10'-0"
1'-0"
3'-8"
1'-0"
3'-10"
new 30 " x 30 " x 8 " footing w/ masonry column centered above , typ .
set new masonry column 1/2" inside existing masonry corner , typ .
new (2) #4 rebar dowels , typ .
existing footing & foundation wall (to remain)
2x10 band bolted to existing foundation w. min 1/2" bolts w/ nut & washer staggered 16 " O .C . per code
(2) #4 rebar turned up into column 36 "
new 4 " x 4 " PT post to footing to support deck framing , typ .
2x10 joists @ 16 " o .c (refer to structural)
profile of 1x6 lattice above , typ .
new (2) #4 rebar dowels , typ .
8'-6"
10'-0"
+/- 20'-6"
EQ.
1'-6 1/2"
1'-0"
4
A 2.1
1
A 2.1
align
new (2) #4 rebar dowels , typ .
existing footing & foundation wall (to remain)
new (2) #4 rebar dowels , typ .
new (2) #4 rebar dowels , typ .
6 1/2"
+/- R 5'-8 3/16"
+/- 10'-2"
1'-0"
7 1/4"
+/- 3'-2"
per grade
10"
+/- 5'-11 1/8"
concrete drive

DOWN
profile of timberwood trellis above
profile of new wood railing below
profile of new pipe railing
single line metal railing
relocate existing HB as req 'd
