

PANELIZED HOUSING



A REGIONALLY ADAPTABLE MANUFACTURED HOUSING SYSTEM
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APPLICATION OF THIS DOCUMENT

HOW TO USE THIS DOCUMENT:

This Document provides illustrative house plans approved by **The Center for Applied Transect Studies, Inc.** Systems of production, manufacturing, and assembly are not specified in *This Document* and are left to the discretion of the **Builder, Manufacturer, or Developer.** **Building and Zoning Codes** vary by location and shall be consulted in the construction of house plans provided in *This Document.* The **Architectural Code** provided in *This Document* specifies the placement and use of materials and building elements based upon aesthetic values held as basic necessary rules by **The Center for Applied Transect Studies, Inc.** The **Seed House Plans, Cottage Plans,** and **Architectural Code** determine the basic configuration of each home to be built or manufactured. Style is then determined by **Style Sets**, which represent rules and details applicable to the specified style. **Style Sets** include Eave, Beam, Post, and Fenestration details as well as a **Supplemental Architectural Code.** Both the **Architectural Code** and **Supplemental Architectural Code** shall be consulted to determine materials and form at exterior elevations.

THIS DOCUMENT:

This Document is intended to serve as a guideline for manufactured production of housing. The format of *This Document* provides instruction through an **Architectural Code, Seed House Plans, Cottage Plans,** and **Style Sets** that are applied to the plans provided. *This Document* represents the intellectual property rights of **The Designer** and of **The Center for Applied Transect Studies, Inc.** A sample agreement between **Builder, Manufacturer, or Developer and The Center for Applied Transect Studies, Inc.** follows the body of *This Document.*

ARCHITECTURAL CODE

WALLS

Walls shall be in stucco, wood clapboard, board and batten, or fiber cement board.
Clapboard and siding shall be painted.
Arches and piers shall be brick, stone, or stucco.
Posts shall be wood.
Undercrofts shall be enclosed with horizontal wood boards, wood louvers, or framed wood lattice. Lattice shall be installed within wood frame.
Wood, if visible shall be painted or stained with an opaque stain, except walking surfaces, which may be left natural.
Walls shall show no more than two materials above the undercroft. Materials shall change along a horizontal line, with the heavier material below the lighter.
Stucco shall be cement with smooth sand-finish.
Trim shall be highest grade lumber or fiber cement board, and shall be 3.5 inches to 6 inches in width at corners and around openings.
Arches and Piers of masonry shall be no less than 12 inches x 12 inches in plan.
Posts shall be no less than 6 inches x 6 inches.

ELEMENTS

Chimneys shall be brick, stone, or stucco.
Flues may be galvanized or painted metal.
Porches and galleries shall have their columns, and posts made of wood or fiberglass.
Porch Screen frames shall be made of wood.
Railings shall be made of wood.
Equipment including HVAC, utility meters, clotheslines, satellite dishes, play equipment, hot tubs, shall be permitted at rear yards, and flat roofs behind parapets.
Chimneys shall be capped. Visible chimneys shall extend to the ground.
Porches shall have square or vertically proportioned openings.
Railings shall have horizontal top and bottom rails centered on the balusters. The openings between balusters shall not exceed 4 inches. Bottom rails shall be raised above the level of the floor.

ROOFS

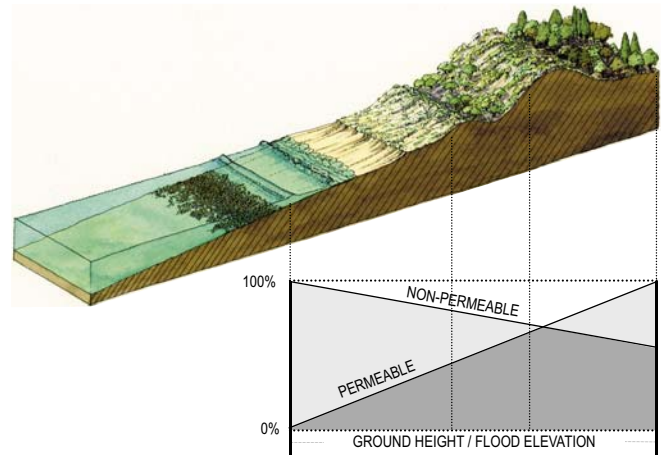
Roofs shall be clad in galvanized metal.
Gutters, downspouts and projecting drainpipes shall be made of galvanized metal, or painted aluminum in white or same color as building.
Flashing shall be galvanized metal.
Principal Roofs shall have a symmetrical gable or hip with a slope of 7:12 or 10:12.
Ancillary Roofs (attached to walls of the principal building) may be sheds sloped no less than 2:12.
Eaves shall be continuous.
Rafter Tails shall not exceed 6 inches in depth at the tip.
Gutters shall be profiled at closed soffits and half-round at exposed eaves.
Dormers shall be habitable, placed a minimum of 3 ft. from side building walls.
Roof Penetrations, including vent stacks, shall be placed on the rear slope of the roof. Roof penetrations shall be finished to match the color of the roof.

OPENINGS

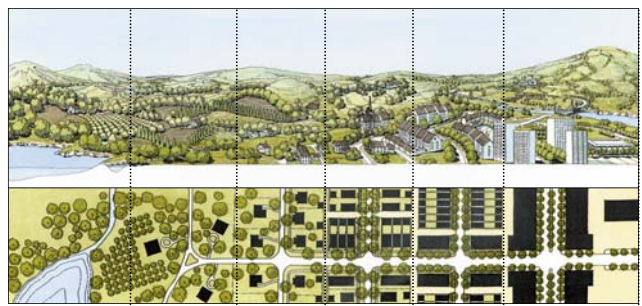
Windows shall be made of wood or paintable aluminum clad and glazed with clear glass.
Doors shall be painted.
Windows shall be rectangular single, double, triple-hung, or operable casement types. Windows shall be with a vertical or square proportion, except that transoms may be oriented horizontally. The centerline of the window sash shall align within the centerline of the wall (flush mounted windows shall not be permitted).
Muntins shall be true divided panes or fixed on the interior and exterior surface.
Panes shall be of square or vertical proportion.
Storm Windows and Screens, if provided, shall cover the entire window area.
Doors shall be side hinged (no sliders) at frontages.
Shutters shall be operable, sized and shaped to match the associated openings.

LOCATION CONSTRAINTS

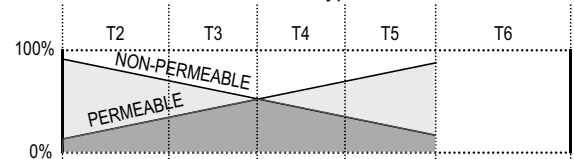
ELEVATION CONSIDERATIONS



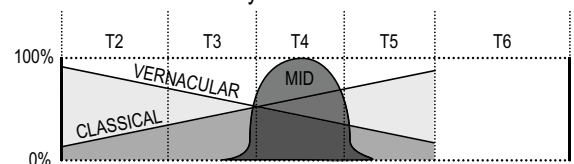
TRANSECT CONSIDERATIONS



Panel Type

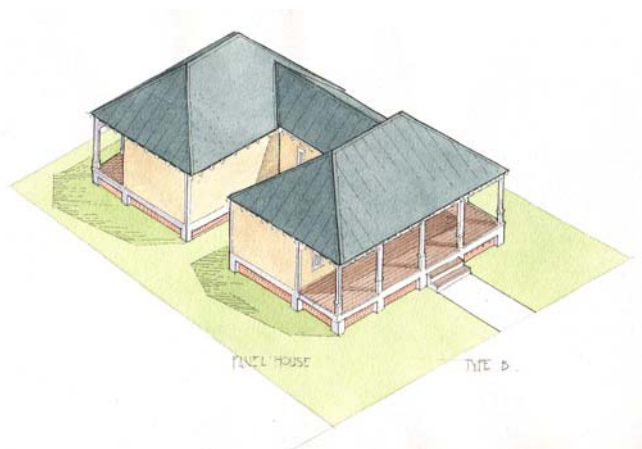
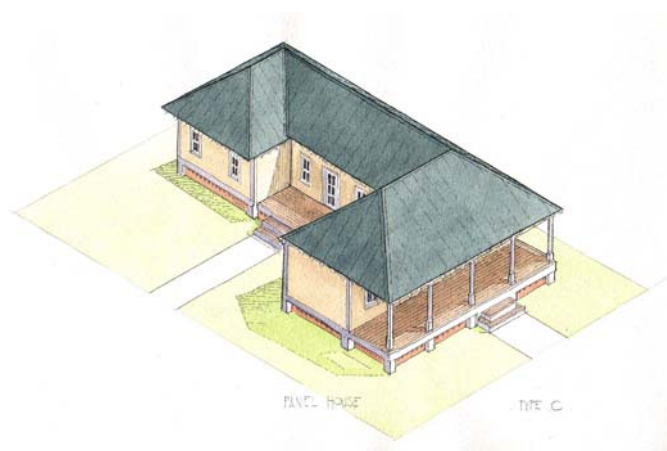
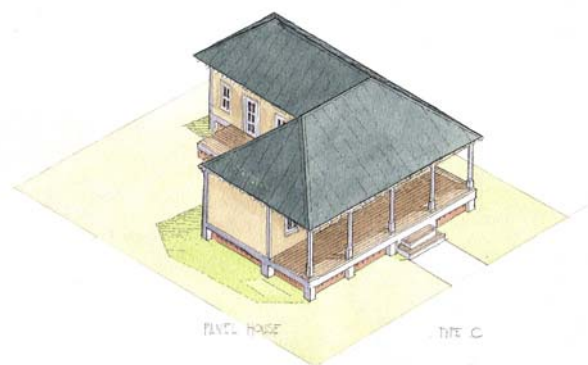


Style Calibration



- The use of OSB or other materials that would be damaged in a flood as structural members shall be prohibited in low-laying and flood-prone areas.
- The use of OSB or other materials that would be damaged in a flood as structural members shall occur more frequently in denser areas that are located on high ground.
- The proportional adjacency of architectural styles shall be determined according to the location of the building site with the transect, locally calibrated.
- The most vernacular styles shall be applied most frequently in less urban zones (T2,T3).
- Transitional vernacular styles shall be applied most frequently in the general urban zone (T4).
- Classical vernacular styles shall be applied most frequently in more urban zones (T4, T5).

SEED HOUSES



2.2

CATS Phase 1

2.6

Tolar Phase 2

2.3

CATS Phase 2

2.7

Tolar Phase 3

2.4

CATS Phase 3

2.8

Tolar Phase 4

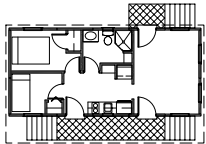
2.5

Tolar Phase 1

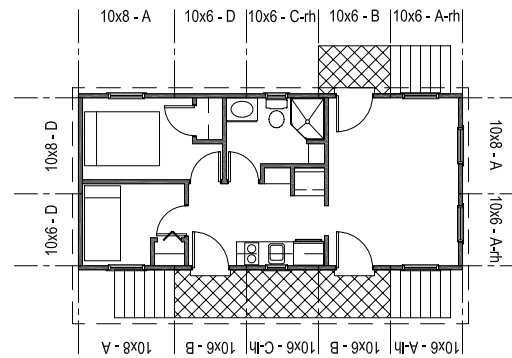
2.9

Tolar Phase 5

SEED HOUSES

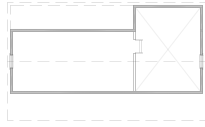


CATS PHASE 1

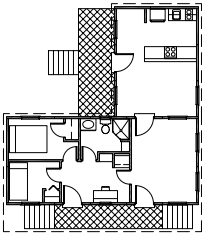


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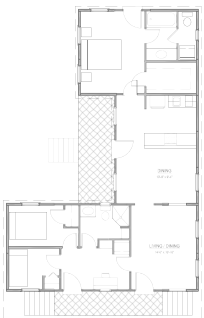
SEED HOUSES



•Phase 1

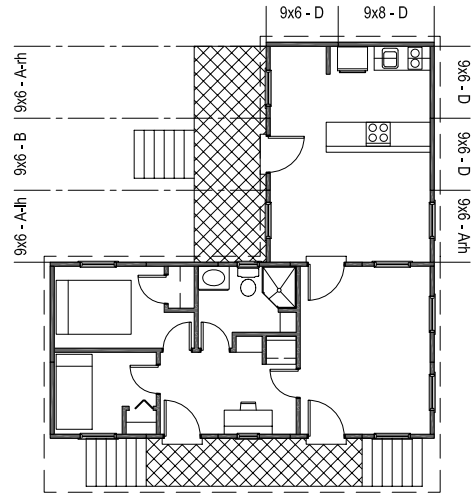


•Phase 2

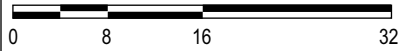


•Phase 3

CATS PHASE 2



First Floor Plan
Phase 2



Front Elevation

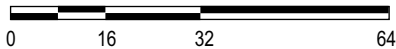


Designer: **Center for Applied Transect Studies**

•Phase 2: 901 Square Feet

•32' Frontage

•Two Bedrooms

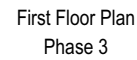


SEED HOUSES



The second floor plan shows a large open area on the right side, likely a common room or lounge, with a sofa and armchairs. To the left of this area is a staircase and a smaller room. The bottom left corner features a kitchen area with a sink and stove, and a small dining area. The bottom right corner has a small room, possibly a bathroom or storage room. The plan also shows a central corridor and several other smaller rooms and storage areas.

