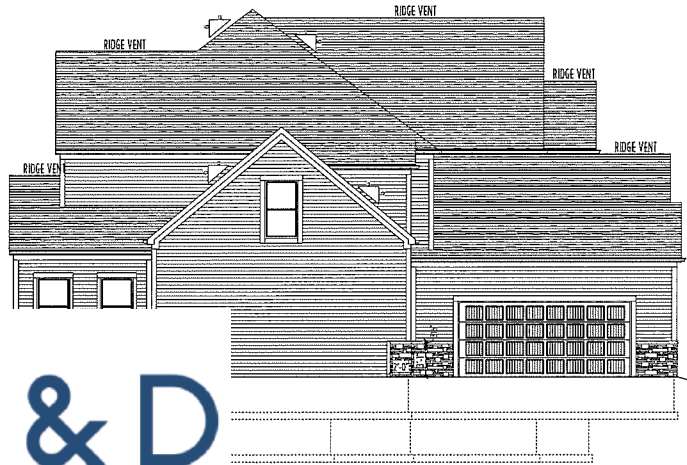




FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	2105.8 sq. ft.
SECOND FLOOR AREA	2118.4 sq. ft.
SUBTOTAL AREA	4224.2 sq. ft.
OPT'L FIN BSMT AREA	1093.0 sq. ft.
TOTAL AREA	5317.3 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.

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

ELEVATIONS



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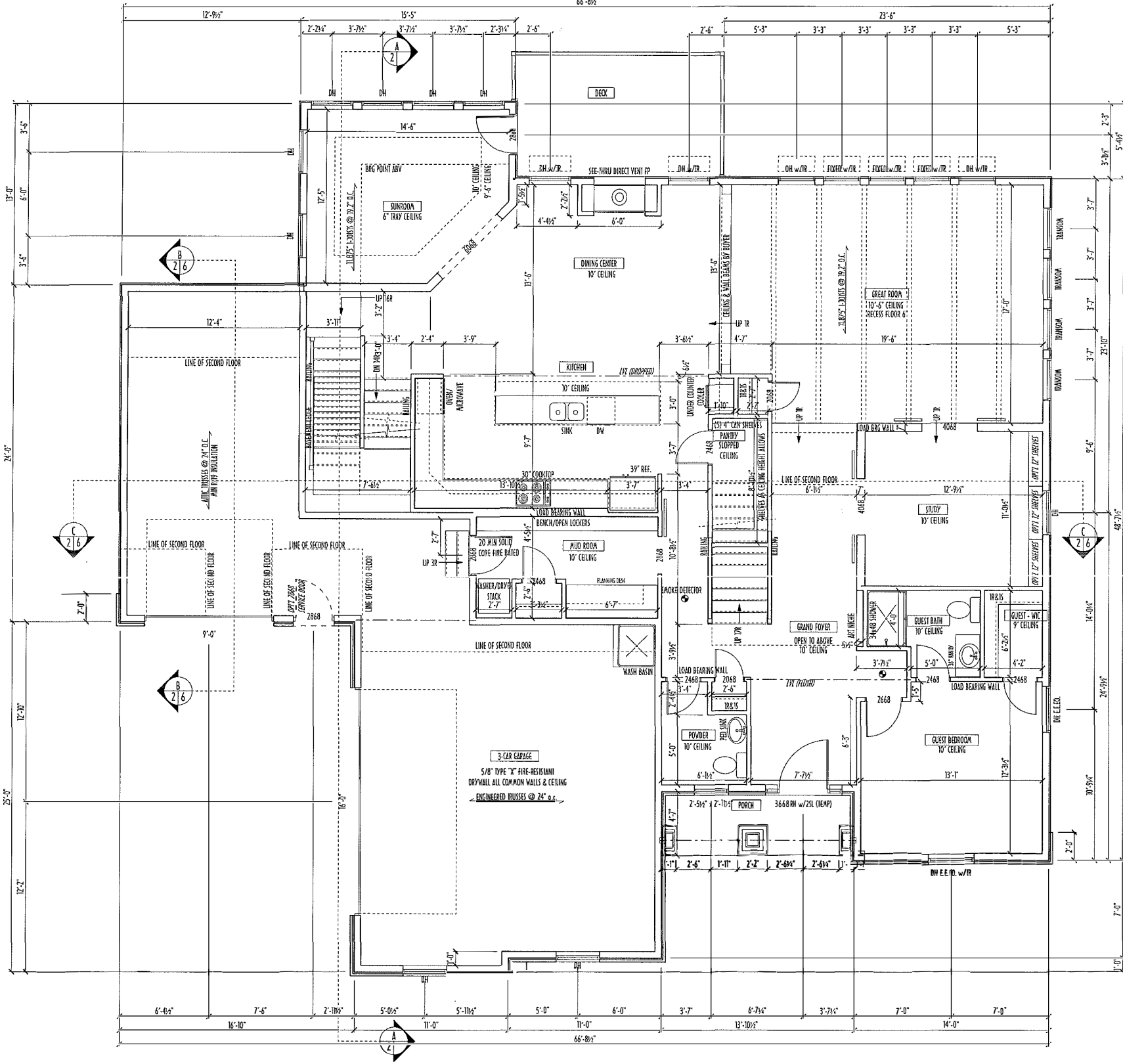
Revisions

