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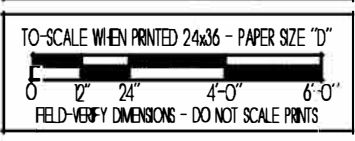
PROJ # 1249

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

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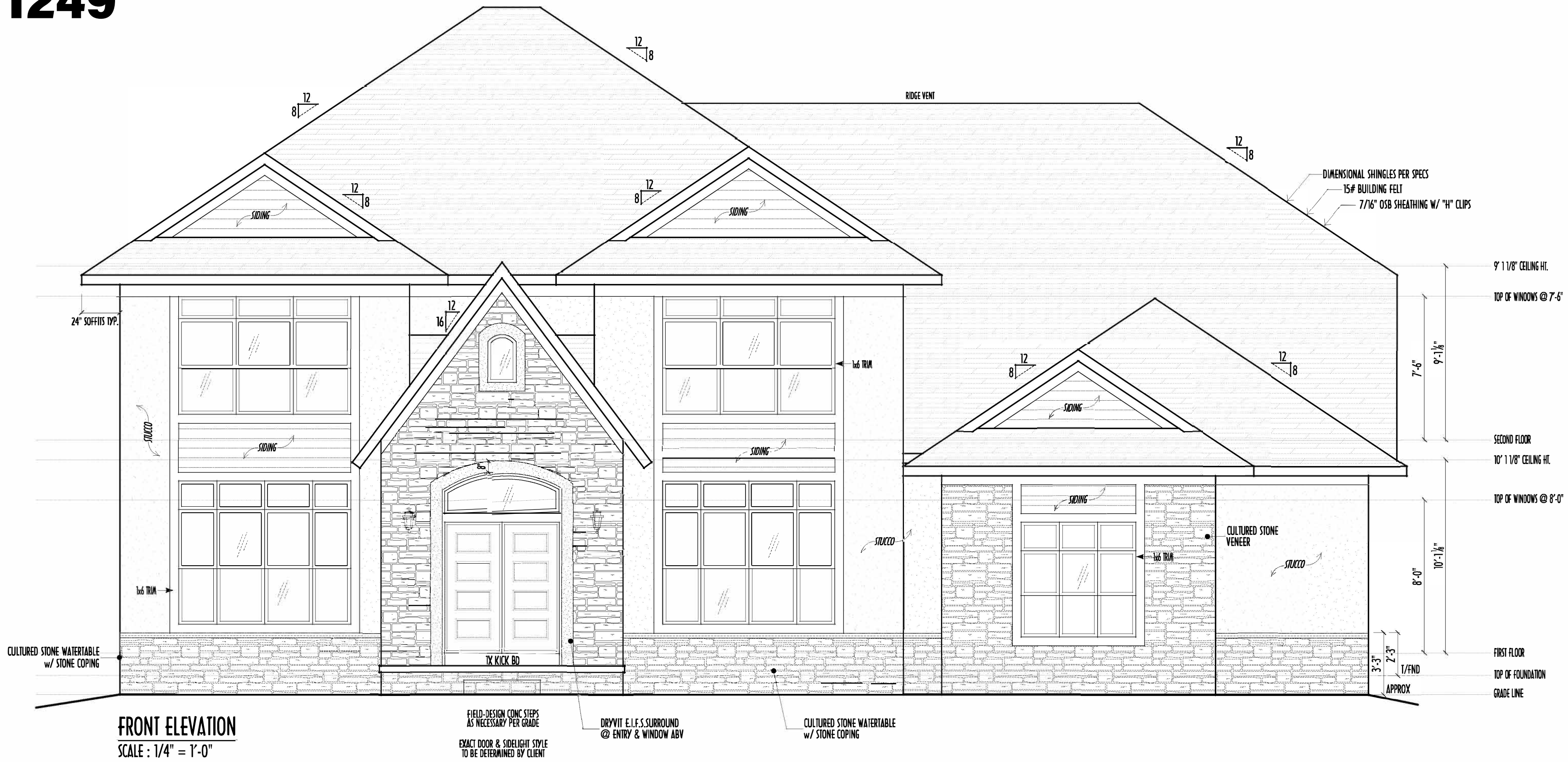


