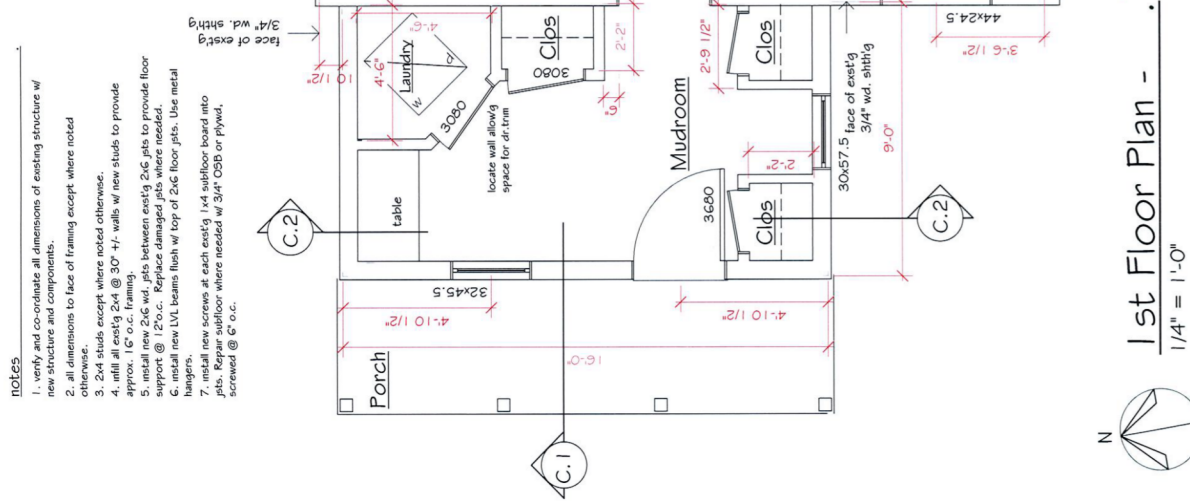


# NOTES

1. verify and co-ordinate all dimensions of existing structure w/ new structure and components.
2. all dimensions to face of framing except where noted otherwise.
3. 2x4 studs except where noted otherwise.
4. fill all exist'g 2x4 @ 30" +/- walls w/ new studs to provide approx. 16" o.c. framing.
5. install new 2x6 wd. jts between exist'g 2x6 jts to provide floor support @ 120" o.c. Replace damaged jts where needed.
6. install new LVL beams flush w/ top of 2x6 floor jts. Use metal hangers.
7. install new screws at each exist'g 1x4 subfloor board into existing joists where needed w/ 3/4" OSB or Plywood, screwed @ 8" o.c.



