

203 Wapoo Avenue Plan

Sam Brannan General Store-State Landmark No. 684



prepared by:

Curtis & Nicole Winslow and WTS+S, LLC
1001 Myrtle Street, Calistoga, CA 94515
(707) 341-3039, wtsasllc@gmail.com
June 29th, 2010

203 Wapoo Avenue Plan

Sam Brannan General Store-State Landmark No. 684

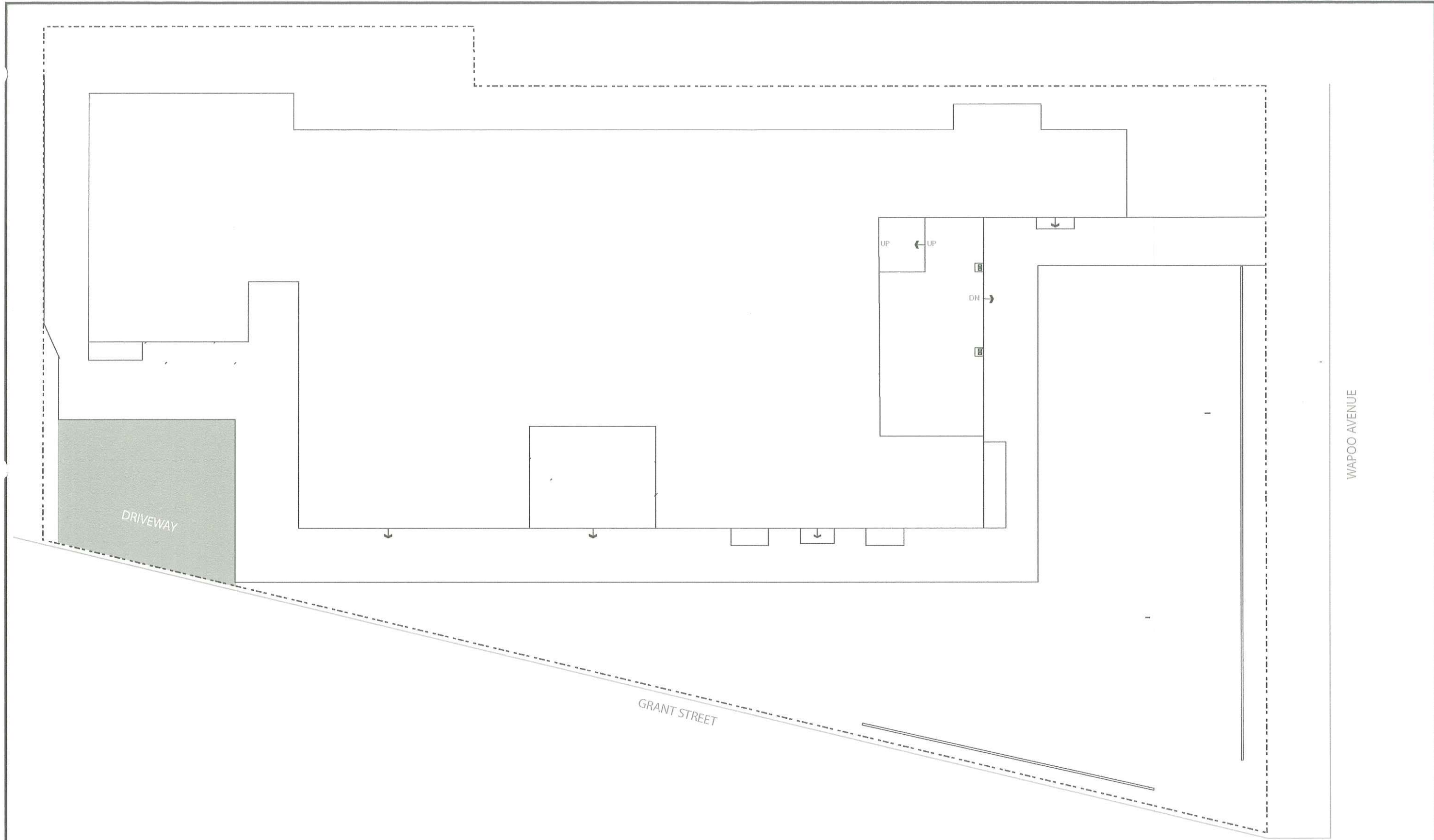
Plan Key

S	Site Plan
L	Landscape Plan
E	Existing Floor Plan
V	NE Elevation
W	SW Elevation
X	SE Elevation
Y	NE Elevation
Z1	Longitudanal Section
Z2	Transverse Section
R	Rehab Floor Plan

(Rehab Floor Plan has new legend that differs from E, and is the key to the workplans that follow).

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THE MEASURING COMPANY
 themeasuringcompany.com
 (415) 420-4398

WTS+S LLC CARTOGRAPHY
 wtsas.com
 (707) 333-1100

DRAFTSMAN: WTS+S LLC
 REFERENCE: 203WK
 SCALE: 1/8" = 1'0"
 JUNE 29TH, 2010

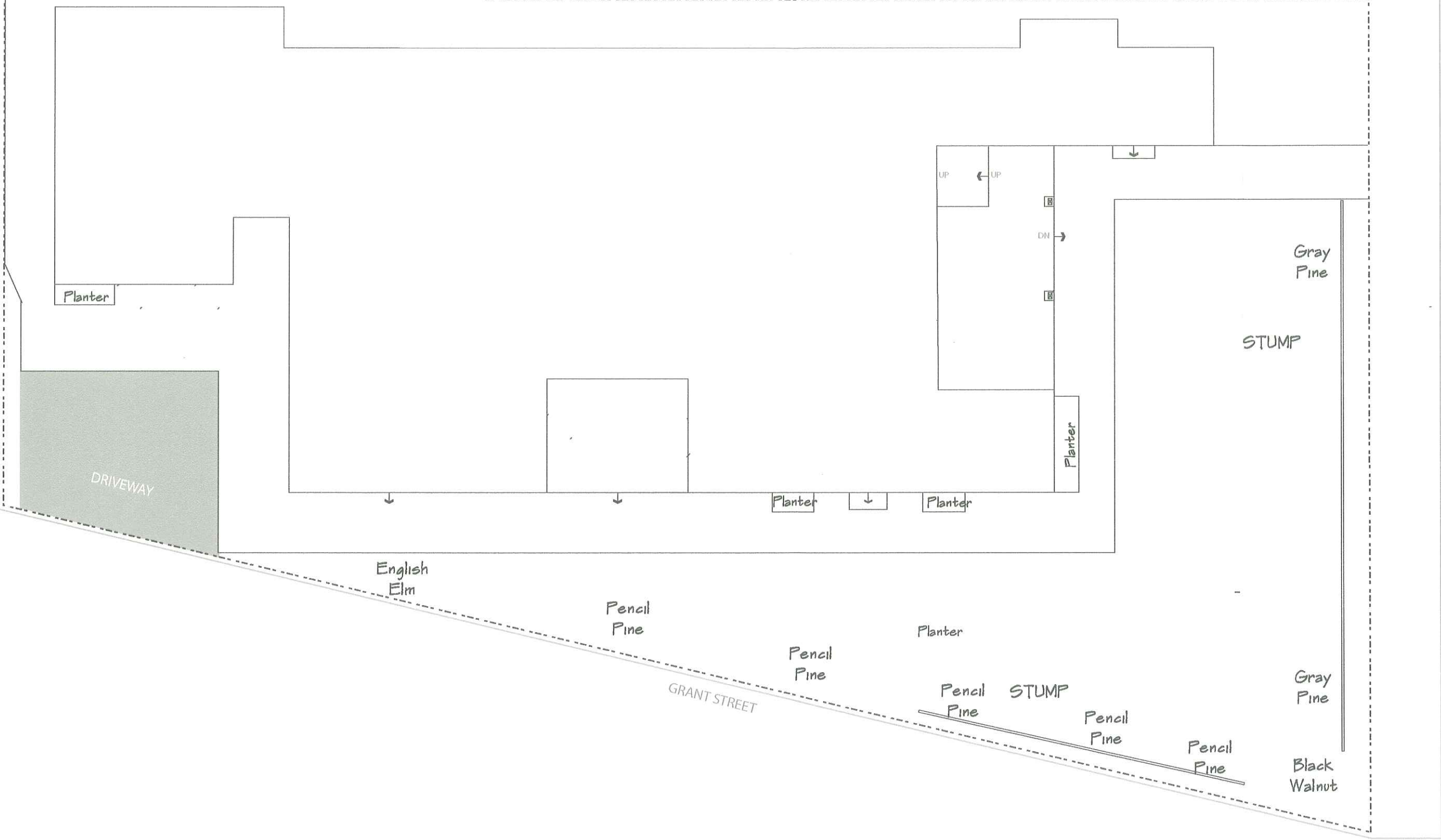
203 WAPOO AVENUE, CALISTOGA, CA 94515
 SITE PLAN APN 011-101-014-000

NOTES:

		2,126 SQ. FT. SOFT INTERIOR	ASSESSOR PARCEL BOUNDARY - - - - -
		1,031 SQ. FT. SOFT EXTERIOR	CONCRETE AREAS _____
		PARCEL ~ 6,000 SQ. FT.	VICTORIAN WROUGHT IRON FENCE = = = = =



Black Walnut



WAPOO AVENUE

GRANT STREET

NOTES:

		2,126 SQ. FT. SOFT INTERIOR	ASSESSOR PARCEL BOUNDARY - - - - -
		1,031 SQ. FT. SOFT EXTERIOR	CONCRETE AREAS
		PARCEL ~ 6,000 SQ. FT.	VICTORIAN WROUGHT IRON FENCE = = = = =

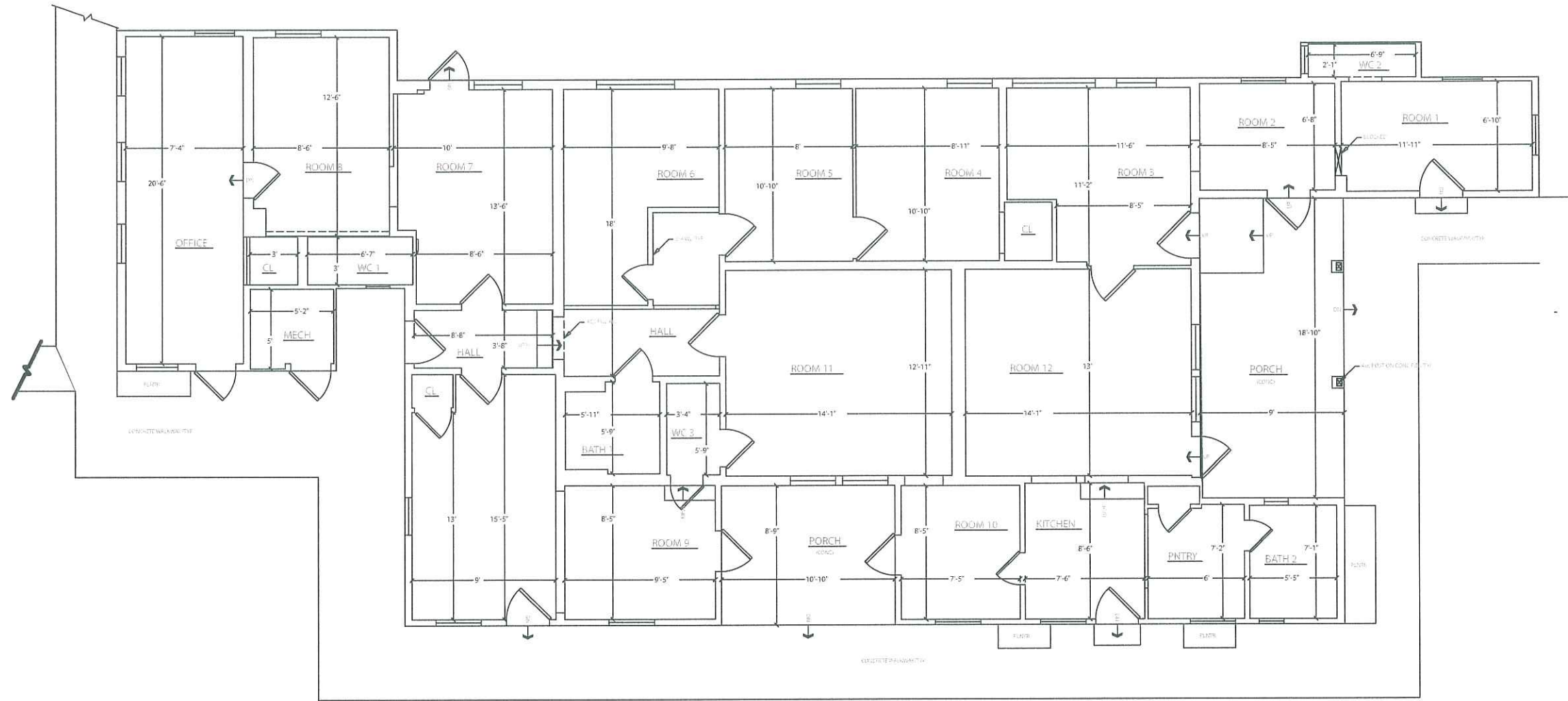
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203 WAPOO AVENUE, CALISTOGA, CA 94515
LANDSCAPE PLAN APN 011-101-014-000





NOTES:

AREA NAMES WILL CHANGE ON THE
REHAB PLAN (R)



2,126 SQ. FT. SOFT INTERIOR
1,031 SQ. FT. SOFT EXTERIOR
PARCEL ~ 6,000 SQ. FT.



