



OVERVIEW RENDERING

FOR ILLUSTRATION ONLY NO SCALE



GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

KRAWCZYK HOUSE

OWNER: JONATHAN & JORDANNA KRAWCZYK

PROJECT: 2320 SOUTH BAY RD.
ADDRESS OLYMPIA WA 98506

ZONING: R-4, RESIDENTIAL

PERMITTING: THURSTON COUNTY
JURISDICTION

DESIGNER: A.B.

BUILDER: OLYMPIA CONSTRUCTION

ENGINEERING: N/A

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1303 4th AVE E.
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(360) 451-3191
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2320 SOUTH BAY RD.
OLYMPIA WA 98506
KRAWCZYK HOUSE

PRESENTATION VIEWS

DATE: 10/10/2016
DRAWN BY: A.B.

SHEET NUMBER
1
Revision #:

PROJECT STATISTICS:

PARCEL #: 11807211402
LOT SIZE: 98881 S.F. (2.27 ACRES)
USE CODE: 18 OTHER RESIDENTIAL
SECT. /TOWN /RANGE: 7/18/1W
PROPOSED LIVING AREA: APRX. 3929 S.F.
SINGLE FAMILY STRUCTURE:
ROAD SETBACK: 20'
SIDE YARD:6'
REAR YARD:10'

- DIRECTIONS:
1. HEAD NORTH ON LAKERIDGE DR. SW TOWARD DESCHUTES PKWY. SW
 2. TURN RIGHT ONTO DESCHUTES PKWY.
 3. CONTINUE ONTO DESCHUTES WAY SW
 4. TURN LEFT TO MERGE ONTO I-5 N
 5. TAKE EXIT 107 FOR PACIFIC AVE.
 6. TURN LEFT ONTO PACIFIC AVE. SE
 7. TURN RIGHT ONTO STEELE ST. SE
 8. TURN RIGHT ONTO SOUTH BAY RD. NE
 9. THE DESTINATION IS ON THE RIGHT

SITE PLAN NOTES:

THIS IS NOT A SURVEY. SITE FEATURES, TOPOGRAPHY, ELEVATIONS & BENCHMARKS ARE BASED ON ASSUMED DATUM PROVIDED BY OWNER AND COUNTY RECORDS.

LOCATE PUBLIC WATER/SEWER/ELECTRICAL/ GAS/ DATA LINES

REQUIRED GRADING AND EXCAVATION TO BE DETERMINED

REQUIRED LANDSCAPING TO BE DETERMINED

CALL BEFORE YOU DIG: 800.428.4950

MARKED TREES SHALL BE REMOVED PRIOR TO SITE WORK

SOIL LOGS:

SL1
00-07" DARK LOAM
07-15" BROWN LOAMY FINE SAND
15-57" TAN LOAMY FINE SAND

SL2
00-12" DARK LOAM
12-56" TAN LOAMY FINE SAND
ROOTS TO 46"

SL3
00-10" DARK LOAM
10-16" BROWN LOAMY FINE SAND
16-57" TAN FINE TO MEDIUM SAND

SL4
00-09" DARK LOAM
09-16" BROWN LOAMY FINE SAND
16-56" TAN FINE TO MEDIUM SAND

SL5
00-14" DARK LOAM
14-20" BROWN LOAMY FINE SAND
20-55" TAN FINE TO MEDIUM SAND

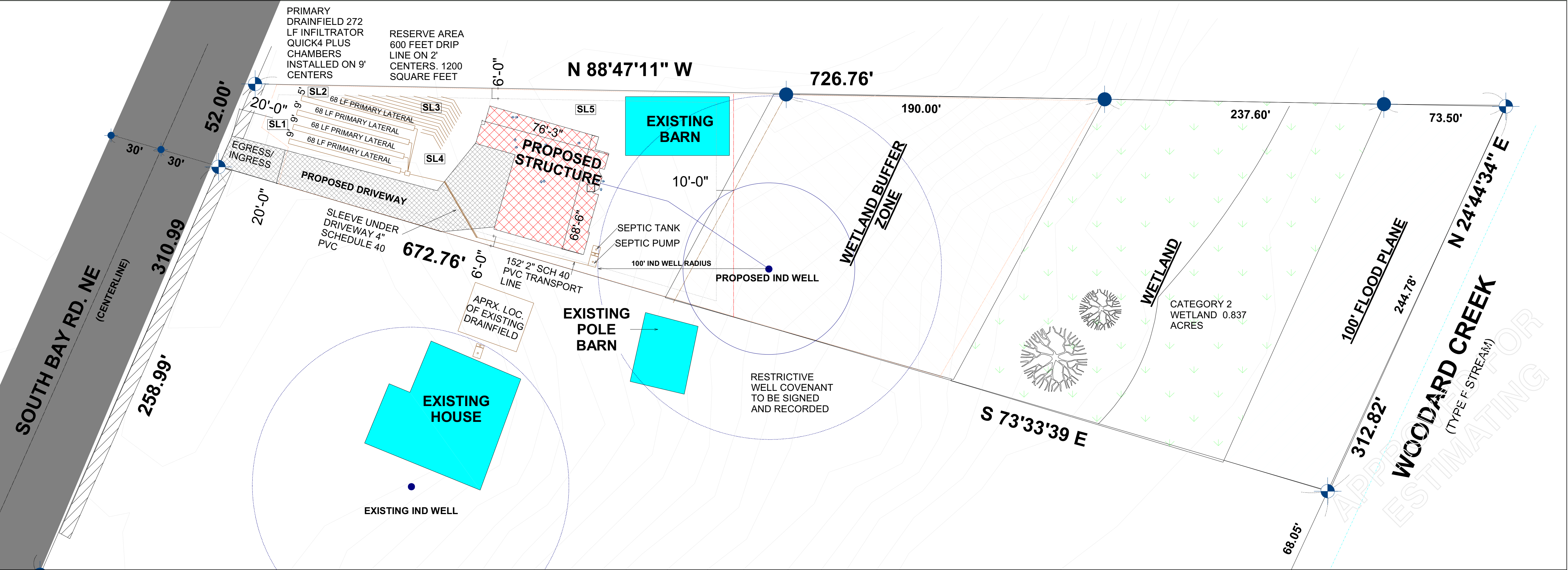
(SOIL LOGS TAKEN 12-2-15 BY KEITH PELZEL)



OVERVIEW RENDERING
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LEGEND

- | | | | | | |
|--|------------------------|--|-------------------------|--|------------|
| | NEIGHBORING STRUCTURES | | PROPERTY LINE | | SEPTIC |
| | ROADS | | 2' CONTOUR LINE | | WELL |
| | PROPOSED DRIVEWAY | | CENTERLINE | | FENCE LINE |
| | NO ROAD ACCESS | | PROPERTY LINE EXTENSION | | |
| | EXISTING STRUCTURES | | NEW WETLAND BUFFER | | |
| | WETLAND BUFFER | | OLD WETLAND BUFFER | | |
| | 100' FLOOD PLANE | | CREEK | | |
| | WETLAND | | PROPERTY CORNER | | |
| | | | POINT MARKER | | |



SITE PLAN

IF PRINTED ON 11X17: 1"=15'

IF PRINTED ON 22 X 34: 1"=30'

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SHEET NUMBER

2

DATE: 10/10/2016

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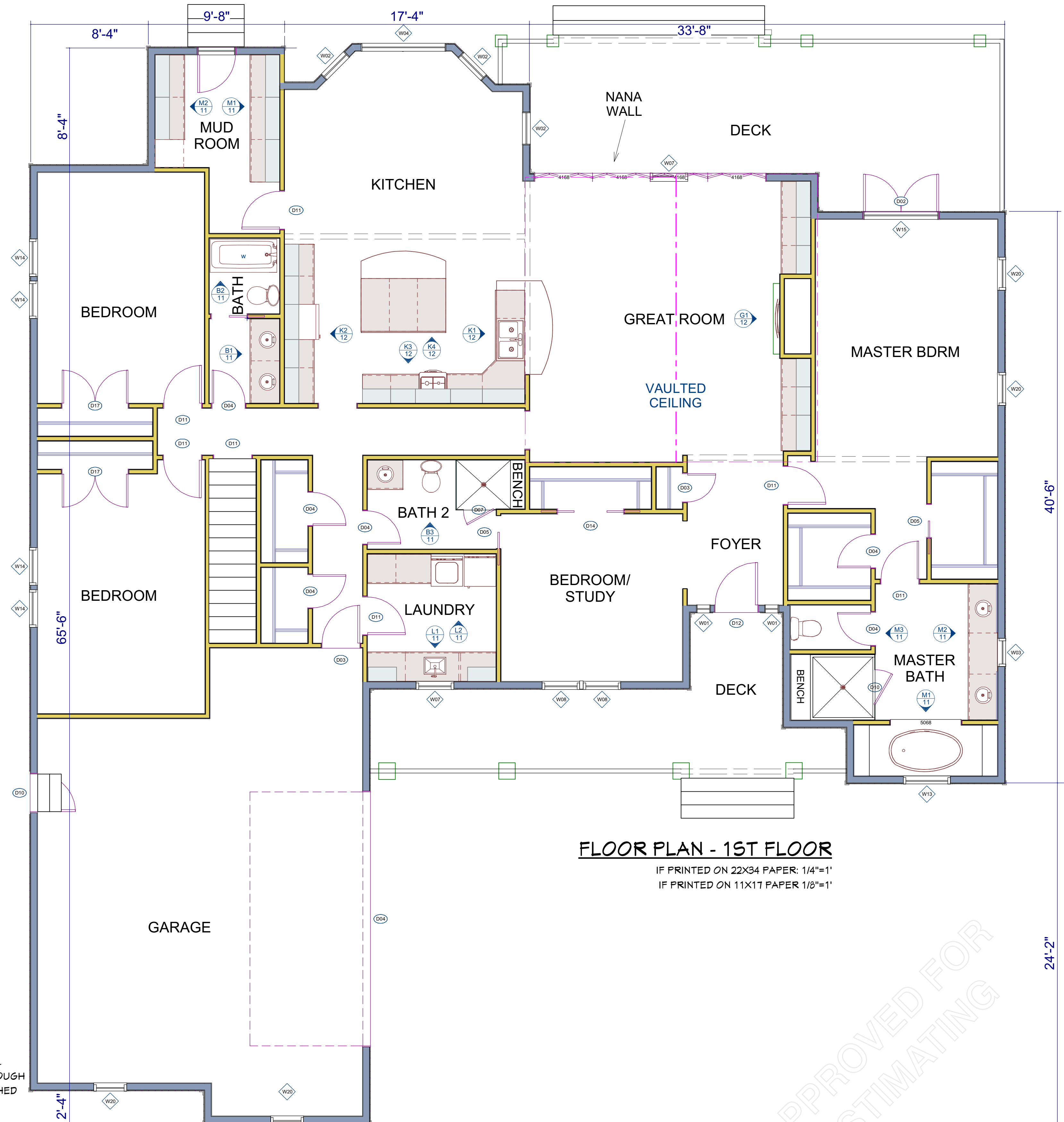
OVERVIEW RENDERING
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INSPECTION NOTES:

1. PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE LOCAL BUILDING CODE.
2. SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS. DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
 - A. OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR BUILDING OFFICIAL.
 - B. FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
 - C. SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.
3. DUTIES OF THE CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
 - A. NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
 - B. MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
 - C. PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
 - D. MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

FLOOR PLAN NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO THE MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE FRAMING, ROUGH OPENING. INTERIOR DIMENSIONS ARE TO THE FINISHED WALL.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

