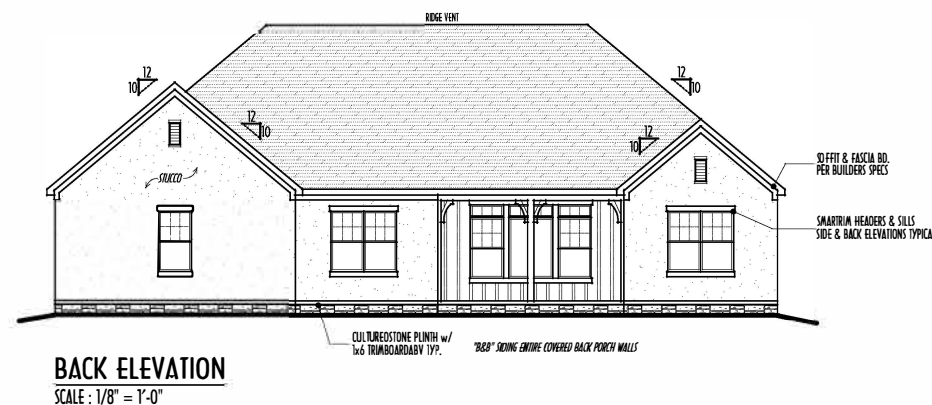
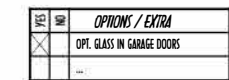
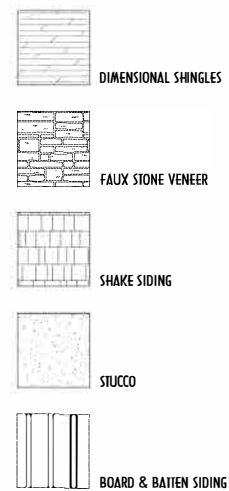


P & D
BUILDERS
EST. 1962



FIRST FLOOR CEILING (G) 9'-1 1/2" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS (G) 7'-6" UNLESS NOTED OTHERWISE

EMERGENCY EGRESS OPERABLE (E.E.D.) WINDOWS IN ALL BEDROOMS

SEE ROOF PLAN FOR SOFFIT & RAKE SIDES

RUN BRICK VENEER 7" PAST FRAMING CORNERS

CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6"
INTO T&G WOOD TRIM (UNLESS NOTED)

FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A
WEATHER-TIGHT SEAL BETWEEN MATERIALS, FRAMING & TRIM

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT

WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
CONFIRM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER

RUN SUECO, STONE & BRICK VENEER TO GRADE UNLESS NOTED

WEEP SLOTTED FOR SUICO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
(26% GAUGE CORROSION RESISTANT) 1/4" ASBESTOS FOUNDATION PLATE (3.5" FLANGE;
PLACED AT MIN 4" AWAY EXTERIOR 7" AFB PAVING; ALLOWING DRAP W/ALY TO DRAIN

SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

FIRST FLOOR =	2,501 SQ.FT.
OPT FIN. BSMT =	51 SQ.FT.



P&D Builders Ltd.
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(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

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WITHOUT WRITTEN CONSENT OF THE AUTHOR OF THE PLANS.

1200

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

[illegible]

P&D / rwd

4 of 7

PLEASE NOTE: PRELIMINARY DESIGNS ARE SUBJECT TO CHANGE DUE TO
STRUCTURAL OR CODE REQUIREMENTS. ITEMS SHOWN MAY BE OPTIONAL/EXTRA.
PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS

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PhD DCO Wolff pretrns 4-4-96cc

American Institute of
A I
B D
Building Design
Institute

REVISION DATE	BY:	Notes/CD
1/29/16	rwd	concept
2/25/16	" "	prelims
3/1/16	" "	prelim rev
3/25/16	" "	hvac rev
4/4/16	" "	prelim rev

0 SCALE WHEN PRINTED 24x36 - PAPER SIZE "D"

0 12' 24' 48' 60'

FIELD-VERIFY DIMENSIONS - DO NOT SCALE PLOTS

P&D / rwd

3 of 7

FIRST FLOOR =	2,501 SQ.FT.
OPT FIN. BSMT =	51 SQ.FT.

7/4/2006 2:05 PM

P & D
BUILDERS
— EST. 1962 —



SCALE : 1/4" = 1'-0"

FINAL KITCHEN CABINET & APPLIANCE LAYOUT BY
OTHERS, APPLIANCES PER SERIES SPECS

FIRST FLOOR CEILINGS AT 10'-1 1/8" & 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOWS HEADERS AT 7'-6" UNLESS NOTED OTHERWISE

CONTRACTORS TO SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE PLANS TO THE JOB SUPERVISOR ASAP

FIRST FLOOR DESIGN LIVE LOAD = 40 PSF

ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO
CONFORM TO 2013 R.C.O. AND/OR APPLICABLE LOCAL CODES

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HGT'S w/PROVIDER
CONFIRM FLOORING & FINISH MATERIALS w/ JOB SUPERVISOR (PER CONTRACT)

ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR
CORNERS OF WOOD FRAMING LENGTHS AND/OR FENESTRATION

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS
BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES)
BRACE FLOORJOISTS AT MIDSPAN PER CODE

INTERIORDOORS SHOWN 4" OFF CORNERS UNLESS NOTED

NOTE: DIMENSIONS FOR ANGLED WALLS MAY CONTAIN
ROUNDING ERRORS OF LESS THAN 1/8" TYPICALLY

FINAL/INSTALLED INSULATION VALUES SHOULD MATCH
REM-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN
ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)

INSTALL ALL LVL & LSL BEAMS WITH
LABELS VISIBLE FOR BLDG INSPECTION

P&D Builders - Job #1200

PLEASE NOTE: PRELIMINARY DESIGNS ARE SUBJECT TO CHANGE DUE TO STRUCTURAL OR CODE REQUIREMENTS. ITEMS SHOWN MAY BE OPTIONAL/EXTRA. PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS.

