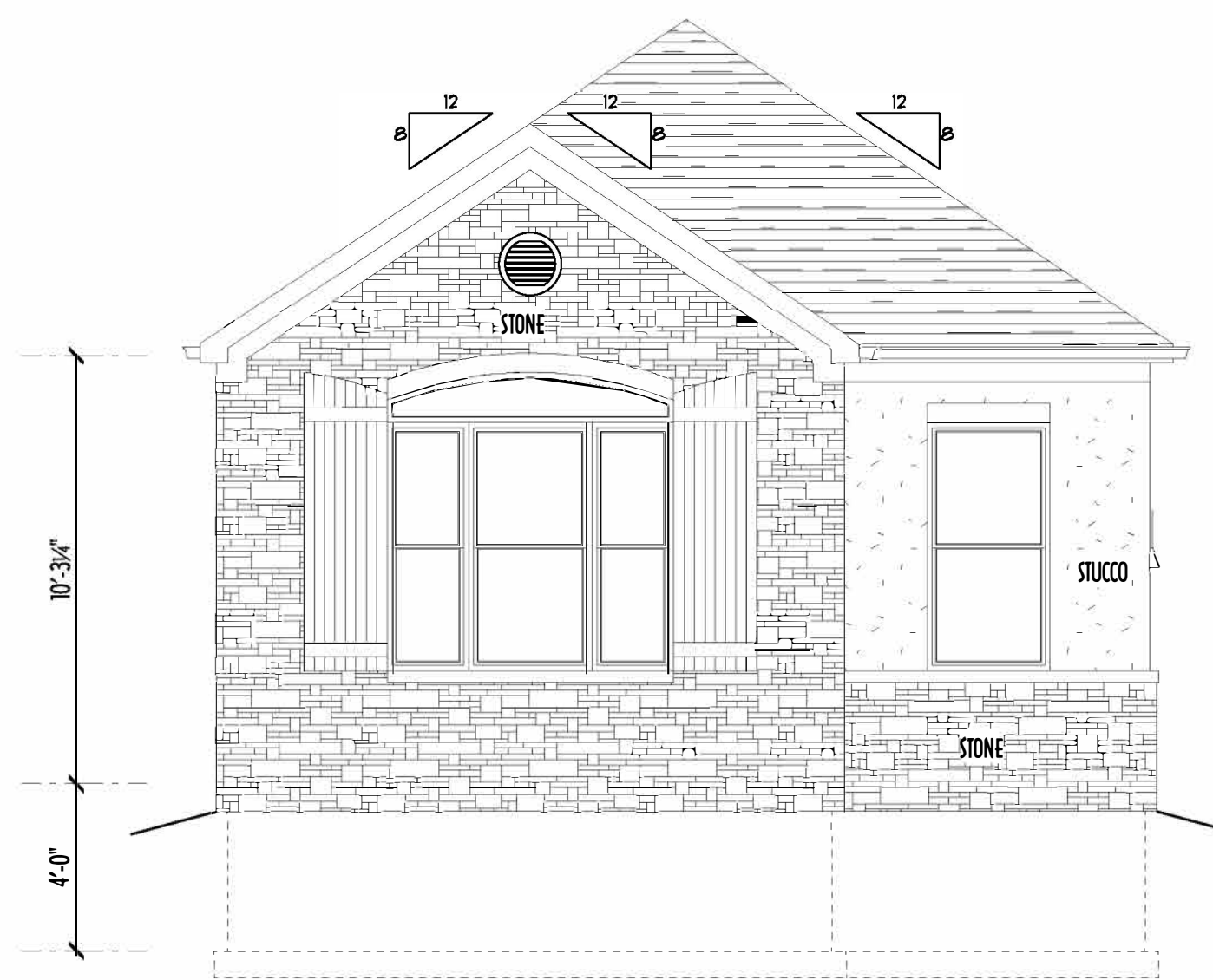
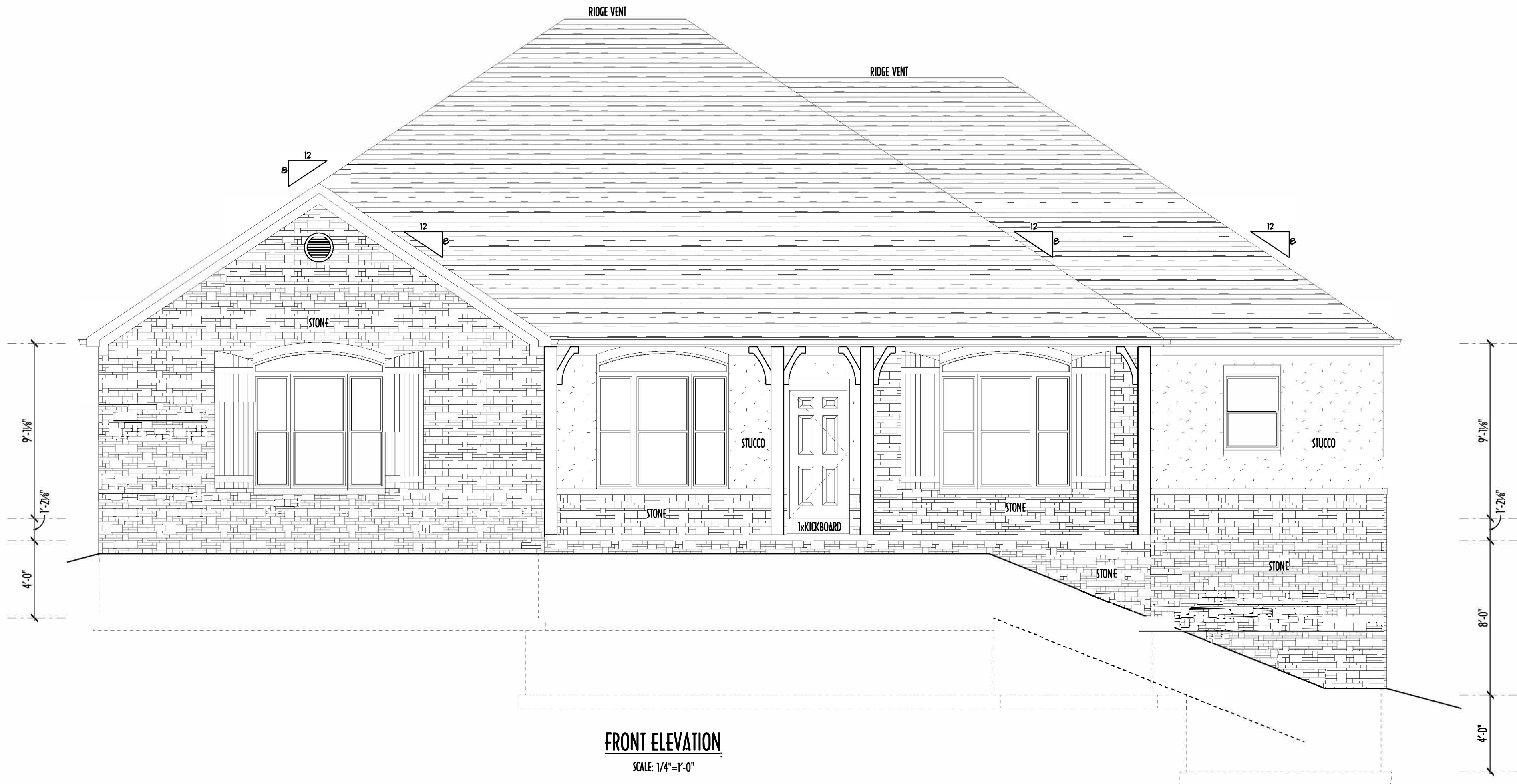


