

Area Schedule (OVERALL)		
Name	Area	Level
Existing Area	1901 SF	EXISITNG FIRST FLOOR
Addition Area	305 SF	EXISITNG FIRST FLOOR
Existing Area	1248 SF	SECOND FLOOR
Addition Area	166 SF	SECOND FLOOR
ADDITION AREA TOTAL:	471SF	
EXISTING AREA TOTAL:	3,149 SF	

FORMULAS:
EXISITNG AREA (15%) = 15% OF EXISTING AREA
3149 SF(.15)= 472.35 SF
ADDITION PER FLOOR
305 SF +166SF = 471 SF
ADDITION AREA COMPARED TO 15% OF EXISITING
472.35 SF > 471 SF



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No.	Description	Date
3	STRUCTURAL REDLINES SET	12.26.2024
4	PERMITTING COMMENTS	01.03.2025

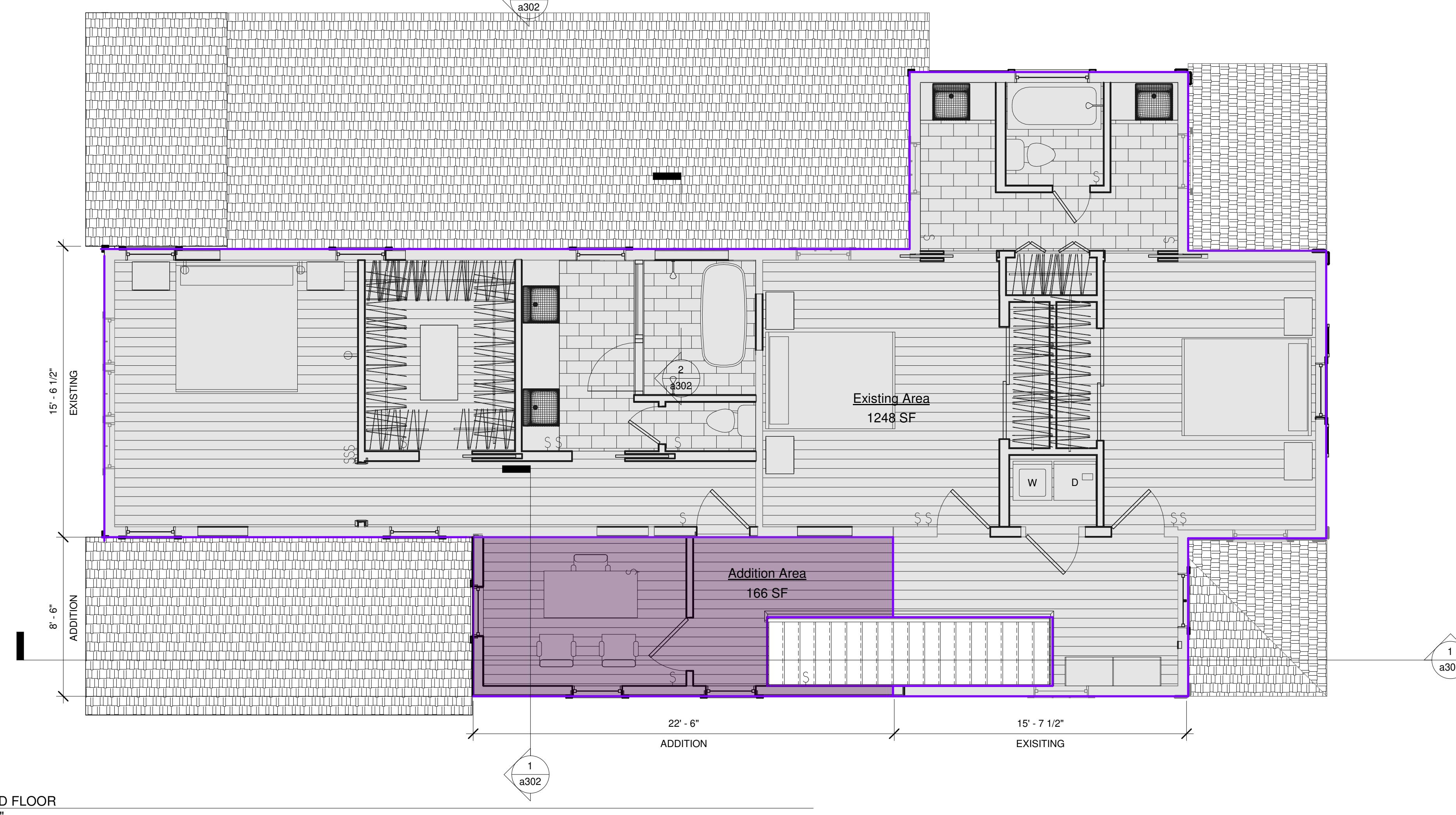
Interior Renovation

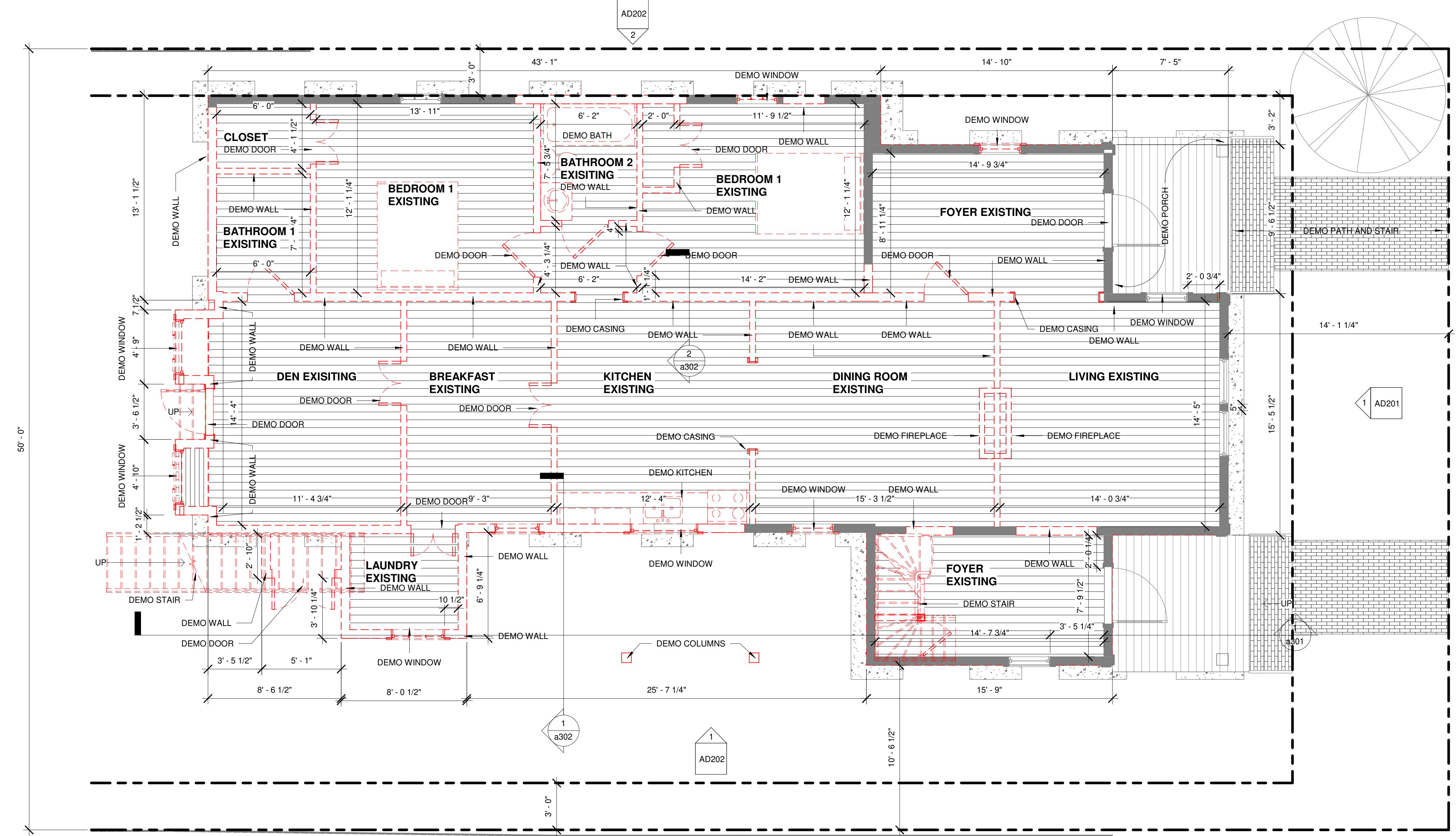
Hillary St.

AREA PLANS

2024.23

G004





① EXISTING FIRST FLOOR
1/4" = 1'-0"

ROOM SCHEDULE EXISTING	
Name	Number

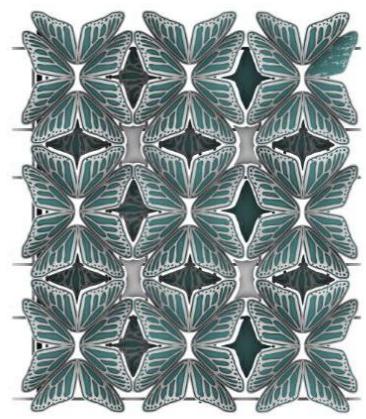
BATH ROOM 1 EXISTING	21
BATHROOM 2 EXISTING	32
BATHROOM 3 EXISTING	38

TOTAL BATHROOMS 3

ROOM SCHEDULE EXISTING	
Name	Number

BEDROOM 1 EXISTING	23
BEDROOM 2 EXISTING	24
BEDROOM 3 EXISTING	42
BEDROOM 4 EXISTING	40
BEDROOM 5 EXISTING	36

TOTAL BEDROOMS 5



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Interior Renovation

Hillary St.

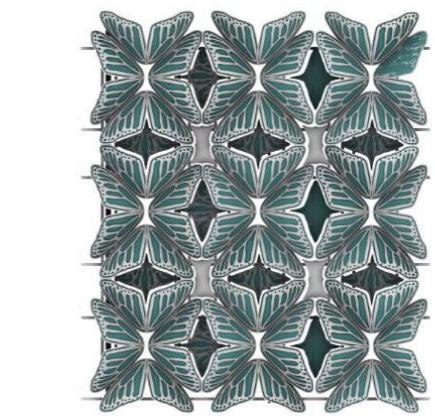
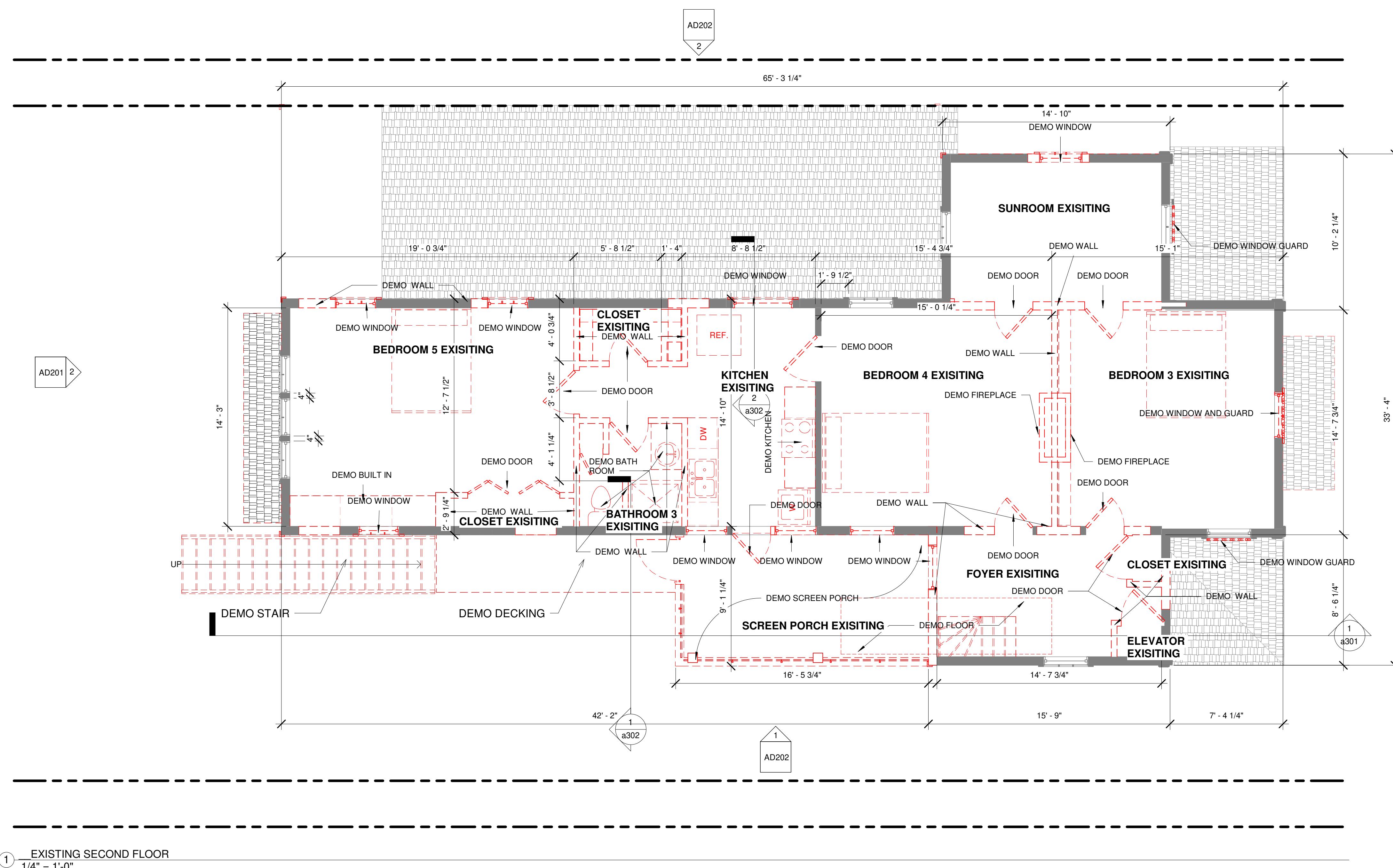
DEMO FLOOR
PLAN

