

P & D
BUILDERS
EST. 1962



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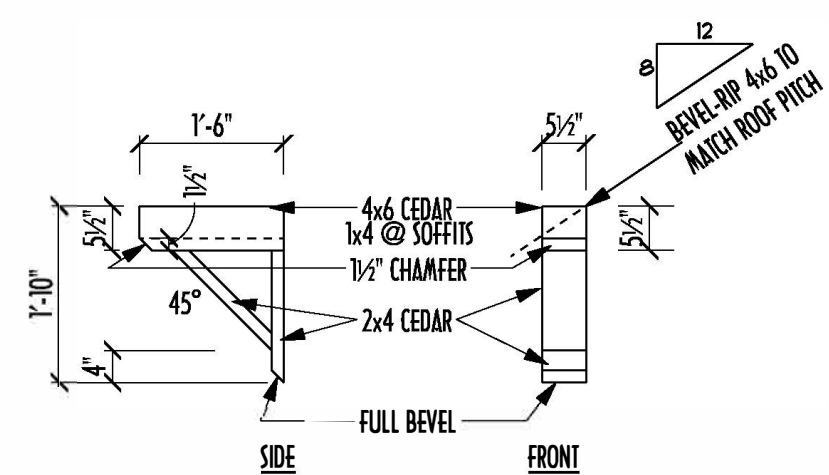
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PAGE:
OF 6



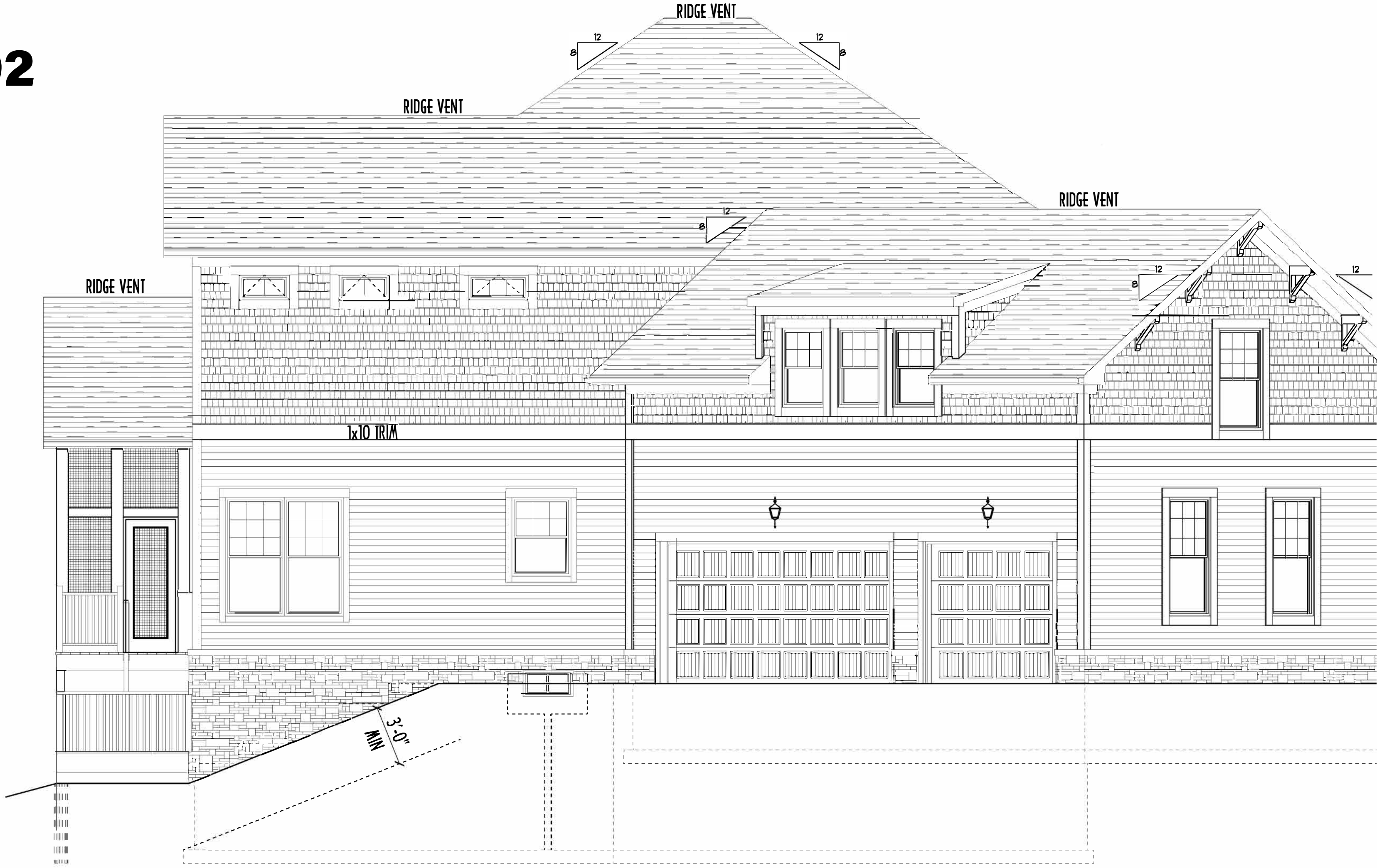
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE



GABLE BRACKET DETAIL

SCALE: 1/2" = 1'-0"

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	1558 sq ft.
SECOND FLOOR AREA	2043 sq ft.
TOTAL AREA	3601 sq ft.
FINISHED LOWER LEVEL	905 sq ft.



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



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

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	1558 sq ft.
SECOND FLOOR AREA	2043 sq ft.
TOTAL AREA	3601 sq ft.
FINISHED LOWER LEVEL	905 sq ft.

PRE-ENGINEERING DESIGN
NOT FOR CONSTRUCTION

ELEVATIONS 2



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

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PRO JOB #
1092

JOB LOCATION:
HIDDEN CREEK AT THE DARBY LOT 35

A New Wood-Framed Single-Family Construction

The Straily Residence

GALLOWAY, JEFFERSON TWP, MADISON COUNTY, OH 43119

American Institute of Building Designers

AI BD

BIA

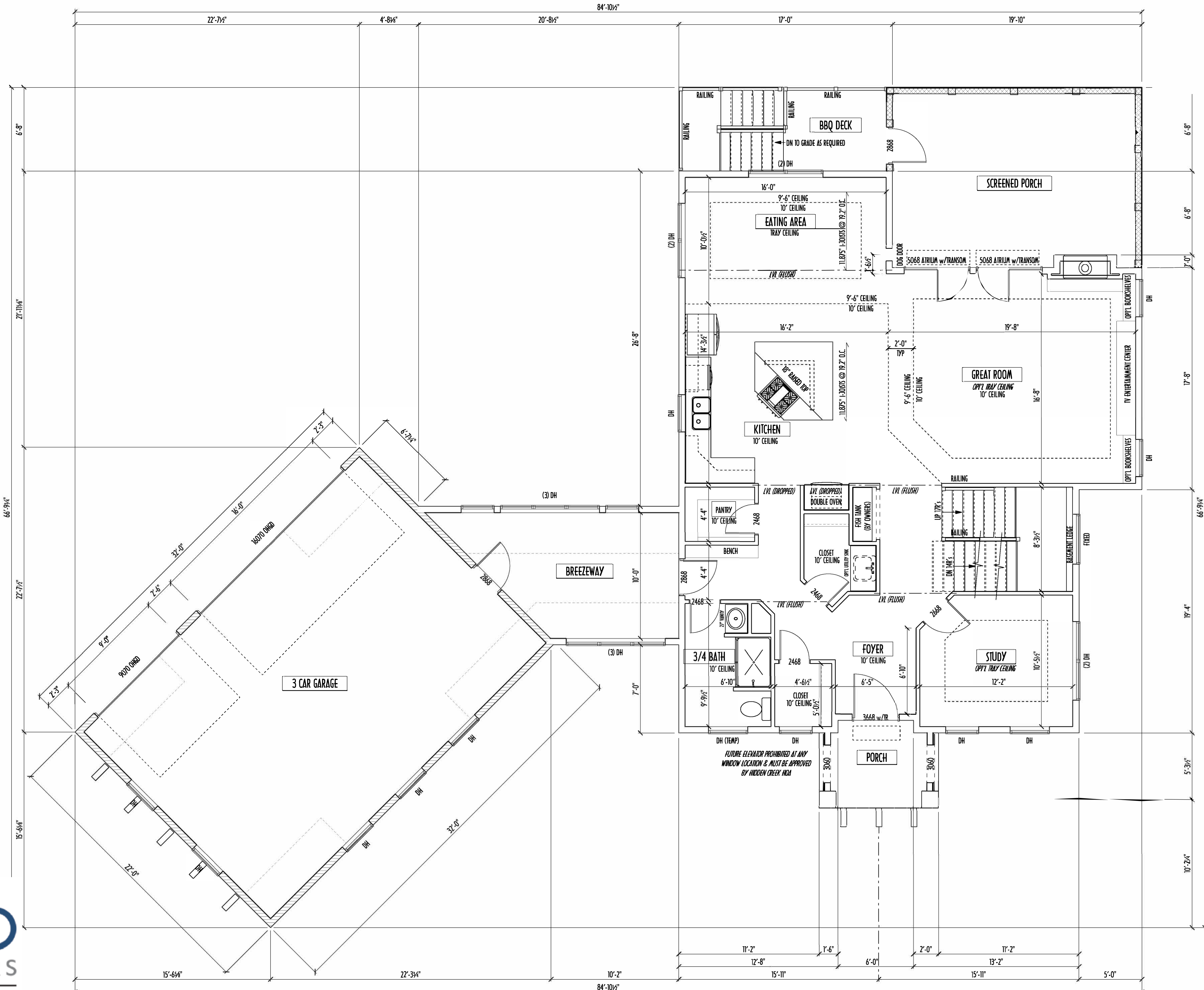
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SCALE:
1/4" = 1'-0"

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PAGE:
6 OF 6



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

FIRST FLOOR CEILINGS AT 10'-0" 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 I.C.C. 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/DOB SUPERVISOR (PER CONTRACT)

ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOOD FRAMING LENGTHS AND/OR PENETRATION

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 SPEC.

FIRST FLOOR OPTIONS		
OPTION	YES	NO
STUDY TRAY CEILING		
GREAT ROOM TRAY CEILING		
GREAT ROOM BUILT-INS		
CLOSET UTILITY SINK		

AREA SCHEDULE	
NAME	AREA
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FIRST FLOOR PLAN


P&D BUILDERS LTD. Design

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AIBD
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The Green Building Institute

