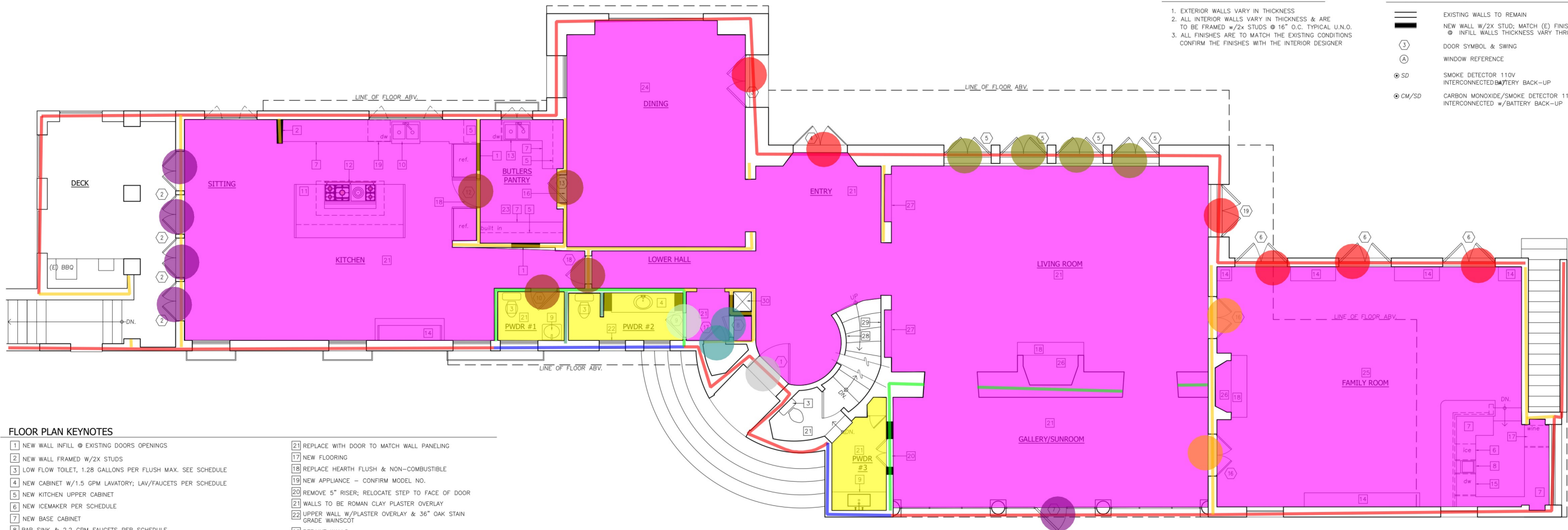




FLOOR PLAN GENERAL NOTES

1. EXTERIOR WALLS VARY IN THICKNESS
2. ALL INTERIOR WALLS VARY IN THICKNESS & ARE TO BE FRAMED W/2x STUDS @ 16" O.C. TYPICAL U.N.O.
3. ALL FINISHES ARE TO MATCH THE EXISTING CONDITIONS CONFIRM THE FINISHES WITH THE INTERIOR DESIGNER

