

P&D Builders - Job #1210

PLEASE NOTE: PRELIMINARY DESIGNS ARE SUBJECT TO CHANGE DUE TO STRUCTURAL OR CODE REQUIREMENTS. THESE DRAWINGS MAY BE DIFFERENT FROM THE FINAL DRAWINGS. PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS.

ELEVATIONS

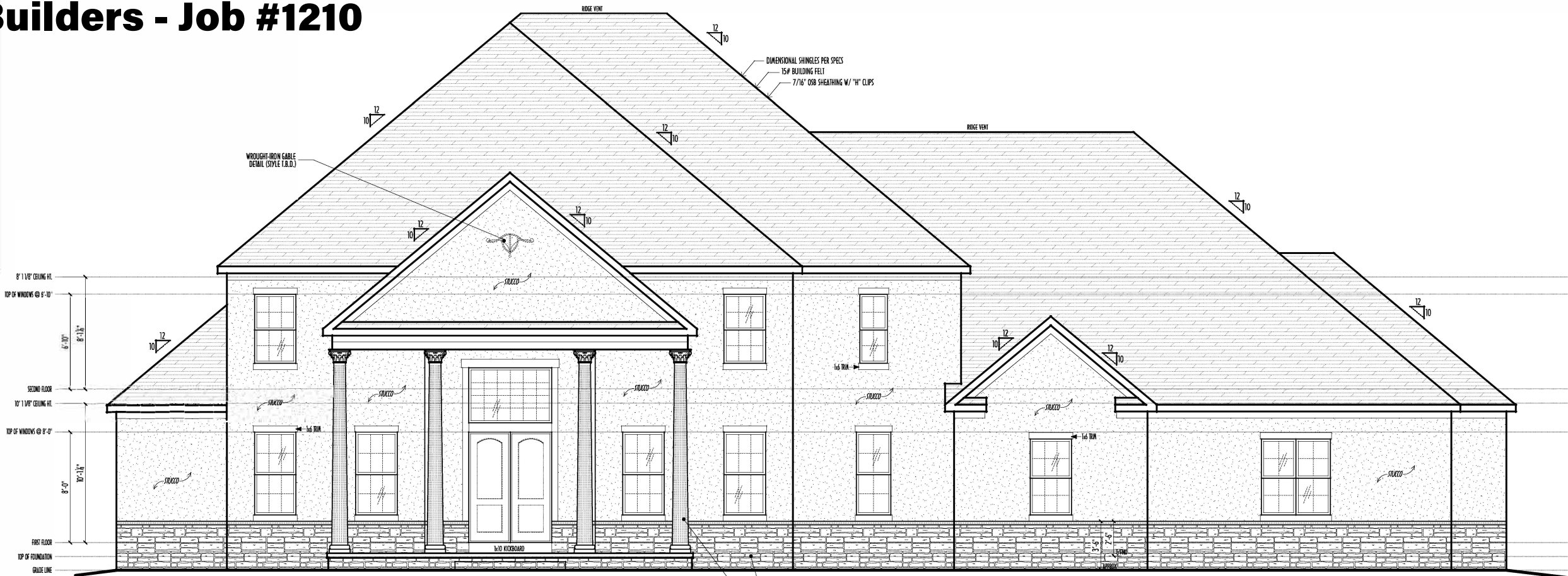


**P&D Builders Ltd.**  
59 Great Parkway Suite 100  
Dekawana, Ohio 43015  
(740) 201-8079  
Fax (740) 201-8084  
www.pndbuilders.com

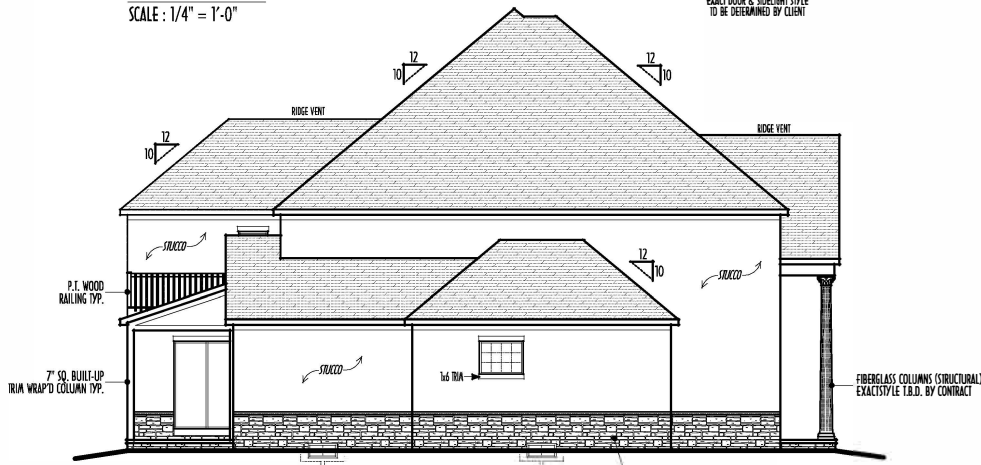
ALL DRAWINGS ARE THE SOLE PROPERTY OF P&D BUILDERS LTD. NO REPRODUCTION OR OTHER USE OF THESE DRAWINGS IS PERMITTED WITHOUT WRITTEN CONSENT OF THE ARCHITECT OF THE FIRM.

