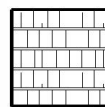
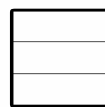
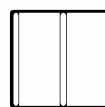
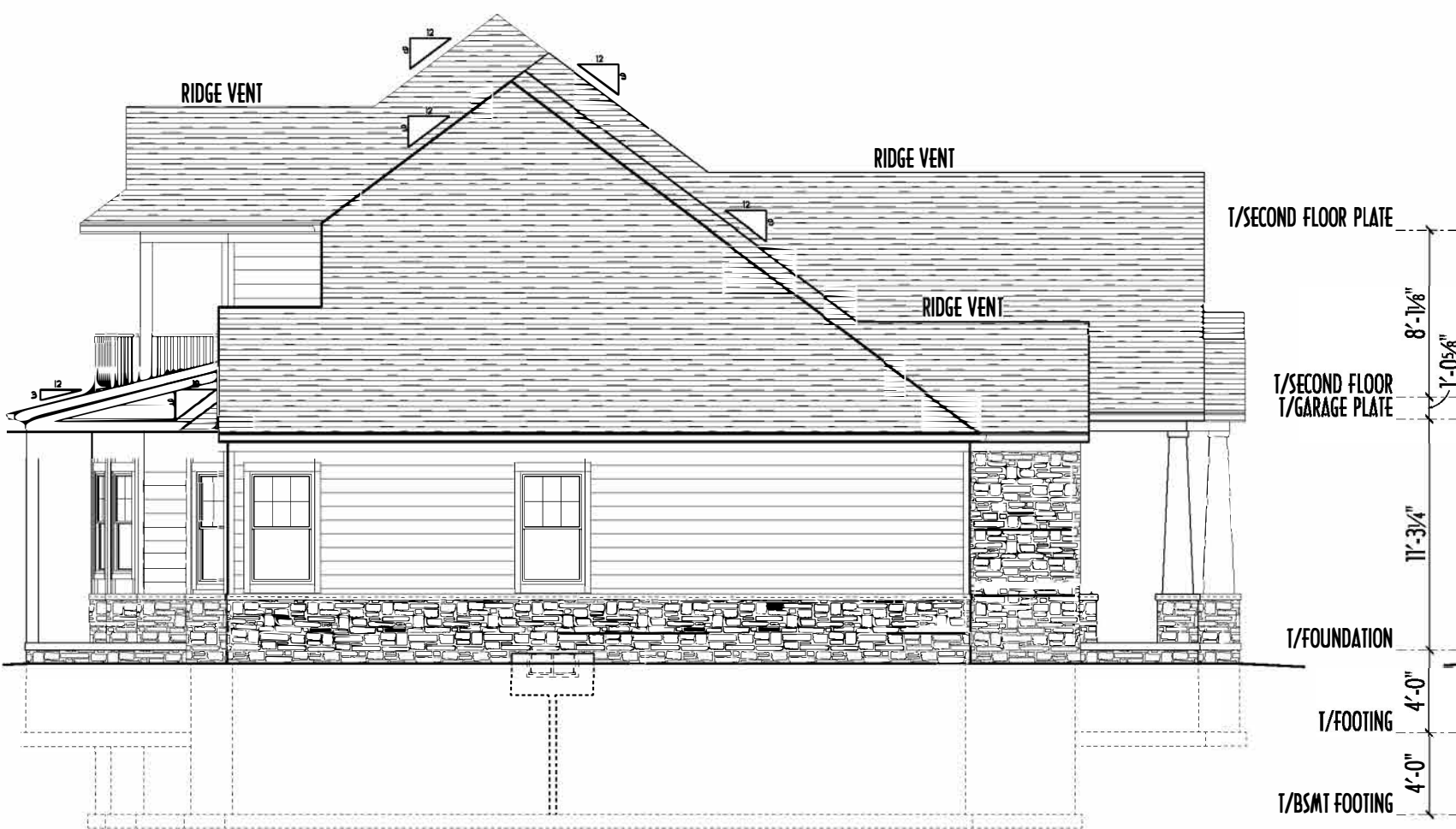


-  DIMENSIONAL SHINGLES
-  SHAKE
-  WIDE SIDING
-  BOARD & BATTEN
-  CULTURED STONE



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"

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	2896 sq ft.
SECOND FLOOR AREA	705 sq ft.
TOTAL AREA	3601 sq ft.
OPT'L FIN BSMT AREA	XXX 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.



PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

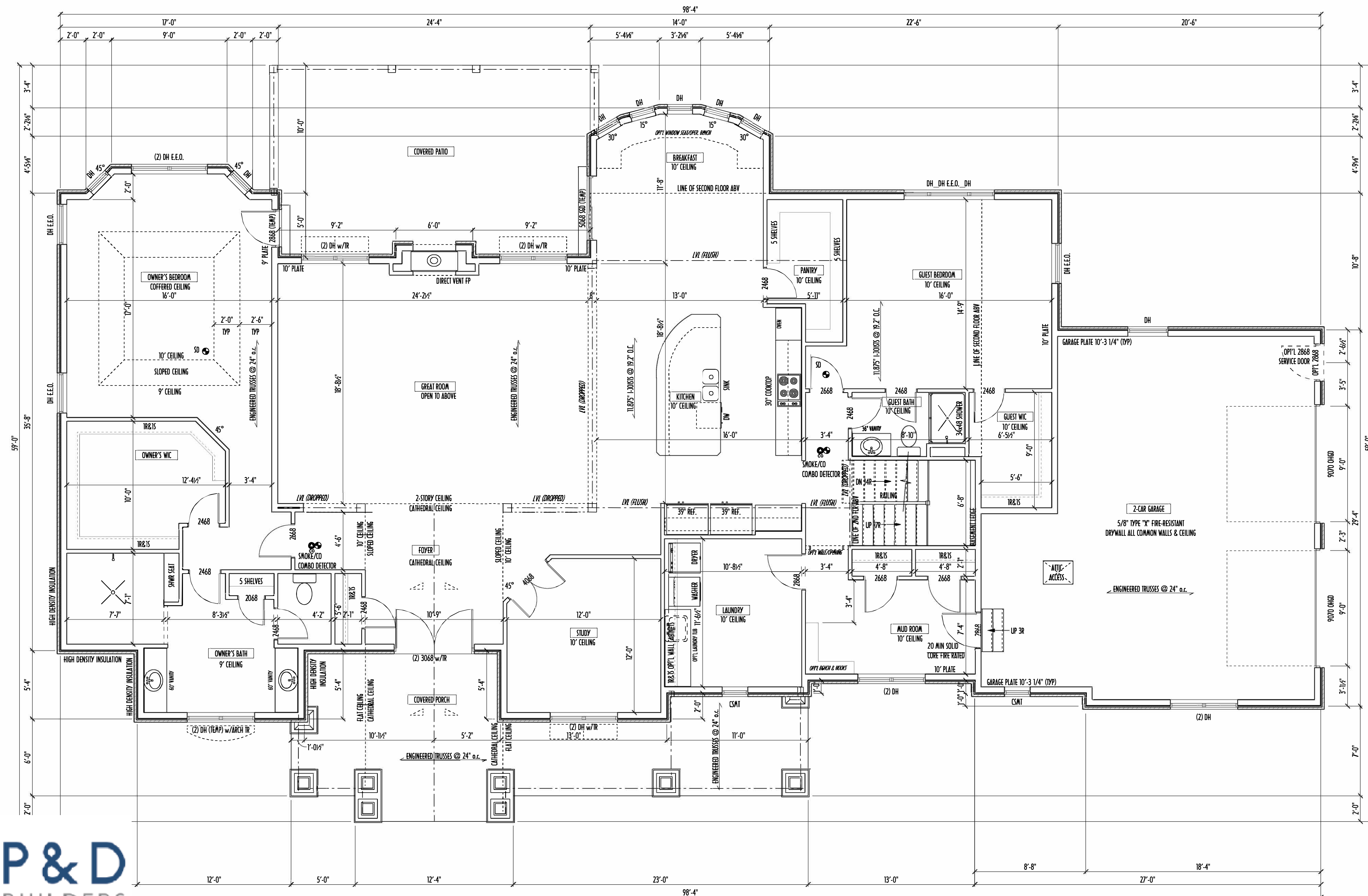


Revisions	
Date:	By:
02/03/15	HLB
02/16/15	HLB
02/19/15	HLB
--/--/--	---
--/--/--	---
--/--/--	---
--/--/--	---

