

P&D Builders - Job # 1232

PLEASE NOTE: ALL DRAWINGS ARE SUBJECT TO CHANGE DUE TO STRUCTURAL OR CODE REQUIREMENTS. ITEMS SHOWN MAY BE OPTIONAL PER AREA. PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS.

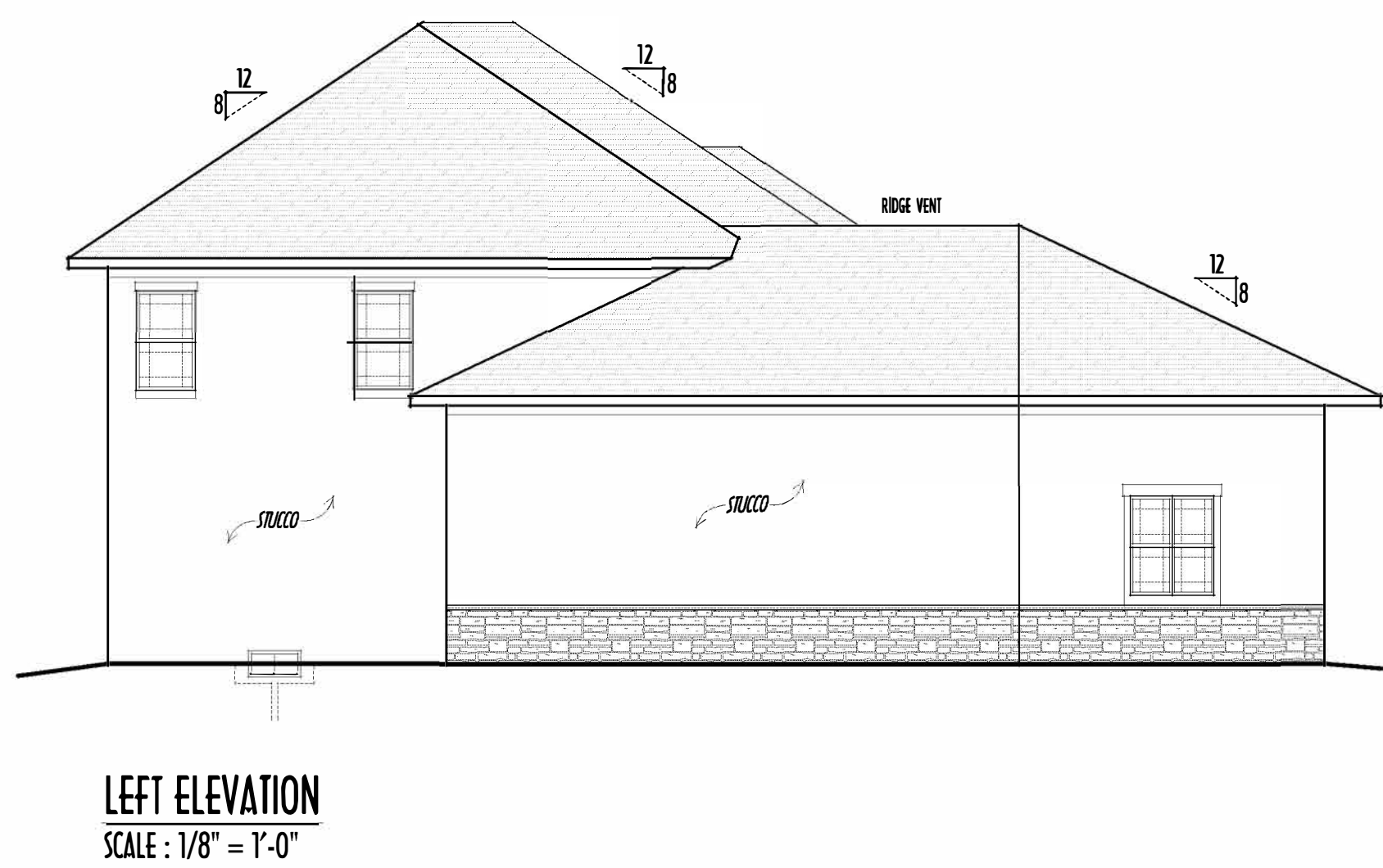
ELEVATIONS



