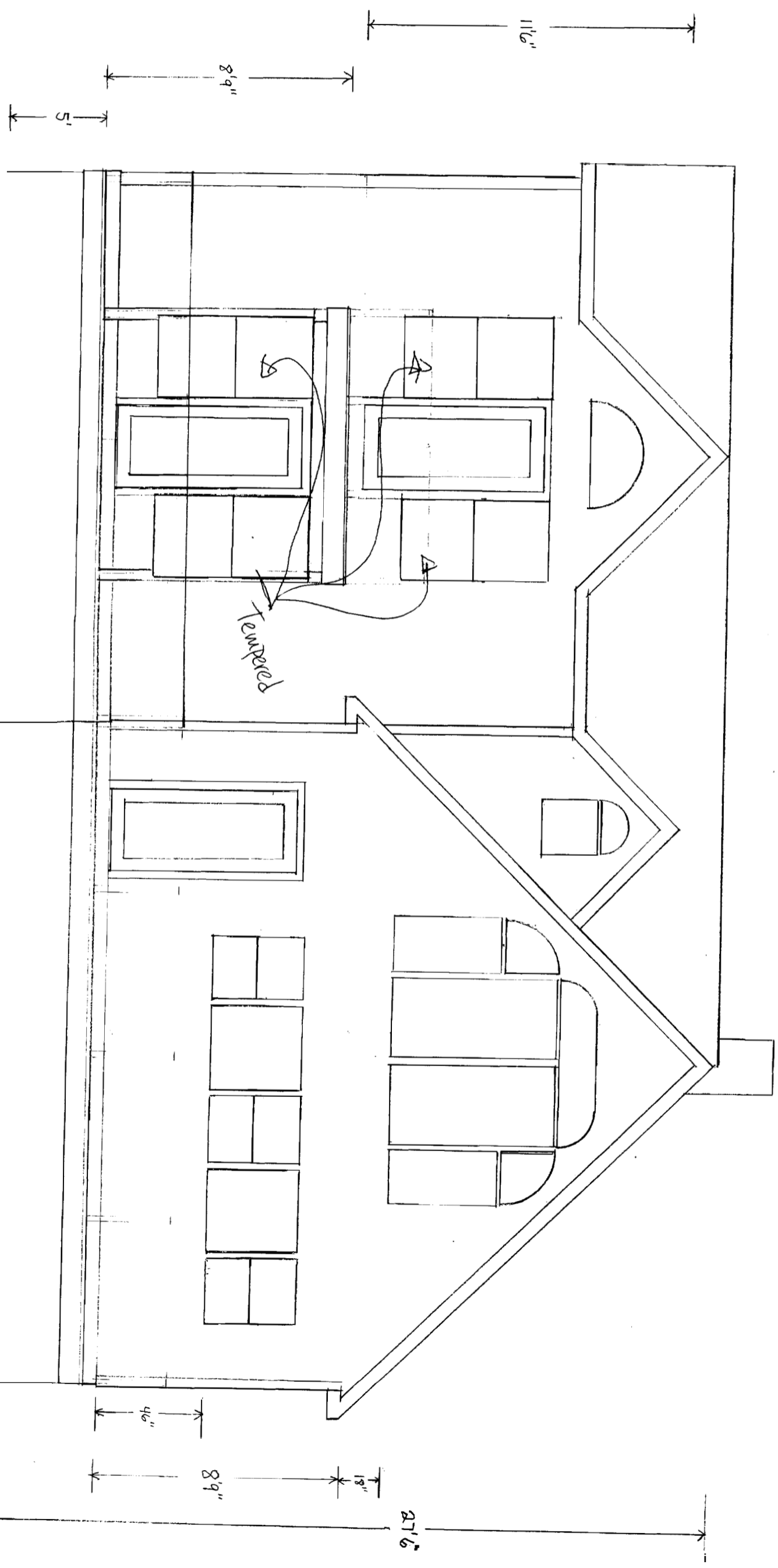
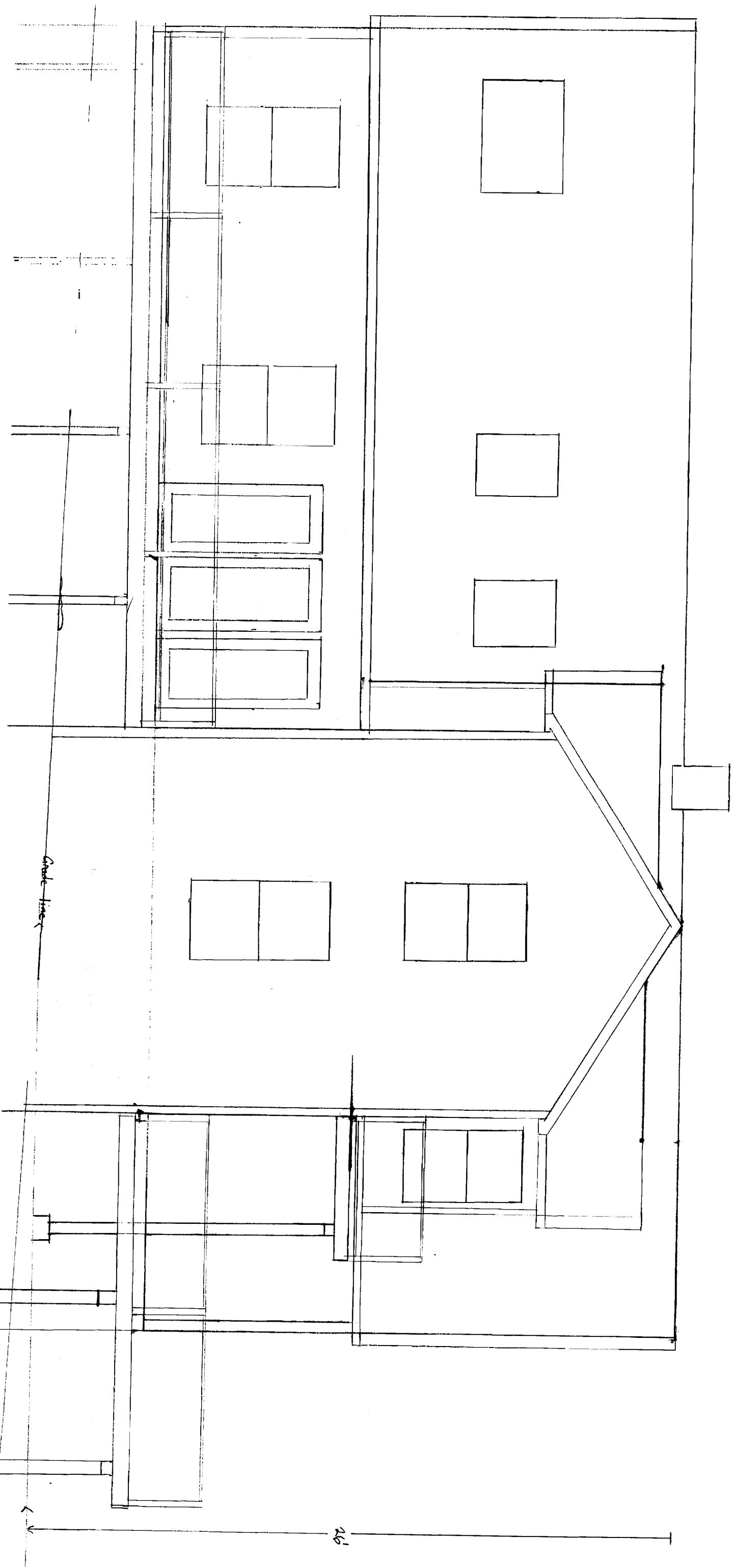


