

P&D Builders - Job # 1291

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.

1ST FLR



P&D Builders Ltd.
59 Greif Parkway Suite 100
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(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

ALL NOTES ARE THE PROPERTY OF P&D BUILDERS LTD.
NO REPRODUCTION OR CIRCULATION OF THESE PLANS MAY BE MADE
WITHOUT WRITTEN CONSENT OF THE AUTHOR OF THE PLANS.

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P&D JOB #

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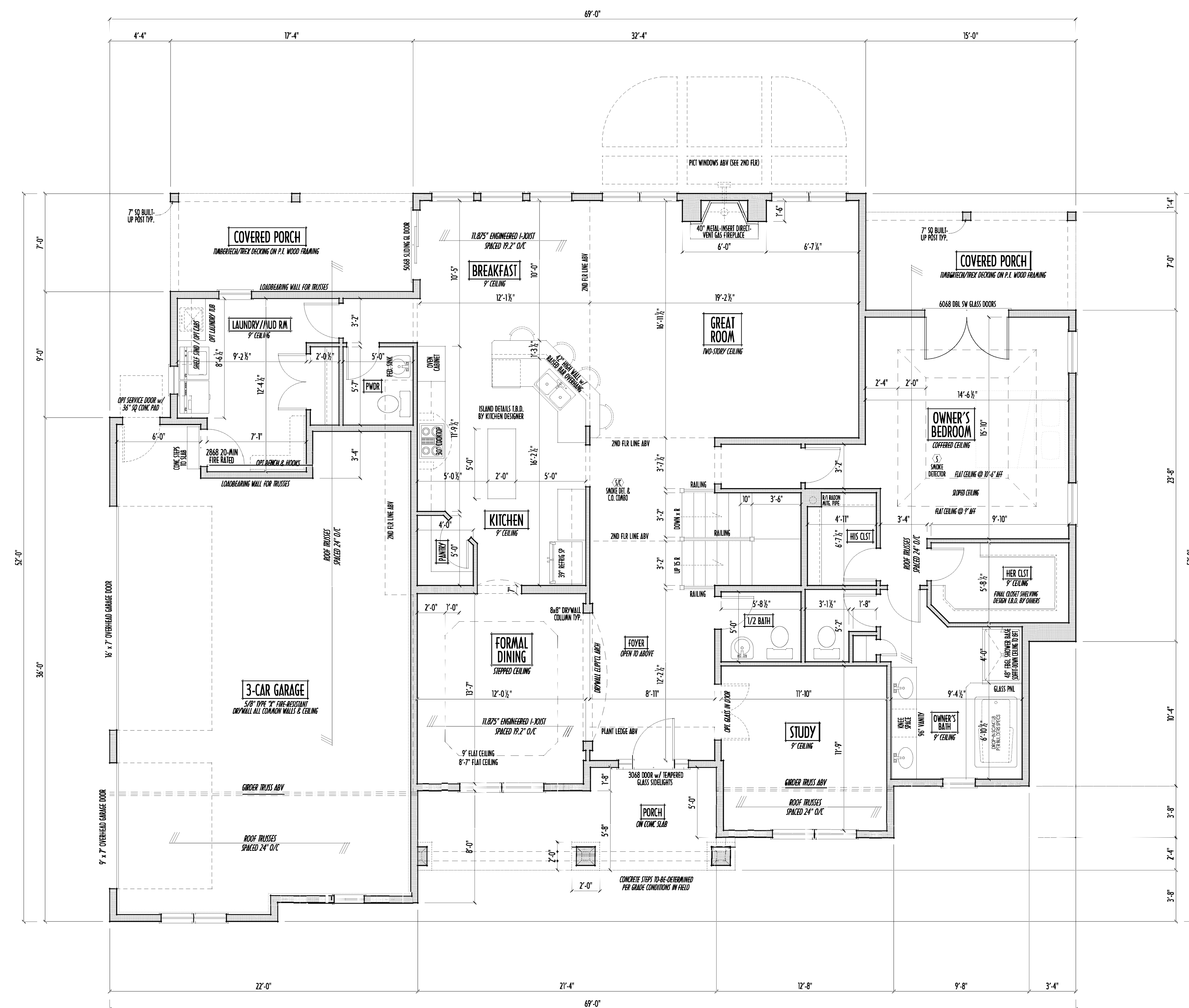
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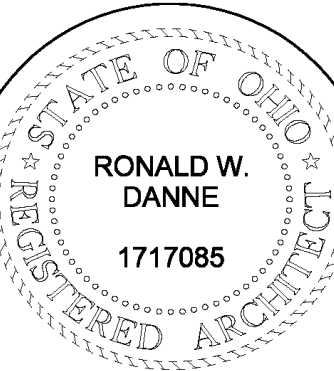
PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

FIRST FLOOR CEILINGS AT 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 2013 R.C.O. AND/OR APPLICABLE LOCAL CODES
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HSTS 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 FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS
BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES)
BRACE FLOORJOISTS AT MIDSPAN 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 REM-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLOG INSPECTION



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

FIRST FLR LIVING SP =	2,086 SQ.FT.
SECOND FLR LIVING SP =	627 SQ.FT.
TOTAL LIVING SP =	2,713 SQ.FT.
OPT. FINISHED BSMT =	1,257 SQ.FT.



