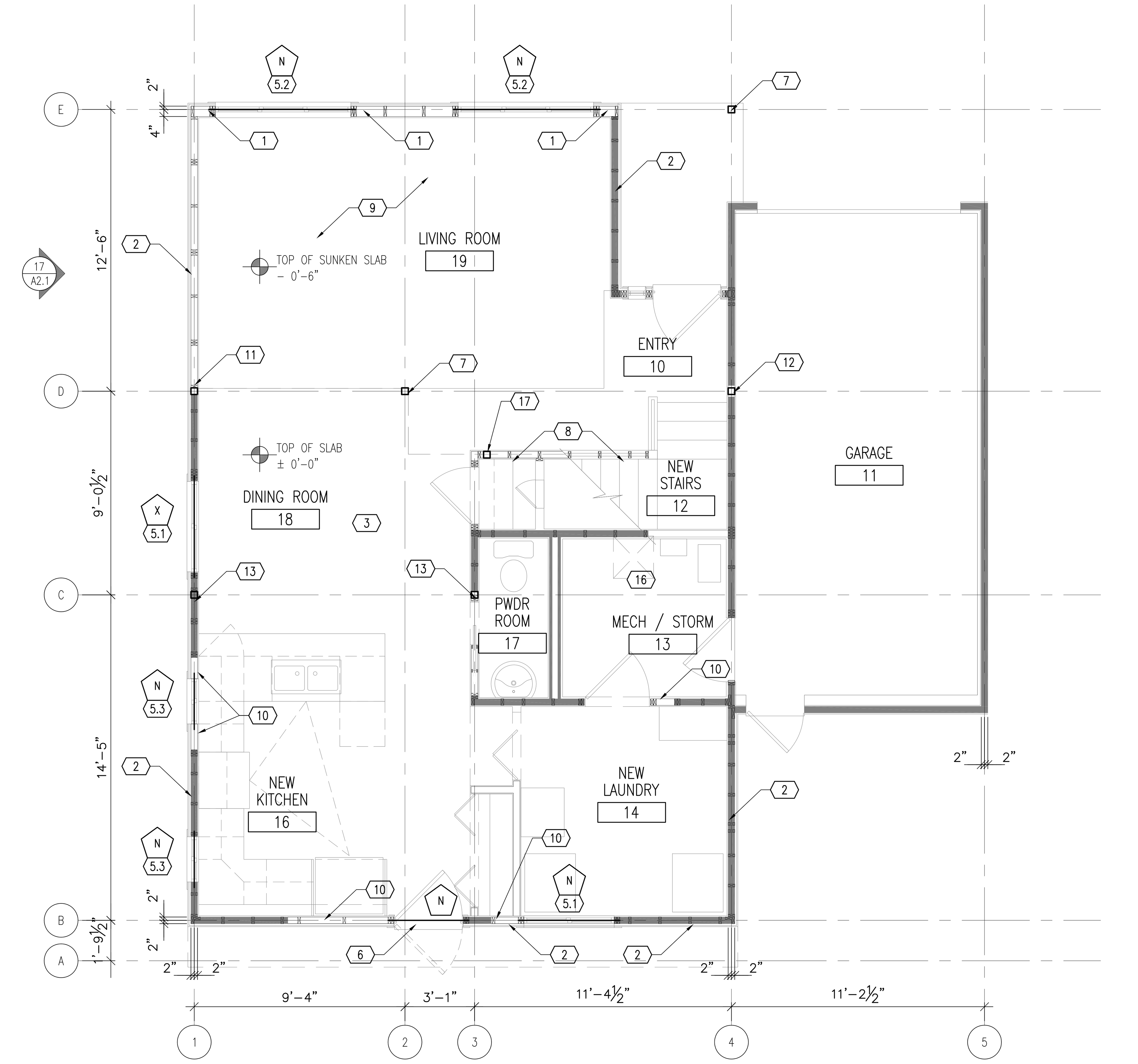