REVISION DATE	BY	DESCRIPTION
12/16/16	rwd	concept
12/30/16	...	concept rev
1/17/17	...	prelims
1/19/17	...	plan rev
2/16/17	...	plan rev
2/21/17	joy	plan rev
2/27/17	rwd	plan rev
2/28/17	...	plan rev

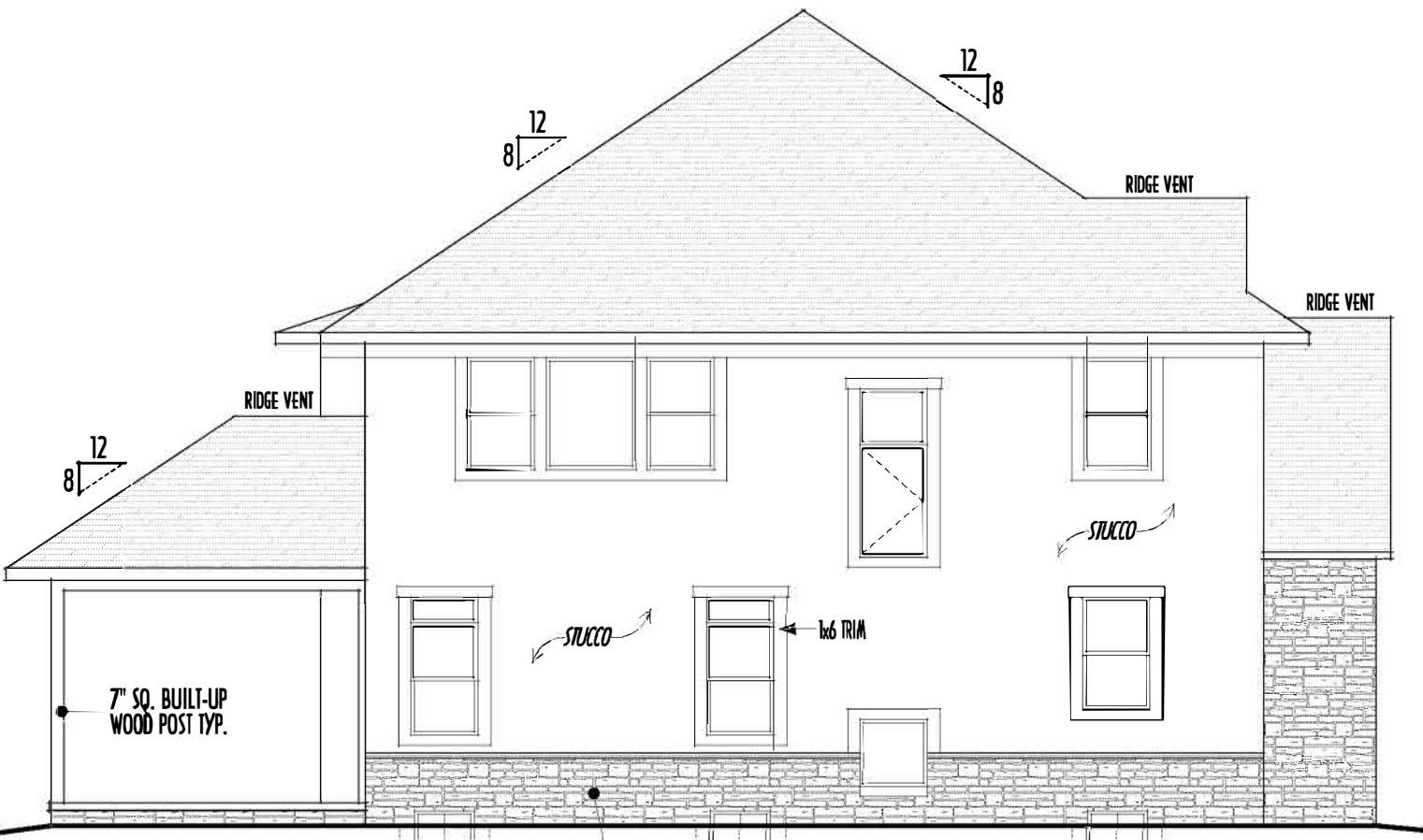


DESIGNED BY P&D / rwd

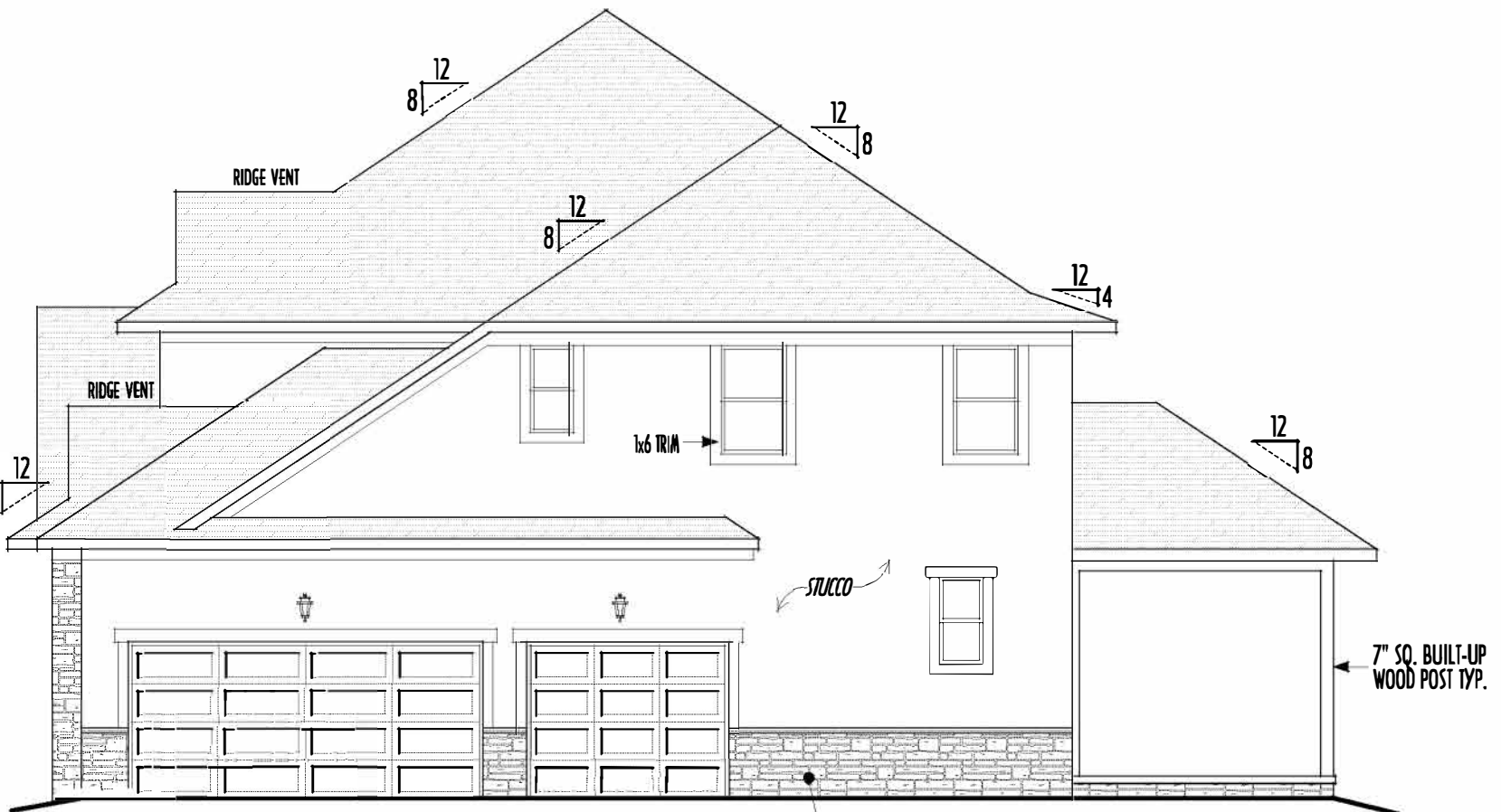
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FRONT ELEVATION
SCALE : 1/4" = 1'-0"



