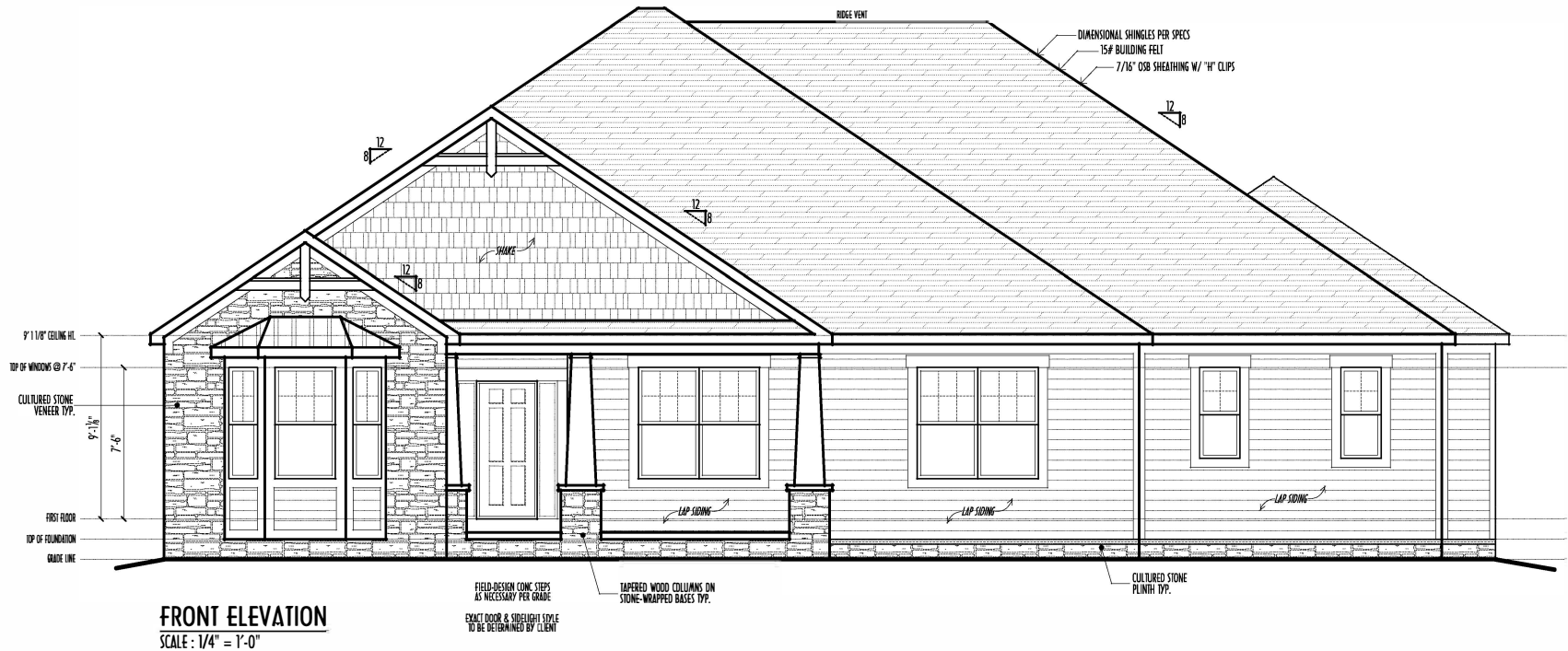


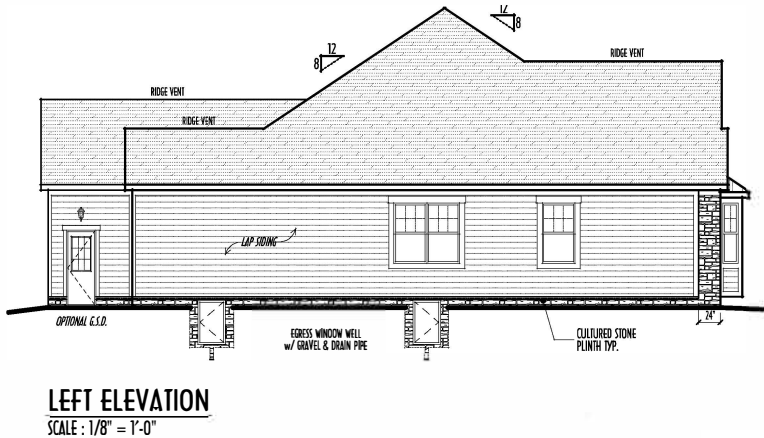
P&D Builders - Job #1144



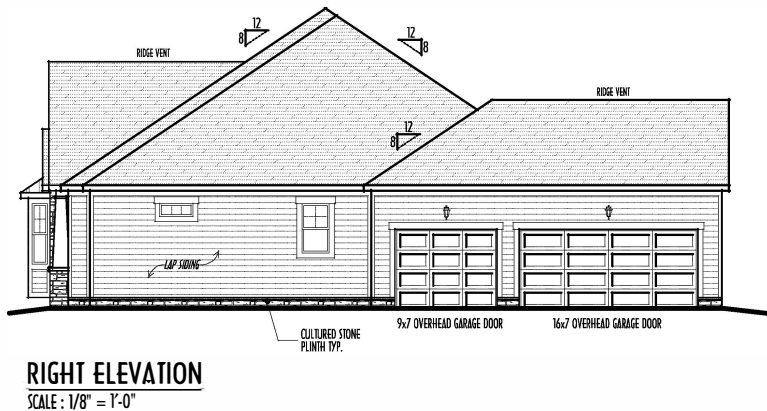
FINAL WINDOW/DOOR DESIGN PER PROVIDER, ALL FRAMING ROUGH-OPENINGS TO BE BASED ON FINAL LAYOUT ONLY

EXACT WINDOW & DOOR GRID PATTERNS (MULLIONS) MAY DIFFER - REFER TO MANUFACTURER OR SUPPLIER

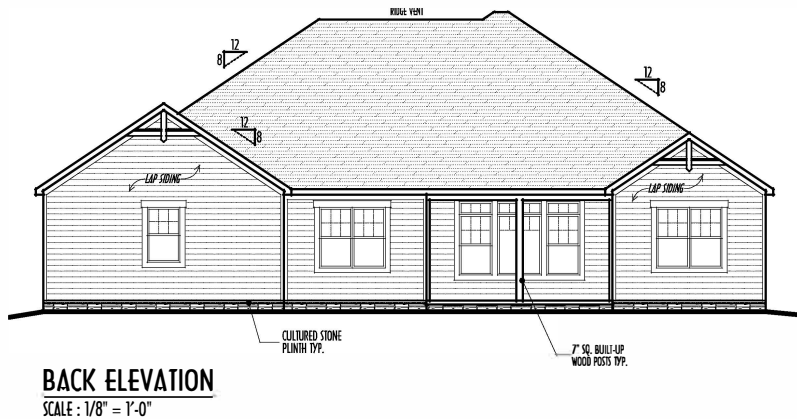
GRADE ELEVATION SHOWN IS APPROXIMATE
FIELD VERIFY & ADJUST FOUNDATION AS NECESSARY



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

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 MANUFACTURERS SPECIFICATIONS CONFORM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER

RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED

WEEP SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1 (#36 GALV CORROSION-RESISTANT SCREEN AL/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

F 1BT F LOR = 2,426 SQ.FT.
OPT FIN. BSMT = 803 SQ.FT.

ELEVATIONS



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

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NO. 1144

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



REVISION DATE:	BY:	DATE:
2/9/14	rwd	concept
1/29/15	" "	concept m
3/18/15	" "	concept m
4/9/15	" "	plan

