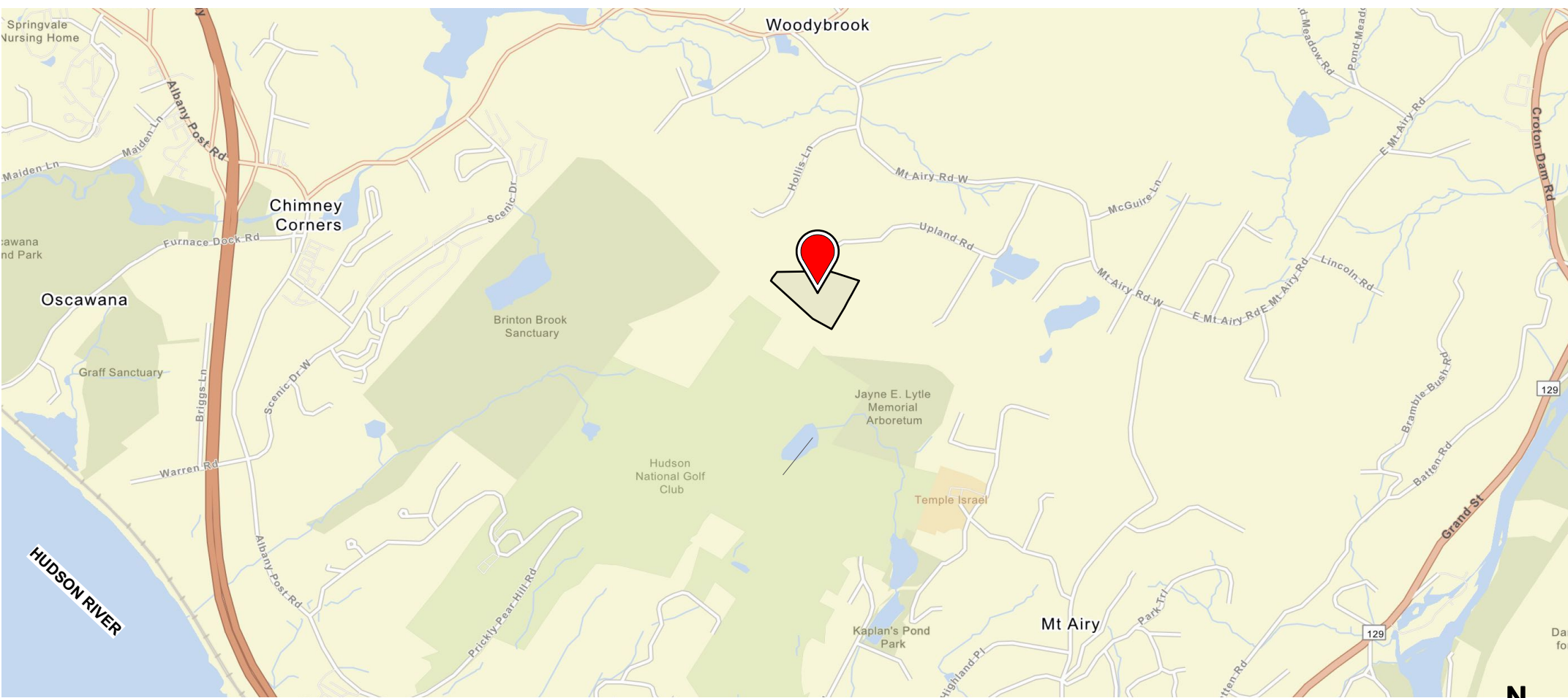


Hannigan-Syrek weeHouse

52 UPLAND LANE
CROTON-ON-HUDSON, NY 10520
WESTCHESTER COUNTY
DESIGN DEVELOPMENT - PRICING SET
MAY 5, 2023
NEW CONSTRUCTION: SINGLE FAMILY DWELLING



3 EXTERIOR PERSPECTIVE



2 LOCATION MAP

GENERAL CONDITIONS:

- CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND CONDITIONS ON THE JOB. FIELD VERIFY ALL DIMENSIONS FOR EXISTING WORK PRIOR TO EXECUTION OF NEW CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THEY CANNOT COMPLY WITH THE WORK CALLED FOR IN THE DRAWINGS. THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT ON ANY DISCREPANCIES THAT OCCUR BETWEEN THE PLANS, NOTES, SPECIFICATIONS, BEFORE STARTING WORK.
- CONTRACTOR SHALL PERFORM DECONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW WORK. ANY DECONSTRUCTION THAT REQUIRES REFINISHING OF DISTURBED SURFACES TO MATCH NEW OR OLD WORK, SHALL BE CONSIDERED PART OF THE CONTRACTOR'S SCOPE OF WORK.
- EXISTING MATERIALS AND ASSEMBLIES ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION AS REQUIRED. ANY DAMAGE THAT DOES OCCUR SHALL BE BROUGHT TO THE LEVEL OF FINISH AS PART OF THE SCOPE OF CONSTRUCTION WORK.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE CODE REQUIREMENTS OF THE JOB, WHETHER OR NOT SPECIFIED IN THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTIONS OF THEIR WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FIT AND FINISH DUE TO POOR WORKMANSHIP OR DEFECTIVE MATERIAL WHICH OCCURS WITHIN A PERIOD OF 2 YEARS FROM THE SUBSTANTIAL COMPLETION OF THE JOB.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL WASTE REMOVAL THAT IS A BYPRODUCT OF THEIR WORK.
- NO CHANGES OR SUBSTITUTIONS TO THE WORK SHALL BE MADE WITHOUT THE APPROVAL OF THE OWNER AND THE ARCHITECT. FAILURE TO OBTAIN THIS APPROVAL SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR THE SUBSEQUENT MODIFICATION OF THE WORK REQUIRED BY THE OWNER OF ANY REGULATORY AUTHORITY.
- THE CONTRACTOR SHALL MAINTAIN A FULL SET OF PLANS AND SPECIFICATIONS ON THE JOB SITE FOR USE BY ALL TRADES DURING CONSTRUCTION.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR SAFETY PROCEDURES AND PROGRESS IN CONJUNCTION WITH THE WORK. NO WARRANTIES NOR MERCHANTABILITY OF FITNESS, NOR SPECIFIC USE IS EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.

GENERAL NOTES:

- ALL DIMENSIONS ARE AS FOLLOWS. U.N.O. NEW WORK IS ASSUMED TO ALIGN WITH EXISTING WORK U.N.O. EXISTING CONSTRUCTION: FACE OF EXISTING WORK. EXTERIOR WALLS: TO FACE OF STUDS. INTERIOR WALLS: TO FACE OF STUDS FOR FRAMING MASONRY: FACE OF MASONRY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FLASHINGS, MATERIAL TOLERANCE AND GAPPING ACCORDING TO THE ACCEPTED STANDARD OF PROFESSIONAL CARE, EVEN IF THOSE ITEMS ARE NOT EXPLICITLY SHOWN IN THE PLANS.

PROJECT DATA:

PARCEL 2:	7.0625 ACRES
PARCEL 3:	0.7520 ACRES
BUILDING SIZE:	
+	1650 GSF GROUND LEVEL
+	575 GSF SECOND LEVEL
	2225 TOTAL AREA, BOTH LEVELS
+	760 GSF GARAGE
+	125 SF LOWER DECK AND STEPS
+	40 SF ROOF DECK
BEDROOMS:	3
BATHROOMS:	2

PROJECT TEAM:

OWNERS: [current address]
TOM HANNIGAN AND CARREE SYREK
57 CANNON ST, UNIT 320
POUGHKEEPSIE, NY 12601
347.260.0458

GENERAL CONTRACTOR:
MATTHEW CARROLL
CUSTOMWORKS BUILDING AND REMODELING INC
300 MT AIRY ROAD WEST
CROTON, NY 10520
914.382.7792

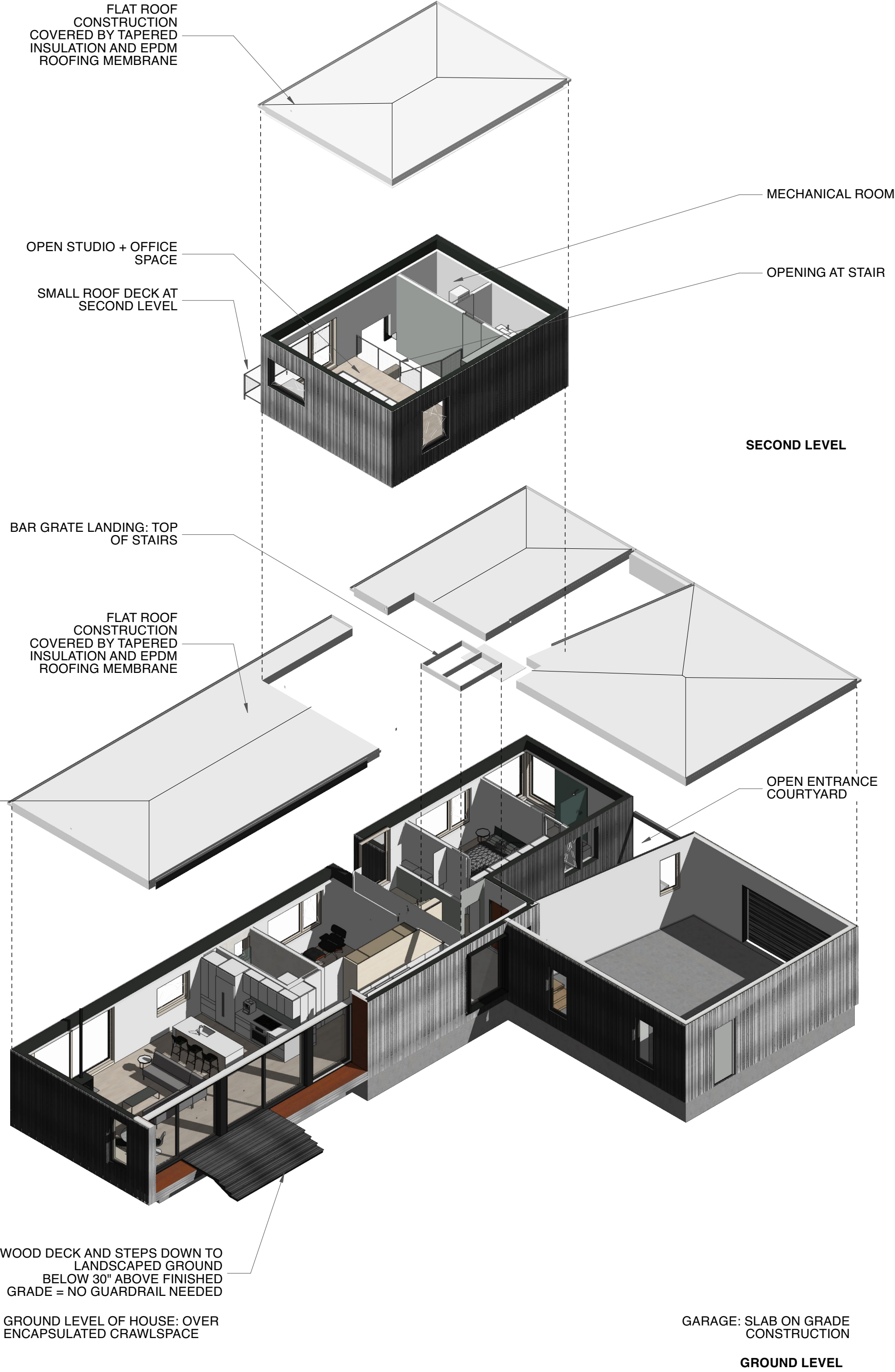
DESIGNER:
ALCHEMY, LLC
PM: MARCY CONRAD NUTT
856 RAYMOND AVE, SUITE G
SAINT PAUL, MN 55114
651.647.6650

STRUCTURAL ENGINEER:

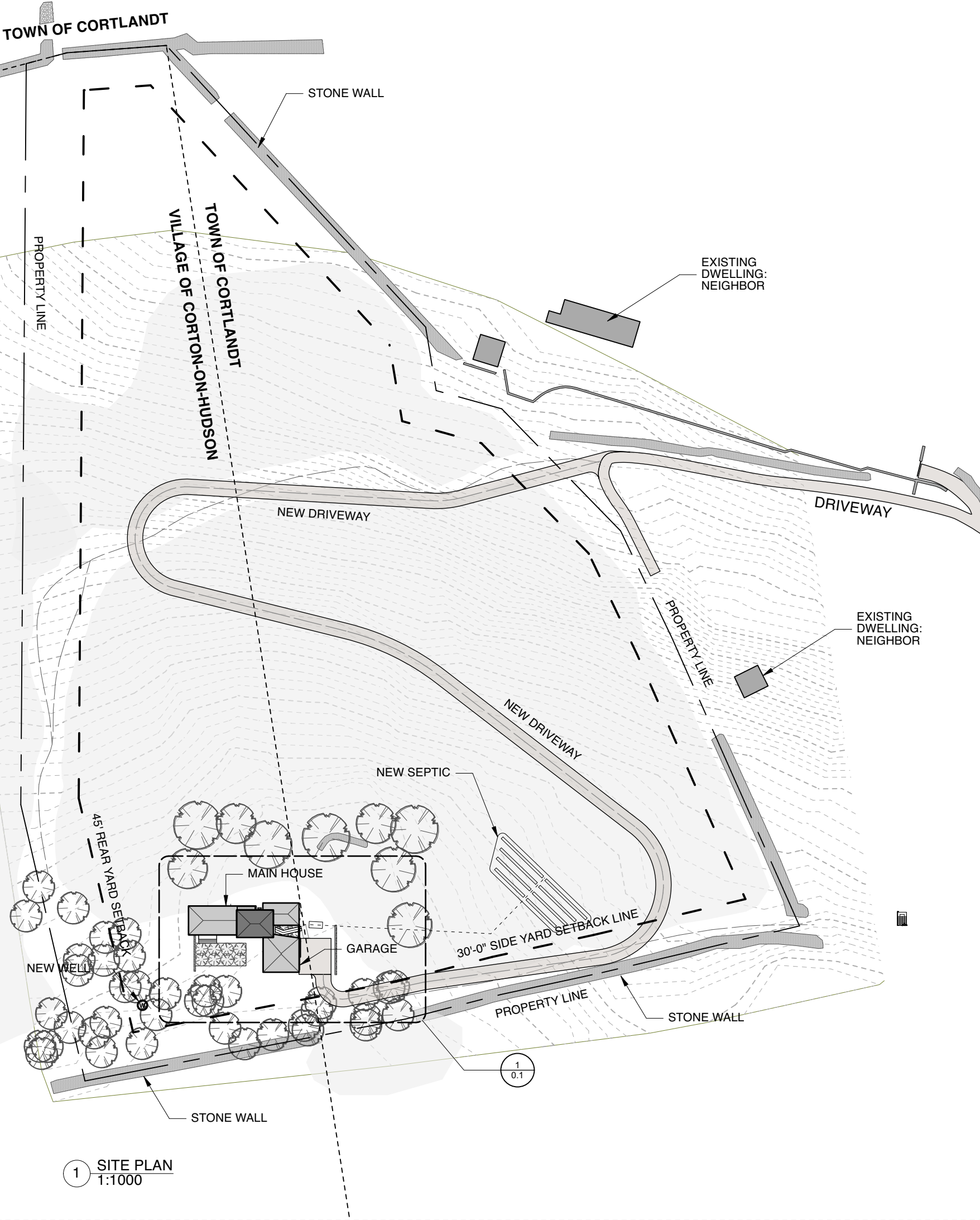
X ISSUED
NOT ISSUED

DRAWING INDEX

#	SHEET NAME
X 0.0	TITLE SHEET
X 0.1	SITE + ROOF PLAN
X 1.0	GROUND LEVEL PLAN
X 1.1	SECOND LEVEL PLAN
X 2.0	EXTERIOR ELEVATIONS
X 2.1	EXTERIOR ELEVATIONS
X 2.2	OPENING SCHEDULE
X 3.0	BUILDING SECTION
X 4.1	STAIRS
X 5.0	BUILDING ENVELOPE ASSEMBLY
X 7.0	INTERIOR SCHEDULES + FINISHES
X 7.1	INTERIOR ELEVATIONS LIVING / DINING / KITCHEN / ENTRY
X 7.2	INTERIOR ELEVATIONS ENTRY / OFFICE / STUDIO
X 7.3	INTERIOR ELEVATIONS PRIMARY BEDROOM / BATH / LAUNDRY
X E.1	RCP / ELECTRICAL PLANS



4 EXTERIOR PERSPECTIVE



1 SITE PLAN
1:1000

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ARCH	ARCHITECTURE
ASF	ABOVE SURFLOOR
B/O	BOTTOM OF
CLG	CEILING
DEMO	DEMOLITION
DW	DISHWASHER
EQ	EQUAL
ERV	ENERGY RECOVERY VENTILATOR
GC	GENERAL CONTRACTOR
GWB	GYPSPUM BOARD
HVAC	HEATING VENTILATION AIR CONDITIONING
HRV	HEAT RECOVERY VENTILATOR
MIN	MINIMUM
NOM	NOMINAL
NTS	NOT TO SCALE
SD	SMOKE DETECTOR
SF	SQUARE FEET
SOG	SLAB ON GRADE
SPIC	SPECIFICATION DOCUMENT
T/O	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WD	WASHER / DRYER
WH	WATER HEATER

APPROVAL STAMP

DESIGNER



ALCHEMY LLC
856 RAYMOND
ST PAUL, MN 55114
651.647.6650

GENERAL CONTRACTOR

STRUCTURAL ENGINEER

Hannigan Syrek
weeHouse
Croton-on-Hudson,
NY

ISSUED

DATE

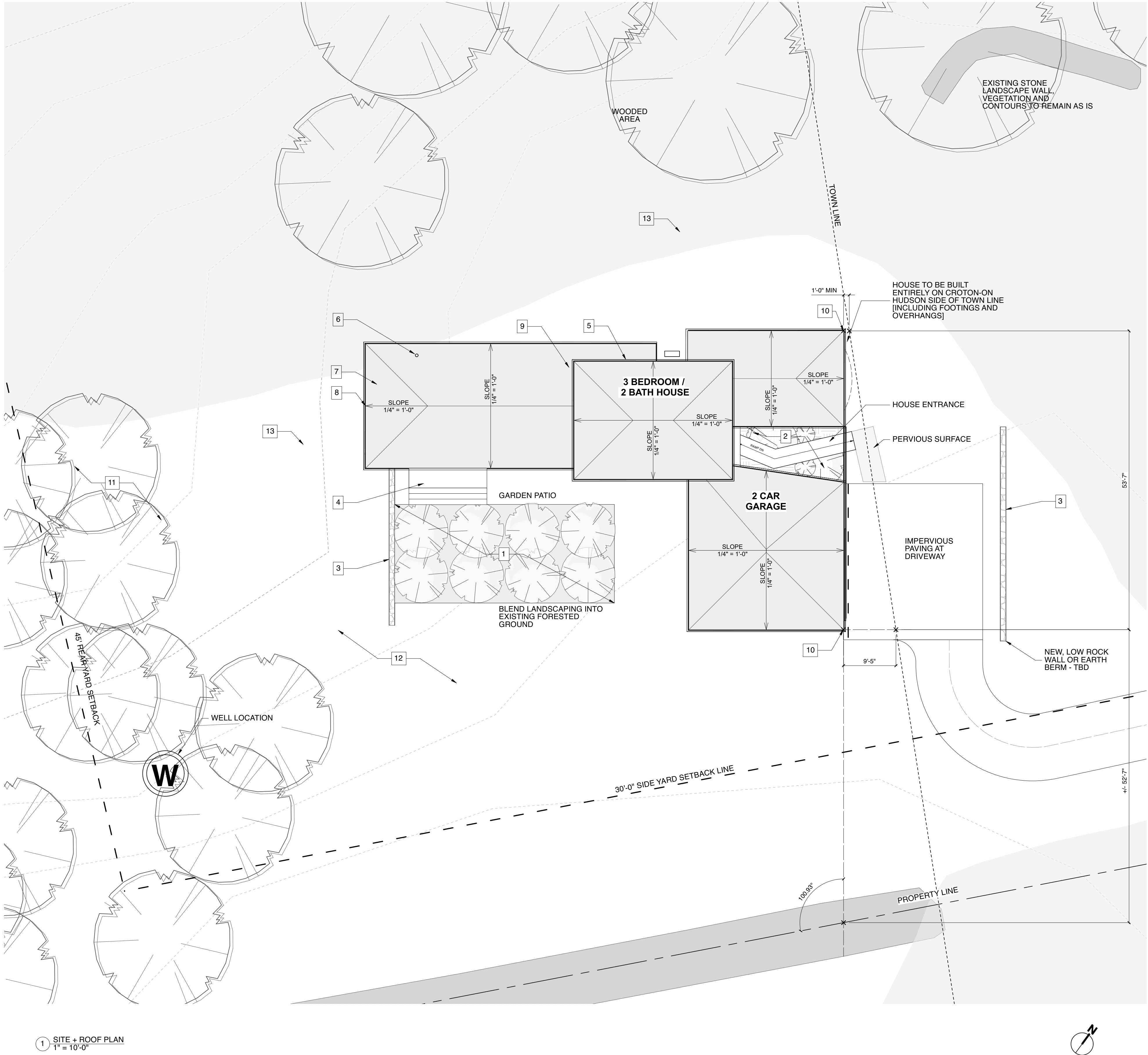
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DATE

SCALE: 1/96
IF PRINTED ON 24X36
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TITLE SHEET

0.0



SITE PLAN NOTES:

1. SEE CIVIL ENGINEERING DRAWINGS FOR ALL SITE AND UTILITY INFORMATION

- SITE PLAN LEGEND**
- 1. NEW GROVE OF TREES
 - 2. ENTRANCE COURTYARD WITH TREES AND LANDSCAPING
 - 3. SITE LANDSCAPING: DRY STACKED STONE SALVAGED FROM PROPERTY
 - 4. DECK
 - 5. ROOF DECK AT SECOND LEVEL
 - 6. FIREPLACE CHIMNEY
 - 7. ROOF MEMBRANE, TAPERED INSULATION OVER ROOF STRUCTURE
 - 8. GUTTERS AT PERIMETER OF HOUSE, TYP
 - 9. ALL ROOF CRICKETS AT 1/2" = 1'-0" SLOPE
 - 10. MEASUREMENTS FROM CORNER OF CONCRETE FOUNDATION WALL
 - 11. SURVEYED TREES
SEE OWNER SUBMITTED TREE SURVEY INFORMATION
 - 12. PRESERVE OPEN AREA TO SOUTH FOR HOME'S SOLAR EXPOSURE
 - 13. MAINTAIN NATURAL CONTOUR AND LANDSCAPING AS MUCH AS POSSIBLE. MINIMIZE LAND DISTURBANCE, TYP

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NY

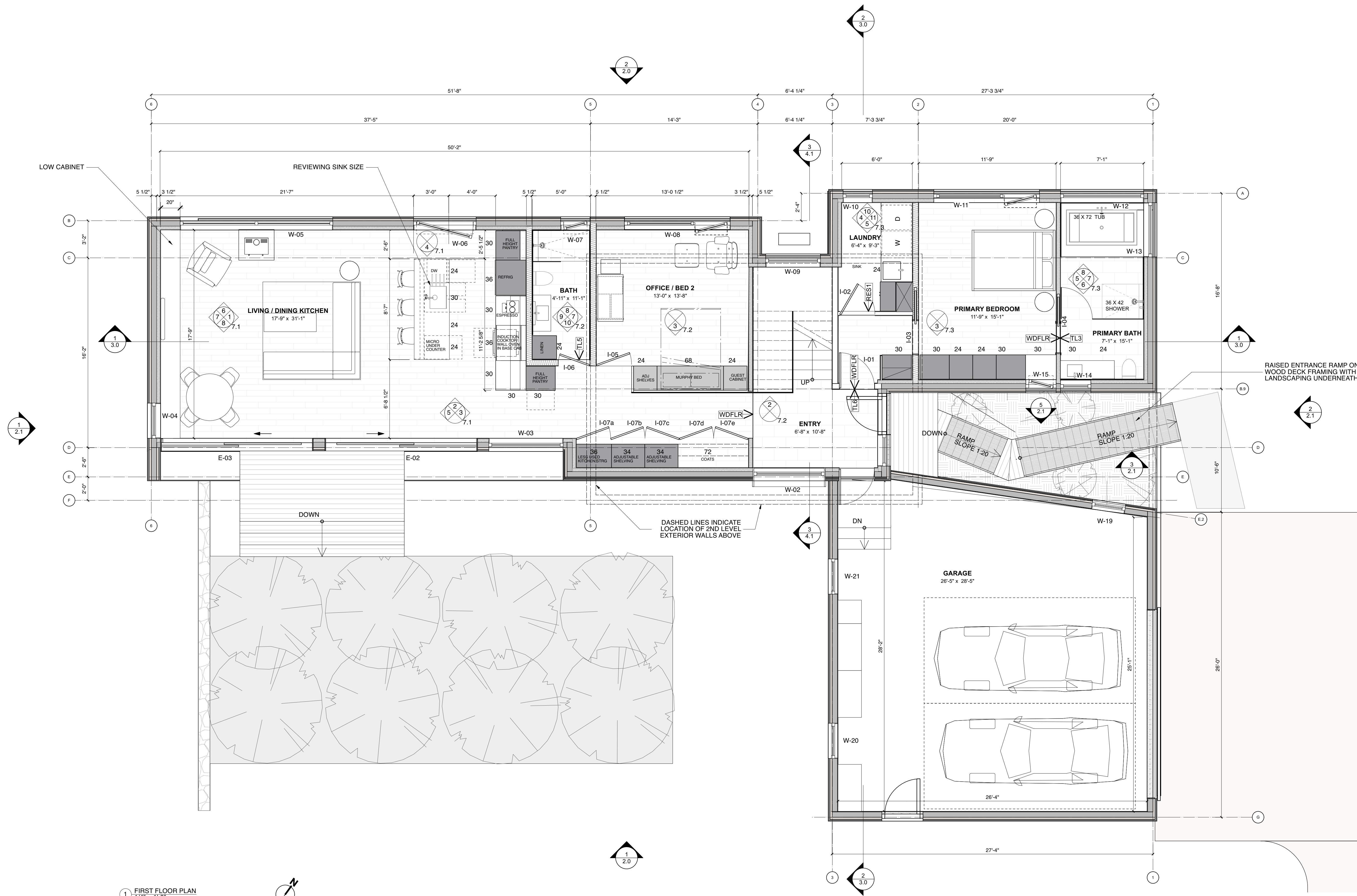
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SITE + ROOF PLAN

0.1



1 FIRST FLOOR PLAN
1/4" = 1'-0"

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DATE

REVISION

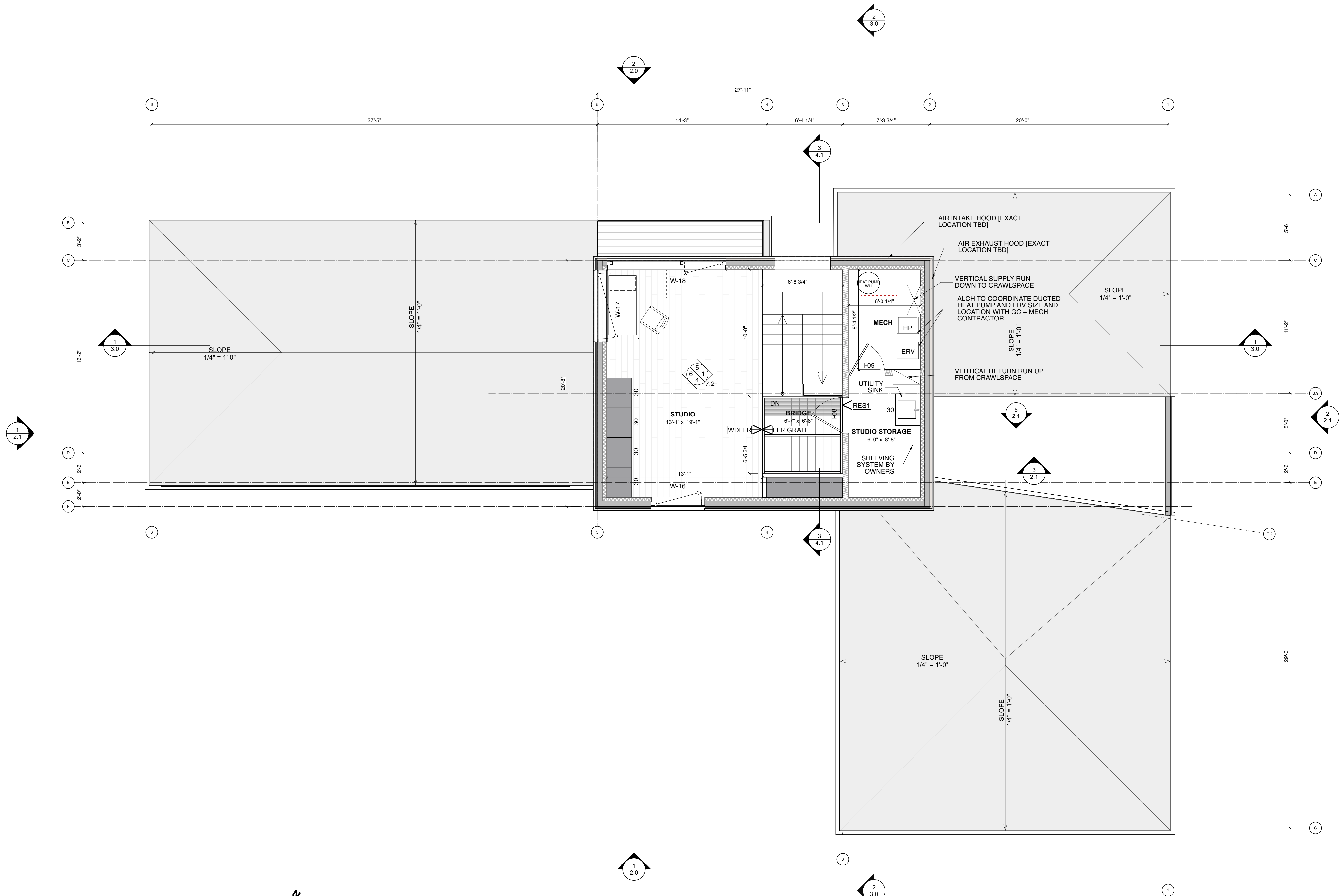
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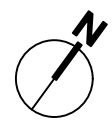
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GROUND LEVEL PLAN

1.0



1 SECOND FLOOR PLAN
1/4" = 1'-0"



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DESIGNER	
ALCHEMY LLC 856 RAYMOND ST PAUL, MN 55114 651.647.8650	
GENERAL CONTRACTOR	
STRUCTURAL ENGINEER	
Hannigan Syrek weeHouse Croton-on-Hudson, NY	
ISSUED	# DATE
REVISION	
#	DATE
SCALE: 1/4" = 1'-0" IF PRINTED ON 24X36 DATE:	
SECOND LEVEL PLAN	
1.1	

EXTERIOR MATERIALS

DECK

COMPOSITE DECKING OVER TREATED DECK
FRAME

PNL 1

WEATHERING STEEL FLAT PANEL

SIDING

SIDING OVER RAINSCREEN [FURRING] WITH EXPOSED FASTENERS

PRICING OPTIONS:

A: GREY WOOD SIDING, THERMALLY MODIFIED WITH SIOOX SEALER. MIX 1X6 AND 1X4 BOARDS OF CLEAR RADIATA PINE, THERMALLY MODIFIED.
B: BLACK METAL BOX RIB SIDING, 1 1/2" DEEP.

FOUNDATION

EXPOSED CAST IN PLACE CONCRETE WALL, SEALED

PNL 2

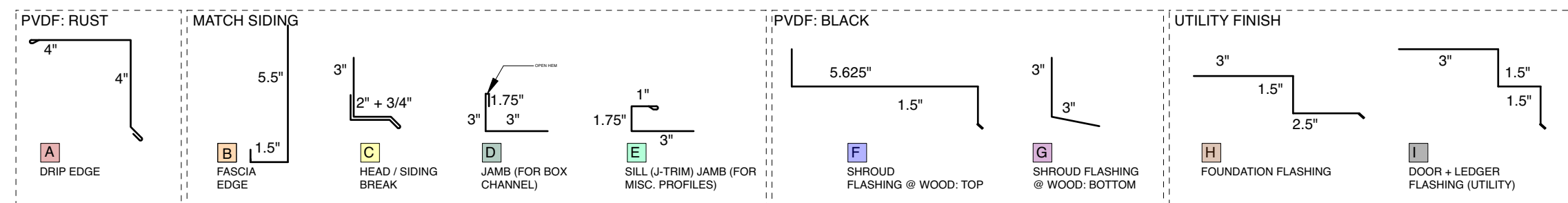
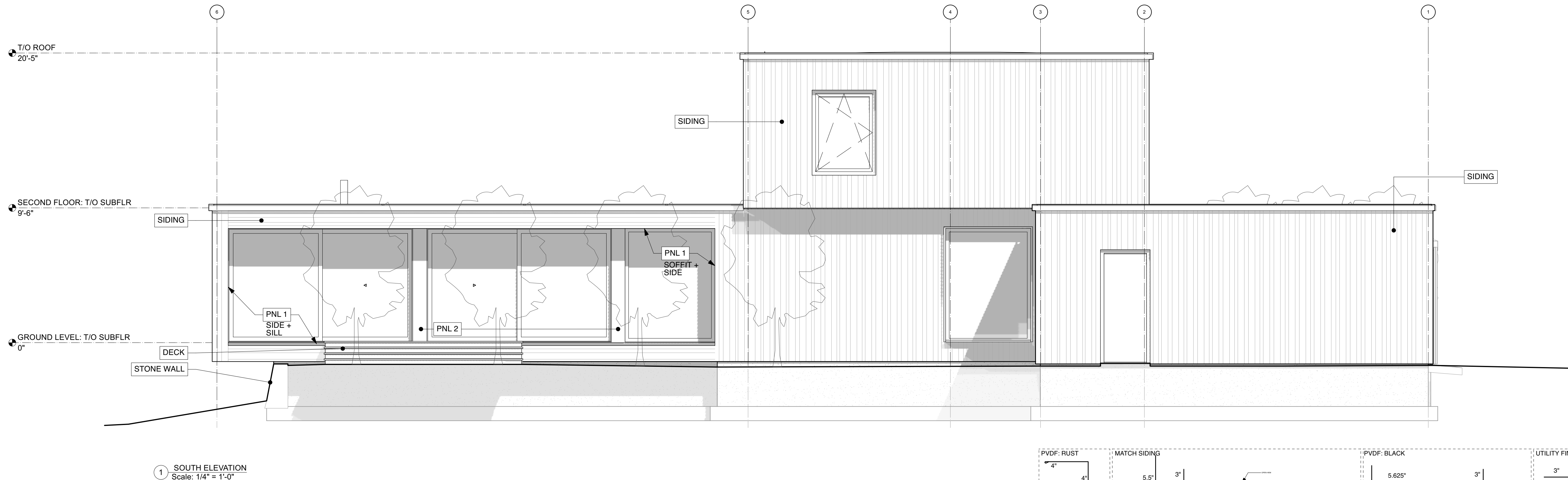
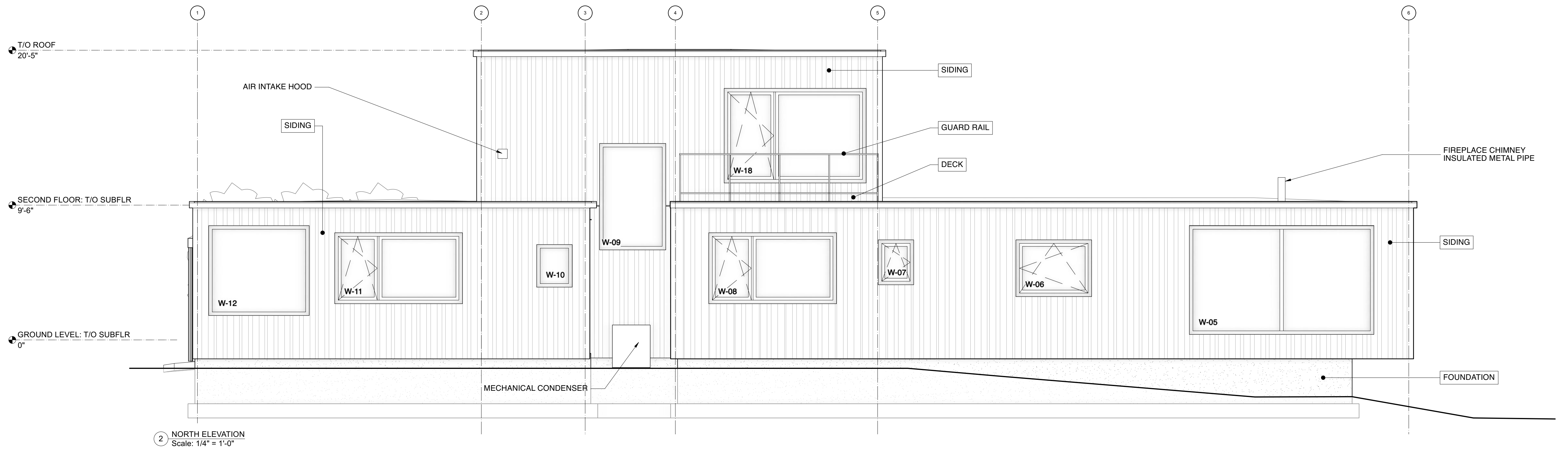
BLACK FLAT PANEL: RICHLITE OR SIMILAR

GUARDRAIL

STEEL FRAME WITH INFILL PANEL TBD
[PERFORATED METAL SHEET OR WIRE MESH]

STONE WALL

LOW DRY STACKED LANDSCAPE WALL FROM STONE FOUND ON PROPERTY
MATCH CONSTRUCTION AND CHARACTER OF OTHER STONE WALLS ON SITE



WARNING! ROOFING TAPES & SEALANTS DO NOT ADHERE TO WEATHERING STEEL. FOR DRIP EDGES & CRITICAL TRIM, USE KYNAR-FINISHED TRIM W/ A "RUST" - COLORED PAINT.

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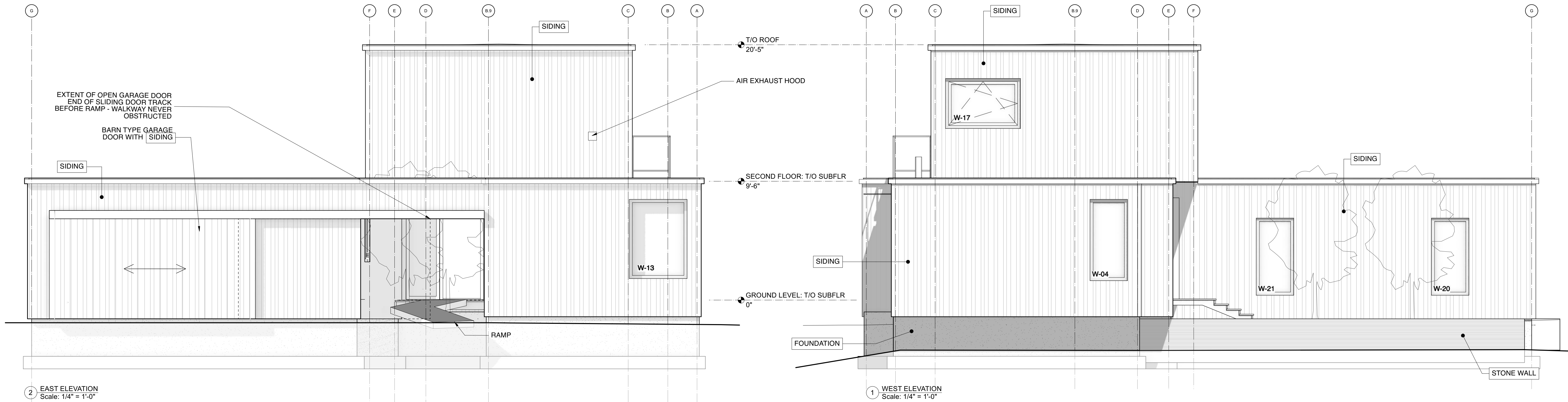
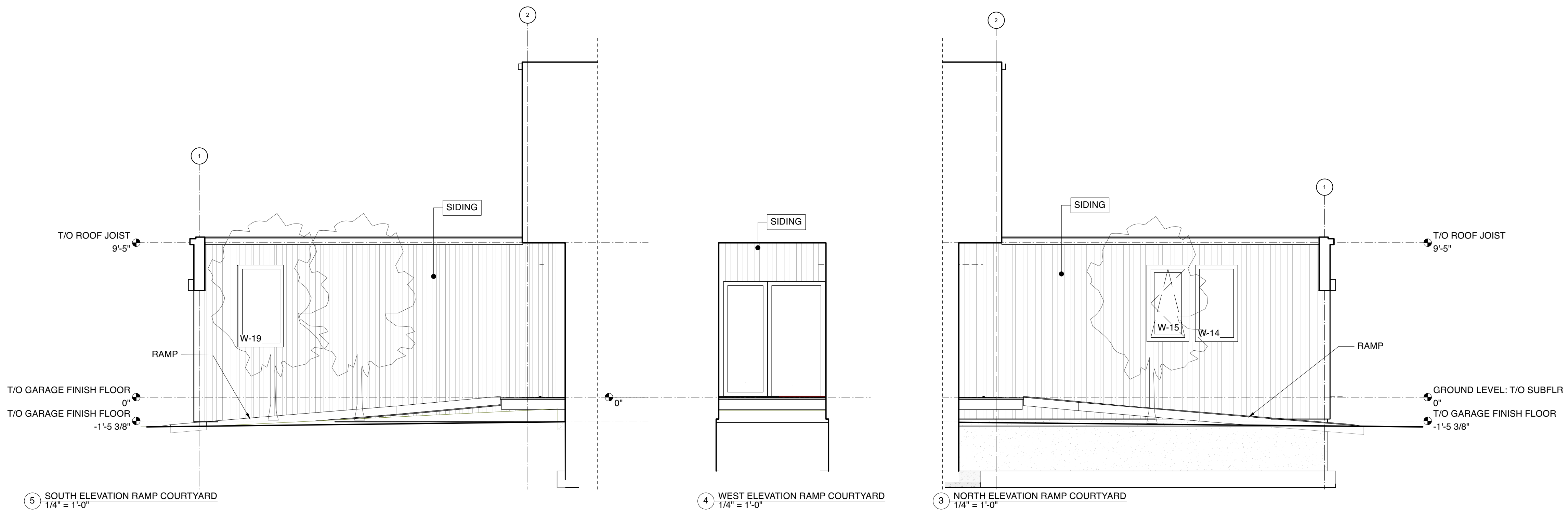
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EXTERIOR ELEVATIONS

