6 MANITOU COURT

Westport, Connecticut, 06680

ROBERT A. CARDELLO
RAC
ARCHITECTURE + DESIGN
60 POST ROAD WEST | WESTPORT, CT | 06880
6 WEST PUTNAM AVENUE | GREENWICH, CT | 06830
TEL: 203 853 2524

DISCLAIMER NOTE: FOR ACCURATE SITE CONDITIONS AND GRADES, REFER TO DRAWINGS BY LANDTECH

ARCHITECTURAL ABBREVIATIONS

A/C	- AIR CONDITIONING	H.B.	- HOSE BIB	SH.	- SHELF
ADJ.	- ADJUSTABLE	H.W.H.	- HOT WATER HEATER	SS	- STAINLESS STEEL
AFF.	- ABOVE FINISH FLOOR	HDR.	- HEADER	SYM.	- SYMMETRICAL
B.F.	- BOILER FLUE	HDW.	- HARDWARE		
B.O.	- BOTTOM OF	HT.	- HEIGHT	T.B.	- TOWEL BAR
BDR.	- BEDROOM	H.T.B.	- HEATED TOWEL BAR	T.B.D.	- TO BE DETERMINED
BLDG.	- BUILDING	HTG.	- HEATING	T.O.	- TOP OF
BLKG.	- BLOCKING	H/AC	- HEAT & AIR CONDITIONER	T.P.	- TOILET PAPER
BSMT.	- BASEMENT	I.D.	- INSIDE DIAMETER	TV	- TELEVISION
C.B.	- CATCH BASIN	KIT.	- KITCHEN	T & G	- TONGUE & GROOVE
C.J.	- CONTROL JOINT	L.C.C.	- LEAD COATED COPPER	TELE	- TELEPHONE
CAB.	- CABINET	LAM.	- LAMINATE	TYP.	- TYPICAL
CLG.	- CEILING	LAV.	- LAVATORY		
CLMN.	- COLUMN	LIB.	- LIBRARY	U.O.N.	- UNLESS OTHERWISE NOTED
CONC.	- CONCRETE	M.O.	- MASONRY OPENINGS		
CTR.	- COUNTER	MAX.	- MAXIMUM	V.I.F.	- VERIFY IN FIELD
DS	- DOWNSPOUT	MIN.	- MINIMUM	VERT.	- VERTICAL
DW	- DISHWASHER	N.E.	- NOT ELECTRIFIED	VEST.	- VESTIBULE
DBL.	- DOUBLE	N/A	- NOT APPLICABLE		
DWN	- DOWN	N.I.C.	- NOT IN CONTRACT	W/	- WITH
DR.	- DOOR	N.T.S.	- NOT TO SCALE	W/W	- WALL TO WALL
E.J.	- EXPANSION JOINT	O.C.	- ON CENTER	WP	- WATERPROOF
ELEV.	- ELEVATION	O.D.	- OUTSIDE DIAMETER	WWF	- WELDED WIRE FABRIC
EQ	- EQUAL	OPG.	- OPENING	WC	- WATER CLOSET
E.T.R.	- EXISTING TO REMAIN	PL. LAM.	- PLASTIC LAMINATE	WD	- WOOD
EXIST.	- EXISTING	POL.	- POLISHED		
F.B.O.	- FURNISHED BY OWNER	PLWD.	- PLYWOOD		
F.D.	- FLOOR DRAIN	R	- RADIUS		
F.O.	- FACE OF	R.D.	- ROOF DRAIN		
F.S.	- FULL SIZE	R.O.	- ROUGH OPENING		
FDN.	- FOUNDATION	REQ'D.	- REQUIRED		
FIN.	- FINISH	RM	- ROOM		
FLR.	- FLOOR				
FTG.	- FOOTING				
GWB	- GYPSUM WALL BOARD				

Architecturals

DRAWING LIST / DATE AND ISSUE LIST	C.0	C.1.0	A-1.0	A-1.1	A-1.2	A-1.3	A-1.4	A-1.5	A-1.6	A-1.7	A-1.8	A-1.9	A-2.0	A-2.1	A-2.2	A-2.3	A-2.4	A-2.5	A-2.6	A-3.0	A-3.1	A-3.2	A-3.3	A-3.4	A-3.5	A-4.0	A-4.1	A-4.2	A-4.3	A-4.4	A-4.5	A-5.0	A-5.1	A-5.2	A-5.3	A-5.4	A-5.5	A-6.0	A-6.1	A-6.2	A-6.3	A-6.4	A-6.5
APRIL 13, 2020 TEAM REVIEW																																											
APRIL 30, 2020 ISSUED FOR TOWN REVIEW																																											
MAY 7, 2020 ISSUED FOR CLIENT REVIEW																																											
MAY 12, 2020 ISSUED FOR TOWN SUBMISSION																																											
JUNE 25, 2020 TOWN SUBMITTAL W/ DEEP COMMENTS																																											
JULY 21, 2020 REVISION 1, DEEP COMMENTS																																											

Consultants

DRAWING LIST / DATE AND ISSUE LIST	SURVEY	EXISTING PROPERTY & TOPOGRAPHIC SURVEY	CIVIL DRAWINGS - LAND TECH	C-1.0	C-2.0	C-3.0	C-4.0	C-5.0	L-1.0	L-2.0	L-3.0	STRUCTURAL DRAWINGS	S-1.0	S-2.0	S-2.1	S-2.2	S-2.3	S-3.0	S-3.1	S-3.2	S-3.3	S-3.4	S-3.5	S-4.0	S-4.1	S-4.2	S-4.3	S-4.4	S-4.5	S-5.0	S-5.1	S-5.2	S-5.3	S-5.4	S-5.5	S-6.0	S-6.1	S-6.2	S-6.3	S-6.4	S-6.5
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JUNE 25,2020 TOWN SUBMITTAL W/ DEEP COMMENTS																																											
JULY 21, 2020 REVISION 1, DEEP COMMENTS	UNDER SEPARATE COVER																																										

DRAWING SYMBOLS

- FLOOR PLAN 1/4" = 1' - 0" — DRAWING TITLE
- 1 / A-2.1 — ELEVATION REFERENCE: DRAWING AND SHEET NUMBER
- 2 / A-3.1 — SECTION REFERENCE: DRAWING AND SHEET NUMBER
- 3 / A-4.1 — DETAIL REFERENCE: DRAWING AND SHEET NUMBER
- 133 — DOOR TAG: DOOR NUMBER
- 101 — WINDOW TAG: WINDOW NUMBER
- BEDROOM #201 — ROOM NAME & NUMBER
- FIRST FLOOR 0' - 0" — DATUM - CONTROL POINT
- 3 — REVISION
- N — NORTH ARROW
- 5' - 3" — DIMENSION LINE

GRAPHIC LEGEND

- WETLANDS
- EARTH OR COMPACT FILL
- POROUS FILL
- CONCRETE
- CONCRETE BLOCK (CMU)
- STUCCO OR MORTAR
- STONE OR MARBLE
- BRICK
- HARDWOOD
- PLYWOOD
- ROUGH LUMBER
- WOOD BLOCKING
- RIGID INSULATION
- BATT. INSULATION

LOCATION MAP: NOT TO SCALE

PROJECT TEAM:

OWNER:
Thomas & Paula Mcinerney
2 Manitou Court
Westport, CT 06880

ARCHITECT:
Robert A. Cardello Architects
60 Post Road West 06880
Westport, CT
Tel : (203) 853-2524
Attn: Rochelle Roll

SURVEYOR:
Dennis A. Dellus Land Surveyors
108 Main Street
Norwalk, CT 06851
Tel: (203) 203-750-8832

CIVIL ENGINEER:
LandTech
518 Riverside Avenue
Westport,CT 06880
Tel: (203) 454-2110
Attn: Andy Soumelidis

LANDSCAPE ARCHITECT:
Nesely Stout Associates
96 Main Street
New Canaan, CT 06840
Tel: (203) 966-3100
Attn: Cory Jorgensen

STRUCTURAL ENGINEER:
JONA, LLC
PO Box 344
Cornelbury,CT 06331
Tel: (860) 556-4444
Attn: Jeremey Williamson

MECHANICAL ENGINEER:
TBD

LIGHTING DESIGNER:
TBD

AV CONSULTANT:
TBD

CONTRACTOR:
John Desmond Builders Inc.
35 Old Post Road
Southport, CT 06890
Tel: (203) 254-7323
Attn: George or John Desmond

REVISIONS
1.21.2020 REVISION 1: REVISED W/ DEEP COMMENTS TO TOWN

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CLIENT / ADDRESS
MCINERNEY RESIDENCE
6 MANITOU COURT
WESTPORT, CT 06880

NOTES
TOWN SUBMISSION
WITH DEEP COMMENTS 6.25.2020

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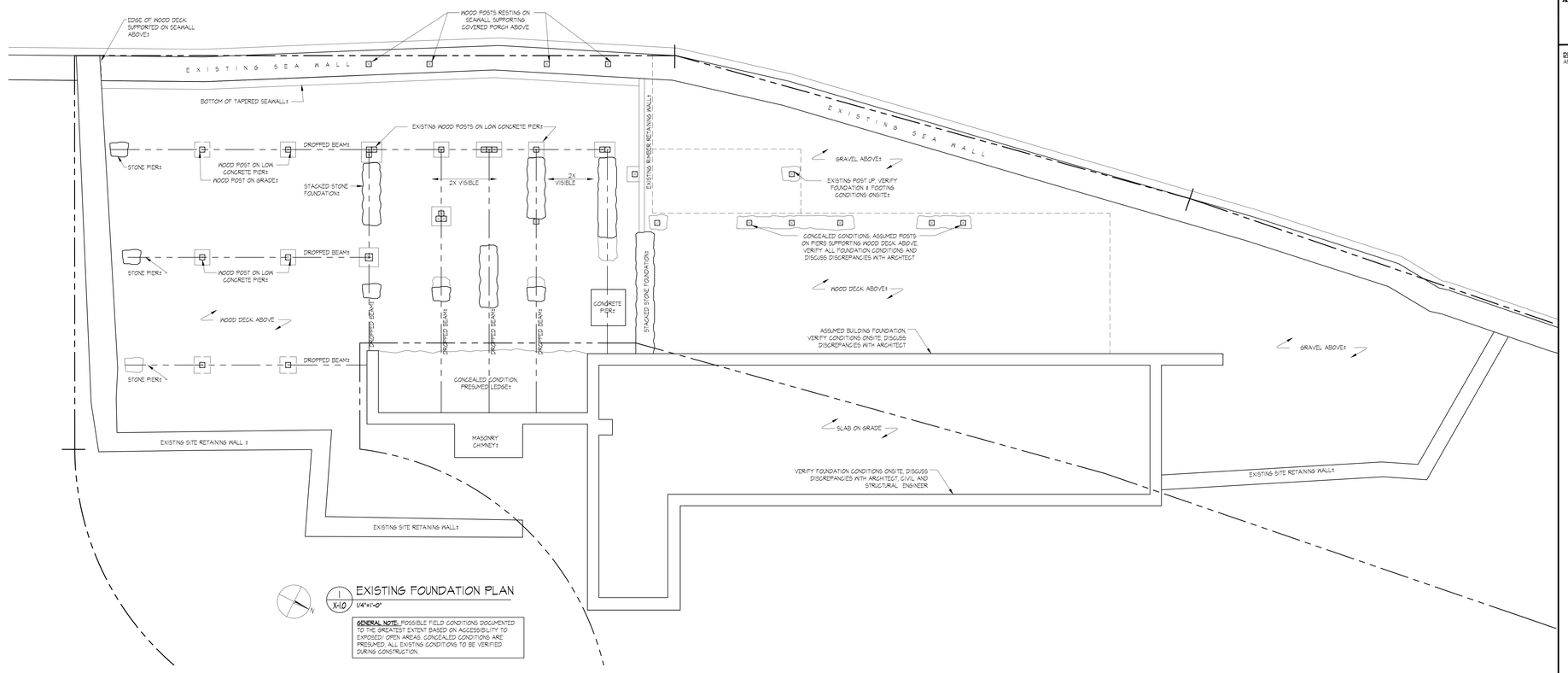
CHECKED BY: RAC

