZED REQ'D OR STAINLESS STEEL RECOMMENDED ON EXTERIOR HANGERS WITH DIRECT EXPOSURE TO MOISTURE

SOME MODELS MAY NOT BE USED (SEE PLAN FOR LOCATION)

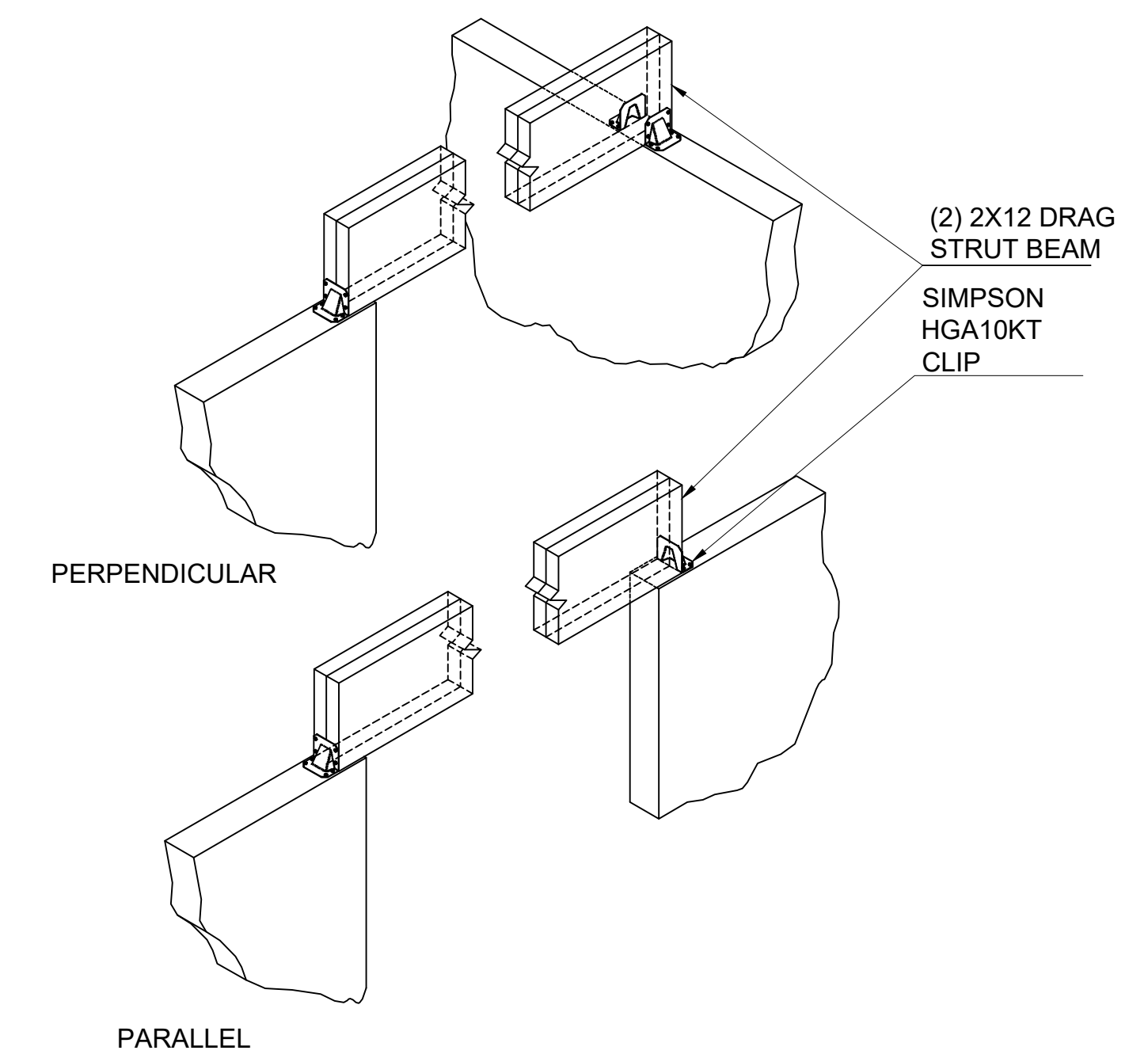
LEGEND	
-----	FULL HEIGHT BLOCKING
-----	TYPICAL STRONG BACK SEE DETL. #4 ON DWG. SD-3.00
-----	PONY WALL TO ROOF DIAPHRAGM
*	DRAG STRUT BEAM W/ SIMP. HGA10KT AT EACH END (SEE DETAIL S-4.00)



ZZ SECTION
NTS



CORNER POST DETAIL
NTS



04 DRAG STRUT BEAM DETAIL
N.T.S.

NOTES

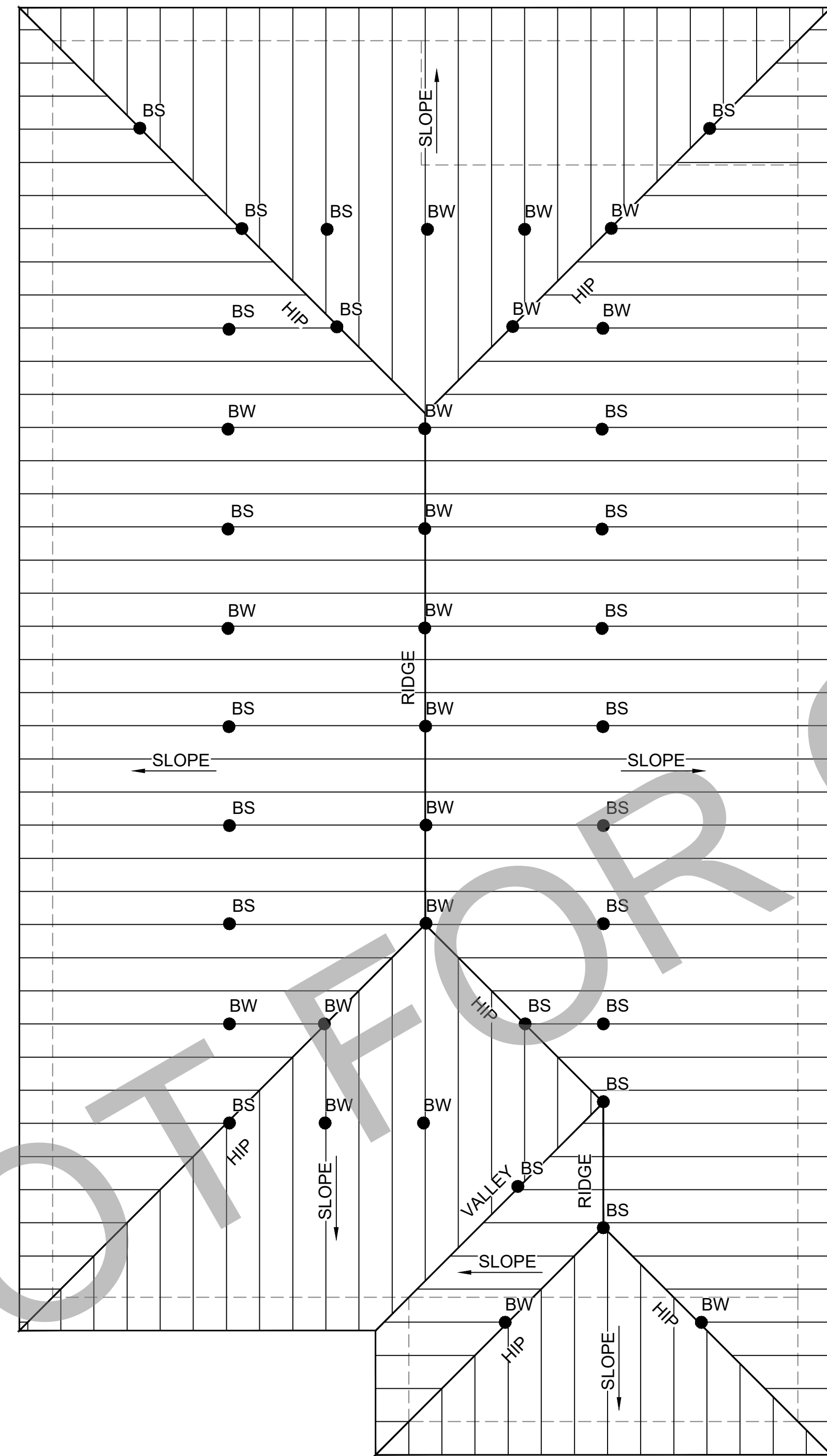
- CEILING FRAMING:
- ALL CEILING JOISTS SHALL BE 2X6 #2 SYP 16" O.C. (U.N.O.)
 - ATTIC ACCESS SHALL BE NO LESS THAN 350LB CAPACITY FOLDING STAIR
- HEADER FRAMING:
- REFER TO DETAIL 1 ON SD-2.00 FOR ALL HEADER REQUIREMENTS. (UNLESS SPECIFIED ON PLAN)
- STUD PACK FRAMING:
- (4) 2X STUD PACK UNDER EACH END OF 2X SOLID SAWN BEAM.
 - (6) 2X STUD PACK UNDER EACH END OF GLULAM BEAM. (SEE PLAN FOR BEAM SIZE)
- FRAMING:
- ALL STUDS, FLOOR JOISTS, RAFTERS, TRUSS, ETC. SHALL VERTICALLY ALIGN AND BEAR DIRECTLY ON EACH OTHER.

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04 CEILING JOIST PLAN (STANDARD)
ALL OPTIONS



05

RAFTER PLAN (STANDARD)

ALL OPTIONS

LEGEND

- BRACE POINT
- BW - BRACE TO WALL
- BJ - BRACE TO JOIST
- BB - BRACE TO BEAM
- BS - BRACE TO STRONGBACK

NOTES

ROOF FRAMING:

1. RIDGES TO BE 2x10 #2 SYP
2. ALL HIPES TO BE 2x8 #2 SYP
3. ALL RAFTERS TO BE 2x6 #2 SYP 16"O.C. (UNO)
4. ROOF SHEATHING: 1/2" APA RATED PLYWOOD W/ 0.120 X 3" RING SHANK NAILS, 4" AROUND PERIMETER OF DIAPHRAGM, 6" EDGE & 6" FIELD NAIL PATTERN. PER SECTION R803
5. ROOF UNDERLAYMENT SHALL COMPLY WITH R905.1.1.1 & TABLE R905.1.1.1

FRAMING:

1. ALL STUDS, FLOOR JOISTS, RAFTERS, TRUSS, ETC. SHALL VERTICALLY ALIGN AND BEAR DIRECTLY ON EACH OTHER.

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PROJECT #:		SCALE:	1/4" = 1'-0"
DATE:			S-5.00

LEGEND

SHEAR WALLS:
ALL SHEARWALLS SHALL EXTEND TO ROOF DIAPHRAGM OR NEXT FLOOR DIAPHRAGM.

SW1: 19/32" APA RATED PLYWOOD SHEATHING 6" PERIMETER AND W/6" EDGE / 12" FIELD NAIL PATTERN USING 0.120 x 3" NAILS

SW4: 19/32" APA RATED PLYWOOD SHEATHING 4" PERIMETER AND W/4" EDGE / 12" FIELD NAIL PATTERN USING 0.120 x 3" NAILS

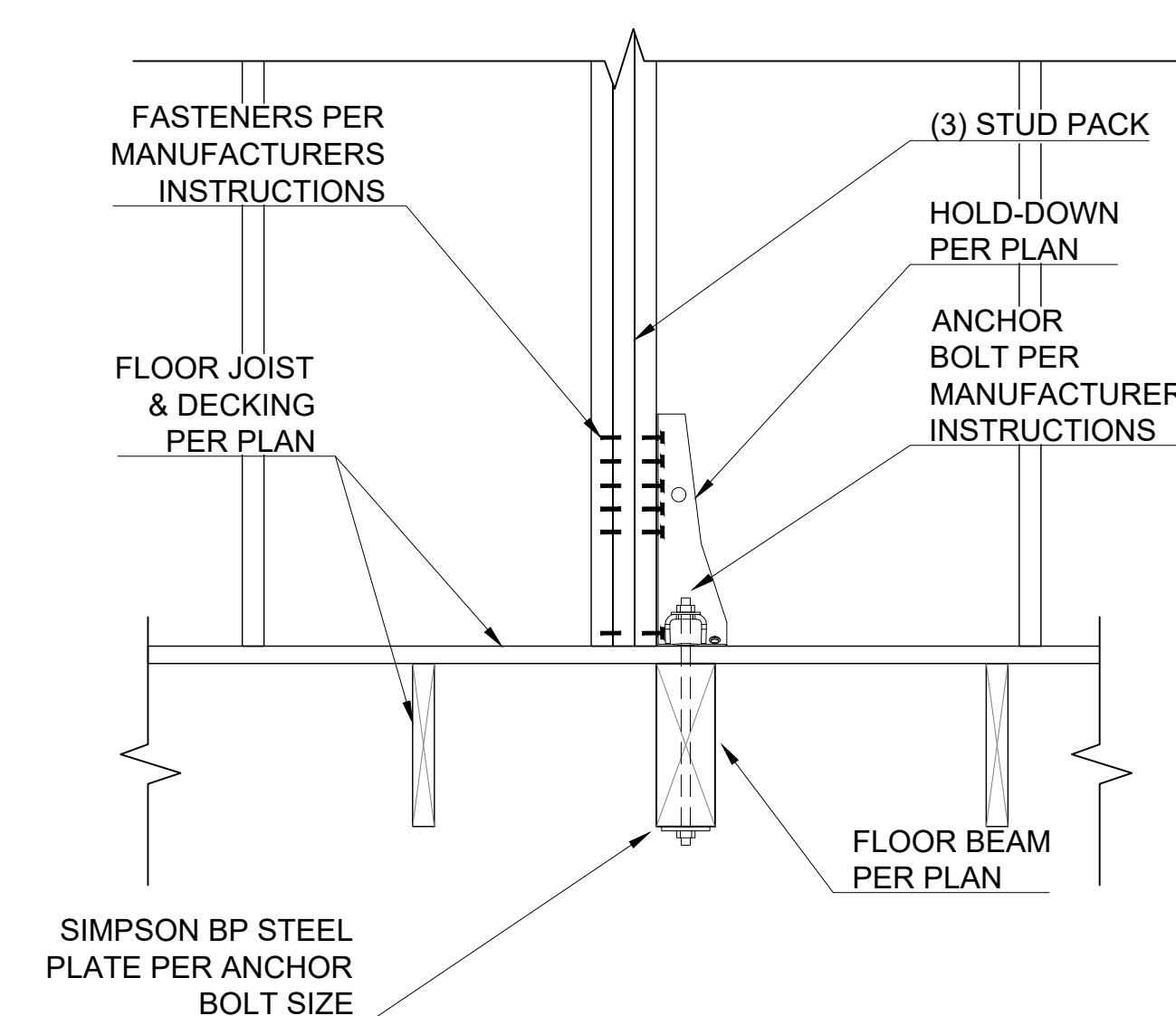
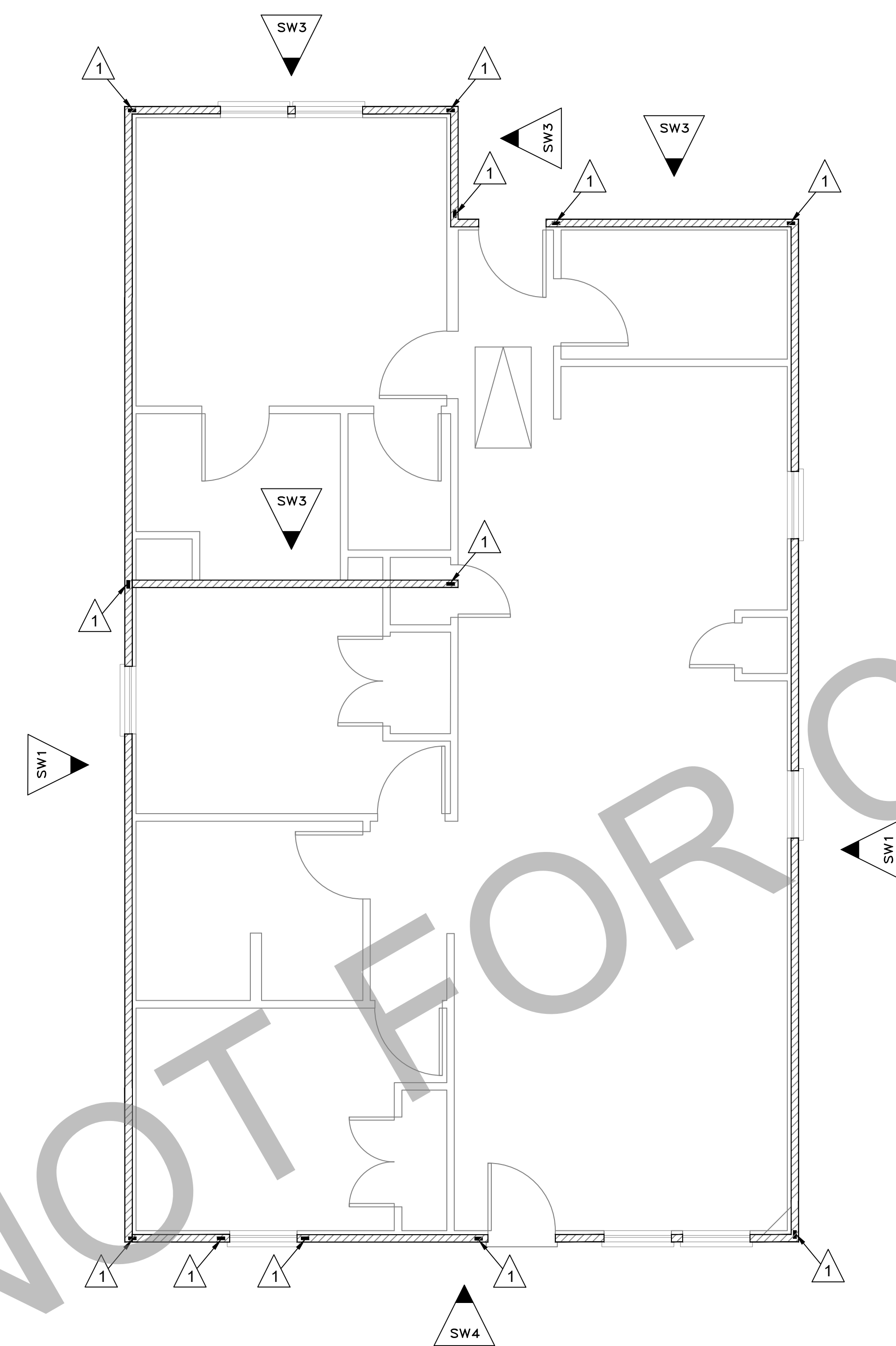
HOLD-DOWNS:
ALL HOLD-DOWNS SHALL BE SECURED TO MIN. DBL STUD OR GREATER PER MANUFACTURERS INSTRUCTIONS.

1 MSTC48B3 W/ (16) 10D NAILS IN BEAM & (38) 10D NAILS IN STUD PACK PER MANUFACTURERS INSTRUCTIONS

2 MSTC66B3 W/ (18) 10D NAILS IN BEAM & (38) 10D NAILS IN STUD PACK PER MANUFACTURERS INSTRUCTIONS

3 HDU5-SDS2.5 USE (14) 1/2"x2 1/2" SDS SCREWS PER MANUFACTURERS INSTRUCTIONS (SEE HDU TO FLOOR BEAM CONNECTION DETAIL ON THIS DWG. FOR INSTALLATION TO FLOOR BEAM).

* DRAG STRUT BEAM W/ SIMP. HGA10KT AT EACH END (SEE DETAIL S-4.00)



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06

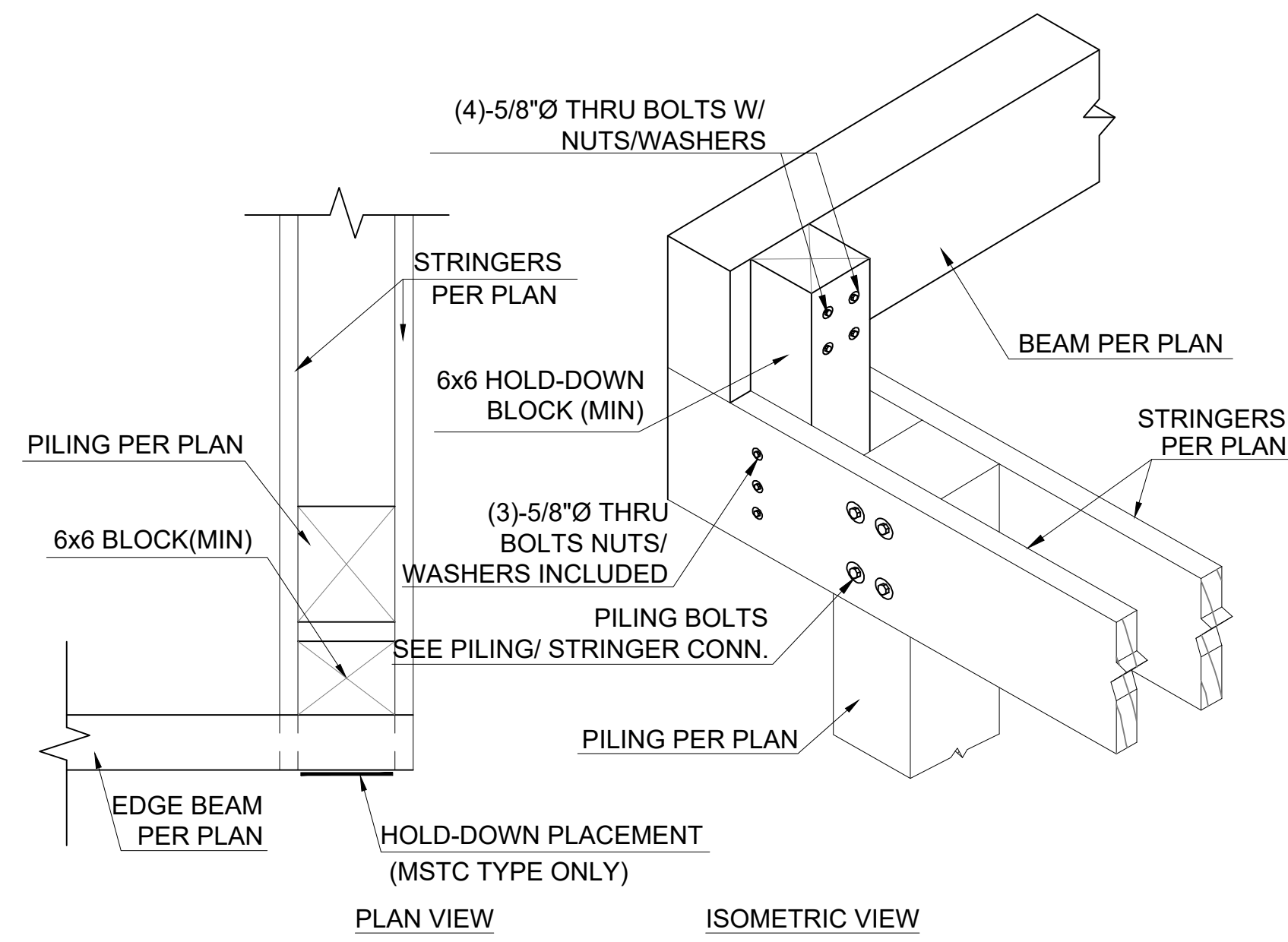
SHEARWALL PLAN (STANDARD)

ALL OPTIONS

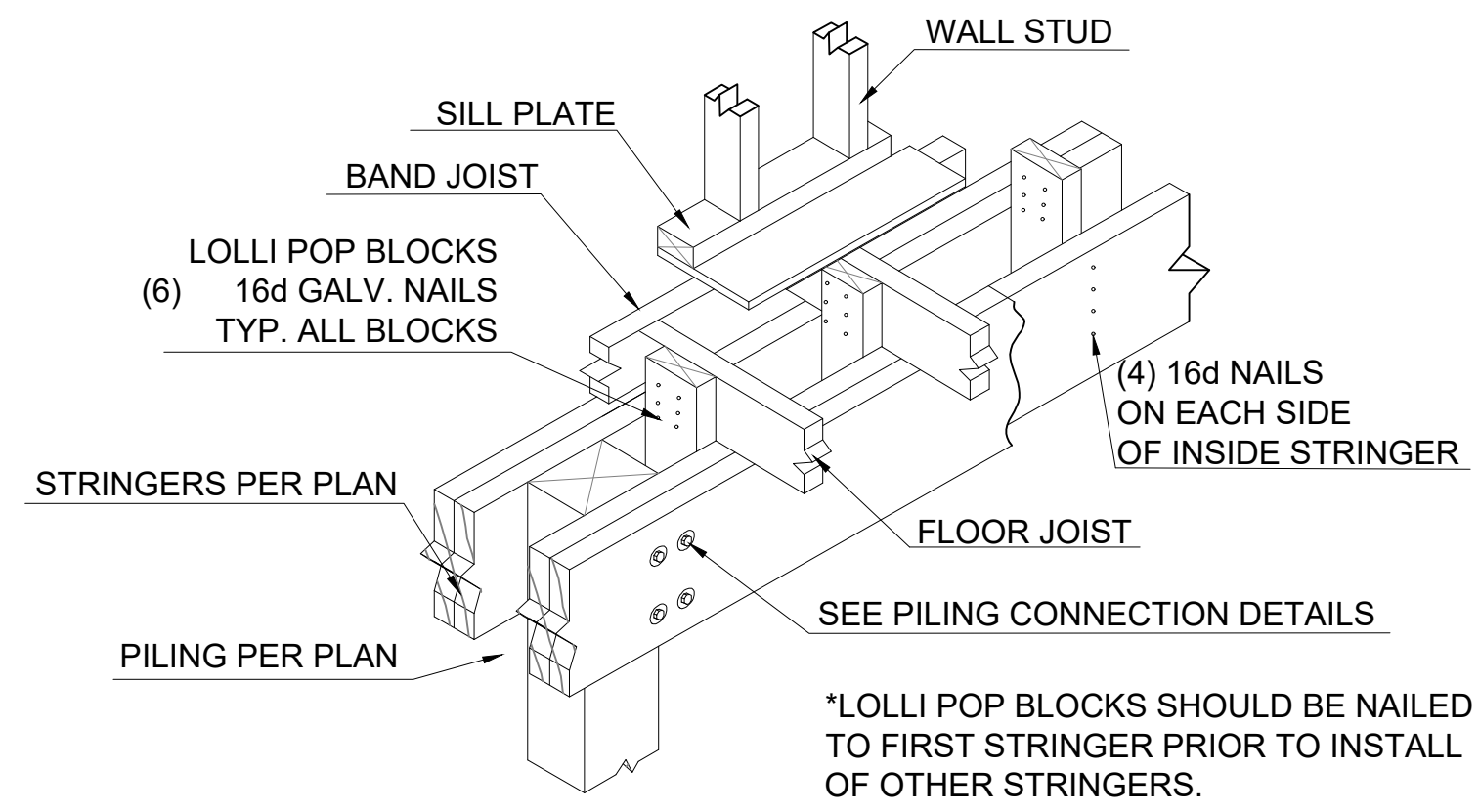
HDU TO FLOOR BEAM CONNECTION DETAIL

N.T.S.

