

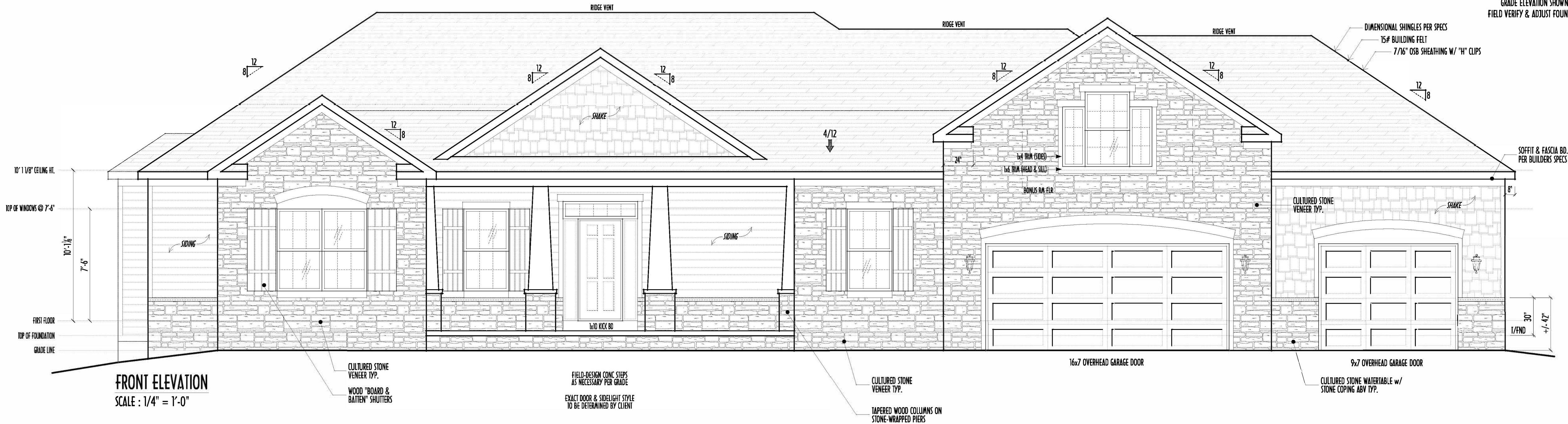
P&D Builders - Job #1183

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.

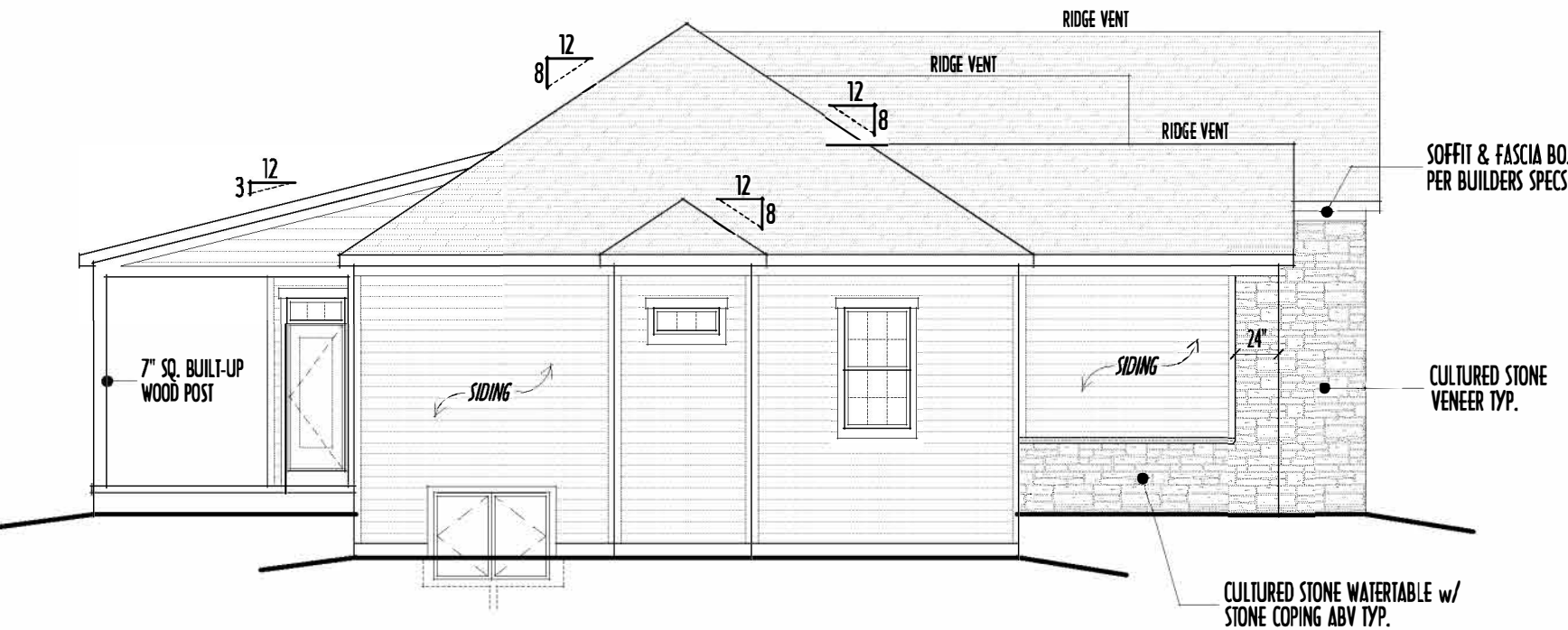
FINAL WINDOW DESIGN PER PROVIDER. ALL FRAMING ROUGH-OPENINGS TO BE BASED ON FINAL LAYOUT ONLY

