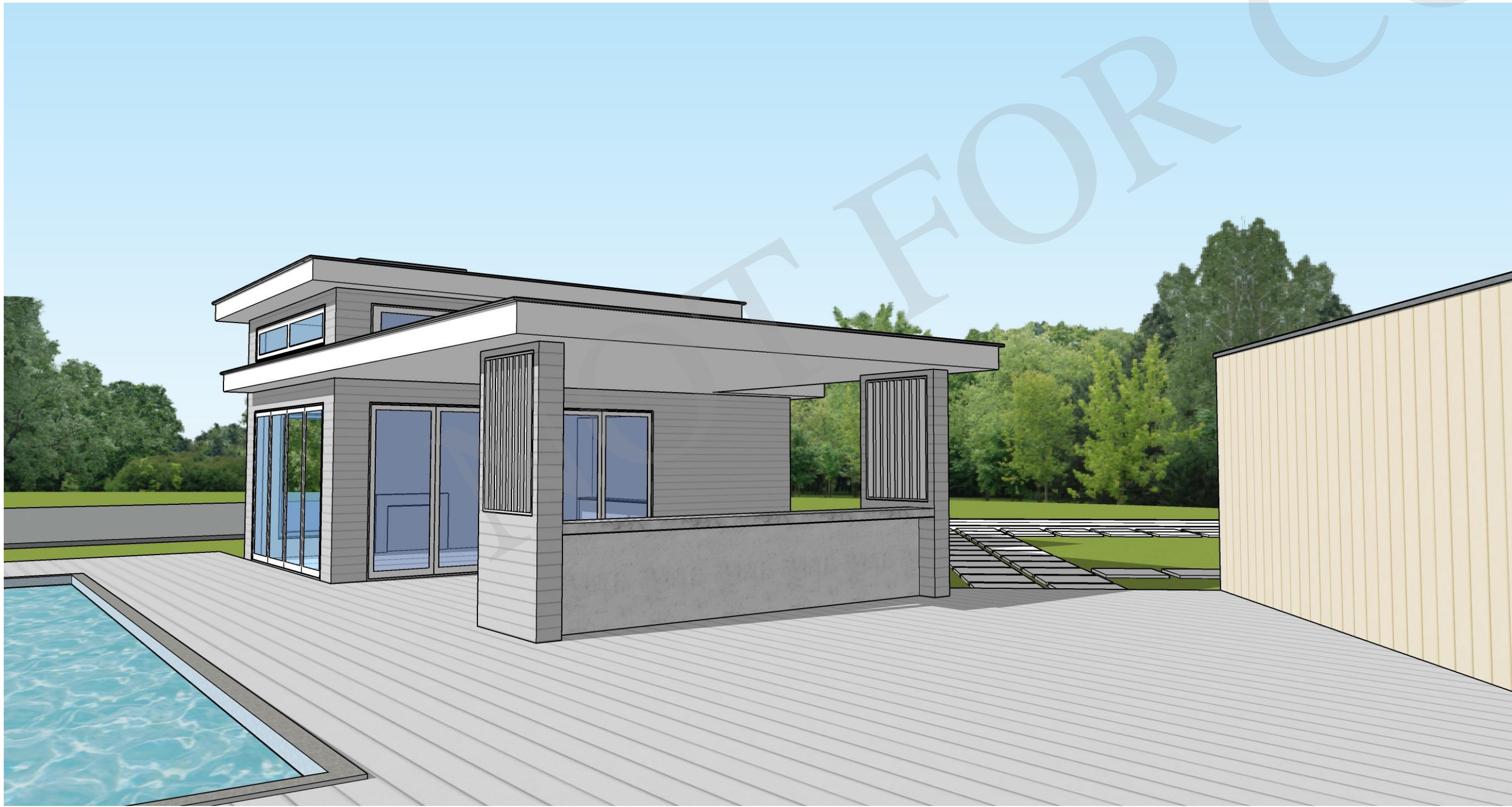


FRONT VIEW



SIDE VIEW

DRAWING INDEX		
JOSEPH PAGAC ARCHITECT		ISSUE DATE
Sheet No.	Sheet Title	
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A-010	PROPOSED SITE PLAN & DETAIL	7/26/2024
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A-101	PROPOSED FOUNDATION, FLOOR & ROOF PLAN	7/26/2024
A-102	PROPOSED STRUCTURAL, ELECTRICAL & RCP PLANS	7/26/2024
EXTERIOR ELEVATIONS		
A-200	PROPOSED SECTION & EXTERIOR ELEVATIONS	7/26/2024
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A-400	PROPOSED INTERIOR ELEVATIONS	7/26/2024
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A-600	PROPOSED WINDOW & DOOR SCHEDULE & TYPES	7/26/2024

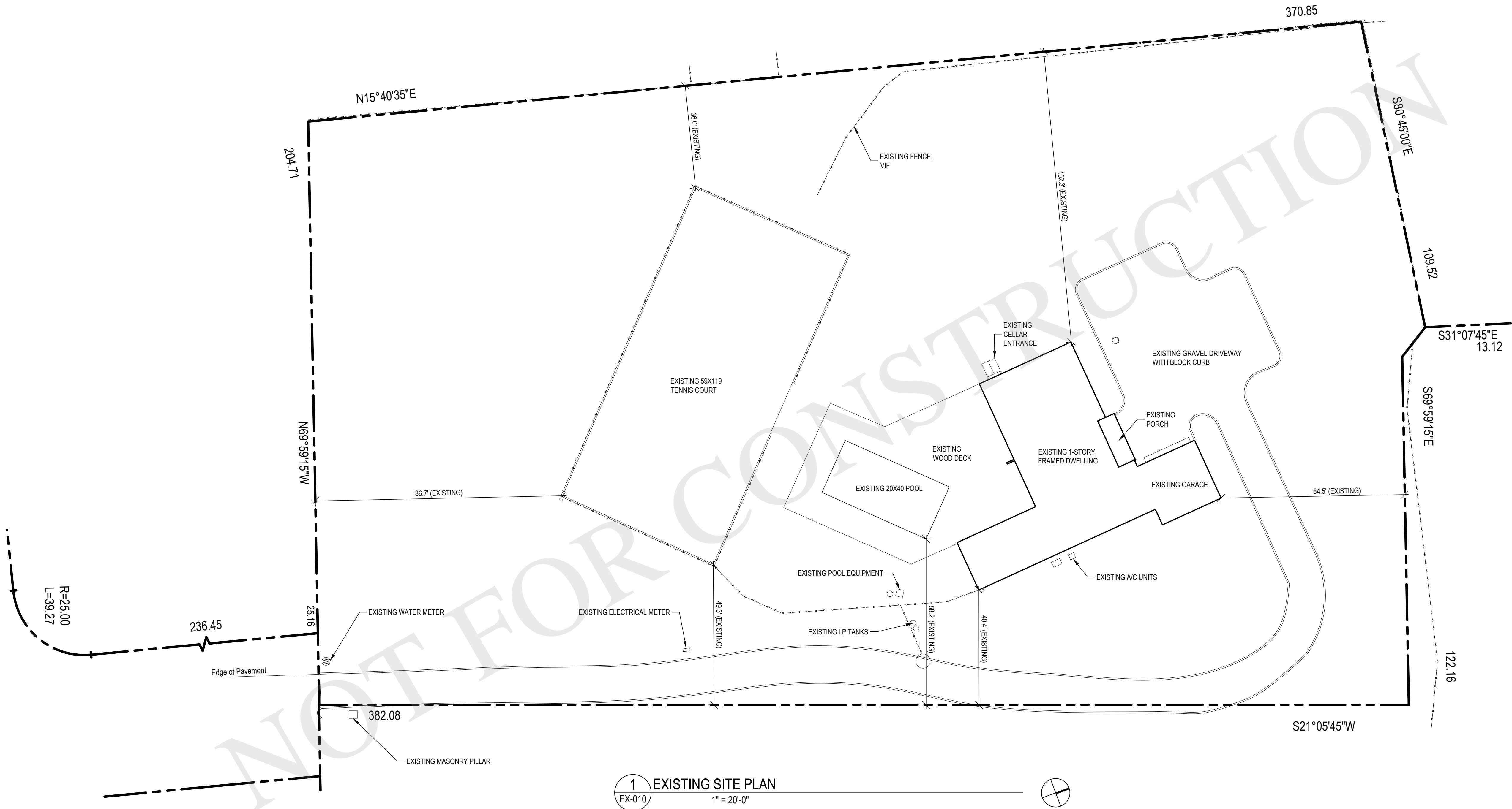
ARCHITECT  
JOSEPH PAGAC  
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Westhampton Beach, New York 11978  
P: 631.557.0070

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COVER SHEET

SCALE: AS NOTED

A-000  
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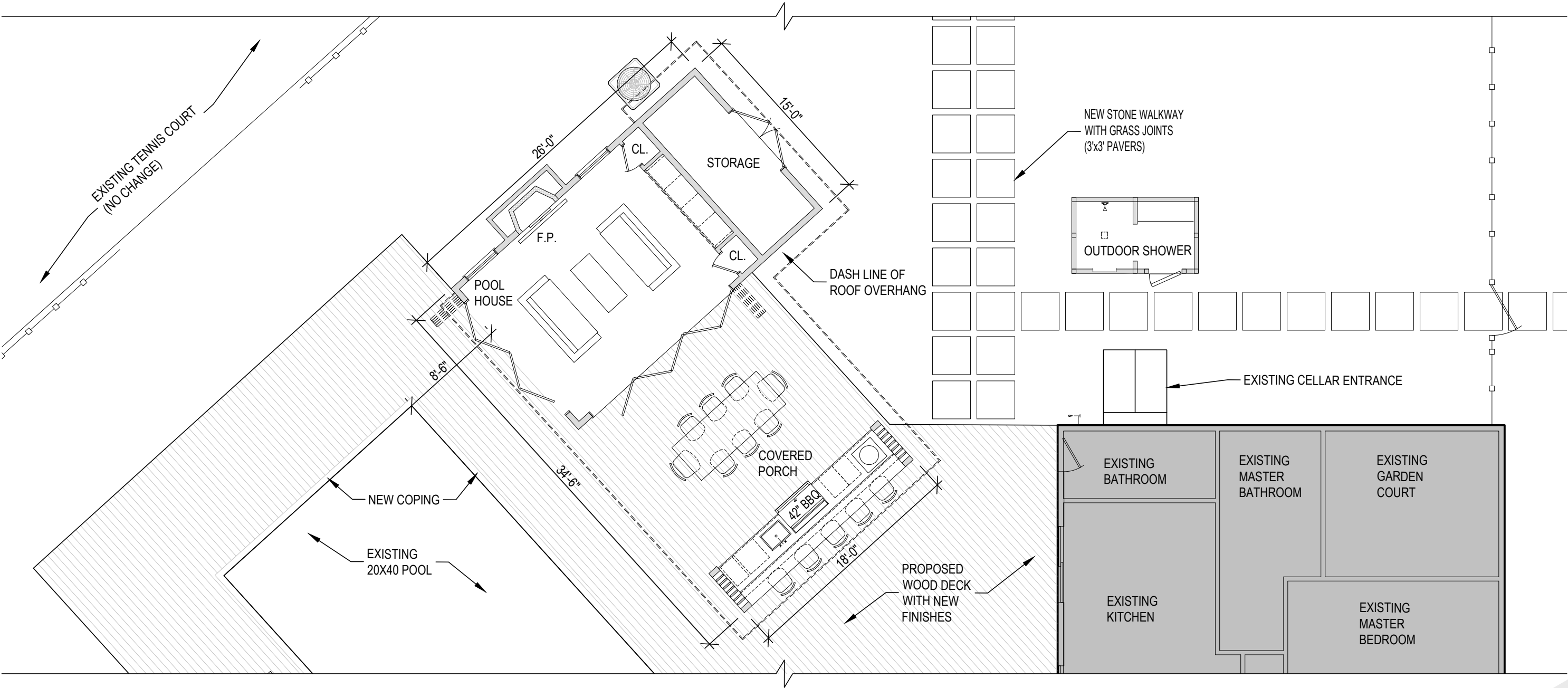


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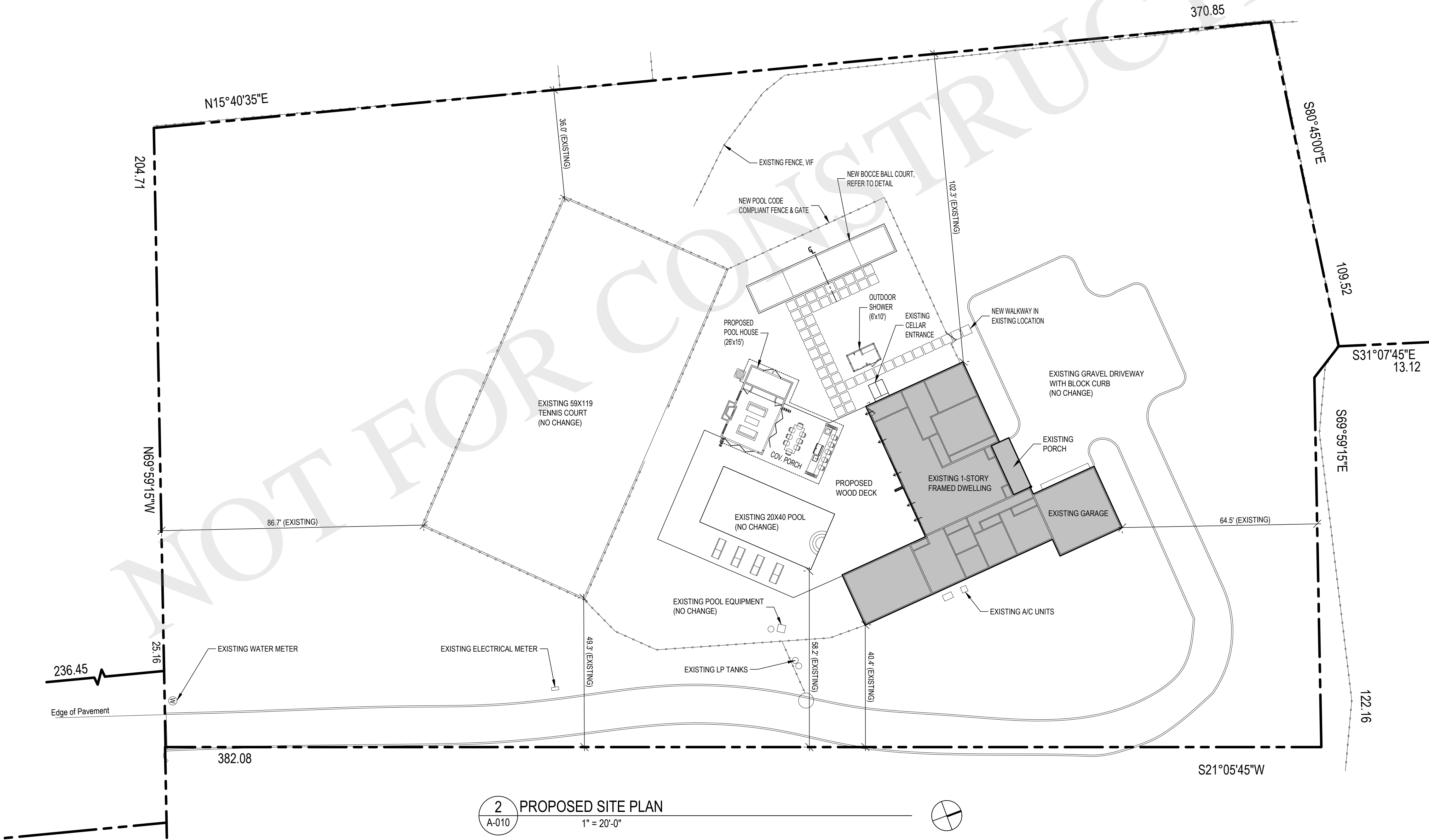
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DATE: 5/3/24  
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**EXISTING SITE PLAN**

