

EXISTING WOOD SIDING AND TRIM TO REMAIN

FUTURE 'ADA' PUSH PADDLE DOOR OPERATOR AT EXTERIOR, 48" ABOVE NEW SLAB

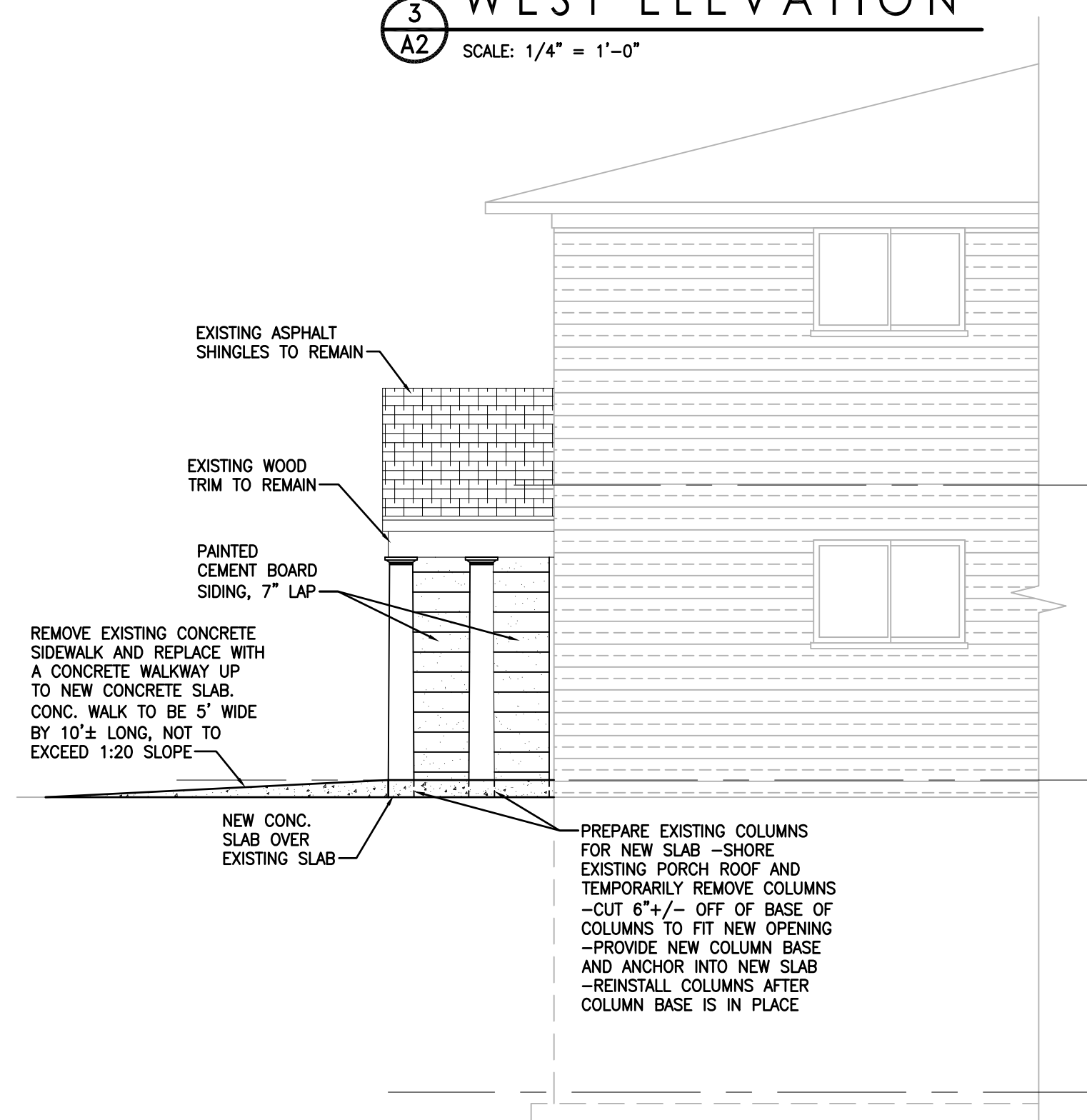
PAINTED CEMENT BOARD SIDING, 7" LAP

NEW CONC. SLAB OVER EXISTING SLAB

EXISTING FRAMING TO BE NOTCHED TO RECEIVE NEW ENTRY DOOR FRAME - REMOVE EXISTING CLADDING TO VERIFY THAT FRAMING IS NON-LOAD BEARING BEFORE NOTCHING

