

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

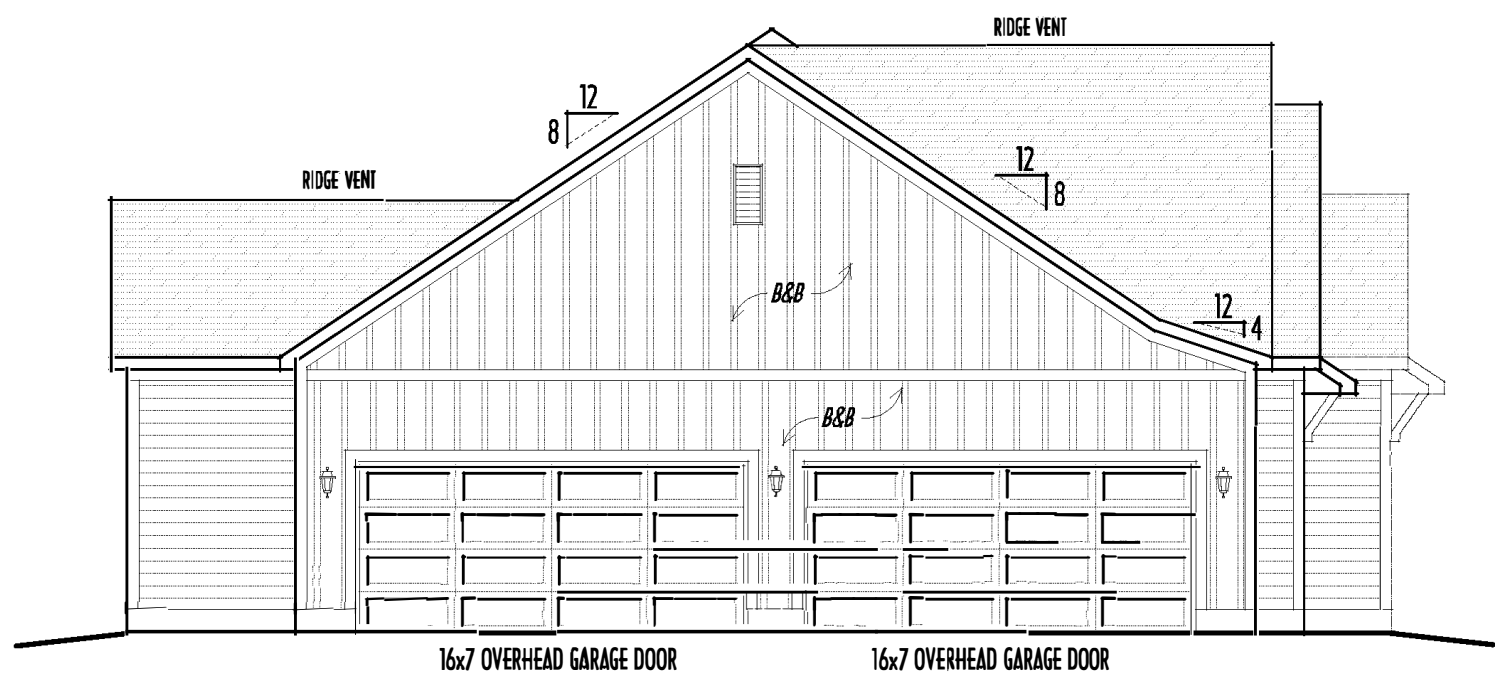
ALL ELEVATIONS ARE THE SOLE PROPERTY OF P&D BUILDERS LTD. NO PORTION OR COPY OF THESE PLANS MAY BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER BE USED WITHOUT THE WRITTEN CONSENT OF THE OWNER OF THE PLANS.

