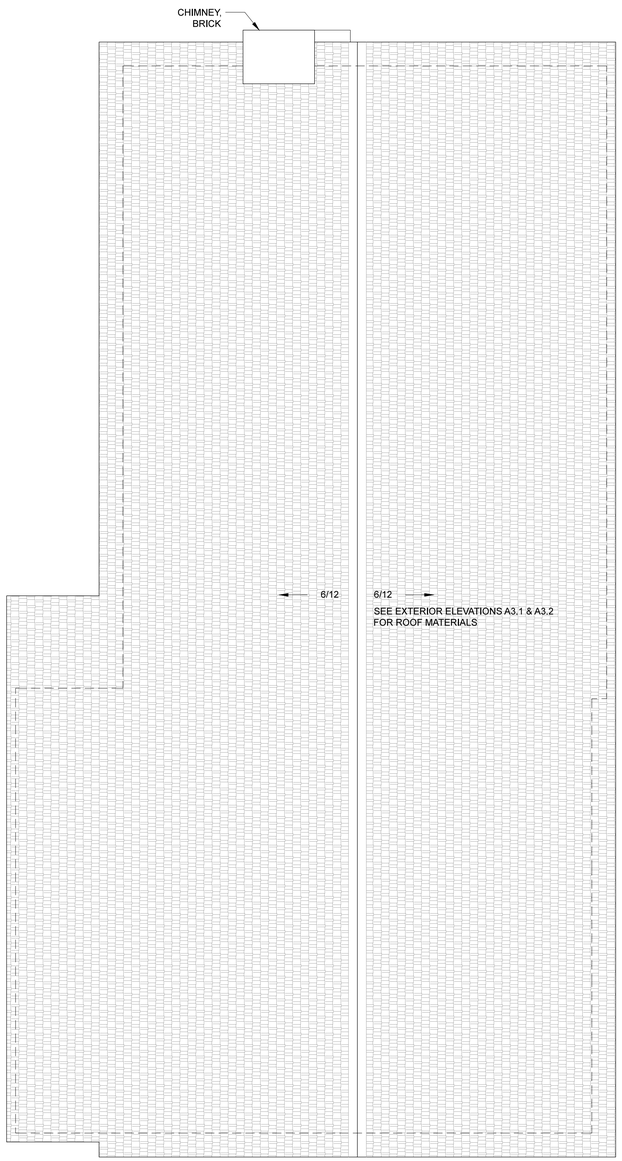
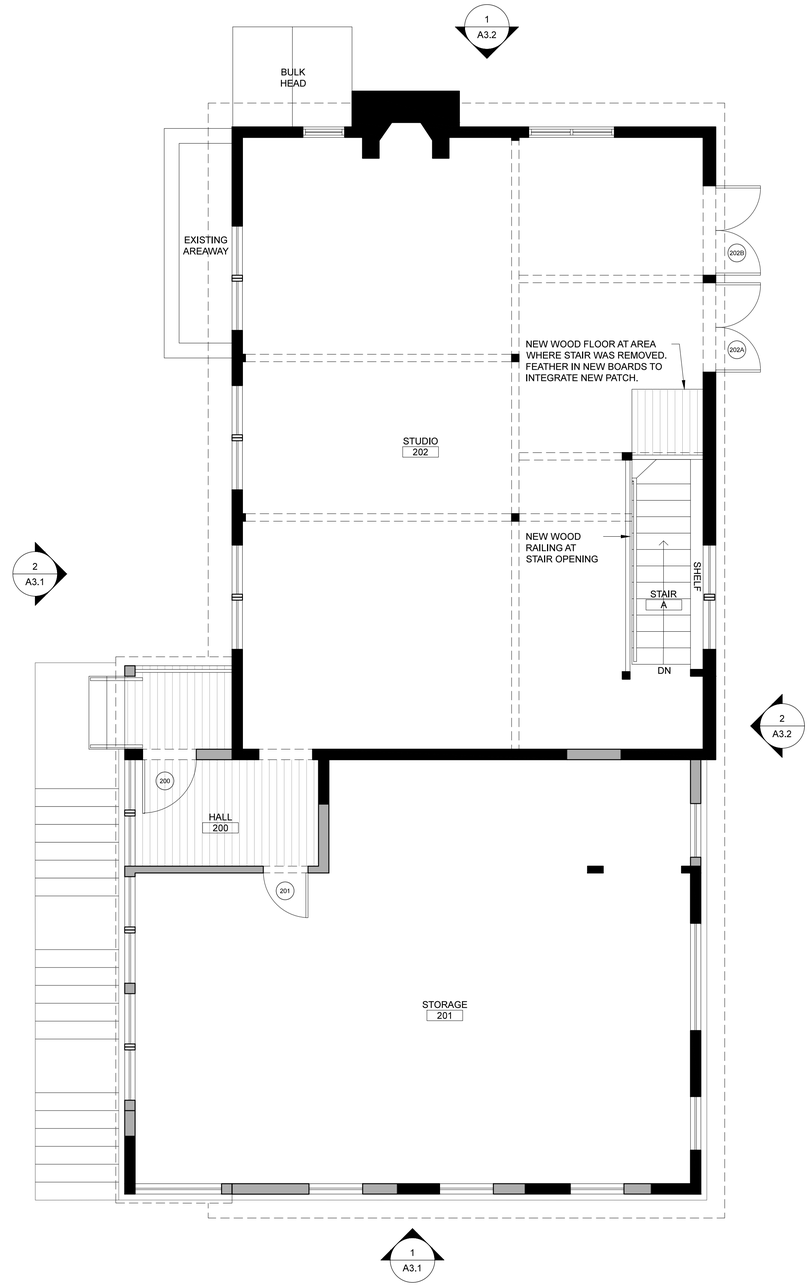
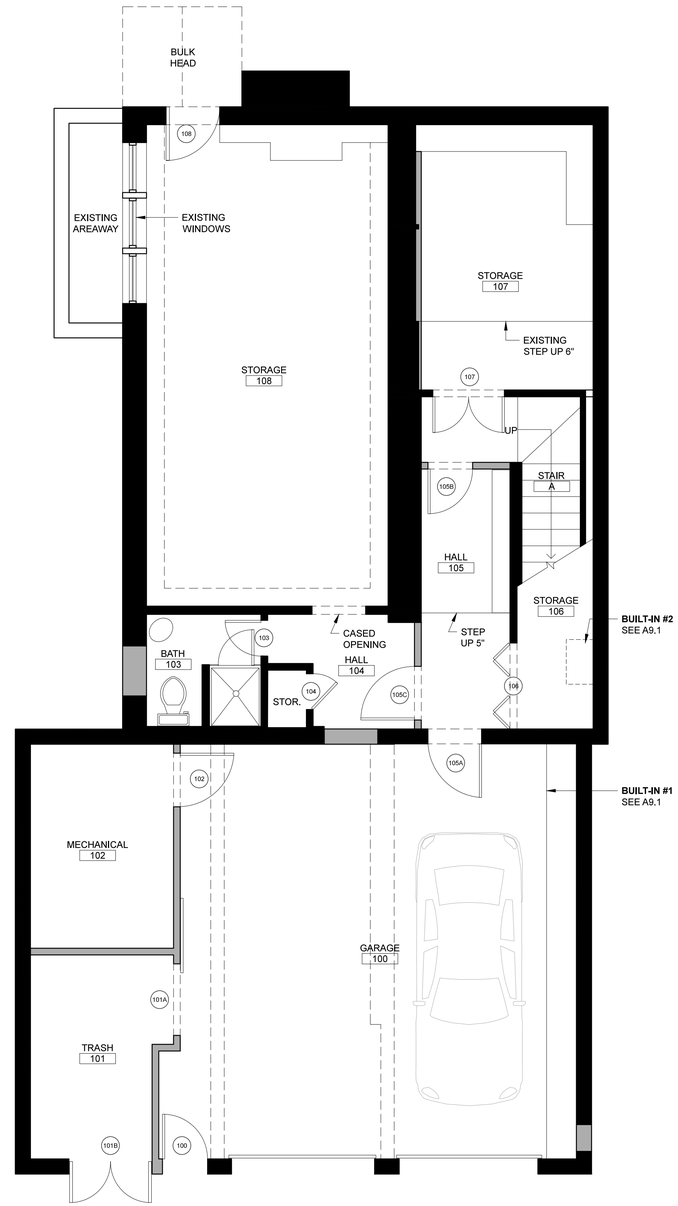