CATS PHASE 3

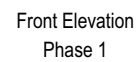
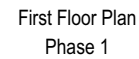


2.4

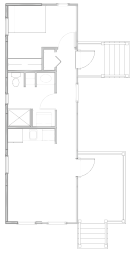
SEED HOUSES



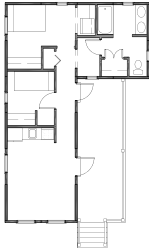
TOLAR PHASE 1



SEED HOUSES



•Phase 1



•Phase 2



•Phase 3



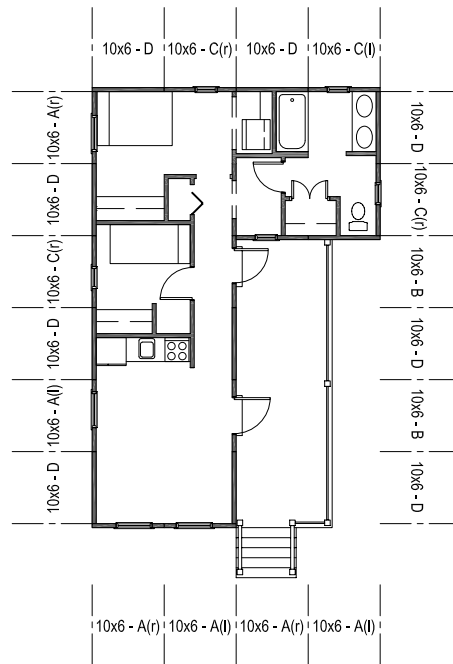
•Phase 4



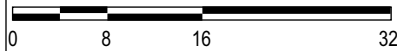
•Phase 5



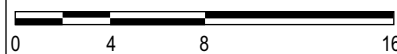
TOLAR PHASE 2



First Floor Plan
Phase 2



Front Elevation
Phase 2



Designer: **Bruce Tolar**

- Phase 2: 576 Square Feet
- 12' Frontage
- Two Bedrooms

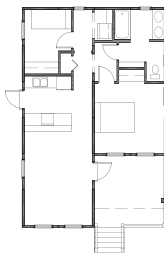
SEED HOUSES



•Phase 1



•Phase 2



•Phase 3



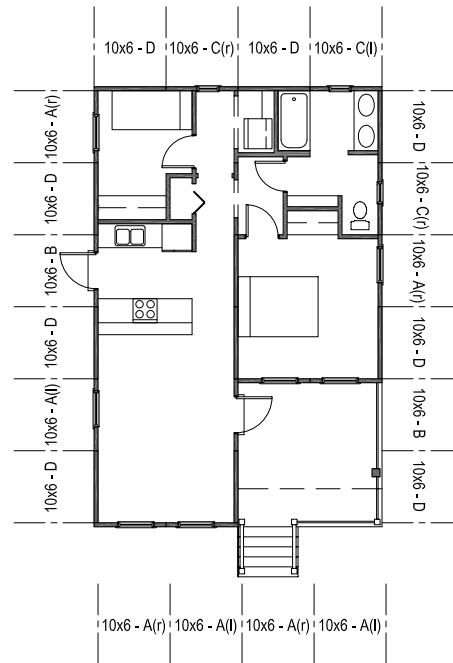
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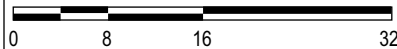
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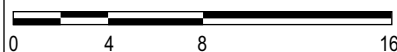
TOLAR PHASE 3



First Floor Plan
Phase 3



Front Elevation
Phase 3



Designer: **Bruce Tolar**

- Phase 3: 720 Square Feet
- 12' Frontage
- Two Bedrooms

SEED HOUSES



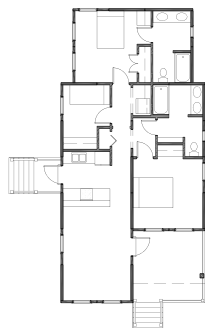
•Phase 1



•Phase 2



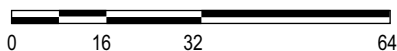
•Phase 3



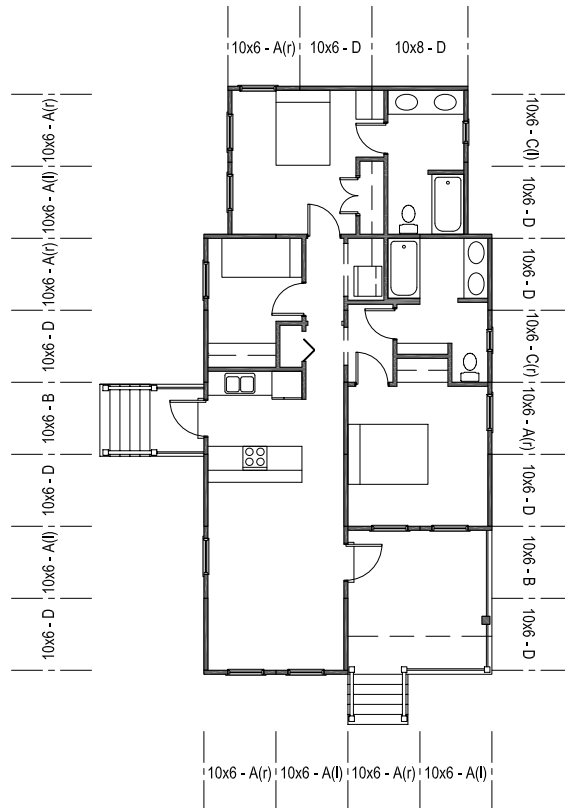
•Phase 4



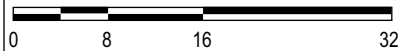
•Phase 5



TOLAR PHASE 4



First Floor Plan
Phase 4



Front Elevation
Phase 4



Designer: **Bruce Tolar**

- Phase 4: 960 Square Feet
- 12' Frontage
- Three Bedrooms

SEED HOUSES



•Phase 1



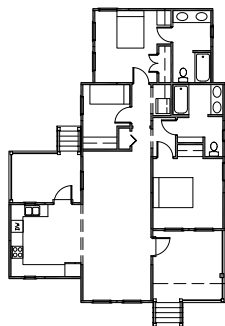
•Phase 2



•Phase 3



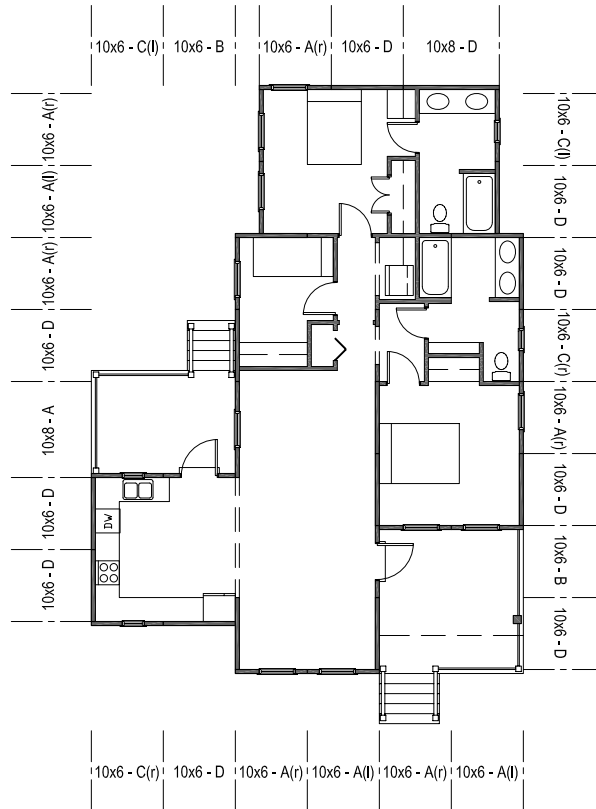
•Phase 4



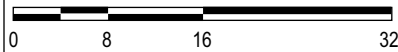
•Phase 5



TOLAR PHASE 5



First Floor Plan
Phase 5



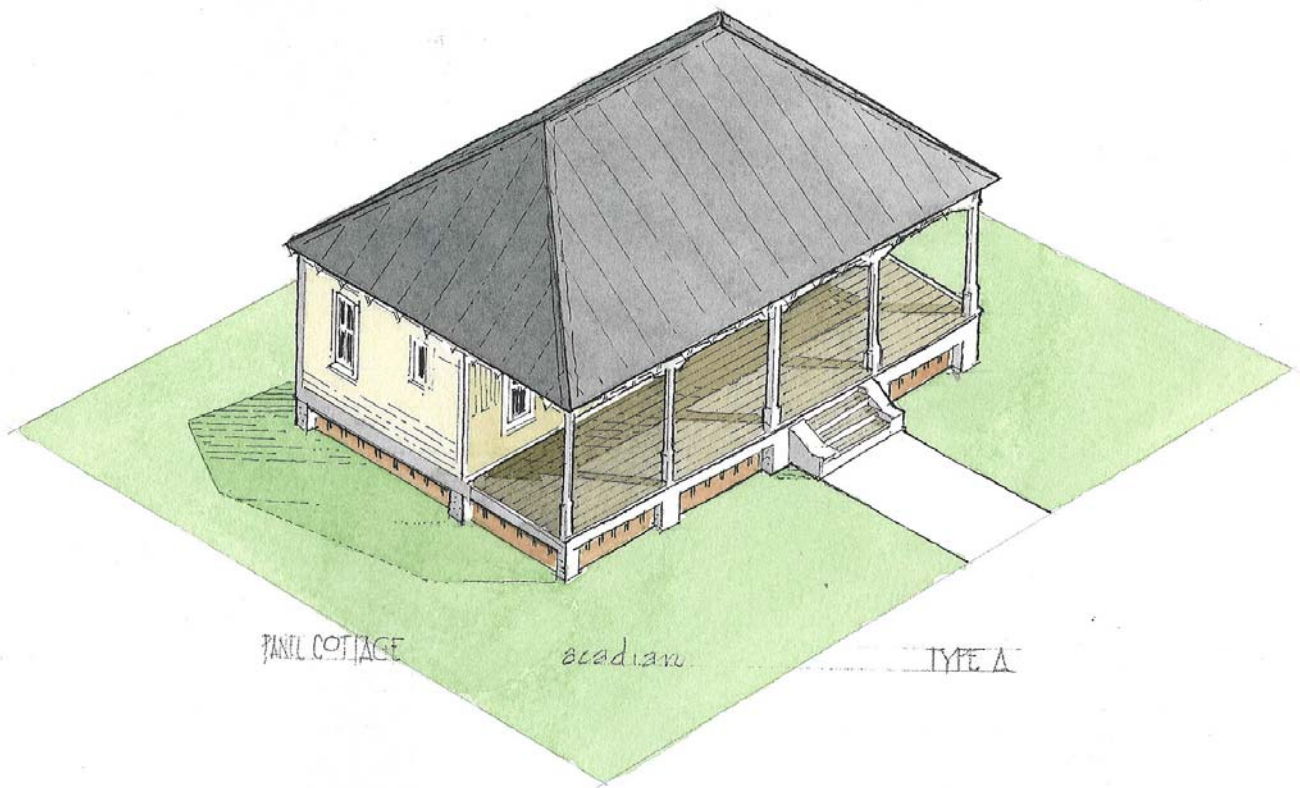
Front Elevation
Phase 5



Designer: **Bruce Tolar**

- Phase 5: 1,104 Square Feet
- 12' Frontage
- Three Bedrooms

COTTAGES

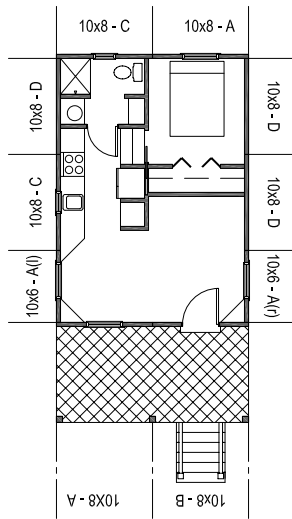


3.2 Cats Cottage 341 SF
 3.3 Cusato Cottage 458 SF
 3.4 Moser Cottage 1,044 SF

3.5 Moser Live-Work Cottage 1,280 SF
 3.6 Moser Cottage 1,360 SF
 3.7 Moser Cottage 1,730 SF

COTTAGES

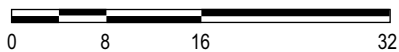
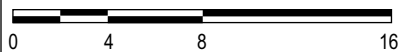
CATS 341 SF