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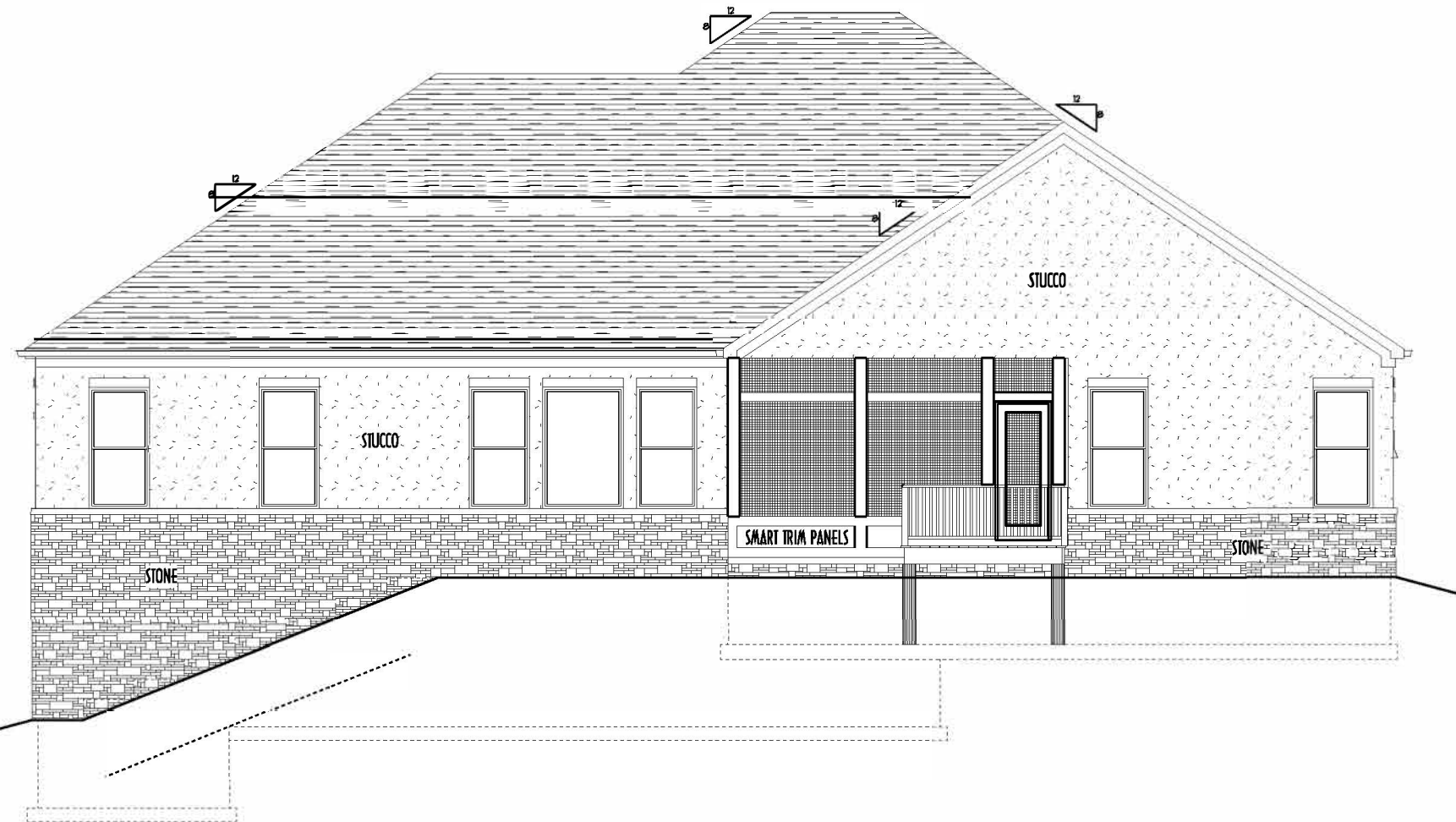
DETACHED GARAGE FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



