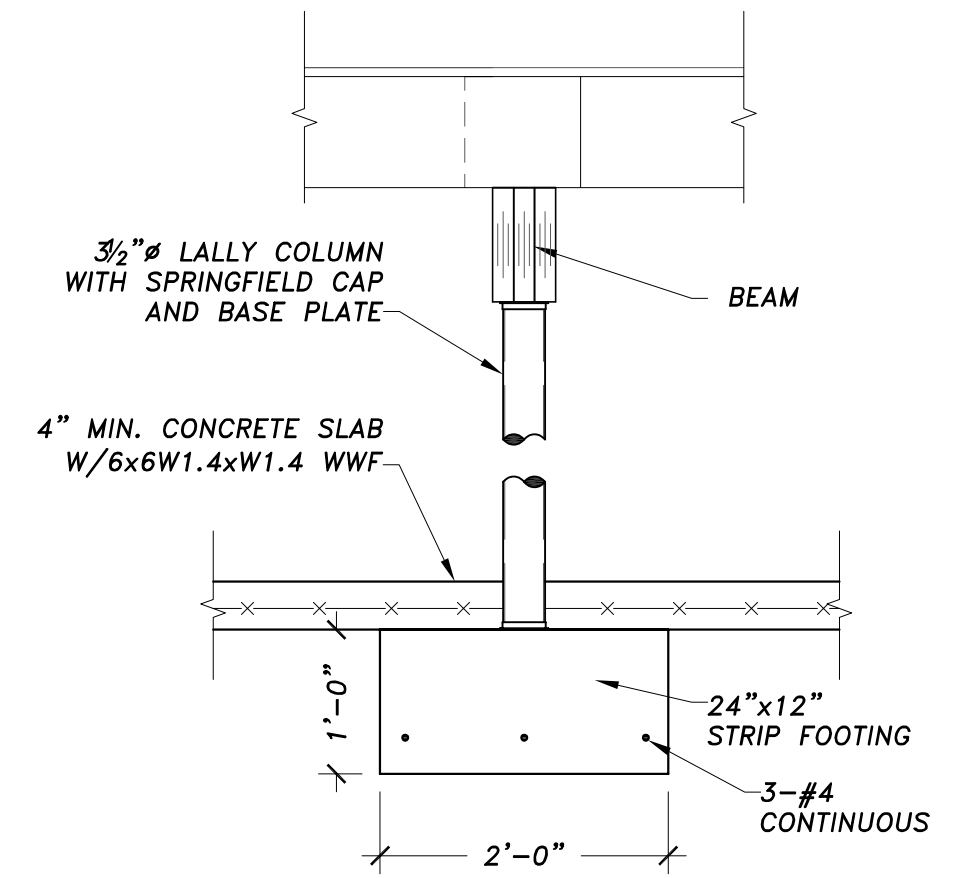
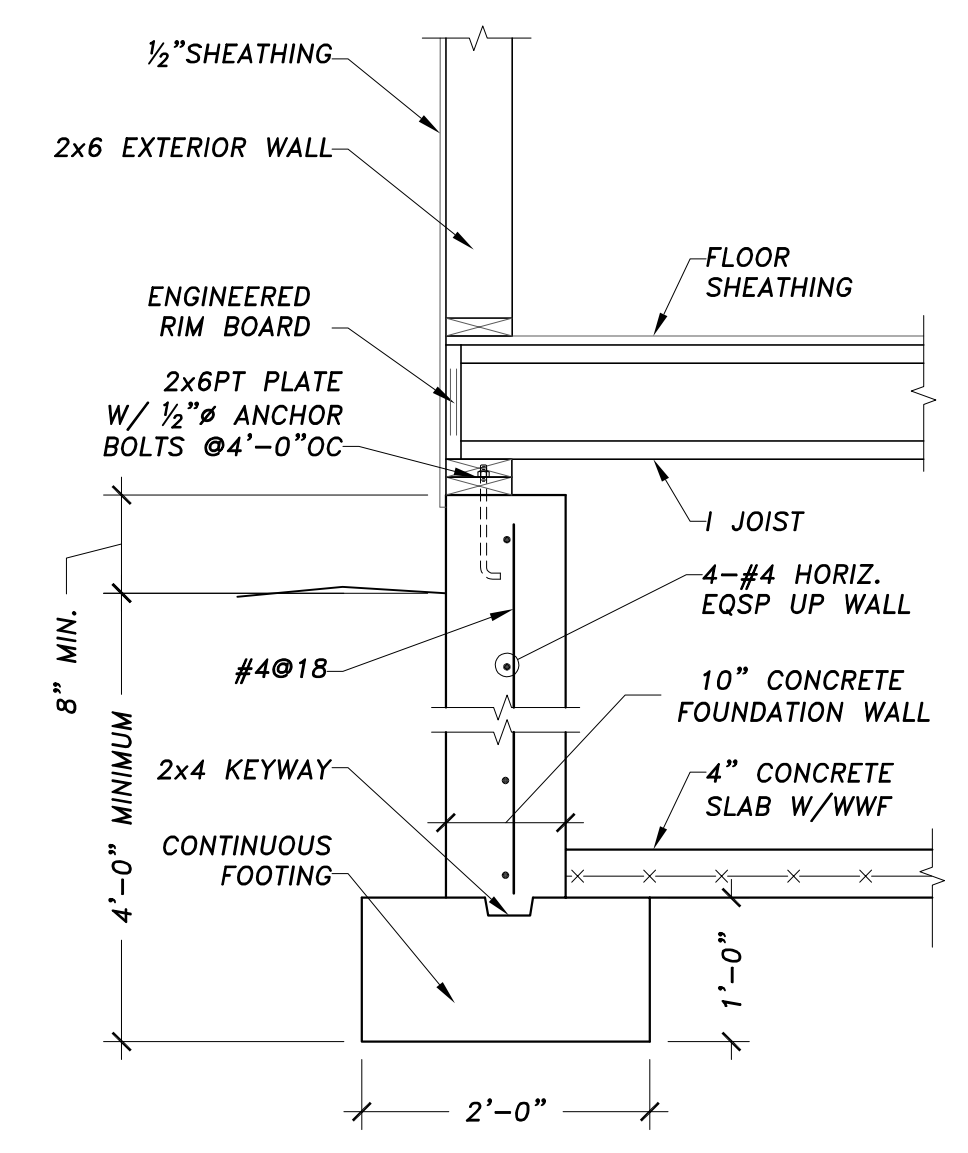


