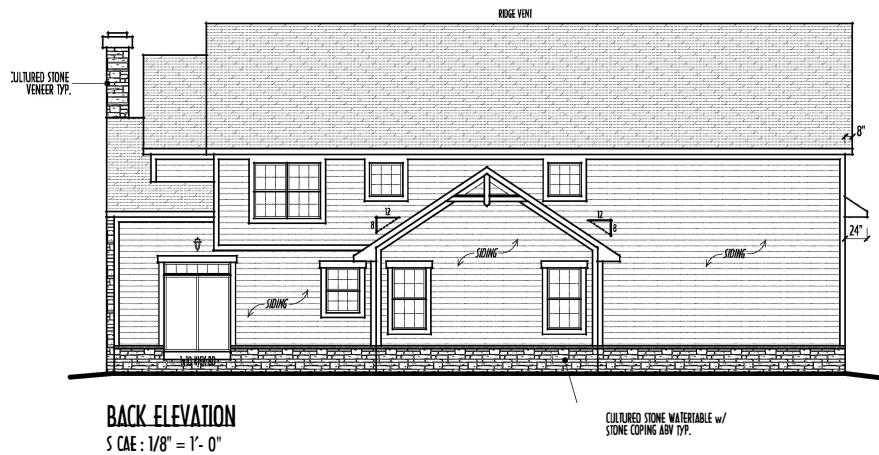
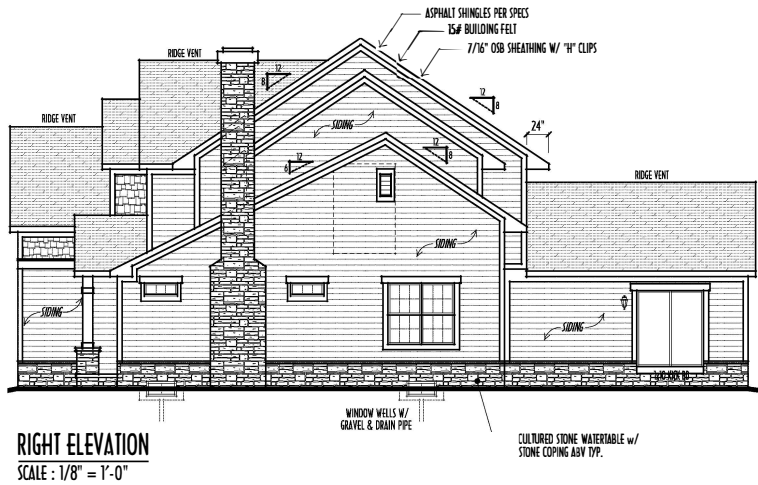