SCALE: AS NOTED

**EX-010**  
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1 PROPOSED SITE PLAN DETAIL  
1/8" = 1'-0"



2 PROPOSED SITE PLAN  
1" = 20'-0"

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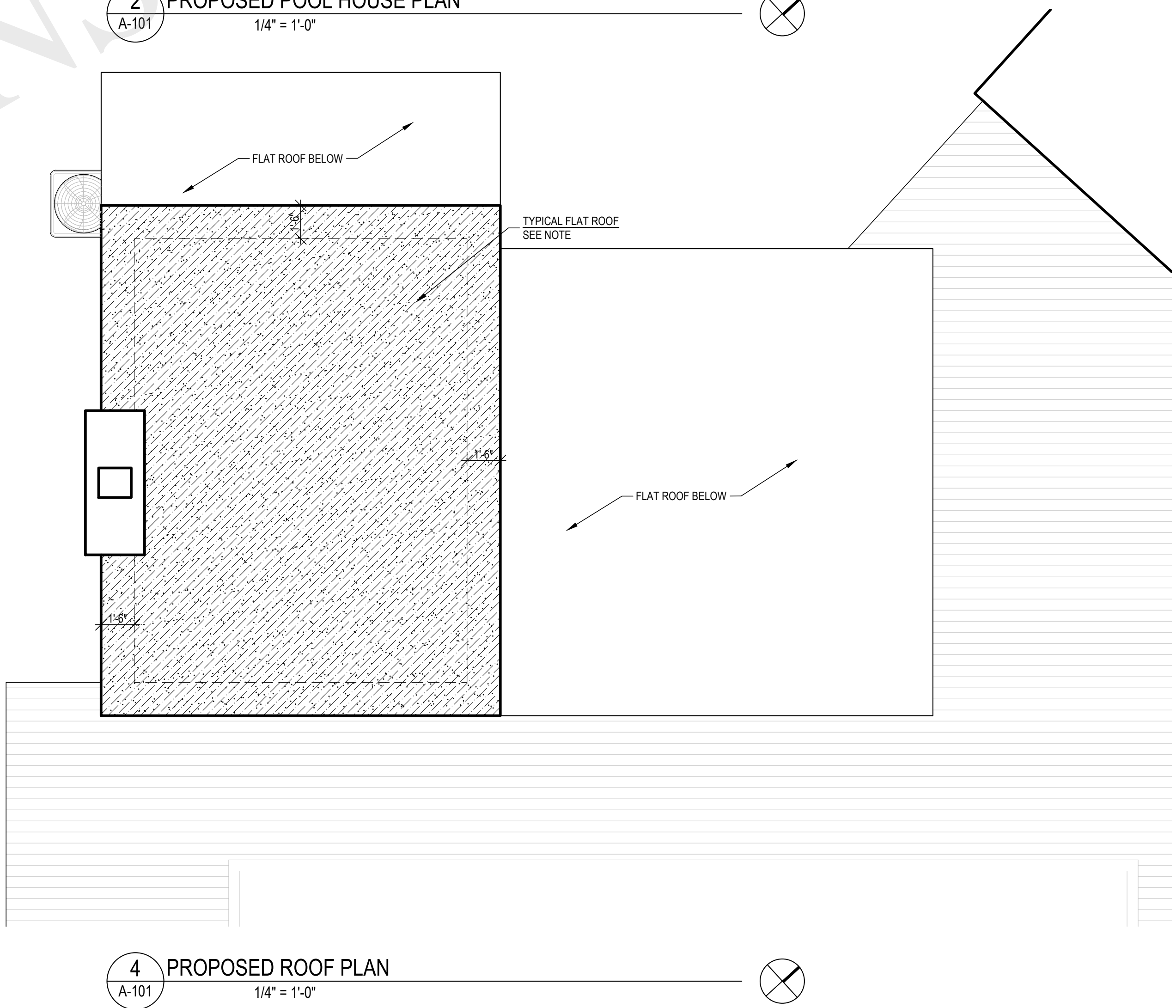
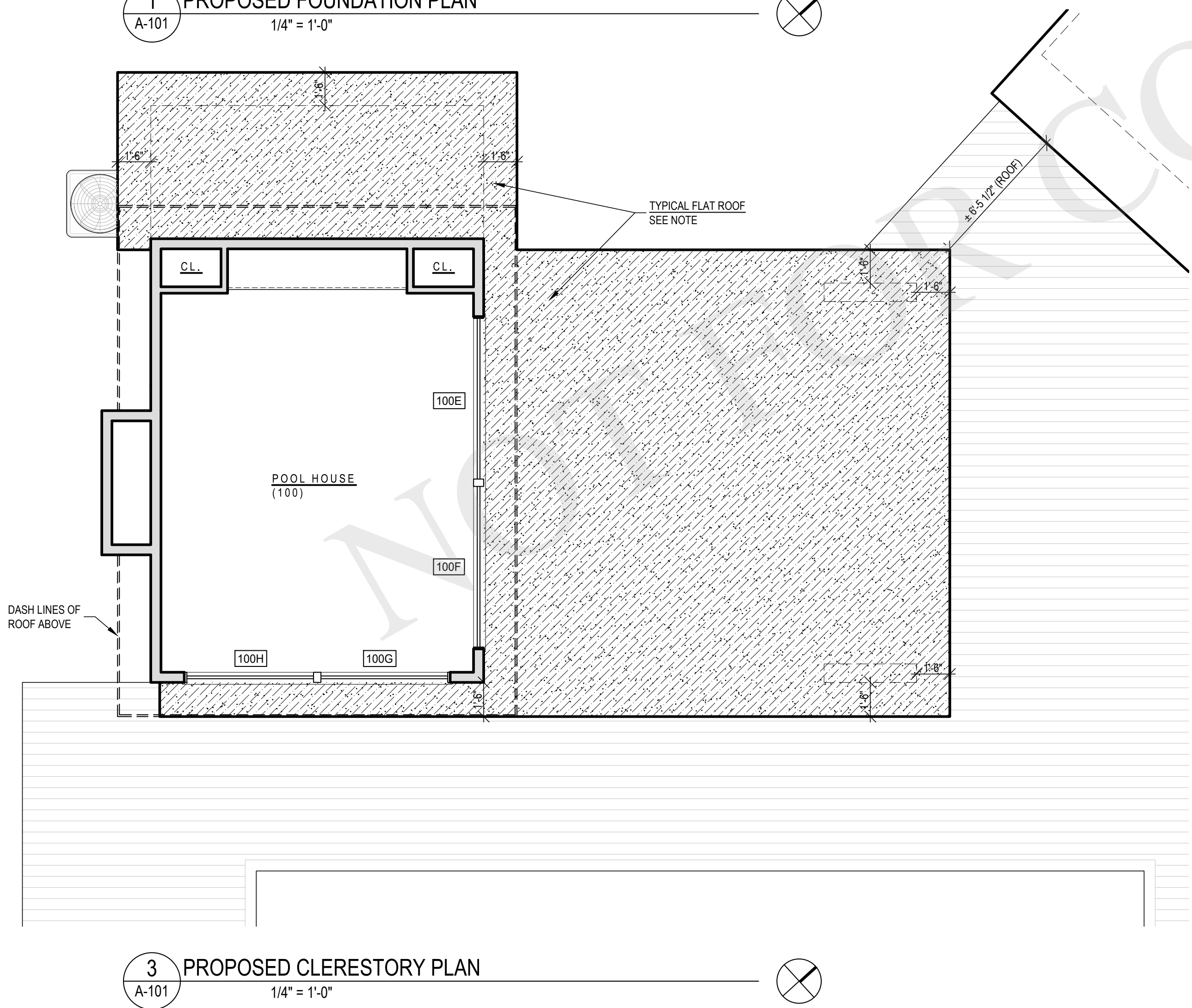
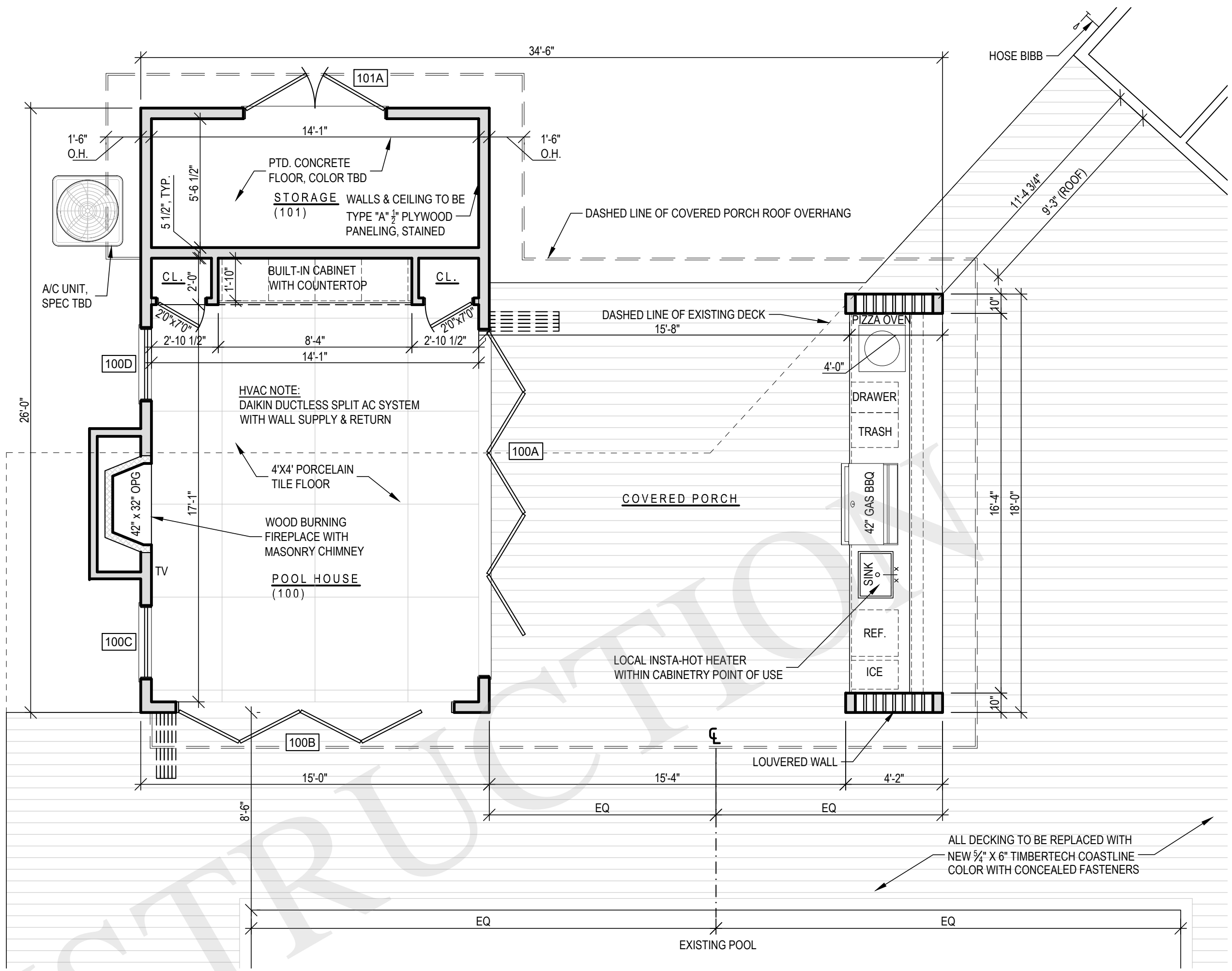
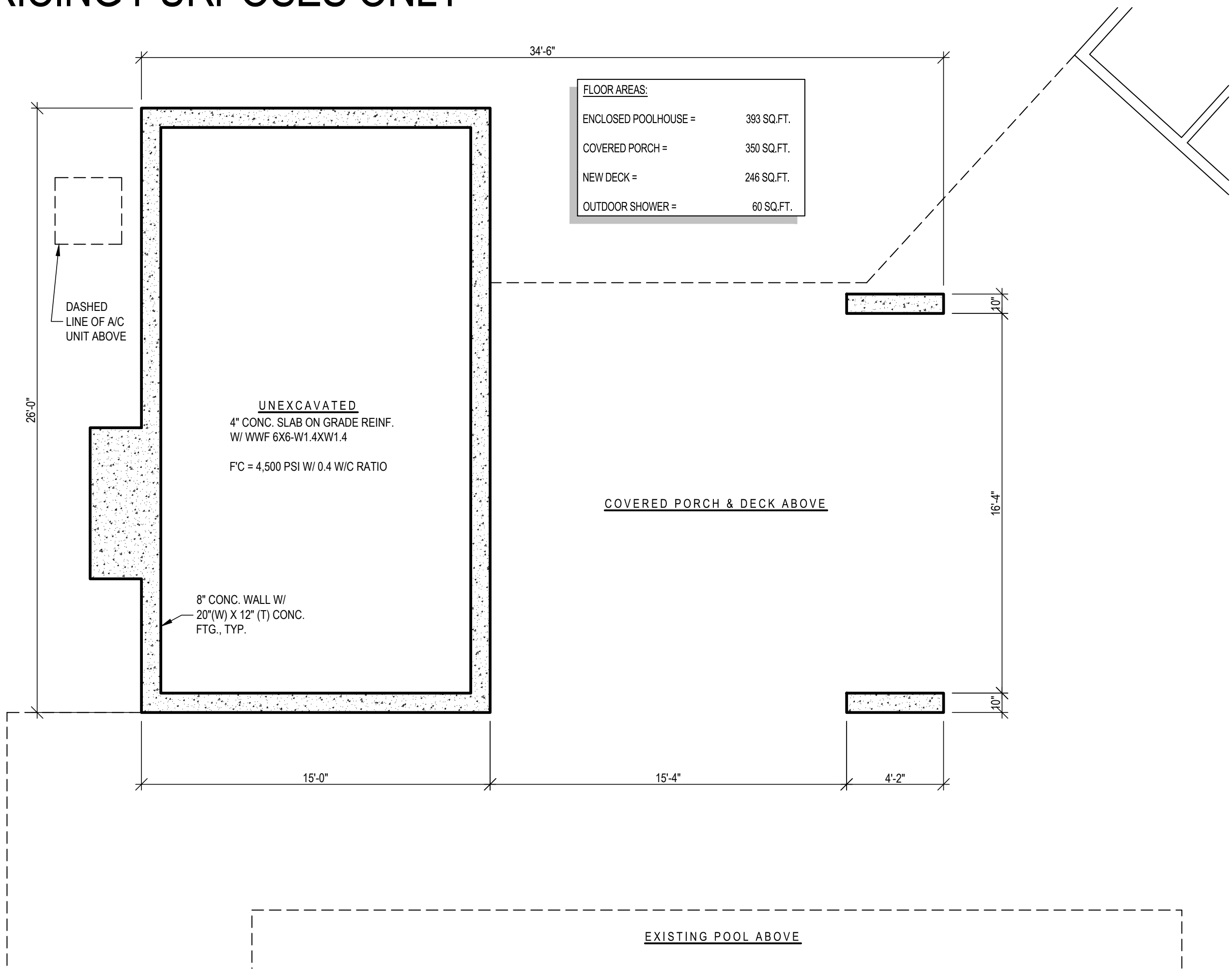
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**PROPOSED SITE  
PLAN & DETAIL**

SCALE: AS NOTED

**A-010**  
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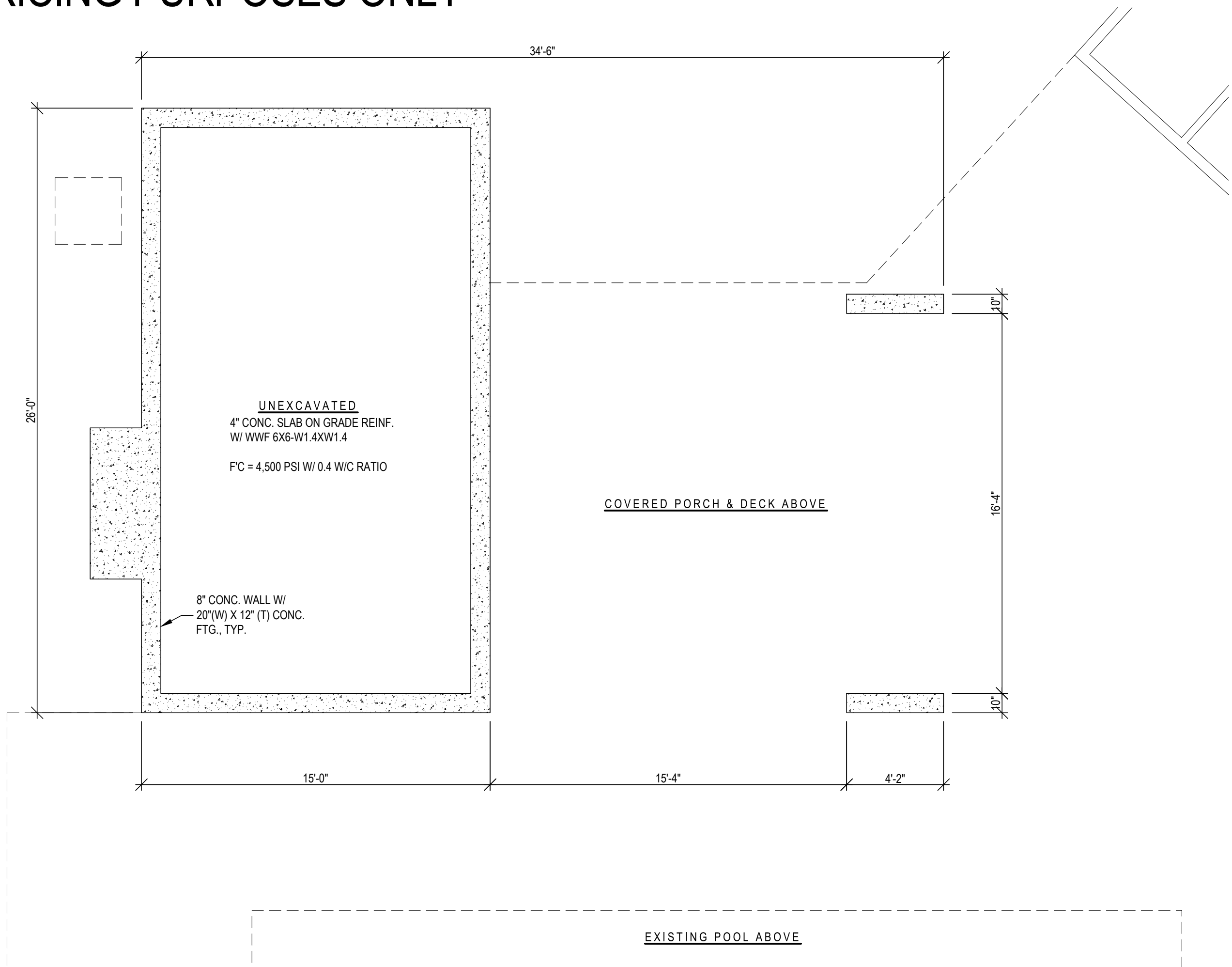
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DRAWING TITLE

