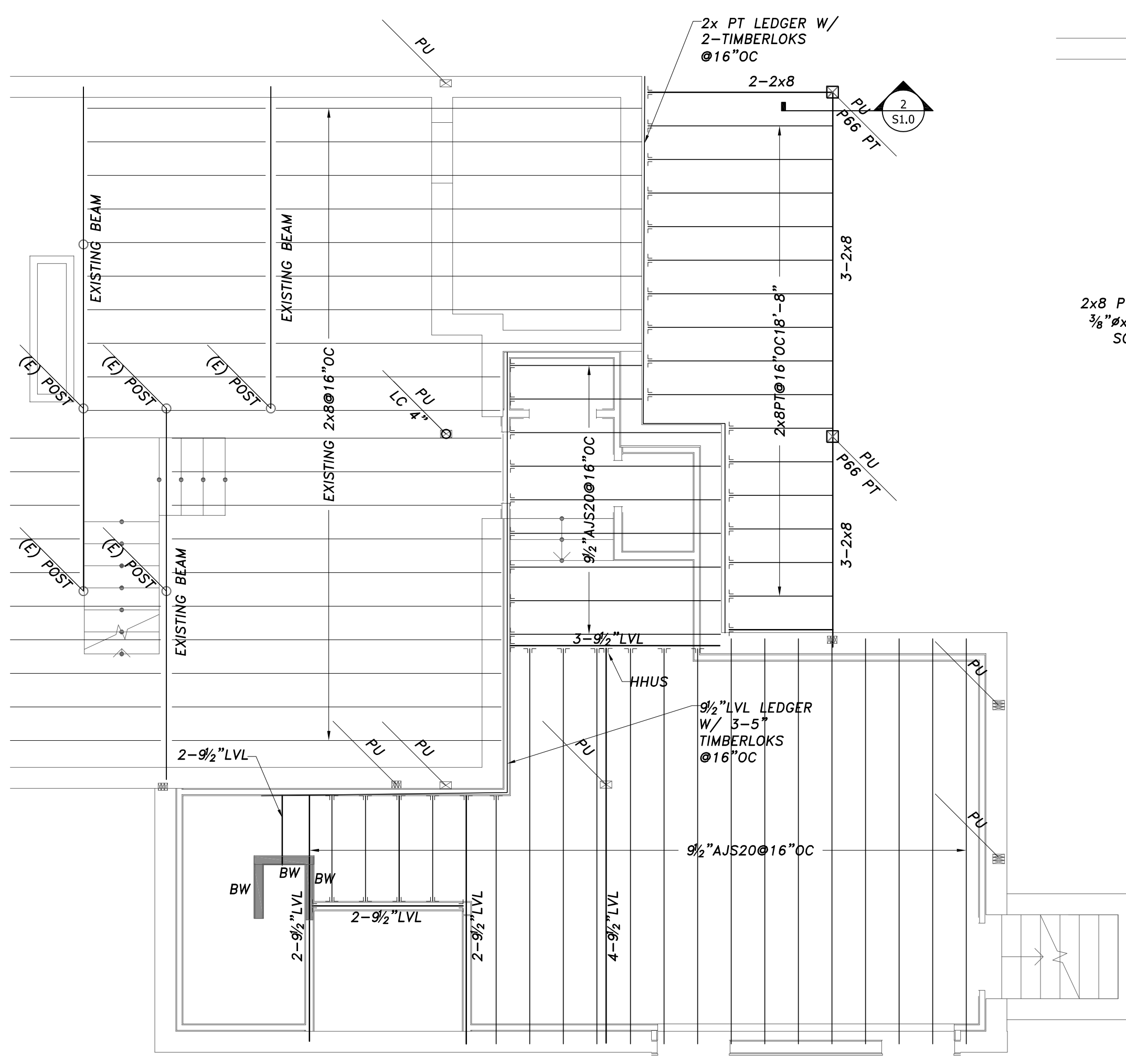


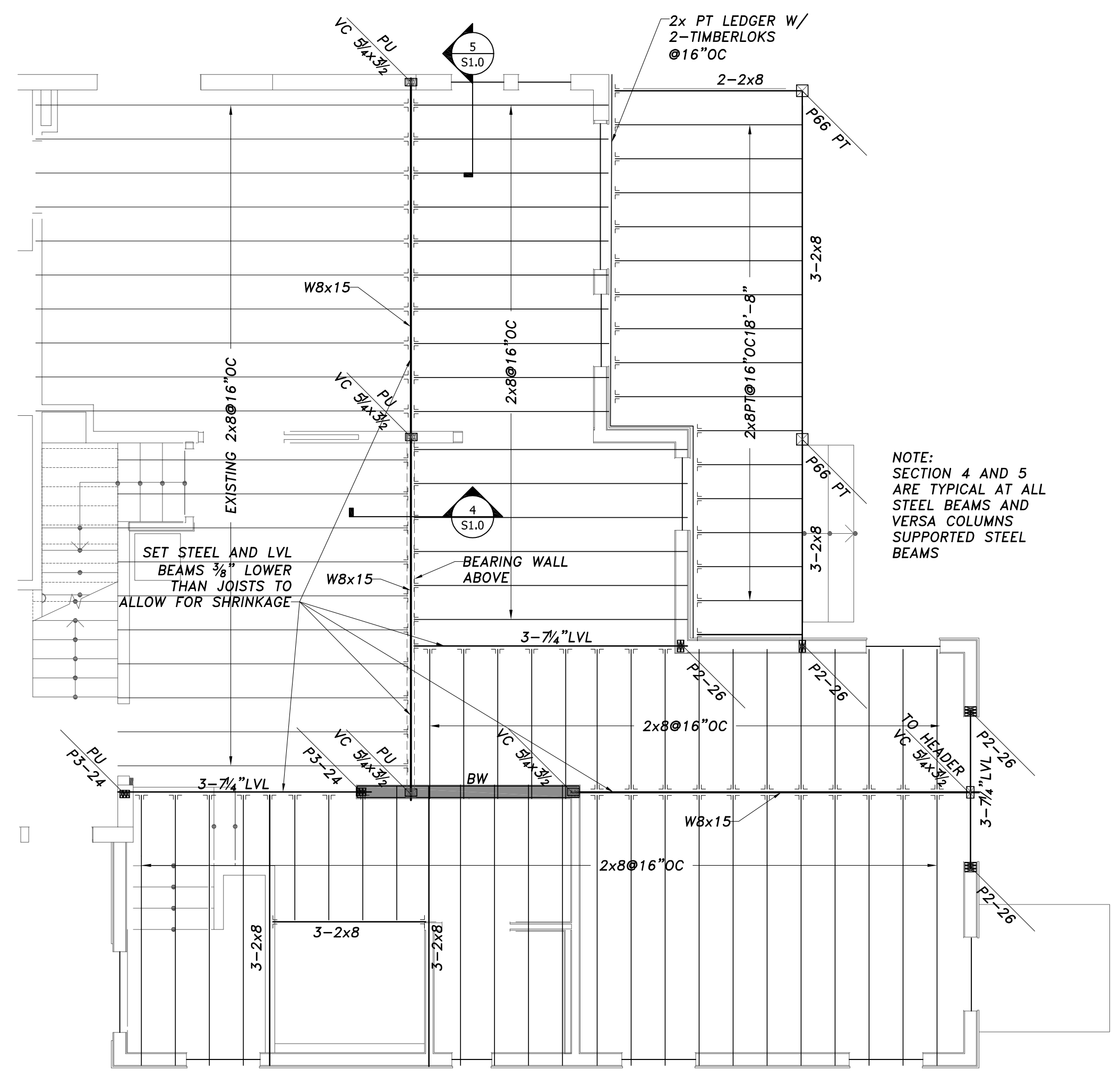
