

256 S. COLUMBIA AVE

280 S. COLUMBIA AVE

292 S. COLUMBIA AVE

ADJACENT PROPERTIES

226

256

PROPOSED NEW HOME
280 S. COLUMBIA

292

318

336



S. COLUMBIA AVE.

STREET ELEVATION

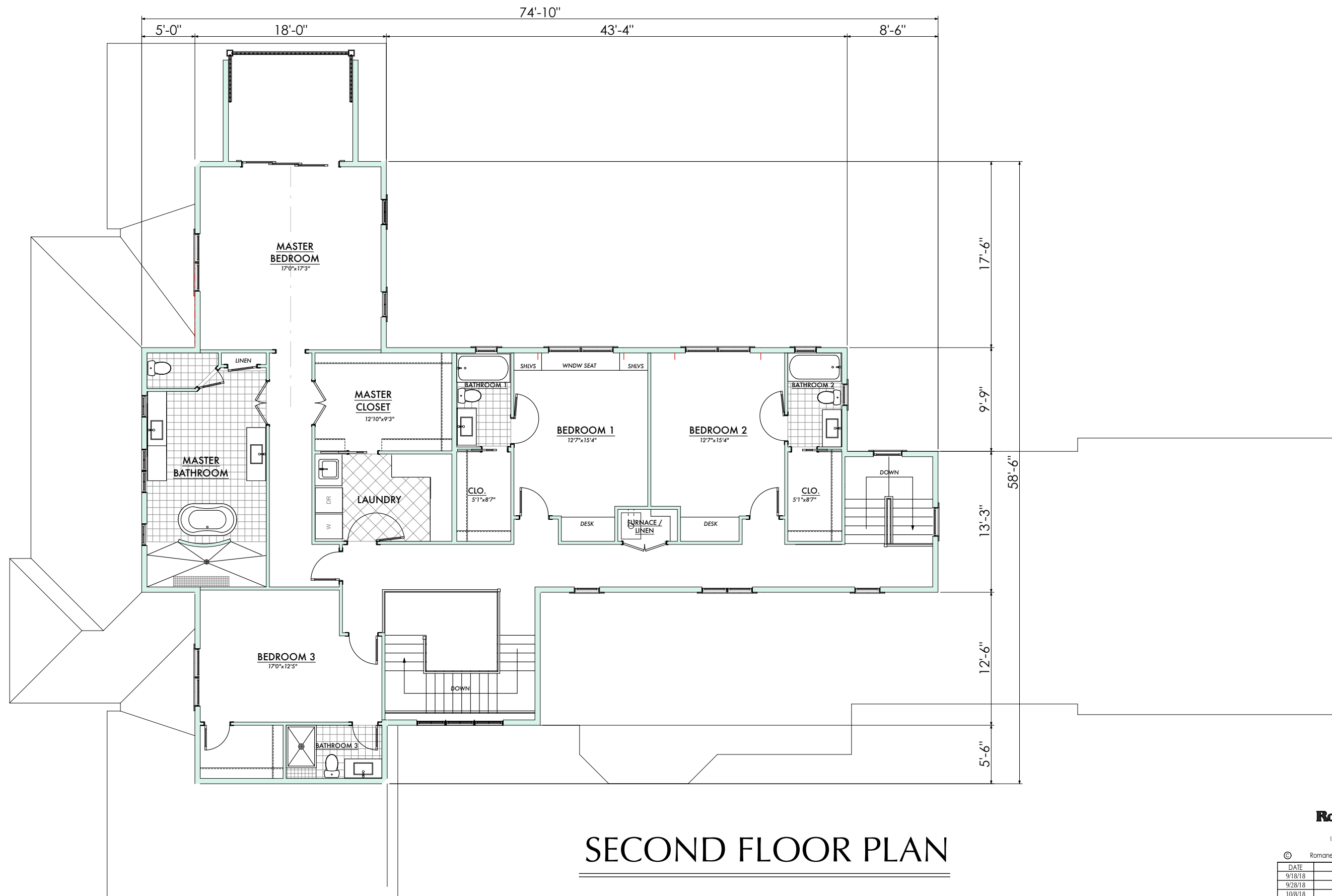
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TISHKOFF RESIDENCE



