



LLORENTE & BIASCA A.D.U.

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COVER SHEET

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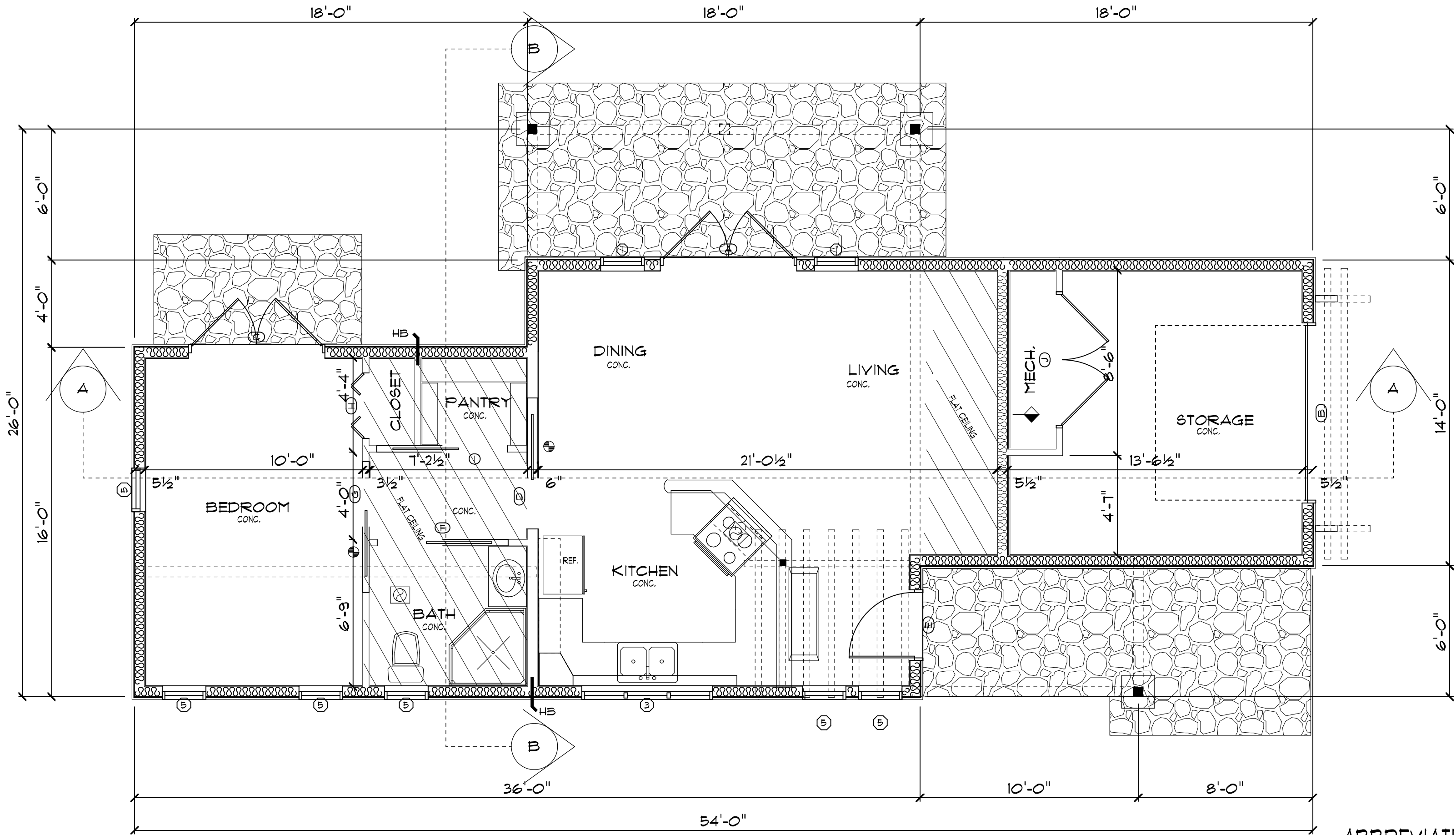
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ADU. FOR:
LLORENTE & BIASCA

231 COYLE RD
QUILCENE, WA 98376

PLAN LEGEND

- EXTERIOR WALLS - INSULATED 2X6 W/ STUDS @ 16" OC
• SEE SHEARWALL PLAN (SHT 85.0) FOR MORE INFORMATION
- INTERIOR WALLS - 2X STUDS @ 16" OC W/ 1/2" GWB EA. SIDE TYP.
- WINDOW CALLOUT
- DOOR CALLOUT
- REF ELEV.
- DETAIL CALLOUT W/ PAGE
- SECTION CALLOUT
- SMOKE DETECTOR - HARDWIRED W/ BATTERY BACKUP
- VENTILATION LOCATION & APPROX SIZE
- HOSE BIB
- REVISION CLOUD W/ CALLOUT



PLAN NOTES

1. EXTERIOR WALL DIMENSIONS ARE TO THE EXTERIOR FACE OF CONCRETE OR EXTERIOR FACE OF STUDS, INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD - INTERIOR WALLS ARE CENTERED ON TIMBER FRAME POSTS UNLESS OTHERWISE NOTED.
2. SMOKE DETECTORS TO BE HARDWIRED WITH BATTERY BACKUP, LOCATE AS PER CODE REQUIREMENTS. SUGGESTED LOCATIONS SHOWN.
3. STAIRS TO MAINTAIN 6'8" MINIMUM HEAD CLEARANCE, ALL RAILINGS ARE TO MAINTAIN 36" MIN. HEIGHT OFF OF FINISH FLOOR.
4. FIREPLACE VENTILATION AND CLEARANCES PER CODES AND MANUFACTURER'S SPECIFICATIONS. HEARTH HEIGHT TO BE AS PER OWNER REQUEST.