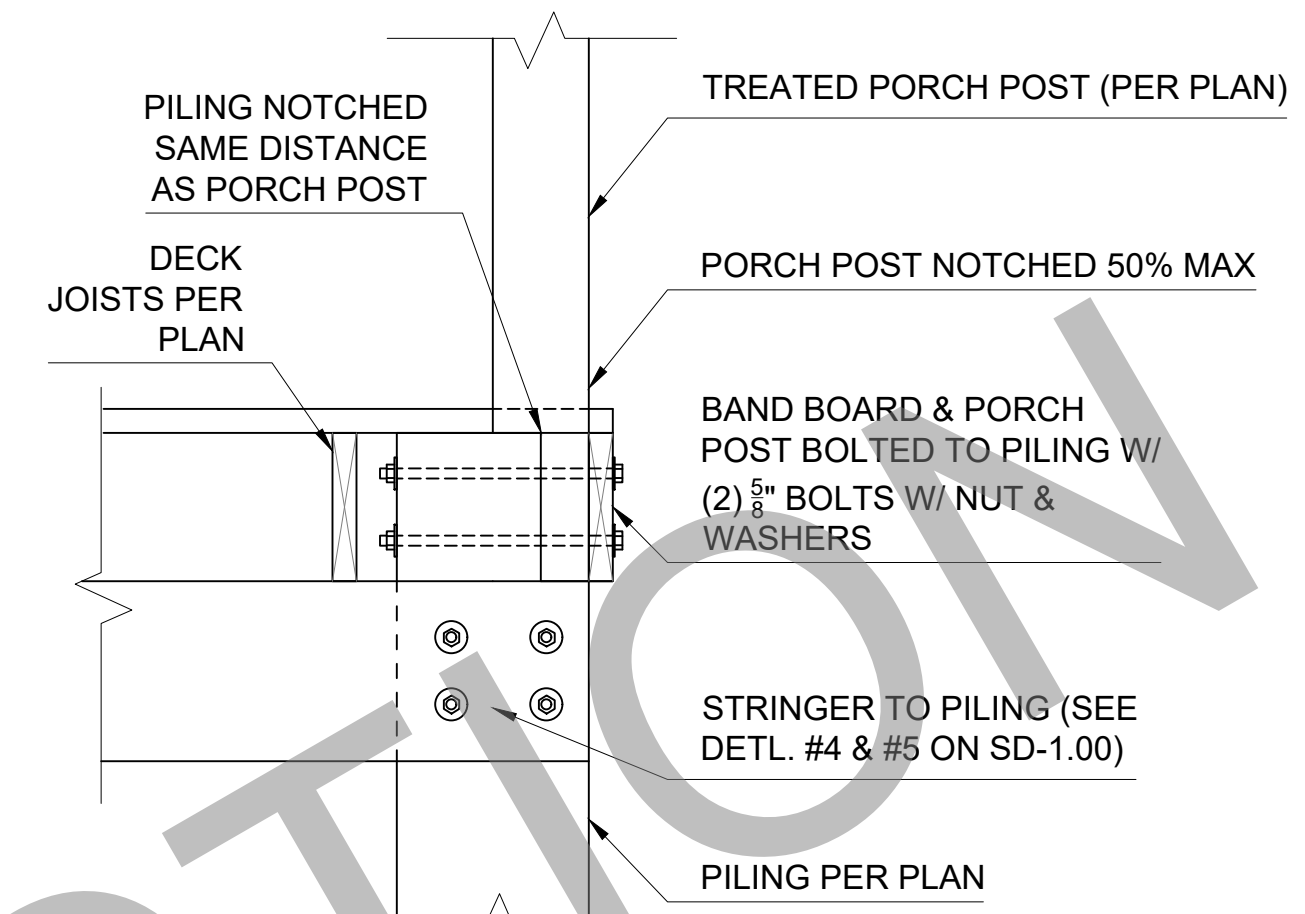
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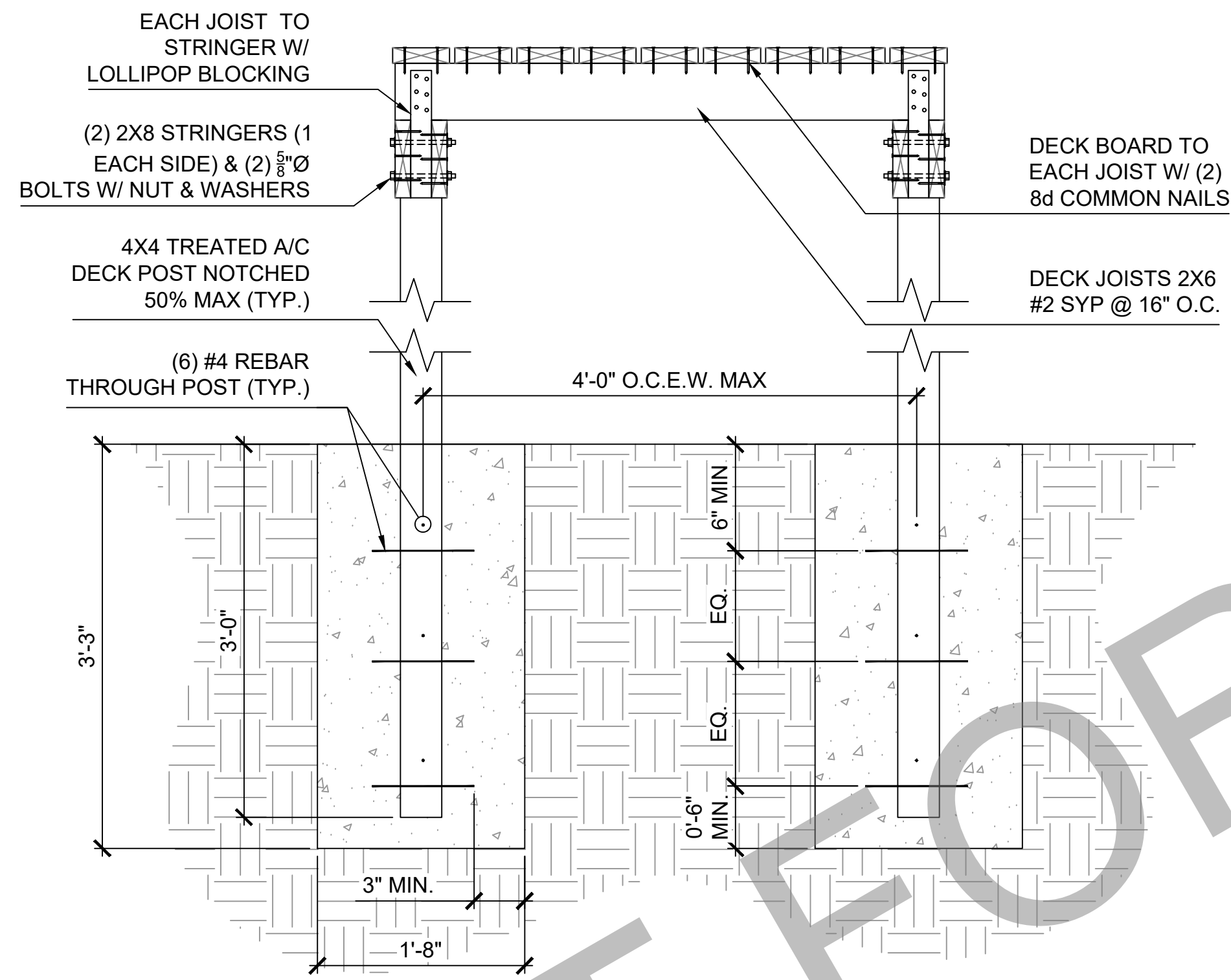
1 TYPICAL HOLD DOWN BLOCK DETAIL



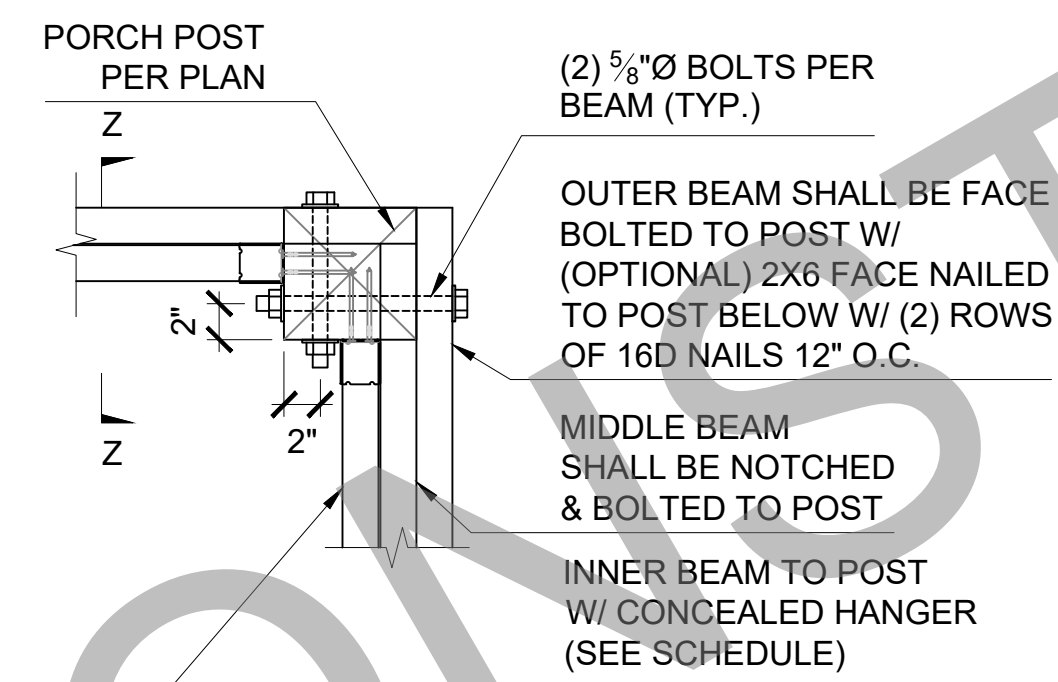
2 TYPICAL PRESSURE BLOCKING DETAIL



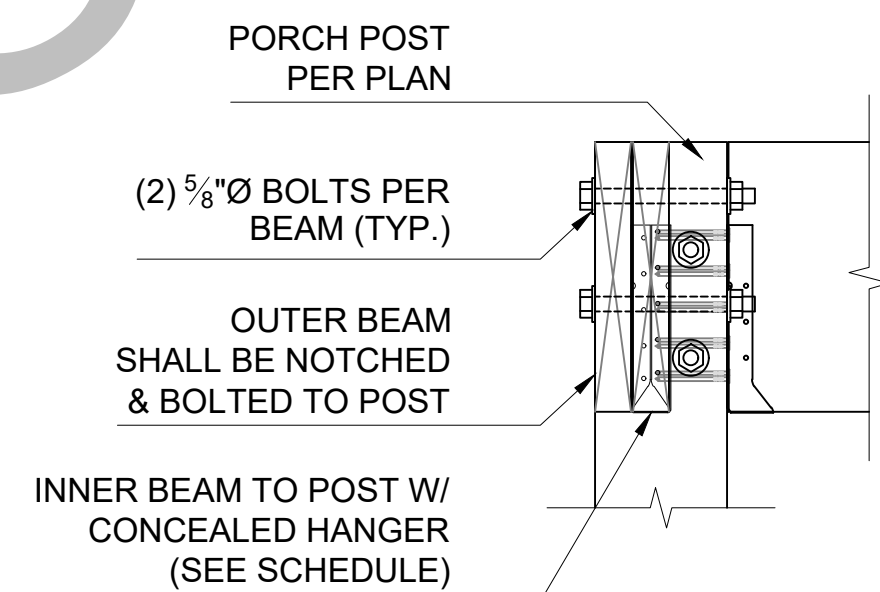
3 PORCH POST TO PILING SPLICE DETAIL



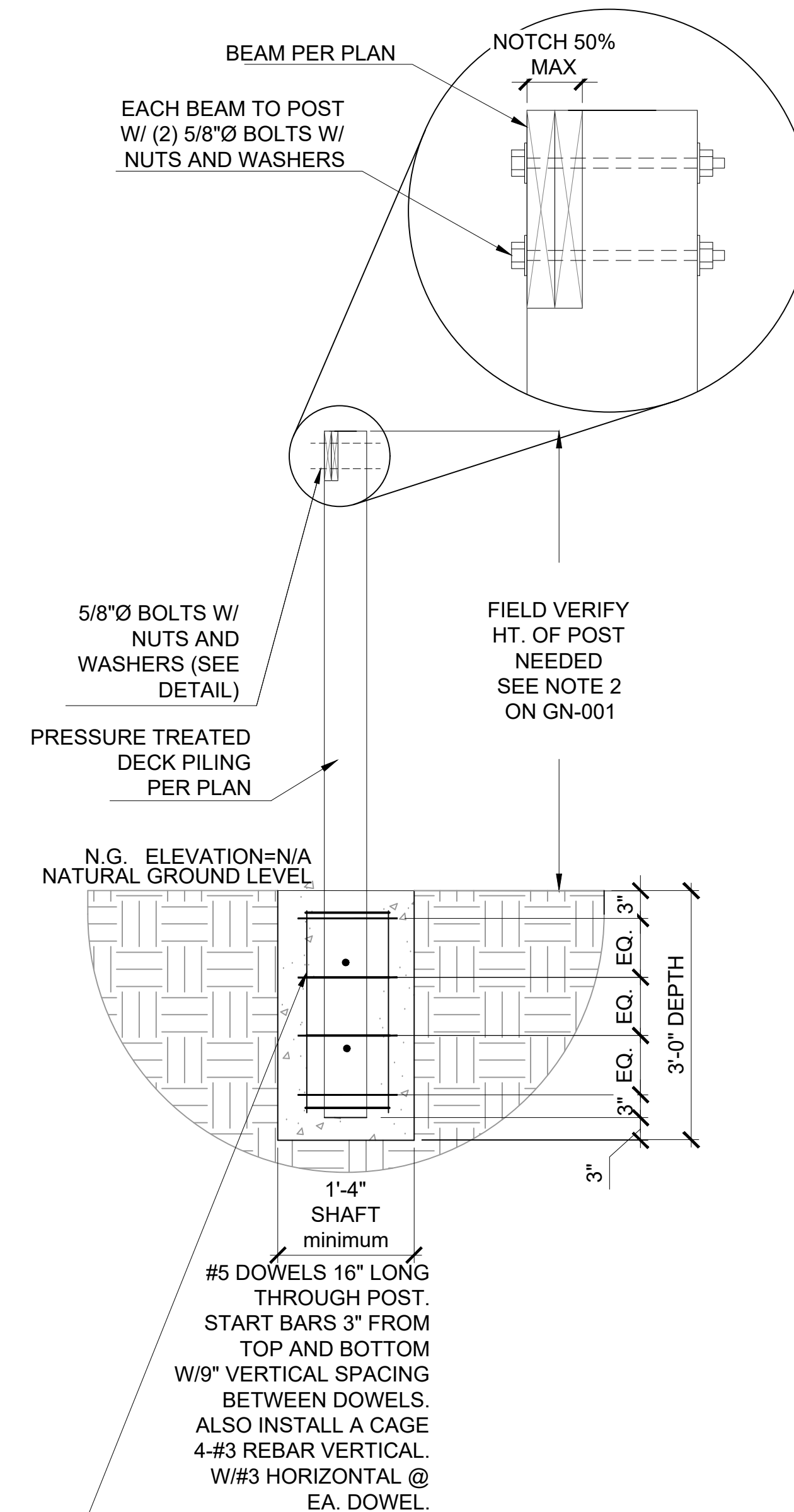
4 FREE STANDING A/C DECK



5 CORNER PORCH POST DETAIL



SECTION Z-Z



6 TYPICAL EMBEDDED PORCH POST DETAIL

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KING AND JACK STUD SCHEDULE	
OPENING SPAN	KING/JACK STUDS REQUIRED PER OPENING SPAN
4' OR LESS	(1) KING & (1) JACK STUD (EACH SIDE)
4' TO 6' OPENING	(2) KING & (2) JACK STUD (EACH SIDE)
6' TO 8' OPENING	(3) KING & (2) JACK STUD (EACH SIDE)
8' TO 12' OPENING	(4) KING & (3) JACK STUD (EACH SIDE)
12' TO 16' OPENING	(5) KING & (4) JACK STUD (EACH SIDE)

