

Topp Residence

LOTS 33 & 34 ST. ANNIE'S LANE
FREDERICA
ST. SIMONS ISLAND, GEORGIA



CIVIL ENGINEER

ROBERTS CIVIL ENGINEERING
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USSERY/RULE ARCHITECTS, P.C.

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LANDSCAPE ARCHITECT

STEFFENS & ASSOCIATES
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SHEET INDEX

T-1 TITLE SHEET

ARCHITECTURAL

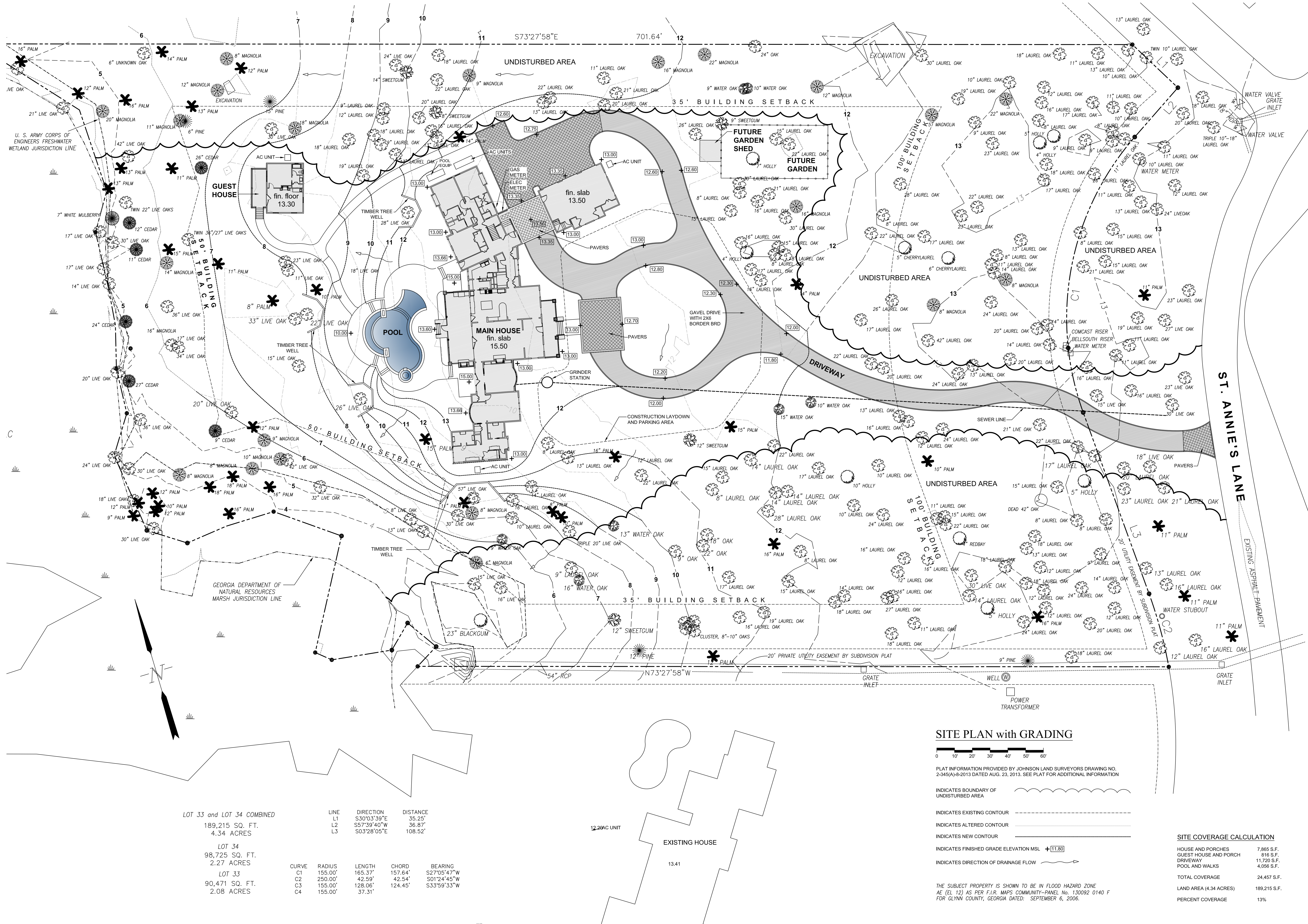
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- G-1 GUEST HOUSE FOUNDATION, FLOOR, FRAMING, ROOF, ELECTRICAL & MECHANICAL PLANS
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G-4 GUEST HOUSE INTERIOR ELEVATIONS AND SCHEDULES

1410

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T-1



LOT 33 and LOT 34 COMBINED
189,215 SQ. FT.
4.34 ACRES

LOT 34
98,725 SQ. FT.
2.27 ACRES

LOT 33
90,471 SQ. FT.
2.08 ACRES

LINE	DIRECTION	DISTANCE
L1	S30°03'39"E	35.25'
L2	S57°39'40"W	36.87'
L3	S03°28'05"E	108.52'

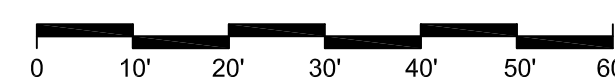
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	155.00'	165.37'	157.64'	S27°05'47"W
C2	250.00'	42.59'	42.54'	S01°24'45"W
C3	155.00'	128.06'	124.45'	S33°59'33"W
C4	155.00'	37.31'		

12.20 AC UNIT

EXISTING HOUSE

13.41

SITE PLAN with GRADING



PLAT INFORMATION PROVIDED BY JOHNSON LAND SURVEYORS DRAWING NO. 2-345(A)-B-2013 DATED AUG. 23, 2013. SEE PLAT FOR ADDITIONAL INFORMATION

INDICATES BOUNDARY OF UNDISTURBED AREA

INDICATES EXISTING CONTOUR

INDICATES ALTERED CONTOUR

INDICATES NEW CONTOUR

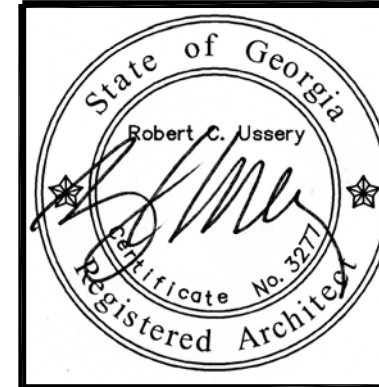
INDICATES FINISHED GRADE ELEVATION MSL. +11.80

INDICATES DIRECTION OF DRAINAGE FLOW

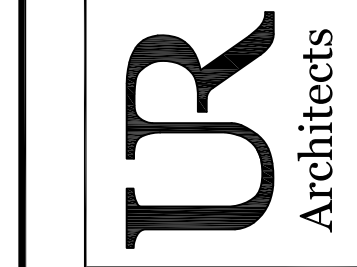
SITE COVERAGE CALCULATION

HOUSE AND PORCHES	7,865 S.F.
GUEST HOUSE AND PORCH	816 S.F.
DRIVEWAY	11,720 S.F.
POOL AND WALKS	4,056 S.F.
TOTAL COVERAGE	24,457 S.F.
LAND AREA (4.34 ACRES)	189,215 S.F.
PERCENT COVERAGE	13%

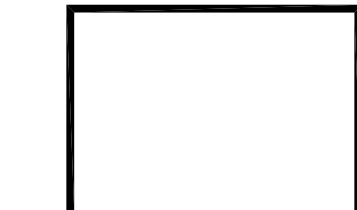
THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE AE (EL. 12) AS PER F.L.R. MAPS COMMUNITY-PANEL NO. 130092 0140 F FOR GLYNN COUNTY, GEORGIA DATED: SEPTEMBER 6, 2006.



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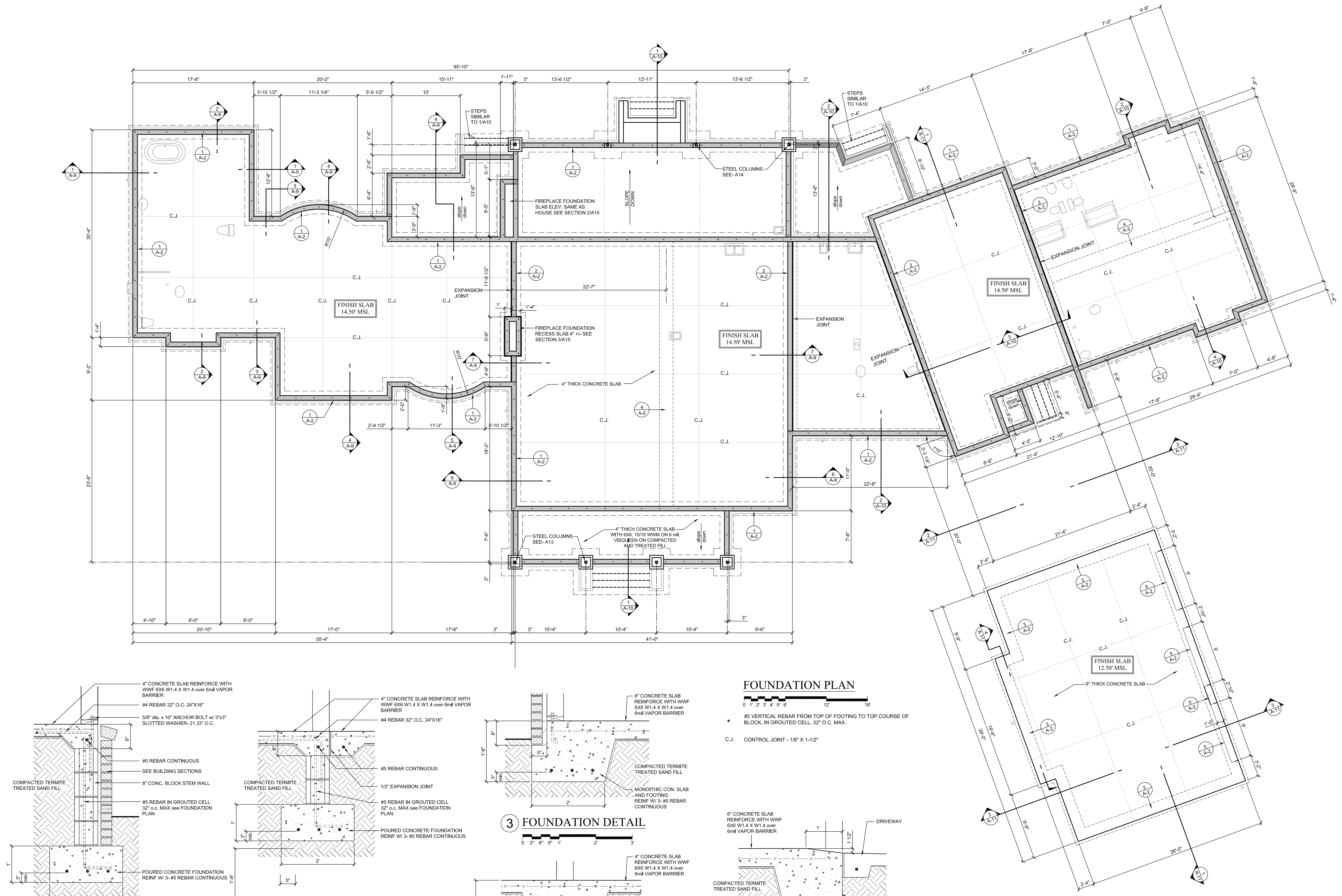
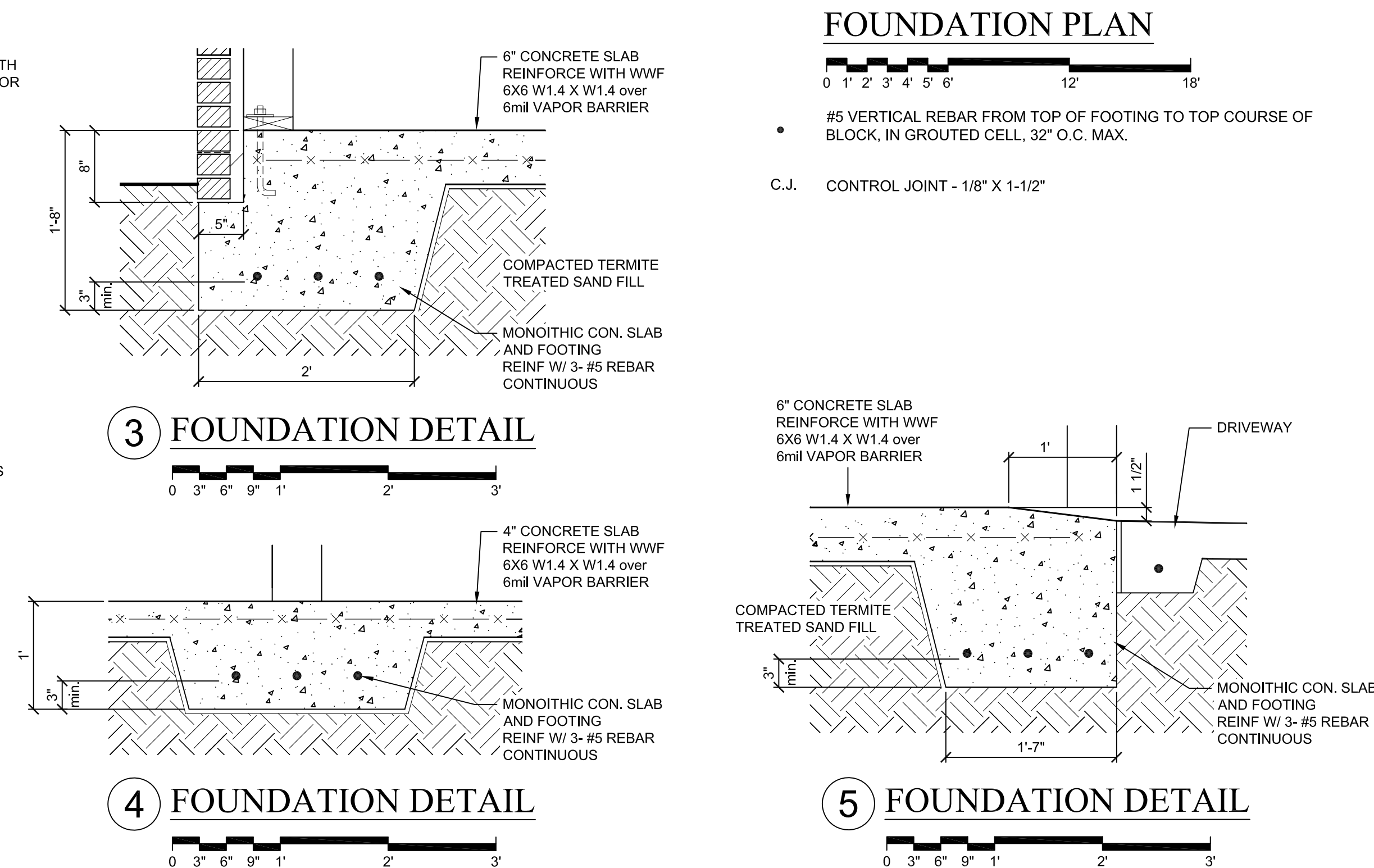
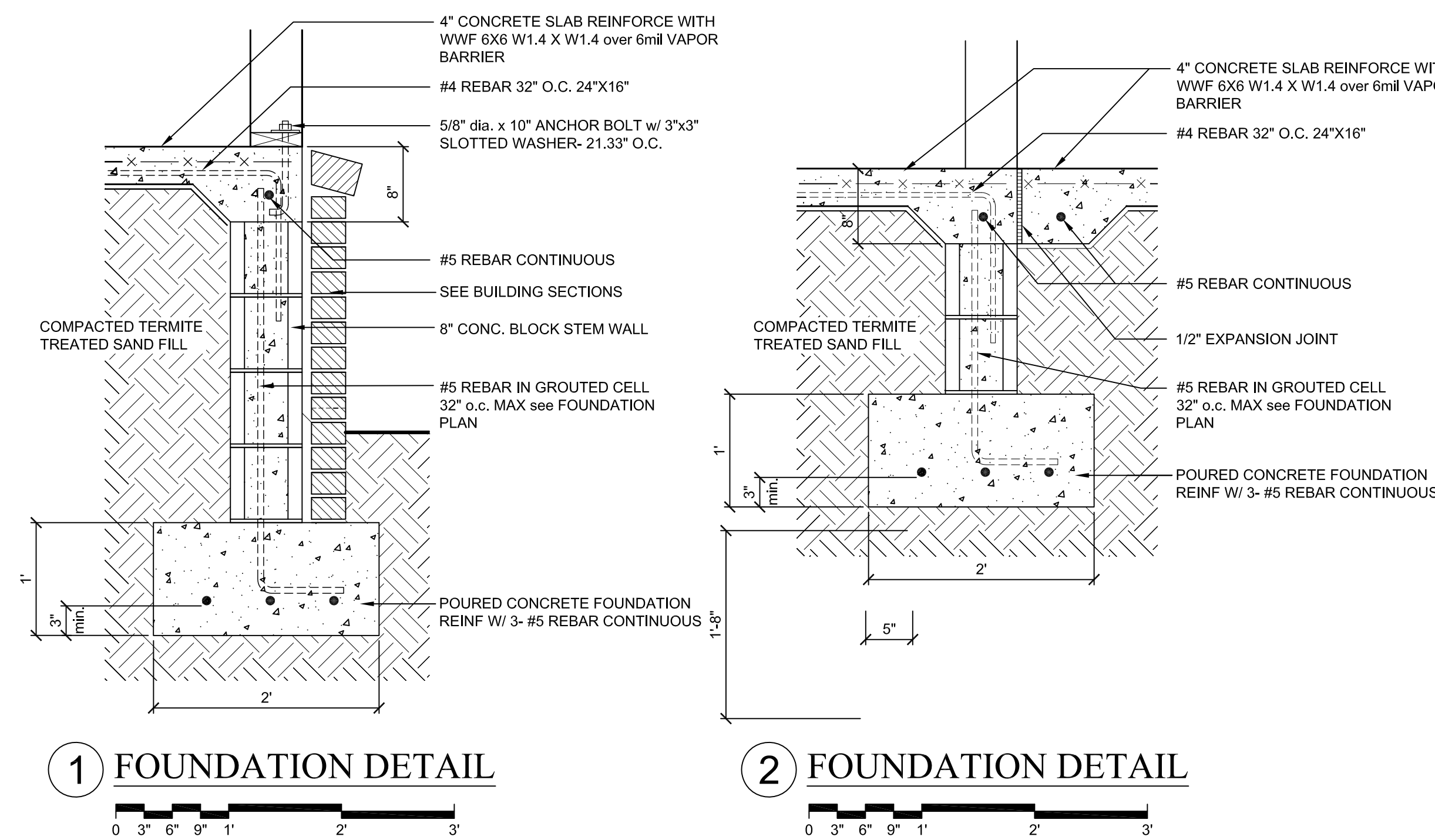


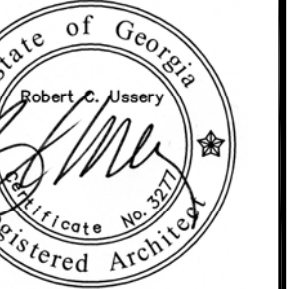
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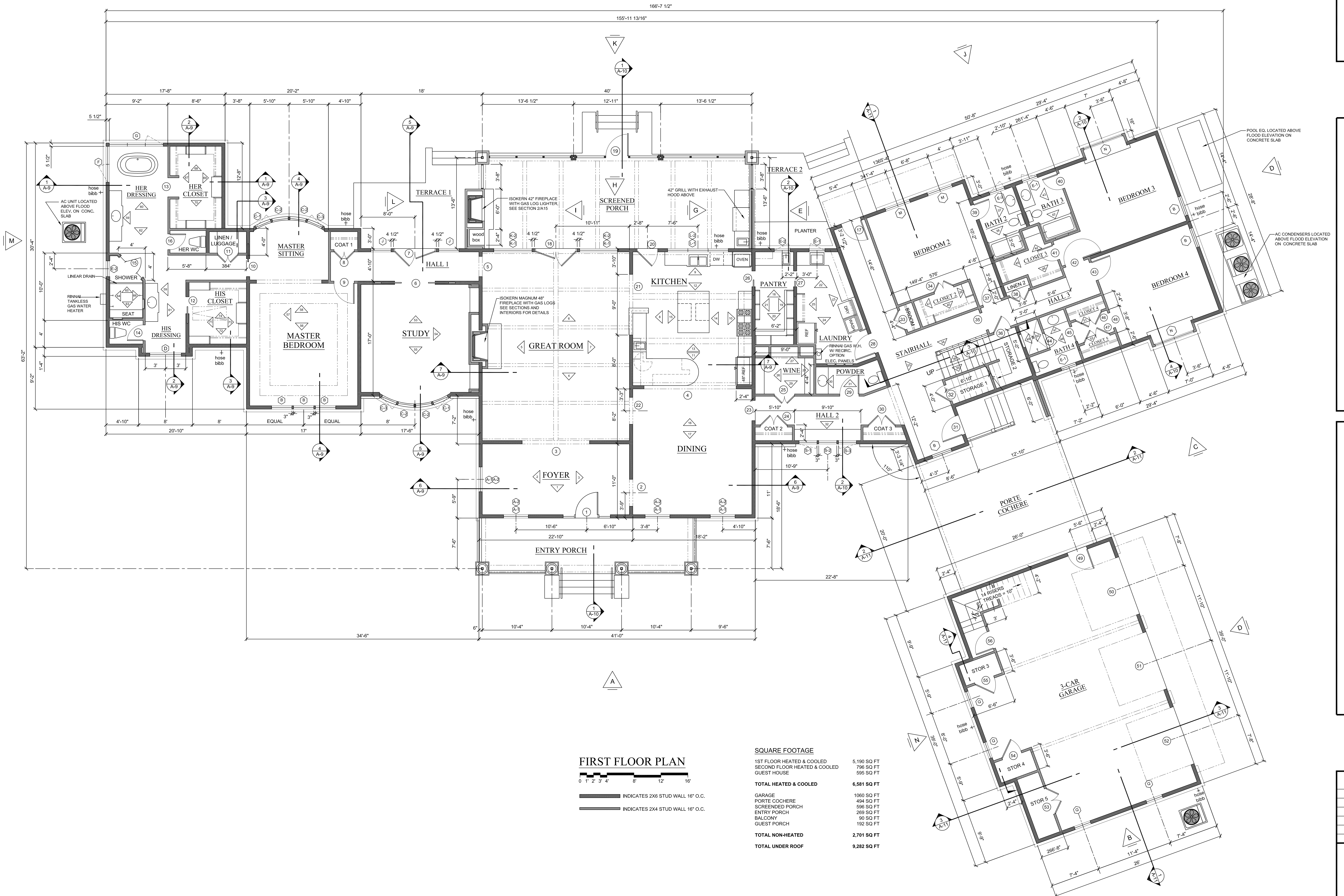


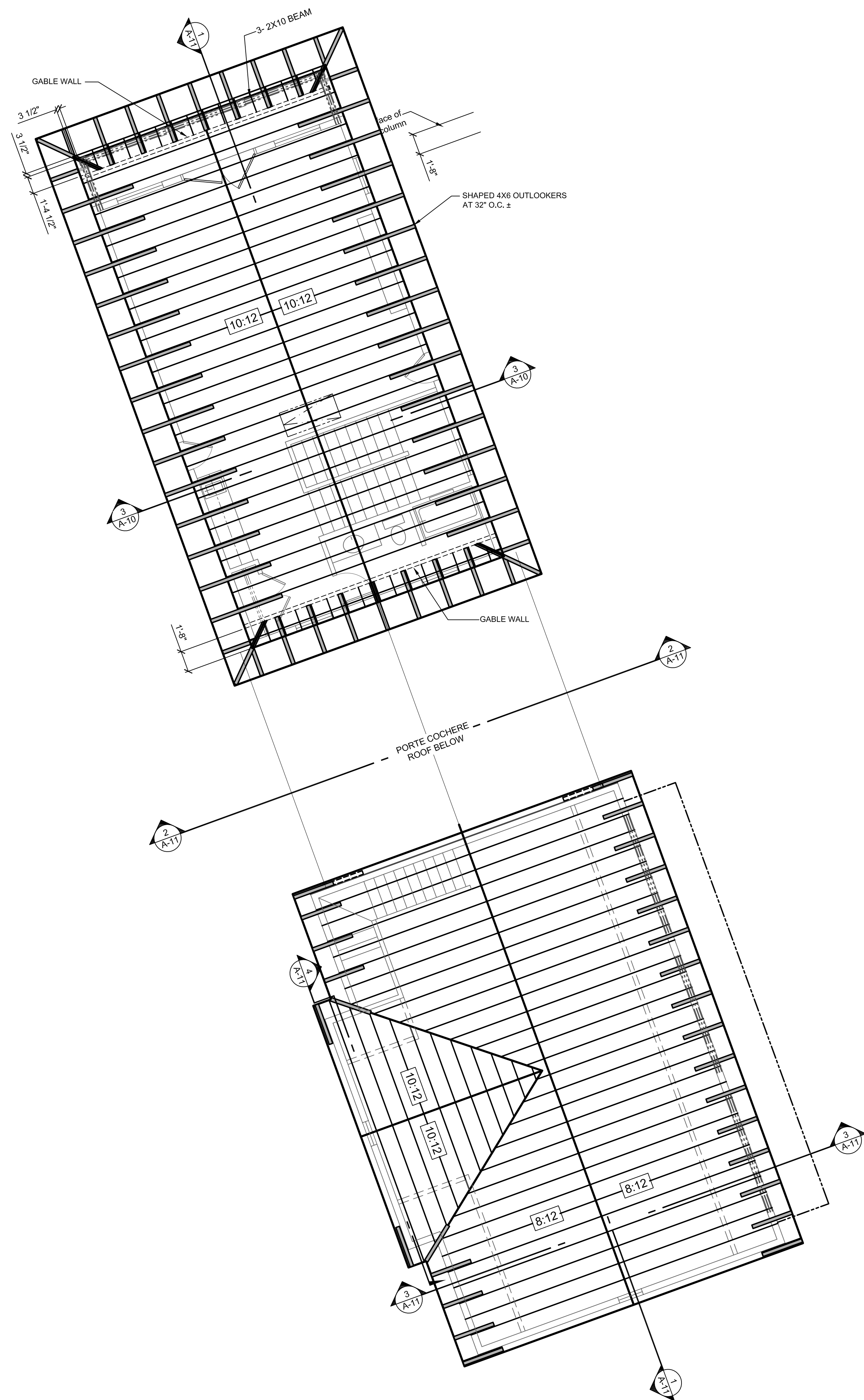
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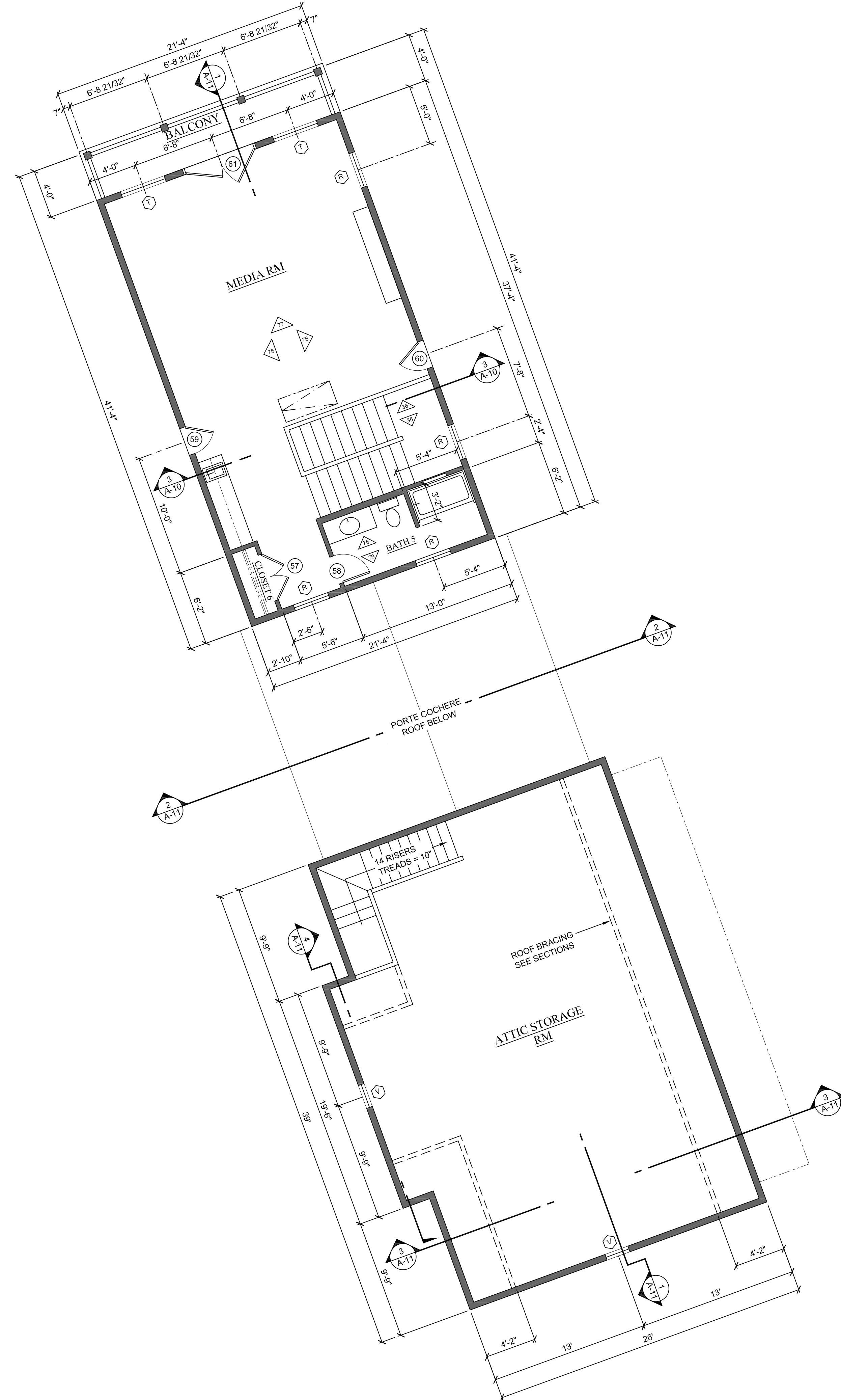




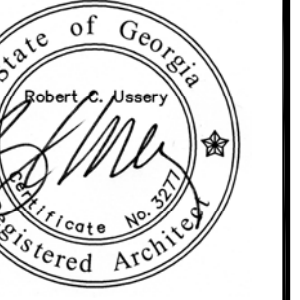
SECOND FLOOR ROOF FRAMING PLAN



ROOF FRAMING NOTES: SEE SHEET A4



SECOND FLOOR PLAN



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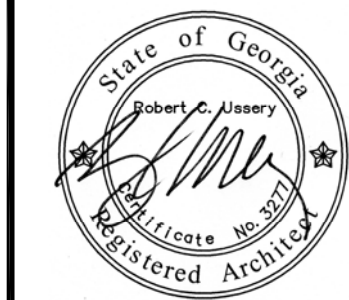


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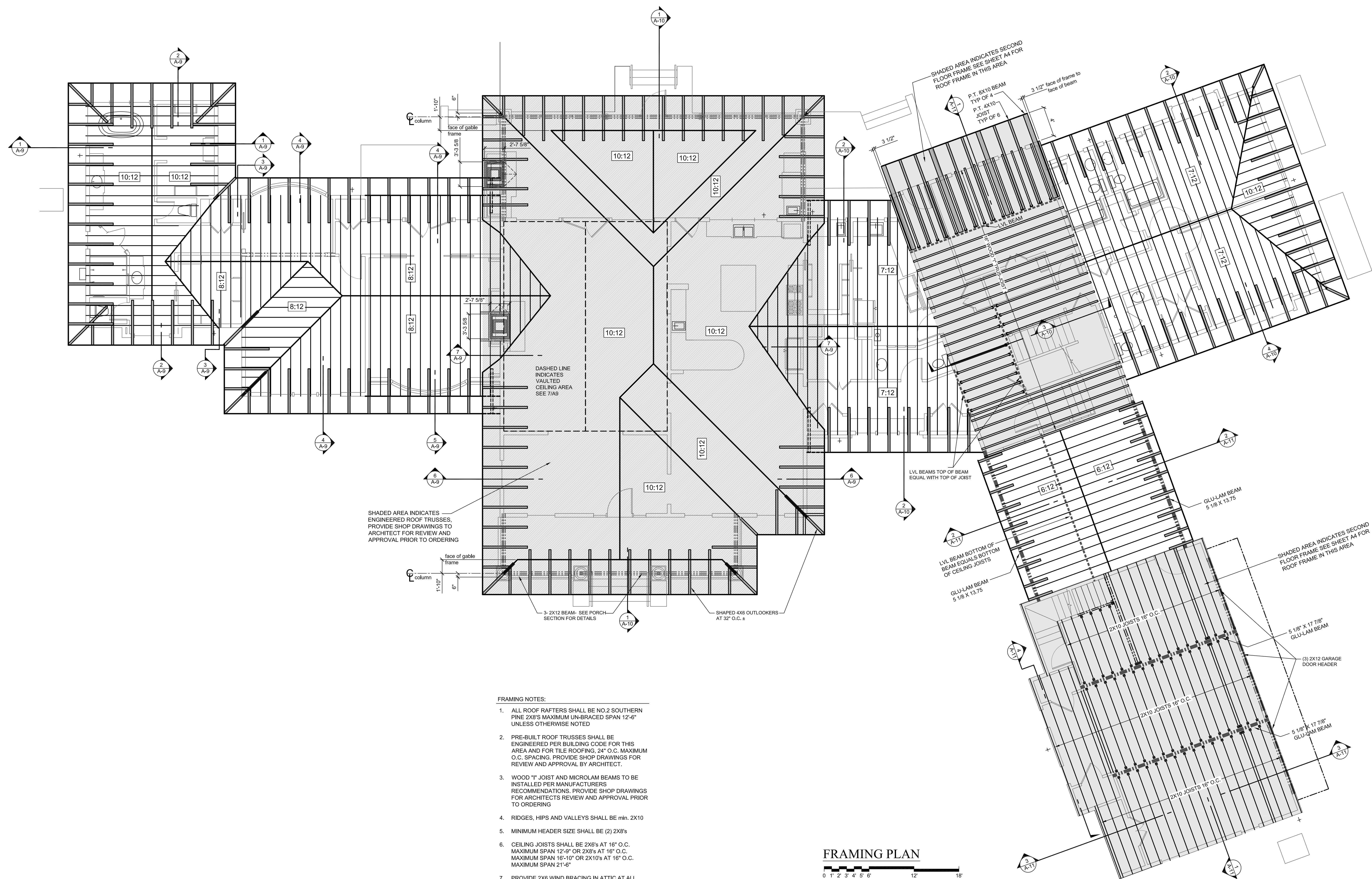


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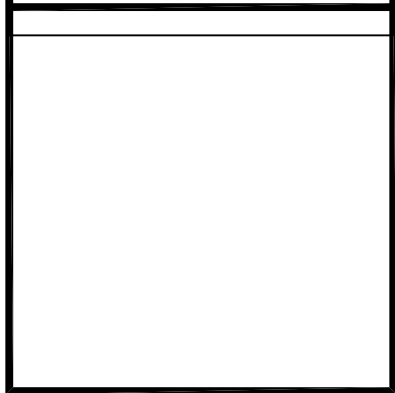
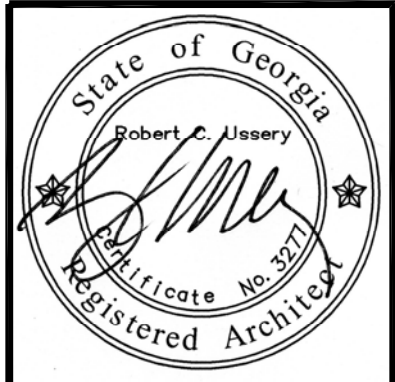
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- FRAMING NOTES:
- ALL ROOF RAFTERS SHALL BE NO.2 SOUTHERN PINE 2X8'S MAXIMUM UN-BRACED SPAN 12'-6" UNLESS OTHERWISE NOTED
 - PRE-BUILT ROOF TRUSSES SHALL BE ENGINEERED PER BUILDING CODE FOR THIS AREA AND FOR TILE ROOFING, 24" O.C. MAXIMUM O.C. SPACING. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ARCHITECT.
 - WOOD "I" JOIST AND MICROLAM BEAMS TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO ORDERING
 - RIDGES, HIPs AND VALLEYS SHALL BE min. 2X10
 - MINIMUM HEADER SIZE SHALL BE (2) 2X8's
 - CEILING JOISTS SHALL BE 2X6's AT 16" O.C. MAXIMUM SPAN 12'-9" OR 2X8's AT 16" O.C. MAXIMUM SPAN 16'-10" OR 2X10's AT 16" O.C. MAXIMUM SPAN 21'-6"
 - PROVIDE 2X6 WIND BRACING IN ATTIC AT ALL RAFTER LOCATIONS WHERE POSSIBLE.

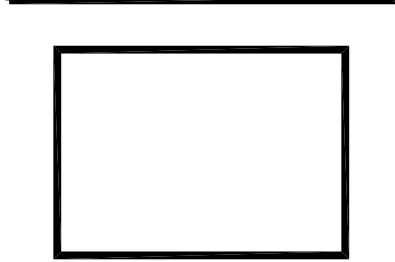
FRAMING PLAN



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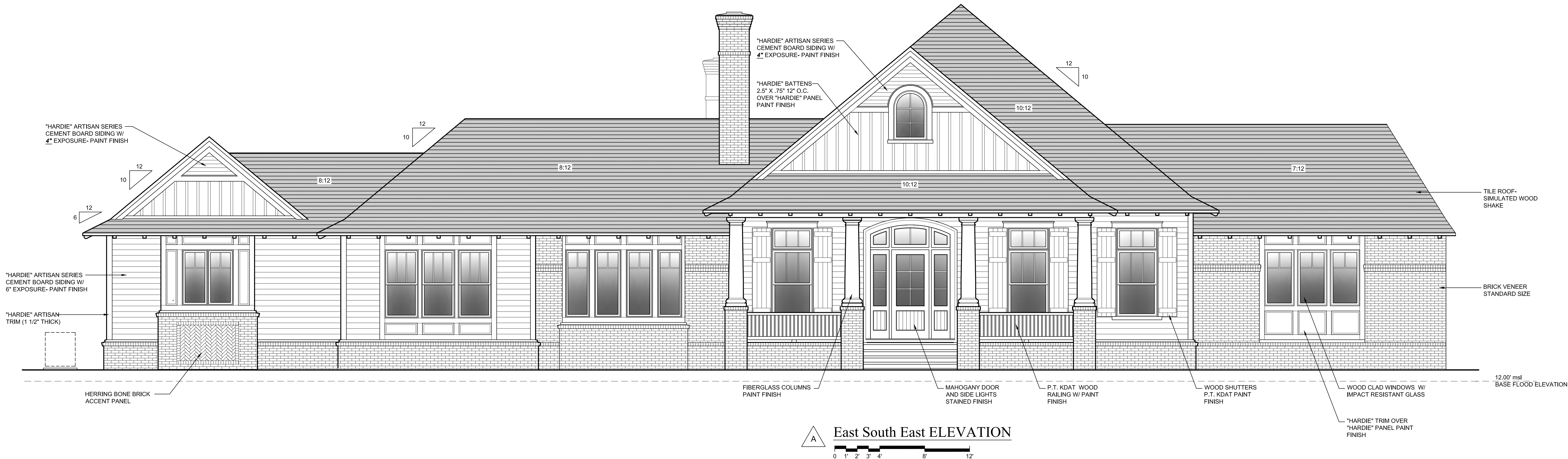
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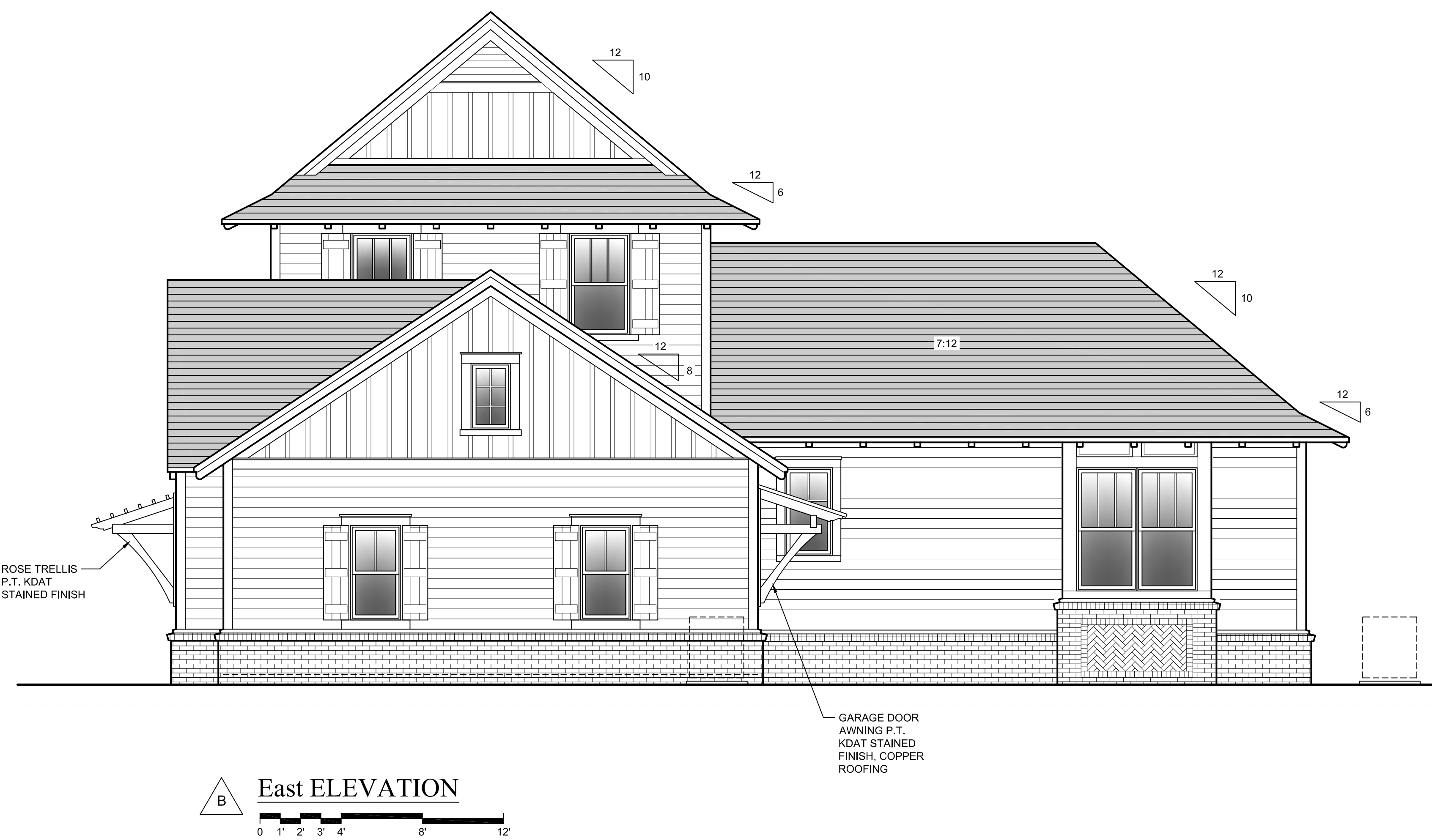
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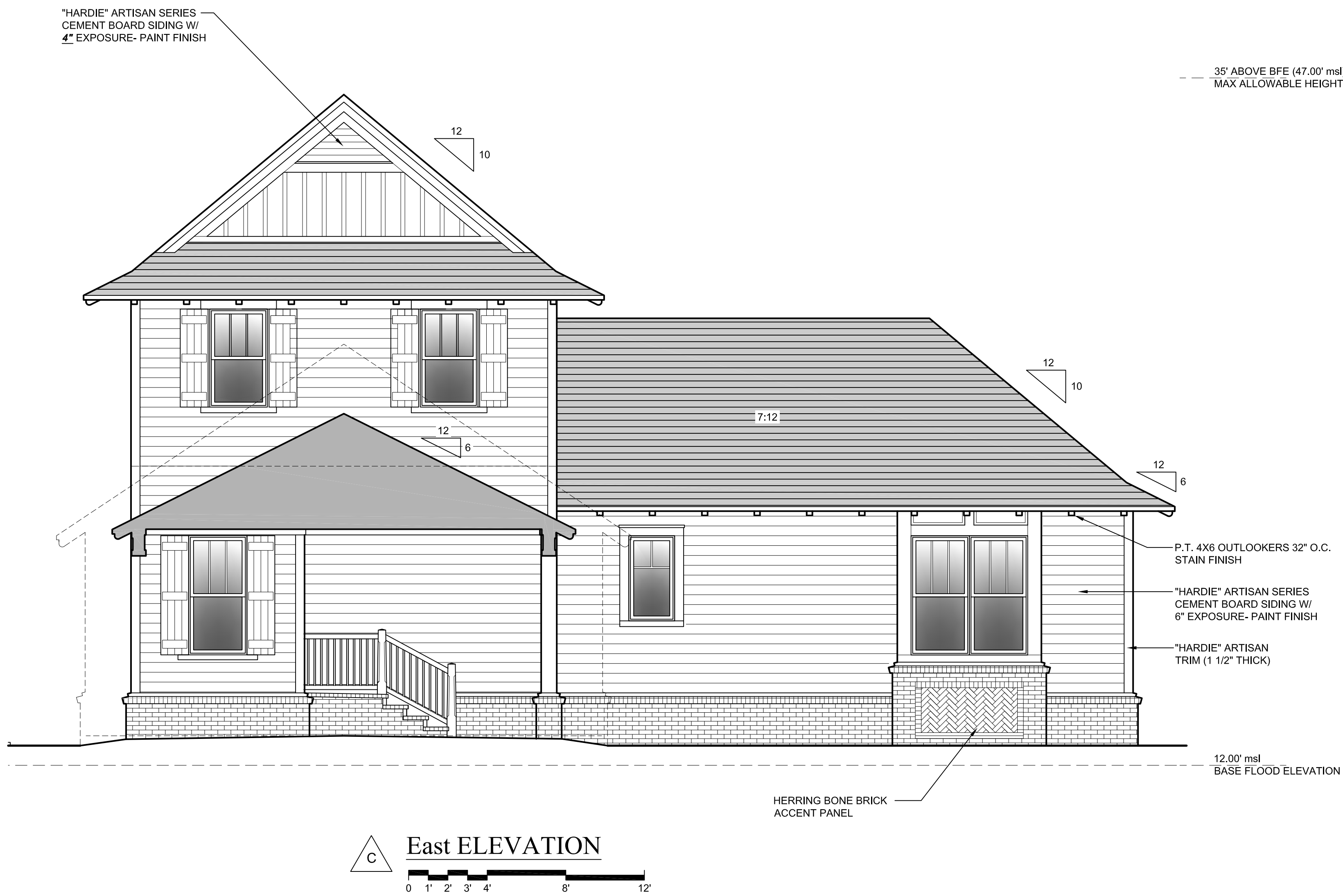
35' ABOVE BFE (47.00' msl)
MAX ALLOWABLE HEIGHT

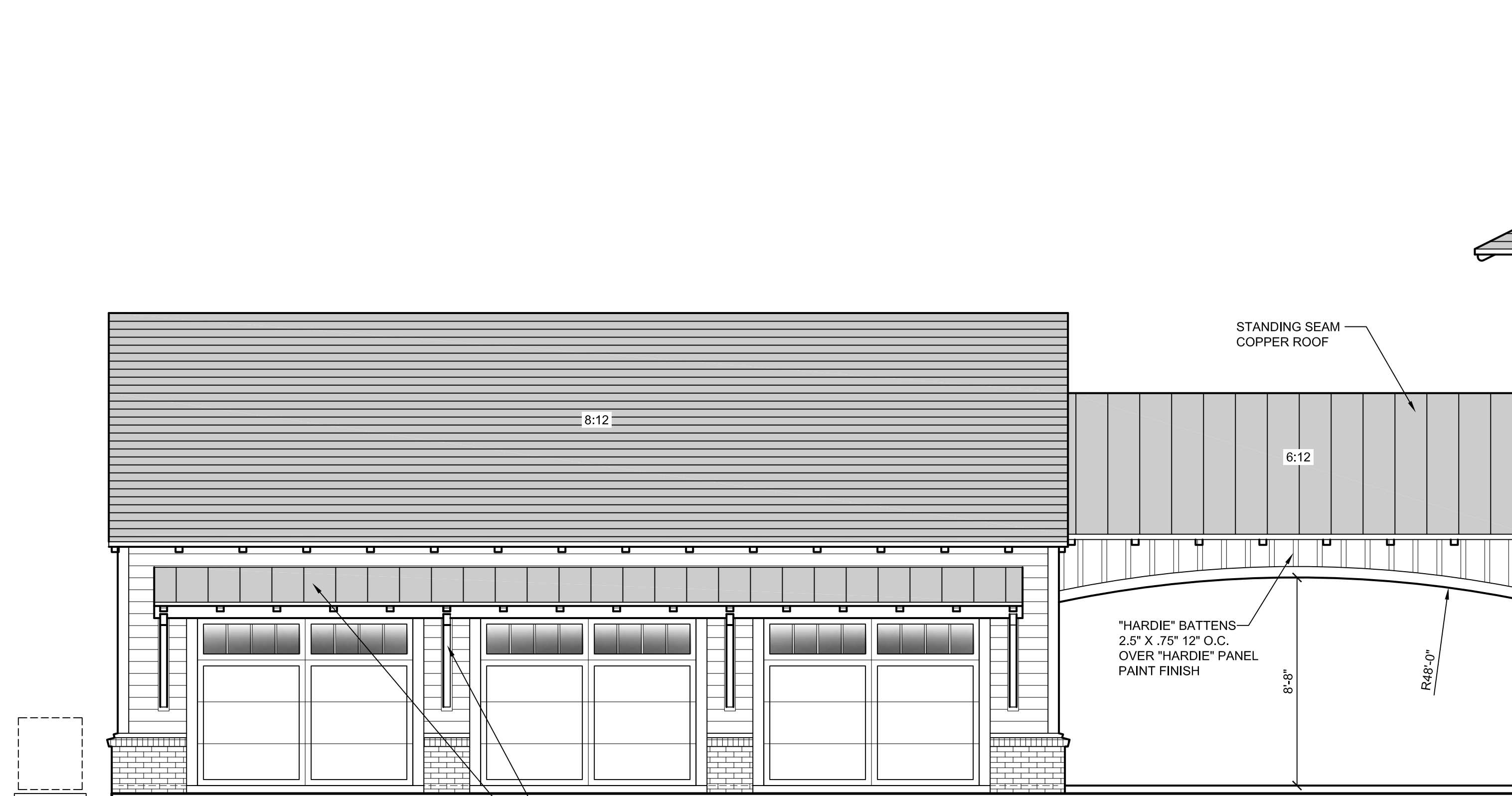


35' ABOVE BFE (47.00' msl)
MAX ALLOWABLE HEIGHT



35' ABOVE BFE (47.00' msl)
MAX ALLOWABLE HEIGHT

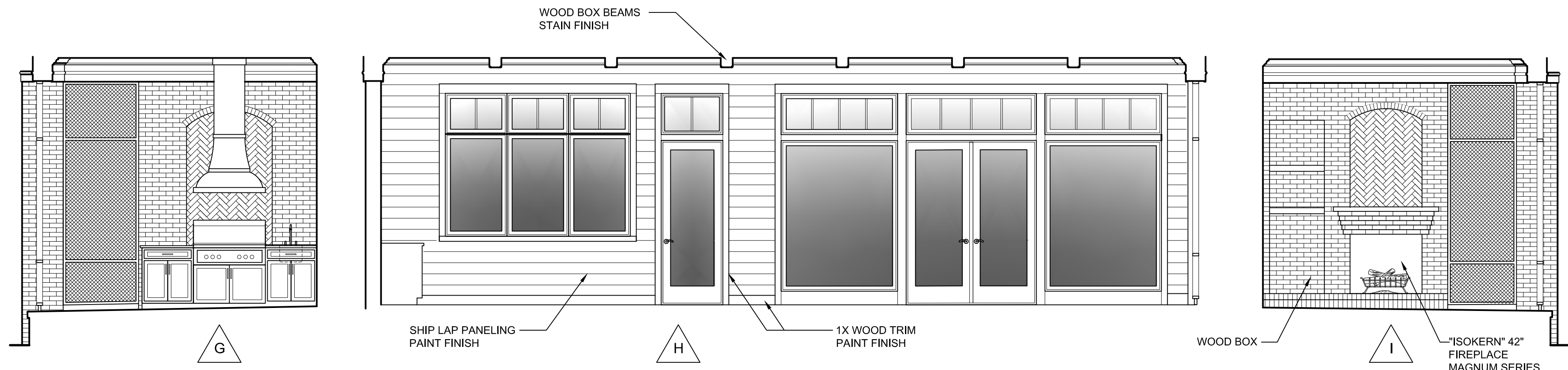
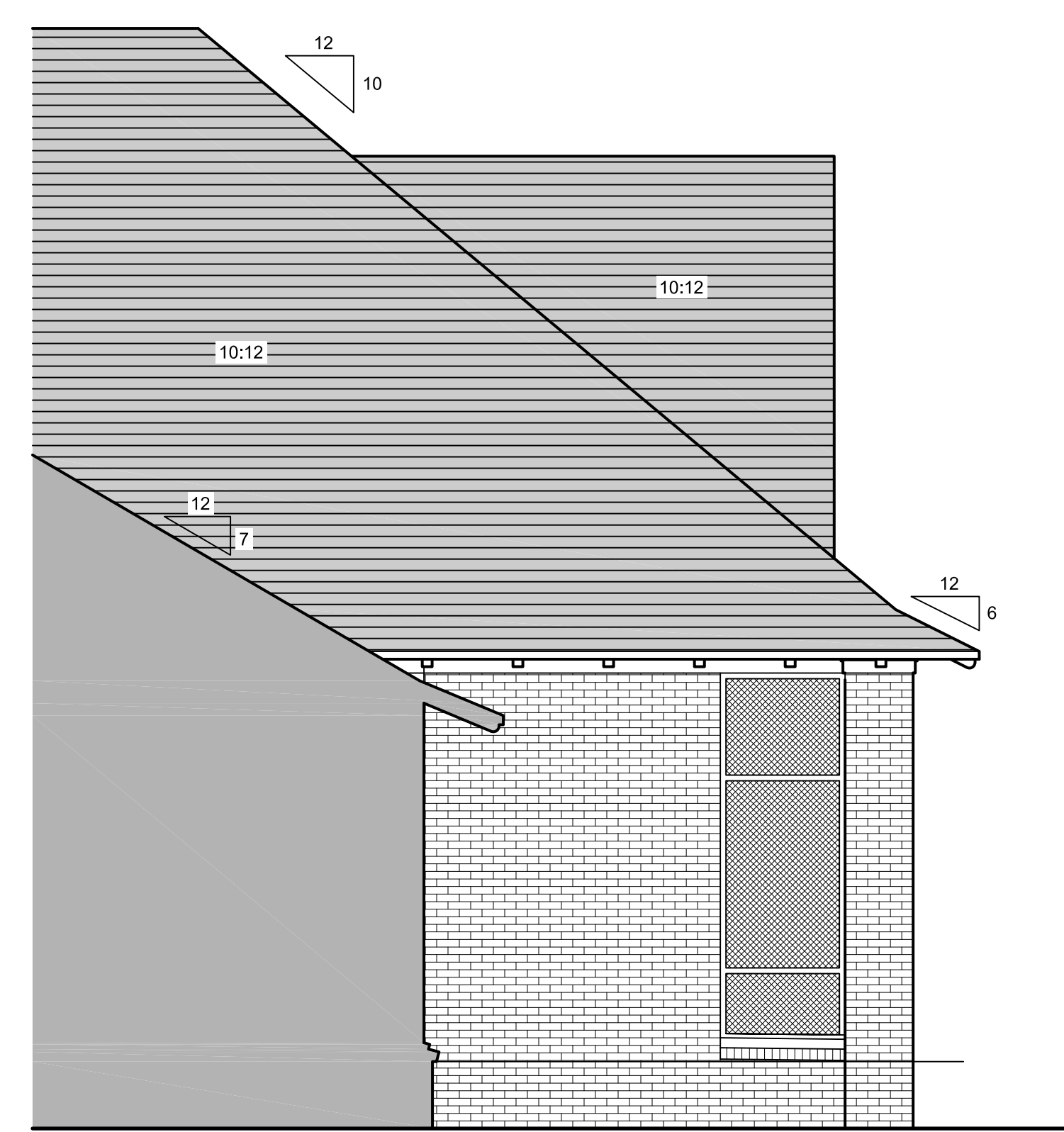




North ELEVATION



North ELEVATION



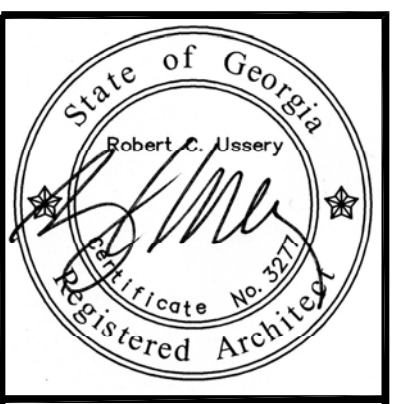
SCREENED PORCH ELEVATIONS



West ELEVATION



West North West ELEVATION

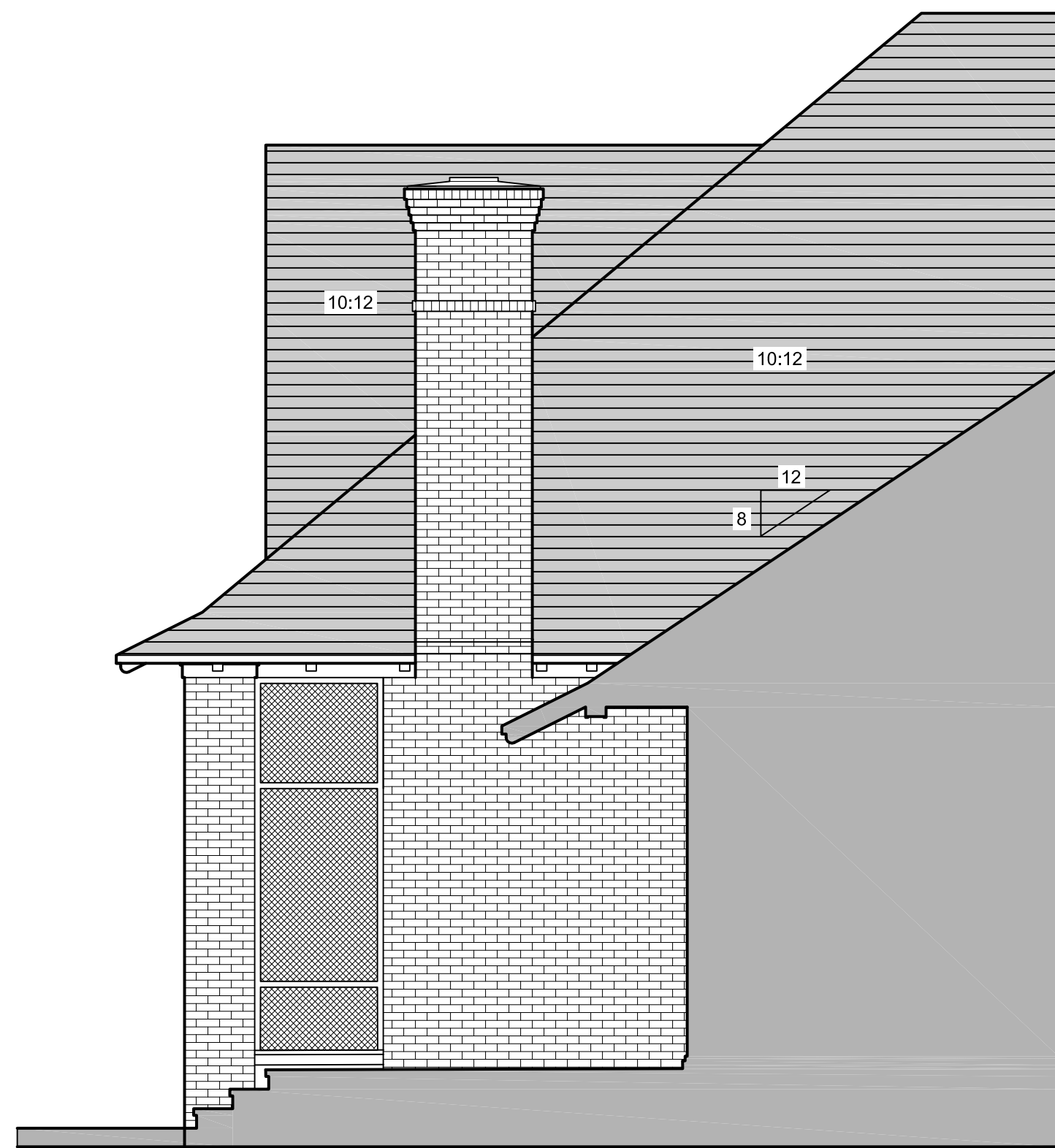


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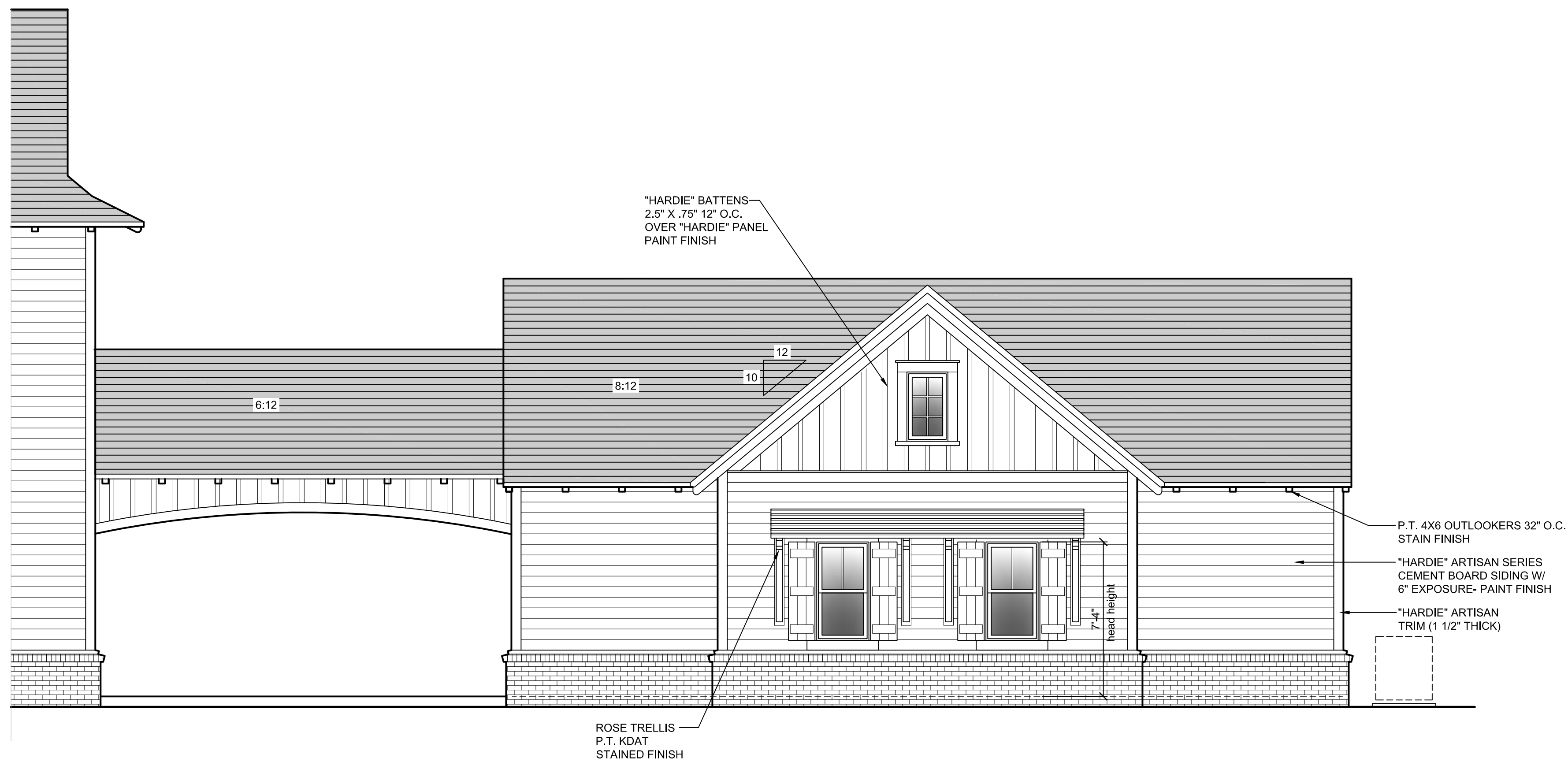
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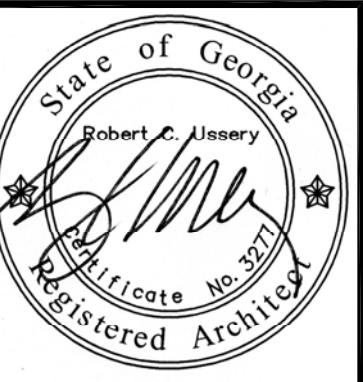
South South West ELEVATION