EAST ELEVATION
1/4" = 1'



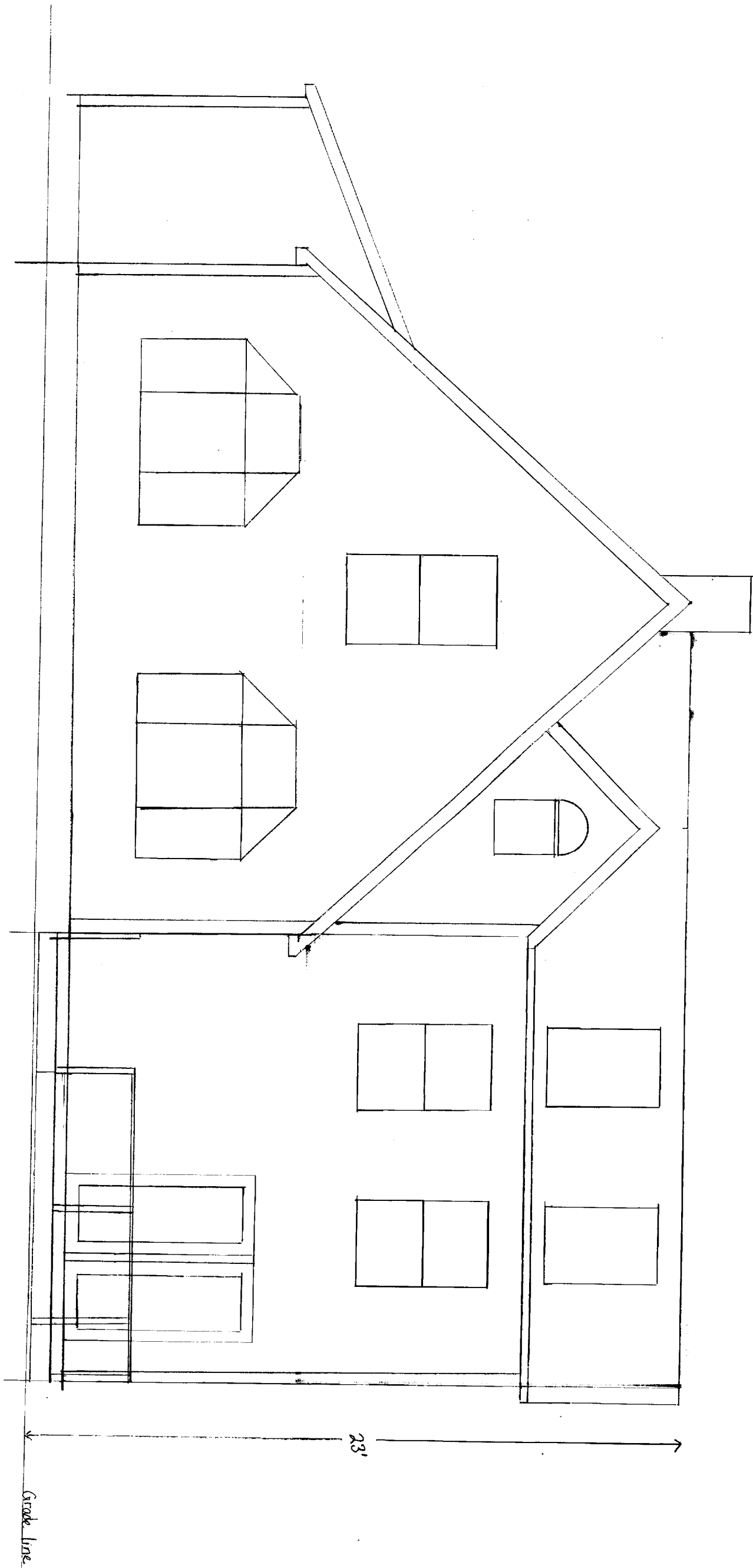


SOUTH ELEVATION
1/4" = 1'