PREPARE EXISTING COLUMNS FOR NEW SLAB - SHORE EXISTING PORCH ROOF AND TEMPORARILY REMOVE COLUMNS - CUT 6 1/2" OFF OF BASE OF COLUMNS TO FIT NEW OPENING - PROVIDE NEW COLUMN BASE AND ANCHOR INTO NEW SLAB - REINSTALL COLUMNS AFTER COLUMN BASE IS IN PLACE

3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING ASPHALT SHINGLES TO REMAIN

EXISTING WOOD TRIM TO REMAIN

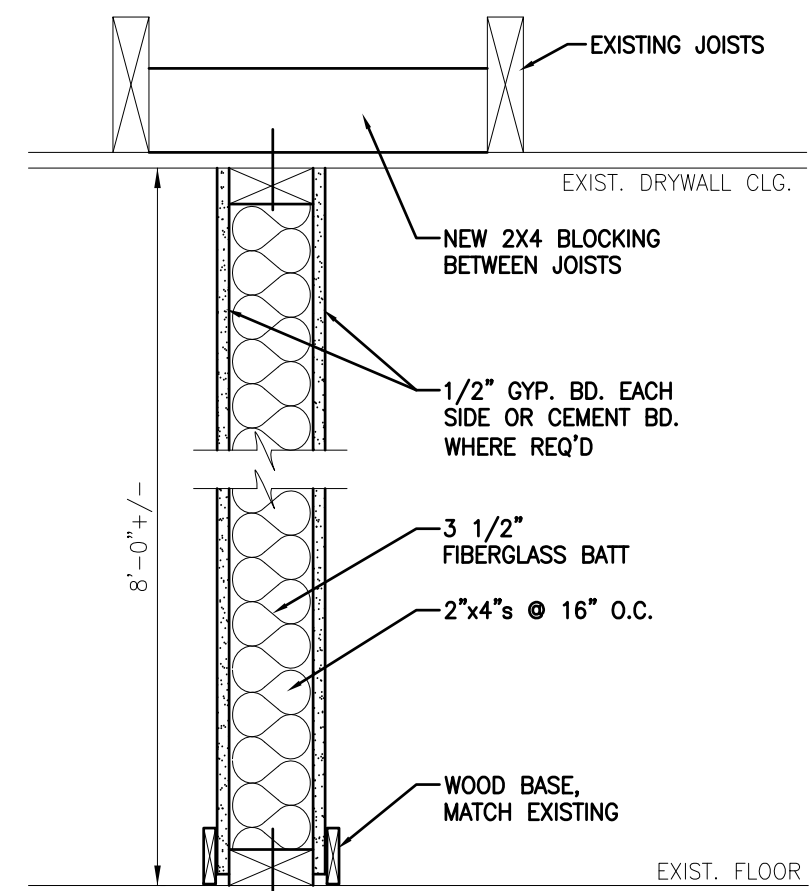
PAINTED CEMENT BOARD SIDING, 7" LAP

REMOVE EXISTING CONCRETE SIDEWALK AND REPLACE WITH A CONCRETE WALKWAY UP TO NEW CONCRETE SLAB. CONC. WALK TO BE 5" WIDE BY 10"± LONG, NOT TO EXCEED 1:20 SLOPE