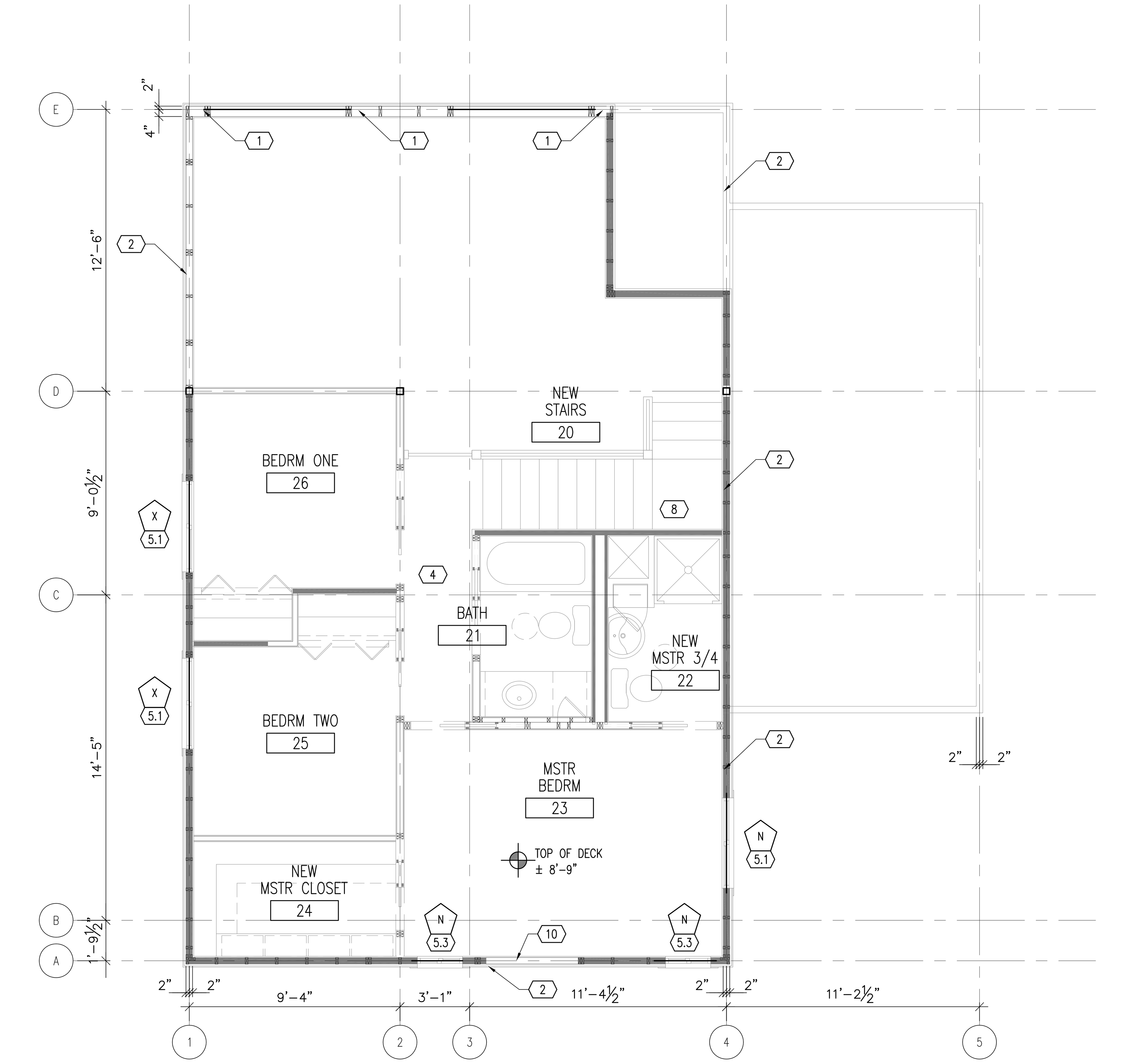
