

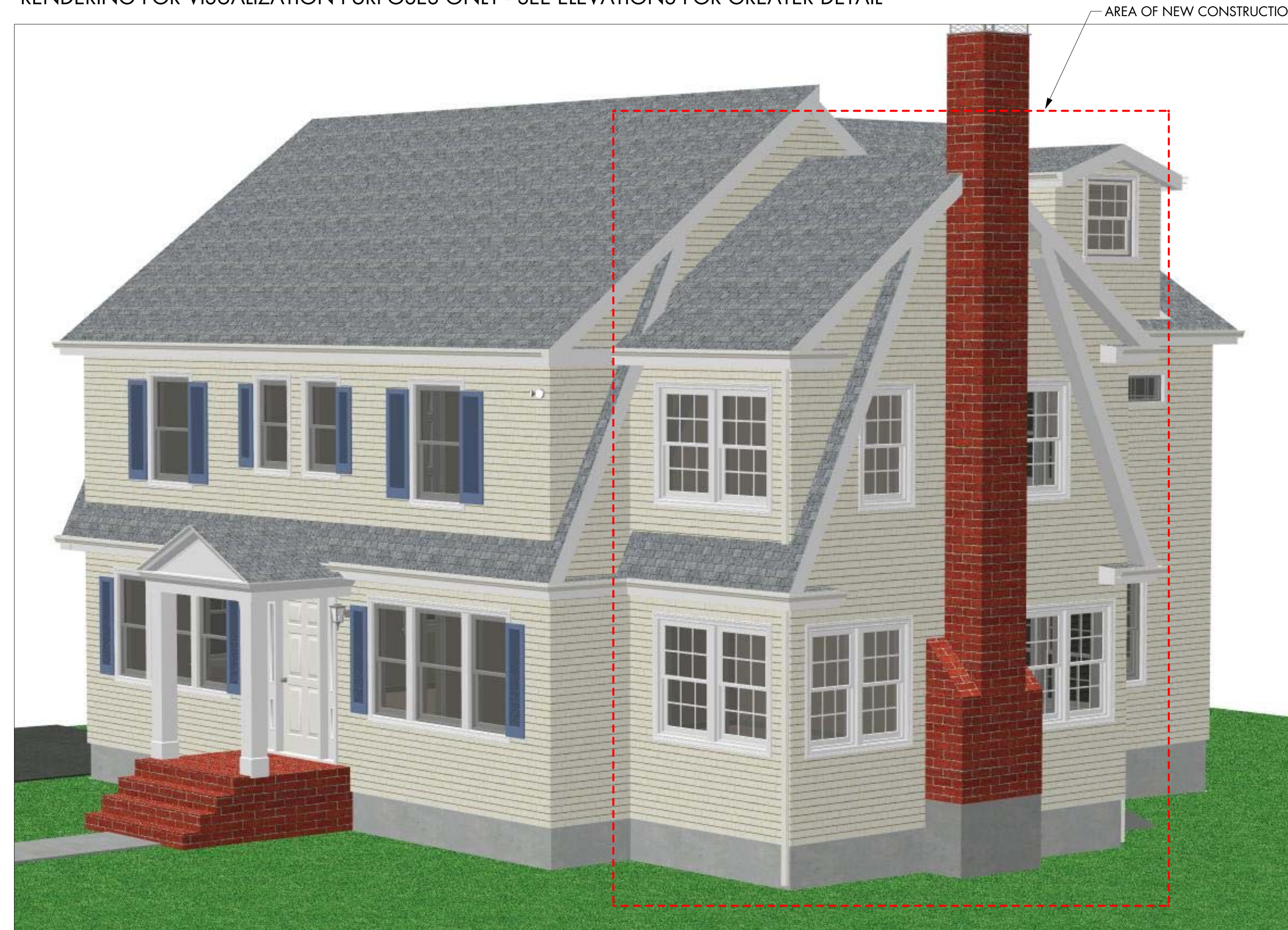
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**EXISTING PHOTO**

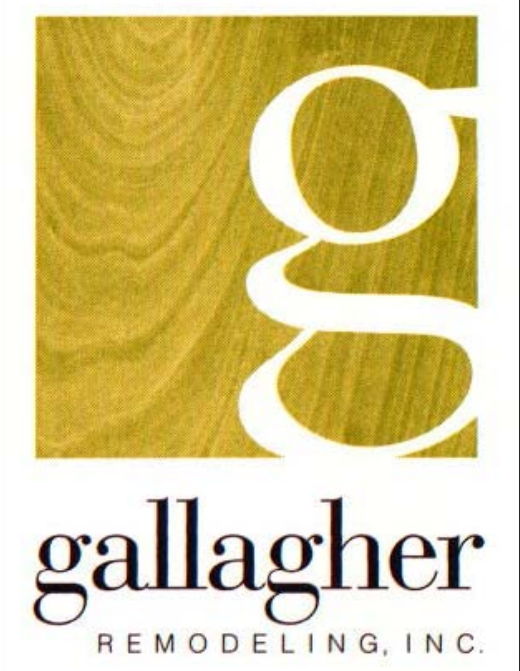
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## PROPOSED SITE:

### GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK.
2. STAIRWAYS
  - a. REQUIRED STAIRWAYS SHALL NOT BE LESS THAN 3'-0" IN CLEAR WIDTH. MAXIMUM RISE SHALL BE 8 1/4" MINIMUM RUN SHALL BE 9", WITH NOSING NOT TO EXCEED 1 1/4". MINIMUM HEADROOM TO BE 6'-6".
  - b. HANDRAIL(S) SHALL BE LOCATED IN EACH STAIR SYSTEM WITH MORE THAN THREE (3) RISERS, AT A HEIGHT OF 30" MIN. & 38" MAX. MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. GUARD RAILS, 36" MIN. IN HEIGHT, SHALL BE INSTALLED IN FLOOR, PORCH, AND OR BALCONY AREAS MORE THAN (30) INCHES ABOVE A FLOOR OR GRADE BELOW. MAX. CLEAR OPENING BETWEEN RAILS/BALUSTERS OR FLOOR SHALL NOT EXCEED FIVE (5) INCHES.
3. THE CONTRACTOR AND HOMEOWNER SHALL CHOOSE THE WINDOW MANUFACTURER. WINDOW SIZES SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO ORDERING. THE WINDOW MANUFACTURER SHALL PROVIDE THE ROUGH OPENING SIZES.
  - a. GLAZING CLOSER THAN 18" TO THE FLOOR AND EXCEEDING SIX (6) SQUARE FEET IN AREA MUST BE TEMPERED.
  - b. EMERGENCY EGRESS, SLEEPING ROOMS SHALL HAVE AT LEAST ONE (1) OPERABLE WINDOW OR EXTERIOR DOOR TO PERMIT EMERGENCY EGRESS OR RESCUE. A REQUIRED WINDOW MUST BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF SEPARATE TOOLS, AND SHALL CONFORM TO THE FOLLOWING:
    - i. THE SILL HEIGHT SHALL BE NOT MORE THAN FORTY-FOUR (44) INCHES ABOVE THE FINISH FLOOR.
    - ii. THE WINDOW SHALL PROVIDE A MINIMUM NET CLEAR OPENING AREA OF 33 SQUARE INCHES WITH A RECTANGLE HAVING A MINIMUM NET CLEAR OPENING DIMENSIONS OF TWENTY (20) INCHES BY TWENTY FOUR (24) INCHES, IN EITHER DIRECTION. IF A DOUBLE HUNG UNIT IS USED THEN SUCH DIMENSIONS SHALL APPLY TO THE BOTTOM HALF.
4. DIMENSION STANDARDS USED WITHIN DOCUMENTS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
  - a. EXTERIOR DIMENSIONING AT BUILDING CORNERS REPRESENTS AN OUTSIDE OF STUD DIMENSION.
  - b. EXTERIOR DIMENSION @ WINDOWS, AND DOORS REPRESENTS CENTER OF ANOTHER OPENING, OR THE OUTSIDE OF THE STUD.
  - c. INTERIOR DIMENSIONING AT STUD WALLS REPRESENT A DIMENSION TO THE SIDE OF THE STUD.
  - d. INTERIOR DIMENSIONING @ STAIRS REPRESENT A DIMENSION TO THE FINISHED FACE OF THE STAIR.
5. STRUCTURAL HEADERS AND BEAMS SHALL BEAR ON THE FOLLOWING:
  - a. DOUBLE HEADERS SHALL BEAR ON 4X4 POSTS
  - b. TRIPLE HEADERS SHALL BEAR ON 4X6 POSTS
  - c. STEEL BEAMS SHALL BEAR ON 3 1/2 DIA. STEEL PIPE COLUMNS (UNLESS NOTED OTHERWISE).
  - d. LAMINATED VENEER LUMBER (LVL) SHALL BE HANDLED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
6. BEARING PLATES SHALL MATCH OR EXCEED THE WIDTH OF ALL BEAMS THAT BEAR UPON THEM.
7. ALL DUCTWORK AND HOT WATER PIPING SHALL BE INSULATED AND, WHERE NECESSARY, A VAPOR BARRIER FOR THE DUCTWORK TO PREVENT CONDENSATION.
8. WRITTEN APPROVAL FROM ENGINEER SHALL BE OBTAINED PRIOR TO DRILLING AND NOTCHING OF SUPPORTING MEMBERS.



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**A1**

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**EXISTING FRONT AND RIGHT RENDERING**



**EXISTING FRONT AND LEFT RENDERING**

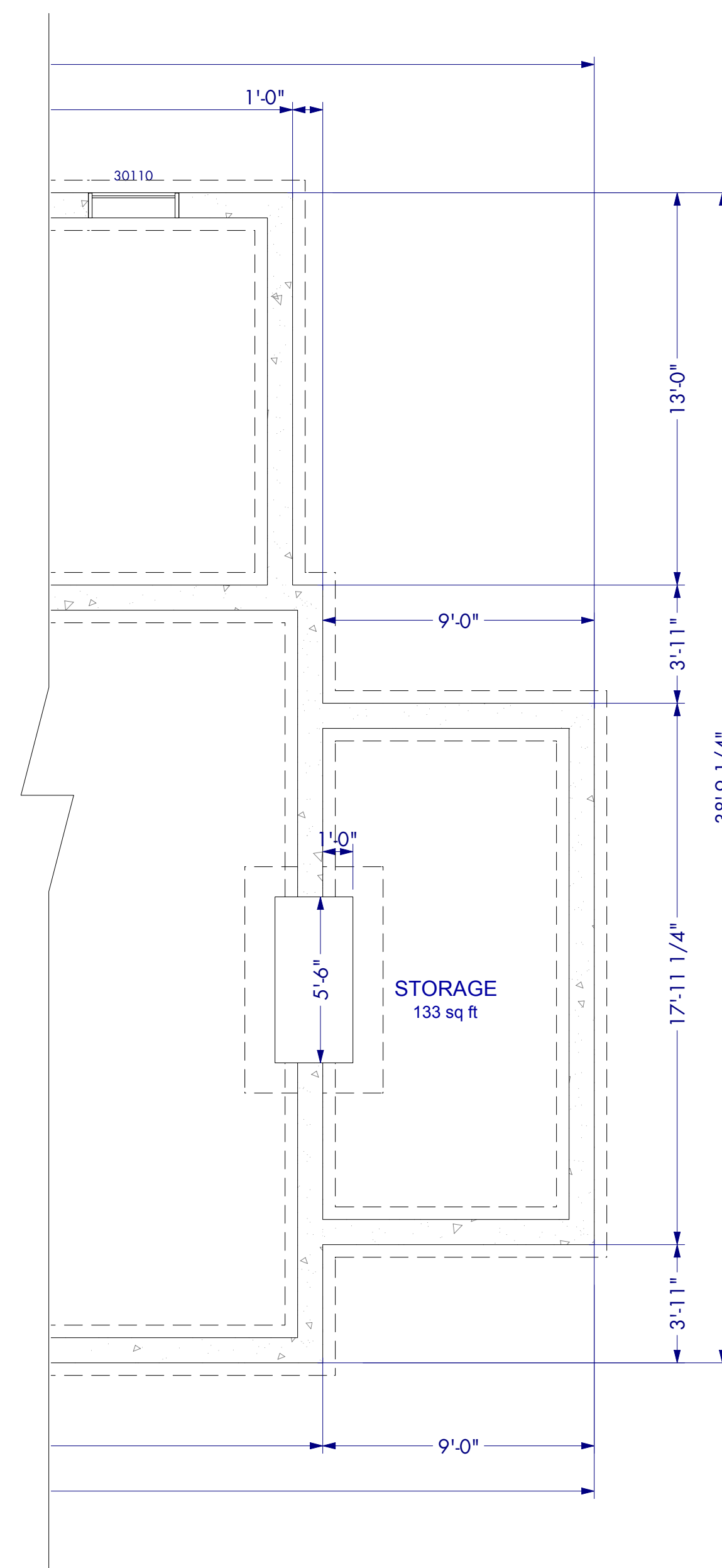


**EXISTING REAR AND RIGHT RENDERING**

Temporary protection and housekeeping: Work area is to be isolated with hanging plastic and closed doors. Adjacent traffic areas and stairs are to be temporarily protected with floor coverings. Work areas and adjacent areas are to be left broom clean at the end of each work day. Cover and protect bulkhead door on exterior during construction. Access to worksite from street is to be on the property address only – no use of neighbor's yard.

