

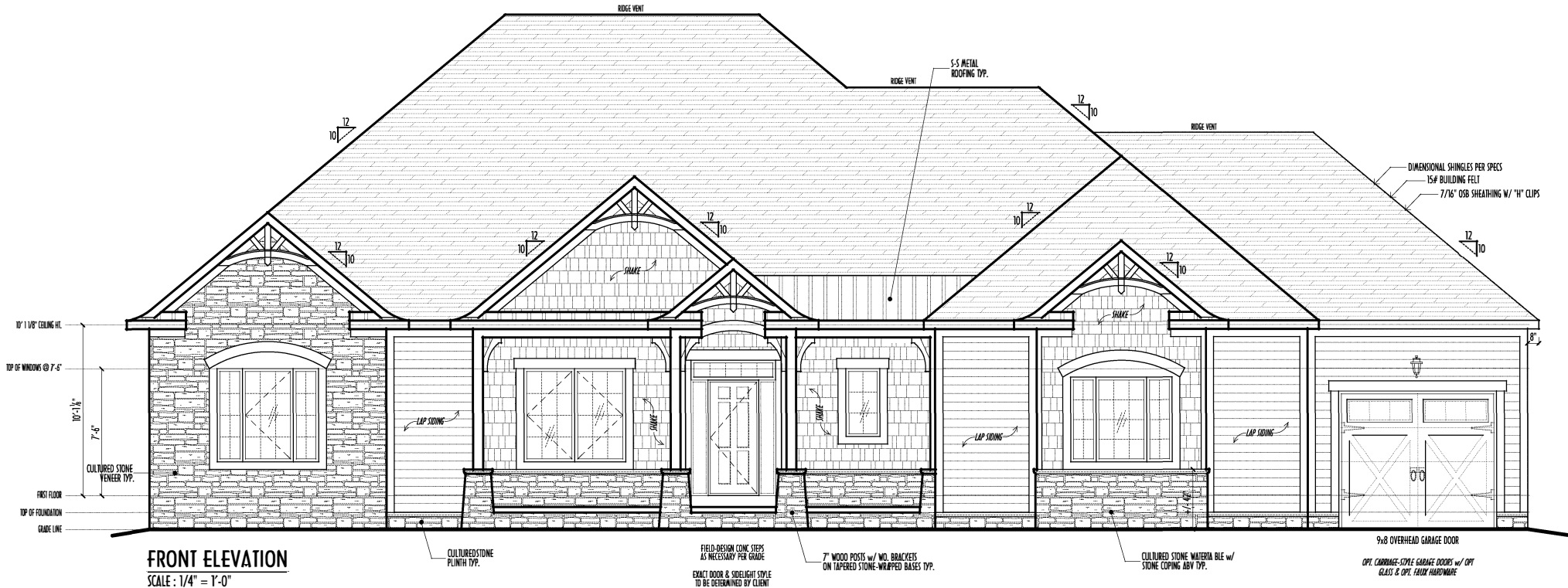


P&D Builders Ltd.
59 Greif Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

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XXXX

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

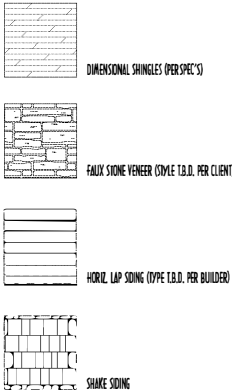


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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



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

FIRST FLOOR CEILING @ 10'-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 IN 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 MANUFACTURER'S 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 AL/ABY FOUNDATION PLATE (3.5" FLANGE)
PLACED AT MIN 4" AOV EARTH / 2" AOV PAVING, ALLOWING TRAP'D WATER TO DRAIN)

SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE



RONALD W. DANNE LICENSE #1717085
EXPIRATION DATE 12/31/2017

Danne
Residential Design & Drafting
614.207.6266 danneand@gmail.com

REVISION DATE	BY	CHKD
10/6/17	rwd	prelim
10/15/17		prelim rev
10/25/17		prelim rev

TO 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 PRINT

DESIGNED BY P&D / rwd



P&D Builders Ltd.
59 Greff Parkway Suite
Suite 100
Delaware, Ohio 43015
7401 201-8039
Fax 7401 201-8064
www.pndbuilders.com

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RONALD W. DANNE, LICENSE #1717085
EXPIRATION DATE 12/31/2027

