

P&D Builders - Job #1146

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

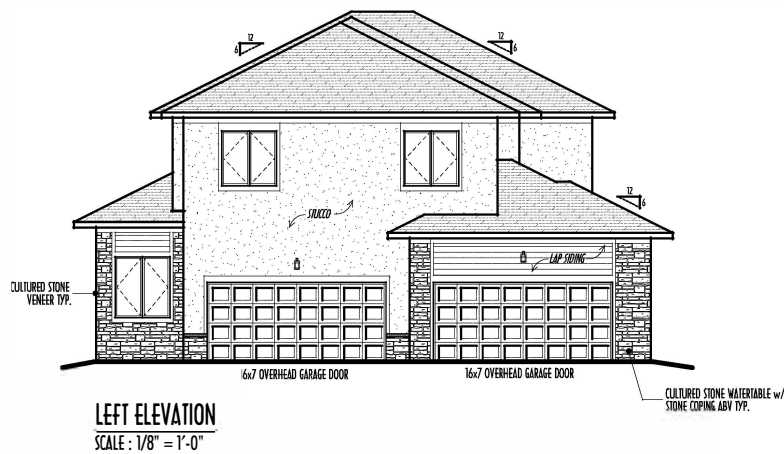


P&D Builders Ltd.
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Suite 100
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(740) 201-8079
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www.pndbuilders.com

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NO REPRODUCTION OR OTHER USE OF THESE PLANS MAY BE MADE
WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT OF THE FIRM.

1146

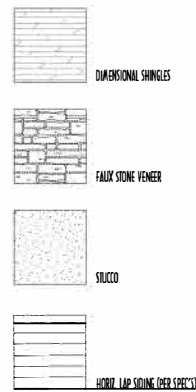
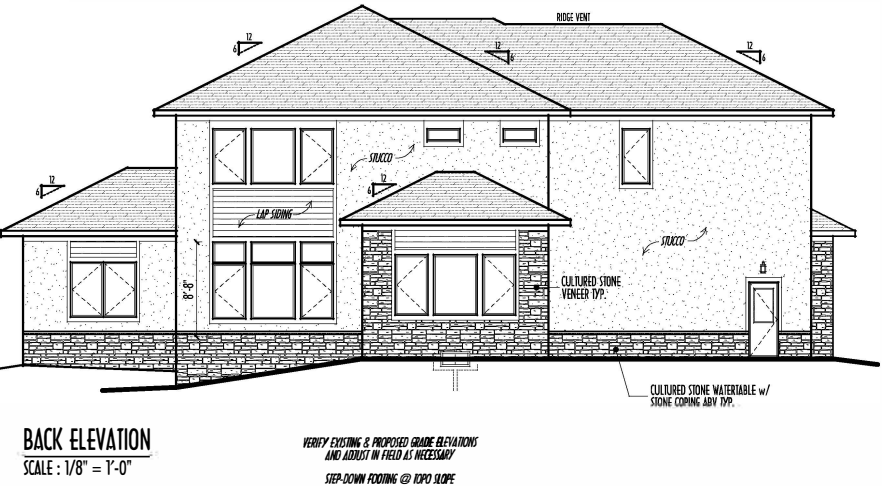
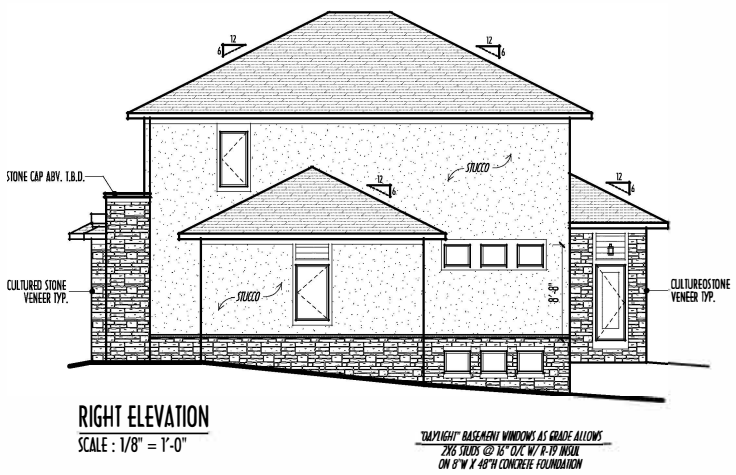
PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