FLOOR PLAN LEGEND

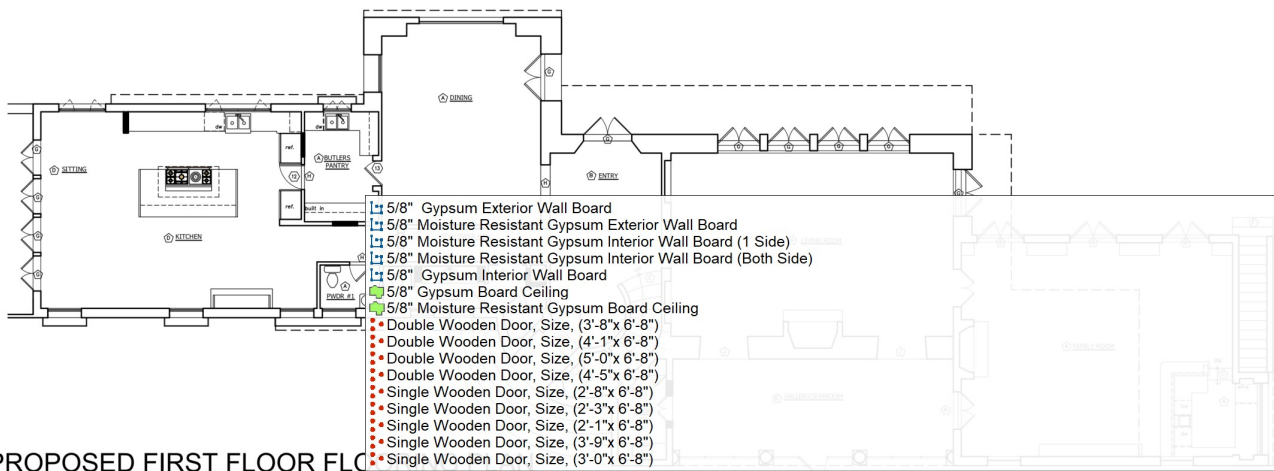
- EXISTING WALLS TO REMAIN
- NEW WALL W/2x STUD; MATCH (E) FINISH;
- INFILL WALLS THICKNESS VARY THROUGHOUT
- DOOR SYMBOL & SWING
- WINDOW REFERENCE
- SD SMOKE DETECTOR 110V INTERCONNECTED w/BATTERY BACK-UP
- CM/SD CARBON MONOXIDE/SMOKE DETECTOR 110V INTERCONNECTED w/BATTERY BACK-UP

FLOOR PLAN KEYNOTES

- 1 NEW WALL INFILL @ EXISTING DOORS OPENINGS
- 2 NEW WALL FRAMED W/2x STUDS
- 3 LOW FLOW TOILET, 1.28 GALLONS PER FLUSH MAX. SEE SCHEDULE
- 4 NEW CABINET W/1.5 GPM LAVATORY; LAV/FAUCETS PER SCHEDULE
- 5 NEW KITCHEN UPPER CABINET
- 6 NEW ICEMAKER PER SCHEDULE
- 7 NEW BASE CABINET
- 8 BAR SINK & 2.2 GPM FAUCETS PER SCHEDULE
- 9 PEDESTAL SINK & 1.5 GPM FAUCET PER SCHEDULE
- 10 NEW KITCHEN SINK & FAUCET 2.2 GPM PER SCHEDULE
- 11 NEW ISLAND COUNTER AND CABINET
- 12 NEW OVEN/RANGE & VENT HOOD PER SCHEDULE
- 13 SINK & FAUCET 2.2 GPM PER SCHEDULE
- 14 BUILT-IN CASEWORK
- 15 DISHWASHER PER SCHEDULE
- 16 DOOR TO MATCH WALL PANELING
- 17 WINE FREEZER
- 18 VERIFY IF (E) DOOR #12 IS TO BE REUSED
- 19 NEW APPLIANCE - PER SCHEDULE
- 20 REMOVE 5" RISER; RELOCATE STEP TO FACE OF DOOR
- 21 REPLACE WITH DOOR TO MATCH WALL PANELING
- 17 NEW FLOORING
- 18 REPLACE HEARTH FLUSH & NON-COMBUSTIBLE
- 19 NEW APPLIANCE - CONFIRM MODEL NO.
- 20 REMOVE 5" RISER; RELOCATE STEP TO FACE OF DOOR
- 21 WALLS TO BE ROMAN CLAY PLASTER OVERLAY
- 22 UPPER WALL W/PLASTER OVERLAY & 3/8" OAK STAIN GRADE WAINSCOT
- 23 REPAINT WALLS
- 24 1/2" UPPER WALL W/PLASTER OVERLAY & 1/2" WALL WITH PAINT GRADE PANELING
- 25 STAIN GRADE OAK PANELING & BOOK SHELVES
- 26 REWORK FIREPLACE WITH ROMAN PLASTER FINISH
- 27 LOCATE THE ORIGINAL BOOKCASES IN THIS WALL. HISTORICAL PHOTOS DOCUMENT THIS LOCATION.
- 28 ADD A MINIMUM 42" HIGH WALL TO REPLACE THE OPEN RAILS W/ROMAN PLASTER FINISH
- 29 ADD HANDRAIL AT 36" W/A HANDGRIP OF 1 1/2" DIAMETER
- 30 CREATE MECHANICAL CHASE FOR RETURN AIR IN WALL

FIRST FLOOR PLAN - PROPOSED

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

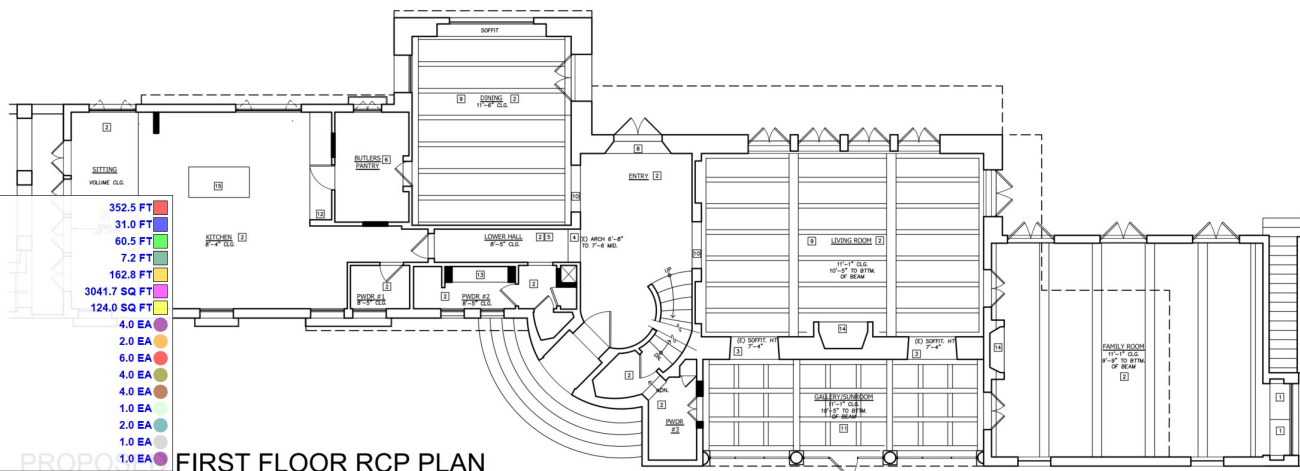


PROPOSED FIRST FLOOR FLOOR PLAN

Scale: 1/8" = 1'-0"

FLOORING NOTES ALL EXISTING FLOORING TO BE REPLACED

- 1 NEW HARDWOOD PLANK FLOORING
- 2 NEW CUSTOM TECATE TILE FLOORING W/INLAID MARBLE DETAIL
- 3 HARDWOOD TREAD W/BULLNESS EDGE
- 4 NEW CUSTOM TECATE TILE W/HARDWOOD PICKETS
- 5 NEW CUSTOM TECATE TILE FLOORING
- 6 EXISTING SALTILLO TILE
- 7 NEW THRESHOLD, VERIFY IN FIELD
- 8 FLOORING TRANSITION PIECE, VERIFY W/DESIGNER
- 9 RISER LESS THAN 4"; VERIFY IN FIELD

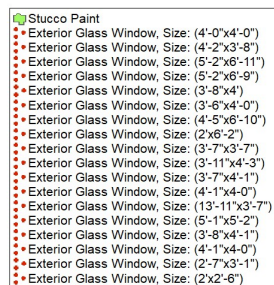


FIRST FLOOR RCP PLAN

Scale: 1/8" = 1'-0"