20



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NY

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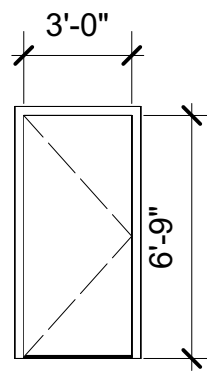
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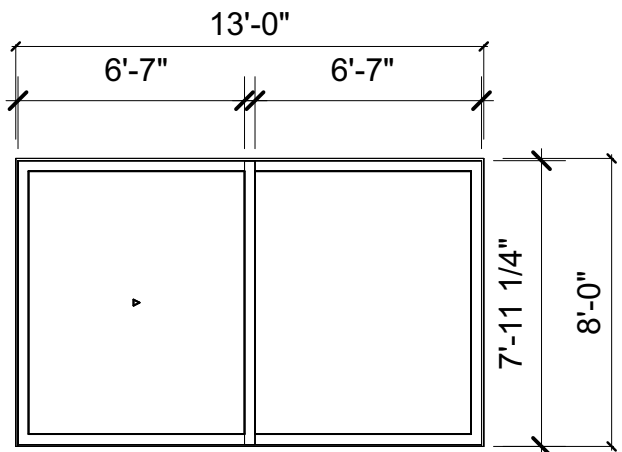
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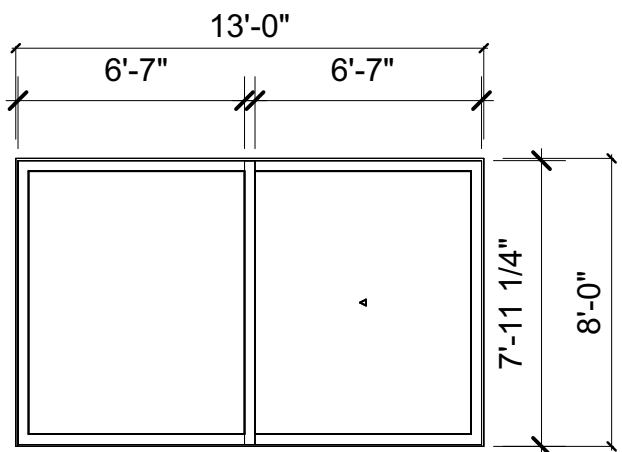
DOOR GRAPHIC SCHEDULE



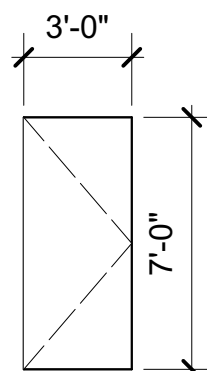
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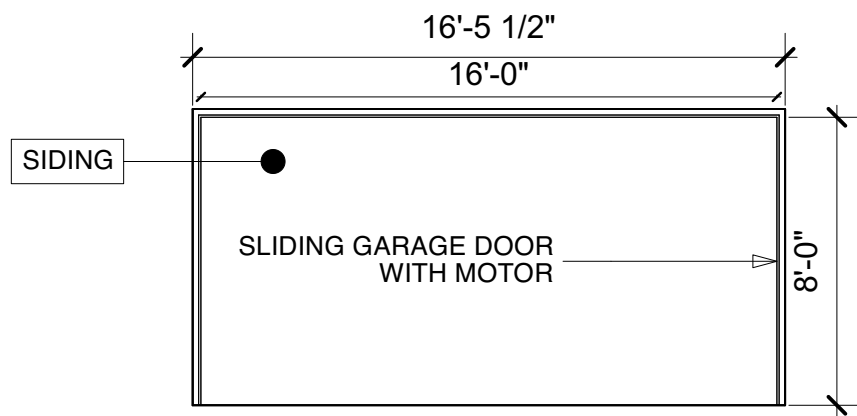
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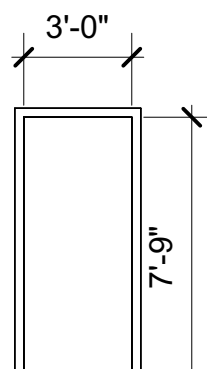
E-03



E-04



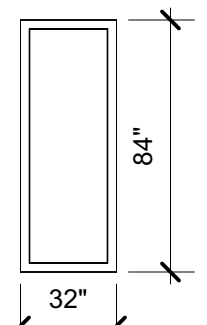
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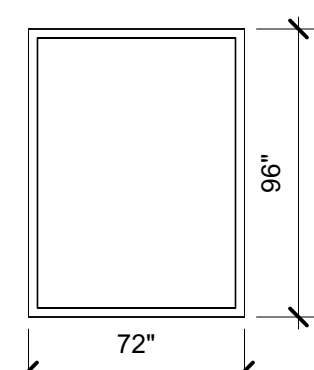
E-06

EXTERIOR DOOR AND WINDOW SCHEDULE											
	QTY	MANUFACTURER	UNIT NO.	TYPE	UNIT SIZE (W x H)	HEAD HT AFF	EXT. FINISH	INT. FINISH	HARDWARE	HARDWARE FINISH	NOTES
E-01	1			Inswing	3'6" x 7'0"		Black	Wood			FLAT DOOR SLAB IN FRAME, W-01 IS SIDELITE
E-02	1			XO Lift Slide	13'0" x 8'0"		Black	Wood			
E-03	1			XO Lift Slide	13'0" x 8'0"		Black	Wood			
E-04	1			Outswing	3'0" x 7'0"		Black	Wood			FLAT DOOR SLAB IN EZ FRAME: FROM HOUSE TO GARAGE DOOR
E-05	1			Sliding Garage	16'0" x 8'0"		Black	Black			GARAGE DOOR: MOTOR INSIDE, DOOR SLIDES IN FRONT OF SIDING ON EXTERIOR
E-06	1			Inswing	3'6" x 8'0"		Black	Black			BLACK METAL UTILITY DOOR, FLAT SLAB
W-01	1			Fixed	2'8" x 7'0"	7'0"	Black	Wood			SIDELITE TO FRONT DOOR
W-02	1			Fixed	6'0" x 8'0"	7'11"	Black	Wood			
W-03	1			Fixed	6'4" x 8'0"	8'0"	Black	Wood			
W-04	1			Fixed	3'0" x 6'6"	8'0"	Black	Wood			
W-05	1			Fixed	13'0" x 7'8"	8'0"	Black	Wood			
W-06	1			Tilt/Turn	5'4" x 4'0"	7'0"	Black	Wood			
W-07	1			Tilt/Turn	2'6" x 3'2"	7'0"	Black	Wood			
W-08	1			Fixed / Tilt/Turn	9'0" x 5'0"	7'6"	Black	Wood			
W-09	1			Fixed	4'8" x 7'6"	13'9 1/2"	Black	Wood			
W-10	1			Fixed	2'6" x 3'0"	6'8"	Black	Wood			
W-11	1			Fixed / Tilt/Turn	9'0" x 5'0"	7'6"	Black	Wood			
W-12	1			Fixed	7'1" x 6'4"	8'0"	Black	Wood			
W-13	1			Fixed	4'7 1/2" x 6'4"	8'0"	Black	Wood			
W-14	1			Fixed	2'7" x 4'8"	8'0"	Black	Wood			
W-15	1			Tilt/Turn	2'7" x 4'8"	8'0"	Black	Wood			
W-16	1			Tilt/Turn	4'6" x 6'0"	7'0"	Black	Wood			
W-17	1			Tilt/Turn	6'0" x 4'0"	6'11"	Black	Wood			
W-18	1			Fixed / Tilt/Turn	10'0" x 6'8"	7'0"	Black	Wood			
W-19	1			Fixed	2'10" x 5'0"	9'6"	Black	Wood			
W-20	1			Fixed	3'0" x 6'2"	8'0"	Black	Wood			
W-21	1			Fixed	3'0" x 6'2"	8'0"	Black	Wood			

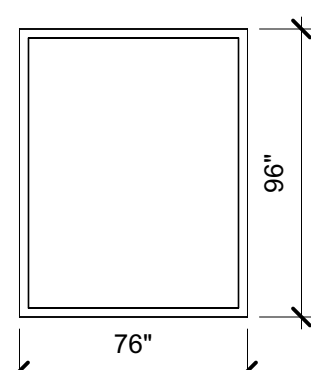
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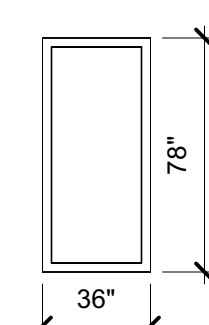
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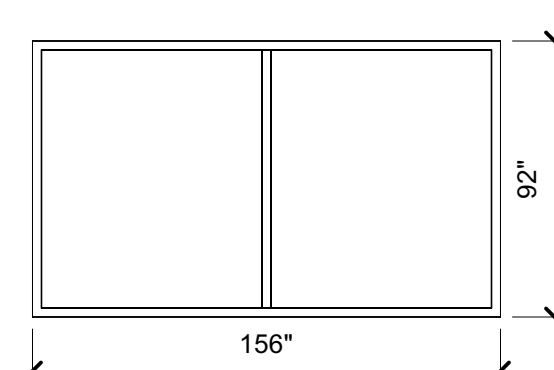
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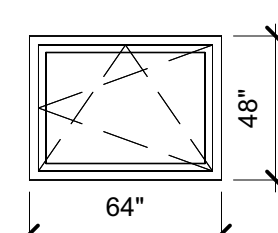
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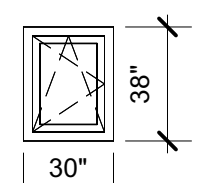
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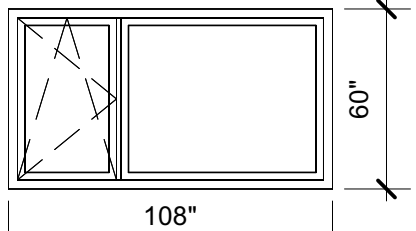
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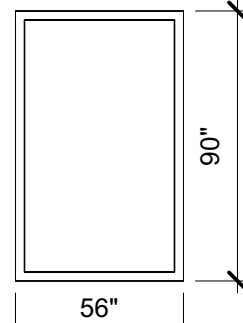
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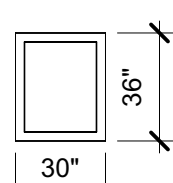
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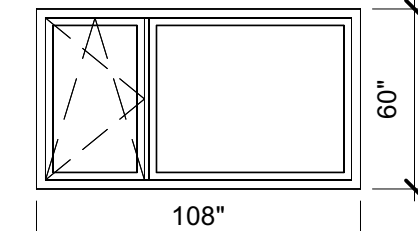
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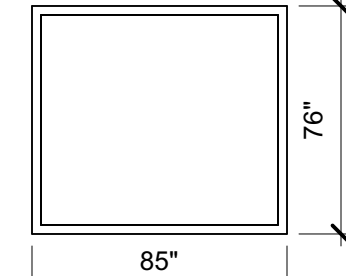
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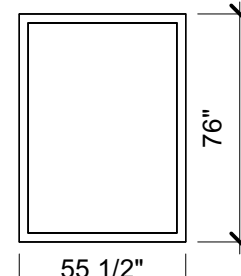
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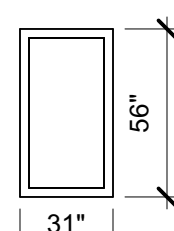
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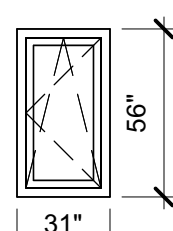
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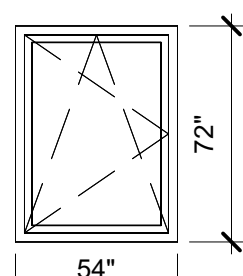
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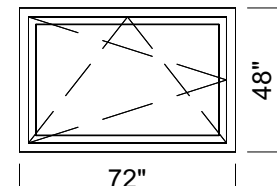
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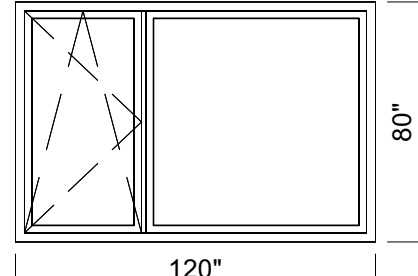
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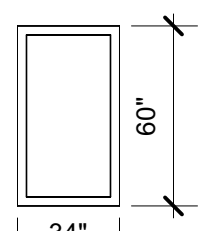
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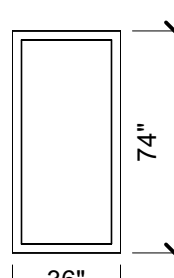
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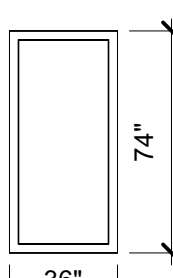
W-18



W-19



W-20



W-21

WINDOW AND DOOR NOTES:
SUPPLIER TO VERIFY HANDLING, SAFETY GLASS, HARDWARE, SIZES, QUANTITIES AND NOTIFY ARCHITECT OF DISCREPANCIES.
HEAD HEIGHTS: REFERENCED FROM TOP OF FINISHED FLOOR.
PROVIDE WINDOW SILL PER SPEC.
TYPICAL GLASS: TRIPLE PANE, LOW-E AT HOUSE, DOUBLE PANE AT GARAGE.
ALL OPERABLE WINDOWS TO BE SUPPLIED WITH SCREENS
FINISH FLOORING IS TYPICALLY 5/8" FOR ENGINEERED WOOD FLOORING: VERIFY WITH SPEC. KEYED LOCK. ALL DOORS TO BE KEYED THE SAME. TRIM INTERIOR TO MATCH WINDOW FINISH.
INTERIOR FINISH TBD BASED ON STANDARD WINDOW OPTIONS [EITHER WHITE OR FINISHED WOOD]

APPROVAL STAMP

DESIGNER



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GENERAL CONTRACTOR

STRUCTURAL ENGINEER

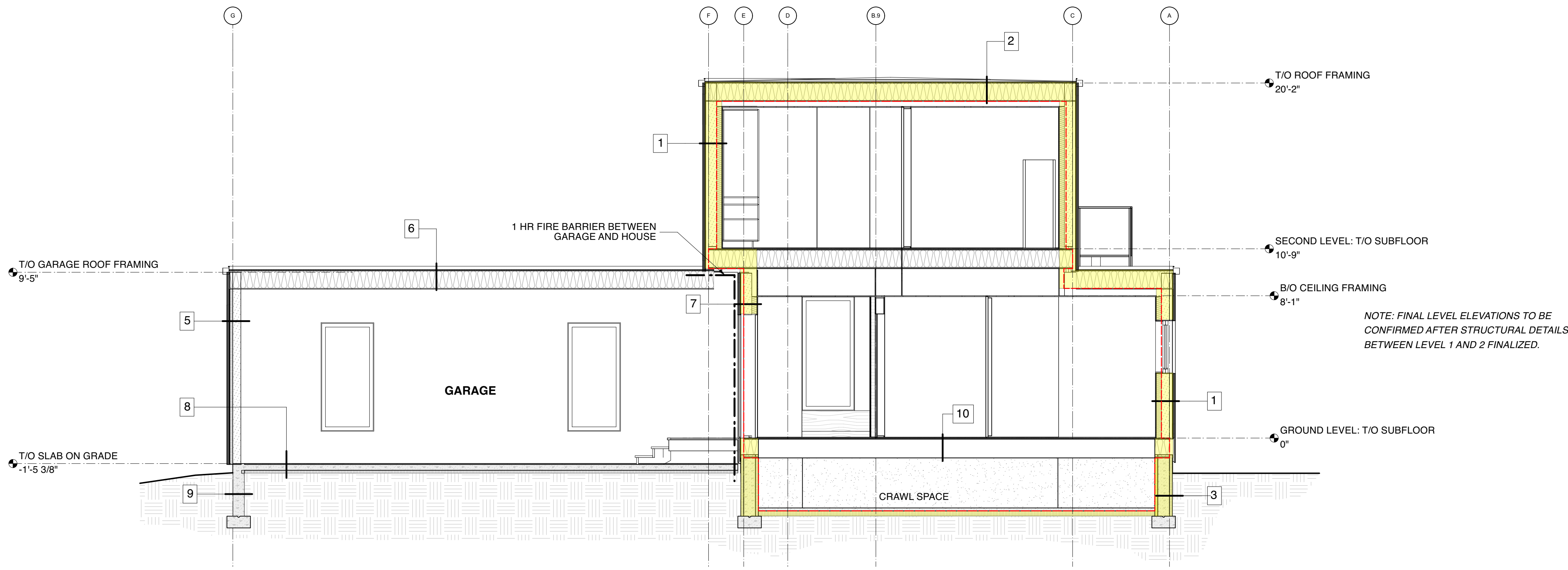
Hannigan Syrek
weeHouse
Croton-on-Hudson,
NY

ISSUED
DATE

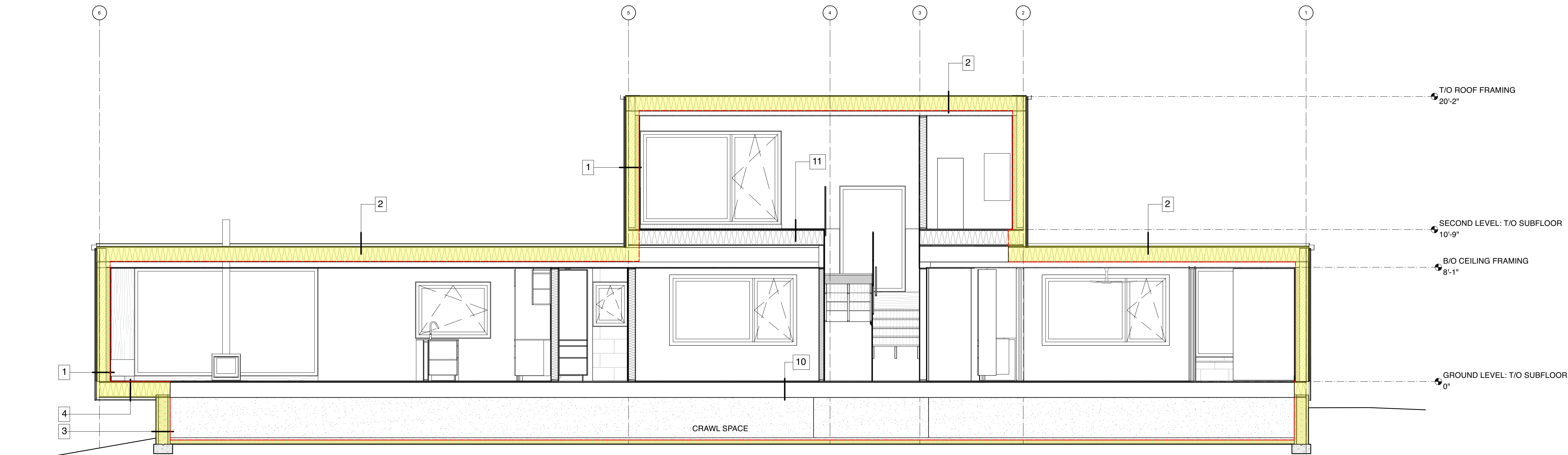
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OPENING SCHEDULE



2 BUILDING CROSS SECTION
1/4" = 1'-0"



1 BUILDING LONGITUDINAL SECTION
1/4" = 1'-0"

BUILDING SECTION KEYNOTES:

1. WALL ASSEMBLY [SEE PLAN DETAIL SHEET 5.0]
2. ROOF ASSEMBLY [SEE PLAN DETAIL SHEET 5.0]
3. HOUSE FOUNDATION WALL [SEE PLAN DETAIL SHEET 5.0]
4. FLOOR CANTILEVER: INSULATED FLOOR, WRAP CONTINUOUS INSULATION LAYER, SHEATHING, AND WEATHER BARRIER AROUND UNDERSIDE OF FLOOR
5. GARAGE WALL ASSEMBLY: SIDING, FURRING, 2" CONTINUOUS INSULATION, WEATHER BARRIER, SHEATHING [EITHER R-ZIP SHEATHING OR SIM TO ASSEMBLY B], 2X6 WALL FILL CAVITY WITH FIBERGLASS BATT INSULATION OR DENSE PACK CELLULOSE, 3/4" A-C PLYWOOD FINISH
6. GARAGE ROOF ASSEMBLY: SAME ASSEMBLY AS HOUSE. DEPTH OF ROOF TRUSSES TBD
7. CONDITIONED EXTERIOR WALL ASSEMBLY BETWEEN HOUSE AND GARAGE: SIM TO GARAGE WALL WITH 1 HOUR FIRE RATED PROTECTION: TYPE X 5/8" GYP BD AND FIRE SEALANT
8. GARAGE FLOOR ASSEMBLY: SEALED CONCRETE SLAB ON GRADE, MIN 10 MIL VAPOR BARRIER
9. GARAGE FOOTING
10. FLOOR FRAMING - NOTE PRIMARY AIR SEALING AND INSULATION AT FOUNDATION PERIMETER. NO ADDITIONAL INSULATION NEEDED AT FLOOR OR AT DUCTWORK RUNNING THROUGH CRAWLSPACE IF PERIMETER INSULATION MAINTAINED.
11. FLOOR FRAMING WITH 6" MINERAL WOOL BATT FOR SOUND ISOLATION BETWEEN OFFICE AND STUDIO

APPROVAL STAMP

DESIGNER



ALCHEMY LLC
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GENERAL CONTRACTOR

