

PLEASE NOTE: PRELIMINARY DESIGN IS SUBJECT TO CHANGE DUE TO
STRUCTURAL OR CODE REQUIREMENTS. THESE SHOWN ARE THE CURRENT DESIGN.
PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS.

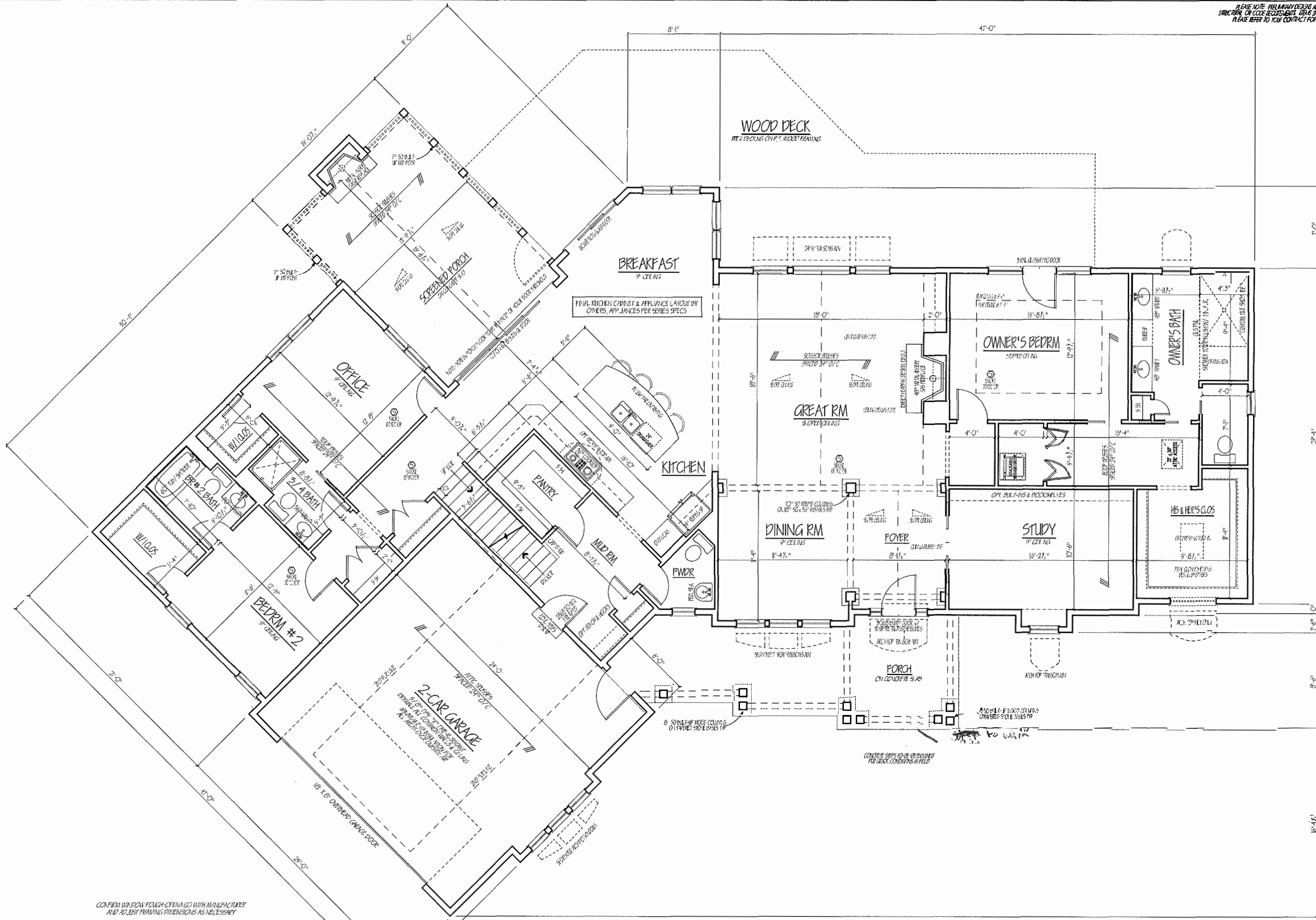
1ST FLR

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1042

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



CONFIRM WINDOW ROUGH OPENINGS WITH MANUFACTURER
AND VERIFY 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
R-VALUE SHEETS FROM MANUFACTURER (THOSE SHOWN
ON THESE PLANS ARE PRELIMINARY / REFERENCE ONLY)

