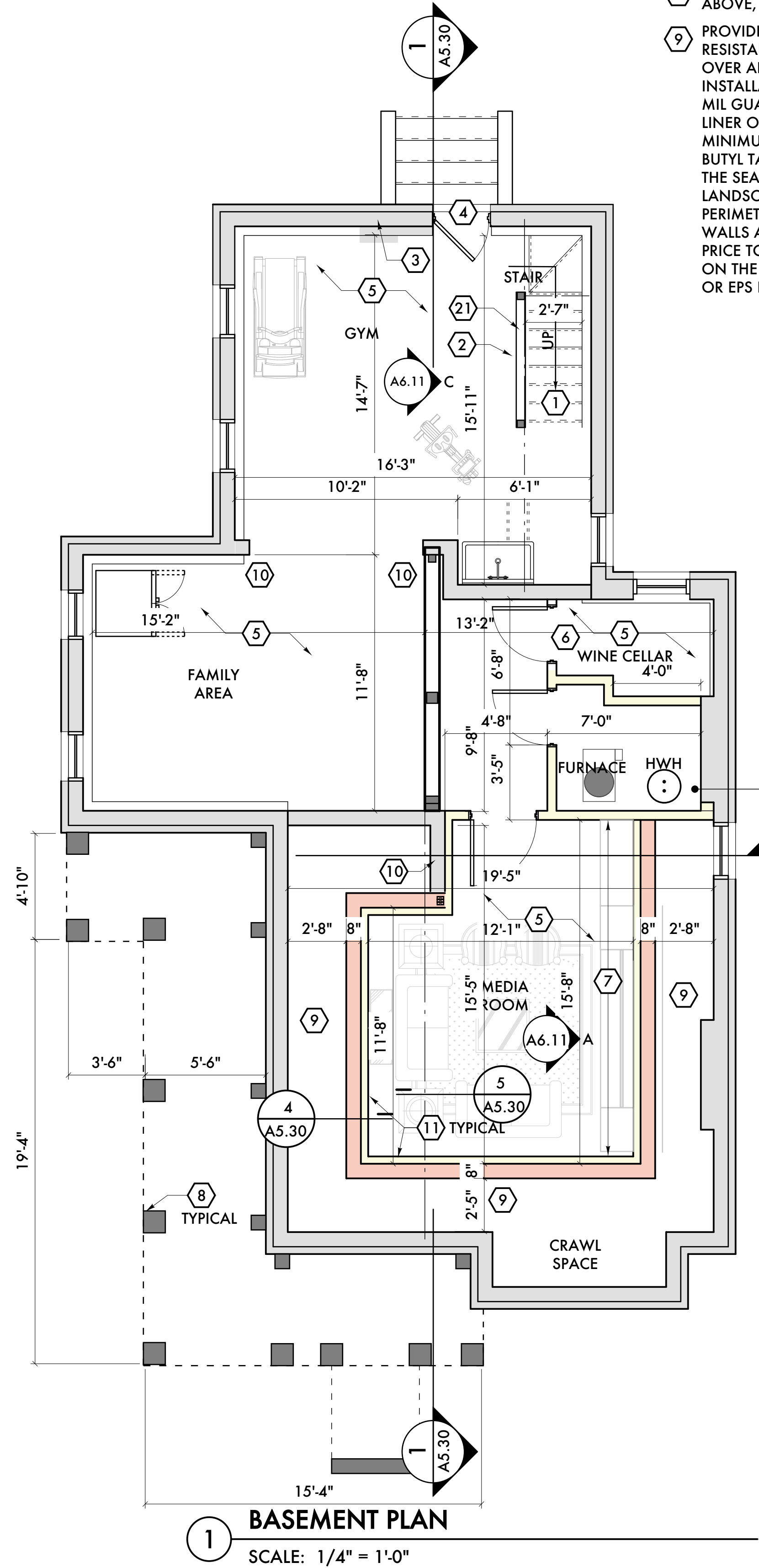
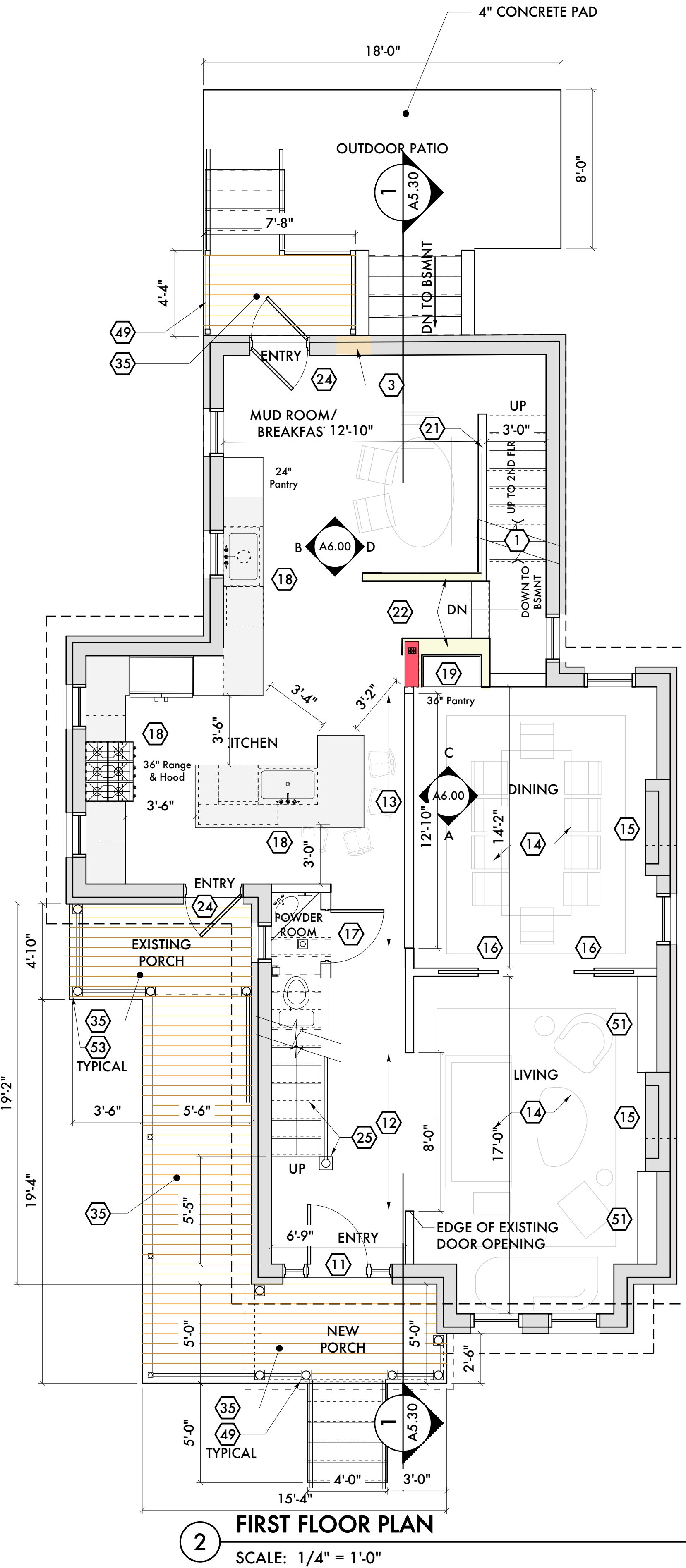
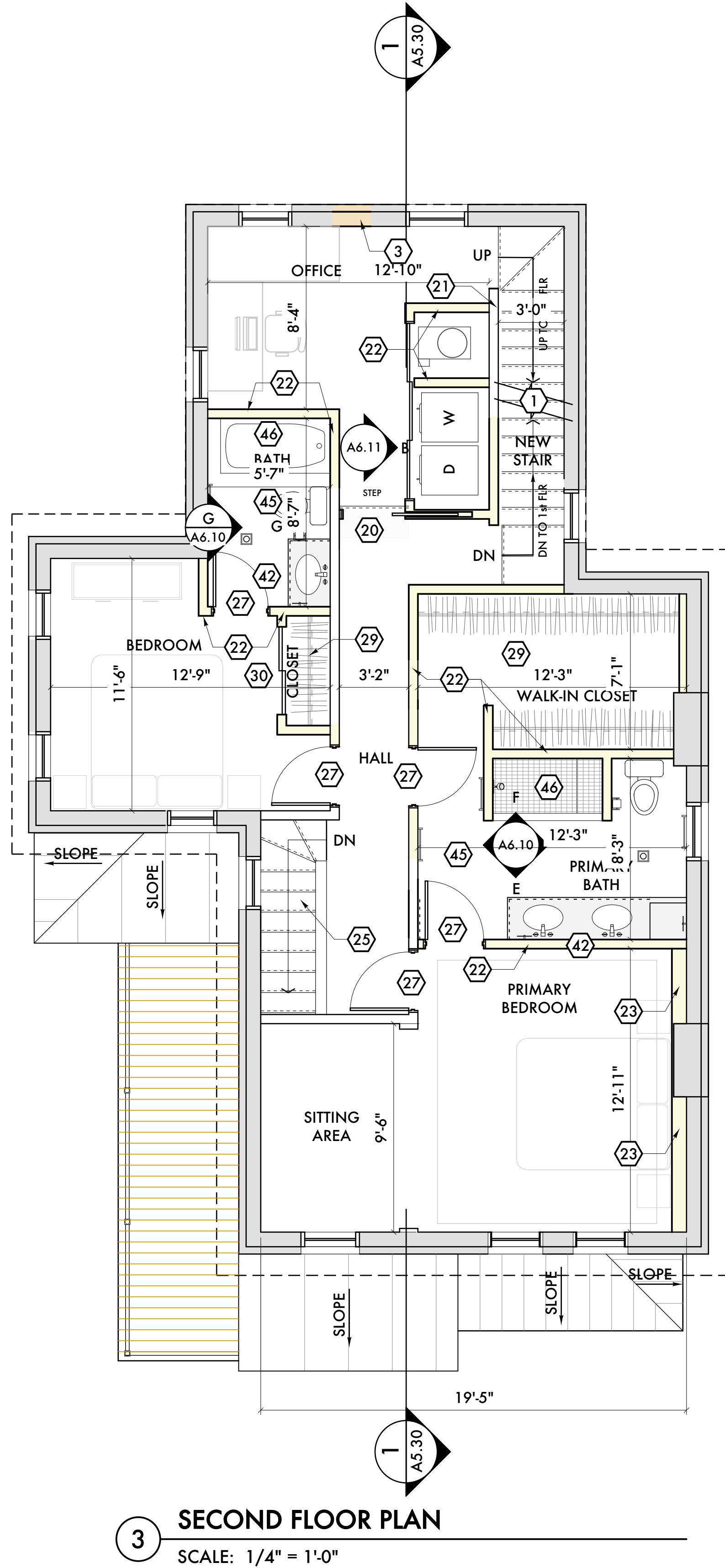
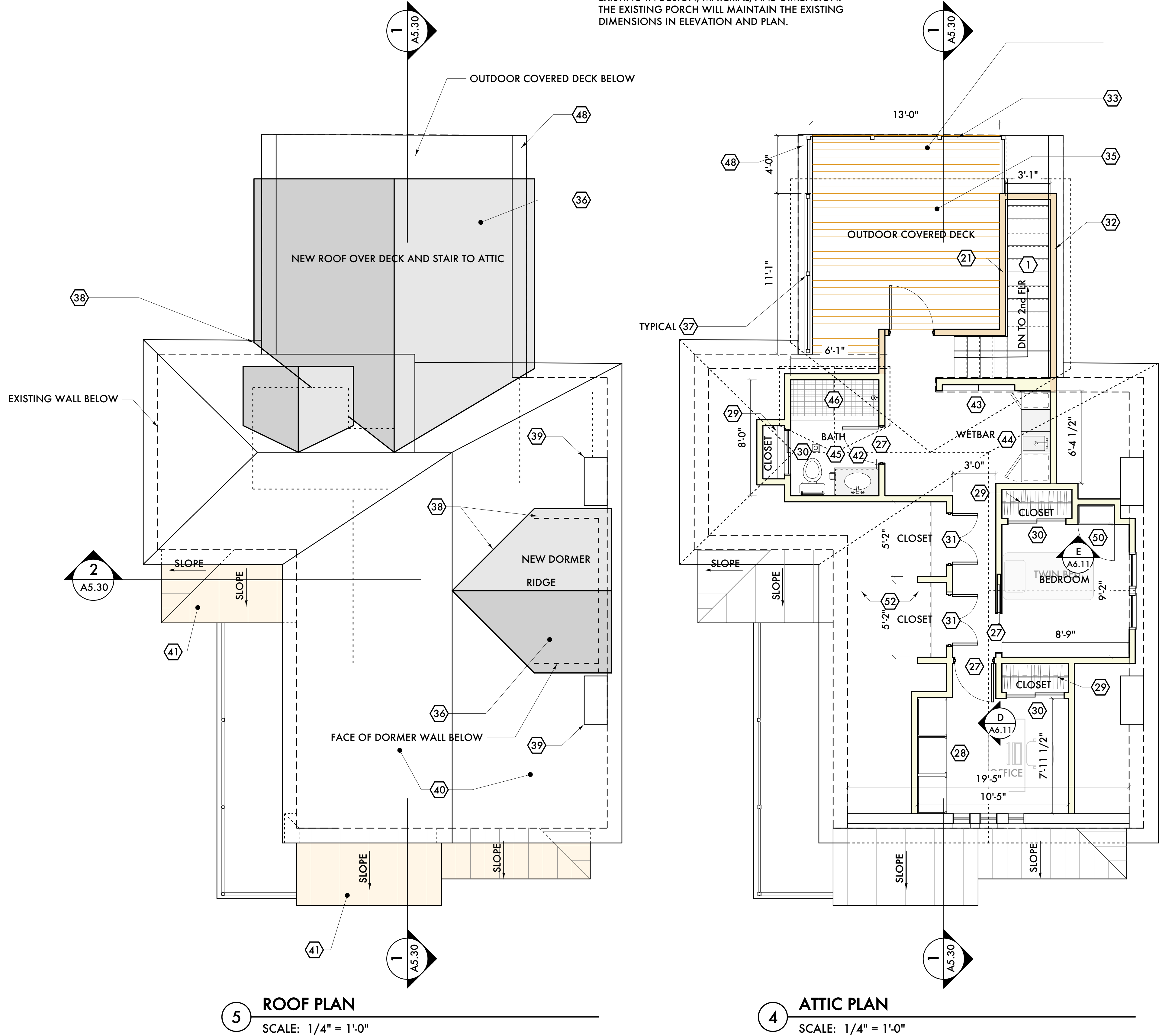



KEYED NOTES:

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| | | 48 | 2-PIECE METAL COPING/WALL CAP, DARK BRONZE ANODIZED, ON 2X NAILER OVER TOP OF EXISTING MASONRY WALL, WRAP NEW ROOF MEMBRANE OVER TOP OF CHIMNEY. | 49 | WOOD POSTS SUPPORTING, BRACKETS AND HANDRAILS AT NEW PORCH - SEE ELEVATIONS FOR TYPICAL PROFILE AND SHAPE OF ALL PORCH ELEMENTS. PROVIDE DRAWING OR SAMPLE OF ALL PORCH ELEMENTS TO BE ORDERED PRIOR TO FABRICATING. CONSULT W/ DESIGNERS FOR FINAL COLOR AND FINISH. | 50 | BUILT-IN MILLWORK CABINET W/ SWINGING DOOR BELOW SLOPED ROOF LINE, SEE DESIGNER INFORMATION FOR DIMENSIONS AND FINISHES. THIN-SET MORTAR BED, SCREW DOWN PER MANUFACTURER'S INSTRUCTIONS, MINIMUM 8" O.C. LEAVE 1/8" GAPS BETWEEN BOARDS, TAPE AND THIN-SET SEAMS W/ ALKALI-RESISTANT MESH TAPE. INSTALL WATERPROOF MEMBRANE, SCHLUTER KERDI OR DITRA, ADHERE THE MEMBRANE W/ THINSET TO THE CEMENT BOARD, OVERLAP ALL SEAMS AND SEAL W/ APPROVED BANDING. TURN MEMBER UP WALL MINIMUM OF 6". IF OWNER APPROVES, A LIQUID MEMBRANE MAY BE USED, REGARD OR HYDROBAN. ROLL/TROWEL (2) COATS OVER CEMENT BOARD SURFACE, ROLL UP WALL MINIMUM 4". LET STAND MINIMUM 