



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



REAR ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

Reviewed & Approved

Client's Name _____ Date _____

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PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	1437 sq ft.
SECOND FLOOR AREA	2019 sq ft.
TOTAL AREA	3456 sq ft.
OPT'L FIN BSMT AREA	53 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.

ELEVATIONS



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

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P&D JOB #
1151

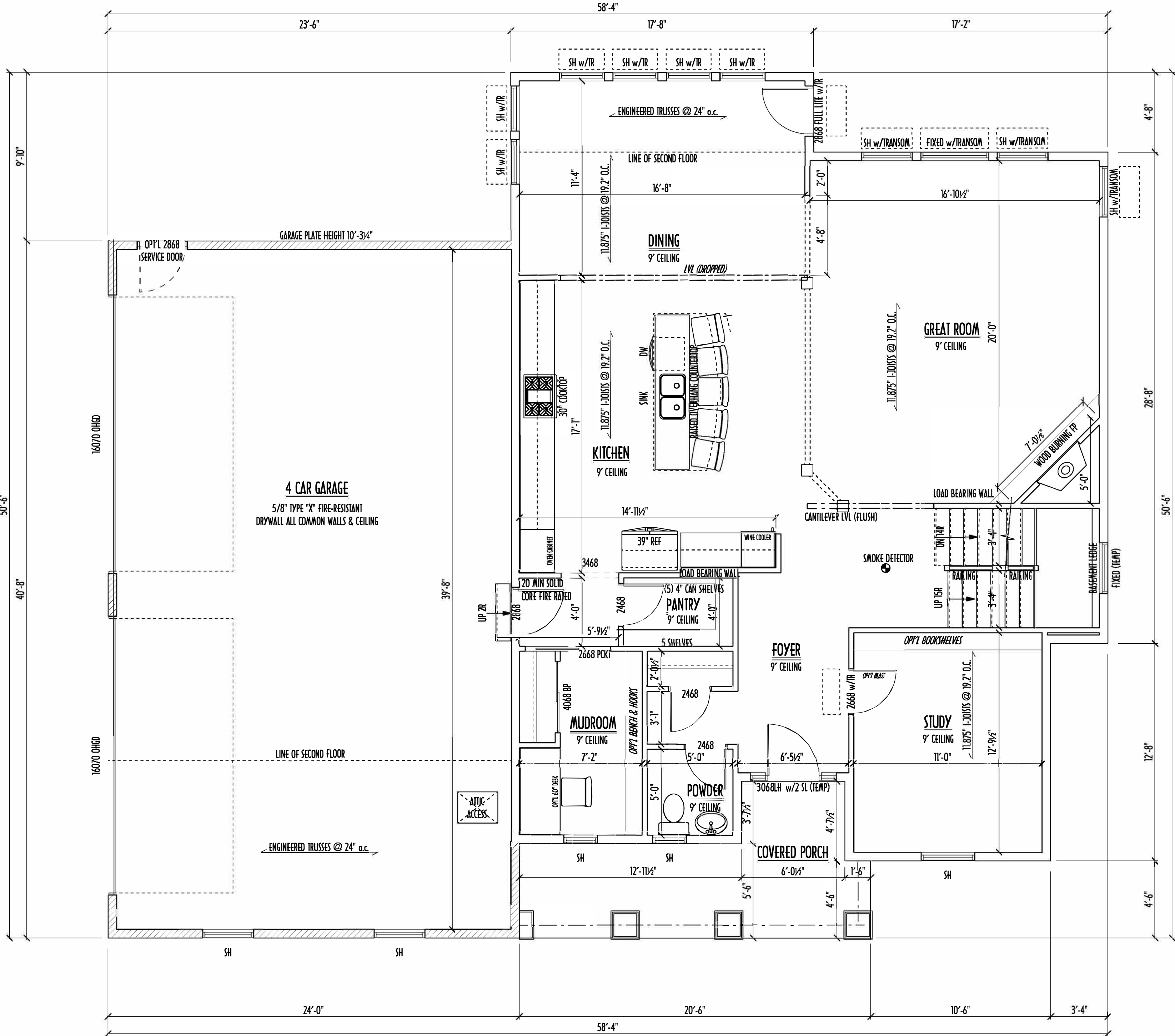
Revisions

Date:	By:
09/14/15	HLB
10/01/15	HLB
10/06/15	HLB
10/16/15	HLB
10/23/15	HLB
10/27/15	HLB
10/30/15	HLB
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SCALE:
As Noted

DESIGNED BY:
HLB

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

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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.D. 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 BLOG INSPECTION

FINAL KITCHEN CABINET & APPLIANCE LAYOUT BY OTHERS.
APPLIANCES PER SPECS.