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P&D JOB # 1232

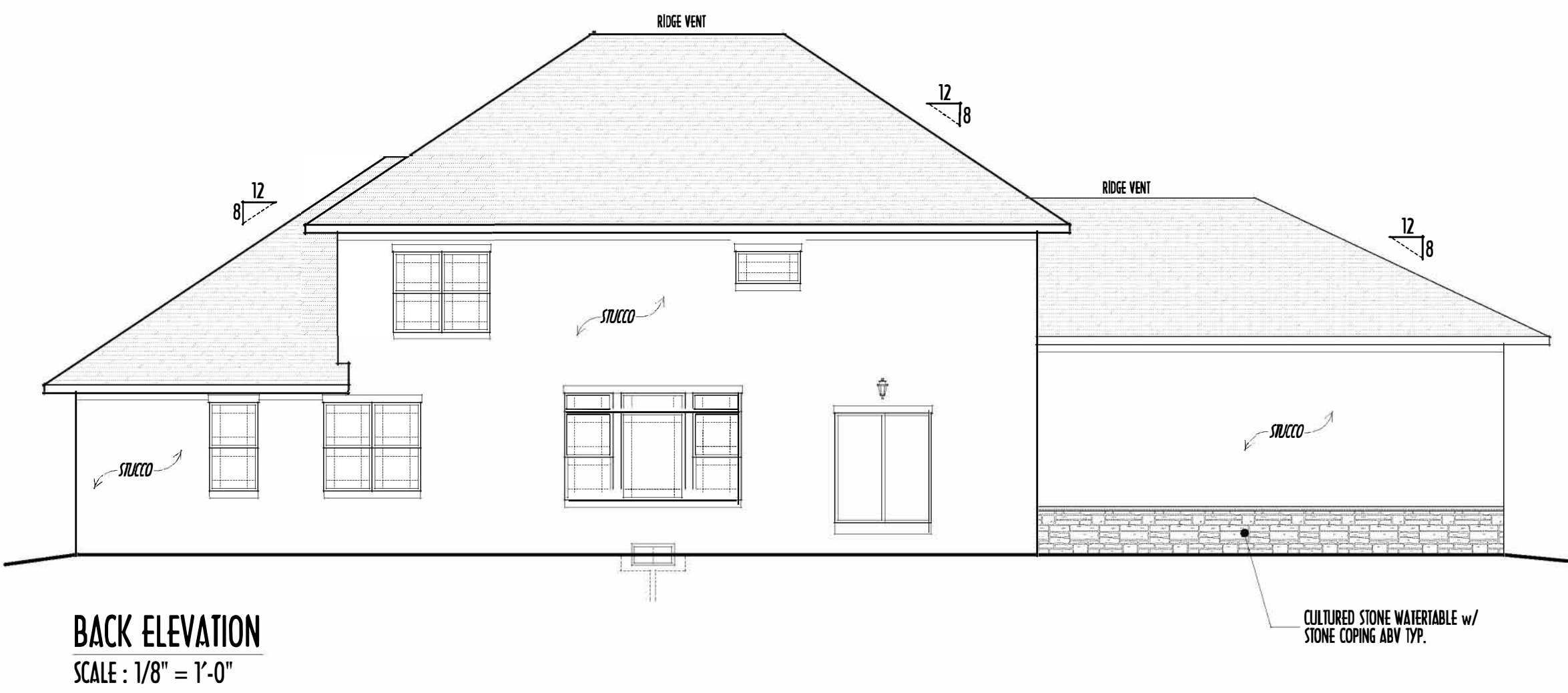
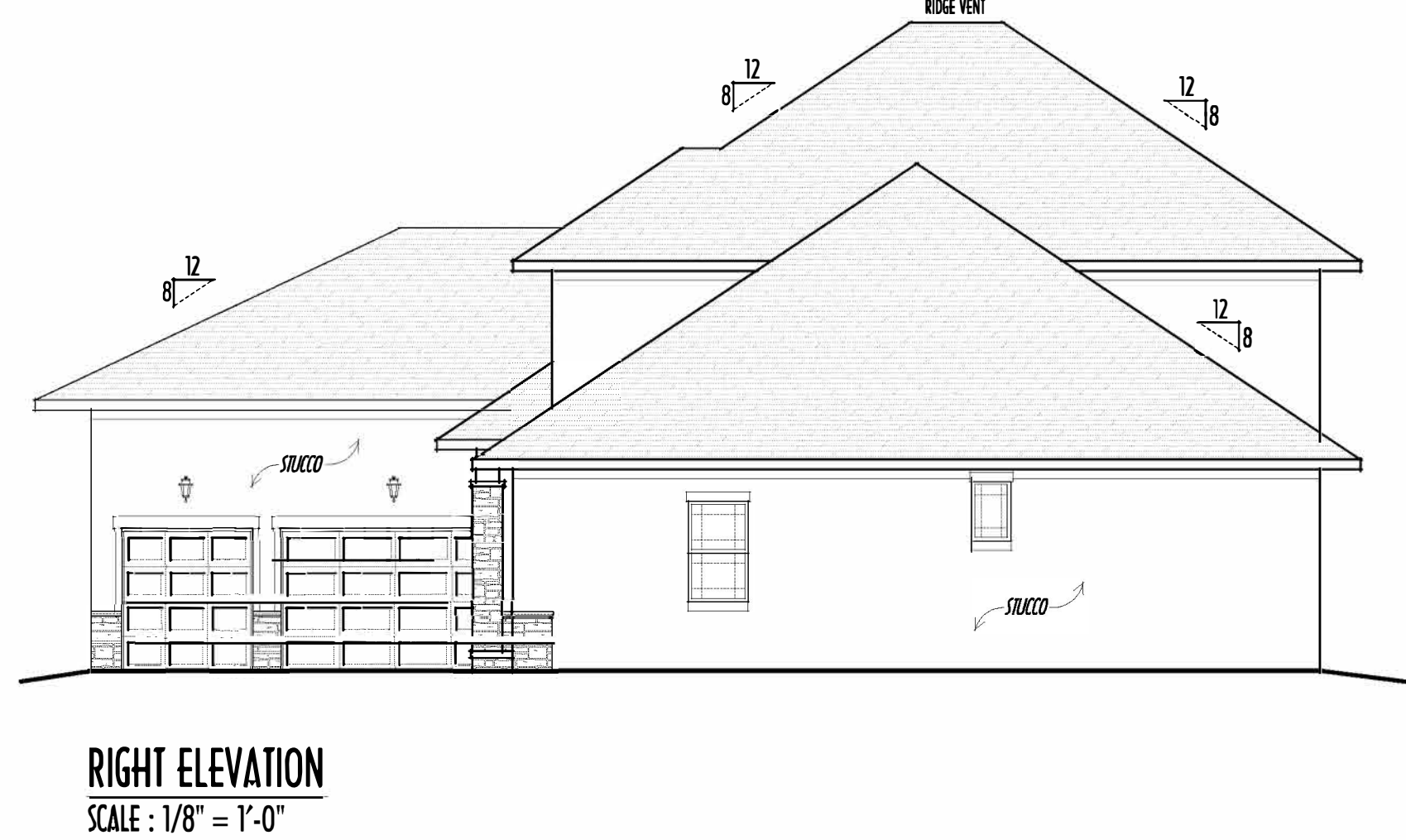