3 ROOF PLAN
SCALE: 1/4"=1'-0"



2 MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"



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

POOL HOUSE SQUARE FOOTAGE CALCULATIONS:

	Net SF (NSF)	Gross SF (GSF)
MAIN FLOOR	1,580 NSF	1,701 GSF
BASEMENT*	956 NSF	1,198 GSF
2-CAR GARAGE	521 NSF	547 GSF

*BELOW GRADE EXCEPT FOR NORTH FACADE

WALL KEY:

EXISTING WALLS TO REMAIN
PROPOSED NEW WALLS

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Sheet Title: FLOOR AND ROOF PLANS

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Scale: 1/4" = 1'-0"
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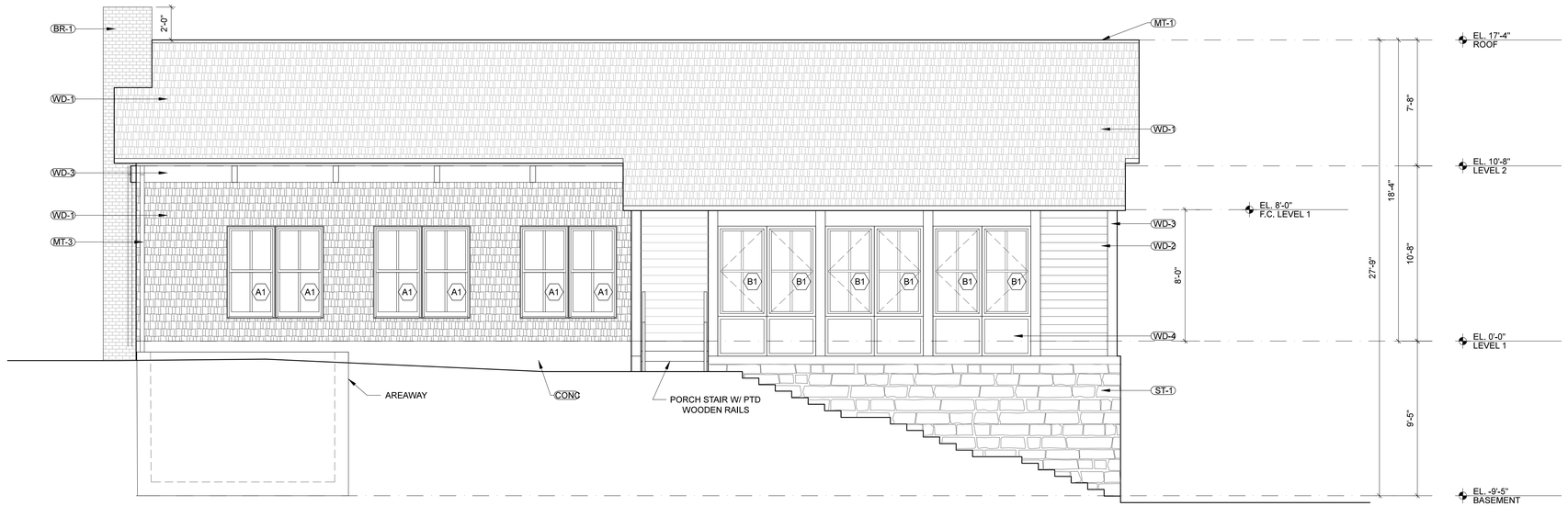
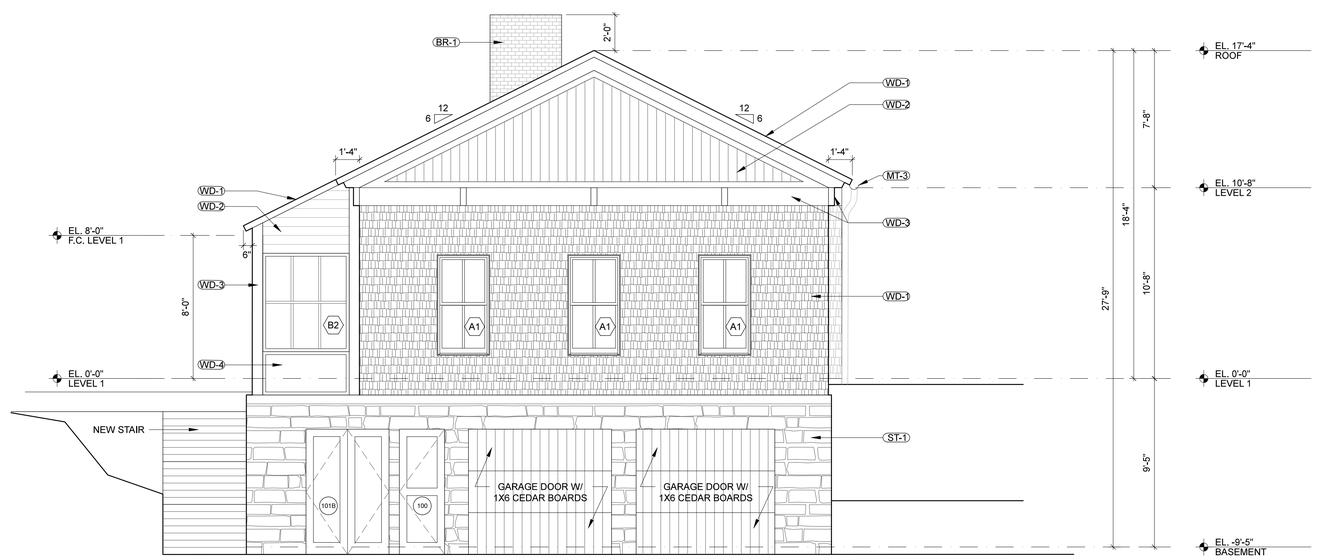


2 EAST ELEVATION

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



1 NORTH ELEVATION

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

MATERIAL KEY:

- BR-1 BRICK (EXISTING & MODIFIED)
- CONC CONCRETE SLAB / CURB
- MT-1 METAL RIDGE CAP, ZINC COATED COPPER USE FREEDOM GRAY -OR- EQ
- MT-2 METAL PANEL (NOT USED) ZINC COATED COPPER USE FREEDOM GRAY -OR- EQ
- MT-3 METAL GUTTER & RAIN LEADER, KYNAR COATED ALUMINUM
- ST-1 STONE VENEER
- WD-1 ALASKAN YELLOW CEDAR SHINGLE
- WD-2 ALASKAN YELLOW CEDAR 1x6 T&G, ORIENTATION AS SHOWN OR NOTED
- WD-3 ALASKAN YELLOW CEDAR BOARDS
- WD-4 PAINTED WOOD PANEL

GENERAL NOTES:

1. REFER TO A9.1 FOR DOOR SCHEDULE, WINDOW SCHEDULE, ROOM FINISH SCHEDULE & BUILT-INS SCHEDULE
2. PROVIDE ALLOWANCE FOR APPLIANCES, PLUMBING FIXTURES & FITTINGS BASED ON FLOOR PLANS.
3. PROVIDE ALLOWANCE FOR LIGHT FIXTURES $10/SF.