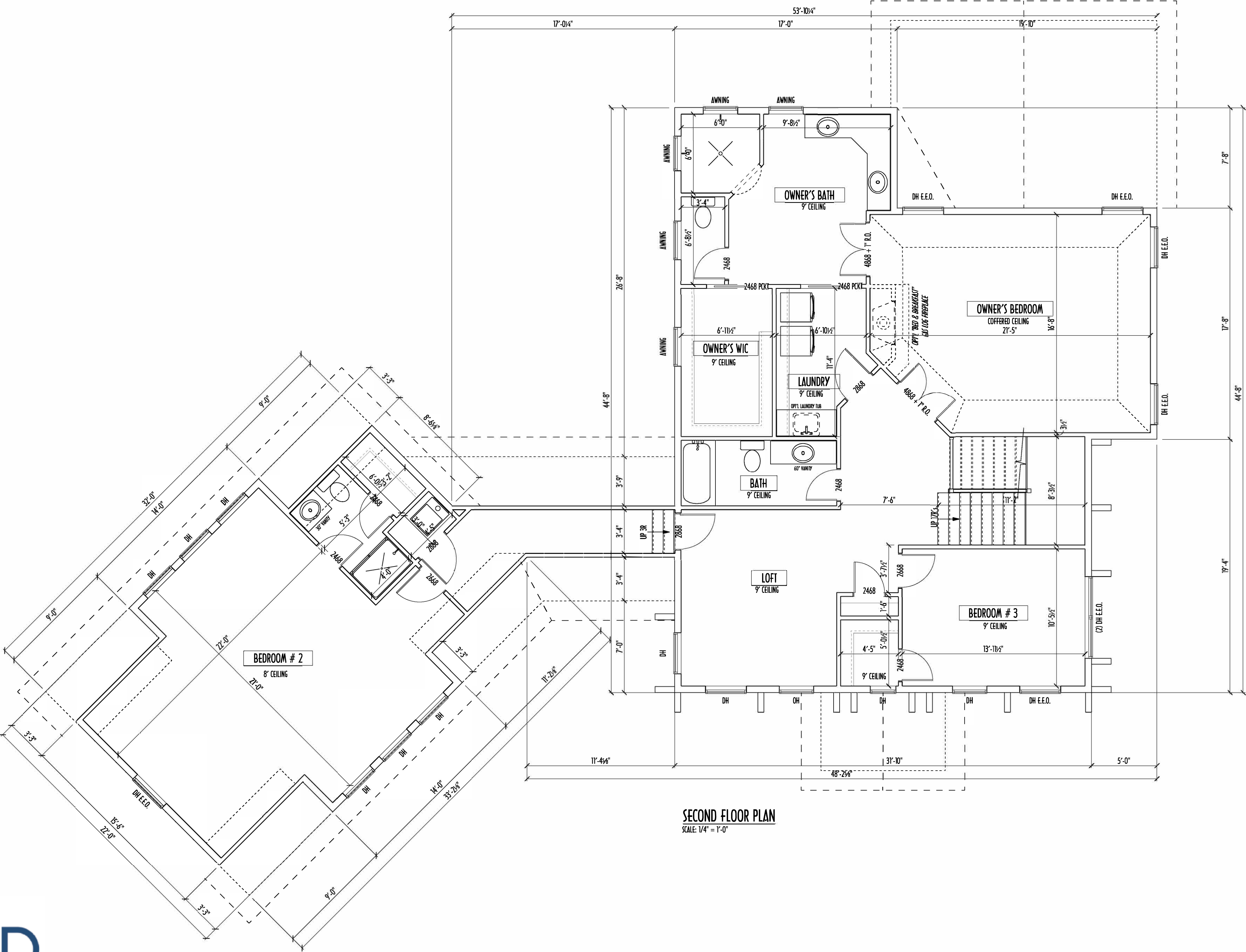
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SCALE:
1/4" = 1'-0"

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PAGE:
3 of 6



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

SECOND FLOOR CEILINGS AT 9'-1 1/4" ROUGH UNLESS NOTED OTHERWISE
SECOND FLOOR WINDOW HEADERS AT 7'-6" 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 PSR, <450 SOR 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
THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)

INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

SECOND FLOOR OPTIONS		
OPTION	YES	NO
OWNER'S GAS FIREPLACE		
LAUNDRY TUB		
LAUNDRY WALL CABINETS		

AREA SCHEDULE	
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SECOND FLOOR PLAN

