



CHARLIE'S HILL

BUDGET PRICING SET - 3/8/21

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CHARLIE'S HILL

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AFTON, VA 22920

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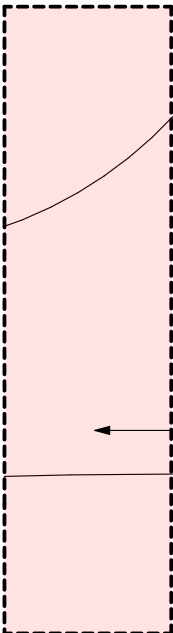
COVER SHEET

A0.00

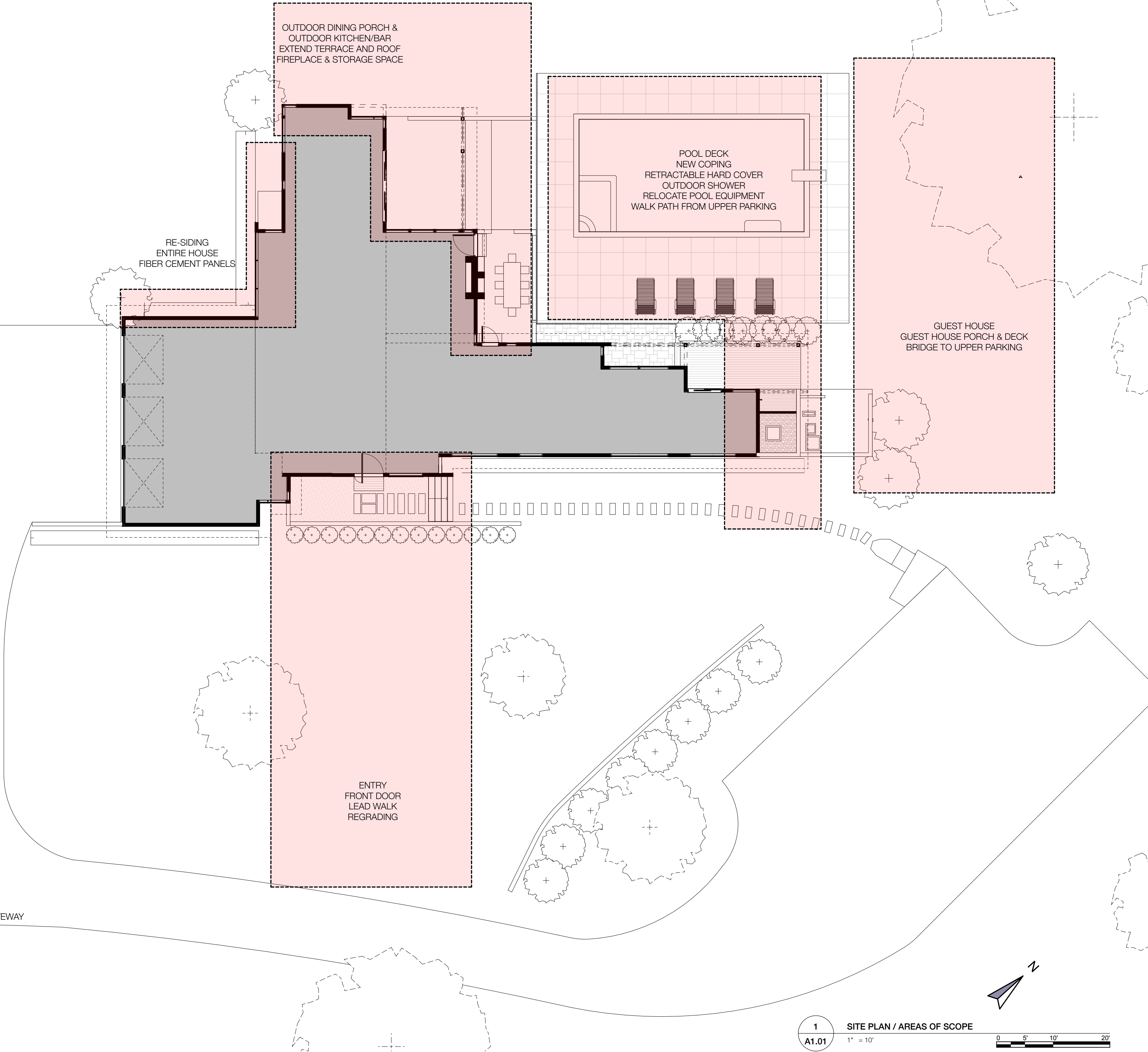
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GATE LOCATION



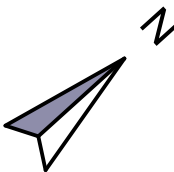
GATE AT
BOTTOM OF DRIVEWAY



1
A1.01

SITE PLAN / AREAS OF SCOPE
1" = 10'

0 5' 10' 20'



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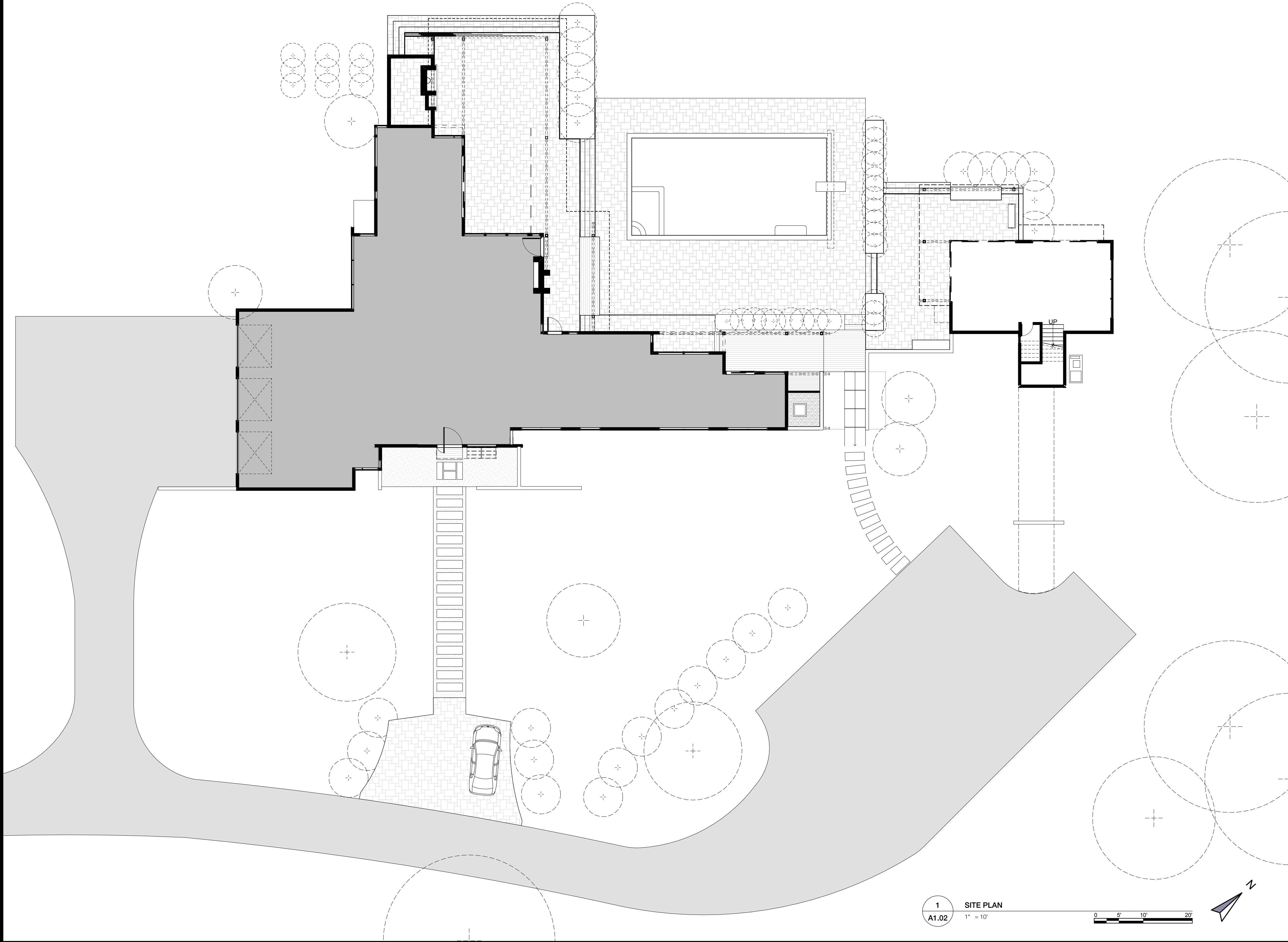
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PROJECT SCOPE

A1.01

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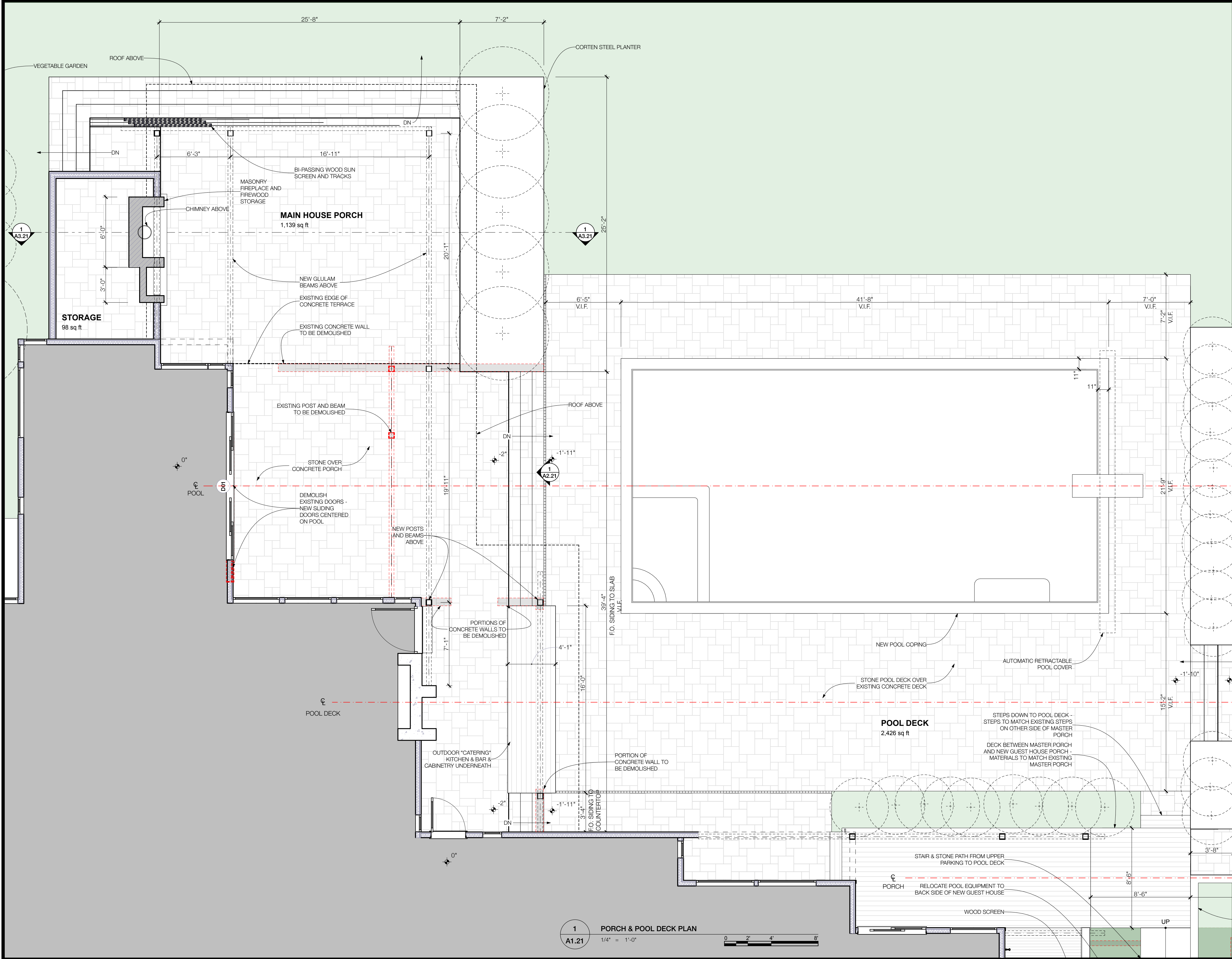
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SITE PLAN