EXISTING WALL :

DEMOED WALL :

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AD101



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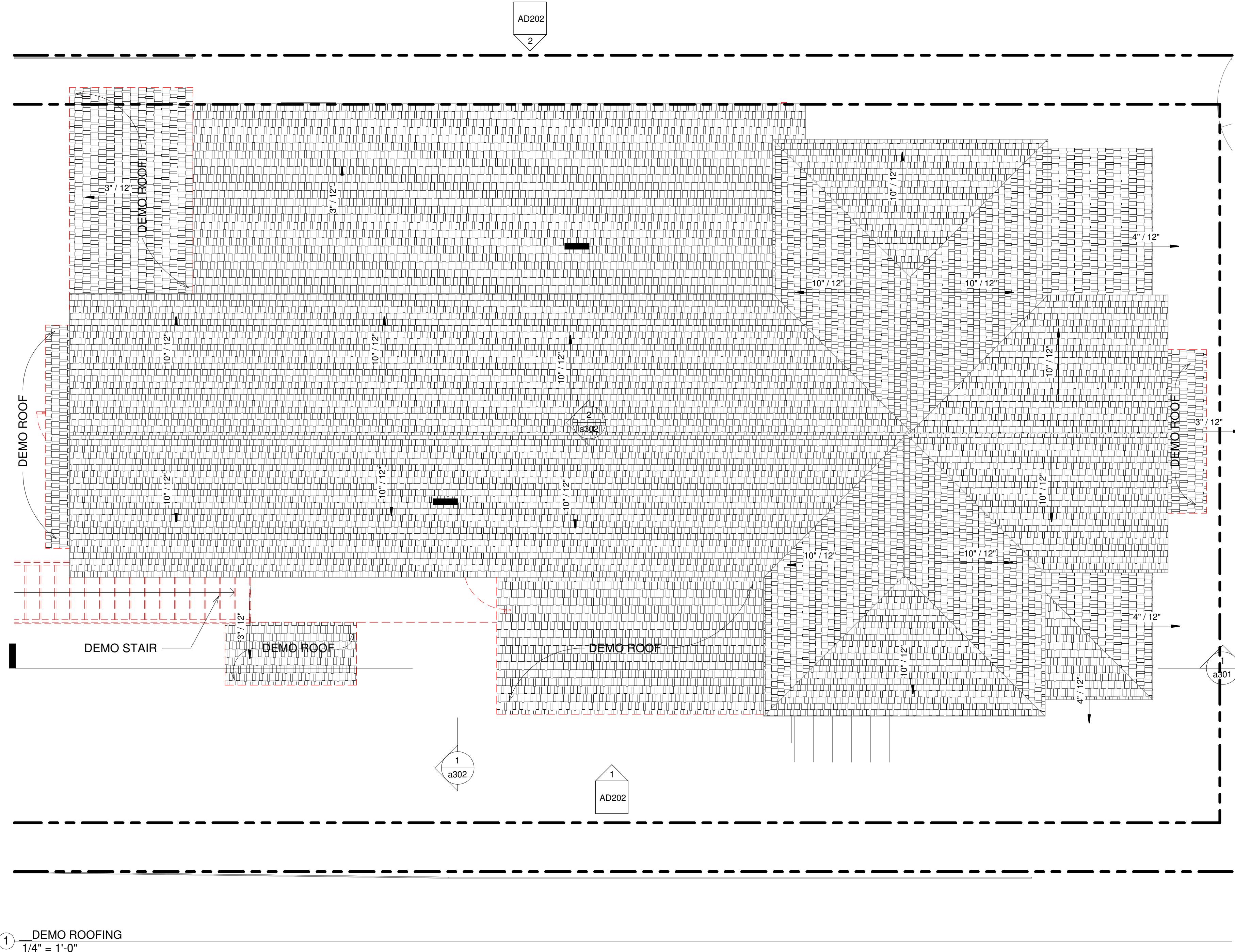
Interior Renovation

Hillary St.

DEMO SECOND
FLOOR

2024.23

AD102



Interior Renovation

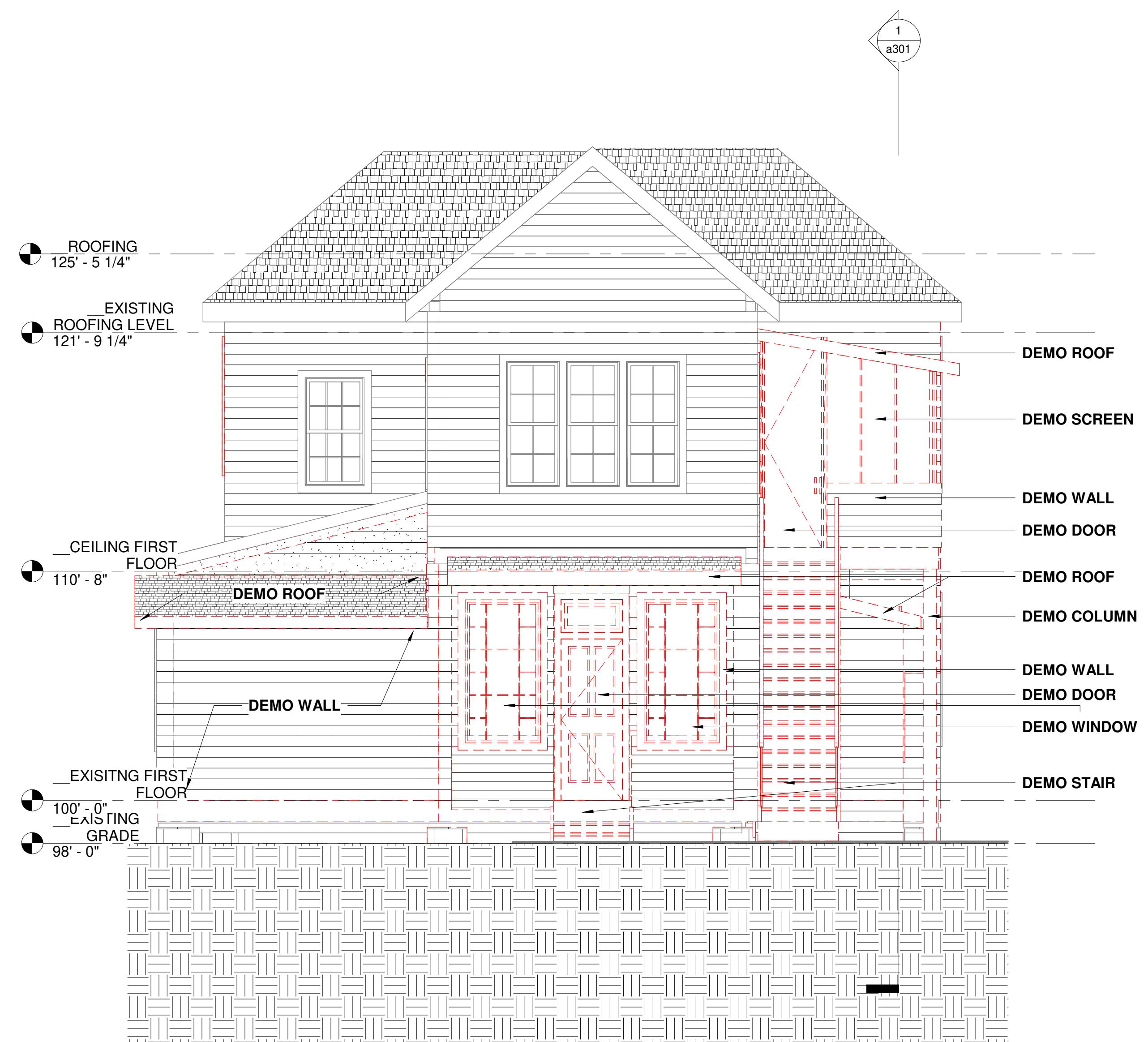
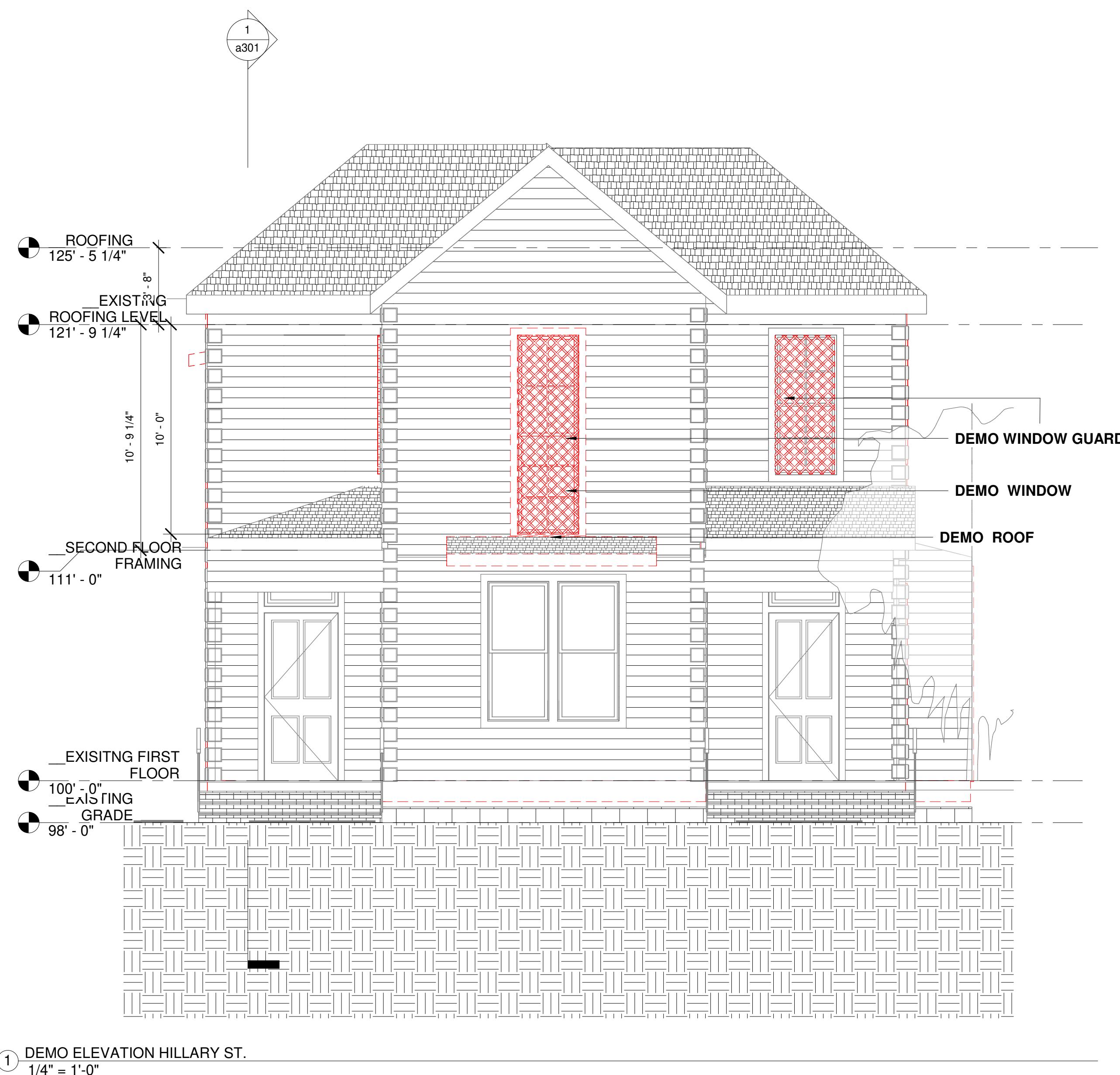
Hillary St.