**FOUNDATION PLAN**  
Scale: 1/4" = 1'-0"

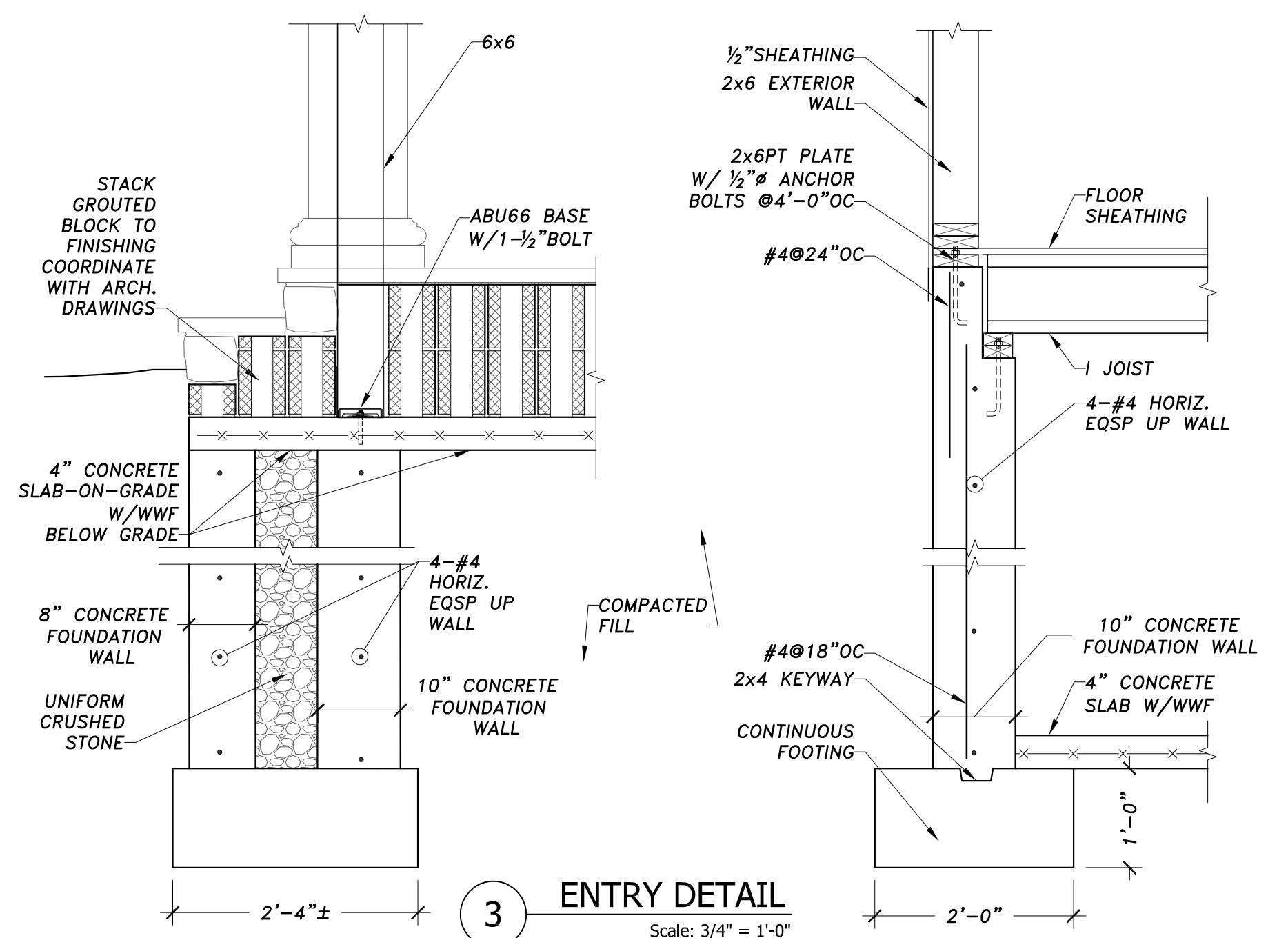
- FOUNDATION NOTES:**
1. ALL FOUNDATION DIMENSIONS AND ELEVATIONS TO BE VERIFIED WITH SITE CONDITIONS AND ARCHITECTURAL DRAWINGS.
  2. DOWEL NEW FOUNDATION TO EXISTING WITH #4 BARS @24"OC, LENGTH = 16".



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



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



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

**LEGEND**

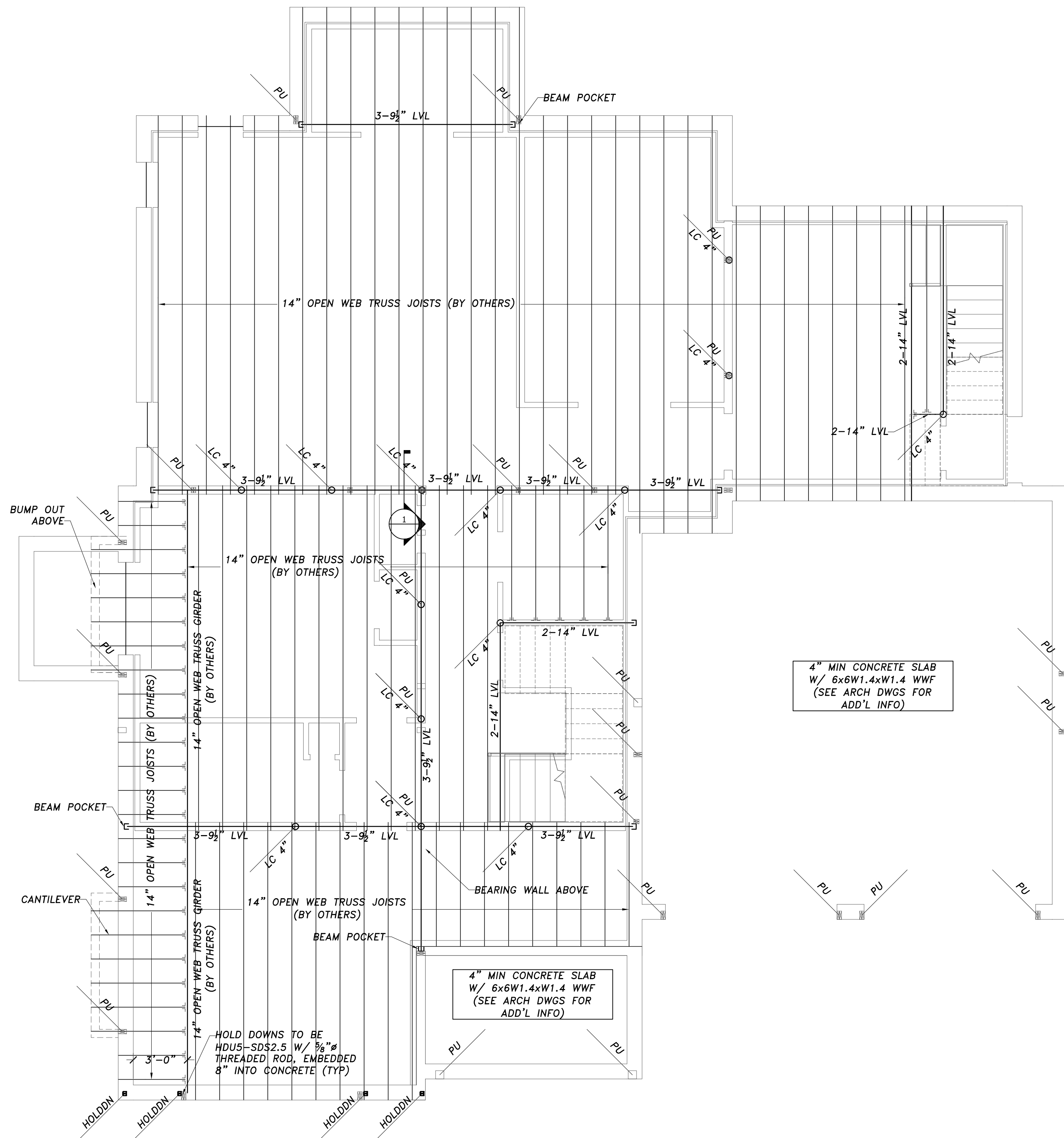
BW = BEARING WALL  
 FVP = FLAT VALLEY PLATE  
 (E) = EXISTING  
 (N) = NEW  
 TBR = TO BE REMOVED