INSTALL ALL LVL & LSL BEAMS WITH
LABELS VISIBLE FOR INSPECTION

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
2796 SQ.FT. LIVING SPACE

FIRST FLOOR CEILING AT 9'-1 1/2" 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 AS AP

FIRST FLOOR DESIGN LINE LOAD = 40 PSF
SECOND FLOOR DESIGN LINE LOAD = 40 PSF (BEDROOMS 30 PSF)

ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO
CONFORM TO 2006 I.C.C. AND / OR APPLICABLE LOCAL CODES
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT

CONFIRM WINDOW ROUGH OPENINGS AND HEADER HGT'S W/ MANUFACTURER OR SUPPLIER
CONFIRM FLOORING & FINISH MATERIALS W/ JOB SUPERVISOR (PER CONTRACT)

ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR
CORNERS OF WOOD FRAMING LATHES AND / OR PENETRATIONS

AVOID FLOOR JOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS

BL DOCK BETWEEN FLOOR JOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES)
BRACE FLOOR JOISTS AT MIDSPAN PER CODE

INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED

REVISION DATE	BY:	DATE
12/1/12	rwd	12/1/12
12/1/12	rwd	12/1/12
12/27/12	rcg	12/27/12

10-SCALE BAR (PERIOD 2000) - THIS SET IS
FOR YOUR INFORMATION - DO NOT SCALE THIS

DESIGNED BY: rwd

PAGE: 3 OF 8

2ND FLR

ALL DESIGNS ARE THE EXCLUSIVE PROPERTY OF PPD HOLDINGS LTD
NO REPRODUCTION OR OTHER USE OF THESE PLANS MAY BE MADE
WITHOUT PRIOR WRITTEN CONSENT OF THE AUTHOR OF THE PLANS

1042

JOB LOCATION	

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

PROJECT : _____

REVISION DATE	BY:	Initials/CD
12/4/12	nwd	initial petr
12/6/12	nwd	petr
12/27/12	rcg	petr

NO-SCALE WHEN PRINTED 24x36 - PAPER SIZE "D"



0 2 4 6

FEET - VERIFY DIMENSIONS - DO NOT SCALE PRINTS

DESIGNED: rwd

PAGE: 4 OF 8

SECOND FLOOR CEILINGS AT 8'-11/8" ROUNDLINLESS NOTED
SECOND FLOOR WINDOWS HEADERS AT 8'-10" UNLESS NOTED

EXTERIOR WALLS ARE SHOWN 6" WIDE (2x6 STUDS @ 24" O/C UNLESS NOTED)
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2x4 STUDS @ 16" O/C UNLESS NOTED)

SECOND FLOOR DESIGN LINE LOAD = 40 PSF (DECKING 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 R.C.O. 310

FOAM PLASTIC INSULATION SHALL BE INSTALLED PER RCO 314 & 315 (7.5 PSF, 1450 SQR PER ASHRAE 62-91)

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
R-VALUE SHEETS FROM TACOMA ENERGY (IF THOSE SHOWN
ON THESE PLANS ARE PRELIMINARY / REFERENCE ONLY)

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
321 SQ. FT. LIVING SPACE

FND/BSMT

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PRELIMINARY DESIGN
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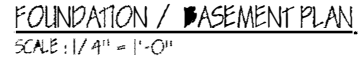
REVISION DATE: BY: None/CD

1/2" SCALE WHEN PRINTED 24.56" PAPER SIZE "U"

0 12 24 36 48 60

TEMPLETT DRAWING • ON A4 SCALE PRINT

2 OF 8



MAX. UNPAVED FILL FOR 8" THICK POLYESTER CONC. WALL OR C.M.U. BLOCK WALL = 7'-0" ABOVE S/S

WATERPROOFING / DRAINPROOFING PER CODE

ALL STRUCTURAL DIMENSIONS ARE MIN. DIMENSIONS SPECIES #2 SPOKE-TIE-FR. UNLESS NOTED OTHERWISE

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

FIRST FLOOR DESIGN LINE LOAD = 40 PSF

BASEMENT ELECTRICAL LAYOUT FOR REFERENCE ONLY - CONSULT WITH HOMEOWNER PRIOR TO INSTALLATION FOR EXACT LOCATION

ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO
CONFORM TO 2006 CODE AND APPLICABLE LOCAL CODES

GRADE MIN. 8" BELOW TOP OF FOUNDATION, SLOPING AWAY FROM PROPER DRAINAGE

AVOID FLOOR JOISTS LOCATED DIRECTLY BELOW FRAMING JOISTS & STUDS

BLOCK BETWEEN FLOOR JOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES) WITH APPROPRIATE 2X12
JOISTS OR STUDS IS ENFORCED BY WALL PATTERN OR USE SPAN TABLES FROM LUMBER SUPPLY

SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES

FOAM / INSTALLED INSULATION VALUES SHOULD MATCH
R-VALUE SHEETS FROM TACOMA ENERGY (THOSE SHOWN
ON THESE PLANS ARE PRELIMINARY / REFERENCE ONLY)

PLEASE NOTE: PERMANENT DESIGN IS SUBJECT TO CHANGE DUE TO
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PLEASE REFER TO THE CONTRACT FOR PROVISIONS & DESCRIPTIONS.