1210

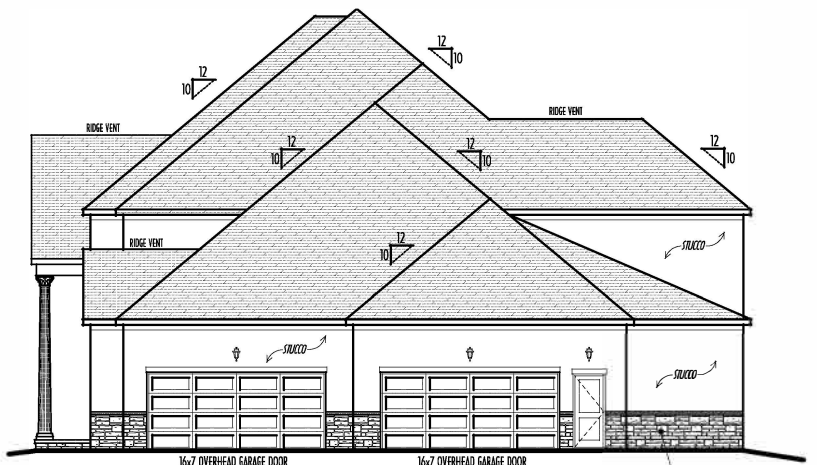
PRELIMINARY DESIGN  
NOT TO SCALE - NOT FOR CONSTRUCTION



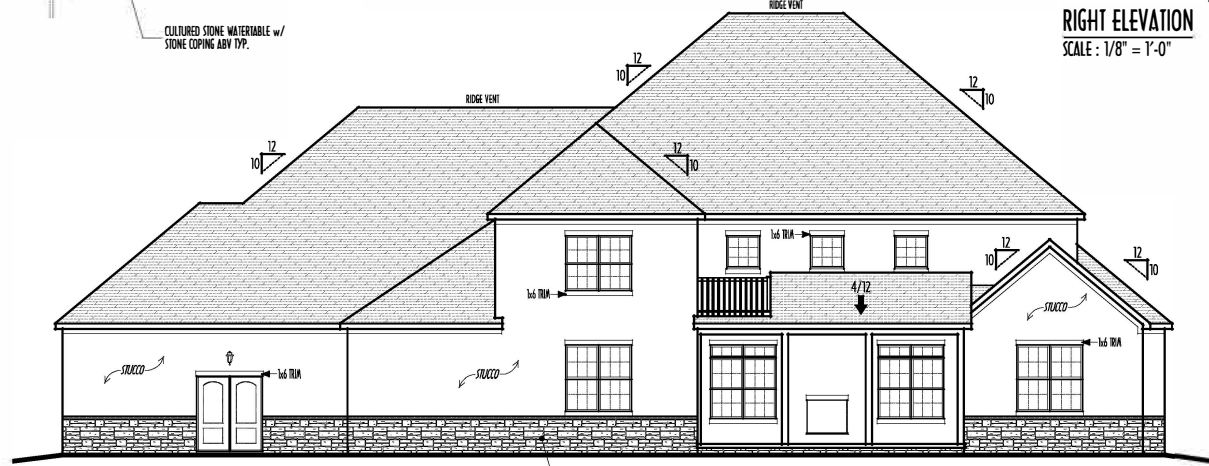
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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.  
VERIFY EXISTING & PROPOSED GRADE ELEVATIONS AND ADJUST IN FIELD AS NECESSARY.  
STEP-DOWN FOOTING @ 10% SLOPE TO REMAIN MIN. 36" BELOW GRADE.