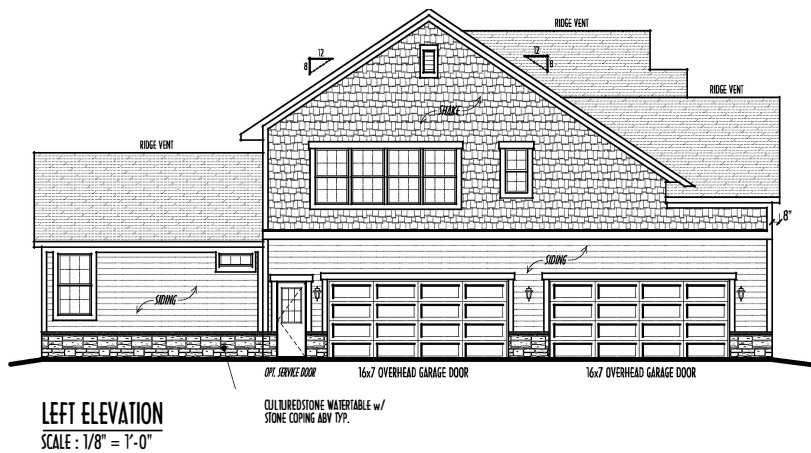
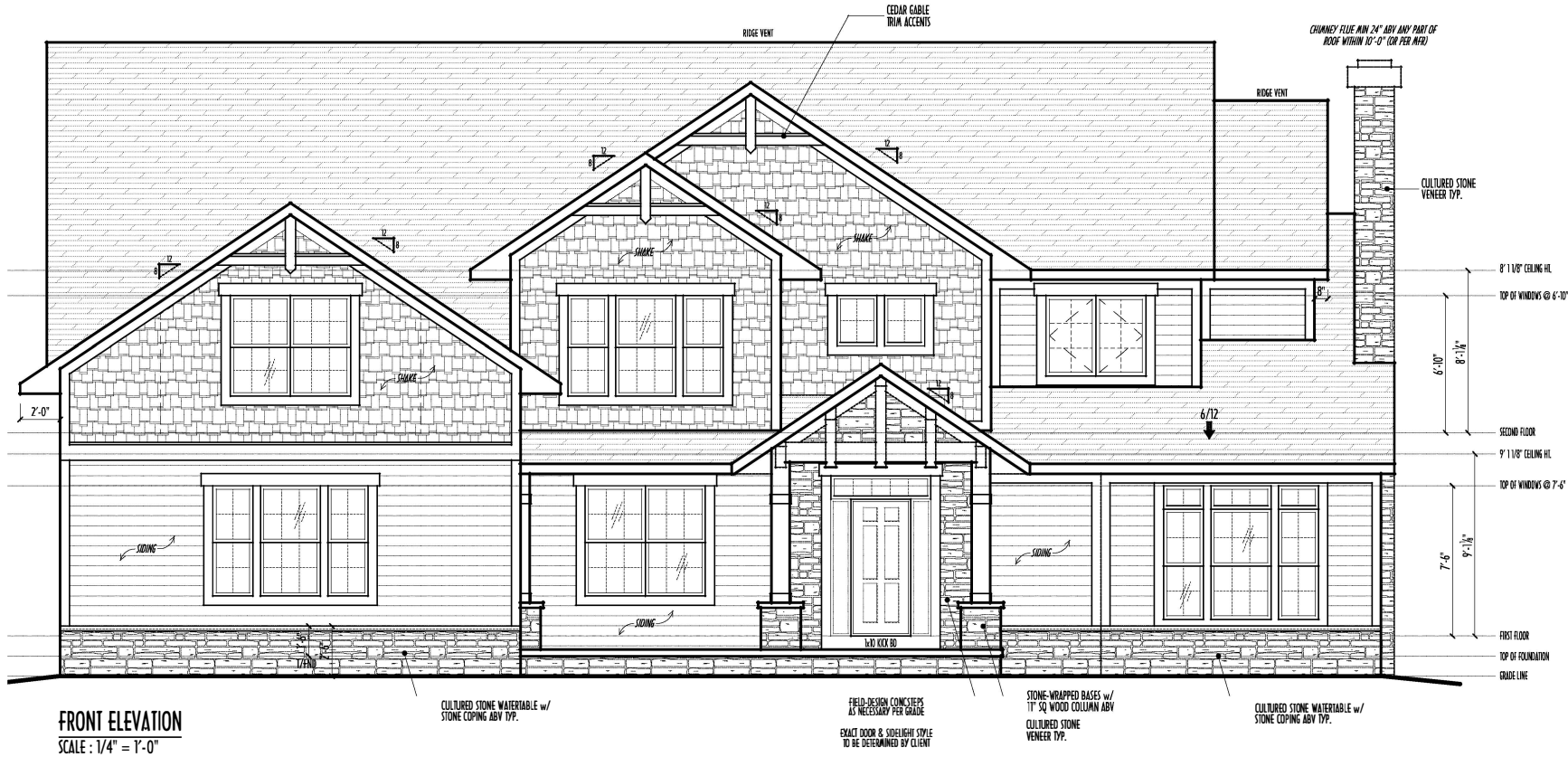


PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



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

WEAP SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
(#26 GALV CORROSION-RESISTANT SCREEN AT/ABV FOUNDATION PLATE (3.5" FLANG @

PLACED AT MIN 4" ABV EARTH / 2" ABV PAVING, ALLOWING TRAP'D WATER TO DRAIN)

SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

FIRST FLR LIVING SP =
SECOND FLR LIVING SP =
TOTAL LIVING SP =
OPT. FINISHED BSMT=

1,912 SQ.FT.
2,119 SQ.FT.
4,031 SQ.FT.
xxx SQ.FT.

PLEASE NOTE: PRELIMINARY DESIGNS ARE SUBJECT TO CHANGE DUE TO STRUCTURAL OR CODE REQUIREMENTS. ITEMS SHOWN MAY BE OPTIONAL/EXTRA. PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS.

1ST FLR



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NO. 1191

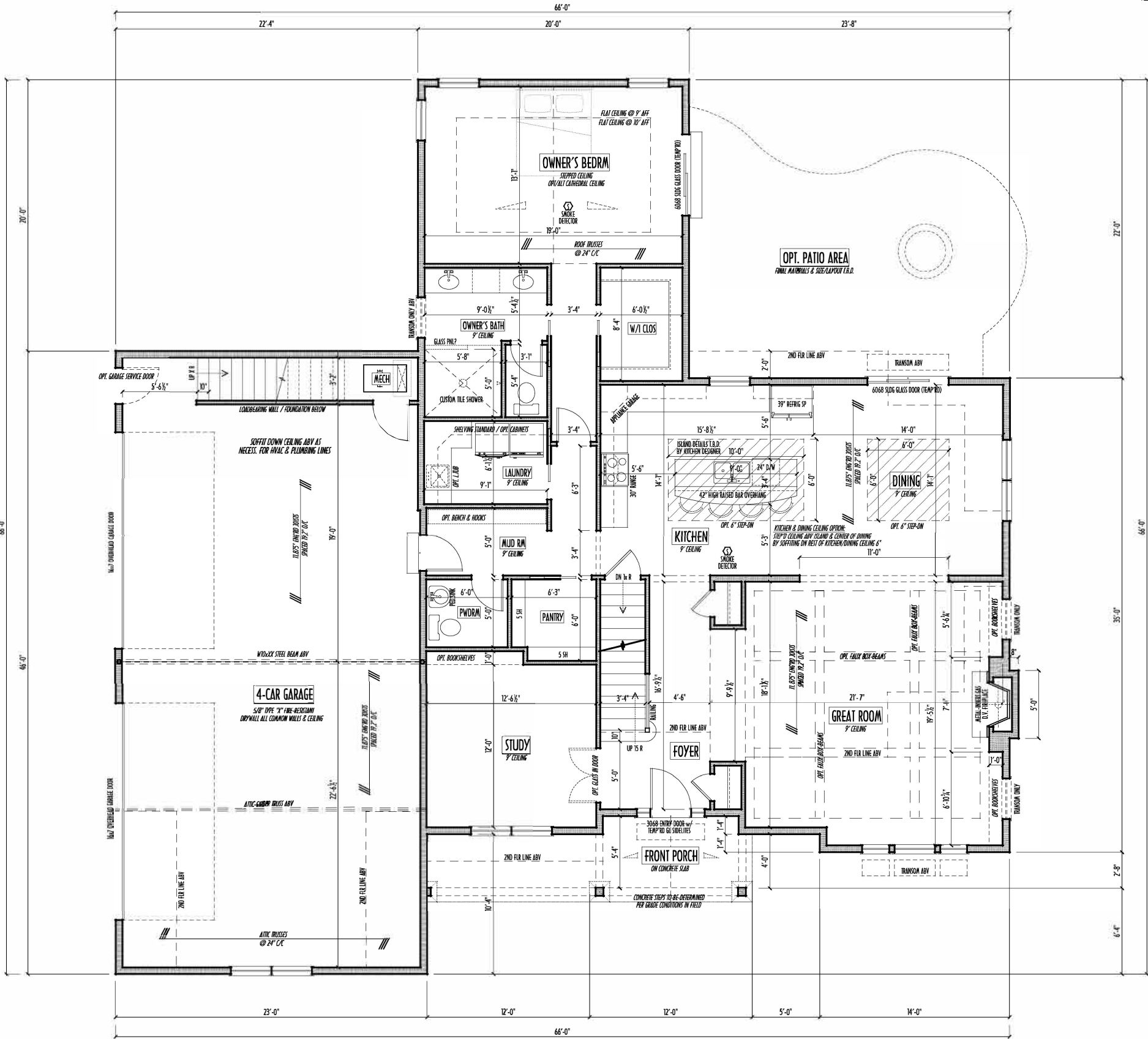
REVISION DATE	BY:	Rev/CD
12/8/15	nwd	concept
12/15/15	...	concept rev
1/13/16	...	concept rev
1/26/16	...	prelim
2/2/16	...	prelim rev

TO SCALE WHEN PRINTED 36x60 - PAPER SIZE 11"

FIELD MEASUREMENTS - TO KEY SCALE POINTS

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PAGE: 3 of 9



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

FIRST FLR LIVING SP =	1,912 SQ.FT.
SECOND FLR LIVING SP =	2,119 SQ.FT.
TOTAL LIVING SP =	4,031 SQ.FT.
OP. T. FINISHED BSMT	xxxx SQ.FT.