TITLE
COVER SHEET

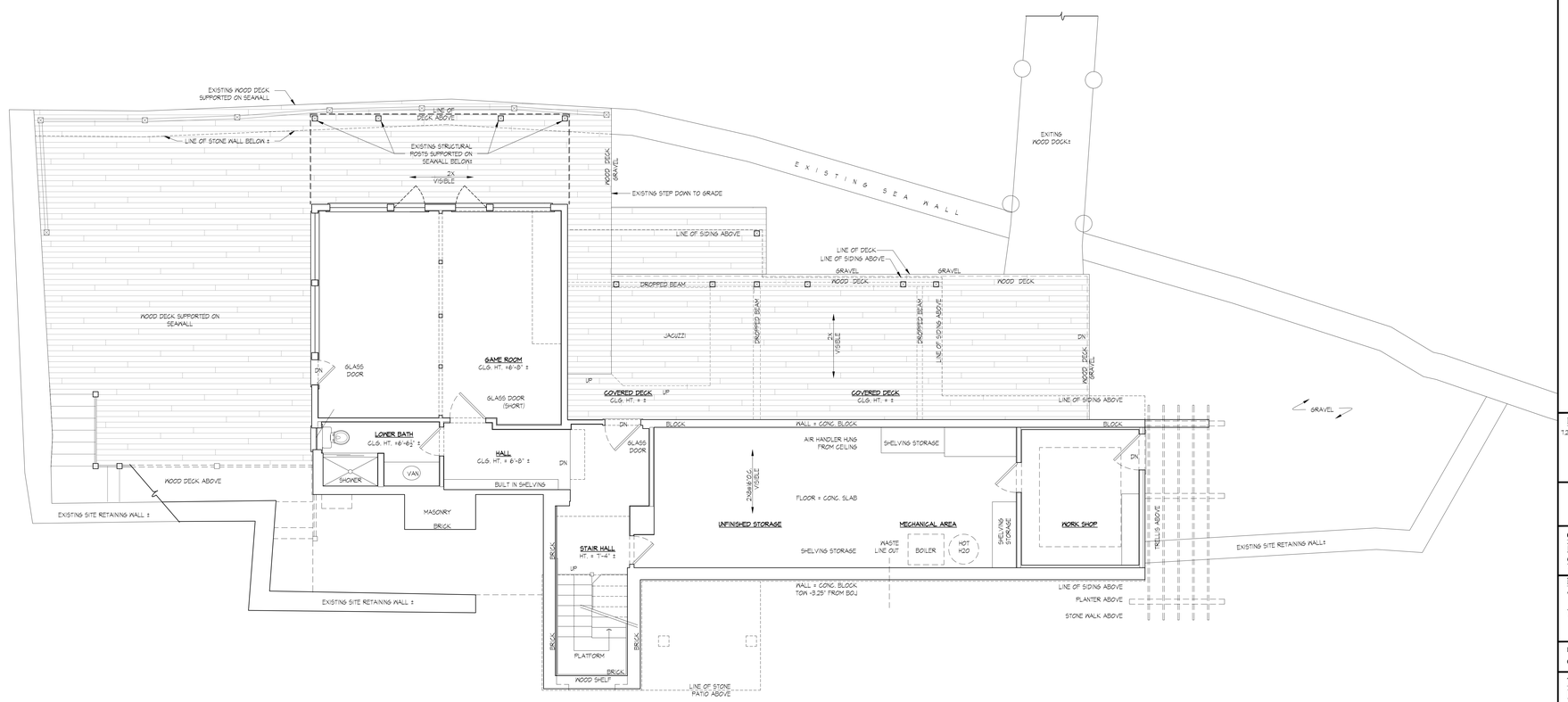
STAMP AND SIGN

DRAWING #
C-1.0



1 X-1.0 EXISTING FOUNDATION PLAN
1/4"=1'-0"

GENERAL NOTE: POSSIBLE FIELD CONDITIONS DOCUMENTED TO THE GREATEST EXTENT BASED ON ACCESSIBILITY TO EXPOSED/ OPEN AREAS. CONCEALED CONDITIONS ARE PRESUMED. ALL EXISTING CONDITIONS TO BE VERIFIED DURING CONSTRUCTION.



2 X-1.0 EXISTING BASEMENT PLAN
1/4"=1'-0"

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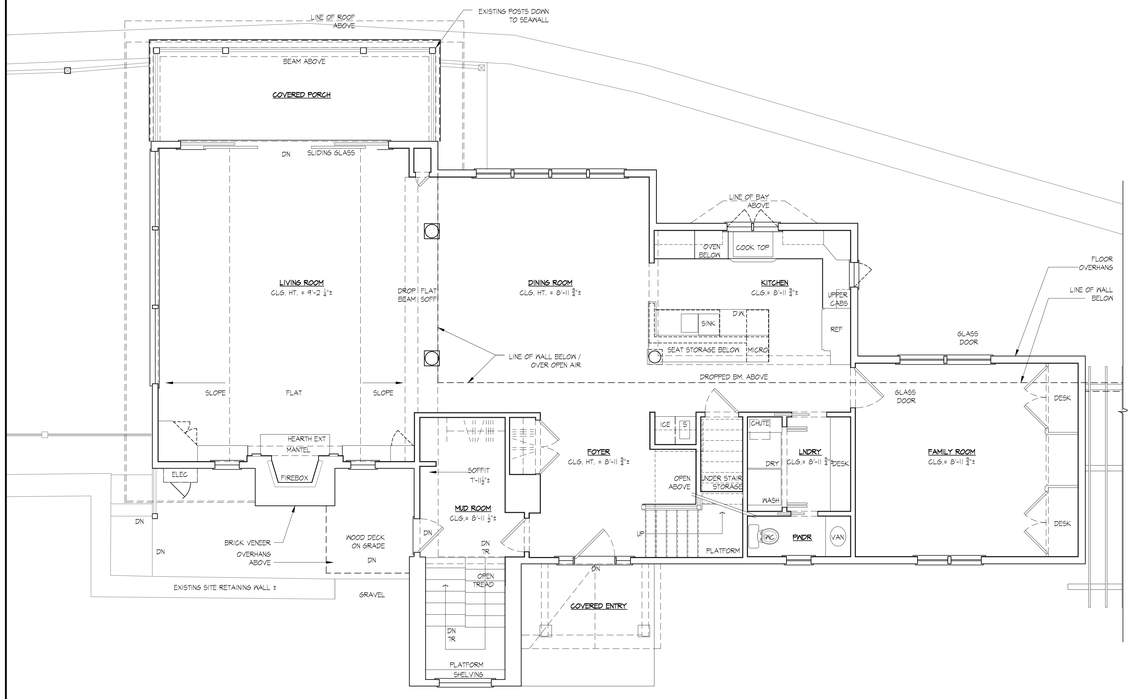
TITLE
EXISTING BOATHOUSE FOUNDATION/BASEMENT COORDINATION 6.17.2020

STAMP AND SIGN

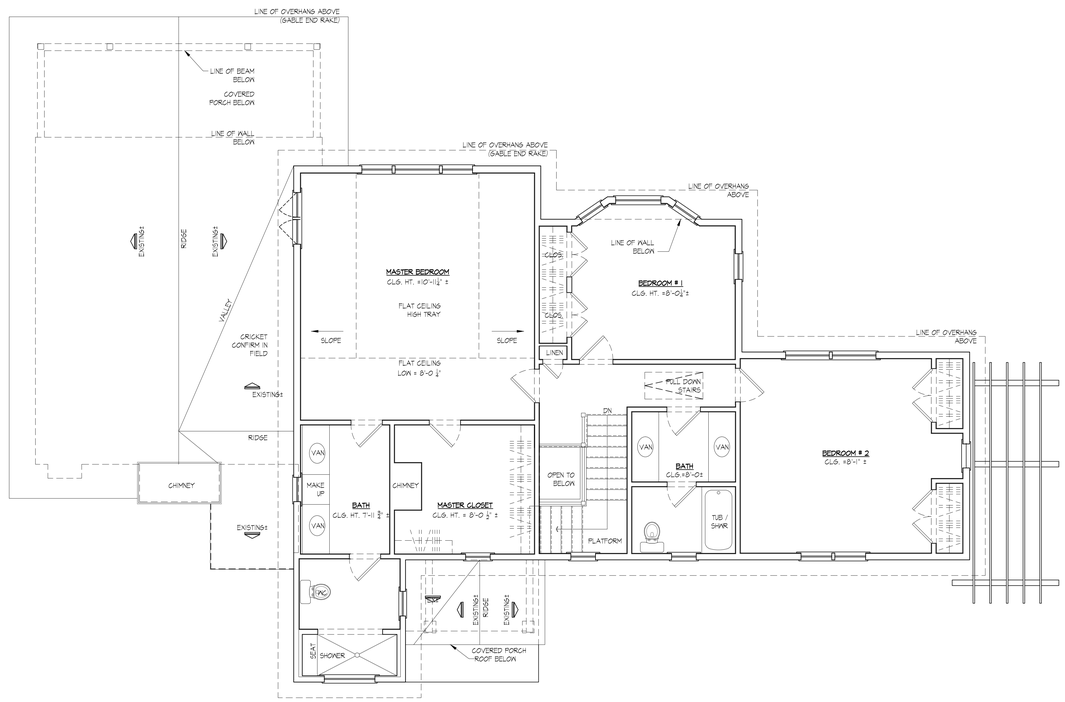
DRAWING #
X-1.0



1 X-1.1 EXISTING FIRST FLOOR PLAN

1/4"=1'-0"

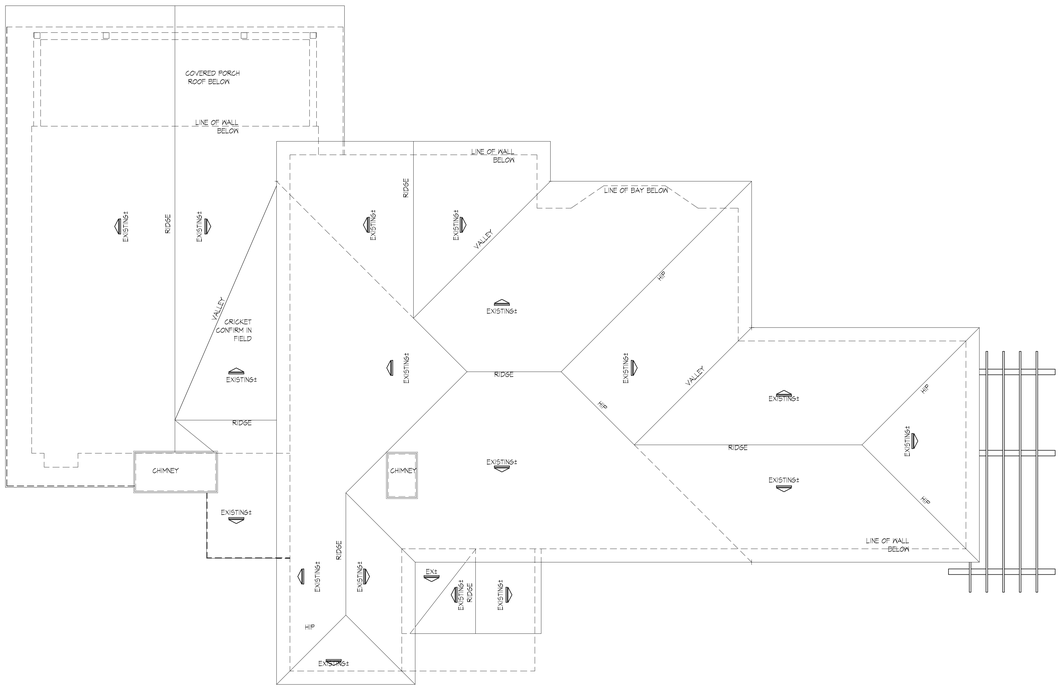
GENERAL NOTE: POSSIBLE FIELD CONDITIONS DOCUMENTED TO THE GREATEST EXTENT BASED ON ACCESSIBILITY TO EXPOSED/ OPEN AREAS. CONCEALED CONDITIONS ARE PRESUMED. ALL EXISTING CONDITIONS TO BE VERIFIED DURING CONSTRUCTION.



2 X-1.1 EXISTING SECOND FLOOR PLAN

1/4"=1'-0"

GENERAL NOTE: POSSIBLE FIELD CONDITIONS DOCUMENTED TO THE GREATEST EXTENT BASED ON ACCESSIBILITY TO EXPOSED/ OPEN AREAS. CONCEALED CONDITIONS ARE PRESUMED. ALL EXISTING CONDITIONS TO BE VERIFIED DURING CONSTRUCTION.



3 X-1.1 EXISTING ROOF PLAN

1/4"=1'-0"

GENERAL NOTE: POSSIBLE FIELD CONDITIONS DOCUMENTED TO THE GREATEST EXTENT BASED ON ACCESSIBILITY TO EXPOSED/ OPEN AREAS. CONCEALED CONDITIONS ARE PRESUMED. ALL EXISTING CONDITIONS TO BE VERIFIED DURING CONSTRUCTION.

