

P&D Builders - Job # 1119



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

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PROPERTY OF P&D BUILDERS LTD.
NO REPRODUCTION OR OTHER USE
OF THESE PLANS MAY BE MADE
WITHOUT PRIOR WRITTEN CONSENT
OF THE AUTHOR OF THESE PLANS

1119

-  CULTURED STONE
-  SHAKE
-  30 YR. DIMN'S'L SHINGLES
-  LAP SIDING
-  B&B SIDING

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

American Institute
A I
B D
of Building Design

BIA
The Home Builders

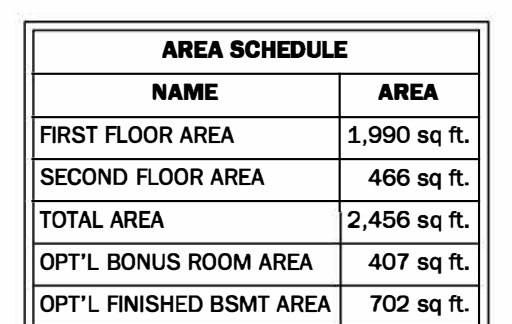
visions

Date:	By:
05/28/14	HLB
06/17/14	HLB
07/08/14	HLB
07/15/14	HLB
08/4/14	PnD
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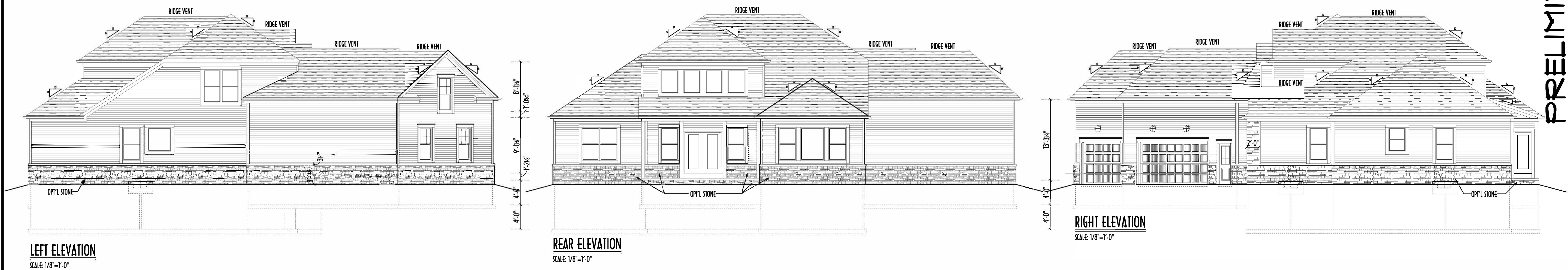
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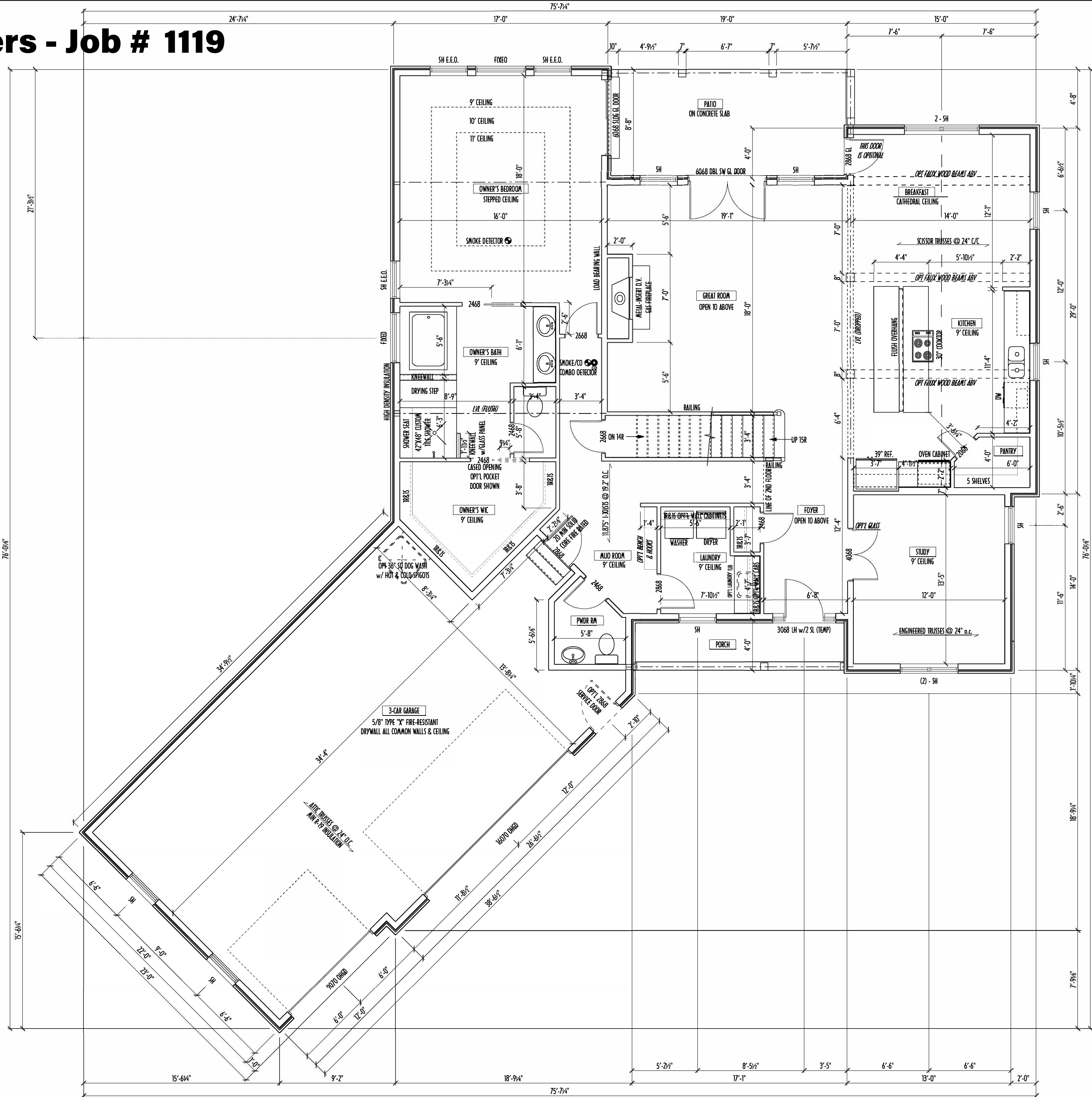
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of 8



