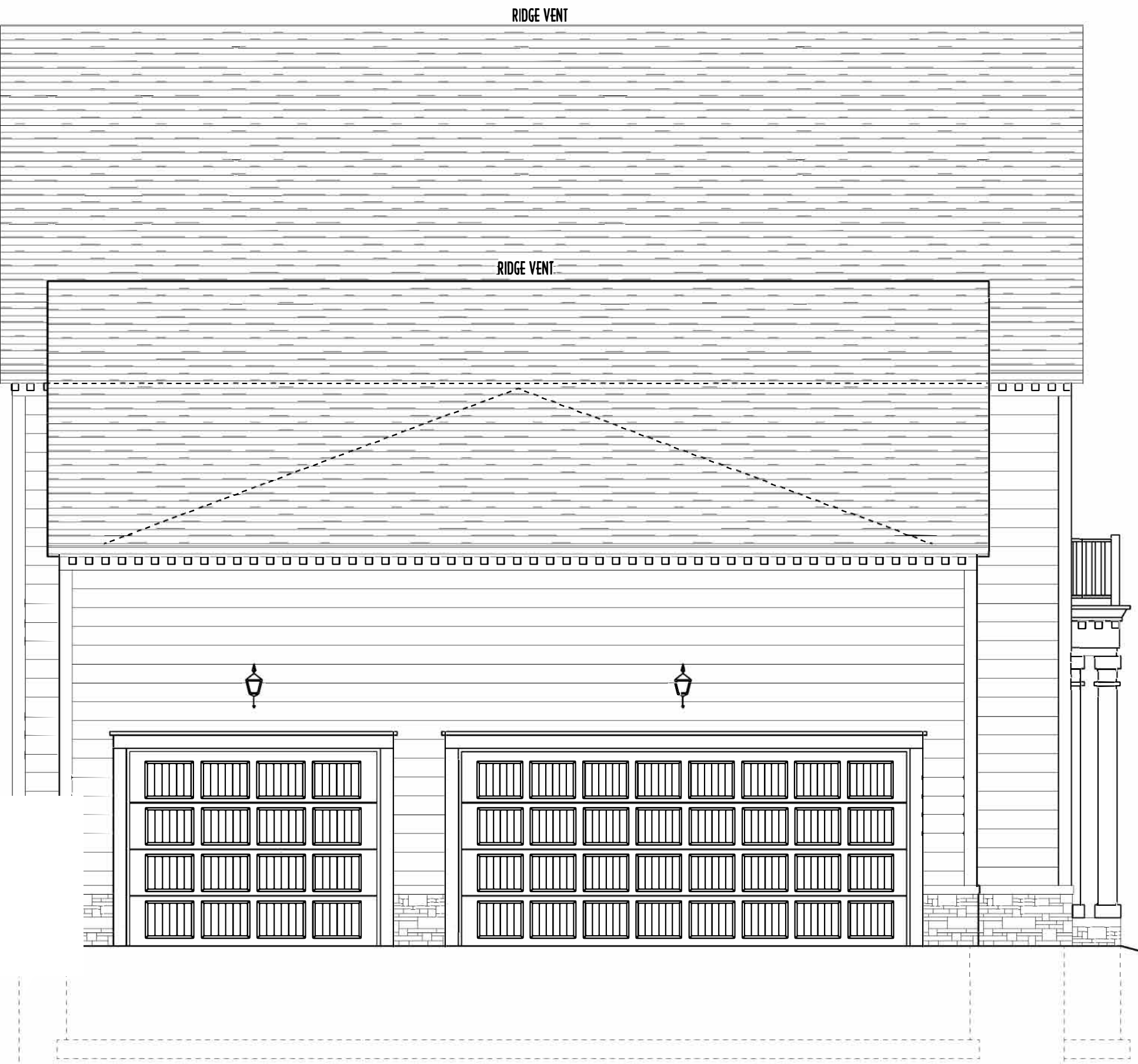




LEFT ELEVATION (NICHOLSON WAY)
SCALE: 1/4" = 1'-0"



FRONT ELEVATION (ENFIELD COURT)
SCALE: 1/4" = 1'-0"
ARCHITECTURAL STYLE: COLONIAL REVIVAL



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

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

ELEVATIONS



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Delaware, OH 43015
(740) 201-8079
www.pndbuilders.com

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PROJ. NO. #
1112

American Institute
of Building Design
AIBD

BIA
Building Industry Association

Revisions

Date:	By:
04/10/14	HLB
04/22/14	HLB
04/30/14	HLB
05/19/14	HLB
-/-/-	---
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SCALE:

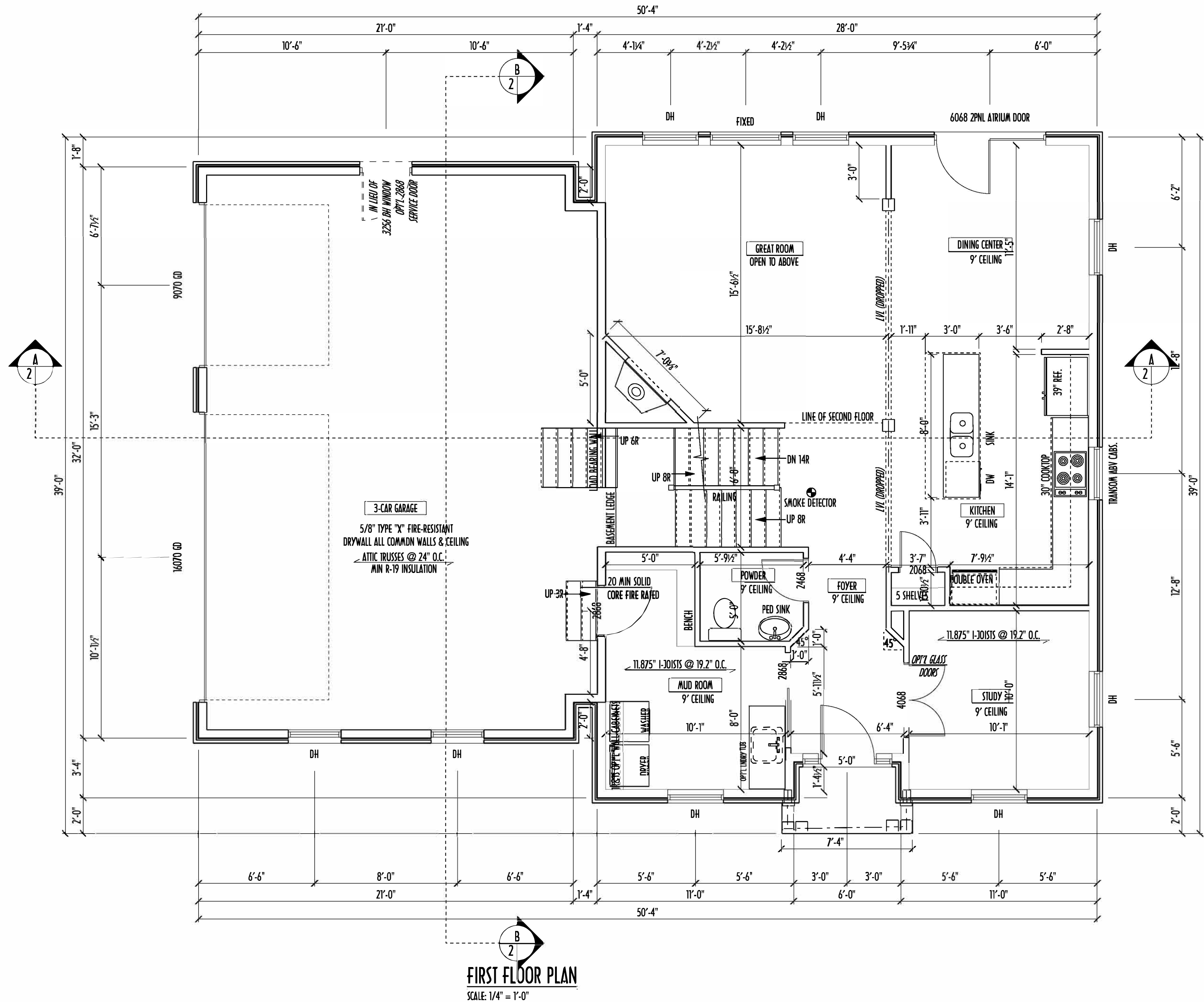
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PAGE:
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P&D BUILDERS
EST. 1962

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	1024.0 sq ft.
SECOND FLOOR AREA	1311.3 sq ft.
SUBTOTAL AREA	2155.3 sq ft.
OPT'L. FIN. BSMT. AREA	XXXX sq ft.
TOTAL AREA	2155.3 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 CEILINGS AT 9'-1 1/8" UNLESS
FIRST FLOOR WINDOW HEADERS AT 7'-6" U

CONTRACTORS TO SITE VERIFY ALL DIMENS
DISCREPANCIES WITH THE PLANS TO THE 3D

FIRST FLOOR DESIGN LIVE LOAD = 40 PSF
SECOND FLOOR DESIGN LIVE LOAD = 40 PSF (ACCORDING TO IBC)

ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM
TO 2015 I.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 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
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

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		
GARAGE SERVICE DOOR		

AREA SCHEDULE	
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PRELIMINARY DESIGN
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FIRST FLOOR
PLAN



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P&D JOB #
1112

Architectural Submitter
**A I
B D**
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BIA
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SECOND FLOOR PLAN



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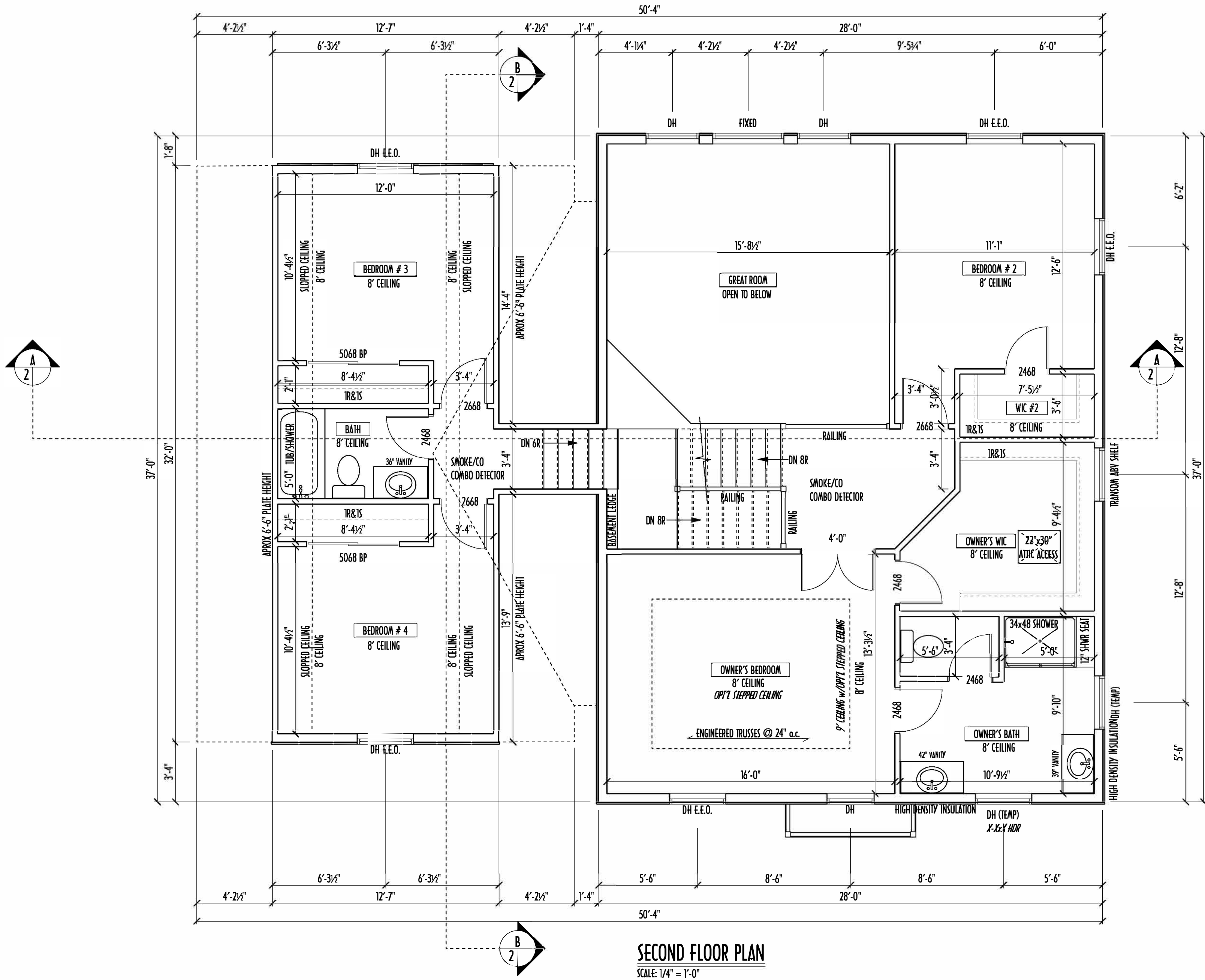
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SECOND FLOOR CEILINGS AT 8'-1 1/8" ROUGH UNLESS NOTED OTHERWISE
SECOND FLOOR WINDOW HEADERS AT 6'-10" UNLESS NOTED OTHERWISE

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 I.C.C. 310

FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCO 314 & 315 (<75 PSR, <450 SDR PER ASTM E94)

