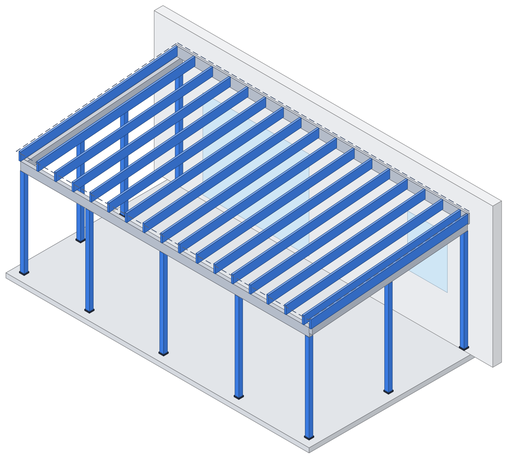
DRAFT · FOR ENGINEER REVIEW · NOT FOR CONSTRUCTION · 8 OPEN ITEMS

THE JOB

New rafters, new columns, same sunroom.

After-the-fact repair of the existing rear sunroom. New 2×8 roof rafters with hurricane ties, and every 4×4 column replaced with a pressure-treated column on a new post base. The beams, the slab, the footprint and the use stay as they are.

Non-habitable rear sunroom. Existing footprint, dimensions and use remain.



WHAT THIS SET COVERS Blue is new work — Isometric · not to scale

HOW TO READ THIS SET

	(N) New	Work under permit PERMIT-000000. Blue on every view.
	(E) Existing	Stays in place. Grey on every view.
!	**Engineer**	A value or decision the engineer still owes. Do not build from it until it is filled in.
HOLD	**Hold point**	Stop and get the answer or inspection before going on.
±	**Not confirmed**	Scanned, scaled or assumed. Verify in field (V.I.F.) before cutting.

Start with the picture, then the steps. The plan, section and elevation give sizes and locations, and the details show each connection. Anything in red is waiting on the engineer.

SCOPE

NEW	**Roof rafters**	2×8 at 16 in. o.c. with Simpson H2.5A connectors at the ends.
NEW	**Columns**	Replace all existing 4×4 columns with pressure-treated 4×4 columns at the existing locations.
NEW	**Column bases**	Simpson ABU44Z at each replacement column, anchored to the existing concrete. Anchorage: ENGINEER
EXISTING	**Beams**	(2) 2×8 built-up beams, to remain. Check for rot, damage and WDO.
EXISTING	**Slab, footprint and use**	Existing concrete slab and foundation. Footprint, dimensions and use do not change.
SEPARATE PERMIT	**Roofing**	Existing plywood decking with self-adhered modified-bitumen roofing, under permit ROOF-000000. Verify decking thickness and extent of prior replacement.

DESIGN CRITERIA

Use	**Non-habitable sunroom**
Roof slope	**1:12**
Governing code and edition	ENGINEER
Risk category	ENGINEER
Wind speed and exposure	ENGINEER
Roof dead and live load	ENGINEER
Lumber grade and treatment	ENGINEER
Connectors and fasteners	ENGINEER
Anchors to existing concrete	ENGINEER

SHEET INDEX

S0.0	**Cover, scope and notes**	For the office and the plan reviewer: scope, notes, criteria and open items.
A0.1	**Site plan**	Reserved. Site plan to be added.
S1.0	**Framing plan, section and details**	For the field: the picture, the steps, the plan, the section and each connection.

NOTES FOR THIS JOB

SCOPE

1. These are after-the-fact and repair drawings for the existing non-habitable rear sunroom, under permit PERMIT-000000. The existing footprint, dimensions and use remain.
2. Work marked **(N)** is new repair work under this permit. Work marked **(E)** is existing and remains.

FRAMING

3. **Roof rafters.** Nominal 2×8 at 16 in. o.c. with Simpson H2.5A connectors at the ends. Roof slope 1:12.
4. **Supporting beams.** (2) 2×8 built-up beams, existing to remain.
5. **Columns.** Replace all existing nominal 4×4 columns with new pressure-treated 4×4 wood columns at the existing locations.
6. **Column bases.** New Simpson ABU44Z at each replacement column, anchored to the existing concrete foundation. Anchorage: ENGINEER
7. **Roof.** Existing plywood decking with self-adhered modified-bitumen roofing, part of permit ROOF-000000. Verify decking thickness and extent of prior replacement.

