

architectural style - european country

- STANDARD EXTERIOR MATERIAL NOTES:
- ROOF SHINGLES TO BE 30 YEAR DIMENSIONAL
 - PAINT COLORS FROM A HISTORIC PALETTE ARE REQUIRED
 - FRONT ENTRY DOOR TO BE FIBERGLASS OR WOOD
 - ANY ROOF PENETRATIONS WILL OCCUR ON SIDE OR BACK ELEVATIONS, AND BE PAINTED TO MATCH ROOF COLORS
 - GUTTERS ARE REQUIRED TO BE DEECE OR 1/2" ROUND
 - EAVES ARE CLOSED SOFFIT (AS SHOWN ON ROOF DETAIL PG06)

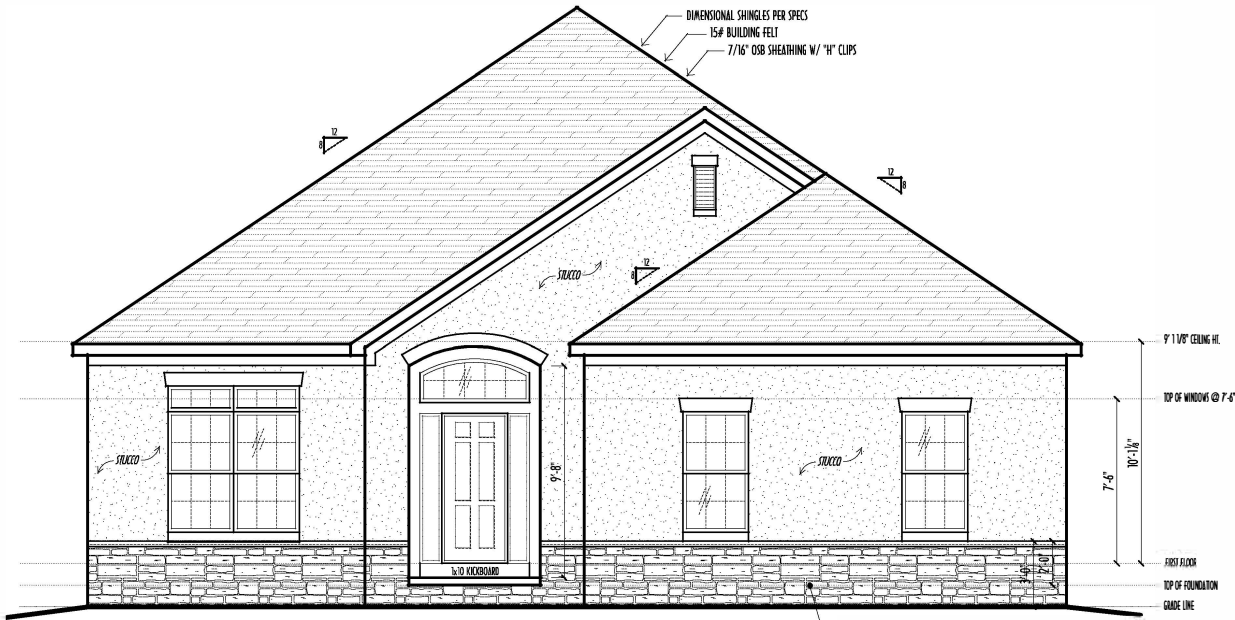


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1158

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



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

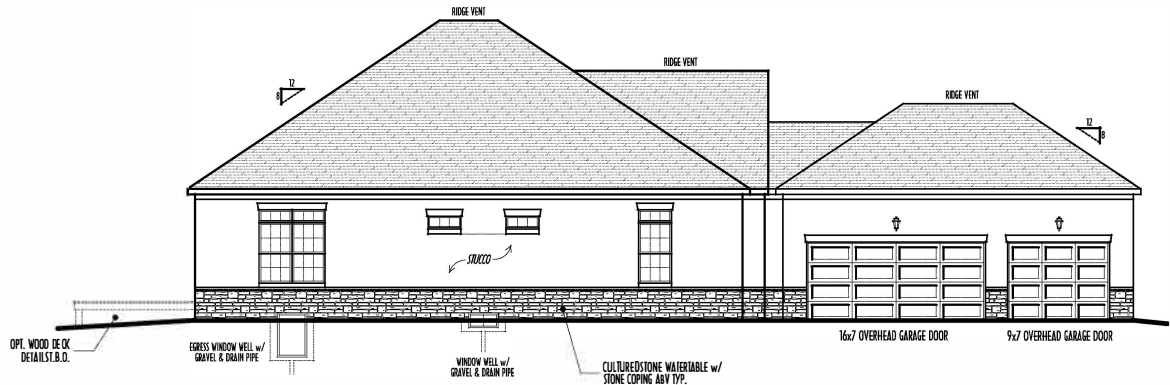
FIELD DESIGN CONCEPTS
AS NECESSARY PER GRADE
EXACT DOOR & SIDELIGHT STYLE
TO BE DETERMINED BY CLIENT
STONE WRAPS PORCH CORNERS 6" ONLY
INSIDE OF PORCH WALLS ARE STUCCO

