

P&D Builders - Job # 1229

PLEASE NOTE: PRELIMINARY DESIGNS ARE SUBJECT TO CHANGES DUE TO STRUCTURAL OR CODE REQUIREMENTS. ITEMS SHOWN MAY BE OPTIONAL. EXTRA PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS.

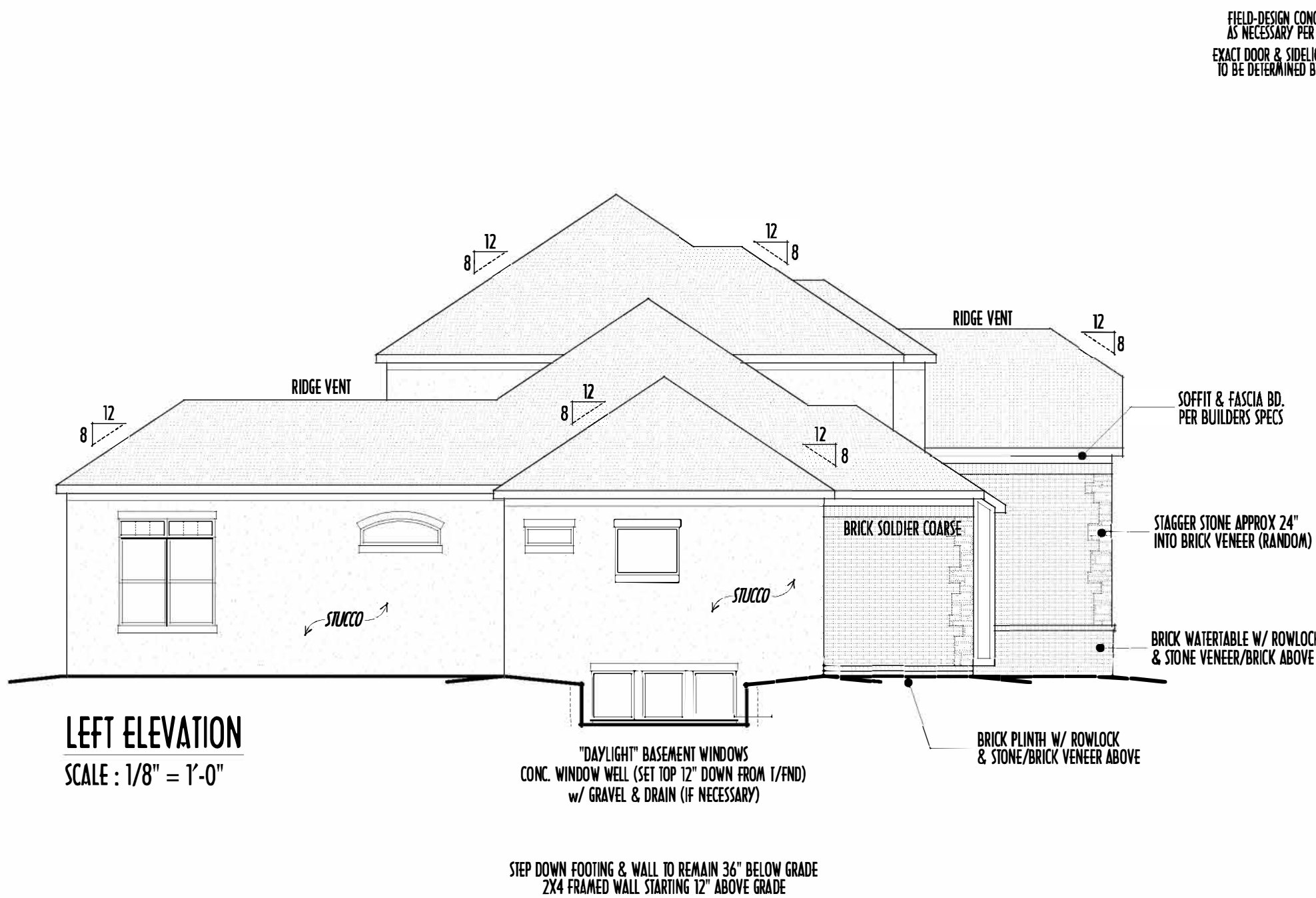
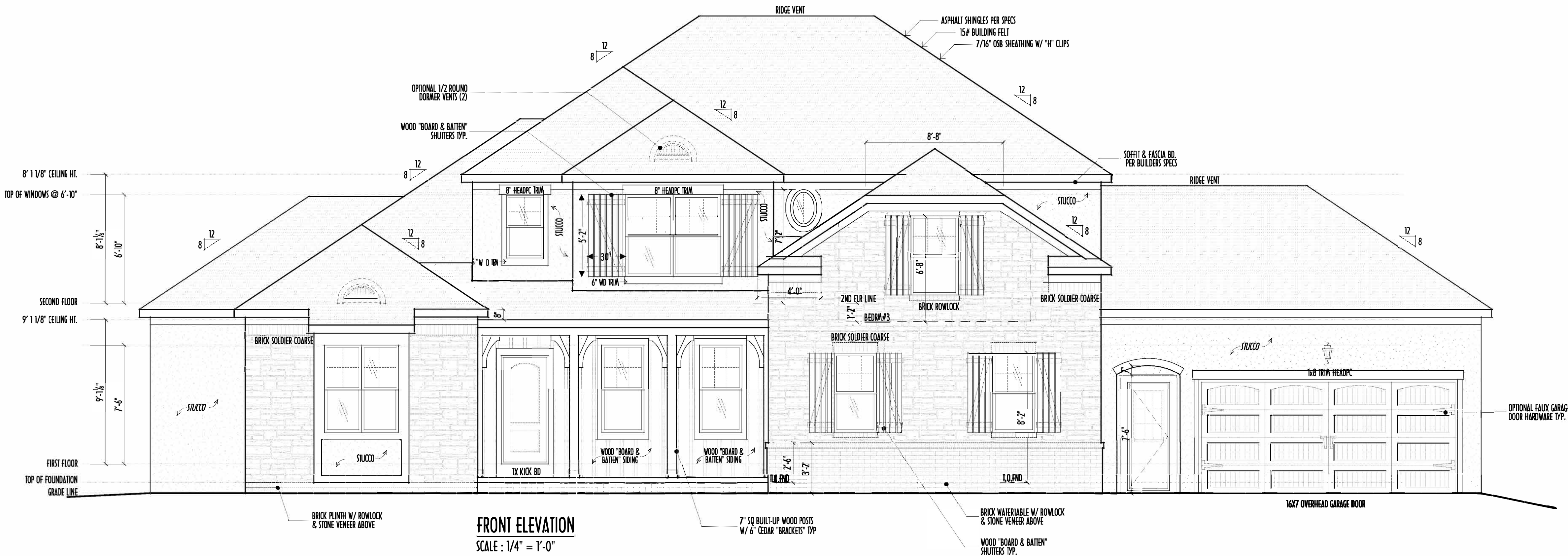
ELEVATIONS



