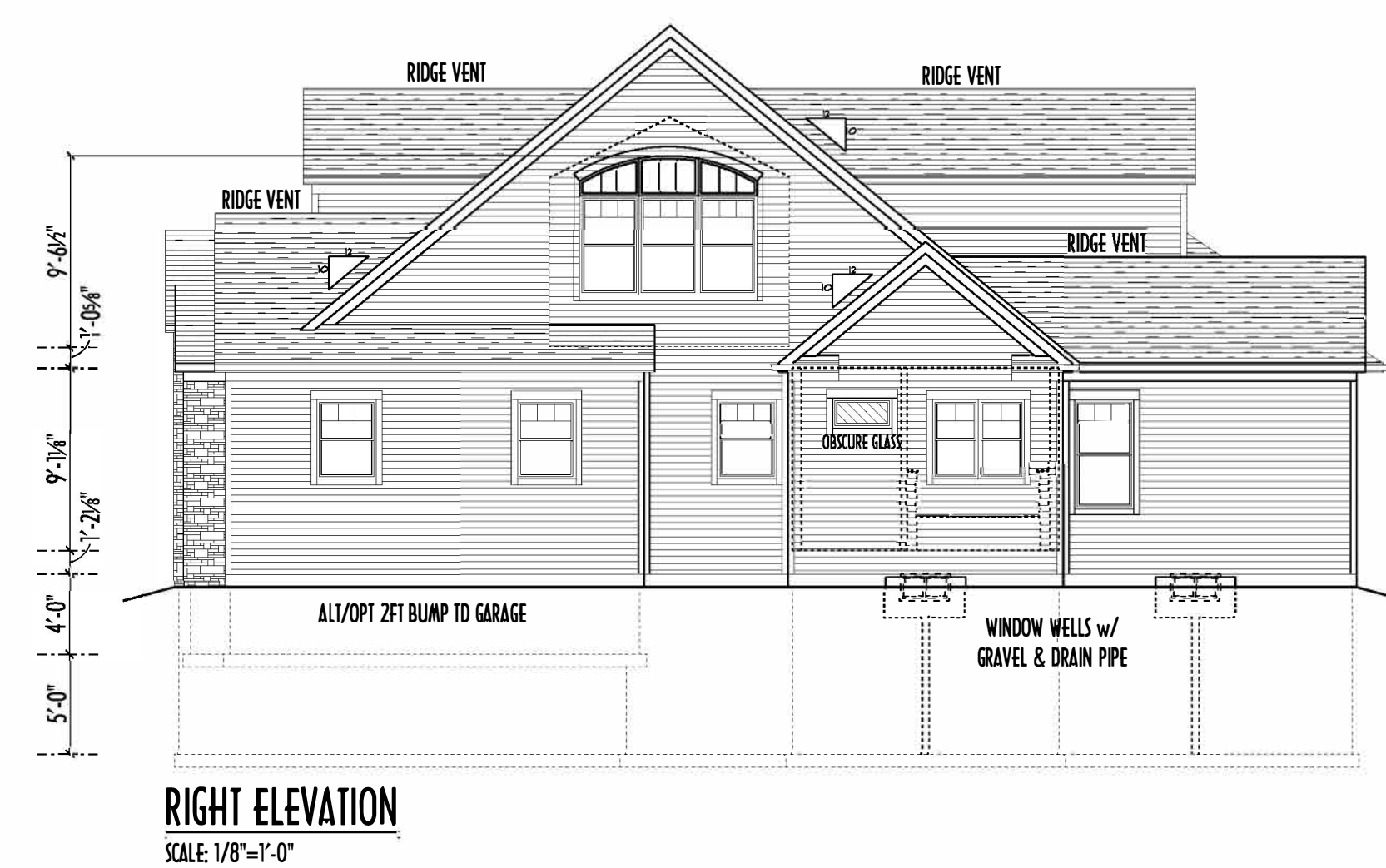