CULTURED STONE WATERTABLE w/
STONE COPING ASBY TYP.

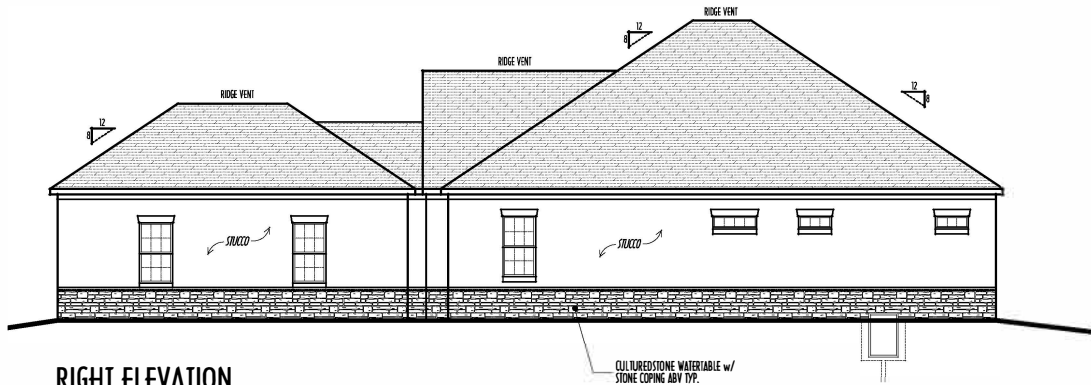
FINAL WINDOW DESIGN PER PROVIDER. ALL FRAMING ROUGH-
OPENINGS TO BE BASED ON FINAL LAYOUT ONLY

EXACT WINDOW & DOOR GRID PATTERNS (MULLIONS)
MAY DIFFER - REFER TO MANUFACTURER OR SUPPLIER

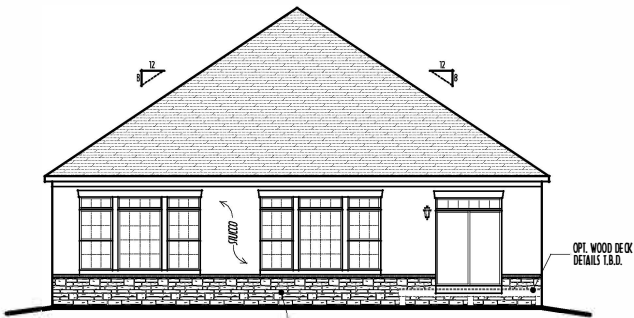
GRADE ELEVATION SHOWN IS APPROXIMATE
FIELD VERIFY & ADJUST FOUNDATION AS NECESSARY



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



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



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



- FIRST FLOOR CEILINGS @ 10'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED OTHERWISE
EMERGEN CY 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 TAG 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 MANUFACTURER SPECIFICATIONS
CON FROM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER
RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED
WEEP SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
(#26 GALV CORROSION-RESISTANT SCREEN AT/ABV FOUNDATION PLATE (3.5" FLANGE)
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 = 2,260 SQ.FT.
OPT. FINISHED BSMT = 1,129 SQ.FT.



