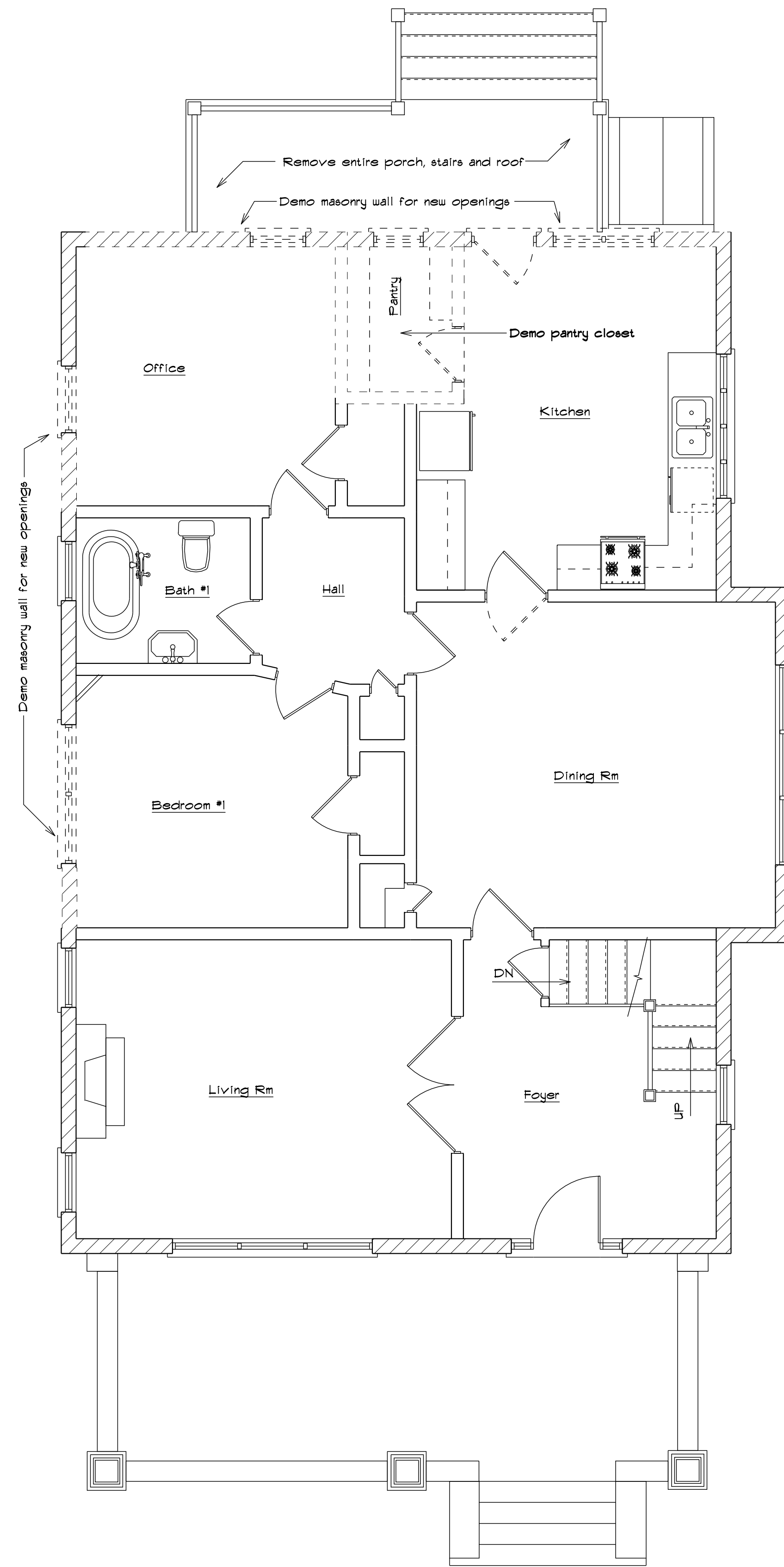
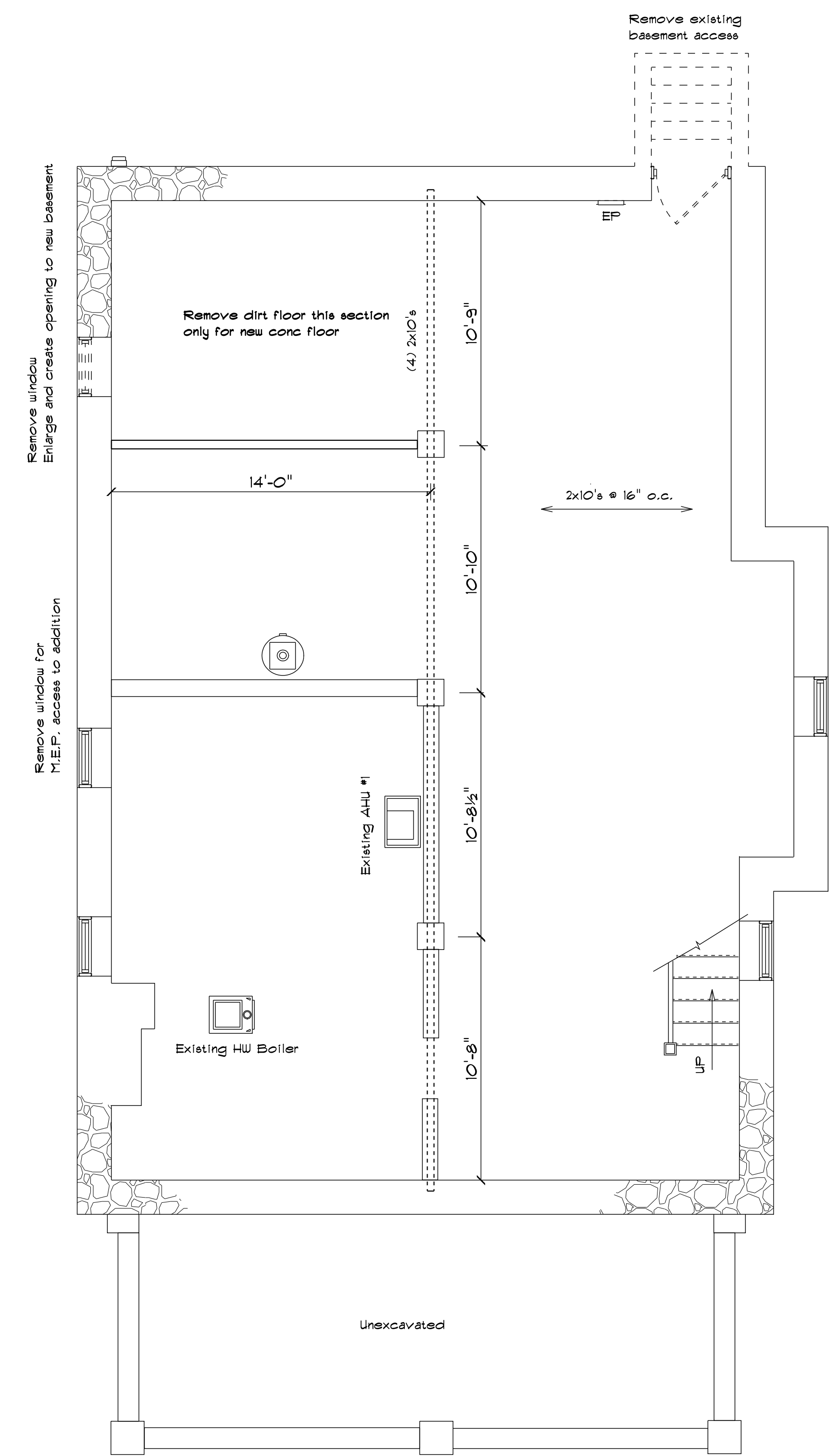


Existing Second Floor



Existing First Floor - Demolition Plan



Existing Foundation - Demolition Plan



Existing South Elevation



Existing East Elevation



Existing North Elevation



Existing West Elevation

James R. Irvine  
Construction Inc

Designer / Builder  
506 Tippin Court, Thurmont MD 21788  
301-271-3272 MHIC 25379  
www.IrvineConstruction.com

Date:  
Scale: 1/4" = 1'-0"

