

P&D Builders - Job #1205

PLEASE NOTE: PRELIMINARY DESIGNS ARE SUBJECT TO CHANGES DUE TO STRUCTURAL OR CODE REQUIREMENTS. ITEMS SHOWN MAY BE OPTIONAL. EXTRA. PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS.

ELEVATIONS



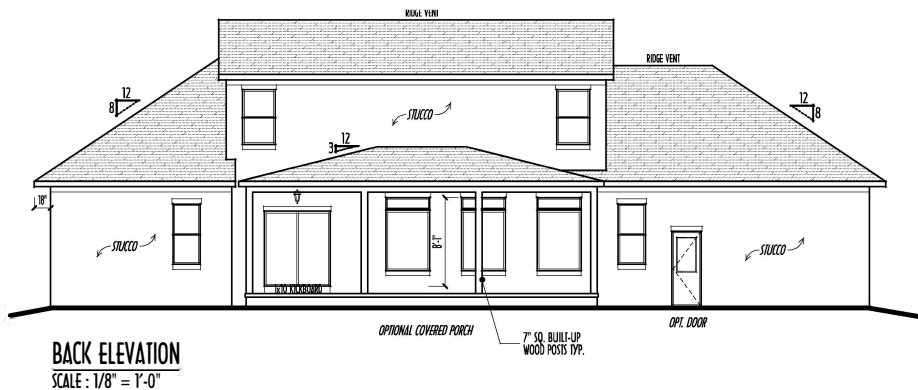
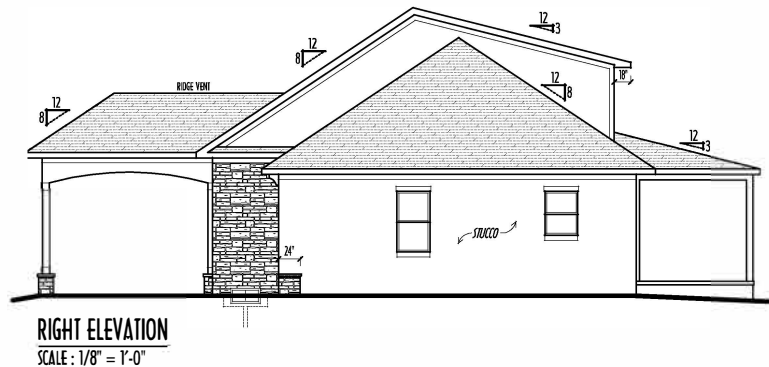
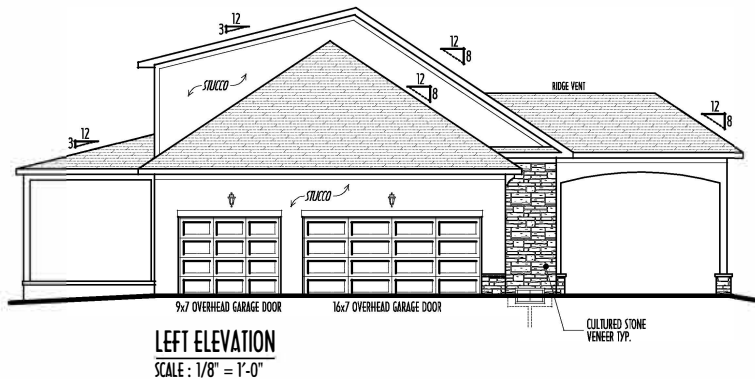
P&D Builders Ltd.

59 Great Parkway Suite 100
Delaware, Ohio 43015
7401 201-6079
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www.pndbuilders.com

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1205

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



FIRST FLOOR =	1,811 SQ.FT.
SECOND FLOOR =	976 SQ.FT.
TOTAL LIVING SPACE =	2,787 SQ.FT.
0 PT FIN. BSMT =	828 SQ.FT.



FIRST FLOOR CEILINGS @ 10'-1 1/8" & 11'-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.E.) WINDOWS IN ALL BEDROOMS
SEEROOF 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
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
WEEP SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703. & 2
(R-703: 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

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



REVISION DATE	BY	DATE	DESCRIPTION
2/22/16	rwd	concept	
2/23/16	"	concept	
4/7/15	"	prelim	
4/21/16	"	prelim rev	
6/7/16	"	prelim rev	
7/5/16	"	prelim rev	



