

P&D Builders - Job # 1362

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.

ELEVATIONS



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

ALL DRAWINGS ARE THE PROPERTY OF P&D BUILDERS LTD. NO REPRODUCTION OR ALTERATION OF THESE DRAWINGS IS TO BE MADE WITHOUT WRITTEN CONSENT OF THE ARCHITECT OR P&D BUILDERS LTD.

1362

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



RONALD W. DANNE
1717085
RESIDENTIAL DESIGN & DRAFTING, LLC
RONALD W. DANNE LICENSE #177085
EXPIRATION DATE 12/31/2019



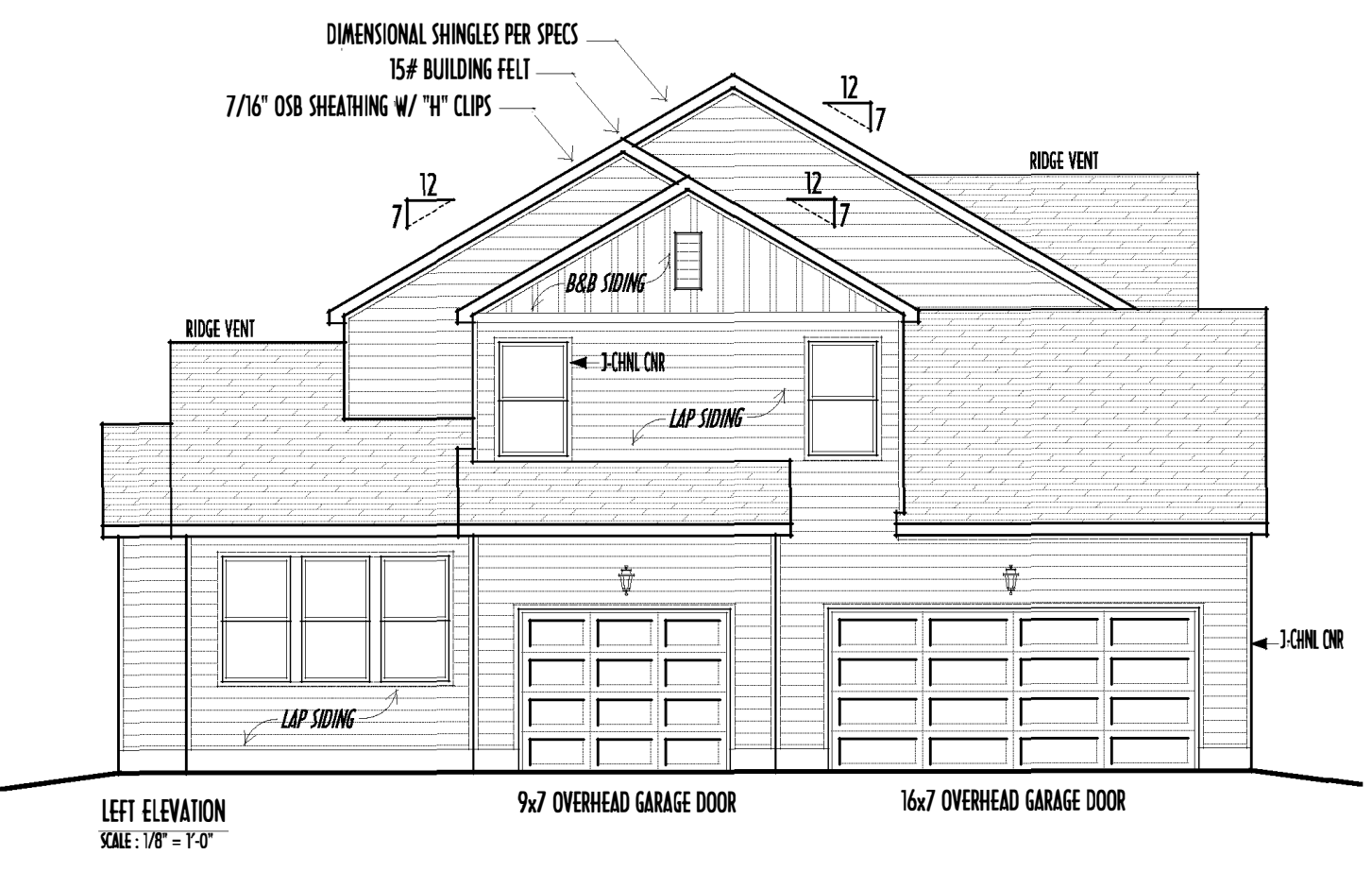
Danne
Residential Design & Drafting, LLC
614.207.6266 danne.d@gmail.com