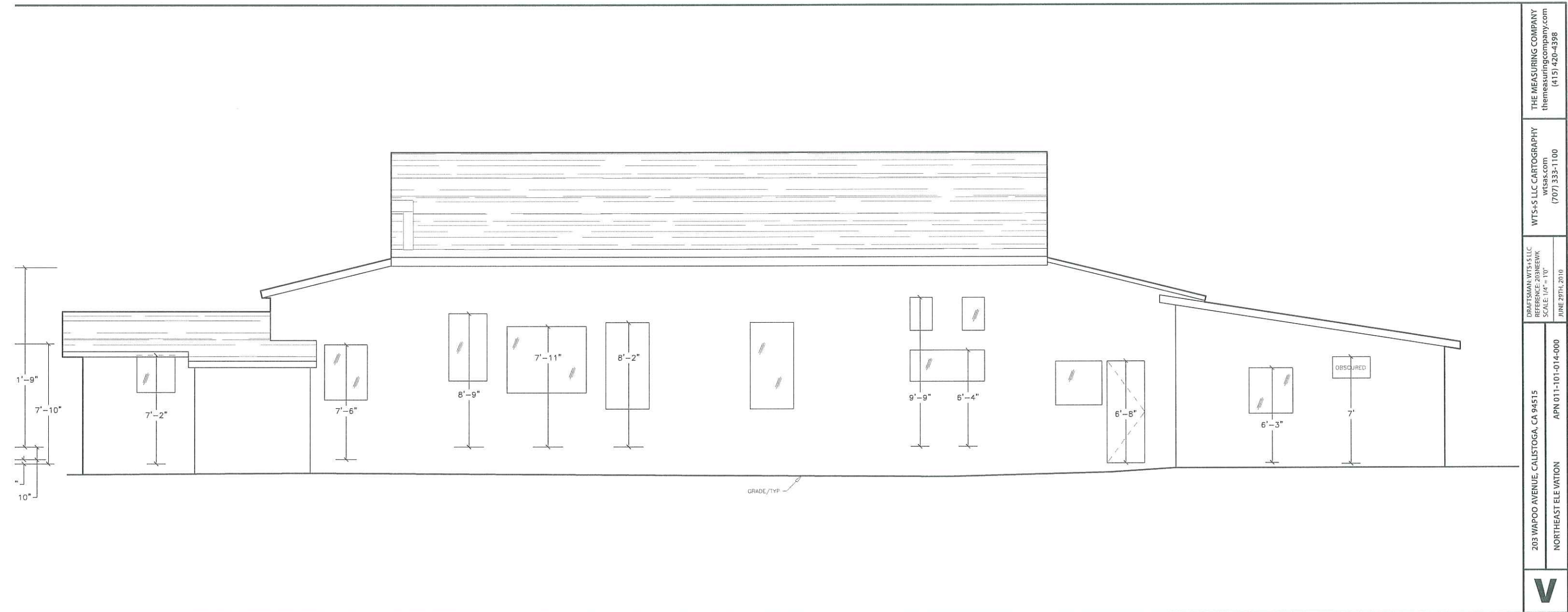
203 WAPOO AVENUE, CALISTOGA, CA 94515

EXISTING FLOOR PLAN APN 011-101-014-000

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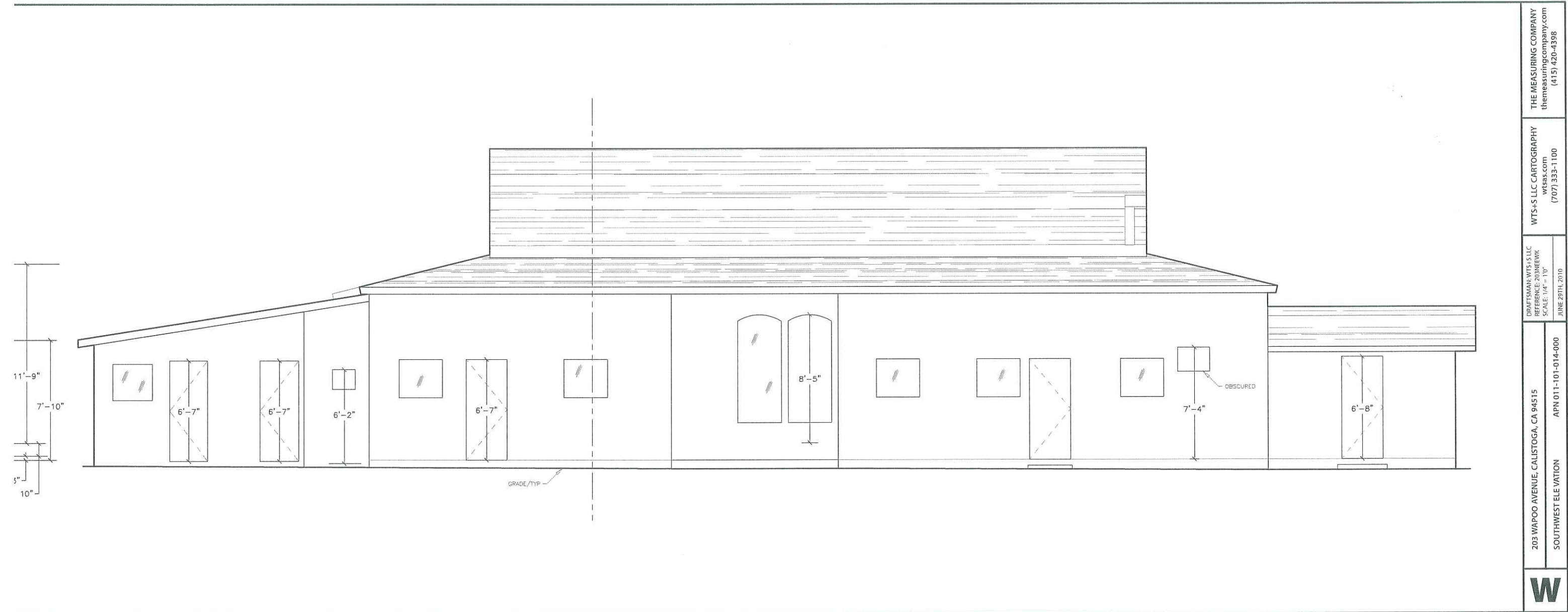
203 WAPOO AVENUE, CALISTOGA, CA 94515
 NORTHEAST ELEVATION
 APN 011-101-014-000

DRAFTSMAN: WTS+S LLC
 REFERENCE: 203NEWK
 SCALE: 1/4" = 1'-0"
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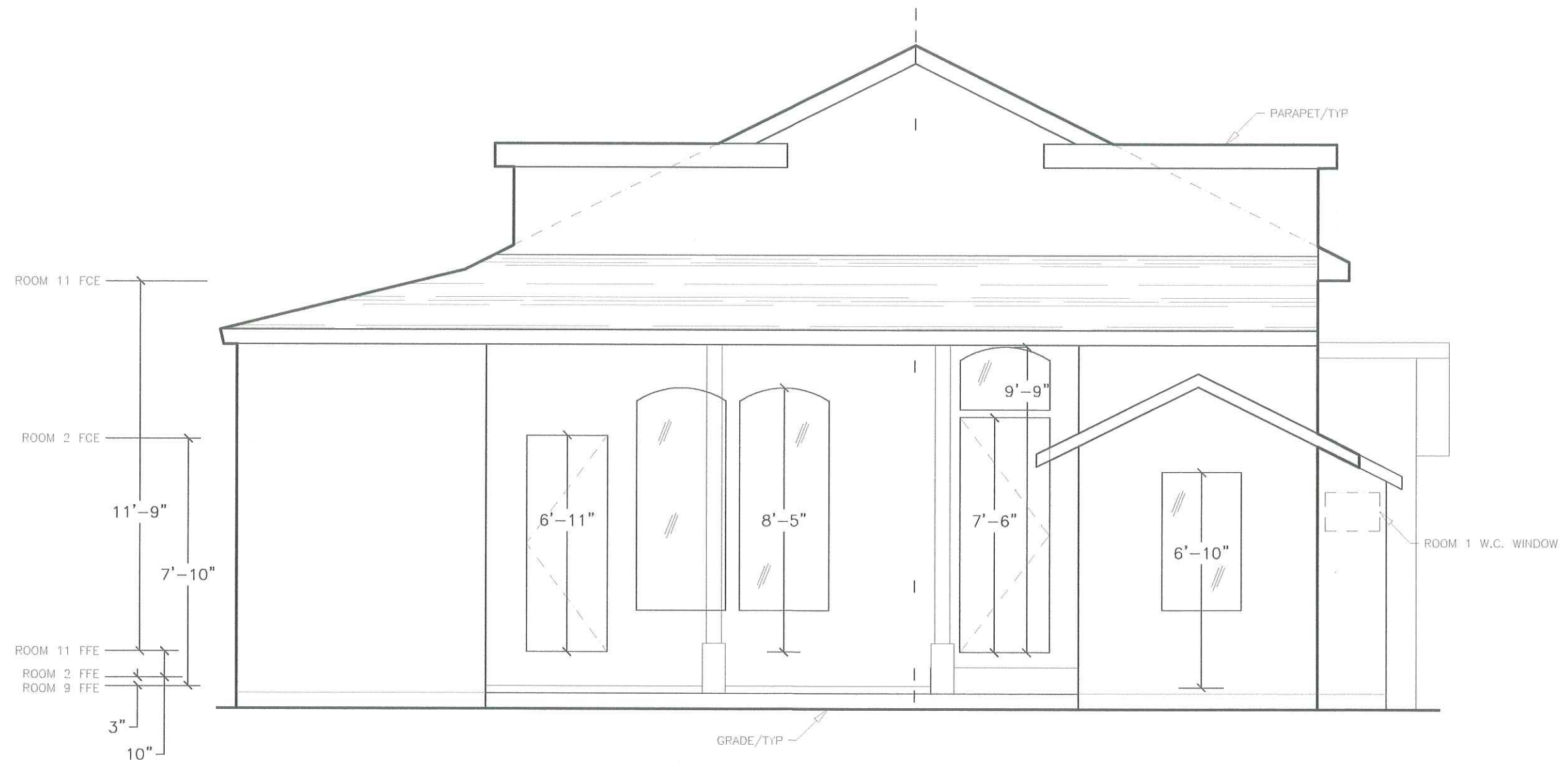
203 WAPOO AVENUE, CALISTOGA, CA 94515
 SOUTHWEST ELEVATION APN 011-101-014-000

DRAFTSMAN: WTS+S LLC
 REFERENCE: 203NEEWK
 SCALE: 1/4" = 1'-0"
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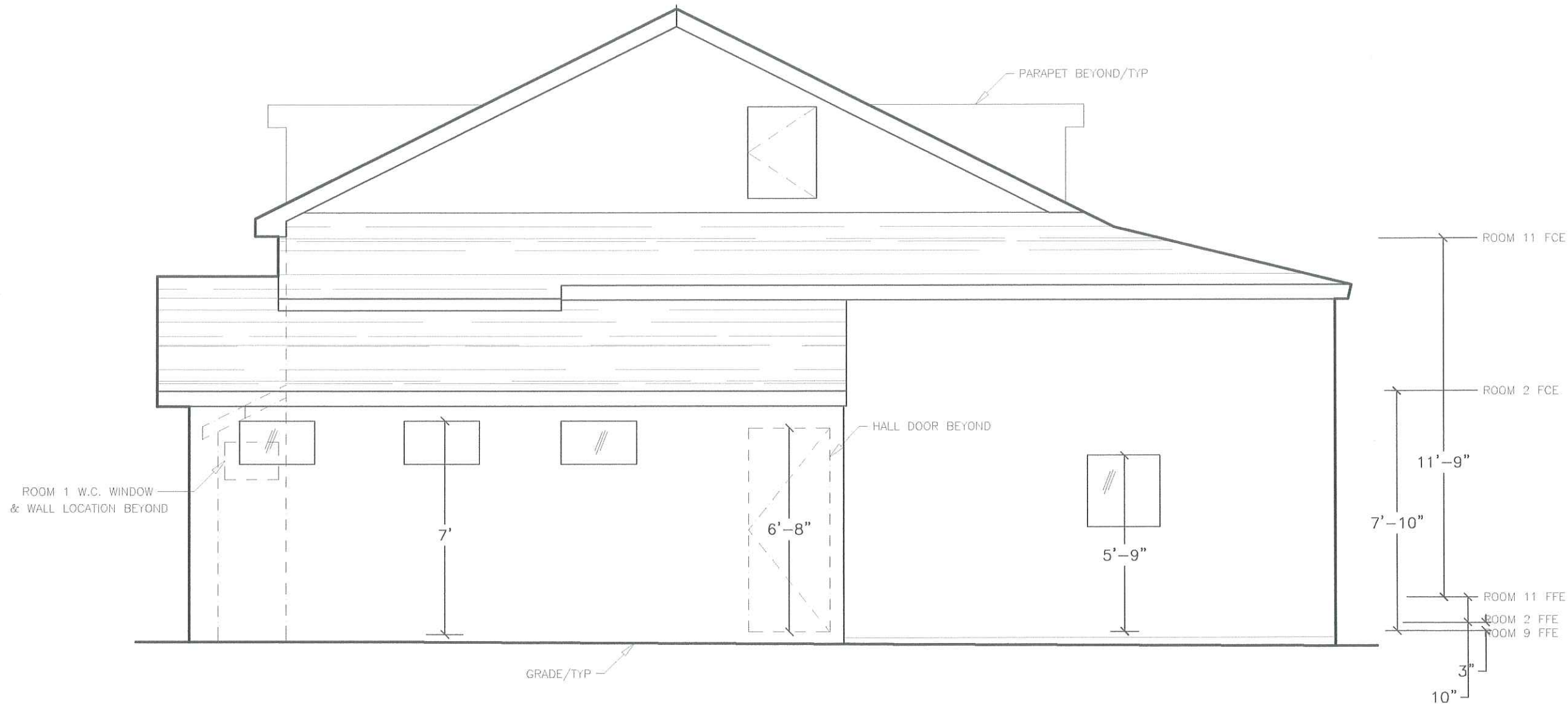
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DRAFTSMAN: WTS+S LLC
 REFERENCE: 203WKKESE
 SCALE: 1/4" = 1'0"
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203 WAPOO AVENUE, CALISTOGA, CA 94515
 SOUTH-EAST ELEVATION APN 011-101-014-000