STEP-DOWN FOOTING @ 10% SLOPE
TO REMAIN MIN. 36" BELOW GRADE

FINAL WINDOW DESIGN PER PROVIDER. ALL FRAMING ROUGH-
OPENINGS TO BE BASED ON FINAL LAYOUT ONLY

EXACT WINDOW & DOOR GRID PATTERNS (MULLIONS)
MAY DIFFER - REFER TO MANUFACTURER OR SUPPLIER

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



FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED OTHERWISE

SECOND FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED OTHERWISE
SECOND FLOOR WINDOW HEADERS @ 6'-10" UNLESS NOTED OTHERWISE

EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
SEE ROOF PLAN FOR SOFFIT & RAKE SIZES

RUN BRICK VENEER 1" PAST FRAMING CORNERS
CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6"
INTO 1X6 WOOD TRIM UNLESS NOTED

FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A
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 STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED

WEEP SCREEDS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
(#26 GALV CORROSION-RESISTANT SCREED AT/ABV FOUNDATION PLATE (3.5" FLANGE)
PLACED AT MIN 4" ABV EARTH / 2" ABV PAVING, ALLOWING TRAP'D WATER TO DRAIN)

SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

- DIMENSIONAL SHINGLES
- FAUX STONE VENEER
- STUCCO

FIRST FLOOR =	1,731 SQ.FT.
SECOND FLOOR =	1,501 SQ.FT.
TOTAL LIVING SP =	3,232 SQ.FT.
OPT BONUS RM OVER GARAGE=	332 SQ.FT.
OPT FIN. BSMT =	x SQ.FT.

Professional Seal of

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BD

Building Design
Member

BIA

Building Industry
Association

REVISION DATE: BY: P&D/CD

8/26/16 rwd concept

9/23/16 " " " " prels

10/4/16 " " " " prels rev

" " " " "

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"

0 6" 12" 18" 24" 30" 36"

FIELD MEASUREMENTS - DO NOT SCALE PLOTS

DESIGNED: P&D / rwd

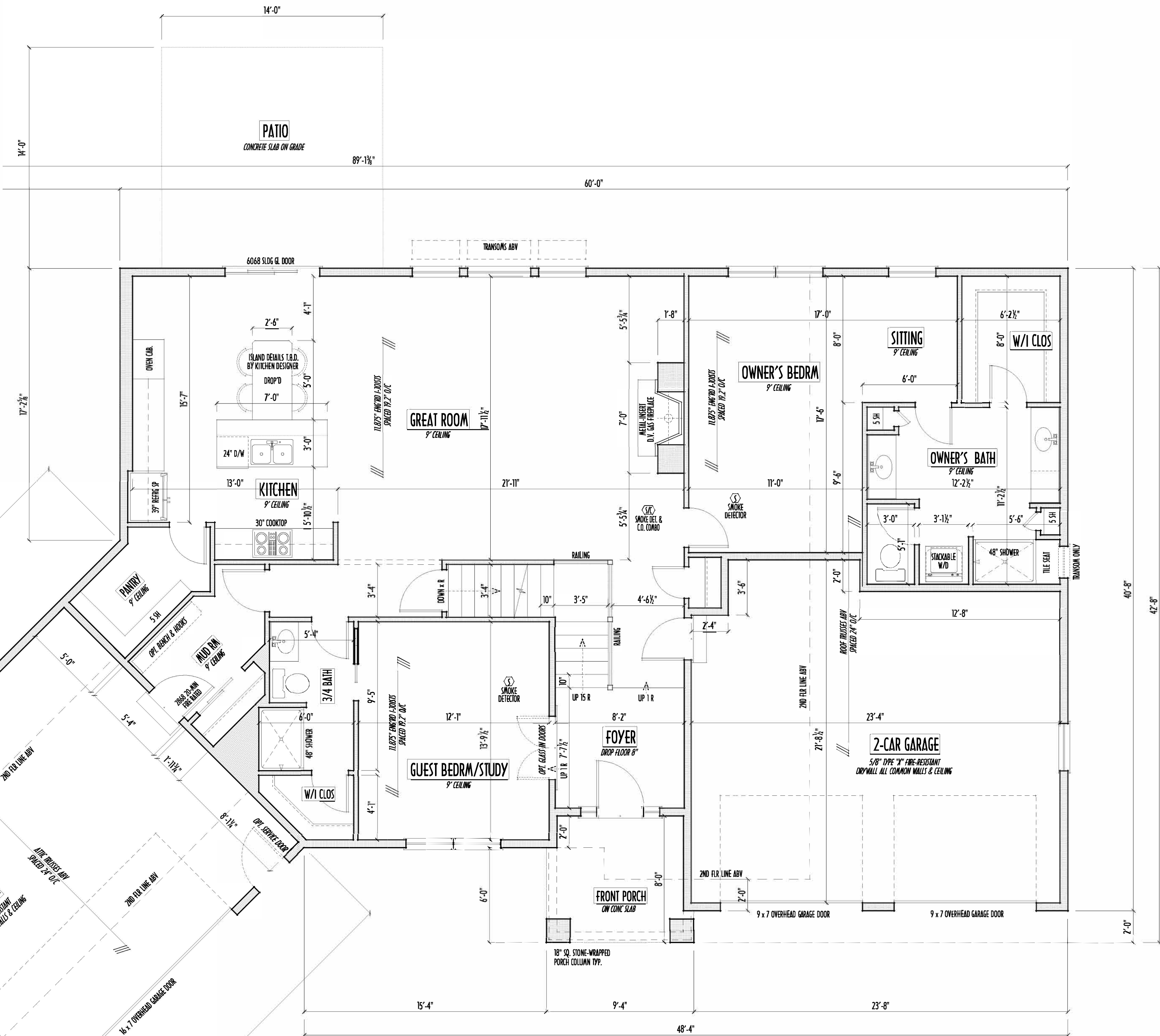
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PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