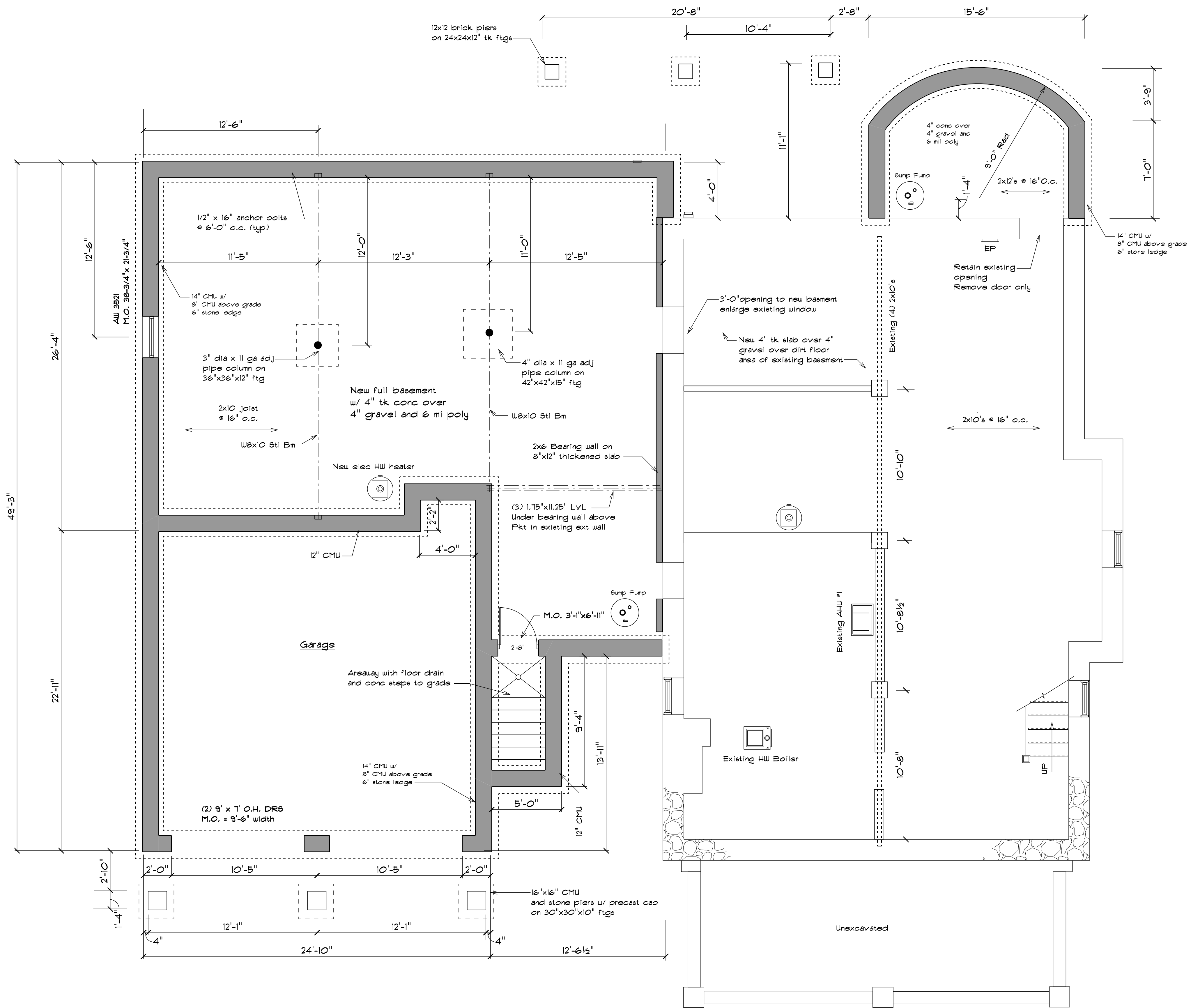
Revisions:  
Final Revised:

Project:

Drawing:  
Existing Elevations

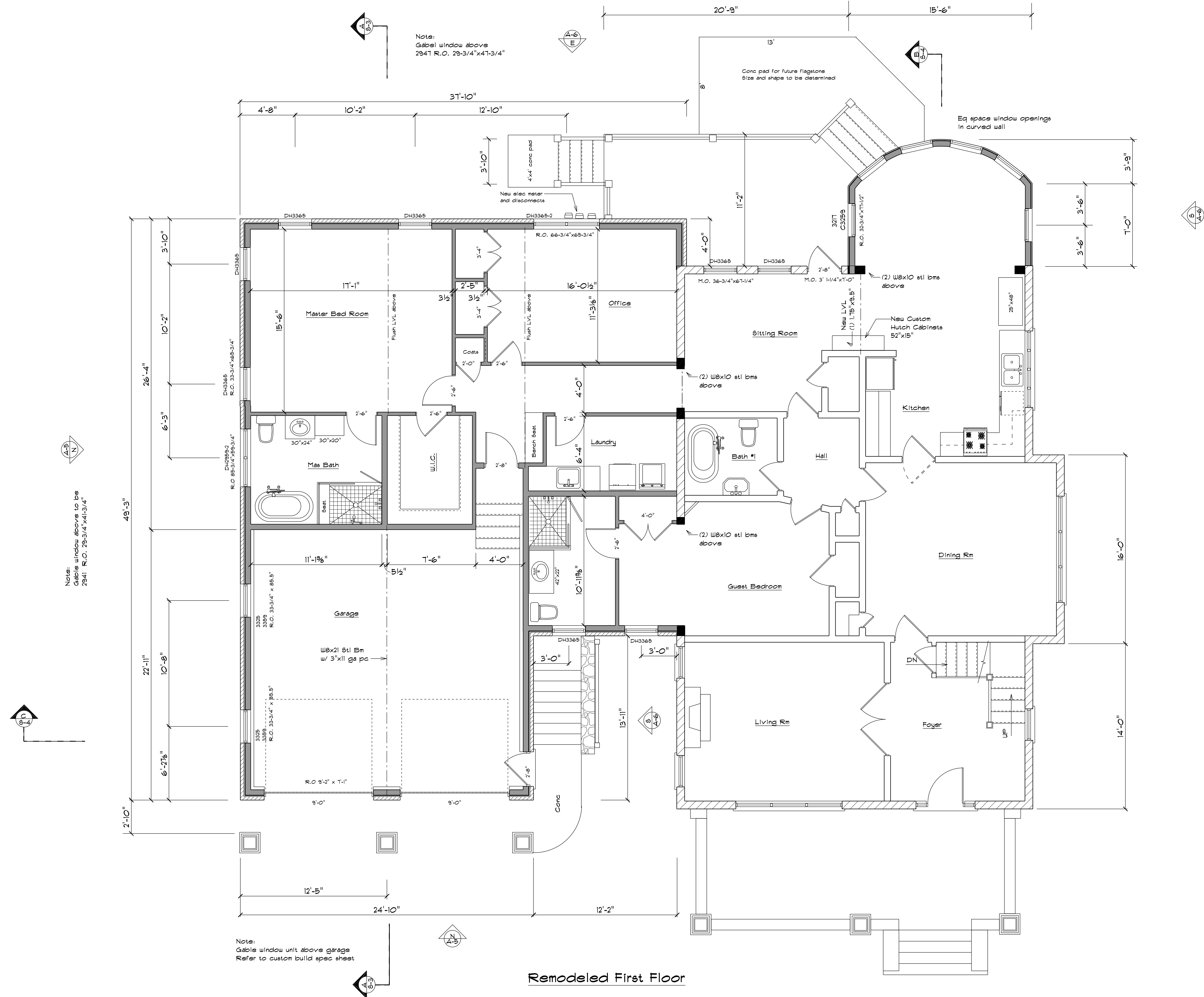
Sheet

A - 2



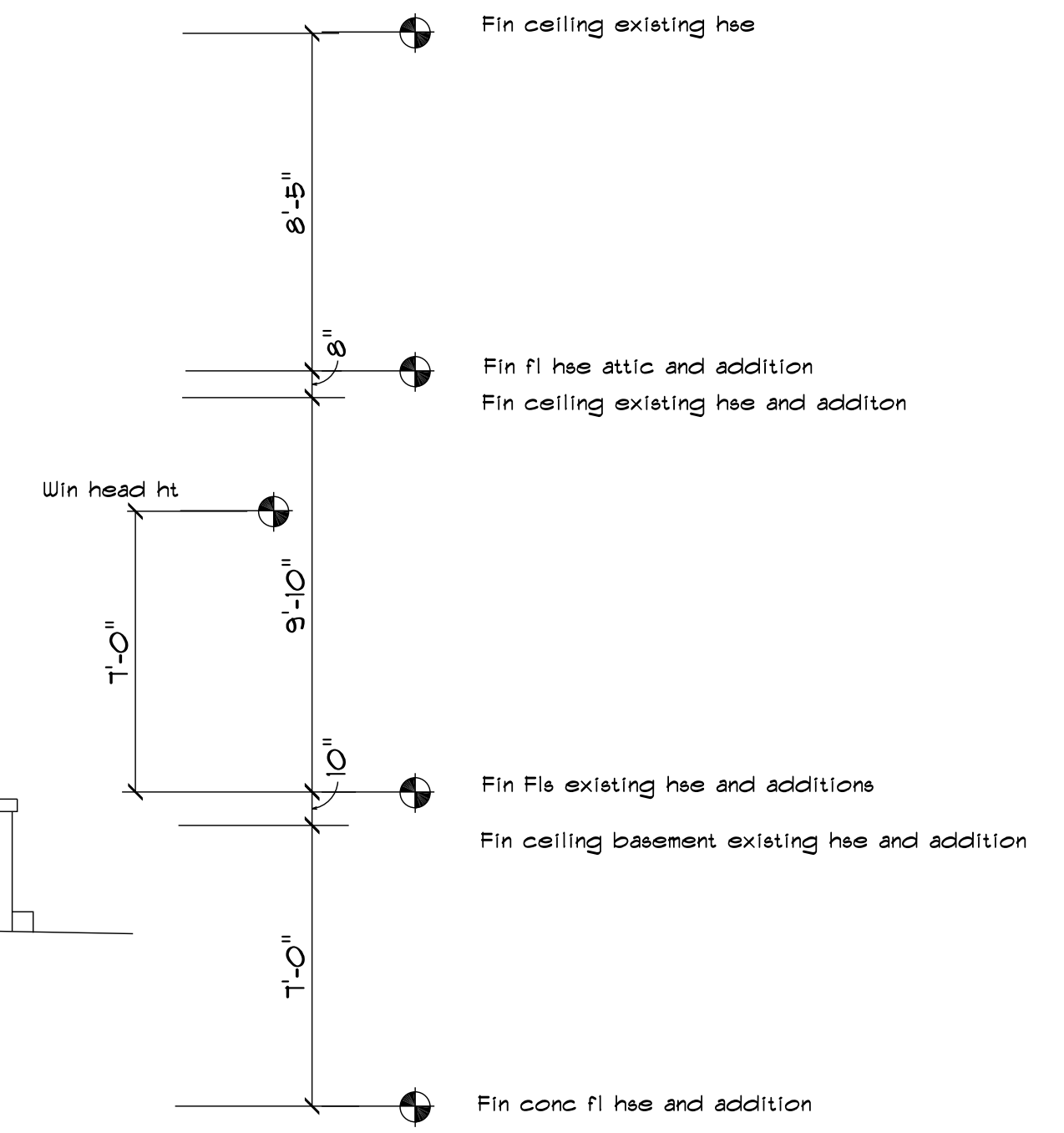
Remodeled Foundation Plan

<p><b>James R. Irvine Construction Inc</b>          Designer / Builder          506 Tipton Road          301-271-3272, MHIC 93379          www.IrvineConstruction.com</p>	<p>Date: _____          Scale: 1/4" = 1'-0"          Revisions: _____          Final Revised: _____</p>	<p>Project: _____</p>	<p>Drawing: _____          Remodeled / New Foundation Plan</p>	<p>Sheet  <b>A - 3</b></p>