**PROPOSED  
FOUNDATION, FLOOR  
& ROOF PLAN**

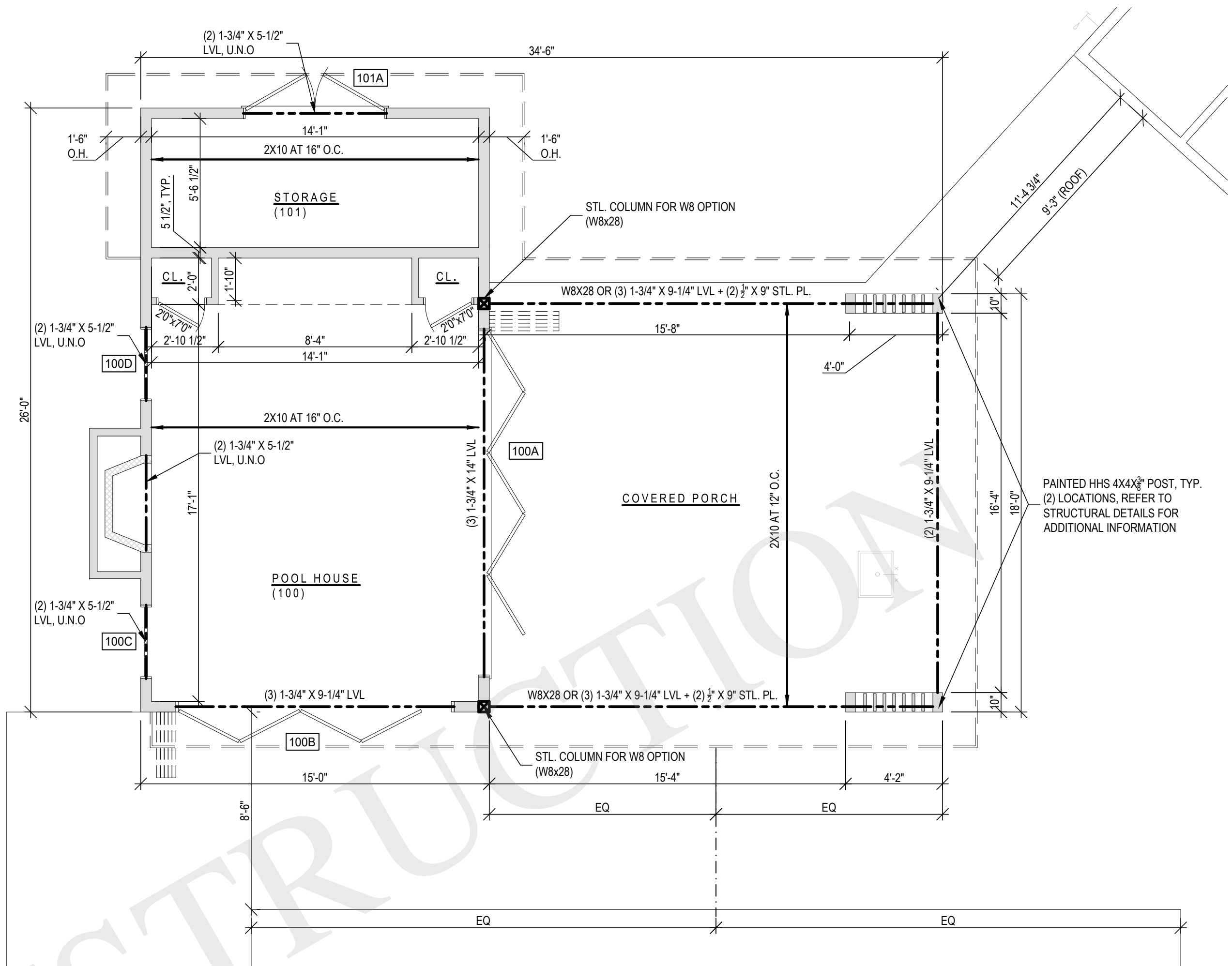
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**A-101**

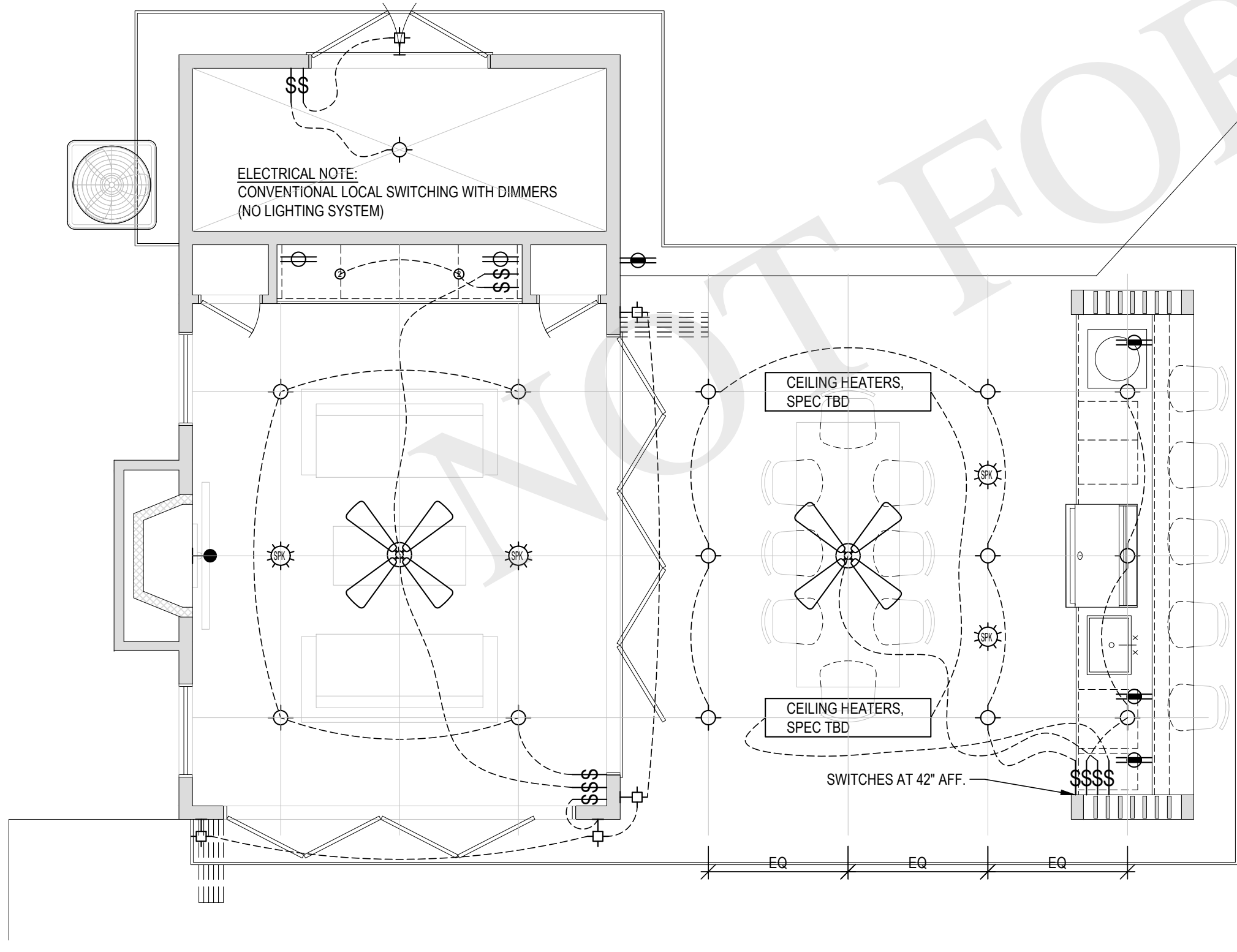
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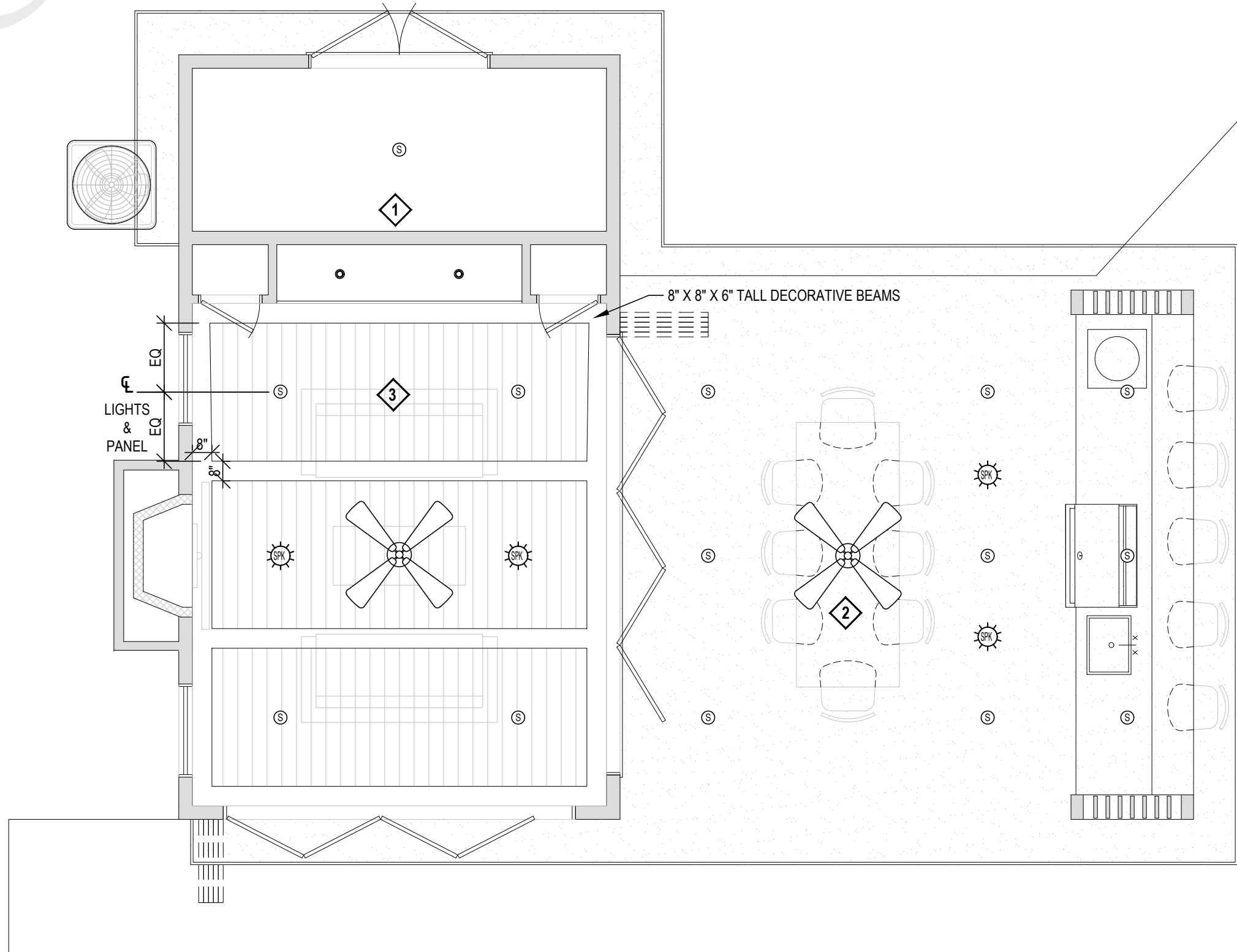
1 PROPOSED FOUNDATION STRUCTURAL PLAN  
1/4" = 1'-0"



2 PROPOSED POOL HOUSE STRUCTURAL PLAN  
1/4" = 1'-0"



3 PROPOSED ELECTRICAL PLAN  
1/4" = 1'-0"



4 PROPOSED REFLECTED CEILING PLAN  
1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND	
	CEILING SURFACE MOUNTED LIGHT FIXTURE
	2" PIN LIGHT
	WALL MOUNTED LIGHT
	OUTDOOR SPEAKER
	TV OUTLET
	EXHAUST FAN
	DIMMER SWITCH, UNLESS OTHERWISE NOTED
	DUPLEX OUTLET
	GROUND FAULT INTERRUPTER OUTLET
	SMOKE DETECTOR
	CEILING FAN

REFLECTED CEILING PLAN LEGEND:	
	TYPE "1A" 1/2" PLYWOOD PANELING, STAINED
	STUCCO FINISH PAINTED, COLOR TBD
	EXTERIOR PANELED CEILING, X8 CLEAR CEDAR T&G PANELING, STAINED CENTER TO MATCH

NOTES:  
CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD AND  
ANY DISCREPANCIES SHALL BE BROUGHT TO THE  
ARCHITECT'S ATTENTION.  
ALL DIMENSIONS NOTED ARE FINISHED DIMENSIONS, U.O.N.

NOTES:  
CONTRACTOR TO CONFIRM ALL PROPOSED CEILING FIXTURES  
WITH ELECTRICAL PLANS.  
CONTRACTOR TO MARK OUT LOCATIONS OF ALL PROPOSED  
CEILING FIXTURES FOR ARCHITECT'S APPROVAL PRIOR TO  
INSTALLATION AND THE RUNNING OF WIRES.  
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 PLANS.

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PROPOSED  
STRUCTURAL,  
ELECTRICAL & RCP

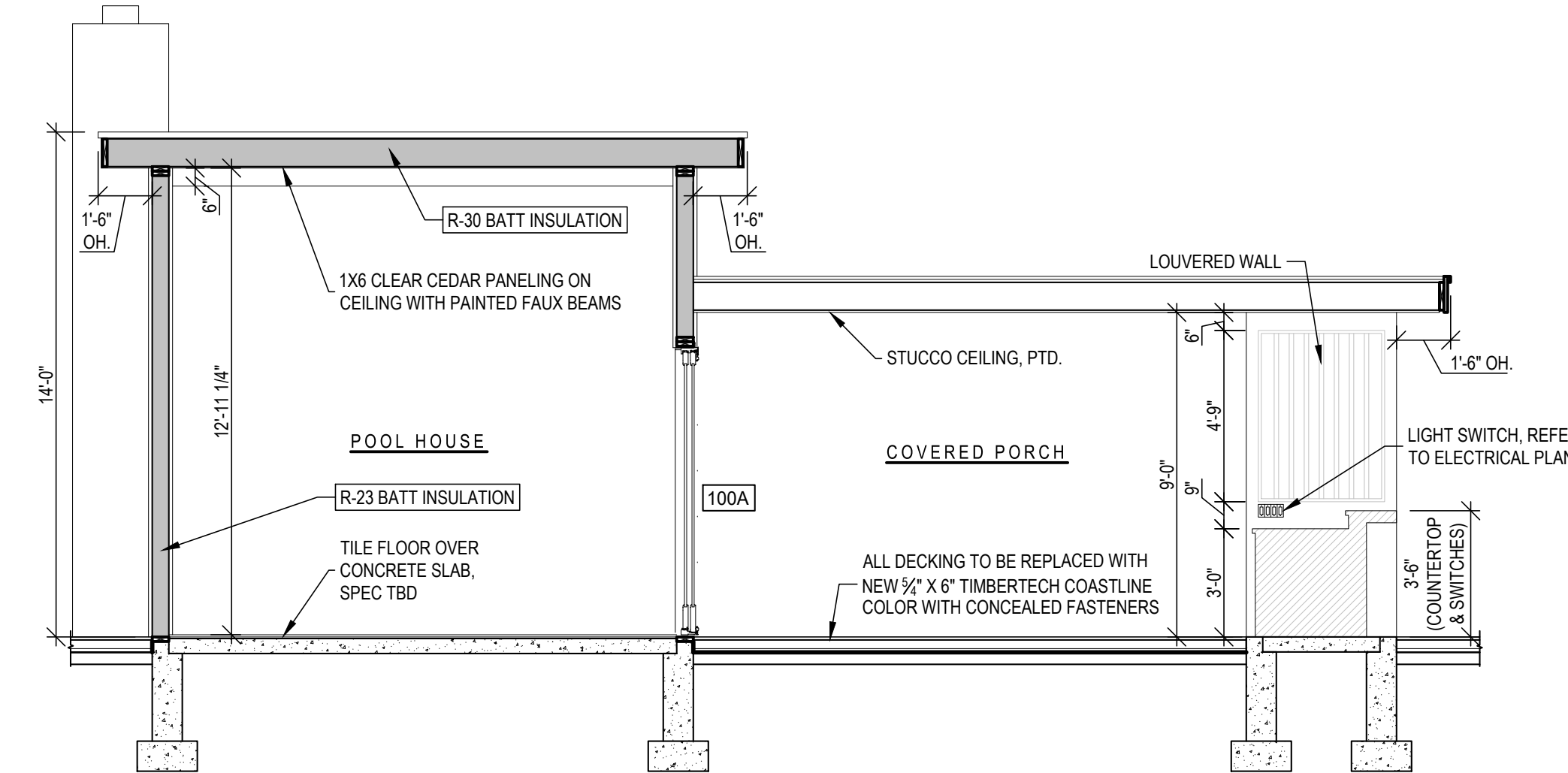
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A-102

