

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



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



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

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	2284 sq. ft.
SECOND FLOOR AREA	2116 sq. ft.
TOTAL AREA	4400 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:
08/26/14	HLB
09/05/14	HLB
09/12/14	HLB
09/17/14	HLB
09/24/14	HLB
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P & D
BUILDERS
EST. 1962



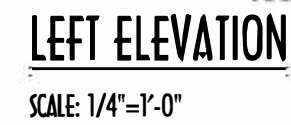
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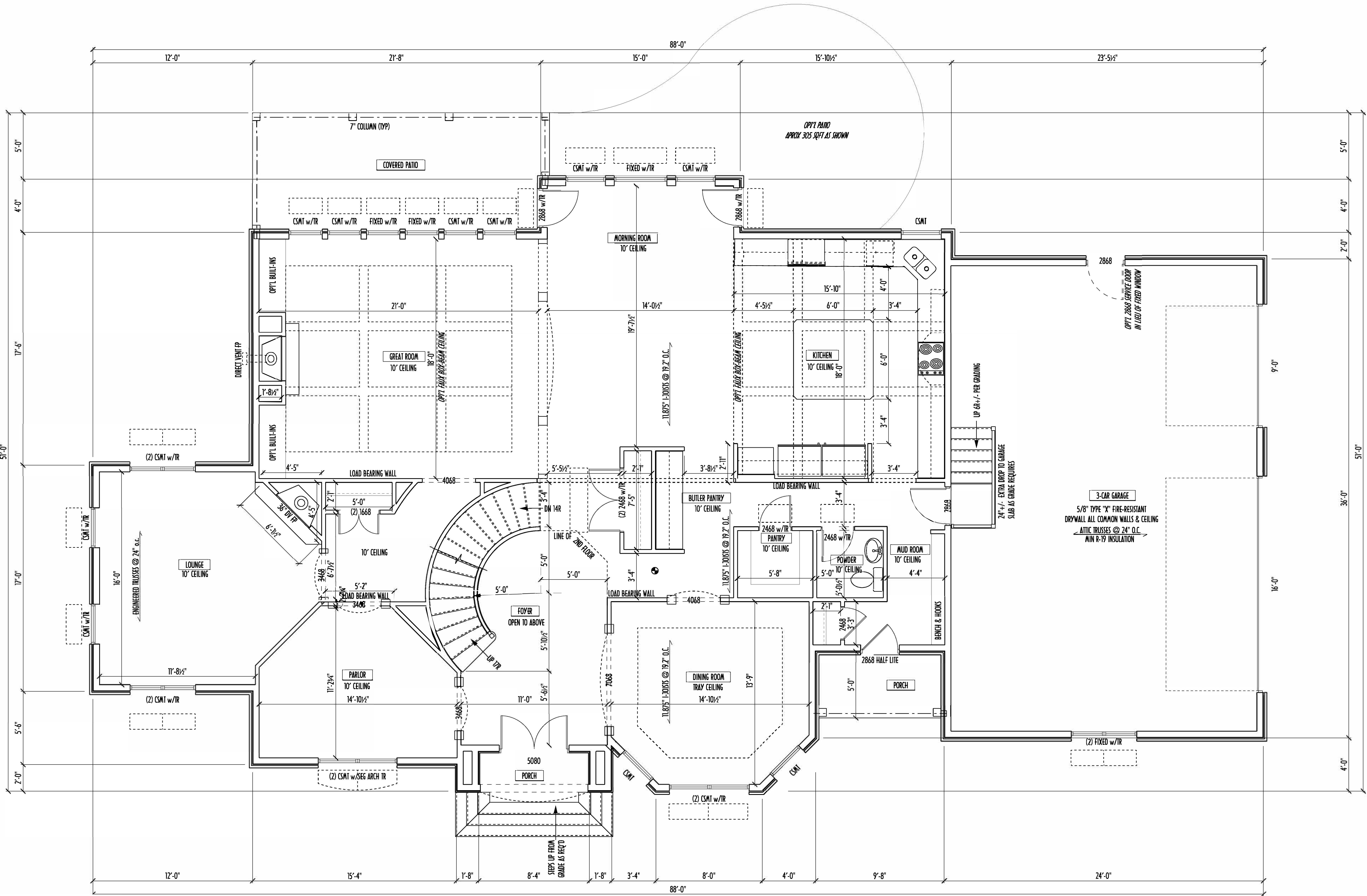
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AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	2284 sq ft.
SECOND FLOOR AREA	2116 sq ft.
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FLOOR PLAN
1" = 1'-0"



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 FENESTRATION

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 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 SPECS.

