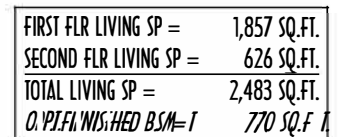
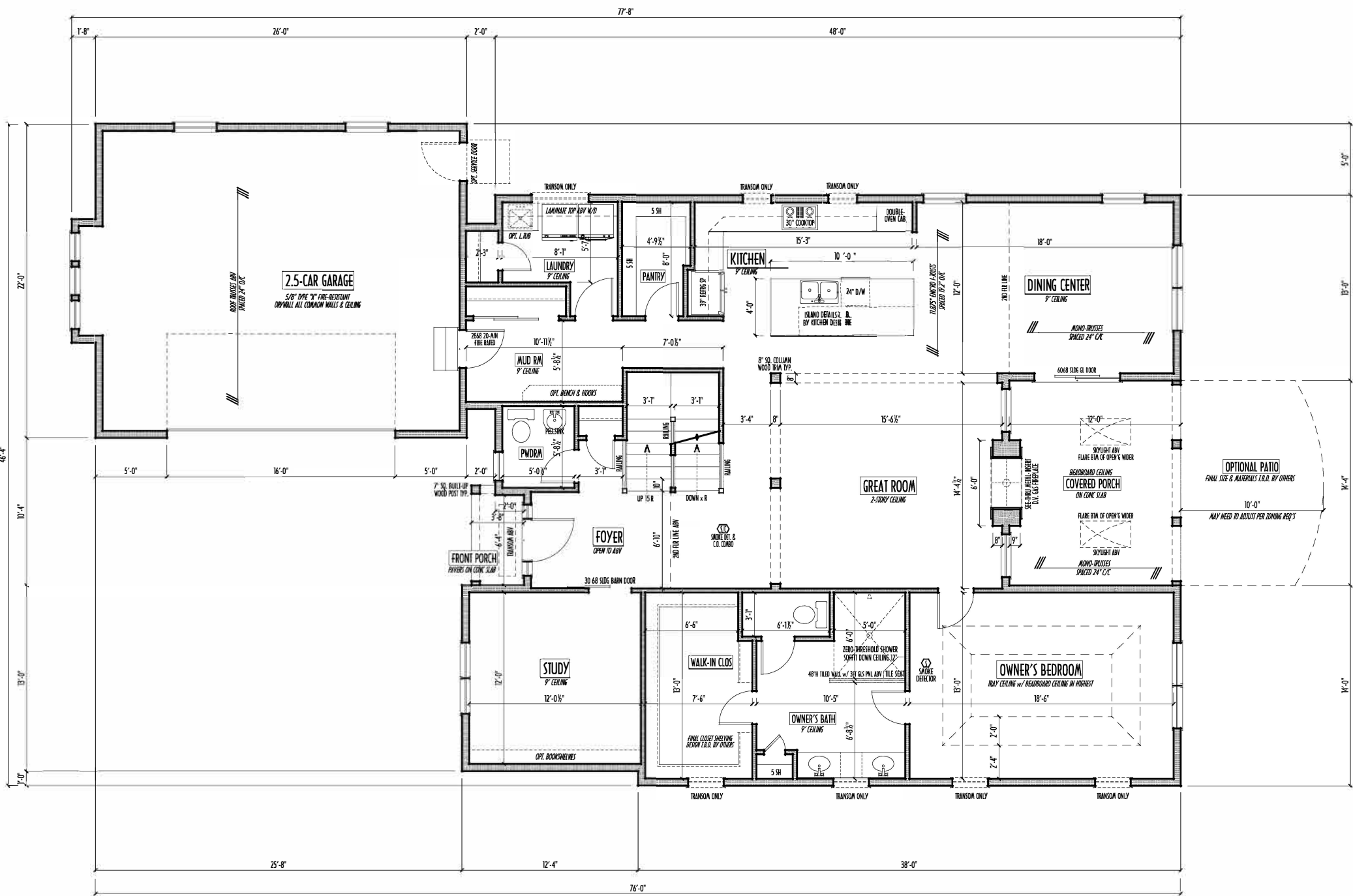


