EXISTING UTILITY POLE

S 82°23'30" E

201.35'

125.85'

EXISTING DRYWELL

EXISTING FENCE

EXISTING POOL EQUIPMENT

125.85'

EXISTING ASPHALT DRIVEWAY

EXISTING 18'X42' POOL

± 30.8' (EXISTING)

PROPOSED OUTDOOR SHOWER (43 SQ FT)

7'-0"

8'-6"

6'-0"

± 29.4' (EXISTING)

EXISTING SPA

EXISTING WATER VALVE

EXISTING WATER METER

WL

PROPOSED POOL PATIO (1,357 SQ FT)

EXISTING STOOP TO REMAIN

REFER TO LANDSCAPE PLAN PREPARED BY OTHERS FOR POOL PATIO, WALKWAYS, & PLANTINGS

EXISTING TWO-STORY DWELLING NO CHANGE

PROPOSED BUILT-IN BBQ (48 SQ FT)

PROPOSED COVERED PORCH (570 SQ FT)

PROPOSED FIREPLACE

PROPOSED AREA OF WORK

18.0'

± 81'-2" (PROPOSED)

N 14°15'30" E

S 14°15'30" W

EXISTING A/C UNITS

± 30.7' (EXISTING)

± 31'-8" (PROPOSED)

EXISTING DRYWELL

EXISTING BURIED PROPANE TANK

EXISTING SEPTIC

N 82°23'30" W

201.35'

SITE WORK NOTES:

1. COORDINATE ANY PLANTING AND LANDSCAPE REMOVAL WITH ARCHITECT AND OWNER PRIOR TO DISTURBING.

2. COORDINATE WORK FOR NEW UTILITY SERVICES AS REQUIRED WITH APPROPRIATE AGENCIES. MARK-OUT ALL SITE UTILITIES PRIOR TO REMOVALS.

3. CONFIRM LOCATIONS OF NEW TANKS WITH UTILITY COMPANY PRIOR TO EXCAVATION

4. PROVIDE 42" HIGH SAFETY GUARDRAILS AROUND EXCAVATED AREAS AS REQUIRED BY LOCAL CODES.

5. COORDINATE WITH OWNER'S IRRIGATION COMPANY PRIOR TO REMOVALS AND AFTER FOR REPAIRS TO SYSTEM.

6. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFO, AS APPLICABLE.

7. REFER TO PROPERTY SURVEY, PREPARED BY OTHERS, FOR ADDITIONAL INFORMATION NOT SHOWN HERE

8. PROVIDE TEMPORARY FENCING AND RELATED WORK, AS REQUIRED BY BUILDING DEPARTMENT

9. REFER TO SHEET A-001 FOR ADDITIONAL NOTES, AS APPLICABLE.

10. EXISTING ADJACENT STRUCTURES SHALL BE ADEQUATELY SHORED, BRACED AND UNDERPINNED AS NECESSARY.

---

1 PROPOSED SITE PLAN
A-010   1" = 10'-0"

ARCHITECT

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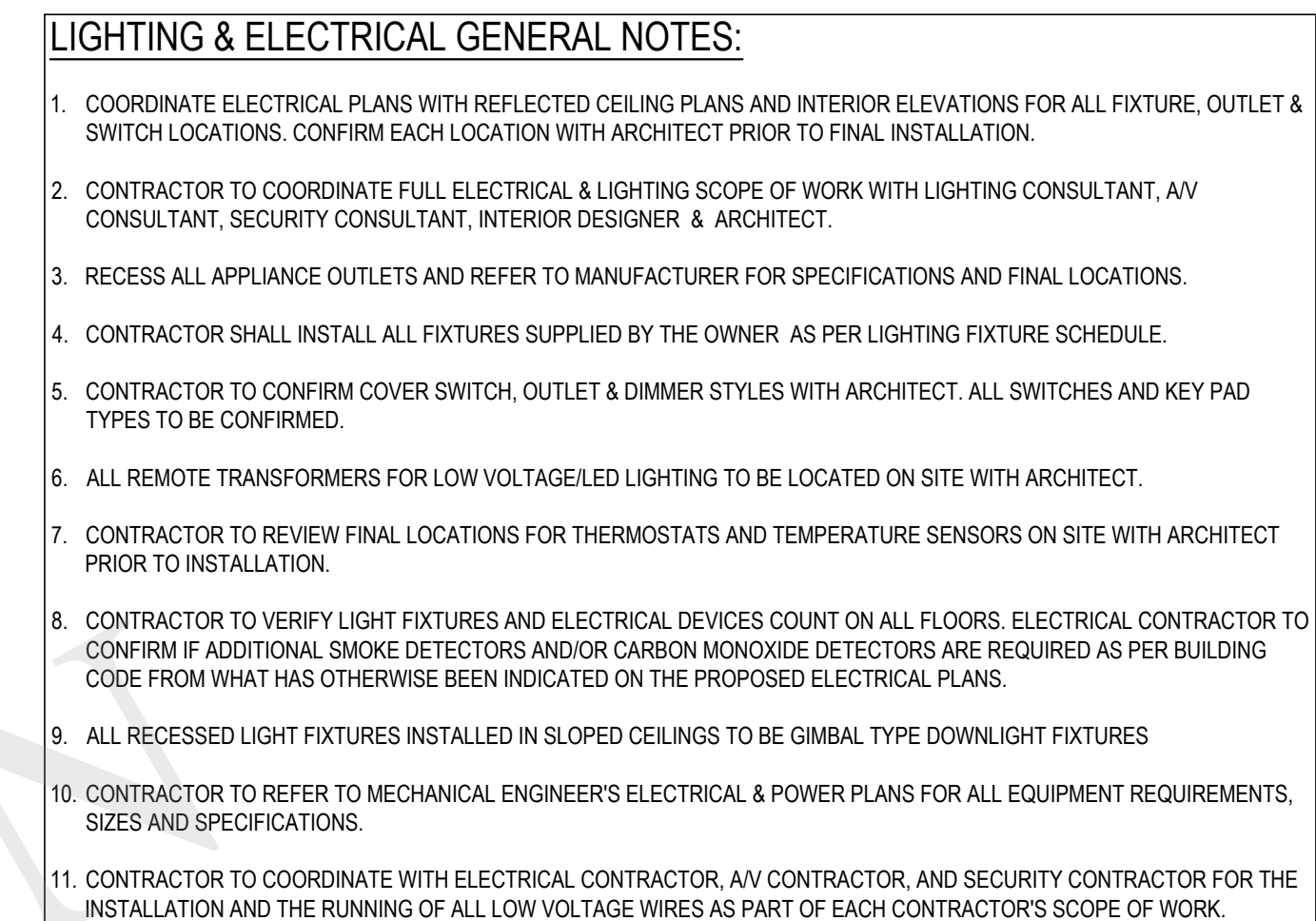P: 631.557.0070

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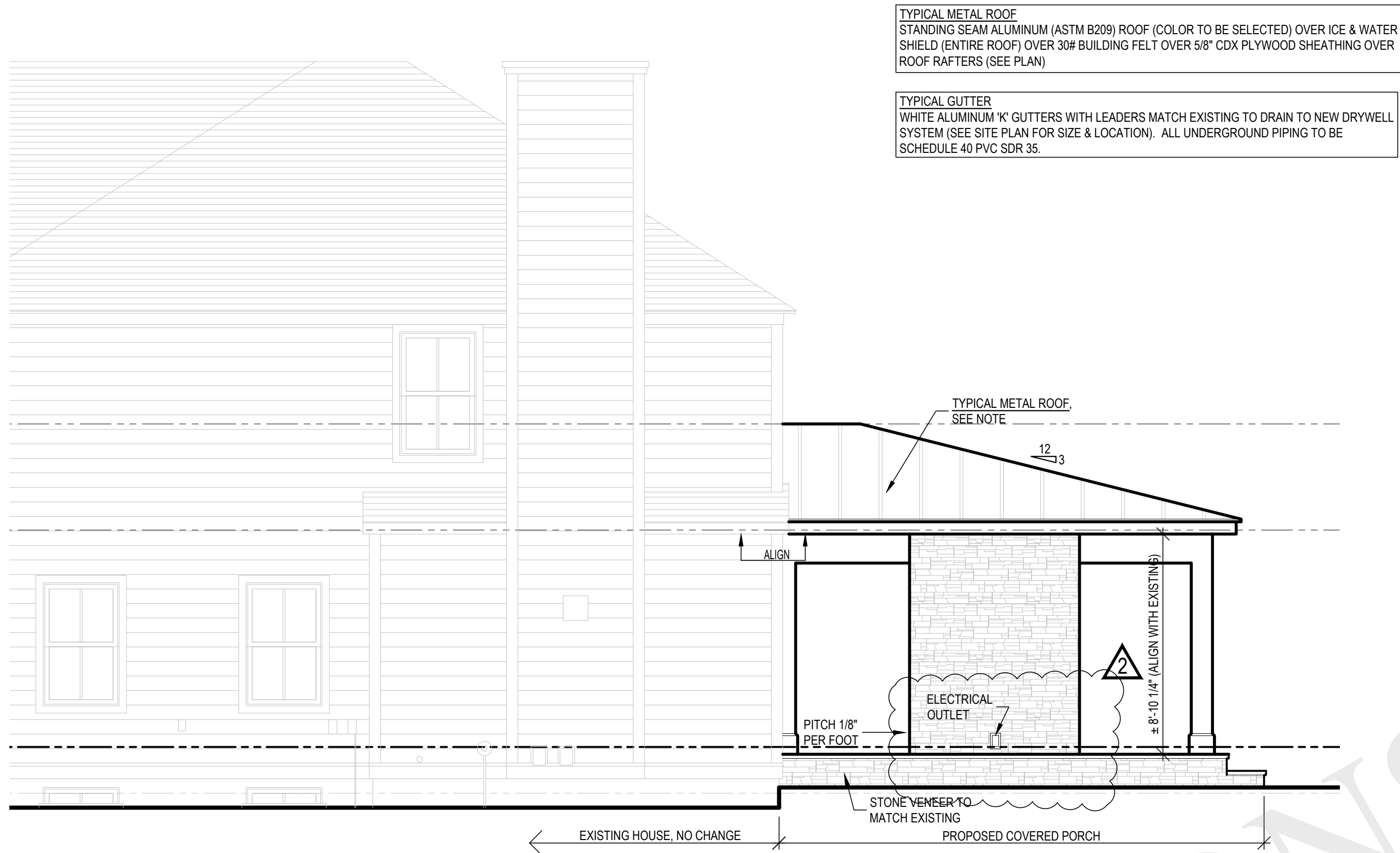DRAWING TITLE