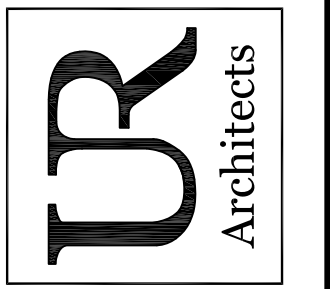
South South West ELEVATION



South ELEVATION



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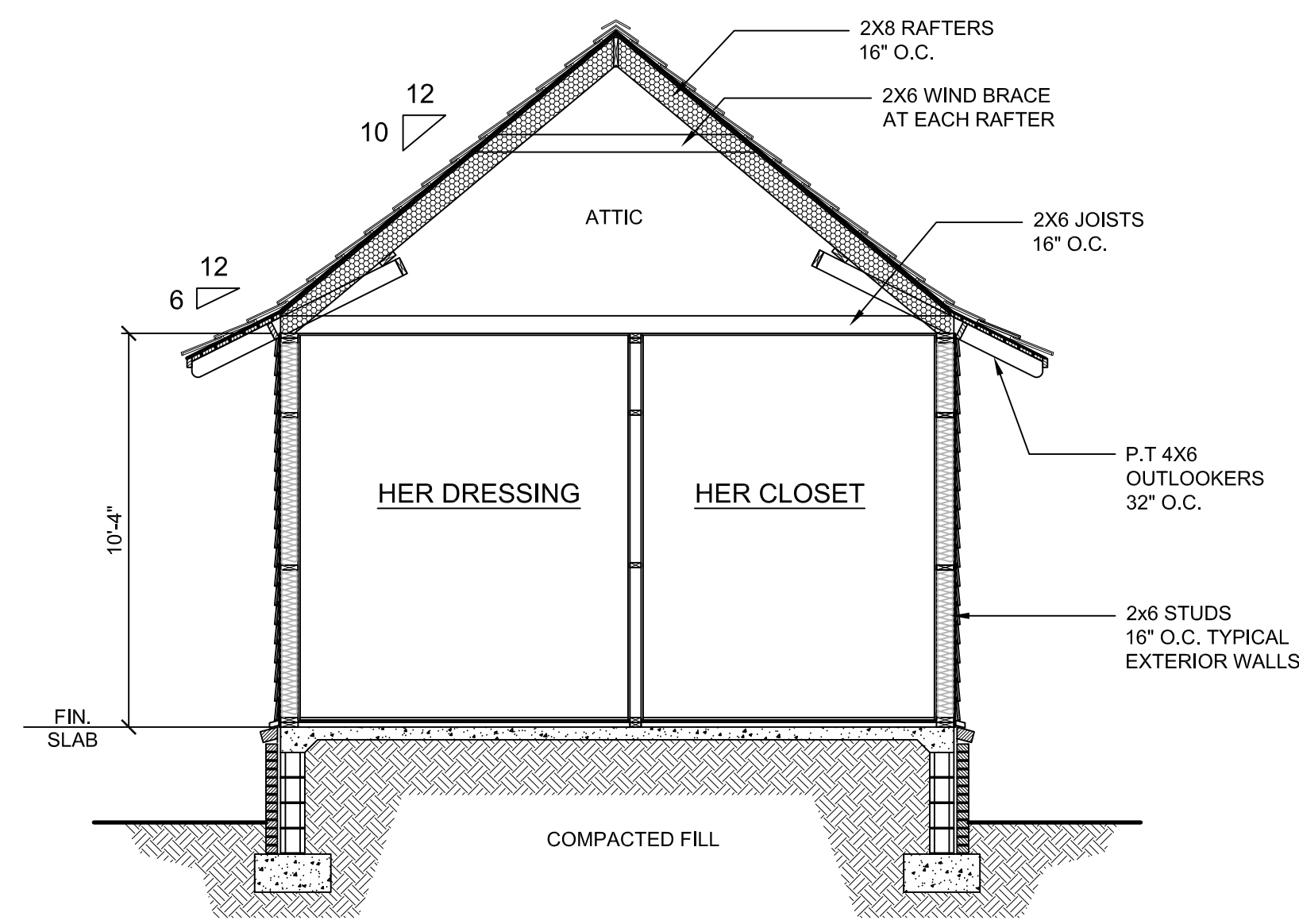


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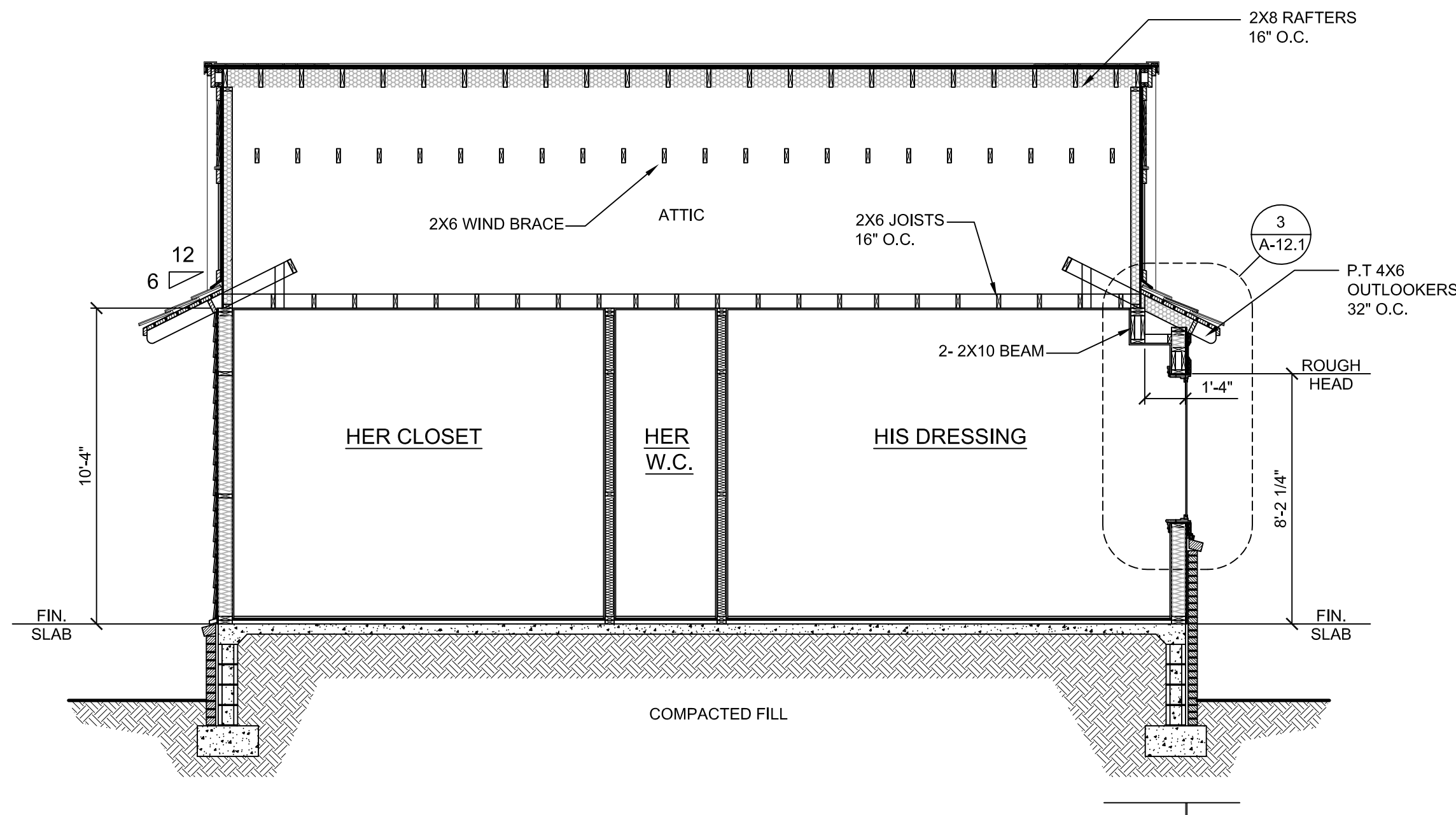
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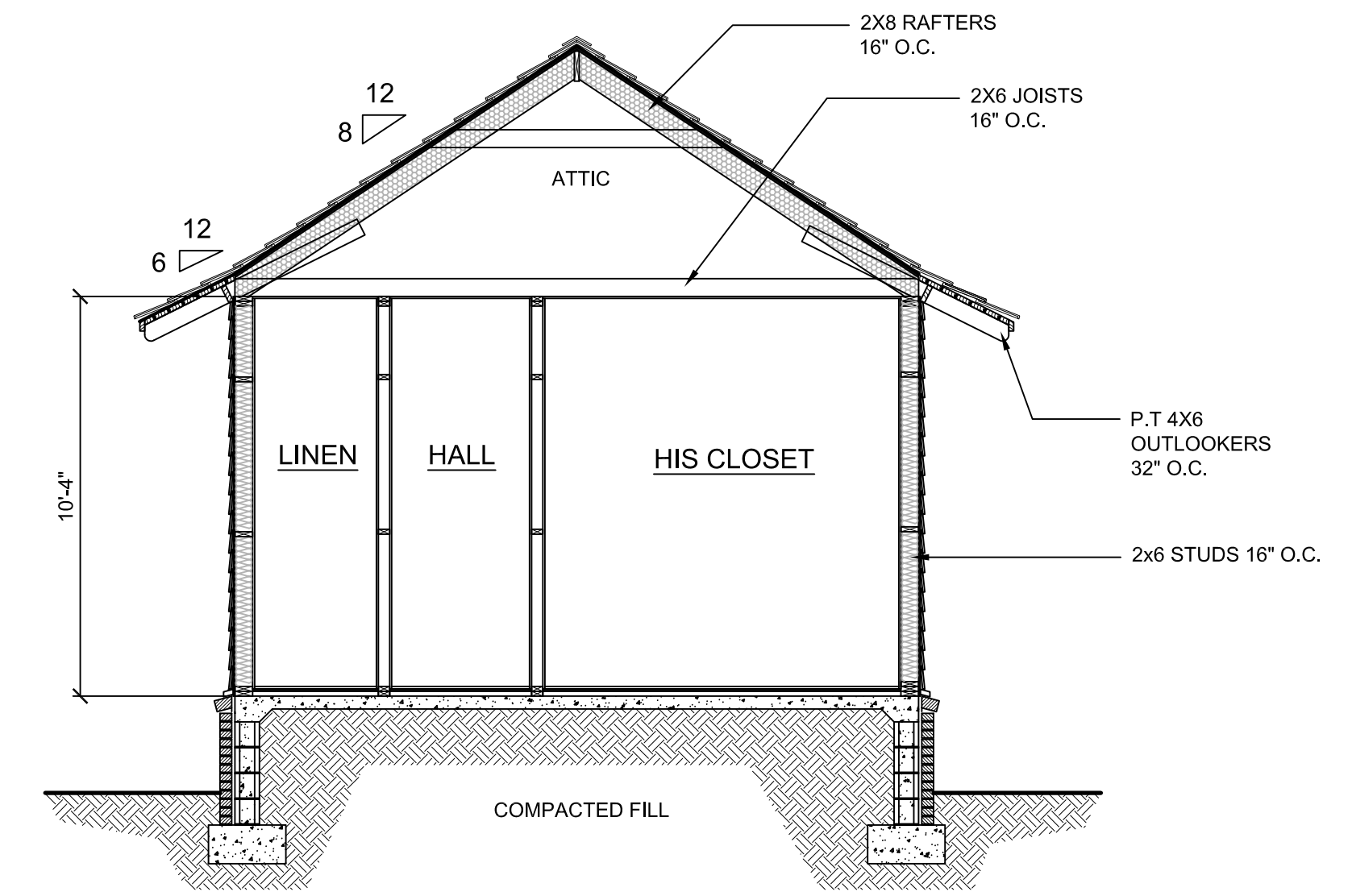
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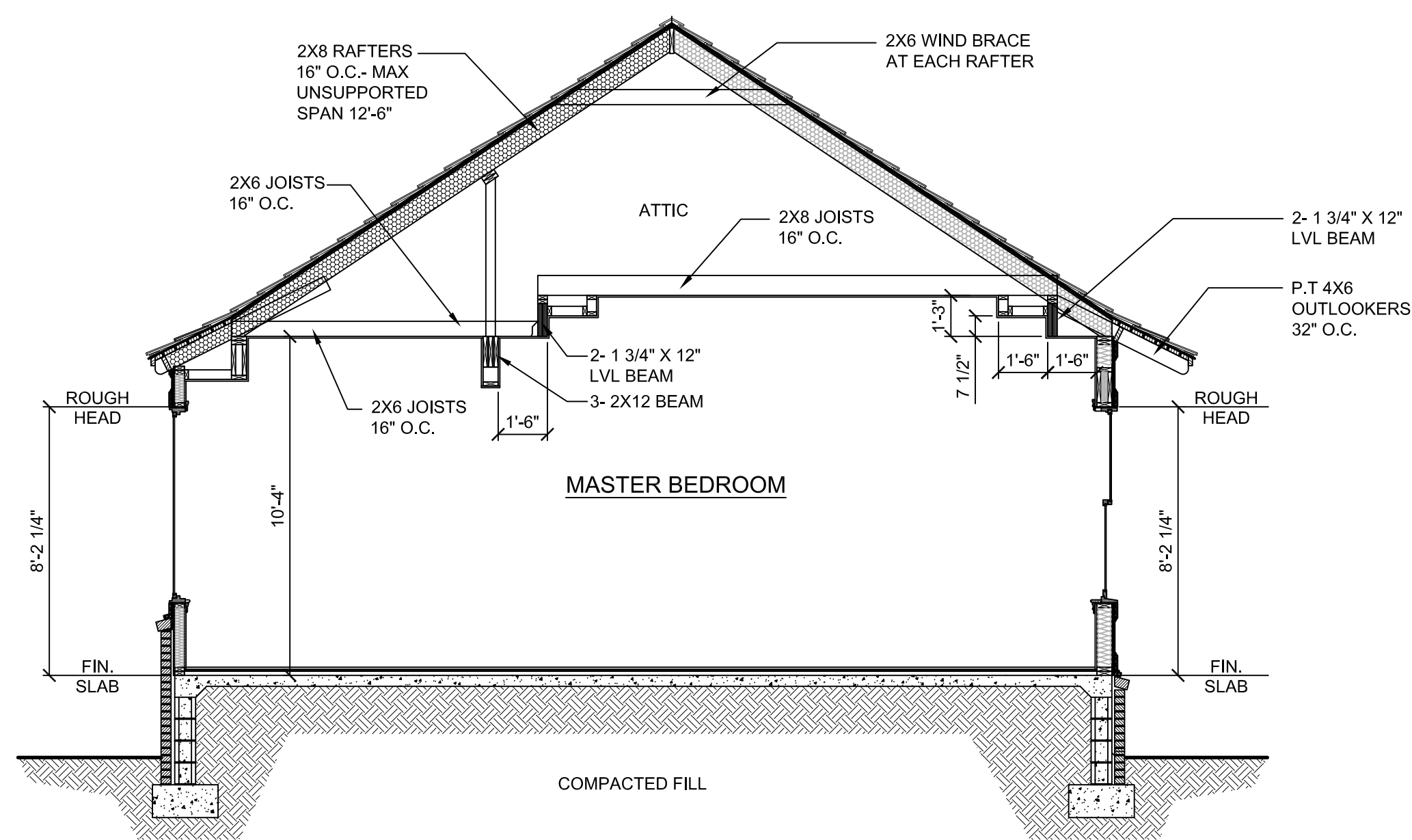
1 Section at MASTER BATH



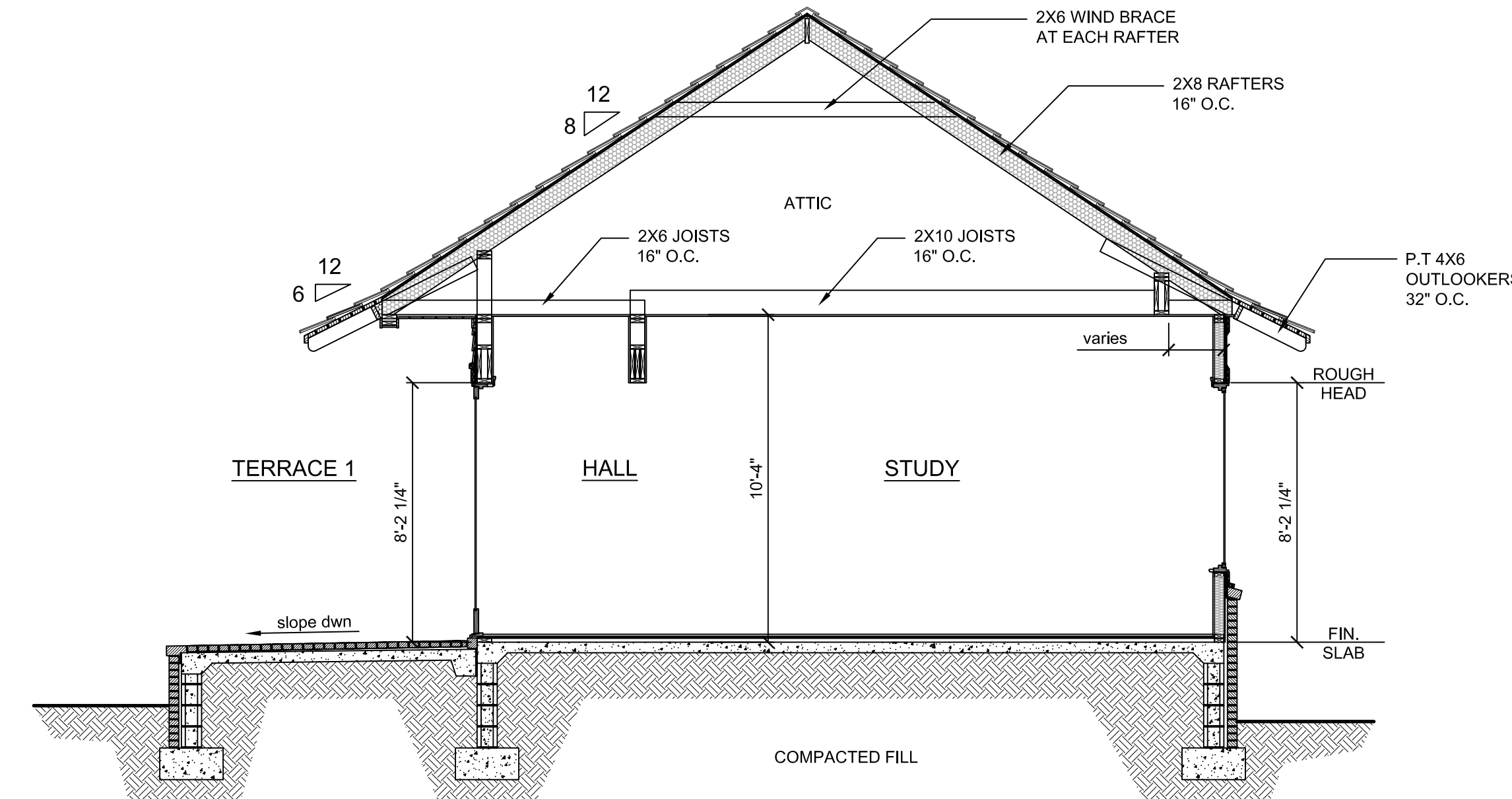
2 Section at MASTER BATH



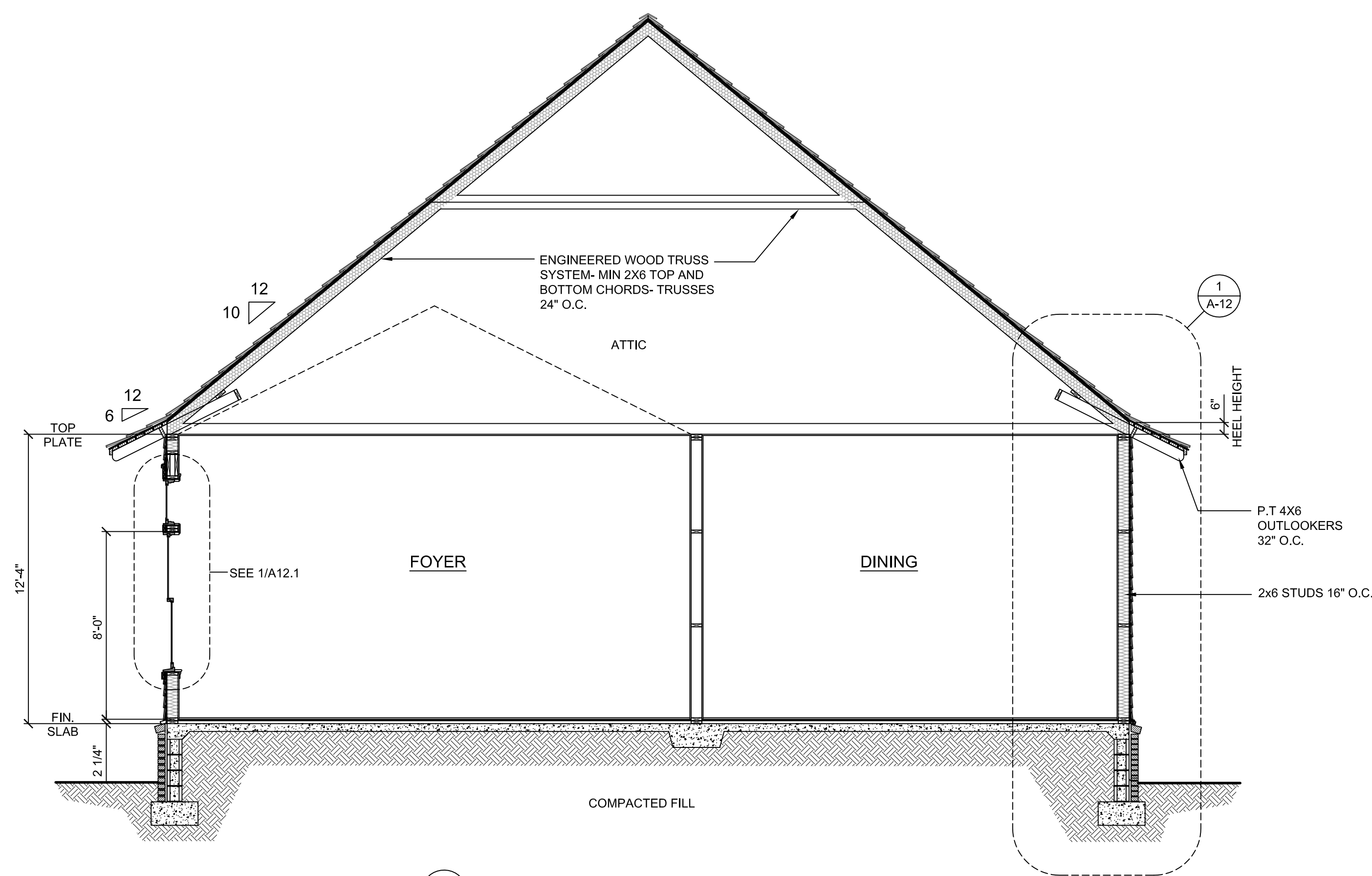
3 Section at HIS CLOSET



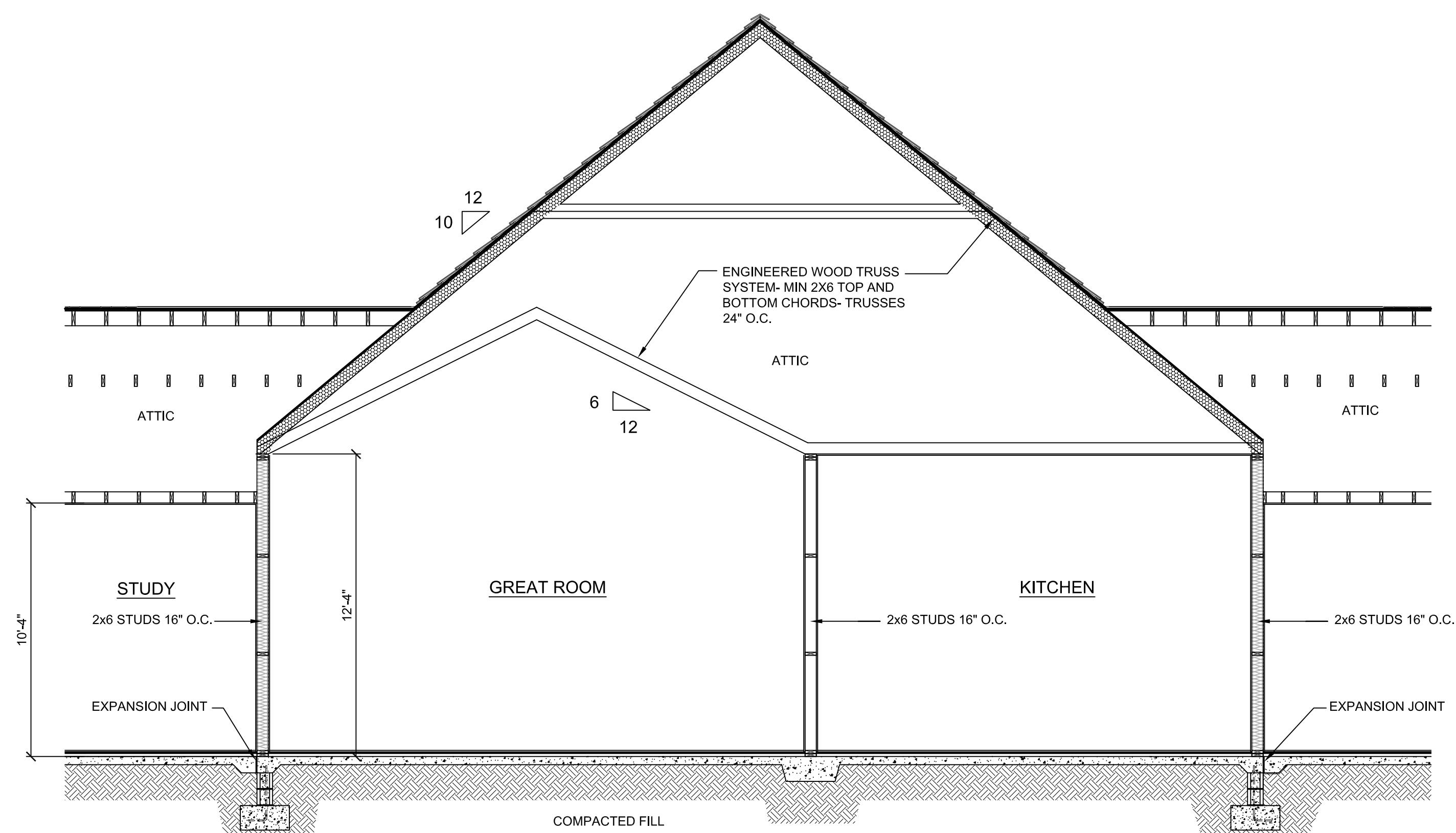
4 Section at MASTER BEDROOM



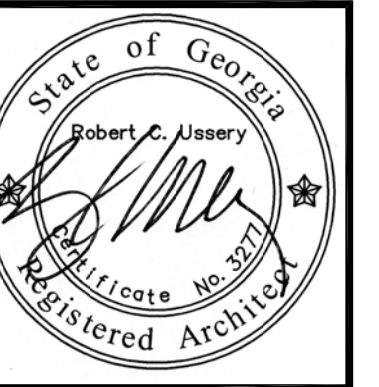
5 Section at STUDY



6 Section at FOYER/DINING



7 Section at GREAT ROOM / KITCHEN



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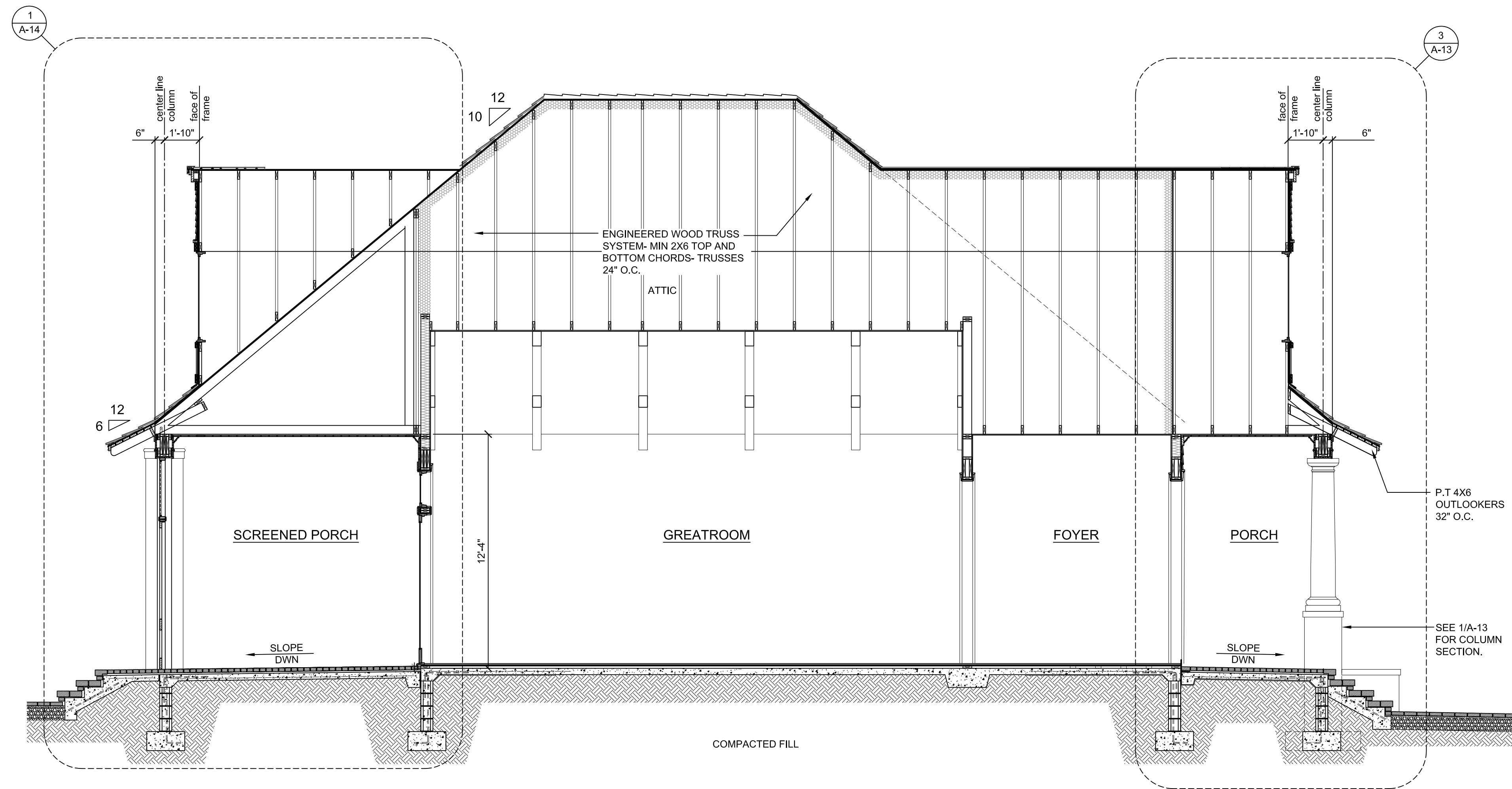


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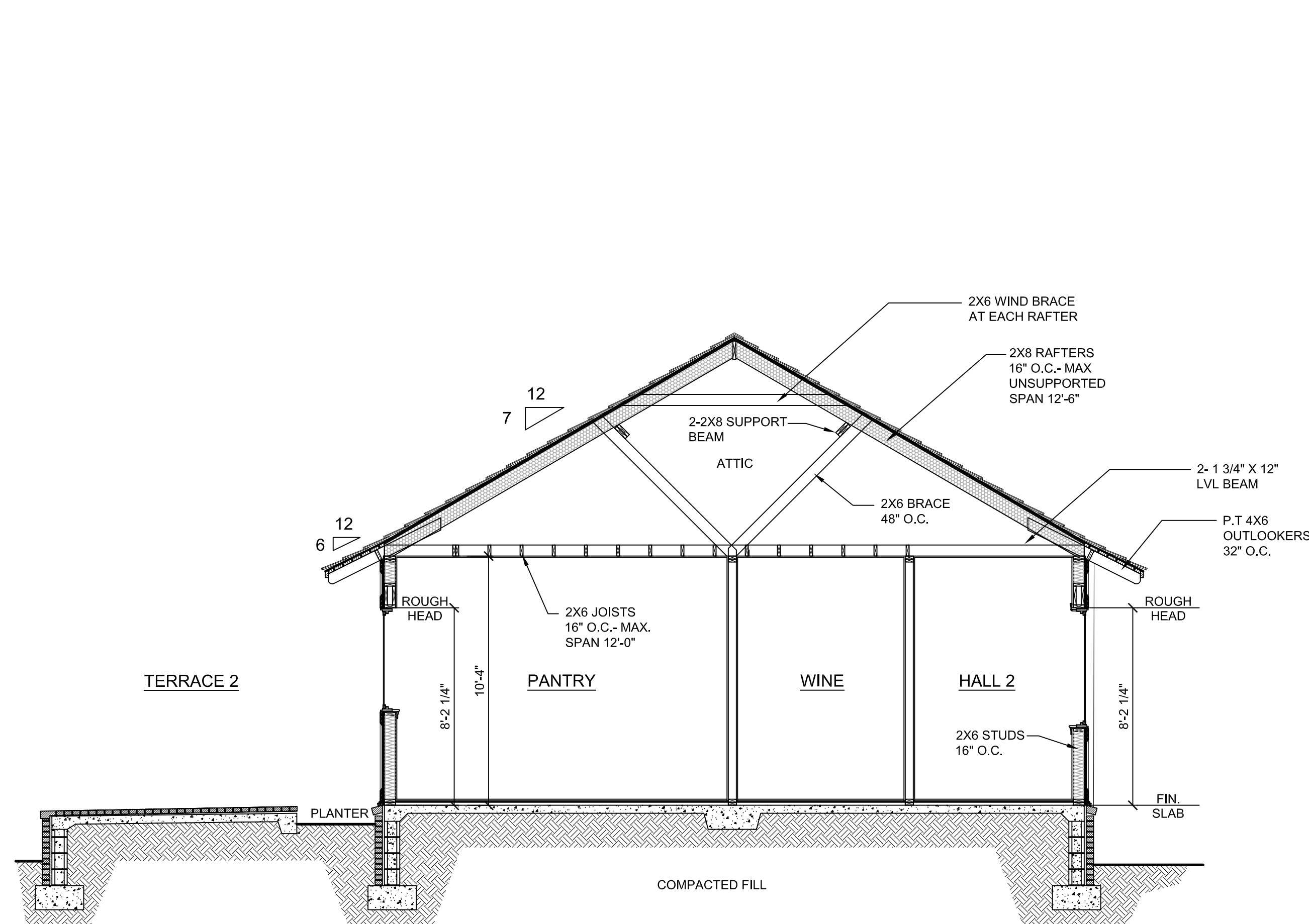
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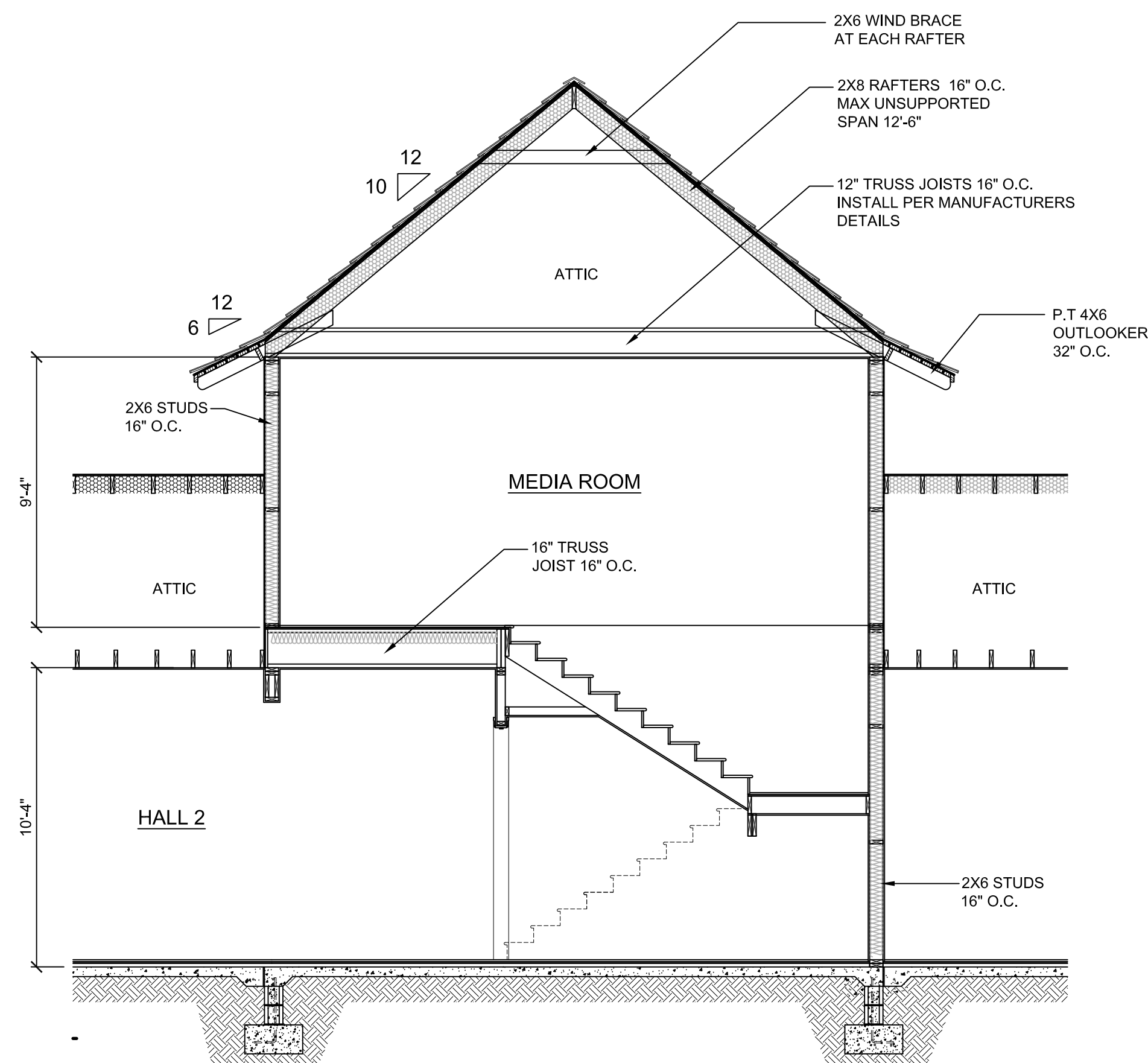
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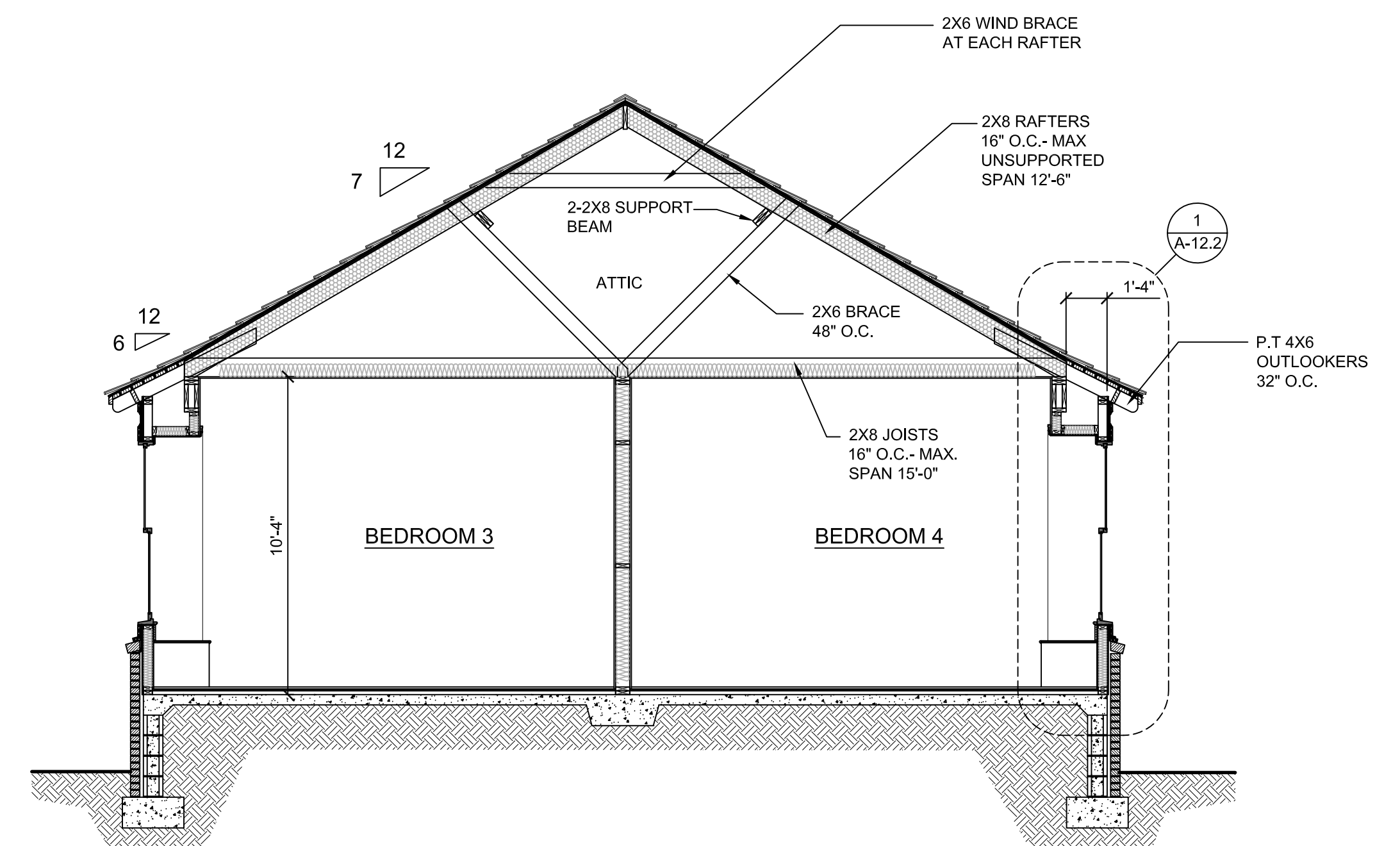
1 Section at GREATROOM / FOYER



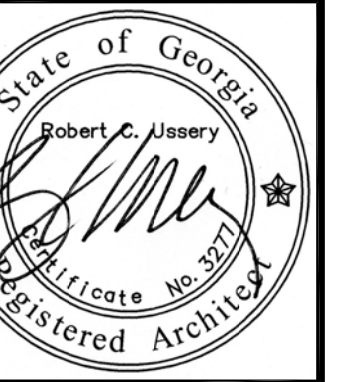
2 Section at PANTRY / WINE



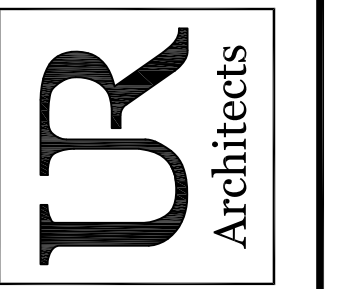
3 Section at MEDIA ROOM / HALL2



4 Section at BEDROOMS 3 and 4



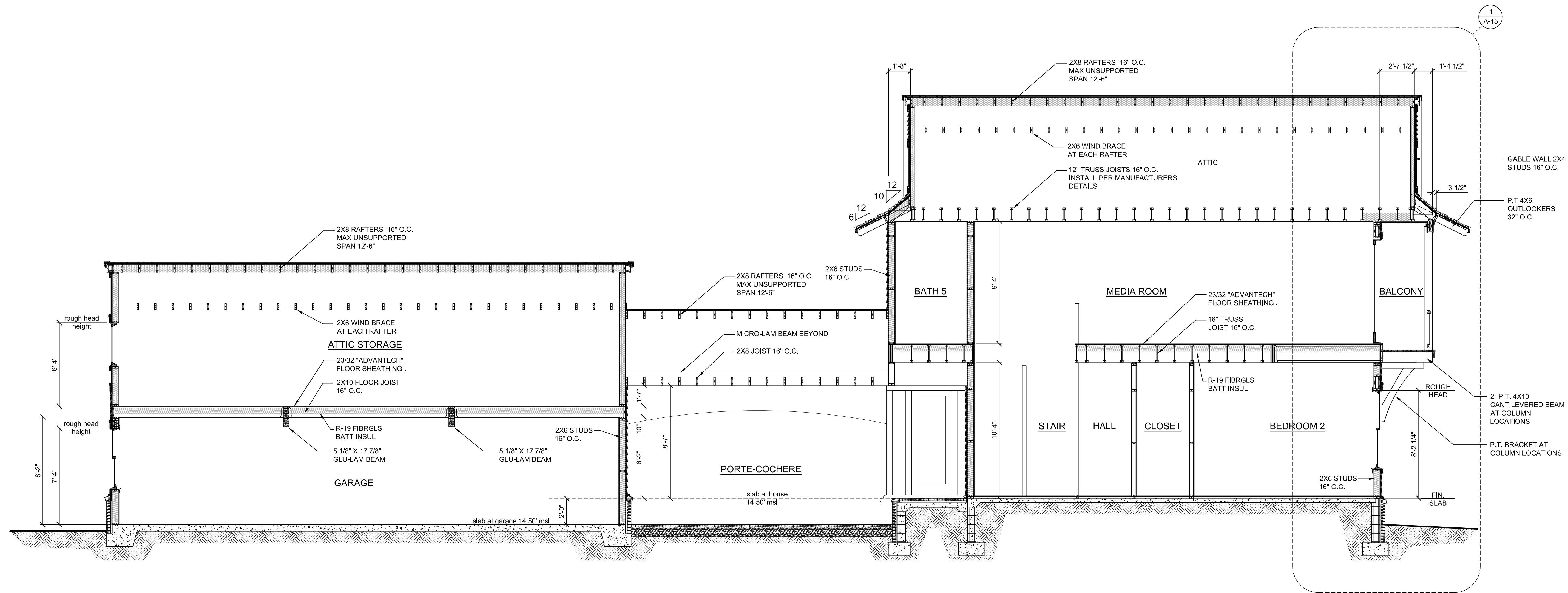
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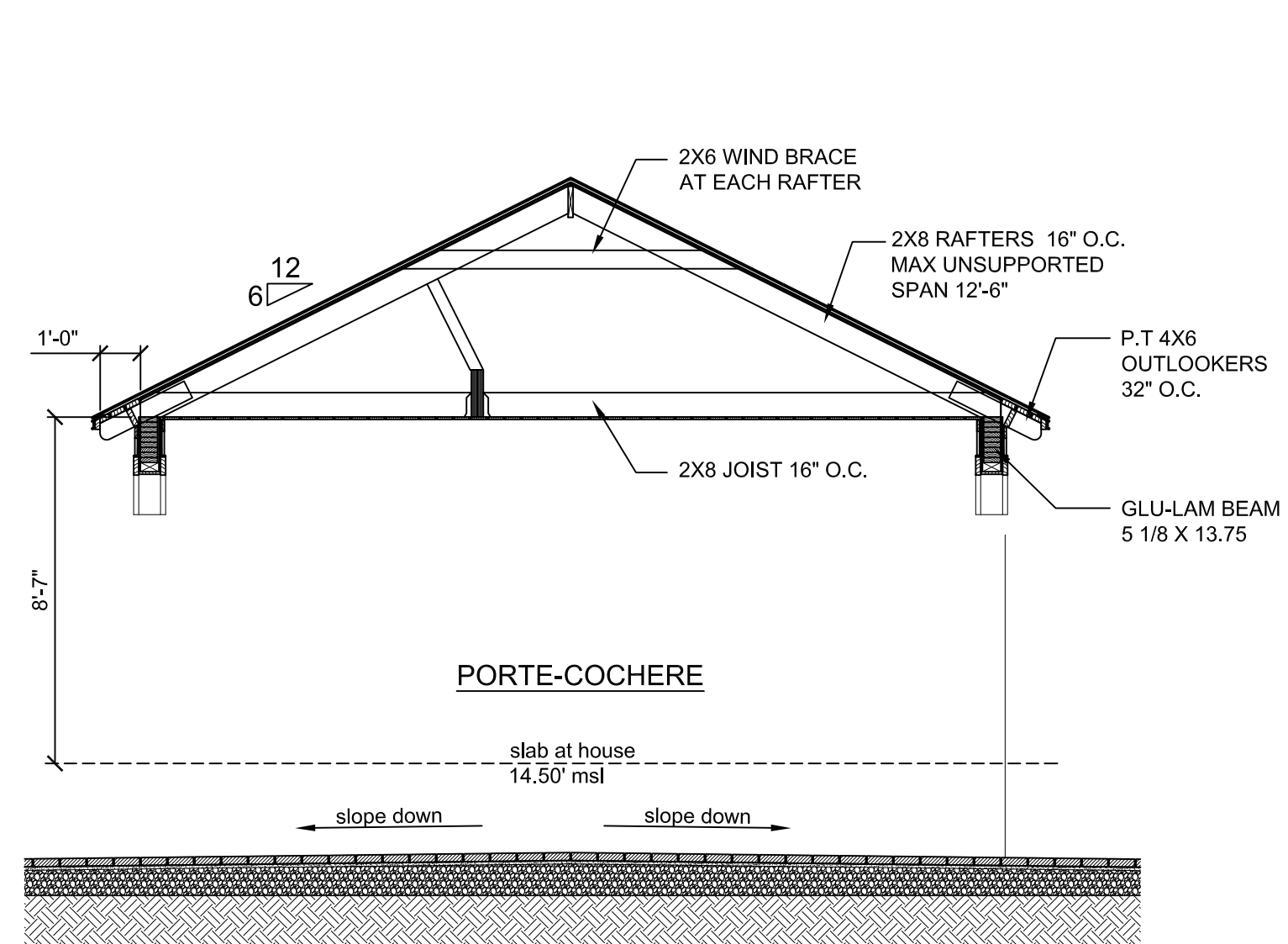
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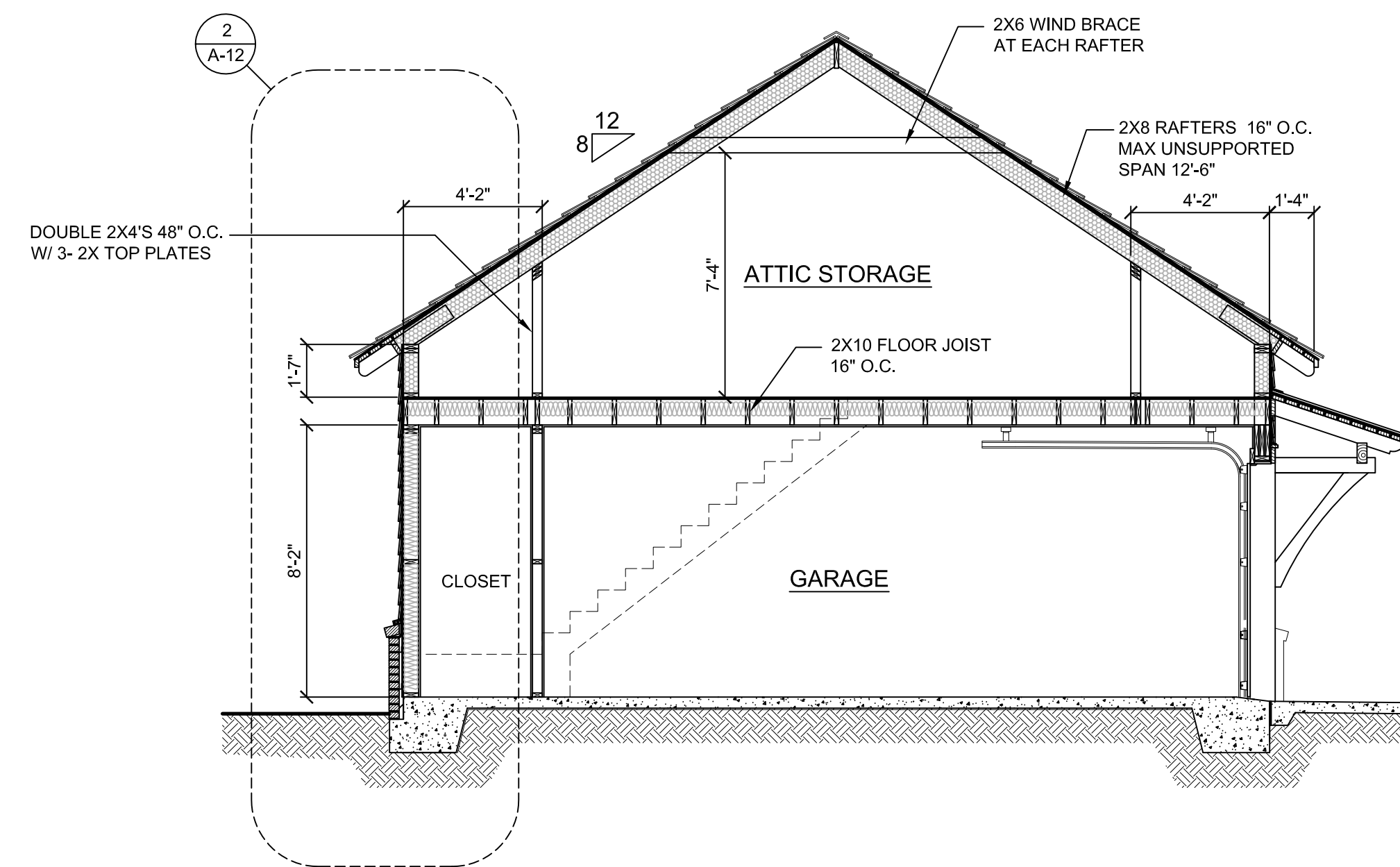
A-10



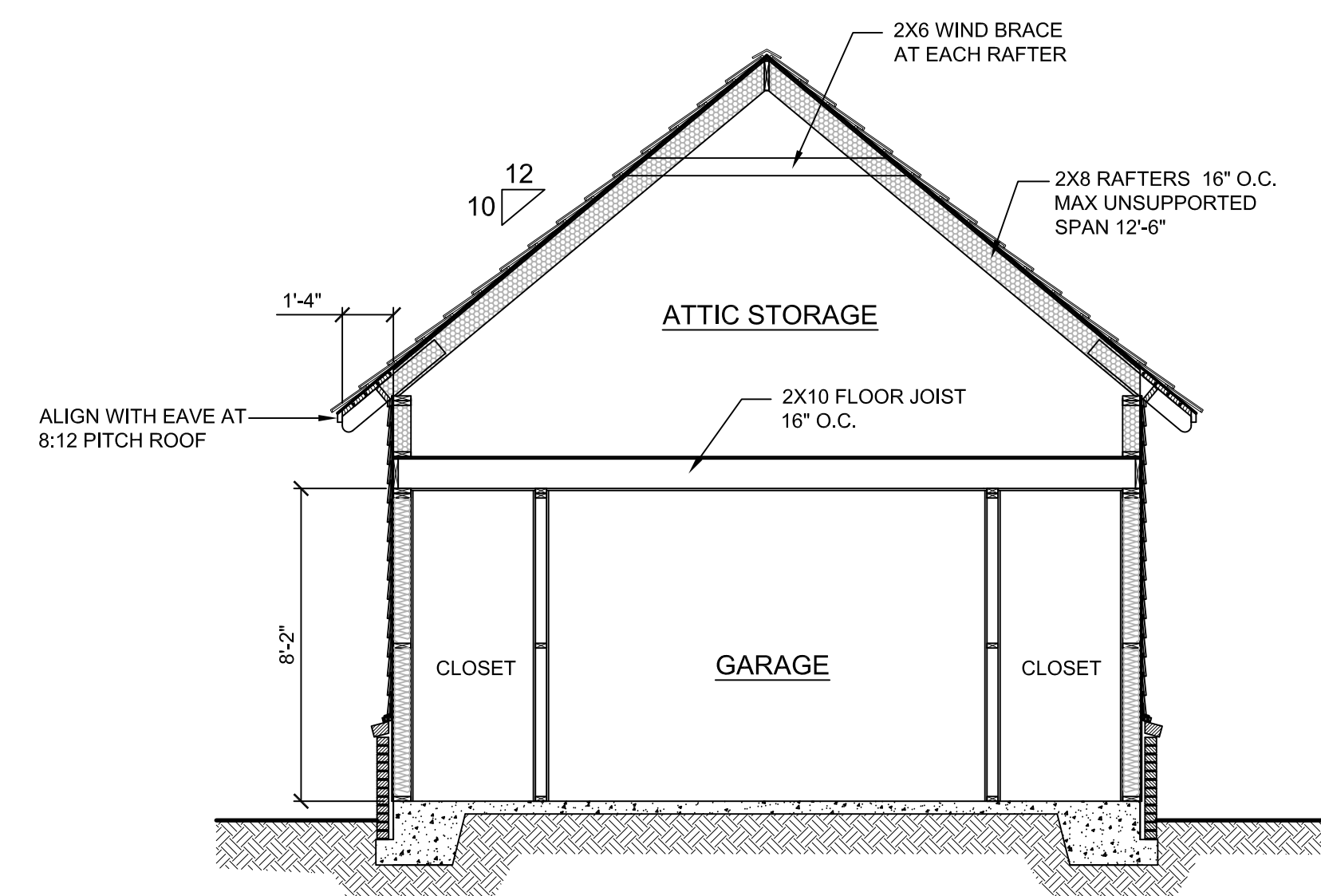
1 Section at GARAGE / MEDIA ROOM



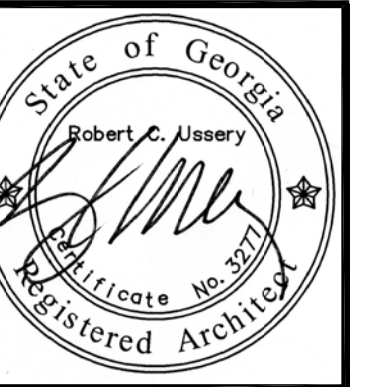
2 Section at PORTE-COCHERE



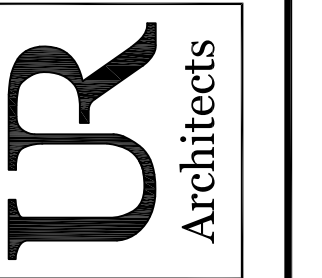
3 Section at GARAGE



4 Section at GARAGE



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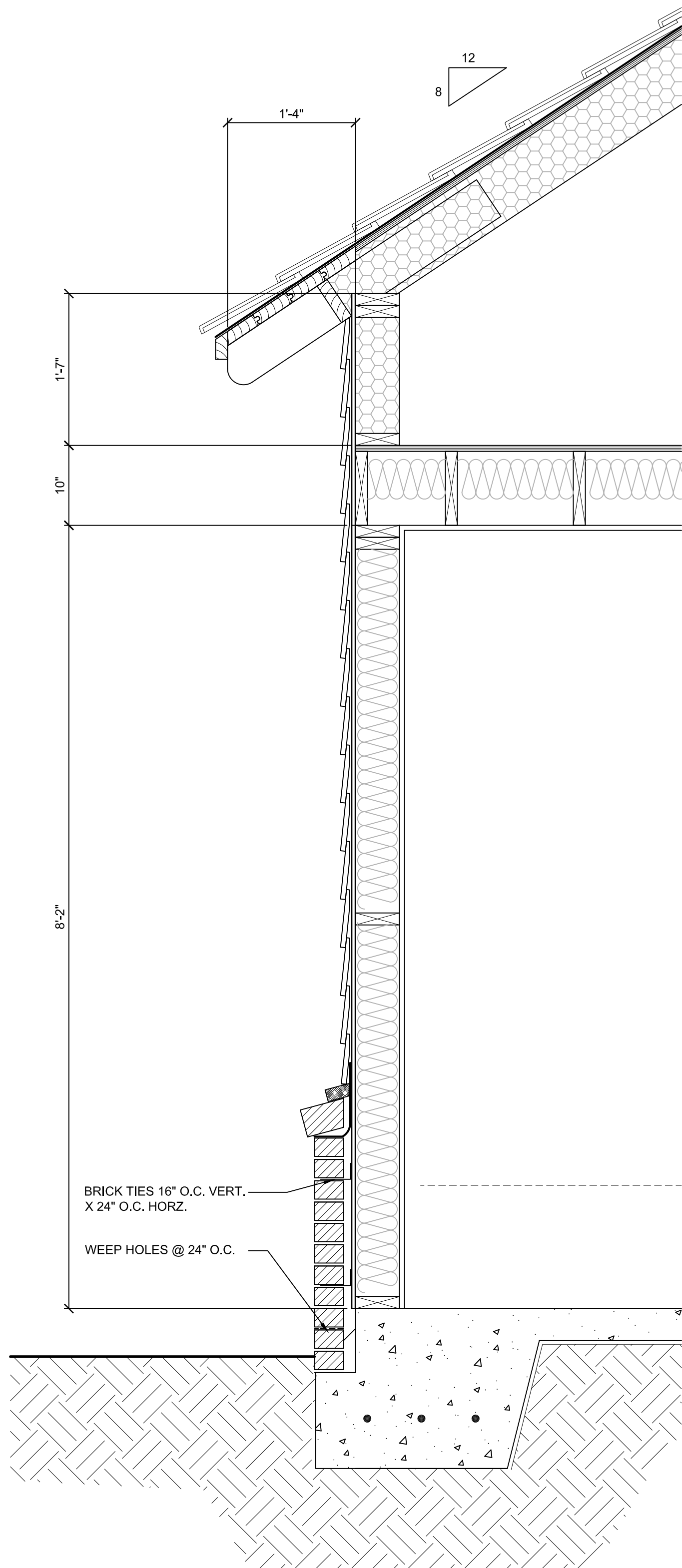


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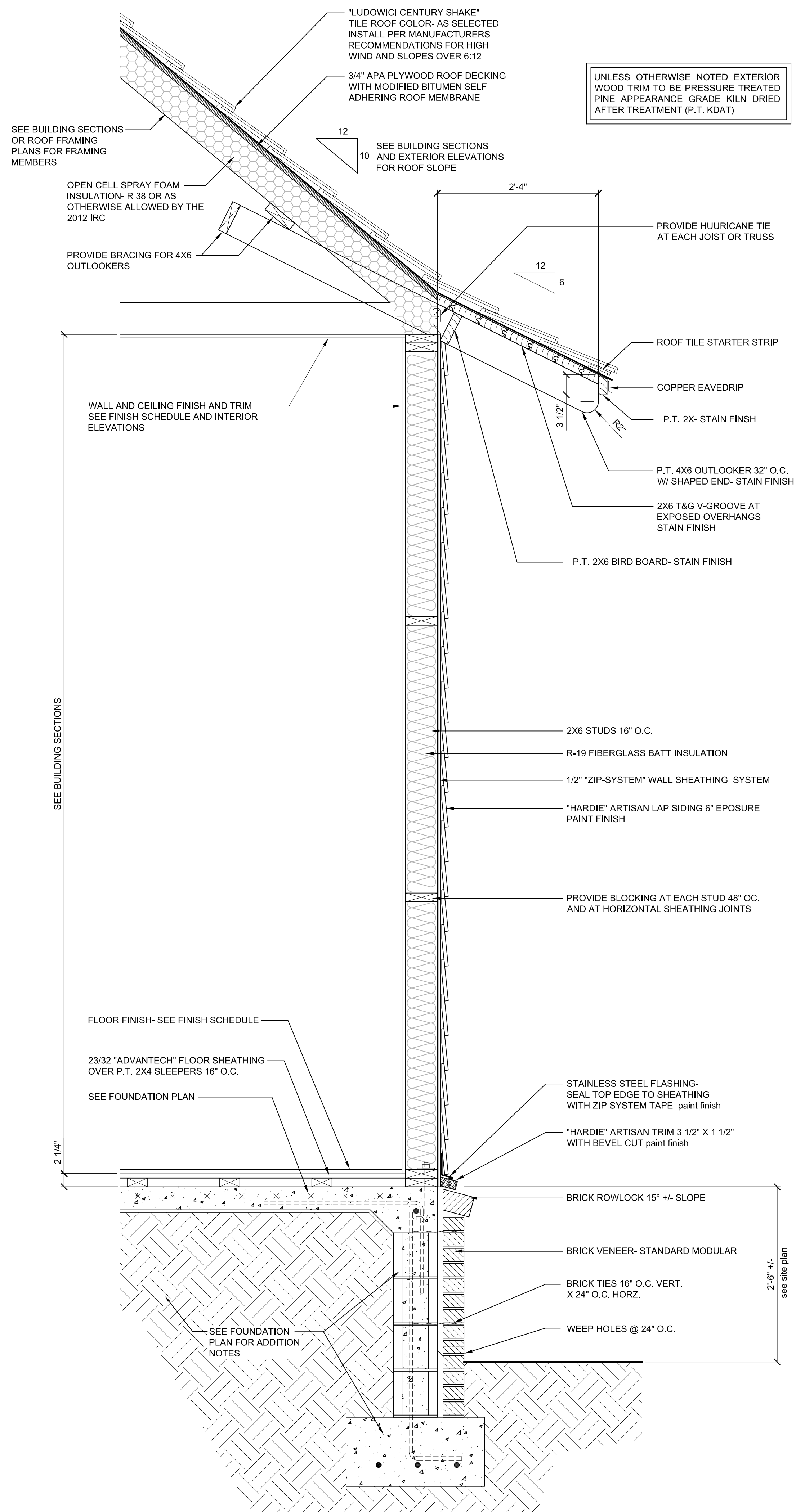
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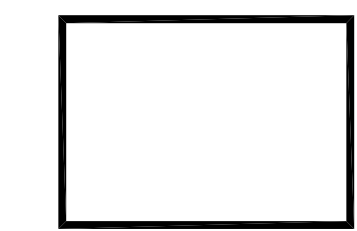
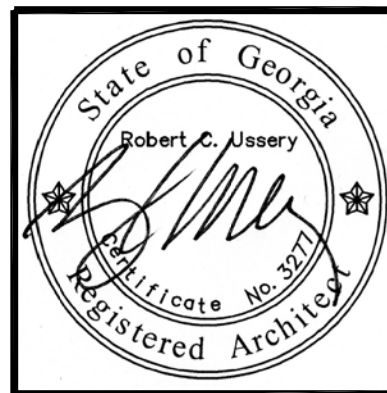
A-11



