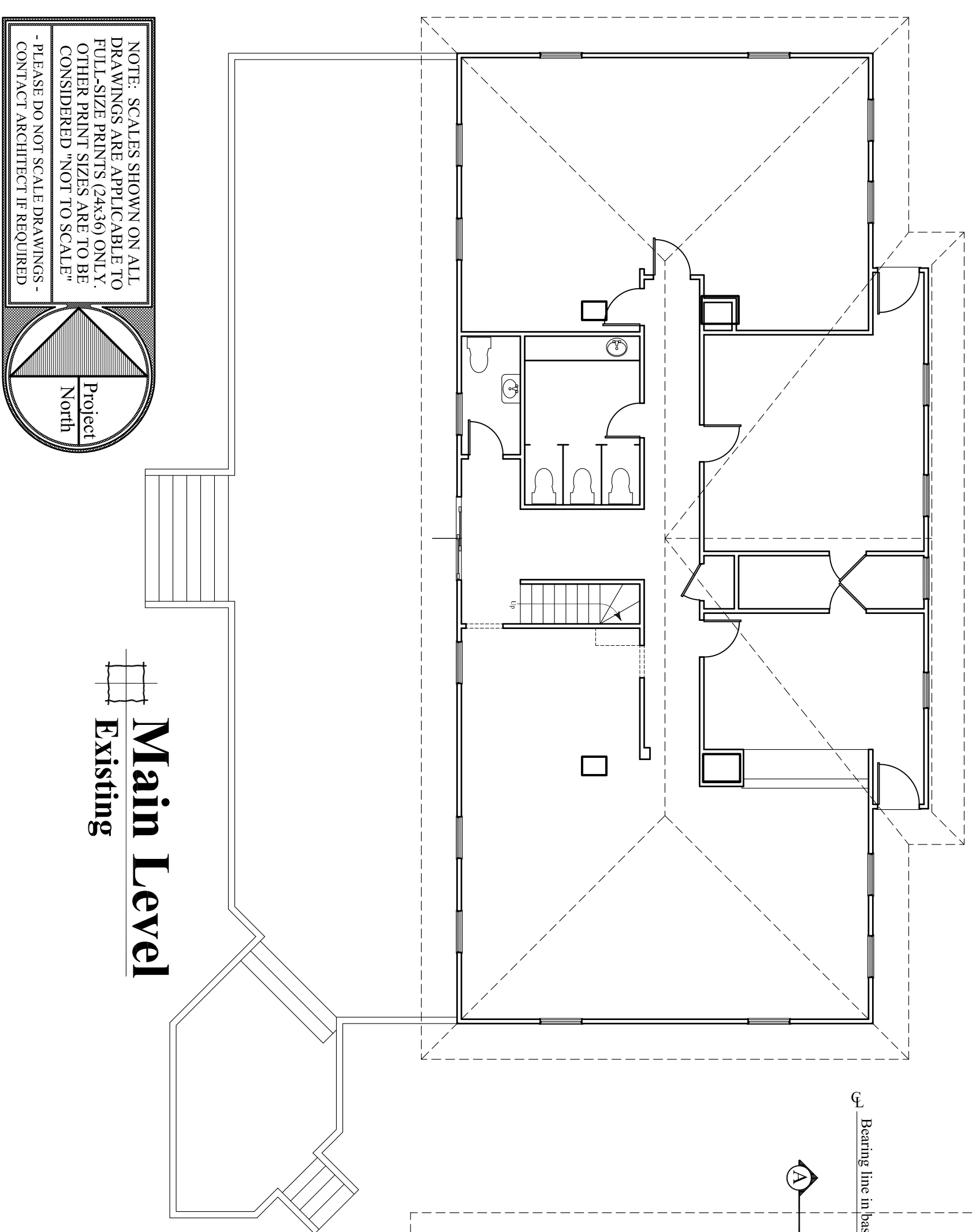


**Scope of Work:**

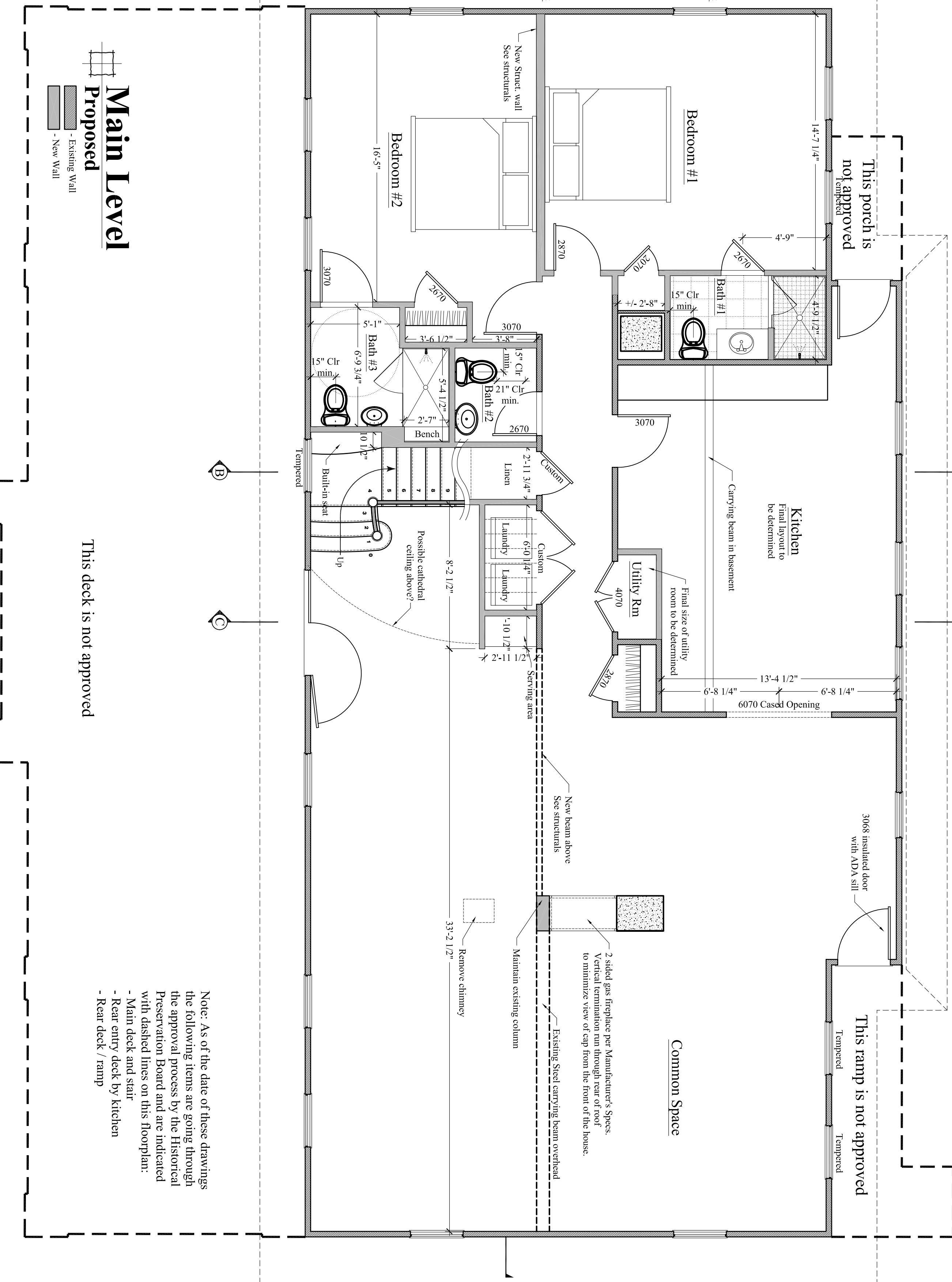
- Exterior:**
- New roofing throughout
  - Remove two existing brick chimneys on Western roof as shown:
    - Northern chimney that does not penetrate the roof
    - Southern chimney that does not appear original and does not have an adequate footing
  - All new insulated exterior doors to code.
  - New siding and exterior trim to match existing conditions.
  - In-fill any openings in the existing foundation
  - All new windows.
    - Anderson 400 series
    - Typical Double Hung u-value = .30
- Interior:**
- Removal of all plaster, electrical and plumbing systems
  - New layout and structural modifications as shown
  - New electrical system throughout
  - New plumbing system throughout
  - New heating / cooling system throughout
  - Insulation to code:
    - Ceilings = R-49 minimum
    - Exterior Walls = R-20 minimum
  - New drywall and finish trim throughout.

Note: The exterior decks, entry porches, stairs and ramp are in the process of review by the Historical Preservation Board and are not included within this Scope of Work.