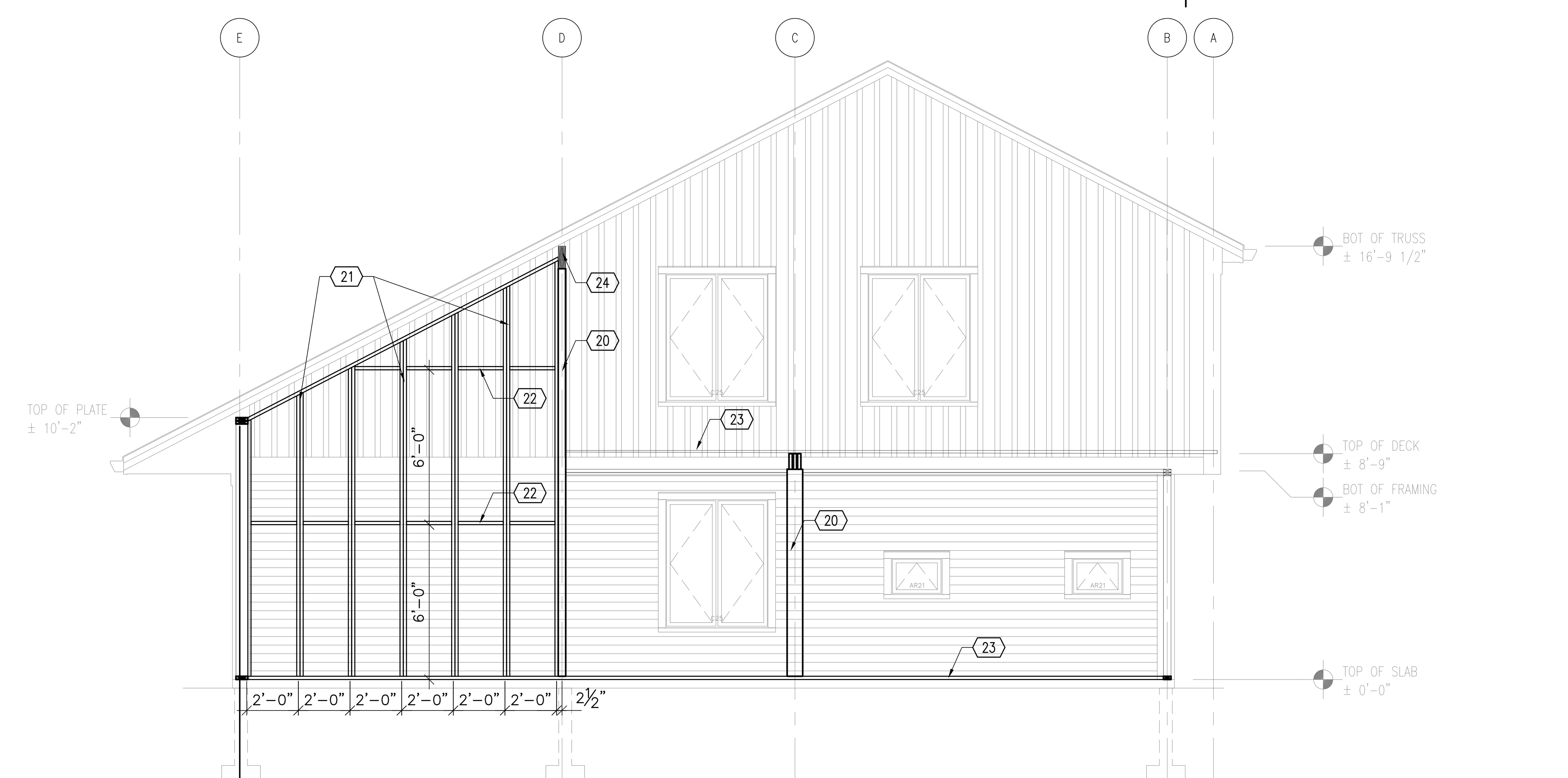