A1.02

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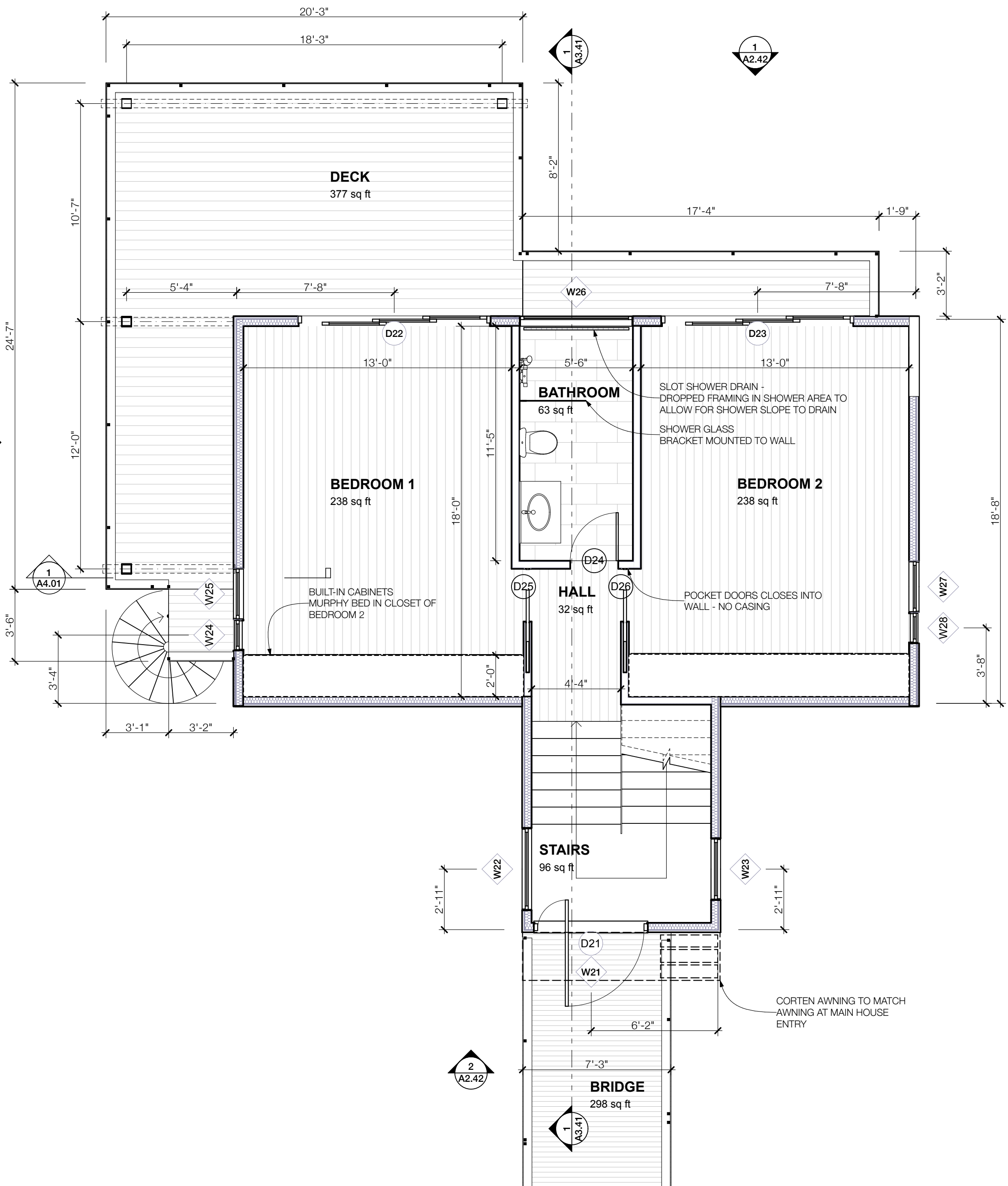
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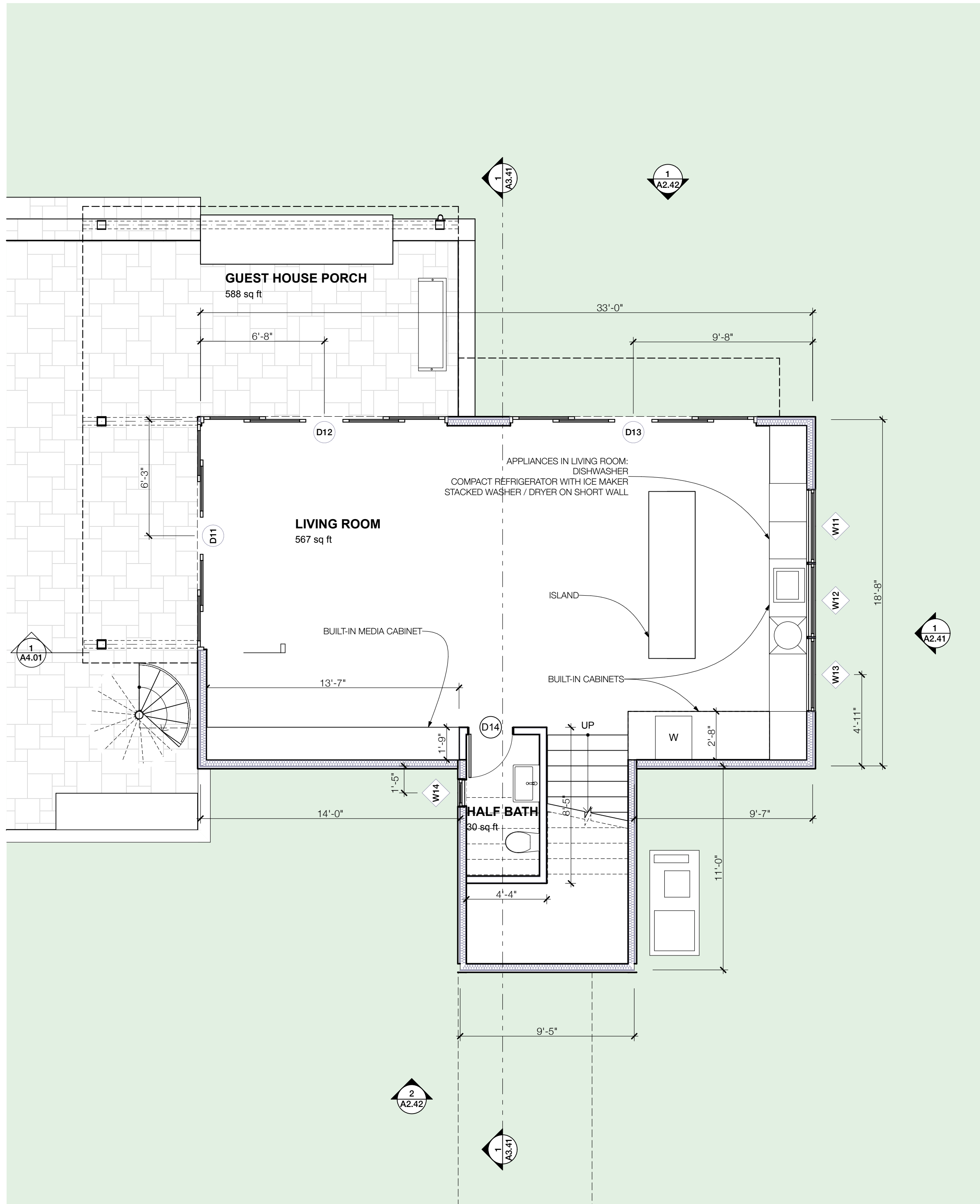
PORCH & POOL DECK
PLAN

A1.21

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2 SECOND FLOOR PLAN
A1.42 1/4" = 1'-0" 0 2' 4' 8'