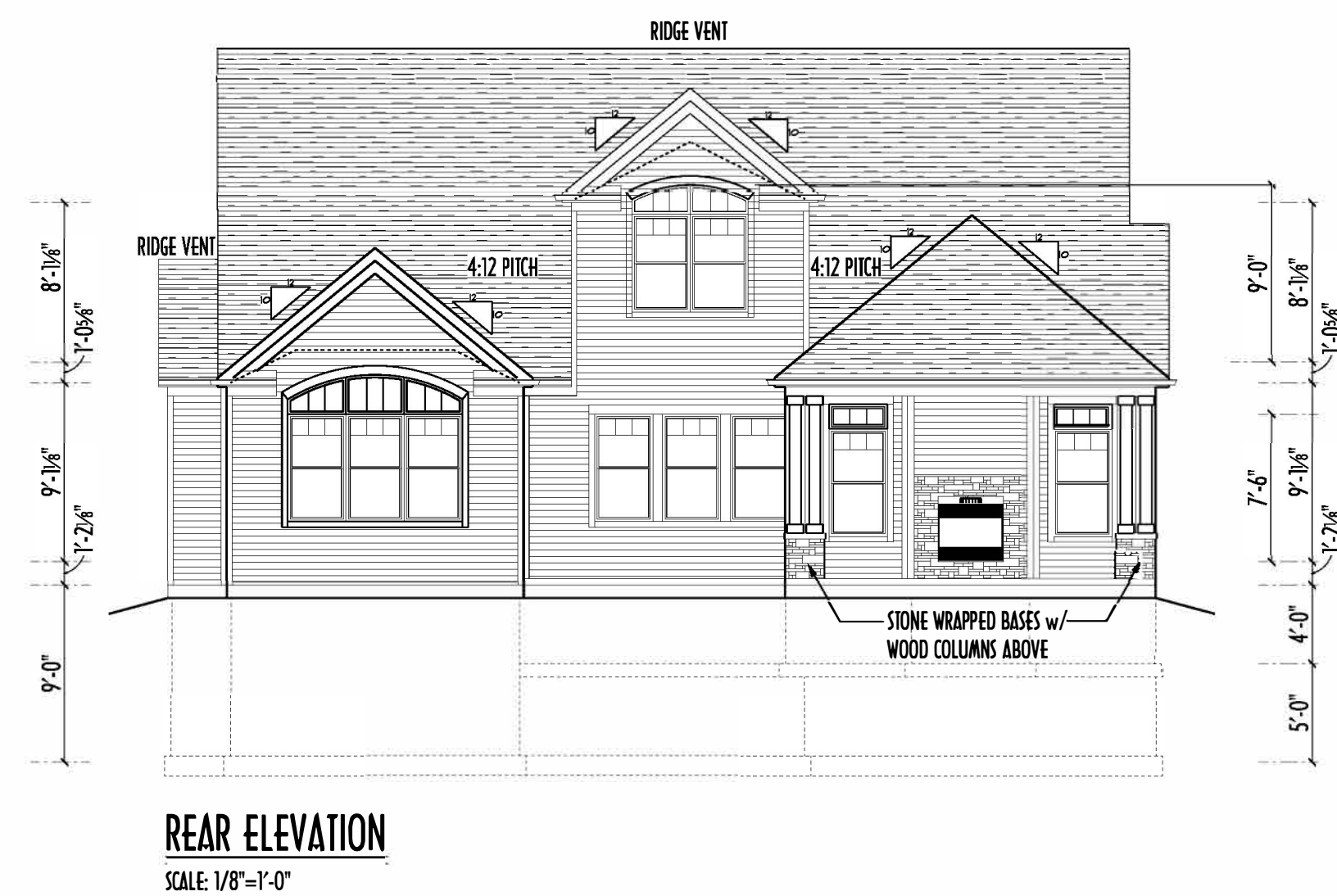