SECOND FLOOR PLAN



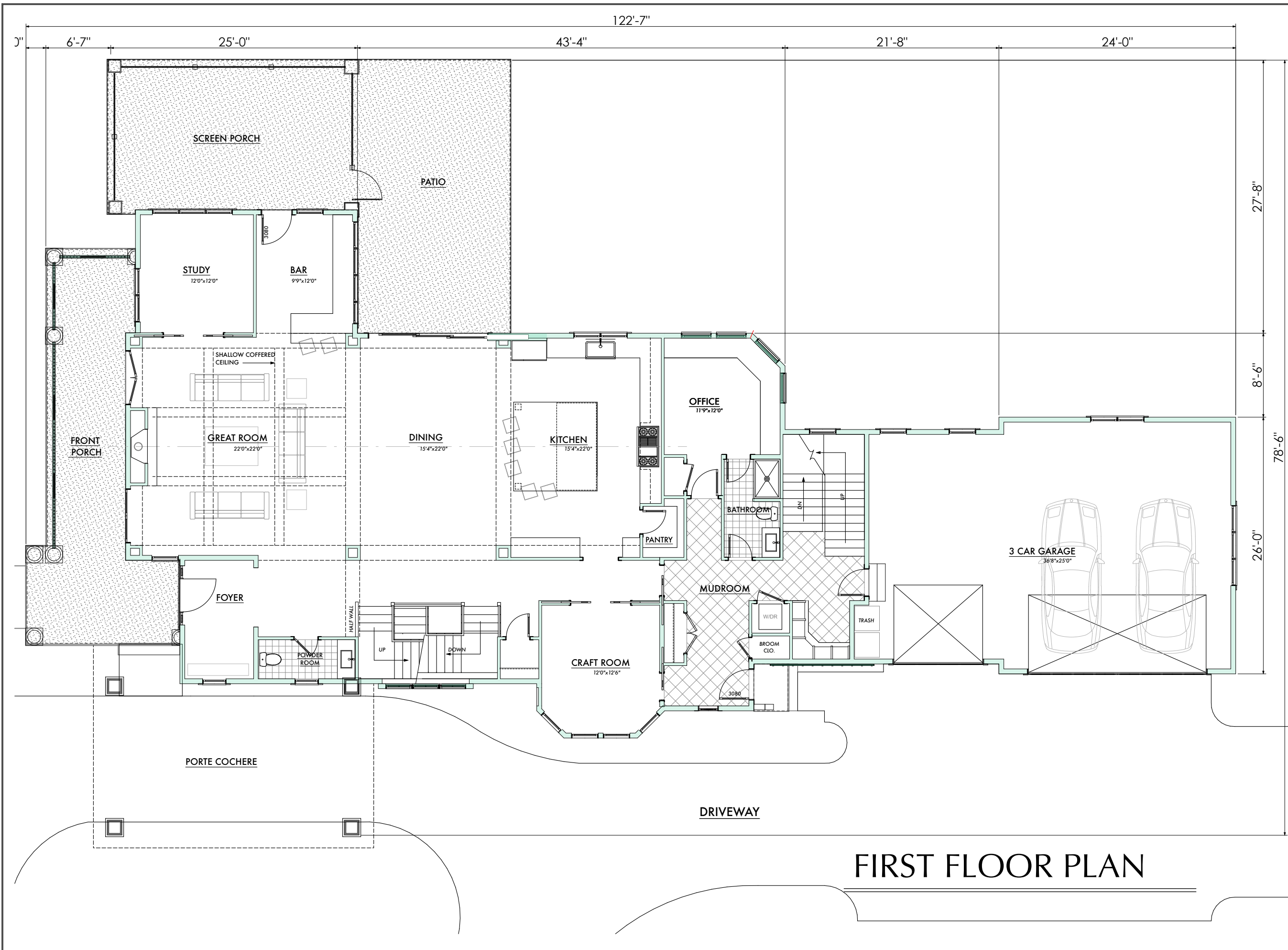
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TISHKOFF RESIDENCE