FINAL WINDOW DESIGN PER PROVIDER. ALL FRAMING/CROUGH-
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



FIRST FLOOR CEILINGS @ 11'-1 1/8" & 9'-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 1X6 WOOD TRIM UNLESS NOTED

FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A
A WEATHER-TIGHT SEAL BETWEEN MATERIALS, FRAMING & TRIM

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT

WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
CONFORM TO WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER

RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED

WEEP SCREWS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
(#26 GALV CORROSION-RESISTANT SCREW AT/ABV FOUNDATION PLATE (3.5" FLANGE)
PLACED AT MIN 4" ABV EARTH / 2" ABV PAVING, ALLOWING TRAPD WATER TO DRAIN)

SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

FIRST FLOOR = 1,761 SQ.FT.
SECOND FLOOR = 1,863 SQ.FT.
TOTAL LIVING SP = 3,624 SQ.FT.
OPT FIN. BSMT = 830 SQ.FT.

P&D BUILDERS LTD.	
REVISION DATE	BY:
1/7/15	rwd concept
1/27/15	** concept rev
2/3/15	** concept rev
2/9/15	** prelim
3/2/15 & 3/20/15	** prelim rev
3/18/15	** prelim rev
3/31/15	** prelim rev
4/6/15	** prelim rev
TO SCALE: MEASURED DIMS - PAPER SIZE 11" X 17" (REPT DIMENSIONS - DO NOT SCALE FROM)	
DESIGNED BY: P&D / rwd	
PAGE: 5 of 8	