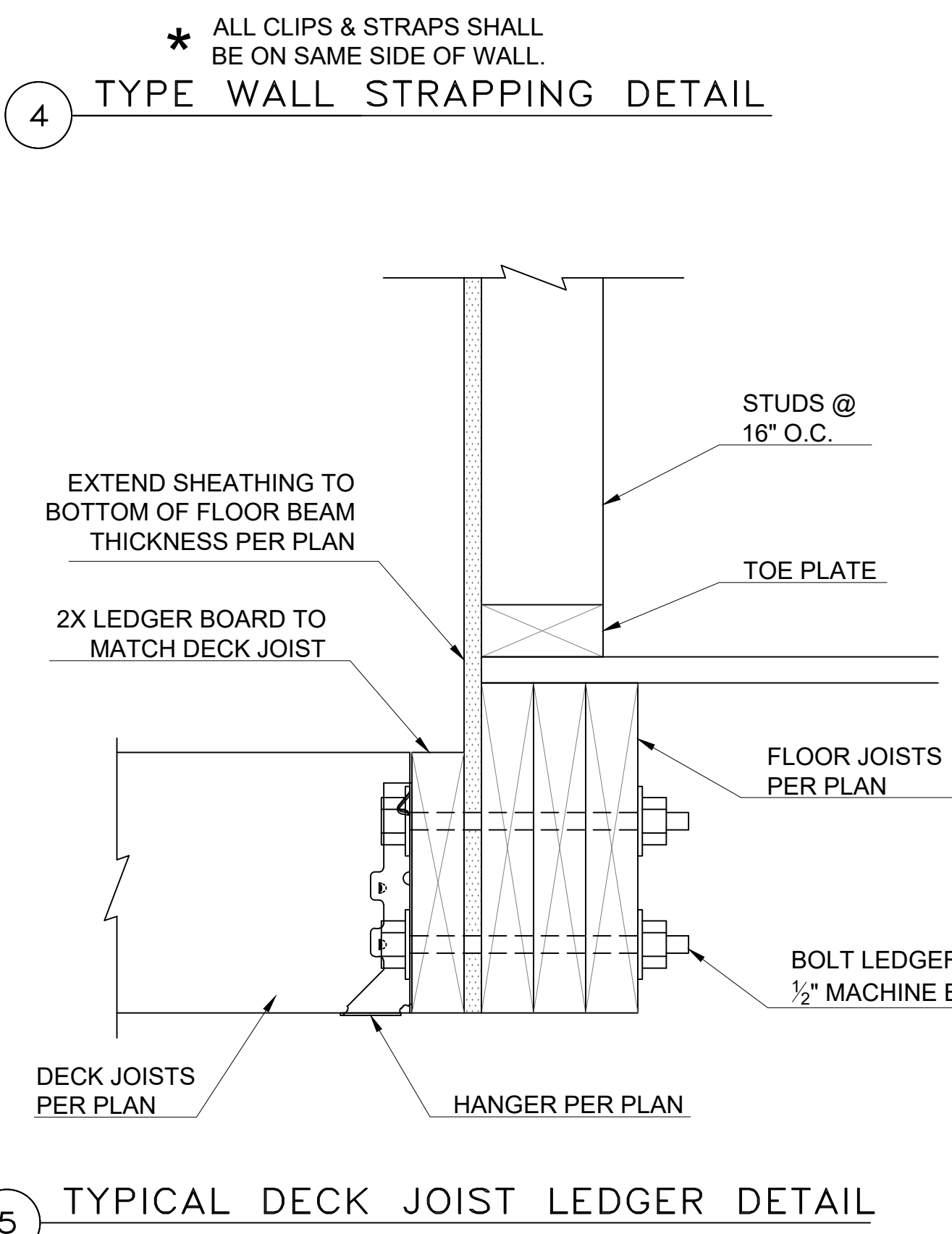
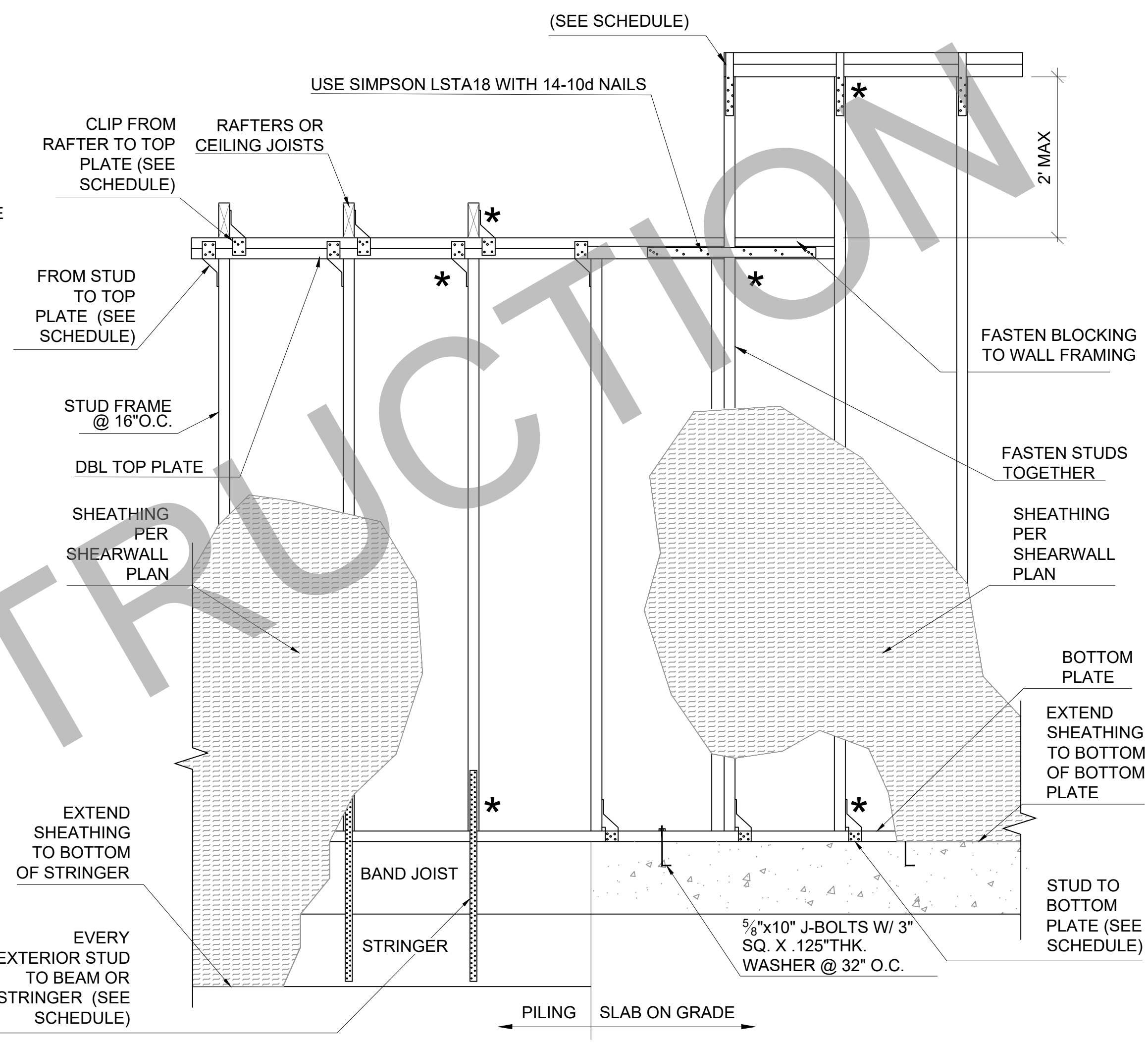
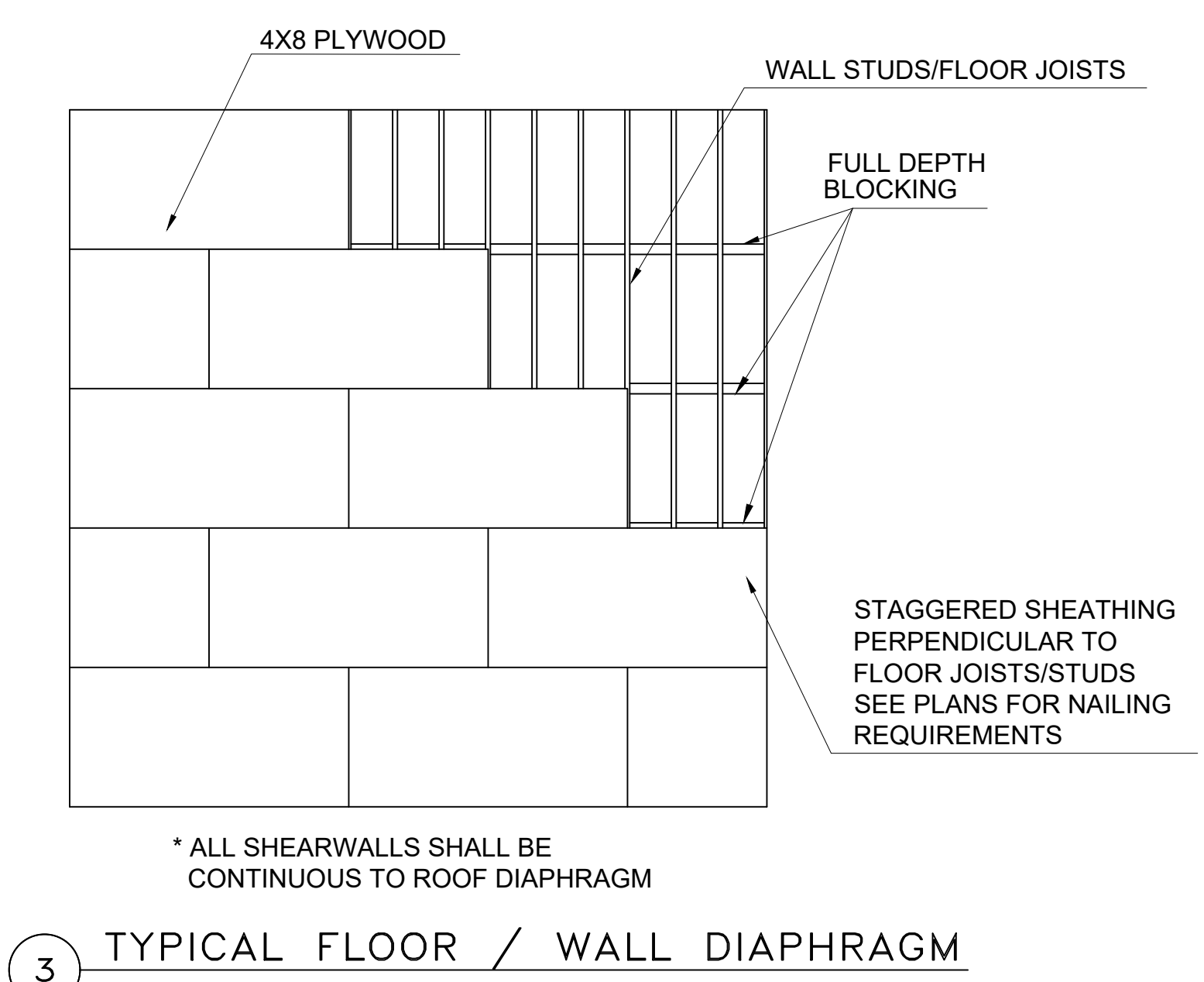
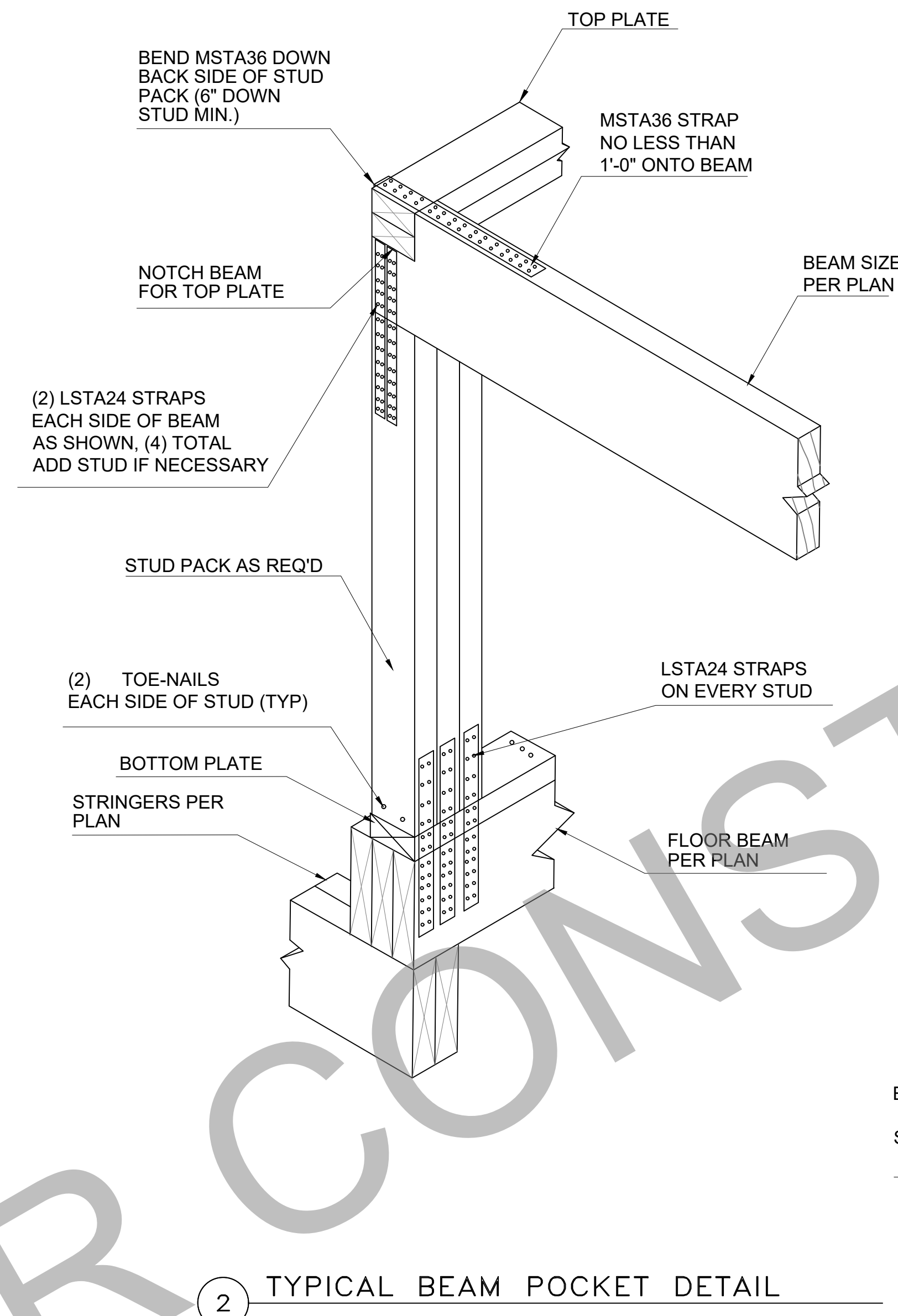
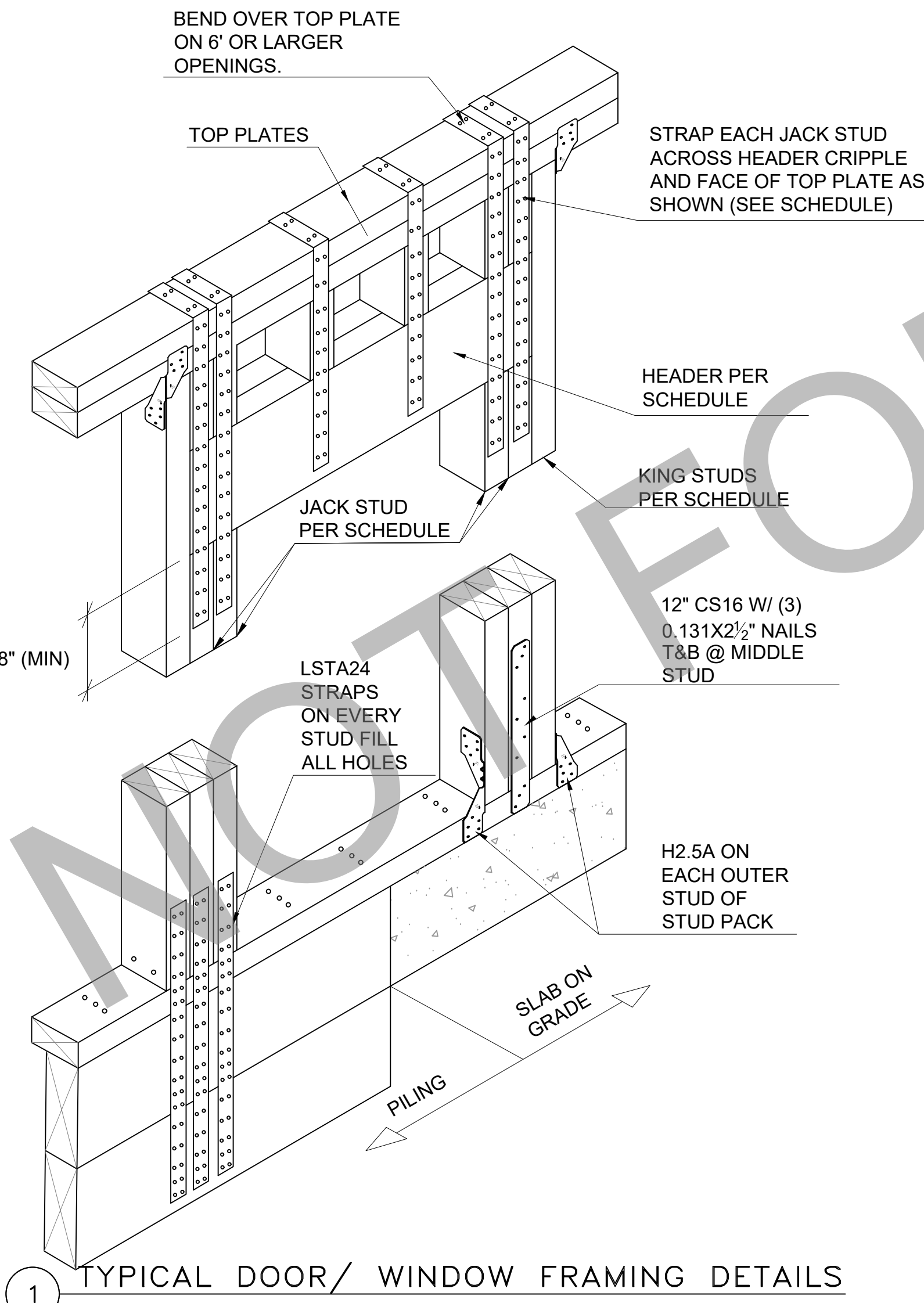
SINGLE STORY HEADER SCHEDULE			
ALL HEADERS ARE DROP BEAMS, U.N.O			GRADE # 2 LUMBER
TYPE	OPENING SPAN	WALL THICKNESS	HEADER REQ'D
1	3' OR LESS	3.5"	TWO 2"x8" #2 SYP w/ 1/2" PLYWD FLITCH
2	3' OR LESS	5.5"	THREE 2"x8" #2 SYP w/ 1/2" PLYWD FLITCHS
3	3' TO 5'	3.5"	TWO 2"x10" #2 SYP w/ 1/2" PLYWD FLITCH
4	3' TO 5'	5.5"	THREE 2"x10" #2 SYP w/ 1/2" PLYWD FLITCHS
5	5' TO 8'	3.5"	TWO 2"x12" #2 SYP w/ 1/2" PLYWD FLITCH
6	5' TO 8'	5.5"	THREE 2"x12" #2 SYP w/ 1/2" PLYWD FLITCHS

OPENINGS GREATER THAN 6'-1" SHALL BE AS INDICATED ON PLAN DRAWINGS

NOTES:

- THIS TABLE USES EITHER 0.25" DEFLECTION OR L/240 WHICHEVER IS LESS
- THIS TABLE ACCOUNTS FOR ONLY ROOF AND CEILING LOADING
- FOR GENERIC 1 STORY FRAMING
- FOR 2-STORY DWELLINGS USE 2X12 HEADERS ON FIRST FLOOR LIVING SPACE (UNO)

* ALL NON-LOAD BEARING HEADERS SHALL BE 2X6 #2 SYP W/ 1/2" PLYWOOD FLITCH.



SCHEDULE

CLIP & STRAP SCHEDULE	
CONNECTION LOCATION	CLIP / STRAP
STUD TO BOTTOM PLATE (SLAB)	SIMPSON H2.5A 1
STUD TO STRINGER/BEAM (PILING)	SIMPSON LSTA36 2,3
STUD TO STUD BETWEEN LEVELS	SIMPSON LSTA36 2,3
HEADER STRAPS (8' PLATE)	SIMPSON LSTA36 1,3
HEADER STRAPS (9' PLATE)	SIMPSON CS16 (48") 1
2X RAFTER TO TOP PLATE/ BEAM	SIMPSON H2.5A 1
RAFTER TO RAFTER @ RIDGE	SIMPSON LSTA18 1
RAFTER TO RAFTER @ HIP	SIMPSON LSTA18 1
ROOF TRUSS TO STUD	SIMPSON HTS30C 1
RAFTER TO TOP PLATE	(2) SIMPSON H2.5A 1
STUD TO TOP PLATE	(2) SIMPSON H2.5A 1

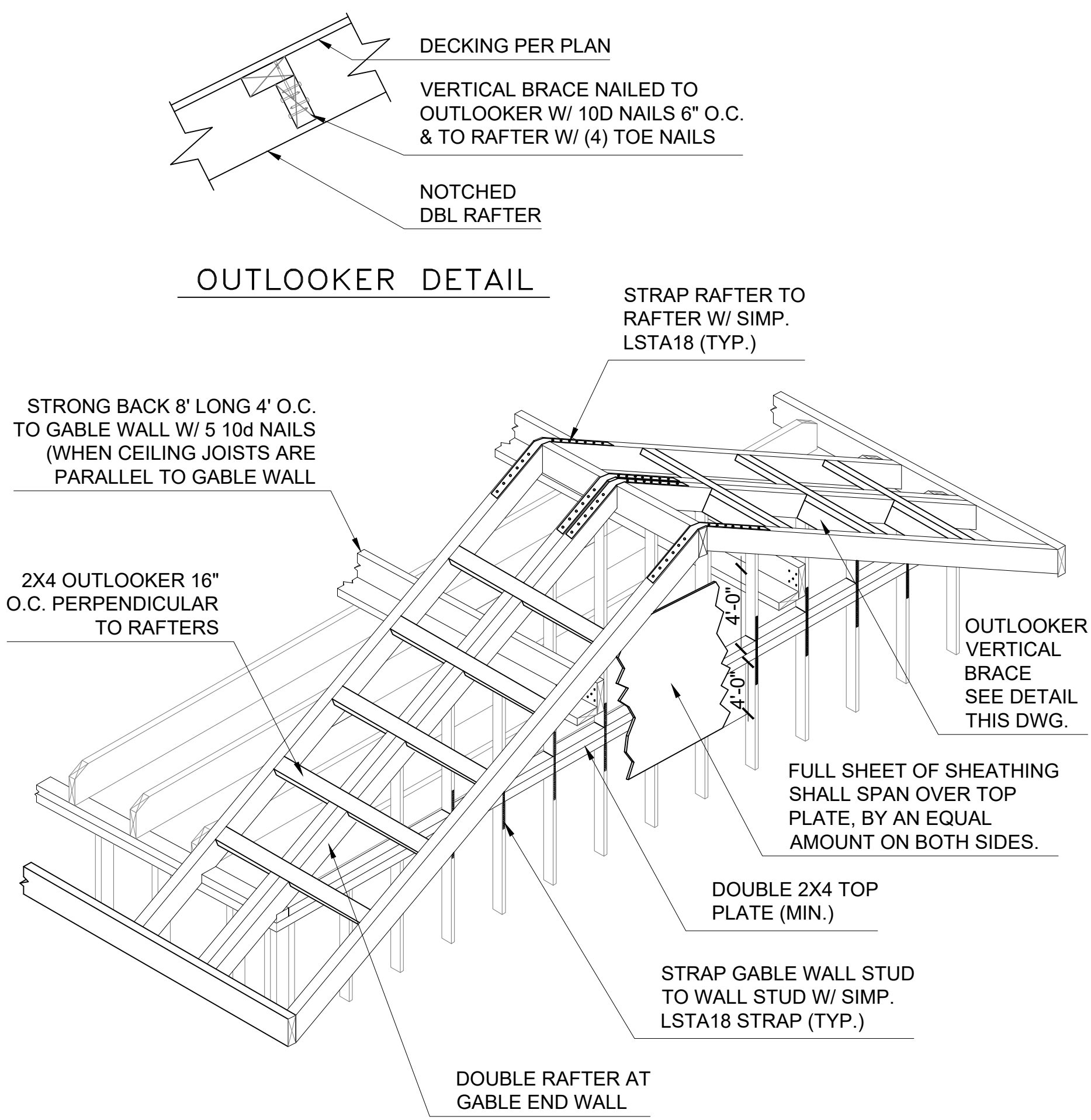
- FILL ALL NAIL HOLES U.N.O.
- STUD STRAPS SHALL TERMINATE AT A BEAM OR STRINGER (NEVER AT BAND JOIST) & EXTEND PAST RIM JOIST BY A MINIMUM OF 10".
- SIMPSON CS16 (OF EQUAL LENGTH AND FASTENERS) MAY BE SUBSTITUTED FOR SIMPSON LSTA
- FASTENERS & QUANTITY PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- SOME CLIPS & STRAPS LISTED MAY NOT APPLY TO EVERY PROJECT.

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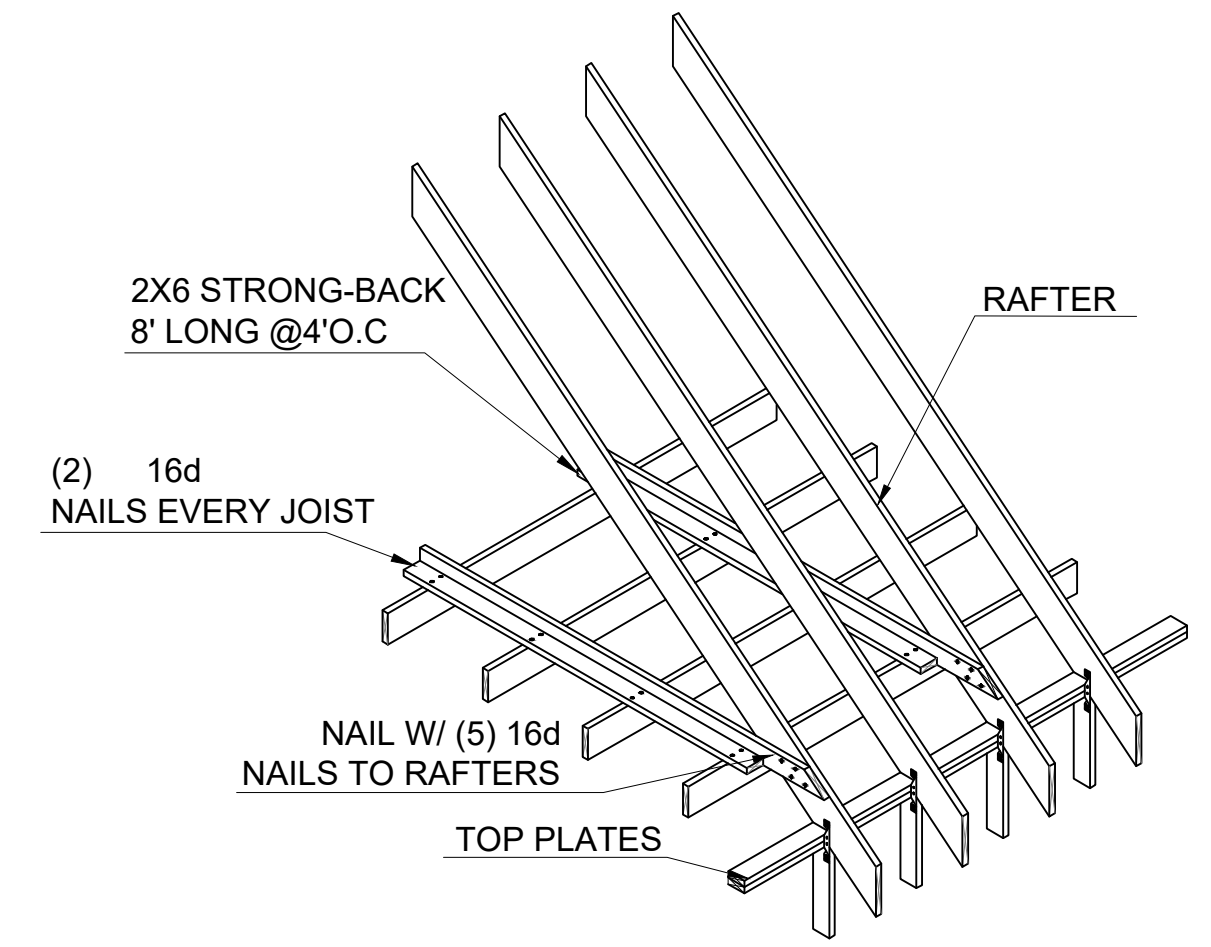
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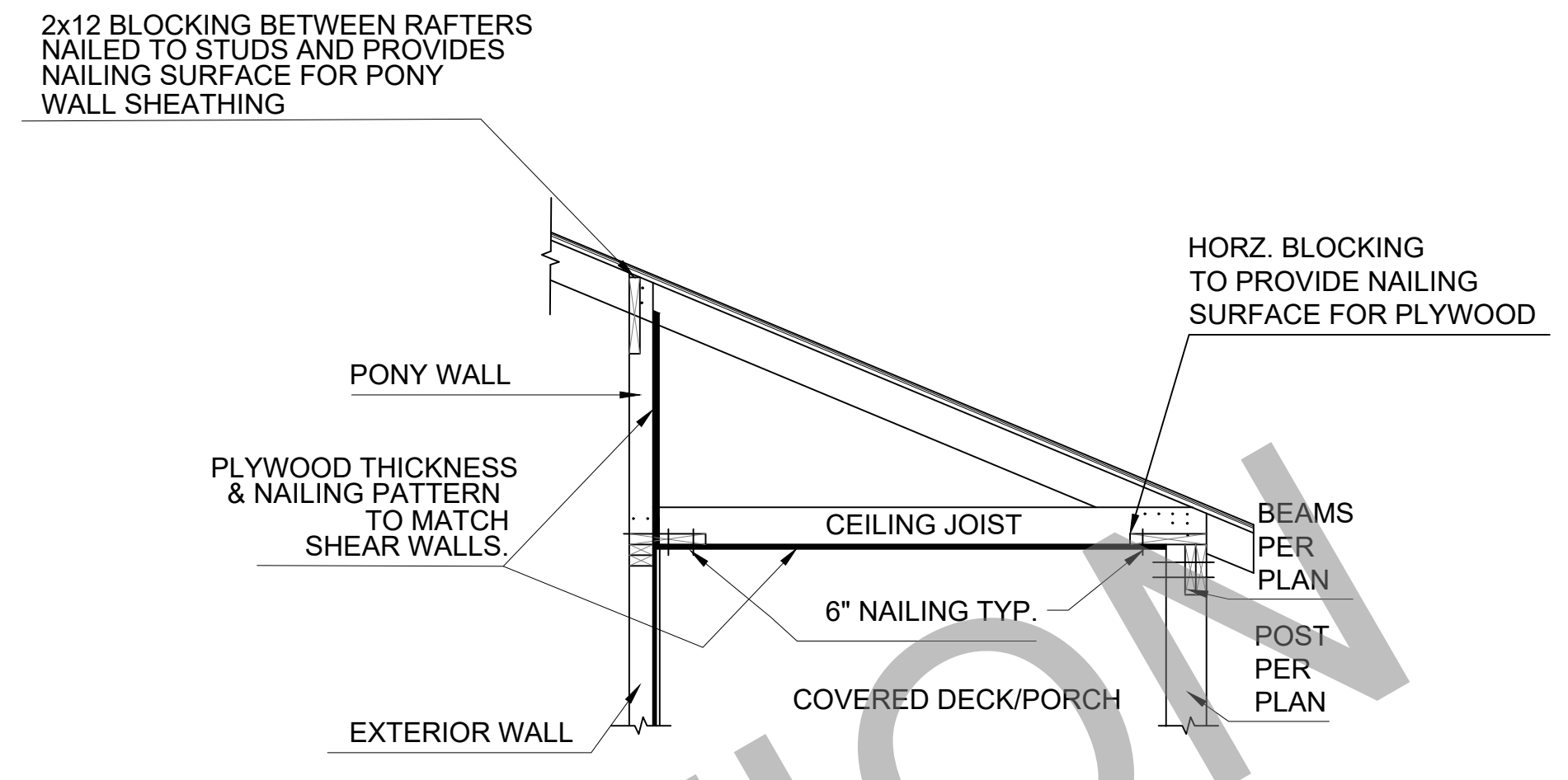
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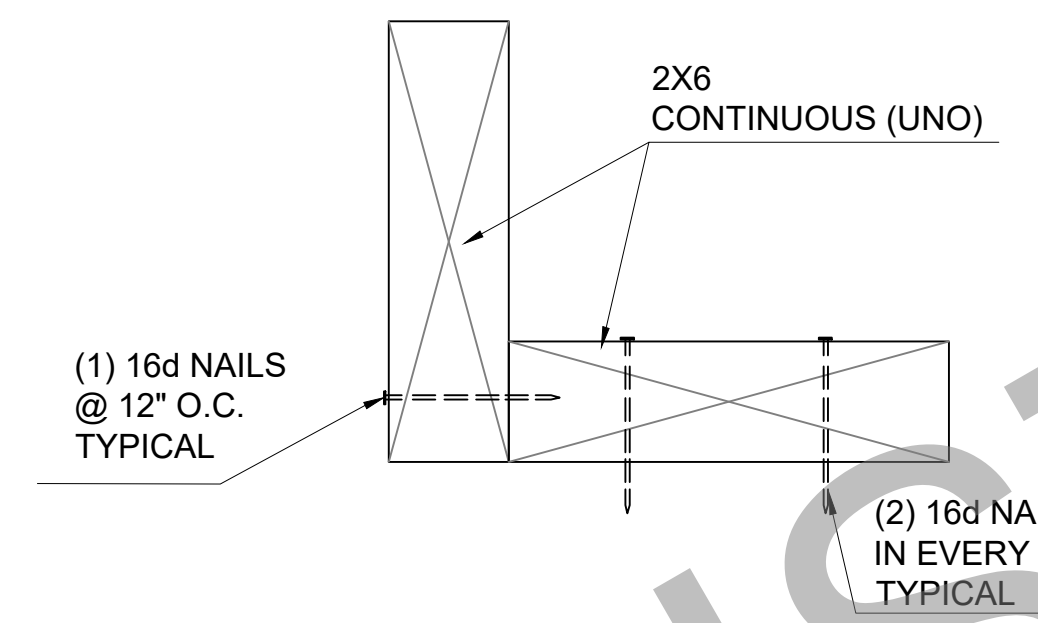
1 TYPICAL GABLE WALL & ROOF FRAMING DETAIL