FIRST FLOOR PLAN



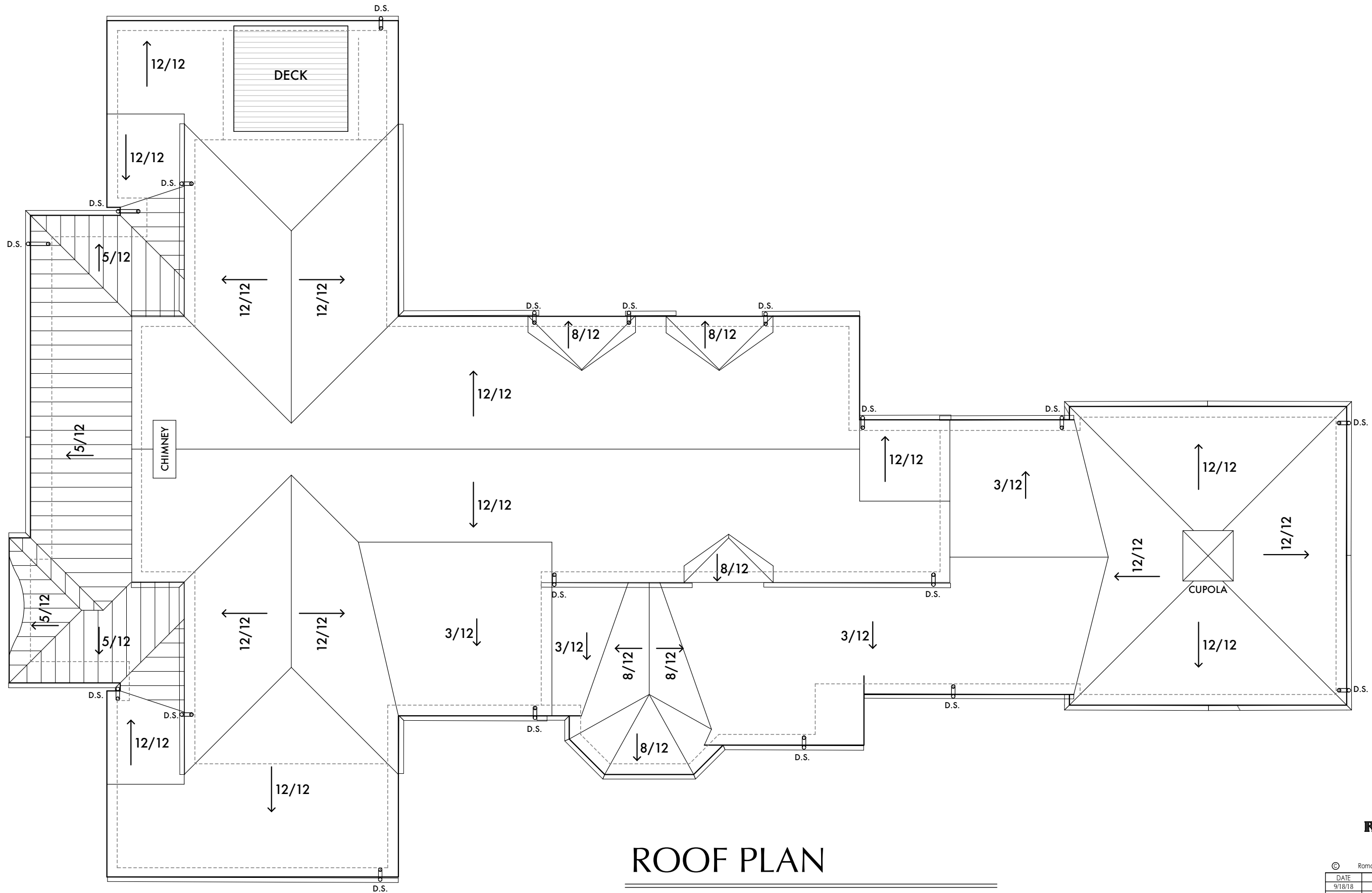
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ROOF PLAN



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TISHKOFF RESIDENCE



- 30 YEAR DIMENSIONAL ASPHALT SHINGLES - GEORGETOWN GREY
- PAINTED ALUM DOWNSPOUT - TYP.
- CEDAR SHAKE SHINGLE SIDING - SEMI TRANSPARENT STAIN
- 1 X 6 TRIM AT WINDOWS / DOORS TYP.
- 1 X 6 TRIM AROUND RECESS CEMENT PANEL
- DECORATIVE CORBELS - PAINTED WHITE
- STANDING SEAM METAL ROOFING
- 14"X14" SQ. COLUMN - FIBERGLASS - PAINTED
- 14" DIA. TUSCAN COLUMN - FIBERGLASS - PAINTED
- MANUF. STONE VENEER
- SCREEN PORCH
- STAINED WOOD FRONT DOOR

FRONT (WEST) ELEVATION

REAR (EAST) ELEVATION



- 36" X 36" CUPOLA
- CEDAR SHAKE SHINGLE SIDING - SEMI TRANSPARENT STAIN
- STANDING SEAM METAL ROOFING
- SLIDING WINDOWS AND RECESS PANEL