② WALL SECTION AT GARAGE



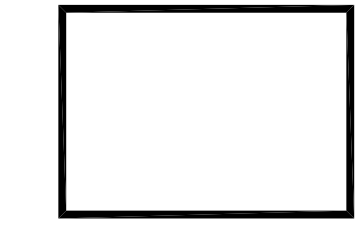
① TYPICAL WALL SECTION



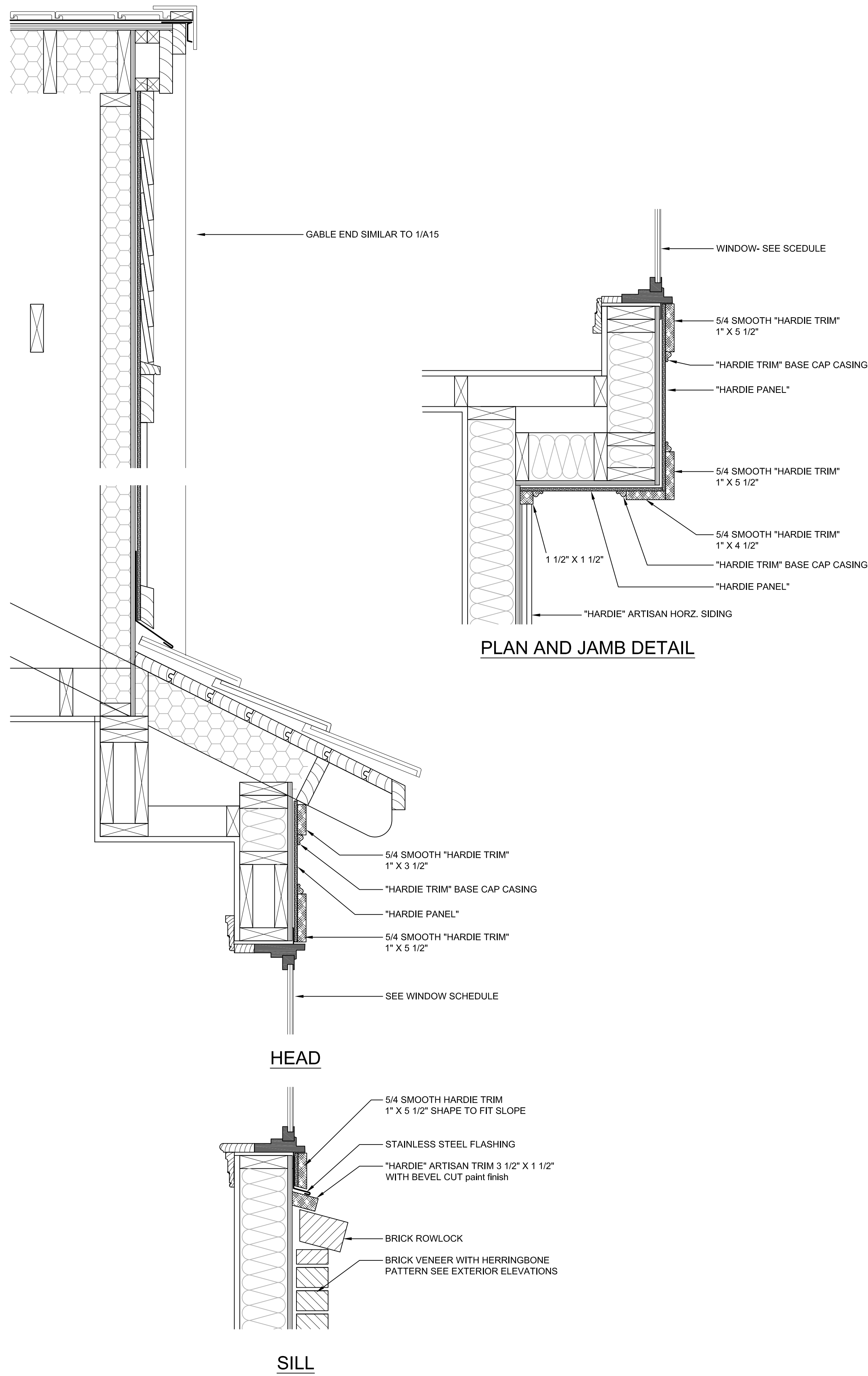
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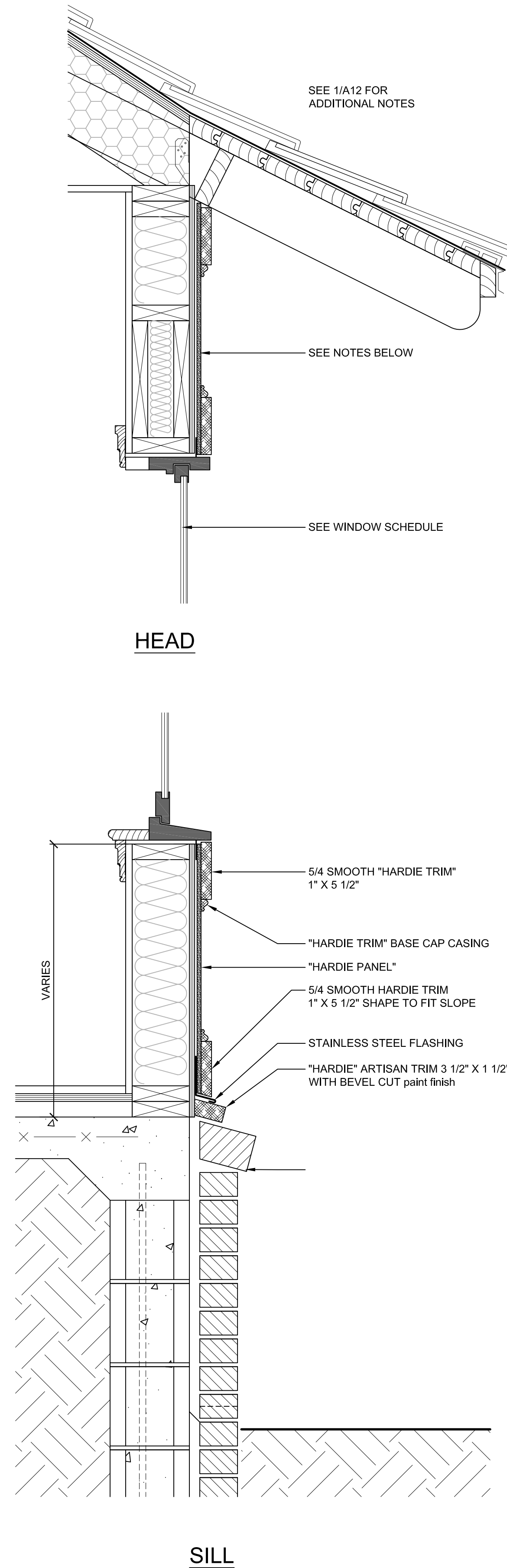


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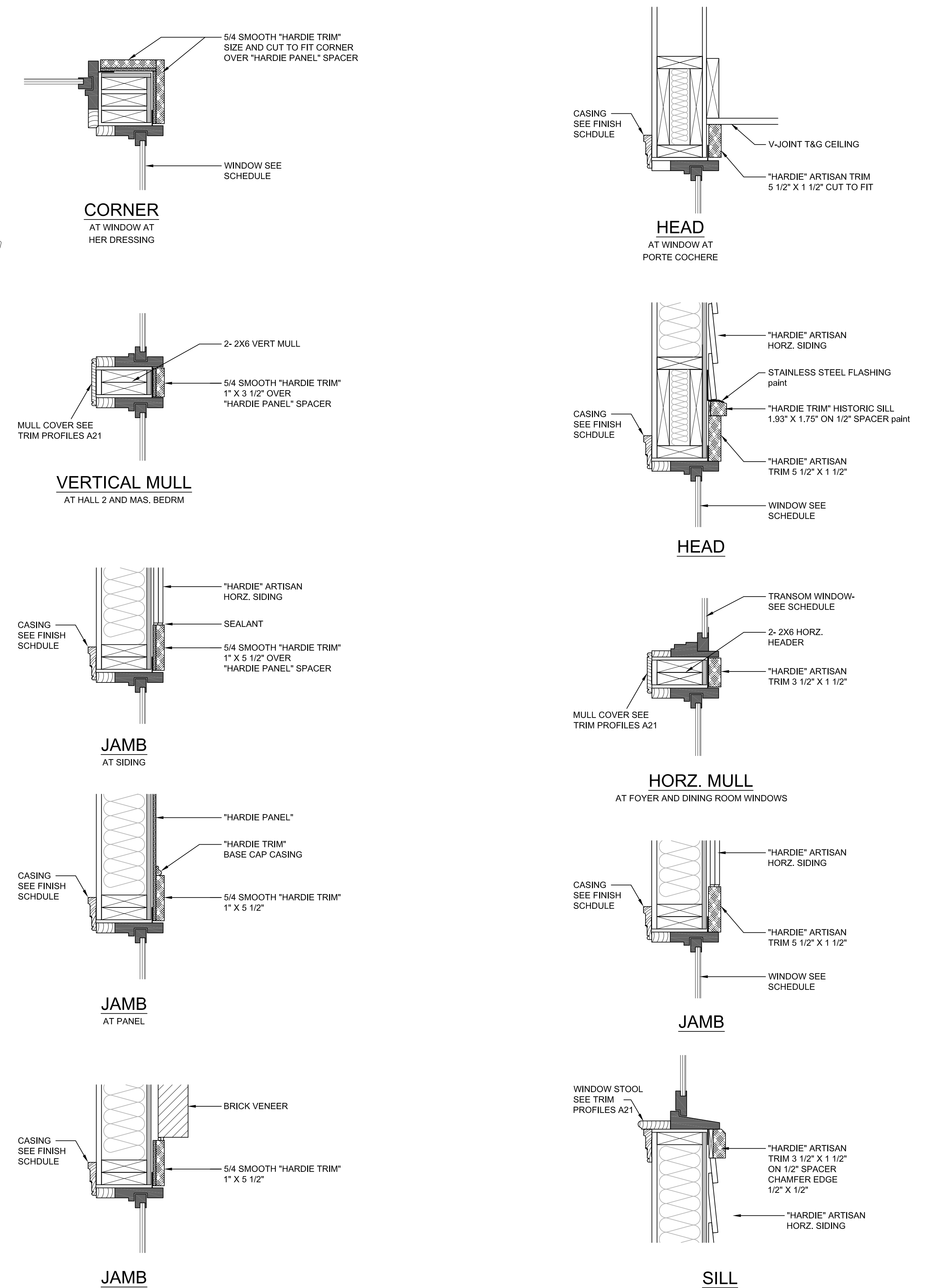
③ WINDOW DETAILS HIS DRESSING

0 2" 4" 6" 8" 10" 12"



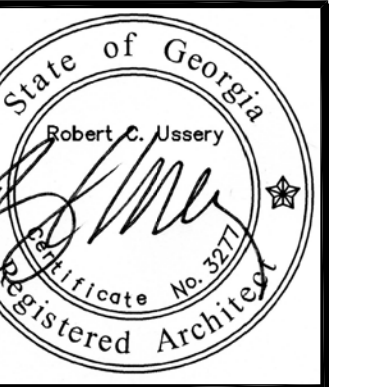
② WINDOW DETAILS WITH PANELS

0 2" 4" 6" 8" 10" 12"

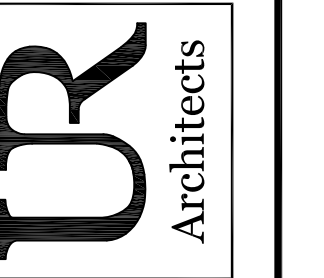


① WINDOW DETAILS W/ HORZ. SIDING

0 2" 4" 6" 8" 10" 12"



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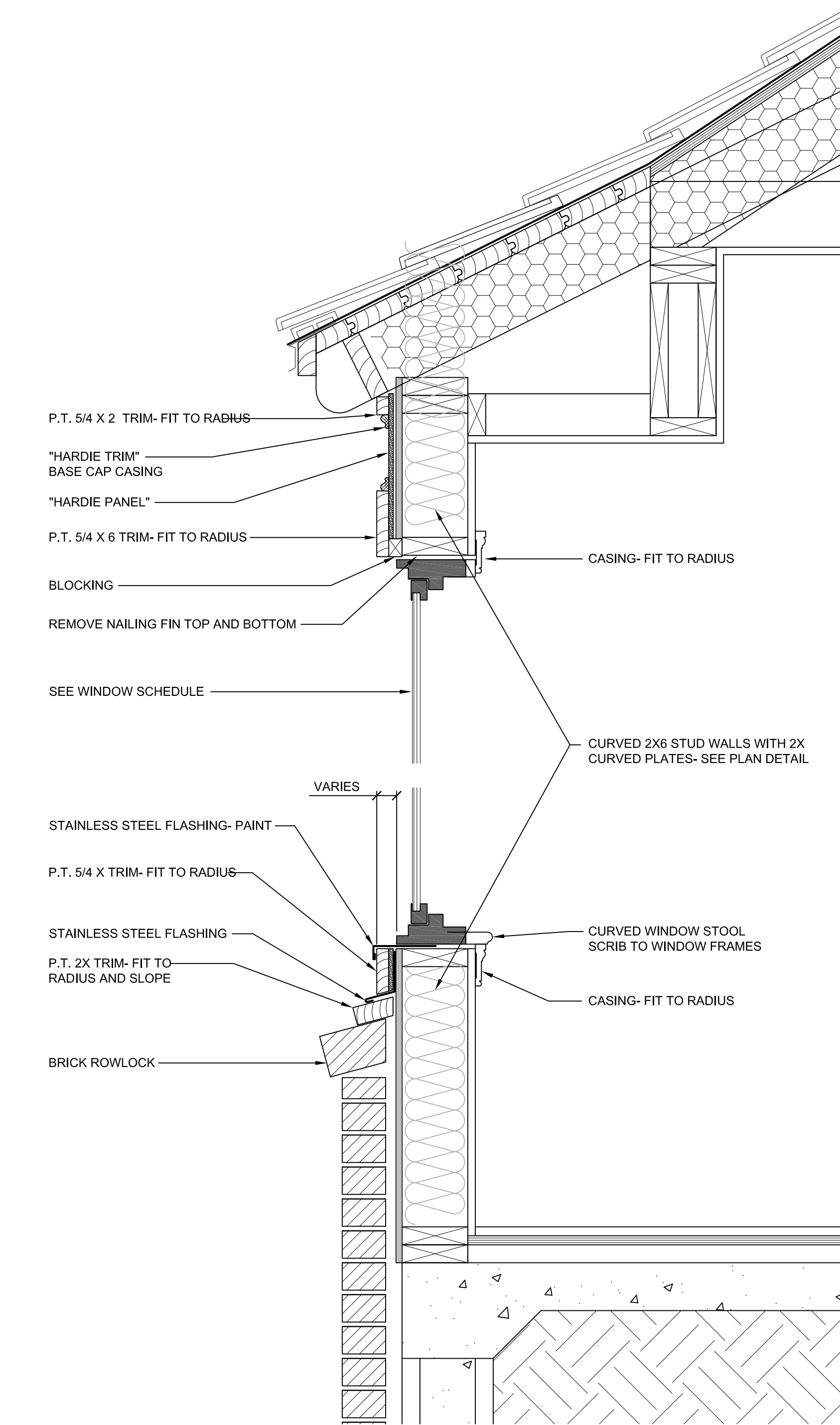


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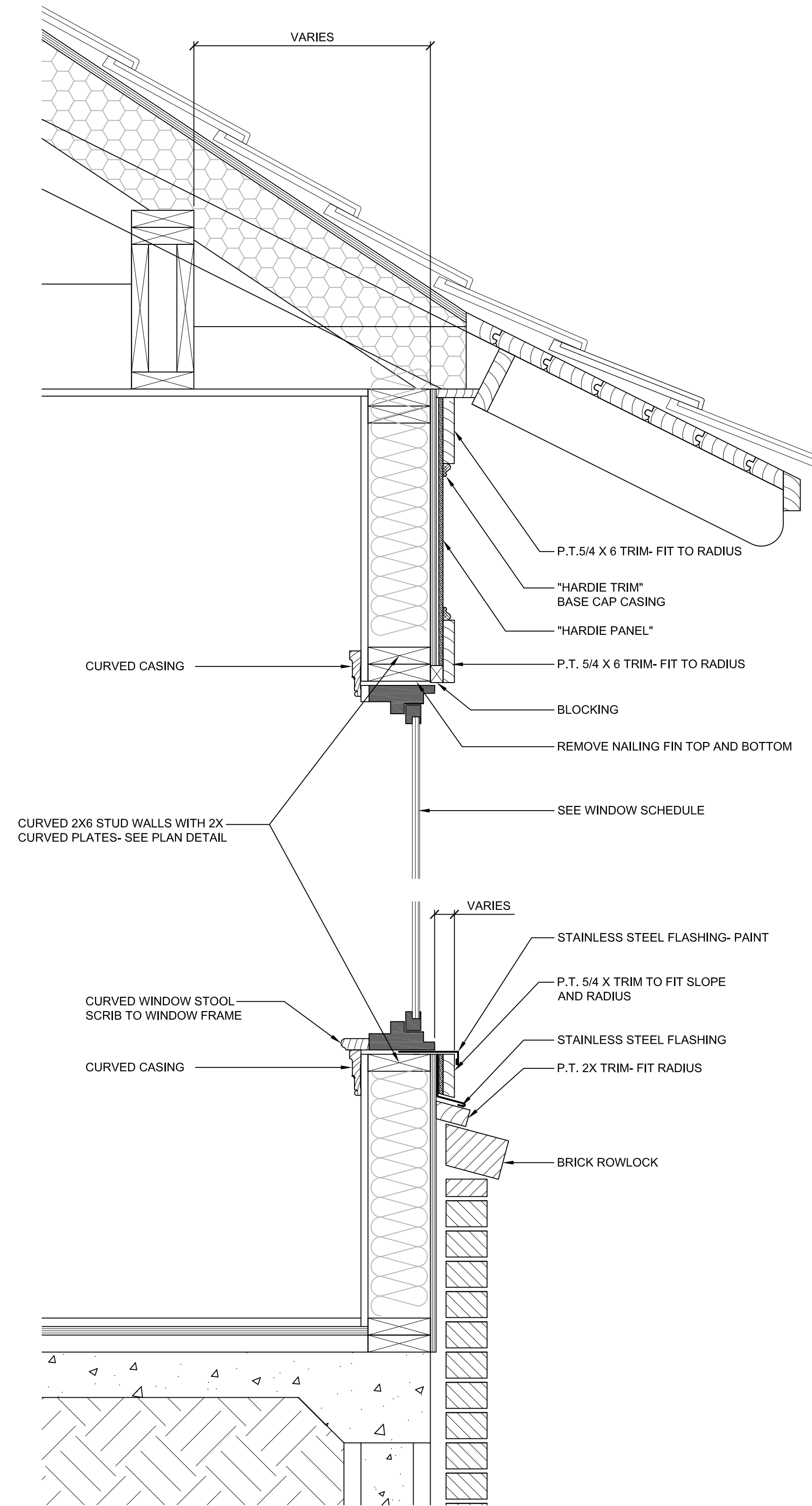
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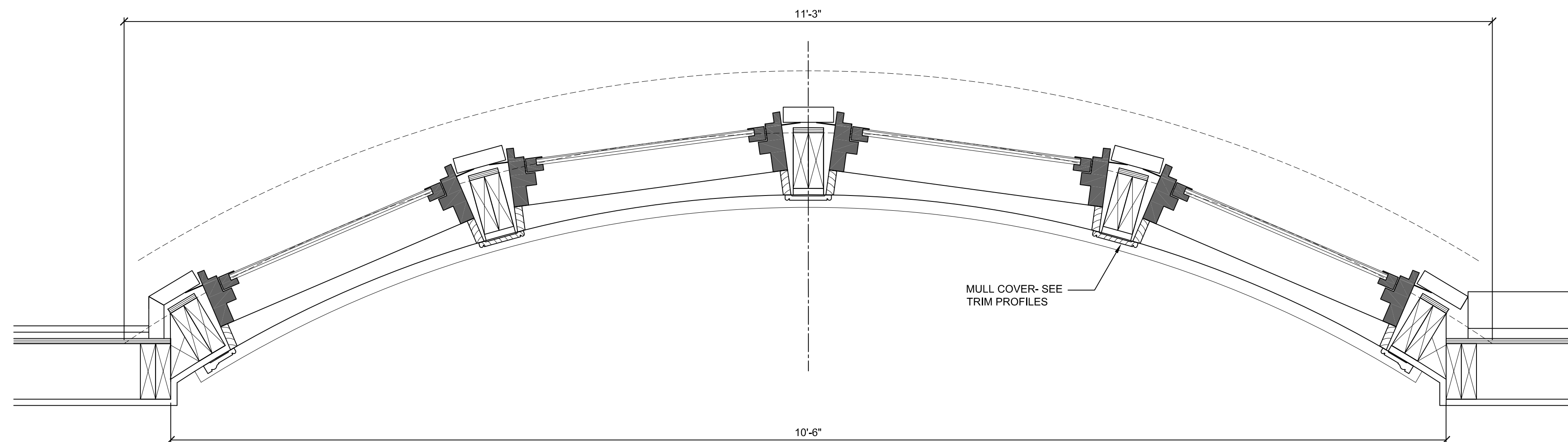
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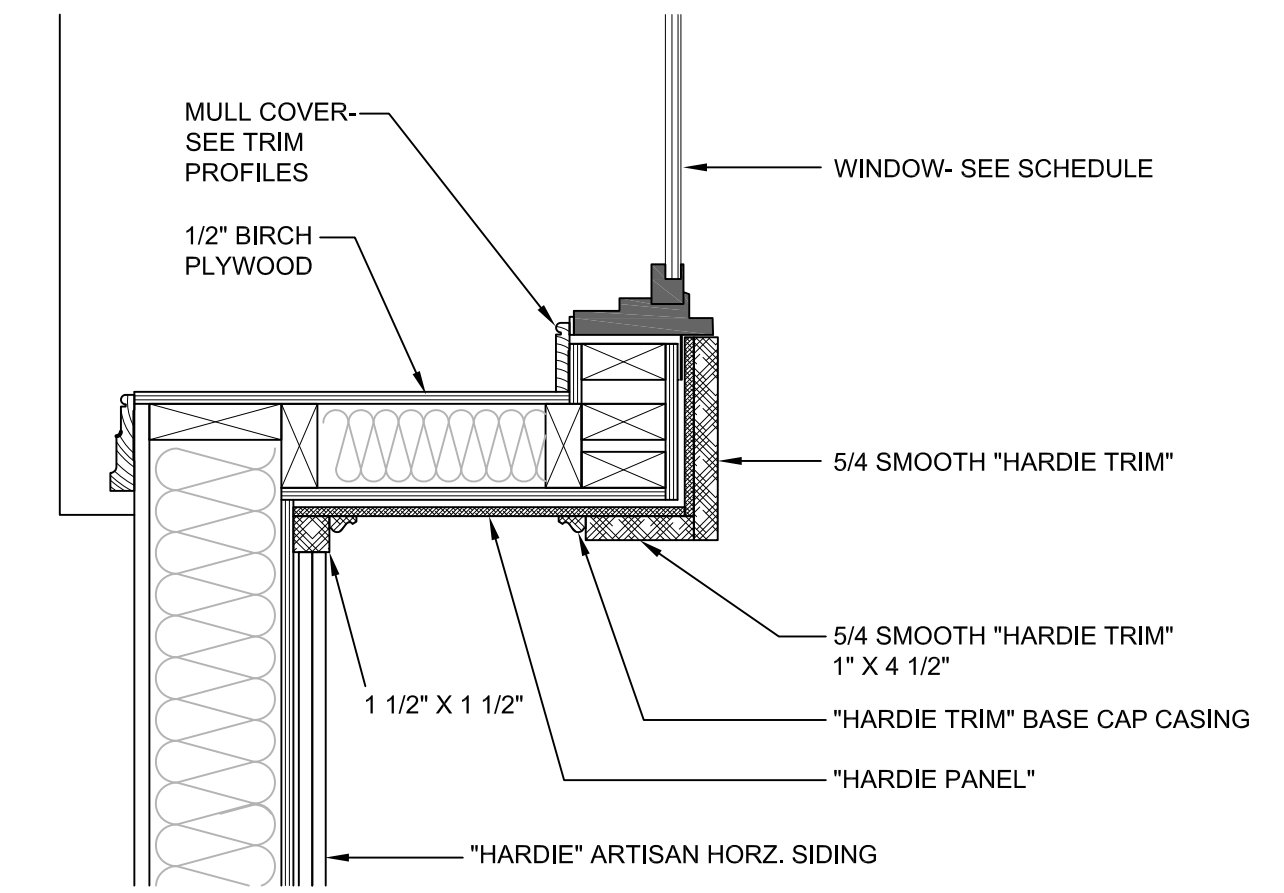
③ BOW WINDOW AT STUDY



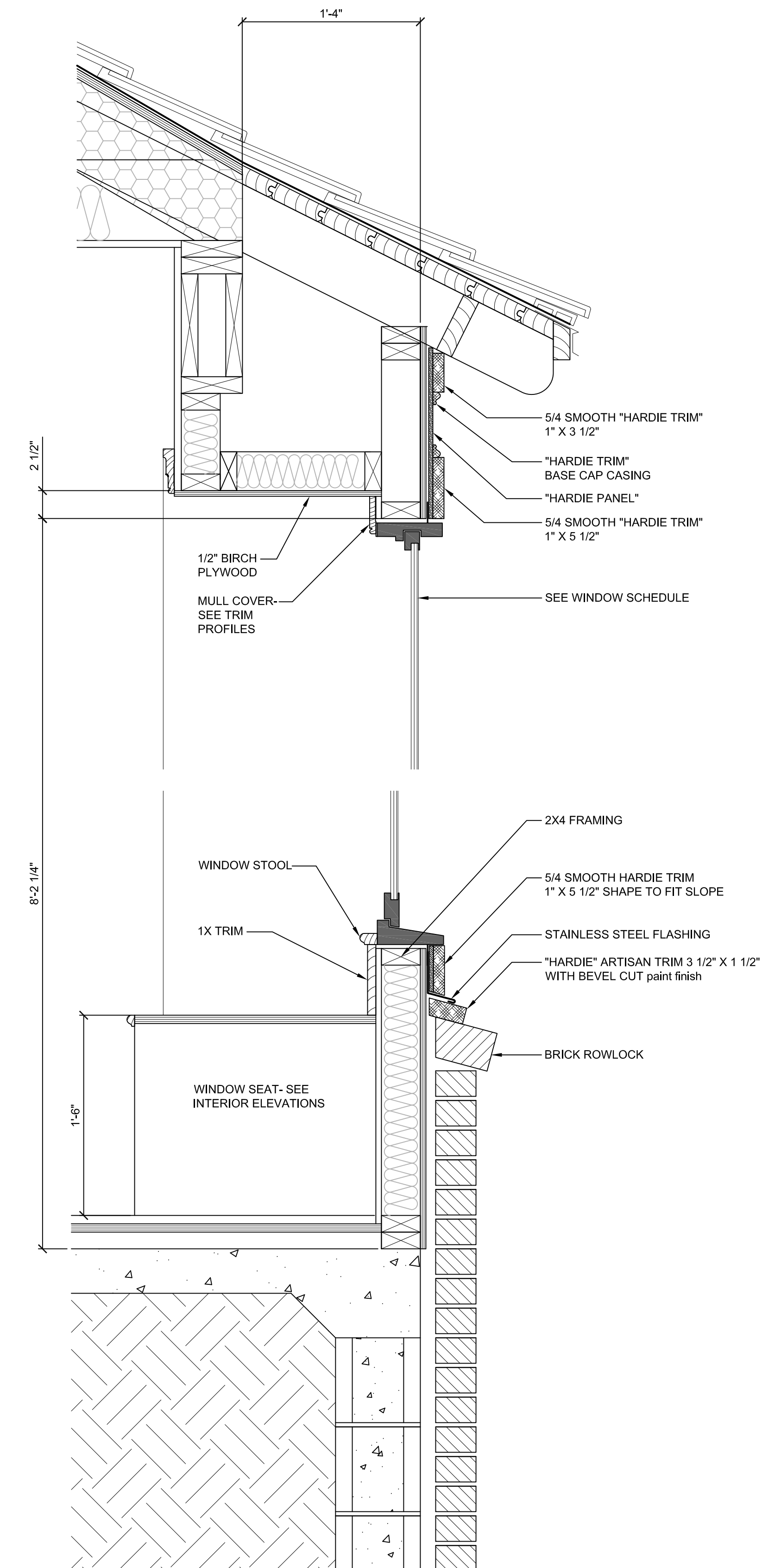
② BOW WINDOW AT MASTER BEDROOM



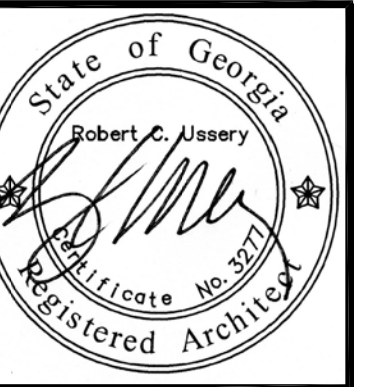
④ BOW WINDOW PLAN DETAIL



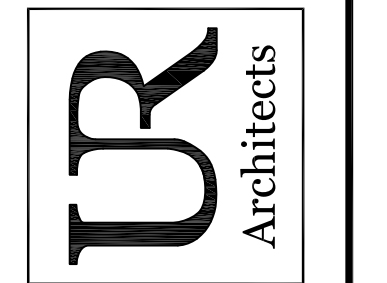
PLAN AND JAMB DETAIL



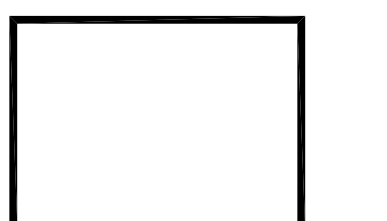
① WINDOW SEAT BEDROOMS 3 and 4



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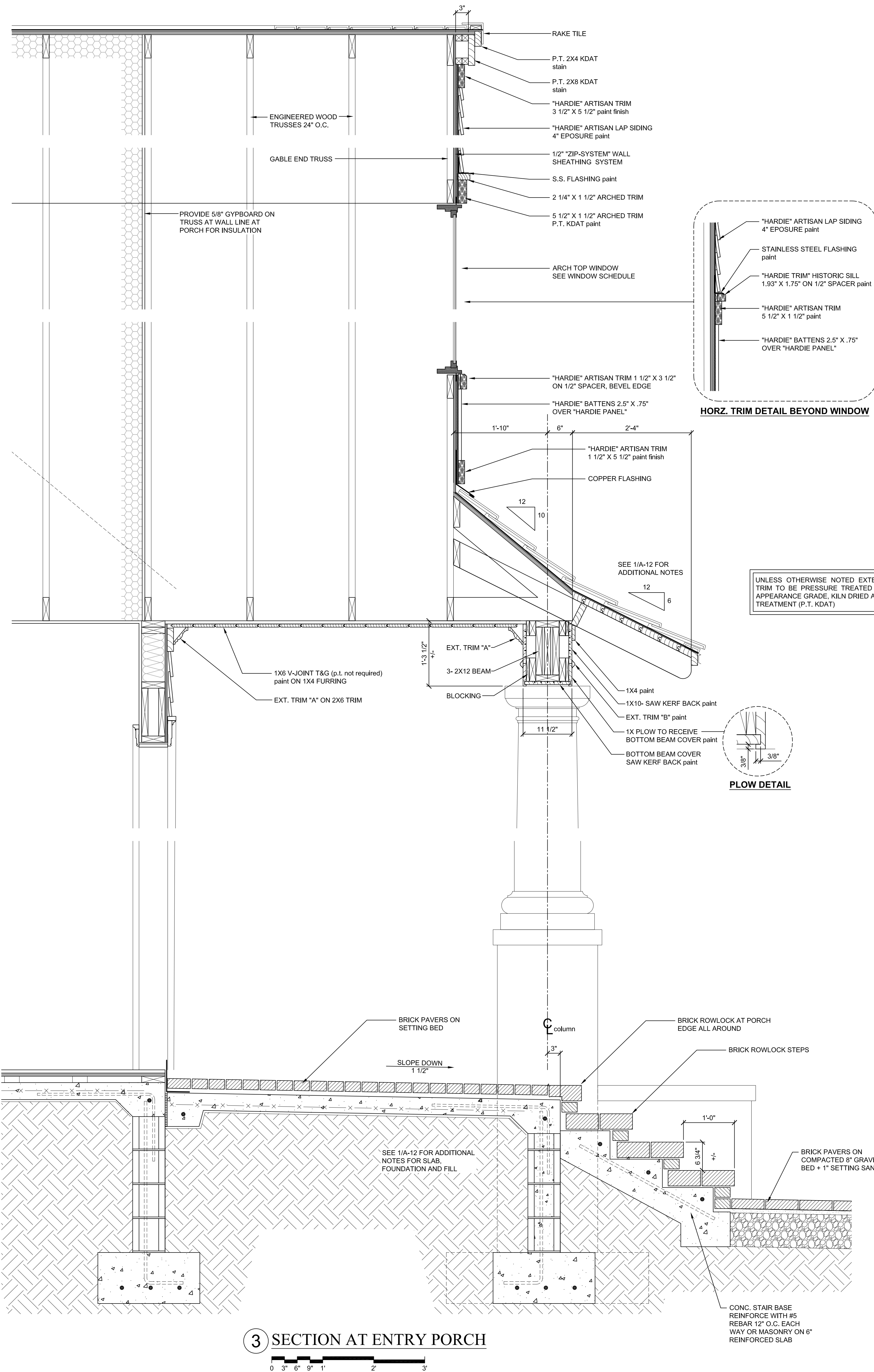


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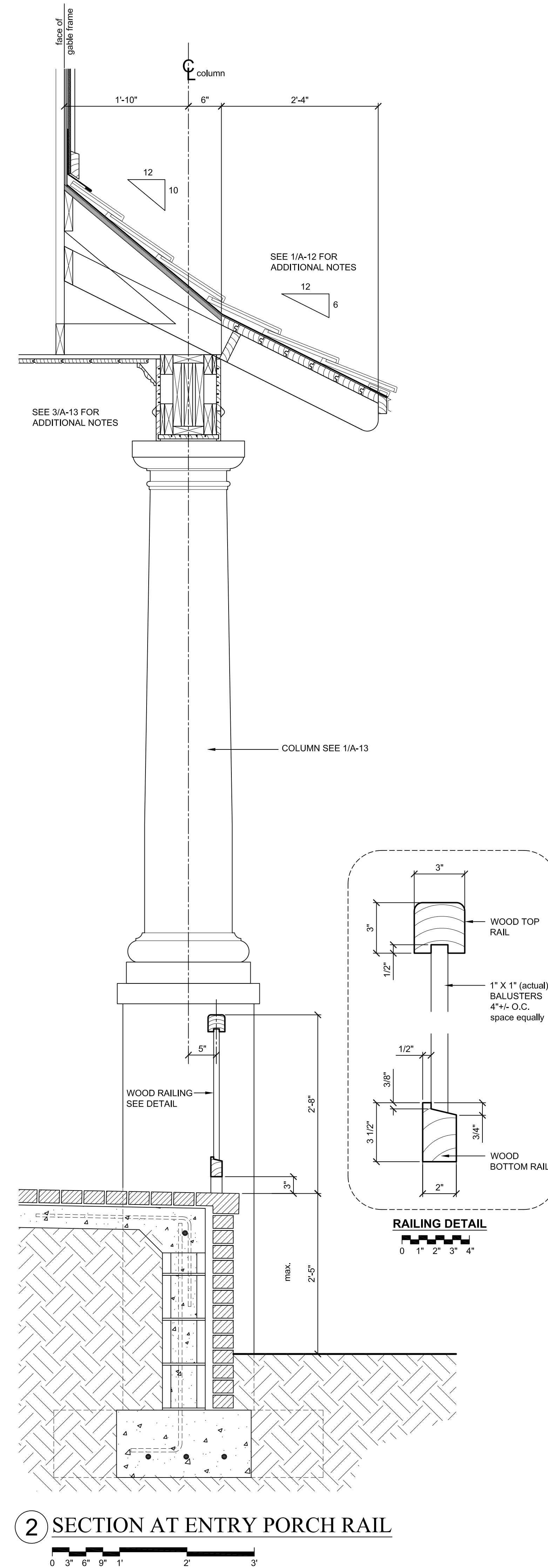


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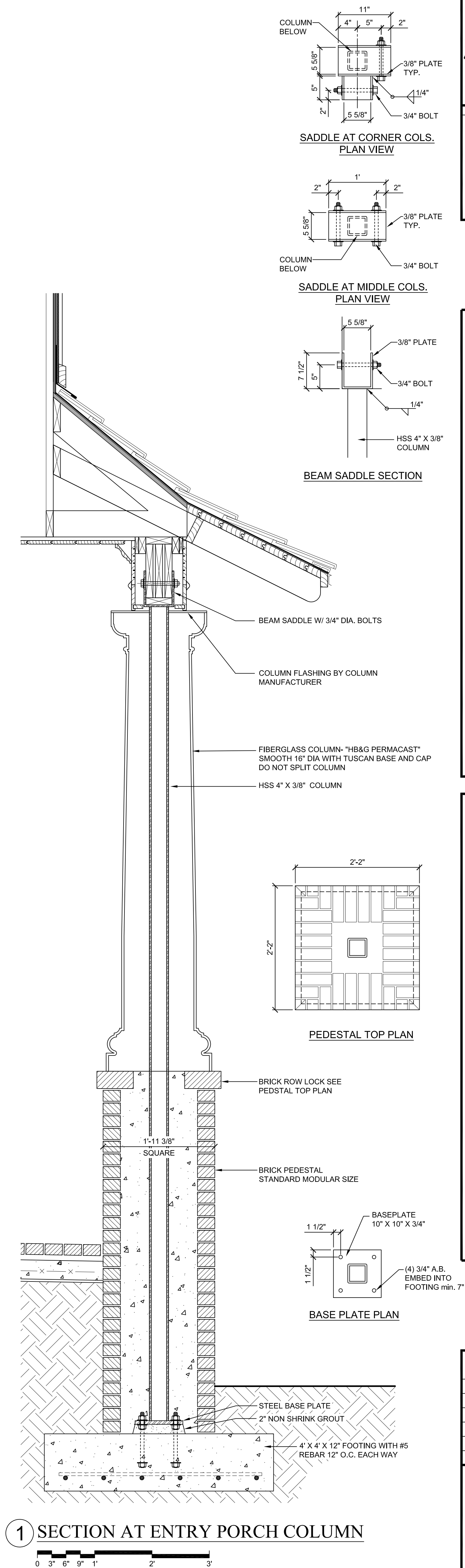
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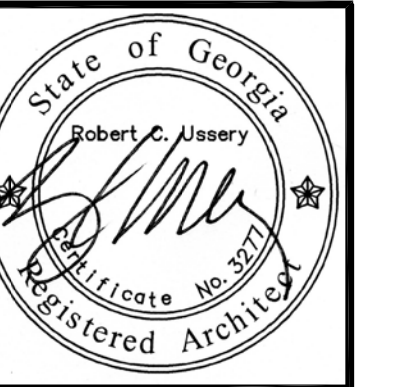
3 SECTION AT ENTRY PORCH



2 SECTION AT ENTRY PORCH RAIL



1 SECTION AT ENTRY PORCH COLUMN



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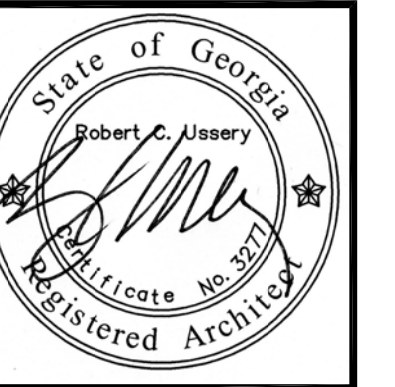


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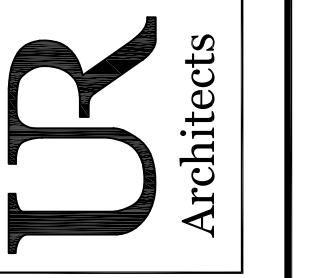
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A-13



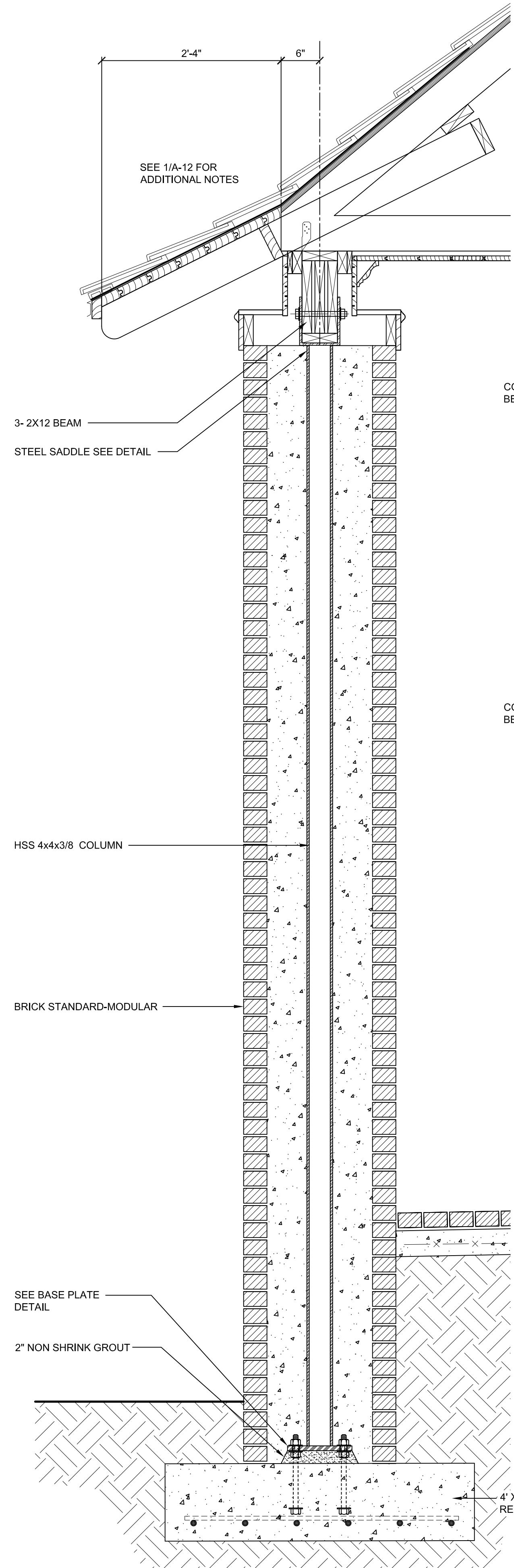
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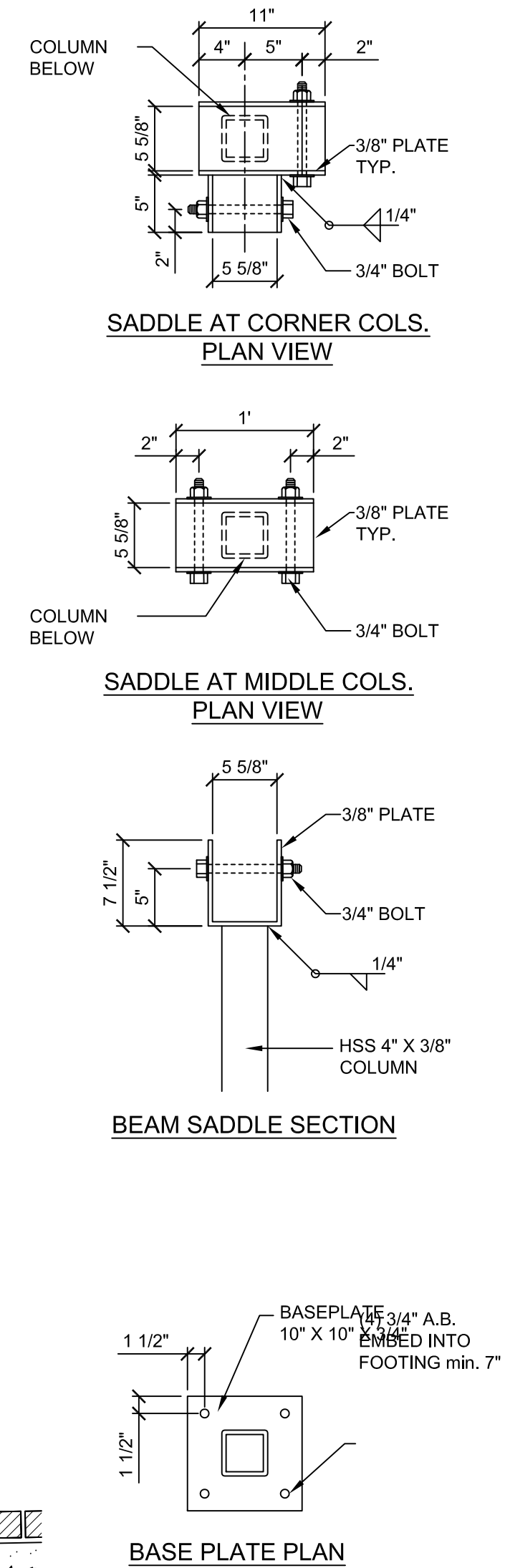
Topp Residence
LOTS 83 & 84 ST. ANNIE'S LANE, FREDERICA
ST. SIMONS ISLAND, GEORGIA

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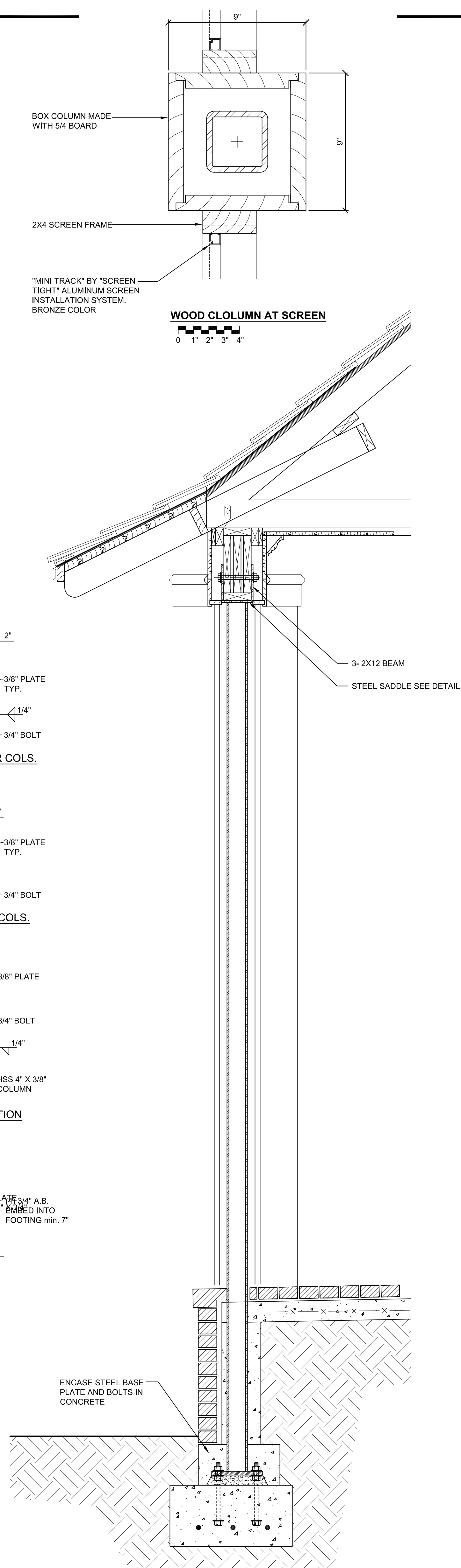


4 SECTION AT BRICK COLUMN

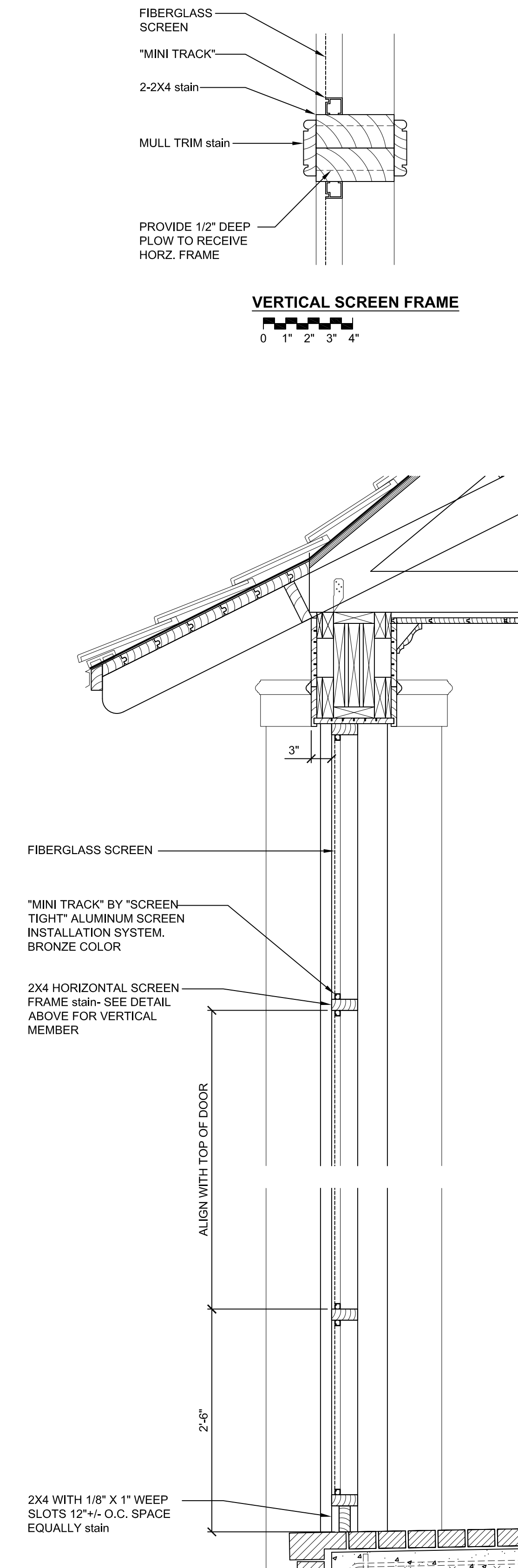


BEAM SADDLE SECTION

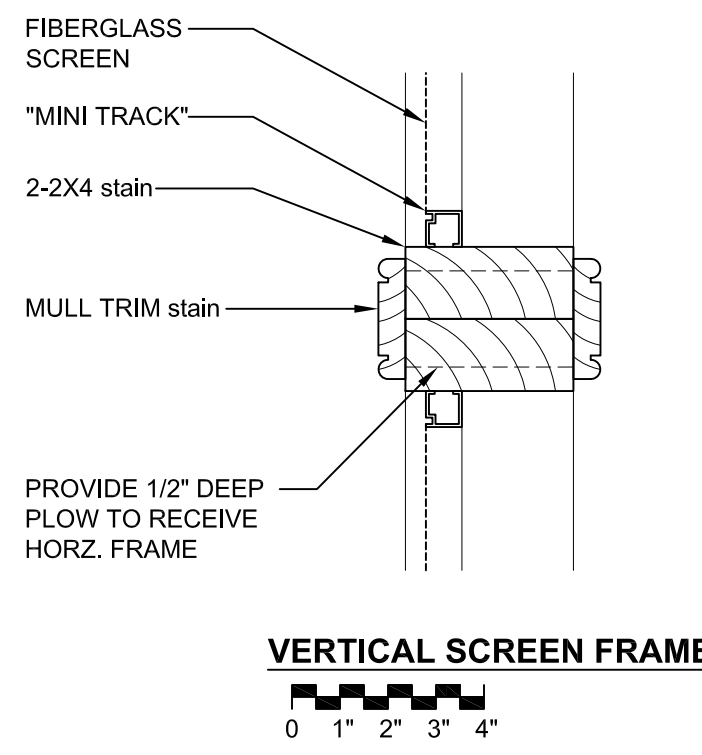
BASE PLATE PLAN



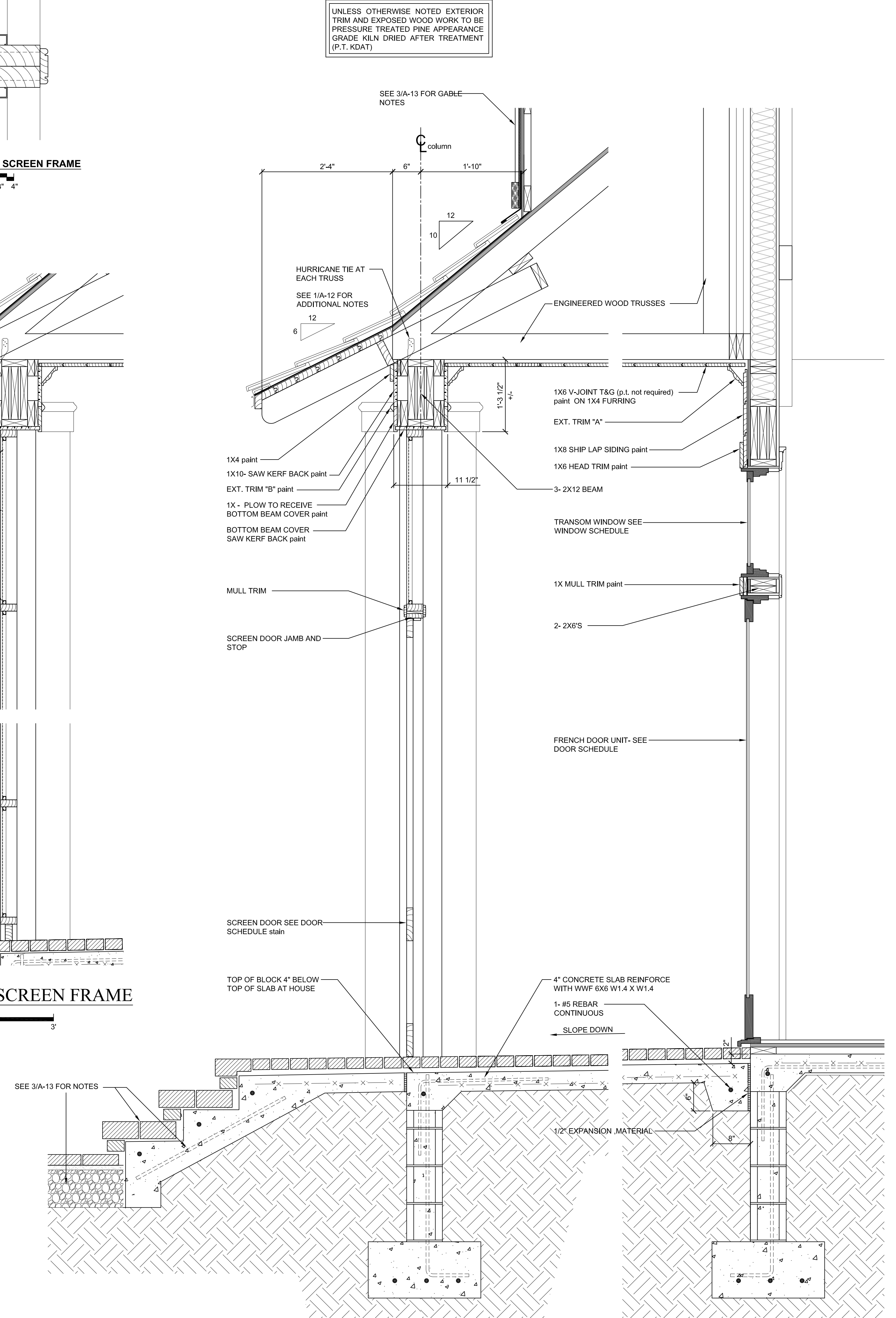
3 SECTION AT WOOD COLUMN



2 SECTION AT SCREEN FRAME



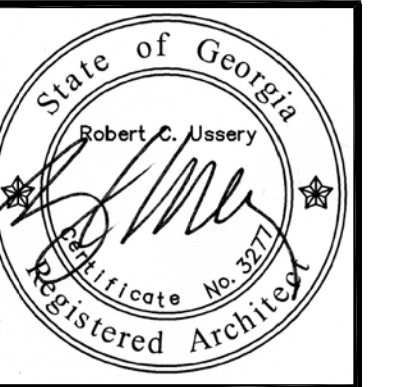
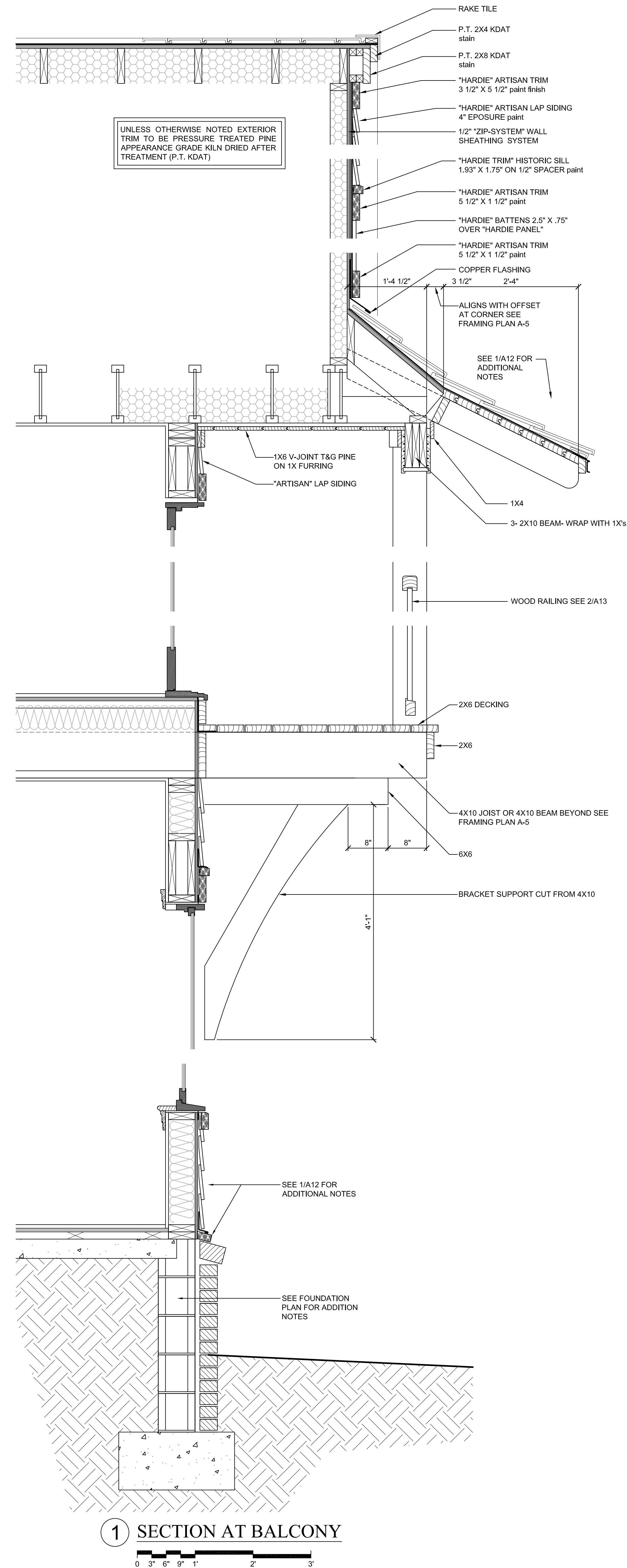
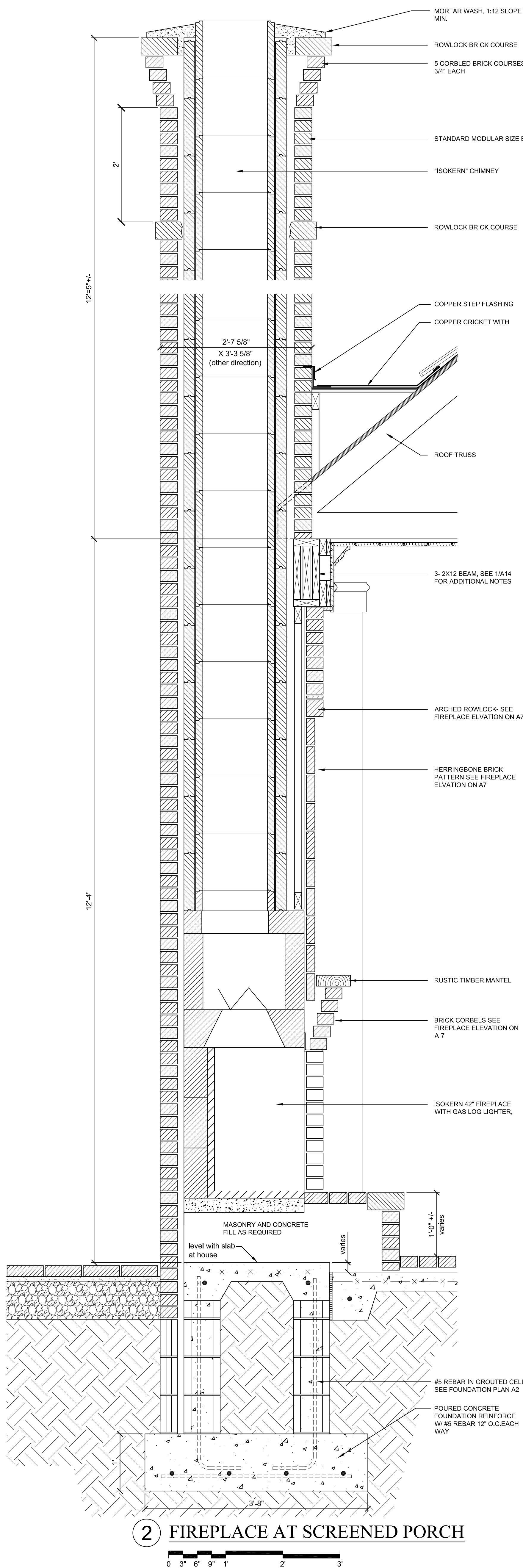
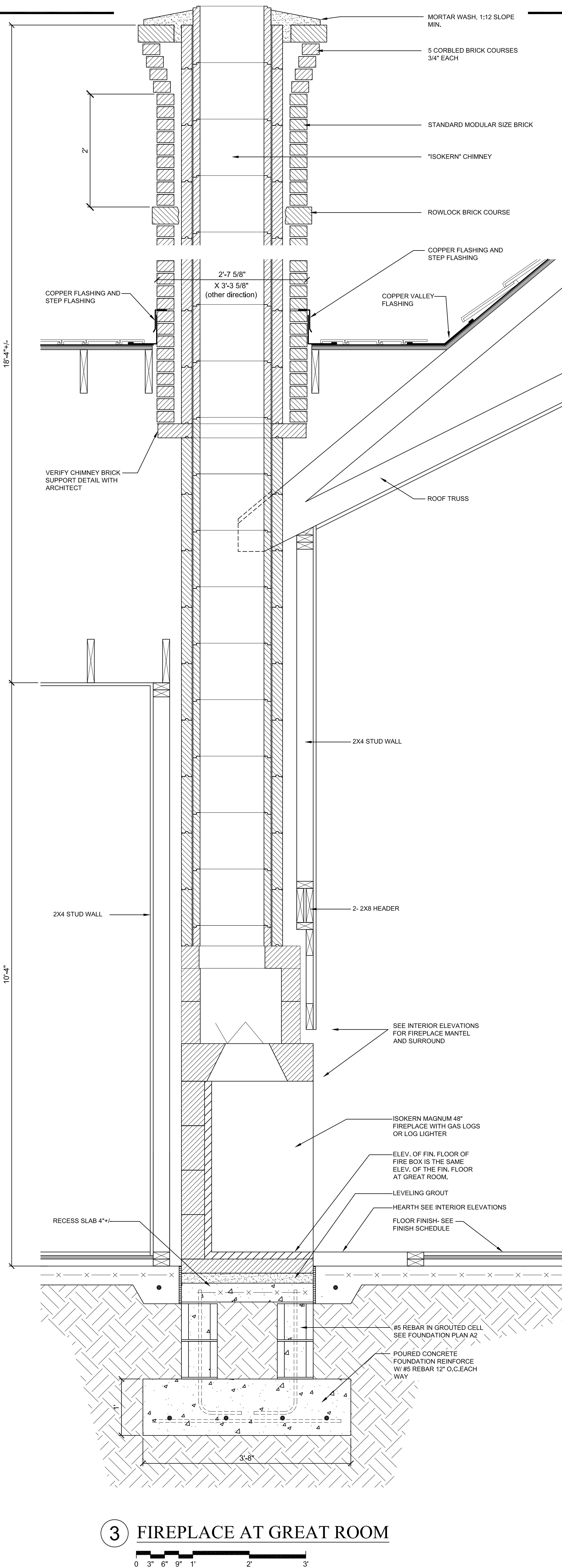
VERTICAL SCREEN FRAME



1 SECTION AT SCREENED PORCH



UNLESS OTHERWISE NOTED EXTERIOR TRIM AND EXPOSED WOOD WORK TO BE PRESSURE TREATED PINE APPEARANCE GRADE KILN DRIED AFTER TREATMENT (P.T. KDAT)



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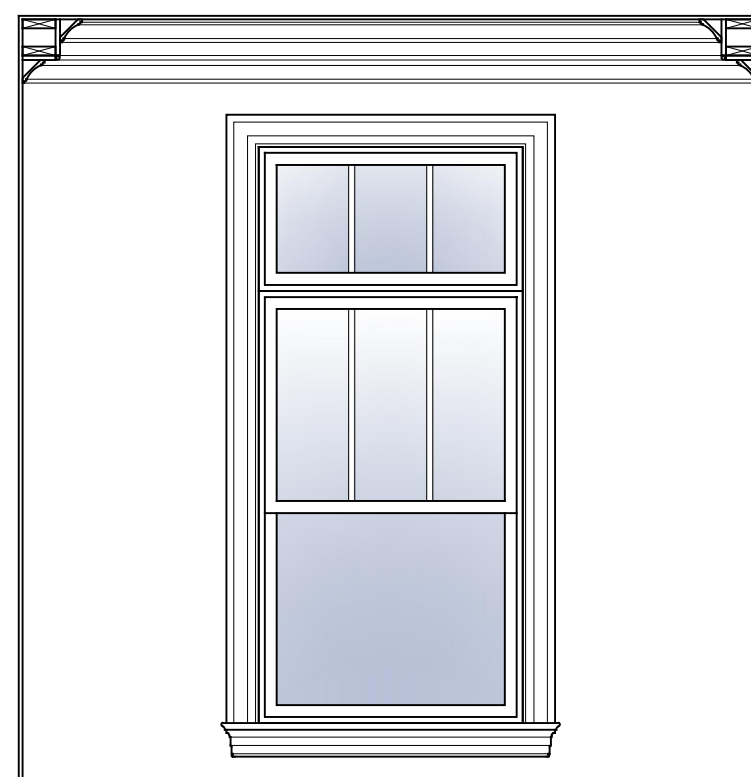
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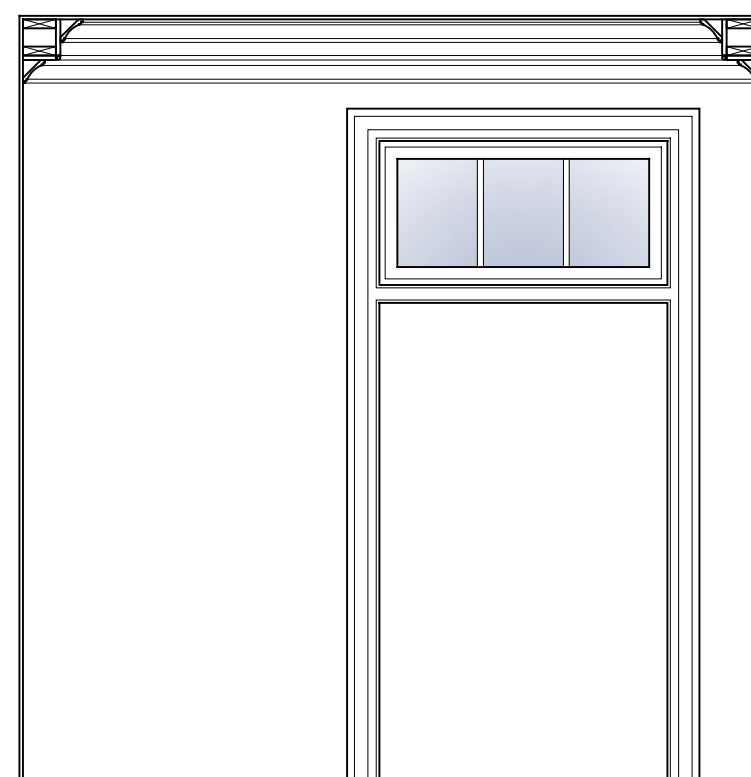