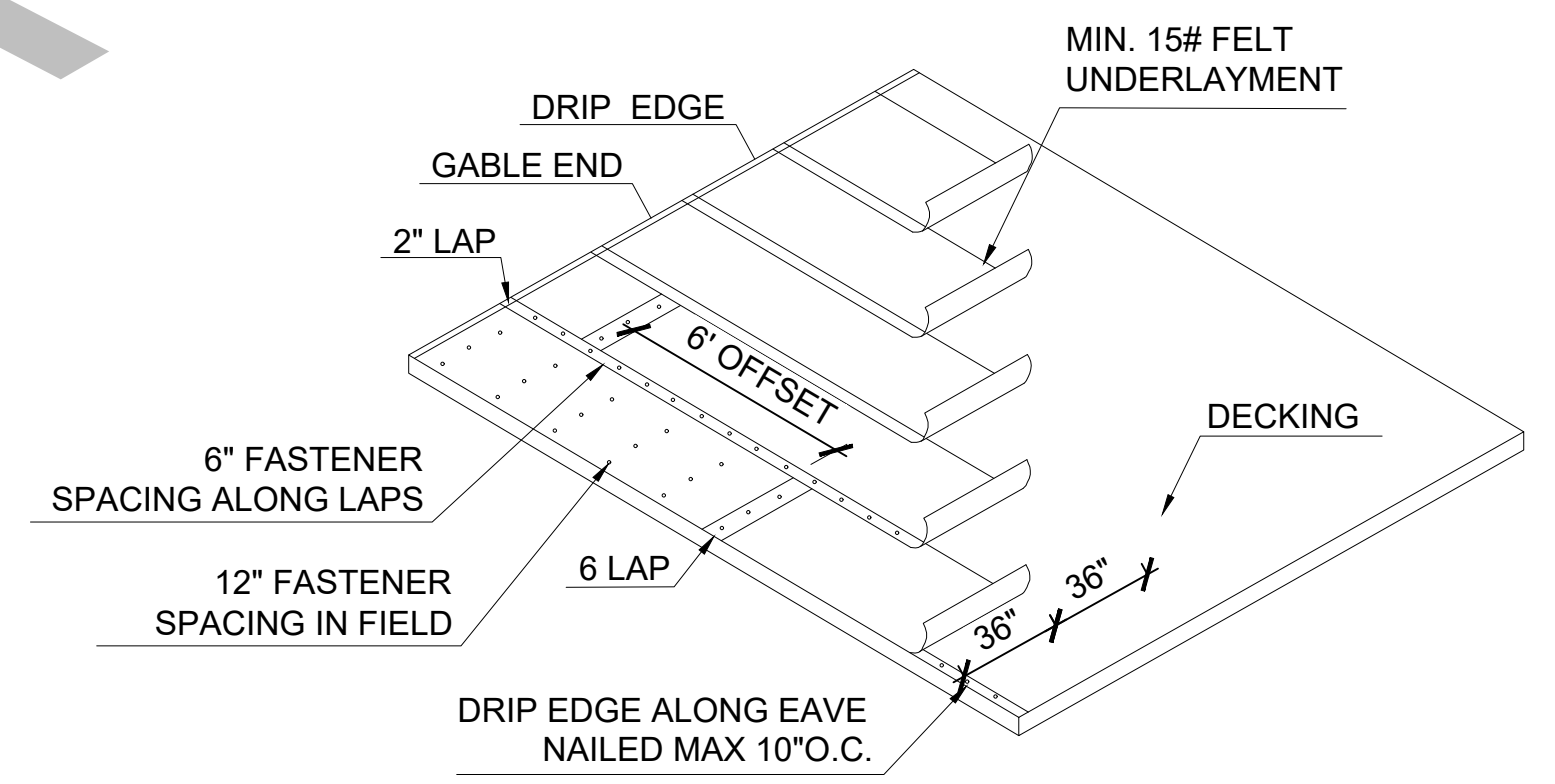
3 ROOF BRACING AT PERPENDICULAR CEILING JOIST



5 PORCH CEILING DIAPHRAGM DETAIL

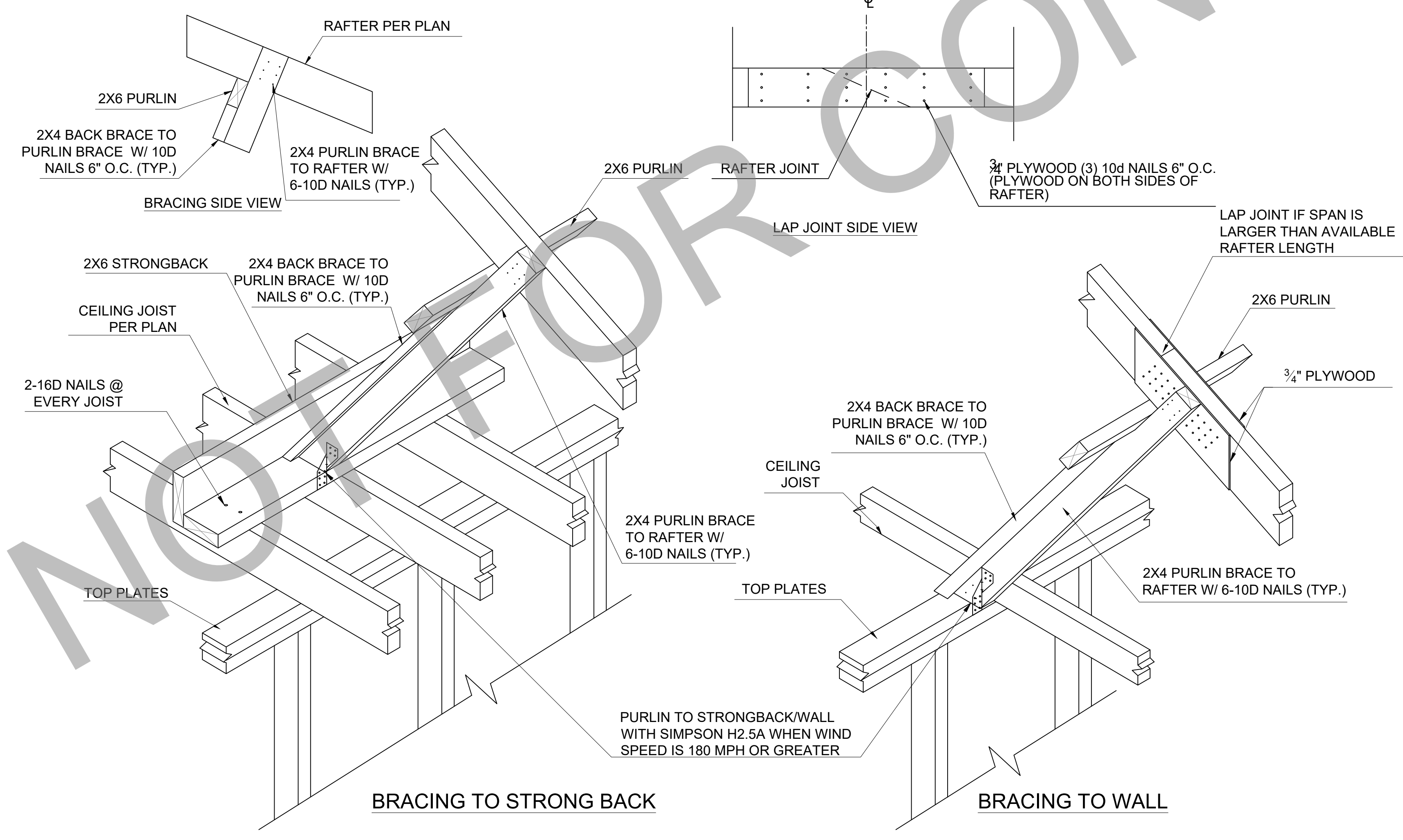


4 TYPICAL STRONG BACK CONSTRUCTION DETAIL

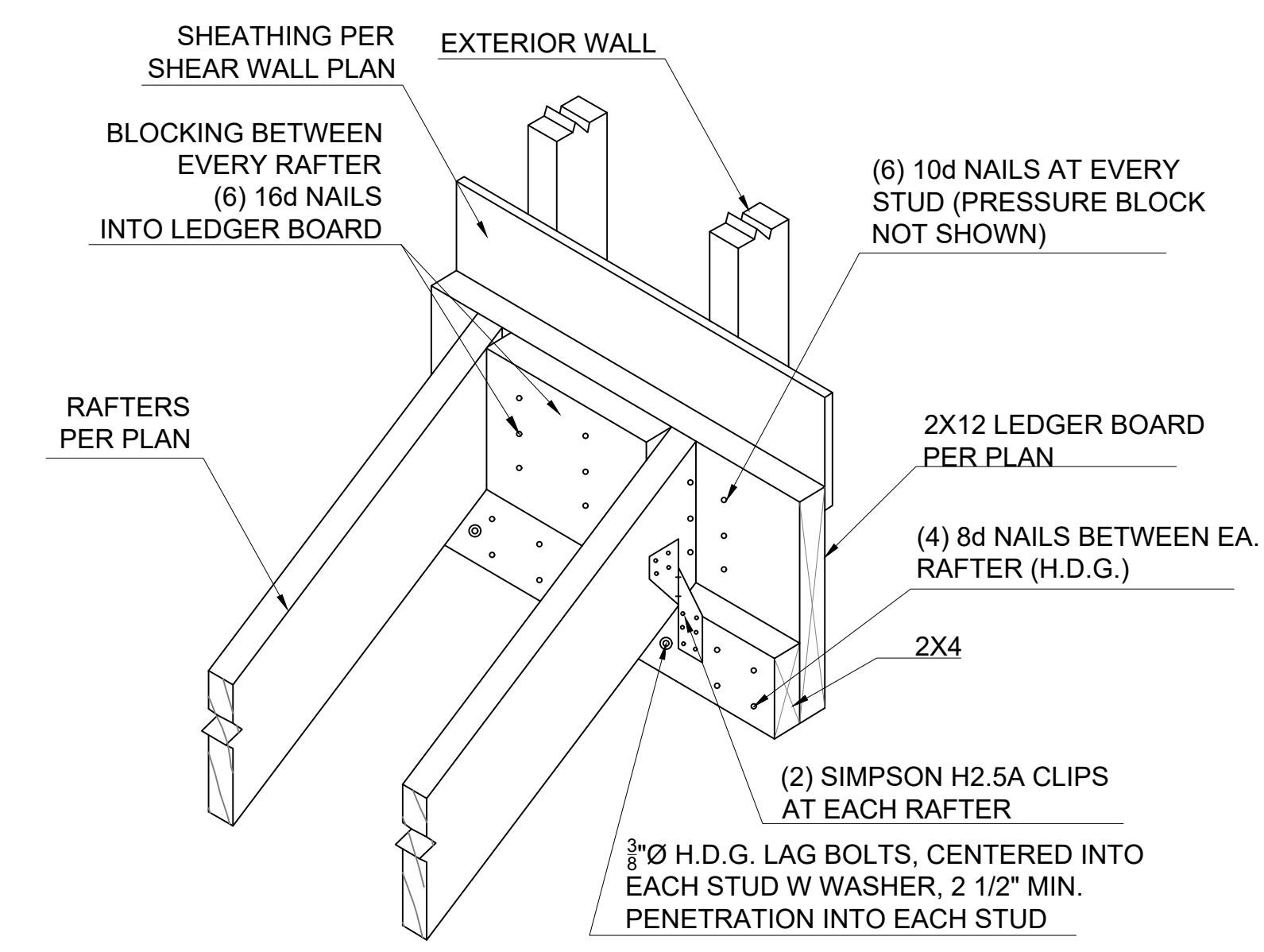


* SEAL ALL DECK JOISTS (SEE FBC2020 R905.1.1.1 OPTION 2 OR 3)
ADDITIONAL UNDERLAYMENT OPTIONS ARE AVAILABLE (SEE FBC2020 R905)

6 ROOF UNDERLAYMENT DETAIL



2 PURLIN INSTALLATION & BRACING DETAIL



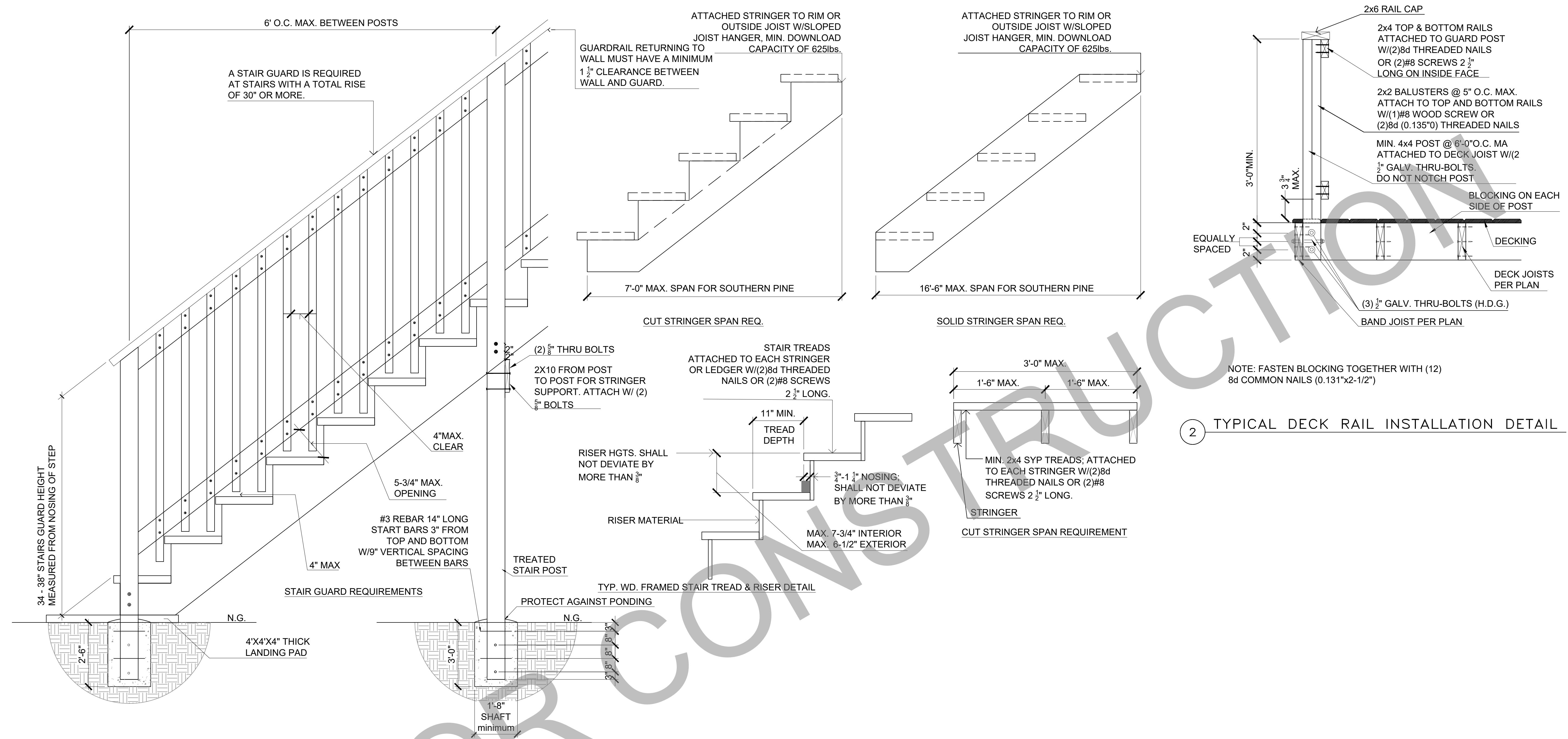
7 RAFTER TO GABLE WALL LEDGER DETAIL

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PROJECT #:		SCALE:	N.T.S.
DATE:			SD-3.00



1 TYPICAL STAIR INSTALLATION DETAIL

2 TYPICAL DECK RAIL INSTALLATION DETAIL

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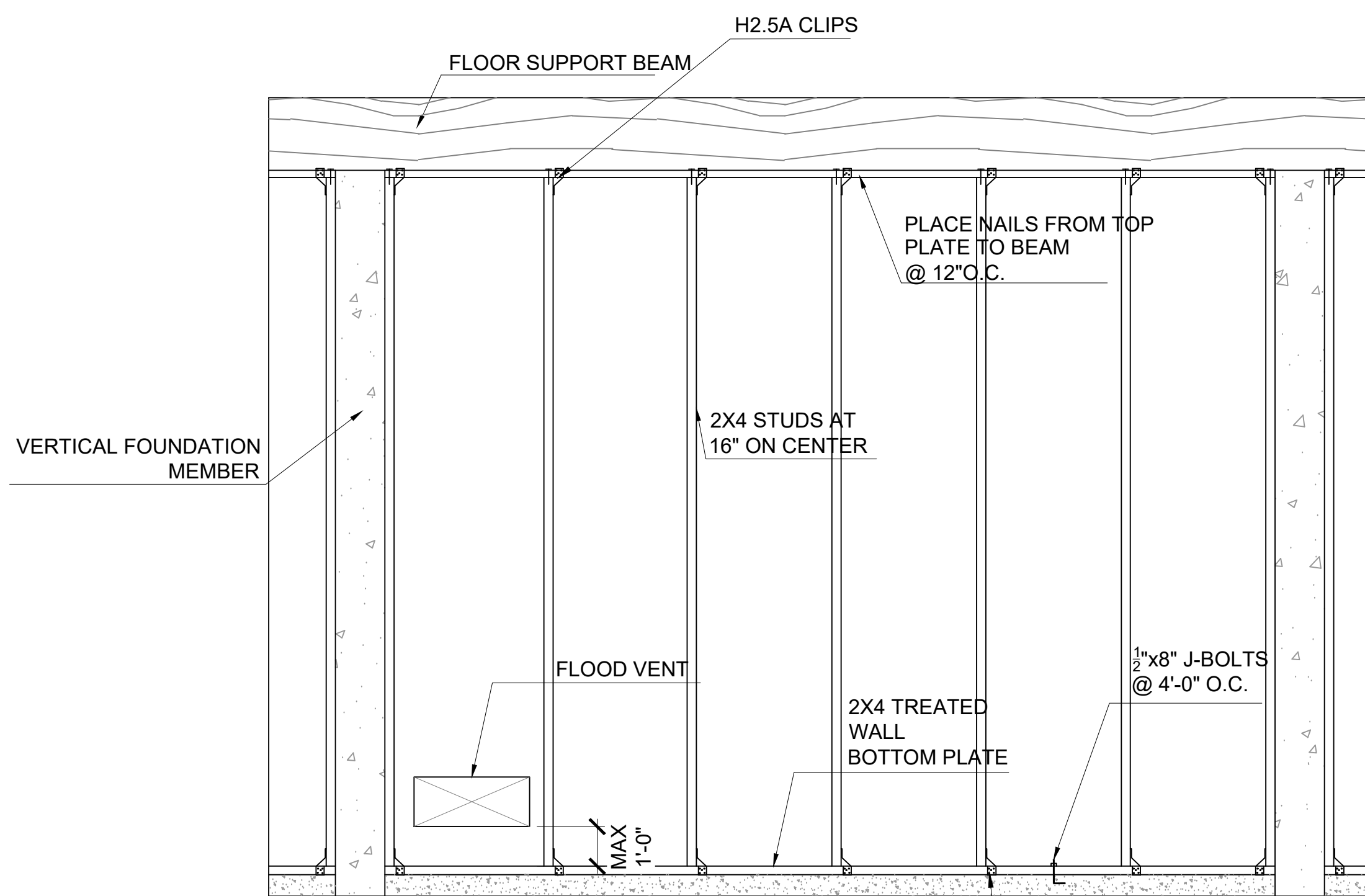
NOTES

1. THIS DRAWING MAY NOT APPLY IF THE STRUCTURE IS NOT IN A FLOOD ZONE.
2. FEMA APPROVED FLOOD VENTS ARE REQUIRED WHEN ENCLOSED SPACE IS BELOW B.F.E. IN AN "A" FLOOD ZONE.
3. FEMA APPROVED BREAKAWAY WALLS OR LOUVERS ARE REQUIRED WHEN ENCLOSED SPACE IS BELOW B.F.E. IN A "V" FLOOD ZONE. (EXCEPTION: UP TO 299 SQ. FT. MAY BE ENCLOSED W/O BREAKAWAY OR LOUVERED WALLS.)
4. ALL MATERIALS BELOW B.F.E. SHALL BE FLOOD DAMAGE RESISTANT MATERIAL, INCLUDING, BUT NOT LIMITED TO TREATED LUMBER. SEE FEMA TECHNICAL BULLETIN #2 FOR ADDITIONAL INFORMATION.