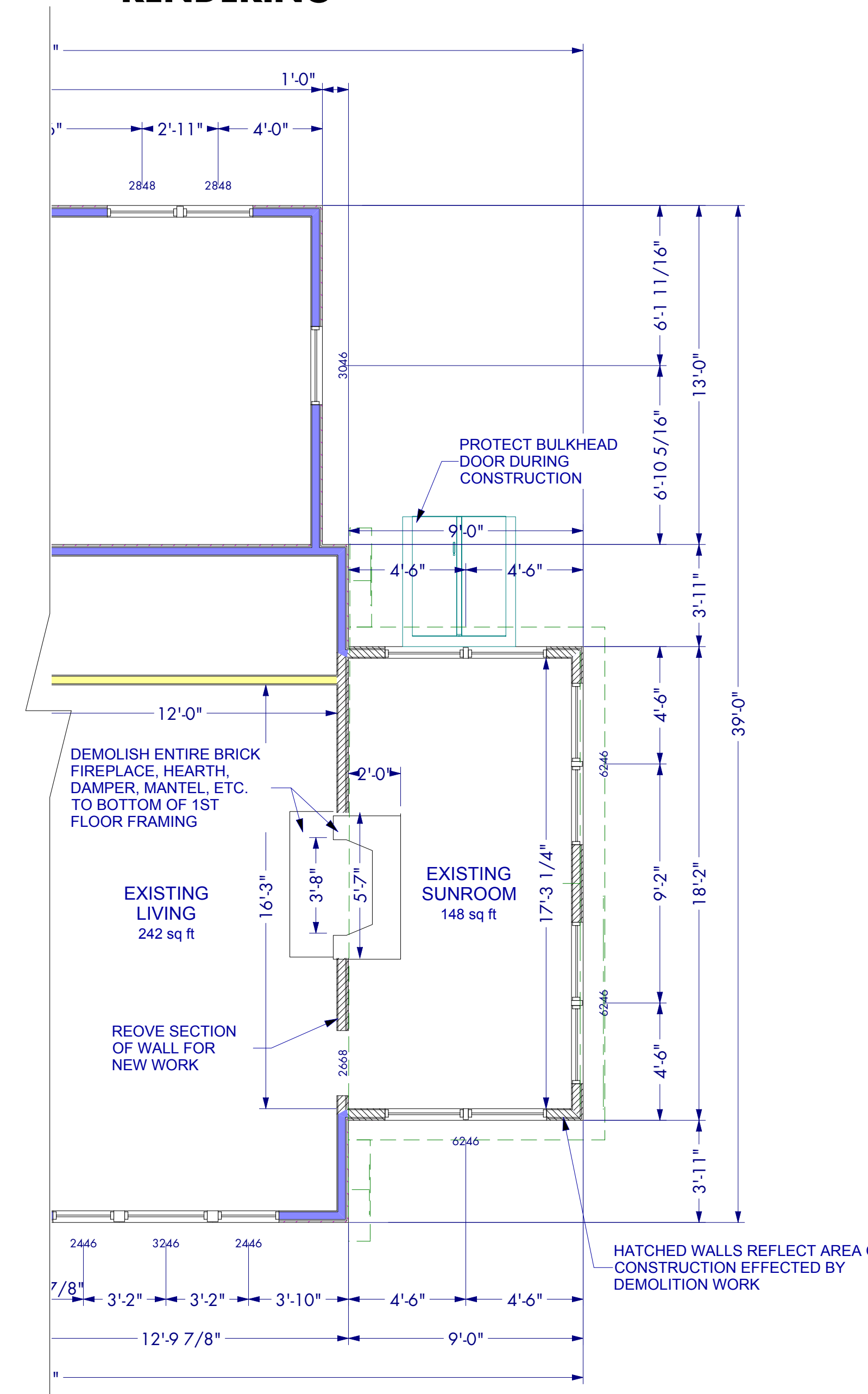
Disposal: Remove and properly dispose of all construction waste.

Demolition:  
 - Strip finish surfaces from interior and exterior of existing sunroom, and remove sunroom structure, leaving floor joists and sub floor in place. Save sunroom flooring for reuse. Remove chimney and hearth from above roofline down to top of foundation and dispose of masonry debris.  
 - Support floors above living room (first level) and bedrooms (second level) with temporary walls and remove load bearing walls between existing interior space and newly constructed addition space. Maintain separation between second level living spaces and addition as possible until addition is constructed and tight to weather.



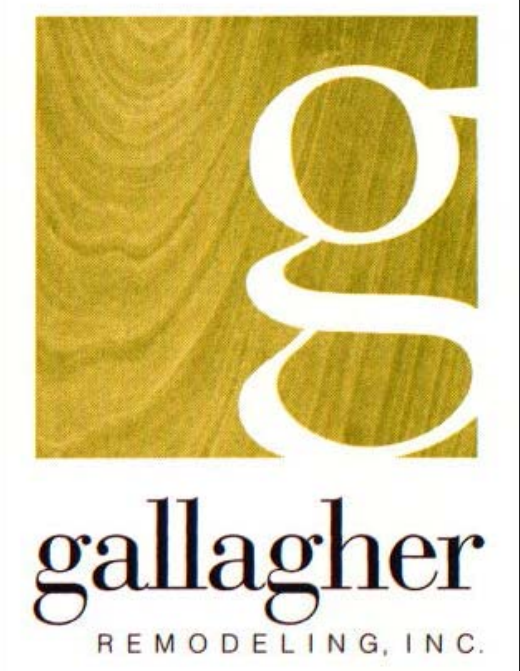
**EXISTING FOUNDATION PLAN**

SCALE - 1/4" = 1'-0"



**1ST FLOOR DEMO PLAN**

SCALE - 1/4" = 1'-0"



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**DEMO PLANS -  
 FOUNDATION AND 1ST  
 FLOOR**

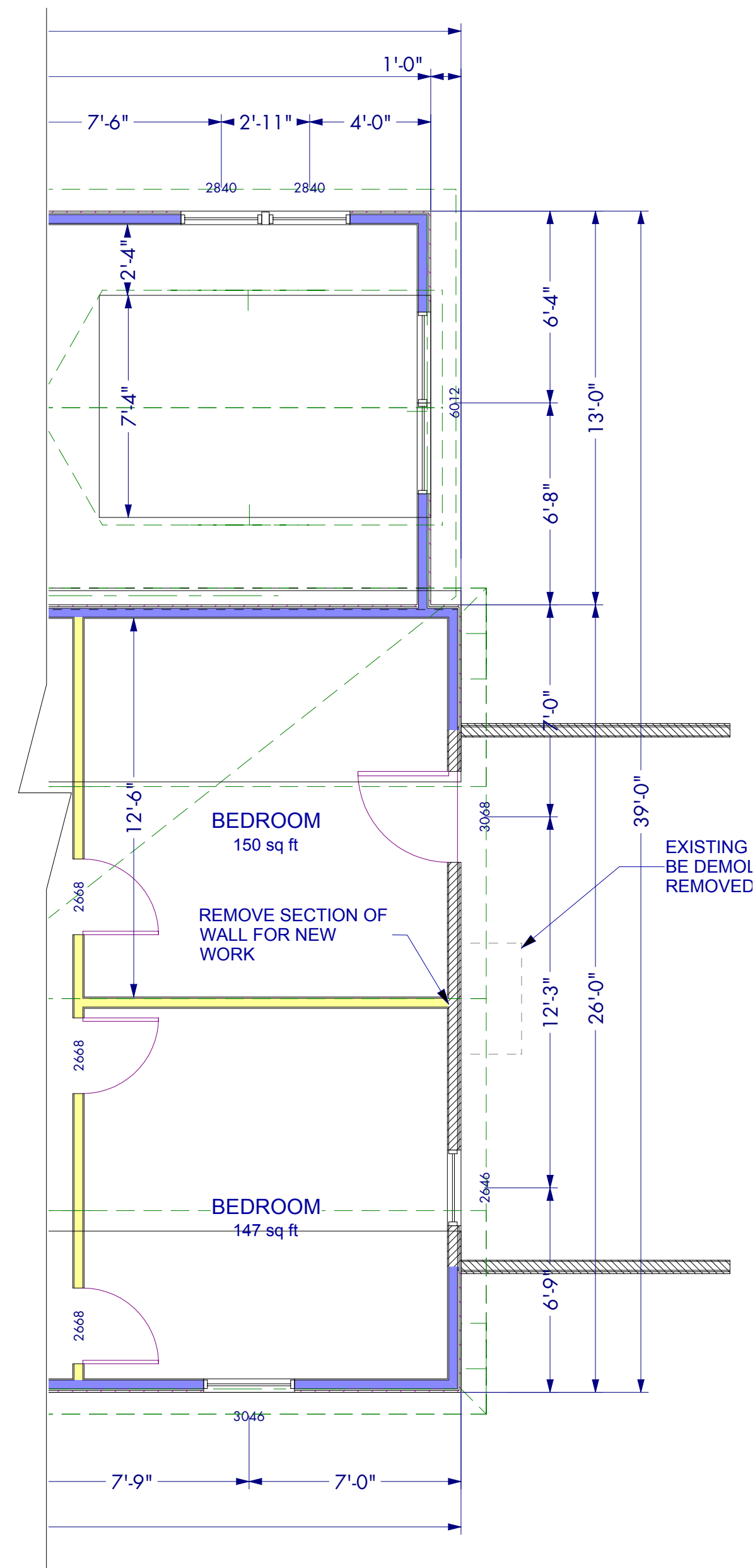
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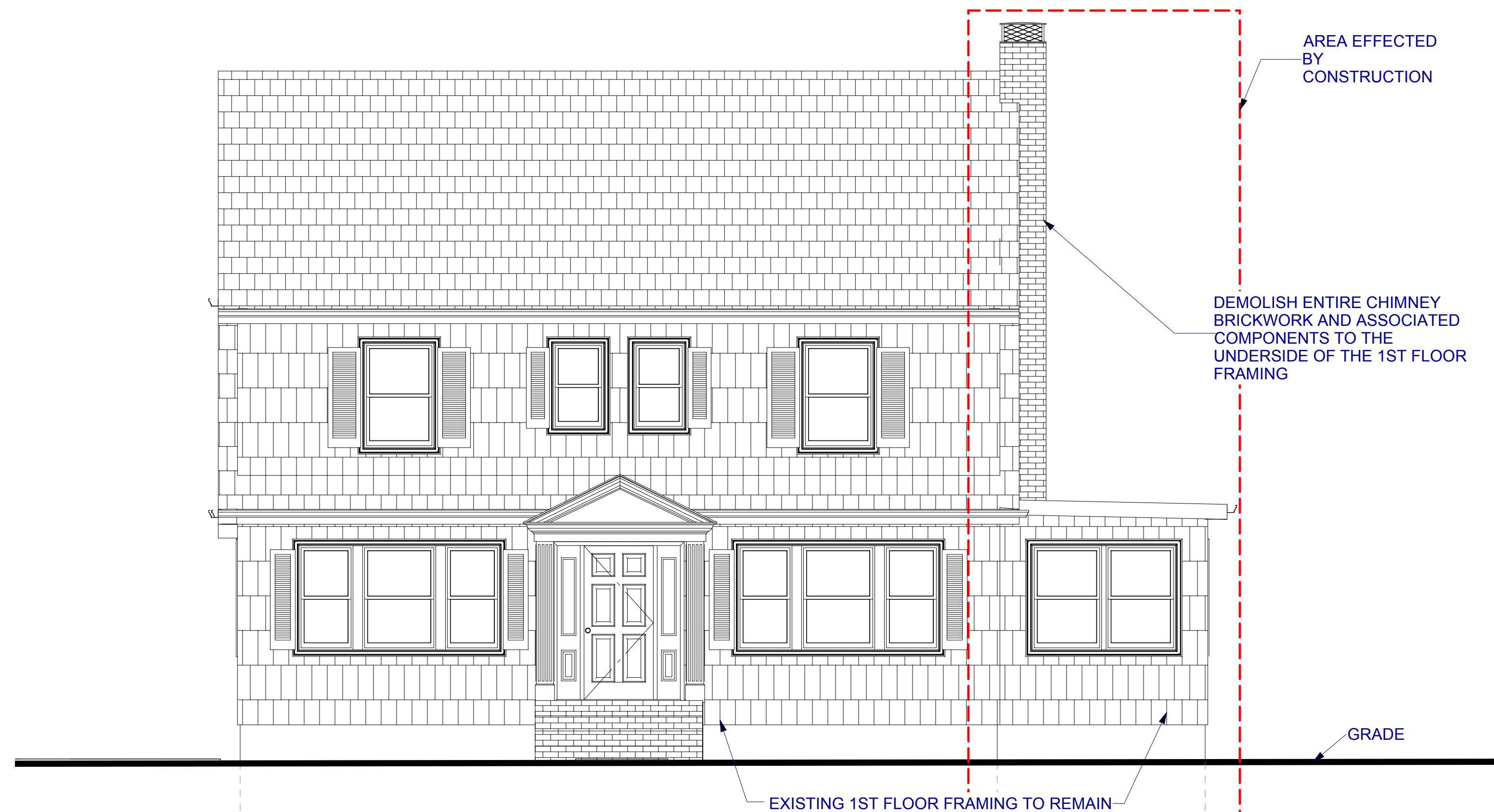
SHEET