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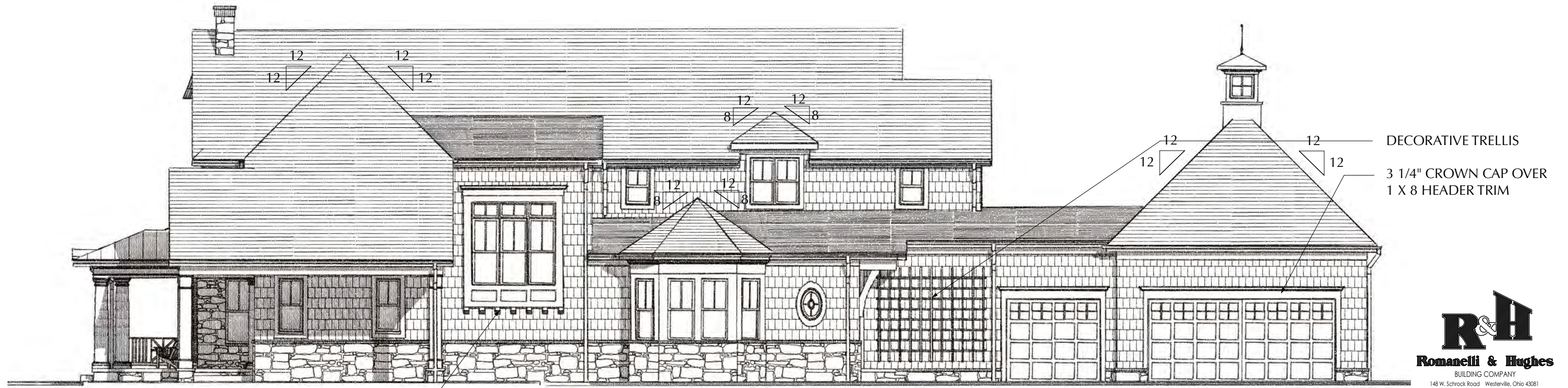
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TISHKOFF RESIDENCE



SIDE (NORTH) ELEVATION



SIDE (SOUTH) ELEVATION

DECORATIVE TRELLIS
 3 1/4" CROWN CAP OVER
 1 X 8 HEADER TRIM

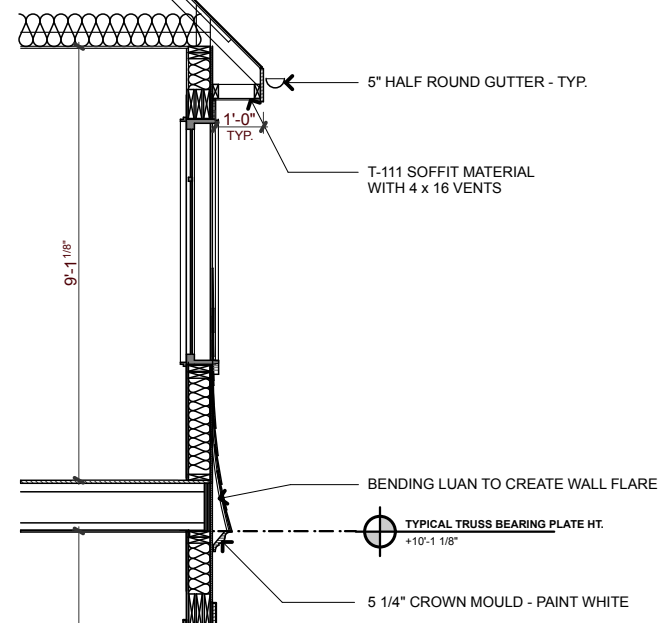
DECORATIVE CORBELS
 UNDER WINDOW BAY

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TISHKOFF RESIDENCE

- TYPICAL FRAME ROOF CONSTRUCTION**
- 30YR. ASPHALT SHINGLES
 - ICE & WATER SHIELD OVER
 - 15# FELT PAPER
 - 7/16" OSB SHEATHING
 - PRE-ENGINEERED TRUSSES -- SEE TRUSS PLAN AND MNFCTR. SHOP DRAWINGS FOR TRUSS SPECIFICATIONS
 - R-36 BATT FACED INSULATION
 - 1/2" GYP. BD. AT CEILING



TYPICAL WALL CONSTRUCTION

- 6" REVEAL CEDAR SHAKE SHINGLES
- "TYVEK" (OR EQUAL) HOUSEWRAP
- 7/16" OSB SHEATHING
- 2x6 STUD FRAMING @ 16" o.c.
- R-19 BATT FACED INSULATION.
- 1/2" GYP. BD.

