

P&D Builders - Job # 1155



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

ALL DESIGNS ARE THE EXCLUSIVE
PROPERTY OF P&D BUILDERS LTD.
NO REPRODUCTION OR OTHER USE
OF THESE PLANS MAY BE MADE
WITHOUT PRIOR WRITTEN CONSENT
OF THE AUTHOR OF THESE PLANS

P&D JOB #
1155

JOB LOCATION:

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

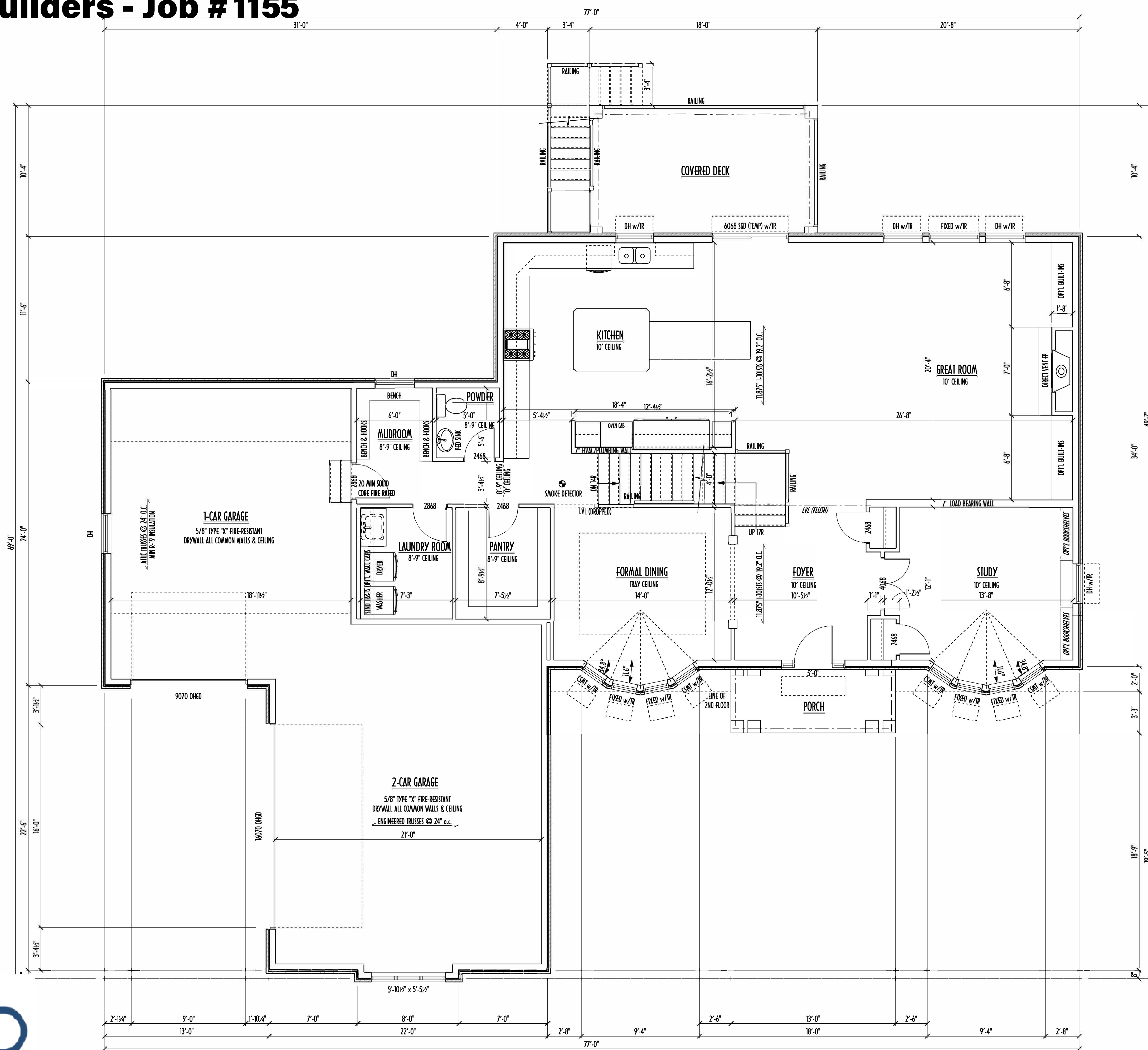


AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	1798 sq ft.
SECOND FLOOR AREA	2177 sq ft.
TOTAL AREA	3975 sq ft.
OPT'L FIN BSMT AREA	876 sq ft.