18 STRUCTURAL VERTICAL FRAMING & HEADER PLAN – 1ST FLOOR
SCALE: 1/4" = 1'-0"



10 STRUCTURAL VERTICAL FRAMING & HEADER PLAN – 2ND FLOOR
SCALE: 1/4" = 1'-0"



17 FRAMING ELEVATION LOOKING NORTH
SCALE: 1/4" = 1'-0"

CONSTRUCTION PLAN LEGEND

ROOM TAG — OFFICE 0000 — ROOM NAME, ROOM NUMBER

DOOR TAG — ###: 'X' INDICATES EXISTING

WINDOW TAG — WINDOW NUMBER, WINDOW TYPE, WINDOW HARDWARE TYPE

LINTEL TAG — 000: 'X' INDICATES EXISTING, 'N' INDICATES NEW

PARTITION TYPE TAG — REFER TO NOTES BELOW FOR PARTITION TYPES

KEY NOTE / ACCESSORY TAG — SEE A6.1 FOR ACCESSORY INFO

ELEVATION MARKER — ELEVATION NUMBER, SHEET NUMBER

MULTIPLE ELEVATION MARKER — ELEVATION NUMBER, SHEET NUMBER

SECTION MARKER — SECTION NUMBER, SHEET NUMBER

ENLARGED DETAIL/PLAN MARKER — DETAIL/PLAN NUMBER, SHEET NUMBER

FLOOR ELEVATION MARKER — XXX OF XXX ± #'-#"

PARTITION LEGEND — EXISTING FRAMING TO REMAIN; NEW PARTITION (GENERAL)

CONSTRUCTION PLAN NOTES

*** ANY REMOVAL OF STRUCTURAL FRAMING NEEDS TO HAVE SHORING PROVIDED FOR THE REMAINING FRAMING.

1. NEW 2X6 WALL. SEE NOTE NUMBER TWO FOR SHEATHING THICKNESS.

2. TYPICAL EXTERIOR WALL STRUCTURE (U.N.O.):
   - 2.1. WOOD SHEATHING:
     - 2.1.1. THICKNESS 1/2" MINIMUM
     - 2.1.2. TYPE "SHEATHING" OR MIN. C–D
   - 2.2. EXISTING 2X4 FRAMING OR NEW 2X4 FRAMING UNLESS NOTED OTHERWISE.

3. ALL 1ST FLOOR EXISTING INTERIOR WALL FRAMING TO REMAIN IS NOMINAL 2X4 WITH 5/8" DRYWALL UNLESS NOTED OTHERWISE. ANY NEW WALLS ARE TO BE CONSTRUCTED TO MATCH EXISTING FRAMING SIZES UNLESS ACCOMMODATION IS BEING MADE FOR POCKET DOORS.
4. ALL 2ND FLOOR EXISTING INTERIOR WALL FRAMING TO REMAIN IS NOMINAL 2X3 WITH 1/2" DRYWALL UNLESS NOTED OTHERWISE. ANY NEW WALLS ARE TO BE CONSTRUCTED TO MATCH EXISTING FRAMING SIZES UNLESS ACCOMMODATION IS BEING MADE FOR POCKET DOORS.
5. ALL WINDOWS ARE BEING REPLACED IN SIMILAR SIZE TO THE EXISTING WINDOWS UNLESS NOTED OTHERWISE. REUSE EXISTING HEADERS WHERE POSSIBLE.
   - 5.1. TYPICAL 4'–0" WIDE REPLACEMENT/NEW WINDOW. NEW HEADER TO BE (2) 2X6 WITH RIGID INSULATION SPACER.
   - 5.2. TYPICAL 6'–0" WIDE REPLACEMENT/NEW WINDOW. NEW HEADER TO BE (2) 2X8 WITH RIGID INSULATION SPACER.
   - 5.3. NEW 2'–0" WIDE REPLACEMENT/NEW WINDOW. NEW HEADER TO BE (2) 2X6 WITH RIGID INSULATION SPACER.

6. NEW DOOR. NEW HEADER TO BE (2) 2X6 WITH RIGID INSULATION SPACER.
7. NEW PSL COLUMN: SIZE 5–1/4" X 5–1/4" TO GO FROM SLAB TO UNDERSIDE OF EXISTING 2ND FLOOR. A SECOND PSL OF THE SAME SIZE WILL THEN BE INSTALLED TO GO FROM THE 2ND FLOOR TO THE UNDERSIDE OF THE BEAM SUPPORTING ROOF. NAIL TOP OF PSL TO FLOOR FRAMING ABOVE. SEE NOTE #19 ON SHEET A2.2 FOR CLARIFICATION OF COLUMN AT "4E".
8. NEW STAIRS AND UNDER FRAMING. SEE DETAIL 17/A2.2
9. INFILL CONCRETE SLAB TO BE INSTALLED OVER 2" OF RIGID FOAM BOARD (R–10).
   - 9.1. PROVIDE DOWELS AT TRANSITIONS BETWEEN OLD AND NEW SLAB.
   - 9.2. CONCRETE MIX TO BE 3,000 PSI WITH FIBERMESH REINFORCEMENT.

