

P&D Builders - Job # 1177

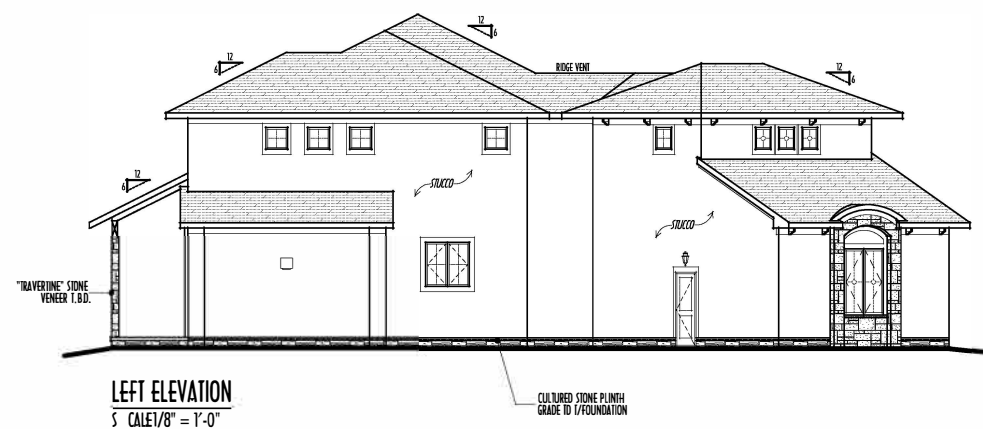
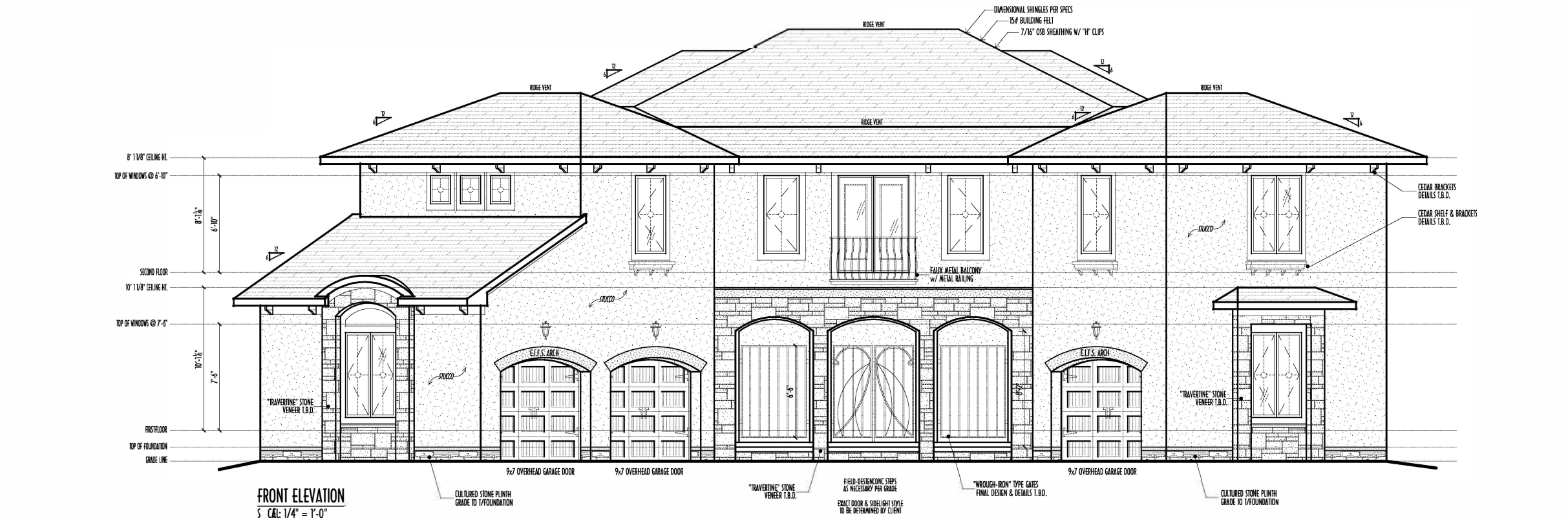
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PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS.



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1177

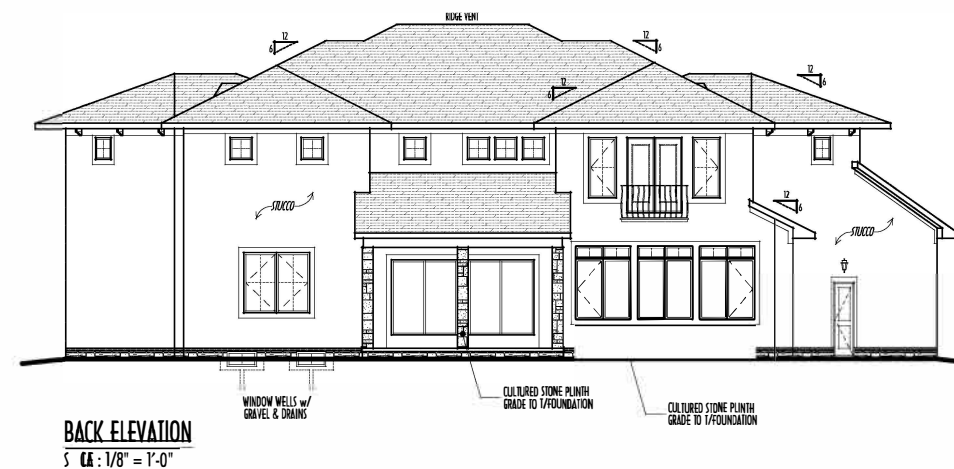
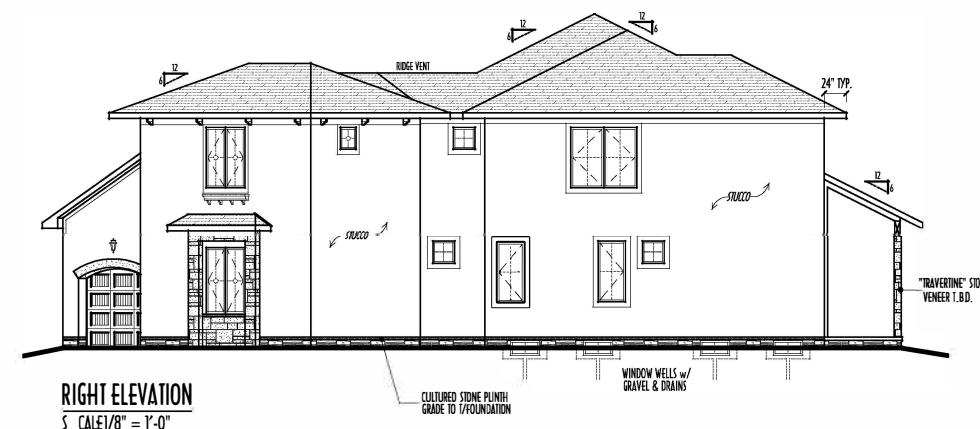
PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



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



-  **DIMENSIONAL SHINGLES**
-  **FAUX STONE VENEER**
-  **TRAVERTINE VENEER**
-  **STUCCO**

FIRST FLOOR =	2,022 SQ.FT.
SECOND FLOOR =	2,586 SQ.FT.
FINISHED BSMT =	634 SQ.FT.
TOTAL LIVING SPACE =	5,242 SQ.FT.
OPT BSMT EXERCISE RM=	163 SQ.FT.

