

GRANT HAYS
ASSOCIATES

ARCHITECTURE & INTERIOR DESIGN
P.O. BOX 6179 FALMOUTH MAINE 04105
207.871.5900 www.granthays.com

JT/LAL

REV/NO/

PROJECT NAME

LA ROSERAIE

203 RUE CHARLES DE GAULLE
LIEU-DIT LAVAGNAC
33350/AINTE TERRE

JHEET

DEMOLITION &
EXISTING
PLANS

DATE
9 FEB 2017

J/SCALE
1:50

DRAWN
MFH/mgk

JOB NO.

JHEET

AD-1

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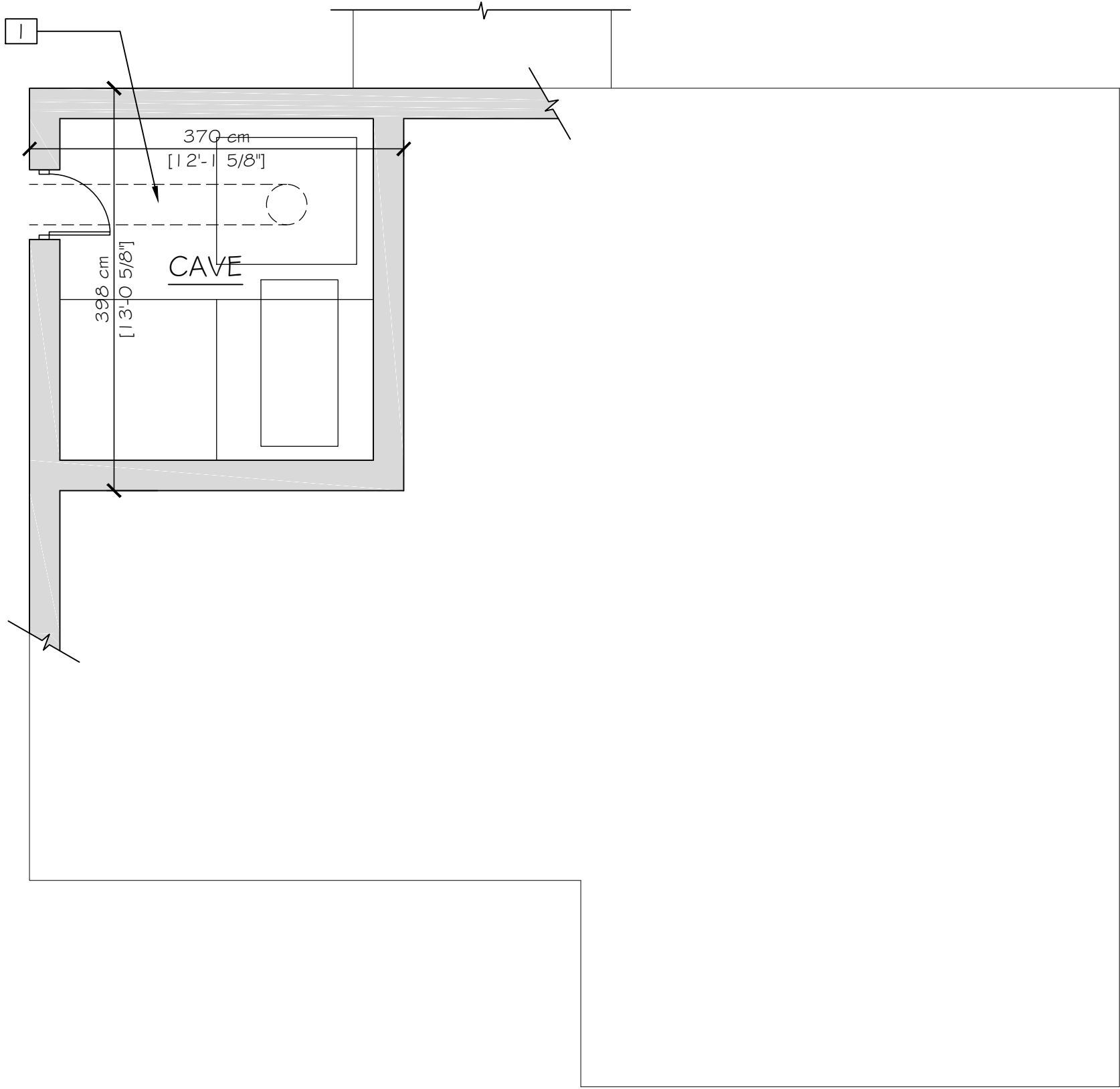
DEMOLITION NOTES KEY

- 1 RELOCATE EXISTING FURNACE EXHAUST FLUE AS HIGH AS POSSIBLE INTO EXISTING FLUE ABOVE.
- 2 REMOVE WALL FOR NEW DOOR OPENING - SEE SHEET A-1.
- 3 REMOVE EXISTING TOILET, SINK, RADIATOR, TILE, FLOORING, AND ACCESSORIES. SEE A1 FOR EXPOSED STONE LOCATIONS. PATCH SURFACES, PREP FOR NEW FIXTURES AND FINISHES.
- 4 REMOVE EXISTING WALL & RADIATOR. RELOCATE RADIATOR - SEE SHEET A-1. PATCH SURFACES AT WALL REMOVAL, PREP FOR NEW FINISHES.
- 5 REMOVE TILE FLOORING, BASE & WAINSCOT AT ENTIRE ROOM. PREP SURFACES FOR NEW FINISHES.
- 6 REMOVE EXISTING SINK & CABINET. REMOVE EXISTING OVERHEAD SOFFIT & HOOD. PATCH SURFACES & PREP FOR NEW FINISHES.
- 7 REMOVE EXISTING WINDOW & COOLER BOX BELOW IN ITS ENTIRETY. PREP OPENING FOR NEW DOOR.
- 8 EXPOSE EDGES OF EXISTING MARBLE. PATCH REMAINING PLASTER. CLEAN ALL SURFACES.
- 9 REMOVE EXISTING TUB, LAVATORY, BIDET, ACCESSORIES, RADIATOR AND ALL TILE FINISHES. PATCH SURFACES AND PREP FOR NEW FIXTURES AND FINISHES.
- 10 REMOVE PARTITION AND DOOR. SALVAGE DOOR. PATCH SURFACES AND PREP FOR NEW FINISHES.
- 11 REMOVE ROOF FOR NEW SKYLIGHT - SEE SHEET A-1.
- 12 REMOVE EXISTING WOOD FINISH FLOORING. SEE A1 FOR NEW TILE. SALVAGE REMOVED WOOD FLOORING FOR PATCH / REPAIR LOCATIONS ELSEWHERE.
- 13 REMOVE EXISTING CARPET / PAD TO EXISTING WOOD FLOOR.
- 14 REMOVE PARTITION(S). PATCH SURFACES AND PREP FOR NEW INSULATION / PARTITIONS / FINISHES.
- 15 REMOVE EXISTING TOILET, SINK, RADIATOR, FLOORING, WALL FINISHES AND ACCESSORIES. PREP FOR NEW FIXTURES AND FINISHES. SEE A1 FOR EXPOSED STONE LOCATIONS.
- 16 REMOVE ROTTED WOOD FLOOR AREAS. INFILL w/ FLOOR SHEATHING PANELS. OVERLAY ENTIRE FLOOR WITH SHEATHING PANELS FOR NEW FINISH FLOORING, EXCEPT ADD FLOOR FRAMING AT SALLE DE BAIN 2 (CHAMBRE 5) - SEE SHEET A1.
- 17 REMOVE EXISTING MIRROR DOORS. SALVAGE FOR RESIZING / REUSE AT TOILETTE 1 & 2. SEE SHEET A1.
- 18 REMOVE EXISTING DOOR. SALVAGE FOR REUSE ELSEWHERE. SEE SHEET A1 FOR LOCATIONS.
- 19 RELOCATE EXISTING RADIATOR; SEE SHEET A1.
- 20 REMOVE SHELF IN STORAGE CLOSET UNDER STAIRS.

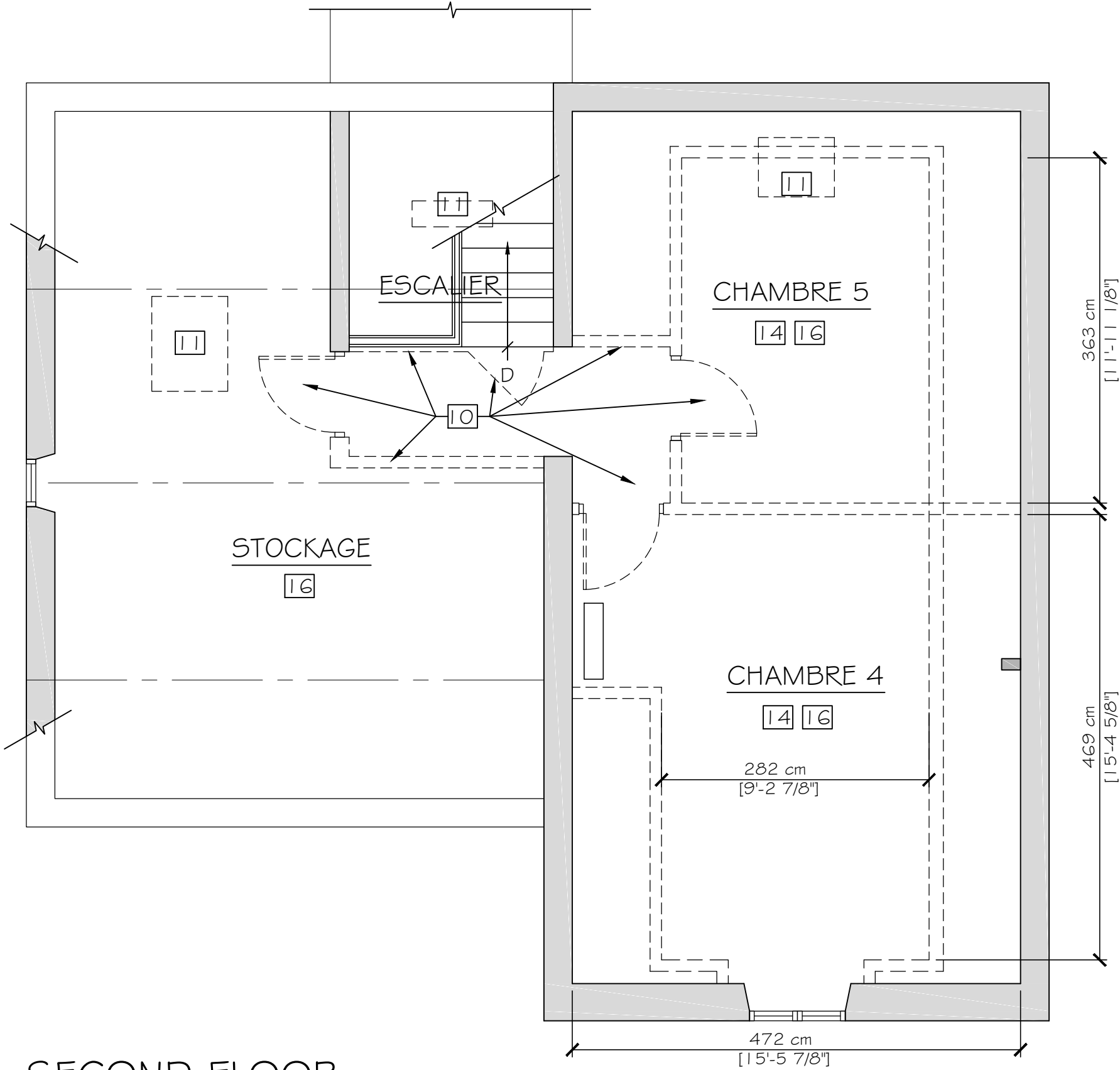
NOTE: ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF THE WORK.

