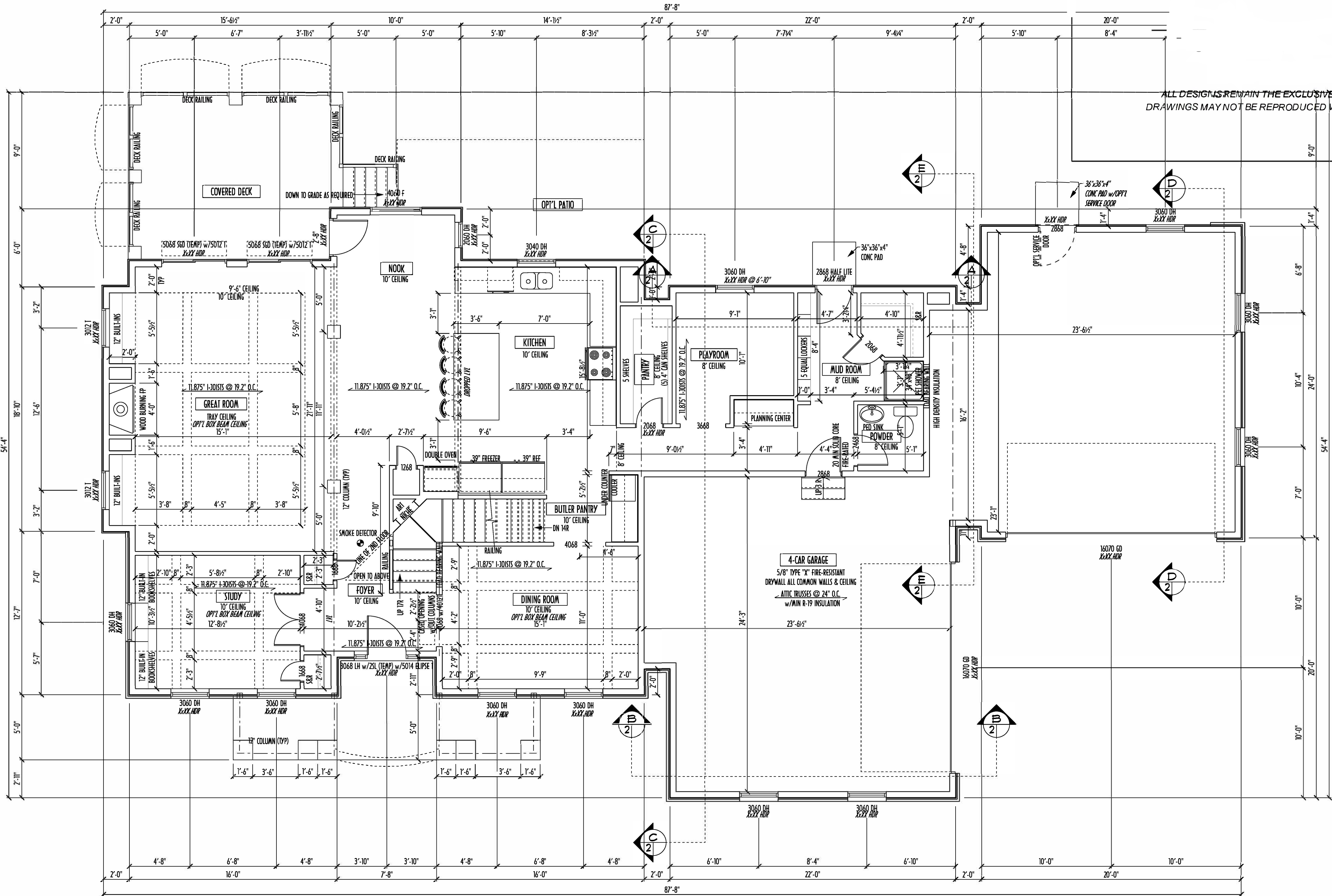




FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ALL DESIGNS REMAIN THE EXCLUSIVE PROPERTY OF P&D BUILDERS LTD.
DRAWINGS MAY NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF P&D BUILDERS LTD.

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 PENETRATION

AVOID FLOOR JOISTS LOCATED DIRECTLY BELOW STRUCTURAL POINTS (CRUSH ZONES) BRACE FLOOR JOISTS AT JOISTSPAN 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	
☐	CLASSIC SERIES
☐	DESIGNER SERIES
☐	CRAFTSMAN SERIES
☐	HERITAGE SERIES
☐	ESTATE SERIES

FIRST FLOOR OPTIONS		
OPTION	YES	NO
GREAT ROOM BOX BEAM CEILING	☐	☐
GARAGE SERVICE DOOR	☐	☐

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	1704.2 sq ft.
SECOND FLOOR AREA	2311.9 sq ft.
TOTAL AREA	4016.1 sq ft.
OPT'L FIN. BSMT AREA	1132.2 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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PROJ. NO. #
1088



Revisions		
DATE	BY	
10/1/13	HLB	
10/28/13	HLB	
11/6/13	HLB	

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

DESIGNED BY:
HLB

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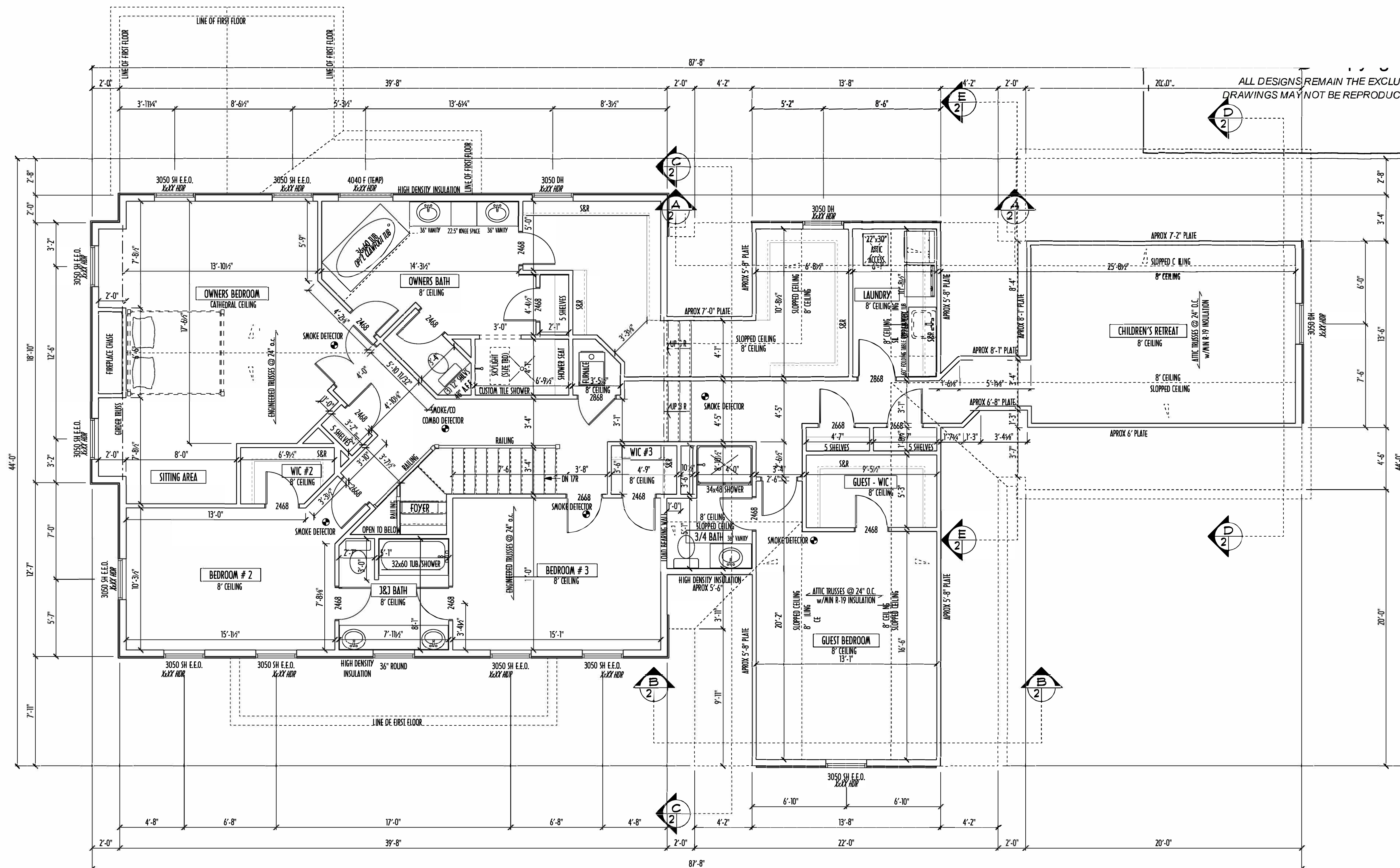
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P&D JOB #