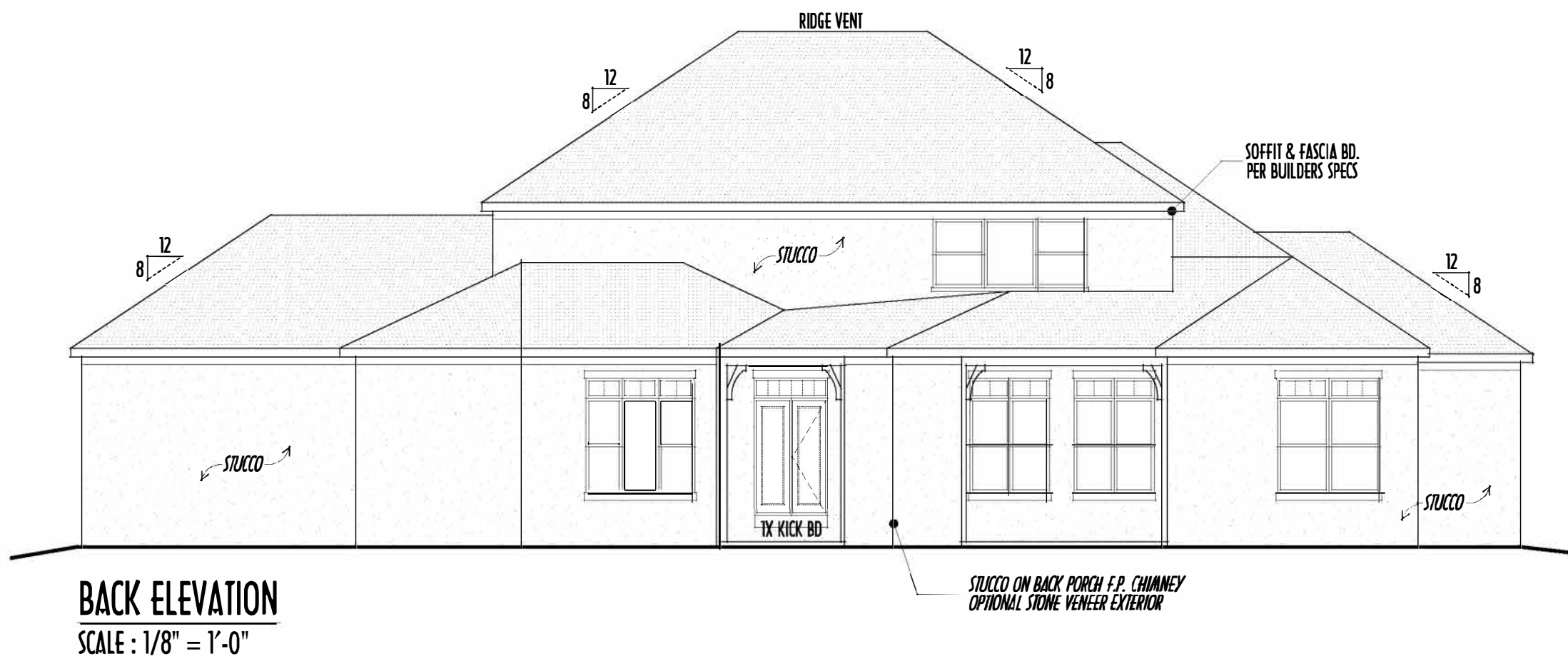
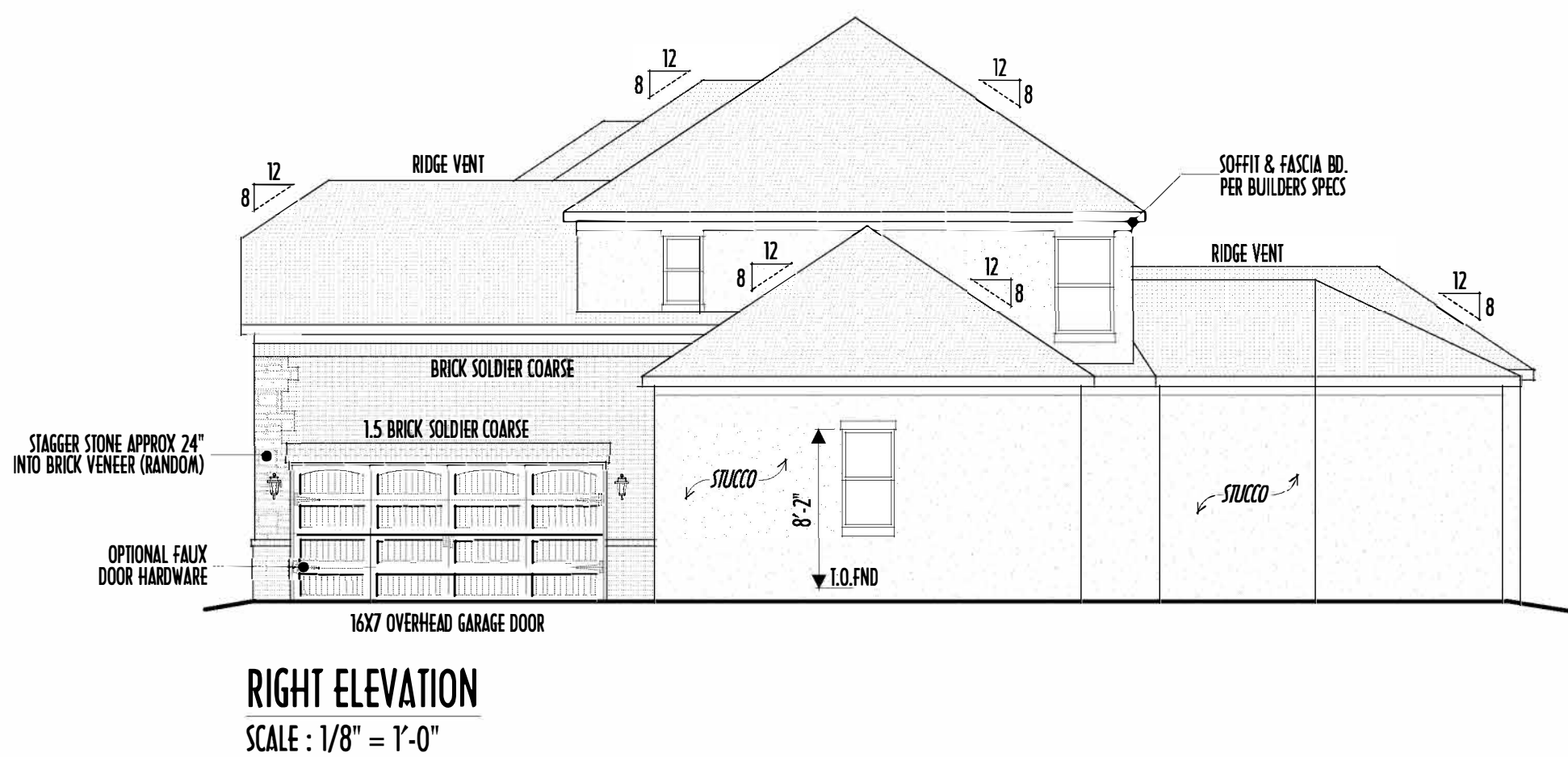
P&D Builders Ltd.
59 Greif Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