REVISION DATE	BY	DESCRIPTION
10/6/18	rwd	concepts
10/9/18	"	concept rev
10/18/18	"	prelims
10/20/18	"	prelim rev
11/1/18	"	prelim rev
11/6/18	"	prelim rev
11/12/18	j/r	prelim rev
11/27/18	rwd	prelim rev

10-SCALE WHEN PRINTED 24"X36" - PAPER SIZE 11"
0 1 2 3 4 5 6 7 8 9 10
FIELD VERIFY DIMENSIONS - DO NOT SCALE PRINTS

DESIGNED BY: P&D / rwd

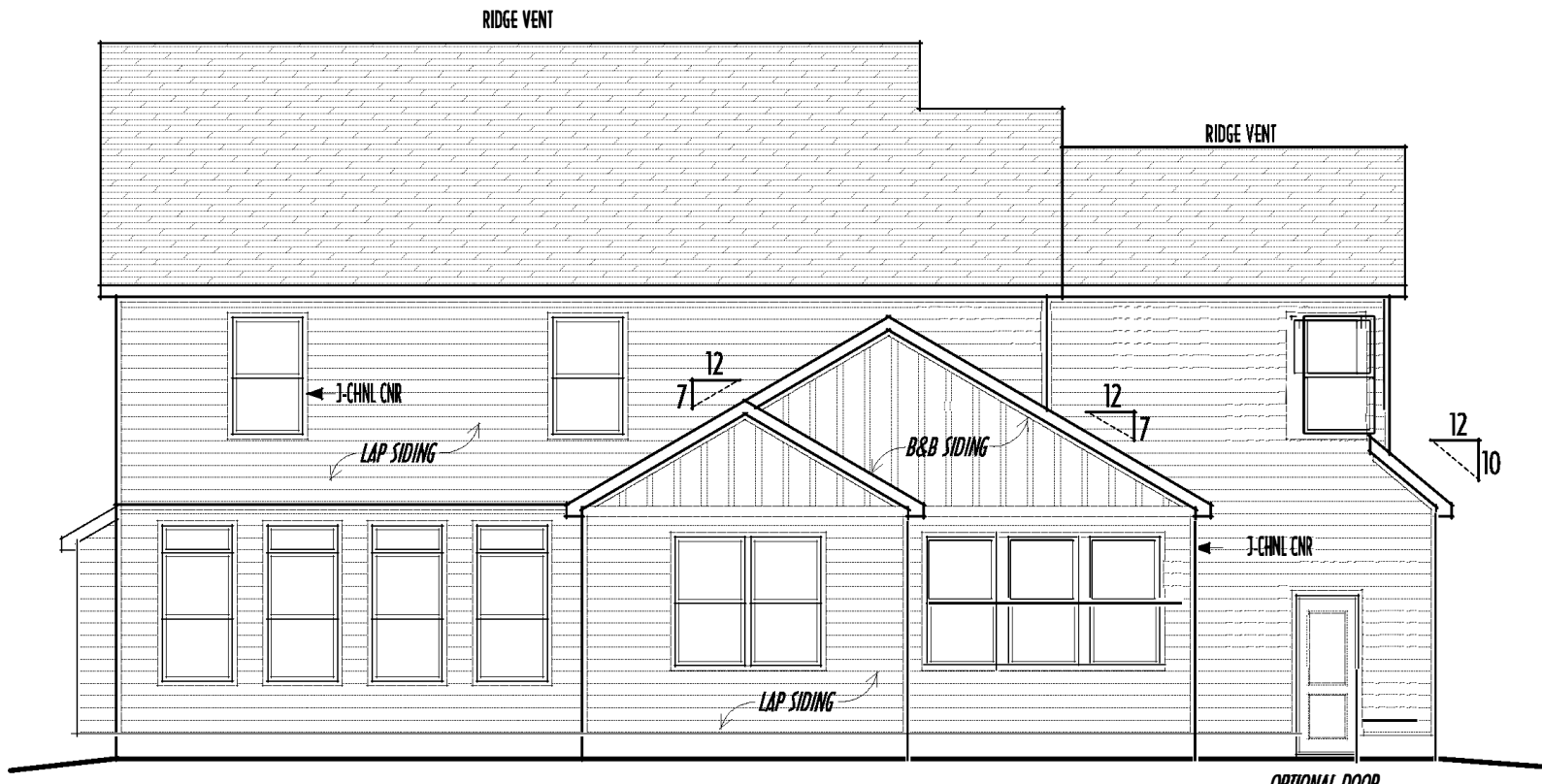
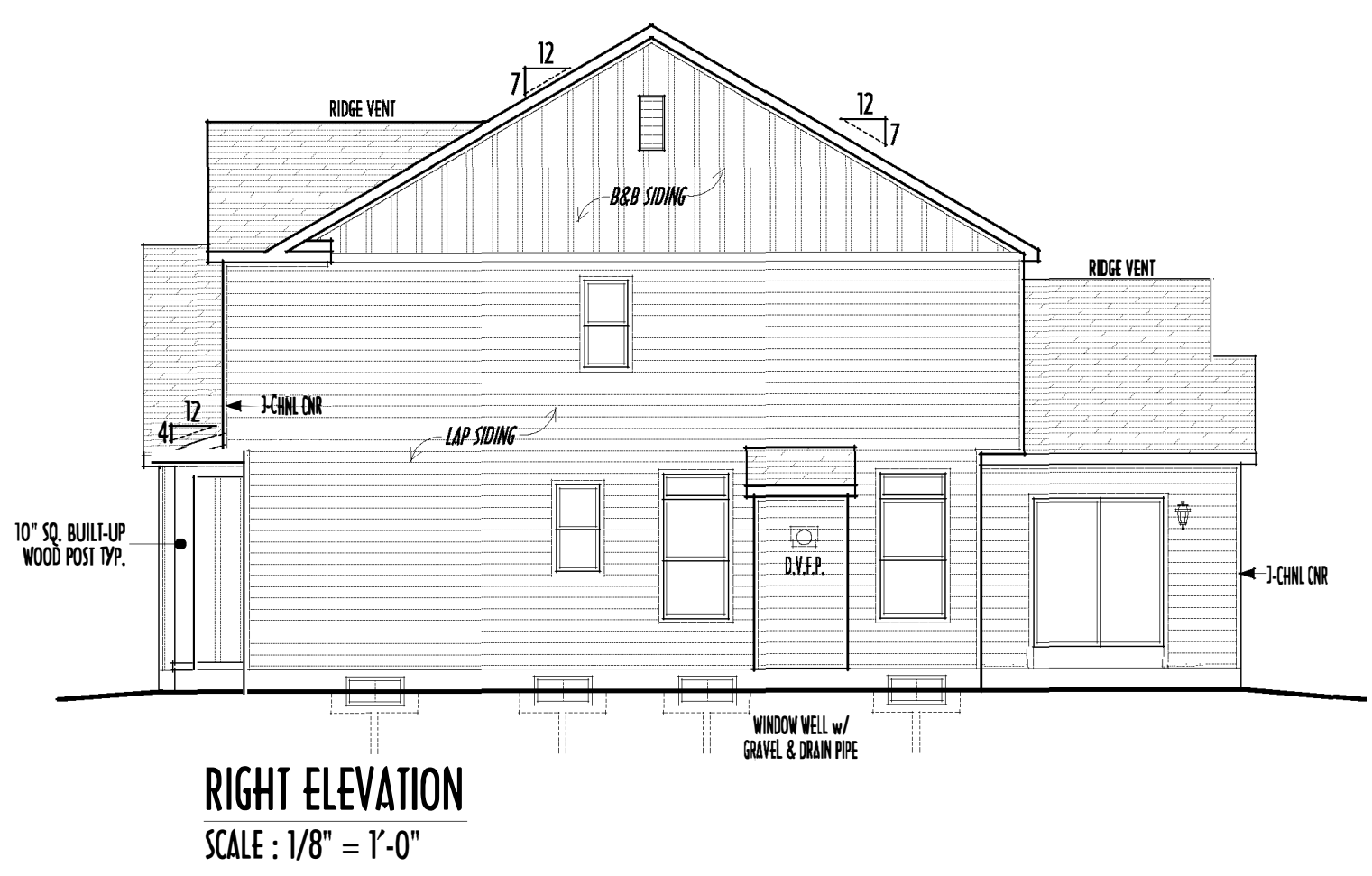
PAGE: 5 of 9