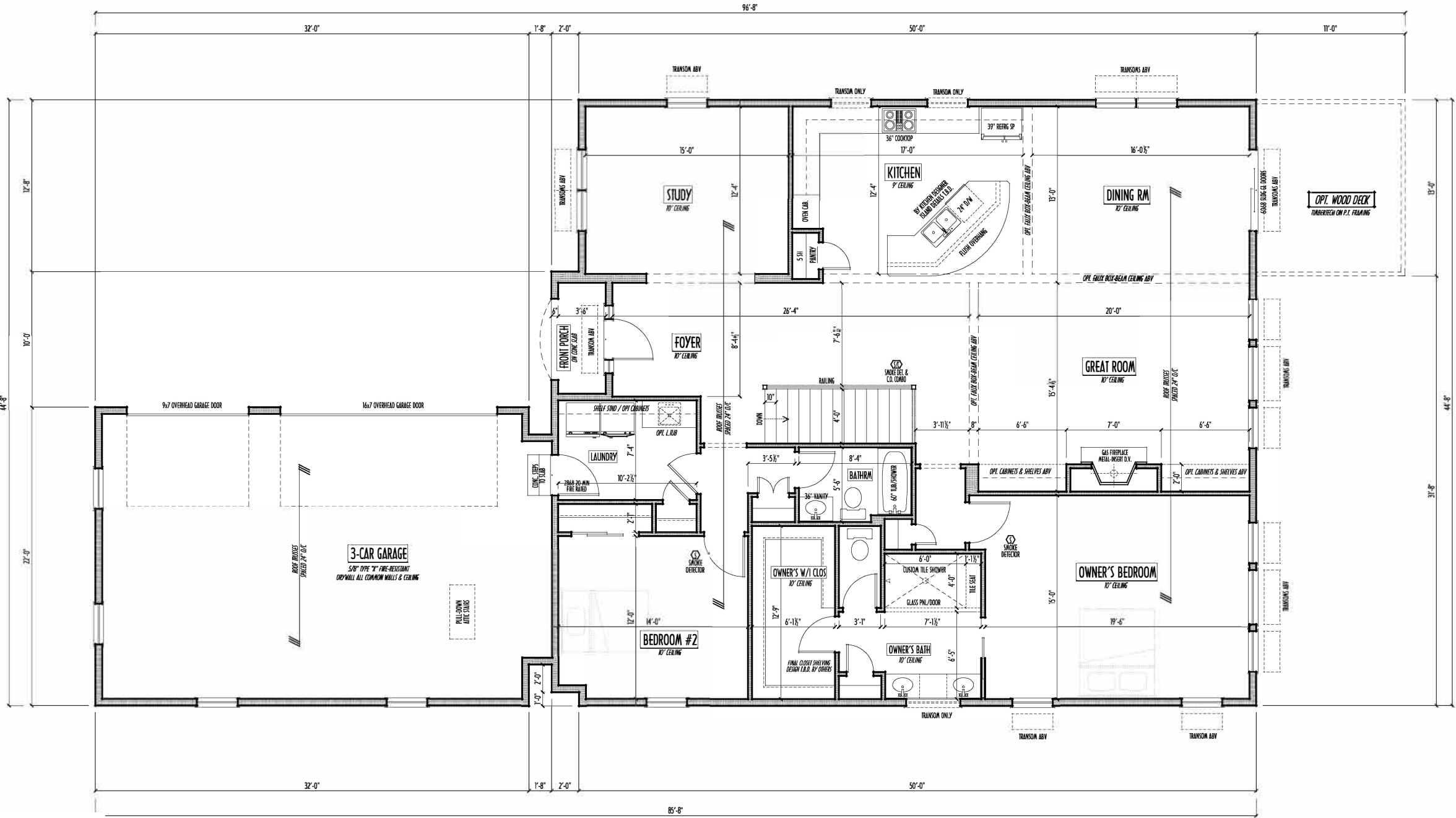
REVISION DATE	BY:	THROW
4/22/15	nwd	concept
4/30/15	"	concept rev
5/27/15	"	prelim

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
FIELD REPRESENTATION - DO NOT SCALE FROM

P&D / rwd

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PRELIMINARY DESIGN
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RST FLOOR PLAN
1/4" = 1'-0"

FIRST FLOOR CEILINGS AT 10'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOWS HEADERS AT 7'-6" UNLESS NOTED OTHERWISE

CONTRACTORS TO SITE VERIFY ALLOWED 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
CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HGT'S w/ PROVIDER
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/DRAINS

BLOCK BETWEEN FLOOR JOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES)
BRACE FLOOR JOISTS 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 R-VALUE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)

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

FIRST FLR LIVING SP = 2,260 SQ.FT.
OPT. FINISHED BSMT = 1,129 SQ.FT.

P&D Builders - Job #1158

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.