NEW CONC. SLAB OVER EXISTING SLAB

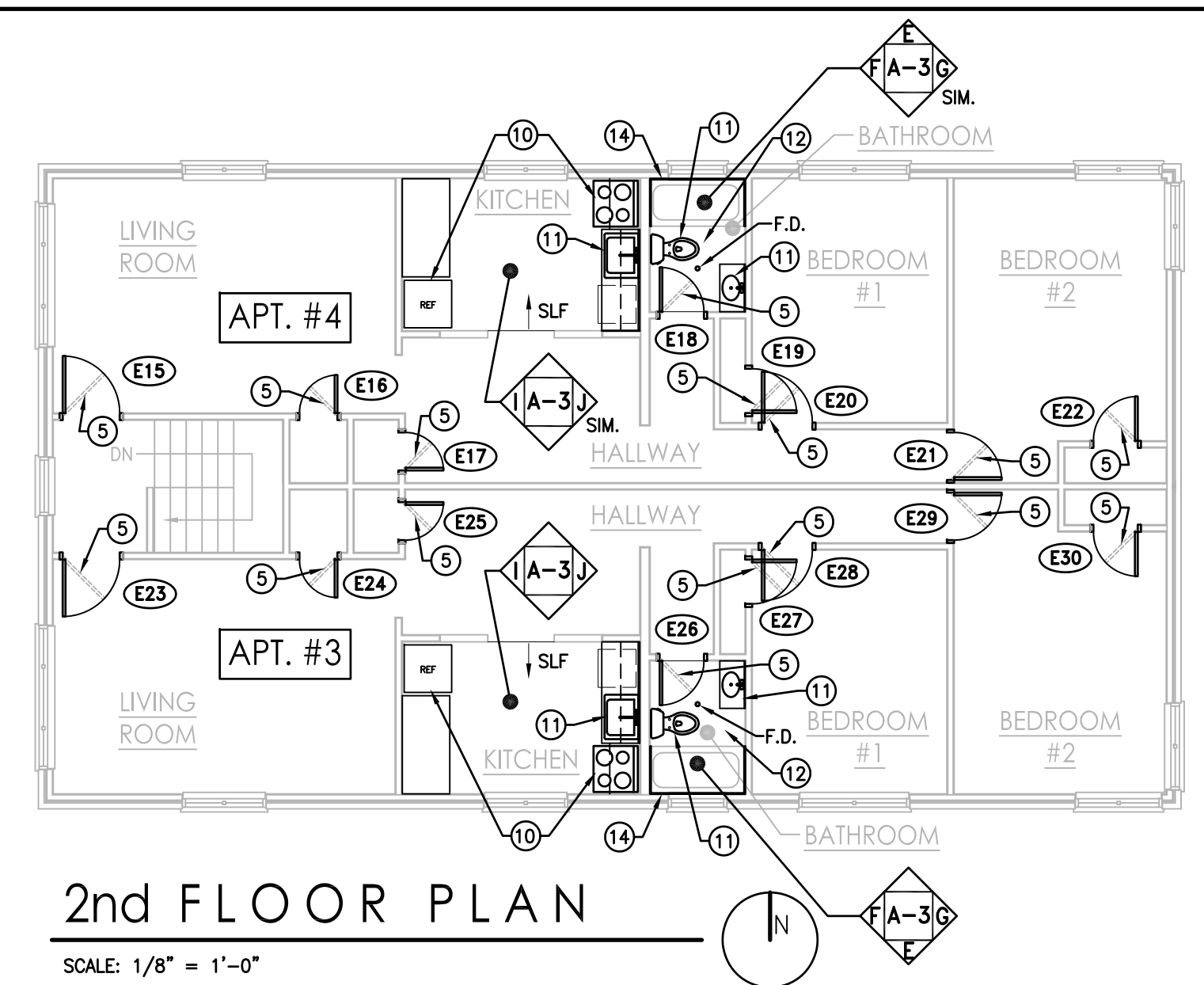
PREPARE EXISTING COLUMNS FOR NEW SLAB - SHORE EXISTING PORCH ROOF AND TEMPORARILY REMOVE COLUMNS - CUT 6 1/2" OFF OF BASE OF COLUMNS TO FIT NEW OPENING - PROVIDE NEW COLUMN BASE AND ANCHOR INTO NEW SLAB - REINSTALL COLUMNS AFTER COLUMN BASE IS IN PLACE