EXISTING

DEMOLITION

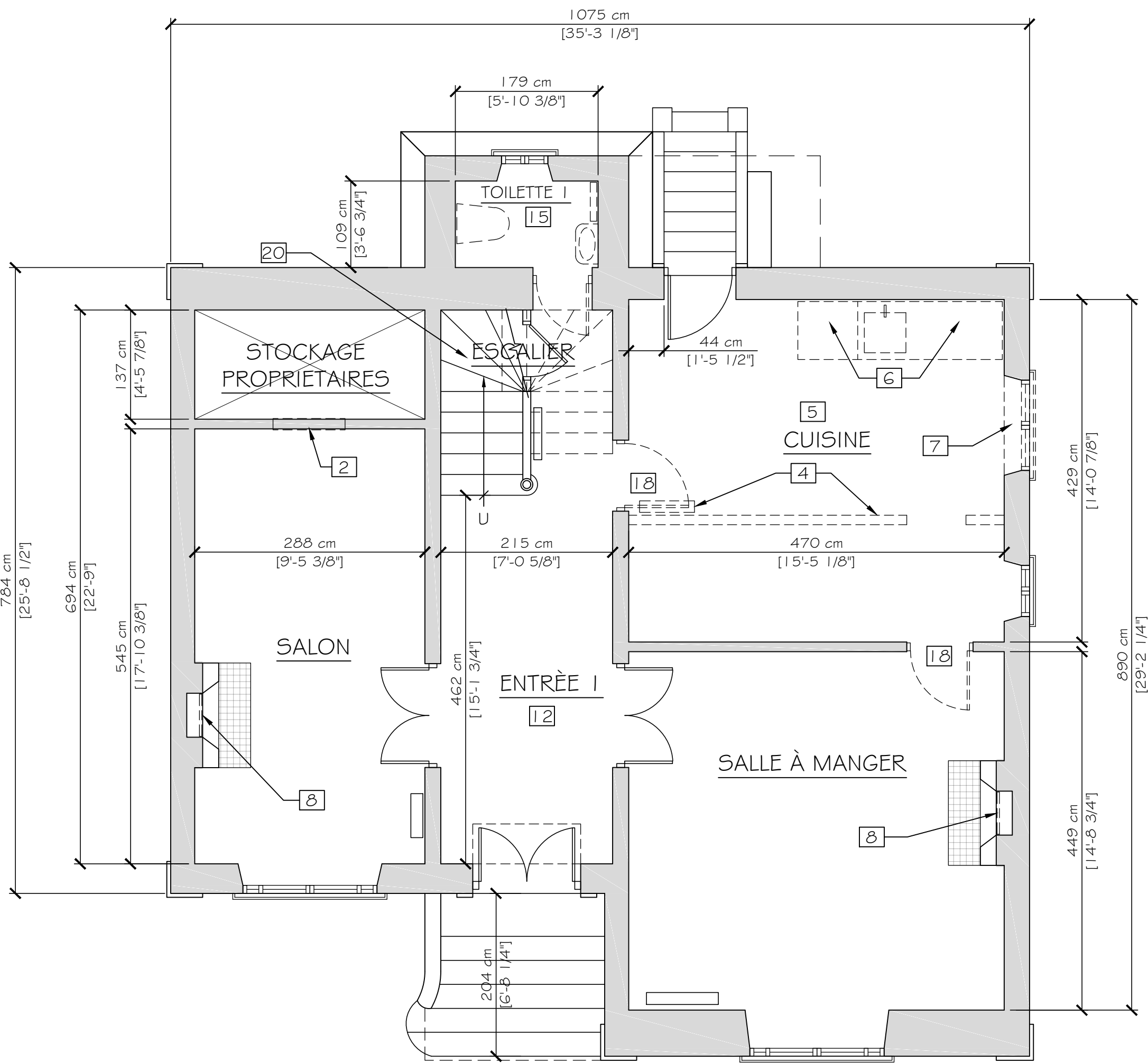


BASEMENT



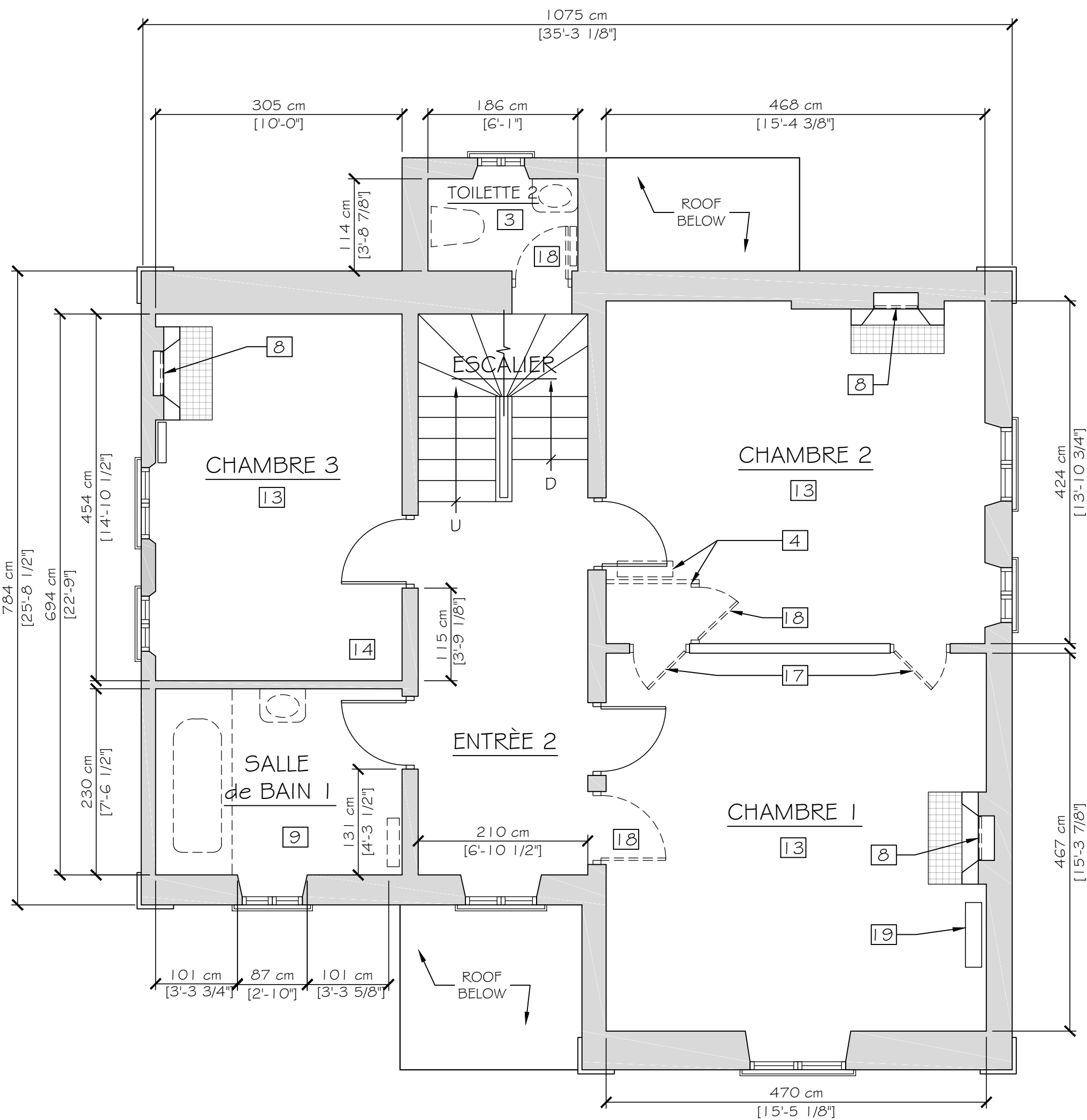
SECOND FLOOR

FF TO FC: 259 cm



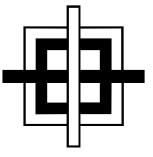
GROUND FLOOR

FF TO FC: 314 cm



FIRST FLOOR

FF TO FC: 310 cm



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DATE

REVISION

PROJECT NAME

LA ROSERAIE
203 RUE CHARLES DE GAULLE
LIEU-DIT LAVAGNAC
33350 SAINT-TERRE

SHEET

FLOOR
PLANS

DATE
9 FEB 2017

SCALE
1:50

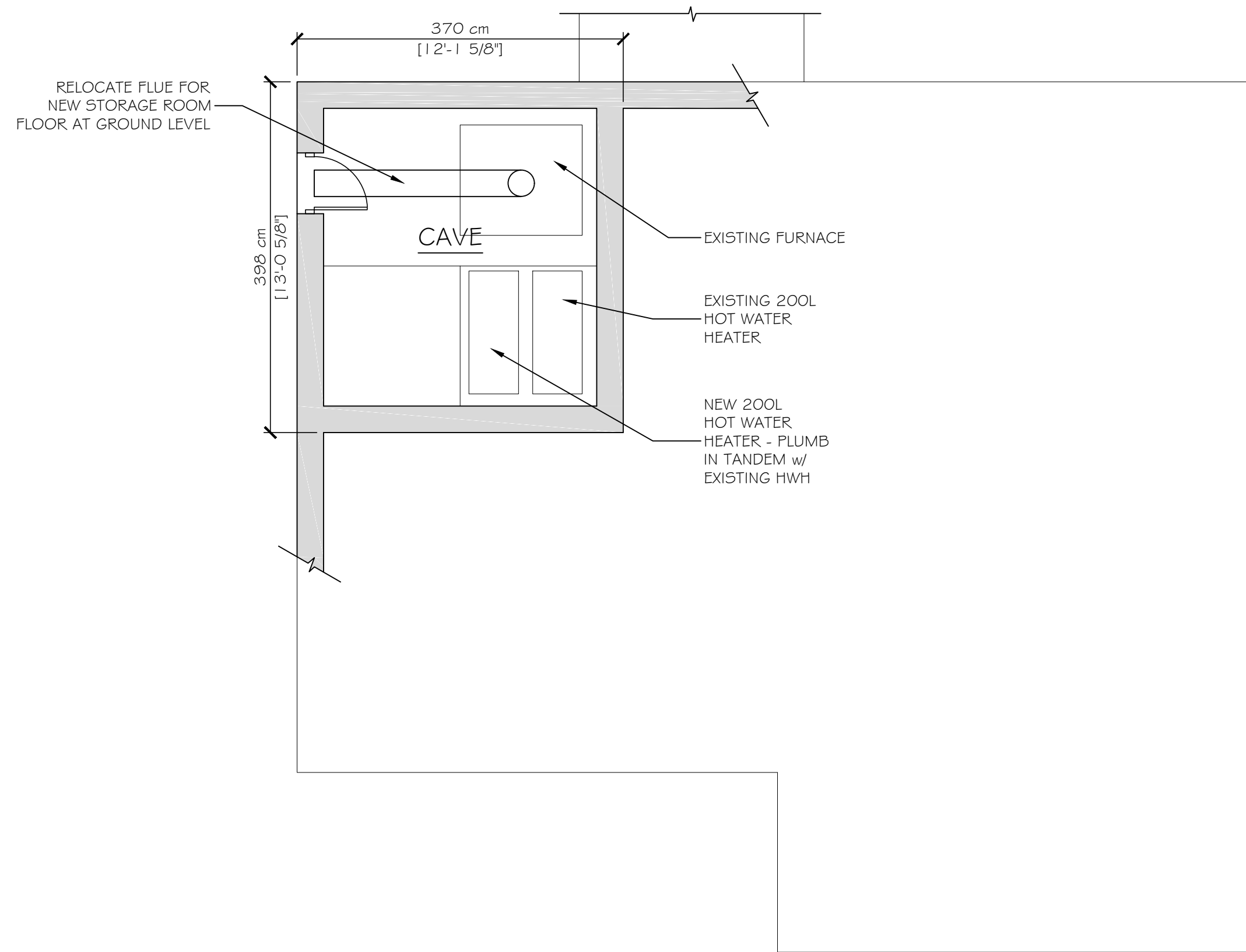
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MFH/mgk

JOB NO.

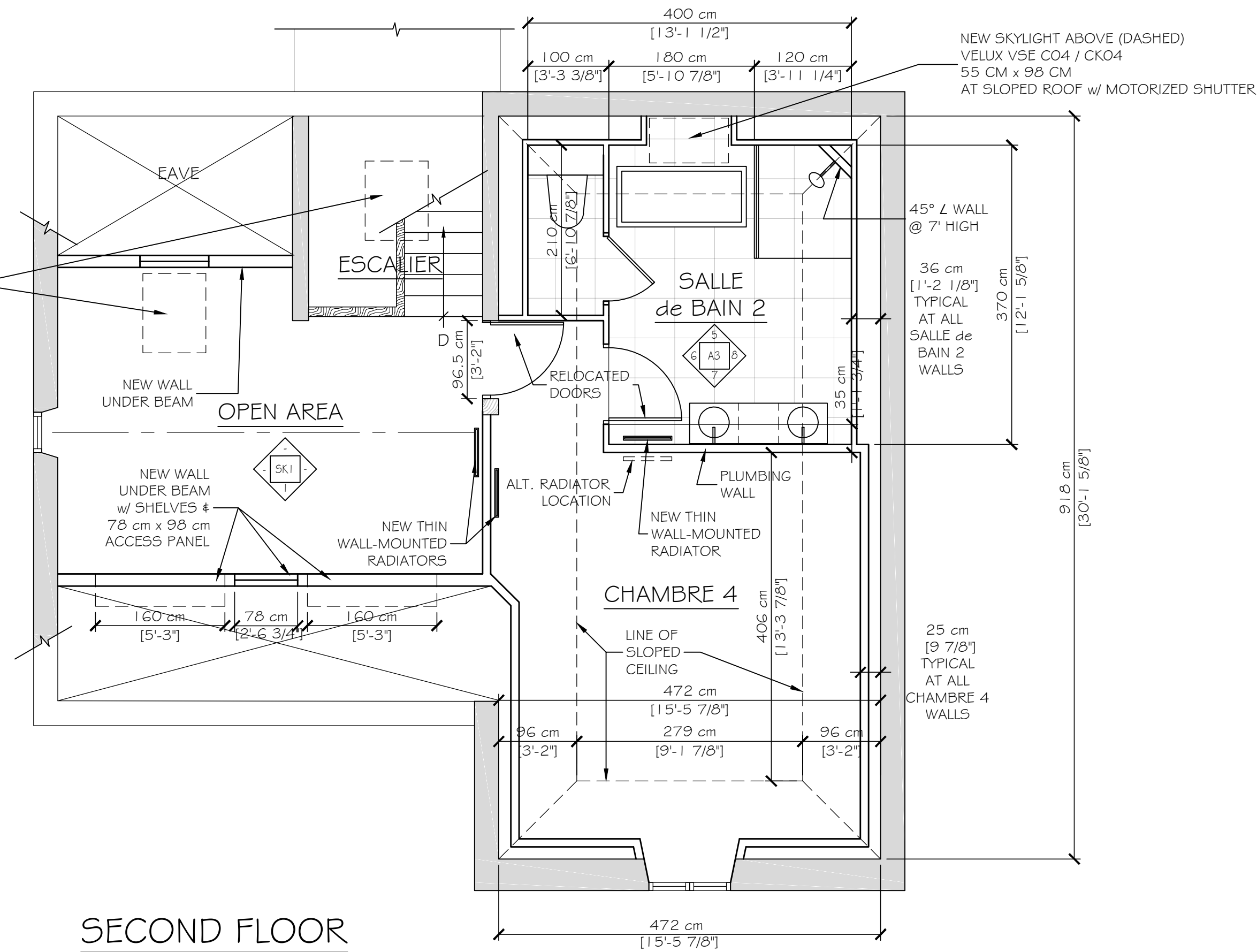
SHEET

A-1

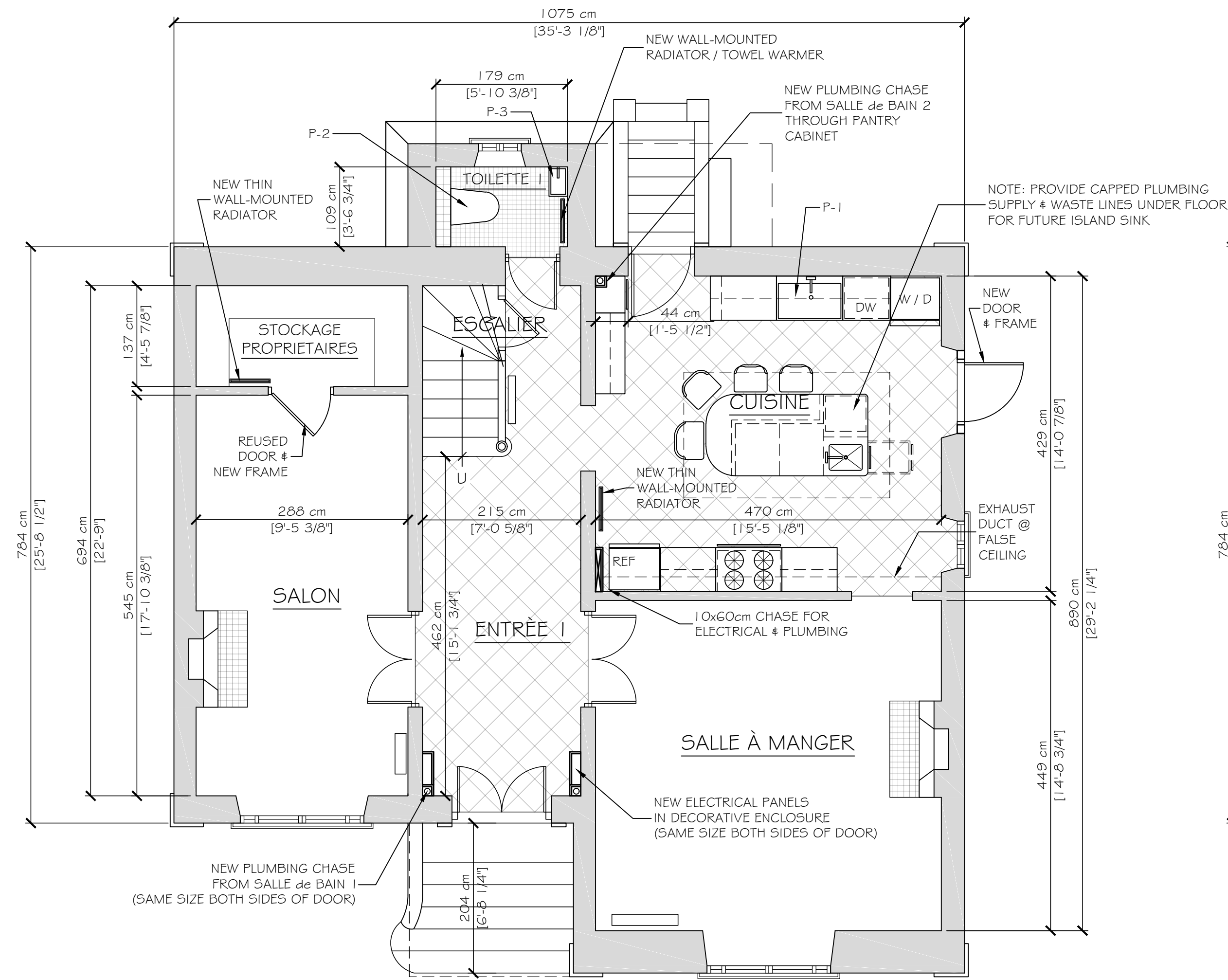
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BASEMENT

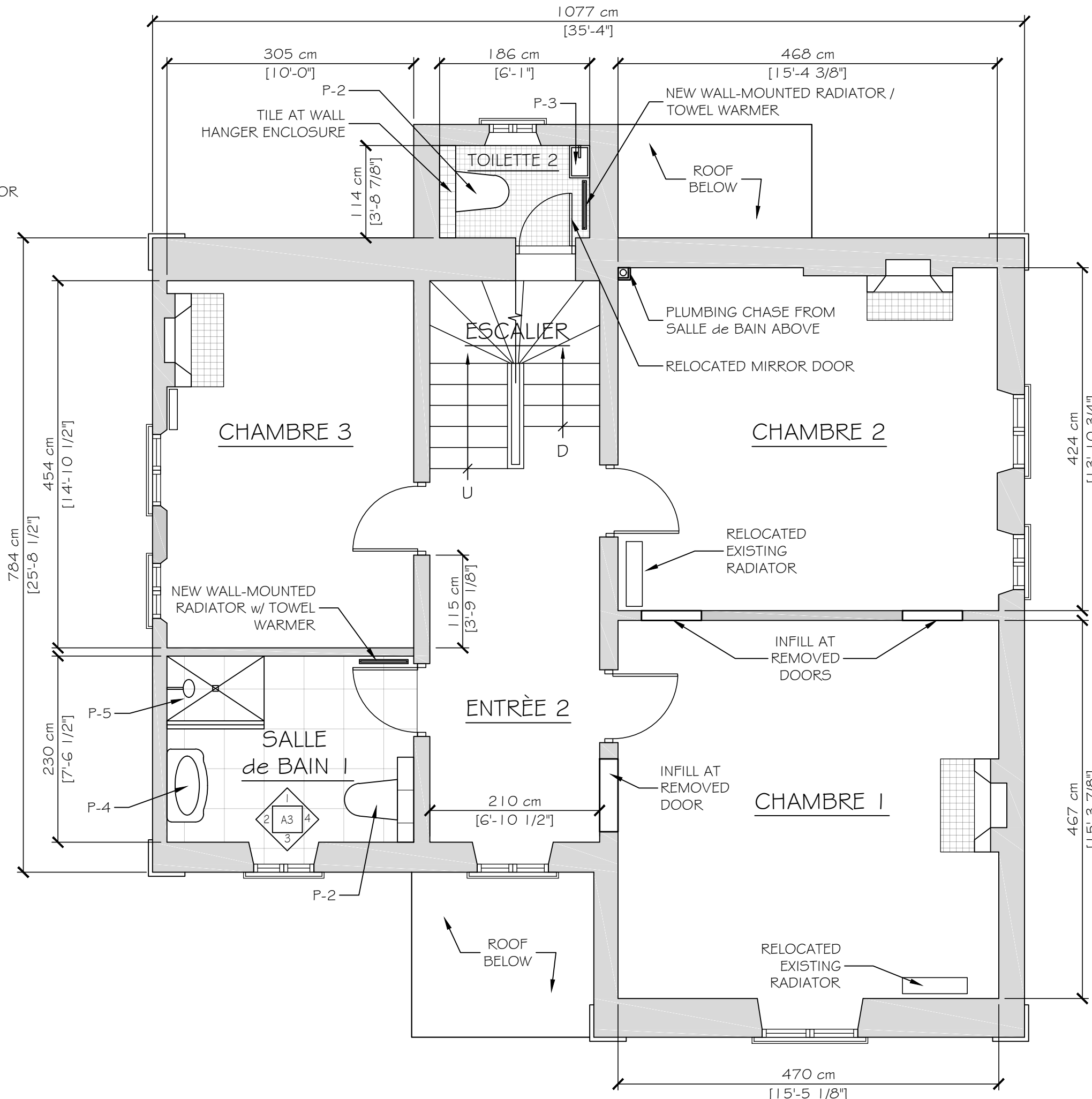


SECOND FLOOR
FF TO FC: 2592mm



GROUND FLOOR
FF TO FC: 3144mm

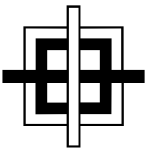
NOTE: SEE OUTBUILDING PLANS
FOR ADDITIONAL PLUMBING
& ELECTRICAL WORK



FIRST FLOOR
FF TO FC: 3096mm

EXISTING

NEW



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J/AL

REV/NO/VS

PROJECT NAME

LA ROSERAIE
203 RUE CHARLES DE GAULLE
LIEU-DIT LAVAGNIAC
35350/SAINTE TERRE

J/HEET

CUISINE
PLAN &
ELEVATIONS
PLANS

DATE

9 FEB 2017

J/SCALE

A/ NOTED

DRAWN

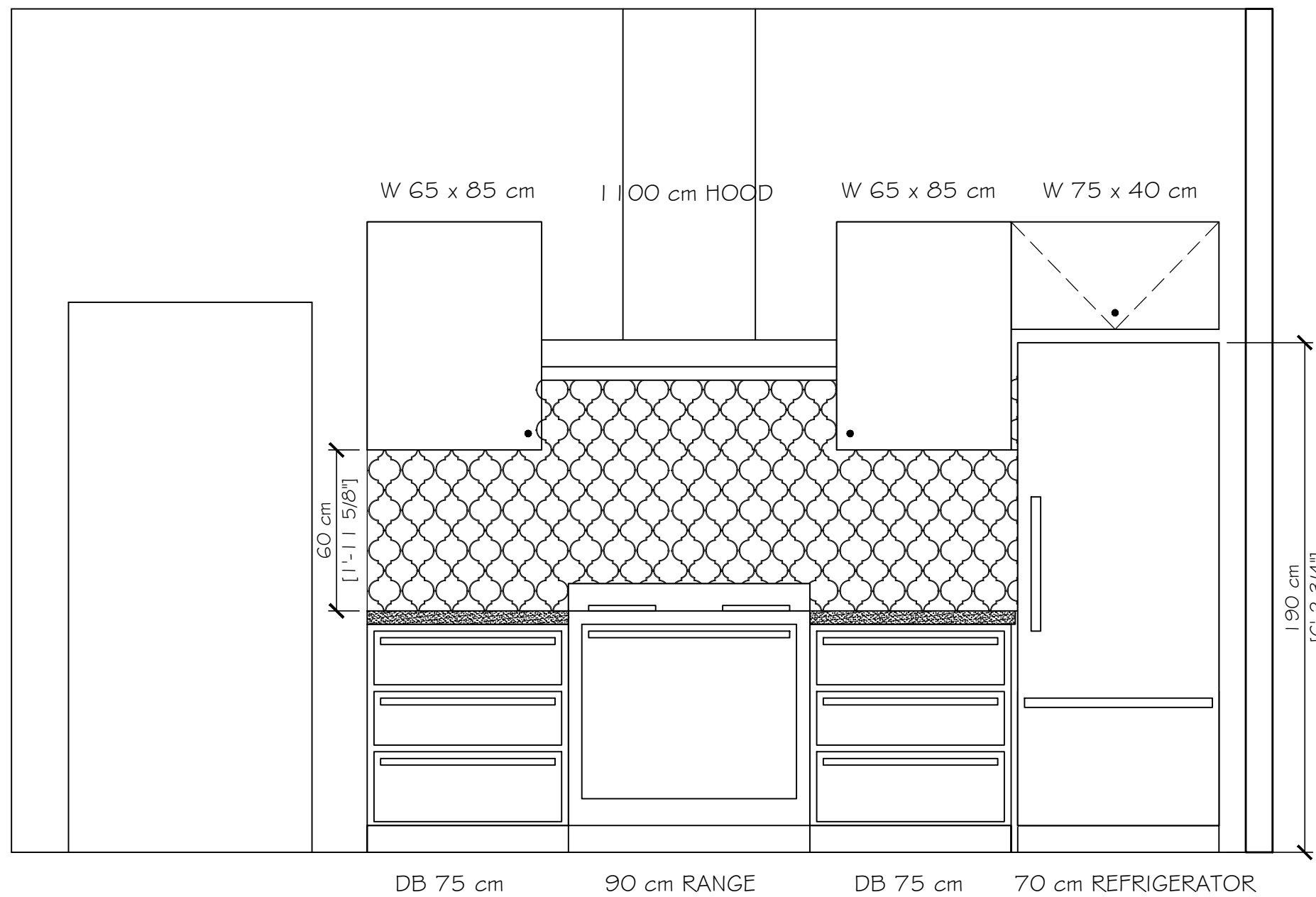
BGH/mgk

JOB NO.

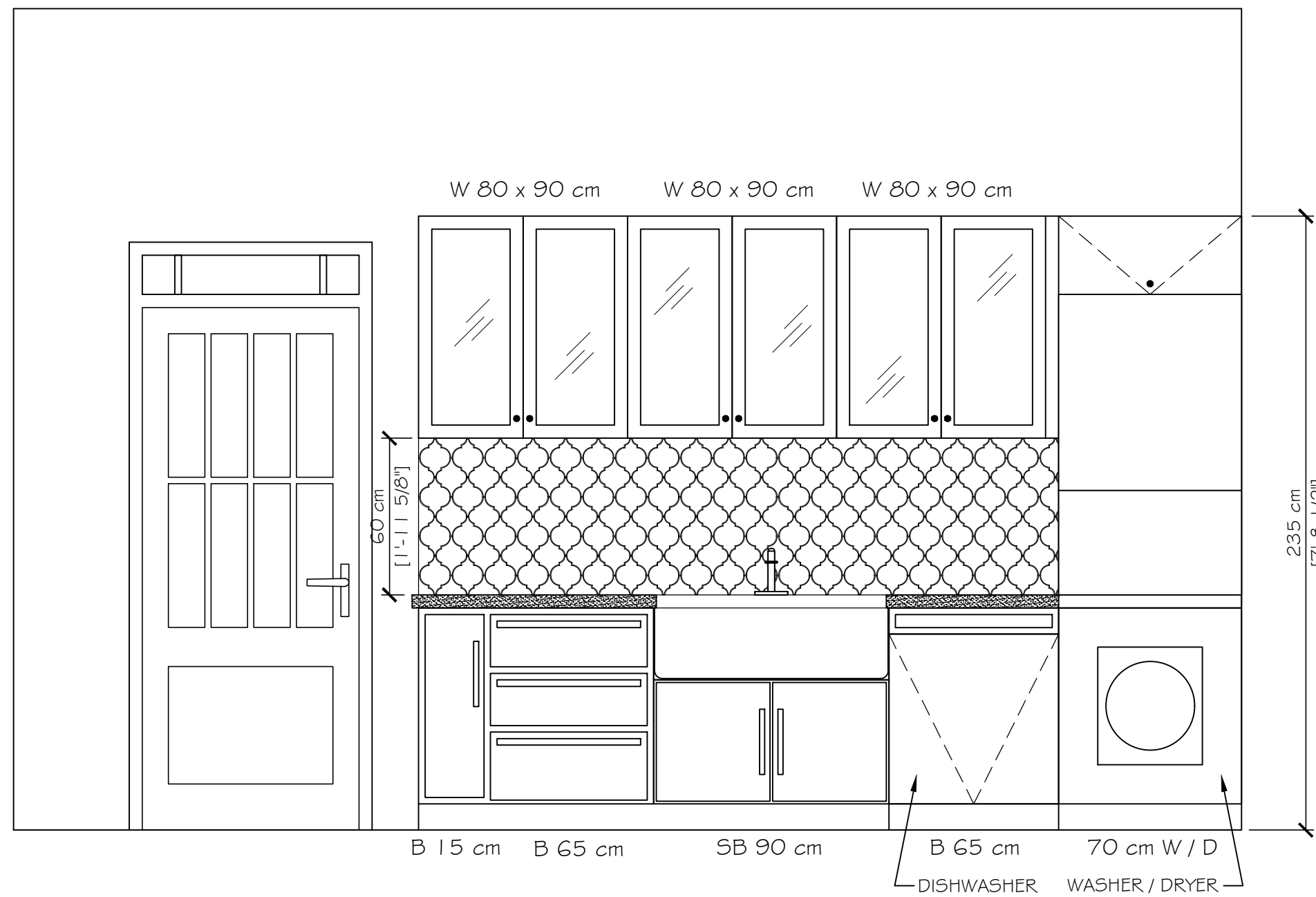
J/HEET

A-2

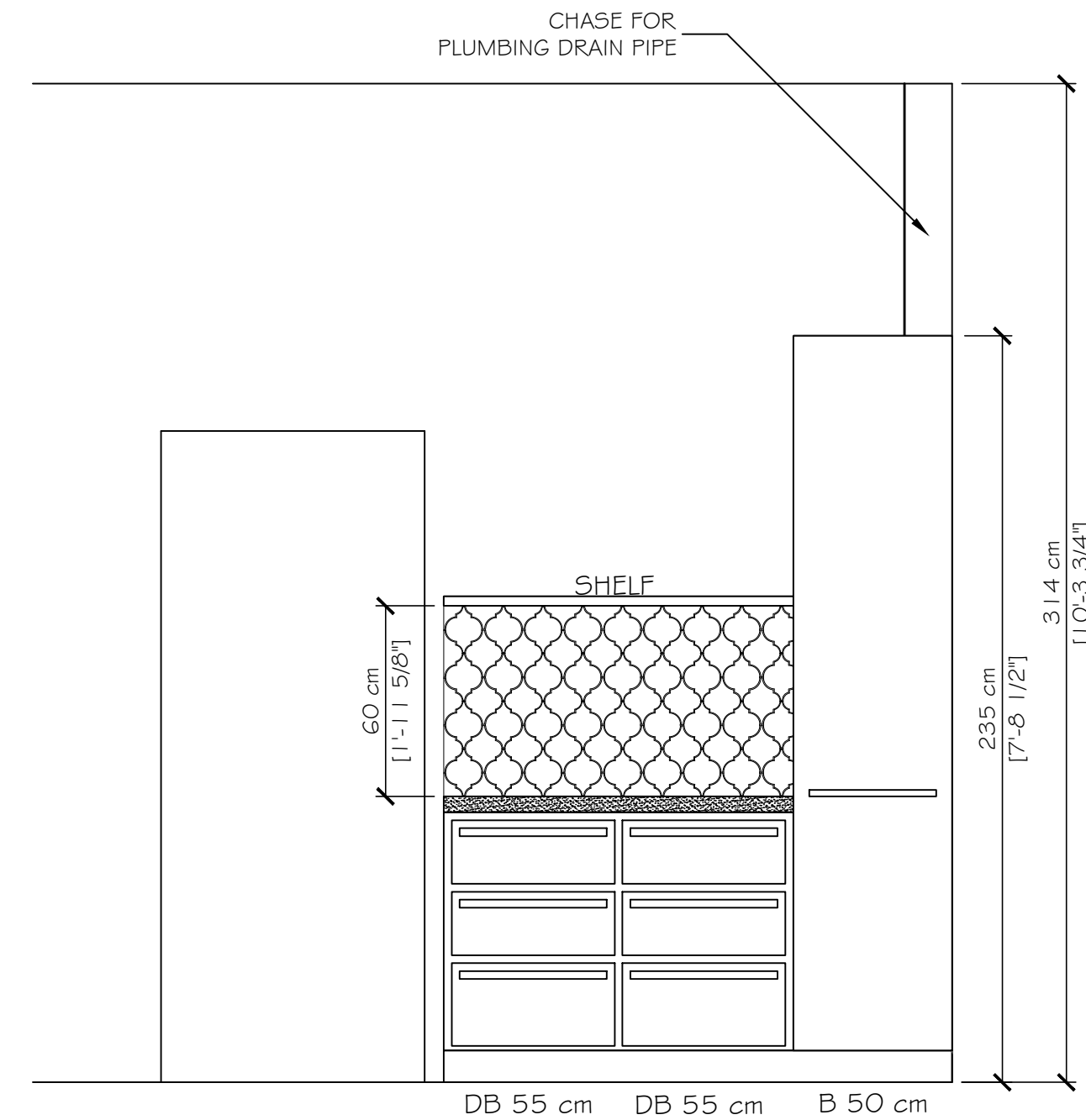
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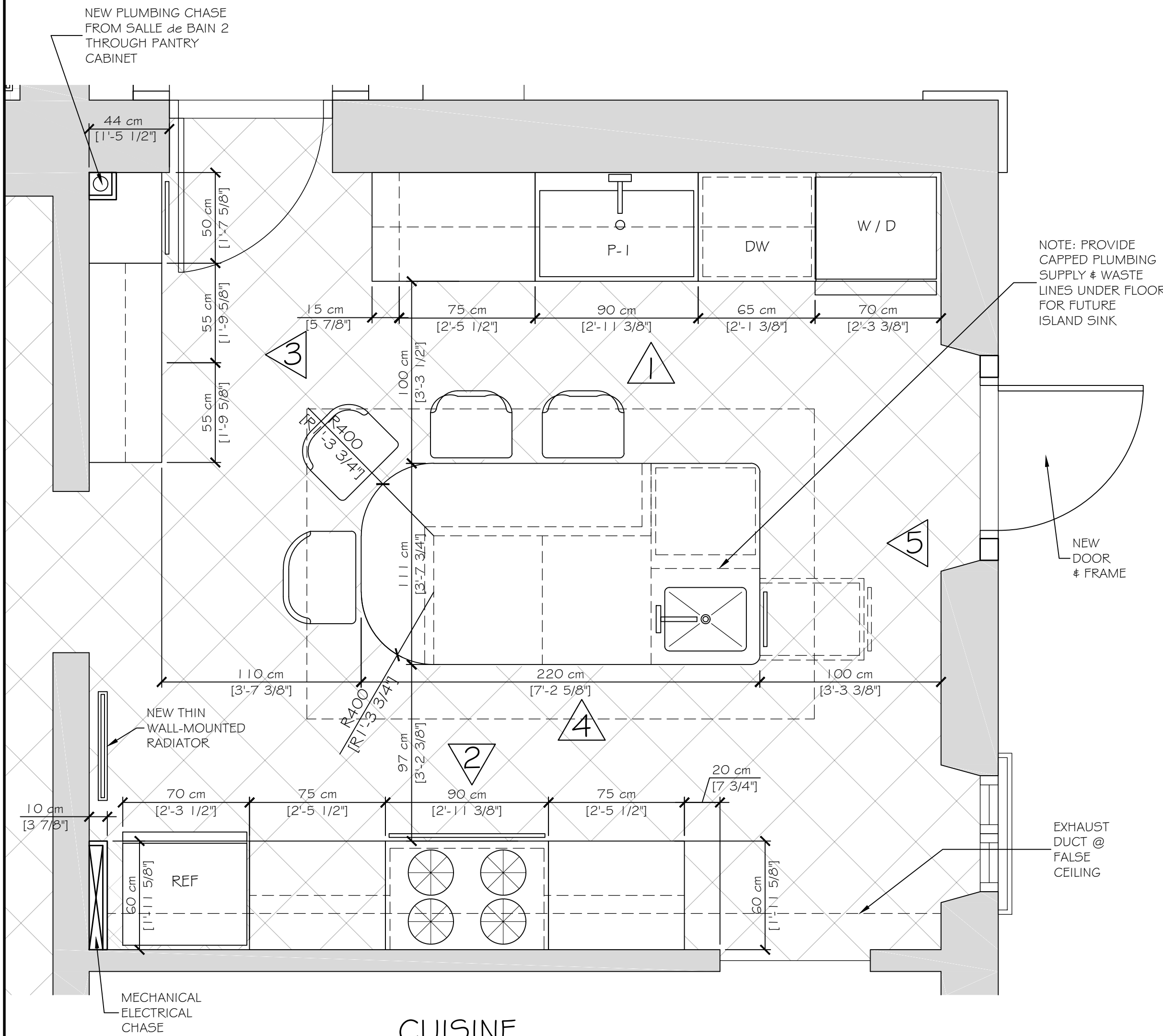
1 CUISINE
SCALE: 1:20



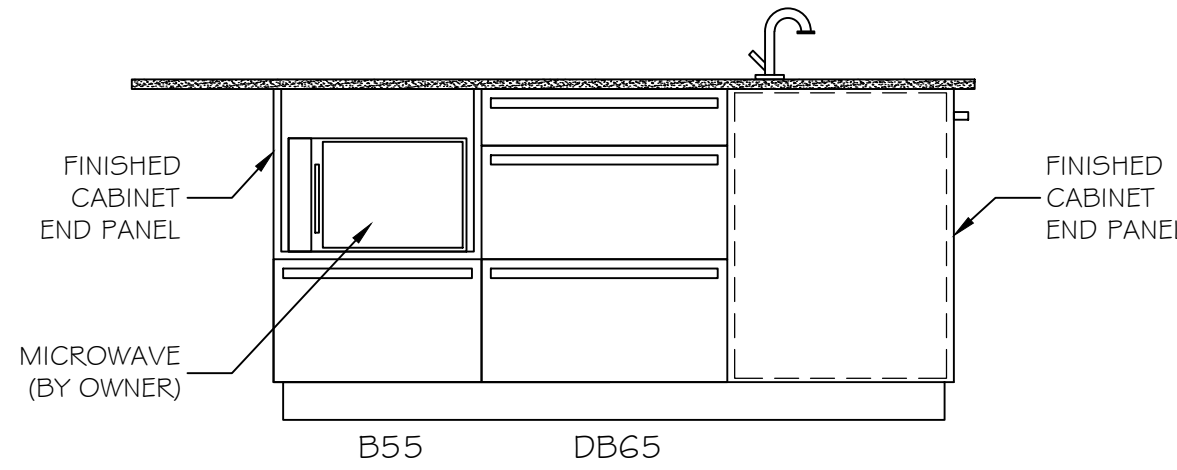
2 CUISINE
SCALE: 1:20



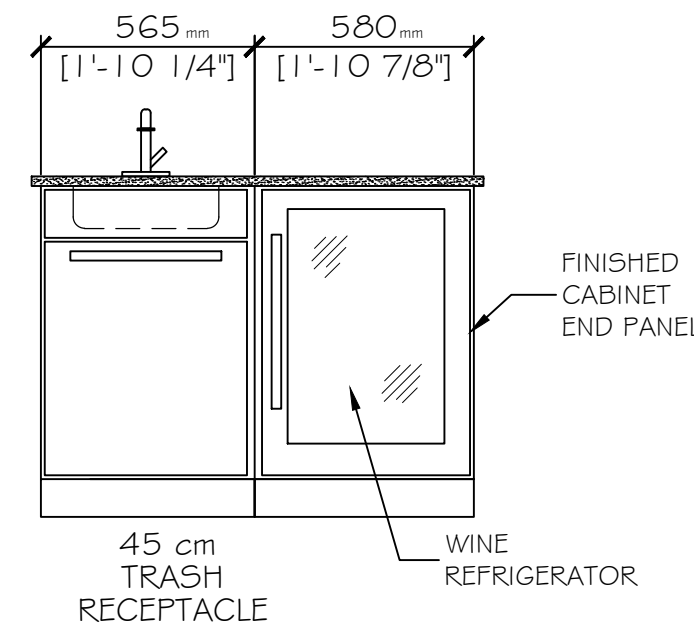
3 CUISINE
SCALE: 1:20



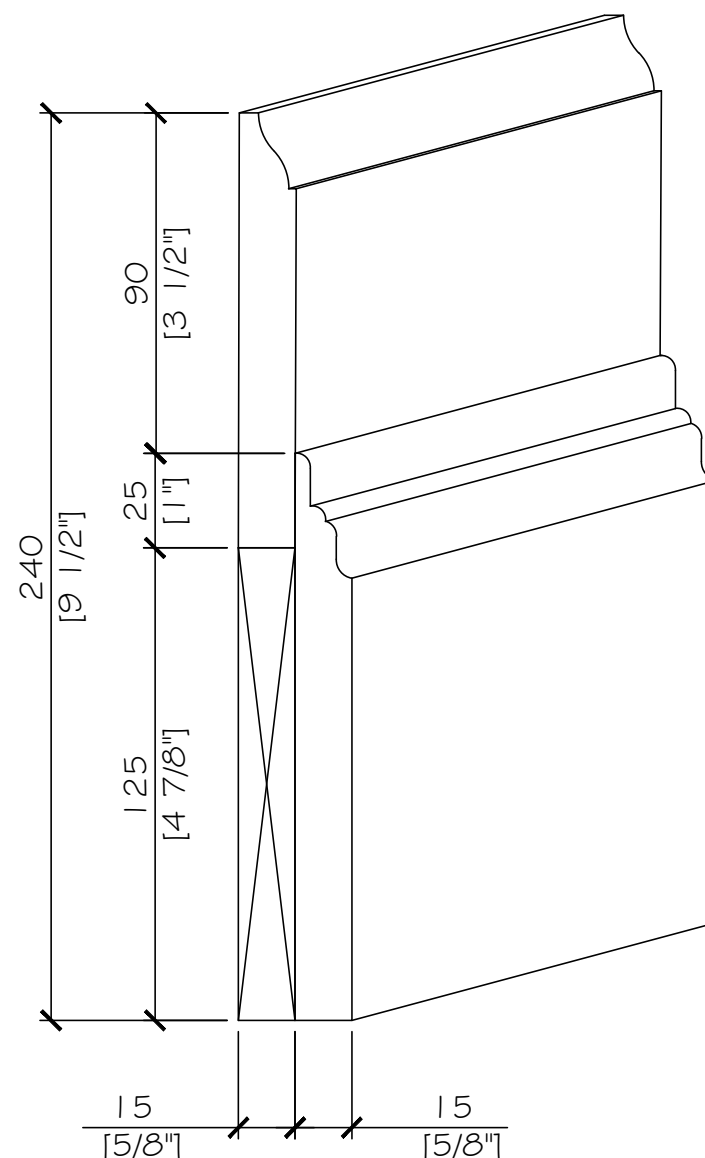
CUISINE
SCALE: 1:20



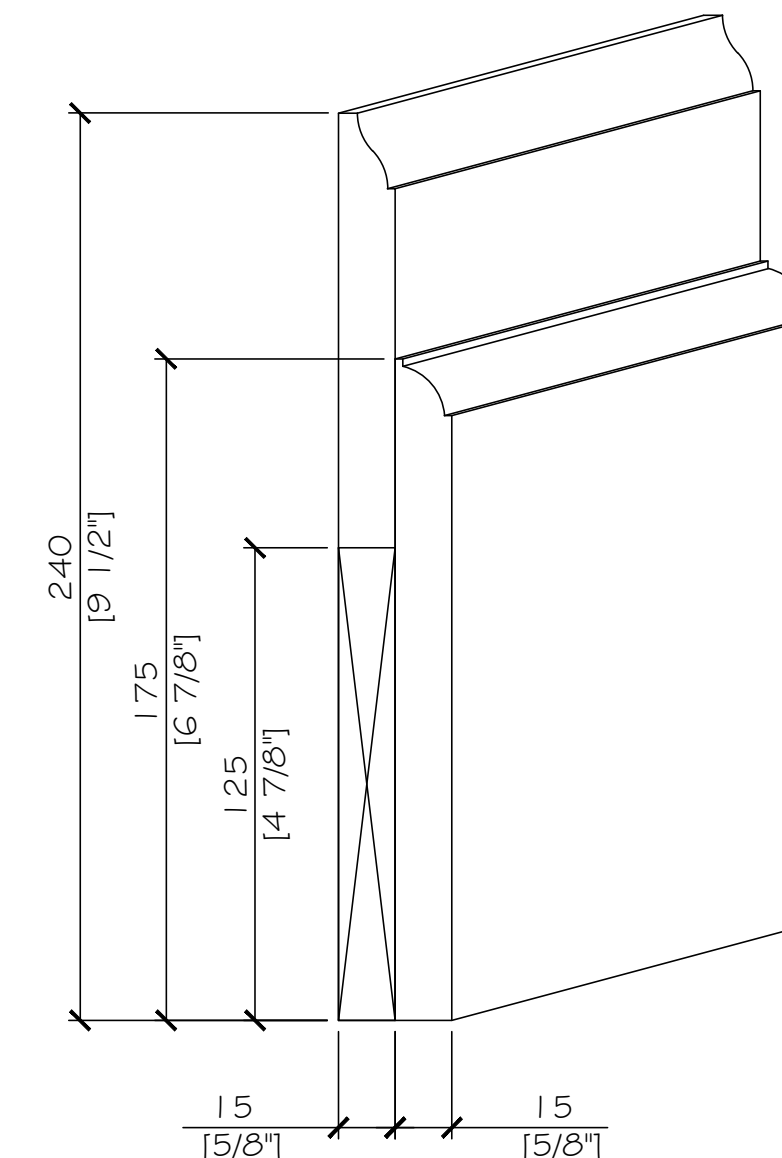
4 CUISINE
SCALE: 1:20



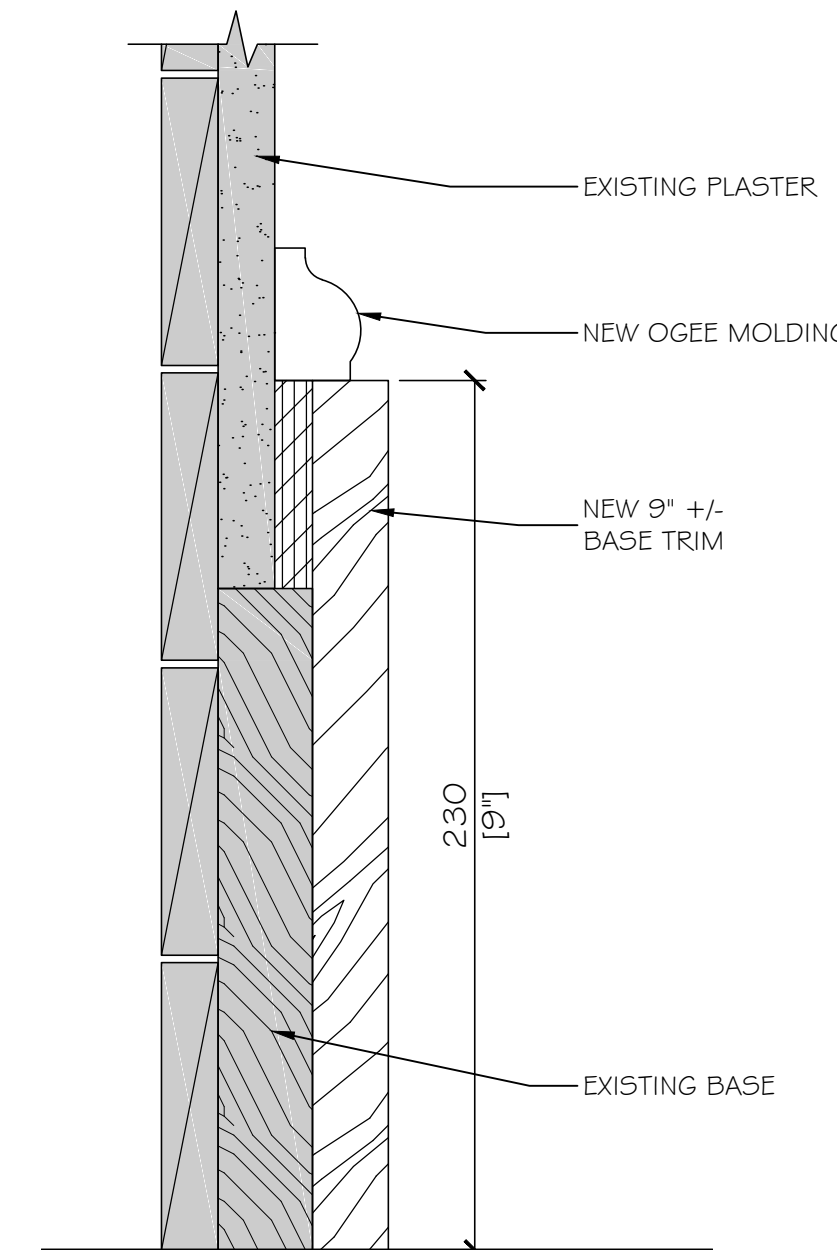
5 CUISINE
SCALE: 1:20



BASE DETAIL A
SCALE: 1:2

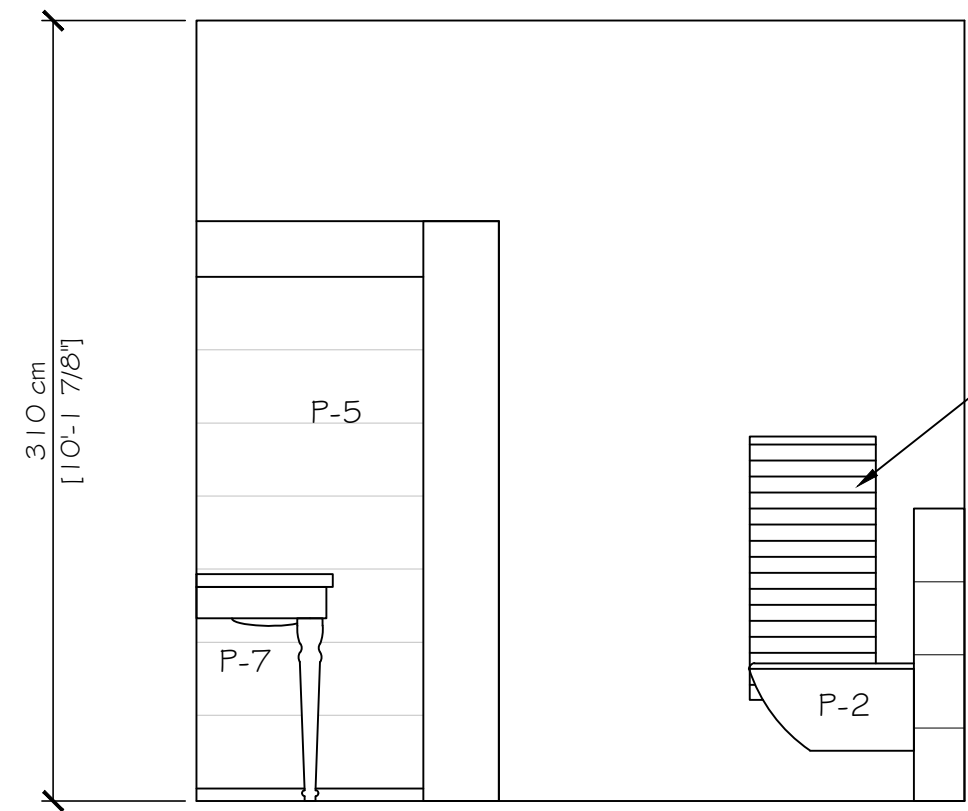


BASE DETAIL 2
SCALE: 1:2

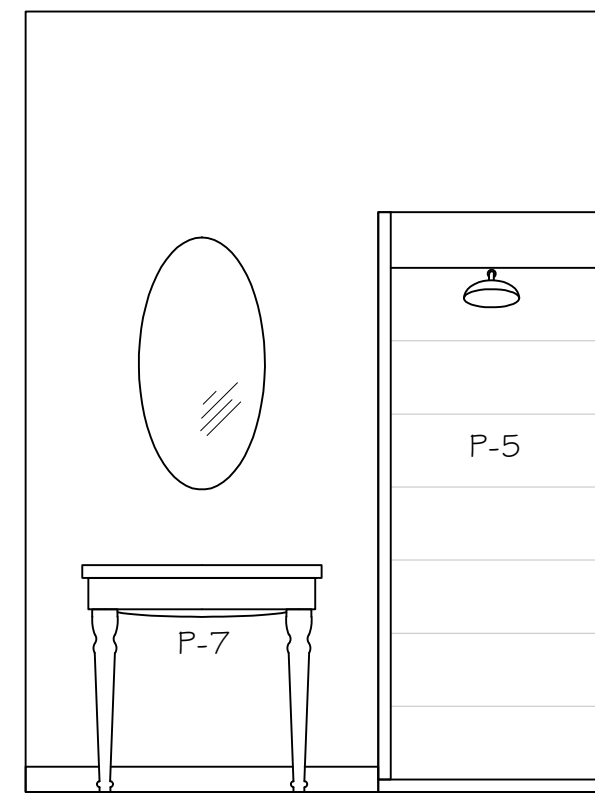


BASE DETAIL 3
SCALE: 1:2

Il s'agit d'un concept que de ce que nous voulons pour notre base de garnitures.
S'il vous plait recommander une option que vous pouvez produire un look similaire.



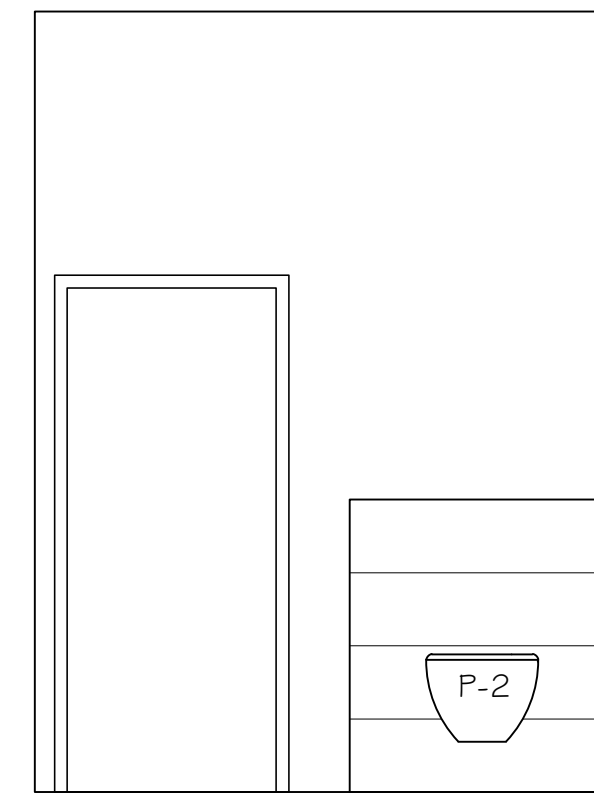
1 **SALLE de BAIN 1**
SCALE: 1:30



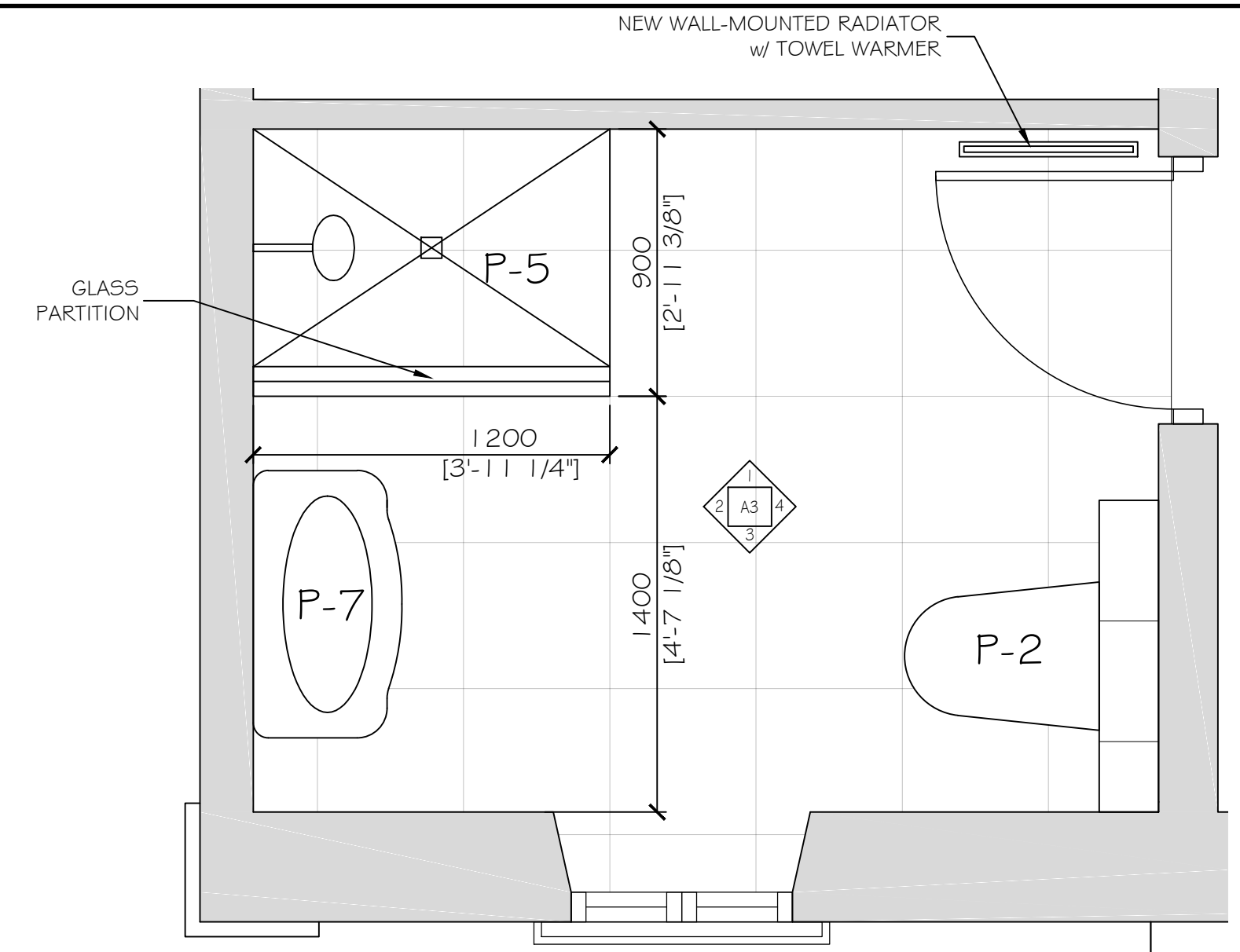
2 **SALLE de BAIN 1**
SCALE: 1:30



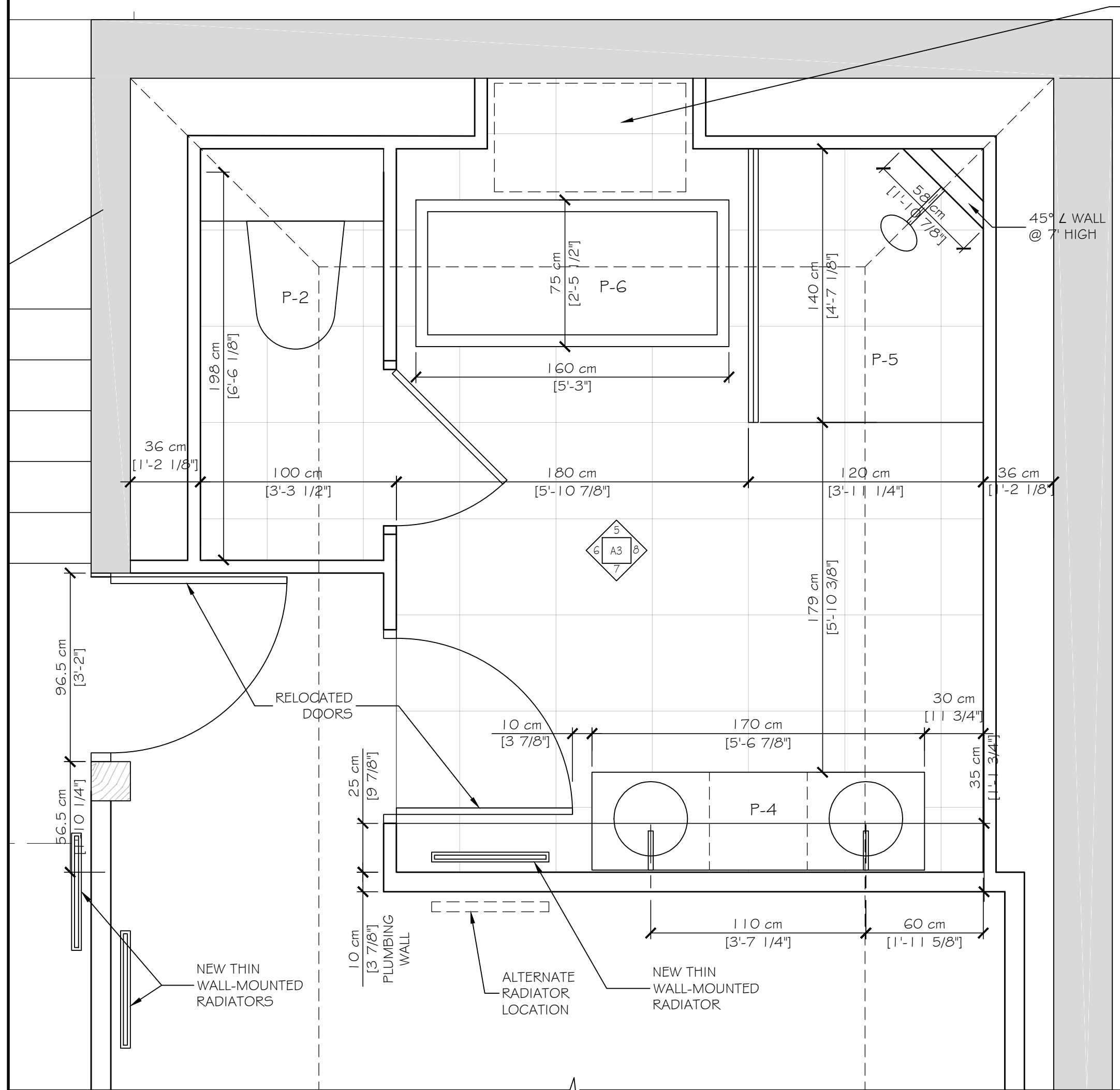
3 **SALLE de BAIN 1**
SCALE: 1:30



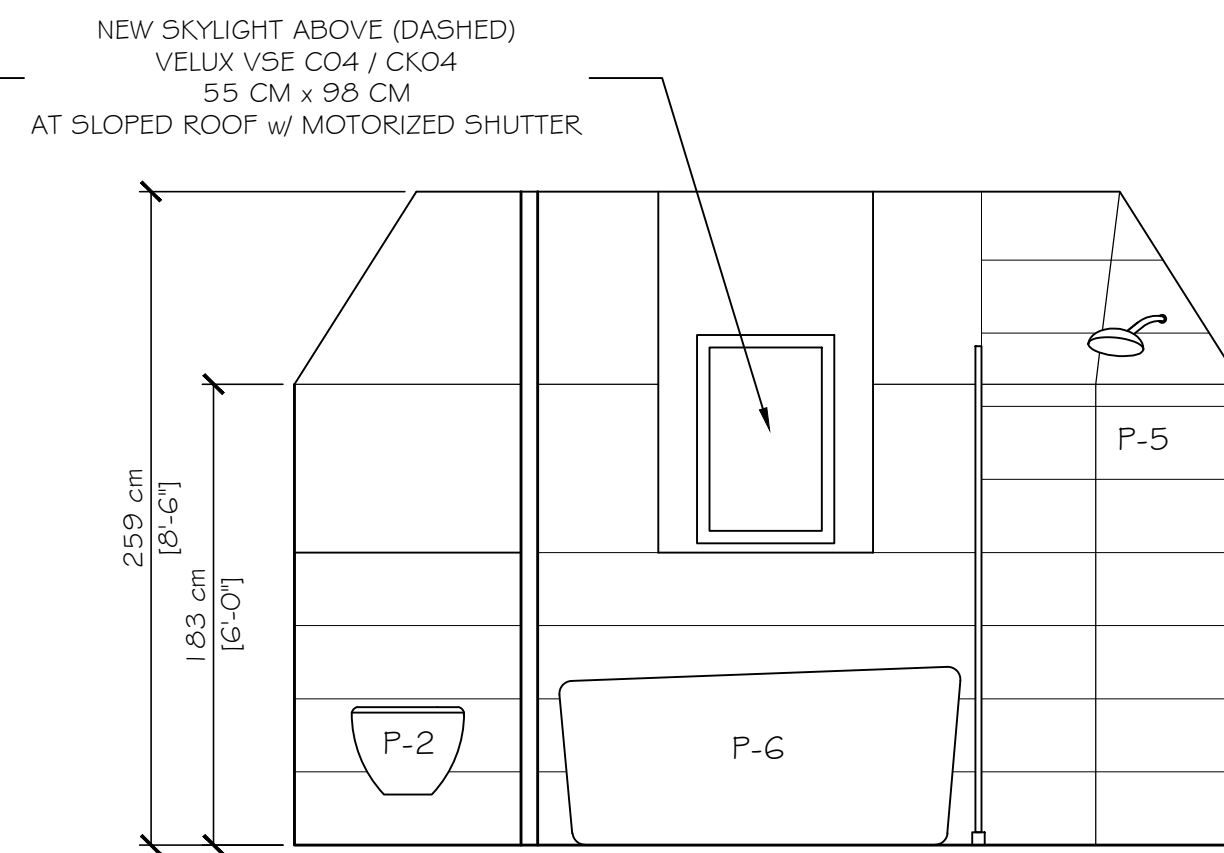
3 **SALLE de BAIN 1**
SCALE: 1:30



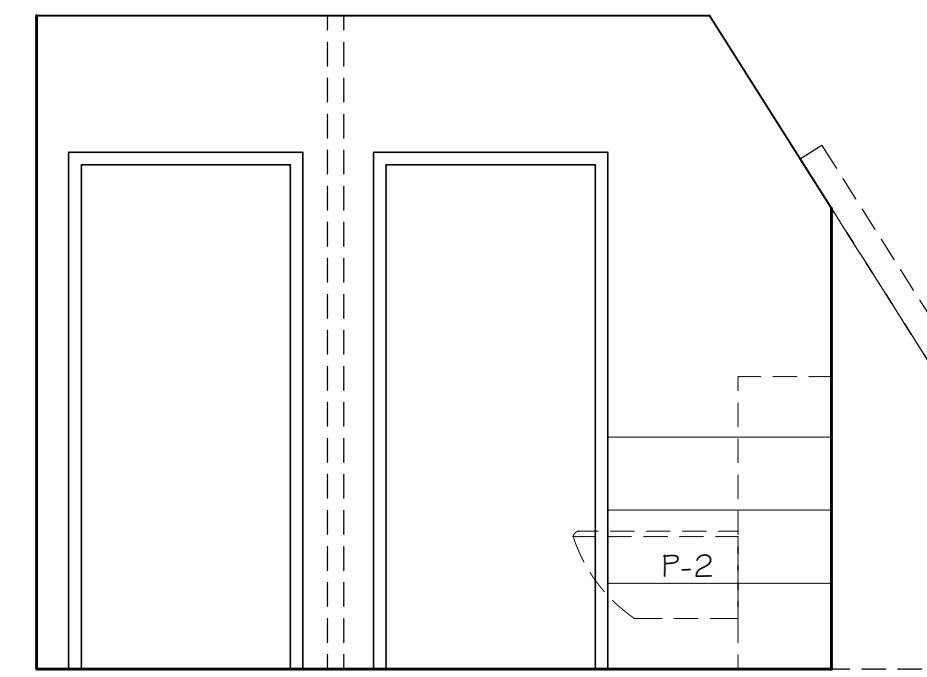
FIRST FLOOR SALLE de BAIN 1
SCALE: 1:20



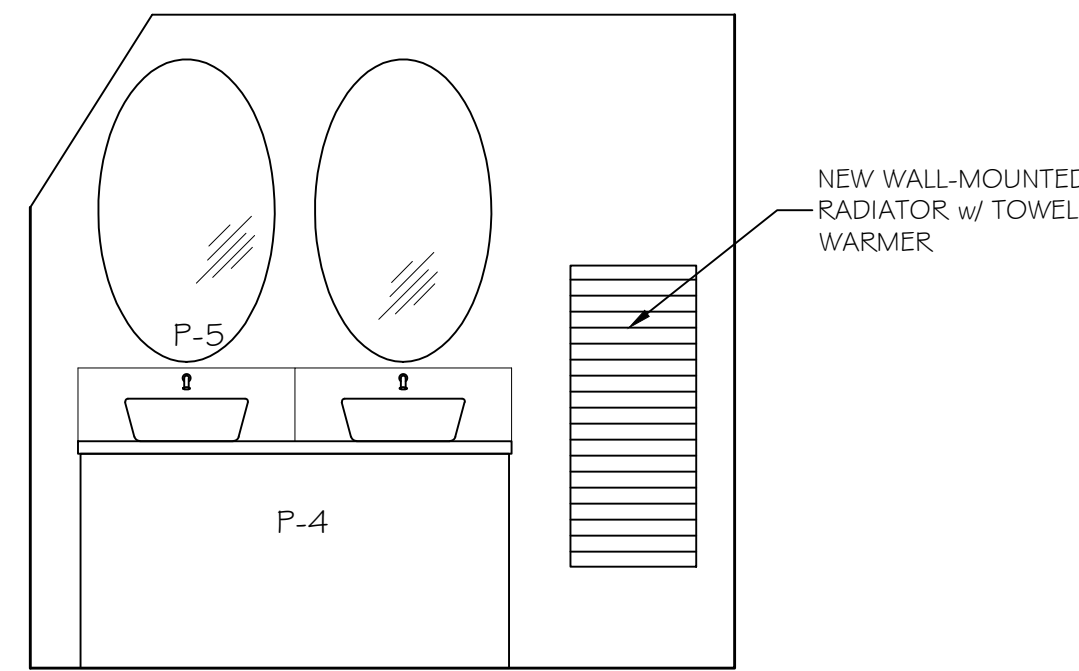
SECOND FLOOR SALLE de BAIN 2
SCALE: 1:20



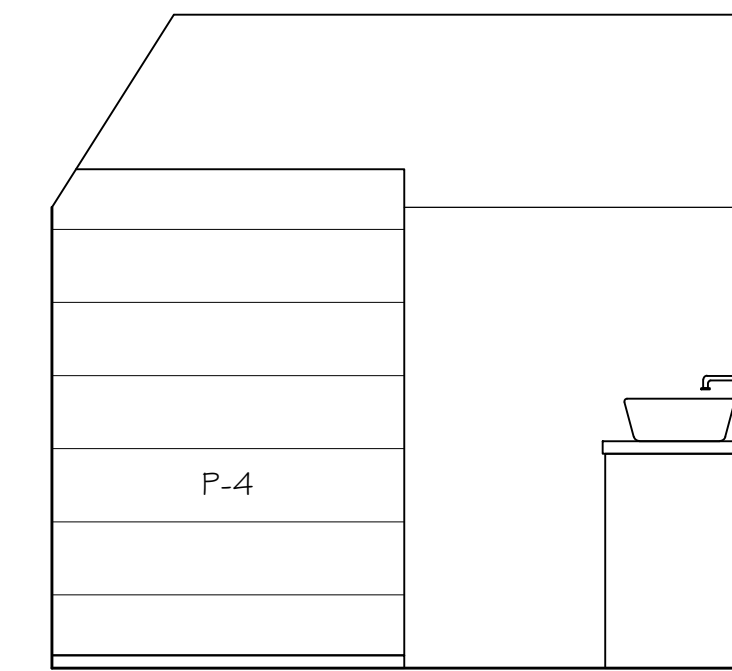
5 **SALLE de BAIN 2**
SCALE: 1:30



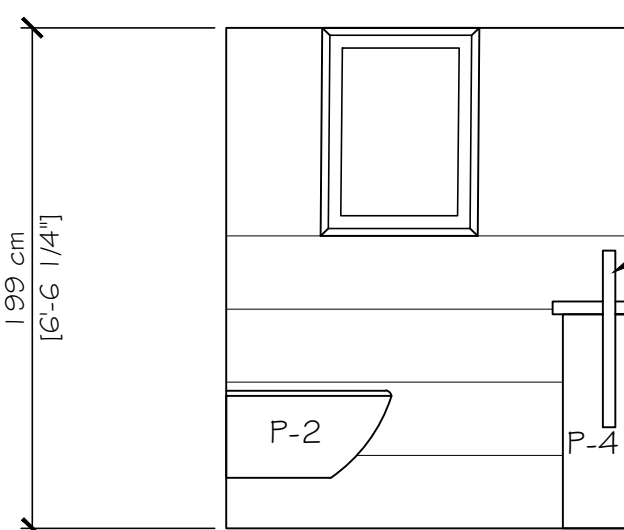
6 **SALLE de BAIN 2**
SCALE: 1:30



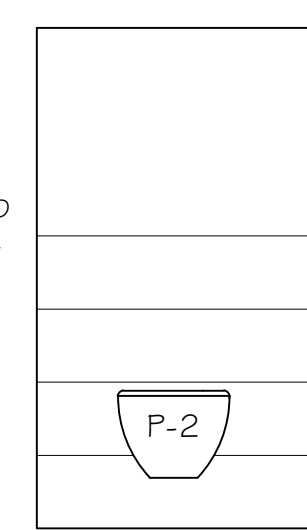
7 **SALLE de BAIN 2**
SCALE: 1:30



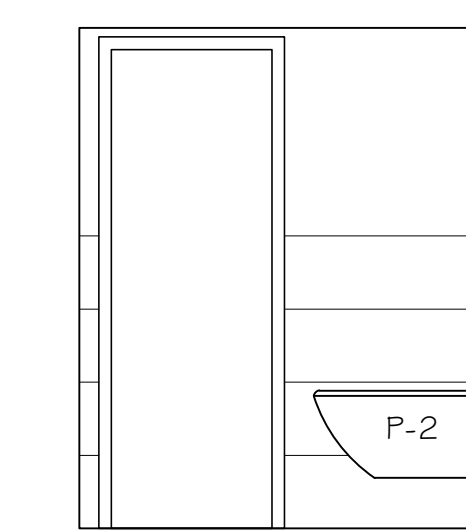
8 **SALLE de BAIN 2**
SCALE: 1:30



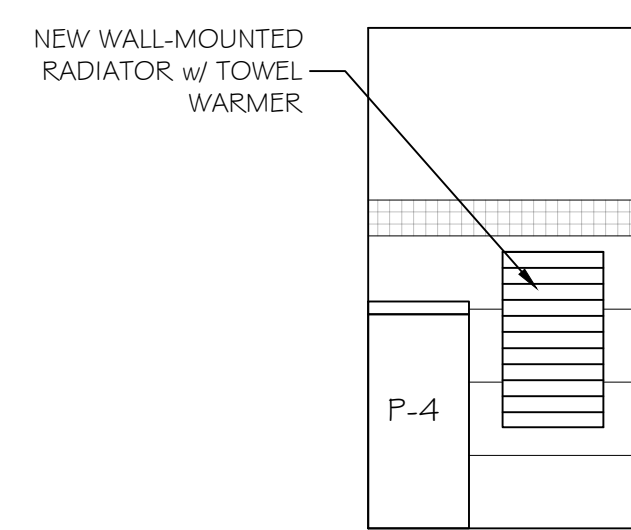