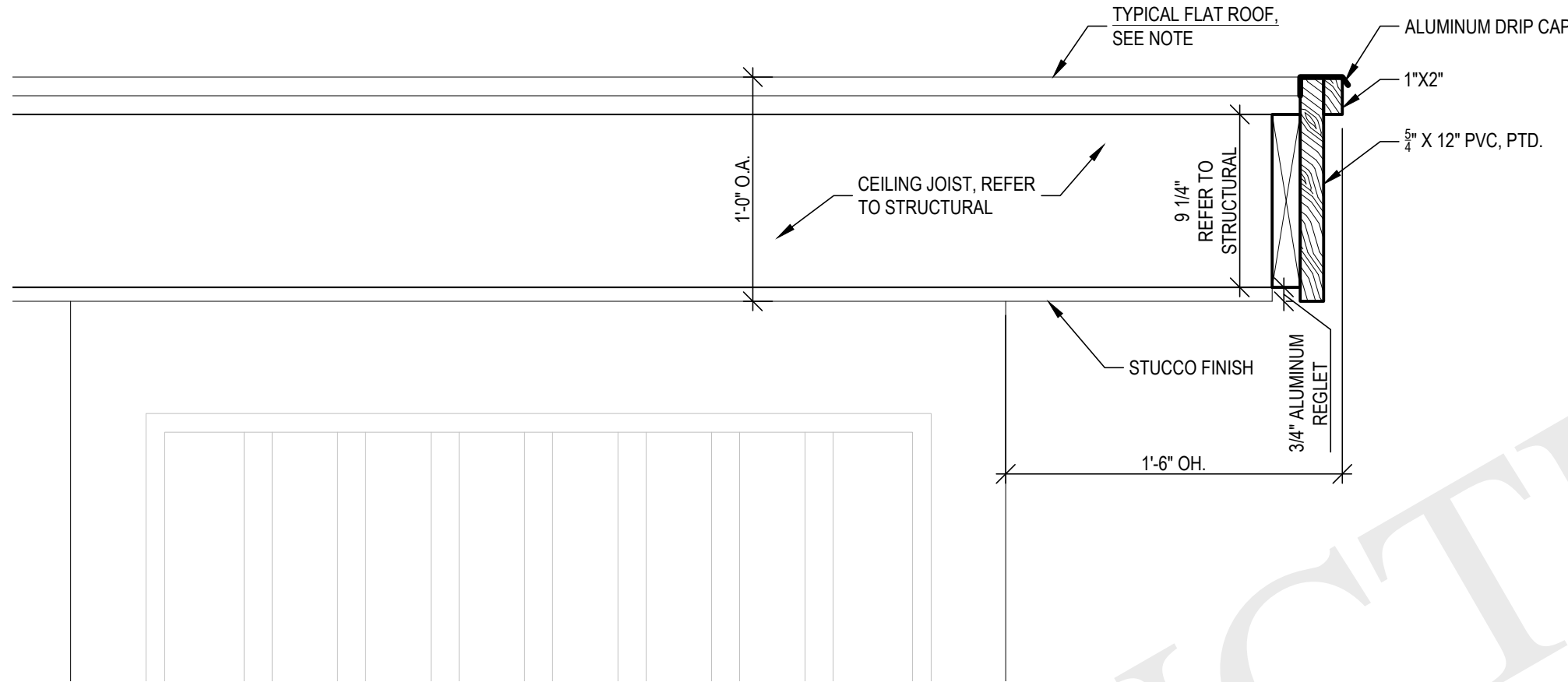
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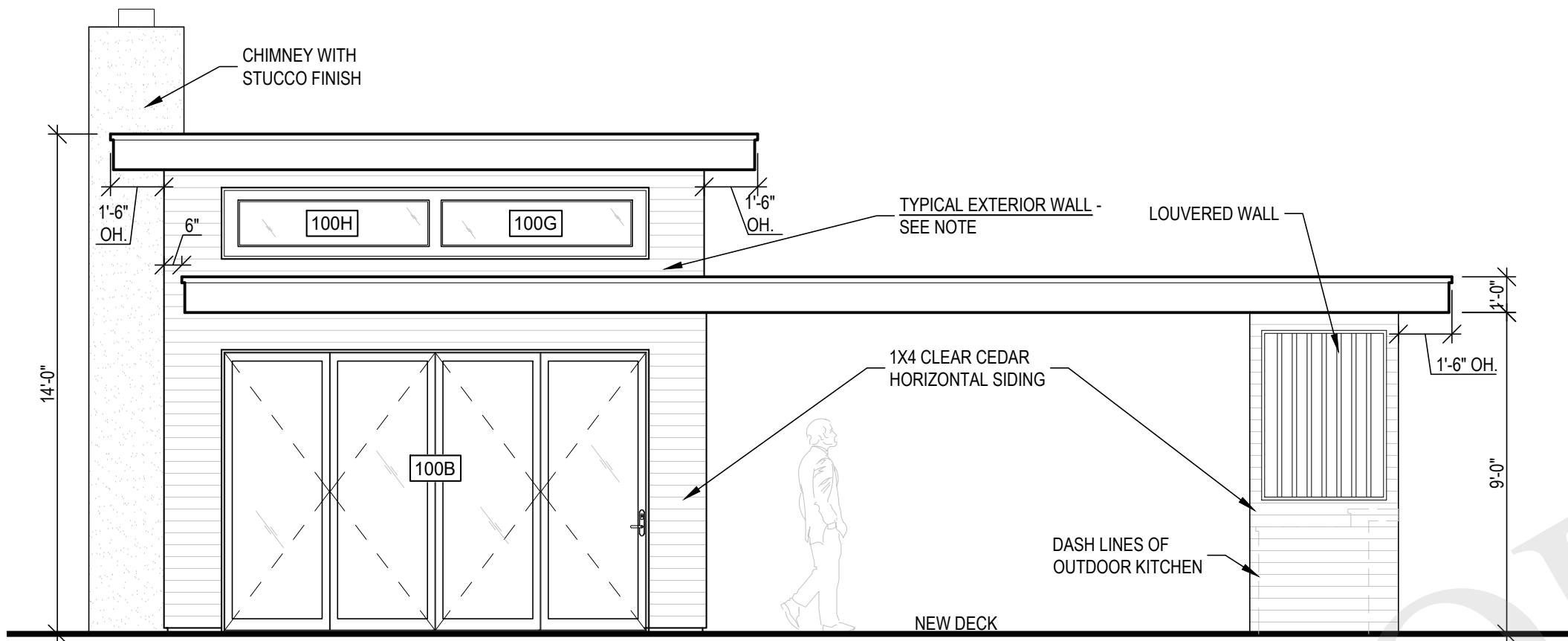
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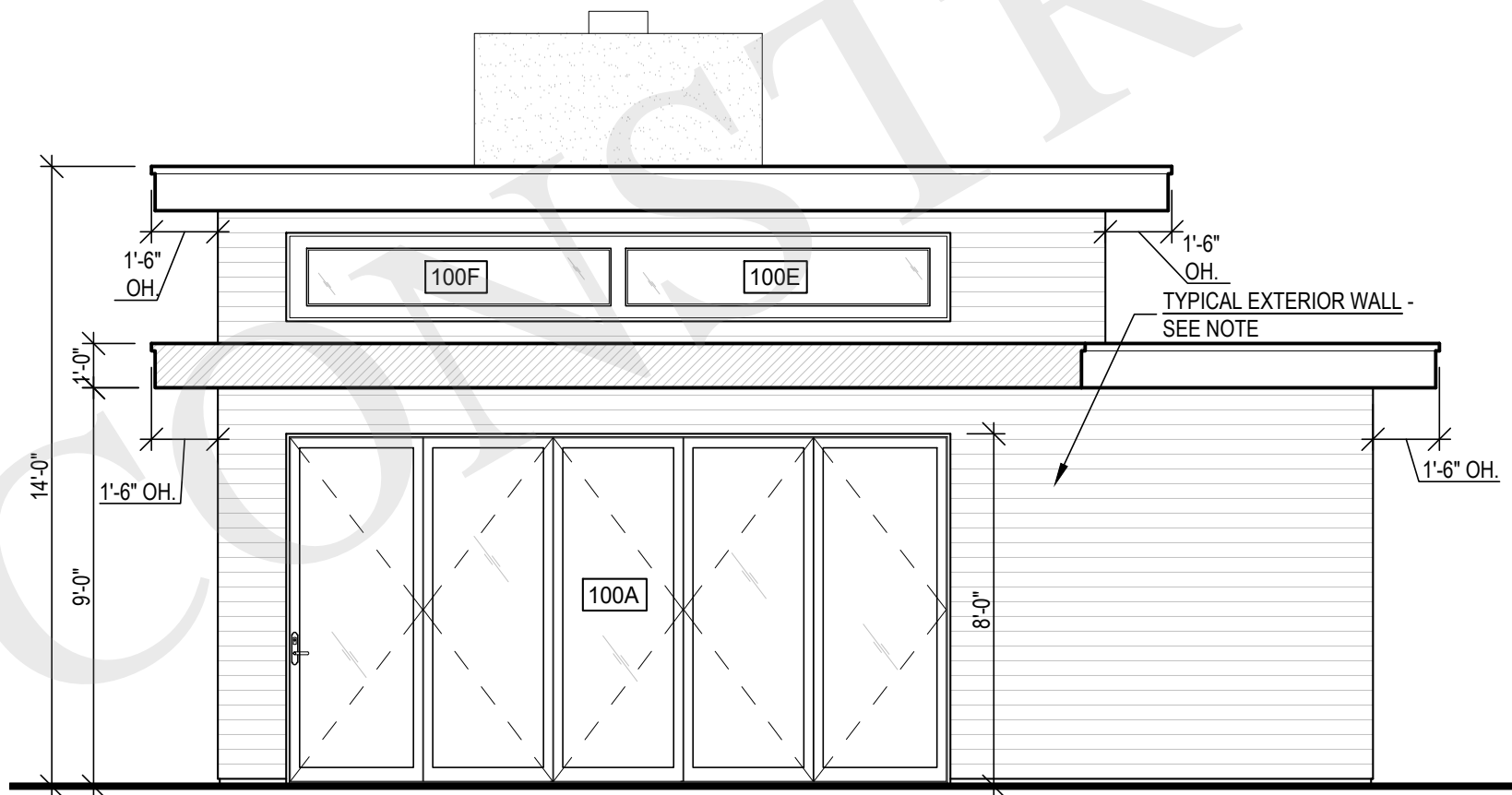
1 PROPOSED POOL HOUSE SECTION  
A-200  
1/4" = 1'-0"



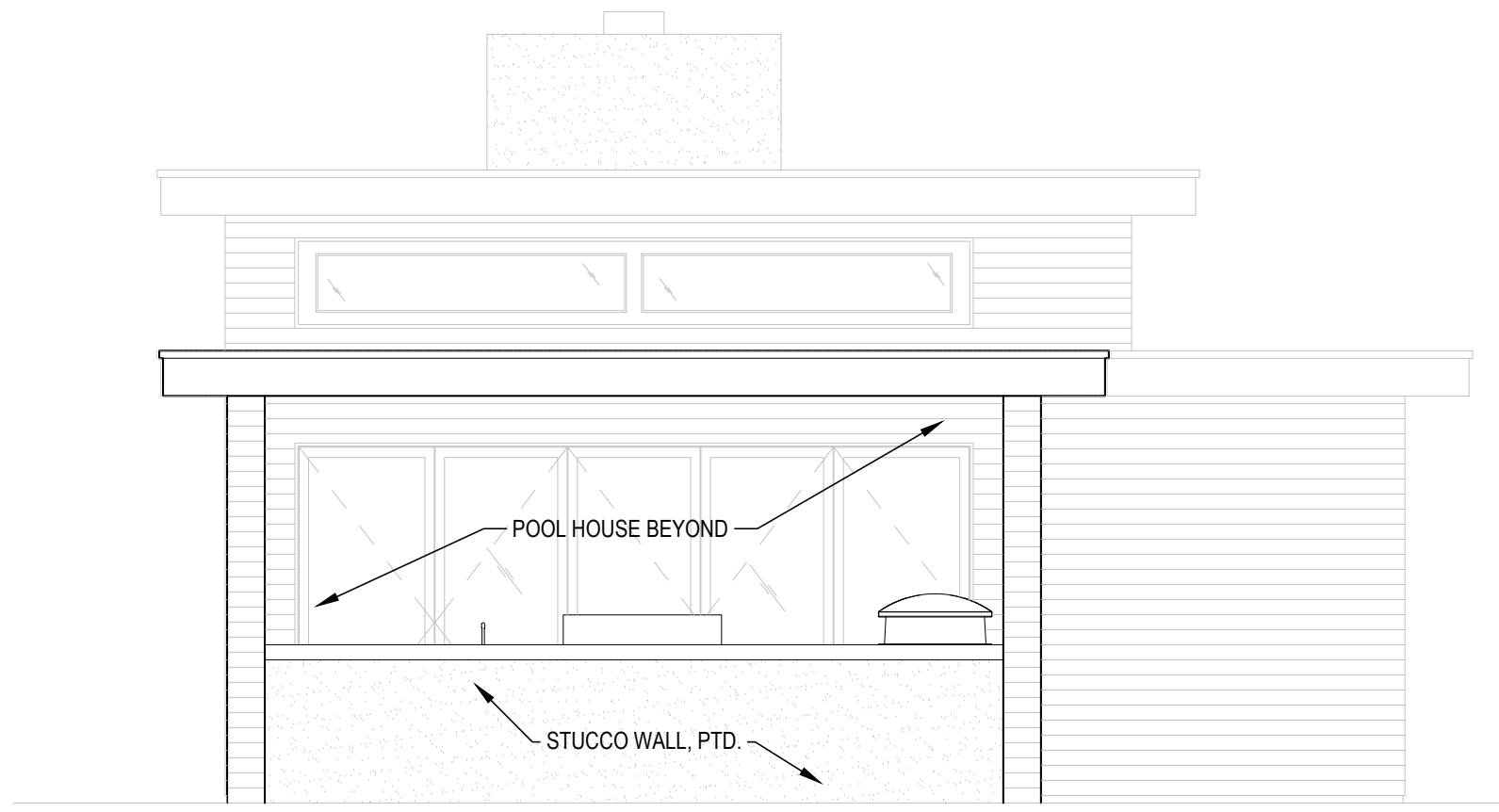
2 PROPOSED ROOF SECTION  
A-200  
1/4" = 1'-0"