FND/BSMT



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PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



AIBD
Building Design Professionals



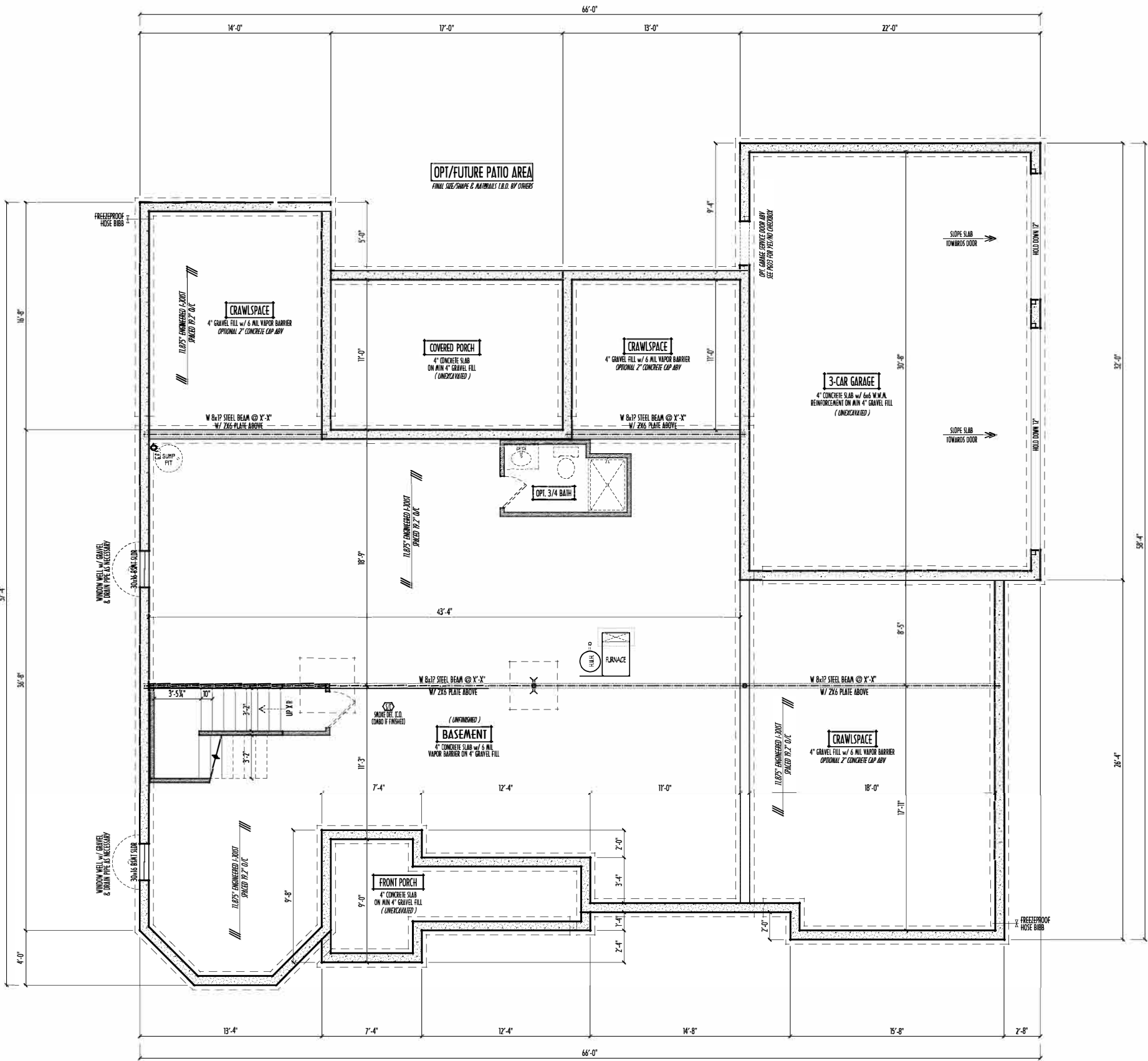
BIA
Building Industry Association

REVISION DATE	BY:	hbw/CD
1/29/16	rwd	concept
2/25/16	"	prelim
3/1/16	"	prelim rev
3/25/16	"	hwa rev
4/4/16	"	prelim rev

10" SCALE WHEN PRINTED 24" x 36" - PAPER SIZE 11" x 17" FIELD-REPORT DIMENSIONS - DO NOT SCALE PRINTS

P&D / rwd

2 of 7



FOUNDATION / BASEMENT PLAN
SCALE : 1/4" = 1'-0"

BASEMENT SLAB =	1,448 SQ.FT.
FRONT PORCH =	116 SQ.FT.
GARAGE SLAB =	652 SQ.FT.
COVERED PORCH SLAB =	199 SQ.FT.
BACK LEFT CRAWLSP =	203 SQ.FT.
BACK RIGHT CRAWLSP =	136 SQ.FT.

FIRST FLOOR =	2,501 SQ.FT.
OPT FIN. BSMT =	51 SQ.FT.