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5 of 8

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1ST FLR



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1205

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AI BD

Building Design Architect

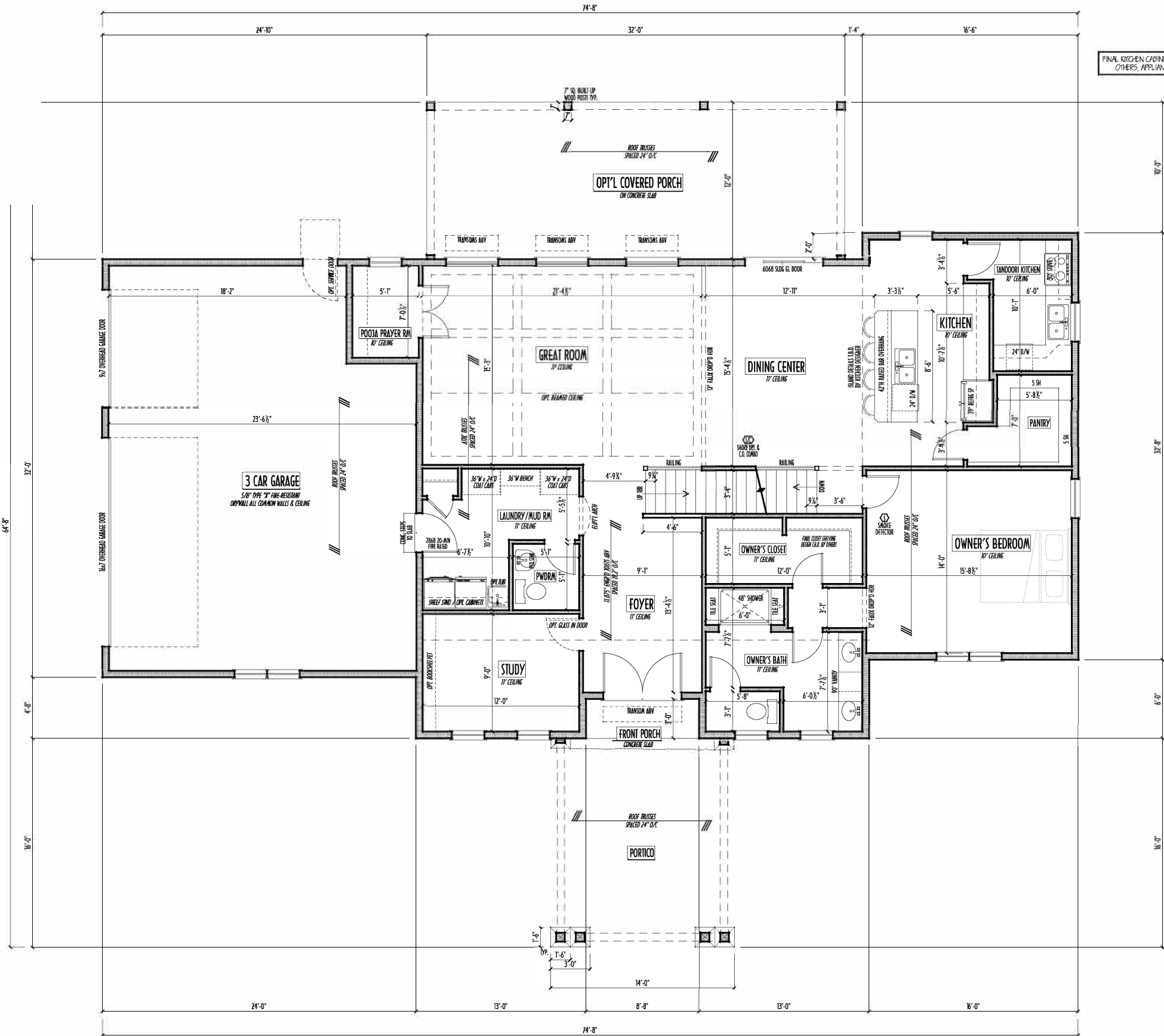
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TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11" X 17" FIELD - VERY DETAILED - DO NOT SCALE PRINT

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3 of 8

FIRST FLOOR CEILINGS AT 10'-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 LIVE 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 CONTRACTOR WINDOW ROUGH-OPENINGS AND HEADER HGT'S w/ PROVIDER
CONFORM 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
BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES) BRACE FLOORJOISTS AT MIDSPAN 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 REA-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLOC INSPECTION



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

FIRST FLOOR =	1,811 SQ.FT.
SECOND FLOOR =	976 SQ.FT.
TOTAL LIVING SPACE =	2,787 SQ.FT.
0 PT/MH/BSMT =	782 SQ.FT.

2ND FLR



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NO. 1205

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PC

Building Design
Architect

2/22/16

2/23/16

4/7/15

4/28/16

6/7/16

7/5/16

BY:

rdw

concept

concept

prelim

prelim

prelim

REVISION DATE:

DATE:

DATE:

DATE:

DATE:

DATE:

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"

0 8' 4' 8' 4' 8' 4'

FIELD - VERY DETAILED - DO NOT SCALE PRINT

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PAGE 1

4 of 8

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

SECOND FLOOR CEILINGS AT 8'-11 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
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 IBC 314 & 315 <75 PSR, <450 PSR PER ASTM E84

FIRST FLOOR =	1,811 SQ.FT.
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TOTAL LIVING SPACE =	2,787 SQ.FT.
OPT FIN. BSMT =	782 SQ.FT.