DEMO ROOF PLAN

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AD103

1/12/2025 4:42:35 PM



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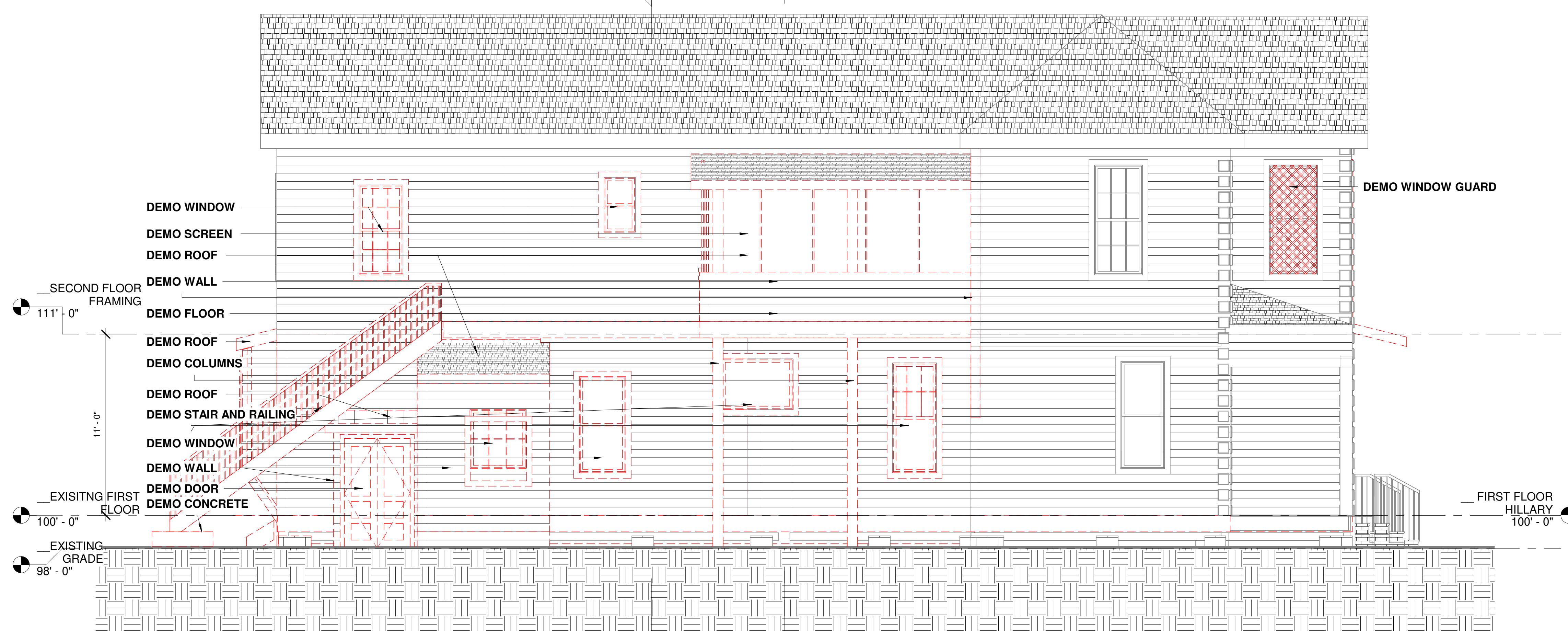
Interior Renovation

Hillary St.

DEMO ELEVATIONS

2024.23

AD201



① DEMO ELEVATION PEARL ST.
1/4" = 1'-0"



② DEMO ELEVATION ST. CHARLES ST.
1/4" = 1'-0"



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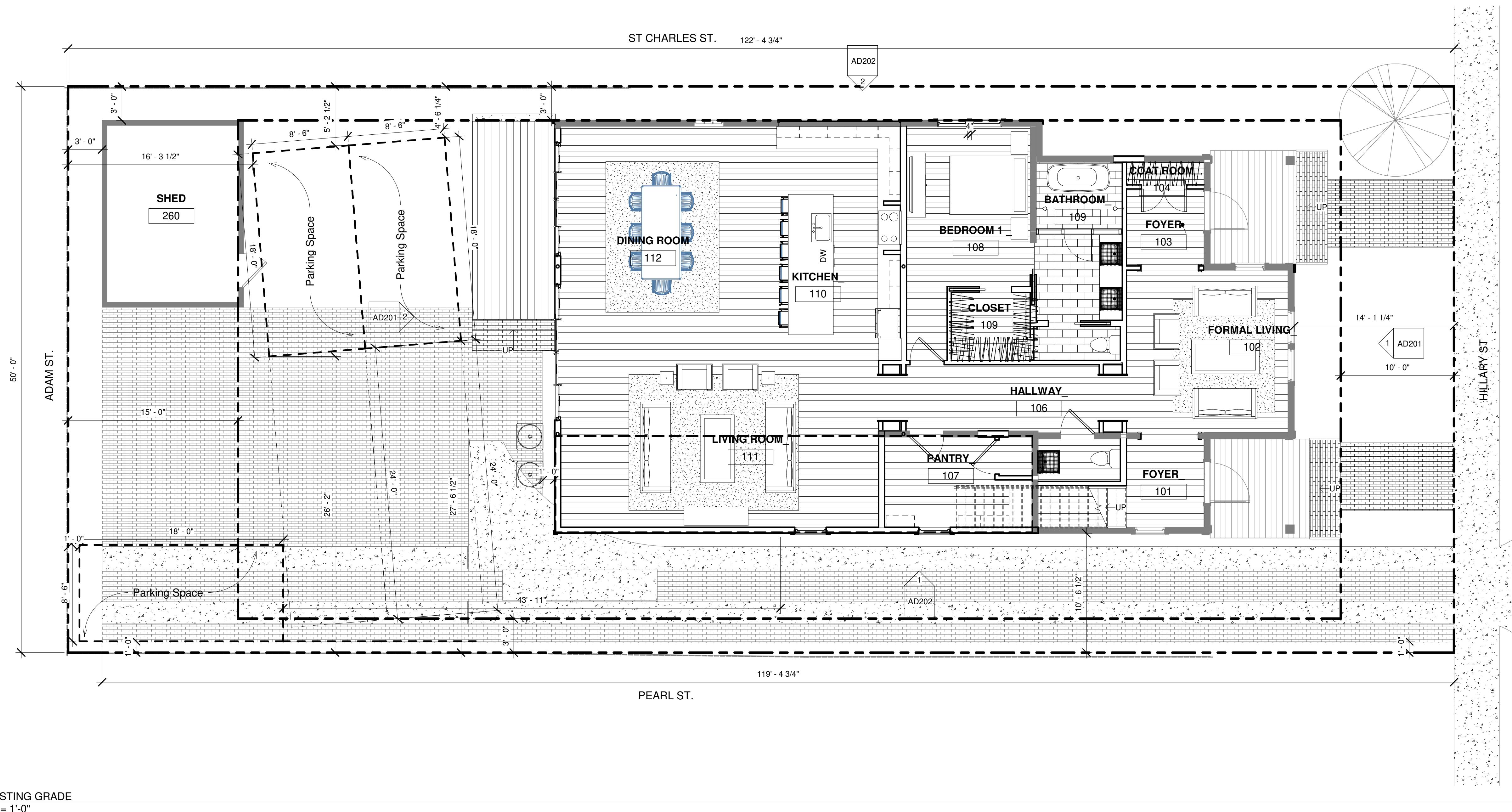
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DEMO ELEVATIONS

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AD202



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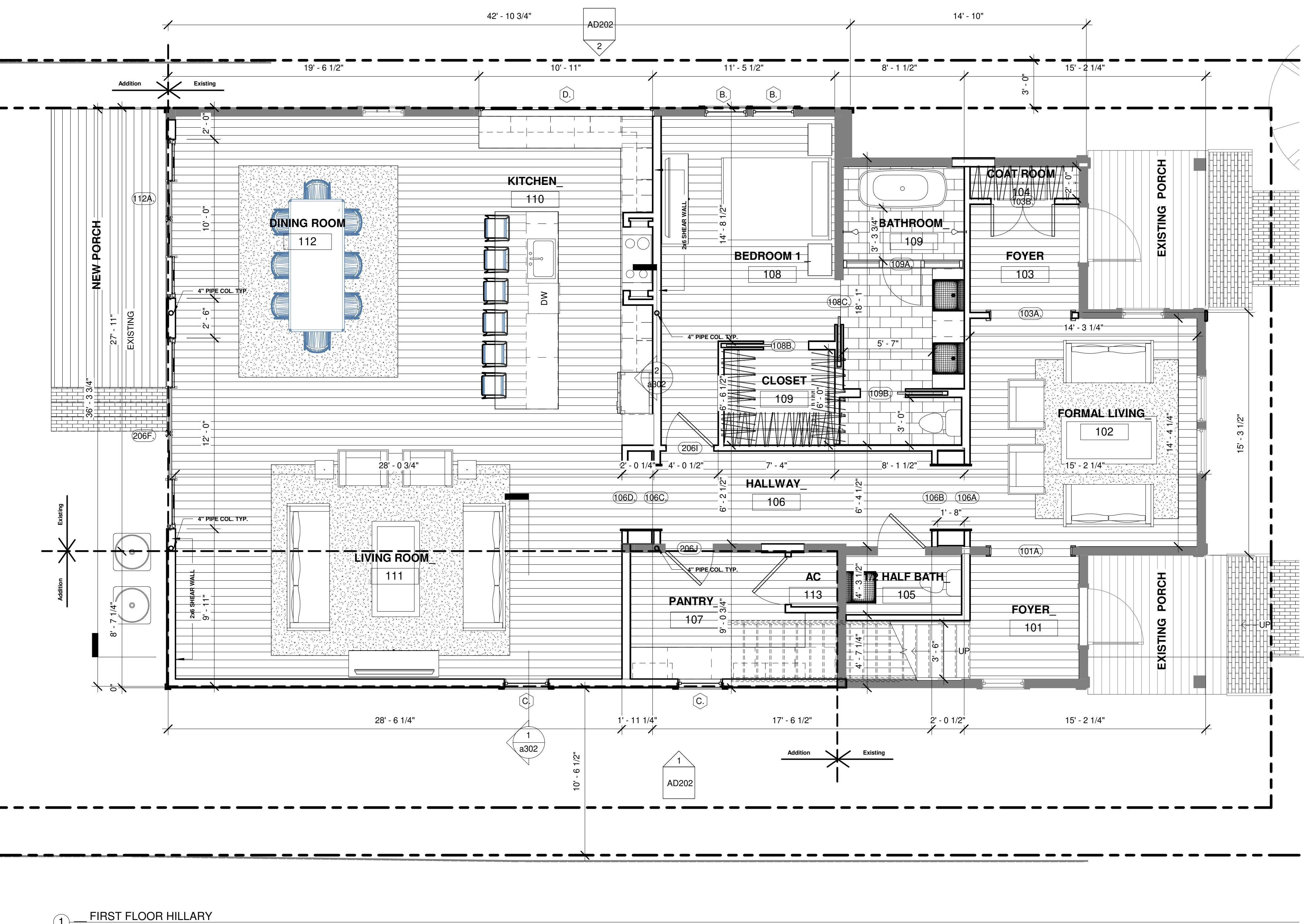
Interior Renovation

Hillary St.