*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
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 2013 R.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/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 REAR-RATE SHEETS FROM YALOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)

INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLOG 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
STUDY GLASS DOORS		
LAUNDRY TUB		
LAUNDRY WALL CABINETS		
OWNER'S WIC POCKET DOOR		

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	1,990 sq. ft.
SECOND FLOOR AREA	466 sq. ft.
TOTAL AREA	2,456 sq. ft.
OPT'L. BONUS ROOM AREA	407 sq. ft.
OPT'L. FINISHED BSMT AREA	702 sq. ft.

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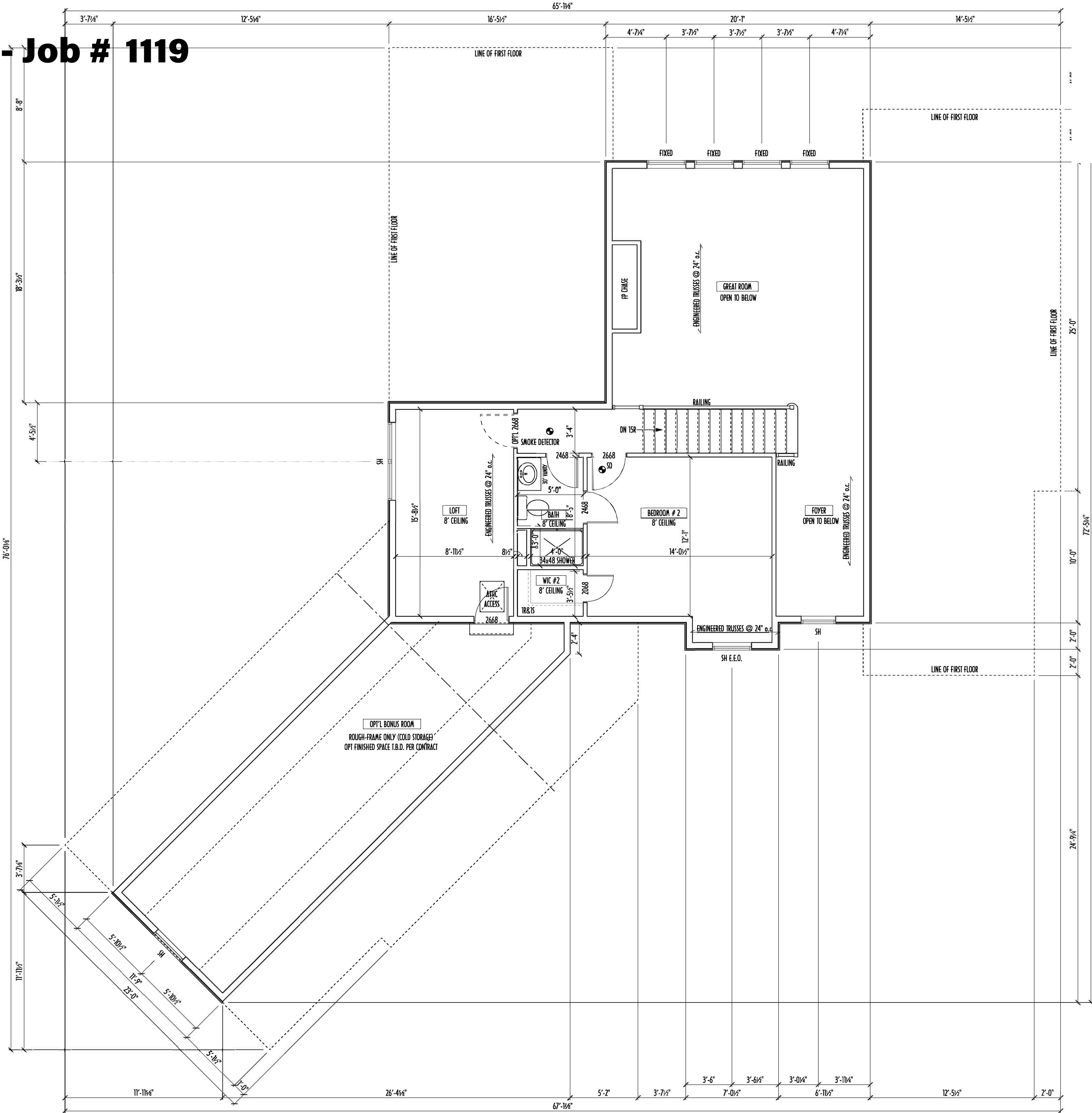
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07/15/14	HLB
08/14/14	PhD
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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 PSR, <450 SDR PER ASTM E64)

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
WALL CABINETS ABOVE WASHER/DRYER		
WHIRLPOOL TUB IN OWNER'S BATH		
DOOR INTO LOFT		

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	1,990 sq. ft.
SECOND FLOOR AREA	466 sq. ft.
TOTAL AREA	2,456 sq. ft.
OPT'L. BONUS ROOM AREA	407 sq. ft.
OPT'L. FINISHED BSMT AREA	702 sq. ft.