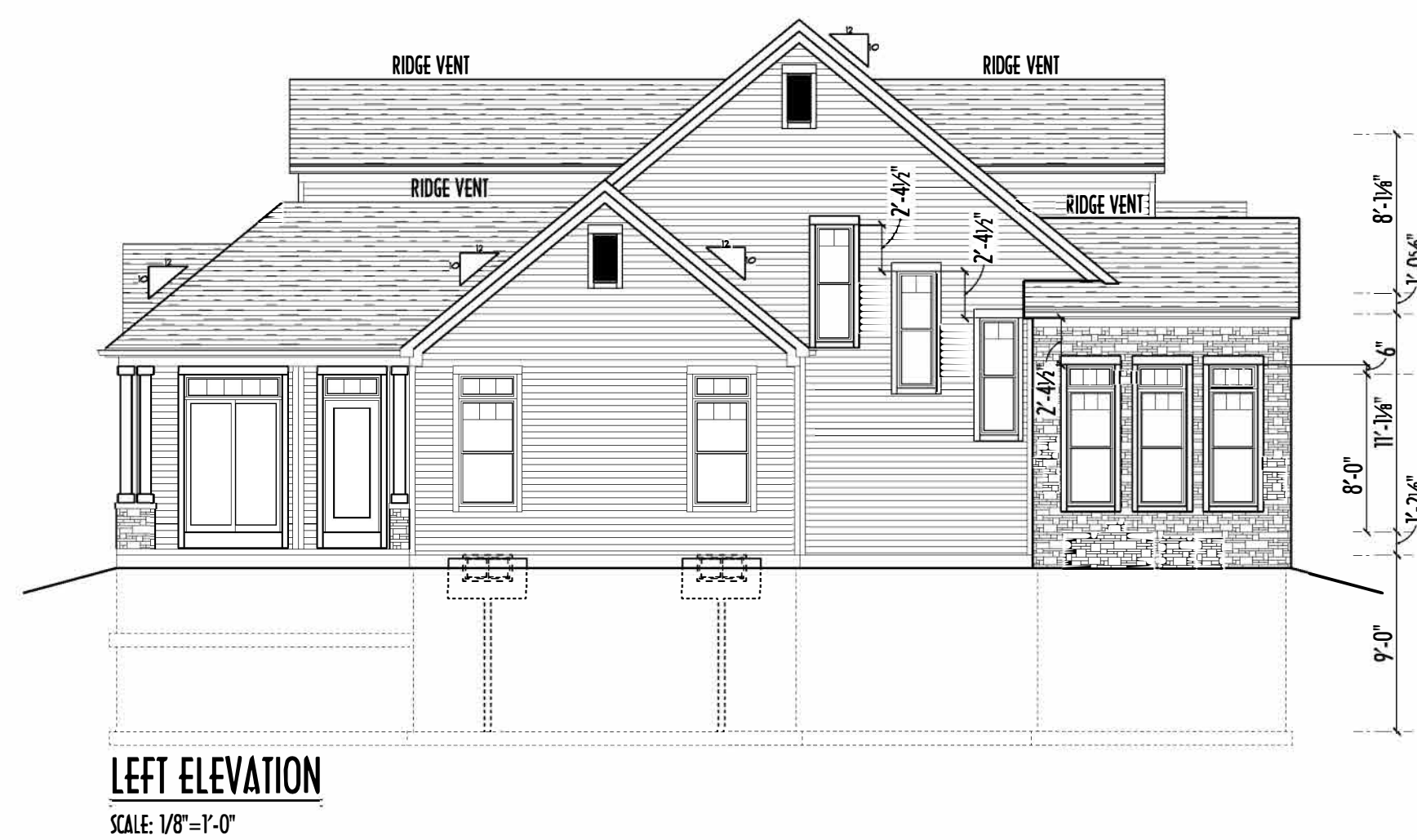
