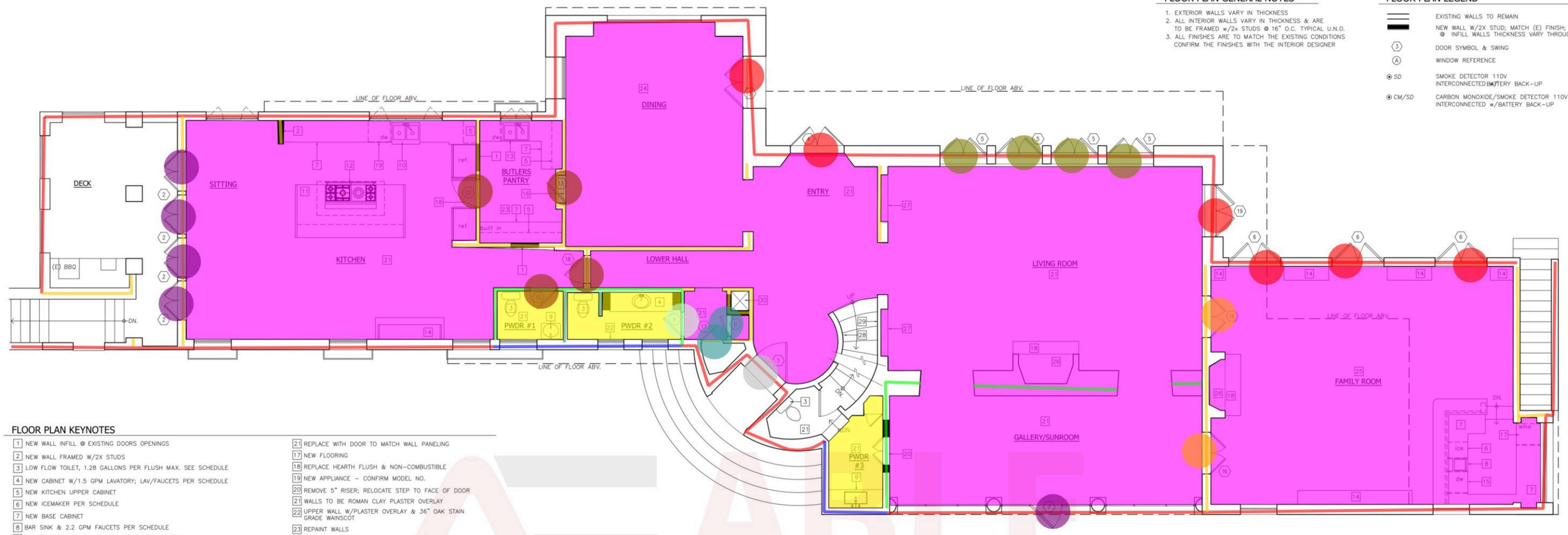
## FLOOR PLAN GENERAL NOTES

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
- (3) DOOR SYMBOL & SWING
- (A) WINDOW REFERENCE
- SD SMOKE DETECTOR 110V INTERCONNECTED W/BATTERY BACK-UP
- CM/SD CARBON MONOXIDE/SMOKE DETECTOR 110V INTERCONNECTED w/BATTERY BACK-UP