2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0" AT ENCLOSED PORCH

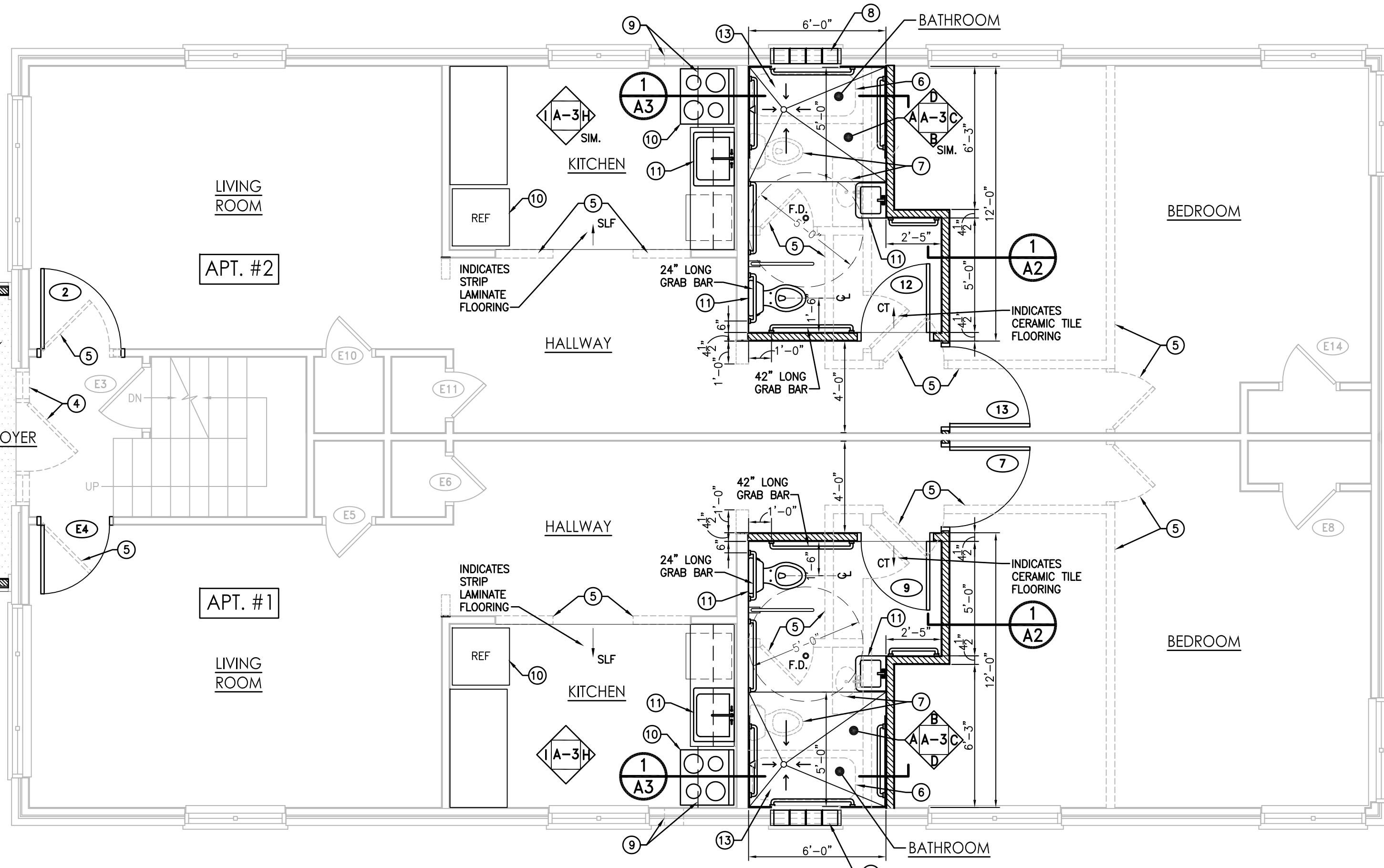


TYP. INTERIOR WALL SECTION
SCALE: N.T.S.