TYPICAL FLOOR CONSTRUCTION

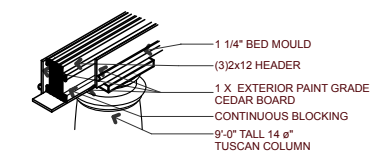
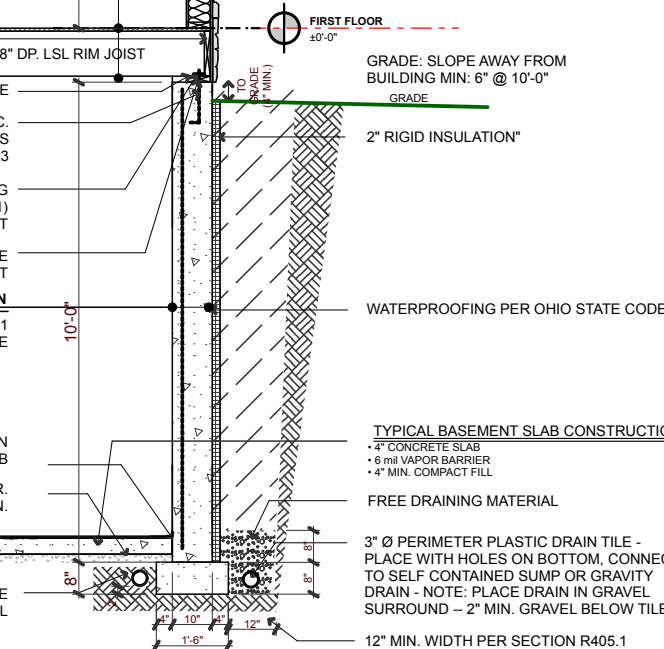
- SCHEDULED FINISH FLOOR -- SEE FLOOR PLANS
- 3/4" T&G PLYWOOD SUBFLOOR, GLUED & NAILED
- 11-7/8" TJI JOISTS

