

P&D Builders - Job #1234

PLEASE NOTE: PRELIMINARY DESIGNS ARE SUBJECT TO CHANGES DUE TO STRUCTURAL OR CODE REQUIREMENTS. THIS DRAWING MAY BE OPTIMIZED. PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS.

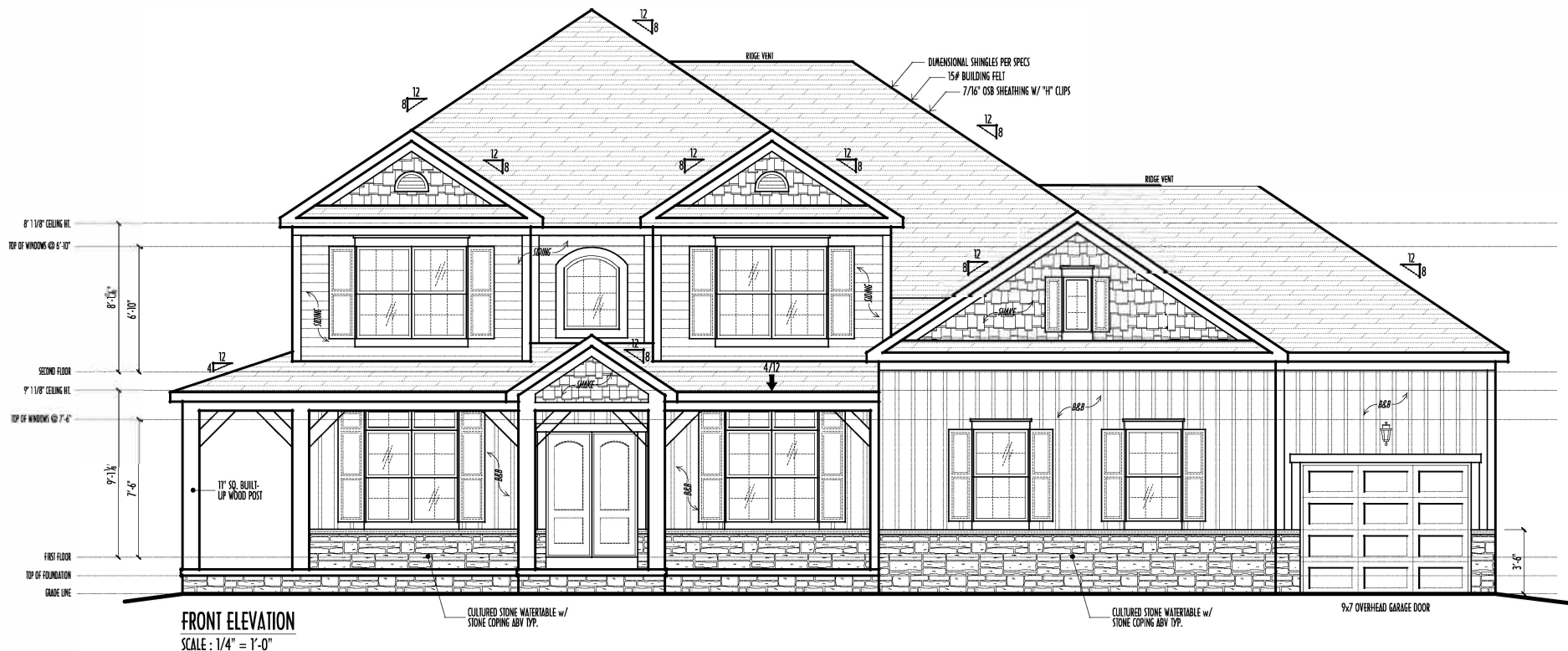
ELEVATIONS



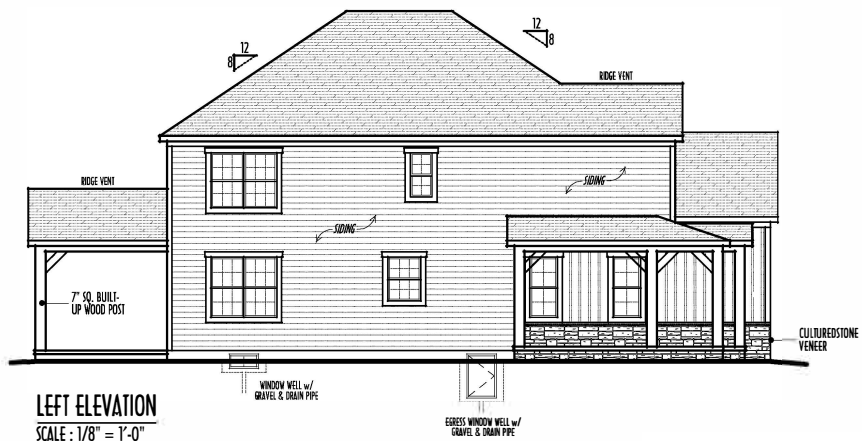
P&D Builders Ltd.
59 Graft Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
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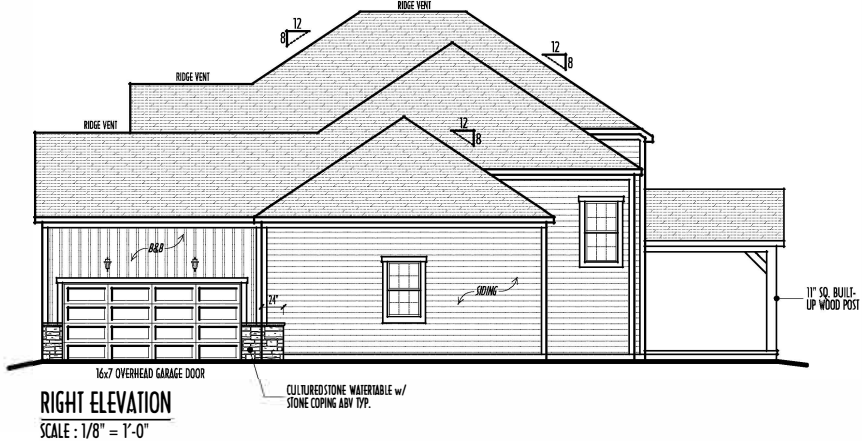
1234



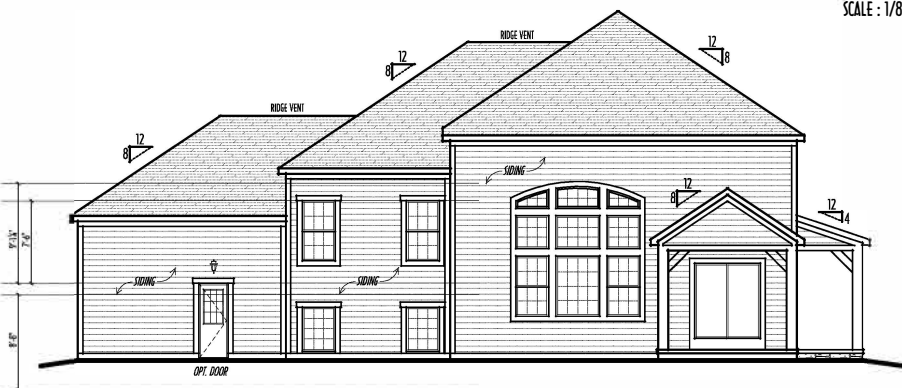
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



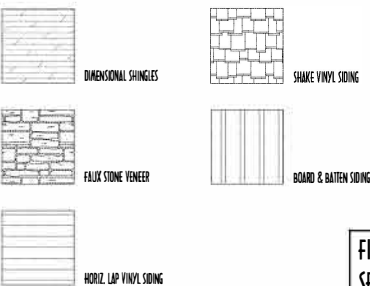
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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

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.

FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 7'-5" 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
SEEROOF PLAN FOR SOFFIT & RAKESIZES
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
CONFIRM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER
RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED
WEAP SCREDS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
(#26 GALV CORROSION-RESISTANT SCRED AT/ABY FOUNDATION PLATE (3.5" FLANGE)
PLACED AT MIN 4" ABY EARTH / 2" ABY PAVING, ALLOWING TRAP WATER TO DRAIN)
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE



FIRST FLOOR =	1,960 SQ.FT.
SECOND FLOOR =	956 SQ.FT.
TOTAL LIVING SP =	2,916 SQ.FT.
OPT FIN. LOWER LEVEL =	593 SQ.FT.
OPT FIN. BSMT =	701 SQ.FT.

