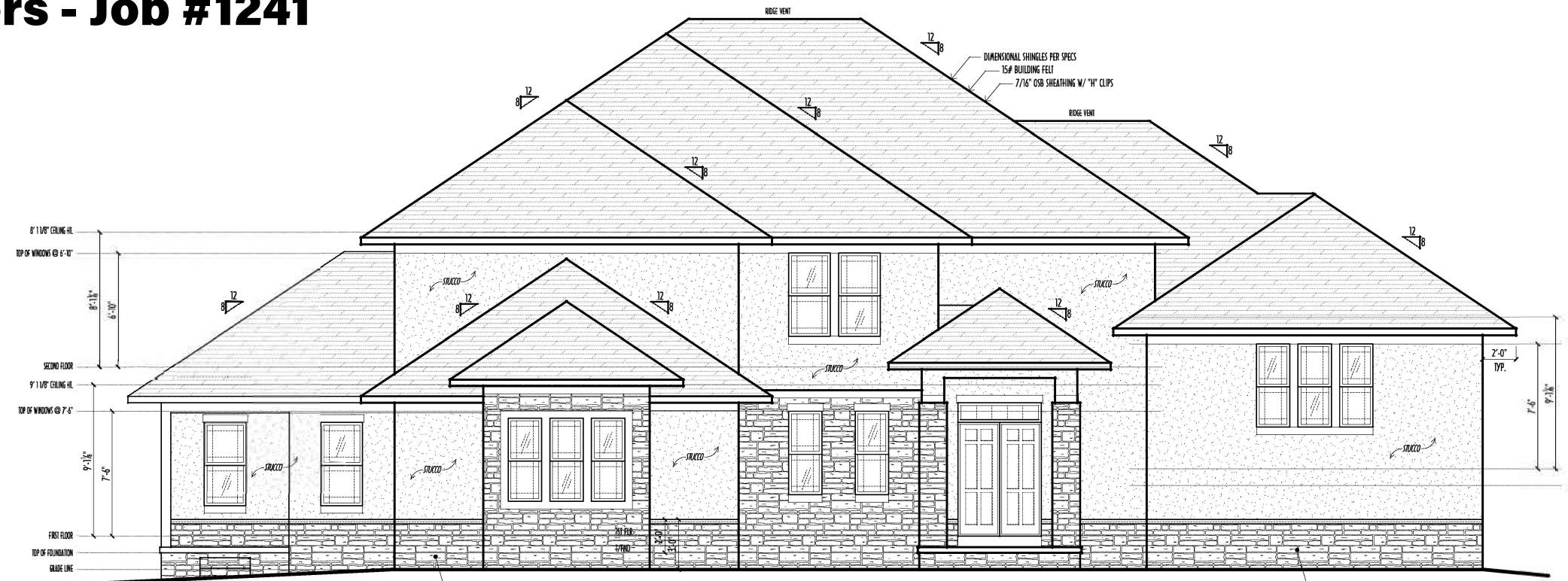
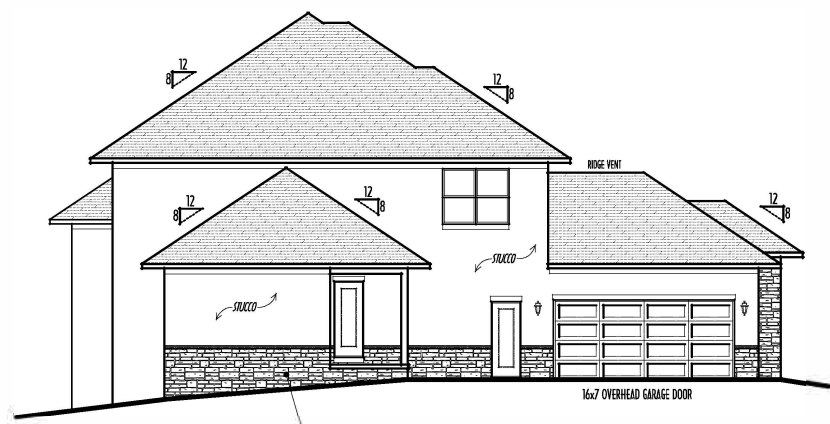