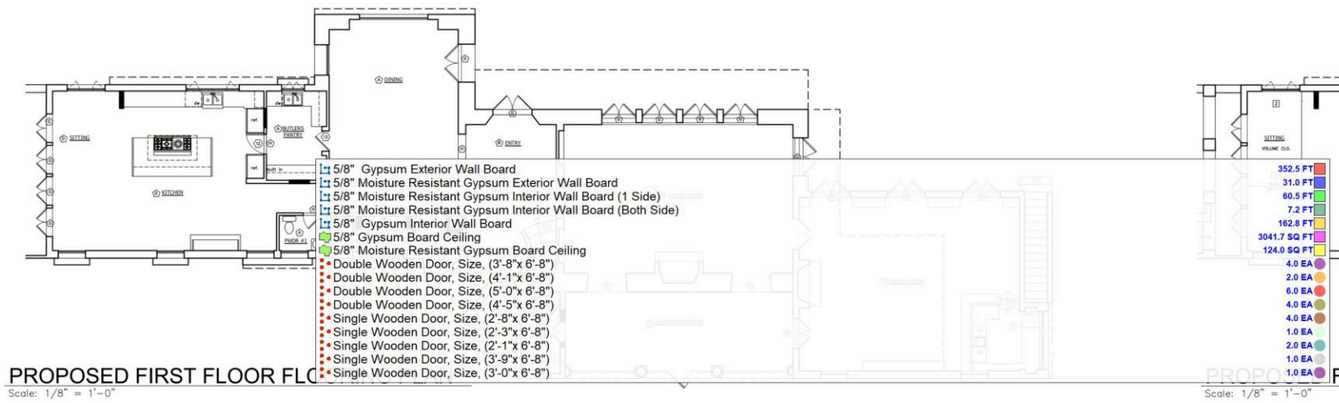

## FIRST FLOOR PLAN - PROPOSED

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

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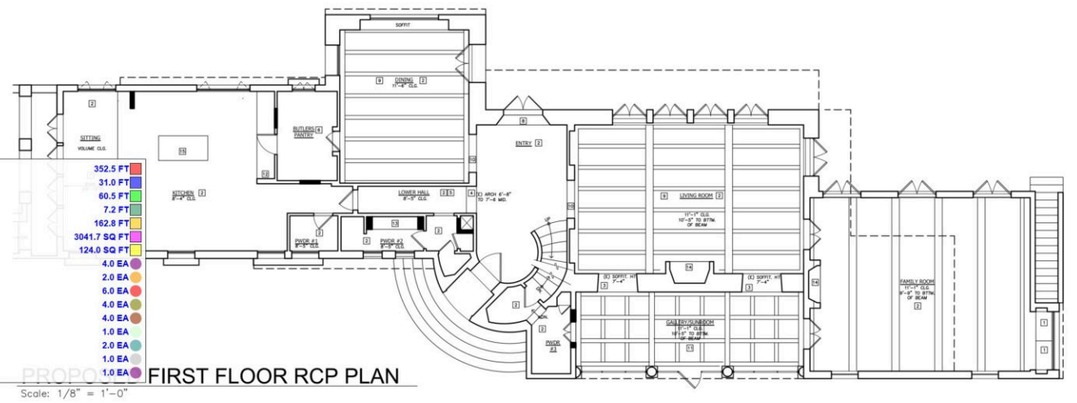
## FLOOR PLAN KEYNOTES

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 & 36" OAK STAIN GRADE WAINSCOT
23. REPAINT WALLS
24. ½ UPPER WALL W/PLASTER OVERLAY & ½ 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 ¼" DIAMETER
30. CREATE MECHANICAL CHASE FOR RETURN AIR IN WALL