**A2**



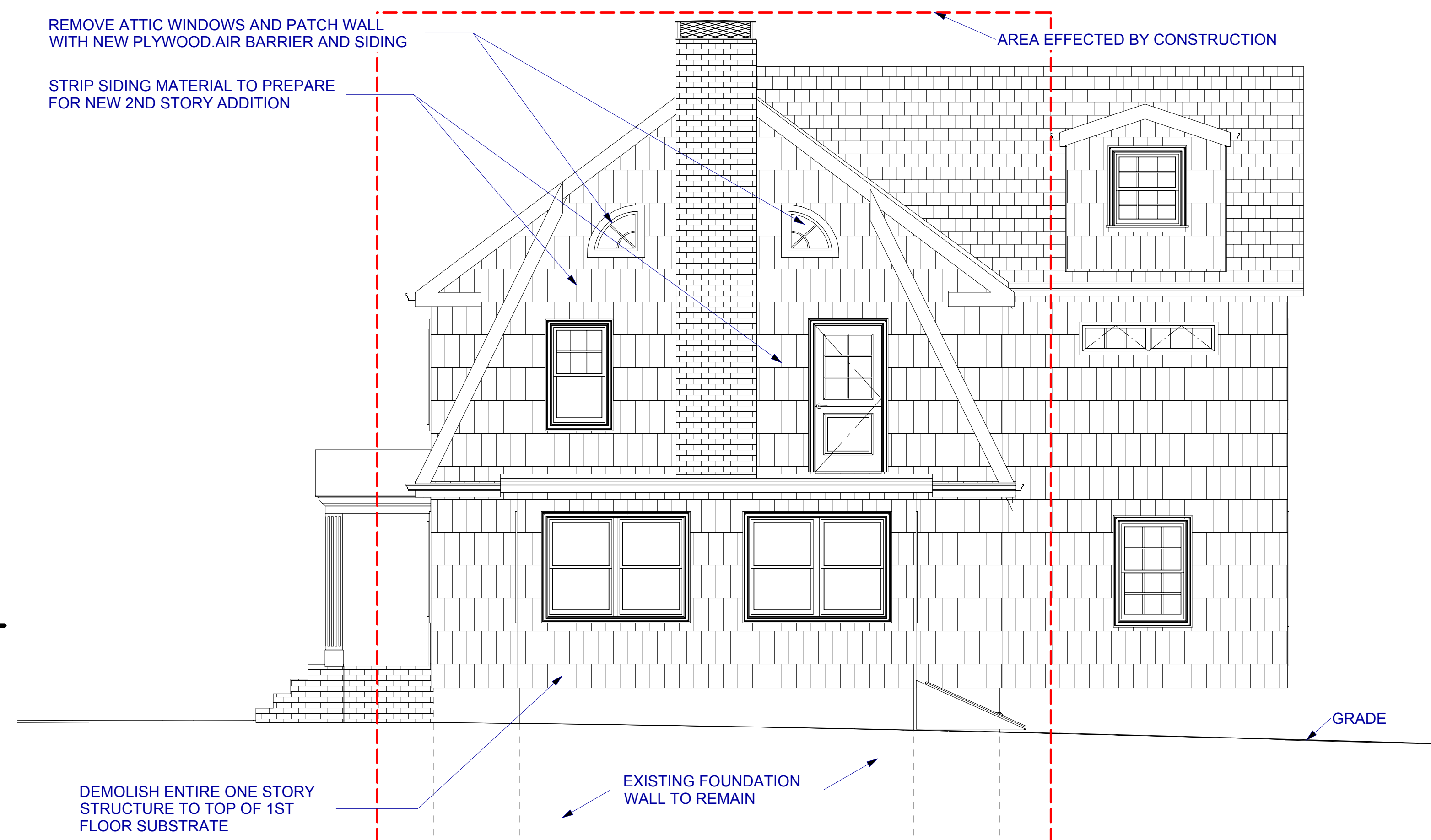
## 2ND FLOOR DEMO PLAN

SCALE - 1/4" = 1'-0"



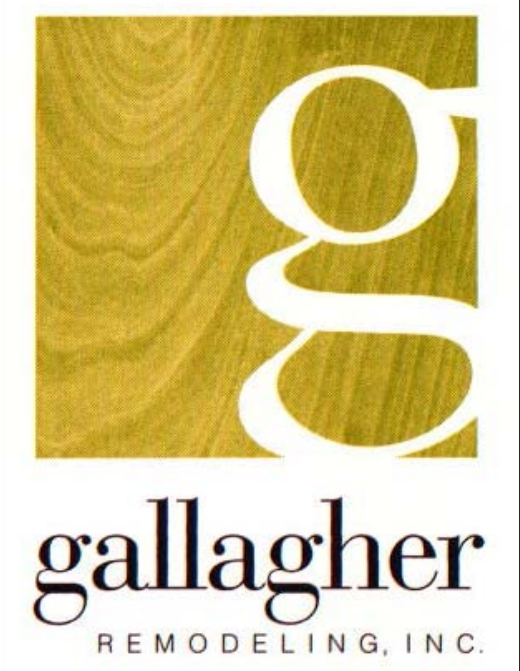
## DEMOLITION FRONT ELEVATION

SCALE = 1/4" = 1'-0"



## DEMOLITION RIGHT ELEVATION

SCALE = 1/4" = 1'-0"



**gallagher**  
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# 2ND FLOOR DEMO PLAN AND ELEVATIONS

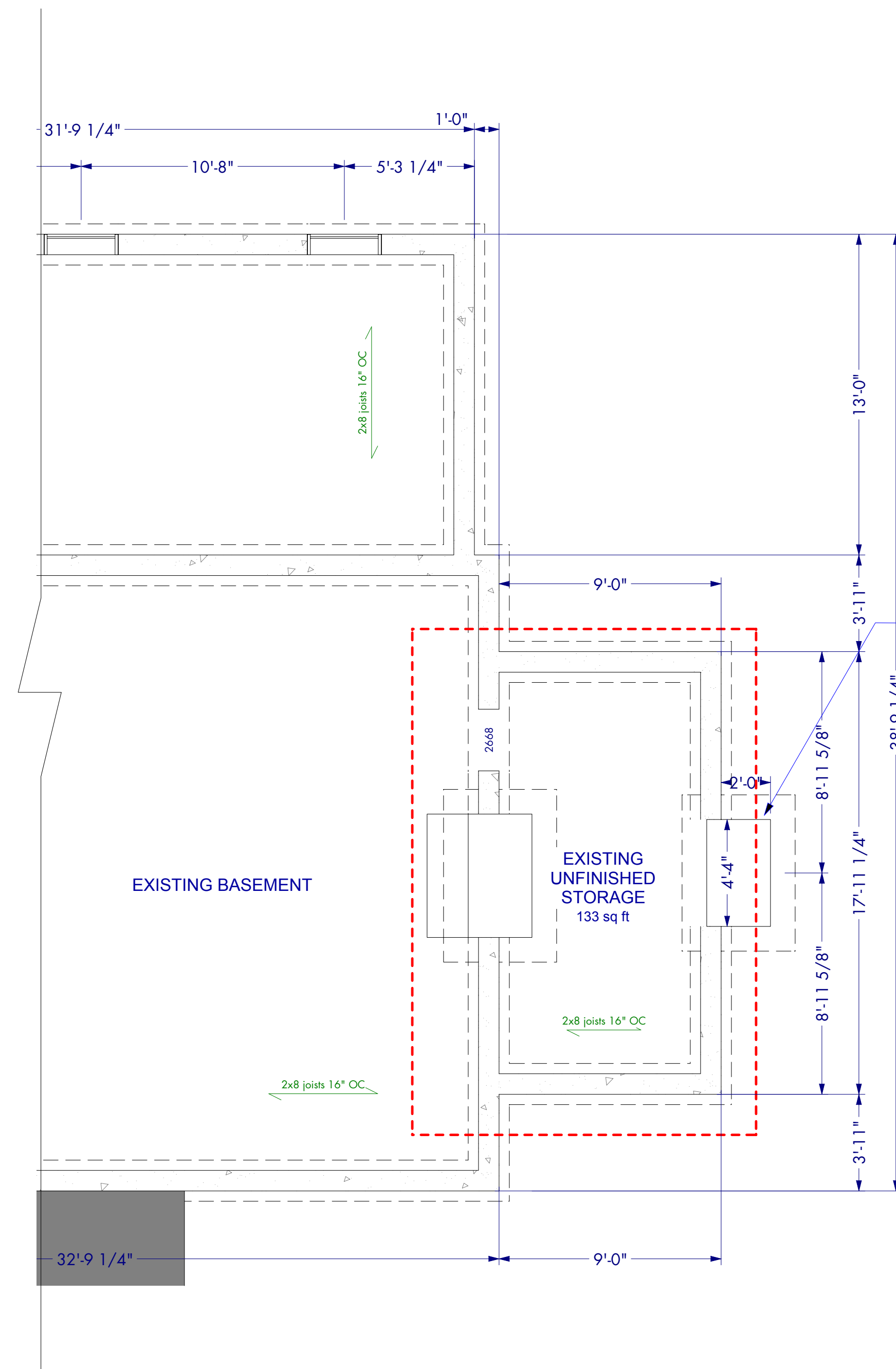
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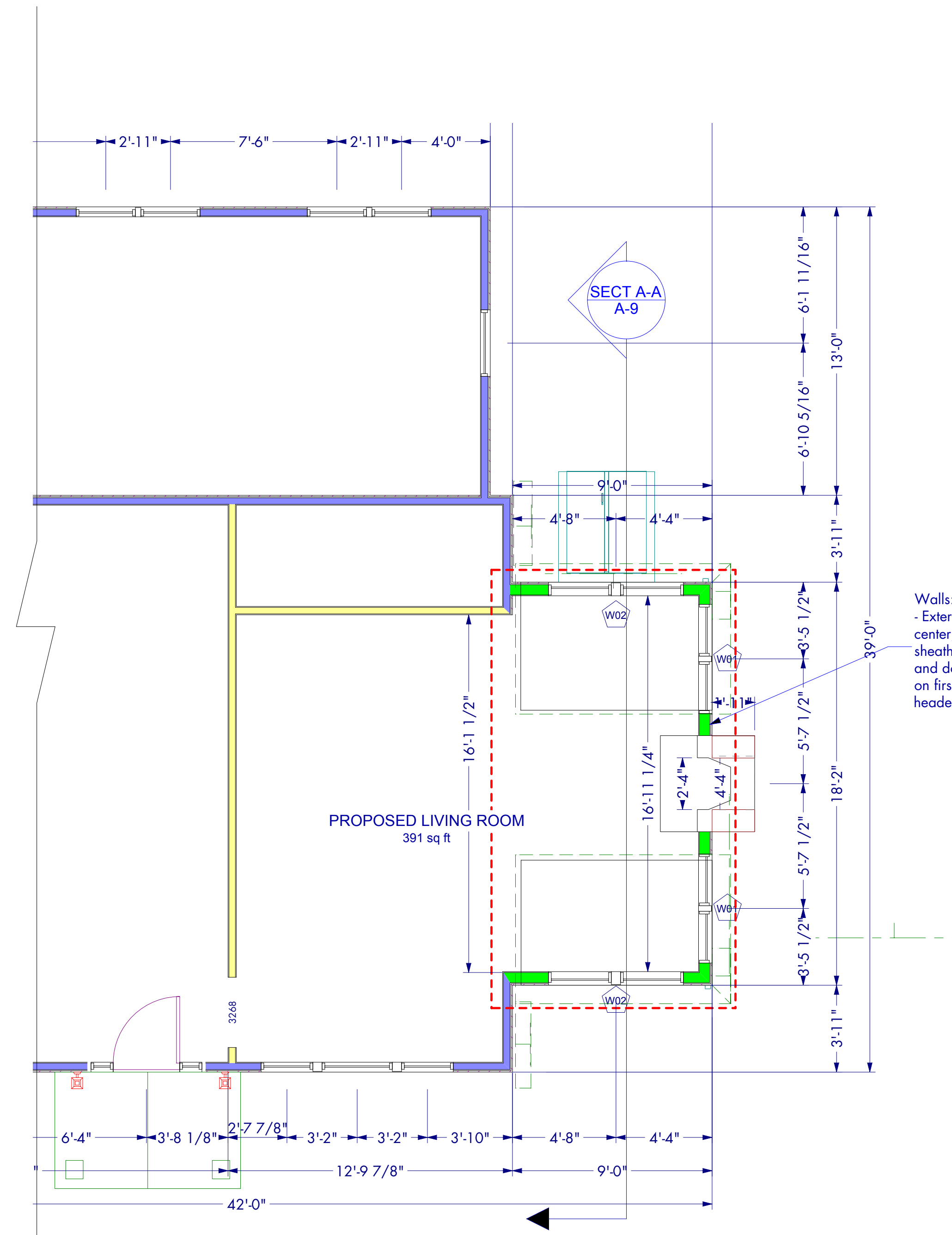
A3



Masonry: Construct brick chimney, similar to existing, with one flue for fireplace, on new concrete foundation (with footings to a depth of four feet below grade), including damper, cleanout door in basement below, stainless steel chimney cap, and steel lintel at fireplace opening to support brick above.

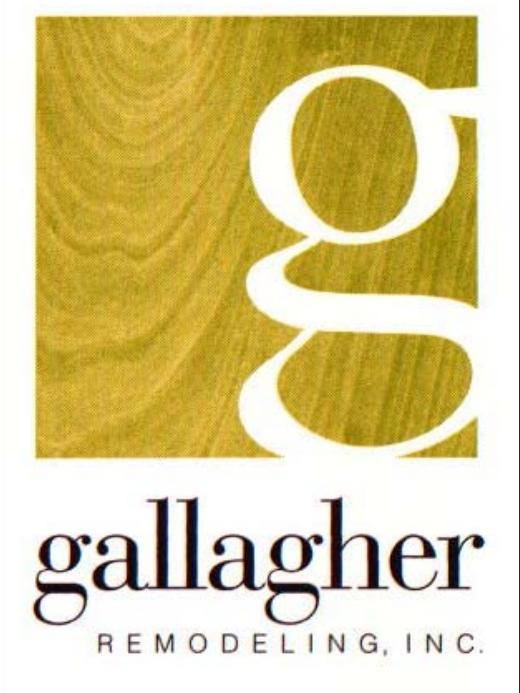
## PROPOSED FOUNDATION PLAN

SCALE - 1/4" = 1'-0"



## PROPOSED 1ST FLOOR PLAN

SCALE - 1/4" = 1'-0"



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# PROPOSED FOUNDATION AND 1ST FLOOR PLANS