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



REVISION DATE	BY:	DESCRIPTION
9/19/16	rwd	concept
9/27/16	...	concept rev
10/13/16	...	concept rev
10/18/16	...	prelim rev
11/1/16	...	prelim rev

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

P&D / rwd



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1ST FLR



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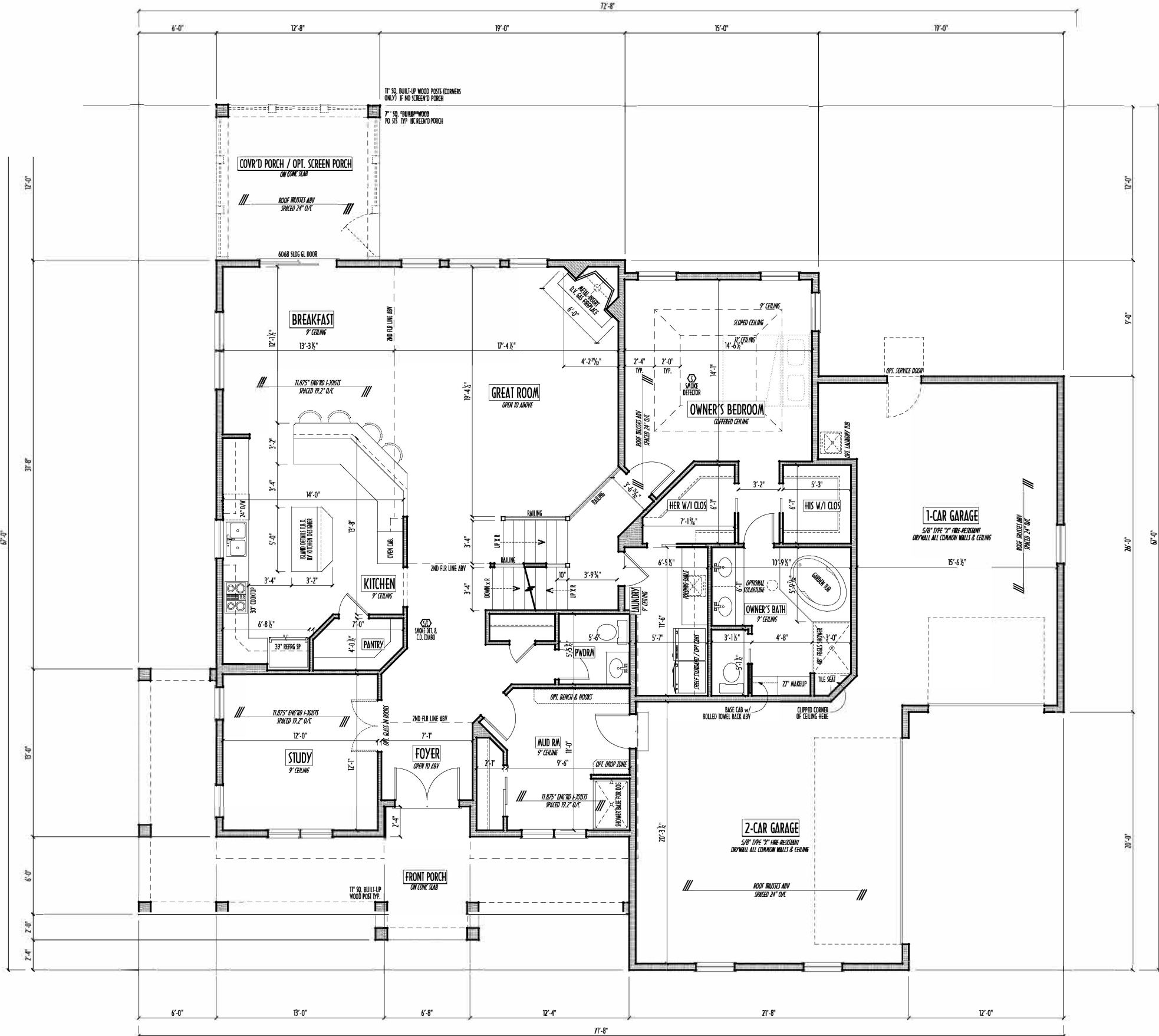
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9/27/16	...	concept rev
10/13/16	...	concept rev
10/18/16	...	prelim rev
11/1/16	...	prelim rev

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
0 4 8 12 16 20'
FIELD - VERY CLOSE - TO SCALE
FIELD - VERY CLOSE - TO SCALE

P&D / rwd

PAGE 1 OF 8
3 of 8

FIRST FLOOR =	1,960 SQ.FT.
SECOND FLOOR =	956 SQ.FT.
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OPT FIN. W. BALK	701 SQ.FT.