STRUCTURAL ENGINEER

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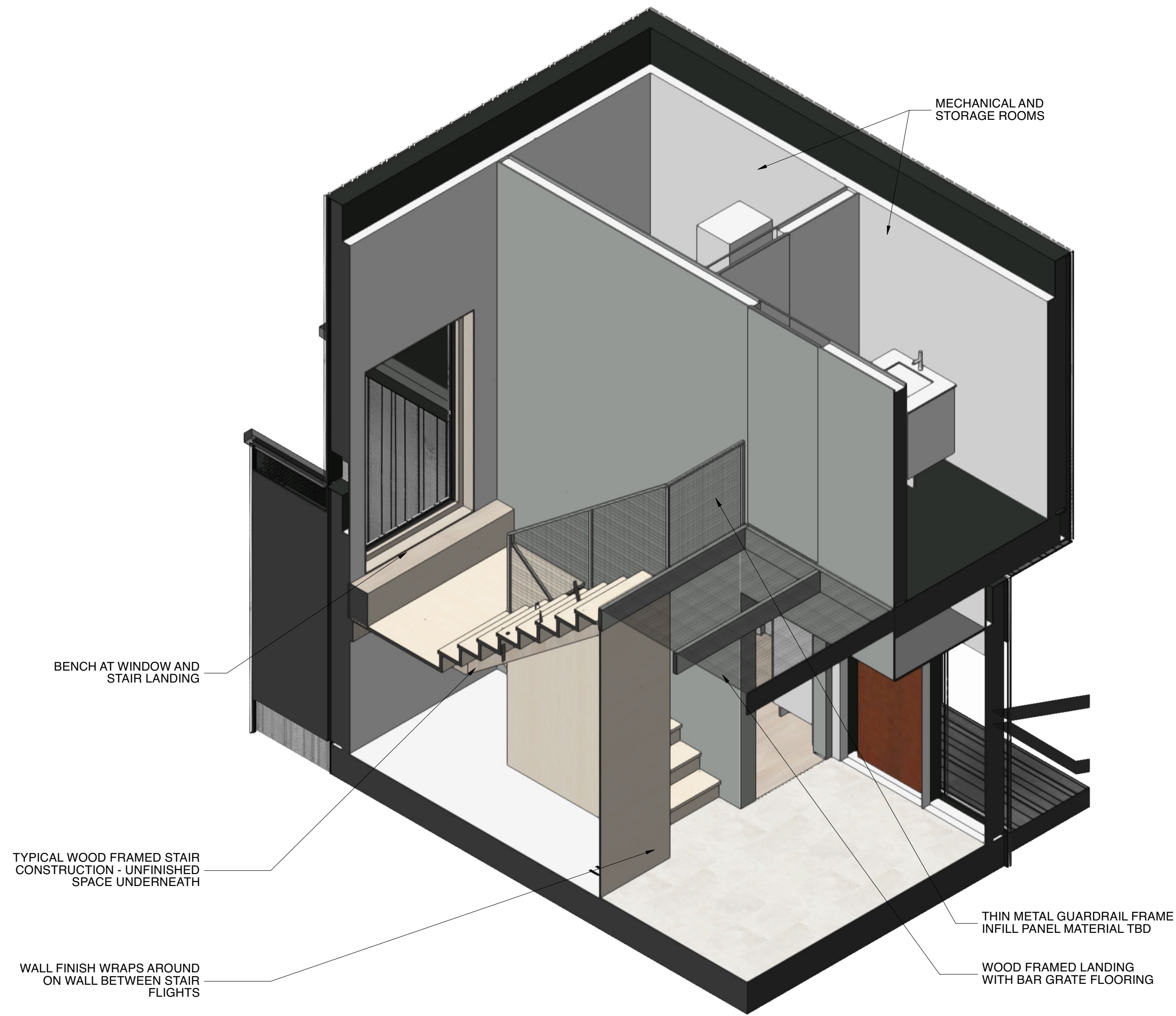
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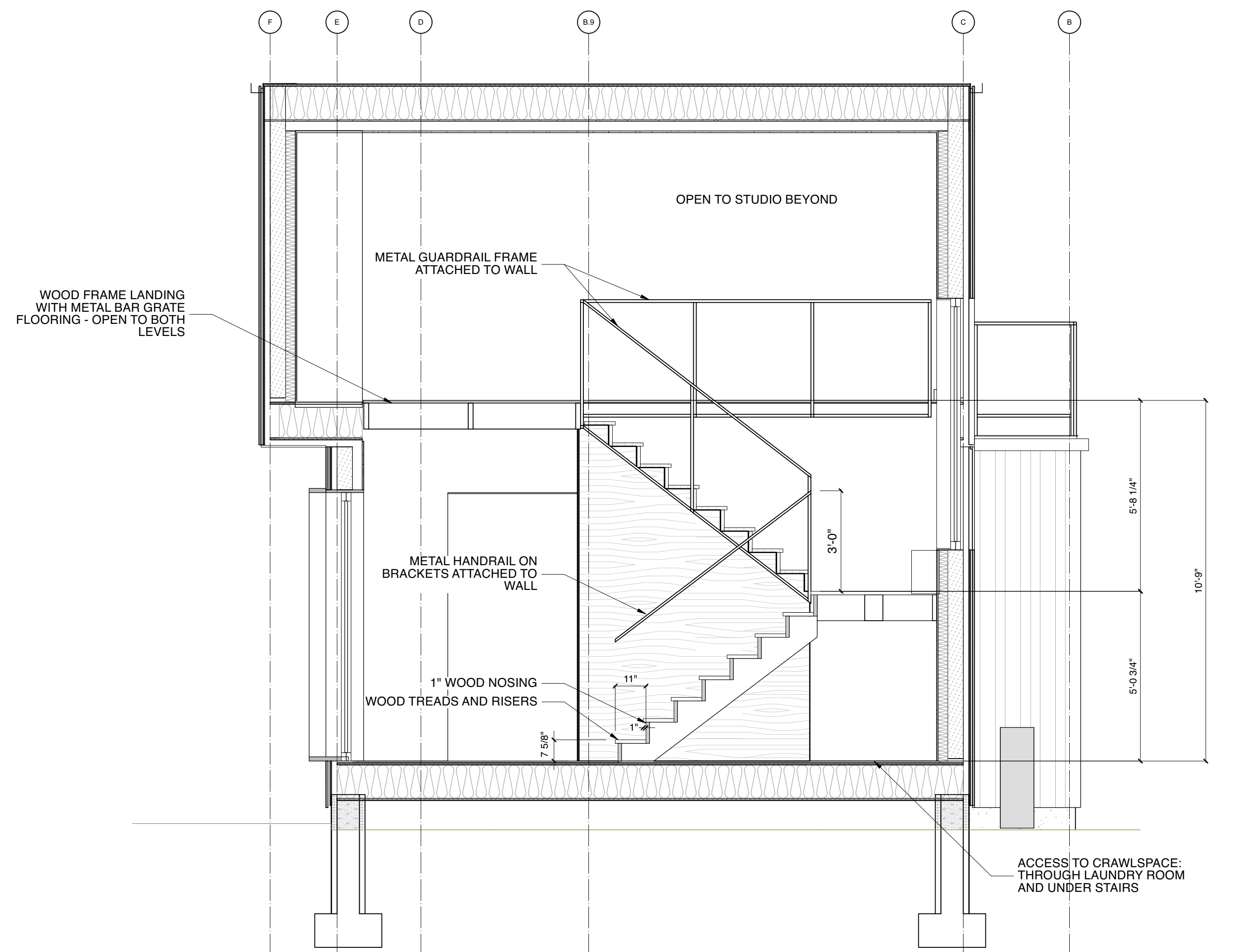
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BUILDING SECTION

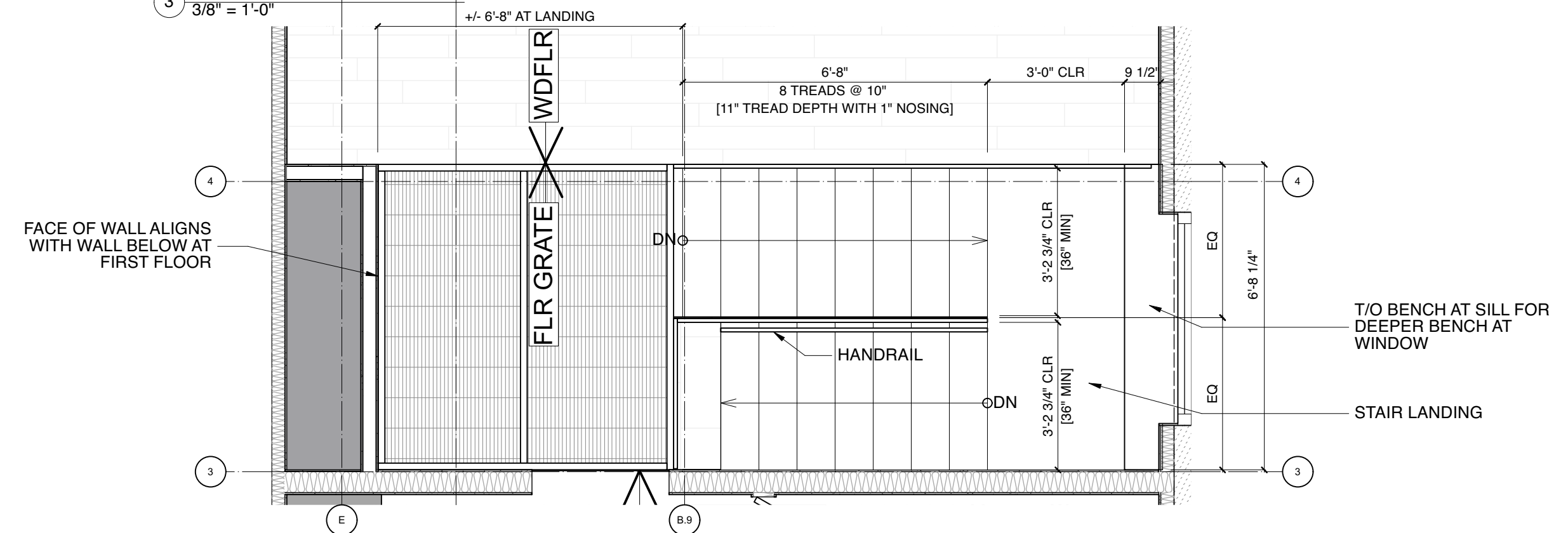
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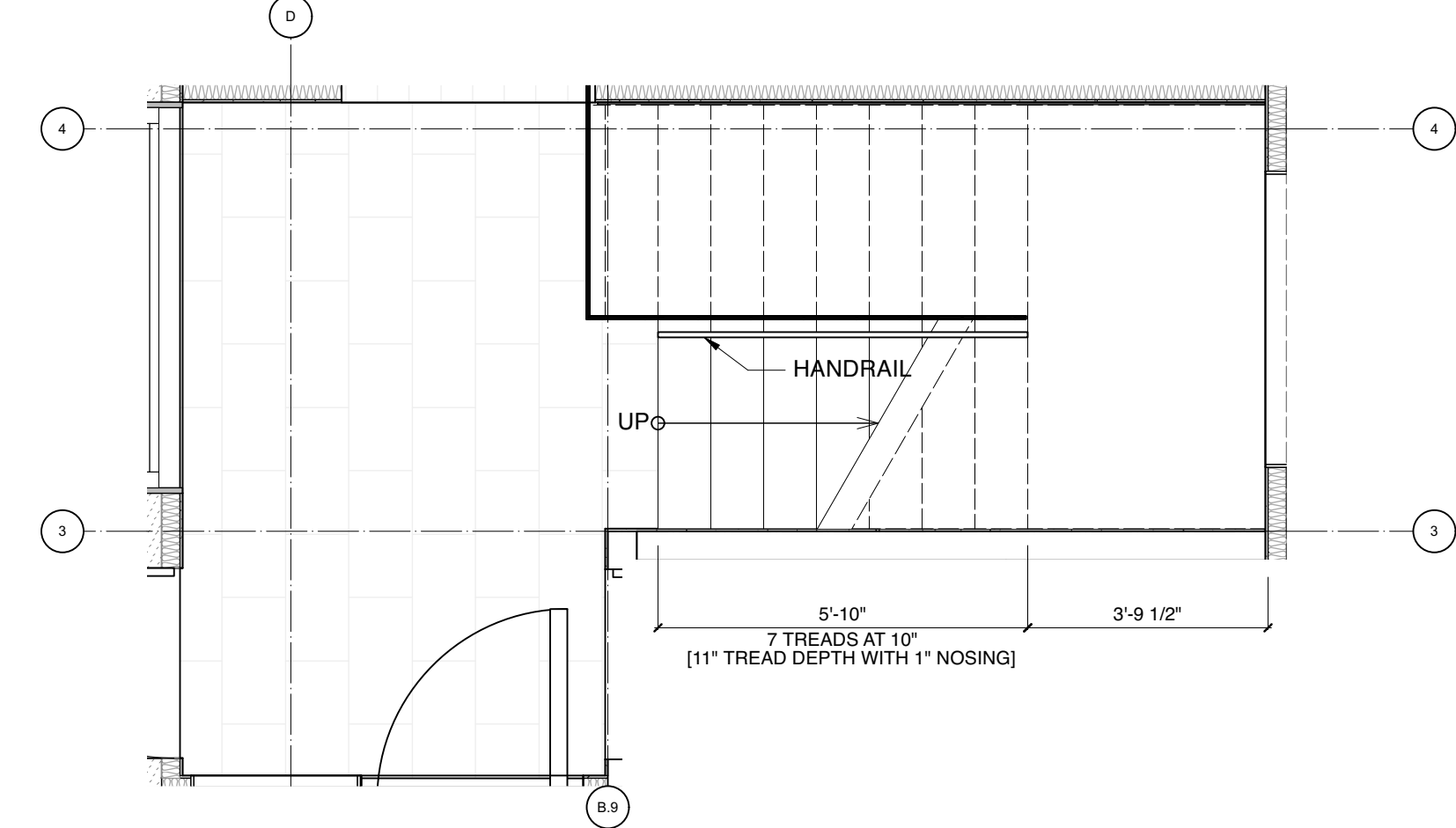
4 CUT AWAY AXON AT STAIR
3/8" = 1'-0"



3 TRANSVERSE SECTION AT STAIR
3/8" = 1'-0"



2 ENLARGED PLAN AT STAIRS - LEVEL 2
3/8" = 1'-0"



1 ENLARGED PLAN AT STAIRS - LEVEL 1
3/8" = 1'-0"

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STAIRS

4.1

BUILDING ENVELOPE OPTIONS, NOTES:

1. TWO ENVELOPE OPTIONS ARE ILLUSTRATED ON THIS SHEET TO FACILITATE DISCUSSION ON REGIONAL AVAILABILITY, LABOR COMFORT AND PRICING IMPLICATIONS.
2. THE RED LINE REPRESENTS THE AIR/VAPOR BARRIER, USING INTELLO SMART VAPOR BARRIER AND PLYWOOD+VANA TAPE ASSEMBLIES. THESE METHODS SHALL BE USED FOR A CONTINUOUS SEALED LAYER. SPRAY FOAM IS NOT AN ACCEPTABLE SUBSTITUTE FOR THE AIR BARRIER/INSULATION STRATEGY.
3. TWO BLOWER DOOR TESTS SHALL BE PLANNED.
- THE FIRST SHALL HAPPEN DURING CONSTRUCTION AFTER BARRIER AND ALL WINDOWS AND DOORS ARE NSTALLED FOR EASY DETECTION AND FIXING OF LEAKS.
 - THE SECOND TEST SHALL HAPPEN AT SUBSTANTIAL COMPLETION/END OF THE PROJECT.

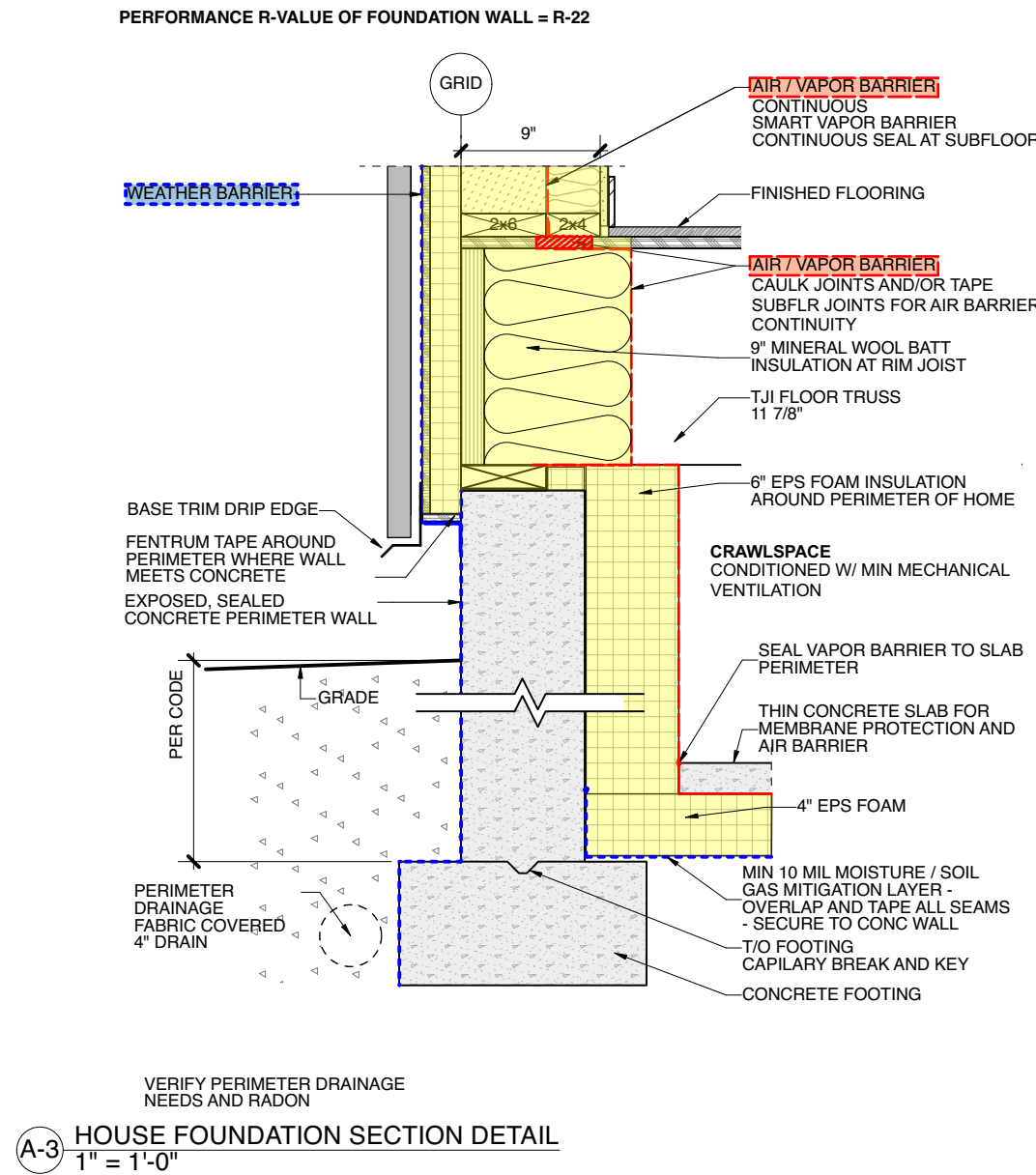
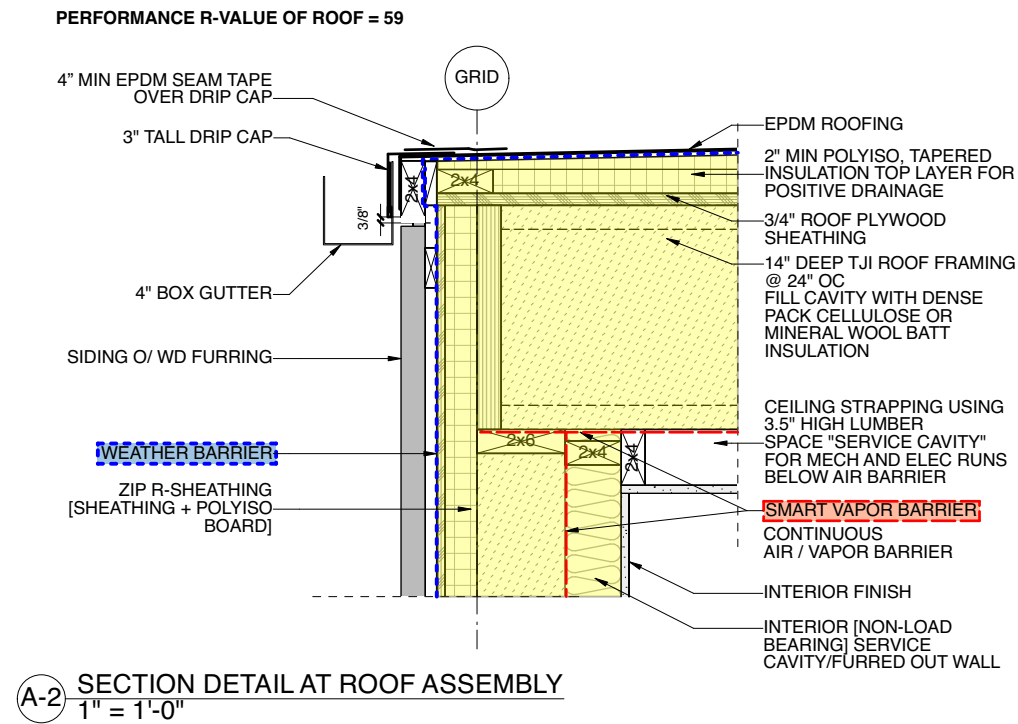
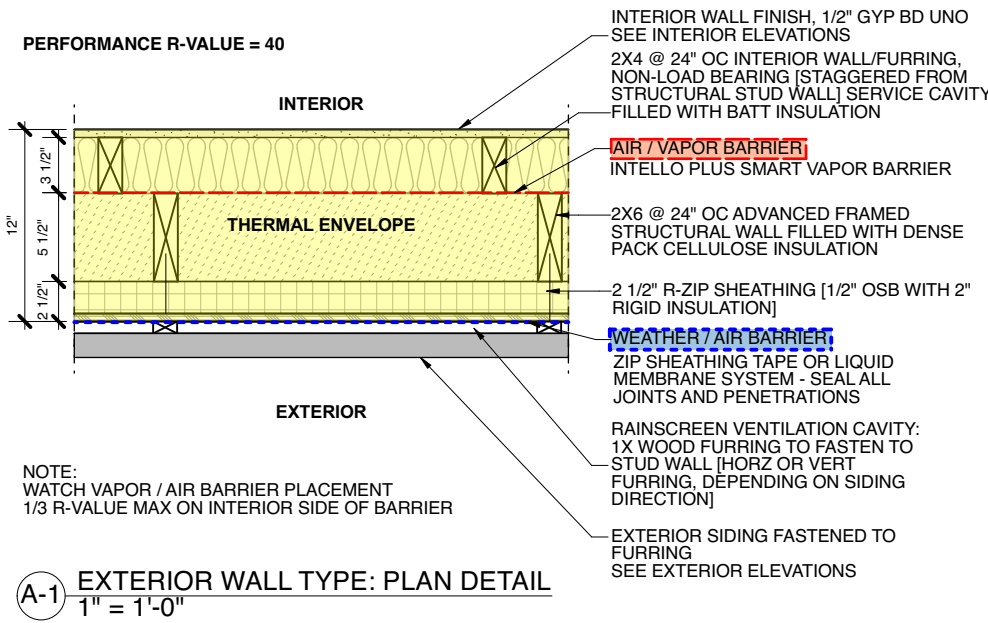
BUILDING ENVELOPE A:
[SHOWN IN FLOOR PLANS + BUILDING SECTIONS]

WALL CONSTRUCTION: 2X6 WALL WITH FURRED OUT INTERIOR WALL LAYER, CALLED A "SERVICE CAVITY."