10. INFILL FRAMING TO ALLOW FOR DOOR MOVE.
11. NEW PSL COLUMN: SIZE 3–1/2" X 5–1/4" TO GO FROM SLAB TO UNDERSIDE OF EXISTING 2ND FLOOR. A SECOND PSL OF THE SAME SIZE WILL THEN BE INSTALLED TO GO FROM THE 2ND FLOOR TO THE UNDERSIDE OF THE BEAM SUPPORTING ROOF. NAIL TOP OF PSL TO FLOOR FRAMING ABOVE.
12. NEW PSL COLUMN: SIZE 3–1/2" X 5–1/4" TO GO FROM SLAB TO UNDERSIDE OF EXISTING 1ST FLOOR TOP PLATE. A SECOND PSL OF THE SAME SIZE WILL THEN BE INSTALLED TO GO FROM THERE TO THE UNDERSIDE OF THE BEAM SUPPORTING ROOF. NAIL TOP OF PSL TO FLOOR FRAMING ABOVE.
13. NEW PSL COLUMN: SIZE 3–1/2" X 7–1/4" TO GO FROM SLAB TO UNDERSIDE OF NEW BEAM THAT SUPPORTS NEWLY FACE FRAMED EXISTING 2ND FLOOR JOISTS.
14. DRILL AND EPOXY NEW ANCHOR BOLTS AT 4'–0" O.C. AT ALL NEW AND EXISTING EXTERIOR WALL SILLS COMPRISED OF 2X4 STUDS.
15. DRILL AND EPOXY NEW ANCHOR BOLTS AT 32" O.C. AT ALL NEW EXTERIOR WALL SILLS COMPRISED OF 2X6 STUDS.
16. 1/2" PLYWOOD SHEATHING ON WALLS AND CEILING TO BE UNDER 5/8" DRYWALL TO CREATE A "STORM SHELTER". FASTNERS FOR PLYWOOD TO BE ____ O.C. MINIMUM.
17. DOUBLE 2X4 "COLUMN" TO SUPPORT NEW STAIR STRUCTURE.
18. NOT USED.
19. NOT USED.
20. NEW PSL COLUMN. (GENERAL ELEVATIONS)
21. DOUBLE 2 X 4 STUDS
22. INTERMEDIATE BLOCKING
23. NEW SOLE PLATE
24. EXISTING COMPOSITE BEAM: (2) 2X? WITH 1/2" STEEL PLATE.

LICENSED ARCHITECT
LAUREEN T. BLISSARD
001-016249
EXPIRES 11-30-14
STATE OF ILLINOIS

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MK	DATE	REVISIONS	PM/CAD
6	26 APR 13	REISSUED FOR PERMIT	*lb
5	04 FEB 13	ISSUED FOR PERMIT AND CONSTRUCTION	*lb