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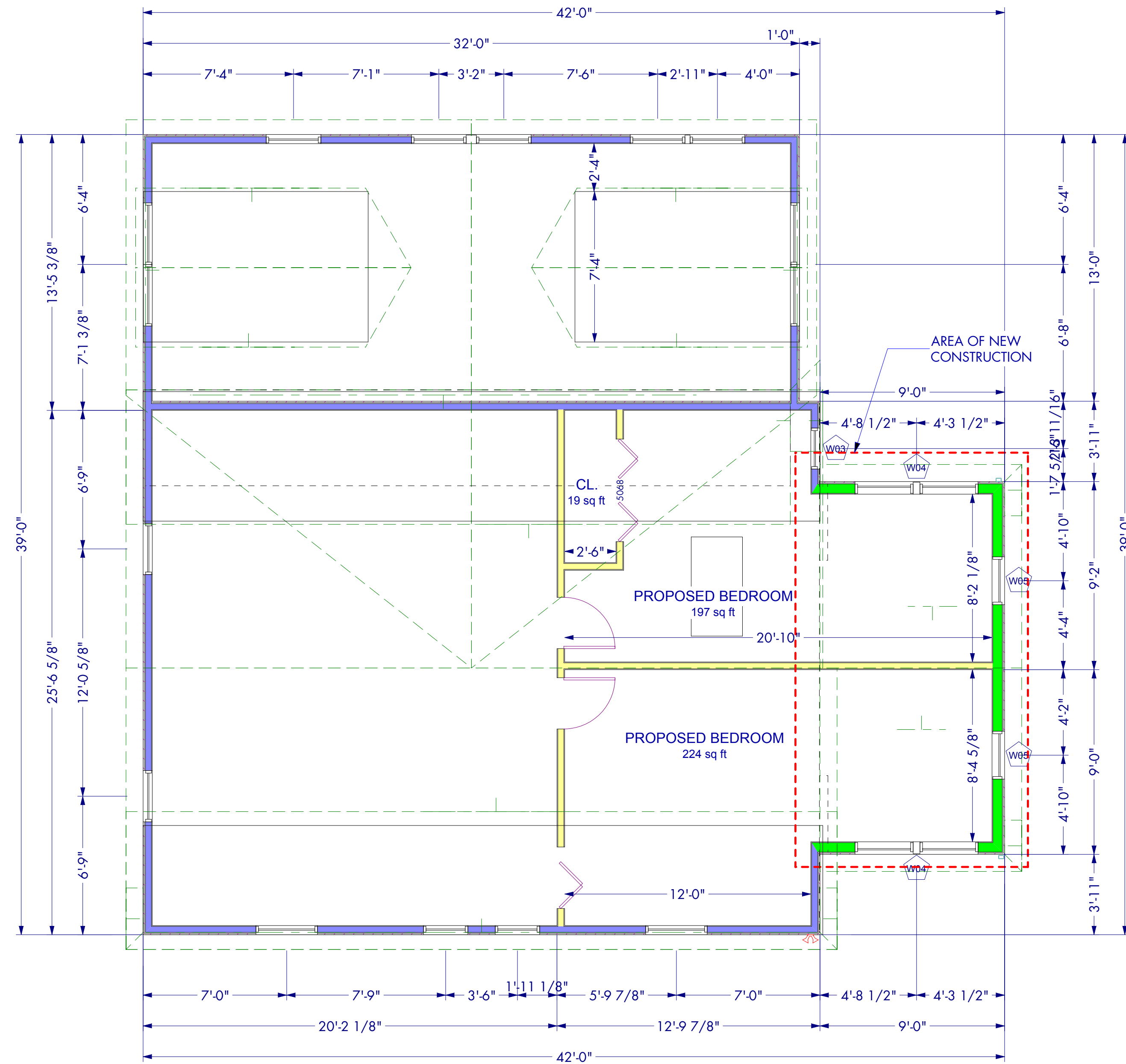
- Framing: Construct rough frame for floor, walls and roof of addition, using #2 or better spruce-pine-fir lumber (including solid blocking every eight feet, as required), as follows:
- Structural support:
- Support floor above living room with steel beam and column system as per Structural Engineering Documentation.
- Support floor above bedrooms with wood beams and columns as per Structural Engineering Documentation.
- Floors:
- First level: Infill existing hearth area in living room floor and create new opening in existing 2x8 sunroom joist system for new hearth.
- Second level: Construct 2x8 joist system at 16" on center, with 3/4" tongue and groove CDX plywood subfloor glued and nailed to joists. Include triple 2x8 to carry center dividing partition (above).
- Walls:
- Exterior walls to be 2x6 at 16" on center, with 1/2" CDX plywood sheathing, with double 2x10 window and door headers in bearing walls on first level, and double 2x8 headers on second level. Rough opening sizes, locations, sill and head heights, for windows and doors are to be specified on the Construction Drawings. Include construction of new window opening in existing exterior wall of rear bedroom.
- Interior partitions are to be 2x4 construction and include: second level center dividing partition, rear bedroom closet and rear bedroom door relocation.
- Exterior Trim: Apply 1x5 pre-primed #2 pine around the exterior perimeter of new windows and apply pre-primed 1-1/4" band molding around perimeter of new trim.
- Siding: Provide and install Tyvek (or similar) air infiltration barrier over plywood sheathing. Apply pre-primed red cedar R&R sidewall shingles over Tyvek (using galvanized pneumatic fastener) keeping exposure to weather similar to existing house.
- Exclusions: No work or materials are to be provided on the following items, including, but not limited to: plumbing, heating, electrical (and smoke detection system), insulation, wall finish, interior trim/millwork (door and window interior casings, built in cabinets, fireplace mantle, etc.), interior and exterior painting, finish flooring, floor refinishing, fireplace doors and finish, hearth tile.

WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER
W01	2	1	41144	59"X52"	59"	52"	MULLED UNIT	
W02	2	1	6144	73"X52"	73"	52"	MULLED UNIT	
W03	1	2	2042	24"X50"	24"	50"	DOUBLE HUNG	
W04	2	2	6042	72"X50"	72"	50"	MULLED UNIT	
W05	2	2	2442	28"X50"	28"	50"	DOUBLE HUNG	

SKYLIGHT 1 ROOF 2646 30 X 58 SKYLIGHT PELLA

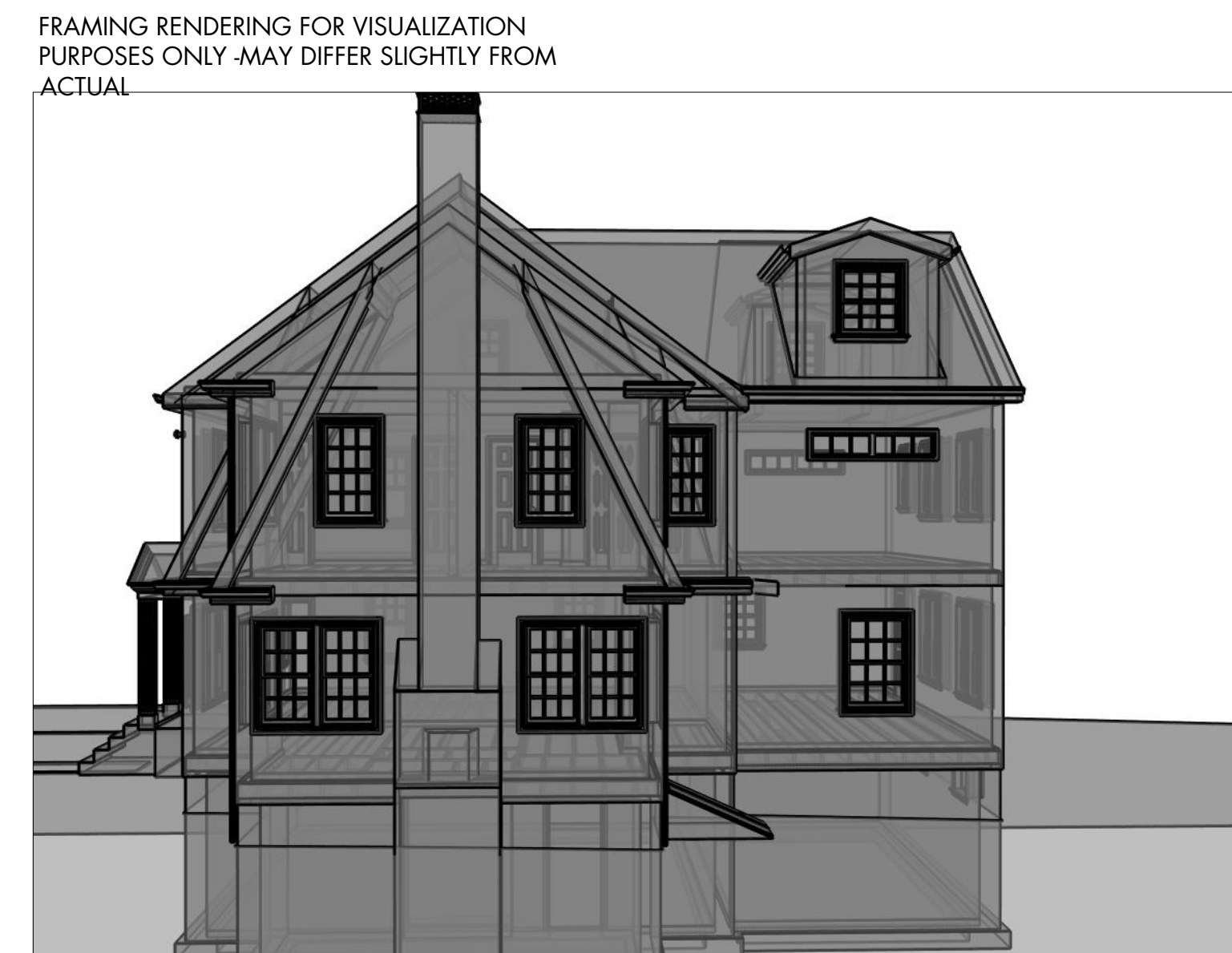
CONTRACTOR AND WINDOW SUPPLIER TO VERIFY ALL WINDOW SIZES PRIOR TO ORDERING.

- Windows:
- Provide and install fifteen Jeld-Wen/Norco windows, as per sizes to be specified in window schedule on Construction Drawings, using standard sizes similar to those shown in the Project Concept. Windows to be Premium Wood Double Hung Vent Units with primed interior, low-maintenance exterior, with jamb for 2x6 wall (white jamb liner), low-e insulating glass, 6 lite over 6 lite, 7/8" simulated dividing light with light-bronze-shadow bar, white cam lock, white exterior screen.
- Provide and install one Pella skylight #3057 in existing roof above rear bedroom.



## PROPOSED 2ND FLOOR PLAN

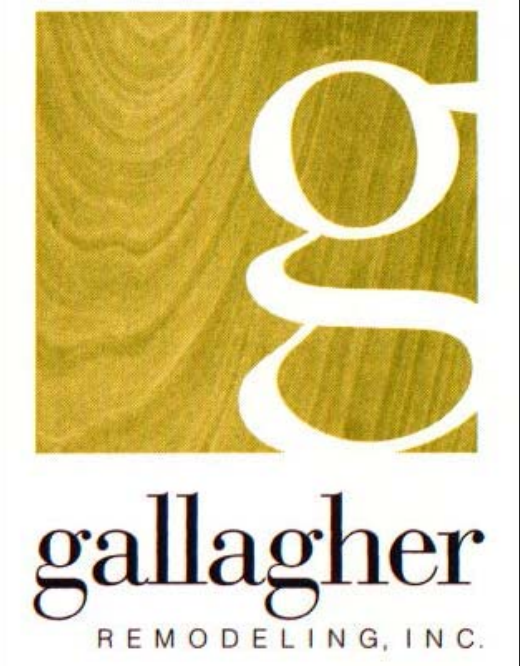
SCALE - 1/4" = 1'-0"



GLASS HOUSE RENDERING - RIGHT ELEV



REAR AND RIGHT RENDERING



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# PROPOSED 2ND FLOOR PLAN WITH SCHEDULES

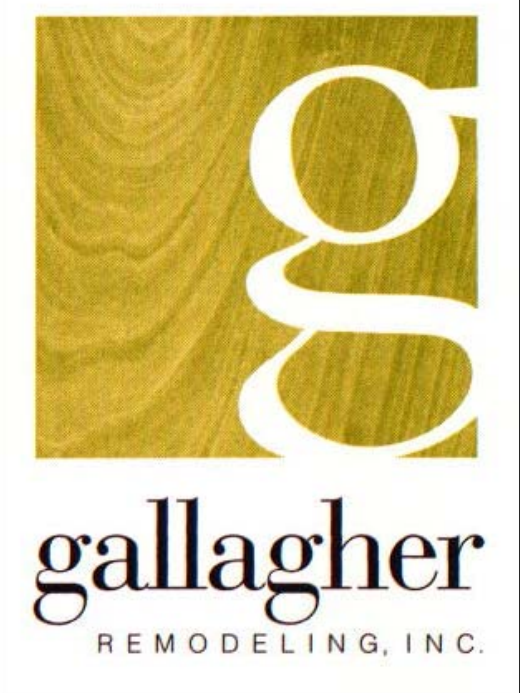
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A5



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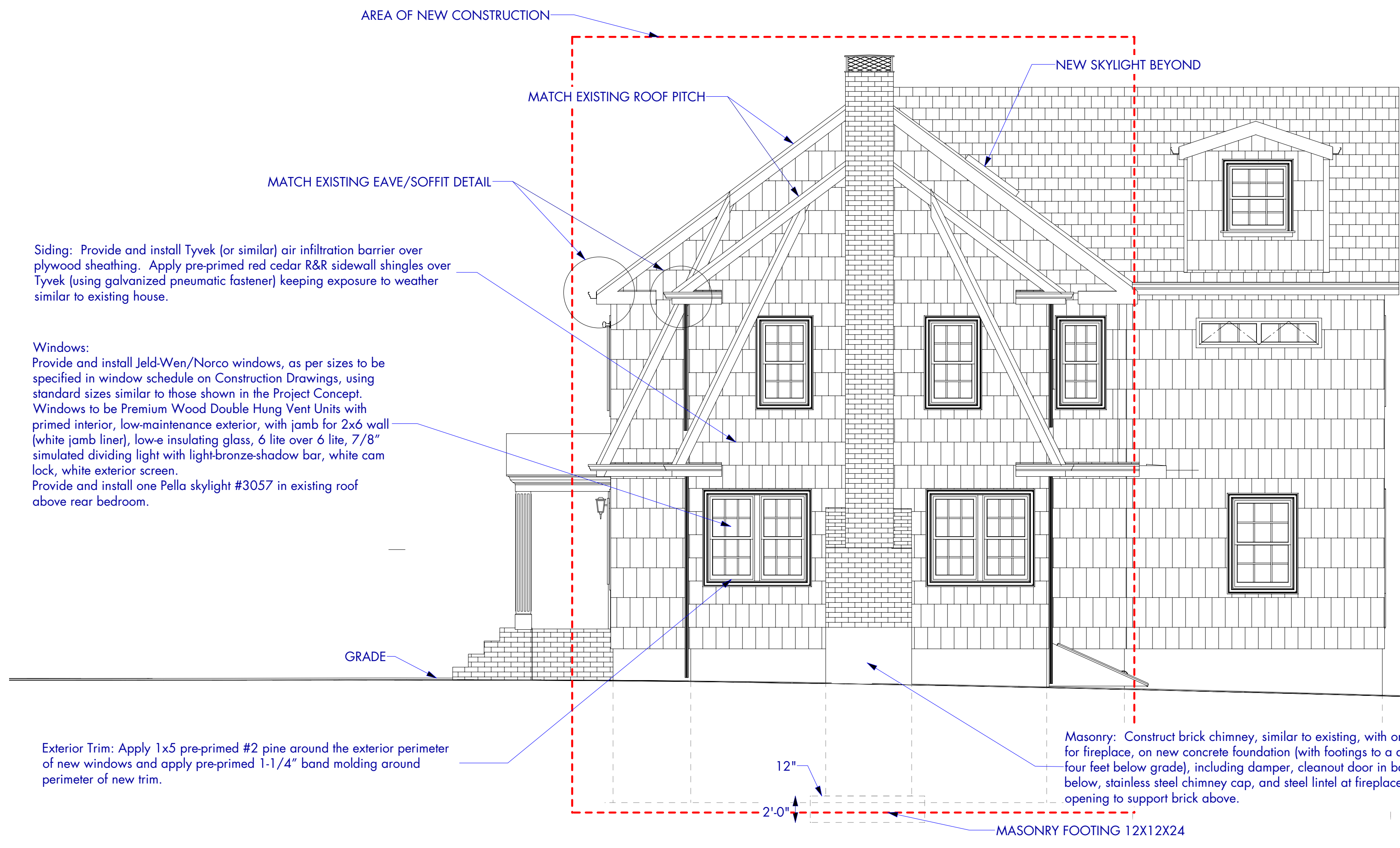
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**PROPOSED ELEVATIONS**

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**GENERAL NOTES:**

**Framing:** Construct rough frame for floor, walls and roof of addition, using #2 or better spruce-pine-fir lumber (including solid blocking every eight feet, as required), as follows:

**Structural support:**

- Support floor above living room with steel beam and column system as per Structural Engineering Documentation.
- Support floor above bedrooms with wood beams and columns as per Structural Engineering Documentation.