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Remodeled First Floor

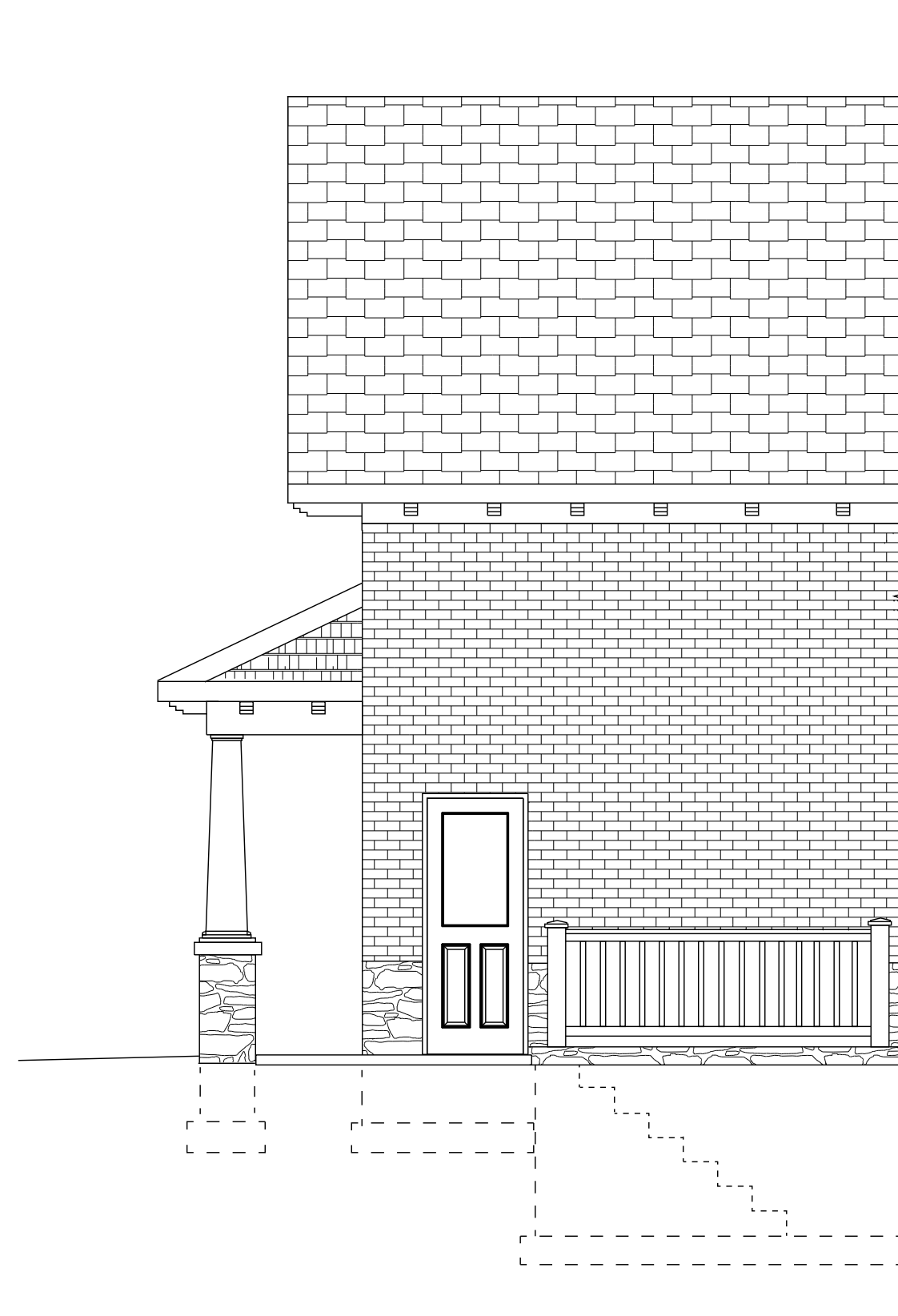
Sheet <b>A - 4</b>	Drawing: <b>Remodeled First Floor Plan</b>	Project:	Date: Scale: 1/4" = 1'-0" Revisions: Final Revised:	<b>James R. Irvine Construction Inc</b> Designer / Builder 506 Tipton Rd 301-271-3272 MHC 25379 www.IrvineConstruction.com
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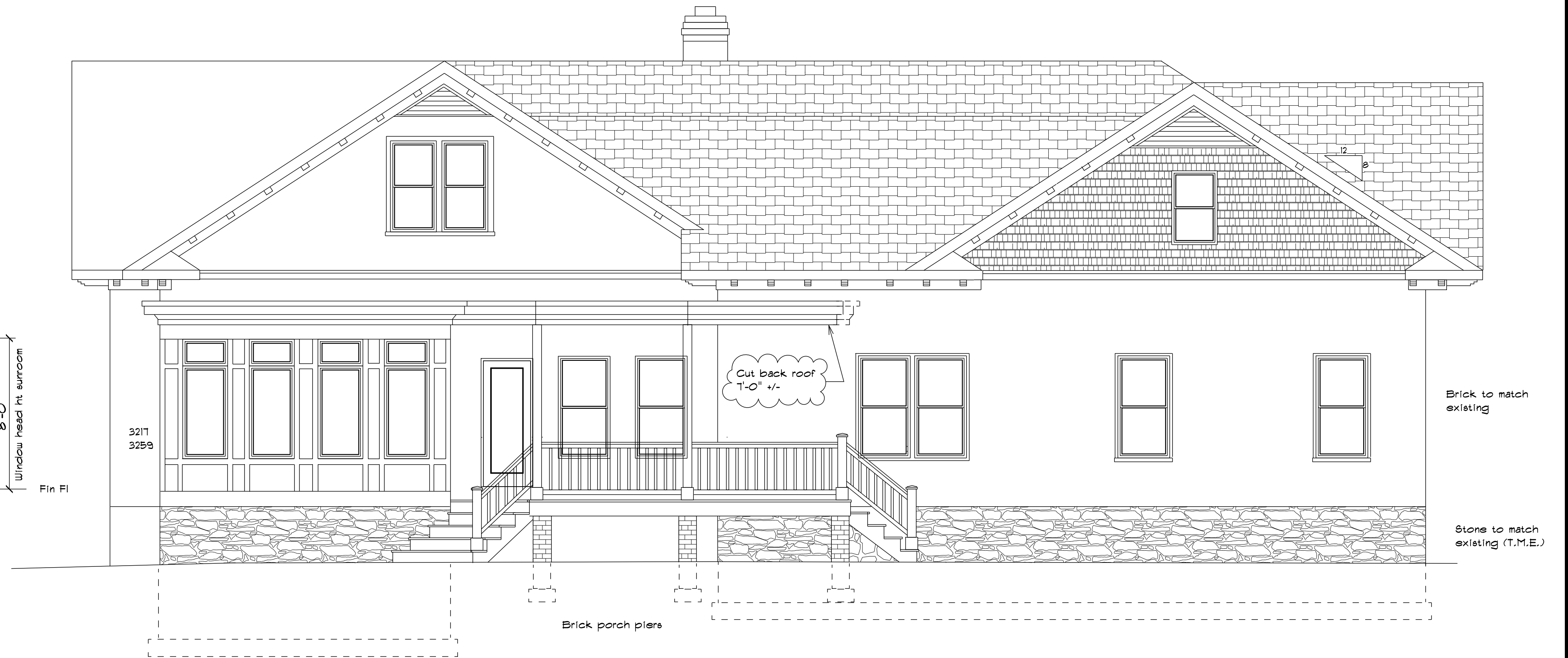
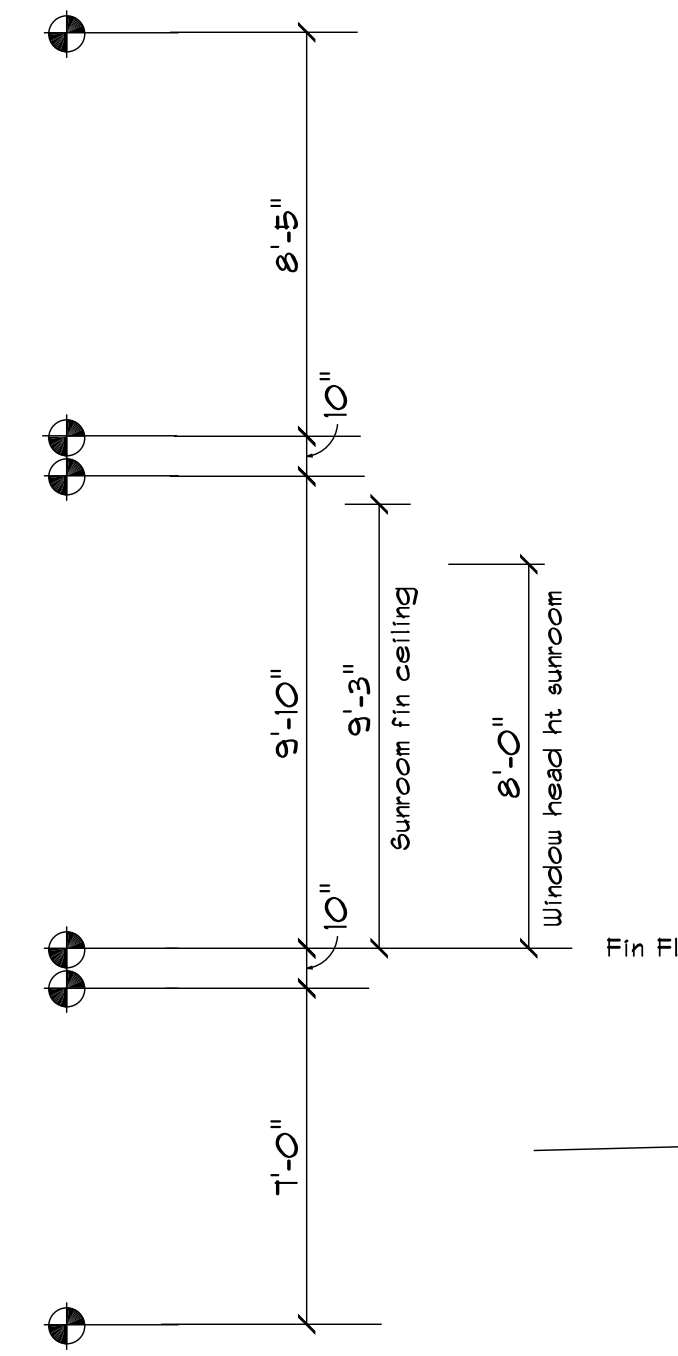
Remodeled North Elevation



