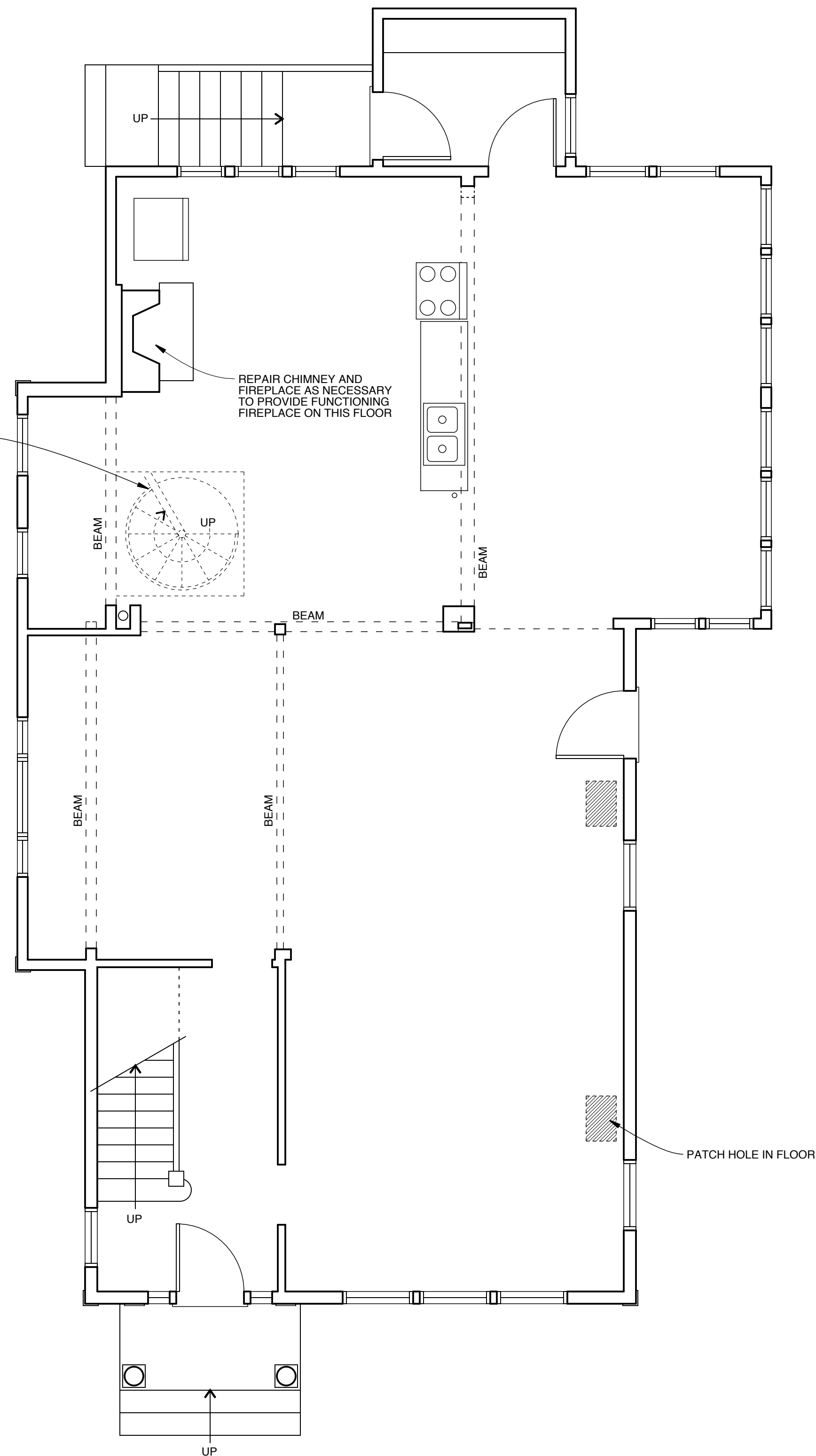


1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

FUTURE STAIR: EQUAL TO SPIRAL STAIRS OF AMERICA STANDARD STEEL STAIR, 5'-0" DIAMETER, MAX RISER 9 1/2", 30 DEGREE TREAD



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

GENERAL NOTES

- BEFORE BEGINNING WORK AT THE SITE, AND THROUGHOUT THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK RELATED TO THAT BEING INSPECTED.
- THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO PART OF THIS CONTRACT. INSPECT THOSE AREAS, ASCERTAIN WORK NEEDED, AND DO THAT WORK IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST.
- DIMENSIONS ARE TO FINISH SURFACE AND TO OPENING CENTERLINE UNLESS NOTED OTHERWISE.
- DO NOT DRILL OR CUT EXISTING FLOOR JOISTS, BEAMS, COLUMNS, OR OTHER STRUCTURAL MEMBERS UNLESS SPECIFICALLY INDICATED.
- PROTECT EXISTING WORK TO REMAIN FROM DAMAGE.
- REPAIR, PATCH, AND FINISH, OR REFINISH AS APPLICABLE, TO MATCH ADJACENT EXISTING FINISHES, THOSE EXISTING SURFACES DAMAGED OR NEWLY EXPOSED DURING PERFORMANCE OF THE WORK.
- EXCEPT IN SPACES WHERE NO WORK UNDER THIS CONTRACT IS REQUIRED, ENCLOSE EXISTING AND NEW CONDUITS, DUCTS, PIPES, AND SIMILAR ITEMS IN FURRING WHERE SUCH ITEMS PASS THROUGH FINISHED SPACES WHETHER OR NOT FURRING IS INDICATED. INSULATE IN UNHEATED SPACES.
- WHERE CONDUITS, WIRES, PIPES, AND SIMILAR ITEMS ARE TO BE INSTALLED IN EXISTING WALLS OR PARTITIONS, NEATLY CHASE THE WALLS OR PARTITIONS, INSTALL THE ITEMS, AND PATCH THE WALLS OR PARTITIONS TO MAKE THE INSTALLATION NOT DISCERNIBLE IN THE FINISHED WORK.
- WHERE "MATCH EXISTING" IS INDICATED, NEW CONSTRUCTION OR FINISHES, AS APPROPRIATE TO THE NOTE, SHALL MATCH THE EXISTING IN EVERY PARTICULAR.
- PRIMARY WORK OF THIS PROJECT IS NEW DORMER AND RENOVATIONS ON THIRD FLOOR. RENOVATION WORK ON BASEMENT, FIRST, AND SECOND FLOOR LEVELS TO BE LIMITED TO THOSE ITEMS INDICATED AND ANY WORK NECESSARY FOR STRUCTURAL MODIFICATIONS INDICATED ON STRUCTURAL DRAWINGS.

MECHANICAL SYSTEMS NOTES

- PROVIDE NEW ZONED GAS-FIRED HYDRONIC HEATING SYSTEM WITH DIRECT THROUGH-WALL VENTING OF COMBUSTION GASES.