Revisions	
Date:	By:
04/17/15	HLB
04/24/15	HLB
05/13/15	HLB
05/21/15	HLB
--/--	---
--/--	---
--/--	---
--/--	---

SCALE:
DESIGNED BY:
HLB
PAGE:



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

FIRST FLOOR CEILINGS AT 10'-1 1/8" 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 2013 R.C.O. AND/OR APPLICABLE LOCAL CODES

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT

CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HEIGHTS w/MANUFACTURER OR SUPPLIER
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 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

CONFIRM 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 BLDG INSPECTION

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

FIRST FLOOR OPTIONS		
OPTION	YES	NO
GREAT ROOM BUILT-INS		
STUDY BOOKSHELVES		
..		

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	1798 sq ft.
SECOND FLOOR AREA	2177 sq ft.
TOTAL AREA	3975 sq ft.
OPT'L FIN BSMT AREA	876 sq ft.

FIRST FLOOR PLAN

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

ALL DESIGNS ARE THE EXCLUSIVE PROPERTY OF P&D BUILDERS LTD. NO REPRODUCTION OR OTHER USE OF THESE PLANS MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE AUTHOR OF THESE PLANS

P&D JOB # 1155

Revisions

Date:	By:
04/17/15	HLB
04/24/15	HLB
05/13/15	HLB
05/22/15	HLB
..	..
..	..
..	..
..	..
..	..

SCALE:

DESIGNED BY: HLB

PAGE: 3 OF 8

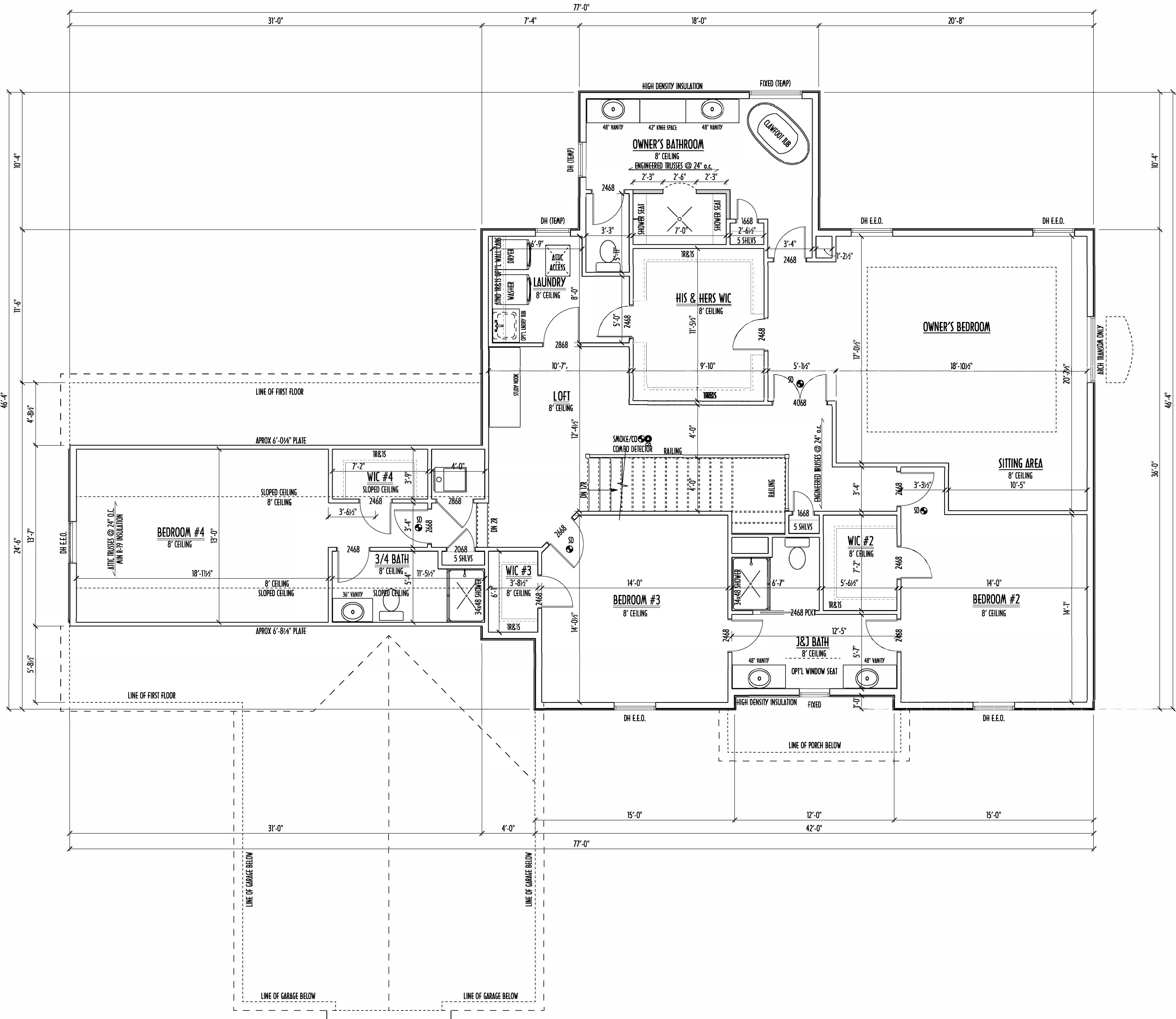
AI BD BIA

Revisions

SCALE:

DESIGNED BY: HLB

PAGE: 3 OF 8



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 SQ.FT.) PER R.C.O. 310

FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCD 314 & 315 (<75 FSR, <450 SDR PER ASTM E84)

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

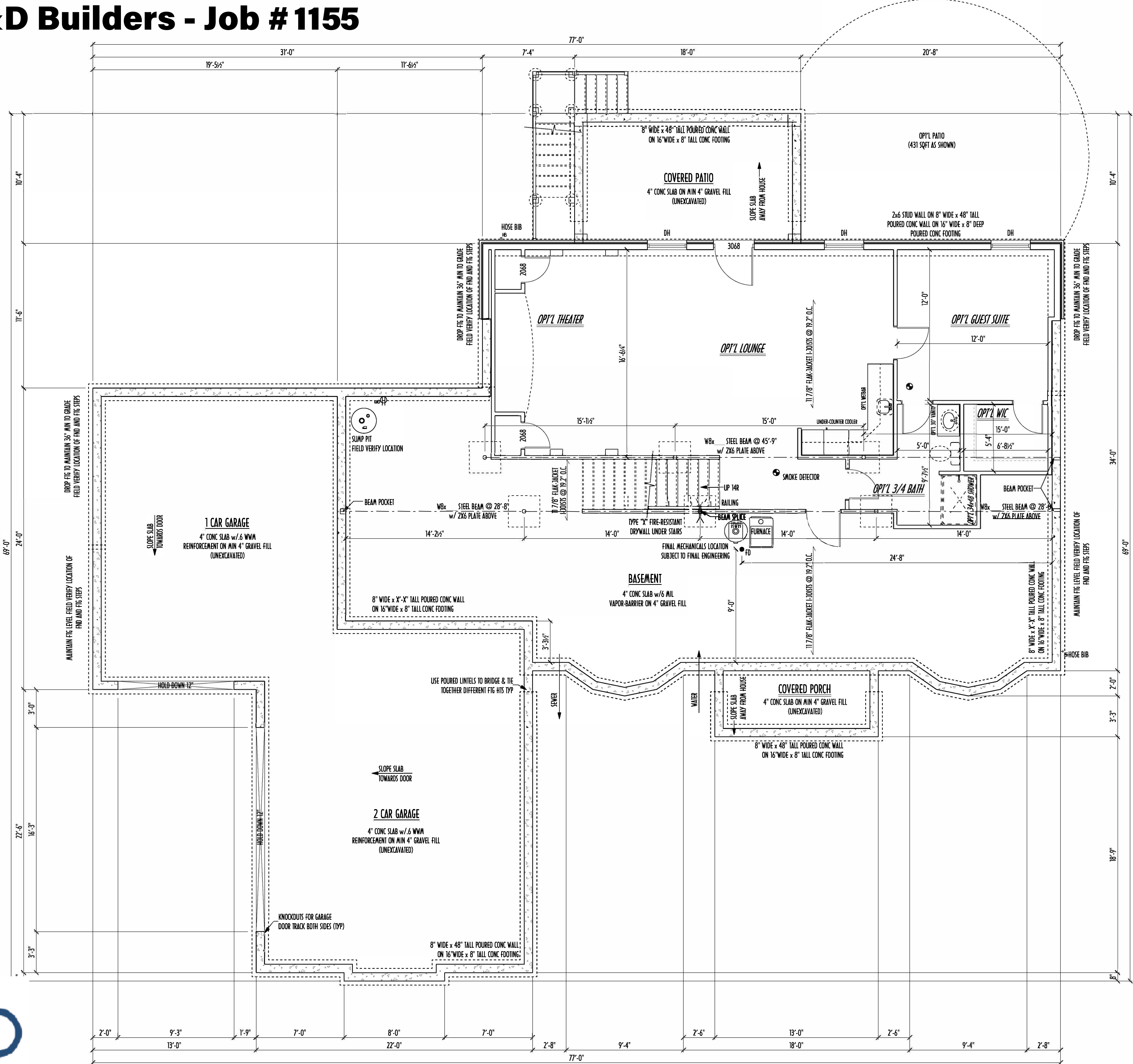
DIMENSIONS FOR ANGLED WALLS MAY CONTAIN ROUNDING ERRORS OF LESS THAN 1/8" TYPICALLY

