FIRST FLOOR LAYOUT
1,475 SF
SECOND FLOOR LAYOUT
1,300 SF
FIRST FLOOR LAYOUT

1,475 SF

PARLOR
FIRST FLOOR LAYOUT
1,475 SF

KITCHEN

DINING ROOM

LIVING ROOM

SUNROOM

BATHROOM

RADIATOR

REFERENCE STRUCTURAL REINFORCEMENT DRAWING
SHORE AND REMOVE BEARING WALL TO CREATE NEW OPENING. INSTALL STRUCTURAL LVL BEAM.

REMOVE CLOSET DOORS IN VESTIBULE, FRAME OPENINGS. CREATE NEW CLOSET OPENINGS INTO NEW BEDROOMS.

REMOVE WOOD SCREEN, FRAMING, POSTS, RAILINGS. WATERPROOF ALL PENETRATIONS.

REFERENCE STRUCTURAL REINFORCEMENT DRAWING.
REMOVE STAIR SYSTEM TO 2ND FLOOR. INSTALL STRUCTURAL FRAMING & SUB-FLOOR AT 1ST & 2ND FLOOR OPENINGS. INSTALL BLOCKING FOR NEW CABINETS.

REMOVE DOOR. FRAME IN NEW FIXED WINDOW TO MATCH EXISTING.

REMOVE CLOSET DOORS. FRAME OPENINGS.

REINSTALL GIRDLE FRAMING + SUB-FLOOR AT 1ST FLOOR OPENING. REMOVE WOOD SCREEN, FRAMING, POSTS, RAILINGS. WATERPROOF ALL PENETRATIONS.

REFERENCE STRUCTURAL REINFORCEMENT DRAWING.
REMOVE RAILING AT STAIRS TO BE REMOVED, REMOVE UNSUPPORTED FRAMING. INSTALL FRAMING FOR GWB, INSULATE AND FRAME TO ACCEPT NEW DOOR TO BEDROOM.

FRAME DOOR OPENING FOR NEW AWNING WINDOW AT 48" ABOVE FLOOR.

FRAME NEW WALL AND OPENING FOR NEW CLOSETS.

REMOVE FRAMING TO WIDEN INNER OPENING.

FRAME ENTRY OPENING FOR NEW 36" WIDE DOOR TO ATTIC.

NEW STAIR TREAD TO ATTIC, NEW HARDWOOD.

CABINETRY PATCH AT EXTERIOR WALL. INSTALL CROSS BRACE.

NEW STAIR TREAD TO ATTIC. NEW HANDRAIL TO ATTIC.

SECOND FLOOR LAYOUT
1,300 SF
S), SMOKE DETECTOR W/SOUNDER BASE
H), HEAT DETECTOR
CO DETECTOR (PROVIDE IN BASEMENT ALSO)
F/A CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR A CODE COMPLIANT SYSTEM

F), FIXED

OBS, OBSCURE GLASS

PROVIDE 10 ATTIC WINDOWS & NEW INFILL AT ALL BASEMENT OPENINGS.

INSTALL NEW STRUCTURAL LVL BEAM

DO NOT REMOVE

MOVE WINDOWS, RATED WOOD SILL

REPAIR DETERIORATED WOOD SILL

BUILT-IN BOOKCASE

DO NOT REMOVE

CONSTRUCT NEW CLOSET, HEADERS & WALLS. INSULATE.

CONSTRUCT NEW WALL, FRAME OPENING

NEW BATHROOM W/NEO-ANGLE SHOWER UNIT

CONSTRUCT NEW CLOSET, FRAME & CONSTRUCT NEW WALL

NEW BATHROOM W/NEO-ANGLE SHOWER UNIT

PROVIDE 10 ATTIC WINDOWS & NEW INFILL AT ALL BASEMENT OPENINGS.

CONSTRUCT NEW CLOSET, HEADERS & WALLS. INSULATE.

CONSTRUCT NEW WALL

GENERAL DEVICE LOCATIONS FOR INFO ONLY; BASEMENT & ATTIC HEATS REQ'D

FIRST FLOOR LAYOUT - 11 BEDS
1,475 SF

ENTRY
163 SF

BEDROOM #1
204 SF

BEDROOM #2
226 SF

LIVING ROOM
238 SF

KITCHEN
226 SF

ENTRY
163 SF

FIRST FLOOR PLAN
45 LAWN AVENUE- 9 beds