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

ALL DESIGNS REMAIN THE EXCLUSIVE PROPERTY OF P&D BUILDERS LTD. DRAWINGS MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION. 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 RCO 314 & 315 (<75 PSR, <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 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

ALL ANGLED WALLS ARE 0°, 90°, OR 45° U.N.O.

SECOND FLOOR OPTIONS		
OPTION	YES	NO
LAUNDRY TUB		
LAUNDRY WALL CABINETS		
OWNER'S BATH CLAWFOOT TUB		

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	1704.2 sq. ft.
SECOND FLOOR AREA	2311.9 sq. ft.
TOTAL AREA	4016.1 sq. ft.
OPT'L FIN BSMT AREA	1132.2 sq. ft.

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

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



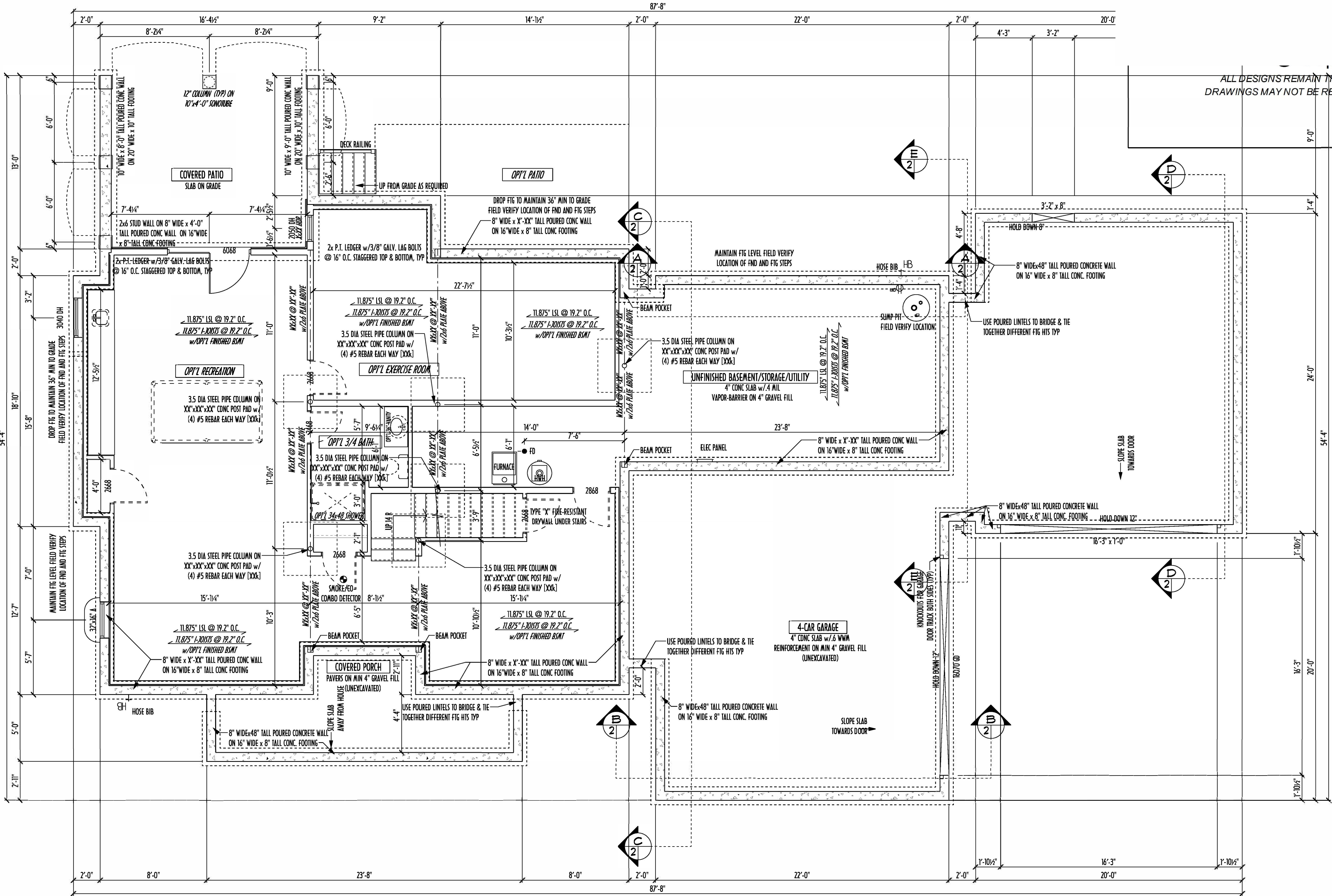
Revisions

DATE	BY
10/17/13	HLB
10/28/13	HLB
11/6/13	HLB

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

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FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
BASEMENT SLAB: 1602 SQFT
GARAGE SLAB: 1002 SQFT
PORCH PAVERS/BRICK: 140.7 SQFT
COVERED PATIO: 191 SQFT
OPT'L PATIO: 157 SQFT
AREA A (HALL REC ROOM & BATH) 443.3 SQFT
AREA B (PLAY ROOM) 151.3 SQFT
AREA C (EXERCISE ROOM) 237.3 SQFT

ALL DESIGNS REMAIN THE EXCLUSIVE PROPERTY OF P&D BUILDERS LTD.
DRAWINGS MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION

MAX UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.M.U. BLOCK WALL = 7'-0" ABOVE SLAB