TO-SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
0 4 8 12 16 20 24
FIELD VERIFY DIMENSIONS - DO NOT SCALE FROM

DESIGNED BY P&D / rwd

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

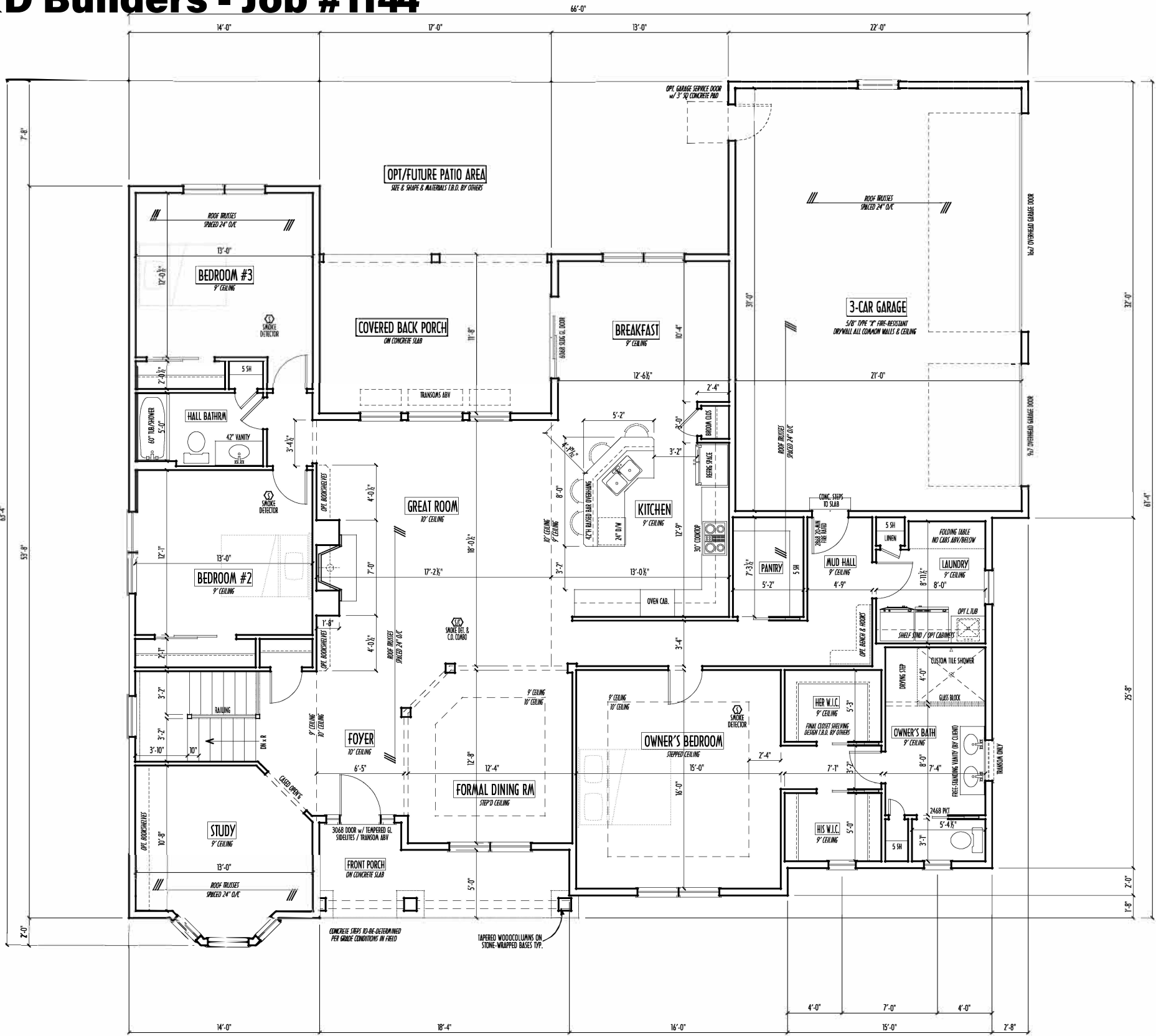
1ST FLR



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Delaware, Ohio 43015
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Fax (740) 201-8084
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1144

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

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 LIVE LOAD = 40 PSF

ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2013 R.C.O. 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 CENTER LINES 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

INTERIORDOORS 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 PER RATE SHEETS FROM INSULATION ENERGY CHOICE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY

INSTALL ALL LVL & L.S. BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

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

FIRST FLOOR = 2,426 SQ.FT.
OPT FIN. BSM1 = 803 SQ.FT.



AI BD

BA

REVISION DATE	BY	DATE
12/19/14	rwd	concept
1/29/15	"	concept
3/18/15	"	concept
4/9/15	"	plan

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

0 4 8 12 16 20

FEET - KEEP DIMENSIONS - DO NOT SCALE FROM

DESIGNED BY

P&D / rwd

SHEET NO.

