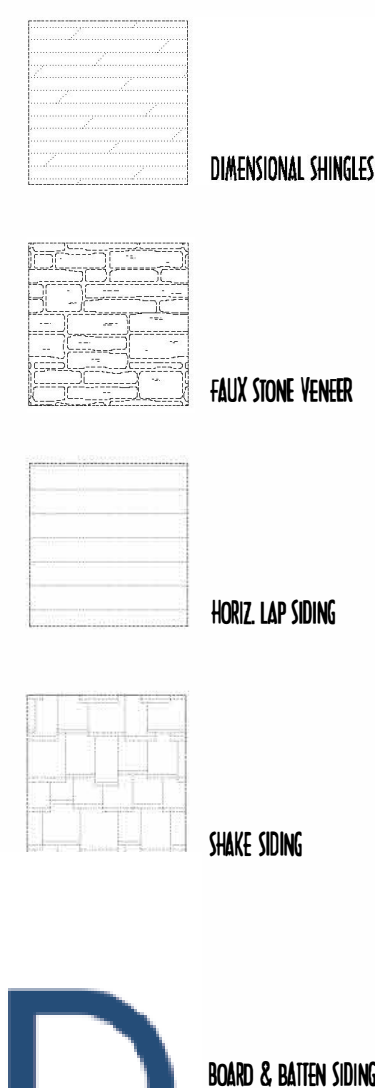


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TRIM-WRAPPED WOOD
GREEN PANELS ABV



RIGHT ELEVATION
SCALE : 1/4" = 1'-0"

FIRST FLOOR CEILINGS @ 10'-1 1/8" UNLESS NOTED OTHERWISE
SECOND FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED OTHERWISE

SECOND FLOOR WINDOW HEADERS @ 6'-4" UNLESS NOTED

EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
SEE ROOF PLAN FOR SOFFIT & RAKE SIZES

RUM BRICK VENEER 1" PAST FRAMING CORNERS

CULTURED STONE VENEER WRAPS FRONT CORNERS 4" IN
TO THE WOOD TRIM UNLESS NOTED

FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A
WEATHER-TIGHT SEAL BETWEEN MATERIALS, FRAMING & TRIM

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT

WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
CONFERM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER

RUM SILICO, STONE & BRICK VENEER TO GRADE UNLESS NOTED

WEAP SPEEDS FOR SILICO EXTERIORS SHALL COMPLY WITH A-703.6.2.1
(.82% GALV CORROSION-RESISTANT SPEEDS AT/ABY ALLOWING PLATE 13.5")
PLACED AT MIN 4" ABOVE EARTH 2" ASB VAPOR, FOUNDATION TRAP WATER TO
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

