

P&D Builders - Job #1162

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.

FINAL WINDOW DESIGN PER PROVIDER. ALL FRAMING ROUGH-OPENINGS TO BE BASED ON FINAL LAYOUT ONLY.  
EXACT WINDOW & DOOR GRID PATTERNS (MULLIONS) MAY DIFFER - REFER TO MANUFACTURER OR SUPPLIER.  
GRADE ELEVATION SHOWN IS APPROXIMATE. FIELD VERIFY & ADJUST FOUNDATION AS NECESSARY.

ELEVATIONS



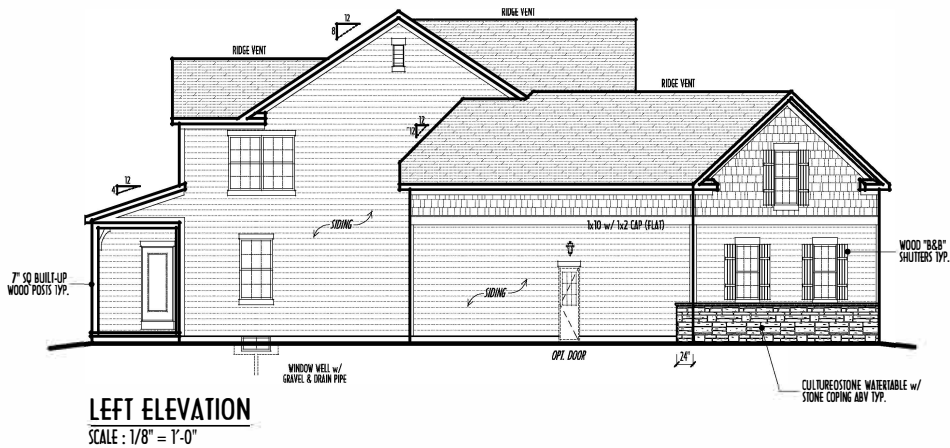
**P&D Builders Ltd.**  
59 Great Parkway Suite 100  
Delaware, Ohio 43015  
(740) 201-8079  
Fax (740) 201-8084  
www.pndbuilders.com

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

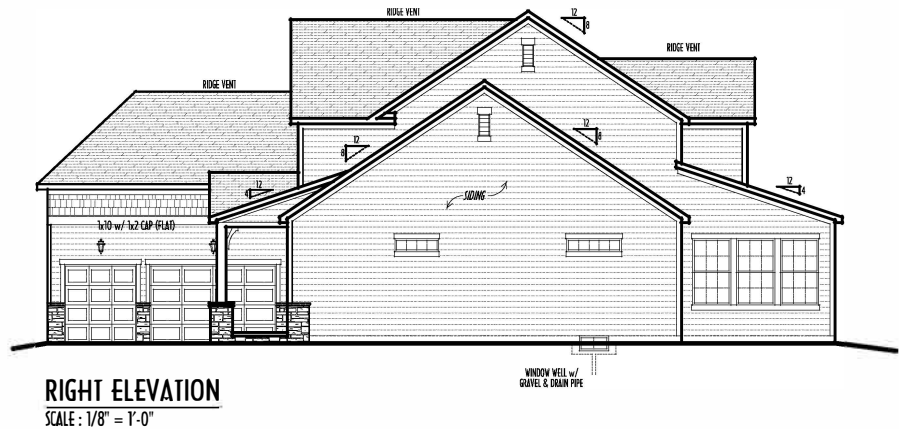
1162



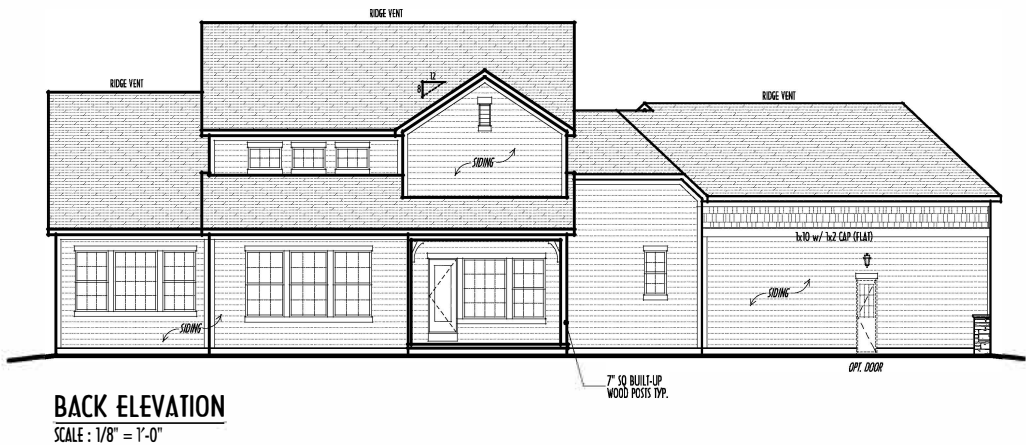
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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



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 ROOF PLAN FOR SOFFIT & RAKE SIZES  
RUN BRICK VENEER 1" PAST FRAMING CORNERS  
CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6" INTO TAG 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 MANUFACTURER'S 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/ABY FOUNDATION PLATE (3.5" FLANGED) PLACED AT MIN 4" ABY EARTH / 2" ABY PAVING, ALLOWING TRAPED WATER TO DRAIN)  
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE



|                        |             |
|------------------------|-------------|
| FIRST FLR LIVING SP =  | 1909 SQ.FT. |
| SECOND FLR LIVING SP = | 772 SQ.FT.  |
| TOTAL LIVING SP =      | 2681 SQ.FT. |
| 3-SEASON RM =          | 252 SQ.FT.  |
| OPT. BONUS RM =        | 508 SQ.FT.  |