SPOT VENTILATION AS PER CODE:
ONE FAN TO OPERATE MIN 8 HRS IN EA
24 HOUR SIZED @ 15 CFM/BEDROOM PLUS
15CFM

MAIN FLOOR PLAN
1/4" = 1'-0" 120 SF HEATED, 200 SF STORAGE

ABBREVIATION KEY

- A.B. - ANCHOR BOLT

BD - BOARD

CLG. - CEILING

CONC. - CONCRETE

DF - DOUG FIR

EPS - EXPANDED POLYSTYRENE

FDN - FOUNDATION

FIN. - FINISH

FLR. - FLOOR

FTG. - FOOTING

FOHC - FREE OF HEART CENTER

F.O. - FACE OF

G.C. - GENERAL CONTRACTOR

GWB - GYPSUM WALL BOARD

HB - HOSE BIB

INSUL. - INSULATION

I.C.F. - INSULATED CONCRETE FORM

KD - KILN DRIED

MTL. - METAL

O.C. - ON CENTER

OS - OUTSIDE

OSB - ORIENTED STRAND BOARD
- PT - PRESSURE TREATED

PL. - PLATE

PLYWD. - PLYWOOD

REFL. CLG. - REFLECTED CEILING

REF ELEV - REFERENCE ELEVATION

SIM - SIMILAR

SIP - STRUCTURAL INSULATED PANELS

SPEC'D - SPECIFIED

SPP - SPRUCE/PINE/FIR

STL. - STEEL

TS - TUBE STEEL

TF - TIMBER FRAME

T&G - TONGUE & GROOVE

TK - TIGHT KNOT

T.O. - TOP OF