A.2

## Maynard Renovation

196 Lake Road Andover, CT

Mar 30 2022

rev May 12 2022

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## architecture WORKSHOP

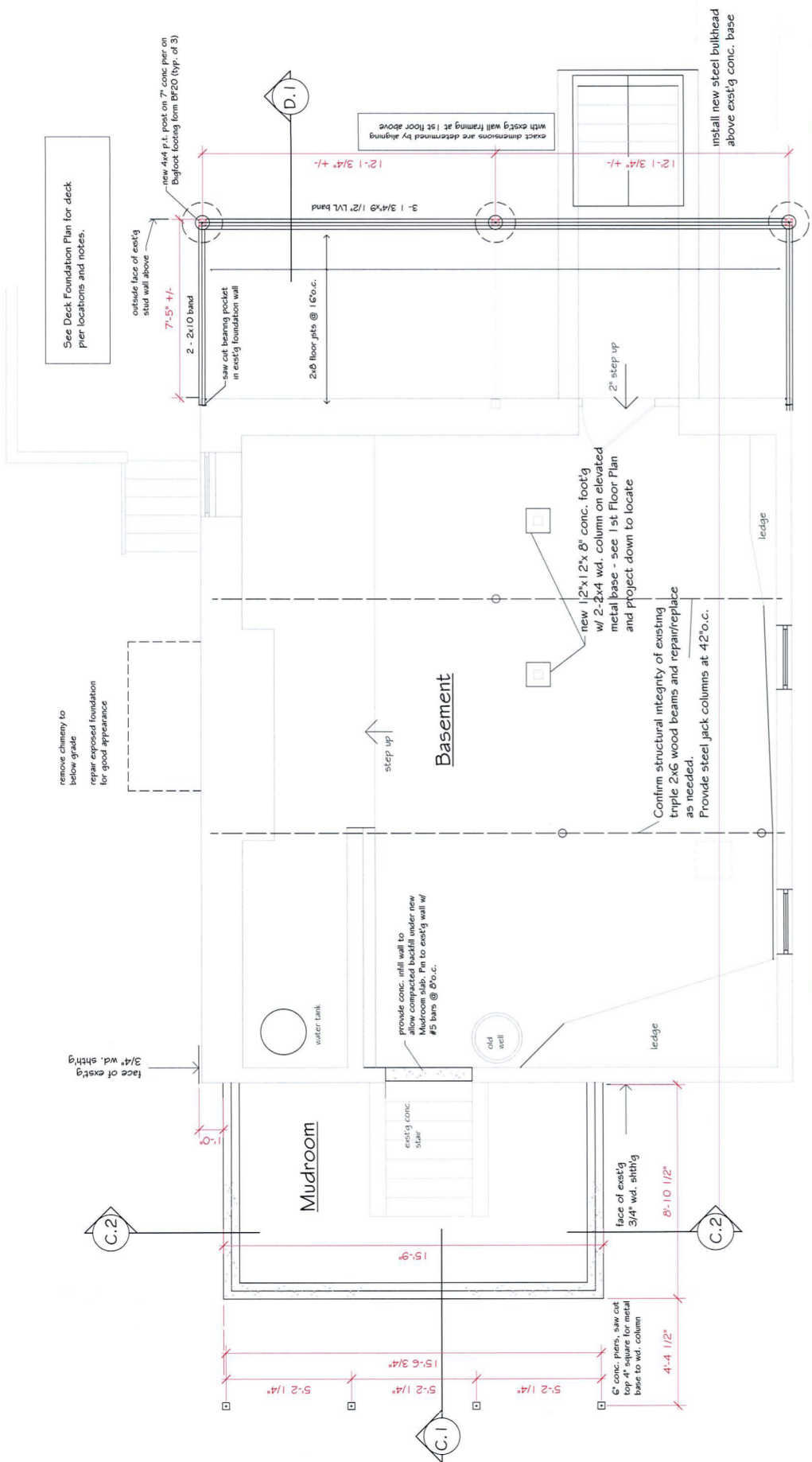
A.1

# Maynard Renovation

196 Lake Road Andover, CT  
Mar 30 2022

# architecture WORKSHOP

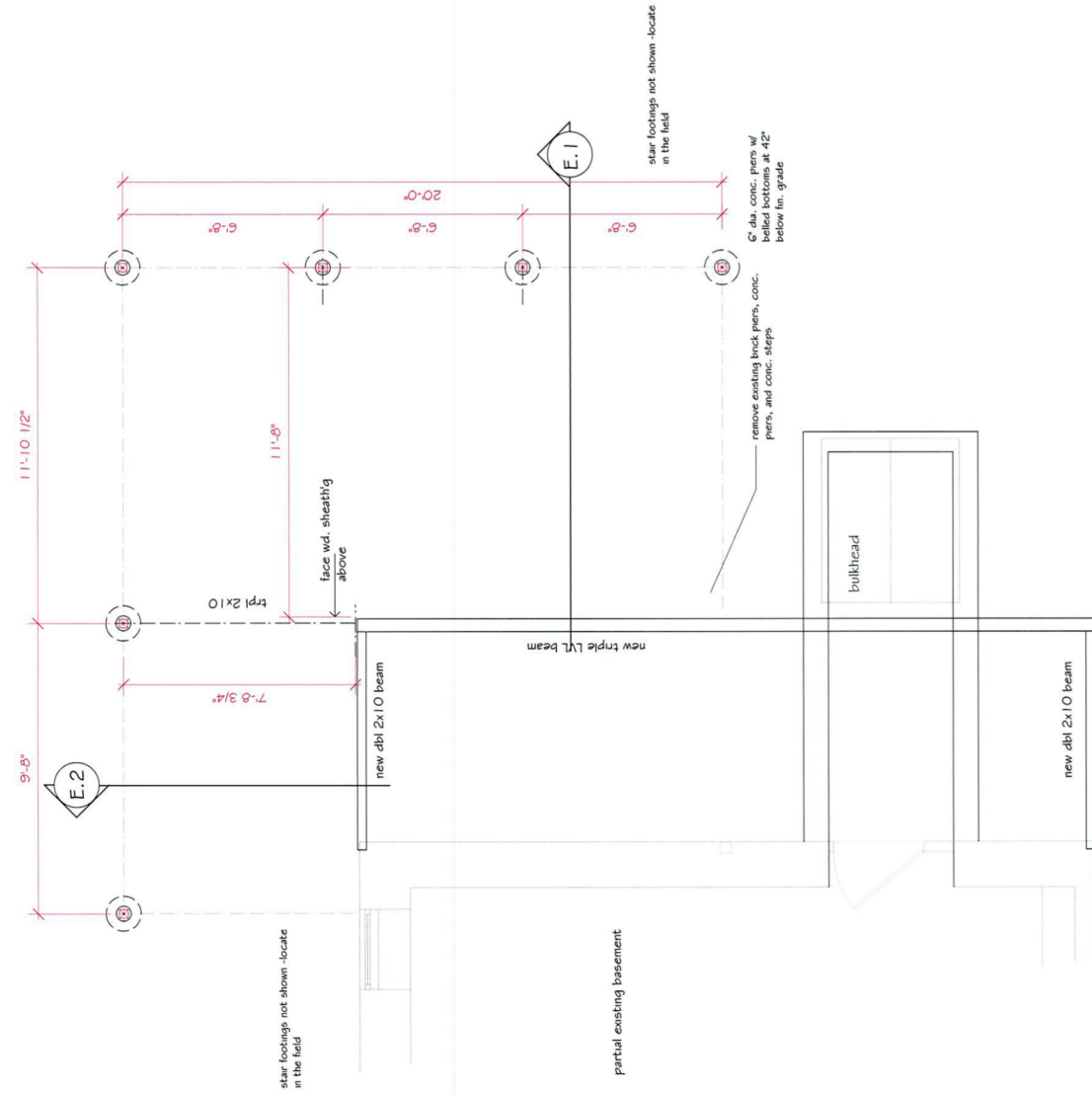
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Install new 2x6 wd. jsts between exist'g 2x6 jsts to provide floor support @ 12\"/>