24 HOURS BEFORE INSTALLING TILE. TAKE CARE TO WATER TO FLASH WATERPROOF MEMBRANE APPROPRIATELY AROUND ALL FLOOR PENETRATIONS. | 51 | LIVING ROOM BUILT-IN CABINETS (LOW) W/ FLOATING SHELVING ABOVE, EACH SIDE OF LIVING ROOM FIREPLACE. SEE DESIGNER DRAWINGS FOR FINAL SIZE AND STYLE OF MILLWORK. COORDINATE AND PROVIDE BLOCKING IN WALL AS REQUIRED FOR THIS WORK. | 52 | GYPSON BOARD CEILING OF CLOSET IN THIS AREA. REVIEW W/ OWNER FULL EXTENT OF CEILING FINISH AREA. PROVIDE "WING WALLS" AS SHOWN TO INSTALL CLOSET RODS. THE INTENT IS TO CREATE A CLOSET W/ (2) BACKWALL AND PROVIDE THE MAXIMUM FINISH STORAGE VOLUME POSSIBLE EXISTING PORCH IS STRUCTURALLY UNSOUND AND USES NON-HISTORIC PIECES FOR PORTIONS OF ITS CONSTRUCTION. REMOVE EXISTING FOOTINGS, STAIRS, WOOD STRUCTURE, WOOD DECKING AND STEPS. INSTALL NEW FOOTINGS AND WOOD STRUCTURE SUPPORTING FLOOR DECK BOARDS. PROVIDE DECK LATTICE SKIRT BELOW PORCH FLOOR. SUBMIT HANDRAIL AND GUARD SPINDLES FOR APPROVAL. THE EXISTING PLASTER AND ALL EXISTING HISTORIC ELEMENTS OF THE ROOF WILL REMAIN/BE RETAINED. ALL OTHER DETEIORATED ELEMENTS WHICH MUST BE REPLACED TO INCLUDE THE HANDRAILS AND GUARDRAILS, PORCH DECKING, STEPS, THE CORNER COLUMN, AND THE BRICK PIER MUST BE REPLACED IN KIND/TO MATCH EXISTING IN DESIGN, MATERIAL, AND DIMENSION. THE EXISTING