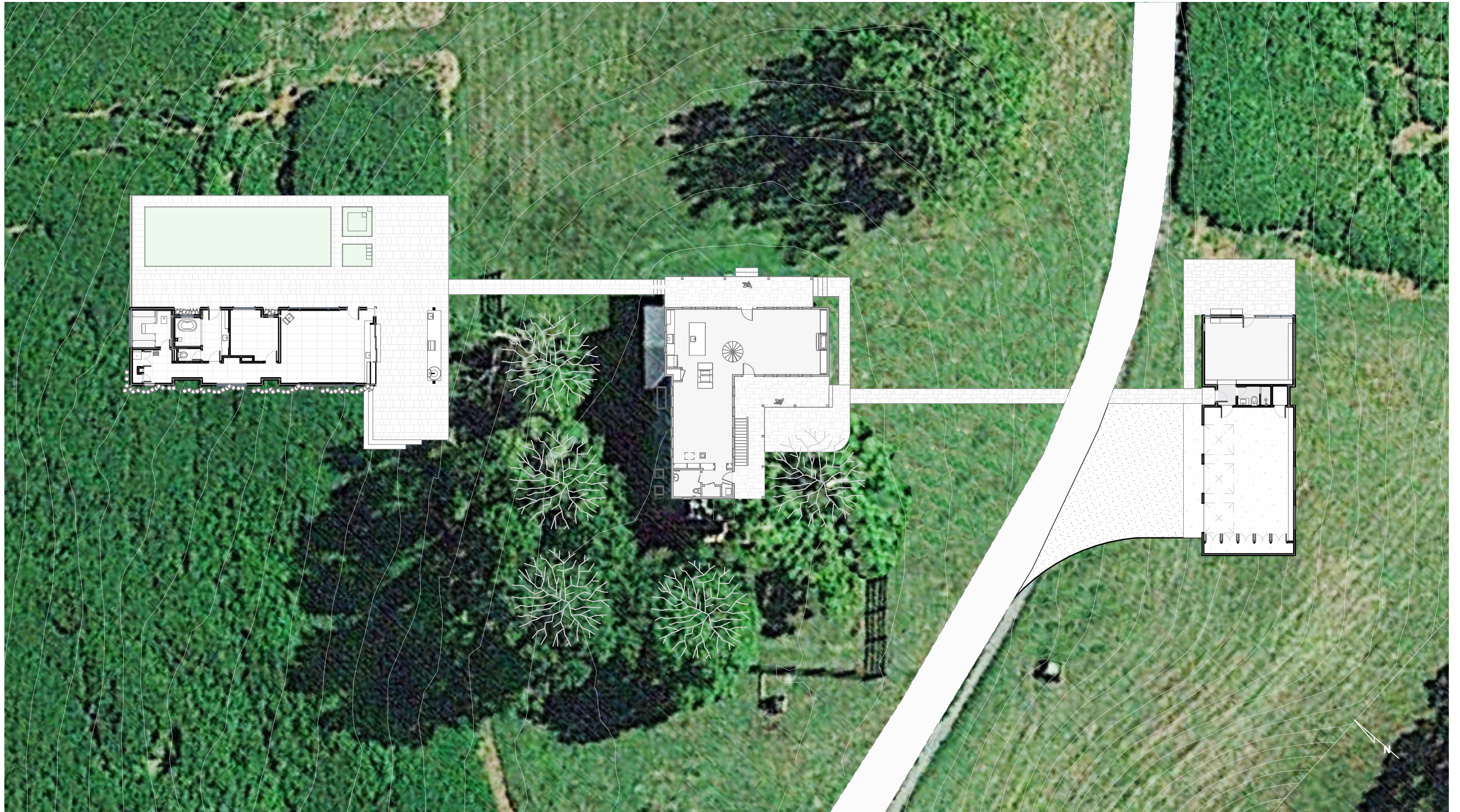


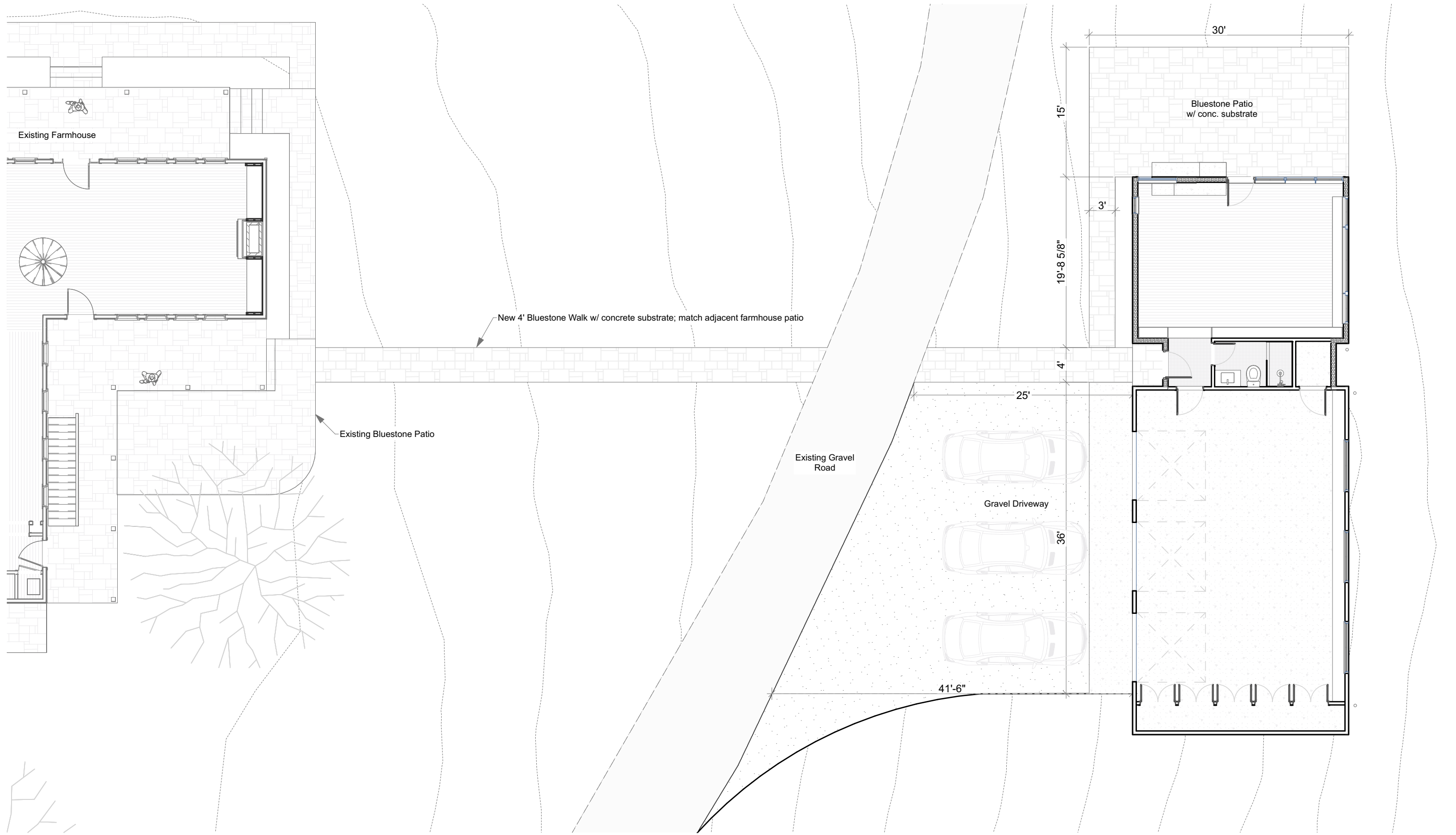