SITE PLAN

2024.23

A050



Door Schedule			
Mark	Width	Height	Comments
101A.	5' - 0"	8' - 0"	CASE OPENING
103A.	5' - 0"	8' - 0"	CASE OPENING
103B.	4' - 0"	8' - 0"	INTERIOR SWING DOOR
104A.	4' - 0"	8' - 0"	BI FOLD DOORS
104B.	2' - 0"	8' - 0"	INTERIOR SWING DOOR
106C.	4' - 0"	8' - 0"	THICK CASE OPENING
106D.	4' - 0"	8' - 0"	THICK CASE OPENING
108B.	2' - 10"	8' - 0"	POCKET DOOR
108C.	2' - 10"	8' - 0"	POCKET DOOR
109A.	2' - 5"	8' - 0"	SHOWER DOOR
109B.	2' - 10"	8' - 0"	POCKET DOOR
112A.	10' - 0"	9' - 0"	NANO WALL W/ SAFETY GLAZING
202A.	2' - 10"	8' - 0"	INTERIOR SWING DOOR
203A.	2' - 10"	8' - 0"	INTERIOR SWING DOOR
203B.	6' - 0"	8' - 0"	SLIDER CLOSET DOOR
203C.	2' - 10"	8' - 0"	POCKET DOOR
205 A.	2' - 10"	8' - 0"	INTERIOR SWING DOOR
205B.	6' - 0"	8' - 0"	SLIDER CLOSET DOOR
205C.	2' - 10"	8' - 0"	POCKET DOOR
206A.	2' - 10"	8' - 0"	POCKET DOOR
206B.	2' - 0"	8' - 0"	INTERIOR SWING DOOR
206C.	2' - 7"	8' - 0"	SHOWER DOOR
206F.	12' - 0"	9' - 0"	NANO WALL W/ SAFETY GLAZING
207A.	2' - 10"	8' - 0"	POCKET DOOR
209A.	2' - 10"	8' - 0"	INTERIOR SWING DOOR
209B.	3' - 0"	8' - 0"	CASE OPENING
238.	2' - 10"	8' - 0"	INTERIOR SWING DOOR

Window Schedule				
Type Mark	Width	Height	Count	Comments
B.	2' - 8"	6' - 8"	2	DOUBLE HUNG
C.	2' - 9 1/2"	5' - 5"	2	DOUBLE HUNG
D.	11' - 0"	1' - 6"	1	FIXED
E.	2' - 11"	6' - 8"	1	DOUBLE HUNG
F.	2' - 8"	5' - 5 1/2"	8	DOUBLE HUNG W/ SAFETY GLAZING FOR WINDOWS NEAR STAIR
G.	4' - 0"	5' - 0"	1	DOUBLE HUNG W/ SAFETY GLAZING
KK.	5' - 0"	1' - 6"	1	FIXED W/ SAFETY GLAZING

ROOM SCHEDULE NEW		ROOM SCHEDULE NEW	
Name	Number	Name	Number
1/2 HALF BATH_	105	BEDROOM 1 _	108
BATHROOM_	206	BEDROOM 2_	203
BATHROOM_	204	BEDROOM 3_	205
BATHROOM_	109	BEDROOM 4_	209
TOTAL BATHROOMS	3 1/2	TOTAL BEDROOMS	4

Notes:

All Dimensions To New Walls Are To Face
Of Stud Unless Otherwise Noted.

All Dimensions To Existing Walls Are To Face
Of Existing Wall Gypsum Unless Otherwise Noted

EXISTING WALL : _____

NEW WALL :

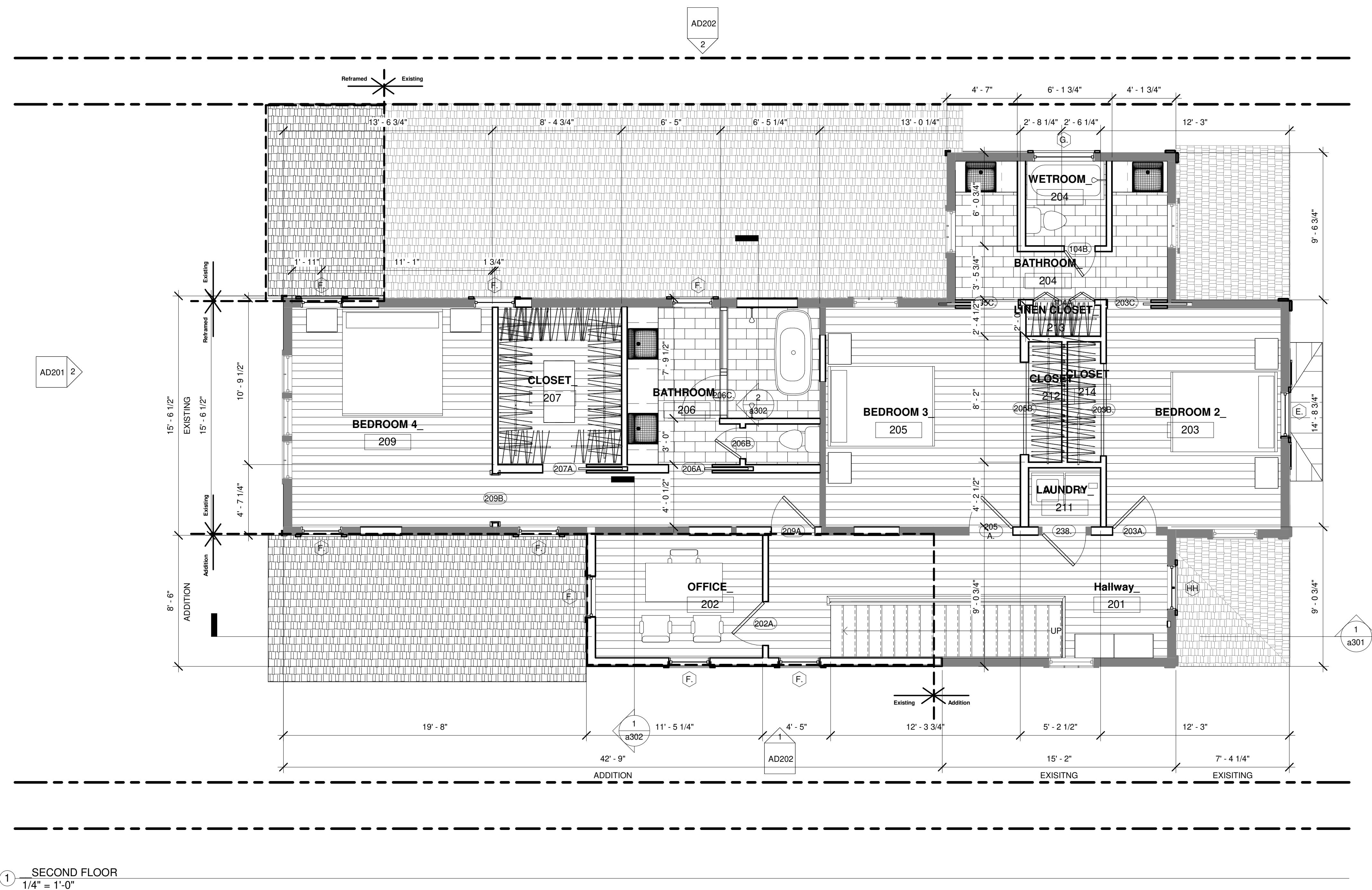


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Interior Renovation

Hillary St.

FIRST FLOOR PLAN



Notes:

All Dimensions To New Walls Are To Face Of Stud Unless Otherwise Noted.

All Dimensions To Existing Walls Are To Face
Of Existing Wall Gypsum Unless Otherwise Noted.

stair notes:

1. treads 10" minimum toe to toe
 2. risers 7 3/4" maximum
 3. handrails 2'-10"
 4. (3) 2x12 stringers
 5. 3-7/8" max spacing between balusters



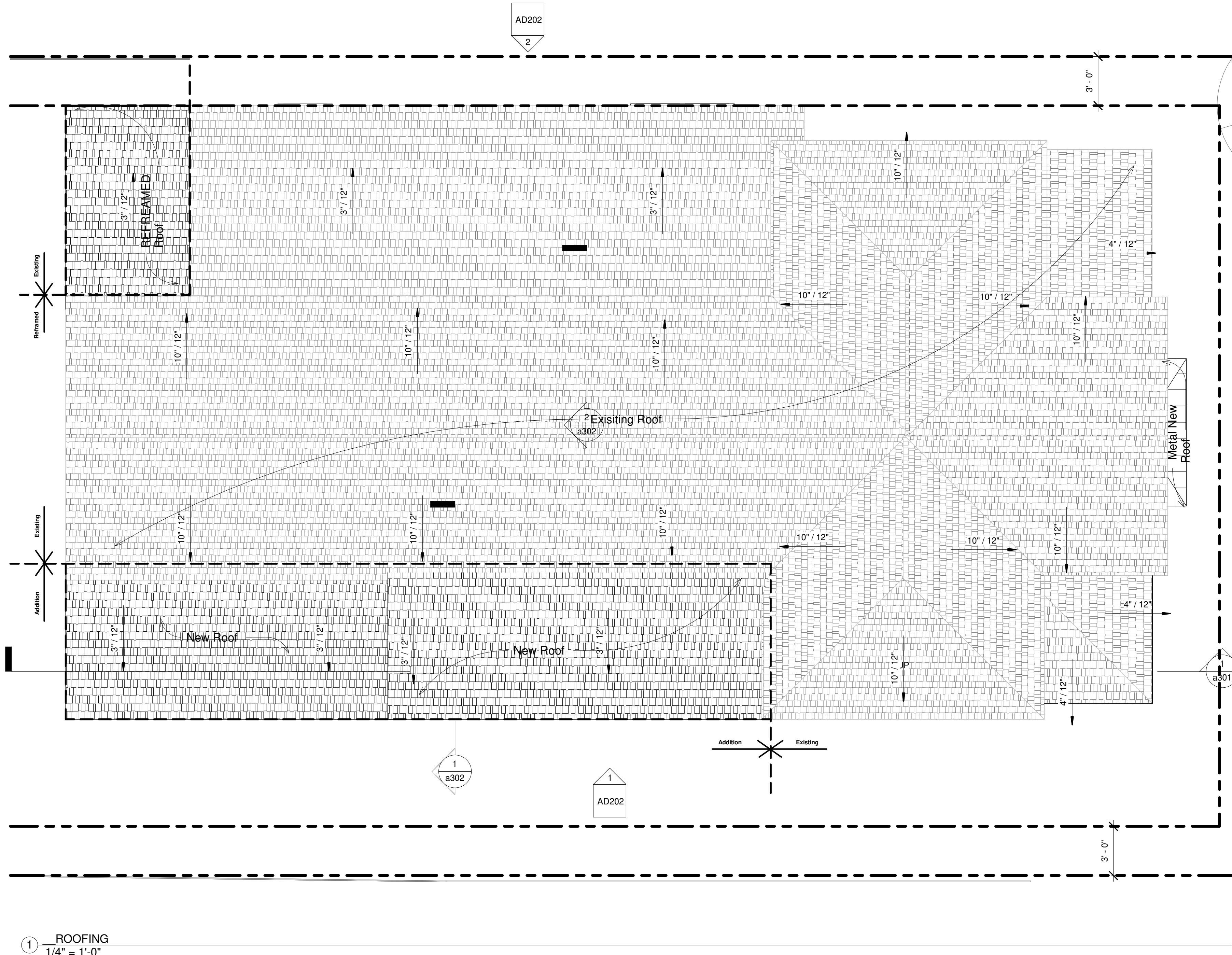
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Interior Renovation

Hillary St.