3 of 8

P&D Builders - Job #1144

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

FND/BSMT



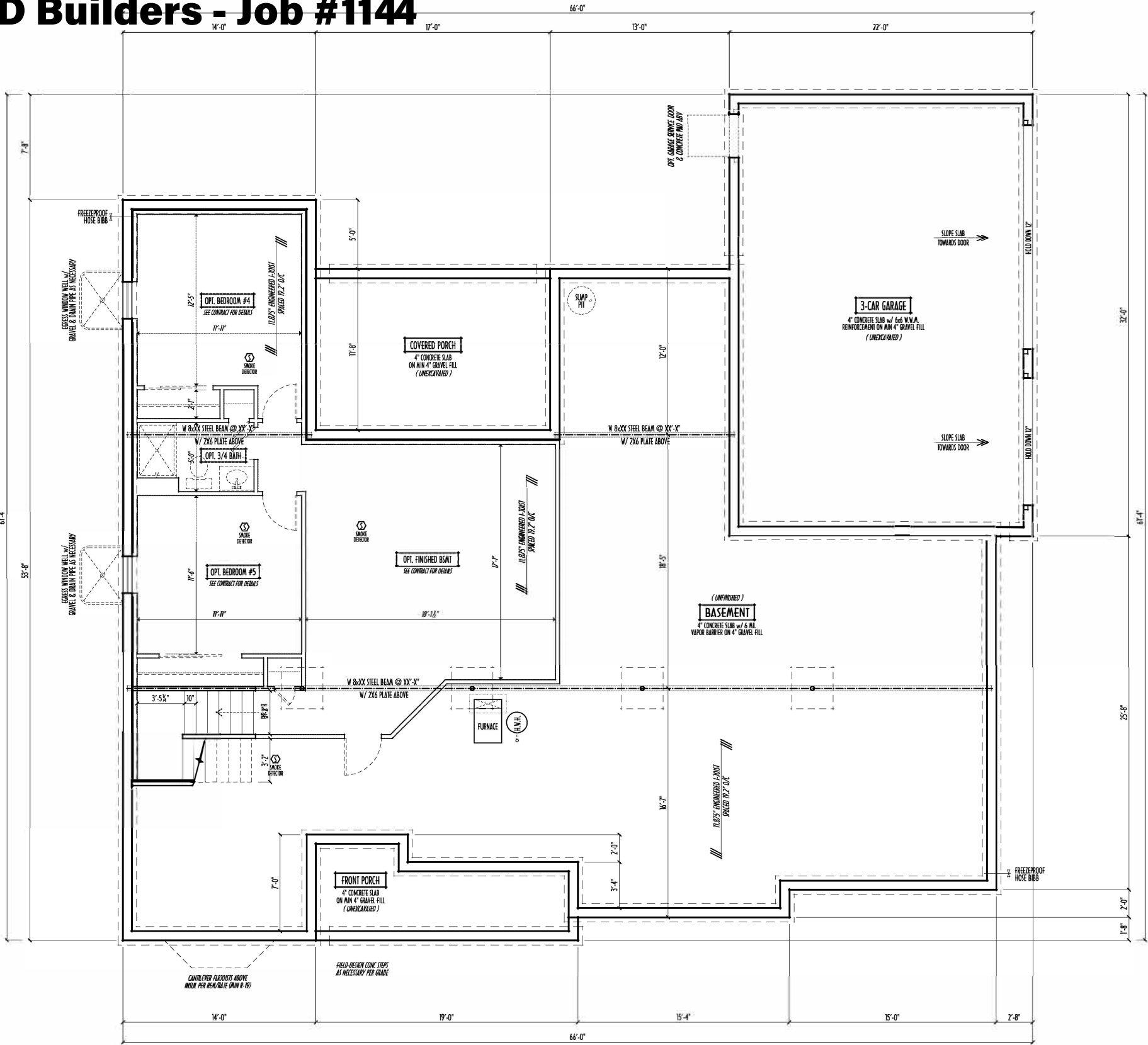
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NO. 1144

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

- MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.A. BLOCK WALL = 7'-0" ABOVE SLAB
- WATERPROOFING / DAMPROOFING PER CODE
- ALL STRUCTURAL LUMBERS ARE CANADIAN SPECIES #2 SPOULE-PINE-FIR, UNLESS NOTED OTHERWISE
- FIRST FLOOR DESIGN LIVELOAD = 40PSF
- 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" DROPPIN FIRST TOFT OF FLIN
- AVOID FLOODHOLDS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
- BLOCK BETWEEN FLOORHOLDS BELOW STRUCTURAL POINTS (CROSS TIES) 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
- FOUNDATION WALL ENGINEERING & REINFORCEMENT PER SHEPHERD EXCAVATING DESIGN DETAIL RC-16
- INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BUGS INSPECTION
- FINAL/INSTALLED INSULATION VALUES SHOULD MATCH REPAIR SHEETS FROM THERMAL ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/PREFERENCE ONLY)



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

BASEMENT SLAB =	2,243 SQ.FT.
FRONT PORCH =	105 SQ.FT.
GARAGE SLAB =	651 SQ.FT.
COVERED PORCH SLAB =	199 SQ.FT.

FIRST FLOOR =	2,426 SQ.FT.
OPT. FIN. BSMT =	803 SQ.FT.



REVISION DATE:	BY:	DATE:
12/19/14	rwd	concept
1/29/15	"	concept
3/18/15	"	concept
4/9/15	"	plan

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FIELD MEASUREMENTS - DO NOT SCALE FROM

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