## Mudroom Foundation/Basement Plan - 1/4" = 1'-0"





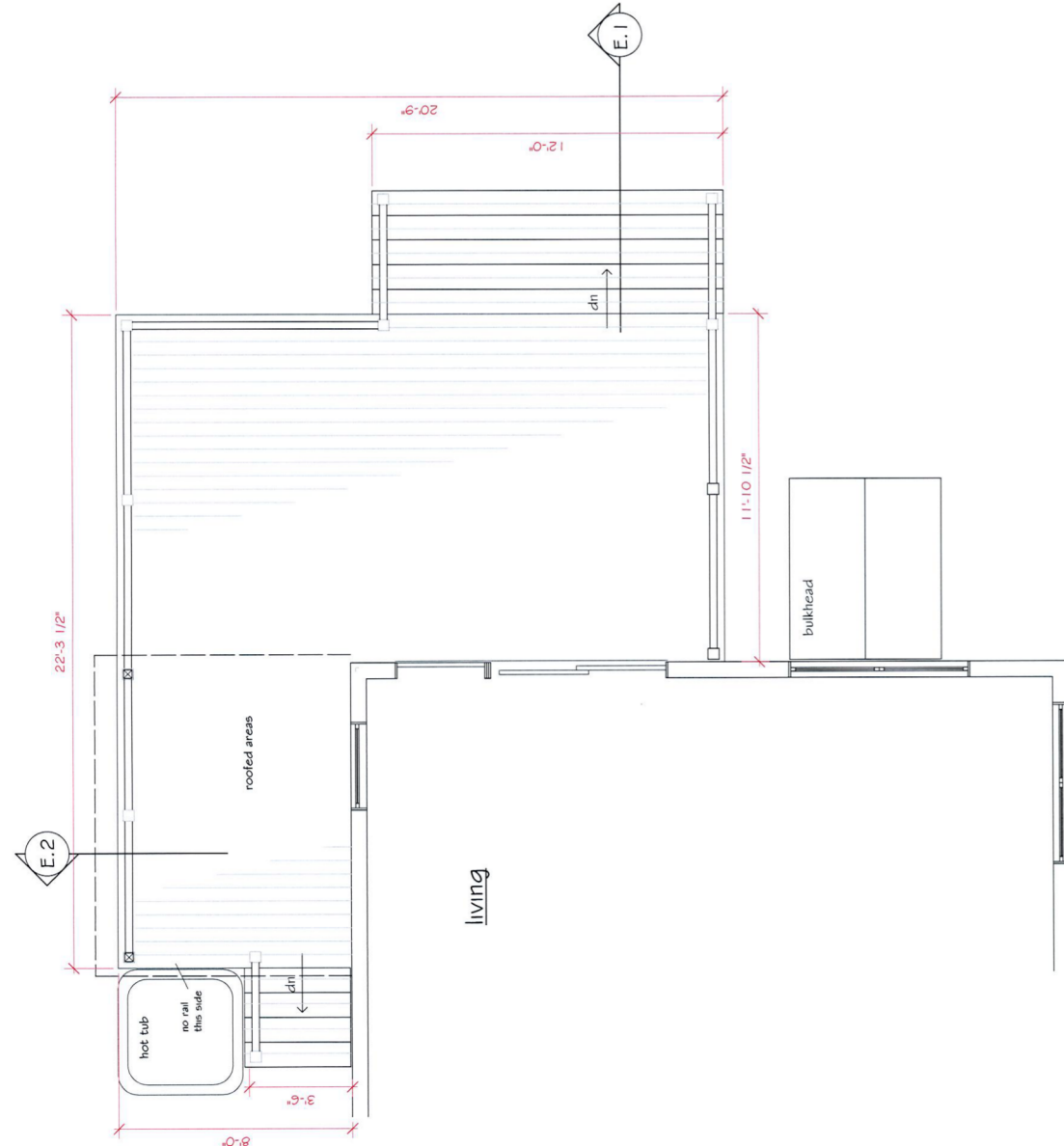
Deck Foundation Plan - .  
1/4" = 1'-0"

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Deck Plan -  
1/4" = 1'-0"