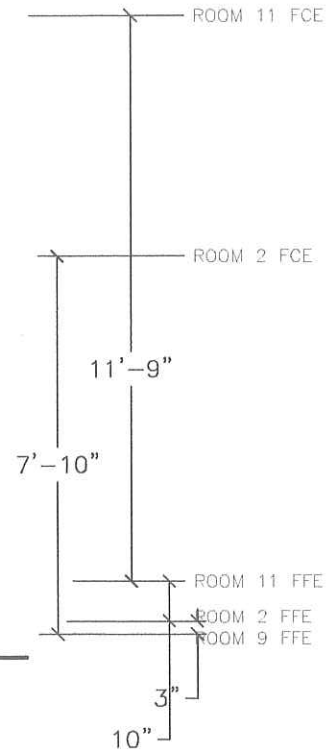


ROOM 1 W.C. WINDOW
& WALL LOCATION BEYOND

PARAPET BEYOND/TYP

HALL DOOR BEYOND

GRADE/TYP



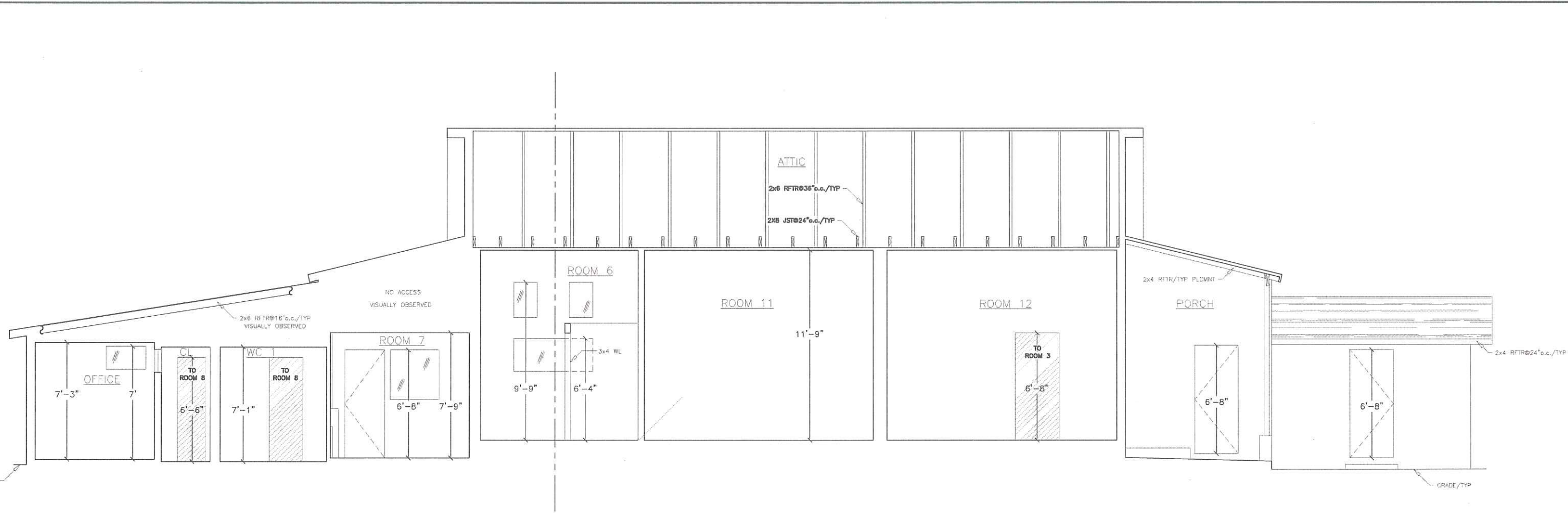
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REFERENCE: 203WKENW
SCALE: 1/4" = 1'0"
JUNE 29TH, 2010

203 WAPOO AVENUE, CALISTOGA, CA 94515
NORTHWEST ELEVATION
APN 011-101-014-000





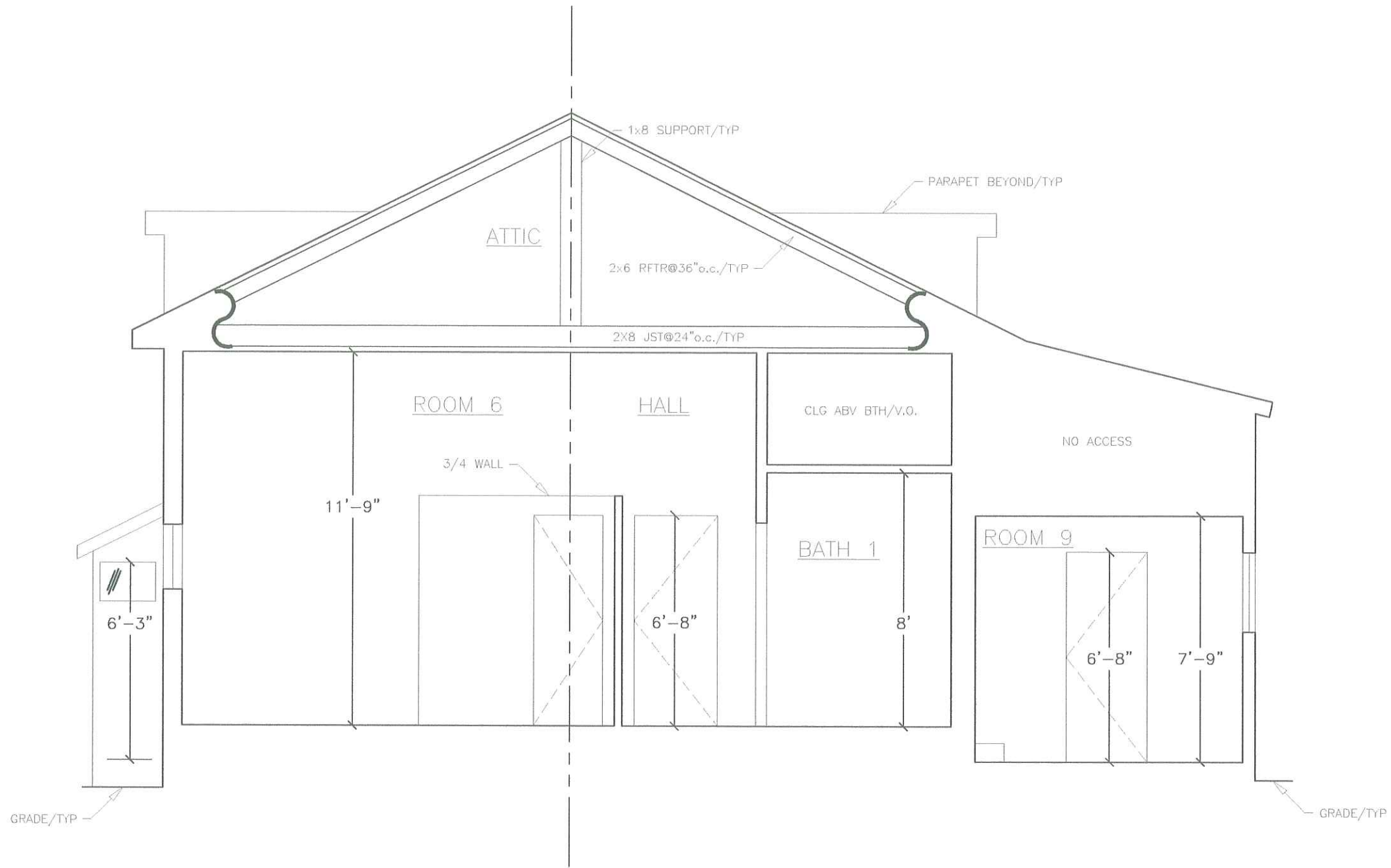
203 WAPOO AVENUE, CALISTOGA, CA 94515
 LONGITUDIAL SECTION
 APN 011-101-014-000

DRAFTSMAN: WTS+L LLC
 REFERENCE: 203NEWK
 SCALE: 1/4" = 1'-0"
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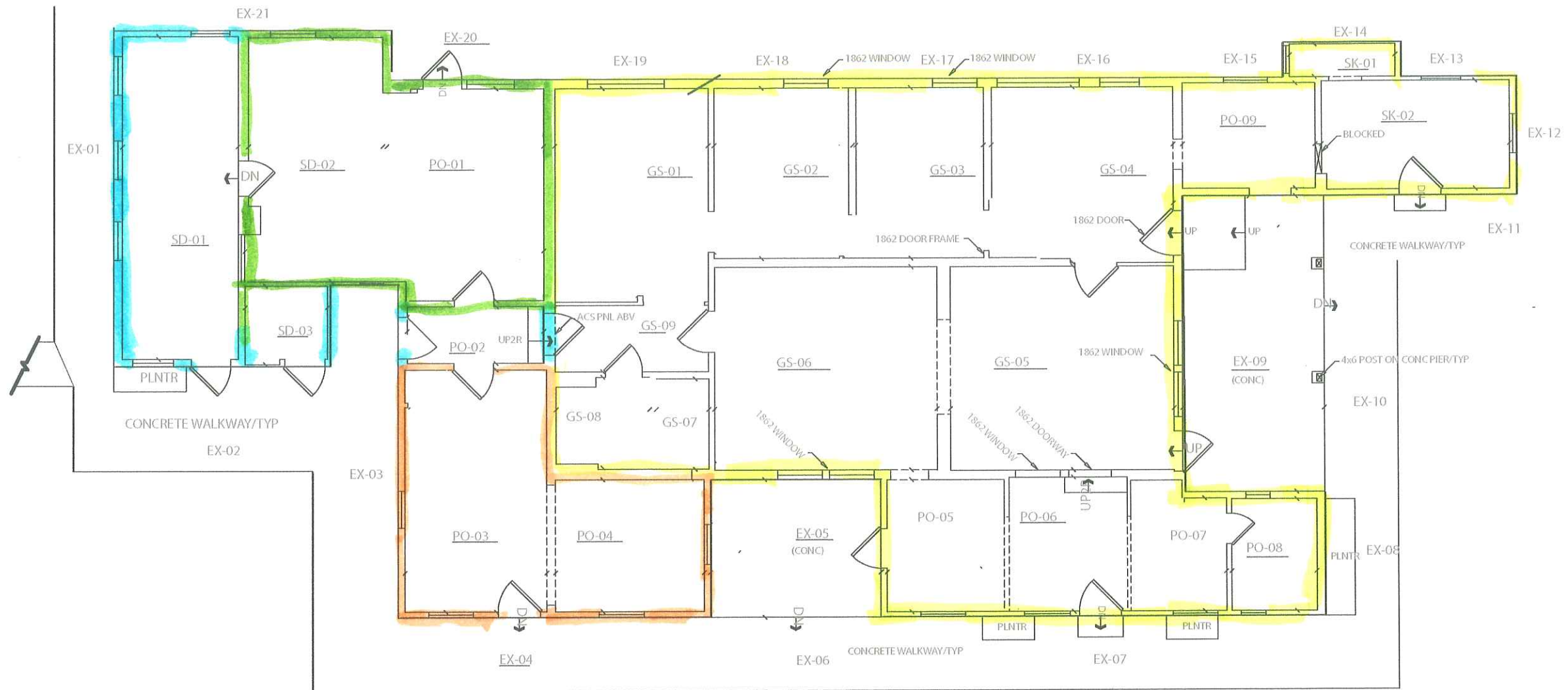
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203 WAPOO AVENUE, CALISTOGA, CA 94515
 TRANSVERSE SECTION APN 011-101-014-000

Z2



-  PRIMARY RESIDENCE
-  STUDIO APARTMENT NO. 1
-  STUDIO APARTMENT NO. 2
-  COMMON AREAS

NOTES:

AREA NAMES HAVE CHANGED!
SEE WORK PLAN FOR DETAILS ON EACH AREA



2,126 SQ. FT. SOFT INTERIOR
1,031 SQ. FT. SOFT EXTERIOR
PARCEL ~ 6,000 SQ. FT.