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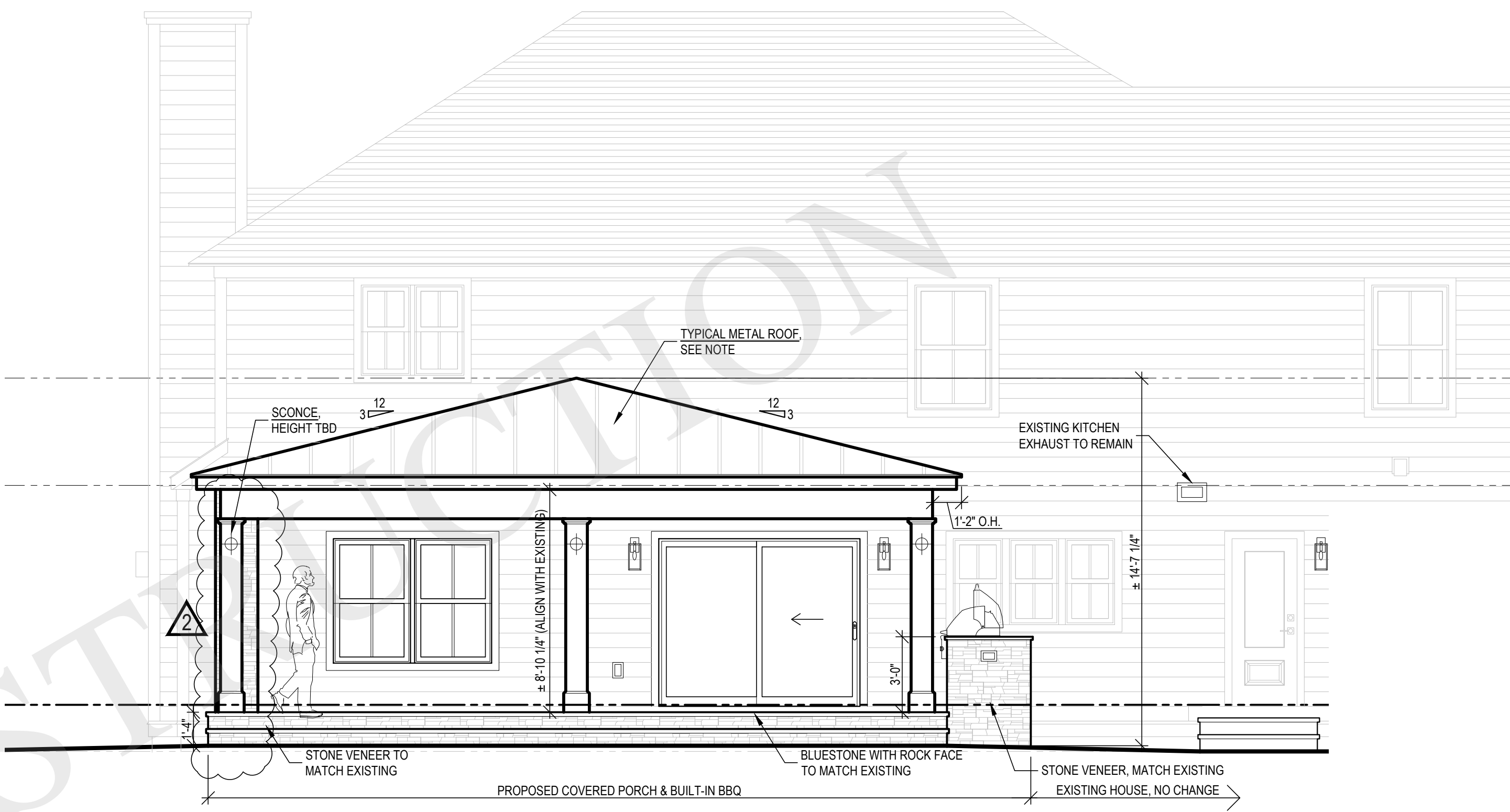
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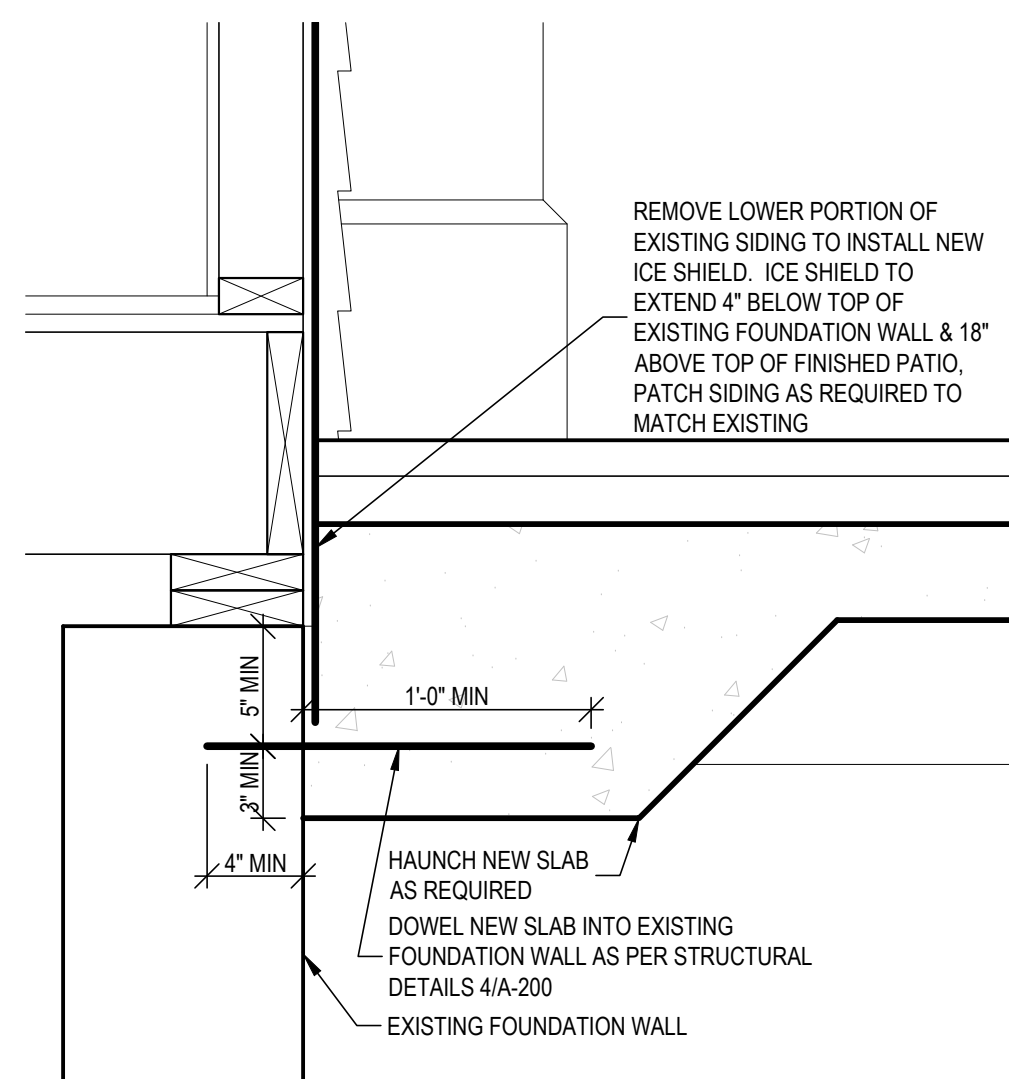**A-010**

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LIGHTING & ELECTRICAL GENERAL NOTES:

1. COORDINATE ELECTRICAL PLANS WITH REFLECTED CEILING PLANS AND INTERIOR ELEVATIONS FOR ALL FIXTURE, OUTLET & SWITCH LOCATIONS. CONFIRM EACH LOCATION WITH ARCHITECT PRIOR TO FINAL INSTALLATION.

2. CONTRACTOR TO COORDINATE FULL ELECTRICAL & LIGHTING SCOPE OF WORK WITH LIGHTING CONSULTANT, A/V CONSULTANT, SECURITY CONSULTANT, INTERIOR DESIGNER & ARCHITECT.

3. RECESS ALL APPLIANCE OUTLETS AND REFER TO MANUFACTURER FOR SPECIFICATIONS AND FINAL LOCATIONS.

4. CONTRACTOR SHALL INSTALL ALL FIXTURES SUPPLIED BY THE OWNER AS PER LIGHTING FIXTURE SCHEDULE.

5. CONTRACTOR TO CONFIRM COVER SWITCH, OUTLET & DIMMER STYLES WITH ARCHITECT. ALL SWITCHES AND KEY PAD TYPES TO BE CONFIRMED.

6. ALL REMOTE TRANSFORMERS FOR LOW VOLTAGE/LED LIGHTING TO BE LOCATED ON SITE WITH ARCHITECT.

7. CONTRACTOR TO REVIEW FINAL LOCATIONS FOR THERMOSTATS AND TEMPERATURE SENSORS ON SITE WITH ARCHITECT PRIOR TO INSTALLATION.

8. CONTRACTOR TO VERIFY LIGHT FIXTURES AND ELECTRICAL DEVICES COUNT ON ALL FLOORS. ELECTRICAL CONTRACTOR TO CONFIRM IF ADDITIONAL SMOKE DETECTORS AND/OR CARBON MONOXIDE DETECTORS ARE REQUIRED AS PER BUILDING CODE FROM WHAT HAS OTHERWISE BEEN INDICATED ON THE PROPOSED ELECTRICAL PLANS.

9. ALL RECESSED LIGHT FIXTURES INSTALLED IN SLOPED CEILINGS TO BE GIMBAL TYPE DOWNLIGHT FIXTURES

10. CONTRACTOR TO REFER TO MECHANICAL ENGINEER'S ELECTRICAL & POWER PLANS FOR ALL EQUIPMENT REQUIREMENTS, SIZES AND SPECIFICATIONS.

11. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR, A/V CONTRACTOR, AND SECURITY CONTRACTOR FOR THE INSTALLATION AND THE RUNNING OF ALL LOW VOLTAGE WIRES AS PART OF EACH CONTRACTOR'S SCOPE OF WORK.

ELECTRICAL SYMBOL LEGEND

- CEILING RECESSED LIGHT FIXTURE (SQUARE)
- WALL MOUNTED LIGHT
- TV OUTLET
- DIMMER SWITCH, UNLESS OTHERWISE NOTED
- DUPLEX OUTLET
- CEILING MOUNTED SPEAKER
- CEILING MOUNTED HEATER
- CEILING FAN WITH LIGHT

1 — PROPOSED FOUNDATION PLAN
A-101 · 1/4" = 1'-0"

HALLWAY

7'-3 1/2"

EXISTING WINDOW

DOOR · 6'-6 1/2"

PILASTER

STOOP ABOVE

PROVIDE (2) 2"∅ PVC CONDUITS FOR A/V INSTALLATION. EXACT LOCATION TO BE DETERMINED IN FIELD

LINE OF EXISTING FOUNDATION WALL TO REMAIN

DOWEL NEW SLAB INTO EXISTING FOUNDATION WALL AS PER STRUCTURAL DETAILS 4/A-200

PROVIDE GAS CONNECTION, TBD

UNEXCAVATED
COVERED PORCH ABOVE

BLUESTONE PATIO OVER CONCRETE SLAB (REFER TO STRUCTURAL DETAILS 4/A-200 FOR SLAB SPECIFICATION) OVER 6" COMPACTED GRAVEL OVER COMPACTED FILL

STONE SHELF, TYPICAL (DEPTH TBD)

FOOTPRINT OF FIREPLACE WALL ABOVE

2'-0" x 2'-0" CONCRETE PIER FOOTINGS, REFER TO STRUCTURAL DETAILS 4/A-200 FOR REBAR SPECIFICATIONS

COLUMNS

TYP. GRADE BEAM CONSTRUCTION:
10" CONC. GRADE BEAM W/ #4, TOP AND BOTTOM. BOTTOM OF GRADE SHALL BE 3'-0" BELOW FINISHED GRADE. COORDINATE STONE SHELF ELEVATION WITH FINISHED GRADE.

17'-11"   12'-9"   29'-3 1/2"   2'-11"

2 — PROPOSED FLOOR PLAN
A-101 · 1/4" = 1'-0"   PATIO AREA = 570 SQ.FT.

NEW EXTERIOR ELECTRICAL OUTLET

(3) 2x4 POST

LIVING ROOM · EXISTING WINDOW, NO CHANGE

NEW (6) 2X4 POST IN EXTERIOR WALL TO PROVIDE FULL BEARING ON ALL LVL TRUSS PLIES

KITCHEN · EXISTING DOOR, NO CHANGE

(3) 2x4 POST · EXISTING WINDOW, NO CHANGE

MUD ROOM

BEDROOM · EXISTING WINDOW, NO CHANGE

2x8 LEDGER, TYP. CONNECT TO EA. EXTERIOR WALL STUD W/ (3) ½ DIAMETER X 4" LONG LAG SCREWS

8x8 AZEK WRAPPED PILASTER AT HOUSE, TYPICAL

EXISTING ELECTRICAL OUTLET, TO REMAIN

STEP UP

EXISTING STONE PLATFORM TO BE REMOVED

COUNTERTOP, DEKTON

18"X18" SINK & FAUCET

18" TRASH PULL-OUT WITH UTENSIL DRAWER ABOVE

EXISTING DOOR, NO CHANGE

RANDOM RECTILINEAR BLUESTONE PAVERS TO MATCH EXISTING

COVERED PATIO
RANDOM RECTILINEAR PATTERN BLUESTONE PAVERS TO MATCH EXISTING

60" FLARE-VFF-60 LINEAR PRE-FAB GAS VENT FREE FIREPLACE, INSTALLED AS PER MANUFACTURERS SPECIFICATIONS WITH TV ABOVE

42" LYNX GAS BBQ

TRASH

REF.

NEW OUTDOOR SHOWER, SEE DETAILED DRAWINGS

STONE PLATFORM AS PER LANDSCAPE ARCHITECT

STONE PAVERS AS DESIGNED BY LANDSCAPE ARCHITECT

GALVANIZED HSS 4x4x¼ POST, TYP. (3) LOCATIONS, REFER TO STRUCTURAL DETAILS 4/A-200 FOR ADDITIONAL INFO

2 x 8 CJ @ 16" O.C.

(2) 1 3/4" x 11 7/8" LVL

BEAM ABOVE

10.25" x 10.25" AZEK COLUMN WRAP AROUND STRUCTURAL COLUMNS TO MATCH EXISTING

BLUESTONE COPING AT PERIMETER & TREAD, WITH ROCK FACE EDGE TO MATCH EXISTING STEPS AT HOUSE

TYP. CEILING JOIST CONNECTIONS:
- CONNECT TO BEAM WITH SIMPSON LUS28 FACE MOUNT HGR, TYP.
- CONNECT TO RAFTER WITH (6) 10d NAILS

29'-5 1/2" PLATFORM

3 — PROPOSED ROOF PLAN
A-101 · 1/4" = 1'-0"

EXISTING SHED ROOF TO REMAIN, NO CHANGE

SLOPING 2X10 LEDGER, TYP. CONNECT TO EA. EXTERIOR WALL STUD W/ (3) ½ DIAMETER X 4" LONG LAG SCREWS

EXISTING ROOF TO REMAIN, NO CHANGE

DASH LINE OF EXTERIOR WALL BELOW

POST TO BEAM BELOW

12 RIDGE

12 / 3   3 / 12

2 x 10 RR @ 16" O.C.   2 x 10 RR @ 16" O.C.

1'-3" O.H.

TYPICAL METAL ROOF, SEE NOTE

TYPICAL GUTTER, SEE NOTE

COLUMN BELOW, TYPICAL

TYPICAL METAL ROOF
STANDING SEAM ALUMINUM (ASTM B209) ROOF (COLOR TO BE SELECTED) OVER ICE & WATER SHIELD (ENTIRE ROOF) OVER 30# BUILDING FELT OVER 5/8" CDX PLYWOOD SHEATHING OVER ROOF RAFTERS (SEE PLAN)

TYPICAL GUTTER
WHITE ALUMINUM 'K' GUTTERS WITH LEADERS MATCH EXISTING TO DRAIN TO NEW DRYWELL SYSTEM (SEE SITE PLAN FOR SIZE & LOCATION). ALL UNDERGROUND PIPING TO BE SCHEDULE 40 PVC SDR 35.

TYP. ROOF RAFTER CONNECTIONS:
- CONNECT TO HIP / RIDGE WITH (8) 10d TOE-NAILS
- CONNECT TO EAVE BEAM WITH SIMPSON H2.5A HURRICANE TIE

4 — PROPOSED REFLECTED CEILING PLAN
A-101 · 1/4" = 1'-0"

4" SQUARE SPEAKERS IN SLOPED CEILING, TYPICAL

54" DIAMETER FAN

LINE OF 62" FAN

FIREPLACE, FAN & LIGHTS

CENTERLINE TO BE DETERMINED BY T&G CEILING PANELING, CONFIRM WITH ARCHITECT PRIOR TO INSTALLATION

1X6 V-JOINT PVC PANELING, PAINTED

LINE OF ROOF ABOVE

OWNER'S A/V COMPANY TO WIRE & INSTALL WIRELESS ACCESS POINTS, SPEAKERS, TV, ETC. GC TO COORDINATE AS REQUIRED

5 — PROPOSED ELECTRICAL PLAN
A-101 · 1/4" = 1'-0"

EXISTING RECEPTACLE TO BE RECESSED

EXISTING SCONCE

EXISTING SWITCH

LUTRON KEYPAD BY A/V CONTRACTOR. LOCATE SWITCHES & HOME-RUNS TO BASEMENT MECHANICAL ROOM

RECEPTACLE WITH WEATHERPROOF COVER

PROVIDE (2) CAT6 CABLE FOR TV CONNECTIONS

RECEPTACLE WITH WEATHERPROOF COVER (18" ABOVE GRADE)

(4) INFRATECH DUAL ELEMENT 5,000 WATT ELECTRIC PATIO HEATER

PROVIDE CAT6 CABLE CONNECTION

CENTERLINE TO BE DETERMINED BY T&G CEILING PANELING, CONFIRM WITH ARCHITECT PRIOR TO INSTALLATION

PROVIDE CAT6 CABLE CONNECTION, LOCATION TBD

RECEPTACLE WITH WEATHERPROOF COVER

SWITCH FOR FUTURE OUTDOOR LIGHTING TO BE LOCATED IN FIELD WITH OWNER & ARCHITECT. LANDSCAPE LIGHTING TO BE DESIGNED BY OTHERS

POOL AUTO-COVER SWITCH LOCATION TBD IN FIELD, GC TO COORDINATE WITH OWNER & AUTO-COVER INSTALLER

PROPOSED
COVERED PORCH
PLANS

SCALE: AS NOTED

A-101

TYPICAL METAL ROOF
STANDING SEAM ALUMINUM (ASTM B209) ROOF (COLOR TO BE SELECTED) OVER ICE & WATER SHIELD (ENTIRE ROOF) OVER 30# BUILDING FELT OVER 5/8" CDX PLYWOOD SHEATHING OVER ROOF RAFTERS (SEE PLAN)

TYPICAL GUTTER
WHITE ALUMINUM 'K' GUTTERS WITH LEADERS MATCH EXISTING TO DRAIN TO NEW DRYWELL SYSTEM (SEE SITE PLAN FOR SIZE & LOCATION). ALL UNDERGROUND PIPING TO BE SCHEDULE 40 PVC SDR 35.