P&D Builders - Job #1146

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

KITCHEN HOOD TYPE
CLASSIC SERIES
DESIGNER SERIES
CRAFTERMAN SERIES
HERITAGE SERIES
ESTATE SERIES

1ST FLR

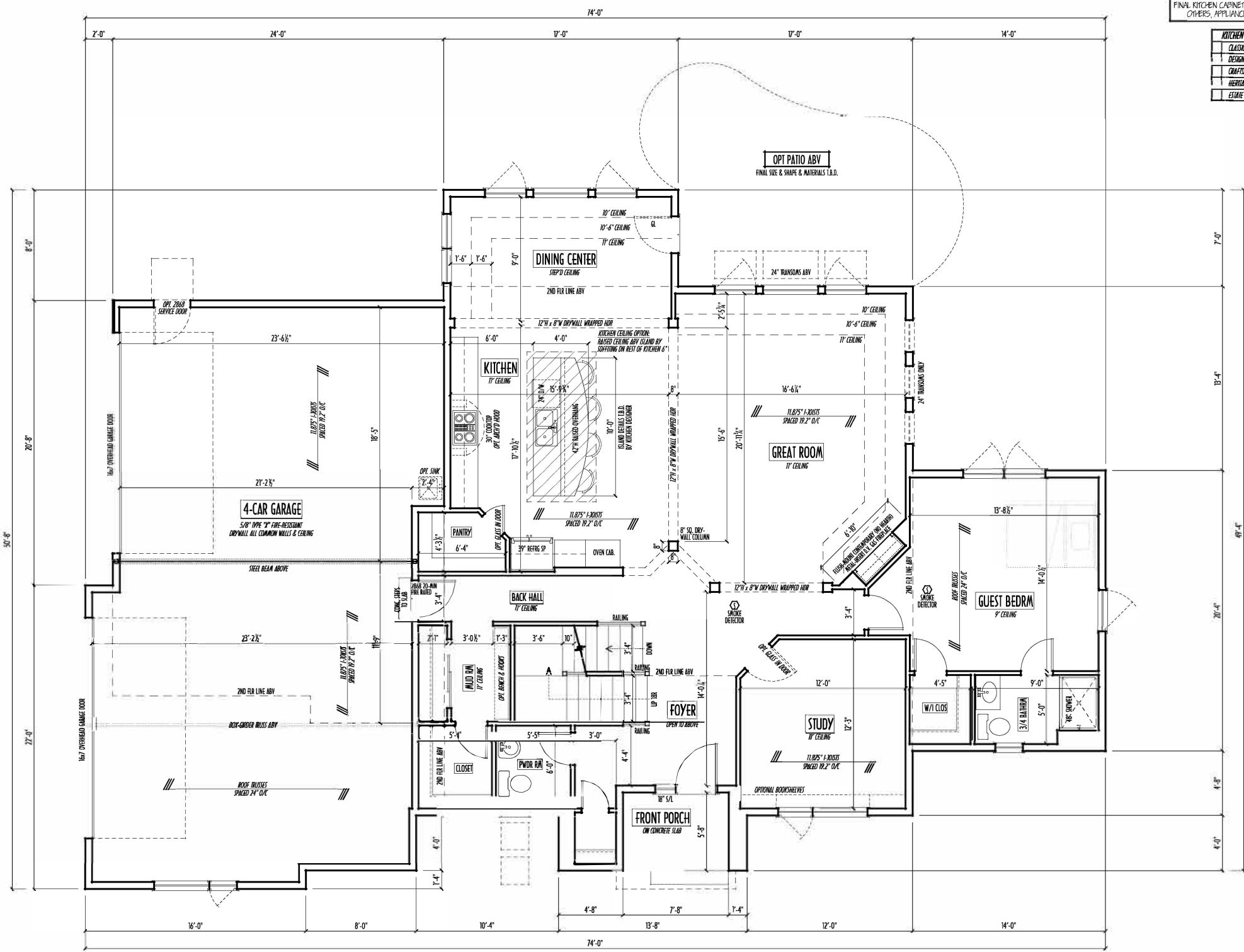


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1146

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

FIRST FLOOR CEILINGS AT 11'-1 1/8" & 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 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
CONFORM WINDOW ROUGH-OPENINGS AND HEADER HEIGHTS w/ PROVIDER
CONFORM 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 JOISTSPAN 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 RE-RATE SHEETS FROM ROCKWOOL ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)

INSTALL ALL L.V. & L.S. BEAMS WITH LABELS VISIBLE FOR BIDS INSPECTION

FIRST FLOOR =	1,761 SQ. FT.
SECOND FLOOR =	1,863 SQ. FT.
TOTAL LIVING SP =	3,624 SQ. FT.
OPT FIN. BSMT =	830 SQ. FT.





REVISION DATE BY: **hml/wd**

1/7/15	rwd	concept
1/27/15	**	concept m
2/3/15	**	concept m
2/9/15	**	prelim
3/2/15 & 3/20/15	**	prelim rev
3/18/15	**	prelim rev
3/31/15	**	prelim rev
4/6/15	**	prelim rev

1" = 8'-0" (NOT TO SCALE) 1/4" = 1'-0" (NOT TO SCALE)

