



ROOF SYSTEM:  
EXISTING FULL 2X8 RAFTERS  
CONTINUOUS 6\" CCSPF-R-38

EXISTING FULL 2X6 COLLAR TIES  
TO REMAIN

EXISTING PARTITION WALL REMOVED

NEW BEDROOM PARTITION WALL

FIRE BLOCKING INSTALLED AT ALL  
FLOOR LEVELS-ORIGINAL STRUCTURE  
IS BALLOON FRAMED

LOAD BEARING WALLS TO REMAIN

TYPICAL WINDOW OPENING RETROFIT:  
DOUBLE 2X8 BOX HEADER W/ 3/4\"  
RIGID INSULATION, SINGLE SILL PLATE,  
NEW JACK AND KING STUDS.

EXISTING STAIRS AND RAIL-NO CHANGE

LOAD BEARING WALL REMOVAL:  
(2) 1-3/4\"X11-7/8\" LVL  
FLUSH FRAMED WITH EXISTING  
2X8 FLOOR JOISTS  
(TYPICAL BETWEEN ENTRY & LIVING  
AND KITCHEN & DINING)

NEW 3-1/2\" X 3-1/2\" LVL POST  
AT ENDS OF BEAM-TYPICAL  
(TYPICAL OF 5)

ABOVE GRADE WALL SYSTEM:  
EXISTING FULL 2X4 BALLOON FRAMING  
NEW FIREBLOCKING INSTALLED AT FLOORS  
4\" DENSE PACK CELLULOSE INTERIOR-R-14  
2\" POLYISO RIGID INSULATION EXTERIOR-R-13  
TOTAL WALL R-27

CONTINUOUS LVL BLOCKING AT  
NEW POINT LOAD-TYPICAL

EXISTING BRICK COLUMNS AND  
6X8 BEAMS TO REMAIN

NEW 4\" DIA. CONCRETE FILLED  
LALLY COLUMN @ POINT LOAD  
(TYPICAL OF 5)

BELOW GRADE WALL SYSTEM:  
2\" CCSPF AT SILL INTERIOR TO  
BELOW GRADE R-13  
EXISTING FOUNDATION TO REMAIN

NEW 24\"X24\"X24\" FOOTING BELOW  
NEW LALLY COLUMN-TYPICAL OF 5

