

P&D Builders - Job # 1365

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

P&D

BUILDERS LTD.

Partners

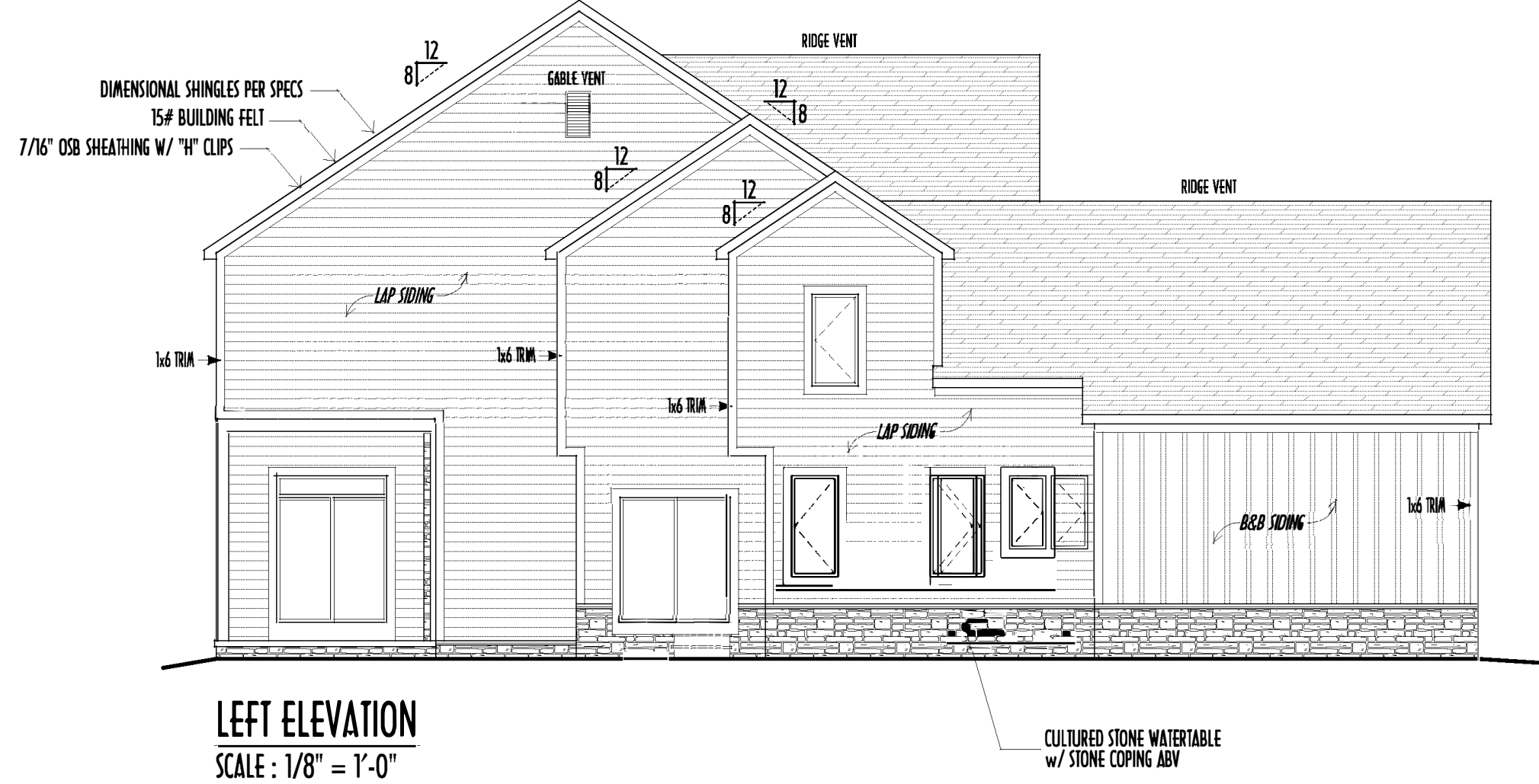
Design

P&D Builders Ltd.