DESIGNED BY: **P&D / rwd**

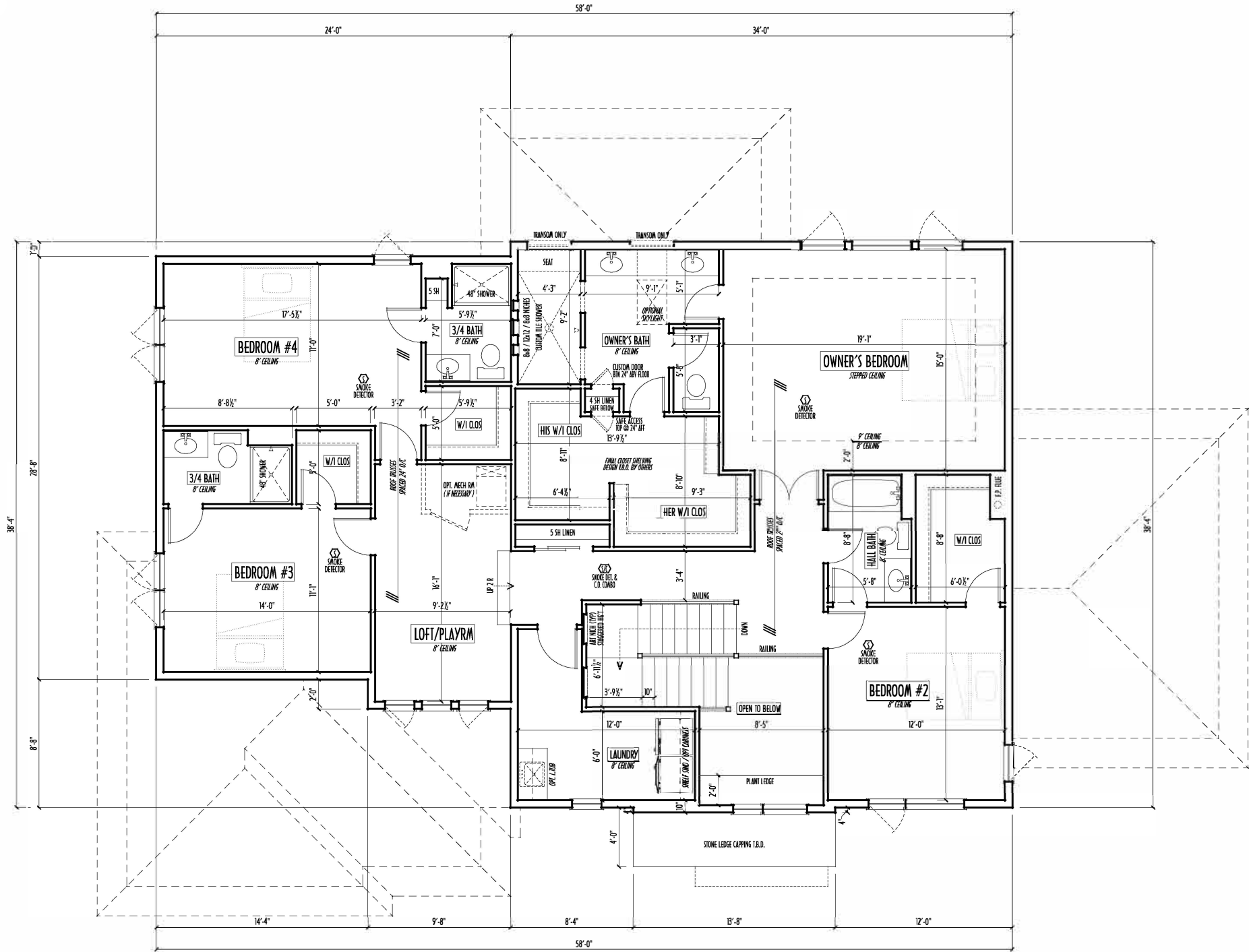
PAGE: **3 of 8**



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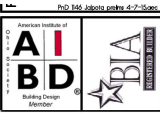
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SECOND FLOOR CEILINGS AT 8'-11 7/8" 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.D. 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 WALLS SHOULD MATCH BEA-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & (S) BEAMS WITH LABELS VISIBLE FOR BLOG INSPECTION
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCD 314 & 315 <75 PSR, <450 SDR PER ASTM E84

FIRST FLOOR =	1,761 SQ.FT.
SECOND FLOOR =	1,863 SQ.FT.
TOTAL LIVING SP =	3,624 SQ.FT.
OPT F.N. BSMT =	830 SQ.FT.

PRELIMINARY DESIGN
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REVISION	DATE	BY	REVISION
1/7/15	rwd	concept	
1/27/15	**	concept	rev
2/3/15	**	concept	rev
2/9/15	**	prelim	rev
3/2/15 & 3/20/15	**	prelim	rev
3/18/15	**	prelim	rev
3/31/15	**	prelim	rev
4/6/15	**	prelim	rev

TO SCALE: MEASURED DIMENSIONS - PAPER SIZE 11" X 17" (8 1/2" X 11" FOR 1/4" = 1'-0")
FIELD-REPORT DIMENSIONS - DO NOT SCALE FROM