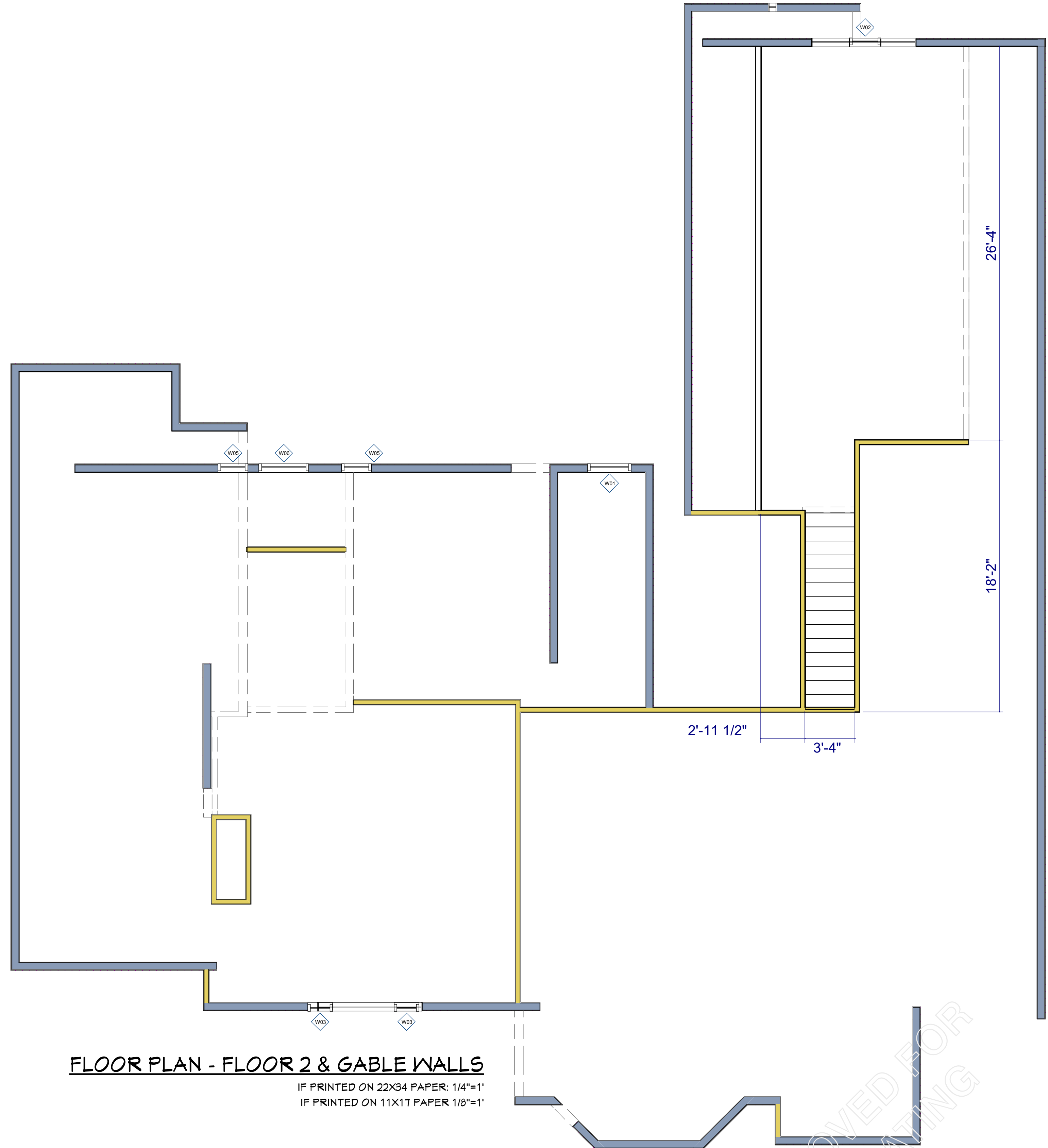




OVERVIEW RENDERING
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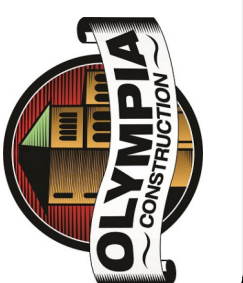
WALL LEGEND

- 6" EXTERIOR WALL
- 4" INTERIOR WALL



FLOOR PLAN - FLOOR 2 & GABLE WALLS
IF PRINTED ON 22X34 PAPER: 1/4"=1'
IF PRINTED ON 11X17 PAPER 1/8"=1'

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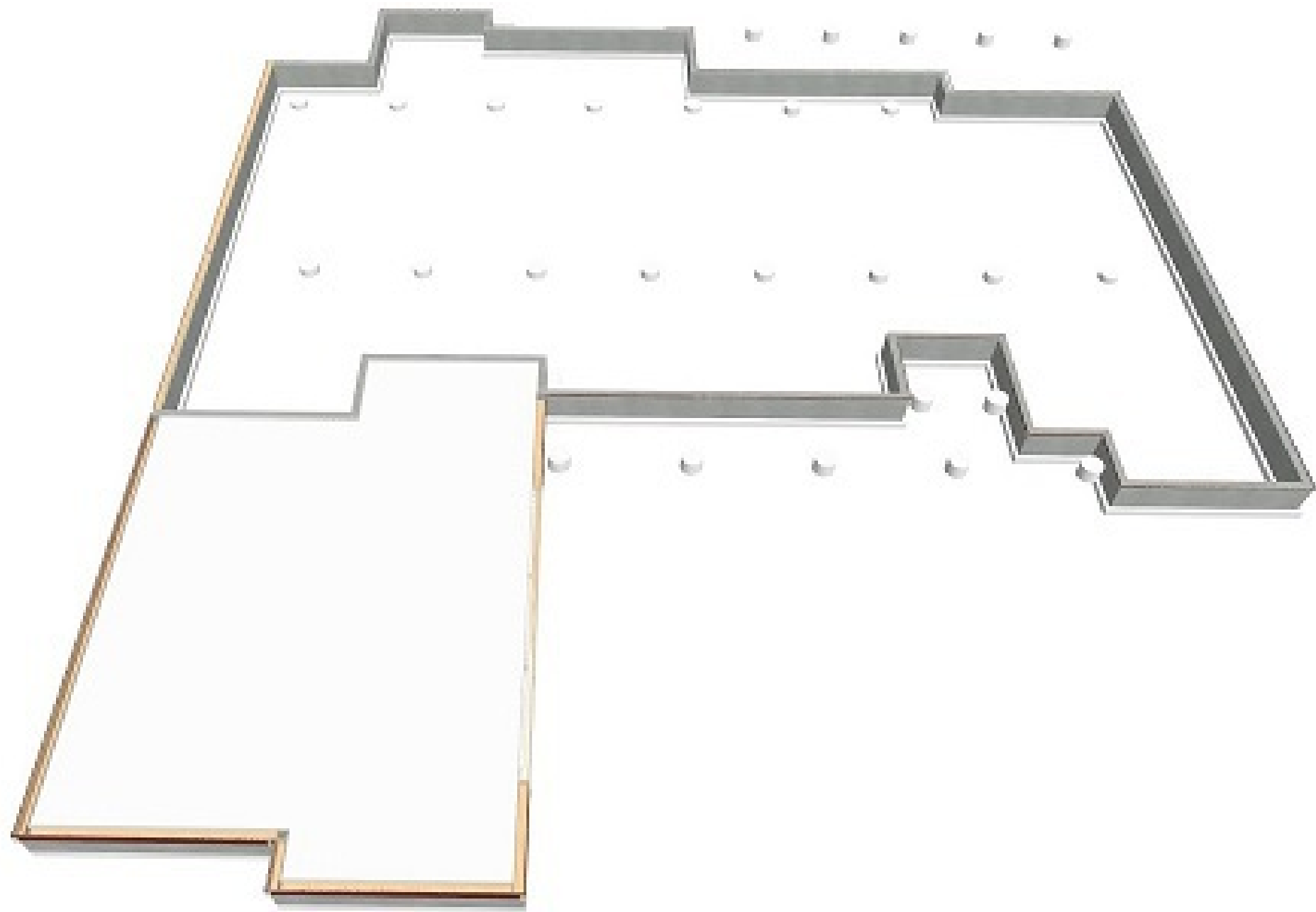


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2ND FLOOR PLAN

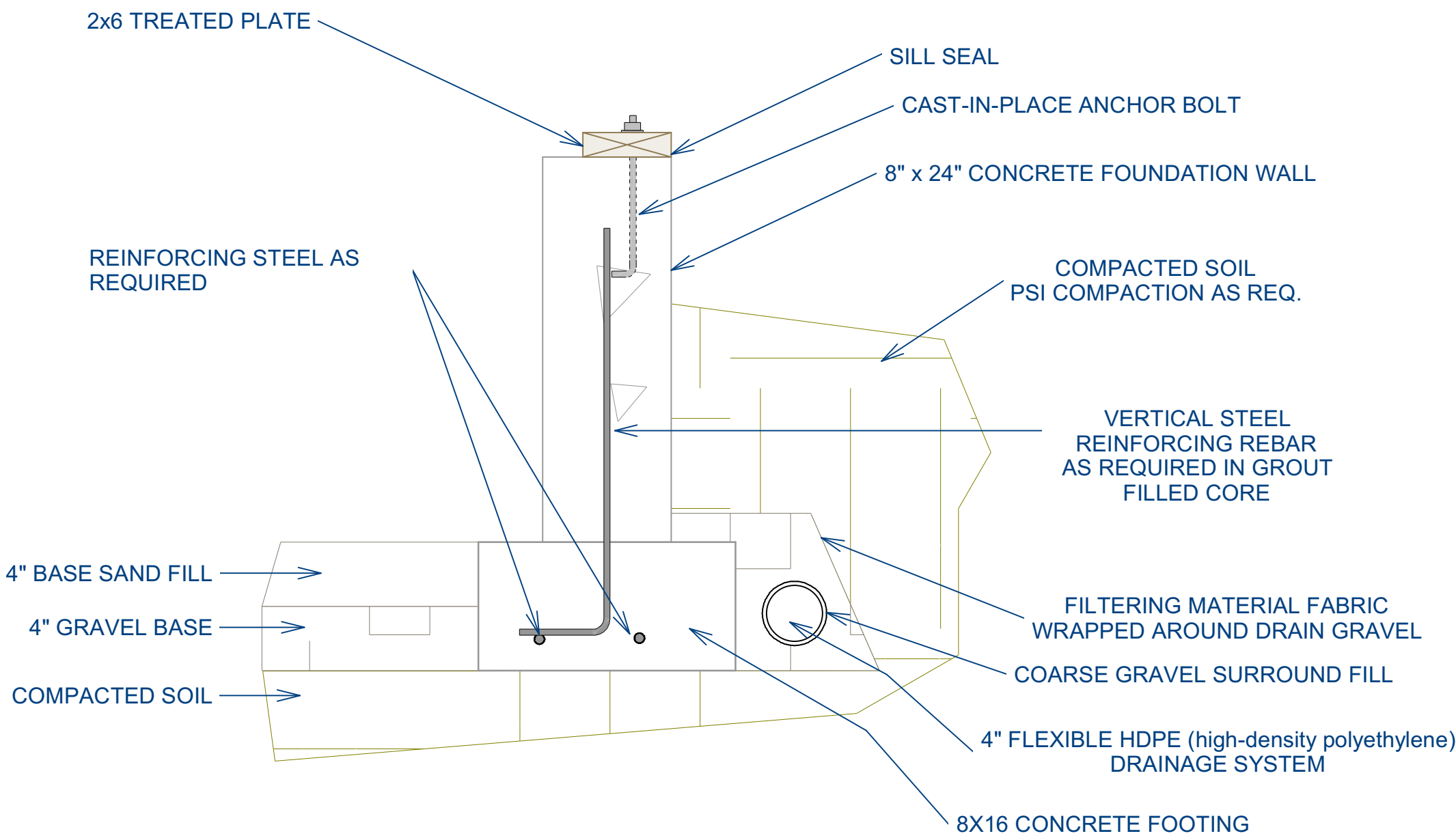
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SHEET NUMBER
4
Revision #:



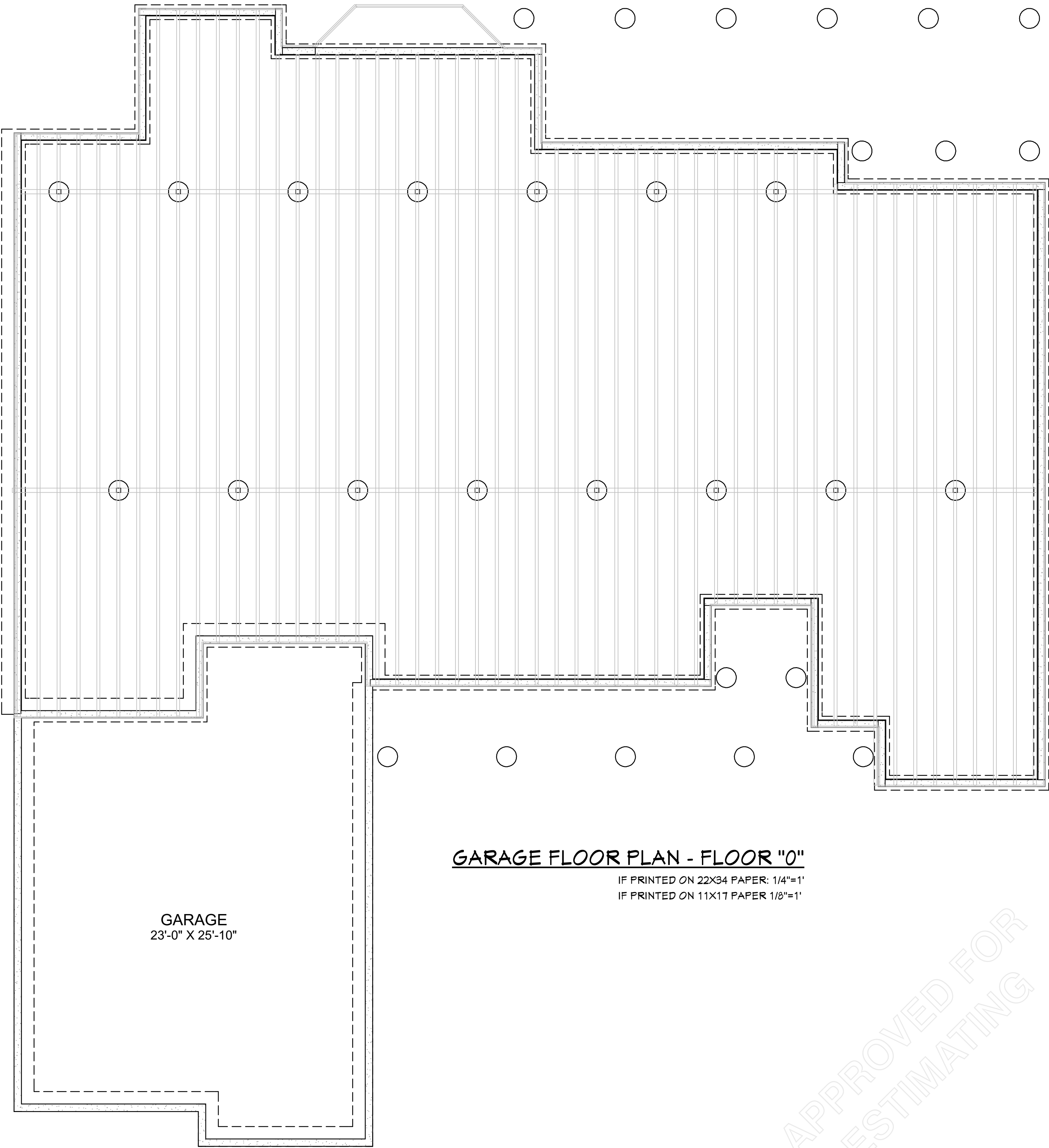
OVERVIEW RENDERING

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FOUNDATION DETAIL

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FRONT ELEVATION

IF PRINTED ON 22X34 PAPER: 1/4"=1'
IF PRINTED ON 11X17 PAPER 1/8"=1'



FRONT SIDE ELEVATION

N.T.S.



FRONT SIDE ELEVATION

IF PRINTED ON 22X34 PAPER: 1/4"=1'
IF PRINTED ON 11X17 PAPER 1/8"=1'

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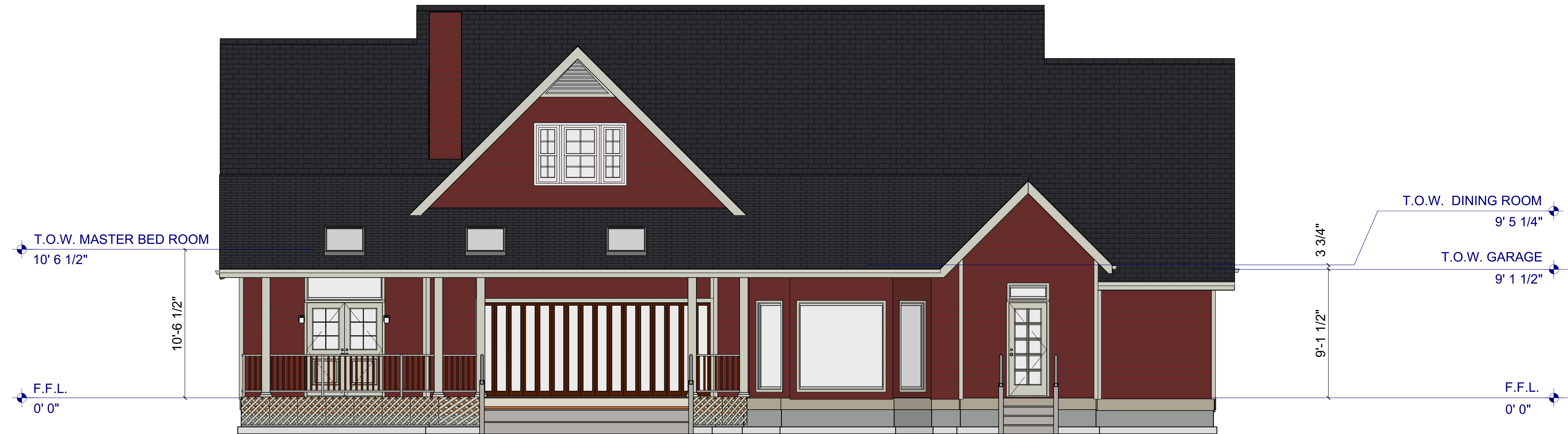
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**EXTERIOR
ELEVATIONS**

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Revision #:



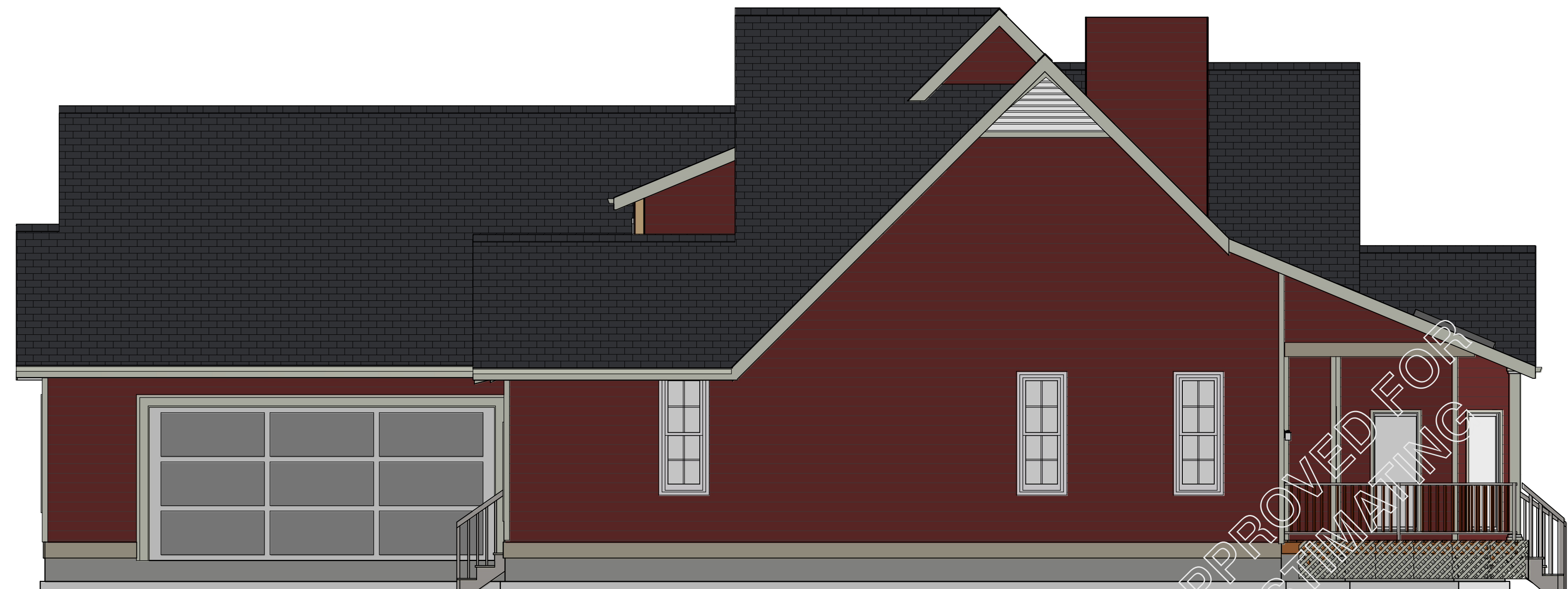
REAR ELEVATION

IF PRINTED ON 22X34 PAPER: 1/4"=1'
IF PRINTED ON 11X17 PAPER 1/8"=1'



W. SIDE ELEVATION

N.T.S.



E. SIDE ELEVATION

IF PRINTED ON 22X34 PAPER: 1/4"=1'
IF PRINTED ON 11X17 PAPER 1/8"=1'

SHEET NUMBER

7

Revision #

DATE: 10/10/2016

DRAWN BY: A.B.