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

FIRST FLOOR CEILING: 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOWS HEADERS AT 7'-6" UNLESS NOTED OTHERWISE
CONTRACTORS TO 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 2015 I.C.C. AND/OR APPLICABLE LOCAL CODES
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
CONFRM WINDOW ROUGH-OPENINGS AND HEADER HGT'S w/ PROVIDER
CONFRM 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
BID OR BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES)
BRACE FLOORJOISTS AT 10' SPAN 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 360° (THOSE SHOWN / ARE REFERENCE ONLY)
& (S) BEAMS WITH 3R BLDG INSPECTION



2ND FLR



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PRELIMINARY DESIGN
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AI

BD

Building Design

BIA

Building Industry Association

REVISION DATE	BY:	Rev/CD
9/19/16	rwd	concept
9/27/16	..	concept rev
10/13/16	..	concept rev
10/18/16	..	prelim rev
11/1/16	..	prelim rev

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"

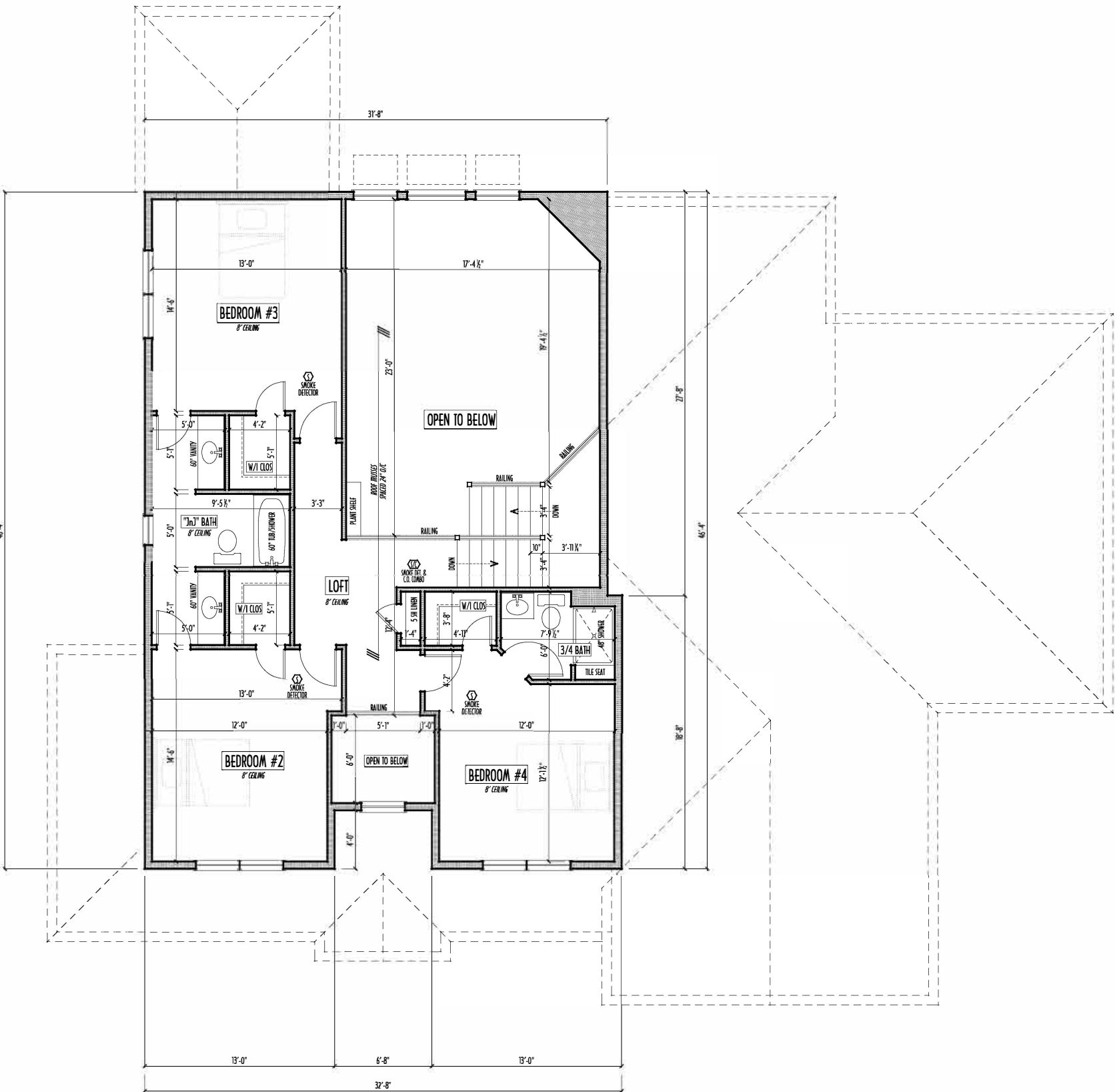
0 8' 4' 8' 0"