9 **TOILETTE 1**
SCALE: 1:30



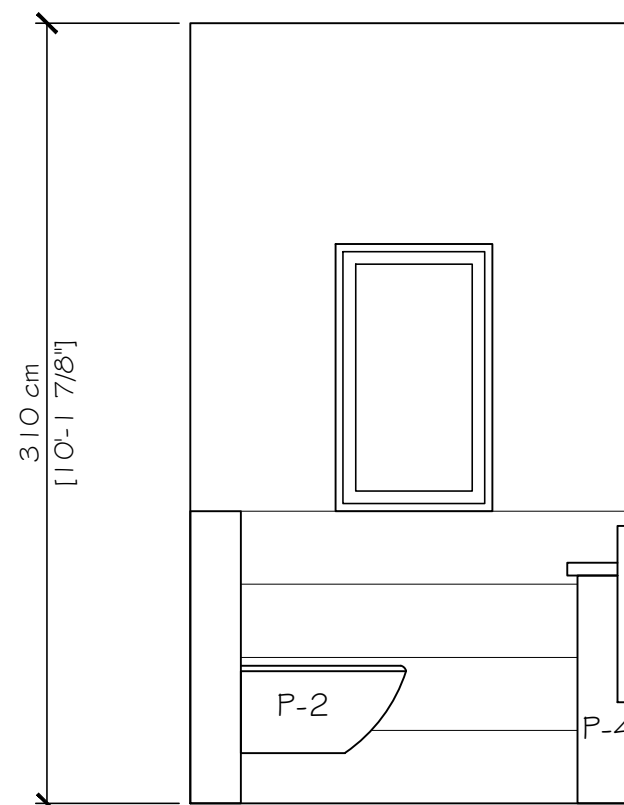
10 **TOILETTE 1**
SCALE: 1:30



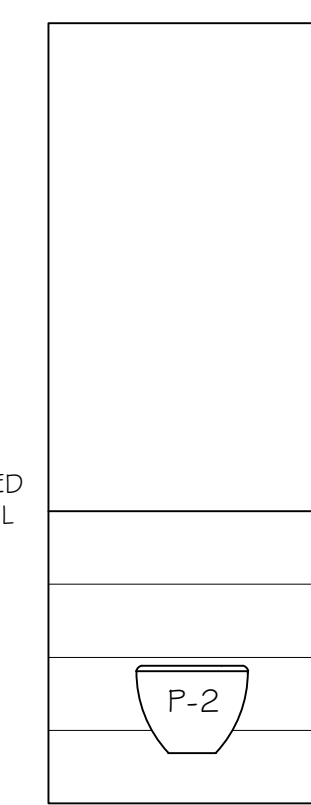
11 **TOILETTE 1**
SCALE: 1:30



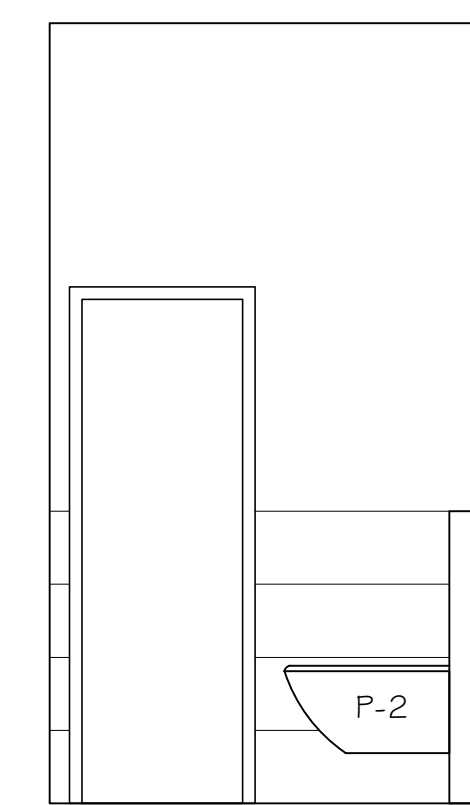
12 **TOILETTE 1**
SCALE: 1:30



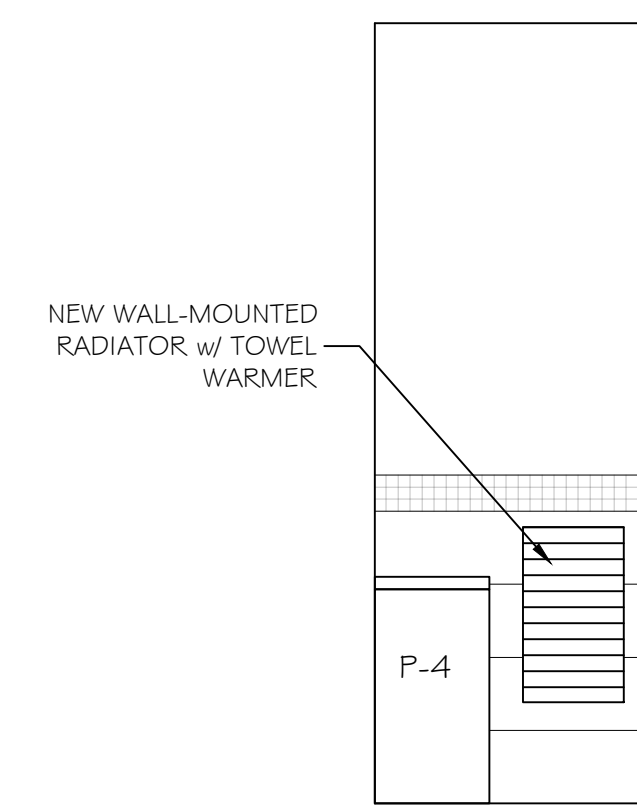
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SCALE: 1:30



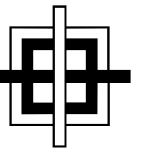
13 **TOILETTE 2**
SCALE: 1:30



13 **TOILETTE 2**
SCALE: 1:30



13 **TOILETTE 2**
SCALE: 1:30



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203 RUE CHARLES DE GAULLE
LIEU-DIT LAVAGNAC
33350/AINTE TERRE

J/HEET

INTERIOR
SALLE de BAIN &
TOILETTE
ELEVATIONS

DATE
9 FEB 2017

J/SCALE
A/ NOTED

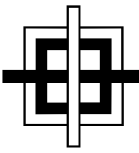
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SHEET