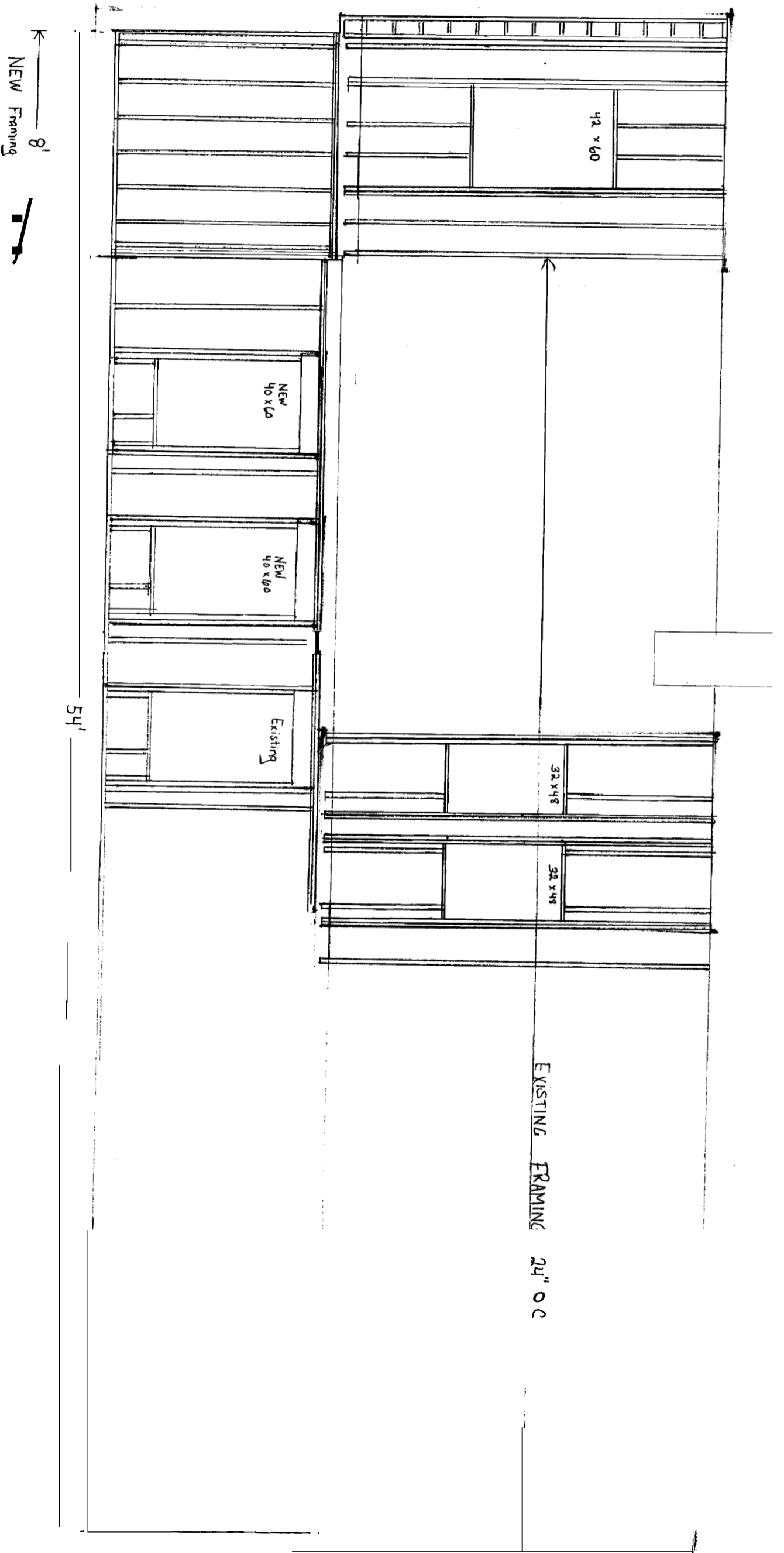
NEW Section

WEST ELEVATION
1/4" = 1'

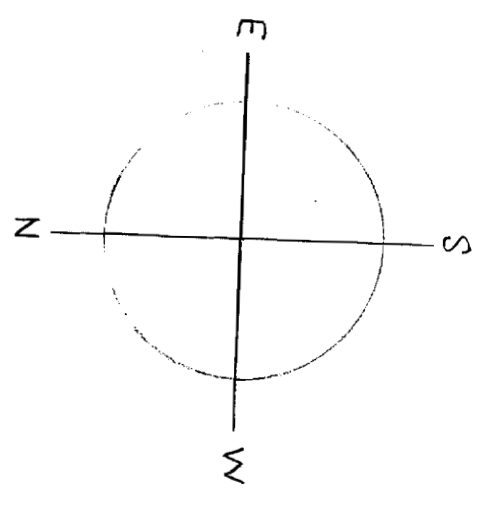
NEW SECTION



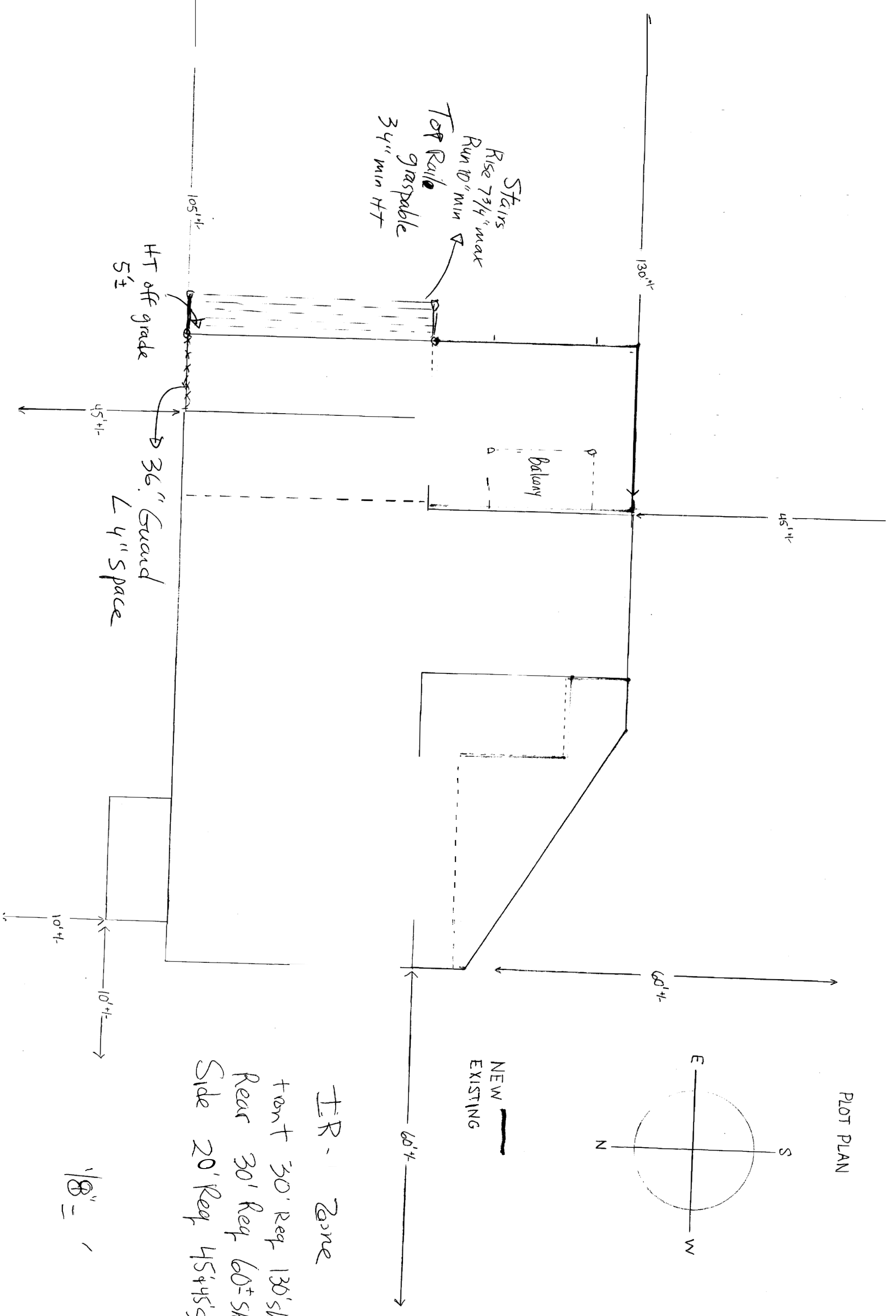
NORTH FRAMING SECTIONAL
1/4" = 1'
NEW Section