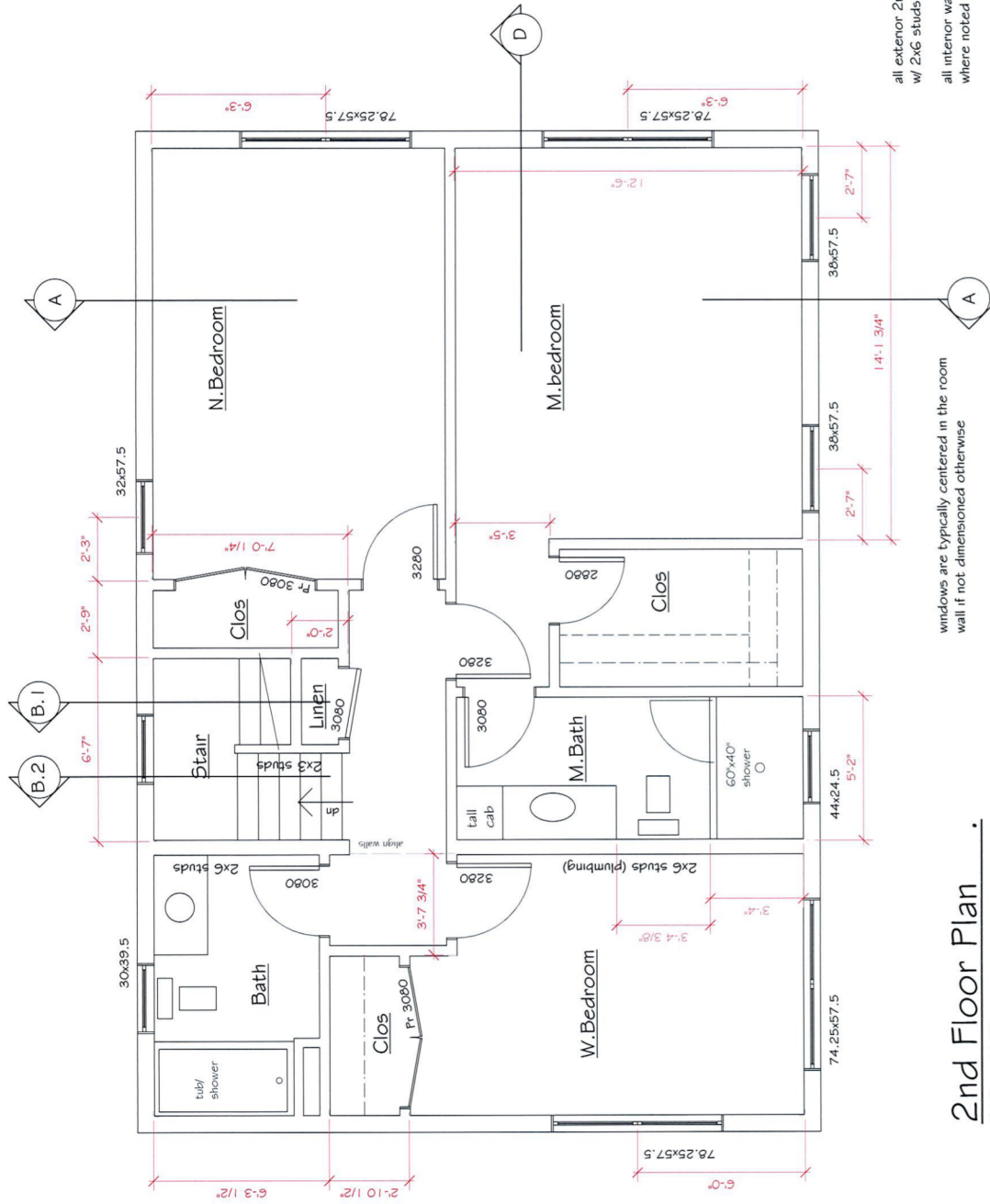
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A.2.1

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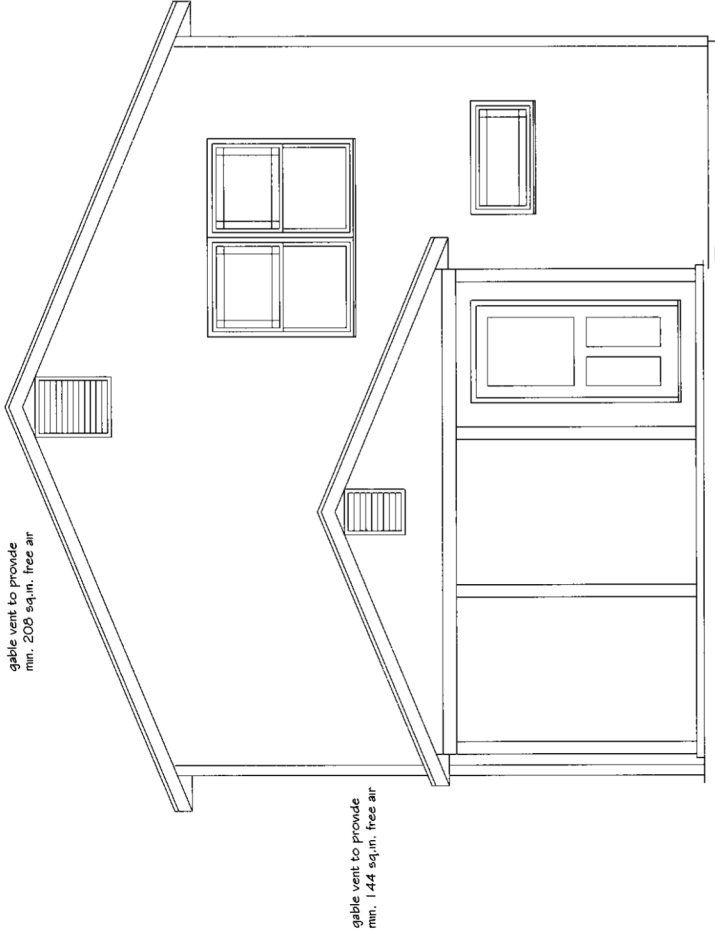
all exterior 2nd floor walls to be replaced  
w/ 2x6 studs @ 16"o.c. - see building sections

all interior walls 2x4 studs @ 16"o.c. - except  
where noted otherwise

windows are typically centered in the room wall if not dimensioned otherwise

2nd Floor Plan.  
1/4" = 1'-0"

