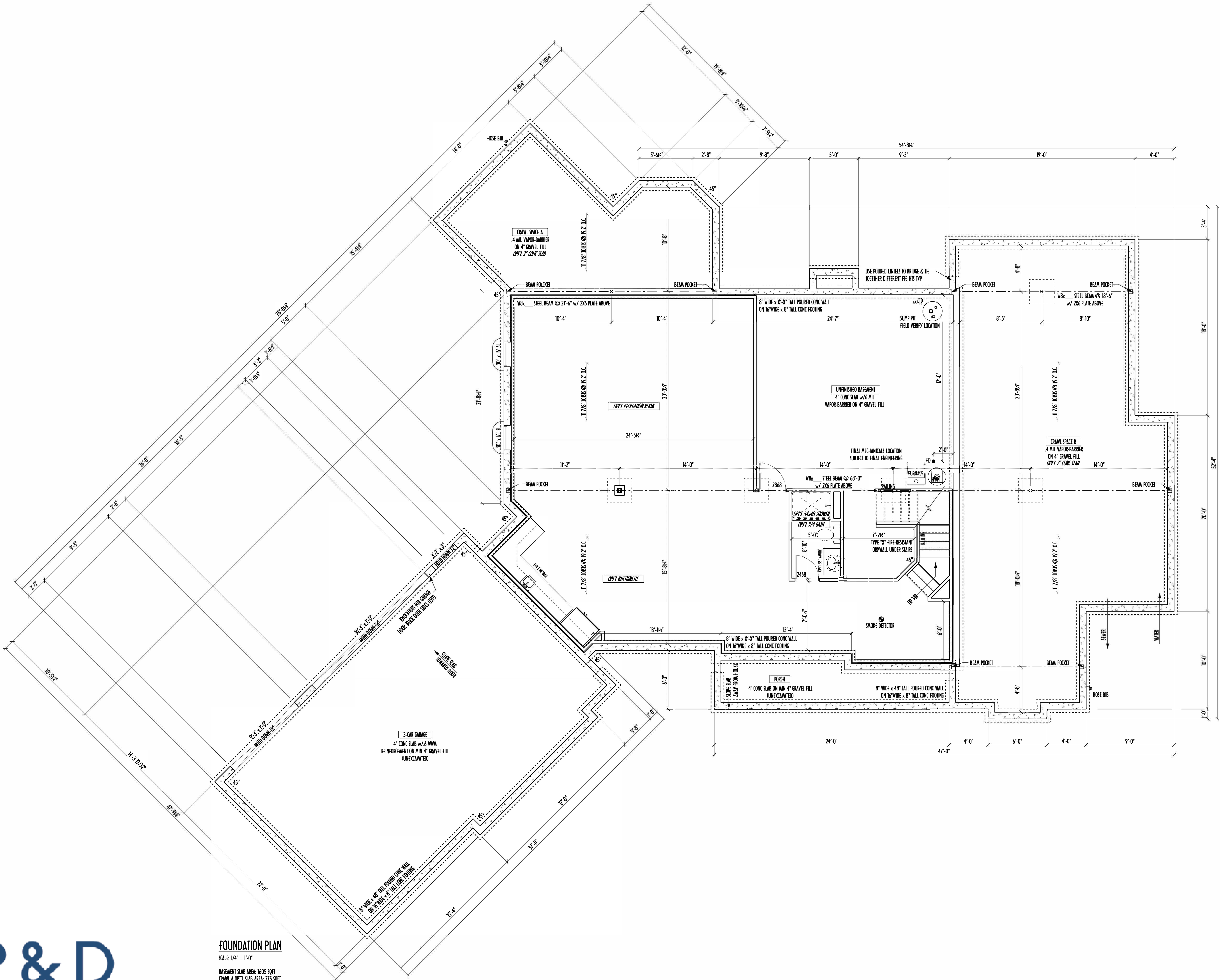




P&D Builders Ltd
59 Greif Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
www.pndbuildersltd.com

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STEP DOWN FOOTING AS NECESSARY
TO REMAIN MIN. 3" 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 NC-10

FINAL/INSTALLED INSULATION VALUES SHOULD MATCH
RE-RATE SHEETS FROM TACOMA ENERGY (CHOSE SHOWN
ON THESE PLANS ARE PRELIMINARY / REFERENCE ONLY)

INSTALL ALL LVL & LVL BEAMS WITH
LABELS VISIBLE FOR BIDS INSPECTION

MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL
OR C.L.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

CONTRACTORS SITE VERIFY ALL DIMENSION AND REPORT
ANY DISCREPANCIES WITH THE PLANS TO THE JOB SUPERVISOR ASAP

FIRST FLOOR DESIGN LIVE LOAD = 40 PSF

BASEMENT ELECTRICAL LAYOUT FOR REFERENCE ONLY - CONSULT
WITH HOMEOWNER PRIOR TO INSTALLATION FOR EXACT LOCATIONS

ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO
CONFORM TO 2006 CBC AND APPLICABLE LOCAL CODES

GRADE MIN. 8" BELOW TOP OF FOUNDATION, SLOPING AWAY
FOR PROPER DRAINAGE

AVOID FLOODISTS LOCATED DIRECTLY BELOW PLUMBING
DRAINS AND TRAPS

BLOCK BETWEEN FLOODISTS BELOW STRUCTURAL POINTS
(CRUSH ZONES) WITH APPROPRIATE 2X FILL

JOISTS DESIGNED & ENGINEERED BY MANUFACTURER OR
USE SPAN TABLES FROM LUMBER SUPPLIER

SEE COVER SHEET FOR GENERAL FOUNDATION NOTES

ANCHOR STRIPS AT 42" O.C. THRU PRES-TREATED
2X6 SILL PLATES MIN 12" OFF CORNERS & SPLICES TYP.

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

FIRST FLOOR OPTIONS

OPTION	YES	NO	ROUGH-IN
CRAWL SPACE A CONC. SLAB			
CRAWL SPACE B CONC. SLAB			
CRAWL A - FULL BSMT			
CRAWL B - FULL BSMT			
RECREATION ROOM			
KITCHENETTE			
3/4 BATH			

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

BASEMENT SLAB AREA: 1605 SQFT
CRAWL A OPT'L SLAB AREA: 275 SQFT
CRAWL B OPT'L SLAB AREA: 838 SQFT
GARAGE SLAB AREA: 762 SQFT
PORCH SLAB AREA: 109 SQFT

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	2957 sq. ft.
SECOND FLOOR AREA	1089 sq. ft.
TOTAL AREA	4046 sq. ft.
OPT'L. BONUS AREA	336 sq. ft.

*SQUARE FOOTAGE CALCULATIONS AND DIMENSIONS ON PRELIMINARY PLANS
ARE APPROXIMATE AND ARE SUBJECT TO FINAL DESIGN REQUIREMENTS AND
CALCULATIONS GENERATED UPON COMPLETION OF FINAL ENGINEERING.

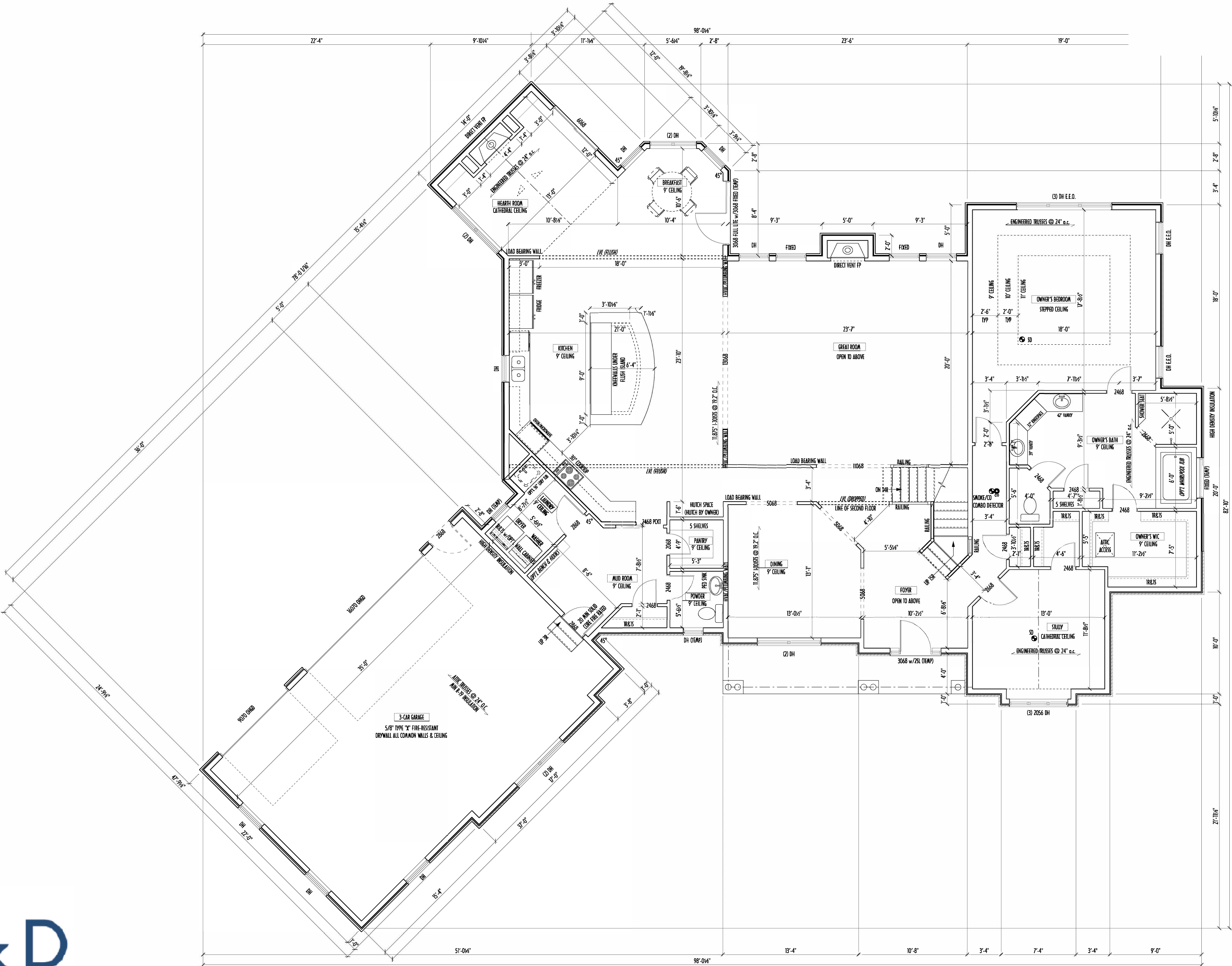


Revisions		
DATE	BY	
09/02/14	HLB	
10/03/14	HLB	
10/07/14	HLB	
11/03/14	HLB	
11/14/14	HLB	
-/-/-	---	
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SCALE:
1/4" = 1'-0"

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

FIRST FLOOR CEILINGS AT 9'-1 1/2" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW 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
SECOND FLOOR DESIGN LIVE LOAD = 40 PSF (BEDROOMS 30 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/MANUFACTURER OR SUPPLIER
CONFORM FLOORING & FINISH MATERIALS w/JOB SUPERVISOR (PER CONTRACT)

ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOOD FRAMING LENGTHS AND/OR PENETRATION

AVOID FLOOR JOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS, PROVIDE SOLID BLOCKING BELOW BEARING POINTS (CRUSH ZONES) BRACE FLOOR JOISTS AT MIDSPAN PER CODE

INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED

CONFORM WINDOW ROUGH-OPENINGS WITH MANUFACTURER AND ADJUST FRAMING DIMENSIONS AS NECESSARY

DIMENSIONS FOR ANGLED WALLS MAY CONTAIN ROUNDING ERRORS OF LESS THAN 1/8" TYPICALLY

FINAL/INSTALLED INSULATION VALUES SHOULD MATCH REAR-SIDE 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 SPEC.

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

FIRST FLOOR OPTIONS		
OPTION	YES	NO
BREAKFAST/HEARTH ROOM LAYOUT		
WALL CABINETS IN LAUNDRY		
WHIRLPOOL IN OWNER'S BATH		

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

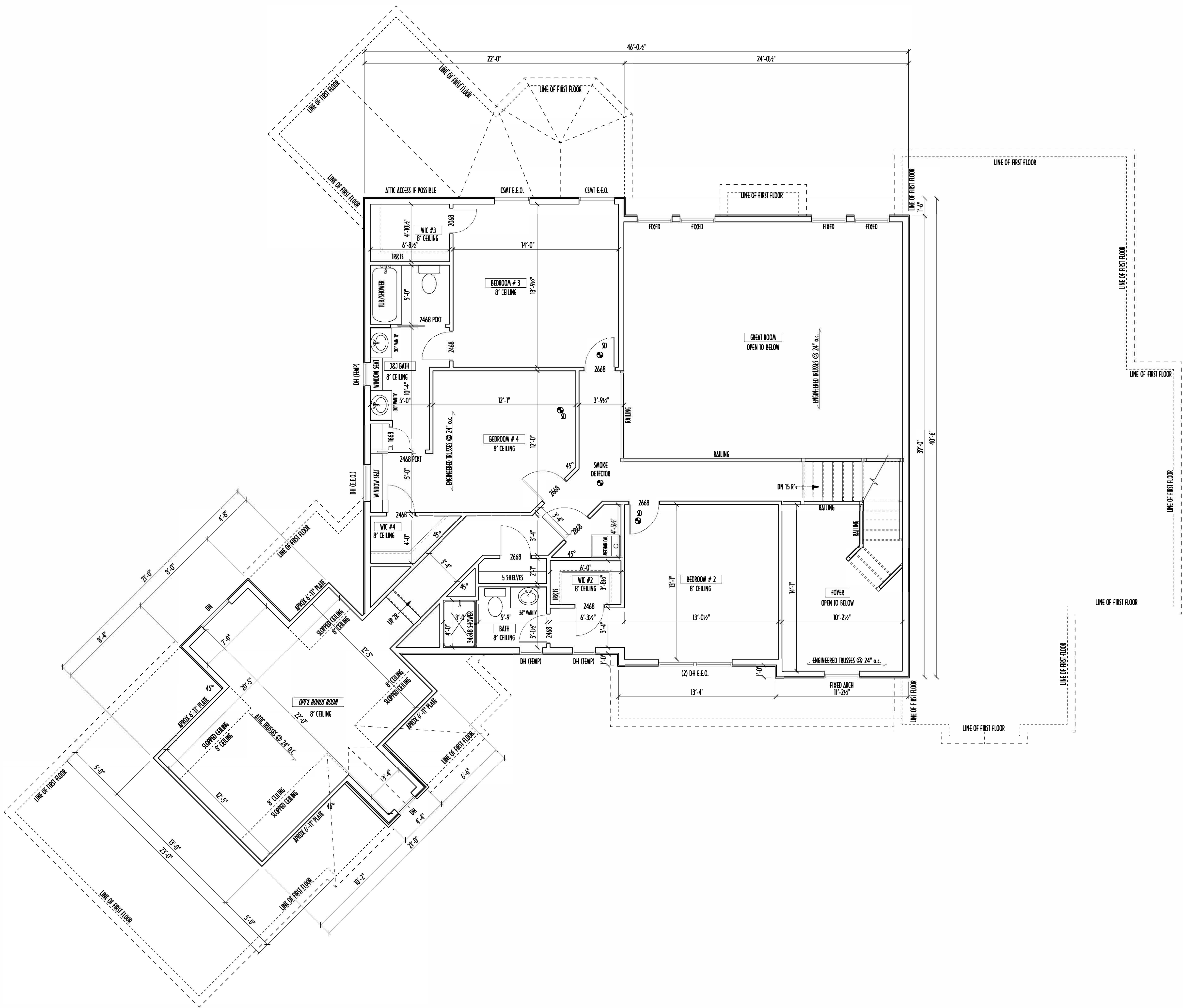
AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	2957 sq. ft.
SECOND FLOOR AREA	1089 sq. ft.
TOTAL AREA	4046 sq. ft.
OPT'L. BONUS AREA	330 sq. ft.

*SQUARE FOOTAGE CALCULATIONS AND DIMENSIONS ON PRELIMINARY PLANS ARE APPROXIMATE AND ARE SUBJECT TO FINAL DESIGN REQUIREMENTS AND CALCULATIONS GENERATED UPON COMPLETION OF FINAL ENGINEERING.

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-/-/-	...	
-/-/-	...	

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

DESIGNED BY:
HLB/P&D



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

SECOND FLOOR CEILINGS AT 8'-1 1/8" ROUGH UNLESS NOTED OTHERWISE
SECOND FLOOR WINDOW HEADERS AT 6'-10" UNLESS NOTED OTHERWISE
EXTERIOR WALLS ARE SHOWN 6" WIDE (2X6 STUDS @ 16" O.C.) UNLESS NOTED OTHERWISE
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2X4 STUDS @ 16" O.C.) UNLESS NOTED OTHERWISE
SECOND FLOOR DESIGN LIVE LOAD = 40 PSF (BEDROOMS 30 PSF)
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED OTHERWISE
IN SLEEPING ROOMS, AT LEAST ONE WINDOW MUST MEET EMERGENCY
EGRESS REQUIREMENTS (MIN. 20" WIDE x 24" TALL & 5.7 SQFT) PER I.C.O. 310
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER IBC 314 & 315
(-25 PSF, -450 SOR PER ASTM E84)
CONFORM WINDOW ROUGH-OPENINGS WITH MANUFACTURER
AND ADJUST FRAMING DIMENSIONS AS NECESSARY
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 BLOG INSPECTION

SECOND FLOOR OPTIONS		
OPTION	YES	NO
BONUS ROOM		

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	2957 sq. ft.
SECOND FLOOR AREA	1089 sq. ft.
TOTAL AREA	4046 sq. ft.
OPT'L BONUS AREA	336 sq. ft.

*SQUARE FOOTAGE CALCULATIONS AND DIMENSIONS ON PRELIMINARY PLANS
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