## PROPOSED FIRST FLOOR FLO

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




## PROPOSED FIRST FLOOR RCP PLAN

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

## FLOORING NOTES ALL EXISTING FLOORING TO BE REPLACED

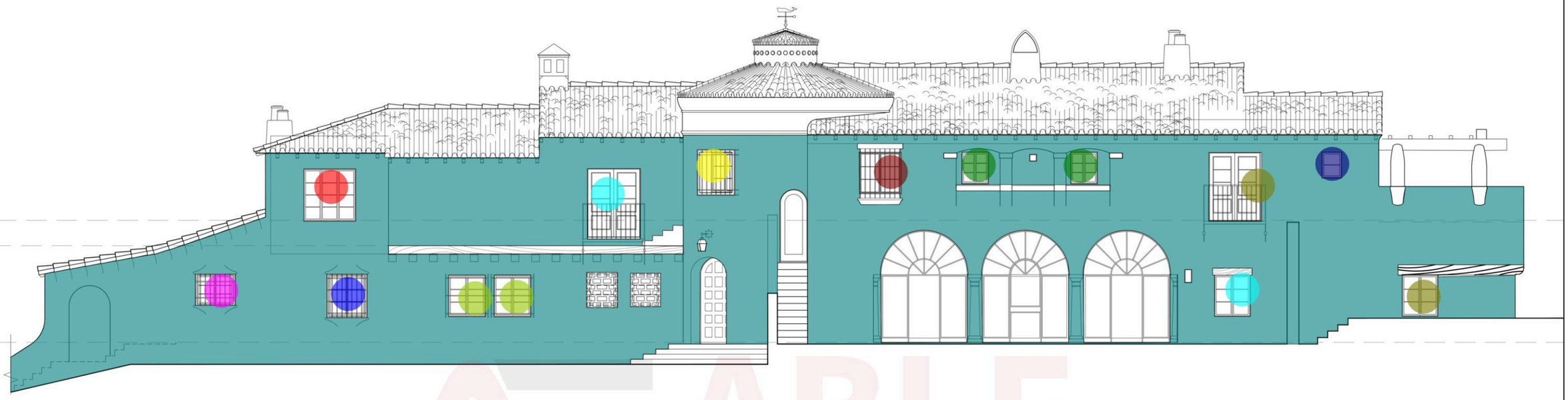
- (A) NEW HARDWOOD PLANK FLOORING
- (B) NEW CUSTOM TECATE TILE FLOORING W/INLAID MARBLE DETAIL
- (C) HARDWOOD TREAD W/BULLNESS EDGE
- (D) NEW CUSTOM TECATE TILE W/HARDWOOD PICKETS
- (E) NEW CUSTOM TECATE TILE FLOORING
- (F) EXISTING SALTILLO TILE
- (G) NEW THRESHOLD, VERIFY IN FIELD
- (H) FLOORING TRANSITION PIECE, VERIFY W/DESIGNER
- (J) RISER LESS THAN 4"; VERIFY IN FIELD

## 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

JOB:
Sheet: A3.0
Of Sheets

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| | |
|---|---|
| Stucco Paint | 2957.7 SQ FT |
| Exterior Glass Window, Size: (4'-0"x4'-0") | 1.0 EA |
| Exterior Glass Window, Size: (4'-2"x3'-8") | 2.0 EA |
| Exterior Glass Window, Size: (5'-2"x6'-11") | 1.0 EA |
| Exterior Glass Window, Size: (5'-2"x6'-9") | 1.0 EA |
| Exterior Glass Window, Size: (3'-8"x4') | 1.0 EA |
| Exterior Glass Window, Size: (3'-6"x4'-0") | 1.0 EA |
| Exterior Glass Window, Size: (4'-5"x6'-10") | 2.0 EA |
| Exterior Glass Window, Size: (2'x6'-2") | 7.0 EA |
| Exterior Glass Window, Size: (3'-7"x3'-7") | 1.0 EA |
| Exterior Glass Window, Size: (3'-11"x4'-3") | 1.0 EA |
| Exterior Glass Window, Size: (3'-7"x4'-1") | 2.0 EA |
| Exterior Glass Window, Size: (4'-1"x4-0") | 1.0 EA |
| Exterior Glass Window, Size: (13'-11"x3'-7") | 1.0 EA |
| Exterior Glass Window, Size: (5'-1"x5'-2") | 1.0 EA |
| Exterior Glass Window, Size: (3'-8"x4'-1") | 1.0 EA |
| Exterior Glass Window, Size: (4'-1"x4-0") | 1.0 EA |
| Exterior Glass Window, Size: (2'-7"x3'-1") | 2.0 EA |
| Exterior Glass Window, Size: (2'x2'-6") | 1.0 EA |

NORTH ELEVATION

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



EAST ELEVATION

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

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ABILITY - ASSURANCE - TIME

Sheet: A3.0b
Of Sheets




| | |
|---|---|
| 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"