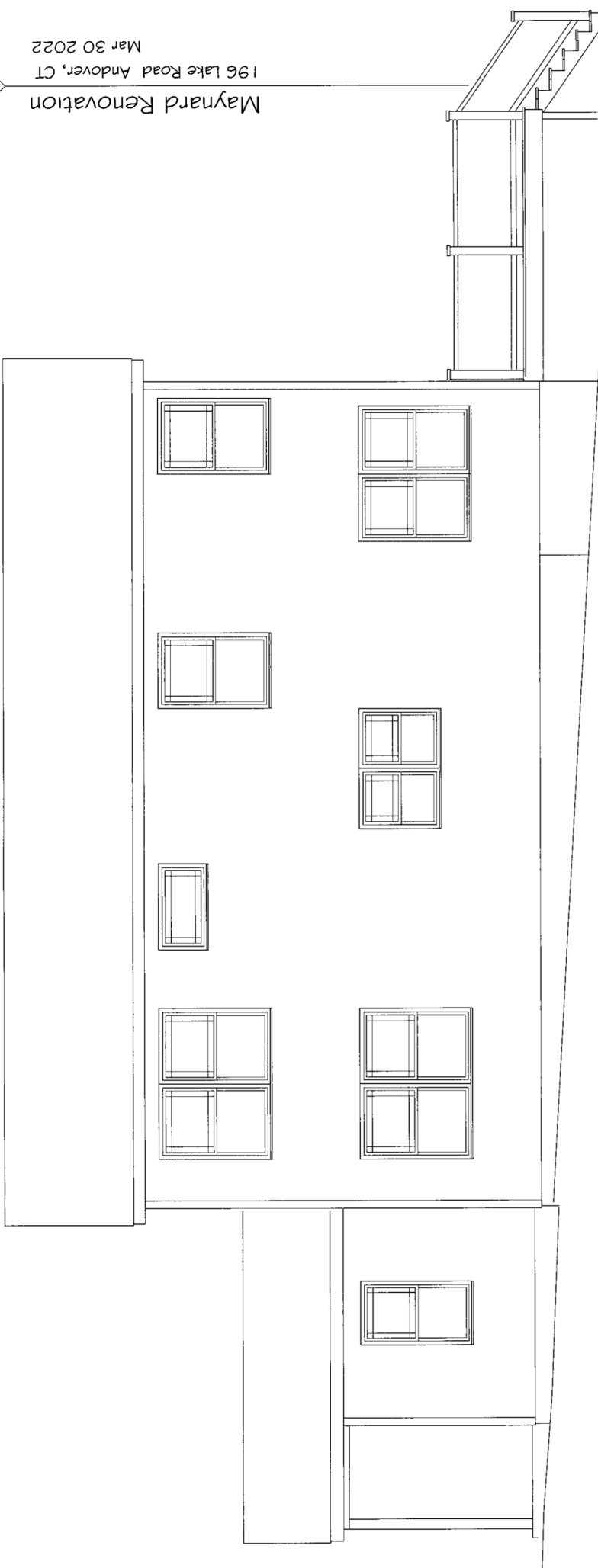




West Elevation (front) .  
1/4" = 1'-0"

#### Renovation summary .

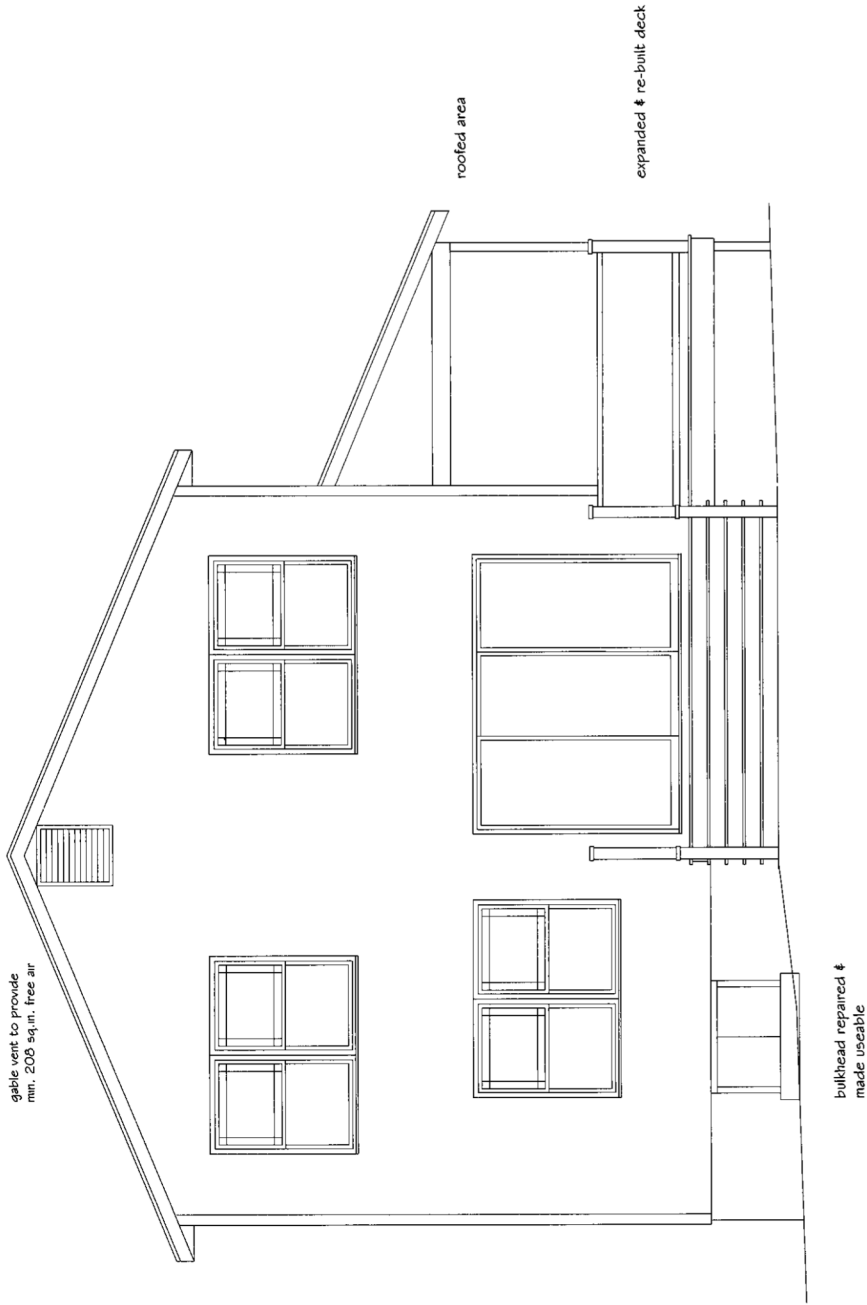
- vinyl clapboard style siding typical, vertical panels at gables.
- new vinyl windows thru-out.
- remove stone fireplace and entire chimney
- hot air furnace to be replaced or new metal flue installed on exterior of wall.
- floor joists at both floor levels to be rebuilt with new 2x6's at 12" o.c. between existing joists at 24" o.c.
- existing 1st studs wall infilled with additional studs for 16"o.c.
- new support beams installed for support of floor joists.
- floors to be leveled as much as practical.
- 1st floor support cross beams to be repaired and/or replaced.
- 2nd floor exterior walls rebuilt to be replaced with 2x6 studs and ceiling joists extended to be extended to transfer load to new stud walls.
- enclosed front porch replaced with open Porch & Mudroom.
- rear Deck reconfigured and expanded.