PORCH WILL MAINTAIN THE EXISTING DIMENSIONS IN ELEVATION AND PLAN. | 53 | BUILT-IN SHELVING / MILLWORK - SEE DESIGNER DRAWINGS FOR FINAL SIZE AND STYLE | 54 | WET BAR - SEE DESIGNER DRAWINGS FOR MILLWORK, TILE/STONE WORK AND OTHER COMPONENTS FOR THE DESIGN. PROVIDE BLOCKING AS REQUIRED FOR SHELVING AND CABINETS. COORDINATE W/ PLUMBER FOR WATER/SANITARY TO THE WET BAR. | 55 | TILE WALL SURFACES - INSTALL A CEMENT BOARD, HARDIE BACK OR DUROCK, ON ALL AREAS TO RECEIVE CERAMIC WALL TILE. TAPE AND THIN-SET SEAMS W/ ALKALI-RESISTANT MESH TAPE | 56 | BATHROOM MILLWORK/CABINET - SEE DESIGNER DRAWINGS FOR FINAL SIZE AND STYLE OF CABINETS/MILLWORK. COORDINATE AND PROVIDE BLOCKING IN WALL AS REQUIRED FOR MILLWORK AND TOILET ACCESSORIES IN THE BATHROOM. | 57 | COMPOSITE SHINGLES ON 20# SYNTHETIC OR ASPHALT PAPER ON MINIMUM 1/2" OSB SUBSTRATE. USE ICE AND WATER SHIELD FOR THE BOTTOM 3' OF THE ROOF AT THE EDGE OF THE ROOF. DAVINCI COMPOSITE SLATE SHINGLES, FINAL SHINGLE SERIES, SPACING, EXPOSURE AND COLOR TO BE SELECTED BY THE OWNER | 58 | WOOD POSTS SUPPORTING WOOD BEAM AT EDGE OF NEW ROOF, ANCHOR POSTS TO MASONRY WALL. SEE STRUCTURAL DRAWINGS. PROVIDE HANDRAIL BETWEEN POSTS | 59 | EXISTING CHIMNEY TO REMAIN - SEE ELEVATIONS FOR GENERAL MASONRY REPAIRS TO CHIMNEY | 60 | REMOVE EXISTING ASPHALT SHINGLE