

The Seals Residence Additions

December 23, 2014

General Project Description

We will be working in 2 different areas of the home. The significant portion of the project will include an addition of a garage, bonus room, family room, and bathroom. The much smaller portion that is related to the addition will be a bump out of an exterior bedroom wall to create a larger bedroom.

Garage Addition

- Shutters to match existing
- Hip roof to match existing
- Existing brick to be reused as much as possible to tie existing brick into new construction
- Windows to be Windsor windows that will match the design of the existing windows on the house
- Hardi shake siding
- Driveway to remain as pavers
- GAF Slateline roofing shingle to match existing
- O.G. Gutters to match existing
- Mahogany exterior doors at garage



1003 Scenic Drive—front facade

Neighborhood Conservation Overlay

1003 Scenic Drive (121DC032) Colonial Revival (1929). Two-story frame with brick veneer wall covering. Low-pitched hip and cross gable roof with slate roof covering. Five-bay façade with central entry highlighted by front porch with tripled round wood columns at front corners and engaged pilasters at rear supporting second-story balcony, sawn wood rail. First-story front entry with fanlight and sidelights. Second-story porch entry through paired ten-light French doors. Six-over-six-double-hung wood windows. Interior side brick chimney. Extended one-story brick wall on north elevation with arched entry. Brick foundation. Irregular plan. (C)