PLOT PLAN



NEW
EXISTING



IR - Zone

Front 30' Req 130' shown
 Rear 30' Req 60'± shown
 Side 20' Req 45'± shown

18" =



2nd Floor 6x6 Deck Posts

Existing Floor Framing 2x10 16" O.C.

hangers along house

Existing Floor Framing 2x8 16" O.C.

New Addition 2x10 Floor Joists 16" O.C. over poured foundation

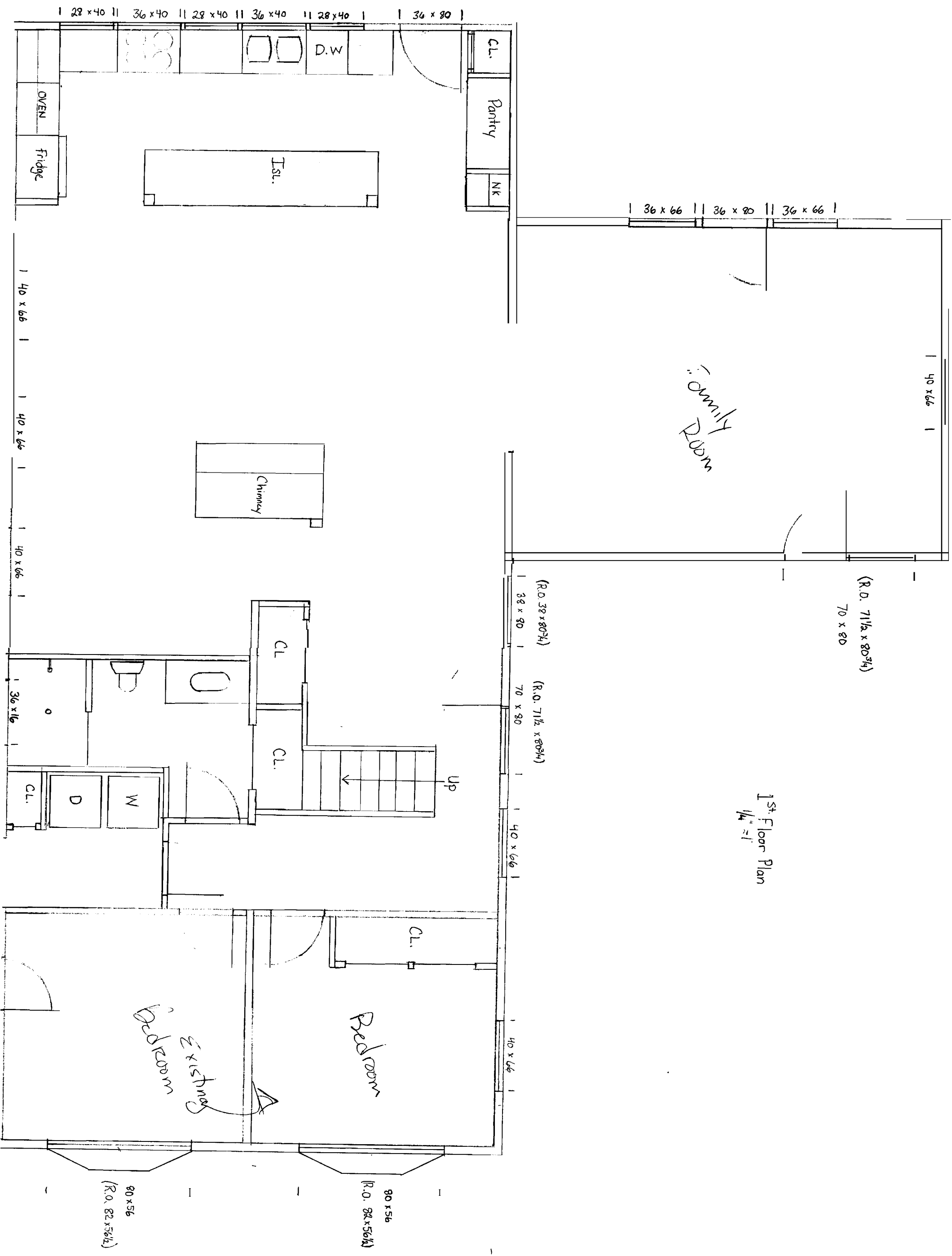
Decks - 2x8 Framing with 4x8 Beams set on 12" tubes 8" or less O.C. 5/4 cedar decking

First Floor Framing NEW EXISTING

May not need Guard 30"

4x4 Beam 8'-8" Max span

2x4 Joists 16" O.C.



Family Room

1st Floor Plan
1/4" = 1'

(R.O. 71 1/2 x 80 3/4)
70 x 80

(R.O. 39 x 80 3/4)
38 x 80

(R.O. 71 1/2 x 80 3/4)
70 x 80

40 x 66

40 x 66

80 x 56
(R.O. 82 x 56 1/2)

80 x 56
(R.O. 82 x 56 1/2)

28 x 40 | 36 x 40 | 28 x 40 | 36 x 40 | 28 x 40 | 36 x 80

36 x 66 | 36 x 80 | 36 x 66

40 x 66

40 x 66

40 x 66

40 x 66

36 x 16

CL.

CL.

CL.

CL.

CL.

Ist.

Chimney

CL.

CL.

UP

CL.

Bedroom

Bedroom Existing

CL.

Pantry

NK

D.W.

