

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.

DESIGNS ARE THE EXCLUSIVE PROPERTY OF AIA BUILDERS LIST
REPRODUCTION OR OTHER USE OF THESE PLANS MAY BE MADE
WITHOUT PRIOR WRITTEN CONSENT OF THE AUTHOR OF THE PLANS

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



(FOR PROPER DRAINAGE)

GRADE ELEVATION SHOWN IS APPROXIMATE
FIELD VERIFY & ADJUST FOUNDATION AS NECESSARY



(FOR PROPER DRAINAGE)

FIRST FLOOR =	2,578 SQ.FT.
SECOND FLOOR =	1,285 SQ.FT.
TOTAL LIVING SP =	3,863 SQ.FT.
OPT LW RVL =	712 SQ.FT.
OPT FIN BSMT =	xxx SQ.FT.

anne

Residential Design & Drafting

207.6266 donpados@gmail.com

7.207.0200 bonnieand@ymail.com

VISION DATE:	BY:	Prin/CD
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8/14/17	rwd	concep
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9/8/17	" "	prelms
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9/21/17	" "	prelim rev
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10/11/17	" "	pratin rev
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SCALE WHICH RANGES 0-100 BASED ON 100%

SCALE WHEN PRINTED 24658 - PAPER SIZE D

FIELD-MEASUREMENT DIMENSIONS - DO NOT SCALE PRINTS