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

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

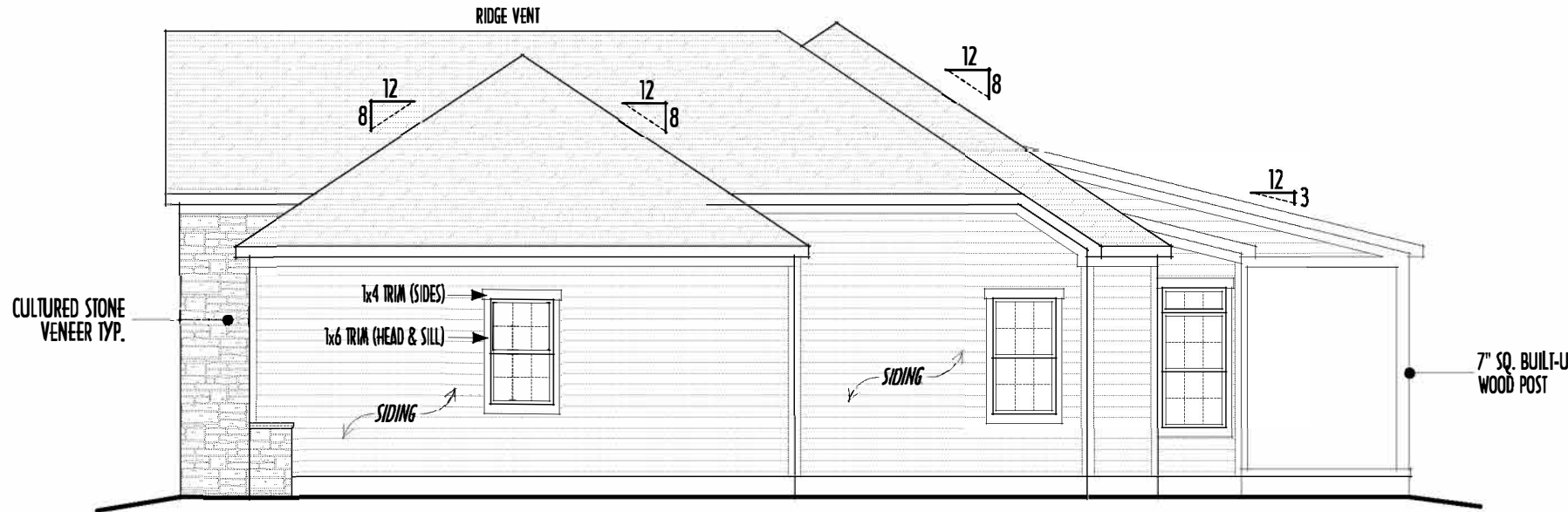


FRONT ELEVATION
SCALE : 1/4" = 1'-0"

