

P & D
BUILDERS
— EST. 1962 —

ELEVATION



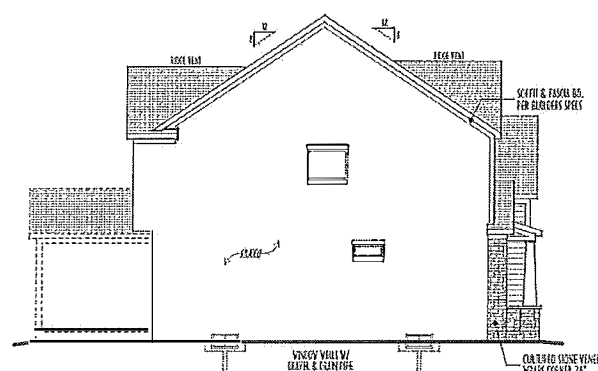
P&D
BUILDINGS, INC.

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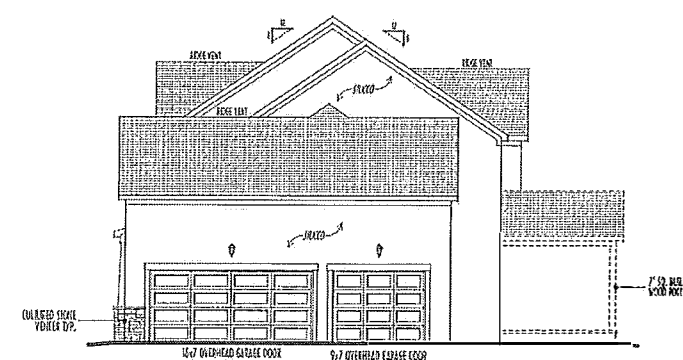
FIELD-3600N COAST STEPS
IN WICKSTEADY PER OUTLET

FRONT DOOR & INSIDE LIGHT STAIRS
TO BE CHANGED BY OWNER

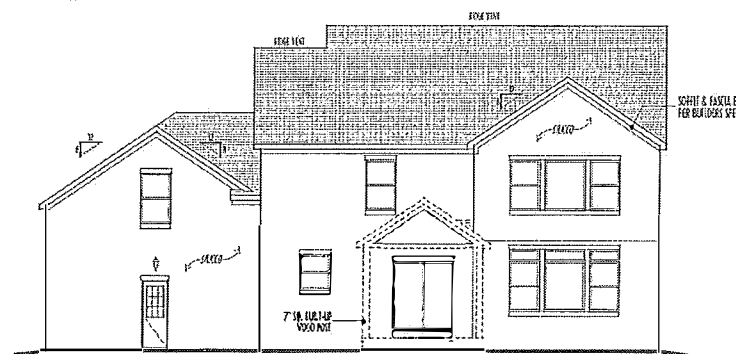
STONE WALKS PORCH CORNERS 6" CROWN
ROOF OF FRONT WALLS ARE WHITE



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



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



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

STANDARD FIVE WAS ON-ERLIVE
PERSONS COVERED BACK ANDH OR CONSIDERED

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

REVISION DATE	BY:
6/6/14	rnd
6/10/16	ss jr
7/7/14	rnd
6/19/11	rnd

TO-SHIELD INTERFERENCE - FIVE
0 20 40
FIELD TESTER MODEL - DOUGLAS

rw

FIRST FLOOR =	1,289 SQ. FT.
SECOND FLOOR =	1,789 SQ. FT.
TOTAL LIVING SPACE =	3,078 SQ. FT.
OPT. FIN. BSMT =	- SQ. FT.

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PLEASE NOTE: PRELIMINARY DESIGNS ARE SUBJECT TO CHANGE DUE TO
STRUCTURAL OR CODE REQUIREMENTS. ITEMS SHOWN MAY BE OPTIONAL/EXT.
PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTION.

1ST FLR



P&D Builders Ltd.

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WITHOUT PRIOR WRITTEN CONSENT OF THE AUTHOR OF THE PLANS.