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## FLOOR PLAN GENERAL NOTES

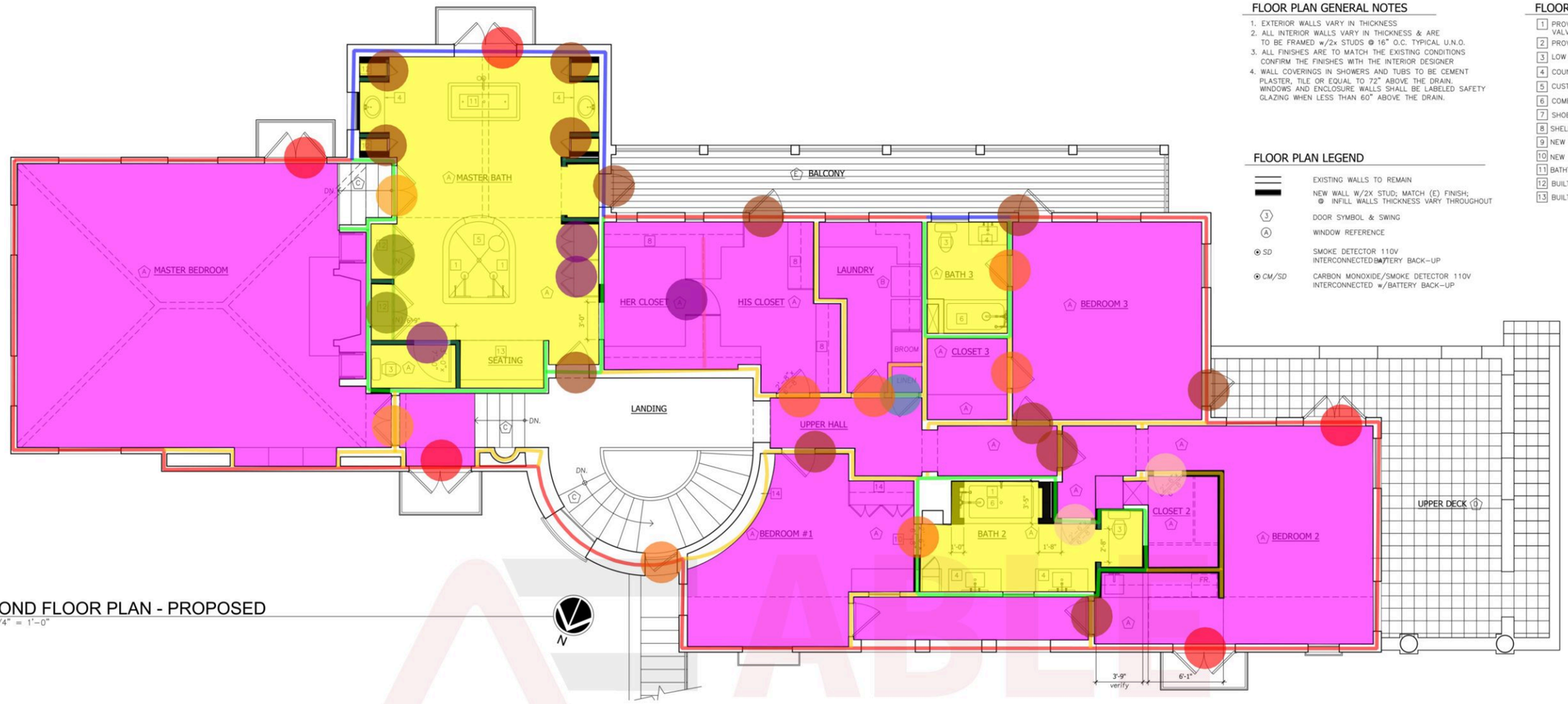
1. EXTERIOR WALLS VARY IN THICKNESS
2. ALL INTERIOR WALLS VARY IN THICKNESS & ARE TO BE FRAMED w/2x STUDS @ 16" O.C. TYPICAL U.N.O.
3. ALL FINISHES ARE TO MATCH THE EXISTING CONDITIONS CONFIRM THE FINISHES WITH THE INTERIOR DESIGNER
4. WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT PLASTER, TILE OR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