TYPICAL METAL ROOF, SEE NOTE

ALIGN

ELECTRICAL OUTLET

PITCH 1/8" PER FOOT

± 8'-10 1/4" (ALIGN WITH EXISTING)

STONE VENEER TO MATCH EXISTING

EXISTING HOUSE, NO CHANGE

PROPOSED COVERED PORCH

1 PROPOSED SOUTH ELEVATION
A-200   1/4" = 1'-0"

TYPICAL METAL ROOF, SEE NOTE

SCONCE, HEIGHT TBD

EXISTING KITCHEN EXHAUST TO REMAIN

1'-2" O.H.

± 14'-7 1/4"

± 8'-10 1/4" (ALIGN WITH EXISTING)

3'-0"

STONE VENEER TO MATCH EXISTING

PROPOSED COVERED PORCH & BUILT-IN BBQ

BLUESTONE WITH ROCK FACE TO MATCH EXISTING

STONE VENEER, MATCH EXISTING

EXISTING HOUSE, NO CHANGE

2 PROPOSED EAST ELEVATION
A-200   1/4" = 1'-0"

WOOD FINISH PER ARCH.

GALV. STL. COLUMN, SEE PLAN

FINISH PER ARCH.

#4×1'-6" LONG DOWELS AT 24" o.c., DRILL AND EMBED 4" INTO EXIST. FND. W/ HILTI ADHESIVE.

4" CONC. SLAB ON GRADE, REINF. W/ WWF 6x6—W1.4xW1.4

3/4"×10"×10" BASE PL., GALV. ON 1-1/2" MAX NON-SHRINK GROUT

(4)—3/4"Ø F1554 THR'D ROD ANCHORS, GALV., DRILL AND EMBED 8" W/ HILTI HY200 ADHESIVE.

1 1/2" TYP.

5/16

2'-0"×2'-0" CONC. PIER, REINF. W/ (4)—#6 VERTICALS AND (2)—#4 CLOSED TIES TOP AND BOTTOM.

6 STRUCTURAL DETAILS
A-200   N.T.S

REMOVE LOWER PORTION OF EXISTING SIDING TO INSTALL NEW ICE SHIELD. ICE SHIELD TO EXTEND 4" BELOW TOP OF EXISTING FOUNDATION WALL & 18" ABOVE TOP OF FINISHED PATIO, PATCH SIDING AS REQUIRED TO MATCH EXISTING

5" MIN

1'-0" MIN

2" MIN

4" MIN

HAUNCH NEW SLAB AS REQUIRED

DOWEL NEW SLAB INTO EXISTING FOUNDATION WALL AS PER STRUCTURAL DETAILS 4/A-200

EXISTING FOUNDATION WALL

NOTE: ALL STEEL TO BE GALVANIZED

5 1/2" TYP.

(2) 1/2" Ø THRU-BOLT CONNECT TO EACH LVL.

1/2" CAP PLATE

1/2" X 10" TALL PLATE, TYP.

CORNER DETAIL

7"

1/2" CAP PLATE

(2) 1/2" Ø THRU-BOLT CONNECT TO EACH LVL.

5 1/2"

1'-0"

1/2" X 10" TALL PLATE, TYP.