REVISIONS

PROJECT NAME

LA ROSERAIE
203 RUE CHARLES DE GAULLE
LIEU-DIT LAVAGNAC
33350/VAUTE TERRE

SHEET

OPEN AREA
PLAN &
ELEVATION
ELEVATIONS

DATE

9 FEB 2017

SCALE

1:20

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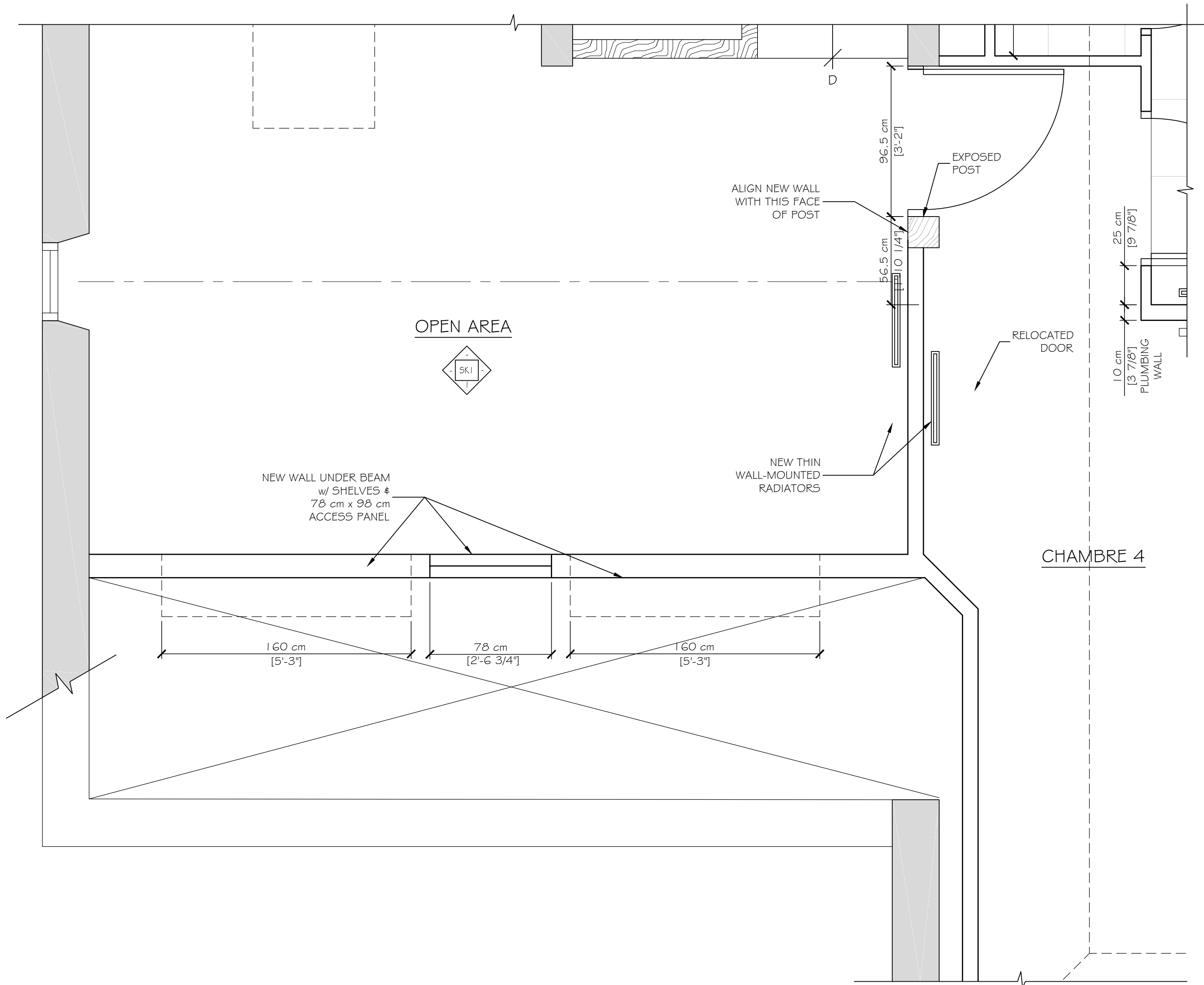
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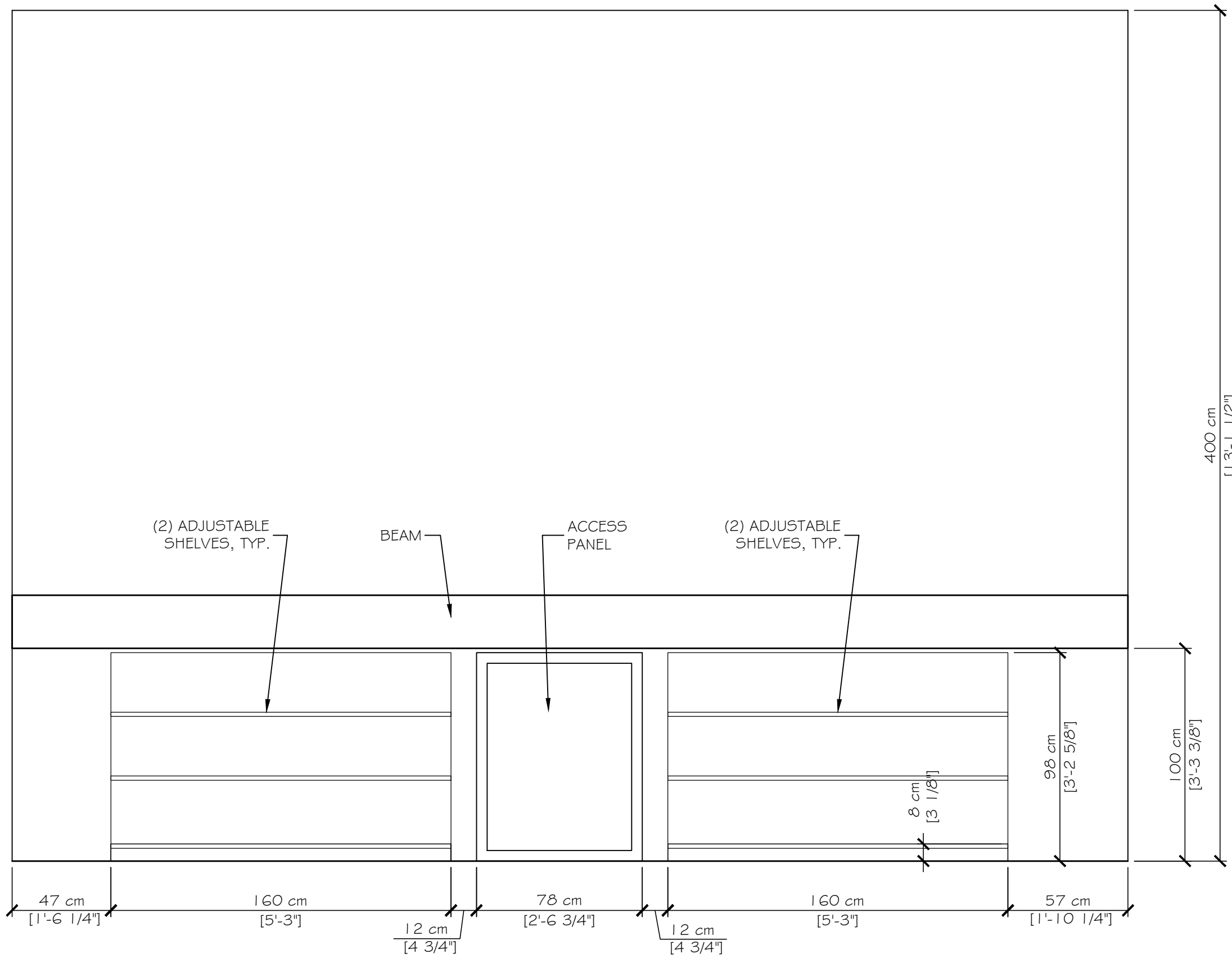
SHEET

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SECOND FLOOR OPEN AREA
SCALE: 1:20



OPEN AREA
SCALE: 1:20

INTERIOR SCOPE OF WORK rev 9.29.16

CELLAR

- Fix Door to open easier. Clean & Paint
- Move electrical service to inside Foyer at Salle a Manger side of doors
- Reroute boiler flue up high as possible at the existing flue (3.20 meters above Ground Floor)
- Add new 200 liter HWH. Tie into existing 200 l HWH
- Remove old appliance.
- Clean debris
- New light & outlet

GROUND FLOOR

ENTRÉE 1

- Remove wood floor. Salvage pieces for repair work elsewhere.
- Sand & Stain front door, replace broken glass panes at both door leafs, paint metal grille.
- Paint walls - repair as needed
- Replace base trim with taller wood decorative base trim (20-25cm) - paint
- Paint ceiling - repair as needed
- Remove light fixture. Relocate to Salle de Bain 1
- Refinish wood stairs and railings (stain)
- New outlets, lights & WiFi
- New doorbell with additional ringer at the front gate (wireless)
- New electrical service and distribution panel in built-out chase at left of exterior door
- New 4" waste pipe from First floor Salle de Bain in built-out chase in corner to the right of the exterior door
- Keep radiator. Repair as needed. New paint

TOILETTE 1

- Remove flooring and wall finishes (to bare stone?)
- Remove ceiling finish
- Remove fixtures and radiator
- Remove electrical
- Repair & paint window
- New tile floor and walls
- Replace door with mirror door from Chambre 1. Resize as needed. New slide lock. Keep door lever
- New plasterboard and paint at ceiling
- New light & outlet
- New water closet and sink

SALON

- Refinish wood floor with stain and clear coats
- Replace base trim with taller wood decorative base trim (20-25cm) - paint
- Paint walls - repair as needed
- Repair & paint ceiling - remove existing hanging light
- New chandelier
- Fireplace - expose edges of marble. Clean all surfaces.
- Repair window & paint
- Repair shutters & paint
- Paint doors
- Install new door with lever and lock into Stockage Proprietaires. Trim to match existing
- New lights & outlets & CATV

STOCKAGE PROPRIETAIRES

- New floor (wood or LVT)
- New wood-framed walls with plasterboard finish - paint
- New wood decorative wall base trim - paint
- New plasterboard ceiling
- New light and outlets
- Security camera wiring

SALLE A MANGER

- Refinish wood floor with stain and clear coats
- New decorative taller wood base trim - paint
- Paint ceiling - repair as needed
- Paint walls - repair as needed
- Fireplace - expose edges of marble. Clean all surfaces
- Repair & paint window
- Repair & paint shutters
- New chandelier light & outlets
- Paint doors

CUISINE

- Remove all tile
- Remove cabinet, sink, and valance above
- Remove wall at Pantry
- Remove window and food box below for new door. Install new door
- Clean and paint existing door. Repair & paint shutters. New lever lockset
- Repair & paint window at old Pantry
- Repair and paint shutters at old Pantry
- Install new tile floor & backsplashes
- Install new cabinets, appliances, and sink
- Install plumbing chase for Second floor Salle de Bain 2 in Pantry cabinet corner
- Install chase next to Refrigerator for heat pipes and wiring to First Floor (10 x 60cm)
- New lights and outlets
- New radiator - wall mounted next to new refrigerator chase
- New lower ceiling with wood framing and plasterboard for new electrical wiring, exhaust hood ductwork, etc. If steel beam is needed, lower ceiling plasterboard to conceal.

INTERIOR SCOPE OF WORK (CONT.) rev 9.29.16

FIRST FLOOR

ENTRÉE 2

- Refinish wood floor with stair and clear coats
- New taller decorative wood base (20-25cm)) - paint
- Paint walls - repair as needed
- Paint ceiling - repair as needed
- Refinish stairs with stain and clear coats
- Install WiFi
- New light and outlets
- Infill removed door at Chambre 1 with wall to match existing

TOILETTE 2

- Replace plasterboard at exterior walls
- Remove flooring
- Remove plumbing fixtures and radiator
- Remove electrical
- Clean, repair, and paint window
- New floor and wall tile
- New wall and ceiling paint - repair as needed
- Replace door with mirror door from Chambre 1. Resize as needed. Install new slide lock
- New lavatory & wall mounted water closet
- New light and outlet

CHAMBRE 1

- Remove and infill wall at small door into Entrée 2. Re-use door if possible on second floor.
- Remove and infill wall at doors into Chambre 2. Salvage door to be resized for Toilettes
- Remove carpet
- Refinish wood floor with stain and clear coats
- Fireplace - expose edges of marble - clean all surfaces
- Paint ceiling - repair as needed
- Clean, repair & paint window
- Clean, repair & paint shutters
- Paint walls and molding - repair as needed
- New taller wood decorative base trim - paint
- New applied molding panels at removed doors
- New outlets, light & CATV

CHAMBRE 2 & 3

- Remove existing carpet
- Refinish wood floor with stain and clear coats
- New taller wood decorative base trim (20-25cm) - paint
- Paint walls - repair as needed
- Paint door & trim
- Clean, repair & paint window
- Clean, repair & paint shutters
- Paint ceilings - repair as needed
- Fireplace - expose edges of marble - clean all surfaces
- Repair broken tile at hearth in chamber 2
- New light and outlets, CATV
- Relocate radiator at Chambre 2 against wall at Entrée 2.

SALLE de Bain 1

- Remove all plumbing fixtures and tile finishes.
- Remove existing vent at upper exterior wall over existing tub
- New tile floor and walls
- New shower, toilet, and 2 vanity sinks
- New radiator
- Paint ceiling - repair as needed
- Paint walls - repair as needed
- Clean, repair & paint window
- Clean, repair & paint shutters
- Paint door, install new slide lock
- New exhaust fan, lights & outlets

INTERIOR SCOPE OF WORK (CONT.) rev 9.29.16

SECOND FLOOR

- Remove all walls, doors, electrical, and rotted flooring
- Infill removed flooring
- Install new window at round stone opening in open area
- Install new skylights in open area and new sale de bain
- Install new insulation at entire roof and new exterior walls
- Install new subfloor panels at open area and chamber 4
- Install new raised floor frame and subfloor at sale d'eau for plumbing lines.
- Reinforce floor structure as needed to support new plumbing and tub

NEW CHAMBRE 4

- New finish floor - LVT?
- New painted taller decorative wood base trim
- New painted plasterboard walls and ceiling with insulation
- Clean, repair & paint window
- New door with lever lock
- New light & outlets & CATV

NEW SALLE de BAIN 2

- New painted plasterboard walls and ceiling with insulation
- New skylight with motorized exterior cover
- New door & lever lock
- New tile floor & walls
- New paint at plasterboard walls and ceiling
- New water closet, shower, tub, and double vanity fixtures
- New lights & outlets
- New exhaust fan

NEW OPEN AREA

- New floor finish - LVT?
- New painted taller decorative wood base trim
- New painted plasterboard walls and ceiling with insulation
- New built in shelves at knee walls & access panels to attic spaces
- Refinish stair railing - stain and clear coats
- New round window and skylight with motorized shade
- New lights, outlets, CATV, and WiFi

OTHER NOTES:

Toilette 1 existing door size 684 w x 1718 h

Toilette 2 existing door size 652 w x 2007 h

Chambre 1 mirror door sizes 643 w x 2023 h

Chambre 1 small door at hall size 660 w x 2023 h

LIGHTING:

Salon Light - demo - replace with new chandelier

Entree 1 light - move to Salle de Bain 1. Install new chandelier

Salon de Manger light - demo - replace with new chandelier

Salle de Bain 1 - relocate existing light to Toilette 2. Install new chandelier

Kitchen light - demo

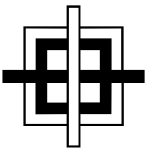
Toilette 1 light - demo

Toilette 2 light - demo

Entrée 2 light - demo. Install new chandelier

Chambre 1, 2 & 3 lights - demo. Install new chandeliers

END OF INTERIOR SCOPE OF WORK



GRANT HAYS
ASSOCIATES

ARCHITECTURE & INTERIOR DESIGN
P.O. BOX 6179 FALMOUTH MAINE 04105
207.871.5900 www.granthays.com

SCALE

REV/NO/

PROJECT NAME

LA ROSERAIE



203 RUE CHARLES DE GAULLE
LIEU-DIT LAVAGNAC
33350 SAINT-TERRE

SHEET

SCOPE
OF
WORK
SPECIFICATIONS

DATE
9 FEB 2017

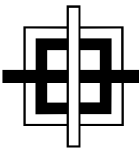
SCALE
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DRAWN
BGH/mgk

JOB NO.