POST LOCATION  
 POST UP (ABOVE LINE)  
 POST DOWN (BELOW LINE)

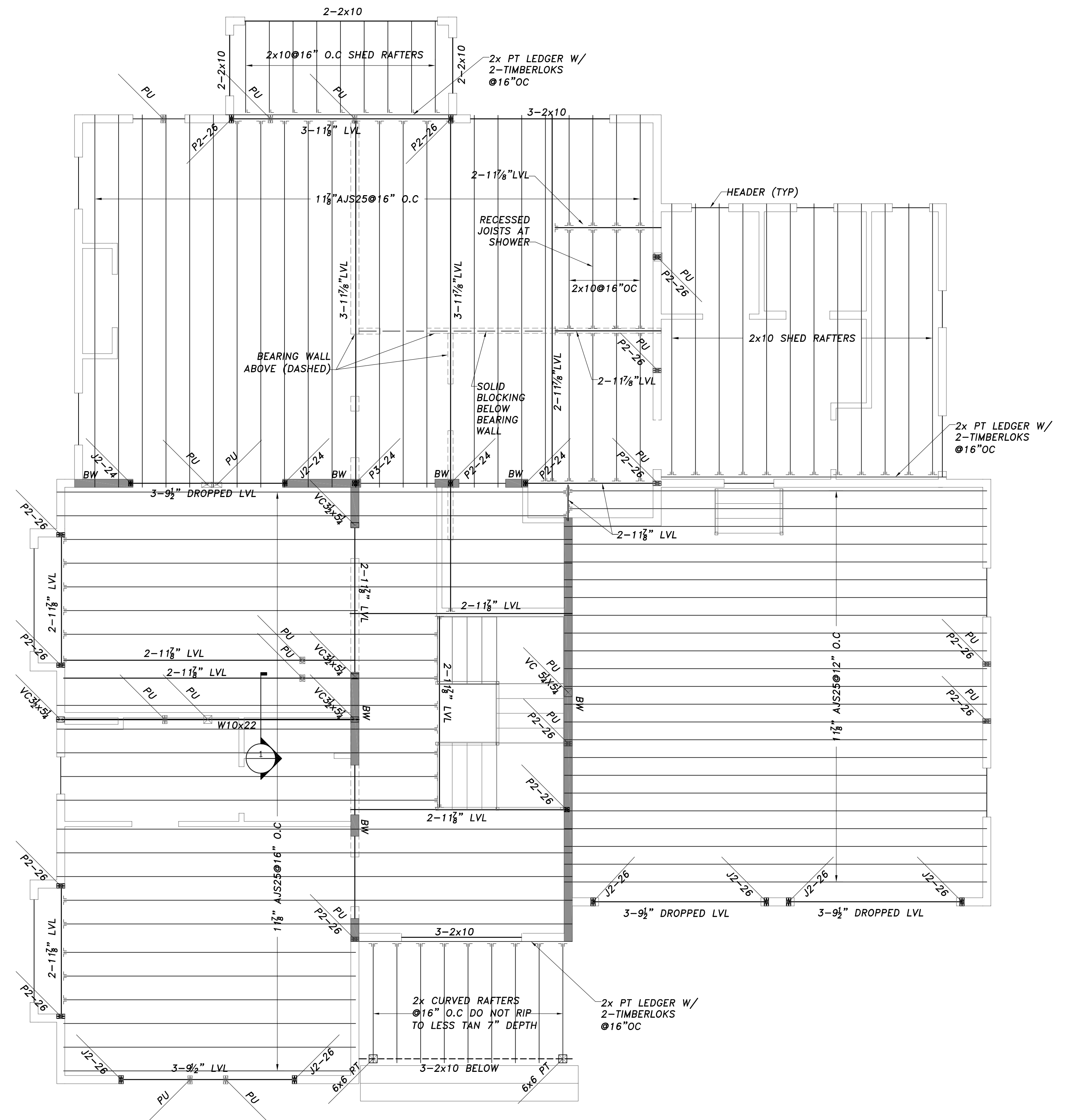
DIM. LUMBER POST  
 NUMBER OF STUDS  
 P3-26 SIZE OF STUD