BEFORE AND DURING THE WORK

8. The contractor shall verify existing beams and affected framing for rot, deterioration, damage and wood-destroying organisms (WDO). Report deficient conditions to the engineer for repair direction before concealment. HOLD
9. Provide temporary shoring during column replacement.
10. Dimensions marked ± are from a 3D scan and shall be field verified. Field-measure dimensions not documented.
11. Connectors are shown schematically. Install Simpson Strong-Tie connectors per the manufacturer's instructions.

OPEN ITEMS FOR THE ENGINEER · 8

1. **Long-side column spacing**
   The scan shows bays of 4'-11", 5'-7", 5'-8" and 5'-3½". Two are over the 5'-0" maximum discussed. Columns are drawn at the existing locations.
   ENGINEER: ACCEPT AS MEASURED, OR RELOCATE
2. **Heights**
   8'-3" to the underside of the rafter at the house is from the scan. With a 1:12 slope the bottom of the beam lands near 6'-8".
   FIELD MEASURE, THEN ENGINEER
3. **Column base anchorage**
   Anchor type, size, embedment and edge distance for the ABU44Z into the existing concrete.
   ENGINEER
4. **Beam-to-column connection**
   Connection at the top of each new column to the existing (2) 2×8 beam.
   ENGINEER
5. **Existing framing layout**
   Beams on three sides, a ledger at the house, and posts at the door jambs and wall ends are read from the scan, not confirmed.
   FIELD VERIFY
6. **Existing slab and foundation**
   Thickness and condition under the column bases are not known.
   FIELD VERIFY, THEN ENGINEER
7. **What is already built**
   The rafters and H2.5A ties are described as reported. Confirm which items are in place and which are still to do, so the steps and inspections read correctly.
   ENGINEER
8. **Design criteria and general notes**
   Code edition, wind data, material grades and the standard general notes for this sheet.
   ENGINEER

The set cannot be issued for permit or construction while this list has entries. Each item also shows in red where it applies on the drawings.

RESERVED: ENGINEER'S GENERAL STRUCTURAL NOTES

The engineer's standard general notes go here: governing code and edition, wind design data and component pressures, lumber grades and preservative treatment, fasteners and connectors, concrete and anchors, and inspections. They are not part of this draft.

Your COMPANY

Your Company
Street address
City, State ZIP
License no.
Phone
website

PROJECT

REAR SUNROOM

After-the-fact repair

123 Example St
Anytown, ST 00000

PERMIT PERMIT-000000
RELATED ROOF-000000 · roofing

DRAFT
FOR ENGINEER REVIEW
NOT FOR CONSTRUCTION

8 open items for the engineer.
Listed on S0.0. Must be 0 to issue.

ENGINEER OF RECORD · SEAL, SIGNATURE, DATE

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NO. EX-001
DATE 2026-11-12
DRAWN BY Drafter
CHECKED BY Engineer

SHEET NAME
COVER, SCOPE AND NOTES

SHEET NUMBER
S0.0
SHEET 1 OF 3

Full size 24 × 36 in.
This square is 1 in × 1 in.

DRAFT · FOR ENGINEER REVIEW · NOT FOR CONSTRUCTION · 8 OPEN ITEMS

SITE PLAN

Reserved. Site plan to be added.

Your
COMPANY

Your Company
Street address
City, State ZIP
License no.
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PROJECT

REAR SUNROOM

After-the-fact repair

123 Example St
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DRAFT
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ENGINEER OF RECORD · SEAL, SIGNATURE, DATE

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NO. EX-001
DATE 2026-11-12
DRAWN BY Drafter
CHECKED BY Engineer

SHEET NAME
SITE PLAN

SHEET NUMBER
A0.1
SHEET 2 OF 3

Full size 24 × 36 in.
This square is 1 in × 1 in.

