

P&D Builders - Job # 1209

PLEASE NOTE: PRELIMINARY DESIGN IS SUBJECT TO CHANGE DUE TO STRUCTURAL OR CODE REQUIREMENTS. THIS SUMMARY IS OPTIONAL EXTRA. PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS.

ELEVATIONS



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

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NO. 1209

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



DIMENSIONAL SHINGLES



FAUX STONE VENEER



HORIZ. LAP SIDING



BOARD & BATTEN SIDING

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 SLOPE & 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 TOP/ROOF 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 SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
(#2 GAGGLED CORROSION-RESISTANT SCREENS, AT LEAST FOUNDATION PLATE (3.5" FLANGE)
PLACED AT MIN 4" A.B.V. EACH / 2" A.B.V. PAVING, ALLOWING TRAP'D WATER TO DRAIN)

SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE



FRONT ELEVATION
SCALE: 1/4" = 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

CULTURED STONE VENEER TYP.

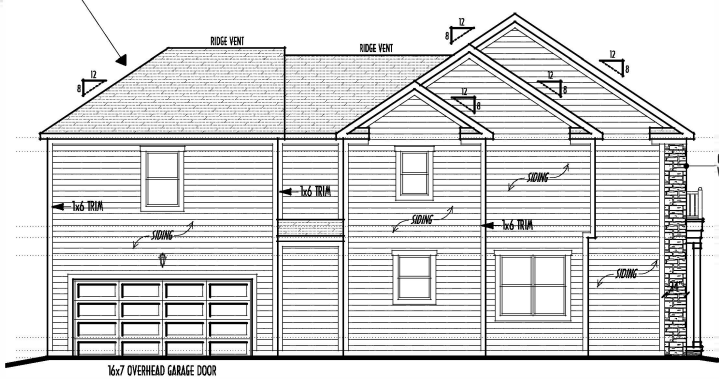
FIELD DESIGN CORN. TYP. AS NECESSARY PER GRADE

EXACT DOOR & SIDELIGHT STYLE TO BE DESIGNATED BY CLIENT

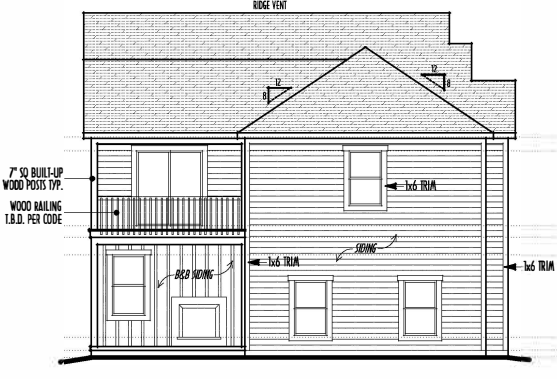
CULTURED STONE VENEER TYP.

7" SQ. BUILT-UP WOOD POSTS W/ 1X6 TRIM WRAP TOP & BOTTOM

revised 4/1/16



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



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



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

WINDOW WELLS W/ GRAVEL & DRAIN PIPE



FIRST FLR LIVING SP =	1,162 SQ.FT.
SECOND FLR LIVING SP =	1,653 SQ.FT.
TOTAL LIVING SP =	2,815 SQ.FT.
OP.T. FINI SHED BSMT =	584 SQ.FT.



REVISION DATE	BY	DESCRIPTION
3/11/16	rwd	concept
3/23/16	...	prelims
3/24/16	...	prelim rev
3/30/16	...	prelim rev
4/1/16	...	prelim rev



DESIGNED BY P&D / rwd

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1ST FLR


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NO. 1209

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AI BD
Building Design
Architect