First Floor Plan



Front Elevation



Designer: **Center for Applied Transect Studies**

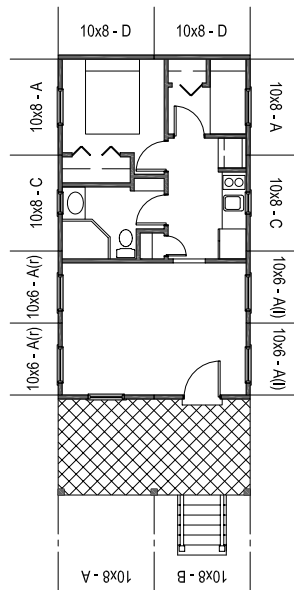
•341 Square Feet

•16' Frontage

•One Bedroom

COTTAGES

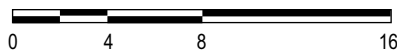
CUSATO 458 SF



First Floor Plan

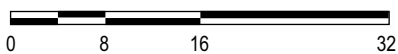


Front Elevation



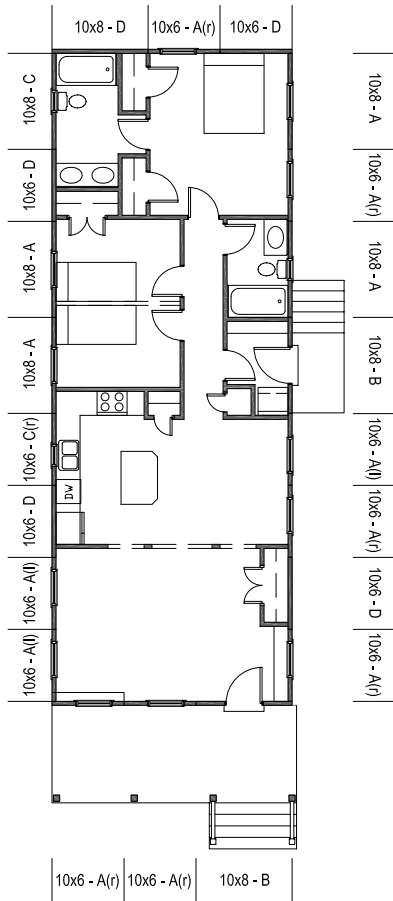
Designer: **Marianne Cusato**

- 458 Square Feet
- 16' Frontage
- Two Bedrooms



COTTAGES

MOSER 1,044 SF



First Floor Plan

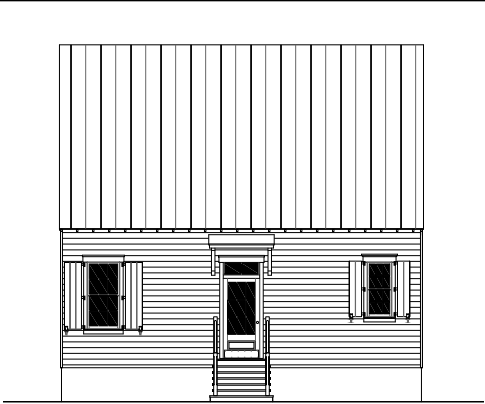


Front Elevation

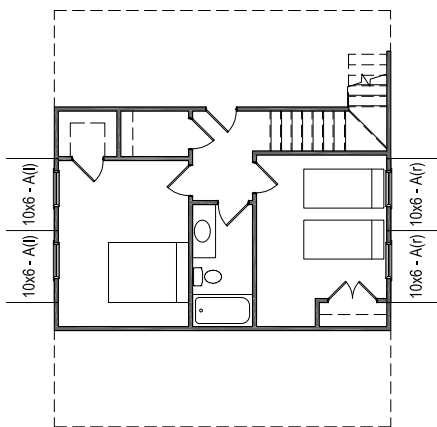
Designer: **Moser Design Group**

- 1,044 Square Feet
- 20' Frontage
- Two Bedrooms (3rd Optional)

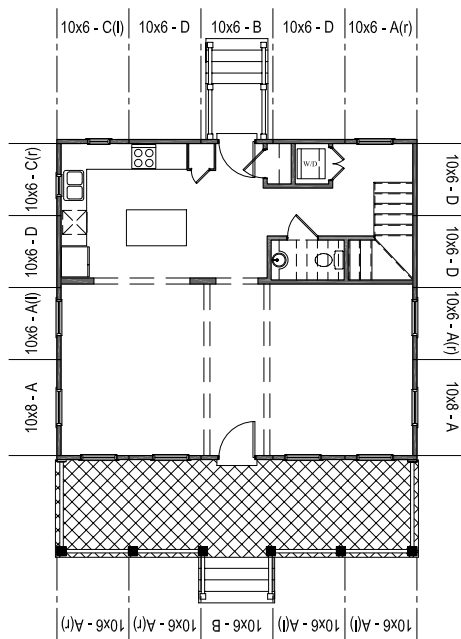
COTTAGES



Rear Elevation



Second Floor Plan



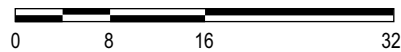
First Floor Plan



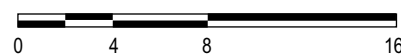
MOSER 1,280 SF



Side Elevation



Front Elevation



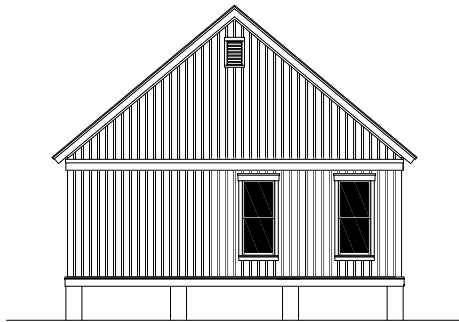
Designer: **Moser Design Group**

•1,280 Square Feet

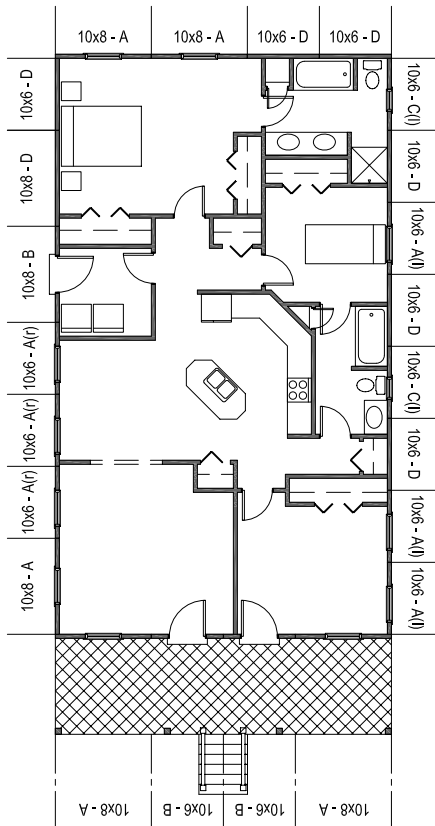
.30' Frontage

- Two Bedrooms

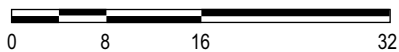
COTTAGES



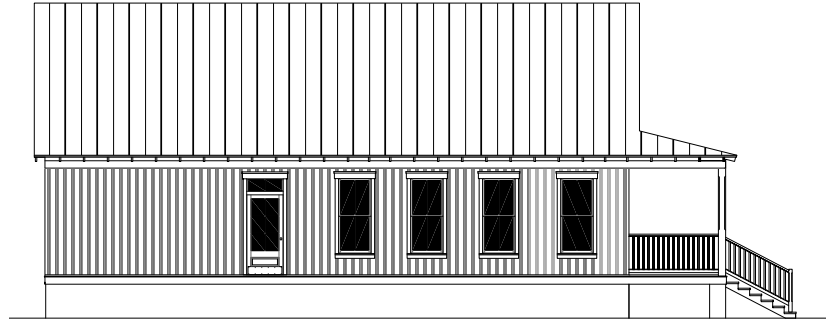
Rear Elevation



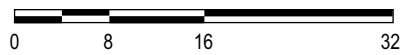
First Floor Plan



MOSER 1,360 SF LIVE-WORK



Side Elevation



Front Elevation



Designer: **Moser Design Group**

•1,360 Square Feet Live-Work Unit

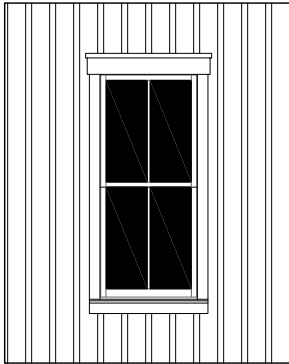
•28' Frontage

•Two Bedrooms & One Office

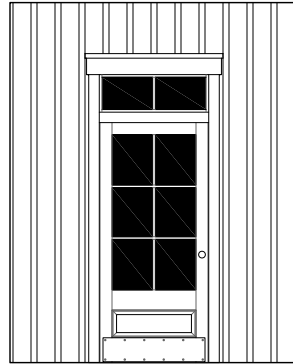
TYPICAL PANELS

LIMITED PANELS

EGRESS

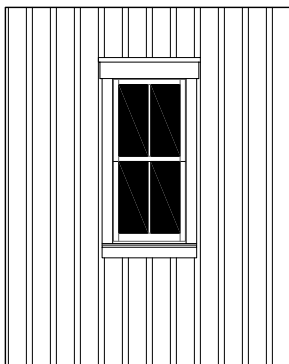


10x8 - A

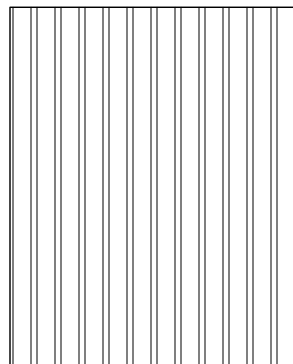


10x8 - B

NON-EGRESS

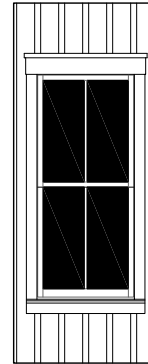


10x8 - C

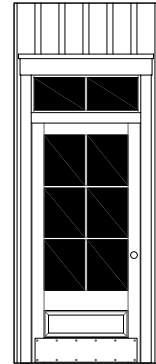


10x8 - D

EGRESS

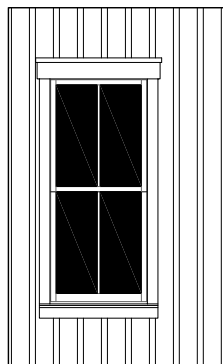


10x4 - A

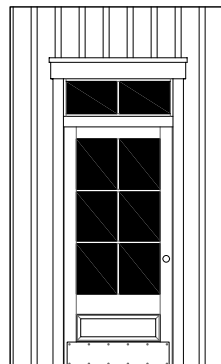


10x4 - B

EGRESS

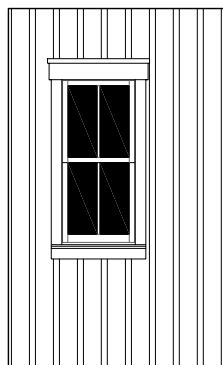


10x6 - A-lh, 9x6 - A-rh

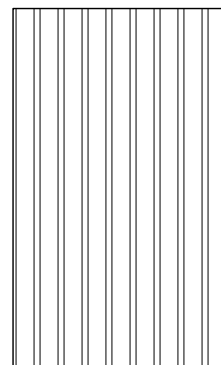


10x6 - B

NON-EGRESS



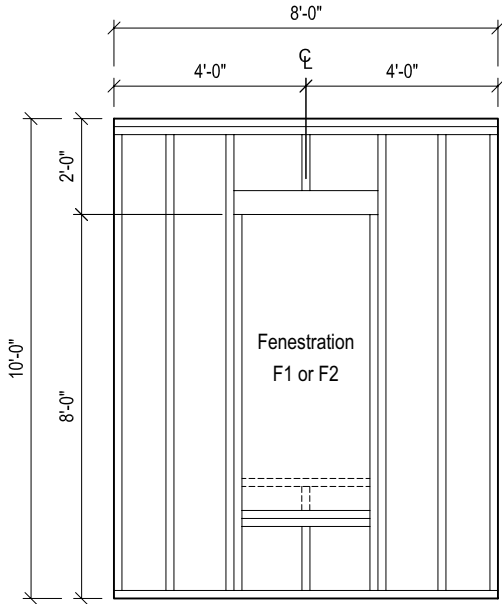
10x6 - C-lh, 9x6 - C-rh



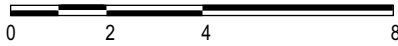
10x6 - D

The above panel elevations represent the application of one particular **Style Set** to panelized wall sections. **This System** represented in this section shall act as a suggested process to build or manufacture the plans included in previous sections. Each plan has been specifically dimensioned in such a fashion as to require the use of only the panels represented in **This System** as the primary structural building envelope. This chapter illustrates the construction of two specific types of panels, but does not limit the use of other materials, manufacturing processes or systems in the forms specified by **This System**. **This System** is intended to locate the centerline and head height for fenestration openings. All rough openings shall be determined by the fenestration manufacturer. **Style Sets** shall be consulted for the exterior surface treatment pertinent to a specific home. **This System** allows for a limited use of custom built panels or custom and on-site framing for knee walls, gable ends, bay windows, and dormers.

PANEL 10x8-A

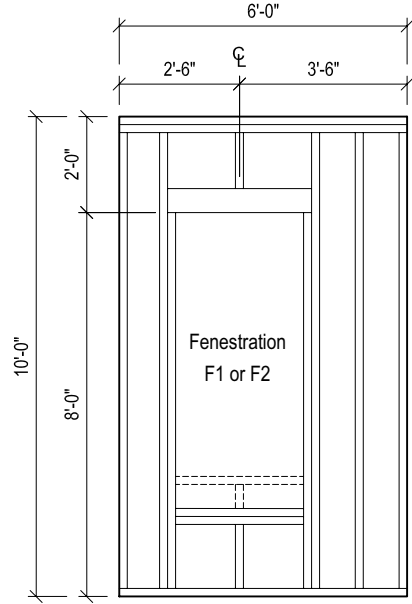


- Fenestration F1 shall be installed in panel 10x8-A at first story and Fenestration F2 at second story.
- Rough opening for F1 and F2 according to fenestration manufacturer.
- See F1, F2 details at **Style Sets**.
- Rough opening for F2, second story fenestration, depicted by broken line.
- Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.