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Delaware, Ohio 43015  
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www.pndbuilders.com

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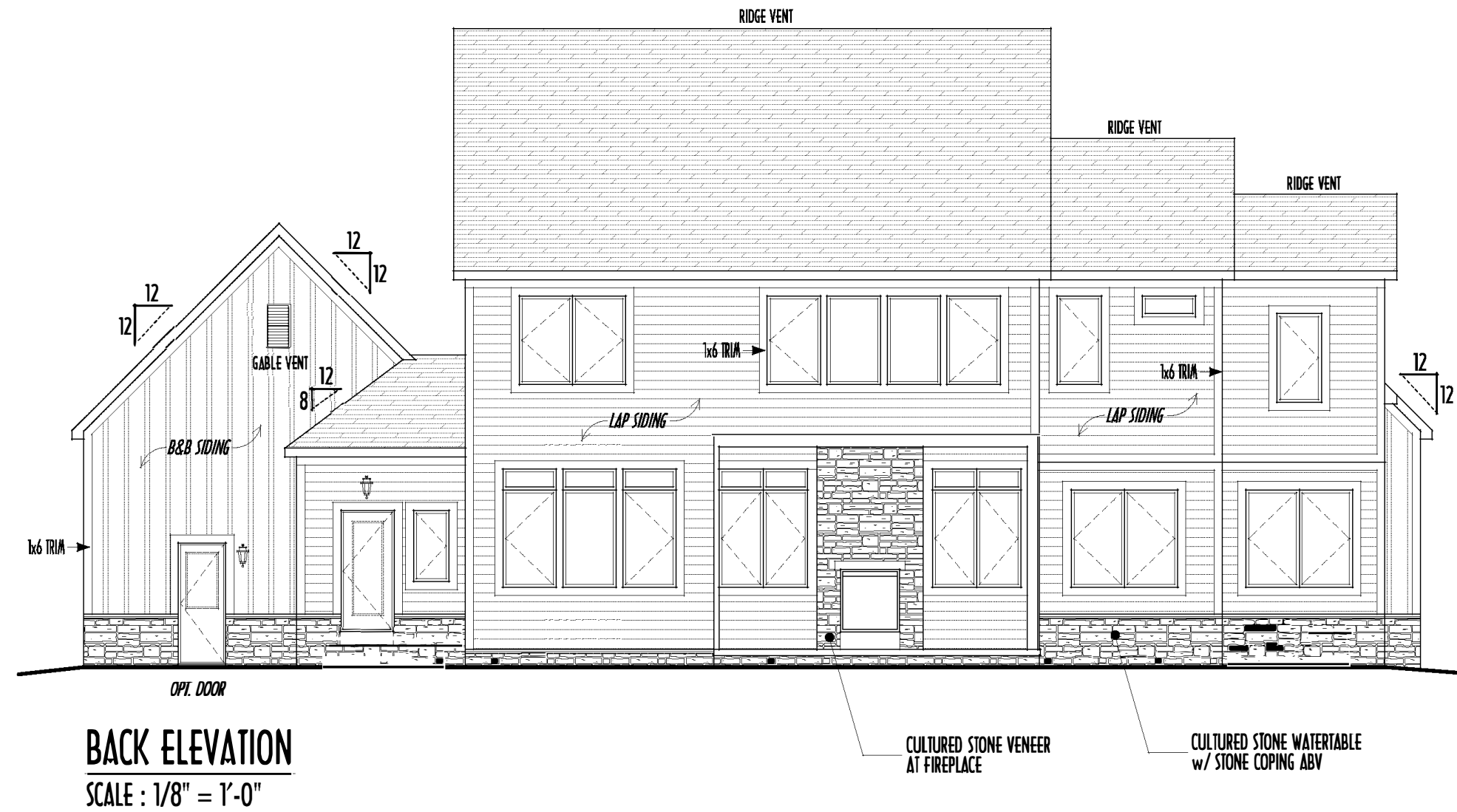
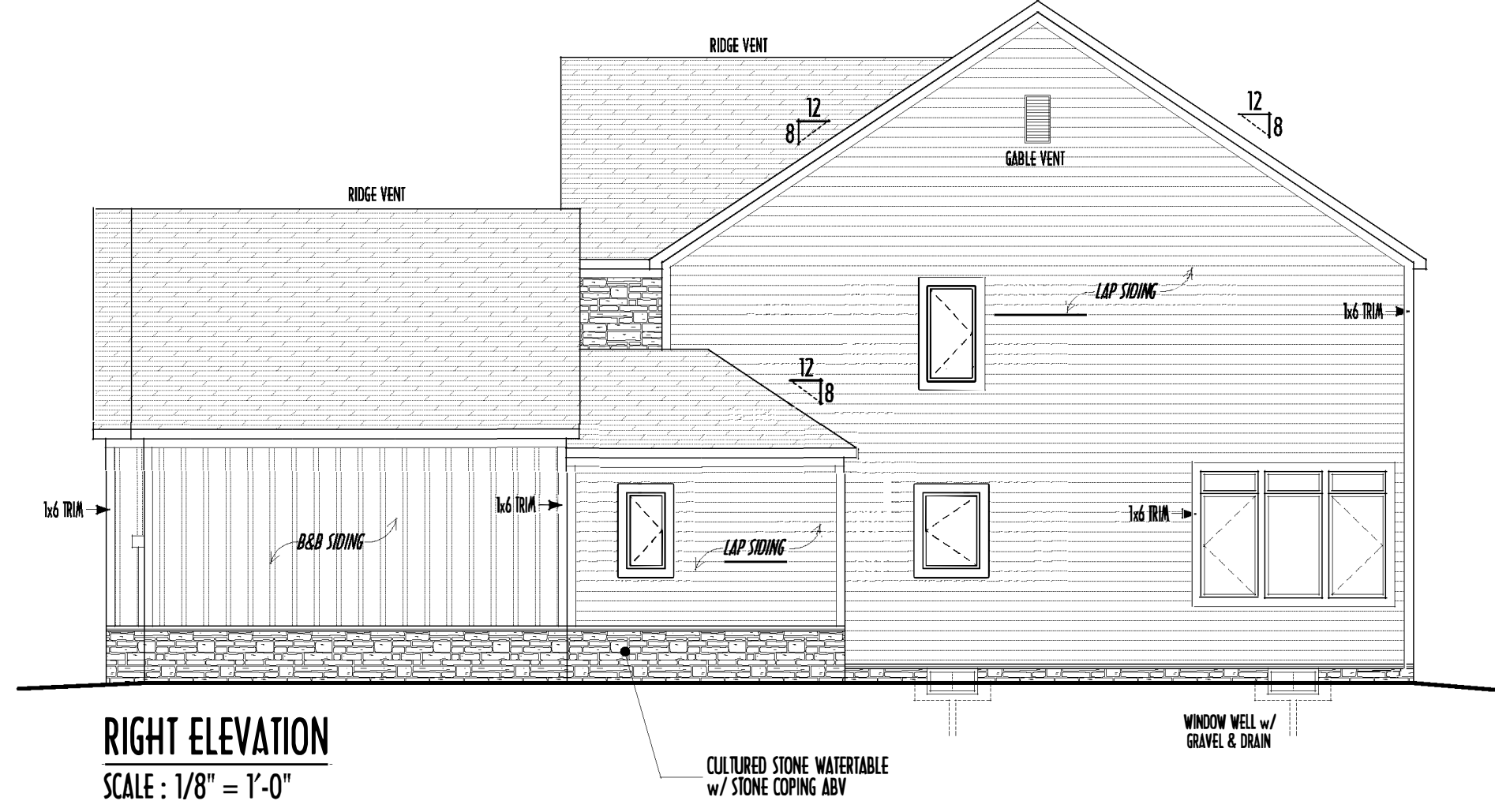
P&D JOB #1365



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

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

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



- DIMENSIONAL SHINGLES
- FAUX STONE VENEER
- HORIZ. LAP SIDING
- BOARD & BATTEN VERT. SIDING

FIRST FLOOR CEILINGS @ 11'-1 1/8" & 9'-1 1/8" UNLESS NOTED OTHERWISE  
FIRST FLOOR WINDOW HEADERS @ 8'-0" 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 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  
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

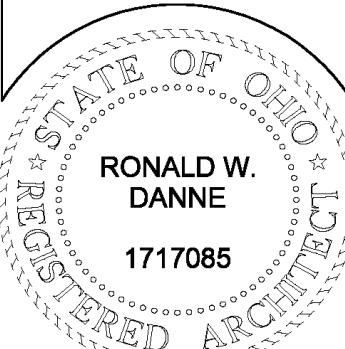
RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED

WEEP SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1  
(#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 FLR LIVING SP =  | 1,748 SQ.FT. |
| SECOND FLR LIVING SP = | 1,948 SQ.FT. |
| TOTAL LIVING SP =      | 3,696 SQ.FT. |
| OPT. FINISH'D BSMT =   | 906 SQ.FT.   |

PRELIMINARY DESIGN  
NOT TO SCALE - NOT FOR CONSTRUCTION



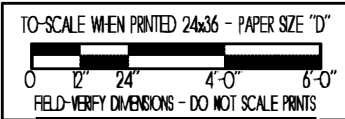
RONALD W. DANNE LICENSE #1717085  
EXPIRATION DATE 12/31/2019

Danne

Residential Design & Drafting, Inc.

614.207.6266 danneand@gmail.com

| REVISION DATE:    | BY: | DESCRIPTION  |
|-------------------|-----|--------------|
| 11/12/18          | rwd | concepts     |
| 12/5/18           | " " | concepts rev |
| 12/17/18          | " " | concepts rev |
| 12/18/18          | " " | prelim       |
| 12/28/18          | 1/r | prelim rev   |
| 1/8/19            | rwd | prelim rev   |
| 1/14/19           | " " | prelim rev   |
| 1/22/19 & 1/23/19 | " " | prelim rev   |
| 1/29/19 & 1/30/19 | " " | prelim rev   |



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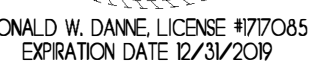
**P & D**  
BUILDERS  
EST. 1962

ST FLR



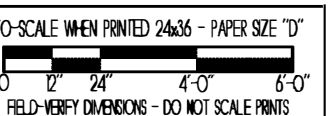
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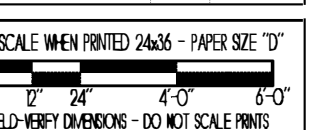
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DANNE  
1717085

ALD W. DANNE, LICENSE #177085  
EXPIRATION DATE 12/31/2019

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idential Design & Drafting, LLC

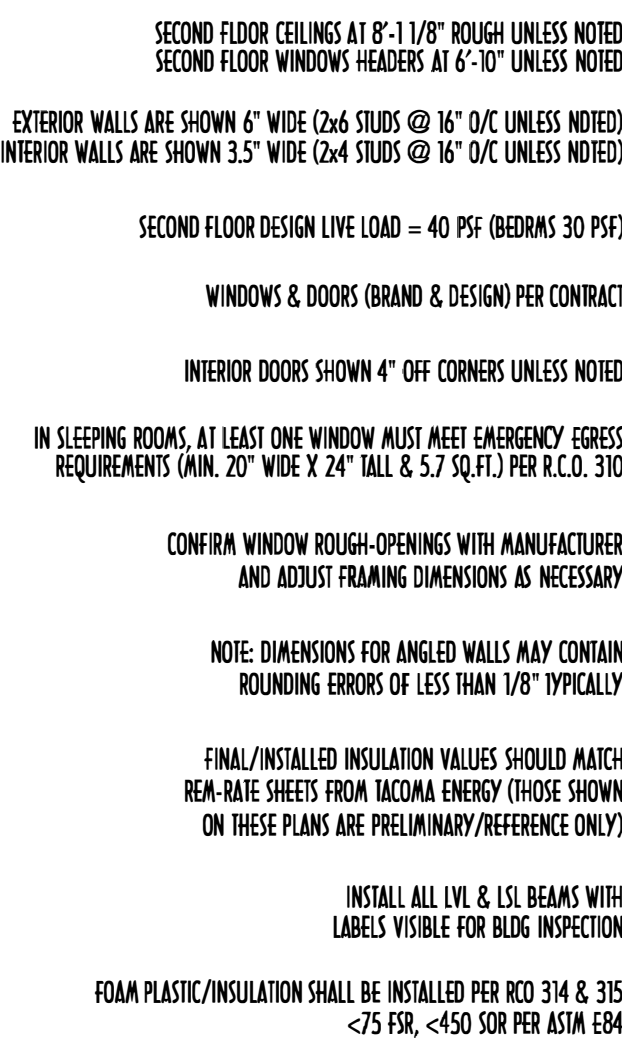
207.6266 donnednd@gmail.com

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| 2/2/19 & 1/23/19 | " " | prelim rev   |
| 1/9/19 & 1/30/19 |     | prelim rev   |



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**P & D**  
BUILDERS  
EST. 1962

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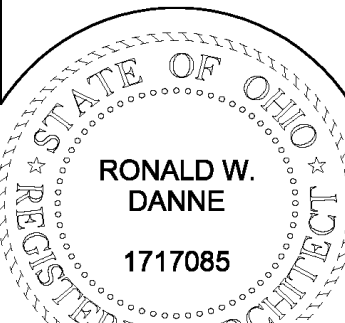


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10" SCALE WHEN PRINTED 24" x 36" - PAPER SIZE 11"  
0 4 8 12 16 20 24 28 32 36 40 44 48 52 56 60 64 68 72 76 80 84 88 92 96 100  
FIELD MEASUREMENTS - DO NOT SCALE PLANS

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MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL  
OR C.M.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 FOOT 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 & L.S. BEAMS WITH  
LABELS VISIBLE FOR BLDG INSPECTION



