

P & D
BUILDERS
— EST. 1962 —

ELEV

P&D BUILDERS LTD.
59 Greif Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079

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PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

GRADE ELEVATION SHOWN IS APPROXIMATE
FIELD VERIFY & ADJUST FOUNDATION AS NECESSARY

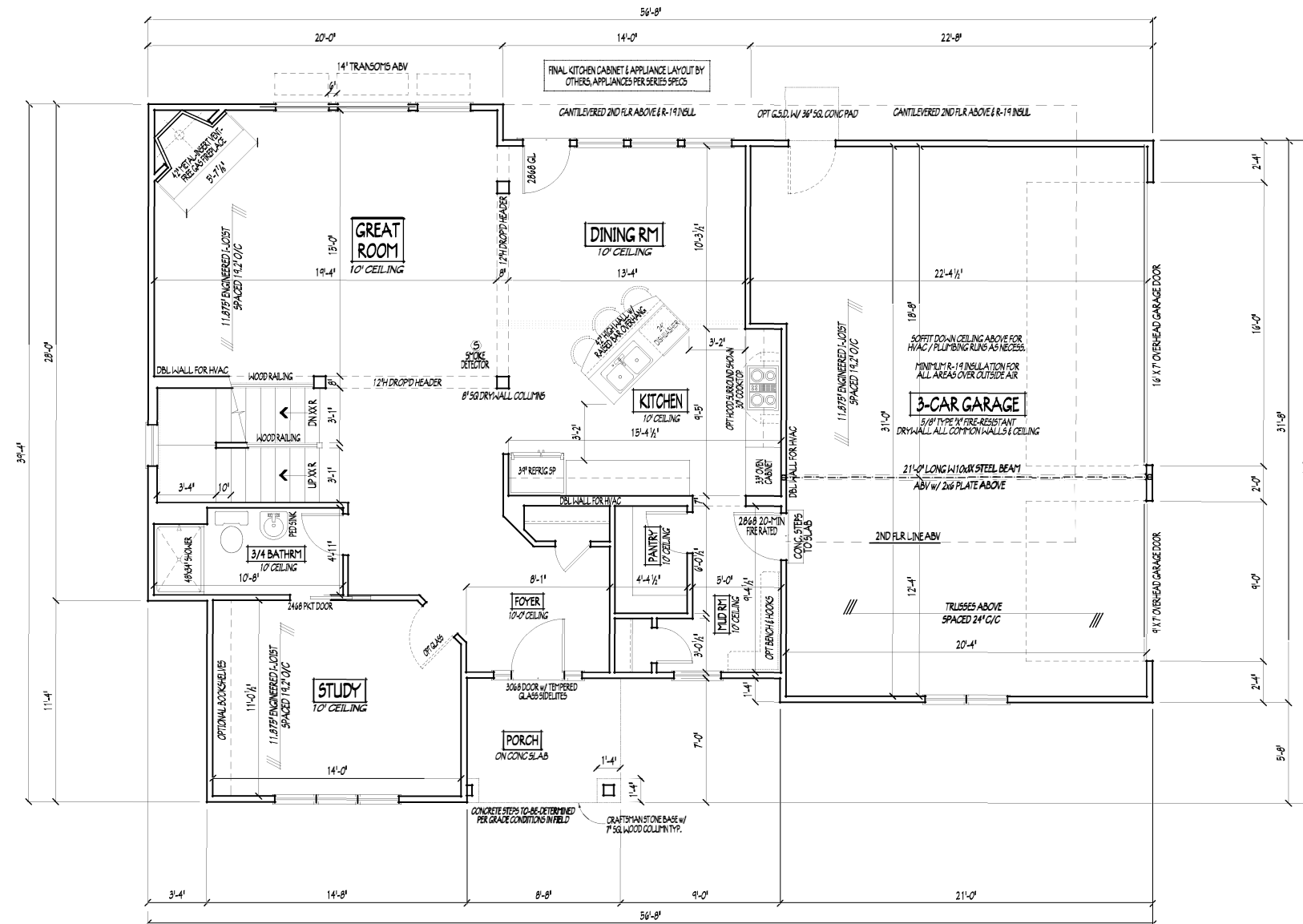
Diagram illustrating the roof assembly details for a gable roof. The assembly includes a ridge vent, rafters, and a soffit/fascia board. The roof pitch is indicated as 12/12.

_____ RIDGE VENT

BACK ELEVATION
SCALE: 1/8" = 1'-0"

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			9-23-10	JA
			10-5-10	rwd

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[illegible]

INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED

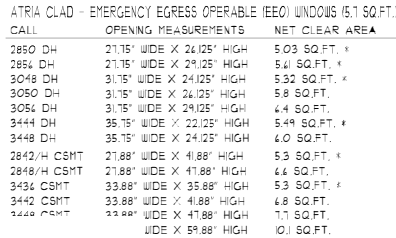
PLEASE NOTE: PRELIMINARY DESIGNS ARE SUBJECT TO CHANGE DUE TO STRUCTURAL OR CODE REQUIREMENTS. ITEMS SHOWN MAY BE OPTIONAL/EXTRA. PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS.