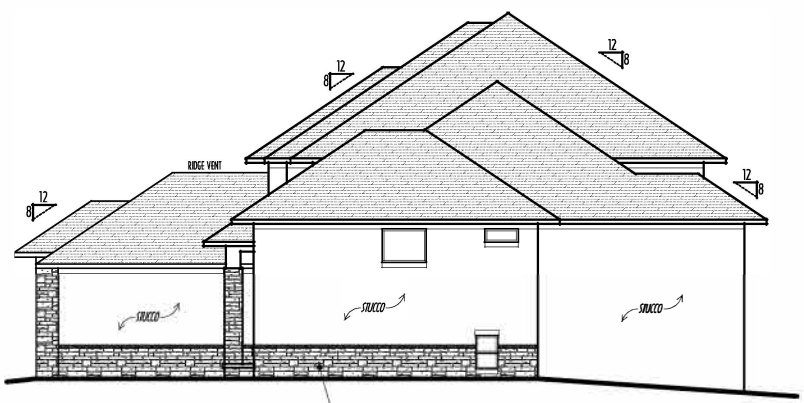
P&D Builders - Job #1241



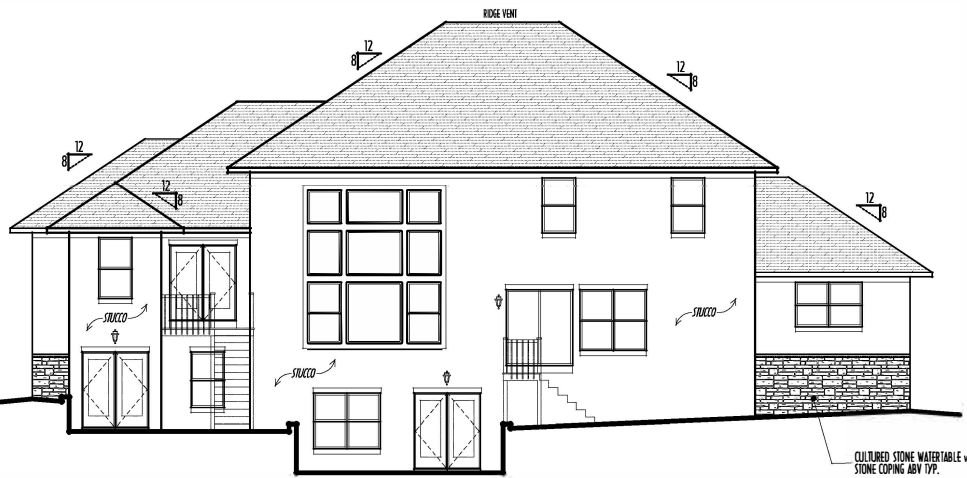
FRONT ELEVATION
SCALE : 1/4" = 1'-0"



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 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
WEAP SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH B-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

STEP-DOWN FOOTING @ 10% SLOPE
TO REMAIN MIN. 36" BELOW GRADE
FINAL WINDOW DESIGN FROM PROVIDER, ALL FRAMING ROUGH-
OPENINGS TO BE BASED ON FINAL LAYOUT ONLY
EXACT WINDOW & DOOR GRID PATTERNS (MULTIPLY)
MAY VARY - REFER TO MANUFACTURER OR SUPPLIER
GRADE ELEVATION SHOWN IS APPROXIMATE
FIELD VERIFY & ADJUST FOUNDATION AS NECESSARY



FIRST FLR LIVING SP =	2,595 SQ.FT.
SECOND FLR LIVING SP =	1,108 SQ.FT.
TOTAL LIVING SP =	3,703 SQ.FT.
OPT. FINISHED LWR LVL =	752 SQ.FT.
OPT. FINISHED BASEMENT =	962 SQ.FT.

ELEVATIONS

P&D Builders Ltd.

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

NO. 1241

LOCATION

PROJECT :