SECOND FLOOR PLAN

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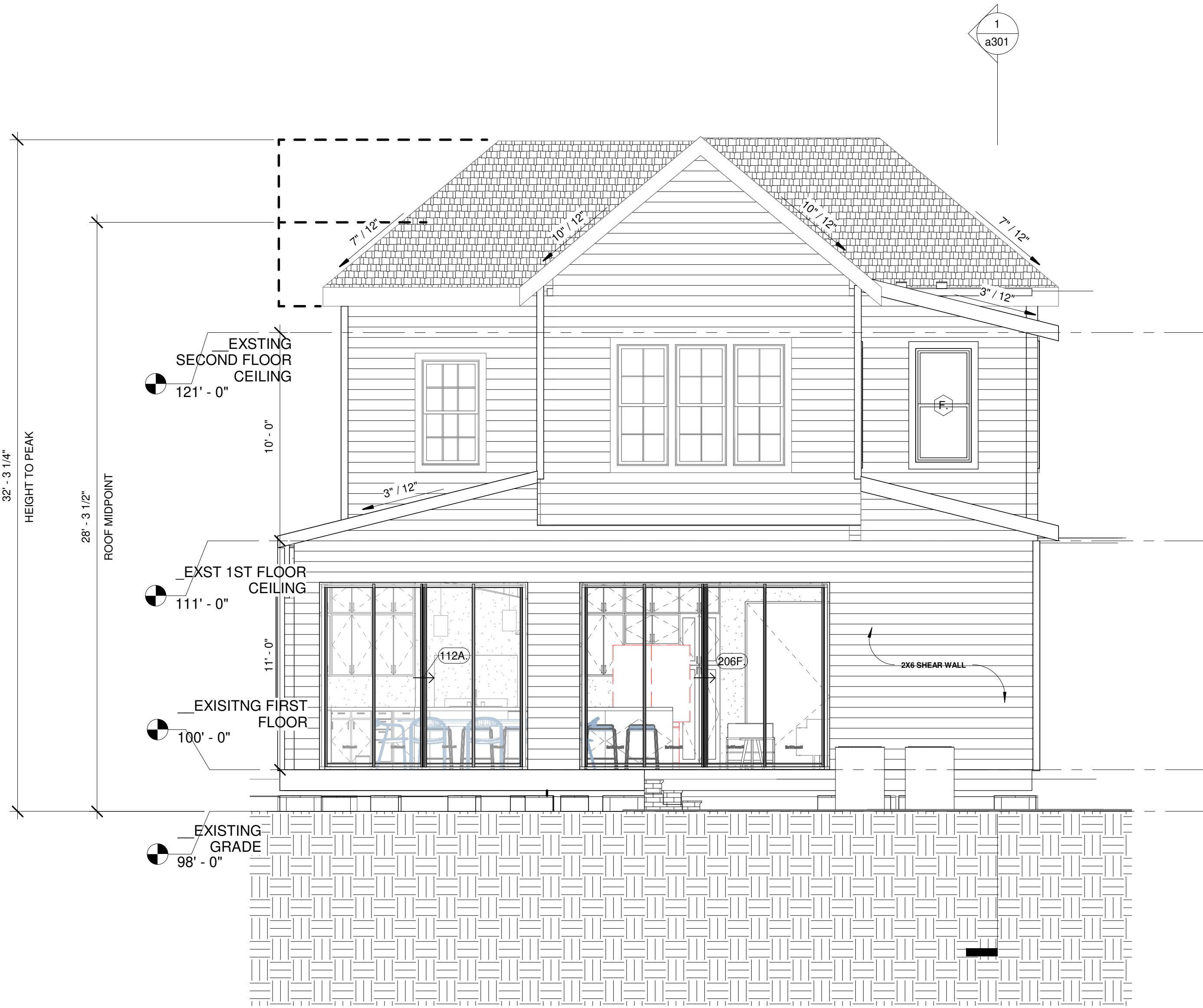
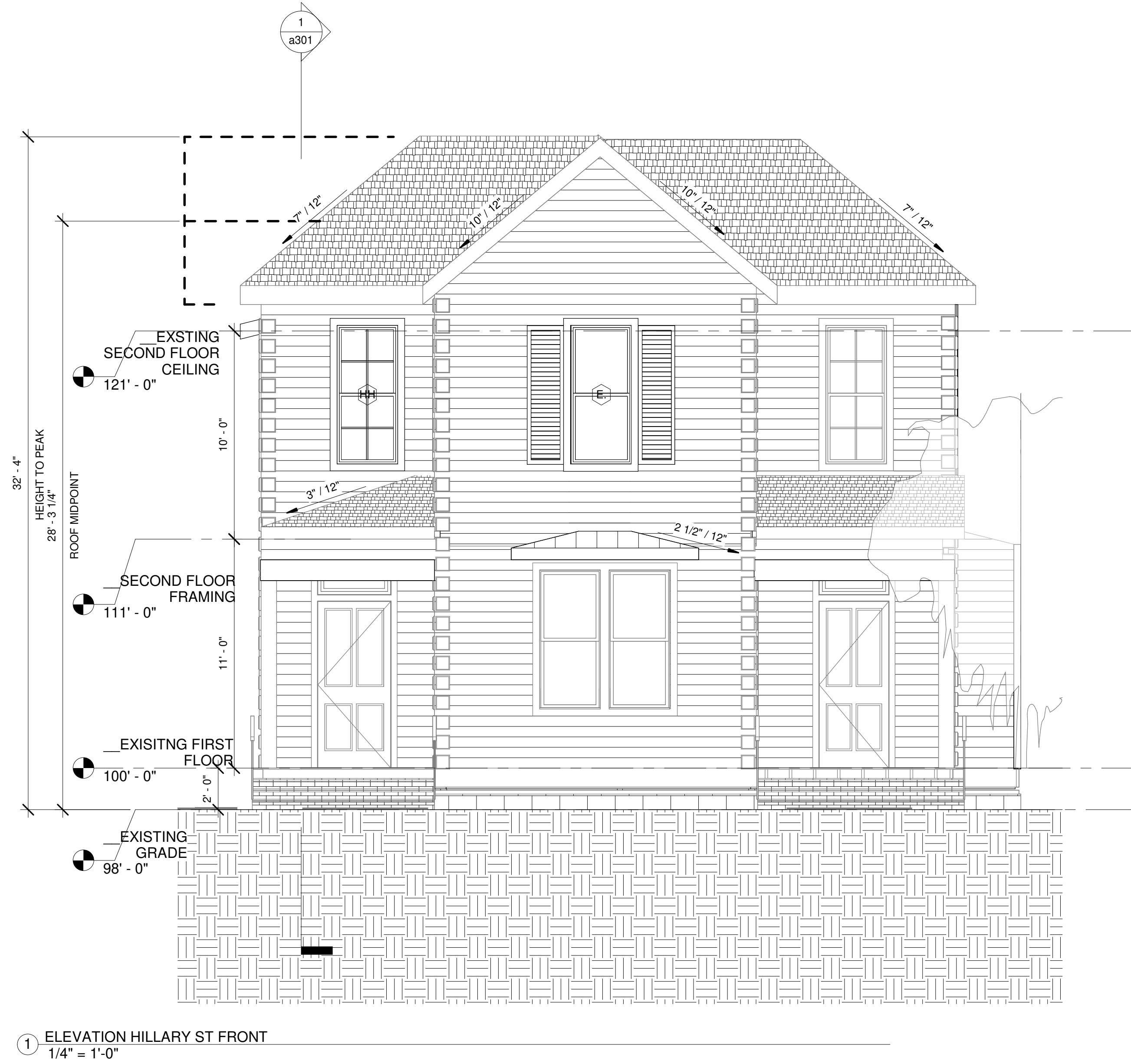
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Roof Plan

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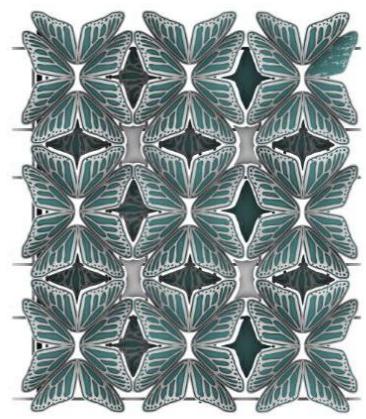
Hillary St.

EXTERIOR ELEVATIONS



stair notes:

1. treads 10" minimum toe to toe
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4. (3) 2x12 stringers
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Interior Renovation

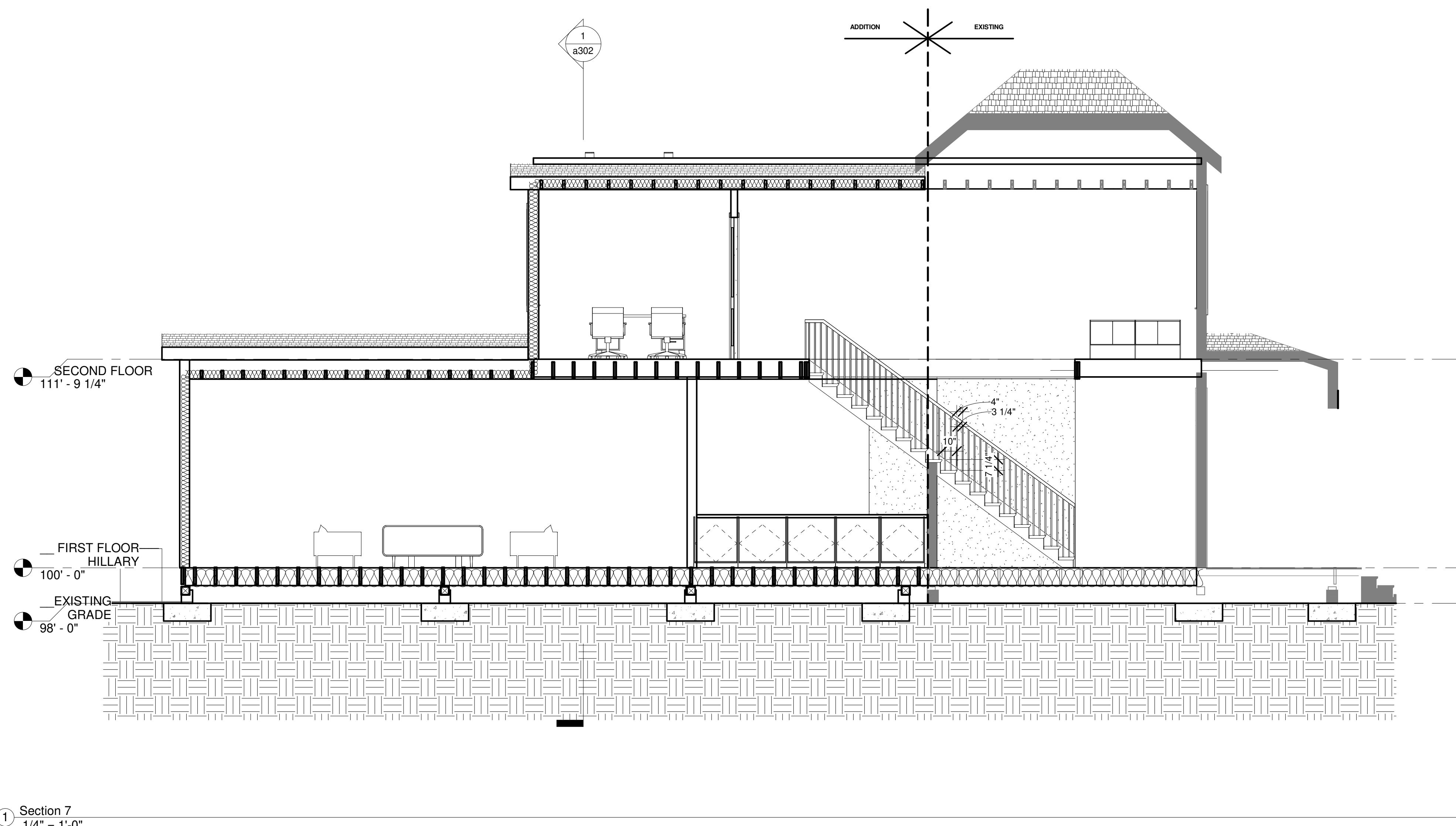
Hillary St.