P&D JOB # 1399

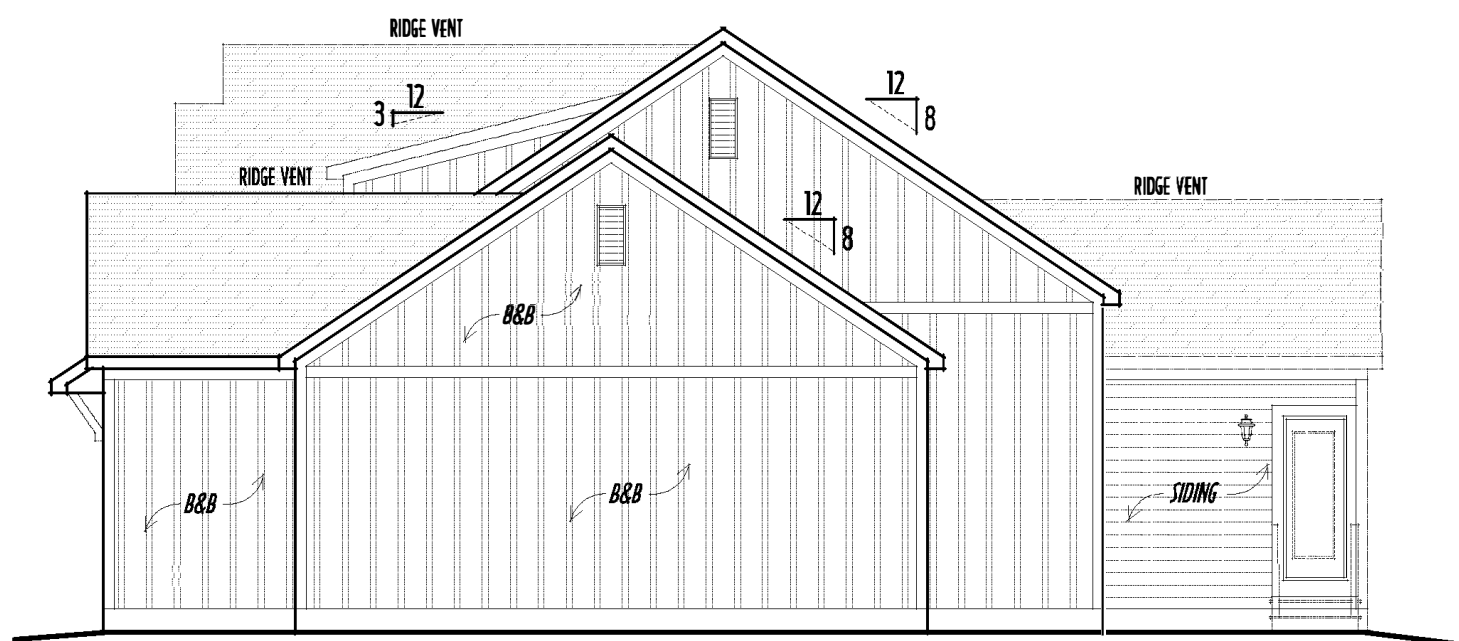
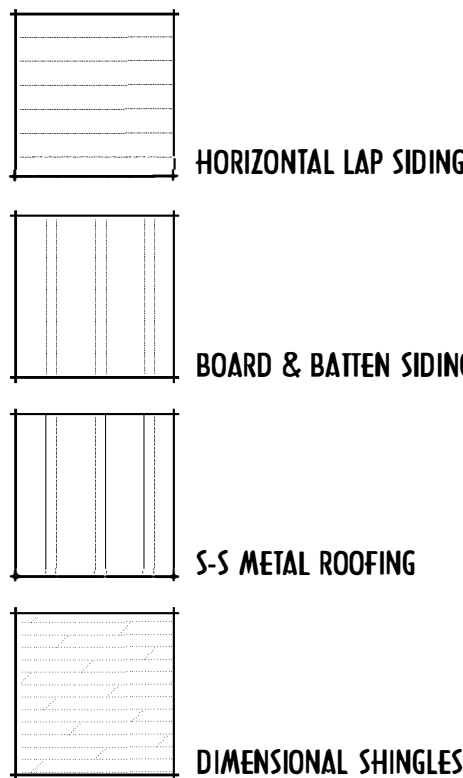


FRONT ELEVATION
SCALE : 1/4" = 1'-0"