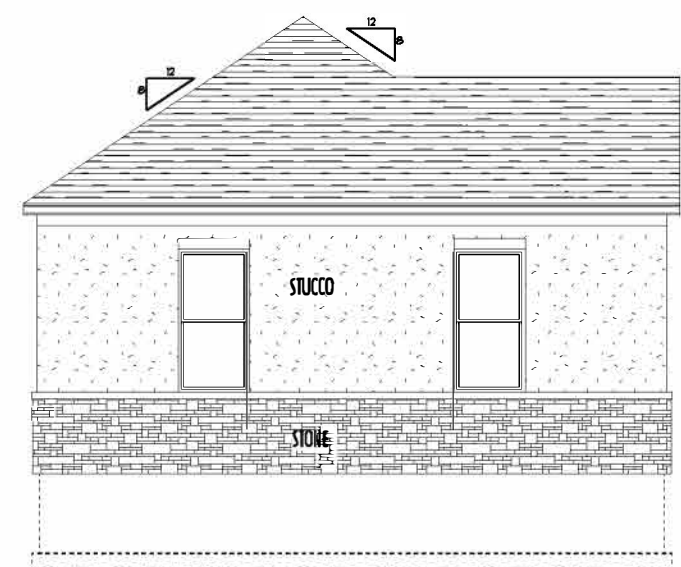
LEFT ELEVATION
SCALE: 1/8"=1'-0"



