



WILLIAMS CONTRACTING
 DESIGN - BUILD
 360-556-9964
 WCONTRACTING.COM

JOHN AND JANE DOE
 ANYWHERE USA
 MY TOWN, WA 98506

COVER SHEET

DATE:

3/10/2025

SCALE:

SCALE @ 24"X36"

1/4"=1'

SHEET:

1



Energy

INSULATION: FLAT CEILING VAULTED CEILING WALLS ABOVE GRADE UNDER FLOOR UNDER SLAB ON GRADE DUCT INSULATION SKYLIGHT (2% LIMIT) WINDOWS	R-49 R-38 R-21 R-38 R-10 R-6 U-0.50 MAX. U-0.28	
ENERGY CREDIT INFORMATION TOTAL:		6.0
EFFICIENT BUILDING ENVELOPE 1.3 (SEE INSULATION TABLE ABOVE)		0.5
AIR LEAKAGE CONTROL 2.1 (3 AIR CHANGES PER HOUR, MAX. @ 50 PASCALS)		0.5
HIGH EFFICIENCY HVAC 3.5 (AIR-SOURCE CENTRALLY DUCTED HEAT PUMP W/ HSPF OF 11 MIM.)		1.5
FUEL NORMALIZATION CREDITS 2 (INITIAL HEATING SYSTEM USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS PER WASHINGTON STATE ENERGY CODE.)		1.0
HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM 4.1 (ALL SUPPLY AND RETURN DUCTS IN ATTIC SPACE SHALL BE DEEPLY BURIED WITH INSULATION PER W.S.E.C. SECTION R403.3.7.)		0.5
EFFICIENT WATER HEATING 5.3 (WATER HEATING SYSTEM SHALL INCLUDE THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER SPECIFICATIONS.)		2.0

Project Team

Owner: John and Jane Doe
 Address: Anywhere USA
 My Town, WA 98506

Parcel# -

Contractor: WILLIAMS CONTRACTING
 CUSTOM HOMES - DESIGN - BUILD

2608 Pacific Ave Se
 OLYMPIA, WA 98506
 360-556-9964
 WCONTRACTING.COM
 WILLICIB94ME

Project Information

New Construction single family home
 3,459 sq ft of living space on two floors
 Poured concrete foundation
 Stick framed construction with engineered trusses for the floor and roof framing

SQUARE FOOTAGE	
MAIN LEVEL	2,141 SQ. FT.
SECOND LEVEL	507 SQ. FT.
BASEMENT LEVEL	811 SQ. FT.
HEATED SQ. FT.	3,459 SQ. FT.
GARAGE	522 SQ. FT.
DECK	599 SQ. FT.
COVERED PORCH	65 SQ. FT.
DRIVEWAY	--- SQ. FT.

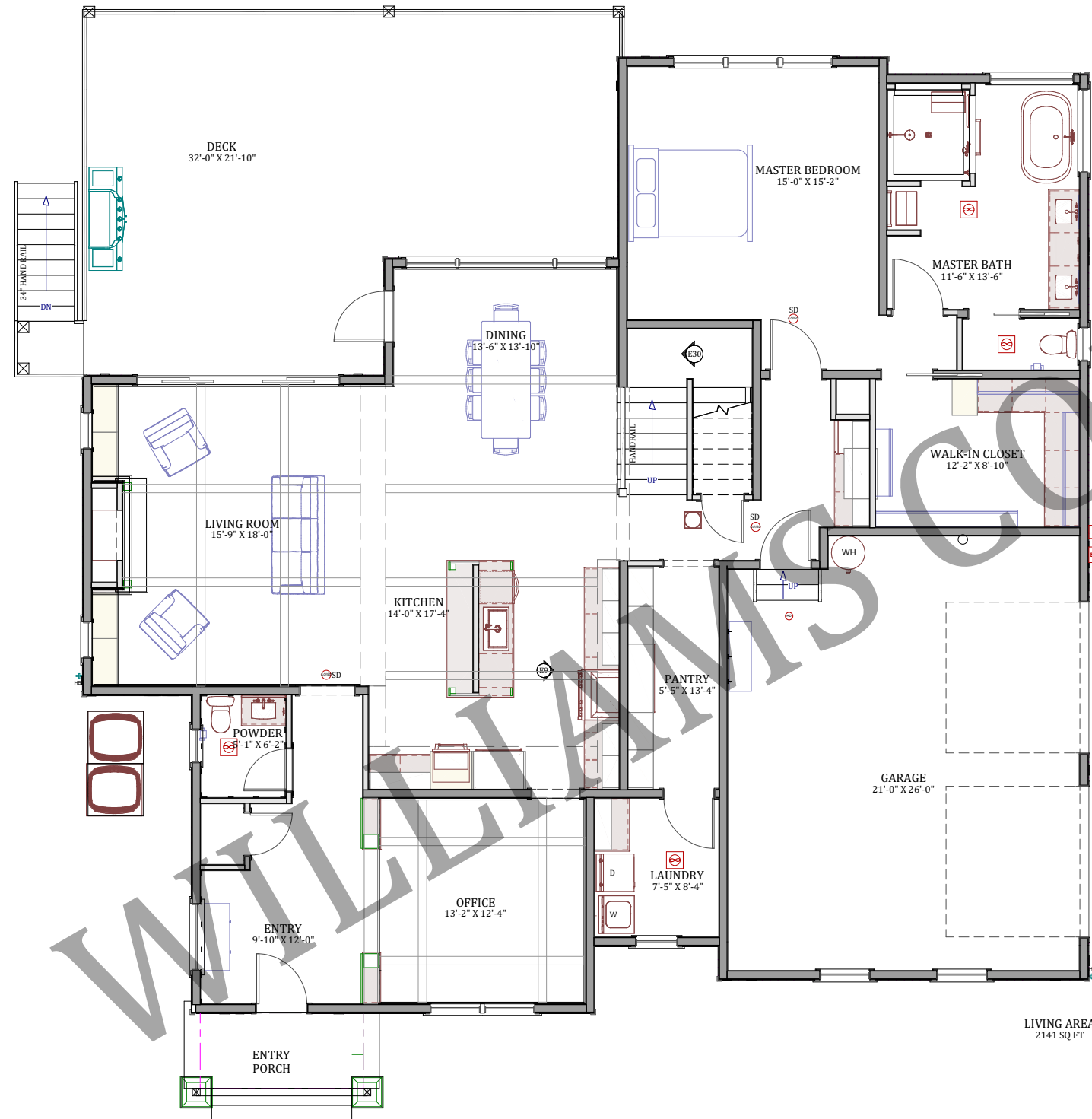
Drawing Index

Layout Page Table	
Number	Title
1	COVER SHEET
2	FLOOR PLANS
3	FRONT AND REAR ELEVATIONS
4	LEFT AND RIGHT SIDE ELEVATIONS
5	3D EXTERIOR VIEWS
6	FOUNDATION PLAN
7	WALL FRAMING PLANS
8	ROOF PLAN / DETAILS
9	HVAC/PLUMBING PLAN
10	ELECTRICAL PLANS
11	3D FLOOR FINISH OVERVIEW
12	KITCHEN AND PANTRY PLAN
13	MASTER BATH PLANS
14	BATH PLANS
15	LIVING AREA FINISHES

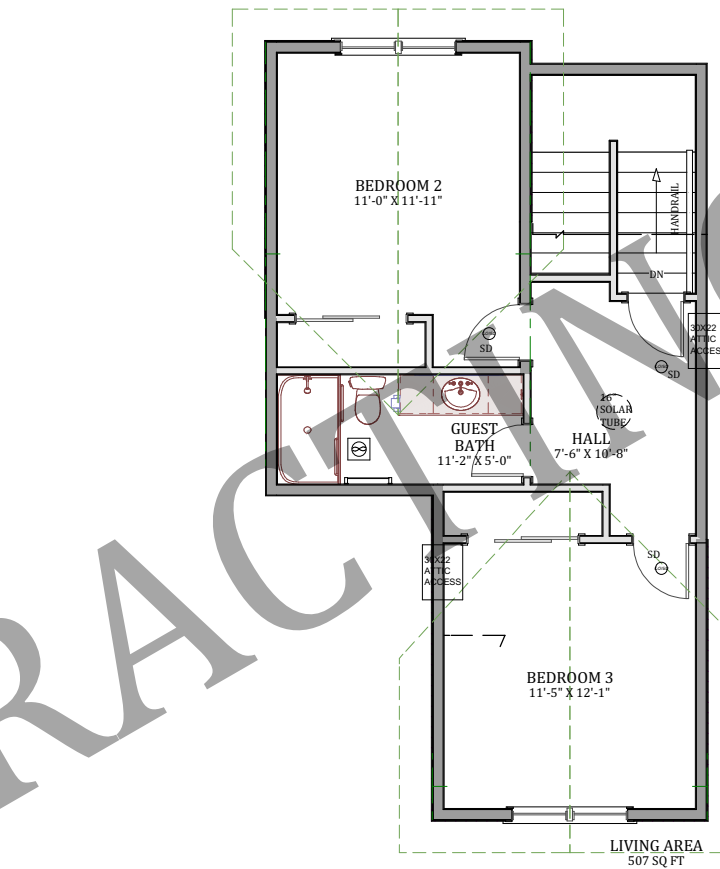
FLOOR PLAN NOTES:

- PROVIDE SOLID CORE, SELF-CLOSING 1 3/8" FIRE DOOR (SEC. R302.5.1) AT ACCESS BETWEEN GARAGE AND LIVING SPACE
- PROVIDE 1/2" GWB ON GARAGE SIDE OF INSULATED WALLS (SEC. R302.6)
- PROVIDE HEAT DETECTOR IN GARAGE (SEC. R314)
- PROVIDE A MINIMUM 36" PORCH LANDING WITH MAXIMUM SLOPE OF 2% (SEC. R311.3) AT ALL EXTERIOR DOORS
- ALL EGRESS WINDOW TO HAVE A MIN. 5.7 SQ. FT. OPENING AND A MAXIMUM 44" FROM FLOOR (SEC. R310.1)
- WINDOWS LARGER THAN 9 SQ. FT. WITH GLAZING LESS THAN 18" ABOVE FLOOR AND THE TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING. (SEC. R308.4)
- ALL INTERIOR STAIRWAYS TO HAVE A ONE-FOOT CANDLE MINIMUM AT THE CENTER OF TREADS AND LANDINGS (SEC. R303.7)

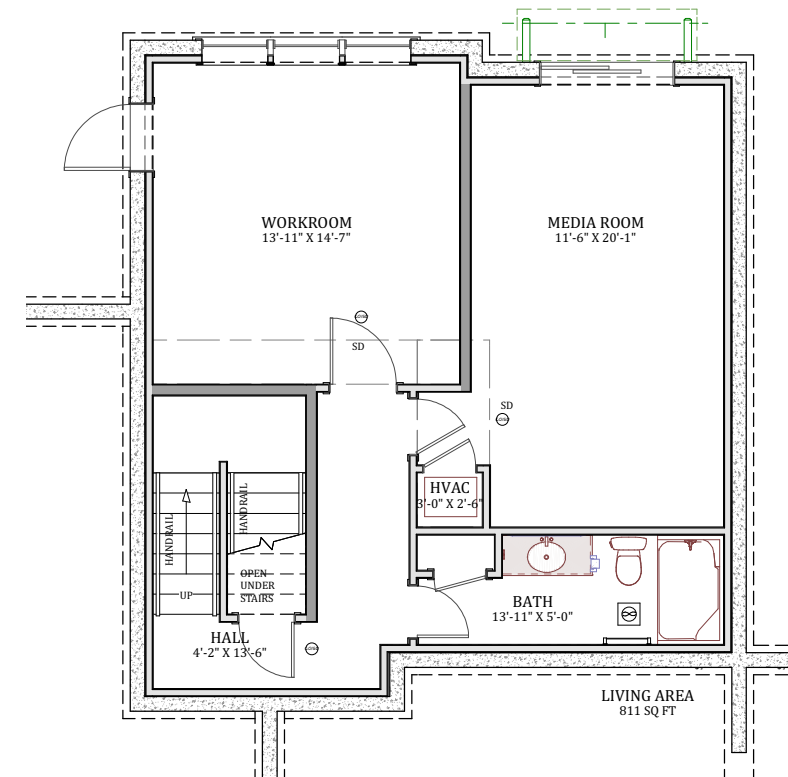
- PROVIDE STAIRWAYS NOT LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS: PROJECT NO MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY. (SEC. R311.7.1) CLEAR STAIRWAY WIDTH AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
- ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C., ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C., U.N.O.
- PROVIDE FIRE BLOCKING AT ALL THE FOLLOWING, BUT NOT LIMITED TOO -
 - ALL CONCEALED SPACES OF STUD WALLS AT CEILING AND FLOOR LEVELS.
 - FURRED CEILINGS AND SOFFITS, BOTH HORIZONTAL AND VERTICAL.
 - ALL INTERCONNECTIONS BETWEEN HORIZONTAL SPACES SUCH AS OCCURRING AT DROPPED CEILINGS, SOFFITS AND COVE CEILINGS, OPENINGS AROUND PIPES, DUCTS, VENTS AND CHIMNEYS W/ NON-COMBUSTIONABLE MATERIALS, SUCH AS UNFACED FIBERGLAS INSULATION, AT OPENINGS.
 - AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS.