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REVISIONS

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CLIENT / ADDRESS

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WESTPORT, CT 06880

NOTES

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WITH DEEP COMMENTS 6.25.2020

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TITLE

EXISTING BOATHOUSE PLANS

STAMP AND SIGN

DRAWING #

X-1.1

1 X-20 EXISTING BOAT HOUSE NORTH-EAST ELEVATION
1/4"=1'-0"

GENERAL NOTE: POSSIBLE FIELD CONDITIONS DOCUMENTED TO THE GREATEST EXTENT BASED ON ACCESSIBILITY TO EXPOSED/ OPEN AREAS. CONCEALED CONDITIONS ARE PRESUMED. ALL EXISTING CONDITIONS TO BE VERIFIED DURING CONSTRUCTION.

2 X-20 EXISTING BOAT HOUSE SOUTH-EAST ELEVATION
1/4"=1'-0"

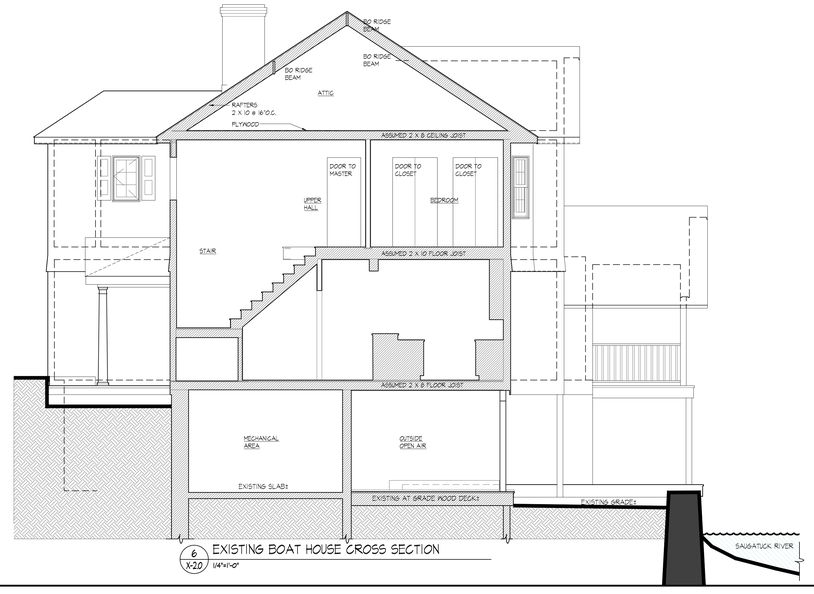
3 X-20 EXISTING BOAT HOUSE SOUTH-WEST ELEVATION
1/4"=1'-0"

GENERAL NOTE: POSSIBLE FIELD CONDITIONS DOCUMENTED TO THE GREATEST EXTENT BASED ON ACCESSIBILITY TO EXPOSED/ OPEN AREAS. CONCEALED CONDITIONS ARE PRESUMED. ALL EXISTING CONDITIONS TO BE VERIFIED DURING CONSTRUCTION.

4 X-20 EXISTING BOAT HOUSE NORTH-WEST ELEVATION
1/4"=1'-0"

5 X-20 EXISTING BOAT HOUSE SECTION
1/4"=1'-0"

GENERAL NOTE: POSSIBLE FIELD CONDITIONS DOCUMENTED TO THE GREATEST EXTENT BASED ON ACCESSIBILITY TO EXPOSED/ OPEN AREAS. CONCEALED CONDITIONS ARE PRESUMED. ALL EXISTING CONDITIONS TO BE VERIFIED DURING CONSTRUCTION.



6 X-20 EXISTING BOAT HOUSE CROSS SECTION
1/4"=1'-0"

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NOTES
TOWN SUBMISSION
WITH DEEP COMMENTS 6.25.2020

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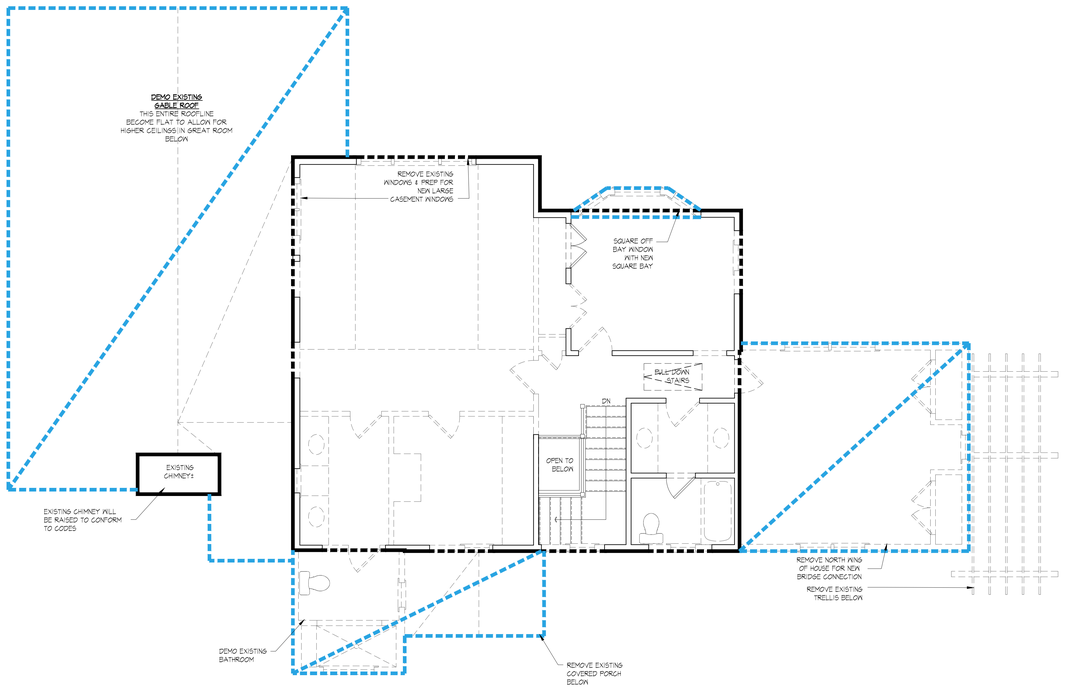
TITLE
EXISTING BOATHOUSE
ELEVATIONS AND SECTIONS

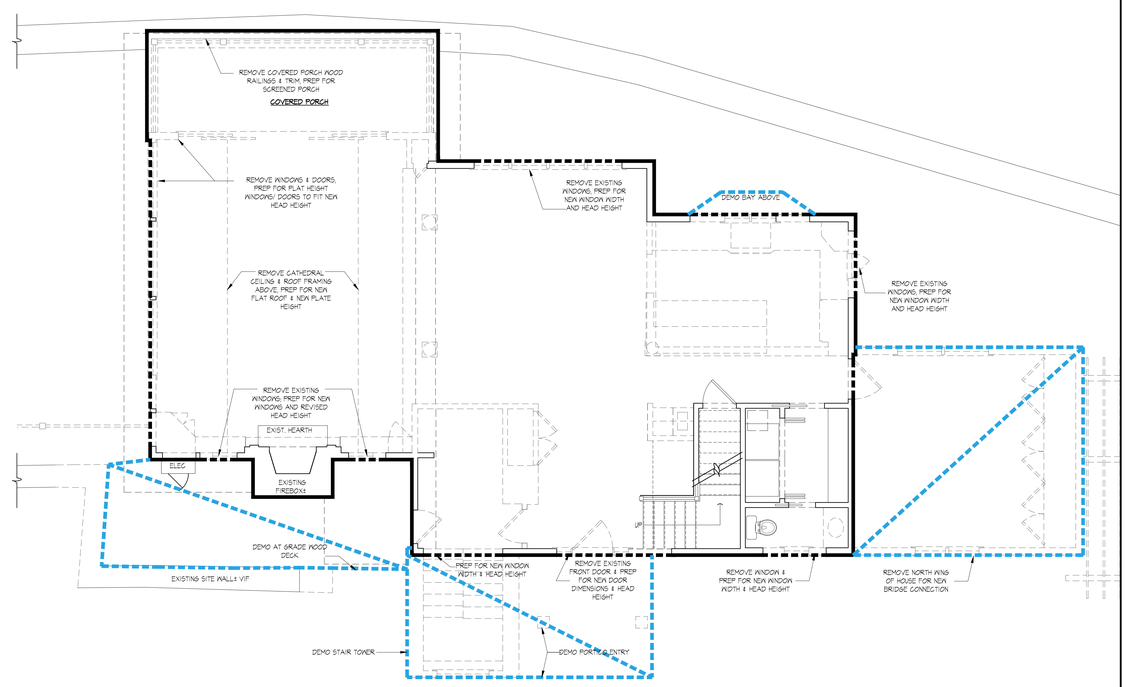
STAMP AND SIGN

DRAWING #
X-2.0



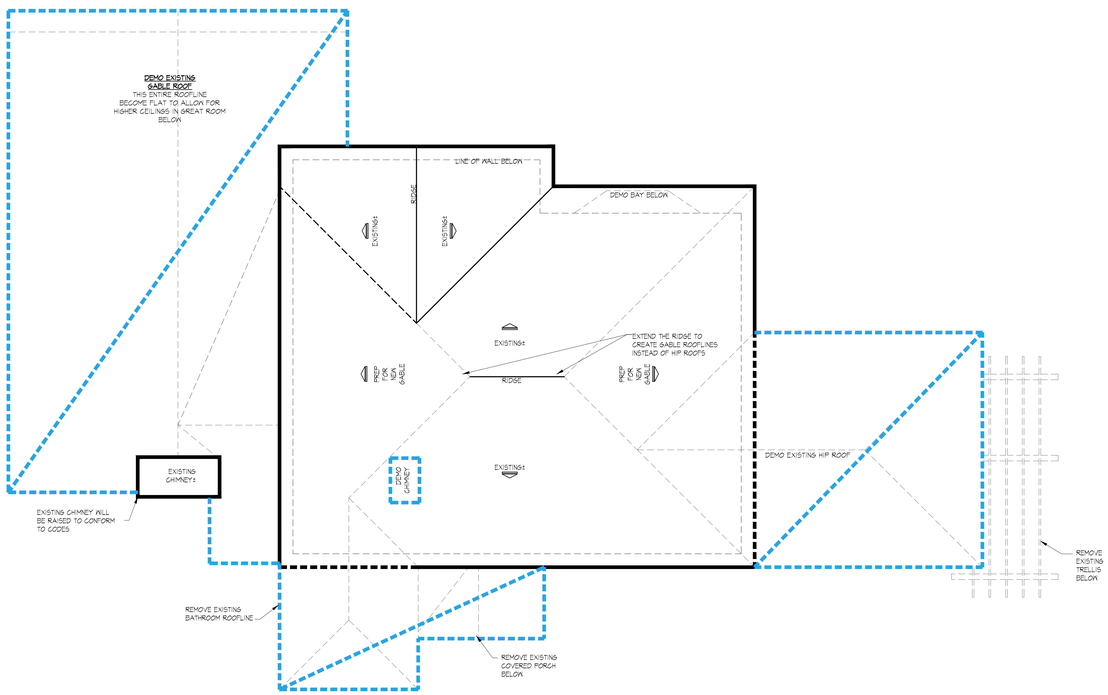
1 D-1.1 DEMOLITION FIRST FLOOR PLAN
1/4"=1'-0"
NOTE: REFER PROPOSED PLANS AND ELEVATIONS FOR CLARIFICATION ON NEW WINDOW & DOOR LOCATIONS

KEY:
- DEMOLISHED AREA OF HOUSE
- EXISTING FEATURES TO REMAIN
- PREPARE WALL FOR NEW WINDOWS/DOORS
- DEMOLISHED INTERIOR WALLS/HOUSE FEATURES



2 D-1.1 DEMOLITION SECOND FLOOR PLAN
1/4"=1'-0"
NOTE: REFER PROPOSED PLANS AND ELEVATIONS FOR CLARIFICATION ON NEW WINDOW & DOOR LOCATIONS

KEY:
- DEMOLISHED AREA OF HOUSE
- EXISTING FEATURES TO REMAIN
- PREPARE WALL FOR NEW WINDOWS/DOORS
- DEMOLISHED INTERIOR WALLS/HOUSE FEATURES



3 D-1.1 DEMOLITION ROOF PLAN
1/4"=1'-0"
NOTE: REFER PROPOSED PLANS AND ELEVATIONS FOR CLARIFICATION ON NEW WINDOW & DOOR LOCATIONS

KEY:
- DEMOLISHED AREA OF HOUSE
- EXISTING FEATURES TO REMAIN
- PREPARE WALL FOR NEW WINDOWS/DOORS
- DEMOLISHED INTERIOR WALLS/HOUSE FEATURES

