

P&D Builders - Job #1280

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.

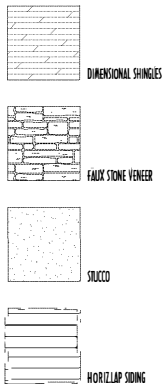
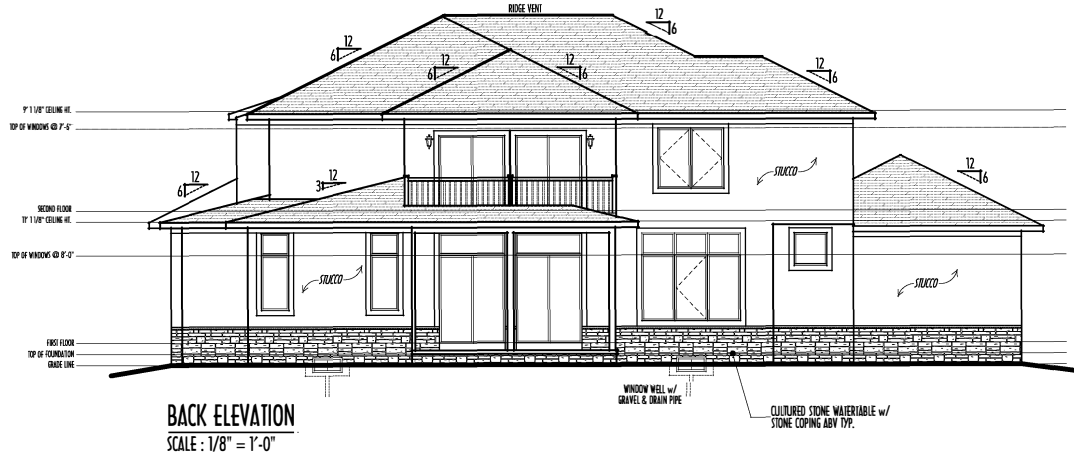
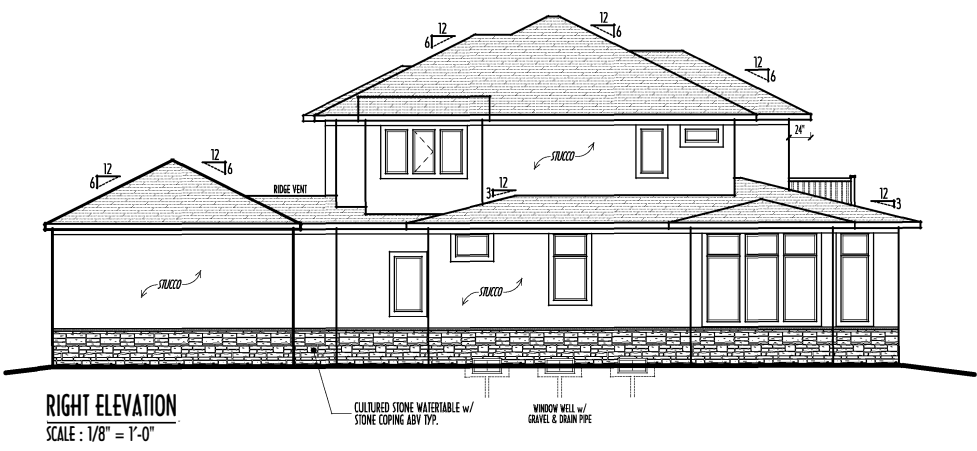
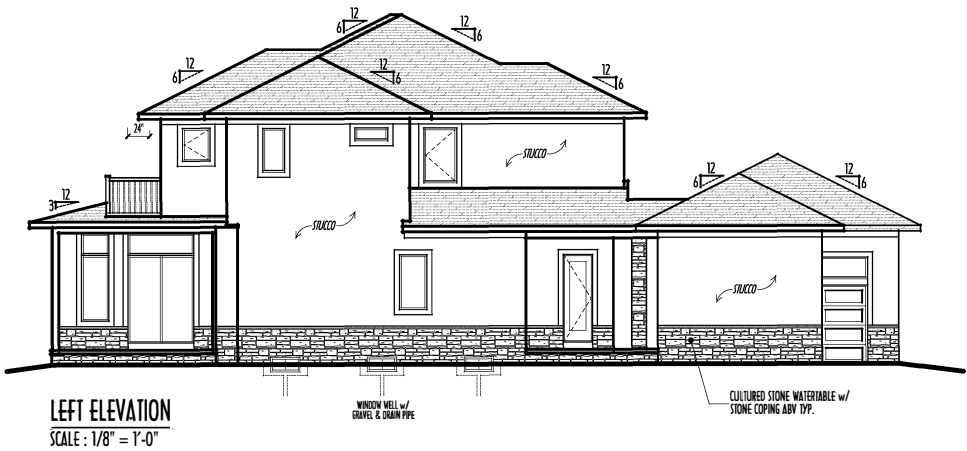
ELEVATIONS