CONTINUOUS INSULATION LAYER: ZIP SHEATHING WITH 2" POLYISO FOAM LAYER [TOTAL BOARD THICKNESS = 2.5"]

PRO/CONS: - PRO: LESS LABOR ON EXTERIOR CONTINUOUS INSULATION LAYER, AS WEATHER BARRIER, INSULATION AND SHEATHING ALL ONE BOARD PRODUCT

- PRO: PROTECTED AIR/VAPOR BARRIER, NO SEALING AND GASKETING NECESSARY AT "SERVICE WALL" PENETRATIONS, SUCH AS ELECTRICAL BOXES
- CON: MORE LUMBER/2 LAYERS OF FRAMING. NOTE, THE INTERIOR "SERVICE CAVITY" WALL IS FRAMED AFTER AIR/VAPOR BARRIER IS IN PLACE AND AT THE SAME TIME AS THE INTERIOR WALLS.



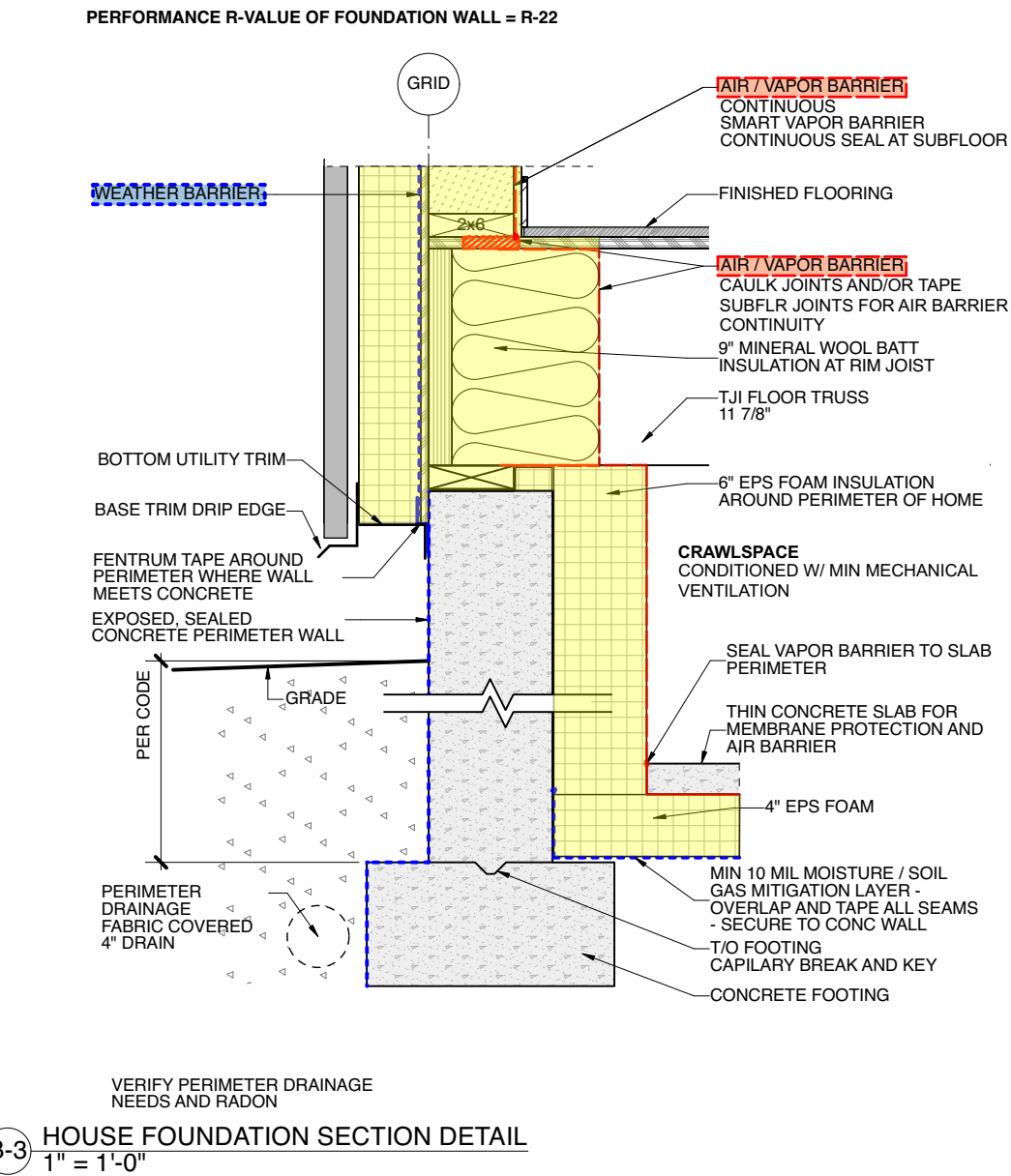
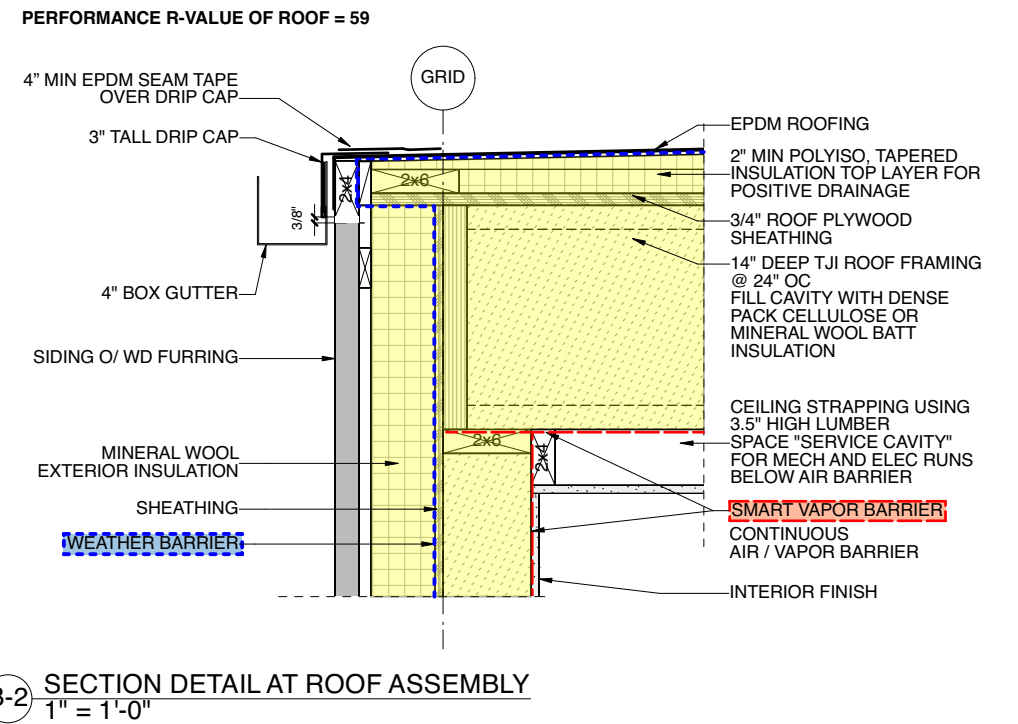
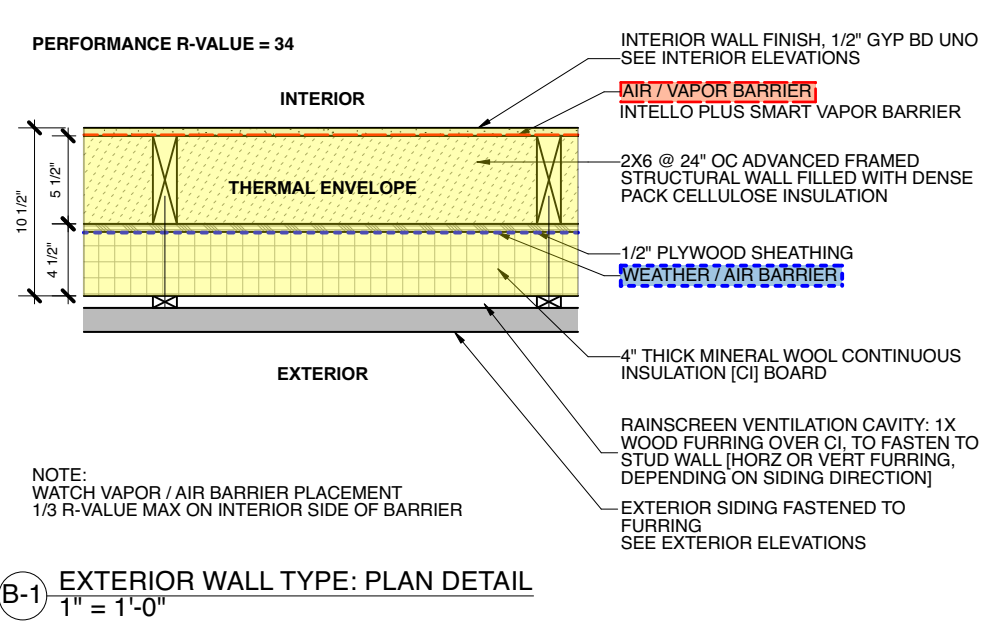
BUILDING ENVELOPE B:

WALL CONSTRUCTION: 2X6 WALL WITH FURRED OUT INTERIOR ONLY AT PRIMARY BATHROOM PLUMBING.

CONTINUOUS INSULATION LAYER: MINERAL WOOL

PRO/CONS: - PRO: LESS LABOR ON INTERIOR FRAMING AS THERE IS NO "SERVICE CAVITY."

- CON: AIR/VAPOR BARRIER IMMEDIATELY BEHIND GYP BD, SO SEALING AND GASKETING NECESSARY AT ALL PENETRATIONS, SUCH AS ELECTRICAL BOXES
- CON: SEPARATE STEPS ON EXTERIOR INSTALL: SHEATHING, WEATHER BARRIER AND CONTINUOUS INSULATION LAYER.
- PRO: MINERAL WOOL INSULATION HAS A LOWER CARBON FOOTPRINT AND HIGHER AIR PERMEABILITY, FOR BETTER ASSEMBLY DRYING.
- PRO: MINERAL WOOL IS NATURALLY FIRE RESISTANT
- CON: MINERAL WOOL IS TYPICALLY MORE EXPENSIVE



BASIS OF DESIGN NOTES
CLIMATE ZONE 4

Rl = 56.8, Um=0.10 = Roof/ Ambient Floor
Ri = 37.9, Um=0.15 = Walls
Ri = 7-7.5/ Ui=0.13-0.14, Um 0.75-0.80 = Windows/Doors, g=0.50 default

APPROVAL STAMP

DESIGNER

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BUILDING ENVELOPE
ASSEMBLY

5.0

PTD GYP BD

CREATE REVEAL
WITH A "Z" SHADOW
BEAD, 1/4" REVEAL

BASEBD

NOTE: ALL WOOD COVERED
WALLS SHALL FINISH AT
THE FINISHED FLOOR AND
NO BASEBOARD USED.

OUTLET IN BASEBOARD
VERIFY WITH NY CODE
OR
STANDARD HEIGHT
VERTICAL OUTLETS IN WALL
ABOVE

1 IMAGE: INTERIOR DETAIL AT BASEBOARD, OPENING AND OUTLET

INTERIOR DOOR SCHEDULE				
#	DOOR SIZE (W x H)	TYPE	FINISH	HARDWARE / NOTES
I- 01	3'0" x 7'0"	Swing		
I- 02	3'0" x 8'0"	Barn Door		
I- 03	3'0" x 8'0"	Pocket	-----	-----
I- 04	2'8" x 8'0"	Pocket	-----	-----
I- 05	3'0" x 8'0"	Swing		
I- 06	2'8" x 8'0"	Swing		
I- 07a	2'11 1/8" x 8'0"	Pivot		CAB2: 5 EQ DOORS
I- 07b	2'11 1/8" x 8'0"	Pivot		CAB2: 5 EQ DOORS
I- 07c	2'11 1/8" x 8'0"	Pivot		CAB2: 5 EQ DOORS
I- 07d	2'11 1/8" x 8'0"	Pivot		CAB2: 5 EQ DOORS
I- 07e	2'11 1/8" x 8'0"	Pivot		CAB2: 5 EQ DOORS
I- 08	3'0" x 8'0"	Swing		
I- 09	3'0" x 8'0"	Swing		

- INTERIOR DOOR NOTES:**
- ALL DOORS TO BE FLAT PANEL, PAINTED
 - DOOR THICKNESS = 1 1/2" MIN
 - SUGATSUNE INVISIBLE HINGES TO BE USED, TYP
 - HINGE COLOR TO BE WHITE AT WHITE WALLS AND GREY AT ACCENT COLOR WALLS
 - FRONT FACE OF DOOR SHALL BE FLUSH WITH WALL
 - EZ DOOR JAMBS USED FOR NO VISIBLE DOOR JAMB

INTERIOR FINISH SCHEDULE						SEE SPEC FOR DETAIL DESCRIPTIONS/INSTRUCTIONS
NUMBER	DESCRIPTION	ROOM	MANUFACTURER	STYLE	COLOR/FINISH	NOTES
NOTE: ALL UNMARKED WALLS AND CEILINGS TO BE GYP BOARD, PAINTED PT1 (WHITE), UNO - SEE SPEC						
BASEBD	BASEBOARD					RECESSED, PAINTED POPLAR WOOD - PAINT TO MATCH WALL, UNO.
CAB1	WHITE CABINETRY		IKEA	SEKTION + VOXTORP	WHITE MATTE	INTEGRATED HANDLES IN SUPPLIED DOORS.
CAB2	WHITE CABINETRY		GC		WHITE MATTE	CABINET DOORS ON CONCEALED HINGES, SIMPLE ADJUSTABLE SHELVES
CAB3	WOOD CABINETRY		GC		MATTE SEALER, NATURAL WOOD	
CNT1	QUARTZ	KITCHEN	CEASARSTONE	6011 INTENSE WHITE	WHITE	
CNT2	TBD	LAUNDRY, BEDROOM				
CONC FLR	EXPOSED, SEALED CONCRETE FLOOR	GARAGE				MATTE, CLEAR SEALER AT GARAGE FLOOR
FLR GRATE	1" BAR STL GRATE WALKING SURFACE	LANDING, FLR 2 + EXTERIOR WHERE INDICATED	MC NICHOLS OR SIM		TBD	EXACT SPEC TBD
GUARD PNL	METAL PANEL (PRICING PLACEHOLDER)	WHERE INDICATED	MC NICHOLS OR SIM		TBD	EXACT SPEC TBD
PT1	INTERIOR PAINT, TYPICAL					BENJAMIN MOORE, CHANTILLY LACE (VERIFY WITH VOXTORP IKEA DOOR SPEC)
PT2	INTERIOR PAINT, ACCENT					BENJAMIN MOORE, TBD
PT3	INTERIOR PAINT, ACCENT					BENJAMIN MOORE, TBD
PTD GYP BD	GYPSUM WALL BOARD, PAINTED					
RES1	RESILANT FLOORING	LAUNDRY, MECH ROOM				
TL1	ACCENT TILE	KITCHEN	SICIS	FLEURS		DETAILS OF TILE MIX AND SELECTION: BY OWNER
TL2	ACCENT TILE	PRIMARY BATH: SHOWER	SICIS			DETAILS OF TILE MIX AND SELECTION: BY OWNER
TL3	FIELD TILE	PRIMARY BATH	TBD			WALL AND FLOOR [SPEC FOR FLOOR COULD CHANGE BASED ON SLIP RESISTANCE]
TL4	ACCENT TILE	GUEST BATH	SICIS			DETAILS OF TILE MIX AND SELECTION: BY OWNER
TL5	FIELD TILE	GUEST BATH	TBD			WALL AND FLOOR [SPEC FOR FLOOR COULD CHANGE BASED ON SLIP RESISTANCE]
TL6	FIELD TILE	ENTRANCE FLOOR	TBD			TBD
WD1	FINISHED PLYWOOD VENEER				SPECIES AND FINISH TBD	USING 4' X 8' GRADE A PLYWOOD ON FRONT FACE
WD2						
WD3						
WDFLR	ENGINEERED WOOD FLOORING	THROUGHOUT				