ROOF OVER EXISTING ROOF, REPLACE W/ COMPOSITE SHINGLES ON 20# ASPHALT OR SYNTHETIC PAPER ON MINIMUM 1/2" OSB SUBSTRATE. REPAIR ANY SUB-ROOF WHICH IS DAMAGED. USE ICE AND WATER SHIELD FOR THE BOTTOM 3' OF THE ROOF AT THE EDGE OF THE ROOF | 61 | METAL ROOF, COPPER, OVER NEW PORCH - 26 GAUGE FLAT METAL ROOF ON 15/32" ROOF SHEATHING SUBSTRATE (OR 7/16" OSB). USE ICE AND WATER SHIELD OVER THE ENTIRE ROOF. PROVIDE DRIP EDGES AND FLASHING WHERE NEW ROOF MEETS EXISTING WALLS PER MANUFACTURER'S REQUIREMENTS. | 62 | BATHROOM MILLWORK/CABINET - SEE DESIGNER DRAWINGS FOR FINAL SIZE AND STYLE OF CABINETS/MILLWORK. COORDINATE AND PROVIDE BLOCKING IN WALL AS REQUIRED FOR MILLWORK AND TOILET ACCESSORIES IN THE BATHROOM. | 63 | TYPICAL EXTERIOR WALL AT NEW STAIR ENCLOSURE - CEMENTITIOUS SIDING ON ZIP-IT SHEATHING ON 2 X 4 WOOD STUD, FIBERGLASS INSULATION IN CAVITY, ON 5/8" GYPSUM BOARD | 64 | WOOD HANDRAIL AT ROOF DECK, SEE DESIGNER INFORMATION FOR STYLE OF POSTS, RAILS AND SPINDLES PLUS FINISH | 65 | EXISTING EPDM ROOF BELOW ROOF DECK. REVIEW W/ OWNER CONDITION OF EXISTING ROOF DURING DEMOLITION. IF EXISTING ROOF IS TO REMAIN, PROVIDE Drip EDGE AND TERMINATION BAR WHERE MISSING. IF ROOF IS TO BE REPLACED, INSTALL (2) LAYERS, 1 1/2" POLYISO INSULATION ON VAPOR BARRIER OVER EXISTING WOOD ROOF DECK. PROVIDE 