FIRST FLOOR CEILINGS @ 10'-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  
SEE ROOF PLAN FOR SLOPES & 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  
CONFIRM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER  
RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED  
WEED SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH A-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

|                  |               |
|------------------|---------------|
| FIRST FLOOR =    | 3,740 S.Q.FT. |
| SECOND FLOOR =   | 1,230 S.Q.FT. |
| TOTAL LIV.S.P. = | 4,970 S.Q.FT. |
| ON-IT FINISHES = | 1,535 S.Q.FT. |

**P & D**  
BUILDERS  
EST. 1962



| REVISION DATE | BY: | REV         |
|---------------|-----|-------------|
| 3/14/16       | rw  | concept     |
| 4/10/16       | "   | concept rev |
| 6/7/16        | "   | concept rev |
| 6/16/16       | "   | concept rev |
| 6/29/16       | "   | concept rev |
| 7/19/16       | "   | concept rev |

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11" x 17" FIELD VENTILATION - DO NOT SCALE FROM

P&D / rwd

5 of 8

P&D Builders - Job #1210

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

1ST FLR



**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 EXCLUSIVE PROPERTY OF P&D BUILDERS LTD. NO REPRODUCTION OR OTHER USE OF THESE DRAWINGS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF P&D BUILDERS LTD.

PROJECT : 1210

DATE : 3/14/16

BY : rwd

REVISION DATE : 3/14/16

REVISION DATE : 4/10/16

REVISION DATE : 6/7/16

REVISION DATE : 6/16/16

REVISION DATE : 6/29/16

REVISION DATE : 7/19/16

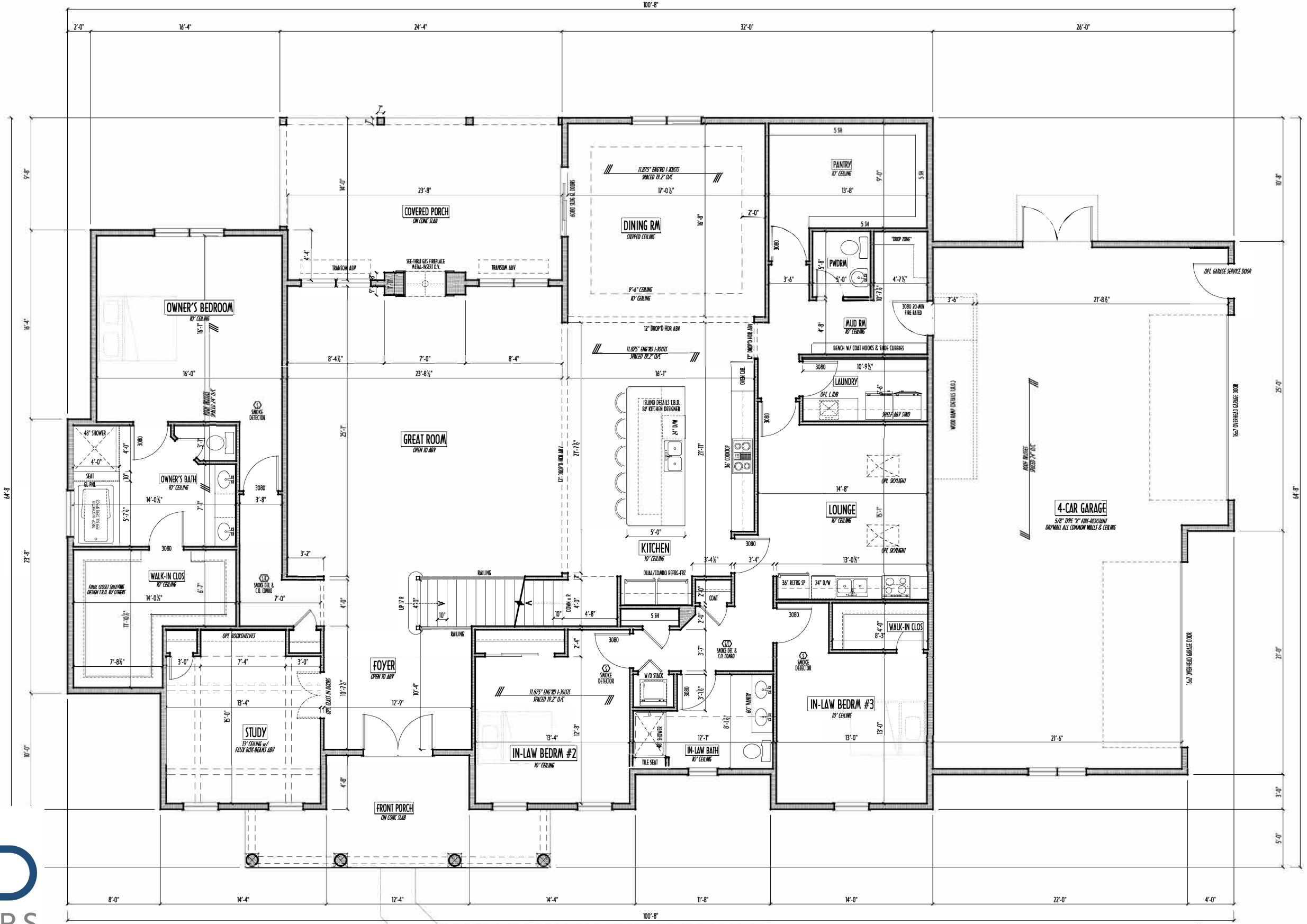
TO SCALE WHEN PRINTED 24" x 36" - PAPER SIZE 11"

FIELD MEASUREMENTS - DO NOT SCALE DIMENSIONS

DESIGNED BY : P&D / rwd

PAGE : 3 of 8

PRELIMINARY DESIGN  
NOT TO SCALE - NOT FOR CONSTRUCTION



FINAL KITCHEN CABINET & APPLIANCE LAYOUT BY OTHERS. APPLIANCES PER SERIES SPECS

FIRST FLOOR CEILING AT 10'-11 7/8" UNLESS NOTED OTHERWISE

CONTRACTORS TO SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE PLANS TO THE JOB SUPERVISOR ASAP

FIRST FLOOR DESIGN LIVELOAD = 40PSF

ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2015 I.R.C. AND/OR APPLICABLE LOCAL CODES

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT. CONFIRM WINDOW ROUGH-OPENINGS AND HEAD ER 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 PENETRATIONS

AVOID FLOOR JOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS

BLOCK BETWEEN FLOOR JOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES) BRACE FLOOR JOISTS AT MIDSPAN PER CODE

INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED

NOTE: DIMENSIONS FOR ANGLED WALLS MAY VARY



**P & D BUILDERS**  
EST. 1962

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

NOTE: INTERIOR & PATIO DOORS ARE SHOWN 8FT HIGH

|                 |              |
|-----------------|--------------|
| FIRST FLOOR =   | 3,740 SQ.FT. |
| SECOND FLOOR =  | 1,230 SQ.FT. |
| TOTAL LIV. SP = | 4,970 SQ.FT. |
| OPT FIN. BSMT = | 1,535 SQ.FT. |

P&D Builders - Job #1210

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

2ND FLR



**P&D Builders Ltd.**  
59 Great Parkway Suite 100  
Dekawana, 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 DRAWINGS IS PERMITTED WITHOUT WRITTEN CONSENT OF THE ARCHITECT OF THE FIRM.