R

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203 WAPOO AVENUE, CALISTOGA, CA 94515
REAHB FLOOR PLAN APN 011-101-014-000

203 Wapoo Avenue Plan

Sam Brannan General Store-State Landmark No. 684

PROJECT DESCRIPTION

INTERIORS

prepared by:

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June 29th, 2010

203 Wapoo Street Preliminary Budget Jul 1st, 2010

KEY: WTSaS=...e Winslow's, WF=Well Fargo HI=Hud Inspector

Resource	Task	Days	Deadline	Start Date	Finish	Costs	Notes
WTSaS	Conditional Use Permit	2	06/14/10	06/08/10	06/24/10	\$1,000.00	City decides cost, Execution and production costs borne by WTSaS.
WTSaS	Budget Estimates	2	06/14/10	06/08/10	06/14/10		Just time
Contractor, WF, HI	See if Contractor is on board with Bank and Jim	5	06/14/10	06/14/10	06/14/10		Have to check Monday to see if this is done. This is a commitment date
WF	Closing	6	06/19/10	06/19/10	06/29/10		Dropdead deadline for completing all pieces to this puzzle is 6/24/10.
Contractor+WTSaS	Demolition and Disposal	15	07/22/10	07/07/10		\$6,000.00	This is the key phase to determining final costs of project and general plan. WTSaS contributes labor here.
Contractor+WTSaS+HI	Assess buidng plans for budget and all code compliance	15	08/15/10	08/01/10	08/15/10		Workplan assessment milestone. All building plans are gone over with the Building Department, the Planning Department, and Napa Valley Landmarks to see best way to proceed within budget. During this time Roofing begins
Contractor+MMR	Roofing	10	08/20/10	08/01/10		\$15,000.00	Roofing takes place regardless. As this needs to be done.

203 Wapoo Street Preliminary Budget Jul 1st, 2010

KEY: WTSaS= . . . e Winslow's, WF=Well Fargo HI=Hud Inspector

Resource	Task	Days	Deadline	Start Date	Finish	Costs	Notes
Contractor+Hitmen	Termite Treatment	4	08/20/10	08/01/10		\$10,000.00	Takes place regardless, as this needs to be done. Can also be applied by contractor or contractor+WTSaS. We'll know at this point where to apply protection and where not to bother.
Contractor+WTSaS	Foam Insulation[?]	14				\$12,000.00	Foam Insulation (tigerfoam.com) SR-5 rating
Contractor+SE	Foundation	7				\$20,000.00	Only an estimate at this point from an educated guess. Planning on a perimeter foundation on the North Wall only.
Contractor	Wiring	7				\$15,000.00	Timetable and cost can change based on assessment milestone above.
Contractor	Plumbing	7				\$25,000.00	Timetable and cost can change based on assessment milestone above.
Contractor	Flooring	7				\$20,000.00	Timetable and cost can change based on assessment milestone above.
Contractor	Kitchen Cabinets	7				\$8,000.00	IKEA most likely. Will specify types , grades and plans
Contractor	Bathroom Fixtures	7				\$8,000.00	IKEA most likely. Will specify types , grades and plans
Contractor+WTSaS	Reframing	7				\$15,000.00	WTSaS Consulting

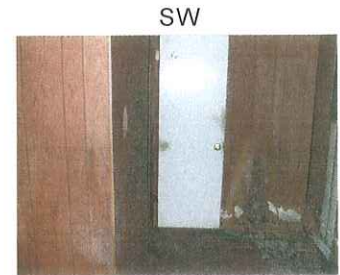
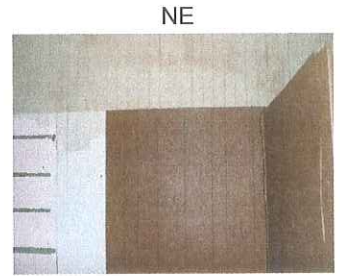
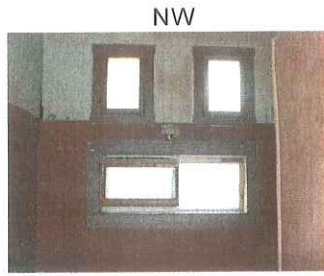
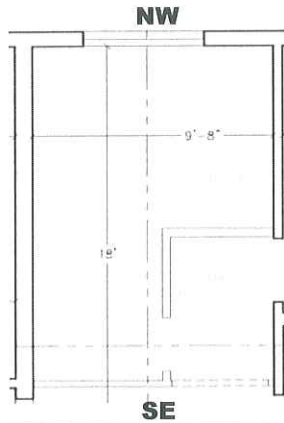
203 Wapoo Street Preliminary Budget Jul 1st, 2010

KEY: WTSaS=...e Winslow's, WF=Well Fargo HI=Hud Inspector

Resource	Task	Days	Deadline	Start Date	Finish	Costs	Notes
Contractor+WTSaS	Floor Sanding	7				\$5,000.00	WTSaS Consulting
Contractor+WTSaS	Sheetrock	30				\$10,000.00	WTSaS Consulting
Contractor+WTSaS	Painting	20				\$6,000.00	WTSaS Consulting
Contractor+HVAC Sub	HVAC	7				\$15,000.00	Timetable and cost can change based on assessment milestone above.
Contractor	Appliances+fixtures					\$30,000.00	WTSaS will specify types, plan, based on budge milestone
Contractor	Doors and Windows					\$25,000.00	WTSaS Consulting
	Total					\$246,000.00	

GS-01 GS-Office (ROOM 6 on plan)

L: 13' 6" A: 130.50 sf
 W: 9' 8" P: 54.00'
 H: 12' 0" S: 686.50 sf



SW

NE

Purpose
 Office/Computer Room

Demolition
 Take down "new" paneling. Other beadboard paneling decisions to be made depending on condition of existing beadboard. Remove Carpet.

Condition
 Originally finished with old beadboard on walls and ceiling, it's been paneled over with cheap fake wood paneling, and a half wall and door partitioning off the southern part of the room with a door in the half wall. Floors level, Walls plumb, ceiling level

Historical
 Existing Beadboard on walls and ceilings. Like to leave if possible

Construction-Floors
 Sand and Varnish

Construction-Walls
 Sheetrock unless beadboard is present. Pocket door to be installed on east wall.

Construction-Ceiling
 Sheetrock and paint

Wiring
 East wall 3 quads, North 3 Quads, West 3 Quads. Dedicated Circuit for this room. Can and Fan in ceiling. Wall washers on east and west walls.

Plumbing
 n/a

HVAC
 Duct in ceiling to HVAC Unit in attic.

Doors
 pocket door adjoining GS-02.

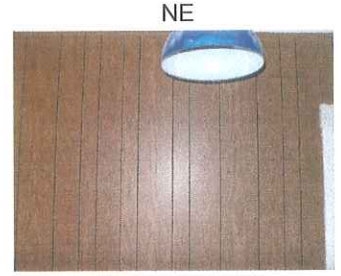
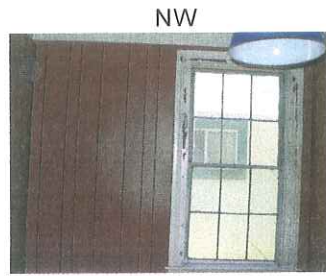
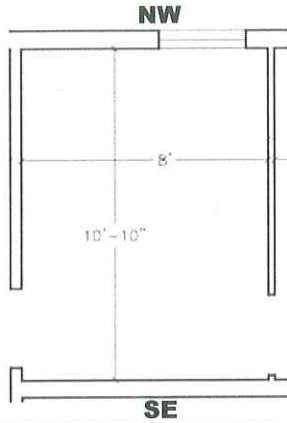
Windows
 Retrofit for now.

Finishing
 Paint Beadboard, Paint Sheetrock.

GS-02 GS-Bedroom (ROOM 5 on plan)

L: 10' 10"
W: 8' 0"
H: 12' 0"

A: 86.67 sf
P: 43.33'
S: 538.67 sf



Purpose
Child's Bedroom

Demolition
Take down Wall adjoining GS-03. Walls stripped down to studs, Ceiling to ceiling joists.

Condition
Wallboard and paneling covering all interior. Floors level, Walls plumb, ceiling level

Historical
Muntinned window is of 1862 period, NE Wall is just walboard with no framing.

Construction-Floors
Sand and Varnish

Construction-Walls
Wall adjoining A3

Construction-Ceiling
Sheetrock ceiling unless beadboard is present

Wiring
2 AFCI Duplex Receptacles each on East and West Walls. Can and Fan in ceiling. Wall Washers on East and West walls. Part of Bedroom Circuit

Plumbing
no plumbing in this area

HVAC
Duct in ceiling to HVAC Unit in attic.

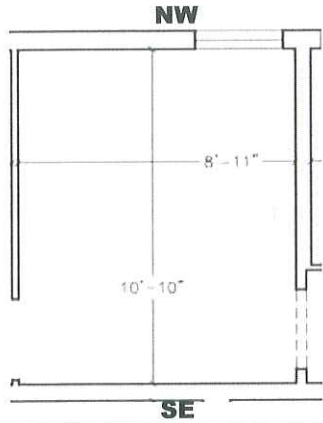
Doors
pocket doors adjoining GS-01 and GS-03.

Windows
Historical, Retrofit/Weatherproof/Clean

Finishing
Sheetrock and Paint.

GS-03 GS-Closet (ROOM 4 on plan)

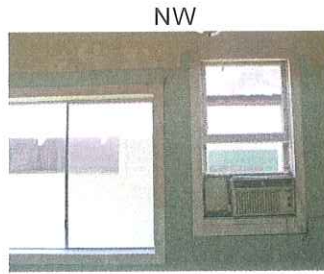
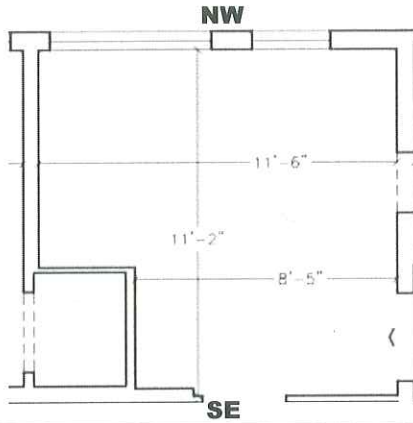
L: 10' 10"
 W: 8' 11"
 H: 12' 0"
 A: 96.60 sf
 P: 43.33'
 S: 570.60 sf



<p><i>Purpose</i> Walk-in Closet</p>		<p><i>Demolition</i> West wall comes down. Walls stripped down to studs, Ceiling to ceiling joists.</p>	
<p><i>Condition</i> Wall with just fiberboard and no studs on east side. Floors level, Walls plumb, ceiling level</p>		<p><i>Historical</i> Muntinned window is of 1862 Period. NE Door frame is also 1862 period.</p>	
<p><i>Construction-Floors</i> Sand and Varnish</p>	<p><i>Construction-Walls</i> Frame in New Wall on adjoining GS-02 side, approximately 8' from west wall. Wall to be sheetrocked</p>	<p><i>Construction-Ceiling</i> Sheetrock ceiling unless beadboard is present</p>	
<p><i>Wiring</i> 2 AFCI Duplex Receptacles each on East and West Walls. Can and Fan in ceiling. Wall Washers on East and West walls. Part of Bedroom Circuit</p>	<p><i>Plumbing</i> no plumbing in this area</p>	<p><i>HVAC</i> Duct in ceiling to HVAC Unit in attic.</p>	
<p><i>Doors</i> pocket doors adjoining GS 02 and GS 04.</p>	<p><i>Windows</i> Historical, Retrofit/Weatherproof/Clean</p>	<p><i>Finishing</i> Sheetrock and Paint. Closet Shelving System</p>	

GS-04 GS-Bedroom (ROOM 3 on plan)