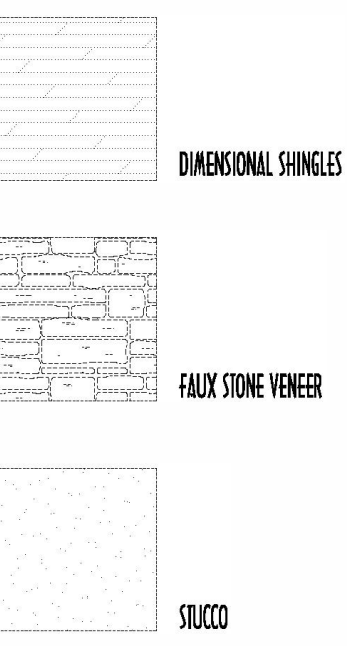
LEFT ELEVATION
SCALE : 1/8" = 1'-0"



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
SECOND FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE
SECOND FLOOR WINDOW HEADERS @ 7'-6" 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
CONFORM 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" FLANGED)
PLACED AT MIN 4" ABV EARTH / 2" ABV PAVING, ALLOWING TRAP'D WATER TO DRAIN)
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

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

P & D
BUILDERS
— EST. 1962 —

ST FLR



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ReD 000 Remit number 202407000



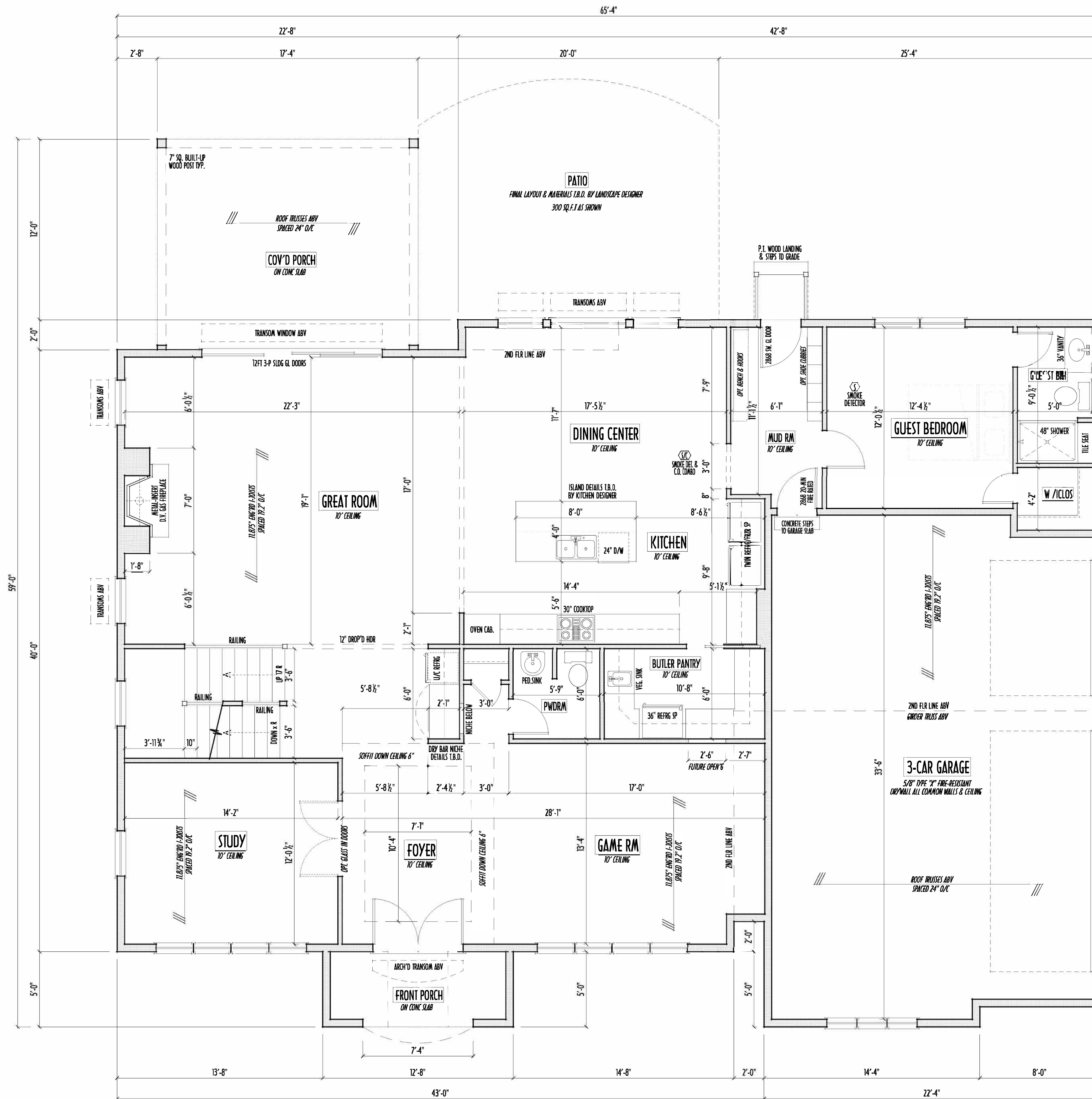
VISION DATE	BY:	Prelim/CD
12/16/16	rwd	concept
12/30/16	" "	concept rev
1/17/17	" "	prelims
1/19/17	" "	prelim rev
2/6/17	" "	prelim rev
2/21/17	joy	prelim rev
2/27/17	rwd	prelim rev
2/28/17	" "	prelim rev