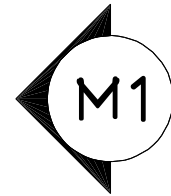
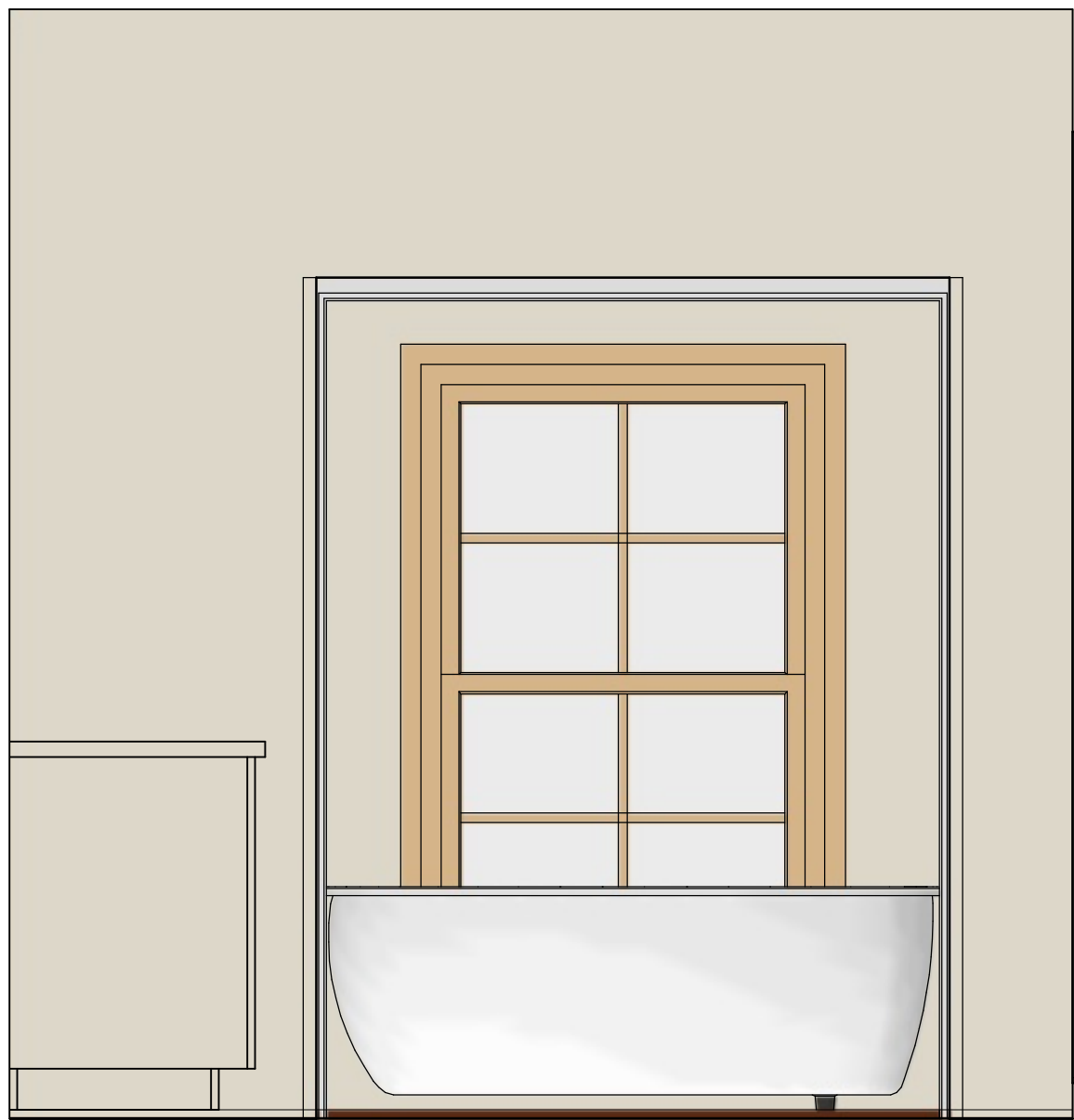
EXTERIOR
ELEVATIONS

2320 SOUTH BAY RD.
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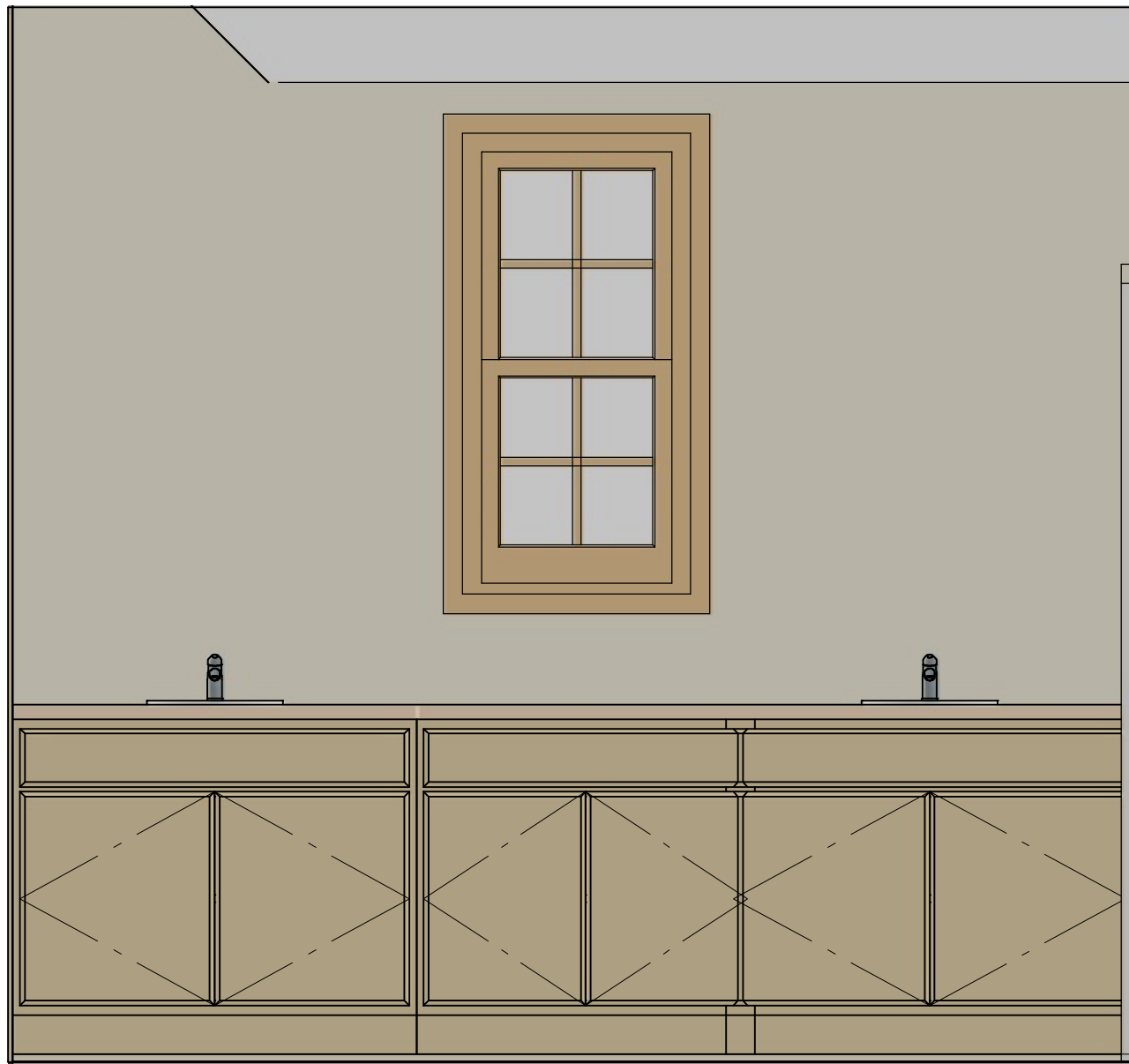
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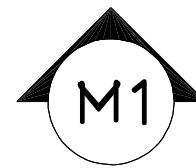
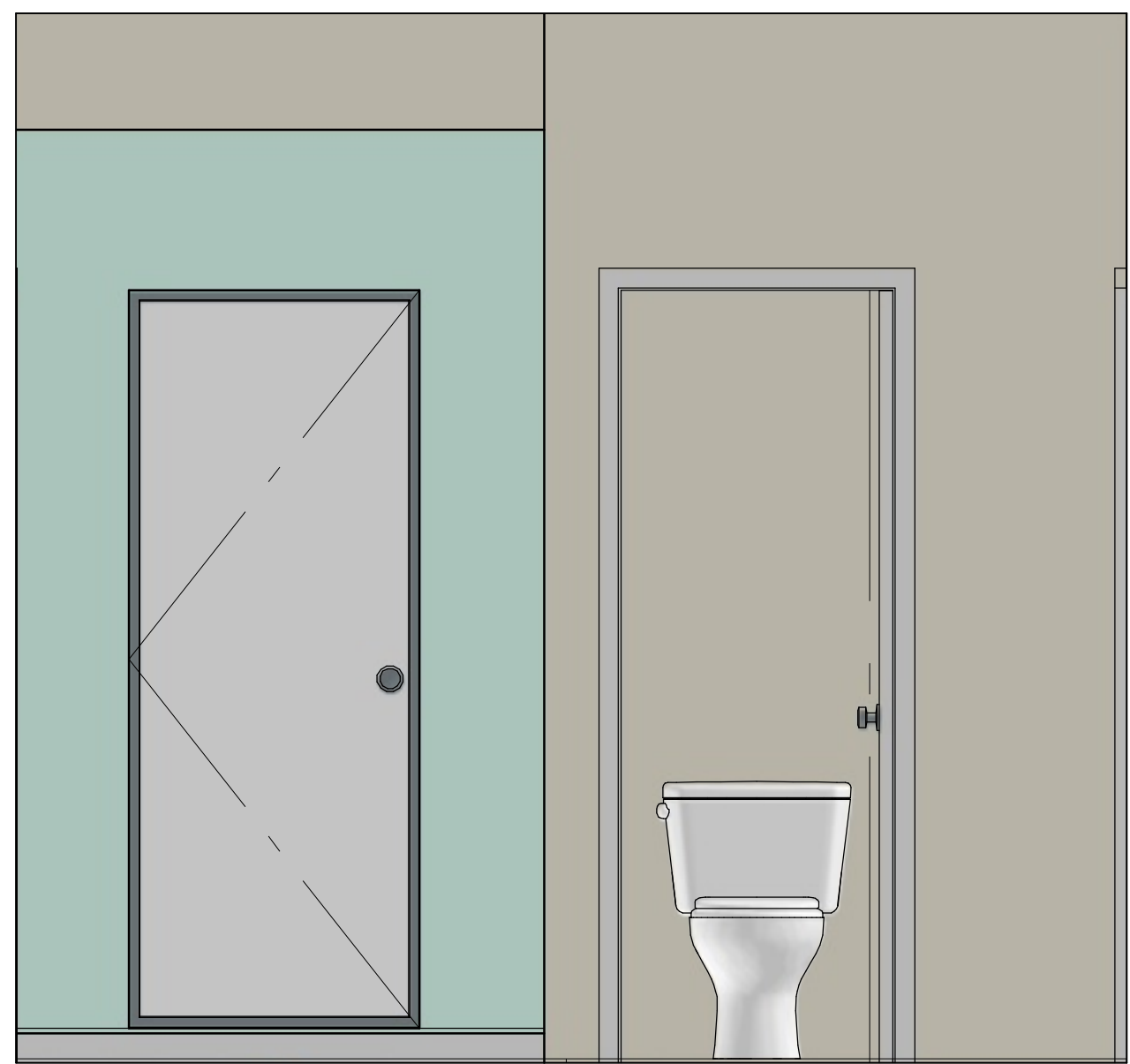