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EST. 1962



P&D Builders - Job #1216



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

FIRST FLOOR CEILINGS AT 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOWS 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
ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2013 I.C.C. AND/OR APPLICABLE LOCAL CODES
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
CONFORM WINDOW ROUGH-OPENINGS AND HEADER HGT'S w/ PROVIDER
CONFORM FLOORING & FINISH MATERIALS w/ JOB SUPERVISOR (PER CONTRACT)
ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOODFRAMING LENGTHS AND/OR FENESTRATION
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 REAR-SIDE 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 =	1,857 SQ.FT.
SECOND FLR LIVING SP =	626 SQ.FT.
TOTAL LIVING SP =	2,483 SQ.FT.
OPT. FINISHED BSMT =	770 SQ.FT.



1ST FLR

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1216

PROJECT

P&D 1206, Highline, phases 2-3-16-16

AI

BD

BIA

REVISION	DATE	BY	DESCRIPTION
1	4/20/16	rwd	concept
2	7/1/16	concept	rev
3	7/10/16	prelim	
4	7/19/16	prelim	

TO SCALE HIGH FINISH 3/4" = 1'-0"

PER CITY ORDINANCE - 10'0" SCALE

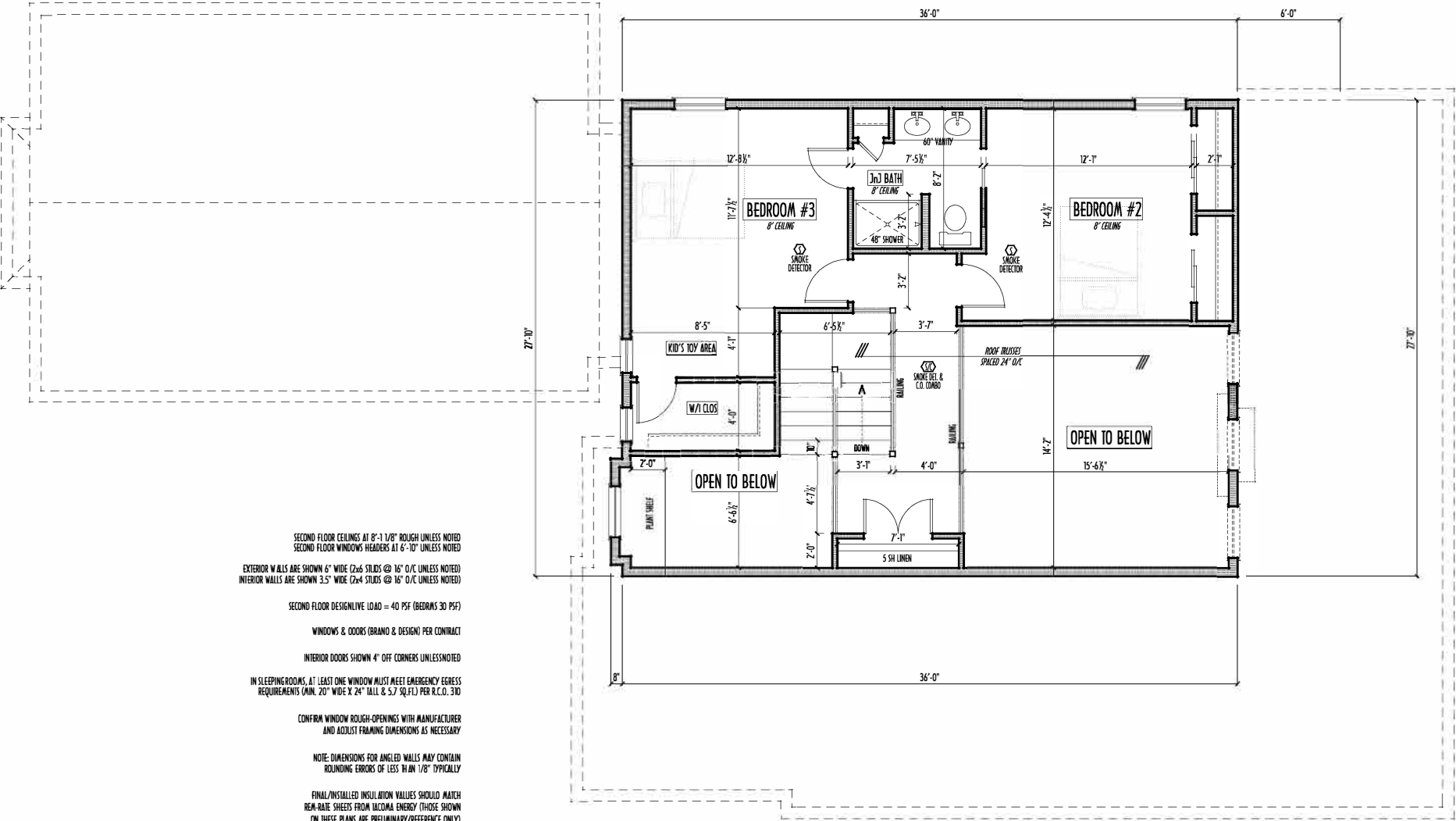
DESIGNED BY

P&D / rwd

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P&D Builders - Job #1216



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 (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 R.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 R-VALUE SHEETS FROM UCCOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INST ALL ALL LVL & LVL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION
FOAM PLASTIC/INSULATION SH ALL BE INSTALLED PER R20 314 & 315 <75 PSR, <450 SDR PER ASTM E94

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

FIRST FLR LIVING SP =	1,857 SQ.FT.
SECOND FLR LIVING SP =	626 SQ.FT.
TOTAL LIVING SP =	2,483 SQ.FT.
OPT. FINISHED BSMT =	770 SQ.FT.

2ND FLR

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1216

PROJECT

PROJ: 1216, Higgins Building 2-18-16

REVISED

REVISION DATE BY: **rw**
4/20/16 rwd concept
7/1/16 " " concept rev
7/10/16 " " prelims
7/19/16 " " prelims

TO SCALE (HIGH FINISH 2x4s - DIMED 1/2")
1" = 8'-0" (1/4" = 1'-0")