P & D
BUILDERS
EST. 1962

FIRST FLOOR CEILINGS @ 10'-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

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 ARE TO BE INSTALLED PER MANUFACTURERS SPECIFIC
CONFIN. WINDOW SIZE & POLY. OPENINGS WITH SUPPLIED

RUIN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED

WEAP SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
(#16 GALV CORROSION-RESISTANT SCREEN AT/ABV FOUNDATION PLATE)

PLACED AT MIN 4" ABV EARTH / 2" ABV PAVING, ALLOWING TRAP'D WATER TO
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

American Institute of
A I
B D
Building Design
Member

BIA
★
REGISTERED MEMBER

MISSION DATE:	BY:	Prin/CD
9/25/15	rwd	concept
9/28/15	" "	concept rev
9/29/15	" "	concept rev
10/8/15	" "	prins

SCALE WHEN PRINTED 24x36 - PAPER SIZE "D"



12 24 48 60

FIELD-VERIFY DIMENSIONS - DO NOT SCALE PRINTS

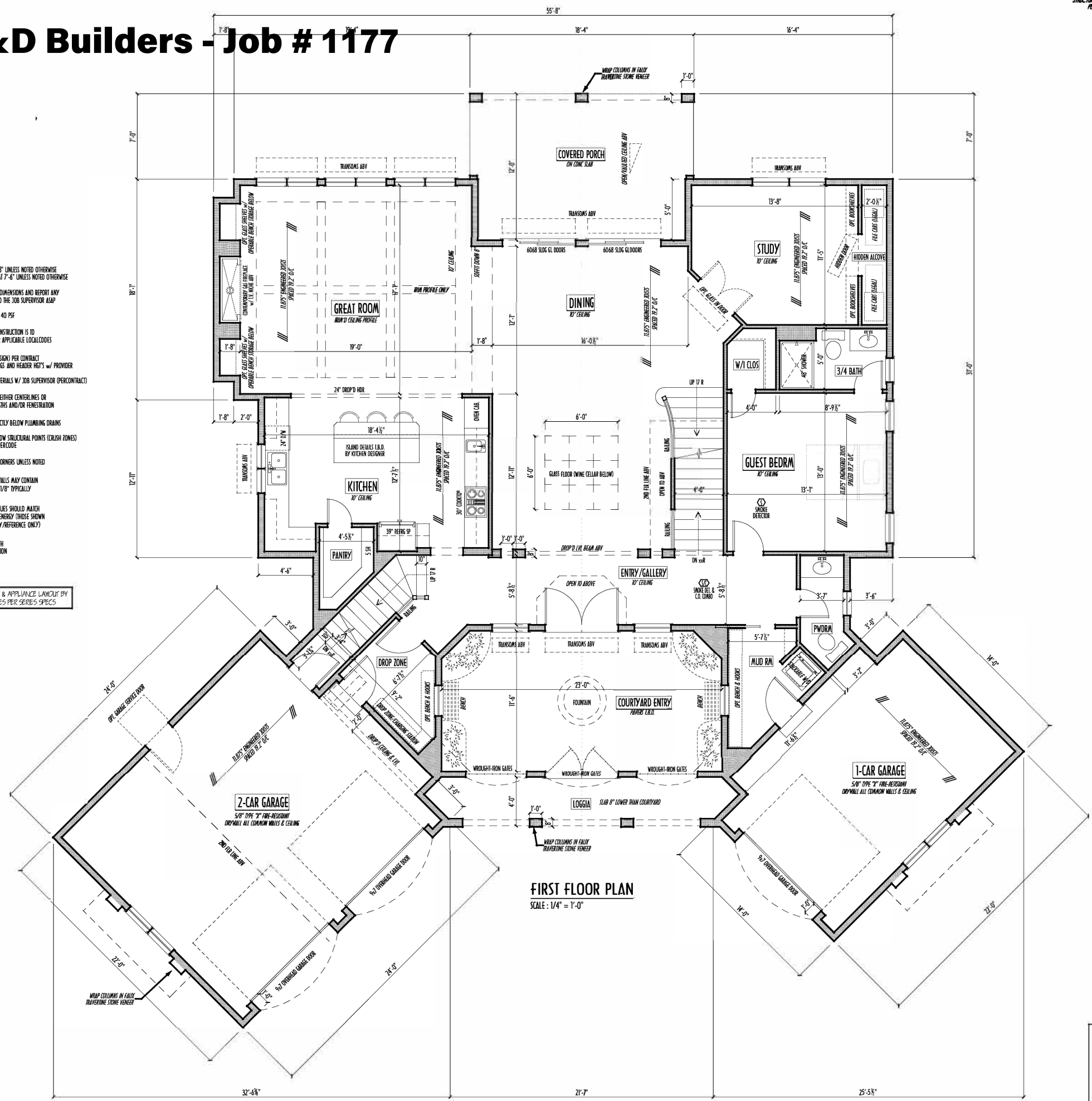
P&D / rwd

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P&D Builders - Job # 1177

FIRST FLOOR CEILINGS AT 10'-11 7/8" 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 2013 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 PENETRATION
AVOID FLOORISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS
BLOCK BETWEEN FLOORISTS BELOW STRUCTURAL POINTS (CRUSH ZONES)
BRACE FLOORISTS AT MIDSPAN PER CODE
INTERIOR DOORS SHOWN 4" O.F. 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

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



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

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FIRST FLOOR =	2,022 SQ. FT.
SECOND FLOOR =	2,586 SQ. FT.
FINISHED BSMT =	634 SQ. FT.
TOTAL LIVING SPACE =	5,242 SQ. FT.
OPT BSMT EXERCISE RM =	163 SQ. FT.

1ST FLR

P&D Builders Ltd.
59 Great Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

NO. 1177

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

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REVISION DATE:	BY:	INITIALS
9/25/15	rwd	concept
9/28/15	---	concept
9/29/15	---	concept
10/6/15	---	plan
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TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"