ELEVATIONS 1



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1207

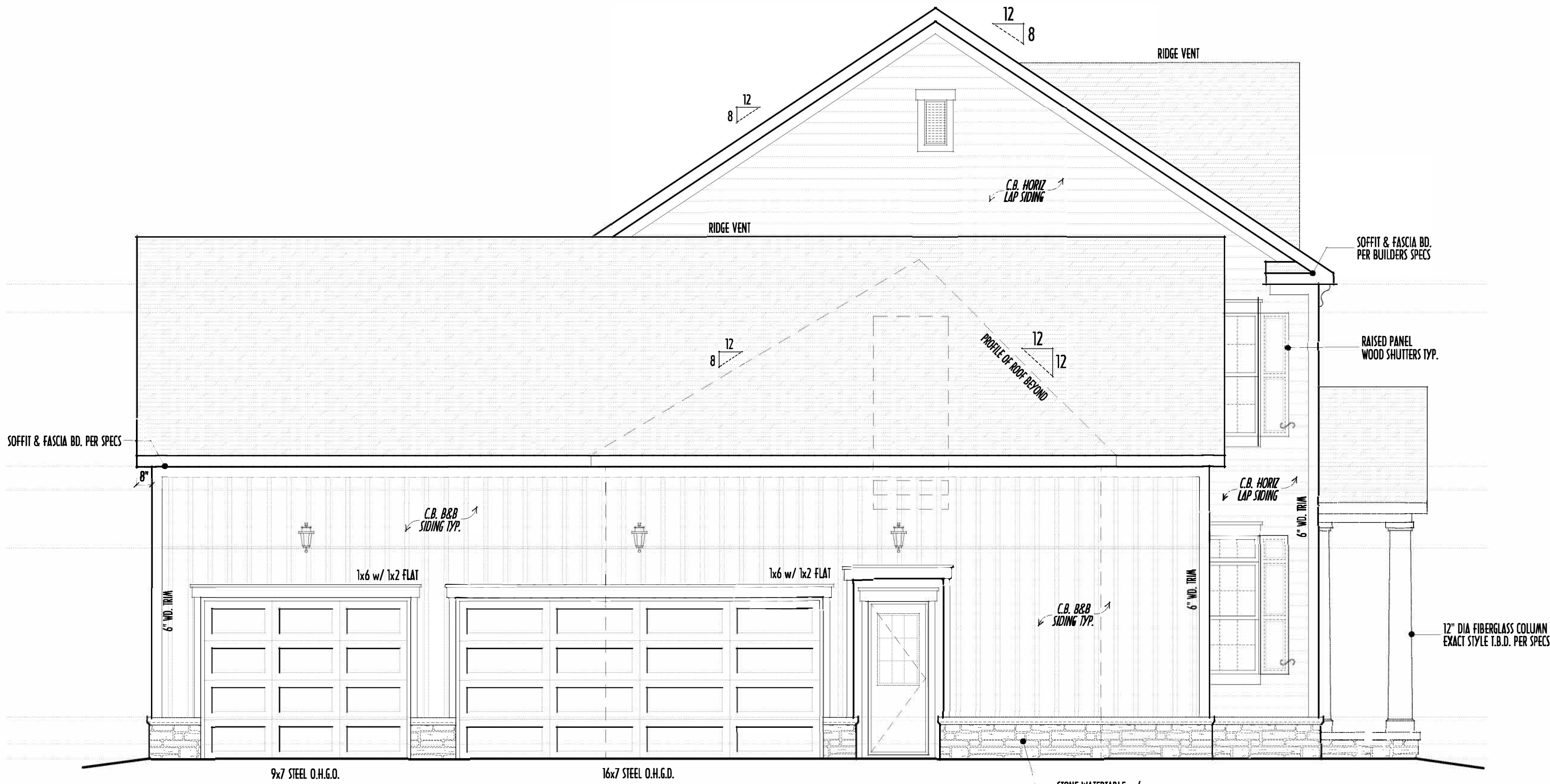


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ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC). THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