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NOTES
TOWN SUBMISSION
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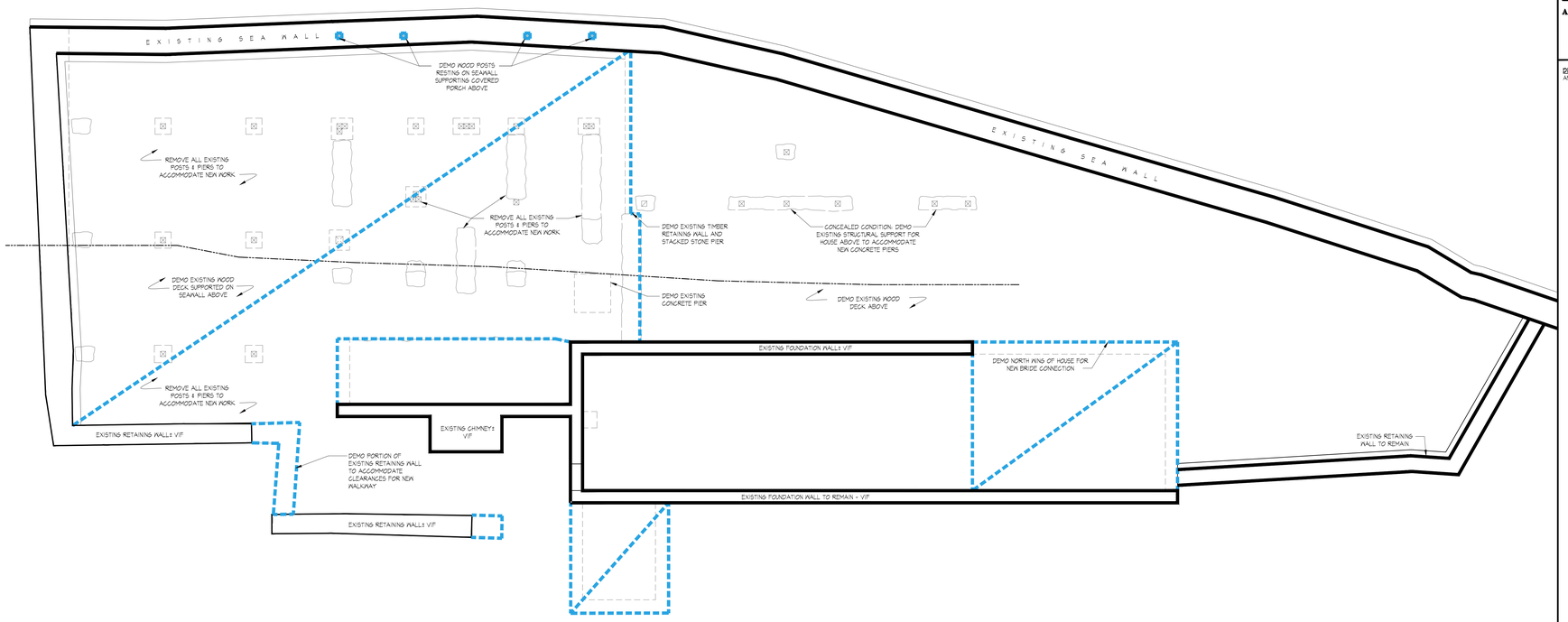
TITLE
BOATHOUSE DEMOLITION PLANS

STAMP AND SIGN

DRAWING #
D-1.1



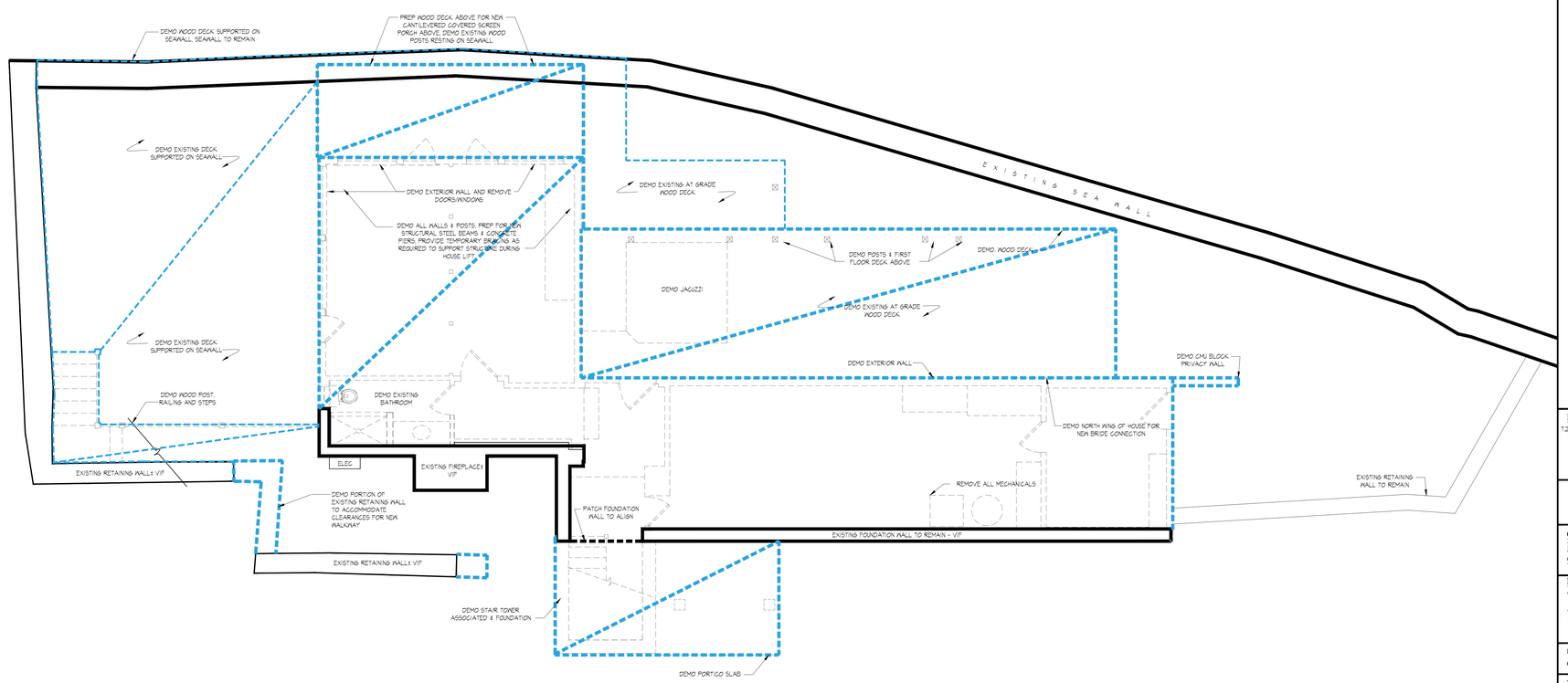
1 D-1.0 DEMOLITION BASEMENT PLAN

1/4"=1'-0"

NOTE: REFER PROPOSED PLANS AND ELEVATIONS FOR CLARIFICATION ON NEW WINDOW & DOOR LOCATIONS

KEY:

- DEMOLISHED AREA OF HOUSE
- EXISTING FEATURES TO REMAIN
- PREPARE WALL FOR NEW WINDOWS/DOORS
- DEMOLISHED INTERIOR WALLS/HOUSE FEATURES



2 D-1.0 DEMOLITION BASEMENT PLAN

1/4"=1'-0"

NOTE: REFER PROPOSED PLANS AND ELEVATIONS FOR CLARIFICATION ON NEW WINDOW & DOOR LOCATIONS

KEY:

- DEMOLISHED AREA OF HOUSE
- EXISTING FEATURES TO REMAIN
- PREPARE WALL FOR NEW WINDOWS/DOORS
- DEMOLISHED INTERIOR WALLS/HOUSE FEATURES

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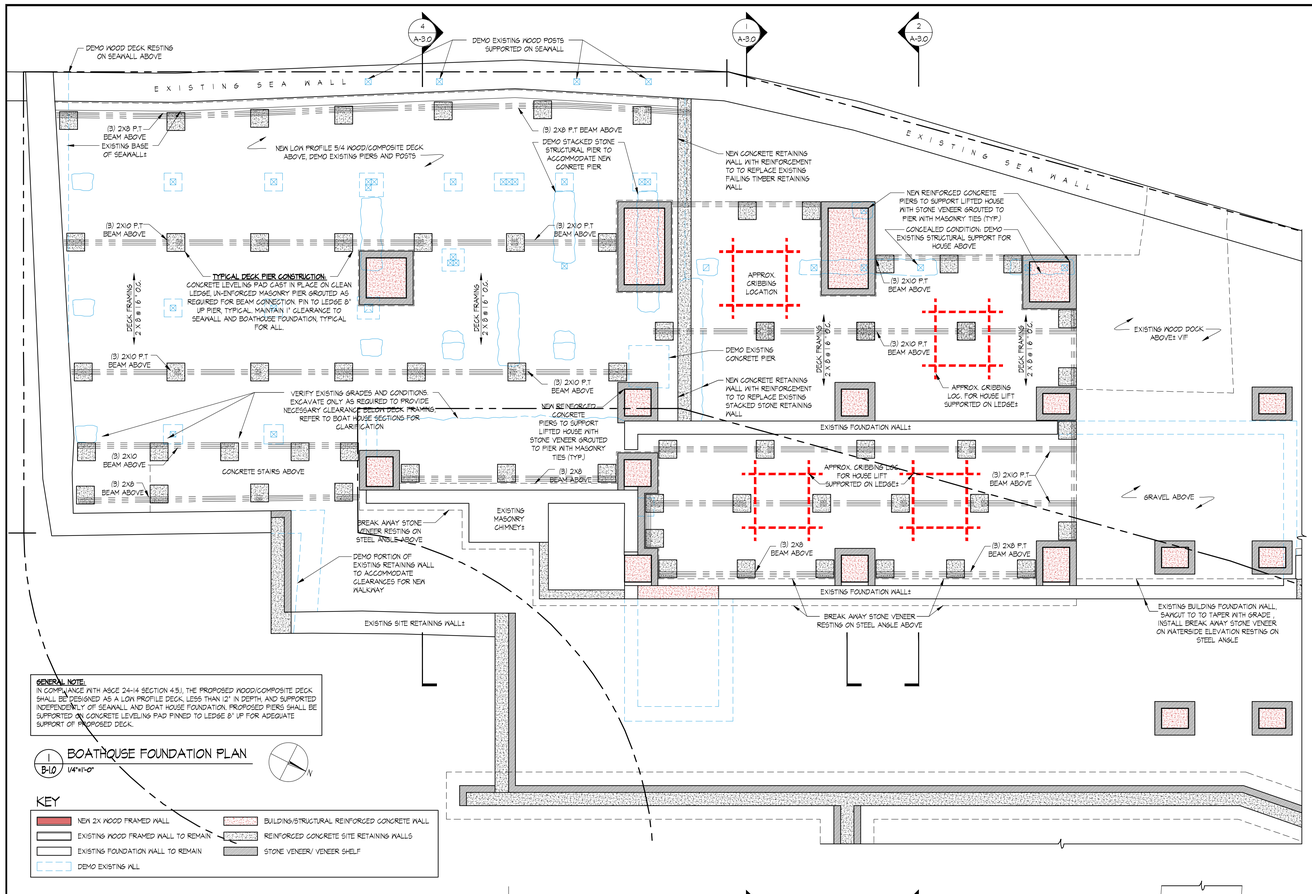
TITLE