1/2" PLYWOOD ON NEW PARAPET WALLS ANCHORED TO EXISTING MASONRY. PROVIDE 60-MIL TP ROOF MEMBRANE, ADHERE TO INSULATION AND TAPE THIS AREA TO EXTEND HIGHER FLOOR LEVEL THROUGH THE NEW DOOR OPENING | 66 | CLOSET - SEE DESIGNER INFORMATION RELATED TO SHELVING, RODS AND ANY BUILT-INS FOR THE CLOSETS, PROVIDE BLOCKING FOR ALL | 67 | CLOSET - SLIDING DOORS, SEE DESIGNER INFORMATION ON FINAL STYLE AND FINISH | 68 | CLOSET - PAIR OF SWINGING DOORS, SEE DESIGNER INFORMATION ON FINAL STYLE, SIZE AND FINISH | 69 | OUTDOOR DECK SURFACE - WOOD DECK OVER PRESSURE TREATED WOOD FRAMING, SEE STRUCTURAL DRAWINGS FOR FRAMING. FINAL STAIN COLOR REQUIRES OWNER APPROVAL | 70 | KITCHEN CABINETS, SEE DESIGNER INFORMATION FOR FURTHER INFORMATION. SEE ELEVATIONS FOR BACKSPASH AND TREATMENT OF EXISTING WINDOW OPENING CASING W/ NEW CABINETS. SEE DESIGNER INFORMATION AND MEP DRAWINGS FOR INFORMATION RELATED TO APPLIANCES AND PLUMBING FIXTURES. COORDINATE ALL BLOCKING REQUIRED FOR INSTALLATION OF CABINETS | 71 | REPAIR PLASTER / INSTALL NEW GYPSUM BOARD WALLS THIS AREA AFTER REMOVAL OF EXISTING WALL AND ANY STRUCTURAL MODIFICATIONS REQUIRED TO SUPPORT NEW HEADER FOR OPENING. SEE DESIGNER INFORMATION FOR NEW MILLWORK AND PROVIDE FINAL OPENING DIMENSIONS TO DESIGNERS FOR MILLWORK. SLIDING POCKET DOOR LEADING TO