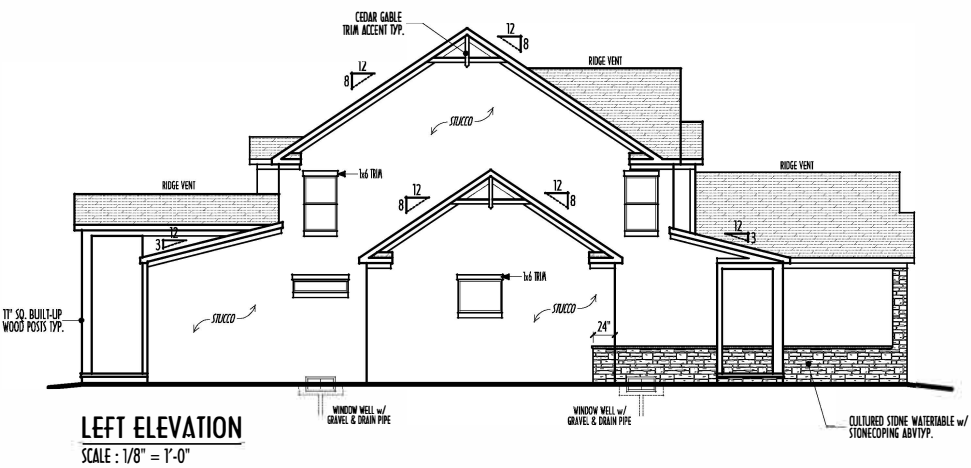


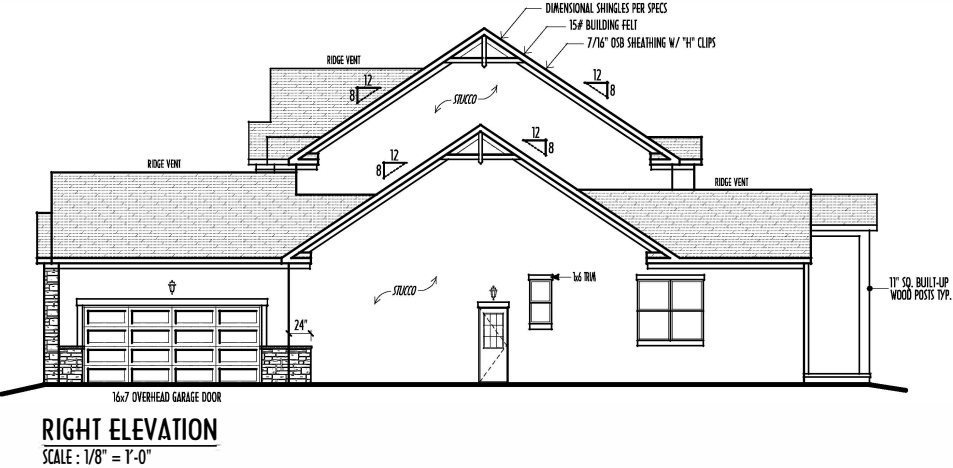
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FINAL WINDOW DESIGN PER PROVIDER, ALL FRAMING ROUGH-OPENINGS TO BE BASED ON FINAL LAYOUT ONLY

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 CEILING @ 9'-11/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED OTHERWISE

SECOND FLOOR CEILING @ 8'-11/8" UNLESS NOTED OTHERWISE
SECOND FLOOR WINDOW HEADERS @ 6'-10" UNLESS NOTED OTHERWISE

EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
SEE ROOFPLAN FOR SOFFIT & RAKE SIDES

RUN BRICK VENEER 1" PAST FRAMING CORNERS

CULTURED STONE VENEER WRAPS FRONT CORNERS 6" INTO 16/6 WOOD TRIM UNLESS NOTED

FLASH & CALK 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 MANUFACTURER'S SPECIFICATIONS
CONFIRM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER

RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED

KEEP SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
#26 GALV CORROSION-RESISTANT SCREEN ALUMINUM FOUNDATION PLATE (3.5" FLANGE)
PLACED AT MIN 4" ABOVE GRADE / 2" ABOVE FINISH, ALLOWING TRAMP WATER TO DRAIN

LOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE



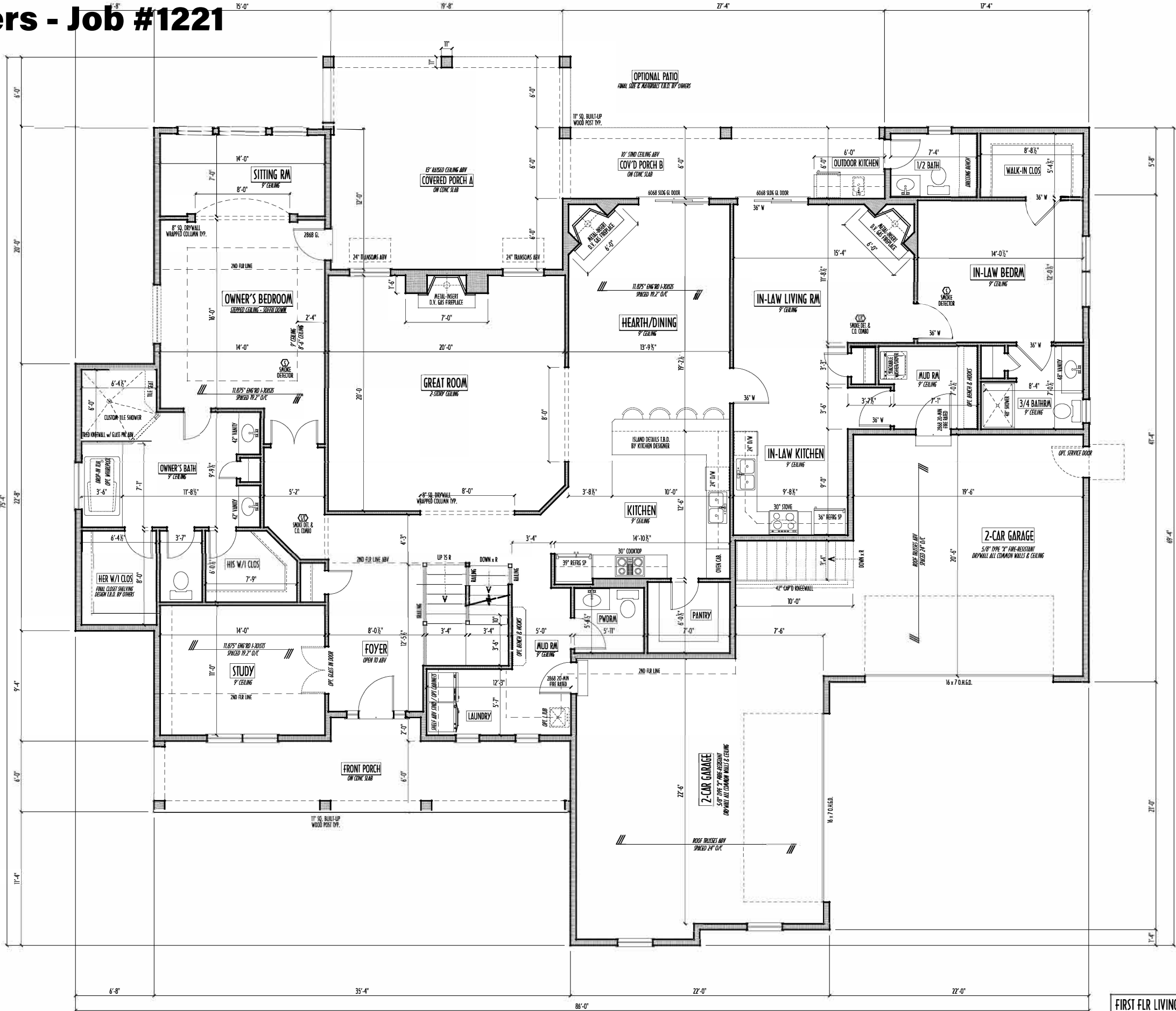
FIRST FLR LIVING SP =	3,077 SQ.FT.
SECOND FLR LIVING SP =	1,294 SQ.FT.
TOTAL LIVING SP =	4,371 SQ.FT.
OPT. FINISHED BSMT =	686 SQ.FT.

P&D Builders - Job #1221

FIRST FLOOR CEILING 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 2015 I.C.C. AND/OR APPLICABLE LOCAL CODES
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT FOR FIRM WINDOW ROUGH-OPENINGS AND HEADER HIGHS w/ PROVIDER
CONFORM 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 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/INSTALLATION/INSULATION VALUES SHOULD MATCH NEW DUCT SYSTEMS FROM TURNING & CURTAIN (THOSE SHOWN REFERENCE ONLY)
SL BEAMS WITH LOG INSPECTION



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



FIRST FLR LIVING SP =	3,077 SQ.FT.
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1ST FLR