1121

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

KITCHEN HOOD TYPE	
☐	CLASSIC SERIES
☐	DIGNIFYER SERIES
☐	CRAFTSMAN SERIES
☐	HERITAGE SERIES
☐	ESTATE SERIES

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NO SCALE WHEN PRINTED 2436 - PAPER SIZE "D"



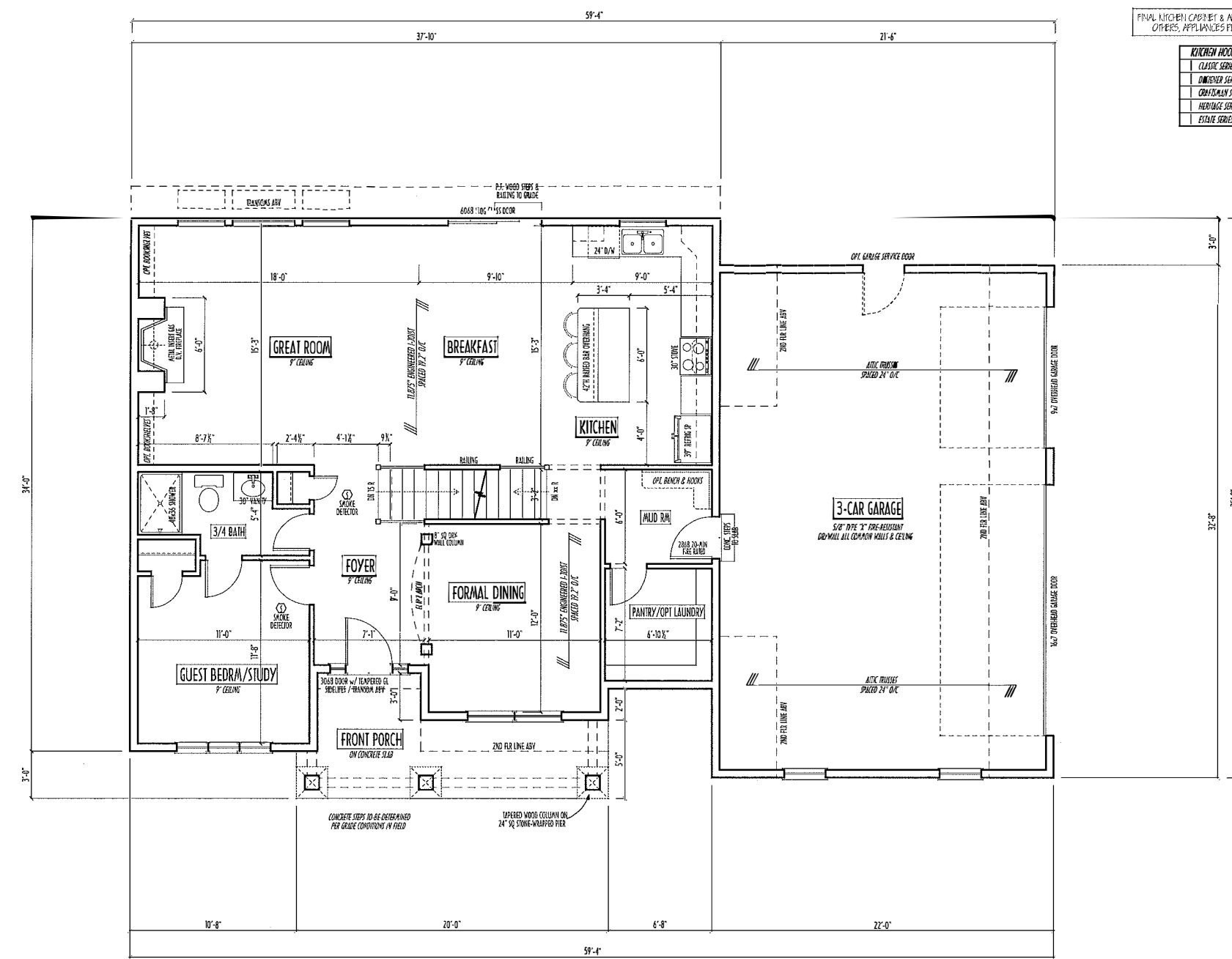
0 20 40 60

FIELD-HIFI DIAGNOSIS - DO NOT SCALE PRINTS

DESIGNED
rwd

PAGE: 3 of 8

FIRST FLOOR =	1,200 SQ. FT.
SECOND FLOOR =	1,776 SQ. FT.
TOTAL LIVING SPACE =	2,976 SQ. FT.
OPT. FIN. B.S.M. =	- SQ. FT.