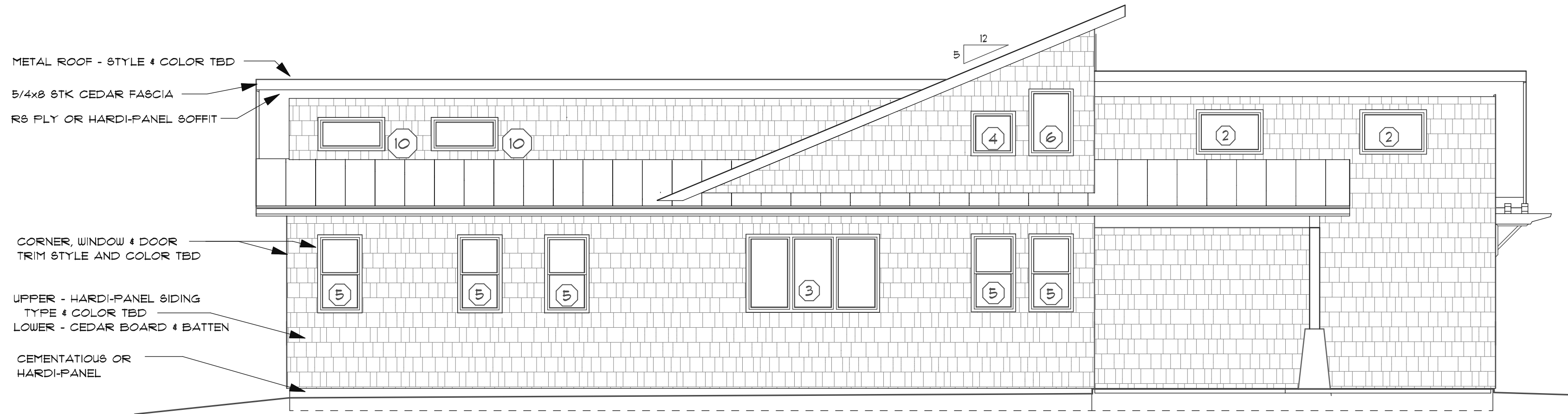
TYP - TYPICAL

WD - WOOD

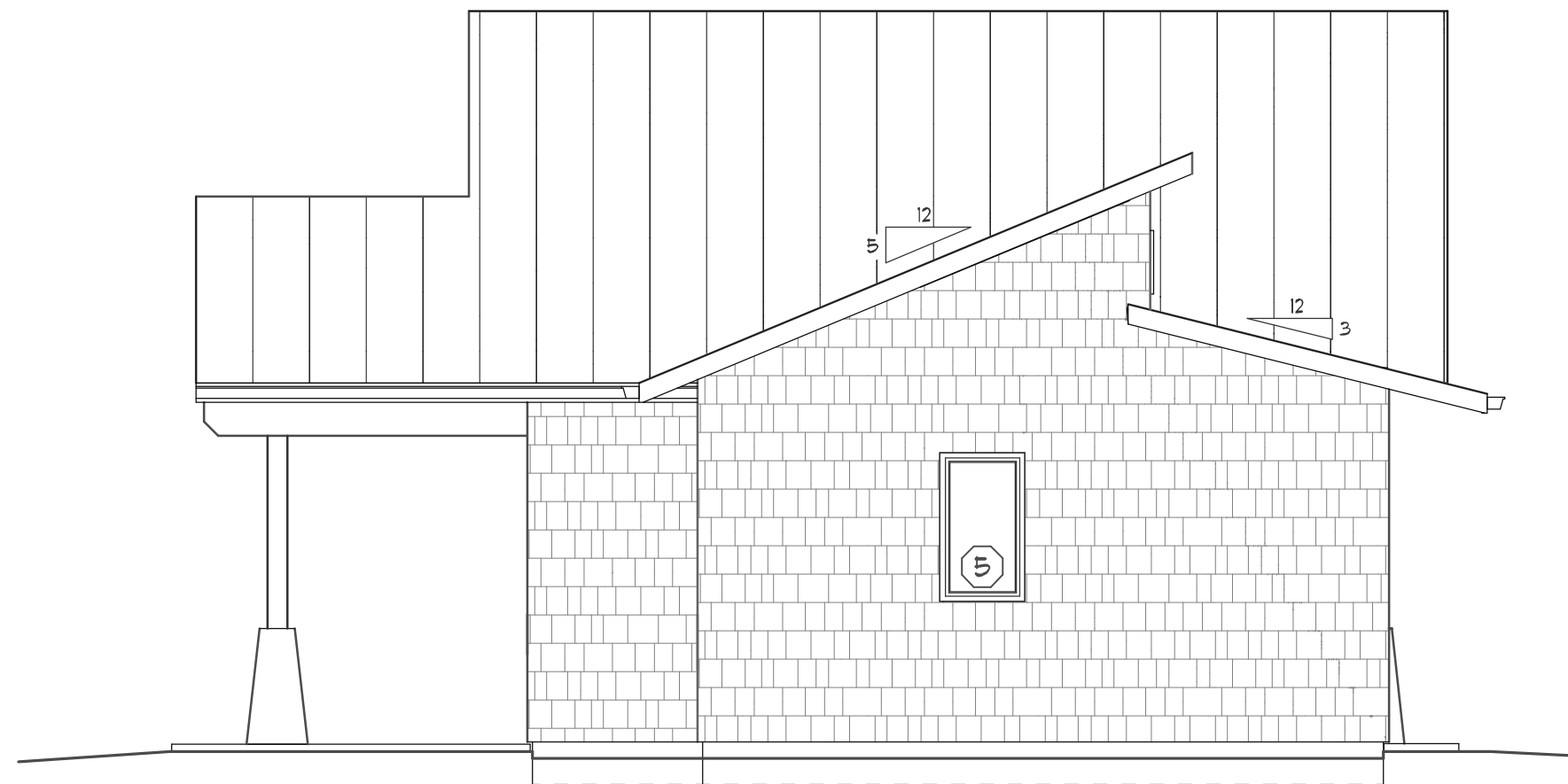
WP - WATERPROOF

WWF - WELDED WIRE FABRIC

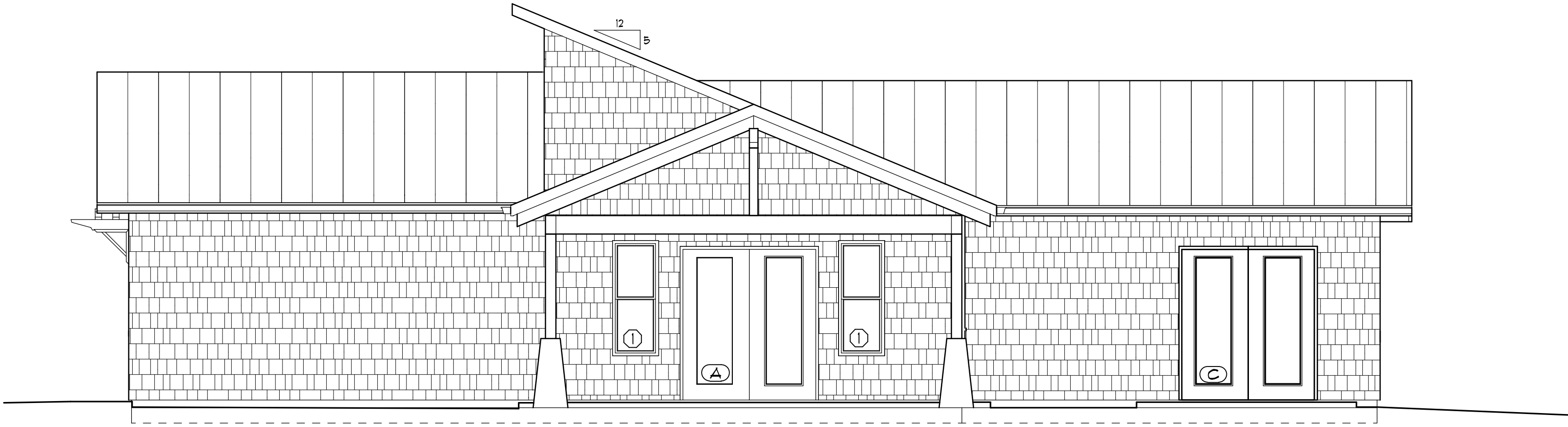
XPB - EXTRUDED POLYSTYRENE



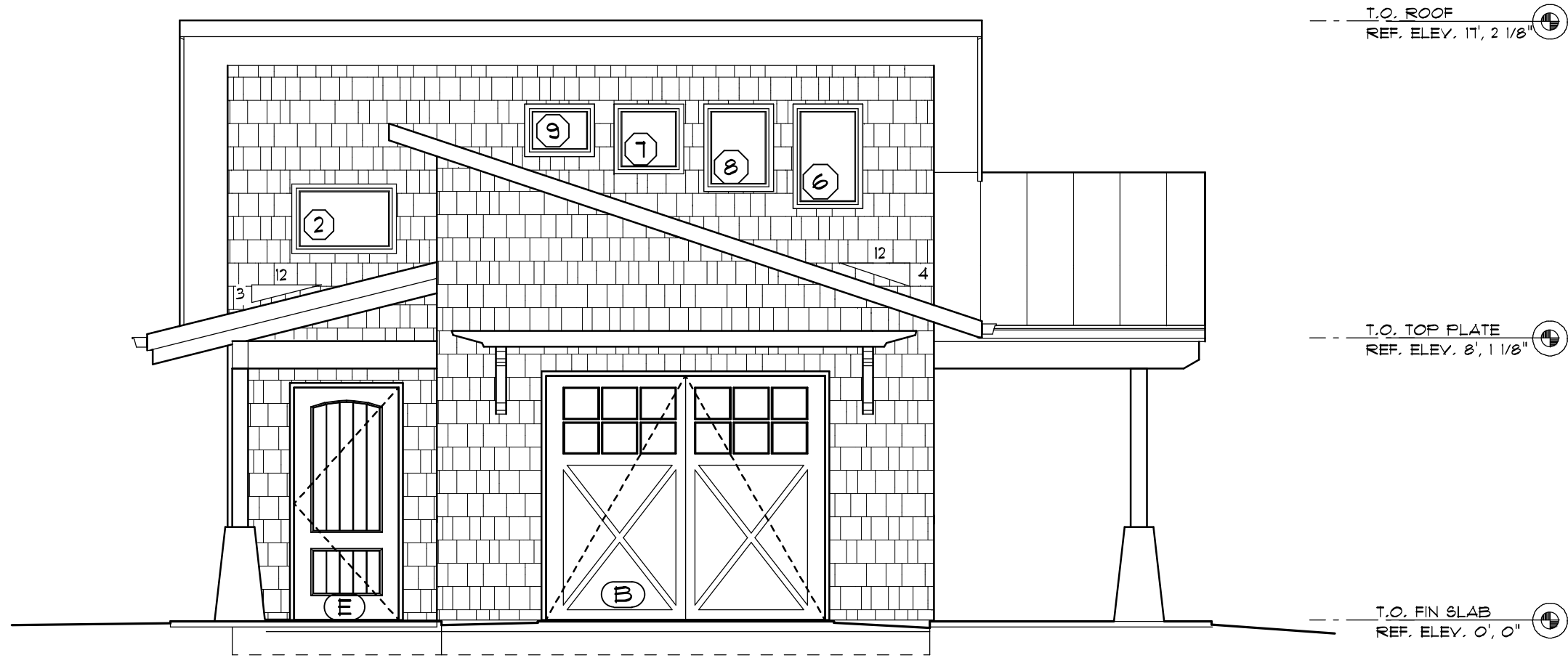
 **SOUTH ELEVATION**
1/4" = 1'-0"



 **WEST ELEVATION**
1/4" = 1'-0"



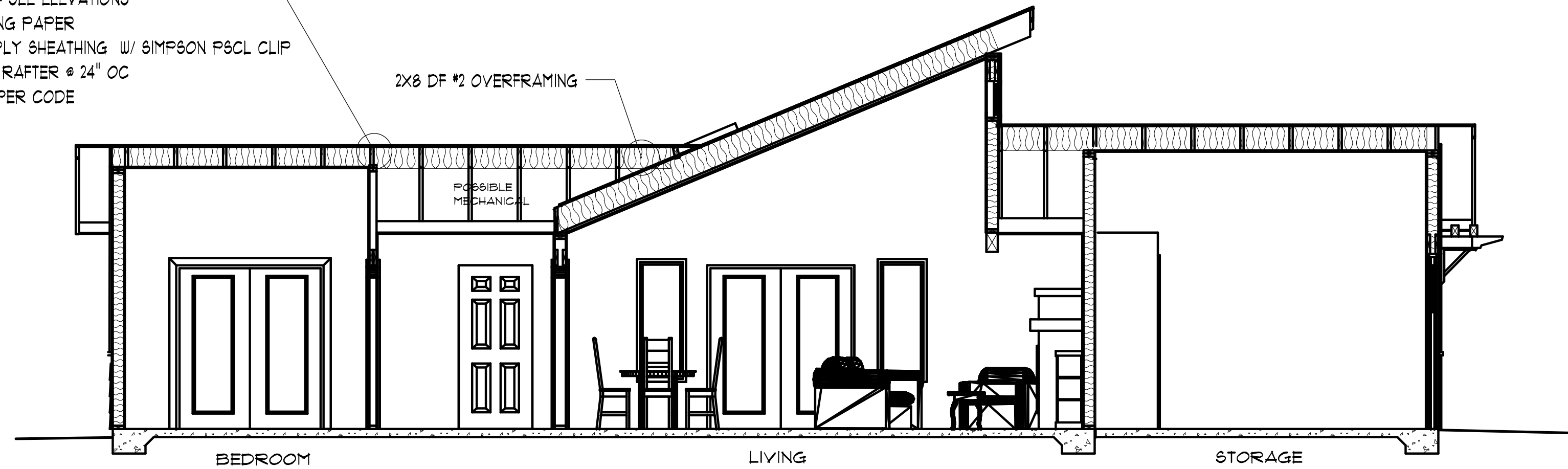
 **NORTH ELEVATION**
1/4" = 1'-0"



 **EAST ELEVATION**
1/4" = 1'-0"

STICK FRAME ROOF ASSEMBLY (TYP.):