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.



- DIMENSIONAL SHINGLES
- HORIZ. LAP SIDING (VINYL OR PER BLDG)
- B&B SIDING (VINYL OR PER BLDG)
- CULT'RD STONE VENEER

FIRST FLR LIVING SP =	1,480 SQ.FT.
SECOND FLR LIVING SP =	1,520 SQ.FT.
TOTAL LIVING SP =	3,000 SQ.FT.
OPT. FINISHED BSMT =	65 SQ.FT.



P&D BUILDERS
EST. 1962

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 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-703.6.2.1
(#76 GALV CORROSION-RESISTANT SCREED AT/ABV FOUNDATION PLATE (3.5" FLANGED)
PLACED AT MIN 4" ABV EARTH / 2" ABV PAVING, ALLOWING TRAPD WATER TO DRAIN)

SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

1ST FLR



P&D BUILDERS LTD.

Partners in Design

P&D Builders Ltd.

59 Greif Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

ALL DRAWINGS ARE THE PROPERTY OF P&D BUILDERS LTD. NO REPRODUCTION OR OTHER USE OF THESE DRAWINGS MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT OF THE FIRM.

P&D JOB # 1362

10/27/2018 8:05 AM

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085

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

Danne

Residential Design & Drafting, LLC

614.207.6266 danne@danne.com

REVISION DATE	BY	DESCRIPTION
10/6/18	rwd	concepts
10/9/18	"	concept rev
10/18/18	"	prelims
10/20/18	"	prelim rev
11/1/18	"	prelim rev
11/6/18	"	prelim rev
11/12/18	j/r	prelim rev
11/27/18	rwd	prelim rev

DESIGNED: P&D / rwd

PAGE: 3 of 9

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

P&D

BUILDERS

EST. 1962

FIRST FLR LIVING SP =	1,480 SQ.FT.
SECOND FLR LIVING SP =	1,520 SQ.FT.
TOTAL LIVING SP =	3,000 SQ.FT.
OPT. FINISHED BSMT =	65 SQ.FT.

10/27/2018 8:05 AM

2ND FLR



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

ALL DRAWINGS ARE THE EXCLUSIVE PROPERTY OF P&D BUILDERS LTD. NO REPRODUCTION OR OTHER USE OF THESE DRAWINGS MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE AUTHOR OF THE DRAWING.

1362

1362

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

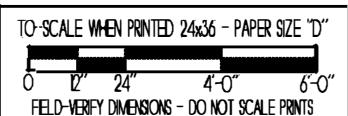
STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085