TYPE OF POST:  
 P-POST, J-JACK,

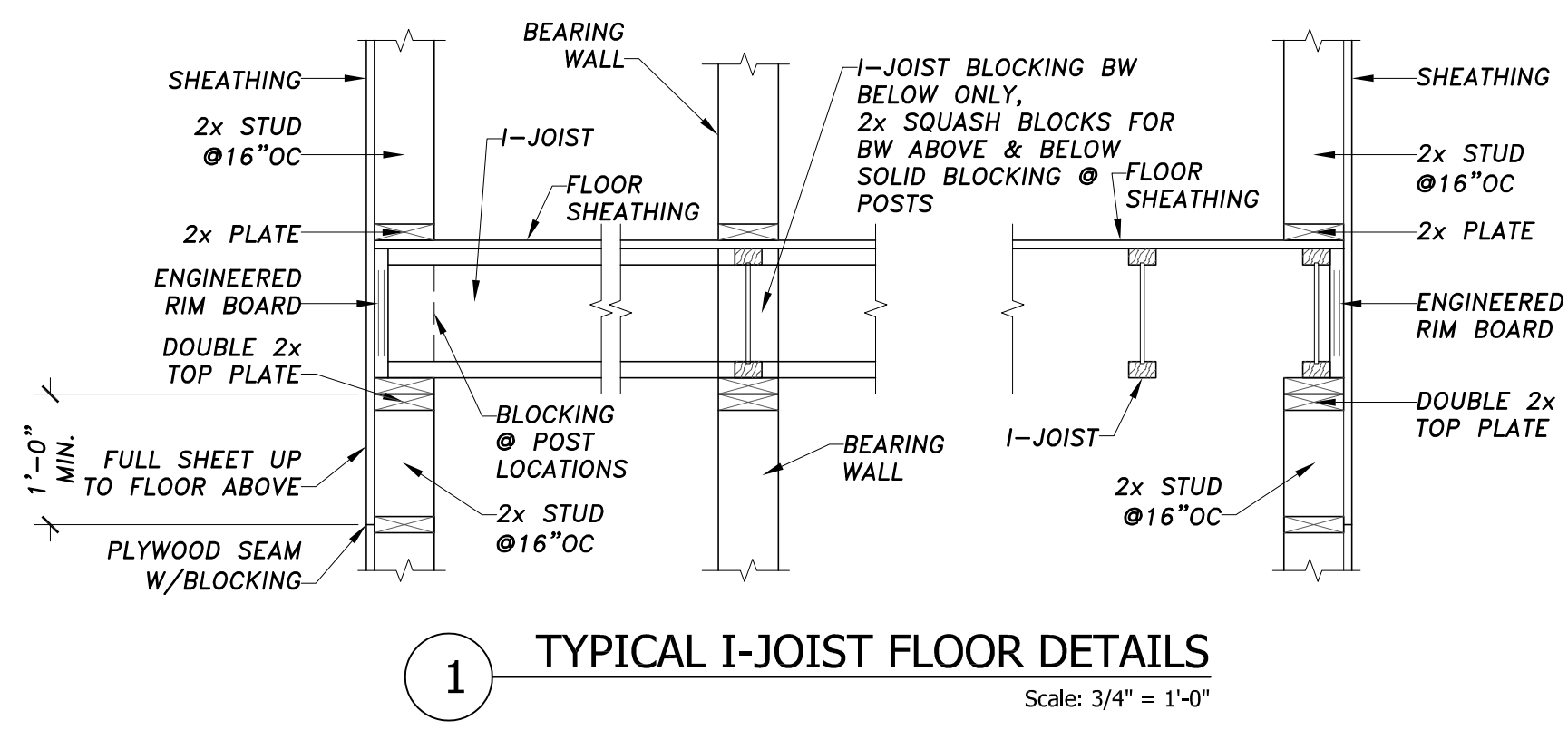
ENGINEERED POST  
 LC 3/8" SIZE  
 TYPE OF POST:  
 VC-VERSA COLUMN,  
 LC-LALLY COLUMN,  
 HSS-TUBE STEEL



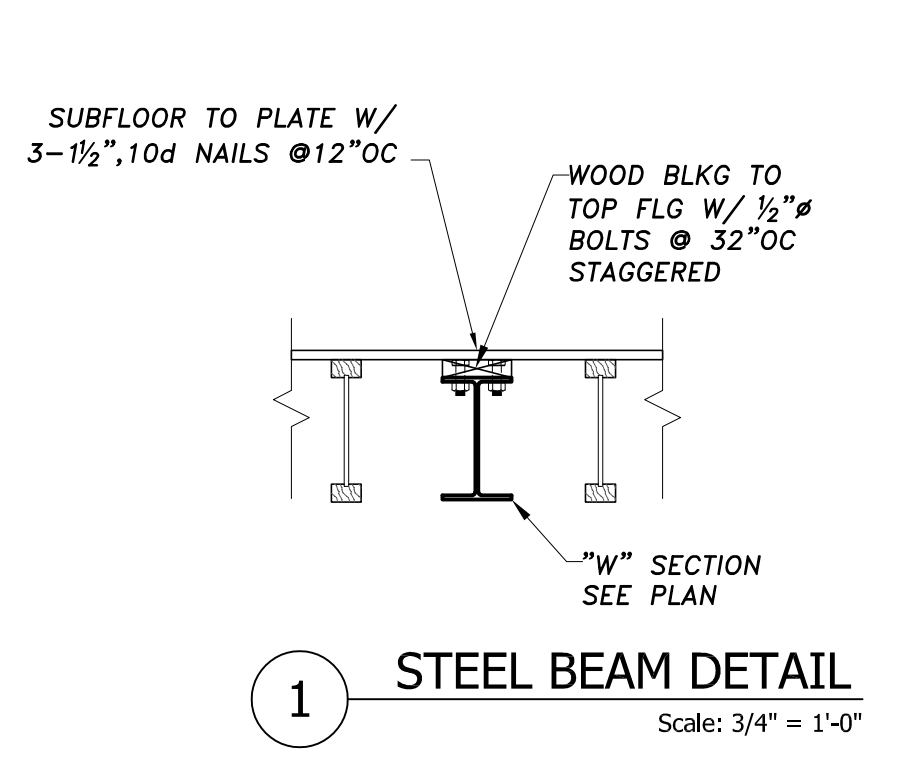
**FIRST FLOOR PLAN**  
Scale: 1/4"=1'-0"



**SECOND FLOOR PLAN**  
Scale: 1/4"=1'-0"



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



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

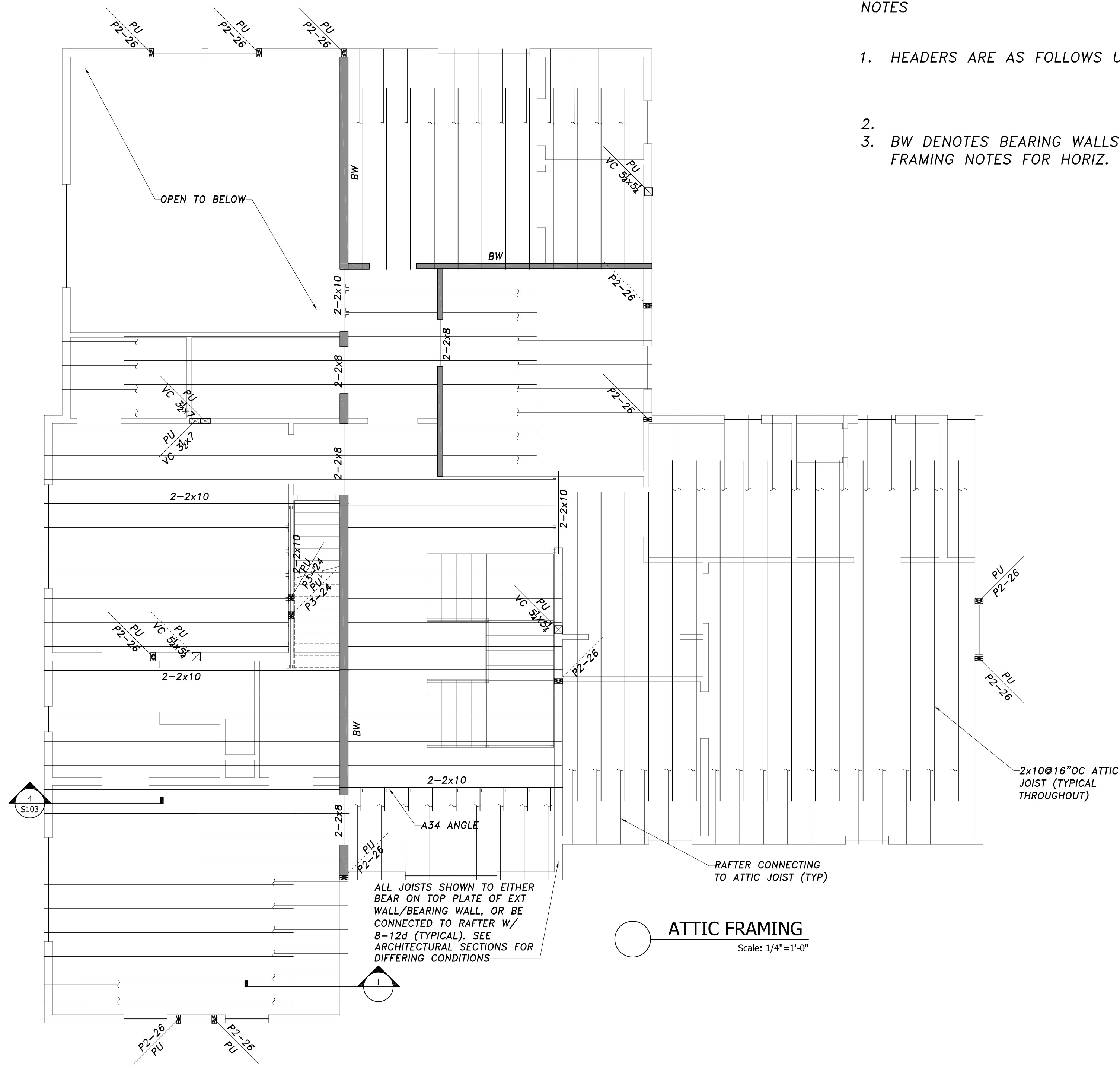
- NOTES**
- ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE ON PLAN.
  - HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
  - BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2" BOLTS AT 16" ON CENTER OR 3-1/2" DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER,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

