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1208 B

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

PRC
 1012 DOD Keegan 2016 4-24-2016

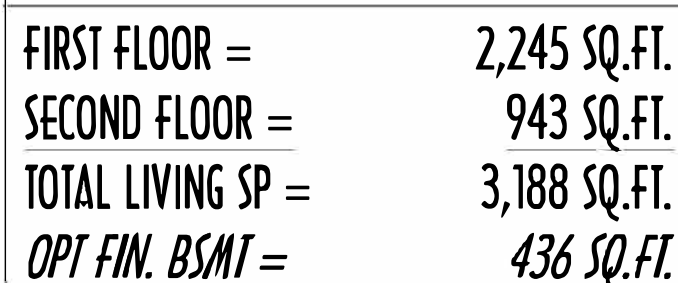


REVISION DATE:	BY:	Prin/CD
3/8/16	rwd	concept
3/20/16 & 5/9/16	" "	concept rev
6/15/16	" "	prelims
12/21/16	" "	concepts
1/30/17	" "	concepts rev
2/20/17	" "	prelims
2/23/17 & 3/3/17	" "	prelim rev
3/3/17 & 3/5/17	" "	prelim rev
3/27/17	" "	prelim rev
4/24/17	" "	* Q10

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

P&D / rwd

PAGE: 5 of 8



4/26/2007 TUE AM

P & D
BUILDERS
EST. 1962



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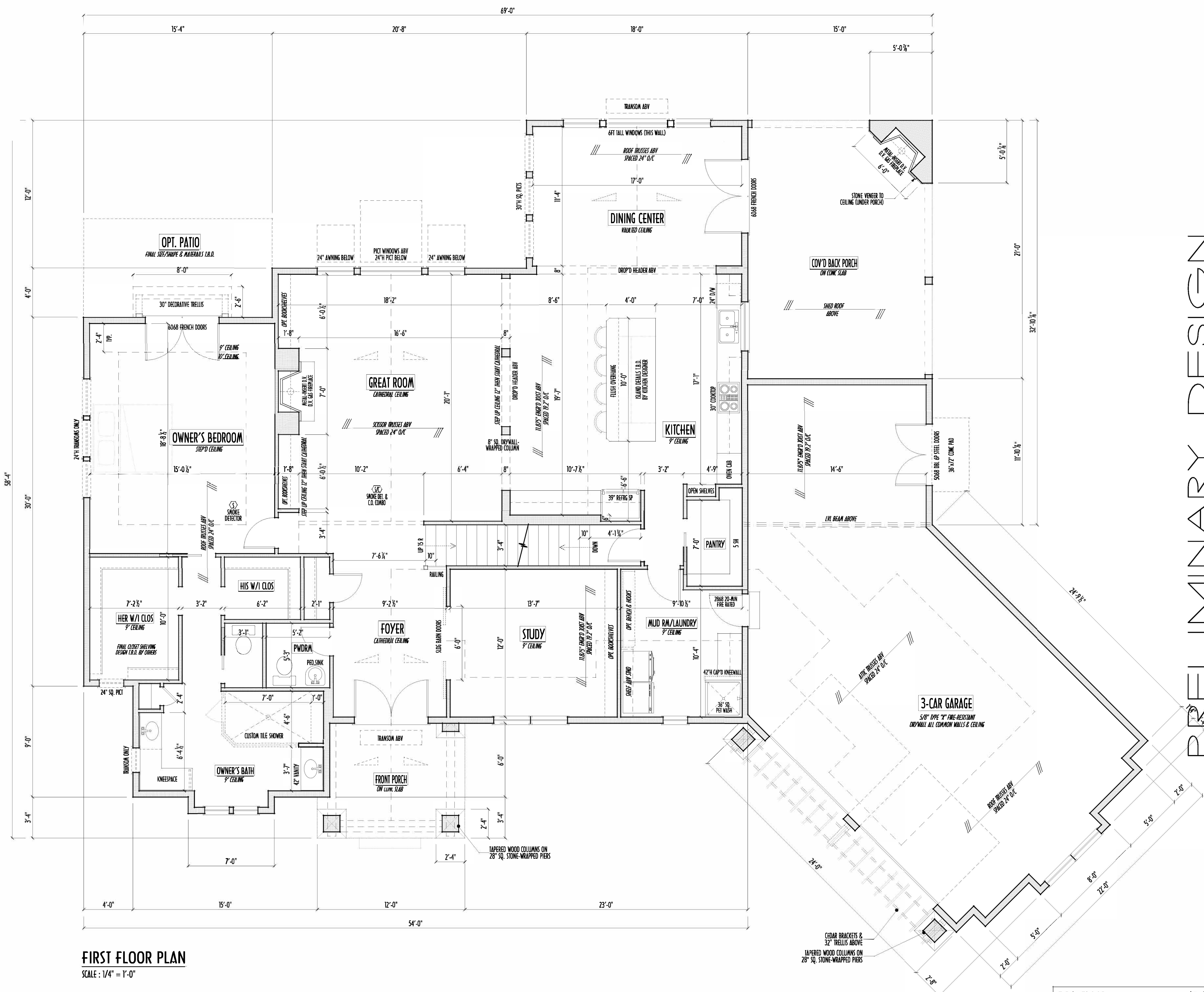
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REVISION DATE: BY: P&D/rwd	
3/8/16	rwd concept
3/20/16	5/5/16 ... concept rev
6/15/16	... plans
12/21/16	... concepts
1/30/17	... concepts rev
2/20/17	... plans
2/23/17	6/3/17 ... plan rev
3/13/17	3/15/17 ... plan rev
3/27/17	... plan rev
4/24/17	... # C110

