New Interior Stair: (N) closed stair. Triple stringer. Finish, gas supply, and drain lines at 6" r finish floor.


2 (N) Stud wall construction, match existing framing

1 (E) Walls to be removed, shown dashed, typ. Repair adjacent

84.6 and repair/waterproof (or metal caps) of exposed cut ends.

30 (E) Exposed wood rafters remain as is.

22 (E) Steps on grade remain as is.

24 (E) 4x4 wd. post and base trim remain as is.

32 (E) Fireplace: cased wood posts remain as is.

20 17 (E) Conc. foundations to remove.

15 Existing wood guardrail remains as is. No new work.

16 (E) Wall to Remain

14 (E) Wood Wall & Wire Fence

39 (N) Tile

40 (N) New free standing tub and, TBD.

38 (N) Free-standing Pantry cabinets:

37 New Sauna Unit: "Clearlight Sanctuary 2" by Jacuzzi.

36 (N) Built-in cabinets: Hdwd and r to ceiling.

35 New blown-in insulation (cellulose or closed cell spray foam) at

33 (N) Free-standing Pantry cabinets:

32 (E) Fireplace: cased wood posts remain as is.

31 (N) Free-standing Pantry cabinets:

30 (E) Exposed wood rafters remain as is.

29 (E) New Vanity and Cabinet.

28 (E) New free standing tub and, TBD.

27 (E) New Sauna Unit: "Clearlight Sanctuary 2" by Jacuzzi.

26 (N) Built-in cabinets: Hdwd and r to ceiling.

25 (N) New Blown-In Insulation (Cellulose or Closed Cell Spray Foam) at

24 (E) New Volleyball Net Post (to be relocated)

23 (N) New Structural Support leg (to remain)

22 (E) Steps on grade remain as is.

21 (E) Stone Retaining Wall at upslope remains as is.

19 New Existing wood guardrail remains as is. No new work.

18 (E) Stone Retaining Wall at upslope remains as is.

17 (E) Wood wall & Wire Fence

16 (E) Stone Retaining Wall at upslope remains as is.

15 (E) Stone Retaining Wall at upslope remains as is.

14 (E) Stone Retaining Wall at upslope remains as is.

13 (E) Stone Retaining Wall at upslope remains as is.

12 (E) Stone Retaining Wall at upslope remains as is.

11 (E) Stone Retaining Wall at upslope remains as is.

10 (E) Stone Retaining Wall at upslope remains as is.
1. (E) Walls to be removed, shown dashed, typical. Repair adjacent surfaces.

2. (E) Gate finishes and trim.

3. (E) Skylt. (N) Skylt.

4. (E) Wood ridge beam remain as is.

5. (E) 4x4 wd. post and base trim remain as is.

6. (E) Fireplace: cased wood posts remain as is.

7. (E) Fireplace: Remove (E) river stone veneer. New veneer TBD.

8. (E) Stair to remain. Minor modifications to framing and repair/waterproofing.


10. Cap off (E) water supply lines at new exterior drainage, and repair/waterproofing.

11. Sound isolation batts at new interior stud wall construction, and photoelectric finishes.

12. Clean concrete finishes and trim.

13. Demo and remove (E) sheathing at S.O. (E) Deck Sheathing to remain as is.

14. New 1/2" P.T. furring strips over (N) moisture barrier. New 1/2" GWB each side. In stud bays with sound batts, canted Roof Fascia above.

15. Carport Slab: (E) conc. driveway remains as is. Selective demo and repair/waterproofing (or metal caps) of exposed cut ends.

16. (E) Wood deck and wood support posts to be seismically retrofitted.

17. Existing Main Level wood guard rail: minor modifications to rail and repair (or metal caps) of exposed cut ends.

18. (E) Exterior Stair to remain. Minor modifications to rail and guardrail.

19. New 1/2" high standoff glass at stair openings per Code.

20. Wood rail, new (E) rail.

21. Some interior handrails (balustrades or curved solid wood handrail) at all exterior entries. Drill new holes as needed and replace any deficient pieces; insulate floor framing bays (where occurs).

22. (E) POOL.

23. (E) Gate finishes.

24. New free standing tub and r-mounted tub filler.

25. Coat (E) tile flooring. Repair (E) adjacent surfaces.


27. HDwd Flr'g

28. V.I.F.

29. Base Cabinet

30. Upper Cabs.

31. HDwd Flr'g

32. F.R.

33. (E) Skylt. (E)

34. (N) Tile

35. Tile

36. (N) Tile

37. (N) Free-standing Pantry cabinets:

38. (E) Tile

39. (N) Tile

40. New 2x6 Wall (plumbing)

41. New 2x4 Wall to match (E) Wall to Remove

42. New 2x4 Wall to Remain

43. (E) Wall to Remove

44. (E) Wall to Remain

45. JDW

46. (E) Skylt.

47. (E) Skylt.

48. New 1/2" cement backer board, waterproofing and tape over. New 1/2" cement backer board, waterproofing and tape over.
Elevation 1

1. New Roof over Kitchen: Pre-Roof beam, precast concrete, text with "not ass'd.
2. Existing Wood Guardrail remains as is. No new work.
4. Existing Wood Beam above to be removed back to face of building.
5. Existing Exterior Stair to remain. Minor Modifications at Handrails and Repair/Waterproofing (or Metal Cap) of Exposed Cut Ends.
6. New Structural Support Pier for Upper Level. Support continues to sill level of Main Floor windows. Pier is open at top and serves as a planter. See Structural Engineer Drawings.
7. Carport Slab: (Existing) concrete driveway remains as is. Selective Demo in Areas of New Structural Supports. Repair/patch to match existing.
8. (Existing) Overhead Door: Sectional door, track, electrical operator, controls remains as is.
9. (Existing) Steps on grade remain as is.
10. Existing Main Level Wood Guardrail: Minor Modifications at Top of Handrails and Repair/Waterproofing of Exposed Cut Ends.
14. Roofing: Match (Existing) torch down modified bitumen roofing at new construction. Lap (New) with (Existing) in order to maintain roof membrane integrity. Patch where required. Galvanized metal cap flashing at all roof edge fascias. Alternate: Remove (Existing) roofing and replace with EPDM synthetic membrane.
15. New flush beam support for (Existing) wood beam framing. Per Structural Engineer (TBD).