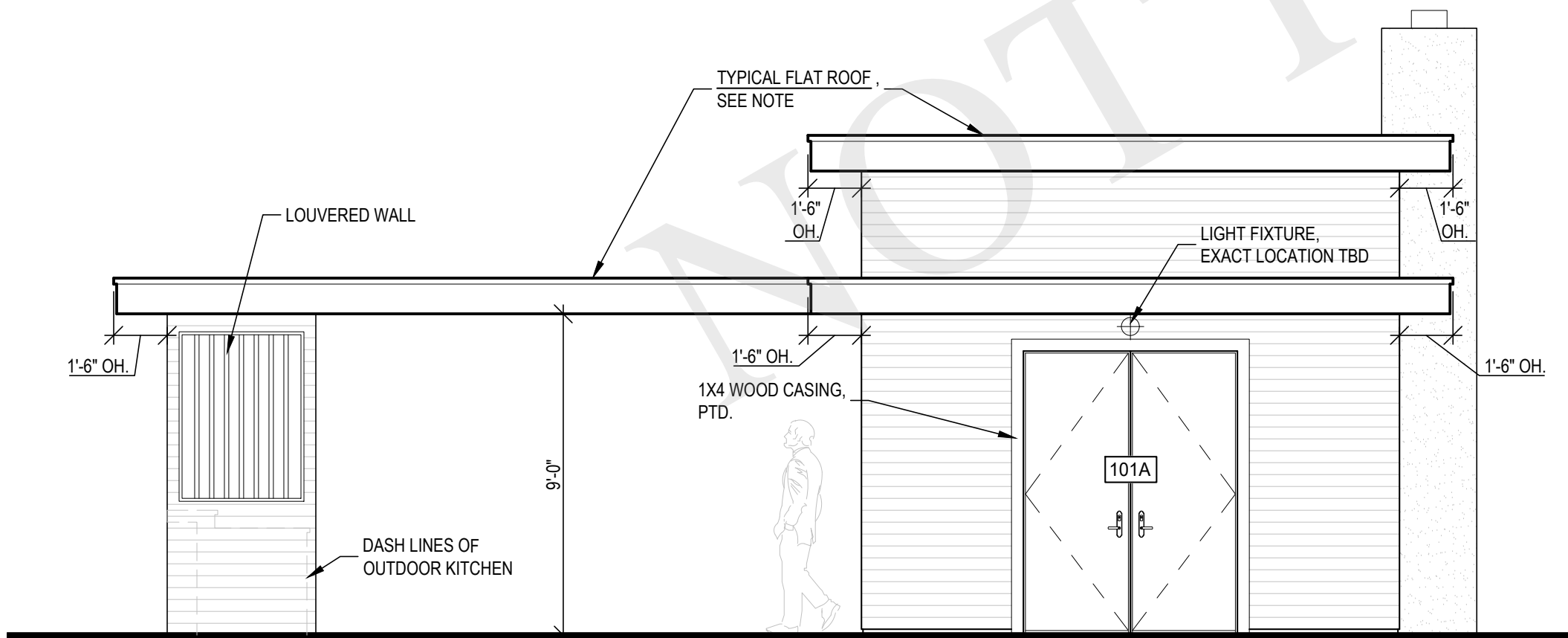
3 PROPOSED EXTERIOR ELEVATION (EAST)  
A-200  
1/4" = 1'-0"



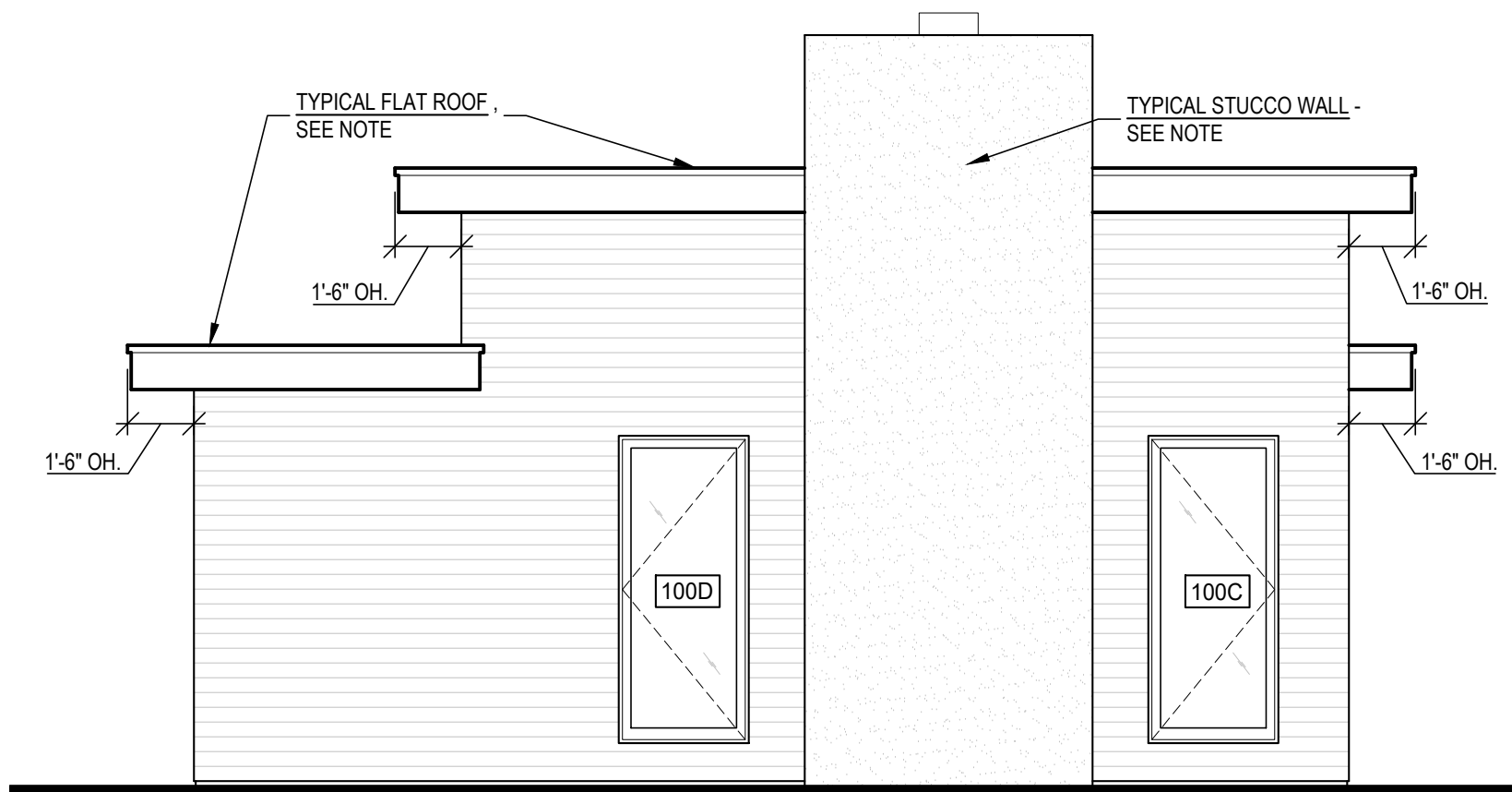
4 PROPOSED EXTERIOR ELEVATION (NORTH)  
A-200  
1/4" = 1'-0"



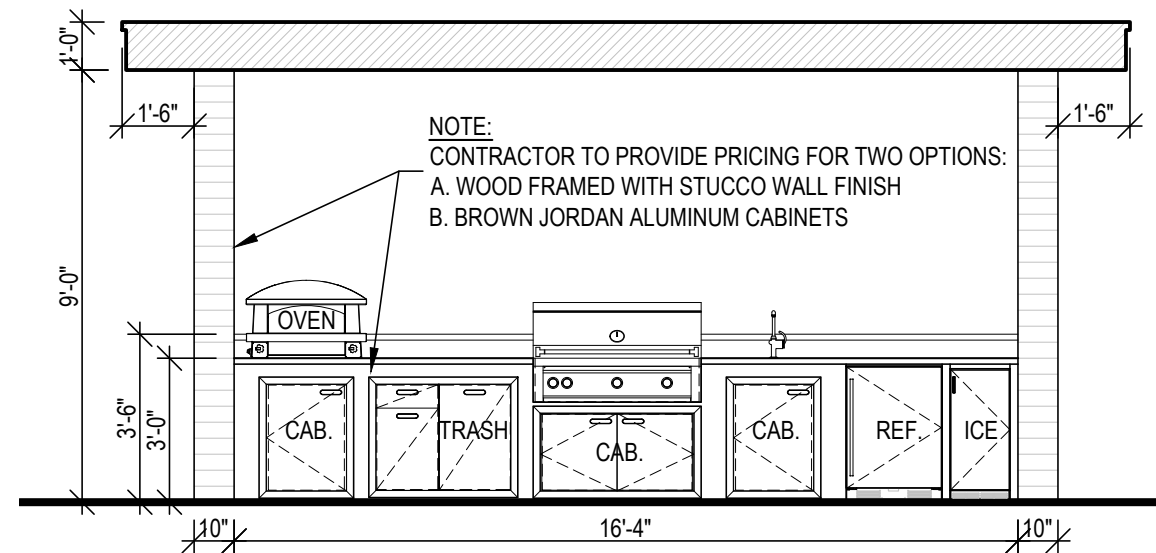
5 PROPOSED ISLAND ELEVATION (NORTH)  
A-200  
1/4" = 1'-0"



6 PROPOSED EXTERIOR ELEVATION (WEST)  
A-200  
1/4" = 1'-0"



7 PROPOSED EXTERIOR ELEVATION (SOUTH)  
A-200  
1/4" = 1'-0"



8 PROPOSED ISLAND ELEVATION (SOUTH)  
A-200  
1/4" = 1'-0"

TYPICAL DECK  
NEW TIMBERTECH COMPOSITE DECKING BY AZEK 3/4" X 6" COASTLINE COLOR WITH CONCEALED FASTENERS OVER A.C.Q. DECK JOISTS AS INDICATED ON PLANS.

TYPICAL TILE FLOOR  
TILE FLOOR OVER 1" MUD SETTING BED OVER #30 BUILDING PAPER OVER 3/4" PLYWOOD SHEATHING (GLUED & SCREWED) OVER FLOOR JOIST AS SPECIFIED ON PLANS

TYPICAL NEW EXTERIOR WALL - 1"X4" FLUSH  
FLUSH HORIZONTAL 1"X4" CLEAR CEDAR SIDING T&G, (FLUSH JOINT) OVER #30 BUILDING FELT OVER 1/2" CDX PLYWOOD SHEATHING OVER 2" X 6" STUD WALL, FILL WITH R-21 BATT INSULATION AND FINISH WITH 4 MIL POLY VAPOR BARRIER & 5/8" GYPSUM BOARD. GYPSUM BOARD TO BE SCREWED, TAPED, SPACKLED (3 COATS), & SANDED, READY FOR PAINT.

TYPICAL EXTERIOR WALL - STUCCO  
3 COAT STUCCO FINISH OVER 1/2" (R-3.6) RIGID INSULATION BOARD OVER #30 BUILDING FELT OVER 5/8" CDX PLYWOOD SHEATHING OVER 2" X 6" STUD WALL, FILL WITH R-21 BATT INSULATION AND FINISH WITH 4 MIL POLY VAPOR BARRIER & 5/8" GYPSUM BOARD. GYPSUM BOARD TO BE SCREWED, TAPED, SPACKLED (3 COATS), & SANDED, READY FOR PAINT.

TYPICAL FLAT ROOF  
INSTALL .080 FIRESTONE EPDM SELF-ADHERED ROOFING MEMBRANE OVER 1/2" FIRESTONE ISOLQUARD COVER BOARD OVER TAPERED INSULATION PANELS (1/4" 1 FT MIN), OR APPROVED EQUAL, OVER 5/8" CDX PLYWOOD SHEATHING OVER ROOF RAFTERS. SEE STRUCTURAL DRAWINGS. ROOFING TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