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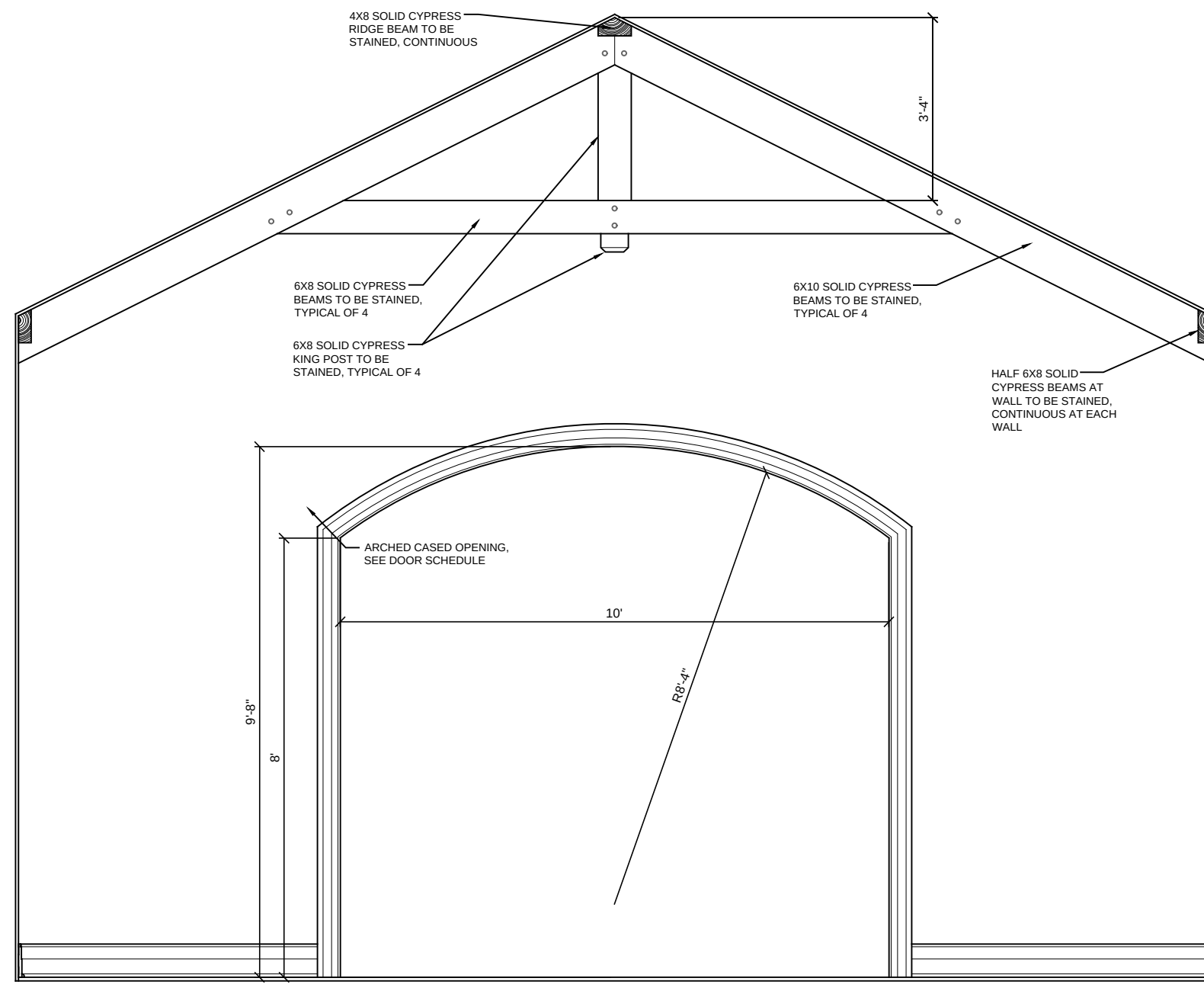
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2

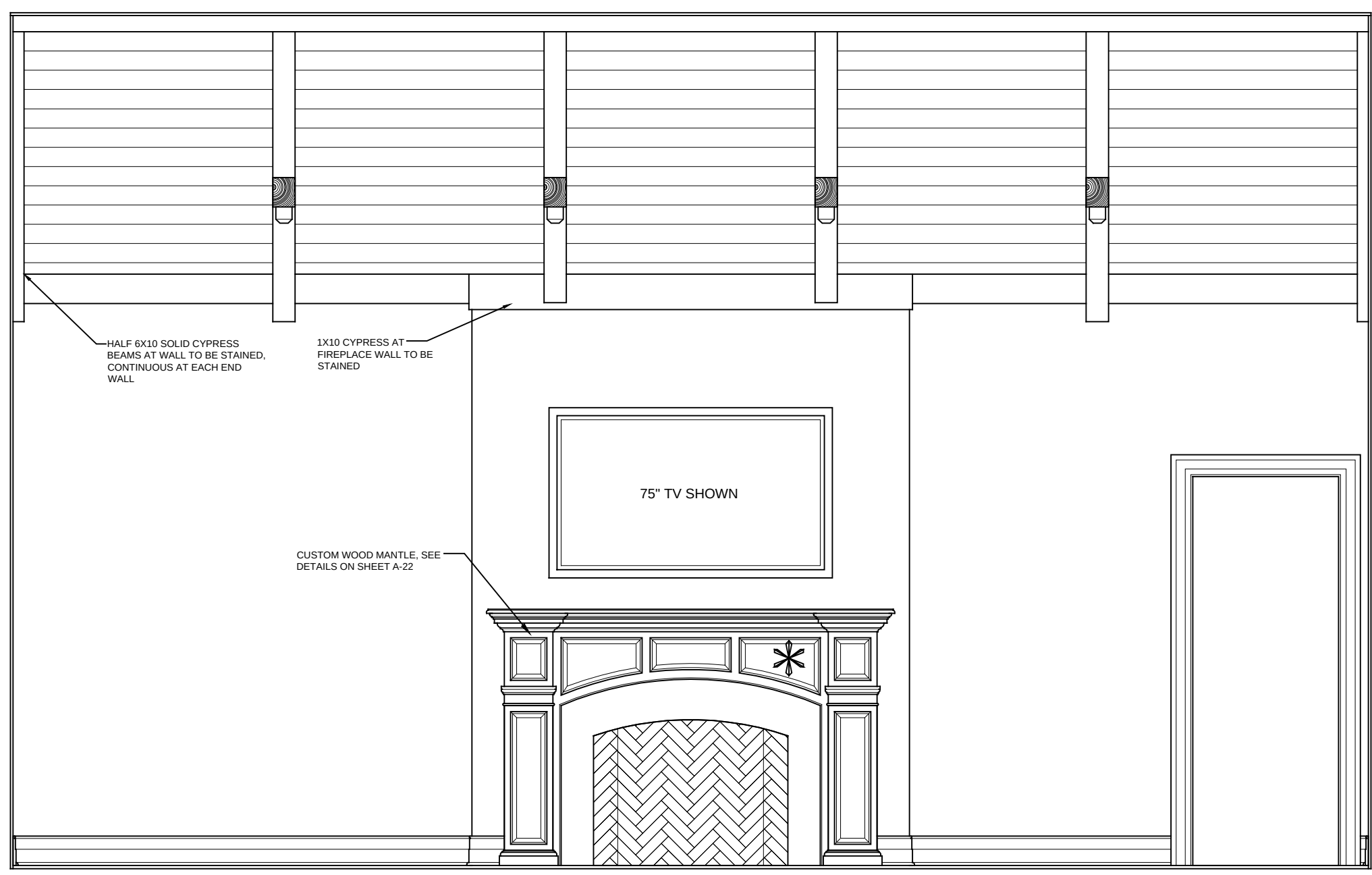


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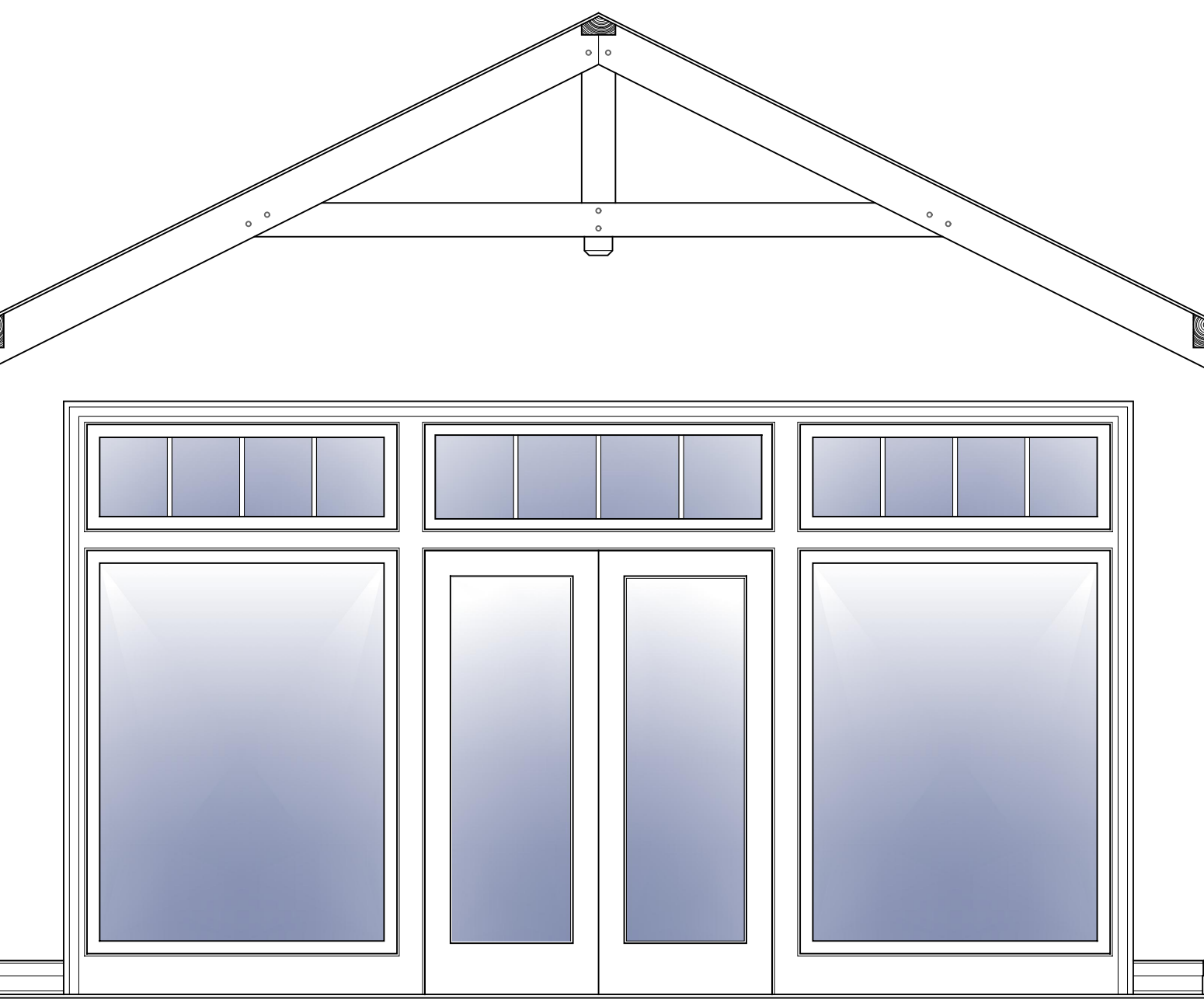


GREAT ROOM

0 1' 2' 3' 4' 5'

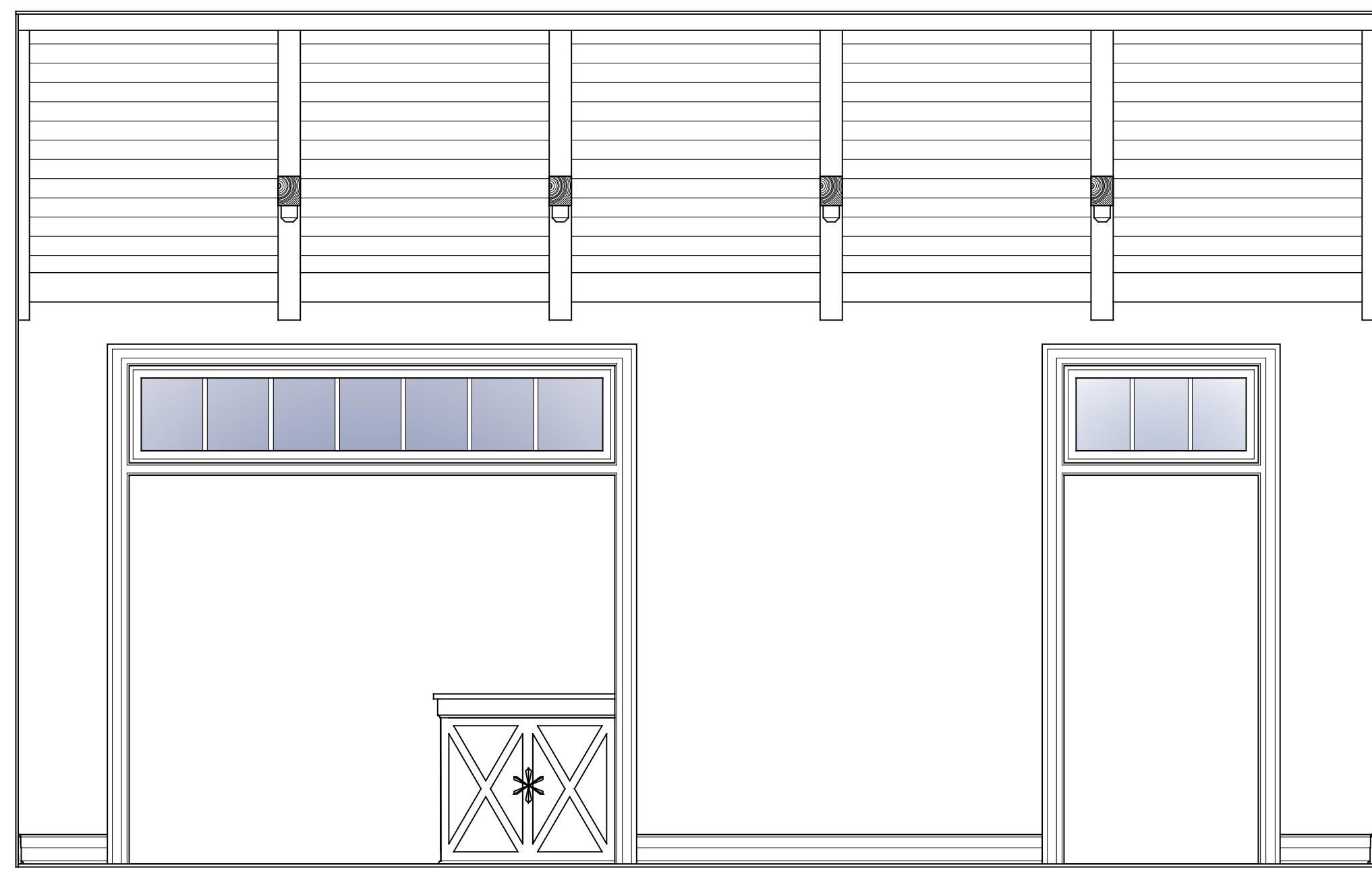


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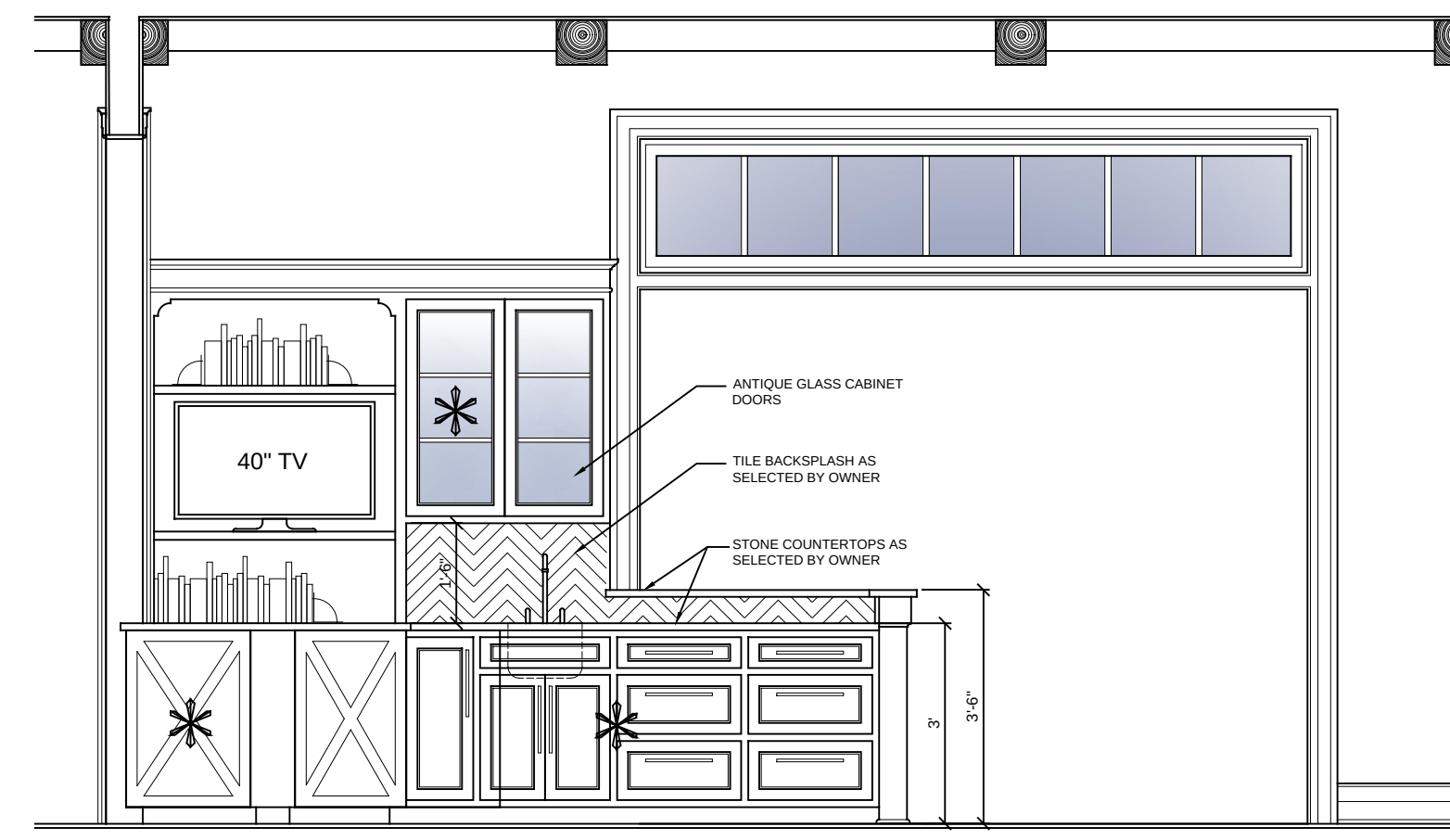


GREAT ROOM

0 1' 2' 3' 4' 5'

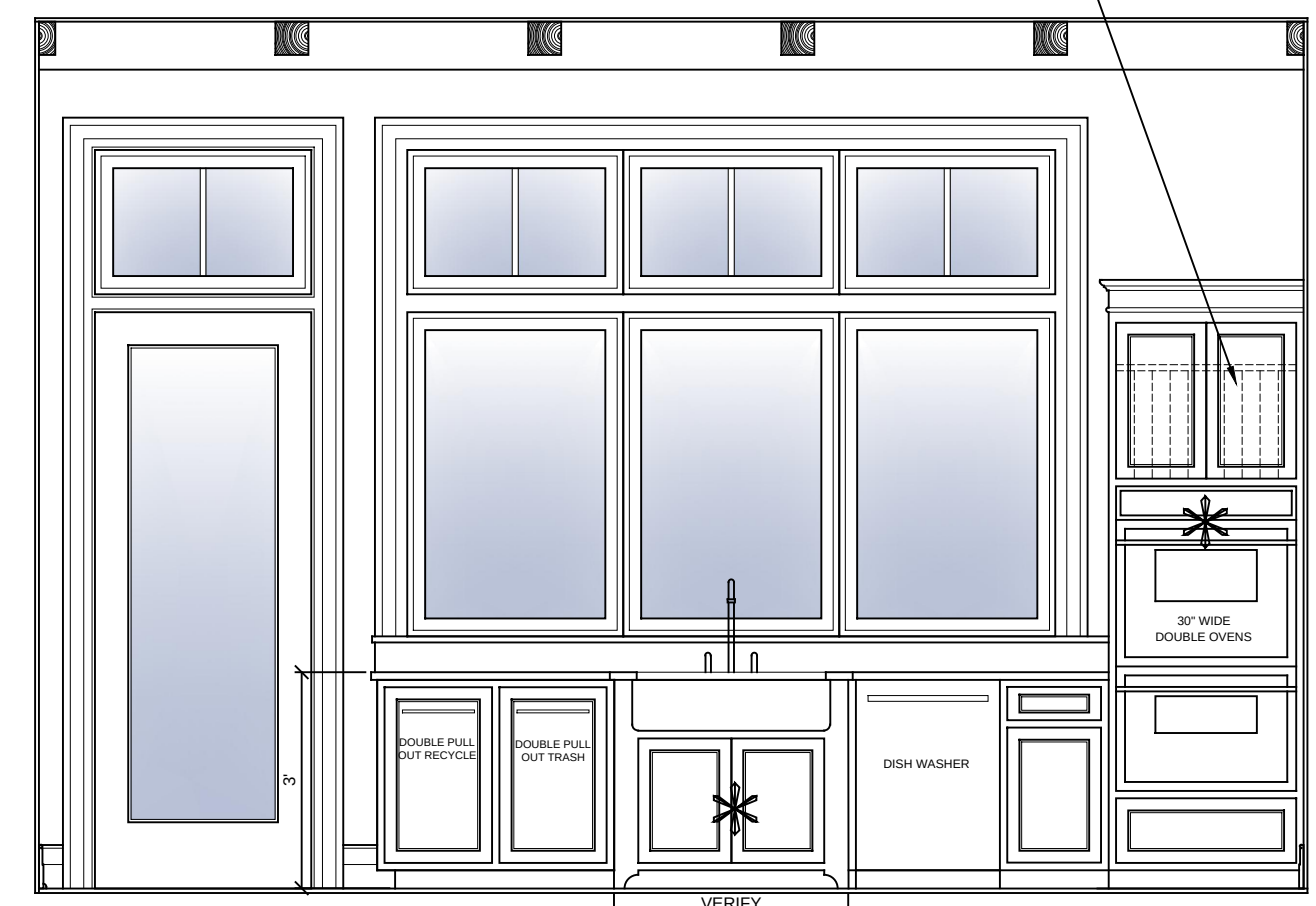


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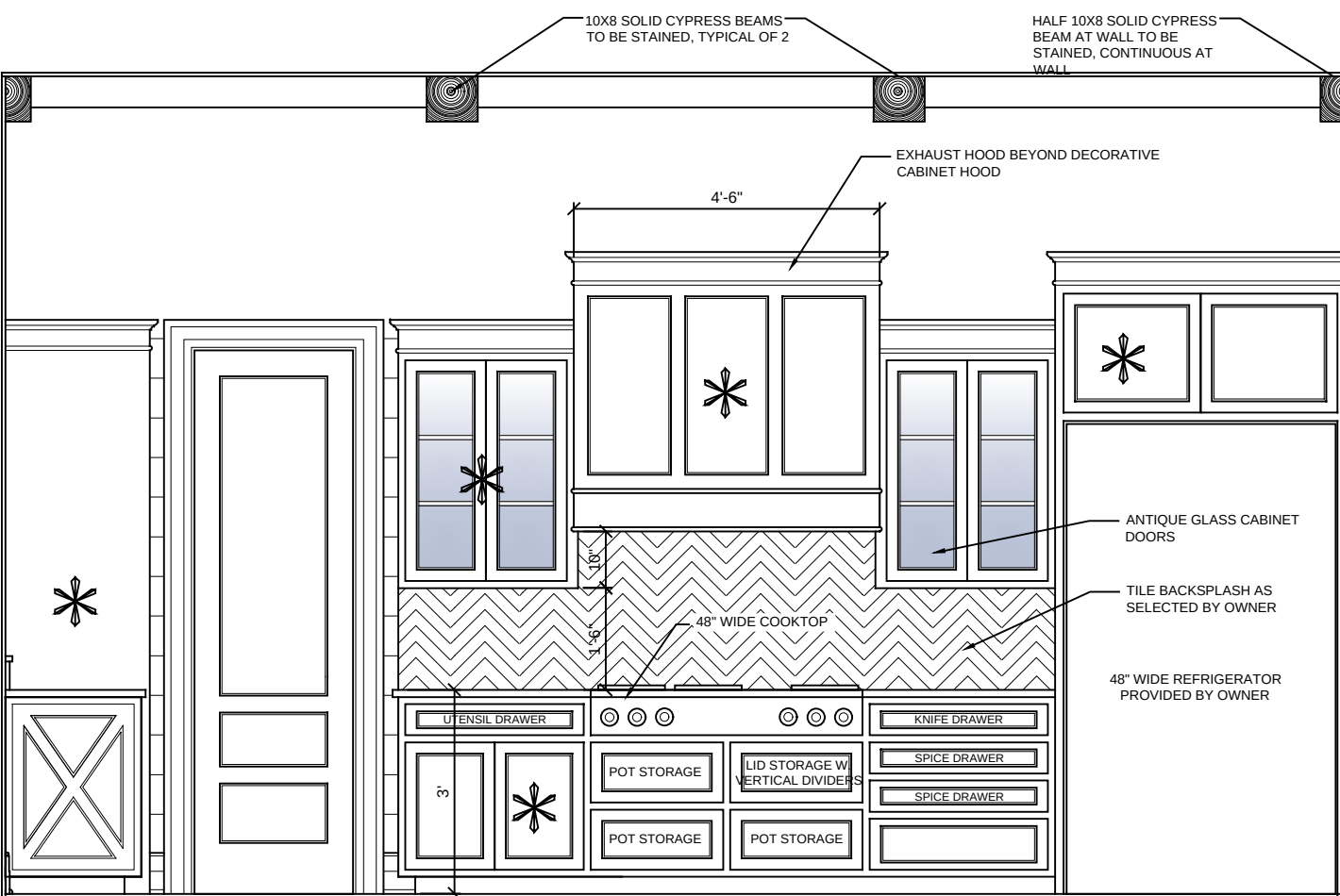


KITCHEN

0 1' 2' 3' 4' 5'

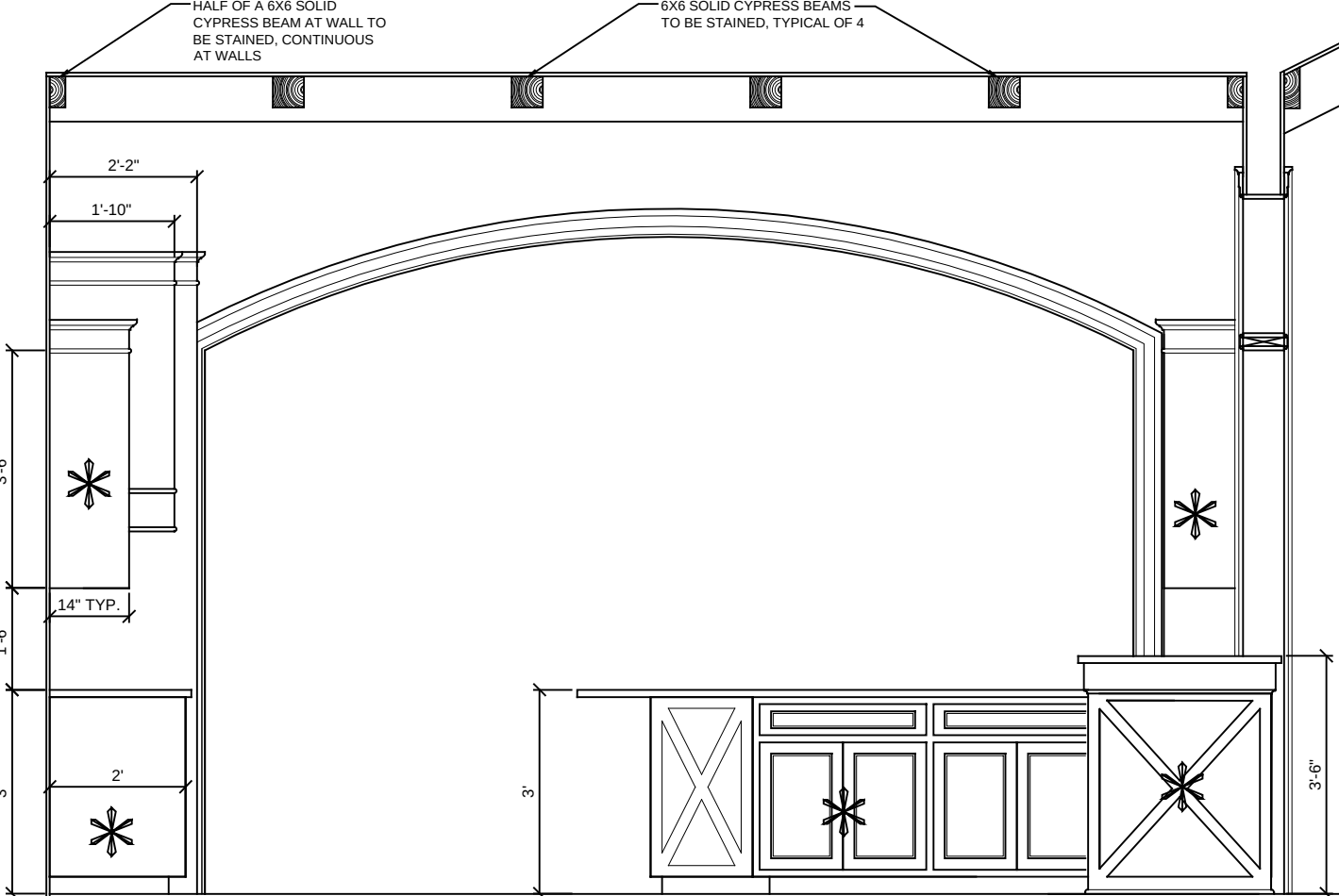


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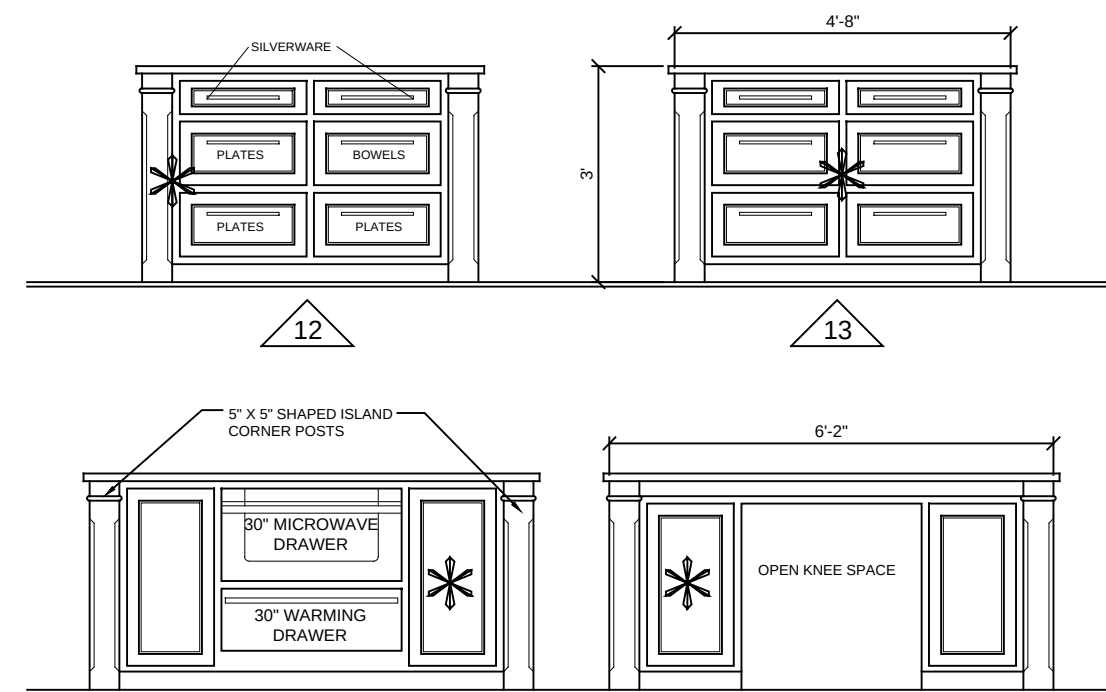


KITCHEN

0 1' 2' 3' 4' 5'

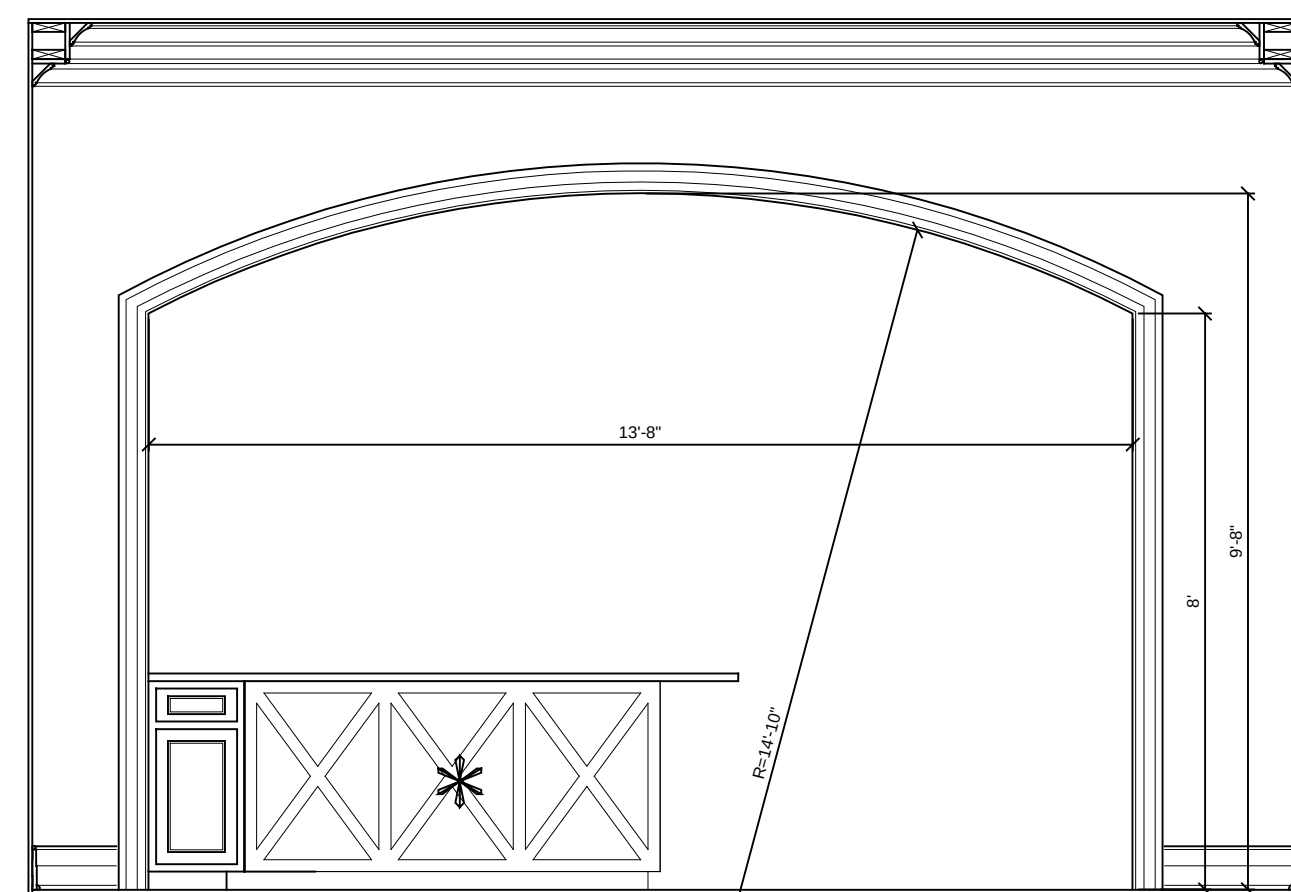


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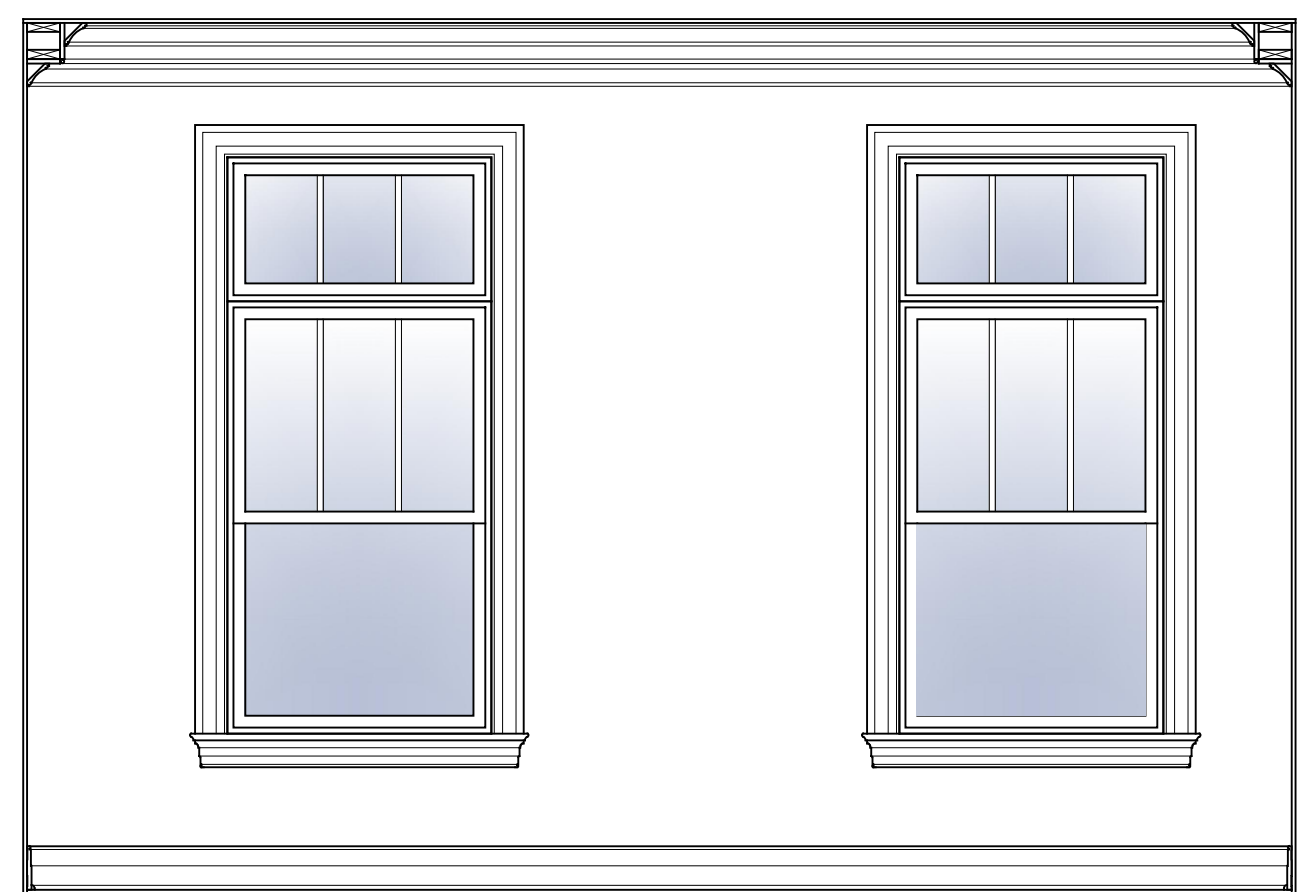
KITCHEN ISLAND

0 1' 2' 3' 4' 5'



DINING

0 1' 2' 3' 4' 5'



17

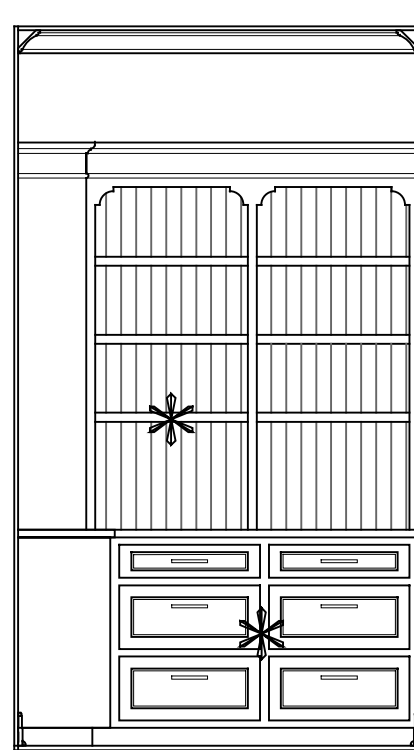


PANTRY

0 1' 2' 3' 4' 5'



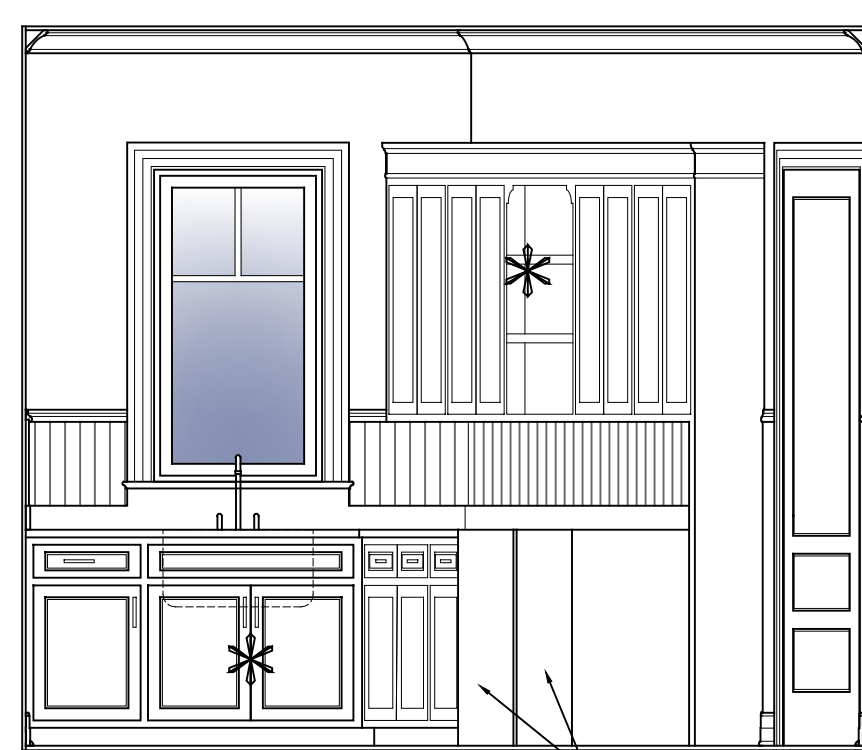
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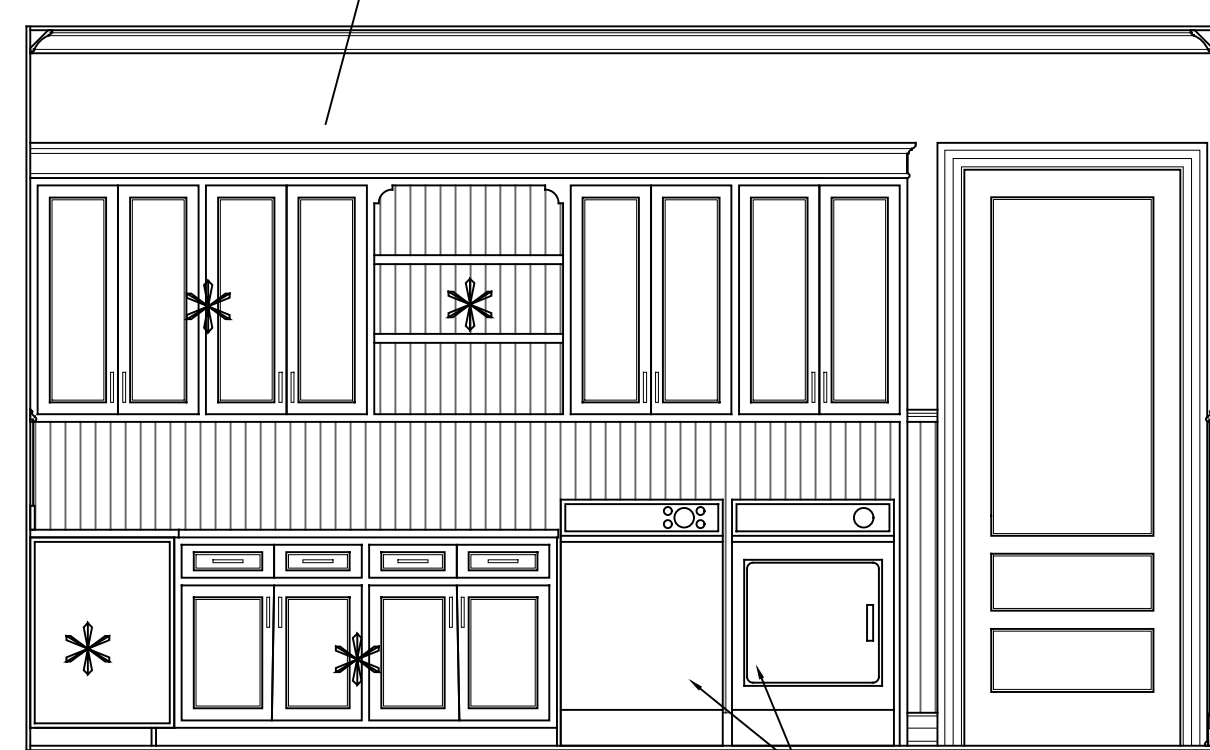


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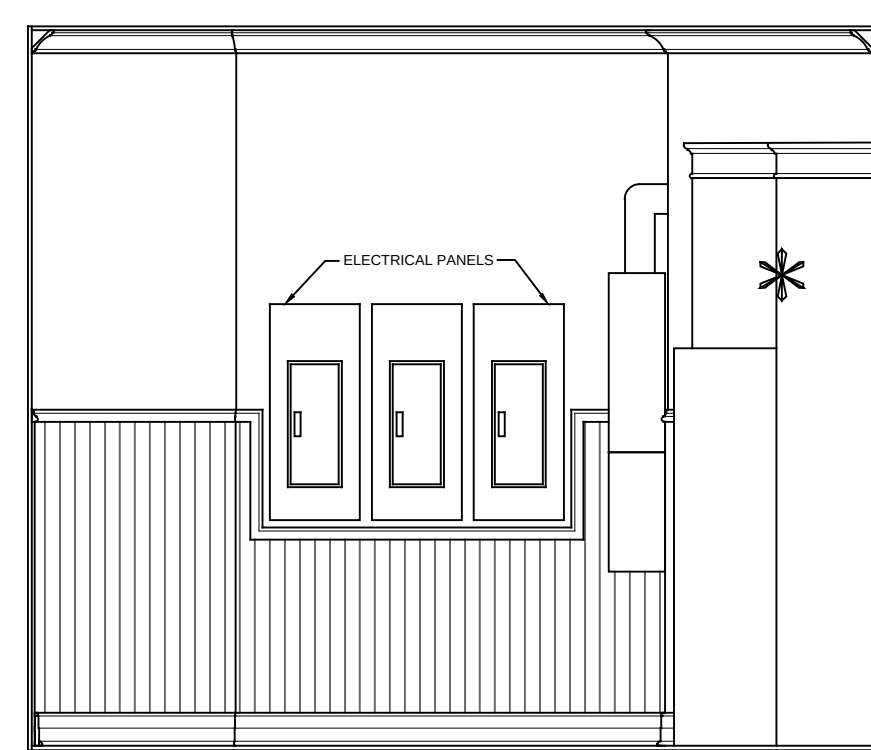


LAUNDRY

0 1' 2' 3' 4' 5'



23



24

INTERIOR NOTES:

* INDICATES ITEMS TO BE COVERED BY THE CABINET ALLOWANCE.

BATH ACCESSORIES SHALL BE PROVIDED BY OWNER AND INSTALLED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SOLID WOOD BLOCKING IN THE WALL BEHIND ALL BATH ACCESSORY LOCATIONS.

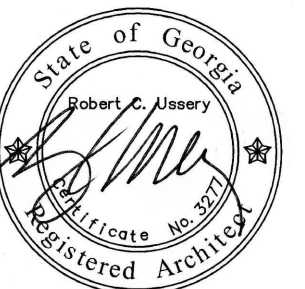
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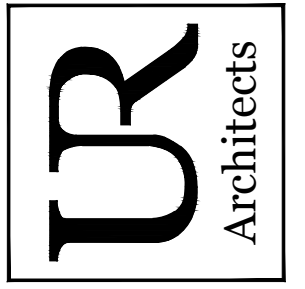
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VERIFY ALL BATH FIXTURE MOUNTING LOCATIONS WITH ARCHITECT PRIOR TO ROUGHING IN.

PROVIDE CABINETRY SHOP DRAWINGS FOR ARCHITECTS REVIEW AND APPROVAL.