1 MAIN FLOOR
A1.42 1/4" = 1'-0" 0 2' 4' 8'



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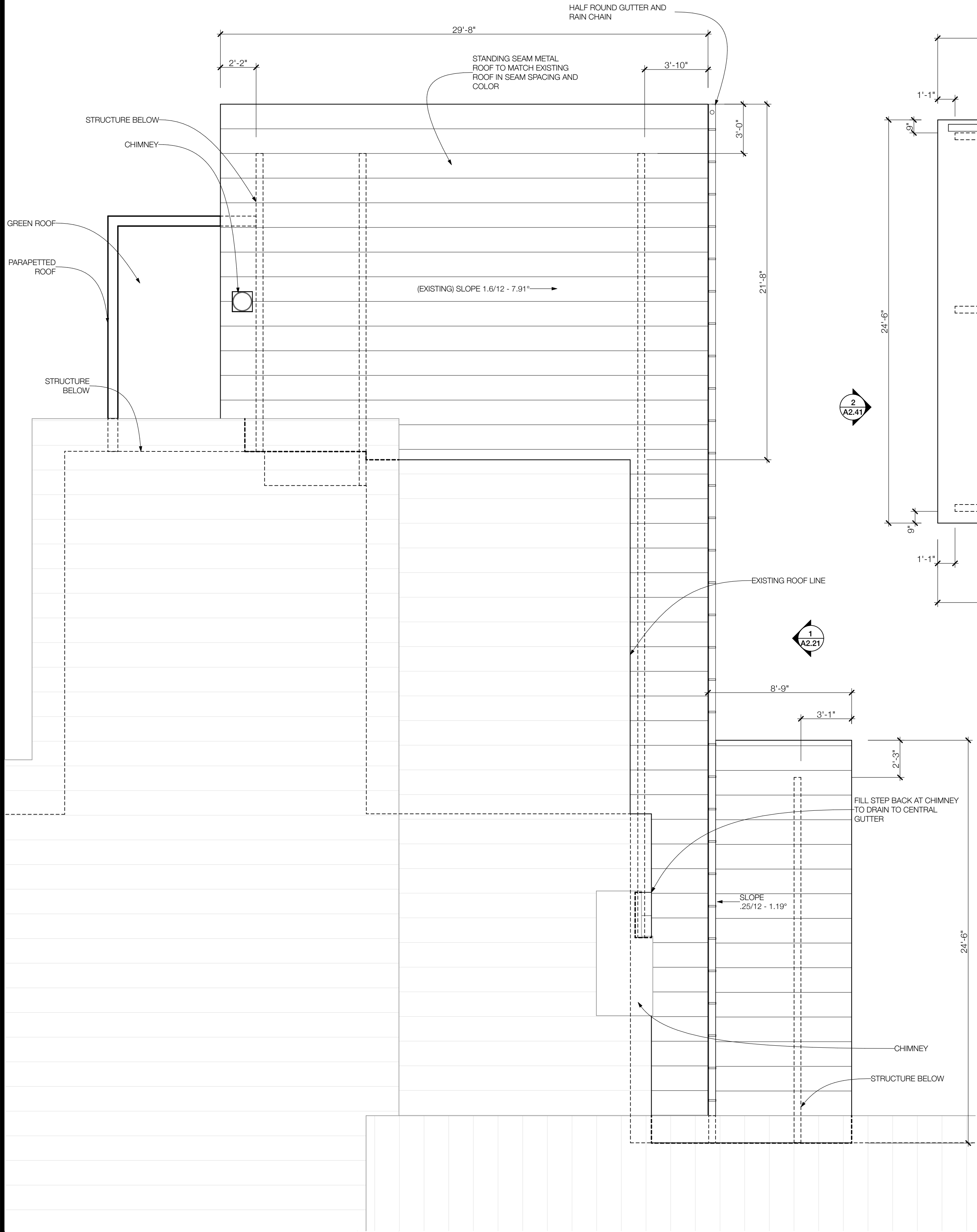
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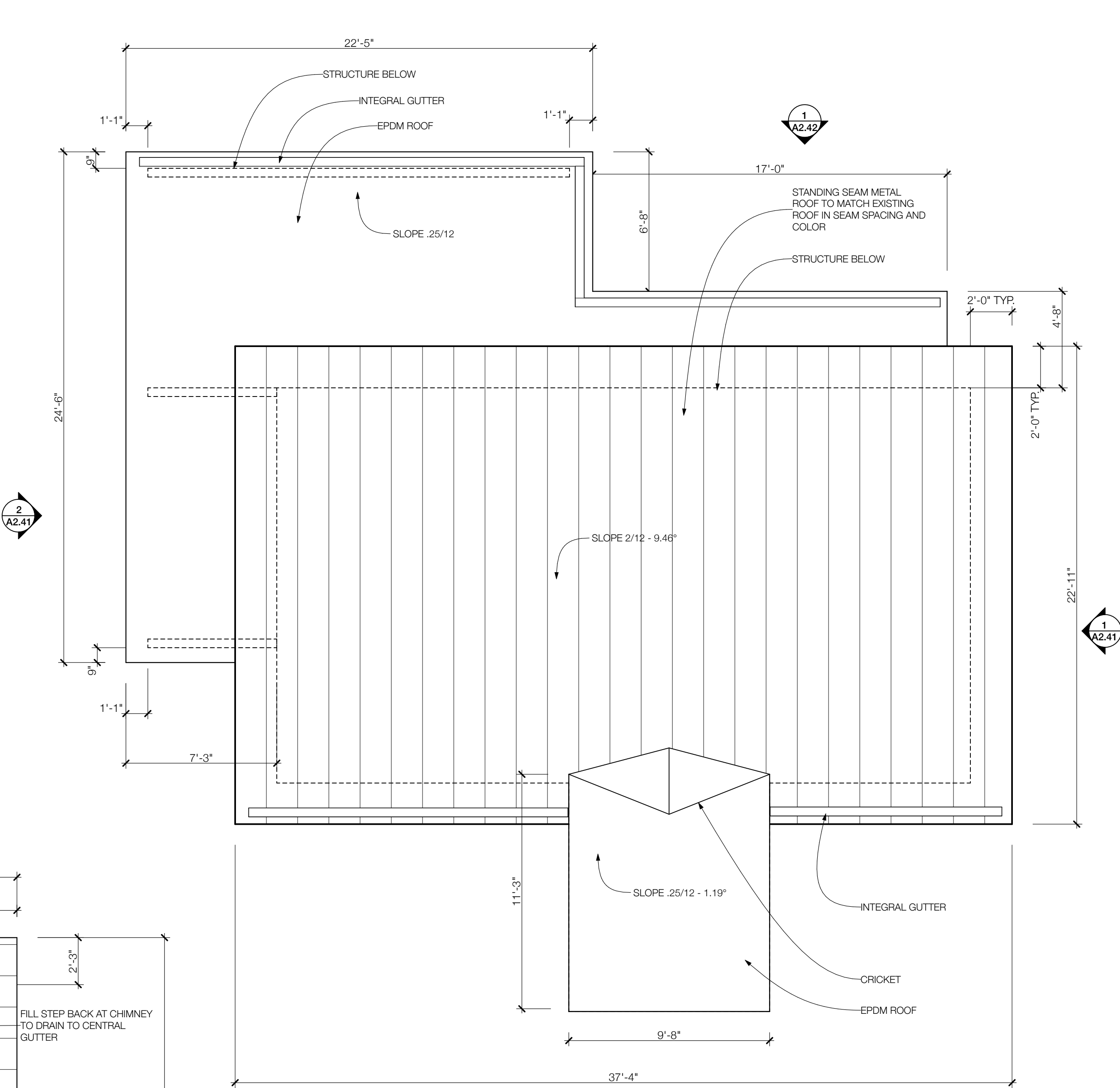
GUEST HOUSE
FLOOR PLANS

A1.42

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2 TERRACE ROOF PLAN
1/4" = 1'-0"
0 2' 4' 8'



1 GUEST HOUSE ROOF PLAN
1/4" = 1'-0"
0 2' 4' 8'



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ROOF PLAN

A1.43

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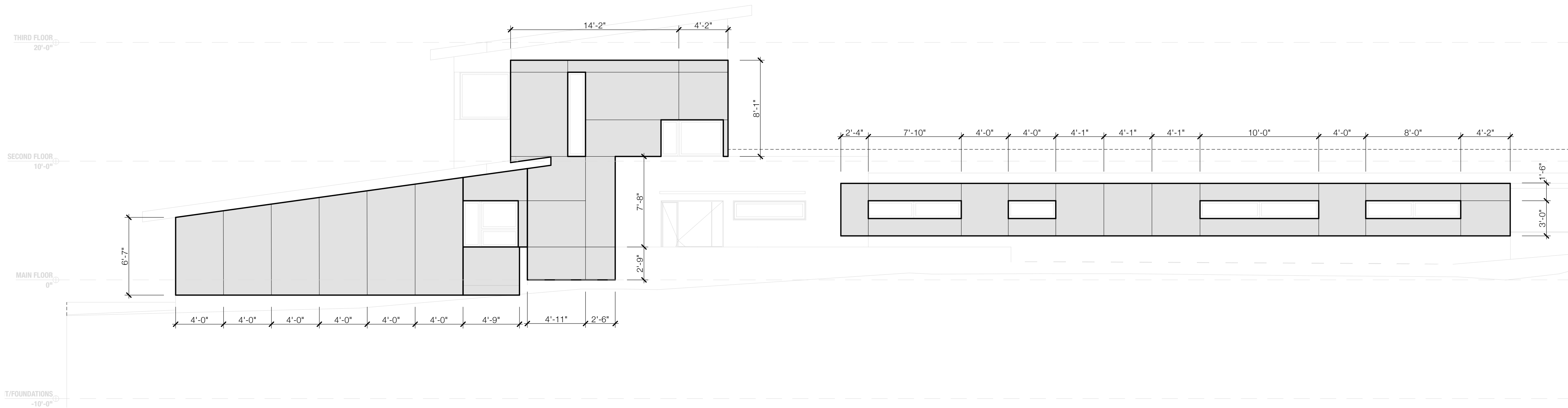
FOR PRICING ONLY -
PANEL DIMENSIONS TO BE VIF



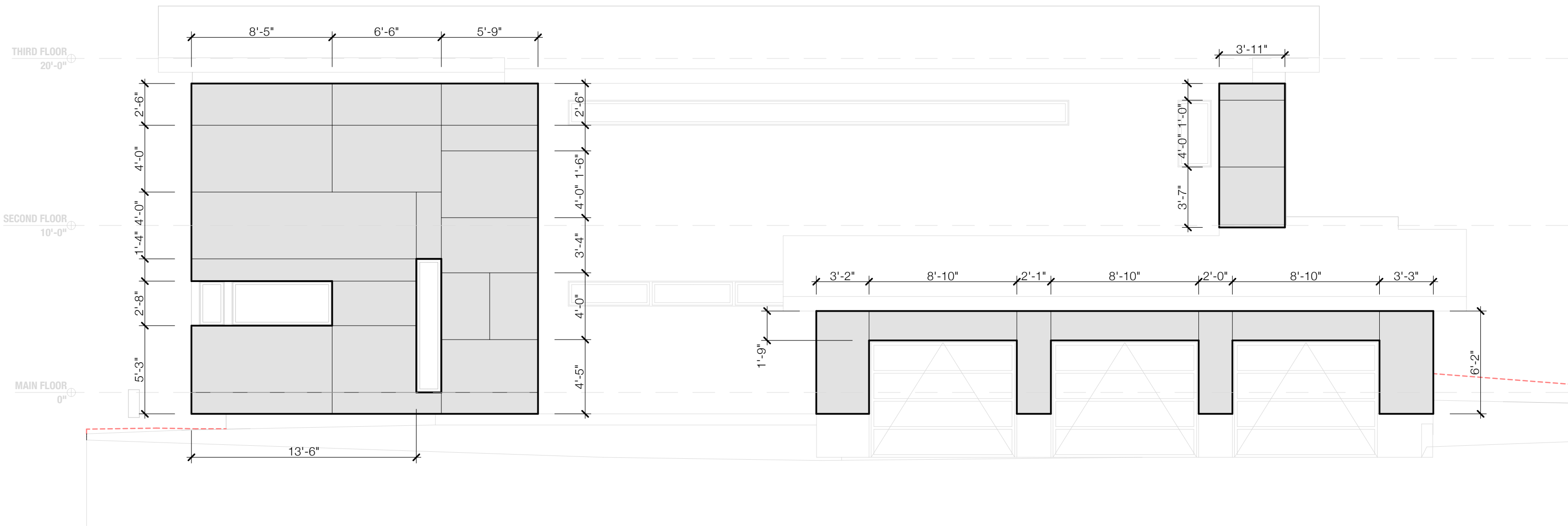
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2 PANEL LAYOUT - FRONT ELEVATION
3/16" = 1'-0" 0 4' 8' 12'