**Floors:**

- First level: Infill existing hearth area in living room floor and create new opening in existing 2x8 sunroom joist system for new hearth.
- Second level: Construct 2x8 joist system at 16" on center, with 3/4" tongue and groove CDX plywood subfloor glued and nailed to joists. Include triple 2x8 to carry center dividing partition (above).

**Walls:**

- Exterior walls to be 2x6 at 16" on center, with 1/2" CDX plywood sheathing, with double 2x10 window and door headers in bearing walls on first level, and double 2x8 headers on second level. Rough opening sizes, locations, sill and head heights, for windows and doors are to be specified on the Construction Drawings. Include construction of new window opening in existing exterior wall of rear bedroom.
- Interior partitions are to be 2x4 construction and include: second level center dividing partition, rear bedroom closet and rear bedroom door relocation.

**Roof:**

- Roof rafters for gable (false gambrel) roof are to be 2x8 at 16" on center with 5/8" CDX plywood sheathing, same pitch as existing adjacent roof.
- Frame new opening in existing roof for Pella skylight (R.O. = 2' 6" wide by 4' 9-1/2" high) with double trimmer and header joists at first rafter location from exterior wall. Construct light well between underside of roof and existing ceiling in rear bedroom.

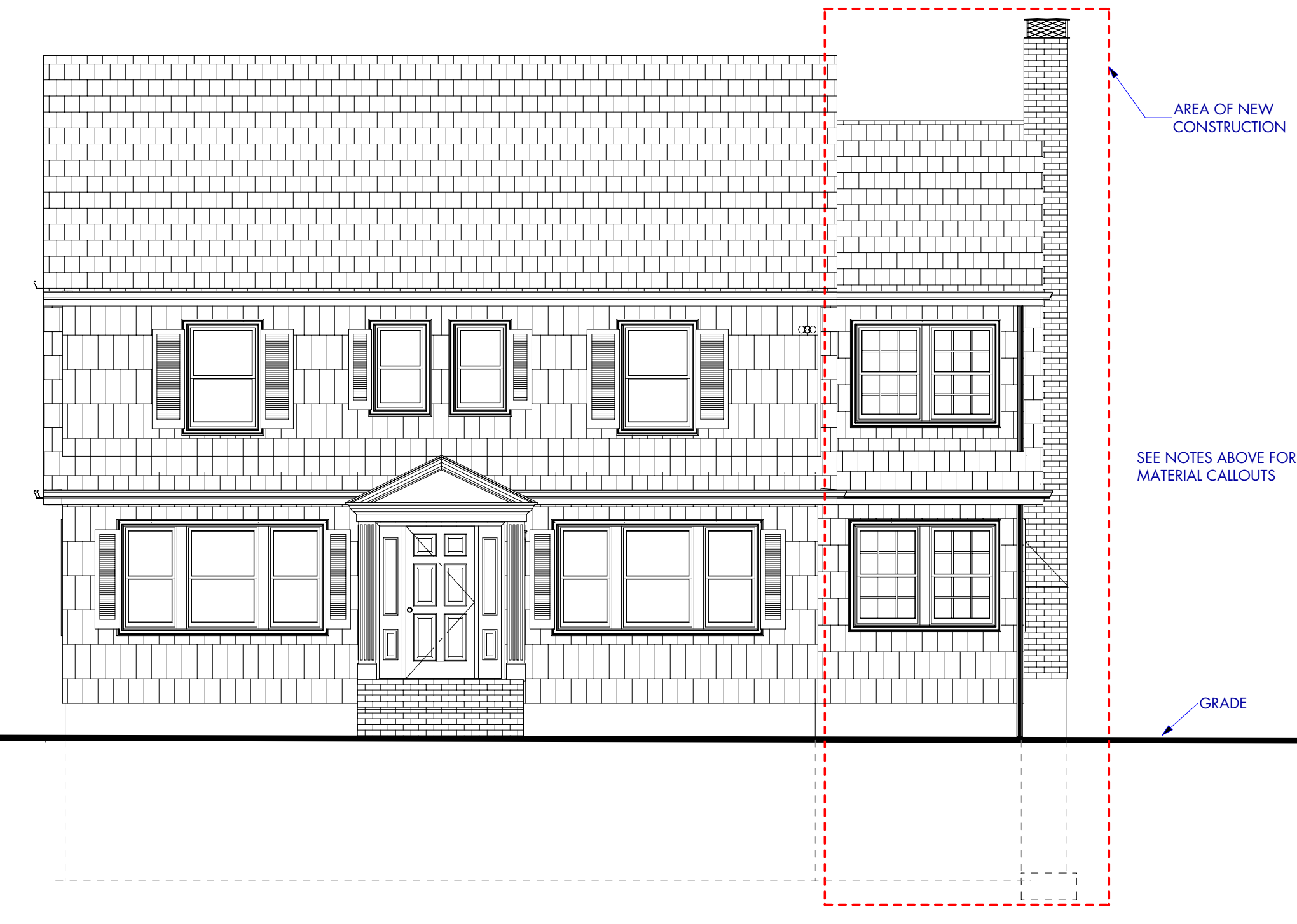
**Ceilings:** Second level ceiling is to be 2x8 at 16" on center, lapped over center bearing partition leveled with 1x3 furring strips (below), 16" on center.

**Roofing:**

- Enclose 8" roof overhang with 1x8 eave and pre-primed #2 pine rake fascia, with pre-primed crown molding applied at roof edge, and white strip vent for soffit, with equal 1x soffit trim either side. Eaves return around sides of roof as in Project Concept.
- Secure fir gutter to fascia over 1/2" thick strips to hold gutter off fascia. Apply small bed molding over 1/2" strips to base of gutter to cover joint between gutter and furring strips. Let in lead flashing at corner joints and lead goosenecks at downspout locations. Provide and install white corrugated aluminum downspouts and elbows to bring water to drainage system at grade level.
- Apply 36" wide band of ice dam barrier over 8" aluminum drip edge, around perimeter of roof and in any roof valleys. Apply 15# asphalt felt paper over remaining roof area.
- Apply 25 year asphalt roof shingles with granular surface, to roof area, similar color to existing roof on house.
- Install ridge vent at horizontal peak and cap all ridges with shingle tab segments.
- Install non-corrosive (aluminum) sheet metal flashing at all roof junctions and penetrations. Apply black asphalt type plastic cement to exposed nail heads and joints.

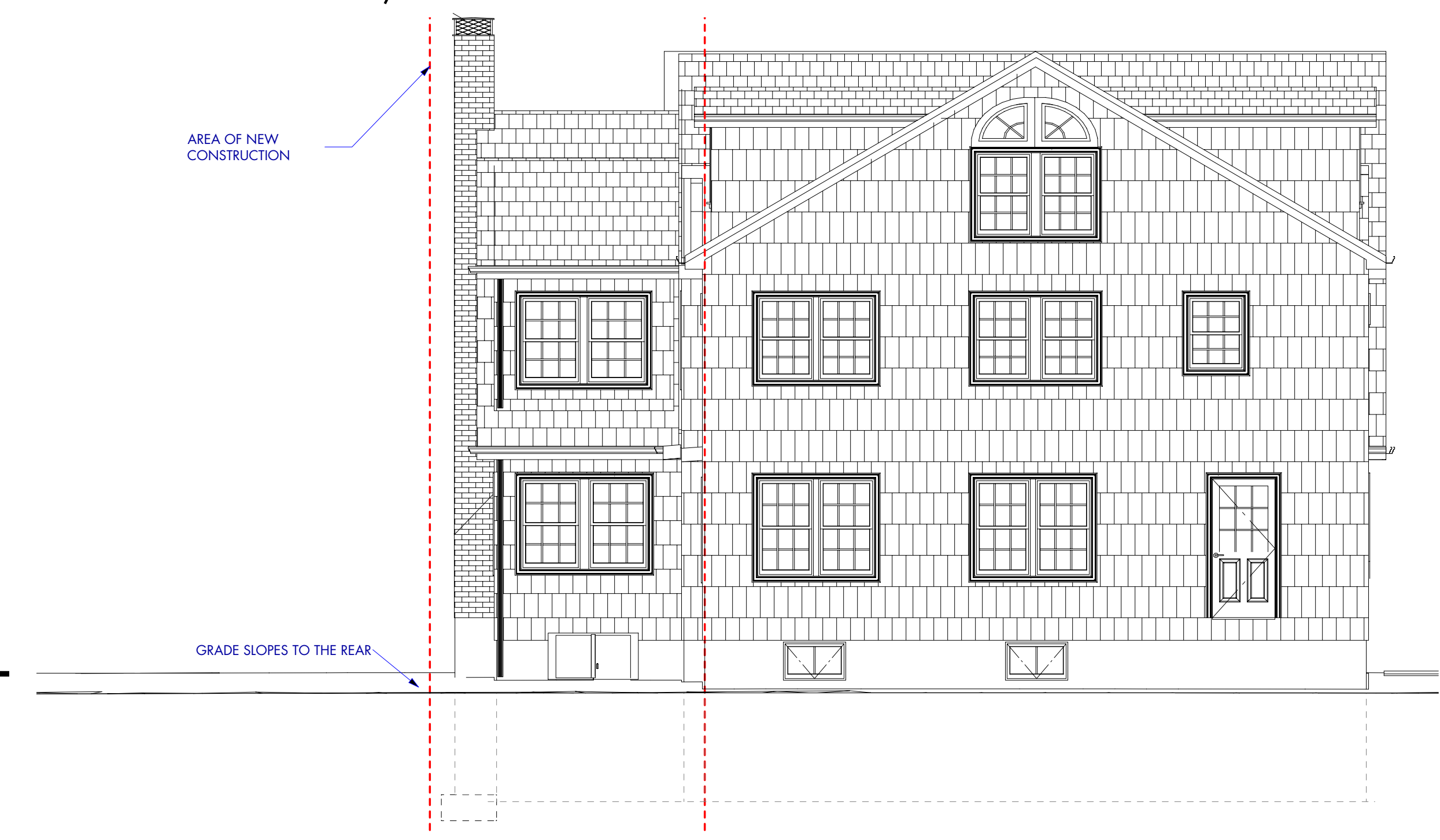
**PROPOSED RIGHT ELEVATION**

SCALE = 1/4" = 1'-0"



**PROPOSED FRONT ELEVATION**

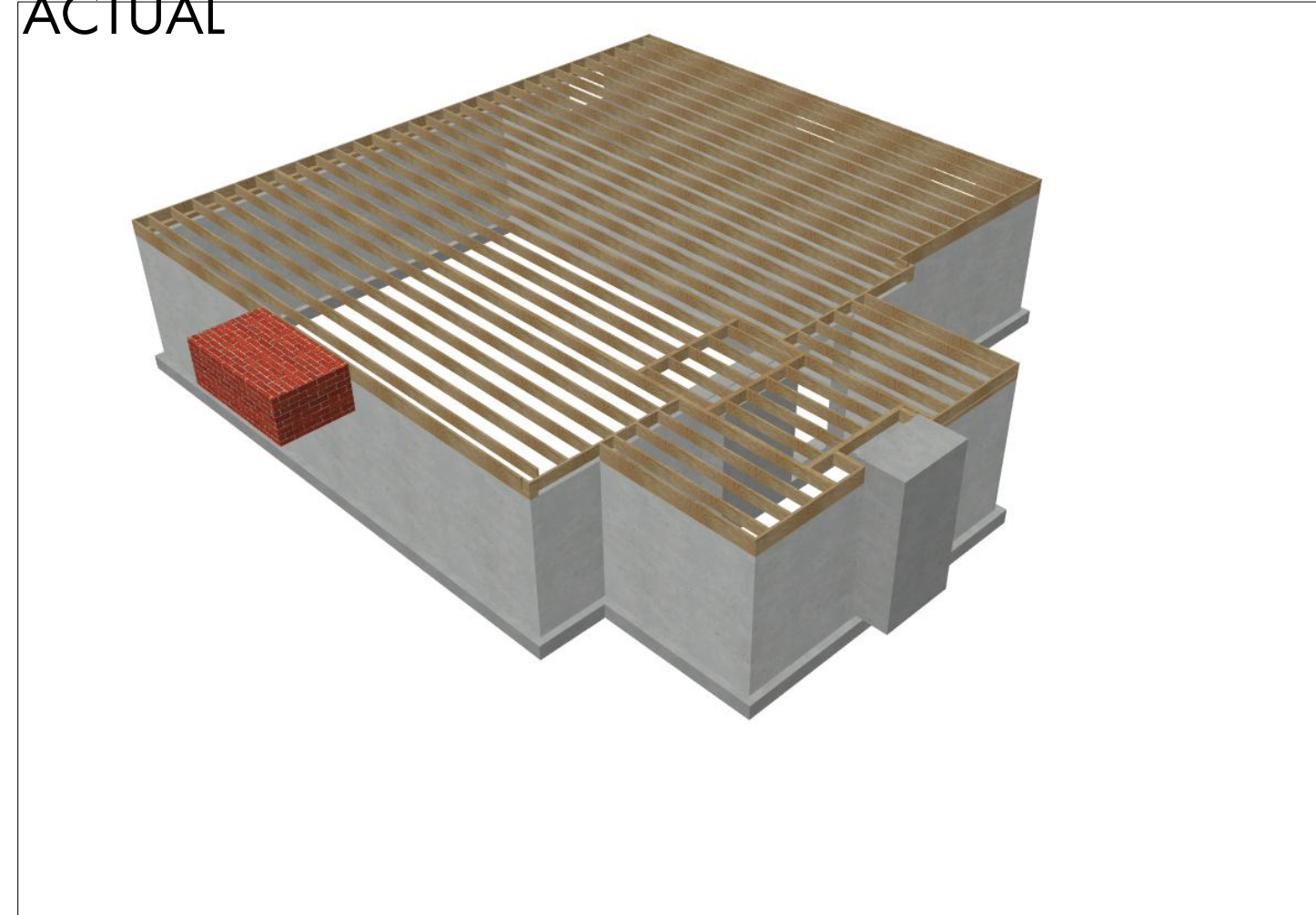
SCALE = 1/4" = 1'-0"