FIELD - VERY CRAMMED - DO NOT SCALE FROM

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

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.C.O. 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 REAM-RATESHEETS FROM TACOMA ENERGY (CHOOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INST ALL ALL LVL & LSI BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER IRC 314 & 315 <75 PSR, <450 SOR PER ASTM E84

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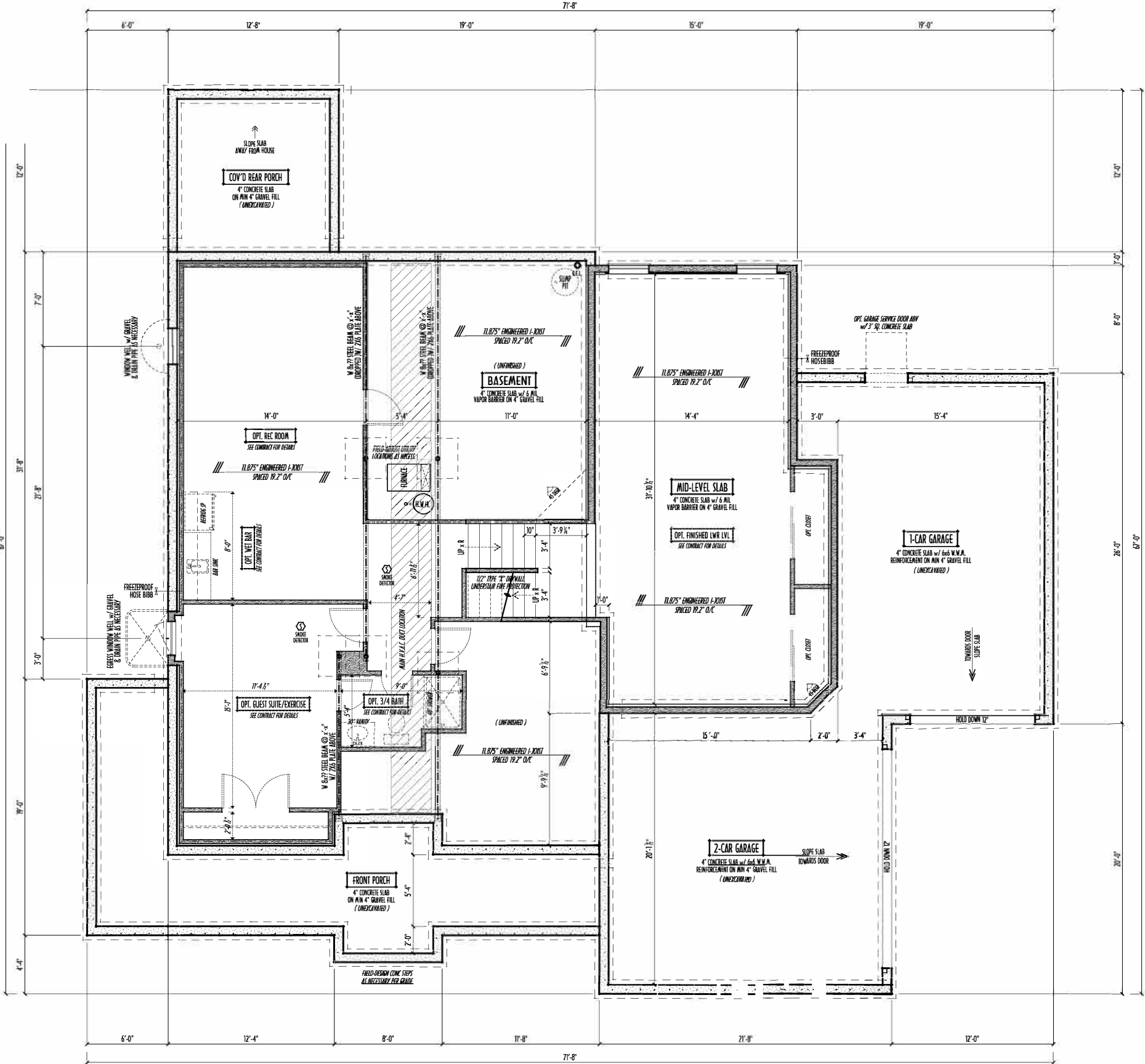
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FIELD - VERY DIMENSION - DO NOT SCALE PRINT

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PAGE: 2 of 8

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



- 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 LIVE LOAD = 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 10FT OF RUN
- AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
- BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CUSH ZONES) WITH APPROPRIATE 2X 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
- ATION WALL ENGINEERING & REINFORCEMENT SHEPHERD EXCAVATING DESIGN-DETAIL RC-16
- INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION