

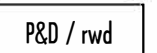
P & D
BUILDERS
— EST. 1962 —

ELEVATIONS



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REPRODUCTION OR OTHER USE OF THESE PLANS MAY BE MADE
OR WRITTEN CONSENT OF THE AUTHOR OF THE PLANS

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



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- The image displays four distinct siding patterns, each represented by a grid of lines and shapes. The first pattern, 'Dimensional Shingles', shows a staggered, overlapping arrangement of rectangular shapes. The second, 'Faux Stone Veneer', features irregular, rounded rectangular shapes. The third, 'Shake Siding', consists of rectangular shapes with a rough, textured appearance. The fourth, 'Horiz. Lap Siding', shows horizontal rectangular shapes overlapping in a traditional lap joint.
- DIMENSIONAL SHINGLES**
- FAUX STONE VENEER**
- SHAKE SIDING**
- HORIZ. LAP SIDING**

FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 7'-4" UNLESS NOTED OTHERWISE

SECOND FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED OTHERWISE
SECOND FLOOR WINDOW HEADERS @ 8'-10" UNLESS NOTED OTHERWISE

EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS

SEE ROOF PLAN FOR SOFFIT & RAVE SIZES

RUN BULK VENEER 1" PAST FRAMING CORNERS

CULTURED STONE VENEER W/BACK FRONT CORNERS 6" IN
INTO D&G 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 MANUFACTURERS SPECIFICATIONS
CORNER WINDOW SIZES & ROUGH OPENINGS WITH SUPPLIER

RUN SLUCCO, STONE & BRK OVER VENEER TO GRADE UNLESS NOTED

WEAP SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
(#76 GALT CORROSION-RESISTANT SCREWS @ 16" O/C) UNLESS PLATE (3.5" FLANGE)
PLACED AT 1" ABV EARTH / 1" ABV PAVING, ALLOWING TRAP WATER TO DRAIN

SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

FIRST FLOOR =	2,343 SQ.FT.
SECOND FLOOR =	329 SQ.FT.
FINISHED TOTAL =	2,672 SQ.FT.
<i>OPT. FINISHED BSMT =</i>	<i>1,138 SQ.FT.</i>

1ST FLR



P&D Builders Ltd.
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(740) 201-8079
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www.pndbuilders.com

NO. 131

1137

PRELIMINARY DESIGN

NOT TO SCALE - NOT FOR CONSTRUCTION

AI

BD

BIA

REVISION DATE	BY:	DESCRIPTION
10/10/14	rwd	concept
1/7/14	"	concept mtd
12/9/14	"	concept mtd
2/5/15	"	concept mtd
2/11/15	"	possible
2/17/15	"	possible
2/19/15	"	possible

TO SCALE WHEN PRINTED 24" x 36" - PRINT HERE 1"

0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10'

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

DESIGNED BY:

P&D / rwd

PAGE:

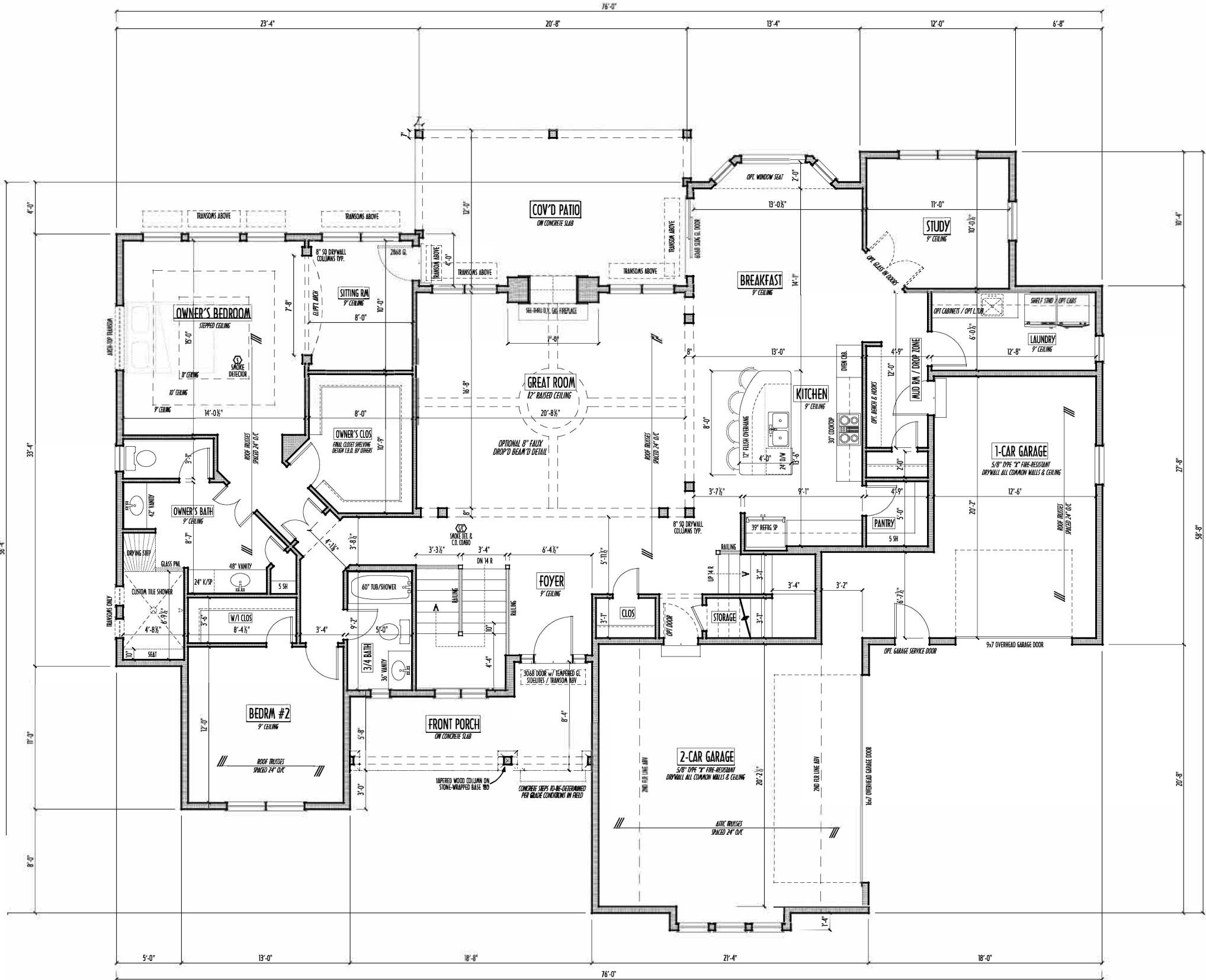
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FIRST FLOOR = 2,343 SQ.FT.

SECOND FLOOR = 3,299 SQ.FT.

FINISHED TO TA L = 2,672 SQ.FT.

OPT. FINISHED BASE L = 1,138 SQ.FT.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
2,343 SQ.FT. LIVING SPACE

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PLEASE NOTE: PRELIMINARY DESIGN NOT TO BE USED FOR CONSTRUCTION. NO REPRESENTATION OR WARRANTY IS MADE BY THE ARCHITECT FOR ANY OF THE INFORMATION CONTAINED HEREIN. PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS.