BOATHOUSE DEMOLITION PLANS

STAMP AND SIGN

DRAWING #

D-1.0

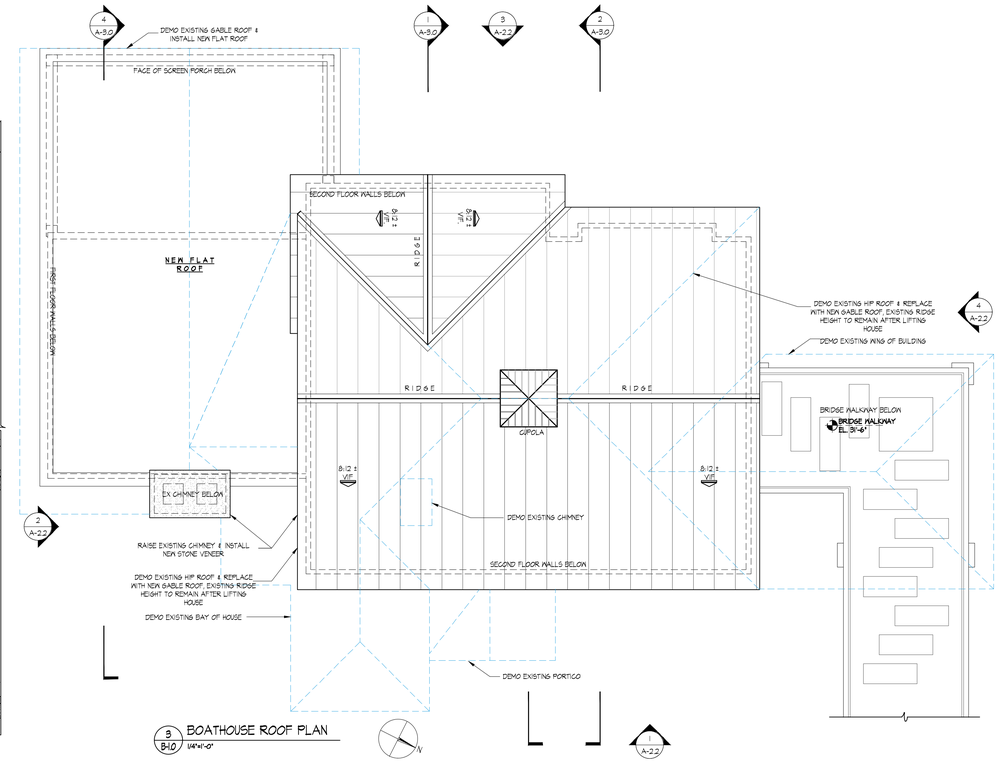


GENERAL NOTE:
IN COMPLIANCE WITH ASCE 24-14 SECTION 4.5.1, THE PROPOSED WOOD/COMPOSITE DECK SHALL BE DESIGNED AS A LOW PROFILE DECK LESS THAN 12" IN DEPTH, AND SUPPORTED INDEPENDENTLY OF SEAWALL AND BOAT HOUSE FOUNDATION. PROPOSED PIERS SHALL BE SUPPORTED ON CONCRETE LEVELING PAD PINNED TO LEDGE 8" UP FOR ADEQUATE SUPPORT OF PROPOSED DECK.

1 BOATHOUSE FOUNDATION PLAN
B-1.0 1/4"=1'-0"

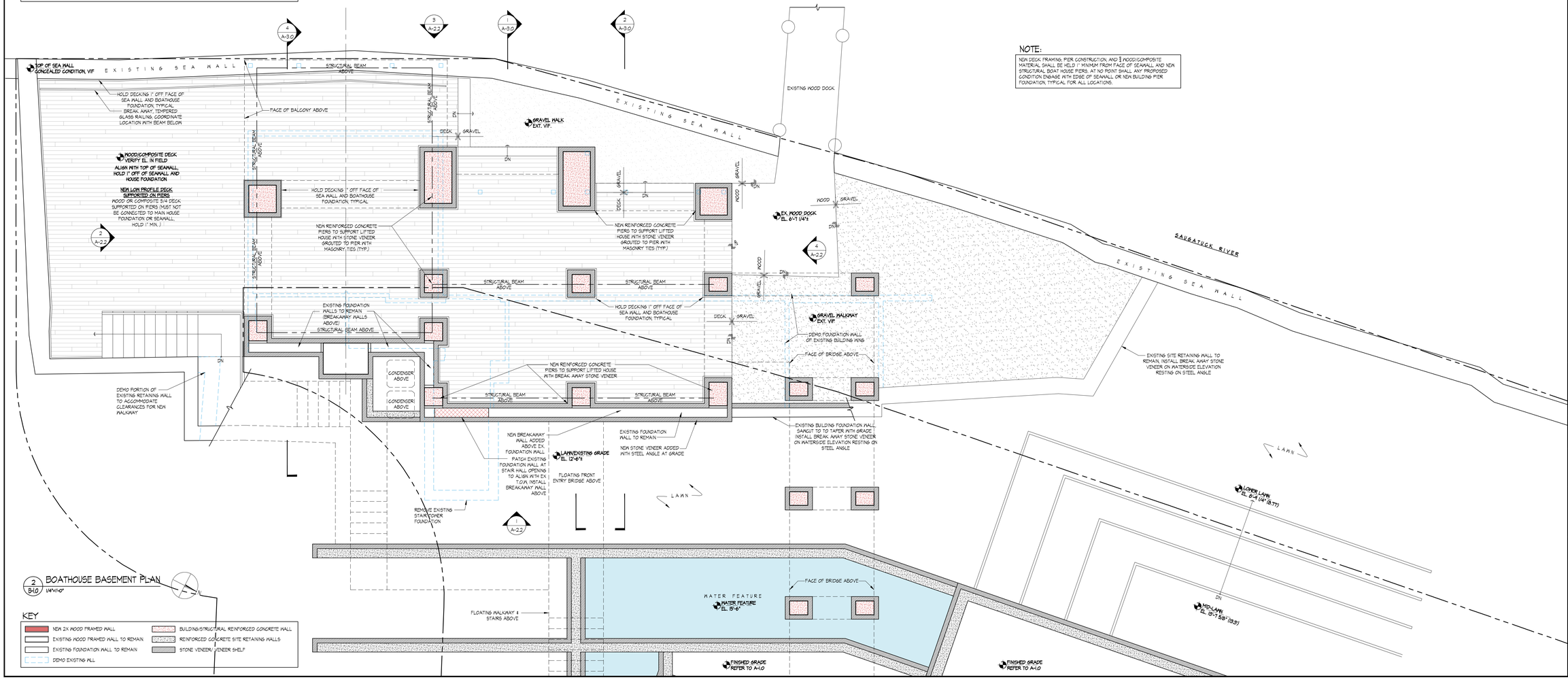
KEY

- NEW 2X WOOD FRAMED WALL
- EXISTING WOOD FRAMED WALL TO REMAIN
- EXISTING FOUNDATION WALL TO REMAIN
- DEMO EXISTING WALL
- BUILDING/STRUCTURAL REINFORCED CONCRETE WALL
- REINFORCED CONCRETE SITE RETAINING WALLS
- STONE VENEER/ VENEER SHELF



3 BOATHOUSE ROOF PLAN
B-1.0 1/4"=1'-0"

NOTE:
NEW DECK FRAMING, PIER CONSTRUCTION, AND ⅝" WOOD/COMPOSITE MATERIAL SHALL BE HELD 1" MINIMUM FROM FACE OF SEAWALL AND NEW STRUCTURAL BOAT HOUSE PIERS. AT NO POINT SHALL ANY PROPOSED CONDITION ENGAGE WITH EDGE OF SEAWALL OR NEW BUILDING PIER FOUNDATION, TYPICAL FOR ALL LOCATIONS.



2 BOATHOUSE BASEMENT PLAN
B-1.0 1/4"=1'-0"

KEY

- NEW 2X WOOD FRAMED WALL
- EXISTING WOOD FRAMED WALL TO REMAIN
- EXISTING FOUNDATION WALL TO REMAIN
- DEMO EXISTING WALL
- BUILDING/STRUCTURAL REINFORCED CONCRETE WALL
- REINFORCED CONCRETE SITE RETAINING WALLS
- STONE VENEER/ VENEER SHELF

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6 MANITOU COURT
WESTPORT, CT 06880

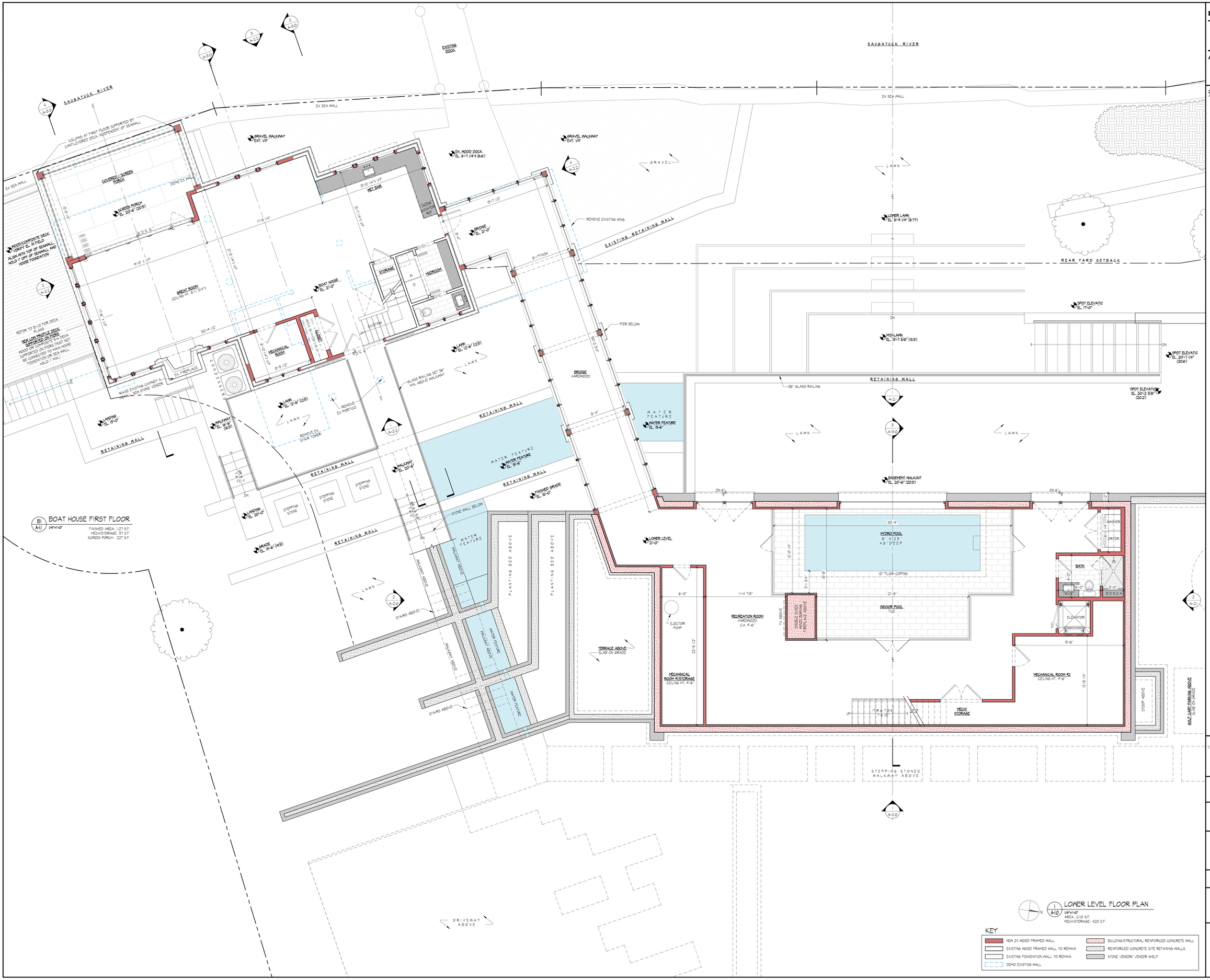
NOTES
TOWN SUBMISSION
WITH DEEP COMMENTS 6.25.2020