2ND FLR

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3H-OPENINGS WITH MANUFACTURER
DIMENSIONS AS NECESSARY

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FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCO 314 & 315 [<75 FSR, <450 SDR PER ASTM E84]

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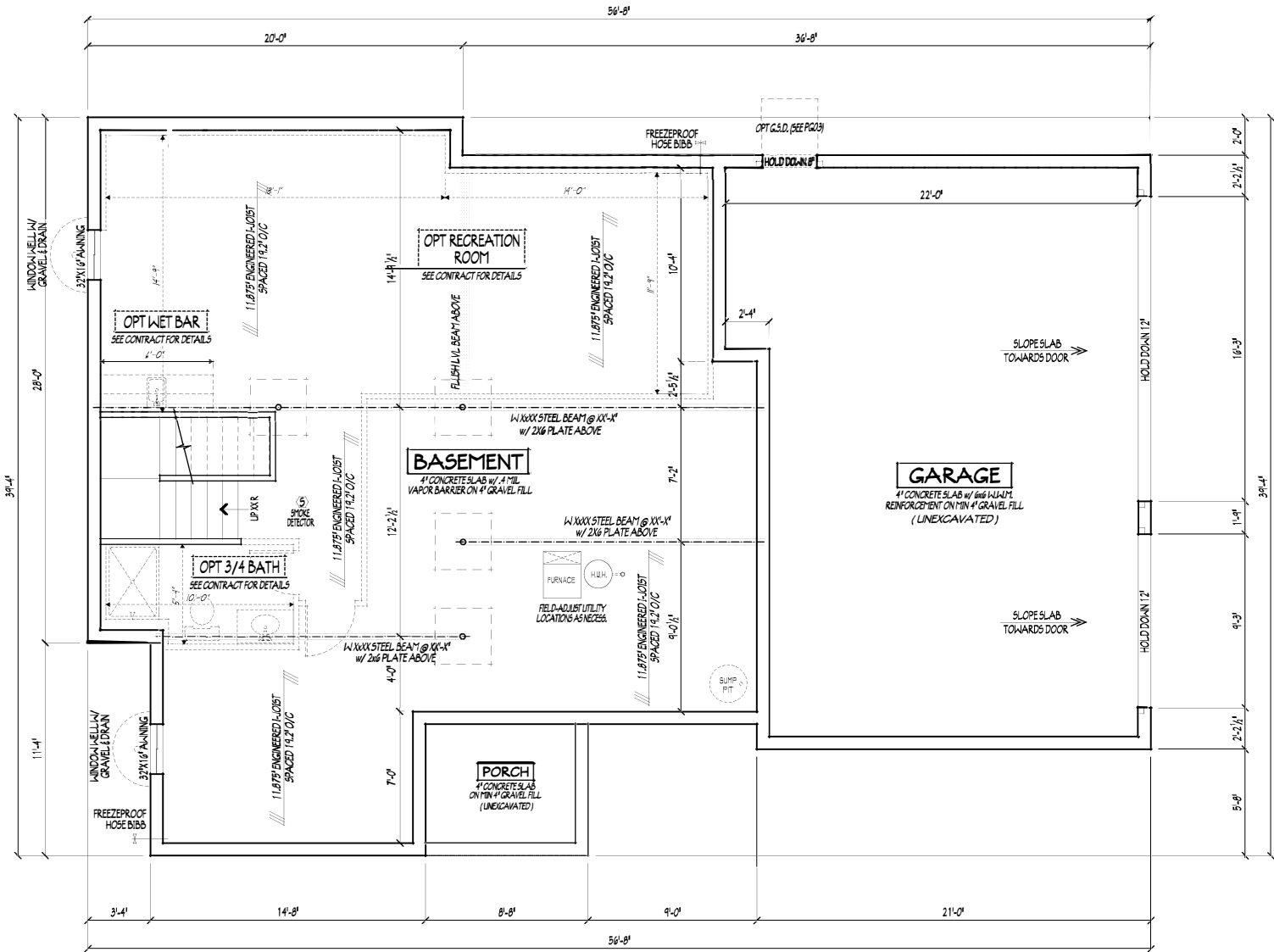
P&D Builders - Job #944

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 R-C-1G

PER ENERGY CODE CALC. ALL BASEMENTS & CRAWLSPACE EXTERIOR (COLD) WALLS TO INCLUDE
A 48" R-7 CELLULOSE BATT INSULATION BLANKET INSTALLED PER MANUFACTURERS SPECS



6'-0"

FINISHED BASEMENT
DIMENSIONS

6'-0"

FOUNDATION STRUCTURAL
DIMENSIONS

FOUNDATION / BASEMENT PLAN

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

BASEMENT SLAB = 560 SQ.FT.

BASEMENT SLAB = 1107 SQ.FT.

GARAGE SLAB = 638 SQ.FT.

FRONT PORCH SLAB = 61 SQ.FT.

MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL
OR CMU BLOCK WALL = 7'-0" ABOVE SLAB

WATERPROOFING / DAMPROOFING PER CODE

ALL STRUCTURAL LUMBER IS MIN. CANADIAN SPECIES
#2 SPRUCE-PINE-FIR, UNLESS NOTED OTHERWISE

CONTRACTOR/OWNER VERIFY ALL DIMENSIONS 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 OSBA AND APPLICABLE LOCAL CODES

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

AVOID FLOOR JOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS

BLOCK BETWEEN FLOOR JOISTS 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 CONSTRUCTION NOTES



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