1003 Scenic Drive – Rendering #1



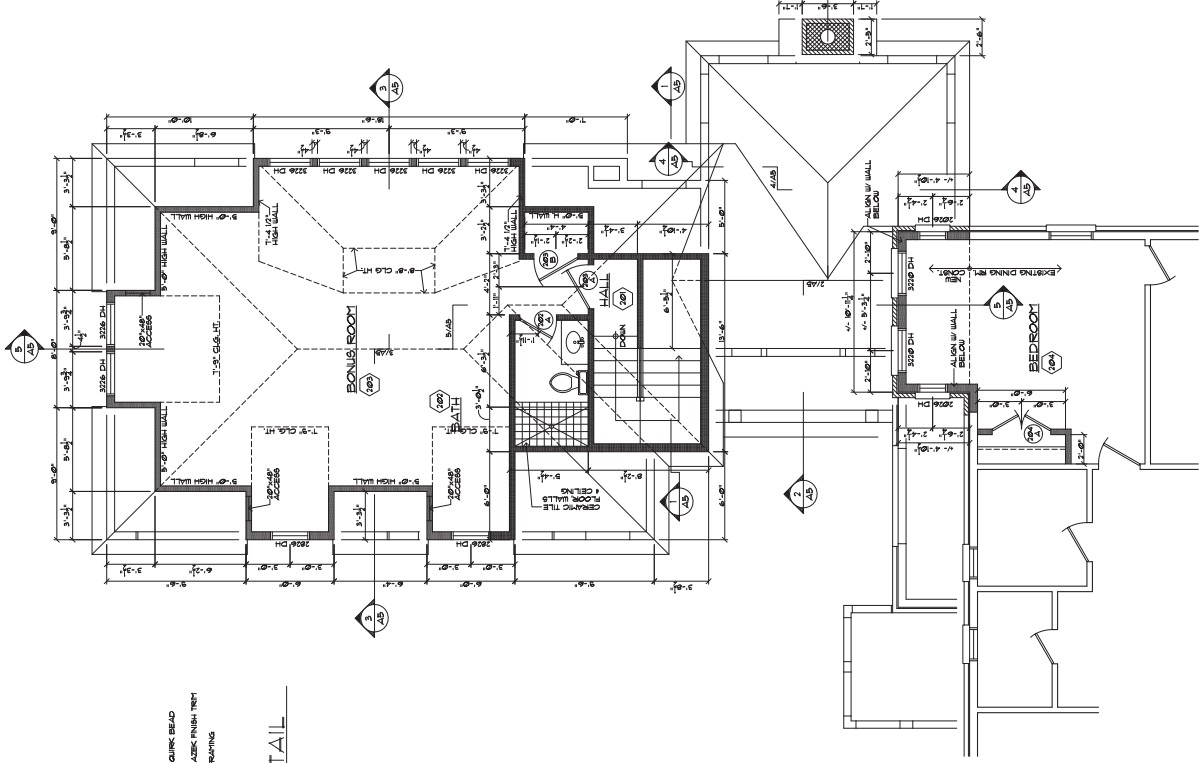
1003 Scenic Drive – Rendering #2



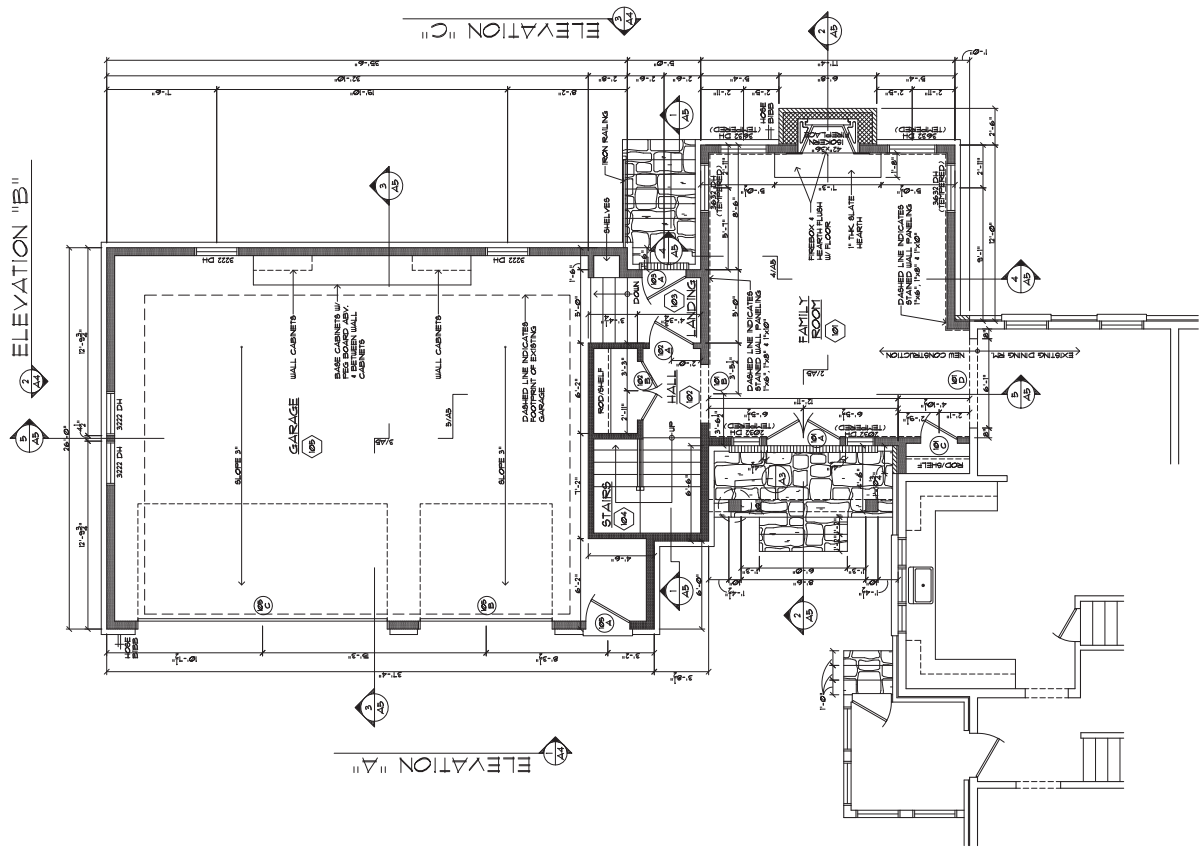
1003 Scenic Drive – Rendering #3



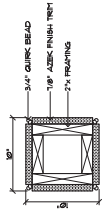
1003 Scenic Drive – Rendering #4



SECOND FLOOR PLAN
1/4" = 1'-0"