P&D / rwd

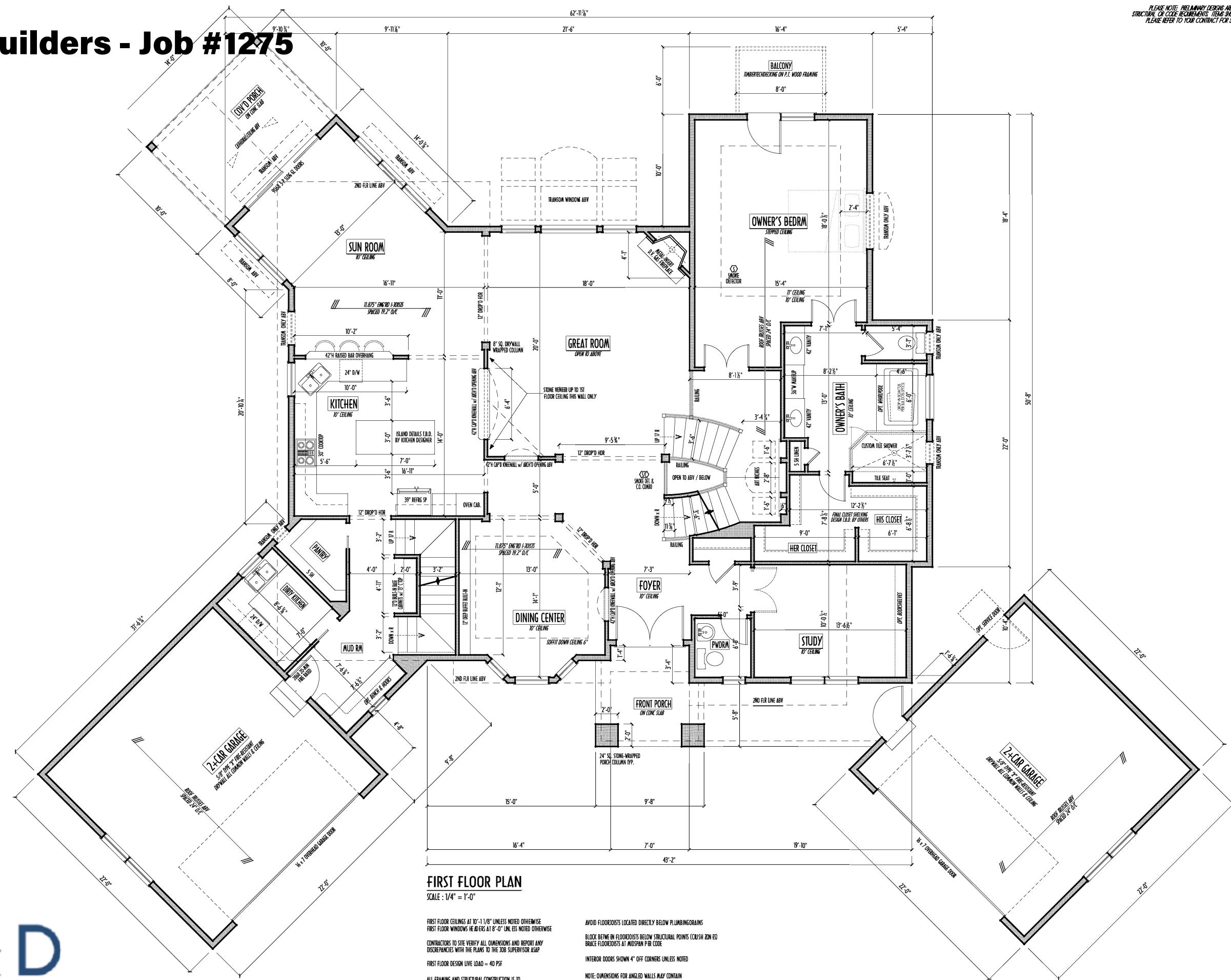
TQD / TWD

560

5 of 8

5010

PRELIMINARY DESIGN
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR CEILINGS AT 10'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOWS HEADERS AT 8'-0" 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 C.O.D.S
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACTOR FROM WINDOW ROUGH-OPENINGS AND HEAD & HGT'S w/ PROVIDE OR CONFIRM FLOORING & FINISH MATERIALS w/ JOB SUPERVISOR (PER CONTRACT)
ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOOD FRAMING LENGTHS AND/OR PENETRATIONS

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING/DRAINS
BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (COLUMNS ZONES)
BRACE FLOORJOISTS AT MIDSPAN PER CODE
INTERIOR DOORS 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 RE-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLOG INSPECTION

FIRST FLOOR =	2,578 SQ.FT.
SECOND FLOOR =	1,285 SQ.FT.
TOTAL LIVING SP =	3,863 SQ.FT.
OPT LWR LVL =	712 SQ.FT.
OPT FIN. BSMT =	xxx SQ.FT.



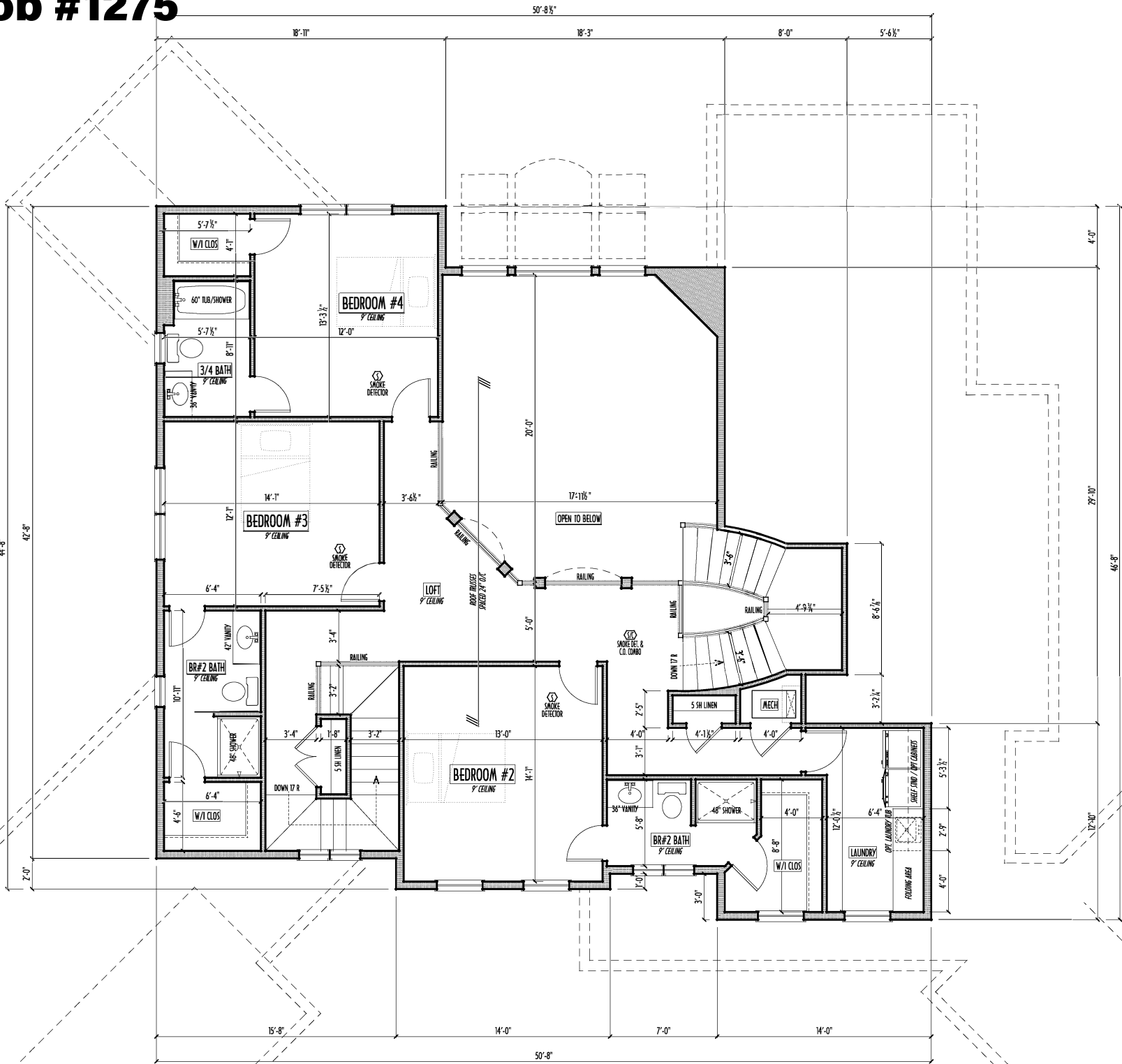
Danne
Residential Design & Drafting
614.207.6266 danneand@gmail.com