MIDDLE DETAIL

5 STRUCTURAL DETAILS
A-200   N.T.S

7 STRUCTURAL DETAILS (T/ COLUMN DETAILS)
A-200   N.T.S

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PROJECT NO.: 2213
DATE: 1/12/2023
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PROPOSED EXTERIOR ELEVATIONS & DETAILS
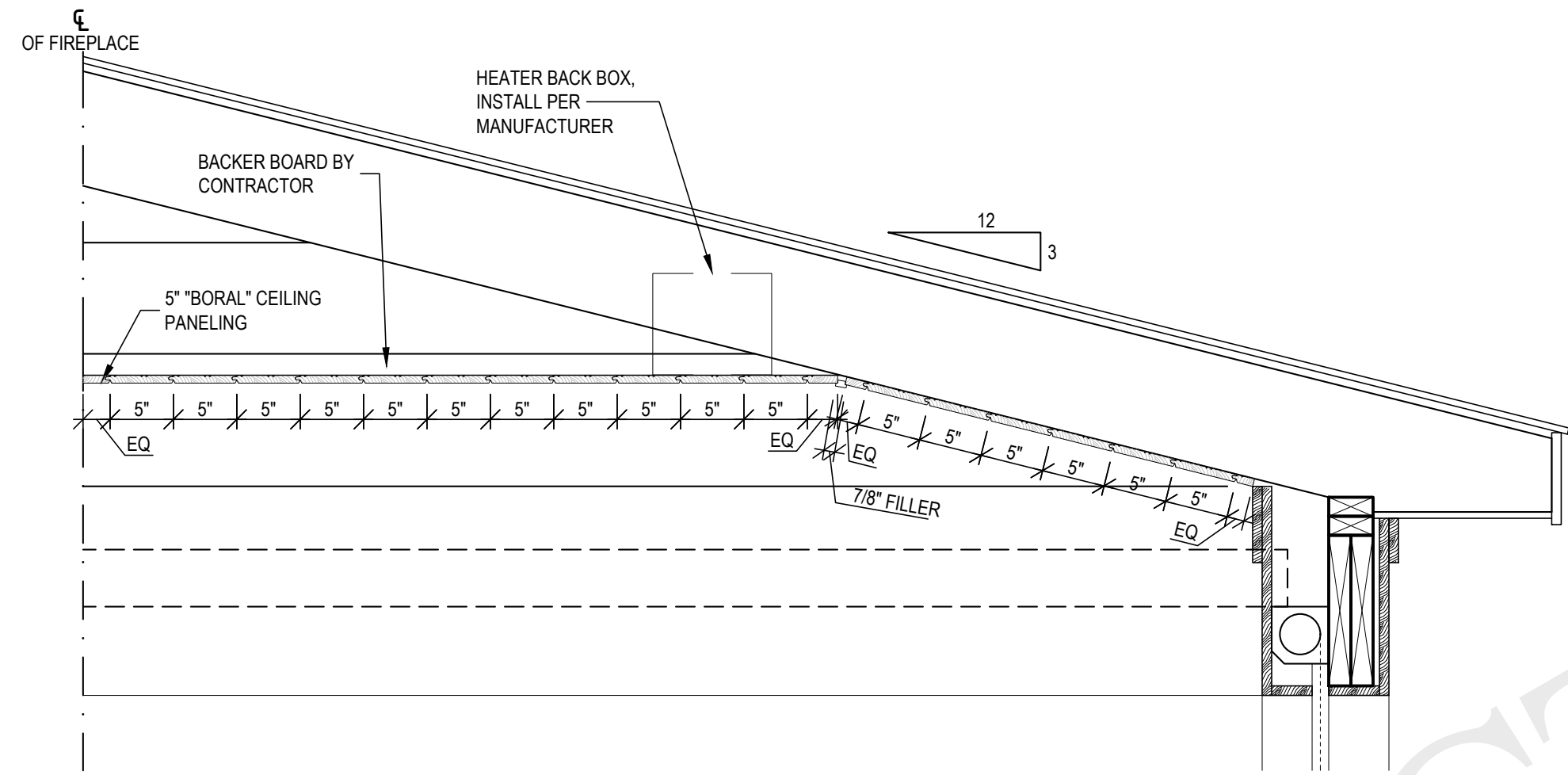
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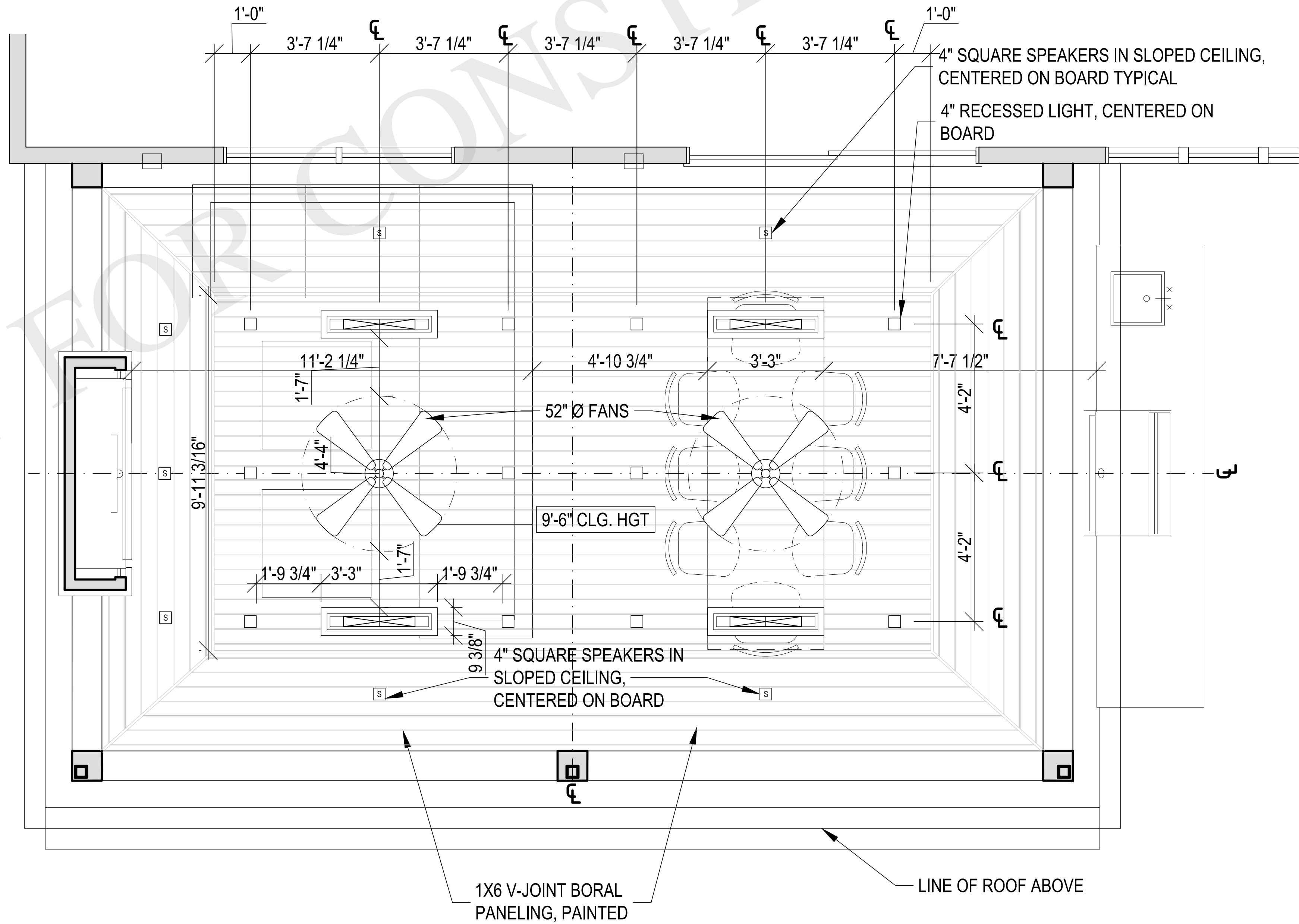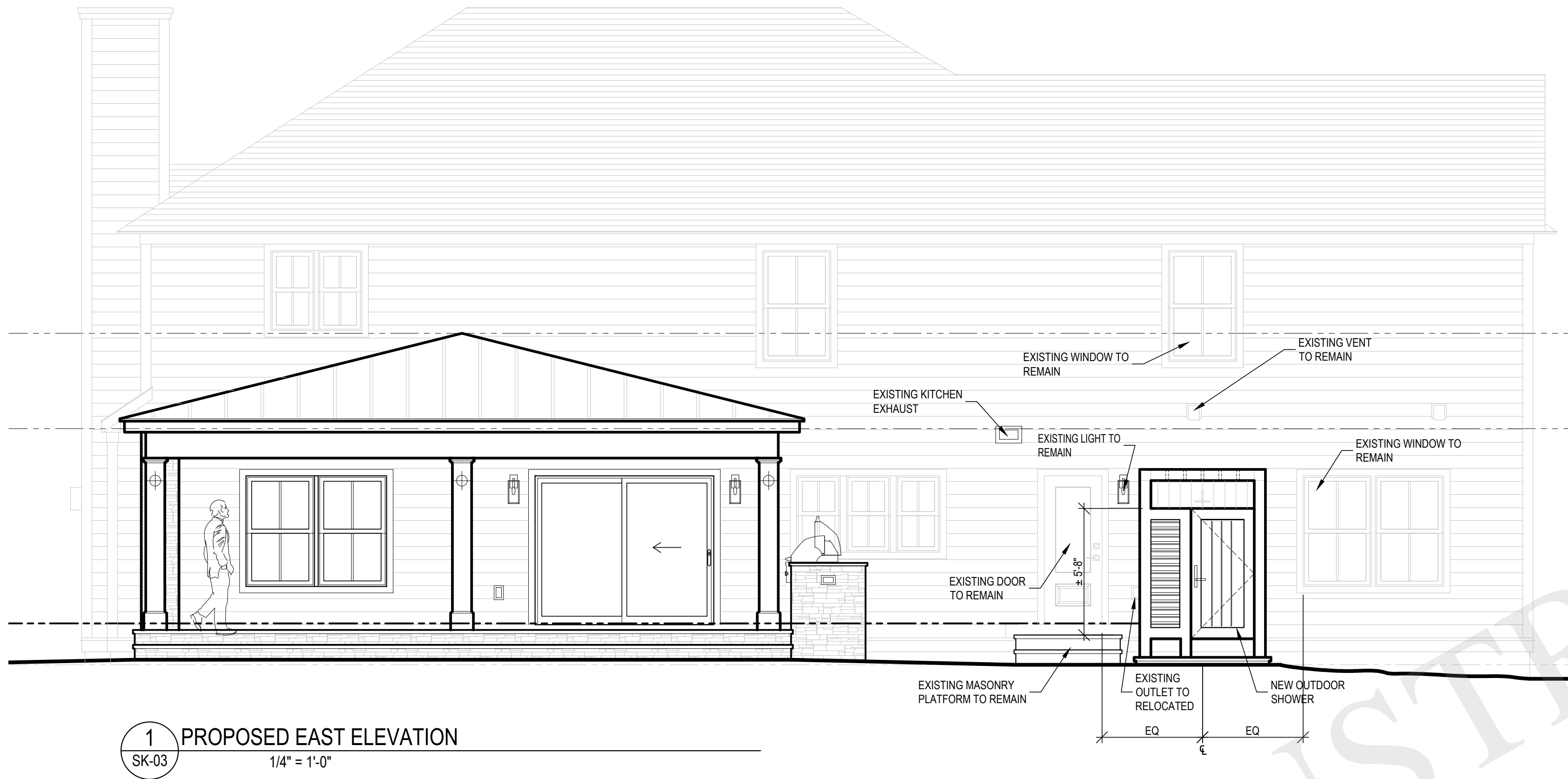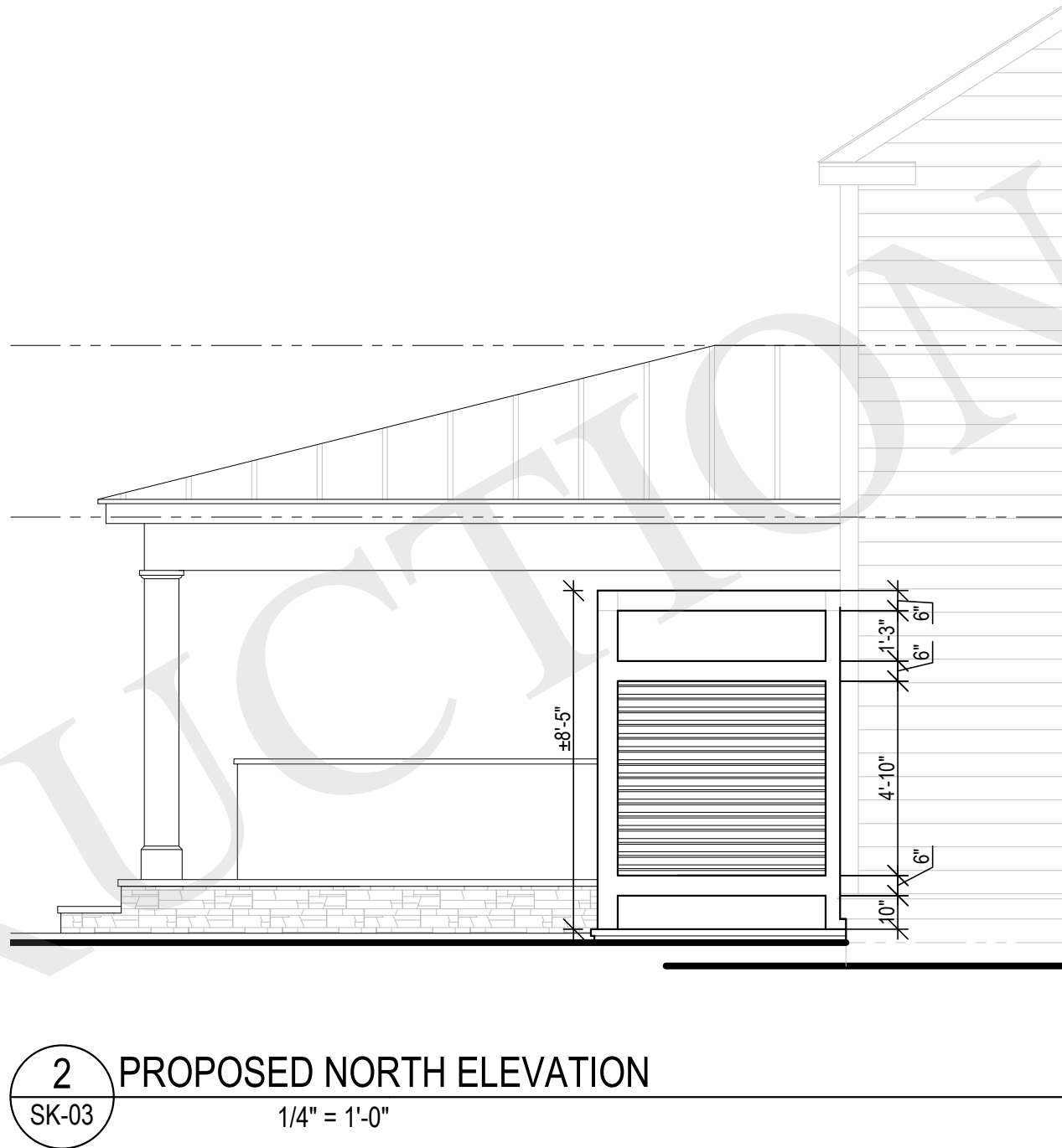
A-200

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TV NICHE DETAIL (4 / A-400)

- CEMENT BOARD
- TILE TO MATCH APPROVED SAMPLE
- 1" THICK VERMONT BLACK LEATHERED STONE FRAME AROUND TV NICHE
- 8" MIN
- FRAMED WALL
- TV, PROVIDED BY OWNER
- BACK PANEL OF TV NICHE TO BE 1/2" AZEK SHEET PAINTED BLACK, PROVIDE BLOCKING AS REQUIRED FOR TV BRACKET

4 — TV NICHE DETAIL — 3" = 1'-0"
A-400

PROPOSED COVERED PORCH CROSS SECTION (5 / A-400)

- 2'-0" TALL 1/2" PLYWOOD GUSSET EACH SIDE OF RAFTER BEAMS. CONNECT WITH 8d NAILS AT 6" O.C. ALONG ALL EDGES
- BUILT-UP 2x POST TO PROVIDE FULL BEARING OF RAFTER BEAMS, HIPS, & RIDGE BEAM
- (3) 1-3/4" x 9 1/4" LVL RAFTER
- (3) 1-3/4" x 9 1/4" LVL RAFTER
- CONNECT EACH LVL TIE TO RAFTER BEAM WITH (12) SIMPSON SDS 1/4" Ø x 4" LONG LAG SCREWS [24 TOTAL SCREWS]
- CONNECT EACH LVL TIE TO RAFTER BEAM WITH (12) SIMPSON SDS 1/4" Ø x 4" LONG LAG SCREWS [24 TOTAL SCREWS]
- HEADER, SEE PLANS FOR SIZE
- 1X6 V-JOINT PVC PANELING, PAINTED
- 8x8 AZEK COLUMN WRAP AROUND STRUCTURAL COLUMNS
- (2) 1-3/4" x 11-7/8" LVL TIE. ONE ON EACH SIDE OF RAFTER. SET BOTTOM OF TIE FLUSH WITH BOTTOM OF CEILING JOISTS
- PROVIDE (3) 3'-0" LONG LVL PLIES TO PROVIDE SOLID BLOCKING BETWEEN TIES AT POST. CONNECT ALL 5 PLIES WITH (8) 5/8"Ø THRU BOLTS. PROVIDE FLAT 2x SOLE PLATE BETWEEN TOP OF LVL BEAM AND BOTTOM OF POST
- BLUESTONE COPING AT PERIMETER & TREAD, WITH ROCK FACE EDGE TO MATCH EXISTING STEPS AT HOUSE
- BLUESTONE PATIO OVER CONCRETE SLAB (REFER TO STRUCTURAL DETAILS 4/A-200 FOR SLAB SPECIFICATION) OVER 6" COMPACTED GRAVEL OVER COMPACTED FILL
- POST IN EXTERIOR WALL, SEE PLAN FOR SPECIFICATION
- LINE OF EXISTING FINISHED FIRST FLOOR
- PITCH 1/8" PER FOOT
- POURED CONCRETE FOUNDATION WALL
- 3'-0" MIN
- 7'-8 1/4" CLEAR FINISHED
- 8'-8 5/8" PLATE HEIGHT
- 9'-8 1/2" PLATE HEIGHT
- 3 / 12
- 1'-4 1/4" O.H.