EXTERIOR ELEVATIONS



stair notes:

1. treads 10" minimum toe to toe
 2. risers 7 3/4" maximum
 3. handrails 2'-10"
 4. (3) 2x12 stringers
 5. 3-7/8" max spacing between balusters



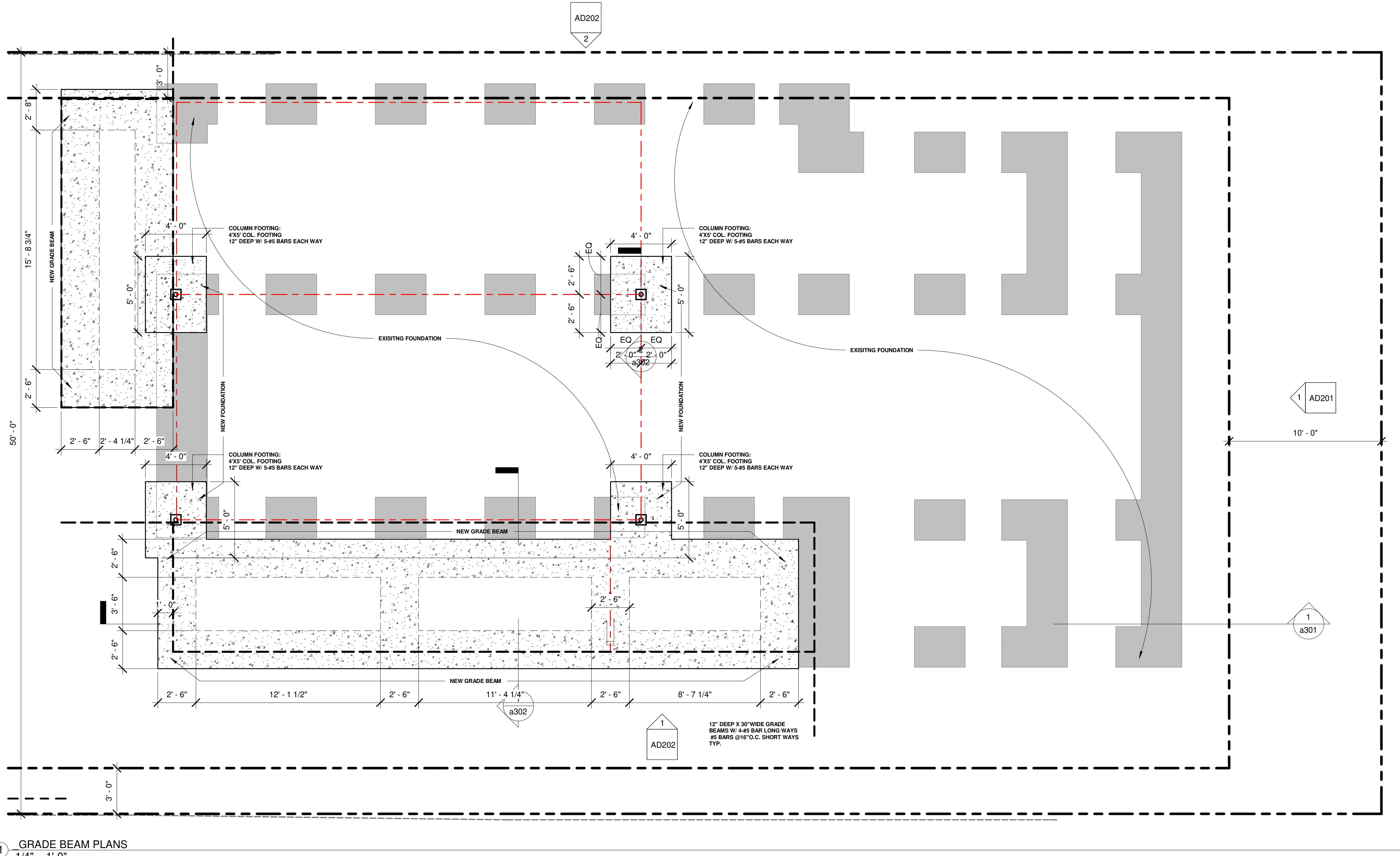
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Interior Renovation

Hillary St.

Building Sections

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**1 GRADE BEAM PLANS
1/4" - 1'-0"**

FOUNDATION NOTES:

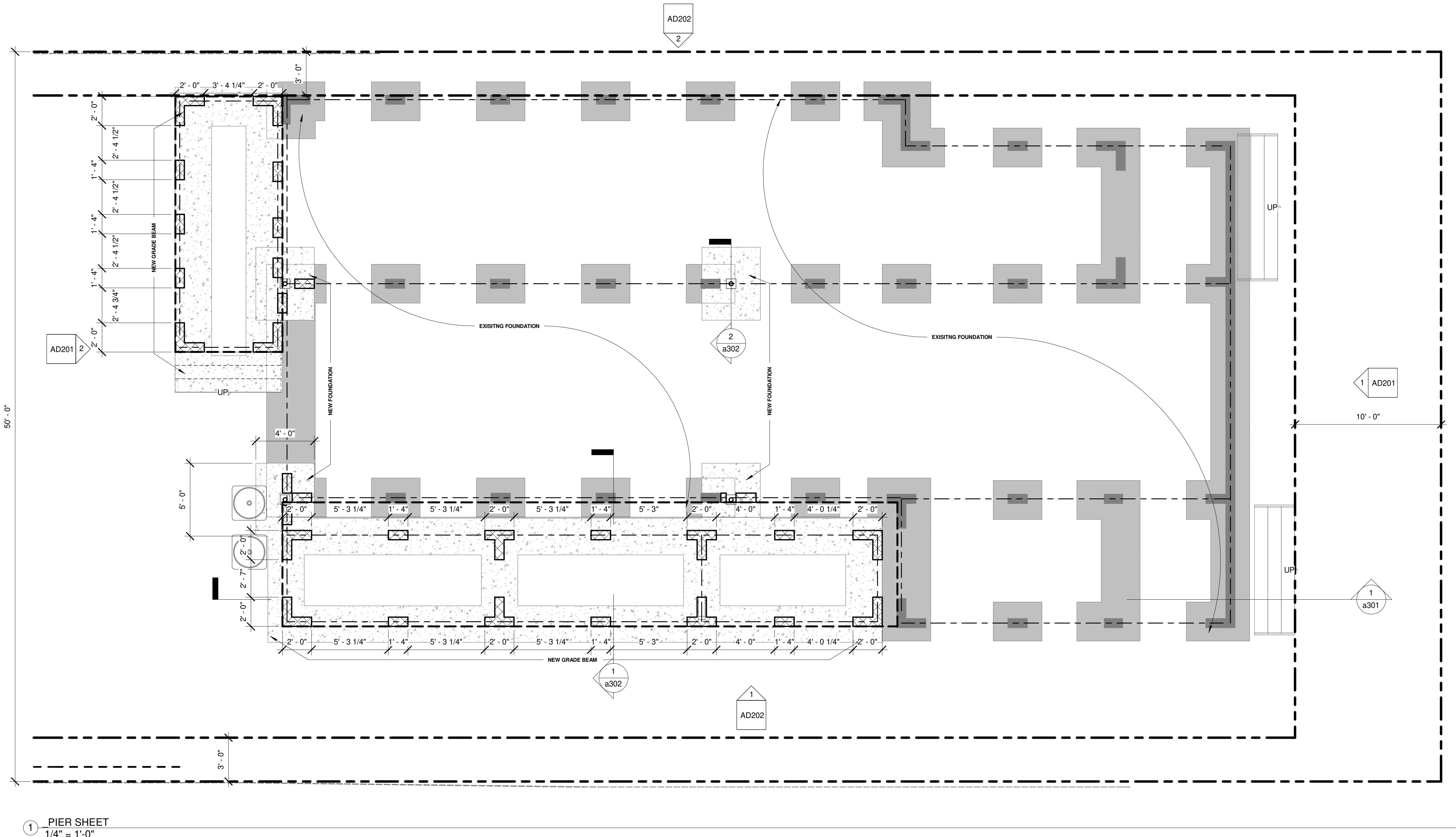
- 1) CONCRETE SHALL BE 3000 PSI AT 28 DAYS WITH 5" MAXIMUM SLUMP.
 - 2) REINFORCEING STEEL SHALL BE A.S.T.M A615 GRADE 60. WELDED WIRE FABRIC W.W.F SHALL CONFORM TO A.S.T.M. A185 REQUIREMENTS.
 - 3) FOUNDATION SLAB SHALL BE 4" THICK WITH 6X12 0/1 W.W.F REINFORCEMENTS. PROVIDE 12" OVERLAP BETWEEN SHEETS OF W.W.F. WHERE REQUIRED.
 - 4) GRADE BEAMS ARE ARE 2'6" WIDE X 12" DEEP WITH (4) #5 BARS CONT. LONG WAY AND #5 BAR @ 16" O.C. SHORT WAY. WHERE NECESSARY LAPSLICE BARS WITH 24" LAPS. PROVIDE FOUR CORNER BARS AT ALL CORNERS. BARS SHALL HAVE 2" COVER ON GRADE BEAM SIDES AND 3" COVER GRADE BEAM BOTTOMS.
 - 5) CHECK PIER PLAN AND SECTIONS FOR LOCATION OF ANCHOR BOLTS AND SLOPES, ECT.
 - 6) ALL FILL TO BE THOROUGHLY COMPACTED PUMPED RIVER SAND.
 - 7) PROVIDE TERMITE TREATMENT PER CODE.
 - 8) MAXIMUM SOIL BERRING PRESSURE= 800 PSF.

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Interior Renovation

Hillary St.

GRADE BEAM SHEET



PIER FOUNDATION NOTES:

- 1) CONCRETE BLOCK (CMU) SHALL BE 8X8X16 HALLOW LOAD BEARING LIGHTWEIGHT MODULAR BLOCKS ASTM C 90, TYPE I, GRADE N-1.
 - 2) MOTAR SAHLL BE ASTM C270, TYPE M OR S.
 - 3) CONCRETE FOR FILLING BLOCK SHALL BE 2,500 PSI PEA GRAVEL CONCRETE.
 - 4) PROVIDE ONE #5 BAR VERTICAL EACH PIER, THREE AT TEE'S AND CORNERS. PROVIDED HORIZONTAL WALLS REINFORCING EVERY OTHER COURSE IN CMU WALL.
 - 5) FILL ALL CELLS IN PIERS WITH CONCRETE.

