



PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	1422 sq. ft.
SECOND FLOOR AREA	1643 sq. ft.
TOTAL AREA	3065 sq. ft.
OPT'L FIN BSMT AREA	1005 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.

ELEVATIONS



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

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P&D #1145

Architectural Seal
A I B D
of Building Design

BIA
The Green Builders

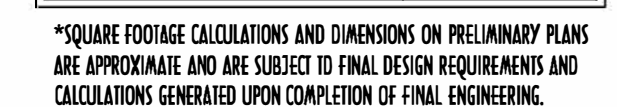
Revisions

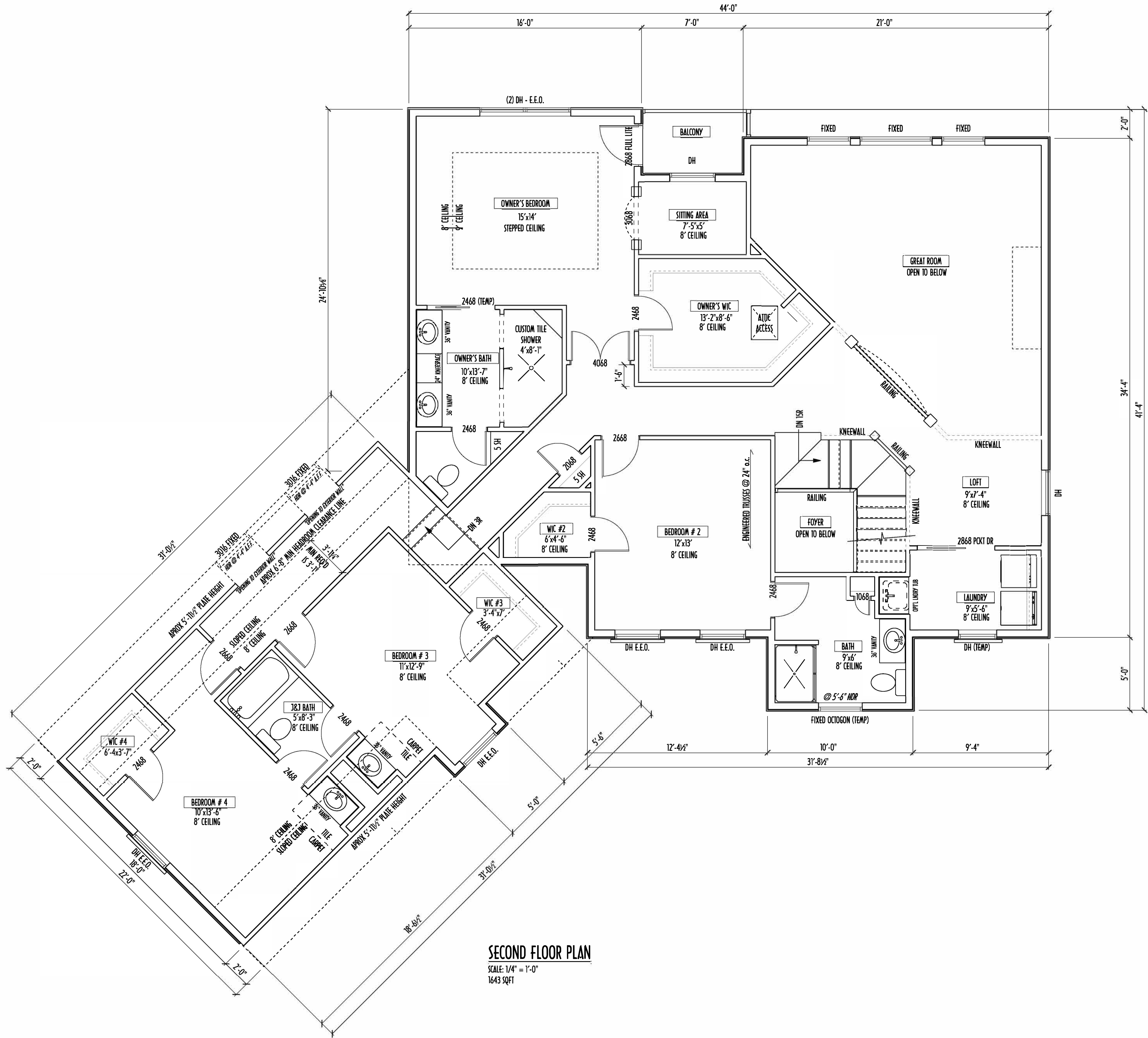
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
1643 SQFT

