

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

KEYED CONSTRUCTION NOTES

- PATCH HOLES IN WALLS AND CEILINGS. SAND, PRIME AND PAINT FOR LEVEL 4 FINISH. PAINT PER FINISH SCHEDULE. COLORS TBD.
- REPAIR PLASTER AND LATHE WALLS AT FAUX PANELING. REMOVALS. SAND, PRIME AND PAINT FOR LEVEL 4 FINISH PER FINISH SCHEDULE. COLORS TBD.
- CLEAN WALLS OF WALL PAPER PASTE RESIDUE. PATCH HOLES/CRACKS. SAND, PRIME AND PAINT FOR LEVEL 4 FINISH PER FINISH SCHEDULE. COLORS TBD.
- REPAIR CEILING AT CEILING TILE AND FURRING. REMOVALS. PATCH HOLES/CRACKS. SAND, PRIME AND PAINT FOR LEVEL 4 FINISH PER FINISH SCHEDULE. COLORS TBD.
- PATCH HOLES/CRACKS FOLLOWING REMOVAL OF SUSPENDED CEILING SYSTEM. SAND, PRIME AND PAINT FOR LEVEL 4 FINISH PER FINISH SCHEDULE. COLORS TBD.
- REMOVE TACKS/NAILS AT HARDWOOD FLOORS. SAND AND PREPARE FOR NEW STAIN FINISH.
- PREPARE WOOD FLOORS FOR NEW STAINED FINISH FOLLOWING REMOVAL OF MULTIPLE FINISHED FLOORING TYPES/LAYERS.
- CLEAN AND WAX ALL STAINED WOOD WORK.
- RESTROOM/BATHROOM TO RECEIVE NEW PLUMBING FIXTURES. TOILETS, SHOWER HEADS, FAUCETS TO BE WATER EFFICIENT MODELS. INCLUDES NEW MIRRORS, SOAP AND TOILET PAPER DISPENSERS. RESTROOM TO RECEIVE GRAB BARS FOR ACCESSIBILITY.
- FIREPLACE: REBUILD FIRE BOX. RESTORE TRIM AND MANTELS. REPLICATE MISSING TRIM IN KIND.
- REFINISH EXISTING DUTCH DOOR. REPLACE MISSING OR DAMAGED SECTIONS IN KIND. PROVIDE DUTCHMAN REPAIRS TO BOTTOM PORTION OF EXTERIOR TRIM.
- INSTALL NEW EXTERIOR STORM WINDOW AT EXISTING/ORIGINAL WINDOW.
- INFILL FORMER STAIR LOCATION. ASSUME 2X8 FRAMING 1/4" O.C. MATCH EXISTING SECOND FLOOR SUBFLOOR FOR PUSH TRANSITION. SISTER NEW LVL TO EACH SIDE OF EXISTING FRAMING AT FLOOR OPENING. INSTALL (3) 2X4 AT NORTH END OF LVL AT RESTROOM WALL. INSTALL LVL HEAD AT NEW OPENING TO SUPPORT NEW FRAMING. PROVIDE (3) 2X4 EACH END OF OPENING. OPTION TO USE 4X4 POST. RIP NEW 2X FRAMING TO MATCH EXISTING WALL FRAMING DEPTH. VERIFY JOIST FRAMING DIRECTION.
- INSTALL SALVAGE STAIR RAILING.
- INSTALL SALVAGED DOOR, HARDWARE AND TRIM.

GENERAL CONSTRUCTION NOTES:

- SEE CONSTRUCTION NOTES ON DRAWING G/I
- SEE WALL TYPES ON DRAWING G/I
- USE PRESSURE TREATED WOOD IN LOCATIONS WOOD IS IN CONTACT WITH CONCRETE
- INSTALL MOISTURE RESISTANT GWB IN ALL SHOWER ROOMS, AND AT JANITORS SINK

NEW CONSTRUCTION LEGEND

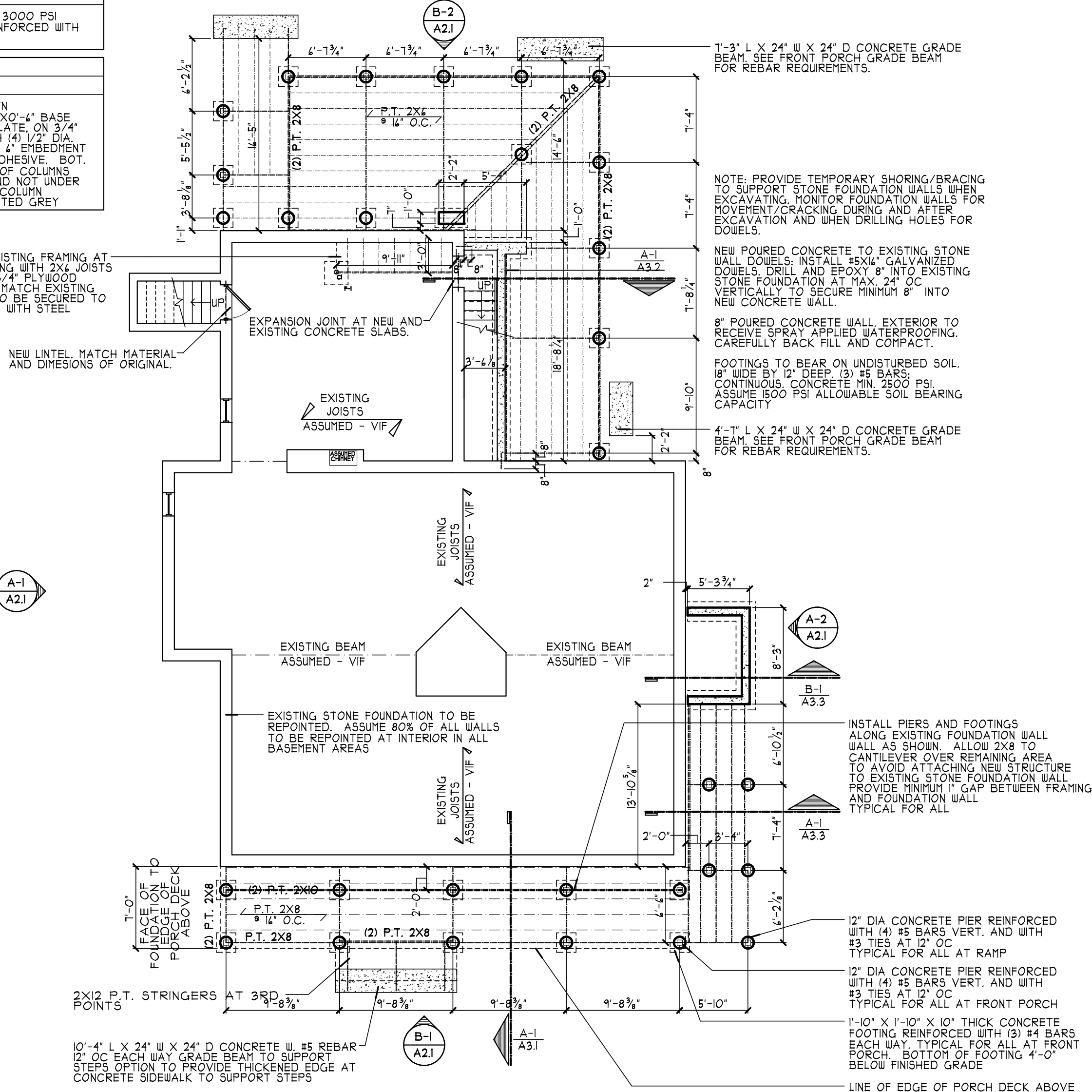
- NEW WALL TO BE CONSTRUCTED
- REFER TO WALL TYPE, B-2/G/I
- LOCATION OF KNOWN SUBFLOOR REPLACEMENT

KEYED AND GENERAL CONSTRUCTION NOTES
SCALE : 1/8" = 1'-0"

FOOTING SCHEDULE	
NO.	DESCRIPTION
FI	2'-0" X 2'-0" X 10" THICK 3000 PSI CONCRETE FOOTING REINFORCED WITH 3-#4 BARS EACH WAY

COLUMN SCHEDULE	
NO.	DESCRIPTION
CI	3 1/2" DIA. X 16" IGA COLUMN TOP 1/4" H. OF PLATE 1/2" X 1/2" X 4'-4" BASE PLATE ON 1/4" LEVEL PLATE ON 3/4" NON-SHRINK GROUT WITH (4) 1/2" DIA. ANCHOR RODS, HEADED 4" EMBEDMENT IN CAST IN PLACE OR ADHESIVE. BOT. PLATE 4" X 1/2" FOOT OF COLUMN IS TO REMAIN VISIBLE AND NOT UNDER NEW CONCRETE PATCH. COLUMN TO BE PRIMED AND PAINTED GREY

SISTER NEW 2X MEMBER TO EXISTING FRAMING AT FORMER STAIR OPENING. OPENING WITH 2X4 JOISTS MIN. 1' AT 1/4" O.C. INSTALL NEW 3/4" T1-WOOD SUBFLOOR. NEW SUBFLOOR TO MATCH EXISTING FOR FLUSH SURFACE. JOISTS TO BE SECURED TO NEW 2X FRAMING AND EXISTING WITH STEEL HANGERS.

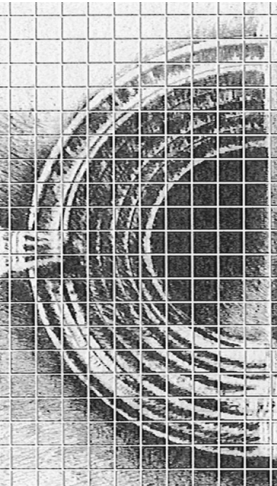


BASEMENT FLOOR PLAN
SCALE : 1/8" = 1'-0"

RENOVATION AND ADDITION DRAWINGS FOR:

THE WATKINS HOUSE
3938 VT ROUTE 7A, ARLINGTON, VERMONT, 05250

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