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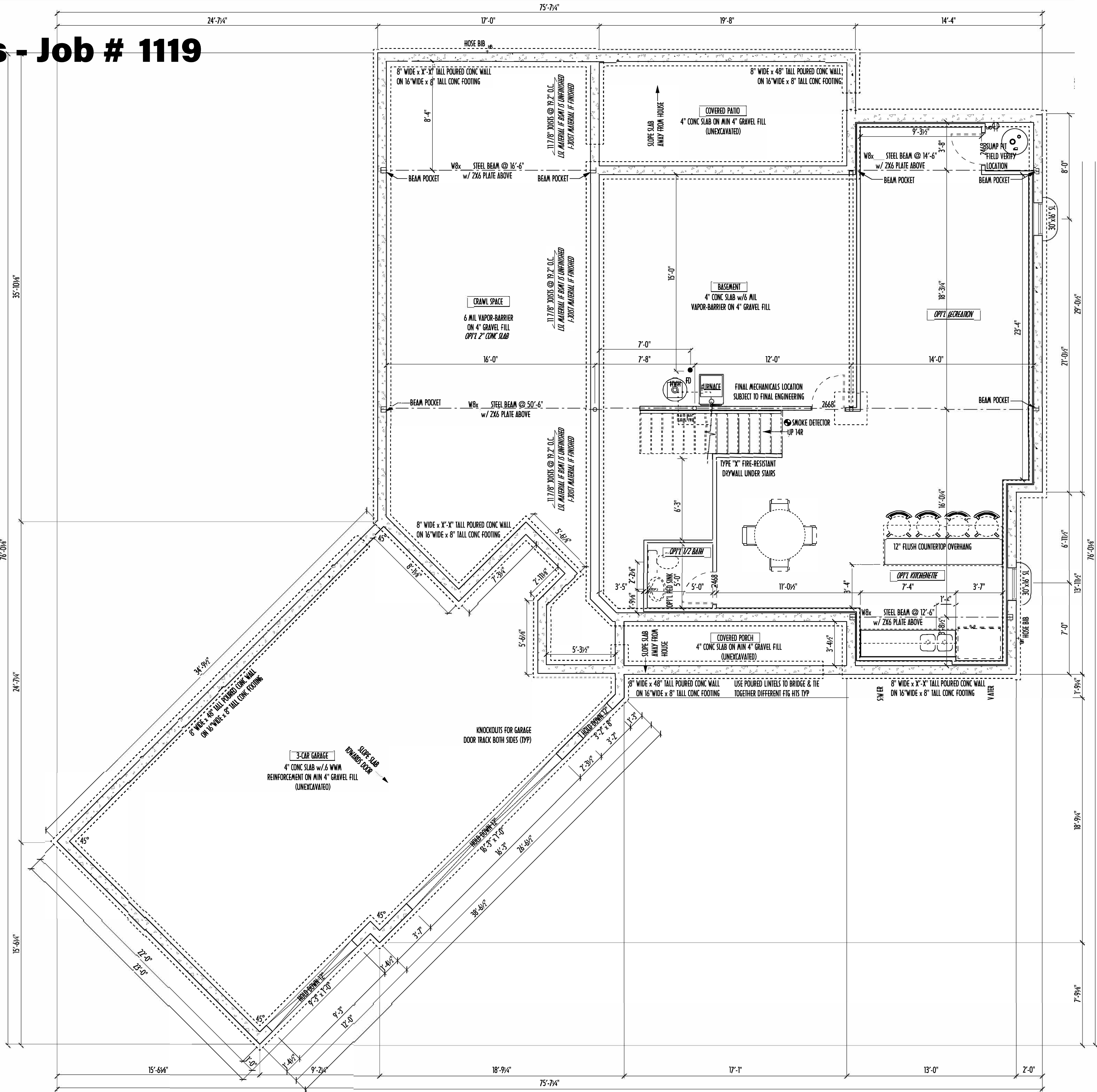
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FOUNDATION / BASEMENT PLAN

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

BASEMENT SLAB AREA: 1202 SQFT
GARAGE SLAB AREA: 802 SQFT
PORCH SLAB AREA: 69 SQFT
PATIO SLAB AREA: 168 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

FINAL/INSTALLED INSULATION VALUES SHOULD MATCH REAM-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 IBC/A 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 DR 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
2" CONC SLAB @ CRAWL			
RECREATION ROOM			
KITCHENETTE			
1/2 BATH			

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	1,990 sq. ft.
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