FIRST FLOOR OPTIONS

OPTION	YES	NO
GARAGE SERVICE DOOR		
MUDROOM BENCH & HOOKS		
STUDY BOOKSHELVES		
PLANNING DESK		
GLASS IN STUDY DOOR		

AREA SCHEDULE

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FIRST FLOOR PLAN



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JOB 1151.DWG

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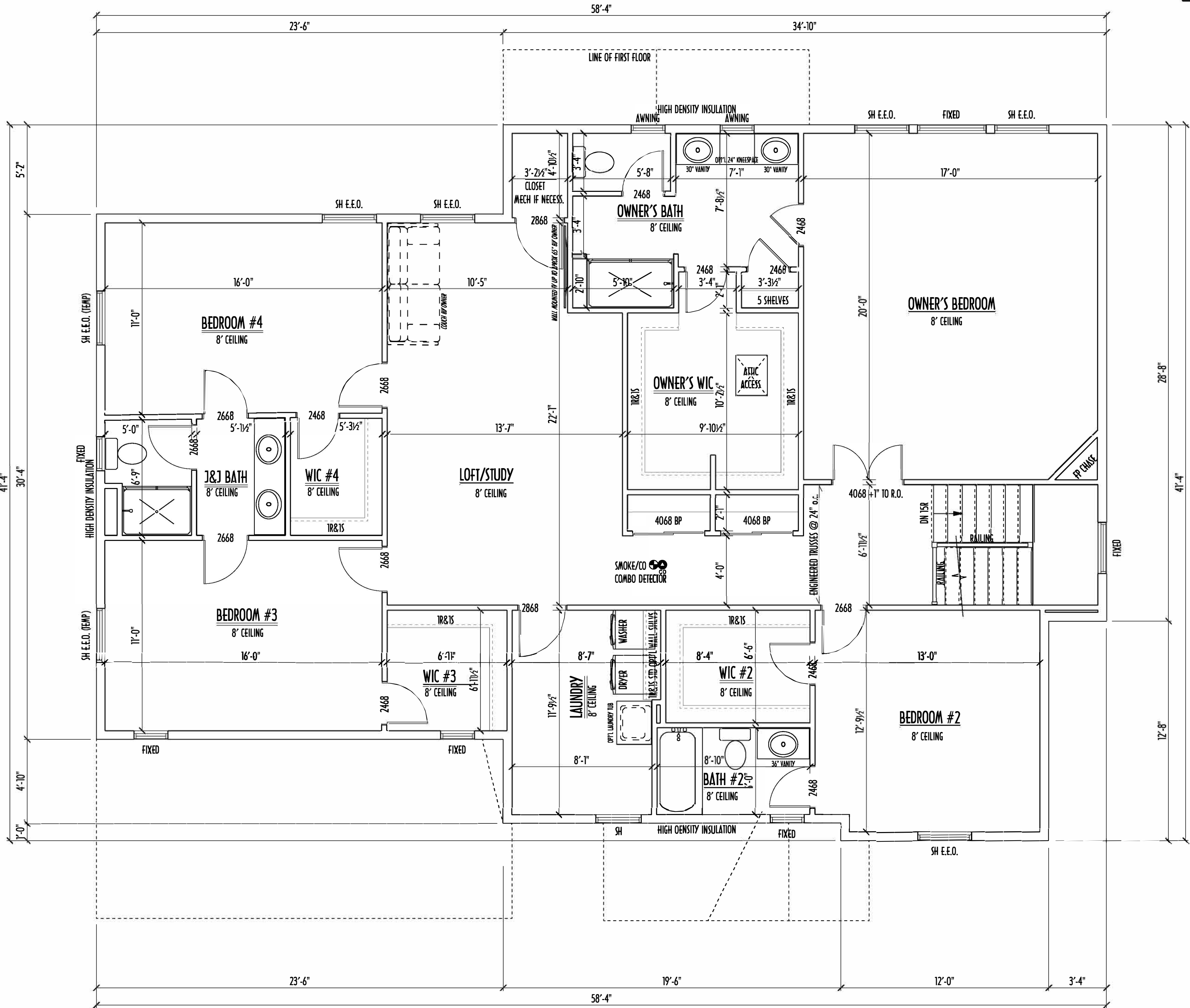
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SCALE:
1/4" = 1'-0"

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

Reviewed & Approved

Client's Name _____ Date _____

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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 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
REAR-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON
THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLOG INSPECTION

SECOND FLOOR OPTIONS

OPTION	YES	NO
WALL CABINETS ABOVE WASHER/DRYER		
LAUNDRY TUB		
OWNER'S BATH KNEESPACE		

AREA SCHEDULE

NAME	AREA
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SECOND FLOOR PLAN



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3/26/19 (2/28/19)



