

P&D Builders - Job #1244

PLEASE NOTE: PRELIMINARY DESIGNS ARE SUBJECT TO CHANGE 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

ALL DESIGNS ARE THE EXCLUSIVE PROPERTY OF P&D BUILDERS LTD. NO REPRODUCTION OR CHANGES TO THESE DRAWINGS ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE OWNER OR THE DESIGNER.

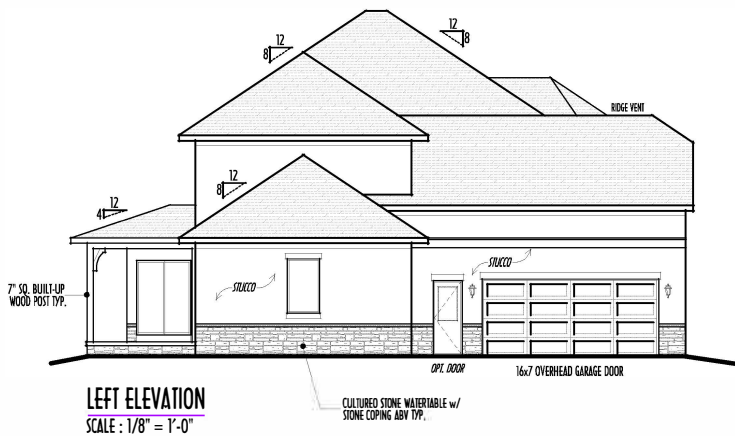
NO. 1244

LOCATION I.B.D.  
LOT ???

PRELIMINARY DESIGN  
NOT TO SCALE - NOT FOR CONSTRUCTION



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



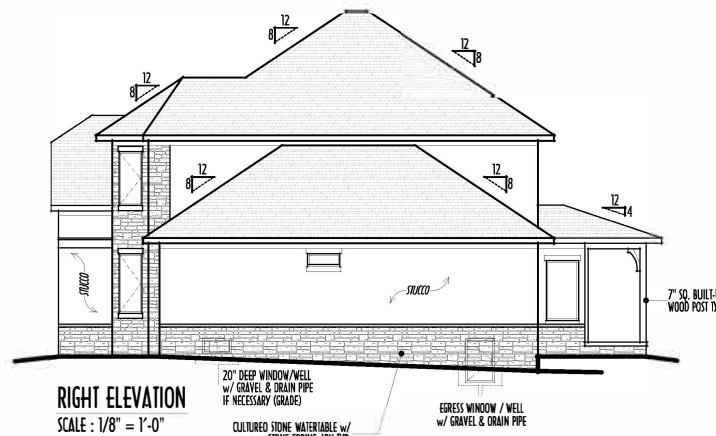
LEFT ELEVATION  
SCALE : 1/8" = 1'-0"

STEP-DOWN FOOTING @ 10% SLOPE  
TO REMAIN MIN. 36" BELOW GRADE

FINAL WINDOW DESIGN PER PROVIDER, ALL FRAMING ROUGH-  
OPENINGS TO BE BASED ON FINAL LAYOUT ONLY

EXACT WINDOW & DOOR GRID PATTERNS (MILLIONS)  
MAY DIFFER - REFER TO MANUFACTURER OR SUPPLIER

GRADE ELEVATION SHOWN IS APPROXIMATE  
FIELD VERIFY & ADJUST FOUNDATION AS NECESSARY



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



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

FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE  
FIRST FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED OTHERWISE  
SECOND FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED OTHERWISE  
SECOND FLOOR WINDOW HEADERS @ 6'-10" UNLESS NOTED OTHERWISE

EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS  
SEE ROOFPLAN FOR SOFFIT & RAKE SIZES

RUN BRICK VENEER 1" PASTFRAMING CORNERS  
CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6"  
INTO 1X6 WOOD TRIM UNLESS NOTED

FLASH & CALK ELEVATIONS AS NECESSARY TO PROVIDE A  
A WEATHERTIGHT SEAL BETWEEN MATERIALS, FRAMING & TRIM

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT

WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS  
CONFIRM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER

RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED

WEEP SCREENS FOR STUCCO EXTENDERS SHALL COMPLY WITH R-703.6.2.1  
( #26 GALV. CORROSION-RESISTANT SCHED. 40 ASB FOUNDATION PLATE (3.5" FLANGES)  
PLACED AT MIN. 4" ASB EARTH / 2" ASB PAVING, ALLOWING TRAP-O WATER TO DRAIN )

SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

**P&D**  
BUILDERS  
EST. 1962



|                            |              |
|----------------------------|--------------|
| FIRST FLOOR =              | 2,006 SQ.FT. |
| SECOND FLOOR =             | 1,013 SQ.FT. |
| TOTAL LIVING SP =          | 3,019 SQ.FT. |
| OPT FIN. BSMT =            | 795 SQ.FT.   |
| OPT BONUS RM OVER GARAGE = | 321 SQ.FT.   |



| REVISION DATE: | BY: | DESCRIPTION |
|----------------|-----|-------------|
| 11/23/16       | rwd | concept     |
| 12/19/16       | pre | pre         |
| 12/20/16       | pre | pre         |
| 1/23/17        | pre | pre         |
| 1/26/17        | pre | pre         |
| 1/30/17        | pre | pre         |

TO-SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"  
FIELD VERIFY DIMENSIONS - DO NOT SCALE PRINTS

P&D / rwd

PAGE : 5 of 8

P&D Builders - Job #1244

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

1ST FLR



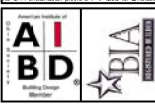
**P&D Builders Ltd.**  
59 Greif Parkway Suite 100  
Delaware, Ohio 43015  
(740) 201-8079  
Fax (740) 201-8084  
www.pndbuilders.com

ALL DESIGNS ARE THE EXCLUSIVE PROPERTY OF P&D BUILDERS LTD. NO REPRODUCTION OR TRANSMISSION OF THESE DESIGNS MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE AUTHOR OF THE PLAN.

1244

LOCATION T.B.D.  
LOT ???