1st Floor
1/4 in = 1 ft



UPPER FLOOR PLAN
1/4 in = 1 ft



BASEMENT FLOOR PLAN
1/4 in = 1 ft



WILLIAMS CONTRACTING
DESIGN - BUILD
360-556-9964
WCONTRACTING.COM

JOHN AND JANE DOE
ANYWHERE USA
MY TOWN, WA98506

FLOOR PLANS

DATE:

3/10/2025

SCALE:
SCALE @ 24"X36"

1/4"=1'

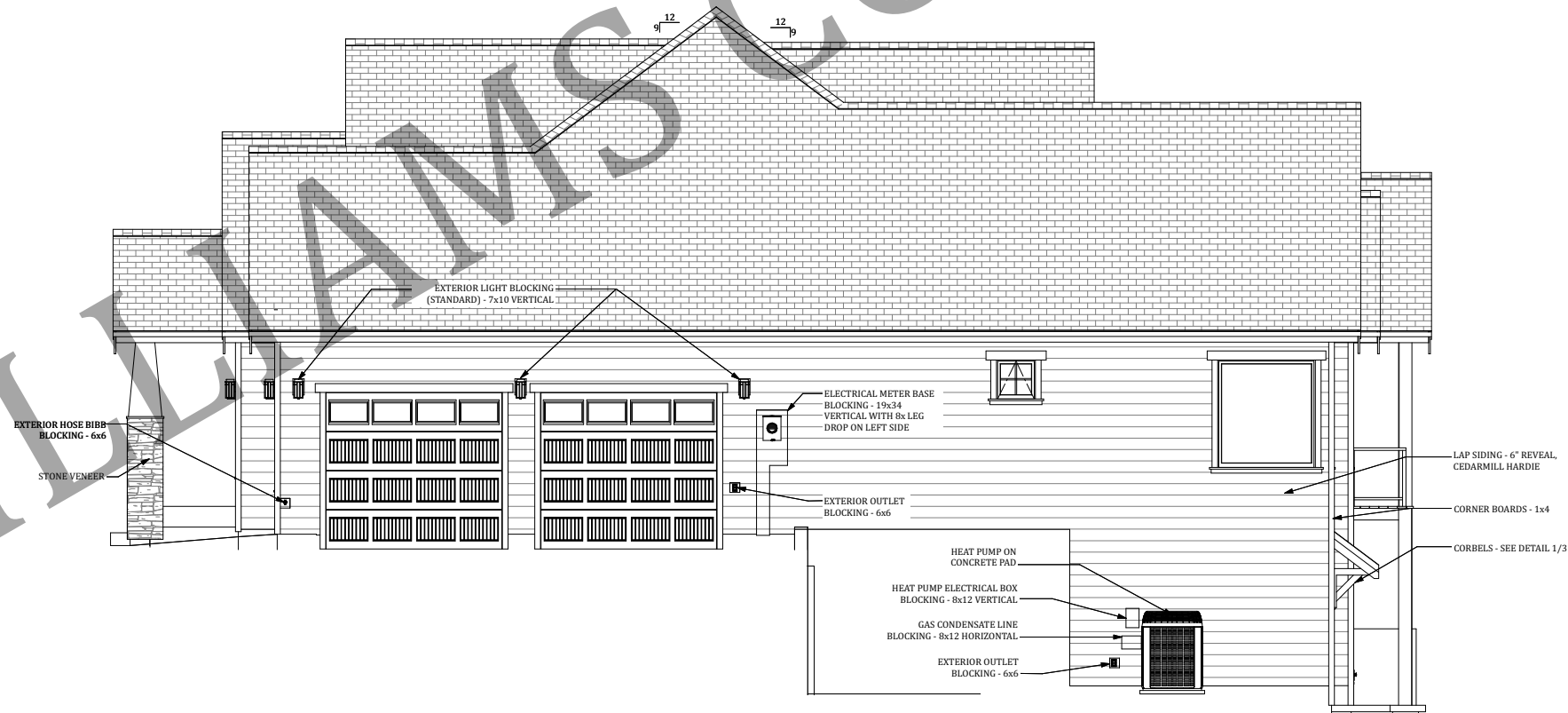
SHEET:

2



E23

LEFT SIDE ELEVATION
1/4 in = 1 ft



E5

RIGHT SIDE ELEVATION
1/4 in = 1 ft



WILLIAMS CONTRACTING
DESIGN - BUILD
360-556-9964
WCONTRACTING.COM

JOHN AND JANE DOE
ANYWHERE USA
MY TOWN, WA98506

LEFT AND RIGHT SIDE
ELEVATIONS

DATE:

3/10/2025

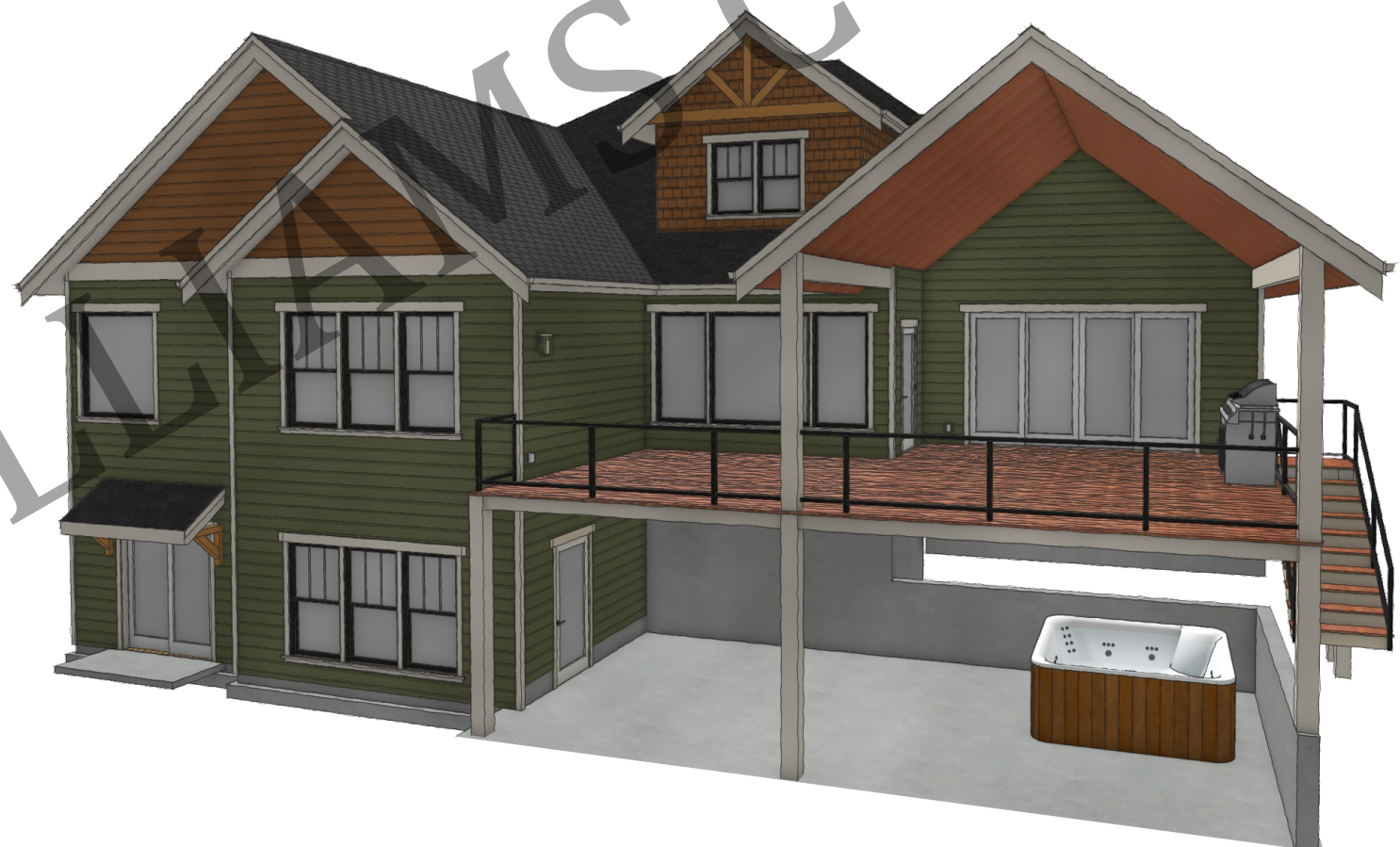
SCALE:

SCALE @ 24"X36"

1/4"=1'

SHEET:

4



H Historic Color
SW 2861
Avocado

BODY COLOR

August 2022 Color of the Month
SW 7042
Shoji White

TRIM COLOR

SW 6118
Leather Bound

ACCENT COLOR

COLORS SHOW ARE FOR
REFERENCE ONLY.



WILLIAMS CONTRACTING
DESIGN - BUILD
360-556-9964
WCONTRACTING.COM

JOHN AND JANE DOE
ANYWHERE USA
MY TOWN, WA98506

3D EXTERIOR VIEWS

DATE:

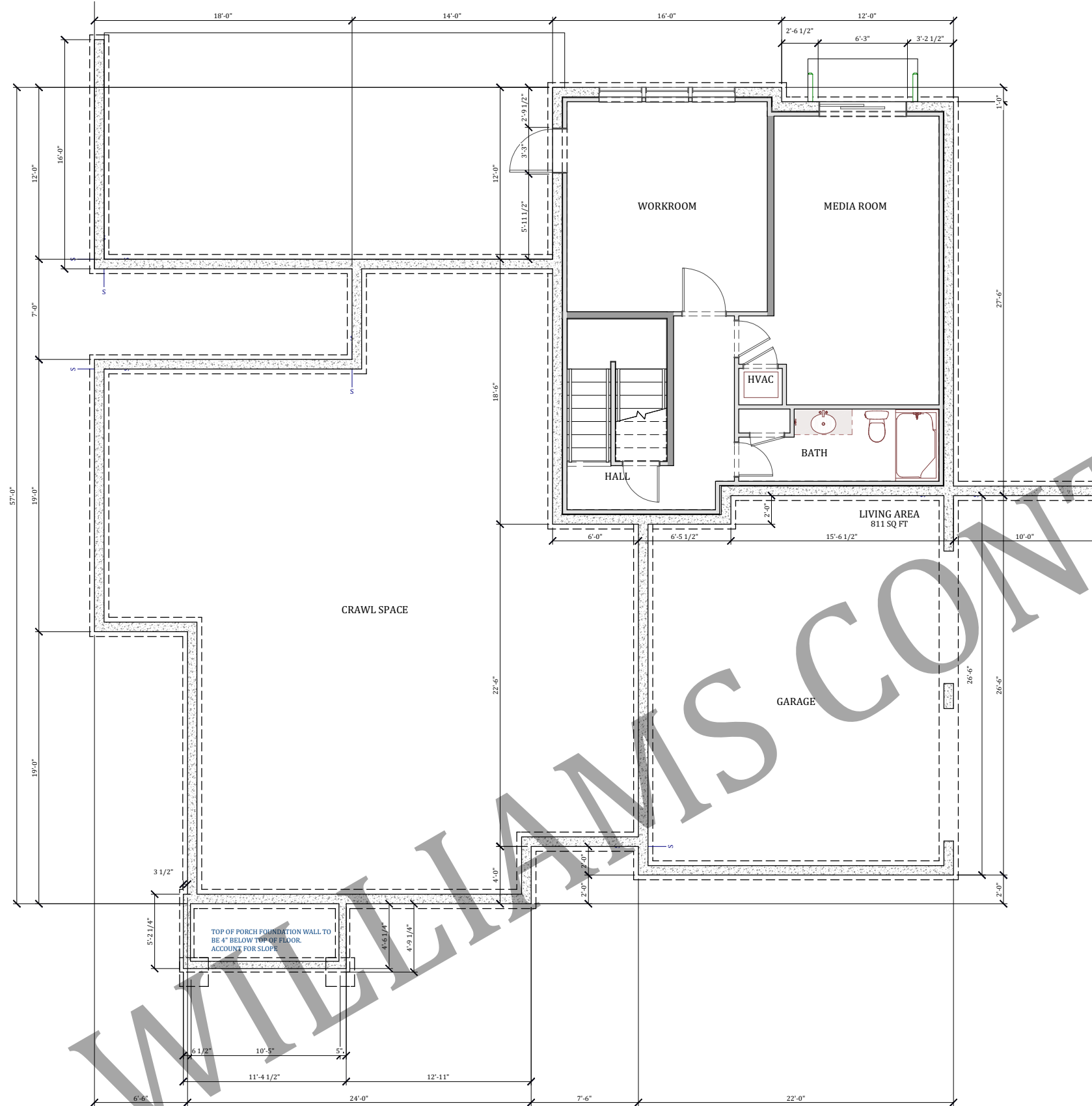
3/10/2025

SCALE:
SCALE @ 24"X36"