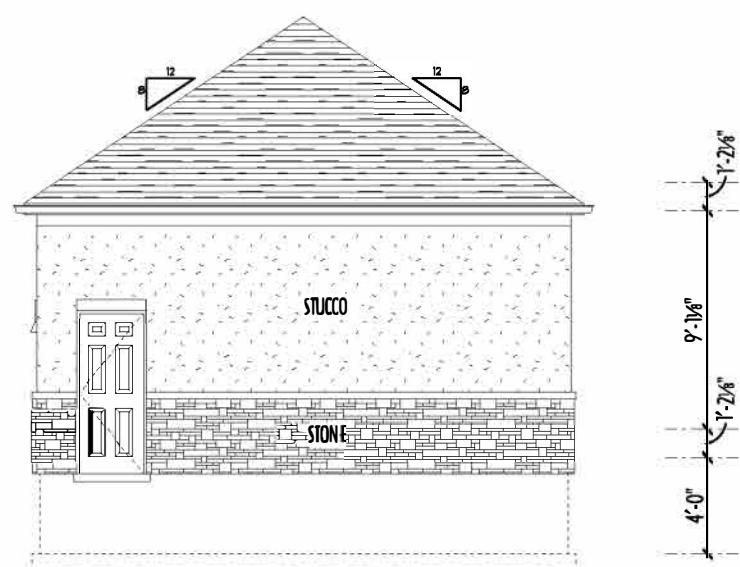
REAR ELEVATION
SCALE: 1/8"=1'-0"



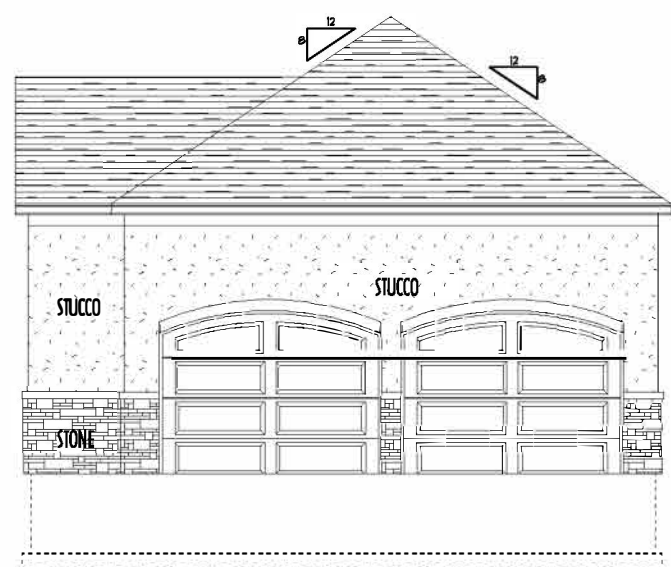
RIGHT ELEVATION
SCALE: 1/8"=1'-0"



DETACHED GARAGE LEFT ELEVATION
SCALE: 1/8"=1'-0"