AIBD

BIA

REVISION DATE: BY: rwd

10/30/15 rwd concept

11/4/16 "" concept rev

11/20/16 "" concept rev

12/2/16 "" concept rev

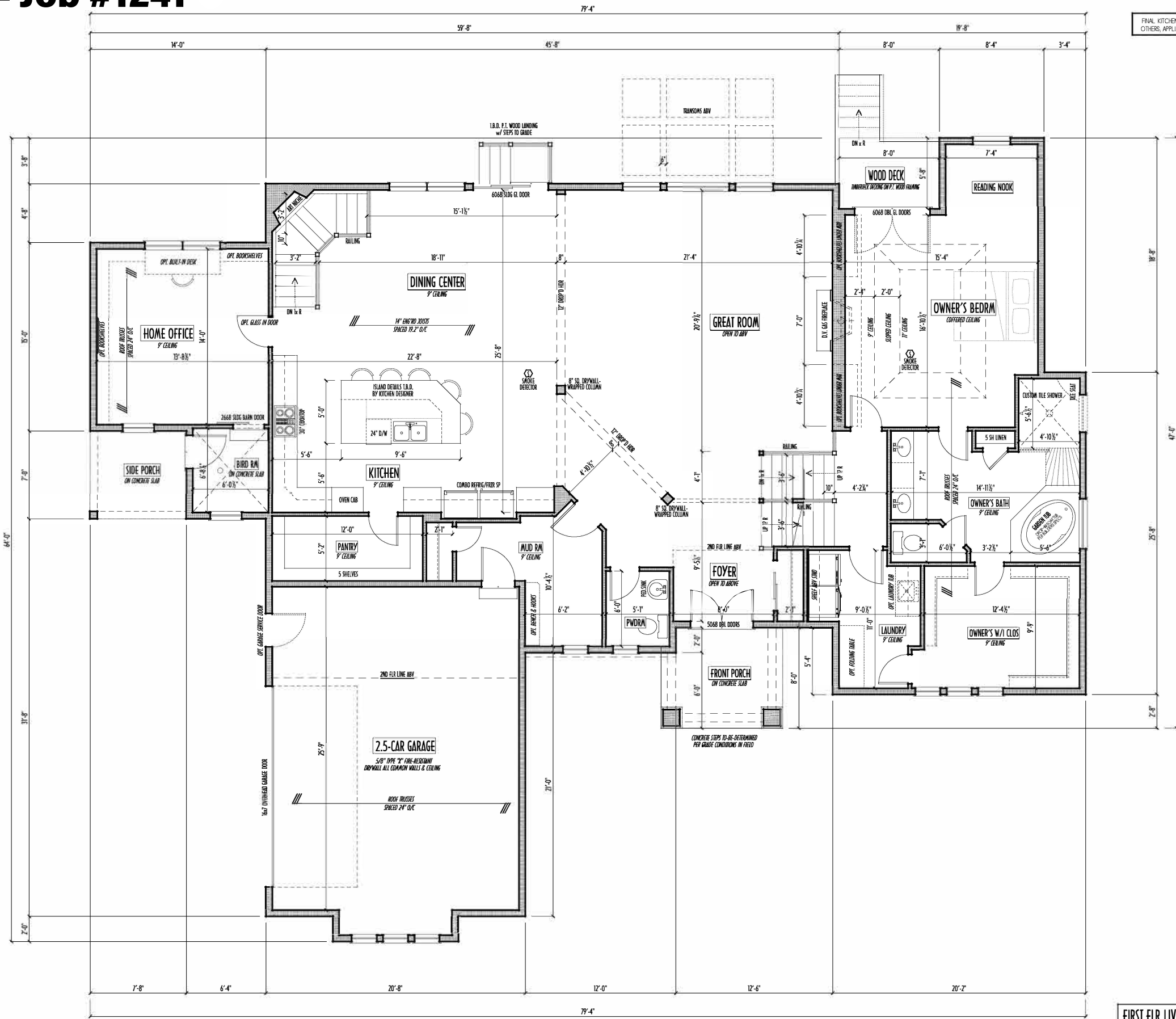
12/16/16 "" prelims

TO SCALE WHEN PRINTED 3/4" = 1'-0" (DO NOT SCALE FROM)

DESIGNED BY: P&D / rwd

PAGE : 4 of 10

P&D Builders - Job #1241



FINAL KITCHEN CABINET & APPLANCE LAYOUT BY OTHERS. APPLIANCES TBD PER BLDG'S SERIES SPECS

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 LINE 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 FENESTRATION
AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS
BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CUSH ZONES)
BRACE FLOORJOISTS AT MIDSPAN PER CODE
INTERIOR DOORS SHOW 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 REA-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BIDDING INSPECTION

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

FIRST FLR LIVING SP =	2,595 SQ.FT.
SECOND FLR LIVING SP =	1,108 SQ.FT.
TOTAL LIVING SP =	3,703 SQ.FT.
OPT. FINISHED LWR LVL =	752 SQ.FT.
OPT. FINISHED BASEMENT =	962 SQ.FT.