PRELIMINARY DESIGN  
NOT TO SCALE - NOT FOR CONSTRUCTION

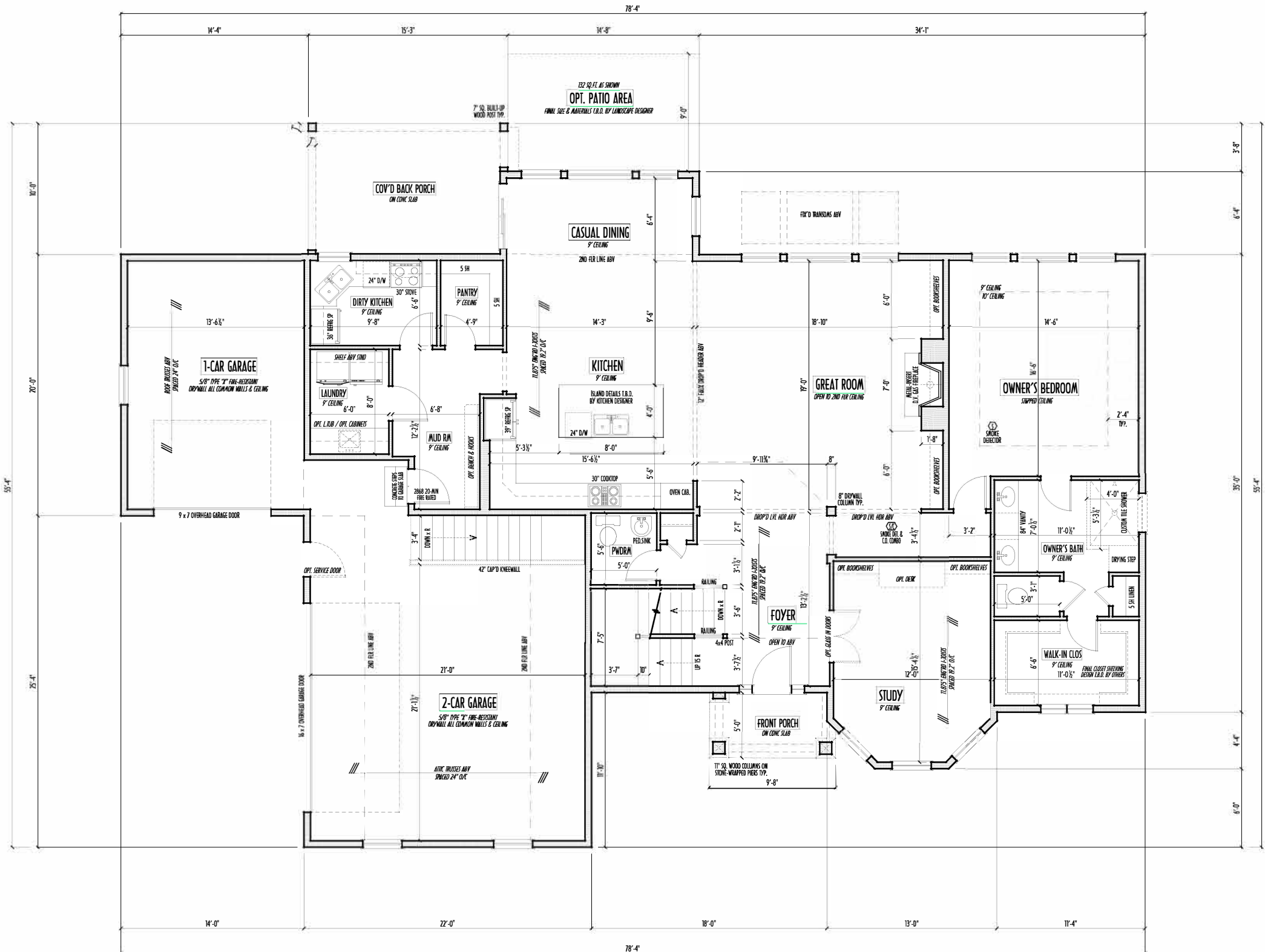


| REVISION DATE | BY   | DESCRIPTION |
|---------------|------|-------------|
| 11/23/16      | rwd  | concept     |
| 12/19/16      | prln | prln        |
| 12/20/16      | prln | prln        |
| 1/23/17       | prln | prln        |
| 1/26/17       | prln | prln        |
| 1/30/17       | prln | prln        |

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"  
FIELD VERY DIMENSION - DO NOT SCALE PRINT

P&D / rwd

PAGE : 3 of 8



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

|                            |              |
|----------------------------|--------------|
| FIRST FLOOR =              | 2,006 SQ.FT. |
| SECOND FLOOR =             | 1,013 SQ.FT. |
| TOTAL LIVING SP =          | 3,019 SQ.FT. |
| OPT FIN. BSMT =            | 795 SQ.FT.   |
| OPT BONUS RM OVER GARAGE = | 321 SQ.FT.   |