OFFICE & LAUNDRY AREA. INFILL PORTION OF LOWER FLOOR THIS AREA TO EXTEND HIGHER FLOOR LEVEL THROUGH THE NEW DOOR OPENING | 72 | NEW WOOD STAIR BEARING WALL AT EDGE OF NEW STAIR OPENING, SEE STRUCTURAL DRAWINGS FOR MODIFICATIONS TO EXISTING FRAMING | 73 | NEW INTERIOR PARTITION WALL, 2 X 4 WOOD FRAMING W/ 5/8" GYPSUM BOARD ON EACH SIDE, MATCH FINISH AND TIE INTO ANY EXISTING WALLS TO REMAIN. PROVIDE A SEAMLESS TRANSITION BETWEEN OLD AND NEW CONSTRUCTION WHERE IT OCCURS | 74 | FRAME OUT NEW WALL SUCH THAT IT PROVIDES A SEAMLESS TRANSITION FROM THE EXISTING SURFACE INCORPORATING THE EXISTING FIRE PLACE | 75 | TOOTH IN AND REBUILD CORNERS OF MASONRY WALLS AFTER PARTIAL DEMOLITION | 76 | NEW BASEMENT MASONRY WALL W/ FURRED GYPSUM BOARD, 5/8" MOISTURE RESISTANT PURPLE BOARD ON 2 X 4 WOOD STUD ON 8" REINFORCED CONCRETE BLOCK. USE PRESSURE TREATED SILL PLATE | 77 | DOOR W/ TRANSOM AND SIDELITES AT FRONT ENTRANCE, SEE ELEVATIONS FOR GENERAL INTENT OF DOOR DESIGN. PROVIDE FINISHED SHOP MEASUREMENTS AND PREPARED SHOP DRAWINGS FOR REVIEW AFTER ALL EXISTING DOOR AND FRAME HAS BEEN REMOVED AND THE EXISTING OPENING FULLY OPENED. | 78 | ENLARGED OPENING IN EXISTING STUDY/PLASTER WALL. SEE STRUCTURAL DRAWINGS FOR NEW HEADER INFORMATION. REPAIR OPENING SURFACES AFTER STRUCTURAL WORK | 79 | ENLARGED