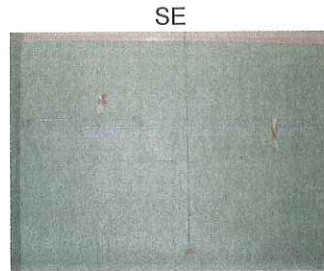
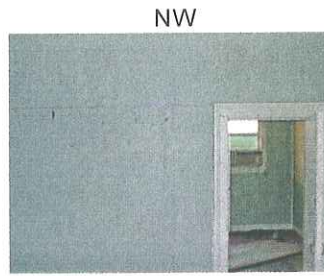
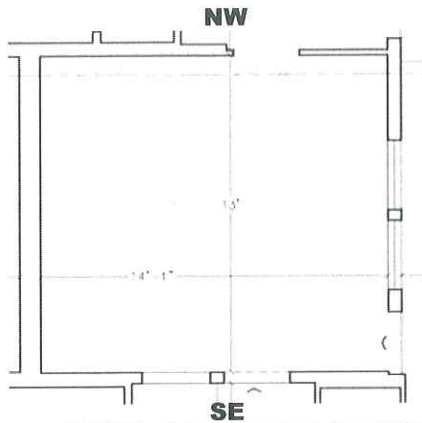
L: 11' 2" A: 128.42 sf
 W: 11' 6" P: 44.67'
 H: 12' 0" S: 672.41 sf



<p><i>Purpose</i> Master Bedroom</p>		<p><i>Demolition</i> False closet on the wall adjoining GS-03 to be torn down. Walls stripped down to studs, Ceiling to ceiling joists.</p>	
<p><i>Condition</i> Floors level, Walls plumb, ceiling level</p>		<p><i>Historical</i> Door frame opening to EX-09 is also 1862 period.</p>	
<p><i>Construction-Floors</i> Sand and Varnish</p>		<p><i>Construction-Walls</i> Sheetrock</p>	
<p><i>Construction-Ceiling</i> Sheetrock unless beadboard is present</p>		<p><i>Wiring</i> 2 AFCI Duplex Receptacles each on East and West Walls. Can and Fan in ceiling. Wall Washers on East and West walls. Part of Bedroom Circuit</p>	
<p><i>Plumbing</i> n/a</p>		<p><i>HVAC</i> Duct in ceiling to HVAC Unit in attic.</p>	
<p><i>Doors</i> Pocket Door adjoining GS-03 and Pocket Door adjoining GS-05. Door</p>		<p><i>Windows</i> Retrofit/Weatherproof/Clean</p>	
<p><i>Finishing</i> Paint Beadboard, Paint Sheetrock.</p>			

GS-05 GS-Dining Room (ROOM 12 on plan)

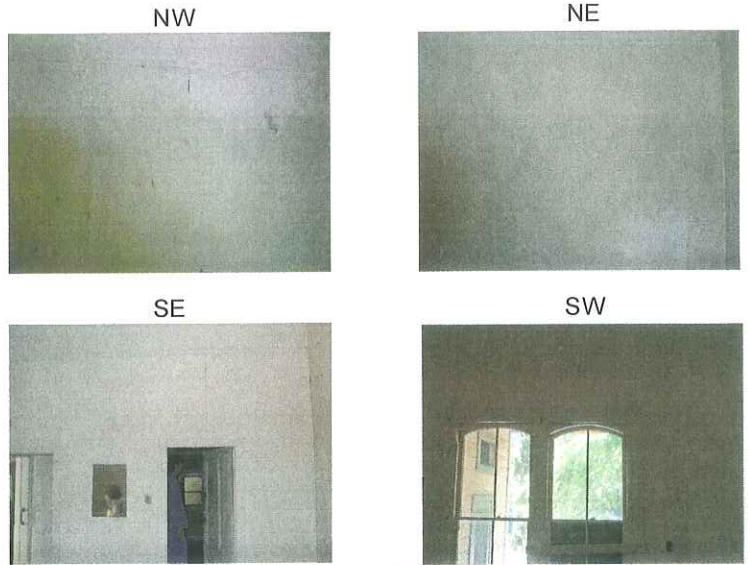
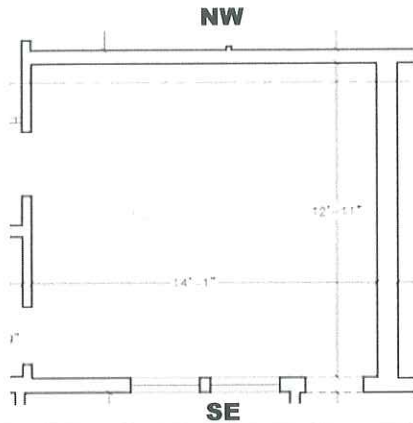
L: 13' 0" A: 183.08 sf
 W: 14' 1" P: 52.00'
 H: 12' 0" S: 833.08 sf



<p><i>Purpose</i> Dining Room</p>	<p><i>Demolition</i> Walls stripped down to studs, Ceiling to ceiling joists.</p>	
<p><i>Condition</i> Floors level, Walls plumb, ceiling level</p>	<p><i>Historical</i> 2 7' ca. 1862 Arched Frame Windows.</p>	
<p><i>Construction-Floors</i> Sand and Varnish</p>	<p><i>Construction-Walls</i> Sheetrock, with 6' x 8' opening in wall adjoining GS-06 on west wall.</p>	<p><i>Construction-Ceiling</i> Sheetrock ceiling unless beadboard is present</p>
<p><i>Wiring</i> 2 AFCI Duplex Receptacles each on East, North and West Walls. Can and Fan in ceiling. Wall Washers on East, North and West walls. Part of Bedroom Circuit</p>	<p><i>Plumbing</i> n/a</p>	<p><i>HVAC</i> Duct in ceiling to HVAC Unit in attic.</p>
<p><i>Doors</i> retrofit door on east wall</p>	<p><i>Windows</i> Historical, Retrofit/Weatherproof/Clean</p>	<p><i>Finishing</i> Paint Beadboard, Paint Sheetrock.</p>

GS-06 GS-Living Room (ROOM 11 on plan)

L: 12' 11" A: 181.91 sf
 W: 14' 1" P: 51.67'
 H: 12' 0" S: 829.91 sf

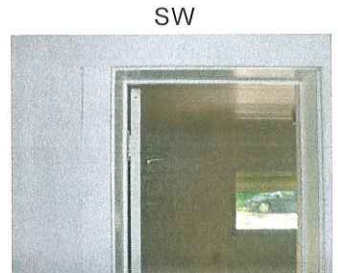
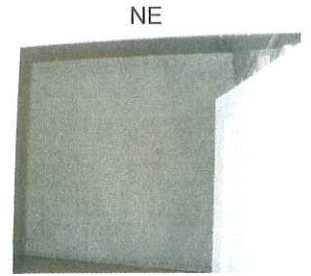
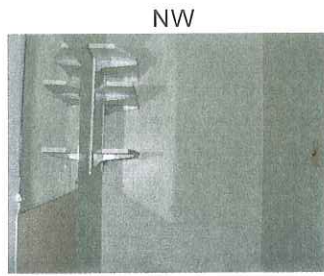
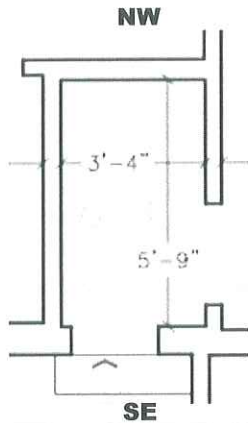


<p><i>Purpose</i> Living Room</p>		<p><i>Demolition</i> Walls stripped down to studs, Ceiling to ceiling joists.</p>	
<p><i>Condition</i> Floors level, Walls plumb, ceiling level</p>		<p><i>Historical</i> 2 7' ca. 1862 Arched Frame Windows.</p>	
<p><i>Construction-Floors</i> Sand and Varnish</p>	<p><i>Construction-Walls</i> Sheetrock, with 6' x 8' opening centered in wall adjoining GS-05 on east wall. Door in SW west corner to existing WC will be walled up.</p>	<p><i>Construction-Ceiling</i> Sheetrock ceiling unless beadboard is present</p>	
<p><i>Wiring</i> 2 AFCI Duplex Receptacles each on East, North and West Walls. Can and Fan in ceiling. Wall Washers on East, North and West walls. Part of Bedroom Circuit</p>	<p><i>Plumbing</i> n/a</p>	<p><i>HVAC</i> Duct in ceiling to HVAC Unit in attic.</p>	
<p><i>Doors</i> new door on west wall</p>	<p><i>Windows</i> Historical, Retrofit/Weatherproof/Clean</p>	<p><i>Finishing</i> Paint Beadboard, Paint Sheetrock. Closet Shelving System</p>	

GS-07 GS-SE WC (WC 3 on plan)

L: 3' 4"
W: 5' 9"
H: 12' 0"

A: 19.17 sf
P: 13.33'
S: 237.17 sf



SW

NE

SE

SW

Purpose
Will become part of GS-08.

Demolition
remove toilet and sink. remove east wall. Walls stripped down to studs, Ceiling to ceiling joists.

Condition
Floors level, Walls plumb, ceiling level

Historical
n/a

Construction-Floors
see GS-08

Construction-Walls
see GS-08. West and South doorways to be sheetrocked over.

Construction-Ceiling
Sheetrock ceiling unless beadboard is present

Wiring
see GS-08

Plumbing
see GS-08

HVAC
see GS-08

Doors
see GS-08

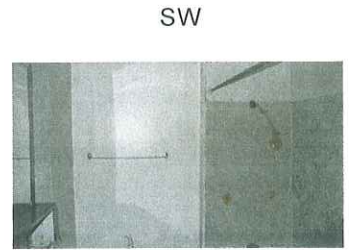
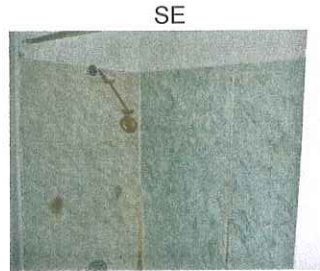
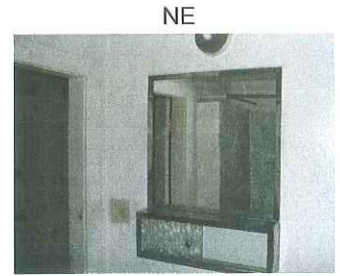
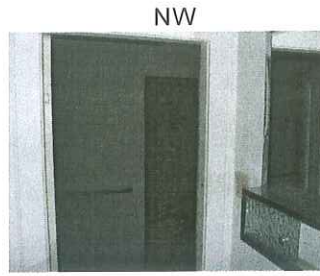
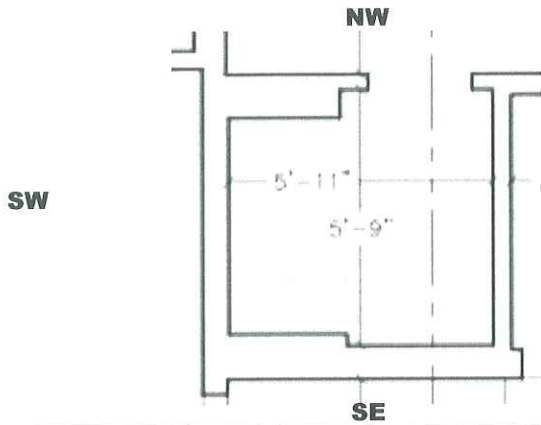
Windows
n/a

Finishing
see GS-08

GS-08 GS-SW Bath (BATH 1 on plan)

L: 5' 11"
W: 9' 8"
H: 12' 0"

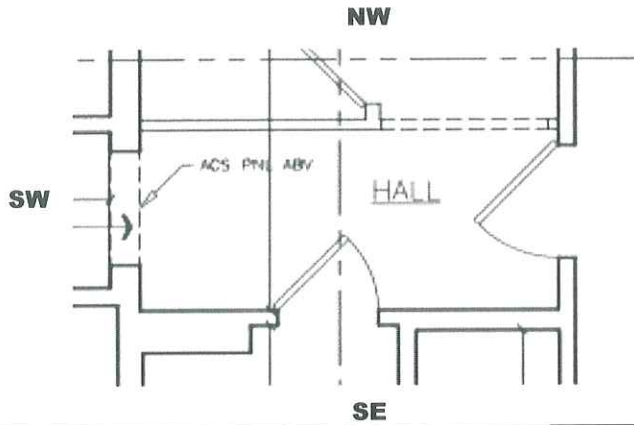
A: 57.20 sf
P: 23.67'
S: 431.20 sf



<p><i>Purpose</i> Main Bathroom</p>		<p><i>Demolition</i> Remove Bathtub, Toilet, Cabinetry and Sink. Take walls and ceilings down to studs and rafters.</p>	
<p><i>Condition</i> not in working condition. Floors level, Walls plumb, ceiling level</p>		<p><i>Historical</i> n/a</p>	
<p><i>Construction-Floors</i> Ceramic Bathroom Tile</p>	<p><i>Construction-Walls</i> Take out east wall adjoining GS-07.</p>	<p><i>Construction-Ceiling</i> Sheetrock ceiling unless beadboard is present</p>	
<p><i>Wiring</i> 4 GFCI Duplex Outlets. Whirlpool Tub. Bathroom Circuit (prefer dedicated circuit because of hair dryers, etc.)</p>	<p><i>Plumbing</i> Whirlpool Tub, Two sinks. Toilet, Shower Stall</p>	<p><i>HVAC</i> Duct in ceiling to HVAC Unit in attic. Bathroom vent/fan through roof(?)</p>	
<p><i>Doors</i> New Door or Pocket Door.</p>	<p><i>Windows</i> n/a</p>	<p><i>Finishing</i> Sheet rock and paint.</p>	