TYPICAL FNDN WALL CONSTRUCTION

- 8" WIDE POURED CONCRETE WALL w/ #4 BARS @ 16" o.c. VERT. - MIN. 1 1/2" CLEAR FROM INSIDE FACE

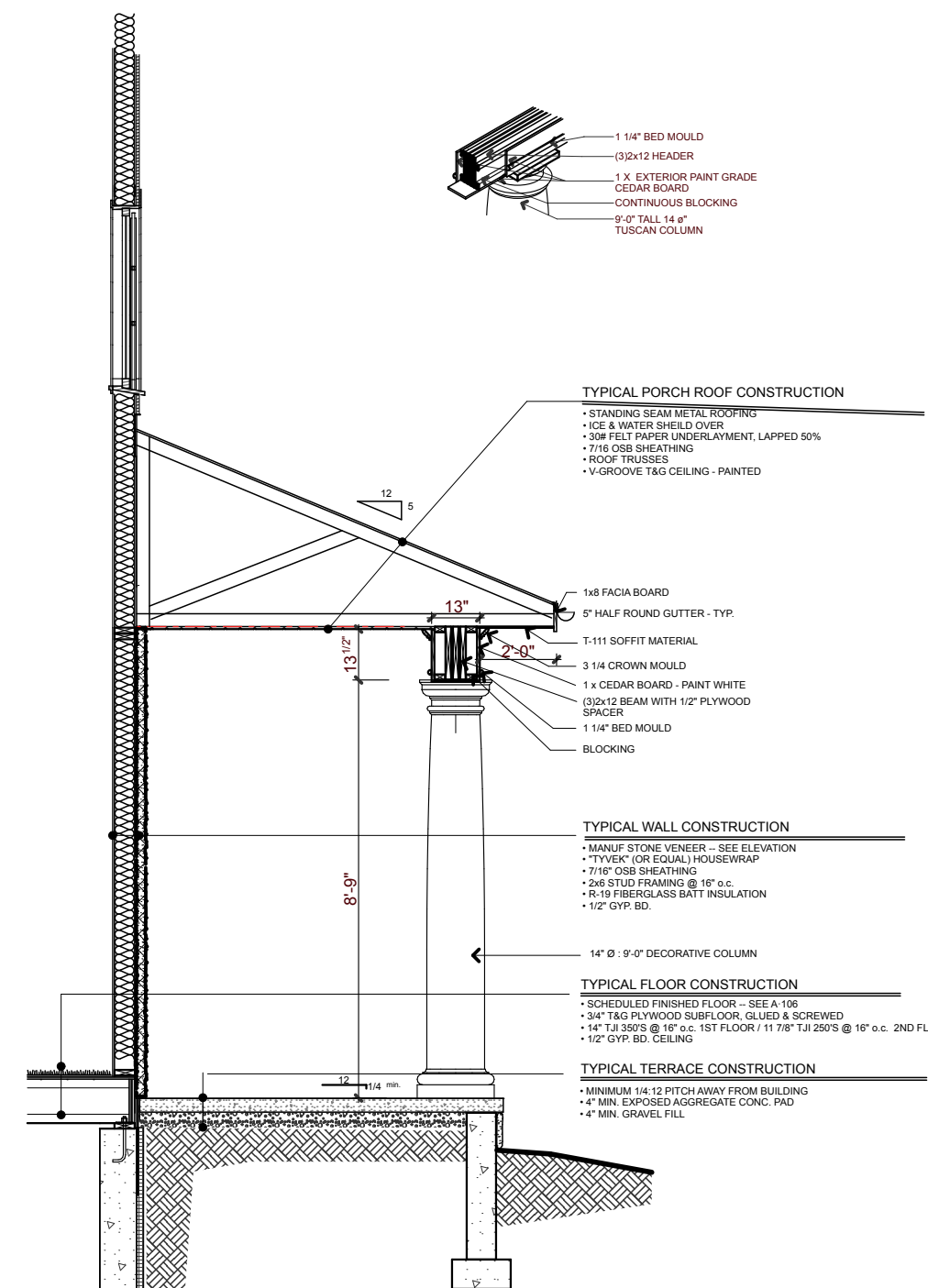
TYPICAL BASEMENT SLAB CONSTRUCTION

- 4" CONCRETE SLAB
- 6 MIL VAPOR BARRIER
- 4" MIN. COMPACT FILL
- FREE DRAINING MATERIAL
- 3" Ø PERIMETER PLASTIC DRAIN TILE - PLACE WITH HOLES ON BOTTOM, CONNECT TO SELF CONTAINED SUMP OR GRAVITY DRAIN - NOTE: PLACE DRAIN IN GRAVEL SURROUND -- 2" MIN. GRAVEL BELOW TILE
- 12" MIN. WIDTH PER SECTION R405.1



TYPICAL PORCH ROOF CONSTRUCTION

- STANDING SEAM METAL ROOFING
- ICE & WATER SHIELD OVER
- 30# FELT PAPER UNDERLAYMENT, LAPPED 50%
- 7/16 OSB SHEATHING
- ROOF TRUSSES
- V-GROOVE T&G CEILING - PAINTED



TYPICAL WALL CONSTRUCTION

- MANUF STONE VENEER -- SEE ELEVATION
- "TYVEK" (OR EQUAL) HOUSEWRAP
- 7/16" OSB SHEATHING
- 2x6 STUD FRAMING @ 16" o.c.
- R-19 FIBERGLASS BATT INSULATION
- 1/2" GYP. BD.

TYPICAL FLOOR CONSTRUCTION

- SCHEDULED FINISHED FLOOR -- SEE A-106
- 3/4" T&G PLYWOOD SUBFLOOR, GLUED & SCREWED
- 14" TJI 350'S @ 16" o.c. 1ST FLOOR / 11 7/8" TJI 250'S @ 16" o.c. 2ND FLOOR
- 1/2" GYP. BD. CEILING

TYPICAL TERRACE CONSTRUCTION

- MINIMUM 1/4-1/2 PITCH AWAY FROM BUILDING
- 4" MIN. EXPOSED AGGREGATE CONC. PAD
- 4" MIN. GRAVEL FILL

EXTERIOR DETAILS



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TISHKOFF RESIDENCE

S. COLUMBIA AVENUE



141.00'

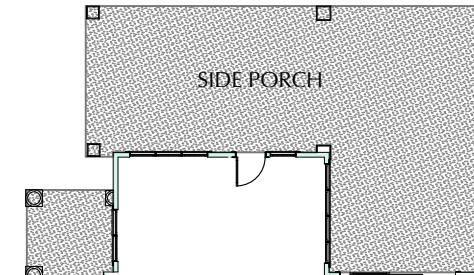
30'-0"

94'-0"

12'-6"

250.09'

12'-0"

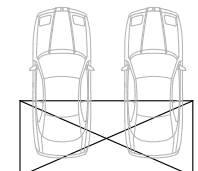


PROPOSED 2 STORY
FRAME RESIDENCE

PORTE-CORCHERE

DRIVEWAY

SITE CALCULATIONS	
LOT SIZE: 250' x 141' =	35,250 Sq. Ft.
HOUSE W PORCHES SQ. FT. =	5,505
DRIVEWAY SQ.FT. =	4,508
TOTAL LOT COVERAGE =	10,013
% LOT COVERAGE =	28.4%