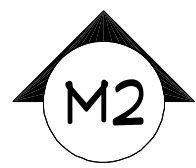
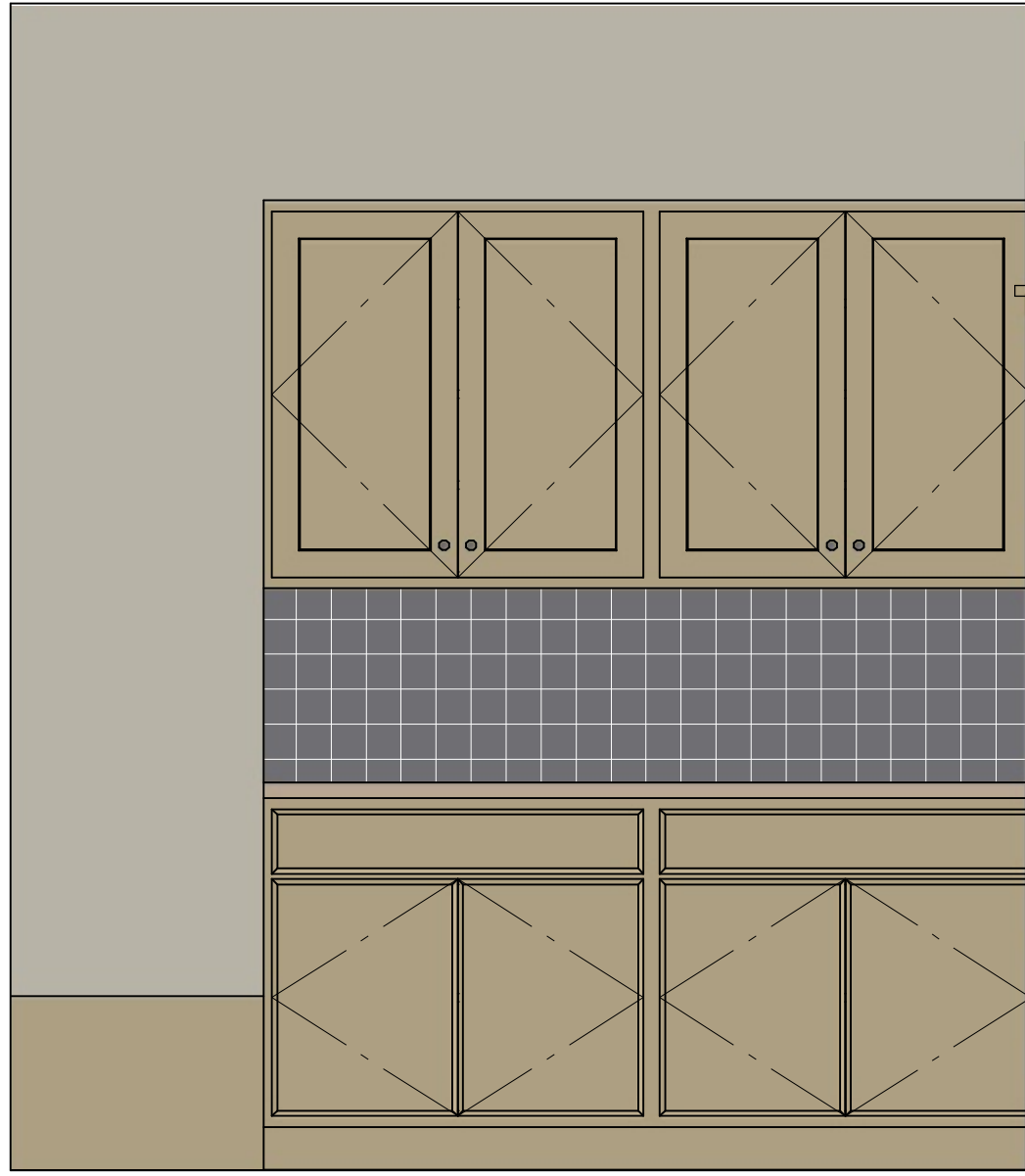
MASTER BATH WEST
IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



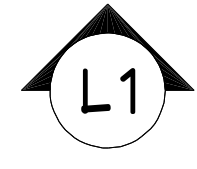
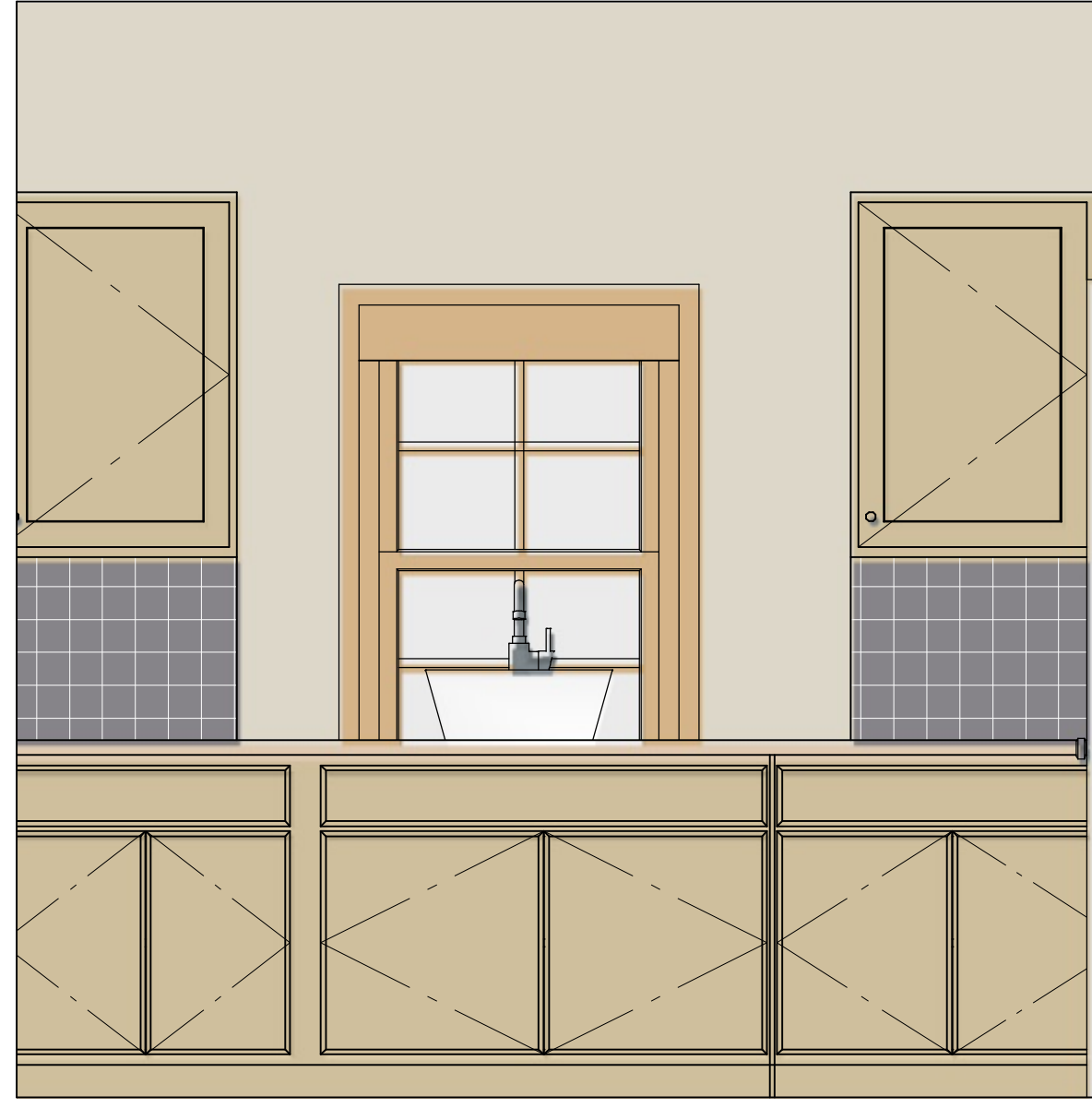
MASTER BATH WEST
IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



MUD ROOM EAST
IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



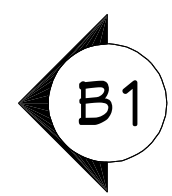
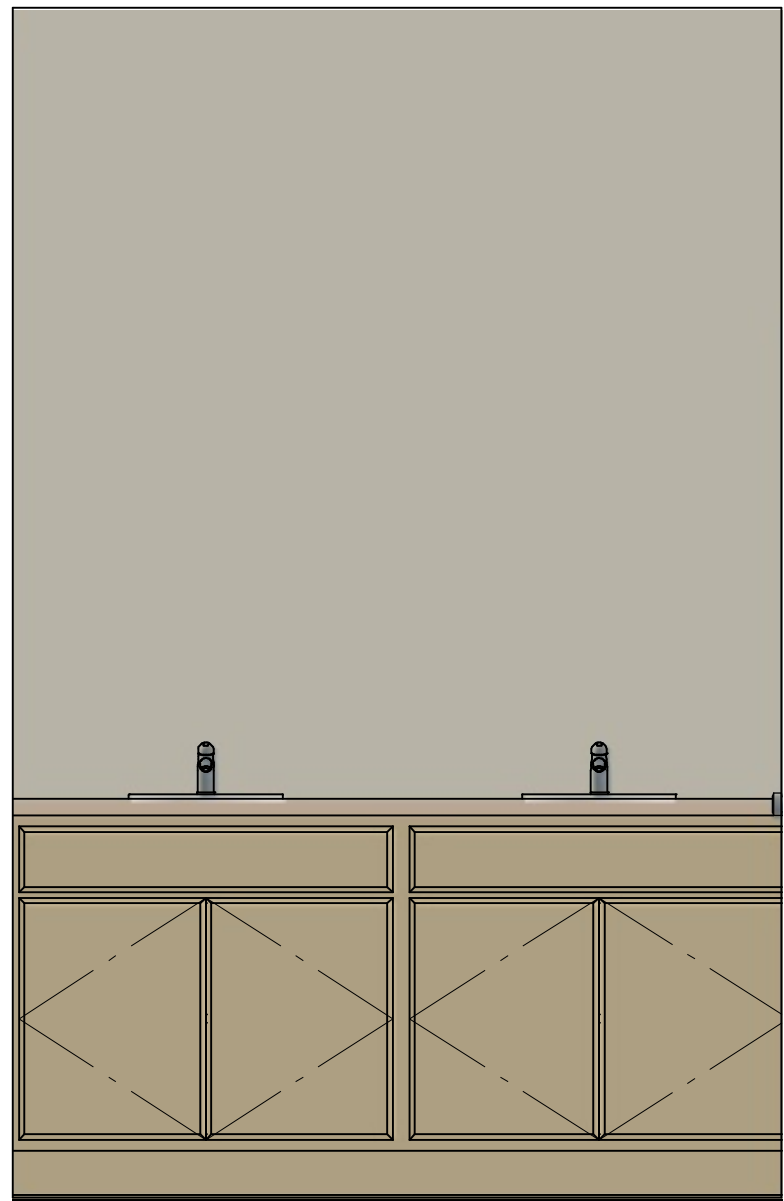
MUD ROOM VIEW EAST
IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



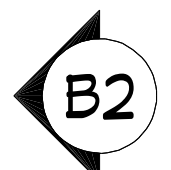
LAUNDRY SOUTH
IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



LAUNDRY NORTH
IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'