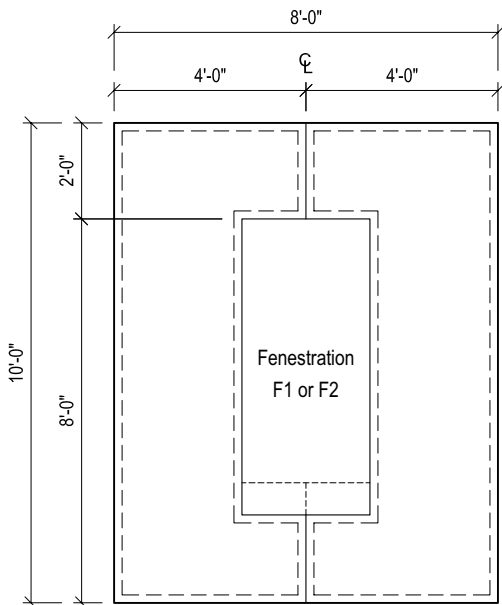
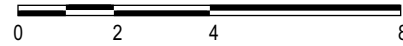


PANEL 10x6-A-lh,rh

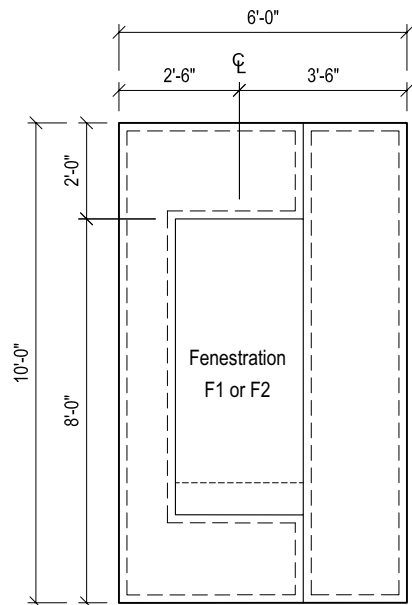
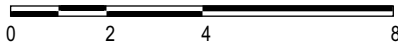
Panel 10x6-A may be erected with rough opening towards the left or right, as specified.



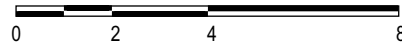
- Fenestration F1 shall be installed in panel 10x6-A at first story and Fenestration F2 at second story.
- Rough opening for F1 and F2 according to fenestration manufacturer.
- See F1, F2 details at **Style Sets**.
- Rough opening for F2, second story fenestration, depicted by broken line.
- Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.



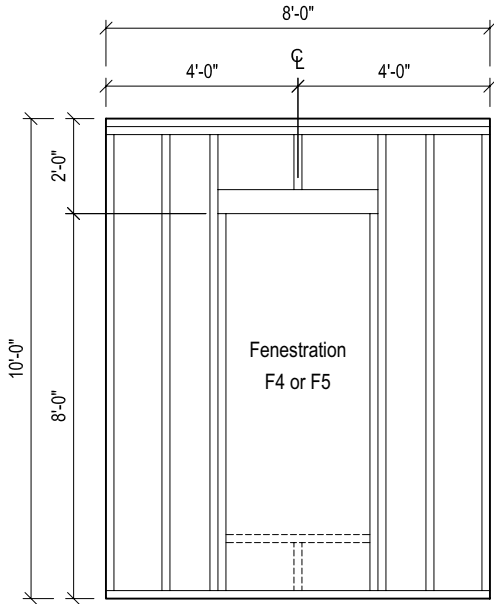
- Fenestration F1 shall be installed in panel 10x8-A at first story and Fenestration F2 at second story.
- Rough opening for F1 and F2 according to fenestration manufacturer.
- See F1, F2 details at **Style Sets**.
- Rough opening for F2, second story fenestration, depicted by broken line.
- Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.



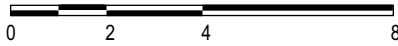
- Fenestration F1 shall be installed in panel 10x6-A at first story and Fenestration F2 at second story.
- Rough opening for F1 and F2 according to fenestration manufacturer.
- See F1, F2 details at **Style Sets**.
- Rough opening for F2, second story fenestration, depicted by broken line.
- Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.



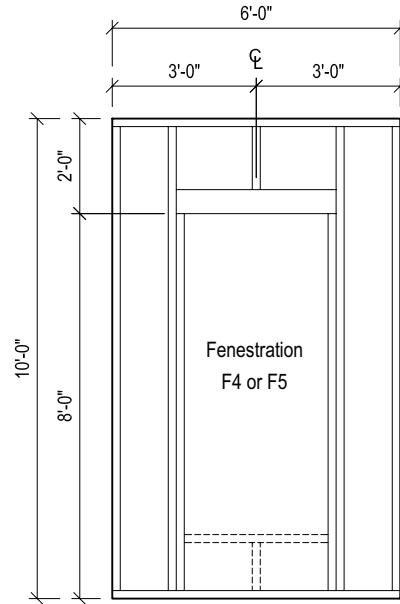
PANEL 10x8-B



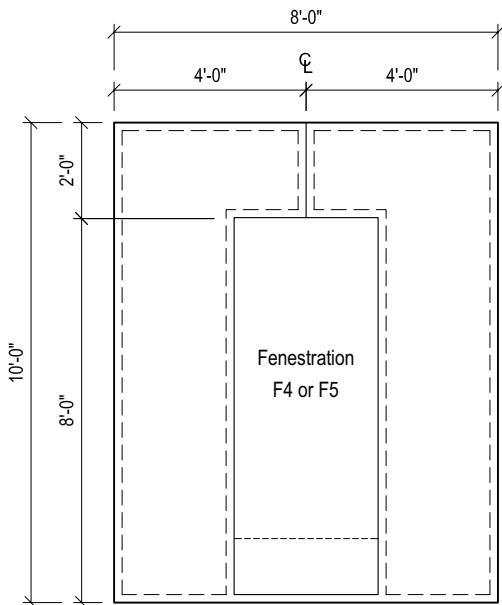
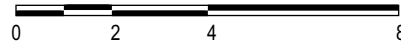
- Fenestration F4 shall be installed in panel 10x8-B at first story and Fenestration F5 at second story.
- Rough opening for F4 and F5 according to fenestration manufacturer.
- See F4, F5 details at **Style Sets**.
- Rough opening for F5, second story fenestration, depicted by broken line.
- Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.



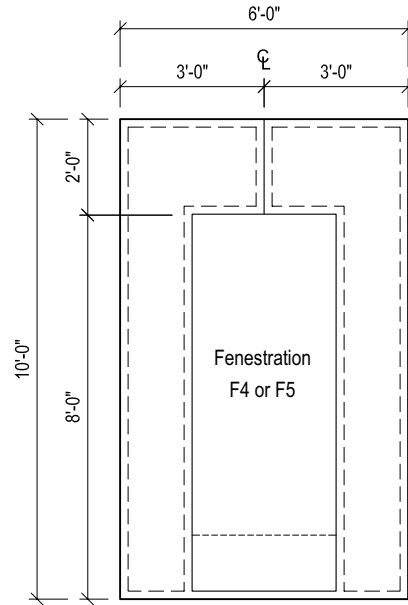
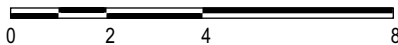
PANEL 10x6-B



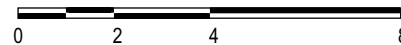
- Fenestration F4 shall be installed in panel 10x6-B at first story and Fenestration F5 at second story.
- Rough opening for F4 and F5 according to fenestration manufacturer.
- See F4, F5 details at **Style Sets**.
- Rough opening for F5, second story fenestration, depicted by broken line.
- Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.



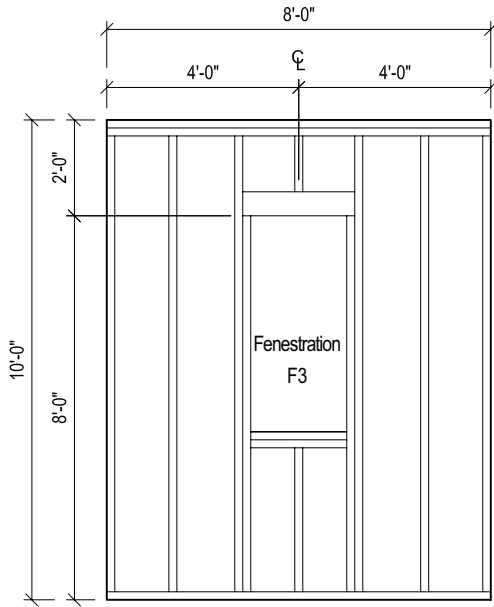
- Fenestration F4 shall be installed in panel 10x8-B at first story and Fenestration F5 at second story.
- Rough opening for F4 and F5 according to fenestration manufacturer.
- See F4, F5 details at **Style Sets**.
- Rough opening for F5, second story fenestration, depicted by broken line.
- Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.



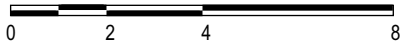
- Fenestration F4 shall be installed in panel 10x6-B at first story and Fenestration F5 at second story.
- Rough opening for F4 and F5 according to fenestration manufacturer.
- See F4, F5 details at **Style Sets**.
- Rough opening for F5, second story fenestration, depicted by broken line.
- Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.



PANEL 10x8-C

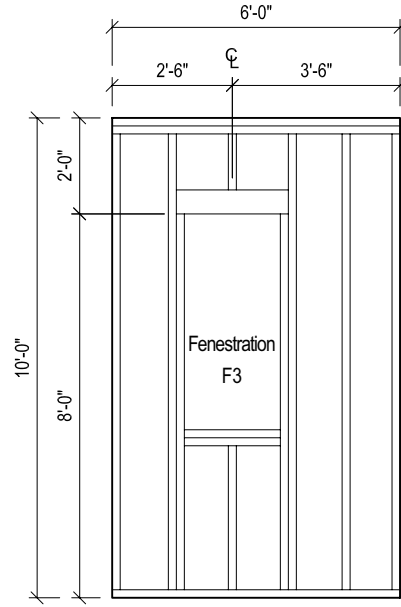


- Fenestration F3 shall be installed in panel 10x8-C at first and second stories.
- Rough opening for F3 according to fenestration manufacturer.
- See F3 details at **Style Sets**.
- Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.

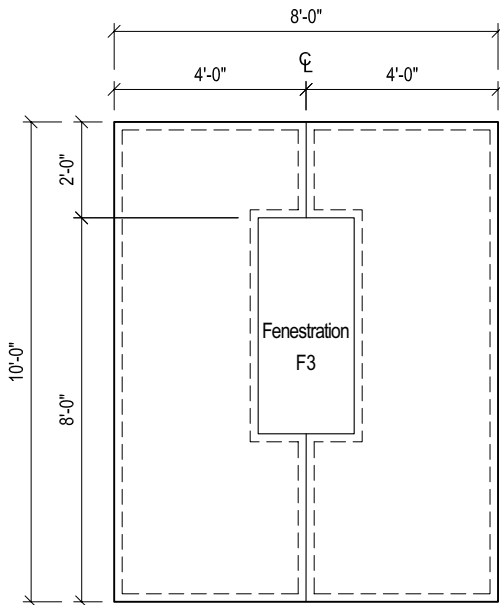
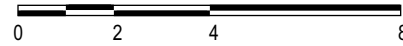


PANEL 10x6-C-1h,rh

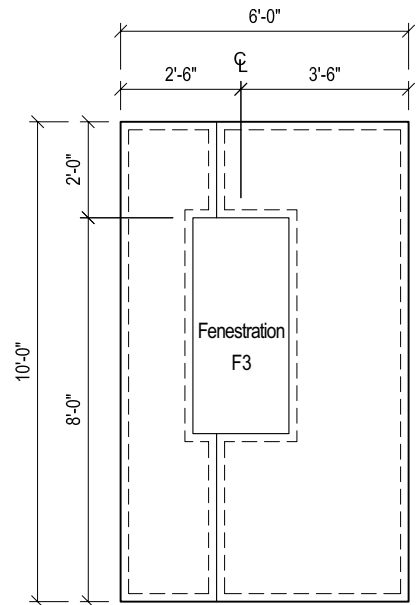
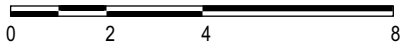
Panel 10x6-A may be erected with rough opening towards the left or right, as specified.



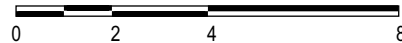
- Fenestration F3 shall be installed in panel 10x6-C at first and second stories.
- Rough opening for F3 according to fenestration manufacturer.
- See F3 details at **Style Sets**.
- Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.



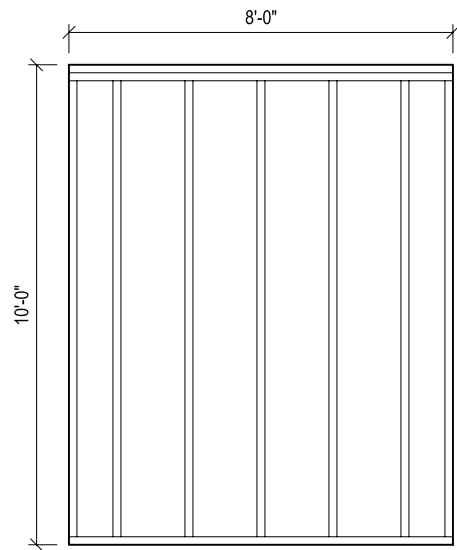
- Fenestration F3 shall be installed in panel 10x8-C at first and second stories.
- Rough opening for F3 according to fenestration manufacturer.
- See F3 details at **Style Sets**.
- Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.



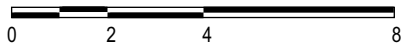
- Fenestration F3 shall be installed in panel 10x6-C at first and second stories.
- Rough opening for F3 according to fenestration manufacturer.
- See F3 details at **Style Sets**.
- Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.