**PROPOSED REAR ELEVATION**

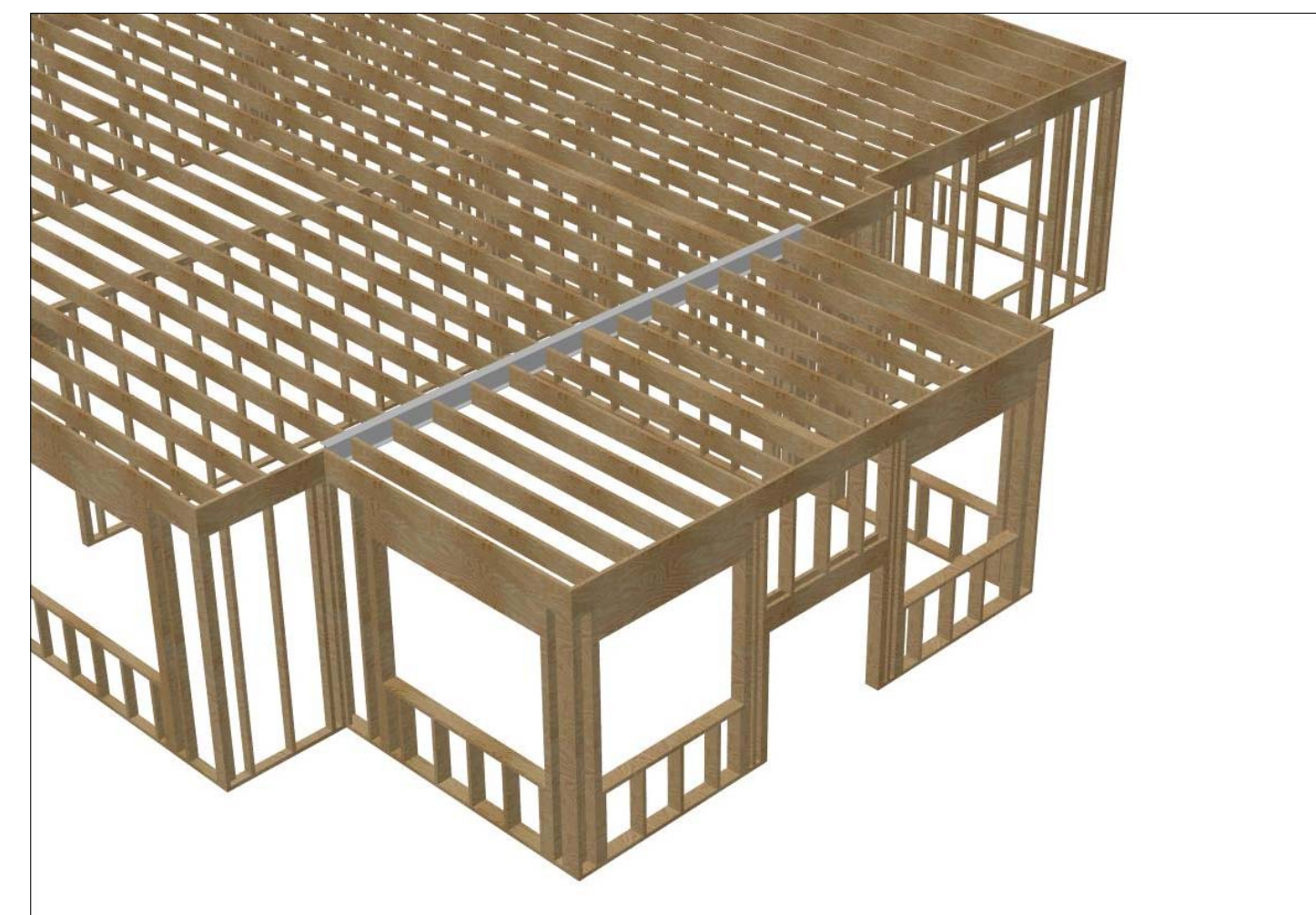
SCALE = 1/4" = 1'-0"

FRAMING RENDERING FOR VISUALIZATION PURPOSES ONLY -MAY DIFFER SLIGHTLY FROM ACTUAL



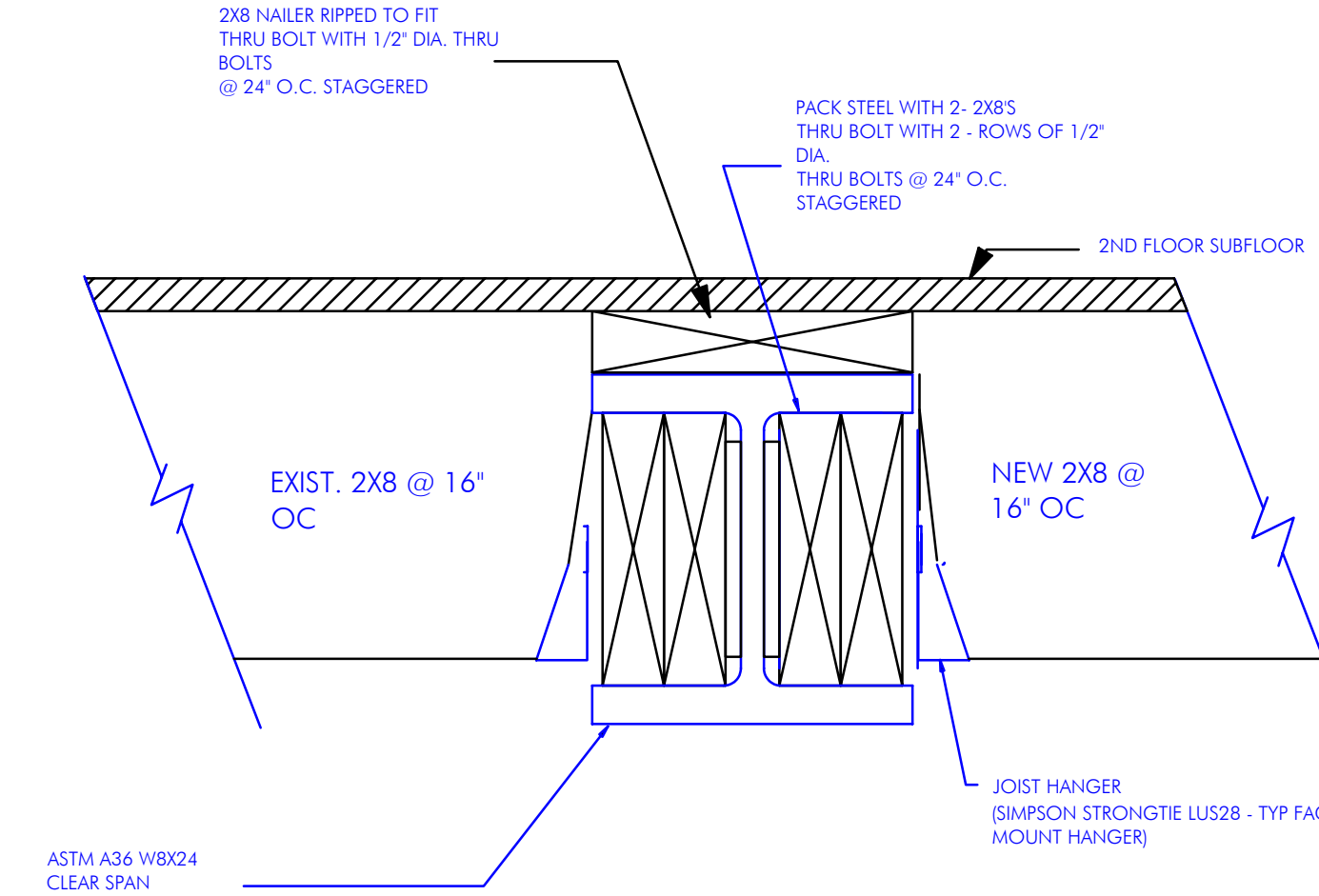
**1ST FLOOR FRAMING RENDERING**

N.T.S.