OVEN

Fridge

10' x 6' - 2nd Floor Deck 2x10 Framing
6x8 Support Beam (P.T.)
2 6x6 Posts on 12" Footings
(Tubes 4' deep)

Max Span 10'6"
2x12 16" O.C.
05

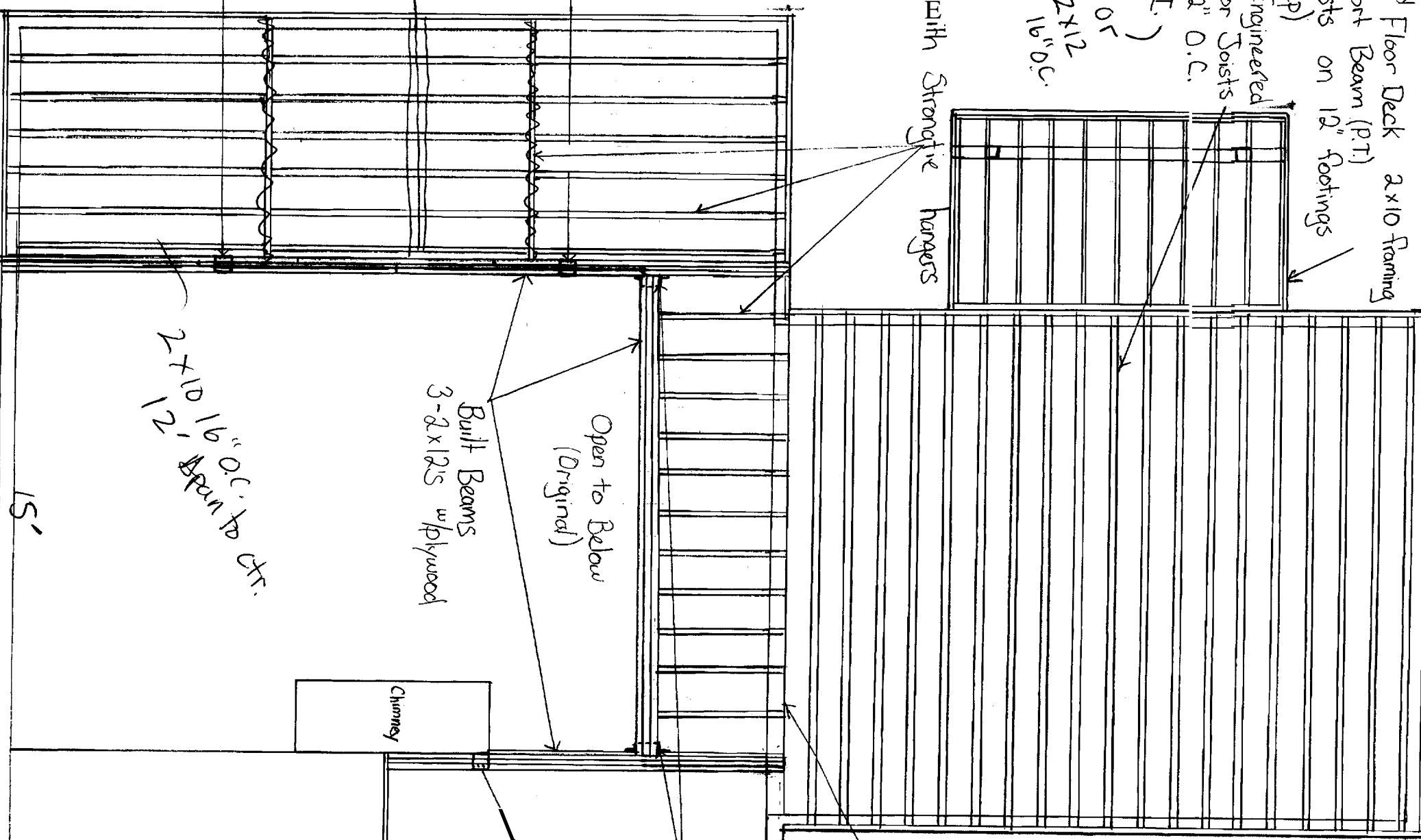
Engineered
12"-16" Floor Joists
12" O.C.
T.J.I.

2x10 Framing with Strongtie hangers

Post From
dormer to
Basement
(Stacked)

2-2x10 Beam

Post to
Basement



Open to Below
(Original)

Built Beams
3-2x12s w/plywood

2x10 16" O.C. Open to ctr.
12' 12'

15'

Chimney

Post From
dormer to
Basement
(Stacked)

Original BEAM POCKETS
1/2" Steel 12"x6"

Stairs

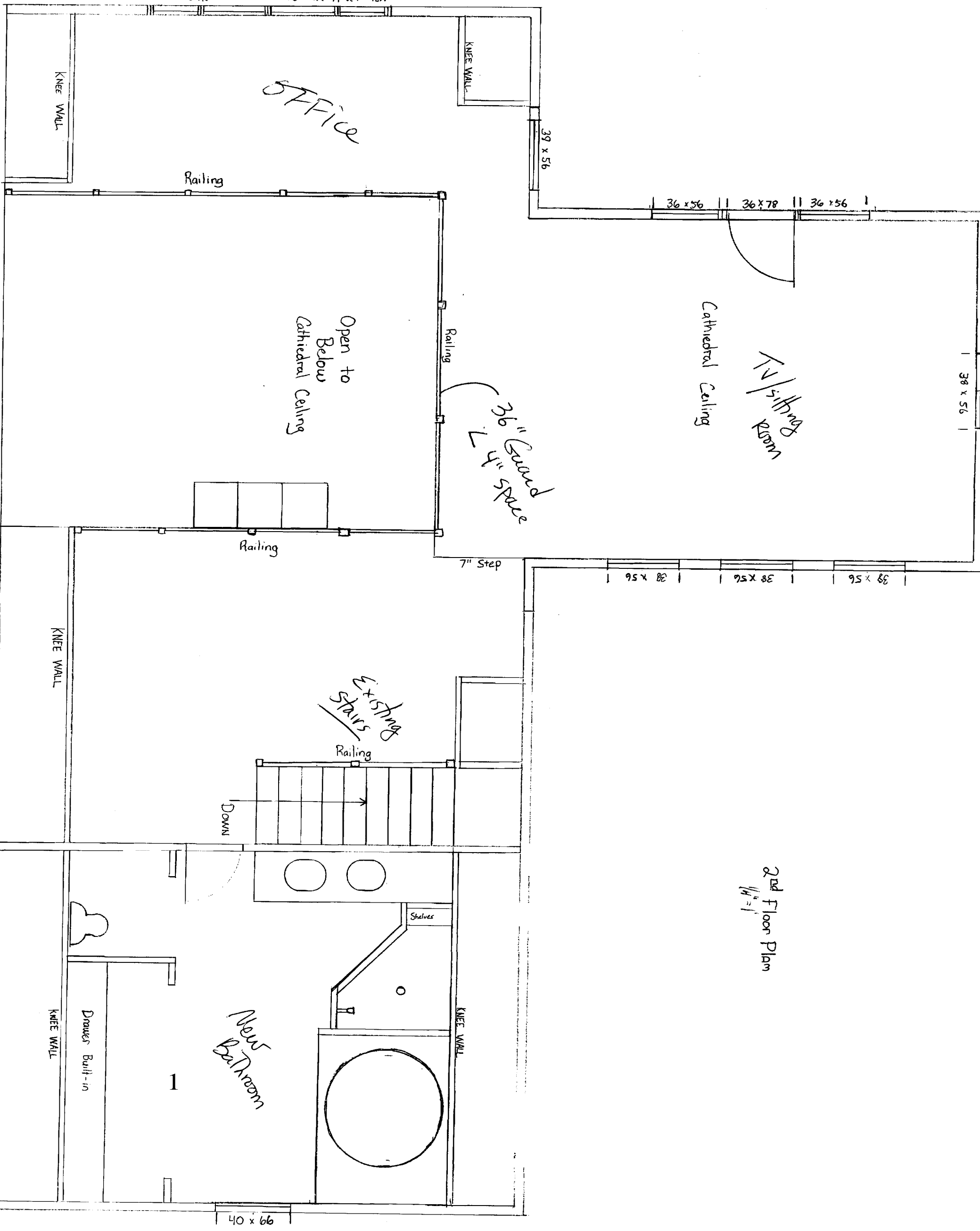
2x8 16" O.C. (Original)