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

REVISION DATE	BY	DATE
10/6/17	rwd	prelim
10/13/17	prelim	rev
10/25/17	prelim	rev

TO-SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
0" = 1" 1/4" = 1" 1/2" = 1" 3/4" = 2" 1" = 2" 2" = 4" 4" = 8" 8" = 16" 16" = 32" 32" = 64" 64" = 128" 128" = 256" 256" = 512" 512" = 1024" 1024" = 2048" 2048" = 4096" 4096" = 8192" 8192" = 16384" 16384" = 32768" 32768" = 65536" 65536" = 131072" 131072" = 262144" 262144" = 524288" 524288" = 1048576" 1048576" = 2097152" 2097152" = 4194304" 4194304" = 8388608" 8388608" = 16777216" 16777216" = 33554432" 33554432" = 67108864" 67108864" = 134217728" 134217728" = 268435456" 268435456" = 536870912" 536870912" = 1073741824" 1073741824" = 2147483648" 2147483648" = 4294967296" 4294967296" = 8589934592" 8589934592" = 17179869184" 17179869184" = 34359738368" 34359738368" = 68719476736" 68719476736" = 137438953472" 137438953472" = 274877906944" 274877906944" = 549755813888" 549755813888" = 1099511627776" 1099511627776" = 2199023255552" 2199023255552" = 4398046511104" 4398046511104" = 8796093022208" 8796093022208" = 17592186044416" 17592186044416" = 35184372088832" 35184372088832" = 70368744177664" 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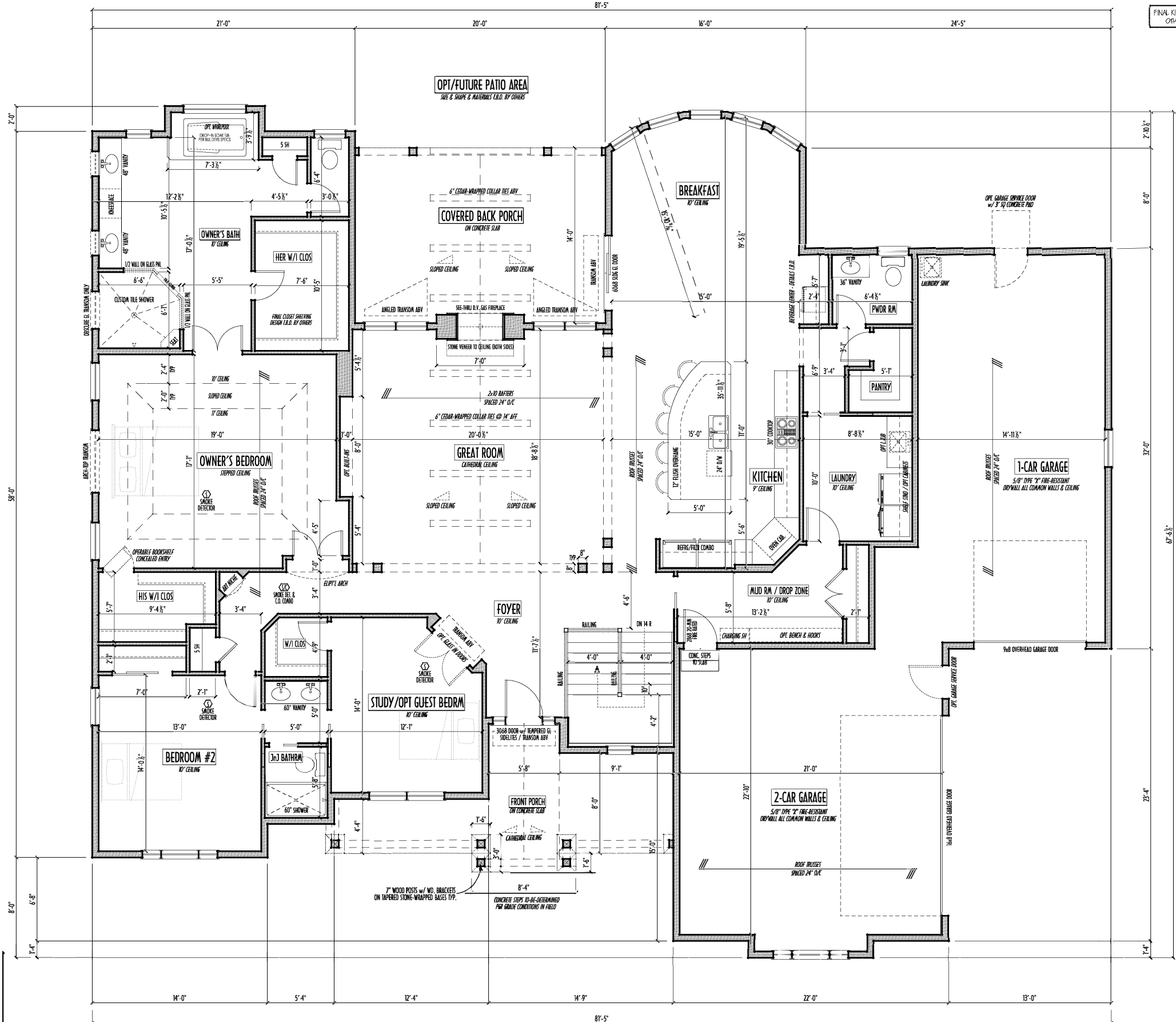
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FIRST FLOOR CEILINGS AT 10'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOWS HEADERS AT 7'-6" UNLESS NOTED OTHERWISE
CONTRACTORS TO SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE PLANS TO THE JOB SUPERVISOR ASAP
FIRST FLOOR DESIGN LIVE LOAD = 40 PSF
ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2013 I.C.C. AND/OR APPLICABLE LOCAL CODES
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HIGHS w/ PROVIDER
CONFIRM FLOORING & FINISH MATERIALS w/ JOB SUPERVISOR (PER CONTRACT)
ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOOD FRAMING LENGTHS AND/OR PENETRATION
AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING/DRAIN
BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES)
BRACE FLOORJOISTS AT MIDSPAN PER CODE
INTERIOR DOORS 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 RE-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