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FND/BSMT

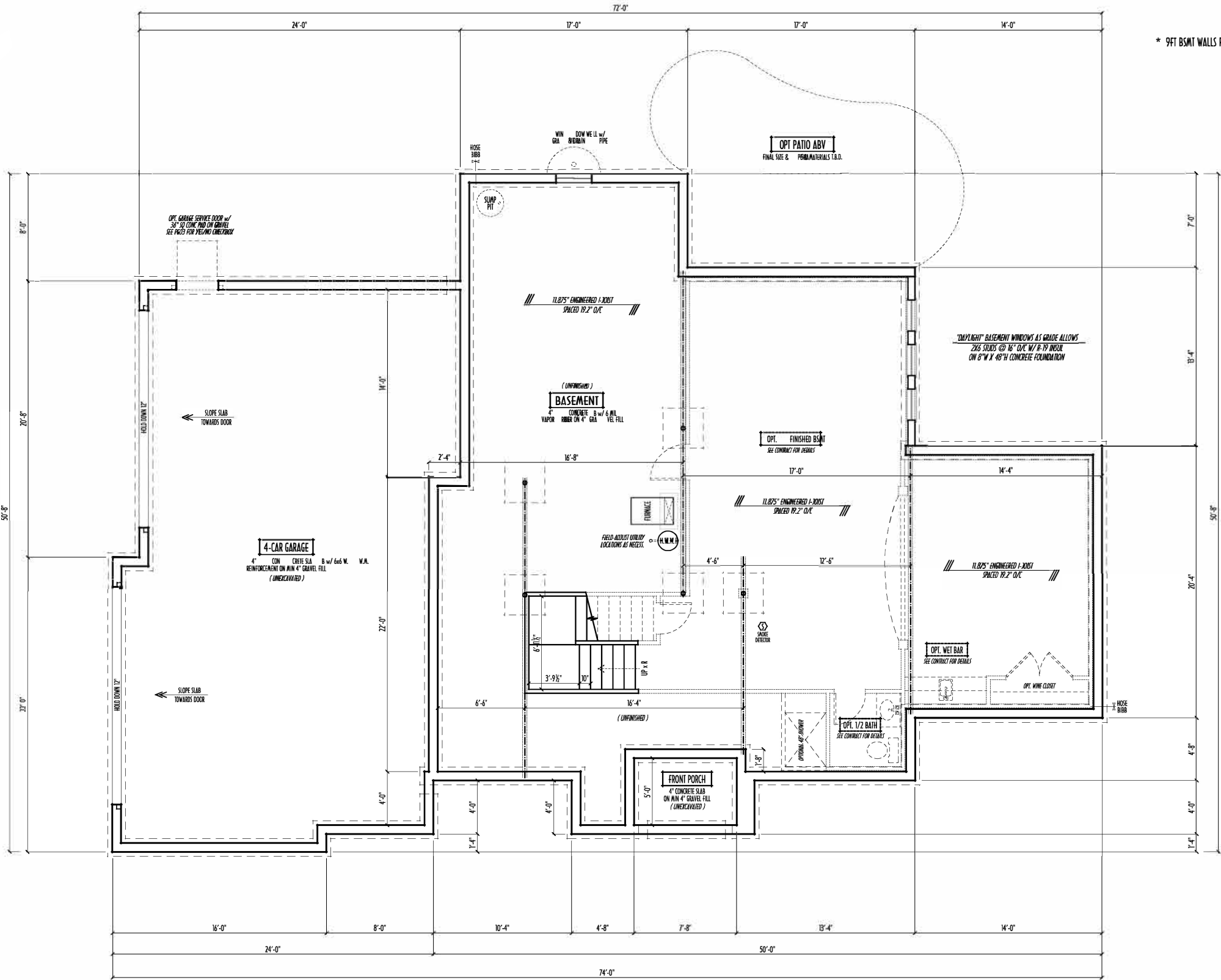


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PROJECT NO. 1146

PRELIMINARY DESIGN
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* 9FT BSMT WALLS REQUESTED



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

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 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 10FT OF RUN

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS

BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONE) - VIBRATE 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 & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

FIRST FLOOR =	1,761 SQ.FT.
SECOND FLOOR =	1,863 SQ.FT.
TOTAL LIVING SP =	3,624 SQ.FT.
OPT FIN. BSMT =	830 SQ.FT.

AI

BD

Building Design

BIA

Building Industry Association

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1/7/15	rwd	concept
1/27/15	**	concept m
2/3/15	**	concept m
2/9/15	**	prelim
3/2/15 & 3/2/15	**	prelim rev
3/18/15	**	prelim rev
3/31/15	**	prelim rev
4/6/15	**	prelim rev

TO SCALE: MEASURED DIMS - PAPER SIZE 11" X 17"

RED-HEPT DIMENSIONS - DO NOT SCALE FROM

DESIGNED BY

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