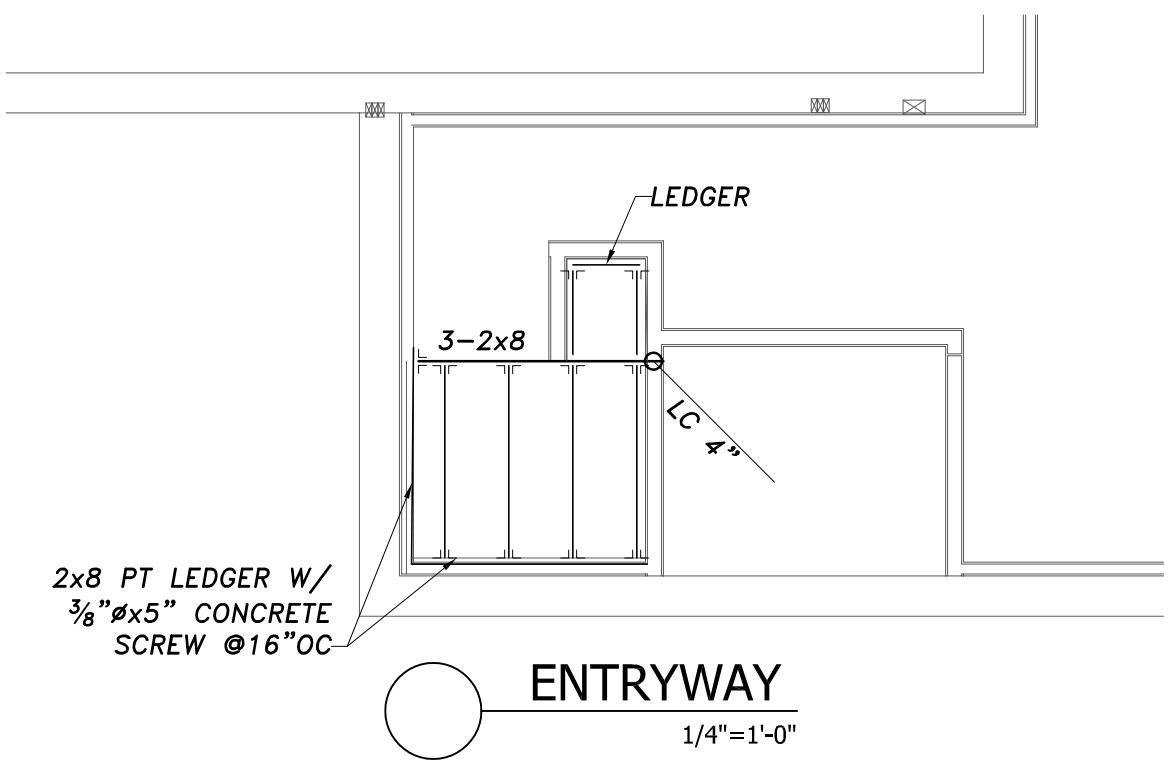
**FOUNDATION PLAN**  
1/4"=1'-0"