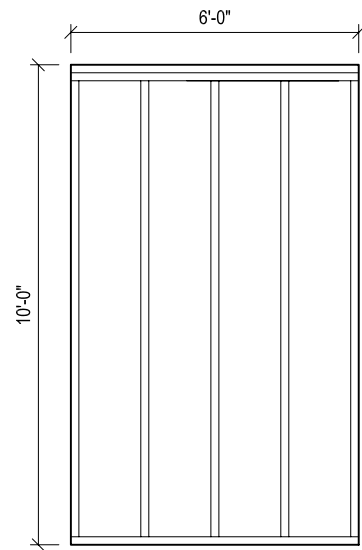
PANEL 10x8-D



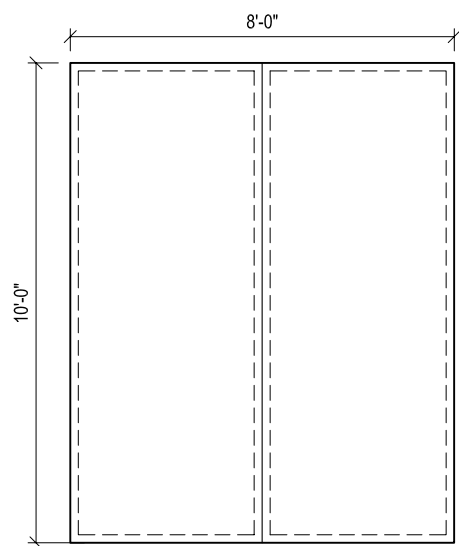
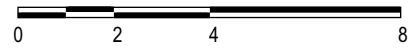
• Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.



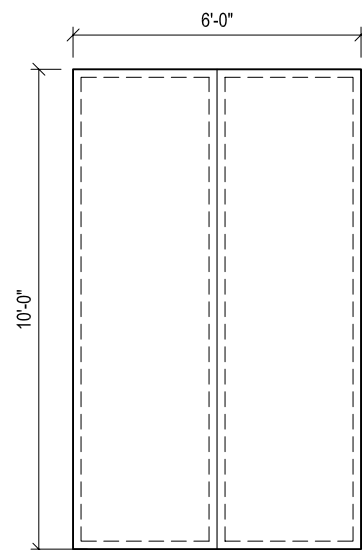
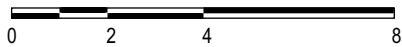
PANEL 10x6-D



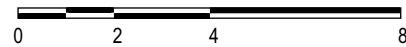
• Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.



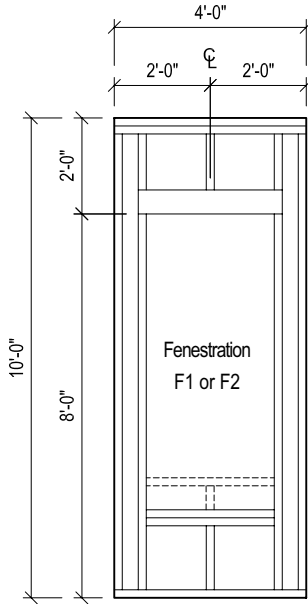
• Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.



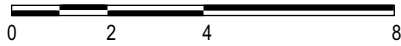
• Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.



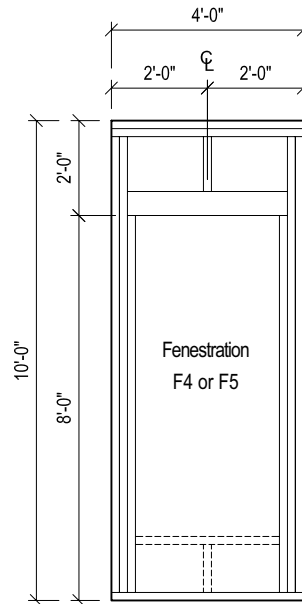
PANEL 10X4-A



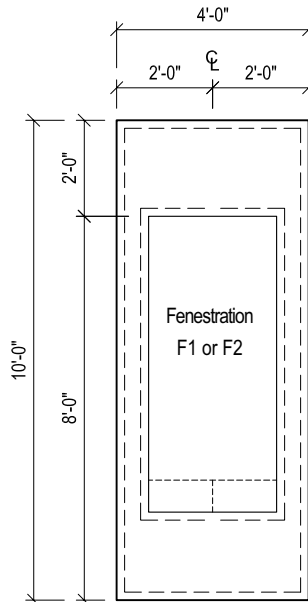
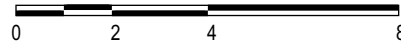
- Fenestration F1 shall be installed in panel 10x4-A at first story and Fenestration F2 at second story.
- Rough opening for F1 and F2 according to fenestration manufacturer.
- See F1, F2 details at **Style Sets**.
- Rough opening for F2, second story fenestration, depicted by broken line.
- Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.



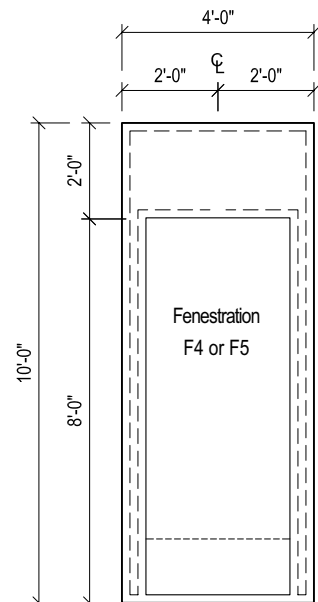
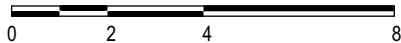
PANEL 10x6-B



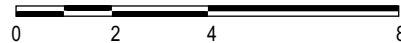
- Fenestration F4 shall be installed in panel 10x4-B at first story and Fenestration F5 at second story.
- Rough opening for F4 and F5 according to fenestration manufacturer.
- See F4, F5 details at **Style Sets**.
- Rough opening for F5, second story fenestration, depicted by broken line.
- Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.



- Fenestration F1 shall be installed in panel 10x4-A at first story and Fenestration F2 at second story.
- Rough opening for F1 and F2 according to fenestration manufacturer.
- See F1, F2 details at **Style Sets**.
- Rough opening for F2, second story fenestration, depicted by broken line.
- Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.



- Fenestration F4 shall be installed in panel 10x4-B at first story and Fenestration F5 at second story.
- Rough opening for F4 and F5 according to fenestration manufacturer.
- See F4, F5 details at **Style Sets**.
- Rough opening for F5, second story fenestration, depicted by broken line.
- Panel construction and joinery by manufacturer and shall conform to applicable local building codes or the UBC.



STYLE SET : CLASSICAL VERNACULAR



5.2

Supplemental Architectural Code

5.4

Eave Details

Window Casing Details

Column Details

5.3

Fenestrations Illustrated

SUPPLEMENTAL ARCHITECTURAL CODE

WALLS

Walls shall be in stucco, wood clapboard, shiplap or fiber cement board.

Clapboard and siding shall be painted.

Posts shall be wood or fiberglass.

Undercrofts shall be enclosed with horizontal wood boards or wood louvers.

Wood, if visible shall be painted.

ROOFS

Downspouts and projecting drainpipes shall be made of galvanized metal, or painted aluminum in white or same color as building.

Gutters shall be profiled or ogee and painted the same color as the cornice.

Flashing shall be galvanized metal.

Principal Roofs shall have a symmetrical gable with a slope of 7:12.

Eaves shall be closed soffits and shall project 8 to 12 inches from exterior wall sheathing to outer edge of gutter.

WINDOWS

Sash shall be of square or vertical proportion.

Sash Section shall be 1 3/4" side and top stiles and 2 3/4" base stile.

Panels shall be of square or vertical proportion.

Lite Patterns shall be 4 over 4, 6 over 6, 9 over 9, or 12 over 12.

Muntin Bars shall be 7/8"

Shutters shall be operable with hinges and shutter dogs, sized and shaped to match the associated openings.

Shutters shall be louvered or panel.

Shutters shall be made of solid, paintable material.

Panel Shutters shall be one full or 2 half panels.

DOORS

Single Doors shall be a maximum width of 36".

Double Doors shall be a maximum combined width of 42".

Doors shall be a 6'-8" to 7'-0" tall.

Doors shall be solid paneled or half glazed.

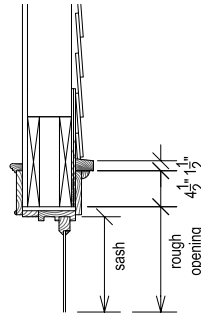
Solid Panel Doors shall be 2 to 6 panels.

Panels shall be flat or raised

Panes shall be clear glass of square or vertical proportions.

Muntin Bars shall be 7/8"

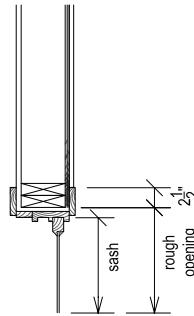
WINDOW CASING



Note: Details of the window and frame are general in nature and may not represent exact configurations, as this may vary between manufacturers.

Head cut from 2x4 w/ 1/4" sloped top over 1" quarter round over 1x6 wood casing

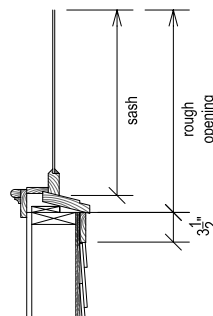
HEAD



Note: Details of the window and frame are general in nature and may not represent exact configurations, as this may vary between manufacturers.

Wood jamb casing, window jamb w/ jamb extension over shim space as required over 2x6 liner and stud w/ 1x4 exterior casing (see details elsewhere)

JAMB

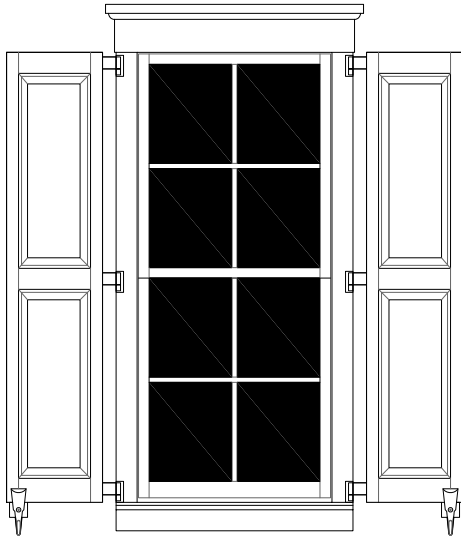


Note: Details of the window and frame are general in nature and may not represent exact configurations, as this may vary between manufacturers.

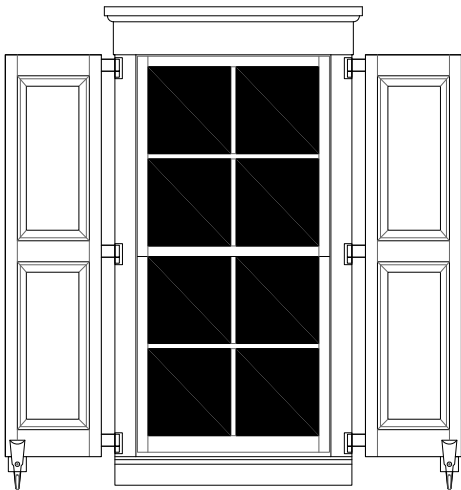
Sill flashing run up over PT 1x subsill wood sill casing (see details elsewhere) 1x4 sill casing