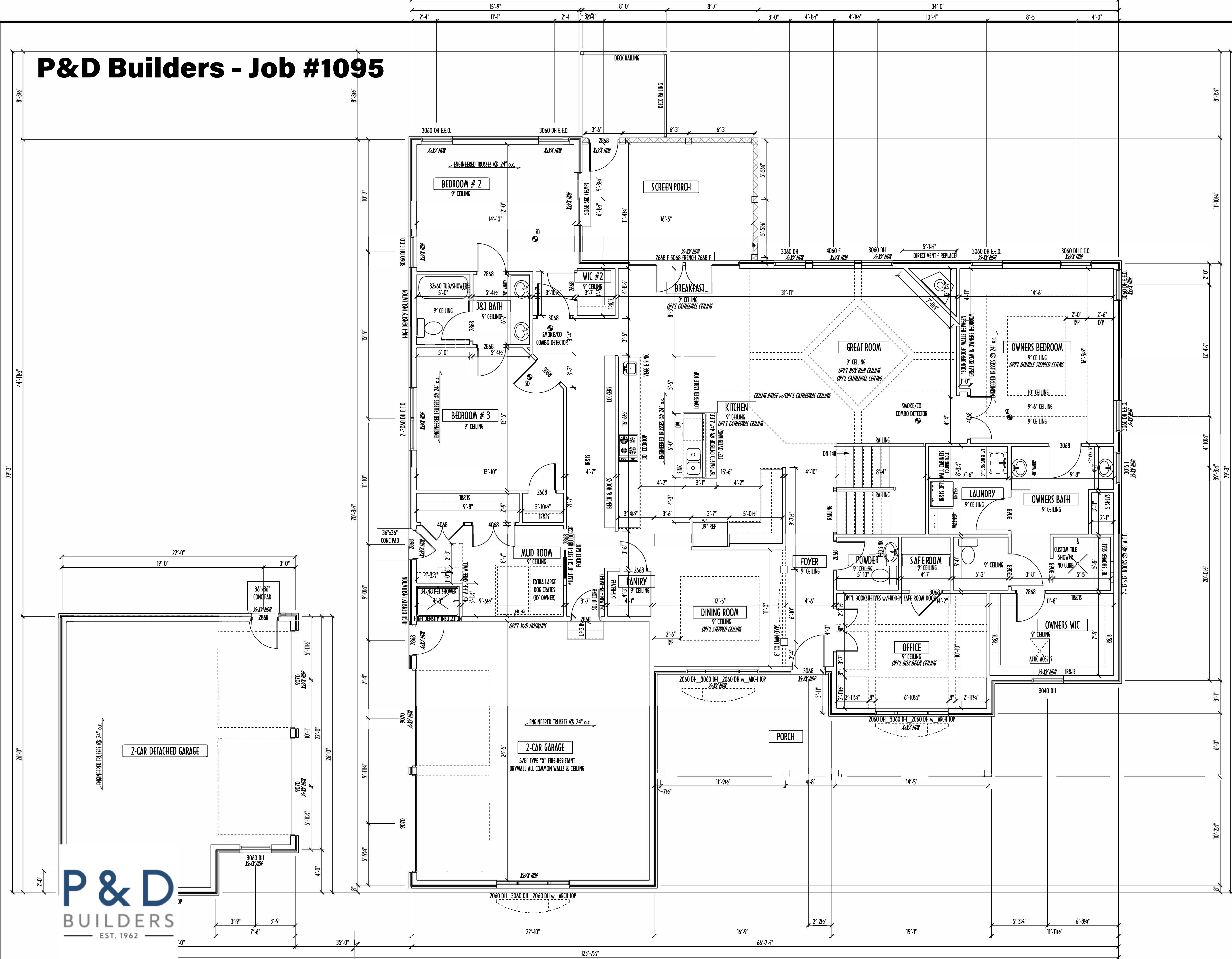
DETACHED GARAGE REAR ELEVATION
SCALE: 1/8"=1'-0"



DETACHED GARAGE RIGHT ELEVATION
SCALE: 1/8"=1'-0"

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P&D Builders - Job #1095



FIRST FLOOR PLAN

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

FIRST FLOOR CEILINGS AT 9'-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 2005 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 STRUCTURAL 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 REM-RATE SHEETS FROM IACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)

INSTALL ALL LVI & 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

YES	NO	AREA
		OFFICE BOOKSHELVES
		OFFICE BOX BEAM CEILING
		KITCHEN/BREAKFAST/GREATROOM CATHEDRAL CEILING
		GREAT ROOM BOX BEAM CEILING
		OWNERS STEPPED CEILING
		DINING ROOM STEPPED CEILING
		LAUNDRY WALL CABINETS

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	2709.5 sq. ft.
FINISHED BASEMENT AREA	89.6 sq. ft.
TOTAL AREA	2799.1 sq. ft.
OPT'L FINISHED BASEMENT AREA	796.0 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.

FIRST FLOOR PLAN



P&D Builders Ltd.

59 Greif Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
www.pndbuildersltd.com

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SCALE:

1/4" = 1'-0"

DESIGNED BY:

HLB

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

WATERPROOFING/DAMP-PROOFING PER CODE

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

CONTRACTORS SITE 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 CONSTRUCTIONS IS TO CONFORM TO 2006 OBOA AND APPLICABLE LOCAL CODES