DRAFT · FOR ENGINEER REVIEW · NOT FOR CONSTRUCTION · 8 OPEN ITEMS

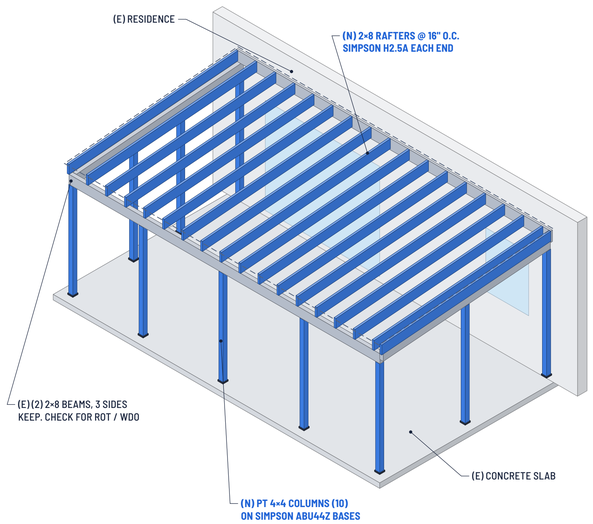
THE JOB

New rafters, new columns, same sunroom.

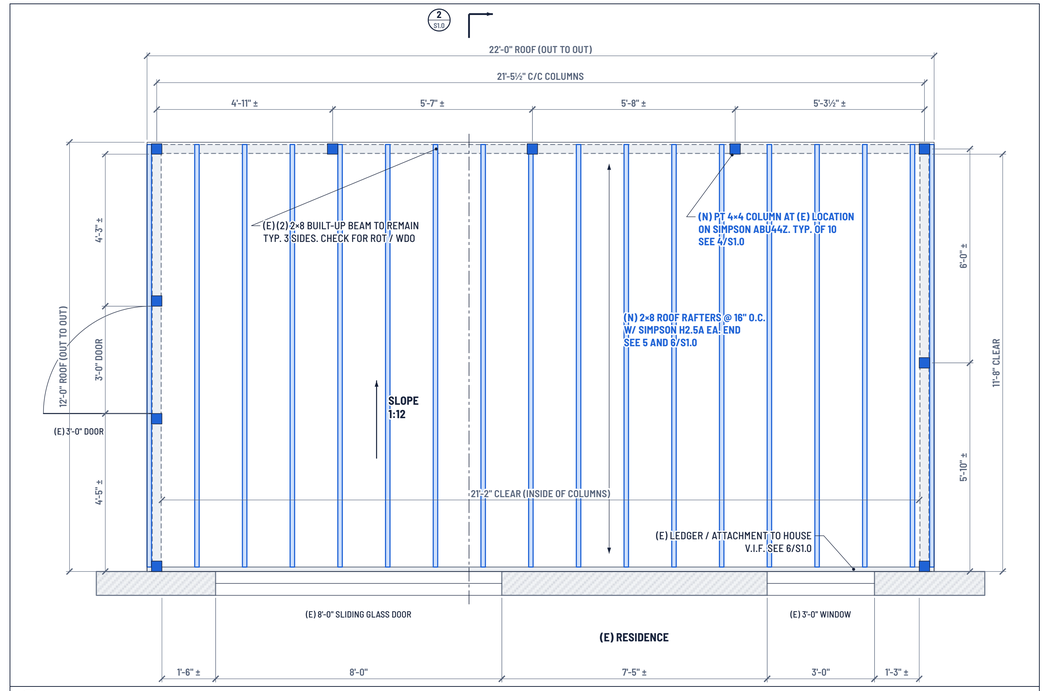
After-the-fact repair of the existing rear sunroom. New 2×8 roof rafters with hurricane ties, and every 4×4 column replaced with a pressure-treated column on a new post base. The beams, the slab, the footprint and the use stay as they are.

RAFTERS NEW	BEAMS EXISTING	COLUMNS NEW	COLUMN BASES NEW	ROOF SEPARATE PERMIT	SIZE
2×8 @ 16" O.C.	**(2) 2×8**	**PT 4×4**	**ABU44Z**	**1:12 slope**	**22'-0" × 12'-0"**
Simpson H2.5A at each end	Keep. Check for rot and WDO	Replace all. 10 shown, verify	Anchor to concrete: ENGINEER	(E) plywood and mod-bit roofing	Roof, out to out. Footprint unchanged

(N) New work · (E) Existing, stays · ▲ Engineer still owes this · HOLD Stop and ask · ± Verify in field