MAIN FLOOR PLAN
1/4" = 1'-0"



1 COLUMN DETAIL
110 1/2" x 110 1/2"

ELEVATION "B"

ELEVATION "C"

ELEVATION "A"

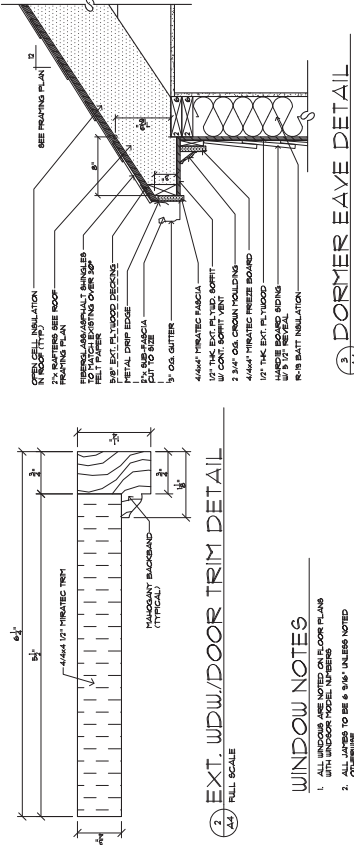
Addons & Alterations to the Seals Residence

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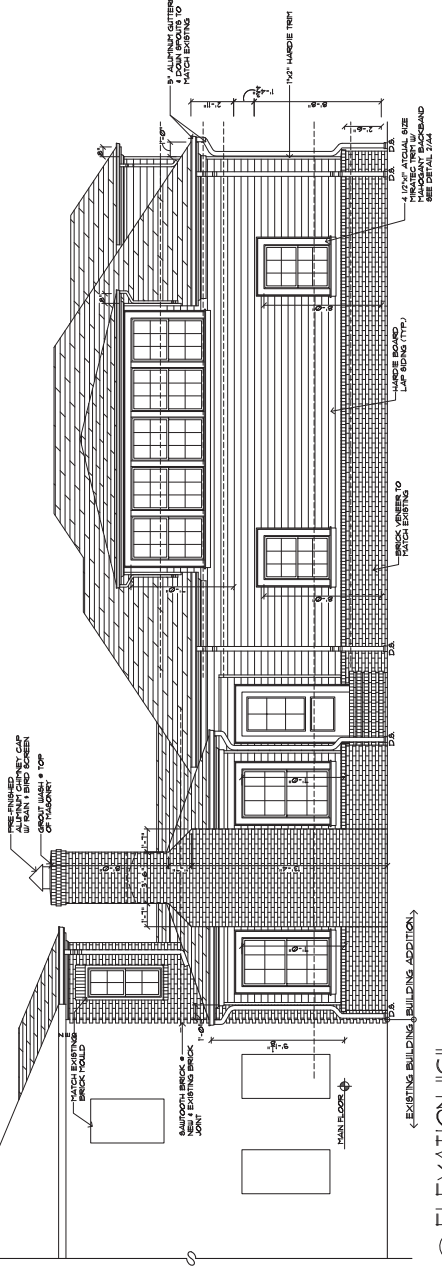
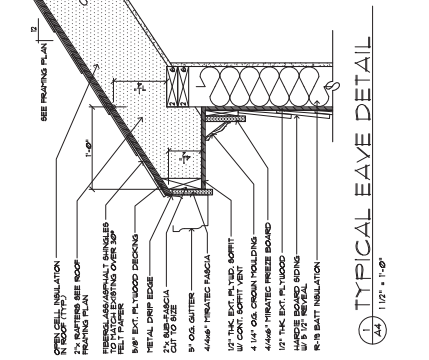
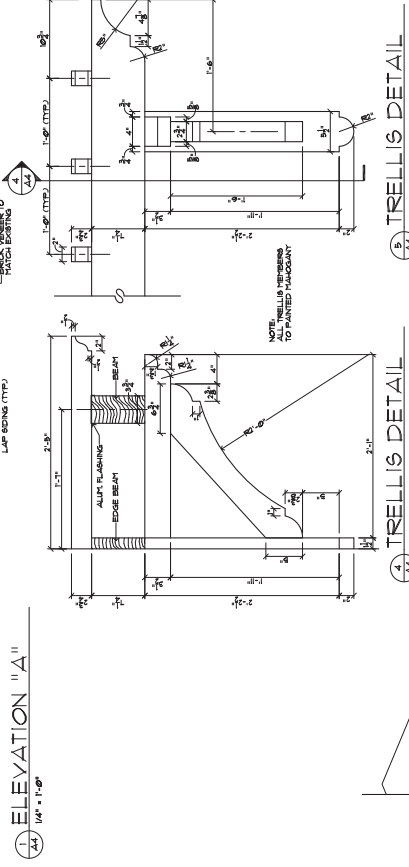
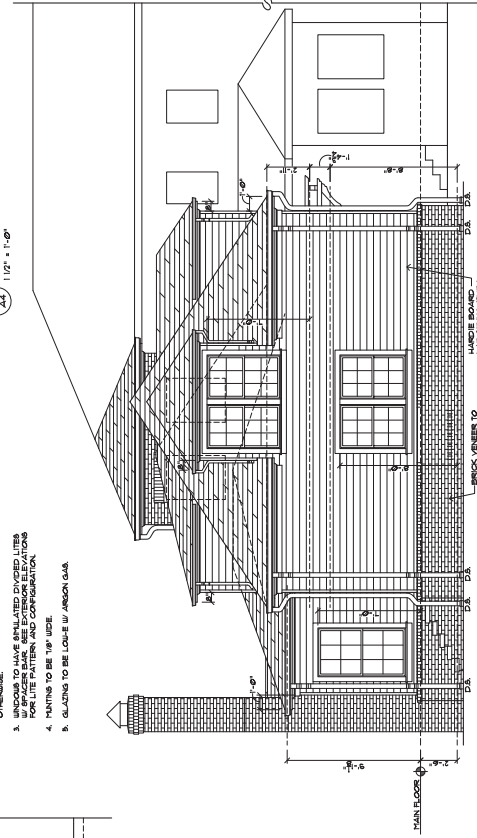