0-SCALE WHEN PRINTED 24x36 - PAPER SIZE "D"
FIELD-VERIFY DIMENSIONS - DO NOT SCALE PRINTS

P&D / rwd

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FIRST FLOOR =	2,070 SQ.FT.
SECOND FLOOR =	2,234 SQ.FT.
TOTAL LIVING SPACE =	4,304 SQ.FT.
<i>OPT. FIN BSMT=</i>	<i>1,085 SQ.FT.</i>



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

FINAL KITCHEN CABINET & APPLIANCE LAYOUT BY
OTHERS, APPLIANCES PER SERIES SPECS

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 ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE PLANS TO THE JOB SUPERVISOR AS A

FIRST FLOOR DESIGN LIVE LOAD = 40 PSF

ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO
CONFORM TO 2013 R.C.O. AND/OR APPLICABLE LOCAL CODE

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 FENESTRATION

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAIN

BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES)
BRACE FLOORJOISTS AT MIDSPAN PER CODE

INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTE

NOTE: 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

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— EST. 1962 —

END FLR



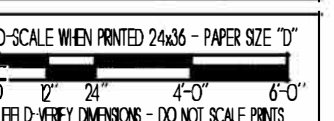
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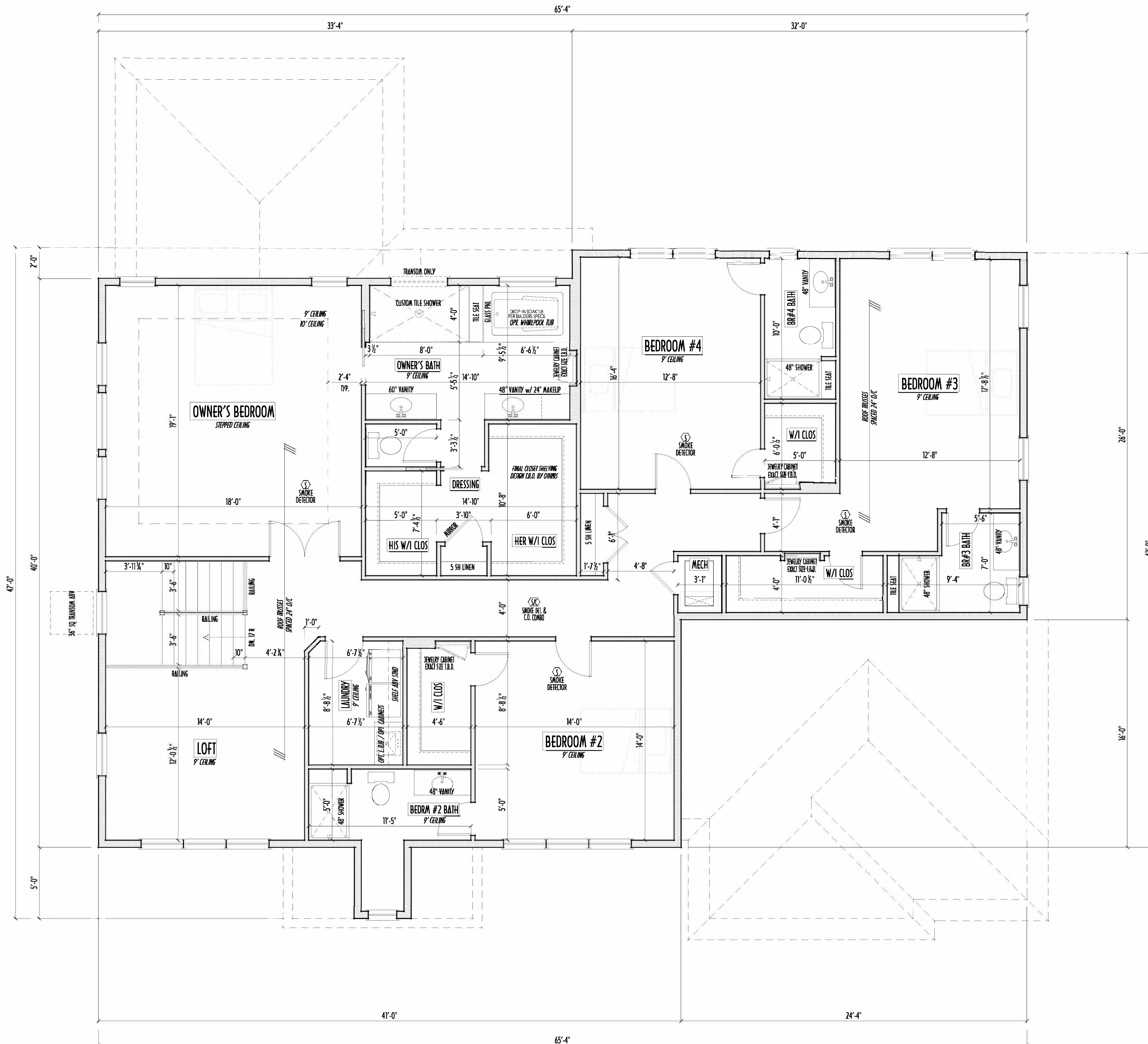