South Elevation .  
1/4" = 1'-0"

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196 Lake Road Andover, CT  
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A.4.2



East Elevation (rear) .  
1/4" = 1'-0"

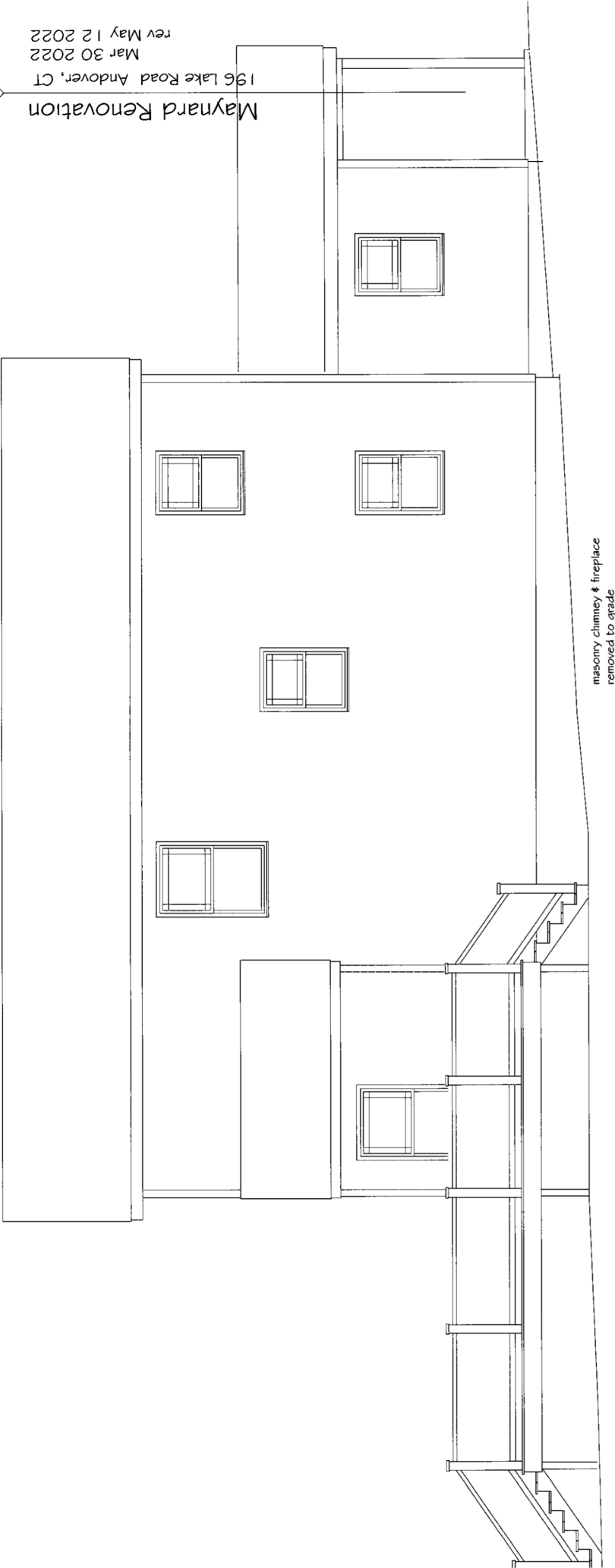
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A.4.3