2,256 sq. ft.  
Finished Space



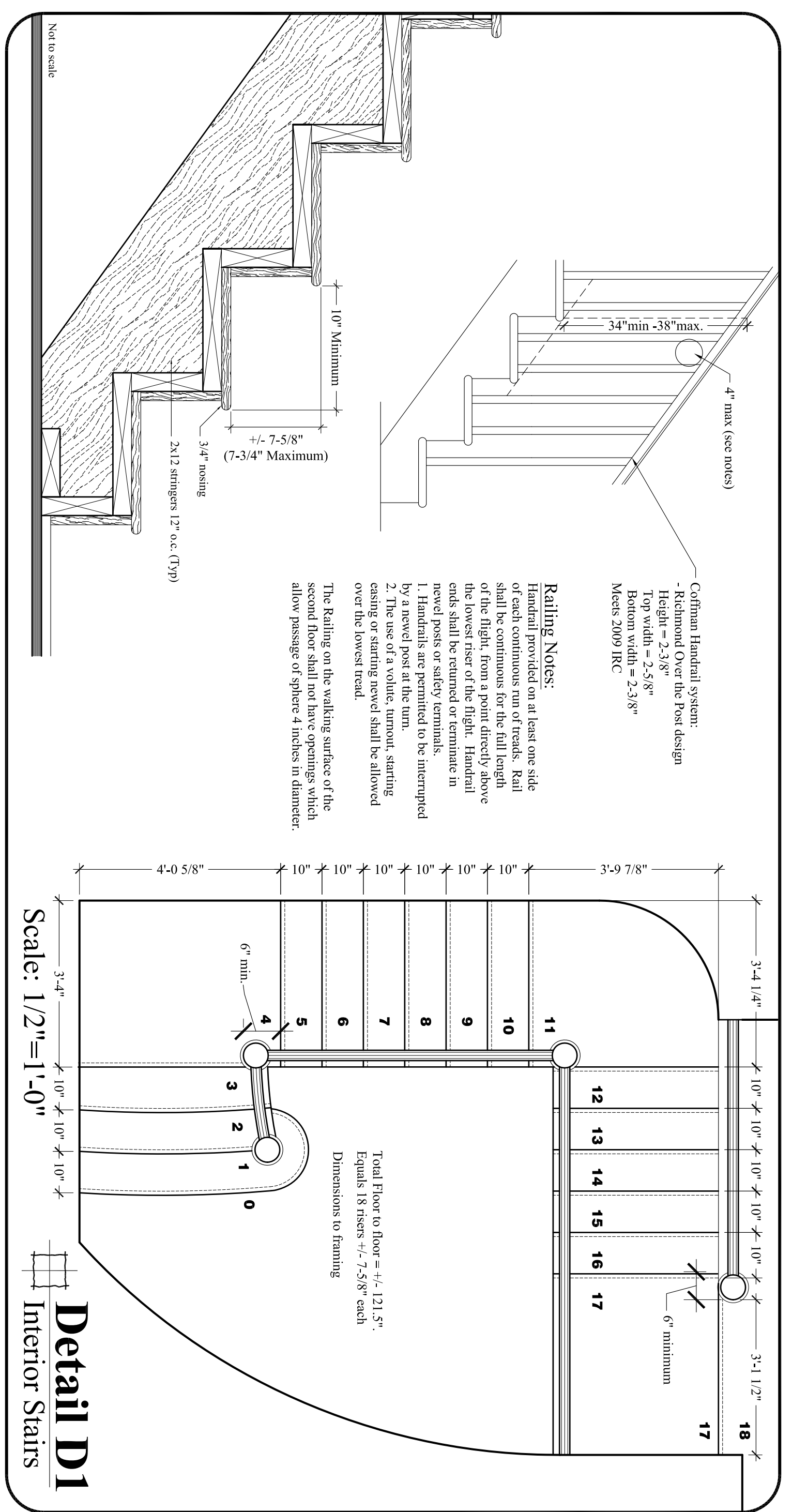
**Main Level**  
Existing



**Main Level**  
Proposed

This deck is not approved

This ramp is not approved



**Detail D1**  
Interior Stairs

Scale: 1/2" = 1'-0"

**Railing Notes:**

Handrail provided on at least one side of each continuous run of treads. Rail shall be continuous for the full length of the flight, from a point directly above the nosing of the first tread to a point directly above the nosing of the last tread. Handrails shall be returned or terminate in newel posts or safety terminals. Handrails are permitted to be interrupted by a newel post at the turn.

2. The use of a volute, urnpost, starting casing or starting newel shall be allowed over the lowest tread.

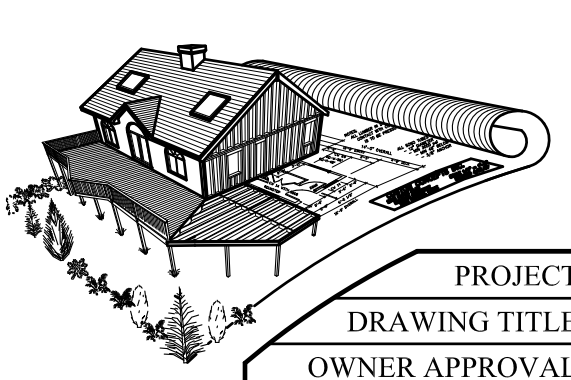
The railing on the walking surface of the second floor shall not have openings which allow passage of sphere 4 inches in diameter.

**Coffman Handrail system:**  
- Richmond Over the Post design  
- Height = 2'-3/8"  
- Top width = 2'-5/8"  
- Bottom width = 2'-3/8"  
- Meets 2009 IRC

Note: As of the date of these drawings the following items are going through the approval process by the Historical Preservation Board and are indicated with dashed lines on this floorplan:  
- Main deck and stair  
- Rear entry deck by kitchen  
- Rear deck / ramp

**CUSTOM CONCEPTS, INC.**  
ARCHITECTURE

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**A1**

DATE: Feb 10, 2015

PROJECT: House Island - Building #1  
DRAWING TITLE: Main Floorplan, Detail D1  
OWNER APPROVAL:

JOB NUMBER: 9269-14  
DRAWN BY: MER  
SCALE: As noted

Preliminary Design  
 Design Development  
 Contract Documents  
CLIENT REVIEW ONLY - NOT CONSTRUCTION  
CLIENT REVIEW AND COST ESTIMATING  
FOR PERMITS, BIDS, AND CONSTRUCTION

NO.	DATE	DESCRIPTION
REVISIONS		