SCALE:

DESIGNED BY:
HLB/P&D

FIRST FLOOR PLAN																	
P&D Builders Ltd 59 Greif Parkway Suite 100 Delaware, OH 43015 (740) 201-8079 www.pndbuilders.com																	
ALL DESIGNS ARE THE EXCLUSIVE 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																	
P&D JOB #	1149																
SITE LOCATION:																	
American Institute of AIBD of Building Design																	
Revisions																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="padding: 5px;">Date:</th> <th style="padding: 5px;">By:</th> </tr> <tr> <td style="padding: 5px;">02/03/15</td> <td style="padding: 5px;">HLB</td> </tr> <tr> <td style="padding: 5px;">02/16/15</td> <td style="padding: 5px;">HLB</td> </tr> <tr> <td style="padding: 5px;">02/19/15</td> <td style="padding: 5px;">HLB</td> </tr> <tr> <td style="padding: 5px;">--/--/--</td> <td style="padding: 5px;">---</td> </tr> <tr> <td style="padding: 5px;">--/--/--</td> <td style="padding: 5px;">---</td> </tr> <tr> <td style="padding: 5px;">--/--/--</td> <td style="padding: 5px;">---</td> </tr> <tr> <td style="padding: 5px;">--/--/--</td> <td style="padding: 5px;">---</td> </tr> </table>	Date:	By:	02/03/15	HLB	02/16/15	HLB	02/19/15	HLB	--/--/--	---	--/--/--	---	--/--/--	---	--/--/--	---	
Date:	By:																
02/03/15	HLB																
02/16/15	HLB																
02/19/15	HLB																
--/--/--	---																
--/--/--	---																
--/--/--	---																
--/--/--	---																
SCALE:																	
DESIGNED BY: HLB/P&D																	
PAGE: 3 OF 9																	