1 PANEL LAYOUT - LEFT ELEVATION
3/16" = 1'-0" 0 4' 8' 12'

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PANEL ELEVATIONS

A2.01

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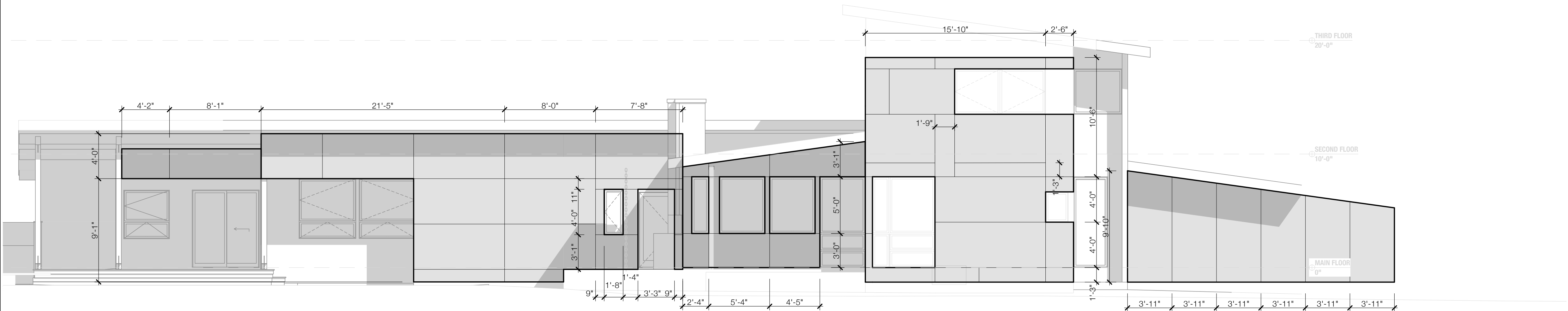
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PANEL DIMENSIONS TO BE VIF



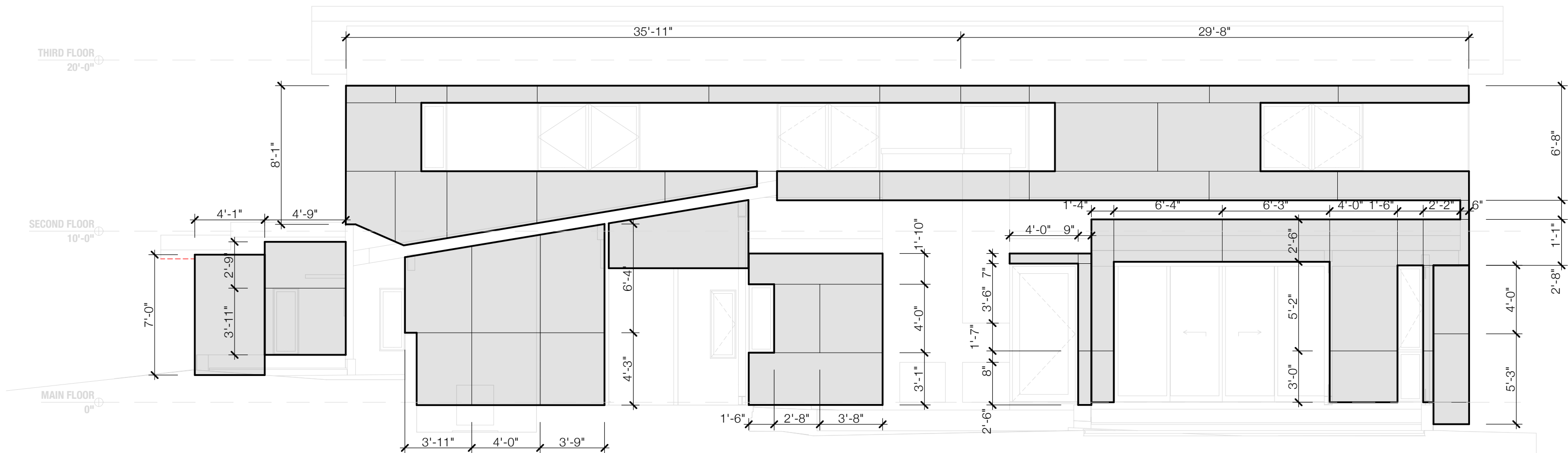
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2
A2.02
PANEL LAYOUT - REAR ELEVATION
3/16" = 1'-0"
0 4' 8' 12'



1
A2.02
PANEL LAYOUT - RIGHT ELEVATION
3/16" = 1'-0"
0 4' 8' 12'

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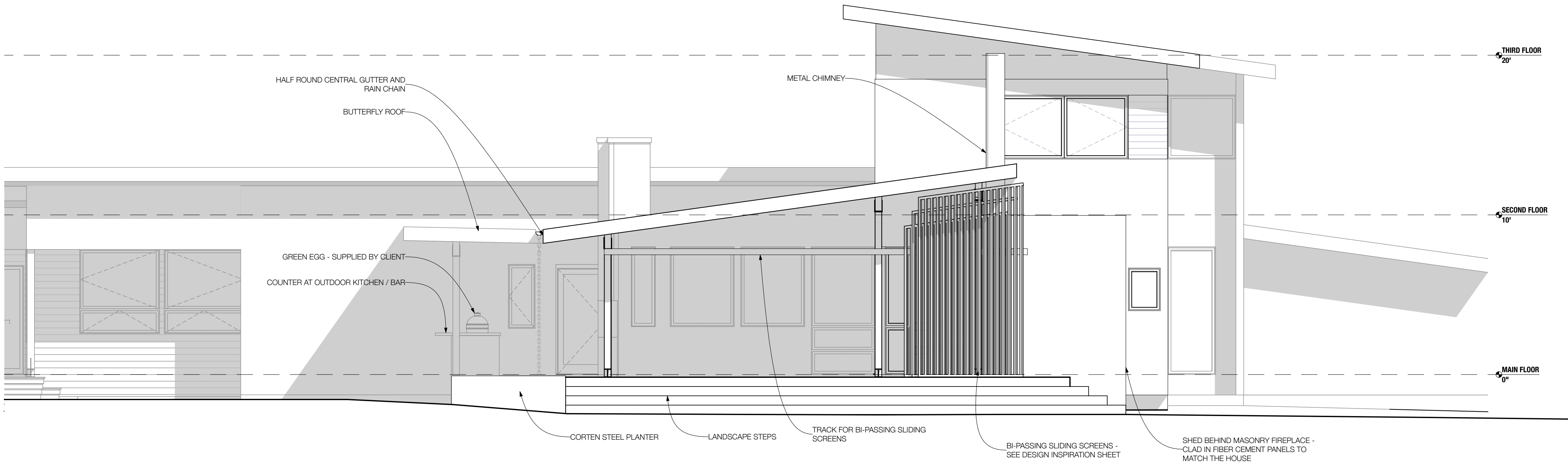
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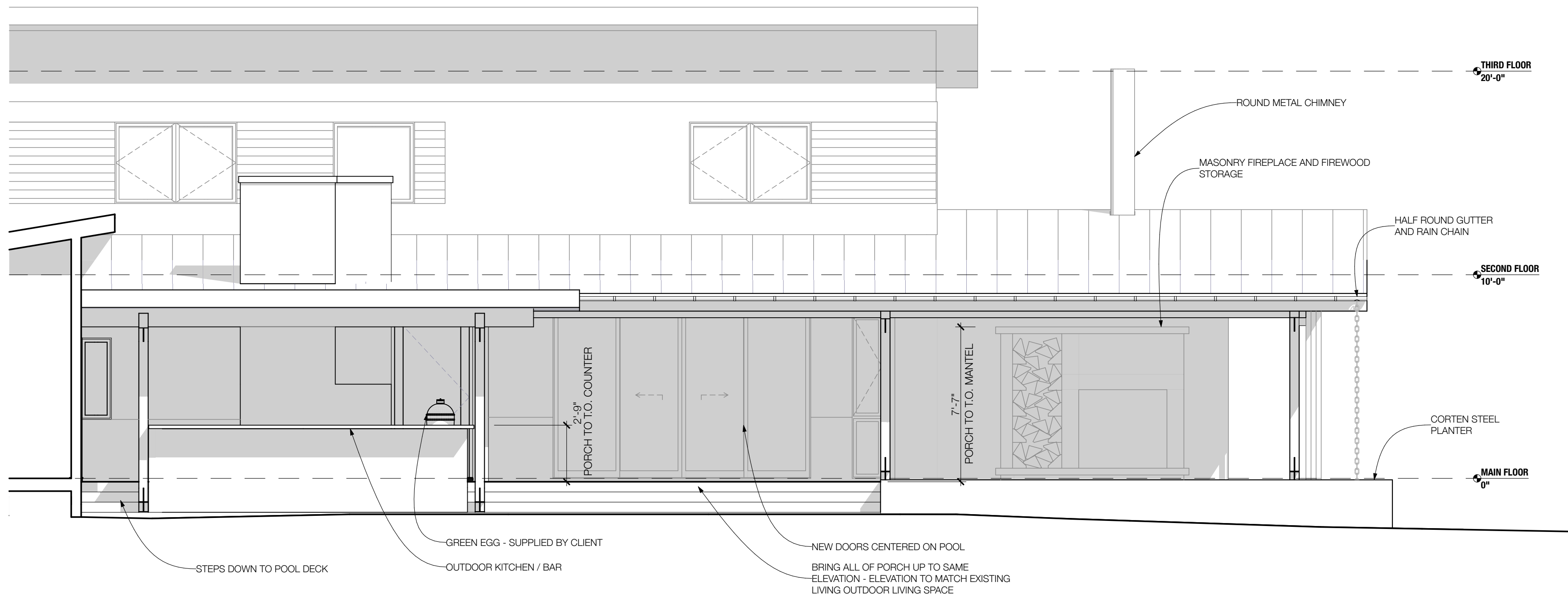
PANEL ELEVATIONS

A2.02

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2 REAR ELEVATION
A2.21 1/4" = 1'-0" 0 2' 4' 8'