Date:	By:
05/06/14	HLB
05/09/14	HLB
05/22/14	HLB
06/05/14	HLB
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FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

FIRST FLOOR CEILINGS AT 10'-1 1/8" UNLESS NOTED OTHERWISE
FIR 1" 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 I.C.C. 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 PENETRATIONS

AVOID FLOOR JOISTS LOCATED DIRECTLY BELOW PLUMBING OR A/C, PROVIDE SOLID BLOCKING BELOW BEARING POINTS (CRUSTI ZONES) BRACE FLOOR JOISTS AT MIDSPAN PER CODE

INTERIOR DOORS SHOWN 4" DIFFERENCES 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 PER RATE SHEETS OR ON IACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)

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

FINAL KITCHEN CABINETS & APPLIANCE LAYOUT BY OTHERS, APPLIANCES PER SPEC.

KITCHEN HOOD TYPE	
☐	CLASSIC SERIES
☐	DESIGNER SERIES
☐	CRAFTSMAN SERIES
☐	HERITAGE SERIES
☐	ESTATE SERIES

FIRST FLOOR OPTIONS		
OPTION	YES	NO
STUDY BUILT-IN SHELVES	☐	☐
	☐	☐
	☐	☐

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	2105.8 sq. ft.
SECOND FLOOR AREA	1218.4 sq. ft.
SUBTOTAL AREA	14224.2 sq. ft.
OPT'L FIN. BSMT AREA	11093.0 sq. ft.
TOTAL AREA	19317.3 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

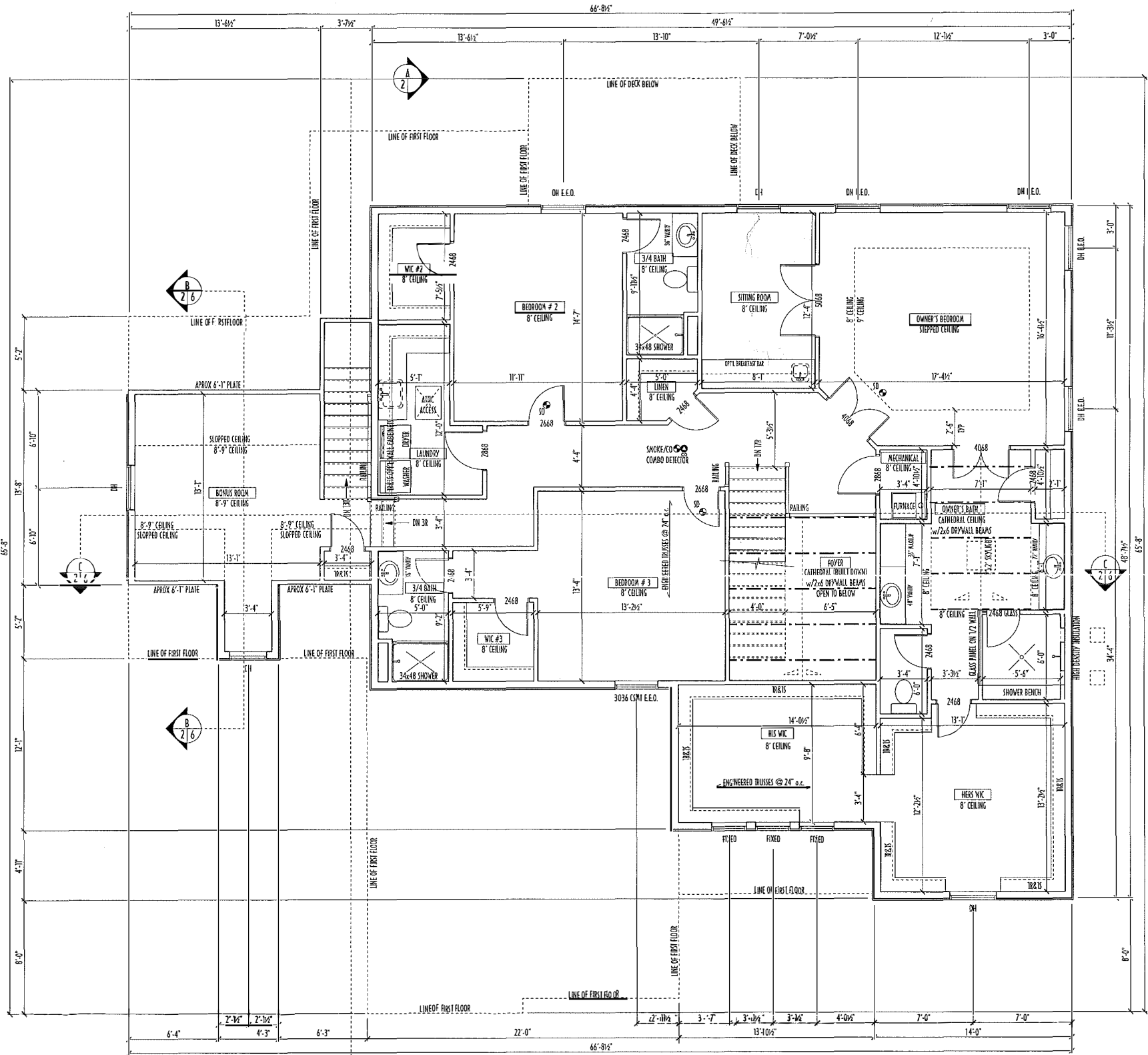


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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SECOND FLOOR CEILINGS AT 8'-1 1/8" ROUGH UNLESS NOTED OTHERWISE
SECOND FLOOR WALL HEADERS AT 6'-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 CORNERS 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 SQ.FT.) PER R.C.O. 310
FOAM PLASTIC INSULATION SHALL BE INSTALLED PER R.C.O. 314 & 315
(25 PSF, <450 SDR 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 UACOMA ENERGY (THOSE SHOWN ON
THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR B.I.G. INSPECTION

SECOND FLOOR OPTIONS

OPTION	YES	NO
WALL CABINETS ABOVE WASHER/DRYER		
WHIRLPOOL TUB IN OWNER'S BATH		

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	2105.8 sq. ft.
SECOND FLOOR AREA	2118.4 sq. ft.
SUBTOTAL AREA	4224.2 sq. ft.
OPT'L FIN BSMT AREA	1093.0 sq. ft.
TOTAL AREA	5317.3 sq. ft.

*SQUEEZE FOOTAGE CALCULATIONS AND DIMENSIONS ON PRELIMINARY PLANS
ARE APPROXIMATE AND ARE SUBJECT TO FINAL DESIGN REQUIREMENTS AND
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PRELIMINARY DESIGN
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SECOND FLOOR
PLAN

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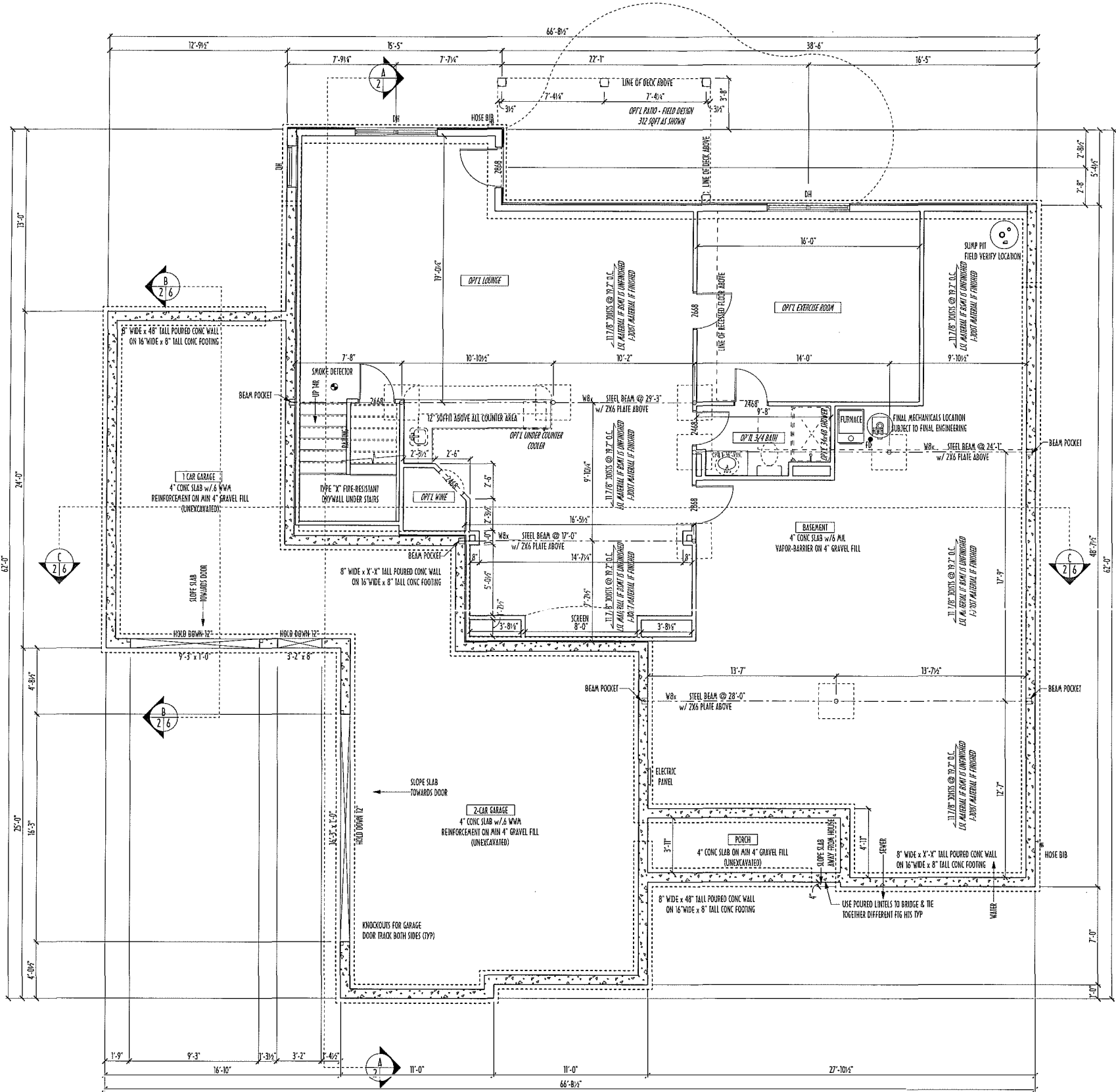
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FOUNDATION / BASEMENT PLAN
SCALE: 1/4" = 1'-0"
BASEMENT SLAB AREA: 1971 SQFT
GARAGE SLAB AREA: 893 SQFT
PORCH SLAB AREA: 69 SQFT

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 RC-16

FINAL/INSTALLED INSULATION VALUES SHOULD MATCH REPAIR 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 CMU BLOCK WALL = 7'-0" ABOVE SLAB

WATERPROOFING / DAMPROOFING PER CODE

ALL STRUCTURAL LUMBER IS MIN. CANADIAN SPECIES #2 SPOKE-PINE-FIR, UNLESS NOTED OTHERWISE

CONTRACTORS SITE VERIFY ALL DIMENSIONS 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 OBC AND APPLICABLE LOCAL CODES

GRADEMIN. 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 STILL PLATES MIN 12" OFF CORNERS & SPLICES TYP.

PRELIMINARY DESIGN
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FOUNDATION PLAN