**FOUNDATION NOTES:**

1. ALL FOUNDATION DIMENSIONS AND ELEVATIONS TO BE VERIFIED WITH SITE CONDITIONS AND ARCHITECTURAL DRAWINGS.
2. DOWEL NEW FOUNDATION TO EXISTING WITH #4 BARS @24"OC, LENGTH = 16".

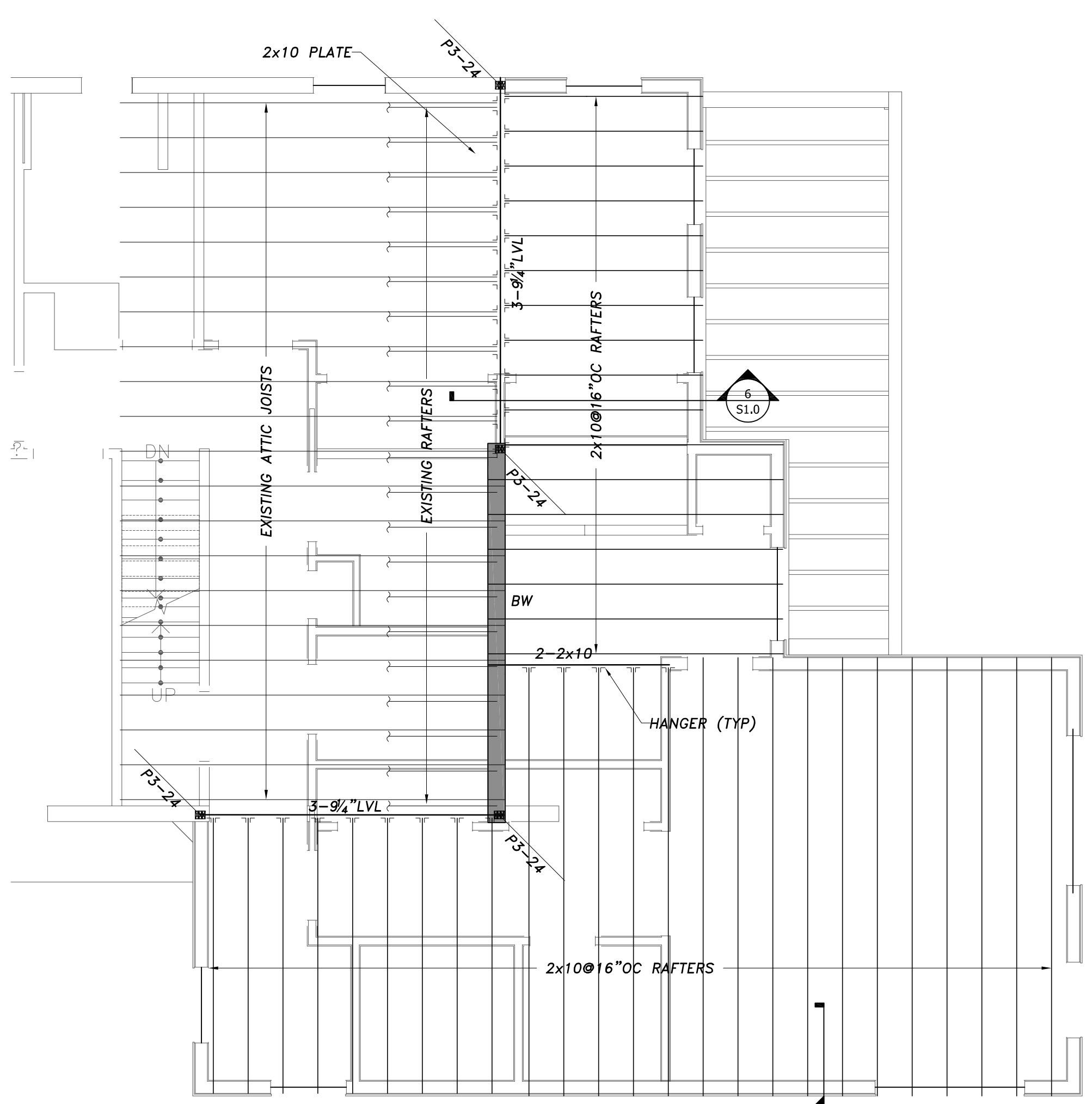


**FIRST FLOOR FRAMING**  
1/4"=1'-0"



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

**NOTE:**  
SECTION 4 AND 5 ARE TYPICAL AT ALL STEEL BEAMS AND VERSA COLUMNS SUPPORTED STEEL BEAMS