FND/BSMT

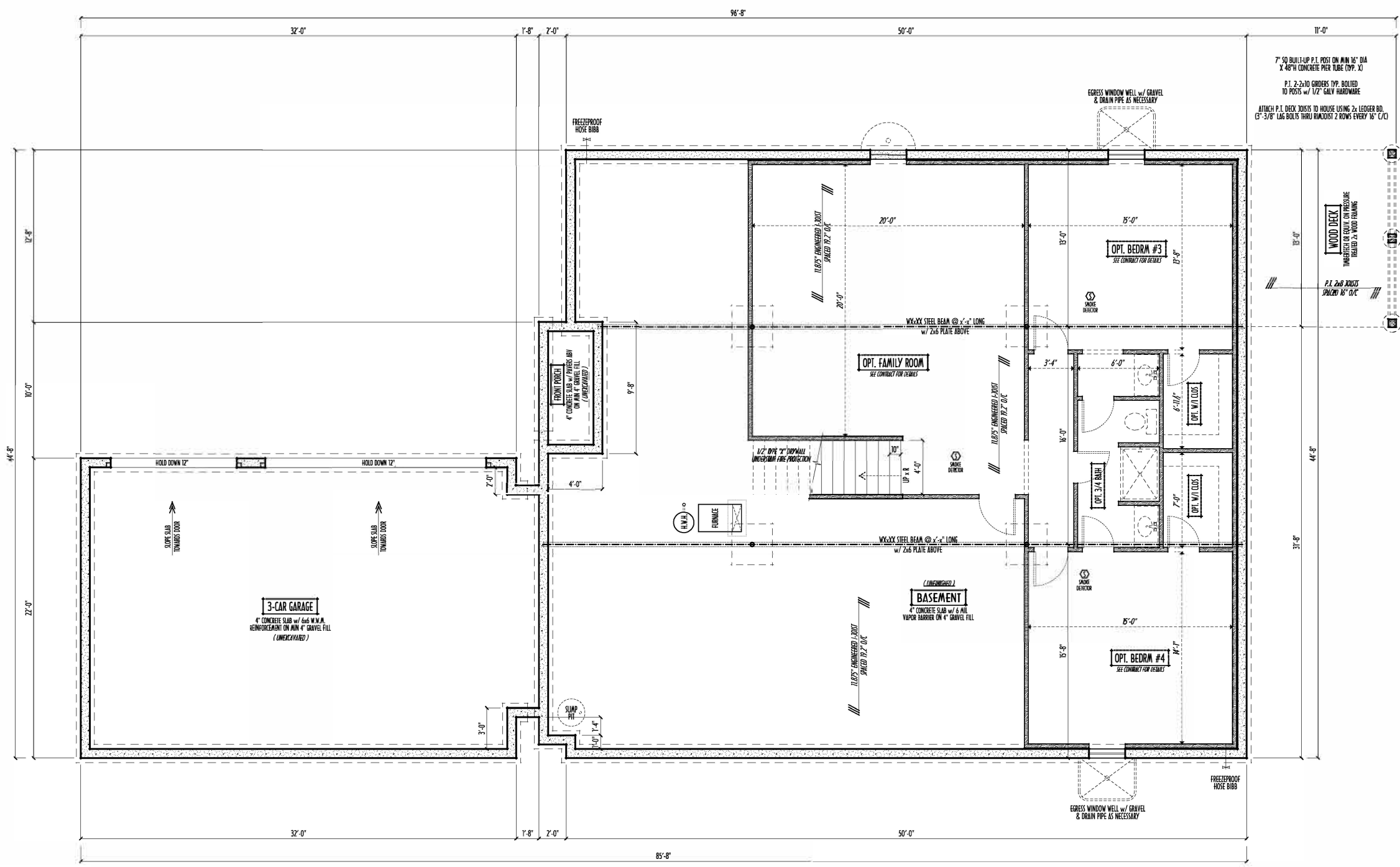


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NO. 1158

PRELIMINARY DESIGN
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UNDATION / BASEMENT PLAN
LE: 1/4" = 1'-0"



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

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 10FT OF RUN

AVOID FLOODZONES LOCATED DIRECTLY BELOW PILLAGING DRAINS & TRAPS

BLOCK BETWEEN FLOODZONES BELOW STRUCTURAL POINTS (ROUGH ZONES) 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-12

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

BASEMENT SLAB =	2,131 SQ.FT.
FRONT PORCH =	33 SQ.FT.
GARAGE SLAB =	688 SQ.FT.
OPT. PAIRO AREA =	x SQ.FT.
OPT. FINISHED BSMT =	x SQ.FT.

FIRST FLR LIVING SP =	2,260 SQ.FT.
OPT. FINISHED BSMT =	1,129 SQ.FT.



Building Design
Architect

REVISION DATE	BY:	INITIALS
4/22/15	rwd	concept
4/30/15	--	concept rev
5/27/15	--	prelim



1" = 4'-0"



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