ELEV

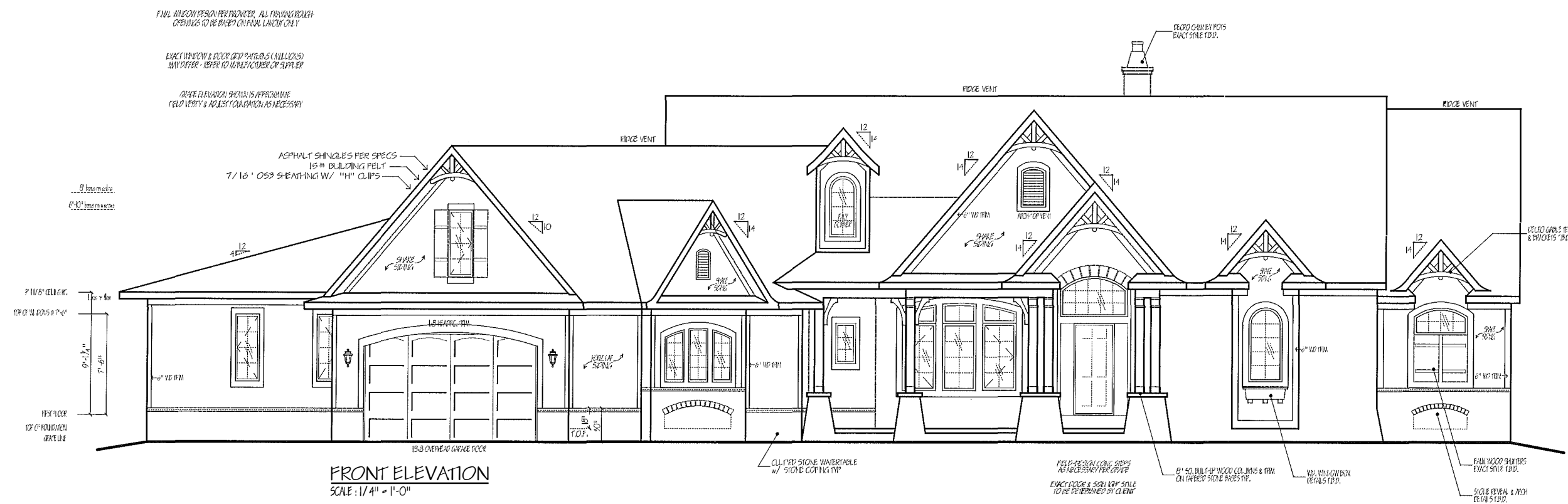
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ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION
OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND ALL APPLICABLE
LOCAL ORDINANCES AND REGULATIONS.