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1229



- DIMENSIONAL SHINGLES
- FAUX STONE VENEER
- BRICK VENEER
- STUCCO



FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 7'-4" UNLESS NOTED OTHERWISE
SECOND FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED
SECOND FLOOR WINDOW HEADERS @ 6'-10" UNLESS NOTED
EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
SEE ROOF PLAN FOR SOFFIT & RAKE SIZES
RUN BRICK VENEER 1" PAST FRAMING CORNERS
CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6" INTO 1X6 WOOD TRIM UNLESS NOTED
FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A WEATHER-TIGHT SEAL BETWEEN MATERIALS, FRAMING & TRIM
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS CONFORM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER
RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED
WEEP SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1 (#26 GALV CORROSION-RESISTANT SCREEN AT/ABV FOUNDATION PLATE (3.5" FLANGE) PLACED AT MIN 4" ABV EARTH / 2" ABV PAVING, ALLOWING TRAP'D WATER TO DRAIN)
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

FIRST FLR LIVING SP =	2,338 SQ.FT.
SECOND FLR LIVING SP =	1,374 SQ.FT.
TOTAL LIVING SP =	3,712 SQ.FT.
OPT. FINISHED BSMT =	54 SQ.FT.



REVISION DATE:	BY:	DATE
9/9/16	rwd	prelim
9/20/16	--	prelim rev
11/15/16	--	prelim rev/CTS

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE: 11" x 17" FIELD: 11" x 17" FIELD: 11" x 17" FIELD: 11" x 17"

DESIGNED: P&D / rwd

PAGE: 5 OF 9

PRELIMINARY DESIGN NOT TO SCALE - NOT FOR CONSTRUCTION

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1ST FLR

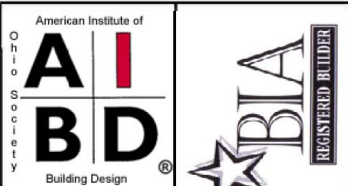


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PROJ. NO. 1229

PRELIMINARY DESIGN
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AI BD
Building Design
Architects

REVISION DATE	BY	DESCRIPTION
9/9/16	rwd	prelim
9/20/16	---	prelim rev
11/15/16	---	prelim rev/CTC

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE: 11" x 17" (1/4" = 1'-0")
FIELD HATCH DIMENSIONS - DO NOT SCALE PRINTS

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PAGE: 3 of 9

FIRST FLOOR CEILINGS AT 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOWS 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
ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2013 I.C.C. AND/OR APPLICABLE LOCAL CODES
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HGT'S w/ PROVIDER
CONFIRM FLOORING & FINISH MATERIALS w/ JOB SUPERVISOR (PER CONTRACT)
ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOOD FRAMING LENGTHS AND/OR PENETRATION
AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS
BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CUSHY ZONES)
BRACE FLOORJOISTS AT MIDSPAN PER CODE
INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED
NOTE: DIMENSIONS FOR ANGLED WALLS MAY CONTAIN ROUNDING ERRORS OF LESS THAN 1/8" TYPICALLY
FINAL/INSTALLED INSULATION VALUES SHOULD MATCH REM-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

IRST FLOOR PLAN
N/E : 1/4" = 1'-0"

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P & D
BUILDERS
EST. 1962

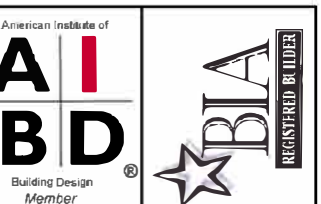
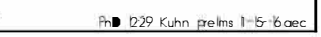
2ND FLR



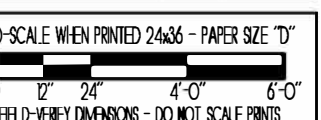
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PRELIMINARY DESIGN
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REVISION DATE:	BY:	Prtn/CD
9/9/16	rwd	prelins
9/20/16	" "	prelin rev
11/15/16	" "	prelin rev/QTO