2ND FLR

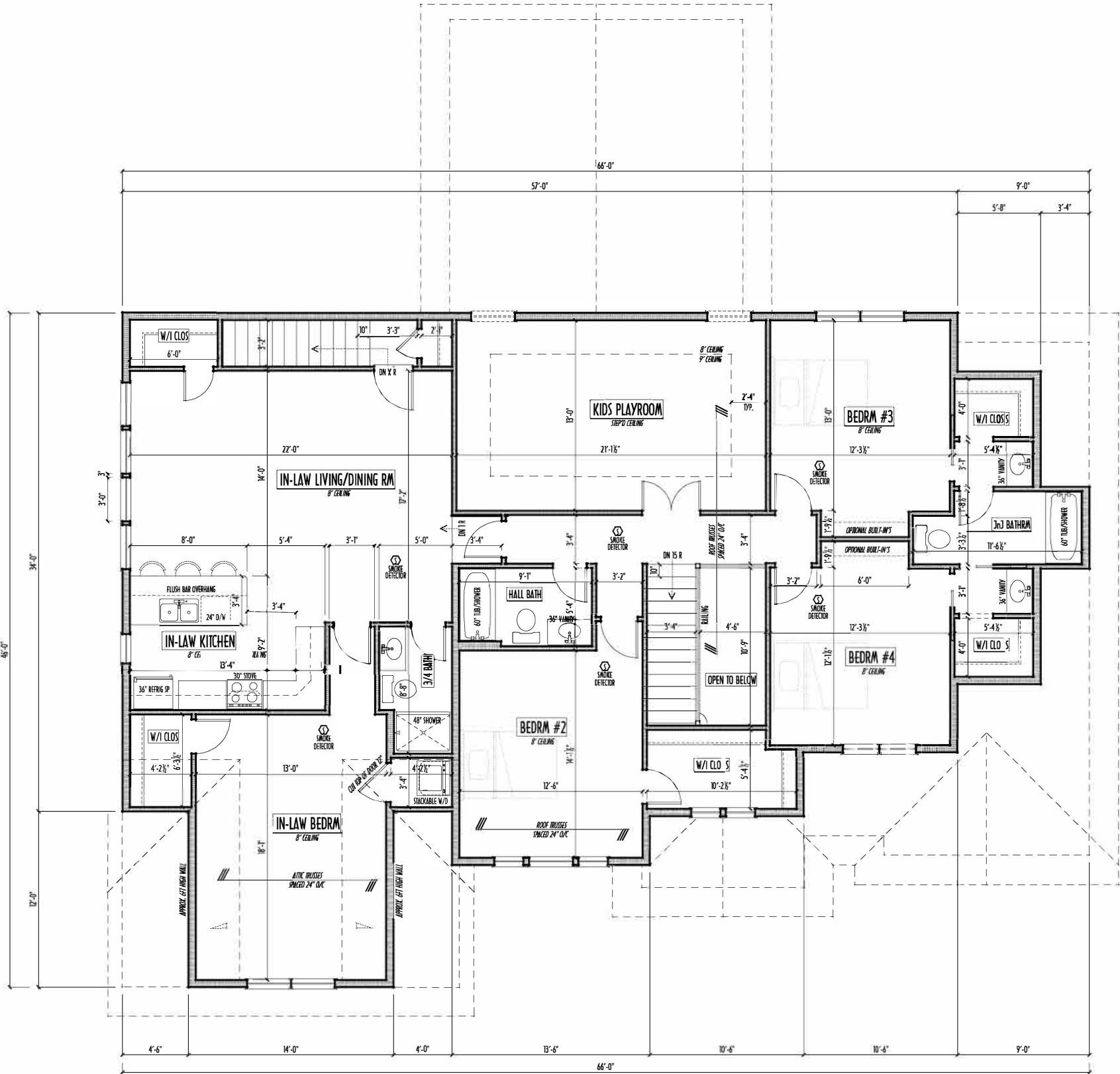


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SECOND FLOOR CEILINGS AT 8'-1 1/8" ROUGH UNLESS NOTED
SECOND FLOOR WINDOWS HEADERS AT 8'-0" UNLESS NOTED
EXTERIOR WALLS ARE SHOWN 6" WIDE (2x6 STUDS @ 16" O/C UNLESS NOTED)
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2x4 STUDS @ 16" O/C UNLESS NOTED)
SECOND 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.D. 310
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER R20 314 & 315
>75 PSF, <450 SDR PER ASTM E84
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 (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

FIRST FLR LIVING SP =	1,912 SQ.FT.
SECOND FLR LIVING SP =	2,119 SQ.FT.
TOTAL LIVING SP =	4,031 SQ.FT.
OP. T. FINISHED BSMT	xxxx SQ.FT.

REVISION DATE	BY:	THRU/CD
12/8/15	nwd	concept
12/15/15	..	concept rev
1/13/16	..	concept rev
1/26/16	..	prelim
2/2/16	..	prelim rev

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FIELD MEASUREMENTS - TO KEY SCALE FIGURES

DESIGNED BY P&D / rwd