2x6
Wall under bridge

NEW.
EXISTING

Second Floor Framing
1/4"=1'

Existing
Fancy Window
K24x48 K36x72 K36x72 K24x48
K24x24 72 x 17 K24x24



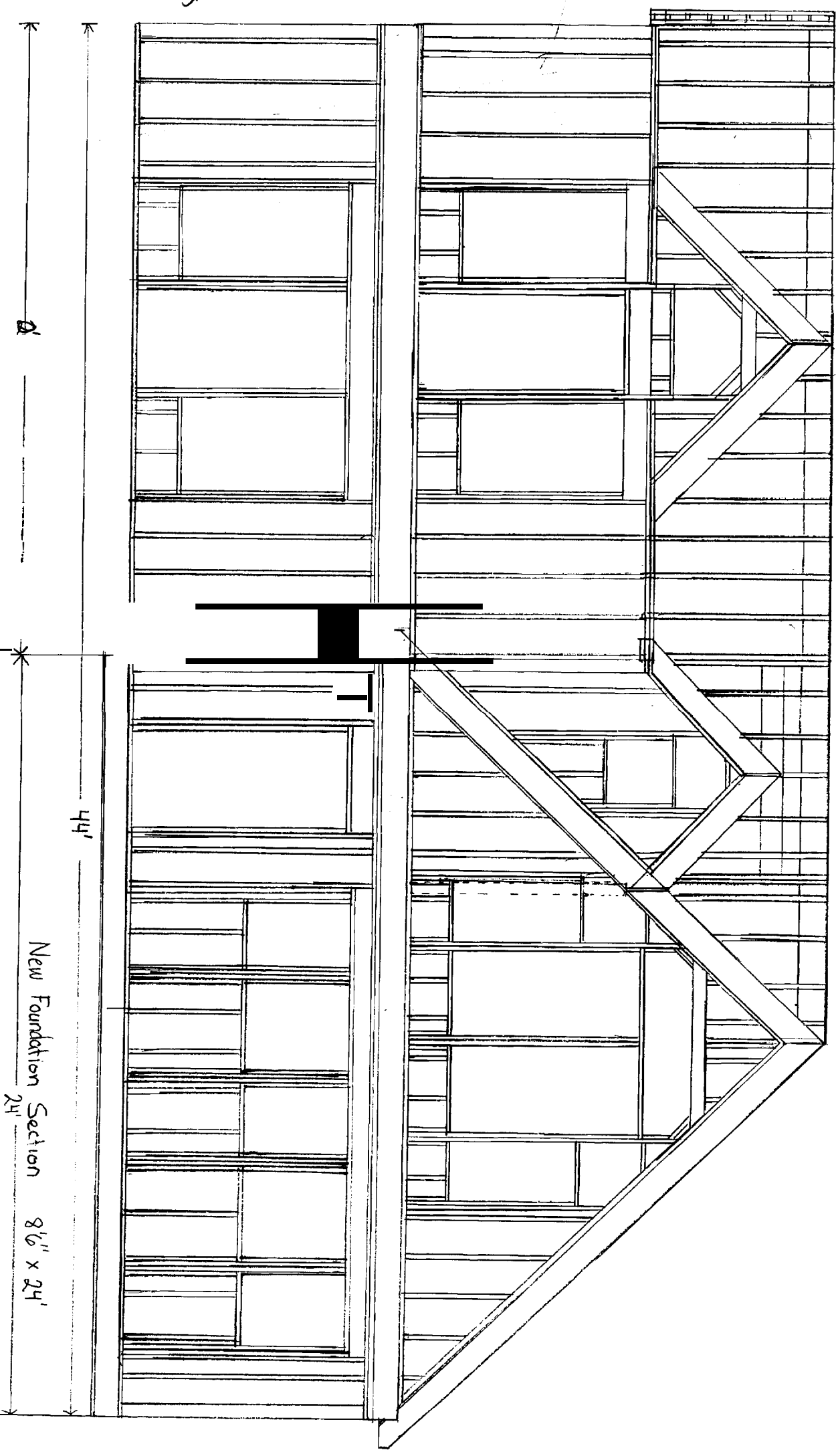
2nd Floor Plan
1/4" = 1'

EAST FRAMING SECTIONAL

1/4" = 1'

All New Face 2x6 conventional Framing

Walls R-19
Cathedral R-30
Minors, 35
EXISTING Floor
on piers
Will insulate to min R-21
2" Rigid + Fiberglass



44'