1 OUTDOOR KITCHEN AND PORCH
A2.21 1/4" = 1'-0" 0 2' 4' 8'



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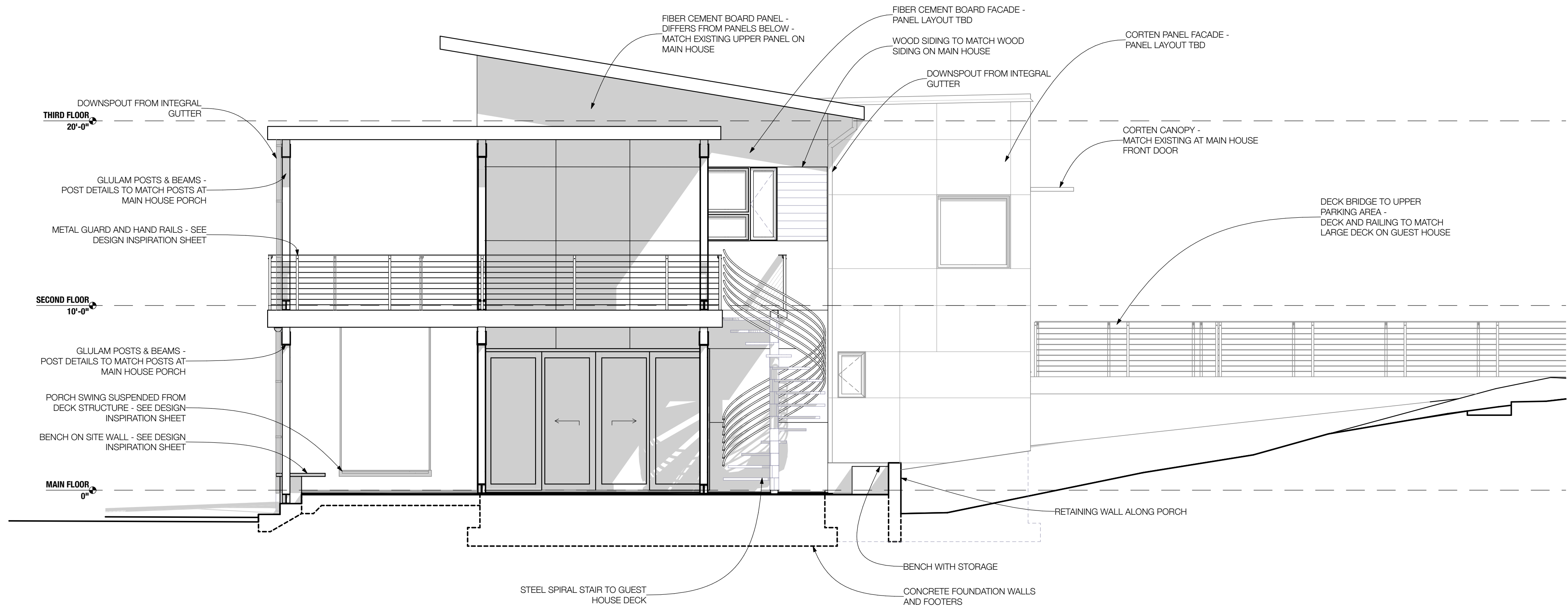
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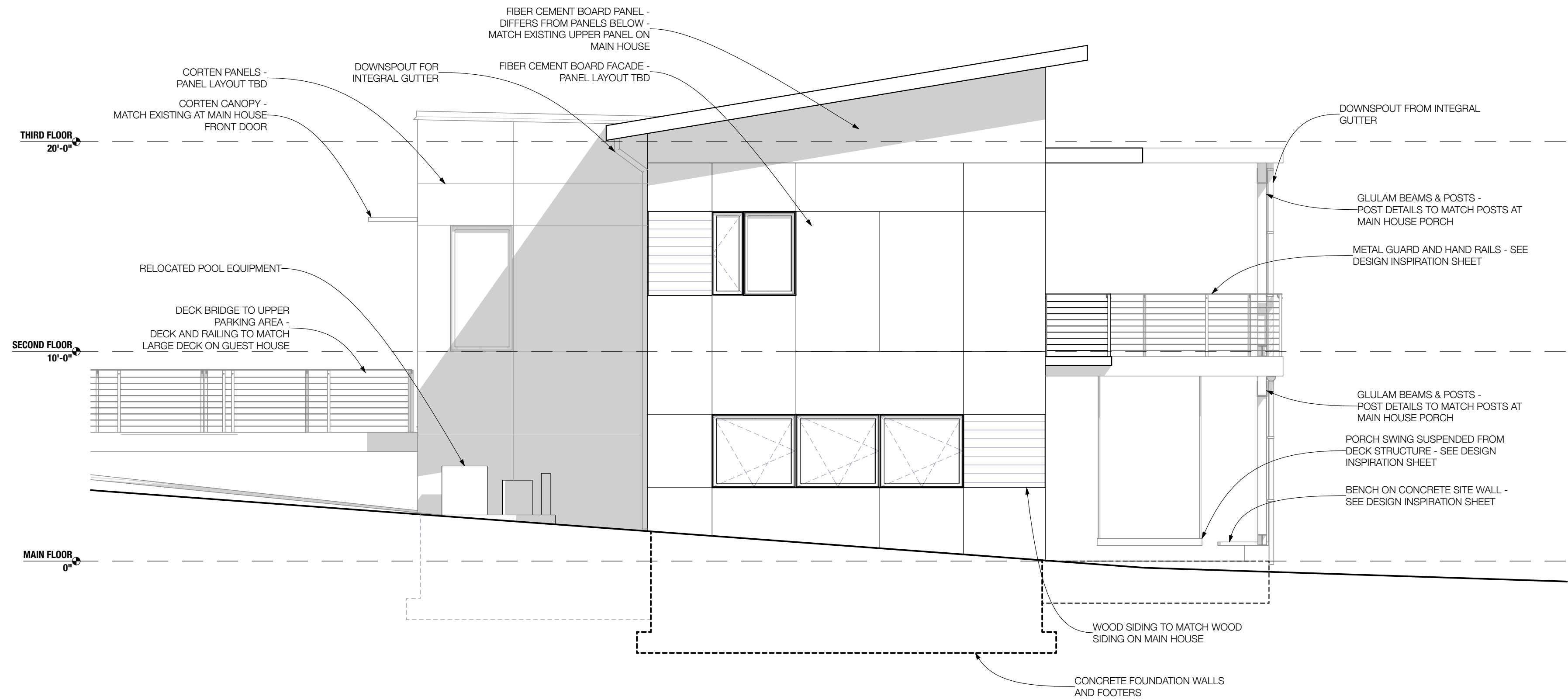
MAIN HOUSE PORCH
ELEVATIONS

A2.21

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2 FRONT ELEVATION
A2.41 1/4" = 1'-0" 0 2' 4' 8'



1 REAR ELEVATION
A2.41 1/4" = 1'-0" 0 2' 4' 8'



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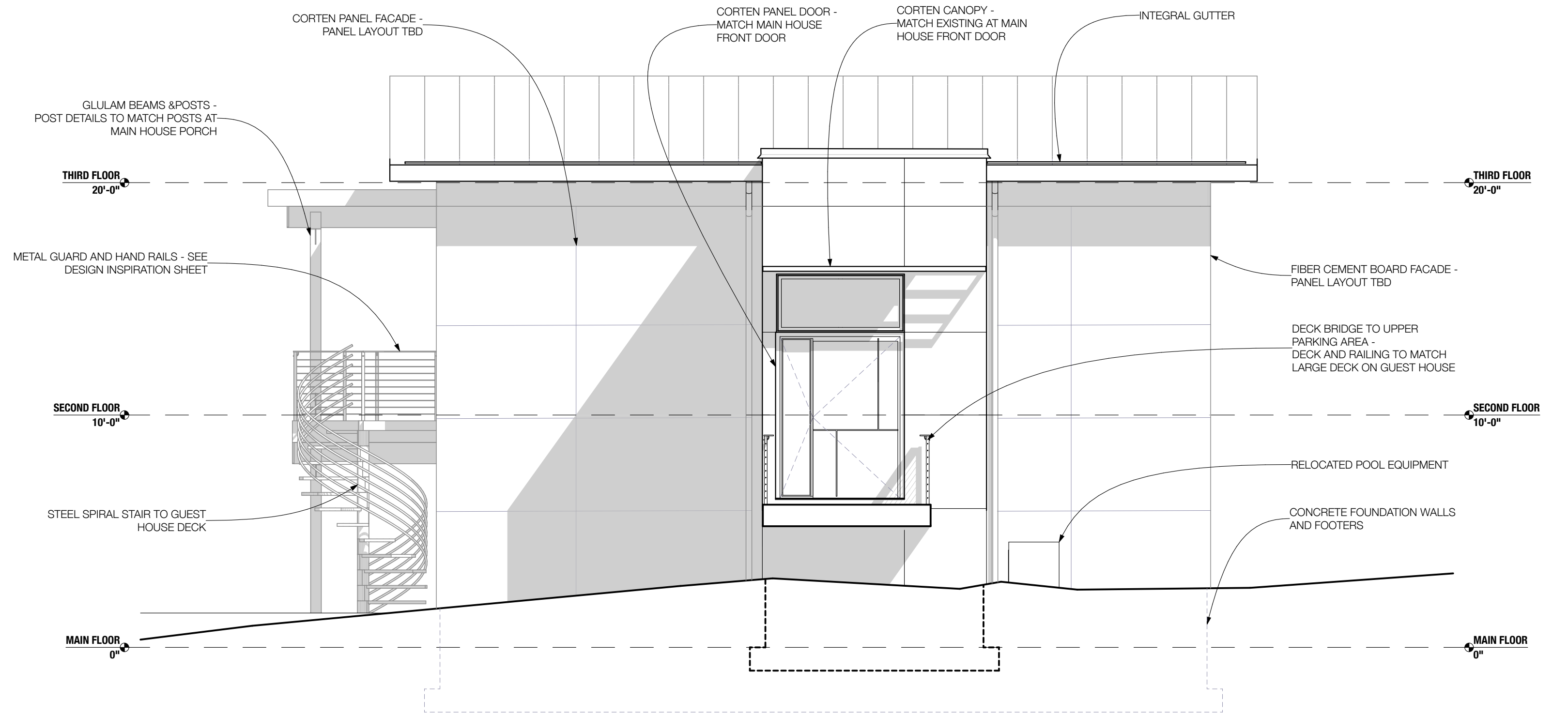
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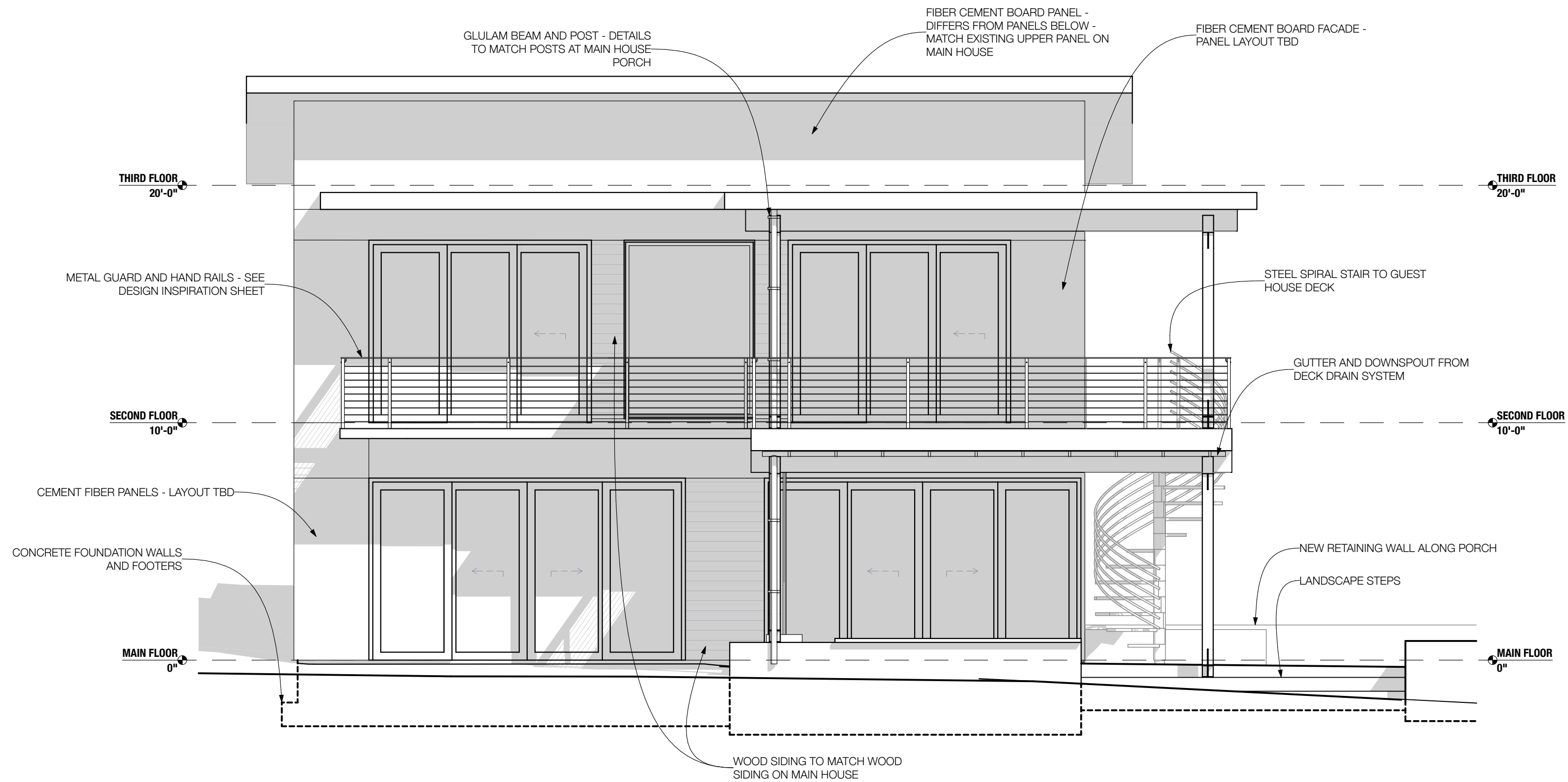
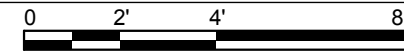
GUEST HOUSE ELEVATIONS