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1221

REVISION DATE BY: P&D

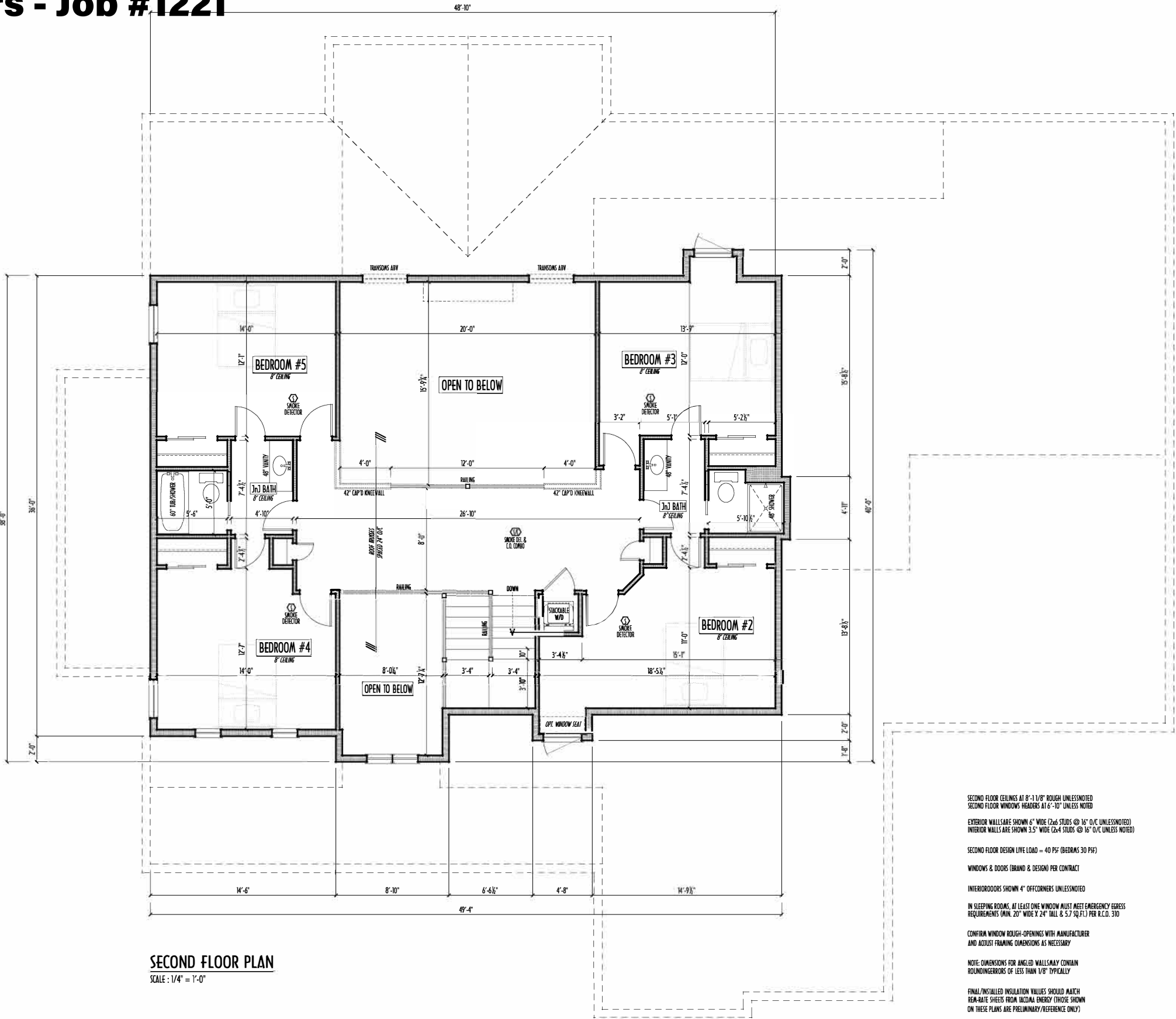
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8/15/16	...	prelim
8/16/16	...	prelim rev
...	...	...

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"

FIELD MEASUREMENTS - DO NOT SCALE FROM

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SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"

SECOND FLOOR CEILINGS AT 8'-1 1/8" ROUGH UNLESS NOTED
SECOND FLOOR WINDOWS HEADERS AT 6'-10" UNLESS NOTED
EXTERIOR WALLS ARE SHOWN 6" WIDE (2x6 STUDS @ 16" O/C UNLESS NOTED)
INTERIOR WALLS ARE SHOWN 5.5" WIDE (2x4 STUDS @ 16" O/C UNLESS NOTED)
SECOND FLOOR DESIGN LIVE LOAD = 40 PSF (BEDROOMS 30 PSF)
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
INTERIORS DOORS SHOWN 4" OFFCORNERS 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 RE-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
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER IRC 314 & 315 <75 PSF, <450 STD PER ASTM E94

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OP.T. FINISHED BSMT =	688 SQ.FT.