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Sheet Title: EXTERIOR ELEVATIONS

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Scale: 1/4" = 1'-0"
Drawn:
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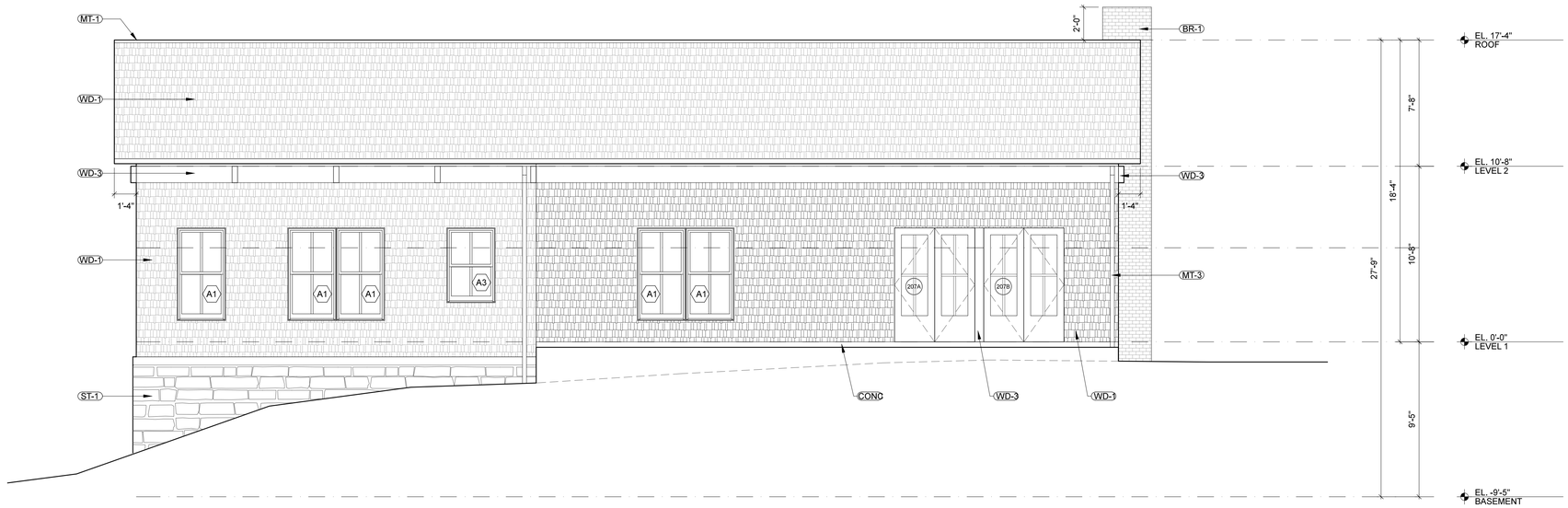
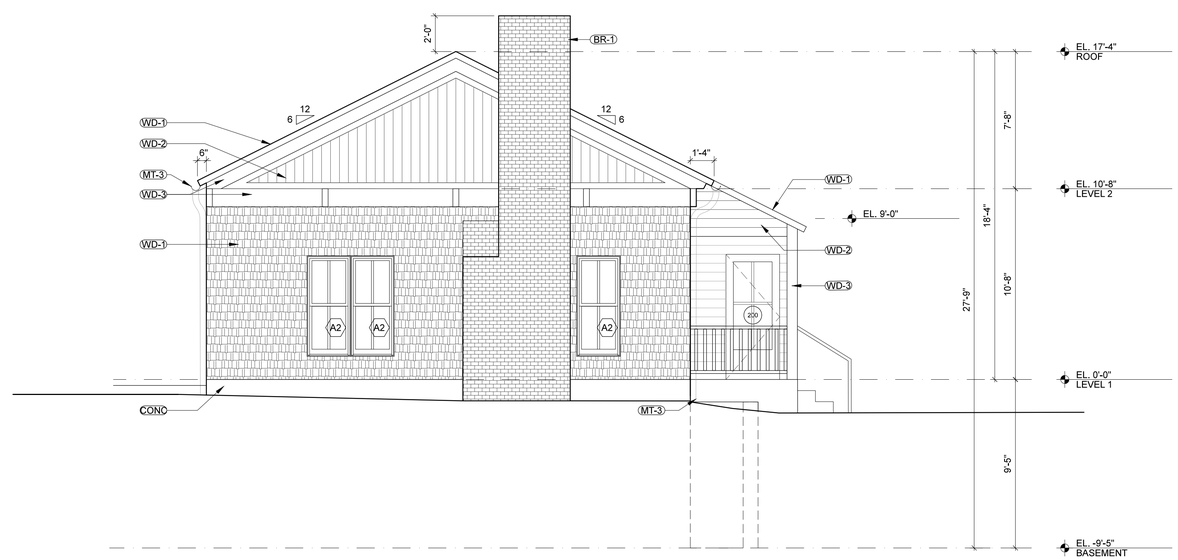
Project No: 1904

Sheet No.: A 3.1



2 WEST ELEVATION

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



1 SOUTH ELEVATION

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

MATERIAL KEY:

- BR-1 BRICK (EXISTING & MODIFIED)
- CONC CONCRETE SLAB / CURB
- MT-1 METAL RIDGE CAP.
  ZINC COATED COPPER
  USE FREEDOM GRAY -OR- EQ
- MT-2 METAL PANEL (NOT USED)
  ZINC COATED COPPER
  USE FREEDOM GRAY -OR- EQ
- MT-3 METAL GUTTER & RAIN LEADER,
  KYNAR COATED ALUMINUM
- ST-1 STONE VENEER
- WD-1 ALASKAN YELLOW CEDAR SHINGLE
- WD-2 ALASKAN YELLOW CEDAR 1x6 T&G,
  ORIENTATION AS SHOWN OR NOTED
- WD-3 ALASKAN YELLOW CEDAR BOARDS
- WD-4 PAINTED WOOD PANEL

GENERAL NOTES:

1. REFER TO A9.1 FOR DOOR SCHEDULE, WINDOW SCHEDULE, ROOM FINISH SCHEDULE & BUILT-INS SCHEDULE
2. PROVIDE ALLOWANCE FOR APPLIANCES, PLUMBING FIXTURES & FITTINGS BASED ON FLOOR PLANS.
3. PROVIDE ALLOWANCE FOR LIGHT FIXTURES $10/SF.

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Project No: 1904

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DOOR SCHEDULE

DOOR NO.	FUNCTION	DOOR					FRAME		NOTES
		WIDTH	HEIGHT	THICKNESS	CONSTR.	FINISH	CONSTR.	FINISH	
					INT / EXT	INT / EXT		INT / EXT	
LOWER LEVEL									
100	SWING, SINGLE-PANEL	2'-8"	7'-0"	1-3/4"	WD	PTD	WD	PTD	
101A	SLIDING, BARN DOOR	4'-0"	7'-0"	1-3/4"	WD	PTD	WD	PTD	
101B	DBL SWING, SINGLE-PANEL	4'-8"	7'-0"	1-3/4"	WD	PTD	WD	PTD	
102	SWING, SINGLE-PANEL	3'-0"	7'-0"	1-3/4"	WD	PTD	WD	PTD	
103	EXISTING (SWING)	2'-0"	-	-	-	-	-	-	REPAINT AS SPECIFIED TO MATCH NEW DOORS
104	EXISTING (SWING)	2'-0"	-	-	-	-	-	-	REPAINT AS SPECIFIED TO MATCH NEW DOORS
105A	SWING, SINGLE-PANEL	3'-0"	7'-0"	1-3/4"	WD	PTD	WD	PTD	
105B	SWING, SINGLE-PANEL	2'-8"	7'-0"	1-3/4"	WD	PTD	WD	PTD	
105C	SWING, SINGLE-PANEL	3'-0"	7'-0"	1-3/4"	WD	PTD	WD	PTD	
106	BI-FOLD, SINGLE-PANEL	4'-10"	7'-0"	1-3/4"	WD	PTD	WD	PTD	
107	EXISTING (DBL SWING)	4'-0"	-	-	-	-	-	-	REPAINT AS SPECIFIED TO MATCH NEW DOORS
108	EXISTING (SWING)	3'-0"	-	-	-	-	-	-	REPAINT AS SPECIFIED TO MATCH NEW DOORS
UPPER LEVEL									
200	SWING, GLASS PANEL	3'-0"	7'-0"	1-3/4"	WD/GL	PTD	WD	PTD	
201	SWING, SINGLE-PANEL	2'-8"	7'-0"	1-3/4"	WD	PTD	WD	PTD	
202A	DBL SWING GLASS PANEL	5'-0"	7'-0"	1-3/4"	WD/GL	PTD	WD	PTD	
202B	DBL SWING GLASS PANEL	5'-0"	7'-0"	1-3/4"	WD/GL	PTD	WD	PTD	