- PROVIDE FINISH HEATING INSTALLATION ON SECOND AND THIRD FLOOR USING RUNTLA UF SERIES WALL PANEL RADIATION SYSTEM.
- PROVIDE IN-FLOOR RADIANT HEATING OF SECOND FLOOR BATHROOM ONLY.
- PROVIDE DESIGN DRAWINGS FOR ARCHITECT TO REVIEW.

PLUMBING SYSTEM NOTES

- PROVIDE NEW SUPPLY, DRAIN, WASTE, AND VENT PIPING SYSTEMS, AND FIXTURES AND FITTINGS FOR NEW BATHS.
- OWNER TO SELECT FIXTURES.

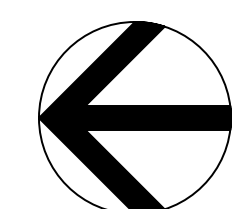
ELECTRICAL SYSTEM NOTES

- PROVIDE MODIFICATIONS TO ELECTRICAL SYSTEM AS NEEDED IN RENOVATED AREAS.
- OWNER TO DETERMINE LOCATIONS, NUMBERS, AND TYPES OF LIGHT FIXTURES AND SWITCHES, AND DESIRED POWER OUTLET LAYOUT.

FINISH NOTES

- FINISH MATERIALS AS SCHEDULED BELOW FOR RENOVATED SPACES, IN COLORS AS SELECTED BY OWNER.
 CEILING -- ALL ROOMS EXCEPT HALL 201, BEDROOM 203, BATH 205, BATH 303: GWB, PAINTED.
 CEILING -- HALL 201, BEDROOM 203, BATH 205, BATH 303: WOOD WAINSCOT, PAINTED.
 WALLS -- ALL ROOMS EXCEPT BATH 205, BATH 303: GWB, PAINTED. EXISTING WALL FINISH ON NORTH WALL OF SECOND FLOOR STAIR TO REMAIN.
 WALLS -- BATH 205: CERAMIC TILE OVER CEMENT BACKER BOARD.
 WALLS -- BATH 303: WOOD WAINSCOT, PAINTED.
 BASE -- ALL EXCEPT BATH 205, BATH 303: PAINTED WOOD. MATCH SIZE OF EXISTING WOOD BASE. EXISTING BASE ON NORTH WALL OF SECOND FLOOR STAIR TO REMAIN.
 BASE -- BATH 205, BATH 303: CERAMIC TILE BASE.
 FLOOR -- BATH 205, BATH 303: CERAMIC TILE OVER 1 1/8" TAG PLYWOOD.
 FLOOR -- HALL 201, OFFICE 206, HALL 301, BEDROOM 302, LINEN 304, SITTING 305, CLOSET 306, CLOSET 307, BEDROOM 309: HARDWOOD.
 FLOOR -- CLOSET 202, BEDROOM 203, BEDROOM 204: REPAIR AND REFINISH EXISTING PINE FLOORING.
- DOOR STYLES AS SELECTED BY OWNER. EXISTING DOORS ARE NOT NUMBERED. ALL NEW DOORS 2'-6" X 6'-6" EXCEPT 304, WHICH IS 1'-4" X 6'-6". FINISH: PAINTED WOOD DOORS AND FRAMES.
- WOOD CASINGS THROUGHOUT: 1 X 4 FLAT WOOD, PAINTED.
- WINDOW NUMBERS REFER TO ANDERSEN CATALOG NUMBERS.

PARTITIONS/WALLS KEY
 ——— EXISTING TO REMAIN
 ▨ NEW PARTITION/WALL



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Title

BASEMENT &
FIRST FLOOR
PLANS

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

Date: 3/24/06

Revisions

**ISSUED FOR
PERMIT**

Sheet

A1