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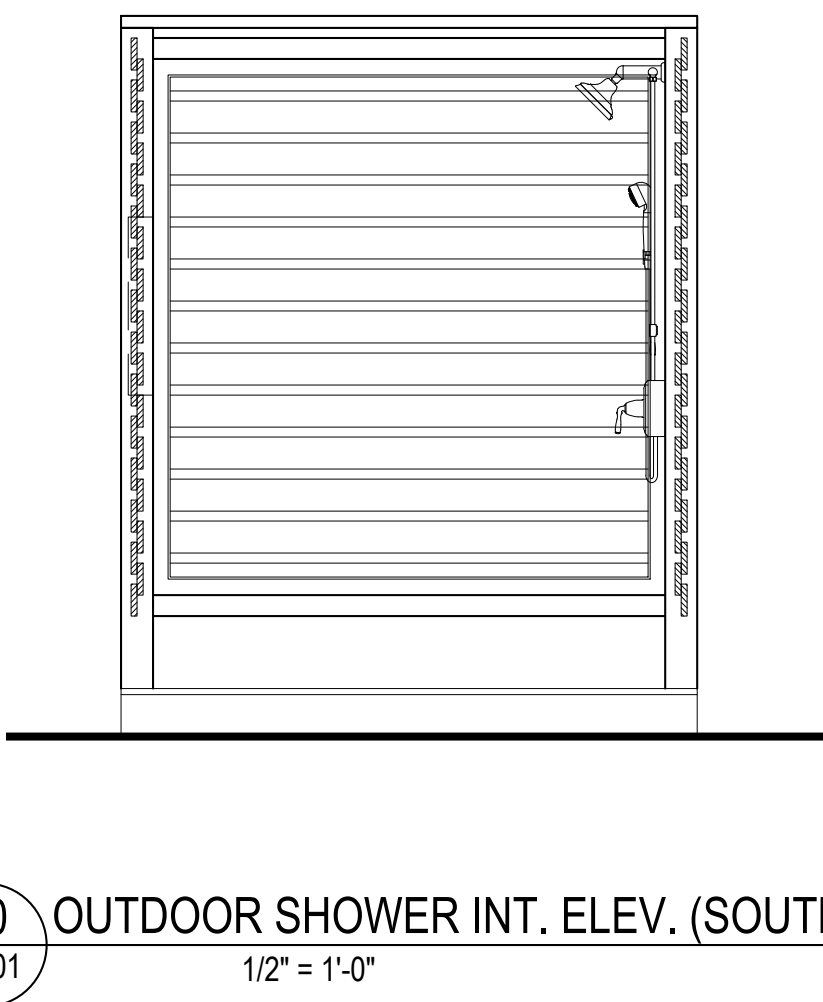
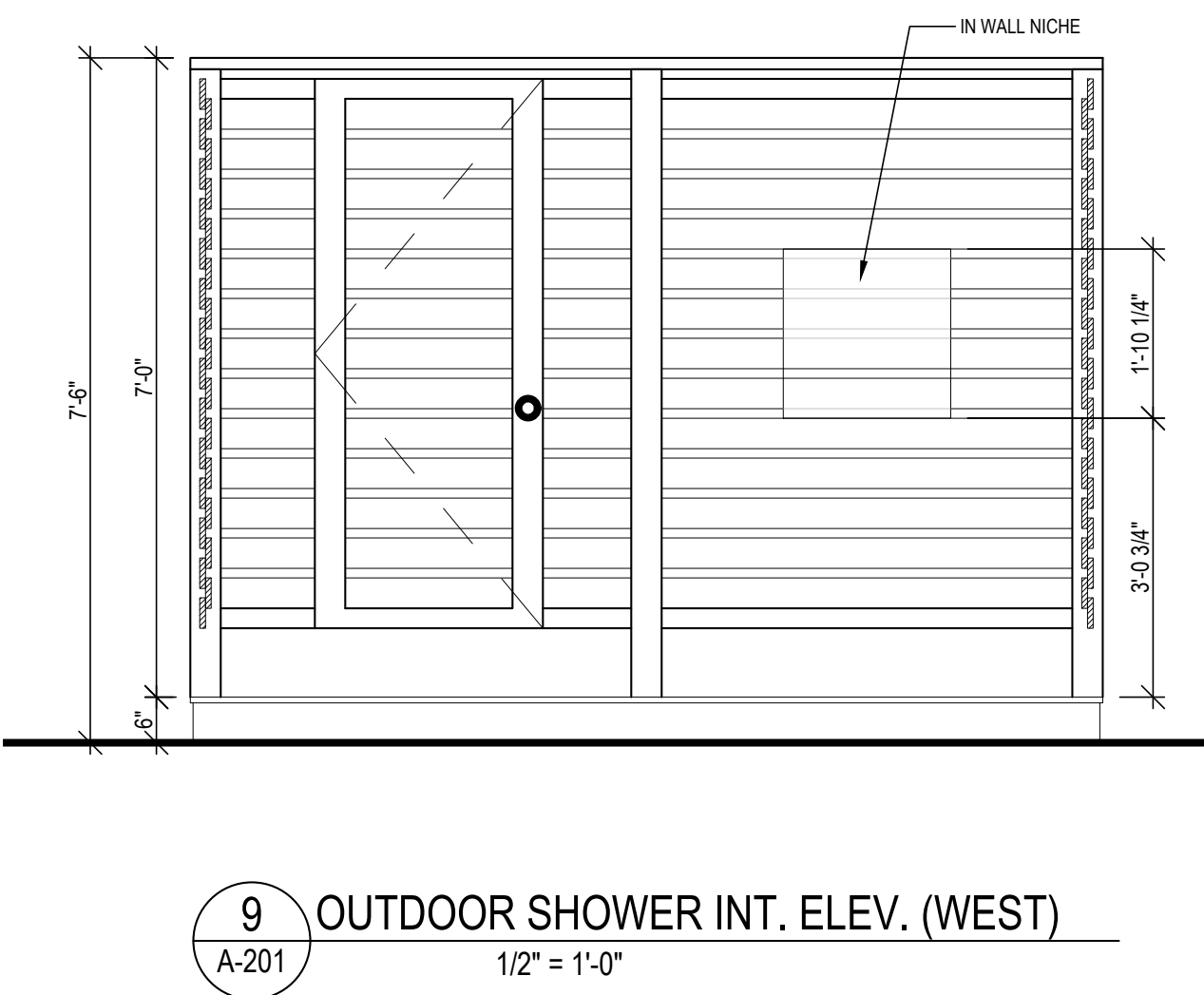
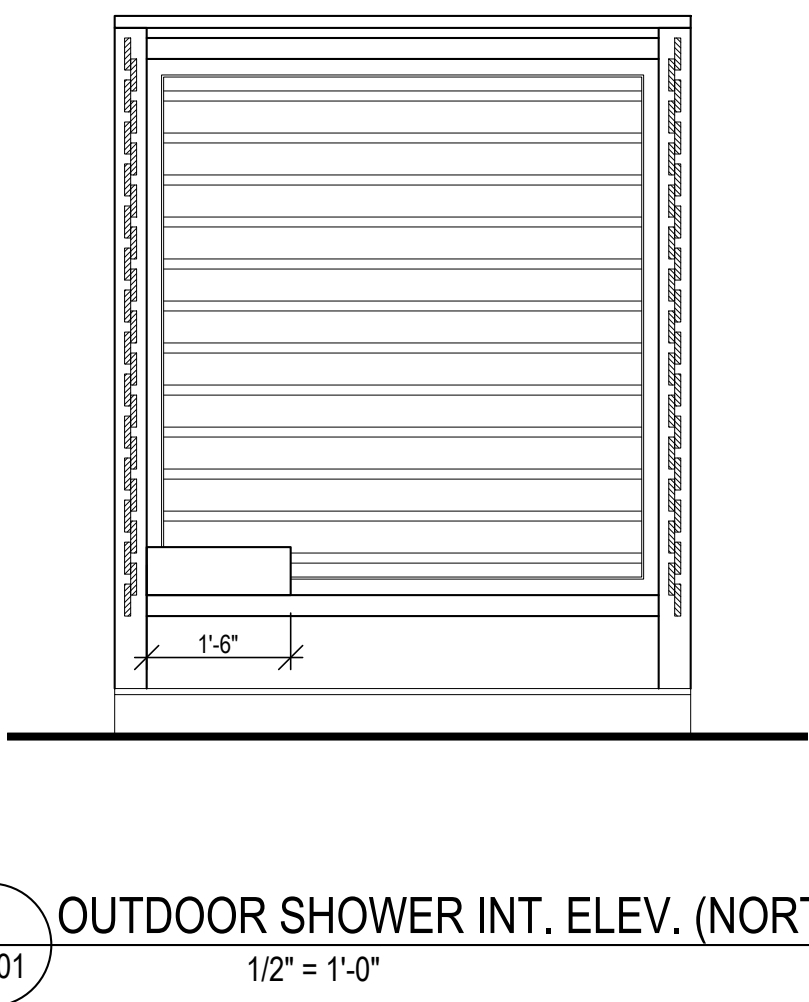
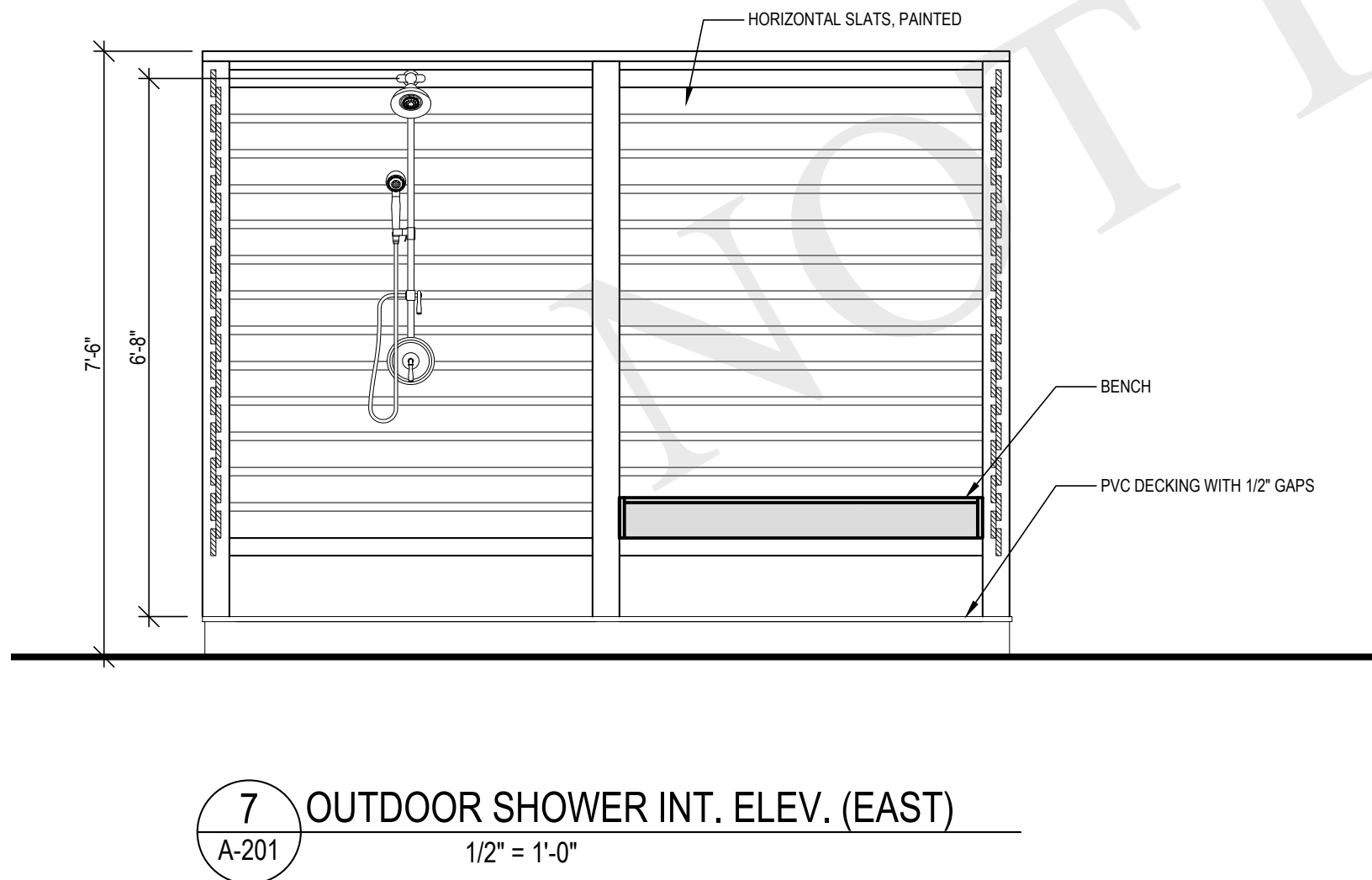
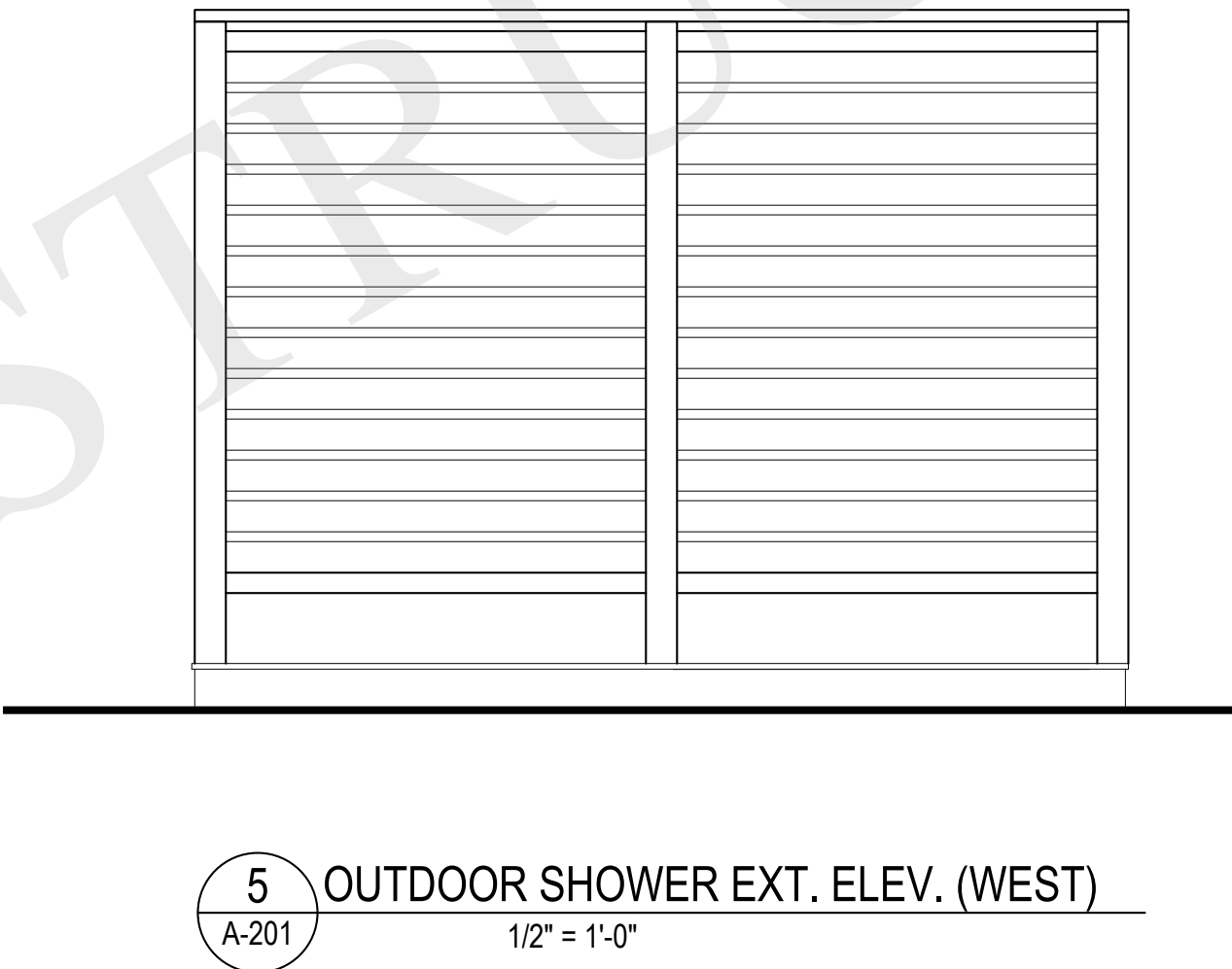
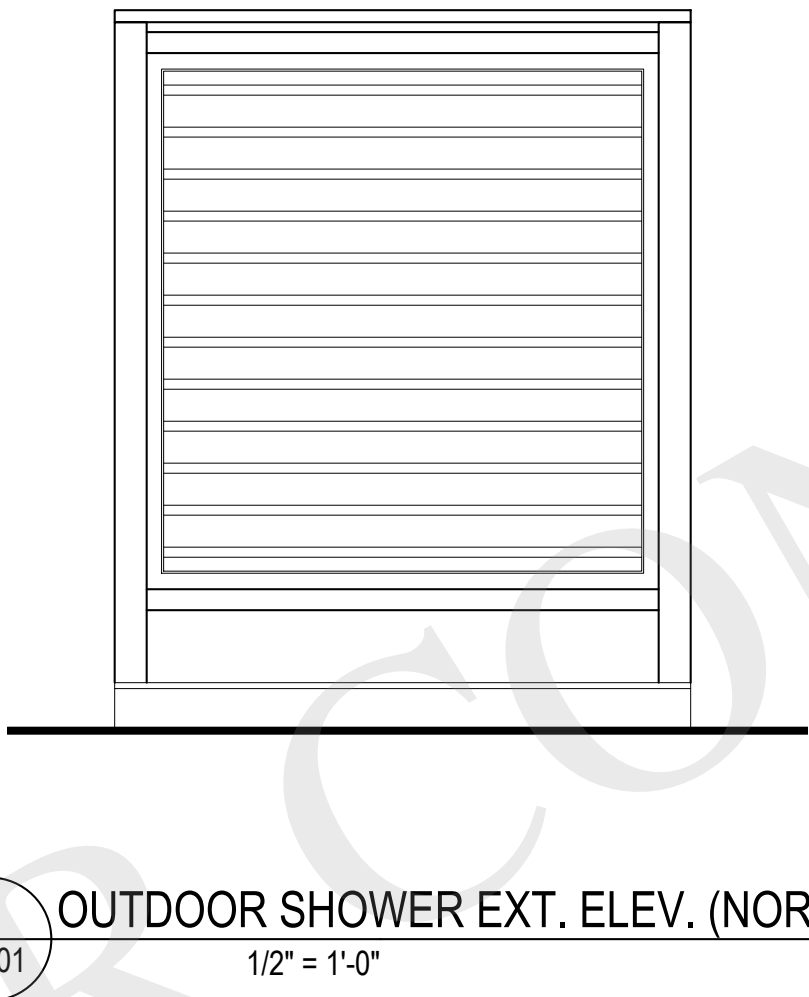
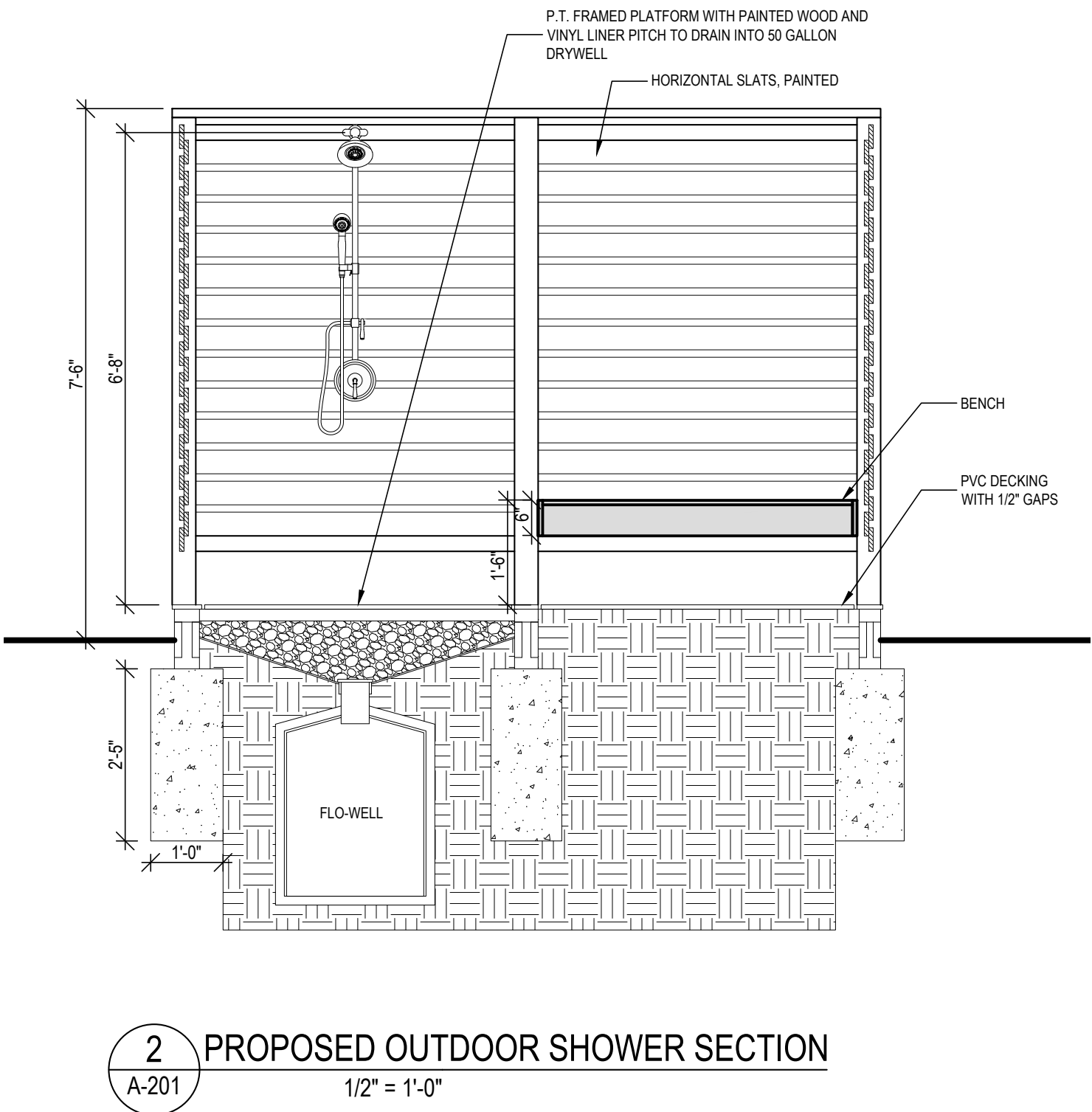
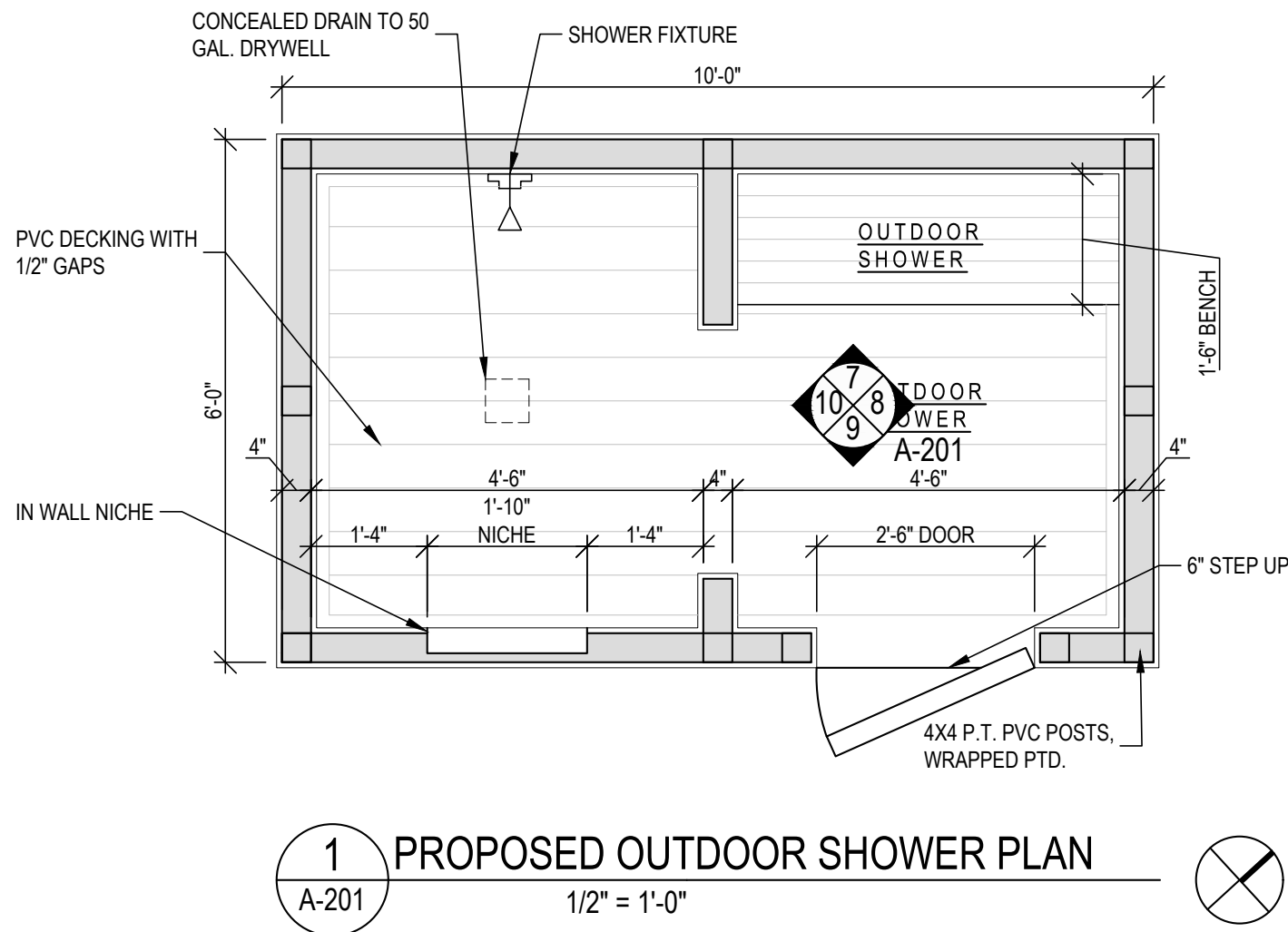
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**PROPOSED SECTION  
& EXT. ELEVATIONS**