P&D Builders - Job #1244

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

2ND FLR



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

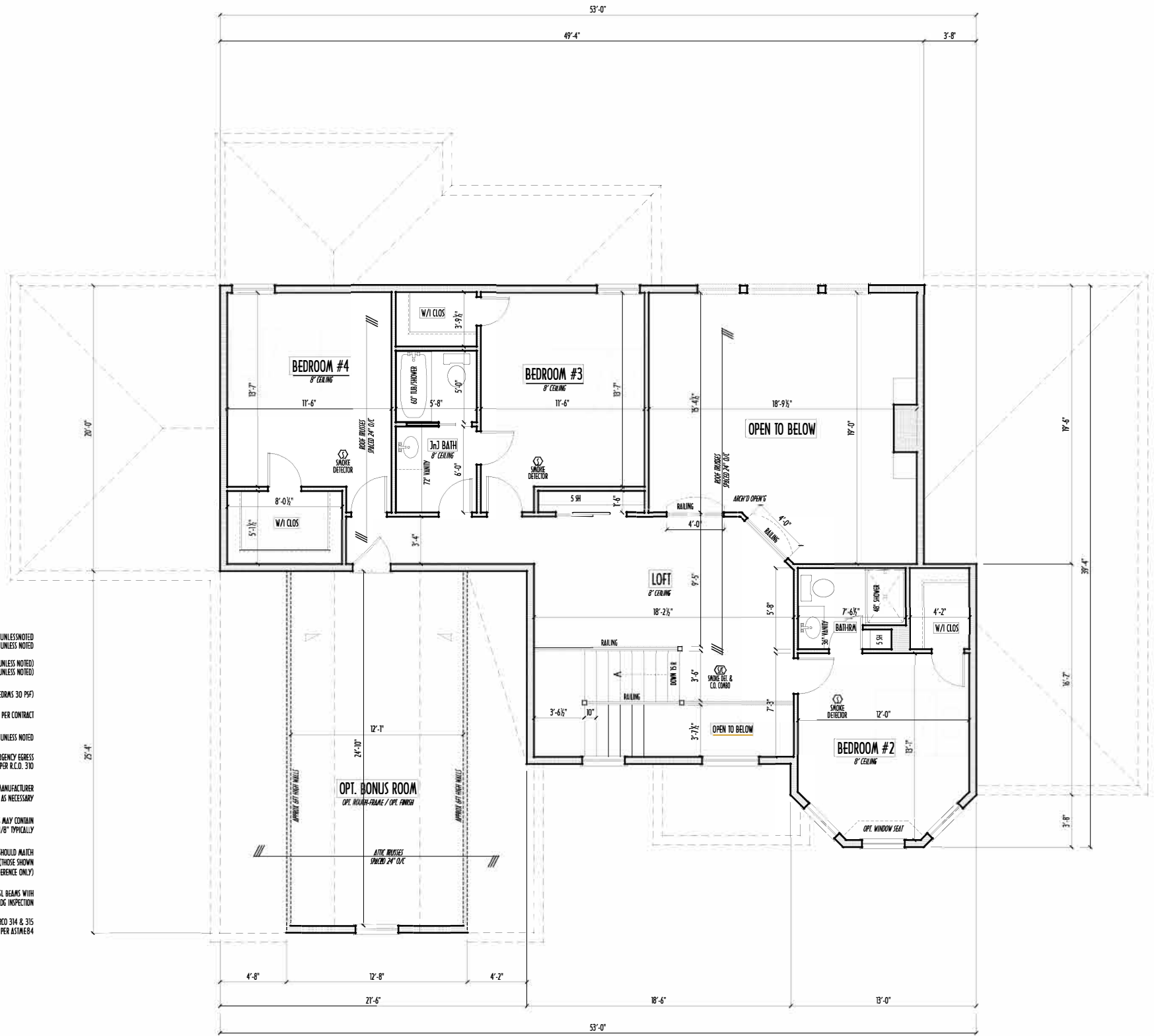
ALL DESIGNS ARE THE EXCLUSIVE PROPERTY OF P&D BUILDERS LTD. NO REPRODUCTION OR CHANGES TO THESE DRAWINGS ARE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER OF THE PLANS.

1244

LOCATION T.B.D.  
LOT ???

PRELIMINARY DESIGN  
NOT TO SCALE - NOT FOR CONSTRUCTION

SECOND FLOOR CEILINGS AT 8'-1 1/8" ROUGH UNLESS NOTED  
SECOND FLOOR WINDOWS HEADERS AT 6'-10" UNLESS NOTED  
EXTERIOR WALLS ARE SHOWN 6" WIDE (2x6 STUDS @ 16" O/C UNLESS NOTED)  
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2x4 STUDS @ 16" O/C UNLESS NOTED)  
SECOND FLOOR DESIGN LIVE LOAD = 40 PSF (BEDROOMS 30 PSF)  
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT  
INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED  
IN SLEEPING ROOMS, AT LEAST ONE WINDOW MUST MEET EMERGENCY EGRESS REQUIREMENTS (MIN. 20" WIDE X 24" TALL & 5.7 SQ.FT.) PER I.C.D. 310  
CONFIRM WINDOW ROUGH-OPENINGS WITH MANUFACTURER AND ADJUST FRAMING DIMENSIONS AS NECESSARY  
NOTE: DIMENSIONS FOR ANGLED WALLS MAY CONTAIN ROUNDING ERRORS OF LESS THAN 1/8" TYPICALLY  
FINAL/INSTALLED INSULATION VALUES SHOULD MATCH REAR ARE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)  
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION  
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCD 314 & 315 <75 PSR, <450 SOR PER ASTM E84