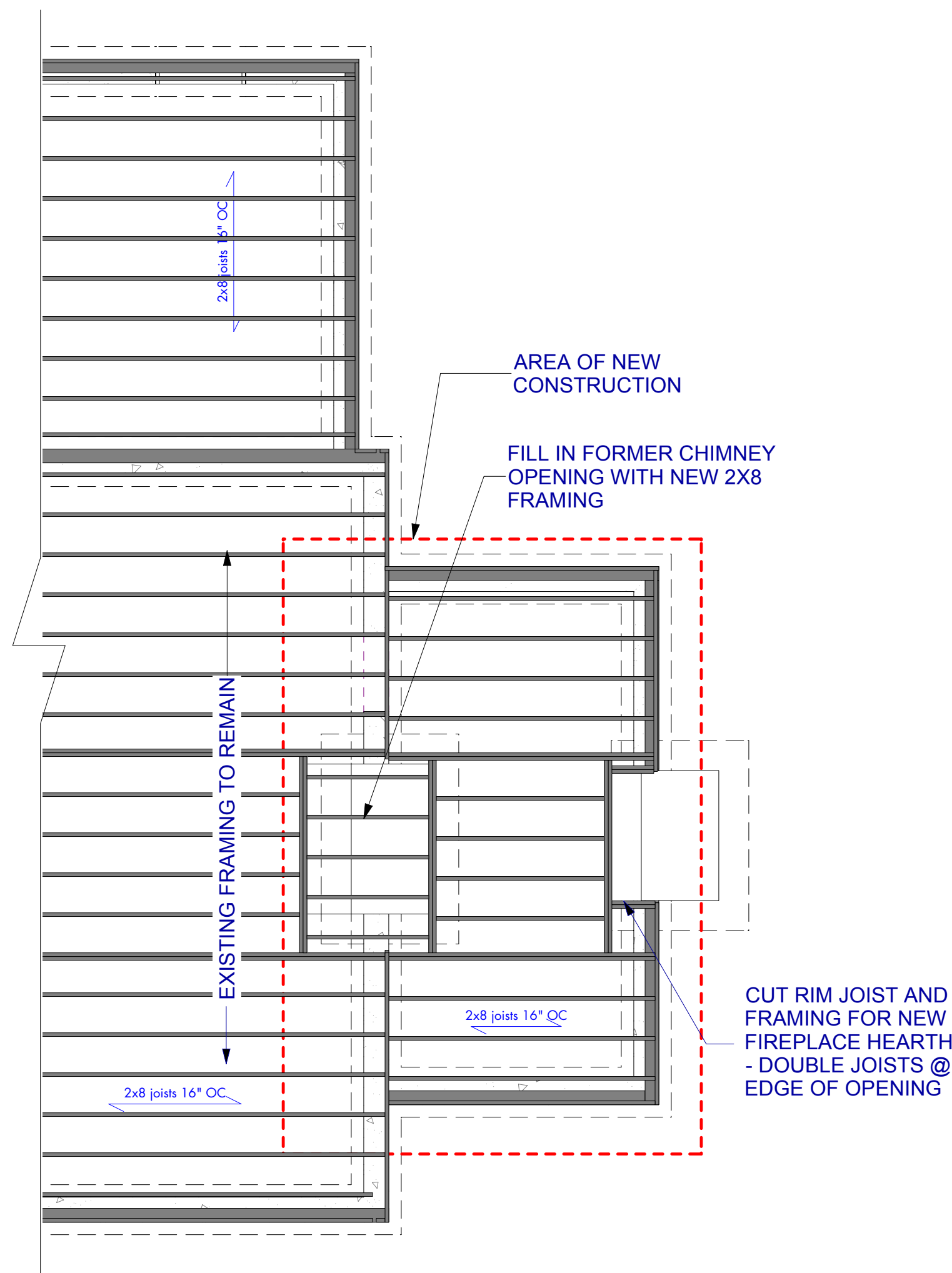


**2ND FLOOR FRAMING RENDERING**

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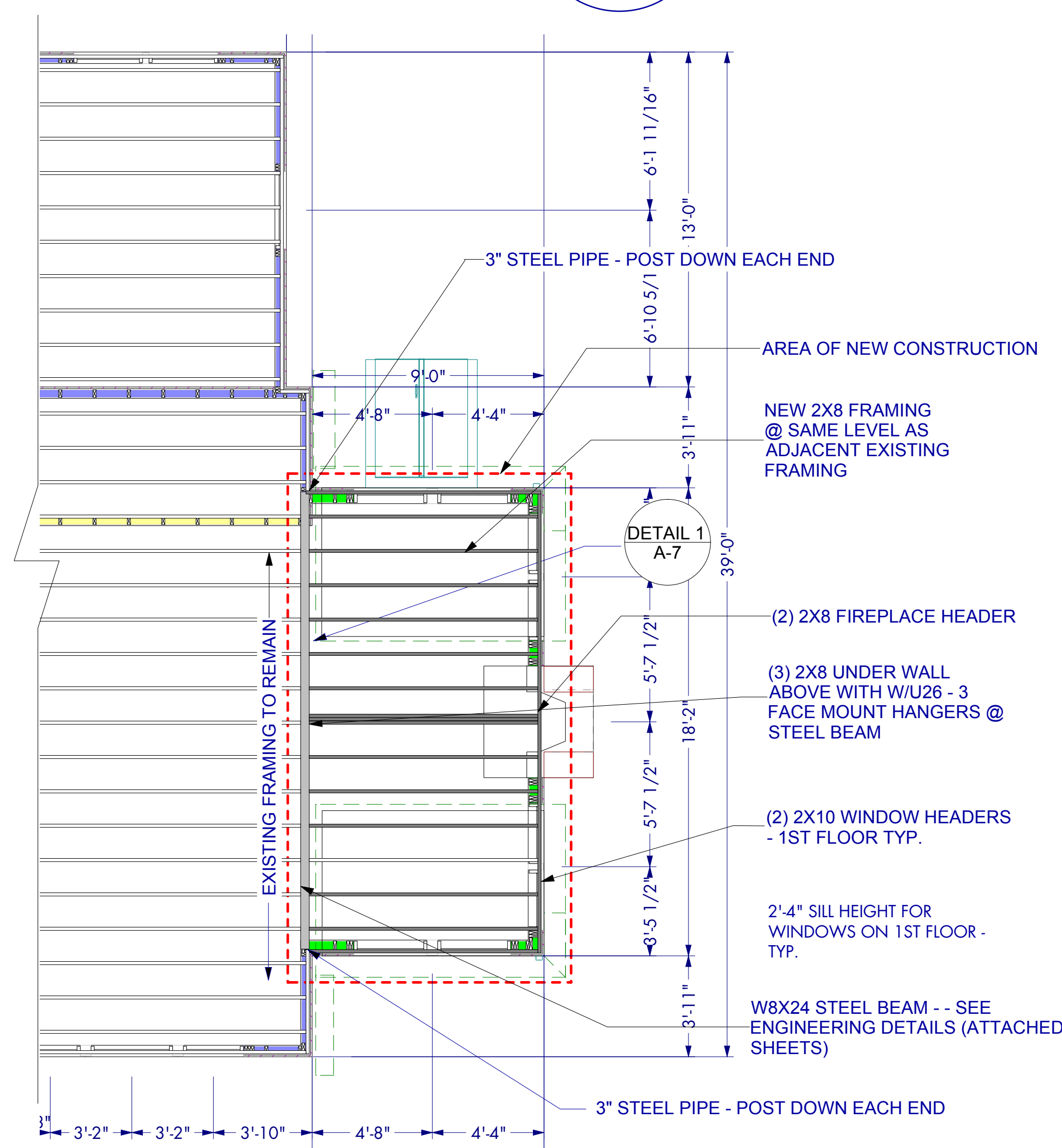


**Detail 1 A-7**  
°JOIST/STEEL BEAM/COLUMN CONNECTION



**1ST FLOOR FRAMING PLAN**

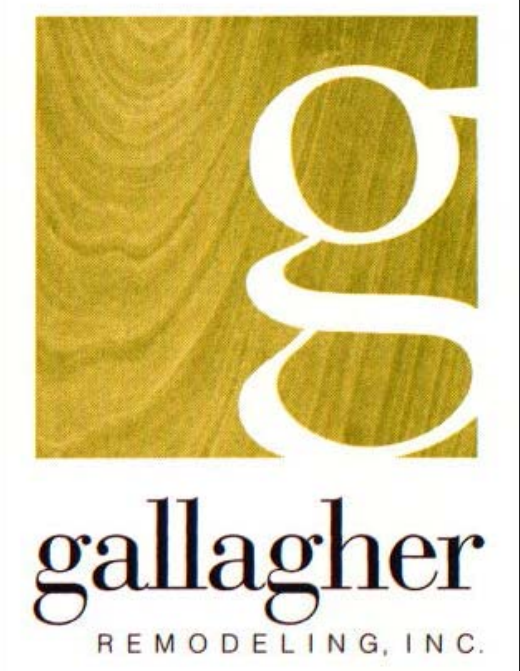
SCALE = 1/4" = 1'-0"



**2ND FLOOR FRAMING PLAN**

SCALE = 1/4" = 1'-0"

STRUCTURAL ENGINEERING NOTES:  
SEE ATTACHED STRUCTURAL ENGINEERING NOTES FOR DETAILS AND COMMENTS PER GPR ENGINEERING



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**PROPOSED 1ST AND 2ND FLOOR FRAMING PLAN**

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DATE

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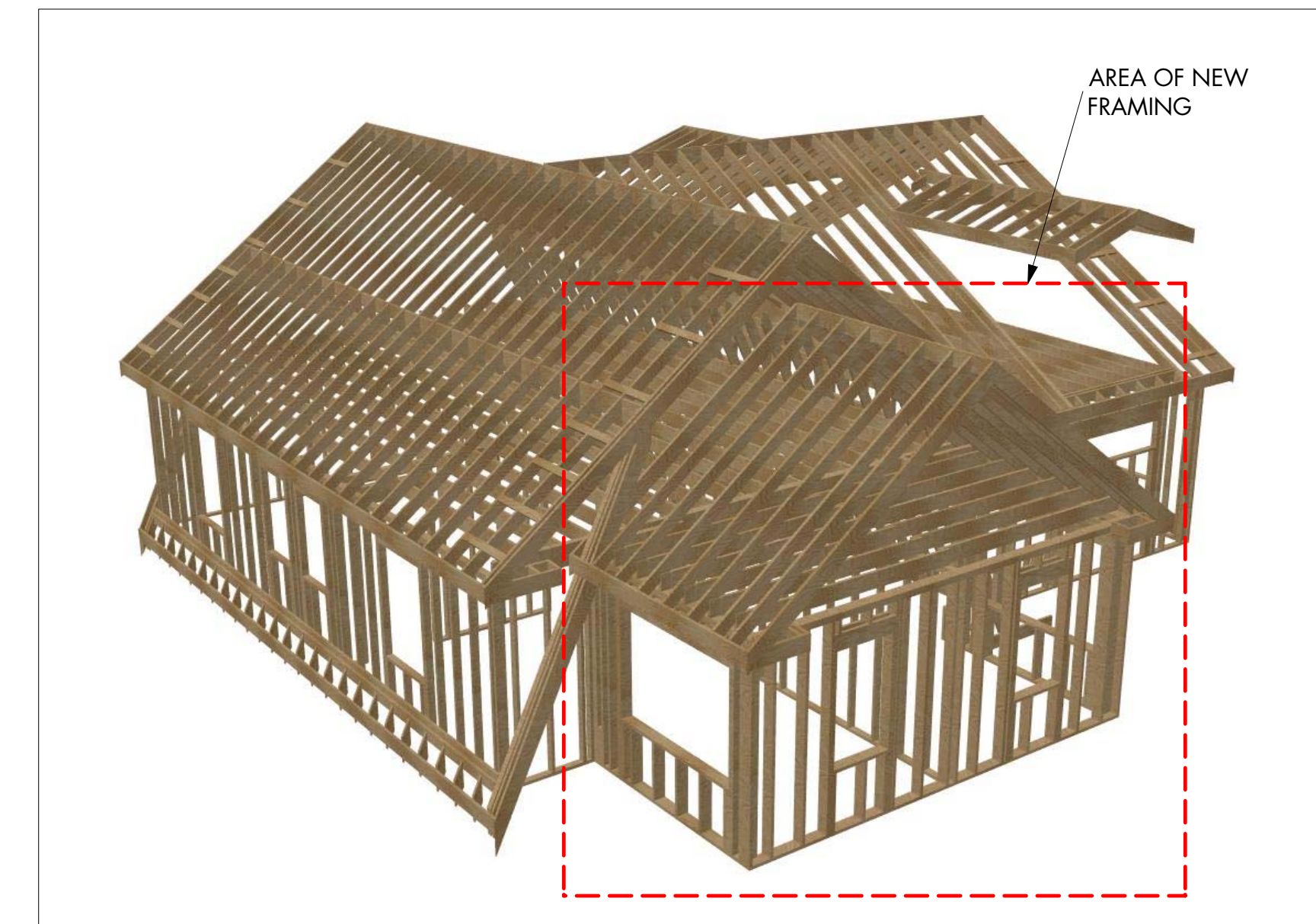
SHEET

**A7**

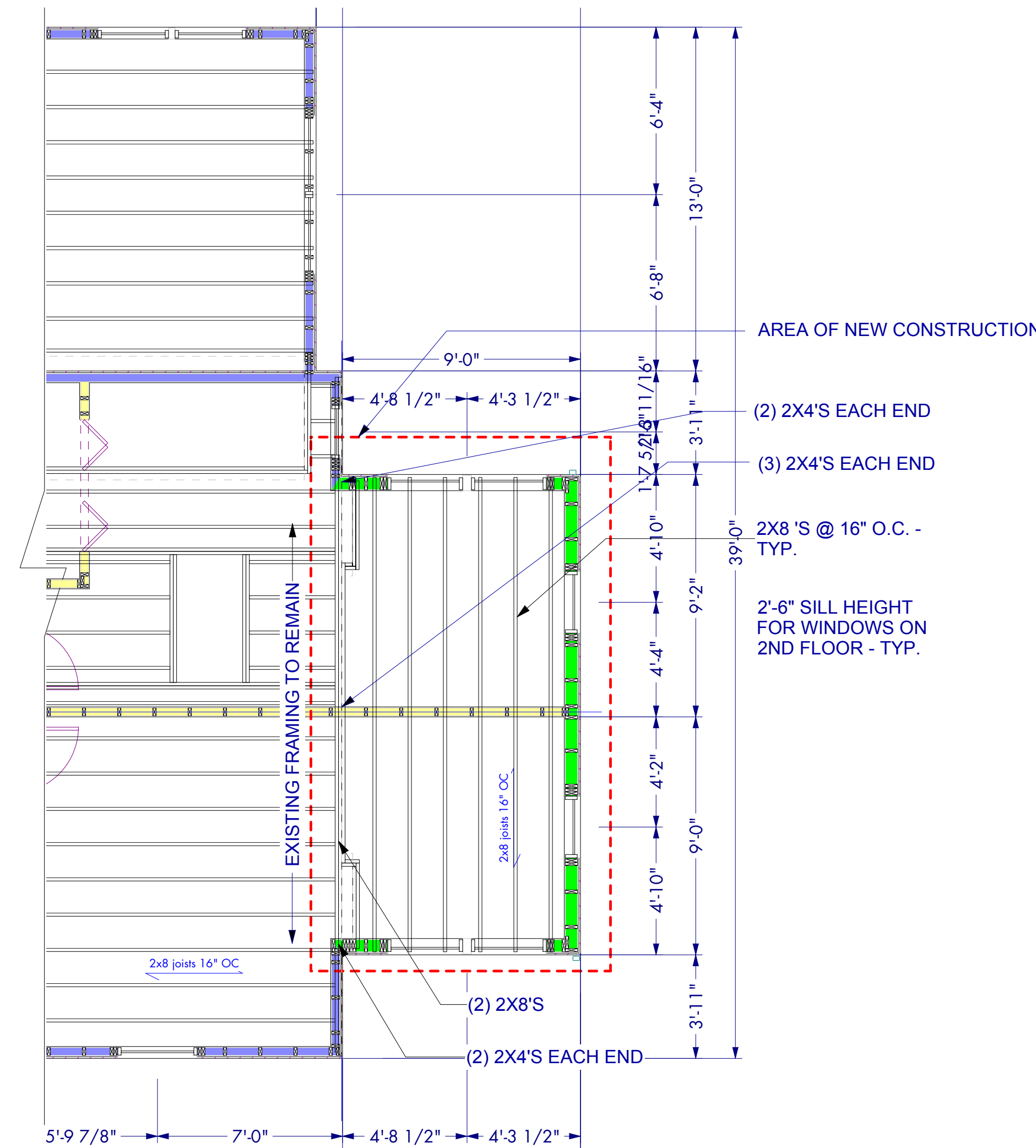
**GENERAL NOTES:**

- 1) THE BASIC SNOW LOAD FOR BELMONT, MA IS ZONE 2 @ 30 PSF; WIND LOAD ZONE 3, EXPO. B 21 PSF.
- 2) ALL ROOF RAFTERS TO BE 2X8'S @ 16" O.C. (TYPICAL). APPLY 5/8" CDX PLYWOOD TO RAFTERS. SAME PITCH AS EXISTING ROOF RAFTERS
- 3) CEILINGS STRAPPED WITH 1X3'S @ 16" O.C. CEILING JOISTS TO BE 2X8'S @ 16" OC TYPICAL
- 4) EXTERIOR WALL SHEATHING SHALL BE 1/2" THICK EXTERIOR GRADE PLYWOOD.
- 5) WALLS TO BE 2X6 EXTERIOR AND 2X4 INTERIOR - CONSTRUCTION @ 16" OC. PROVIDE TWO TOP PLATES - TYP.
- 6) RE-USE EXISTING SILL PLATE AND 1ST FLOOR JOIST SYSTEM
- 7) PROVIDE NECESSARY HANGERS WHERE REQUIRED.

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**ROOF FRAMING RENDERING** N.T.S.