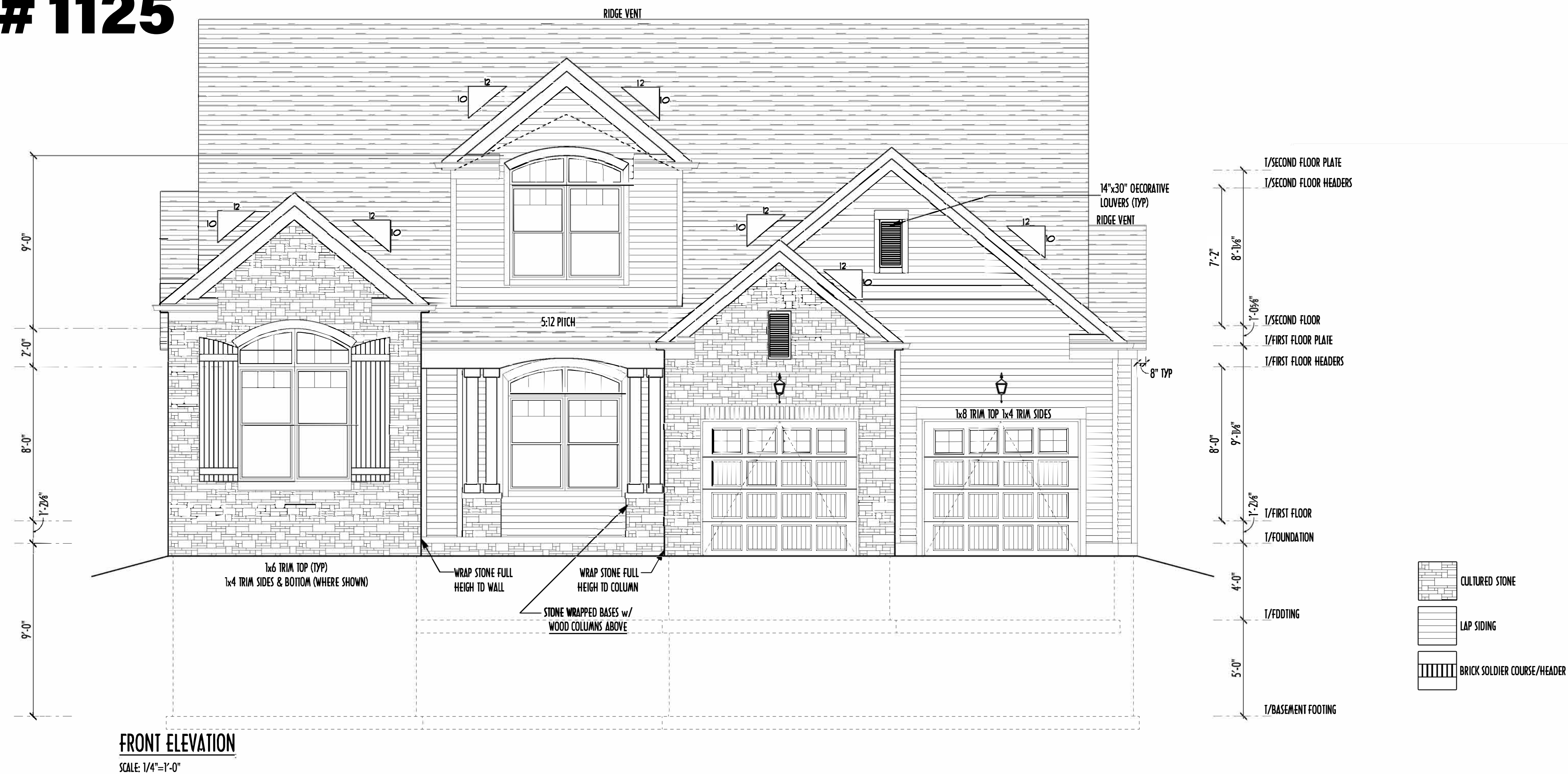