DESIGN AND CONSTRUCTION:

ALL BREAKAWAY WALLS DESIGNED USING THE PRESCRIPTIVE DESIGN METHOD SHALL BE DETAILED IN ACCORDANCE WITH THE FOLLOWING:

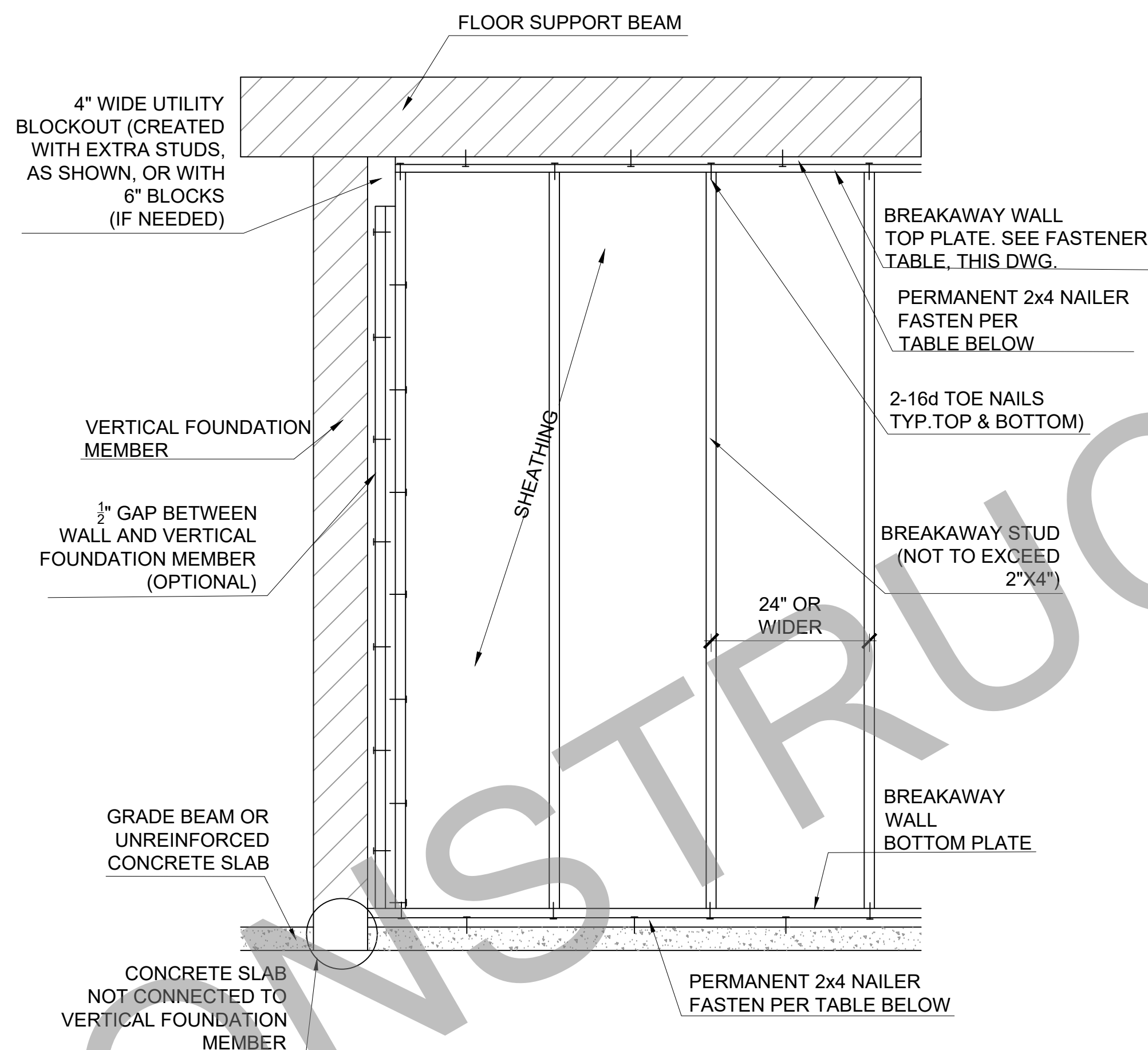
1. BREAKAWAY WALLS SHALL BE DESIGNED TO MEET ALL APPLICABLE LOCAL REQUIREMENTS AND BUILDING CODE REQUIREMENTS.
2. AS SHOWN IN BREAKAWAY WALL SECTION (THIS DWG.), WOOD-FRAMED AND STEEL STUD-FRAMED BREAKAWAY WALL PANELS SHALL NOT BE ATTACHED TO THE PILINGS OR OTHER VERTICAL FOUNDATION MEMBERS. ONLY THE TOPS AND BOTTOMS OF WALL PANELS SHALL BE CONNECTED TO PERMANENT 2x4 NAILER PLATES. HIGH-CAPACITY CONNECTORS SUCH AS BOLTS, LAG SCREWS, METAL STRAPS, OR HURRICANE FASTENERS (E.G., CLIPS OR STRAPS) SHALL NOT BE USED.
3. THE EXTERIOR SHEATHING ON BREAKAWAY WALL PANELS SHALL NEITHER OVERLAP NOR BE ATTACHED TO THE VERTICAL FOUNDATION MEMBERS.
4. BREAKAWAY WALL SHEATHING AND SIDING SHALL BE DISCONTINUOUS AT ELEVATED FLOOR BEAMS AND JOISTS; HORIZONTAL SEPARATION JOINTS SHALL BE PROVIDED TO PREVENT DAMAGE TO THE SHEATHING OR SIDING ABOVE THE FLOOR OF THE ELEVATED BUILDING.
5. UTILITIES, INCLUDING ELECTRICAL WIRING, BREAKER BOXES, POWER METERS, PLUMBING, CONDUITS, AND VENTILATION DUCTS, SHALL NOT BE PLACED IN OR ATTACHED TO BREAKAWAY WALL PANELS.
6. BREAKAWAY WALL PANELS SHALL BE POSITIONED SUCH THAT, ON FAILURE, THEY DO NOT COLLAPSE AGAINST CROSS-BRACING OR THREATEN OTHER FOUNDATION COMPONENTS. *FOR MORE INFORMATION, SEE TECHNICAL BULLETIN 5.*
7. PARTIAL HEIGHT BREAKAWAY WALL SYSTEMS ARE NOT PERMITTED.



* PROVIDE FLOOD VENTS ON TWO OPPOSITE WALLS (MIN.)

* TOTAL FREE AREA OF VENT (SQUARE INCHES) SHALL EQUAL TOTAL FLOOR AREA OF ENCLOSED SPACE (SQUARE FEET)

1 FEMA FLOOD VENT DETAIL



2 FEMA BREAKAWAY WALL DETAIL & NOTES

BREAKAWAY WALL FASTENING TABLE

Table 1a: Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with 8-FOOT PILING SPACING.

BREAKAWAY WALL HEIGHT (FEET)	6		7		8		9		10		11		12		13		14		15		16	
NAIL SIZE	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d
NAILS REQUIRED	18	12	22	14	24	16	28	18	32	20	34	22	37	24	40	26	43	28	47	30	50	32

Table 1b: Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with 10-FOOT PILING SPACING.

BREAKAWAY WALL HEIGHT (FEET)	6		7		8		9		10		11		12		13		14		15		16	
NAIL SIZE	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d
NAILS REQUIRED	24	16	28	18	32	20	34	24	38	28	42	30	46	32	50	35	53	38	57	40	61	43

Table 1c: Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with 12-FOOT PILING SPACING.

BREAKAWAY WALL HEIGHT (FEET)	6		7		8		9		10		11		12		13		14		15		16	
NAIL SIZE	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d
NAILS REQUIRED	28	18	32	22	38	24	42	28	46	32	52	35	56	38	61	41	66	44	70	47	75	50

3 FEMA BREAKAWAY WALL FASTENING TABLE

Revisions:		
#	DATE	DESCRIPTION OF CHANGE

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NAILING SCHEDULE			
JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
WALL FRAMING			
Top plate to top plate (face-nailed)	2-16d	2-16d	per foot
Top plates at intersections (face-nailed)	4-16d	5-16d	joints - each side
Stud to stud (face-nailed)	2-16d	2-16d	24"o.c.
Header to header (face-nailed)	16d	16d	16"o.c. along edges
Top or bottom plate to stud (end-nailed)	1-16d	1-40d	per stud
Bottom plate to floor joist, bandjoist, endjoist or blocking (face-nailed)	2-16d	2-16d	per foot
FLOOR FRAMING			
Joist to sill, top plate or girder (toe-nailed)	4-8d	4-10d	per joist
Bridging to joist (toe-nailed)	2-8d	2-10d	each end
Blocking to joist (toe-nailed)	2-8d	2-10d	each end
Blocking to sill or top plate (toe-nailed)	3-16d	4-16d	each block
Ledger strip to beam (face-nailed)	3-16d	4-16d	each joist
Joist on ledger to beam (toe-nailed)	3-8d	3-10d	per joist
Band joist to joist (end-nailed)	3-16d	4-16d	per joist
Band joist to sill or top plate (toe-nailed)	2-16d	3-16d	per foot
CEILING SHEATHING			
Gypsum wallboard	5d coolers	5d coolers	7"edge/10"field
ROOF FRAMING			
Rafter to top plate (toe-nailed)	5-8d	5-10d	per rafter
Ceiling joist to top plate (toe-nailed)	5-8d	5-10d	per joist
Ceiling joist to parallel rafter (face-nailed)	7-16d	7-40d	each lap
Ceiling joist laps over partitions (face-nailed)	7-16d	7-40d	each lap
Collar tie to rafter (face-nailed)	3-8d	3-10d	per tie
Blocking to rafter (toe-nailed)	2-8d	2-10d	each end
Rim board to rafter (end-nailed)	2-16d	3-16d	each end

CONCRETE COVERAGE FOR CAST-IN-PLACE (NON PRE-STRESSED CONCRETE MEMBERS)			
CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER
CAST AGAINST AND PERMANENTLY IN CONTACT W/ GROUND	ALL	ALL	3"
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	NO. 6 THROUGH NO. 18 BARS	2"
		NO. 5, W31 / D31 WIRE & SMALLER	1-1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS & WALLS	NO. 14 & NO. 18 BARS	1-1/2"
		NO. 11 BARS & SMALLER	3/4"
	BEAMS, COLUMNS, PEDESTALS, & TENSION TIES	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, & HOOPS	1-1/2"

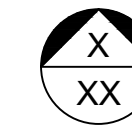
DEVELOPMENT LENGTH CHART					
BAR SIZE	SLAB/ MATS			WALLS	
	12" THICKNESS OR LESS	THICKNESS GREATER THAN 12"		HORIZ.	VERT.
	ALL BARS	BOTTOM BARS	OTHER BARS		
#3	17"	17"	22"	17"	22"
#4	22"	22"	30"	22"	30"
#5	29"	29"	36"	29"	36"

Revisions:		
#	DATE	DESCRIPTION OF CHANGE

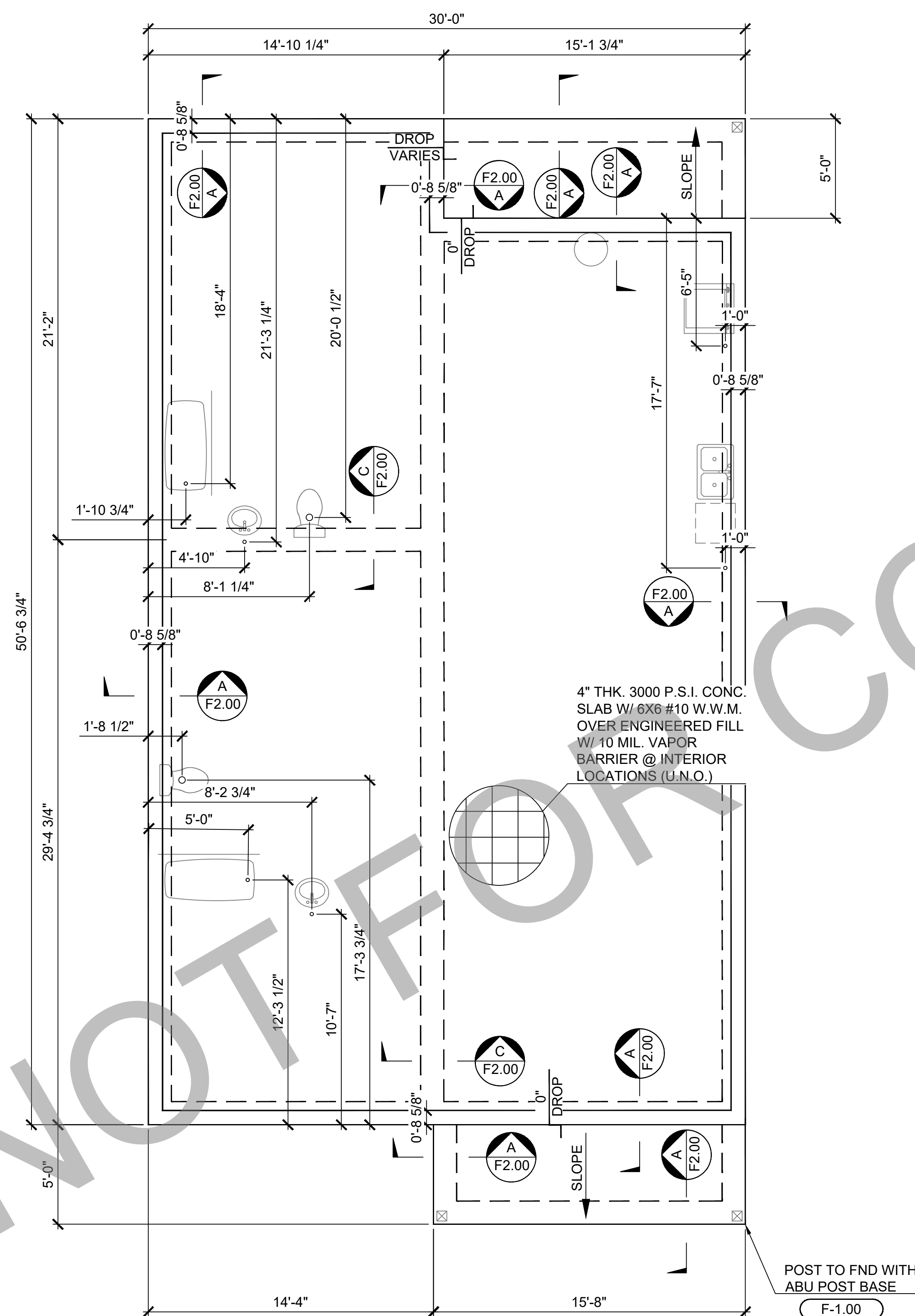
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PROJECT #:		SCALE:	N.T.S.
DATE:			GN-2.00

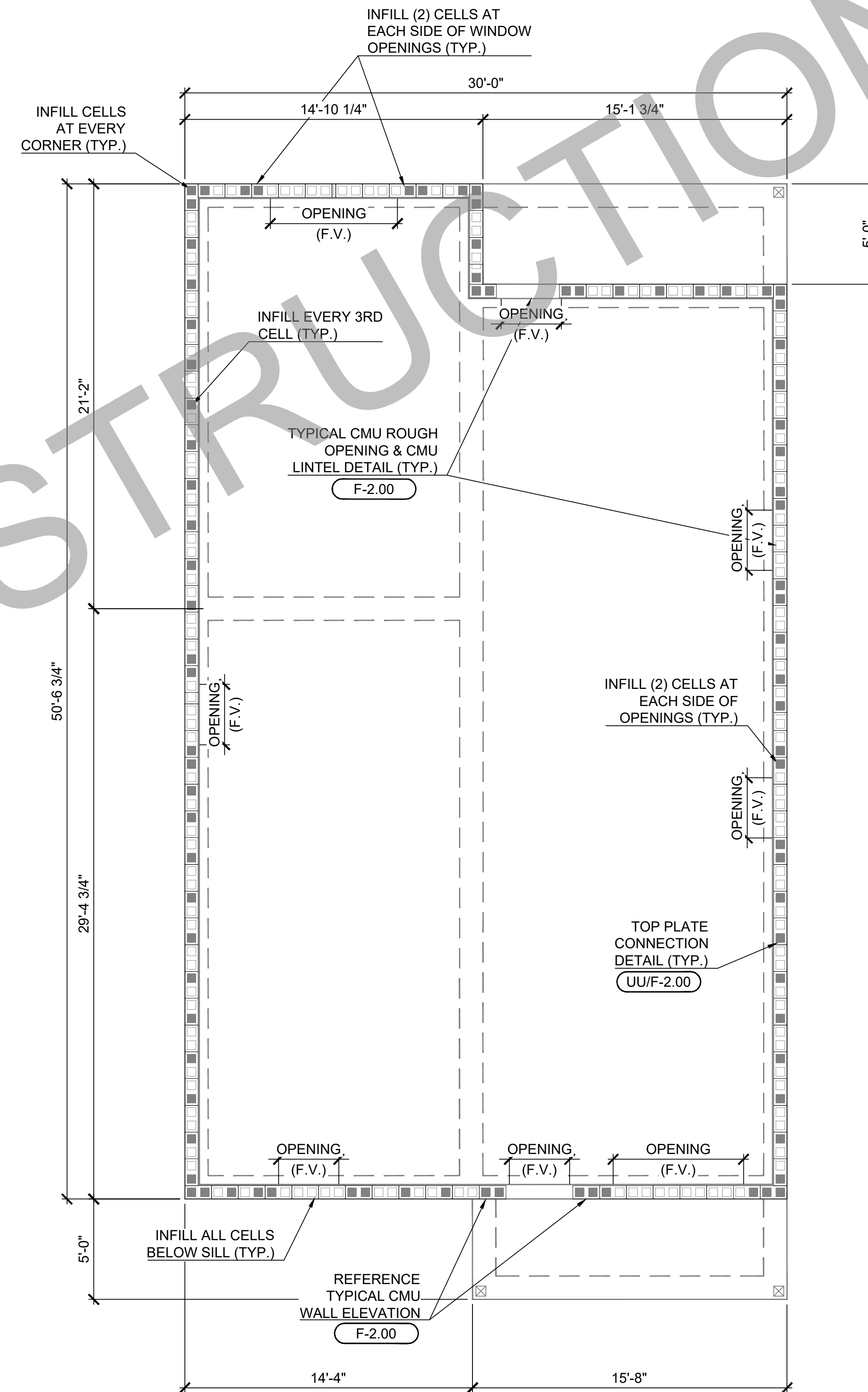


--- DETAIL
--- PAGE #



01 FOUNDATION PLAN (STANDARD)

ALL OPTIONS



02 CMU WALL PLAN (STANDARD)

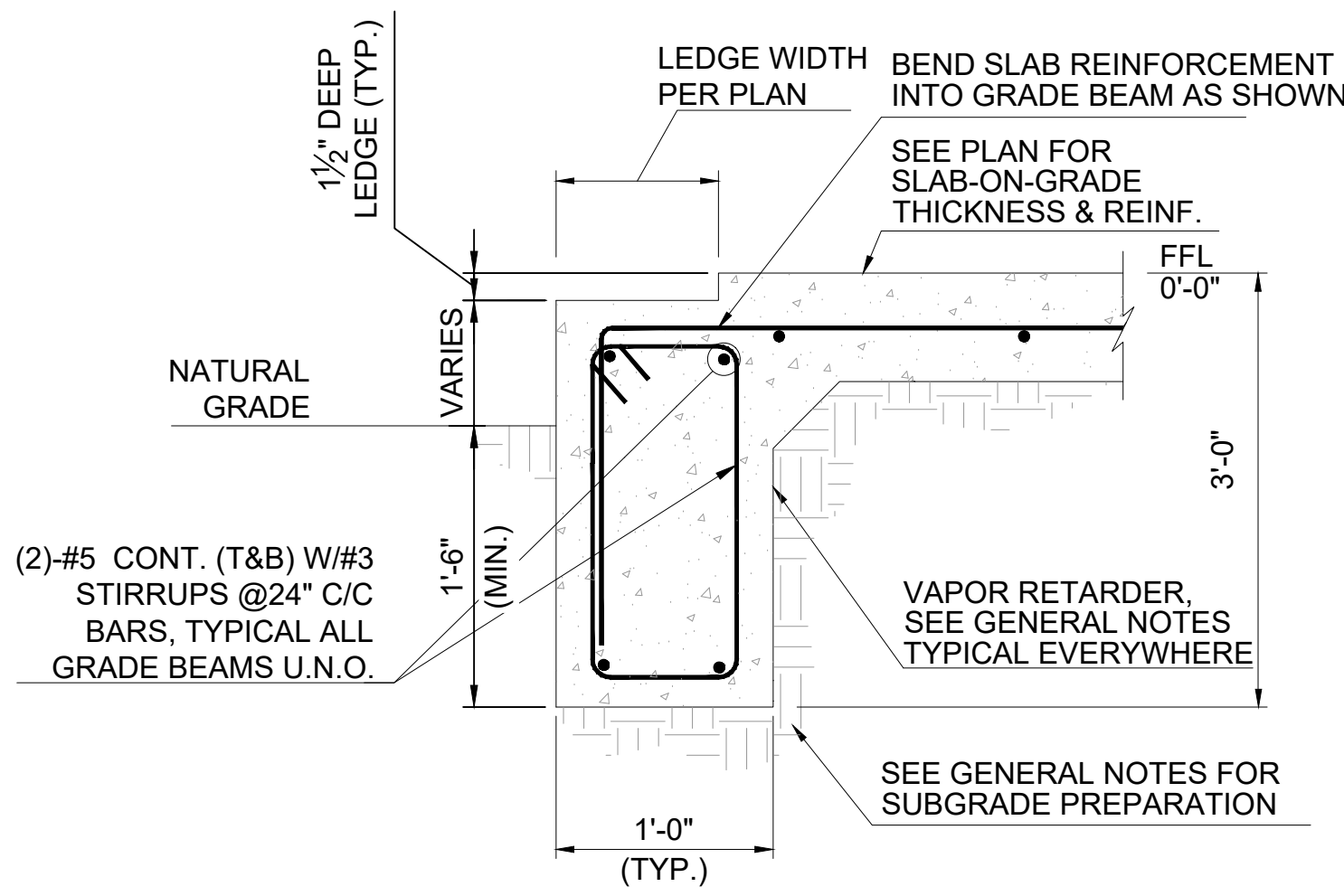
ALL OPTIONS

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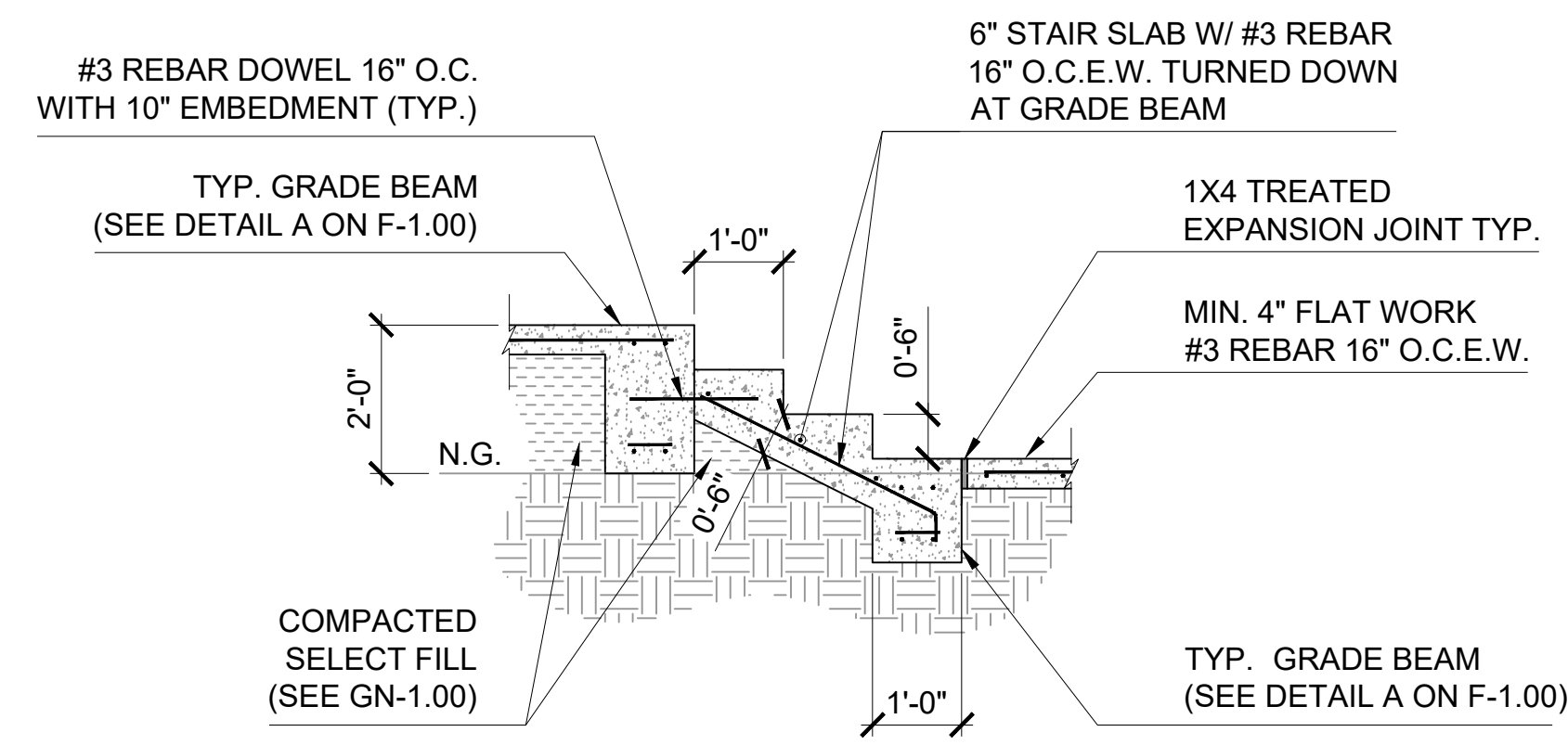
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PROJECT #:		SCALE:	1/2"=1'-0"
DATE:			F-1.00