TO SCALE WHEN PRINTED 24"X36" - PAPER SIZE 11"
FIELD DIMENSIONS - DO NOT SCALE DIMENSIONS

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PAGE 13 of 8



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

FIRST FLOOR CEILING: 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOWS HEADERS: 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
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 PENETRATIONS

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

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

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

FIRST FLOOR =	2,245 SQ.FT.
SECOND FLOOR =	943 SQ.FT.
TOTAL LIVING SP =	3,188 SQ.FT.
OPT FIN. BSMT =	436 SQ.FT.

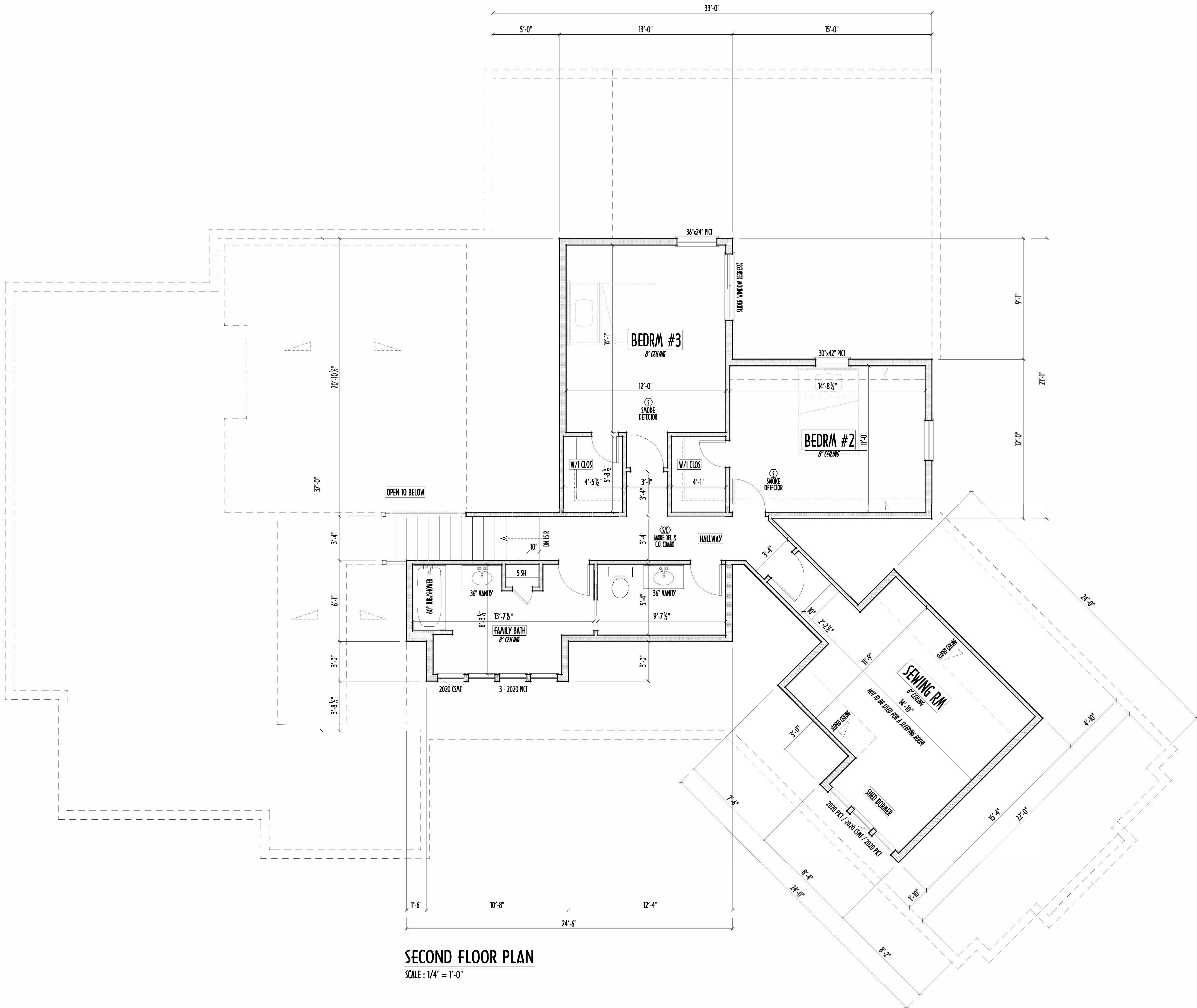


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PRELIMINARY DESIGN
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SECOND FLOOR CEILINGS AT 8'-1 1/8" ROUGH UNLESS NOTED
SECOND FLOOR WINDOWS HEADERS AT 6'-10" UNLESS NOTED
EXTERIOR WALLS ARE SHOWN 6" WIDE (2x4 STUDS @ 16" O/C UNLESS NOTED)
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2x4 STUDS @ 16" O/C UNLESS NOTED)
SECOND FLOOR DESIGN LIVE LOAD = 40 PSF (BEDRMS 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.O. 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 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
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCD 314 & 315 <75 PSR, <450 SOR PER ASTM E84



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

FIRST FLOOR =	2,245 SQ.FT.
SECOND FLOOR =	943 SQ.FT.
TOTAL LIVING SP =	3,188 SQ.FT.
OPT FIN. BSMT =	436 SQ.FT.

REVISED

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PAGE 1

REVISION DATE: BY: Initial/CD

3/8/16 rwd concept

3/20/16 & 5/9/16 ... concept rev

6/15/16 ... prelims

12/21/16 ... concepts

1/30/17 ... concepts rev

2/20/17 ... prelims

2/23/17 & 3/3/17 ... prelim rev

3/12/17 & 3/15/17 ... prelim rev

3/27/17 ... prelim rev

4/24/17 ... * Q10

10' SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"

0 2' 4' 6' 8' 10'

FULL-HEIGHT DIMENSIONING - DO NOT SCALE DIMS

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PAGE 1

4 of 8

P&D Builders - Job # 1208

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Partners BUILDERS LTD. Design