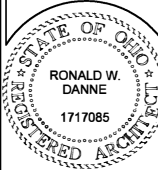


FINAL KITCHEN CABINET & APPLIANCE LAYOUT BY OTHERS. APPLIANCES PER SERIES SPECS

KITCHEN HOOD TYPE
CLASSIC SERIES
DESIGNER SERIES
CRAFTSMAN SERIES
HERITAGE SERIES
ESTATE SERIES

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

FIRST FLOOR = 2,909 SQ.FT.
OPT FIN. BSMT = 50 SQ.FT.



RONALD W. DANNE LICENSE #1717085 EXPIRATION DATE 12/31/2017

Danne
Residential Design & Drafting
614.207.6266 dannedrd@gmail.com

REVISION DATE	BY	DESCRIPTION
10/6/17	rwd	prelim
10/13/17	...	prelim rev
10/25/17	...	prelim rev

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

DESIGNED BY P&D / rwd

PAGE: 3 of 8

10/25/2017 1:30 PM



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Delaware, Ohio 43015
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Fax (740) 201-8084
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PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



Danne
Residential Design & Drafting
614.207.6266 dannehd@gmail.com

REVISION DATE:	BY:	DATE
10/6/17	rwd	prelim
10/13/17	...	prelim rev
10/25/17	...	prelim rev