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

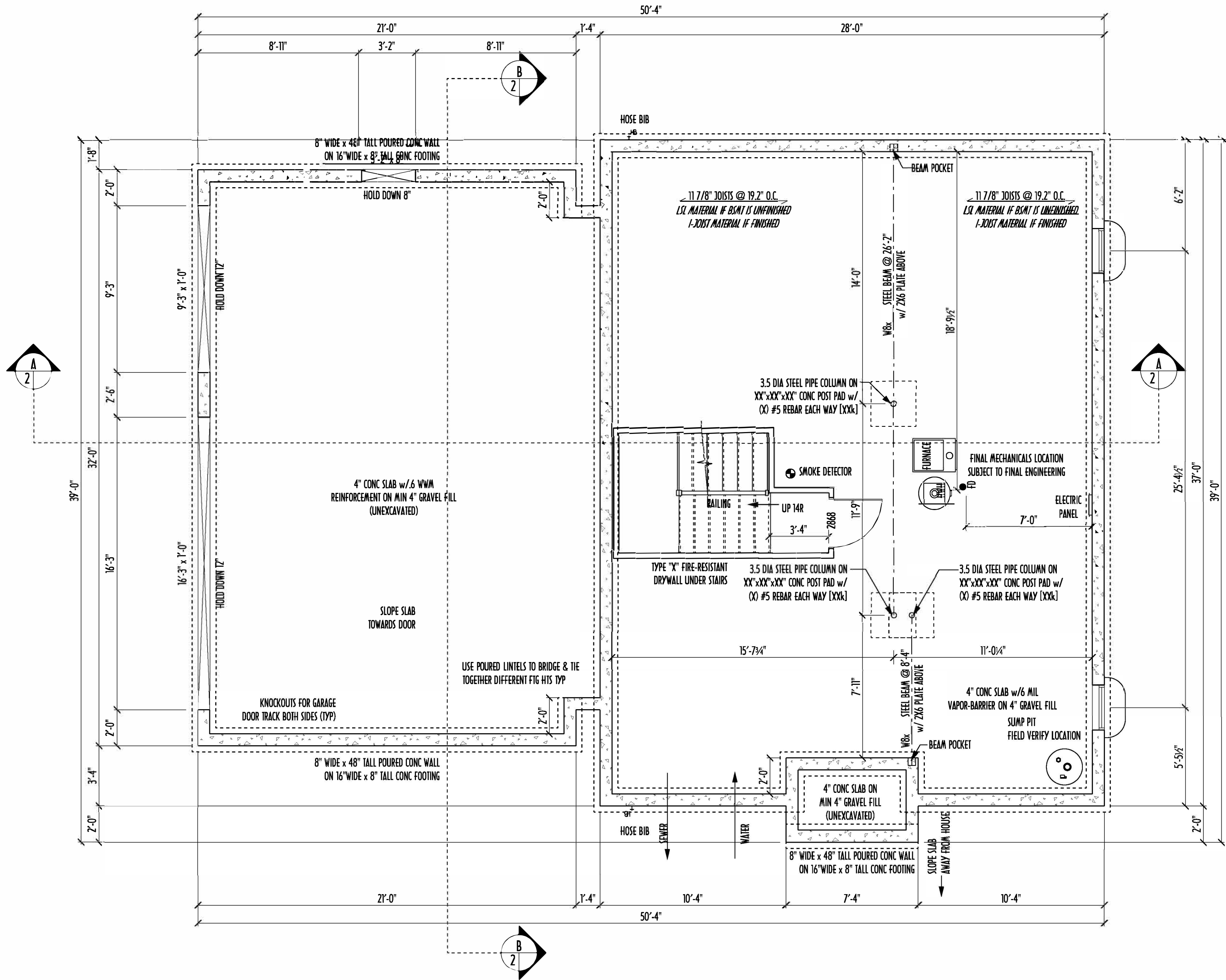
FINAL/INSTALLED INSULATION VALUES SHOULD MATCH RCM-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)

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

SECOND FLOOR OPTIONS		
OPTION	YES	NO
OWNER'S BEDROOM STEPPED CEILING		
-		
-		

AREA SCHEDULE	
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FOUNDATION / BASEMENT PLAN
SCALE: 1/4" = 1'-0"
BASEMENT SLAB AREA: 936 SQFT
GARAGE SLAB AREA: 693 SQFT
PORCH SLAB AREA: 27 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-16
- FINAL/INSTALLED INSULATION VALUES SHOULD MATCH REM-DATE 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 OBOA 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.

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PRELIMINARY DESIGN

NOT TO SCA

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