2ND FLR

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BD

BA

Building Design Association

REVISION DATE	BY:	INITIALS
7/19/16	rwd	concept
8/15/16	"	prelim
8/16/16	"	prelim rev
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TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"

0 10 20 30 40 50 60 70 80 90 100'

FIELD MEASUREMENTS - DO NOT SCALE FROM

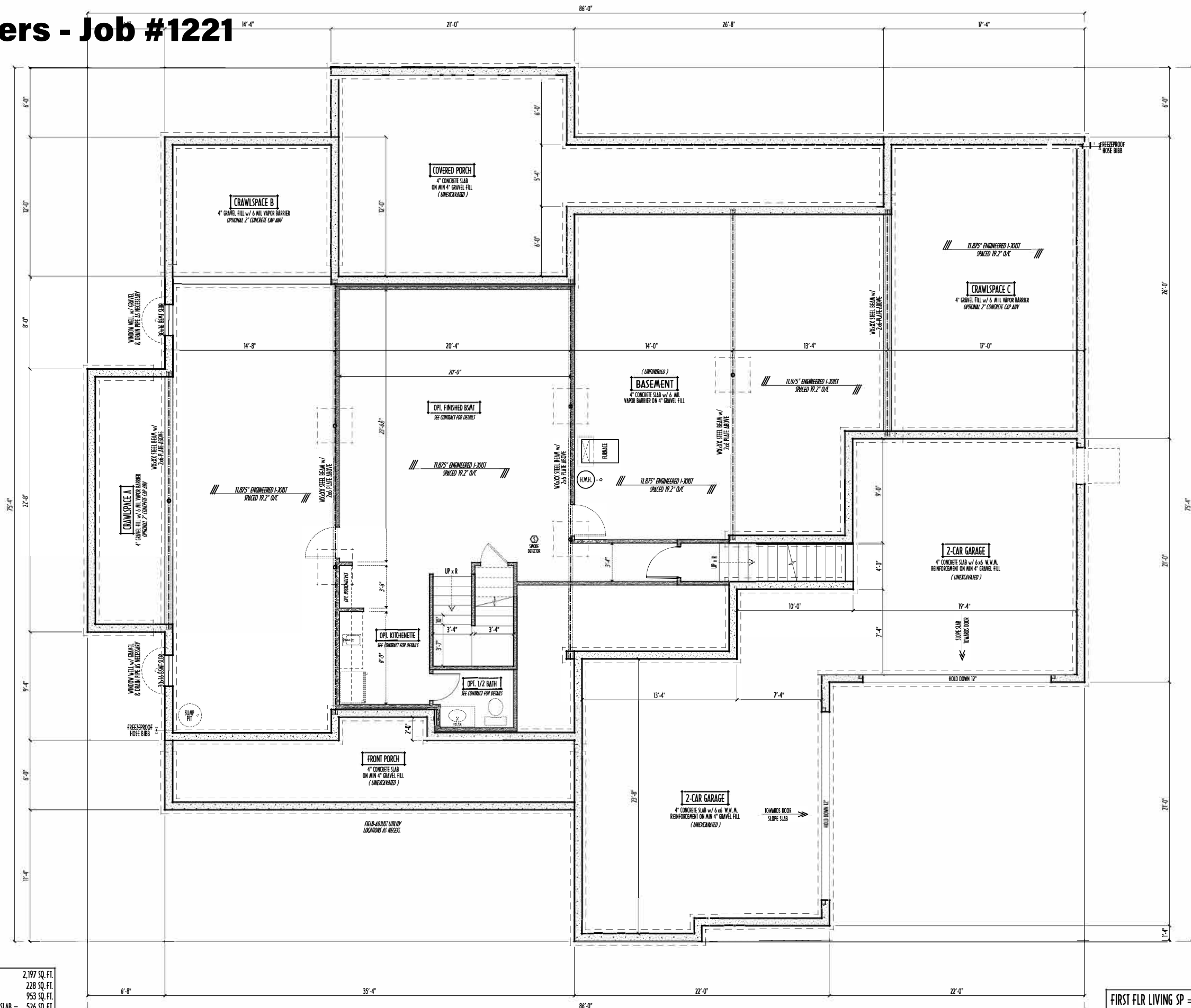
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MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL
OR C.M.U. BLOCK WALL = 7'-0" ABOVE SLAB

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 FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS

BLOCK BETWEEN FLOOR JOISTS 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 FOR THE ENLIGHTENMENT OF MANKIND
LRC-16

SLAB =	2,197 SQ. FT.
CH =	228 SQ. FT.
IB =	953 SQ. FT.
PORCH SLAB =	526 SQ. FT.
AREA A =	128 SQ. FT.
AREA B =	155 SQ. FT.
AREA C =	395 SQ. FT.

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

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2/19/16	rwd	concept
3/15/16	" "	prelim

	SP AD	DE
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12" 24" 48" 60"
HEFTY DIMENSIONS - DO NOT SCALE PLOTS

P&D / rwd

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