DRAWN: JAMES CYBIS
 DATE: 08/24
 SCALE: 1/8" = 1'-0"

SHEET
A4
 OF 46



- WINDOW NOTES**
1. ALL WINDOWS ARE NOTED ON FLOOR PLANS WITH WINDOW MODEL NUMBERS
 2. OPERABLE TO BE 8 3/4" JULESS-NOTED
 3. WINDOWS TO HAVE SPULATED DIVICED LITES FOR LITE PATTERNS AND COORDINATION WITH INTERIOR AND EXTERIOR
 4. FININGS TO BE 1/4" WIDE
 5. GLAZING TO BE LOWE W/ ARGON GAS

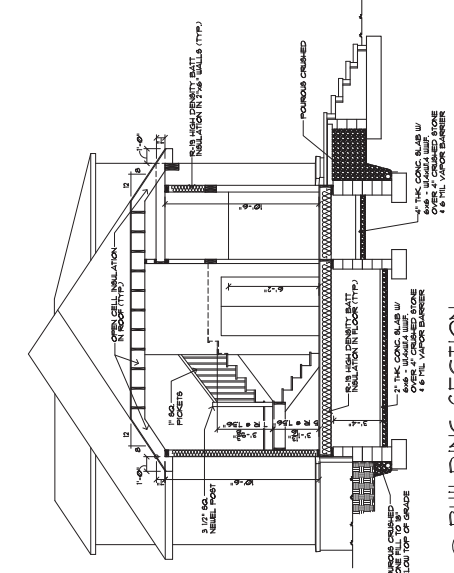
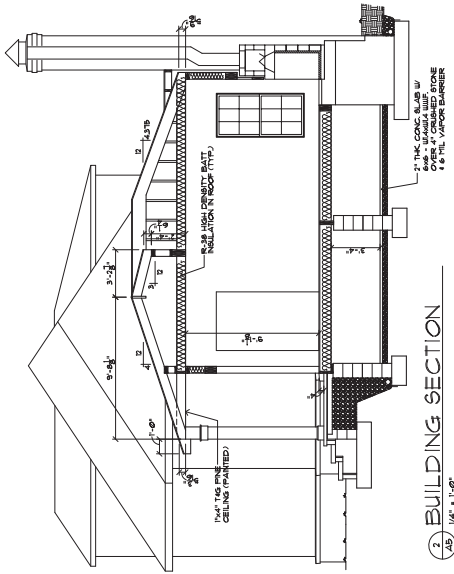
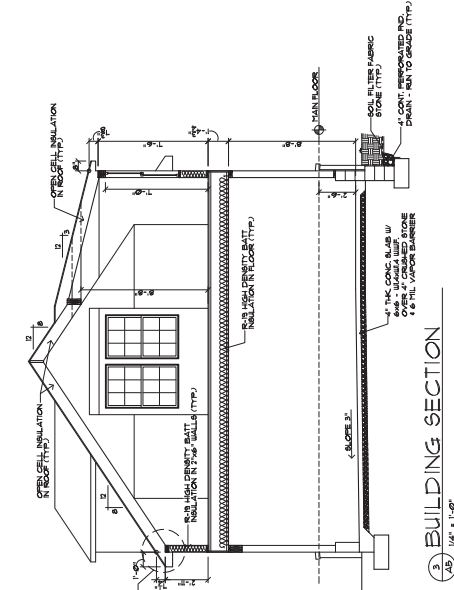


← EXISTING BUILDING (BUILDING ADDITION)



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 DATE: 06/24
 SCALE: 1/4" = 1'-0"

SHEET
A5
 OF A6



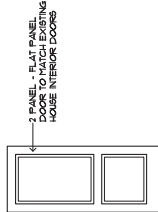
DOOR SCHEDULE

DOOR #	UD	HGT	MANUFACTURER	FINISH	NOTES
001A	6'-0"	7'-0"	OPTIONAL	STAIN	3/4" LITE DOORS - SEE ELEV. 'A'
001B	3'-0"	7'-0"	KOETTER	PAINT	DOOR TYPE 'A' - SEE ELEV. 'A/B' - PAIR OF DOORS
002	6'-11"	7'-0"	OPTIONAL	PAINT	CAGED OPENING - FIELD VERTICAL WIDTH
003	4'-0"	6'-0"	KOETTER	STAIN	DOOR TYPE 'A' - SEE ELEV. 'A/B' - PAIR OF DOORS
004	3'-0"	7'-0"	OPTIONAL	STAIN	3/4" LITE DOORS - SEE ELEV. 'A'
005A	3'-0"	8'-0"	OPTIONAL	STAIN	DOOR TYPE 'A' - SEE ELEV. 'A/B' - PAIR OF DOORS
005B	3'-0"	8'-0"	OPTIONAL	STAIN	GARAGE DOOR - SELECTED BY OWNER
006A	2'-5"	6'-5"	KOETTER	PAINT	DOOR TYPE 'A' - SEE ELEV. 'A/B'
006B	3'-0"	6'-5"	KOETTER	PAINT	DOOR TYPE 'A' - SEE ELEV. 'A/B'
007A	4'-0"	6'-5"	KOETTER	PAINT	DOOR TYPE 'A' - SEE ELEV. 'A/B'
007B	4'-0"	6'-5"	KOETTER	PAINT	DOOR TYPE 'A' - SEE ELEV. 'A/B'