SILL

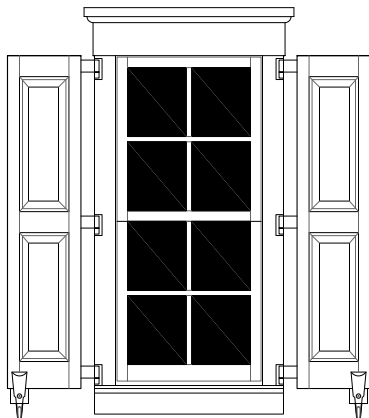
WINDOWS



EGRESS WINDOW F1

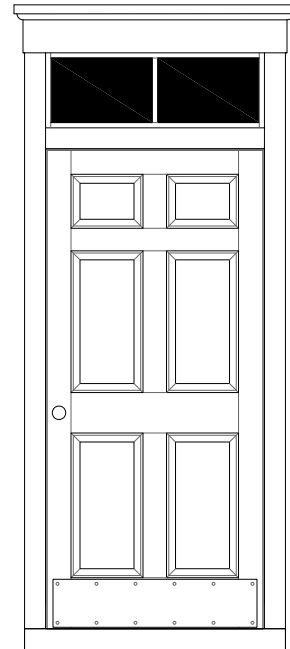


EGRESS WINDOW F2

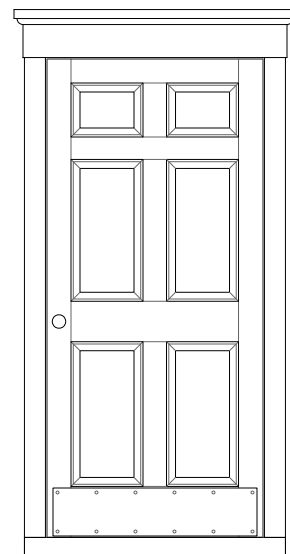


NON-EGRESS WINDOW F3

DOORS



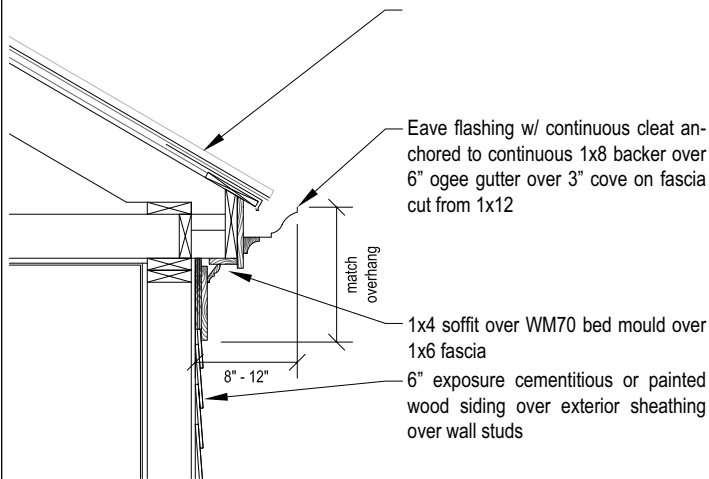
ENTRY DOOR F4



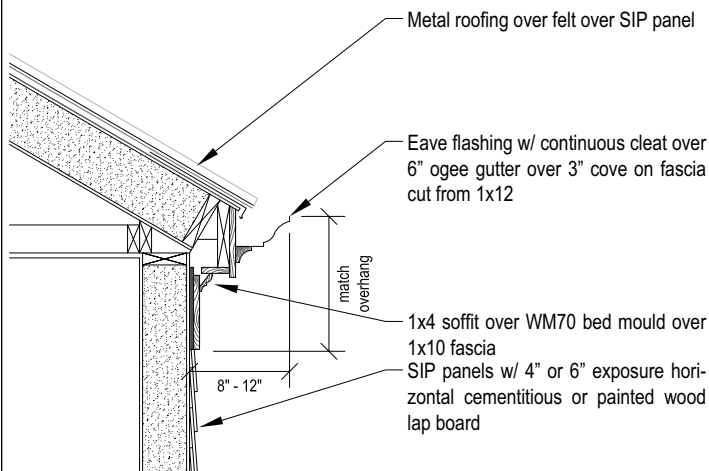
ENTRY DOOR F5

EAVE DETAIL

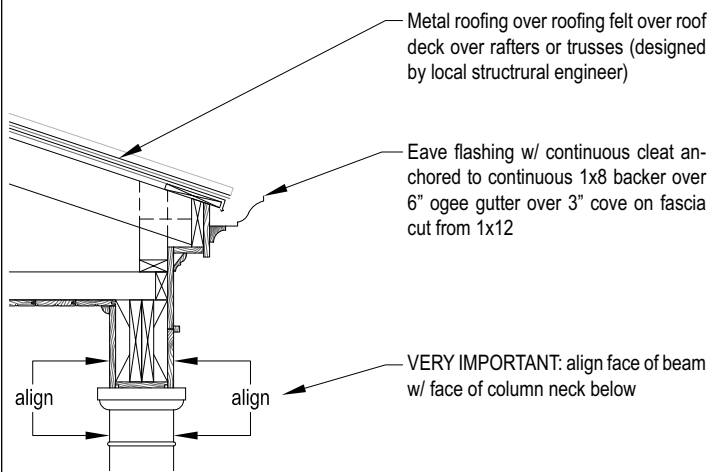
STICK BUILT



SIP BUILT

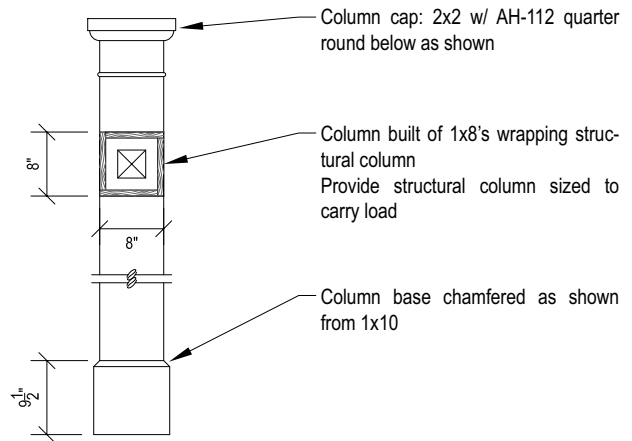


BEAM

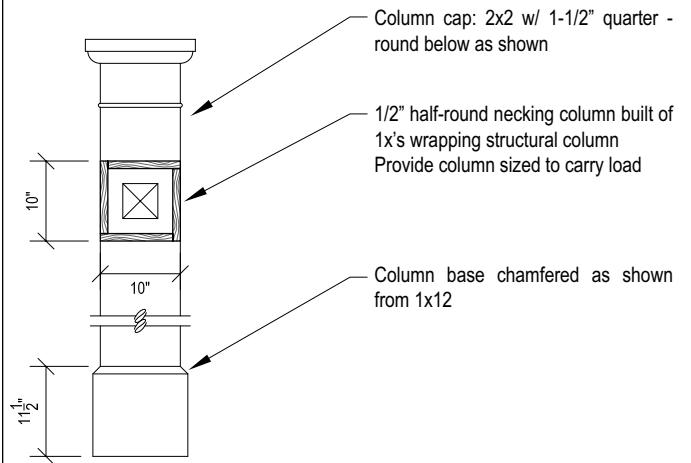


COLUMN DETAIL

8" COLUMN



10" COLUMN



STYLE SET : TRANSITIONAL VERNACULAR

6.2

Supplemental Architectural Code

6.4

Eave Details

Window Casing Details

Column Details

6.3

Fenestrations Illustrated

SUPPLEMENTAL ARCHITECTURAL CODE

WALLS

Walls shall be in stucco, wood clapboard, shiplap, vertical board and batten or fiber cement board.

Clapboard and siding shall be painted.

Posts shall be wood or fiberglass.

Undercrofts shall be enclosed with horizontal wood boards or wood louvers.

Wood, if visible shall be painted.

ROOFS

Downspouts and projecting drainpipes shall be made of galvanized metal, or painted aluminum in white or same color as building.

Gutters shall be profiled or ogee and painted the same color as the cornice.

Flashing shall be galvanized metal.

Principal Roofs shall have a symmetrical gable with a slope of 8:12.

Eaves shall be closed soffits and shall project 8 to 12 inches from exterior wall sheathing.

WINDOWS

Sash shall be of square or vertical proportion.

Sash Section shall be 1 3/4" side and top stiles and 2 3/4" base stile.

Panes shall be of square or vertical proportion.

Lite Patterns shall be 2 over 2, 4 over 4, 6 over 6, 9 over 9, or 12 over 12.

Muntin Bars shall be 7/8"

Shutters, if installed, shall be operable with hinges and shutter dogs, sized and shaped to match the associated openings.

Shutters shall be louvered or panel.

Shutters shall be made of solid, paintable material.

Panel Shutters shall be one full or 2 half panels.

DOORS

Single Doors shall be a maximum width of 36".

Double Doors shall be a maximum combined width of 42".

Doors shall be a 6'-8" to 7'-0" tall.

Doors shall be solid paneled or 1/2 to 3/4 glazed.

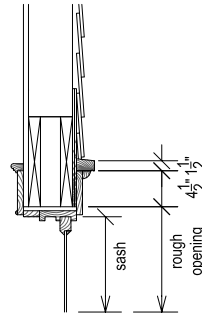
Solid Panel Doors shall be 2 to 6 panels.

Panels shall be flat.

Panes shall be clear glass of square or vertical proportions.

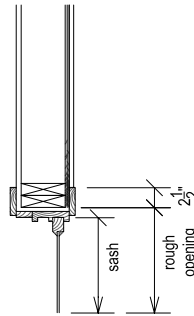
Muntin Bars shall be 7/8"

WINDOW CASING



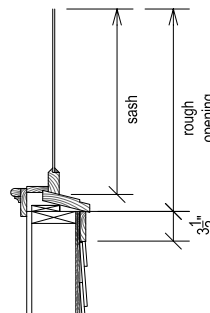
Note: Details of the window and frame are general in nature and may not represent exact configurations, as this may vary between manufacturers.

Head cut from 2x4 w/ 1/4" sloped top over 1" quarter round over 1x6 wood casing



Note: Details of the window and frame are general in nature and may not represent exact configurations, as this may vary between manufacturers.

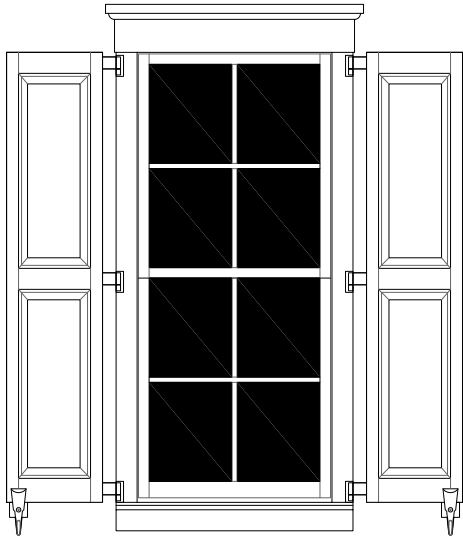
Wood jamb casing, window jamb w/ jamb extension over shim space as required over 2x6 liner and stud w/ 1x4 exterior casing (see details elsewhere)



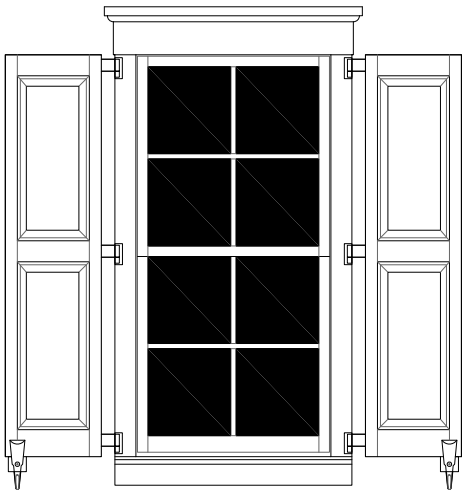
Note: Details of the window and frame are general in nature and may not represent exact configurations, as this may vary between manufacturers.

Sill flashing run up over PT 1x sub sill wood sill casing (see details elsewhere) 1x4 sill casing