P&D Builders Ltd.
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Delaware, Ohio 43015
(740) 201-8079
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www.pndbuilders.com

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1280

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



FIRST FLOOR CEILINGS @ 11'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 8'-0" UNLESS NOTED OTHERWISE
SECOND FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE
SECOND FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED OTHERWISE
EMERG. ENCY. 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 IN 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 MANUFACTURER'S SPECIFICATIONS
CONFIRM WINDOW SIZES & ROUGH OPENINGS WITH SUPPLIER
RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED
WEEPS/SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6, & 21 (#26 GALV. CORROSION-RESISTANT SCREENED AT/ABV FOUNDATION PLATE (3.5" FLANGE) PLACED AT MIN 4" ASB EARTH / 2" ASB PAVING, ALLOWING TRAP'D WATER TO DRAIN)
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

P&D
BUILDERS
EST. 1962

FIRST FLOOR = 2,279 SQ.FT.
SECOND FLOOR = 1,824 SQ.FT.
TOTAL LIVING SP = 4,103 SQ.FT.
OP. T. FINISHED BSMT = 35 SQ.FT.

P&D / rwd

5 of 8

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1280

PRC

Danne

614.207.6266 dannednd@gmail.com

REVISION DATE	BY:	FILED/CD
8/11/17	rwd	concept
8/20/17	" "	concept r
9/5/17	" "	prelim
9/8/17 & 9/11/17	" "	prelim re
9/21/17 & 10/4/17	" "	prelim re
10/9/17 & 10/23/17	" "	prelim re
10/27/17	" "	prelim re

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE "D"



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FIELD MEASUREMENTS - DO NOT SCALE POINTS