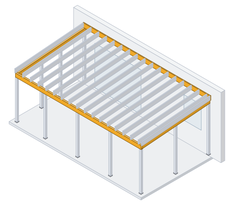
WHAT YOU ARE BUILDING Roof deck and roofing not shown — Isometric · not to scale



1 ROOF FRAMING PLAN — Scale ½" = 1'-0" (0, 1', 2', 4')

HOW THE JOB GOES

1

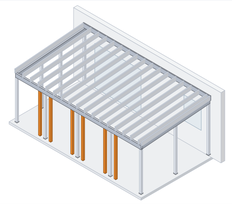


VERIFY WHAT IS THERE

Field-measure every dimension marked ± and anything not documented. Check the (E) beams and the affected framing for rot, deterioration, damage and WDO.

HOLD Report deficient conditions to the engineer for repair direction before anything is concealed.

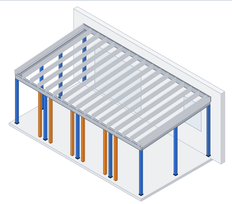
2



SHORE THE ROOF

Provide temporary shoring during column replacement.

3

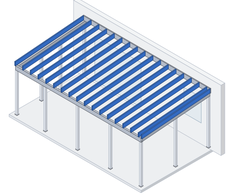


REPLACE THE COLUMNS

Replace all (E) 4×4 columns with (N) pressure-treated 4×4 columns at the existing locations. Set each one on a (N) Simpson ABU44Z anchored to the (E) concrete. Anchor: ENGINEER Beam to column: ENGINEER

DETAILS 4 AND 5

4

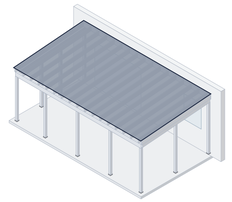


RAFTERS AND TIES

(N) 2×8 rafters at 16 in. o.c., with a (N) Simpson H2.5A at each end of each rafter.

DETAILS 5 AND 6

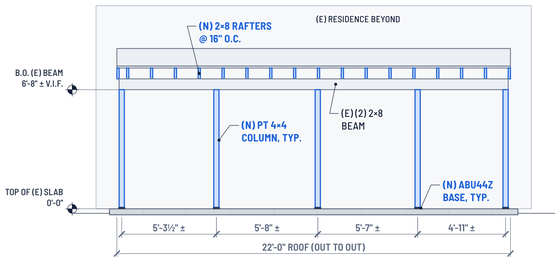
5



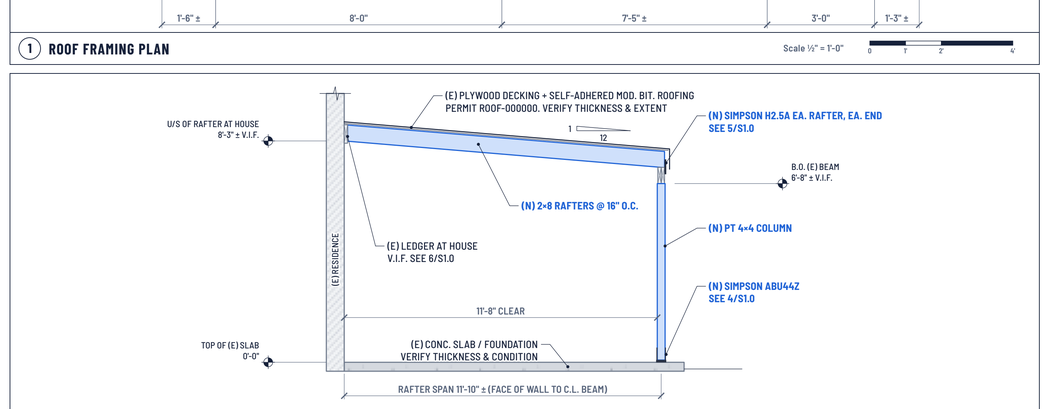
ROOF DECK AND ROOFING

(E) plywood decking with self-adhered modified-bitumen roofing, under separate permit ROOF-000000. Verify the decking thickness and the extent of prior replacement.