# P&D Builders - Job # 1125



| AREA SCHEDULE                  |              |
|--------------------------------|--------------|
| NAME                           | AREA         |
| FIRST FLOOR AREA               | 1,779 sq ft. |
| SECOND FLOOR AREA              | 543 sq ft.   |
| TOTAL AREA                     | 2,322 sq ft. |
| OPT'L MEDIA RM & STORAGE AREAS | 404 sq.ft.   |
| OPT'L FIN BSMT AREA            | 1,419 sq ft. |

\*SQUARE FOOTAGE CALCULATIONS AND DIMENSIONS ON PRELIMINARY PLANS ARE APPROXIMATE AND ARE SUBJECT TO FINAL DESIGN REQUIREMENTS AND CALCULATIONS GENERATED UPON COMPLETION OF FINAL ENGINEERING.

## ELEVATIONS



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(740) 201-8079  
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P&G 308 #

1125

PRELIMINARY DESIGN  
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## Revisions

|          |     |
|----------|-----|
| Date:    | By: |
| 07/15/14 | HL  |
| 07/21/14 | P&  |
| 08/04/14 | P&  |
| 08/08/14 | HL  |
| 08/14/14 | HL  |
| 08/26/14 | HL  |
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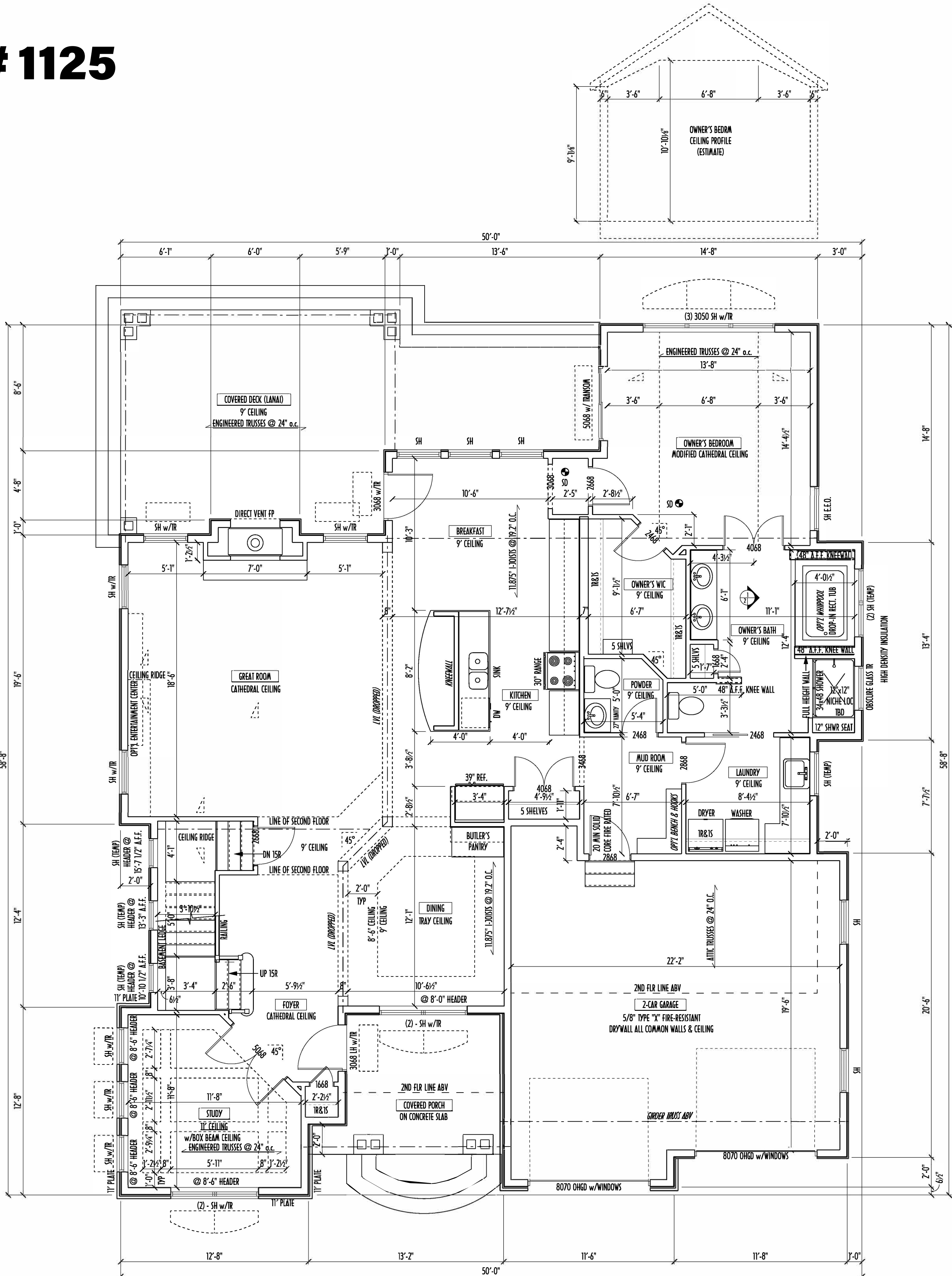
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P&D Builders - Job # 1125



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

FIRST FLOOR CEILINGS AT 9'-1 1/8" UNLESS NOTED OTHERWISE  
FIRST FLOOR WINDOW 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  
SECOND FLOOR DESIGN LIVE LOAD = 40 PSF (BEDROOMS 30 PSF)

ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2013 R.C.D. AND/OR APPLICABLE LOCAL CODES

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT

CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HEIGHTS w/MANUFACTURER OR SUPPLIER  
CONFIRM FLOORING & FINISH MATERIALS w/JOB SUPERVISOR (PER CONTRACT)

ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOOD FRAMING LENGTHS AND/OR FENESTRATION