OPENING IN EXISTING STUDY/PLASTER WALL. SEE STRUCTURAL DRAWINGS FOR NEW HEADER INFORMATION. SEE DESIGNER INFORMATION FOR NEW WOOD CASING ON SIDES AND TOP OF NEW OPENING | 80 | EXISTING CEILING DECORATE PLASTER MOLDING/COVE TO REMAIN. CREATE NEW MOLD MATCHING EXISTING PROFILE TO RECREATE AREAS MISSING WHERE IT OCCURS | 81 | RESTORE EXISTING FIREPLACE SURROUND. SEE DESIGNER INFORMATION FOR FILE DESIGN AND MATERIALS. SEE PLUMBING DRAWINGS FOR GAS LINE TO NEW FIRE PLACE INSERT | 82 | EXISTING SLIDING DOORS TO REMAIN, CONFIRM/REPAIR TO WORKING ORDER. PRESERVE CASING AROUND OPENING. SEE DESIGNER INFORMATION FOR FINAL FINISH RESTORATION | 83 | NEW LAVATORY UNDER EXISTING STAIR. REFRAME AREA FOR NEW DOOR AND REPAIR AREAS AROUND THE LAVATORY AFTER EXISTING WALLS HAVE BEEN DEMOLISHED. | 84 | NEW WOOD STAIR IN EXISTING MODIFIED STAIR OPENING. THE DESIGN INTENT IS FOR ALL STAIRS TO ALIGN W/ THE STAIR ABOVE/BELOW | 85 | MIRROR WALL, SEE DESIGNER'S DRAWINGS FOR FURTHER INFORMATION | 86 | FORMER CHIMNEY LOCATION, USE SALVAGED BRICK FROM CHIMNEY DEMOLITION AND INFILL EXTERIOR WALL TO MAINTAIN STRUCTURAL INTEGRITY OF WALL AFTER CHIMNEY REMOVAL | 87 | EXISTING DOOR TO "CELLAR STEPS" TO BE REPLACED W/ NEW DOOR. SEE DESIGNER INFORMATION ON DOOR STYLE. REVIEW W/ OWNER THE FINAL OPENING SIZE AFTER DEMOLITION. THE