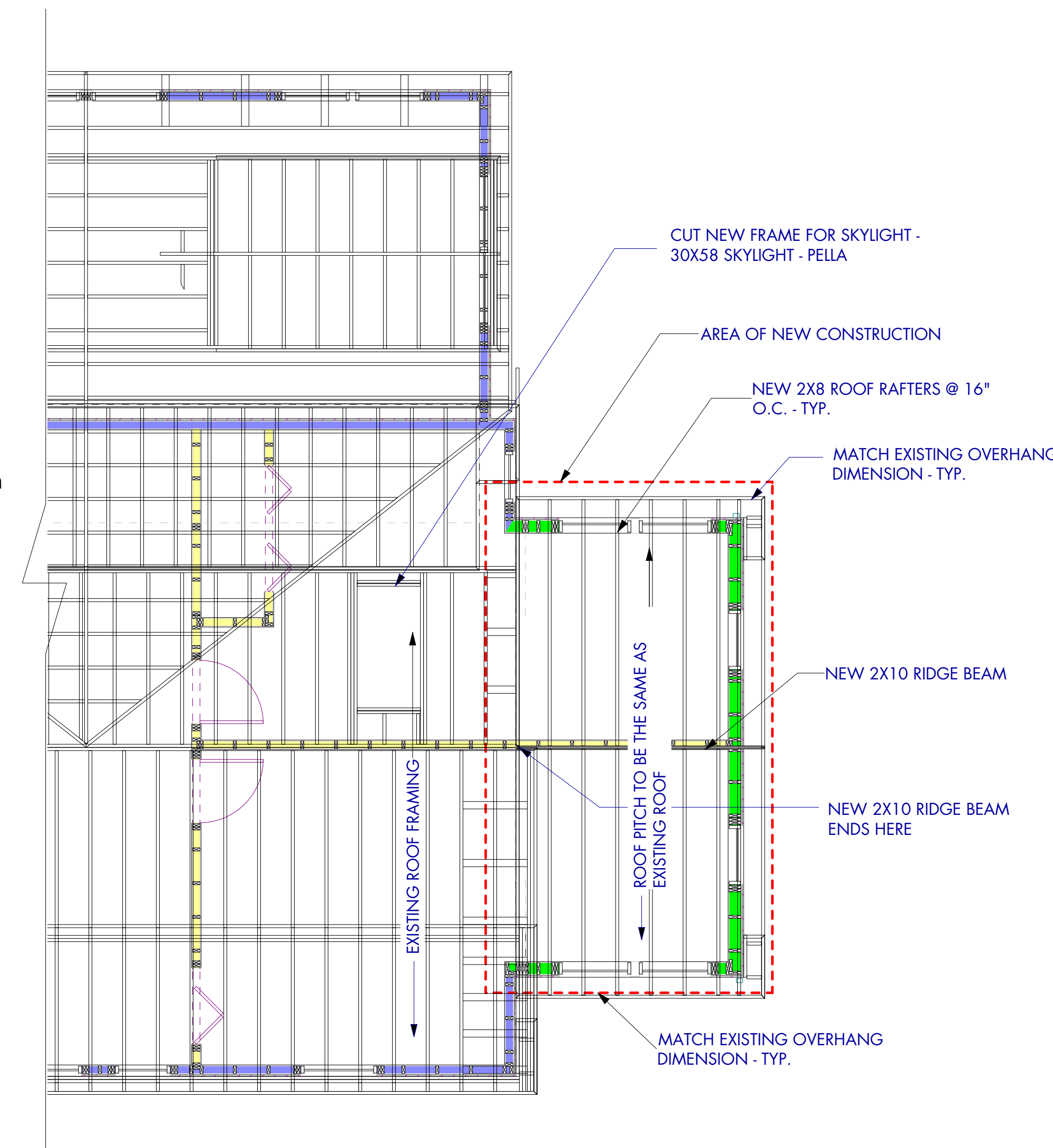


**ATTIC FLOOR FRAMING PLAN**

SCALE = 1/4" = 1'-0"

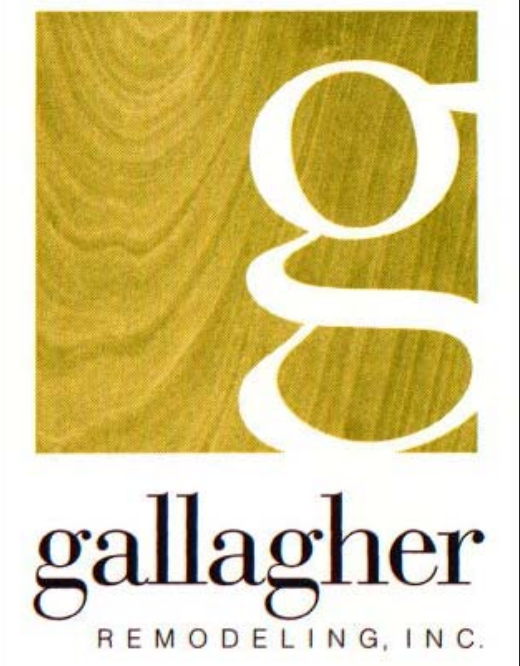
**Roofing:**

- Enclose 8" roof overhang with 1x8 eave and pre-primed #2 pine rake fascia, with pre-primed crown molding applied at roof edge, and white strip vent for soffit, with equal 1x soffit trim either side. Eaves return around sides of roof as in Project Concept.
- Secure fir gutter to fascia over 1/2" thick strips to hold gutter off fascia. Apply small bed molding over 1/2" strips to base of gutter to cover joint between gutter and furring strips. Let in lead flashing at corner joints and lead goosenecks at downspout locations. Provide and install white corrugated aluminum downspouts and elbows to bring water to drainage system at grade level.
- Apply 36" wide band of ice dam barrier over 8" aluminum drip edge, around perimeter of roof and in any roof valleys. Apply 15# asphalt felt paper over remaining roof area.
- Apply 25 year asphalt roof shingles with granular surface, to roof area, similar color to existing roof on house.
- Install ridge vent at horizontal peak and cap all ridges with shingle tab segments.
- Install non-corrosive (aluminum) sheet metal flashing at all roof junctions and penetrations. Apply black asphalt type plastic cement to exposed nail heads and joints.



**ROOF FRAMING PLAN**

SCALE = 1/4" = 1'-0"



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**PROPOSED ATTIC AND ROOFING FRAMING PLAN**

CLIENT

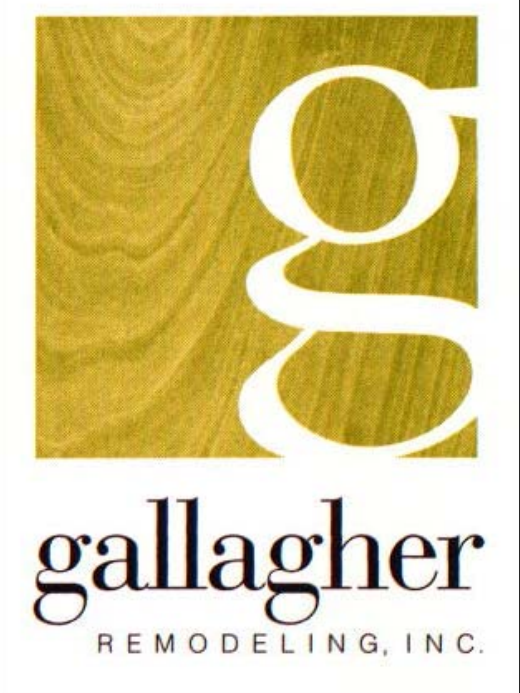
DATE

7-18-05

SHEET

**A8**





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TITLE  
**PROPOSED BUILDING  
 SECTION A-A**

CLIENT

DATE  
7-18-05

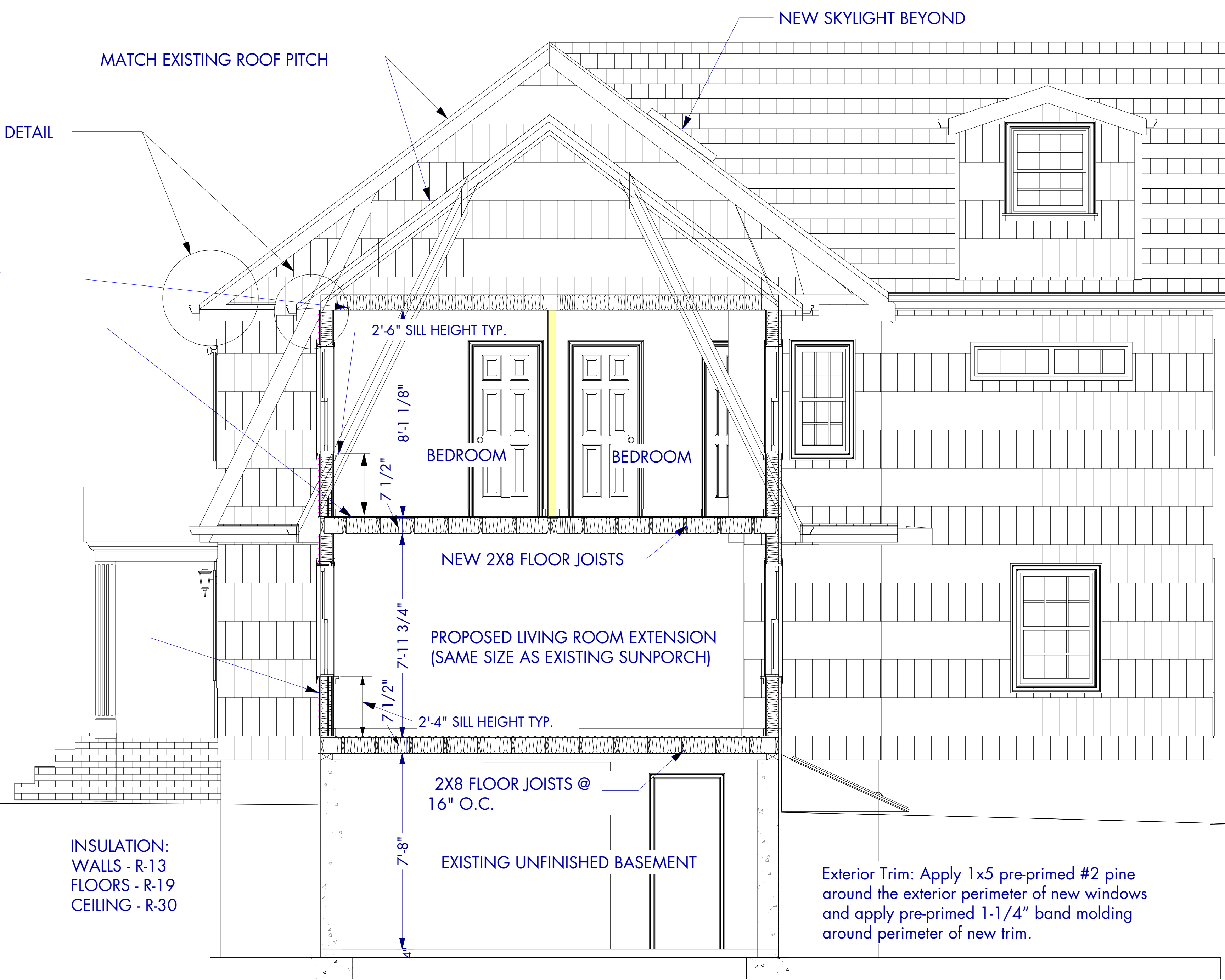
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**A9**

Roof:  
 - Roof rafters for gable (false gambrel) roof are to be 2x8 at 16" on center with 5/8" CDX plywood sheathing, same pitch as existing adjacent roof.  
 - Frame new opening in existing roof for Pella skylight (R.O. = 2' 6" wide by 4' 9-1/2" high) with double trimmer and header joists at first rafter location from exterior wall. Construct light well between underside of roof and existing ceiling in rear bedroom.  
 Ceilings: Second level ceiling is to be 2x8 at 16" on center, lapped over center bearing partition leveled with 1x3 furring strips (below), 16" on center.

Roofing:  
 - Enclose 8" roof overhang with 1x8 eave and pre-primed #2 pine rake fascia, with pre-primed crown molding applied at roof edge, and white strip vent for soffit, with equal 1x soffit trim either side. Eaves return around sides of roof as in Project Concept.  
 - Secure fir gutter to fascia over 1/2" thick strips to hold gutter off fascia. Apply small bed molding over 1/2" strips to base of gutter to cover joint between gutter and furring strips. Let in lead flashing at corner joints and lead goosenecks at downspout locations. Provide and install white corrugated aluminum downspouts and elbows to bring water to drainage system at grade level.  
 - Apply 36" wide band of ice dam barrier over 8" aluminum drip edge, around perimeter of roof and in any roof valleys. Apply 15# asphalt felt paper over remaining roof area.  
 - Apply 25 year asphalt roof shingles with granular surface, to roof area, similar color to existing roof on house.  
 - Install ridge vent at horizontal peak and cap all ridges with shingle tab segments.  
 - Install non-corrosive (aluminum) sheet metal flashing at all roof junctions and penetrations. Apply black asphalt type plastic cement to exposed nail heads and joints.

Siding: Provide and install Tyvek (or similar) air infiltration barrier over plywood sheathing. Apply pre-primed red cedar R&R sidewall shingles over Tyvek (using galvanized pneumatic fastener) keeping exposure to weather similar to existing house.

Exterior Trim: Apply 1x5 pre-primed #2 pine around the exterior perimeter of new windows and apply pre-primed 1-1/4" band molding around perimeter of new trim.



Framing: Construct rough frame for floor, walls and roof of addition, using #2 or better spruce-pine-fir lumber (including solid blocking every eight feet, as required), as follows:  
 Structural support:  
 - Support floor above bedrooms with wood beams and columns as per Structural Engineering Documentation.  
 - Support floor above living room with steel beam and column system as per Structural Engineering Documentation.

Floors:  
 - First level: Infill existing hearth area in living room floor and create new opening in existing 2x8 sunroom joist system for new hearth.  
 - Second level: Construct 2x8 joist system at 16" on center, with 3/4" tongue and groove CDX plywood subfloor glued and nailed to joists. Include triple 2x8 to carry center dividing partition (above).

Walls:  
 - Exterior walls to be 2x6 at 16" on center, with 1/2" CDX plywood sheathing, with double 2x10 window and door headers in bearing walls on first level, and double 2x8 headers on second level. Rough opening sizes, locations, sill and head heights, for windows and doors are to be specified on the Construction Drawings. Include construction of new window opening in existing exterior wall of rear bedroom.  
 - Interior partitions are to be 2x4 construction and include: second level center dividing partition, rear bedroom closet and rear bedroom door relocation.

Windows:  
 Provide and install Jeld-Wen/Norco windows, as per sizes to be specified in window schedule on Construction Drawings, using standard sizes similar to those shown in the Project Concept. Windows to be Premium Wood Double Hung Vent Units with primed interior, low-maintenance exterior, with jamb for 2x6 wall (white jamb liner), low-e insulating glass, 7/8" simulated dividing light with light-bronze-shadow bar, white cam lock, white exterior screen.  
 Provide and install one Pella skylight #3057 in existing roof above rear bedroom.

INSULATION:  
 WALLS - R-13  
 FLOORS - R-19  
 CEILING - R-30

SECT A-A  
 A-9

**BUILDING SECTION A-A**

SCALE - 3/8" = 1'-0"