GS-09 GS-Hallway (HALL on plan)

L: 4' 2" A: 40.60 sf
 W: 9' 8" P: 16.80'
 H: 12' 0" S: 373.40 sf



<p><i>Purpose</i> Hallway</p>		<p><i>Demolition</i> Walls stripped down to studs, Ceiling to ceiling joists.</p>	
<p><i>Condition</i> Floors level, Walls plumb, ceiling level</p>		<p><i>Historical</i> n/a</p>	
<p><i>Construction-Floors</i> Sand and Varnish or clean.</p>		<p><i>Construction-Walls</i> Sheetrock</p>	
<p><i>Construction-Ceiling</i> Sheetrock ceiling unless beadboard is present</p>		<p><i>Wiring</i> 2 AFCI Duplex Receptacles each on North and South Walls. Wall Washers on South Wall Part of Bedroom Circuit</p>	
<p><i>Wiring</i> 2 AFCI Duplex Receptacles each on North and South Walls. Wall Washers on South Wall Part of Bedroom Circuit</p>		<p><i>Plumbing</i> n/a</p>	
<p><i>Doors</i></p>		<p><i>HVAC</i> n/a, open to GS-01</p>	
<p><i>Windows</i> n/a</p>		<p><i>Finishing</i> Paint Beadboard, Paint Sheetrock. Closet Shelving System</p>	

L=Length A=Floor Area in square feet (LxW) GS=General Store c.a. 1860
 W=Width P=Perimeter in linear feet (2L+2W) PO=Porch, POB=Porch Outbuild
 H=Height S=Surface Area in square feet (2AxH) SD=Shed on NW, SK=Shack on NE

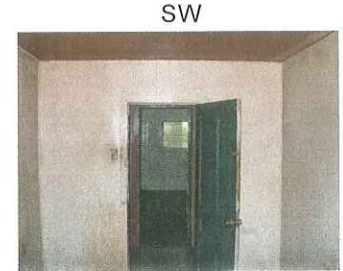
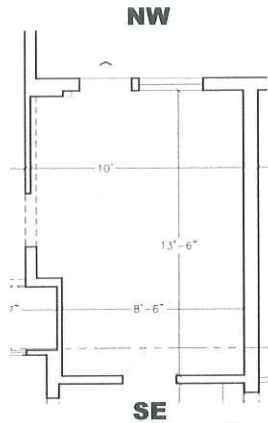
203 Wapoo Avenue Interior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

PO-01 POB-NE Apt. 2 (ROOM 7 on plan)

L: 13' 6"
W: 9' 0"
H: 11' 0"

A: 121.50 sf
P: 54.00'
S: 616.50 sf



SW

NE

Purpose
Rental Apartment

Demolition
Walls stripped down to studs, Ceiling to ceiling joists.

Condition
in terrible need of repair

Historical
n/a

Construction-Floors
Bamboo over Concrete Slab

Construction-Walls
Sheetrock

Construction-Ceiling
Sheetrock ceiling unless beadboard is present

Wiring
2 AFCI receptacles on all walls where possible. Electric Stove, 2 GFCI receptacles in Bath and Kitchen Areas (TBD). Apt. 1 Circuit.

Plumbing
Lavatory Sink, Kitchen Sink, Toilet, Shower Stall

HVAC
Standalone HVAC Unit

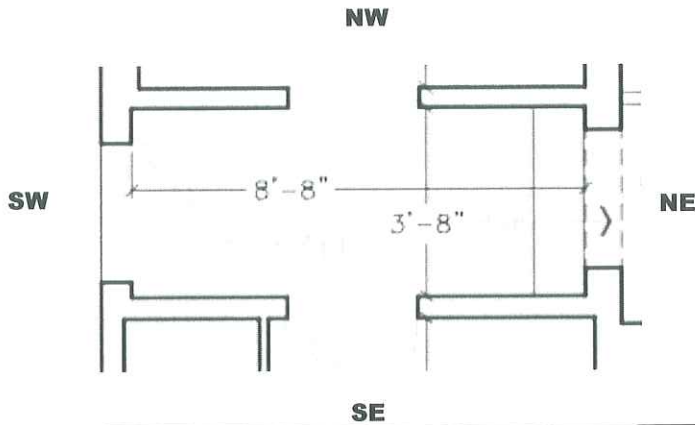
Doors
Retrofit

Windows
Retrofit

Finishing
Sheetrock and Paint.

PO-02 POB-Apt. Hallway (HALL on plan)

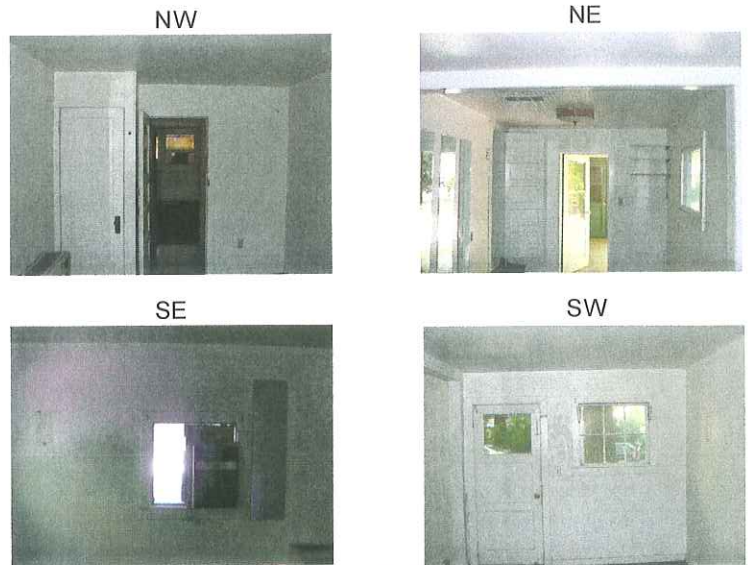
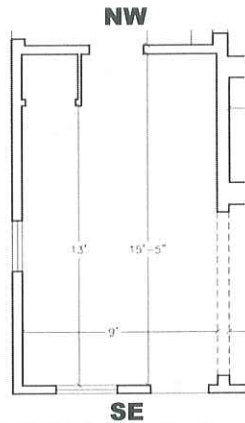
L: 8' 9"
 W: 3' 9"
 H: 11' 0"
 A: 32.81 sf
 P: 35.00'
 S: 307.81 sf



<p><i>Purpose</i> Hallway</p>		<p><i>Demolition</i> Walls stripped down to studs, Ceiling to ceiling joists.</p>	
<p><i>Condition</i> pretty good overall, service panel needs to be upgraded and replaced.</p>		<p><i>Historical</i> n/a</p>	
<p><i>Construction-Floors</i> Bamboo over Concrete Slab</p>		<p><i>Construction-Walls</i> Sheetrock</p>	
<p><i>Construction-Ceiling</i> Sheetrock ceiling unless beadboard is present</p>		<p><i>Wiring</i> New Electrical Panel. Bedroom Circuit, Laundry/Well Room (+240) Circuit, Bedroom Circuit, Living/Dining Room Circuit, Kitchen Circuit (+240), Apt. 1 Circuit (subpanelled), Apt. 2 Circuit (subpanelled), Bathroom Circuit, Office/Computer room Circuit. 1 AFCI duplex on North Wall, 1</p>	
<p><i>Plumbing</i> n/a</p>		<p><i>HVAC</i> n/a</p>	
<p><i>Doors</i> Retrofit</p>		<p><i>Windows</i> Retrofit</p>	
<p><i>Finishing</i> Sheetrock and Paint.</p>			

PO-03 POB-SW Apt. 1 (ROOM 9 on plan)

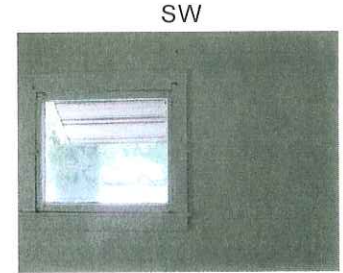
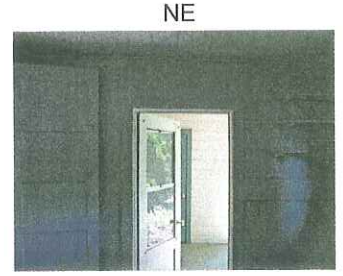
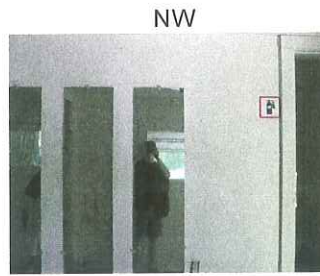
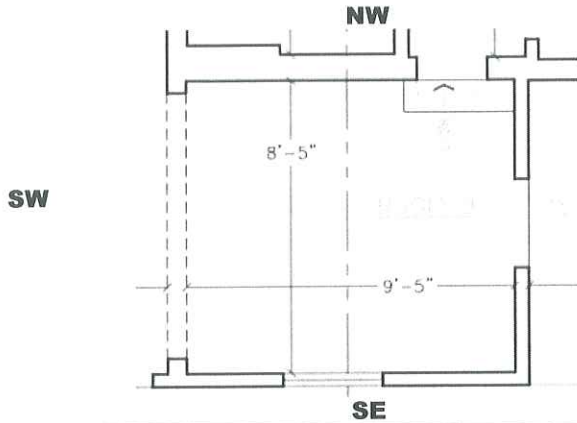
L: 15' 5"
 W: 9' 4"
 H: 11' 0"
 A: 143.89 sf
 P: 61.67'
 S: 688.39 sf



<p><i>Purpose</i> Rental Studio Apartment</p>	<p><i>Demolition</i> Walls stripped down to studs, Ceiling to ceiling joists.</p>	
<p><i>Condition</i> not too bad.</p>	<p><i>Historical</i> n/a</p>	
<p><i>Construction-Floors</i> Bamboo over Concrete Slab</p>	<p><i>Construction-Walls</i> Sheetrock</p>	<p><i>Construction-Ceiling</i> Sheetrock ceiling unless beadboard is present</p>
<p><i>Wiring</i> 2 AFCI Duplex on each wall where possible</p>	<p><i>Plumbing</i> Toilet, Sink, Lavatory, Shower. Placement TBD</p>	<p><i>HVAC</i> Standalone HVAC Unit, Exterior</p>
<p><i>Doors</i> Retrofit</p>	<p><i>Windows</i> Retrofit</p>	<p><i>Finishing</i> Sheetrock and Paint.</p>

PO-04 POB-SE Apt. 1 (ROOM 9 on plan)

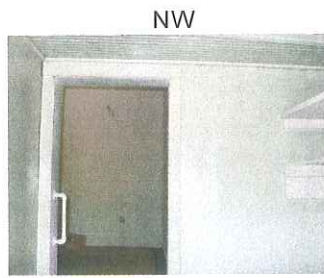
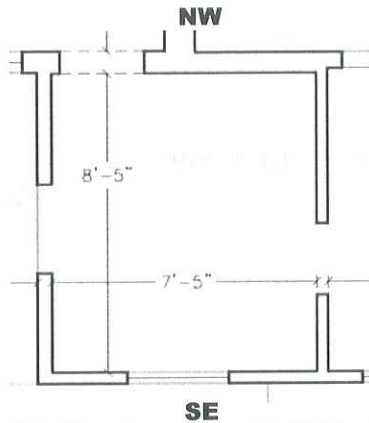
L: 8' 5"
 W: 9' 5"
 H: 11' 0"
 A: 79.26 sf
 P: 33.67'
 S: 471.59 sf



<p><i>Purpose</i> Rental Apartment</p>	<p><i>Demolition</i> Walls stripped down to studs, Ceiling to ceiling joists.</p>	
<p><i>Condition</i></p>	<p><i>Historical</i> n/a</p>	
<p><i>Construction-Floors</i> Bamboo over Concrete Slab</p>	<p><i>Construction-Walls</i> Sheetrock</p>	<p><i>Construction-Ceiling</i> Sheetrock ceiling unless beadboard is present</p>
<p><i>Wiring</i> See PO-03</p>	<p><i>Plumbing</i> See PO-03</p>	<p><i>HVAC</i> See PO-03</p>
<p><i>Doors</i> Door on East wall to be walled over, window instead.</p>	<p><i>Windows</i> Retrofit</p>	<p><i>Finishing</i> Sheetrock and Paint.</p>

PO-05 POB-Kitchen SW Area (ROOM 10 on plan)

L: 8' 5"
 W: 7' 5"
 H: 11' 0"
 A: 62.42 sf
 P: 33.67'
 S: 410.76 sf



Purpose
 Part of Kitchen

Demolition
 Walls stripped down to studs, Ceiling to ceiling joists. Wall adjoining PO-06 to opened up as much as possible.

Condition
 Water damage on part of SE wall. Roofleak as well.