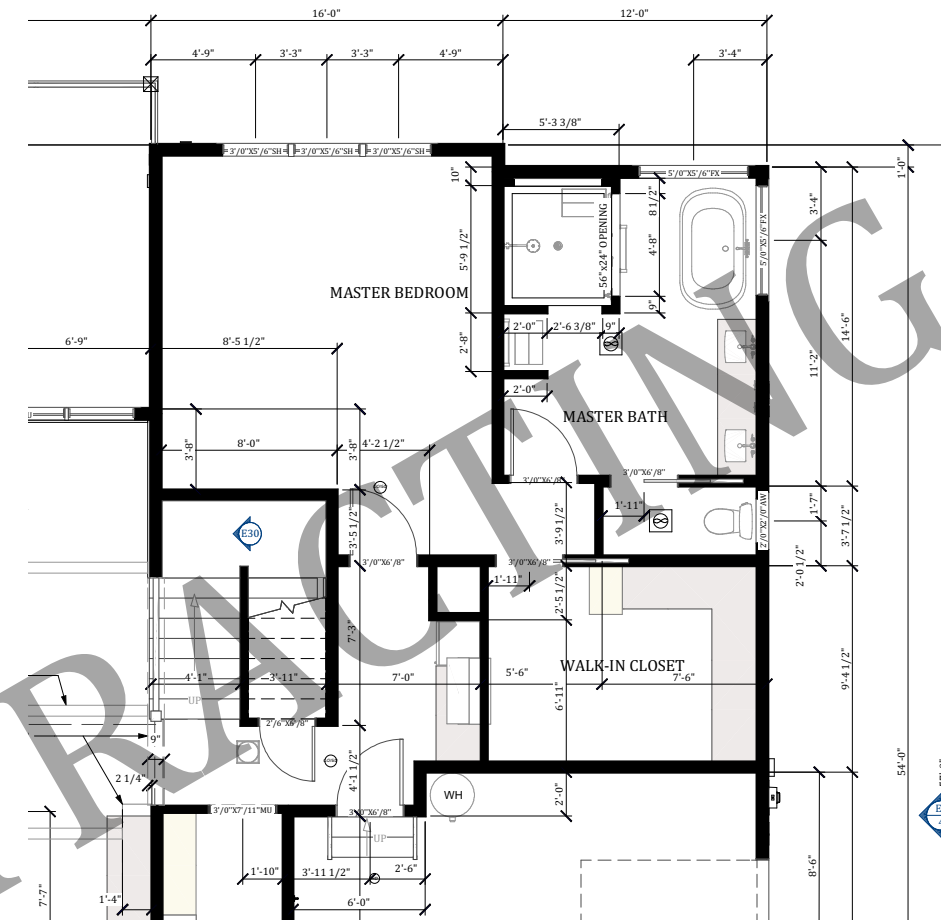
1/4"=1'

SHEET:

5



Foundation
1/4 in = 1 ft



BASEMENT WALL FRAMING PLAN
1/4 in = 1 ft

FOUNDATION PLAN NOTES:

- o OPENINGS FOR UNDER-FLOOR VENTILATION SHALL NOT BE LESS THAN 1 SQ. FT. FOR EACH 300 SQ. FT. OF UNDER-FLOOR SPACE AREA (SEC. R408.2)
 - o UNDER-FLOOR ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ALL ACCESS OPENINGS THROUGH FLOOR SHALL BE A MINIMUM OF 18" X 24", OPENINGS THRU PERIMETER WALL SHALL BE NO LESS THAN 16" X 24"
 - o CONCRETE AND MASONRY FOUNDATION WATERPROOFING. IN ALL AREAS WHERE A HIGH WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS ARE KNOWN TO EXIST, EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED WITH A MEMBRANE EXTENDING FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE (SEC R406.2)
 - o ANCHORAGE OF APPLIANCES DESIGNED TO BE FIXED IN POSITION (INCLUDING, BUT NOT LIMITED TO W/H, HVAC UNITS, HEAT PUMP, AIR HANDLER UNITS, ETC) SHALL FASTENED OR ANCHORED IN AN APPROVED MANNER. (SEC. M1307.2)
 - o THE DISCHARGE PIPING SERVING A TEMPERATURE RELIEF VALVE, PRESSURE VALVE, OR A COMBINATION OF BOTH SHALL HAVE NO VALVES, OBSTRUCTIONS, OR MEANS OF ISOLATION AND BE PROVIDED WITH THE FOLLOWING, (P608.5):
 - i EQUAL TO THE SIZE OF THE VALVE OUTLET AND SHALL DISCHARGE FULL SIZE TO THE FLOOD LEVEL OF THE AREA RECEIVING THE DISCHARGE AND POINTING DOWN
 - ii MATERIALS SHALL BE RATED AT NOT LESS THAN THE OPERATING TEMPERATURE OF THE SYSTEM AND APPROVED FOR SUCH USE.
 - iii DISCHARGE PIPE SHALL DISCHARGE INDEPENDENTLY BY GRAVITY THROUGH AN AIR GAP INTO THE DRAINAGE SYSTEM OR OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT EXCEEDING 2'-0" AND NOT LESS THAN 6" ABOVE GROUND AND POINTING DOWN
 - iv DISCHARGE IN SUCH A MANNER THAT DOES NOT CAUSE PERSONAL INJURY OR STRUCTURAL DAMAGE
 - v NO PART OF SUCH DISCHARGE PIPE SHALL BE TRAPPED OR SUBJECT TO FREEZING
 - vi THE TERMINAL END OF THE PIPE SHALL NOT BE THREADED
 - vii DISCHARGE FROM A RELIEF VALVE INTO A WATER HEATER PAN SHALL BE PROHIBITED.
- EXCEPTION: WHERE NO DRAINAGE WAS PROVIDED, REPLACEMENT WATER HEATING EQUIPMENT SHALL ONLY BE REQUIRED TO PROVIDE A DRAIN POINTING DOWNWARD FROM THE RELIEF VALVE TO EXTEND BE
- TWEEN 2'-0"
AND 6" FROM THE FLOOR. NO ADDITIONAL FLOOR DRAIN NEED BE PROVIDED.



WILLIAMS CONTRACTING
DESIGN - BUILD
360-556-9964
WCONTRACTING.COM

JOHN AND JANE DOE
ANYWHERE USA
MY TOWN, WA98506

FOUNDATION PLAN

DATE:

3/10/2025

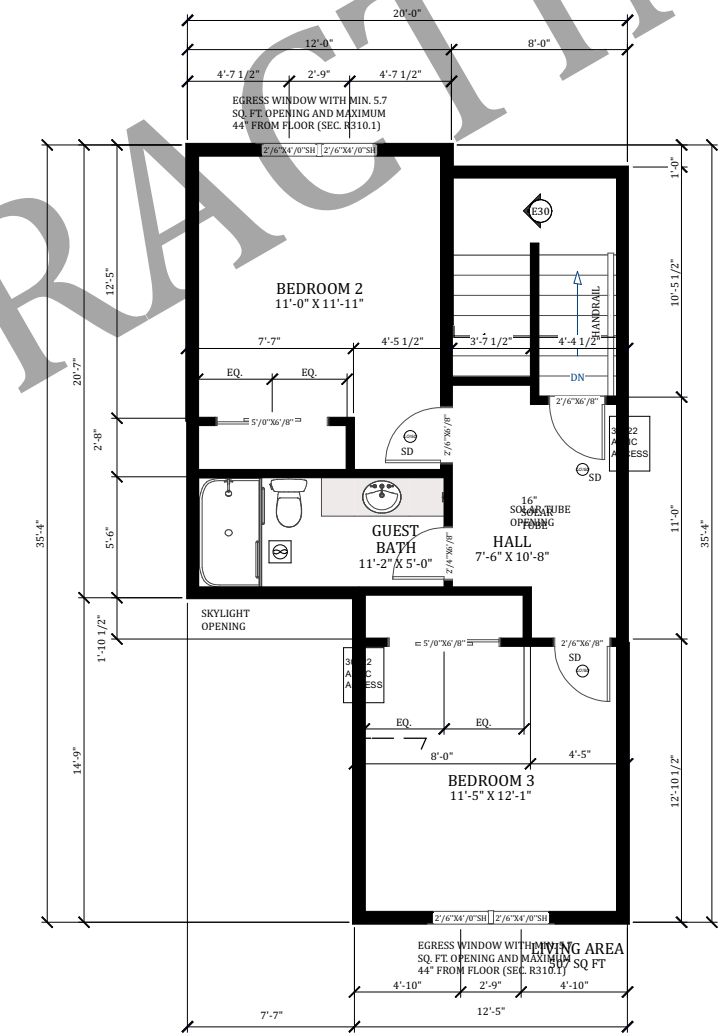
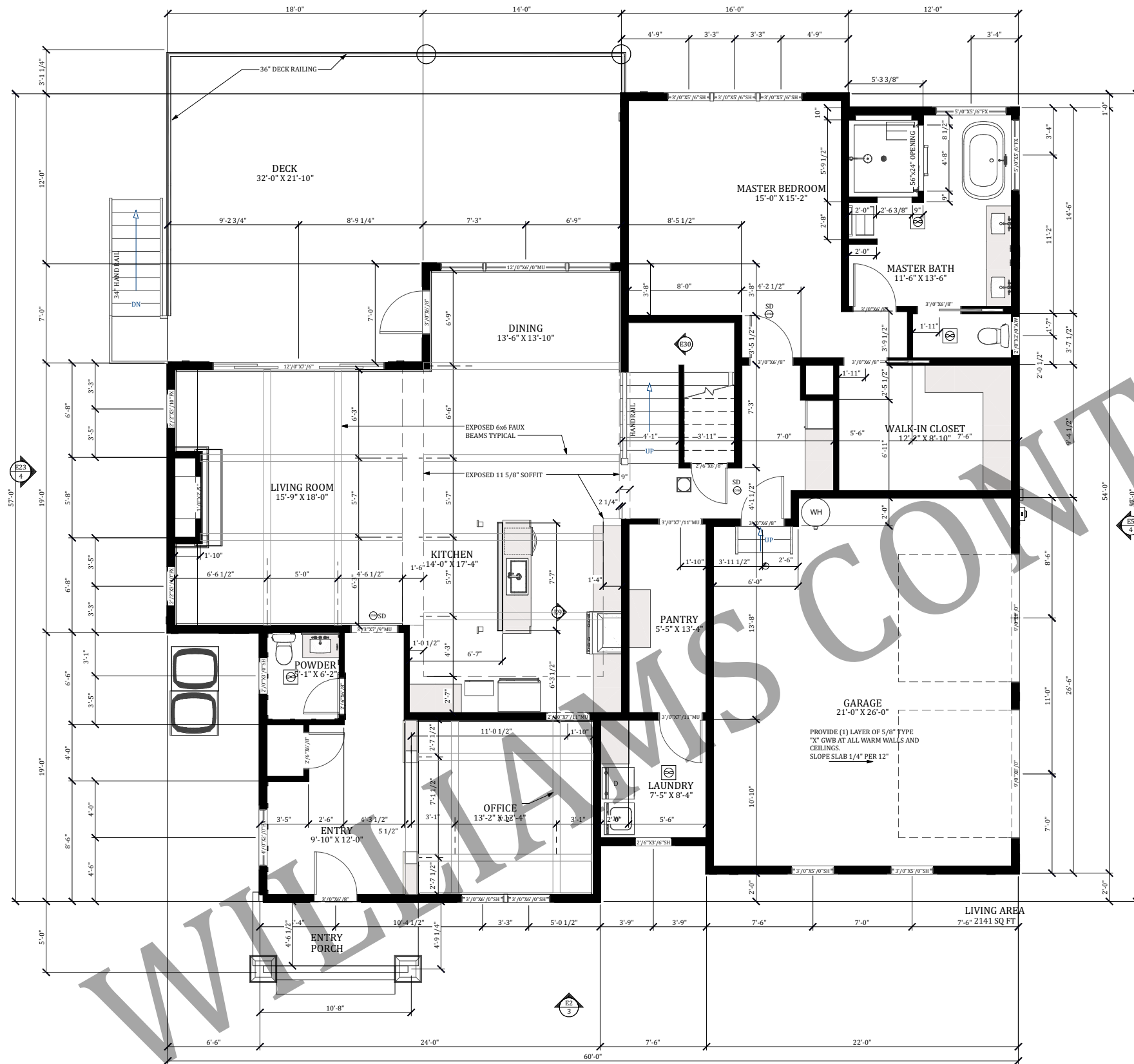
SCALE:

SCALE @ 24"X36"

1/4"=1'

SHEET:

6

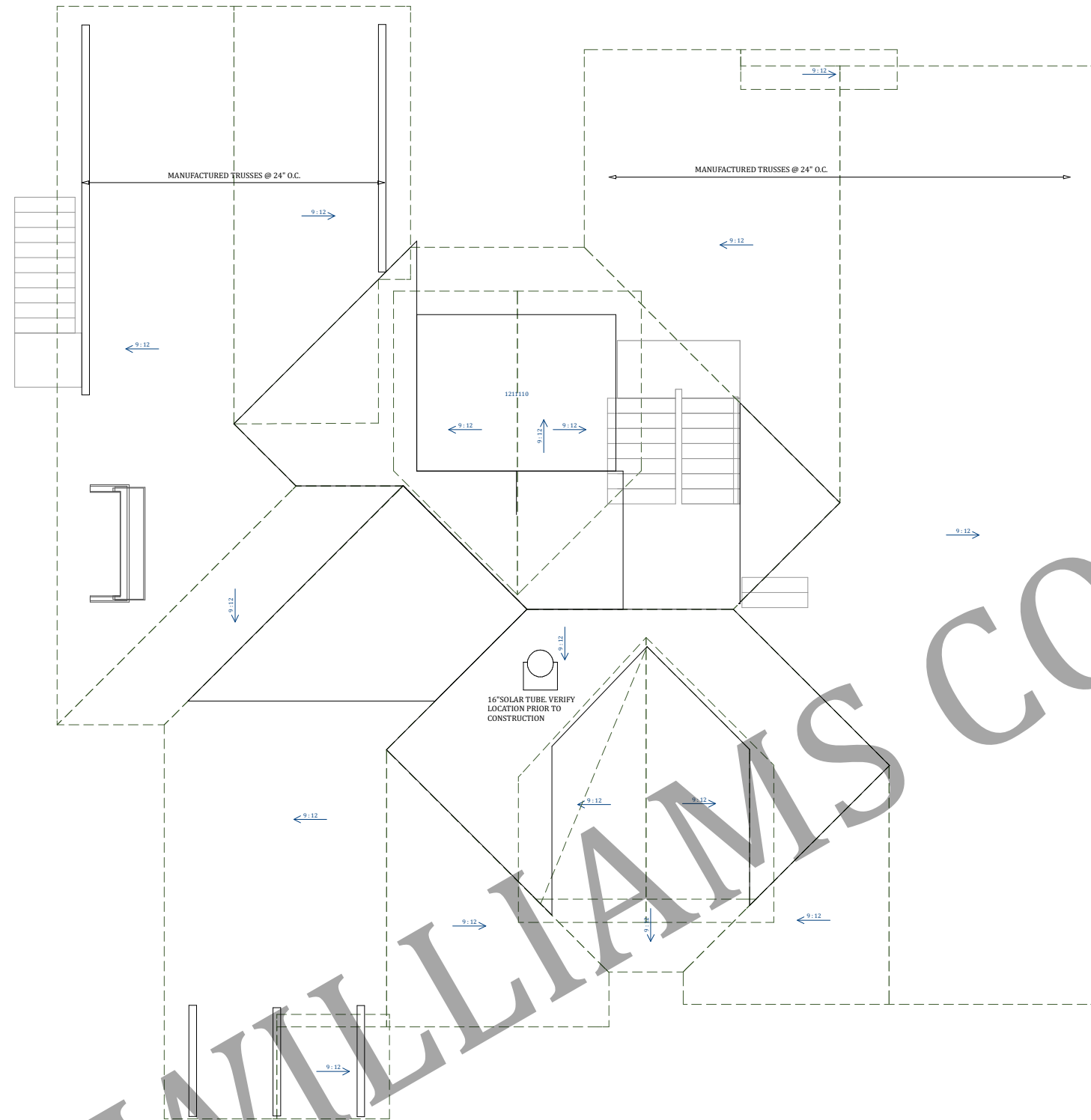


WILLIAMS CONTRACTING
DESIGN - BUILD
360-556-9964
WCONTRACTING.COM

JOHN AND JANE DOE
ANYWHERE USA
MY TOWN, WA98506

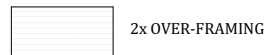
WALL FRAMING PLANS

DATE:	3/10/2025
SCALE:	SCALE @ 24"X36"
	1/4"=1'
SHEET:	7

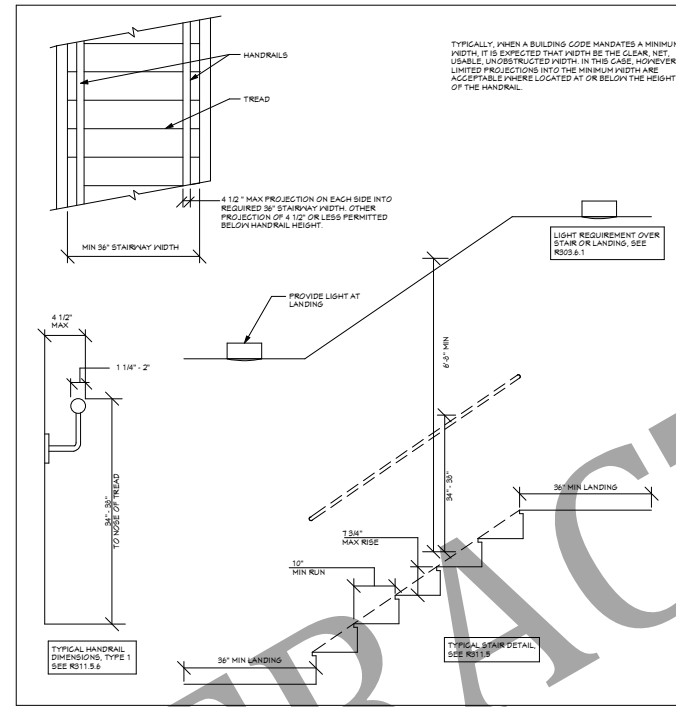


ROOF FRAMING PLAN
1/4 in = 1 ft

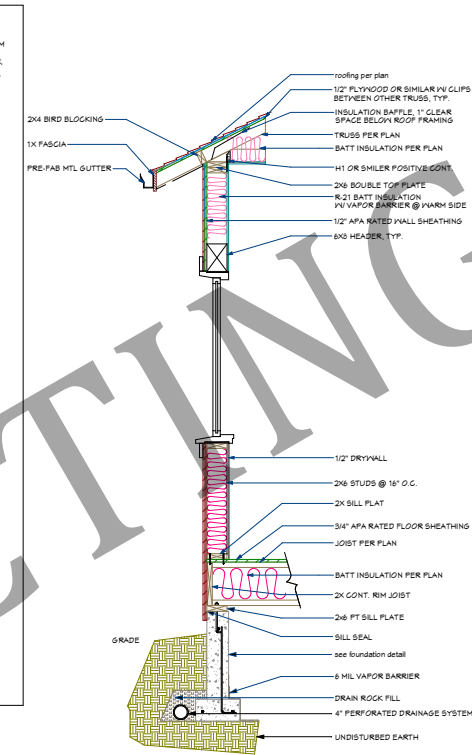
LEGEND:



- NOTES:
- ALL OVERHANGS TO BE 18"
 - FULL TRUSSED ROOF



TYPICAL STAIR DETAIL
1/2 in = 1 ft



TYPICAL WALL SECTION DETAIL
1/2 in = 1 ft



WILLIAMS CONTRACTING
DESIGN - BUILD
360-556-9964
WCONTRACTING.COM

JOHN AND JANE DOE
ANYWHERE USA
MY TOWN, WA98506

ROOF PLAN / DETAILS

DATE:

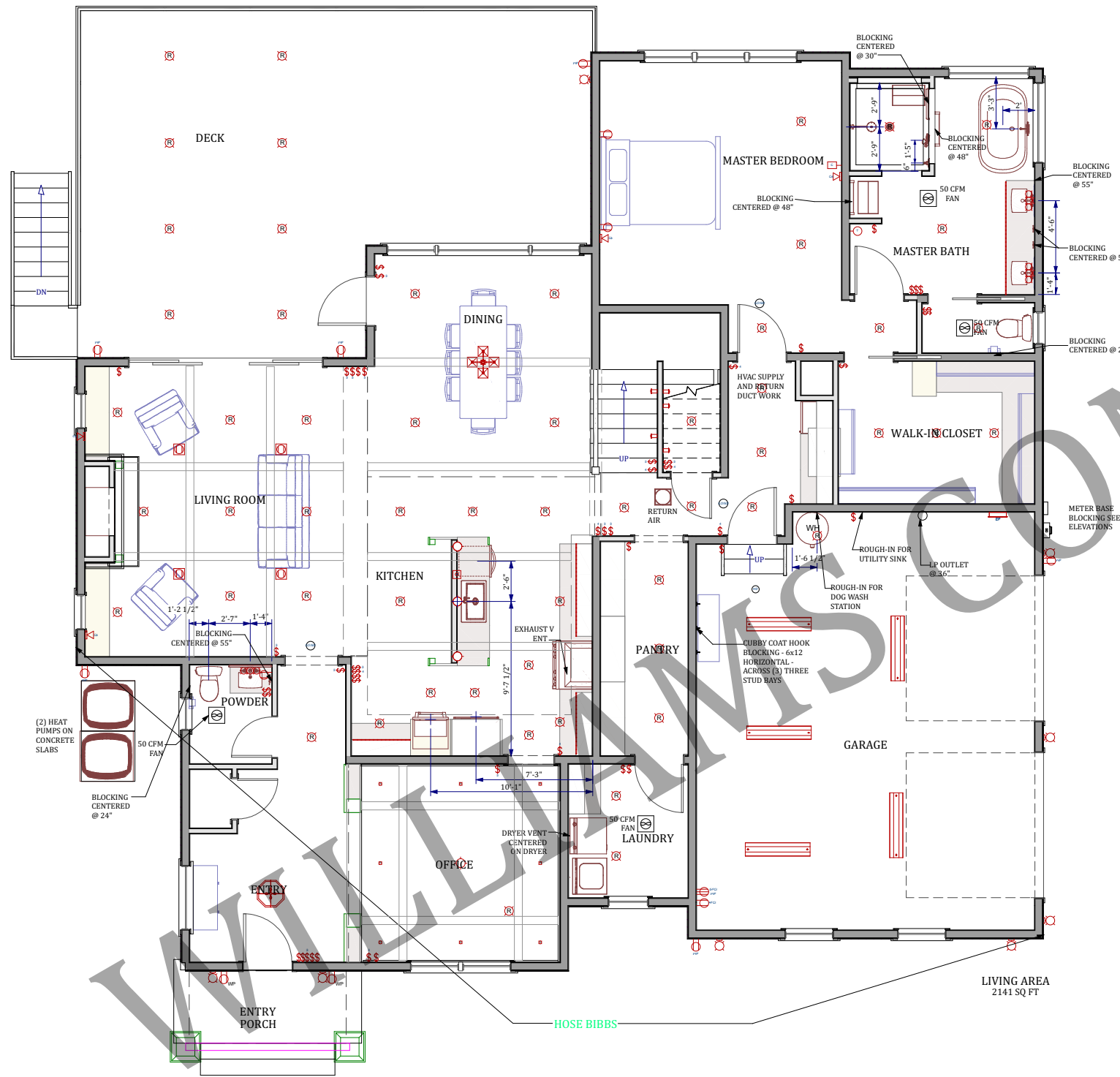
3/10/2025

SCALE:
SCALE @ 24"X36"