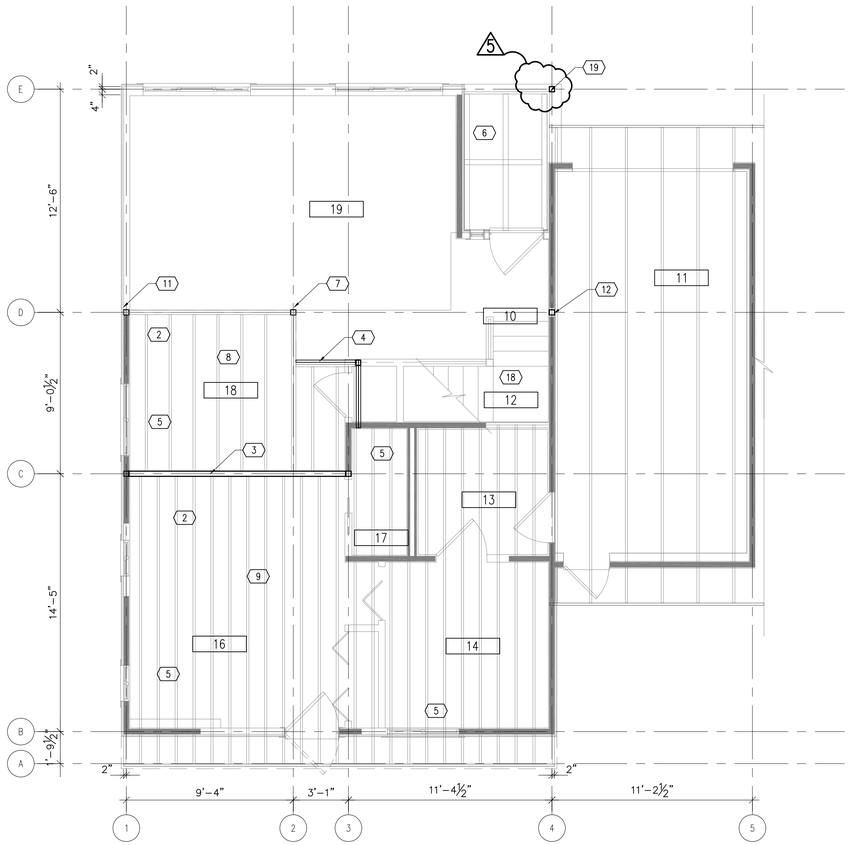
LTLB envirotecture
238 E. Bailey, Unit L
Naperville, IL 60565
P 630.728.0435
F 630.364.5761
www.LTLBenv.com
ARCHITECT'S LICENSE#: 001-016249