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BIA

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TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"

0' 2' 4' 6' 8'

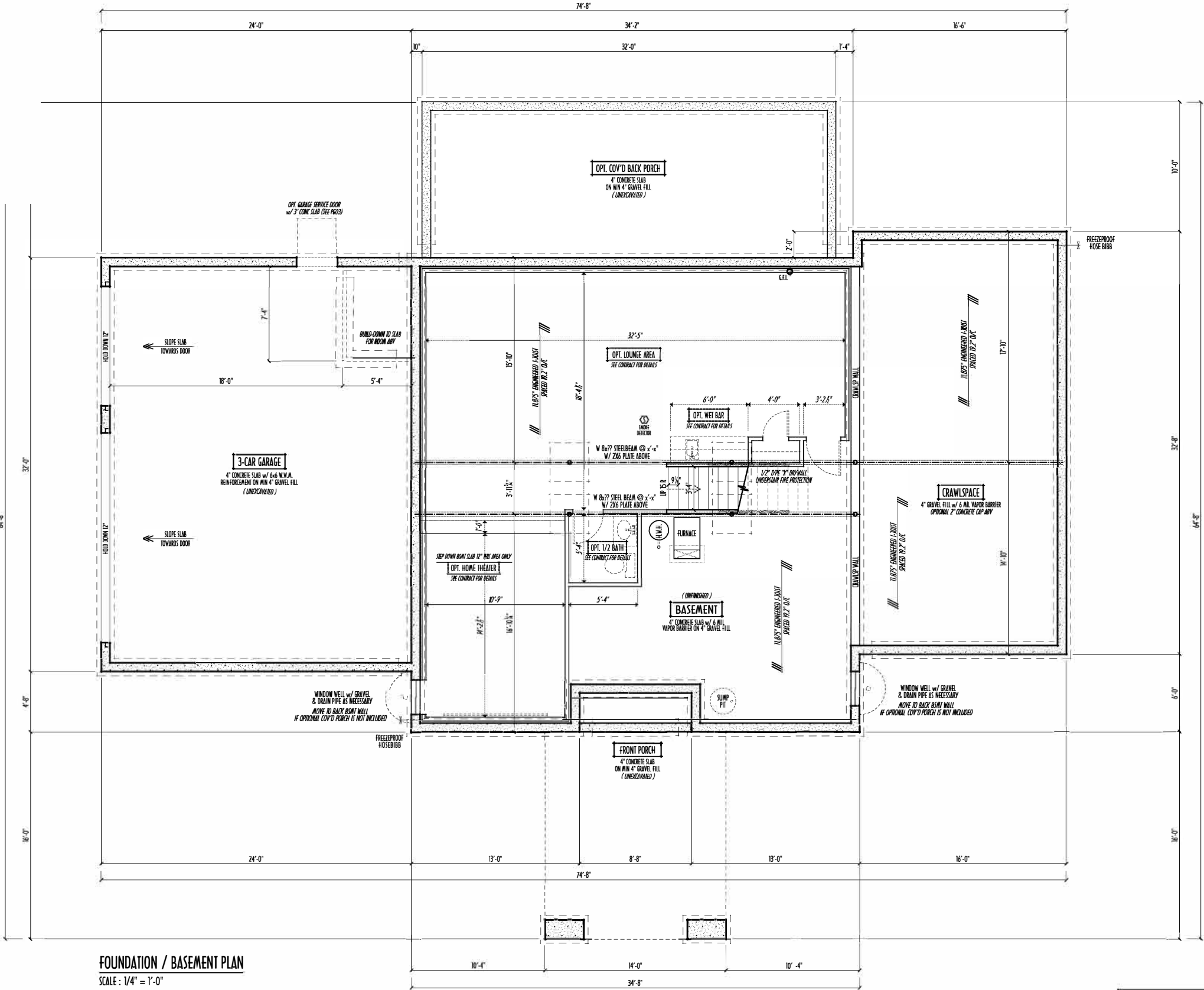
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PAGE

2 of 8



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

BASEMENT SLAB =	1,148 SQ.FT.
FRONT PORCH =	26 SQ.FT.
GARAGE SLAB =	733 SQ.FT.
CRAWLSPACE AREA =	480 SQ.FT.
OPT. COV'D BACK PORCH SLAB	384 SQ.FT.

FIRST FLOOR =	1,811 SQ.FT.
SECOND FLOOR =	976 SQ.FT.
TOTAL LIVING SPACE =	2,787 SQ.FT.
0 PT/IN BSMT =	782 SQ.FT.

MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.I.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 10 FT OF RUN

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS

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

SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES

STEP DOWN FOOTING AS NECESSARY TO REMAIN MIN. 3'6" BELOW GRADE

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

FOUNDATION WALL ENGINEERING & REINFORCEMENT PER SHEEPER/DEKAYATING DESIGN-DETAIL RC-16

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