Willow Hill Garage Pricing Set

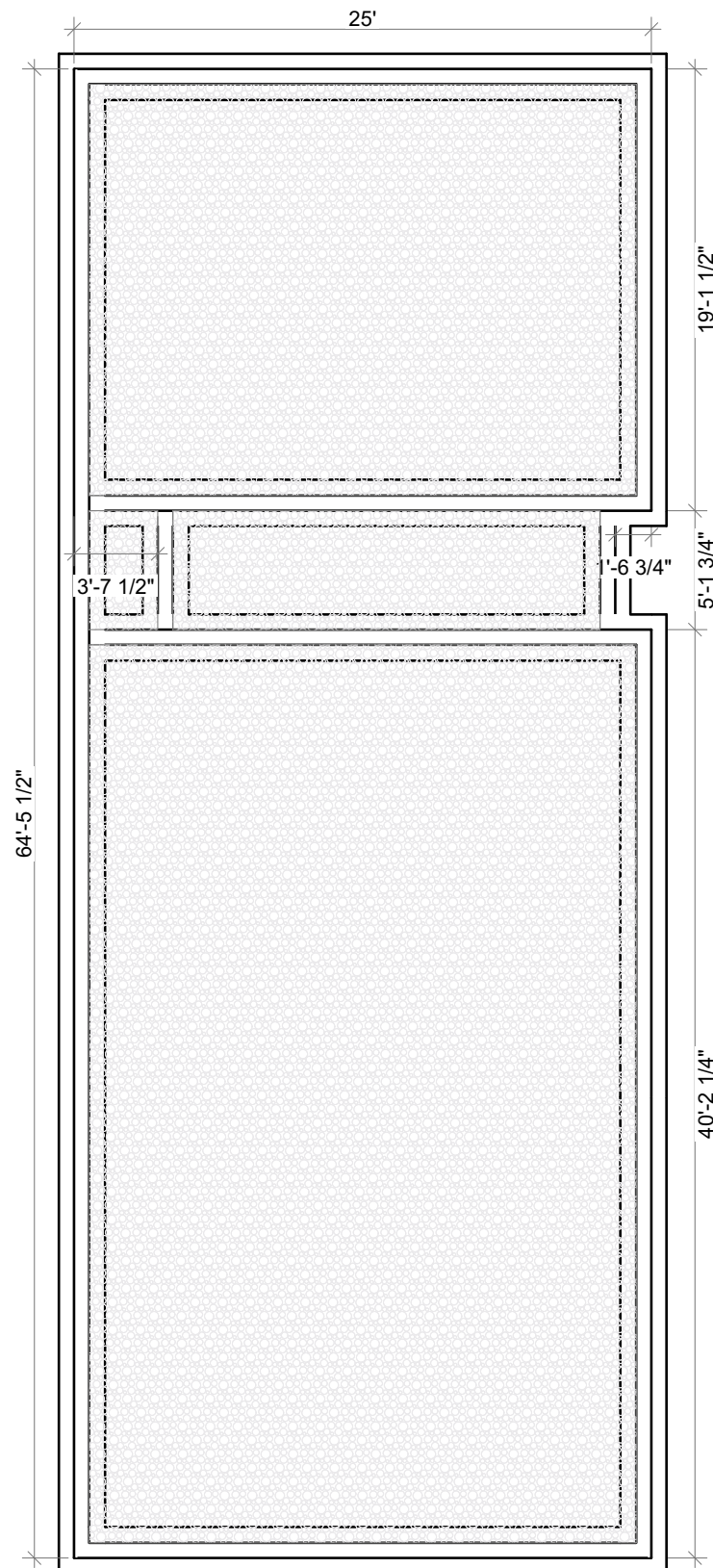




Topography as shown is existing.

