EXISTING | PROP. ADD.

5'-Ø"

2'-2" | 2'-1Ø"

4'-Ø" (EXIST.)

(EXIST.)

EXIST. PATIO

7'-2" | 4'-1Ø"

LINE OF 2ND FLOOR OVERHANG (ABOVE)

3/A-7 (ABOVE)

SHOWER | LAV | RENOV. BATHROOM | WC | MARBLE | 2'4x6'8"

WASHER | DRYER | PROP. LAUNDRY

2"X1Ø" FLOOR JOISTS @16" O.C.

EXIST. EXTERIOR WALL

2/A-4a

EXISTING UTILITY

EXIST. EXTERIOR WALL

NEW WALL

NEW EXTERIOR WALL

NEW EXT. WALL

SETBACK LINE

5'-1Ø"

3'-6"

(2) 2X1Ø (3Ø46)

3'-8"

3'-6" | 3'-11"

(2) 2X1Ø | (2) 2X1Ø

2'8x6'8"

3'Øx6'8"

PROP. STORAGE

PROP. HALL

(3Ø32)

DN EXIST (FRENCH DOORS 6'-8" HEIGHT)

(FIXED)

(2) 2X1Ø

DW | SINK

(2'2'8x6'8" | 2'-Ø"

3'-6" (MIN. CLEAR)

INFILL FLOORING WITH 2"X8" JOISTS ON P.T. WOOD LEVELLING STRIPS (ALIGN WITH EXISTING FLOOR)

PROP. BREAKFAST NOOK

PROP. KITCHEN

OVEN

2"X1Ø" FLOOR JOISTS @16" O.C.

2"X1Ø" FLOOR JOISTS @16" O.C.

PROP. CLOS.

2'-Ø"

3'Øx6'8"

1Ø"

4'-Ø"

DN 2R

3'Øx6'8" (FIRE-RATED)

3'-8"

COUNTER

±4'-Ø 1/2"

OUTLINE OF STAIR (ABV.)

EXIST.

EXIST. FAMILY ROOM

3.5"ø STL. LALLY COL.

5 1/4"X9 1/2" 2ØE PARALLAM (BOTTOM FLUSH)

3.5"ø STL. LALLY COL.

REF

3'-Ø"

3.5"ø STL. LALLY COL.

5 1/4"X9 1/2" 2ØE PARALLAM (BOTTOM FLUSH)

RENOV. CLOS.

5 1/4"X9 1/2" 2ØE PARALLAM (BOTTOM FLUSH)

ARCHWAY

5 1/4"X9 1/2" 2ØE PARALLAM (BOTTOM FLUSH)

3.5"ø STL. LALLY COL.

(2) 1'6x6'8" (POCKET)

PROP. PAINT.

2'Øx6'8"

PROP. CLOS.

1'Øx6'8"

2'-8"

3 1/2"X9 1/2" 2ØE PARALLAM (BOTTOM FLUSH)

13 TYS @ 9" EA. = 9'-9"

3'-Ø"

3'-Ø" | 1'-Ø" | 1'-11" | ±5'-2"

UP EXIST

(OPEN BALUSTER)

NEWEL

UP 14

PROP. LIVING ROOM

7'-6 1/2"

4'-Ø"

3 1/2"X9 1/2" 2ØE PARALLAM (BOTTOM FLUSH)

3'-6"

ARCHWAY

3'-6" (OPNG.)

PROP. DINING ROOM

2"X1Ø" FLOOR JOISTS @16" O.C.

PROP. ONE-CAR GARAGE

2"X1Ø" FLOOR JOISTS @16" O.C.

3.5"ø STL. LALLY COL.

NEW EXTERIOR WALL

1/A-4b

28'-2"

2/A-7

(2) 2X1Ø (3Ø46)

(2) 2X1Ø

(2) 3Ø46

(2) 2X1Ø

3'-6"

3'Øx6'8"

PROP. FOYER

DN 4"

(AFFUBØI ABOVE)

1/A-7

(3Ø-31Ø42-18)

1/A-4a

ALIGN

2"X1Ø" FLOOR JOISTS @16" O.C.

5 1/4"X9 1/2" 2ØE PARALLAM

(3)2X4 POST

7'-Ø"

(2) 2X1Ø

(MOTORIZED) O.H. GARAGE DOOR

LINE OF ROOF OVERHANG (ABOVE)

LINE OF ROOF OVERHANG (ABOVE)

3'-8" (CONC. CURB)

4'-5"

(EQ.) | (EQ.)

12'-Ø" | 8'-Ø"

±6'-1Ø" (EQ.) | ±6'-1Ø" (EQ.)

8'-Ø" (EQ.) | 8'-Ø" (EQ.)

16'-Ø"

2/A-4b

1 PROPOSED FIRST FLOOR PLAN

3/8" = 1'-Ø"

NORTH