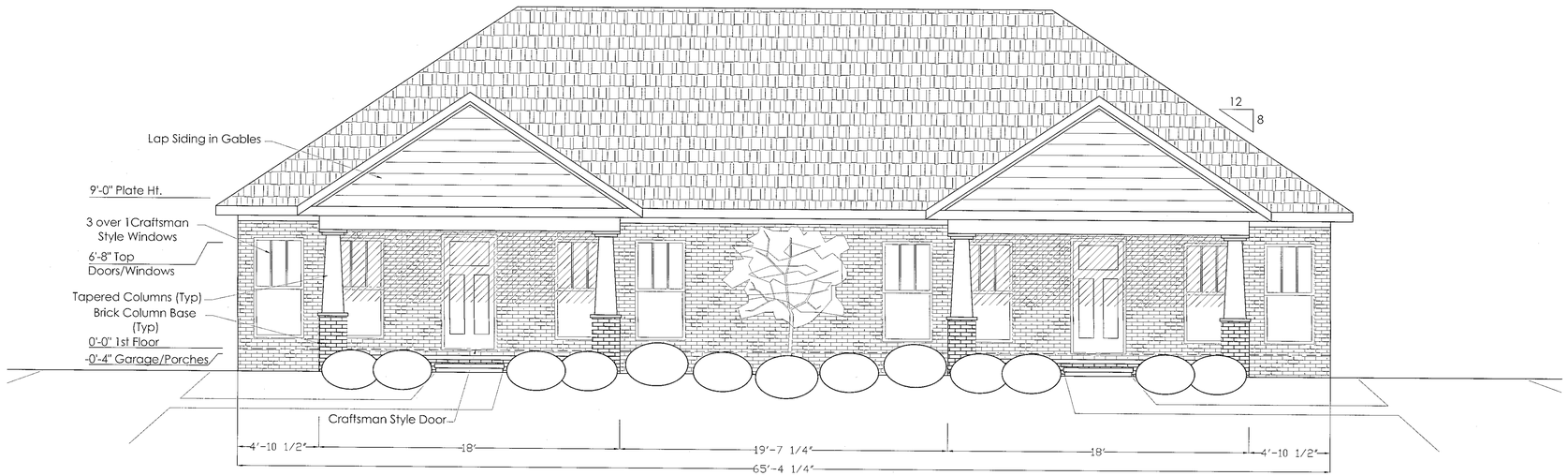
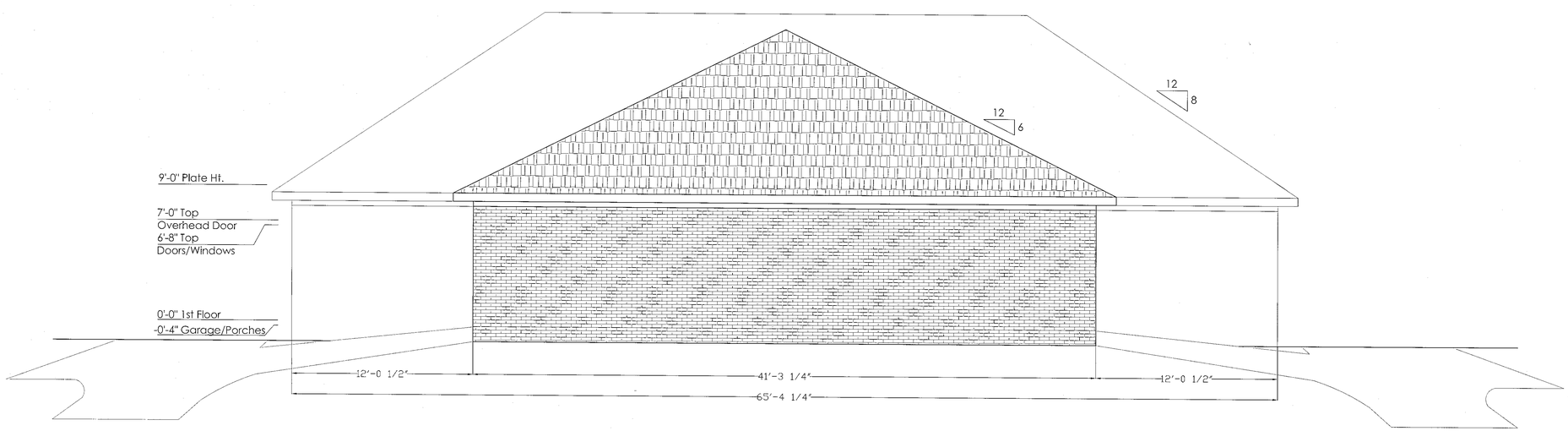