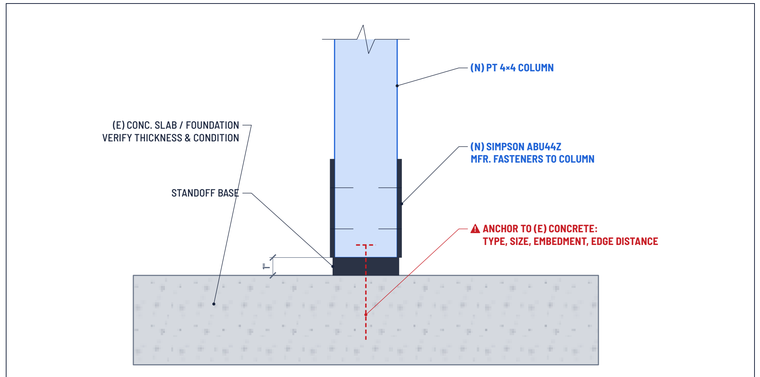
The sequence is for orientation only. Means, methods, shoring design and site safety are the contractor's responsibility. Hold points shown here are in addition to the inspections required by the building department.



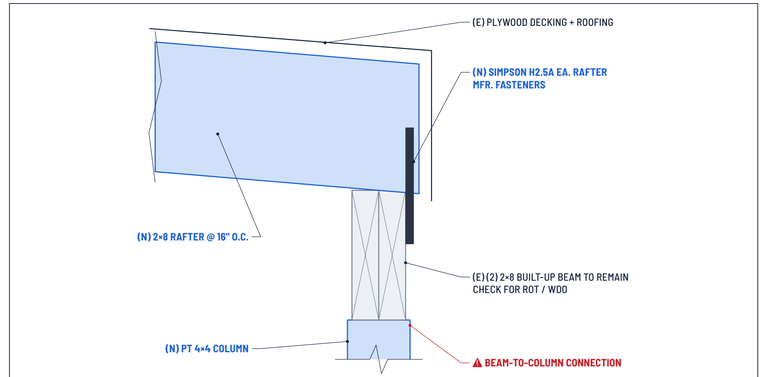
3 FRONT ELEVATION — Seen from the yard. Door end on the right — Scale ¼" = 1'-0" (0, 2', 4', 8')



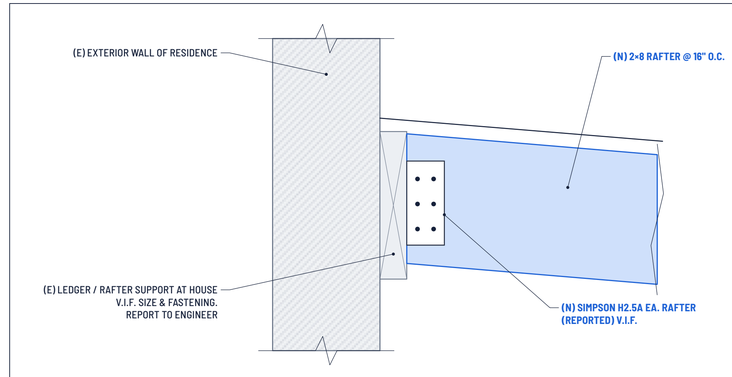
2 SECTION THROUGH THE SUNROOM — Scale 3/8" = 1'-0" (0, 2', 4', 8')



4 COLUMN BASE — Typical of 10 — Scale 3" = 1'-0" (0, 3", 6", 1')



5 RAFTER, BEAM AND COLUMN — At the outer beam — Scale 3" = 1'-0" (0, 3", 6", 1')



6 RAFTER AT THE HOUSE — Existing condition, verify — Scale 3" = 1'-0" (0, 3", 6", 1')

Your
COMPANY
Your Company
Street address
City, State ZIP
License no.
Phone
website

PROJECT

REAR SUNROOM

After-the-fact repair

123 Example St
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PERMIT PERMIT-000000
RELATED ROOF-000000 · roofing

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8 open items for the engineer.
Listed on S0.0. Must be 0 to issue.

ENGINEER OF RECORD · SEAL, SIGNATURE, DATE

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NO. EX-001 · DATE 2026-11-12
DRAWN BY Drafter · CHECKED BY Engineer

SHEET NAME
FRAMING PLAN, SECTION AND DETAILS

SHEET NUMBER
S1.0
SHEET 3 OF 3

Full size 24 × 36 in.
This square is 1 in × 1 in.