A2.41

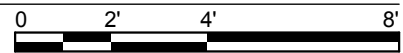
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2
A2.42 RIGHT ELEVATION
1/4" = 1'-0"



1
A2.42 LEFT ELEVATION
1/4" = 1'-0"



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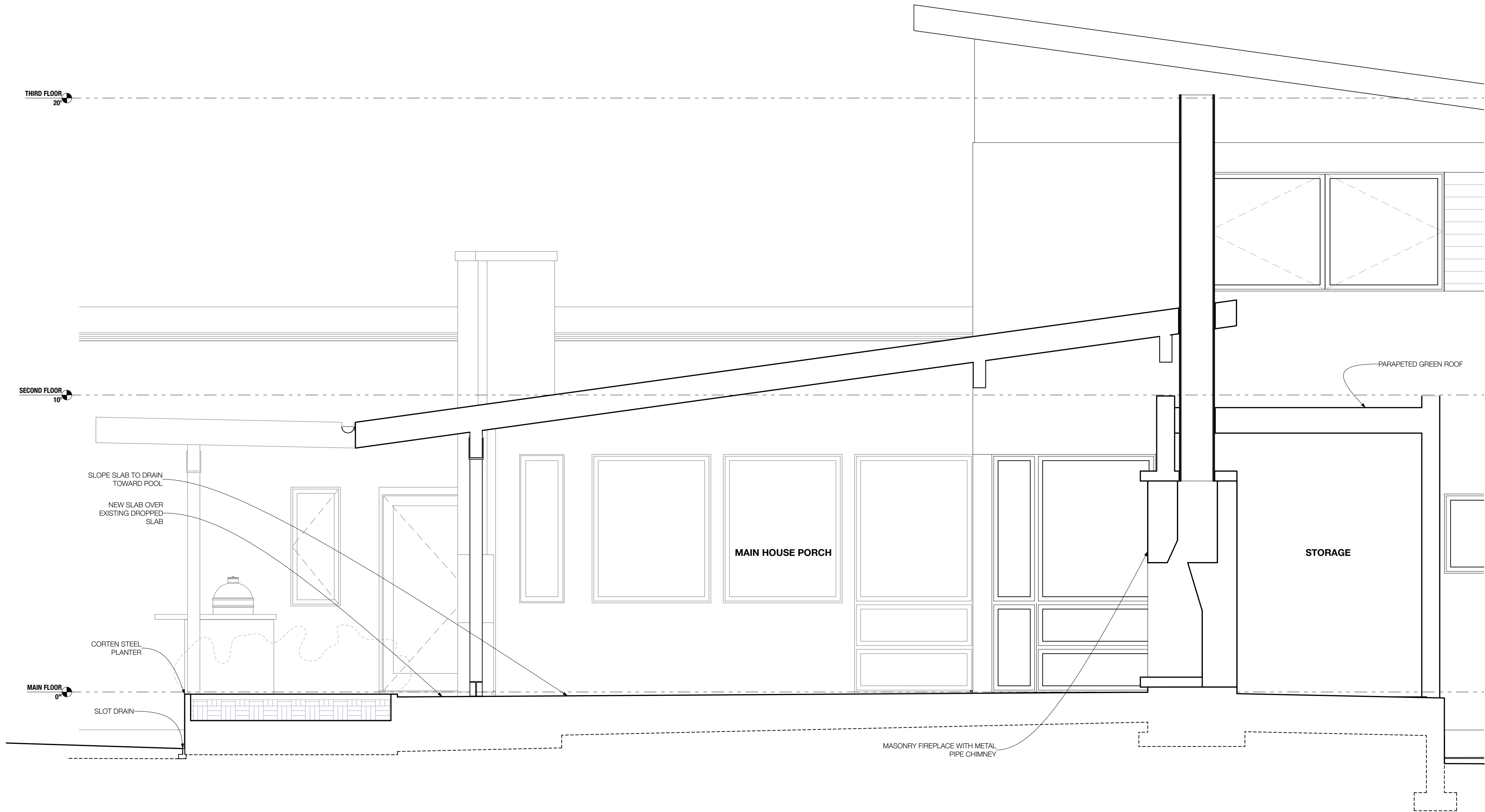
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GUEST HOUSE
ELEVATIONS

A2.42

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MAIN HOUSE PORCH
SECTION

1
A3.21

PORCH N/S - EAST (SIMPLE)
1/2" = 1'-0"

0

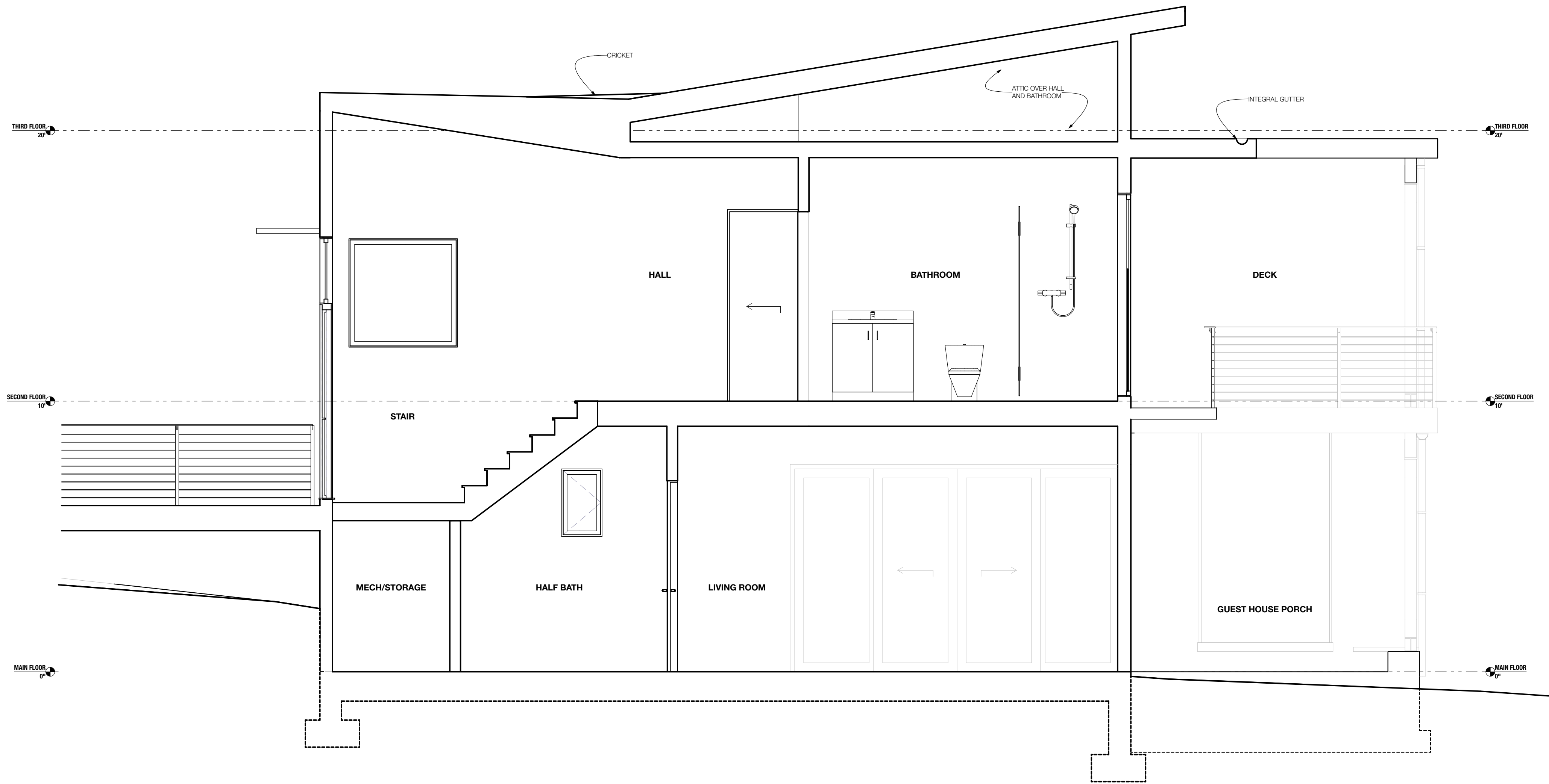
1'

2'

4'

A3.21

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1
A3.41

GUEST HOUSE N/S - EAST

3/8" = 1'-0"

0 2' 4' 6'