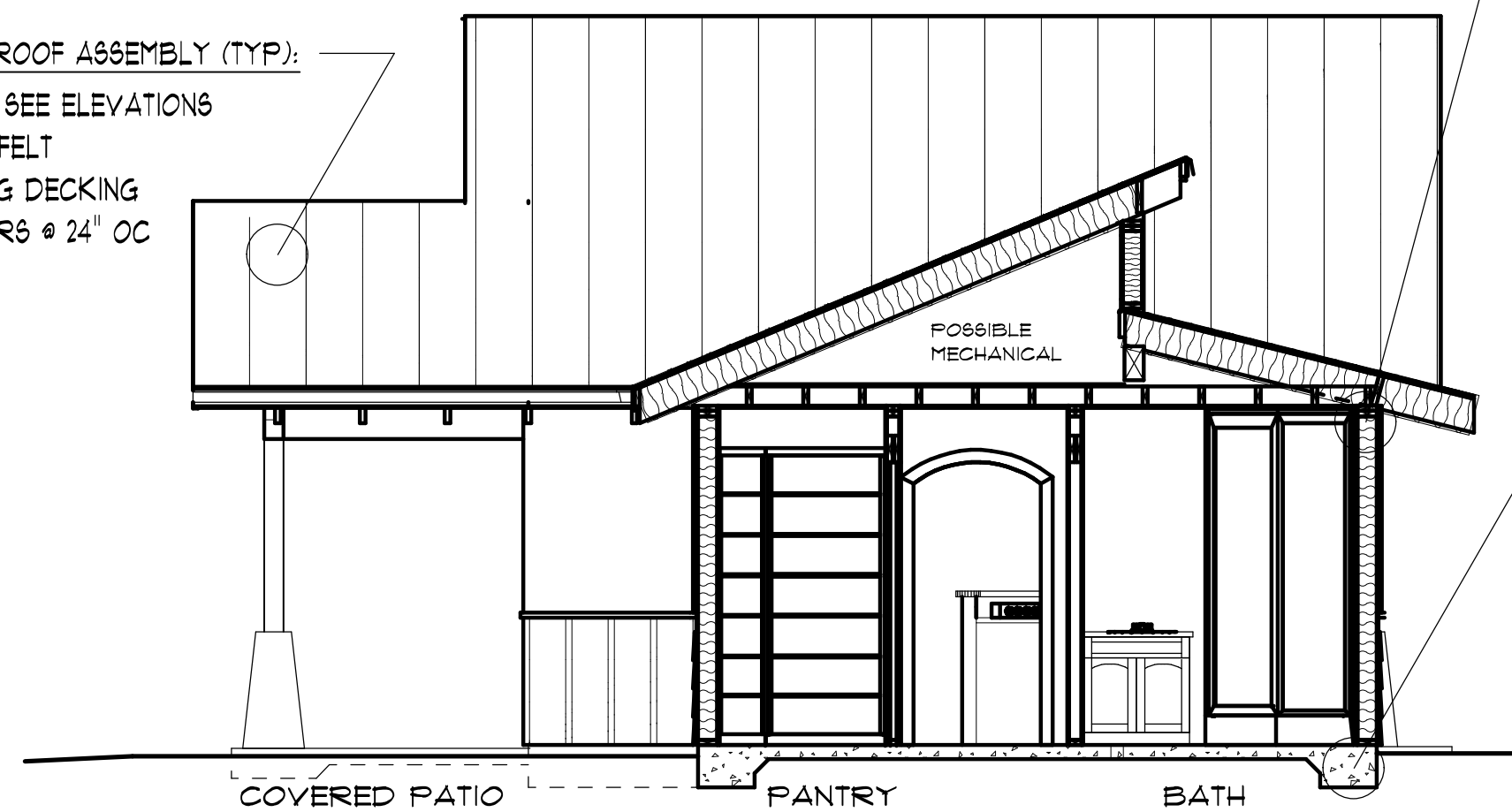
ROOFING - SEE ELEVATIONS
15# BUILDING PAPER
1/2" CDX PLY SHEATHING W/ SIMPSON P6CL CLIP
2X12 DF #2 RAFTER @ 24" OC
INSUL AS PER CODE
5/8" GWB



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

COVERED DECK ROOF ASSEMBLY (TYP.):

ROOFING - SEE ELEVATIONS
30# ROOF FELT
1X6 SPF T&G DECKING
2X8 RAFTERS @ 24" OC



EXTERIOR 2x WALL ASSEMBLY (TYP.):

HARDI-PANEL SIDING
1/2" OSB SHEATHING EXCEPT AS WHERE NOTED FOR SHEAR WALLS
2x6 DF #2 OR BETTER STUDS @ 16" O.C.
R-21 HIGH DENSE BATT INSULATION
4 MIL POLYETHYLENE SHEETING (OR VAPOR BARRIER PAINT)
1/2" GWB, FINISH TO BE DETERMINED BY OWNER

CONCRETE SLAB ASSEMBLY (TYP.):

FINISH - CONC. STAIN TBD
4" CONCRETE SLAB W/ THICKENED EDGE
AND RADIANT HEAT
2" EPS INSULATION BOARD UNDER SLAB
6 MIL POLYETHYLENE VAPOR BARRIER
4" GRAVEL FILL
3" EPS THERMAL BREAK @ PERIMETER

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

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SECTIONS A & B

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SCALE: 1/4" = 1'

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A3.2

WINDOW SCHEDULE

ID	TYPE	TYPE	COUNT	JAMB	NOTES
1	24X60 DBL HUNG	2'-0" x 5'-0"	2	6 9/16"	TEMP
2	36X24 1-FIXED, 2-AWNING	3'-0" x 2'-0"	3	6 9/16"	FIXED ABOVE FRONT DR
3	12X42 CASEMENT - 3W X-O-X	6'-0" x 3'-6"	1	6 9/16"	
4	24X24 FIXED	2'-0" x 2'-0"	1	6 9/16"	
5	24X42 DBL HUNG	2'-0" x 3'-6"	6	6 9/16"	2 - TEMP @ FRONT DR
6	24X36 CASEMENT	2'-0" x 3'-0"	2	6 9/16"	
7	24X24 FIXED	2'-0" x 2'-0"	2	6 9/16"	
8	24X30 CASEMENT	2'-0" x 2'-6"	1	6 9/16"	
9	24X18 FIXED	3'-0" x 1'-6"	1	6 9/16"	
10	36X18 AWNING	3'-0" x 1'-6"	1	6 9/16"	

WINDOW NOTES:

- WINDOW MANUFACTURER: SIERRA PACIFIC
TYPE: ALUMINUM CLAD
EXTERIOR TRIM - SEE ELEVATIONS, COLOR TBD BY OWNER
- 1) EGRESS WINDOW: STD EGRESS HARDWARE AND LATCH. SEE SCHEDULE & ELEVATIONS FOR LOCATIONS
- 2) GLASS: LOW E INSULATED GLASS, TYPICAL
TEMPERED GLAZING AT THESE CONDITIONS:
- WHERE NEAREST EDGE OF GLAZING IS WITHIN 24" OF A DOOR JAMB & LESS THAN 60" ABOVE WALKING SURFACE
- WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE STANDING SURFACE OR DRAIN
IN BATHTUB/ SHOWER / STEAM ROOM/ SAUNA/ HOT TUB/ WHIRLPOOL
- WHERE ADJACENT TO STAIRS WITHIN 60" HORIZ. OF BOTTOM TREAD AND LESS THAN 60" ABOVE TREAD
- WHERE ADJACENT TO STAIRS, LANDINGS AND RAMPS WITHIN 36" HORIZ. OF WALKING SURFACE AND GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE WALKING SURFACE
- TEMPERED INSULATED GLASS WHERE ALL OF FOLLOWING CONDITIONS OCCUR:
- WHERE BOTTOM EDGE OF GLAZING IS WITHIN 18" OF FLOOR, TOP EDGE GREATER THAN 36" ABOVE FLOOR, EDGE OF GLAZING IS 36" OR LESS HORIZONTALLY TO WALKING SURFACE, AND WHERE GLASS AREA IS GREATER THAN 9 SQ. FT.
- 3) JAMBS: EXTENSIONS TO BE APPLIED IN THE FIELD
BOARD AND BATTEN SIDING JAMB THICKNESS MEASURED FROM I.S. GWB TO O.S. BOARD - 1 5/16" ON 2X6 AND 5 5/16" ON 2X4 WALL.
- 4) SCREENS & HARDWARE: STANDARD SCREENS. VERIFY HARDWARE W/ CLIENTS. SEE ELEVATIONS TO DETERMINE HINGE LOCATION AND OPERATION.
- 5) SKYLIGHTS: (CRYSTALITE, VELUX) ALUMINUM FRAME, TEMPERED/LAMINATE, LOW-E GLASS

DOOR SCHEDULE

ID	TYPE	SIZE	COUNT	JAMB SIZE	NOTES
A	12X80 FRENCH OUTSWING	6'-0"	1	6 9/16"	TEMP
B	36X84 STABLE	8'-0"	1	6 9/16"	
C	12X80 FRENCH OUTSWING	6'-0"	1	6 9/16"	TEMP
D	36X80 POCKET	3'-0"	1	4 9/16"	
E	36X80 HALF-LITE	3'-0"	1	6 9/16"	TEMP
F	36X80 POCKET	3'-0"	1	4 9/16"	
G	36X80 POCKET	3'-0"	1	6 9/16"	
H	36X80 BIFOLD LOUVER 2	3'-0"	1	0"	
I	36X80 POCKET 1	3'-0"	1	4 9/16"	
J	12X80 PLAIN 2	6'-0"	1	4 9/16"	

EXTERIOR DOOR NOTES

- DOOR MANUFACTURER: (SIERRA PACIFIC, MARVIN, MILGARD, THERMA-TRU)
TYPE: (ALUMINUM CLAD, WOOD, FIBERGLASS, VINYL)
EXTERIOR TRIM - SEE ELEVATIONS, COLOR TBD BY OWNER
SEE FLOOR PLANS FOR DIRECTION OF SWING.
- 1) HARDWARE: ENTRY LOCK SET & DEADBOLT TYP., (SCHLAGE A-SERIES)
ALL LOCKS KEYED ALIKE. STYLE (ADA LEVER) AND FINISH TBD BY OWNER
- 2) GLAZED FRENCH AND SLIDING DOORS:
TYP. 1 3/4" TH..
GLAZING: STD. 7/8" TH. INSUL. TEMPERED GLAZING, LOW E
SCREENS: COLOR TO MATCH DOOR
SILL: TBD
- 3) JAMBS: EXTENSIONS APPLIED IN THE FIELD
BOARD AND BATTEN SIDING JAMB THICKNESS MEASURED FROM I.S. GWB TO O.S. BOARD - 1 5/16" ON 2X6 AND 5 5/16" ON 2X4 WALL.
- 4) EXTERIOR DOOR SILL ON CONC. FINISH FLOOR: LOW PROFILE OR 3/4" RECESS INTO CONCRETE SLAB
- 5) GARAGE DOORS: MANUF. TYPE, STYLE, COLOR TBD BY OWNER

INTERIOR DOOR NOTES

- DOOR MANUFACTURER: (SIMPSON, BUFFELIN)
SEE FLOOR PLANS FOR DIRECTION OF SWING.
6. MANUF.: TO BE DETERMINED INT. DOOR 1 3/8" TH. DOUG FIR, HEM JAMBS, STD. BORE.
7. HARDWARE: STYLE AND FINISH TBD BY OWNER
INT. DOORS INCLUDE PRIVACY LOCK SET ON MASTER BEDROOM & ALL BATHS.

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WINDOW & DOOR
SCHEDULE

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A4.0

EXTERIOR FINISH SCHEDULE

NOTES:

DESCRIPTION	REMARKS	NOTE
SIDING	HARDI-PLANK - STYLE/COLOR TBD	
WINDOWS	SIERRA PACIFIC AL CLAD COLOR/HARDWARE TBD	
TRIM	1X TRIM W/ MODEST HEAD DETAIL, SEE IMAGES	
ROOFING	METAL STANDING SEAM - MANUFACTURER AND COLOR TBD	
DECK SYSTEM	WOOD/PLASTIC COMPOSITE - (TREX, MOISTURESHIELD, CHOICEDEK, RHINO DECK, ETC.)	