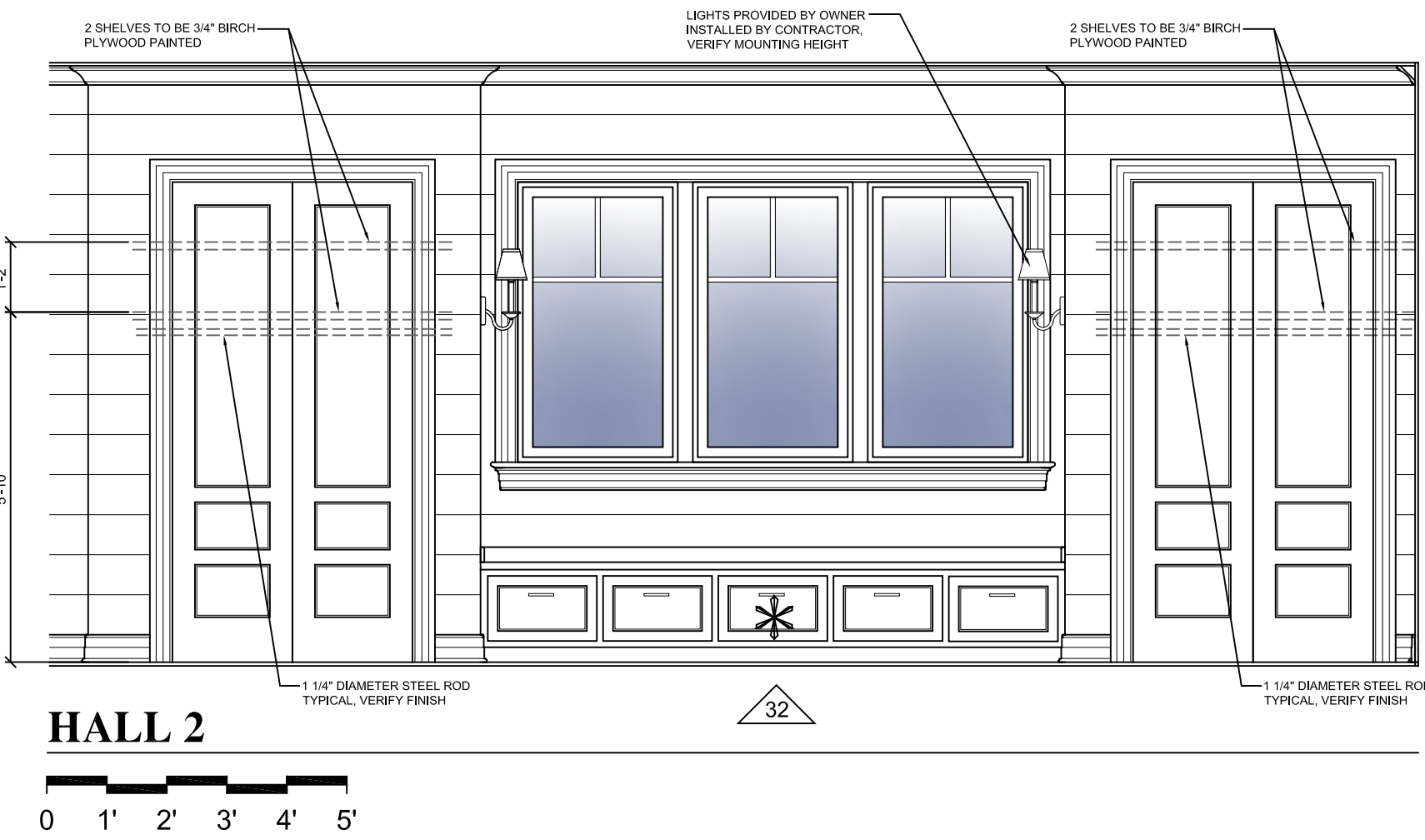
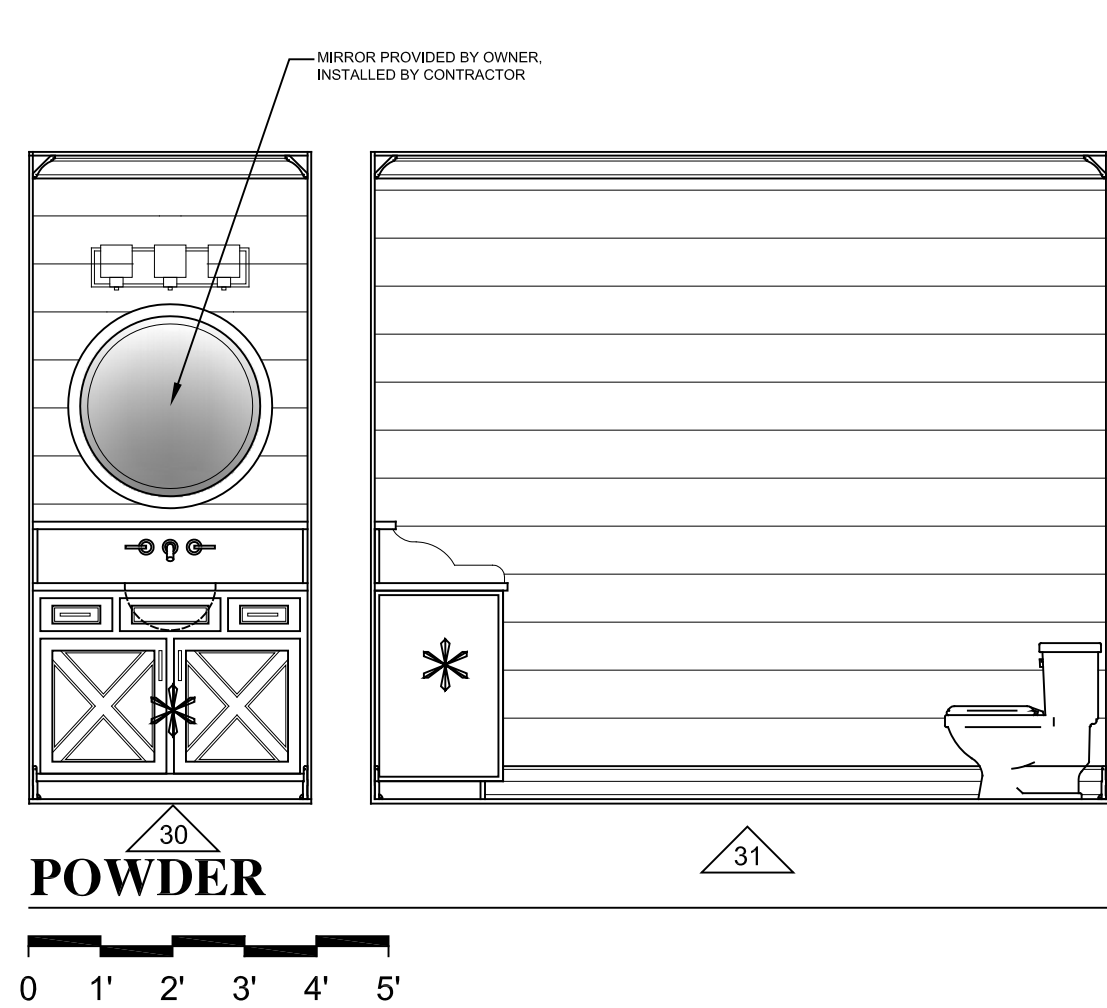
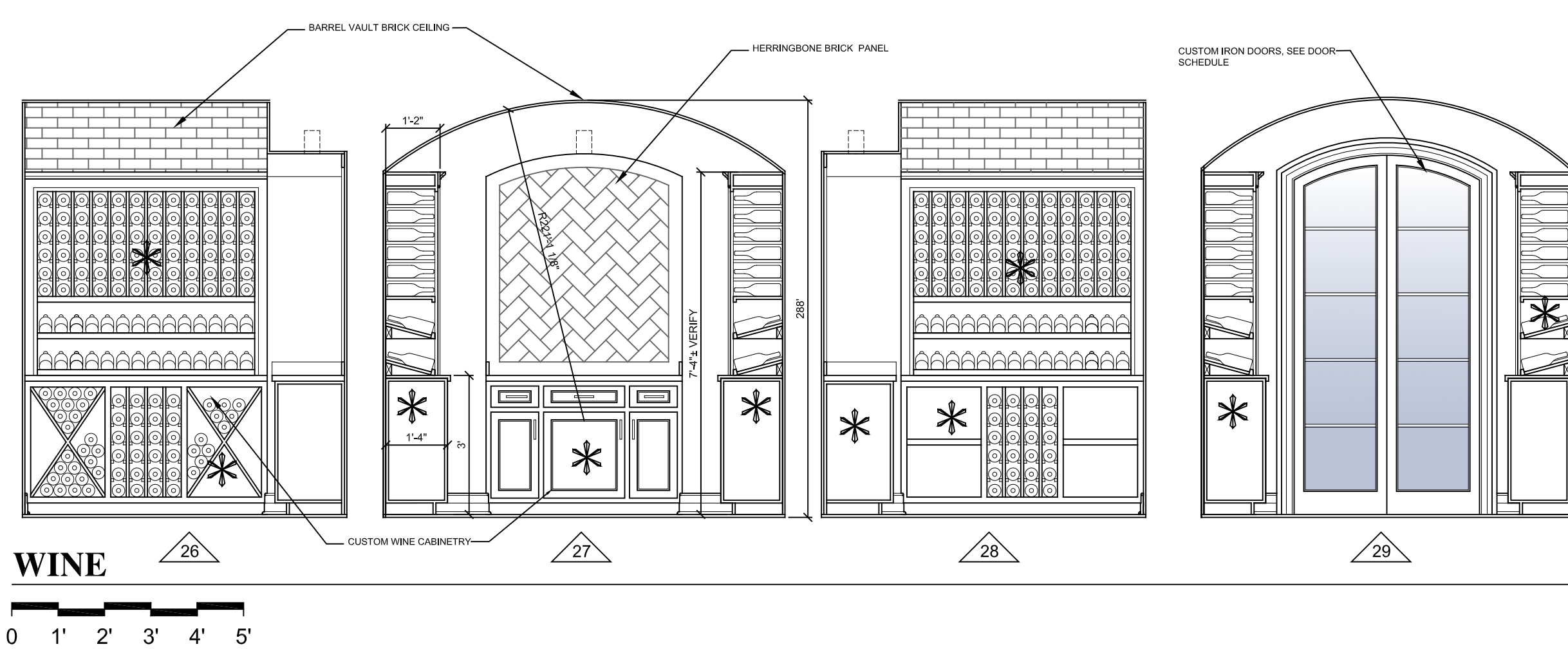
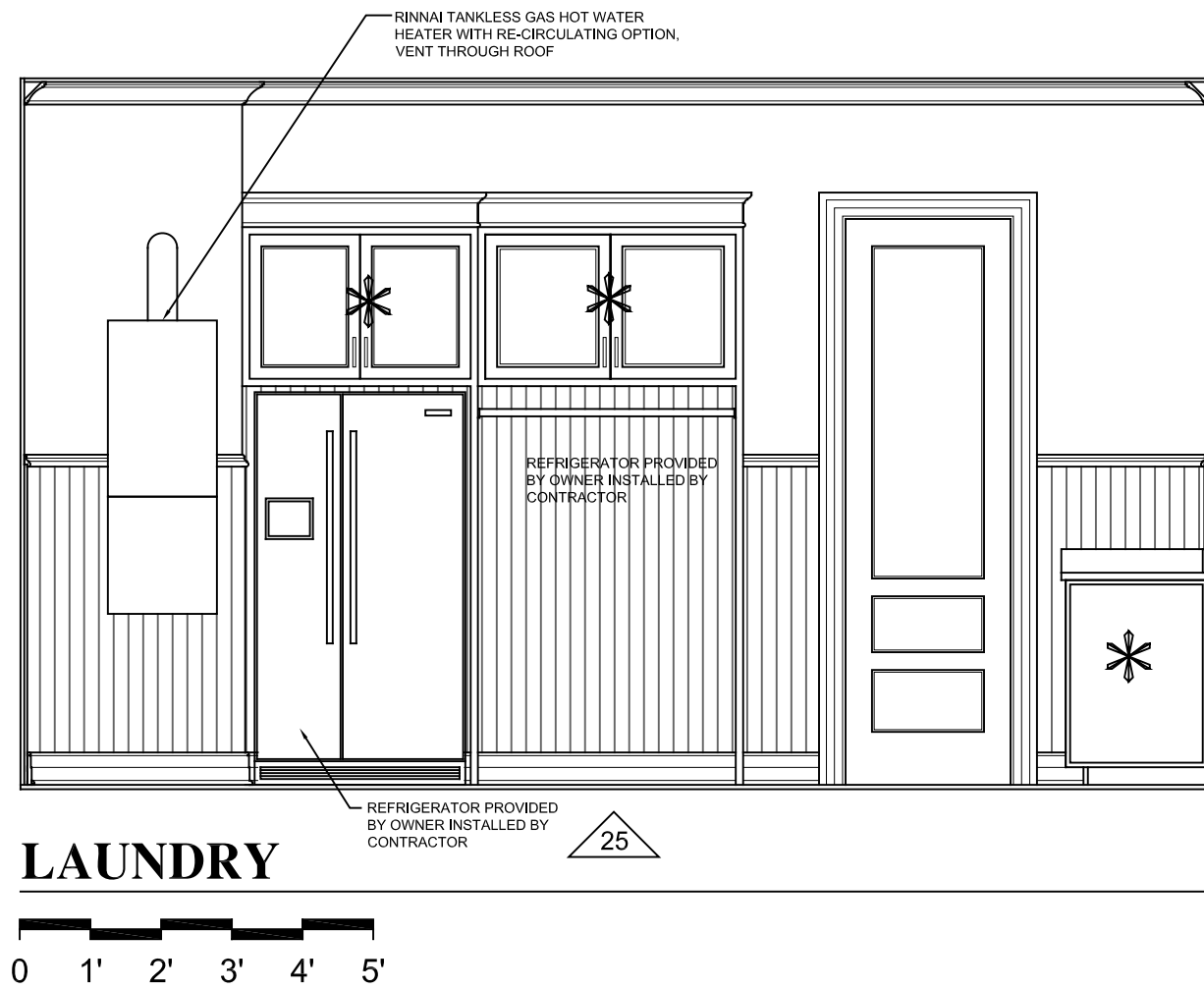
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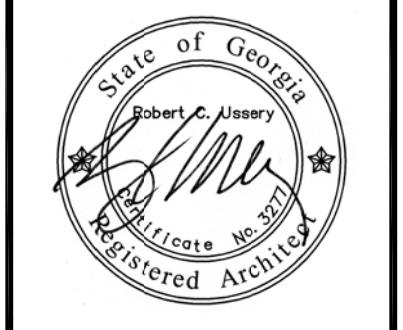
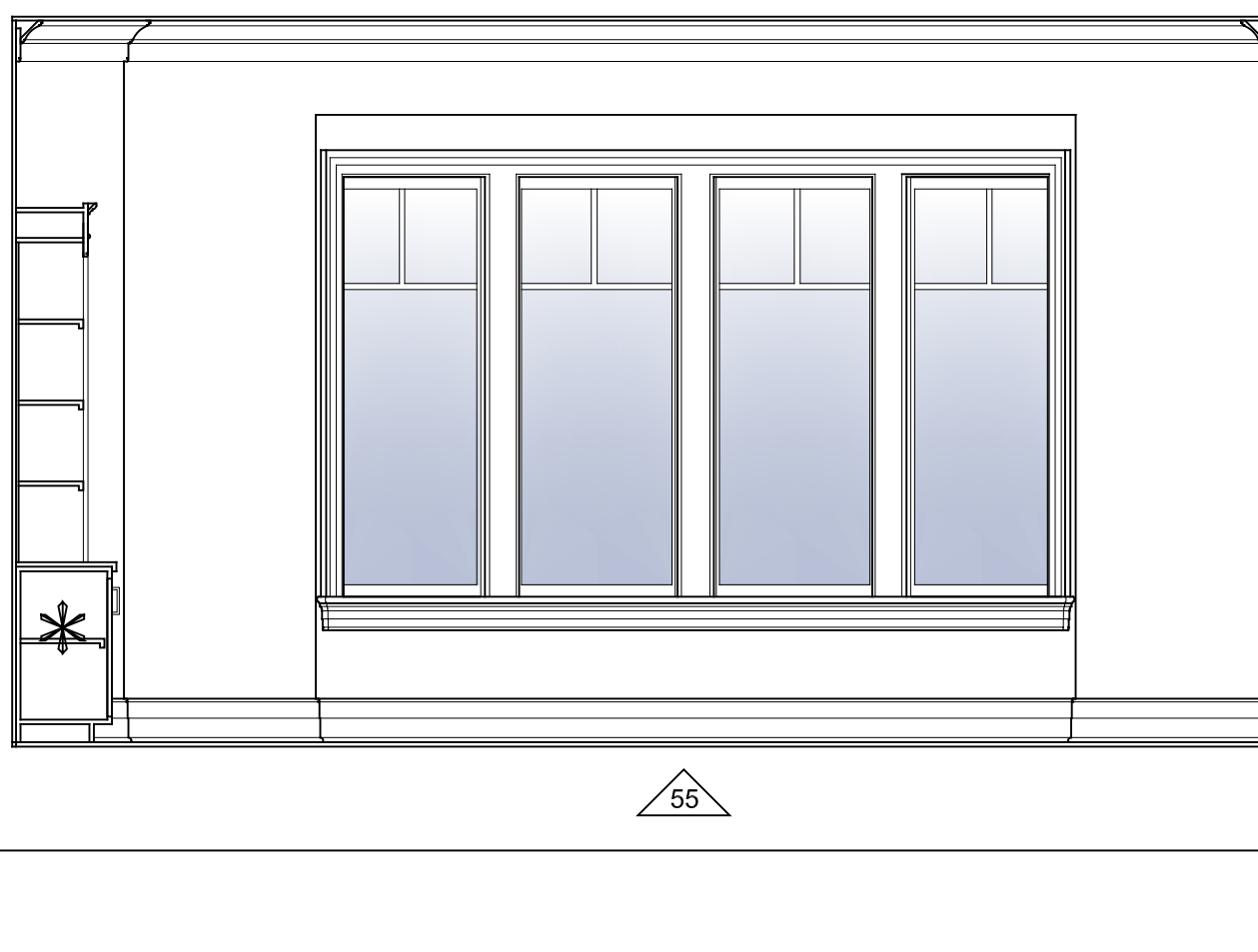
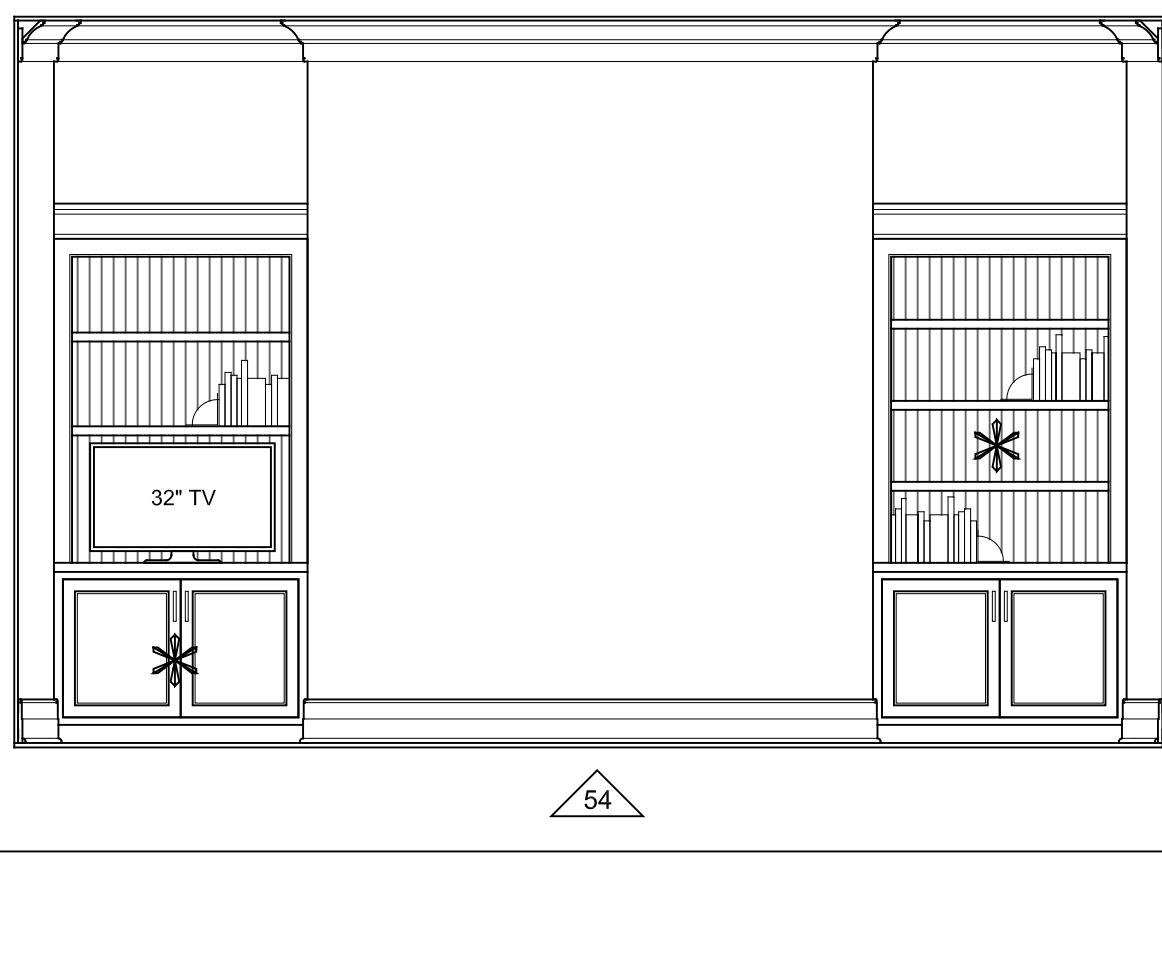
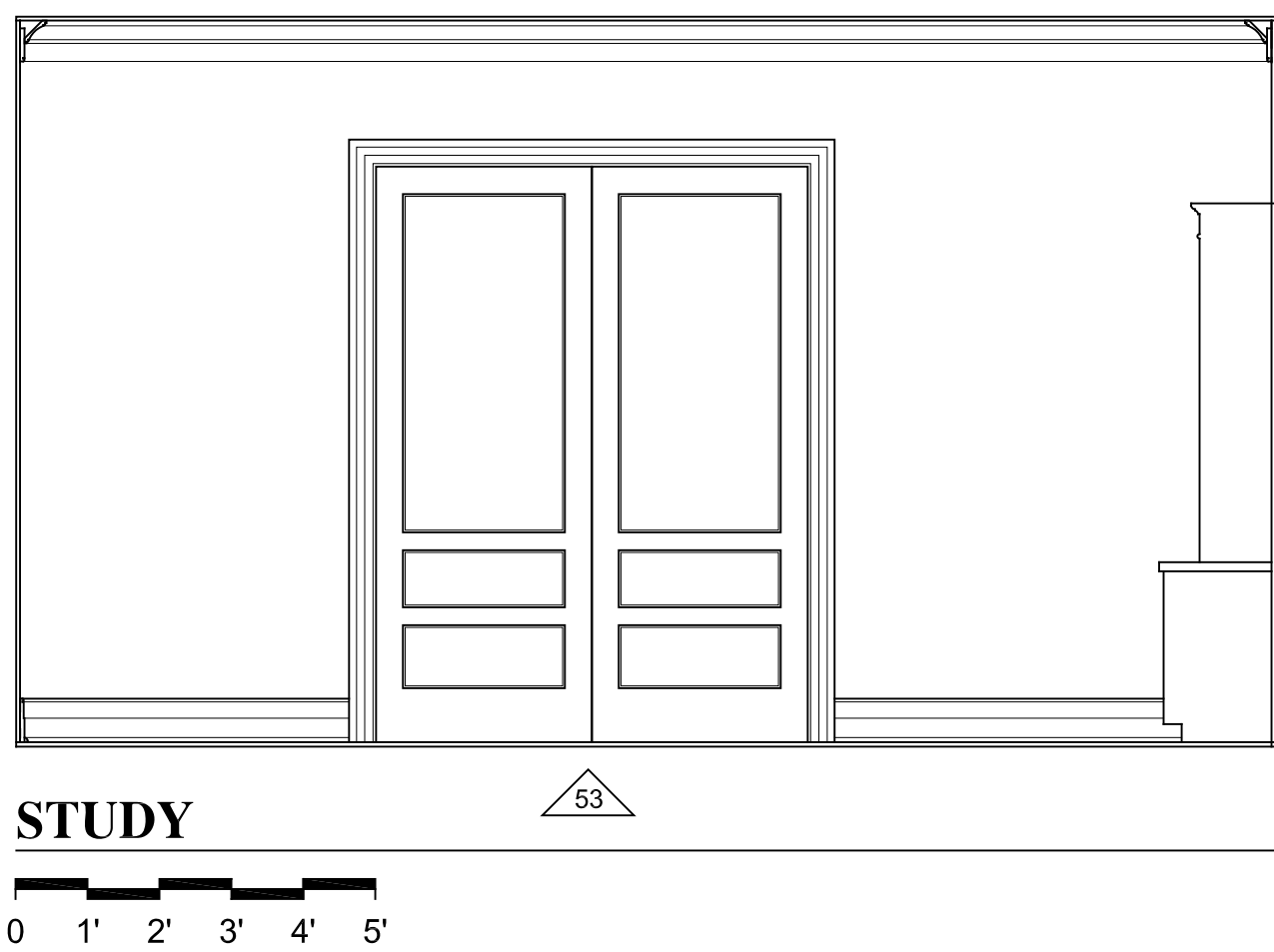
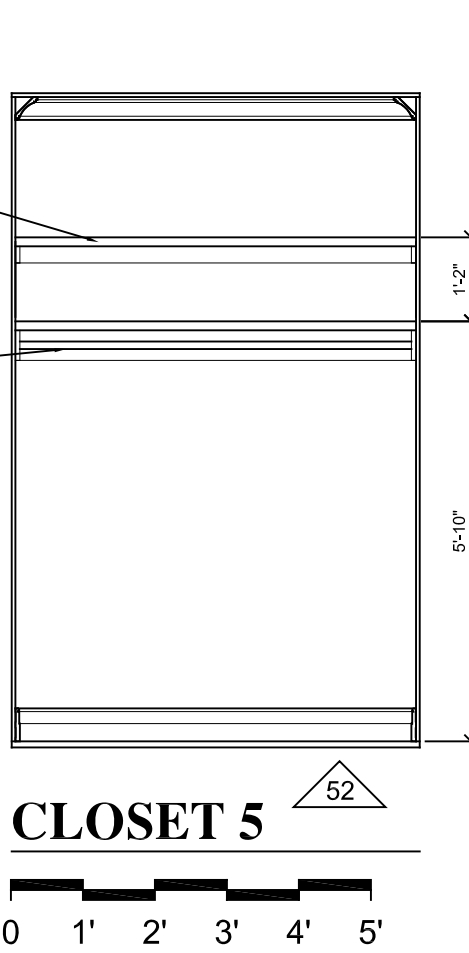
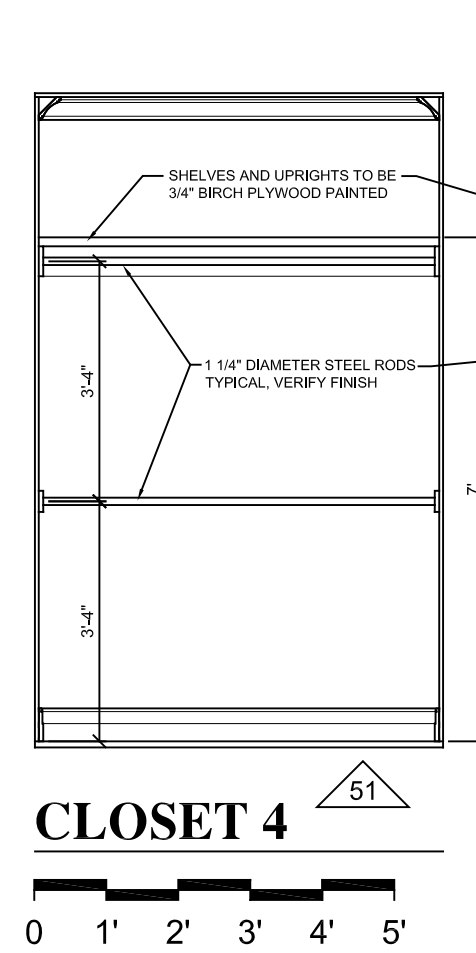
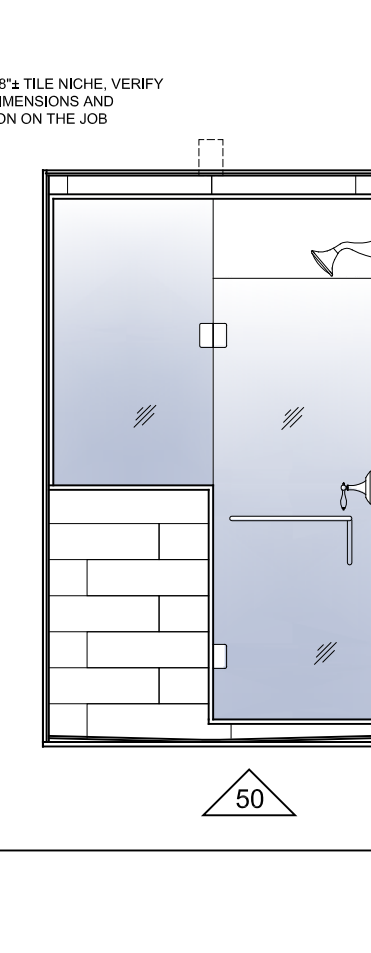
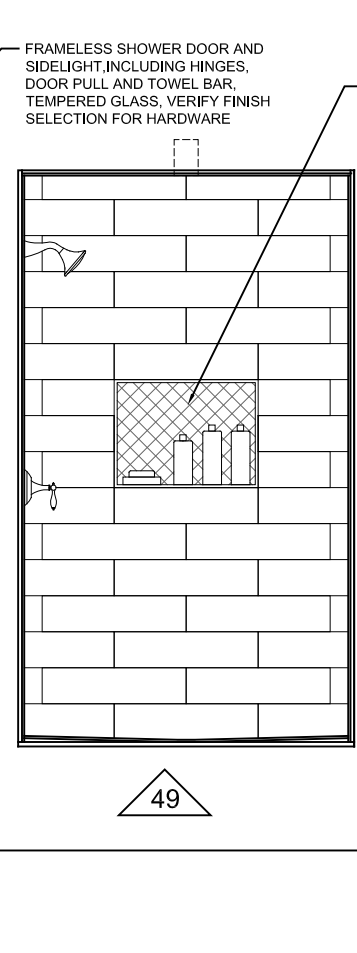
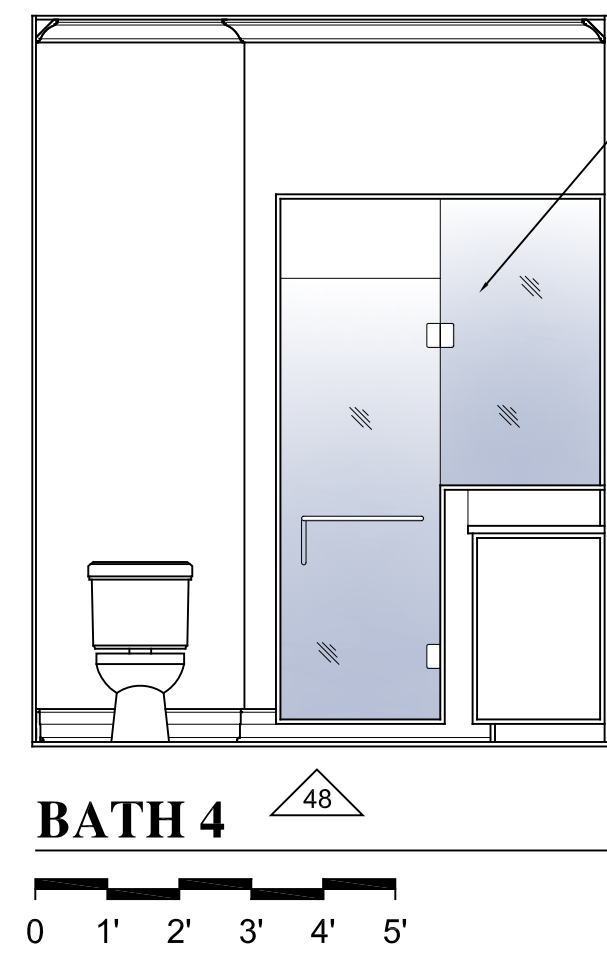
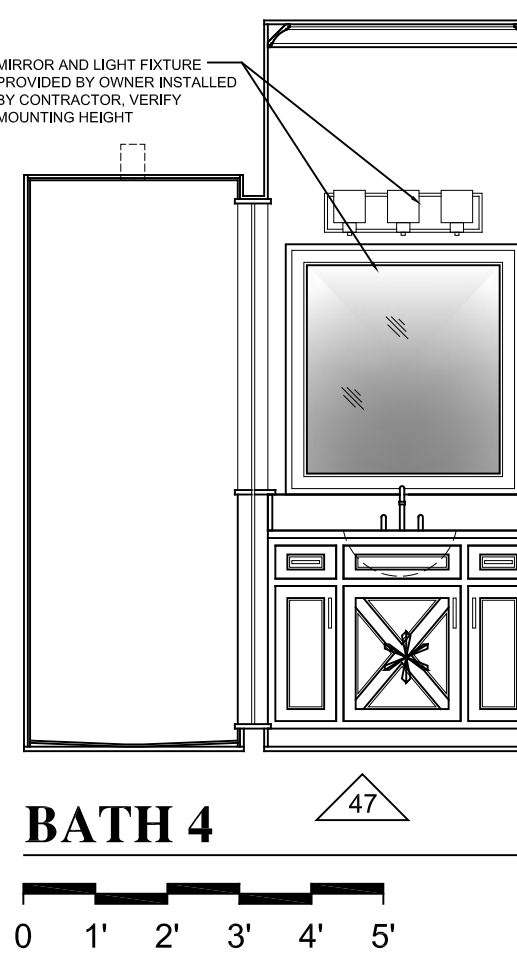
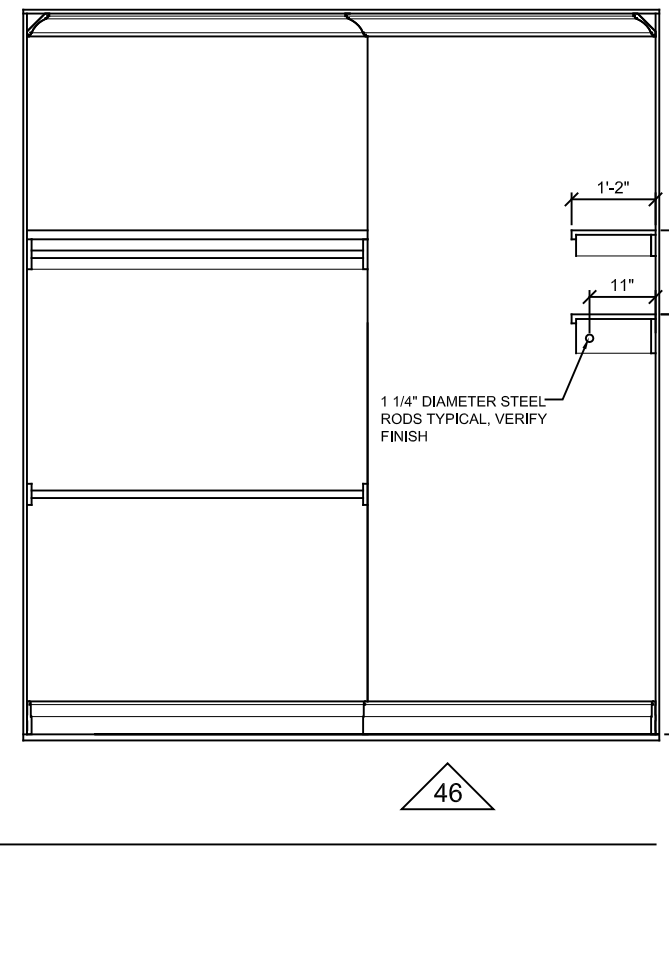
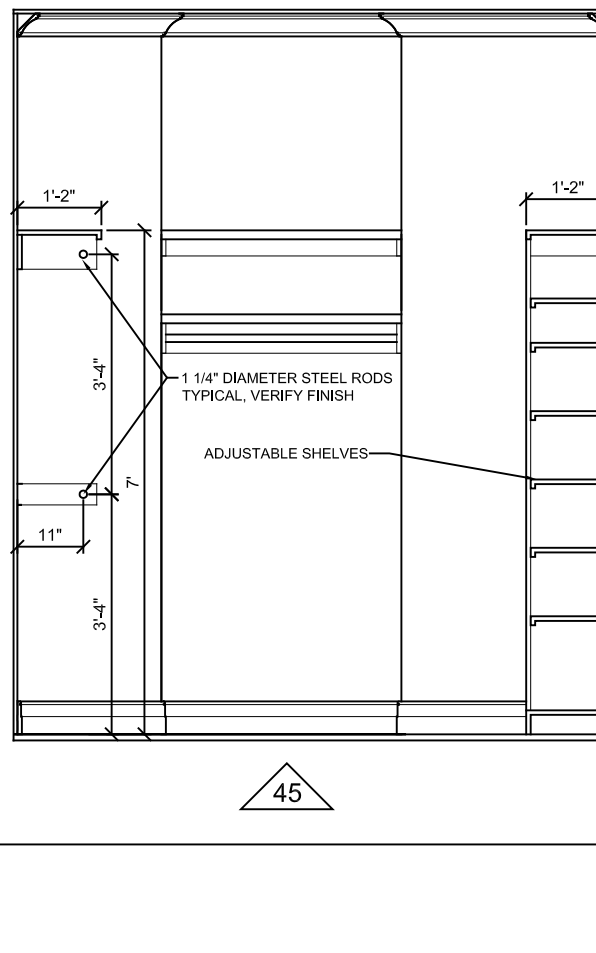
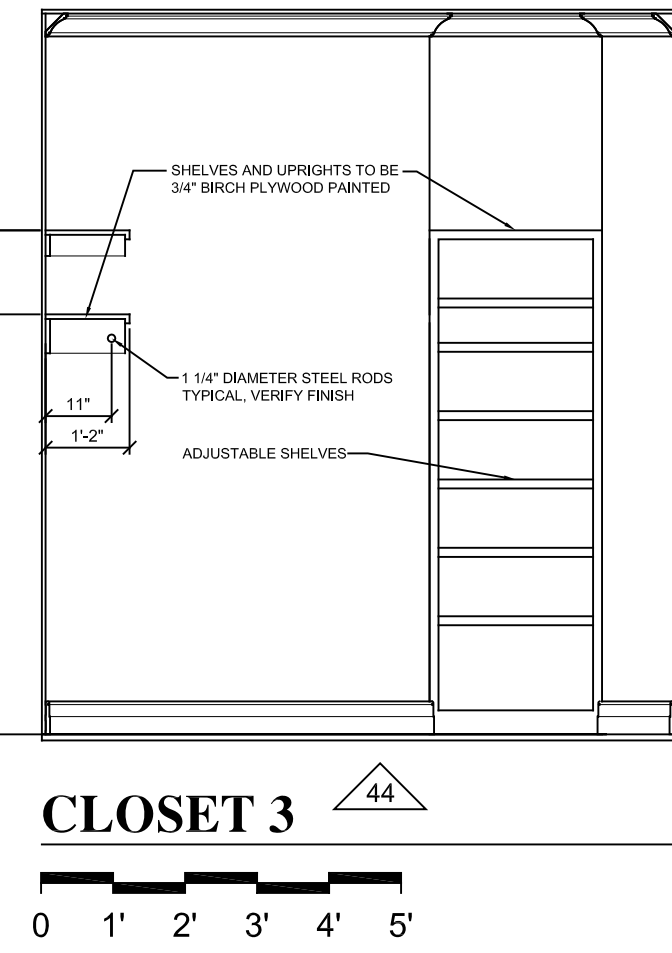
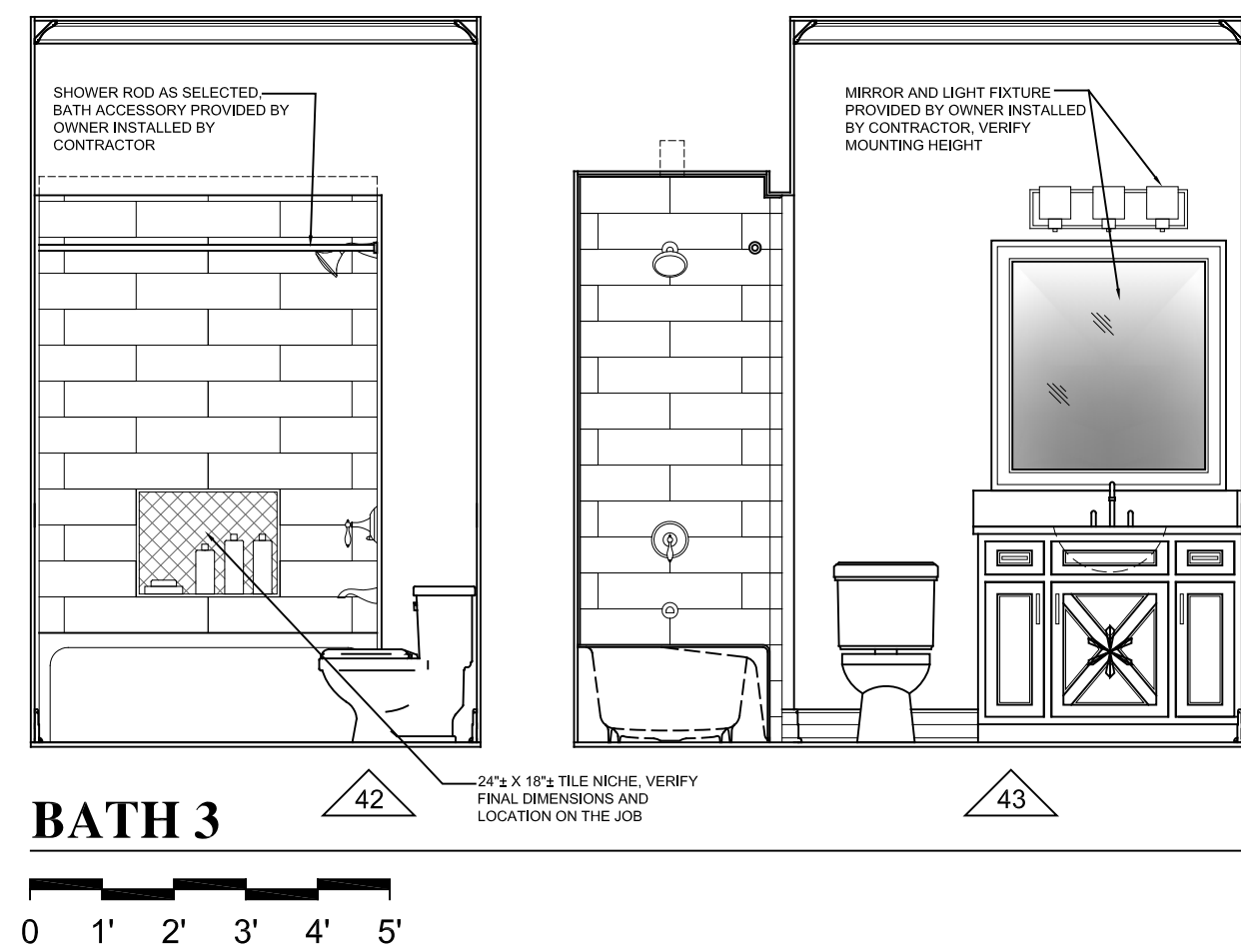
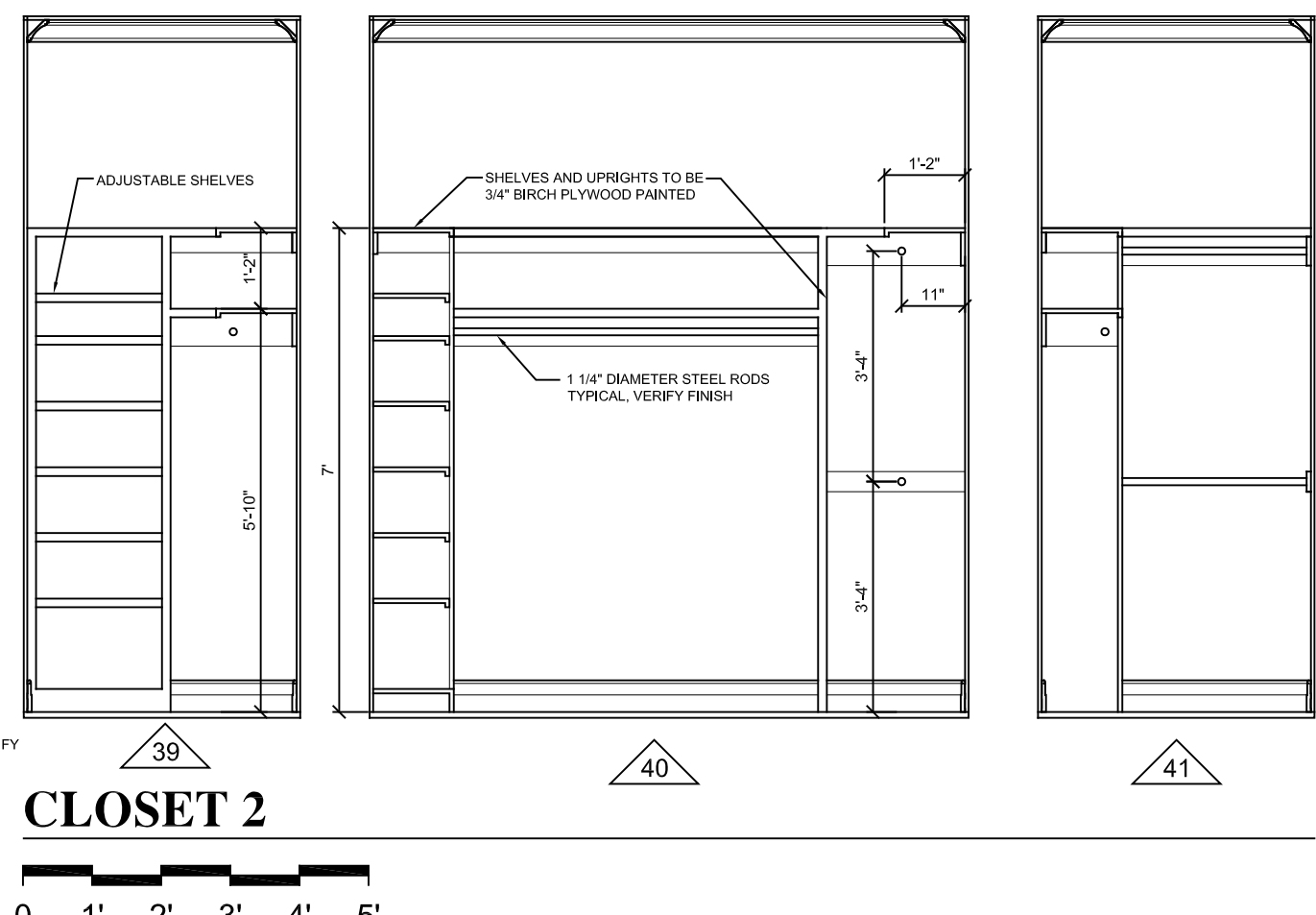
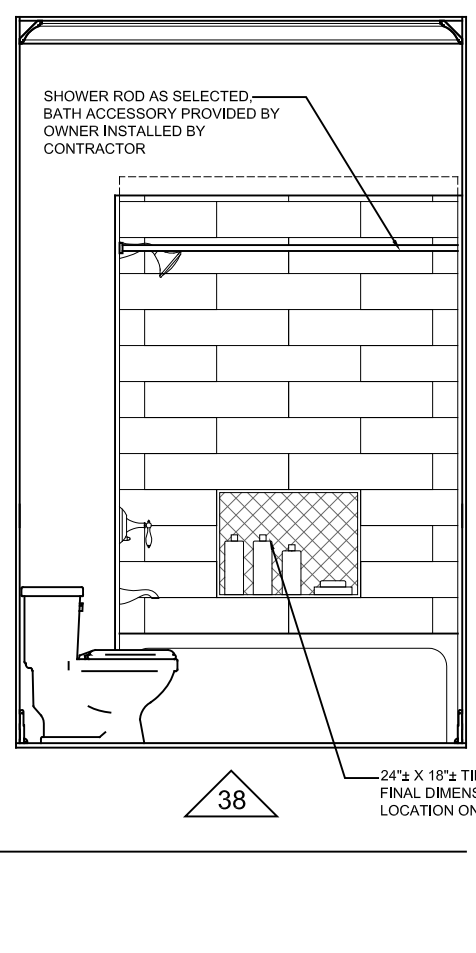
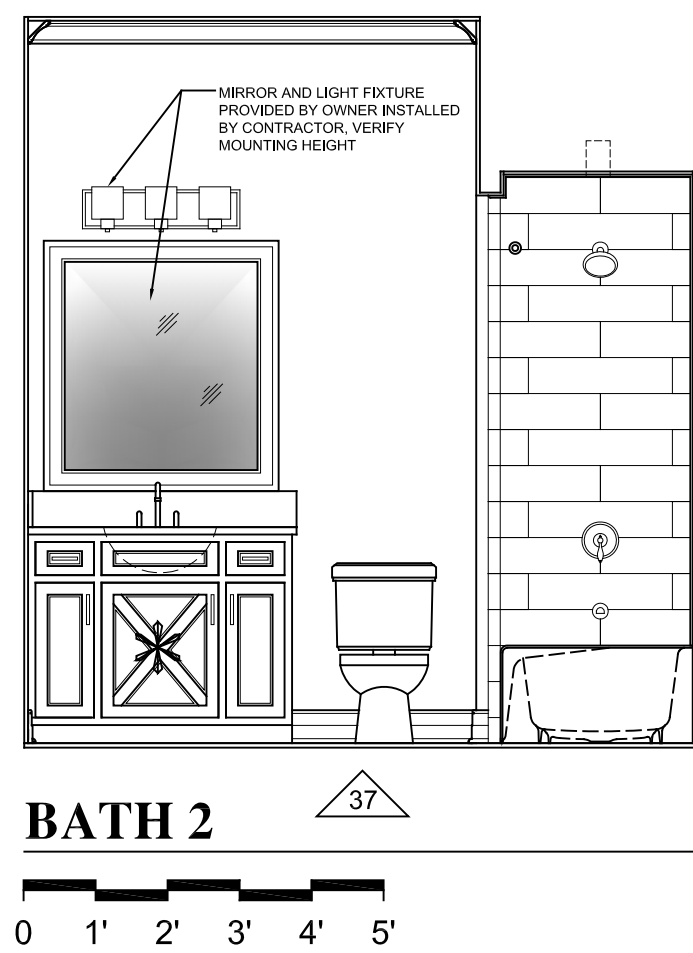
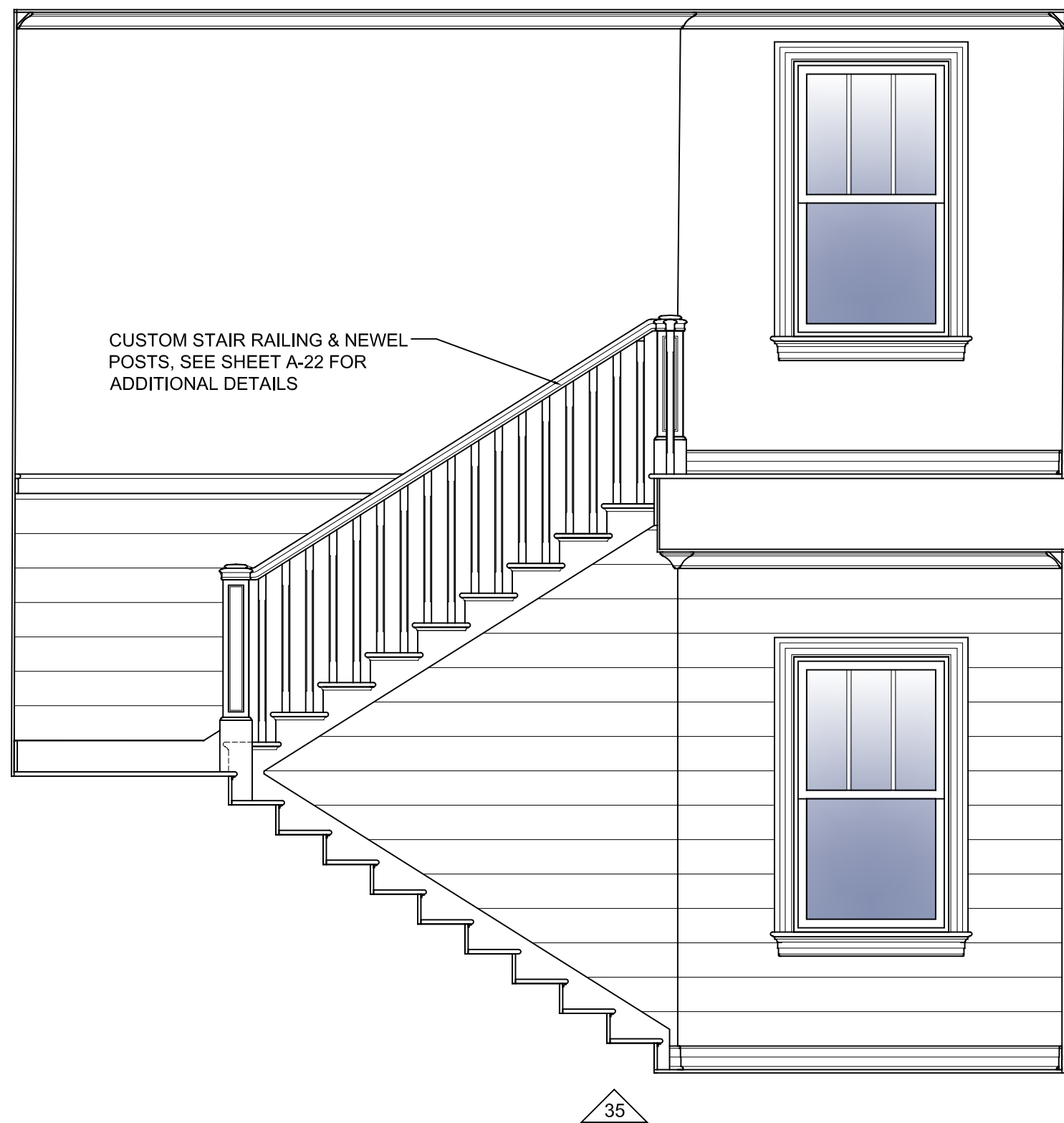
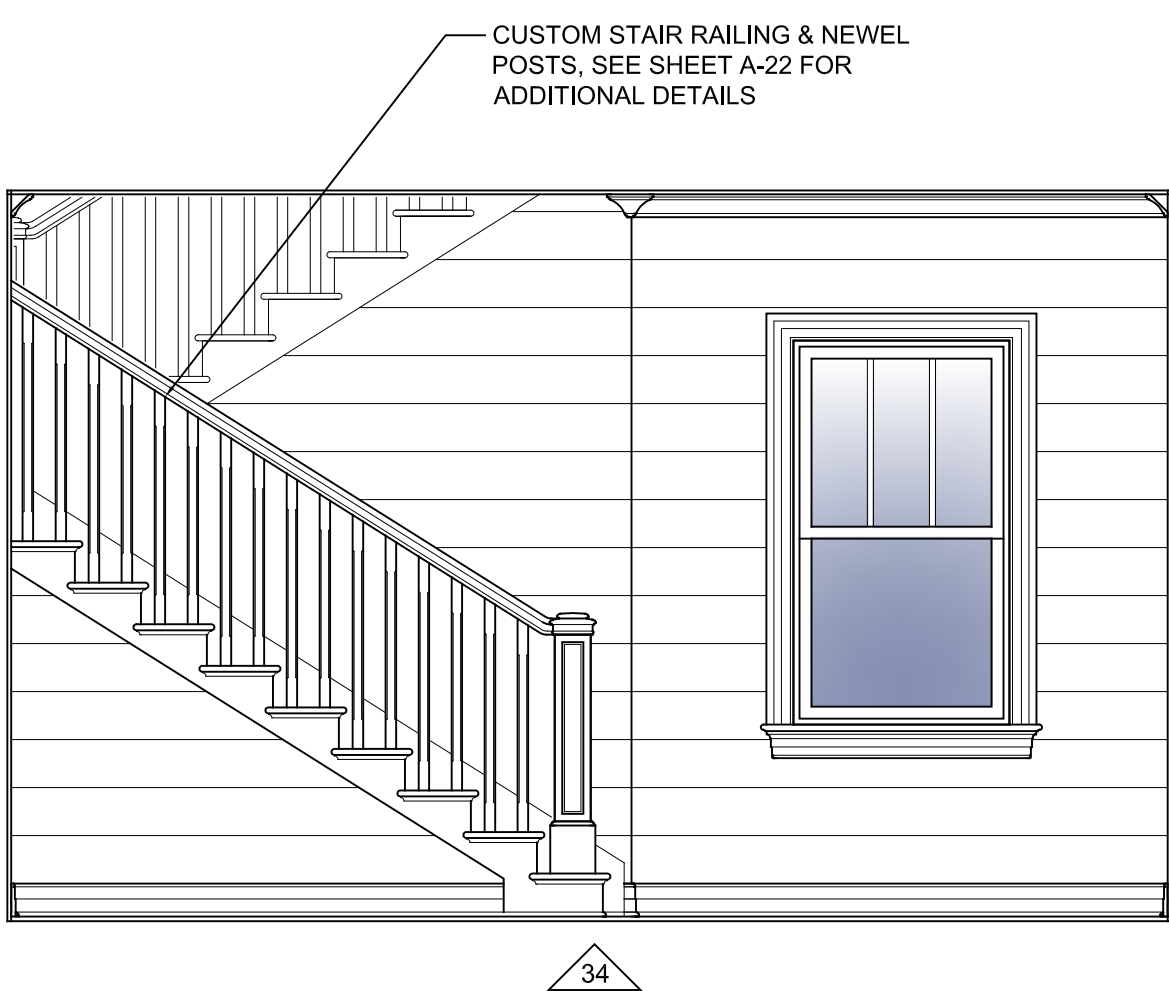
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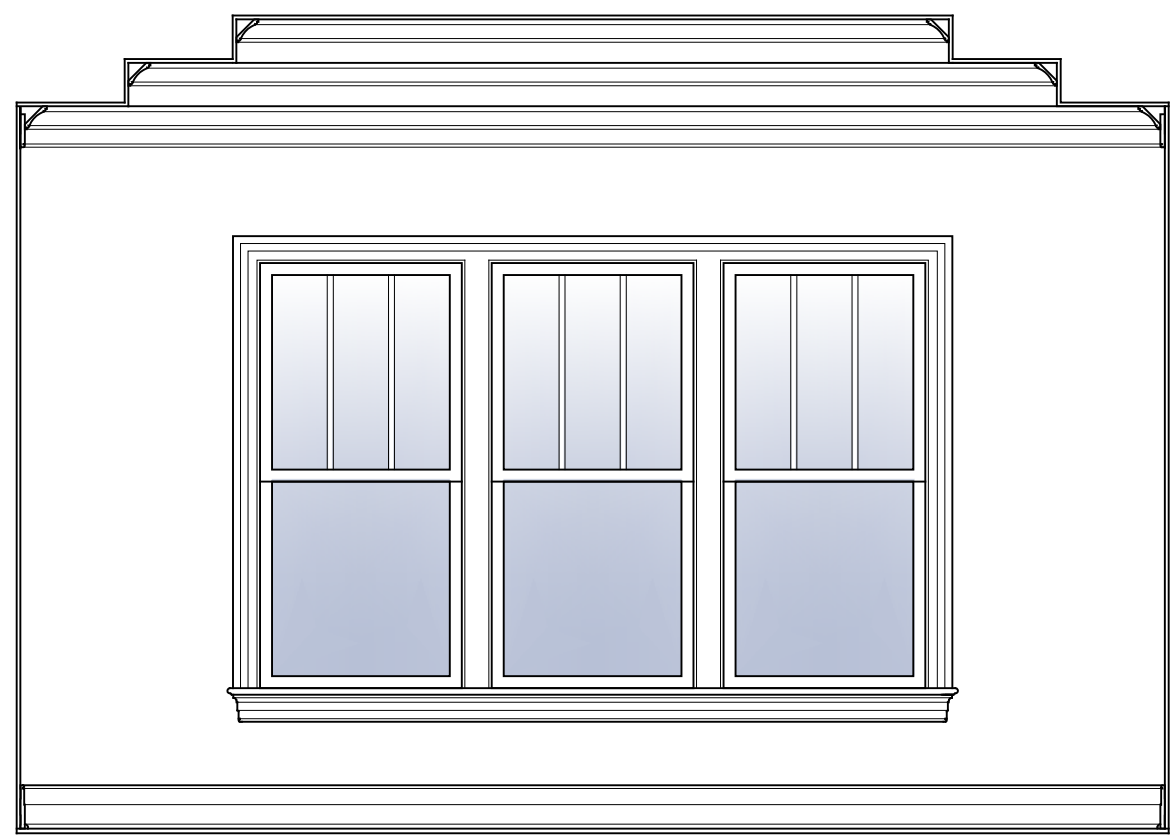


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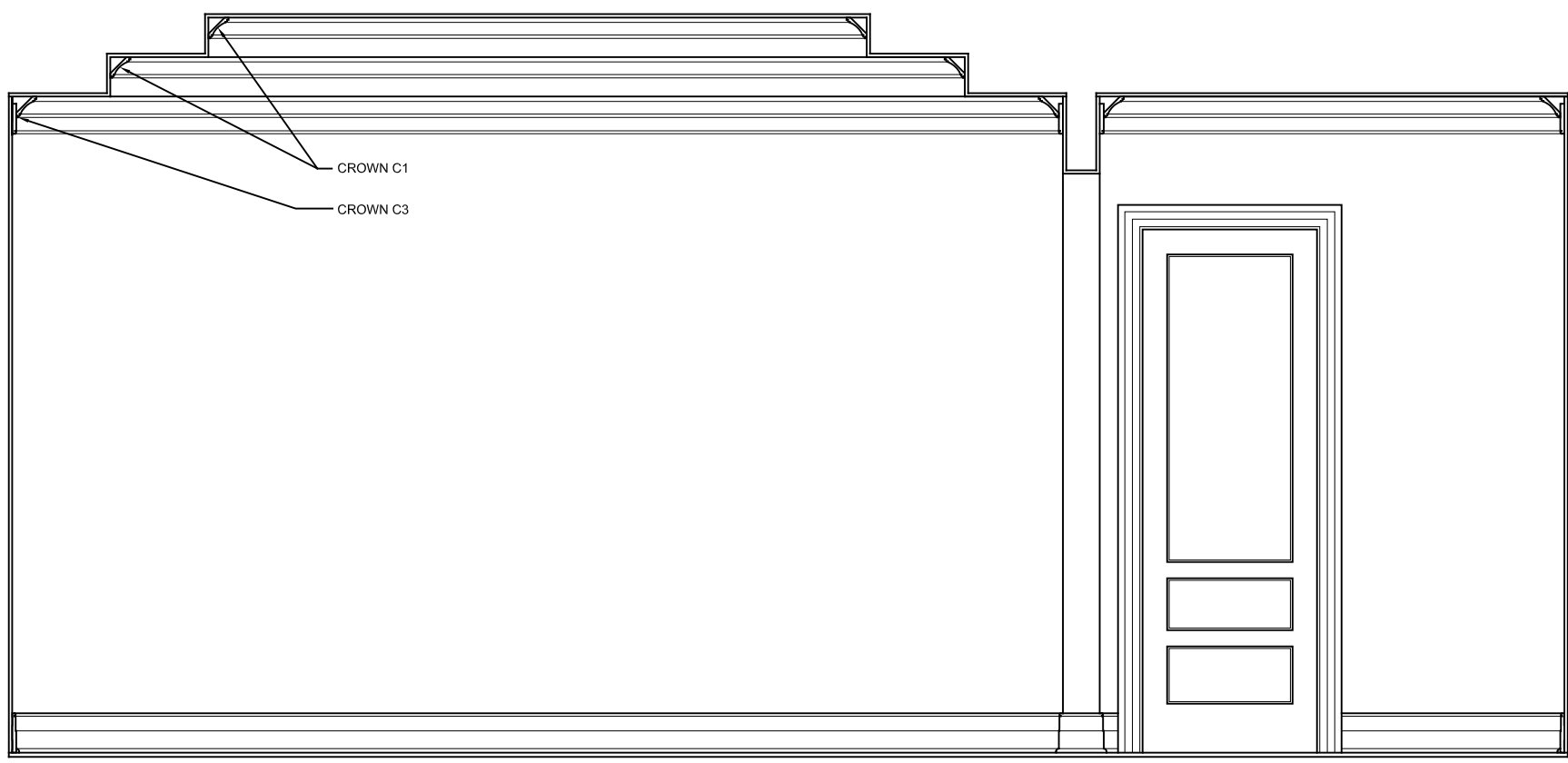
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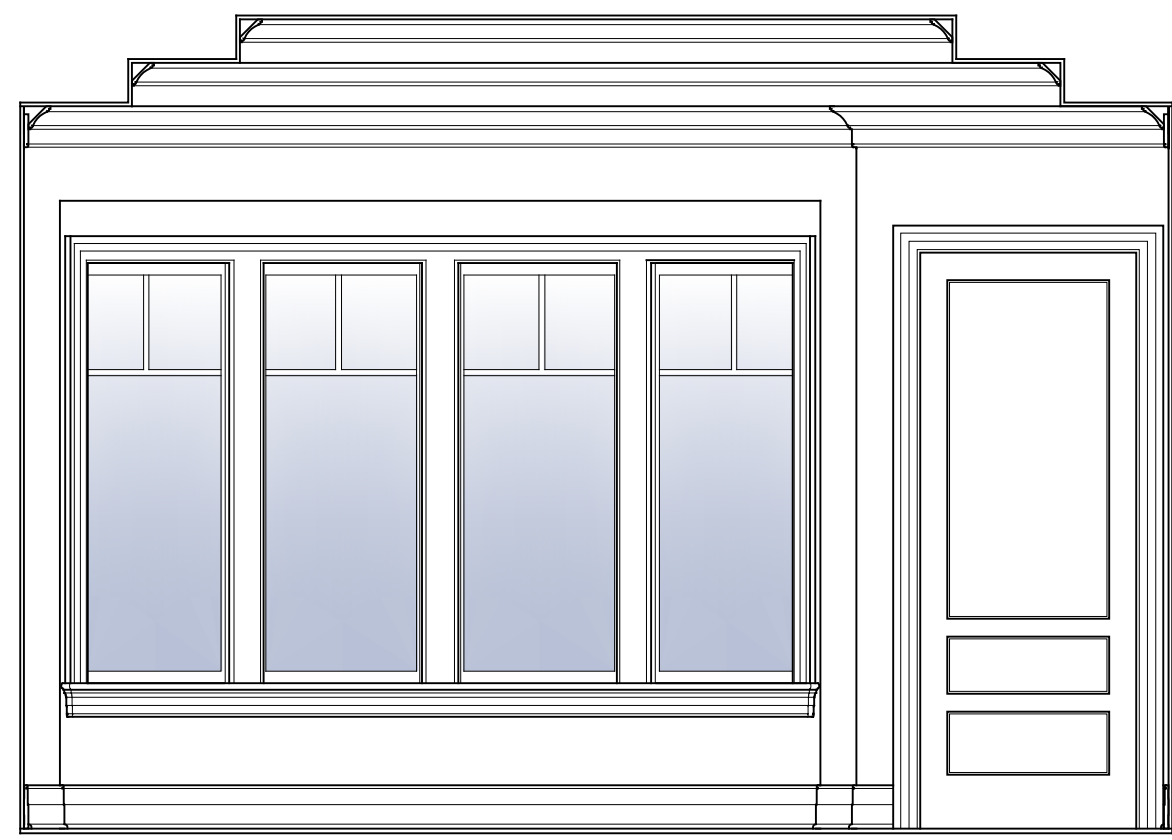


MASTER BEDROOM

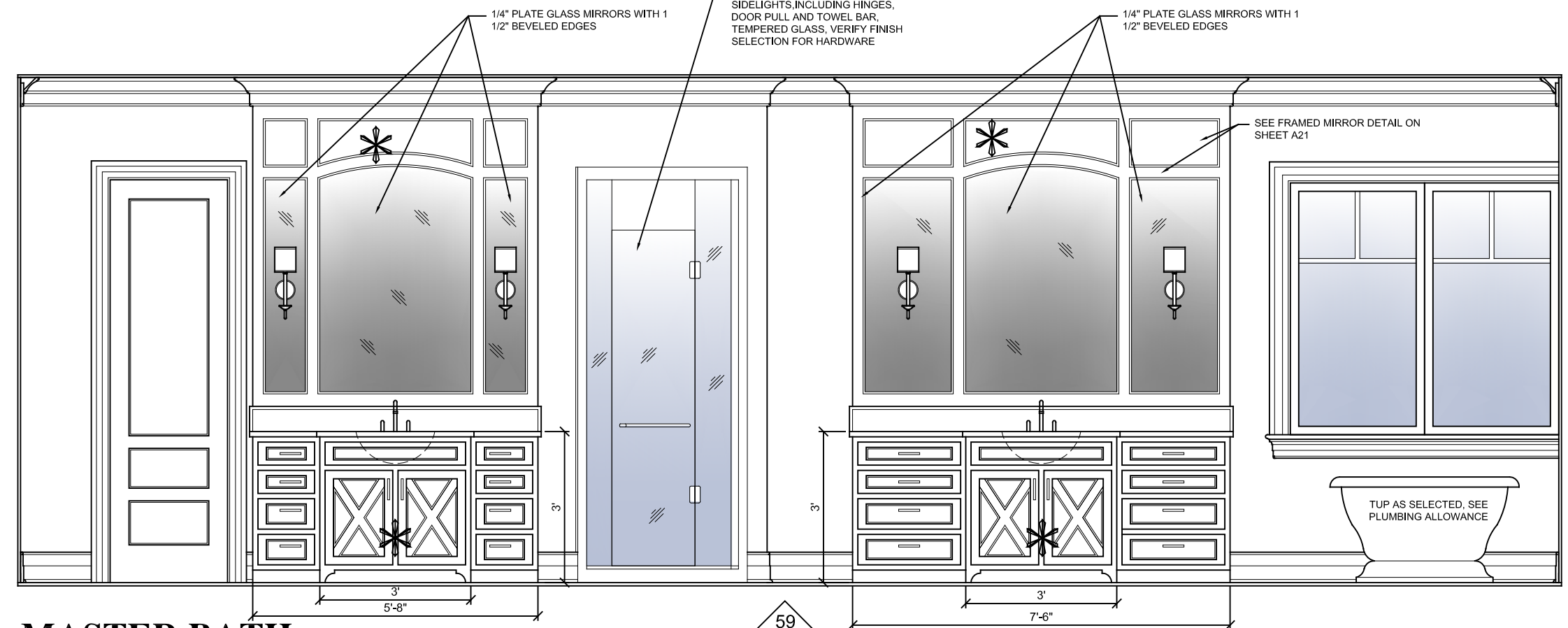
0 1' 2' 3' 4' 5'



57

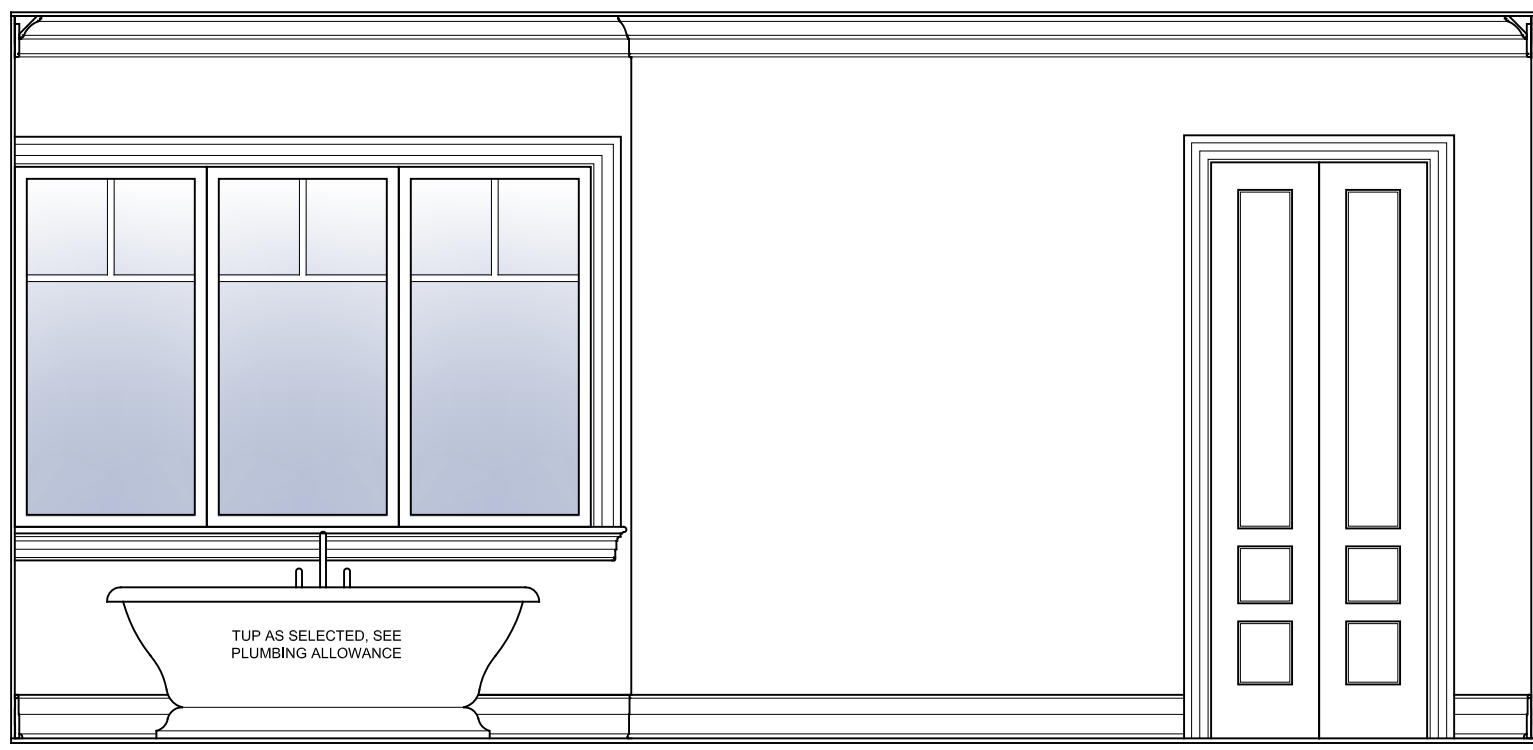


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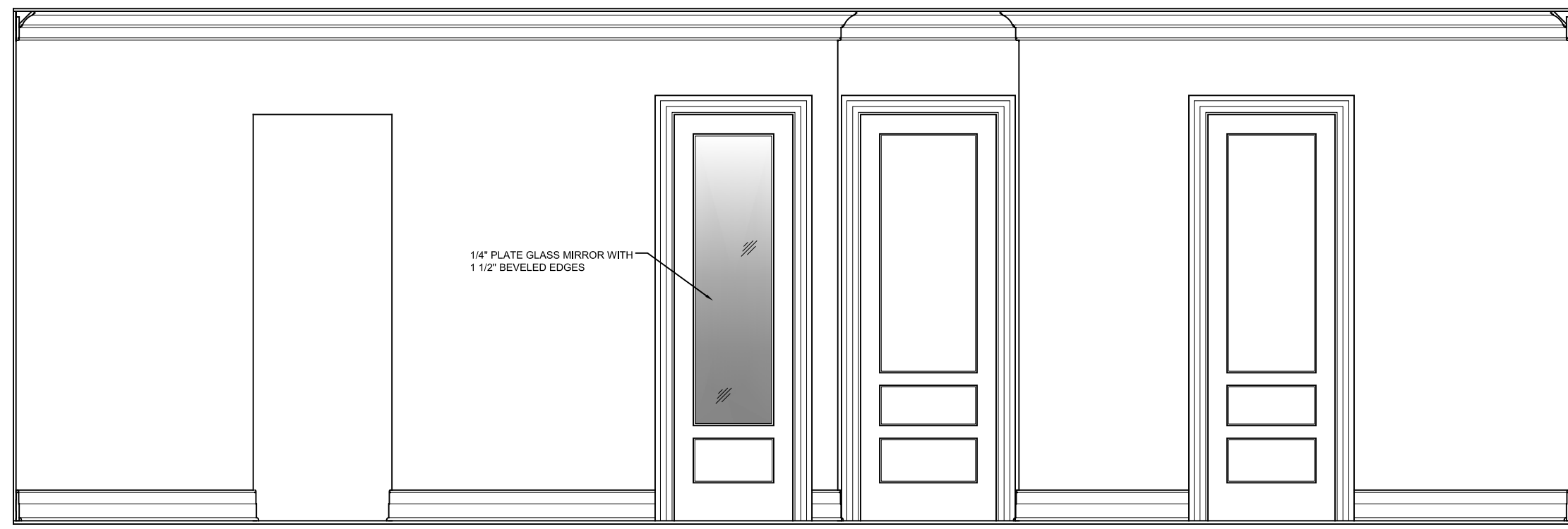
MASTER BATH

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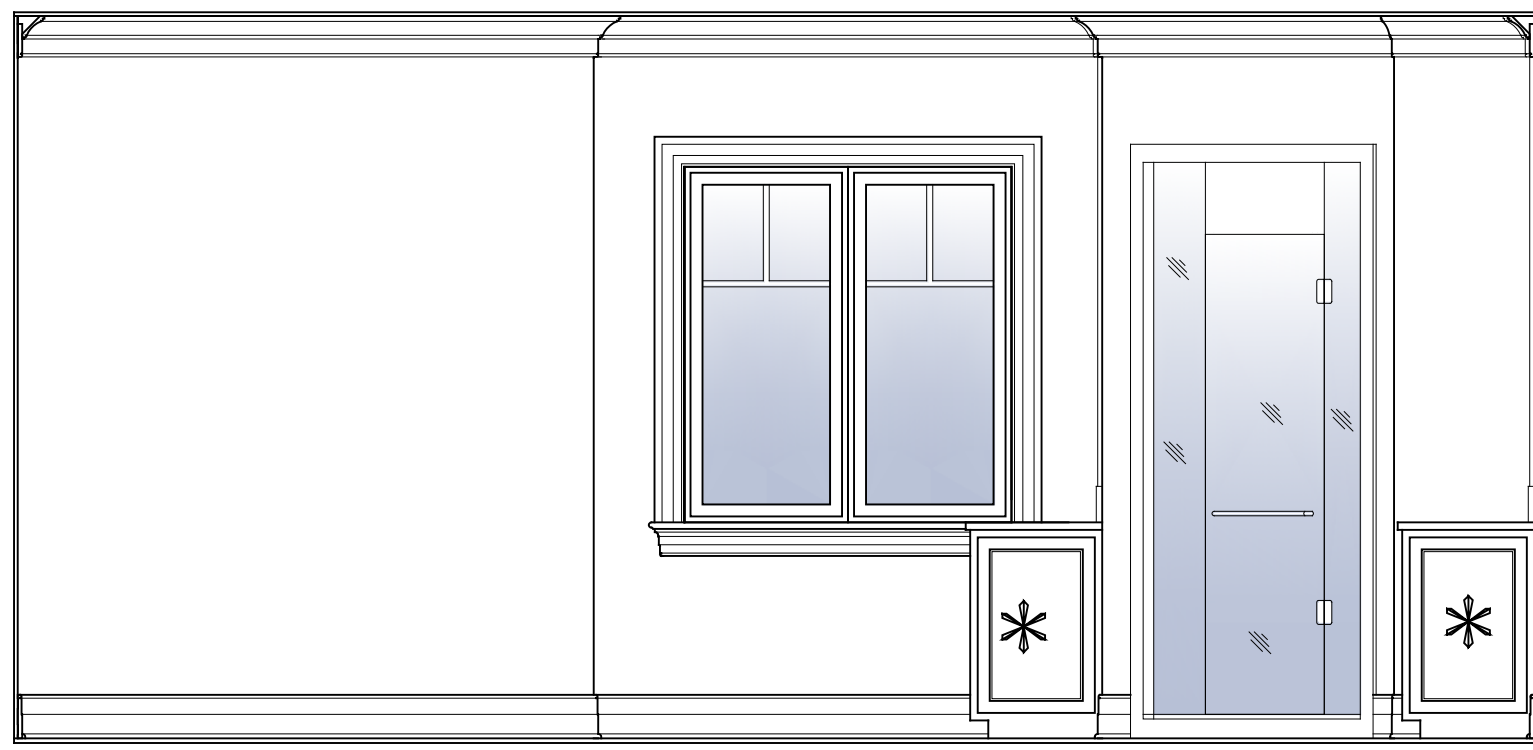


MASTER BATH

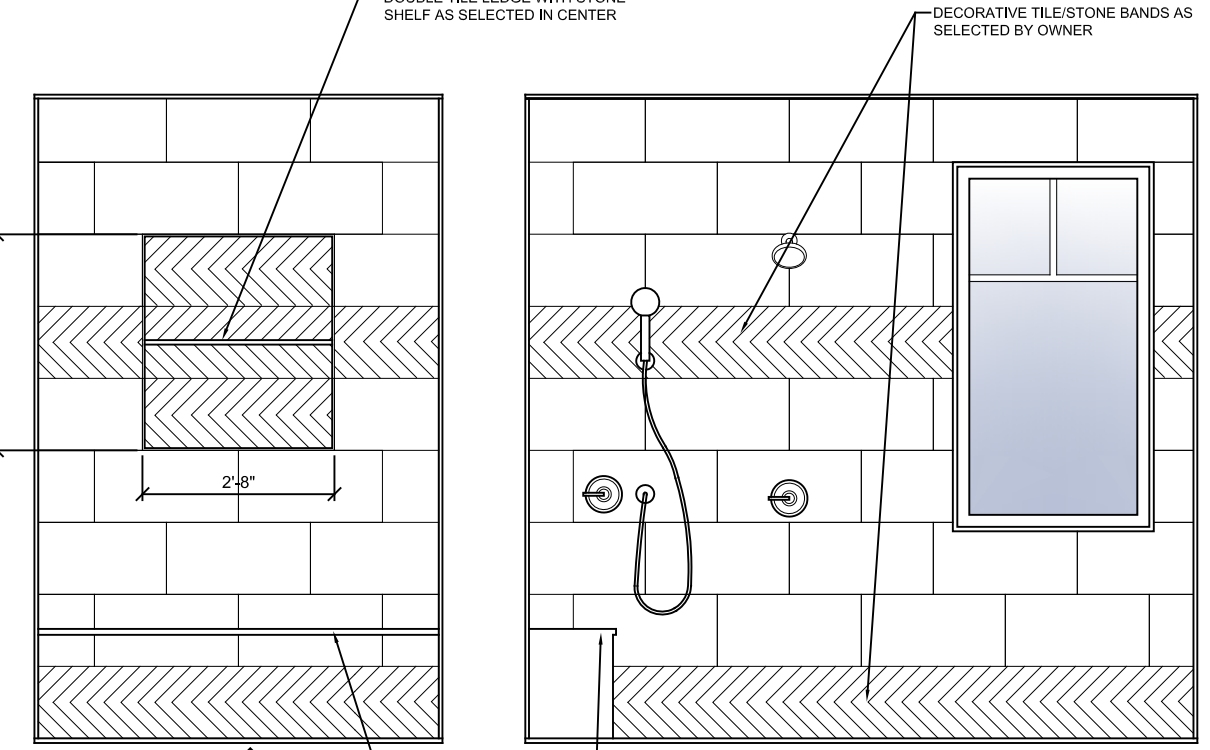
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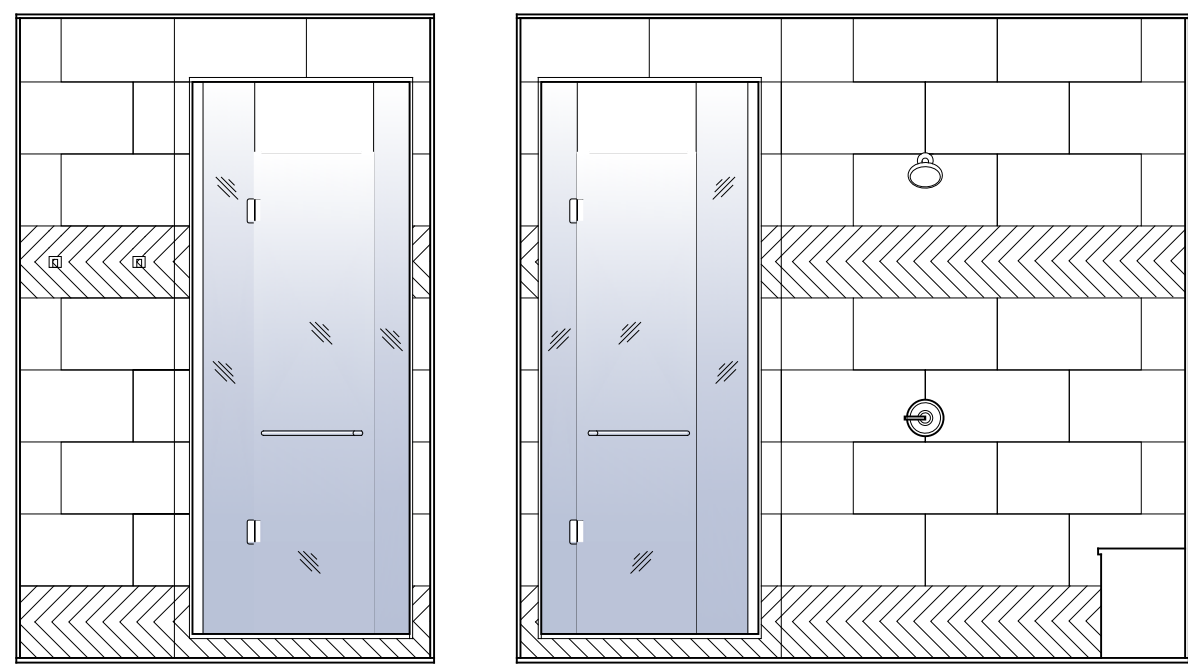