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North Elevation .  
1/4" = 1'-0"

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A.4.4

gable vents at east & west walls w/  
min. 200 sq.in. free air each

closed cell spray foam at eaves  
& high density R21 fiberglass insul  
without fiberglass on top to achieve  
overall R50

existing roof structure -  
existing 2x4 studs, 1/2" sheathing,  
2x6 coll. jsts, 2x6 rafters,  
2x6 stiffeners @ 1' o.c.

use 1/4"x3" washer head ton drive  
lag screws & Titebond II glue for  
jst reinforcing.

remove existg 2x6 band  
wrap fascia bd w/ alum.  
new vinyl soffit

add new 7x2x6 sister jsts to  
existg dfg jsts., extend over new  
2x6 wall plates,  
glued & screwed @ 6" o.c.

M. Bedroom

Bedroom

2nd floor exterior walls -  
new 2x6 studs, R21 fiberglass insul, 1/2" sheathg,  
house wrap air barrier, vinyl horizontal siding

locate studs by aligning face of sheathing at 2nd floor w/  
face of rigid insulation at 1st floor

new 9 1/2" LVL beam beyond  
column

1st floor exterior walls -  
existg 2x4 studs & 3/4" sheathg w/ new  
R15 fiberglass insul, 1" extruded polystyrene,  
house wrap air barrier, vinyl horizontal siding

Kitchen

Living Room

Basement

Install new 2x6 wd. jsts between existg  
2x6 jsts to provide floor support @ 12" o.c. Replace  
damaged jsts where needed.

Install new screws at each existg 1x4 subfloor board into  
jsts. Repair subfloor where needed w/ 3/4" OSB glued &  
screwed @ 8" o.c.

new 1 1/2"x12" 8' conc. footg  
w/ 2x6 wd. column. Locate column  
metal base - see 1st Floor Plan  
and project down to locate

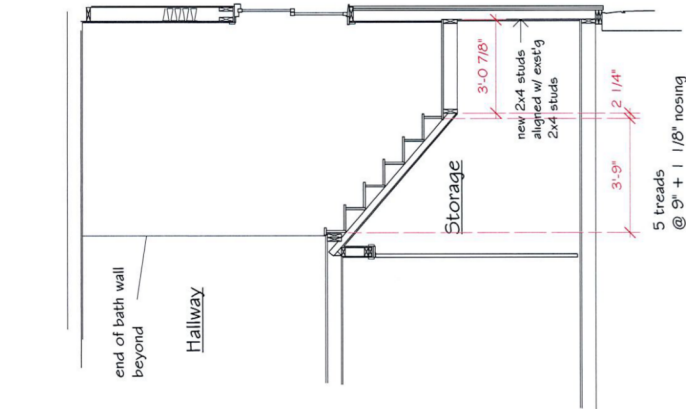
Cross Section - A  
1/4" = 1'-0"