ROOM FINISH SCHEDULE

[illegible]

INTERIOR AND EXTERIOR FINISH SCHEDULE

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A4.1

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APPLIANCE SCHEDULE

CONFIRM ALL CHOICES WITH OWNERS

NOTES:

KEY	ROOM #	MANUFACTURER	MODEL	APPLIANCE	PROPANE	ELECTRIC 120 V	ELECTRIC 240 V	REMARKS	NOTE
AA	100	GENERAL ELECTRIC	GE JGB820DEPB	RANGE				FREESTANDING W/ LP CONVERSION KIT -BLACK	1
BB		WHIRLPOOL	W8TXNGMWB	REFRIGERATOR				18 CU FT, 3 CU FT FREEZER - BLACK	
CC		BROAN	ELITE E54000	RANGE HOOD				ELITE	
DD		WHIRLPOOL	GU2300XTVB	DISHWASHER				GOLD 2300 TALL TUB - BLACK	
EE		GENERAL ELECTRIC	LG WM2050CW	WASHER				LG 4.0 CU FT FRONT LOADER	
FF		GENERAL ELECTRIC	LG DLG5021W	DRYER				LG 7.1 CU FT GAS DRYER (W/ LP CONVERSION KIT)	
GG									
HH									
JJ									
KK									

PLUMBING FIXTURE SCHEDULE

NOTES:

FIXTURE		FAUCET						NOTE
KEY	FIXTURE TYPE	LOCATION	MANUFACTURER	MODEL	MANUFACTURER	MODEL	REMARKS	
P-1	SINK	KITCHEN					SWANSTONE OR EQUI. SINGLE BOWL 24"X21"X9" UNDERMOUNT	
P-2	LAVATORY	MAIN LEVEL BATH	PORCHER	24518	KOHLER	K10433	KOHLER FORTE SERIES W/ K-1893-C MATCHING SOAP DISPENSER - CHROME	
					KOHLER	K-394-4	21" PEDESTAL SQUARE PROFILE W/ HIGH BACKSPLASH - WHITE	
P-3	BATHTUB	MAIN LEVEL BATH	GROHE	28917			DEVONSHIRE WIDESPREAD	
P-4	TOILET	MAIN LEVEL BATH	TOTO	CST416M			RELAXA ULTRA 5	
P-5								
P-6								
P-7								
P-8								
P-9								
P-10								
P-11								
P-12								

CONFIRM WITH OWNERS

NOTES:

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ELECTRICAL NOTES:

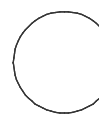
RECESSED CAN
 PENDANT
 VANITY
 WALL MOUNT
 WALL SCONCE
 CEILING MOUNT
 TRACK LIGHT
 ROPE LIGHT
 FLOURESCENT
 UNDER CABINET
 TRACK LIGHT
 RECESSED WALL SCONCE
 LOW-VOLTAGE
 FLOOR LAMP
 TABLE LAMP

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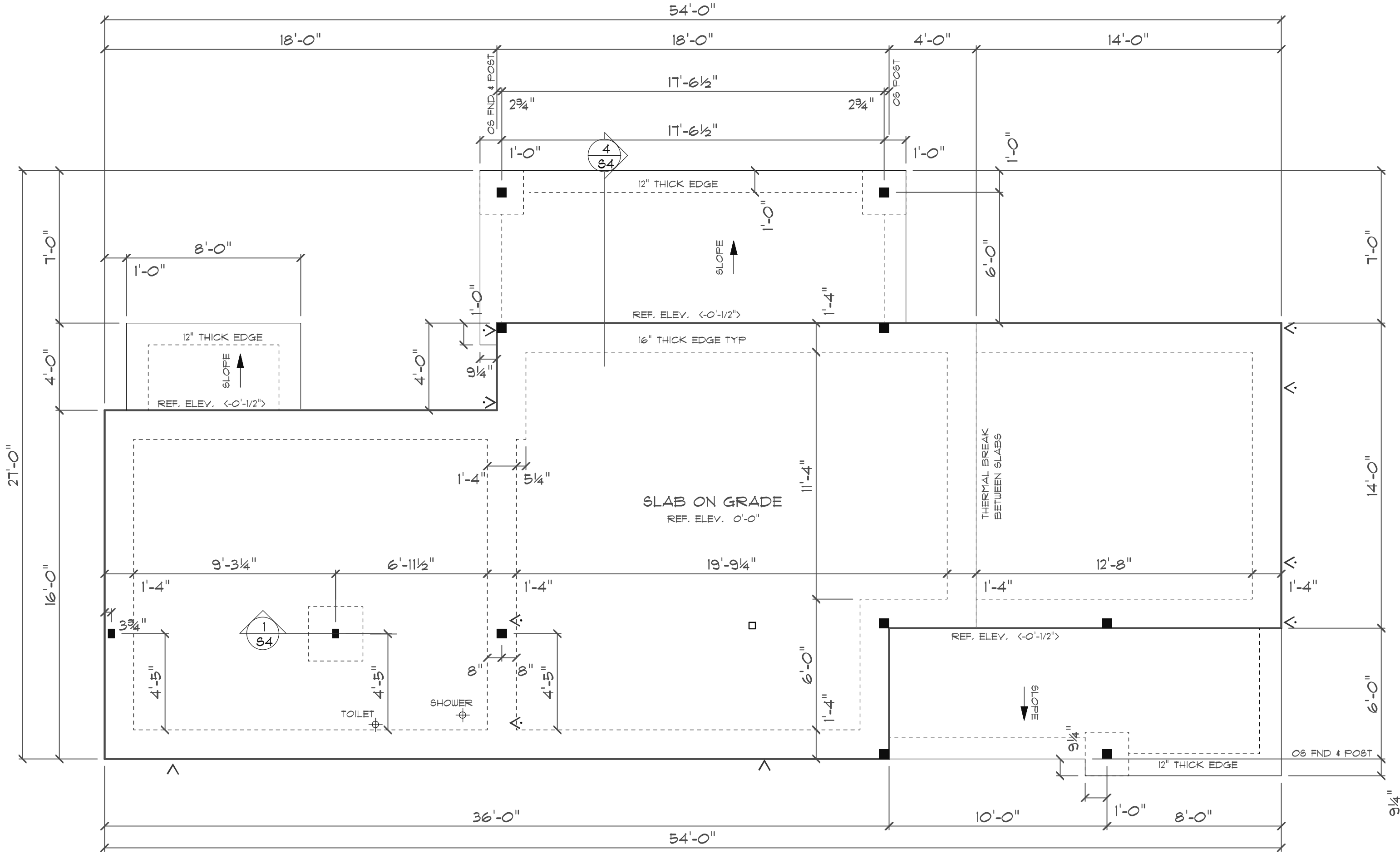
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FOUNDATION PLAN
1/4" = 1'-0"