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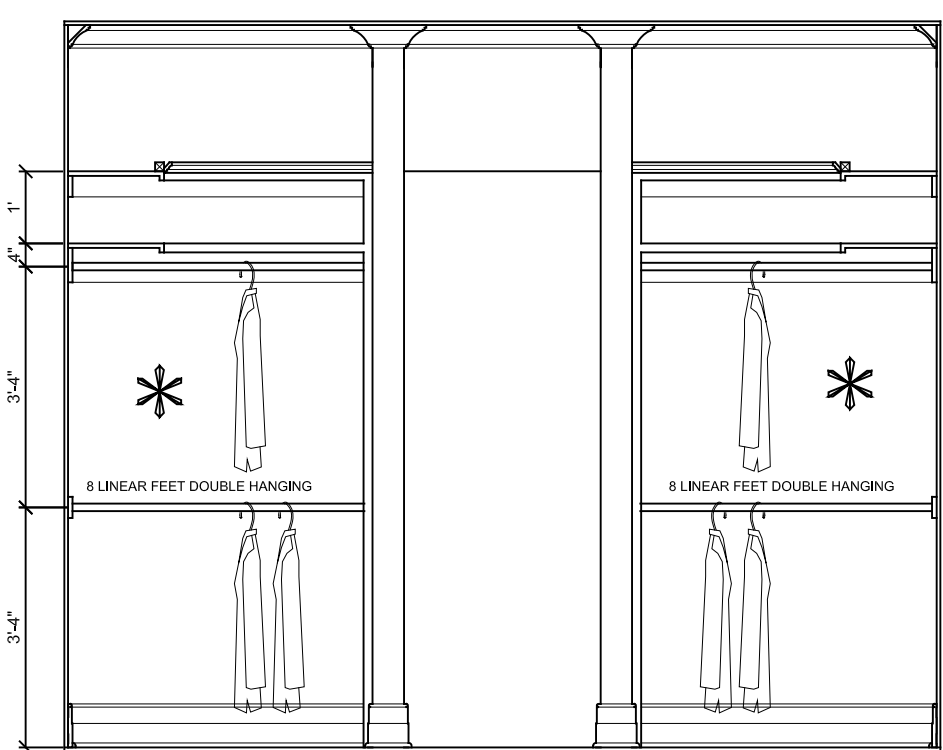
MASTER SHOWER

0 1' 2' 3' 4' 5'



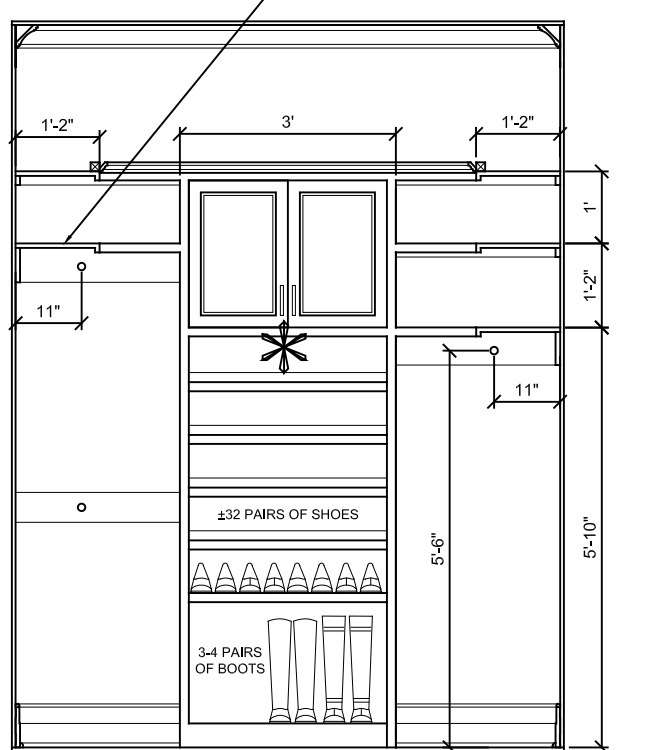
MASTER SHOWER

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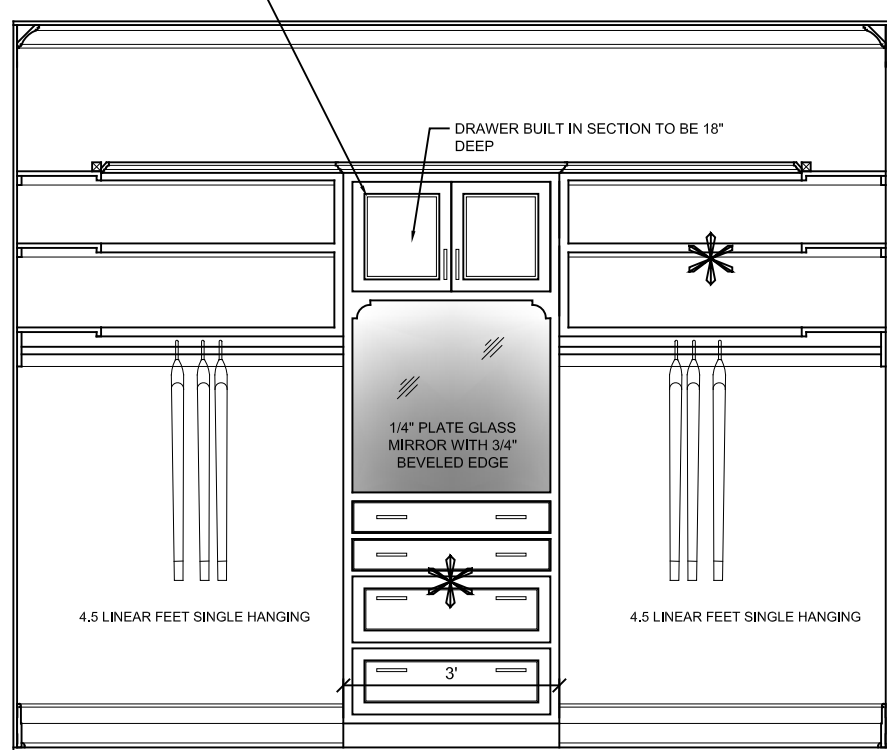


HER CLOSET

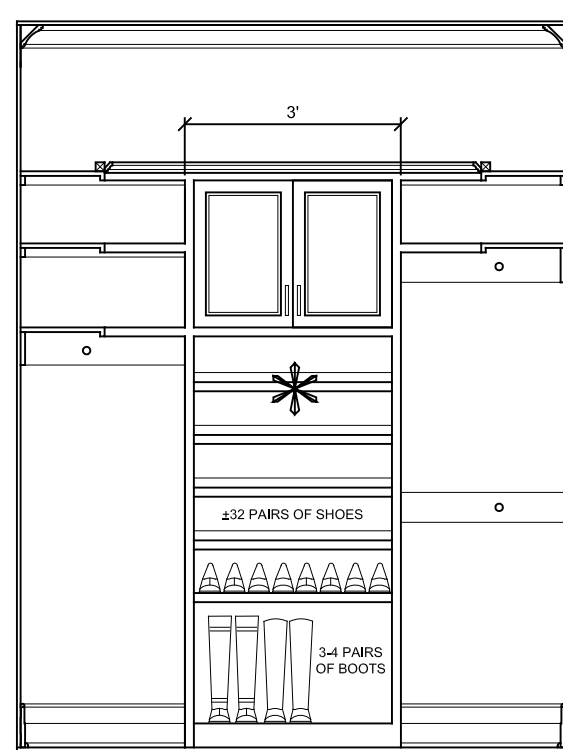
0 1' 2' 3' 4' 5'



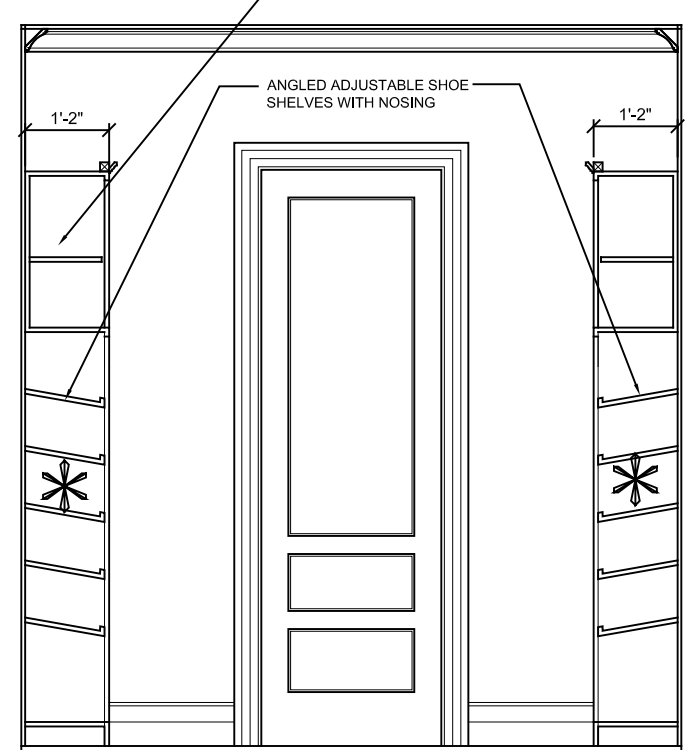
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69

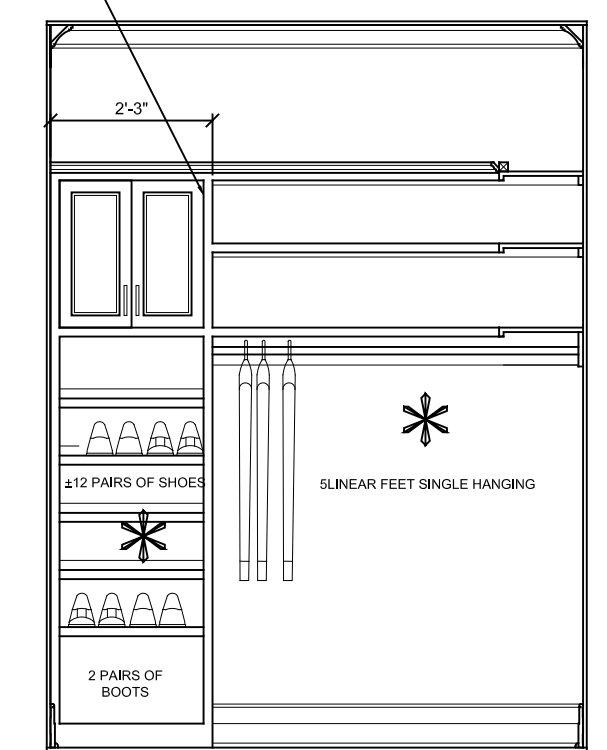


70

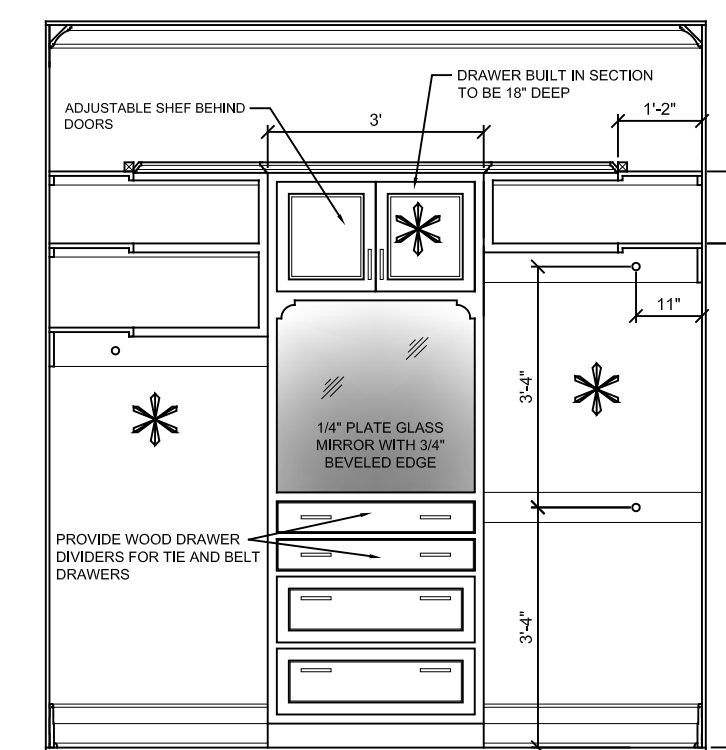


HIS CLOSET

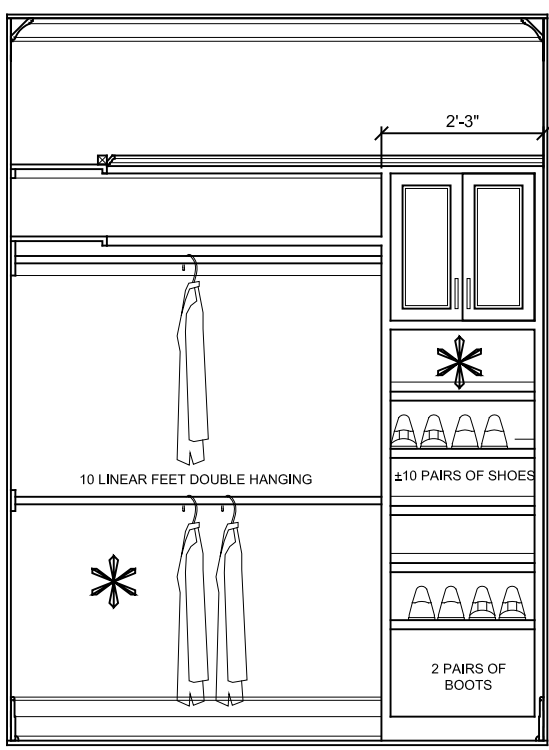
0 1' 2' 3' 4' 5'



72

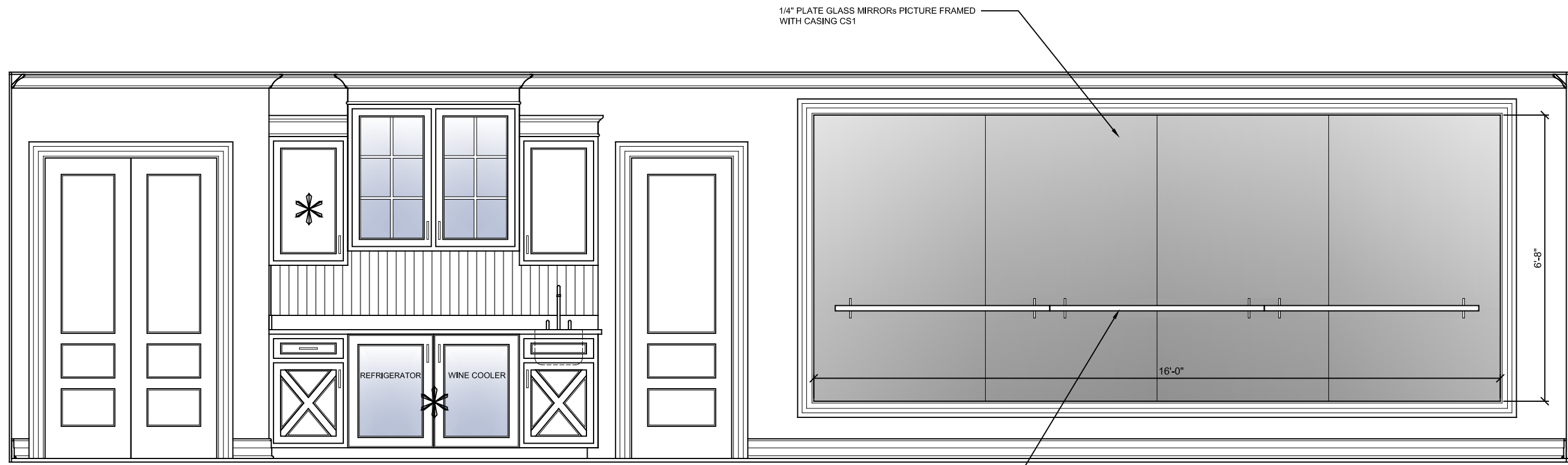


73



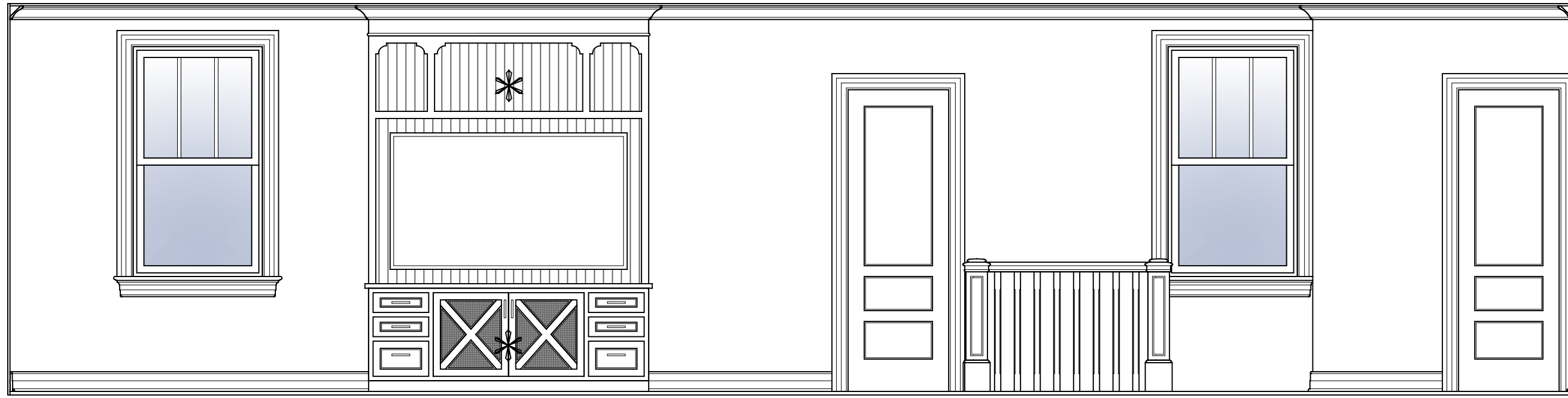
HIS CLOSET

0 1' 2' 3' 4' 5'

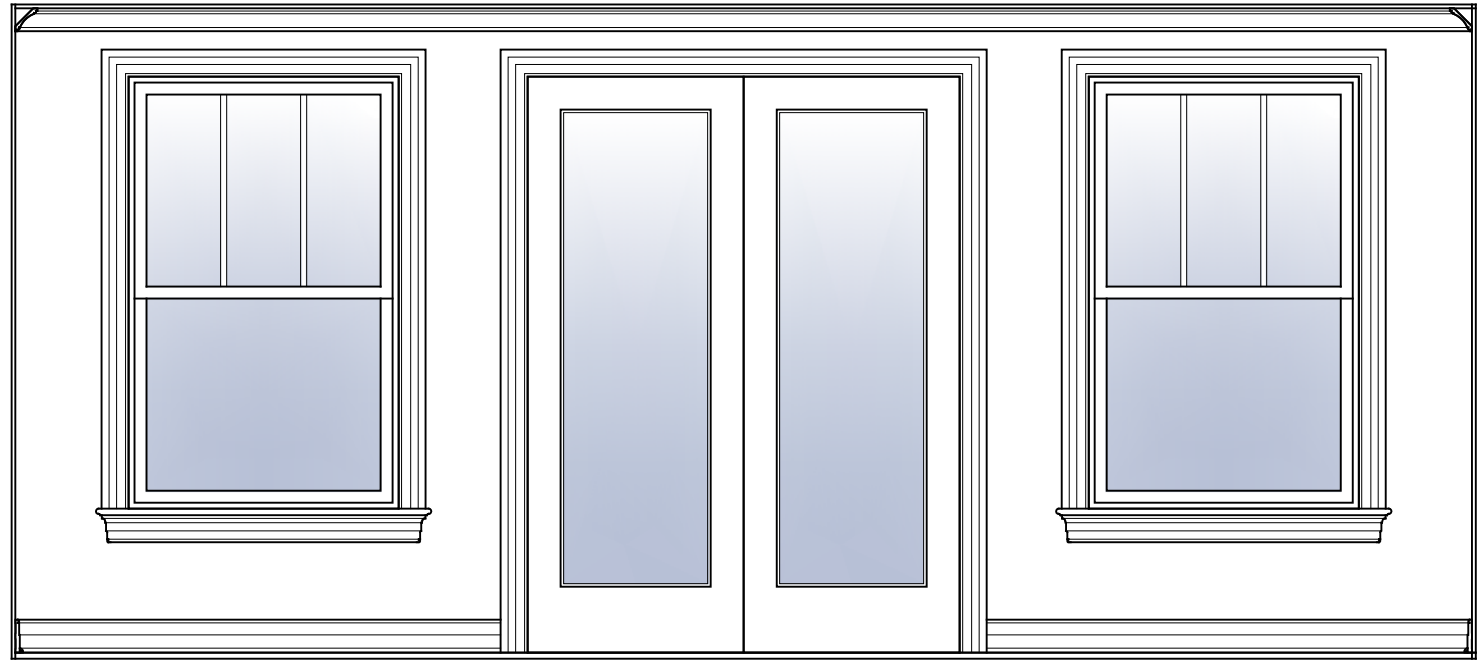


MEDIA ROOM

0 1' 2' 3' 4' 5'

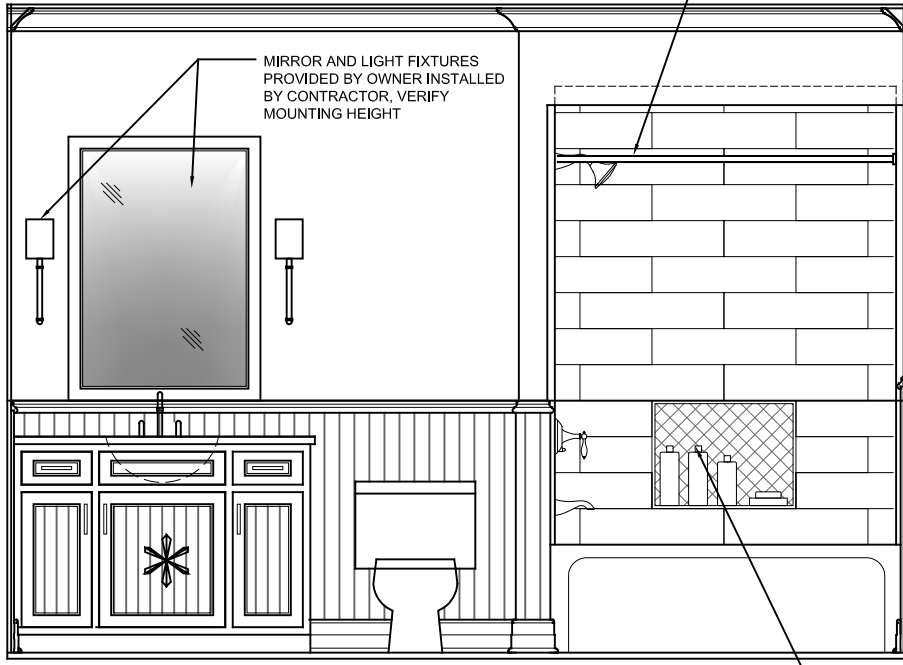


76



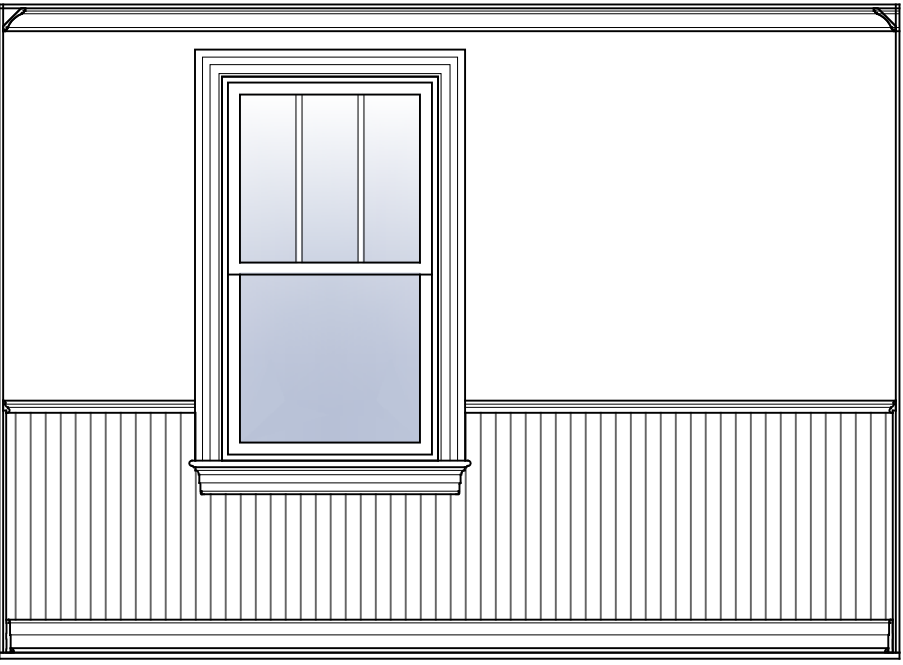
MEDIA ROOM

0 1' 2' 3' 4' 5'



BATH 5

0 1' 2' 3' 4' 5'



79

INTERIOR NOTES:

* INDICATES ITEMS TO BE COVERED BY THE CABINET ALLOWANCE.

BATH ACCESSORIES SHALL BE PROVIDED BY OWNER AND INSTALLED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SOLID WOOD BLOCKING IN THE WALL BEHIND ALL BATH ACCESSORY LOCATIONS.

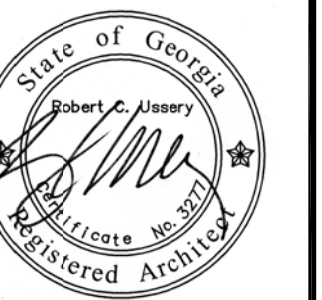
APPLIANCES SHALL BE PROVIDED BY OWNER AND INSTALLED BY THE CONTRACTOR.

OWNER PROVIDED MIRRORS AND DECORATIVE LIGHT FIXTURES SHALL BE INSTALLED BY THE CONTRACTOR.

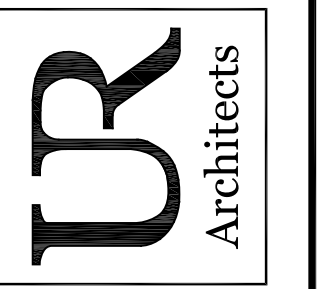
ALL COUNTERTOPS SHALL BE INCLUDED IN THE CABINET ALLOWANCE

VERIFY ALL BATH FIXTURE MOUNTING LOCATIONS WITH ARCHITECT PRIOR TO ROUGHING IN

PROVIDE CABINETRY SHOP DRAWINGS FOR ARCHITECTS REVIEW AND APPROVAL



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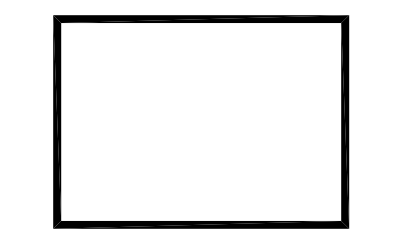
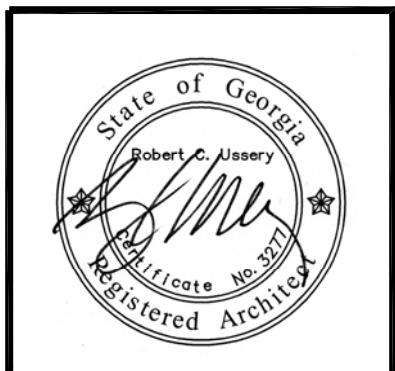
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1410

1-19-16

A-18

DOOR SCHEDULE						
DOOR #	NOMINAL SIZE	DESCRIPTION	INTERIOR CASING	TYPE	DETAILS	NOTES
1	3-4 X 8-0 X 2 1/4"	"STEWART BRANNEN MILLWORK" CUSTOM DOOR, SIDELIGHTS AND TRANSOMS, SAPELE MAHOGANY WITH IMPACT RATED GLASS	CS2 PAINTED	A		SEE DOOR TYPE A FOR DETAILS DOOR FINISH TO BE STAINED SEE INTERIOR ELEVATION #1 AND DOOR TYPE A
2	4-0 X 8-0 WITH 4-0 X 2-0 TRANSOM	CASED OPENING WITH GLASS TRANSOM	CS2 PAINTED	C		
3	10-0 x 9-8 ARCHED OPENING	ARCHED CASED OPENING WITH 8'-4" RADIUS	CS2 PAINTED	-		SEE INTERIOR ELEVATIONS 4 FOR DIMENSIONS
4	13-8 x 9-8 ARCHED OPENING	ARCHED CASED OPENING WITH 14'-10" RADIUS	CS2 PAINTED	-		SEE INTERIOR ELEVATION 16 FOR DIMENSIONS
5	3-0 X 8-0	CASED OPENING	CS2 PAINTED	-		
6	PAIR 3-0 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOORS - STYLE TS3280 POCKET DOORS	CS2 PAINTED	B		SEE INTERIOR ELEVATIONS
7	PAIR 3-2 X 8-0	ANDERSEN FWHOD 6480 PALR	CS2 PAINTED	-		CLADDING COLOR DARK BRONZE NEWBURY SATIN NICKEL HARDWARE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS
8	PAIR 1-6 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOORS - STYLE TS3280	CS2 PAINTED	B		
9	3-0 X 8-0 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS2 PAINTED	B		
10	2-8 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280 POCKET DOOR	CS2 PAINTED	B		
11	PAIR 1-6 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOORS - STYLE TS3280	CS2 PAINTED	B		
12	2-8 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280 POCKET DOOR	CS2 PAINTED	B		
13	2-10	OPENING	-	-		
14	2-4 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS2 PAINTED	B		
15	VERIFY ON THE JOB	FRAMELESS TEMPERED GLASS SHOWER DOOR AND SIDELIGHTS	STONE AS SELECTED	-		SEE INTERIOR ELEVATIONS
16	2-4 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS2 PAINTED	B		PROVIDE 1/2" PLATE GLASS MIRROR WITH 1 1/2" BEVELED EDGES ON ONE SIDE OF DOOR. SEE INTERIOR ELEVATIONS.
17	3-0 X 8-0	"STEWART BRANNEN MILLWORK" CUSTOM DOOR, SAPELE MAHOGANY WITH IMPACT RATED GLASS	CS2 PAINTED	G		SEE DOOR TYPE G FOR DETAILS DOOR FINISH TO BE STAINED
18	PAIR 3-2 X 8-0 WITH 6-4 X 2-0 TRANSOM	ANDERSEN FWHOD 6480 PALR WITH FWT-1-6420	CS2 PAINTED	-		CLADDING COLOR DARK BRONZE NEWBURY SATIN NICKEL HARDWARE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN
19	PAIR 3-4 X 8-0 X 1 3/4"	CUSTOM WOOD SCREEN DOOR	-	-		SEE EXTERIOR ELEVATIONS
20	3-2 X 8-0 WITH 3-2 X 2-0 TRANSOM	ANDERSEN FWHOD 3380 AR WITH FWT-1-3320	CS2 PAINTED	-		CLADDING COLOR DARK BRONZE NEWBURY SATIN NICKEL HARDWARE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN
21	10-0 X 8-0 CASED OPENING WITH 10-0 X 2-0 TRANSOM	CASED OPENING WITH GLASS TRANSOM	CS2 PAINTED	E		SEE INTERIOR ELEVATION 7
22	4-0 X 8-0 WITH 4-0 X 2-0 TRANSOM	CASED OPENING WITH GLASS TRANSOM	CS2 PAINTED	C		
23	3-0 X 8-0	CASED OPENING	CS2 PAINTED	-		
24	PAIR 2-0 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOORS - STYLE TS3280	CS2 PAINTED	-		
25	PAIR ARCHED 2-0 X 8-0	CUSTOM ARCHED STEEL DOORS	CS2 PAINTED	F		
26	2-4 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280 POCKET DOOR	CS2 PAINTED	B		
27	2-4 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280 POCKET DOOR	CS2 PAINTED	B		
28	2-10 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS2 PAINTED	B		
29	2-10 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS2 PAINTED	B		
30	PAIR 2-0 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOORS - STYLE TS3280	CS2 PAINTED	B		
31	3-0 X 8-0	"STEWART BRANNEN MILLWORK" CUSTOM DOOR, SAPELE MAHOGANY WITH IMPACT RATED GLASS	CS2 PAINTED	G		SEE DOOR TYPE G FOR DETAILS DOOR FINISH TO BE STAINED
32	2-6 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS2 PAINTED	B		
33	PAIR 1-6 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOORS - STYLE TS3280	CS2 PAINTED	B		
34	PAIR 1-6 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOORS - STYLE TS3280	CS1 PAINTED	B		
35	2-8 X 8-0	CASED OPENING	CS2 & CS1 PAINTED	-		CS1 ON HALL 3 SIDE - CS2 ON STAIRHALL SIDE
36	2-8 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS1 PAINTED	B		
37	2-10 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS1 PAINTED	B		
38	PAIR 1-6 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOORS - STYLE TS3280	CS1 PAINTED	B		
39	2-4 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS1 PAINTED	B		
40	2-4 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS1 PAINTED	B		
41	2-4 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS1 PAINTED	B		
42	2-10 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS1 PAINTED	B		
43	2-10 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS1 PAINTED	B		
44	VERIFY ON THE JOB	FRAMELESS TEMPERED GLASS SHOWER DOOR AND SIDELIGHT	TILE	-		VERIFY FINAL ACTUAL DIMENSIONS IN THE FIELD SEE INTERIOR ELEVATIONS
45	2-4 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280 POCKET DOOR	CS1 PAINTED	B		
46	PAIR 2-0 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOORS - STYLE TS3280	CS1 PAINTED	B		
47	PAIR 2-0 X 8-0 X 1 3/4"	TRUSTILE MDF PANEL DOORS - STYLE TS3280	CS1 PAINTED	B		
48	2-4 X 8-0	CASED OPENING	CS1 PAINTED	B		
49	3-0 X 6-8	THERMA TRU FIBERGLASS SMOOTH STAR DOOR - STYLE S6041 WITH CLEAR LOW E GLASS	CS1 PAINTED	-		
50	9-0 x 7-0	OVERHEAD GARAGE DOOR CARRIAGE HOUSE COLLECTION MODEL 301 WITH 6 WINDOW SQUARE & CLEAR GLASS - STAINED FINISH	P,T 2X6 PAINTED	-		GARAGE DOOR OPENER TO BE INCLUDED COLOR TO BE SELECTED BY OWNER
51	9-0 x 7-0	OVERHEAD GARAGE DOOR CARRIAGE HOUSE COLLECTION MODEL 301 WITH 6 WINDOW SQUARE & CLEAR GLASS - STAINED FINISH	P,T 2X6 PAINTED	-		GARAGE DOOR OPENER TO BE INCLUDED COLOR TO BE SELECTED BY OWNER
52	9-0 x 7-0	OVERHEAD GARAGE DOOR CARRIAGE HOUSE COLLECTION MODEL 301 WITH 6 WINDOW SQUARE & CLEAR GLASS - STAINED FINISH	P,T 2X6 PAINTED	-		GARAGE DOOR OPENER TO BE INCLUDED COLOR TO BE SELECTED BY OWNER
53	PAIR 2-0 X 6-8 X 1 3/4"	TRUSTILE MDF PANEL DOORS - STYLE TS3280	CS1 PAINTED	B		
54	3-0 X 6-8 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS1 PAINTED	B		
55	3-0 X 6-8 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS1 PAINTED	B		
56	3-0 X 6-8 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS1 PAINTED	B		
57	PAIR 2-0 X 7-0 X 1 3/4"	TRUSTILE MDF PANEL DOORS - STYLE TS3280	CS1 PAINTED	B		
58	2-4 X 7-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS1 PAINTED	B		
59	2-4 X 7-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS1 PAINTED	B		
60	2-4 X 7-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS1 PAINTED	B		
61	PAIR 3-2 X 8-0	ANDERSEN FWHID 6480 APLR	CS1 PAINTED	B		CLADDING COLOR DARK BRONZE NEWBURY SATIN NICKEL HARDWARE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS



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1410	
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FINISH SCHEDULE									
MAIN HOUSE FIRST FLOOR									
ROOM NAME	CEILING HEIGHT	FLOOR	CEILING	WALLS	BASE	CROWN	CASING	CHAIR RAIL	NOTES
ENTRY PORCH	SEE SECTIONS	BRICK PAVERS IN HERRINGBONE PATTERN	1X6 V-JOINT T&G PAINTED	HARDIE SIDING SEE SECTIONS PAINTED	-	-	-	-	
FOYER	12'-1 3/4" (see note 2 below)	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B2	COMBINATION CROWN - C4	CS2	-	
DINING	12'-1 3/4" (see note 2 below)	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B2	COMBINATION CROWN - C4	CS2	-	
GREAT ROOM	VAULTED SEE SECTIONS	WOOD (see note 1 below)	1X6 V-JOINT T&G PAINTED	5/8" GYPSUM BOARD PAINTED	B2	CYPRESS BEAMS STAINED	CS2	-	SEE INTERIOR ELEVATIONS FOR BEAM LOCATIONS AND SIZES
KITCHEN	12'-1 3/4" (see note 2 below)	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B2	CYPRESS BEAMS STAINED	CS2	-	SEE INTERIOR ELEVATIONS FOR BEAM LOCATIONS AND SIZES
SCREEN PORCH	SEE SECTIONS	BRICK PAVERS IN HERRINGBONE PATTERN	1X6 V-JOINT T&G PAINTED	1X8 SHIPLAP SIDING SEE SECTION 1 A-14	-	SEE SECTIONS	SEE SECTIONS	-	SEE PORCH SECTIONS FOR BEAM DETAILS
TERRACE 1 & 2	SEE SECTION 5 A-9 & 2 A10	BRICK PAVERS IN HERRINGBONE PATTERN	1X6 V-JOINT T&G PAINTED	HARIDE SIDING SEE	-	-	-	-	
HALL 1	10'-1 3/4" (see note 2 below)	WOOD (see note 1 below)	1/2" GYPSUM BOARD	5/8" GYPSUM BOARD PAINTED	B2	C1	CS2	-	
COAT 1	9'-1"	WOOD (see note 1 below)	1/2" GYPSUM BOARD	5/8" GYPSUM BOARD PAINTED	B2	-	CS2	-	
STUDY	10'-1 3/4" (see note 2 below)	WOOD (see note 1 below)	1/2" GYPSUM BOARD	5/8" GYPSUM BOARD PAINTED	B2	COMBINATION CROWN - C3	CS2	-	
MASTER BEDROOM	SEE SECTIONS	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B2	C1 & COMBINATION CROWN - C-3	CS2	-	
MASTER SITTING	10'-1 3/4" (see note 2 below)	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B2	COMBINATION CROWN - C-3	CS2	-	
HIS CLOSET	10'-1 3/4" (see note 2 below)	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B2	C1	CS2	-	
HER CLOSET	10'-1 3/4" (see note 2 below)	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B2	C1	CS2	-	
HIS & HER DRESSING	10'-1 3/4" (see note 2 below)	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B2	C1	CS2	-	
LINEN / LUGGAGE	9'-1"	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B2	C1	CS2	-	
SHOWER	9'-1"	TILE OVER TILE BACKER BOARD (see note 3 below)	TILE OVER TILE BACKER BOARD (see note 3 below)	TILE OVER TILE BACKER BOARD (see note 3 below)	TILE	-	TILE	-	
HIS & HER WC	9'-1"	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	1/8" GYPSUM BOARD PAINTED	B2	C1	CS2	-	
HALL 2	10'-1 3/4" (see note 2 below)	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	SHIPLAP PANELING PAINTED	B2	C1	CS2	-	
WINE	BARREL VAULT SEE INTERIORS	BRICK PAVERS HERRINGBONE PATTERN	THIN BRICK OVER TILE BACKER BOARD (see note 5 below)	5/8" GYPSUM BOARD PAINTED	B1	-	CS1	-	
PANTRY	10'-1 3/4" (see note 2 below)	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD & BEAD BOARD PANELING PAINTED	B1	C1	CS1	CR1	
LAUNDRY	10'-1 3/4" (see note 2 below)	TILE (see note 3 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD & BEAD BOARD PANELING PAINTED	B1	C1	CS1	CR1	
POWDER	9'-1"	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	SHIPLAP PANELING PAINTED	B1	C1	CS1	-	
COAT 2 & 3	9'-1"	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B1	-	CS1	-	
STAIR HALL	10'-1 3/4" (see note 2 below)	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	SHIPLAP PANELING PAINTED	B2	C1	CS2	-	
BROOM	9'-1"	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B1	-	CS1	-	
STORAGE 1 & 2	VERIFY BELOW STAIRWAY & LANDING	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B1	-	CS1	-	
BEDROOM 2	10'-1 3/4" (see note 2 below)	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B1	C1	CS1	-	
CLOSET 2	10'-1 3/4" (see note 2 below)	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B1	C1	CS1	-	
BATH 2	10'-1 3/4" (see note 3 below)	TILE (see note 3 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B1	C1	CS1	-	
BEDROOM 3	10'-1 3/4" (see note 2 below)	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B1	C1	CS1	-	
BATH 3	10'-1 3/4" (see note 2 below)	TILE (see note 3 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B1	C1	CS1	-	
CLOSET 3	10'-1 3/4" (see note 2 below)	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B1	C1	CS1	-	
HALL 3	10'-1 3/4" (see note 2 below)	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B2	C1	CS2	-	
BEDROOM 4	10'-1 3/4" (see note 2 below)	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B1	C1	CS1	-	
BATH 4	10'-1 3/4" (see note 2 below)	TILE (see note 3 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B1	C1	CS1	-	
CLOSET 4	9'-1"	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B1	-	CS1	-	
CLOSET 5	9'-1"	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B1	-	CS1	-	
3-CAR GARAGE	8'-2"	CONCRETE	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B1	-	CS1	-	
STORAGE 3, 4 & 5	8'-2"	CONCRETE	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B1	-	CS1	-	
NOTES: 1. ALL WOOD FLOORING SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR, SEE WOOD FLOOR MATERIAL ALLOWANCE 2. CEILING HEIGHTS ARE FROM TOP OF FLOOR SHEATHING TO TOP OF WALL PLATE, SEE SECTIONS FOR MORE DETAIL 3. ALL TILE TO BE INSTALLED AND PROVIDED BY CONTRACTOR, SEE TILE MATERIAL ALLOWANCE 4. ALL BRICK PAVERS AND THIN BRICK TO BE INSTALLED AND PROVIDED BY CONTRACTOR, SEE BRICK MATERIAL ALLOWANCE									

FINISH SCHEDULE									
MAIN HOUSE SECOND FLOOR									
ROOM NAME	CEILING HEIGHT	FLOOR	CEILING	WALLS	BASE	CROWN	CASING	CHAIR RAIL	NOTES
MEDIA ROOM	9'-1"	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B1	C1	CS1	-	
BATH 5	9'-1"	TILE (see note 3 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD & BEAD BOARD PANELING PAINTED	B1	C1	CS1	CR1	
CLOSET 6	9'-1"	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B1	-	CS1	-	
BALCONY	SEE SECTIONS	P.T. 2X6 "COX" REDRIED DECKING STAINED	1X6 V-JOINT T&G PAINTED						
ATTIC STORAGE RM	7'-4" TO WIND BRACING	23/32" ADVANTEC PLYWOOD SHEATHING	-	-	-	-	-	-	
NOTES: 1. ALL WOOD FLOORING SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR, SEE WOOD FLOOR MATERIAL ALLOWANCE 2. CEILING HEIGHTS ARE FROM TOP OF FLOOR SHEATHING TO TOP OF WALL PLATE, SEE SECTIONS FOR MORE DETAIL 3. ALL TILE TO BE INSTALLED AND PROVIDED BY CONTRACTOR, SEE TILE MATERIAL ALLOWANCE 4. ALL BRICK PAVERS AND THIN BRICK TO BE INSTALLED AND PROVIDED BY CONTRACTOR, SEE BRICK MATERIAL ALLOWANCE									

WINDOW SCHEDULE						
	MIN. ROUGH OPENING	DESCRIPTION	CASING	LOCATION AND DETAILS	NOTES	
A-1 A-2	3'-8" X 6'-0" 3'-8" X 2'-0"	ANDERSEN ADH 3860 ANDERSEN APW3820 (USED AS TRANSOM)	CS2 PAINTED	FOYER, DINING: 1/A12.1	CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN	
B	3'-0 " X 6'-0"	ANDERSEN ADH3060	CS2 PAINTED	MASTER BEDROOM: 2/A12.1 BEDROOM 3, BEDROOM 4: 1/A12.1	CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN	
C-1 C-2 C-3	VERIFY X 6'-0"	ANDERSEN ACW2460 RIGHT ANDERSEN APW2460 ANDERSEN ACW2460 LEFT	CS2 PAINTED	MASTER BEDROOM 2/A12.2 STUDY 3/A12.2	CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN	
D	4'-8" X 5'-0"	ANDERSEN 2- ACW2450	CS2 PAINTED	HIS DRESSING 3/A12.1	CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN	
E-1 E-2	2'-4" X 4'-4" 2'-4" X 4'-4"	ANDERSEN ACW2444 LEFT ANDERSEN ACW2444 RIGHT	CS2 PAINTED	PANTRY, LAUNDRY, BATH 3, BATH 4: 2/A12.2 BATH 4: 1/A12.1	CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN	
F	4'-8" X 5'-0"	ANDERSEN APW2850 LEFT- ACW2850	CS2 PAINTED	HER DRESSING: 2/A12.2	CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN	
G	7'-0" X 5'-0"	ANDERSEN ACW2850 RIGHT - APW2850 - APW2850	CS2 PAINTED	HER DRESSING: 2/A12.2	CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN	
H	NOT USED			-		
J	3'-0" X 7'-4"	ANDERSEN APW3074	CS2 PAINTED	HALL 1	CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN	
K-1 K-2	5'-8" X 7'-4" 5'-8" X 2'-0"	ANDERSEN APW5874 ANDERSEN AWP5820 (USED AS TRANSOM)	CS2 PAINTED	GREAT ROOM	CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN	
L-1 L-2	9'-0" X 4'-8" 9'-0" X 2'-0"	ANDERSEN (3) AWP3048 ANDERSEN (3) APW3020 (USED AS TRANSOM)	CS2 PAINTED	KITCHEN	CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN	
M	3'-8" X 6'-0"	ANDERSEN ADH3860	CS1 PAINTED	BEDROOM 2: 1/A12.1	CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN	
N	6'-0" X 6'-0"	ANDERSEN (2) ADH3060 (2X4 FRAMING)	CS1 PAINTED	BEDROOM 3 AND 4: 1/A12.2	CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN	
P	NOT USED			-		
Q	2'-6" X 4'-8"	ANDERSEN ADH2648	CS1 PAINTED	GARAGE	CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN	
R	3'-0" X 5'-0"	ANDERSEN ADH3050	CS1 PAINTED	MEDIA ROOM, BATH 5: 1/A12.1	CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN	
S-1 S-2 S-3	2'-8" X 5'-0" 2'-8" X 5'-0" 2'-8" X 5'-0"	ANDERSEN ACW2850 LEFT ANDERSEN ACP2850 ANDERSEN ACW2850 RIGHT	CS2 PAINTED	HALL 3: 2/A12.1	CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN	
T	3'-8" X 6'-0"	ANDERSEN ADH3860	CS1 PAINTED	MEDIA ROOM: 1/A12.1	CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN	
U	3'-0" X VERIFY	ANDERSEN ATSD3034	CS1 PAINTED	ATTIC OVER GREAT ROOM: 3/A13	ATTIC WINDOW OVER FRONT PORCH AND SCREEN PORCH - TYPICAL OF 2 WINDOWS CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN	
V	2'-0" X 3'-4"	ANDERSEN ACW2034	CS1 PAINTED	ATTIC STORAGE ROOM:	ATTIC WINDOW OVER GARAGE - TYPICAL OF 2 WINDOWS CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN	

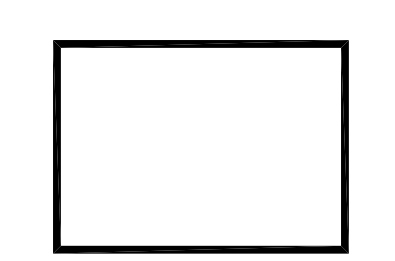


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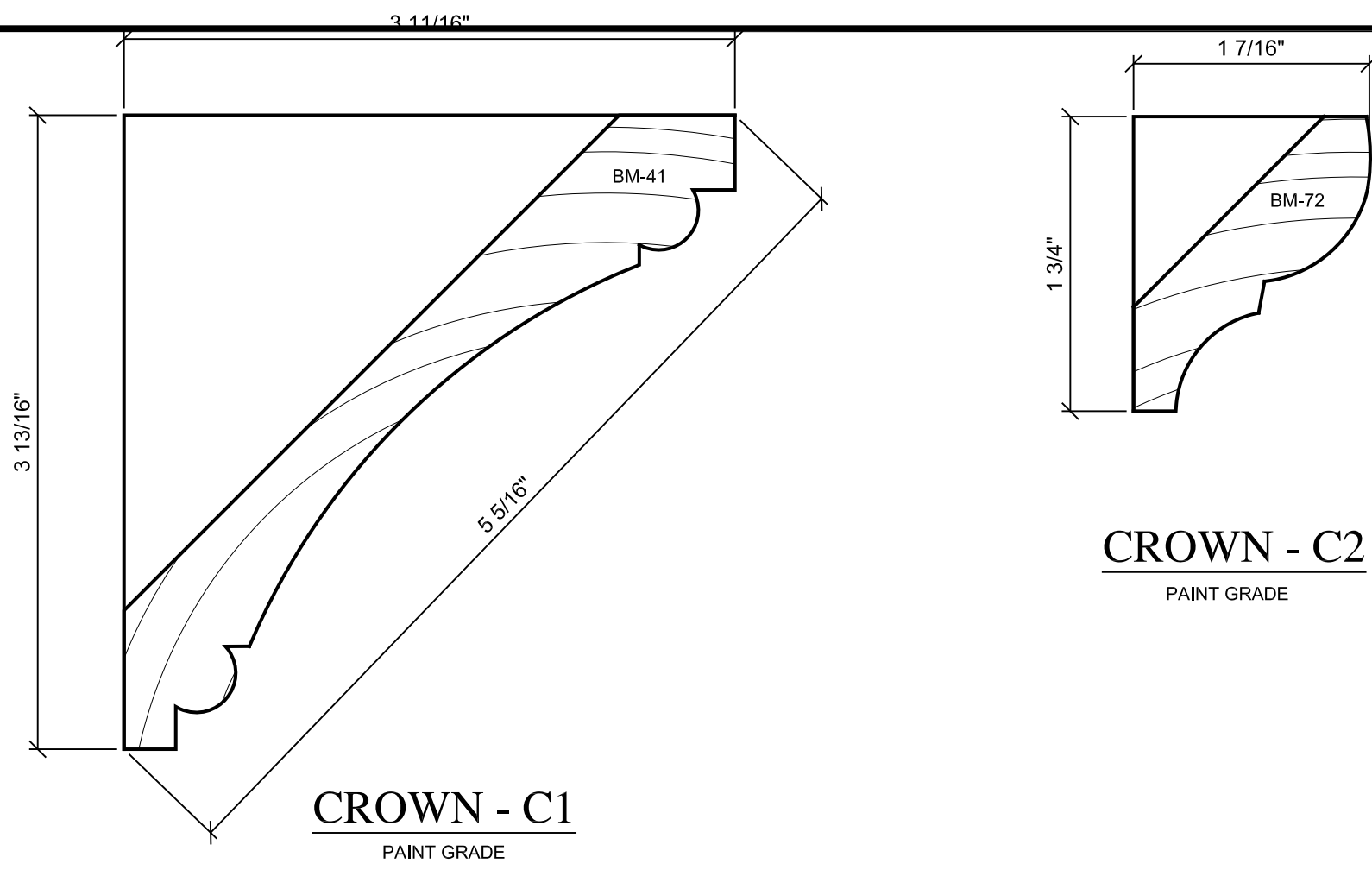
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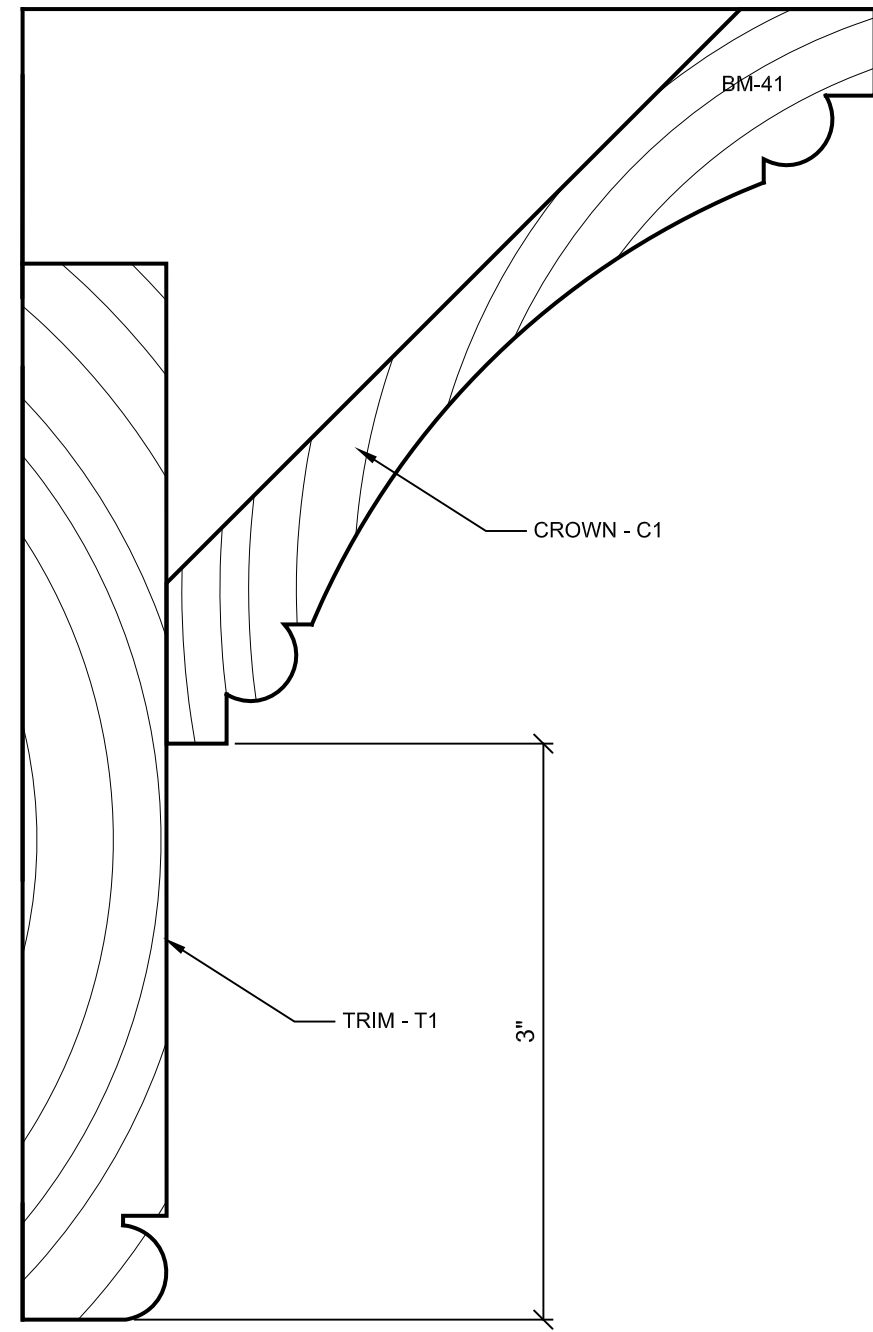
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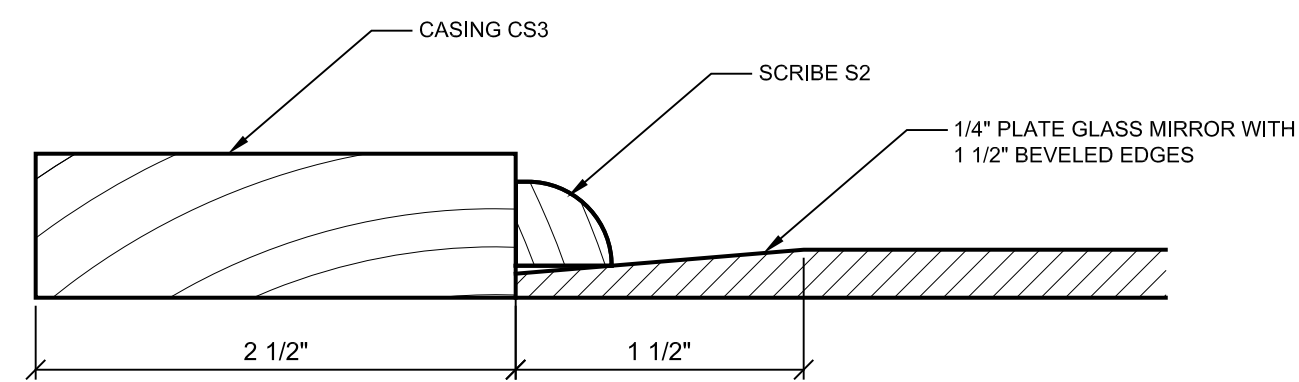
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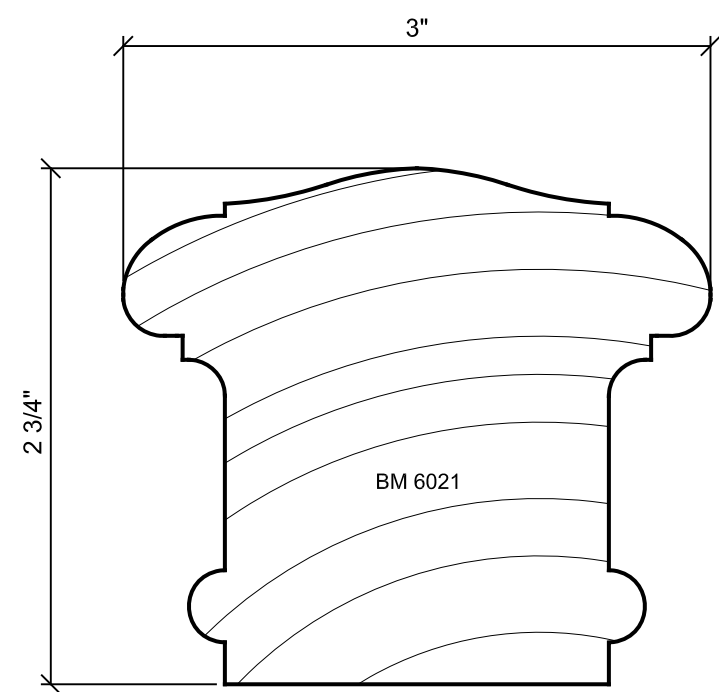
CROWN - C2
PAINT GRADE



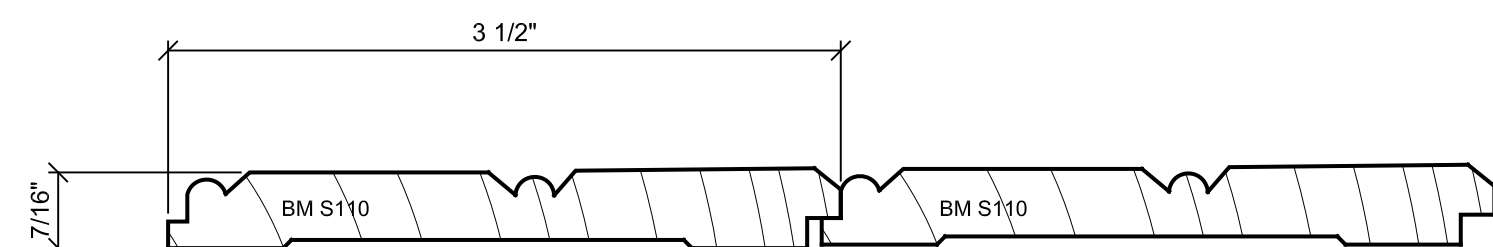
COMBINATION CROWN - C3
PAINT GRADE



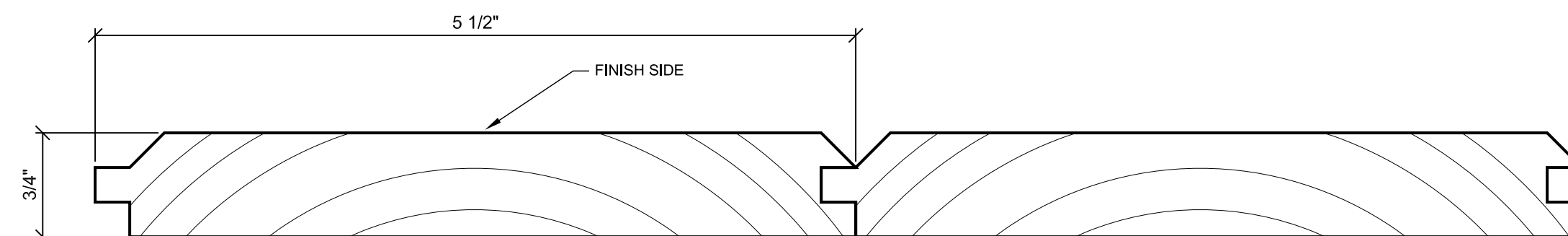
FRAMED MIRROR DETAIL
TYPICAL IN MASTER BATHROOM
PAINT GRADE



HANDRAIL - H1
STAIN GRADE CHERRY



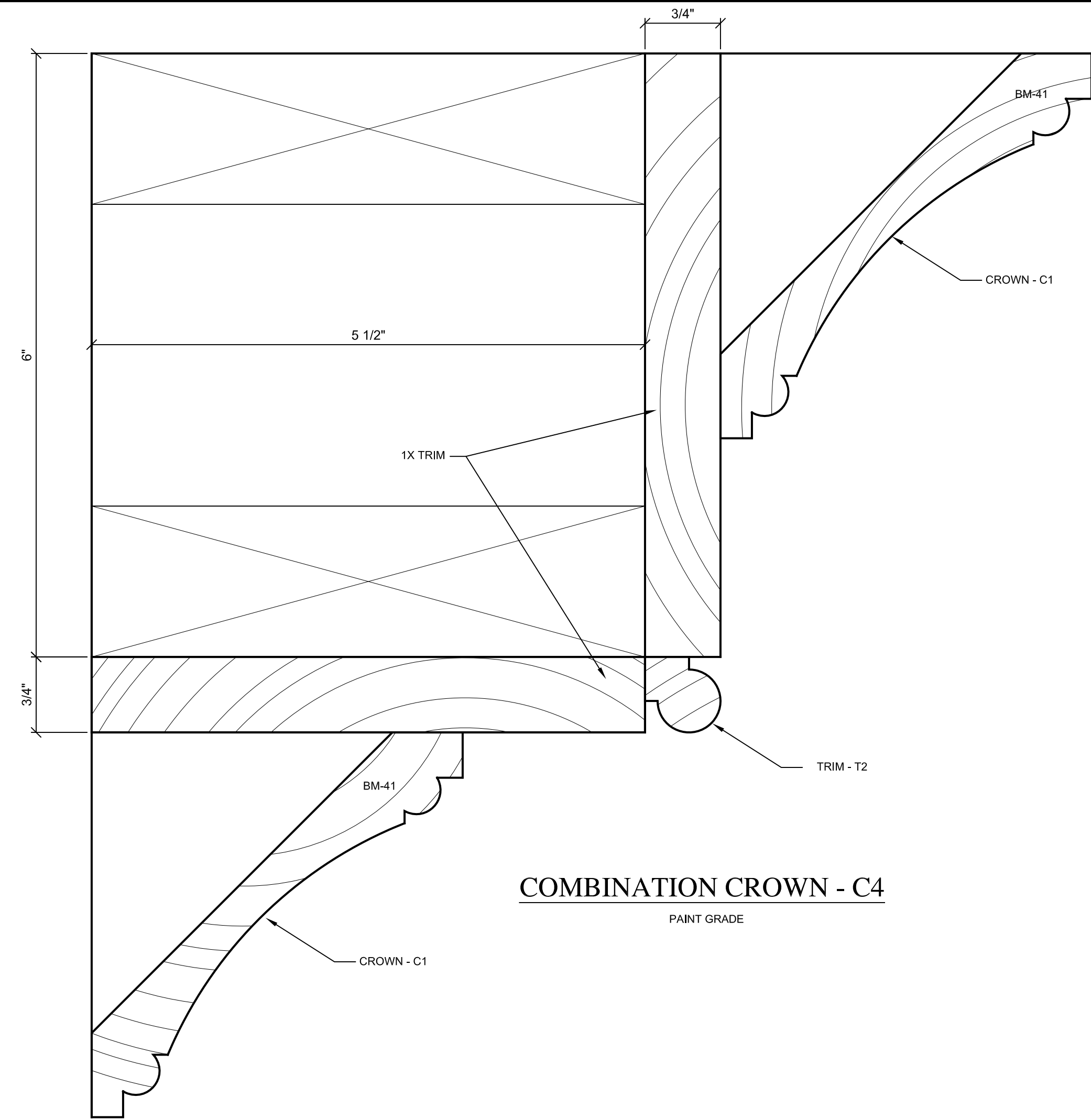
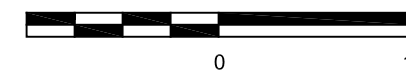
BEADBOARD PANELING
PAINT GRADE



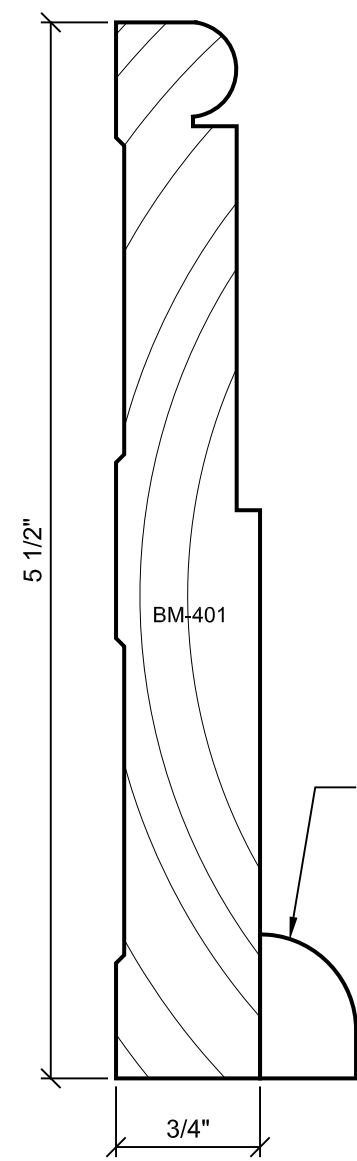
TONGUE & GROOVE 1X6
PAINT GRADE

TRIM PROFILES

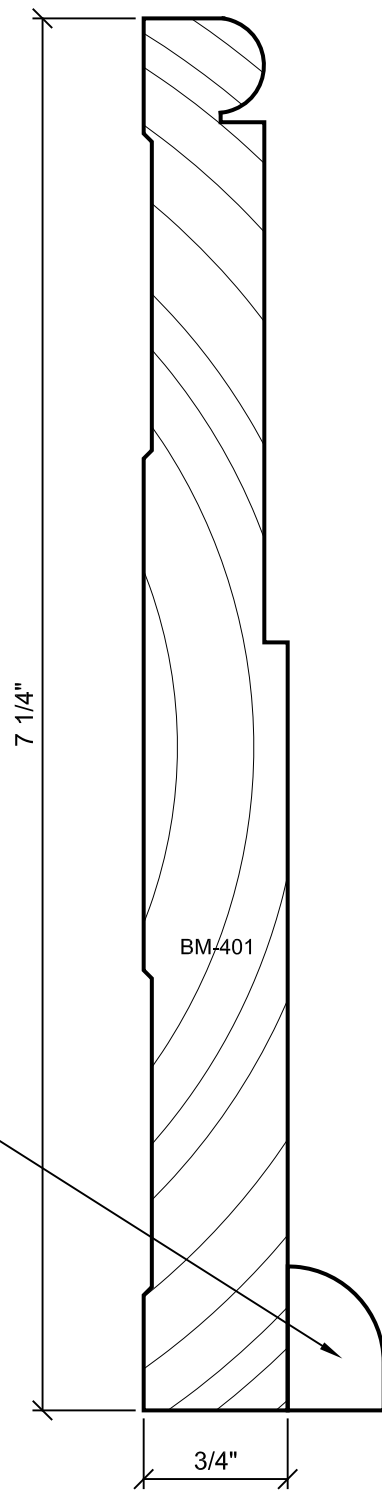
SEE FINISH SCHEDULE FOR WOOD SPECIES
FULL SCALE