RONALD W. DANNE, LICENSE #1717085
EXPIRATION DATE 12/31/2017

Danne
Residential Design & Drafting, LLC
618.207.6266 danne@danne.com

REVISION DATE:	BY:	REVISED
11/13/17	rwd	concepts
		prelims

TO SCALE WHEN PRINTED 24" x 36" - PAPER SIZE 11"
0' 0" 24' 48' 60'
FIELD HATCH OR CROSSING - DO NOT SCALE PRINTS

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P&D

Partners

BUILDERS LTD.

Design

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11/13/17

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1291

STATE OF OHIO

REGISTERED ARCHITECT

RONALD W. DANNE

1717085

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EXPIRATION DATE 12/31/2017

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Residential Design & Drafting, Inc.

614.207.6266

dannedan@gmail.com

REVISION DATE: 11/13/17

BY: rwd / concepts

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prelims

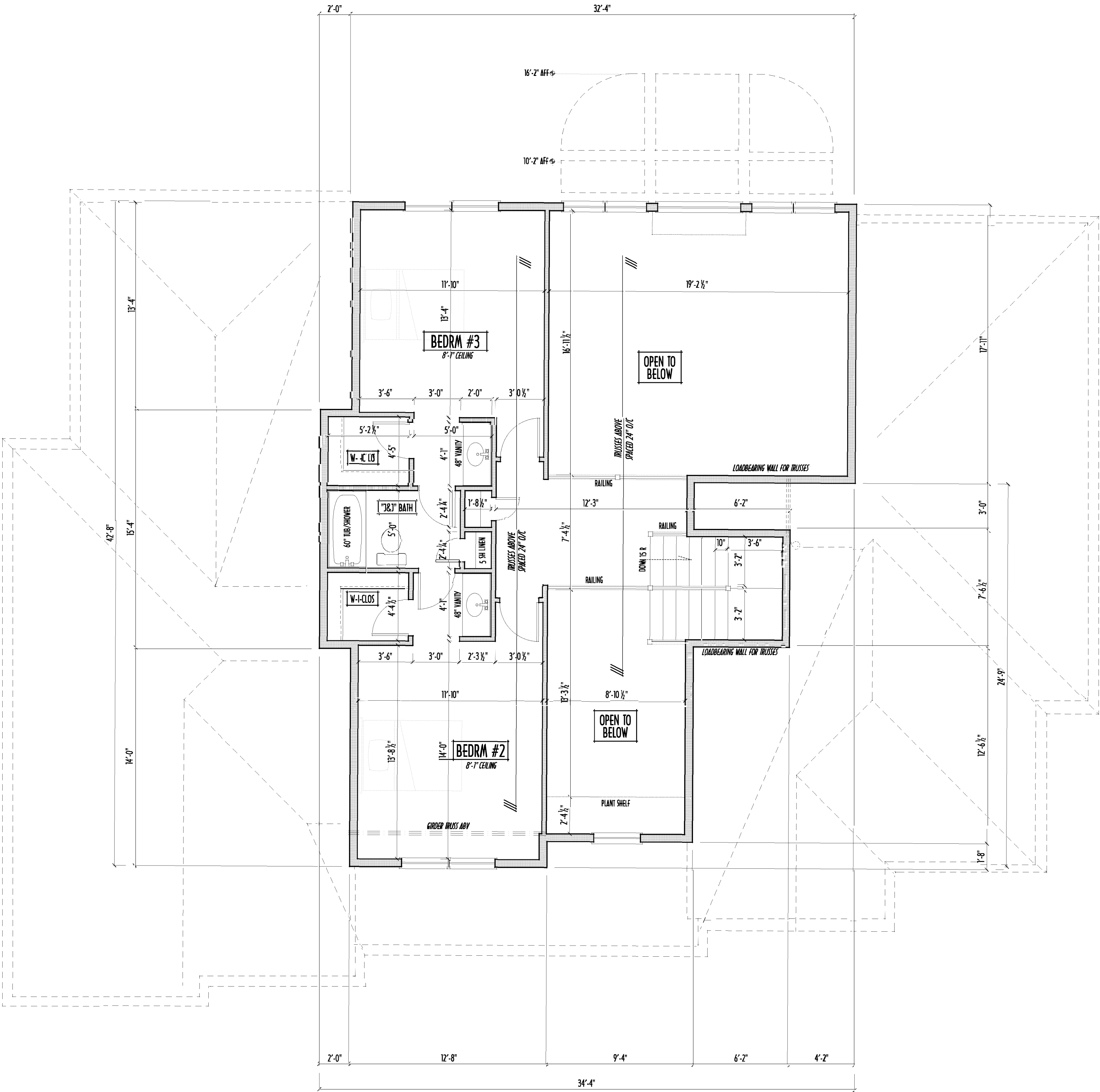
TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11x17