LEGEND

DOOR

WD	SOLID CORE WOOD DOOR - SINGLE PANEL
WD/GL	HARDWOOD FRAME WITH GLASS LITE

FRAME

WD	HARDWOOD FRAME

FINISH

PTD	PAINTED, SPECIFICATION & COLOR AS DETERMINED BY ARCHITECT AND OWNER

GENERAL NOTES

1. FOR SINGLE PANEL WOOD DOORS, GC TO USE TRUSTILE OR EQUAL.
2. FOR GLASS PANEL DOORS, GC TO USE MARVIN FRENCH SWING OR EQUAL.
3. PROVIDE REQUIRED HARDWARE, GC TO USE BALDWIN OR EQUAL.
4. ASSUME 1X6 FLAT CASING/TRIM AT ALL INTERIOR OPENINGS

WINDOW SCHEDULE

TYPE	FUNCTION	WINDOW				MATERIAL		NOTES
		WIDTH	HEIGHT	MFR	PRODUCT	EXTERIOR	INTERIOR	
A1	DOUBLE-HUNG	3'-0"	5'-6"	MARVIN	ULTIMATE DOUBLE HUNG G2	AL-WD	WD	W/ DIVIDED LITES AS SHOWN
A2	DOUBLE-HUNG	2'-8"	5'-6"	MARVIN	ULTIMATE DOUBLE HUNG G2	AL-WD	WD	W/ DIVIDED LITES AS SHOWN
A3	DOUBLE-HUNG	3'-0"	4'-6"	MARVIN	ULTIMATE DOUBLE HUNG G2	AL-WD	WD	W/ DIVIDED LITES AS SHOWN
B1	CASEMENT	3'-0"	5'-6"	MARVIN	MODERN DIRECT GLAZE	HDF	HDF	W/ DIVIDED LITES AS SHOWN
B2	FIXED	5'-0"	5'-6"	MARVIN	ERN DIRECT GLAZE	HDF	HDF	W/ DIVIDED LITES AS SHOWN

LEGEND

MATERIAL			FINISH
AL-WD	ALUMINUM-CLAD WOOD	-	COLOR: TBD
WD	HARDWOOD FRAME	-	PAINTED - COLOR: TBD
HDF	HIGH-DENSITY FIBERGLASS		COLOR: TBD

GENERAL NOTES

1. ASSUME 1X6 FLAT CASING/TRIM AT ALL INTERIOR OPENINGS
2. REFER TO EXTERIOR ELEVATIONS A3.1 AND A3.2 FOR WINDOW ALIGNMENTS
3. PROVIDE REQUIRED HARDWARE
4. GLASS TO BE INSULATED

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING	HEIGHT	REMARKS
				N	E	S	W			
LOWER LEVEL										
100	GARAGE	EX-CONC	-	EX-PTD	EX-PTD	EX-PTD	W-G1	EX-PTD	8'-0"	
101	TRASH	EX-CONC	-	W-G1	W-G1	EX-PTD	EX-PTD	EX-PTD	8'-0"	
102	MECHANICAL	EX-CONC		EX-PTD	W-G1	W-G1	EX-PTD	EX-PTD	8'-0"	
103	BATH	EX-TILE	EX-BASE	EX-PTD	EX-PTD	EX-PTD	EX-PTD	EX-PTD	7'-9"	
104	HALL	EX-TILE	EX-BASE	EX-PTD	W-G1	EX-PTD	EX-PTD	EX-PTD	7'-7"	
105	HALL	EX-TILE	EX-BASE	W-G1	EX-PTD	EX-PTD	W-G1	EX-PTD	VARIES	
106	STORAGE	EX-CONC		EX-PTD	EX-PTD	EX-PTD	EX-PTD	EX-PTD	VARIES	
107	STORAGE	EX-TILE	EX-BASE	EX-PTD	EX-PTD	EX-PTD	W-G1	EX-PTD	7'-2"	
108	BONUS ROOM	EX-TILE	EX-BASE	EX-PTD	EX-PTD	EX-PTD	EX-PTD	EX-PTD	7'-7"	
UPPER LEVEL										
200	HALL	F-WD	B-WD	W-G1	W-G1	W-G1	W-G1	C-G1	8'-6"	
201	STORAGE	F-WD	B-WD	W-G1	W-G1	W-G1	W-G1	C-G1	8'-6"	
202	STUDIO	EX-WD	EX-BASE	EX-PTD	EX-PTD	EX-PTD	EX-PTD	EX-PTD	8'-6"	
STAIRS										
STAIR A		EXISTING	EXISTING	EX-PTD	EX-PTD	EX-PTD	EX-PTD	EX-PTD	VARIES	

FINISH LEGEND

FLOOR	MATERIAL	REMARKS
EX-CONC	EXISTING CONCRETE	EXISTING CONCRETE SLAB TO REMAIN
EX-TILE	EXISTING 12X12 TILE	EXISTING TILE TO REMAIN, PATCH W/ MATCHING MATERIAL AS NEEDED FOR NEW CONSTRUCTION
EX-WD	EXISTING HDWD	EXISTING HDWD DLOOR TO REMAIN, PATCH W/ MATCHING MATERIAL AS NEEDED FOR NEW CONSTRUCTION
F-WD	HARDWOOD FLOOR	NEW WOOD FLOOR TO MATCH EXISTING SPECIES, FINISH, WIDTH AND LENGTH
F-PLY	PLYWOOD	3/4" PLYWOOD SUBFLOOR
F-ST2	STONE TILE	24"X24" - PORCELAIN TILE OVER PLYWOOD SUBFLOOR.