**LEGEND**

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

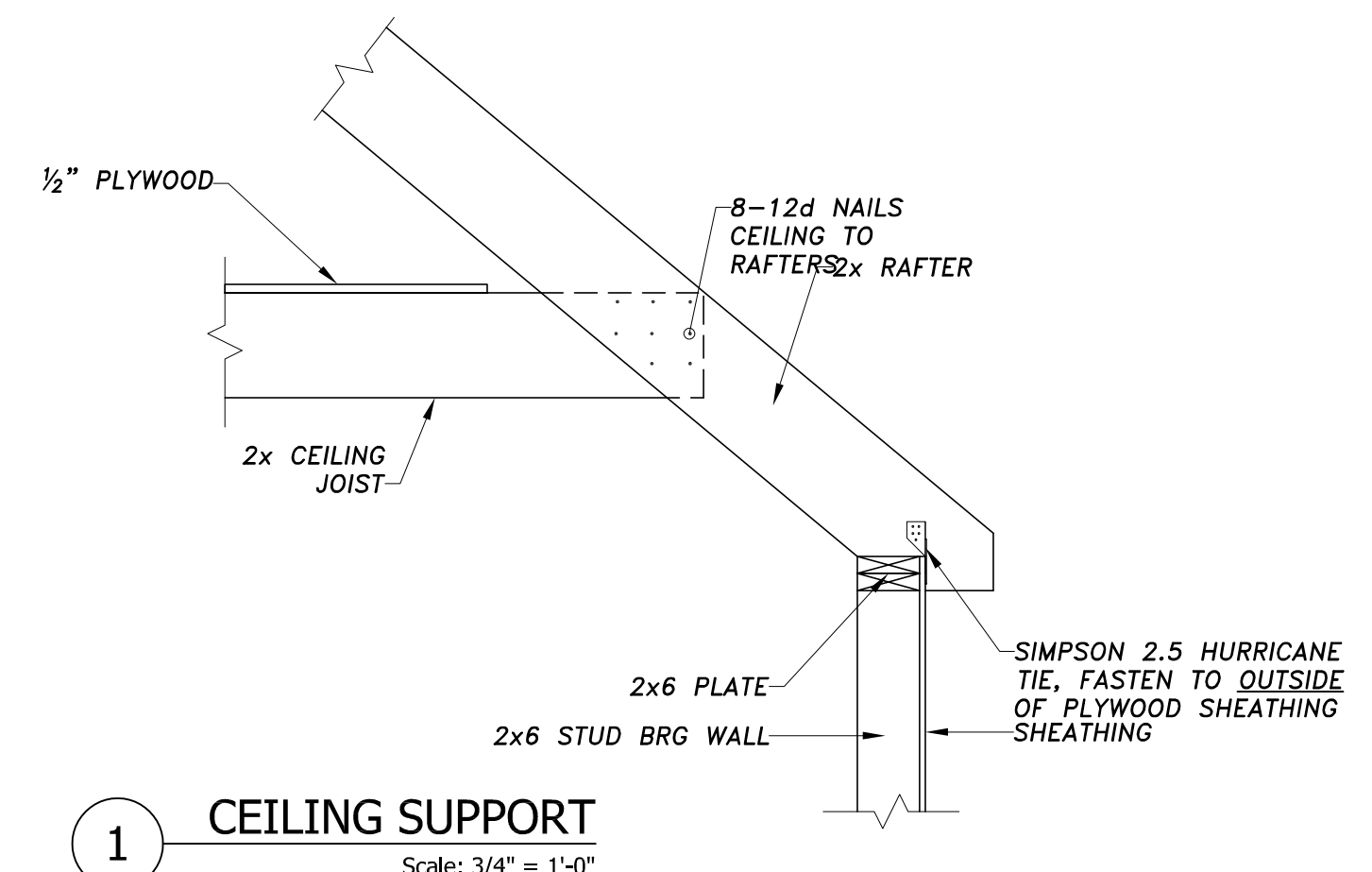
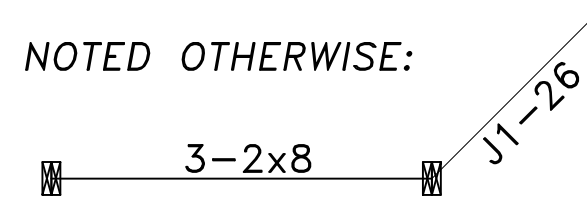
**POST LOCATION**  
 POST UP (ABOVE LINE)  
 POST DOWN (BELOW LINE)

**DIM. LUMBER POST**  
 NUMBER OF STUDS  
 P3-26 SIZE OF STUD  
 TYPE OF POST:  
 P-POST, J-JACK,  
 ENGINEERED POST  
 LC 3 1/2" SIZE  
 TYPE OF POST:  
 VC-VERSA COLUMN,  
 LC-LALLY COLUMN,  
 HSS-TUBE STEEL