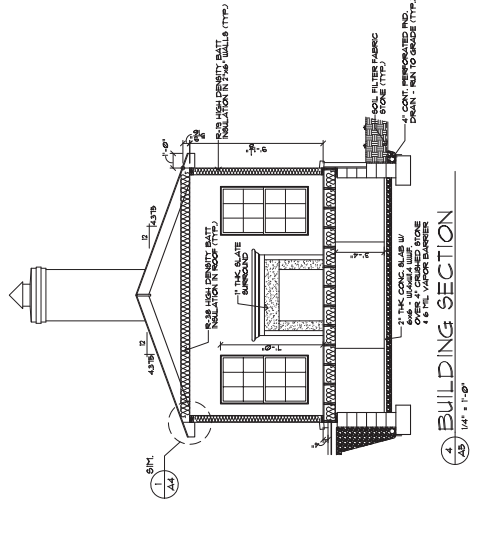
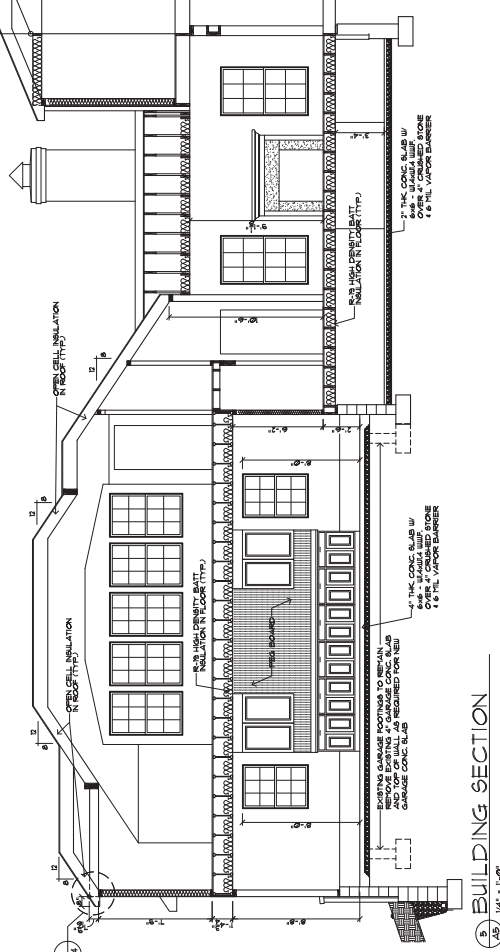
ROOM FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR	WALLS	CEILING	REMARKS
001	FAMILY ROOM	WOOD	WOOD	PAINT	WALLS TO BE 1X6", 1X8", 1X12" KNOTTY ALDER PANELING
002	STAIRS	CERAMIC TILE	CE	PAINT	...
003	HALL	WOOD	WOOD	PAINT	...
004	HALL	WOOD	WOOD	PAINT	...
005	HALL	WOOD	WOOD	PAINT	...
006	BEDROOM	WOOD	WOOD	PAINT	...
007	BEDROOM	WOOD	WOOD	PAINT	...

GENERAL NOTES:
 1. MATCH SIZE & PROFILE OF BASE BOARD AND WINDOW/CASEING AT EXISTING HOUSE.



← BUILDING ADDITION, EXISTING BUILDING →



Courtyard COLLECTION[®]



Insulated steel construction, fashioned to resemble the elegant wood designs of traditional carriage house doors.

The Genuine. The Original.





Cover image: Model 161A Desert Tan finish, Somerton windows, decorative hardware
Image above: Model 166B White finish, Somerton windows, decorative hardware

Courtyard Collection® doors offer the beauty of wood with the durability of steel. Select from our many classic designs to enhance the architectural beauty of your home.



Model 163T, Terra Bronze/White finish, Stockbridge windows



Model 377T White finish, Wyndbridge windows, decorative hardware

Our Courtyard Collection[®] features insulated steel construction, fashioned to resemble the elegant wood designs of traditional carriage house doors.



Model 165B Arched, custom painted, decorative hardware



Transform Your Home with the DoorView® visualization tool.

Go to overheaddoor.renovorks.com to try our on-line interactive software tool that lets you visualize what your home would look like with a garage door from Overhead Door. Contact your local Overhead Door Distributor for more information and to receive a quote.



Limited Warranty.

Courtyard Collection® garage doors are backed by up to a limited lifetime warranty that protects against section rust-through for as long as you own your home. Also included is a one-year non-transferable, limited warranty ensuring high standards for materials and workmanship.*

* Warranties vary by model, and are available upon request. See full text of warranty for details.

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