Historical
 n/a

Construction-Floors
 TBD over Concrete Slab

Construction-Walls
 Sheetrock

Construction-Ceiling
 Sheetrock ceiling unless beadboard is present

Wiring
 6 GFCI Duplex Outlets, placement TBD.
 240v circuit for range.

Plumbing
 Sink, Dishwasher, Refrigerator, placement TBD. Gas, placement TBD

HVAC
 will be open to PO-06, GS-05, and GS-06,
 need range hood exhaust

Doors
 Retrofit

Windows
 Retrofit

Finishing
 Sheetrock and Paint. Kitchen counters and cabinets, placement TBD.

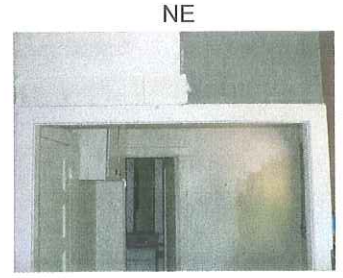
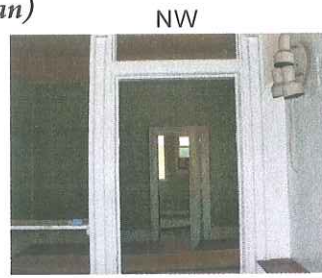
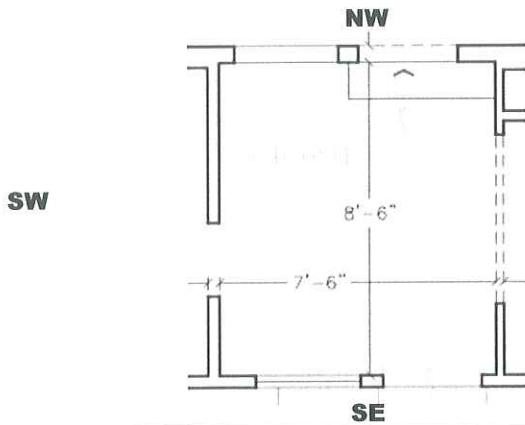
203 Wapoo Avenue Interior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

PO-06 POB-Kitchen Center Area (KITCHEN on plan)

L: 8' 6"
W: 7' 6"
H: 11' 0"

A: 63.75 sf
P: 34.00'
S: 415.75 sf



<p><i>Purpose</i> Part of Kitchen</p>		<p><i>Demolition</i> Walls stripped down to studs, Ceiling to ceiling joists. Walls adjoining PO-05 and PO-07 to opened up as much as possible.</p>	
<p><i>Condition</i></p>		<p><i>Historical</i> part of NW wall is part of the original exterior to the store and has the original arch way and window. To be preserved and restored..</p>	
<p><i>Construction-Floors</i> TBD over Concrete Slab</p>		<p><i>Construction-Walls</i> Sheetrock</p>	
<p><i>Construction-Ceiling</i> Sheetrock ceiling</p>		<p><i>Wiring</i> 6 GFCI Duplex Outlets</p>	
<p><i>Plumbing</i> See PO-05</p>		<p><i>HVAC</i> will be open to PO-05, P0-07, GS-05 and GS-06, need range hood exhaust</p>	
<p><i>Doors</i> Retrofit</p>		<p><i>Windows</i> Retrofit</p>	
<p><i>Finishing</i> Sheetrock and Paint. Kitchen counters and cabinets, placement TBD.</p>			

L=Length
W=Width
H=Height

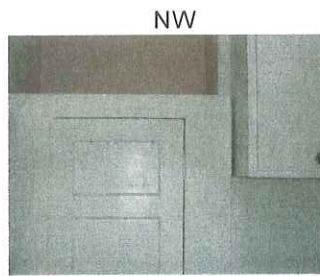
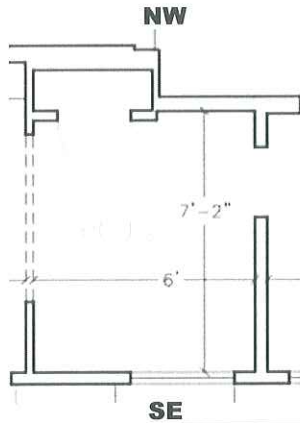
A=Floor Area in square feet (LxW)
P=Perimeter in linear feet (2L+2W)
S=Surface Area in square feet (2AxH)

GS=General Store c.a. 1860
PO=Porch, POB=Porch Outbuild
SD=Shed on NW, SK=Shack on NE

PO-07 POB-Kitchen SE Area (PNTRY on plan)

L: 7' 2"
W: 6' 0"
H: 11' 0"

A: 43.00 sf
P: 28.67'
S: 332.67 sf

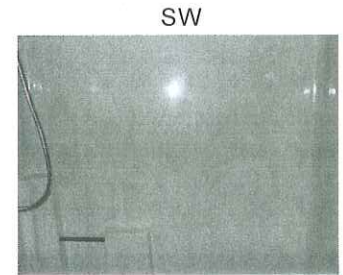
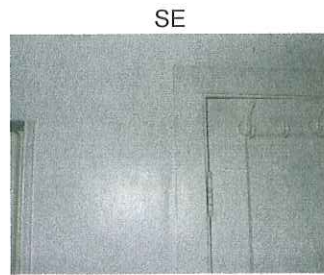
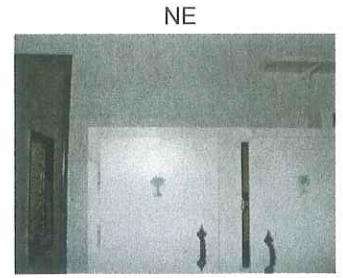
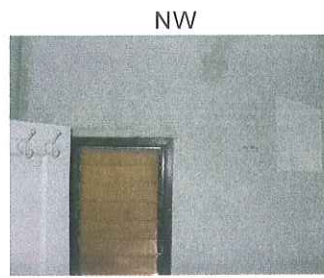
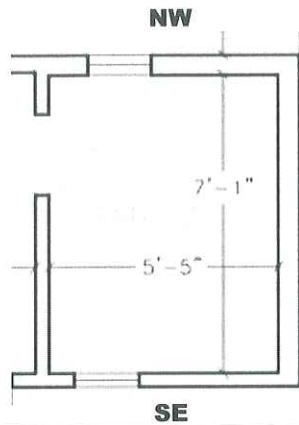


<p><i>Purpose</i> Part of Kitchen, and maybe breakfast nook</p>	<p><i>Demolition</i> Walls stripped down to studs, Ceiling to ceiling joists. Wall adjoining PO-06 to opened up as much as possible.</p>	
<p><i>Condition</i></p>	<p><i>Historical</i> n/a</p>	
<p><i>Construction-Floors</i> TBD over Concrete Slab</p>	<p><i>Construction-Walls</i> Sheetrock</p>	<p><i>Construction-Ceiling</i> Sheetrock ceiling unless beadboard is present</p>
<p><i>Wiring</i> 6 GFCI Duplex Outlets</p>	<p><i>Plumbing</i> See PO-05</p>	<p><i>HVAC</i> will be open to GS-05 and GS-06, need range hood exhaust</p>
<p><i>Doors</i> Retrofit</p>	<p><i>Windows</i> Retrofit</p>	<p><i>Finishing</i> Sheetrock and Paint. Kitchen counters and cabinets, placement TBD.</p>

PO-08 POB-Guest Bathroom (BATH 2 on plan)

L: 7' 1"
W: 5' 5"
H: 11' 0"

A: 38.37 sf
P: 28.33'
S: 313.37 sf

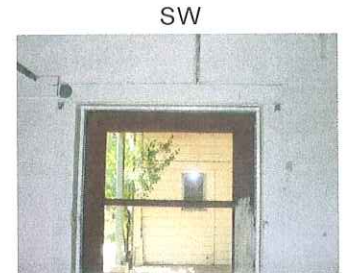
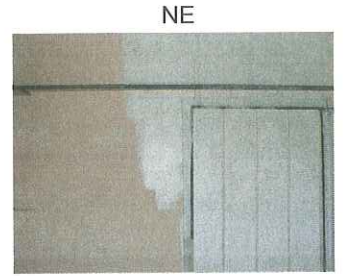
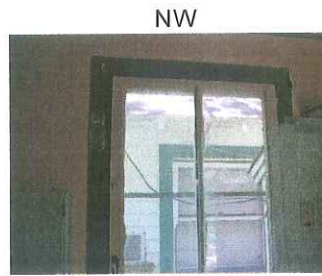
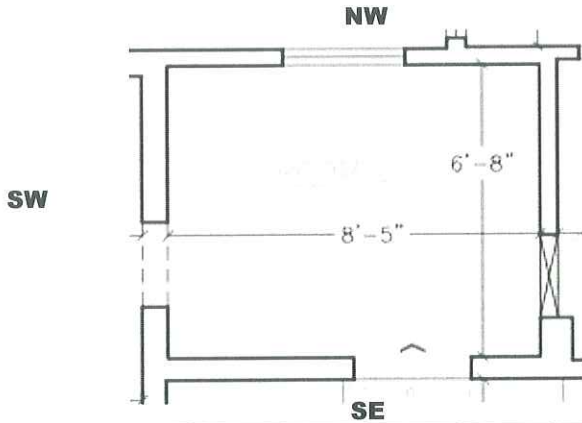


<p><i>Purpose</i> Guest Bathroom</p>		<p><i>Demolition</i> Walls stripped down to studs, Ceiling to ceiling joists.</p>	
<p><i>Condition</i></p>		<p><i>Historical</i> n/a</p>	
<p><i>Construction-Floors</i> Ceramic Tile over Concrete Slab</p>		<p><i>Construction-Walls</i> Sheetrock</p>	
<p><i>Construction-Ceiling</i> Sheetrock unless beadboard is present</p>		<p><i>Wiring</i> 3 GFCI Duplex Outlets. Kitchen Circuit</p>	
<p><i>Plumbing</i> Toilet, Bath/Shower, Lavatory</p>		<p><i>HVAC</i> Duct from HVAC unit in attic.</p>	
<p><i>Doors</i> Retrofit</p>		<p><i>Windows</i> Retrofit</p>	
<p><i>Finishing</i> Sheetrock and Paint.</p>			

PO-09 POB-3/4 Bath (ROOM 2 on plan)

L: 6' 8"
W: 8' 5"
H: 11' 0"

A: 56.11 sf
P: 26.67'
S: 387.95 sf

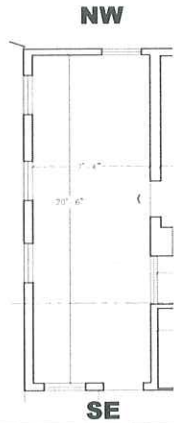


<p><i>Purpose</i> Master Bathroom</p>		<p><i>Demolition</i> Walls stripped down to studs, Ceiling to ceiling joists.</p>	
<p><i>Condition</i></p>		<p><i>Historical</i> n/a</p>	
<p><i>Construction-Floors</i> Floor raised to 1862 level Bamboo over Concrete Slab</p>		<p><i>Construction-Walls</i> Sheetrock</p>	
<p><i>Construction-Ceiling</i> Sheetrock ceiling unless beadboard is present</p>		<p><i>Wiring</i> 2 GFCI Duplex Outlets. Bathroom Circuit</p>	
<p><i>Plumbing</i> Toilet, Shower Stall, Lavatory</p>		<p><i>HVAC</i> Duct in ceiling to HVAC Unit in attic. Bathroom vent/fan through roof(?)</p>	
<p><i>Doors</i> New Doors</p>		<p><i>Windows</i> Retrofit</p>	
<p><i>Finishing</i> Sheetrock and Paint.</p>			

SD-01 SHED-Laundry Room (OFFICE on plan)

L: 20' 6"
W: 7' 4"
H: 8' 0"

A: 150.33 sf
P: 82.00'
S: 595.67 sf



Purpose
Laundry/Utility Storage Room

Demolition
Take off interior wall and ceilings. Rip out plumbing and fixtures. Or tear down all together. Last option will have to be approved by Napa Valley Landmarks.

Condition
All exteriors walls rotted out, stucco covering in bad condition. Maybe we demo the whole thing.

Historical
n/a

Construction-Floors
Concrete. leave as is

Construction-Walls
TBD

Construction-Ceiling
TBD

Wiring
240 AC for washer and dryer

Plumbing
washer and utility sink

HVAC
Dryer Vent, Insulation

Doors
new door

Windows
new windows

Finishing
Sheetrock and Paint.