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3/9/2007 10:05 AM

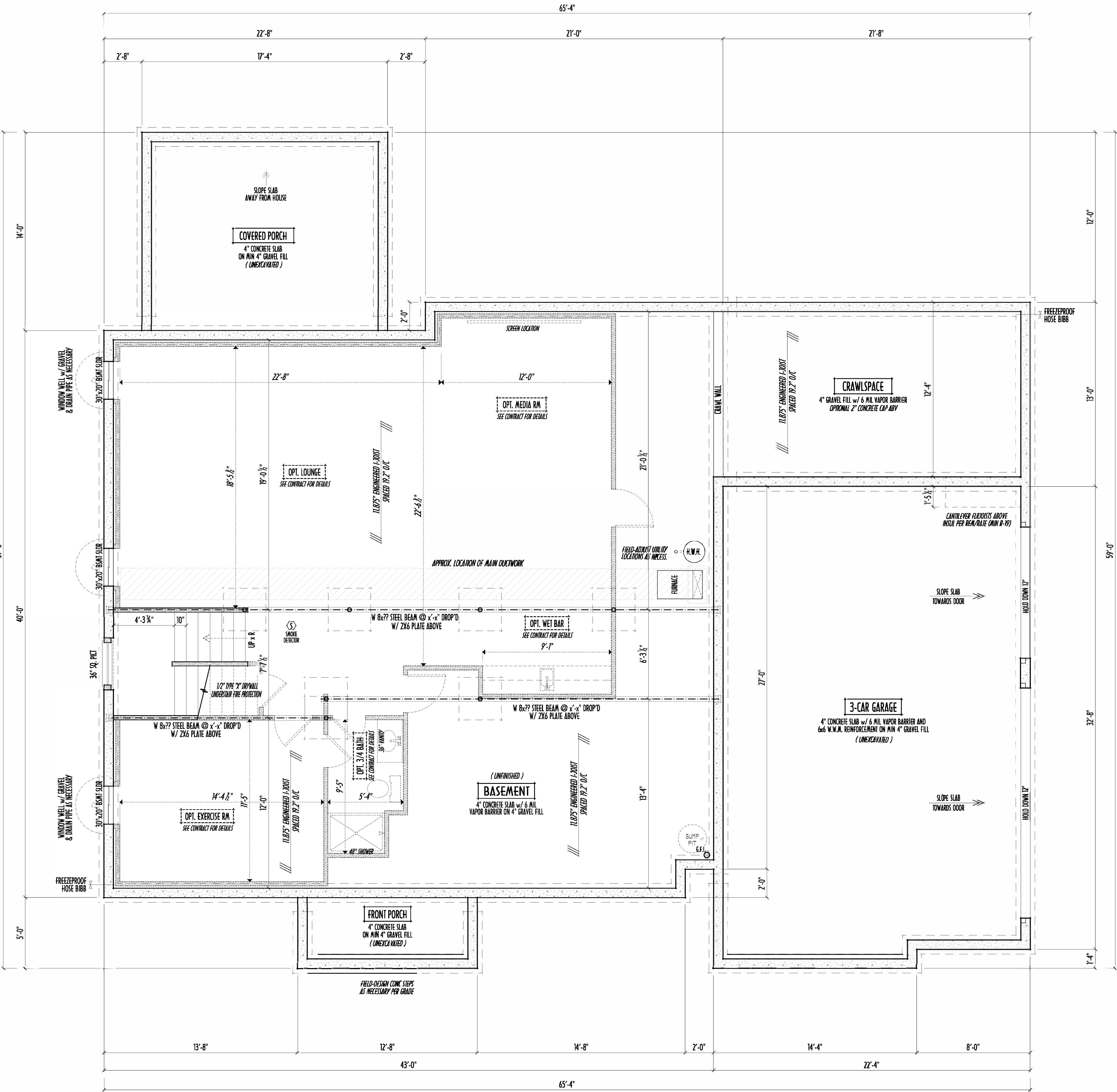


SECOND FLOOR PLAN

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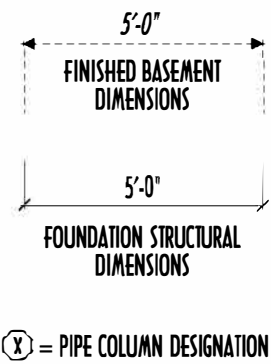


- MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.M.U. BLOCK WALL = 7'-0" ABOVE SLAB
- WATERPROOFING / DAMPROOFING PER CODE
- ALL STRUCTURAL LUMBER IS MIN. CANADIAN SPECIES #2 SPRUCE-PINE-FIR, UNLESS NOTED OTHERWISE
- FIRST FLOOR DESIGN LIVE LOAD = 40 PSF
- BASEMENT ELECTRICAL LAYOUT FOR REFERENCE 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 FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
- BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CUSH 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-16
- INSTALL ALL LIV. & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION



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

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.



① = PIPE COLUMN DESIGNATION

BASEMENT SLAB =	1,671 SQ.FT.
FRONT PORCH =	64 SQ.FT.
GARAGE SLAB =	707 SQ.FT.
CRAWLSPACE AREA =	245 SQ.FT.
BACK PORCH SLAB =	243 SQ.FT.

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