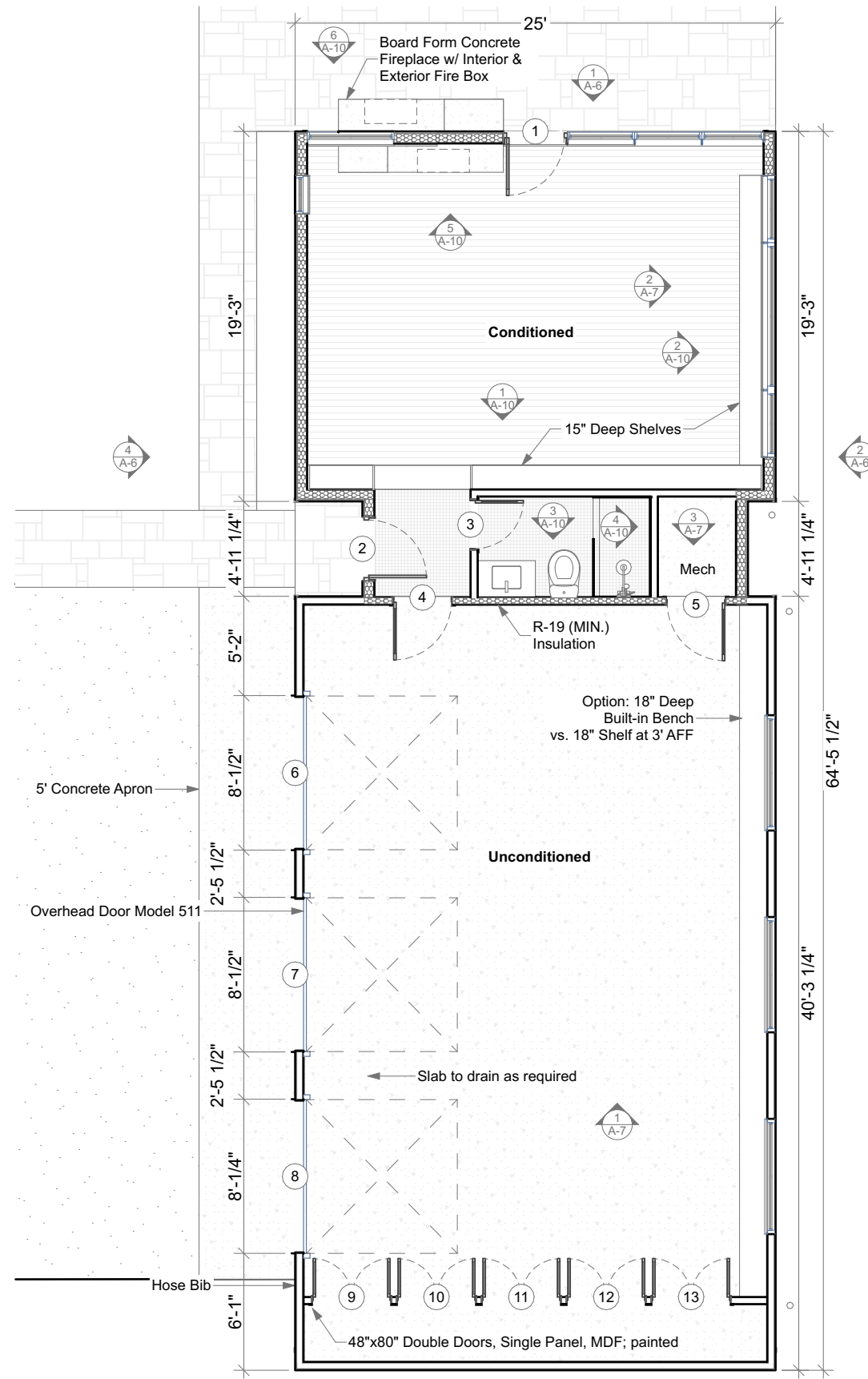
SCALE: 1:300





Foundation Plan
SCALE: 1/8" = 1'-0"

1

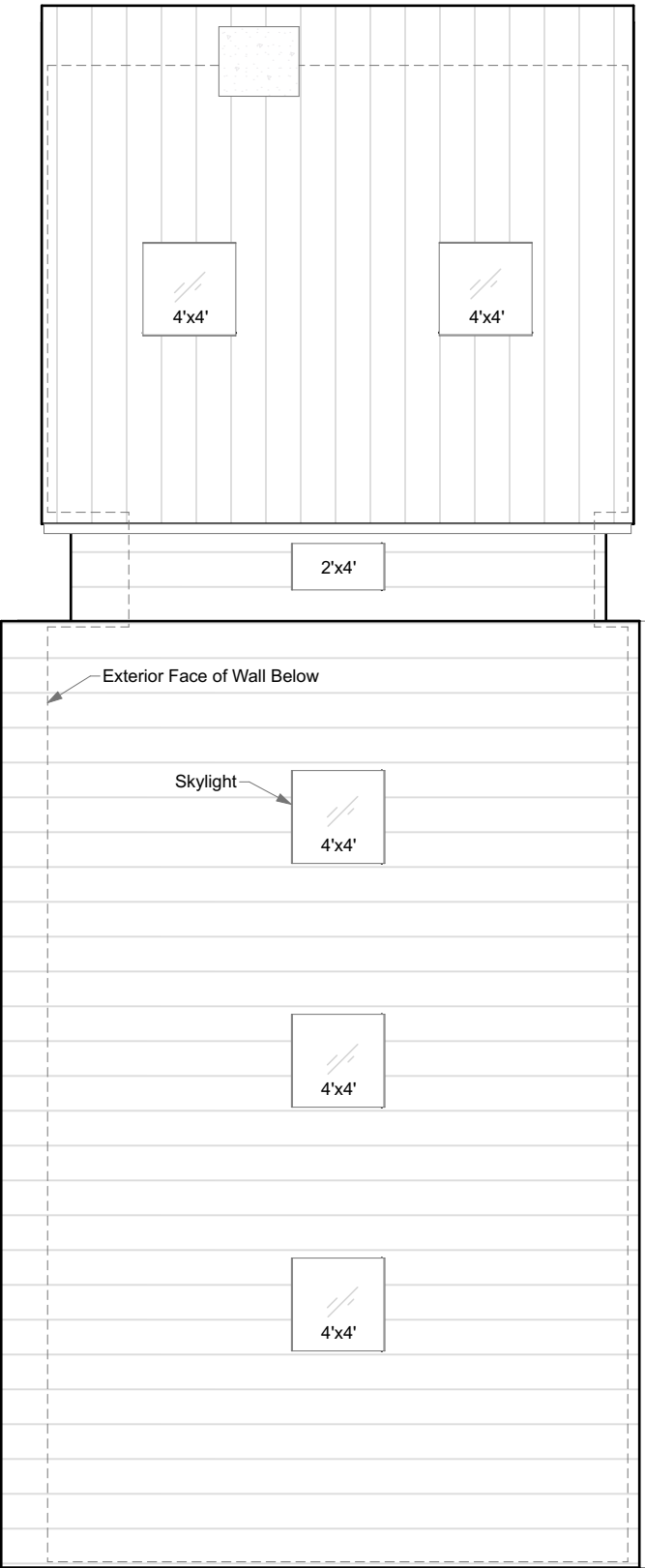


Floor Plan
SCALE: 1/8" = 1'-0"

2

Notes

1. Exterior walls for office are 2x6 studs; exterior walls for garage to be 2x4 studs.
2. Interior walls are 2x4 studs finished with GWB unless noted otherwise.
3. Interior flooring to be polished concrete at garage, tile at entry and bathroom. Wood floor at office.
4. Shower to have tiled walls and floor (TBD).
5. Ceilings to be GWB.
6. Wood framing to be treated with Bora-Care w/ Mold Care and bottom plate sealed to prevent insect intrusion.



Roof Plan
SCALE: 1/8" = 1'-0" 1

Roof Plan Notes

- 1. This is an unvented roof assembly
- 2. Ice Shield required.
- 3. Skylights to be installed per manufacturer's recommendations w/ warranty maintained.
- 4. Roof, gutters, downspouts, facias, soffit, trim, etc. to match Banya.

Roof Specifications

- 1. Type: Standing seam metal roof
- 2. Gauge: 26
- 3. Panel: Striated
- 4. Seams: 16" O.C., 1.5" tall (max).
- 5. Manufacturer: TBD
- 6. Color: Slate Gray
- 7. Warranty: Minimum of 35 years
- 8. Trim/caps: None; straight shed roofs.
- 9. Snow guards: None

Gutter & Downspouts Specifications

- 1. Gutter type: Box gutter (U shape)
- 2. Gutter size: TBD
- 3. Gutter material: Aluminum
- 4. Gutter finish: Dark Bronze to match windows
- 5. Downspout type: Round
- 6. Downspout size: TBD
- 7. Downspout finish: Dark Bronze to match windows