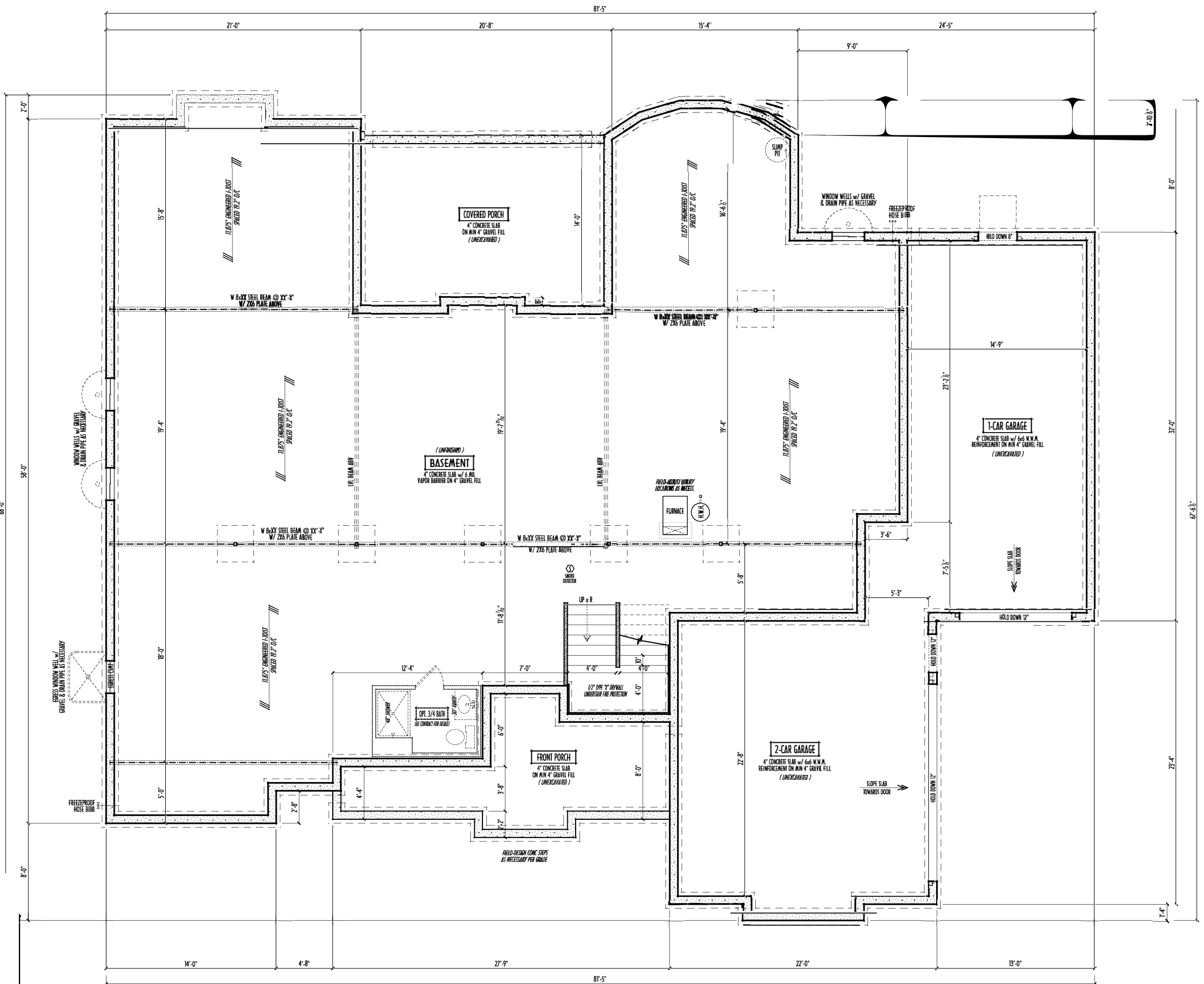
TO SCALE WHEN PRINTED 24" x 36" - PAPER SIZE 11"	0	4	8	12	16	20	24	28	32	36
FIELD HATCH DIAGRAM - DO NOT SCALE THIS										

DESIGNED: P&D / rwd

PAGE: 2 of 8



MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.A.U. BLOCK WALL = 7'-0" ABOVE SLAB
WATERPROOFING / DAMPROOFING CODE
ALL STRUCTURAL LUMBER IS AIN. CANADIAN SPECIES #2 DRYLUM-PINE-FIR, UNLESS NOTED OTHERWISE
FIRST FLOOR DESIGN LIVE LOAD = 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. 4" DROP IN FIRST 10' OF RUN
AVOID FLOOR JOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
BLOCK BETWEEN FLOOR JOISTS BELOW STRUCTURAL POINTS (CROSS BONES) WITH APPROPRIATE 2X FILL
SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES
STEP DOWN FOOTING AS NECESSARY TO REMAIN MIN. 36" BELOW GRADE
USE PRE-TREATED EXTERIOR GRADE LUMBER WHERE EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE
FOUNDATION WALL ENGINEERING & REINFORCEMENT PER SHEPHERD EXCAVATING DESIGN DETAIL, INC.
INSTALL ALL LVL & LVL BEAMS WITH LABELS VISIBLE FOR BLOCK INSPECTION
FINAL/INSTALLED INSULATION VALUES SHOULD MATCH R-VALUE SHEETS FROM FACTORY ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)



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

BASEMENT SLAB =	2,727 SQ. FT.
FRONT PORCH =	198 SQ. FT.
GARAGE SLAB =	981 SQ. FT.
COVERED PORCH SLAB =	262 SQ. FT.

FIRST FLOOR =	2,909 SQ. FT.
OPT. FIN. BSMT =	50 SQ. FT.