REVISION DATE:	BY:	DESCRIPTION
6/14/17	rwd	concept
9/8/17	prln	prln
9/21/17	prln	prln
10/11/17	prln	prln

1/4" = 1'-0" WHEN PRINTED 24" x 36" - OTHER SIZES 1/8" = 1'-0"
FIELD - VERIFY DIMENSIONS - DO NOT SCALE PRINTS

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PRELIMINARY DESIGN
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SECOND FLOOR PLAN

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

SECOND FLOOR CEILINGS AT 9'-1 1/8" ROUGH UNLESS NOTED
SECOND FLOOR WINDOWS HEADERS AT 7'-6" UNLESS NOTED
EXTERIOR WALLS ARE SHOWN 6" WIDE C26 STUDS @ 16" O/C UNLESS NOTED
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2x4 STUDS @ 16" O/C UNLESS NOTED)
SECOND FLOOR DESIGN LIVE LOAD = 40 PSF (BEDROOMS 30 PSF)
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED
IN SLEEPING ROOMS, AT LEAST ONE WINDOW MUST MEET EMERGENCY EGRESS REQUIREMENTS (MIN. 20" WIDE X 24" TALL @ 5.7 SQ. FT.) PER I.C.C. 310

CONFIRM WINDOW ROUGH-OPENINGS WITH MANUFACTURER AND ADJUST FRAMING DIMENSIONS AS NECESSARY
NOTE: DIMENSIONS FOR ANGLED WALLS MAY CONTAIN ROUNDING ERRORS OF LESS THAN 1/8" TYPICALLY
FINAL/INSTALLED INSULATION VALUES SHOULD MATCH REAR-SIDE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & 1x6 BEAMS WITH LABELS VISIBLE FOR BLOCK INSPECTION
FOAM PLASTIC INSULATION SHALL BE INSTALLED PER RCO 314 & 315 <75 PSF, <450 SORPER ASTM E84



FIRST FLOOR =	2,578 SQ. FT.
SECOND FLOOR =	1,285 SQ. FT.
TOTAL LIVING SP =	3,863 SQ. FT.
OPT LWR LVL =	712 SQ. FT.
OPT FIN. BSMT =	xxx SQ. FT.

Danne Residential Design & Drafting, Inc. 614.207.6266 danneind@gmail.com	
REVISION DATE:	BY: Prelim/CD
8/14/17	rwd concept
9/8/17	" " prelim
9/21/17	" " prelim rev
10/11/17	" " prelim rev
DESIGNED BY: P&D / rwd	
PAGE: 4 of 8	

P&D Builders - Job #1275

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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WITHOUT THE WRITTEN CONSENT OF THE AUTHOR OF THE PLANS

NO. 1275

PRELIMINARY DESIGN
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REVISION DATE:	BY:	PRG/CD
8/14/17	rwd	concept
9/8/17	"	prlns
9/21/17	"	prlns rev
10/11/17	"	prlns rev