BASE

EX-BASE	EXISTING	EXISTING TO REMAIN IN PLACE AND BE REPAINTED. ANY NEW INFILL TO BE FLUSH W/ EXISTING FINISHES AND PAINTED AS SPECIFIED.
B-WD	6" WOOD BASE, PTD	1X8 FLAT STOCK APPLIED BASE, PAINTED
B-ST2	STONE BASE	PORCELAIN TILE (TO MATCH FLOORING) 6" HIGH U.O.N. OVER CEMENT BOARD SUBSTRATE
B-ST3	STONE BASE	BLUE STONE TILE (TO MATCH FLOORING) 6" HIGH U.O.N. OVER CEMENT BOARD SUBSTRATE

WALL

EX-PTD	EXISTING	EXISTING FINISHES TO REMAIN IN PLACE AND BE REPAINTED. ANY NEW INFILL TO BE FLUSH W/ EXISTING FINISHES AND PAINTED AS SPECIFIED.
W-G1	LEVEL 5 GWB, PAINTED - COLOR: TBD, FINISH: EGGSHELL	
W-G2	LEVEL 5 MOISTURE RES. GWB, PTD - COLOR: TBD, FINISH: EGGSHELL	
W-OTS	OPEN TO STRUCTURE, PAINTED U.O.N.	
W-ST2	PORCELAIN TILE (TO MATCH FLOORING) OVER CEMENT BOARD SUBSTRATE	
W-ST3	STONE TILE, BLUE STONE TILE (TO MATCH FLOORING) OVER CEMENT BOARD SUBSTRATE	

CEILING

EX-PTD	EXISTING FINISHES TO REMAIN IN PLACE AND BE REPAINTED. ANY NEW INFILL TO BE FLUSH W/ EXISTING FINISHES AND PAINTED AS SPECIFIED.	
C-OTS	OPEN TO STRUCTURE, PAINTED U.O.N.	
C-G1	LEVEL 5 GWB, PTD	PAINT - COLOR: WHITE, FINISH: FLAT
C-G2	LEVEL 5 MOIST. RES. GWB, PTD	PAINT - COLOR: WHITE, FINISH: FLAT

EXTERIOR FINISHES

BR-1	BRICK (CHIMNEY - EXISTING / MODIFIED)
CONC	CONCRETE SLAB / CURB
MT-1	METAL RIDGE CAP - ZINC COATED COPPER, USE FREEDOM GRAY (REVERE) -OR- EQUAL
MT-2	METAL PANEL - ZINC COATED COPPER, USE FREEDOM GRAY (REVERE) -OR- EQUAL
MT-3	METAL GUTTER AND RAIN LEADER - KYNAR COATED ALUMINUM
ST-1	STONE VENEER - FIELDSTONE
WD-1	CEDAR SHINGLES - ALASKAN YELLOW CEDAR
WD-2	CEDAR 1X6 TONGUE & GROOVE - ALASKAN YELLOW CEDAR
WD-3	CEDAR TRIM - ALASKAN YELLOW CEDAR

GENERAL FINISH NOTES:

BUILT-IN SCHEDULE

LOCATION	BUILT-IN #	LENGTH	DEPTH	HEIGHT	DESCRIPTION	MATERIALS			
						COUNTERTOP	PANEL STOCK	FRAME STOCK	FINISH
100 - GARAGE	001	23'-0"	1'-10"	8'-0"	GARAGE SHELVING - 50% OPEN ADJ SHELVES / 50% CLOSED CABINETS	-	MAPLE PLYWOOD	POPLAR	PAINTED
106 - LAUNDRY	002	2'-8"	1'-8"	5'-0"	STACKABLE WASHER AND DRYER AND (4) ADJ SHELVES IN FRAME	-	MAPLE PLYWOOD	POPLAR	PAINTED

GENERAL NOTES:

1. All cabinet boxes shall be fabricated with 3/4" thick formaldehyde-free pre-finished maple plywood and 1/2" thick maple plywood backs.
2. All cabinet doors and drawers to be flat slab panels, flush with cabinet frames, typical, unless noted otherwise.
3. Any exposed open shelving and visible cabinetry shall be primed with a white, solvent-based primer and sanded smooth, ready for paint by GC.
4. All door hinges shall be Blum concealed, self-closing hinges, with soft-close dampers.
5. All interior unpainted surfaces, to be coated with a two-part conversion varnish (ML Campbell, Krystal),in a satin finish.
6. Frame stock shall be 1x solid Poplar, painted, typical, unless noted otherwise.
7. Panel stock shall be 1x Maple plywood, painted, typical, unless noted otherwise.
8. All drawers to be dovetailed hard white maple and mounted on full-extension, heavy-duty, undermount, self-closing drawer slides by Blum.
9. All interior shelving behind doors shall be 3/4" thick maple plywood with a solid 1x2 Maple edge band, typical unless noted otherwise.
10. All built-in dressers shall have pulls, supplied by owner, installed by GC.

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Sheet Title: **SCHEDULES**

Date: 02.07.2020
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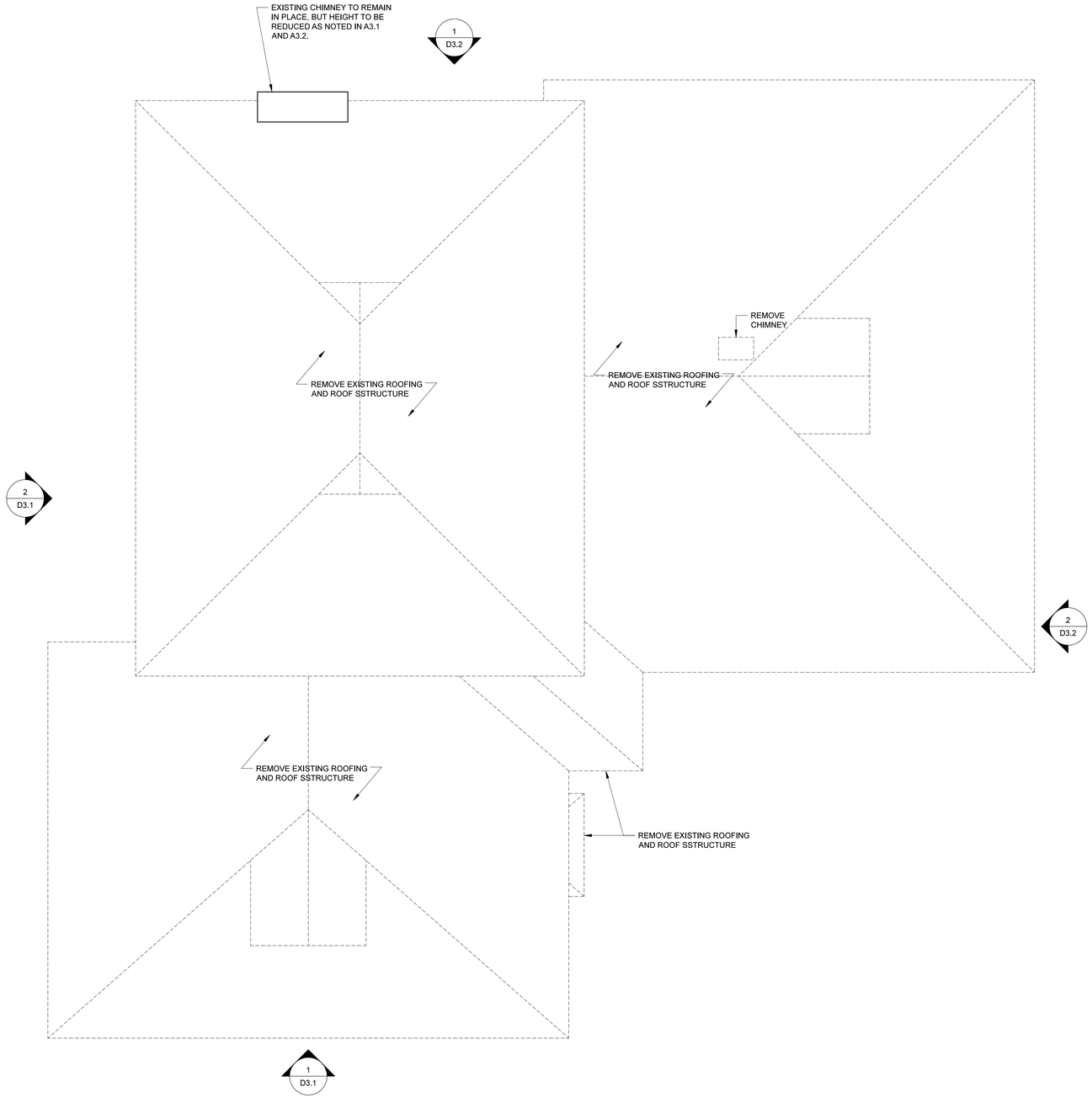
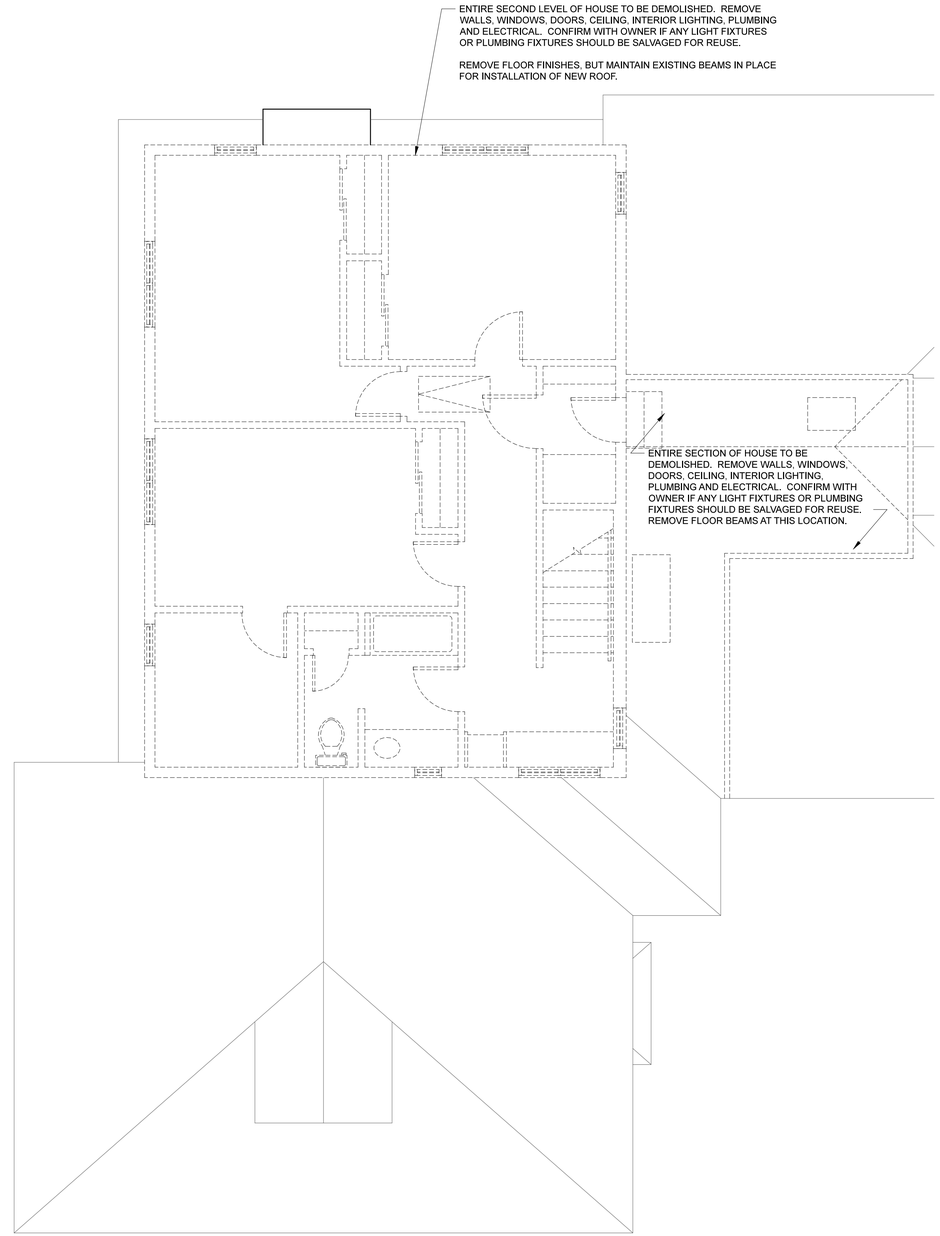
Project No: 1904