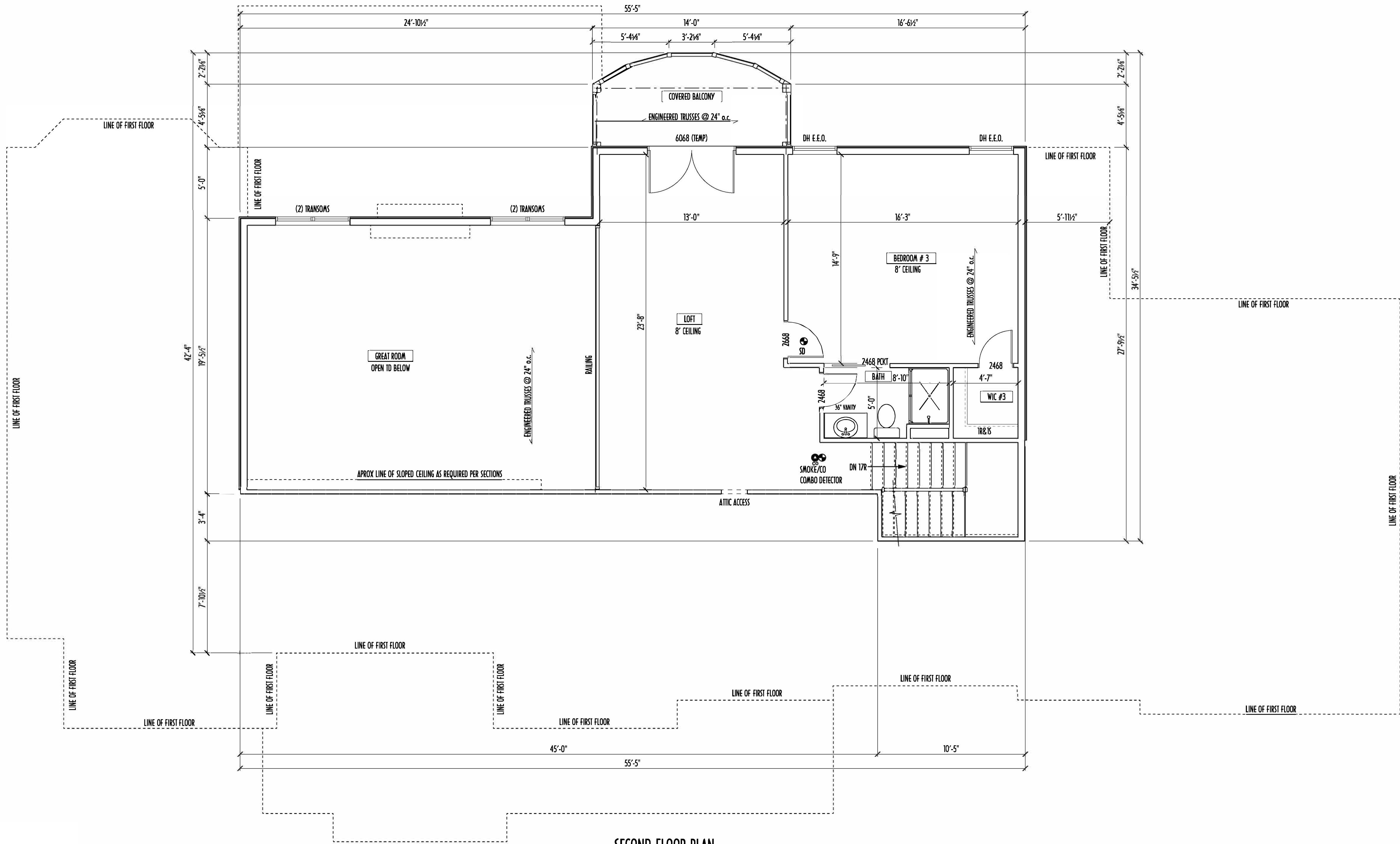
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR OPTIONS		
OPTION	YES	NO
MUDROOM BENCH & HOOKS		
--		
--		

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	2896 sq ft.
SECOND FLOOR AREA	705 sq ft.
TOTAL AREA	3601 sq ft.
OPT'L FIN BSMT AREA	XXX 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.

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



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. 31D
FEMA PLASTIC/INSULATION SHALL BE INSTALLED PER RCO 314 & 315
(<75 PSF, <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
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		

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	2896 sq ft.
SECOND FLOOR AREA	705 sq ft.
TOTAL AREA	3601 sq ft.
OPT'L FIN BSMT AREA	XXX 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.

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



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

ALL DESIGNS ARE THE EXCLUSIVE
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

P&D JOB #
1149

DATE: 10/2/2016



Revisions	
Date:	By:
02/03/15	HLB
02/16/15	HLB
02/19/15	HLB
--/--	---
--/--	---
--/--	---
--/--	---

SCALE:

DESIGNED BY:
HLB/P&D

PAGE:
4 OF 9



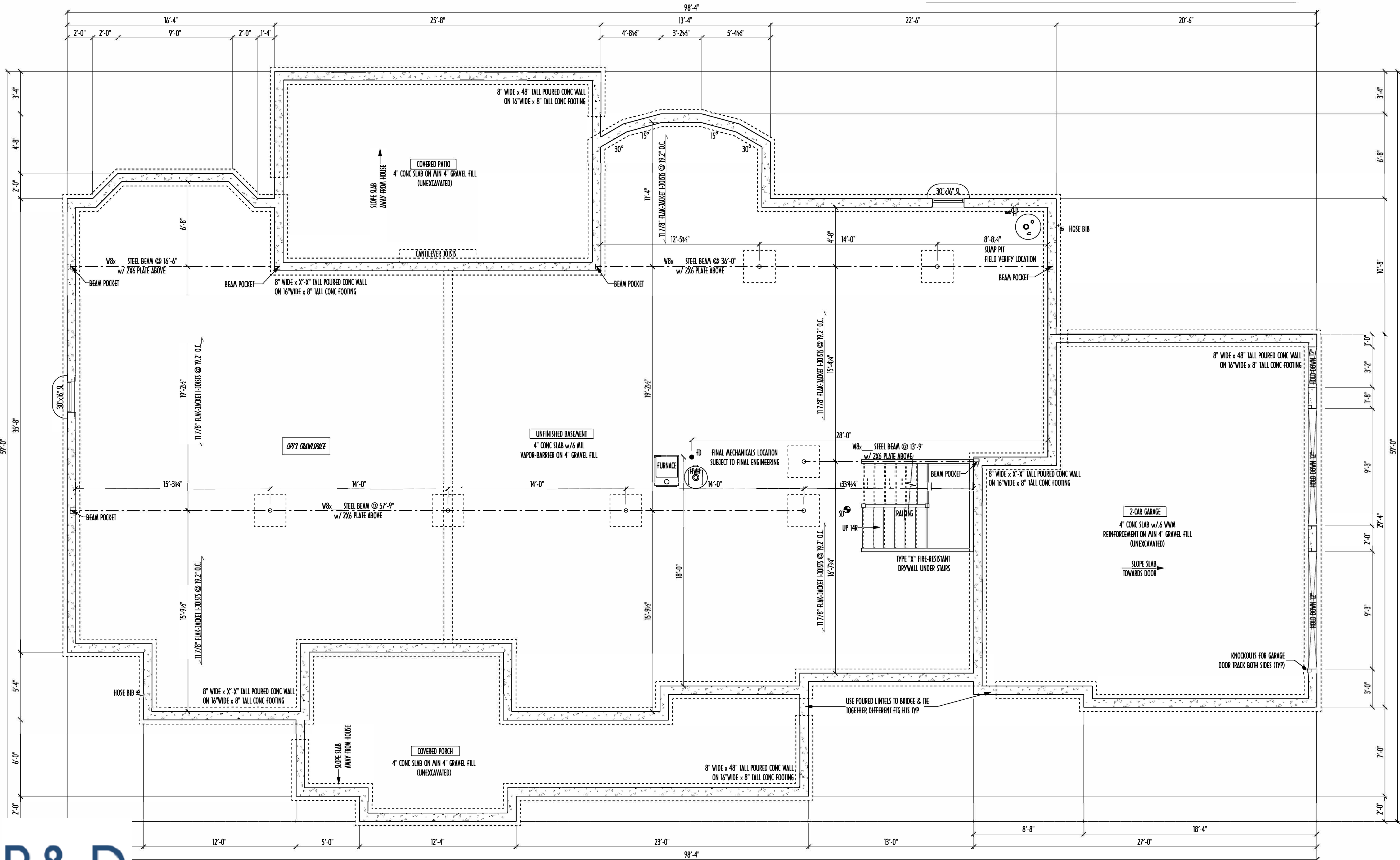
P&D Builders Ltd
59 Greif Parkway Suite 100
Delaware, OH 43015
(740) 201-8079
www.pndbuilders.com

ALL NOTATIONS ARE THE EXCLUSIVE
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

P&D JOB #
1149

DATE: 11/19/2014

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



- 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 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
- MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.A.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 STRIPS AT 42" O/C THRU PRES-TREATED 2X6 SILL PLATES MIN 12" OFF CORNERS & SPLICES TYP.



FOUNDATION / BASEMENT PLAN
SCALE: 1/4" = 1'-0"

BASEMENT SLAB AREA: 2704 SQFT
ATTACHED GARAGE SLAB AREA: 668 SQFT
DETACHED GARAGE SLAB AREA: 573 SQFT
COVERED PORCH SLAB AREA: 370 SQFT
COVERED PATIO SLAB AREA: 375 SQFT

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	2896 sq ft.
SECOND FLOOR AREA	705 sq ft.
TOTAL AREA	3601 sq ft.
OPT'L FIN BSMT AREA	XXX 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:
02/03/15	HLB
02/16/15	HLB
02/19/15	HLB
--/--/--	---
--/--/--	---
--/--/--	---

SCALE:
DESIGNED BY:
HLB/P&D
PAGE:
2 OF 9