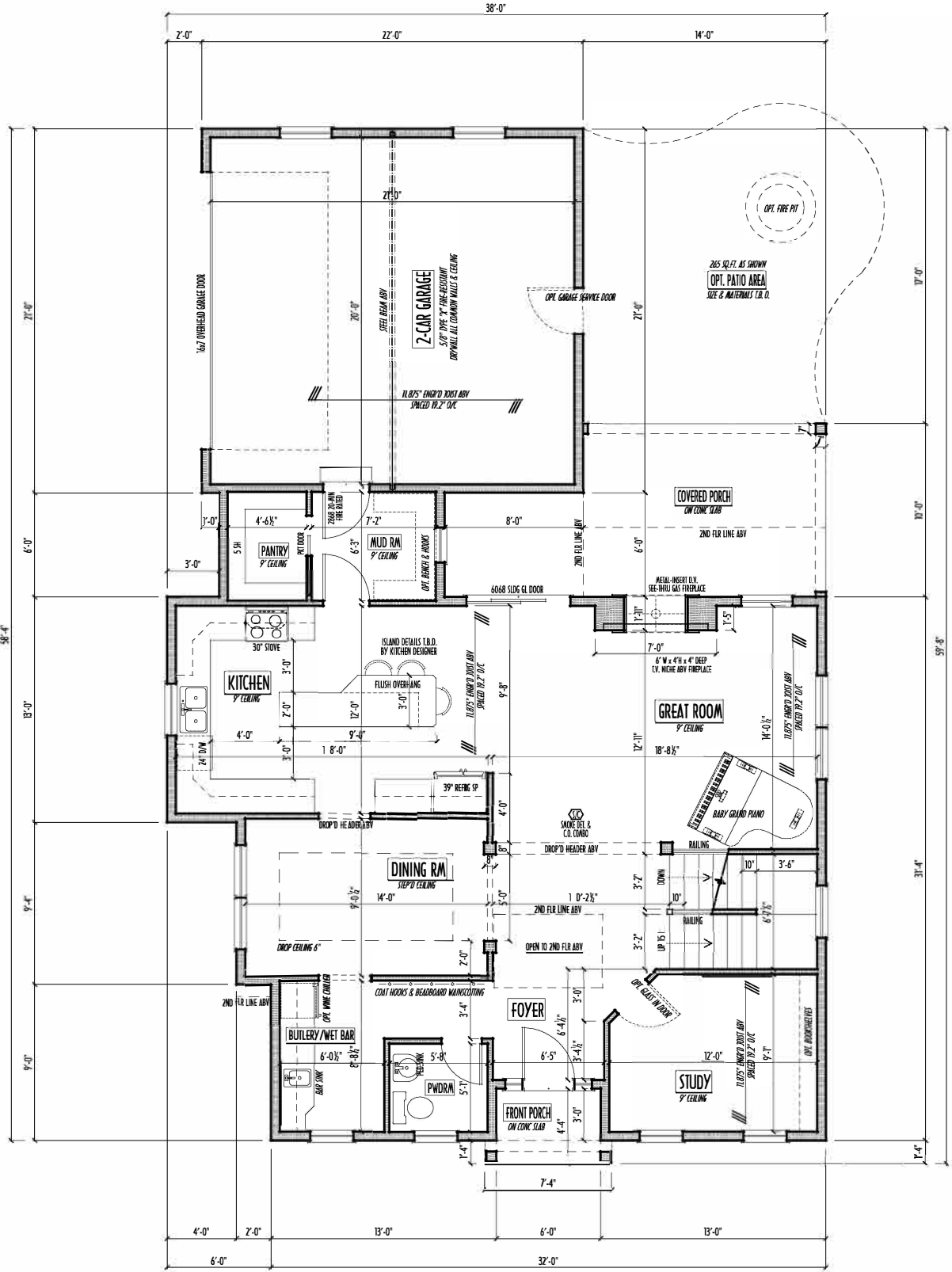
BA
Building Architect

REVISION DATE	BY	DESCRIPTION
3/11/16	rwd	concept
3/23/16	...	prelims
3/24/16	...	prelim rev
3/30/16	...	prelim rev
4/1/16	...	prelim rev

10-SCALE WHEN PRINTED 24"X36" - THIS SET IS 1/4"
FIELD-SET DRAWING - DO NOT SCALE FROM

DESIGNED BY: P&D / rwd

PAGE 1 3 of 8



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

FIRST FLR LIVING SP =	1,162 SQ.FT.
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OPT. FINISHED BSMT =	584 SQ.FT.

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American Institute of
A I
 Building Design
B D
 Building Design
 BIA
 Building Industry Association

REVISION DATE	BY:	Notes/Comments
3/11/16	rwd	conce
3/23/16	" "	prelim
3/24/16	" "	prelim n
3/30/16	" "	prelim n
4/1/16	" "	prelim n