Sheet No.: **A 9.1**



2 ROOF DEMOLITION PLAN
SCALE: 1/4"=1'-0"



1 SECOND LEVEL DEMOLITION PLAN
SCALE: 1/4"=1'-0"

PLAN KEY:

EXISTING TO REMAIN
TO BE DEMOLISHED

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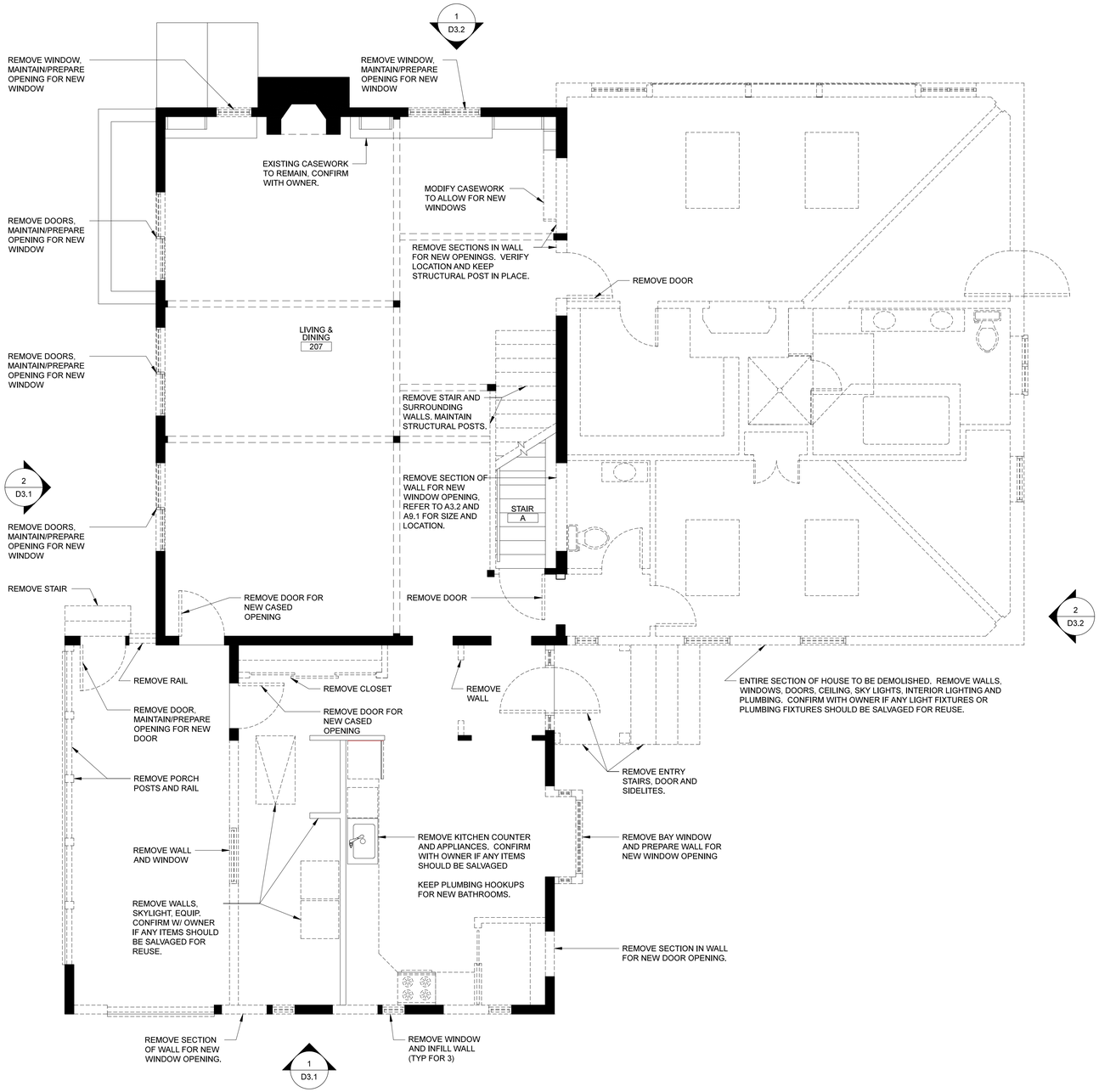
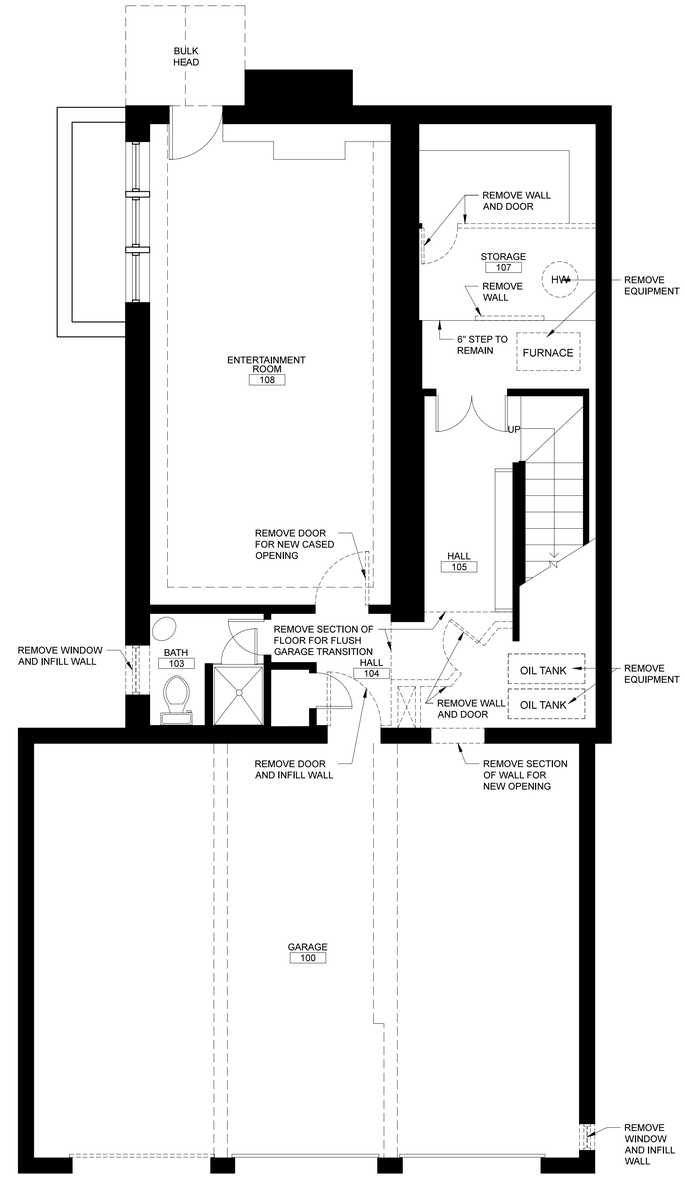
GUEST COTTAGE DEMOLITION PLANS