5 — PROPOSED COVERED PORCH CROSS SECTION — 1/4" = 1'-0"
A-400

PROPOSED COVERED PORCH CROSS SECTION (1 / A-400)

- ALL MECHANICAL EQUIPMENT & APPLIANCES SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS TO COMPLY WITH CODE
- TYPICAL METAL ROOF, SEE NOTE
- 12 / 3   3 / 12
- HEADER, SEE PLANS FOR SIZE
- TRUSS, SEE SECTION 5/1-400 FOR SPECIFICATION
- 1X6 V-JOINT PVC PANELING, PAINTED
- 8x8 AZEK COLUMN WRAP AROUND STRUCTURAL COLUMNS
- BLUESTONE PATIO OVER CONCRETE SLAB (REFER TO STRUCTURAL DETAILS 4/A-200 FOR SLAB SPECIFICATION) OVER 6" COMPACTED GRAVEL OVER COMPACTED FILL
- LINE OF EXISTING FINISHED FIRST FLOOR
- BLUESTONE COPING AT PERIMETER & TREAD, WITH ROCK FACE EDGE TO MATCH EXISTING STEPS AT HOUSE
- POURED CONCRETE FOUNDATION WALL
- 3'-0" MIN
- 1'-3" O.H.
- 10'-0" CEILING HEIGHT
- 9'-8 1/2" PLATE HEIGHT
- 8'-8 5/8" PLATE HEIGHT
- 7'-8 1/4" CLEAR FINISHED
- 3 1/2"

1 — PROPOSED COVERED PORCH CROSS SECTION — 1/4" = 1'-0"
A-400

PROPOSED FIREPLACE ELEVATION (NORTH) (2 / A-400)

- TELEVISION SPEAKERS, TYPICAL
- S   S   S
- 1X6 V-JOINT PVC PANELING, PAINTED
- BACK PANEL OF TV NICHE TO BE 1/2" AZEK SHEET PAINTED BLACK, PROVIDE BLOCKING AS REQUIRED FOR TV BRACKET
- 1" THICK VERMONT BLACK LEATHERED STONE FRAME AROUND TV NICHE
- TILE TO MATCH APPROVED SAMPLE
- 10.25" x 10.25" AZEK COLUMN WRAP AROUND STRUCTURAL COLUMNS TO MATCH EXISTING
- 5/4 x 10 AZEK BASE
- 5'-1 3/4" FINISHED NICHE OPENING
- TELEVISION, PROVIDED BY OWNER. DEPTH OF TV NICHE TO BE 8". FACE OF TV TO BE FLUSH WITH FACE OF STONE SURROUND
- DASHED LINE OF ROUGH OPENING
- FLARE-VFF-60 [24"H] VENT FREE GAS FIREPLACE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
- [PROVIDE CORROSION RESISTANT DRAIN PAN UNDER FIREPLACE AS PER MANUFACTURER]
- PROVIDE CONCEALED ACCESS PANEL ON SIDE WALL AS REQUIRED BY MANUFACTURER
- LINE OF FINISHED STONE
- 3 / 12
- 3'-1 1/2" FINISHED NICHE OPENING
- 2'-2" (FINISHED PATIO TO TOP OF FINISHED NICHE)
- 4'-2 3/4" (BOTTOM OF TELEVISION)
- 1'-11 7/8" VIEW AREA
- 2'-11 7/8"
- 5'-1 5/8" VIEW AREA
- ± 6'-10" (FINISHED)
- 1'-0"
- 9 1/4"

2 — PROPOSED FIREPLACE ELEVATION (NORTH) — 3/4" = 1'-0"
A-400

PROPOSED BBQ ELEVATION (SOUTH) (3 / A-400)

NOTE:
1. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ALL CUTOUT DIMENSIONS
2. ALL BBQ ISLAND APPLIANCES, FIXTURES, & ACCESSORIES TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

- 1X6 V-JOINT PVC PANELING, PAINTED
- AZEK COLUMN WRAP AROUND STRUCTURAL COLUMNS TO MATCH EXISTING
- BBQ, DOORS, & ISLAND
- 42" LYNX BUILT-IN GRILL W/ 1 TRIDENT & TWO CERAMIC BURNERS & ROTISSERIE, LP
- LYNX FAUCET
- LYNX SINK BASIN
- LYNX DOUBLE DRAWERS
- LYNX 24" STAINLESS STEEL ACCESS DOORS
- ALIGN
- L42TRLP
- LYNX 42" STAINLESS STEEL DOUBLE ACCESS DOORS
- LYNX TRASH PULL-OUT
- COUNTERTOP
- 24" OUTDOOR REFRIGERATOR
- ELECTRICAL OUTLET ON SIDE OF ISLAND
- LINE OF FINISHED STONE
- EQ   EQ
- LSK24
- LDW19-4
- LDR24L-4
- LDR42T-4
- L20TR-4
- MORE124SS31A
- 5/4 x 10 AZEK BASE
- 3'-0"
- 6"   1'-11 5/8"   EQ   1'-7 1/4"   EQ   3'-6"   EQ   1'-7 7/8"   EQ   2'-0"   6"
- 12'-9"
- 9 1/4"

3 — PROPOSED BBQ ELEVATION (SOUTH) — 3/4" = 1'-0"
A-400

Title Block

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PROJECT NO.: 2213
DATE: 1/12/2023
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PROPOSED CROSS SECTION AND INTERIOR ELEVATIONS

SCALE: AS NOTED

A-400

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COVERED PORCH SECTION

℄ OF FIREPLACE

HEATER BACK BOX, INSTALL PER MANUFACTURER

BACKER BOARD BY CONTRACTOR

5" "BORAL" CEILING PANELING

12
3

5" 5" 5" 5" 5" 5" 5" 5" 5" 5" 5" 5" 5" 5" 5" 5" 5" 5"

EQ EQ EQ EQ EQ

7/8" FILLER

2 **COVERED PORCH SECTION**
SK-05   1 1/2" = 1'-0"

1'-0"   3'-7 1/4"   ℄   3'-7 1/4"   ℄   3'-7 1/4"   ℄   3'-7 1/4"   ℄   3'-7 1/4"   ℄   1'-0"

4" SQUARE SPEAKERS IN SLOPED CEILING, CENTERED ON BOARD TYPICAL

4" RECESSED LIGHT, CENTERED ON BOARD

11'-2 1/4"   4'-10 3/4"   3'-3"   7'-7 1/2"

52" Ø FANS

1'-7"

4'-2"

9'-11 3/16"   4'-4"   ℄

9'-6" CLG. HGT

4'-2"

1'-9 3/4"   3'-3"   1'-9 3/4"

1'-7"

9 3/8"

4" SQUARE SPEAKERS IN SLOPED CEILING, CENTERED ON BOARD

℄

1X6 V-JOINT BORAL PANELING, PAINTED

LINE OF ROOF ABOVE

1 **UPDATED REFLECTED CEILING PLAN**
SK-05   1/4" = 1'-0"

ARCHITECT

JOSEPH PAGAC ARCHITECT P.C.   JPA

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DATE: 1/12/2023
DRAWN BY: CD   CHECKED BY: JP
DRAWING TITLE

REFLECTED CEILING PLAN & DETAILS

SCALE: AS NOTED

SK-05

© JOSEPH PAGAC ARCHITECT PC

1 — PROPOSED EAST ELEVATION
SK-03   1/4" = 1'-0"

- EXISTING KITCHEN EXHAUST
- EXISTING LIGHT TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING VENT TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING MASONRY PLATFORM TO REMAIN
- EXISTING OUTLET TO RELOCATED
- NEW OUTDOOR SHOWER
- EQ   EQ

2 — PROPOSED NORTH ELEVATION
SK-03   1/4" = 1'-0"

3 — PROPOSED OUTDOOR SHOWER RCP
SK-03   1/4" = 1'-0"

- 2X6 AZEK RAFTERS
- SURFACE MOUNTED WHITE DOWNLIGHTS WITH LOCAL SWITCH AND CONCEALED

4 — PROPOSED OUTDOOR SHOWER PLAN
SK-03   1/2" = 1'-0"