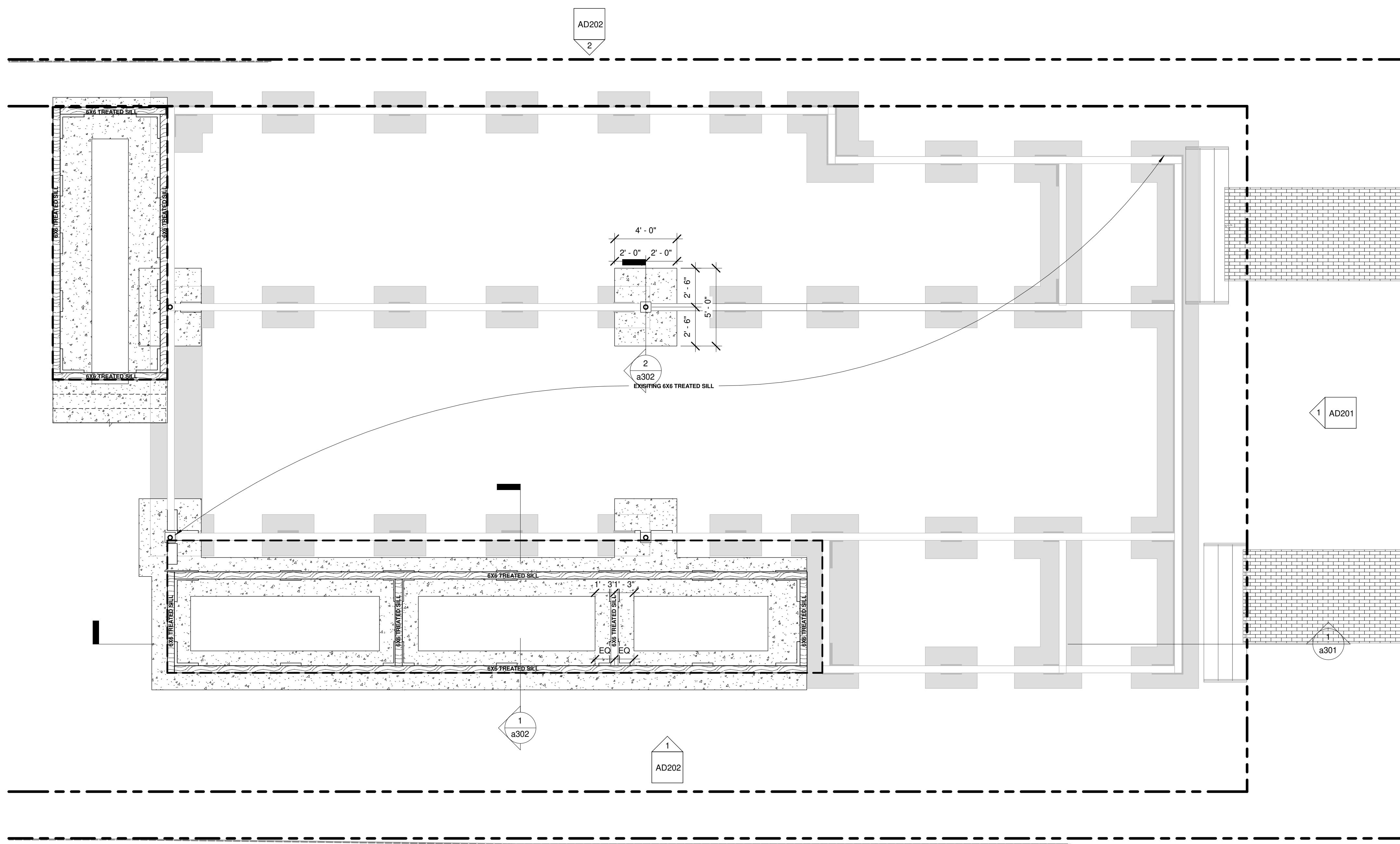
Interior Renovation

Hillary St.

PIER SHEET

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s102



SILL PLANS

1/4" = 1'-0

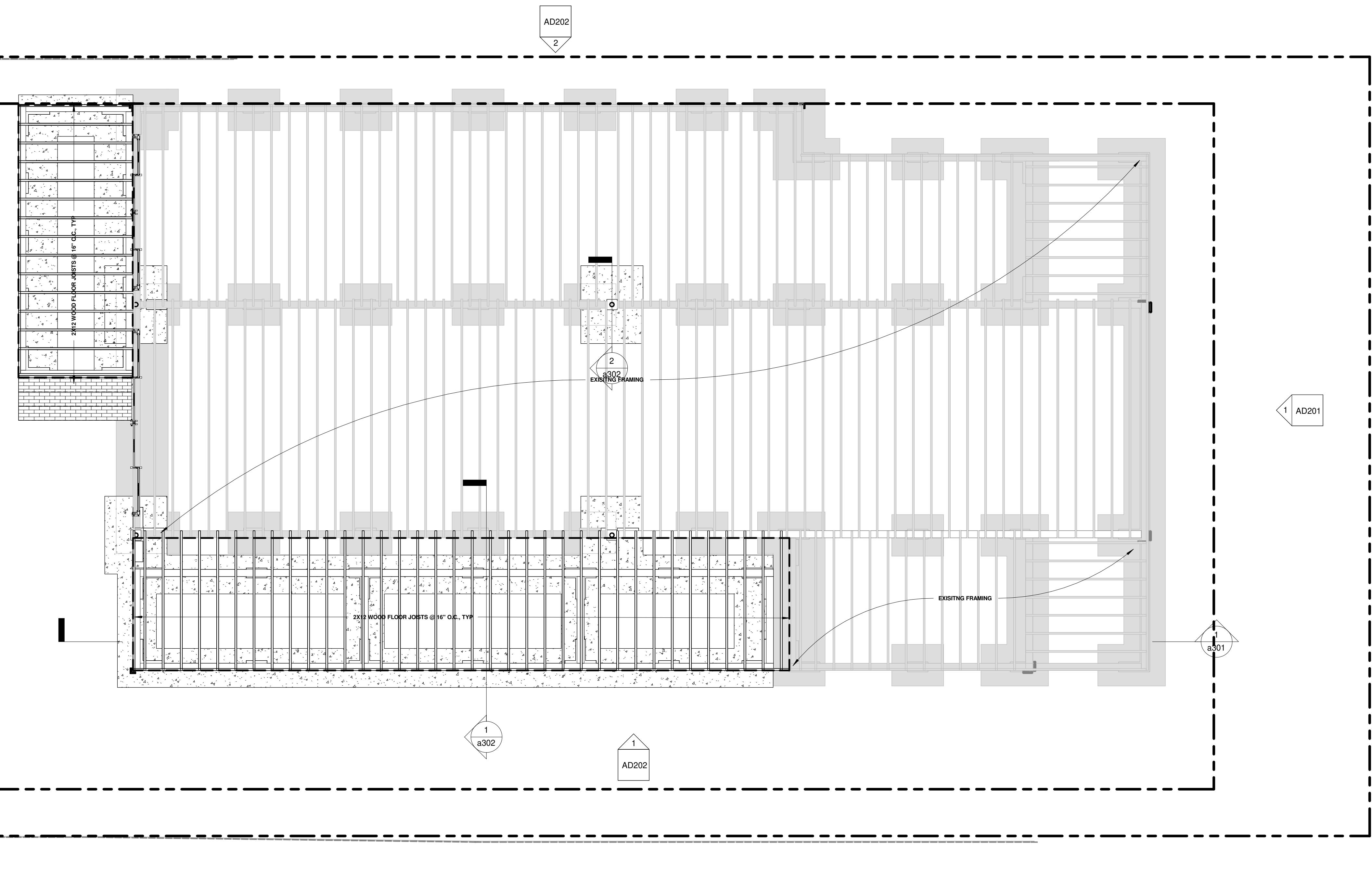
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SILL SHEET

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1 FIRST FLOOR FRAMING
1/4" = 1'-0"

Framing Notes:

1. provide double joists under walls parallel to joist span.
 2. provide solid blocking below bearing walls perpendicular to joist span.
 3. provide rows of bridging @ 8'-0" o.c. [max] for joists spans over 10'-0"
 4. provide solid blocking below columns.

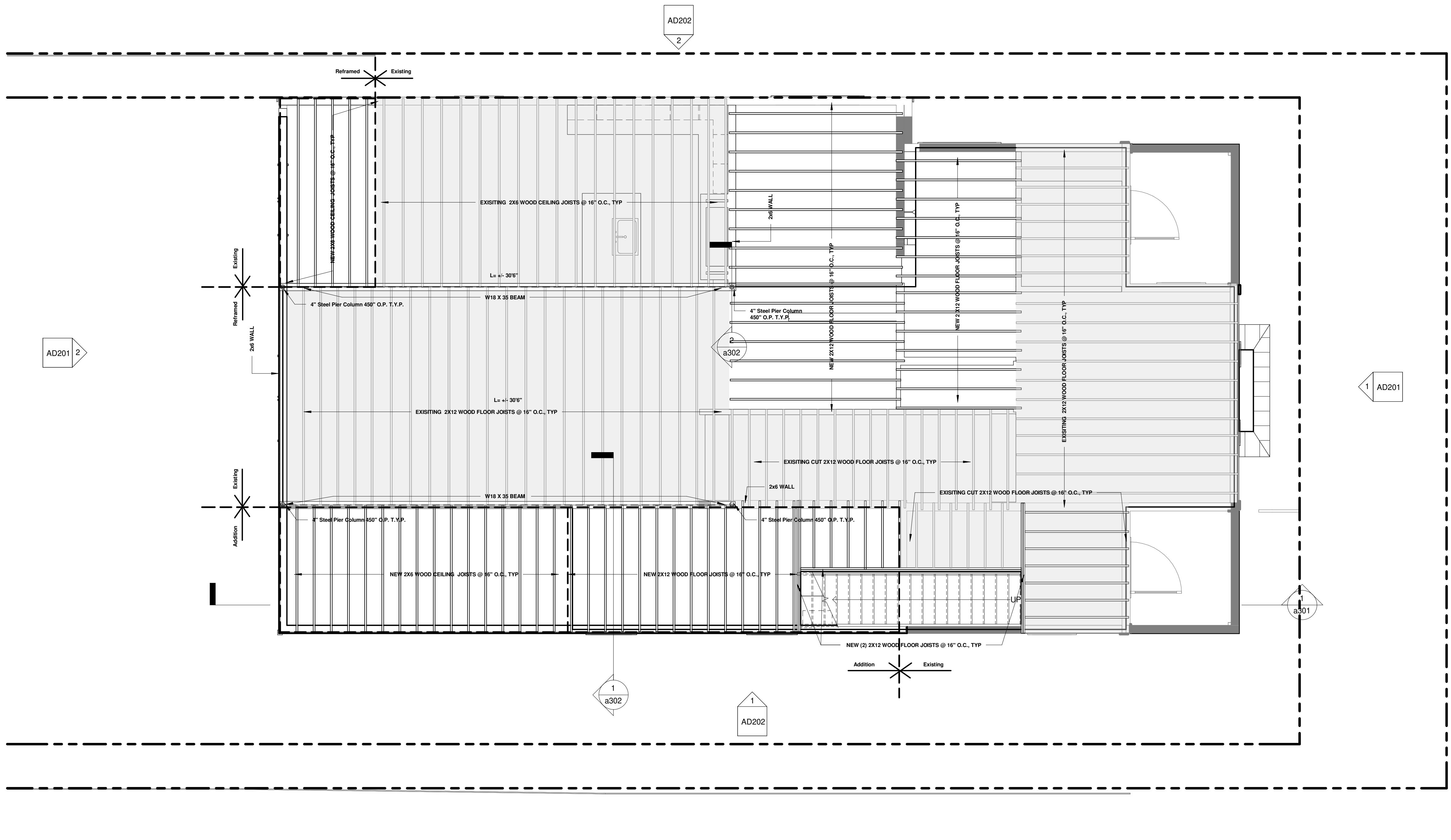
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Interior Renovation

Hillary St.

Framing Plans_First Floor Joist

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1 SECOND FLOOR FRAMING
1/4" = 1'-0"

Framing Notes:

1. provide double joists under walls parallel to joist span.
 2. provide solid blocking below bearing walls perpendicular to joist span.
 3. provide rows of bridging @ 8'-0" o.c. [max] for joists spans over 10'-0"
 4. provide solid blocking below columns.