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3/27/17 ... plan rev

4/24/17 ... * CIO

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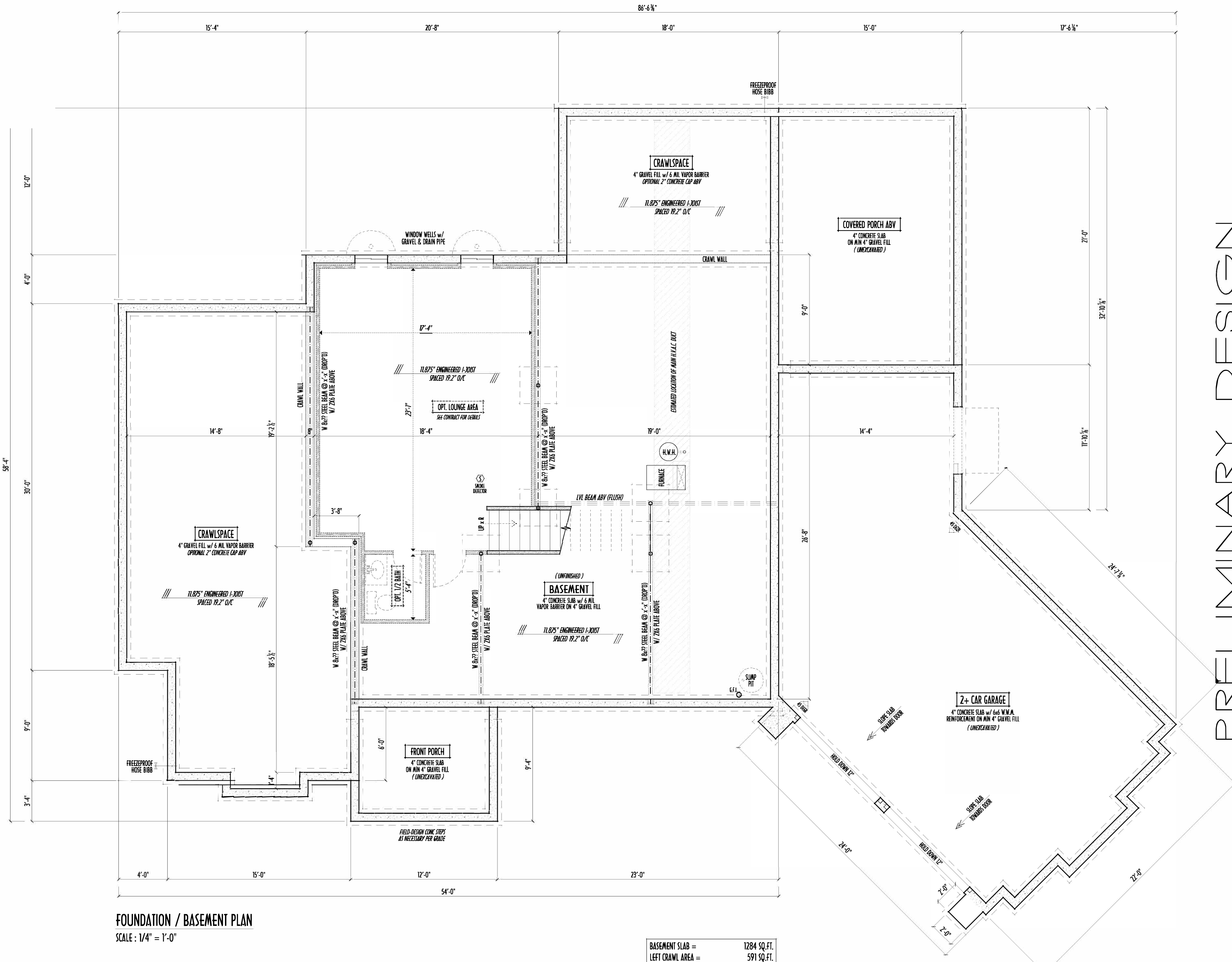
0 6 12 18 24 30 36 42 48 54 60

FIELD - RIGHT DIMENSION - DO NOT SCALE DIMENSIONS

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PAGE 1

2 of 8



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

BASEMENT SLAB =	1284 SQ.FT.
LEFT CRAWL AREA =	591 SQ.FT.
BACK CRAWL AREA =	200 SQ.FT.
FRONT PORCH =	108 SQ.FT.
GARAGE SLAB =	815 SQ.FT.
BACK PORCH SLAB =	315 SQ.FT.

FIRST FLOOR =	2,245 SQ.FT.
SECOND FLOOR =	943 SQ.FT.
TOTAL LIVING SP =	3,188 SQ.FT.
OPT FIN. BSMT =	436 SQ.FT.