RCP KEYNOTES

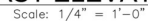
- 1 MODIFY ARCHED SLOPE CEILING; VERIFY SHAPE
- 2 ROMAN CLAY PLASTER OVERLAY & PAINT
- 3 CUSTOM ARCHED OPENING - SEE INTERIORS
- 4 NEW ARCHED OPENING TO MATCH BARREL VAULT CEILING
- 5 FRAME FOR NEW BARREL VAULT CEILING
- 6 PAINT CEILING
- 7 NEW SCREEN @ SKYLIGHT PER INTERIOR DESIGNER
- 8 (E) ARCHED OPENING TO REMAIN
- 9 (E) STAINED BEAMS TO BE PREP FOR NEW STAIN APPLICATION
- 10 NEW CASED OPENINGS - SEE INTERIORS
- 11 (E) PAINTED BEAMS TO BE PREP FOR NEW STAIN APPLICATION
- 12 (N) DROPPED WOOD SOFFIT - SEE INTERIORS
- 13 (N) DROPPED SOFFIT - SEE INTERIORS
- 14 (N) FIREPLACE SURROUND PLASTER DETAIL - SEE INTERIORS
- 15 (N) PLASTER HOOD - SEE INTERIORS



2957.7 SQ FT

- 1.0 EA
- 2.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA
- 2.0 EA
- 7.0 EA
- 1.0 EA
- 1.0 EA
- 2.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA
- 2.0 EA
- 1.0 EA

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





■ Stucco Paint	2886.1 SQ FT
● Exterior Glass Window, Size: (5'-2"x8'-7")	5.0 EA
● Exterior Glass Window, Size: (5'-1"x6'-8")	1.0 EA
● Exterior Glass Window, Size: (4'-1"x3'-1")	1.0 EA
● Exterior Glass Window, Size: (4'-7"x4'-7")	1.0 EA
● Exterior Glass Window, Size: (4'-5"x8'-6")	4.0 EA
● Exterior Glass Window, Size: (7'-3"x8'-4")	1.0 EA
● Exterior Glass Window, Size: (3'-8"x4'-1")	1.0 EA
● Exterior Glass Window, Size: (9'-0"x7'-10")	1.0 EA
● Exterior Glass Window, Size: (5'-1"x4'-2")	2.0 EA
● Exterior Glass Window, Size: (4'-1"x4'-0")	1.0 EA
● Exterior Glass Window, Size: (3'-4"x3'-4")	1.0 EA
● Exterior Glass Window, Size: (3'-2"x3'-2")	1.0 EA
● Exterior Glass Window, Size: (7'-2"x3'-5")	1.0 EA
● Exterior Glass Window, Size: (5'-2"x4'-2")	1.0 EA
● Exterior Glass Window, Size: (2'-9"x6'-9")	3.0 EA
● Exterior Glass Window, Size: (2'-1"x2'-5")	2.0 EA
● Exterior Glass Window, Size: (6'-1"x4'-4")	1.0 EA
● Exterior Glass Window, Size: (4'-1"x4'-9")	2.0 EA
● Exterior Glass Window, Size: (3'-7"x4'-1")	1.0 EA
● Exterior Glass Window, Size: (1'-4"x3'-1")	2.0 EA