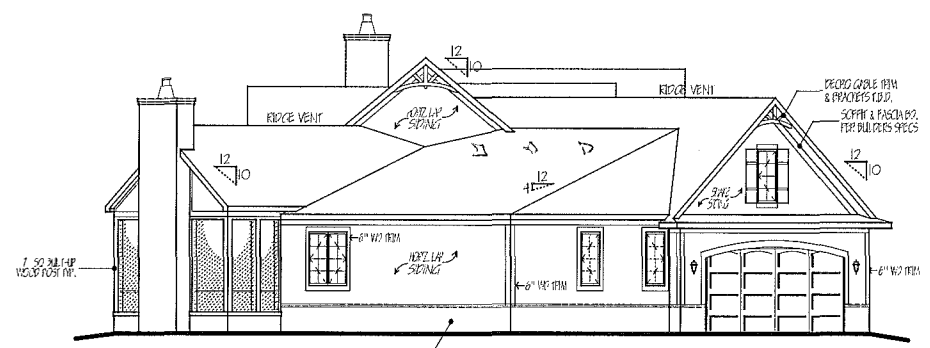
1042

MANUAL

PRELIMINARY DESIGN
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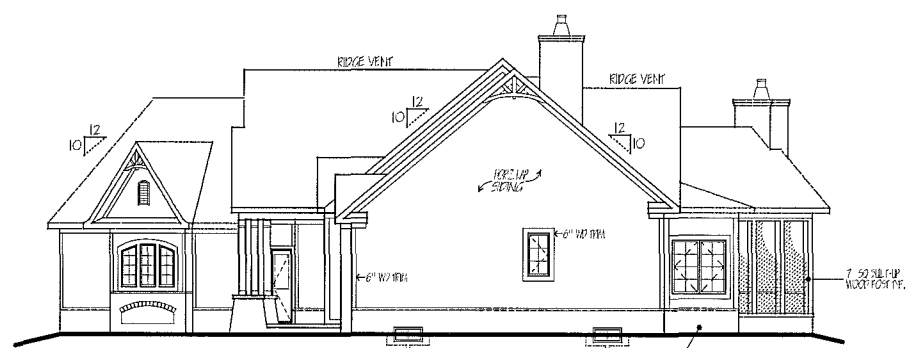


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

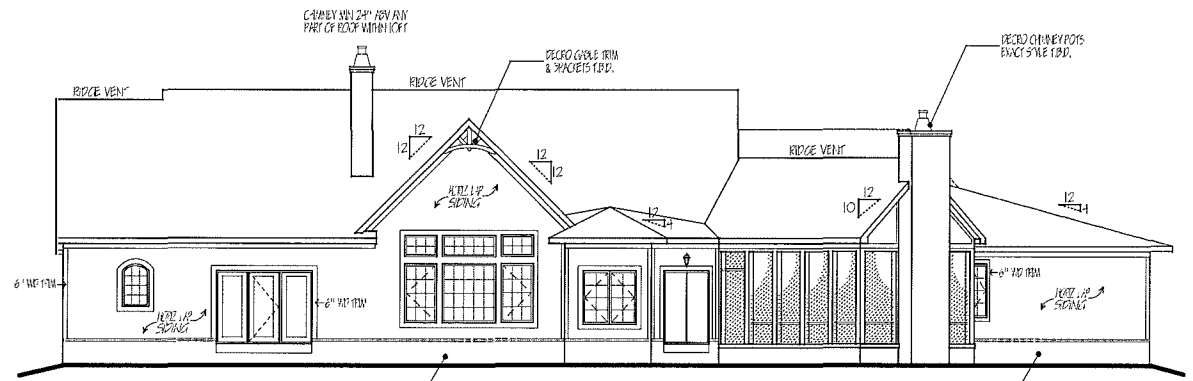


LEFT ELEVATION
SCALE: 1/8" = 1'-0"

FIRST FLOOR 2796 SQ.FT.
SECOND FLOOR 321 SQ.FT.
TOTAL LIVING SPACE 3117 SQ.FT.



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



BACK ELEVATION
SCALE: 1/8" = 1'-0"

FIRST FLOOR CEILINGS @ 9'-11" / 8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED OTHERWISE
SECOND FLOOR CEILINGS @ 8'-11" / 8" UNLESS NOTED
SECOND FLOOR WINDOW HEADERS @ 8'-10" UNLESS NOTED
EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
SEE ROOF PLAN FOR SLOPE & RAKE SIZES
RUN BRICK VENEER 1" PAST FINISHING CORNERS
CLUTTERED STONE VENEER WRAPS FRONT CORNERS WITH 6"
INTO 1/2" WOOD TRIM UNLESS NOTED
FLASH & CAULK BLEND JUNCTIONS AS NECESSARY TO PROVIDE A
WEATHER-TIGHT SEAL BETWEEN MATERIALS, FINISHING & TRIM
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
CONFORM WINDOW SIZES & ROUGH OPENINGS WITH SUPPLIER
RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED
WEAP SCREENS FOR SILICO EXTERIORS SHALL COMPLY WITH R-702 & 21
(#26 GALV CORROSION-RESISTANT SCREENS AT / AROUND FOUNDATION PLATE (3.5" PL. ANGLE)
PLACED AT MIN 4" ABOVE EARTH / 2" ABOVE PAVING, ALLOWING RAPID WATER TO DRAIN)
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

REVISION DATE	BY	CHK
12/4/12	rwd	lnd
12/6/12	rwd	pde
12/27/12	rcg	pde

10-SCALE WHEN PRINTED 24" x 36" SEE IT
1" = 10'-0" (10'-0" = 120")
1" = 10'-0" (10'-0" = 120")

DESIGNED: rwd

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