- EXISTING DOOR TO REMAIN
- EXISTING EXTERIOR WALL TO REMAIN
- OPEN NICHE
- LOUVERED PANELS, TYP
- DRAIN TO 50 GAL. DRYWELL
- BLUESTONE FLOOR PITCHED TO DRAIN
- AZEK WRAPPED 4X4 P.T. POSTS, PTD.
- EXISTING MASONRY PLATFORM TO REMAIN
- NEW PAVING
- 5'-5"
- 4'-7 1/2"
- 2'-8"
- 5'-1 1/2"
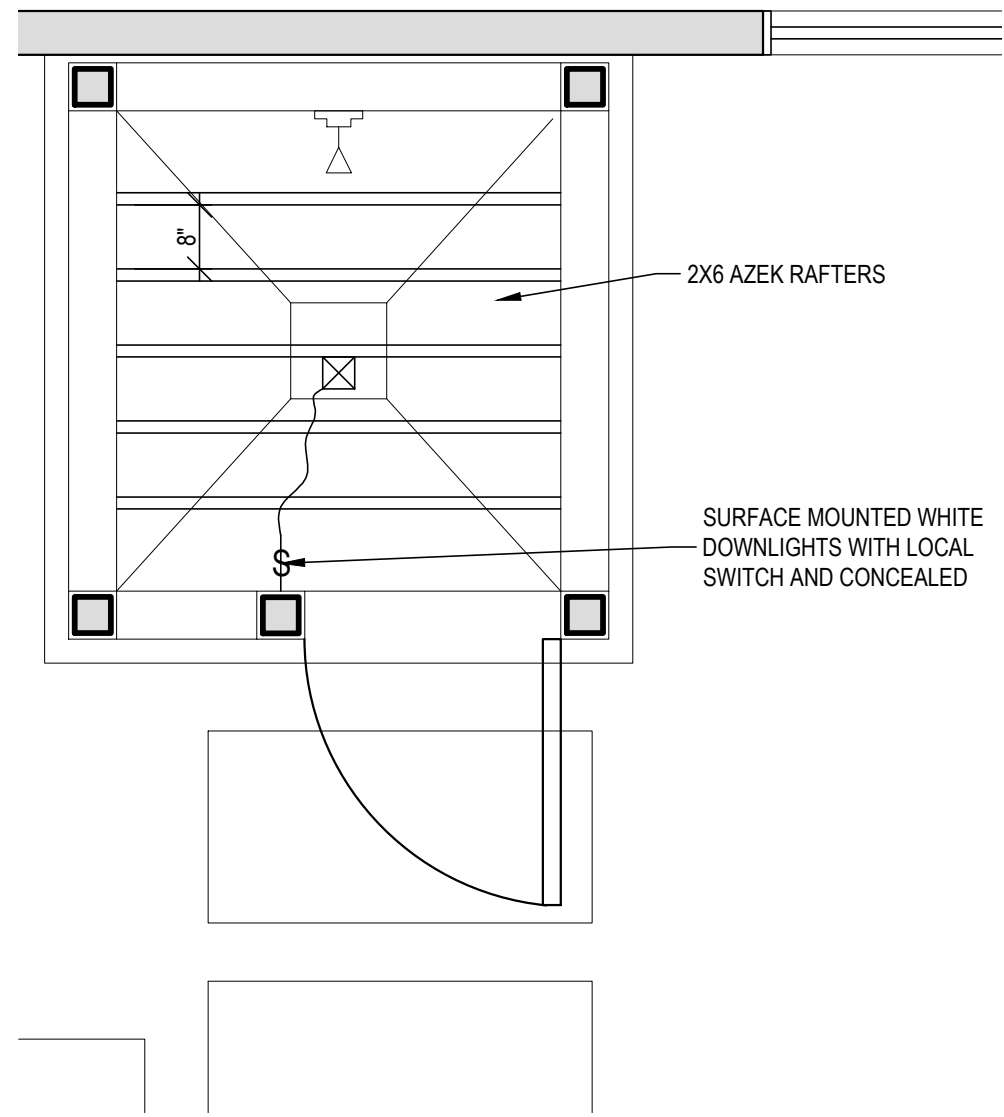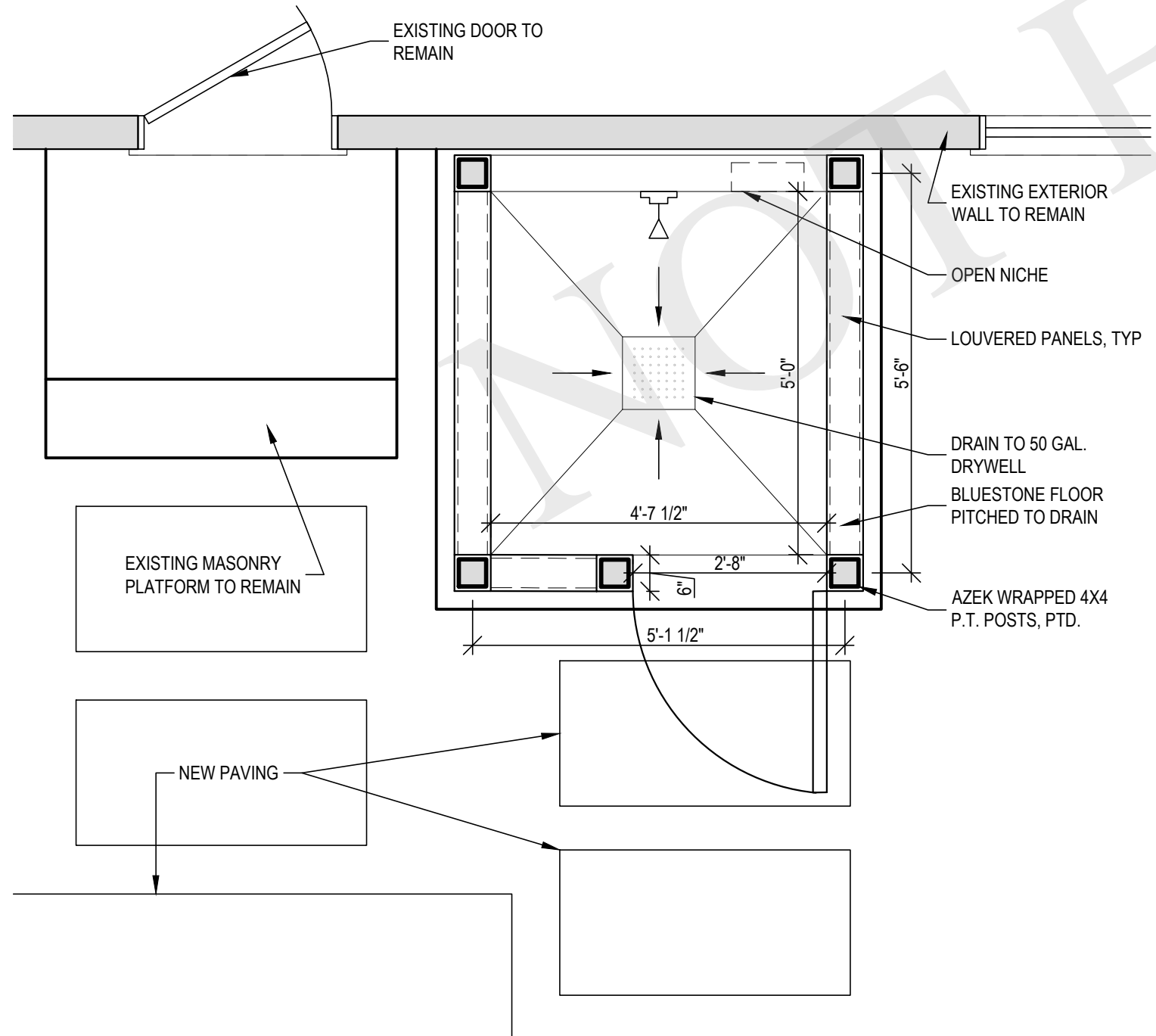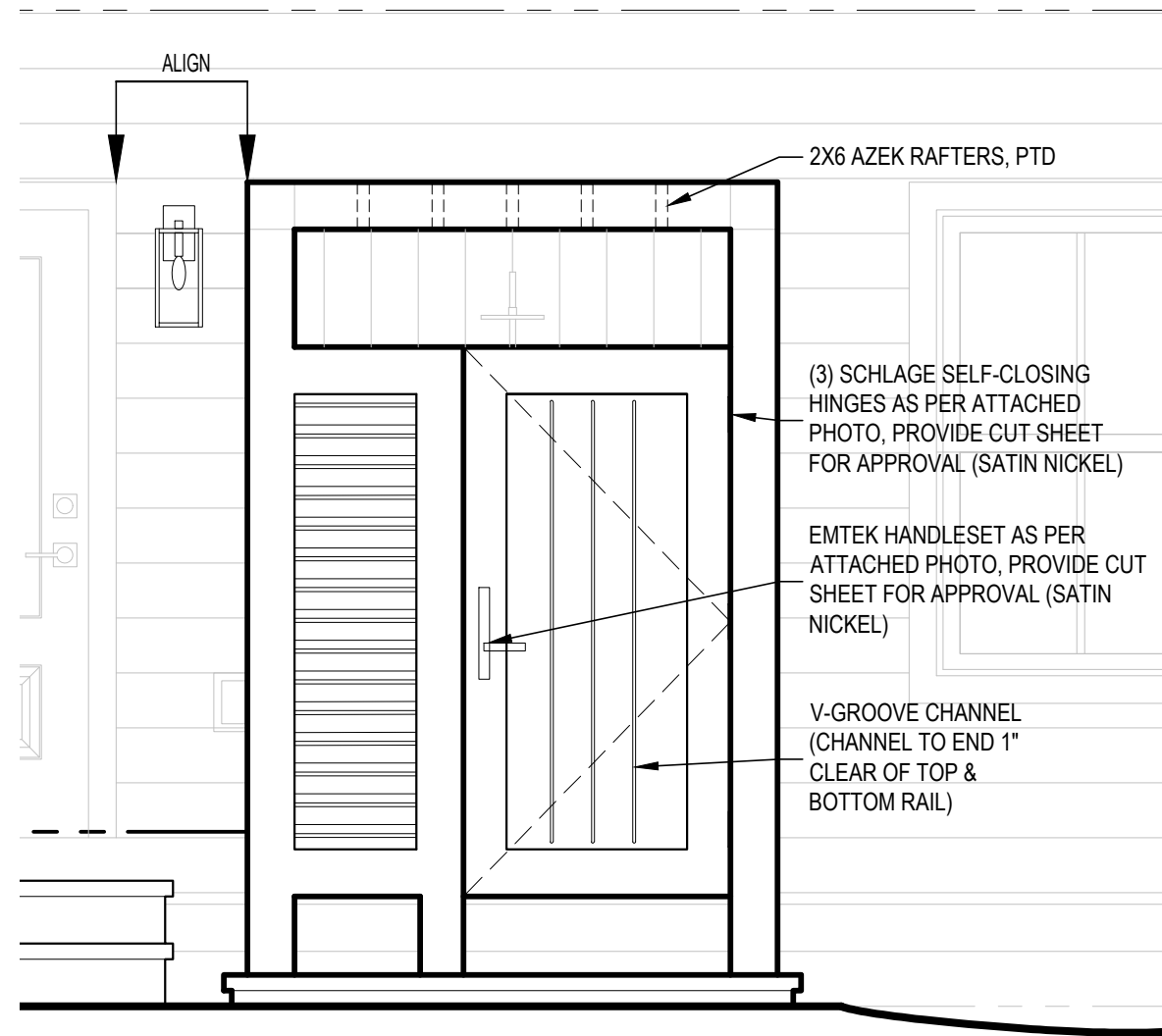
5 — OUTDOOR SHOWER ELEVATION
SK-03   1/2" = 1'-0"