new 60 " w. door
NEW FRONT TERRACE
new masonry 12" x 12" column w/ limstone cap
EXISTING LIVING
(existing bar to remain)
RENOVATED KITCHEN (new tile)
(existing door)
(existing door)
EXISTING REAR DECK
(existing cabinets)
(existing fireplace)
(azek decking)
EXISTING CLO.
EXISTING CLO.
EXISTING CLO.
(existing door)
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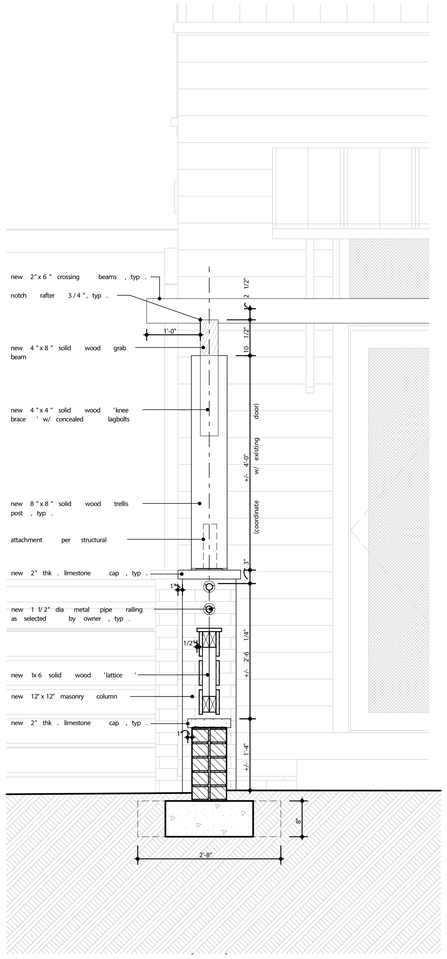
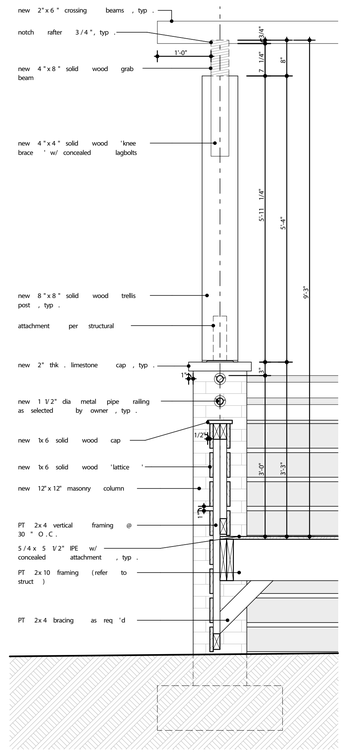
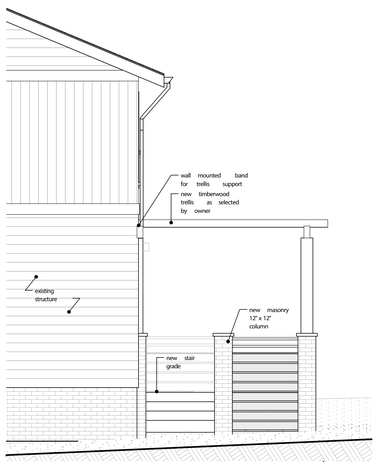
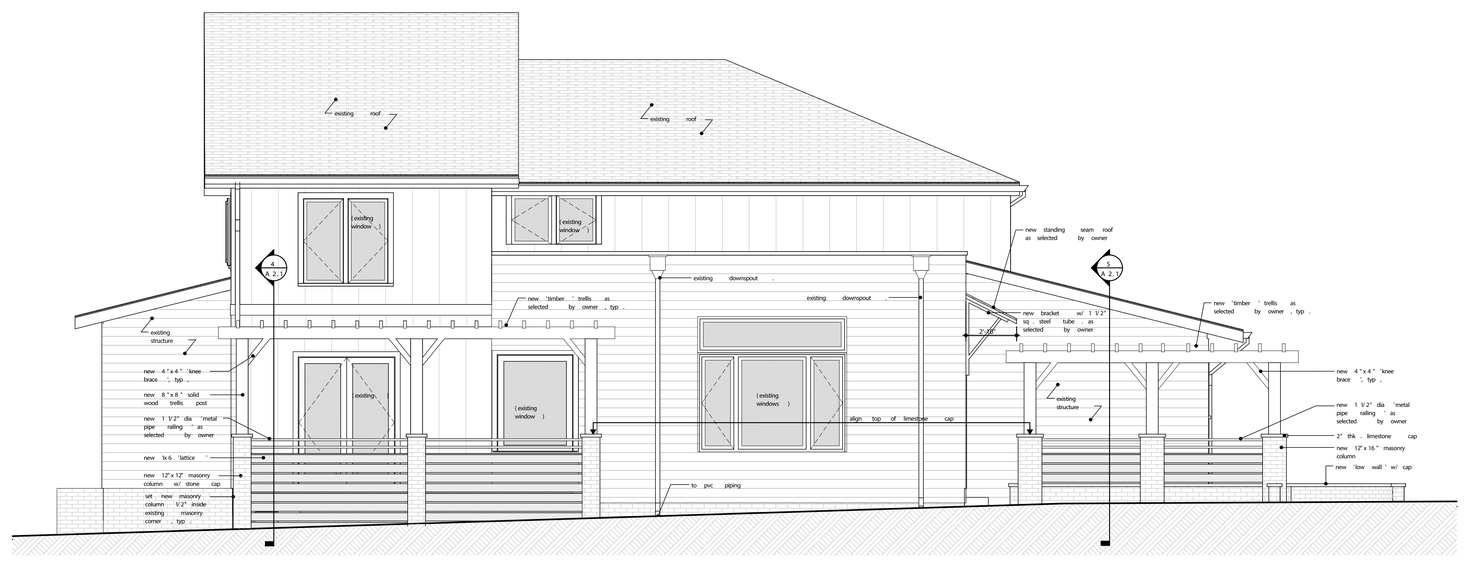
down
UP
EXISTING CLO
EXISTING PWDR
EXISTING HALLWAY
EXISTING OFFICE
EXISTING STAIR
new 200 amp elec . panel
EXISTING LAUNDRY
EXISTING CLO
EXISTING CLOSET
UP
DOWN
UP
RENOVATED ENTRY / SITTING FOYER
EXISTING MEDIA ROOM
EXISTING CLOSET
(bluestone)
new step
profile of new roof above
new 12" x 16 " column w/ limestone cap
13'-3"
2'-0"
drain
drain
13'-0"
6'-1/8"
new parking area
clip trellis as req 'd to coordinate w/ existing roof
(existing door)
down
new pavers
new low masonry wall
4
A 2.1
3
A 2.1
1
A 2.1