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FEET - METERS (ROUNDING - DO NOT SCALE PRINTS)

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PAGE: 4 of 9



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

FIRST FLR LIVING SP =	2,086 SQ.FT.
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5'-0" FINISHED BASEMENT DIMENSIONS

5'-0" FOUNDATION STRUCTURAL DIMENSIONS

③ = PIPE COLUMN DESIGNATION

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

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 10 FT OF RUN

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS

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

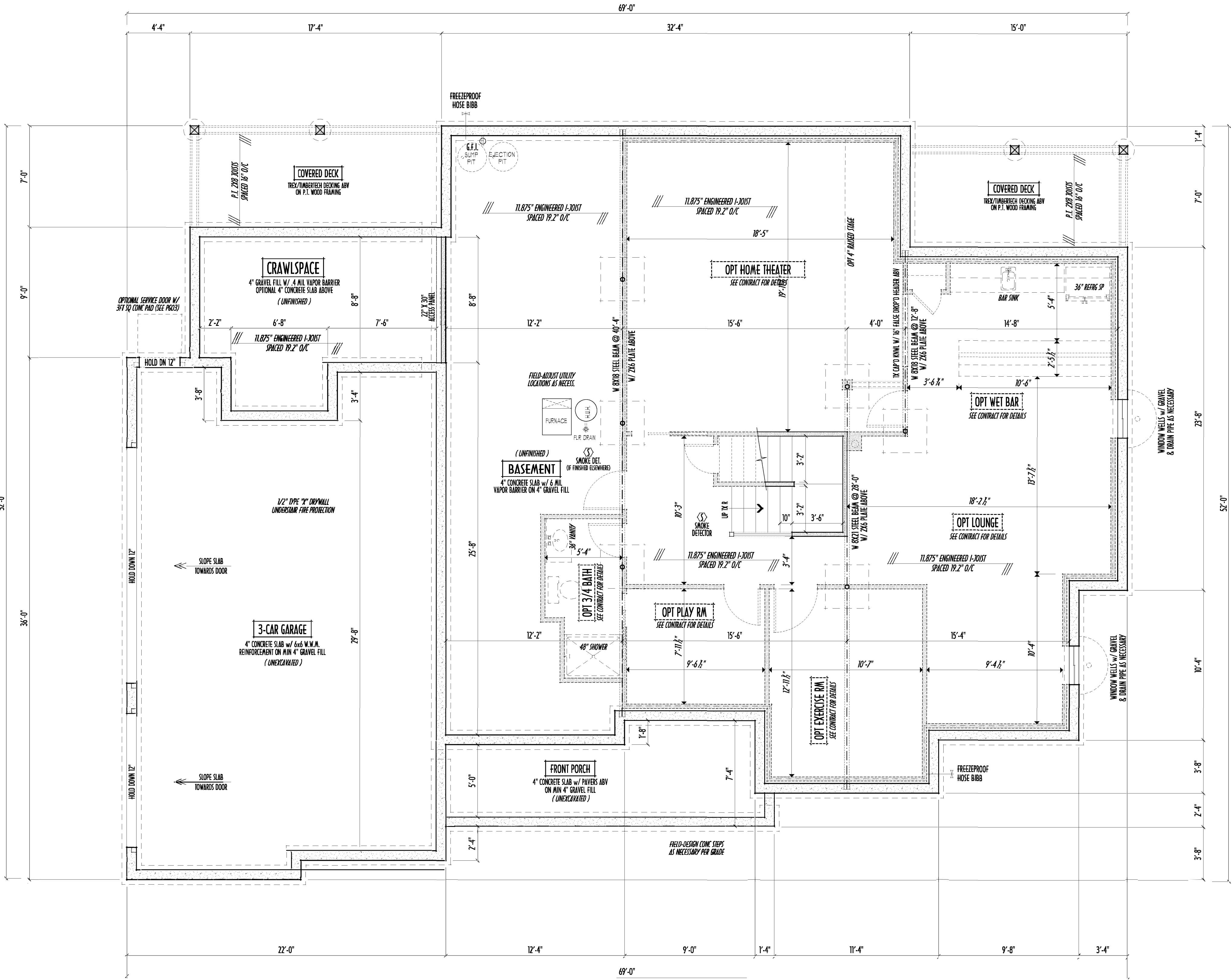
SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES

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



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

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NO. 1291

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EXPIRATION DATE 12/31/2017

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REVISION DATE: 11/13/17 BY: rwd concepts

... .. prelims

10 SCALE: 1/4" = 1'-0" (PLAN) 1/8" = 1'-0" (SECTION)

FIELD DIMENSIONS - DO NOT SCALE PRINTS

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