FIRST FLOOR PLAN

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

1,200 SQ.FT. LIVING SPACE

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 LIVELOAD = 40 PSF

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

WINDOWS & DOORS (BRAND & DIMEN) PER CONTRACT
CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HGT'S w/ PROVID

CONFIRM FLOORING & FINISH MATERIALS W/ JOB SUPERVISOR (PER C

ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINE OR CORNERS OF WOOD FRAMING LENGTHS AND/OR FENESTRATION

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS

BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONE)
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 REM-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)

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

P&D Builders - Job #1121

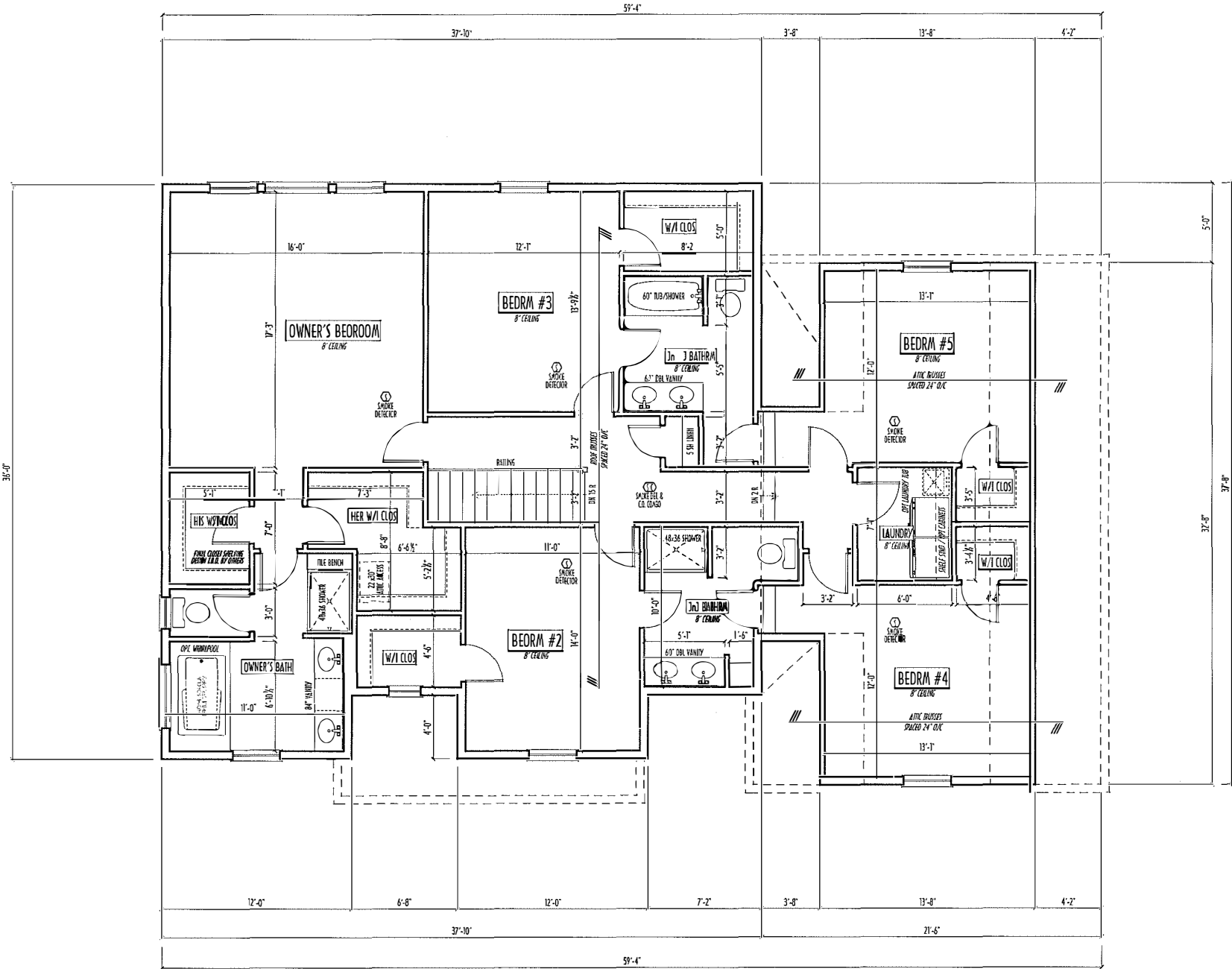
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2ND FLR



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SECOND FLOOR PLAN

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

1,776 SQ.FT. LIVING SPACE

SECOND FLOOR CEILING 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 (BEDROOMS 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)

FOAM PLASTIC INSULATION SHALL BE INSTALLED PER R.C.O. 314 & 315
<75 PSF, <450 SDR PER ASTM E94

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 TACOMA ENERGY (CHOSE SHOWN
ON THESE PLANS ARE PRELIMINARY/PREFERENCE ONLY)

INSTALL ALL LVL & LSL BEAMS WITH
LABELS TIMBER-FOR INSPECTION



PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

1/4" = 1'-0"

