

58'-6"

11'-6" 16'-6" 13'-6" 17'-0"

6" 5'-3" 5'-4" 5" 8'-3" 8'-3" 6" 6'-3" 6'-3" 6"

edge of deck above overhang floor joists in this area Edge of deck above 4x4 p.t. post 8"x42" conc. pier (6 places) 4'-6" braced wall panel

2-2x8's p.t. above 2-2x8's p.t. above 2-2x8's p.t. above 2-2x8's p.t. above

edge of deck above 9'-11" 15'-8" 15'-8" 16'-6" 2x6 wall

pressure treated 2x8's p.t. above 11.875" T.J.I. floor joists 350 series 16" o.c. pressure treated 2x8's p.t. above 4x4 p.t. post 8"x42" conc. pier (6 places)

edge of deck above 10'-7" 9'-9" 7'-4" 16'-6" 'drop conc. wall in this area for walk out basement

4x4 p.t. post 8"x42" conc. pier (6 places) 2-2x8's p.t. above 2-2x8's p.t. above 2-2x8's p.t. above 2-2x8's p.t. above

edge of deck above 10'-7" 9'-9" 7'-4" 16'-6" 24"x24"x12" conc. flg 4" lally col. 11.875" T.J.I. floor joists 350 series 16" o.c.

2-1.75x9 1.5 Rigidlam Ivl beam above by Roseburg 3-1.75x9 1.5 Rigidlam Ivl beam above by Roseburg 3-1.75x9 1.5 Rigidlam Ivl beam above by Roseburg

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BEAM C BEAM B BEAM A 24"x24"x12" conc. flg 4" lally col. 11.875" T.J.I. floor joists 350 series 16" o.c.

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20'-6" 12'-0" 9'-6" 16'-6"

10'-8" 9'-10" 13'-6" 4'-0" 7'-3" 4'-0" 13'-2" 9'-1" 16'-10" 1'-1" 59'-10"

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unexcavated  
\*At doors drop conc walls below conc. slab

Wine Cellar  
4" conc. slab  
6" gravel base  
4" conc. slab

Walk-Out Basement  
9' walls  
6" gravel base  
4" conc. slab

Landing  
up  
to 1<sup>st</sup> floor

2x6 wall  
'drop conc. wall in this area for walk out basement

4x4 p.t. post 8"x42" conc. pier (6 places)

4x4 p.t. post 8"x42" conc. pier (6 places)

edge of deck above

pressure treated 2x8's p.t. above

edge of deck above

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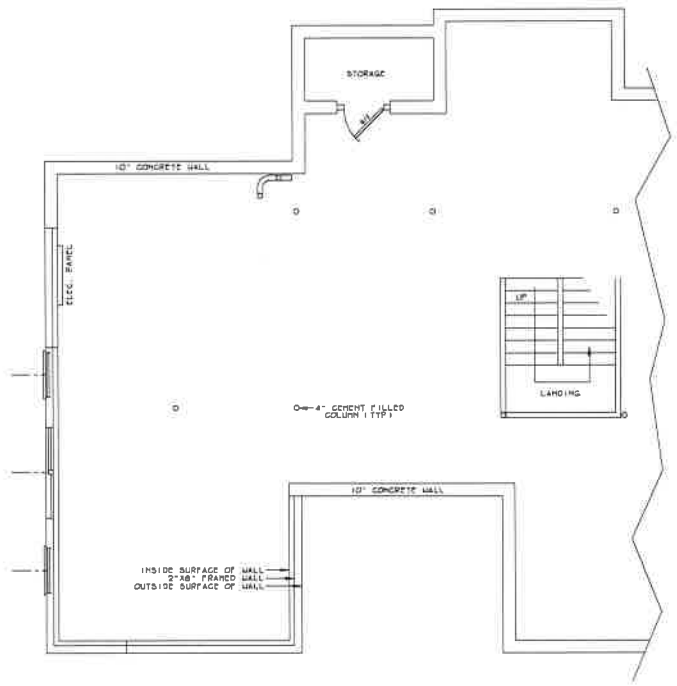
edge of deck above

pressure treated 2x8's p.t. above

edge of deck above

pressure treated 2x8's p.t. above

edge of deck above

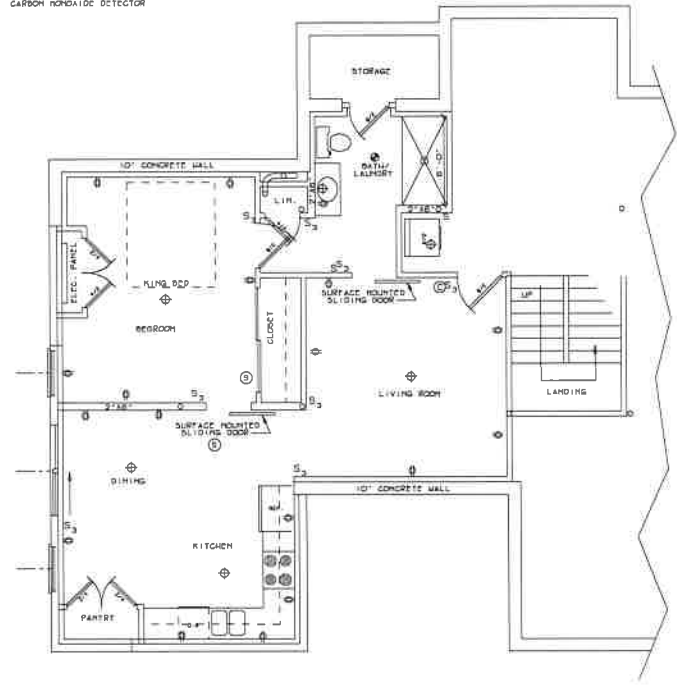


PARTIAL EXISTING  
BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

**LEGEND**

- SINGLE POLE SWITCH
- ⊖ DOUBLE POLE SWITCH
- ⊕ ELECTRICAL OUTLET
- ⊕ LIGHT FIXTURE
- ⊖ RECESSED LIGHT
- △ PHONE JACK
- ⊖ SMOKE DETECTOR (AC-DC)
- ⊖ EXHAUST FAN - LIGHT
- ⊕ CEILING FAN
- ⊖ CARBON MONOXIDE DETECTOR

NOTE:  
ELECTRICAL WIRING DIAGRAM IS FOR  
CONCEPTUAL PURPOSES ONLY - FINAL LO-  
CATION AND TYPE OF FIXTURE IS TO BE  
DETERMINED BY OWNER - ALL WIRING  
SHALL BE DONE IN ACCORDANCE WITH  
LOCAL CODES AND REGULATIONS, AND  
COMPLIANCE WITH SUCH IS THE RESPON-  
SIBILITY OF THE ELECTRICAL CONTRACTOR.



NEW  
BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

DESIGN INFORMATION  
TOTAL SQ. FT. LIVING AREA ADDED: 780'

PLAN CODE "BROW"

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CONSTRUCTION DESIGN LLC

PROJECT:  
CUSTOM IN-LAW APT.,  
BROWNING RESIDENCE

DRAWN FOR:  
MIKE BROWNING  
157 WHISTLING STRAITS DRIVE  
SOUTHINGTON, CT 06489  
804-552-1697

DRAWN BY:  
CONSTRUCTION  
DESIGN LLC  
85 HOPKINS ROAD  
NORTHFIELD, CT 06778  
(860) 263-7233

DATE: JAN, 2021  
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