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

|                            |              |
|----------------------------|--------------|
| FIRST FLOOR =              | 2,006 SQ.FT. |
| SECOND FLOOR =             | 1,013 SQ.FT. |
| TOTAL LIVING SP =          | 3,019 SQ.FT. |
| OPT FIN. BSMT =            | 795 SQ.FT.   |
| OPT BONUS RM OVER GARAGE = | 321 SQ.FT.   |



| REVISION DATE | BY     | DESCRIPTION |
|---------------|--------|-------------|
| 11/23/16      | rwd    | concept     |
| 12/19/16      | prelim | prelim      |
| 12/20/16      | prelim | prelim      |
| 1/23/17       | prelim | prelim      |
| 1/26/17       | prelim | prelim      |
| 1/30/17       | prelim | prelim      |

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"  
FIELD DIMENSIONS - DO NOT SCALE FROM

P&D / rwd

PAGE: 4 of 8

P&D Builders - Job #1244

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

FND/BSMT



P&D Builders Ltd.

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

ALL DESIGNS ARE THE EXCLUSIVE PROPERTY OF P&D BUILDERS LTD. NO REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS IS PERMITTED WITHOUT WRITTEN CONSENT OF THE AUTHOR OF THE DESIGN.

1244

LOCATION T.B.D.  
LOT ???

PRELIMINARY DESIGN  
NOT TO SCALE - NOT FOR CONSTRUCTION



| REVISION DATE | BY     | DESCRIPTION |
|---------------|--------|-------------|
| 11/23/16      | rwd    | concept     |
| 12/19/16      | prelim | prelim      |
| 12/20/16      | prelim | prelim      |
| 1/23/17       | prelim | prelim      |
| 1/26/17       | prelim | prelim      |
| 1/30/17       | prelim | prelim      |