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

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ROOF



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P&D 1365  
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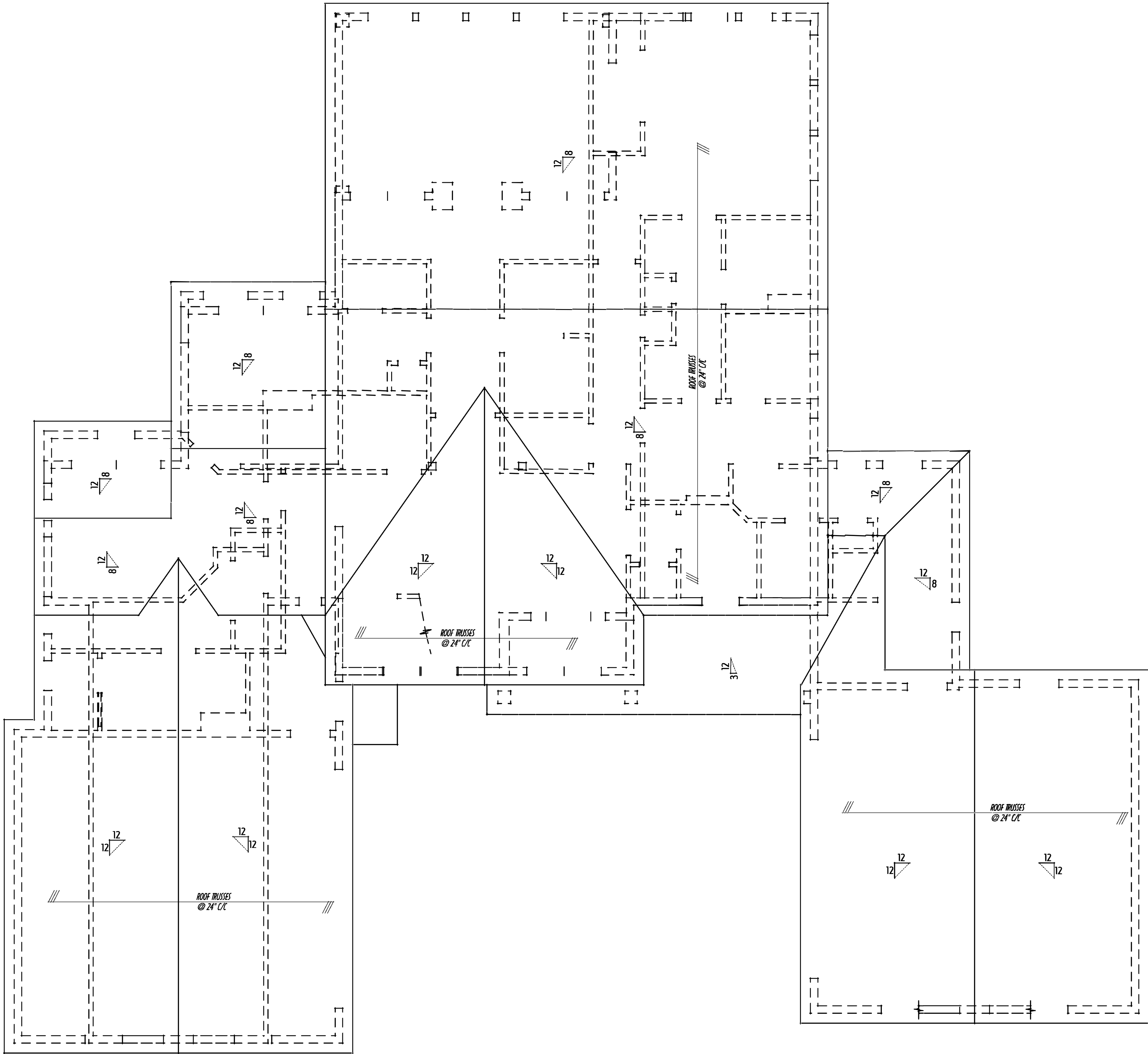
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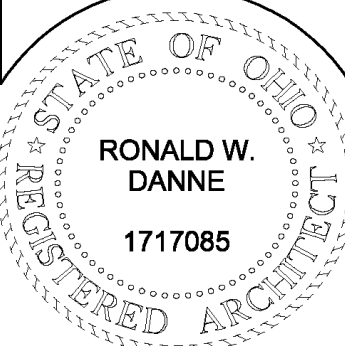
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PRELIMINARY ROOF FRAMING LAYOUT  
SCALE: 1/4" = 1'-0"  
FOR REFERENCE ONLY - TRUSS DRAWINGS TO BE ENGINEERED BY TRUSS DESIGNER



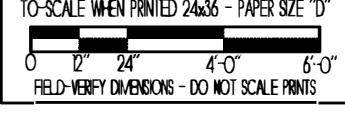
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