PRELIMINARY DESIGN  
NOT TO SCALE - NOT FOR CONSTRUCTION



| REVISION DATE | BY   | DESCRIPTION |
|---------------|------|-------------|
| 5/22/15       | rwld | concept     |
| 6/1/15        | "    | concept rev |
| 6/10/15       | "    | prelim      |
| 6/16/15       | "    | prelim rev  |



DESIGNED BY P&D / rwld

**P & D**  
BUILDERS  
EST. 1962

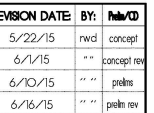
ST FLR



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P&amp;D / rwd

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

|                        |             |
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2ND FLR

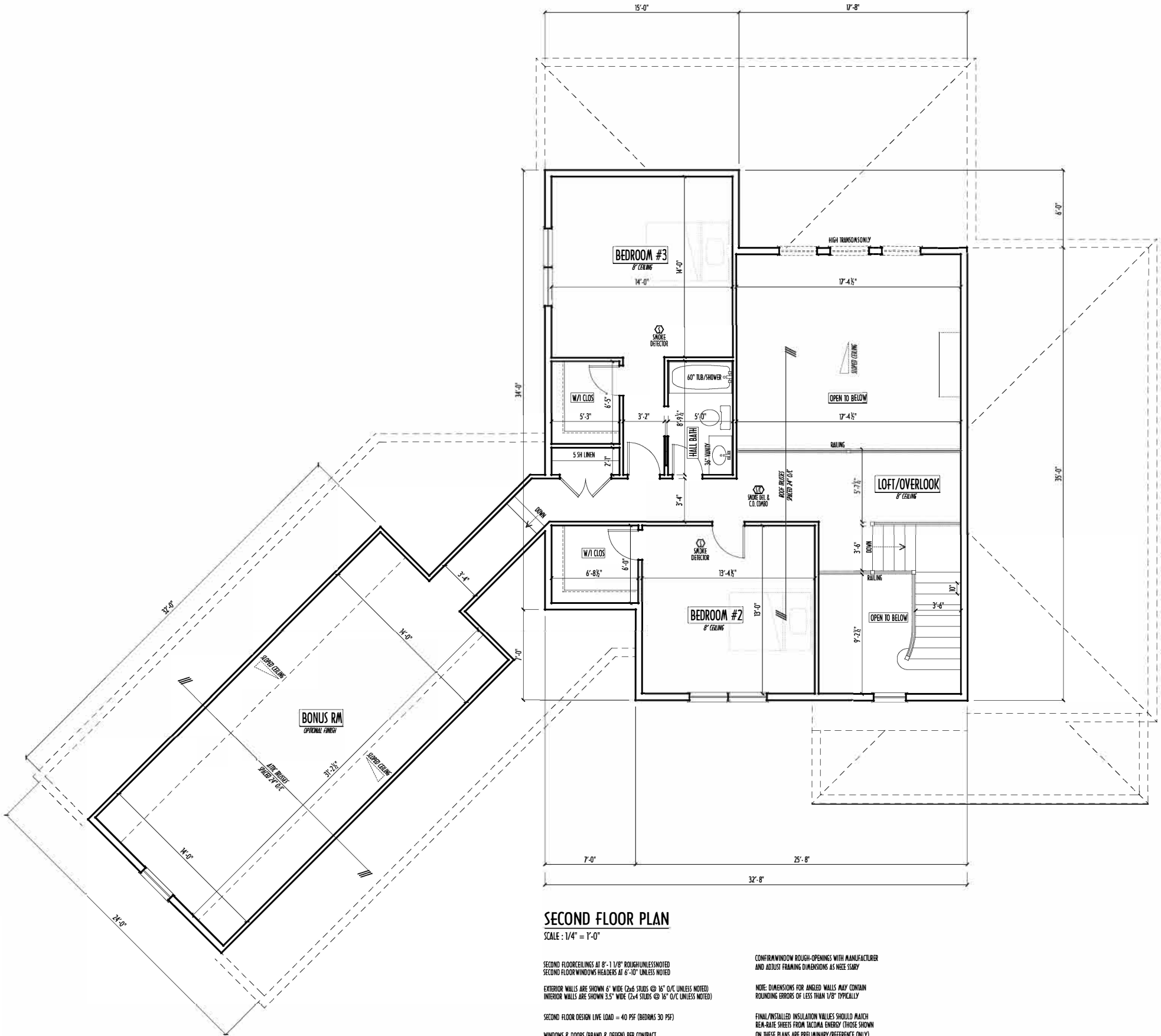


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**AIBD**  
Building Design  
Architect

| REVISION | DATE    | BY  | DESCRIPTION |
|----------|---------|-----|-------------|
| 1        | 5/22/15 | rwd | concept     |
| 2        | 6/1/15  | "   | concept rev |
| 3        | 6/10/15 | "   | prelim      |
| 4        | 6/16/15 | "   | prelim rev  |



1/4" = 1'-0"

DESIGNED BY: P&D / rwd

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**P & D**  
BUILDERS  
EST. 1962

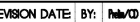
END/BSMT



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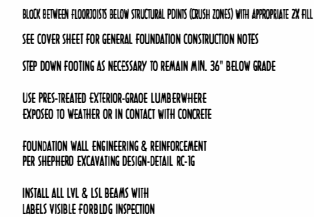


SCALE WHEN PRINTED 24x36 - PAPER SIZE "D"

0 20 40 60

FEET - METERS IN BRACKET - DO NOT SCALE THIS

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|                        |             |
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