

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.

ELEVATIONS

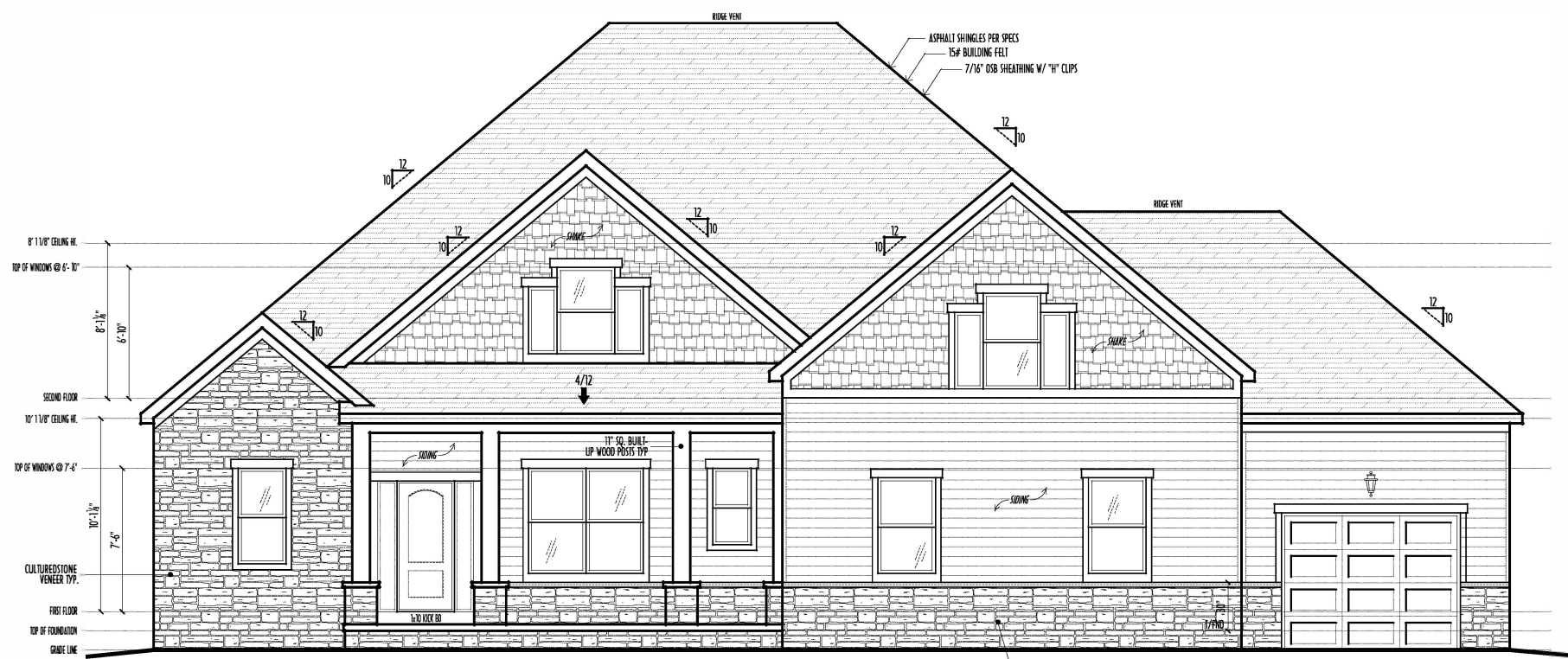


P&D Builders Ltd.
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FINAL WINDOW DESIGN PER PROVIDER. ALL FRAMING ROUGH-OPENINGS TO BE BASED ON FINAL LAYOUT ONLY.