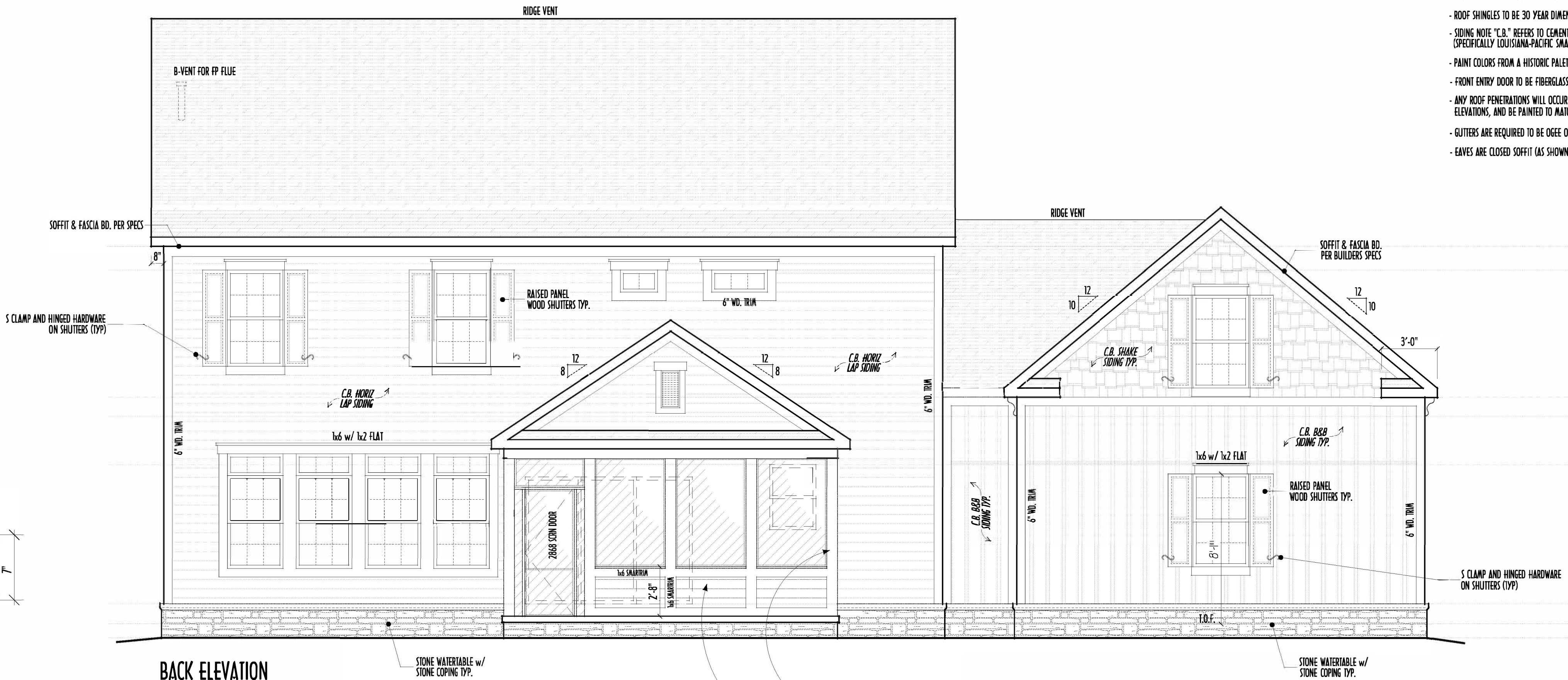
1207

- DIMENSIONAL SHINGLES
- FAUX STONE VENEER
- HORIZ. LAP SIDING
- SHAKE SIDING
- BOARD & BATTEN SIDING

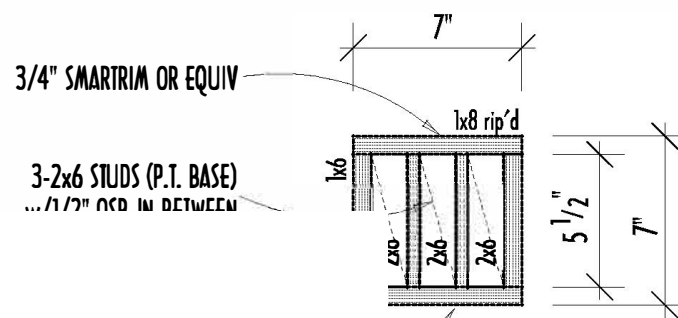


LEFT ELEVATION
SCALE : 1/4" = 1'-0"

- STANDARD EXTERIOR MATERIAL NOTES:
- ROOF SHINGLES TO BE 30 YEAR DIMENSIONAL
 - SIDING NOTE "C.B." REFERS TO CEMENT BOARD LAP SIDING (SPECIFICALLY LOUISIANA-PACIFIC SMART-SIDE ON THIS HOUSE)
 - PAINT COLORS FROM A HISTORIC PALETTE ARE REQUIRED
 - FRONT ENTRY DOOR TO BE FIBERGLASS OR WOOD
 - ANY ROOF PENETRATIONS WILL OCCUR ON SIDE OR BACK ELEVATIONS, AND BE PAINTED TO MATCH ROOF COLORS
 - GUTTERS ARE REQUIRED TO BE OEGE OR 1/2 ROUND
 - EAVES ARE CLOSED SOFFIT (AS SHOWN ON ROOF DETAIL PG06)

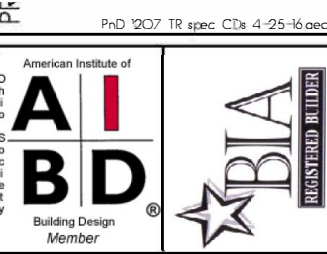


BACK ELEVATION
SCALE : 1/4" = 1'-0"



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FIRST FLOOR = 1,783 SQ.FT.
SECOND FLOOR = 1,379 SQ.FT.
TOTAL LIVING SPACE = 3,162 SQ.FT.
OPT BONUS RM/BR#4 OVER GARAGE= 629 SQ.FT.
OPT FIN. BSMT = 50 SQ.FT.