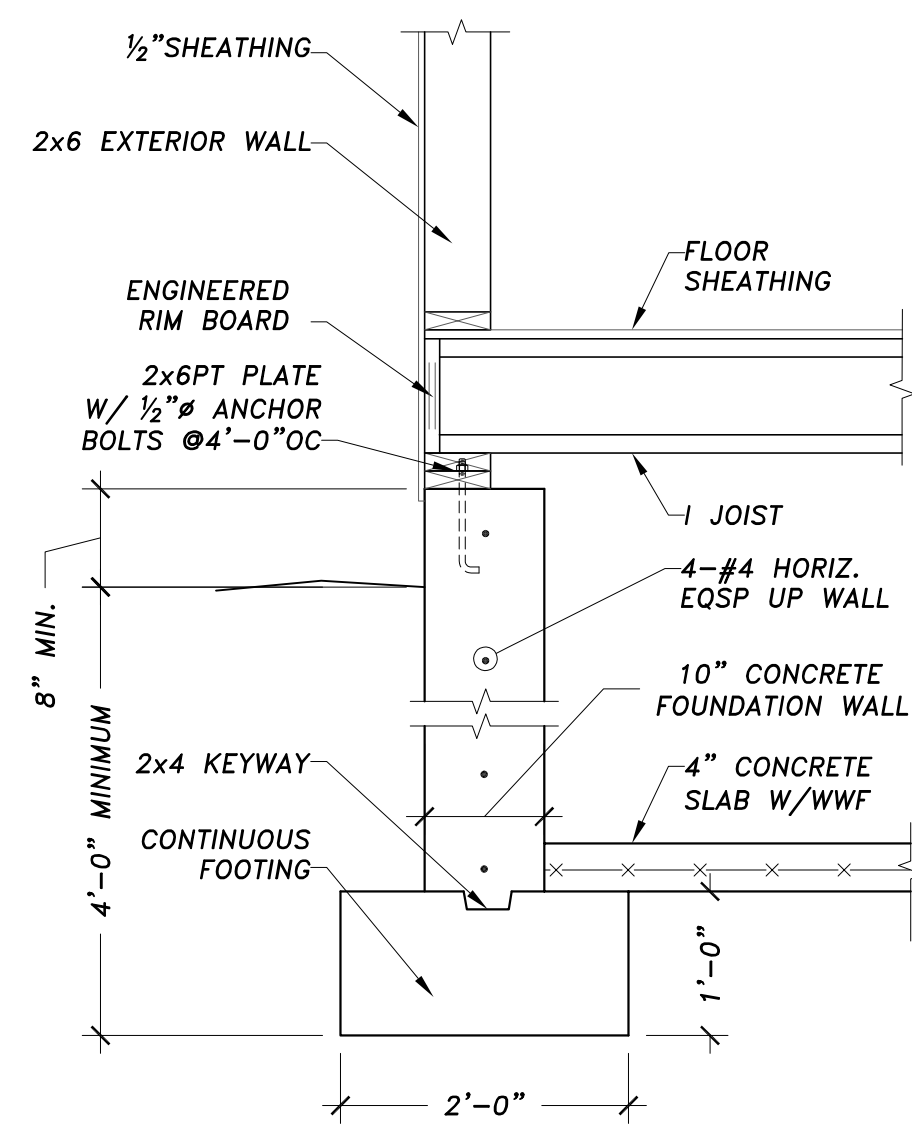


**ROOF FRAMING**  
1/4"=1'-0"

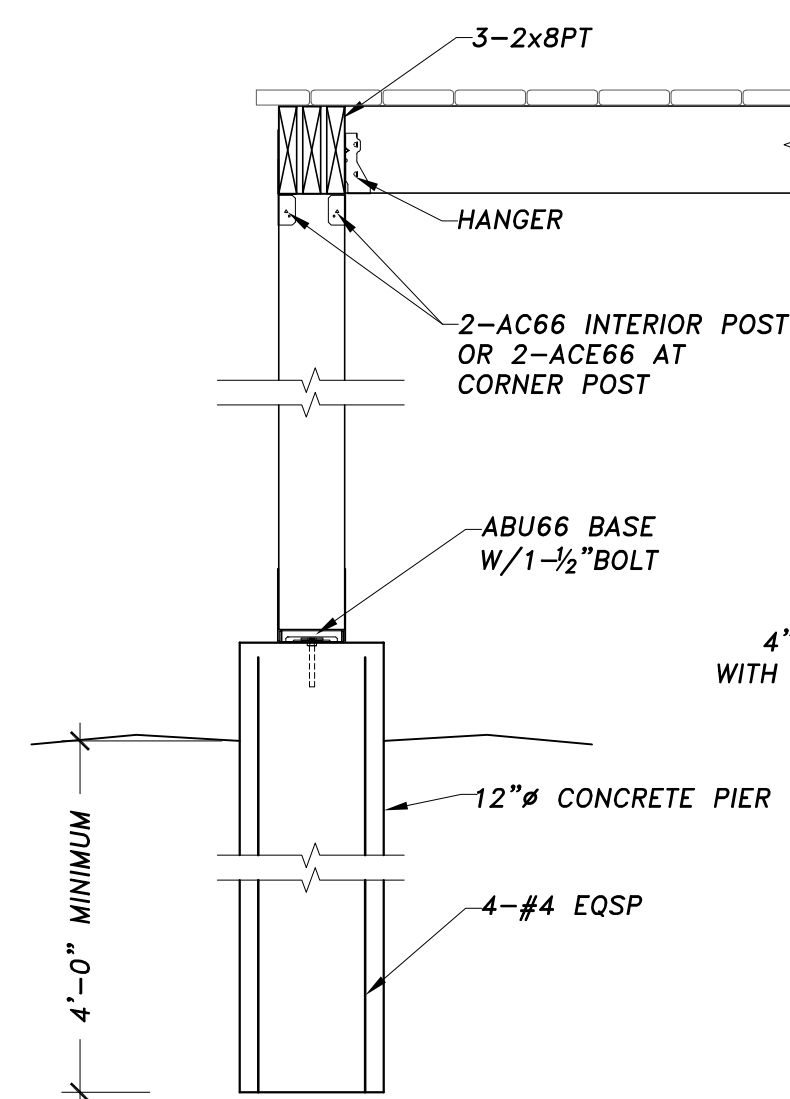
- NOTES**
1. ALL INDIVIDUAL LVLS ARE 1 1/2" THICK UNLESS NOTED OTHERWISE ON PLAN.
  2. PROVIDE SIMPSON H2.5 HURRICANE TIES CONNECTING EACH RAFTER TO STRUCTURE BELOW. TIE TO BE PLACED OVER THE OUTSIDE WALL SHEATHING.
  3. EXTEND PLYWOOD SHEATHING UNDER ENTIRE OVER FRAMED AREA.
  4. HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
  5. AT OVERFRAMED AREAS EXISTING ROOFING MATERIAL TO BE REMOVED TO ROOF SHEATHING.
  6. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2" BOLTS AT 16" ON CENTER OR 3-1/4" DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.
  7. BW DENOTES BEARING WALLS CONSISTING OF 2x6@16"OC. SEE FRAMING NOTES FOR HORIZ. BRACING.