DRAWN BY: RR/DLM
CHECKED BY: RAC

TITLE
BOAT HOUSE FOUNDATION, BASEMENT & ROOF PLANS

STAMP AND SIGN

DRAWING #
B-1.0



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RAC
ARCHITECTURE + DESIGN
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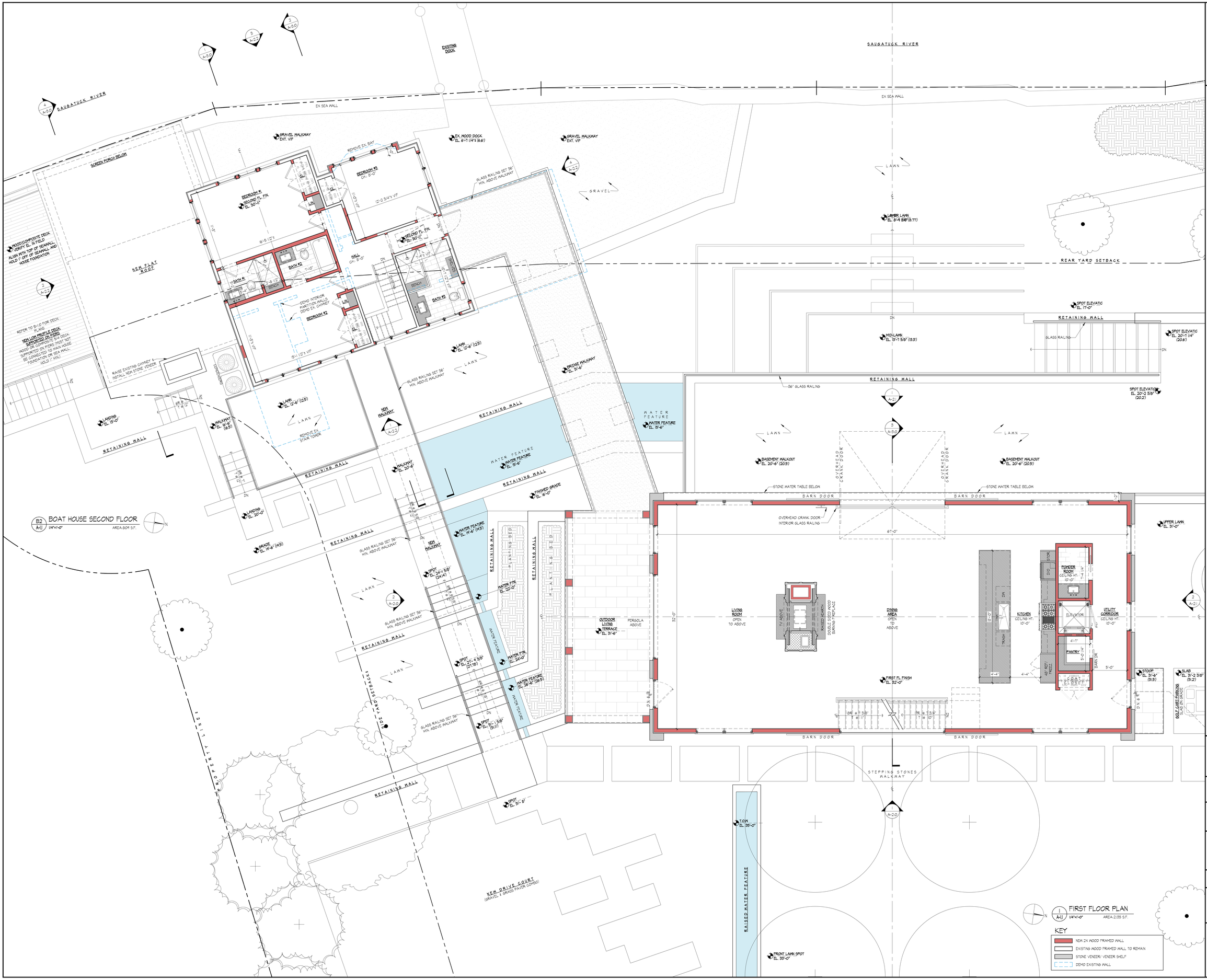
TITLE
LOWER LEVEL FLOOR PLAN
BOAT HOUSE FIRST FLOOR

STAMP AND SIGN

STATE OF CONNECTICUT
ROBERT A. CARDELLO
LICENSED ARCHITECT

DRAWING #
A-1.0



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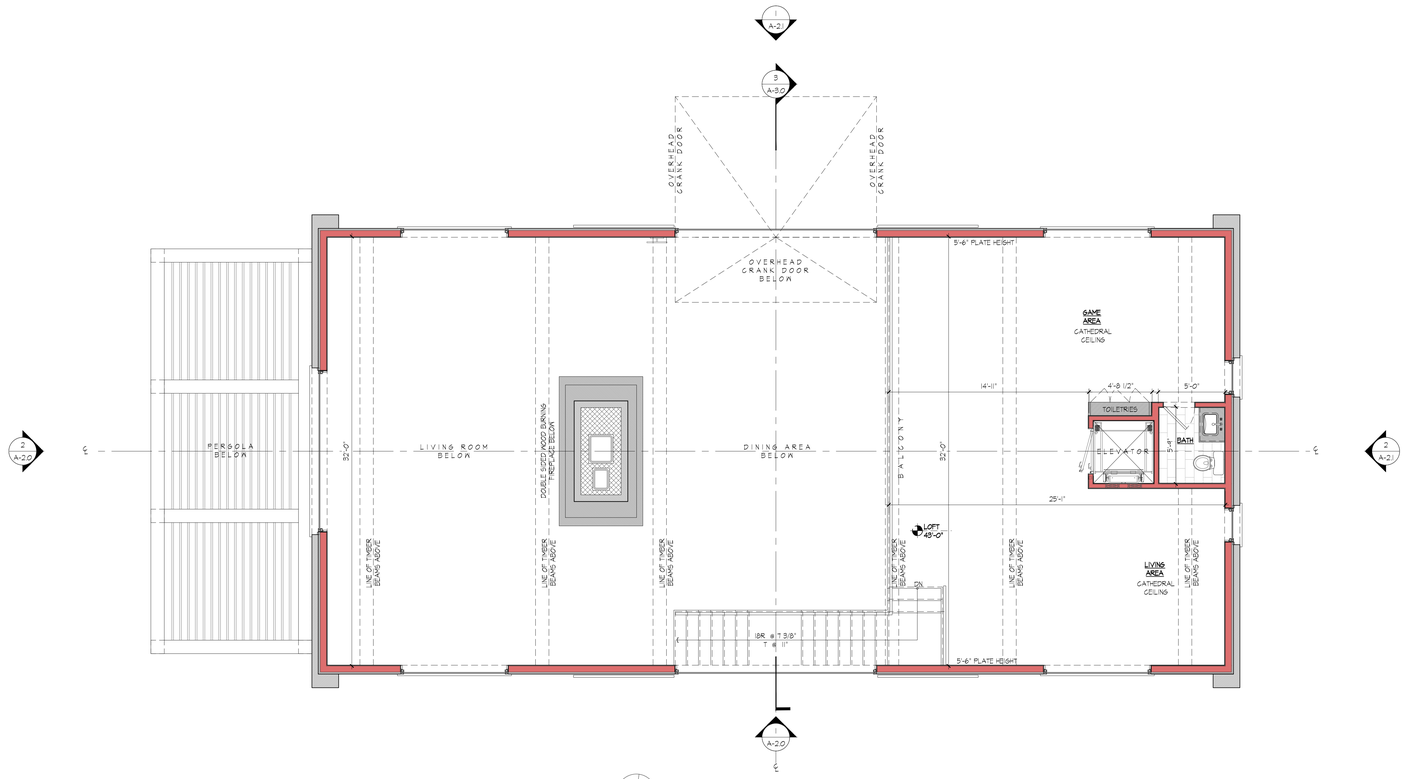
TITLE
FIRST FLOOR PLAN
BOAT HOUSE SECOND FLOOR

STAMP AND SIGN

STATE OF CONNECTICUT ROBERT A. CARDELLO 24 DECEMBER 2019 LICENSED ARCHITECT

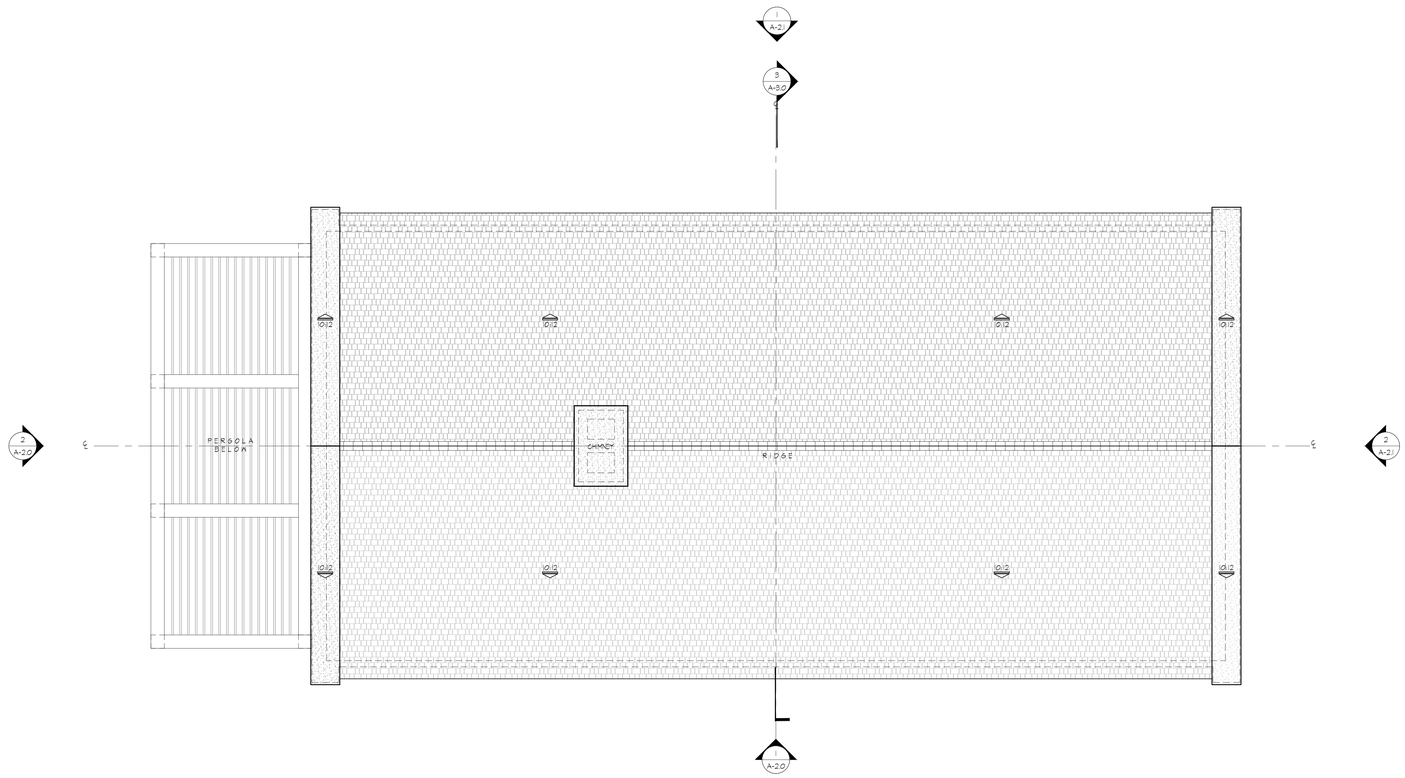
DRAWING #
A-1.1



KEY

- NEW 2X WOOD FRAMED WALL
- EXISTING WOOD FRAMED WALL TO REMAIN
- STONE VENEER/ VENEER SHELF
- DEMO EXISTING WALL

1 A-1.2 SECOND FLOOR LOFT PLAN
1/4"=1'-0" AREA: 1,715 S.F.



2 A-1.2 ROOF PLAN
1/4"=1'-0"

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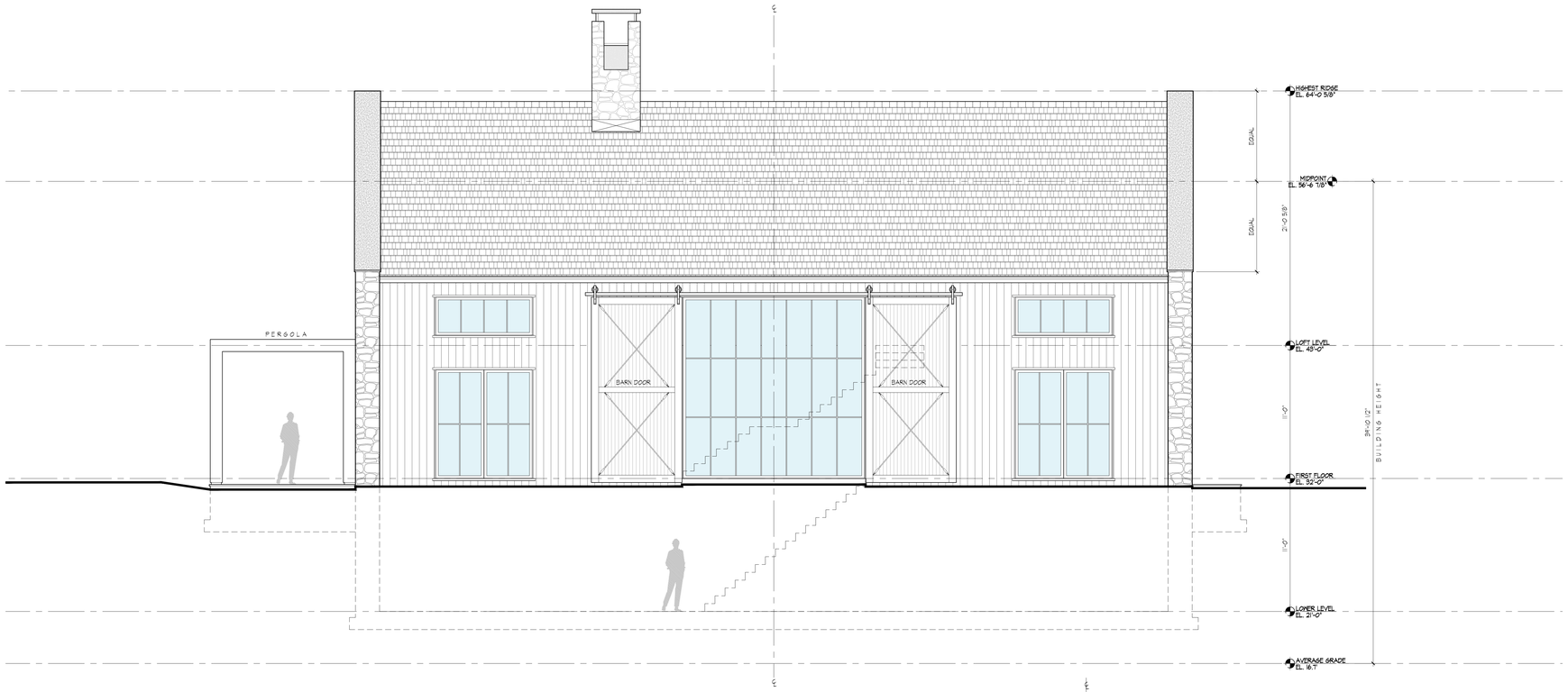
TITLE
LOFT & ROOF PLAN

