Proposed Lower Level Floor Plan

North
Existing Finish Floor 85.76
Existing Finish Floor 95.16

2'-3"
3'-5"

1
A6

2
A6

3
A6

4
A6

5
A6

6
A6

10
A6

11
A6

Existing Wood Shake Roof
Remove Existing Wood 2x Trim and replace with Metal Reveal

Existing FF  85.76
Existing FF 95.16

Remove Existing Windows and Patch Stucco to match existing - smooth finish
New Window in Existing Opening
New Window
Existing Window
New Window
Existing Door

Existing Stucco  - Smooth Finish -Painted
New Stucco to match existing - Smooth Finish -Painted
New Glass Guardrail
Over Tile Decking - see detail
New Retaining Walls
with Stucco Face and Tile/Stone Cap

Existing Wood Fascia Board - Painted
Existing Wood Fascia Board - Painted
Existing Stucco  - Smooth Finish -Painted
Existing Window
New Window in Existing Opening
New Door in Existing Opening

Existing Window
Remove Existing Window/Door and Patch Stucco to match existing - smooth finish
Existing Door to remain

New Stucco Column to match existing - Smooth Finish -Painted
New Glass Guardrail

Existing Ridge
Top of Rail 98.6'
Existing Finish Deck 94.81'
Existing Finish Stone 79.81'

Existing Ridge
Top of Rail 98.6'
Existing Finish Deck 94.81'
Existing Finish Stone 78.51'

Existing Ridge
Top of Rail 98.6'
Existing Finish Deck 94.81'
Existing Finish Stone 79.5

Existing Ridge
Top of Rail 98.6'
Existing Finish Deck 94.81'
Existing Finish Stone 78.5

92.31
TW
88.7 FG

Natural Grade
Natural Grade
Natural Grade

1. Stucco finish to be smooth, sand float finish, or submitted for approval.
2. Windows shall be an integral part of all window and doors. Snap-in/snap out muntins not allowed.
3. If windows do not meet a minimum 1 inch trim, all windows shall be submitted for approval.
4. Any deviation from approved window and door muntin sizes shall be submitted for approval prior to construction.
5. Deviations from approved 1/4" openings must be submitted for review and approval.
6. Skylights shall be flat glass, non-tempered glass, white, gray or solar bronze glass.

South Elevation

West Elevation

Art Jury Notes
1. Stucco finish to be smooth, sand float finish, or submitted for approval.
2. Windows shall be an integral part of all window and doors. Snap-in/snap out muntins not allowed.
3. If windows do not meet a minimum 1 inch trim, all windows shall be submitted for approval.
4. Any deviation from approved window and door muntin sizes shall be submitted for approval prior to construction.
5. Deviations from approved 1/4" openings must be submitted for review and approval.
6. Skylights shall be flat glass, non-tempered glass, white, gray or solar bronze glass.
East Elevation

North Elevation
EXISTING POOL DECK TO REMAIN
EXISTING FENCE TO REMAIN

NEW WALL BY STRUCTURAL
NEW WALL BY STRUCTURAL

EXISTING POOL DECK

NEW GLASS RAILING
NEW STEPS
NEW DECK

EXISTING WALL
EXISTING TO REMAIN

EXISTING POOL
TO REMAIN

PROPOSED AREA

NOTE:
ALL IDEAS, DESIGNS, ARRANGEMENTS,
AND PLANS REPRESENTED BY THIS
DRAWING ARE THE PROPERTY OF
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CHANGED, COPIED OR ASSIGNED TO
ANY THIRD PARTY WHATSOEVER
WITHOUT FIRST OBTAINING
PERMISSION AND CONSENT IN
WRITING FROM MIRIAM RAINVILLE
1. **Concrete Base Paving**
   - **Top Cast #3 - Sand Finish**
   - **Color** - Natural
   - **Concrete** - 4000 PSI
   - **4" Space**

2. **Concrete Pad**
   - **Top Cast #3 - Sand Finish**
   - **Color** - Natural
   - **Concrete** - 4000 PSI

3. **Stone Set on Sand**
   - **Top Cast #3 - Sand Finish**
   - **Color** - Natural
   - **Concrete** - 4000 PSI

4. **Permeable Pavers**
   - **Class II Aggregate Base** - Min. compacted 90%
   - **Compacted Subgrade** - Min. 90%

5. **Gravel or Ground Cover**
   - **Stone TBD**
   - **Flagstone**
   - **18" x 24" Min.**

6. **Concrete Base Pads**
   - **Top Cast #3 - Sand Finish**
   - **Color** - Natural
   - **Concrete** - 4000 PSI

7. **Concrete Steps**
   - **Top Cast #3 - Sand Finish**
   - **Color** - Natural
   - **1% Slope Concrete**

8. **Concrete Steps**
   - **Top Cast #3 - Sand Finish**
   - **Color** - Natural
   - **1% Slope Concrete**

9. **Concrete Steps**
   - **Top Cast #3 - Sand Finish**
   - **Color** - Natural
   - **1% Slope Concrete**

10. **Concrete Steps**
    - **Top Cast #3 - Sand Finish**
    - **Color** - Natural
    - **1% Slope Concrete**

11. **Concrete Steps**
    - **Top Cast #3 - Sand Finish**
    - **Color** - Natural
    - **1% Slope Concrete**

12. **Concrete Steps**
    - **Top Cast #3 - Sand Finish**
    - **Color** - Natural
    - **1% Slope Concrete**

13. **Gravel**
    - **Top Cast #3 - Sand Finish**
    - **Color** - Natural
    - **Concrete** - 4000 PSI

14. **Built-in Bench**
    - **Top Cast #3 - Sand Finish**
    - **Color** - Natural
    - **Concrete** - 4000 PSI

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**NOTE:** Verify size of landings, treads & risers on hardscapes plan.