0 1 2 3 4

FEET

DESIGNED

BY

rdw

PAGE

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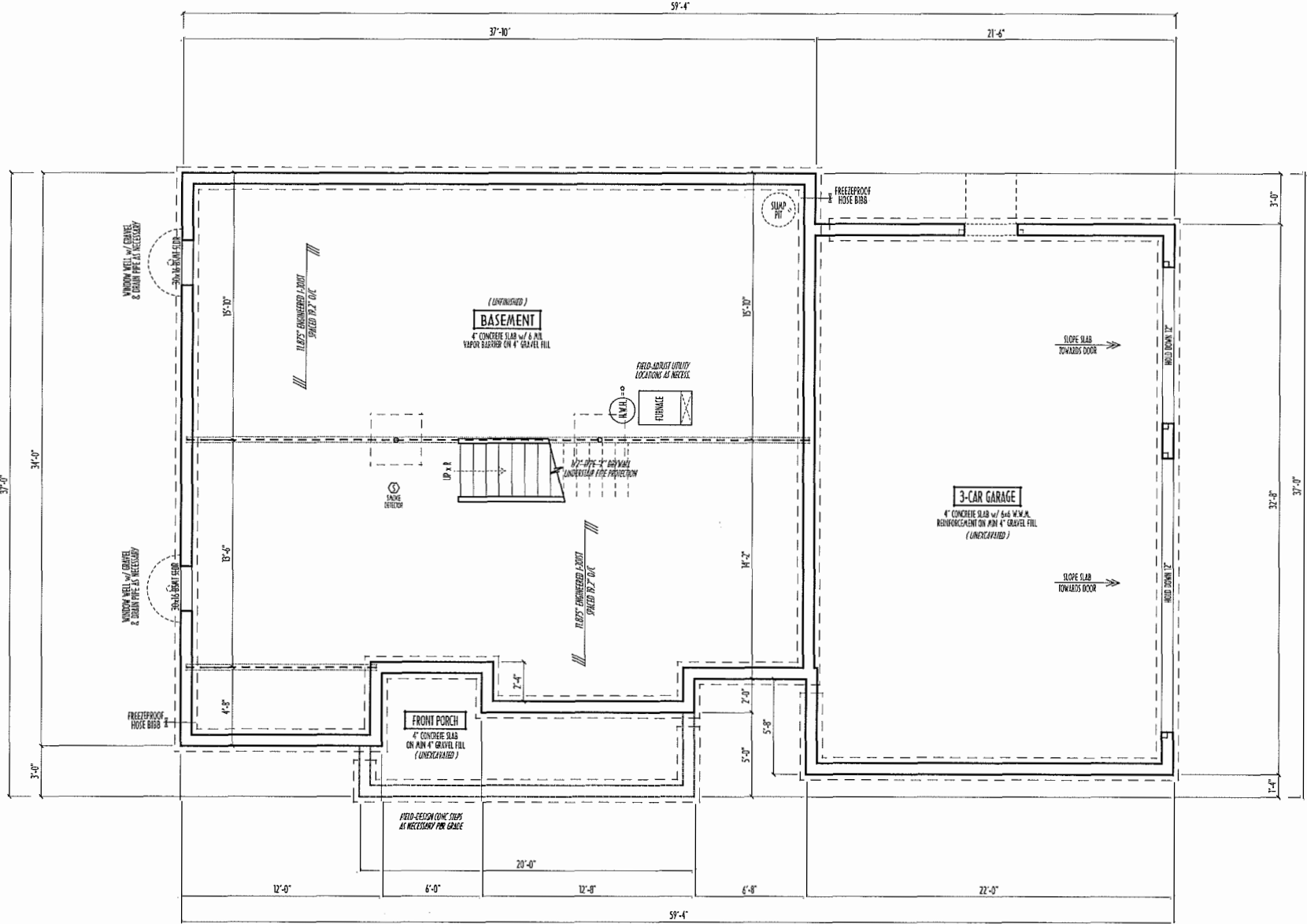
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FND/BSMT



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

- MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR CMU BLOCK WALL = 7'-0" ABOVE SLAB
- WATERPROOFING / DAMPROOFING PER CODE
- ALL STRUCTURAL LUMBER IS MIN. CANADIAN SPECIES
- #2 SPIKE-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 FLOOR JOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
- BLOCK BETWEEN FLOOR JOISTS NEED 4 STRUCTURAL PINS (OR 2X4S) 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 SHEEPHERD EXCAVATING DESIGN-DETAIL RC-16
- INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLOC INSPECTION
- FINAL/INSTALLED INSULATION VALUES SHOULD MATCH R-8-RATE SHEETS FROM INCLINA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/PREFERENCE ONLY)

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OPT. FIN. BSMT =	- SQ. FT.

1" = 8'-0"

0 2 4 6 8 10

1" = 8'-0"

DESIGNED

rwd

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