**LEGEND**

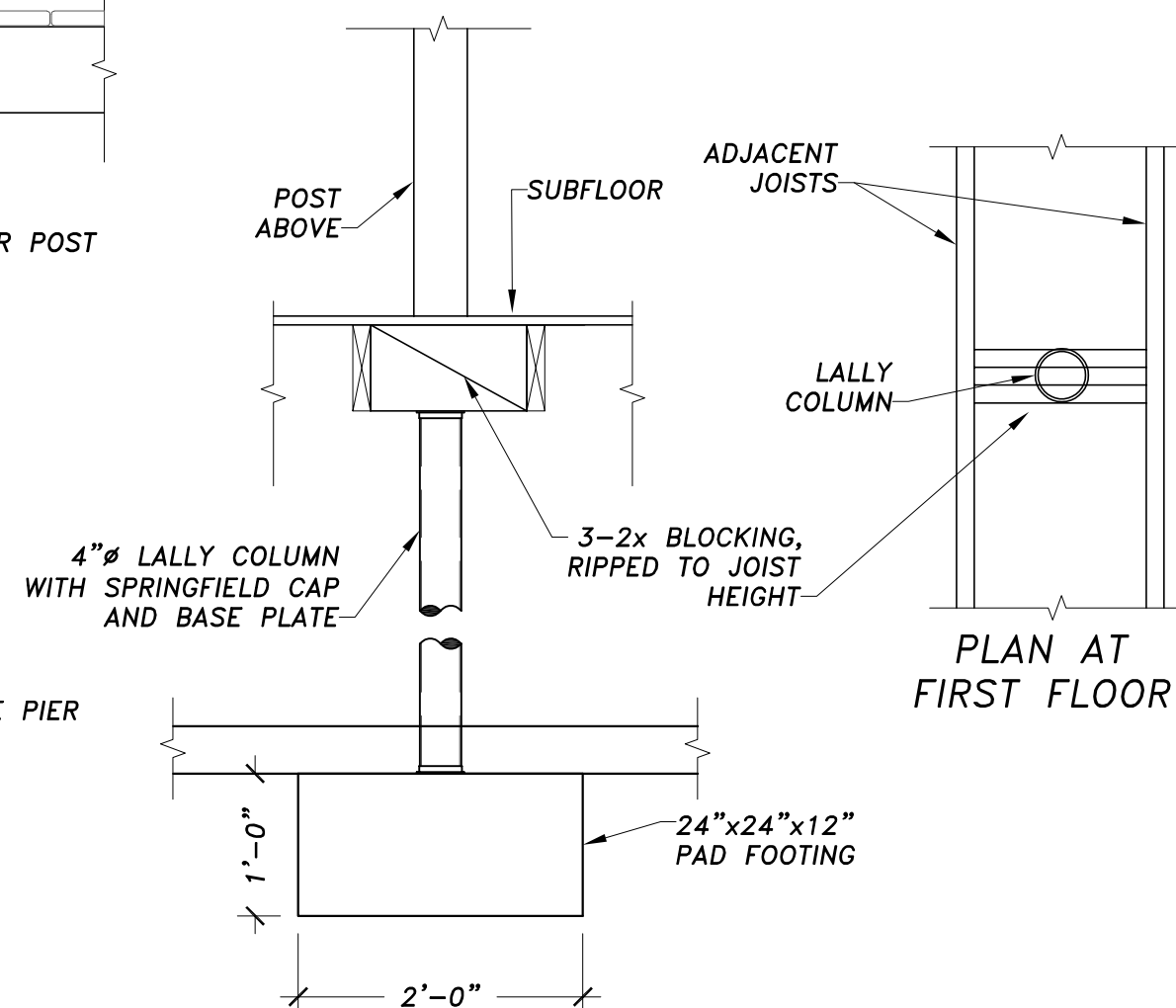
BW	= BEARING WALL
FVP	= FLAT VALLEY PLATE
(E)	= EXISTING
(N)	= NEW
TBR	= TO BE REMOVED
POST LOCATION	
○	POST (UP ABOVE LINE)
○	POST (DOWN BELOW LINE)
DIM. LUMBER POST	
○	NUMBER OF STUDS
P3-26	- SIZE OF STUD
P-POST, J-JACK,	TYPE OF POST.
ENGINEERED POST	
LC 3/4"	- SIZE
○	TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL



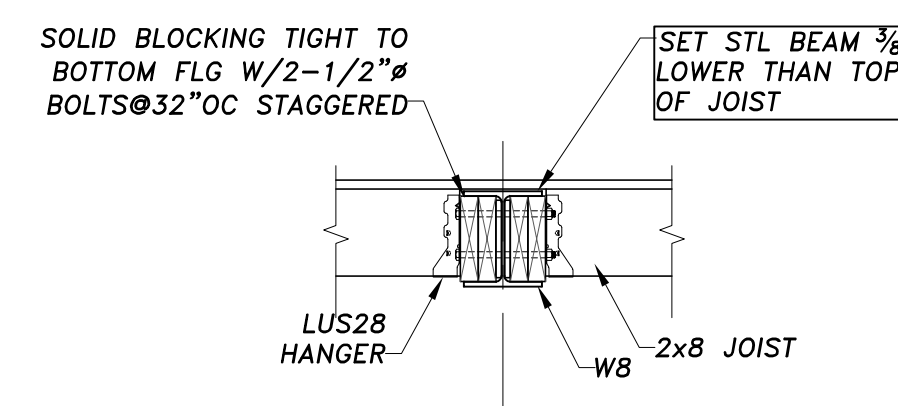
**1 FOUNDATION DETAIL**  
Scale: 3/4" = 1'-0"



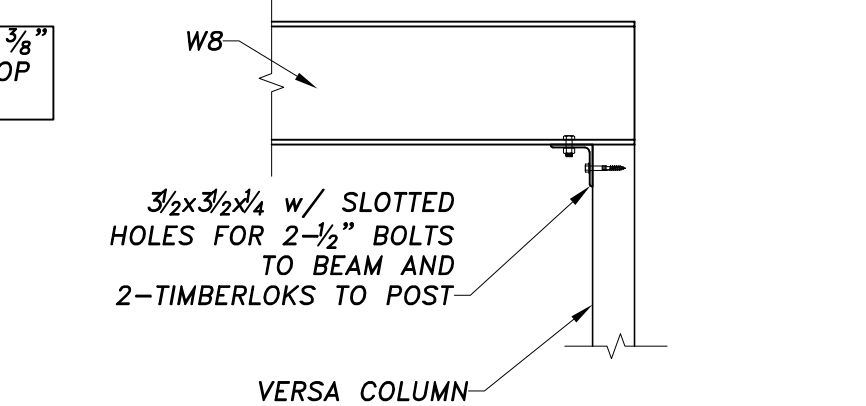
**2 PORCH DETAIL**  
Scale: 3/4" = 1'-0"