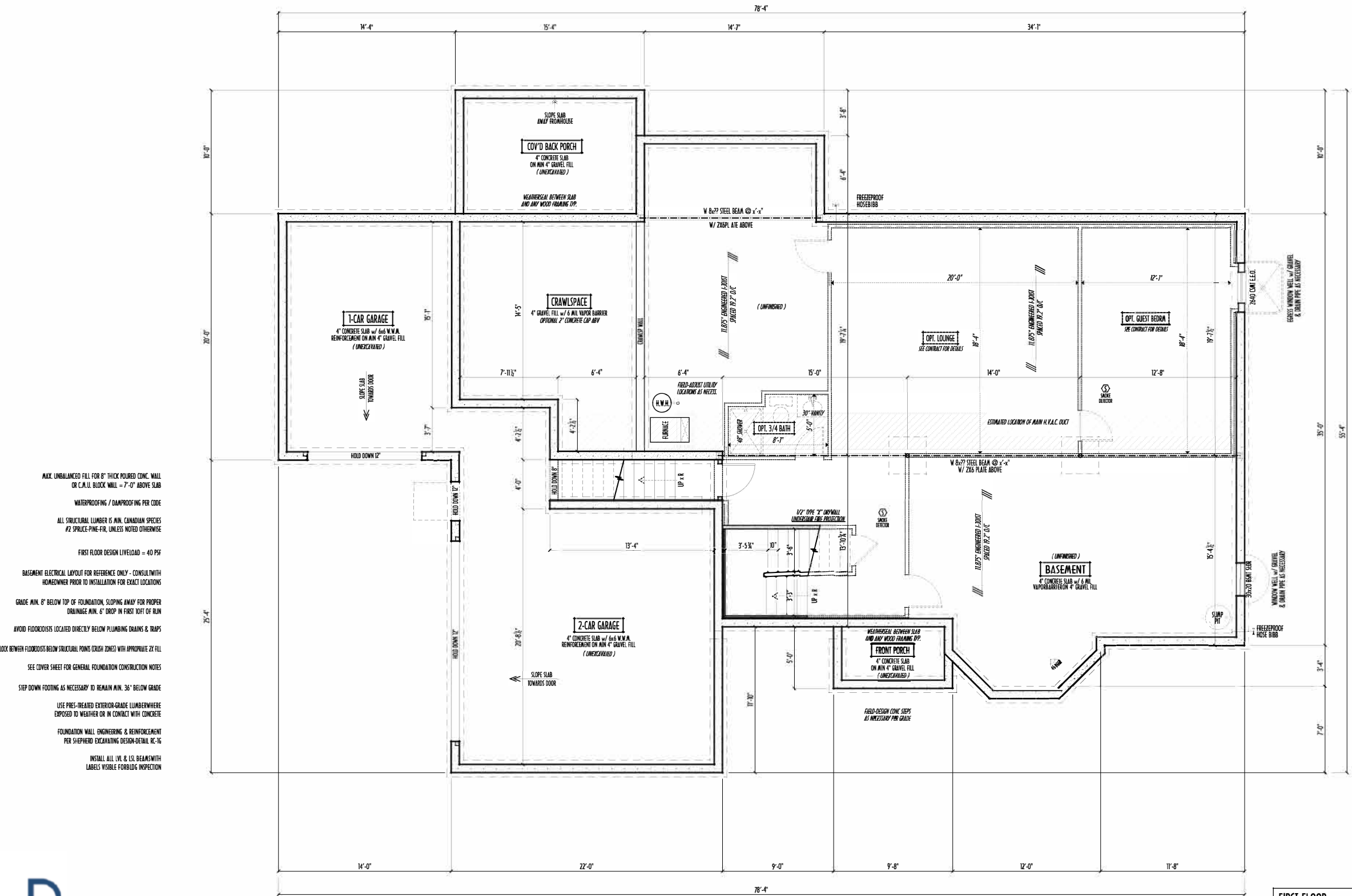
|                   |               |
|-------------------|---------------|
| BASEMENT SLAB =   | 1,665 SQ. FT. |
| FRONT PORCH =     | 47 SQ. FT.    |
| GARAGE SLAB =     | 757 SQ. FT.   |
| BACK PORCH SLAB = | 150 SQ. FT.   |
| CRAWLSpace AREA = | 233 SQ. FT.   |

|                            |               |
|----------------------------|---------------|
| FIRST FLOOR =              | 2,006 SQ. FT. |
| SECOND FLOOR =             | 1,013 SQ. FT. |
| TOTAL LIVING SP =          | 3,019 SQ. FT. |
| OPT FIN. BSMT =            | 795 SQ. FT.   |
| OPT BONUS RM OVER GARAGE = | 321 SQ. FT.   |

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"  
FIELD VERY DIMENSION - DO NOT SCALE PRINT

P&D / rwd

PAGE : 2 of 8



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  
FIRST FLOOR DESIGN LIVELOAD = 40 PSF  
BASEMENT ELECTRICAL LAYOUT FOR REFERENCE ONLY - CONSULT WITH HOMEOWNER PRIOR TO INSTALLATION FOR EXACT LOCATIONS  
GRADE MIN. 8" BELOW TOP OF FOUNDATION, SLOPING AWAY FOR PROPER DRAINAGE MIN. 6" DROP IN FIRST TOFT OF RUN  
AVOID FLOODZONES LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS  
BLOCK BETWEEN FLOODZONES BELOW STRUCTURAL POINTS (CUSH ZONES) WITH APPROPRIATE ZX FILL  
SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES  
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 DC-16  
INSTALL ALL LIV. & LO. BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

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