GRADE MIN 8" BELOW TOP OF FOUNDATION SLOPING AWAY FROM HOUSE 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

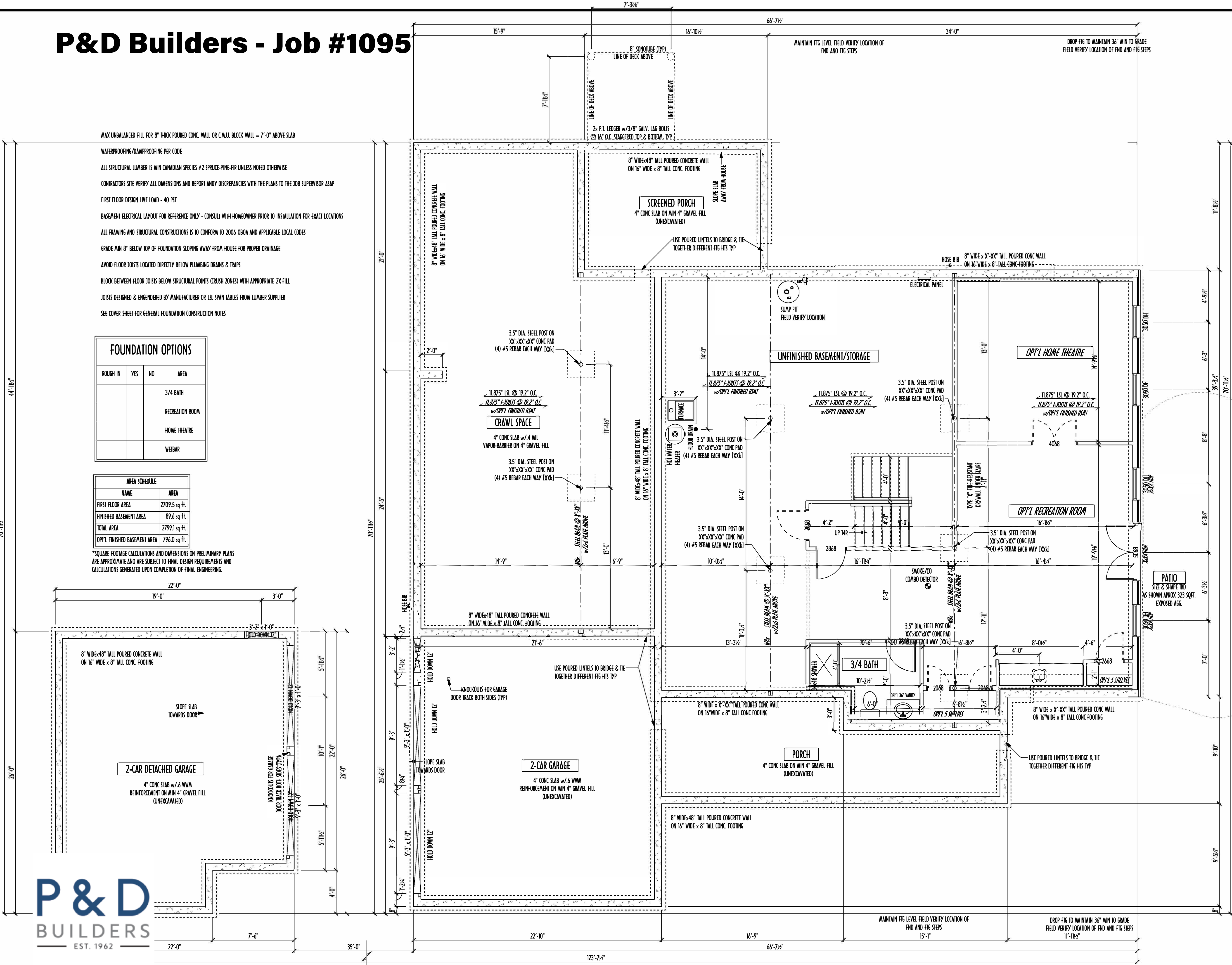
JOISTS DESIGNED & ENGINEERED BY MANUFACTURER OR LSL SPAN TABLES FROM LUMBER SUPPLIER

SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES

FOUNDATION OPTIONS				
ROUGH IN	YES	NO	AREA	
			3/4 BATH	
			RECREATION ROOM	
			HOME THEATRE	
			WETBAR	

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	2709.5 sq. ft.
FINISHED BASEMENT AREA	89.6 sq. ft.
TOTAL AREA	2799.1 sq. ft.
OPT'L FINISHED BASEMENT AREA	796.0 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.



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
BASEMENT SLAB:
CRAWL SPACE SLAB:
PORCH SLAB:
SCREENED PORCH SLAB:

FOUNDATION PLAN



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Delaware, Ohio 43015
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NO REPRESENTATION OR WARRANTY IS MADE BY P&D BUILDERS LTD. FOR ANY
UNSATISFACTORY RESULTS OR CONSEQUENCES OF THE WORK OF THESE PLANS.

FIG. JOB #
1095



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

DESIGNED BY:

HLB

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