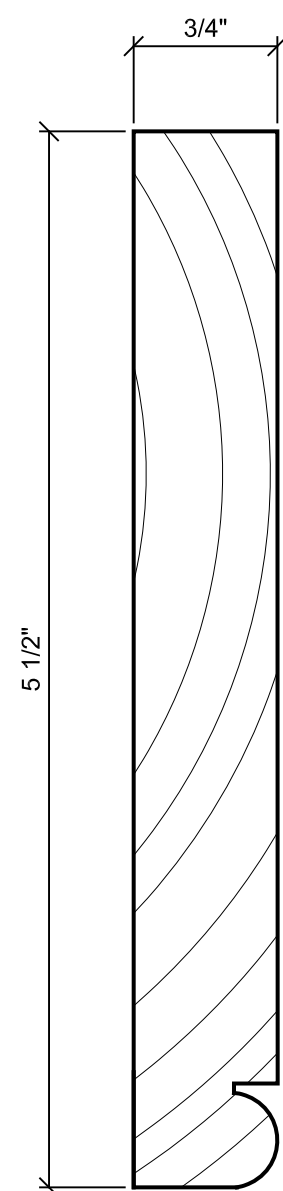
COMBINATION CROWN - C4
PAINT GRADE



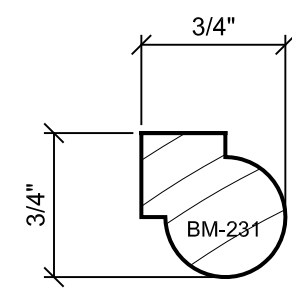
BASE - B1
PAINT GRADE



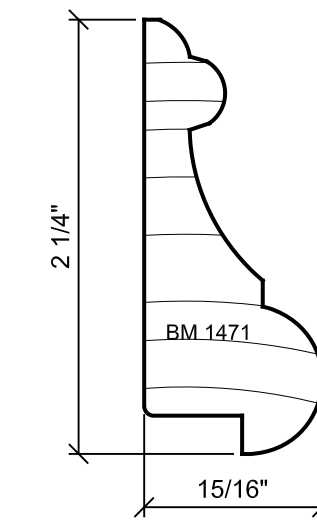
BASE - B2
PAINT GRADE



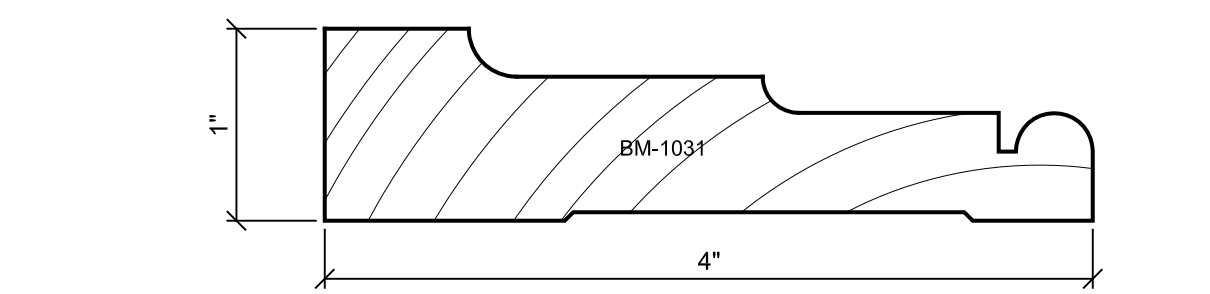
TRIM - T1
PAINT GRADE



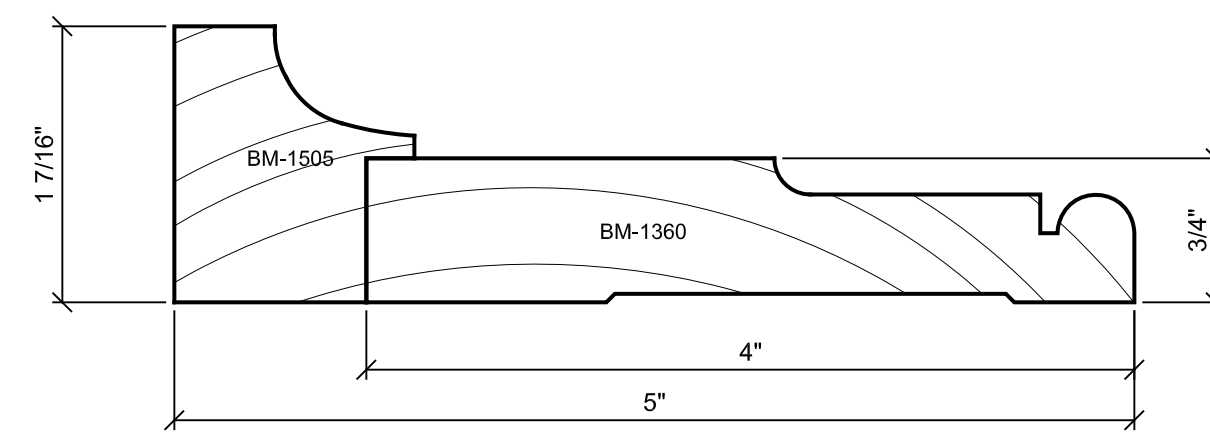
TRIM - T2
PAINT GRADE



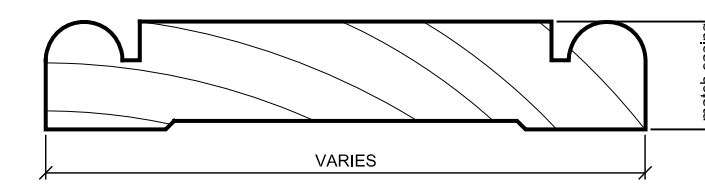
CHAIR RAIL - CR1
PAINT GRADE



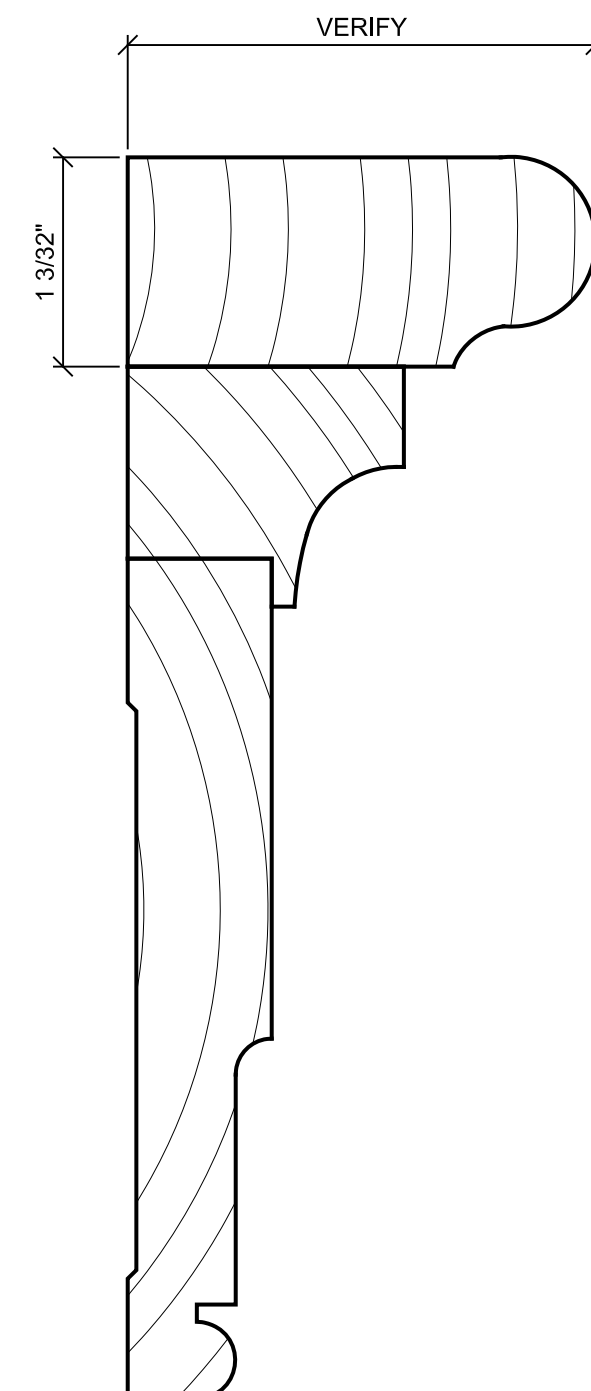
CASING - CS1
PAINT GRADE



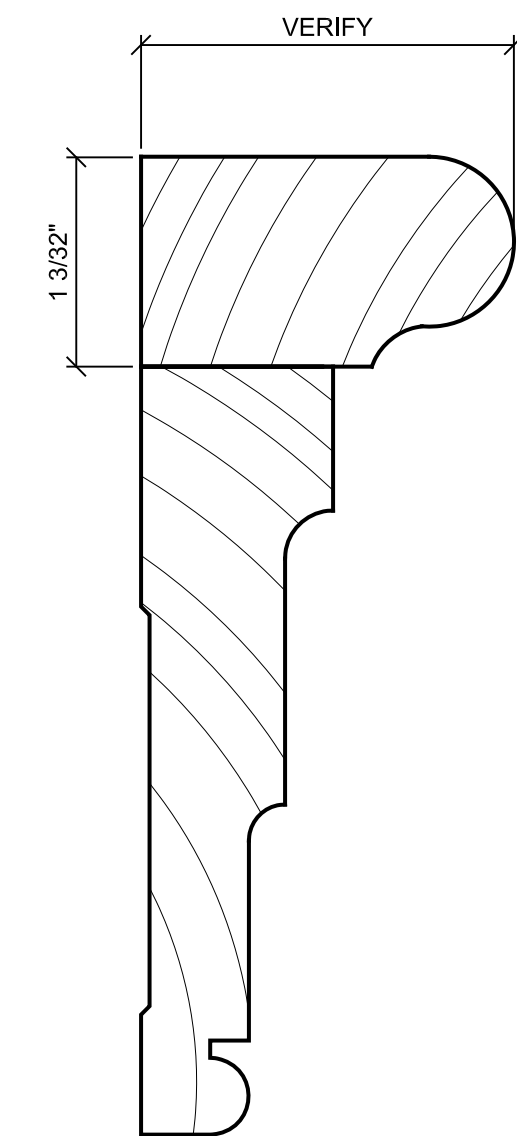
CASING - CS2
PAINT GRADE



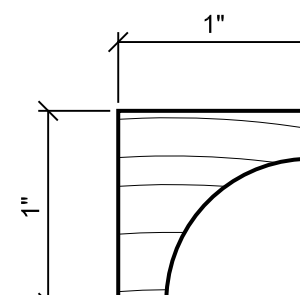
MULL COVER
PAINT GRADE



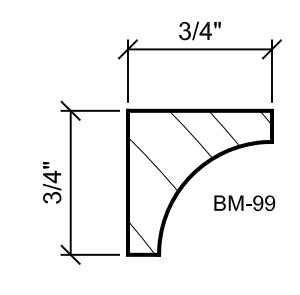
WINDOW STOOL CS2
PAINT GRADE



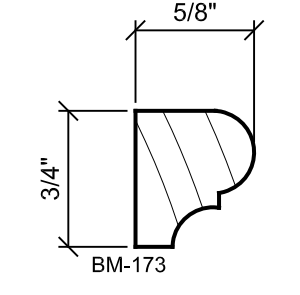
WINDOW STOOL CS1
PAINT GRADE



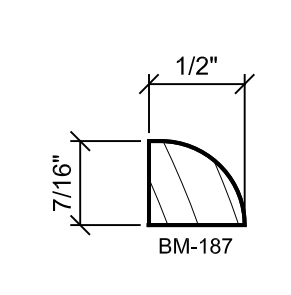
COVE - CV1
PAINT GRADE



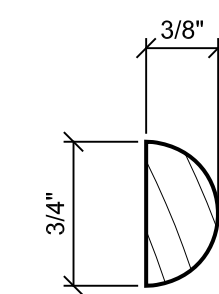
COVE - CV2
PAINT GRADE



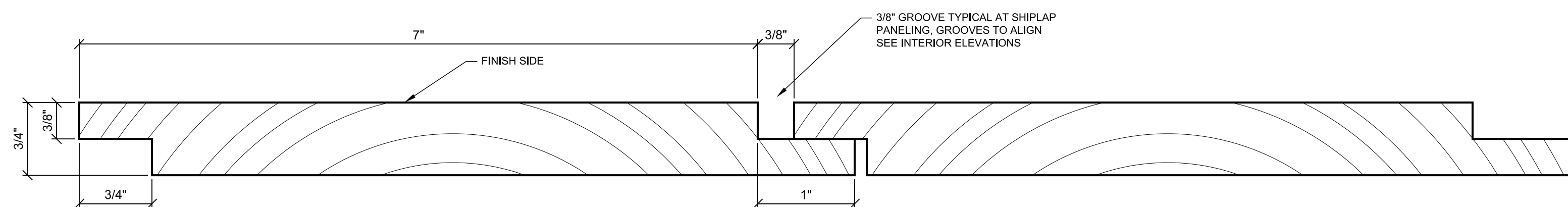
SCRIBE - S1
PAINT GRADE



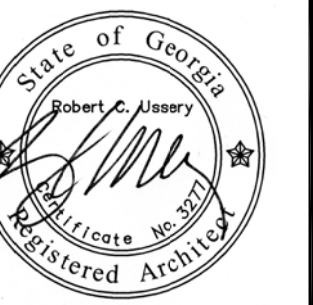
SCRIBE - S2
PAINT GRADE



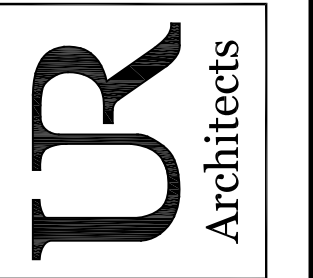
SCRIBE - S3
PAINT GRADE



SHIPLAP PANELING
PAINT GRADE



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ELECTRICAL NOTES:

1. CONTRACTOR SHALL PROVIDE EIGHT (12) ADDITIONAL ELECTRICAL OUTLETS TO BE L.O.J.
2. PROVIDE UTILITY LIGHTS & OUTLETS IN ATTIC SPACES L.O.J.
3. PROVIDE POWER FOR AIR HANDLERS L.O.J.
4. PROVIDE POWER FOR AC CONDENSER UNITS L.O.J.
5. PROVIDE POWER/GAS FOR WATER HEATERS L.O.J.
6. SERVICE TO METER SHALL BE UNDERGROUND
7. PROVIDE POWER FOR POOL EQUIPMENT - VERIFY LOCATION WITH POOL CONTRACTOR
8. ALARM/SECURITY SYSTEM PROVIDED BY OTHERS
9. CONTRACTOR SHALL SUBMIT ELECTRICAL FIXTURE CUT SHEETS AND LAMPING TO ARCHITECT FOR APPROVAL PRIOR TO PURCHASING

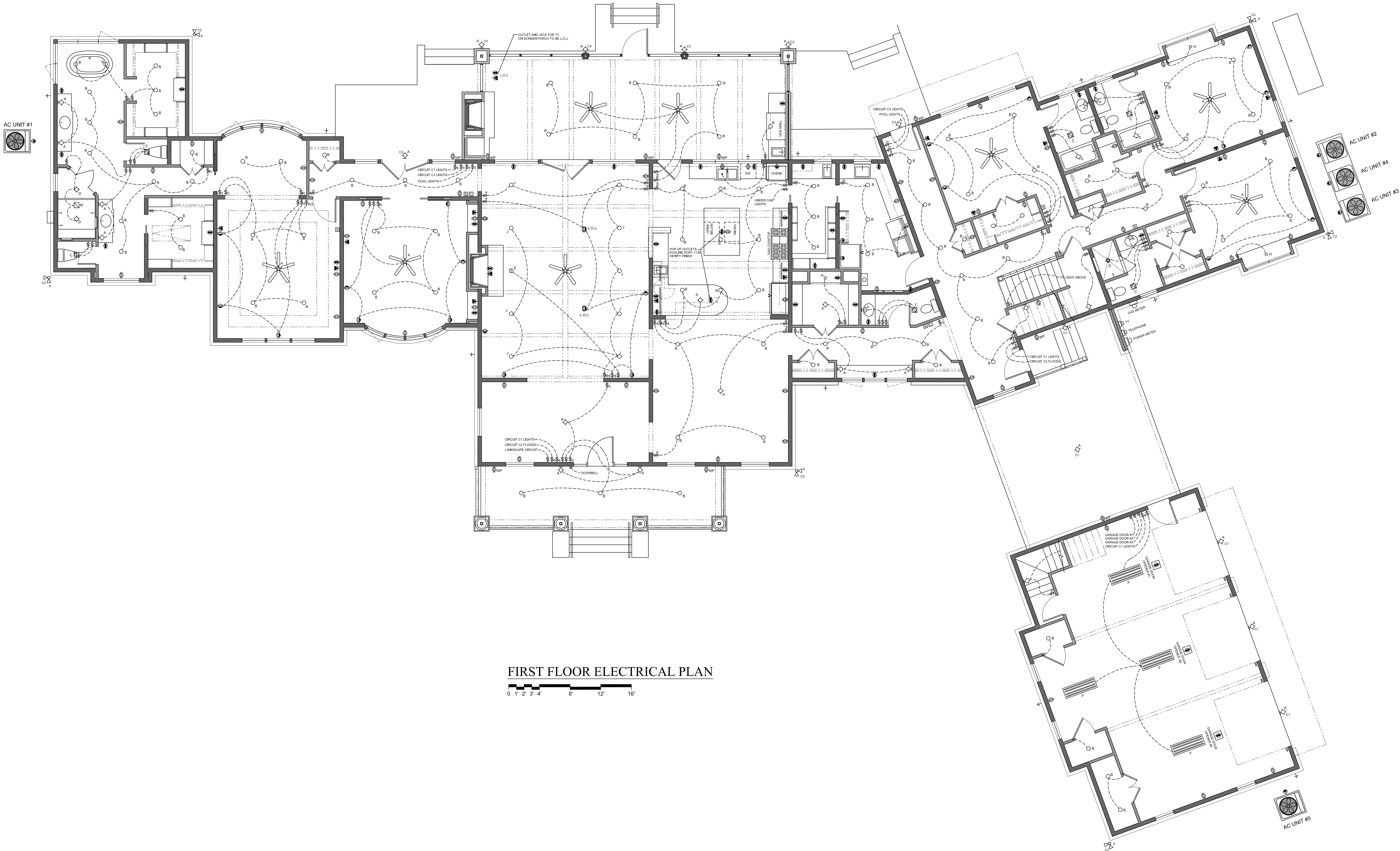
ELECTRICAL SYMBOLS LEGEND

	DUPLEX CONVENIENCE OUTLET		SWITCH		TELEPHONE OUTLET
	DUPLEX OUTLET TOP SWITCHED		SWITCH - 3 WAY		TELEVISION CABLE OUTLET
	DUPLEX OUTLET - WATERPROOF		SWITCH WITH RHEOSTAT		EXHAUST FAN
	DUPLEX OUTLET - VERIFY HEIGHT		RECESSED INCANDESCENT LIGHT		EXHAUST FAN AND LIGHT
	SPECIAL OUTLET - VERIFY		CEILING MOUNT INCANDESCENT		PUSH BUTTON OR JAMB SWITCH
	QUADRAPLEX OUTLET		WALL MOUNT LIGHT		CHIME
	DUPLEX OUTLET FLOOR MOUNTED		FLUORESCENT FIXTURE		SMOKE DETECTOR
	DUPLEX OUTLET FLOOR MOUNT & TOP SWITCH		FLOOD LIGHT - DIRECTIONAL		GARAGE DOOR SENSOR
	SMART JACK - PHONE, TV AND DATA PORTS				VIDEO INTERCOM SYSTEM

FIXTURE SCHEDULE

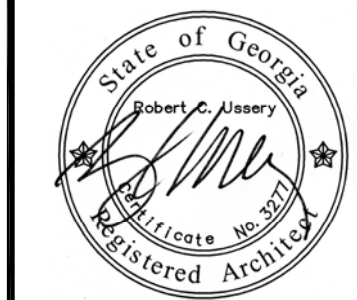
TYPE	DESCRIPTION	LAMP
A	DECORATIVE LIGHT FIXTURE OR CEILING FAN PROVIDED BY OWNER, INSTALLED BY CONTRACTOR	VERIFY
B	RECESSED CAN, LIGHTTOLIER 5" APERTURE 1004 IC FRAME IN KIT WITH 1076WHTRIM, OR EQUAL	LED * SEE NOTES BELOW
C	EXHAUST FAN LIGHT, NUTONE MODEL 744LEDNT	14 WATT GU24, BR-30 2800K LED
D	RECESSED CAN, LIGHTTOLIER 5" APERTURE 1050RNL13ES FRAME-IN KIT WITH 1050RNDLWB TRIM, OR EQUAL (SHOWER/BATH/TUB LIGHT)	LED * SEE NOTES BELOW
E	RECESSED CAN, LIGHTTOLIER 5" APERTURE ADJUSTABLE 1000AICM FRAME IN KIT WITH ADJUSTABLE EYEBALL TRIM, OR EQUAL	LED * SEE NOTES BELOW
F	SURFACE MOUNT FLUORESCENT, THOMAS LIGHTING FWN432EB	(4) 32W F32TB
G	UTILITY WALL MOUNT LIGHT FIXTURE	FLUORESCENT OR LED
H	LIGHTTOLIER EVOLUTION LED 3" - FRAME-IN KIT C3L085N-TELVAIC, LIGHT ENGINE C3L085A-01 30K 9 FL, TRIM KIT C3LA-WH W, OR EQUAL	LED * SEE NOTES BELOW
J	RECESSED CAN, LIGHTTOLIER 5" APERTURE ADJUSTABLE 1000AICM FRAME IN KIT WITH 1027WH TRIM, OR EQUAL	LED * SEE NOTES BELOW
K	FLOOD LIGHTS, THOMAS LIGHTING SL4942, FIXTURE COLOR AS SELECTED BY OWNER	LED * SEE NOTES BELOW
L	LED UNDERCABINET LIGHTS	LED * SEE NOTES BELOW
M	NUTONE QTXEN080 EXHAUST FAN	

* ALL LED BULBS SHALL BE 2800 KELVIN



FIRST FLOOR ELECTRICAL PLAN

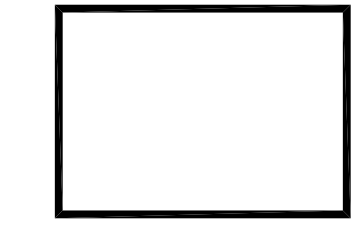
0 1" 2" 3" 4" 8" 12" 16"



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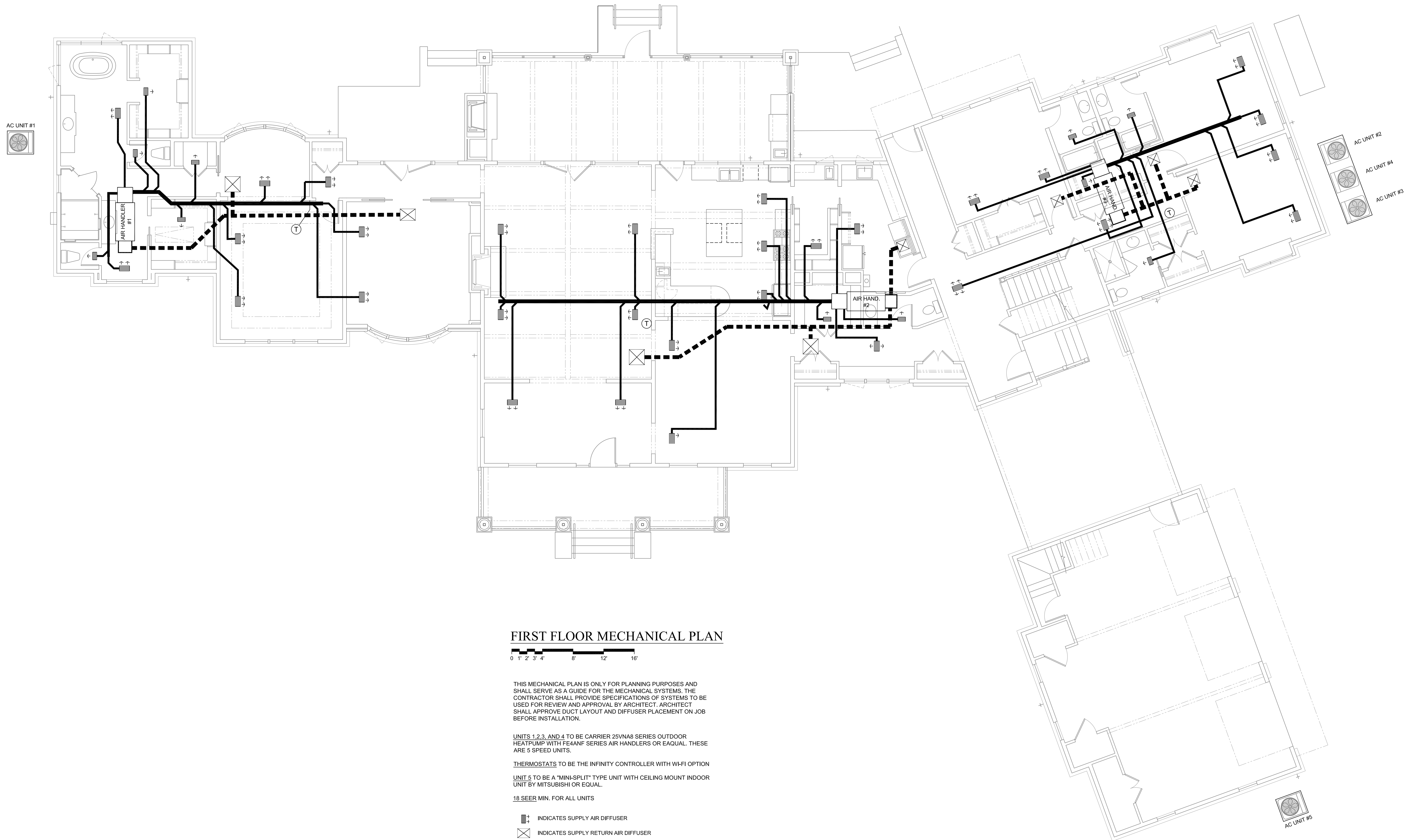


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FIRST FLOOR MECHANICAL PLAN

0 1' 2' 3' 4' 8' 12' 16'

THIS MECHANICAL PLAN IS ONLY FOR PLANNING PURPOSES AND SHALL SERVE AS A GUIDE FOR THE MECHANICAL SYSTEMS. THE CONTRACTOR SHALL PROVIDE SPECIFICATIONS OF SYSTEMS TO BE USED FOR REVIEW AND APPROVAL BY ARCHITECT. ARCHITECT SHALL APPROVE DUCT LAYOUT AND DIFFUSER PLACEMENT ON JOB BEFORE INSTALLATION.

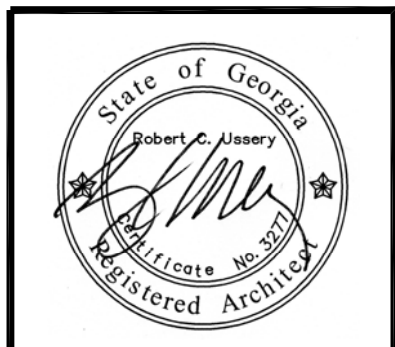
UNITS 1,2,3, AND 4 TO BE CARRIER 25VN8 SERIES OUTDOOR HEATPUMP WITH FE4ANF SERIES AIR HANDLERS OR EAQUAL. THESE ARE 5 SPEED UNITS.

THERMOSTATS TO BE THE INFINITY CONTROLLER WITH WI-FI OPTION

UNIT 5 TO BE A "MINI-SPLIT" TYPE UNIT WITH CEILING MOUNT INDOOR UNIT BY MITSUBISHI OR EQUAL.

18 SEER MIN. FOR ALL UNITS

- INDICATES SUPPLY AIR DIFFUSER
- INDICATES SUPPLY RETURN AIR DIFFUSER
- INDICATES THERMOSTAT



UR
Architects

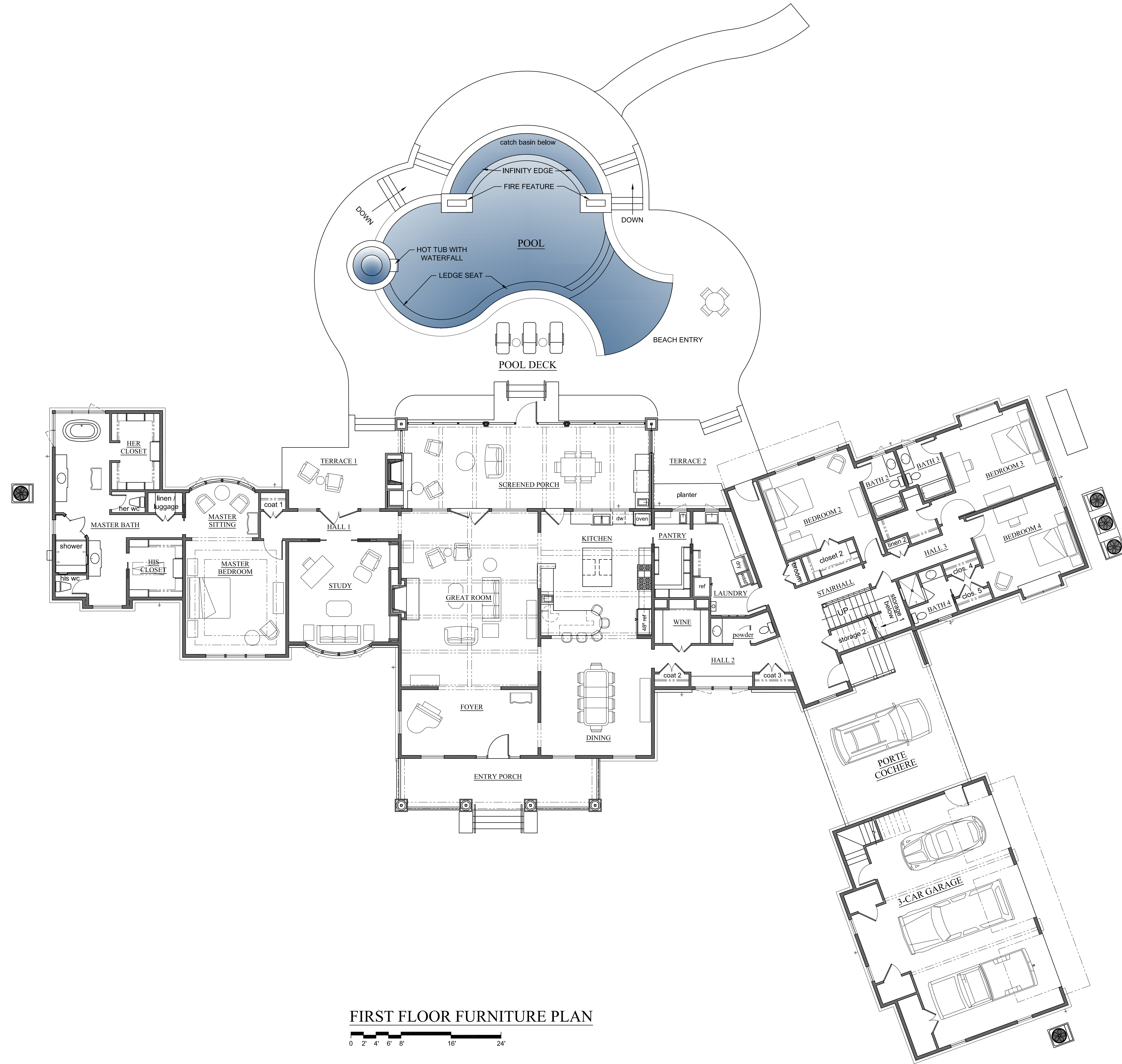
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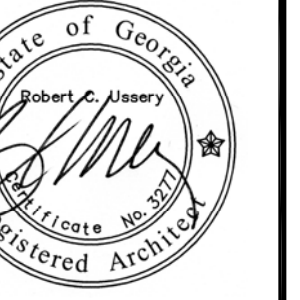
FIRST FLOOR FURNITURE PLAN

0 2' 4' 6' 8' 16' 24'

NOTE: FURNITURE PLANS ARE FOR DESIGN INTENT ONLY
THE FURNITURE IS BY OTHERS AND NOT IN THE
CONTRACT FOR CONSTRUCTION

SECOND FLOOR FURNITURE PLAN

0 2' 4' 6' 8' 16' 24'



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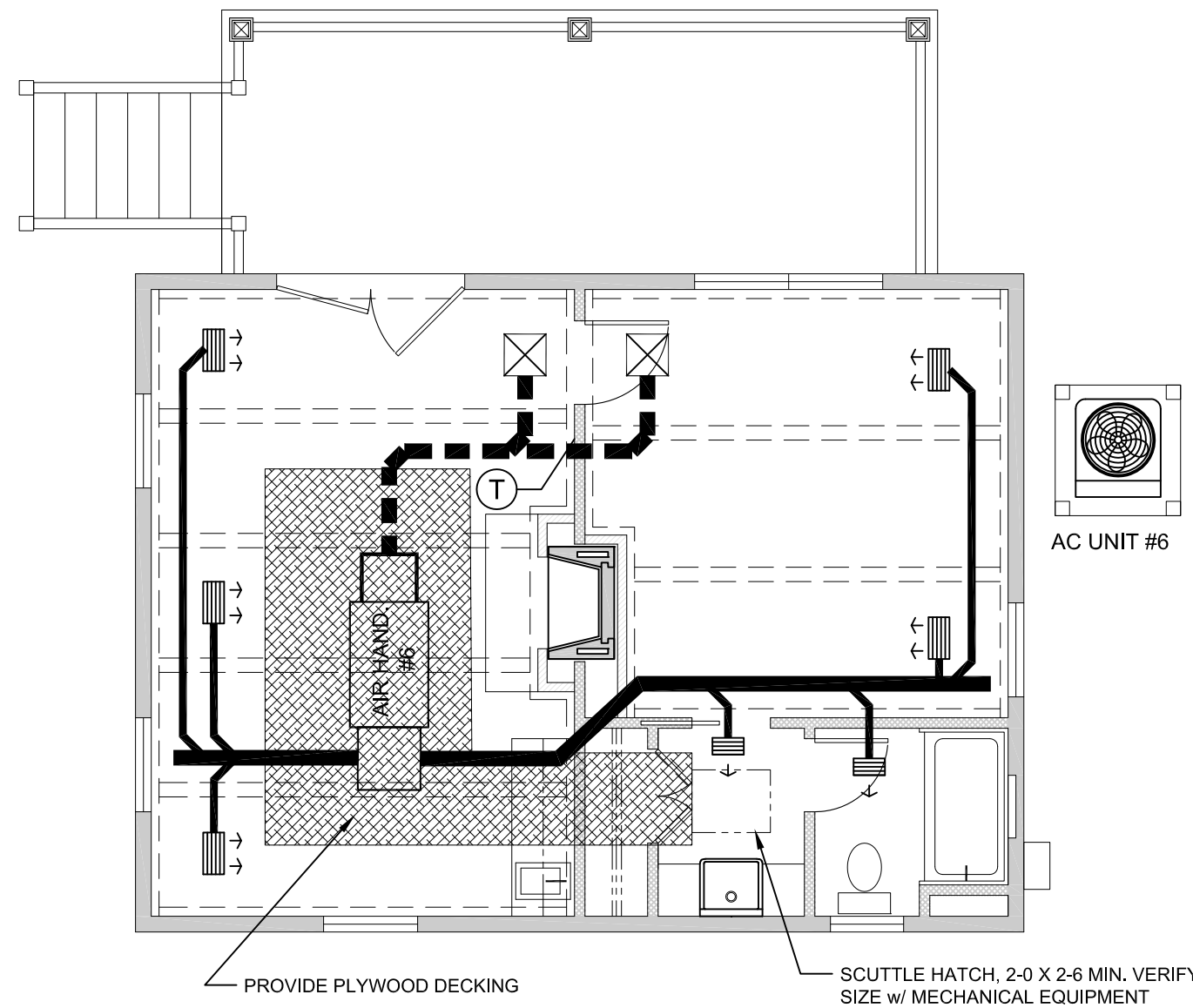


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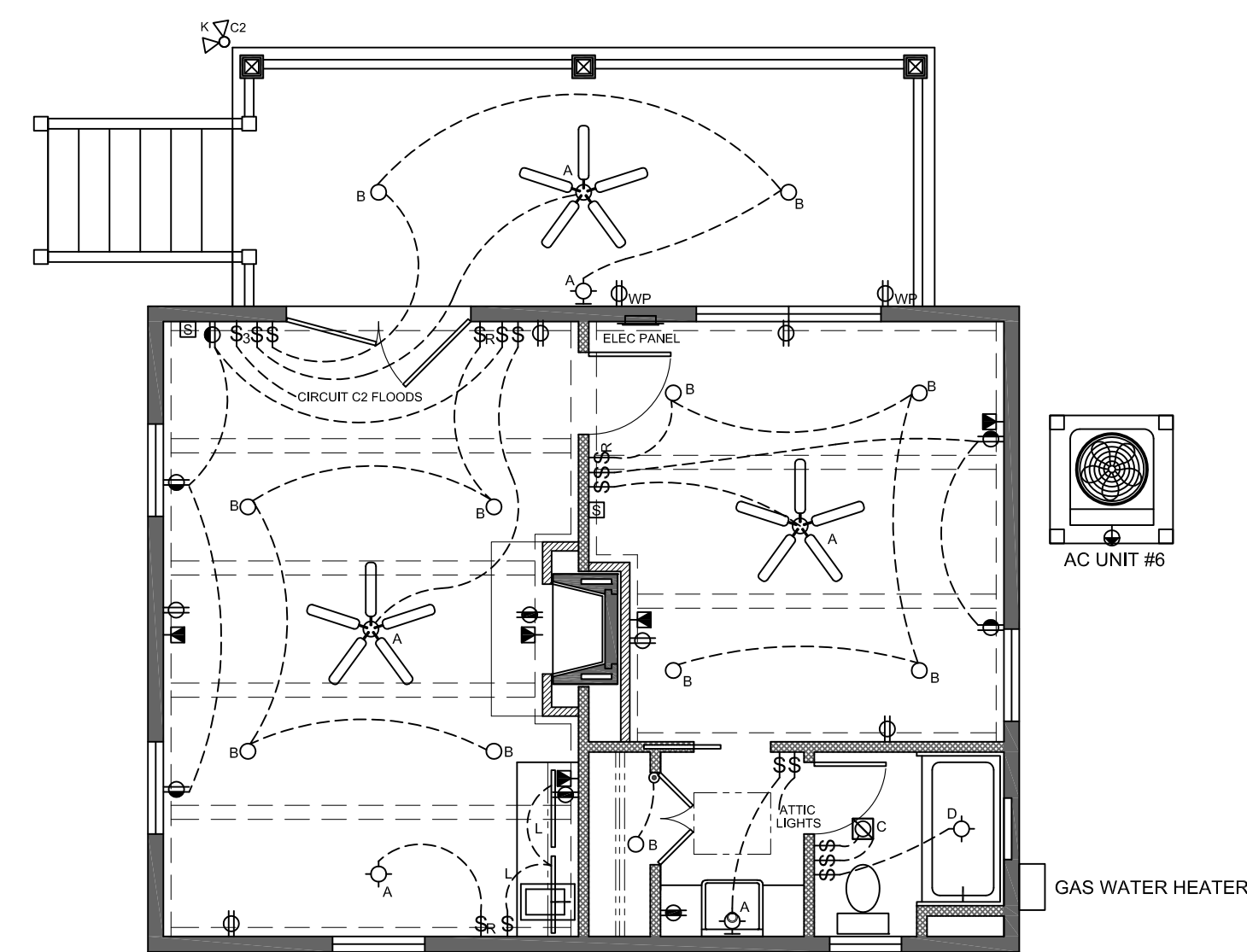
MECHANICAL PLAN



MECHANICAL NOTES:

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- INDICATES SUPPLY AIR DIFFUSER
- INDICATES SUPPLY RETURN AIR DIFFUSER
- INDICATES THERMOSTAT

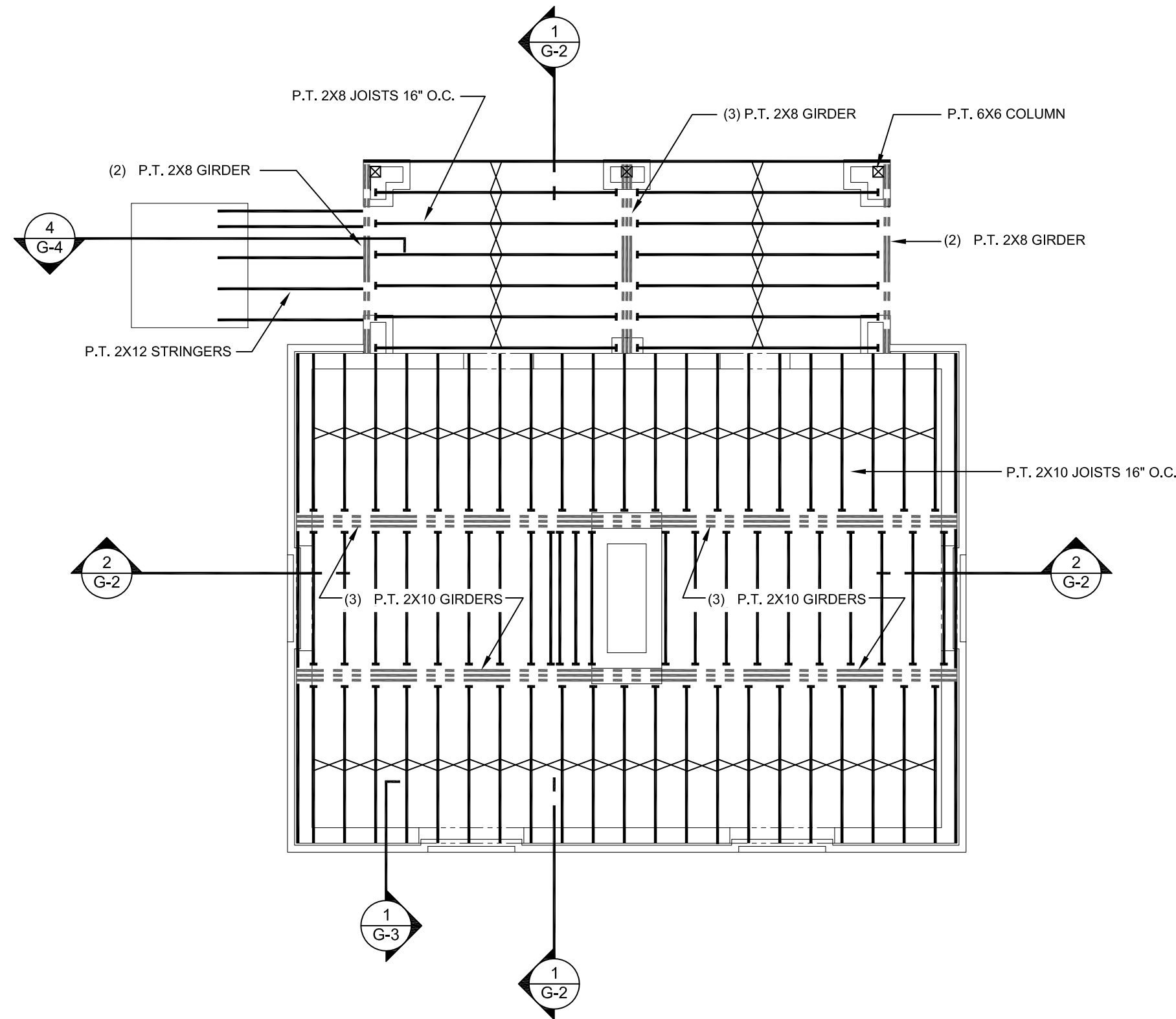


ELECTRICAL PLAN



ELECTRICAL NOTES:

- SEE SHEET A-23 FOR ELECTRICAL NOTES, LEGEND AND FIXTURE SCHEDULE

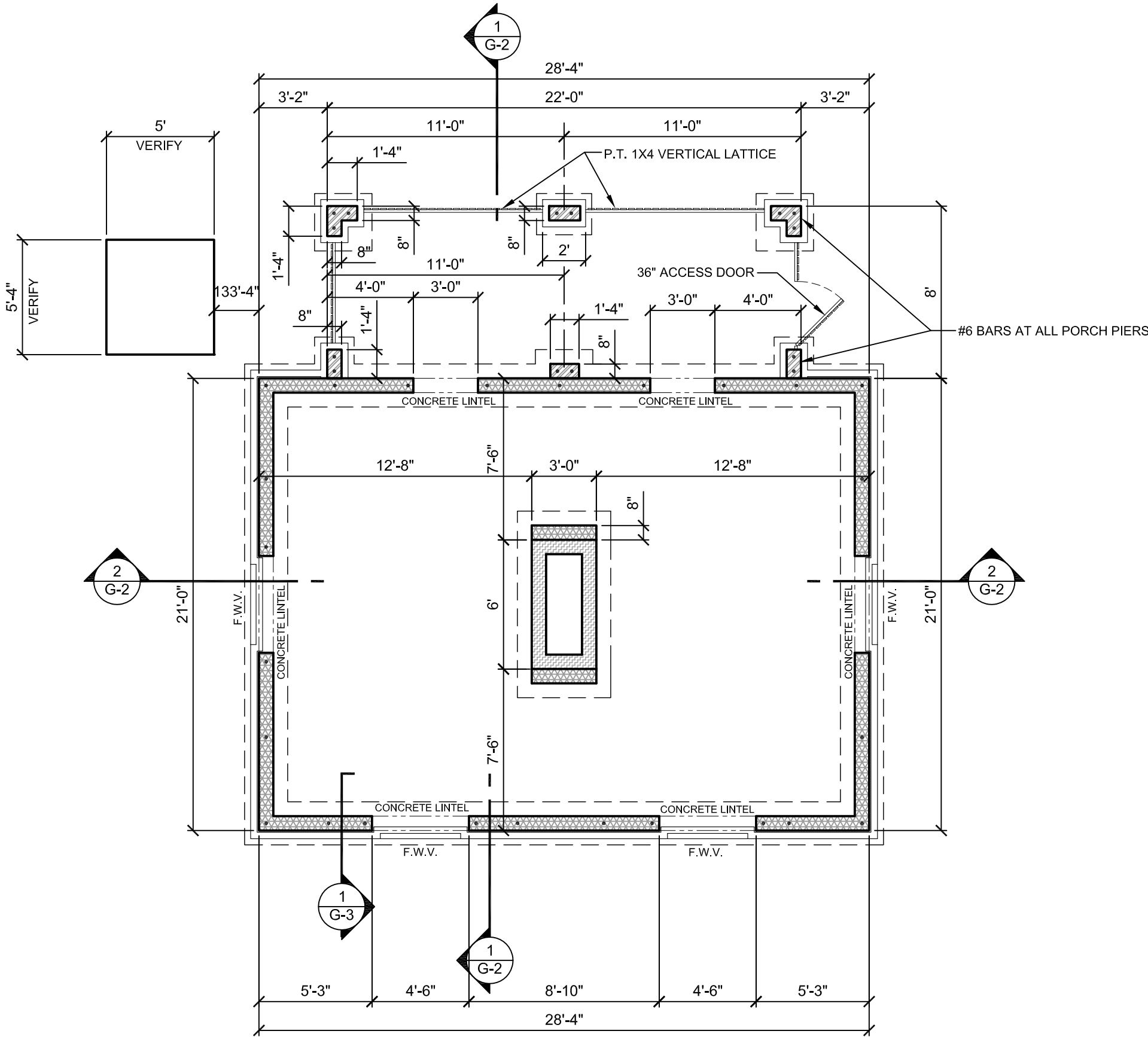


FLOOR FRAMING PLAN



FLOOR FRAMING NOTES:

- ALL FRAMING SHALL BE NO. 2 PINE, OR BETTER, MINIMUM Fb = 1200, UNLESS OTHERWISE NOTED
- ALL GIRDERS SHALL BE MULTIPLE P.T. 2X10'S SEE FLOOR FRAMING PLAN FOR NUMBER OF GIRDERS AND LOCATION REQUIRED.
- ALL FLOOR JOISTS SHALL BE P.T. 2X10'S AT 16" O.C. FOR SPANS UNDER 14'-0". 12" O.C. FOR SPANS OVER 14'-0". UNLESS OTHERWISE NOTED
- INDICATES CROSS BRIDGING AT MID SPAN OF JOIST.

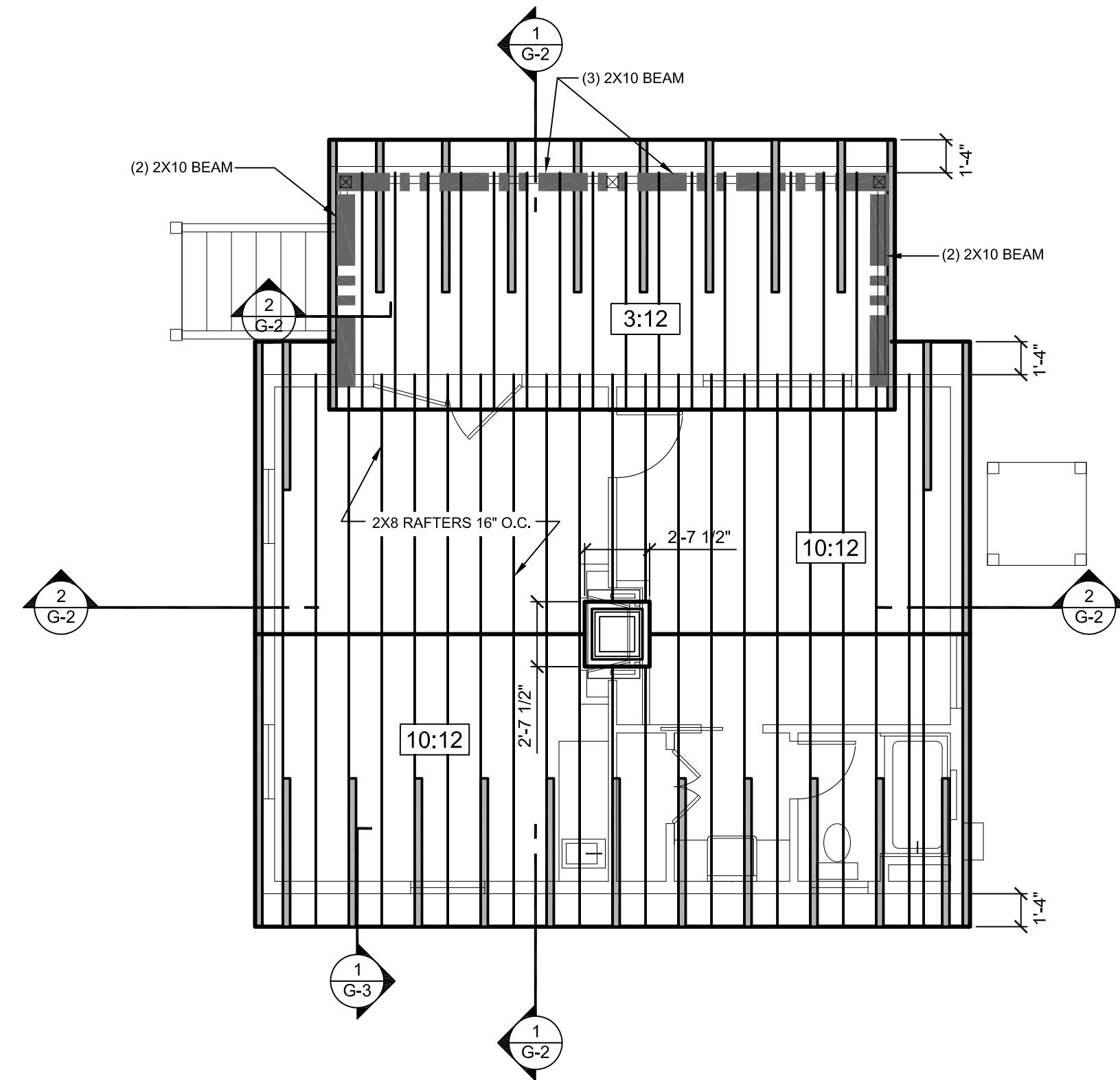


FOUNDATION PLAN



FOUNDATION LEGEND:

- 8X8X16 CMU - TOP OF BLOCK = 12.3' MSL
- POURED IN PLACE CONCRETE PIER REINFORCED WITH (2) #6 BARS VERTICAL. PROVIDE BRICK FORM/ VENEER. SEE FOUNDATION PLAN FOR DIMENSIONS. VERIFY TOP OF PIER ELEVATION
- #5 VERTICAL REBAR FROM TOP OF FOOTING TO TOP COURSE OF BLOCK, IN GROUTED CELL. TYPICAL AT ALL CORNERS. 48" O.C. MAXIMUM SPACING AT 8" BLOCK WALLS, 32" O.C. MAXIMUM SPACING AT 12" BLOCK WALLS, UNLESS NOTED OTHERWISE
- F.W.V. INDICATES FLOOD WATER VENT, SEE WALL SECTION FOR DETAILS

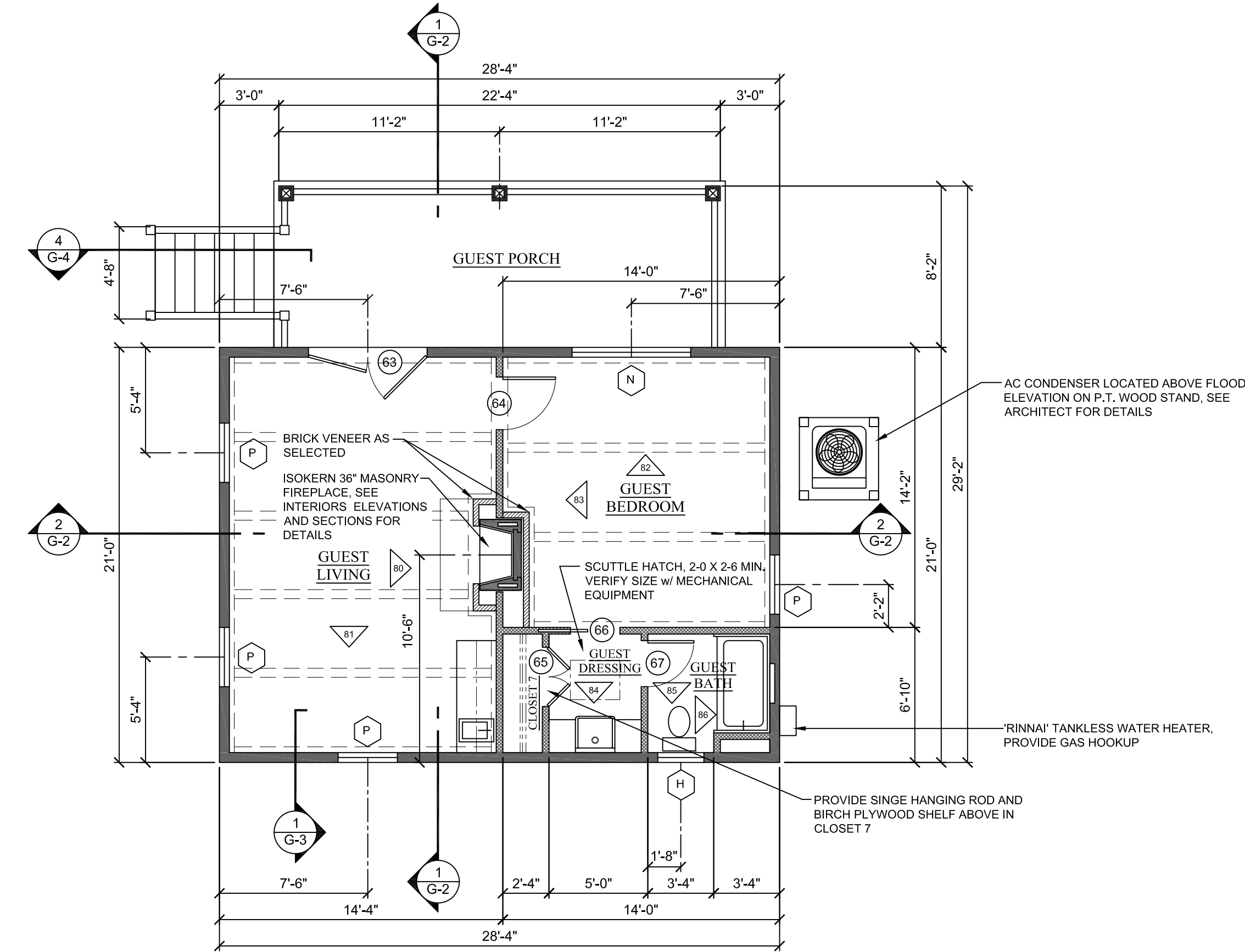


ROOF FRAMING PLAN



ROOF FRAMING NOTES:

- ALL FRAMING SHALL BE NO. 2 PINE, OR BETTER, MINIMUM Fb = 1200, UNLESS OTHERWISE NOTED
- RAFTERS SHALL BE 2X8'S AT 16" O.C. UNLESS OTHERWISE NOTED, MAXIMUM UNBRACED HORIZONTAL SPAN 10'-10"
- RIDGES, HIPs AND VALLEYS SHALL BE 2X12'S
- MINIMUM HEADER SIZE SHALL BE (2) 2X8'S
- CEILING JOISTS SHALL BE 2X6'S AT 16" O.C. MAXIMUM SPAN 12'-9" OR 2X8'S AT 16" O.C. MAXIMUM SPAN 16'-10" OR 2X10'S AT 16" O.C. MAXIMUM SPAN 21'-6"
- PROVIDE 2X6 WIND BRACING 32 O.C. AS NEEDED IN THE ATTIC



FLOOR PLAN

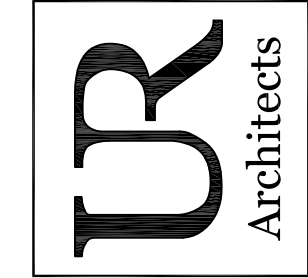


SQUARE FOOTAGE:

GUEST HOUSE HEATED & COOLED	595 SQ FT
GUEST PORCH	185 SQ FT
TOTAL UNDER ROOF	780 SQ FT



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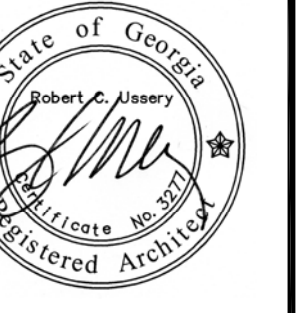
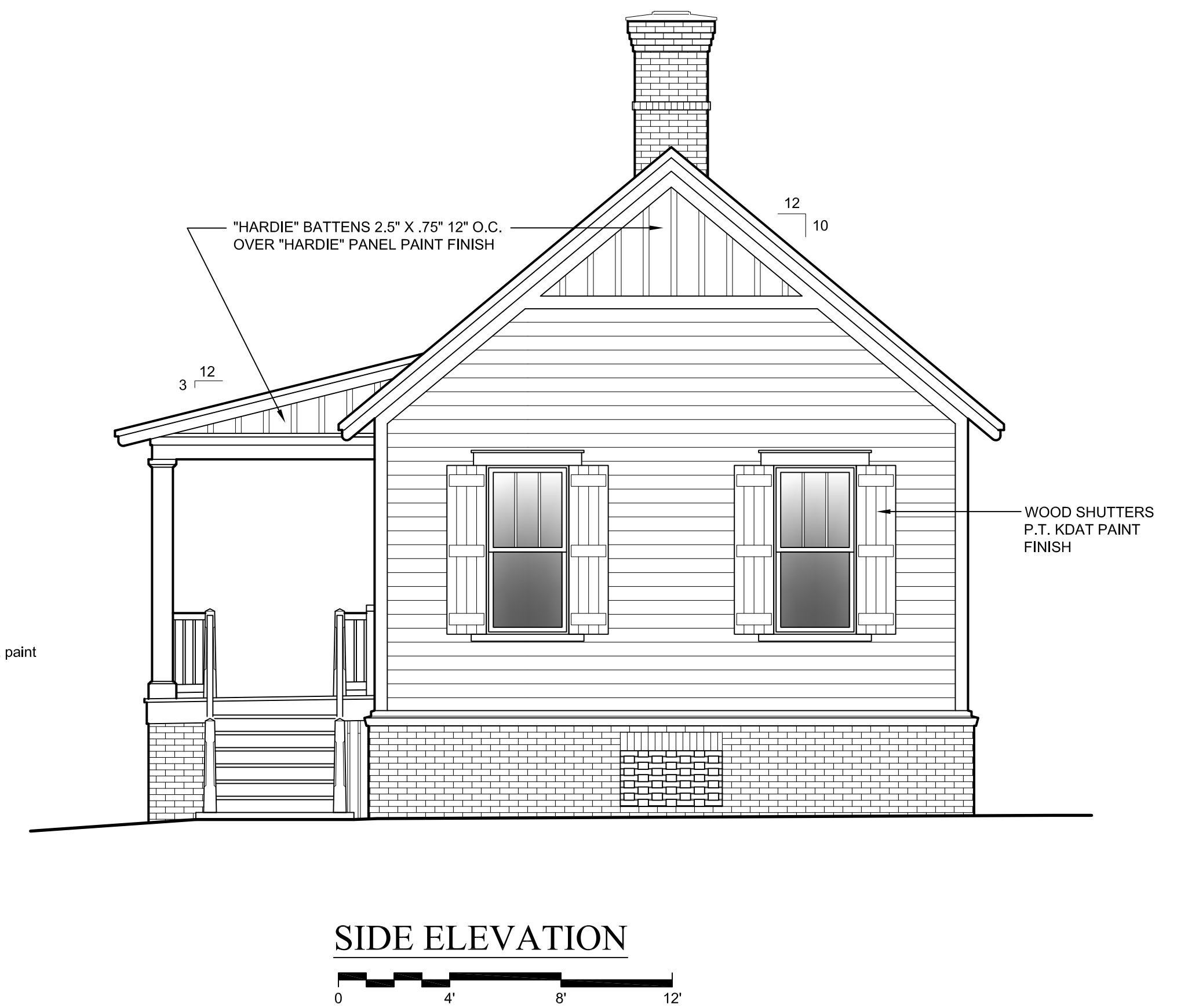
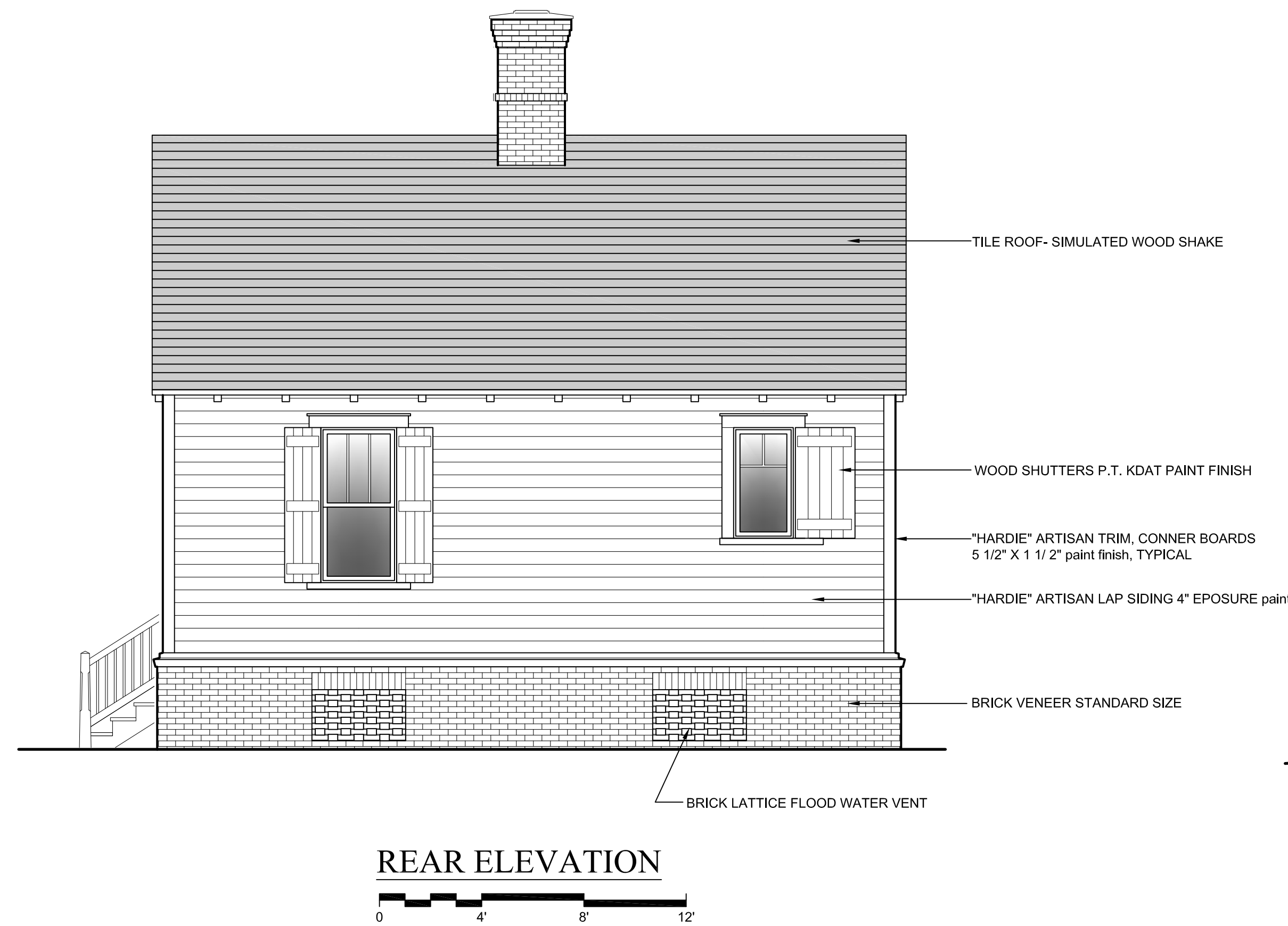
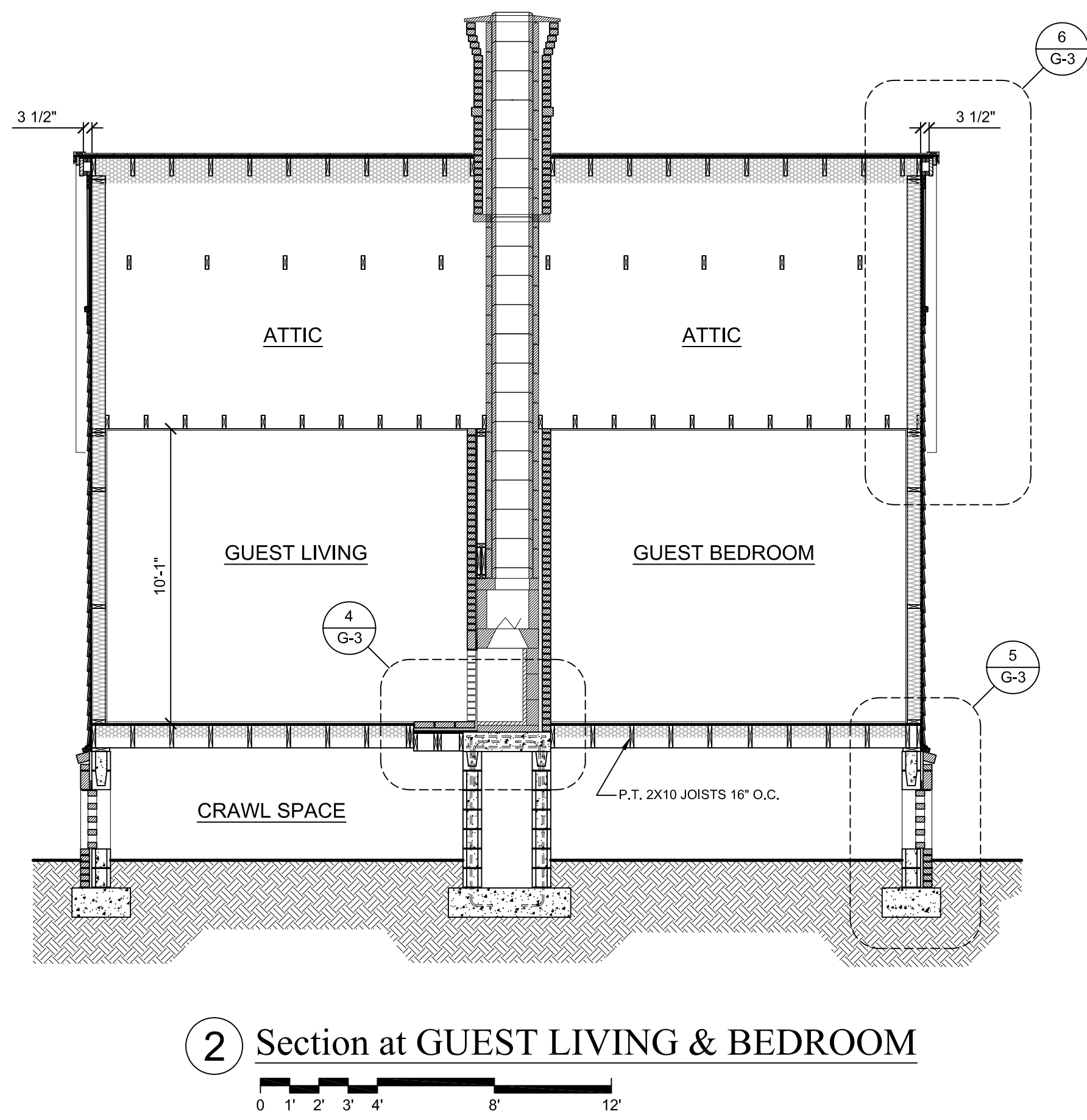
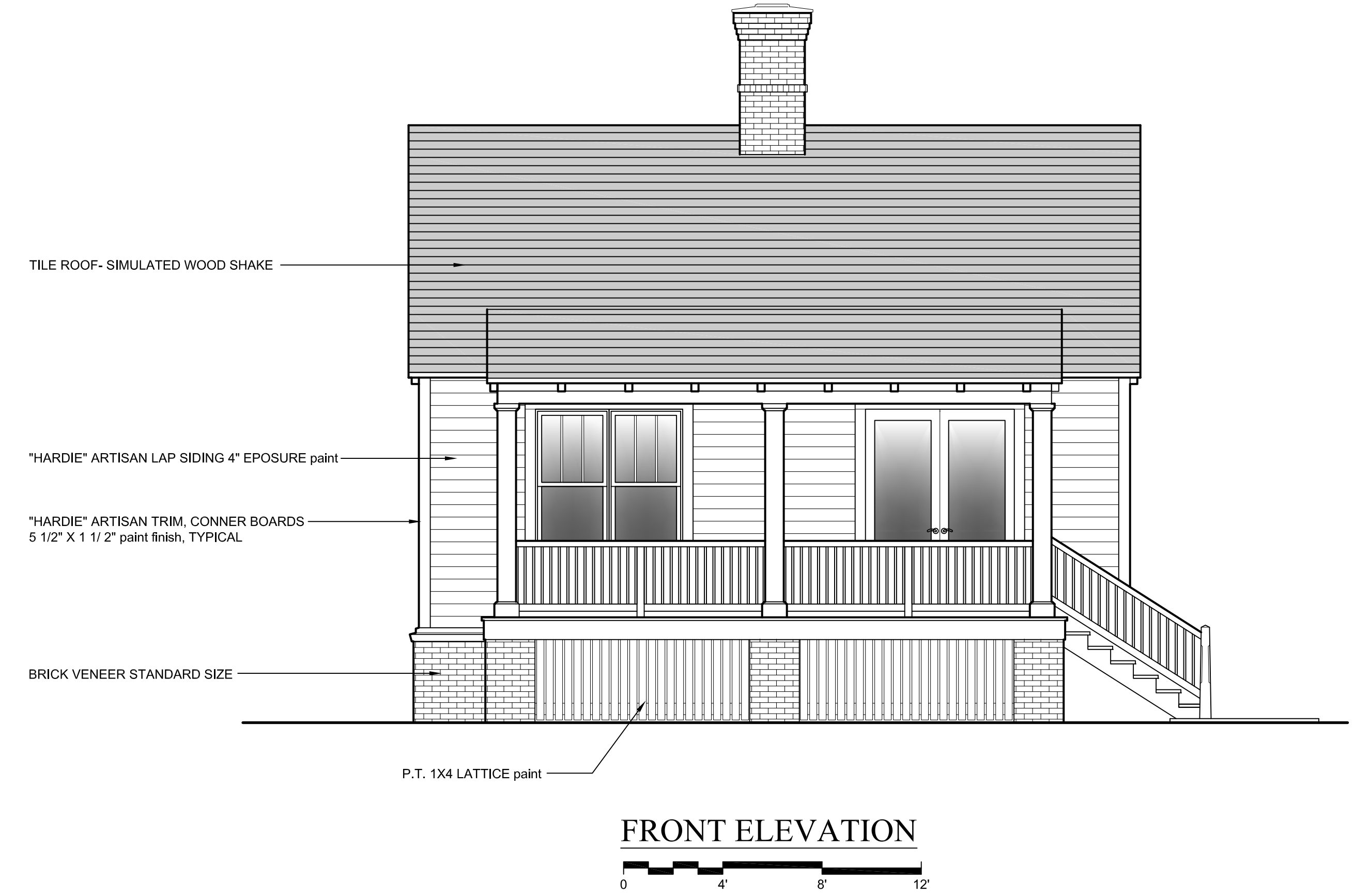
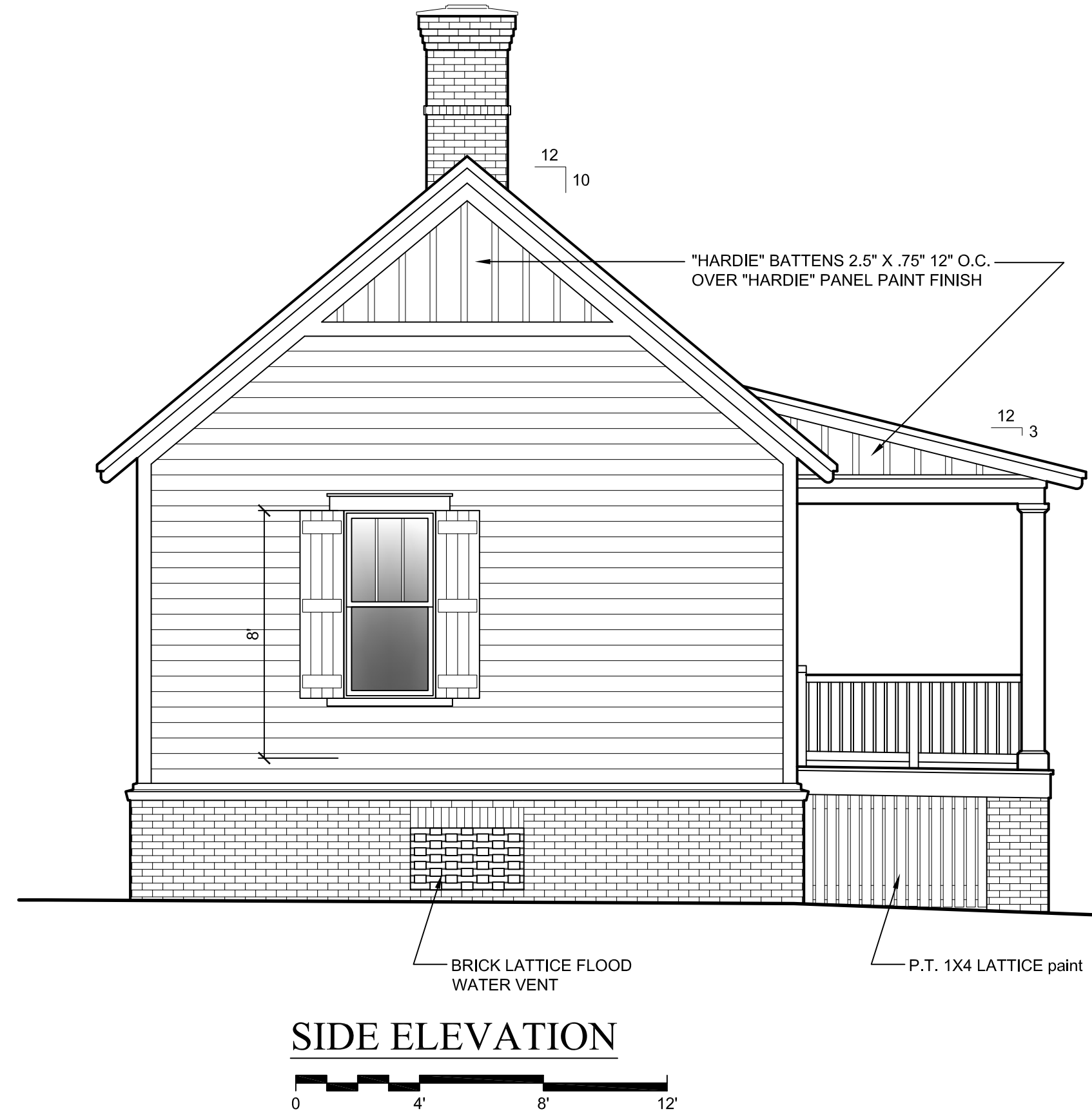
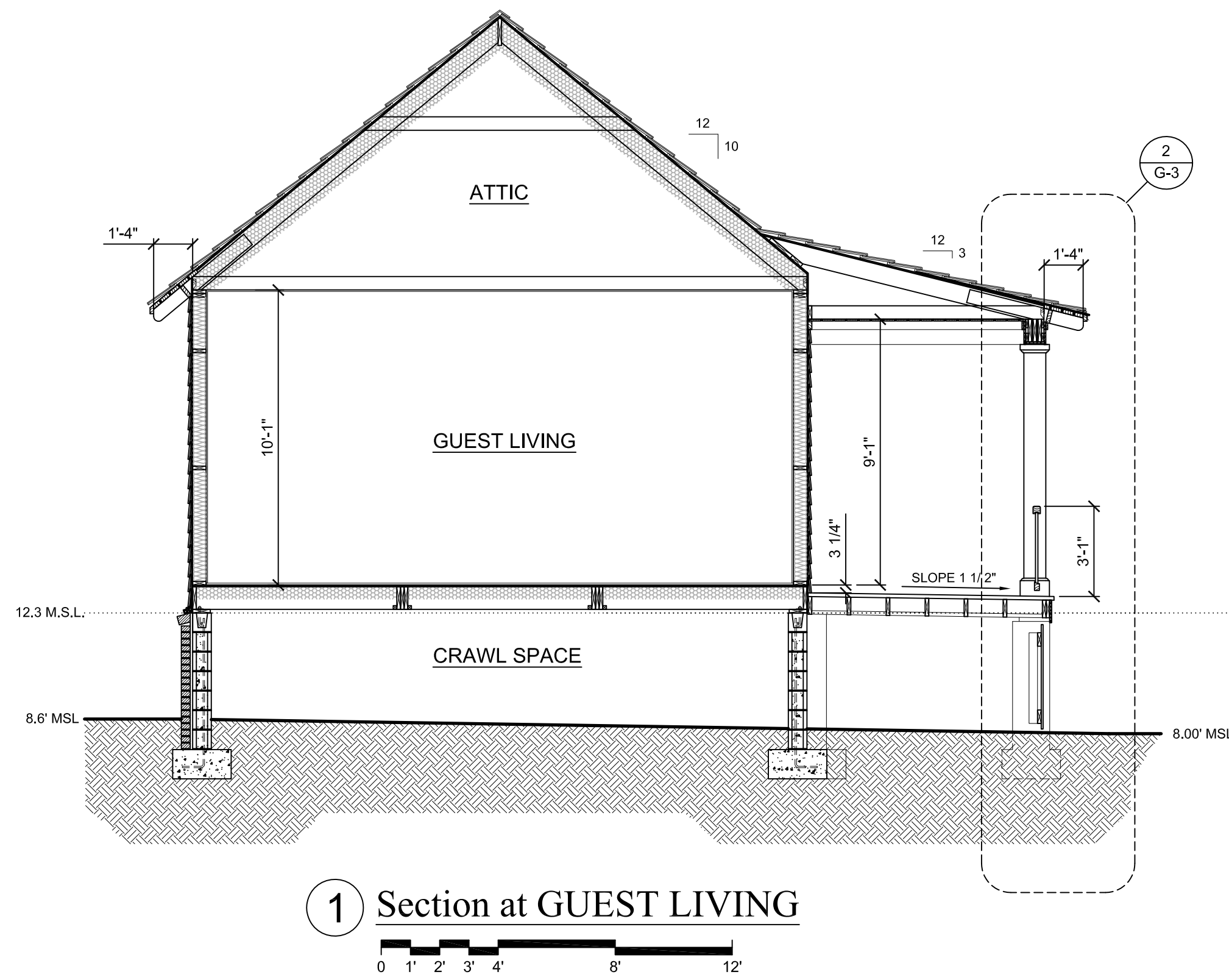


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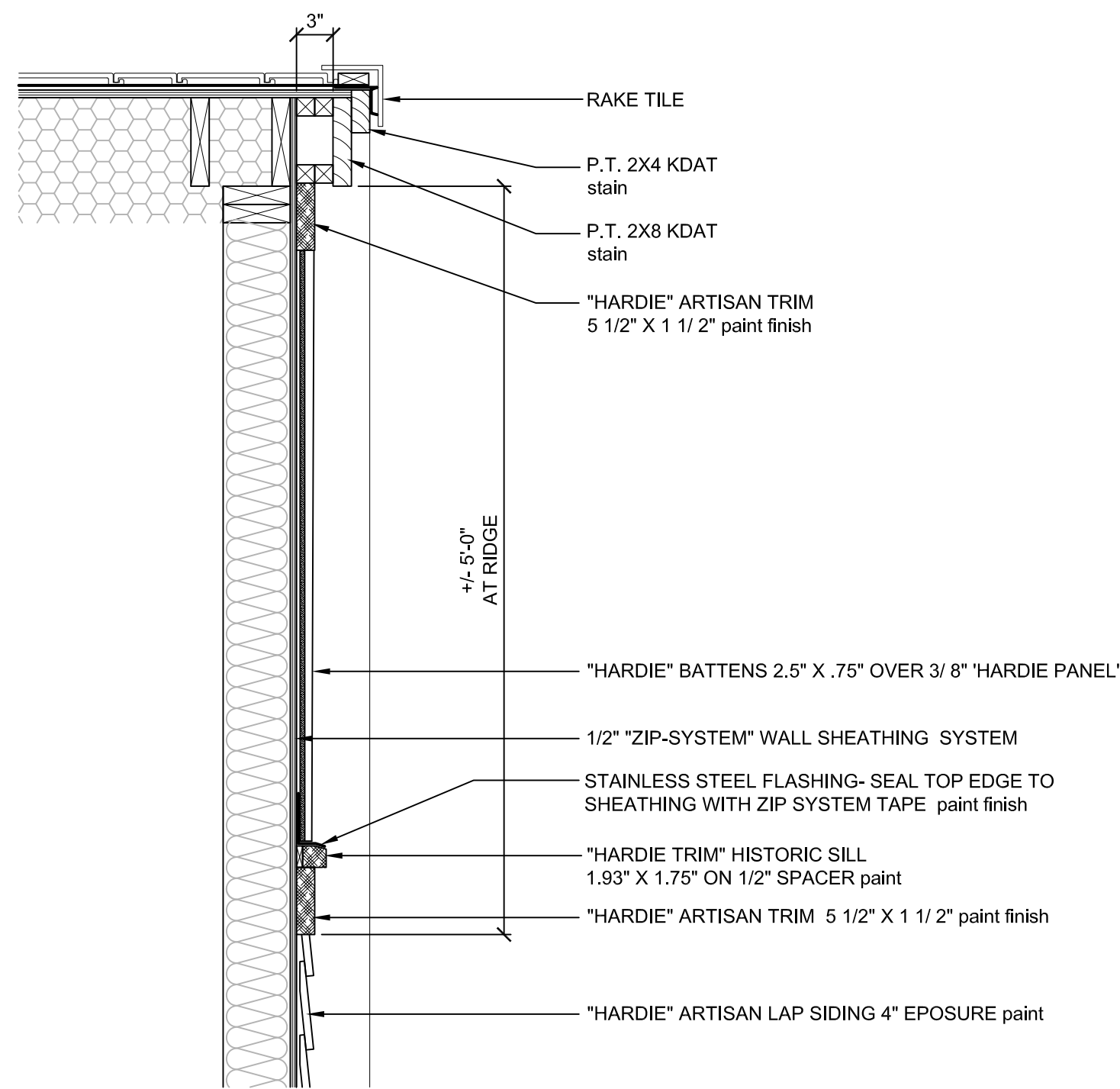


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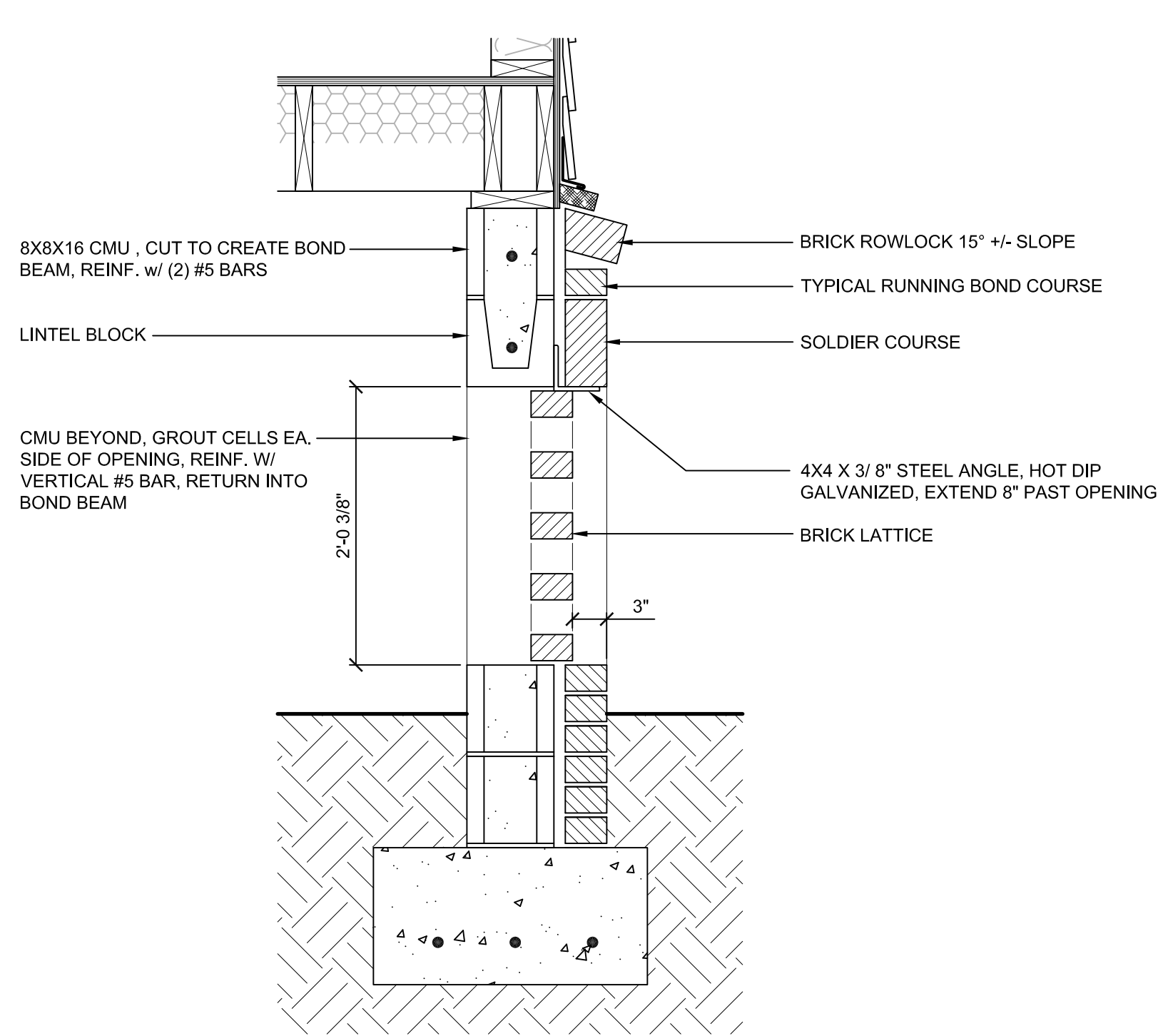
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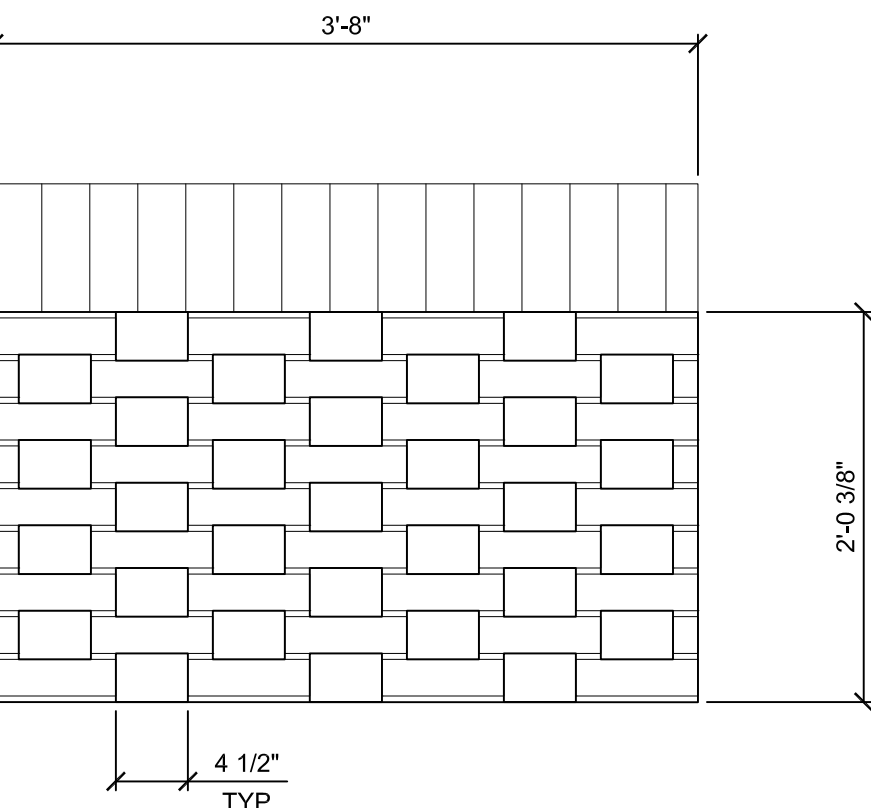
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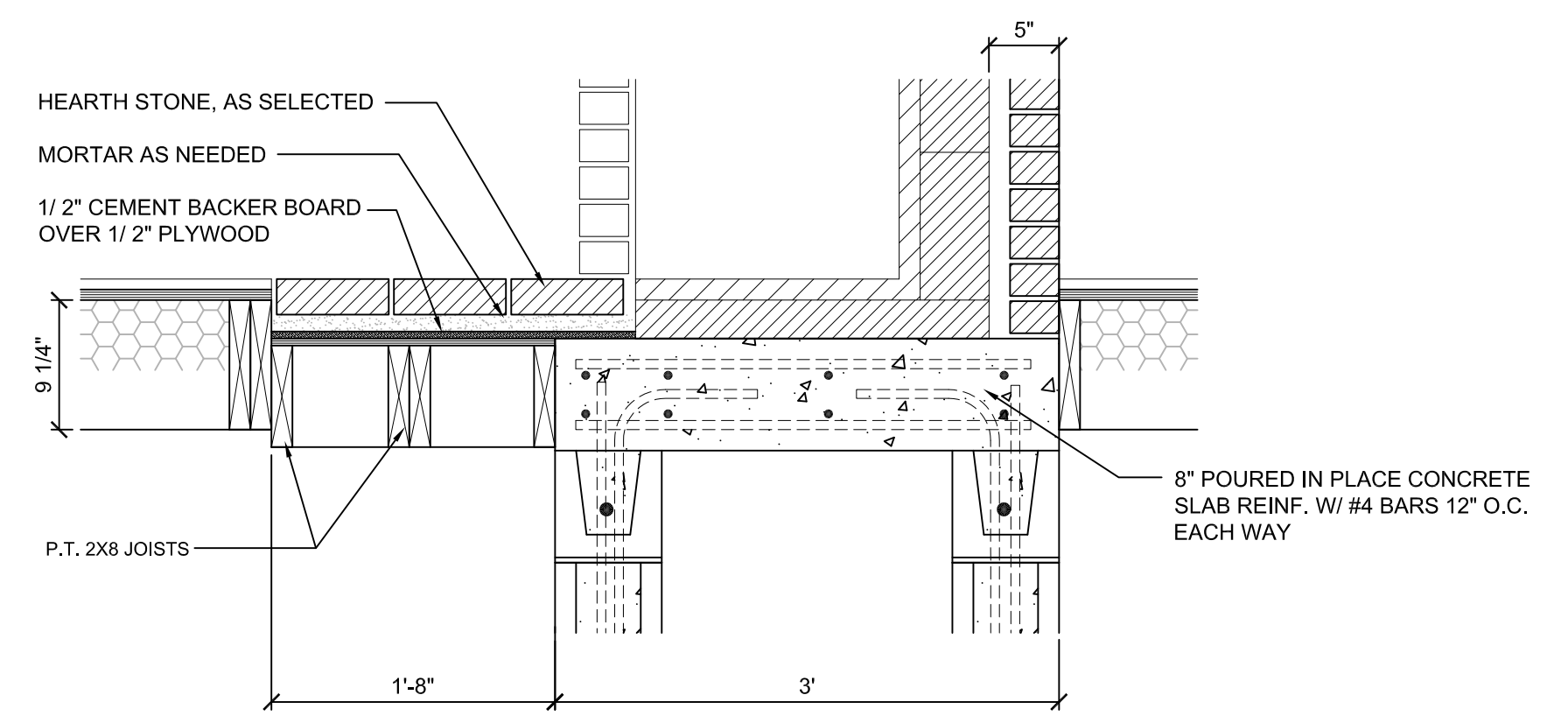
6 SECTION AT GABLE WALL



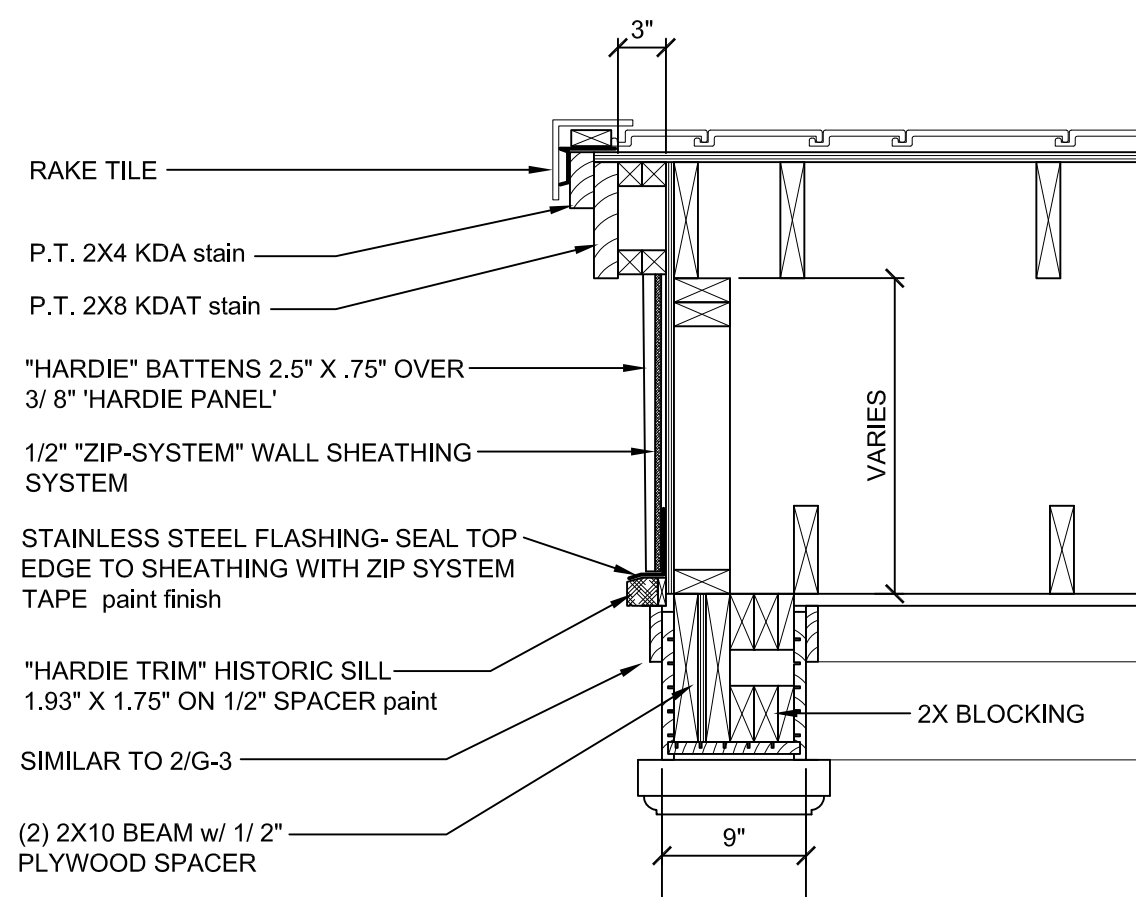
5 SECTION AT GABLE WALL



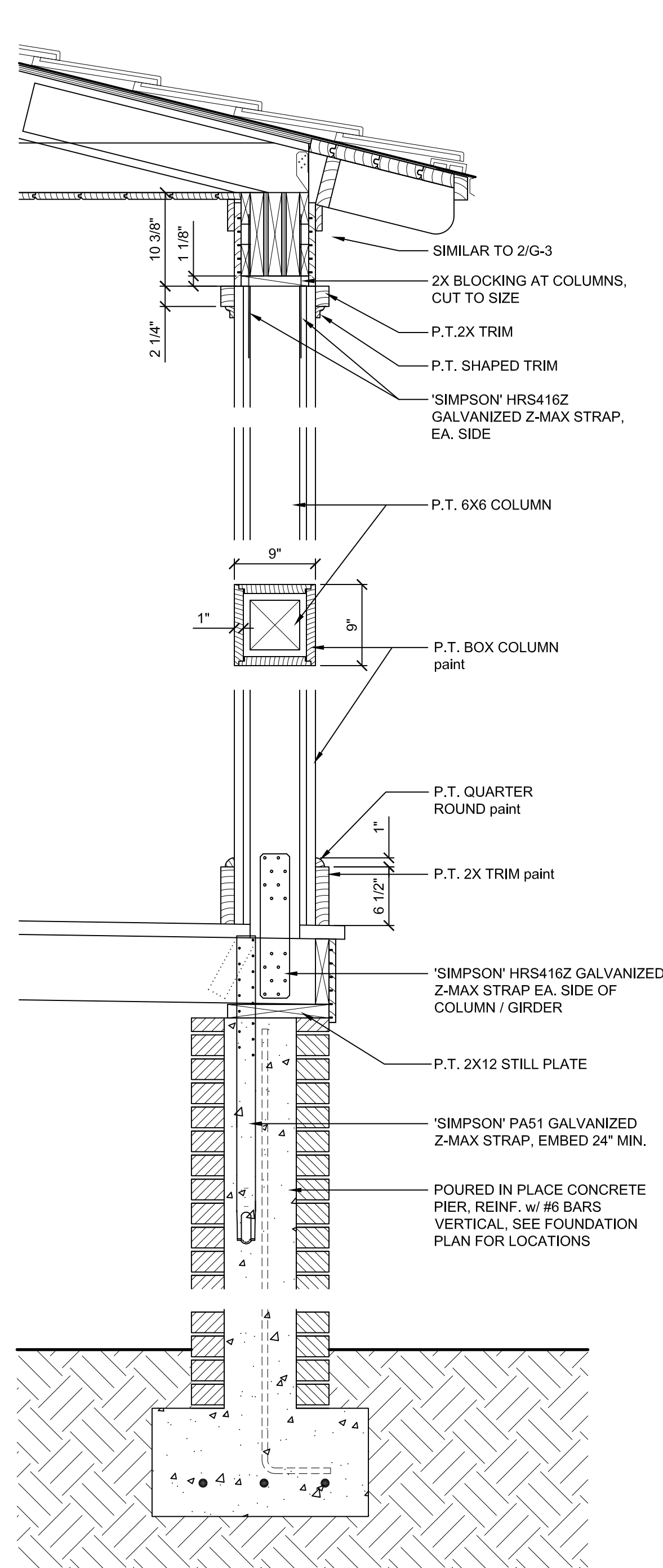
LATTICE PANEL ELEVATION



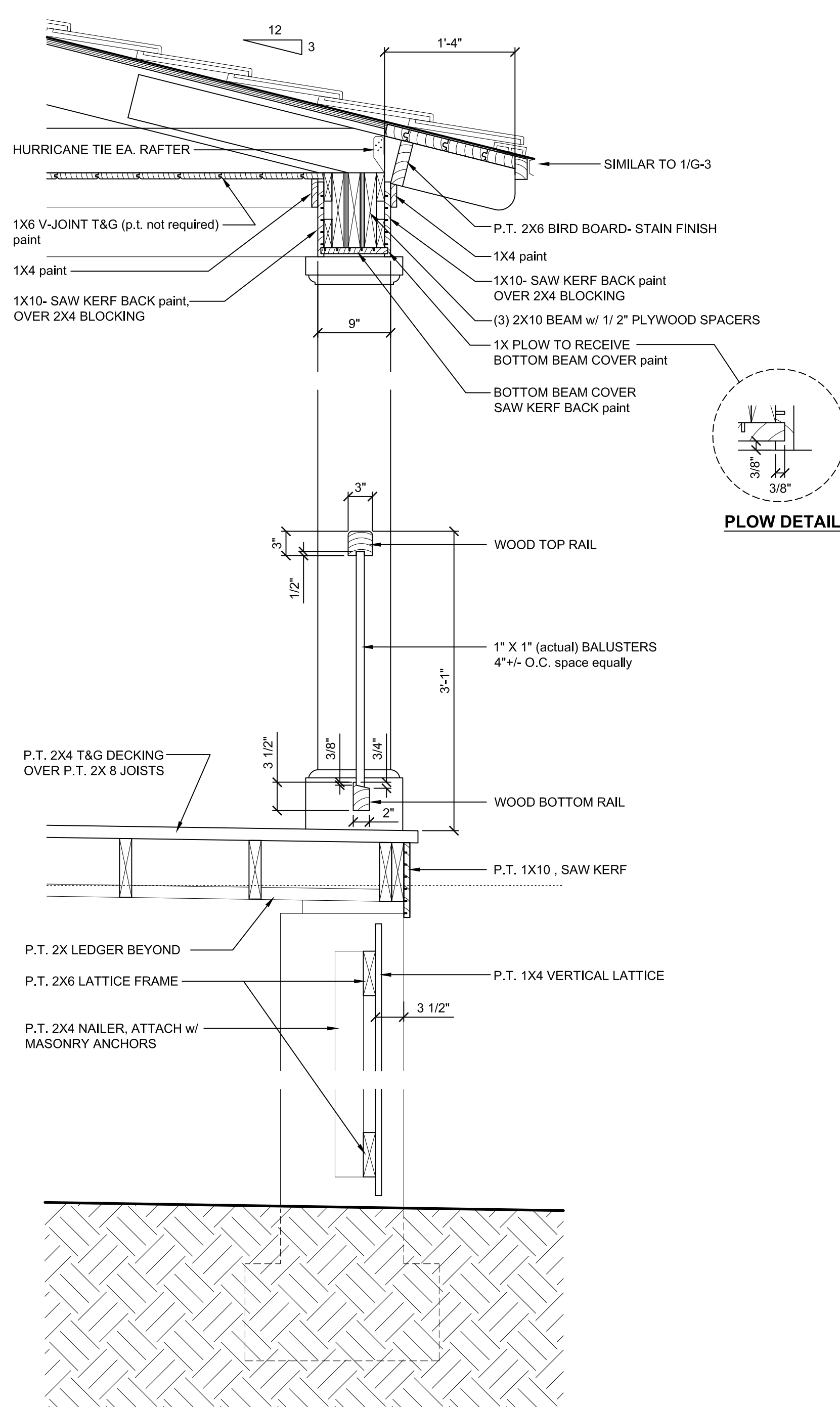
4 SECTION DETAIL



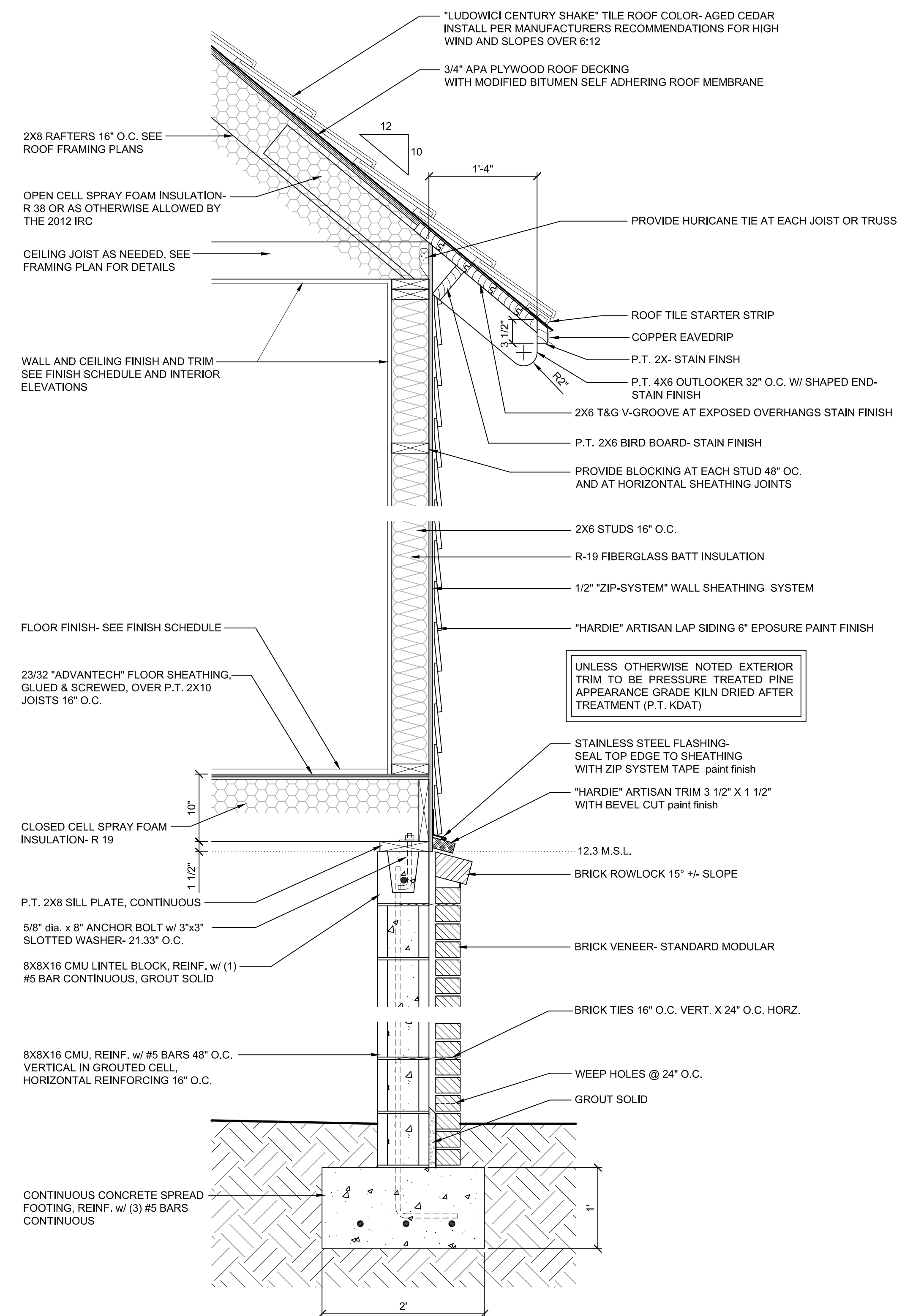
7 SECTION AT PORCH RAKE



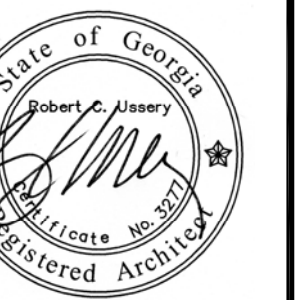
3 TYPICAL AT PORCH



2 TYPICAL AT PORCH



1 TYPICAL WALL SECTION



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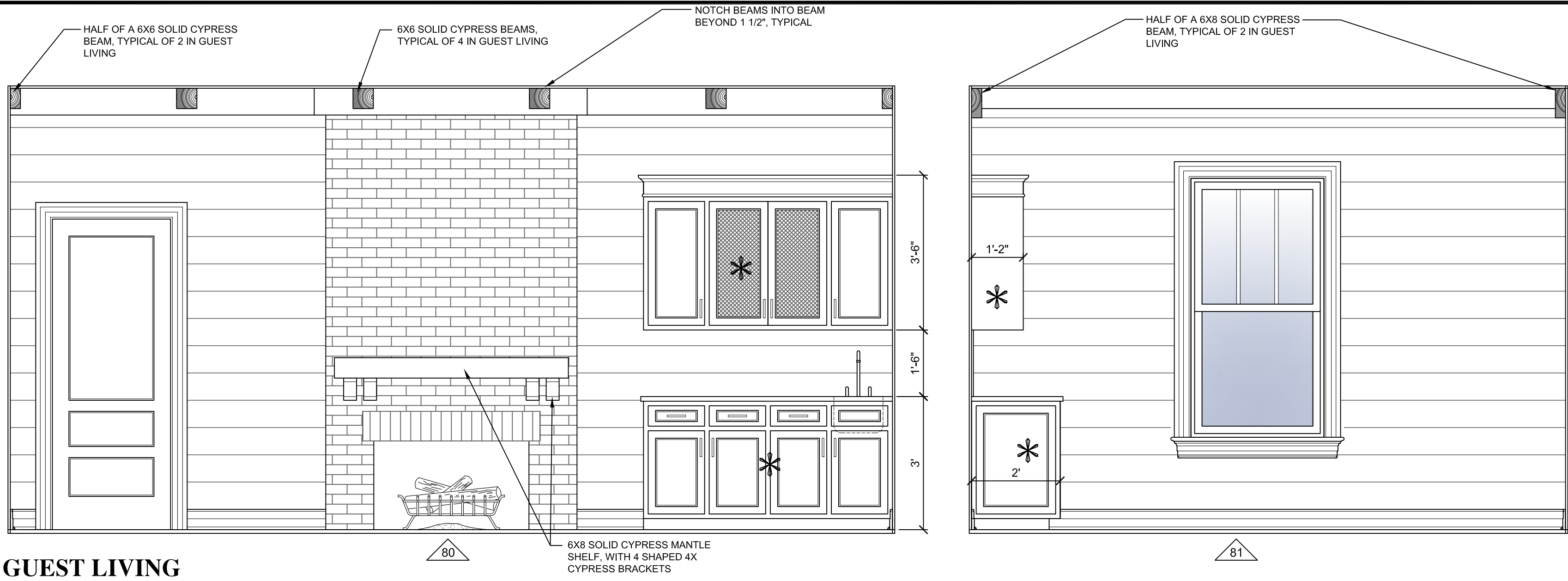


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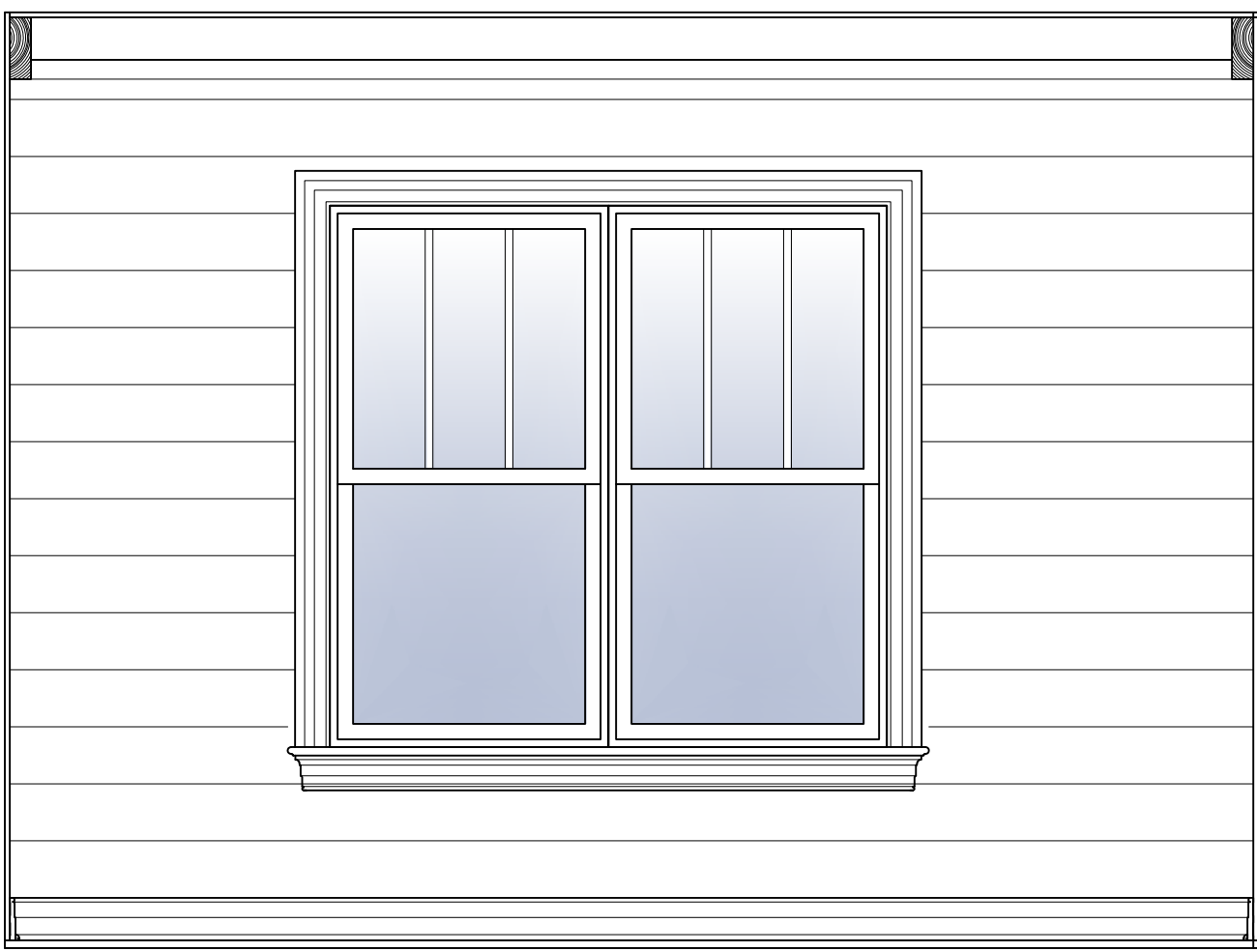
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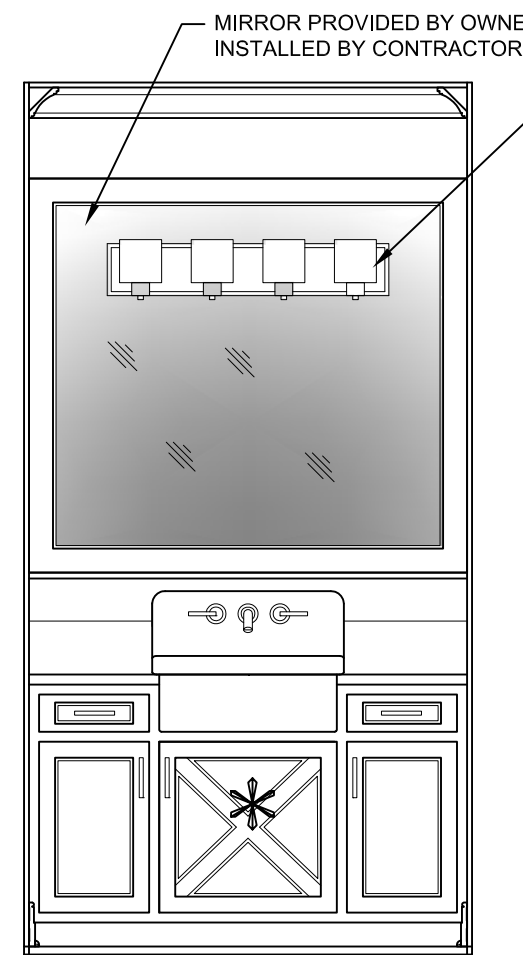
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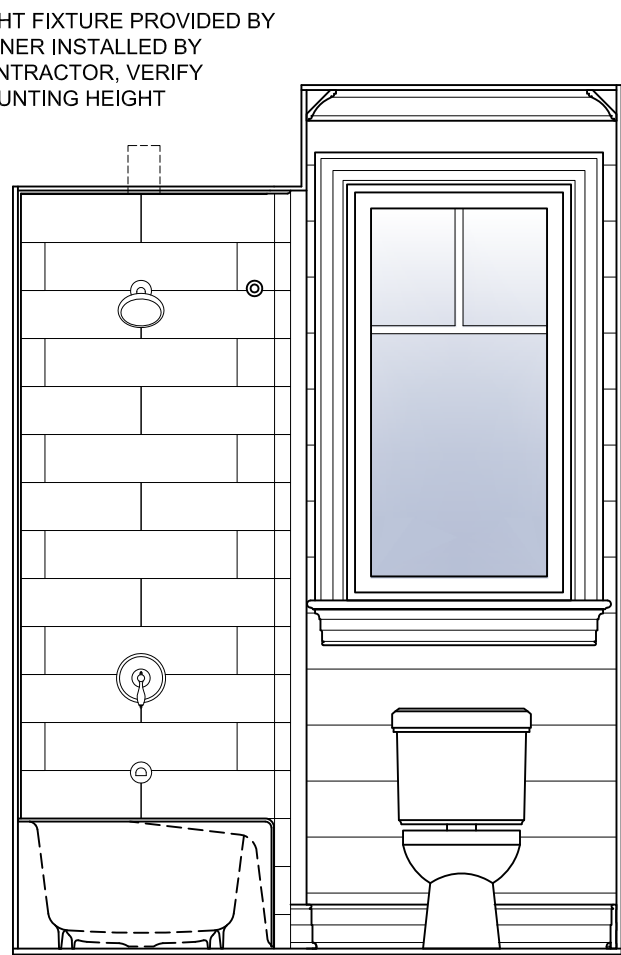
GUEST LIVING



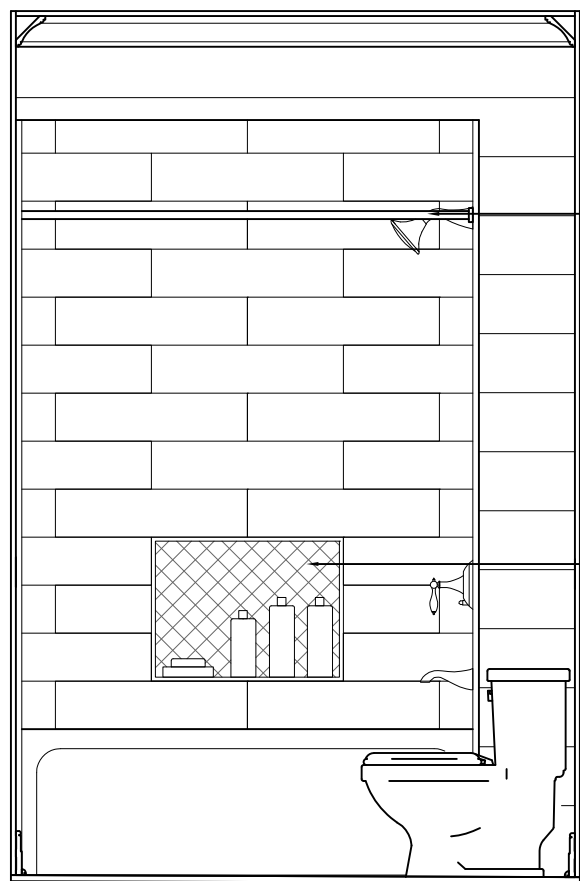
GUEST BEDROOM



GUEST DRESSING

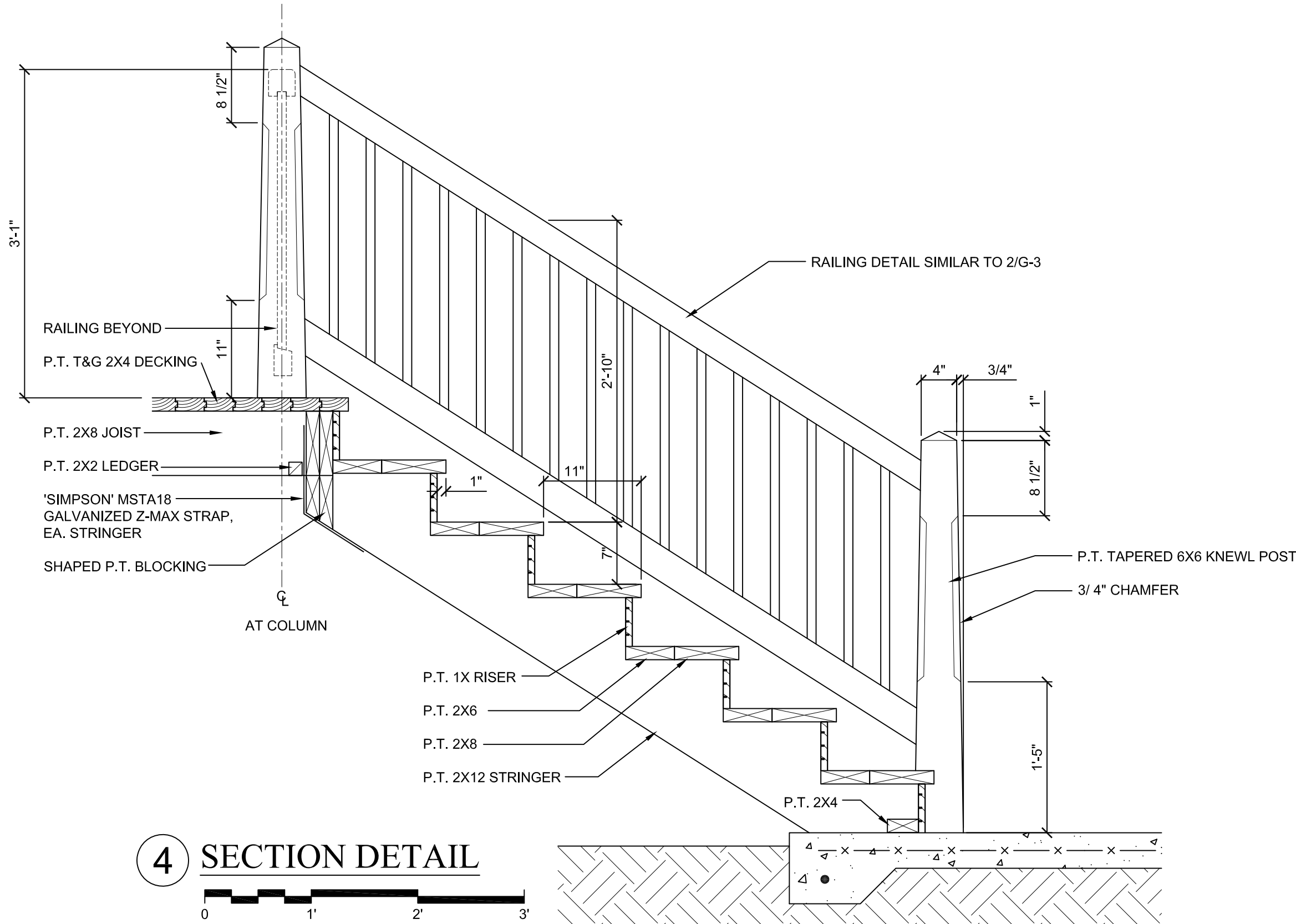


GUEST BATH

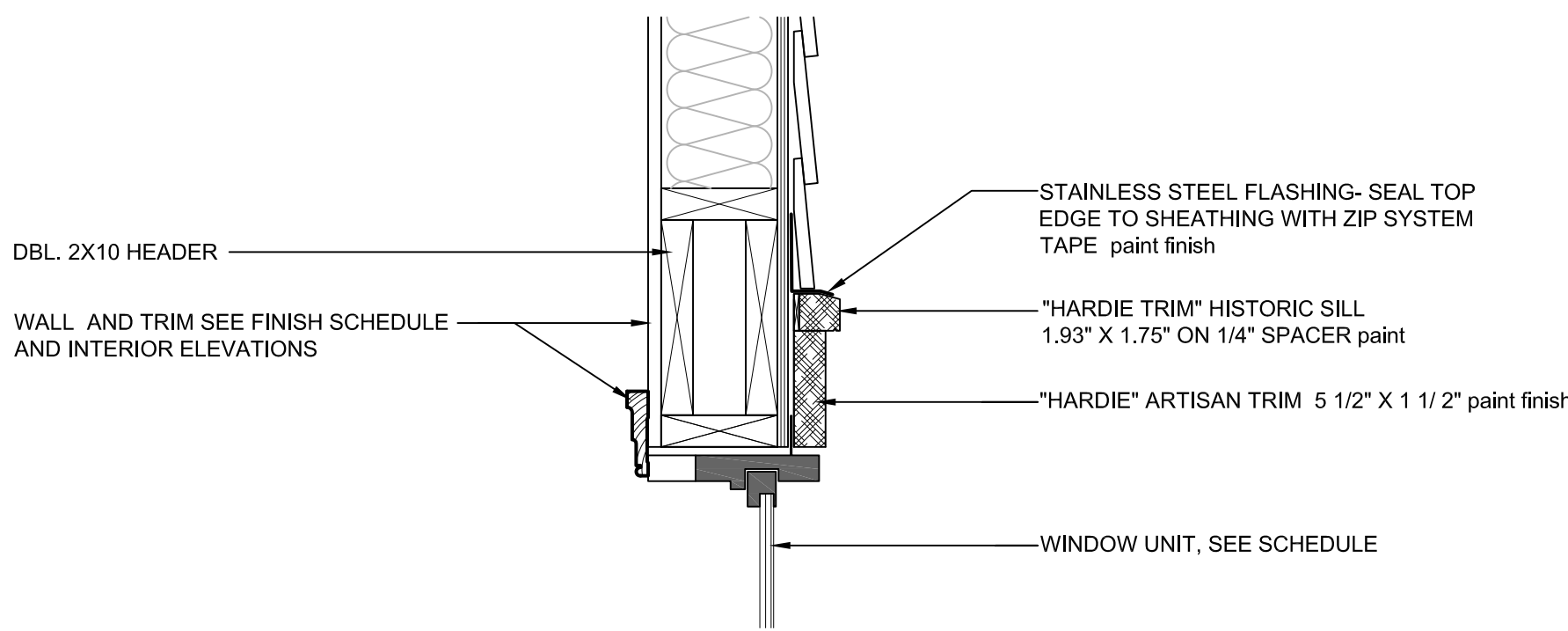


INTERIOR NOTES:

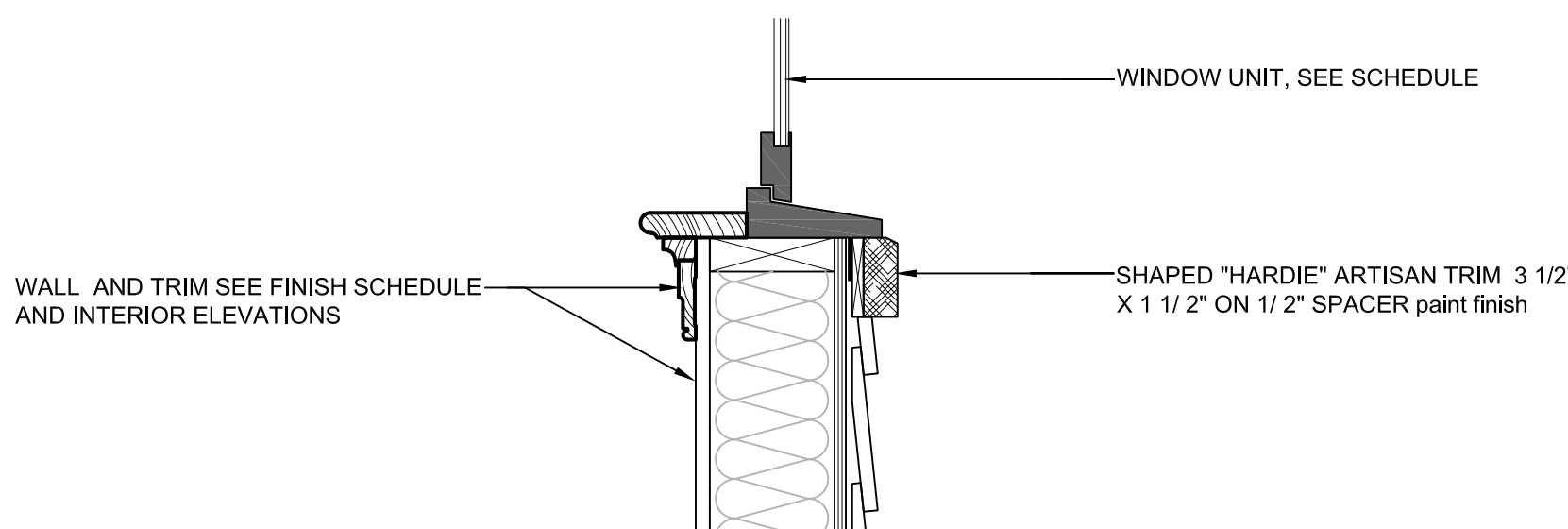
- * INDICATES ITEMS TO BE COVERED BY THE CABINET ALLOWANCE.
- BATH ACCESSORIES SHALL BE PROVIDED BY OWNER AND INSTALLED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SOLID WOOD BLOCKING IN THE WALL BEHIND ALL BATH ACCESSORY LOCATIONS.
- APPLIANCES SHALL BE PROVIDED BY OWNER AND INSTALLED BY THE CONTRACTOR.
- OWNER PROVIDED MIRRORS AND DECORATIVE LIGHT FIXTURES SHALL BE INSTALLED BY THE CONTRACTOR.
- ALL COUNTERTOPS SHALL BE INCLUDED IN THE CABINET ALLOWANCE.
- VERIFY ALL BATH FIXTURE MOUNTING LOCATIONS WITH ARCHITECT PRIOR TO ROUGHING IN.
- PROVIDE CABINERY SHOP DRAWINGS FOR ARCHITECTS REVIEW AND APPROVAL.



SECTION DETAIL



1 WINDOW HEAD



2 WINDOW SILL

FINISH SCHEDULE - GUEST HOUSE

ROOM NAME	CEILING HEIGHT	FLOOR	CEILING	WALLS	BASE	CROWN	CASING	NOTES
GUEST PORCH	9'-1"	P.T. T&G 2X4 "COX" REDRIED DECKING STAINED	1X6 T&G CYPRESS STAINED	-	-	SEE SECTIONS	SEE 1&2/G-4	
GUEST LIVING	10'-1"	WOOD (see note 1 below)	1X6 PECKY CYPRESS STAINED	SHIPLAP PANELING PAINTED	B1	TIMBER BEAM	CS1	SEE FLOOR PLAN AND INTERIOR ELEVATIONS FOR TIMBER BEAM CEILING LAYOUT AND SIZES SEE SHEET A-21 FOR TRIM PROFILES
GUEST BEDROOM	10'-1"	WOOD (see note 1 below)	1X6 PECKY CYPRESS STAINED	SHIPLAP PANELING PAINTED	B1	TIMBER BEAM	CS1	SEE FLOOR PLAN AND INTERIOR ELEVATIONS FOR TIMBER BEAM CEILING LAYOUT AND SIZES SEE SHEET A-21 FOR TRIM PROFILES
GUEST DRESSING	9'-1"	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	SHIPLAP PANELING PAINTED	B1	C1	CS1	SEE SHEET A-21 FOR TRIM PROFILES
GUEST BATH	9'-1"	TILE (see note 3 below)	5/8" GYPSUM BOARD PAINTED	SHIPLAP PANELING PAINTED	B1	C1	CS1	SEE SHEET A-21 FOR TRIM PROFILES
CLOSET 7	9'-1"	WOOD (see note 1 below)	5/8" GYPSUM BOARD PAINTED	5/8" GYPSUM BOARD PAINTED	B1	-	CS1	SEE SHEET A-21 FOR TRIM PROFILES

NOTE 1 - ALL WOOD FLOORING SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. SEE WOOD FLOOR MATERIAL ALLOWANCE

DOOR SCHEDULE

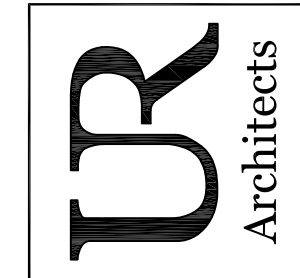
DOOR #	NOMINAL SIZE	DESCRIPTION	CASING	TYPE	DETAILS	NOTES
63	PAIR 3-0 X 8-0	ANDERSEN FWHD 6080 APLR		-		
64	2-8 X 7-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS1 PAINTED	B		SEE SHEET A-19 FOR DOOR TYPE
65	PAIR 1-6 X 7-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS1 PAINTED	B		SEE SHEET A-19 FOR DOOR TYPE
66	2-6 X 7-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280 POCKET DOOR	CS1 PAINTED	B		SEE SHEET A-19 FOR DOOR TYPE
67	2-4 X 7-0 X 1 3/4"	TRUSTILE MDF PANEL DOOR - STYLE TS3280	CS1 PAINTED	B		SEE SHEET A-19 FOR DOOR TYPE

WINDOW SCHEDULE

	NOMINAL SIZE	DESCRIPTION	CASING	DETAILS	NOTES
H	2'-4" X 4'-4"	ANDERSEN ACW2444	CS1 PAINTED	1&2/G-4	CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN
N	VERIFY X 6'-0"	ANDERSEN (2) ADH3060	CS1 PAINTED	1&2/G-4	CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN
P	3'-0" X 6'-0"	ANDERSEN ADH3060	CS1 PAINTED	1&2/G-4	CLADDING COLOR DARK BRONZE LOW-E4 SMARTSUN IMPACT-RESISTANT GLASS 1 1/8" SIMULATED DIVIDED LIGHTS - SEE EXTERIOR ELEVATIONS FOR GRILLE PATTERN



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