INTENT IS TO HAVE A 3'-0" WIDE X 6'-8" TALL DOOR. | 88 | INSTALL 4" NEW CONCRETE FLOOR THROUGHOUT ENTIRE BASEMENT. SEE DEMOLITION FOR REMOVAL OF EXISTING FLOOR MATERIALS. REVIEW FINAL FLOOR ELEVATION W/ OWNER PRIOR TO INSTALLING BASE AND POURING CONCRETE FLOOR. PROVIDE EXPANSION AND CONSTRUCTION JOINTS THROUGHOUT THE NEW POUR | 89 | SEE DESIGNER'S DRAWINGS FOR FURTHER INFORMATION ON WINE CELLAR. NOTE: DOOR WILL HAVE TO BE CUT TO FIT SHORTER HEIGHT OPENING DUE TO STAIR OVERHEAD | 90 | BUILT-IN ENTERTAINMENT CENTER MILLWORK ALONG LENGTH OF WALL, SEE DESIGNER'S DRAWINGS FOR FURTHER INFORMATION. | 91 | MASONRY PIER SUPPORTING DECK STRUCTURE ABOVE, SEE STRUCTURAL DRAWINGS | 92 | REMOVE AND INSTALL A 15 MIL, PUNCTURE |
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09/29/25	Permit Revisions - HDC	
09/12/25	Historic Commission	
07/23/25	Owner/Designers Review	
07/15/25	Owner/Designers Review	
07/08/25	Permits	
07/01/25	Owner/Designers Review	
05/13/25	Owner/Designers Review	
04/07/25	Preliminary Pricing	
02/12/25	Owner Review	
11/20/24	Historic Commission	
11/16/24	Historic Commission	
11/15/24	Owner Review	

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Project Number: 2024 - 07

PROPOSED FLOOR PLANS

Sheet Number

A3.11

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