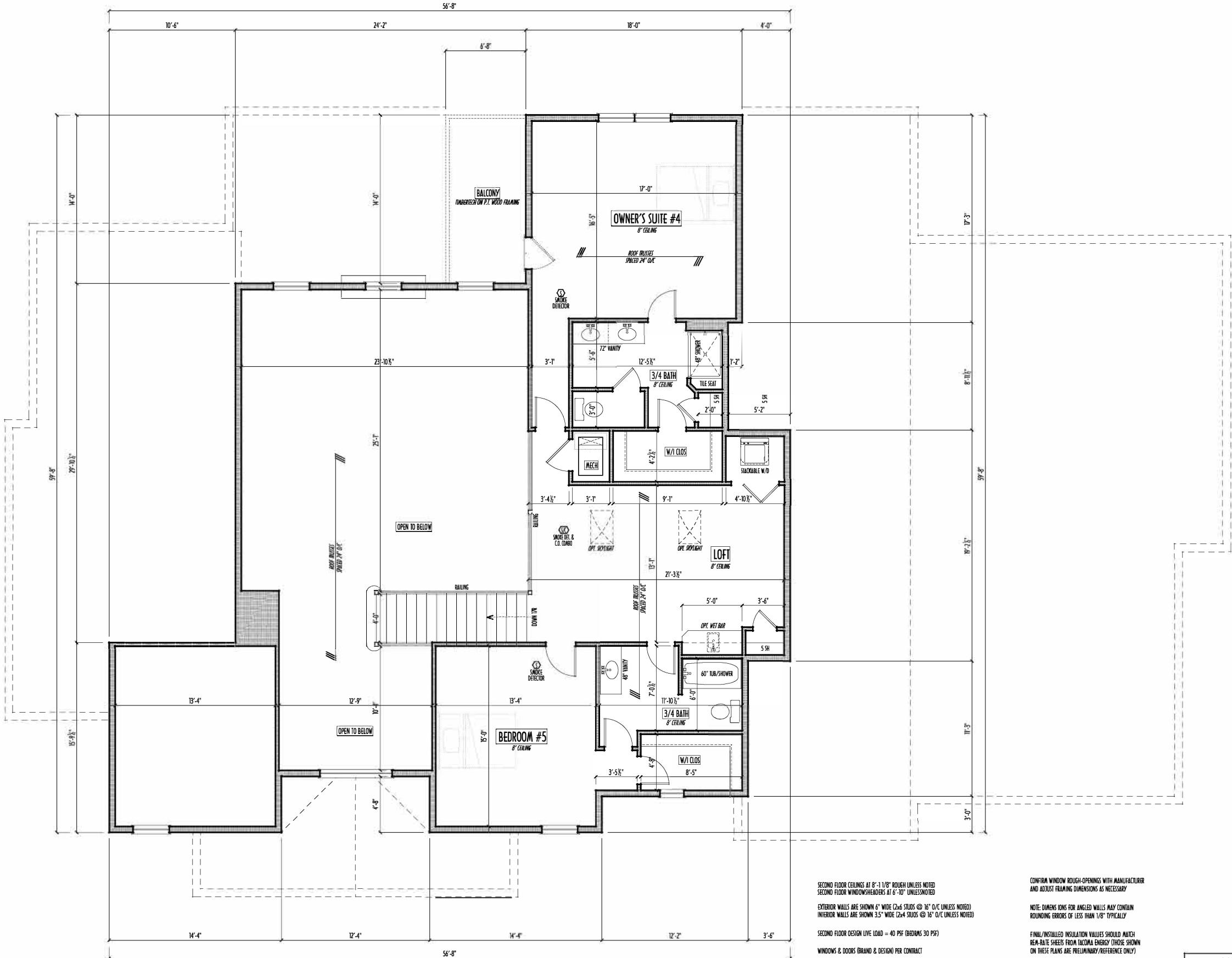
1210

PRELIMINARY DESIGN  
NOT TO SCALE - NOT FOR CONSTRUCTION



SECOND FLOOR PLAN

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



SECOND FLOOR CEILINGS AT 8'-1 1/8" ROUGH UNLESS NOTED  
SECOND FLOOR WINDOW 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. 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 R-VALUE 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 ICC 314 & 315 <75 PSF, <450 XOR PER ASTM E84

|                 |              |
|-----------------|--------------|
| FIRST FLOOR =   | 3,740 SQ.FT. |
| SECOND FLOOR =  | 1,230 SQ.FT. |
| TOTAL LIV.SP =  | 4,970 SQ.FT. |
| OPT FIN. BSMT = | 1,535 SQ.FT. |



| REVISION DATE | BY: | FILED/CD    |
|---------------|-----|-------------|
| 3/14/16       | rwd | concept     |
| 4/10/16       | "   | concept rev |
| 6/7/16        | "   | concept rev |
| 6/16/16       | "   | concept rev |
| 6/29/16       | "   | concept rev |
| 7/19/16       | "   | concept rev |



P&D / rwd

4 of 8

P&D Builders - Job #1210

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 Graft Parkway Suite 100  
Dekawana, 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 DRAWINGS IS ALLOWED  
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OF THE FIRM.

1210

PRELIMINARY DESIGN  
NOT TO SCALE - NOT FOR CONSTRUCTION



| REVISION DATE | BY: | THRU/CD |
|---------------|-----|---------|
| 3/14/16       | rwd | concept |
| 4/10/16       | "   | concept |
| 6/7/16        | "   | concept |
| 6/16/16       | "   | concept |
| 6/29/16       | "   | concept |
| 7/19/16       | "   | concept |

TO SCALE WHEN PRINTED 24"X36" - PAPER SIZE 11"  
FIELD - NOT DIMENSION - DO NOT SCALE DIMENSIONS

P&D / rwd

PAGE 2 of 8

MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL  
OR CMU 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 FLOOR JOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS  
LOOK BETWEEN FLOOR JOISTS BEHIND STRUCTURAL POINTS (CRUSH ZONES) WITH APPROPRIATE 2X FILL  
SEE COVERSHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES  
STEP DOWN FOOTING AS NECESSARY TO REMAIN MIN. 36" BELOW GRADE  
100' BOLT SPACING FOR FOUNDATION WALLS

**P & D**  
BUILDERS  
EST. 1962

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

FIRST FLOOR = 3,740 SQ.FT.  
SECOND FLOOR = 1,230 SQ.FT.  
TOTAL LIV.SP = 4,970 SQ.FT.  
OPT FIN. BSMT = 1,535 SQ.FT.