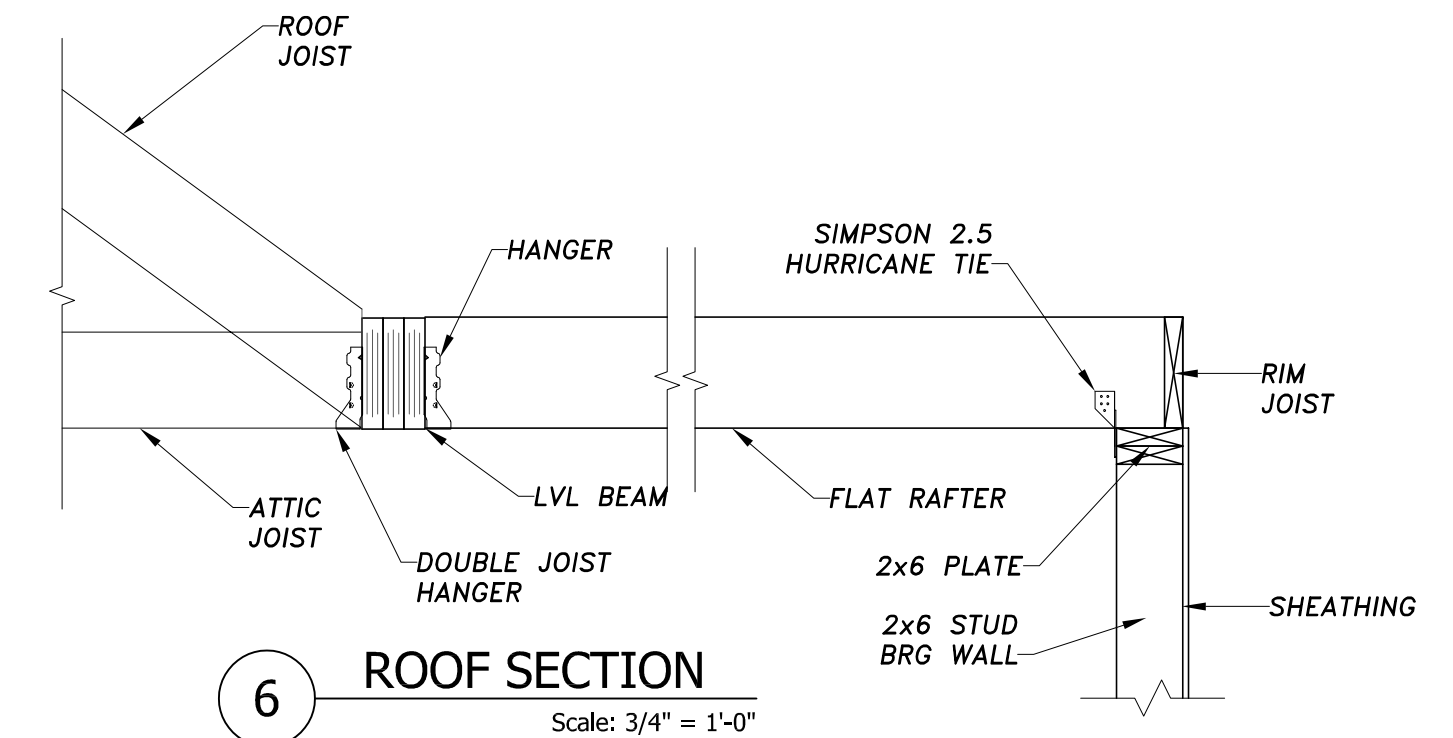
**3 POST SECTION**  
Scale: 3/4" = 1'-0"



**4 POST SECTION**  
Scale: 3/4" = 1'-0"



**5 TYP. BEAM TO COLUMN DETAIL**  
Scale: 3/4" = 1'-0"



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