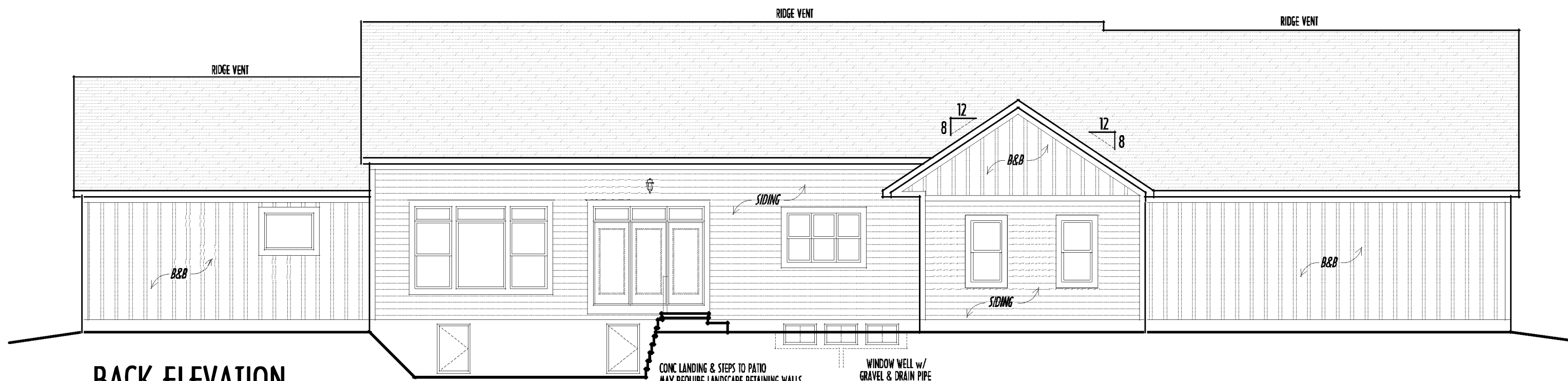
FIELD-DESIGN CONIC STEPS
AS NECESSARY PER GRADE
EXACT DOOR & SIDELIGHT STYLE
TO BE DETERMINED BY CLIENT



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'-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 & CALK 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

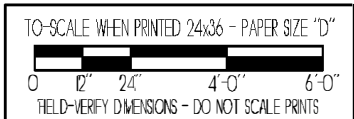
RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED

WEEP SCREEDS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
(#26 GALV CORROSION-RESISTANT SCREED 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

Danne
Residential Design & Drafting, LLC
614.207.6266 dannehd@gmail.com

REVISION DATE:	BY:	REVISED/CD:
6/20/19	rwd	concept/s
6/25/19	"	concept rev
7/2/19	y/i	concept rev
7/5/19	rwd	concept rev
7/11/19	y/i	prelims
7/24/19	jpm	prelims rev
7/31/19	y/i	prelims rev
8/6/19 & 8/9/19	y/i	prelims rev
8/12/19	rwd	prelims rev
8/15/19	jpm	pre-energ



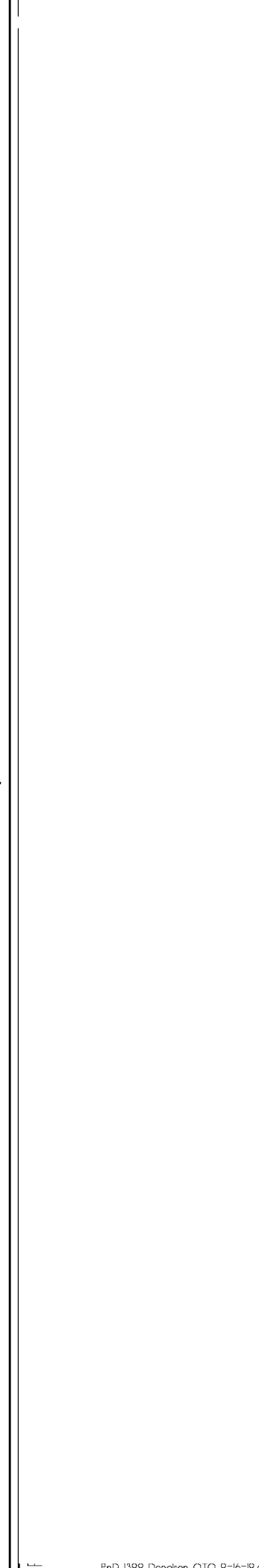
DESIGNED: P&D / rwd

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FIRST FLR LIVING SP = 2,782 SQ.FT.
FINISHED BSMT AREAS = 1,018 SQ.FT.
TOTAL LIVING SP = 3,800 SQ.FT.

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.

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NO REPRODUCTION OR OTHER USE OF THESE PLANS MAY BE MADE
WITHOUT PRIOR WRITTEN CONSENT OF THE AUTHOR OF THE PLAN.