SOUTH ELEVATION

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



WEST ELEVATION

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

FLOOR PLAN GENERAL NOTES

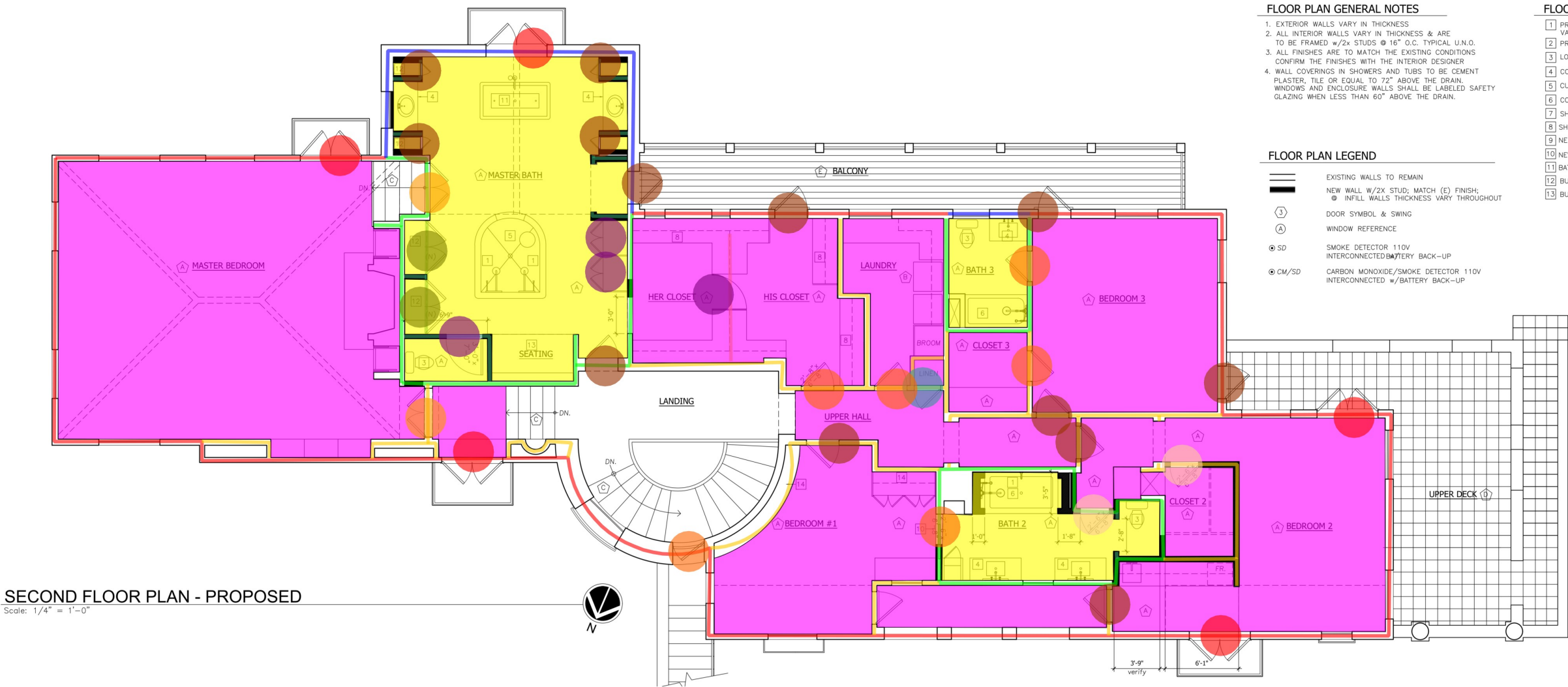
1. EXTERIOR WALLS VARY IN THICKNESS
2. ALL INTERIOR WALLS VARY IN THICKNESS & ARE TO BE FRAMED w/2x STUDS @ 16" O.C. TYPICAL U.N.O.
3. ALL FINISHES ARE TO MATCH THE EXISTING CONDITIONS. CONFIRM THE FINISHES WITH THE INTERIOR DESIGNER
4. WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT PLASTER, TILE OR EQUAL TO 72" ABOVE THE DRAIN. WINDOWS AND ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN.