P&D / rwd

4 of 9

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Design

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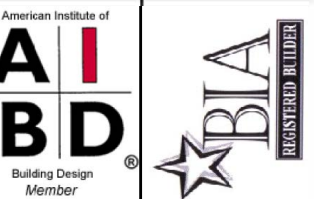
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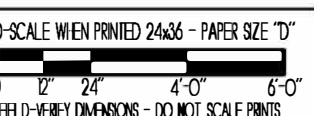
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● 019 Kaka, Gakko, Nishikawa



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9/20/16	...	prelim rev
11/15/16	...	prelim rev/QTO

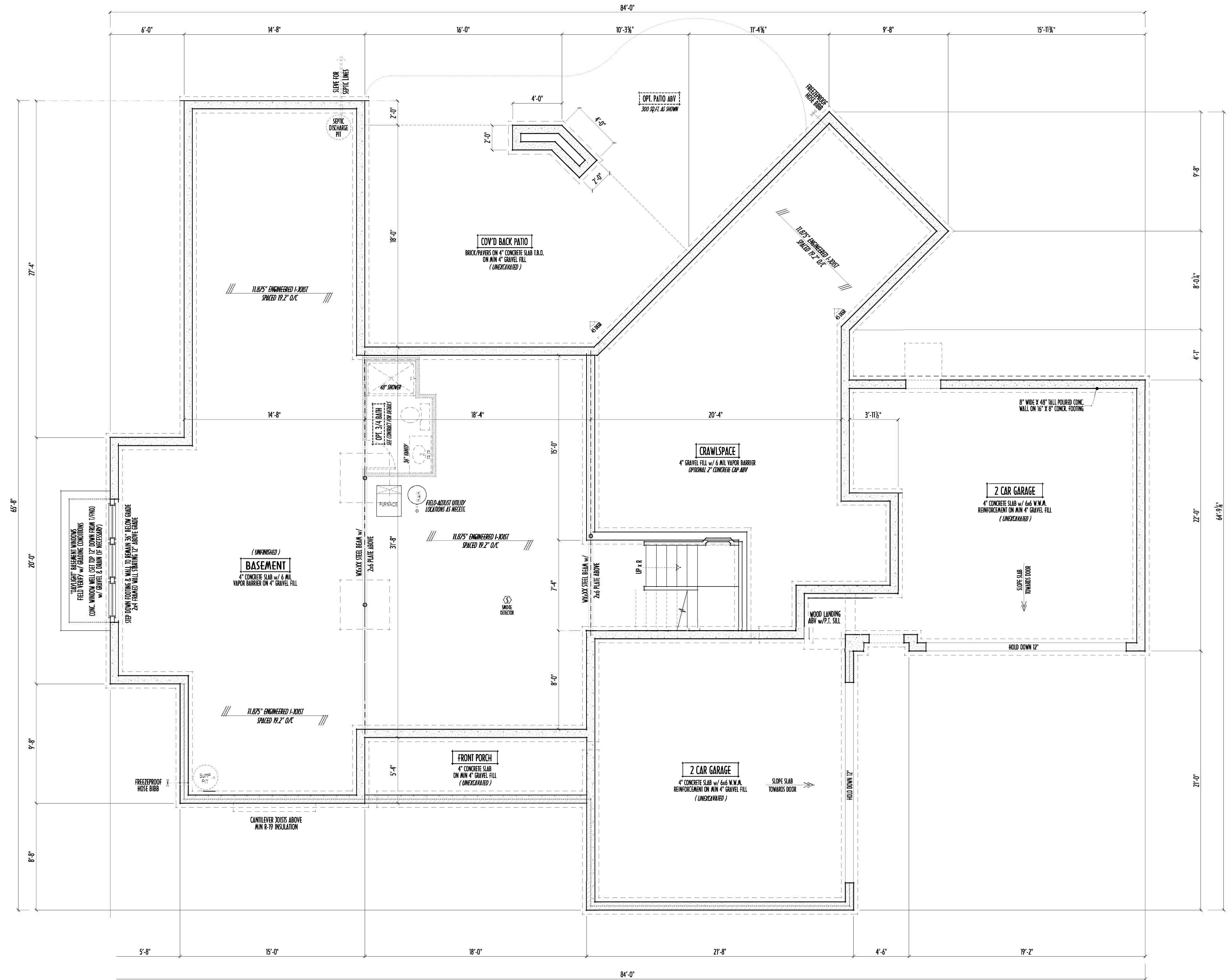


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2 of 9

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