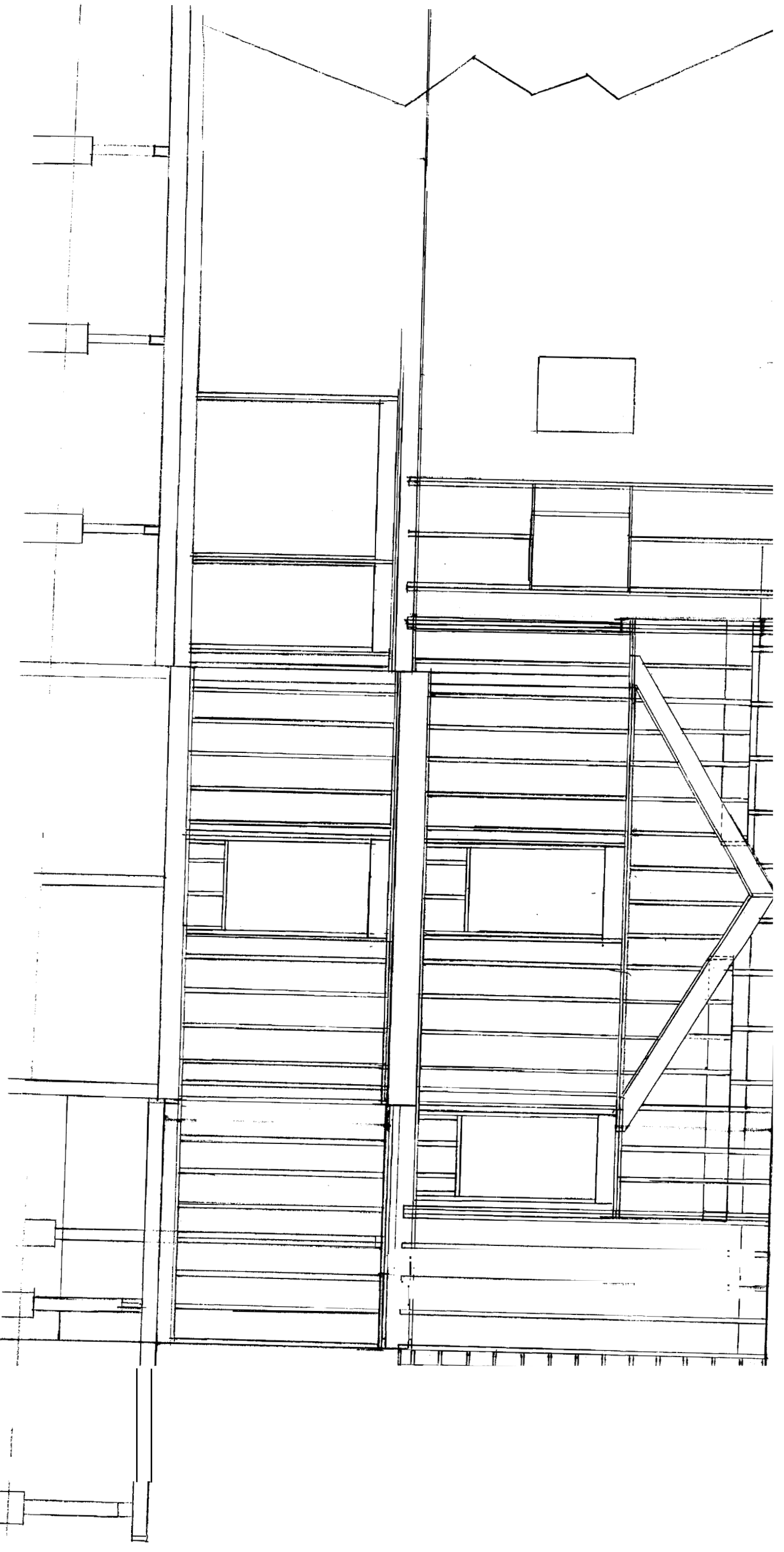
44'

New Foundation Section 8 1/2" x 24'

24'

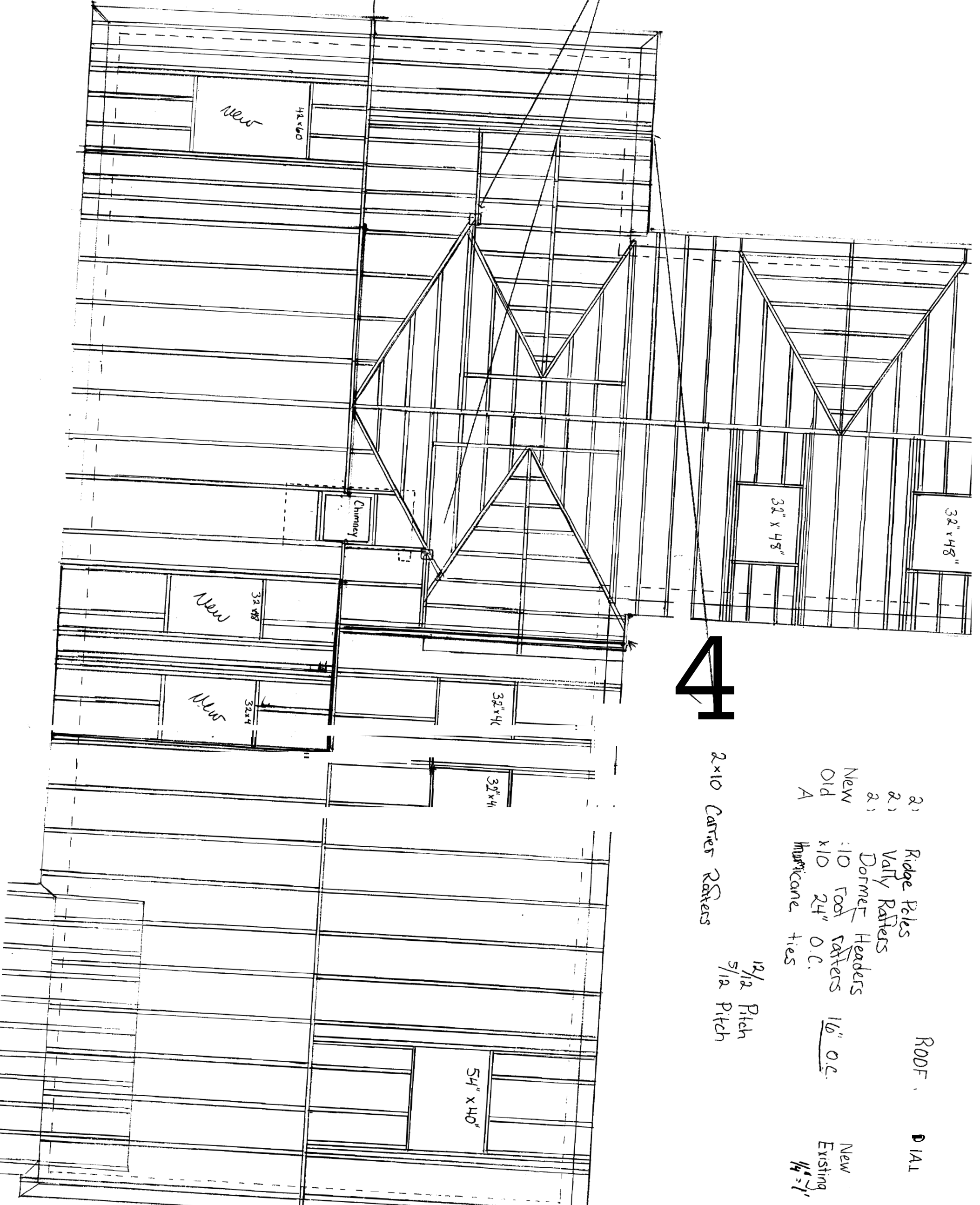
SOUTH FRAMING SECTIONAL
1/4" = 1'