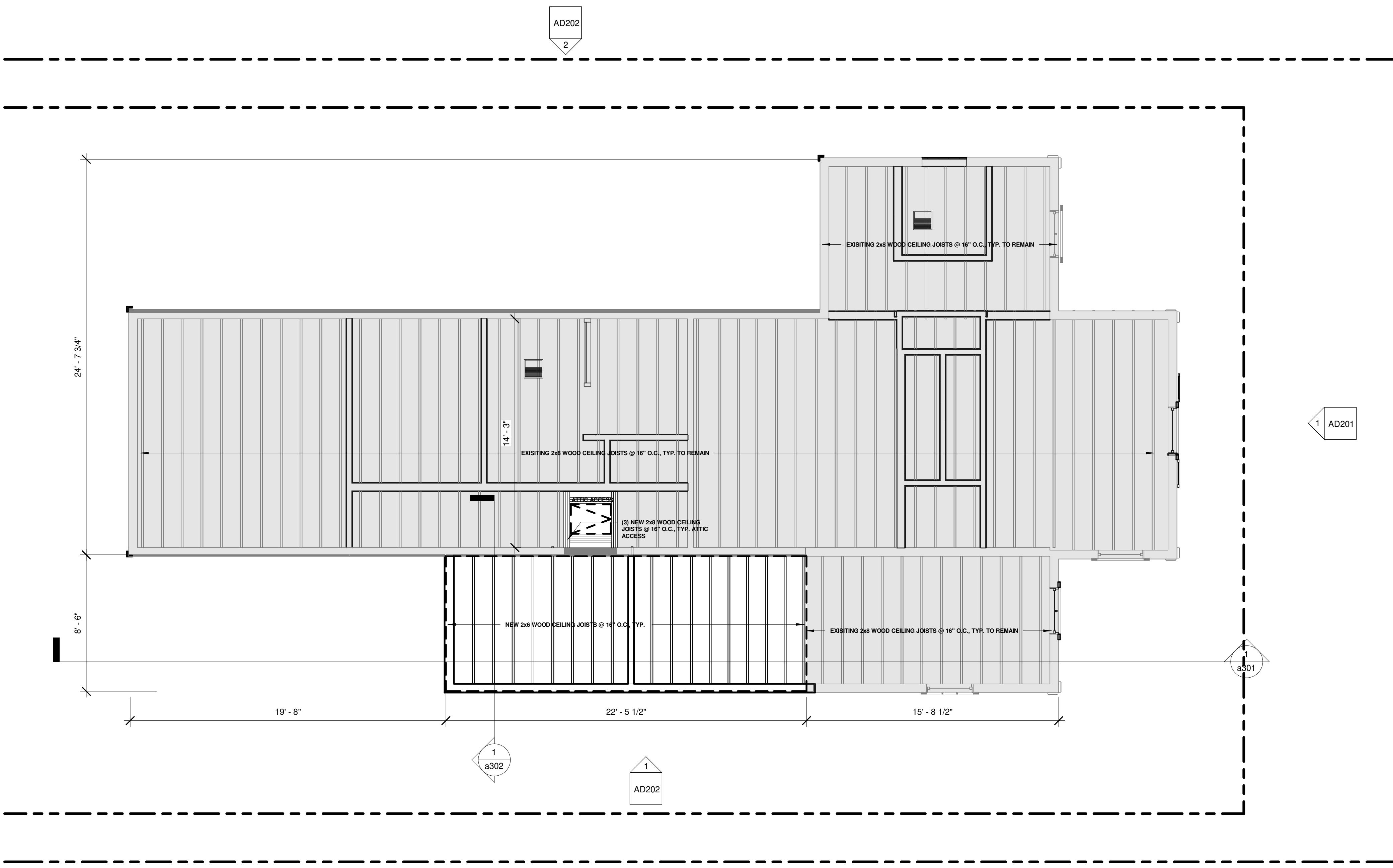
 framing notes
12" = 1'-0"

Interior Renovation

Hillary St.

Framing Plans Second Floor Joist

2024.23



1 PROPOSED CEILING SECOND
1/4" = 1'-0"

wind load connectors

location	type	loads
roof rafters to top plate	simpson h 10 A each rafter	required allowable 678 # 1,140 #
top plate to studs 2nd story studs	1/2" windstorm o.s.b. top plate to stud 2 row 8d nails @4.5" staggered	required allowable 339 plf 347 plf
2nd story studs to 2x12 band @ second floor	1/2" windstorm o.s.b. 2 rows w/ 8d nails @ 5" o.c. staggered	required allowable 339 plf 347 plf
first story studs to band joist @ first floor	1/2" windstorm o.s.b. 2 rows w/ 8d nails @ 5" o.c. staggered	required allowable 273 plf 312 plf
first story studs to band joist @ first floor	1/2" windstorm o.s.b. 2 rows w/ 8d nails @ 5" o.c. staggered	required allowable 273 plf 312 plf
band joist to to 6x6 sill	1/2" windstorm o.s.b. w/ 2 rows 8d nailes @ 6" o.c.	required allowable 213 plf 260 plf
6x6 sill to cmu piers	5/8th x 24" anchor bolt w/ 2 oversize washer and 2 hex nuts, each pier	required allowable 1,278 # 2,520 #
cmu piers to concrete footings	1- #5bar x 36" long each pier	required allowable 1,218 # 3,720 #

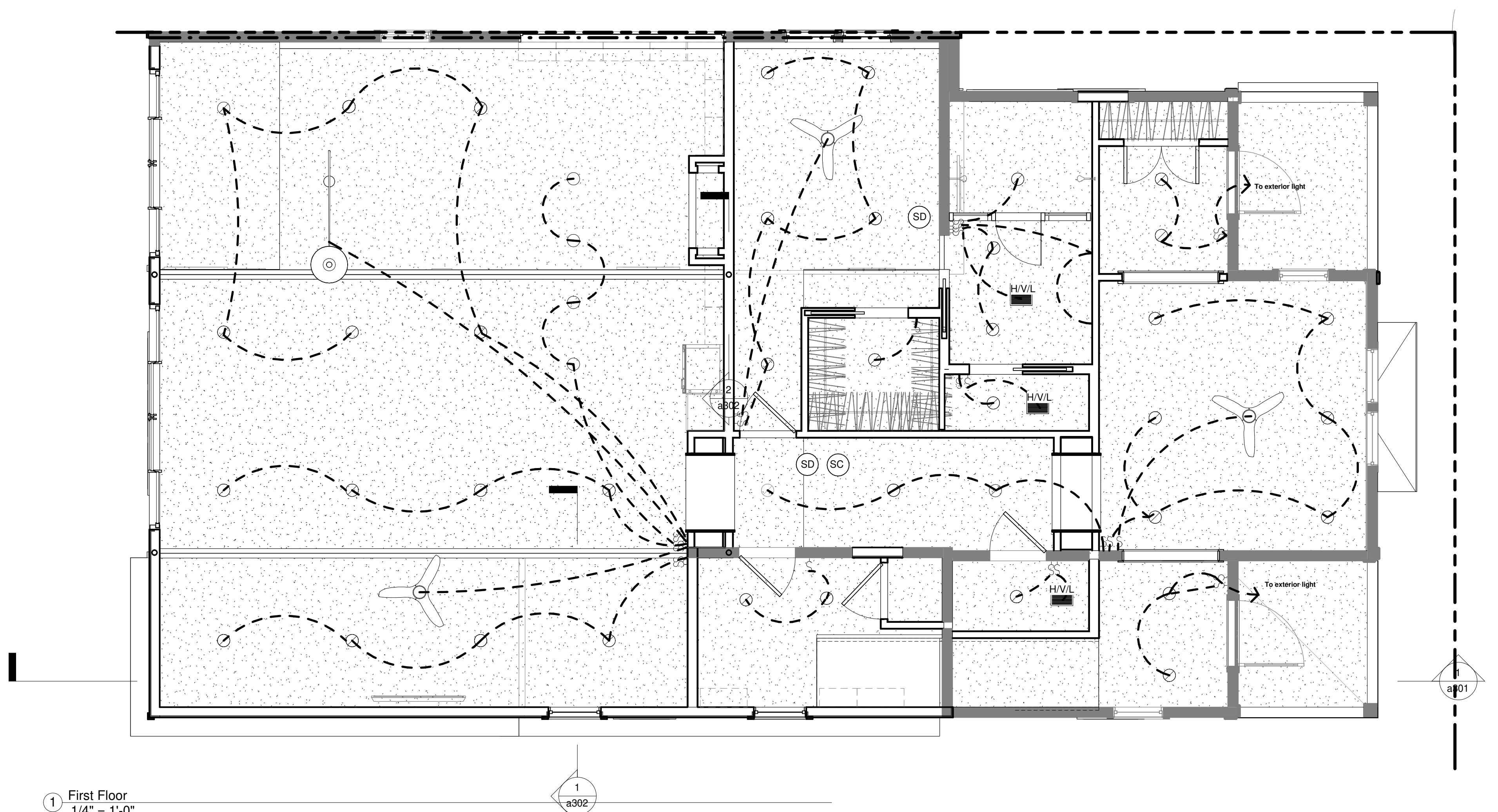
wind load connectors
12" = 1'-0"

Interior Renovation

Hillary St.

Framing Plans Addition Ceiling Framing

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1 First Floor
1/4" = 1'-0"

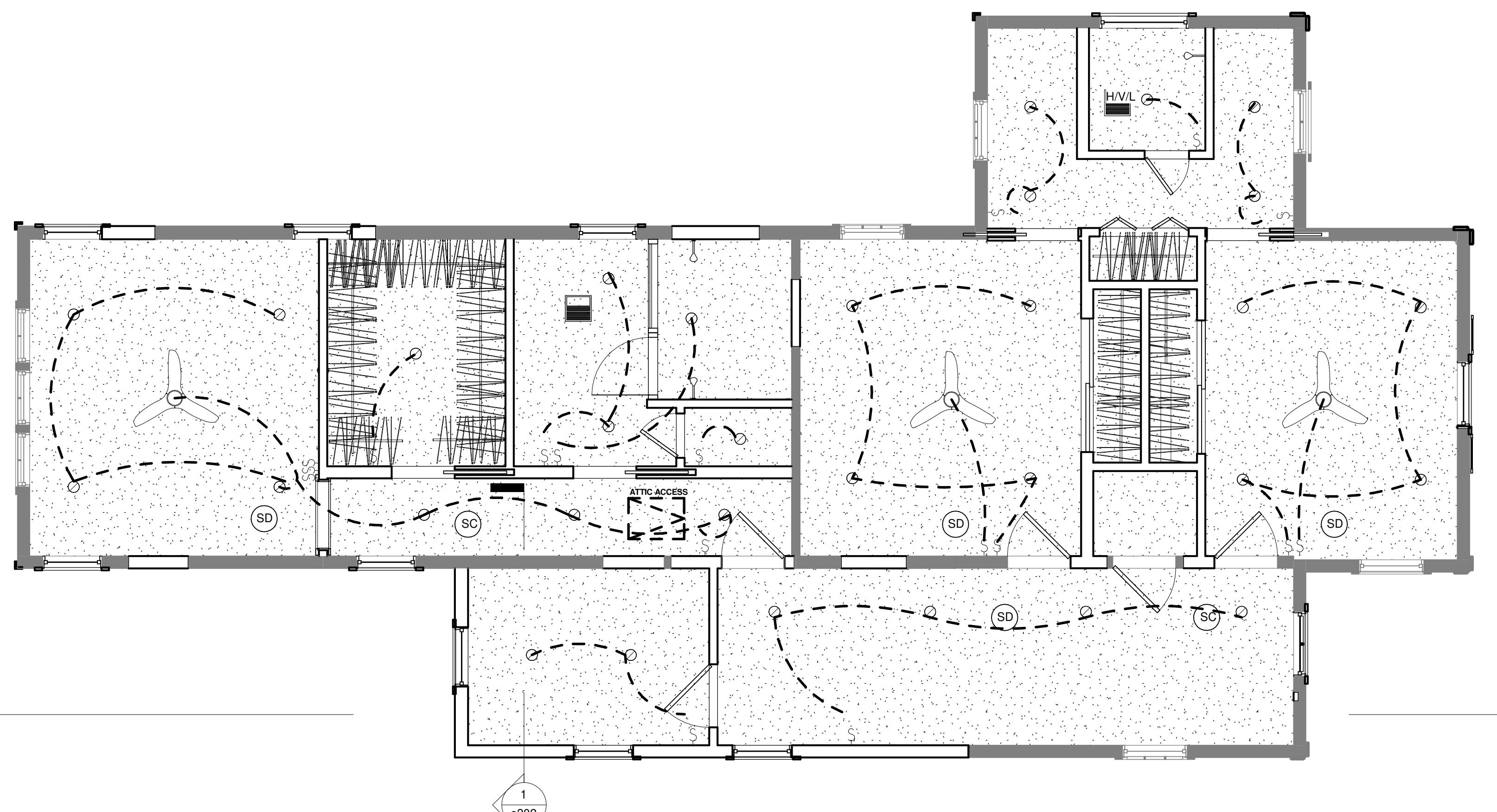


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Hillary St.

electrical plan



4 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

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e101