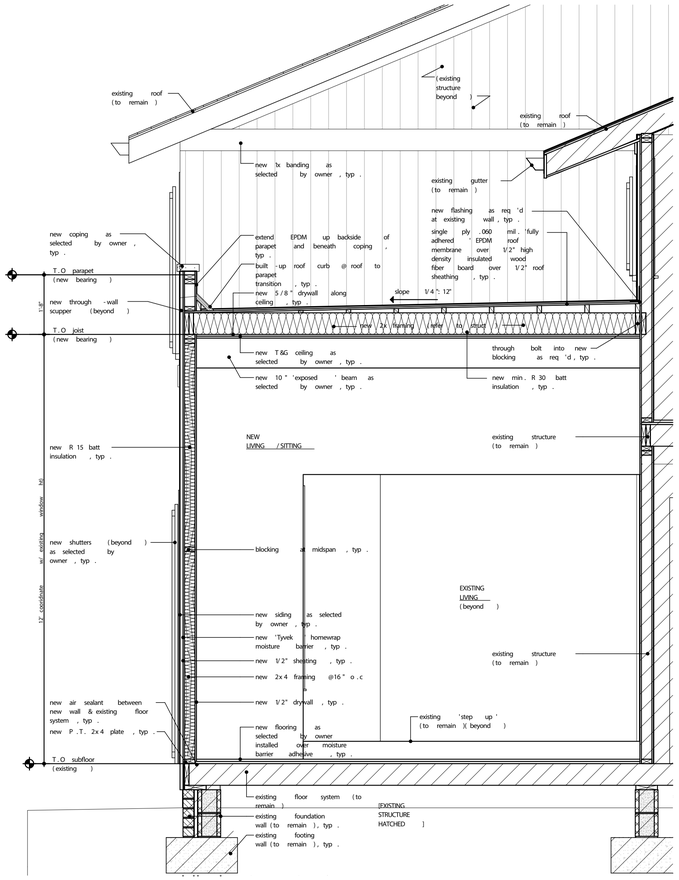

new 2"x6" crossing beams, typ.
notch rafter 3/4", typ.
1'-0"
new 4"x8" solid wood grab beam
new 4"x4" solid wood 'knee brace' w/ concealed lagbolts
new 8"x8" solid wood trellis post, typ.
attachment per structural
new 2" thk. limestone cap, typ.
new 1 1/2" dia metal pipe railing as selected by owner, typ.
new 1x6 solid wood 'lattice'
new 12"x12" masonry column
new 2" thk. limestone cap, typ.
2 1/2"
3/4"
1 1/2"
+/- 6'-0" w/ existing door
(coordinate)
1"
1"
1/2"
+/- 2'-6"
1'-4"
+/- 1'-4"
6"
2'-8"


new 2"x6" crossing beams, typ.
notch rafter 3/4", typ.
1'-0"
new 4"x8" solid wood grab beam
new 4"x4" solid wood 'knee brace' w/ concealed lagbolts
new 8"x8" solid wood trellis post, typ.
attachment per structural
new 2" thk. limestone cap, typ.
new 1 1/2" dia metal pipe railing as selected by owner, typ.
new 1x6 solid wood cap
new 1x6 solid wood 'lattice'
new 12"x12" masonry column
PT 2x4 vertical framing @ 30" O.C.
5/4 x 5 1/2" IPE w/ concealed attachment, typ.
PT 2x10 framing (refer to struct)
PT 2x4 bracing as req'd
3/4"
1 1/4"
7 1/4"
8"
5'-11 1/4"
5'-4"
6'-3"
1"
1"
1/2"
1'-0"
3'-3"

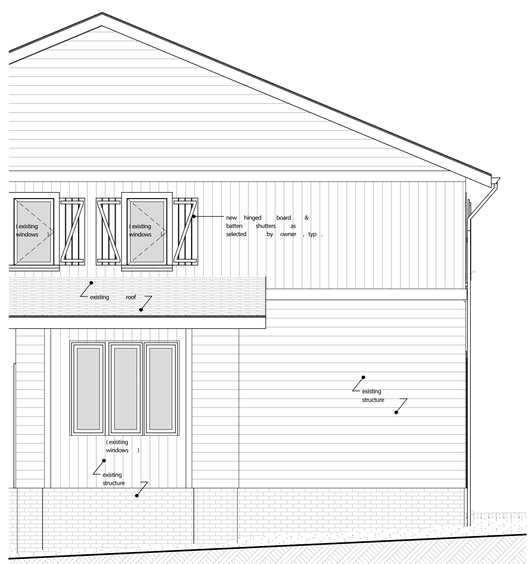
existing structure (beyond)
existing roof
new standing seam roof w/ brackets as selected by owner
(existing windows)
(existing windows)
new trellis (beyond)
existing roof
(new door)
existing window
existing structure
(existing door)