SOUTH ELEVATION




NORTH ELEVATION

THE ELEVATIONS ARE NOT ACTUAL AND ARE USED FOR REFERENCE ONLY. THE ACTUAL GRADE OF THE LOT WILL VARY FROM THESE DRAWINGS. THE ELEVATIONS WILL BE DETERMINED BY THE LOT, GRADING, LOCAL CODES, AND THE THICKNESS OF THE FLOOR SYSTEM.

THIS DRAWING IS DRAWN AT 1'-0" = ¼". ALL 2X4 WALLS ARE DRAWN TO BE 3½" THICK. ALL 2X6 WALLS ARE DRAWN TO BE 5½" THICK. 8" BLOCK IS DRAWN TO BE 7⅝" THICK AND 12" BLOCK IS DRAWN TO BE 11⅝" THICK. ALL DIMENSIONS ARE TAKEN FROM THE STRUCTURAL MEMBERS OR BLOCK. THESE DRAWINGS DO NOT INCLUDE ANY DRYWALL, BRICK, OSB OR ANY OTHER NON-STRUCTURAL MATERIAL. THE CONTRACTOR/BUILDER OR OWNER WILL VERIFY THAT ALL CODES ARE ADHERED TO DURING THE CONSTRUCTION OF THIS BUILDING. ALLOWANCES SHALL BE MADE BY CONTRACTOR/BUILDER FOR THE FLOOR SYSTEM THAT WILL BE DESIGNER BEFORE CONSTRUCTION BEGINS BY AN ENGINEER. THESE DRAWINGS ARE TOILLUSTRATE THE DESIGN CONCEPT ONLY. PLEASE CONTACT DESIGNER WITH ANY QUESTIONS.

EXTERIOR NOTES:
BRICK FACADE FROM FOUNDATION TO EAVE HEIGHT ON ENTIRE BUILDING.
SOFFIT, FRIEZE, FASCIA TO BE METAL AND VINYL UNLESS HARDIE BOARD IS USED TO MEET CITY REQUIREMENTS.
ROOF WILL BE ARCHITECTURAL ASPHALT SHINGLES UNLESS DETERMINED OTHERWISE BY CITY REQUIREMENTS.