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

0 12 24 40 64

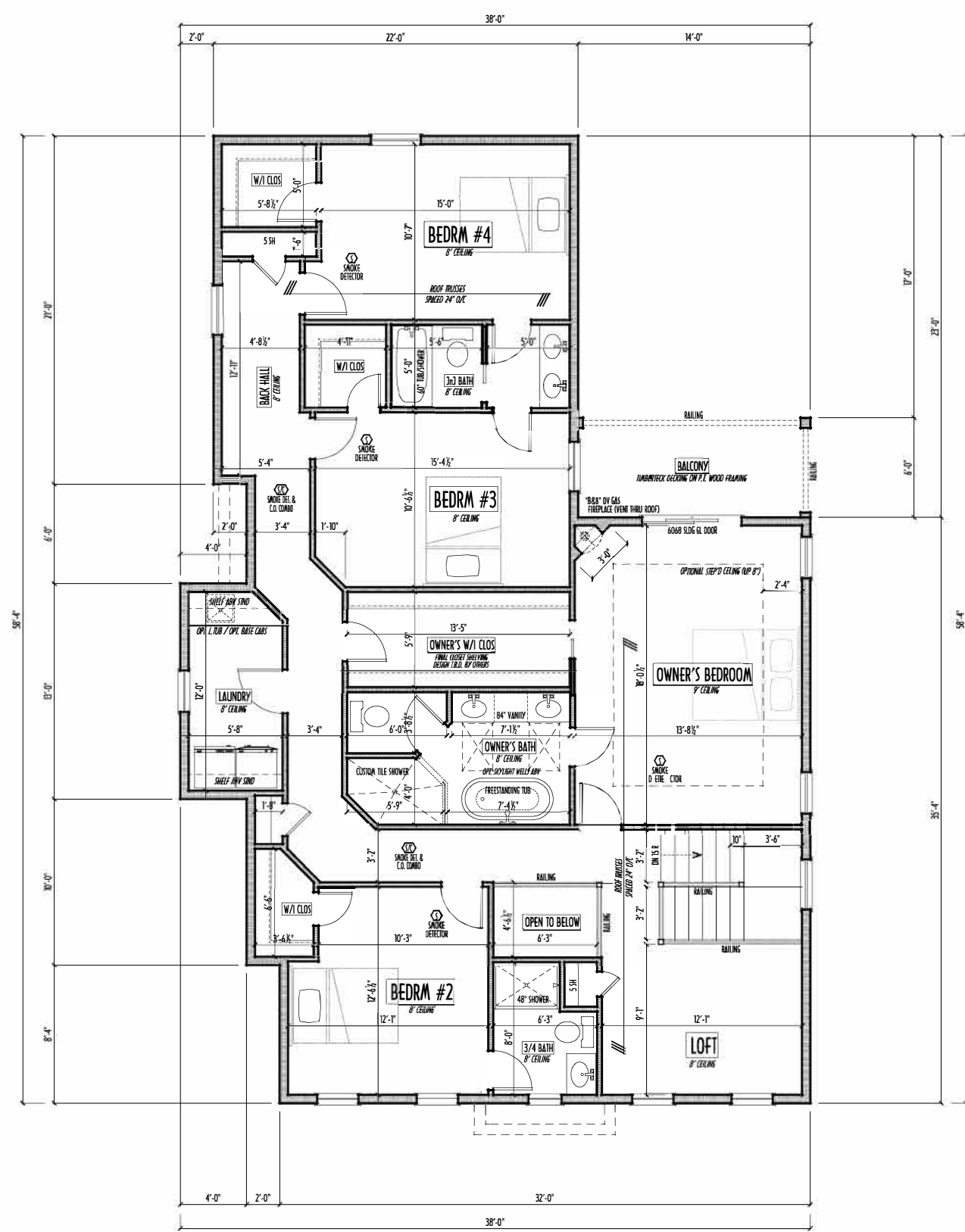
FIELD MEASUREMENTS - DO NOT SCALE DIMENSIONS

P&D / rwd

PAGE: 4 of 8

FIRST FLR LIV NGSP =	1,162 SQ.FT.
SECOND FLR LIV NGSP =	1,653 SQ.FT.
TOTAL LIVING SP =	2,815 SQ.FT.
OPT. FINISHED BSMT =	584 SQ.FT.

P & D
BUILDERS
EST. 1962



SECOND FLOOR PLAN

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

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FND/BSMT



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1209

PRELIMINARY DESIGN
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Pro DO9 Foster prints 4-1-85