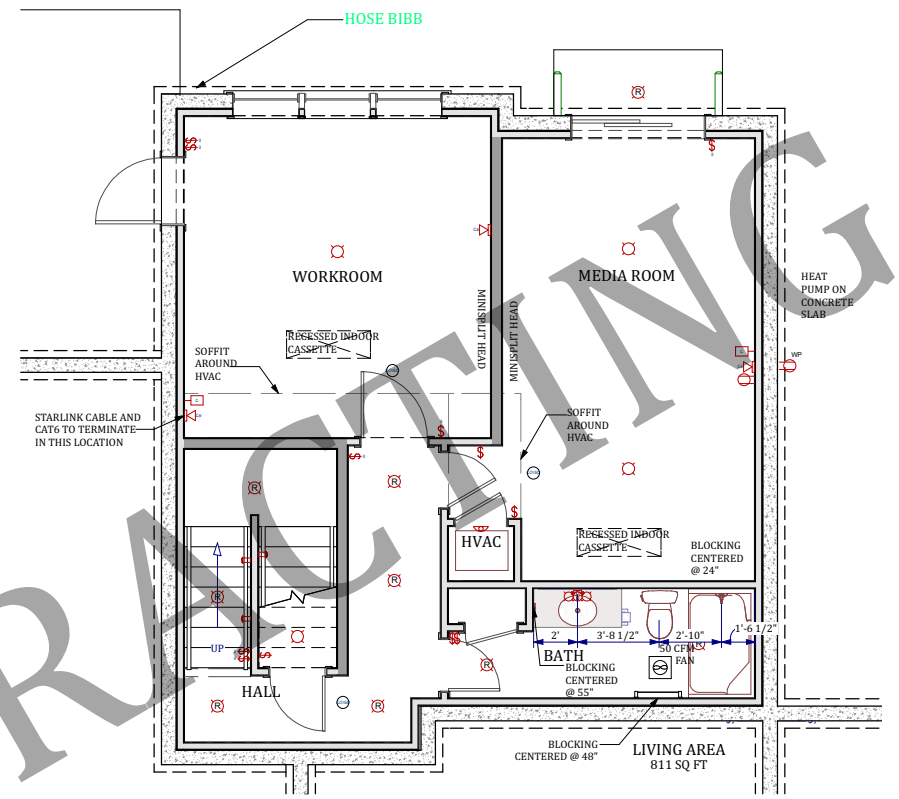
1/4"=1'

SHEET:

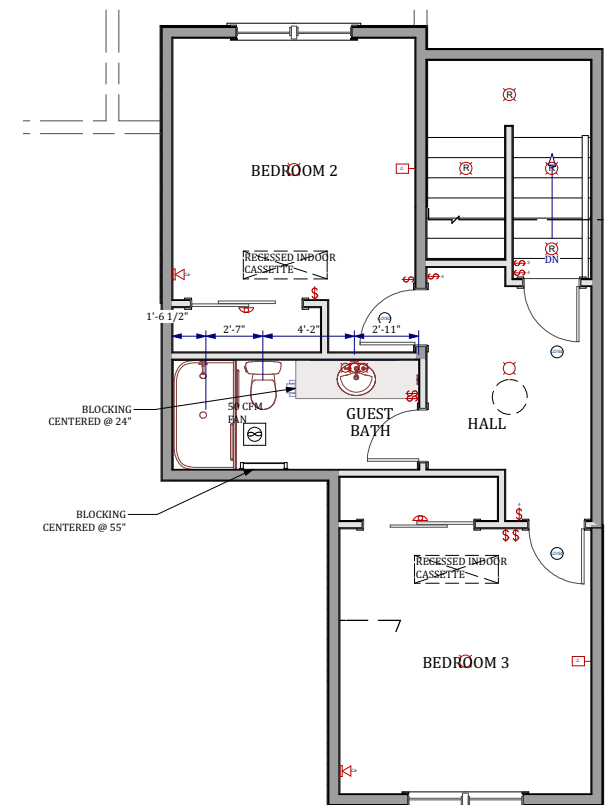
8



MAIN FLOOR HVAC/PLUMBING PLAN
1/4 in = 1 ft



BASEMENT HVAC/PLUMBING PLAN
1/4 in = 1 ft



UPPER FLOOR HVAC/PLUMBING PLAN
1/4 in = 1 ft



WILLIAMS CONTRACTING
DESIGN - BUILD
360-556-9964
WCONTRACTING.COM

JOHN AND JANE DOE
ANYWHERE USA
MY TOWN, WA98506

HVAC/PLUMBING PLAN

DATE:

3/10/2025

SCALE:

SCALE @ 24"X36"

1/4"=1'

SHEET:

9



WILLIAMS CONTRACTING
 DESIGN - BUILD
 360-556-9964
 WCONTRACTING.COM

JOHN AND JANE DOE
 ANYWHERE USA
 MY TOWN, WA98506

ELECTRICAL PLANS

DATE:

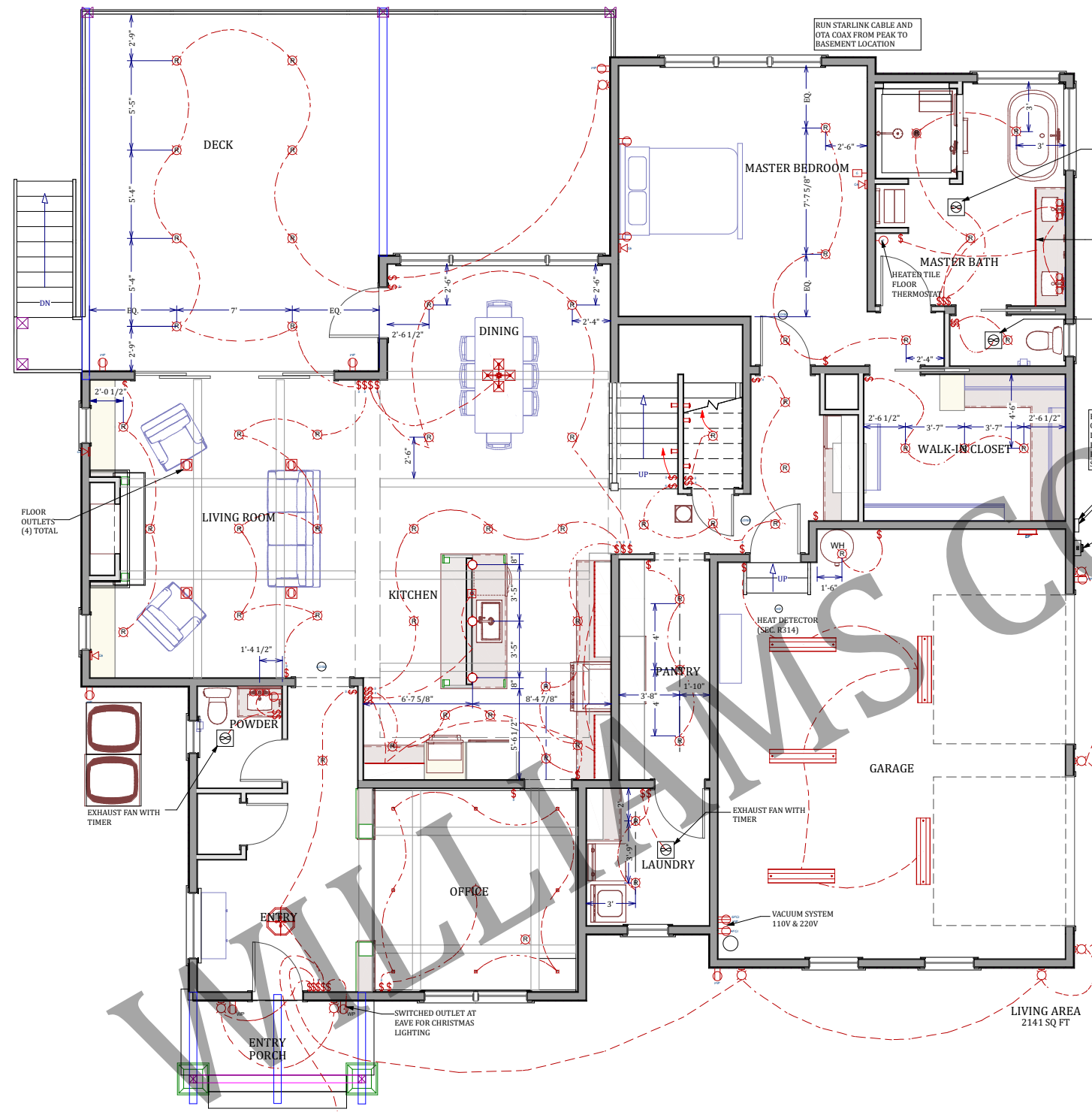
3/10/2025

SCALE:
 SCALE @ 24"X36"

1/4"=1'

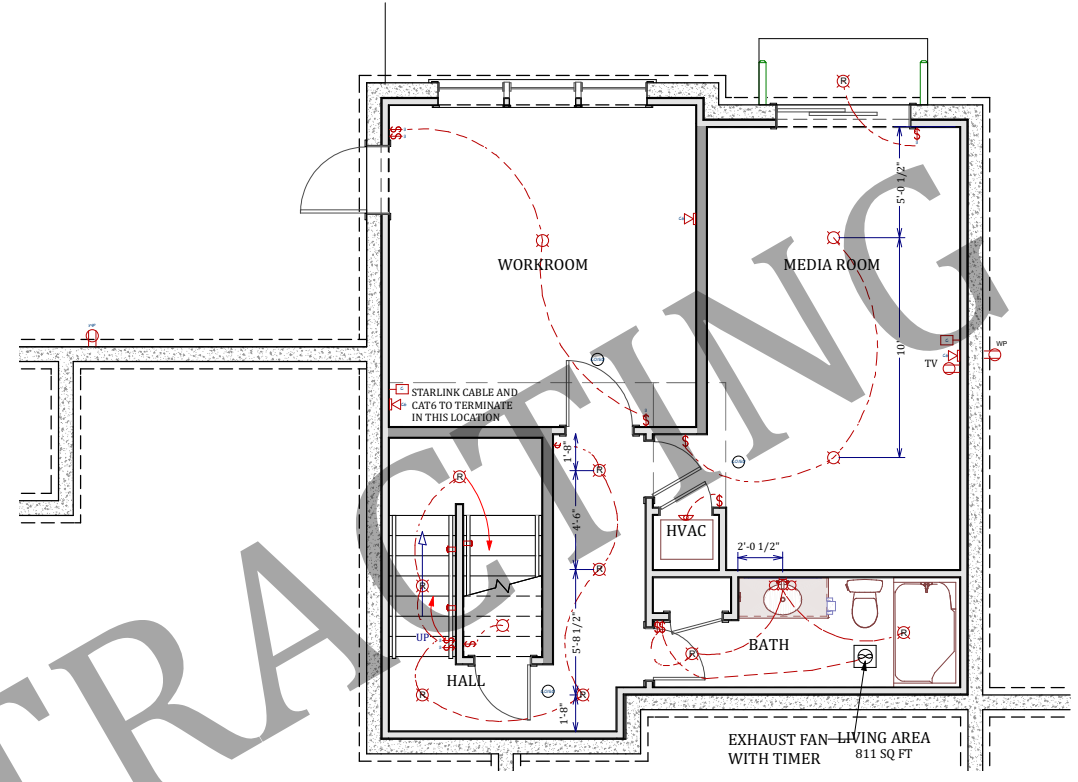
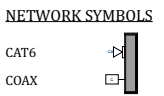
SHEET:

10

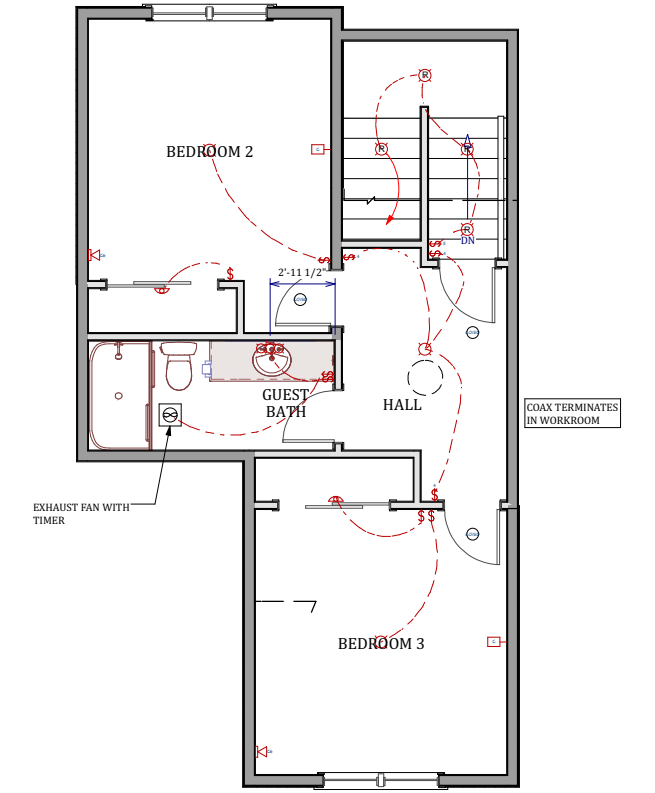


MAIN FLOOR ELECTRICAL PLAN
 1/4 in = 1 ft

- ELECTRICAL APPLIANCES**
 - RANGE HOOD
 - WALL OVEN
 - MICROWAVE
 - REFRIGERATOR
 - DISHWASHER
 - GARBAGE DISPOSAL
 - WASHER
 - DRYER
 - ELECTRIC HEAT PUMP WATER HEATER
 - HEAT PUMP (3)
 - ELECTRIC FURNACE
 - WELL PUMP
 - SEPTIC SYSTEM
 - HEATED MASTER BATHROOM FLOOR
 - HOT TUB
- PROPANE APPLIANCES**
 - GAS FIREPLACE
 - GAS RANGE
 - GAS WATER HEATER
- LOW VOLTAGE LIGHTING LOCATIONS**
 - KITCHEN - UNDER UPPER CABINETS
 - MASTER BATH - TOE KICK LIGHTS
- NETWORK CONNECTIONS (CAT/6) (7 TOTAL)**
 - MASTER BEDROOM - (2) LOW
 - LIVING ROOM - (1) LOW
 - WORKROOM - (1) LOW AND CAT6 TERMINATION
 - MEDIA ROOM - (1) MID WALL FOR TV
 - BEDROOM #2 - (1) LOW
 - BEDROOM #3 - (1) LOW
- CABLE CONNECTIONS (COAX) (5 TOTAL)**
 - MASTER BEDROOM - (1) LOW
 - WORKROOM - (1) LOW AND COAX TERMINATION
 - MEDIA ROOM - (1) MID WALL FOR TV
 - BEDROOM #2 - (1) LOW
 - BEDROOM #3 - (1) LOW



BASEMENT ELECTRICAL PLAN
 1/4 in = 1 ft



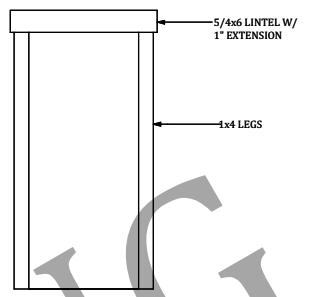
UPPER FLOOR ELECTRICAL PLAN
 1/4 in = 1 ft



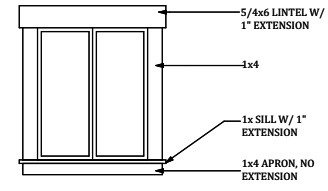
12x24 TILE: PRECIOUS MATTE FANTASY
MASTER SHOWER WALL TILE



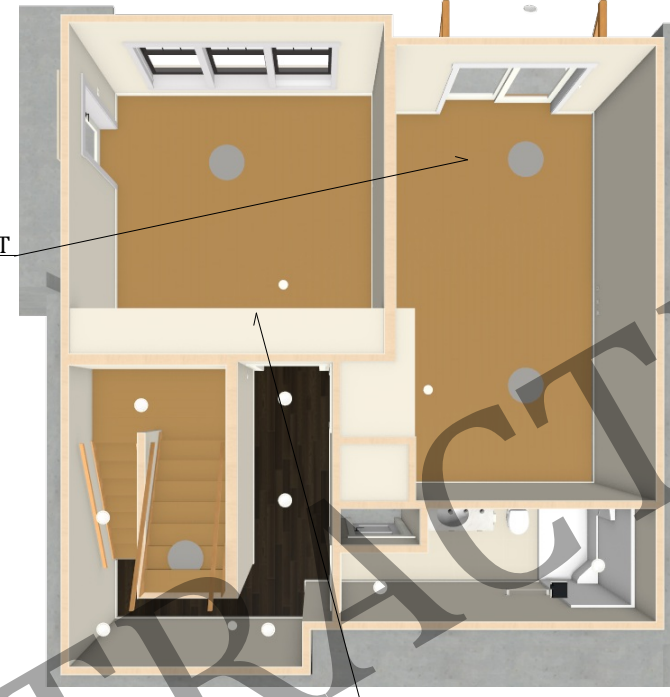
MOHAWK NATURAL SPLENDOR II: COLOR - RAFFIA BASKET
MEDIA ROOM CARPET



E4 INTERIOR DOOR TRIM
1/2 in = 1 ft



E4 INTERIOR WINDOW TRIM
1/2 in = 1 ft



C31 BASEMENT FLOOR FINISH OVERVIEW



FLOOR TILE BORDER - 4 ROWS
MASTER BATH & MASTER SHOWER FLOORS



FLOOR TILE
MASTER BATH & MASTER SHOWER FLOORS



ANDERSON WANDERER ANTIQUE PEARL CARPET COLLECTION: WANDERER DRIFTWOOD
DOWNSTAIRS WORKROOM, STAIRS - CARPET



MAIN LVP FLOORING: COLOR - TALLIS
ENTRY, KITCHEN, OFFICE, LAUNDRY, HALLS, MASTER BR, MASTER CLOSET, DOWNSTAIRS HALL, BR #2, BR#3, UPSTAIRS HALL



C30 MAIN FLOOR FINISH OVERVIEW



REVOTEC PIETRA-PLATINUM CARRARA 12x24
POWDER RM, PANTRY, LAUNDRY, GUEST BATH, UPSTAIRS BATH



3D FLOOR FINISH OVERVIEW



WILLIAMS CONTRACTING
DESIGN - BUILD
360-556-9964
WCONTRACTING.COM

JOHN AND JANE DOE
ANYWHERE USA
MY TOWN, WA98506

DATE:
3/10/2025
SCALE:
SCALE @ 24"X36"
1/4"=1'
SHEET:
11



WILLIAMS CONTRACTING
 DESIGN - BUILD
 360-556-9964
 WCONTRACTING.COM

JOHN AND JANE DOE
 ANYWHERE USA
 MY TOWN, WA98506

KITCHEN AND PANTRY PLAN

DATE:

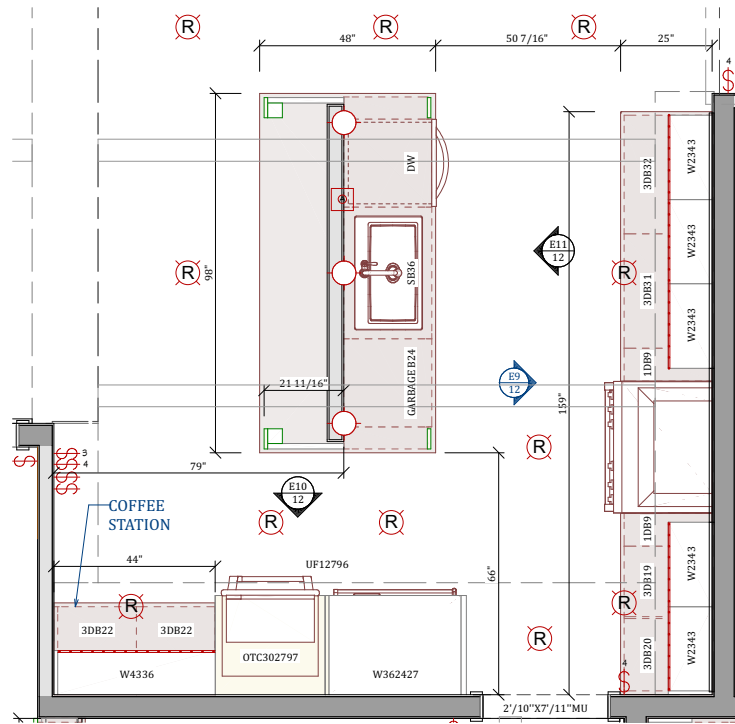
3/10/2025

SCALE:
 SCALE @ 24"X36"

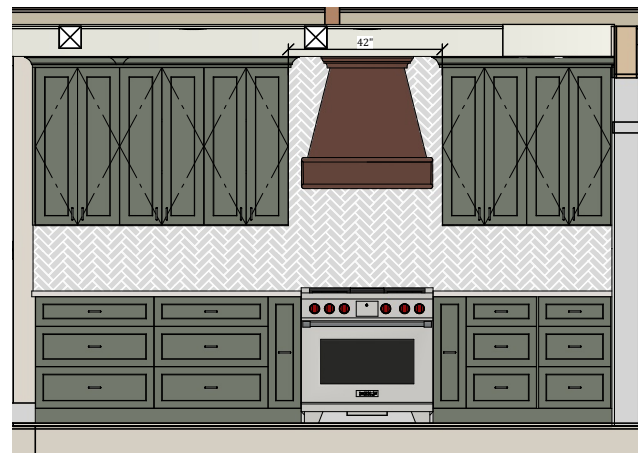
1/4"=1'

SHEET:

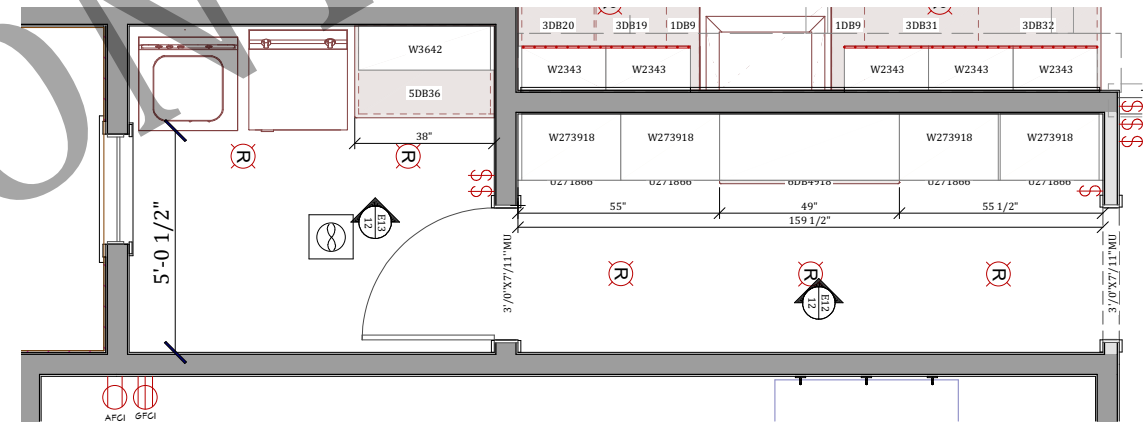
12



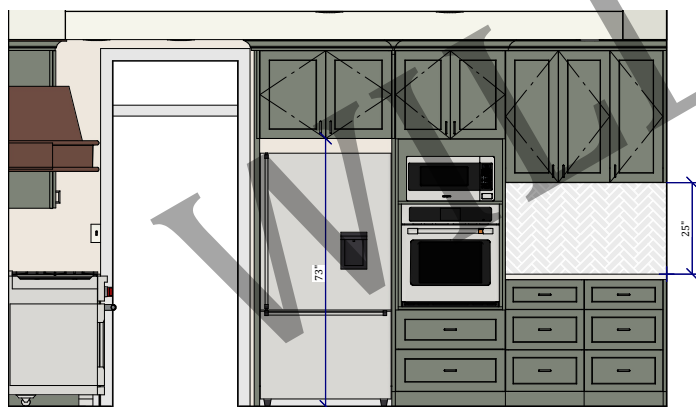
KITCHEN LAYOUT
 1/2 in = 1 ft



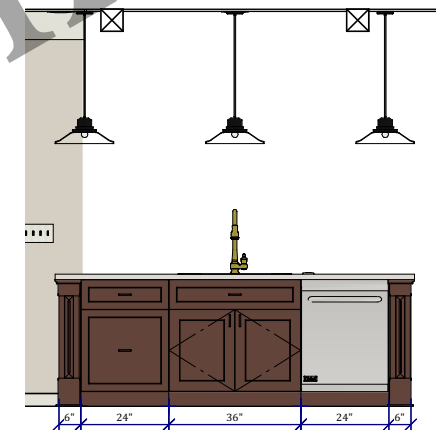
E9 KITCHEN - RANGE WALL
 1/2 in = 1 ft



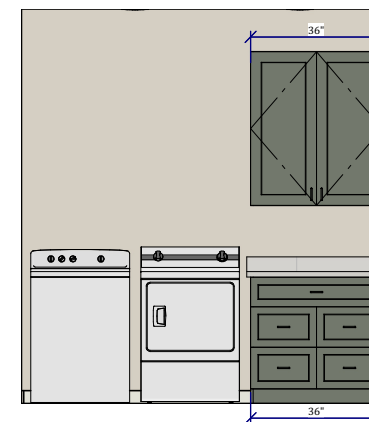
LAUNDRY/PANTRY LAYOUT
 1/2 in = 1 ft



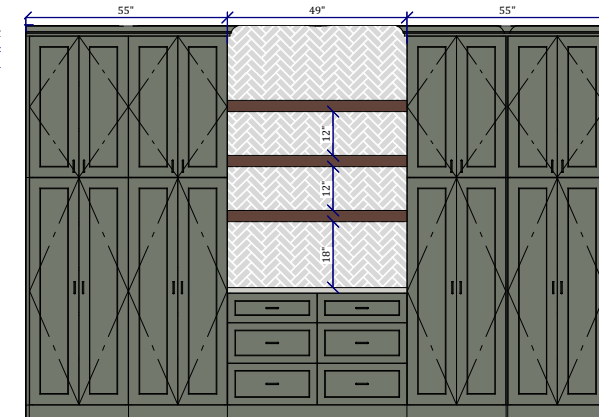
E10 KITCHEN - OVEN WALL
 1/2 in = 1 ft



E11 KITCHEN - ISLAND
 1/2 in = 1 ft



E13 LAUNDRY ROOM
 1/2 in = 1 ft



E12 PANTRY WALL
 1/2 in = 1 ft

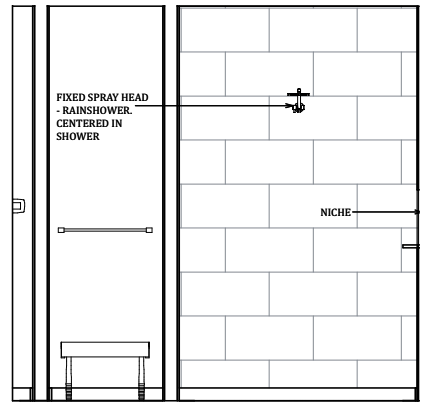


WILLIAMS CONTRACTING
 DESIGN - BUILD
 360-556-9964
 WCONTRACTING.COM

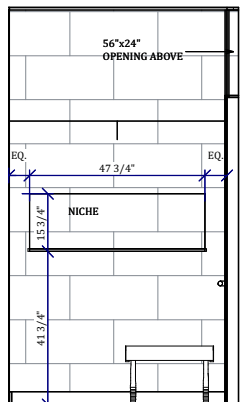
JOHN AND JANE DOE
 ANYWHERE USA
 MY TOWN, WA98506

MASTER BATH PLANS

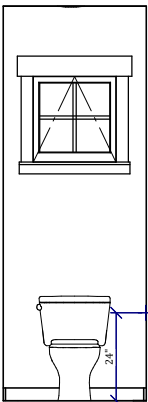
DATE:
 3/10/2025
 SCALE:
 SCALE @ 24"X36"
 1/4"=1'
 SHEET:
 13



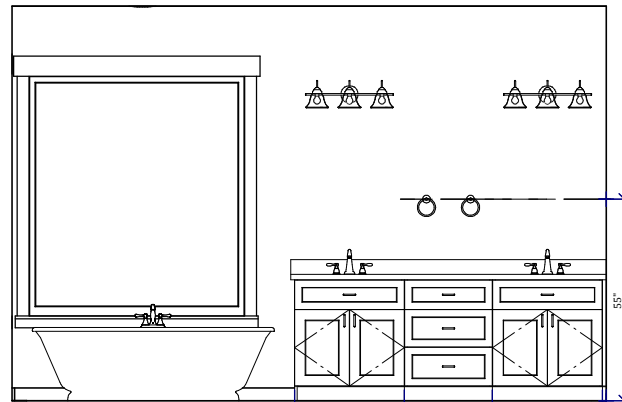
E24 MASTER SHOWER BACK WALL
 1/2 in = 1 ft



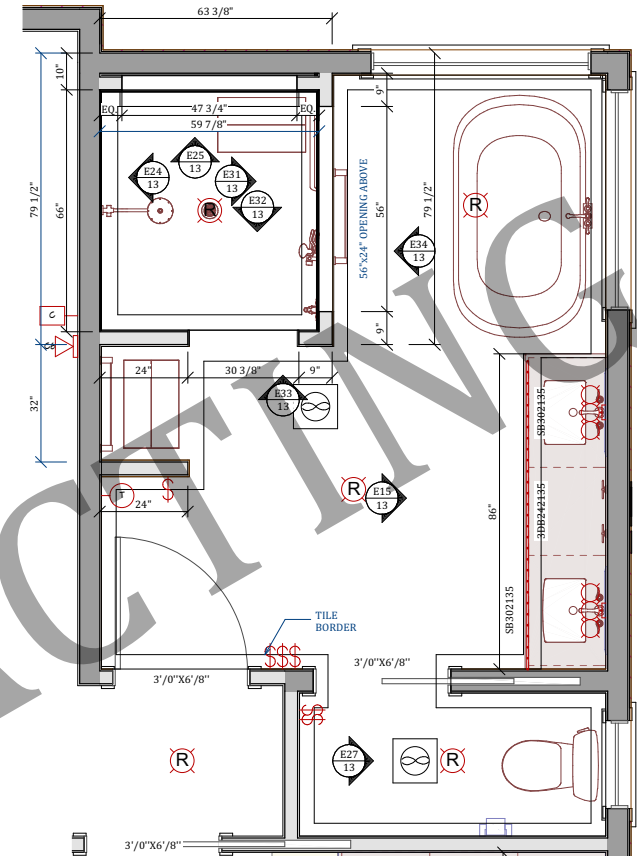
E25 MASTER SHOWER NICHE
 1/2 in = 1 ft



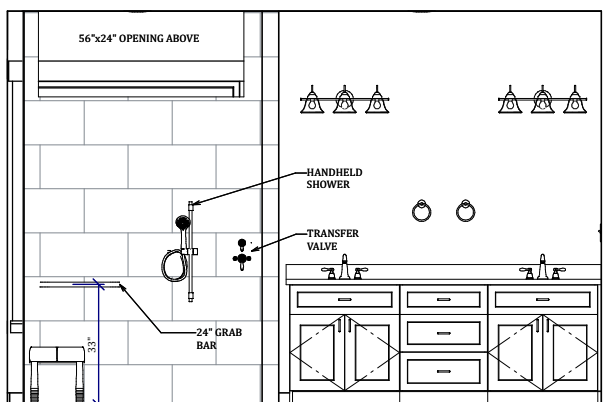
E27 WATER CLOSET
 1/2 in = 1 ft



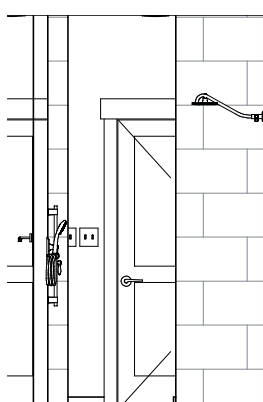
E15 MASTER BATH VANITY
 1/2 in = 1 ft



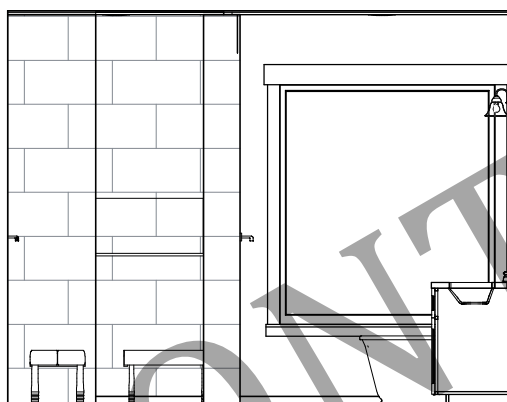
MASTER BATH LAYOUT
 1/2 in = 1 ft



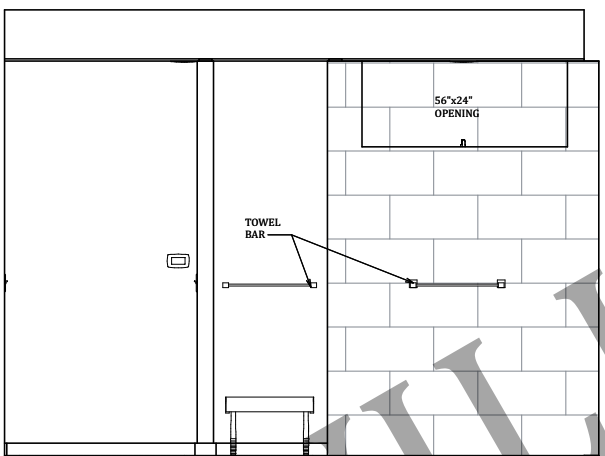
E31 MASTER SHOWER FIXTURE WALL
 1/2 in = 1 ft