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

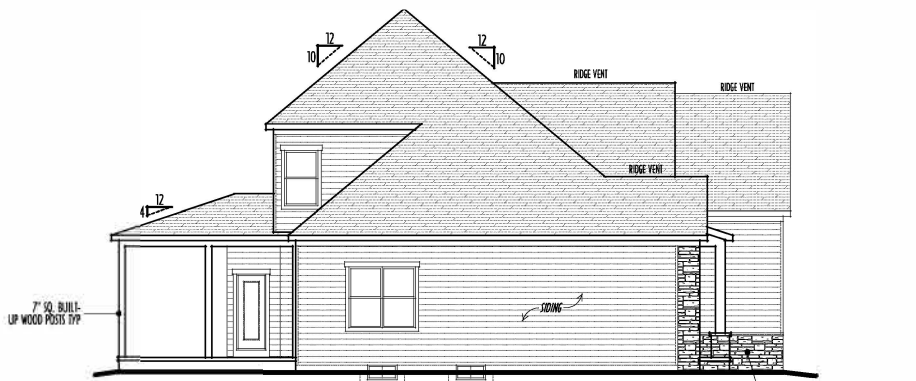
GRADE ELEVATION SHOWN IS APPROXIMATE. FIELD VERIFY & ADJUST FOUNDATION AS NECESSARY.



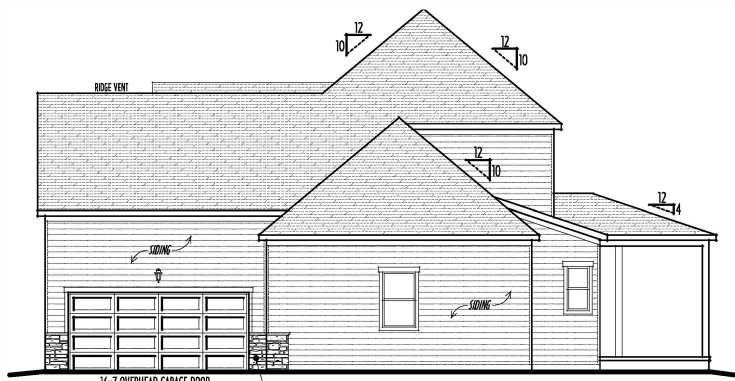
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

FIELD DESIGN CONCEPTS AS NECESSARY PER GRADE. EXACT DOOR & SIDELIGHT STYLE TO BE DETERMINED BY CLIENT.

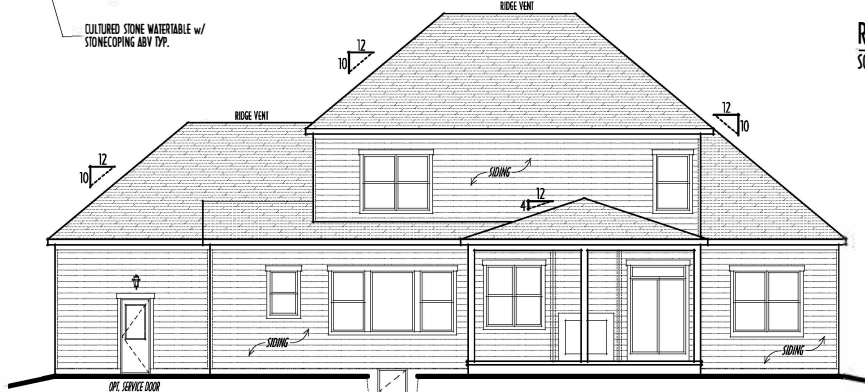
- FIRST FLOOR CEILINGS @ 10'-1 1/8" UNLESS NOTED OTHERWISE
- FIRST FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED OTHERWISE
- SECOND FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED OTHERWISE
- SECOND FLOOR WINDOW HEADERS @ 6'-10" UNLESS NOTED OTHERWISE
- EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
- SEE ROOF PLAN FOR SOFFIT & RAKE SIZES
- RUN BRICK VENEER 1" PAST FRAMING CORNERS
- CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6" INTO TAG WOOD TRIM UNLESS NOTED
- FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A WEATHER-TIGHT SEAL BETWEEN MATERIALS, FRAMING & TRIM
- WINDOWS & DOORS BRAND & DESIGN PER CONTRACT
- WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
- CONFIRM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER
- RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED
- WEED 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