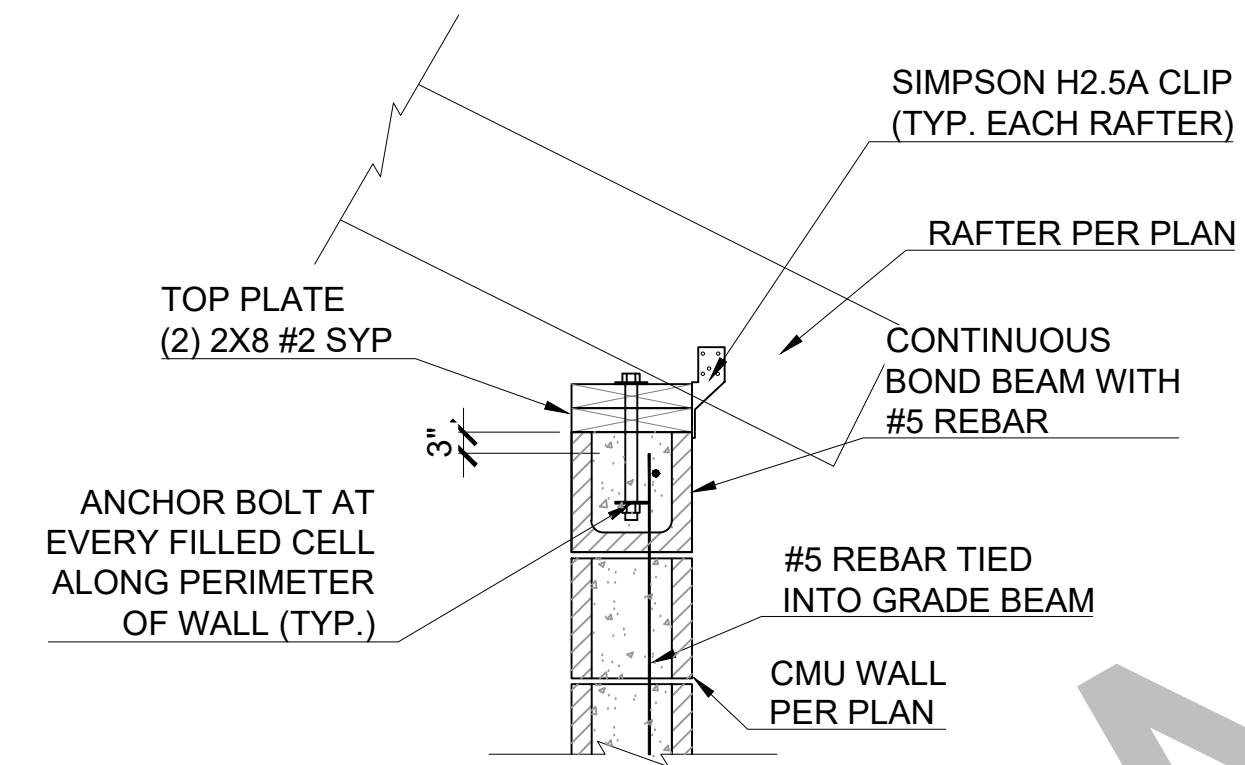
TYPICAL SECTION @ EXTERIOR GRADE BEAM

A SECTION
F-1.00

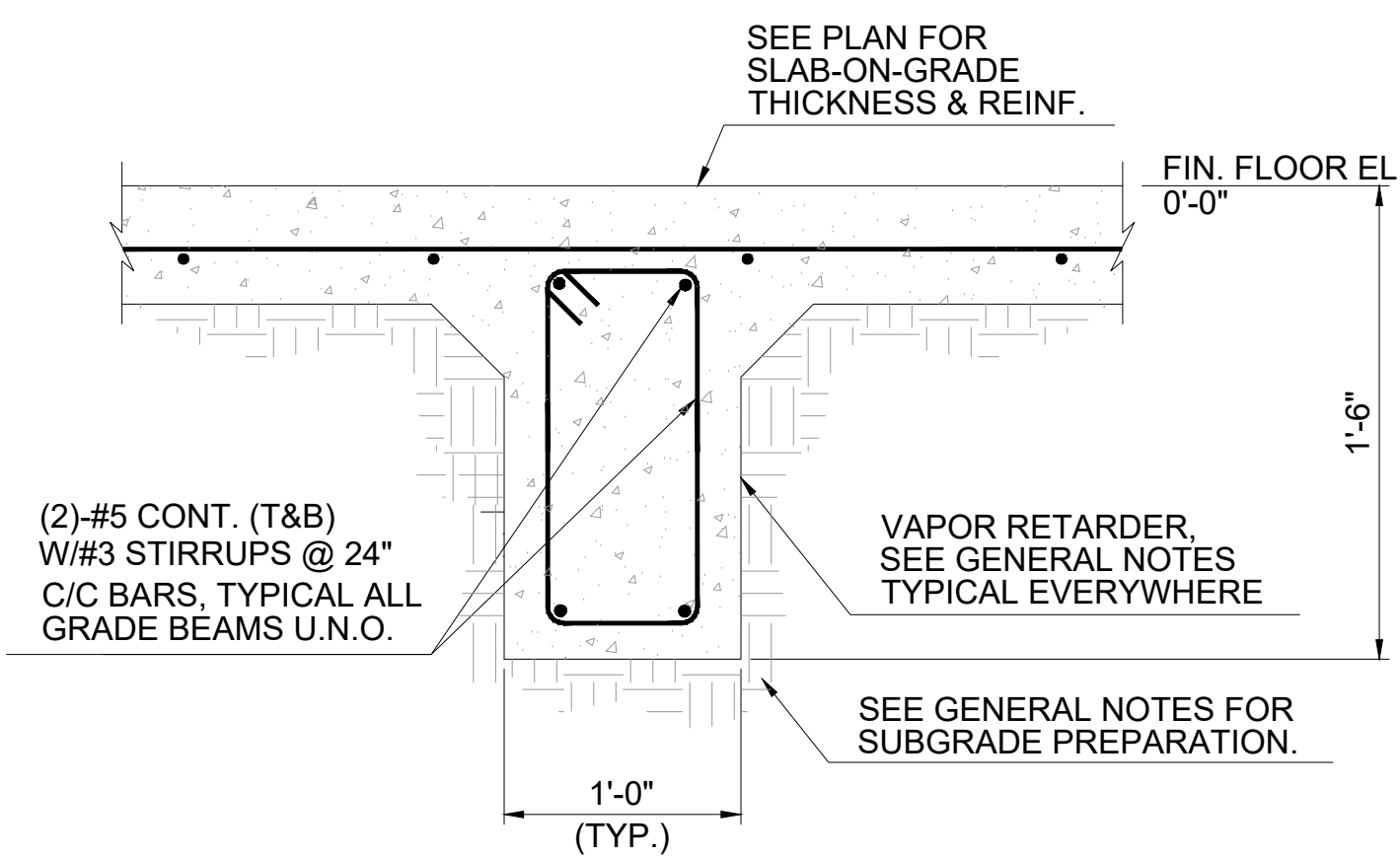


TYPICAL STAIR DETAIL

D SECTION
F-1.00

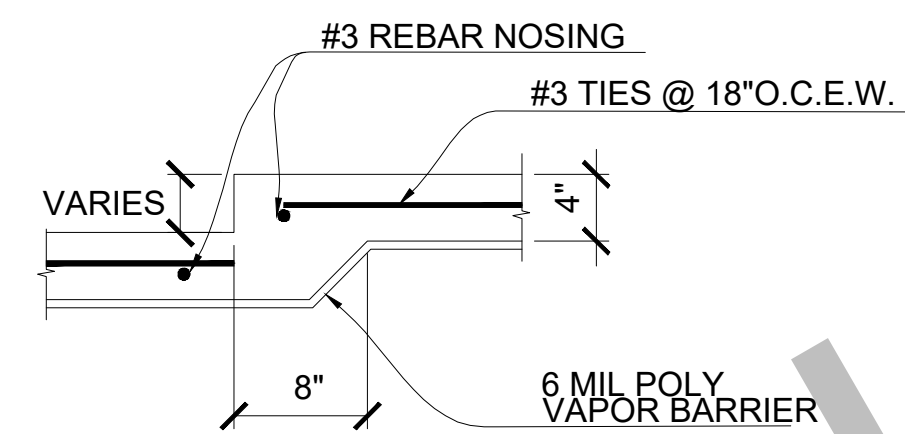


UU SECTION

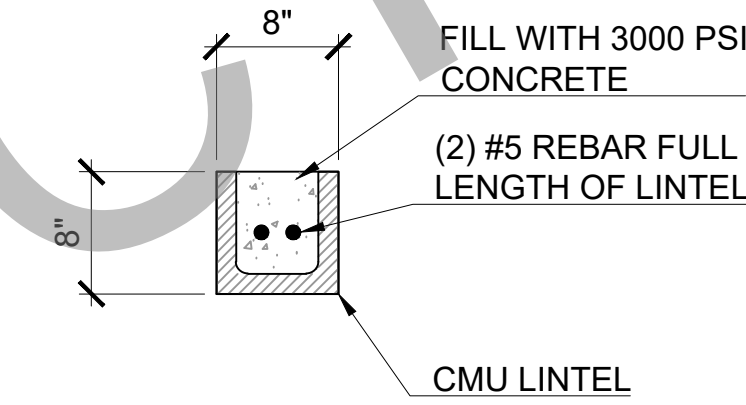


TYPICAL SECTION @ INTERIOR GRADE BEAM

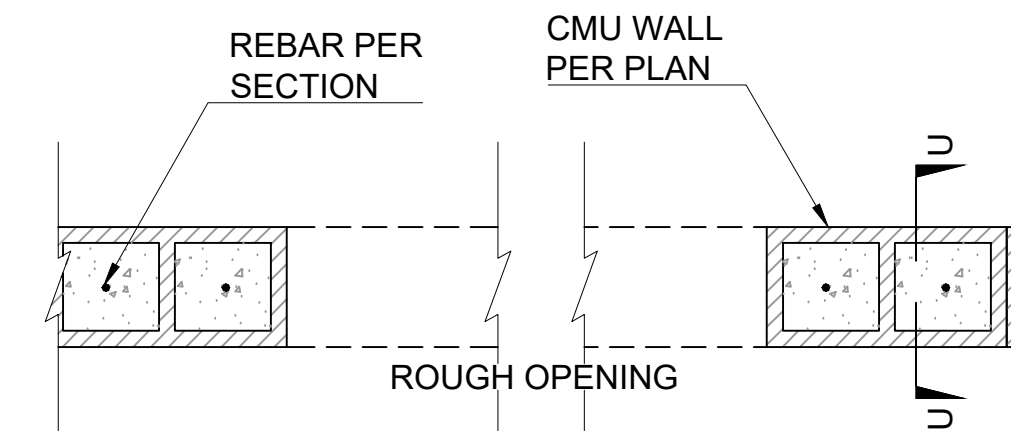
C SECTION
F-1.00 NOT DRAWN TO SCALE



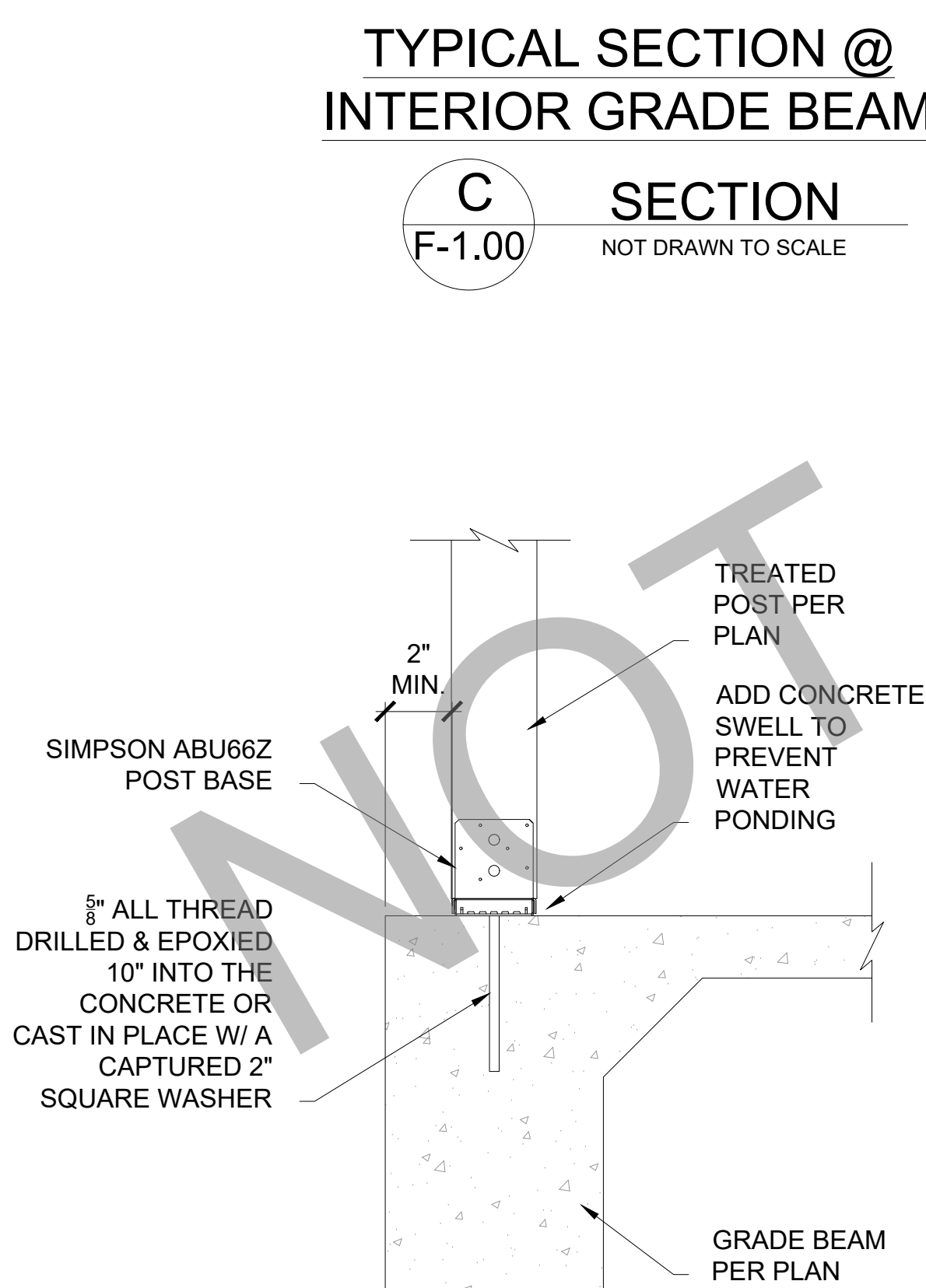
TYPICAL SMALL DROP IN SLAB
NOT DRAWN TO SCALE



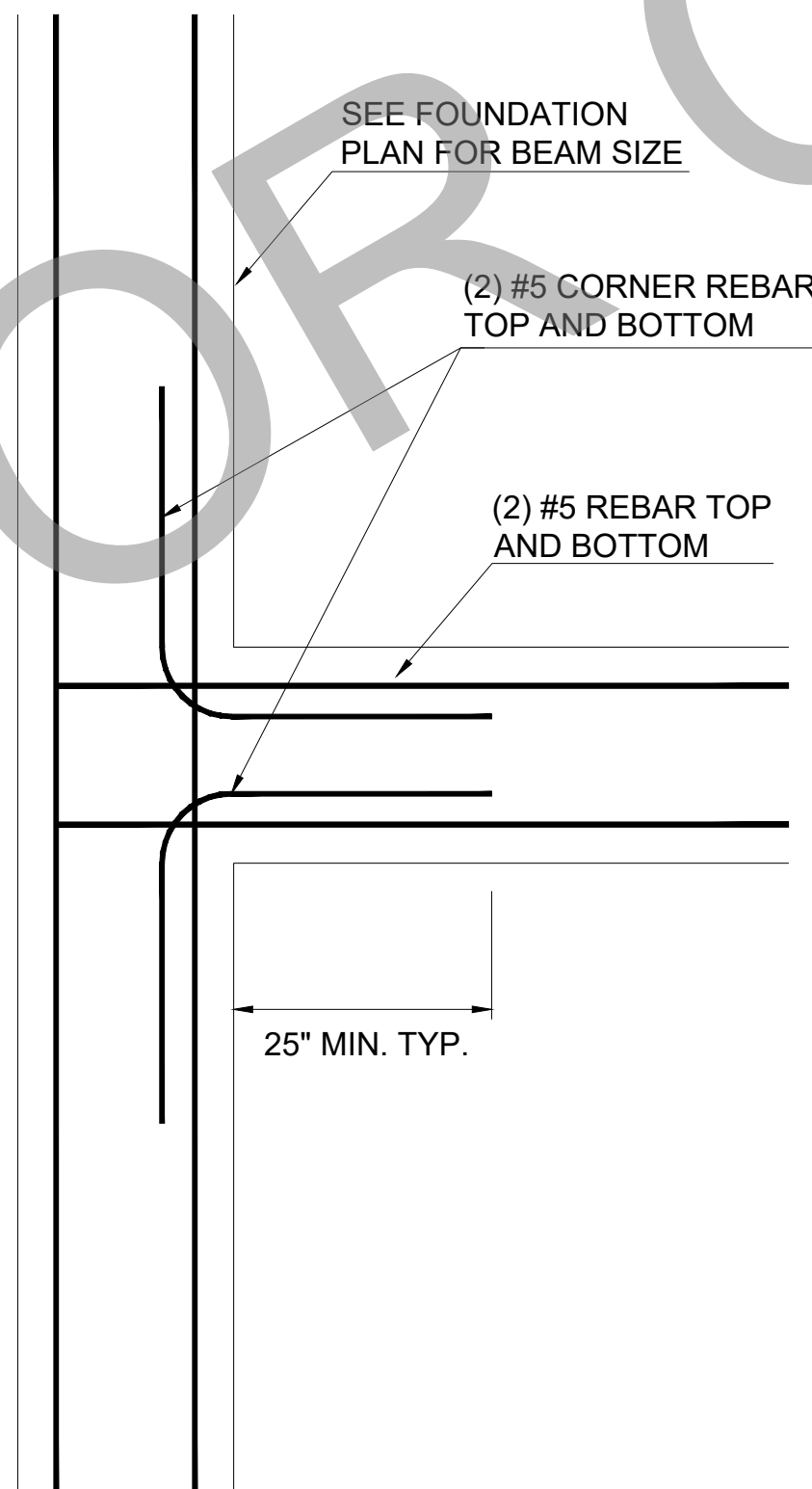
CMU LINTEL DETAIL



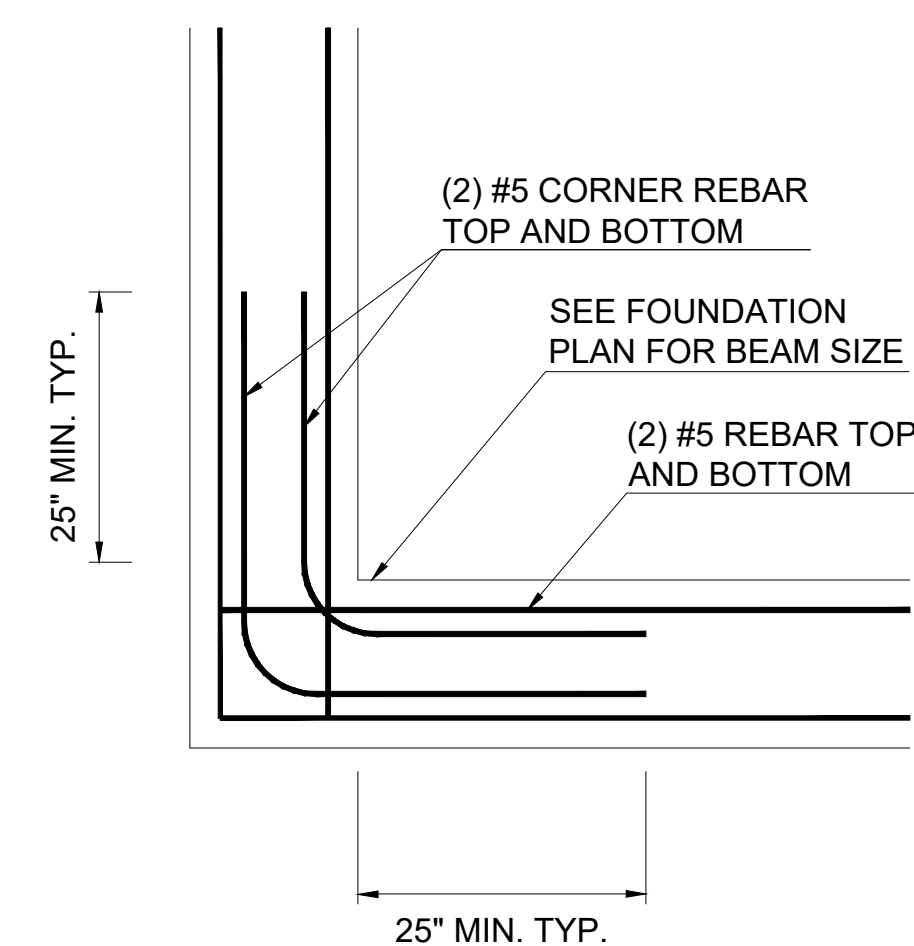
TYPICAL CMU ROUGH OPENING



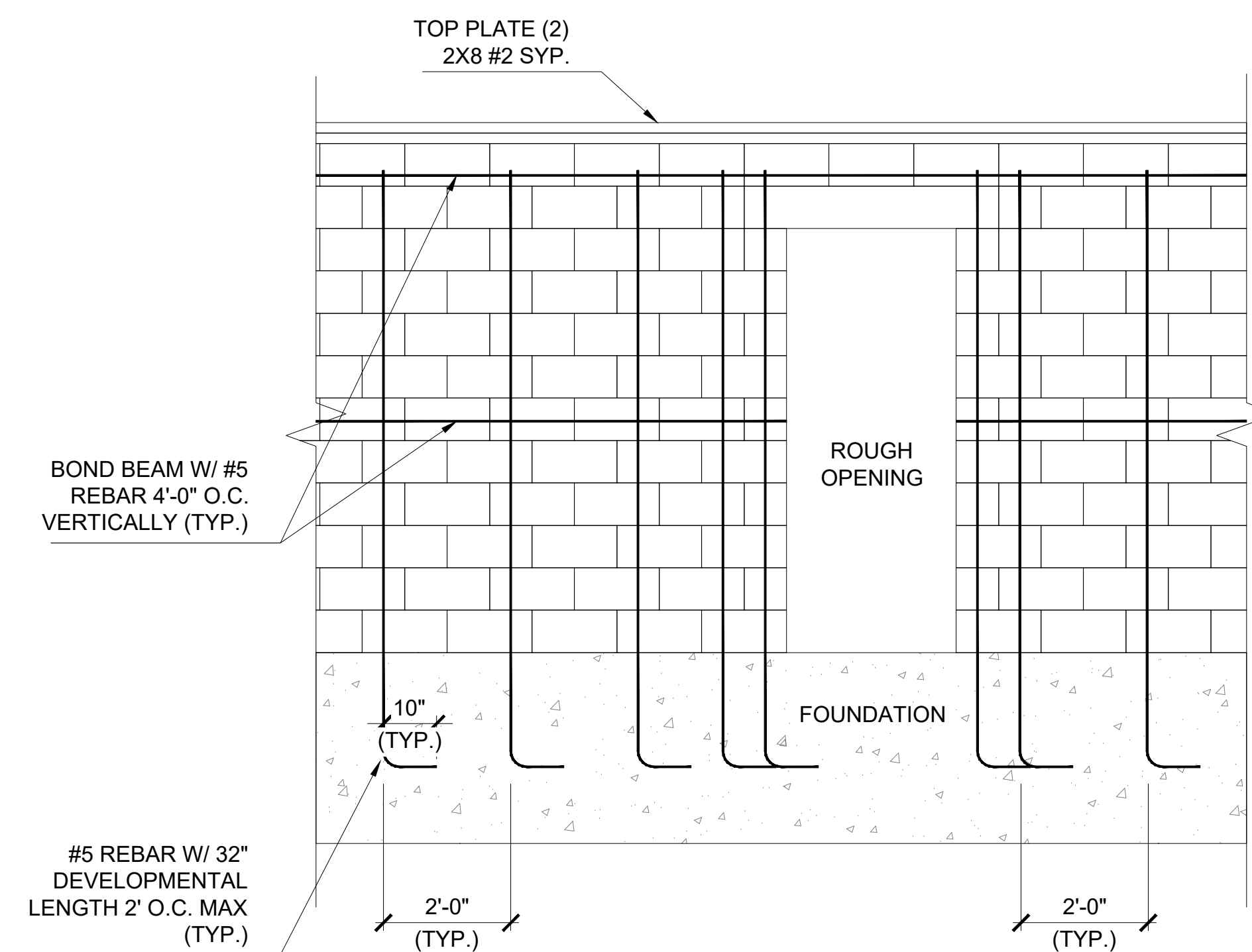
ABU POST BASE DETAIL
NOT DRAWN TO SCALE



CORNER BAR DETAIL @ EXTERIOR & INTERIOR BEAM DETAIL
NOT DRAWN TO SCALE



CORNER BAR DETAIL @ EXTERIOR BEAM CORNER DETAIL
NOT DRAWN TO SCALE



TYPICAL CMU WALL ELEVATION

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HANGER SCHEDULE		
MARK	MEMBER SIZE	MODEL NUMBER
①	2X6	LUS26 OR LUC26Z CONCEALED
②	(2) 2X6	LUS26-2 OR HUC26-2 CONCEALED
③	2X8	LUS28 OR LUC28Z CONCEALED
④	(2) 2X8	LUS28-2 OR HUC28-2 CONCEALED
⑤	2X10	LUS210 OR LUC210Z CONCEALED
⑥	(2) 2X10	HUS210-2 OR HUC210-2 CONCEALED
⑦	2X12	HUS210 OR LUC210Z CONCEALED