AVOID FLOOR JOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS, PROVIDE SOLID BLOCKING BELOW BEARING POINTS (CRUSH ZONES) BRACE FLOOR JOISTS AT MIDSPAN PER CODE

INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED

CONFIRM WINDOW ROUGH-OPENINGS WITH MANUFACTURER AND ADJUST FRAMING DIMENSIONS AS NECESSARY

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

FINAL KITCHEN CABINET & APPLIANCE LAYOUT BY OTHERS.  
APPLIANCES PER SPECS.

| KITCHEN HOOD TYPE        |                  |
|--------------------------|------------------|
| <input type="checkbox"/> | CLASSIC SERIES   |
| <input type="checkbox"/> | DESIGNER SERIES  |
| <input type="checkbox"/> | CRAFTSMAN SERIES |
| <input type="checkbox"/> | HERITAGE SERIES  |
| <input type="checkbox"/> | ESTATE SERIES    |

| FIRST FLOOR OPTIONS        |                          |                          |
|----------------------------|--------------------------|--------------------------|
| OPTION                     | YES                      | NO                       |
| OWNER'S BATH WHIRLPOOL TUB | <input type="checkbox"/> | <input type="checkbox"/> |

| AREA SCHEDULE                  |               |
|--------------------------------|---------------|
| NAME                           | AREA          |
| FIRST FLOOR AREA               | 1,779 sq. ft. |
| SECOND FLOOR AREA              | 543 sq. ft.   |
| TOTAL AREA                     | 2,322 sq. ft. |
| OPT'L MEDIA RM & STORAGE AREAS | 404 sq. ft.   |
| OPT'L FIN BSMT AREA            | 1,419 sq. ft. |

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FIRST FLOOR PLAN

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| 07/15/14 | HLB |
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| 08/04/14 | P&D |
| 08/08/14 | HLB |
| 08/14/14 | HLB |
| 08/26/14 | HLB |
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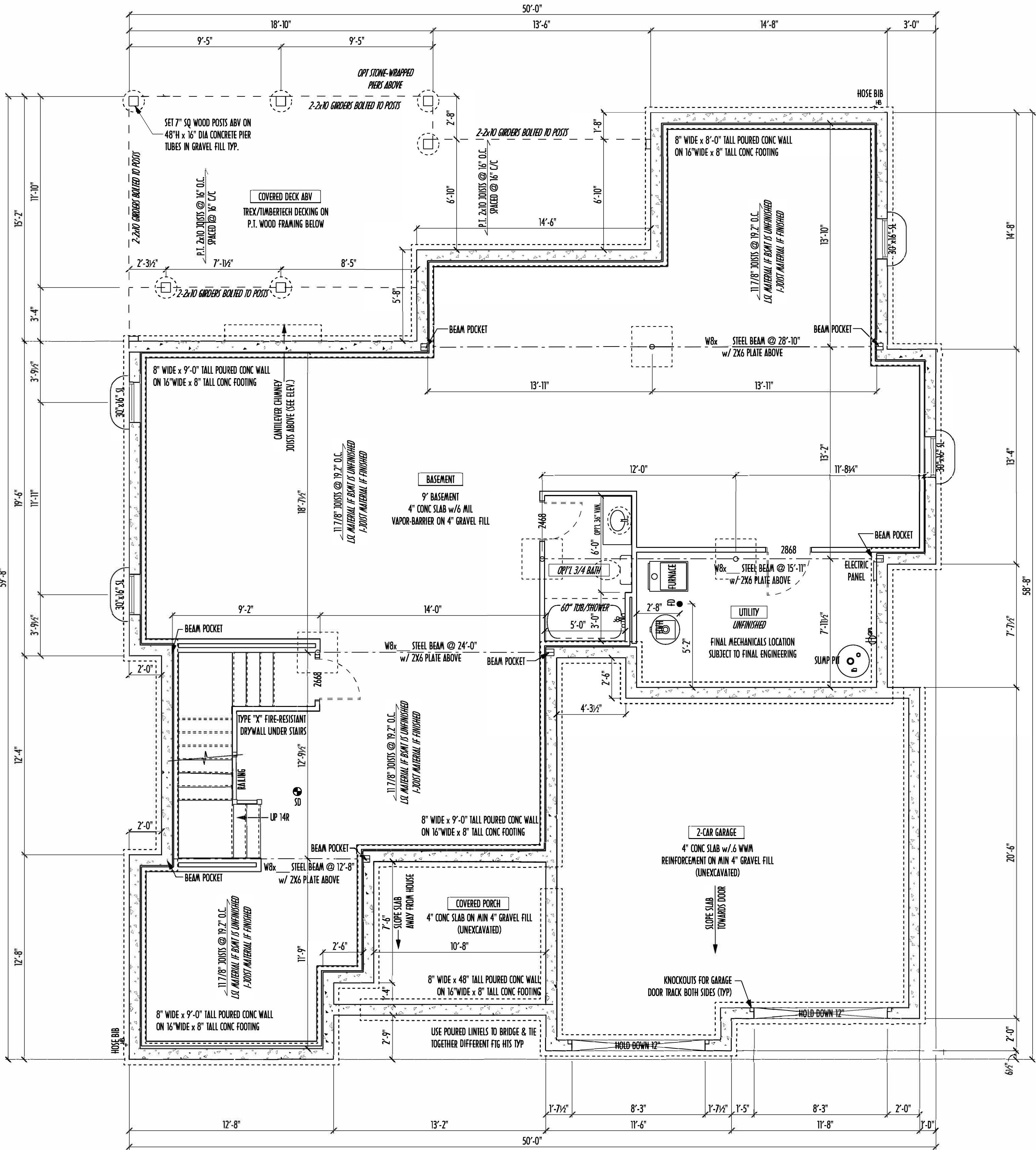
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P&D Builders - Job # 1125