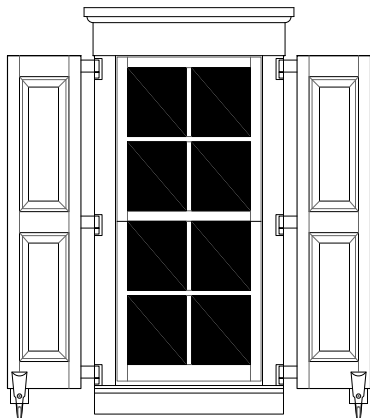
WINDOWS



EGRESS WINDOW F1

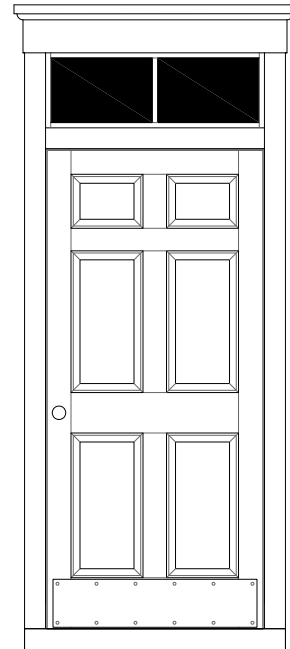


EGRESS WINDOW F2

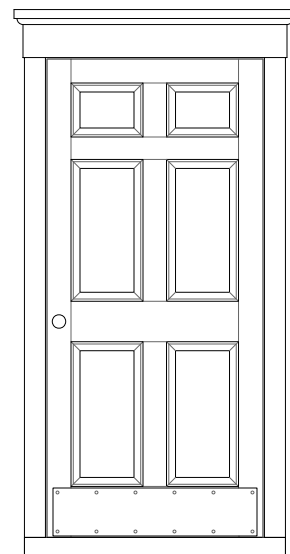


NON-EGRESS WINDOW F3

DOORS



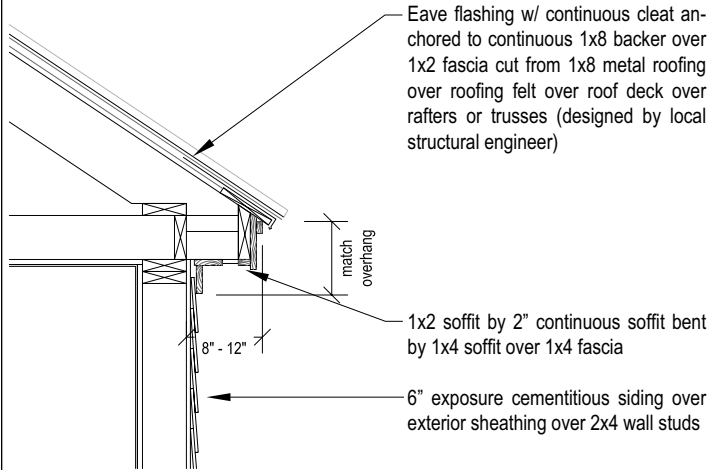
ENTRY DOOR F4



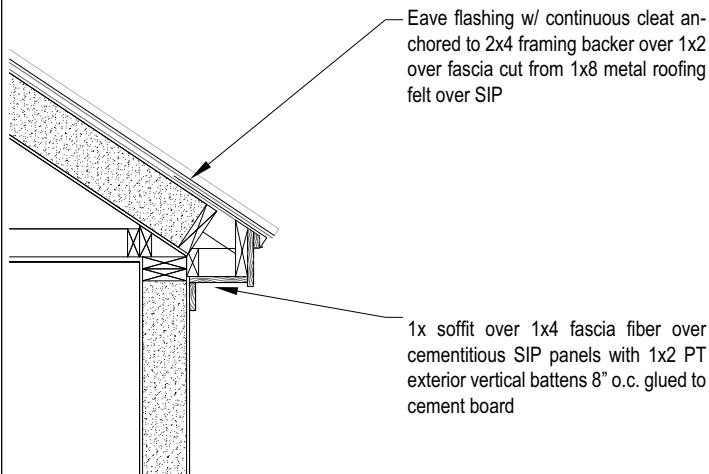
ENTRY DOOR F5

EAVE DETAIL

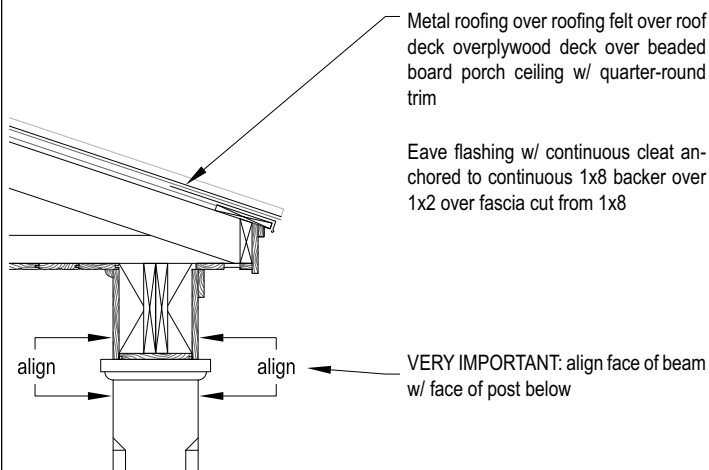
STICK BUILT



SIP BUILT

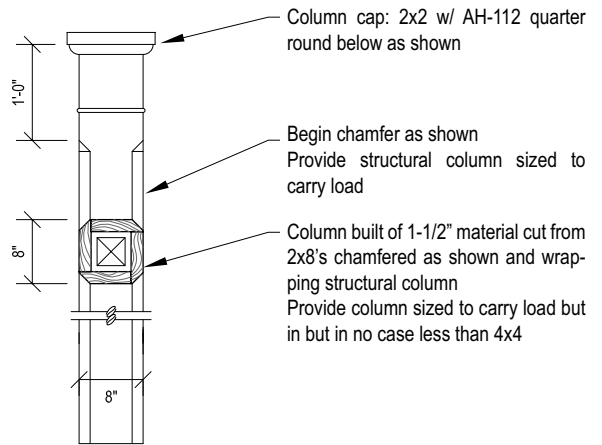


BEAM

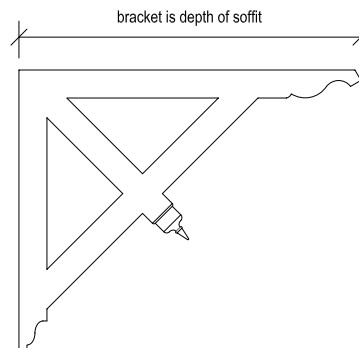


COLUMN DETAIL

8" COLUMN



BRACKET



Brackets used in cantilevered soffits vary greatly in size and design but the critical element is that the bracket is the depth of the soffit. The New Orleans Bracket style resulted from a combination of the Italianate and Victorian influence. The elongated brackets are used in lieu of columns at the front gallery and must occur with similar spacing as columns.

STYLE SET : VERNACULAR



7.2 Supplemental Architectural Code
Window Casing Details
7.3 Fenestrations Illustrated

7.4 Eave Details
Column Details

ARCHITECTURAL CODE

WALLS

Walls shall be in vertical board and batten or fiber cement board.

Siding shall be painted.

Posts shall be wood or fiberglass.

ROOFS

Downspouts and projecting drainpipes shall be made of galvanized metal, or painted aluminum in white or same color as building.

Gutters shall be half round.

Flashing shall be galvanized metal.

Principal Roofs shall have a symmetrical gable with a slope of 10:12.

Eaves shall be exposed with square cut rafter tails and shall project 18 to 24 inches from exterior wall sheathing.

WINDOWS

Sash shall be of square or vertical proportion.

Sash Section shall be 1 3/4" side and top stiles and 2 3/4" base stile.

Panes shall be of square or vertical proportion.

Lite Patterns shall be 1 over 1, 2 over 2, or 2 over 1.

Muntin Bars shall be 7/8"

Shutters, if installed, shall be operable with hinges and shutter dogs, sized and shaped to match the associated openings.

Shutters shall be board.

Shutters shall be made of solid, paintable material.

Panel Shutters shall be one full or 2 half panels.

DOORS

Single Doors shall be a maximum width of 36".

Double Doors shall be a maximum combined width of 42".

Doors shall be a 6'-8" to 7'-0" tall.

Doors shall be solid paneled or 1/2 to 3/4 glazed.

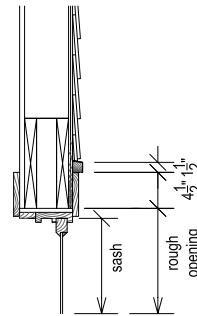
Solid Panel Doors shall be 2 to 6 panels.

Panels shall be flat.

Panes shall be clear glass of square or vertical proportions.

Muntin Bars shall be 7/8"

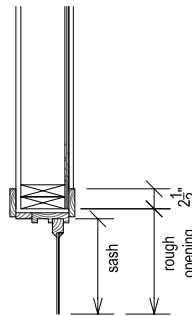
WINDOW CASING



Note: Details of the window and frame are general in nature and may not represent exact configurations, as this may vary between manufacturers.

Head cut from 2x4 w/ 1/4" sloped top over 1" quarter round over 1x6 wood casing

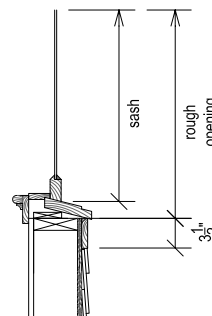
HEAD



Note: Details of the window and frame are general in nature and may not represent exact configurations, as this may vary between manufacturers.

Wood jamb casing, window jamb w/ jamb extension over shim space as required over 2x6 liner and stud w/ 1x4 exterior casing (see details elsewhere)

JAMB

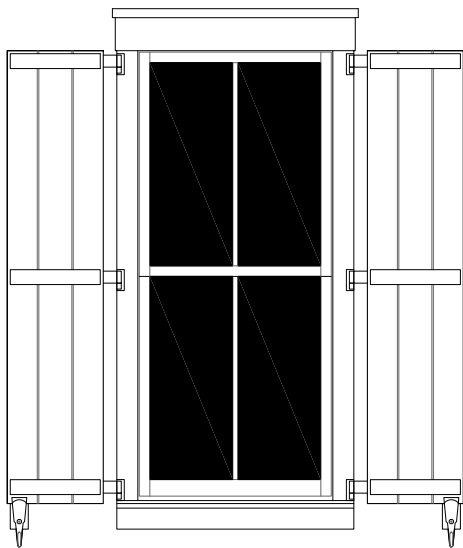


Note: Details of the window and frame are general in nature and may not represent exact configurations, as this may vary between manufacturers.

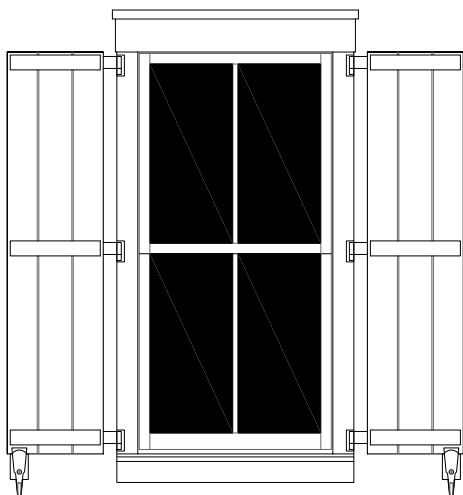
Sill flashing run up over PT 1x subsill wood sill casing (see details elsewhere) 1x4 sill casing

SILL

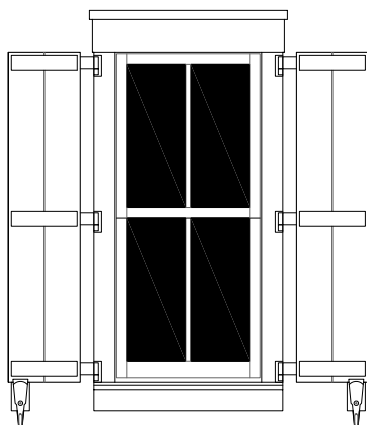
WINDOWS



EGRESS WINDOW F1

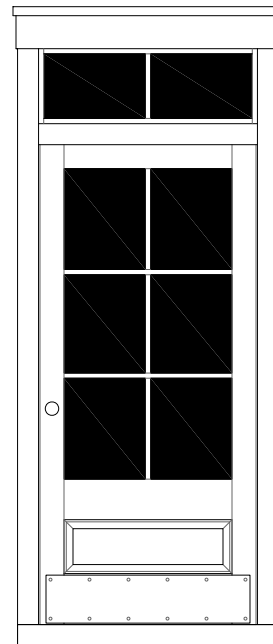


EGRESS WINDOW F2

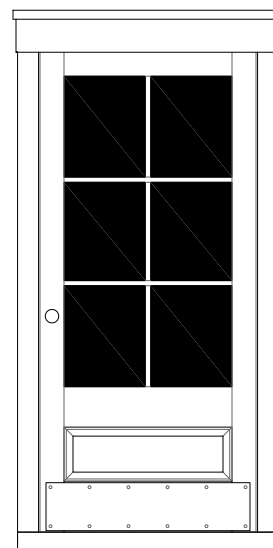


NON-EGRESS WINDOW F3

DOORS



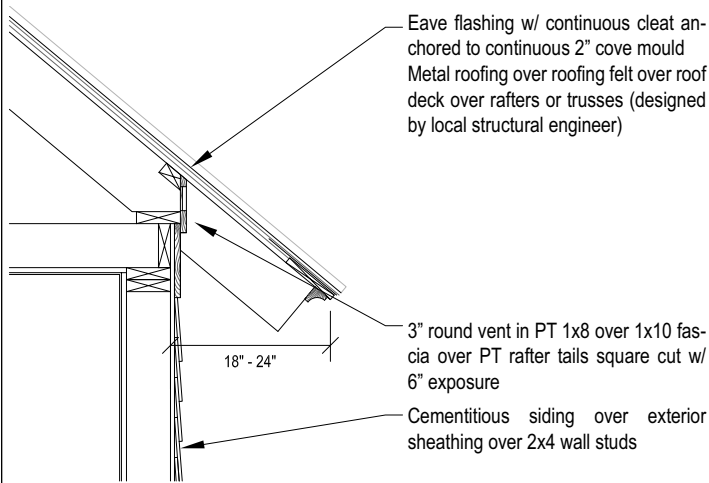
ENTRY DOOR F4



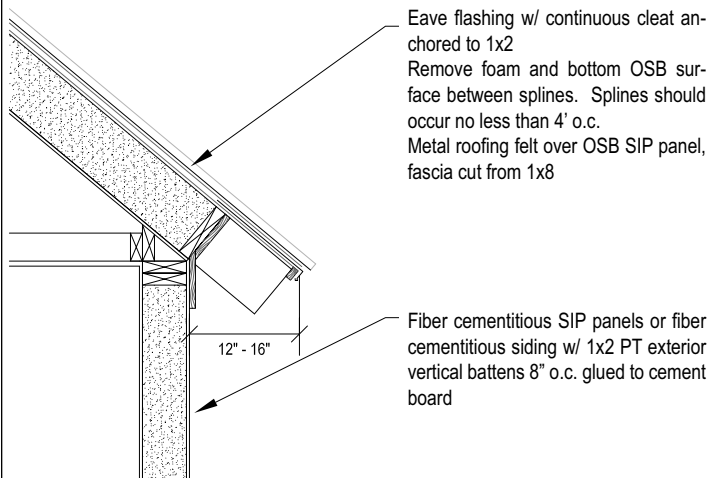
ENTRY DOOR F5

EAVE DETAIL

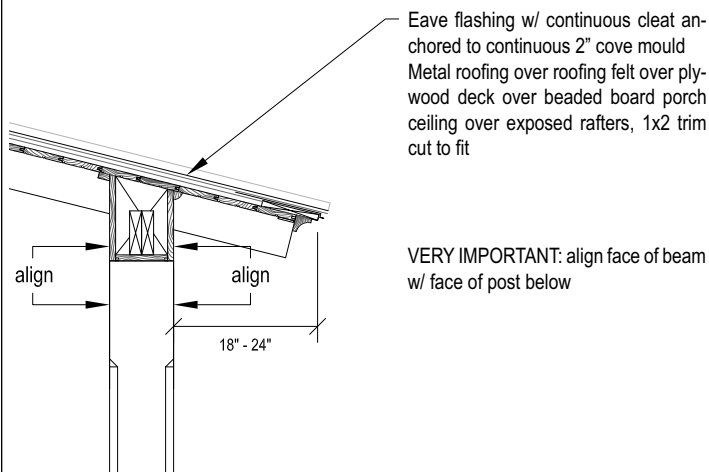
STICK BUILT



SIP BUILT

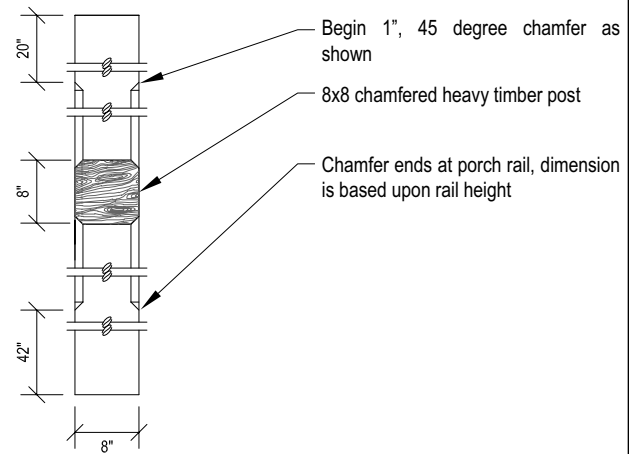


BEAM



COLUMN DETAIL

8" COLUMN



LOUISIANA STYLE SET : CREOLE



8.2 Supplemental Architectural Code
Window Casing Details
8.3 Fenestrations Illustrated

8.4 Eave Details
Column Details

ARCHITECTURAL CODE

WINDOW CASING

WALLS

Walls shall be in vertical board and batten or fiber cement board.

