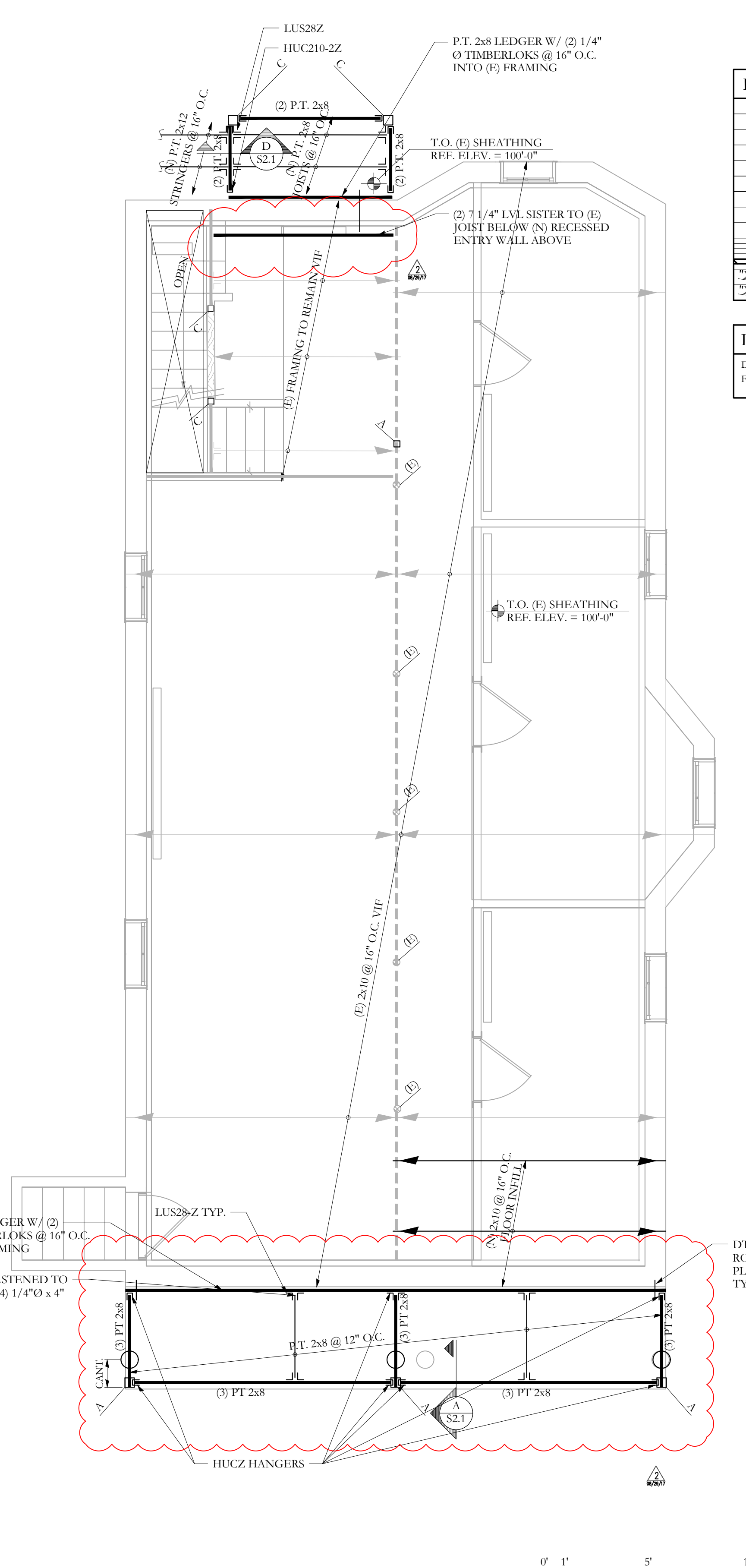


**FOUNDATION PLAN**  
SCALE 1/4"=1'-0"

- NOTES:
- SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
  - TEMPORARY SHORING OF ALL WORK BY CONTRACTOR -TYP
  - (E) INDICATES EXISTING, (N) INDICATES NEW, (R) INDICATES REMOVE.
  - ALL CONCRETE REINFORCING STEEL PER PLANS AND SECTIONS.
  - STEP IN TOP OF FOUNDATION WALL IS INDICATED THUS: , AND SHOWS LOWER SIDE OF WALL.
  - VERIFY PIER LOCATIONS WITH LAYOUT OF DECK FRAMING ABOVE. ALIGN POSTS/ FRAMING ABOVE W/ CENTER OF CIP PIER.
  - ALL NEW FOOTINGS TO BEAR MIN. 4'-0" BELOW GRADE.
  - ALL EXISTING CONDITIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
  - ALL EXTERIOR HANGERS, CLIPS ETC. TO HAVE Z-MAX CORROSION PROTECTION.
  - ALL EXTERIOR HARDWARE SHALL BE HOT-DIP GALVANIZED.



**GROUND FLOOR FRAMING PLAN**  
SCALE 1/4"=1'-0"

- NOTES:
- SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
  - TEMPORARY SHORING OF ALL WORK BY CONTRACTOR -TYP
  - (E) INDICATES EXISTING, (N) INDICATES NEW.
  - ALL WOOD COLUMNS IN 2x6 WALLS SHALL BE 3-2x6 AND IN 2x4 WALLS SHALL BE 3-2x4 UNLESS NOTED OTHERWISE ON PLANS.
  - ALL HEADERS IN 2x6 BEARING WALLS ARE (3) 2x6, UNO.
  - ALL HEADERS IN 2x4 BEARING WALLS ARE (2) 2x8, UNO.
  - ALL NEW FLOOR SHEATHING TO BE 3/4", SEE GENERAL NOTES FOR MORE INFO -TYP.
  - ALL NEW WALL SHEATHING TO BE 7/16", BLOCK ALL PANEL EDGES. SEE GENERAL NOTES FOR NAILING REQUIREMENTS AND OTHER ADDITIONAL INFO -TYP.
  - ALL EXISTING CONDITIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
  - ALL EXTERIOR HANGERS, CLIPS ETC. TO HAVE Z-MAX CORROSION PROTECTION.
  - ALL EXTERIOR HARDWARE SHALL BE HOT-DIP GALVANIZED.

	WOOD COLUMN
	STEEL COLUMN
	NUMBER OF WOOD STUDS IN POST BELOW
	COLUMN ABOVE THIS LEVEL
	COLUMN CONTINUOUS THROUGH THIS LEVEL
	EXISTING COLUMN BELOW
	JOIST/TRUSS BEARING
	CONTINUOUS JOIST WITH INTERMEDIATE BEARING
	FLUSH FRAMED JOIST BEARING WITH HANGER
	WOOD STUD BEARING WALL BELOW
	SHEAR WALL
	NUMBER OF TRIM STUDS UNDER HEADER
	NUMBER OF KING STUDS ADJACENT TO HEADER

	DROPPED BEAM
	FLUSH BEAM

ID	DESCRIPTION

ISSUE NUMBER	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION

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DATE OF ISSUE	PROJECT STATUS:
7/31/17	PERMIT

**FOR PERMIT**

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