1ST FLR

P&D Builders Ltd.
59 Great Parkway Suite 100
Delaware, Ohio 43015
7401 201-8079
Fax 7401 201-8084
www.pndbuilders.com

ALL DRAWINGS ARE THE SOLE PROPERTY OF P&D BUILDERS LTD. NO REPRODUCTION OR OTHER USE OF THESE PLANS MAY BE MADE WITHOUT WRITTEN CONSENT OF THE ARCHITECT OF THE FIRM.

NO. 1241

1241

AI BD BIA

REVISION DATE	BY	REV	DESCRIPTION
10/30/15	rwd	concept	
11/4/16	---	concept rev	
11/20/16	---	concept rev	
12/2/16	---	concept rev	
12/16/16	---	profile	

TO SCALE WHEN PRINTED 24" x 36" - PAPER SIZE 11" x 17" - FIELD - EMPTY DIMENSIONS - DO NOT SCALE FROM

DESIGNED BY P&D / rwd

PAGE 3 of 10

2ND FLR



P&D Builders Ltd.

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

ALL DRAWINGS ARE THE SOLE PROPERTY OF P&D BUILDERS LTD.
NO REPRODUCTION OR OTHER USE OF THESE PLANS MAY BE MADE
WITHOUT FIRST WRITTEN CONSENT OF THE ARCHITECT OF THE PLANS

1241

10.03.1

AI

BD

BIA

INSTITUTION

REVISION DATE

BY

REV

DESCRIPTION

10/30/15	rwd	concept	
11/4/16	""	concept rev	
11/20/16	""	concept rev	
12/2/16	""	concept rev	
12/16/16	""	prelim	

TO SCALE WHEN PRINTED 24" x 36" @ 1" = 1/4" = 1/8"

0 1 2 3 4 5 6 7 8 9 10

FEET - DIMENSIONS - DO NOT SCALE PRINT

DESIGNED

P&D / rwd

PAGE 1

4 of 10

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

SECOND FLOOR CEILING: 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.O. 310
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER I.C.O. 314 & 315
<75 PSF, <450 SDR PER ASTM E84
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 WALLS SHOULD MATCH REAR-SIDE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/PREFERENCE ONLY)
INSTALL ALL LVL & ISL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

FIRST FLR LIVING SP =	2,595 SQ.FT.
SECOND FLR LIVING SP =	1,108 SQ.FT.
TOTAL LIVING SP =	3,703 SQ.FT.
OPT. FINISHED LWR LVL =	752 SQ.FT.
OPT. FINISHED BASEMENT =	962 SQ.FT.