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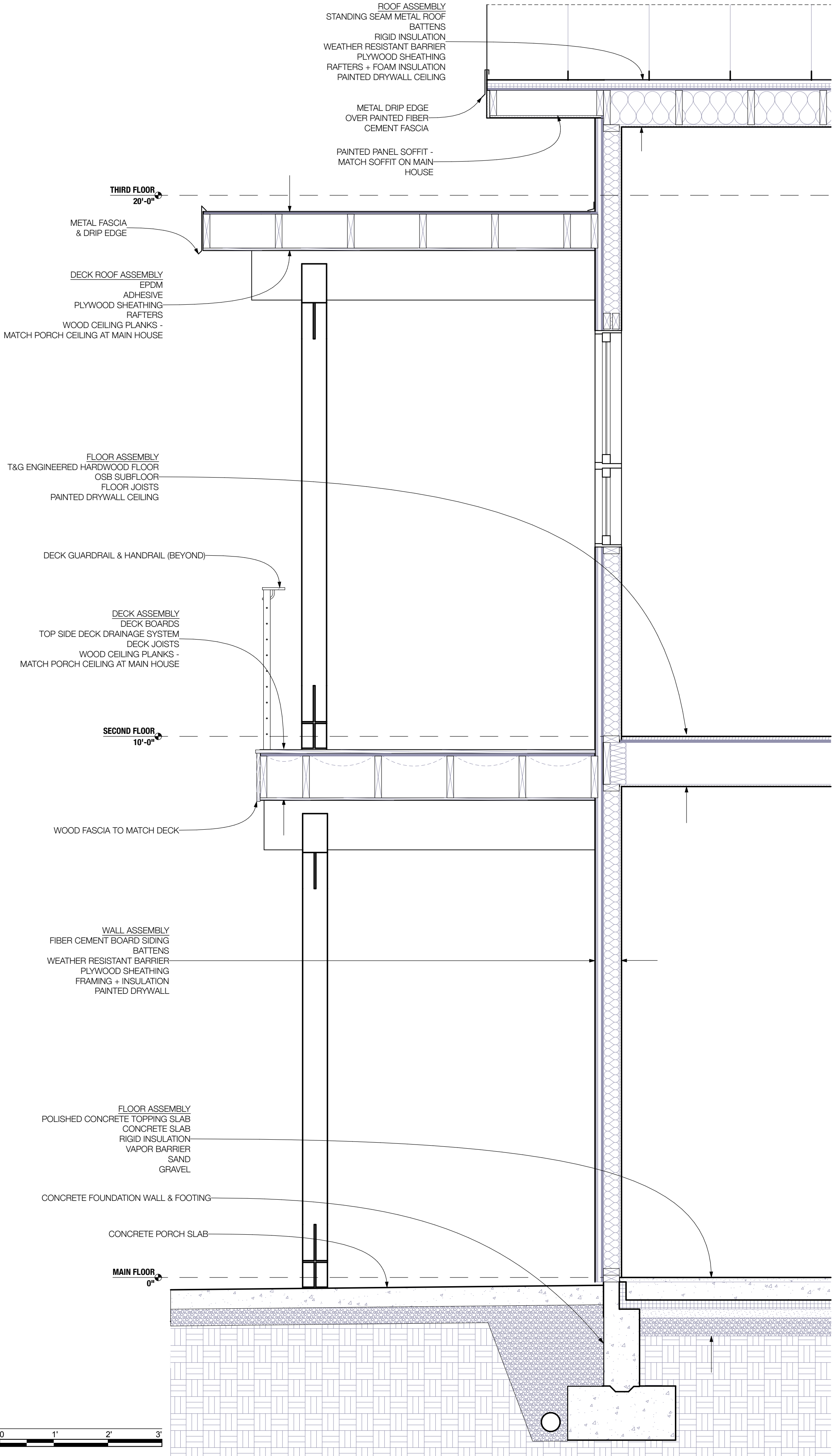
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GUEST HOUSE
SECTION

A3.41

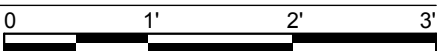
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1
A4.01

WALL SECTION - GUEST HOUSE

3/4" = 1'-0"



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WALL SECTIONS

A4.01

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ELEVATION							
TYPE	C	C	C	C	D	E	F
OPERATION	SLIDER	SLIDER	SLIDER	SLIDER	SWINGING	SWINGING	POCKET
QTY.	2	2	1	1	1	2	2
W x H	9'x7'-6"	13'x7'-6"	12'x7'-6"	12'-8"x8'-2 1/2"	5'-2"x7'	2'-4"x7'	2'-6"x7'

DOOR SCHEDULE							
NO.	LOCATION / ROOM	TYPE	SIZE : W X H	THK	FINISH		NOTES / REMARKS
					INT	EXT	
D01	MAIN HOUSE PORCH	C	12'-8"x8'-2 1/2"	0.167'			
D11	LIVING ROOM	C	12'x7'-6"	0.167'			
D12	LIVING ROOM	C	13'x7'-6"	0.167'			
D13	LIVING ROOM	C	13'x7'-6"	0.167'			
D14	HALF BATH	E	2'-4"x7'	0.167'			
D21	STAIR / ENTRY	D	5'-2"x7'	0.167'	WOOD	CORTEN	PIVOT DOOR WITH FIXED SIDELIGHT
D22	DECK	C	9'x7'-6"	0.167'			
D23	DECK	C	9'x7'-6"	0.167'			
D24	BATHROOM	E	2'-4"x7'	0.167'			
D25	BEDROOM 1	F	2'-6"x7'	0.167'			POCKET OR BARN - TBD
D26	BEDROOM 2	F	2'-6"x7'	0.167'			POCKET OR BARN - TBD

WINDOW NOTES

1. ALL WINDOWS TO BE ALUMINUM CLAD EXTERIOR / PAINTED WOOD INTERIOR
2. ALL WINDOWS TO BE LOW E, ARGON GAS WINDOWS
3. PROVIDE SAFETY GLAZING WHERE REQ'D BY CODE

WINDOW SCHEDULE					
NO.	ROOM	TYPE	OPERATION	UNIT SIZE : W X H	NOTES
W11	LIVING ROOM	C	CASEMENT	4'x3'-6"	TILT/TURN
W12	LIVING ROOM	C	CASEMENT	4'x3'-6"	TILT/TURN
W13	LIVING ROOM	C	CASEMENT	4'x3'-6"	TILT/TURN
W14	HALF BATH	B	CASEMENT	1'-6"x2'-6"	
W21	STAIR	A	FIXED	5'-6"x2'-6"	
W22	STAIR	A	FIXED	4'x4'	
W23	STAIR	A	FIXED	3'x6'	
W24	BEDROOM 1	B	CASEMENT	1'-6"x4'	
W25	BEDROOM 2	A	FIXED	2'-6"x4'	
W26	BATHROOM	A	FIXED	5'-6"x7'-6"	
W27	BEDROOM 2	A	FIXED	2'-6"x4'	
W28	BEDROOM 2	B	CASEMENT	1'-6"x4'	

ELEVATION								
TYPE	A	A	A	A	A	B	B	C
OPERATION	FIXED	FIXED	FIXED	FIXED	FIXED	CASEMENT	CASEMENT	CASEMENT
QTY.	2	1	1	1	1	2	1	3
W x H	2'-6"x4'	5'-6"x2'-6"	4'x4'	3'x6'	5'-6"x7'-6"	1'-6"x4'	1'-6"x2'-6"	4'x3'-6"



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DOOR & WINDOW SCHEDULES

A6.01



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MATERIAL SCHEDULE
& PRICING NOTES

A6.02

FINISH SCHEDULE						
RM #	ROOM NAME	WALL	CEILING	FLOOR	BASE	CLG HT
1	MAIN HOUSE PORCH	MATCH EXISTING	MATCH EXISTING	STONE 1	MATCH EXISTING	VAULTED
2	STORAGE	PLYWOOD	PLYWOOD	CONC. 2	--	VAULTED
3	POOL DECK	--	--	STONE 1	--	--
4	GUEST HOUSE PORCH	--	WOOD 3	STONE 1	--	9'-0"
5	LIVING ROOM	GYP.	GYP.	CONC. 1	PTD. WOOD	9'-0"
6	HALF BATH	GYP.	GYP.	CONC. 1	REVEAL	VAULTED
7	STAIRS	GYP.	GYP.	WOOD 1	PTD. WOOD	VAULTED
8	HALL	GYP.	GYP.	WOOD 1	PTD. WOOD	9'-0"
9	BATHROOM	GYP. (MOISTURE)	GYP. (MOISTURE)	TILE	PTD. WOOD	9'-0"
10	BEDROOM 1	GYP.	GYP.	WOOD 1	PTD. WOOD	VAULTED
11	BEDROOM 2	GYP.	GYP.	WOOD 1	PTD. WOOD	VAULTED
12	DECK	--	WOOD 3	WOOD 2	--	9'-0"
13	BRIDGE	--	--	WOOD 2	--	--

FINISH LEGEND

GYP. BOARD	LEVEL 4 PAINTED DRYWALL
STONE 1	TRAVERTINE (IVORY)
STONE 2	TBD
WOOD 1	ENGINEERED WOOD FLOOR
WOOD 2	IPE DECKING
WOOD 3	TBD - TO MATCH EXISTING MAIN HOUSE PORCH CEILING
TILE	TBD - CERAMIC TILE
CONC. 1	POLISHED CONCRETE, LOW SHEEN
CONC. 2	CONCRETE, BROOM FINISH
PTD. WOOD	1X3 PAINTED POPLAR
REVEAL	FRY REGLET BASE REVEAL 1-INCH HIGH

MATERIAL NOTES AND PRICING OPTIONS

NOTE THAT EXTERIOR MATERIALS REQUIRE MOCKUP(S) TO BE APPROVED BY OWNER AND ARCHITECT PRIOR TO INSTALLATION.