Date: 02.07.2020
Scale: 1/4" = 1'-0"
Drawn:
Checked:
Project No: 1904

Sheet No.:
D 1.2



2 UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



1 LOWER LEVEL DEMOLITION PLAN
SCALE: 1/4"=1'-0"

PLAN KEY:
EXISTING TO REMAIN
TO BE DEMOLISHED

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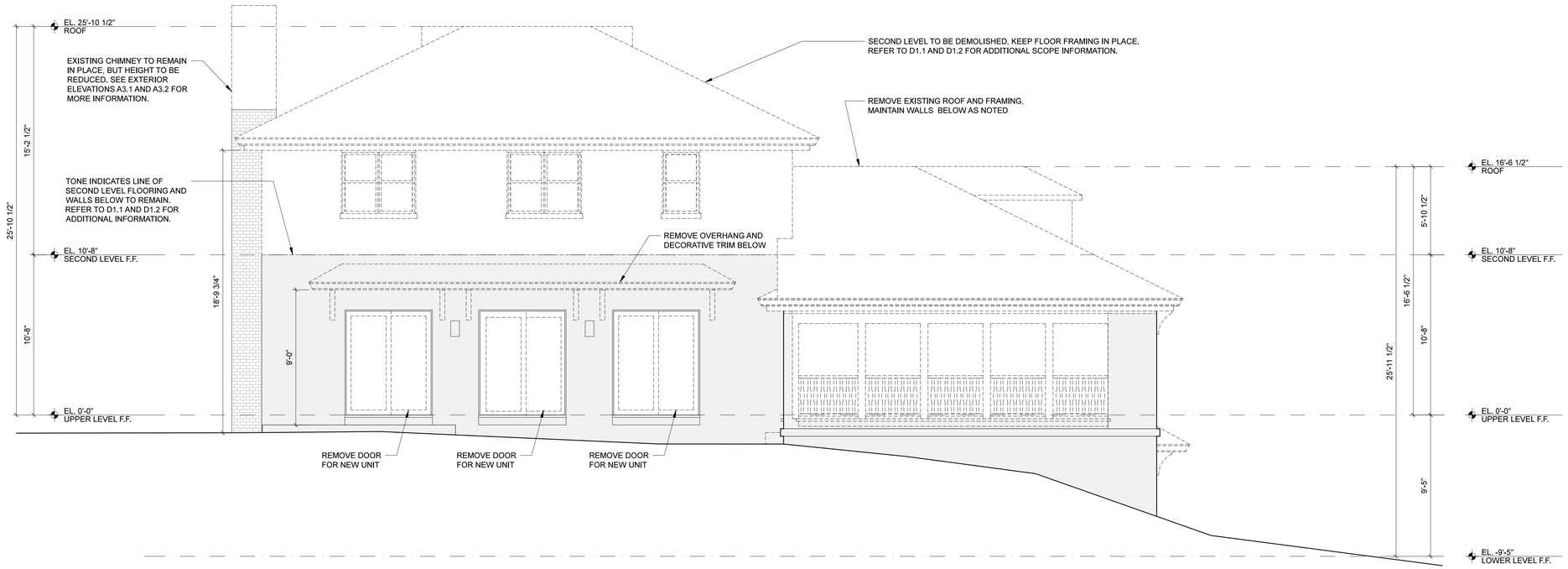
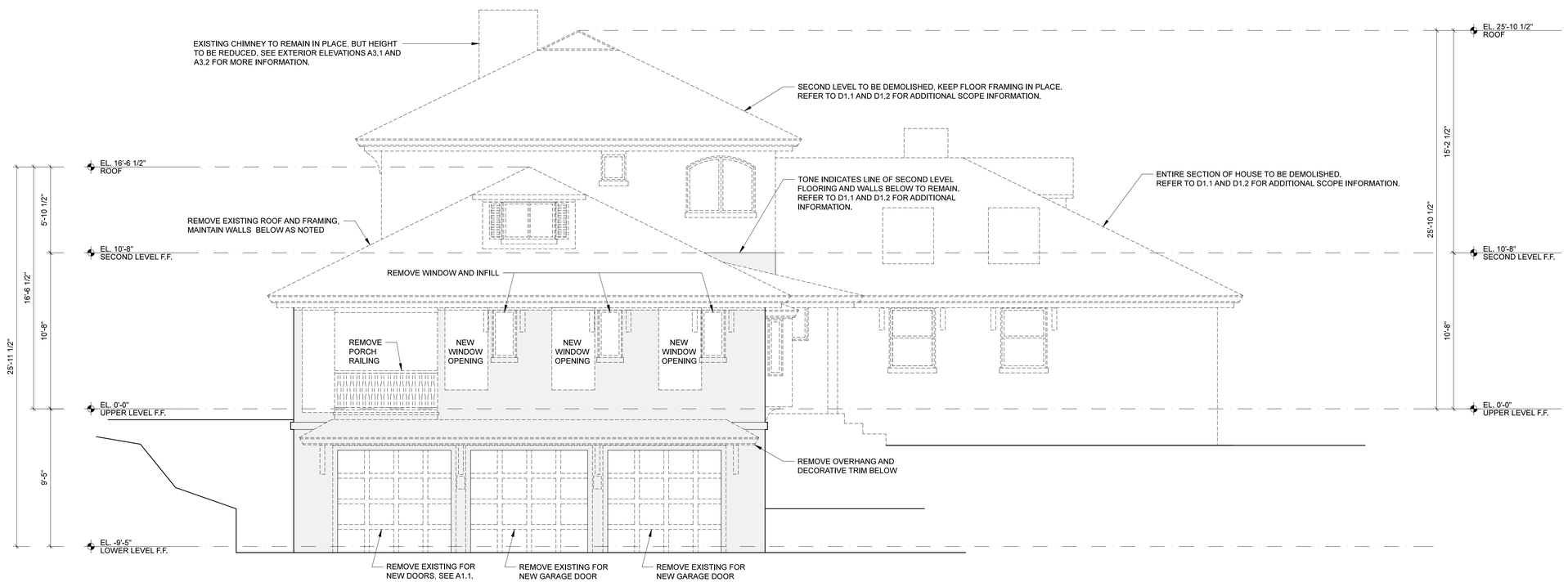


