Existing house

- FRAMING LUMBER (BEAMS, LINTELS, JOISTS) TO BE GRADE NO 1 # 2 SPRUCE UNLESS OTHERWISE INDICATED.
- ALL LINTELS TO BE 2-2" X 10" UNLESS OTHERWISE NOTED.
- USE OF FLOOR JOISTS OR ROOF RAFTERS MAY REQUIRE ADJUSTMENTS TO PLAN, REFER TO MANUFACTURER'S INSTRUCTIONS.
- FLOOR JOISTS ARE TO BE DOUBLED UNDER PARALLEL PARTITIONS AND SHALL BE PLACED 4" APART TO ACCOMMODATE PLUMBING.
- PROVIDE 2" X 2" CROSS-BRIDGING SITUATED AT NO MORE THAN 7'-0" FROM A SUPPORT OR ROW OF BRIDGING.
- APPLICATION OF WOOD PRESERVATIVE REQUIRED AT EXTREMITIES OF BEAMS SUPPORTED ON MASONRY WALLS.
- AS A PRECAUTION, A FIREPROOF LINER SHOULD BE INSTALLED BETWEEN FIREBOX OF PREFABRICATED FIREPLACE AND COMBUSTIBLE FRAMING.

- THE WINDOW SIZES MAY VARY IN THIS PLAN DEPENDING ON THE CHOSEN MANUFACTURER.
- BASEMENT WINDOWS BELOW GRADE WILL BE PROTECTED BY GALVANIZED STEEL WINDOWS WELLS, AND A GRAVEL-FILLED 4" DRAIN, CONNECTED TO PERIMETER DRAIN AND INSTALLED ACCORDING TO THIS PLAN.
- CERTAIN DIMENSIONS MAY VARY ACCORDING TO THE MATERIAL USED AND / OR THE CONTRACTOR'S BUILDING METHODS. IF VARIATIONS EXIST BETWEEN THE BUILDING SITE AND PLANS, THE CONTRACTOR MUST ADVISE DRUMMOND DESIGNS INC. AS SOON AS POSSIBLE.

9' ceilings

32'-0"

6'-0" | 16'-0" | 10'-0"

3'-0" | 10'-0" | 3'-0" | 4'-8" | 5'-4"

24"X 56" | 24"X 56" | 72"X 64"

BEDROOM # 1
14'-8"X 12'-0"

JOISTS 2"X10"@16"C/C IN CANTILEVER

JOISTS 2"X10"@16"C/C

2-2"X10"

45°

48"X 56"

3"

BEAM 3-2"X10"

STEEL POST FOR 7 250 pds LOAD (SEE ENGINEER)

STEEL BEAM W200 X 31 EXPOSED

SHELF

POST 3-2"X6" TYP

24"X 40"

VANITY 36" X 22"

LINEN

DOWN

STEEL POST FOR 34 800 pds LOAD (SEE ENGINEER)

DOUBLE JOISTS AROUND STAIRWELL

STOOP
8'-0"X 24'-0"

FLOWER BOX

I.R. @ 6"

H.R.

UP

RAIL

PREFAB. FIREPLACE

STEEL POST FOR 34 800 pds. LOAD (SEE ENGINEER)

POST 6"X6" TYP

SHOWER 32"X34"

BATH 5'-0"

LIVING ROOM / DINING ROOM
14'-0"X 22'-8"

BEAM 3-2"X10"

CLOSET

SHELF

STEEL BEAM W200 X 31 EMBEDDED

STEEL POST FOR 6 950 pds LOAD (SEE ENGINEER)

ELECTRIC SMOKE DETECTOR

6'-3 5/8"

2-2"X10"

R=1'-8"

STOOP 4'-0"X 8'-0"

BEAM 3-2"X10"

REF.

OVEN + M.W.

GRILL & FAN

KITCHEN
14'-8"X 12'-0"

D.W.

POST 6"X6" TYP

STRUCTURAL LEGEND

Existing house

FLOOR JOISTS ARE TO BE DOUBLED UNDER PARALLEL PARTITIONS AND SHALL BE PLACED 4" APART TO ACCOMMODATE PLUMBING.

PROVIDE 2" X 2" CROSS-BRIDGING SITUATED AT NO MORE THAN 7'-0" FROM A SUPPORT OR ROW OF BRIDGING.

APPLICATION OF WOOD PRESERVATIVE REQUIRED AT EXTREMITIES OF BEAMS SUPPORTED ON MASONRY WALLS.

AS A PRECAUTION, A FIREPROOF LINER SHOULD BE INSTALLED BETWEEN FIREBOX OF PREFABRICATED FIREPLACE AND COMBUSTIBLE FRAMING.

MINIMUM FOUNDATION DEPTH BELOW FINISHED GROUND LEVEL IS 4'-6". THIS DEPTH MAY VARY ACCORDING TO YOUR LOCATION.

VARIATIONS EXIST BETWEEN THE BUILDING SITE AND PLANS. THE CONTRACTOR MUST ADVISE DRUMMOND DESIGNS INC. AS SOON AS POSSIBLE.

NOTICE TO BUILDERS

BEDROOM # 2
10'-0"X 13'-0"

ACCES TO ATTIC
20"X 28"

ELECTRIC SMOKE DETECTOR

RAILING

RAIL

DOWN

OPEN ON GROUND FLOOR

PITCHED CEILING

PANTRY

LINEN 16"

VANITY
22" X 40"

WC

BATH 6'-0"

24"X 40"

9'-4"X 12'-0"

10'-10"

3'-4"

3'-2"

3'-10"

4'-1 1/8"

4'-10 7/8"

48"X 40"

18"X 18"

72"X SEE ELEV.

4'-0"

4'-2"

8'-0"

STRUCTURAL LEGEND

IN-WALL STUD POST