FINAL/INSTALLED INSULATION VALUES SHOULD MATCH 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

SECOND FLOOR OPTIONS		
OPTION	YES	NO
WALL CABINETS ABOVE WASHER/DRYER		
WHIRLPOOL TUB IN OWNER'S BATH		
..		

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



FOUNDATION / BASEMENT PLAN

SCALE: 1/4" = 1'-0"
BASEMENT SLAB AREA: 1685 SQFT
GARAGE SLAB AREA: 974 SQFT
PORCH SLAB AREA: 68 SQFT
COVERED PORCH SLAB AREA: 195 SQFT

- 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
- 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
- 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
- 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 OBCA AND APPLICABLE LOCAL CODES
- GRADE MIN. 8" BELOW TOP OF FOUNDATION, SLOPING AWAY
FOR PROPER DRAINAGE
- AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING
DRAINS AND TRAPS
- BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS
(CRUSH ZONES) WITH APPROPRIATE 2X FILL
- JOISTS DESIGNED & ENGINEERED BY MANUFACTURER DR
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.

FOUNDATION OPTIONS			
OPTION	YES	NO	ROUGH-IN
THEATER			
LOUNGE			
WETBAR			
GUEST BEDROOM/WIC			
3/4 BATH			

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	1798 sq ft.
SECOND FLOOR AREA	2177 sq ft.
TOTAL AREA	3975 sq ft.
OPT'L FIN BSMT AREA	876 sq ft.

FOUNDATION PLAN

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

ALL DESIGNS ARE THE EXCLUSIVE
PROPERTY OF P&D BUILDERS LTD.
NO REPRODUCTION OR OTHER USE
OF THESE PLANS MAY BE MADE
WITHOUT PRIOR WRITTEN CONSENT
OF THE AUTHOR OF THESE PLANS

1155

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

Revisions

Date:	By:
04/17/15	HLB
04/24/15	HLB
05/13/15	HLB
05/22/15	HLB
-/-/-	---
-/-/-	---
-/-/-	---
-/-/-	---

SCALE:

DESIGNED BY:
HLB

PAGE-
2 OF 8