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"  
BASEMENT SLAB: 1627 SQFT  
GARAGE SLAB: 464 SQFT  
FRONT PORCH: 106 SQFT  
COVERED DECK (LANAI): 372 SQFT

| AREA SCHEDULE                  |              |
|--------------------------------|--------------|
| NAME                           | AREA         |
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| OPT'L FIN BSMT AREA            | 1,419 sq ft. |

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- 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
- FINAL/INSTALLED INSULATION VALUES SHOULD MATCH REA-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
- 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
- CONTRACTORS SITE VERIFY ALL DIMENSION AND REPORT ANY DISCREPANCIES WITH THE PLANS TO THE JOB SUPERVISOR ASAP
- FIRST FLOOR DESIGN LIVE LOAD = 40 PSF
- BASEMENT ELECTRICAL LAYOUT FOR REFERENCE ONLY - CONSULT WITH HOMEOWNER PRIOR TO INSTALLATION FOR EXACT LOCATIONS
- ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2006 OBOA AND APPLICABLE LOCAL CODES
- GRADE MIN. 8" BELOW TOP OF FOUNDATION, SLOPING AWAY FOR PROPER DRAINAGE
- AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS AND TRAPS
- BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES) WITH APPROPRIATE 2X FILL
- JOISTS DESIGNED & ENGINEERED BY MANUFACTURER OR USE SPAN TABLES FROM LUMBER SUPPLIER
- SEE COVER SHEET FOR GENERAL FOUNDATION NOTES
- ANCHOR STRAPS AT 42" O/C THRU PRES-TREATED 2X6 SILL PLATES MIN 12" OFF CORNERS & SPLICES TYP.