NEW Section



Vally Posts to
Basement
and 2nd Floor
Built Beam
(3-2x12s w/plywood)

Strengthen
Connector
at Ridge



4

2x10 Carrier Rafter

12/12 Pitch
5/12 Pitch

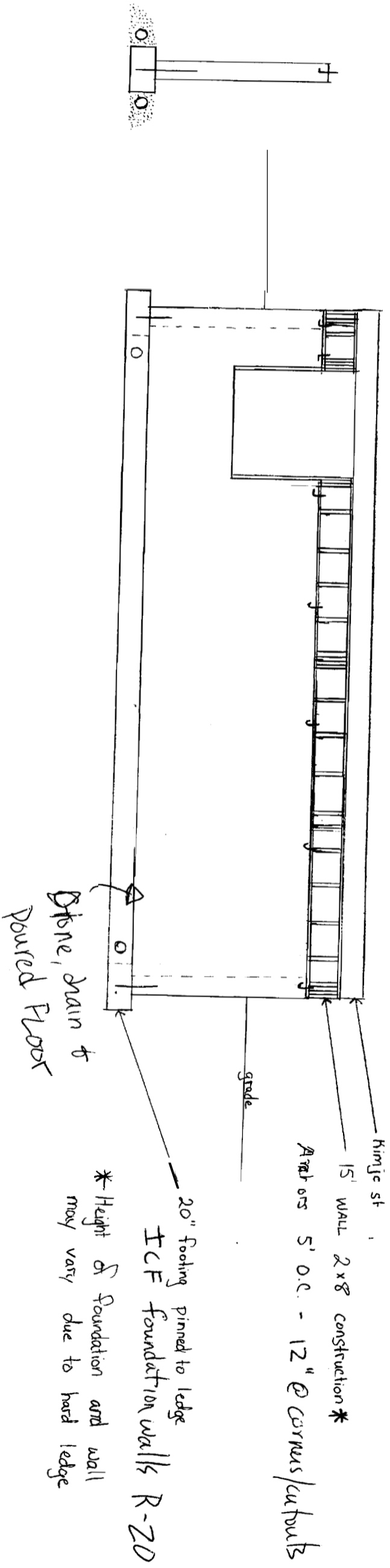
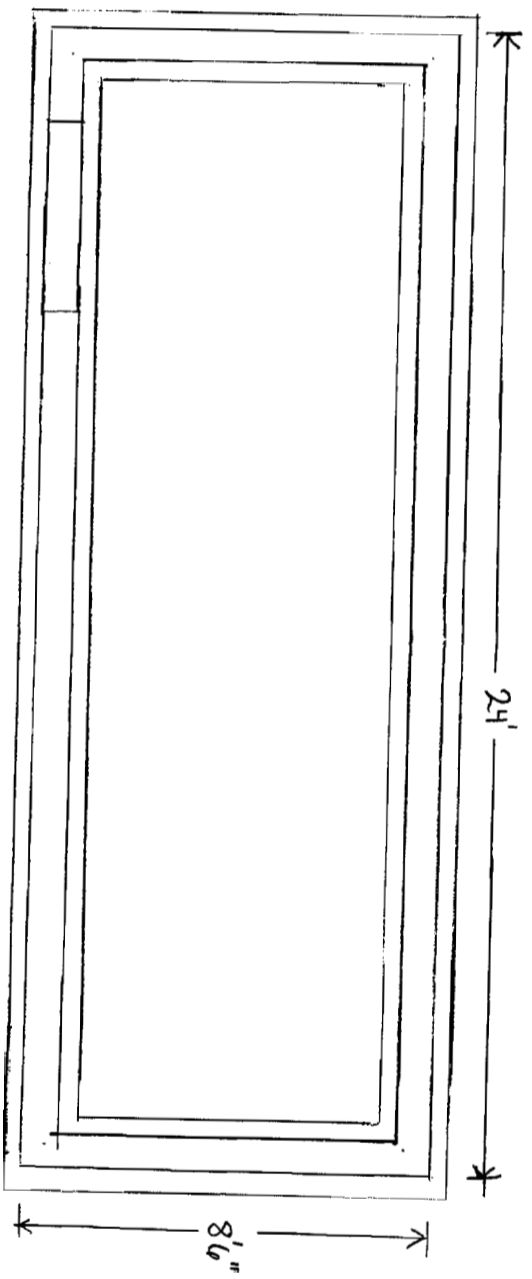
2) Ridge Poles
2) Vally Rafter
New Dormer Headers
Old 10 Foot rafters
A 24" O.C.
Hurricane ties

16" O.C.

New Existing
1/4" = 1'

ROOF D 1A.1

FOUNDATION Plan
 $\frac{1}{4}'' = 1'$
 StyroForm Foundation



kingly st
 15' WALL 2x8 construction *
 Arched 5' O.C. - 12" @ corners/cutouts
 grade
 20" Footing pinned to ledge
 ICF foundation walls R-20
 * Height of Foundation and wall may vary due to hard ledge
 Stone, drain & poured floor

NORTH ELEVATION
1/4" = 1'
Dormer Sectional
New Section