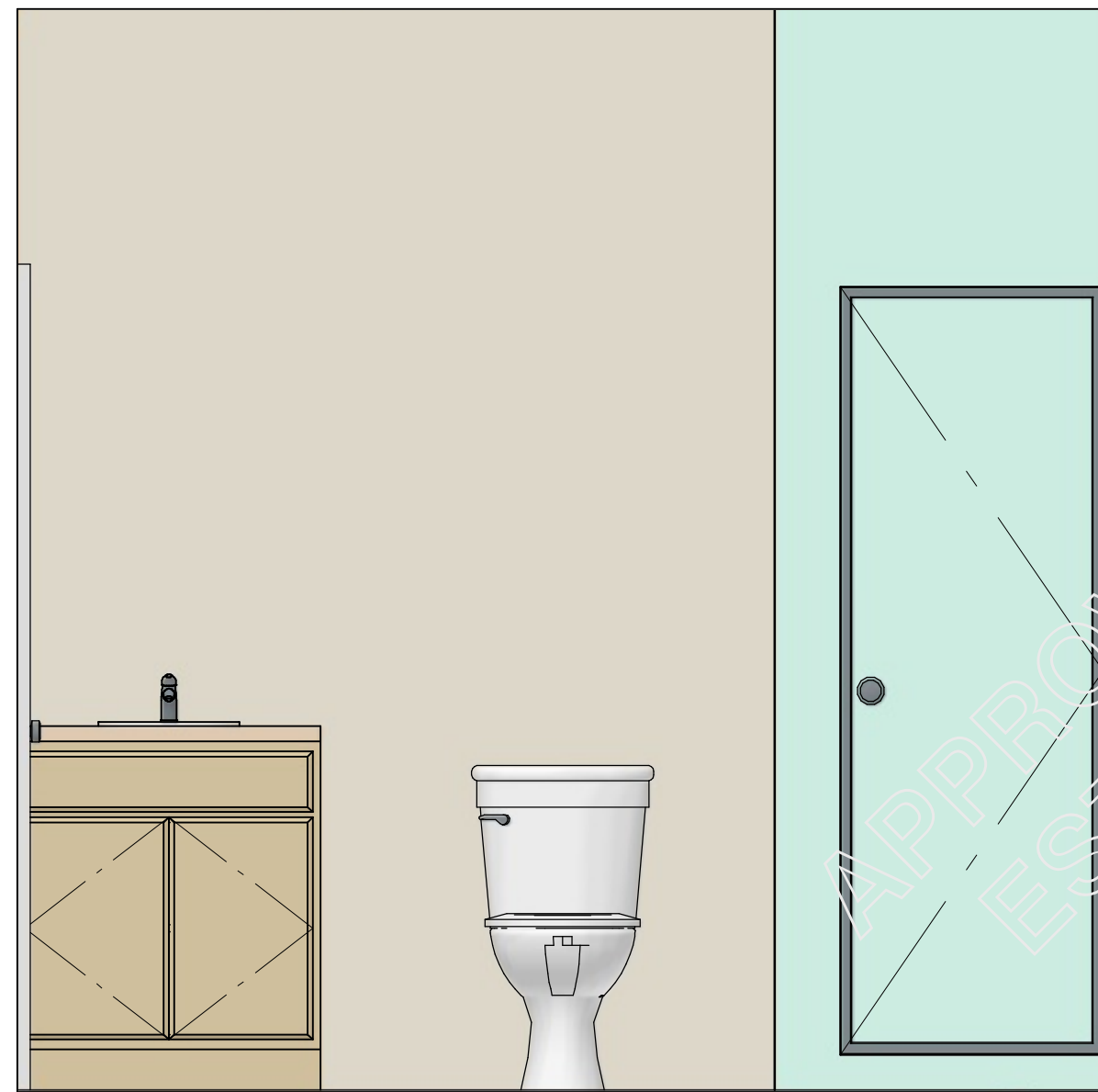


BATH WEST
IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



BATH 2
IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'

BATH NORTH
IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'