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FEET - IMPERIAL DIMENSIONS - DO NOT SCALE PRINT

DESIGNED BY

P&D / rwd

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P&D Builders - Job # 1177

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2ND FLR



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1177

NO. 108

DATE: 9/25/15

BY: rwd

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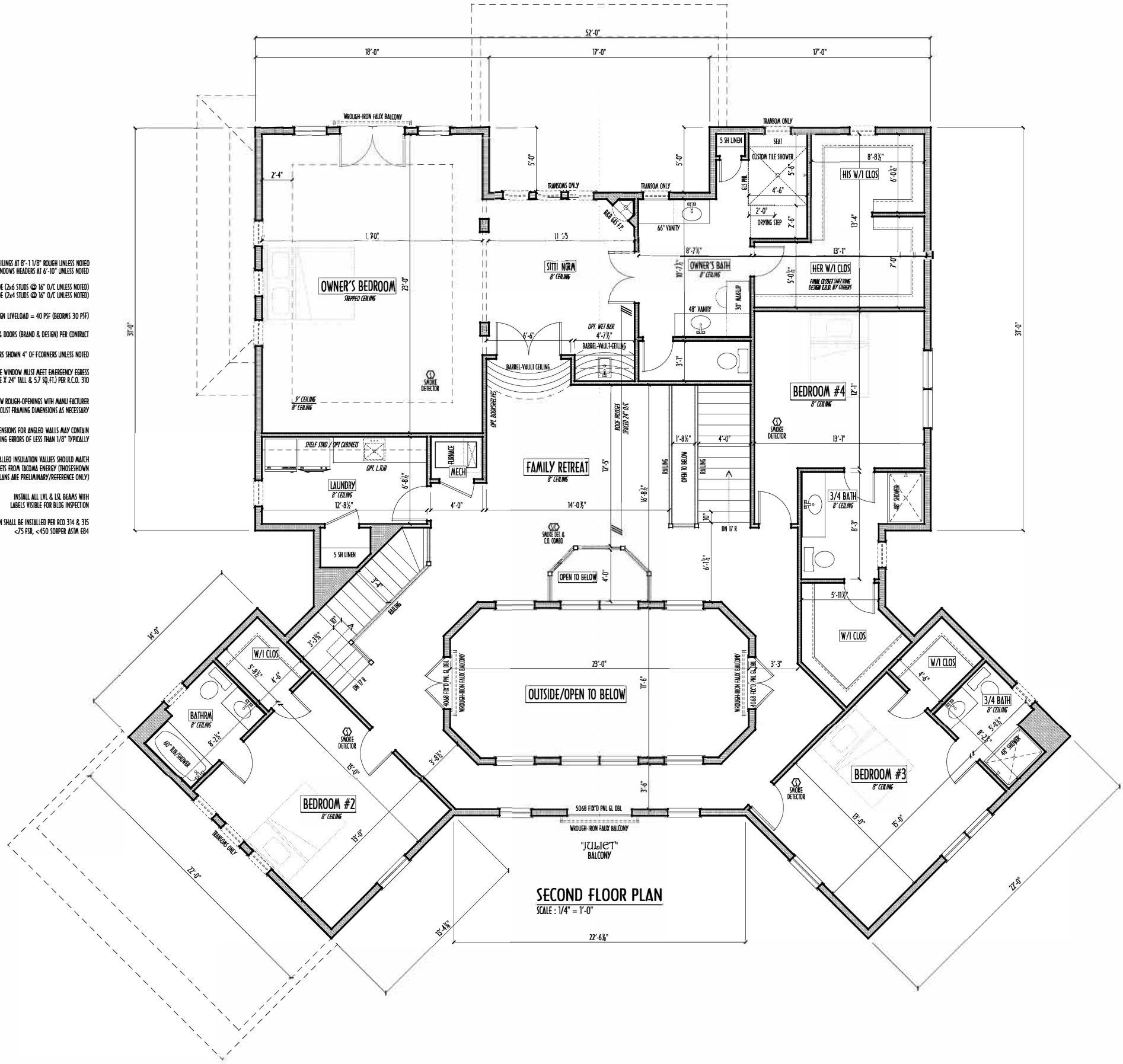
DATE: 9/25/15

BY: rwd

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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 LIVELOAD = 40 PSF (OVERS 30 PSF)
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
INTERIOR DOORS SHOWN 4" OF 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 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 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
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER R20 314 & 315
>75 PSF, <450 SOMMER ASTM E84



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



FIRST FLOOR =	2,022 SQ.FT.
SECOND FLOOR =	2,586 SQ.FT.
FINISHED BSMT =	634 SQ.FT.
TOTAL LIVING SPACE =	5,242 SQ.FT.
OPT BSMT EXERCISE RM =	163 SQ.FT.

P&D / rwd

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FND/BSMT



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9/28/15	rd	concept
9/29/15	rd	concept
10/6/15	rd	plan

BASEMENT SLAB =	1,610 SQ.FT.
LOGGIA SLAB =	94 SQ.FT.
COURTYARD SLAB =	268 SQ.FT.
2-CAR GARAGE SLAB =	513 SQ.FT.
1-CAR GARAGE SLAB =	300 SQ.FT.
CRAWLSPACE AREA =	230 SQ.FT.
COVERED REAR PORCH =	214 SQ.FT.

TO SCALE WHEN PRINTED 24x36 - THREE RISE 1/4"

P&D / rwd

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P & D BUILDERS
EST. 1962

MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR CALLI 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 P.S.F.