Facia

18 Ga. Everlast Aluminum; Classic Bronze (style and color to match Banya)

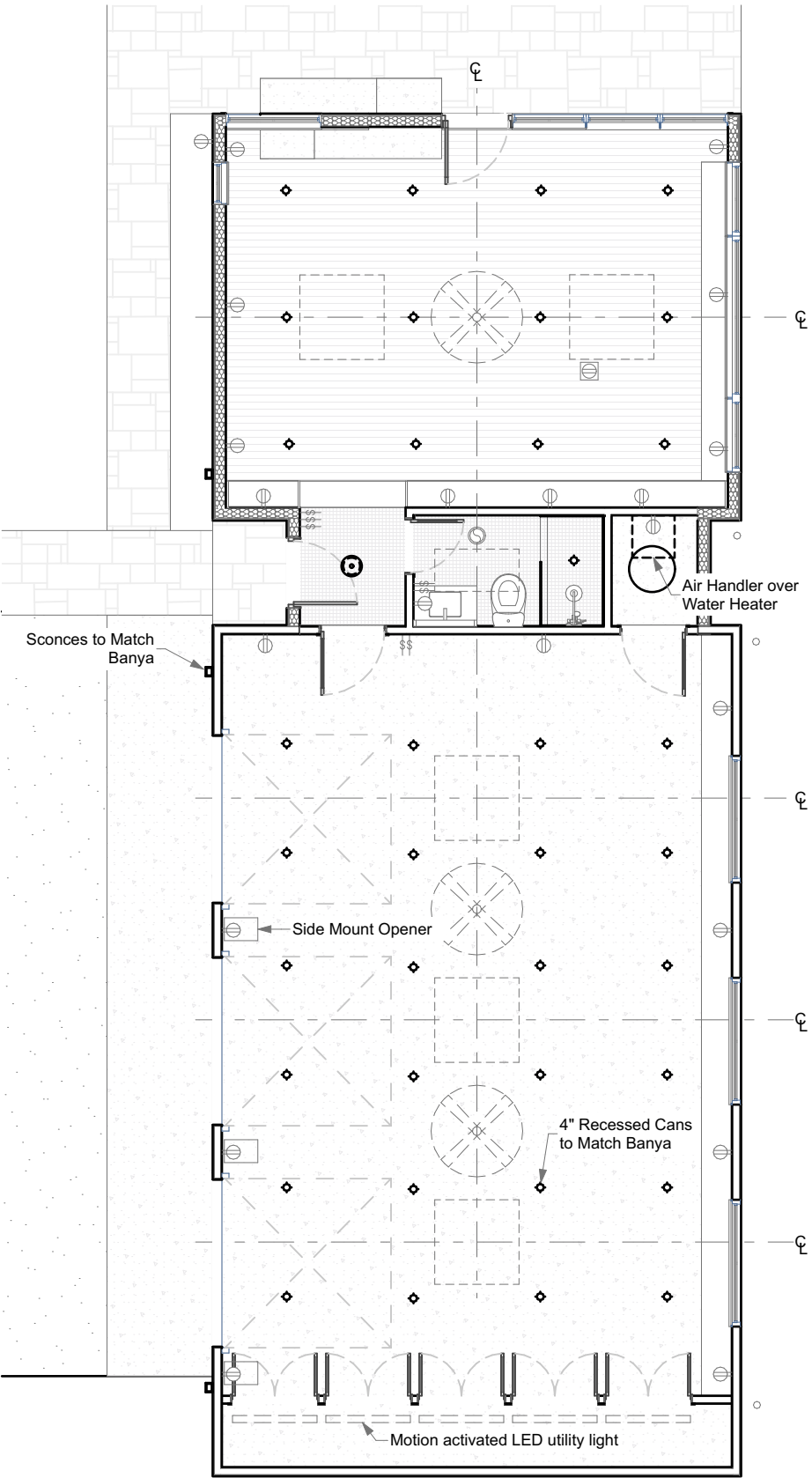
Soffit

Accoya Saguaro Bronze (to match banya)

Skylight Specifications

Velux, Curb Mounted VCS 4646, Solar Powered "Fresh Air."

[Option]: Velux, Curb Mounted CFP 120120, Fixed Flat Roof CurveTech Glass.



RCP/Power Plan
SCALE: 1/8" = 1'-0" 2

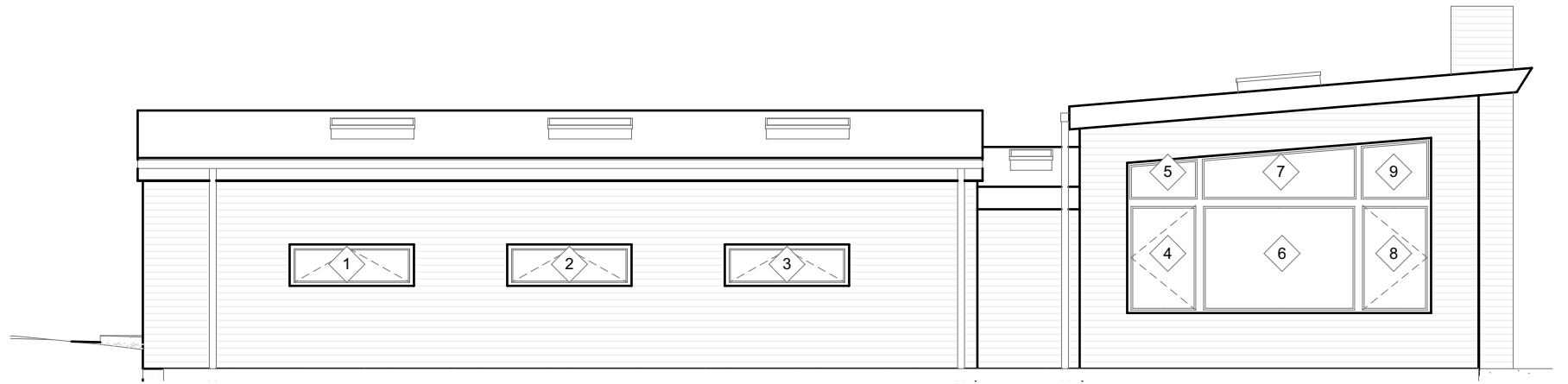
Light & Power Specifications

- 4" recessed lights: All Cans: Elite B41C.
- Shower Trim: Elco 410CT5W, White, Wet rated, Fixed (not gimbal). Color: 3000 K.
- Typical Trim: Elco 416, White, Damp rated, Gimbal, 3000 K.
- Wall mount fixture above mirror (bathroom):
- Ceiling mount light fixture (Entry):
- Fan: MinkaAire Simple 52" 3 Blade Indoor/ Outdoor Ceiling Fan w/ Remote Included. Model F787-CL with LED Light Kit K9787L-CL. Finish: Coal. Wire fans to operate in tandem.
- Exterior Sconce: Justice Design Group Single Light 9.5" Rectangle Exterior Up/ Down Light Wall Sconce Rated for Wet Locations: Model CER-0915W-BIS - Confirm with LED (White Bisque - to be painted to match siding or columns at summer kitchen)
- Duplex receptacle w/ height in inches to center of receptacle if not standard as per notes.
- Floor duplex receptacle.
- Switch: Match Farmhouse Switches - Lutron Maestro.
- Exhaust fan/light: Aero Pure 80 CFM 0.3 Sone Ceiling Mounted Quiet Exhaust Fan Model: ABF80L6W



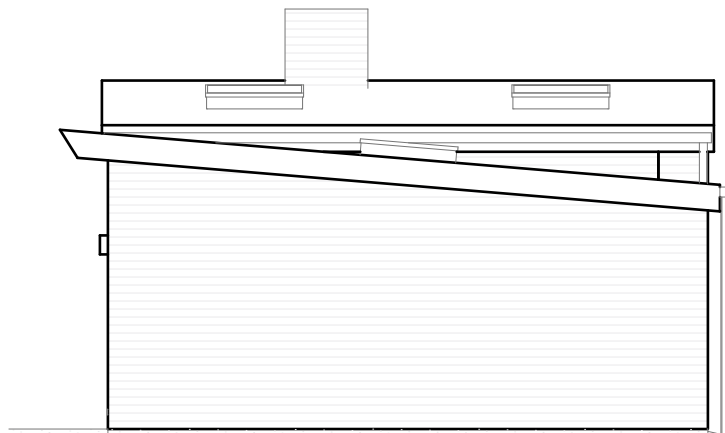
North Elevation
SCALE: 1/8" = 1'-0"