A.5.1

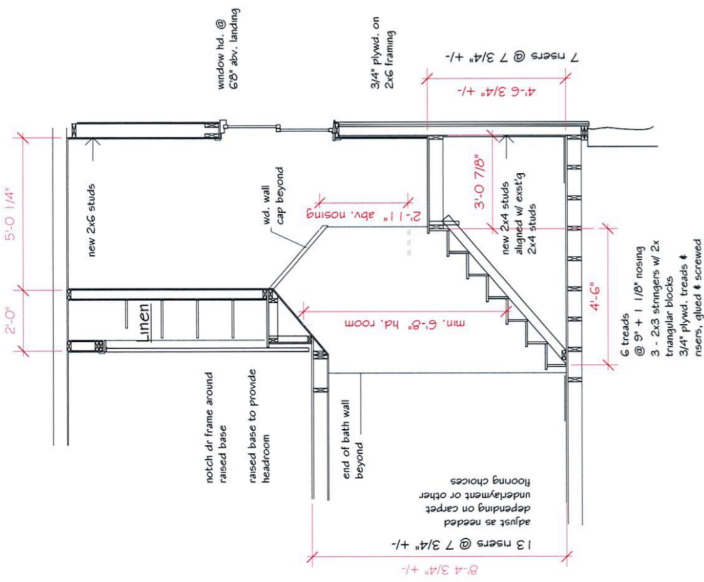
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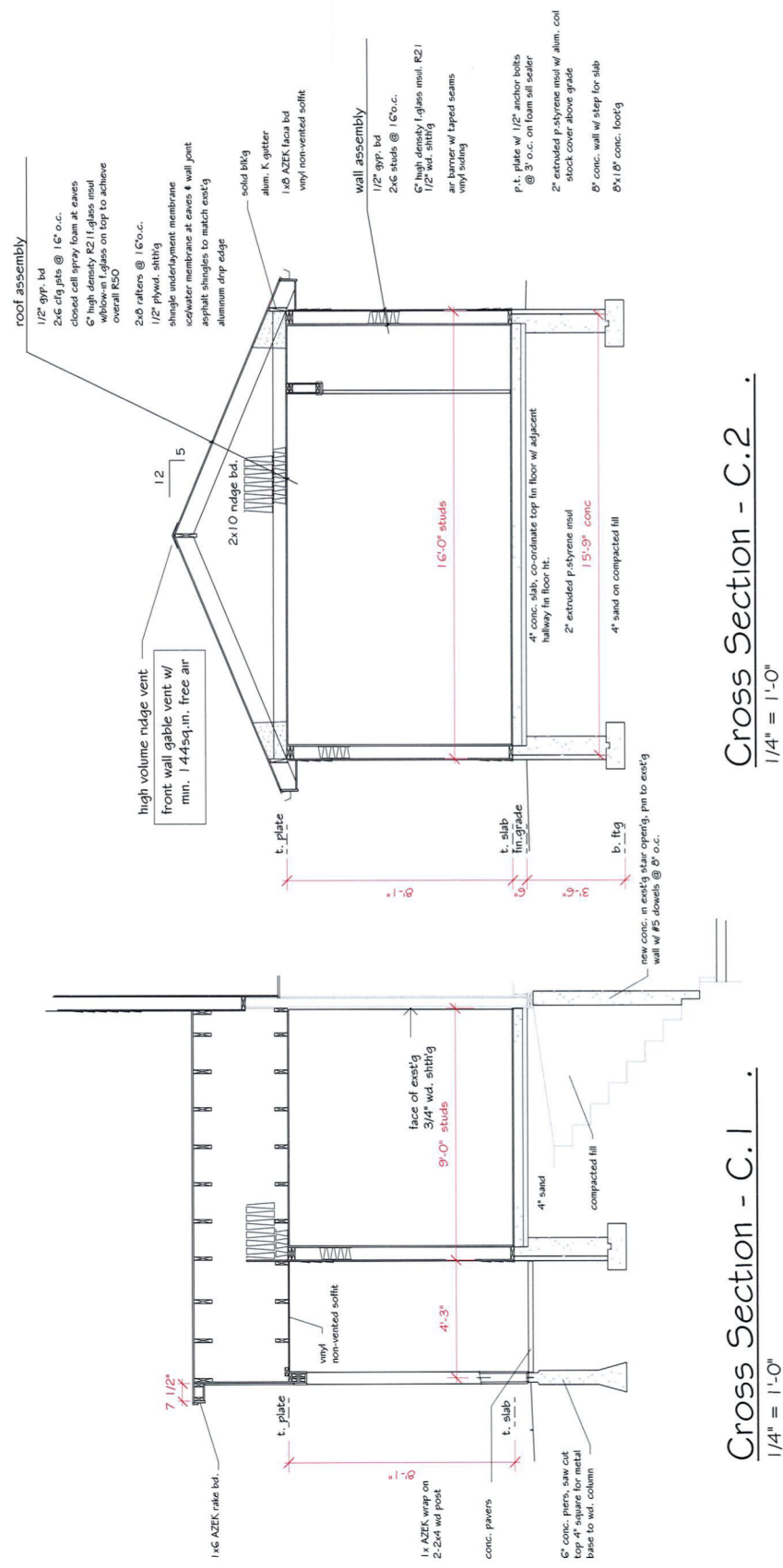


Stair Section - B.2  
1/4" = 1'-0"



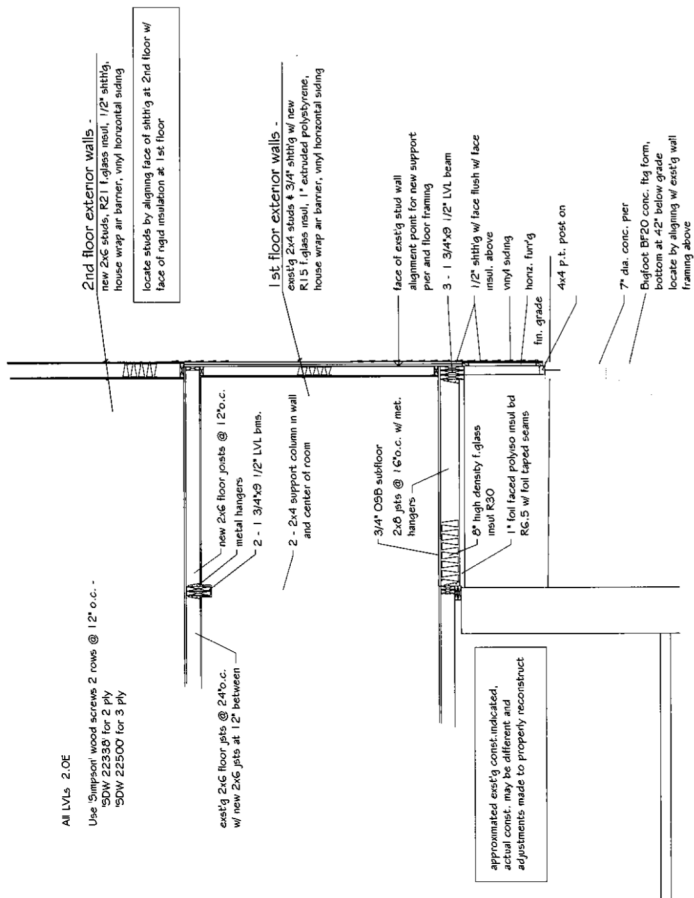
Stair Section - B.1  
1/4" = 1'-0"

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Cross Section - C.2  
1/4" = 1'-0"

Cross Section - C.1  
1/4" = 1'-0"



Section - D  
1/4" = 1'-0"

new bulkhead enclosure walls  
p.t. studs, etc.

A.5.5