E32 MASTER SHOWER SHORT WALL
 1/2 in = 1 ft

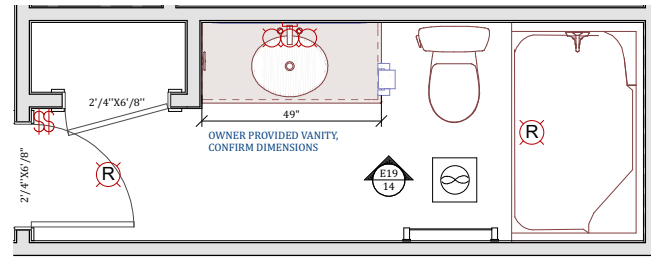


E33 MASTER SHOWER ENTRY
 1/2 in = 1 ft

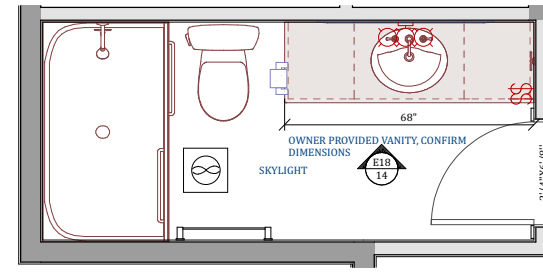


E34 MASTER SHOWER TOWEL BAR WALL
 1/2 in = 1 ft

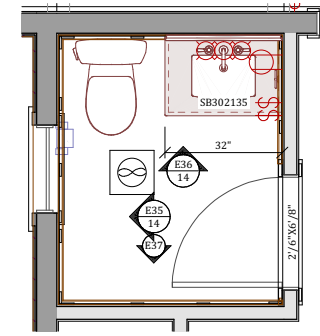




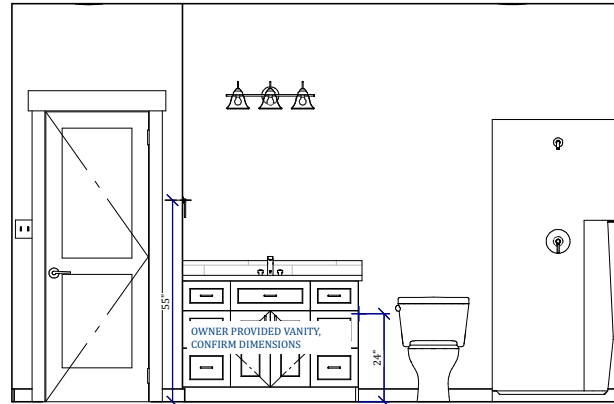
DOWNSTAIRS BATH LAYOUT
1/2 in = 1 ft



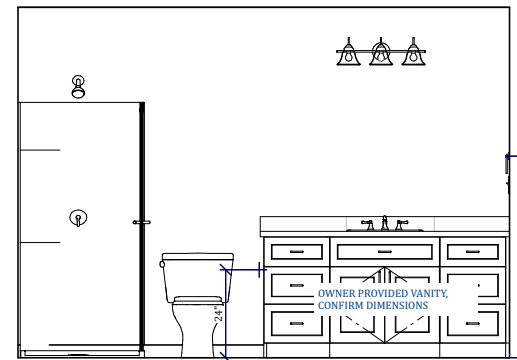
UPSTAIRS BATH LAYOUT
1/2 in = 1 ft



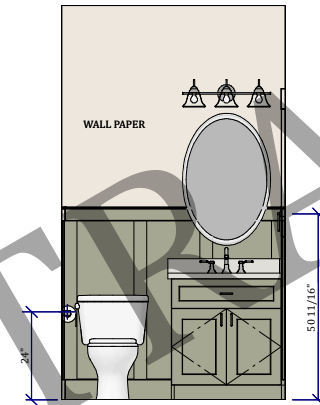
POWDER RM LAYOUT
1/2 in = 1 ft



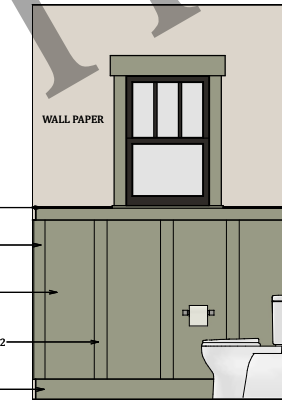
E19 DOWNSTAIRS BATH VANITY
1/2 in = 1 ft



E18 UPSTAIRS BATH VANITY
1/2 in = 1 ft

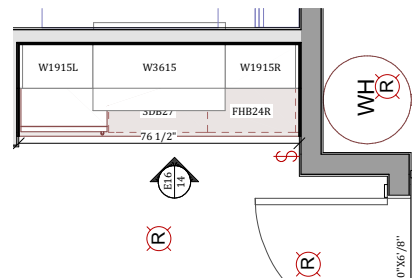


E36 POWDER RM
1/2 in = 1 ft

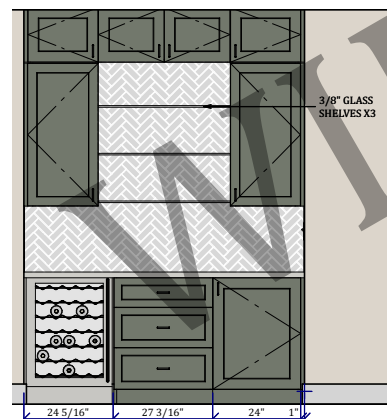


E35 POWDER RM.
1/2 in = 1 ft

- CAP 1X 3/8"
- CHAIR RAIL 1X4
- PANEL 1/4"
- BATTENS 1/2 X 3-1/2
- BASE 1X6



HALL CASEWORK LAYOUT
1/2 in = 1 ft



E16 HALL CASEWORK
1/2 in = 1 ft



WILLIAMS CONTRACTING
DESIGN - BUILD
360-556-9964
WCONTRACTING.COM

JOHN AND JANE DOE
ANYWHERE USA
MY TOWN, WA98506

BATH PLANS

DATE:

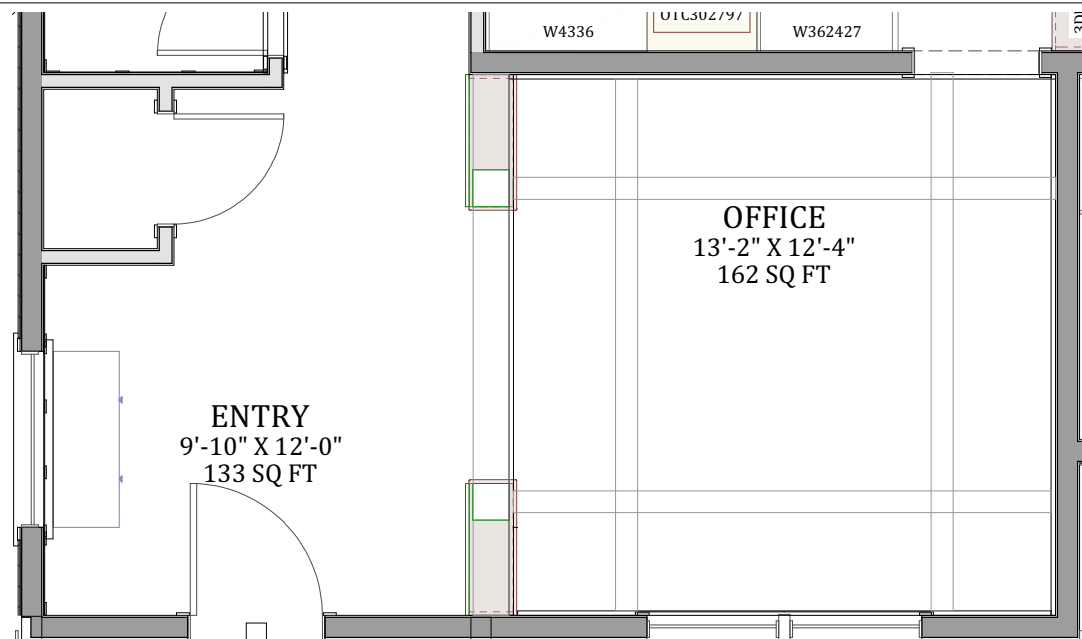
3/10/2025

SCALE:
SCALE @ 24"X36"

1/4"=1'

SHEET:

14



ENTRY/OFFICE LAYOUT
1/2 in = 1 ft

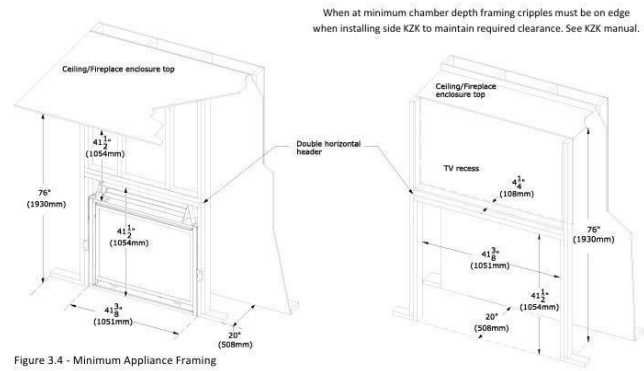
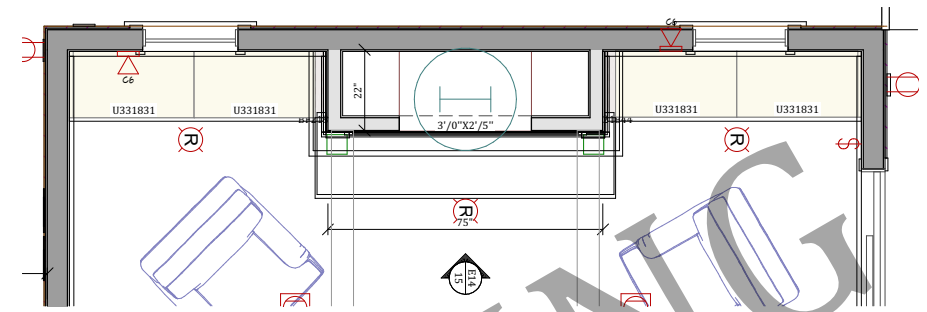
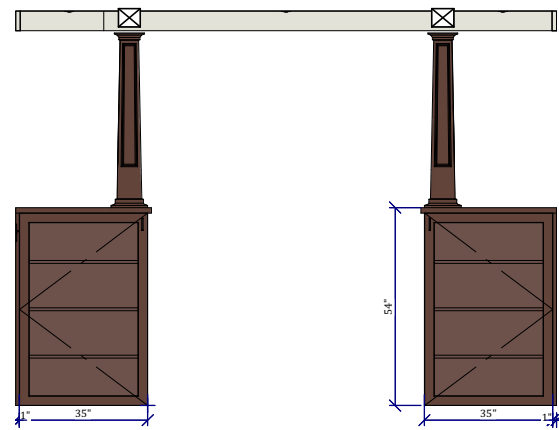


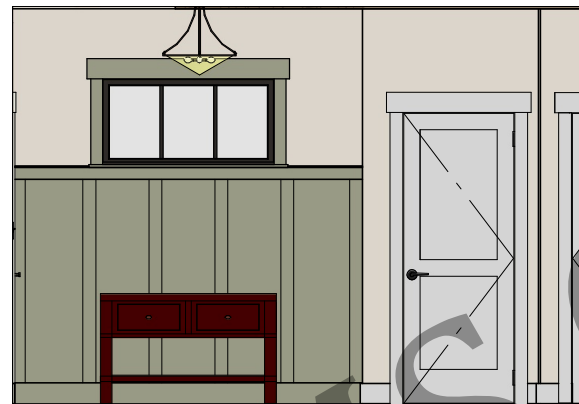
Figure 3.4 - Minimum Appliance Framing



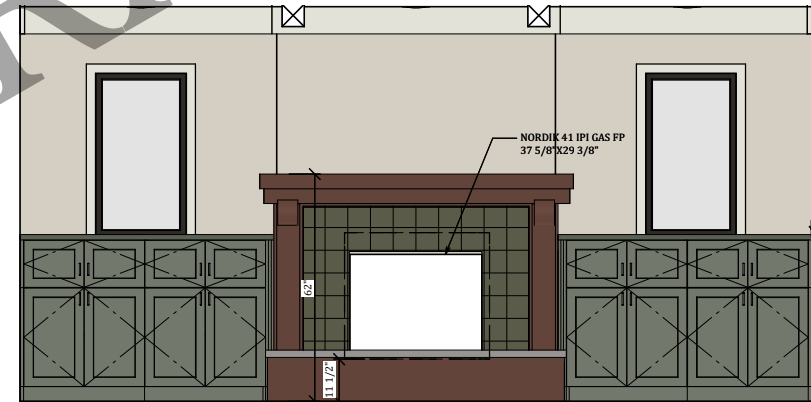
LIVING ROOM LAYOUT
1/2 in = 1 ft



E26 ENTRY WINDOW
1/2 in = 1 ft



E22 ENTRY WINDOW WALL
1/2 in = 1 ft



E14 FIREPLACE WALL
1/2 in = 1 ft



WILLIAMS CONTRACTING
DESIGN - BUILD
360-556-9964
WCONTRACTING.COM

JOHN AND JANE DOE
ANYWHERE USA
MY TOWN, WA98506

LIVING AREA FINISHES

DATE:

3/10/2025

SCALE:

SCALE @ 24"X36"

1/4"=1'

SHEET:

15