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



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



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

- DIMENSIONAL SHINGLES
- FAUX STONE VENEER
- HORIZ. LAP VINYL SIDING
- SHAKE VINYL SIDING

FIRST FLR LIVING SP =	1,776 SQ.FT.
SECOND FLR LIVING SP =	1,209 SQ.FT.
TOTAL LIVING SP =	2,985 SQ.FT.
OPT. FINISHED BSMT =	740 SQ.FT.

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

REVISION	DATE	BY:	DESCRIPTION
10/2/15	hilo	concept	
10/28/15	hilo	concept rev	
1/19/16	hilo	concept rev	
3/11/16	rwd	concept rev	
3/28/16	"	prims	
...	...	...	

10-SCALE WHEN PRINTED 24x36 - PAPER SIZE 11

FIELD VERIFY DIMENSIONS - DO NOT SCALE PRINTS

DESIGNED BY	P&D / rwd
PAGE 1	5 of 8

P&D Builders - Job #1181

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1ST FLR



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NO. 1181

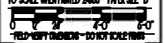
LOCATION

PLEASANTVIEW FARMS
LOT 65

REVISION DATE: BY: *hld/rld*

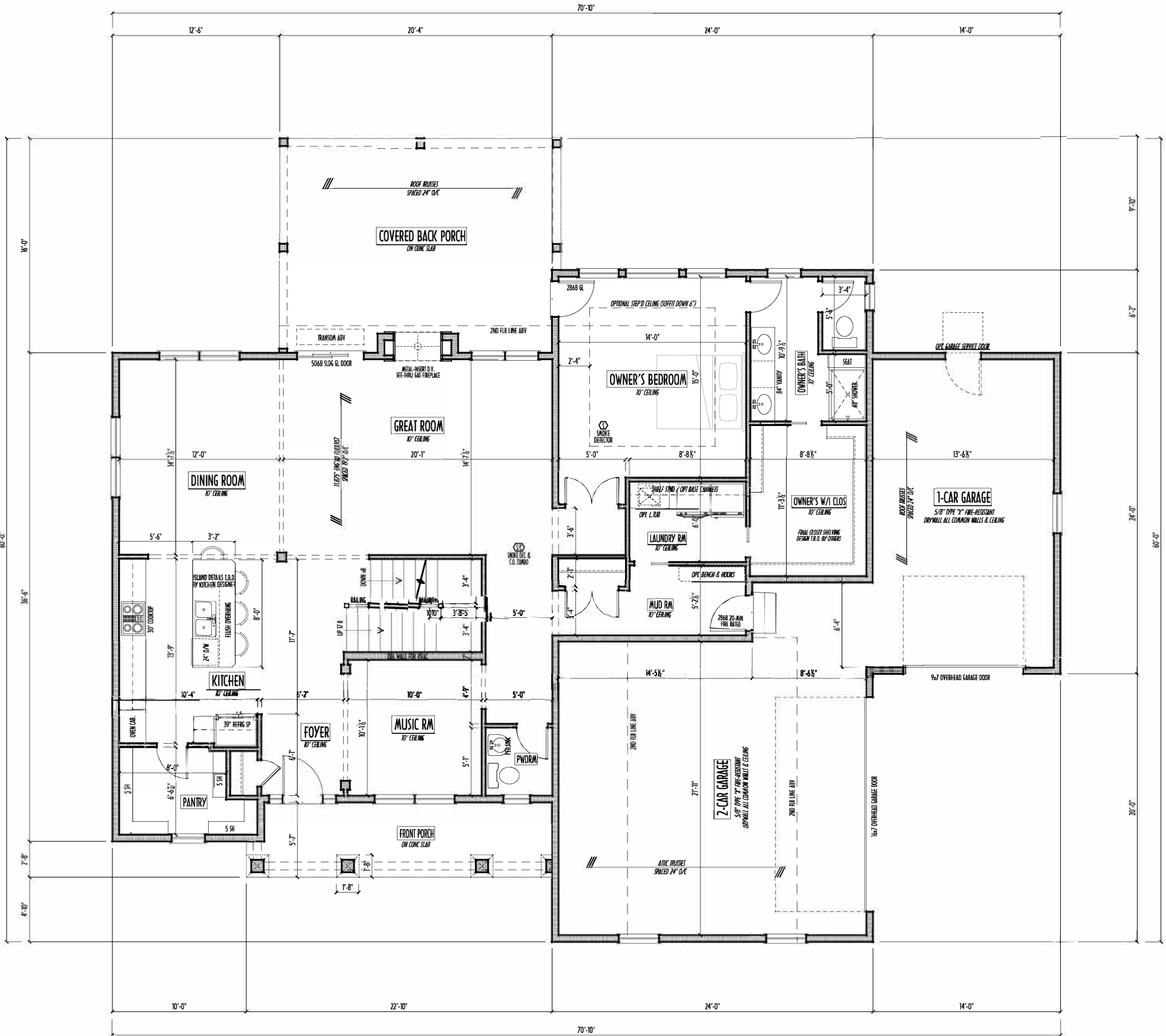
10/2/15	hld	concept
10/2/15 & 10/30/15	hld	concept rev
1/19/16	hld	concept rev
3/11/16	rwd	concept rev
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TO SCALE WHEN PRINTED 24" x 36" - PAPER SIZE 11"