P&D / rwd

PAGE: 3 of 8



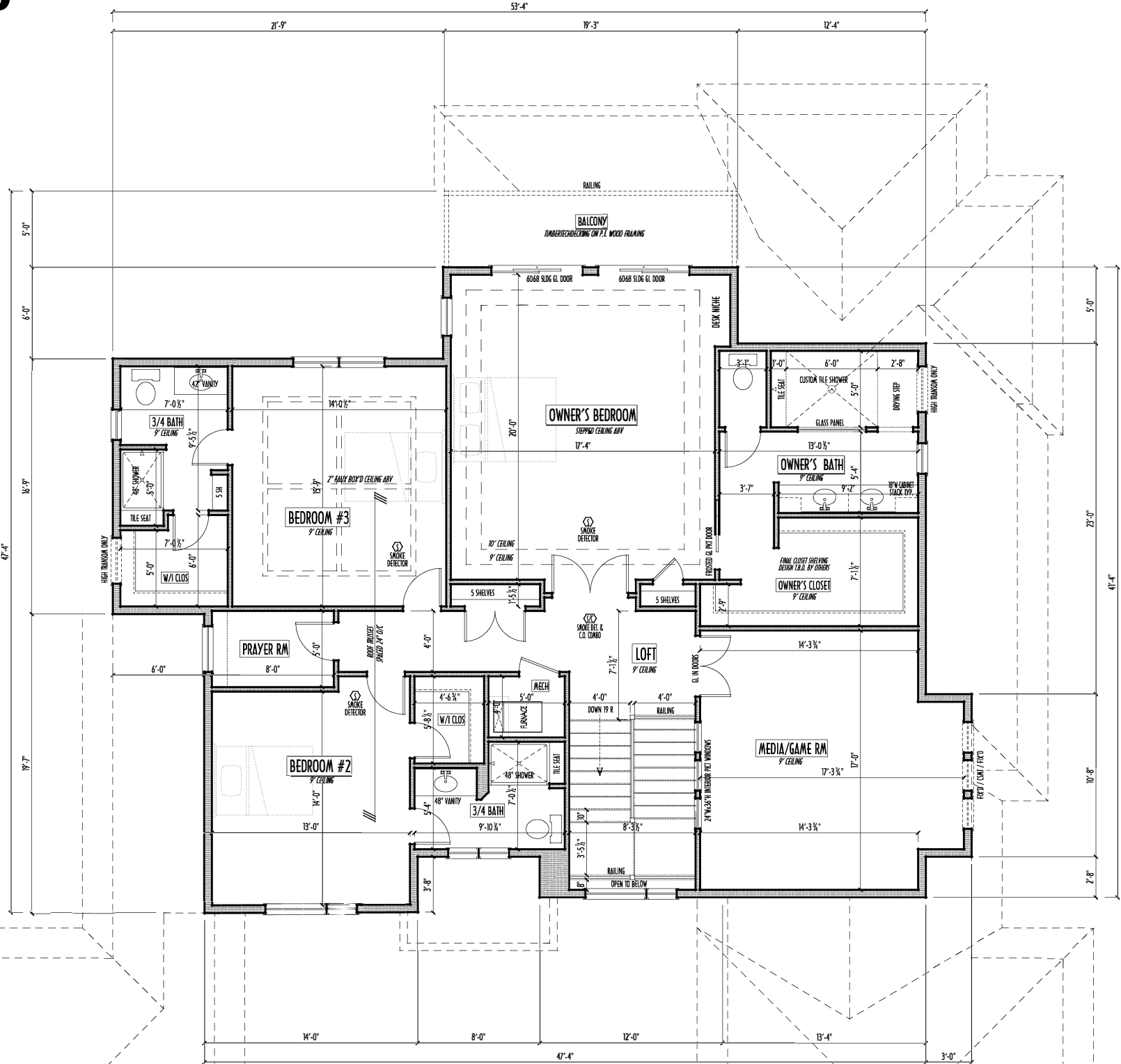
P & D
BUILDERS
EST. 1962

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

FIRST FLOOR =	2,279 SQ.FT.
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SECOND FLOOR CEILINGS AT 9'-1 1/8" ROUGH UNLESS NOTED
SECOND FLOOR WINDOWS HEADERS AT 7'-6" 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.C. 310
CON. FROM 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 REM-DATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLOC INSPECTION
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER R20 314 & 315 <25 PSR, <450 SORPPER ASTM E84



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

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Danne
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REVISION DATE	BY:	Notes/CD
8/11/17	rwd	concept
8/20/17	..	concept rev
9/5/17	..	prelim
9/8/17 & 9/11/17	..	prelim rev
9/21/17 & 10/4/17	..	prelim rev
10/11/17 & 10/20/17	..	prelim rev
10/27/17	..	prelim rev

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
0 6 12 18 24 30 36 42 48 54 60 66 72 78 84 90 96 102 108 114 120
FIELD MEASUREMENTS - DO NOT SCALE FROM