Revisions

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09/14/15	HLB
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10/23/15	HLB
10/27/15	HLB
10/30/15	HLB
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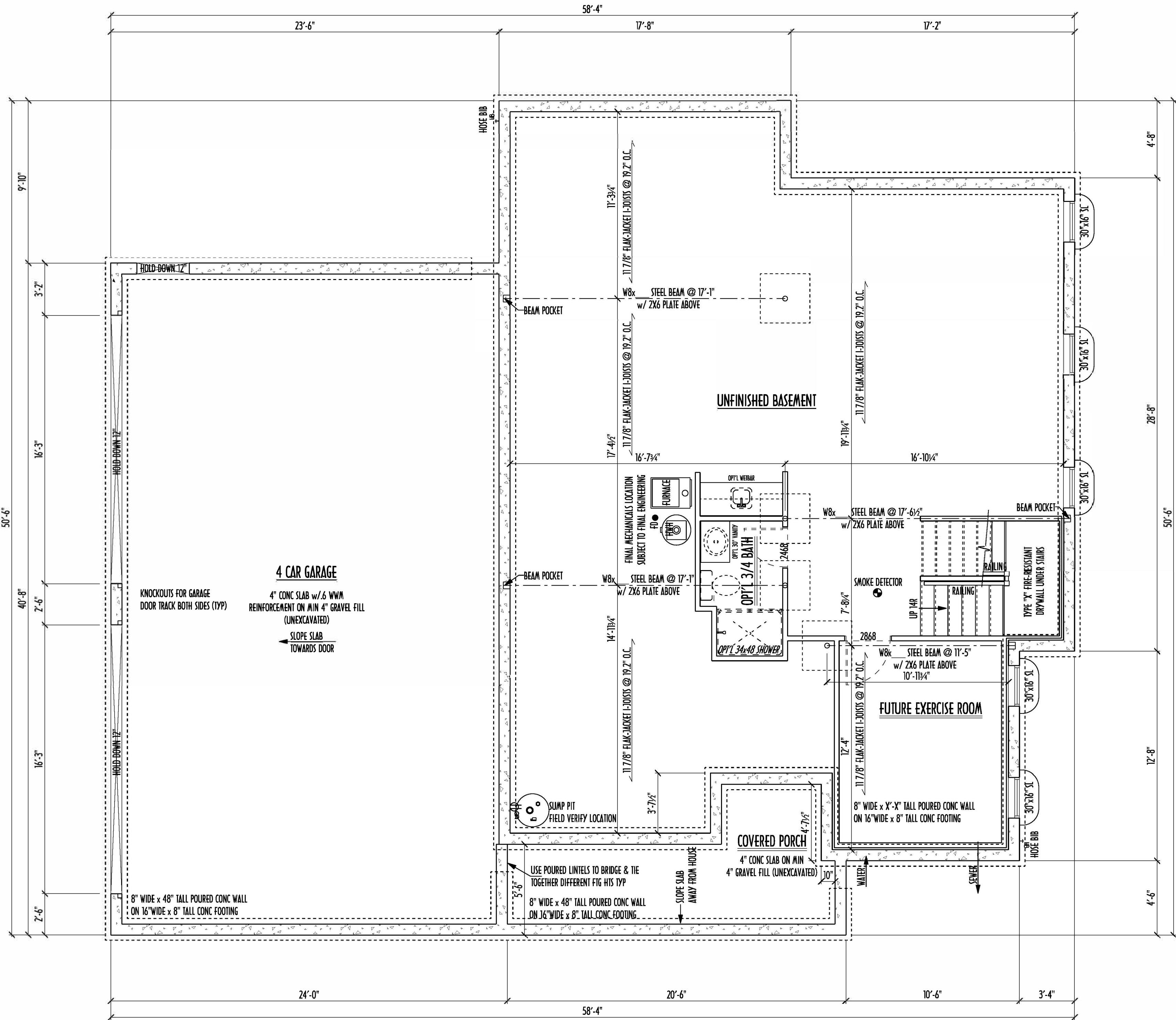
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HLB

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

Reviewed & Approved

Client's Name

Date

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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
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

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.

BASEMENT SLAB AREA: 1328 SQFT
GARAGE SLAB AREA: 922 SQFT
COVERED PORCH SLAB AREA: 133 SQFT

FOUNDATION OPTIONS

OPTION	R/I	THRU FRAMING	FULL FINISH
WEIRBAR			
3/4 BATH			
EXERCISE ROOM			

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DATE

11/13/2014

American Institute of Building Design



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