1



East Elevation
SCALE: 1/8" = 1'-0"

2



South Elevation
SCALE: 1/8" = 1'-0"

3

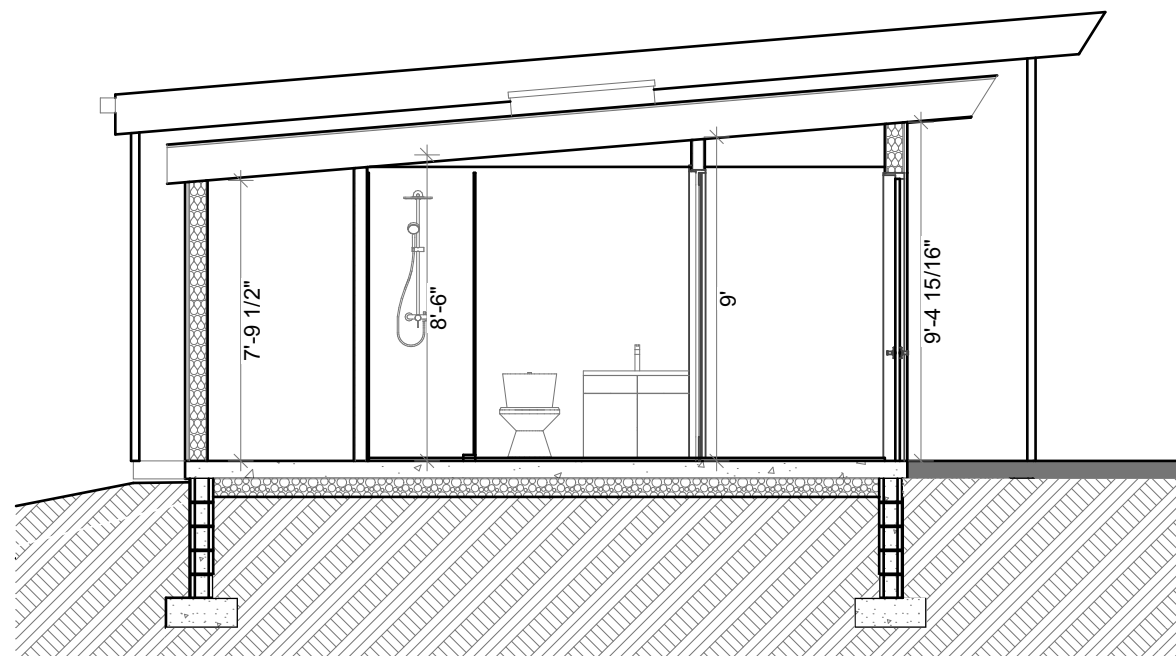


West Elevation
SCALE: 1/8" = 1'-0"