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

FIRST FLOOR OPTIONS		
OPTION	YES	NO
GREAT ROOM BUILT-INS	☐	☐
GREAT ROOM BOX BEAM CEILING	☐	☐
KITCHEN HOOD	☐	☐
KITCHEN BOX BEAM CEILING	☐	☐
GARAGE SERVICE DOOR	☐	☐

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FIRST FLOOR PLAN



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

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PROJ. NO. #

1132

JOB LOCATION:

CORITON LOT

A New Wood-Framed Singel-Family Construction

The Shahzad Residence

[CITY/ZIP], [COUNTY] OH 43XXX

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SECOND FLOOR PLAN



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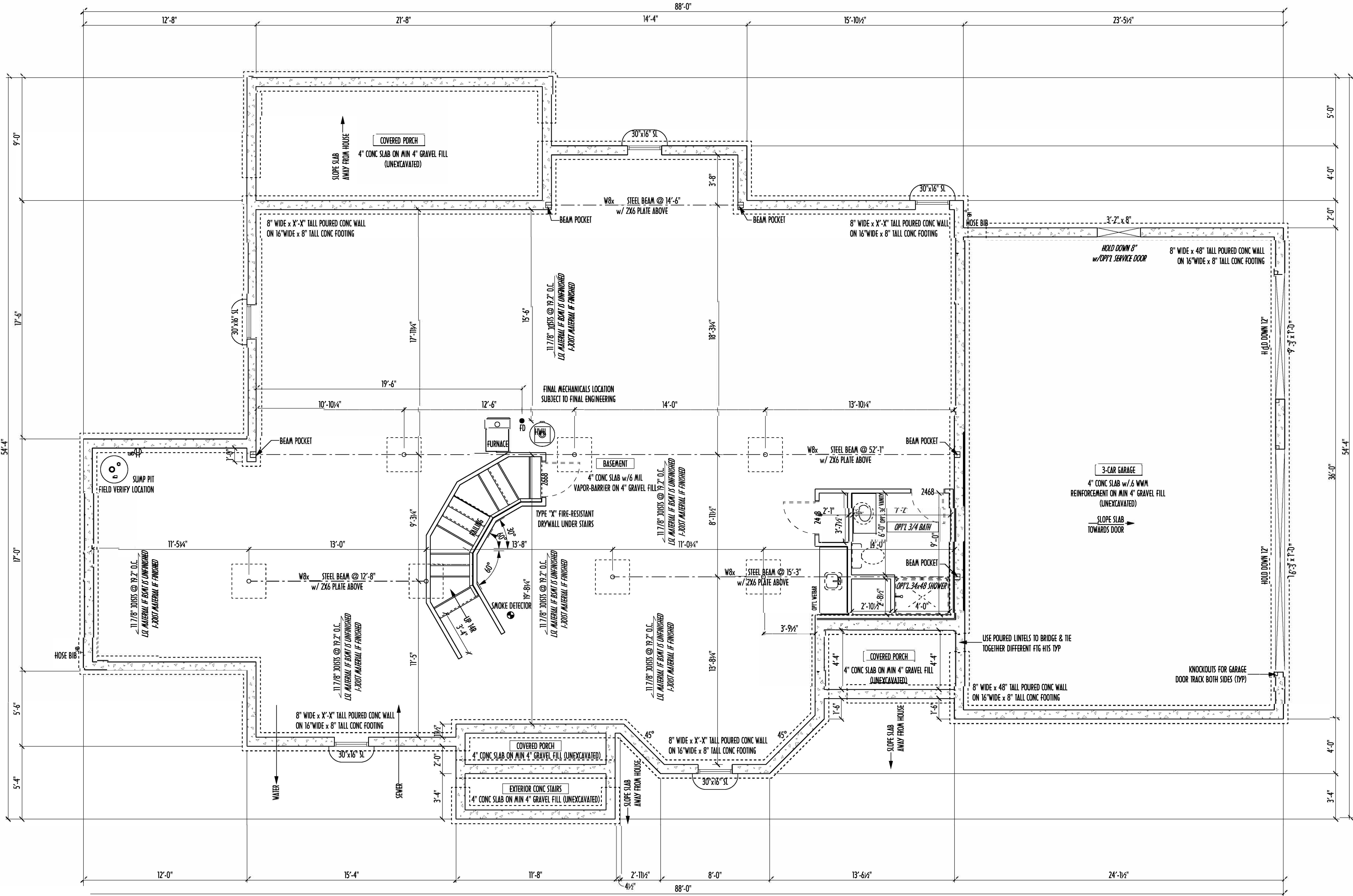
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P&D Builders - Job # 1132



FOUNDATION PLAN
ALE: 1/4"=1'-0"
MT SLAB: 2141 SQFT
RAGE SLAB: 807 SQFT
ONT PORCH SLAB: 31 SQFT
RVICE PORCH SLAB: 48 SQFT
AR PORCH SLAB: 198 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 REM-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
- 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 OR USE SPAN TABLES FROM LUMBER SUPPLIER
- SEE COVER SHEET FOR GENERAL FOUNDATION NOTES
- ANCHOR STRAPS AT 42" O/C THRU PRES-TREATED ZK6 SILL PLATES MIN 12" OFF CORNERS & SPLICES TYP.

FOUNDATION OPTIONS			
OPTION	YES	NO	ROUGH-IN
WEIRBAR			
3/4 BATH			
GARAGE SERVICE DOOR			

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