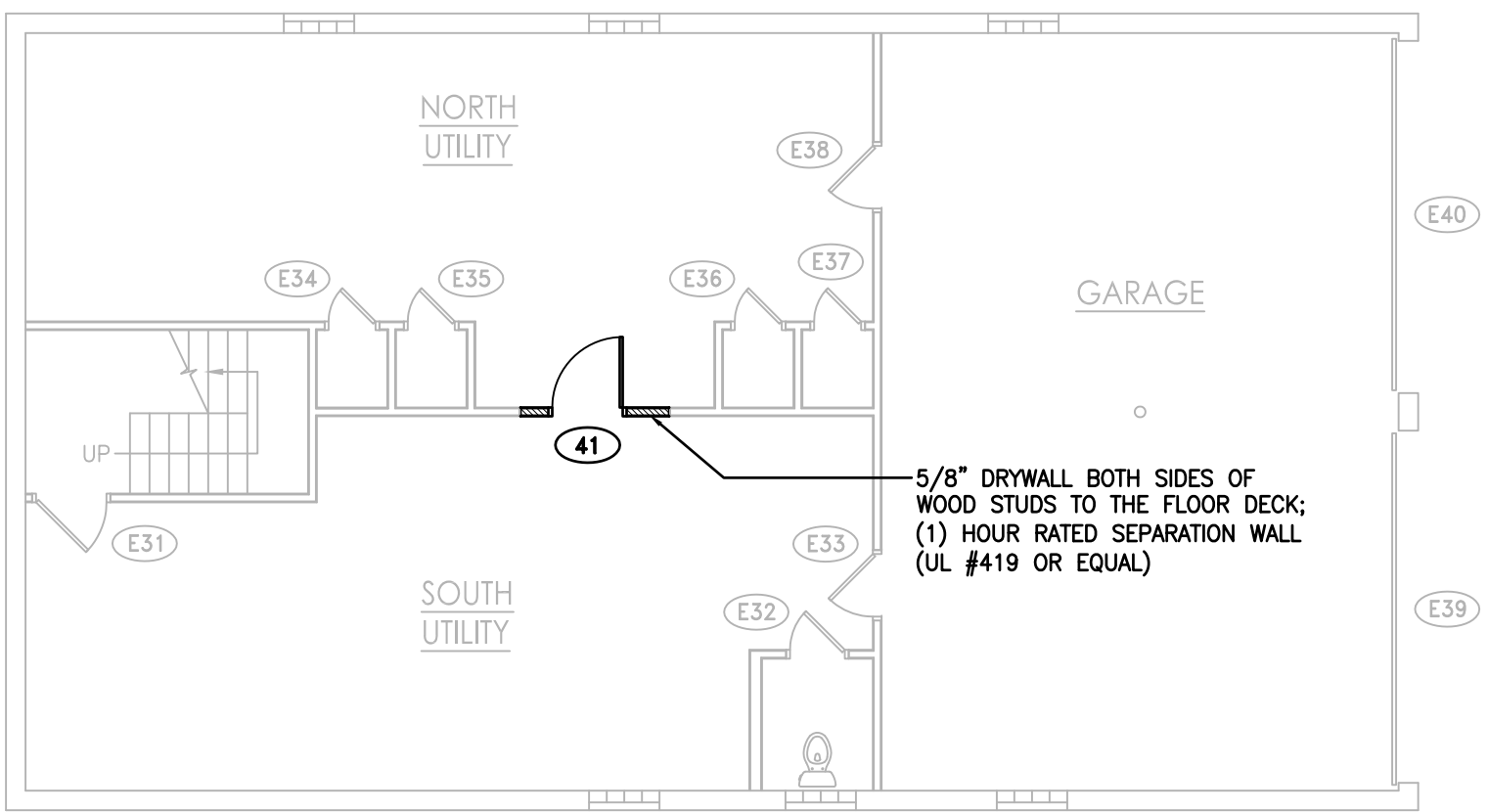
TOTAL AREA OF SOUTH ELEVATION = 1125 SF
TOTAL AREA OF GLAZING AT SOUTH ELEVATION = 134 SF
134 SF / 1125 SF = 11.9% OF TOTAL WALL AREA IS NOT (1) HOUR FIRE RATED - NORTH ELEVATION IS SAME AS SOUTH ELEVATION



2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



BASEMENT PLAN
SCALE: 1/8" = 1'-0"