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PAGE 13 of 8



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 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

ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOOD FRAMING LENGTHS AND/OR PENETRATION

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 REA-RATE SHEETS FROM THERMAL ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)

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



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

FIRST FLR LIVING SP =	1,776 SQ.FT.
SECOND FLR LIVING SP =	1,209 SQ.FT.
TOTAL LIVING SP =	2,985 SQ.FT.
OPT. FINISHED BSMT =	740 SQ.FT.

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2ND FLR

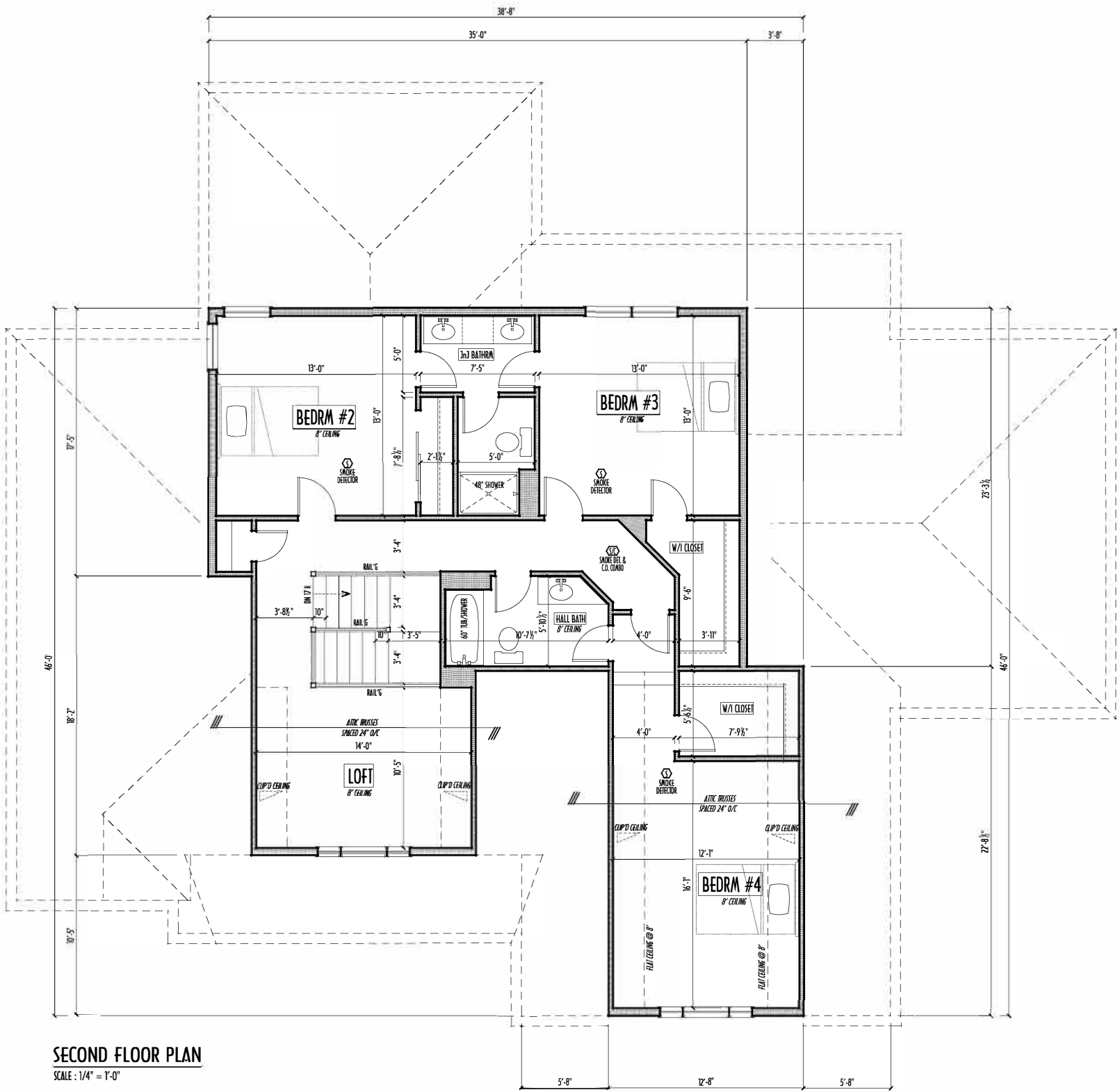


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NO. 1181

LOCATION PLEASANTVIEW FARMS LOT 65

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



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

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 I.C.C. 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 REA-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LVL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCO 314 & 315 <75 PSR, <450 SOR PER ASTM E84



FIRST FLR LIVING SP =	1,776 SQ.FT.