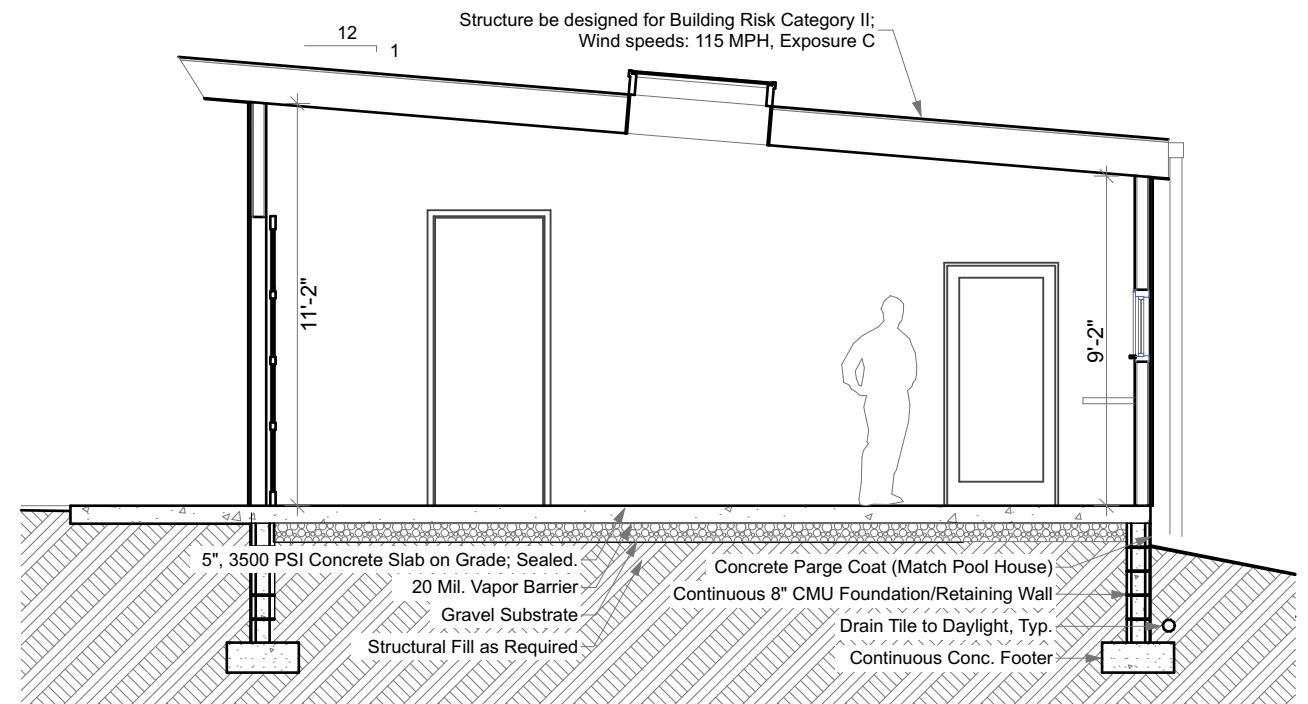
4

Exterior Specifications

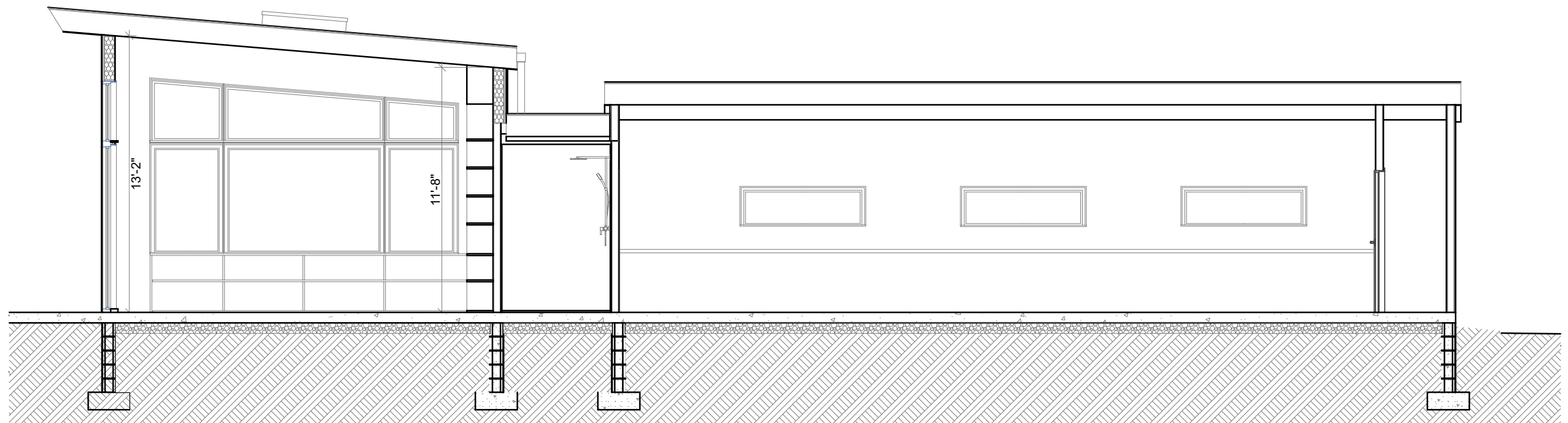
1. Siding - Primary: Pine siding painted white to match Farmhouse.
2. Siding - Accent (at entry recess only): Buckingham slate. Thin veneer; approx. sizes: 3" x 24". Pattern to match Banya. Finish: Natural Cleft.
3. Trim - Poly-ash (i.e. Boral TruExterior), painted white to match siding. Match Banya.



Bathroom Section
SCALE: 3/16" = 1'-0" **3**



Garage Section
SCALE: 3/16" = 1'-0" **1**



Office/Garage Section
SCALE: 3/16" = 1'-0" **2**

WINDOW SCHEDULE					
ID	TYPE	SIZE		SILL HEIGHT (AFF)	NOTES
		WIDTH	HEIGHT		
1	Awning	6'	2'		
2	Awning	6'	2'		
3	Awning	6'	2'		
4	Casement	3'-6"	5'-4"		
5	Fixed/Angle	3'-6"	2'-2 1/2"		
6	Fixed	7'-8"	5'-4"		
7	Fixed/Angle	7'-8"	2'-10"		
8	Casement	3'-6"	5'-4"		
9	Fixed/Angle	3'-6"	3'-1 1/2"		
10	Fixed	3'-2 1/2"	8'		
11	Fixed	3'-2 1/2"	3'		
12	Fixed	3'-6"	8'		
13	Fixed	3'-6"	3'		
14	Fixed	3'-6"	8'		
15	Fixed	3'-6"	3'		
16	Fixed	3'-3 11/...	3'		
17	Fixed	1'-7 9/16"	4'-2"		
18	Fixed/Angle	4'-6 5/16"	3'-10"		
19	Fixed/Angle	6'-9 1/16"	3'		
20	Fixed	2'	2'		
21	Casement	2'	6'		
22	Fixed/Angle	2'	3'		

Windows

1. Manufacturer: Andersen Windows
2. Series: E-Series Auxiliary Alum. Clad wood.
3. Exterior Frame & Sash Finish: Dark Bronze.
4. Exterior Trim Profile: None.
5. Interior Finish: TBD.
6. Hardware: Contemporary Folding. Finish: TBD.
7. Glass Options: Smart Sun Glass.
8. All windows to be safety glazed as required.
9. Grills: None.
10. Screens: TruScene. Finish: TBD.
11. Extension Jambs: 2x6 wall (GC to confirm).

Exterior Doors

1. Manufacturer: Andersen, E-Series Aluminum patio doors.
2. Exterior Finish: Dark Bronze.
3. Exterior Trim Profile. None.
4. Interior Finish: TBD.
5. Panel: Contemporary - 3 11/16" Rails & Stiles.
6. Hardware: TBD.
7. Grills: None.
8. Glass Options. Smart Sun Glass.
9. Screens: None.
10. Extension Jambs: 2x6 wall (GC to confirm).
11. Blinds: Blinds-Between-The-Glass. Finish: White.

DOOR SCHEDULE					
ID	DOOR		HW SET	PANEL	NOTES
	W	HT			
1	3'	7'-10"	Keyed		Standard sizes to be used when possible; TBD
2	3'	7'-10"	Keyed		
3	2'-6"	8'	Privacy		
4	3'	8'	Privacy		
5	3'	6'-8"	Passage		
6	8'	8'	N/A		
7	8'	8'	N/A		
8	8'	8'	N/A		
9	4'	6'-8"	Dummy		
10	4'	6'-8"	Dummy		
11	4'	6'-8"	Dummy		
12	4'	6'-8"	Dummy		
13	4'	6'-8"	Dummy		

Garage Door & Opener Specifications

1. Overhead Door, Model 511, Non-Insulated, Black Anodized. Gray-Tinted Glass.
2. Opener: Liftmaster Model 8500 W, side mount with battery back-up.

Interior Doors Specifications

1. Typical: White 1-panel Shaker Solid Core Wood Interior Door Slab. MDF/Solid Pine Core. To be Painted.
2. Lever-Typical: Schlage, Latitude Aged Bronze Privacy/Passage Door Lever. Aged Bronze.
3. Hinges: Heavy Duty Ball Bearing, Color/Finish: Match Door.
4. Casing: 1x3 flat stock finger jointed pine; to be flush with base trim. Mitered corners.
5. Base Trim: 1x6 flat stock finger jointed pine, caulk top of trim.

Tile Specifications

1. Floor of bathroom: TBD
2. Walls of shower: TBD
3. All Floor tile to be laid with Schluter Systems Ditra Uncoupling Membrane.
4. Grout: Mapei Flexcolor CQ acrylic grout. Minimize joint width. Color: TBD
5. Base layer of thin-set (membrane to subfloor): Mapei Ultraflex 2.
6. Thin set for tile (large format): Laticrete 4 XLT.
7. Shower walls and shower pan to use Hydro-blok systems.
8. Shower drain to be Hydro-Blok Linear Drain.
9. 18" W x 15" H x 4" Deep recessed shelf in shower. .
10. Large format floor tile to be leveled using a leveling system (i.e. Russo Trading Company, Spin Doctor).

Wood Specifications

1. Accent wall of Tea Room: Accoya Saguaro Bronze, 1x6, shiplap with 1/8" (Nickel) gap.
2. Faux Beams: To match Tea Room Accent wall.
3. Sauna Walls & Ceiling: Accoya Burn & Brush, 1x6, shiplap with exterior V-groove channel.1/8" (Nickel) gap.
4. Sauna Benches: Cedar with clear stain.
5. Loft flooring: Hurst Hardwoods, European French Oak Wyoming Spring, pre-finished, engineered; 7 1/2" x 5/8". Edges to be stair nose molding.

Paint Specifications

All paints to be Sherwin Williams.