- ALIGN
- 2X6 AZEK RAFTERS, PTD
- (3) SCHLAGE SELF-CLOSING HINGES AS PER ATTACHED PHOTO, PROVIDE CUT SHEET FOR APPROVAL (SATIN NICKEL)
- EMTEK HANDLESET AS PER ATTACHED PHOTO, PROVIDE CUT SHEET FOR APPROVAL (SATIN NICKEL)
- V-GROOVE CHANNEL (CHANNEL TO END 1" CLEAR OF TOP & BOTTOM RAIL)
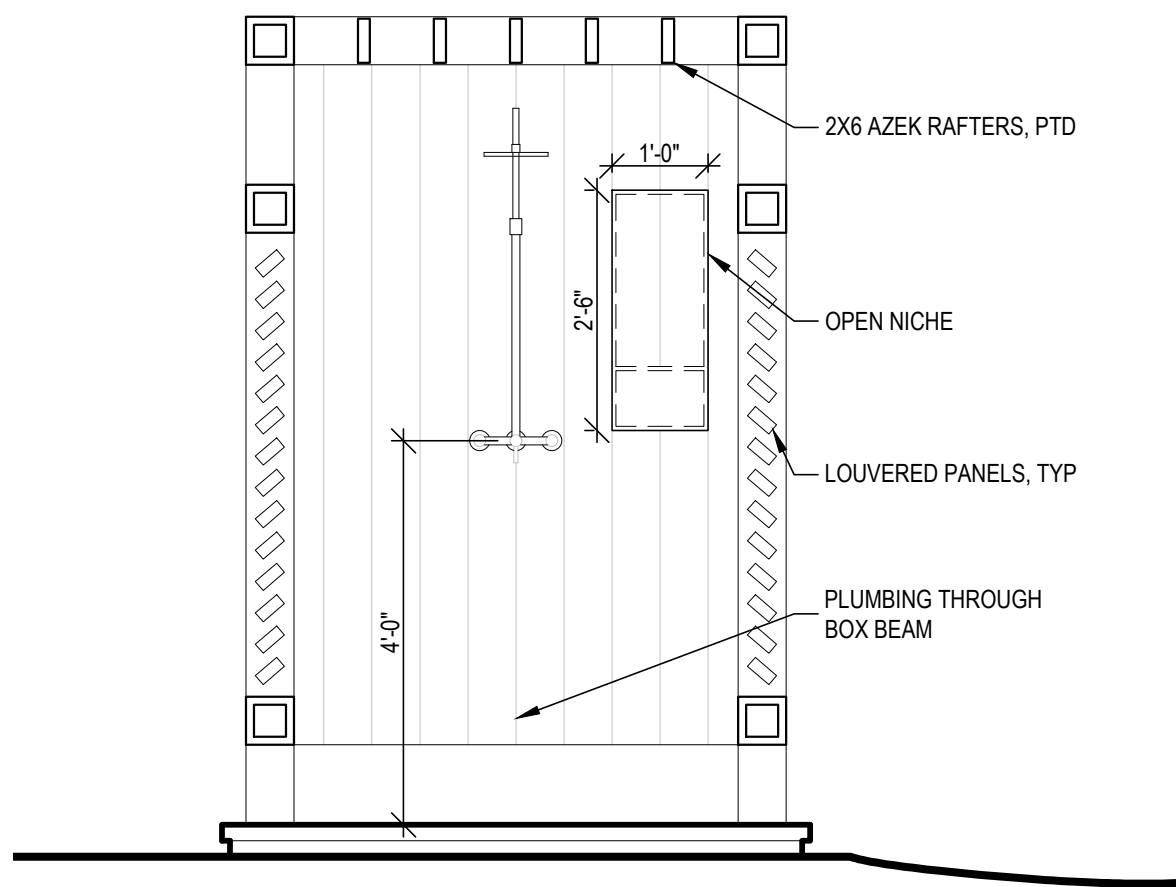
6 — PLUMBING WALL ELEVATION
SK-03   1/2" = 1'-0"

- 2X6 AZEK RAFTERS, PTD
- OPEN NICHE
- LOUVERED PANELS, TYP
- PLUMBING THROUGH BOX BEAM
- 1'-0"
- 2'-6"
- 4'-0"

SCHLAGE SELF-CLOSING HINGE
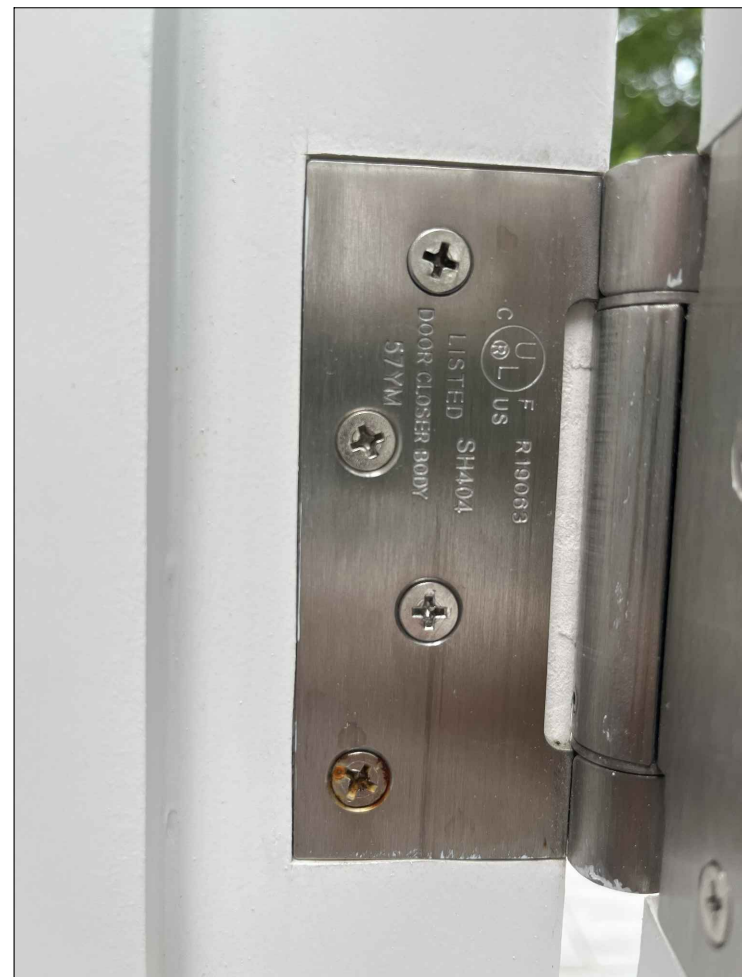
SCHLAGE SELF-CLOSING HINGE
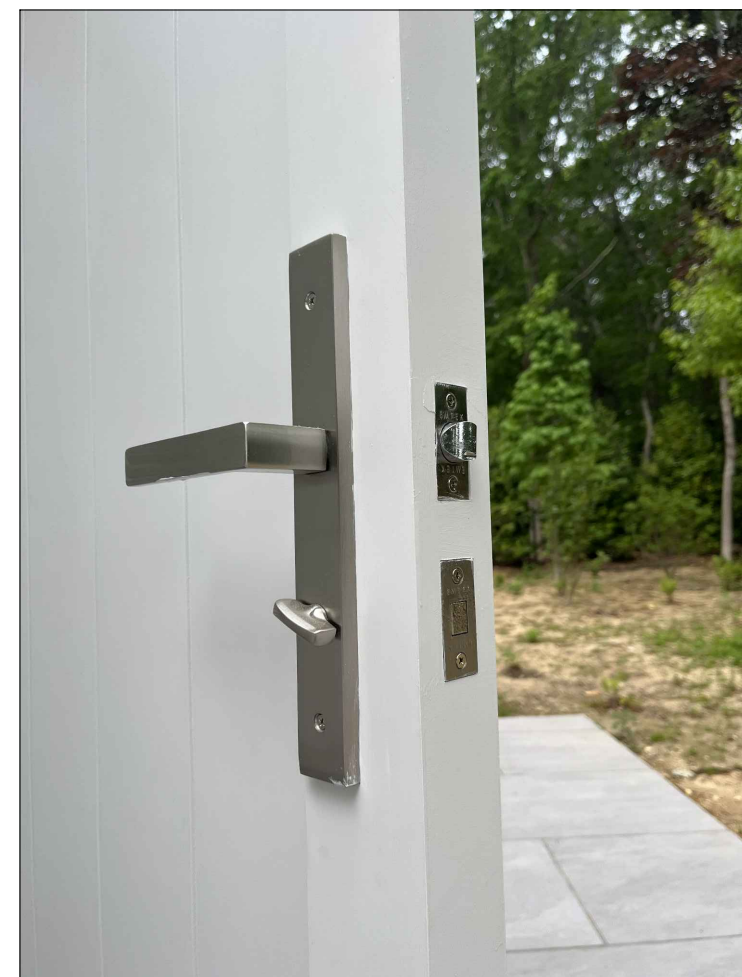
EMTEK HANDLE SET (INTERIOR)

EMTEK HANDLE SET (EXTERIOR)

7 — SAMPLE PHOTOS
SK-03

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PROPOSED OUTDOOR SHOWER

SCALE: AS NOTED

A-401