ROOFING	STANDING SEAM METAL ROOF - TO MATCH EXISTING ROOF ON MAIN HOUSE IN MATERIAL AND APPEARANCE GUEST HOUSE DECK AND STAIR ROOF - EPDM
GUEST HOUSE DECK	DECK TO HAVE TOPSIDE JOIST DRAINAGE SYSTEM (DEK-DRAIN OR SIMILAR)
VISIBLE GUTTERS AND D.S.	TO MATCH GUTTERS AND D.S. ON MAIN HOUSE IN MATERIAL AND APPEARANCE
GUEST HOUSE CEILING / ROOF	FOR THE SECOND FLOOR CEILING IN THE GUEST HOUSE, PRICE THE FOLLOWING OPTIONS 1. AS DRAWN - FLAT CEILING IN HALL AND BATHROOM 2. FLAT CEILING IN HALL, BATHROOM, AND BOTH BEDROOMS. TRUSS FRAMING UNDER STANDING SEAM METAL ROOF
SIDING	FIBER CEMENT PANELS - PRODUCT TO MATCH EXISTING (OR NEW) PRODUCT ON MAIN HOUSE CORTEN PANELS - TO MATCH EXISTING CORTEN PANELS IN SIZE, ROUGH LAYOUT, AND APPEARANCE
ENTRY COURT SITE WALLS	PRICING THE FOLLOWING OPTIONS 1. LEAVE EXISTING WALLS AS INTACT AS POSSIBLE, DEMO AREAS INDICATED ON PLANS CAREFULLY TO PRESERVE EXISTING WALLS 2. DEMO ALL WALLS AND REBUILD RETAINING WALLS OUT OF NEW CONCRETE AS INDICATED ON PLANS
LEAD WALK	STONE TBD, DRY LAID IN GRAVEL
SCREENS	BI-PASSING WOOD SLIDING SCREENS - TRACKS ALONG BASE AND 3/4 HEIGHT OF SCREEN TO BE CONSTRUCTED OF A LOW MAINTENANCE EXTERIOR WOOD - IPE, CEDAR, ETC.
GATE	HORIZONTAL SLIDING GATE AUTOMATIC GATE WITH ACTUATOR AT THE GATE - WILL REQUIRE POWER
POOL COVER	AUTOMATIC POOL COVER - SAFETY COVER MOTOR AND TRACK FOR COVER TO BE HIDDEN DETAIL UNDER POOL DECK AND WITHIN POOL WALLS - NOT FLUSH OR SURFACE MOUNTED
PARKING	FOR NEW PARKING AREA AT FRONT OF HOUSE, PRICE THE FOLLOWING OPTIONS 1. STONE PAVERS (FOR PRICING PURPOSES ASSUME FLAGSTONE) 2. ASPHALT TO MATCH DRIVEWAY
PORCH FIREPLACE	FIREPLACE FACING MATERIAL TBD (FOR THE PURPOSES OF PRICING ASSUME FLAGSTONE)



MURPHY BED



OUTDOOR KITCHEN LAYOUT AND MATERIALS



PORCH RAILS / SPIRAL STAIR



PORCH SWING



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MEDIA BUILT-IN



SLIDING GLASS DOORS



BEDROOM BUILT-INS

CHARLIE'S HILL

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DESIGN /
CONSTRUCTION
PRECEDENTS



CABINETRY / HARDWARE



BAR COUNTER / CABINETS / HARDWARE



BARN DOOR AT GUEST HOUSE



POOL DECK AND COPING - TRAVERTINE

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GATE AT BOTTOM OF DRIVEWAY (SLIDING, NOT SWINGING)



FROSTED GLASS AT GUEST HOUSE SHOWER



STAIR / HANDRAIL



POLISHED CONCRETE FLOOR



SLIDING SCREEN TRACK



SLIDING WOOD SCREEN



PLANTER CONSTRUCTION



CORTEN PLANTERS



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LIVING SPACE / FIREPLACE



EXTENDED PORCH



OUTDOOR KITCHEN



MAIN HOUSE PORCH



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MAIN HOUSE 3D
VIEWS



GUEST HOUSE FROM SECOND FLOOR MAIN HOUSE



GUEST HOUSE FROM PATH TO POOL DECK



PORCH AND DECK VIEW FROM LAWN



STAIR MODULE / ENTRY / BRIDGE TO UPPER PARKING



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CHARLIE'S HILL

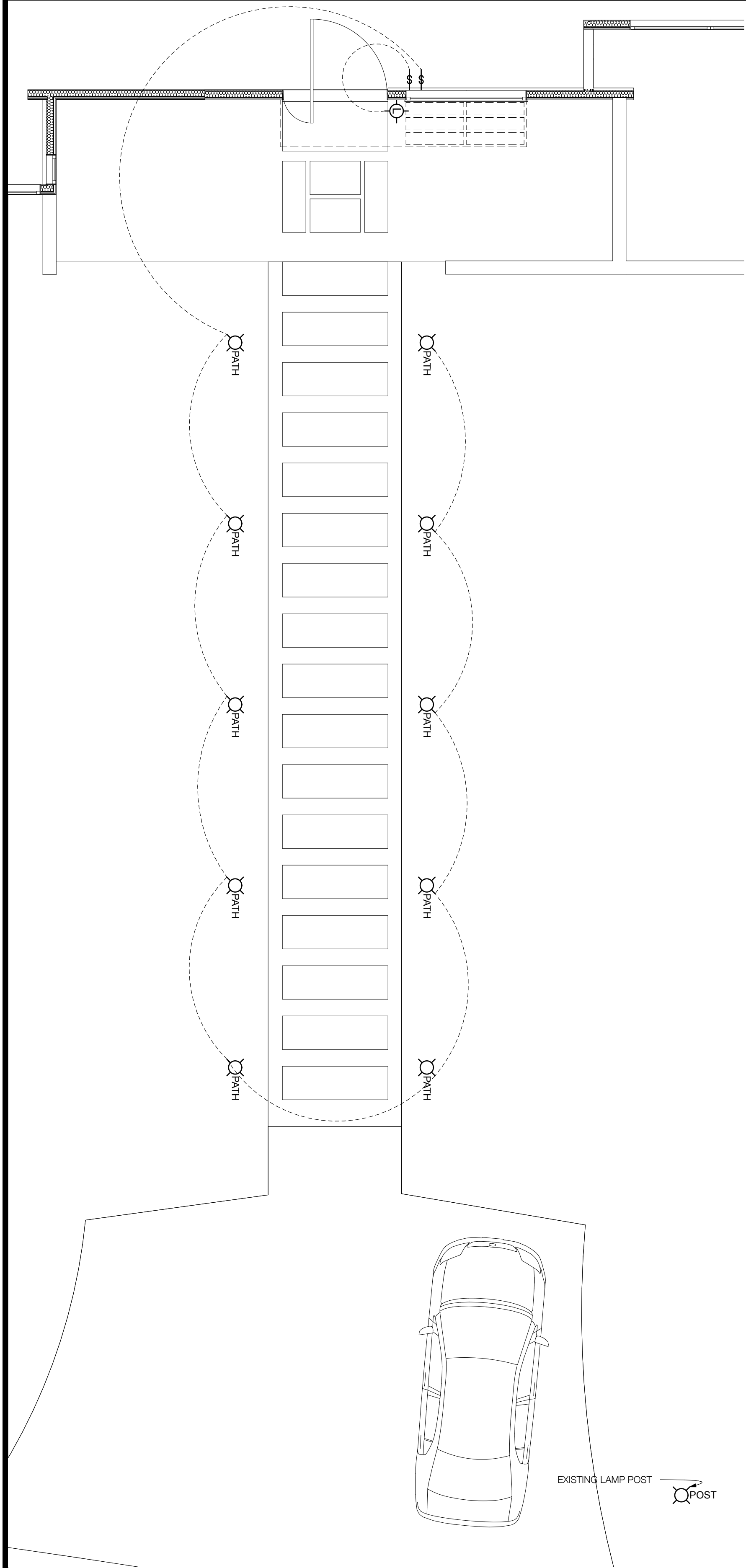
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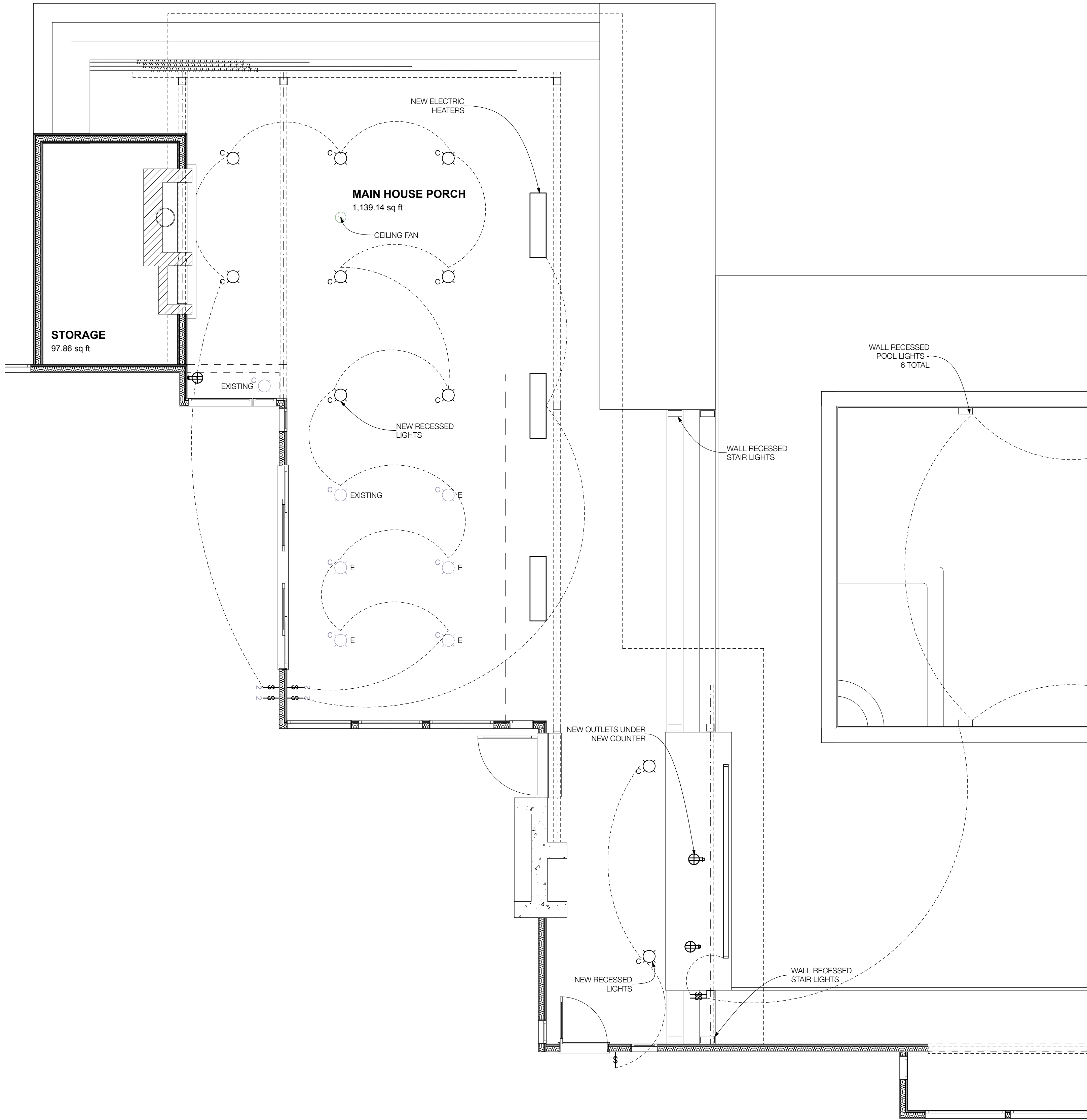
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GUEST HOUSE 3D
VIEWS

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2 FRONT ENTRY ELECTRICAL PLAN
1/4" = 1'-0"
0 2' 4' 8'



1 MAIN FLOOR ELECTRICAL PLAN
1/4" = 1'-0"
0 2' 4' 8'



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ELECTRICAL MAIN
HOUSE - TERRACE

E1.01