WATERPROOFING/DAMP-PROOFING PER CODE

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

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

FIRST FLOOR DESIGN LIVE LOAD - 40 PSF

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

ALL FRAMING AND STRUCTURAL CONSTRUCTIONS IS TO CONFORM TO 2013 OBOA AND APPLICABLE LOCAL CODES

GRADE MIN 8" BELOW TOP OF FOUNDATION SLOPING AWAY FROM HOUSE FOR PROPER DRAINAGE

AVOID FLOOR JOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS

BLOCK BETWEEN FLOOR JOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES) WITH APPROPRIATE 2X FILL

JOISTS DESIGNED & ENGINEERED BY MANUFACTURER OR LSL SPAN TABLES FROM LUMBER SUPPLIER

SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES

FOUNDATION OPTIONS			
OPTION	ROUGH-IN	YES*	NO
EXERCISE ROOM			
3/4 BATH			
REC ROOM			
WEBBAR			

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	1704.2 sq ft.
SECOND FLOOR AREA	2311.9 sq ft.
TOTAL AREA	4016.1 sq ft.
OPT'L FIN BSMT AREA	1132.2 sq ft.

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FOUNDATION PLAN



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1/2" = 1'-0"

PRELIMINARY DESIGN
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AI
BD

of Building Design

BIA
The Home Builders

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DATE	BY
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10/28/13	HLB
11/6/13	HLB

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

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