EXISTING CONDITIONS:
PARTIAL NORTH & WEST ELEVATION

NEW CUSTOM CEDAR TRIM FASCIA AND TRIM DETAILS TO MATCH EXISTING, TYP.
NEW 3" X 8" CEDAR BASE TRIM BOARD AND ENTRY DOOR STOOP
NEW CEDAR LATTICE TO MATCH EXIST IN SET WITHIN A 3 X 8 CEDAR TRIM BOARDS, TYP.

EXISTING CONDITIONS:
PARTIAL SOUTH & WEST ELEVATION

REPLACE STAIRS WITH NEW ASSEMBLY INCLUDING NEW GUARD RAILINGS AND ADA HANDRAILS ON BOTH SIDES. NOTE: NORTH HANDRAIL SHALL TRANSITION DOWN AND TURN NORTH 90 DEGREES 12" BEYOND SO NOT TO IMPED PATH OF TRAVEL.
ADD NEW 96"X60"X6" CONCRETE PAD W/ 4x4 - W3.0 WFP. GC. SHALL REMOVE EXIST. BLUE STONE PAVER AND CUT WALK AS REQ'D.

EXISTING CONDITIONS:
PARTIAL WEST ELEVATION

NEW 6X6 POSTS SHALL BE ATTACHED TO NEW 2.5" DIA. CONCRETE FORMS WHICH SHALL EXTEND BELOW FROST LINE, AND EQUIPPED WITH SIMPSON STRONG TIE POST BASE STANDOFF. NEW THROUGH-BOLTED LEDGER BOARD ALONG EXISTING BROOKSTONE FOUNDATION BASE WITH INSIDE LEDGER PLATE AND EXTERIOR METAL FLASHING SET UNDERNEATH PORCH BASE TRIM AND OVER LEDGER.

MATERIAL DESCRIPTIONS:
CONCEALED FRAMING: SHALL ALL BE PRESSURE TREATED SUPPORT POSTS: 6X6 P.T.
FLOOR FRAMING: 2X10 P.T. @ 12" O.C.
BLOCKING: 2X P.T.
PORCH COLUMNS & PILASTERS: 4X4 CEDAR POSTS WITH CUSTOM CAMBERED EDGE PROFILES TO MATCH EXISTING.
DECKING: 3 1/4" x 23/32" CLEAR VERTICAL GRAIN T&G DOUGLAS FIR WITH BACK RELEIF AND SQUARED EDGES. FINISH SHALL MATCH EXISTING.
TRIM BOARDS & FINISH DETAILS: CUSTOM MILLED CLEAR VERTICAL GRAIN CEDAR TO MATCH EXISTING PROFILES INCLUDING THICKNESSES (ACTUAL 1" AND 1 1/4" TRIM BOARD PIECES), FINISHED TO MATCH EXISTING.
GUARD RAILING: CUSTOM MILLED CLEAR VERTICAL GAIN CEDAR TOP AND BOTTOM RAILS WITH ACTUAL 1 1/4" X 1/4" CEDAR BALUSTERS.
SIDING (PATCH TO MATCH EXISTING): CEDAR CLAPBOARD TO MATCH EXISTING EXPOSURE AND FINISHED TO MATCH EXISTING.
CEILING SOFFIT: 5/8" X 4" T&G DOUGLAS FIR AND V-GROOVE BEAD BOARD CEILING PLANKS, FINISHED TO MATCH EXISTING.
ROOF FRAMING: SHALL ALL BE PRESSURE TREATED ROOF FRAMING: 2X8 P.T. @ 16" O.C.
BLOCKING: 2X P.T.
SHEATHING: 5/8" PLYWOOD
ROOFING (LOW SLOPE): 50 MIL DUROLAST SINGLE PLY PVC MEMBRANE WITH DUROLAST FLASHING SYSTEM. FINISH: GRAY
FINISH: MATCH EXISTING. PRIME 6 SIDES AND FINISH ALL EXPOSED SURFACES WITH 2 COATS ON FINISH PAINT.

DEMONSTRATION PLAN
NTS