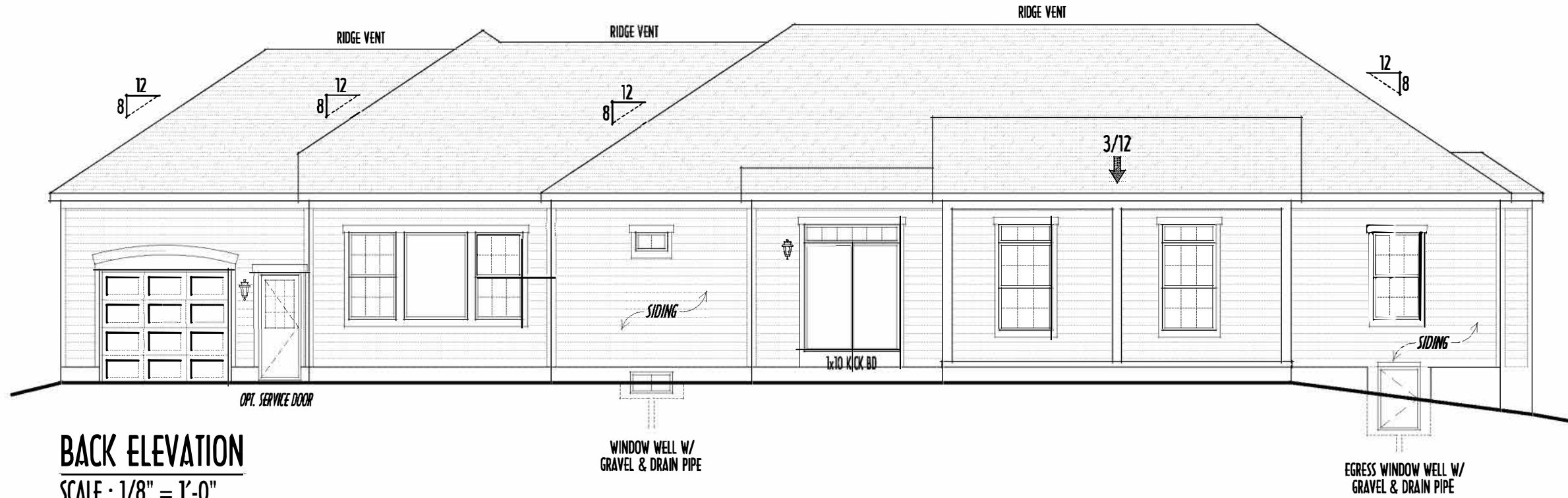


LEFT ELEVATION
SCALE : 1/8" = 1'-0"

TIGHTEN BALCONY WINDOWS AS GRADE ALLOW
2X6 STUDS @ 16" O.C. W/ 4" P.R. WOOD
ON 8" W/ 4" CONCRETE FOUNDATION



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

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 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

WEEP 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

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

FIRST FLR LIVING SP = 2,378 SQ.FT.
SECOND FLR LIVING SP = 375 SQ.FT.
TOTAL LIVING SP = 2,753 SQ.FT.
OPT. FINISHED BSMT = 712 SQ.FT.

ELEVATIONS


P&D Builders Ltd.
59 Greif Parkway Suite 100
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(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

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P&D 1183

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

REVISION DATE	BY	DESCRIPTION
9/28/15	rwd	concept
11/2/15	**	concept rev
10/2/17 & 1/17/17	**	concept rev
1/23/17	**	concept rev
1/30/17	**	concept rev
2/8/17	**	relims
2/19/17	**	prelim rev

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
0 12 24 36 48 60 72 84 96 108 120
FIELD VERIFY DIMENSIONS - DO NOT SCALE PINS

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1ST FLR



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1/30/17	"	concept rev
2/8/17	"	prelims
2/19/17	"	prelim rev