APPROVAL STAMP

DESIGNER



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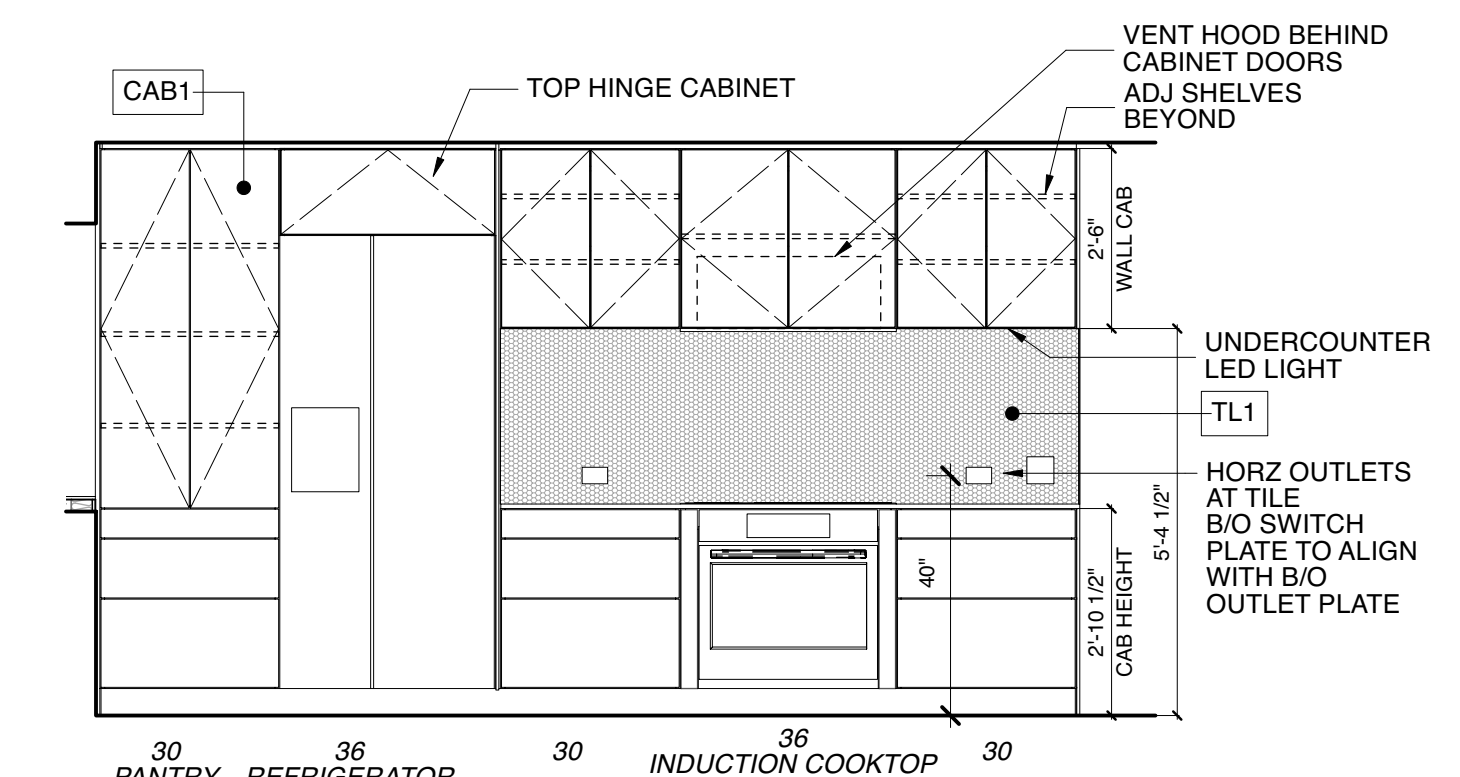
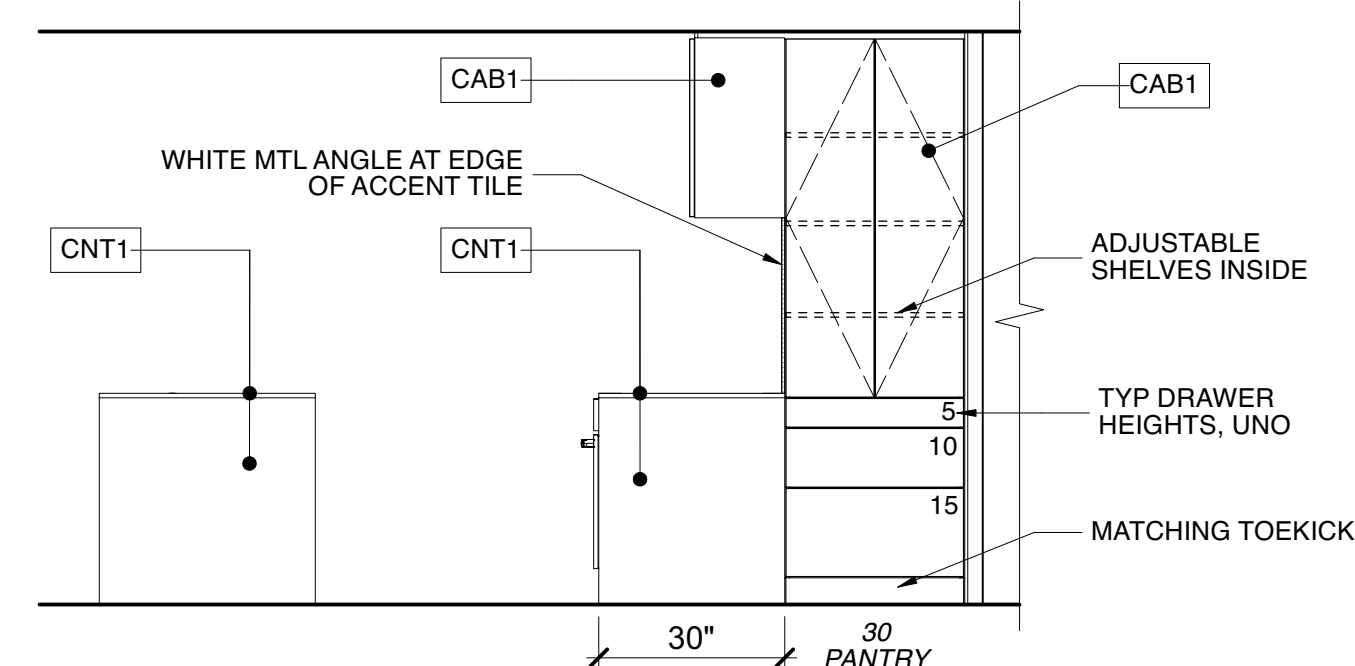
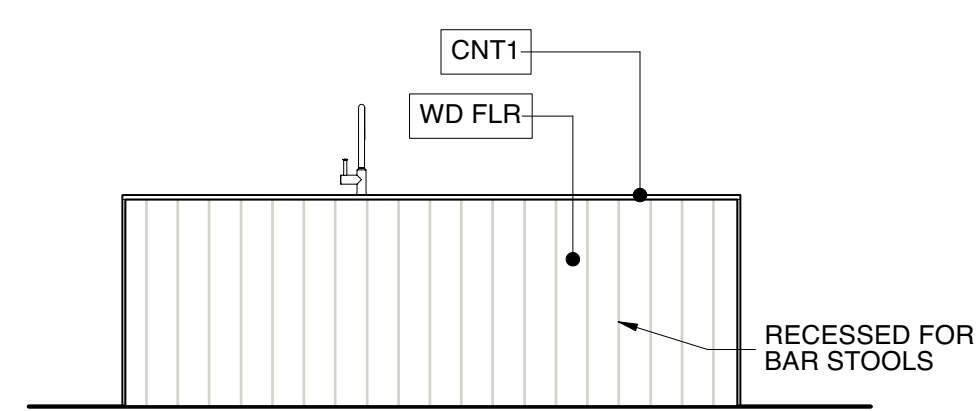
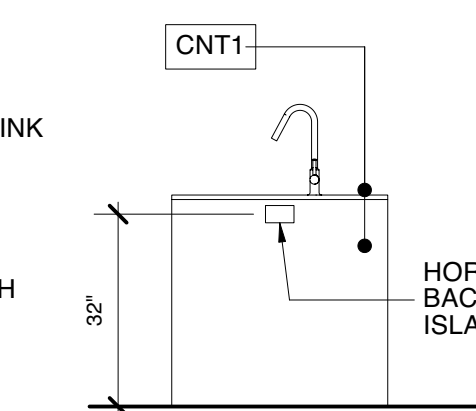
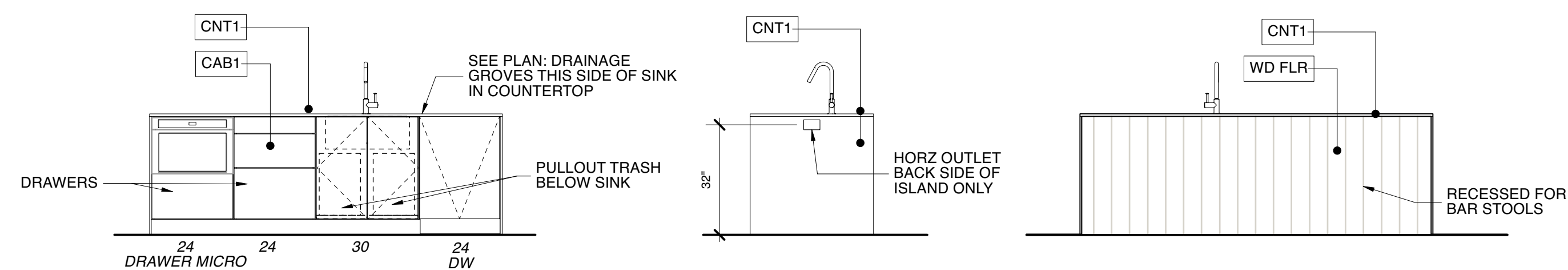
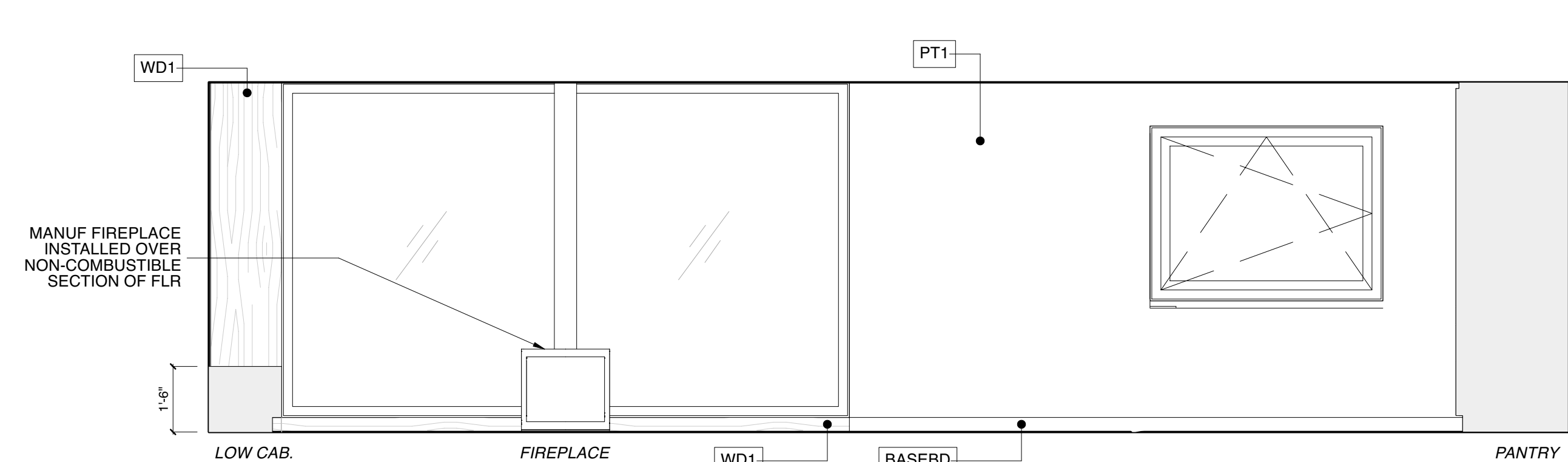
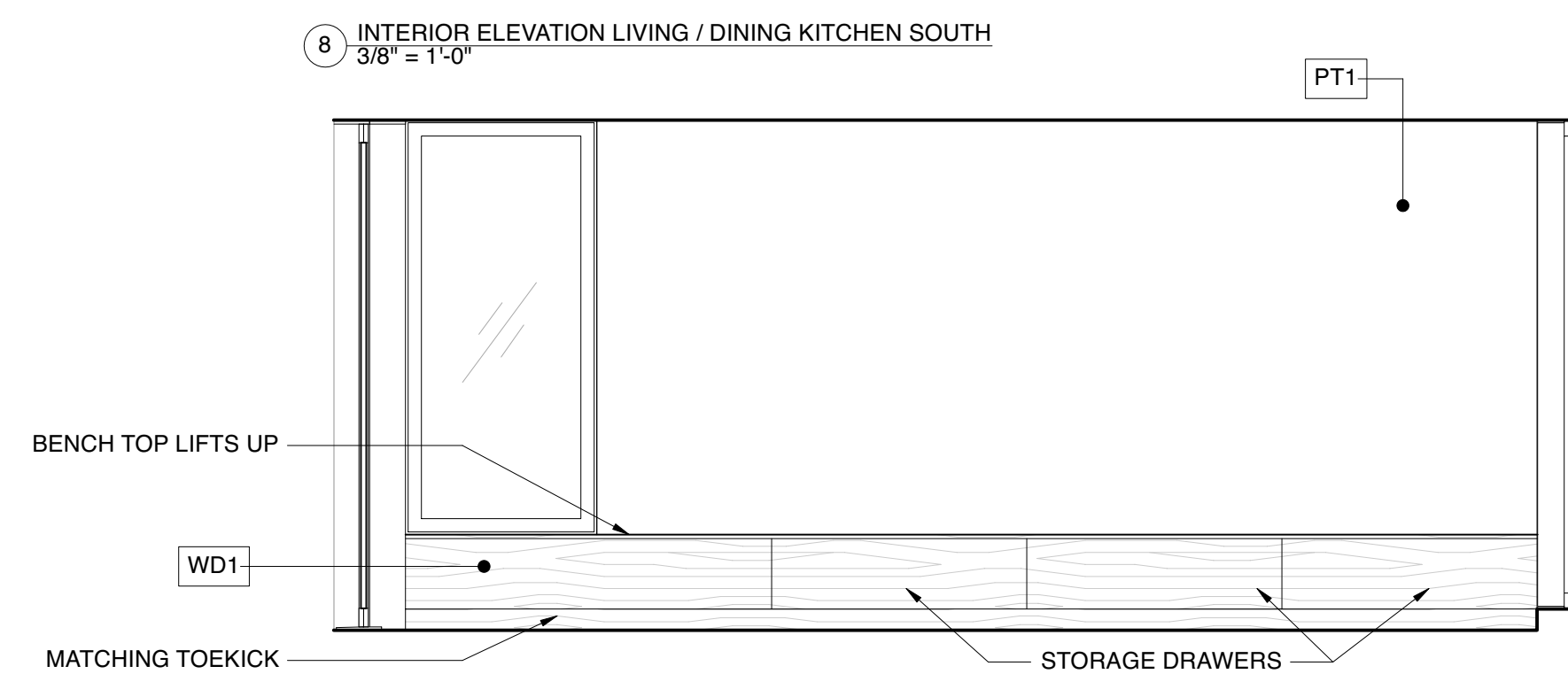
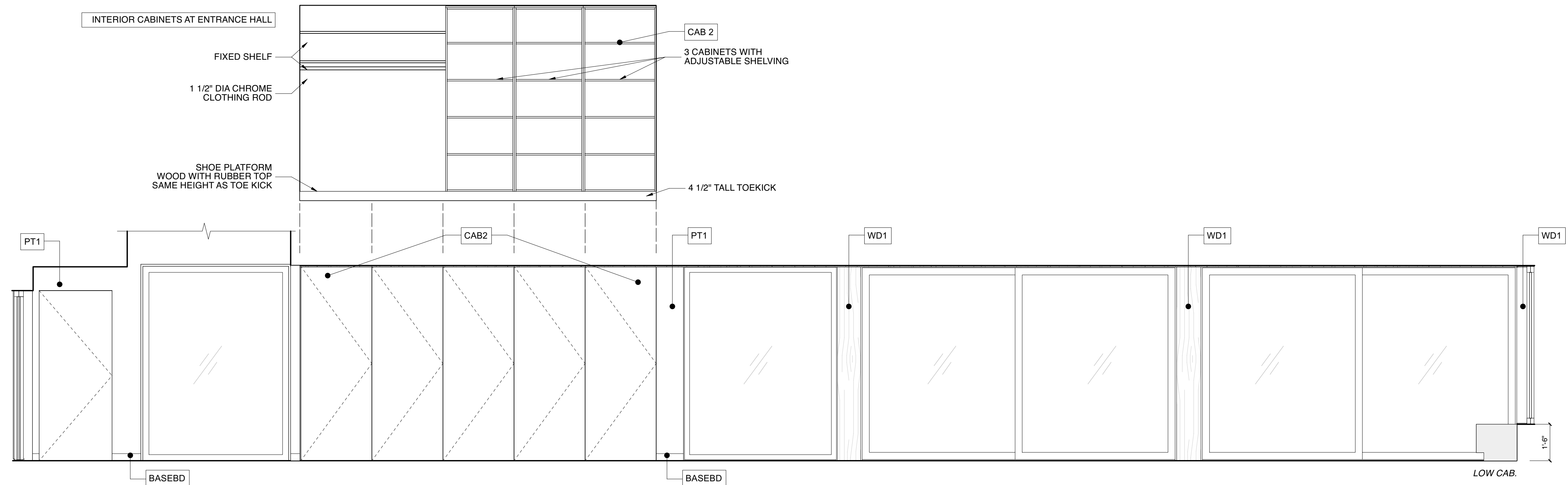
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INTERIOR SCHEDULES +
FINISHES

7.0



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T PAUL, MN 55114
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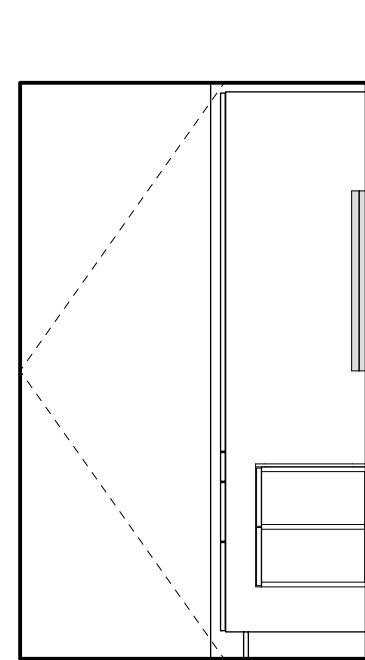
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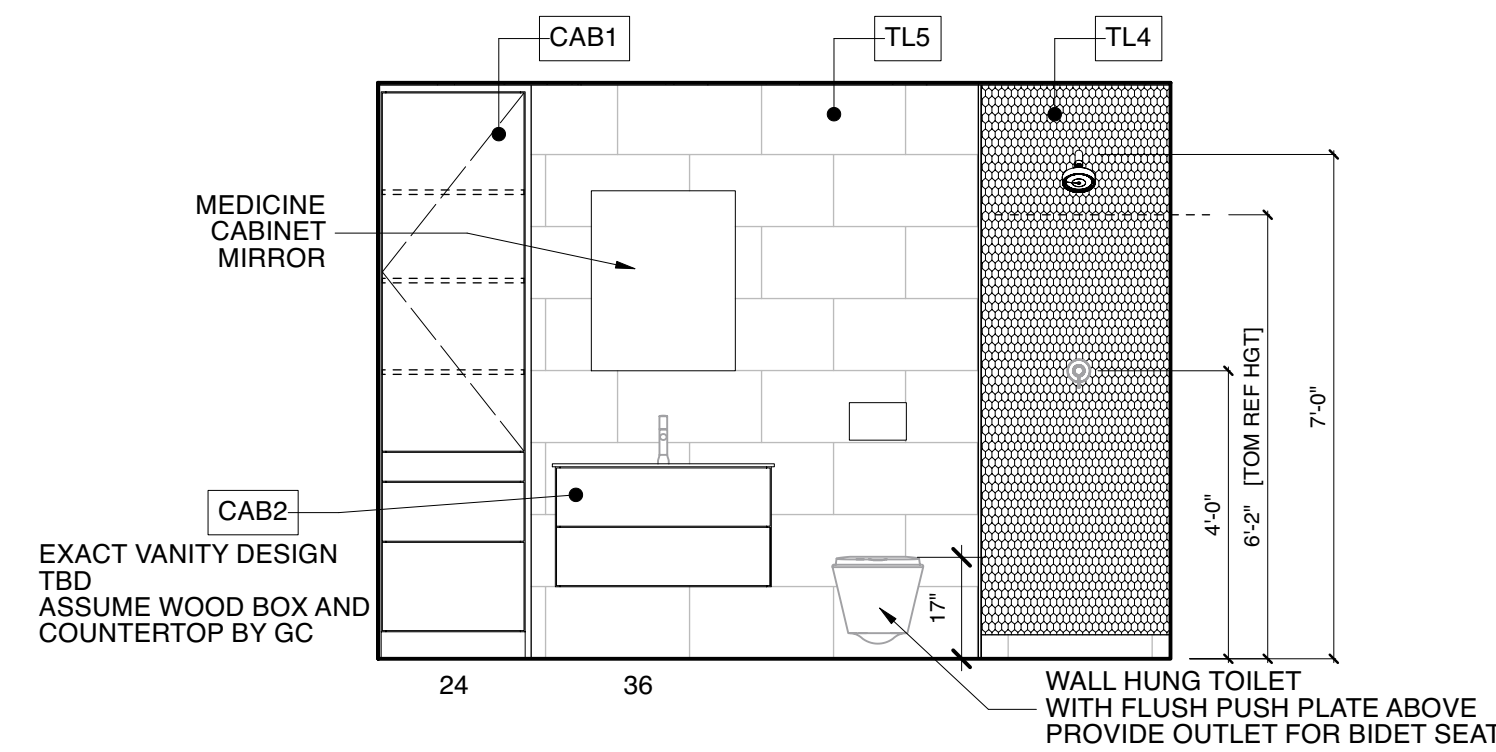
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**INTERIOR ELEVATIONS
LIVING / DINING / KITCHEN /
ENTRY**

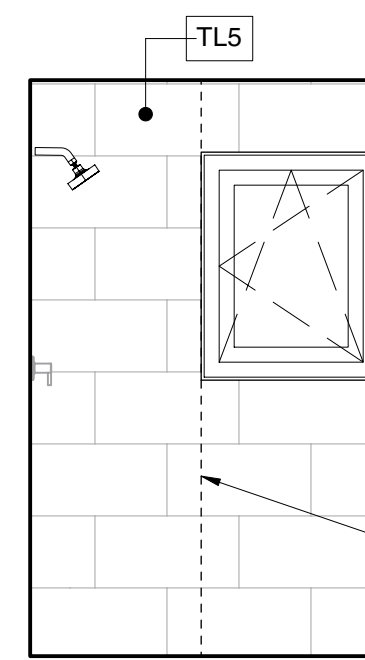
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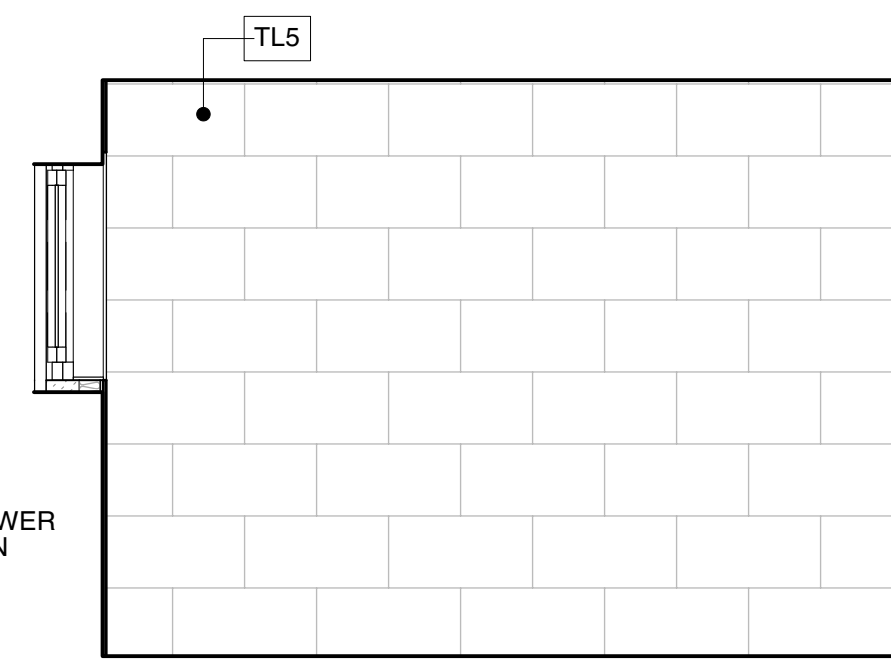
10 INTERIOR ELEVATION - BATH SOUTH
3/8" = 1'-0"



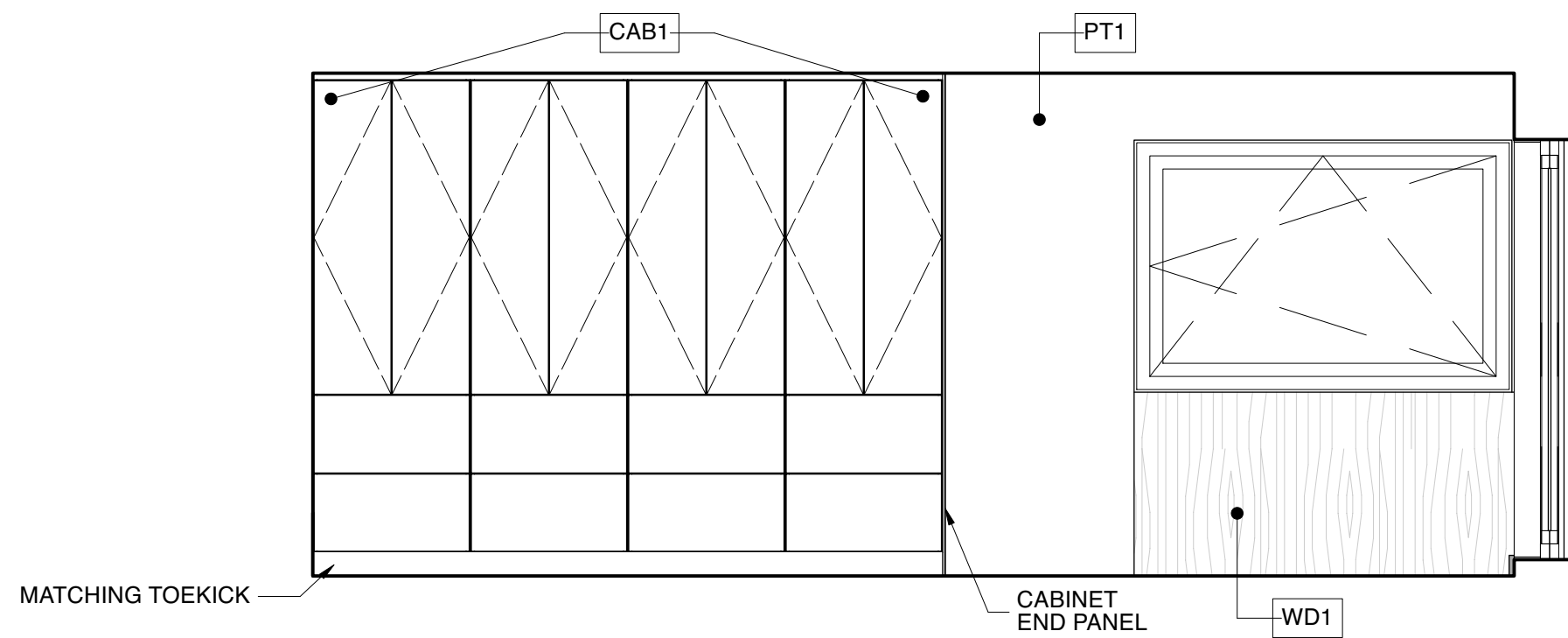
9 INTERIOR ELEVATION - BATH WEST
3/8" = 1'-0"