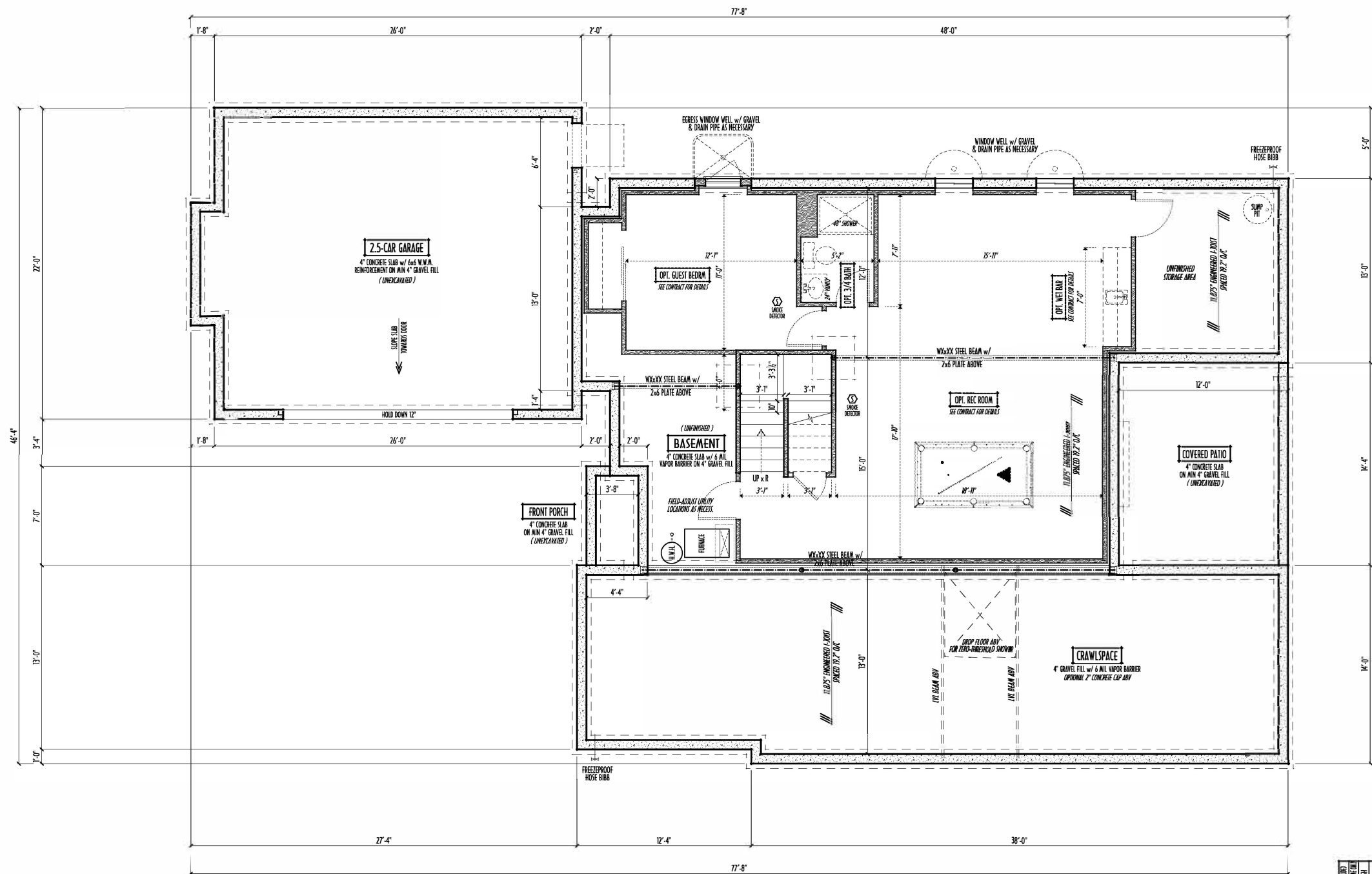
DESIGNED

P&D / rwd

PAGE 1

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P&D Builders - Job #1216



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

MAX. UNBALANCED FILL FOR 8" THICK Poured CONC. WALL OR C.A.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
FIRST FLOOR DESIGN LIVE LOAD = 40 PSF
BASEMENT ELECTRICAL LAYOUT FOR REFERENCE ONLY - CONSULT WITH HOMEOWNER PRIOR TO INSTALLATION FOR EXACT LOCATIONS
GRADE MIN. 8" BELOW TOP OF FOUNDATION, SLOPING AWAY FOR PROPER DRAINAGE MIN. 6" DROP IN FIRST 10 FT OF RUN

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CROSS JOINTS) WITH APPROPRIATE 2X FILL
SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES
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
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

OPTIONAL / EXTRA FINISHED AREAS	
OPL REC ROOM	
OPL GUEST BEDROOM	
OPL 3/4 BATHRM	
OPL WET BAR	

BASEMENT SLAB =	1,082 SQ.FT.
FRONT PORCH =	25 SQ.FT.
GARAGE SLAB =	664 SQ.FT.
COV'D BACK PORCH SLAB =	172 SQ.FT.
CRAWLSPACE AREA =	609 SQ.FT.

FIRST FLR LIVING SP =	1,857 SQ.FT.
SECOND FLR LIVING SP =	626 SQ.FT.
TOTAL LIVING SP =	2,483 SQ.FT.
OPL. FINISHED BSMT =	770 SQ.FT.



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PROJ

P&D 1206, Highline, 2016-07-28 10:00 AM

AI

BD

BIA

REVISION	DATE	BY	DESCRIPTION
1	4/20/16	rwd	concept
2	7/1/16	concept	rev
3	7/10/16	prelts	
4	7/19/16	prelts	

TO SCALE

1" = 1'-0"

1/4" = 1'-0"

DESIGNED BY

P&D / rwd

PAGE 1

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