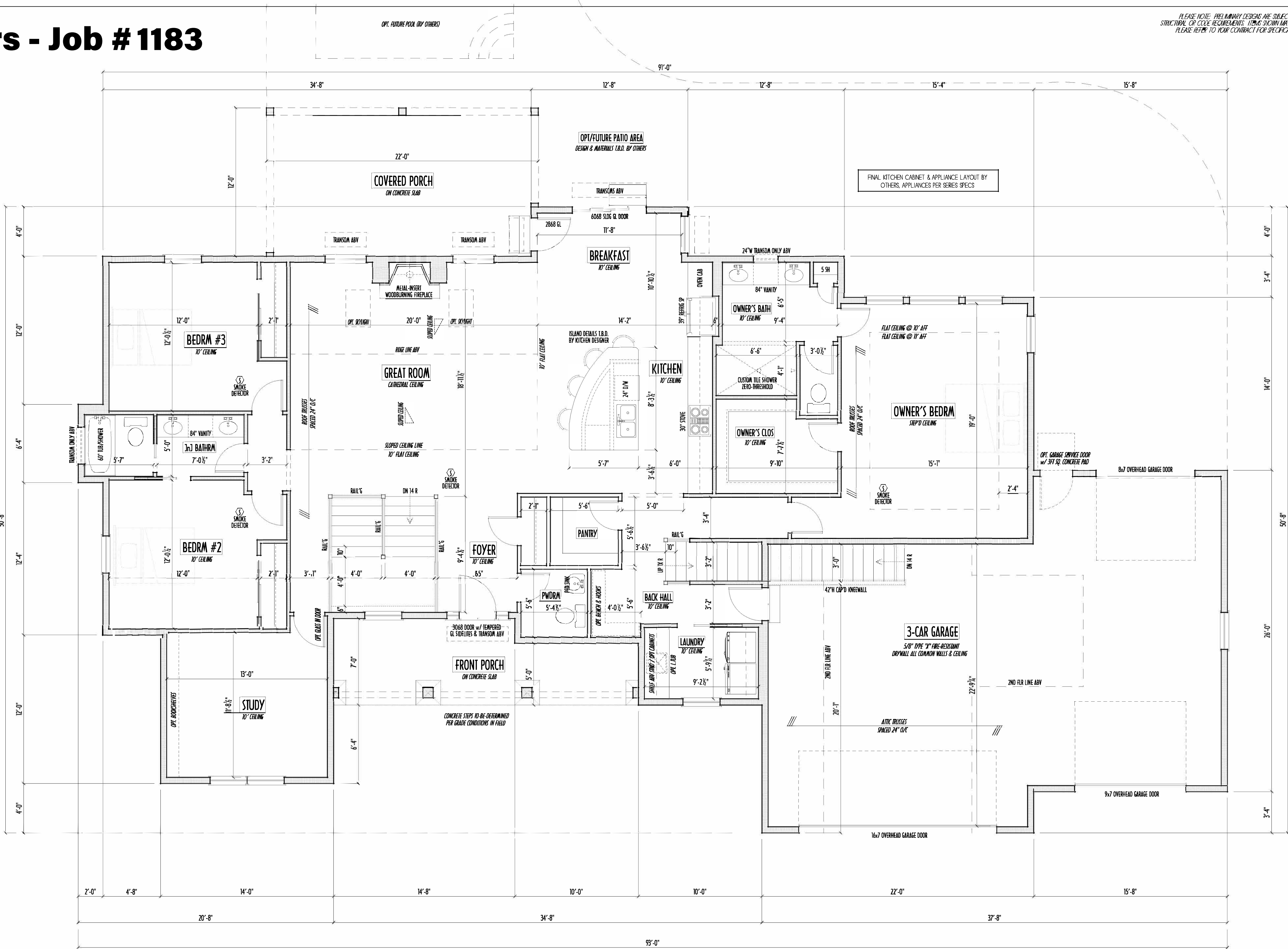
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0' 0" 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

FIELD VERT DIMENSIONS - DO NOT SCALE PINS

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PAGE: 3 of 9



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

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 2015 I.C.C. AND/OR APPLICABLE LOCAL CODES

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 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 TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)

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

FIRST FLR LIVING SP = 2,378 SQ.FT.
SECOND FLR LIVING SP = 375 SQ.FT.
TOTAL LIVING SP = 2,753 SQ.FT.
OPT. FINISHED BSMT = 712 SQ.FT.

2ND FLR



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PD 001

1183

Architectural drawing of the second floor plan. The plan shows a large 'OPT. BONUS RM' with a sloped ceiling and a '3/4 BATH' with a vanity, shower, and toilet. There are several closets and a linen closet. Dimensions are provided for various sections: 5'-0" x 12'-0" for the main living area, 11'-5" x 8'-8 1/2" for the bathroom area, and 11'-8" x 8'-6" for the bonus room area. Structural notes indicate ceiling heights and window headers.

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.F.T.) PER R.C.O. 310
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCO 314 & 315
<75 PSR, <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 REM-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLOG INSPECTION

FIRST FLR LIVING SP =	2,378 SQ.FT.
SECOND FLR LIVING SP =	375 SQ.FT.
TOTAL LIVING SP =	2,753 SQ.FT.
OPT. FINISHED BSMT =	712 SQ.FT.