Exterior Siding: Duration Exterior Acrylic Latex: Low lustre, self priming - 2 coats minimum. Treat all ends/cuts with Exterior Latex Wood Primer or White Pigmented Shellac Primer if knots or tannin bleed potential exists. Siding Color to match Farmhouse.

Exterior Trim (Poly-ash - factory primed): Duration Exterior Acrylic Latex: Low lustre, self priming - 2 coats minimum. Fill nail holes as required. White trim to match siding. Dark trim to match windows.

Note: New gypsum board to be taped, compounded, primed, pointed & spot primed prior applications below.

Interior Walls: Duration Home interior Acrylic Latex: Satin, self priming on GWB - 2 coats minimum (darker colors may require a 3rd coat). Colors TBD.

Interior Ceilings: Duration Home interior Acrylic Latex: Matte, self priming on GWB - 2 coats minimum. Colors TBD.

Bathroom: Duration Home interior Acrylic Latex: Satin; ceilings & walls. Self priming on GWB - 2 coats minimum.

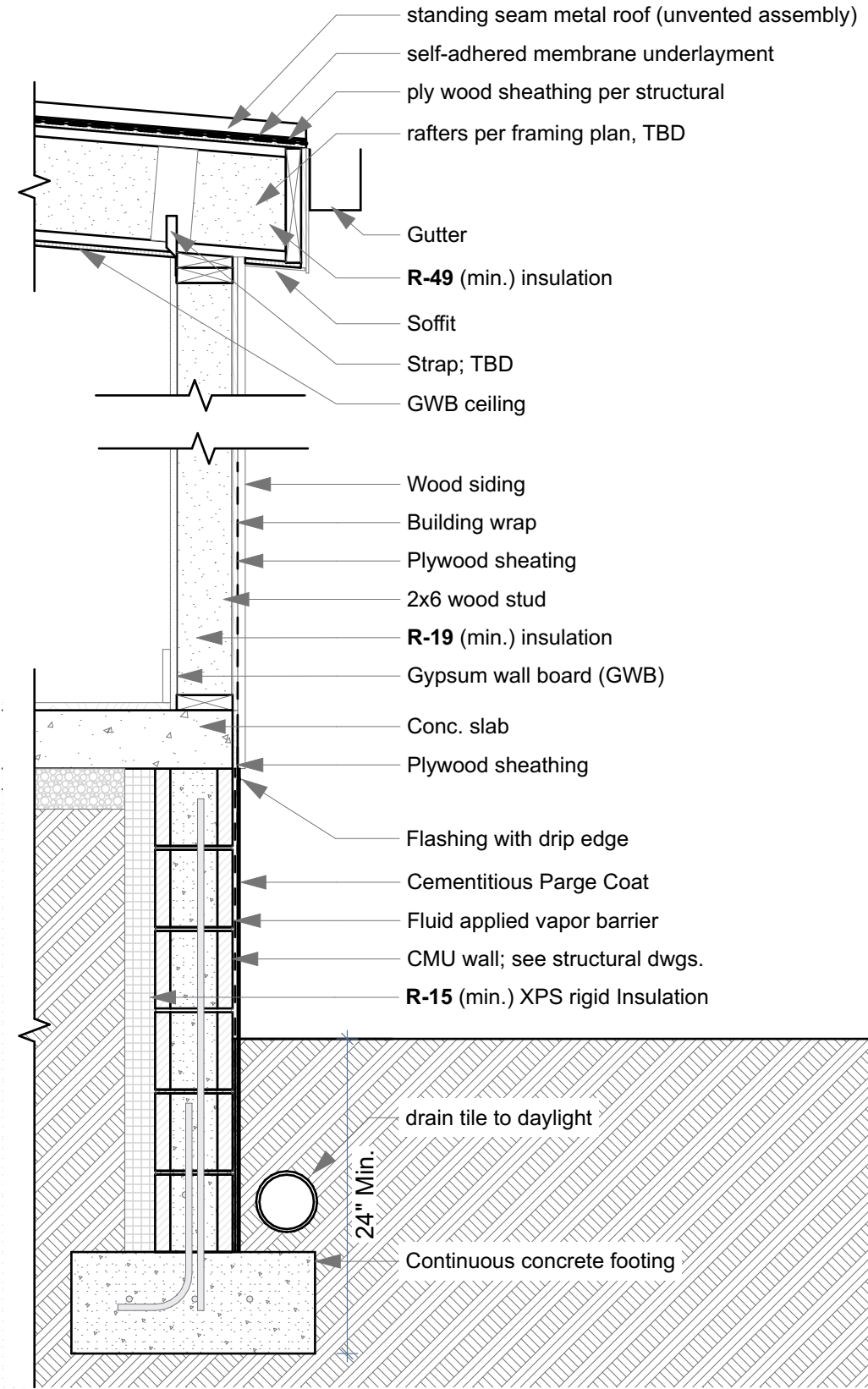
Interior Trim, Doors, Cabinets, Shelves: Pro Classic Interior Waterbased Acrylic-Alkyd (satin): Primer required on bare surfaces; otherwise 2 coats minimum. Finish: Semi-gloss.

Standard Primer: Premium Wall & Wood Primer.

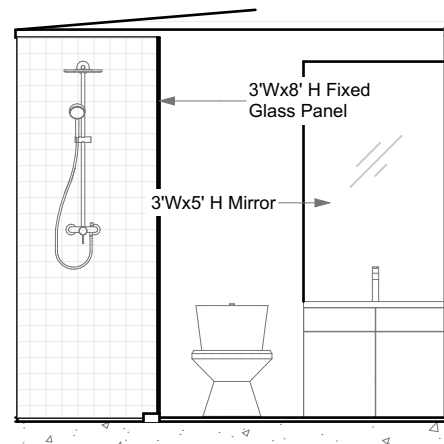
Oil Primer - if knots in wood or tannin bleed potential exists: Multi-Purpose Interior Oil Based Primer.

Paint Colors (To be verified)

1. Exterior: SW 7004 Snowbound (To match Farmhouse)
2. Interior Walls: SW 6168 Moderne White
3. Interior Ceilings: SW 7007 Ceiling Bright White

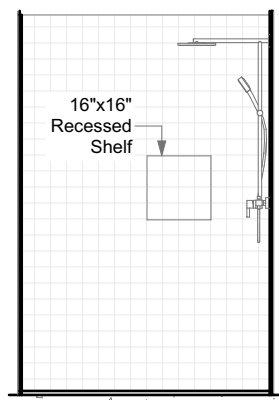


Typical Wall Section
SCALE: 3/4" = 1'-0" 1



Bathroom Elevation
SCALE: 1/4" = 1'-0"