1' 0" 4' 0" 1' 0"



RESIDENCE FOR:

LLORENTE & BIASCA

231 COYLE RD

QUILCENE, WA 98361

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A.D.U.
FOUNDATION PLAN

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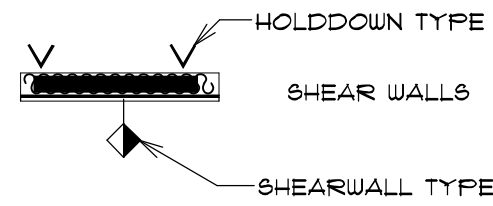
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S2.0

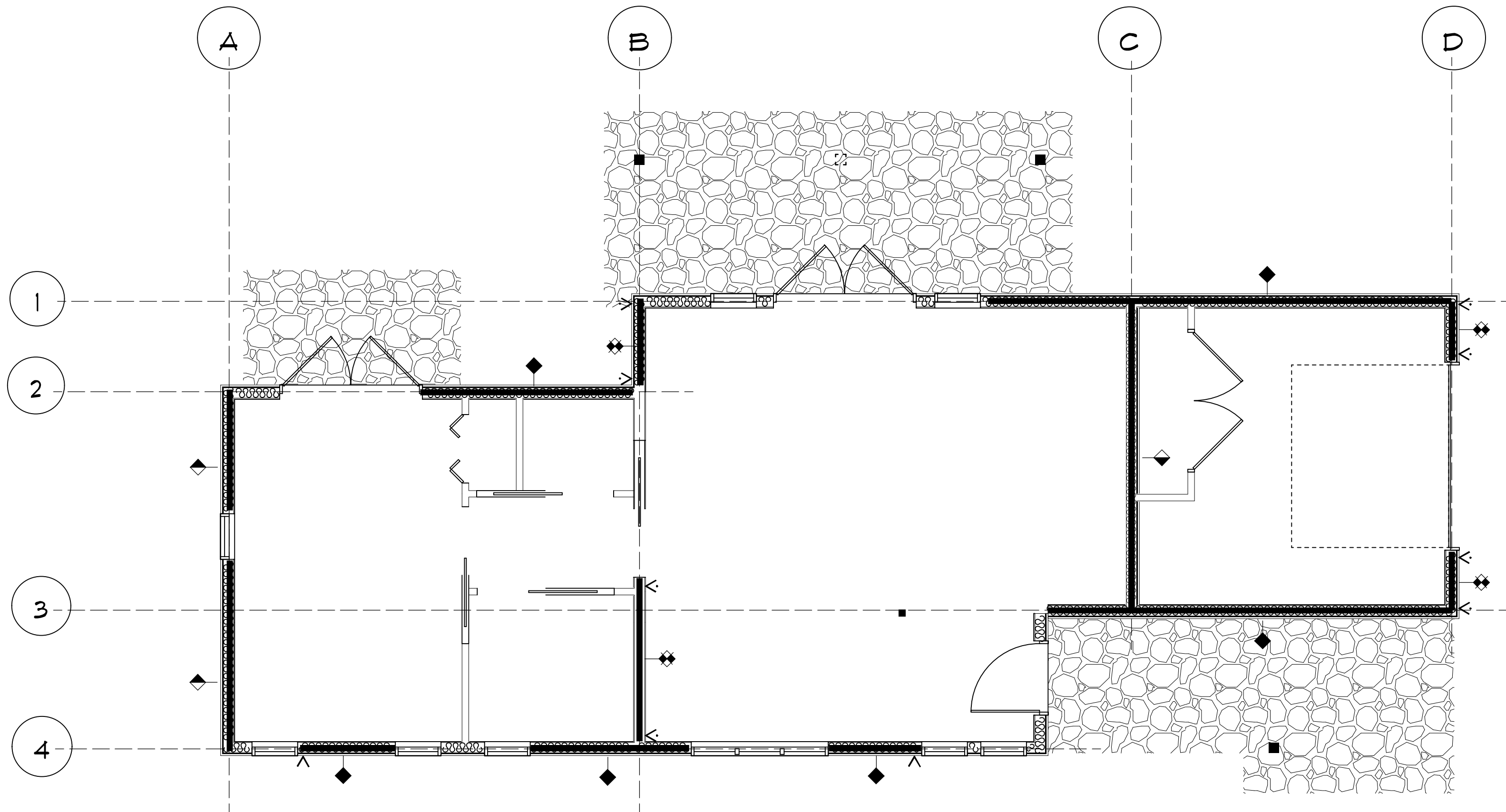
SHEARWALL LEGEND



- 15/32" C-C : C-D SHEATHING w/ 8ds @ 6"oc
- 15/32" C-C : C-D SHEATHING w/ 8ds @ 4"oc
- 15/32" C-C : C-D SHEATHING w/ 8ds @ 3"oc
- 15/32" C-C : C-D SHEATHING w/ 8ds @ 2"oc
- 1/2" GWB w/ 6d COOLER OR WALL BOARD NAILS @ 6" OC

HOLDDOWN LEGEND

- SIMPSON HDQ8-SD83 OR HSDQ11-SD82.5 HOLDDOWN
- SIMPSON HD8A OR PHD6-SD83 HOLDDOWN
- SIMPSON HTT22 OR PHD5-SD83 OR HDU5-SD82.5 HOLDDOWN
- SIMPSON CM6T 14/16



ADU SHEARWALL PLAN
1/4" = 1'-0"

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SHEARWALL PLAN

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Sheet 1

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ENG CALCS

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