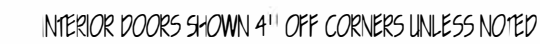
REVISION DATE:	BY:	PROJ/CD:
2/22/16	nwd	prelims
3/16/16	...	prelim rev
4/22/16	...	CDs
4/28/16	...	CDs rev

10-SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
0 6 12 18 24 30 36 42 48 54 60"
FIELD VERY DIMENSIONS - DO NOT SCALE PRINTS

DESIGNED: P&D / rwd

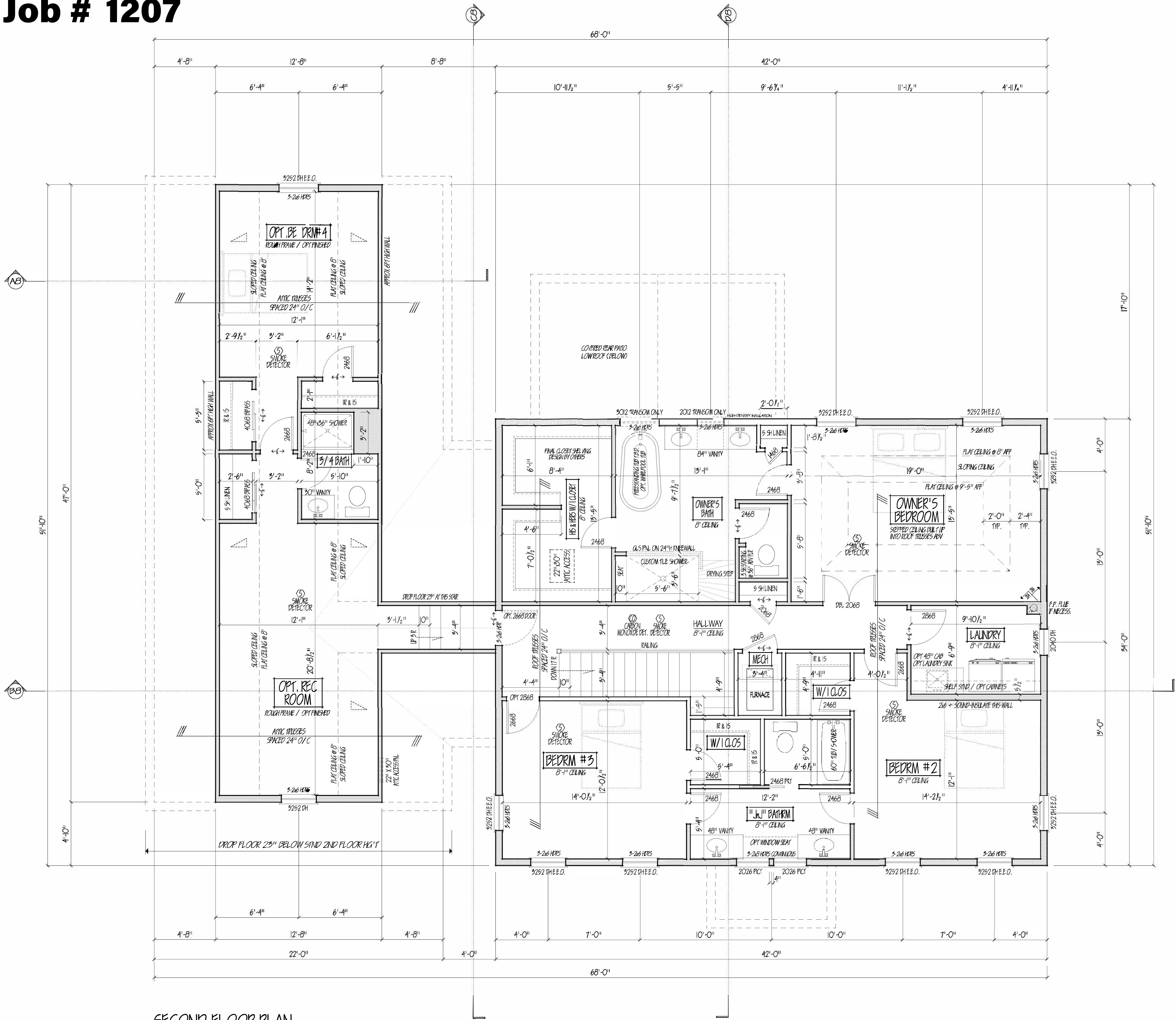
PAGE : 6 of 10

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FIRST FLOOR =	1,783 SQ.FT.
SECOND FLOOR =	1,379 SQ.FT.
TOTAL LIVING SPACE =	3,162 SQ.FT.
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OPT FIN. BSMT =	50 SQ.FT.