3



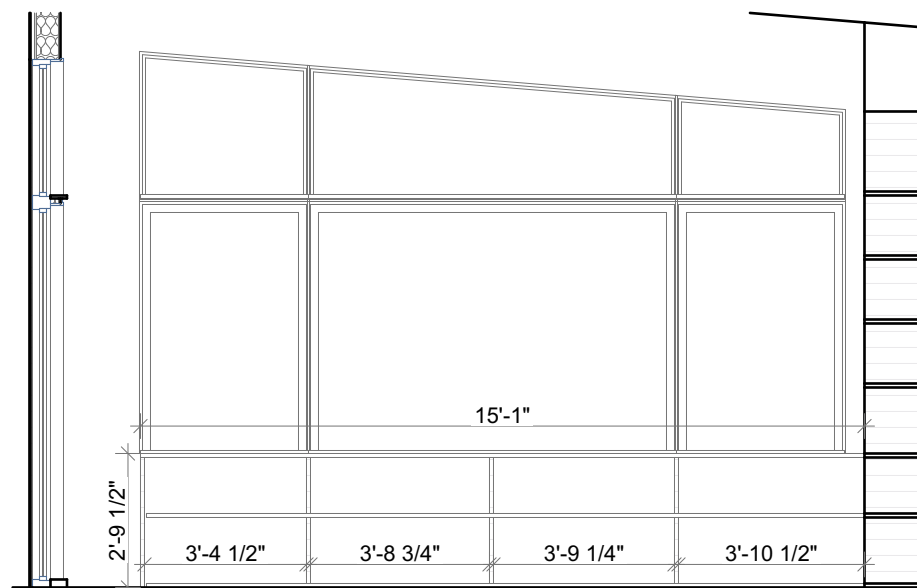
Shower Elevation
SCALE: 1/4" = 1'-0"

4

Plumbing Fixture Specifications

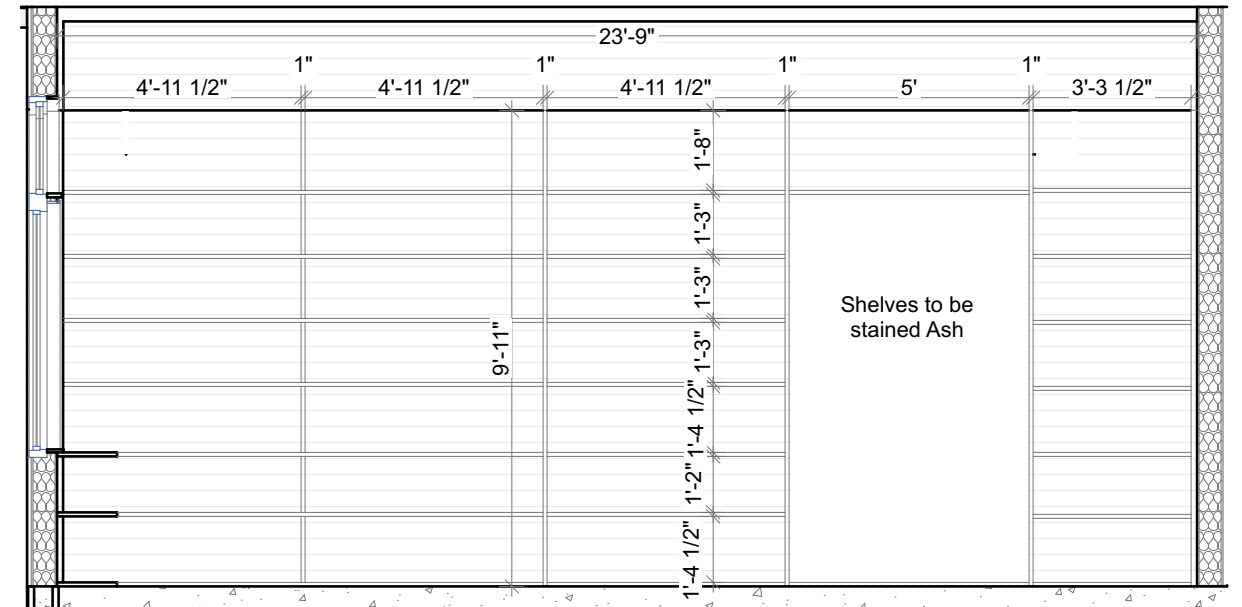
GC to coordinate all plumbing lines, rough valves, fittings, etc.

1. Toilet: American Standard: Colony, Right Height Elongated One-Piece Toilet w/ Seat. Model # 2961A104SC.020.
2. Bathroom sink:
3. Bathroom faucet:
4. Shower Trim:
5. Shower Rough:
6. Towel Holder:
7. Hand Towel Holder:
8. Tissue holder:
9. Vanity:



Office Shelves 2
SCALE: 1/4" = 1'-0"

2



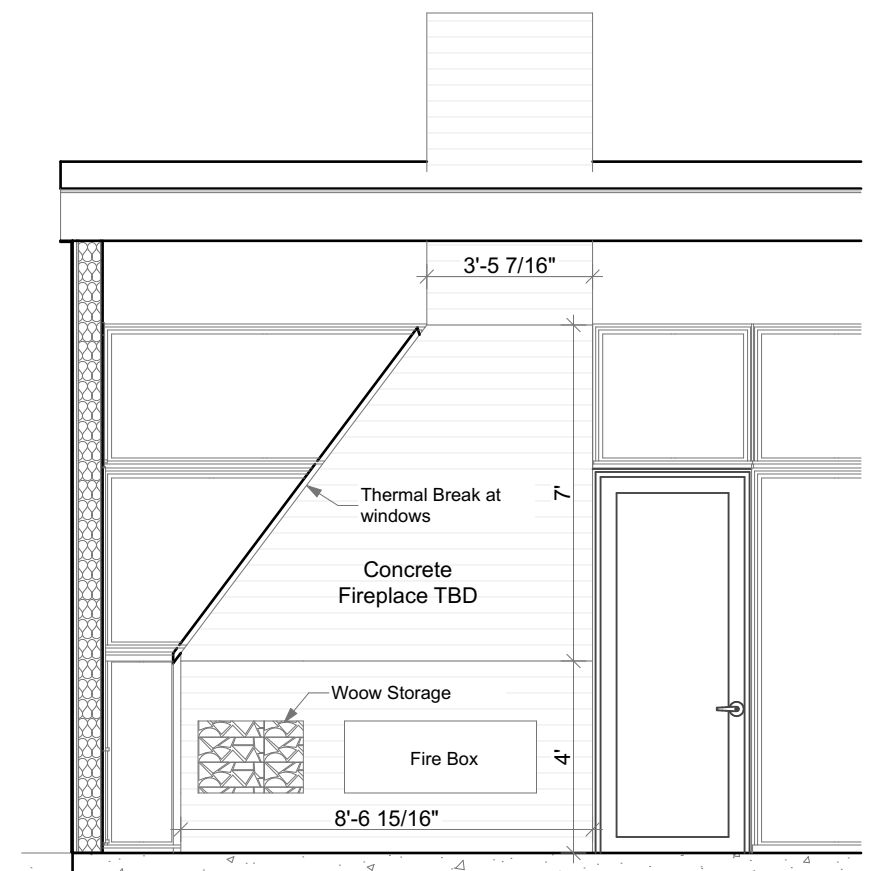
Office Shelves 1
SCALE: 1/4" = 1'-0"

1



Fireplace - Exterior
SCALE: 1/4" = 1'-0"

6



Fireplace - Interior
SCALE: 1/4" = 1'-0"

5