01/17/2016 2:52 PM

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

FIRST FLOOR = 1,731 SQ.FT.
SECOND FLOOR = 1,501 SQ.FT.
TOTAL LIVING SP = 3,232 SQ.FT.
OPT BONUS RM OVER GARAGE = 332 SQ.FT.
OPT FIN. BSMT = x SQ.FT.



FIRST FLOOR PLAN

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

FIRST FLOOR CEILINGS AT 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 I.C.C. 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 PENETRATION

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS

BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES)
BRACE FLOORJOISTS AT 48" MAX 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 REM-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)

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

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FND/BSMT



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P&D JOB # 1232

REVISION DATE

BY

DATE

DESCRIPTION

8/26/16

rwd

concept

9/23/16

pre

prelim

10/4/16

pre

prelim

TO SCALE WHEN PRINTED 24"X36" - PAPER SIZE 11" X 17"

0

4

8

12

16

20

24

28

32

36

40

44

48

52

56

60

FIELD MEASUREMENTS - DO NOT SCALE PLOTS

DESIGNED BY

P&D / rwd

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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 10 FT OF RUN
AVOID FLOODGATES LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
BLOCK BETWEEN FLOODGATES BELOW STRUCTURAL POINTS (DRISH 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 RC-16
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

BASEMENT SLAB	=	1,169 SQ.FT.
FRONT PORCH	=	70 SQ.FT.
3-CAR GARAGE SLAB	=	724 SQ.FT.
2-CAR GARAGE SLAB	=	503 SQ.FT.
CRAWLSPACE AREA	=	399 SQ.FT.
PATIO AREA	=	196 SQ.FT.

FIRST FLOOR	=	1,731 SQ.FT.
SECOND FLOOR	=	1,501 SQ.FT.
TOTAL LIVING SP	=	3,232 SQ.FT.
OPT BONUS RM OVER GARAGE	=	332 SQ.FT.
OPT FIN. BSMT	=	x SQ.FT.

P&D BUILDERS
EST. 1962

/ BASEMENT PLAN

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