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 FLOODHISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS

BLOCK BETWEEN FLOODHISTS BELOW STRUCTURAL POINTS (DRUSH ZONES) WITH APPROPRIATE 2X FILL

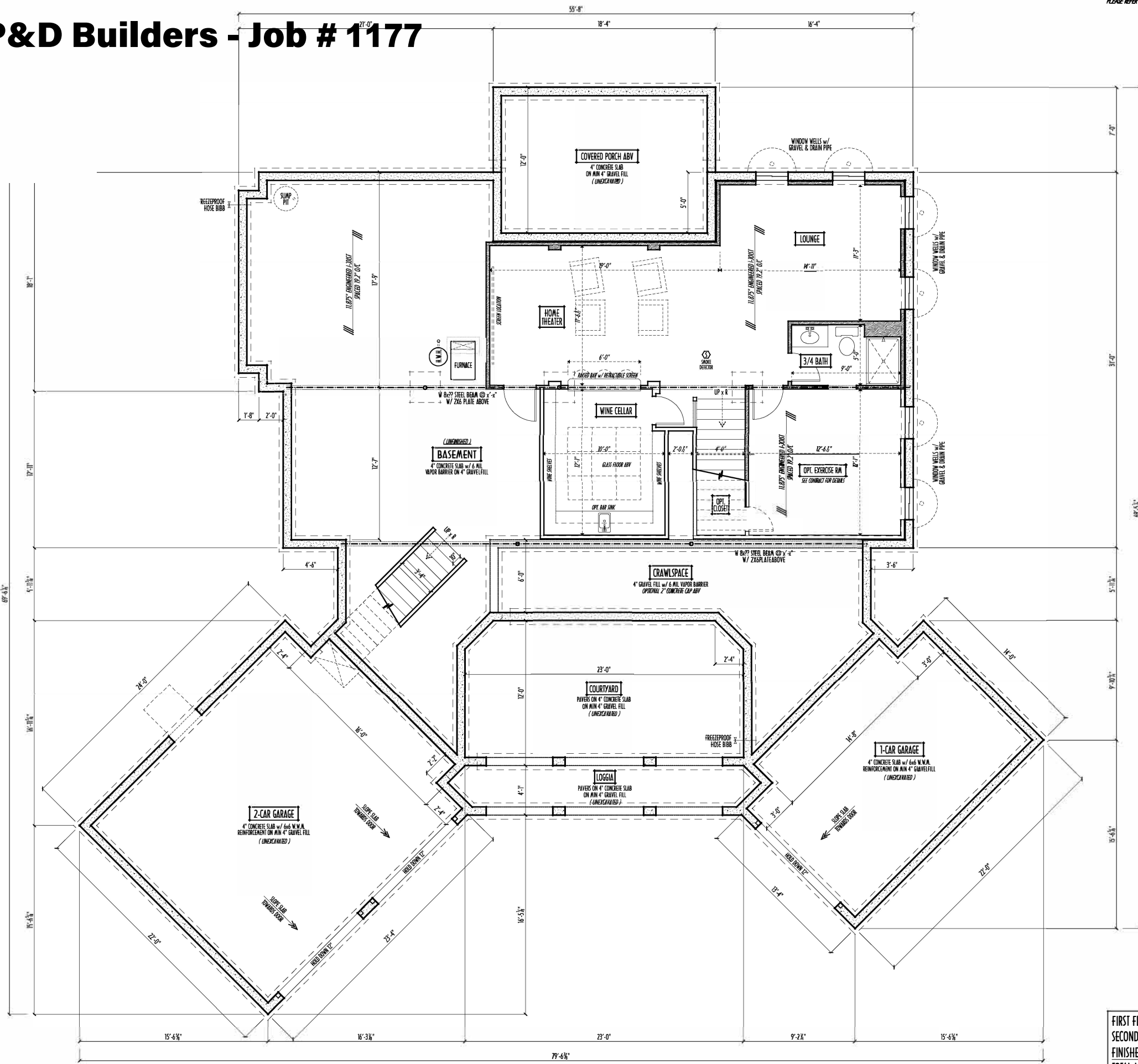
SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES

REMAIN MIN. 36" BELOW GRADE

EXTERIOR-GRADE LUMBER WHERE 1 OR IN CONTACT WITH CONCRETE

ENGINEERING & REINFORCEMENT
3X CAVING DESIGN-DETAIL RC-16

TALL ALL LVL & LVL BEAMS WITH 15 VISIBLE FOR BLDG INSPECTION



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

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