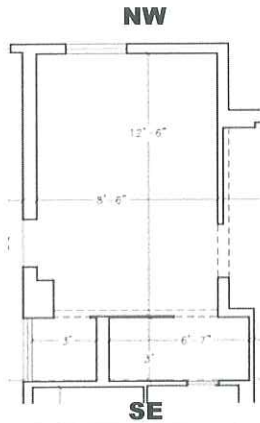
203 Wapoo Avenue Interior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

SD-02 SHED-NW Apt. 2 (ROOM 8 on plan)

L: 15' 6"
W: 8' 6"
H: 8' 0"

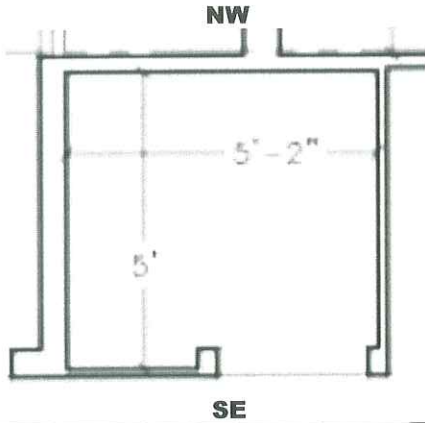
A: 131.75 sf
P: 62.00'
S: 515.75 sf



<p><i>Purpose</i> Rental Apartment</p>		<p><i>Demolition</i> Take off interior wall and ceilings. Rip out plumbing and fixtures.</p>	
<p><i>Condition</i> All exteriors walls rotted out, stucco covering in bad condition.</p>		<p><i>Historical</i> n/a</p>	
<p><i>Construction-Floors</i> Bamboo over concrete</p>	<p><i>Construction-Walls</i> New Framing if necessary</p>	<p><i>Construction-Ceiling</i> TBD</p>	
<p><i>Wiring</i> GFCI in Bathroom and Kitchenette. 1 Duplex AFCI on each wall. Electric Range</p>	<p><i>Plumbing</i> Toilet, Bathroom Sink, Kitchenette Sink.</p>	<p><i>HVAC</i> Separate Heating/Cooling Unit. Insulate walls.</p>	
<p><i>Doors</i> N/A</p>	<p><i>Windows</i> Retrofit</p>	<p><i>Finishing</i> Sheetrock and Paint.</p>	

SD-03 SHED-Well Room (MECH on plan)

L: 5' 0" A: 25.83 sf
 W: 5' 2" P: 20.00'
 H: 8' 0" S: 188.50 sf



<p><i>Purpose</i> House Hotwater Heater, heat exchanger.</p>	<p><i>Demolition</i> Take off interior wall and ceilings. Rip out plumbing and fixtures. Rip out old knob-and-tube wiring.</p>	
<p><i>Condition</i> All exteriors walls rotted out, stucco covering in bad condition.</p>	<p><i>Historical</i> n/a</p>	
<p><i>Construction-Floors</i> n/a, clean.</p>	<p><i>Construction-Walls</i> New Framing if necessary</p>	<p><i>Construction-Ceiling</i> TBD</p>
<p><i>Wiring</i> Hot Water Heater, Heat exchanger</p>	<p><i>Plumbing</i> Warm water well present. Good place for hot water heater and heat exchanger hookup</p>	<p><i>HVAC</i> Insulation</p>
<p><i>Doors</i> New</p>	<p><i>Windows</i> n/a</p>	<p><i>Finishing</i> Sheetrock and Paint.</p>

203 Wapoo Avenue Interior Rehab Plan

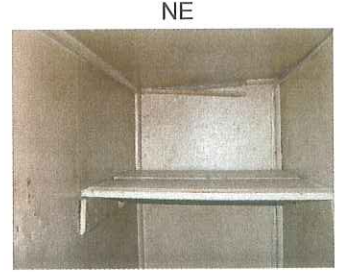
All pictures and plans displayed below are of present existing conditions.

SK-01 SHACK-Storage (WC 2 on plan)

L: 2' 1"
W: 6' 9"
H: 7' 0"

A: 14.06 sf
P: 8.33'
S: 137.73 sf

NW



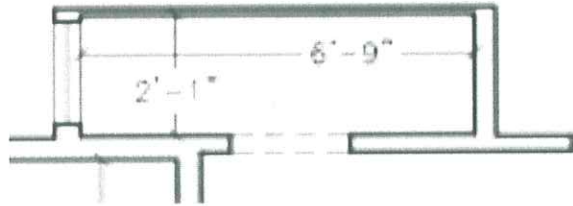
SE



SW



SW



NE

SE

<i>Purpose</i> Storage or Office		<i>Demolition</i> undecided	
<i>Condition</i> Basically a wreck. Unknown if it's going to be worth doing anything with it.		<i>Historical</i> n/a	
<i>Construction-Floors</i> undecided	<i>Construction-Walls</i> undecided	<i>Construction-Ceiling</i> undecided	
<i>Wiring</i> undecided	<i>Plumbing</i> undecided	<i>HVAC</i> undecided	
<i>Doors</i> undecided	<i>Windows</i> undecided	<i>Finishing</i> undecided	

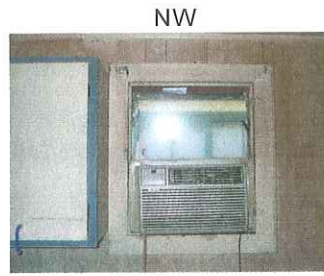
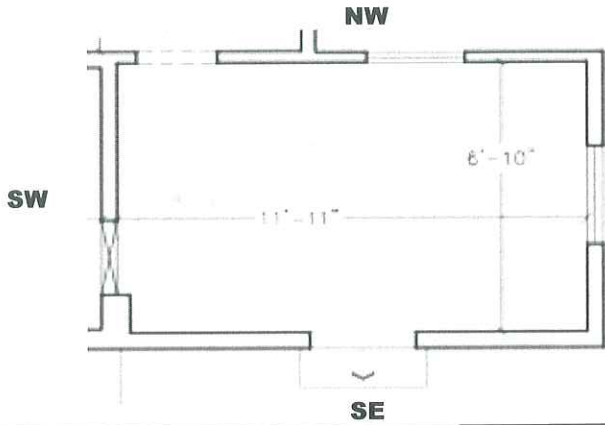
L=Length
W=Width
H=Height

A=Floor Area in square feet (LxW)
P=Perimeter in linear feet (2L+2W)
S=Surface Area in square feet (2AxH)

GS=General Store c.a. 1860
PO=Porch, POB=Porch Outbuild
SD=Shed on NW, SK=Shack on NE

SK-02 SHACK-Office (ROOM 1 on plan)

L: 11' 11" A: 81.43 sf
 W: 6' 10" P: 47.67'
 H: 7' 0" S: 343.93 sf



<p><i>Purpose</i> Storage or Office</p>		<p><i>Demolition</i> To be discussed</p>	
<p><i>Condition</i> Basically a wreck. Unknown if it's going to be worth doing anything with it.</p>		<p><i>Historical</i> n/a</p>	
<p><i>Construction-Floors</i> undecided</p>	<p><i>Construction-Walls</i> undecided</p>	<p><i>Construction-Ceiling</i> undecided</p>	
<p><i>Wiring</i> undecided</p>	<p><i>Plumbing</i> undecided</p>	<p><i>HVAC</i> undecided</p>	
<p><i>Doors</i> undecided</p>	<p><i>Windows</i> undecided</p>	<p><i>Finishing</i> undecided</p>	

203 Wapoo Avenue Plan

Sam Brannan General Store-State Landmark No. 684

PROJECT DESCRIPTION

EXTERIORS

prepared by:

Curtis & Nicole Winslow and WTS+S, LLC

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(707) 341-3039, wtsasllc@gmail.com

June 29th, 2010

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-01 EXT-Shed Walkway 1



Historical n/a

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundwork tbd

Wall Work tbd after D&D, Service Mast is bent, needs new service mast. Coordinate with PGE

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-02 EXT-Driveway



Historical n/a

Condition serviceable at this oint

Demolition no demolition intended at this time

Groundswork tbd

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes Access to Water meter on left hand side near curb

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-03 EXT-Apt 1 NW Walkway



Historical n/a

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundwork tbd

Wall Work tbd after D&D

Wiring exterior outlet

Plumbing n/a

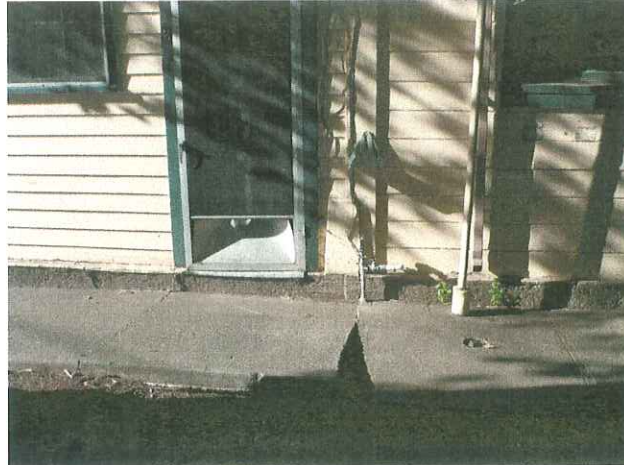
Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-04 EXT-Apt 1 SW Walkway



Historical n/a

Condition will be able to assess true condition after D&D

Demolition take up sidewalk

Groundwork new sidewalk,

Wall Work tbd after D&D

Wiring exterior outlet

Plumbing exterior faucet

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-05 EXT-SW Porch



Historical Restoration of window exteriors

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundwork tbd

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-06 EXT-SW Porch Walk



Historical n/a

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundwork repair of sidewalk, see ex-04

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-07 EXT-SW Kitchen Walk



Historical n/a

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundwork repair of sidewalk, see ex-04

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-08 EXT-SE Walkway



Historical n/a

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundwork repair of sidewalk, see ex-04

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-09 EXT-SE Porch



Historical Restoration of door, column decoration and window exteriors

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundwork tbd

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-10 EXT-SE Porch Walkway



Historical n/a

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundwork tbd

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-11 EXT-SE Path



Historical n/a

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundwork tbd

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-12 EXT-NE Shack Wall



Historical n/a

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundswork tbd

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-13 EXT-NW Shack Wall



Historical n/a

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundwork tbd

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

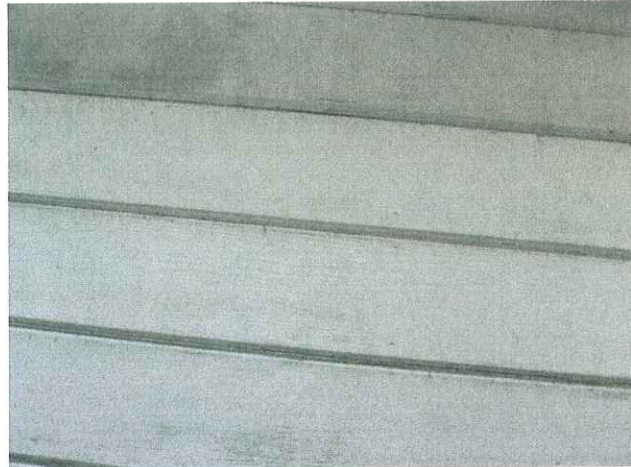
Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-14 EXT-Shack NW Wall



Historical n/a

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundswork tbd

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-15 EXT-PO-09 Wall



Historical n/a

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundwork tbd

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-16 EXT-GS-04 Wall



Historical n/a

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundswork tbd

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-17 EXT-GS-03 Wall



Historical n/a

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundwork tbd

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-18 **EXT-GS-02 Wall**



Historical n/a

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundwork tbd

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-19 EXT-GS-01 Wall



Historical n/a

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundwork tbd

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-20 **EXT-PO-01 Wall**



Historical n/a

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundwork tbd

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-21 EXT SD-01/SD-02 NW Wall



Historical Victorian Era, possible grant for restoration, getting quotes

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundwork tbd

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-22 EXT-Wrought Iron Fence NE



Historical Victorian Era, possible grant for restoration, getting quotes

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundswork tbd

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

EX-22 EXT-Wrought Iron Fence SE



Historical Victorian Era, possible grant for restoration, getting quotes

Condition will be able to assess true condition after D&D

Demolition no demolition intended at this time

Groundwork tbd

Wall Work tbd after D&D

Wiring n/a

Plumbing n/a

Finishing new coat of paint on wall

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

RO-01 ROOF-Gabled

Historical n/a

Condition At the end of it's useful lifespan and needs to be replaced

Demolition no demolition intended at this time

Groundwork n/a

Wall Work NEW ROOF

Wiring n/a

Plumbing n/a

Finishing NEW ROOF

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

RO-02 ROOF-Porch Hip

Historical n/a

Condition At the end of it's useful lifespan and needs to be replaced

Demolition no demolition intended at this time

Groundswork n/a

Wall Work NEW ROOF

Wiring n/a

Plumbing n/a

Finishing NEW ROOF

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

RO-03 ROOF-Shed

Historical n/a

Condition At the end of it's useful lifespan and needs to be replaced

Demolition no demolition intended at this time

Groundwork n/a

Wall Work NEW ROOF

Wiring n/a

Plumbing n/a

Finishing NEW ROOF

Notes

203 Wapoo Avenue Exterior Rehab Plan

All pictures and plans displayed below are of present existing conditions.

RO-04 ROOF-Shack

Historical n/a

Condition At the end of it's useful lifespan and needs to be replaced

Demolition no demolition intended at this time

Groundwork n/a

Wall Work NEW ROOF

Wiring n/a

Plumbing n/a

Finishing NEW ROOF

Notes