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

Danne
Residential Design & Drafting LLC

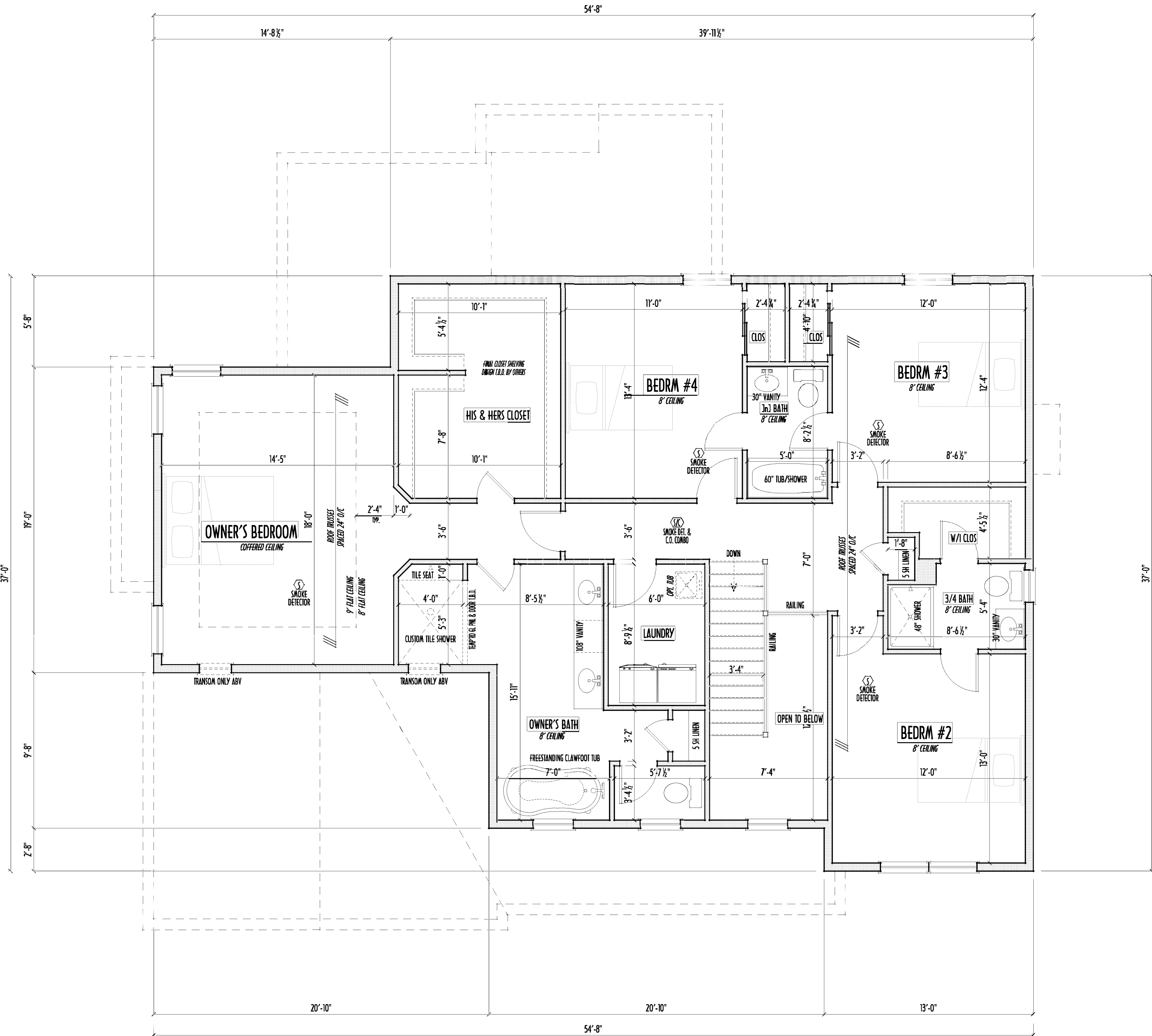
614.207.6266 danne@danne.com

REVISION DATE	BY	REV
10/6/18	rwd	concepts
10/9/18	"	concept rev
10/18/18	"	prelims
10/20/18	"	prelim rev
11/1/18	"	prelim rev
11/6/18	"	prelim rev
11/12/18	j/r	prelim rev
11/27/18	rwd	prelim rev



DESIGNED: P&D / rwd

PAGE: 4 of 9



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

- SECOND FLOOR CEILINGS AT 8'-1 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 LINE LOAD = 40 PSF (BEDRMS 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 R.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 REM-RATE 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 R20 314 & 315 <75 FSR, <450 SDR PER ASTM E94

FIRST FLR LIVING SP = 1,480 SQ.FT.
SECOND FLR LIVING SP = 1,520 SQ.FT.
TOTAL LIVING SP = 3,000 SQ.FT.
OPT. FINISHED BSMT = 65 SQ.FT.

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

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 10FT OF RUN
AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CUSH 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 UC-16
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