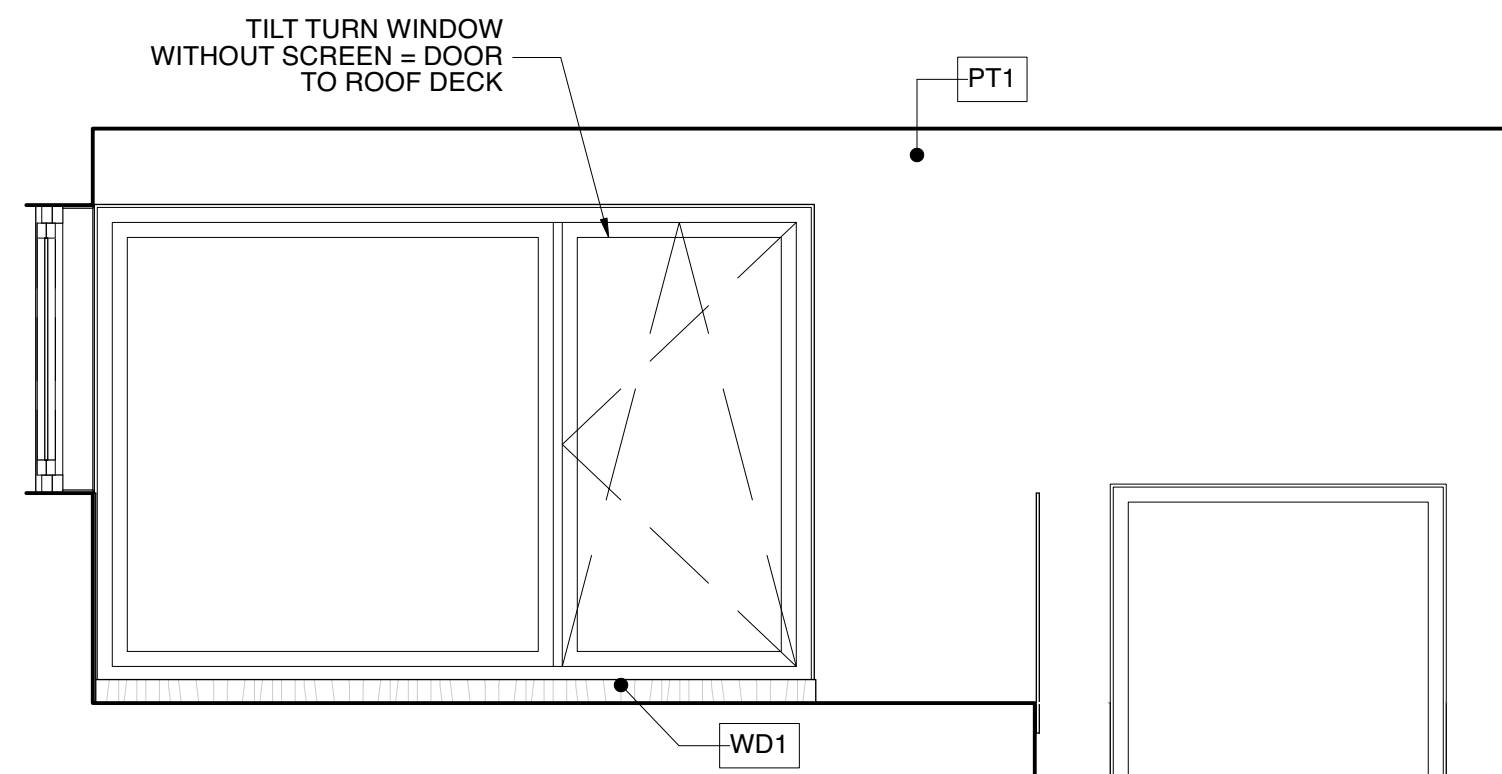
8 INTERIOR ELEVATION - BATH NORTH
3/8" = 1'-0"



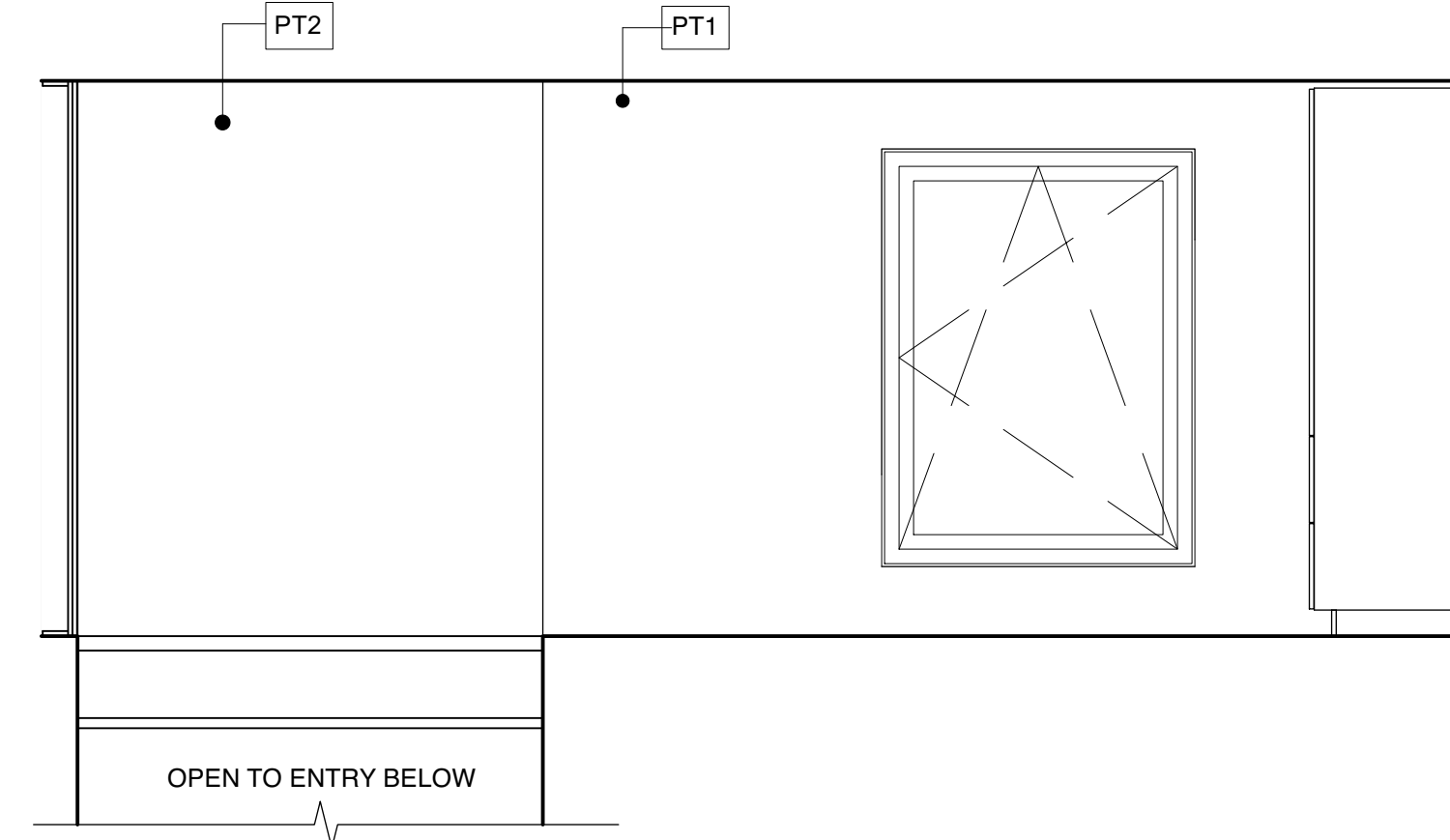
7 INTERIOR ELEVATION - BATH EAST
3/8" = 1'-0"



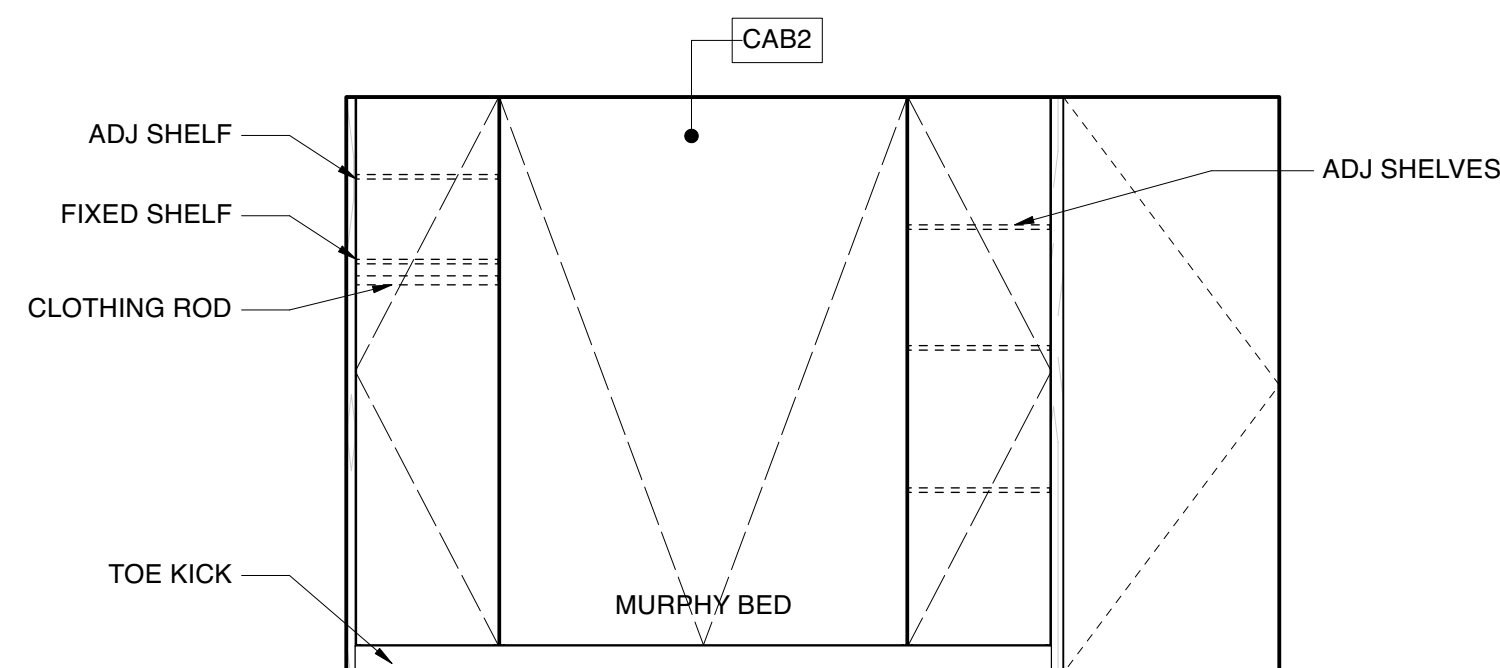
6 INTERIOR ELEVATION STUDIO - WEST
3/8" = 1'-0"



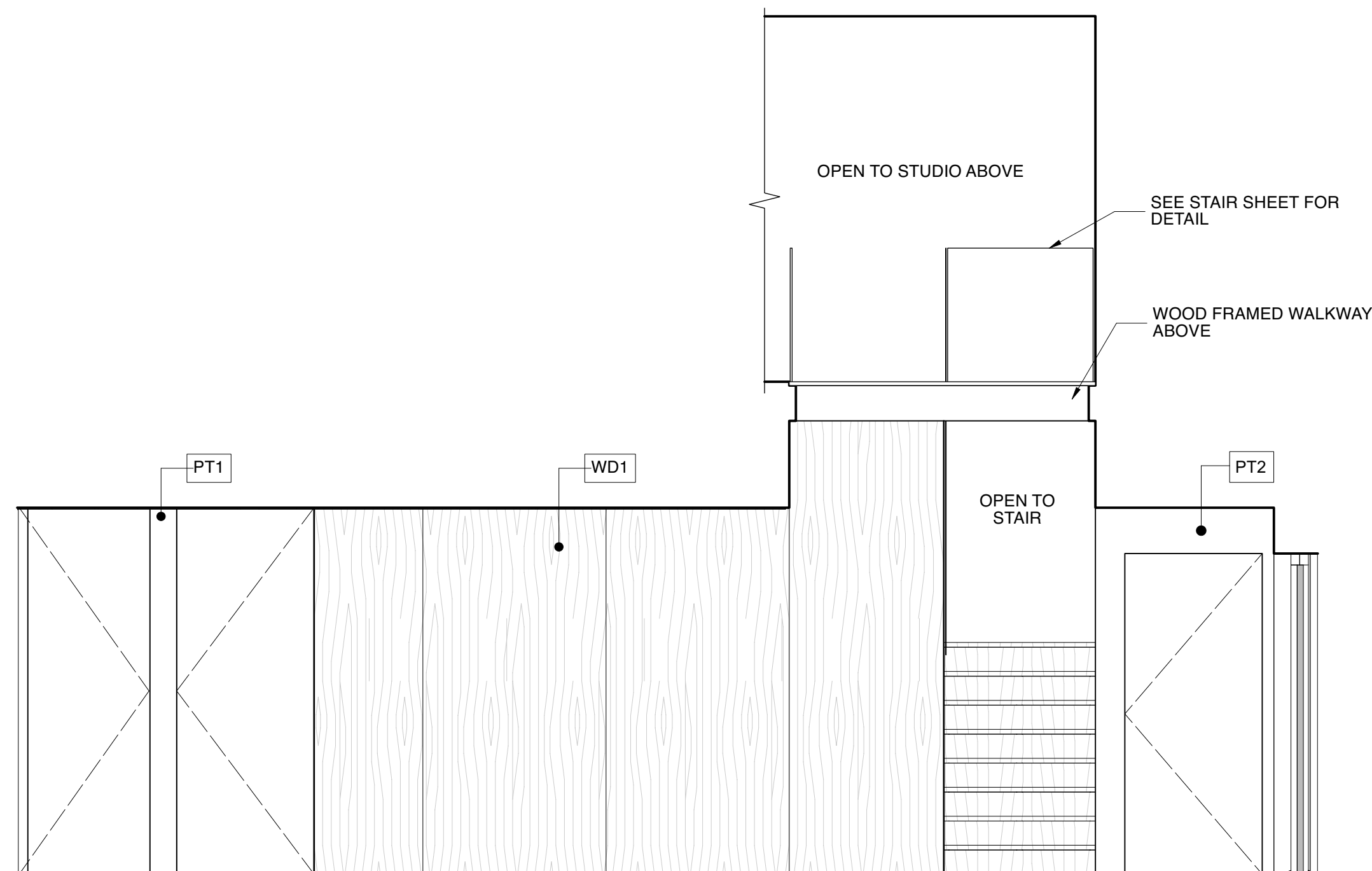
5 INTERIOR ELEVATION STUDIO - NORTH
3/8" = 1'-0"



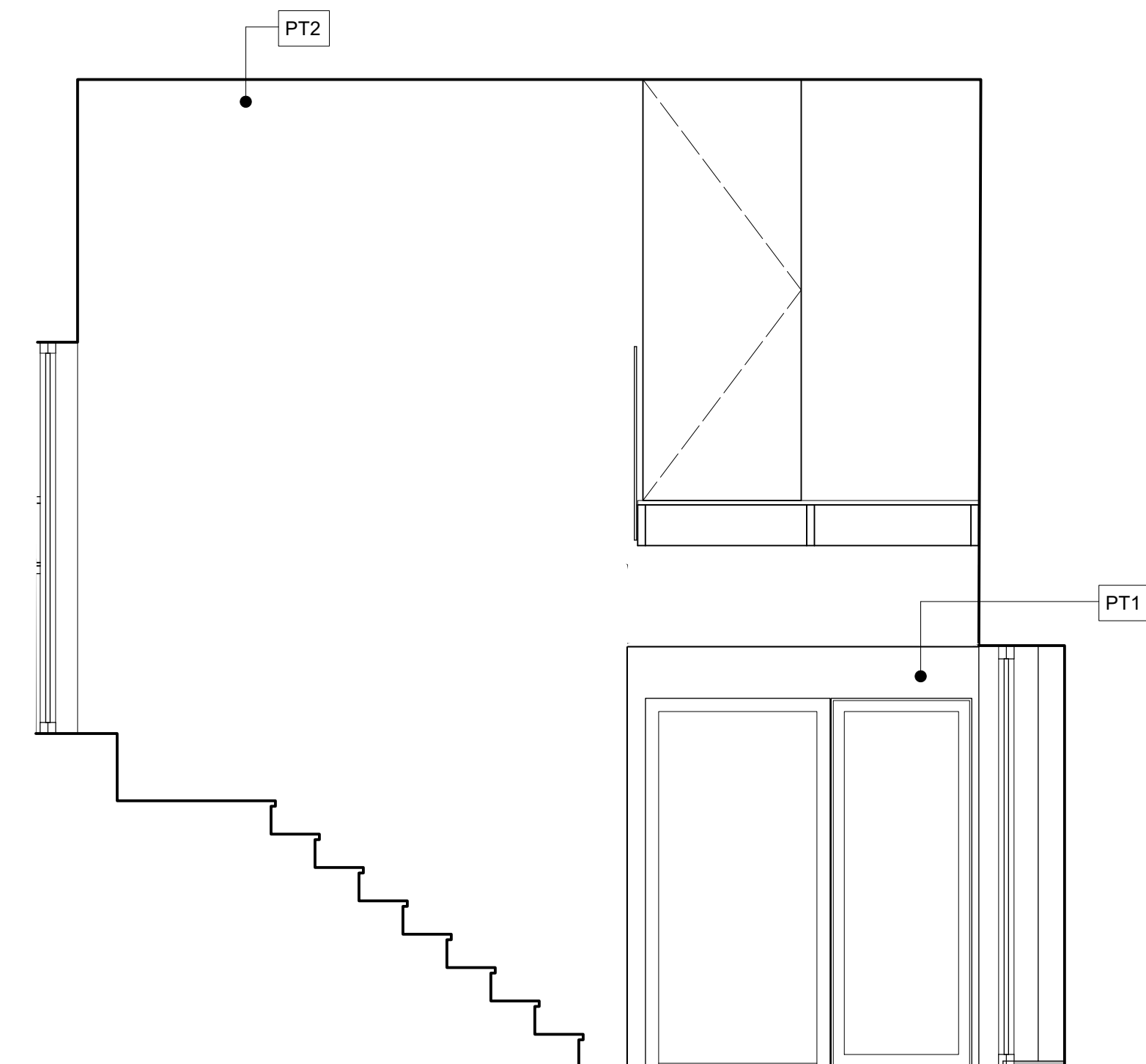
4 INTERIOR ELEVATION STUDIO - SOUTH
3/8" = 1'-0"



3 INTERIOR ELEVATION OFFICE/BED 2 SOUTH
3/8" = 1'-0"



2 INTERIOR ELEVATION ENTRY NORTH
3/8" = 1'-0"



1 INTERIOR ELEVATION - ENTRY AND STAIR WALL EAST
3/8" = 1'-0"

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INTERIOR ELEVATIONS
ENTRY / OFFICE / STUDIO