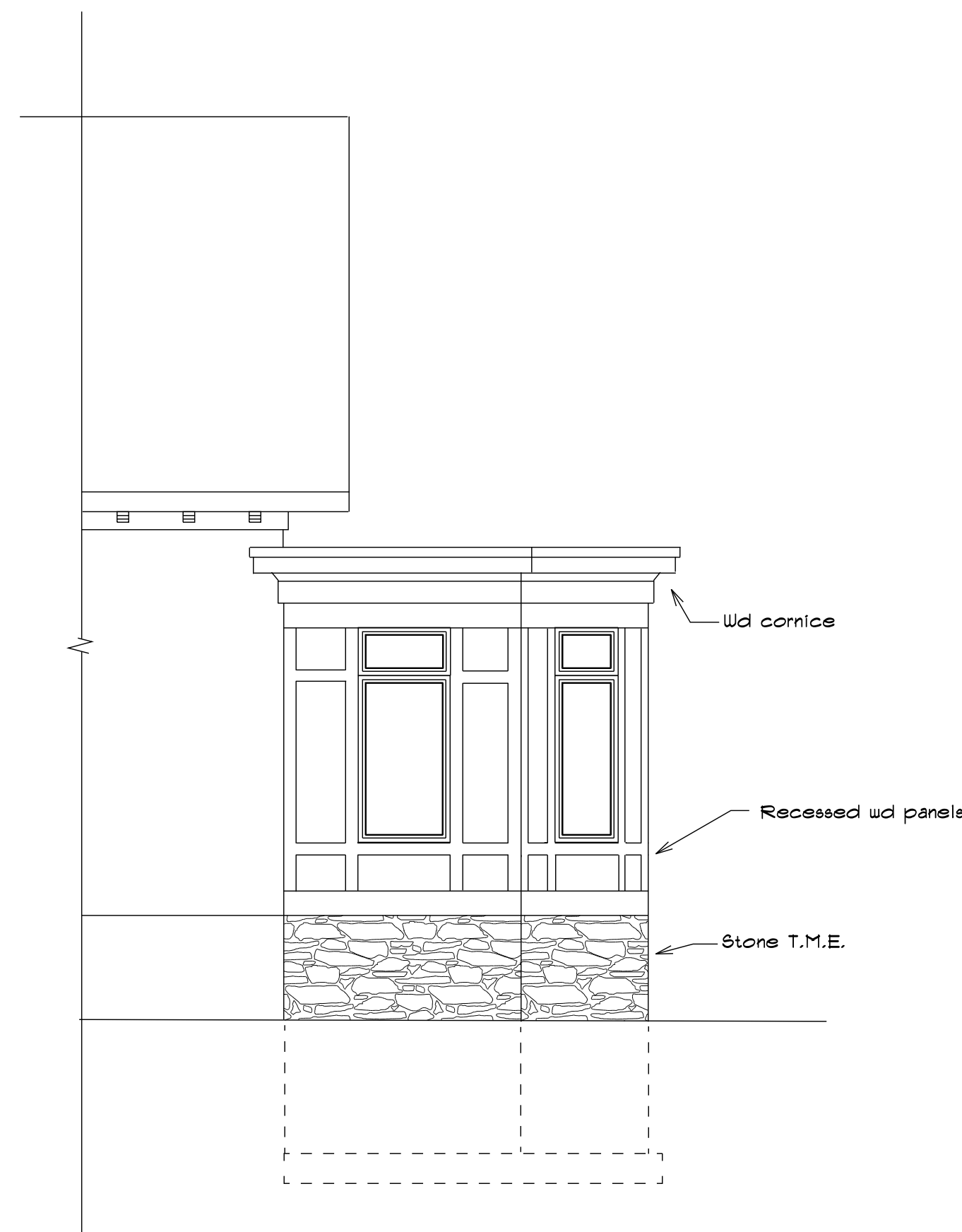
Remodeled West Elevation



South Elevation at Garage



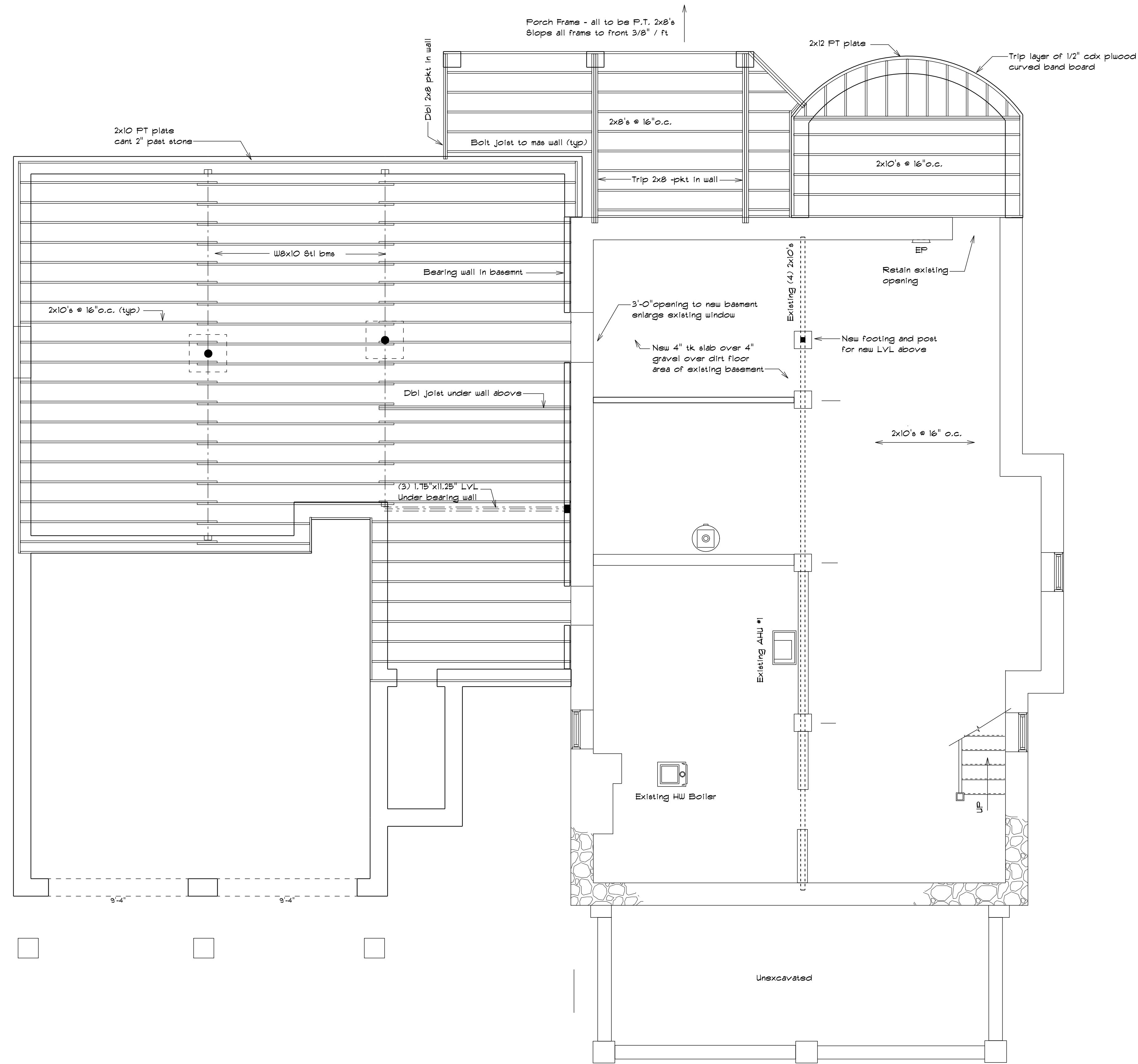
Option A



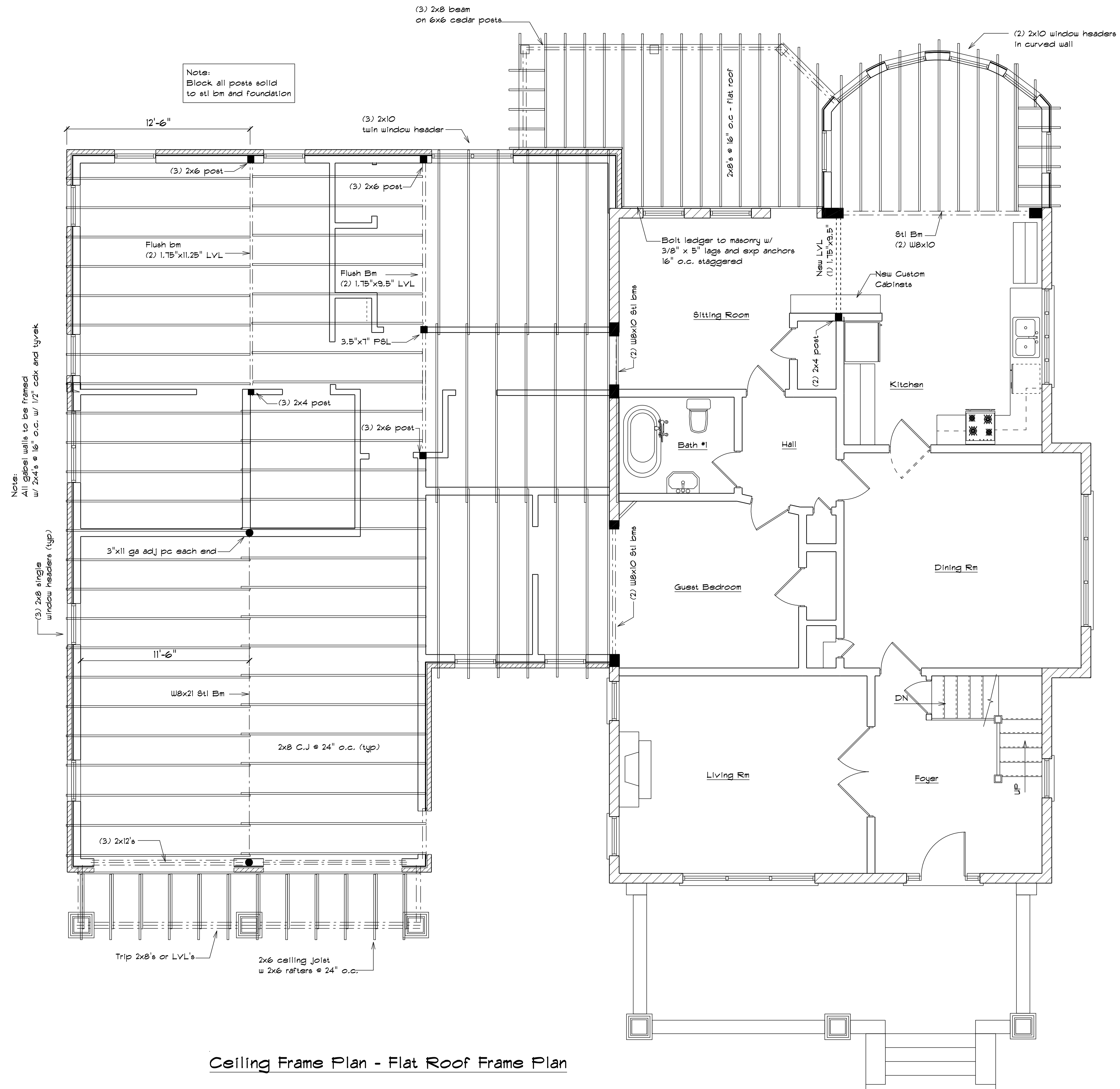
South Elevation at Sunroom



Option B



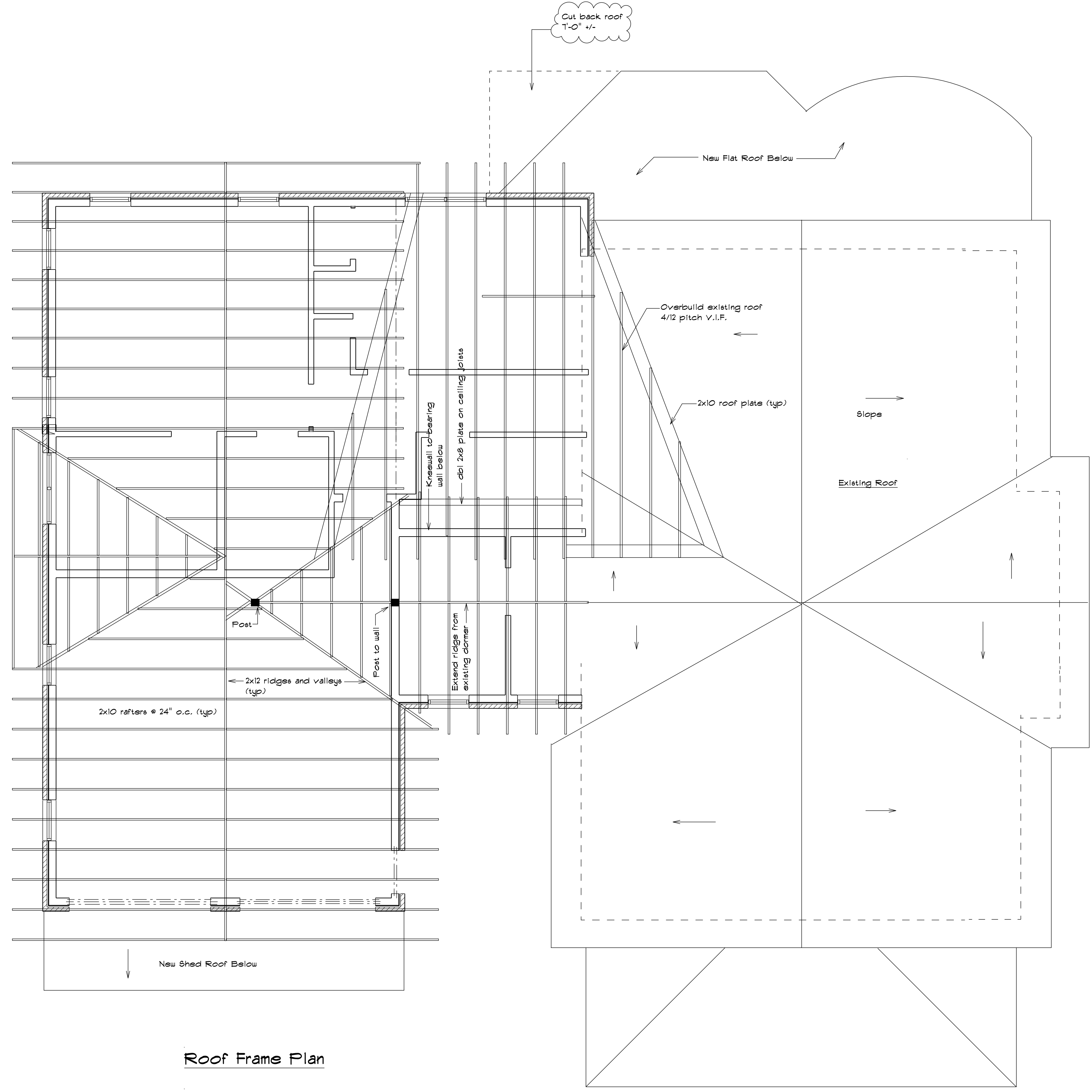
Floor Frame Plan



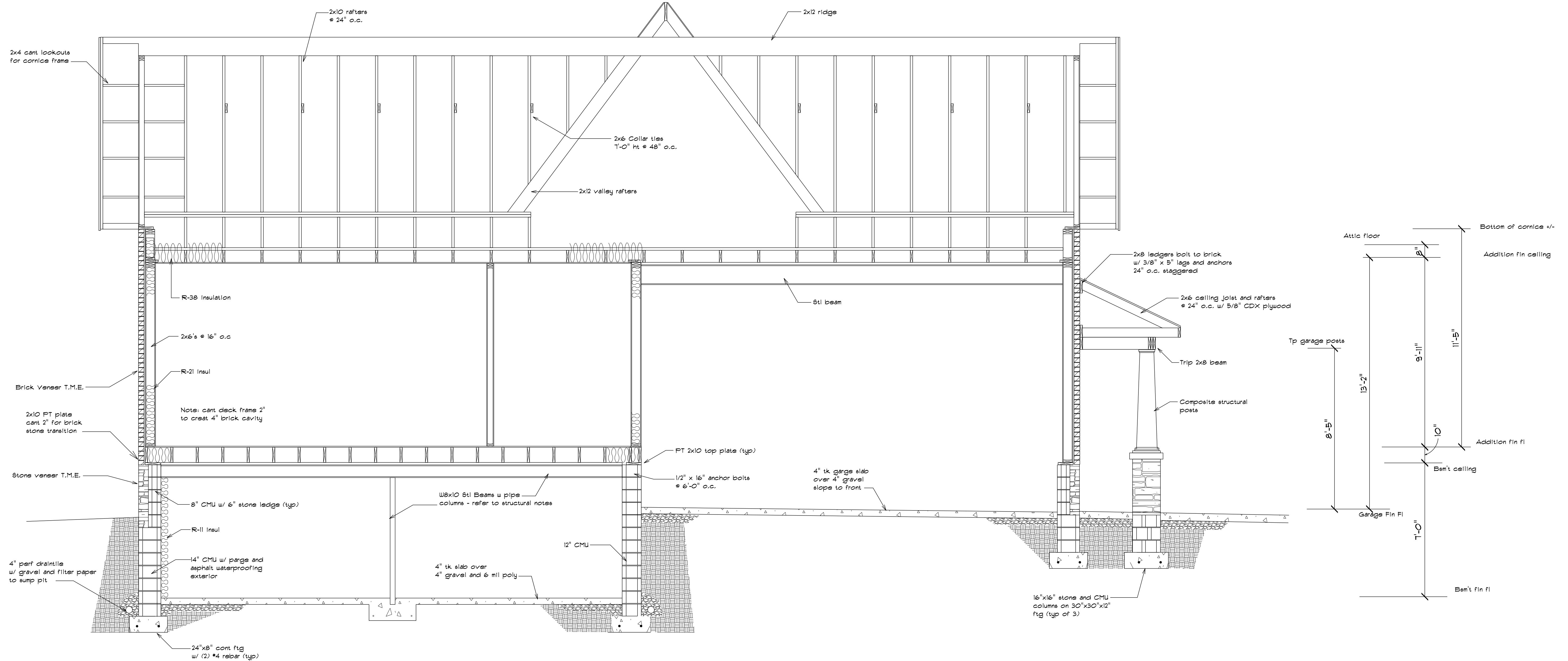
Ceiling Frame Plan - Flat Roof Frame Plan

<p><b>James R. Irvine Construction Inc</b>  <small>Designer / Builder          506 Tappin Court, Thurmont MD 21788          301-271-3272, MHIC 25379          www.IrvineConstruction.com</small></p>
<p>Date: _____          Scale: 1/4" = 1'-0"          Revisions: _____          Final Revised: _____</p>
<p>Project: _____</p>
<p>Drawing: <b>Ceiling Frame Plan</b></p>
<p>Sheet <b>S - 2</b></p>