2 EAST DEMOLITION ELEVATION

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



1 NORTH DEMOLITION ELEVATION

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

ELEVATION KEY:

EXISTING WALL FRAMING AND SHEATHING TO REMAIN, REMOVE EXISTING MATERIAL AND PREP SURFACE FOR NEW EXTERIOR FINISH AS NOTED ON A3.1 & A3.2.

TO BE DEMOLISHED

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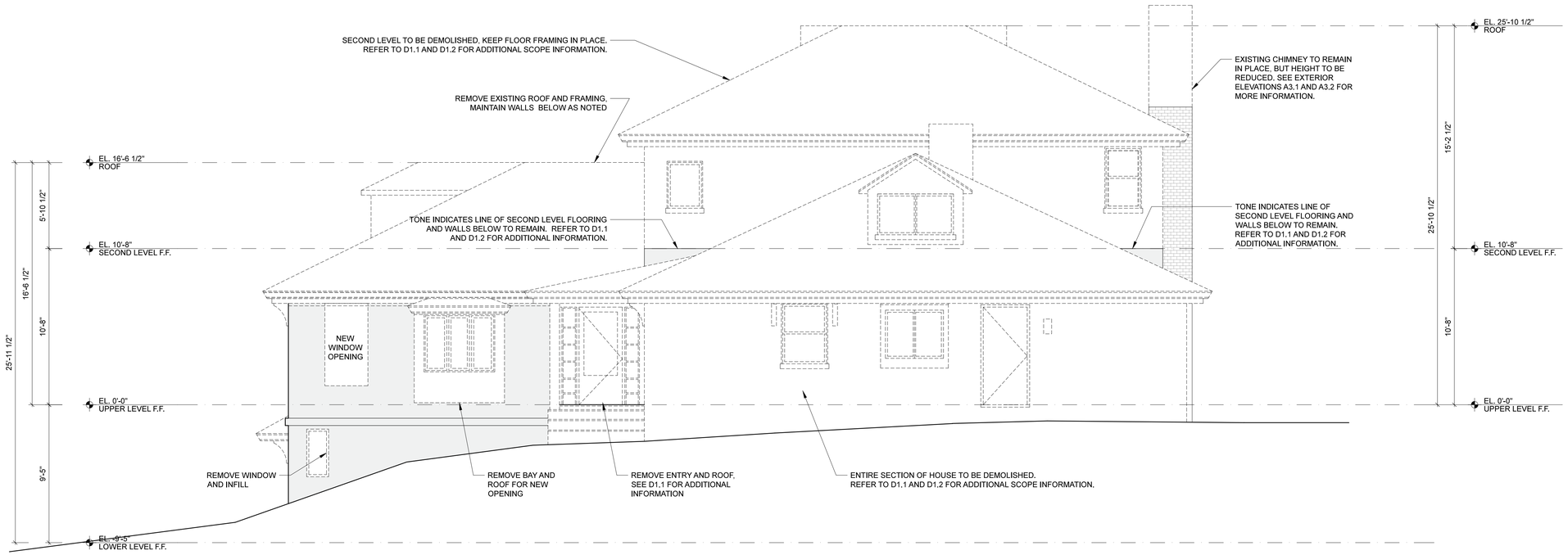
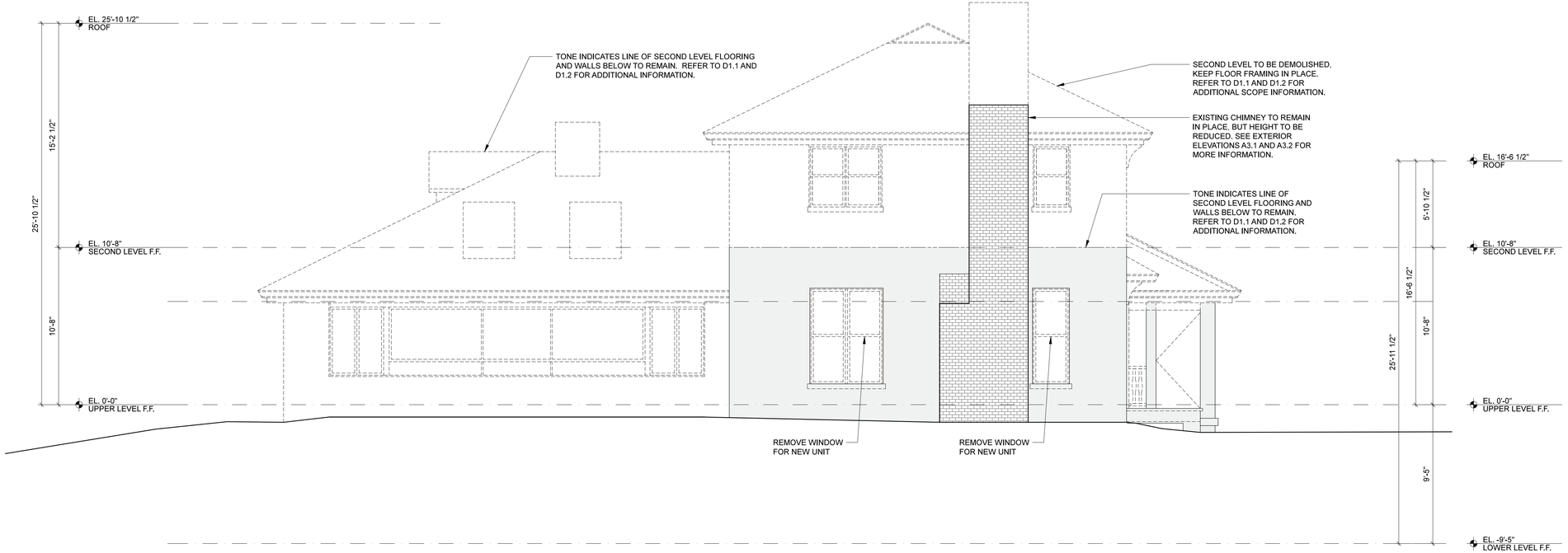


2 WEST ELEVATION
SCALE: 1/4"=1'-0"



1 SOUTH DEMOLITION ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION KEY:

EXISTING WALL FRAMING AND SHEATHING TO REMAIN, REMOVE EXISTING MATERIAL AND PREP SURFACE FOR NEW EXTERIOR FINISH AS NOTED ON A3.1 & A3.2.

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