Siding shall be painted.

Posts shall be wood or fiberglass.

ROOFS

Downspouts and projecting drainpipes shall be made of galvanized metal, or painted aluminum in white or same color as building.

Gutters shall be half round.

Flashing shall be galvanized metal.

Principal Roofs shall have a symmetrical gable with a slope of 10:12 to 12:12.

Eaves shall be closed soffit and shall project 6 to 8 inches from exterior wall sheathing.

WINDOWS

Sash shall be of square or vertical proportion.

Sash Section shall be 1 3/4" side and top stiles and 2 3/4" base stile.

Panes shall be of square or vertical proportion.

Lite Patterns shall be 4 over 4, 6 over 6, or 9 over 9.

Muntin Bars shall be 7/8"

Shutters, if installed, shall be operable with hinges and shutter dogs, sized and shaped to match the associated openings.

Shutters shall be board.

Shutters shall be made of solid, paintable material.

Panel Shutters shall be one full or 2 half panels.

DOORS

Single Doors shall be a maximum width of 36".

Double Doors shall be a maximum combined width of 42".

Doors shall be a 6'-8" to 7'-0" tall.

Doors shall be solid paneled or 1/2 to 3/4 glazed.

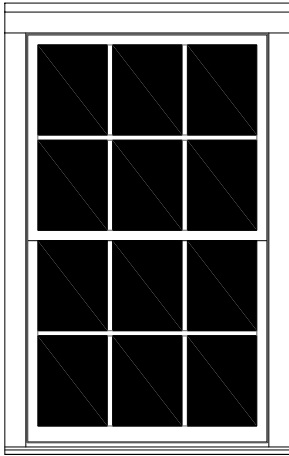
Solid Panel Doors shall be 2 to 6 panels.

Panels shall be flat.

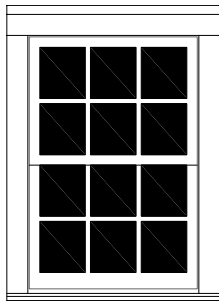
Panes shall be clear glass of square or vertical proportions.

Muntin Bars shall be 7/8"

WINDOWS

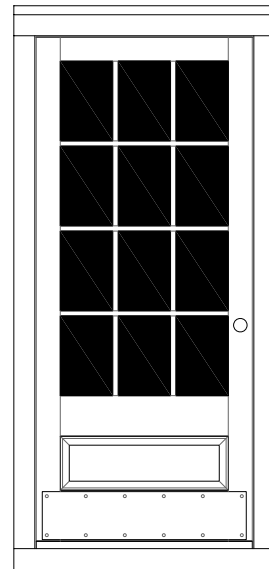


EGRESS WINDOW F1



NON-EGRESS WINDOW F3

DOORS



ENTRY DOOR F5

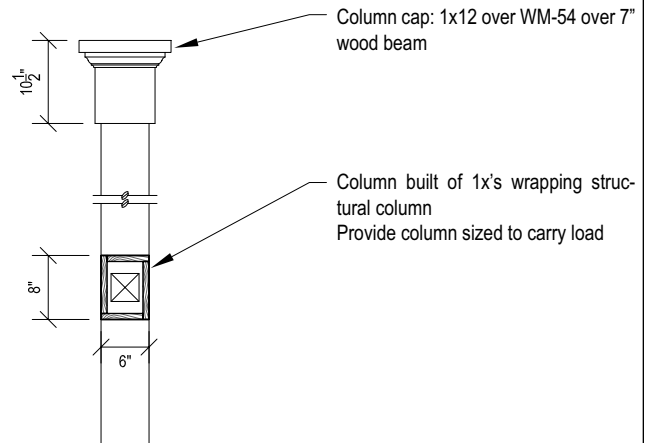
EAVE DETAIL

STICK BUILT

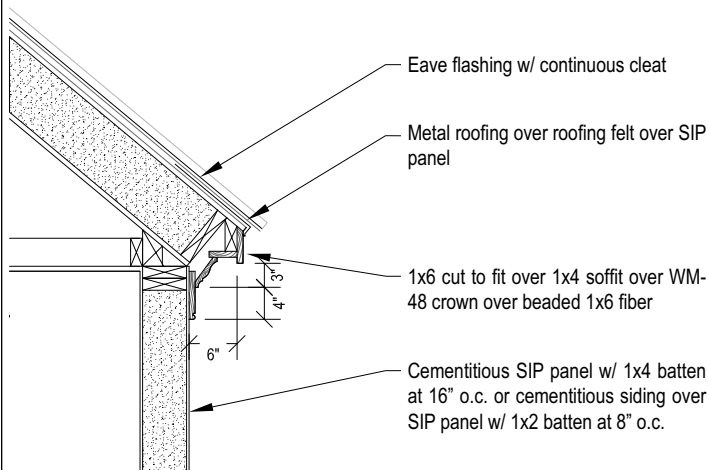
REFERENCE DETAILS BELOW

COLUMN DETAIL

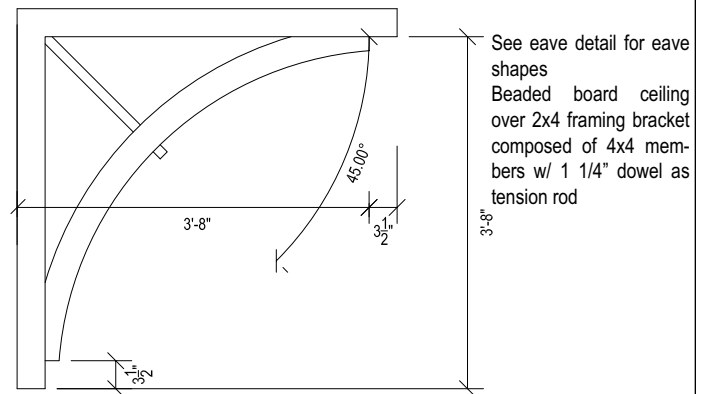
6" COLUMN



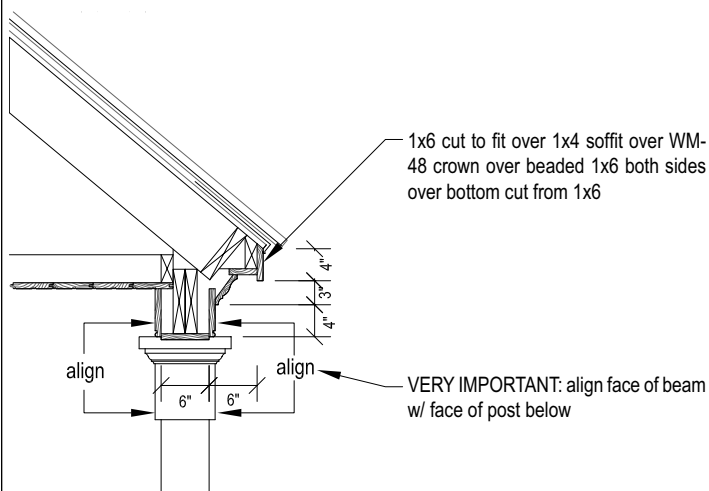
SIP BUILT



BRACKET



BEAM



LOUISIANA STYLE SET : ACADIAN



9.2 Supplemental Architectural Code
Window Casing Details
9.3 Fenestrations Illustrated

9.4 Eave Details
Column Details

ARCHITECTURAL CODE

WINDOW CASINGS

WALLS

Walls shall be in vertical board and batten or fiber cement board.

Siding shall be painted.

Posts shall be wood or fiberglass.

ROOFS

Downspouts and projecting drainpipes shall be made of galvanized metal, or painted aluminum in white or same color as building.

Gutters shall be half round.

Flashing shall be galvanized metal.

Principal Roofs shall have a symmetrical gable with a slope of 10:12 to 12:12.

Eaves shall be exposed with angle cut rafter tails and shall project 12 to 18 inches from exterior wall sheathing.

WINDOWS

Sash shall be of square or vertical proportion.

Sash Section shall be 1 3/4" side and top stiles and 2 3/4" base stile.

Panes shall be of square or vertical proportion.

Lite Patterns shall be 1 over 1, 2 over 2, or 2 over 1.

Muntin Bars shall be 7/8"

Shutters, if installed, shall be operable with hinges and shutter dogs, sized and shaped to match the associated openings.

Shutters shall be board.

Shutters shall be made of solid, paintable material.

Panel Shutters shall be one full or 2 half panels.

DOORS

Single Doors shall be a maximum width of 36".

Double Doors shall be a maximum combined width of 42".

Doors shall be a 6'-8" to 7'-0" tall.

Doors shall be solid paneled or 1/2 to 3/4 glazed.

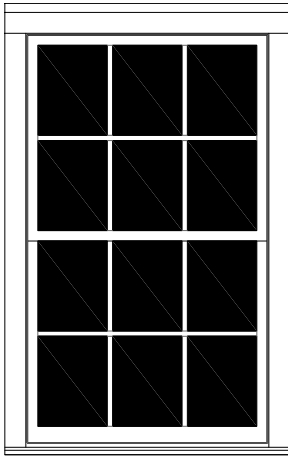
Solid Panel Doors shall be 2 to 6 panels.

Panels shall be flat.

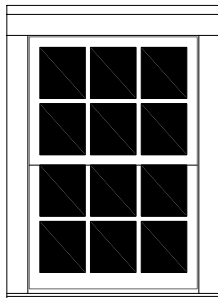
Panes shall be clear glass of square or vertical proportions.

Muntin Bars shall be 7/8"

WINDOWS

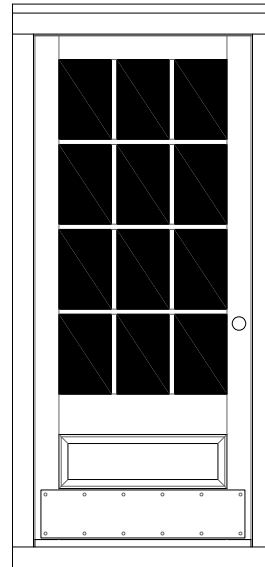


EGRESS WINDOW F1



NON-EGRESS WINDOW F3

DOORS



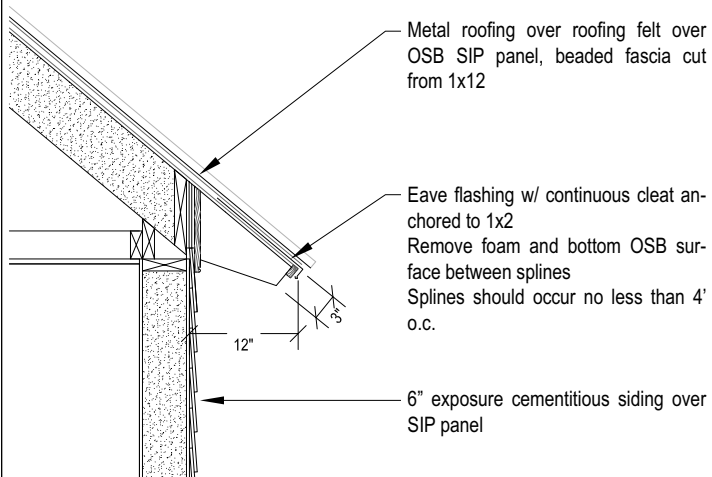
ENTRY DOOR F5

EAVE DETAIL

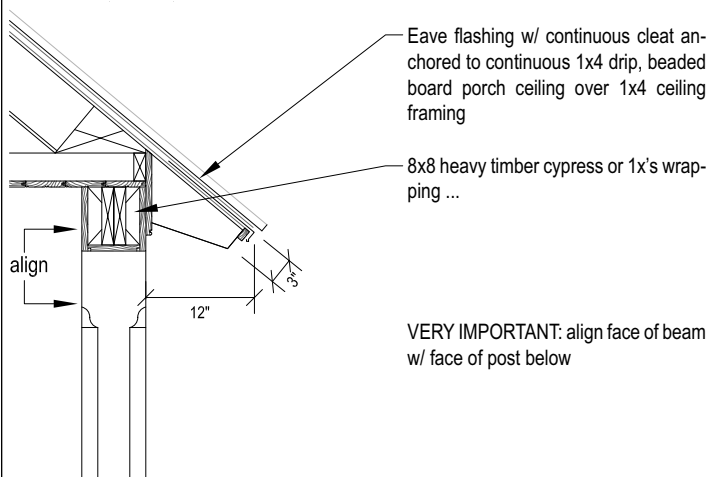
STICK BUILT

REFERENCE DETAILS BELOW

SIP BUILT



BEAM



COLUMN DETAIL

8" COLUMN