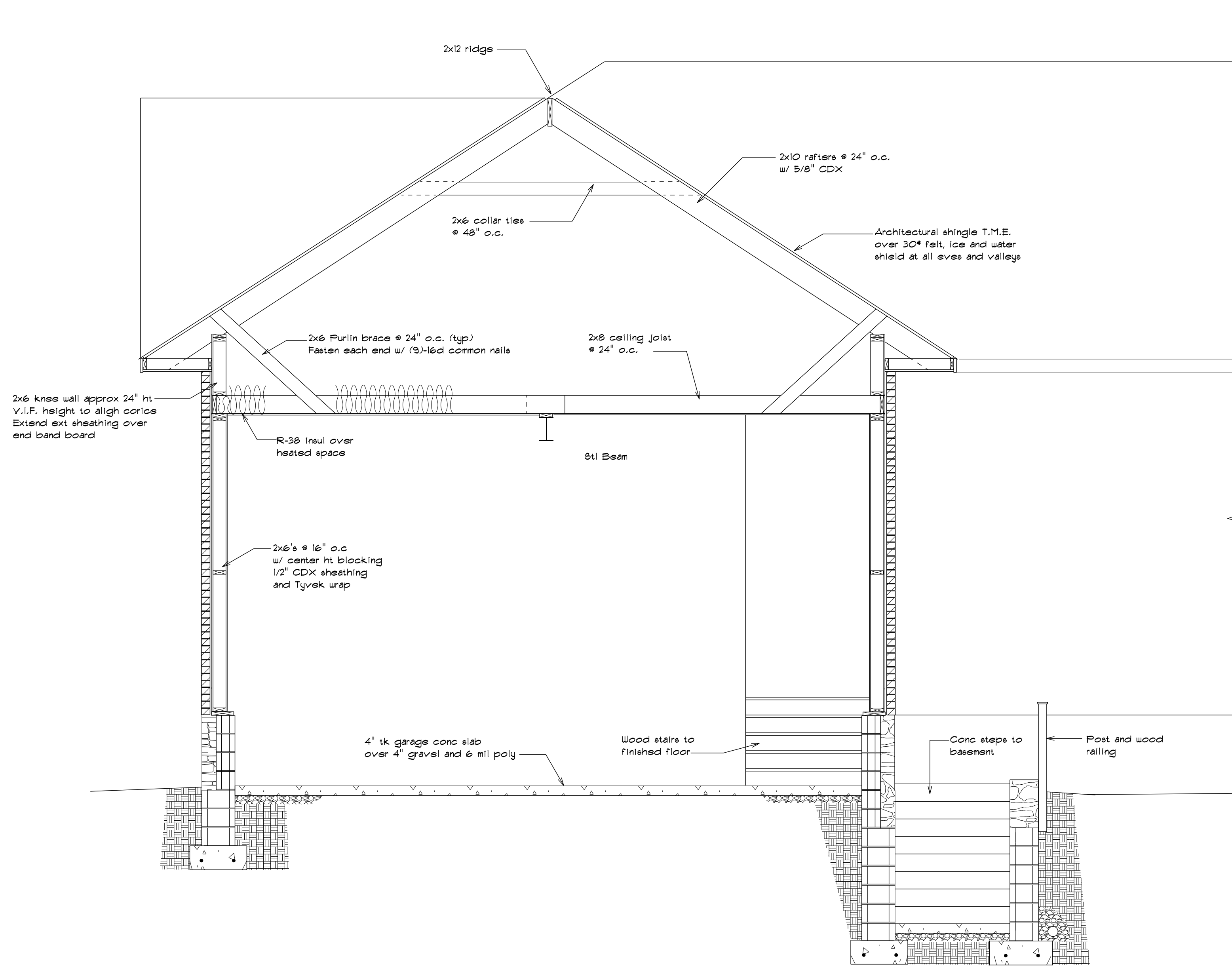




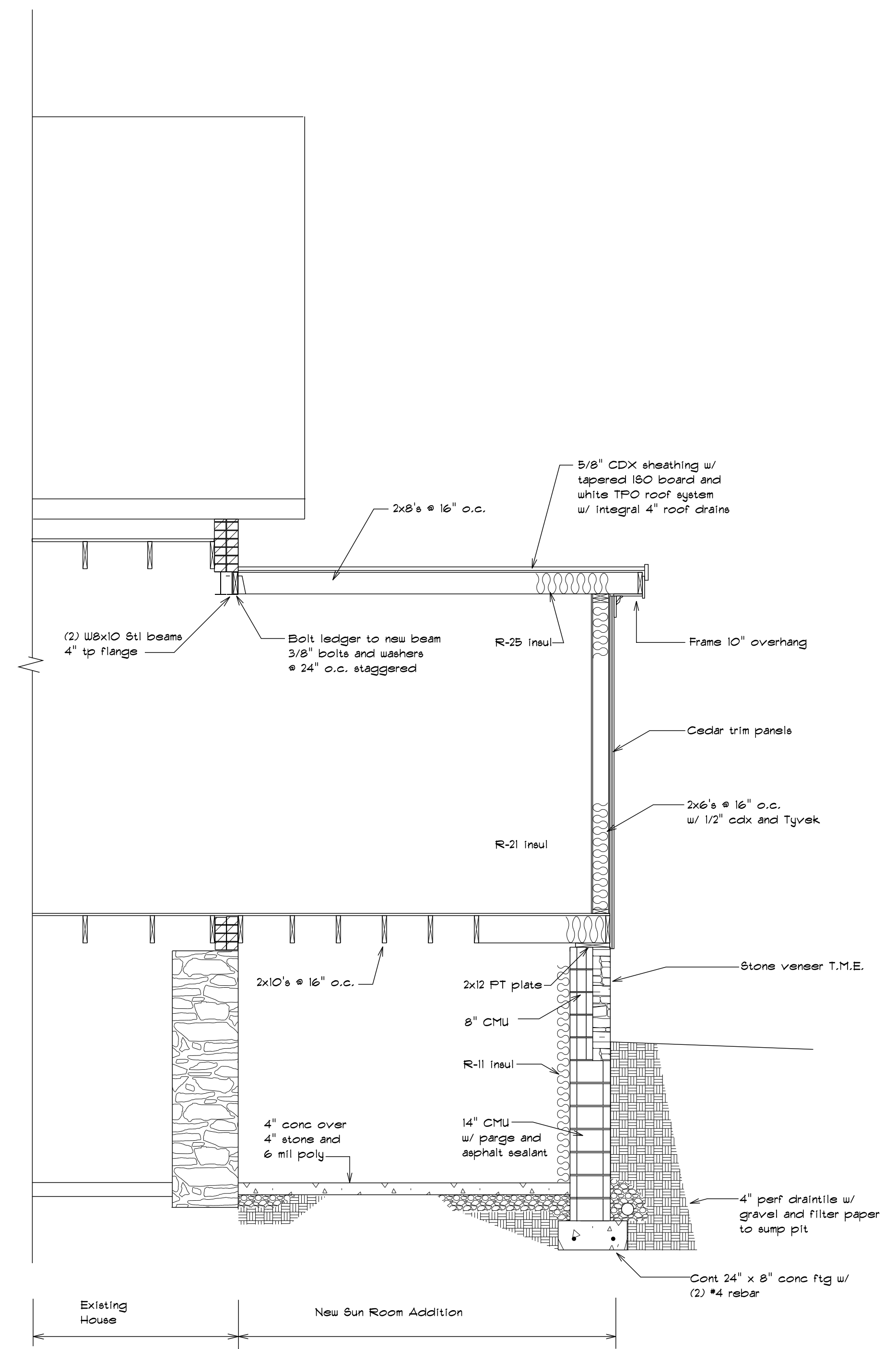
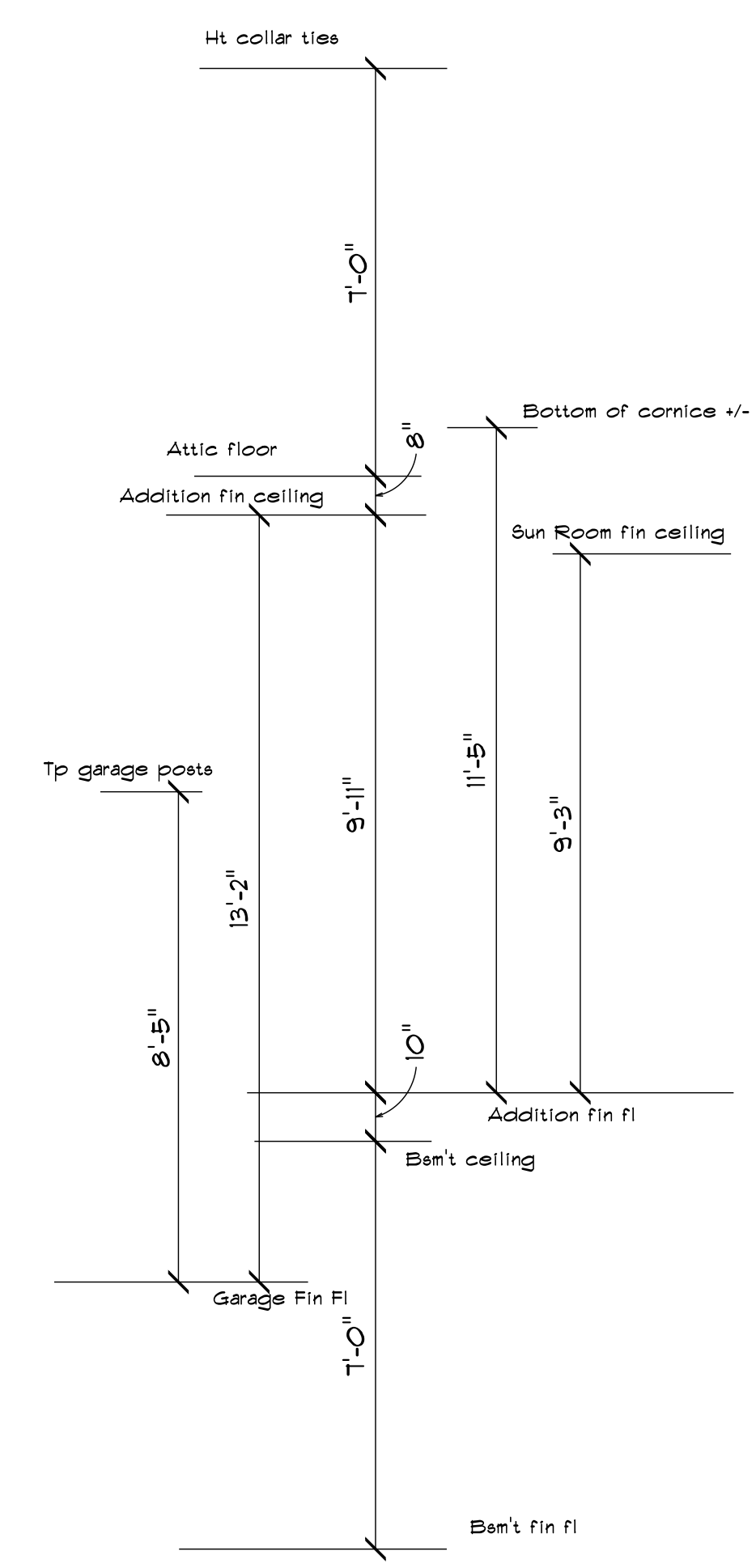
Roof Frame Plan