STAMP AND SIGN

STATE OF CONNECTICUT
ROBERT A. CARDELLO
LICENSED ARCHITECT

DRAWING #
A-1.2



1 A-2.0 BARN EAST ELEVATION
1/4"=1'-0"

2 A-2.0 BARN SOUTH ELEVATION
1/4"=1'-0"

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TITLE
ELEVATIONS

STAMP AND SIGN

DRAWING #
A-2.0

1 A-2.1 BARN WEST ELEVATION
1/4"=1'-0"

2 A-2.1 BARN NORTH ELEVATION
1/4"=1'-0"

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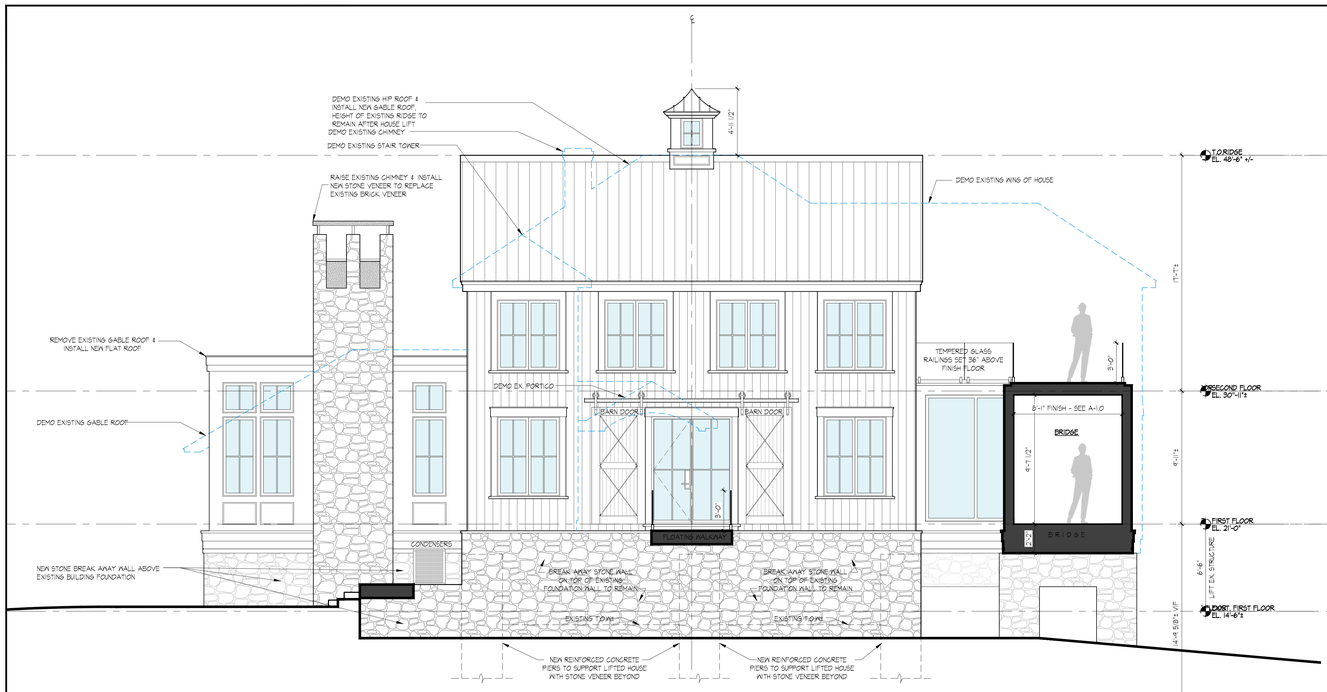
TITLE
ELEVATIONS

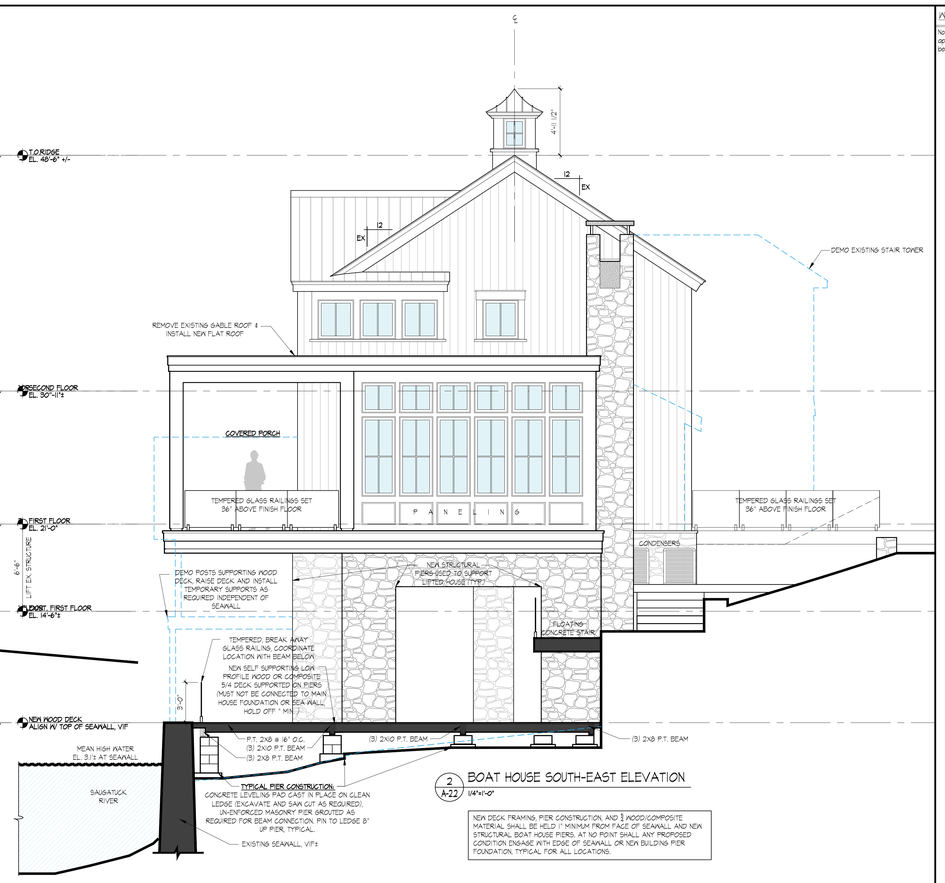
STAMP AND SIGN

DRAWING #
A-2.1



1 A-22 BOAT HOUSE NORTH-EAST ELEVATION
1/4"=1'-0"

NEW DECK FRAMING, PIER CONSTRUCTION, AND ¾ WOOD/COMPOSITE MATERIAL SHALL BE HELD 1' MINIMUM FROM FACE OF SEAWALL AND NEW STRUCTURAL BOAT HOUSE PIERS. AT NO POINT SHALL ANY PROPOSED CONDITION ENGAGE WITH EDGE OF SEAWALL OR NEW BUILDING PIER FOUNDATION. TYPICAL FOR ALL LOCATIONS.



2 A-22 BOAT HOUSE SOUTH-EAST ELEVATION
1/4"=1'-0"

NEW DECK FRAMING, PIER CONSTRUCTION, AND ¾ WOOD/COMPOSITE MATERIAL SHALL BE HELD 1' MINIMUM FROM FACE OF SEAWALL AND NEW STRUCTURAL BOAT HOUSE PIERS. AT NO POINT SHALL ANY PROPOSED CONDITION ENGAGE WITH EDGE OF SEAWALL OR NEW BUILDING PIER FOUNDATION. TYPICAL FOR ALL LOCATIONS.

3 A-22 BOAT HOUSE SOUTH-WEST ELEVATION
1/4"=1'-0"

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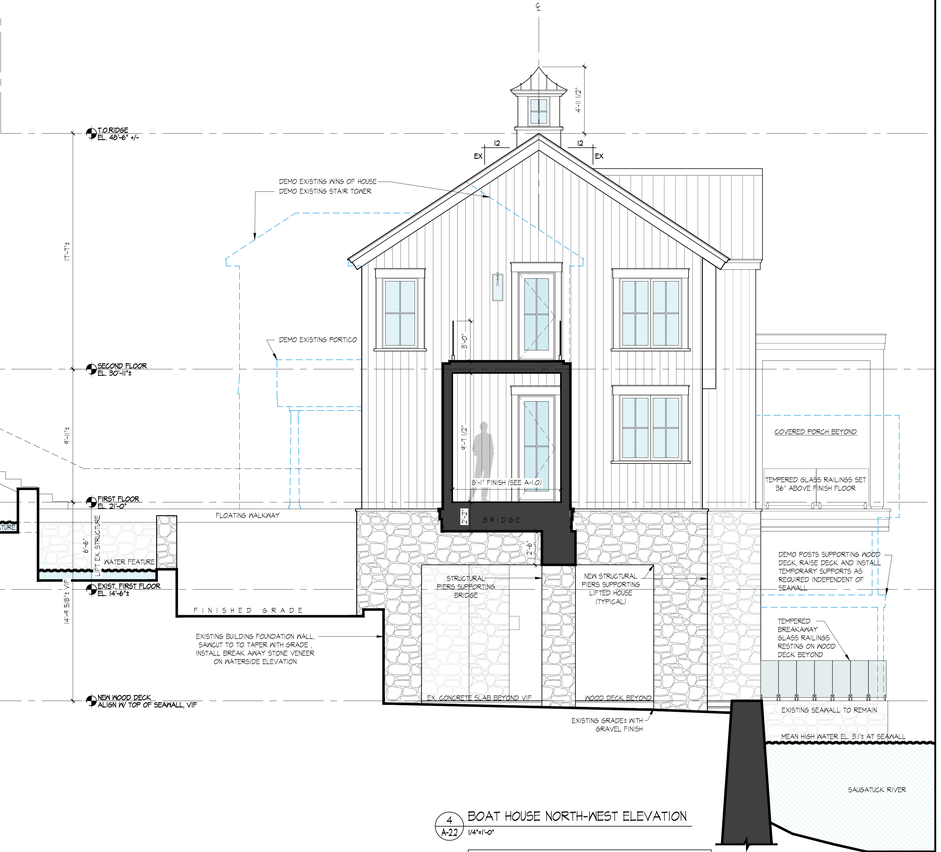

4 A-22 BOAT HOUSE NORTH-WEST ELEVATION
1/4"=1'-0"

NEW DECK FRAMING, PIER CONSTRUCTION, AND ¾ WOOD/COMPOSITE MATERIAL SHALL BE HELD 1' MINIMUM FROM FACE OF SEAWALL AND NEW STRUCTURAL BOAT HOUSE PIERS. AT NO POINT SHALL ANY PROPOSED CONDITION ENGAGE WITH EDGE OF SEAWALL OR NEW BUILDING PIER FOUNDATION. TYPICAL FOR ALL LOCATIONS.

WORK NOTES: XX

Notes shall be considered typical for items identified and shall apply at all same and similar conditions; all locations may not be noted.