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FOUNDATION PLAN



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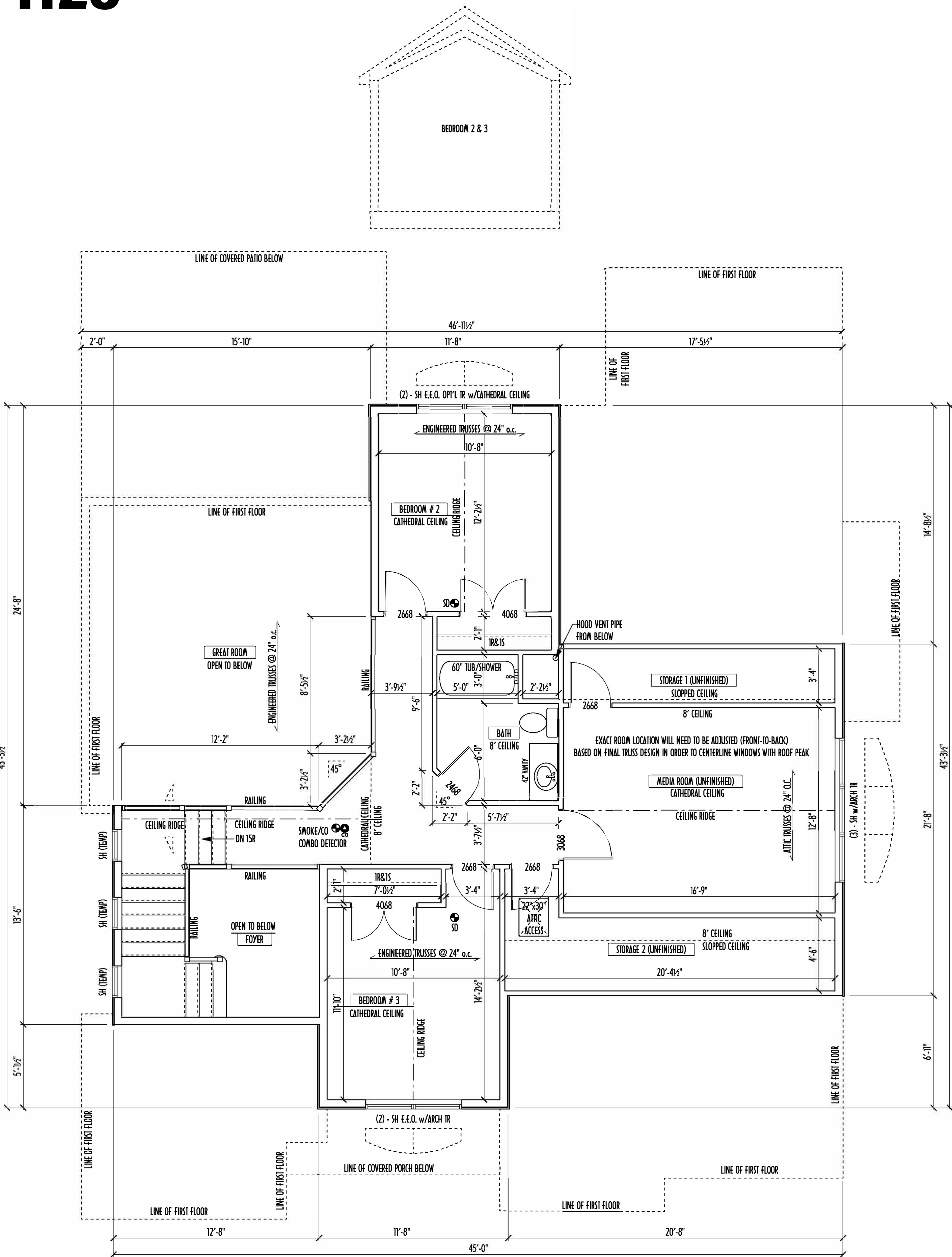
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SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SECOND FLOOR CEILINGS AT 8'-1 1/8" ROUGH UNLESS NOTED OTHERWISE  
SECOND FLOOR WINDOW HEADERS AT 8'-10" UNLESS NOTED OTHERWISE

EXTERIOR WALLS ARE SHOWN 6" WIDE (2X6 STUDS @ 16" O.C.) UNLESS NOTED OTHERWISE  
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2X4 STUDS @ 16" O.C.) UNLESS NOTED OTHERWISE

SECOND FLOOR DESIGN LIVE LOAD = 40 PSF (BEDROOMS 30 PSF)

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT

INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED OTHERWISE

IN SLEEPING ROOMS, AT LEAST ONE WINDOW MUST MEET EMERGENCY  
EGRESS REQUIREMENTS (MIN. 20" WIDE x 24" TALL & 5.7 SQFT.) PER R.C.O. 310

FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCD 314 & 315  
[<75 PSR, <450 SOR PER ASTM E84]

CONFIRM WINDOW ROUGH-OPENINGS WITH MANUFACTURER  
AND ADJUST FRAMING DIMENSIONS AS NECESSARY

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 (THOSE SHOWN ON  
THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)

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

| SECOND FLOOR OPTIONS |     |    |
|----------------------|-----|----|
| OPTION               | YES | NO |
| 1                    |     |    |
| 2                    |     |    |
| 3                    |     |    |

| AREA SCHEDULE                  |               |
|--------------------------------|---------------|
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SECOND FLOOR  
PLAN

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