SOME MODELS MAY NOT BE USED
(SEE FRAMING PLAN FOR LOCATION)

LEGEND	
-----	FULL HEIGHT BLOCKING
—————	TYPICAL STRONG BACK SEE DETL. #4 ON DWG. SD-2.00
-----	PONY WALL TO ROOF DIAPHRAGM
●	BRACE POINT
BW	BRACE TO WALL
BJ	BRACE TO JOIST
BB	BRACE TO BEAM
BS	BRACE TO STRONGBACK

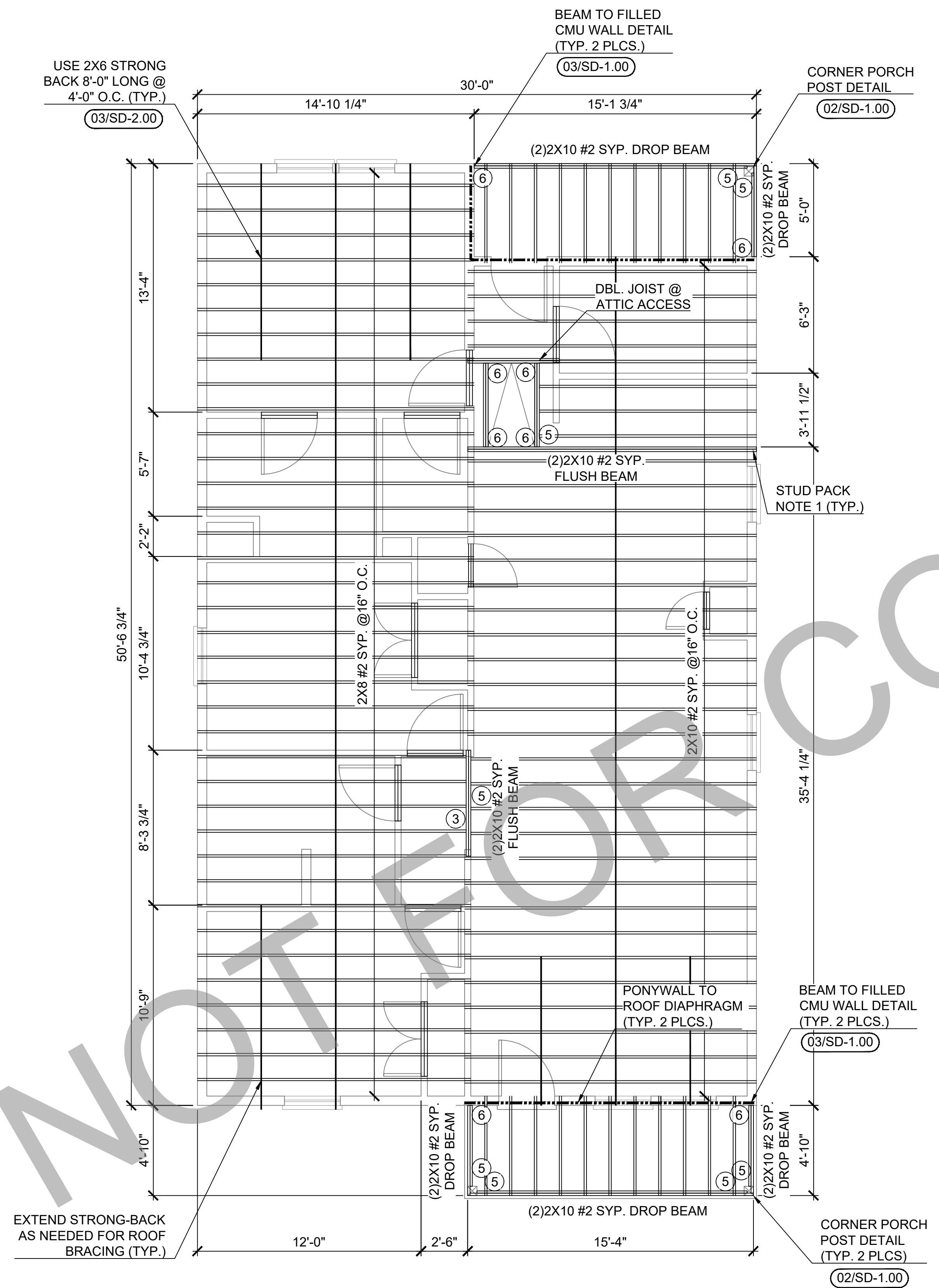
NOTES

- CEILING FRAMING:**
- ALL CEILING JOISTS SHALL BE 2X6 #2 SYP 16" O.C. (U.N.O.)
 - ATTIC ACCESS SHALL BE NO LESS THAN 350LB CAPACITY FOLDING STAIR SYSTEM.
- HEADER FRAMING:**
- REFER TO DETAIL 1 ON SD-1.00 FOR ALL HEADER REQUIREMENTS. (UNLESS SPECIFIED ON PLAN)
- STUD PACK FRAMING:**
- (4) 2X STUD PACK UNDER EACH END OF 2X SOLID SAWN BEAM.
- ROOF FRAMING:**
- RIDGES TO BE 2x10 #2 SYP
 - ALL HIPPS TO BE 2x8 #2 SYP
 - ALL RAFTERS TO BE 2x6 #2 SYP 16"O.C. (UNO)
 - ROOF SHEATHING: 1/2" APA RATED PLYWOOD W/ 0.120 X 3" RING SHANK NAILS, 4" AROUND PERIMETER OF DIAPHRAGM. 6" EDGE & 6" FIELD NAIL PATTERN. PER SECTION R803
 - ROOF UNDERLAYMENT SHALL COMPLY WITH R905.1.1.1 & TABLE R905.1.1.1
- FRAMING:**
- ALL STUDS, FLOOR JOISTS, RAFTERS, TRUSS, ETC. SHALL VERTICALLY ALIGN AND BEAR DIRECTLY ON EACH OTHER.

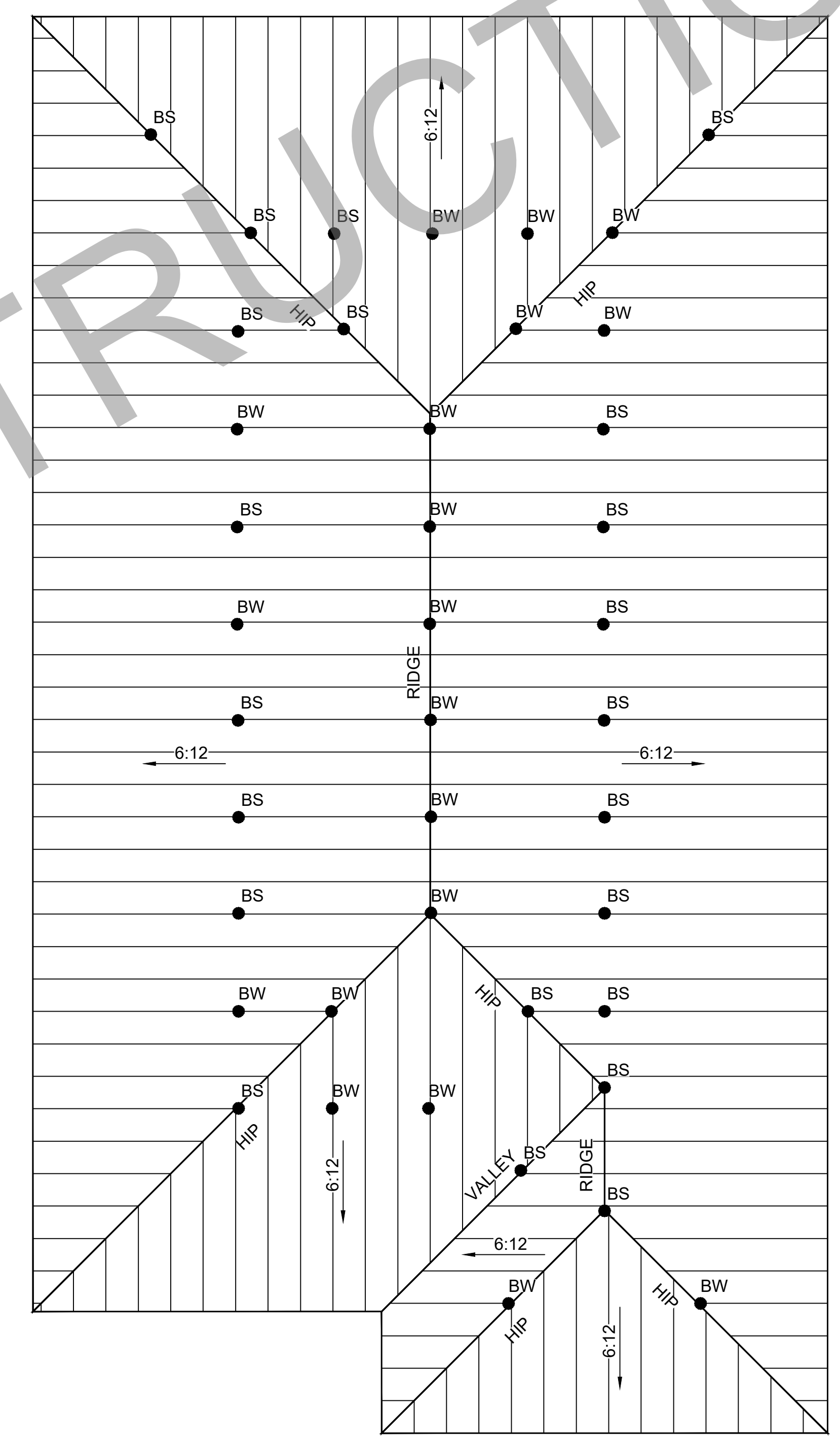
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01 CEILING JOIST PLAN (STANDARD)
ALL OPTIONS



02 RAFTER PLAN (STANDARD)
ALL OPTIONS

KING AND JACK STUD SCHEDULE	
OPENING SPAN	KING/JACK STUDS REQUIRED PER OPENING SPAN
4' OR LESS	(1) KING & (1) JACK STUD (EACH SIDE)
4' TO 6' OPENING	(2) KING & (2) JACK STUD (EACH SIDE)
6' TO 8' OPENING	(3) KING & (2) JACK STUD (EACH SIDE)
8' TO 12' OPENING	(4) KING & (3) JACK STUD (EACH SIDE)
12' TO 16' OPENING	(5) KING & (4) JACK STUD (EACH SIDE)

SINGLE STORY HEADER SCHEDULE			
ALL HEADERS ARE DROP BEAMS, U.N.O			GRADE # 2 LUMBER
TYPE	OPENING SPAN	WALL THICKNESS	HEADER REQ'D
1	3' OR LESS	3.5"	TWO 2"x8" #2 SYP w/ 1/2" PLYWD FLITCH
2	3' OR LESS	5.5"	THREE 2"x8" #2 SYP w/ 1/2" PLYWD FLITCHS
3	3' TO 5'	3.5"	TWO 2"x10" #2 SYP w/ 1/2" PLYWD FLITCH
4	3' TO 5'	5.5"	THREE 2"x10" #2 SYP w/ 1/2" PLYWD FLITCHS
5	5' TO 8'	3.5"	TWO 2"x12" #2 SYP w/ 1/2" PLYWD FLITCH
6	5' TO 8'	5.5"	THREE 2"x12" #2 SYP w/ 1/2" PLYWD FLITCHS

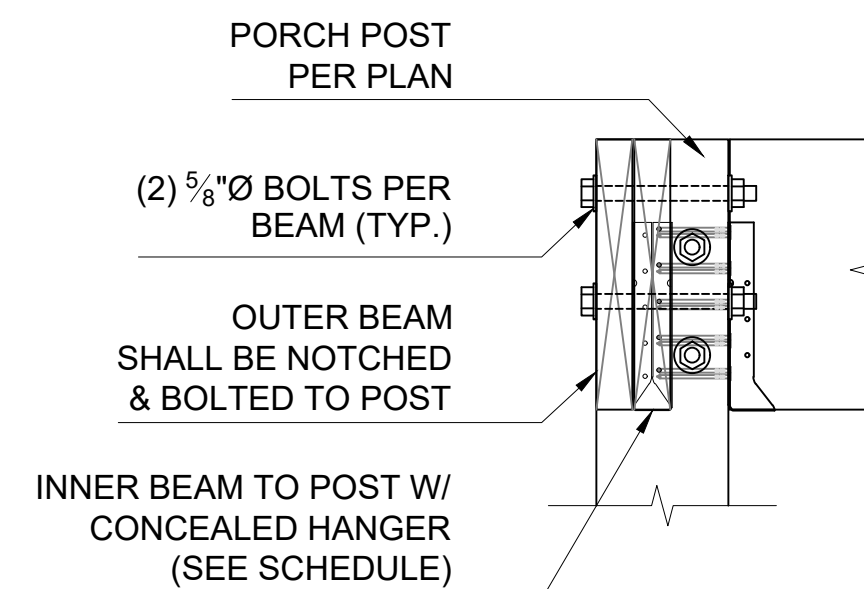
OPENINGS GREATER THAN 6'-1" SHALL BE AS INDICATED ON PLAN DRAWINGS

NOTES:

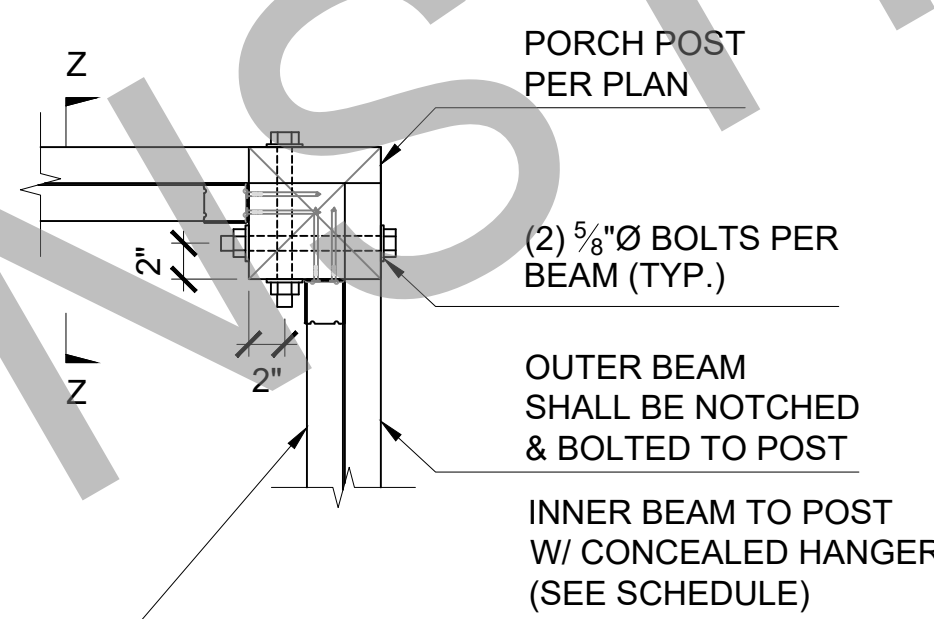
- THIS TABLE USES EITHER 0.25" DEFLECTION OR L/240 WHICHEVER IS LESS
- THIS TABLE ACCOUNTS FOR ONLY ROOF AND CEILING LOADING
- FOR GENERIC 1 STORY FRAMING
- FOR 2-STORY DWELLINGS USE 2X12 HEADERS ON FIRST FLOOR LIVING SPACE (UNO)

* ALL NON-LOAD BEARING HEADERS SHALL BE 2X6 #2 SYP W/ 1/2" PLYWOOD FLITCH.

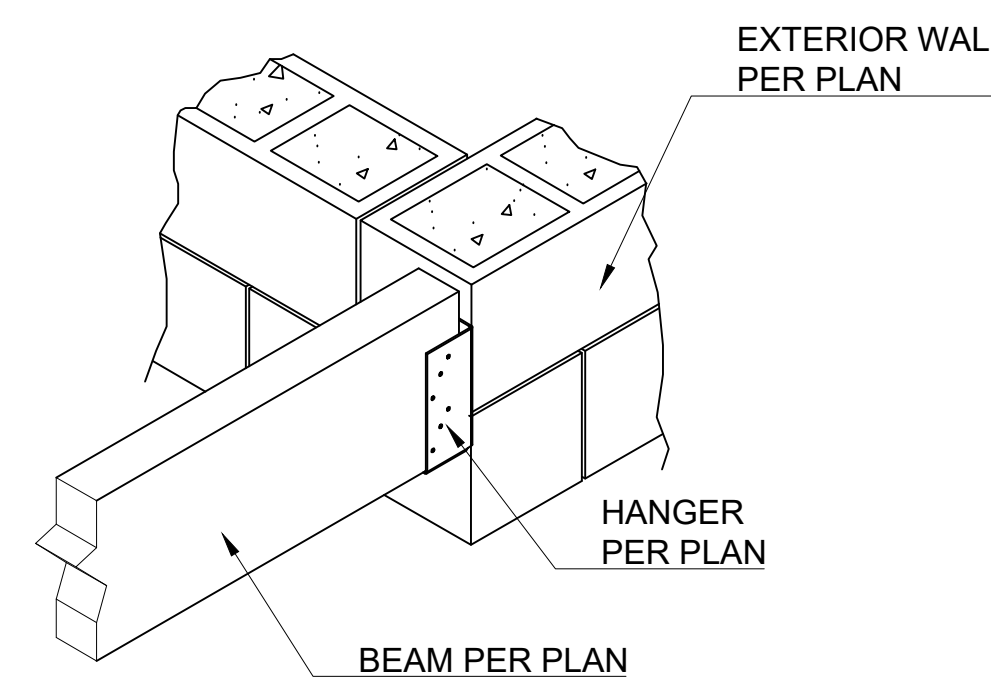
1 INTERIOR HEADER SCHEDULES



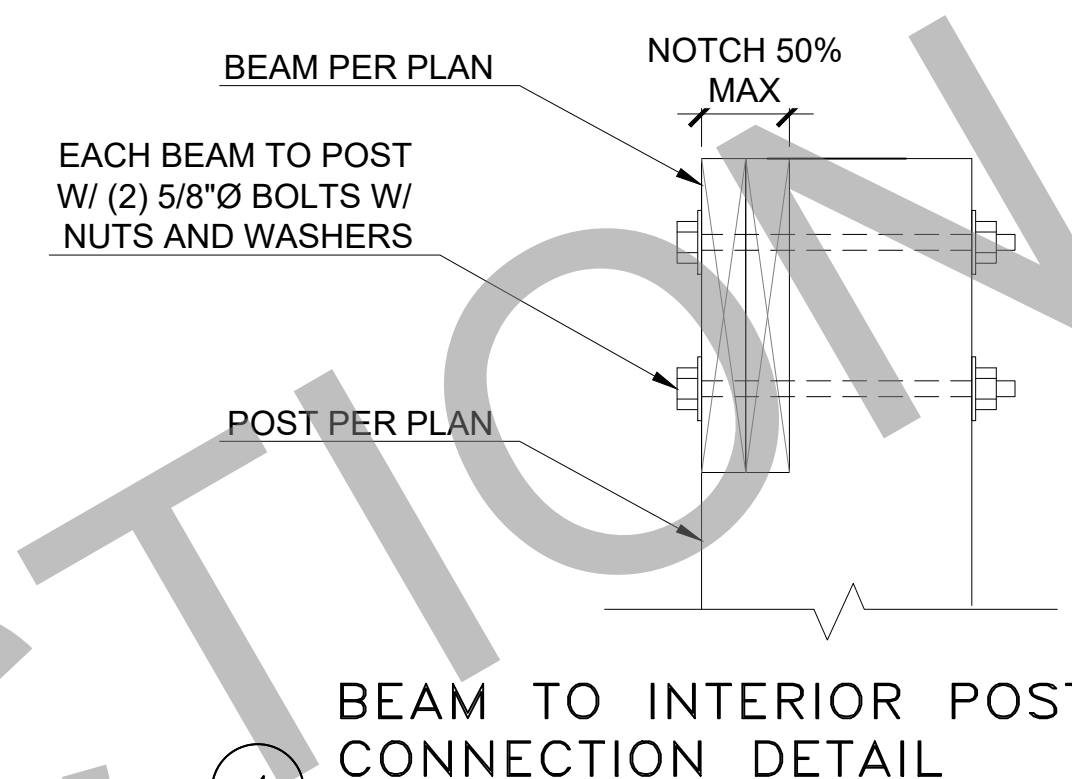
2 SECTION



2 CORNER PORCH POST DETAIL



3 BEAM TO FILLED CMU WALL DETAIL



4 BEAM TO INTERIOR POST CONNECTION DETAIL

SCHEDULE

CLIP & STRAP SCHEDULE	
CONNECTION LOCATION	CLIP / STRAP
STUD TO BOTTOM PLATE (SLAB)	SIMPSON H2.5A 1
STUD TO STRINGER/BEAM (PLING)	SIMPSON LSTA36 2,3
STUD TO STUD BETWEEN LEVELS	SIMPSON LSTA36 2,3
HEADER STRAPS (8' PLATE)	SIMPSON LSTA36 1,3
HEADER STRAPS (9' PLATE)	SIMPSON CS16 (48") 1
2X RAFTER TO TOP PLATE/ BEAM	SIMPSON H2.5A 1
RAFTER TO RAFTER @ RIDGE	SIMPSON LSTA18 1
RAFTER TO RAFTER @ HIP	SIMPSON LSTA18 1
ROOF TRUSS TO STUD	SIMPSON HTS30C 1
RAFTER TO TOP PLATE	(2) SIMPSON H2.5A 1
STUD TO TOP PLATE	(2) SIMPSON H2.5A 1

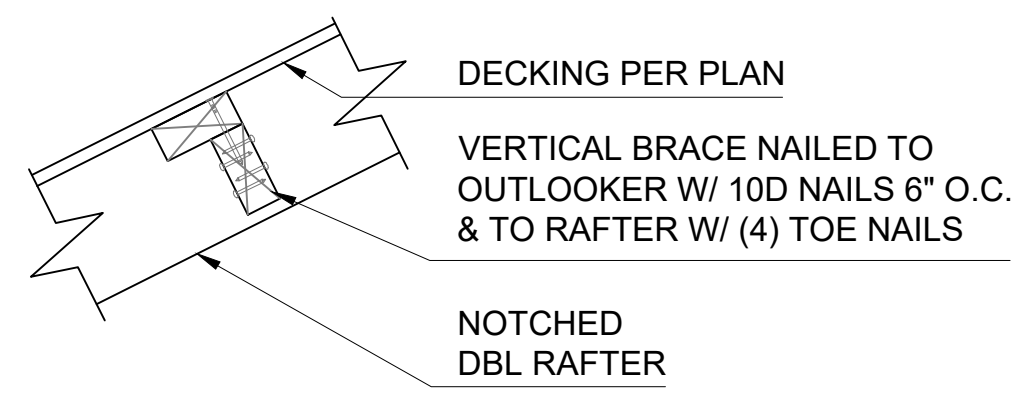
- FILL ALL NAIL HOLES U.N.O.
- STUD STRAPS SHALL TERMINATE AT A BEAM OR STRINGER (NEVER AT BAND JOIST) & EXTEND PAST RIM JOIST BY A MINIMUM OF 10".
- SIMPSON CS16 (OF EQUAL LENGTH AND FASTENERS) MAY BE SUBSTITUTED FOR SIMPSON LSTA
- FASTENERS & QUANTITY PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- SOME CLIPS & STRAPS LISTED MAY NOT APPLY TO EVERY PROJECT.