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TO-SCALE WHEN PRINTED 24x36 - PAPER SIZE "C"
0 2 4 6
JELD-HERFY DIMENSIONS - DO NOT SCALE PRINTS

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P&D Builders - Job # 1399

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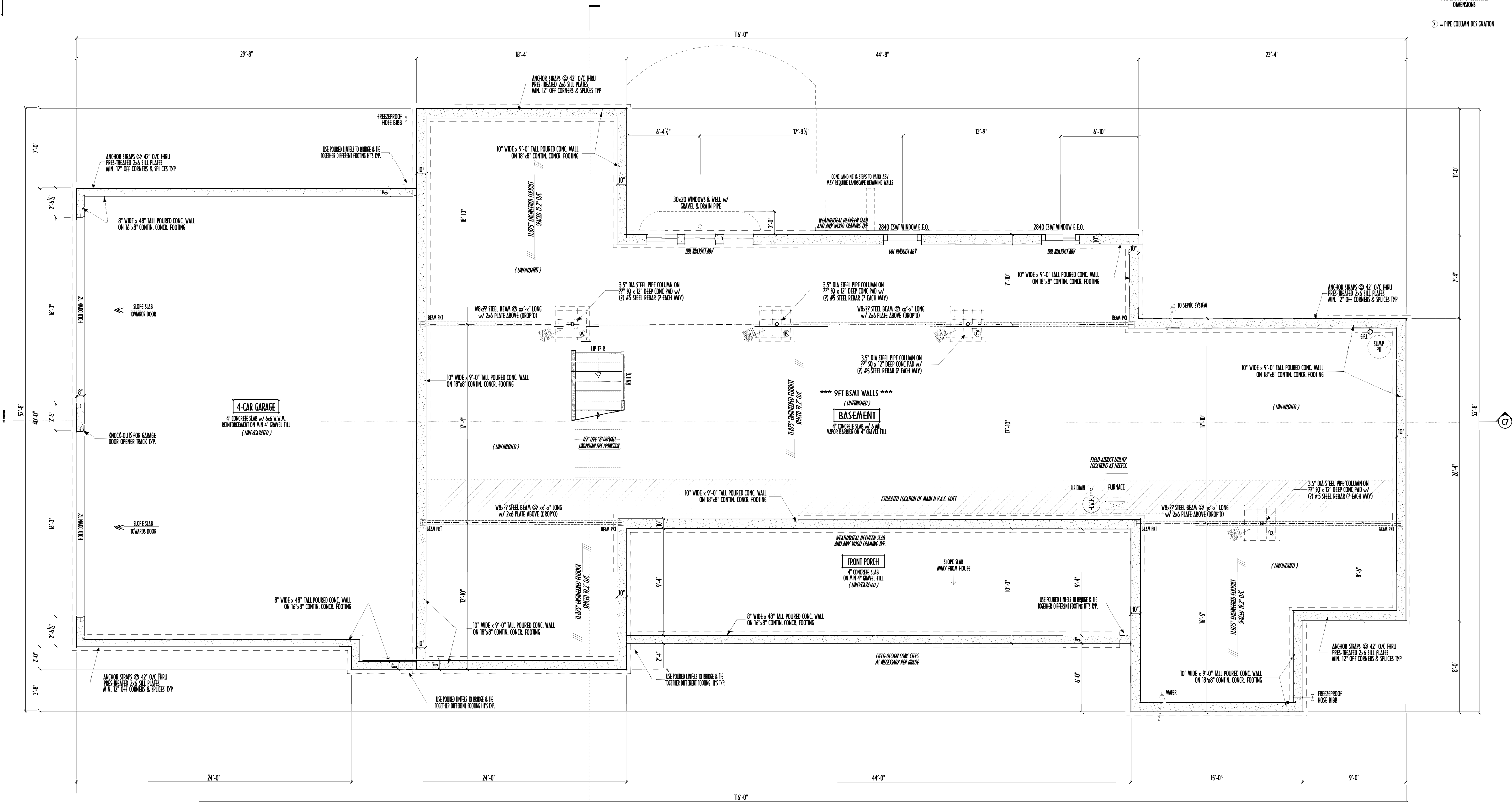
FND/BSMT



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1399



MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.A.L.L. 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 TOFT 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. 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 & LSI BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

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2	6/25/19	rwd	concept
3	7/2/19	j/r	concept
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5	7/11/19	j/r	prelim
6	7/24/19	j/r	prelim
7	7/31/19	j/r	prelim
8	8/6/19 & 8/9/19	j/r	prelim
9	8/12/19	rwd	prelim
10	8/15/19	j/r	prelim

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P&D / rwd
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