SCALE: AS NOTED

**A-200**

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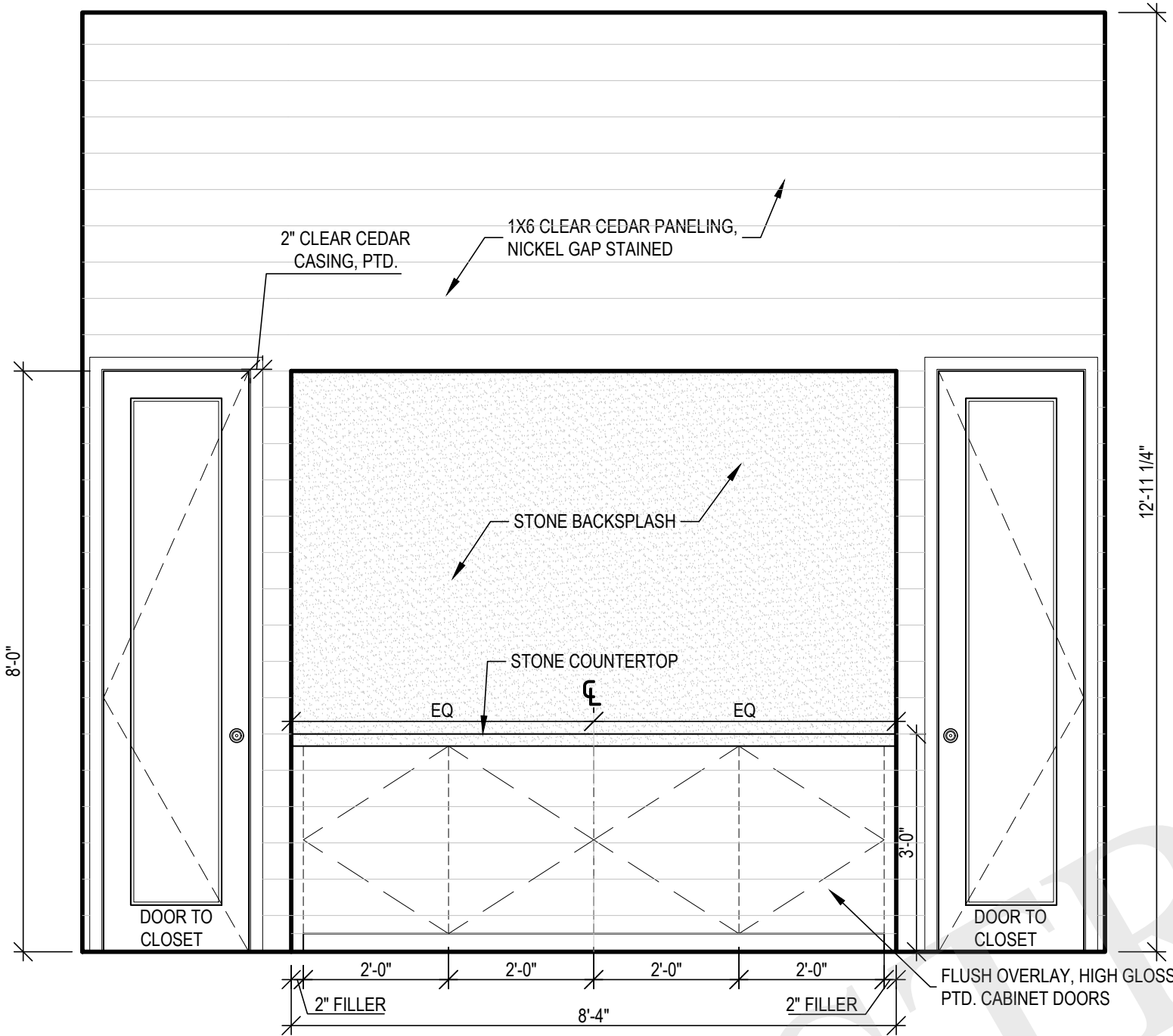
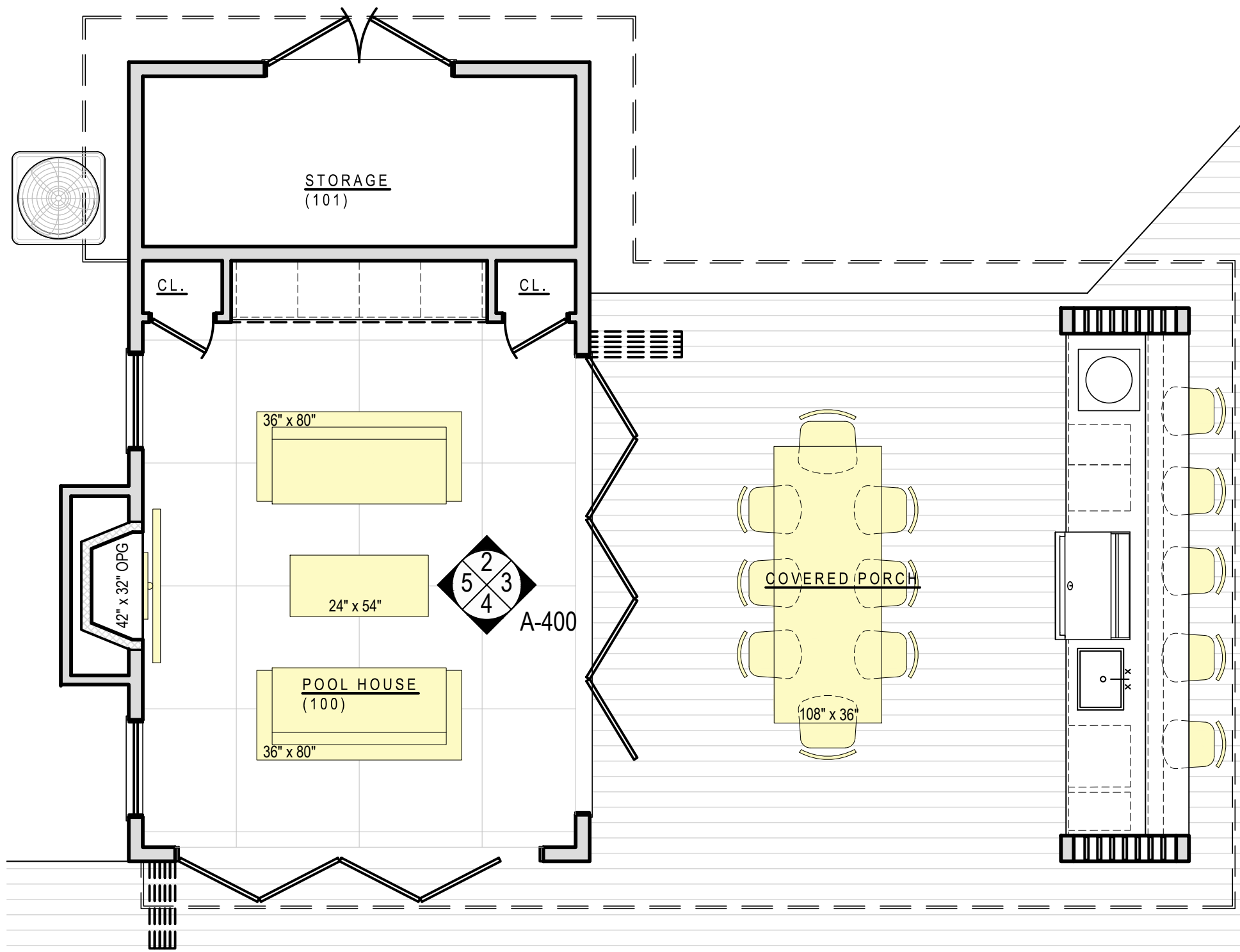
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PROPOSED OUTDOOR  
SHOWER SECTION,  
EXT. & INT. ELEV

SCALE: AS NOTED

A-201

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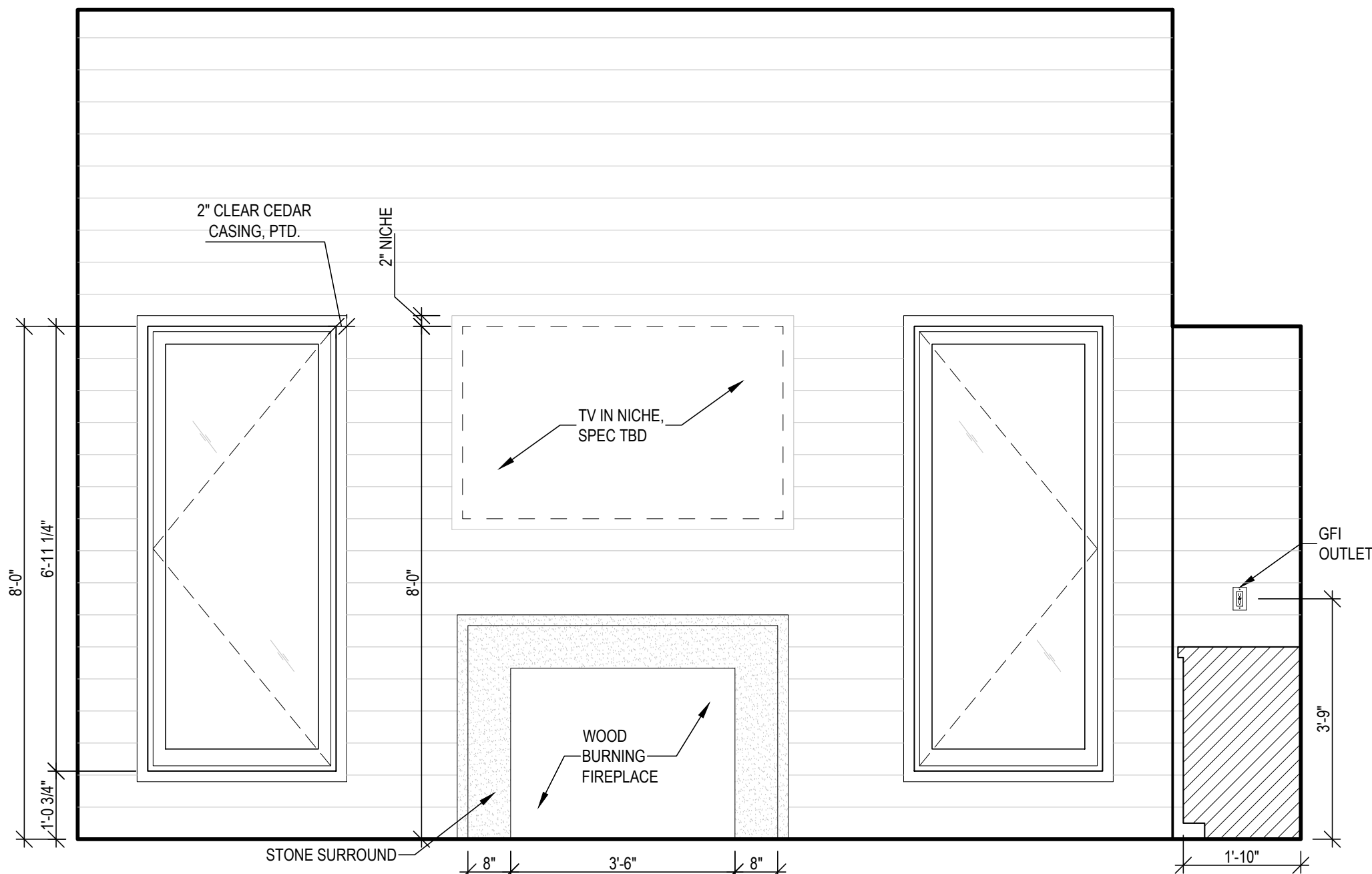
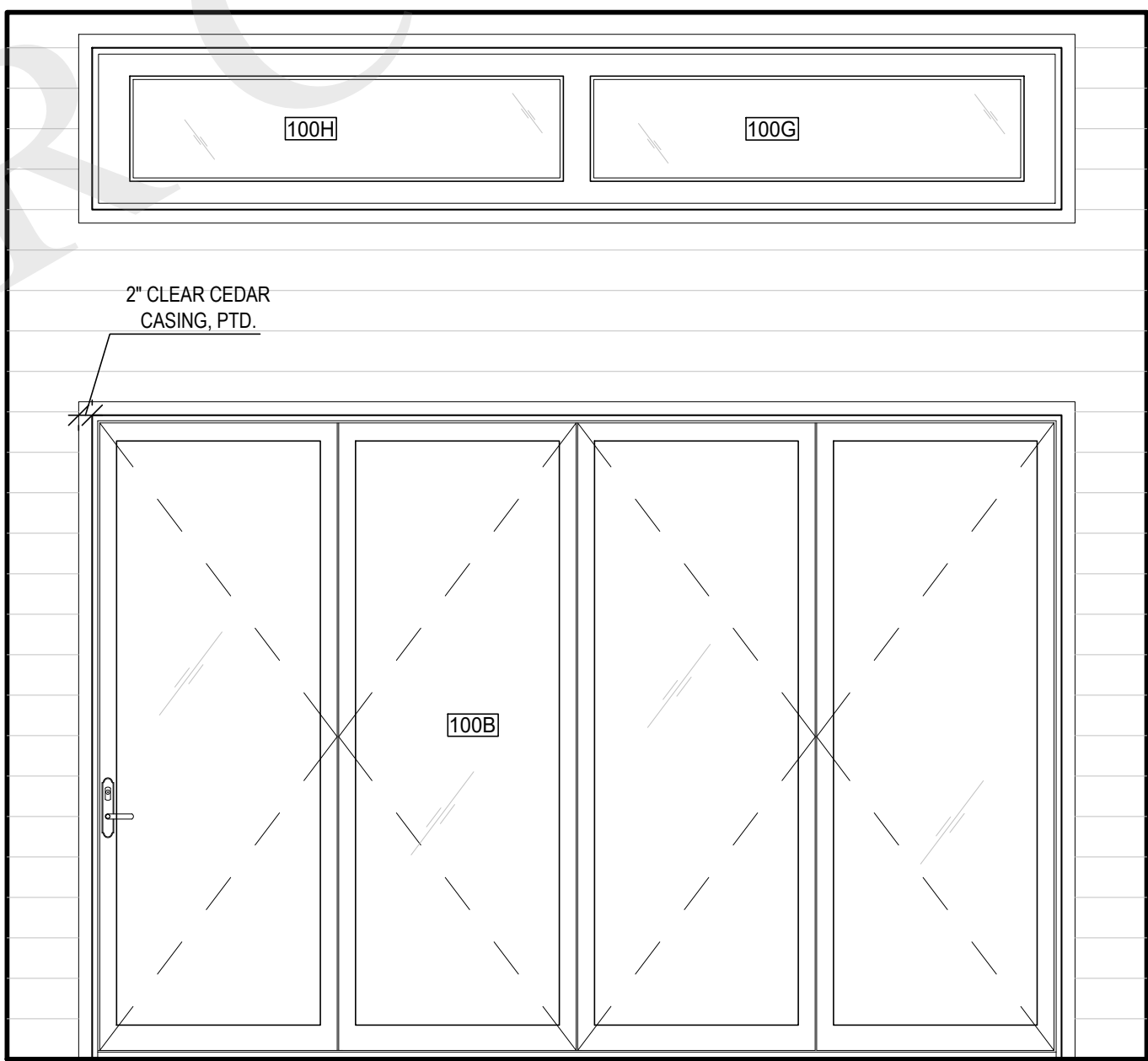
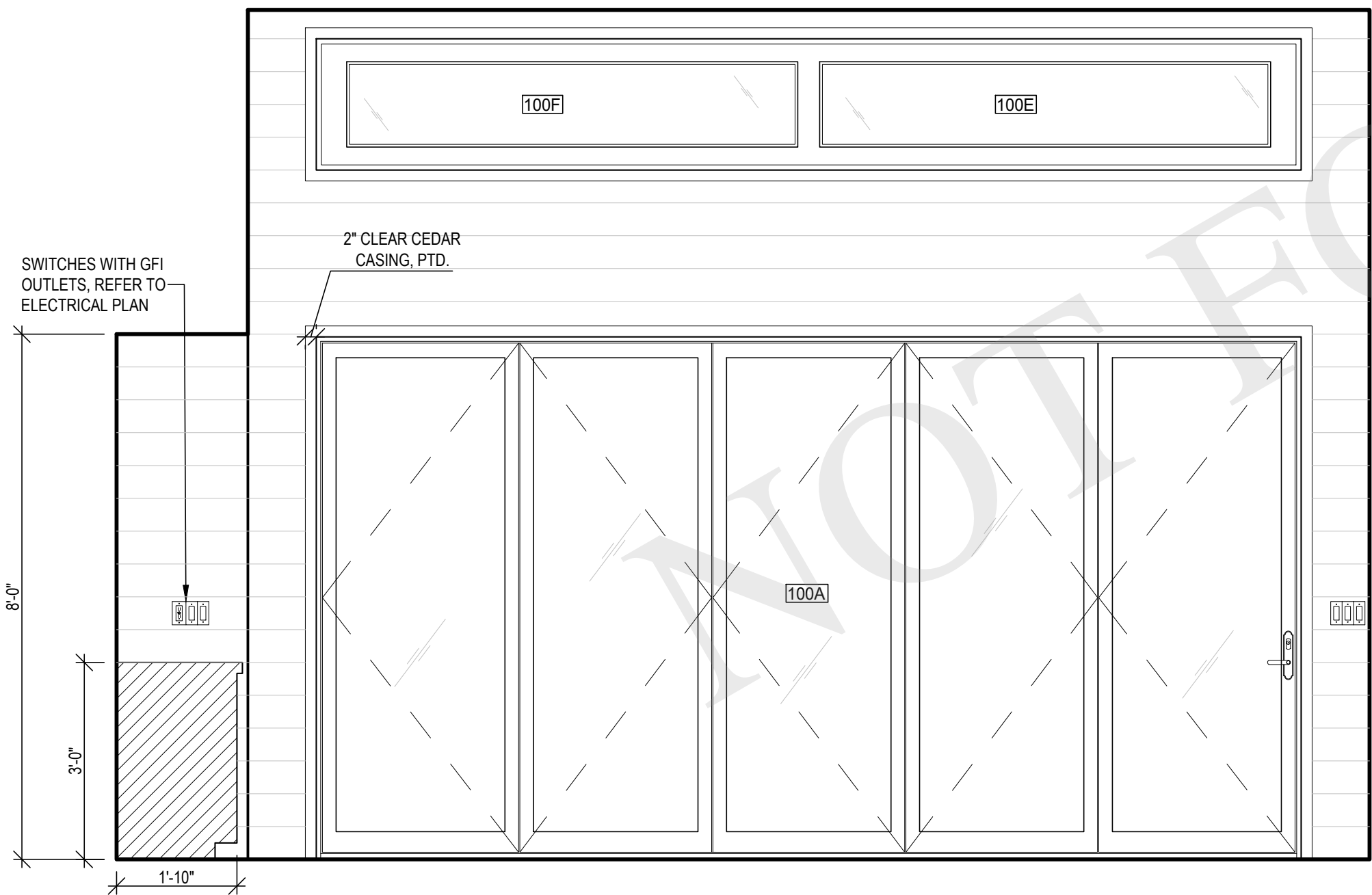


NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.

ALL DIMENSIONS NOTED ARE FINISHED DIMENSIONS, U.O.N.

CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL CUSTOM CABINETRY & BUILT-IN MILLWORK BASED ON ACTUAL FIELD MEASUREMENTS FOR ARCHITECTS REVIEW & APPROVAL PRIOR TO FABRICATION



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PROPOSED  
INTERIOR  
ELEVATIONS

SCALE: AS NOTED

A-400

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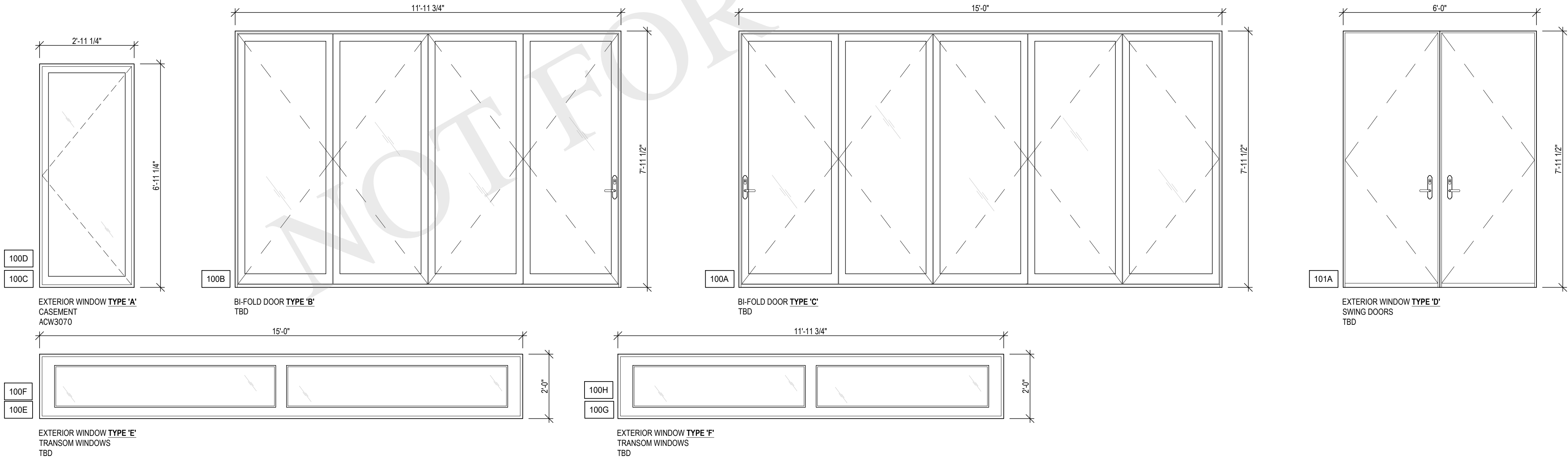
WINDOW & EXTERIOR DOOR SCHEDULE									7/25/2024	
UNIT	LOCATION	TYPE	SIZE (APPROXIMATE)	MANUFACTURER	STYLE	MODEL #	U-FACTOR	SHGC	NOTES	
100A	POOL HOUSE	C	15'-0" X 8'-0"	NANAWALL	BI-FOLDING DOOR				RETRACTABLE INSECT SCREEN	
100B	POOL HOUSE	B	12'-0" X 8'-0"	NANAWALL	BI-FOLDING DOOR				RETRACTABLE INSECT SCREEN	
100C	POOL HOUSE	A	3'-0" X 7'-0"	ANDERSEN	CASEMENT	ACW3070				
100D	POOL HOUSE	A	3'-0" X 7'-0"	ANDERSEN	CASEMENT	ACW3070				
100E	POOL HOUSE UPPER	E	2'-0" X 7'-6"	TBD	TRANSOM WINDOW					
100F	POOL HOUSE UPPER	E	2'-0" X 7'-6"	TBD	TRANSOM WINDOW					
100G	POOL HOUSE UPPER	F	2'-0" X 6'-0"	TBD	TRANSOM WINDOW					
100H	POOL HOUSE UPPER	F	2'-0" X 6'-0"	TBD	TRANSOM WINDOW					
101A	STORAGE ROOM	D	6'-0" X 8'-0"	TBD	EXTERIOR DOUBLE DOORS					

1 PROPOSED WINDOW & DOOR SCHEDULE

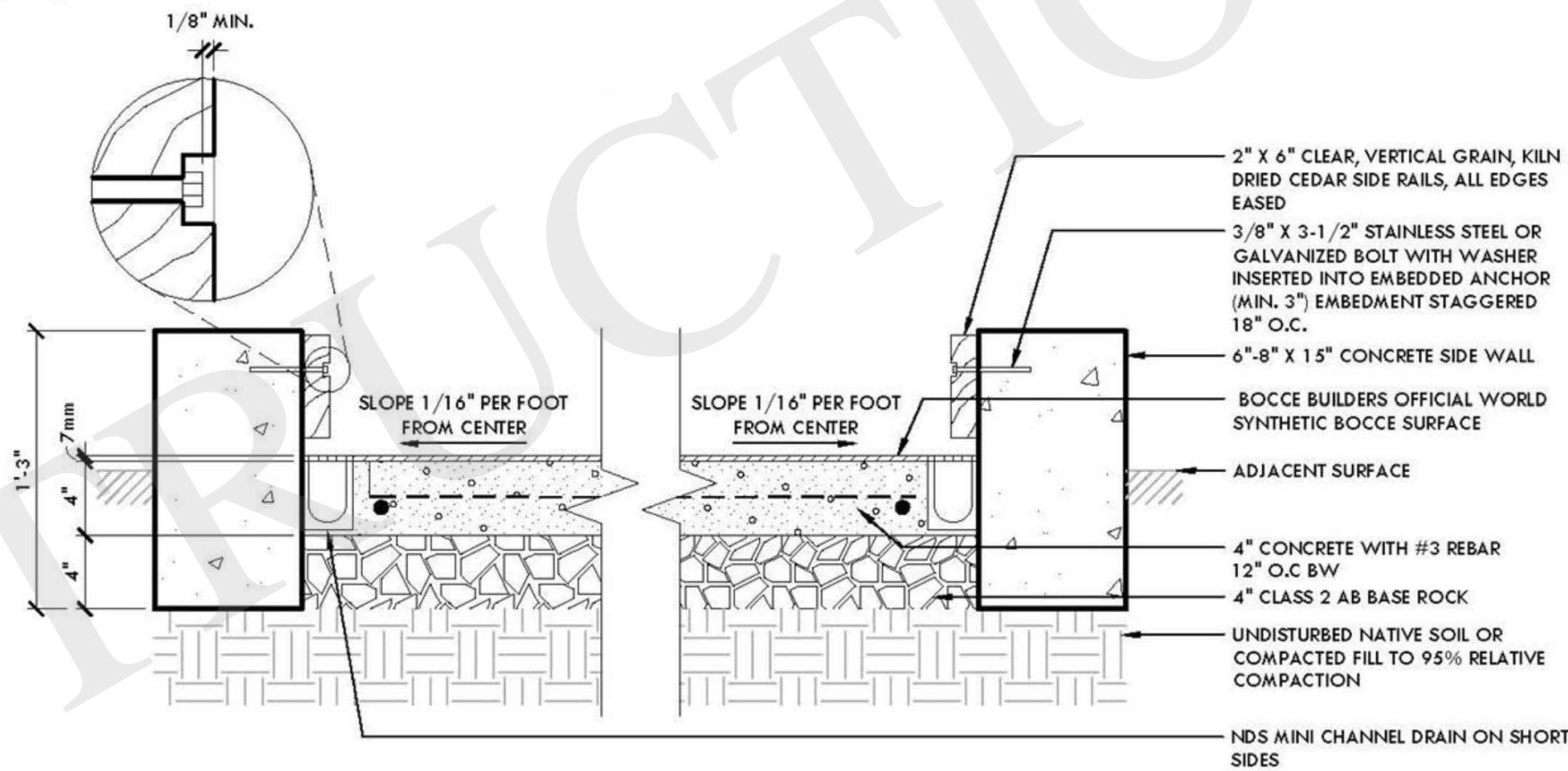
FIXTURE & TILE ALLOWANCE SCHEDULE							7/26/2024	
ALLOWANCE SCHEDULE IS TO BE USED FOR BIDDING PURPOSES ONLY. SCHEDULE DOES NOT REPRESENT ACTUAL FINAL SELECTION COST. PRICE INDICATED IS FOR PURCHASE OF MATERIAL ONLY.								
CONTRACTOR TO INCLUDE PRICE FOR INSTALLATION IN BID								
LOCATION	ITEM	QUANTITY	MATERIAL	ALLOWANCE	TOTAL	MANUFACTURER	MODEL #	NOTES
OUTDOOR BAR								
	CABINETY	16.40 LF		\$ 1,500.00 / LF	\$ 24,600.00			ALUMINUM, SHOP PTD
	CABINET HARDWARE	16.40 LF		\$ 30.00 / LF	\$ 492.00			
	COUNTERTOP	66.00 SF	STONE	\$ 150.00 / SQ FT	\$ 9,900.00			ALLOWANCE INCLUDES INSTALLATION
	BACKSPASH	6.00 SF	STONE	\$ 150.00 / SQ FT	\$ 900.00			
	SINK	1.00		\$ 1,250.00 / PC	\$ 1,250.00			
	SINK FAUCET	1.00		\$ 750.00 / PC	\$ 750.00			
	REFRIGERATOR	1.00		\$ 2,200.00 / PC	\$ 2,200.00	LYNX	LN24REFGR	
	PIZZA OVEN	1.00	STAINLESS STEEL	\$ 6,000.00 / PC	\$ 6,000.00	LYNX	LPZA	
	42" BBQ	1.00	STAINLESS STEEL	\$ 4,500.00 / PC	\$ 4,500.00	LYNX	L700R	
	ICE MAKER	1.00	STAINLESS STEEL	\$ 4,700.00 / PC	\$ 4,700.00	LYNX	LN15ICE	
POOL HOUSE								
	CABINETY	8.00 LF	WOOD	\$ 1,000.00 / LF	\$ 8,000.00			PAINT GRADE
	CABINET HARDWARE	8.00 LF		\$ 30.00 / LF	\$ 240.00			
	BACKSPASH	40.00 SF	STONE	\$ 150.00 / SQ FT	\$ 6,000.00			
	COUNTERTOP	16.00 SF	STONE	\$ 150.00 / SQ FT	\$ 2,400.00			ALLOWANCE INCLUDES INSTALLATION
	FLOOR TILE	267.00 SF	TILE	\$ 20.00 / SQ FT	\$ 5,340.00			
	FIREPLACE	1.00		\$ 7,500.00 / PC	\$ 7,500.00			WOOD BURNING
OUTDOOR SHOWER								
	FIXTURE	1.00		\$ 2,000.00 / PC	\$ 2,000.00			
TOTAL	\$ 86,772.00	CONTRACTOR TO INCLUDE PRICE OF INSTALLATION IN PROPOSAL (U.O.N)						

2 PROPOSED ALLOWANCE SCHEDULE

3 PROPOSED BOCCE COURT DETAIL



4 PROPOSED WINDOW & DOOR TYPES



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PROPOSED WINDOW & DOOR & ALLOWANCE SCHEDULE & TYPES

SCALE: AS NOTED

A-600

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