# ELEVATIONS

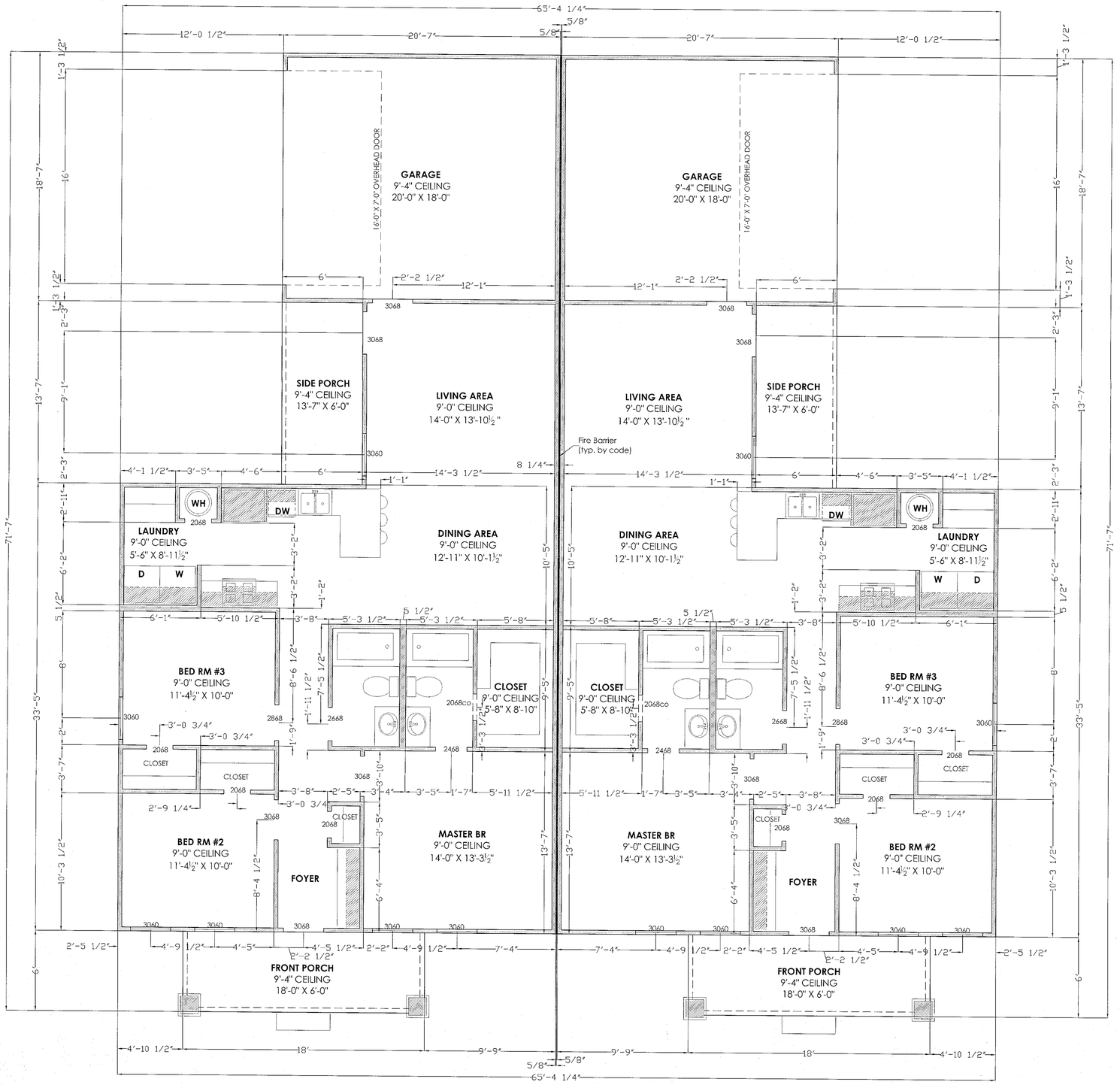
ALL WRITTEN DIMENSIONS ON THESE DRAWINGS TAKE PRECEDENCE OVER SCALED DIMENSION. BUILDER/CONTRACTOR SHALL VERIFY AND TAKE RESPONSIBILITY FOR ALL DIMENSIONS, LOCAL CODES AND CONDITIONS ON THIS JOB.

DUPLEX AT 1718 COLLEGE AVE.
FOR MELVIN GONZALES

TREECE DESIGN
RESIDENTIAL DESIGN & SITE PLANNING
DESIGNED BY: ADAM TREECE treecedesign@yahoo.com

TREECE CONTRACTING

DATE 9/30/16
SCALE 1/4" = 1'0"
JOB
PAGE A-2

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# FLOOR PLAN

| | |
|---|---|
| UNIT #1 H/C | 1295 sq. ft. |
| UNIT #2 H/C | 1295 sq. ft. |
| Total Conditioned | 2590 sq. ft. |
| Unconditioned | 1138 sq. ft. |
| Under Roof | 3728 sq. ft. |

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