7.2



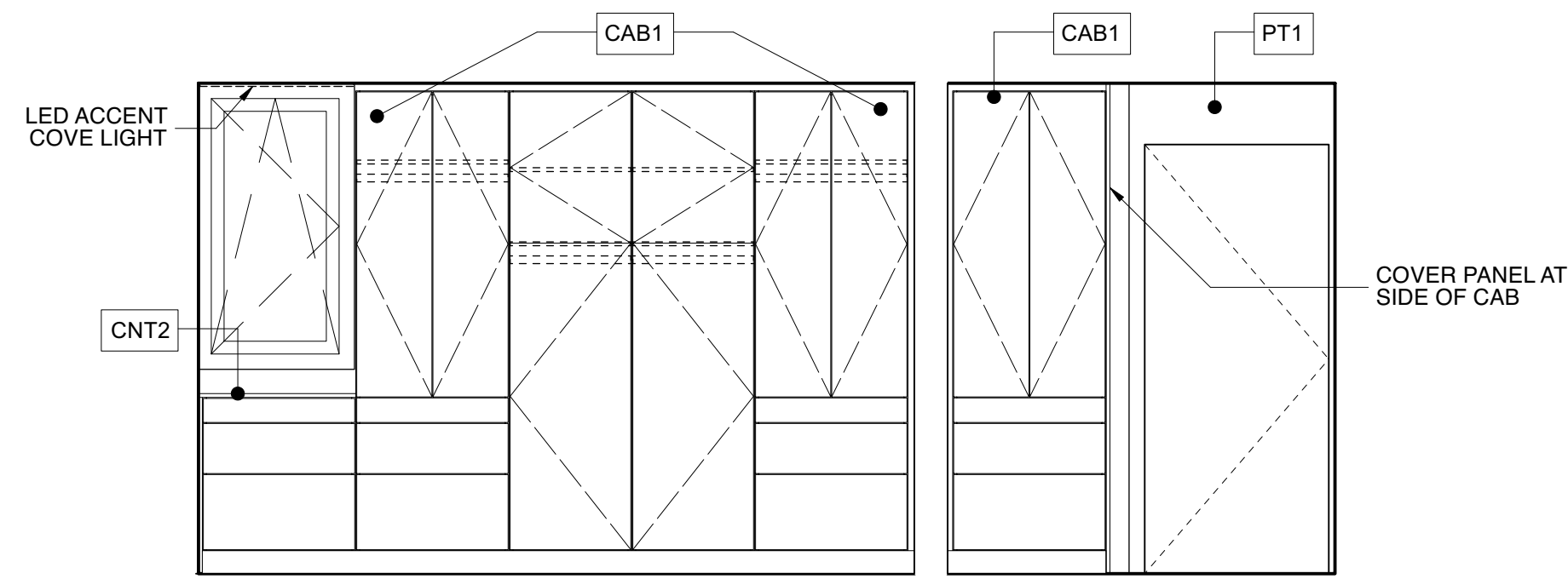
C PERSPECTIVE: PRIMARY BATH



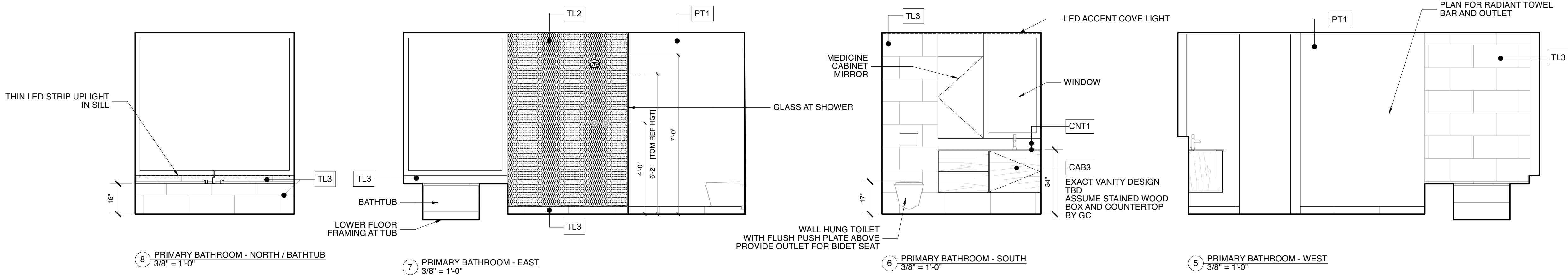
B PERSPECTIVE: PRIMARY BATH



A PERSPECTIVE: PRIMARY BATH: VANITY



9 INTERIOR ELEVATION - PRIMARY BEDROOM SOUTH
3/8" = 1'-0"

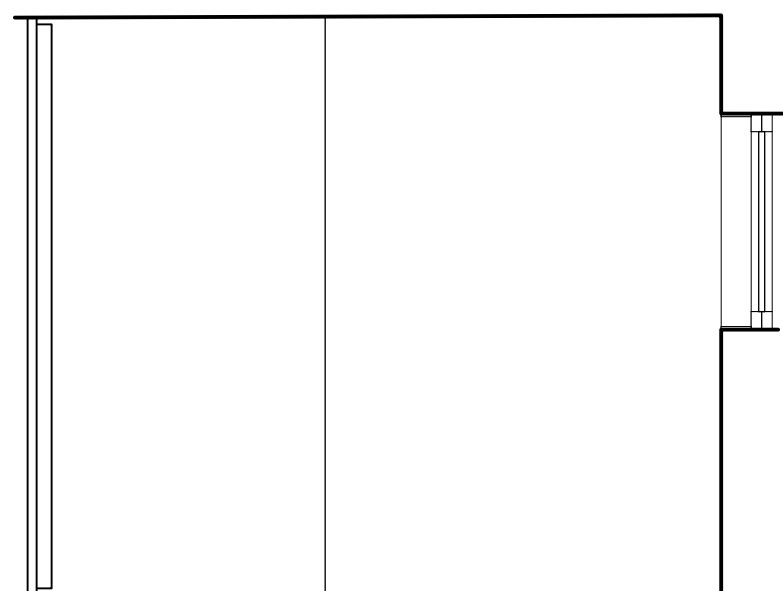


8 PRIMARY BATHROOM - NORTH / BATHTUB
3/8" = 1'-0"

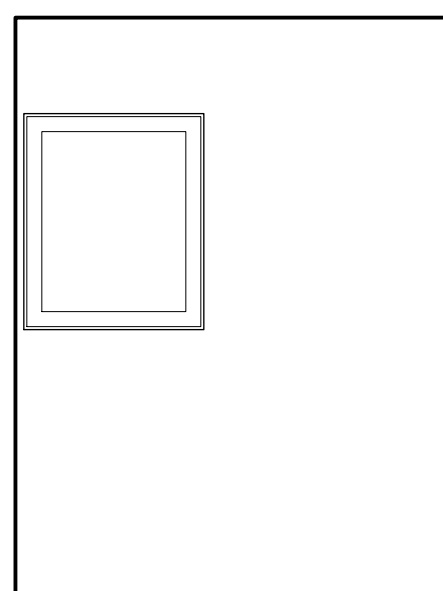
7 PRIMARY BATHROOM - EAST
3/8" = 1'-0"

6 PRIMARY BATHROOM - SOUTH
3/8" = 1'-0"

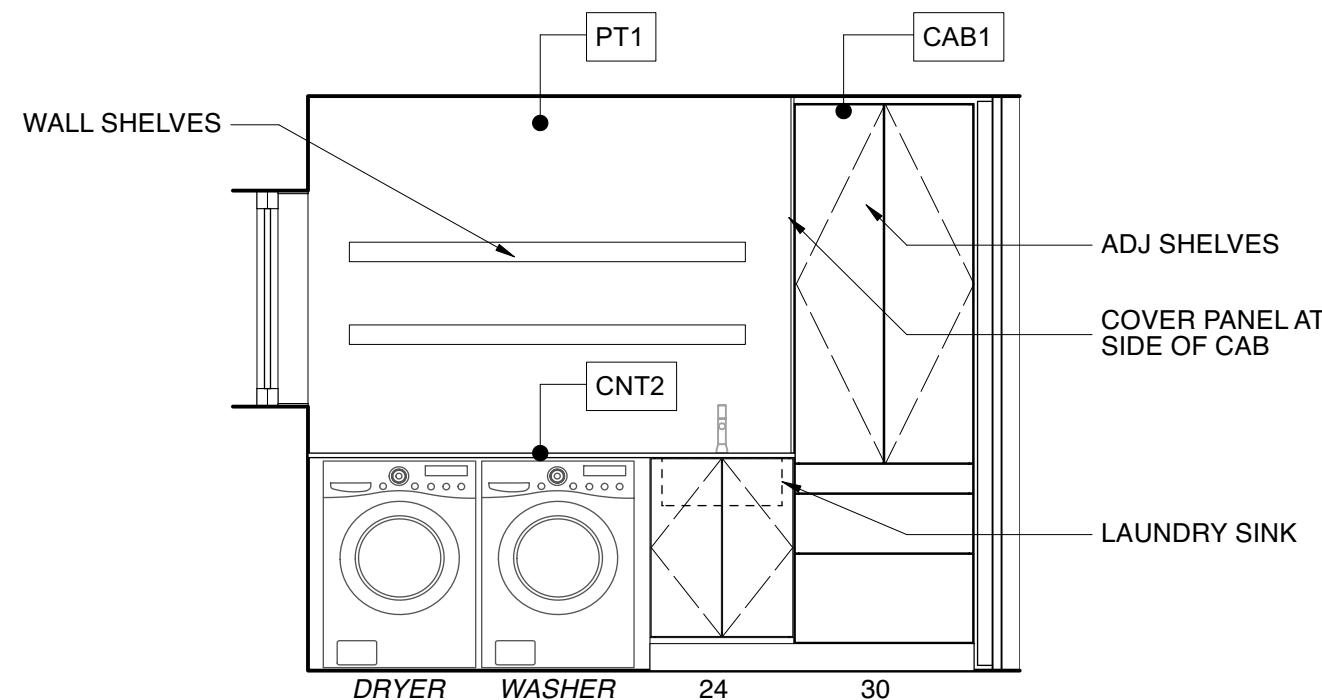
5 PRIMARY BATHROOM - WEST
3/8" = 1'-0"



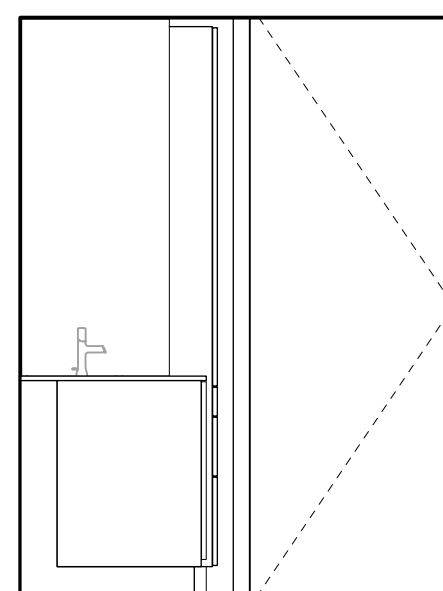
4 INTERIOR ELEVATION - LAUNDRY WEST
3/8" = 1'-0"



3 INTERIOR ELEVATION - LAUNDRY NORTH
3/8" = 1'-0"



2 INTERIOR ELEVATION - LAUNDRY EAST
3/8" = 1'-0"



1 INTERIOR ELEVATION - LAUNDRY SOUTH
3/8" = 1'-0"

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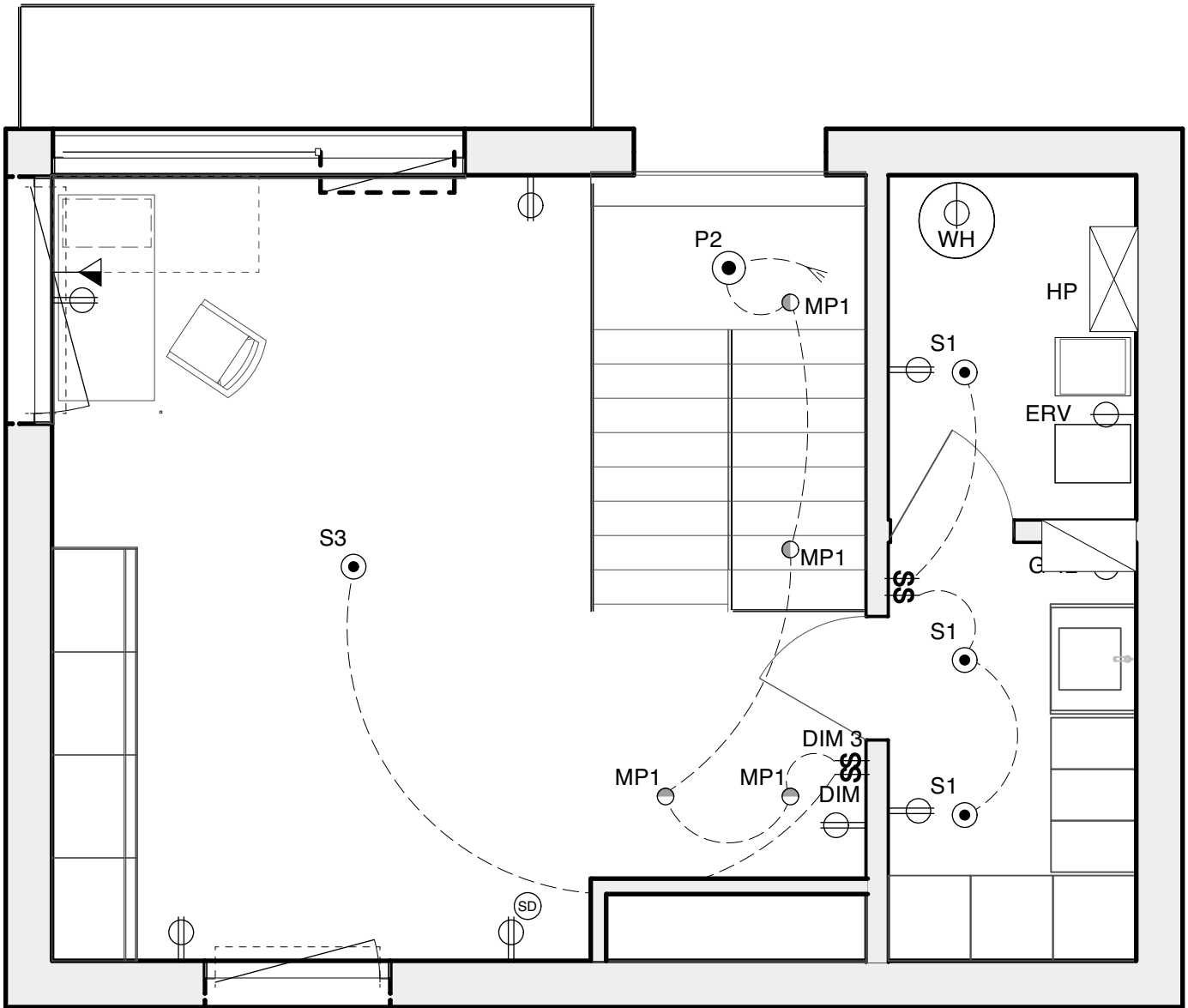
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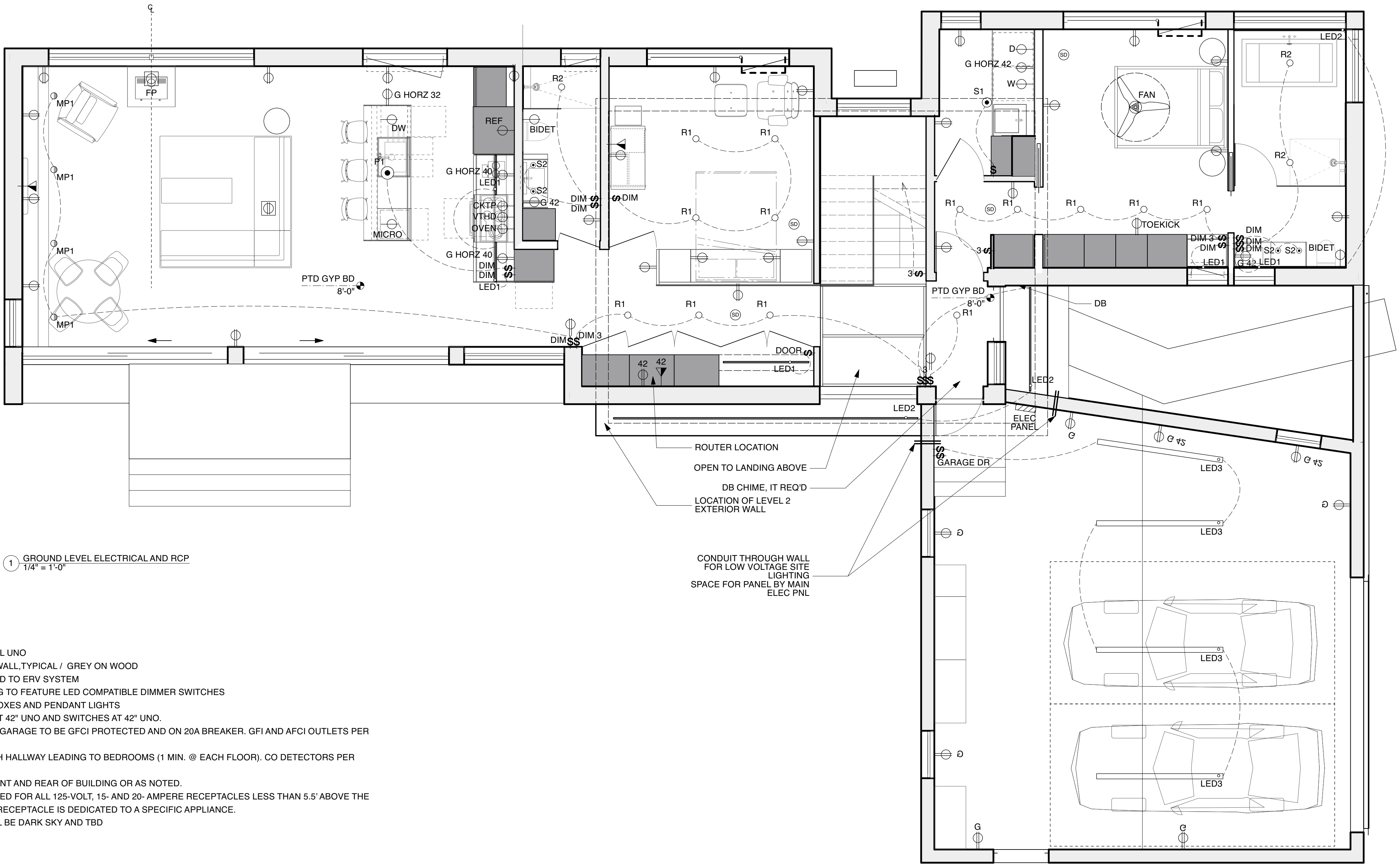
INTERIOR ELEVATIONS
PRIMARY BEDROOM / BATH /
LAUNDRY

7.3

LIGHTING SCHEDULE					P = PENDANT OR SURFACE MOUNT R = RECESSED W = WALL MOUNTED F = FAN SL = STRIP LIGHT
#	QTY	MANUFACTURER	SYLE/MODEL	TRIM / COLOR	NOTES
FAN	1				INTERIOR LED STRIP IN CHANNEL WITH COVER
LED1	5				INTERIOR LED STRIP IN CHANNEL WITH COVER
LED2	3				EXTERIOR WET RATED IN CHANNEL WITH COVER
LED3	4				UTILITY/GARAGE LIGHT ON CHAIN
MP1	8				MONOPOINT ADJUSTABLE FIXTURE, STANDARD CEILING J-BOX
P1	1				PENDANT LIGHT SUPPLIED BY OWNER, STANDARD J-BOX + BLOCKING
P2	1				PENDANT LIGHT SUPPLIED BY OWNER, STANDARD J-BOX + BLOCKING
R1	13				THIN RECESSED LED DOWNLIGHT
R2	3				WET RATED SHOWER FIXTURE, THIN RECESSED
S1	4				SURFACE MOUNTED UTILITY FIXTURE, STANDARD J-BOX
S2	4				SURFACE MOUNTED VANITY FIXTURES, STANDARD J-BOX
S3	1				SURFACE MOUNTED LED FIXTURE, STANDARD J-BOX
DB	1	DOOR BELL			OPTION 1: SPORE R2 DOORBELL WITH CHIME: SPORE RING CHIME 4-1/4" ROUND SILVER. MOUNT BUTTON ON WEEHOUSE I.D. PLATE 3-1/2" x 4-1/2". OPTION 2: RING DOORBELL/APP BASED DOORBELL/CAMERA



2 SECOND LEVEL ELECTRICAL AND RCP
1/4" = 1'-0"



1 GROUND LEVEL ELECTRICAL AND RCP
1/4" = 1'-0"

- ELECTRICAL NOTES:**
- 1) DEVICES: TO MATCH COVER PLATES, TYPICAL UNO
 - 2) OUTLET + SWITCH PLATES: WHITE, ON GYP WALL, TYPICAL / GREY ON WOOD
 - 3) BATHROOMS TO HAVE BOOST SWITCHES TIED TO ERV SYSTEM
 - 4) DIMMER SWITCHES: ALL INTERIOR LGHTING TO FEATURE LED COMPATIBLE DIMMER SWITCHES
 - 5) PROVIDE BLOCKING FOR ALL CEILING FAN BOXES AND PENDANT LIGHTS
 - 6) LOW OUTLETS AT 12" UNO. HIGH OUTLETS AT 42" UNO AND SWITCHES AT 42" UNO.
 - 7) ALL OUTLETS IN BATHROOMS, KITCHEN AND GARAGE TO BE GFCI PROTECTED AND ON 20A BREAKER. GFI AND AFCI OUTLETS PER CODE.
 - 8) SMOKE DETECTORS EACH BEDROOM + EACH HALLWAY LEADING TO BEDROOMS (1 MIN. @ EACH FLOOR). CO DETECTORS PER CODE.
 - 9) EXTERIOR, WET RATED GFI OUTLETS AT FRONT AND REAR OF BUILDING OR AS NOTED.
 - 10) TAMPER RESISTANT RECEPTACLES PROVIDED FOR ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES LESS THAN 5.5' ABOVE THE FINISHED FLOOR LEVEL. UNLESS WHERE THE RECEPTACLE IS DEDICATED TO A SPECIFIC APPLIANCE.
 - 11) LOW VOLTAGE SITE LIGHTING SCOPE SHALL BE DARK SKY AND TBD

ELECTRICAL DEVICE LEGEND	
WH	DEDICATED RECEPTACLE FOR APPLIANCE
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE W/ LOWER OUTLET SWITCHED
	4-PLEX RECEPTACLE
	FLOOR RECEPTACLE
\$	SWITCH
3\$	3-WAY SWITCH
DIM\$	DIMMER SWITCH
DOOR\$	SWITCH OPERATES WHEN DOOR OPENS
OS\$	SWITCH WITH OCCUPANCY SENSOR
	DATA/VOICE (CONFIRM LOCATION AND SPECIFIC NEEDS WITH OWNERS)
SD	SMOKE/CO DETECTOR
	MAIN ELECTRICAL PANEL
	LED STRIP LIGHTING
MP1	MONOPOINT LIGHT FIXTURE [ADJUSTABLE HEAD]
P1	PENDANT LIGHT FIXTURE
R1	RECESSED LIGHT FIXTURE
S1	SURFACE MOUNTED LIGHT FIXTURE
W1	WALL MOUNTED LIGHT FIXTURE
	SPRINKLER HEAD
	CEILING FAN

APPROVAL STAMP

DESIGNER

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GENERAL CONTRACTOR

STRUCTURAL ENGINEER

Hannigan Syrek
weeHouse
Croton-on-Hudson,
NY

ISSUED
DATE

REVISION
DATE

SCALE: 1:48
IF PRINTED ON 24X36
DATE:

RCP / ELECTRICAL PLANS

E.1