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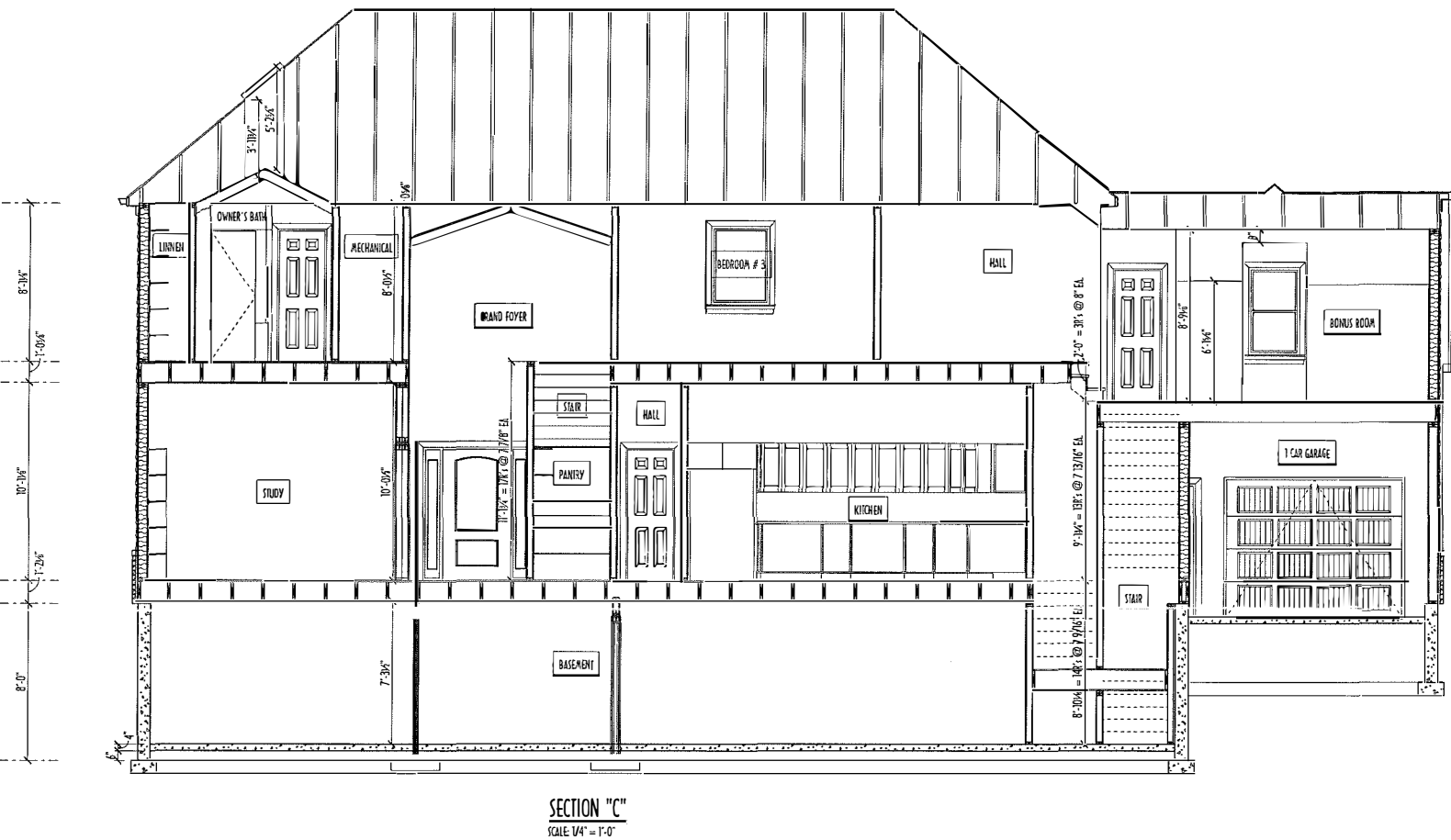
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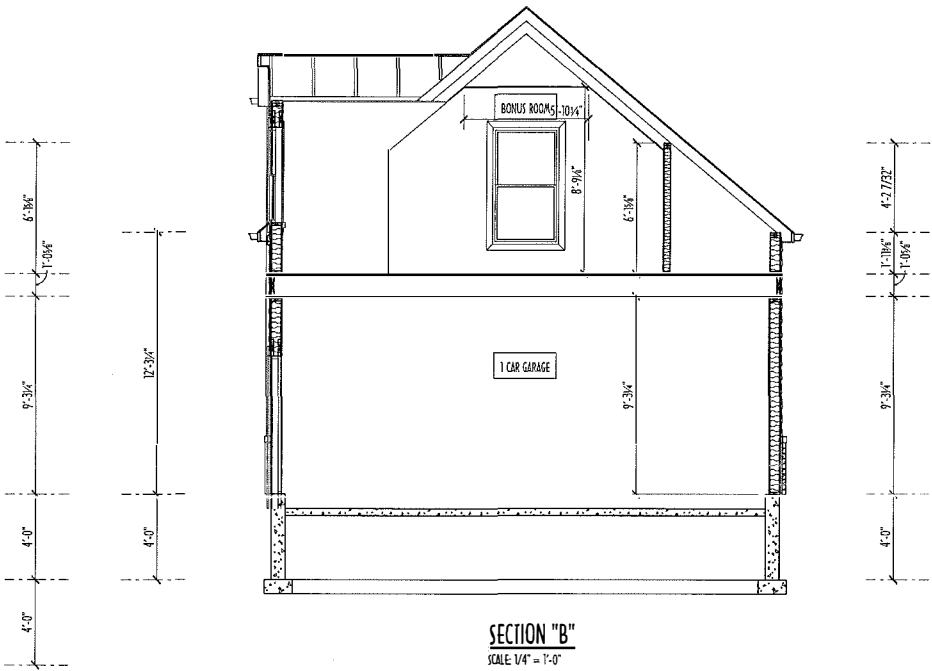
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SECTION "C"
SCALE 1/4" = 1'-0"



SECTION "B"
SCALE 1/4" = 1'-0"

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SECTIONS



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