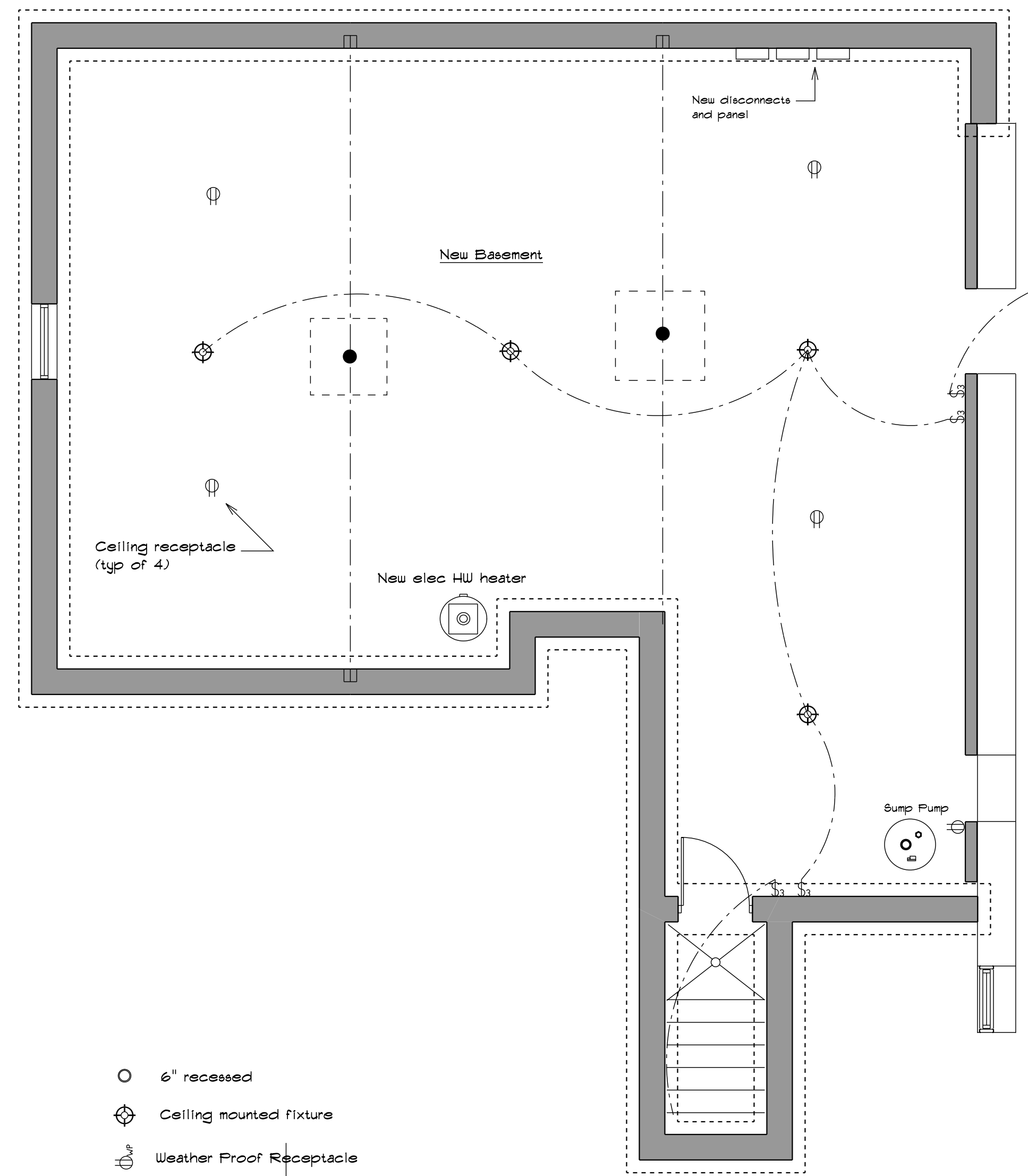
Section A-A



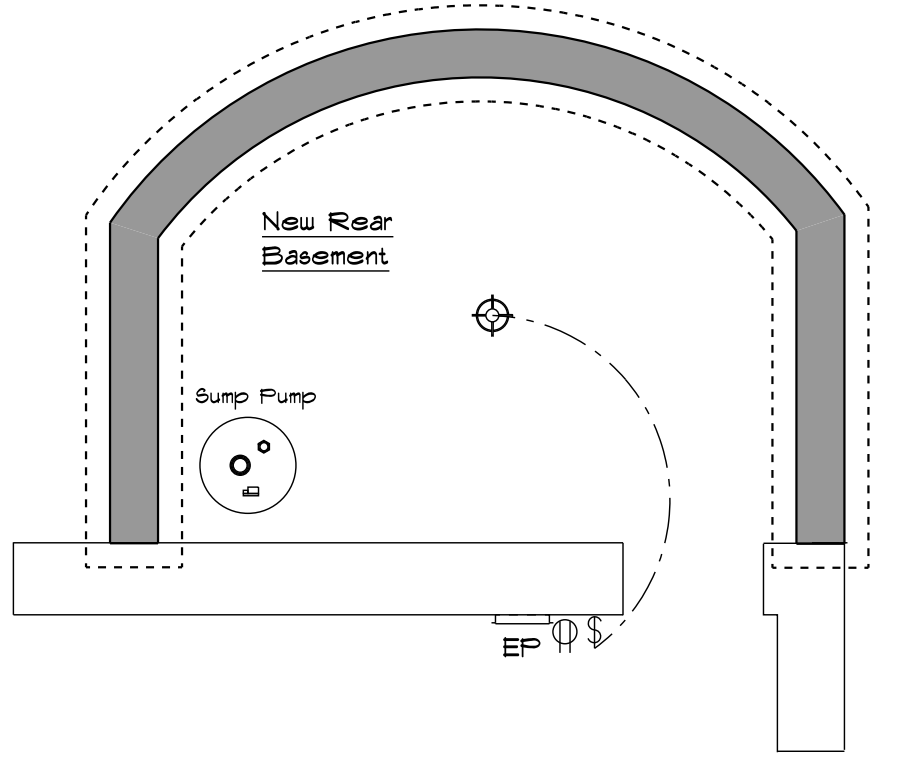
Section C



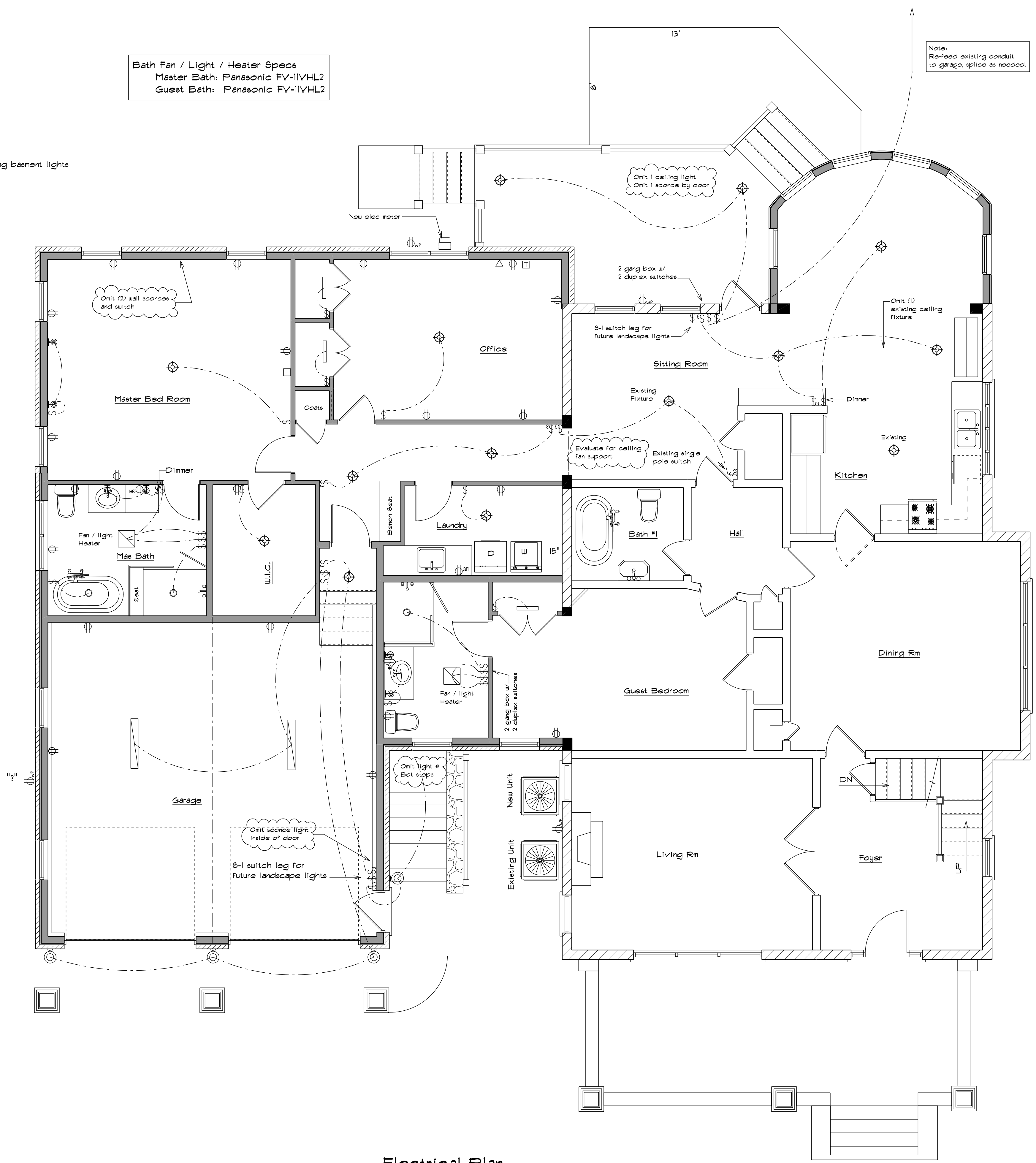
Section B



- 6" recessed
- ⊙ Ceiling mounted fixture
- ⊕ Weather Proof Receptacle
- ⊖ Receptacle
- ⊖ Dbl (quad) receptacle
- ⊖ Split receptacle (half switch)
- ⊖ TV outlet / HDMI
- ⊖ Wall sconce
- ⊖ Telephones
- ⊖ Under cabinet / Closet Light
- ⊖ Hanging / pendant
- ⊖ Floor receptacle / brass single
- ▬ Electric hydronic heater
- ▬ Door Chime
- ⊖ Thermostat
- ⊖ Single pole switch
- ⊖ 3 way switch
- ▬ Bath Fan
- ▬ Fluorescent
- ⊖ Dbl spot light



Bath Fan / Light / Heater Specs  
 Master Bath: Panasonic FV-11VHL2  
 Guest Bath: Panasonic FV-11VHL2



Note:  
 Re-feed existing conduit to garage, splice as needed.

Electrical Plan