40'-0"

12'-0"

250.16'

141.00'



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TISHKOFF RESIDENCE

SITE PLAN



ALTERNATE SHAKE COLOR SCHEME



RENDERINGS

FRONT OF HOUSE



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RENDERINGS

SIDES OF HOUSE



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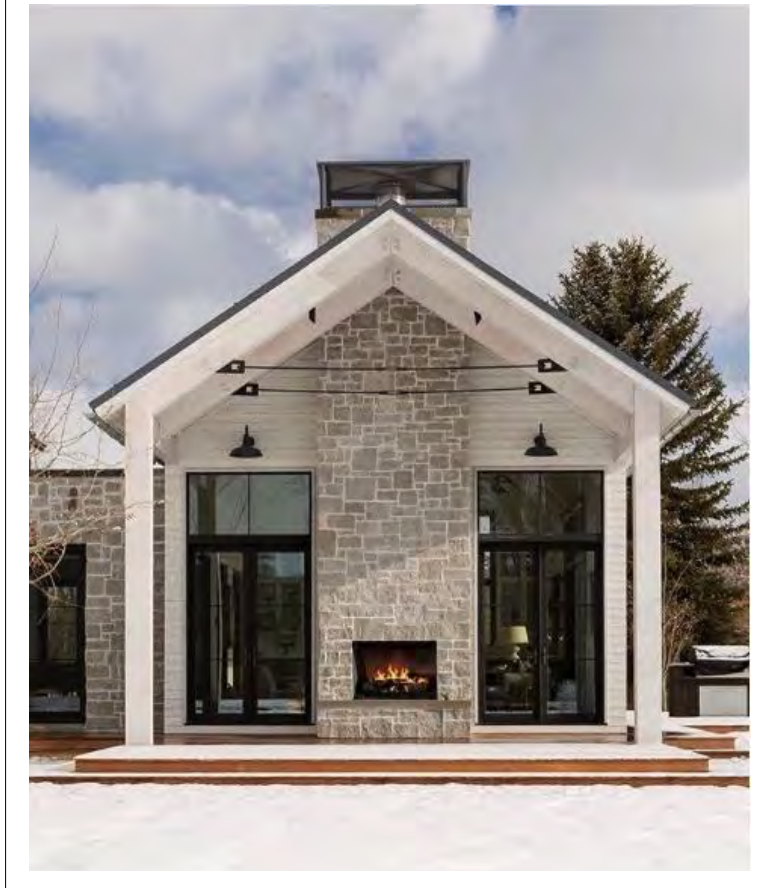
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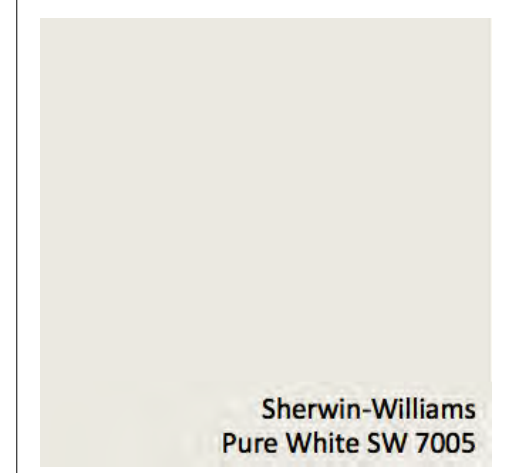
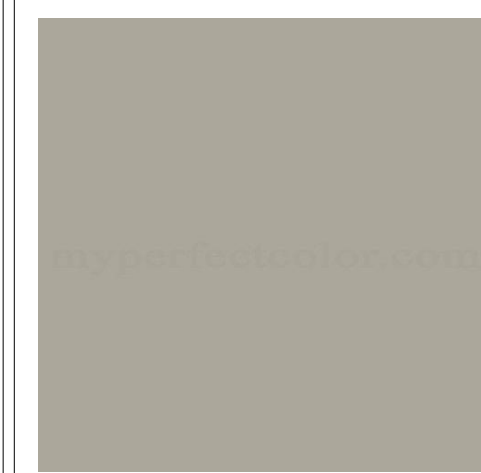
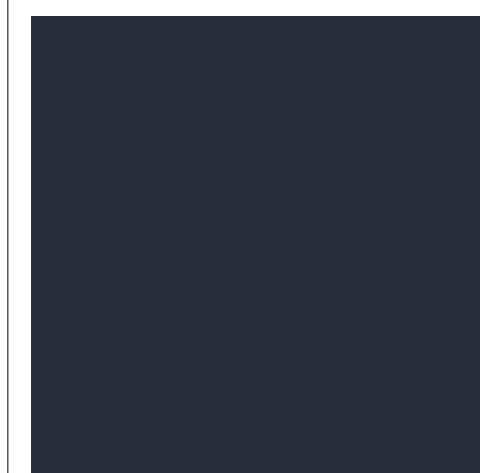
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TISHKOFF RESIDENCE