P&D BUILDERS
EST. 1962

P&D Builders - Job #1241

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

FIRST FLOOR DESIGN LIVE LOAD = 40 PSF

BLOCK BETWEEN FLOODZONES BELOW STRUCTURAL POINTS (DASH ZONES) WITH APPROPRIATE 2X FILL

BASEMENT ELECTRICAL LAYOUT FOR REFERENCE ONLY - CONSULT WITH
HOMEOWNER PRIOR TO INSTALLATION FOR EXACT LOCATIONS

AVOID FLOODZONES LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS

GRADE MIN. 8" BELOW TOP OF FOUNDATION, SLOPING AWAY FOR PROPER
DRAINAGE MIN. 6" DROP IN FIRST 10 FT OF RUN

SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES

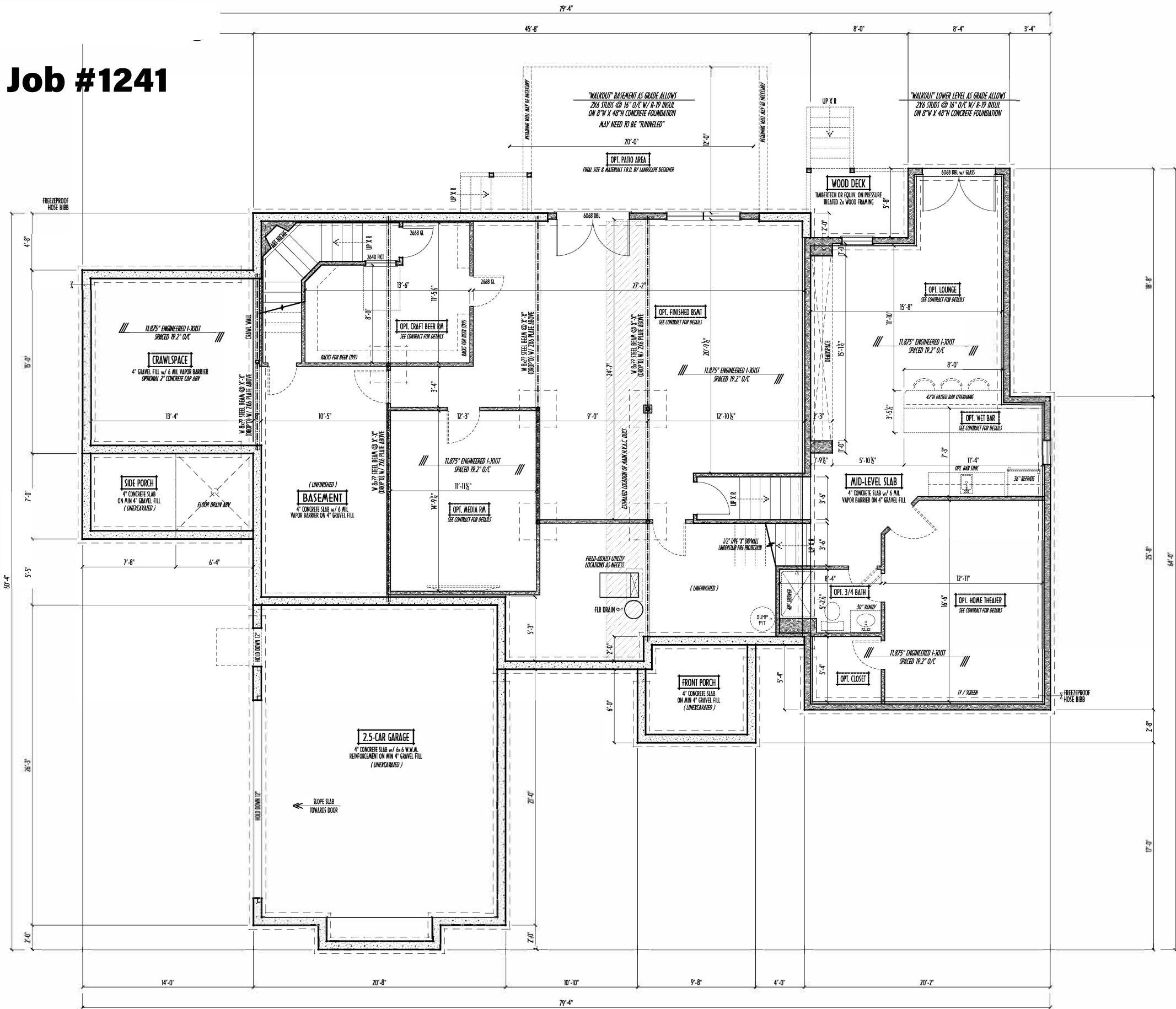
STEP DOWN FOOTING AS NECESSARY TO REMAIN MIN. 36" BELOW GRADE

USE PRES-TREATED EXTERIOR-GRADE LUMBER WHERE
EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE

FOUNDATION WALL ENGINEERING & REINFORCEMENT
PER SHEPHERD EXCAVATING DESIGN-DETAIL RC-16

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

FINAL/INSTALLED INSULATION VALUES SHOULD MATCH
REIN-RATE SHEETS FROM TALCONA ENERGY (THOSE SHOWN
ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)



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

FIRST FLR LIVING SP =	2,595 SQ.FT.
SECOND FLR LIVING SP =	1,108 SQ.FT.
TOTAL LIVING SP =	3,703 SQ.FT.
OPT. FINISHED LWR LVL =	752 SQ.FT.
OPT. FINISHED BASEMENT =	962 SQ.FT.

FND/BSMT



P&D Builders Ltd.

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

ALL DRAWINGS ARE THE SOLE PROPERTY OF P&D BUILDERS LTD.
NO REPRODUCTION OR OTHER USE OF THESE PLANS MAY BE MADE
WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT OF THE FIRM

1241

AI

BD

BIA

REGISTERED

REVISION DATE

BY

DATE

DESCRIPTION

10/30/15	rwd	concept	
11/4/16	""	concept	rev
11/20/16	""	concept	rev
12/2/16	""	concept	rev
12/16/16	""	prelim	

10-SCALE WITH FINISHED DRAWING - PAPER SIZE 11"

FIELD - EMPTY DRAWING - 10-SCALE PAPER

DESIGNED

P&D / rwd

PAGE

2 of 10