SECOND FLR LIVING SP =	1,209 SQ.FT.
TOTAL LIVING SP =	2,985 SQ.FT.
OPT. FINISHED BSMT =	740 SQ.FT.

REVISION	DATE	BY	DESCRIPTION
1	10/2/15	hilo	concept
2	10/2/15 & 10/30/15	hilo	concept rev
3	1/19/16	hilo	concept rev
4	3/11/16	rwd	concept rev
5	3/28/16	...	prints
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FND/BSMT



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NO. 1181

LOCATION: PLEASANTVIEW FARMS LOT 65

REVISION DATE: BY: P&D

10/2/15

hilo

concept

10/28/15

hilo

concept rev

1/19/16

hilo

concept rev

3/11/16

rwld

concept rev

3/28/16

rwld

plans

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...

10-SCALE WHEN PRINTED 24x36 - PAPER SIZE 11

0 10 20 30 40

FIELD-VERY DIMINISH - 10-100 SCALE DIMS

DESIGNED BY: P&D / rwld

PAGE: 2 of 8

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 SPOUCE-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 (GUSH 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 LVL & LSI BEAMS WITH LABELS VISIBLE FOR BLOC INSPECTION

FIRST FLR LIVING SP = 1,776 SQ.FT.
SECOND FLR LIVING SP = 1,209 SQ.FT.
TOTAL LIVING SP = 2,985 SQ.FT.
OPT. FINISHED BSMT = 740 SQ.FT.

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

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3/28/2016 2:18 PM