2ND FLR



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Architectural

BIA

Building Industry Association

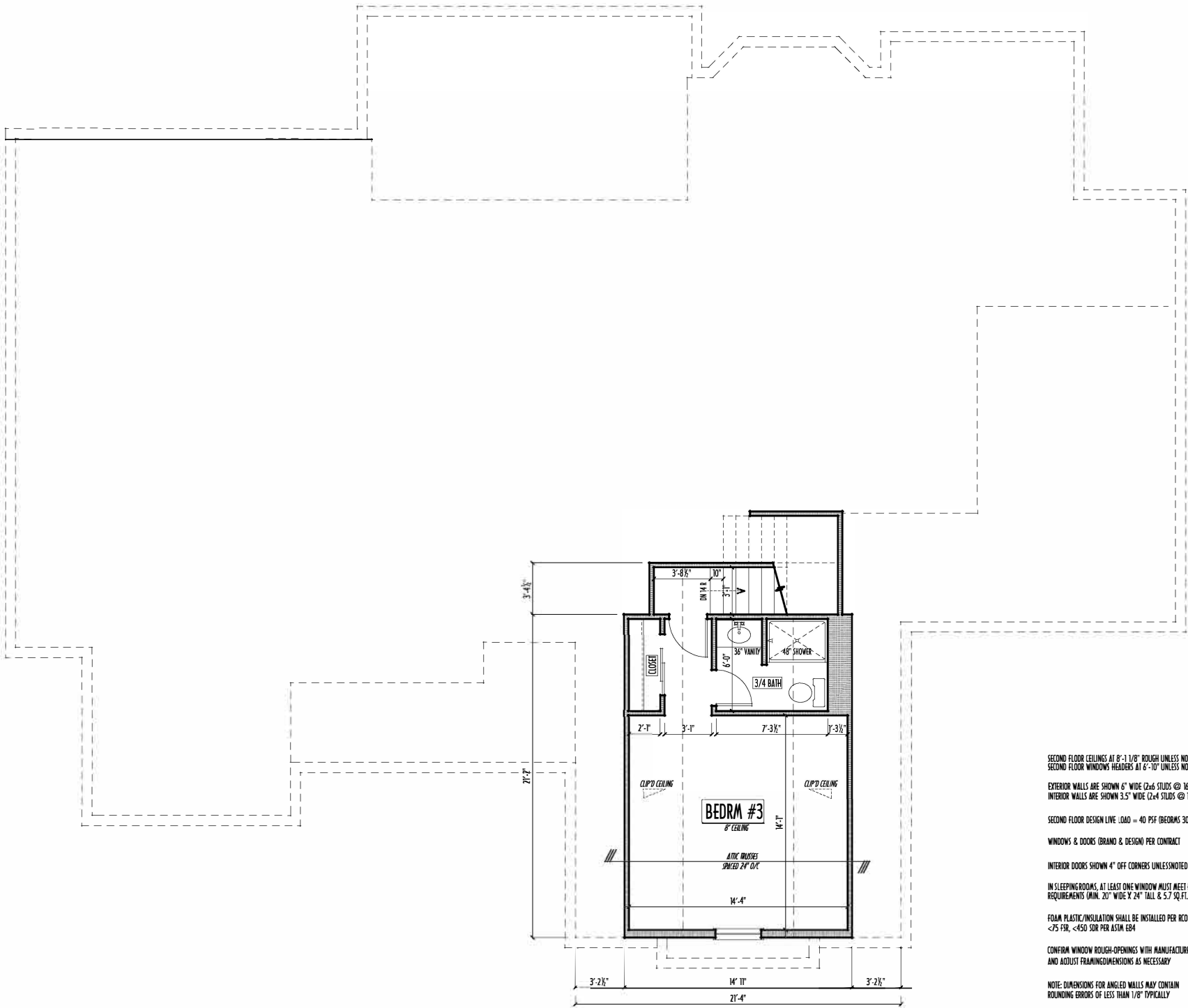
REVISION DATE	BY:	DATE
10/10/14	rwd	concept
1/7/14	concept	not
12/9/14	concept	not
2/5/15	concept	not
2/11/15	concept	not
2/17/15	concept	not
2/19/15	concept	not

TO SCALE WHEN PRINTED 24" x 36" - PAPER SIZE 11" x 17" - 1/4" = 1'-0"

P&D / rwd

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FIRST FLOOR =	2,343 SQ.FT.
SECOND FLOOR =	329 SQ.FT.
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
329 SQ.FT. LIVING SPACE

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
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER I.C.C. 314 & 315
<75 PSF, <450 SDR PER ASTM E84
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 (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

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PLEASE NOTE: PRELIMINARY DESIGN NOT 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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PRELIMINARY DESIGN
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- MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.I.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 10 FT OF RUN
- AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
- BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES) WITH APPROPRIATE 2K 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

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

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BIA

REVISION DATE

BY:

Paulo VD

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1/7/14	"	concept mtd
12/9/14	"	concept mtd
2/5/15	"	concept mtd
2/11/15	"	possible
2/17/15	"	possible paulo
2/19/15	"	possible mtd

TO SCALE WHEN PRINTED 24" x 36" - THEN USE 1"

1" = 10'-0" FOUNDATION - DO NOT SCALE THIS

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PAGE

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