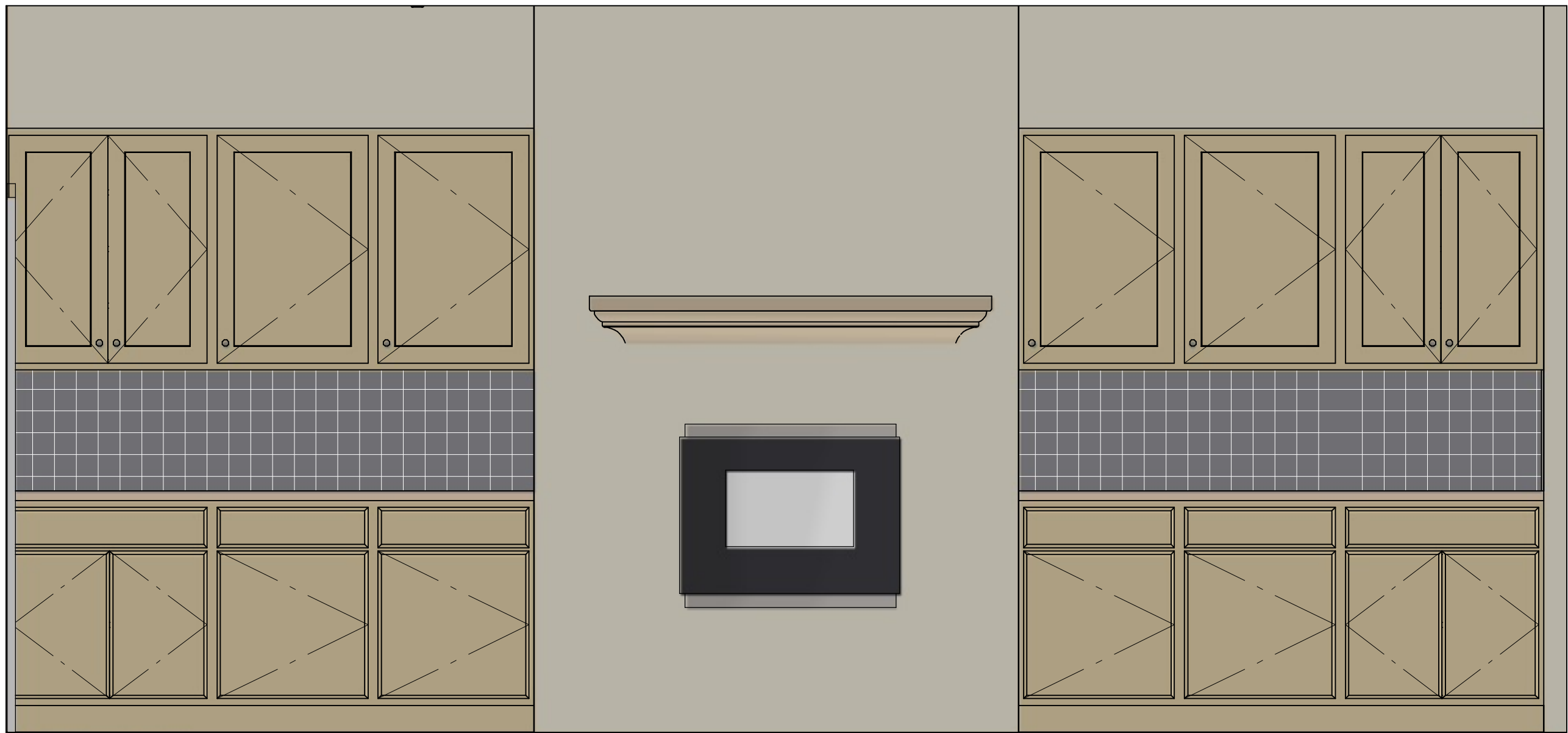




GREAT ROOM OVERVIEW
FOR PRESENTATION ONLY NOT TO SCALE

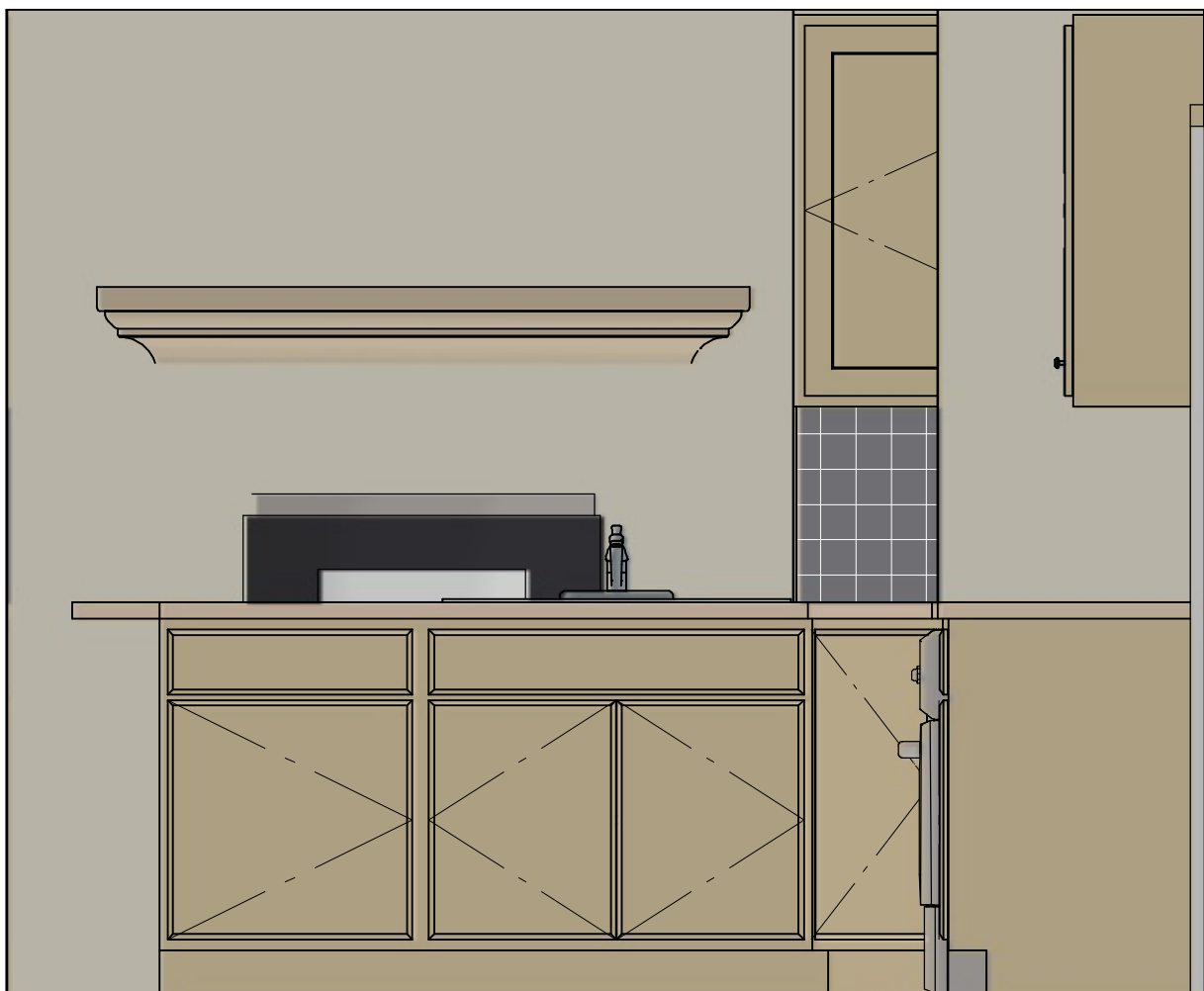


GREAT ROOM OVERVIEW
FOR PRESENTATION ONLY NOT TO SCALE



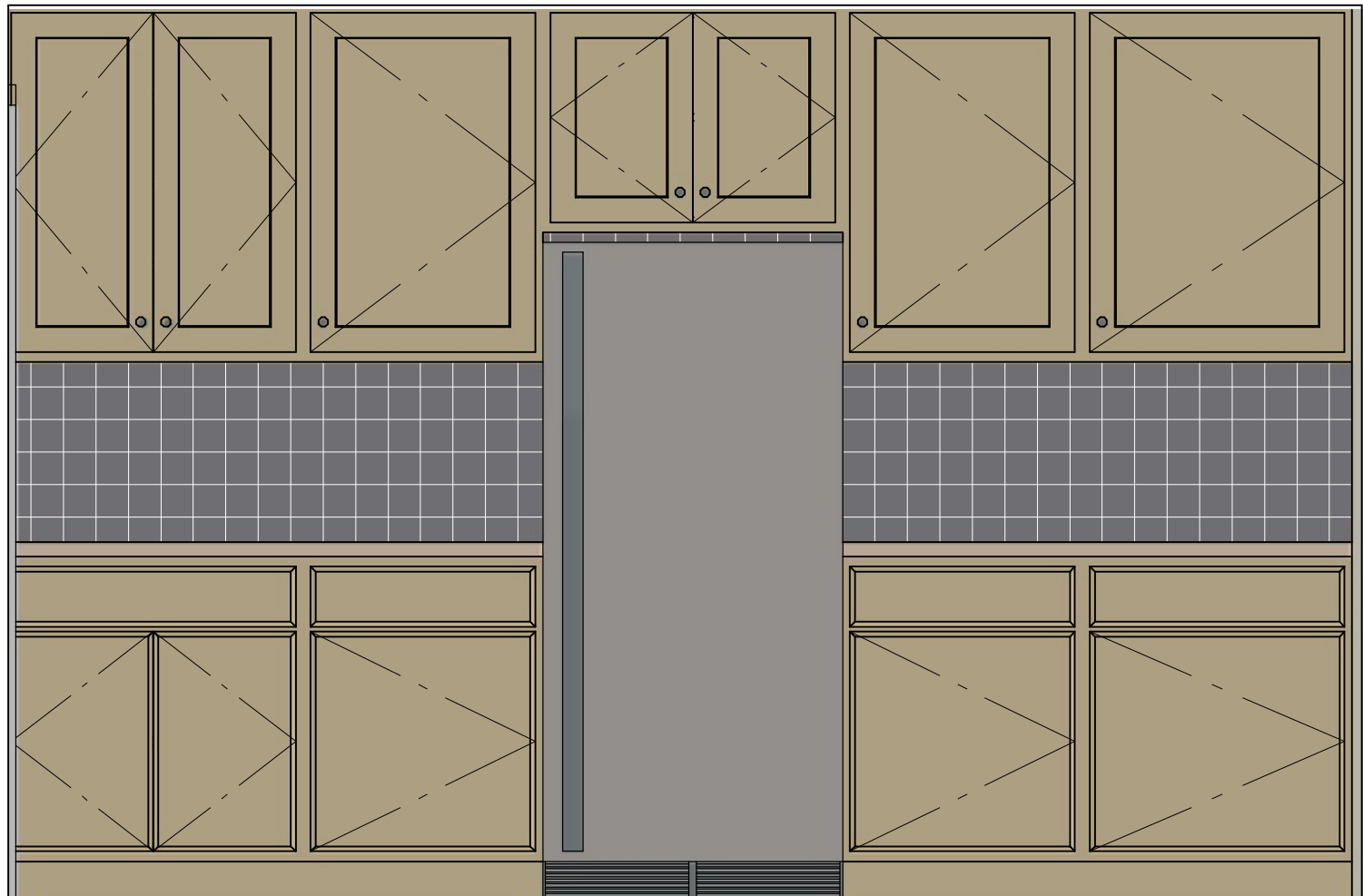
G1

FIREPLACE ELEVATION
IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



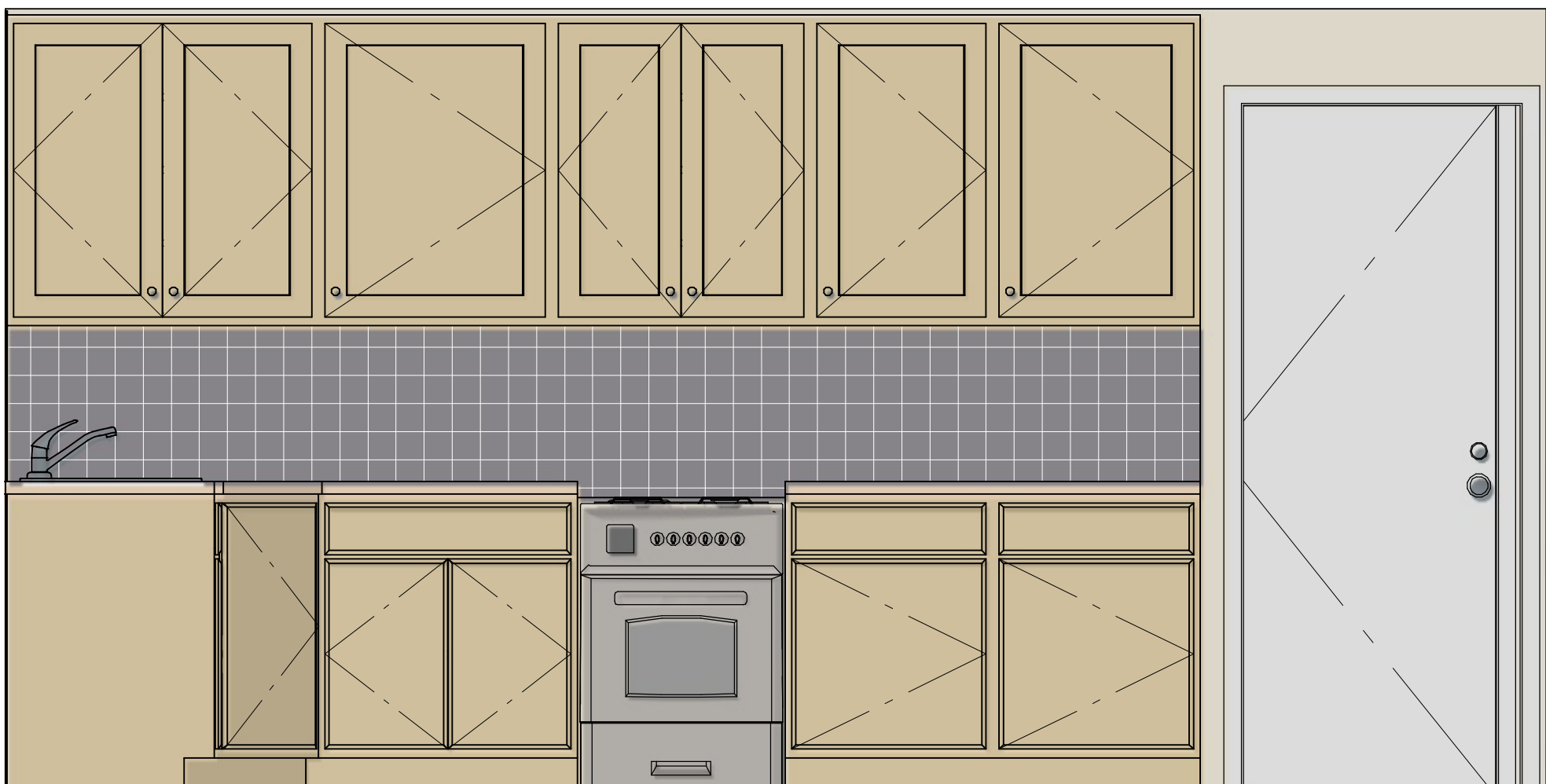
K1

KITCHEN WEST
IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



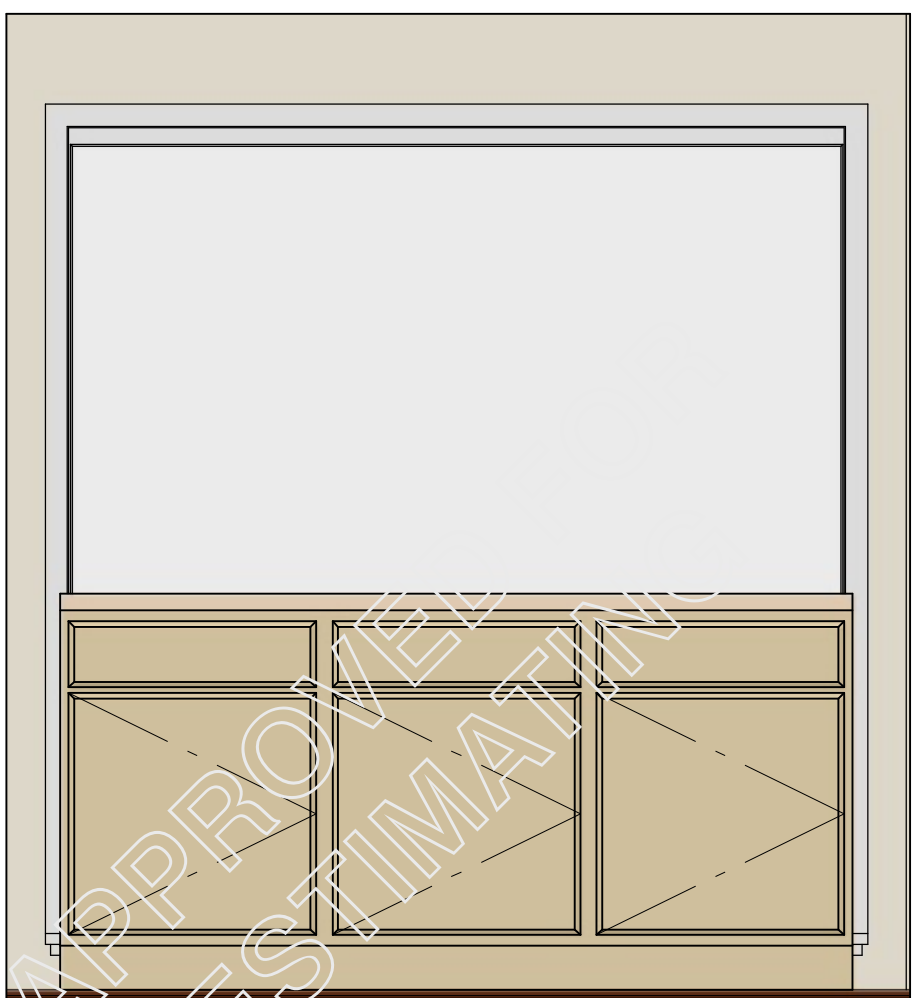
K2

KITCHEN EAST
IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



K3

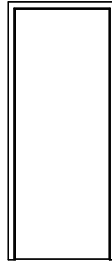
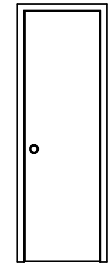
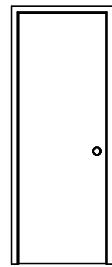
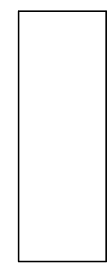
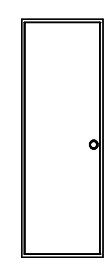
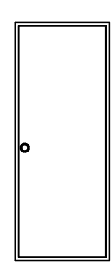
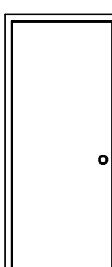
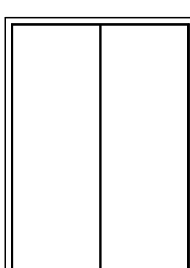
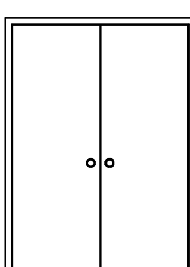
KITCHEN SOUTH
IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'