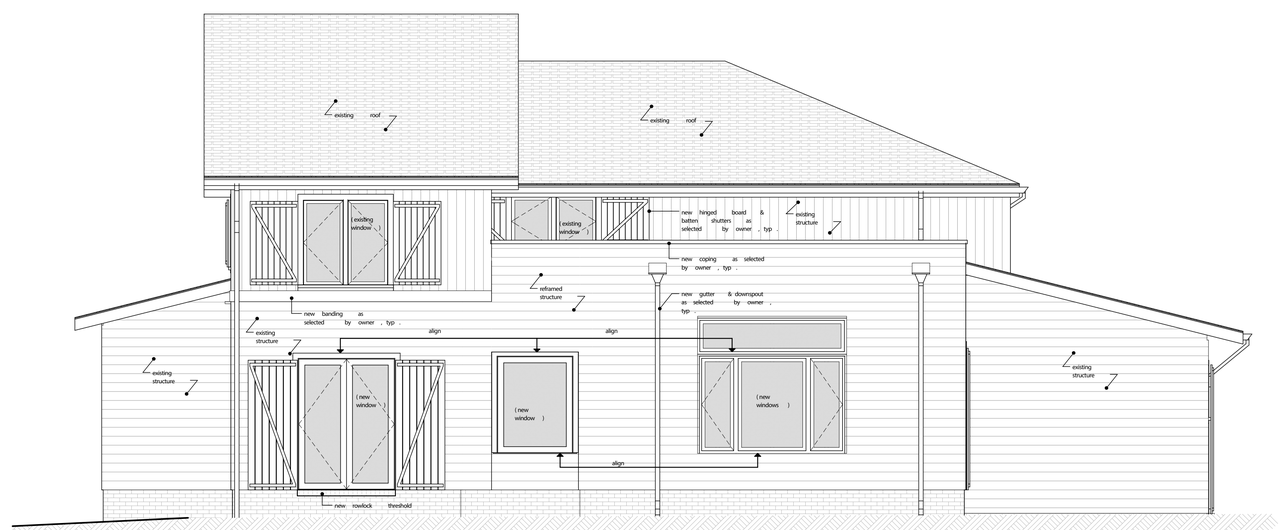

wall mounted band for trellis support
new timberwood trellis as selected by owner
existing structure
new masonry 12"x12" column
new stair grade


existing roof
existing roof
(existing window)
(existing window)
4
A 2.1
new standing seam roof as selected by owner
5
A 2.1
existing downspout
existing downspout
new 'timber' trellis as selected by owner, typ.
new bracket w/ 1 1/2" sq. steel tube, as selected by owner
2'-10"
new 'timber' trellis as selected by owner, typ.
existing structure
new 4"x4" 'knee brace', typ.
new 8"x8" solid wood trellis post
new 1 1/2" dia 'metal pipe railing' as selected by owner
new 1x6 'lattice'
new 12"x12" masonry column w/ stone cap
set new masonry column 1/2" inside existing masonry corner, typ.
existing
(existing window)
(existing windows)
align top of limestone cap
to pvc piping
existing structure
new 4"x4" 'knee brace', typ.
new 1 1/2" dia 'metal pipe railing' as selected by owner
2" thk. limestone cap
new 12"x16" masonry column
new 'low wall' w/ cap


existing roof (to remain)
(existing structure beyond)
existing roof (to remain)
new 1x banding as selected by owner, typ.
existing gutter (to remain)
new flashing as req'd at existing wall, typ.
single ply .060 mil. fully adhered EPDM roof membrane over 1/2" high density insulated wood fiber board over 1/2" roof sheathing, typ.
new coping as selected by owner, typ.
extend EPDM up backside of parapet and beneath coping, typ.
built-up roof curb @ roof to parapet transition, typ.
new 5/8" drywall along ceiling, typ.
slope 1/4":12"
T.O parapet (new bearing)
new through-wall scupper (beyond)
T.O joist (new bearing)
new 2x framing over joist
new T&G ceiling as selected by owner, typ.
through bolt into new blocking as req'd, typ.
new 10" exposed beam as selected by owner, typ.
new min. R 30 batt insulation, typ.
NEW LIVING /SITTING
existing structure (to remain)
new R 15 batt insulation, typ.
new shutters (beyond) as selected by owner, typ.
blocking at midspan, typ.
EXISTING LIVING (beyond)
new siding as selected by owner, typ.
new "Tyvek" homewrap moisture barrier, typ.
new 1/2" sheating, typ.
new 2x4 framing @16" o.c
new 1/2" drywall, typ.
existing structure (to remain)
new air sealant between new wall & existing floor system, typ.
new P.T. 2x4 plate, typ.
existing "step up" (to remain)(beyond)
new flooring as selected by owner installed over moisture barrier adhesive, typ.
T.O subfloor (existing)
existing floor system (to remain)
existing foundation wall (to remain), typ.
existing footing wall (to remain), typ.
[EXISTING STRUCTURE HATCHED]
1/2" sheetrock
1/2" sheetrock
1/2" sheetrock

existing structure (beyond)
existing roof
new coping over new parpet wall, typ.
(existing windows)
(existing windows)
new framed wall & siding as selected by owner, typ.
existing roof
(new door)
(existing door)
new hinged board & batten shutters as selected by owner, typ.
existing structure


(existing windows)
(existing windows)
new hinged board & batten shutters as selected by owner, typ.
existing roof
existing structure
(existing windows)
existing structure


existing roof
existing roof
(existing window)
(existing window)
new hinged board & batten shutters as selected by owner, typ.
existing structure
new coping as selected by owner, typ.
reframed structure
new gutter & downspout as selected by owner, typ.
new banding as selected by owner, typ.
existing structure
align
align
existing structure
(new window)
(new window)
(new windows)
align
existing structure
new rowlock threshold