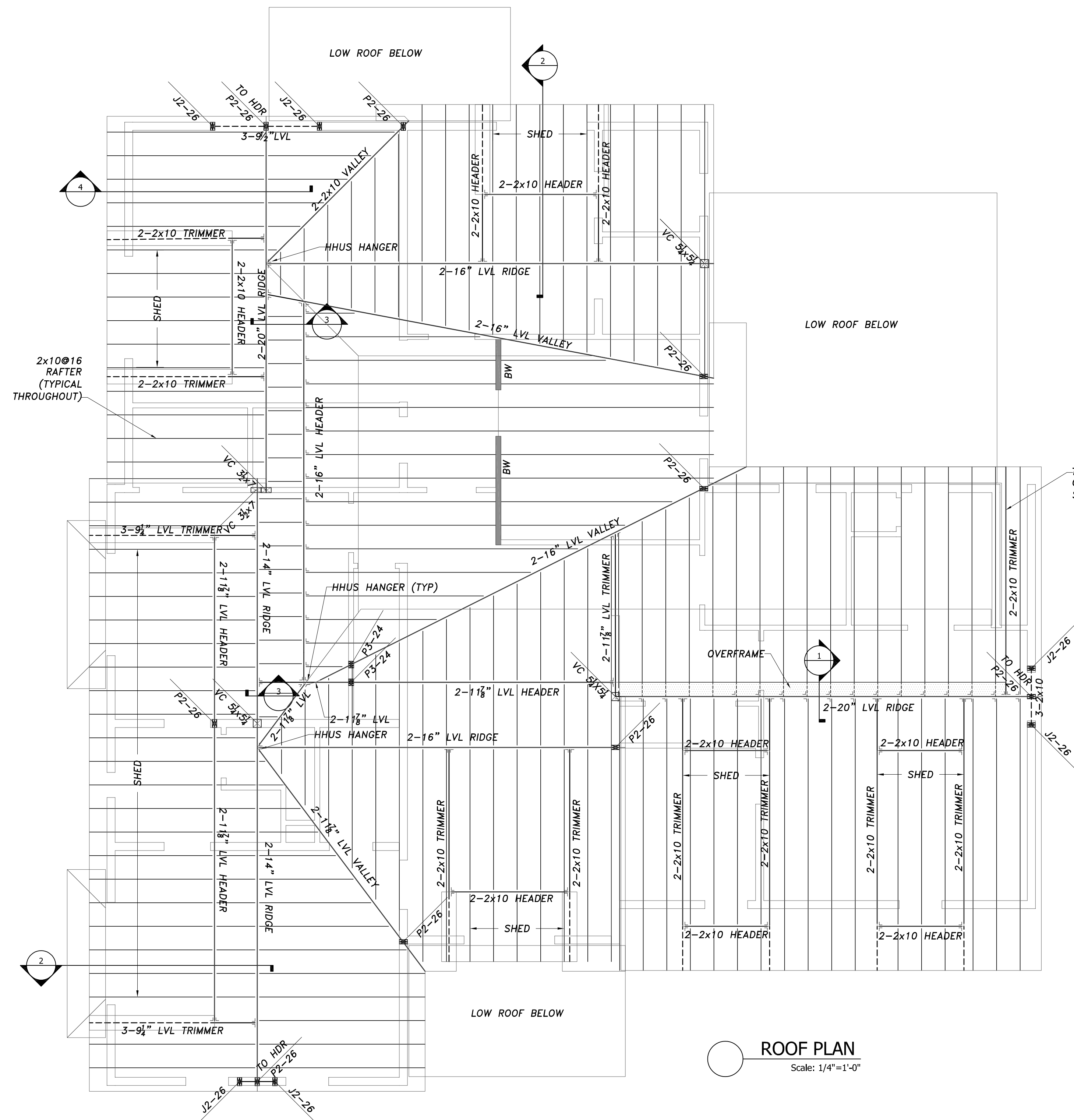
**NOTES**

1. HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
- 2.
3. BW DENOTES BEARING WALLS CONSISTING OF 2x4@16"OC. SEE FRAMING NOTES FOR HORIZ. BRACING.