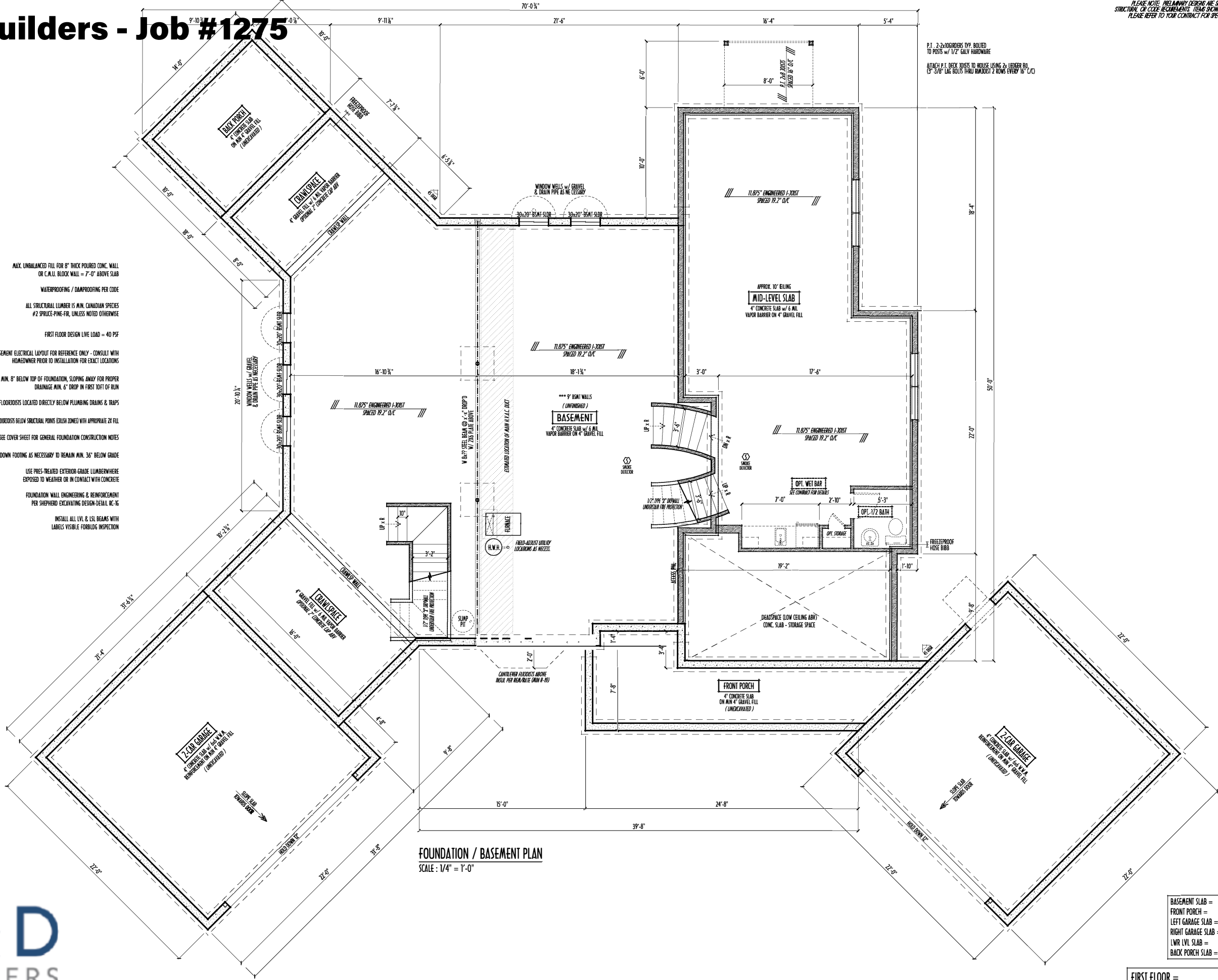
BASEMENT SLAB =	1,273 SQ.FT.
FRONT PORCH =	185 SQ.FT.
LEFT GARAGE SLAB =	438 SQ.FT.
RIGHT GARAGE SLAB =	438 SQ.FT.
LWR LVL SLAB =	877 SQ.FT.
BACK PORCH SLAB =	140 SQ.FT.

TO SCALE WHEN PRINTED 24x36 - PAPER REE "D"

FIELD MEASUREMENTS - DO NOT SCALE PRINTS

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PAGE: 2 of 8



MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.M.U. BLOCK WALL = 7'-0" ABOVE SLAB
WATERPROOFING / DAMPROOFING PER CODE
ALL STRUCTURAL LUMBER IS MIN. CANADIAN SPECIES #2 SPRUCE-PINE-FIR, UNLESS NOTED OTHERWISE
FIRST FLOOR DESIGN LIVE LOAD = 40 PSF
BASEMENT ELECTRICAL LAYOUT FOR REFERENCE ONLY - CONSULT WITH HOMEOWNER PRIOR TO INSTALLATION FOR EXACT LOCATIONS
GRADE MIN. 8" BELOW TOP OF FOUNDATION, SLOPING AWAY FOR PROPER DRAINAGE MIN. 6" DROP IN FIRST 10FT OF RUN
AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES) WITH APPROPRIATE 2X FILL
SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES
STEP DOWN FOOTING AS NECESSARY TO REMAIN MIN. 36" BELOW GRADE
USE PRES-TREATED EXTERIOR-GRADE LUMBER WHERE EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE
FOUNDATION WALL ENGINEERING & REINFORCEMENT PER SHEPHERD EXCAVATING DESIGN-DETAIL DC-16
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

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

P & D
BUILDERS
EST. 1962

FIRST FLOOR = 2,578 SQ.FT.
SECOND FLOOR = 1,285 SQ.FT.
TOTAL LIVING SP = 3,863 SQ.FT.
OPT LWR LVL = 712 SQ.FT.
OPT FIN. BSMT = xxx SQ.FT.