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SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"

1379 SQ.FT. LIVING SPACE

OPT. 629 SQ.FT. BONUS ROOM/ BEDRM #4 OVER GARAGE

SECOND FLOOR CEILINGS AT 8'-1 1/2" 8" ROUGH UNLESS NOTED
SECOND FLOOR WINDOWS HEADERS AT 8'-10" UNLESS NOTED
EXTERIOR WALLS ARE SHOWN 6" WIDE (2x6 STUDS @ 16" O/C UNLESS NOTED)
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2x4 STUDS @ 16" O/C UNLESS NOTED)

SECOND FLOOR DESIGN LIVE LOAD = 40 PSF (BEDRMS 30 PSF)

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT

INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED

IN SLEEPING ROOMS AT LEAST ONE WINDOW MUST MEET EMERGENCY EGRESS REQUIREMENTS (MIN. 20" WIDE X 24" TALL & 5.7 SQ.FT.) PER I.C.O. 310

FOAM PLASTIC/ INSULATION SHALL BE INSTALLED PER RCO 314 & 315 (<75 PSF, <450 SPR PER ASTM E64)

CONFIRM WINDOW ROUGH-OPENINGS WITH MANUFACTURER
AND DOUBLE TRIMMING DIMENSIONS AS NECESSARY
NOTE: DIMENSIONS FOR ANGLED WALLS MAY CONTAIN
ROUNDING ERRORS OF LESS THAN 1/8" TYPICALLY
FINAL / INSTALLED INSULATION VALUES SHOULD MATCH
R-VALUE SHEETS FROM TACOMA ENERGY (THOSE SHOWN
ON THESE PLANS ARE PRELIMINARY / REFERENCE ONLY)
INSTALL ALL L.V.L. & L.S. BEAMS WITH
LABELS VISIBLE FOR PLUMB INSPECTION

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OPT BONUS RM/BR#4 OVER GARAGE=	629 SQ.FT.
OPT FIN. BSMT =	50 SQ.FT.

2ND FLR

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1207

PK

PRO 1207 10 spec CDx 4-25-16 spec

ABD

American Institute of Building Design

BIA

Building Industry Association

REVISION DATE: BY:

2/22/16 rwd prelims

3/16/16 ... prelin rev

4/21/16 ... CDx

4/28/16 ... CDx rev

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"

0' 2' 4' 6' 8'

FIELD - VERY DIMENSION - DO NOT SCALE PRINTS

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YES	NO	OPTIONAL / EXTRA
		OPT CONC. SLAB IN CRAWLSPACE
		OPT ROUGH-IN BSMT. PLUMBING

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AGE: 2 of 10

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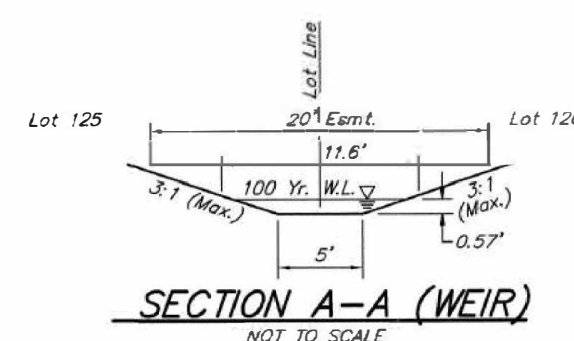
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USE AF&PA SPAN TABLES FOR GRADES & SPECIES NOT LISTED IN CODEB
SHEAR WALL & NARROW WALL BRACING DESIGN SHOWN ON PG08 UNO

1) ON MIN. 4" GRAVEL FILL



3. BRICK WALK AND PATTERN TYPES

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AGE : 1 of 10