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 SQFT.) PER R.C.O. 310

FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCO 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
R-VALUE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON
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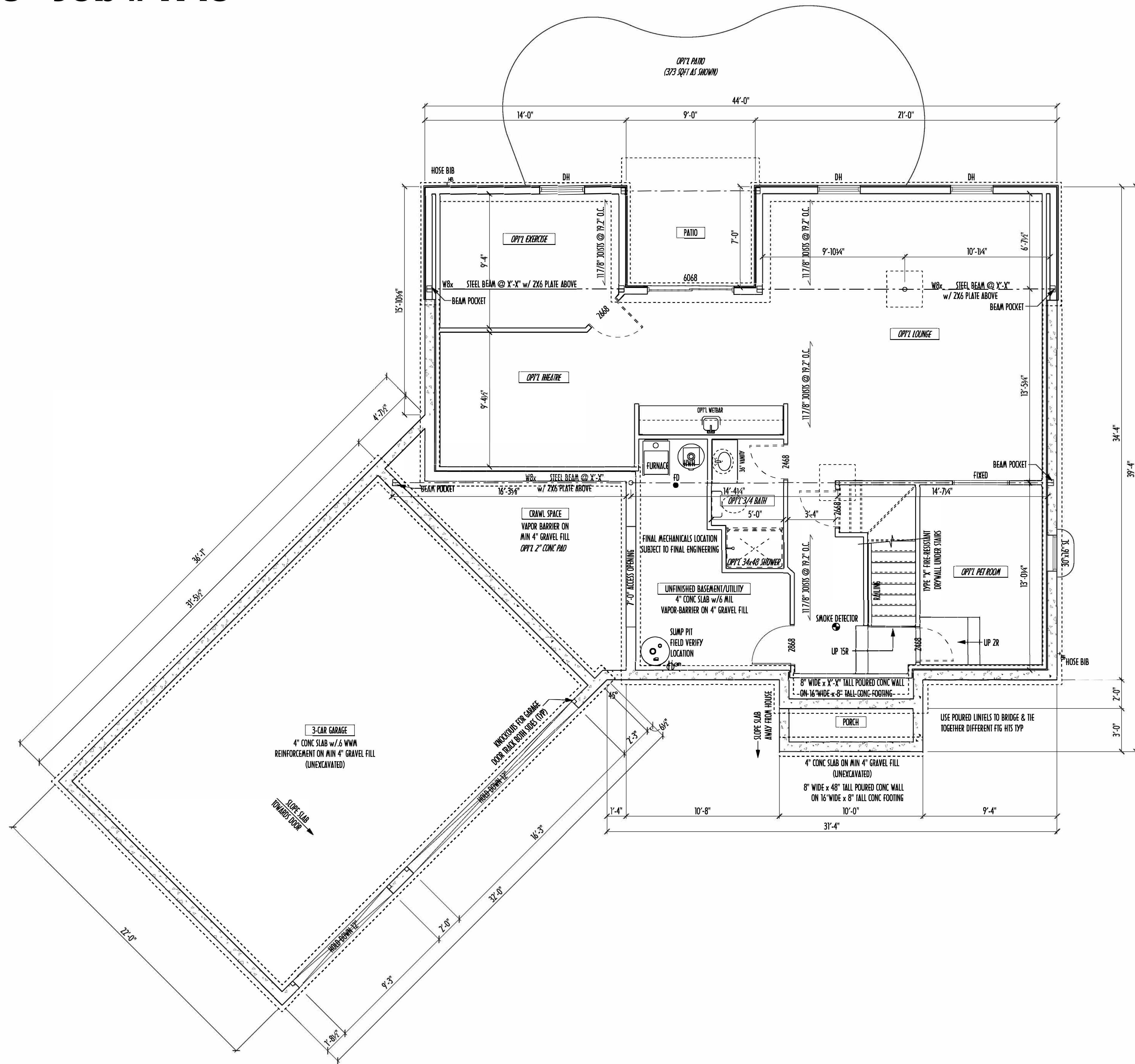
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

SECOND FLOOR OPTIONS		
OPTION	YES	NO
WALL CABINETS ABOVE WASHER/DRYER		
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FOUNDATION / BASEMENT PLAN

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

BASEMENT SLAB AREA: 1315 SQFT
GARAGE SLAB AREA: 640 SQFT
PORCH SLAB AREA: 20 SQFT
OPT'L PATIO AREA: XXX 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-1G

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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 CBCA 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
2X6 SILL PLATES MIN 12" OFF CORNERS & SPLICES TYP.

FOUNDATION OPTIONS

OPTION	YES	NO	ROUGH-IN
LOUNGE			
THEATRE			
WEBBAR			
3/4 BATH			
PET ROOM			
EXERCISE ROOM			
PATIO			
CRAWL CONCRETE PAD			

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