CONSTRUCTION DRAWINGS: STRUCTURAL VERTICAL FRAMING AND HEADER PLANS – 1ST & 2ND FLOOR

DRAWN BY:	LTLB	ORG. DRAFT DATE:	19 NOV 12	SCALE:	AS NOTED
CHKD. BY:		ORG. CHECK DATE:		JOB NO.:	12407

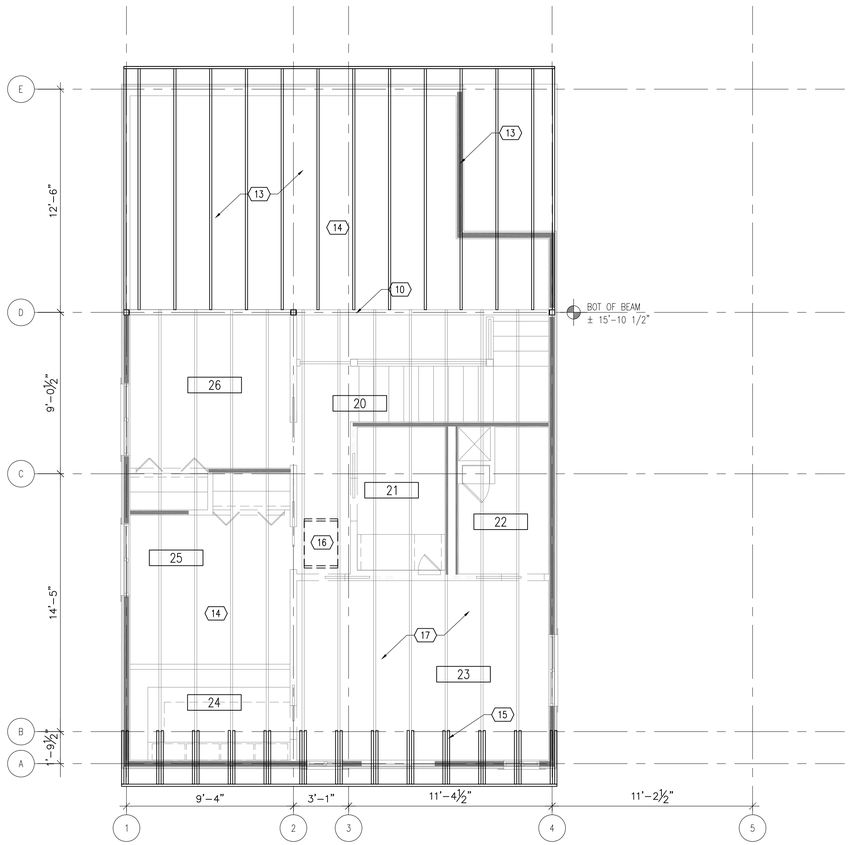
BID & PERMIT SET FOR:
TOWNHOME RENOVATION
202 ROBBIN
ROMEOVILLE, IL

A2.1



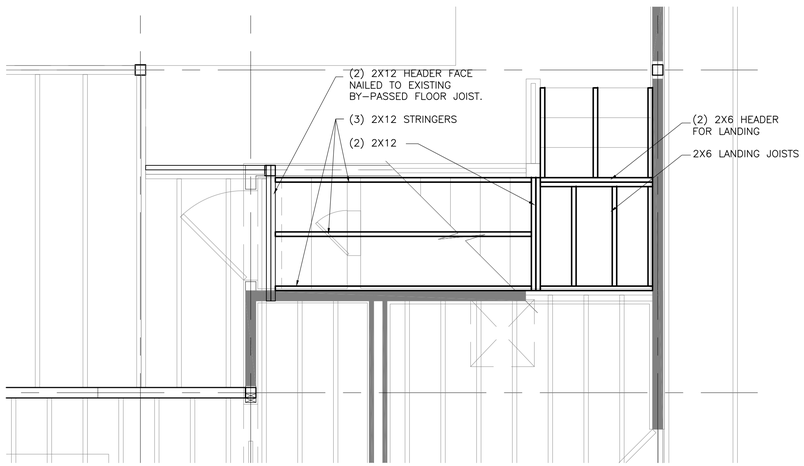
18 STRUCTURAL HORIZONTAL FRAMING – 1ST FL. CEILING/2ND FL. FRAMING

SCALE: 1/4" = 1'-0"



10 STRUCTURAL HORIZONTAL FRAMING – ROOF

SCALE: 1/4" = 1'-0"



17 FRAMING ELEVATION LOOKING NORTH

SCALE: 1/4" = 1'-0"

CONSTRUCTION PLAN LEGEND

ROOM TAG
OFFICE
0000
ROOM NAME
ROOM NUMBER

DOOR TAG
'X' INDICATES EXISTING

WINDOW TAG
WINDOW NUMBER
WINDOW TYPE
WINDOW HARDWARE TYPE

LINTEL TAG
'X' INDICATES EXISTING

PARTITION TYPE TAG
REFER TO NOTES BELOW FOR PARTITION TYPES

KEY NOTE / ACCESSORY TAG
SEE A6.1 FOR ACCESSORY INFO

ELEVATION MARKER
ELEVATION NUMBER
SHEET NUMBER

MULTIPLE ELEVATION MARKER
ELEVATION NUMBER
SHEET NUMBER

SECTION MARKER
SECTION NUMBER
SHEET NUMBER

ENLARGED DETAIL/PLAN MARKER
DETAIL/PLAN NUMBER
SHEET NUMBER

FLOOR ELEVATION MARKER
XXX OF XXX
± #'-#"

PARTITION LEGEND
EXISTING FRAMING TO REMAIN
NEW PARTITION (GENERAL)