Revisions:		
#	DATE	DESCRIPTION OF CHANGE

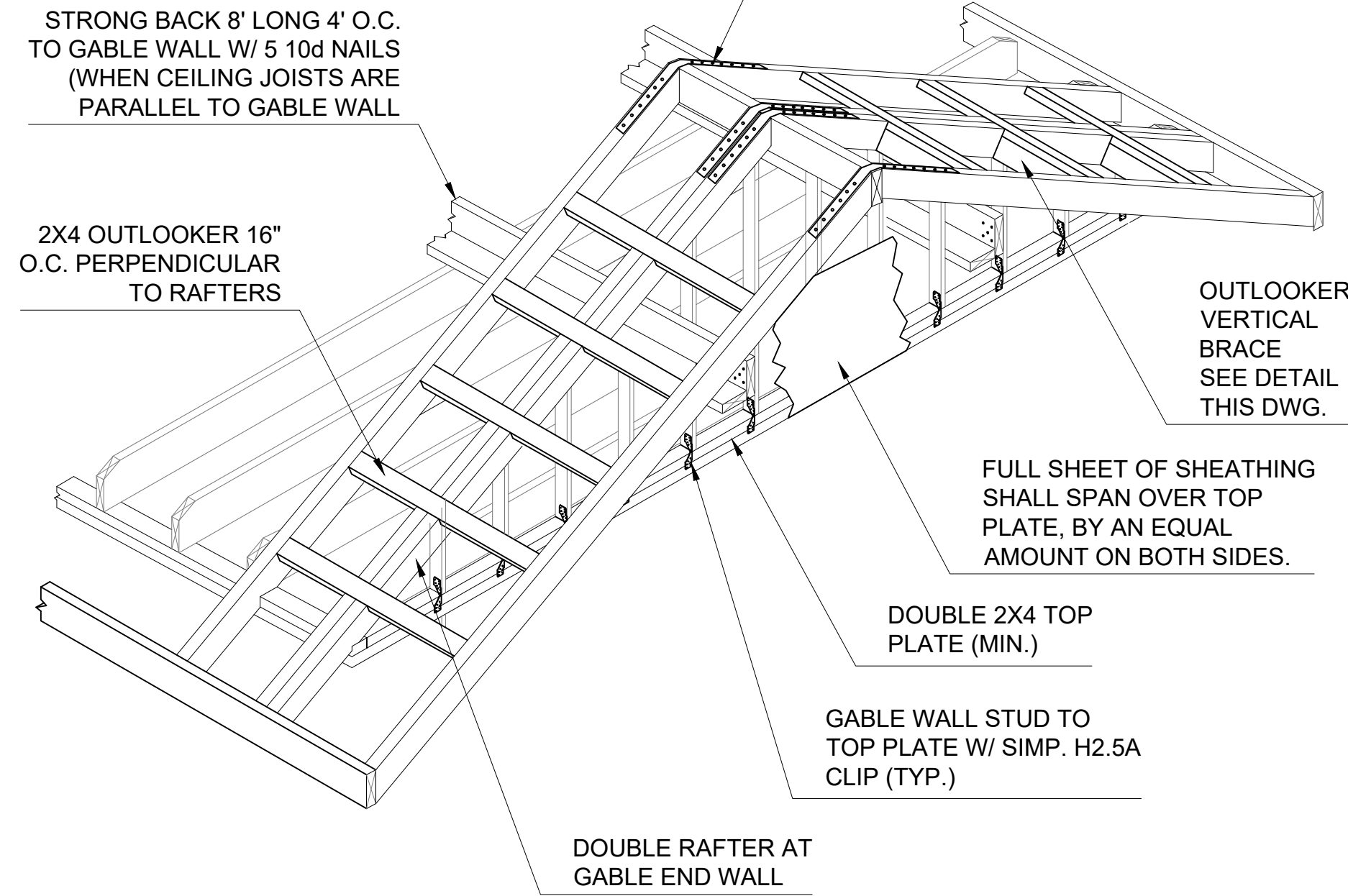
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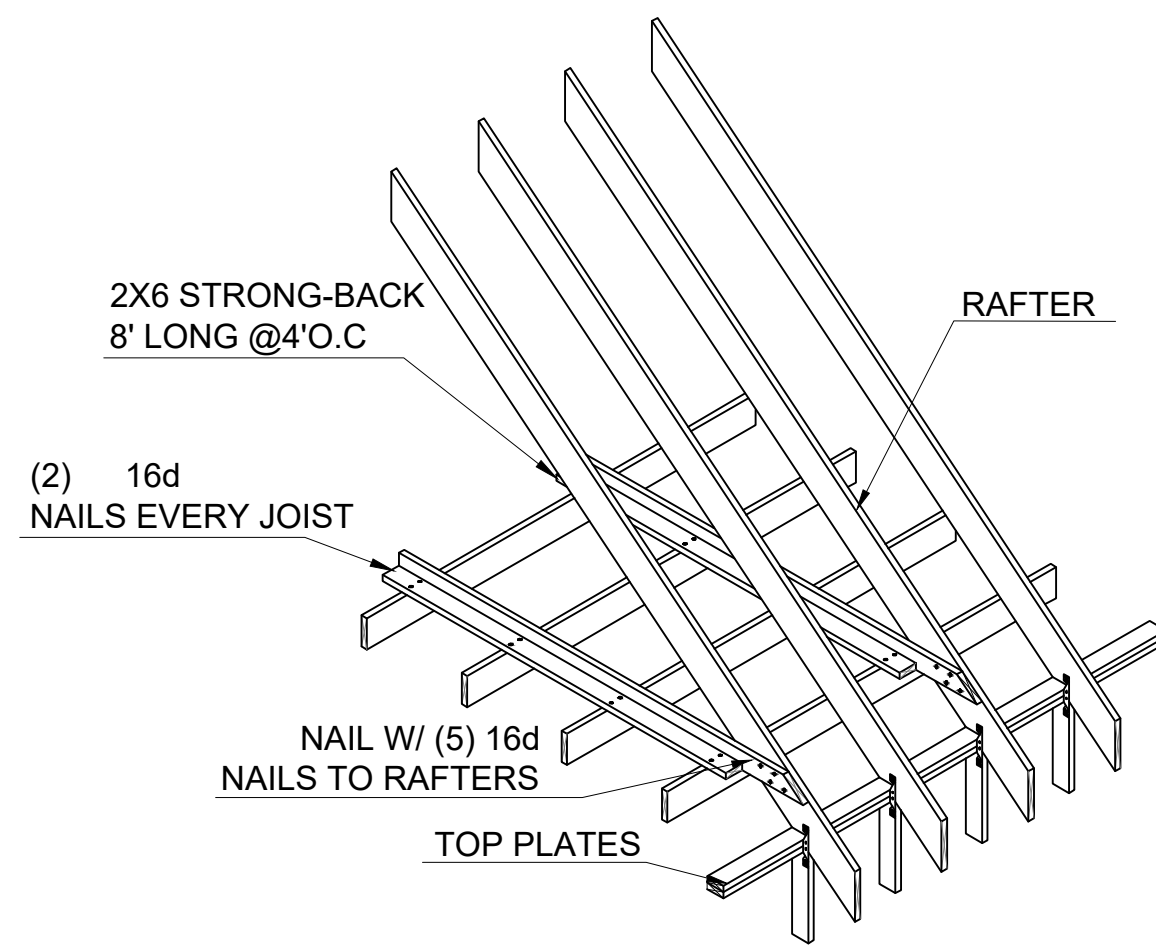
DRAWN BY:	AW	CHECKED BY:	CCH
PROJECT #:		SCALE:	N.T.S.
DATE:			SD-1.00



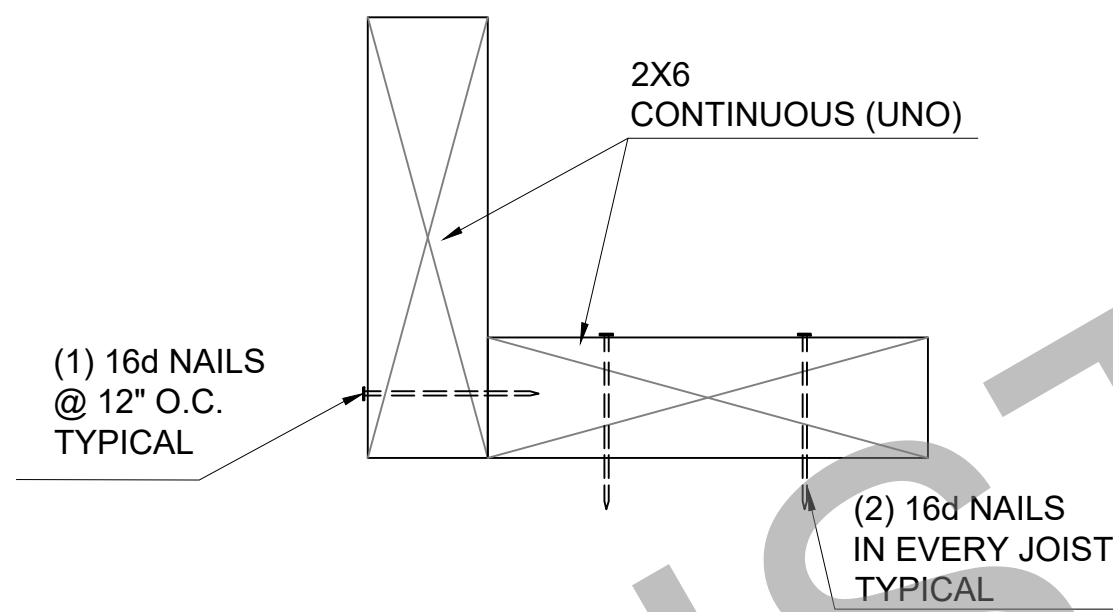
OUTLOOKER DETAIL



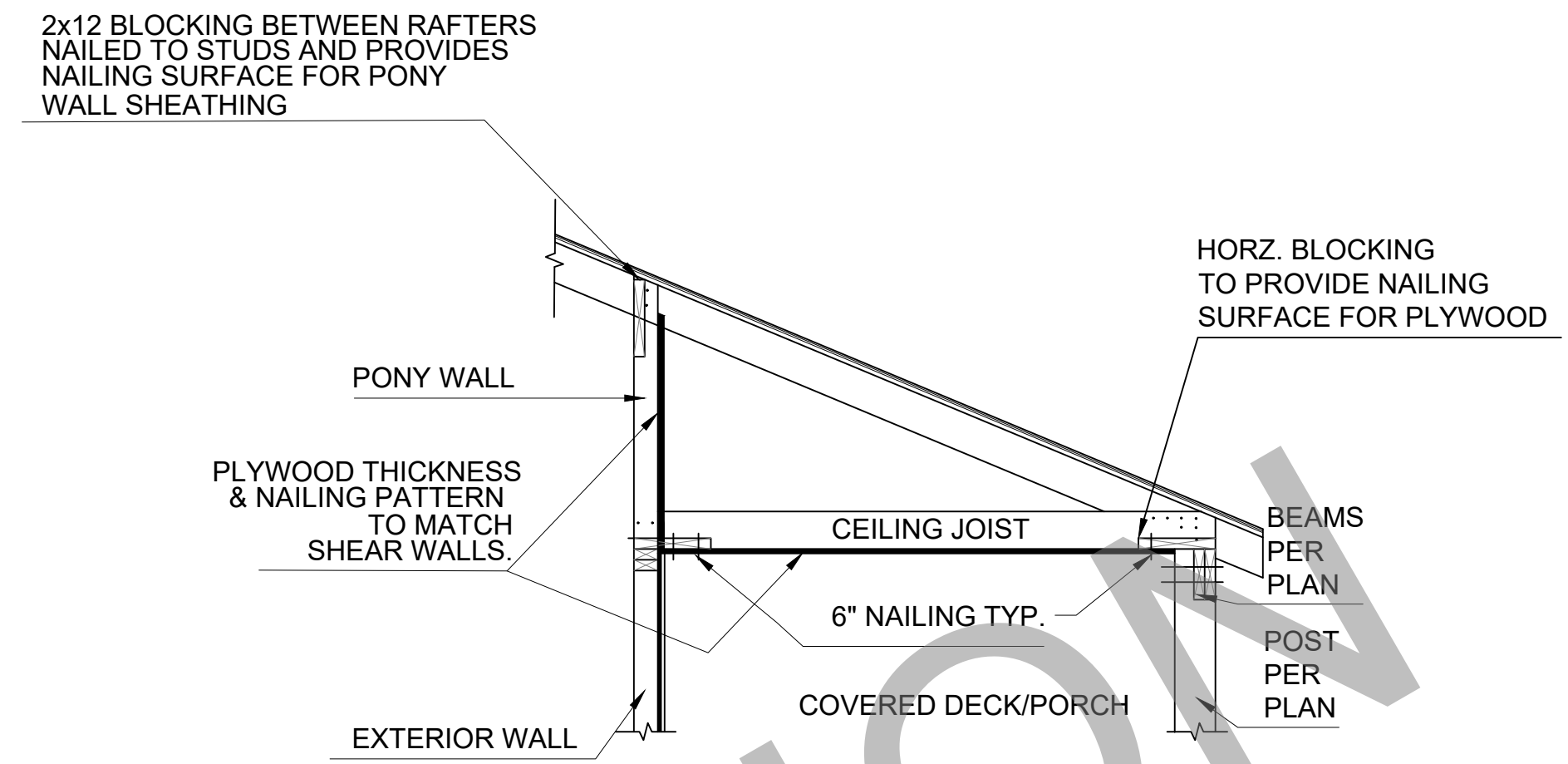
1 TYPICAL GABLE WALL & ROOF FRAMING DETAIL



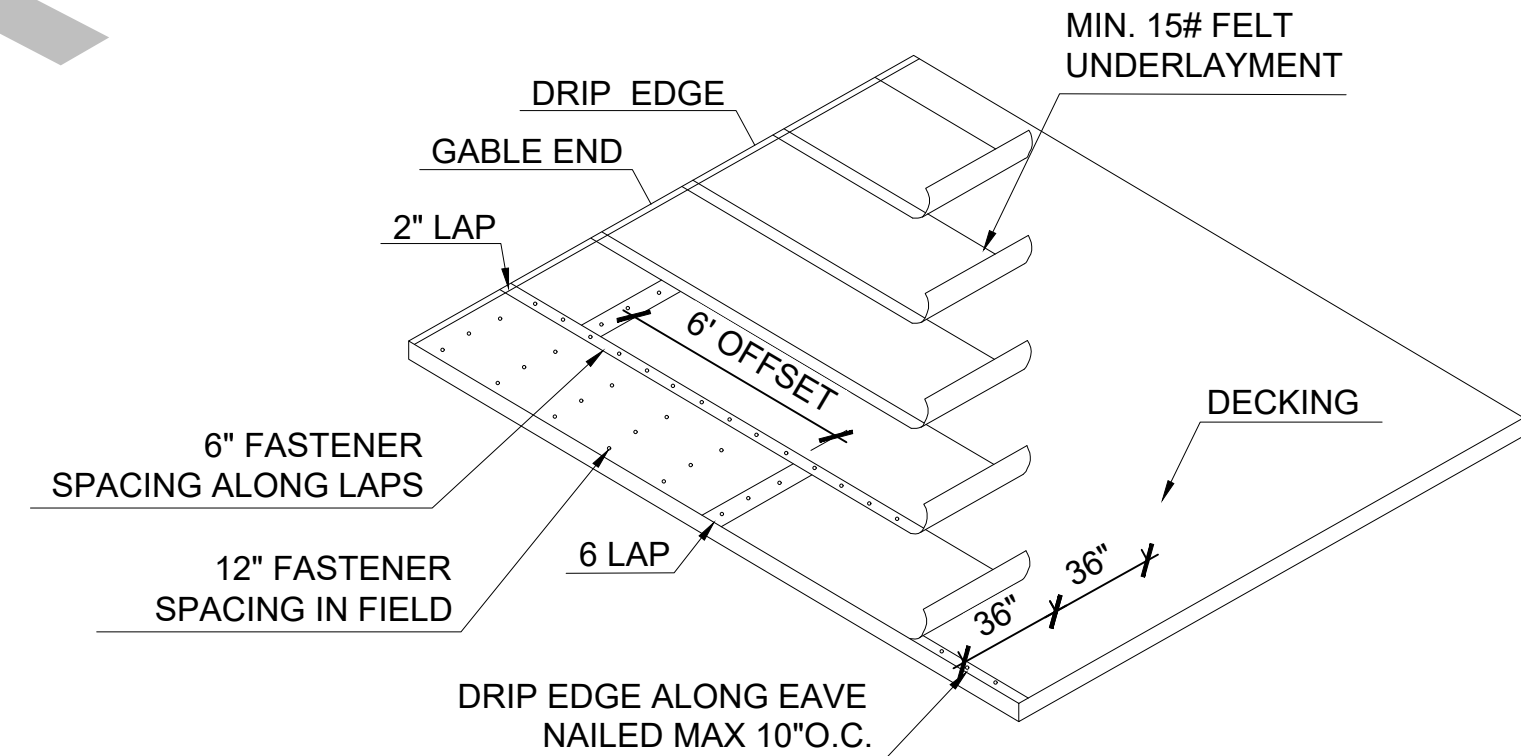
3 ROOF BRACING AT PERPENDICULAR CEILING JOIST



4 TYPICAL STRONG BACK CONSTRUCTION DETAIL

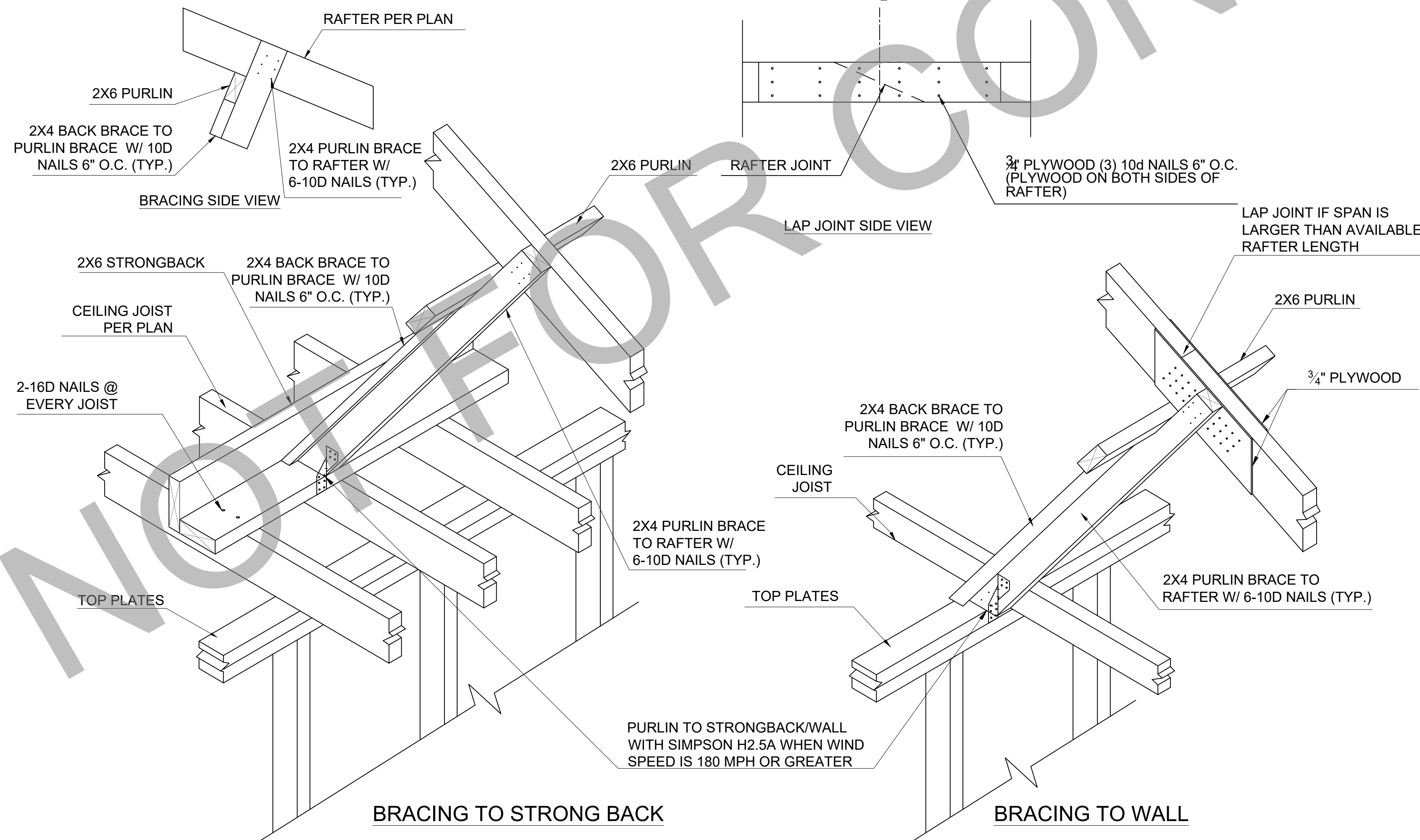


5 PORCH CEILING DIAPHRAGM DETAIL

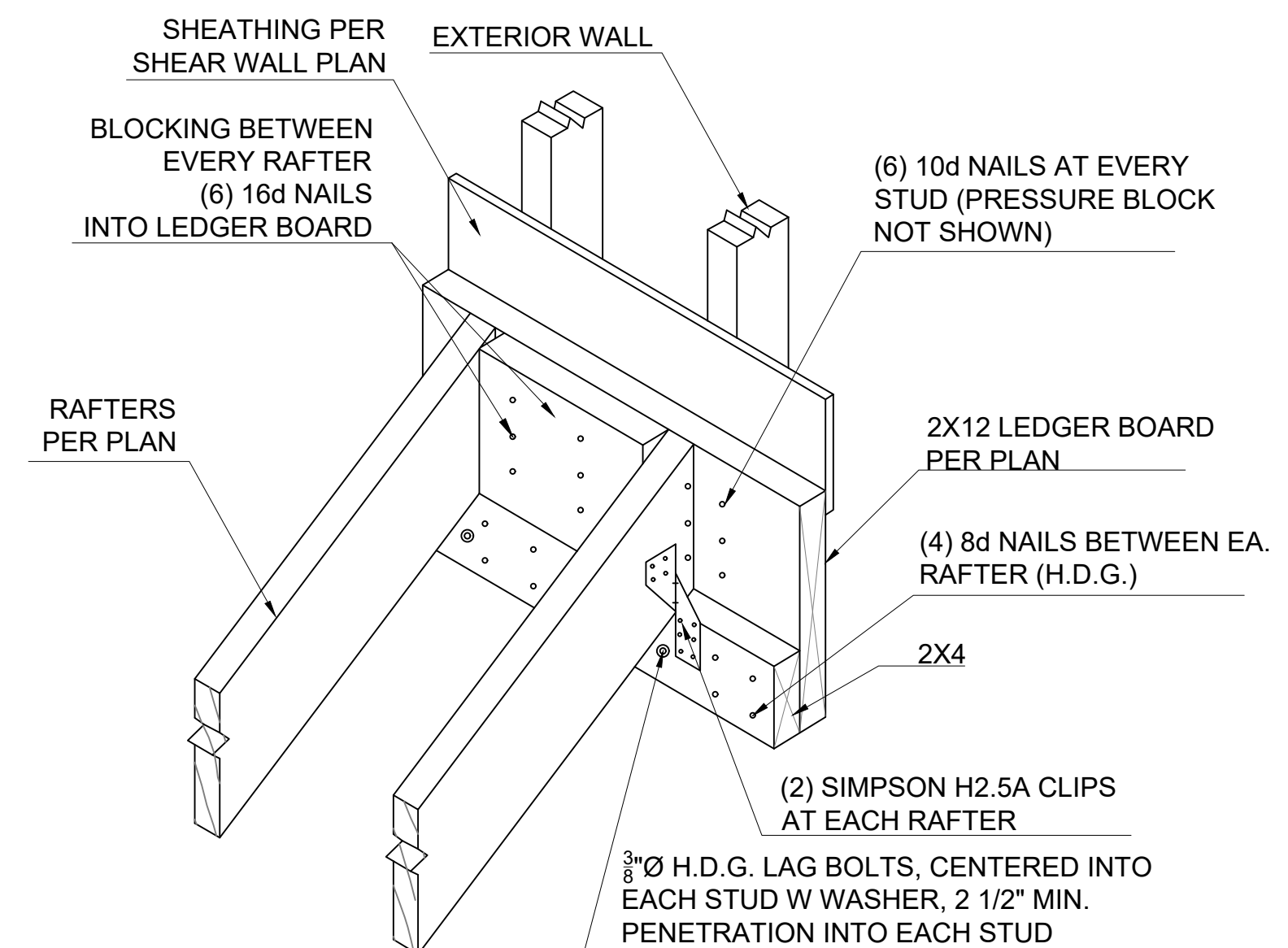


* SEAL ALL DECK JOISTS (SEE FBC2020 R905.1.1.1 OPTION 2 OR 3)
ADDITIONAL UNDERLAYMENT OPTIONS ARE AVAILABLE (SEE FBC2020 R905)

6 ROOF UNDERLAYMENT DETAIL



2 PURLIN INSTALLATION & BRACING DETAIL



7 RAFTER TO GABLE WALL LEDGER DETAIL

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