

10 Ludlow Terrace - Renovation Notes

Main Level Wall Removals

Currently the main level of this structure consists of a kitchen, dining area and living area, which are divided with two walls (one supporting, one non-supporting). Both walls will be removed to create an "open concept". The supporting wall will have two temporary walls constructed on either side of the existing wall, the existing wall will then be removed, we will then install two 11-7/8 LVL's which will be glued and screwed together, this will be placed in the ceiling which will be supported on either end with three 2x4's. All existing ceiling joists (2x6) will be secured to this new beam with ACQ rated joist hangers. The total width of this structure is 24', the beam span is 20', the beam will be supporting 2x6 ceiling joists.

Rear Entry Door Replacement

Currently this structure has a 32"x80" entry door, this will be removed and the opening will be closed. To the left of this existing door, is a bank of three windows. These will be removed and in their place we will be installing a 60"x80" "french style" patio door.

Insulation

All exterior walls and ceilings will remain un-disturbed, with the exception of the rear kitchen wall, which will be removed of all drywall and insulation in order to accommodate updated electrical and plumbing. Once complete, we will install R-11 fiberglass batt insulation in the 2x4 wall prior to the installation of new drywall.