PRELIMINARY DESIGN
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P&D BUILDERS
EST. 1962

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2/19/2017 11:53 AM

P&D Builders - Job # 1183

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FND/BSMT

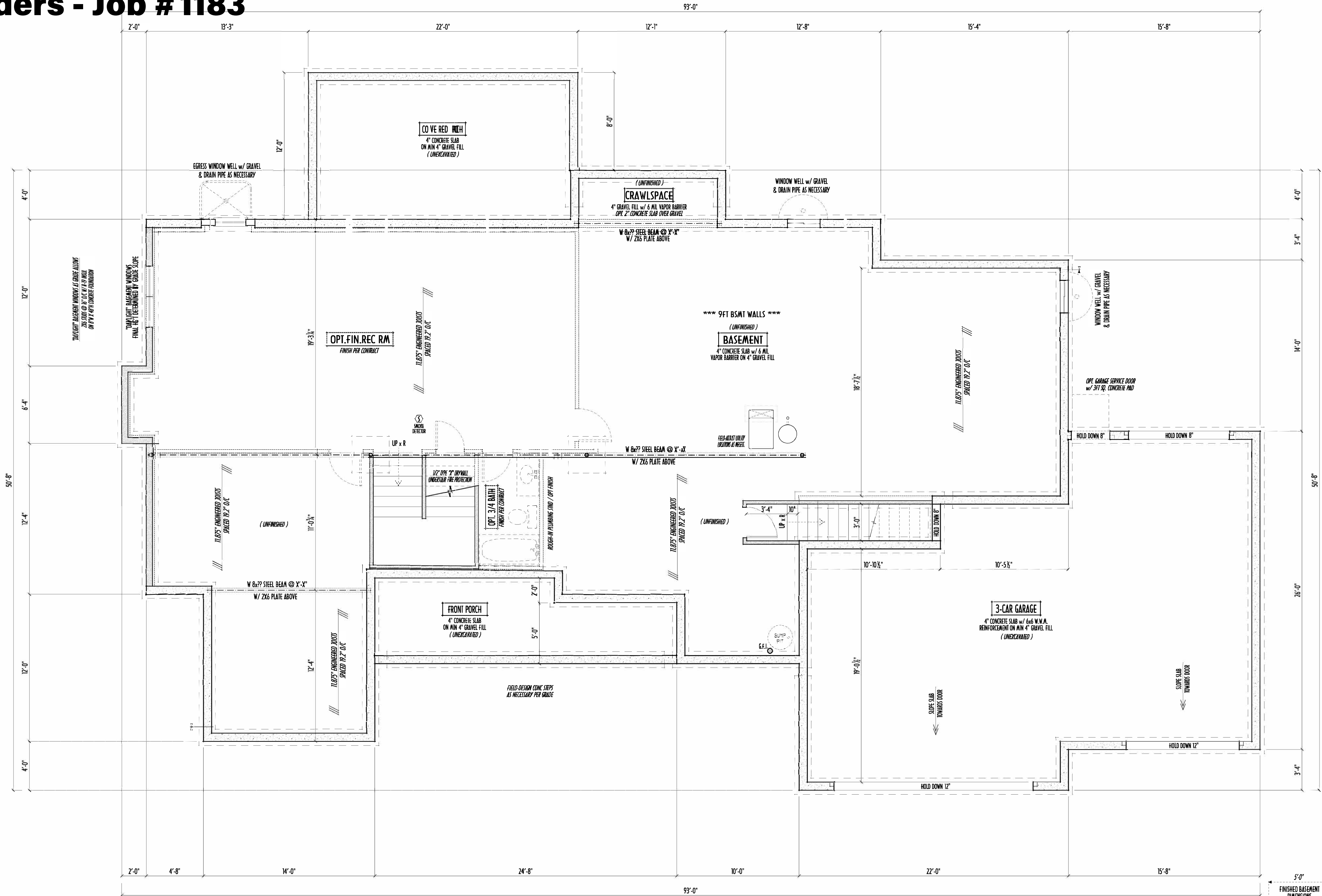


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FOUNDATION / BASEMENT PLAN
SCALE : 1/4" = 1'-0"

MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR 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 10' OF RUN
AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CROSS ZONES) WITH APPROPRIATE 2X FILL

SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES
STEP DOWN FOOTINGS 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 & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION
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