- CONSTRUCTION NOTES**
- AT ENCLOSED PORCH, POUR NEW CONCRETE SLAB OVER EXISTING. TOP OF NEW SLAB SHALL BE LEVEL WITH EXISTING FINISHED FLOOR. NEW CONCRETE SLAB SHALL BE 4000 PSI, A.E., WITH A MEDIUM BROOM FINISH AND CONTROL/SAW JOINTS @ 5' O.C. SLOPE OR THICKEN THE NEW SLAB AT THE EXISTING DOOR THRESHOLDS FOR "ADA" ACCESSIBILITY (MAX. THRESHOLD HEIGHT SHALL BE 1/2").
 - ENCLOSE EXISTING PORCH W/ 2x4's @ 16" O.C., R-13 FIBERGLASS BATT INSULATION W/ 1/2" GYP. BD. INSIDE AND 3/4" PLYWOOD SHEATHING AT EXTERIOR - WALL SHALL BE CLAD IN CEMENTITIOUS FIBER BOARD
 - REMOVE EXISTING CONCRETE SIDEWALK AND REPLACE WITH A CONCRETE WALKWAY UP TO NEW CONCRETE SLAB. CONCRETE WALKWAY TO BE 5' WIDE BY 10' LONG, NOT TO EXCEED 1:20 SLOPE
 - REMOVE EXISTING DOOR, FRAME, AND SIDE LIGHTS. PRESERVE, RESTORE, AND PROTECT ADJACENT CONSTRUCTION TO REMAIN
 - REMOVE EXISTING DOORS & PARTITIONS TO EXTENT INDICATED, PRESERVE & PROTECT EXISTING CONSTRUCTION TO REMAIN
 - REMOVE THE EXISTING TUB/SHOWER & REMOVE EXISTING SUB-FLOOR. CUT & REINFORCE EXISTING FLOOR JOISTS FOR THE NEW SLOPED SHOWER/FLOOR. THE PLUMBER SHALL ROUGH-IN FOR NEW FIXTURES. RESTORE THE SUB-FLOOR & INSTALL NEW FINISHES, EQUIPMENT & TRIM AS DETAILED.
 - REMOVE EXISTING TOILET AND LAVATORY
 - REMOVE EXISTING WINDOW AND REPLACE WITH (1) HOUR FIRE RATED 8" GLASS BLOCK W/ CENTRAL VENT - EXISTING SILL HEIGHT = 3'-9" A.F.F.
 - REMOVE EXISTING WALL FAN AND TUCKPOINT/PATCH EXISTING OPENING IN EXTERIOR WALL - INSTALL NEW RANGE HOOD - RANGE HOOD SHALL BE 'BROAN' UNDERCABINET RANGE HOOD, MODEL #423001
 - REMOVE EXISTING APPLIANCES AND PROVIDE NEW
 - NEW PLUMBING FIXTURES - SEE PLUMBING PLANS
 - REMOVE EXISTING TILE FLOORING AND PROVIDE A MEMBRANE TO FLASH INTO THE NEW FLOOR DRAIN. -NEW TILE FLOORING OVER MEMBRANE
 - ROLL-IN SHOWER - ARROWS INDICATE FLOOR SLOPE - SLOPED FLOOR TO BEGIN 5'-0" FROM EXTERIOR WALL
 - PROVIDE NEW CULTURED MARBLE TUB SURROUND AT EXISTING TUB

LEGEND

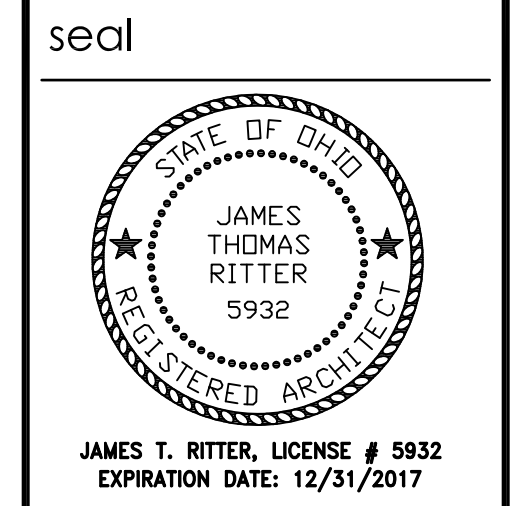
	EXISTING WALL CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	3 1/2" OR 5 1/2" WOOD STUDS @ 16" O.C., W/ 1/2" GYP. BD. FULL HT.



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revisions
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