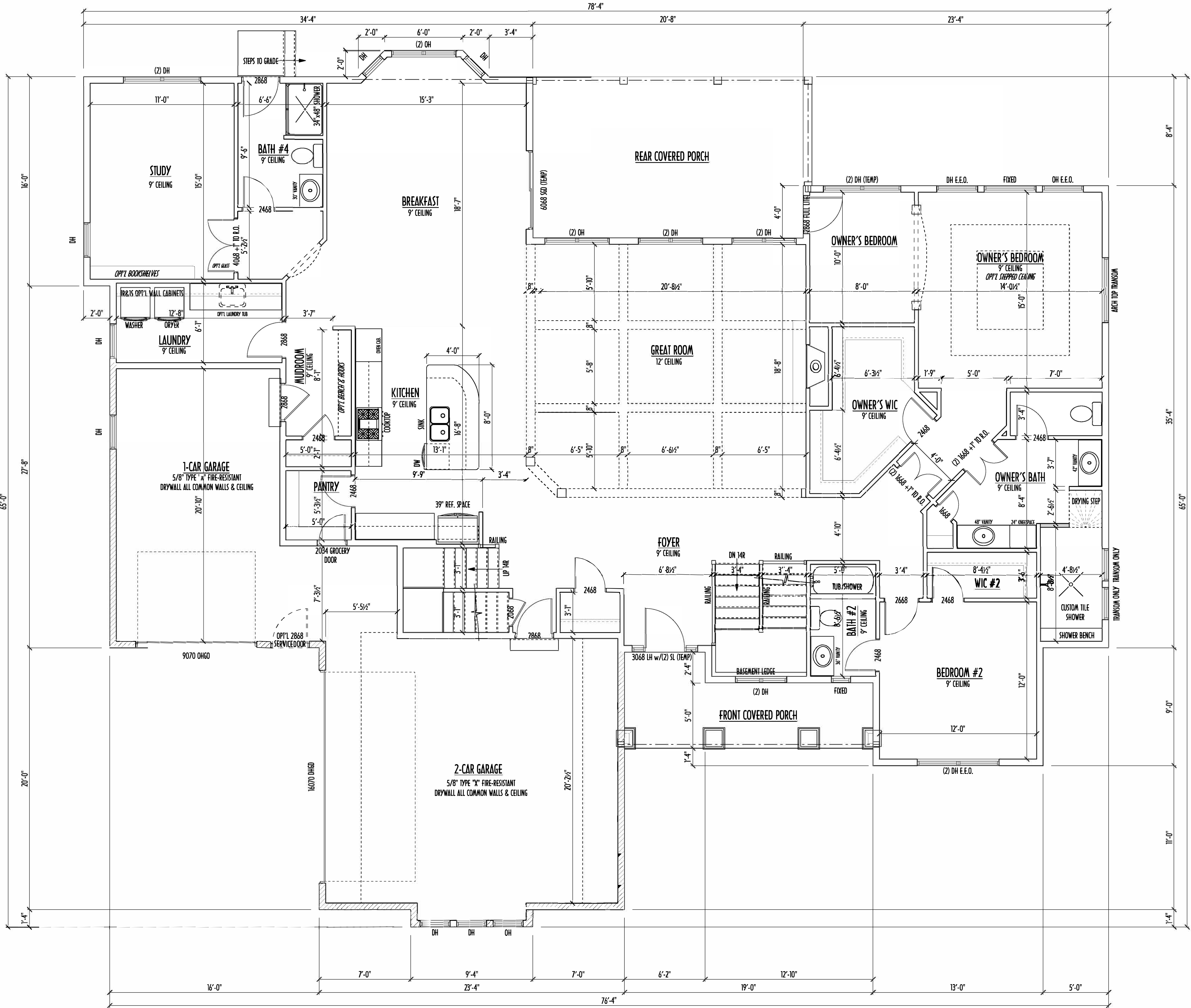




FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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 2015 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/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-SIDE 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
GARAGE SERVICE DOOR		
OWNER'S BEDROOM STEPPED CEILING		
LAUNDRY WALL CABINETS		

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	2726 sq ft.
SECOND FLOOR AREA	371 sq ft.
TOTAL AREA	3097 sq ft.
OPT'L FIN BSMT AREA	1211 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 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 #

1202

DATE

10/19/2016

AI

BD

of Building Design

BIA

the Green Building

Revisions

Date:	By:
01/26/16	HLB
01/29/16	HLB
2/9/16	rwd
--/--	---
--/--	---
--/--	---
--/--	---
--/--	---

SCALE:

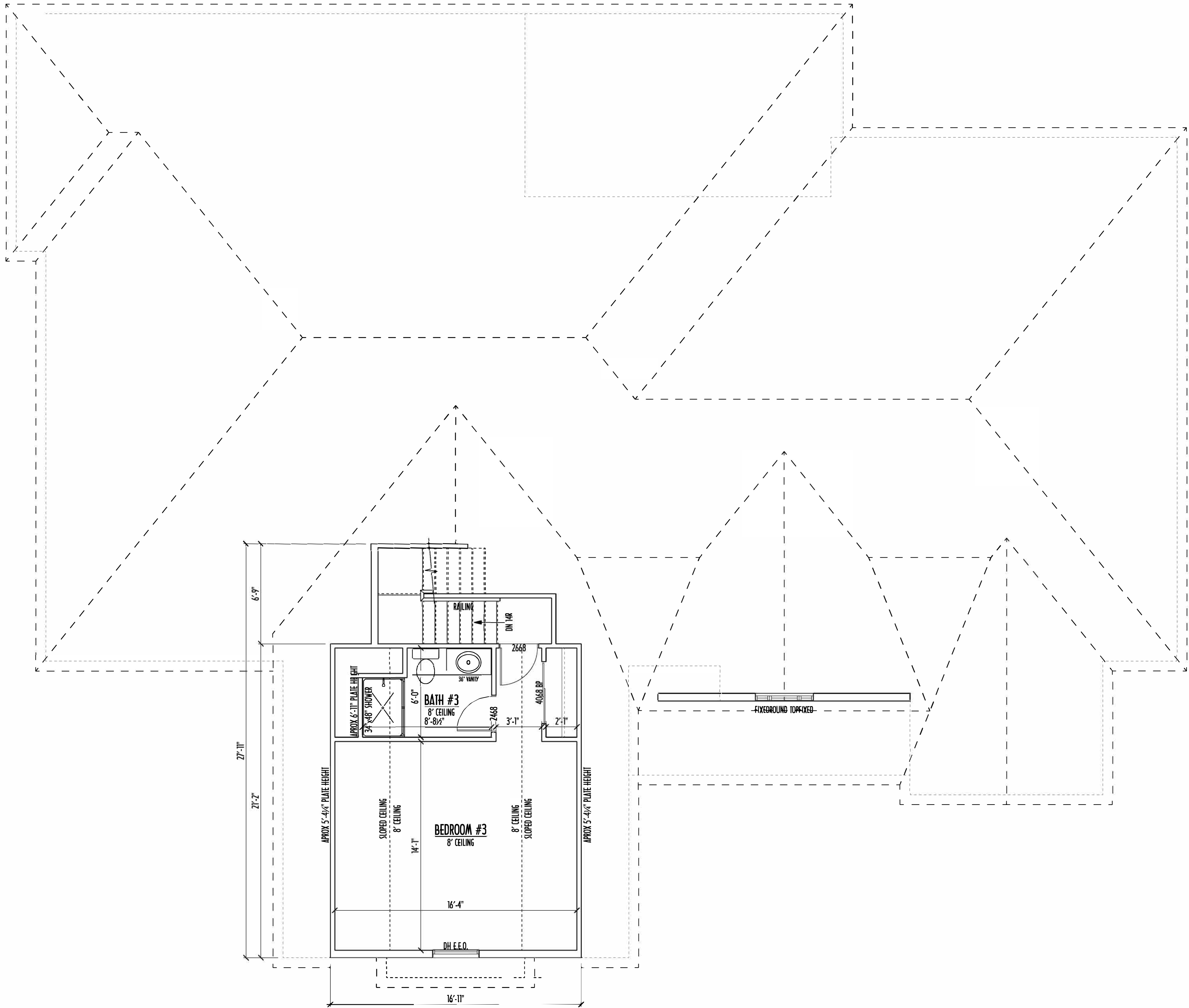
1/4" = 1'-0"

DESIGNED BY:

rwd

PAGE:

3 of 5



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

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	2726 sq ft.
SECOND FLOOR AREA	371 sq ft.
TOTAL AREA	3097 sq ft.
OPT'L FIN BSMT AREA	1211 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