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NOTES
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TITLE
BOAT HOUSE ELEVATIONS

STAMP AND SIGN

STATE OF CONNECTICUT
ROBERT A. CARDELLO
DESIGN PROFESSIONAL
REGISTERED ARCHITECT

DRAWING #
A-2.2

1 / A-23 NORTHWEST RENDERING (MATCHING TRIM)
NTS

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TITLE
NORTHWEST RENDERING
MATCHING TRIM

STAMP AND SIGN

DRAWING #
A-2.3

1 / A-24 NORTHWEST RENDERING (MATCHING TRIM)
NTS

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NOTES
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DRAWN BY: RR/DLM
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TITLE
SOUTHEAST RENDERING
MATCHING TRIM

STAMP AND SIGN

DRAWING #
A-2.4

1 A-2.5 WEST RENDERING (MATCHING TRIM)
NTS

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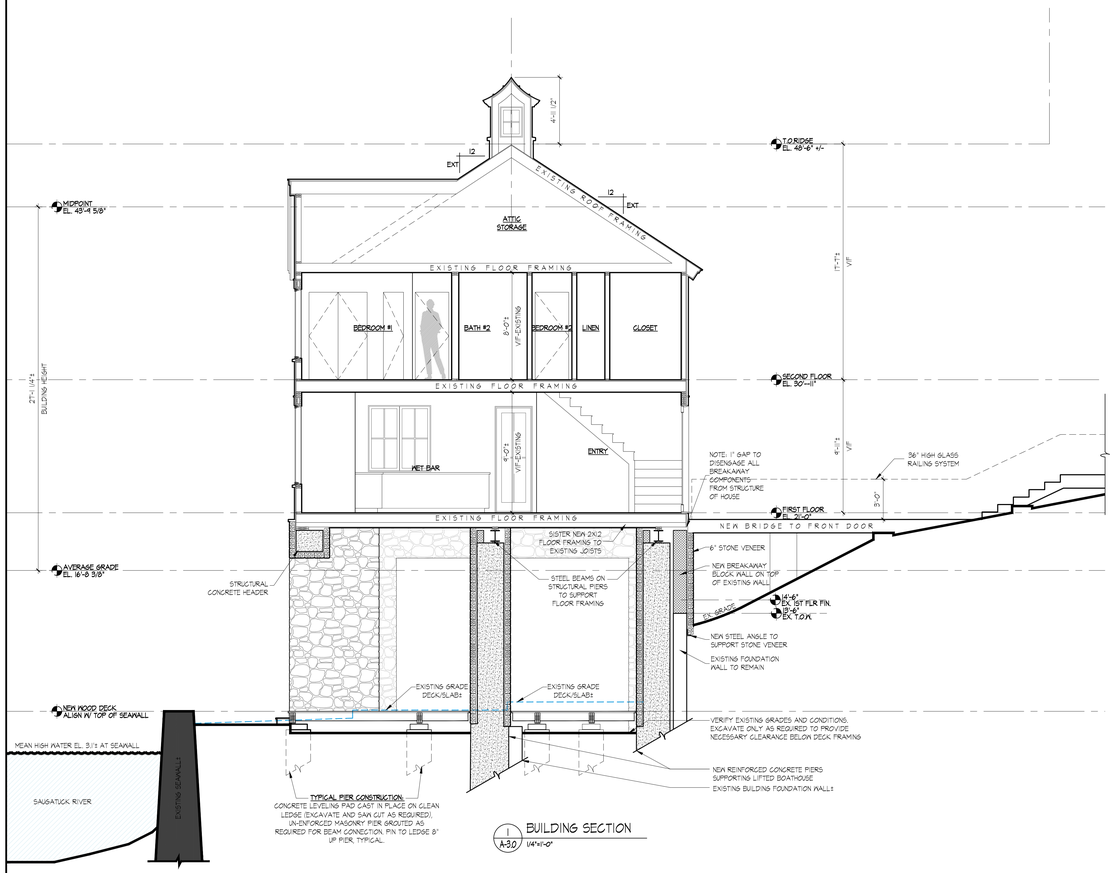
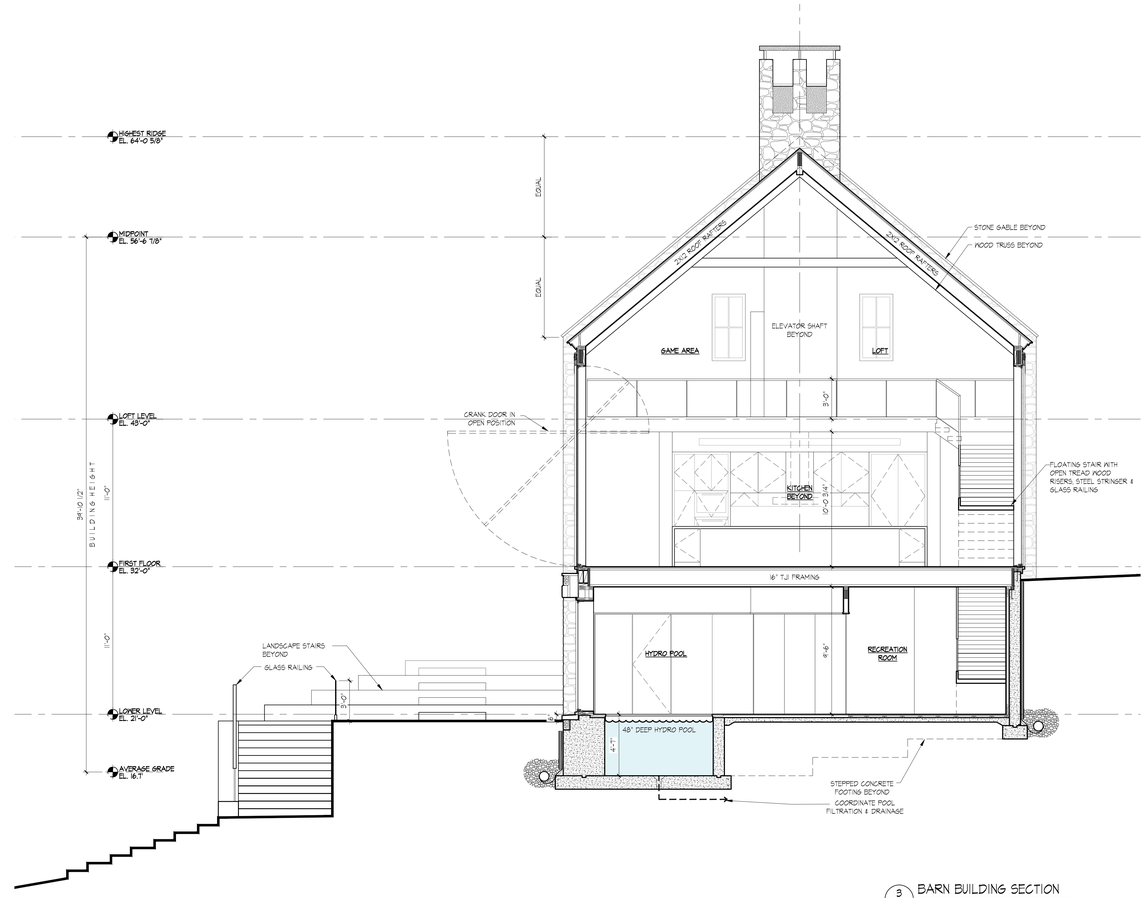
TITLE
WEST RENDERING

STAMP AND SIGN

DRAWING #
A-2.5



1 A-3.0 BUILDING SECTION
1/4"=1'-0"



3 A-3.0 BARN BUILDING SECTION
1/4"=1'-0"

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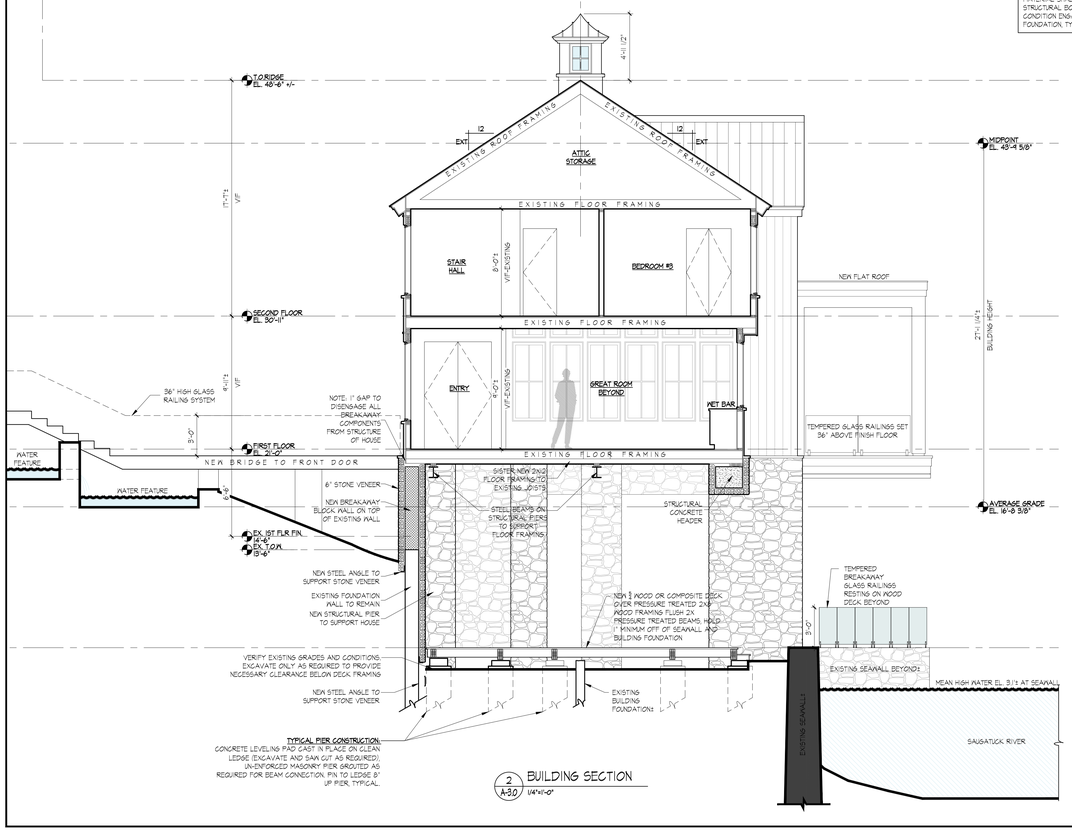
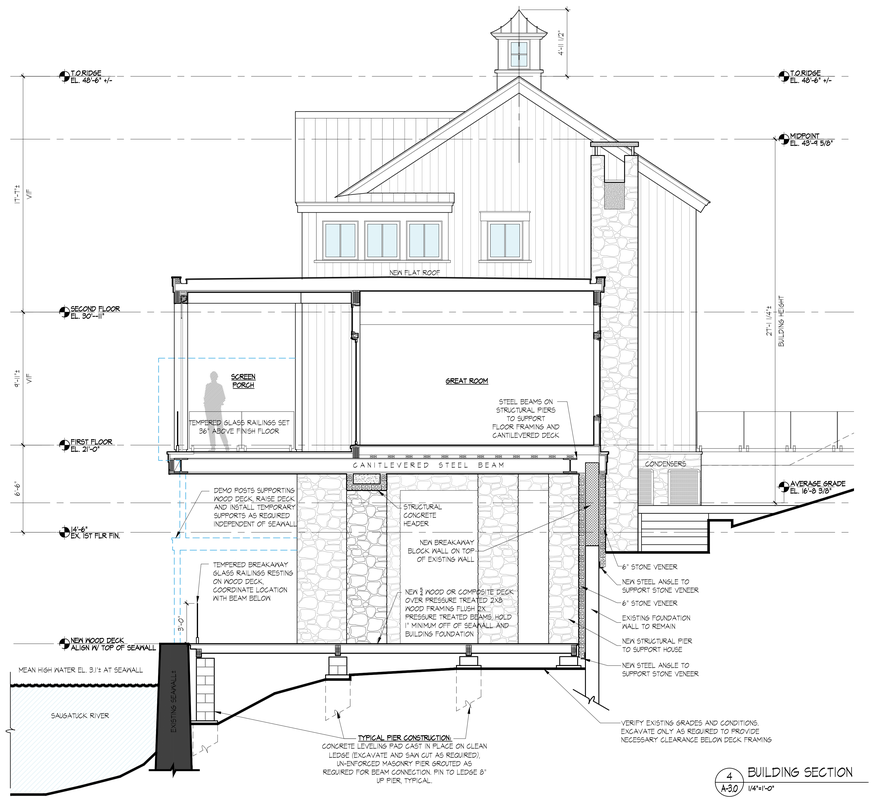


2 A-3.0 BUILDING SECTION
1/4"=1'-0"



4 A-3.0 BUILDING SECTION
1/4"=1'-0"

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TITLE
BOAT HOUSE SECTIONS

STAMP AND SIGN

DRAWING #
A-3.0