SHEET
A-6

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SHEET

REVISIONS

PROJECT NAME

LA ROSERAIE
203 RUE CHARLES DE GAULLE
LIEU-DIT LAVAGNAC
33350/AINTE TERRE

SHEET

OUTBUILDING
FLOOR
PLAN

DATE

9 FEB 2017

SCALE

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DRAWN

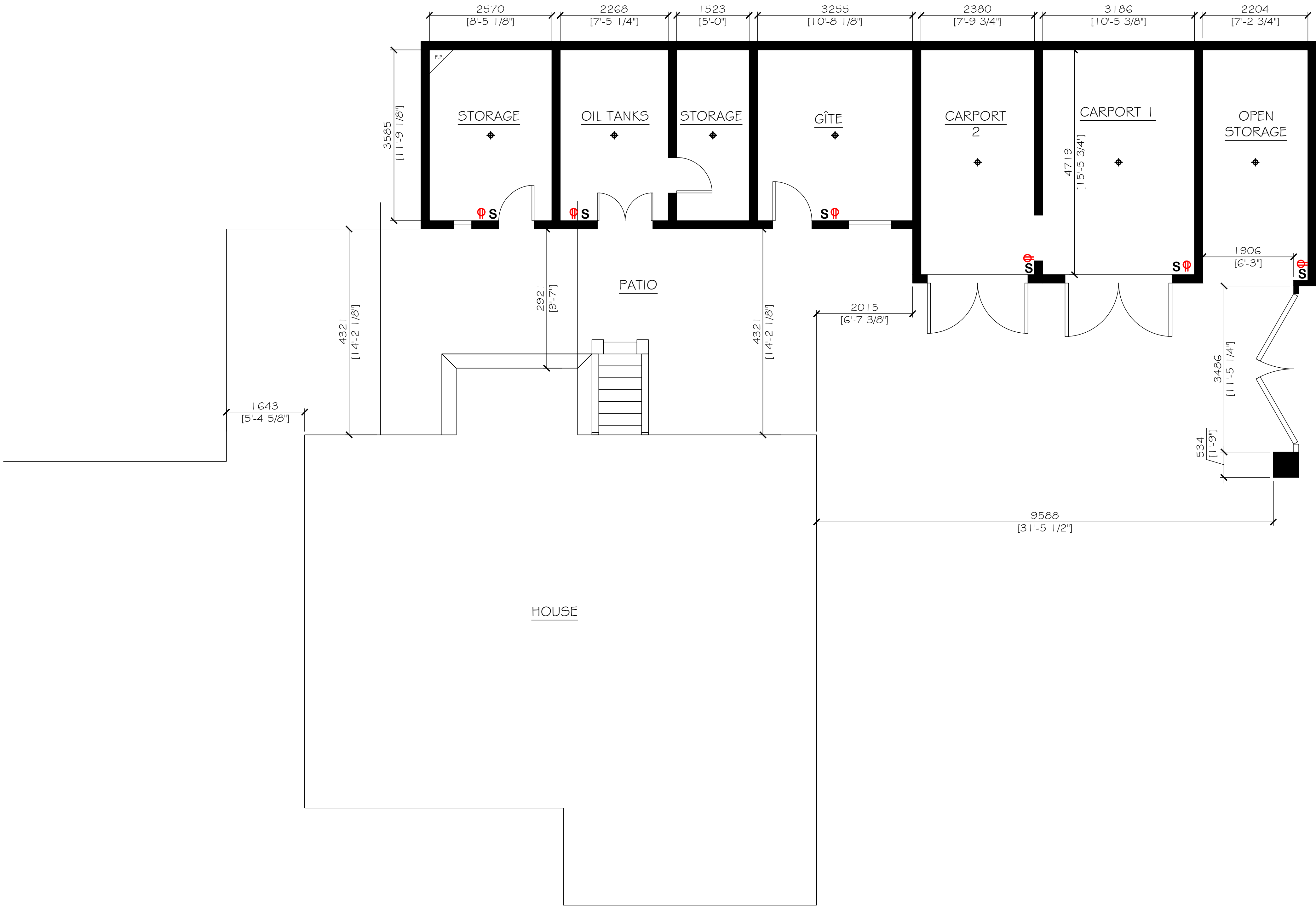
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SHEET

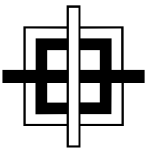
A-7

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OUTBUILDING FLOOR PLAN

EXISTING
NEW



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JTAL

REV/NO/

PROJECT NAME

LA ROSERAIE
203 RUE CHARLES DE GAULLE
LIEU-DIT LAVAGNIAC
35350/SAINTE TERRE

JHEET

REFLECTED
CEILING
PLANS

DATE
9 FEB 2017

JSCALE
1:50

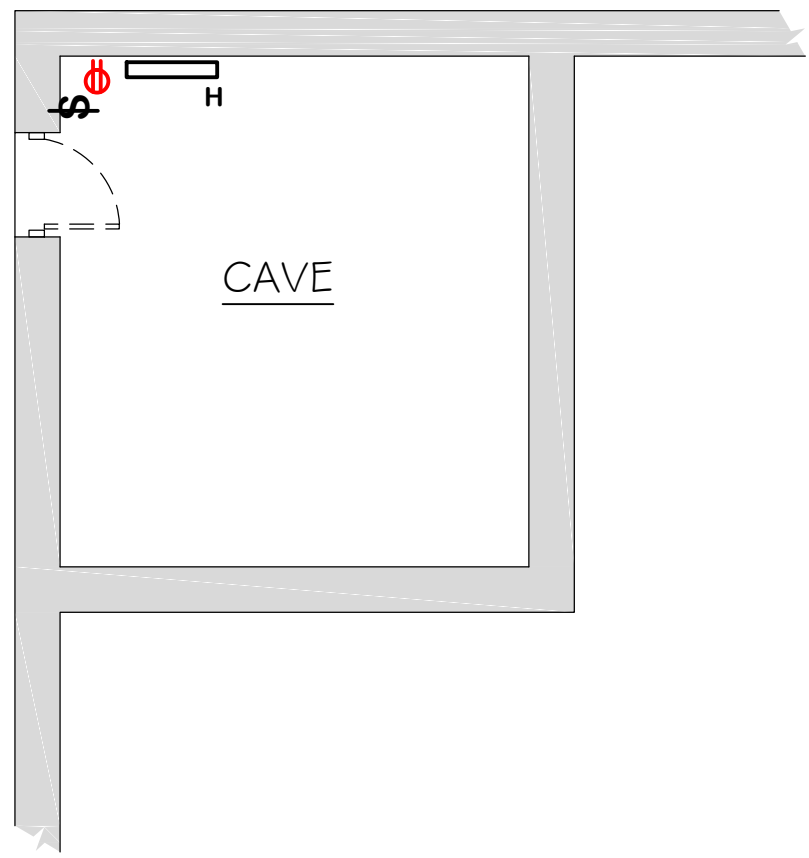
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JOB NO.

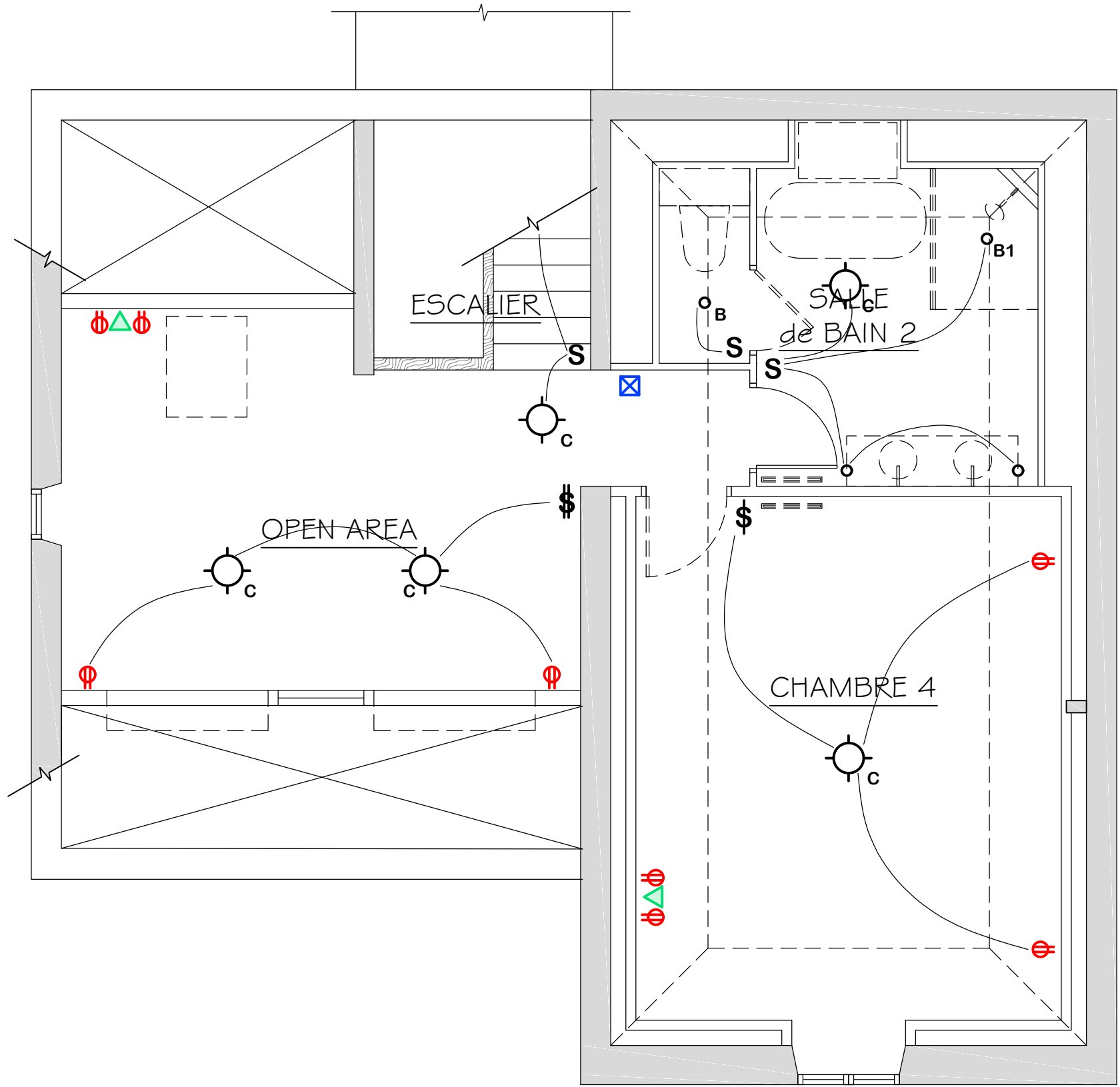
JHEET

E-1

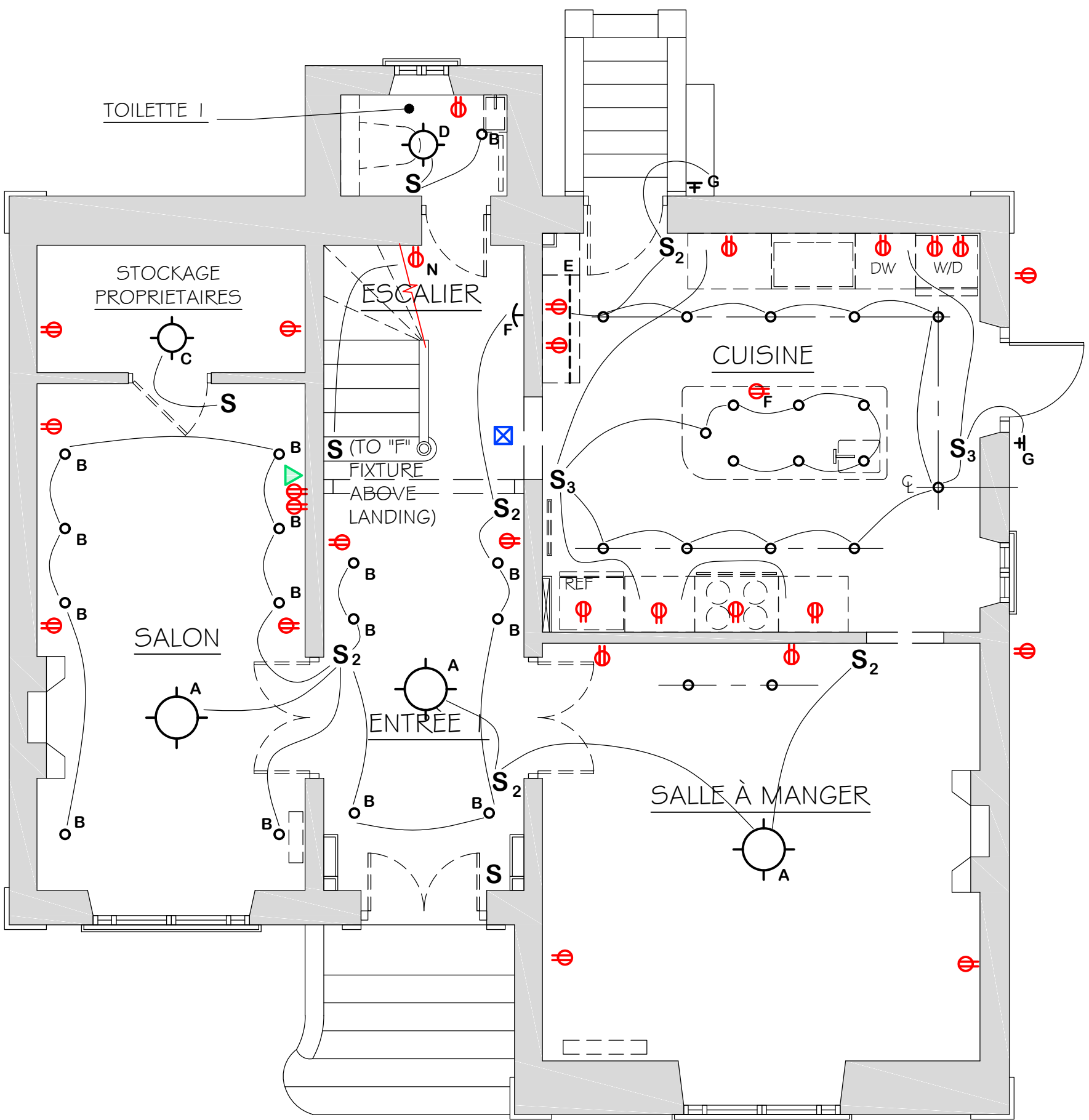
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BASEMENT

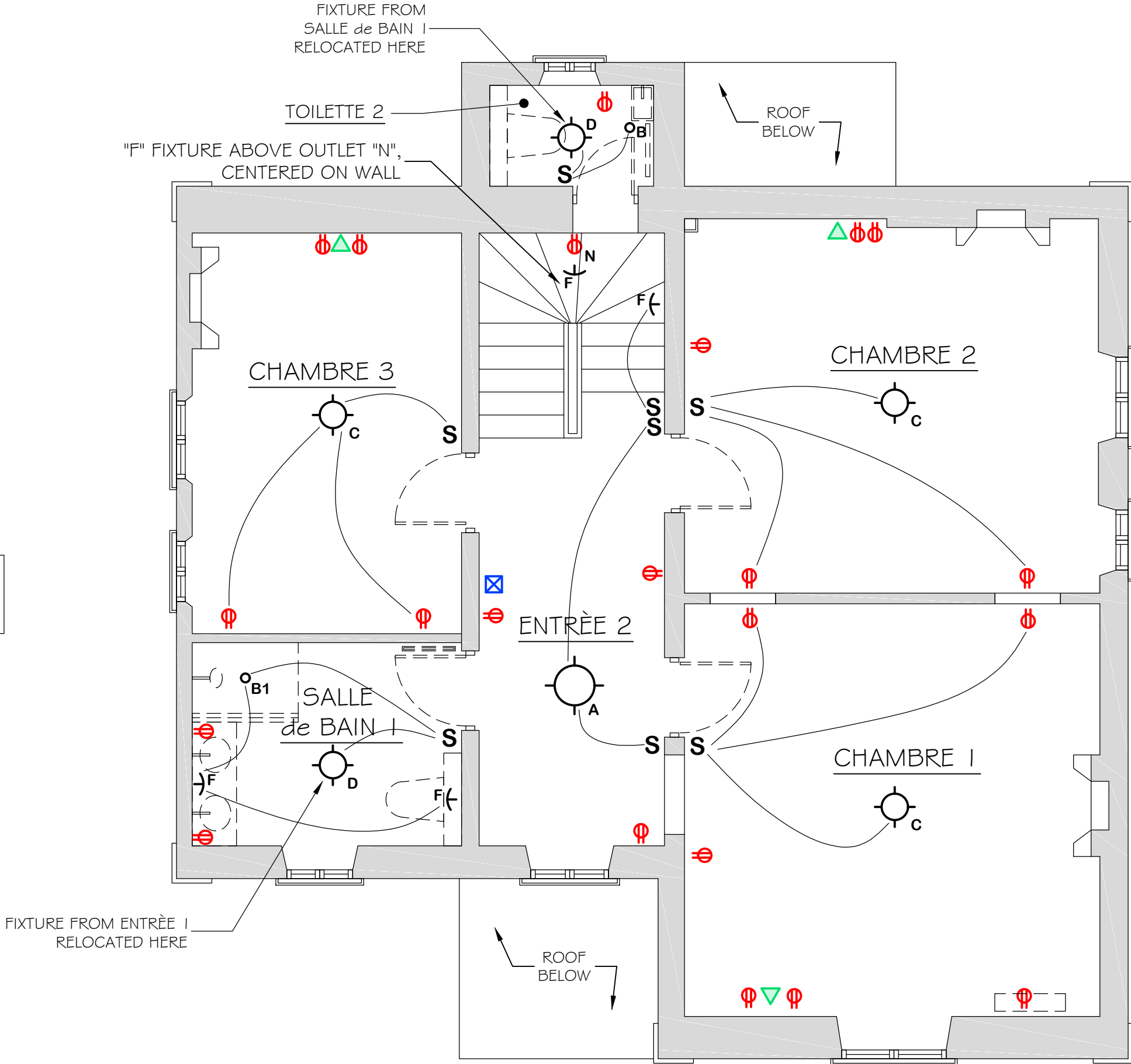


SECOND FLOOR
FF TO FC: 2592mm



GROUND FLOOR

FF TO FC: 3144mm



FIRST FLOOR

FF TO FC: 3096mm

NOTE:
2 OUTLETS AT
EXTERIOR TERRACE