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 #
1202

P&D 1/12/2016

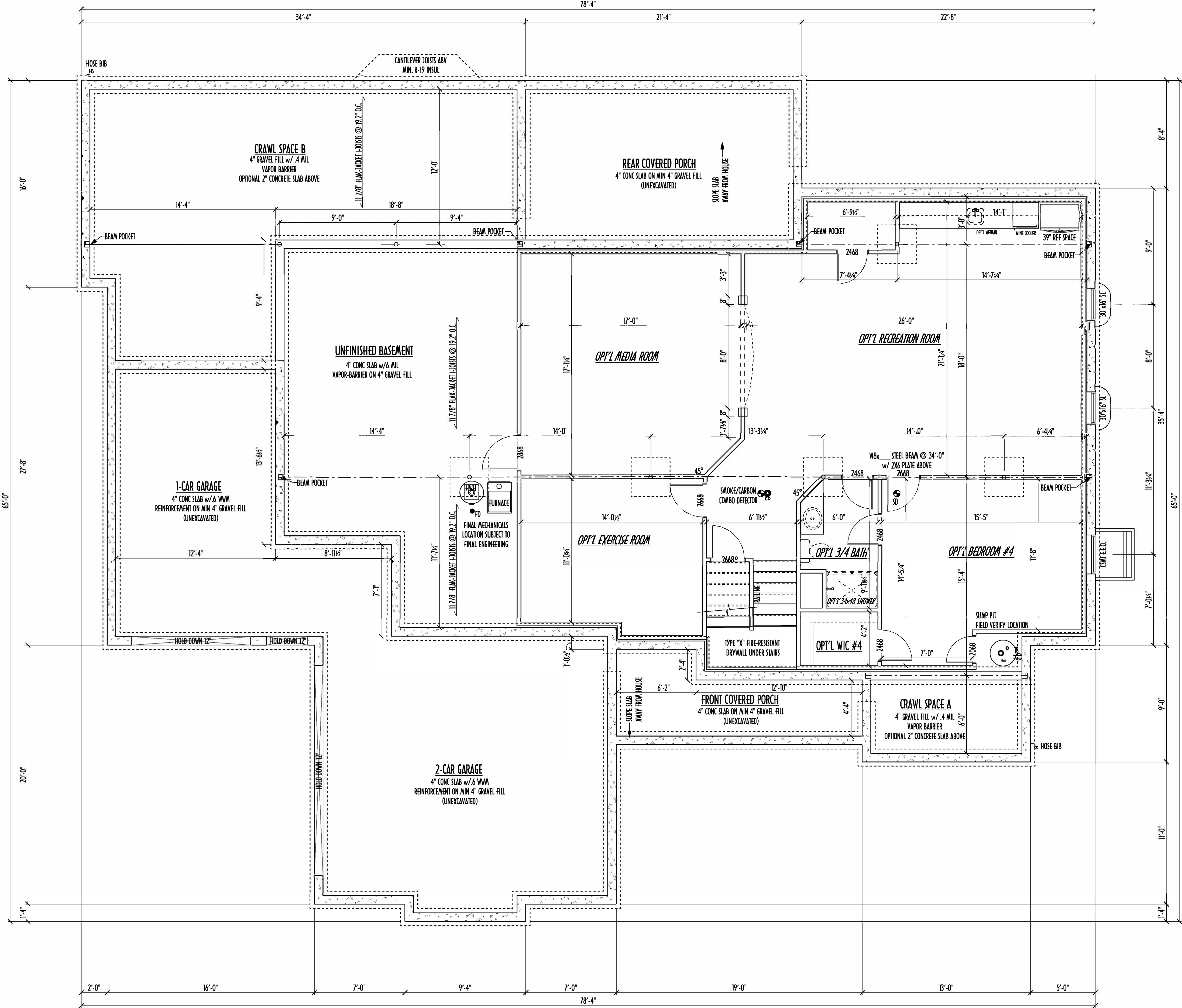
Architectural Institute of Building Design

AIBD

BIA

Revisions

Date:	By:
01/26/16	HLB
01/29/16	HLB
2/9/16	rwd
--/--	---
--/--	---
--/--	---
--/--	---
--/--	---
--/--	---
SCALE:	
1/4" = 1'-0"	
DESIGNED BY:	
rwd	
PAGE:	
4 of 5	



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

- 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 R-VALUE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY / REFERENCE ONLY)
- INSTALL ALL LVL & L.S. 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 2013 OBC 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.

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	2726 sq ft.
SECOND FLOOR AREA	371 sq ft.
TOTAL AREA	3097 sq ft.
OPT'L FIN BSMT AREA	1211 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.



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

ALL DESIGN 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

PD 1202 #
1202

PD 1202 #

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



Revisions

Date:	By:
01/26/16	HLB
01/29/16	HLB
2/9/16	rwd
--/--	---
--/--	---
--/--	---
--/--	---
--/--	---
--/--	---

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

DESIGNED BY:
rwd

PAGE:
2 of 5