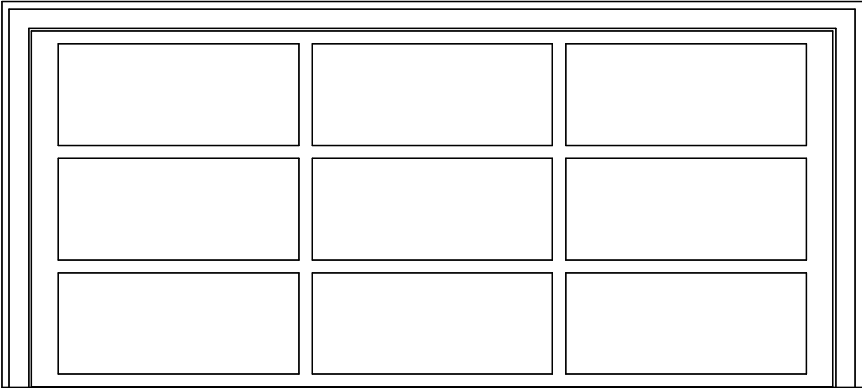


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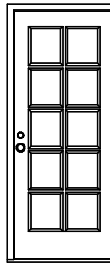
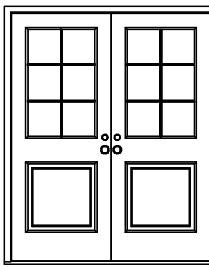
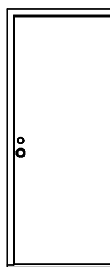
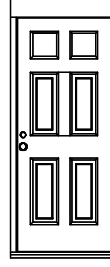
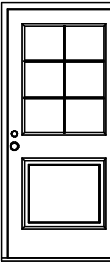
KITCHEN NORTH
IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'

DOOR SCHEDULE

INTERIOR DOOR SCHEDULE					
3D EXTERIOR ELEVATION	NUMBER	FLOOR	WIDTH	HEIGHT	DESCRIPTION
	D01	1	30 "	80 "	POCKET-SLAB
	D03	1	24 "	80 "	HINGED-SLAB
	D04	1	28 "	80 "	HINGED-SLAB
	D05	1	28 "	80 "	POCKET-SLAB
	D07	1	26 "	76 "	HINGED-GLASS DOOR SC02
	D10	1	29 7/8 "	76 "	HINGED-GLASS DOOR SC02
	D11	1	32 "	80 "	HINGED-SLAB
	D14	1	56 "	80 "	DOUBLE POCKET-SLAB
	D17	1	56 "	80 "	DOUBLE HINGED-SLAB



GARAGE DOOR

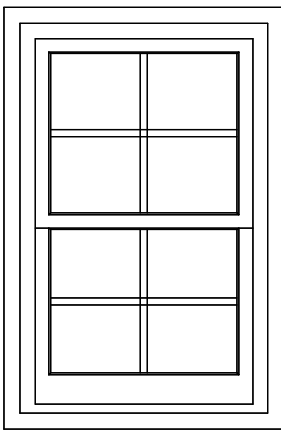
EXTERIOR DOOR SCHEDULE					
3D EXTERIOR ELEVATION	NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
	D01	1	32 "	80 "	EXT. HINGED-DOOR F05
	D02	1	64 "	80 "	EXT. DOUBLE HINGED-DOOR E02
	D03	1	32 "	80 "	EXT. HINGED-SLAB
	D04	1	216 "	96 "	GARAGE-HAUGH FROSTED GLASS GARAGE DOOR
	D10	1	32 "	80 "	EXT. HINGED-DOOR E23
	D12	1	36 "	80 "	EXT. HINGED-DOOR E02

DOOR NOTES:

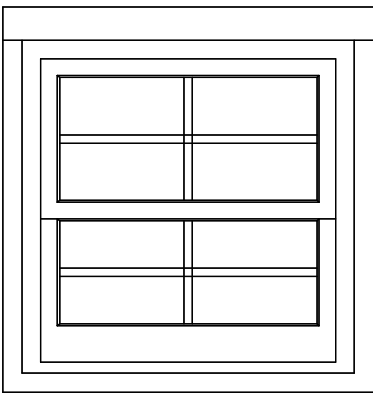
1. MAIN FLOOR DOORS SHALL BE 96"; SECOND FLOOR DOORS 88"; GARAGE DOOR 90", UNO.
2. ALL DOORS SHALL BE SOLID CORE 1 3/4" THICK, UNO
3. INTERIOR DOORS SHALL BE STAINED.
4. DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING
5. EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE
6. GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS W/ TEMPERED GLASS
7. ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING.
8. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

WINDOW NOTES:

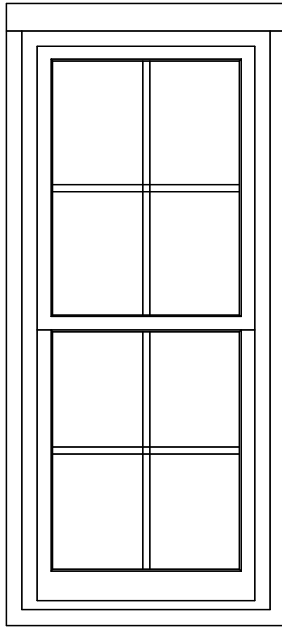
- 1 WOOD WINDOWS WITH GLAD EXTERIOR SEE ENERGY RATINGS
- 2 INTERIOR WINDOW MATERIALS: STAINED WITH FACTORY FINISH
- 3 WINDOW HARDWARE TO BE OWNER SELECTED AT TIME OF ORDER
- 4 WINDOW ROUGH OPENING: 1/2" FOR TOP/ BOTTOM & 1/2" FOR SIDES, UNO BY MFG.
- 5 SEE WINDOW SCHEDULE CALLOUT FOR WINDOWS THAT USE A WOOD OR STEEL BEAM FOR THE HEADER
- 6 BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44: OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" - HRC R310.1-R310.1.4



MASTER BATH WINDOW

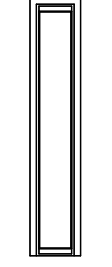
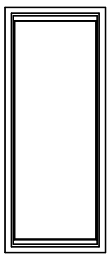
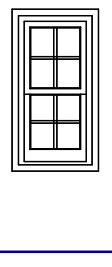
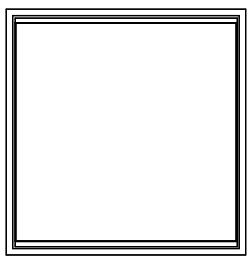
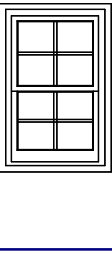
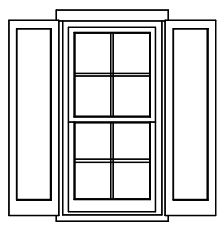
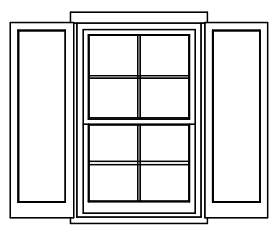
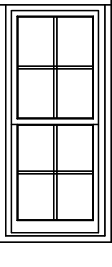
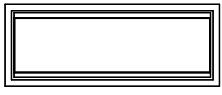
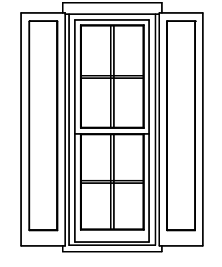


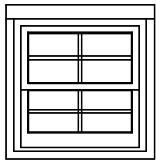
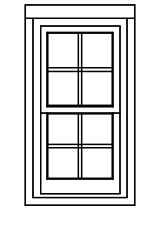
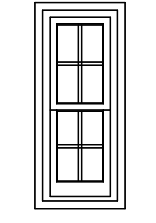
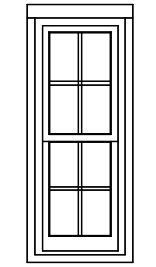
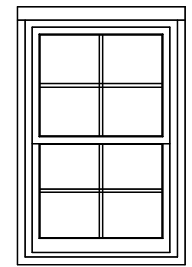
DORMER WINDOW

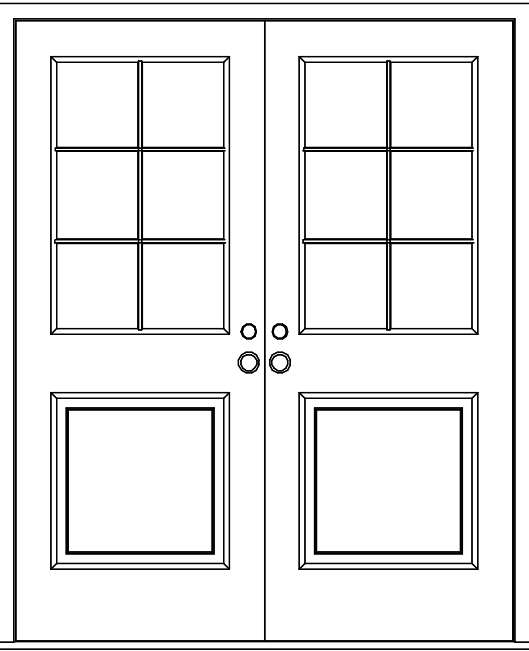


WINDOW ABOVE BEDROOM DECK DOOR

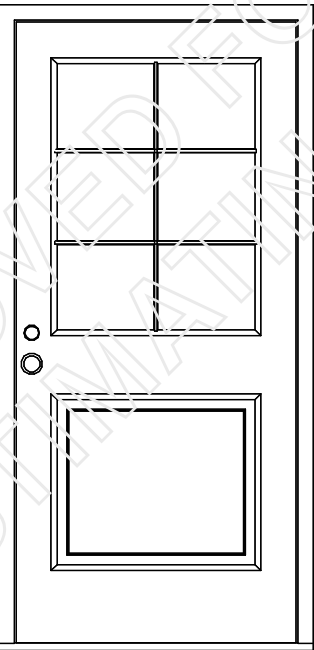
WINDOW SCHEDULE

MAIN FLOOR WINDOW SCHEDULE						
3D EXTERIOR ELEVATION	NUMBER	QTY	FLOOR	HEIGHT	WIDTH	DESCRIPTION
	W01	2	1	80 "	12 "	FIXED GLASS
	W02	3	1	74 "	28 "	FIXED GLASS
	W03	1	1	48 "	24 "	DOUBLE HUNG
	W04	1	1	74 "	72 "	FIXED GLASS
	W06	1	1	12 "	32 "	FIXED GLASS
	W07	2	1	50 "	32 "	DOUBLE HUNG
	W08	2	1	62 "	32 "	DOUBLE HUNG
	W13	1	1	62 "	40 "	DOUBLE HUNG
	W14	4	1	74 "	32 "	DOUBLE HUNG
	W15	1	1	22 "	64 "	FIXED GLASS
	W20	4	1	74 "	28 "	DOUBLE HUNG

SECOND FLOOR WINDOW SCHEDULE						
3D EXTERIOR ELEVATION	NUMBER	QTY	FLOOR	HEIGHT	WIDTH	DESCRIPTION
	W01	1	2	35 "	35 "	DOUBLE HUNG
	W02	1	2	47 "	25 "	DOUBLE HUNG
	W03	2	2	50 "	20 "	DOUBLE HUNG
	W05	2	2	62 "	24 "	DOUBLE HUNG
	W06	1	2	62 "	40 "	DOUBLE HUNG



MASTER BEDROOM DECK DOOR



FRONT DOOR