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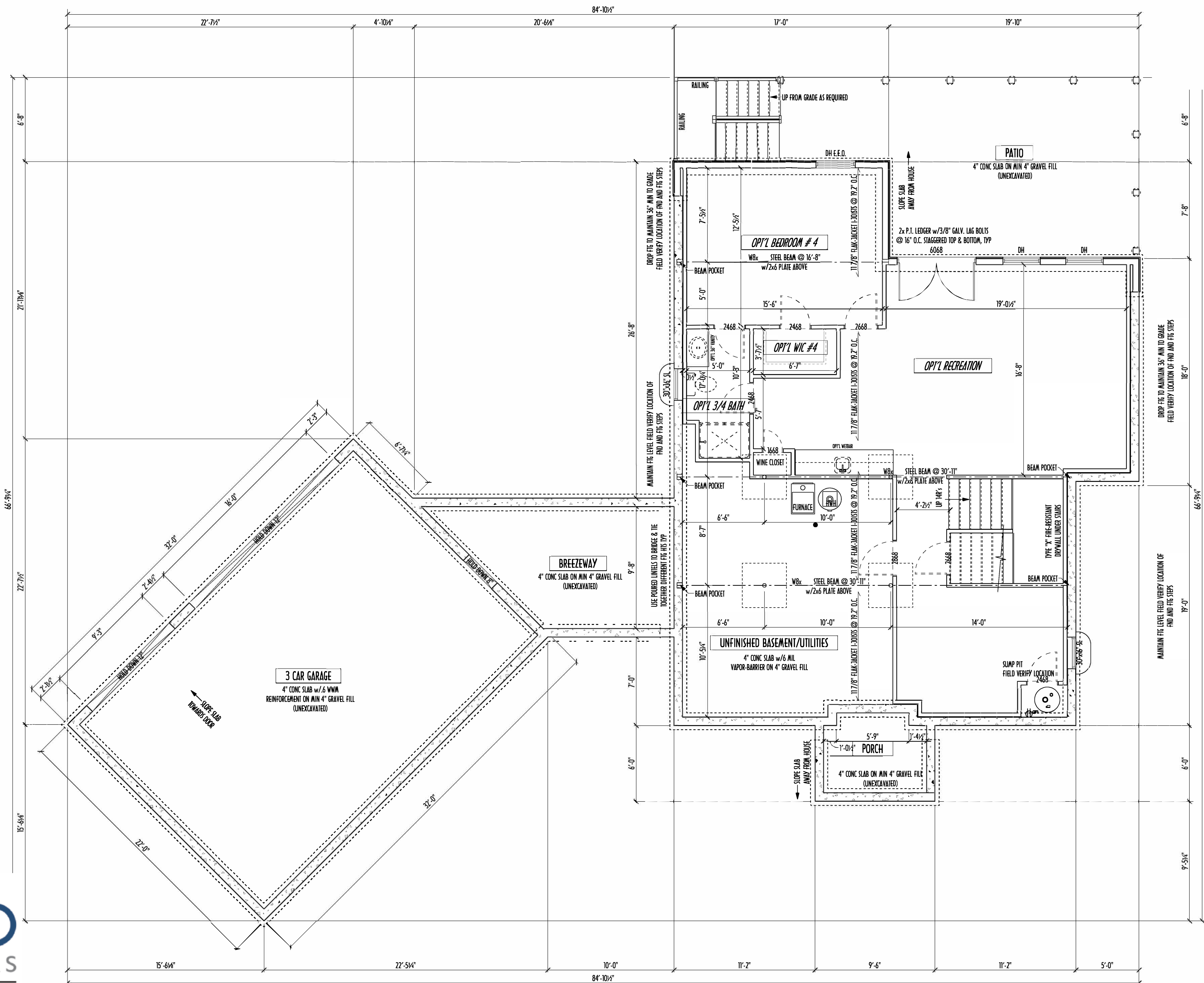
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TO REMAIN MIN. 36" BELOW GRADE

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

FINAL/INSTALLED INSULATION VALUES SHOULD MATCH REA-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY - REFERENCE ONLY)

INSTALL ALL LVL & LSI BEAMS WITH LABELS VISIBLE FOR BLOG 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 OBDA 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	ROUGH-IN	YES	NO
BEDROOM 4 & WIC			
3/4 BATH			
RECREATION ROOM			
WETBAR			

BASEMENT SLAB AREA: 1685 SQFT
GARAGE SLAB AREA: 972 SQFT
PORCH SLAB AREA: 68 SQFT
COVERED PORCH SLAB AREA: 195 SQFT

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