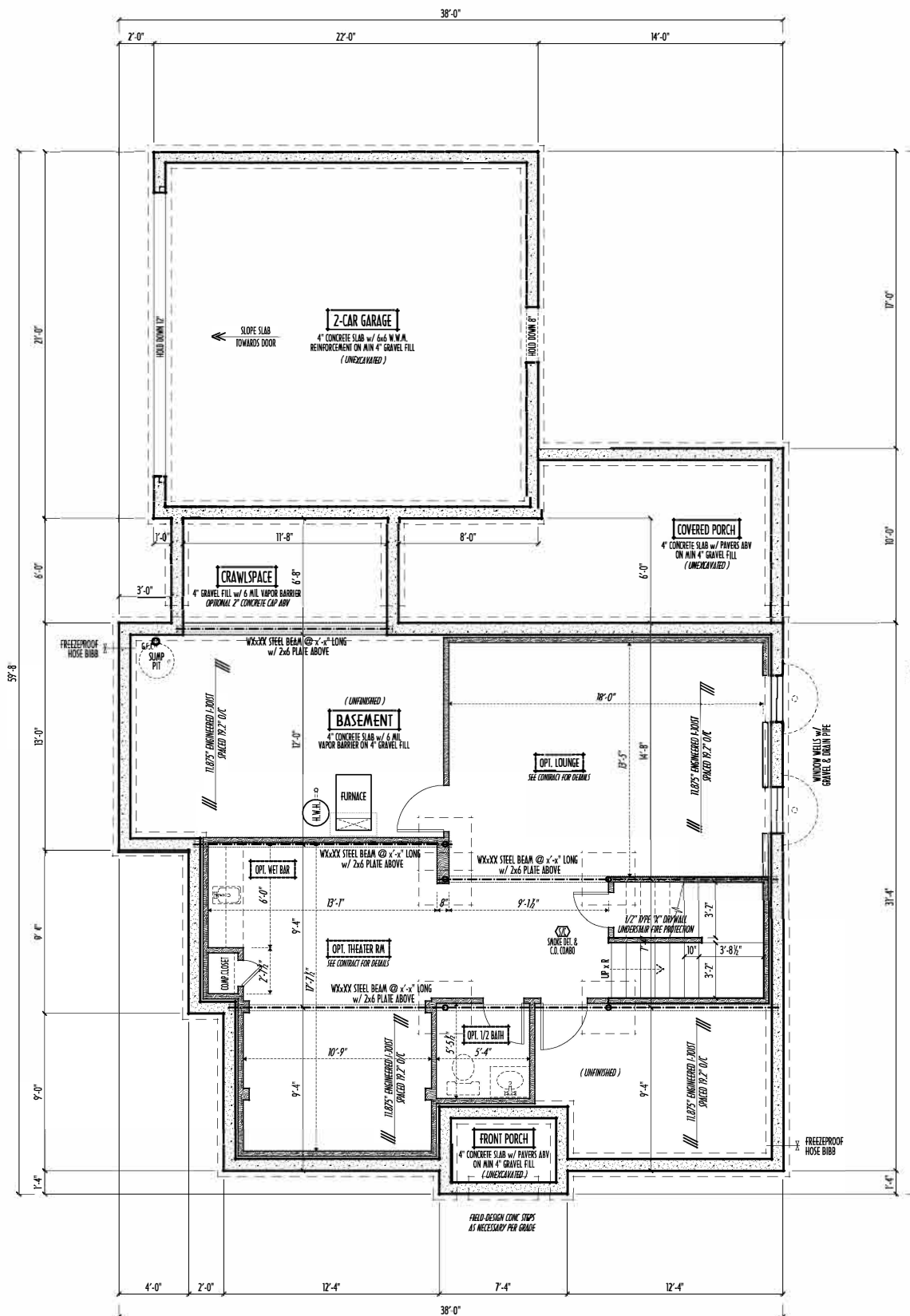
REVISION DATE	BY:	Notes/Comments
3/11/16	nwd	cancel
3/23/16	" "	prelim
3/24/16	" "	prelim n
3/30/16	" "	prelim n
4/1/16	" "	prelim n

TO-SCALE WHEN PRINTED 24x36 - PAPER SIZE "A"
0 12 24 36 48 60
FIELD-VERIFY DIMENSIONS - DO NOT SCALE PAPER

P&D / rwd

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/ALL BLOCK WALL = 7'-0" ABOVE SLAB

WATERPROOFING / DAMPROOFING PER CODE

ALL STRUCTURAL LUMBER IS KIN. CANADIAN SPECIES
#2 SPOUCE-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 TYP. OF RUN

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS

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

SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES

STEP DOWN FOOTING AS NECESSARY TO REMAIN MIN. 36" BELOWGRADE

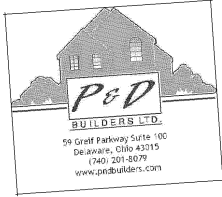
USE PRES-TREATED EXTERIOR-GRADE LUMBER WHERE
EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE

FOUNDATION WALL ENGINEERING & REINFORCEMENT
PER SHEET#80 EXCAVATING DETAIL, RC-16

INSTALL ALL LVLE & LS BEAMS WITH
LAB'S COME FLOORING INSPECTION



Reviewed & Approved
Date
Client's Name - P & D BUILDERS LTD.
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Preliminary Plan
Not to scale / Not for construction!



SITE PLAN
SCALE : 1" = 20'-0"
2261 BRIXTON ROAD
LOT 20 (REV)
CITY OF UPPER ARLINGTON
FRANKLIN COUNTY, OH

ZONING: R1-C RESIDENTIAL PER U.A.
MIN. 8' SIDEYARDS
MIN. 33.75' REAR YARD