CONSTRUCTION PLAN NOTES

*** ANY REMOVAL OF STRUCTURAL FRAMING NEEDS TO HAVE SHORING PROVIDED FOR THE REMAINING FRAMING.

1. ALL FURTHER DETAIL AND SPECIFICATIONS WILL BE PROVIDED ON THE CONSTRUCTION DRAWINGS. THIS SET OF DRAWINGS IS ONLY FOR COMMUNICATING PROPOSED SCOPE OF WORK.
2. TYPICAL FLOOR STRUCTURE IS EXISTING 5/8" PLYWOOD. ALL NEW PATCHES TO MATCH THINCKNESS.
3. COMPOSITE SUPPORT HEADER FOR EXISTING FLOOR JOISTS. FLOOR JOISTS TO BE CUT AND FACE FRAMED INTO THE NEW HEADER USING JOIST HANGERS [SIMPSON LUS26]. HEADER SIZE: (3) 1.75 X 7-1/4"LVL WITH (2) 1/4" X 7-1/4" STEEL FLITCH PLATES..
4. NEW 2X8 TO ACCOMMODATE NEW STAIR WIDTH
5. NEW FLOOR SHEATHING AS REQUIRED. SIZE TO BE VERIFIED AND FIELD.
6. NEW EXTERIOR GRADE SHEATHING ATTACHED TO UNDERSIDE OF ENTRY
7. NEW PSL COLUMN: SIZE 5-1/4" X 5-1/4" TO GO FROM SLAB TO UNDERSIDE OF EXISTING 2ND FLOOR. A SECOND PSL OF THE SAME SIZE WILL THEN BE INSTALLED TO GO FROM THE 2ND FLOOR TO THE UNDERSIDE OF THE BEAM SUPPORTING ROOF. NAIL BOTTOM OF PSL TO FLOOR FRAMING BELOW AND USE A SIMPSON PC-46 POST CAP TO CONNECT TO THE EXISTING COMPOSITE BEAM AT THE ROOF.
8. EXISTING 2X8 FLOOR JOISTS AT 16" O.C.
9. EXISTING 2X8 FLOOR JOISTS AT 12" O.C.
10. EXISTING COMPOSITE BEAM.
11. NEW PSL COLUMN: SIZE 3-1/2" X 5-1/4" TO GO FROM SLAB TO UNDERSIDE OF EXISTING 2ND FLOOR. A SECOND PSL OF THE SAME SIZE WILL THEN BE INSTALLED TO GO FROM THE 2ND FLOOR TO THE UNDERSIDE OF THE BEAM SUPPORTING ROOF. NAIL BOTTOM OF PSL TO FLOOR FRAMING BELOW AND USE A SIMPSON EPC-44 POST CAP TO CONNECT TO THE EXISTING COMPOSITE BEAM AT THE ROOF.
12. SIZE 3-1/2" X 5-1/4" TO GO FROM SLAB TO UNDERSIDE OF EXISTING 1ST FLOOR TOP PLATE. A SECOND PSL OF THE SAME SIZE WILL THEN BE INSTALLED TO GO FROM THERE TO THE UNDERSIDE OF THE BEAM SUPPORTING ROOF. NAIL BOTTOM OF PSL TO 1ST FLOOR TOP CAP BELOW AND USE A SIMPSON EPC-44 POST CAP TO CONNECT TO THE EXISTING COMPOSITE BEAM AT THE ROOF.
13. AREA OF ROOF JOIST REPLACEMENT. SIZE: 2X10 AT 2'-0" O.C. START 1ST JOIST AT EXISTING ENTRY WALL.
14. ROOF SHEATHING REPLACEMENT. SIZE: 5/8" MINIMUM PER CODE.
15. ROOF JOIST/TRUSS EXTENSIONS TO CREATE OVERHANG. SEE DETAIL A8.1.
16. LOCATION OF 22" X 30" R.O. ATTIC ACCESS.
17. EXISTING ROOF TRUSSES AT 2'-0" O.C.
18. SEE ENLARGED PLAN 17 / A2.2 FOR NEW STAIR STRUCTURE.
19. CORRECTION: COLUMN AT "4E" TO BE PRESSURE TREATED/EXTERIOR EXPOSURE GRADE 3-1/2"X3-1/2" PSL ON "STAND-OFF" BRACKET TO PREVENT CONCRETE CONTACT [TITAN POST ANCHOR OR EQUIVALENT – ANCHOR IS APPROXIMATELY $15]. ENTIRE ASSEMBLY TO BE ENCLOSED IN SAME MATERIAL USED FOR THE EXTERIOR TRIM PACKAGE.

5

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238 E. Bohey, Unit 1
Naperville, IL 60565
P 630.728.0435
F 630.364.5795
www.LTLBenviro.com

LTLB ENVIROTECTURE

ARCHITECT'S LICENSE# 001-016249

CONSTRUCTION DRAWINGS: STRUCTURAL HORIZONTAL FRAMING PLANS AT 1ST FL. CEILING / 2ND FL. FRAMING AND ROOF

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CHKD. BY:		ORG. CHECK DATE:	
SCALE:	AS NOTED	JOB NO.:	12407

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A2.2