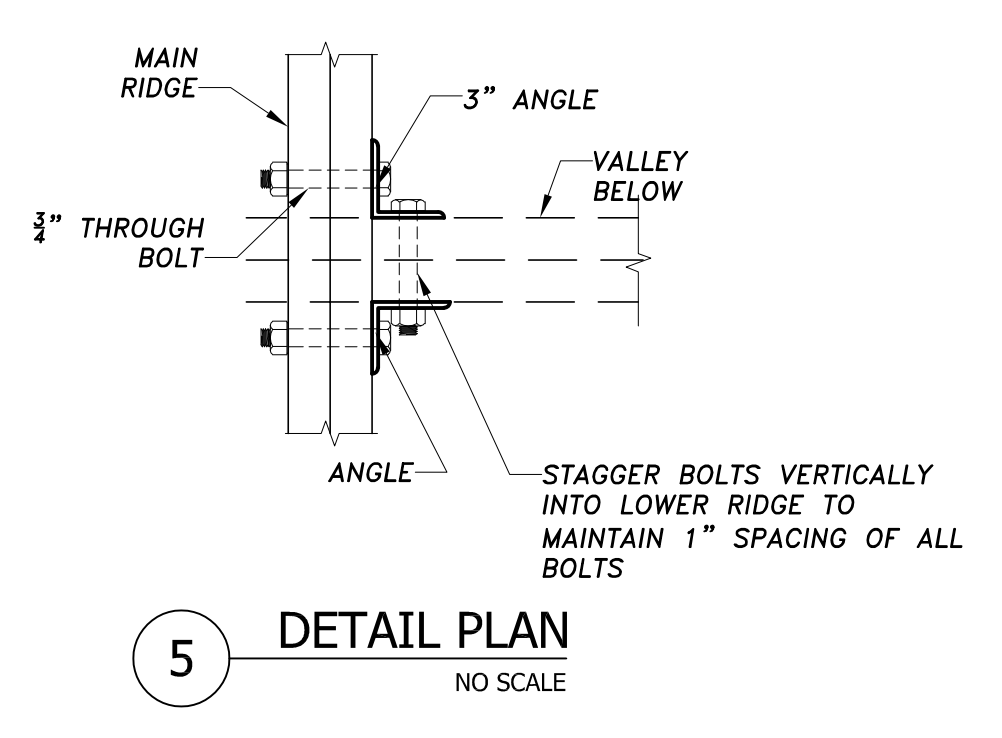
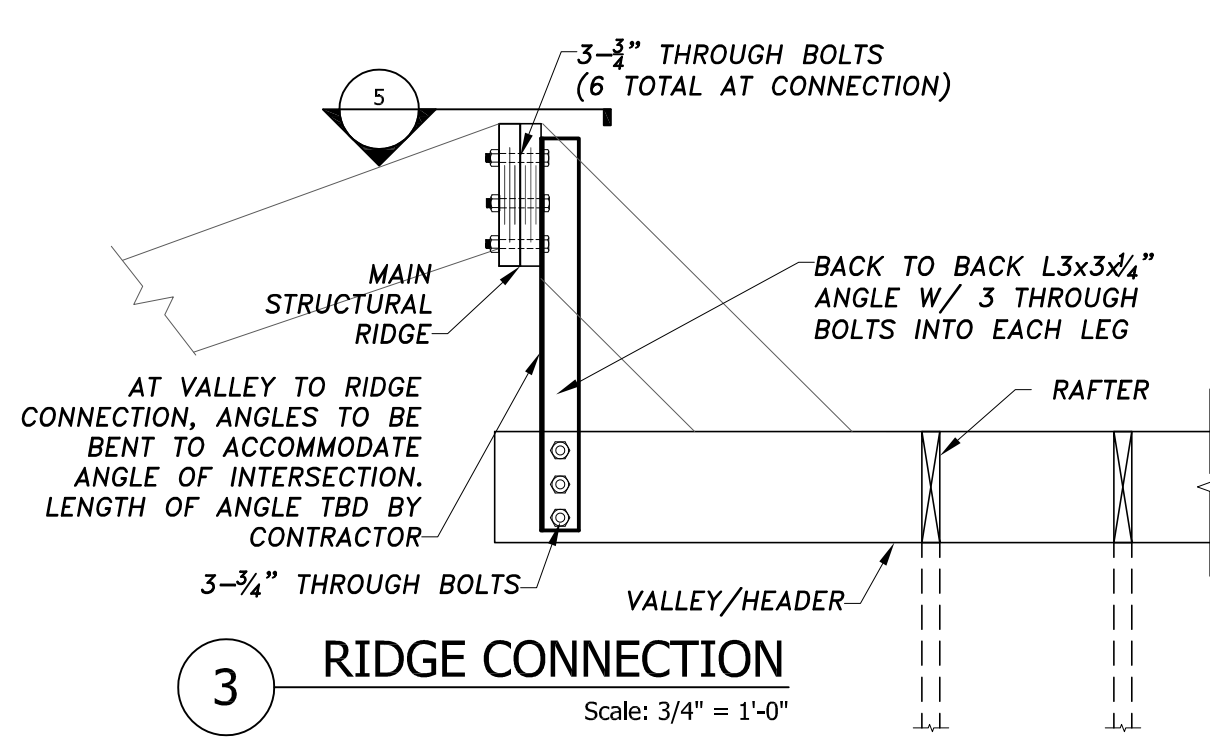
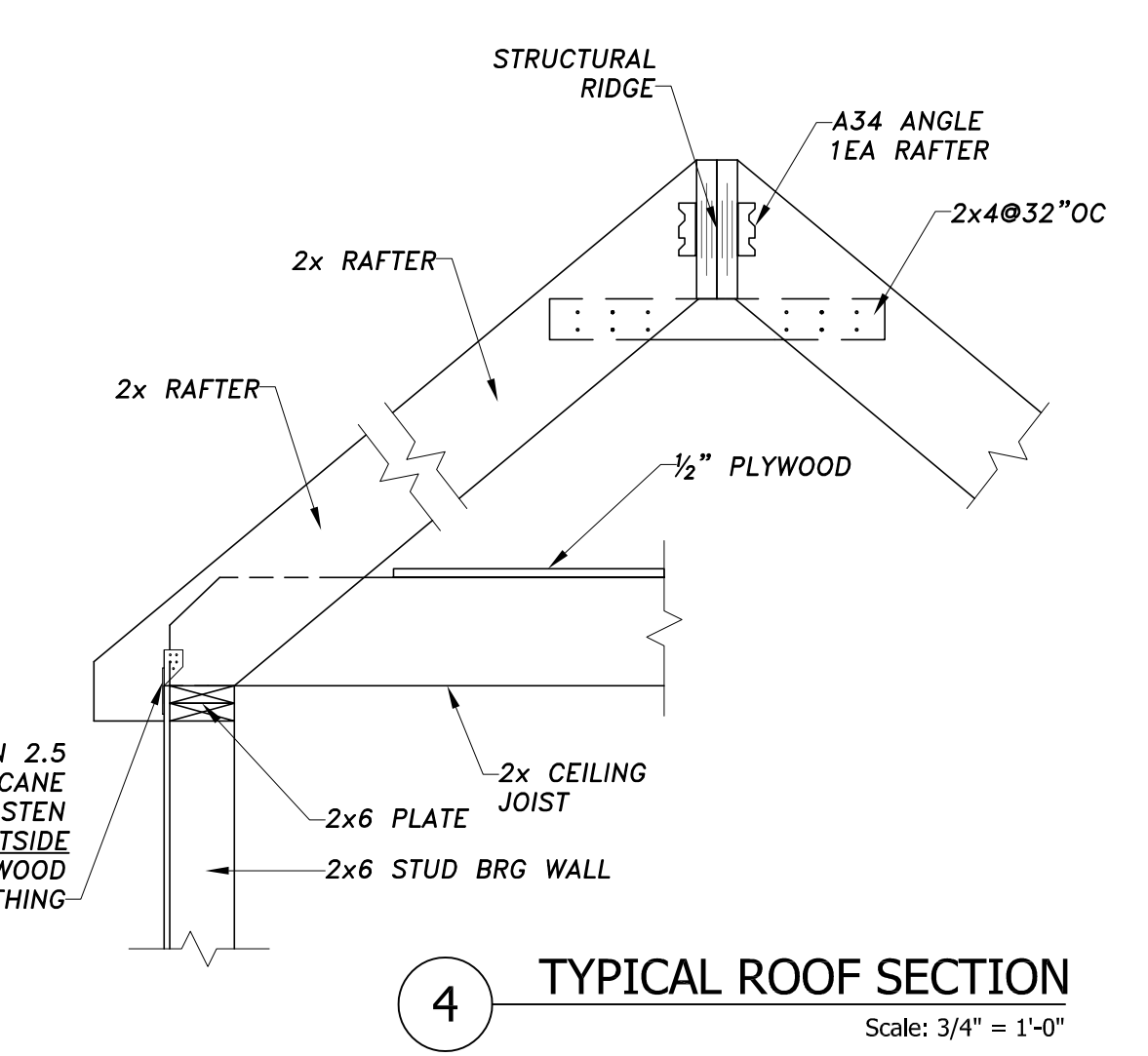
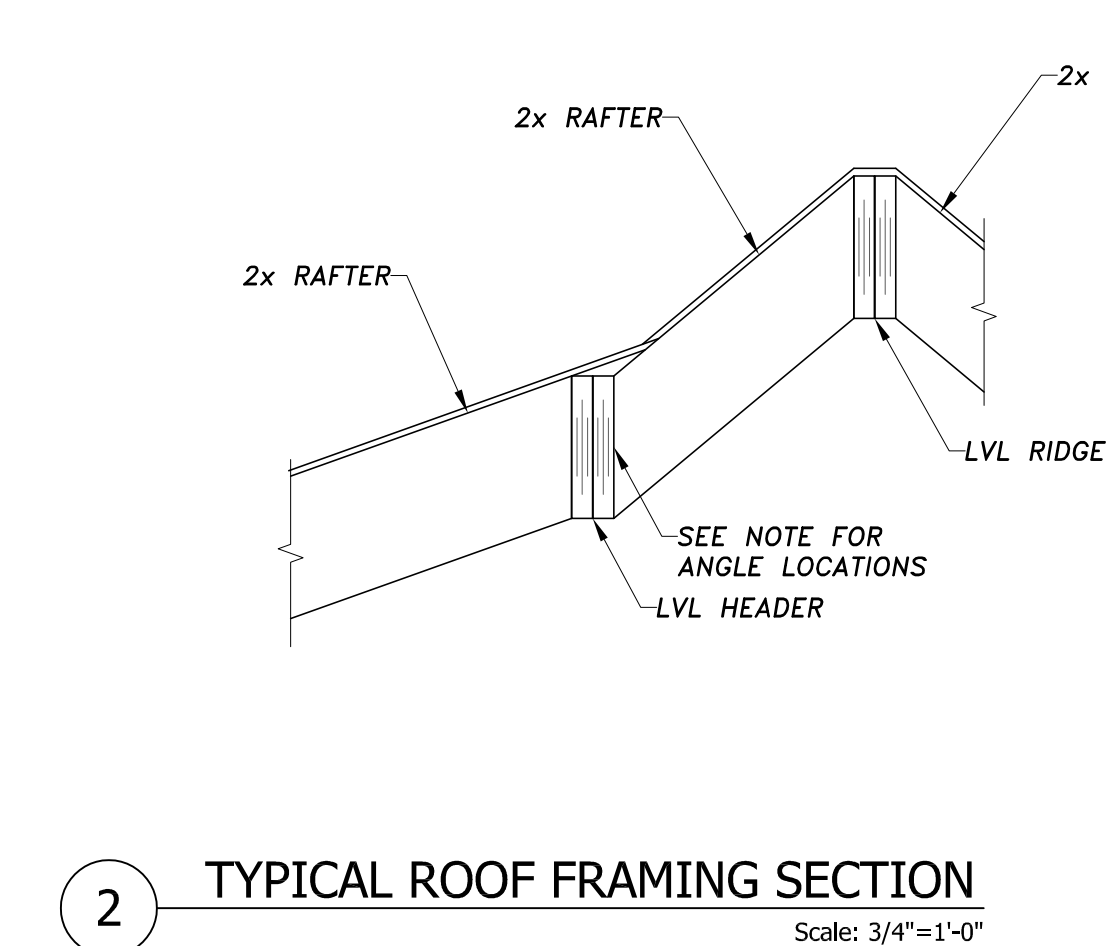
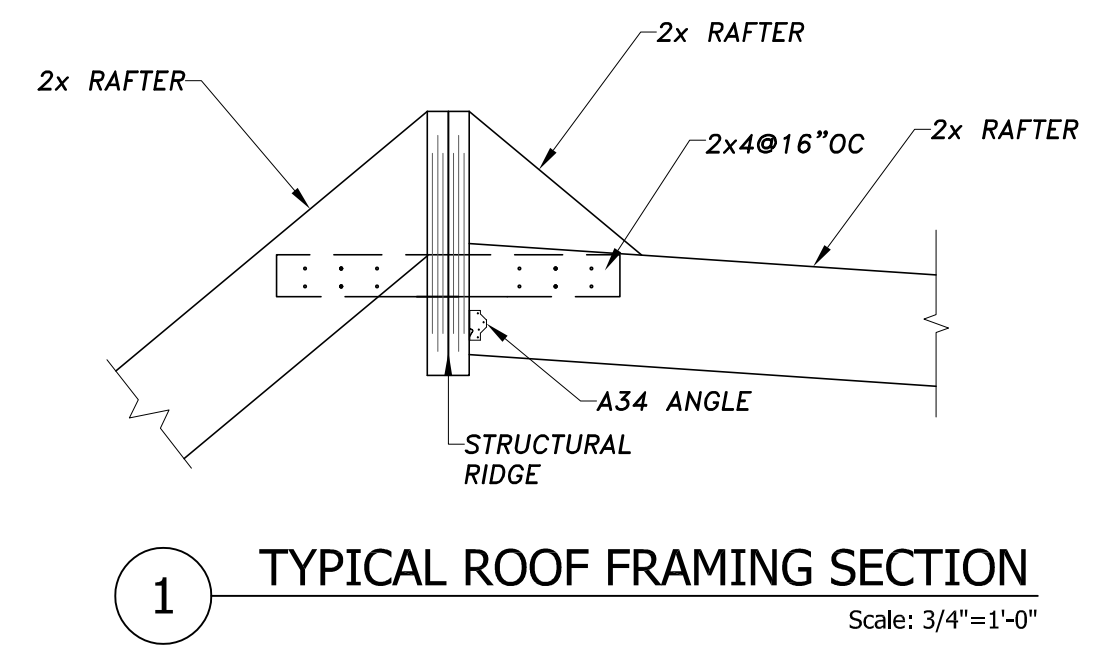