ROOF COLOR

STONE COLOR



CEDAR SHAKE COLORS

TRIM COLOR

EXTERIOR FINISHES



FRONT DOOR

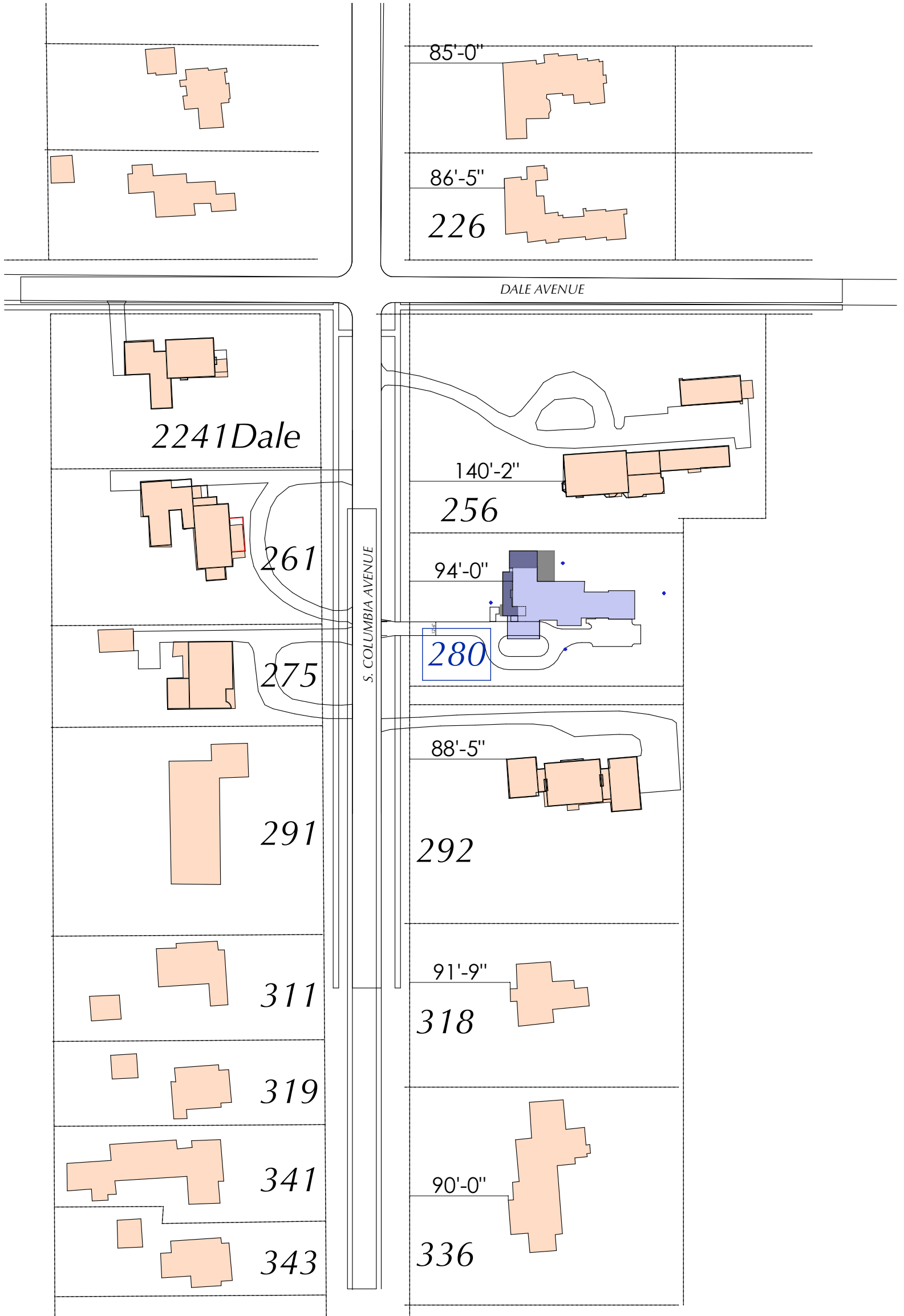


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NEIGHBORHOOD SITE PLAN



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