DESIGNED BY: P&D / rwd

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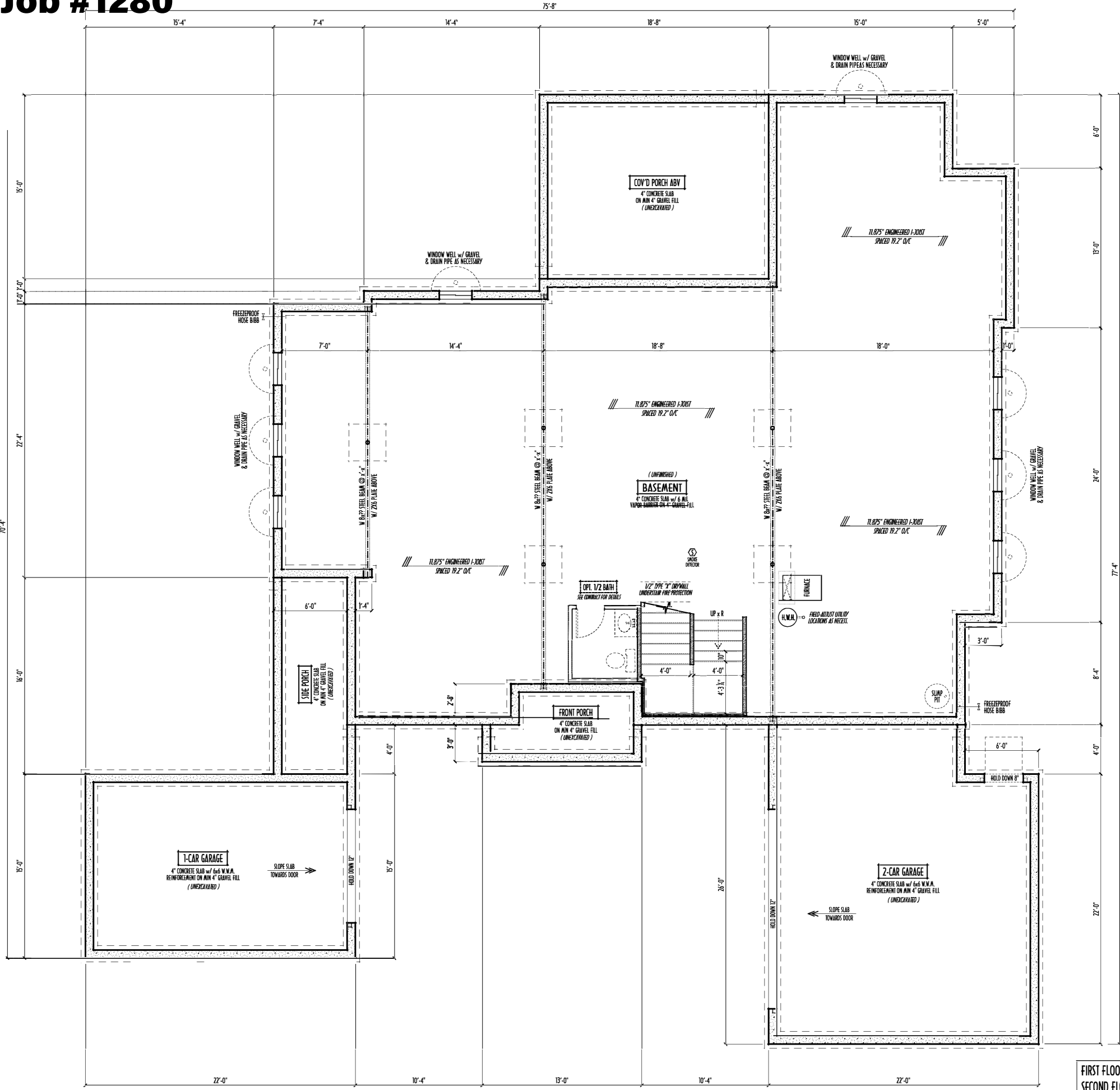
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9/28/17 & 10/4/17	...	prelim rev
10/19/17 & 10/20/17	...	prelim rev
10/27/17	...	prelim rev

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
0' 2' 4' 6' 8' 10'
FIELD DIMENSIONS - DO NOT SCALE FROM

DESIGNED: P&D / rwd

PAGE: 2 of 8



MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL
OR C.A. LL 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 LIVE LOAD = 40 PSF

BASMENT 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 10 FT OF RUN

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS

BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CUSH ZONES) WITH APPROPRIATE 2X FILL

GENERAL FOUNDATION CONSTRUCTION NOTES

WALLS TO REMAIN MIN. 36" BELOW GRADE

WEATHERED EXTERIOR-GRADE LUMBER WHERE
WEATHER OR IN CONTACT WITH CONCRETE

MIN. WALL ENGINEERING & REINFORCEMENT
SPHEROXYCANTING DESIGN-DETAIL RE-16

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



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

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