## FLOOR PLAN 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

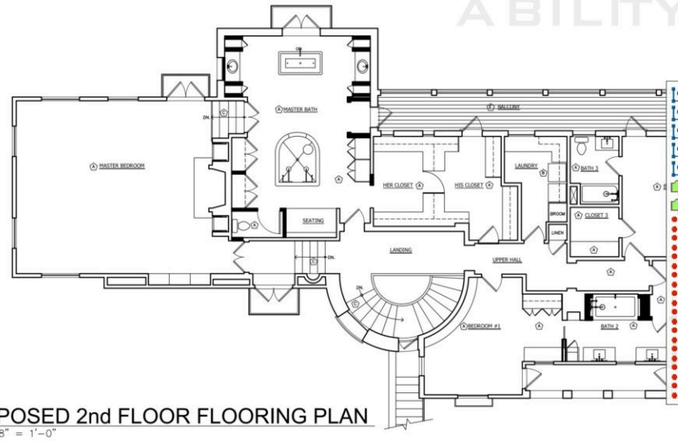
## FLOOR PLAN LEGEND

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




## SECOND FLOOR PLAN - PROPOSED

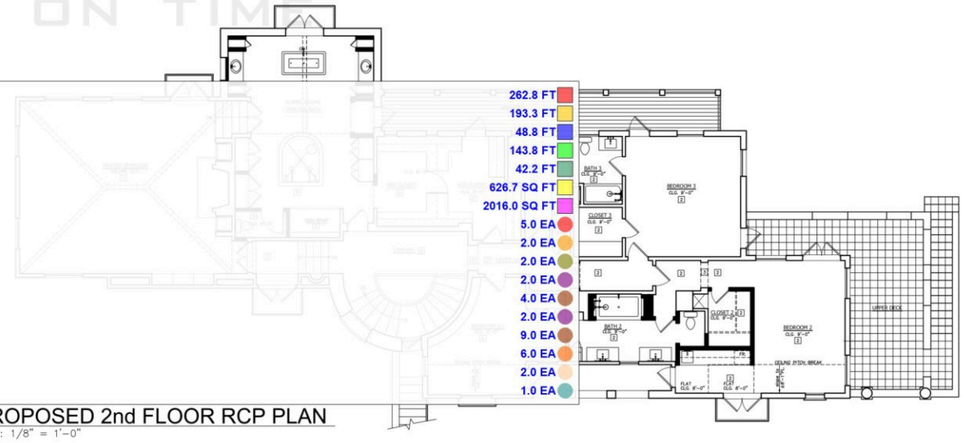
Scale: 1/4" = 1'-0"



5/8" Gypsum Exterior Wall Board
5/8" Gypsum Interior Wall Board
5/8" Moisture Resistant Gypsum Exterior Wall Board
5/8" Moisture Resistant Gypsum Interior Wall Board (1 Side)
5/8" Moisture Resistant Gypsum Interior Wall Board (Both Side)
5/8" Moisture Resistant Gypsum Board Ceiling
5/8" Gypsum Board Ceiling
Double Wooden Door, Size, (5'-0"x 6'-8")
Double Wooden Door, Size, (4'-1"x 6'-8")
Double Wooden Door, Size, (4'-5"x 6'-8")
Double Wooden Door, Size, (2'-8"x 6'-8")
Single Wooden Door, Size, (1'-0"x 6'-8")
Single Wooden Door, Size, (3'-0"x 6'-8")
Single Wooden Door, Size, (2'-8"x 6'-8")
Single Wooden Door, Size, (2'-6"x 6'-8")
Single Wooden Door, Size, (2'-3"x 6'-8")
Single Wooden Door, Size, (2'-1"x 6'-8")

## PROPOSED 2nd FLOOR FLOORING PLAN

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



262.8 FT
193.3 FT
48.8 FT
143.8 FT
42.2 FT
626.7 SQ FT
2016.0 SQ FT
5.0 EA
2.0 EA
2.0 EA
2.0 EA
4.0 EA
2.0 EA
9.0 EA
6.0 EA
2.0 EA
1.0 EA

## 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

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