FLOOR PLAN LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALL W/2x STUD; MATCH (E) FINISH;
- INFILL WALLS THICKNESS VARY THROUGHOUT
- DOOR SYMBOL & SWING
- WINDOW REFERENCE
- SD SMOKE DETECTOR 110V INTERCONNECTED w/BATTERY BACK-UP
- CM/SD CARBON MONOXIDE/SMOKE DETECTOR 110V INTERCONNECTED w/BATTERY BACK-UP

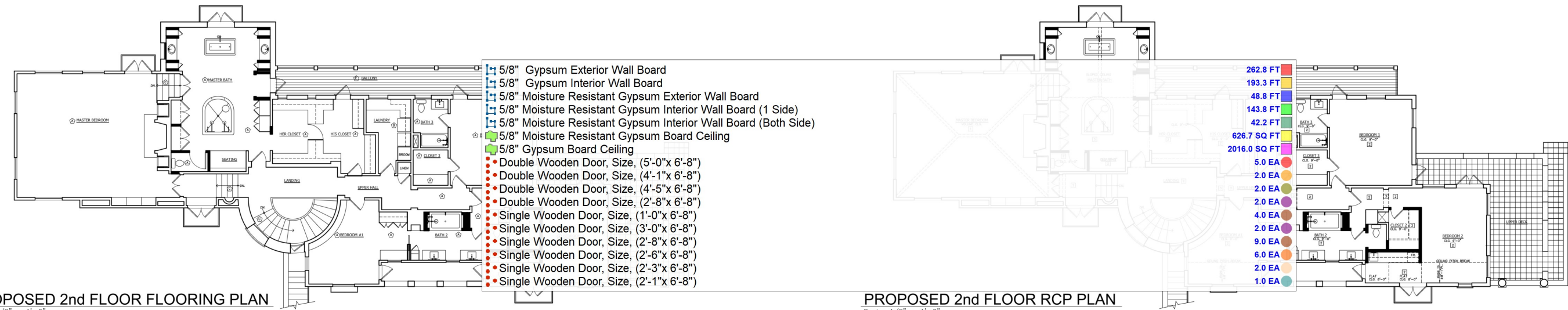
FLOOR PLAN KEYNOTES

1. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE AND LOW FLOW REQUIREMENTS. 2.0 GPM
2. PROVIDE TEMPERED SAFETY GLAZING AT SHOWER ENCLOSURE
3. LOW FLOW TOILET, 1.28 GALLONS PER FLUSH MAX.
4. COUNTER AND BASE CABINET. 1.5 GPM IF LAVATORY INSTALLED
5. CUSTOM TILE PAN AND SHOWER SURROUND
6. COMBINATION TUB/SHOWER
7. SHOE SHELVING
8. SHELF & POLE OR CLOSET ORGANIZER
9. NEW WALL INFILL @ EXISTING DOORS OPENINGS
10. NEW WALL WITH DOOR OPENING - SEE STRUCTURAL
11. BATHTUB - PROVIDE PLUMBING ACCESS
12. BUILT-IN CASEWORK
13. BUILT-IN SEATING BENCH



SECOND FLOOR PLAN - PROPOSED

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



PROPOSED 2nd FLOOR FLOORING PLAN

Scale: 1/8" = 1'-0"

PROPOSED 2nd FLOOR RCP PLAN

Scale: 1/8" = 1'-0"

FLOORING NOTES ALL EXISTING FLOORING TO BE REPLACED

- (A) NEW HARDWOOD PLANK FLOORING
- (B) NEW CUSTOM TECATE TILE FLOORING
- (C) HARDWOOD TREAD w/BULLNESS EDGE
- (D) REPAIR/REPLACE EXISTING SALTILLO TILE
- (E) REPAIR/REPLACE WITH 2X6 DECKING (VERIFY)

RCP KEYNOTES

1. T&G CEILING PLANKS - PAINTED
2. ROMAN CLAY PLASTER OVERLAY & PAINT
3. (E) ARCHED OPENING TO REMAIN
4. NEW ARCHED OPENING TO MATCH BARREL VAULT CEILING
5. NEW BARREL VAULT CEILING WITH ROMAN PLASTER OVERLAY
6. PAINT CEILING
7. NEW SCREEN @ SKYLIGHT PER INTERIOR DESIGNER