**ATTIC FRAMING**  
Scale: 1/4"=1'-0"

LEGEND	
BW	= BEARING WALL
FVP	= FLAT VALLEY PLATE
(E)	= EXISTING
(N)	= NEW
TBR	= TO BE REMOVED
POST LOCATION	POST UP (ABOVE LINE) POST DOWN (BELOW LINE)
DIM. LUMBER POST	NUMBER OF STUDS P3-26 SIZE OF STUD TYPE OF POST: P-POST, J-JACK,
ENGINEERED POST	LC 3/8" SIZE TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL



- NOTES**
- ALL RAFTERS TO BE 2x10@16"OC
  - ALL INDIVIDUAL LVLS ARE 1 1/2" THICK UNLESS NOTED OTHERWISE ON PLAN.
  - ALL RAFTER TO RIDGE HIP OR VALLEY TO BE MADE W/ 6-12d NAILS. ALL RAFTERS LONGER THAN 12 FEET TO ALSO BE CONNECTED TO RIDGE HIP OR VALLEY W/ A34 ANGLE. NOT ALL ANGLES ARE SHOWN IN PLAN.
  - ALL VALLEYS AND HIPS TO BE CONNECTED TO RIDGES WITH A MINIMUM OF 12 EQSP 16d NAILS AND A L590 FRAMING ANGLE.
  - PROVIDE SIMPSON H2.5 HURRICANE TIES CONNECTING EACH RAFTER TO STRUCTURE BELOW. TIE TO BE PLACED OVER THE OUTSIDE WALL SHEATHING.
  - EXTEND PLYWOOD SHEATHING UNDER ENTIRE OVER FRAMED AREA.
  - HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
- AT OVERFRAMED AREAS EXISTING ROOFING MATERIAL TO BE REMOVED TO ROOF SHEATHING.
  - BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2" BOLTS AT 16" ON CENTER OR 3-3/4" DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.



**LEGEND**

BW = BEARING WALL  
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POST LOCATION  
POST UP (ABOVE LINE)  
POST DOWN (BELOW LINE)

DIM. LUMBER POST  
NUMBER OF STUDS  
P3-26 SIZE OF STUD  
TYPE OF POST: P-POST, J-JACK,  
ENGINEERED POST  
LC 3 1/2" SIZE  
TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL