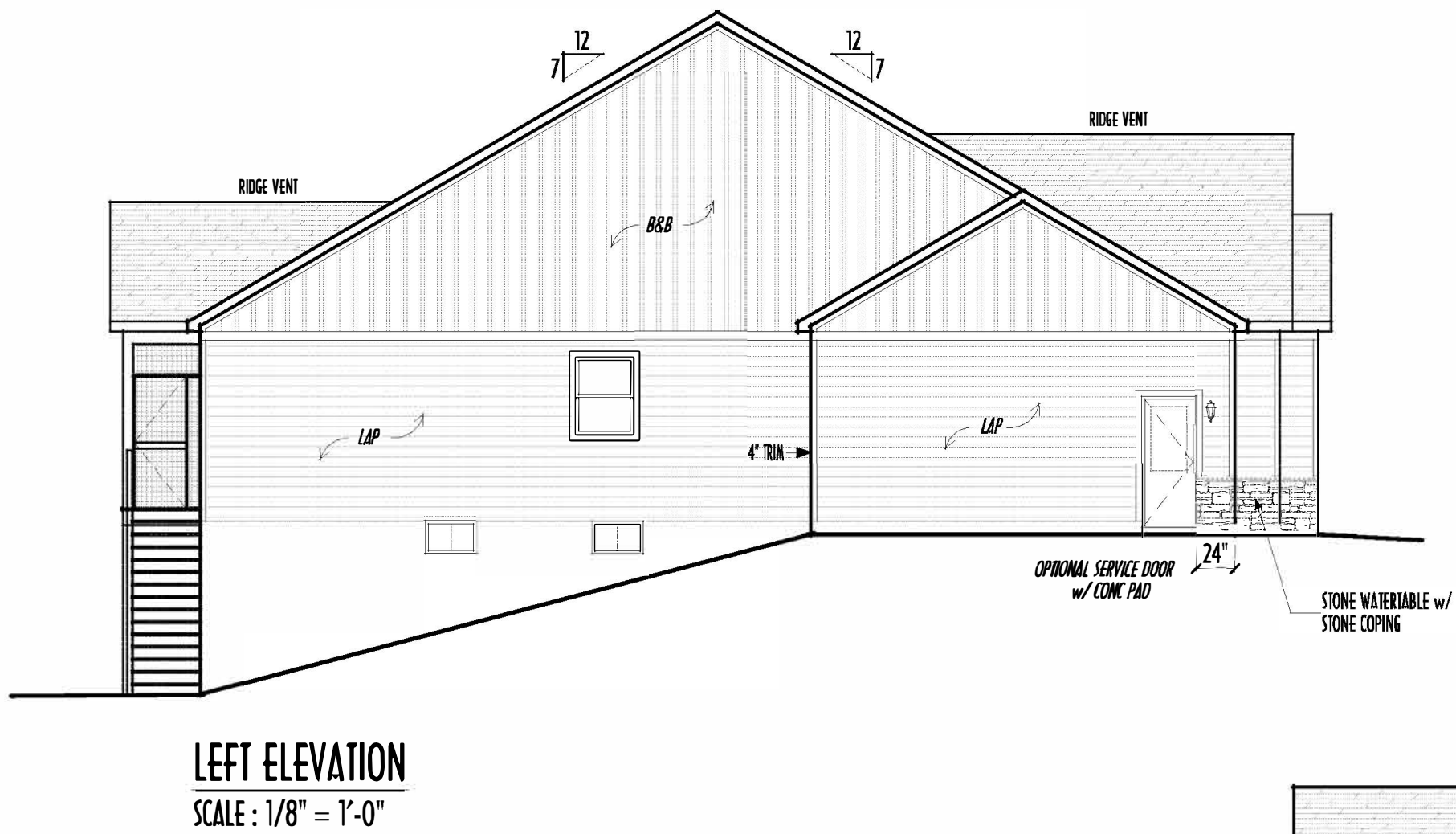
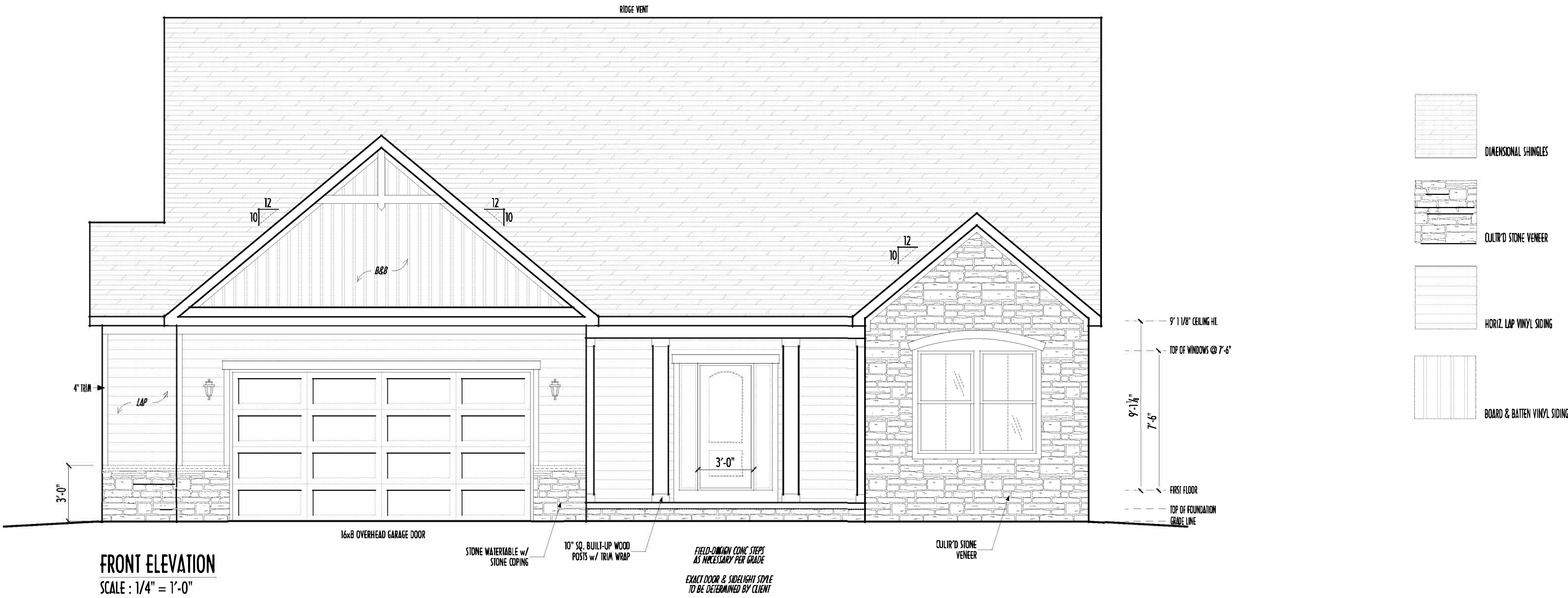
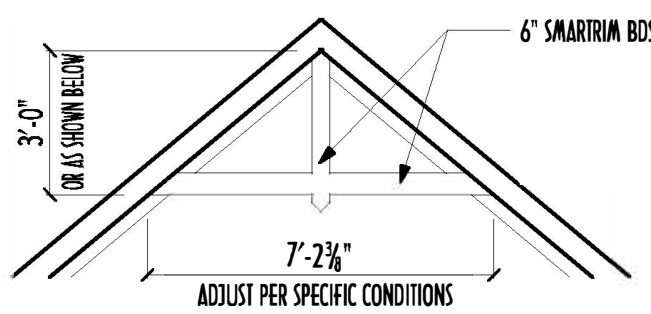


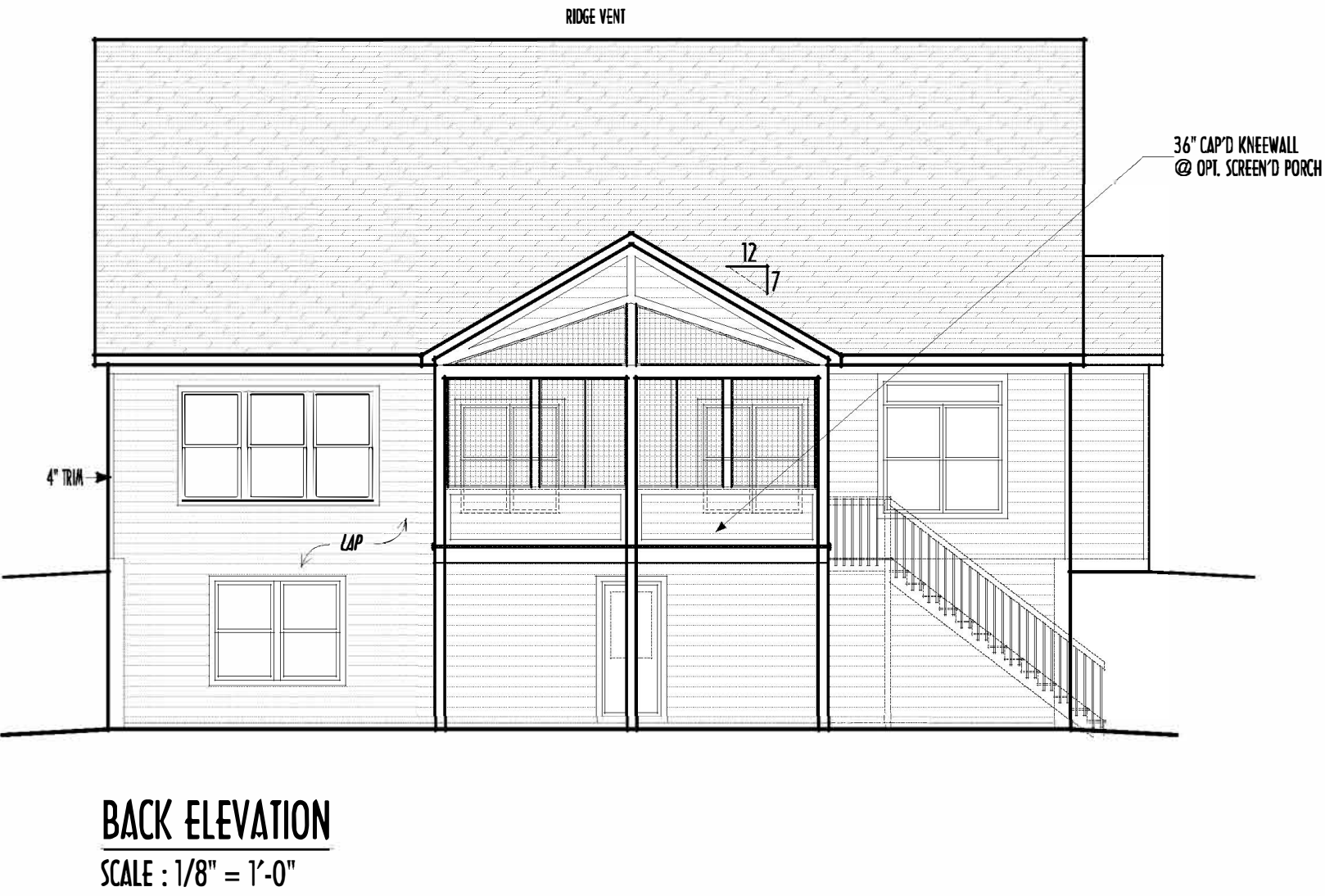
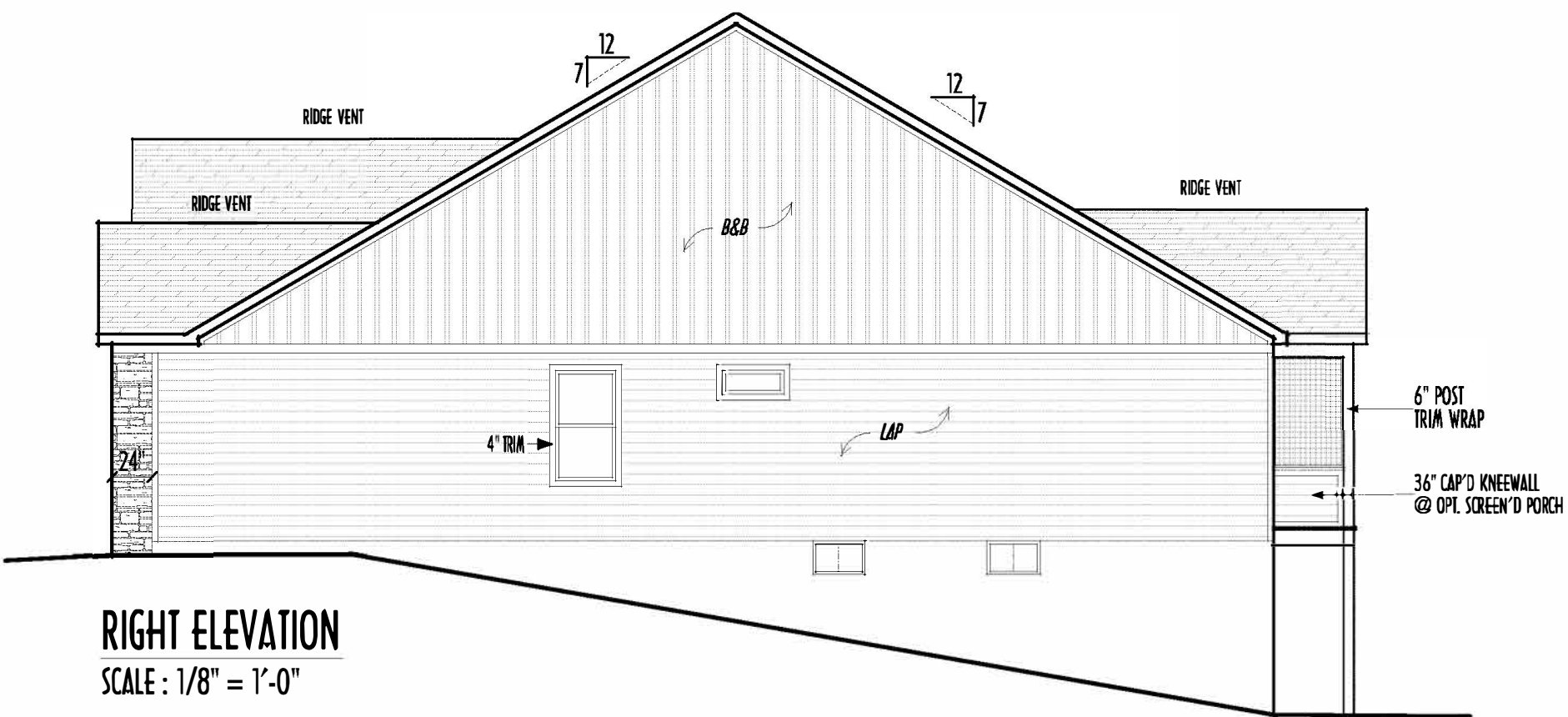
P&D Builders - Job #1664



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

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. 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 FLOOR = 2,001 SQ.FT.
OPT FIN. BSMT = xxx SQ.FT.



ELEVATIONS

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 #1664

DATE: 03/14/2024 7:25 AM

RONALD W. DANNE
1717085
REGISTERED ARCHITECT

RONALD W. DANNE LICENSE #1070285
EXPIRATION DATE 12/31/2025

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

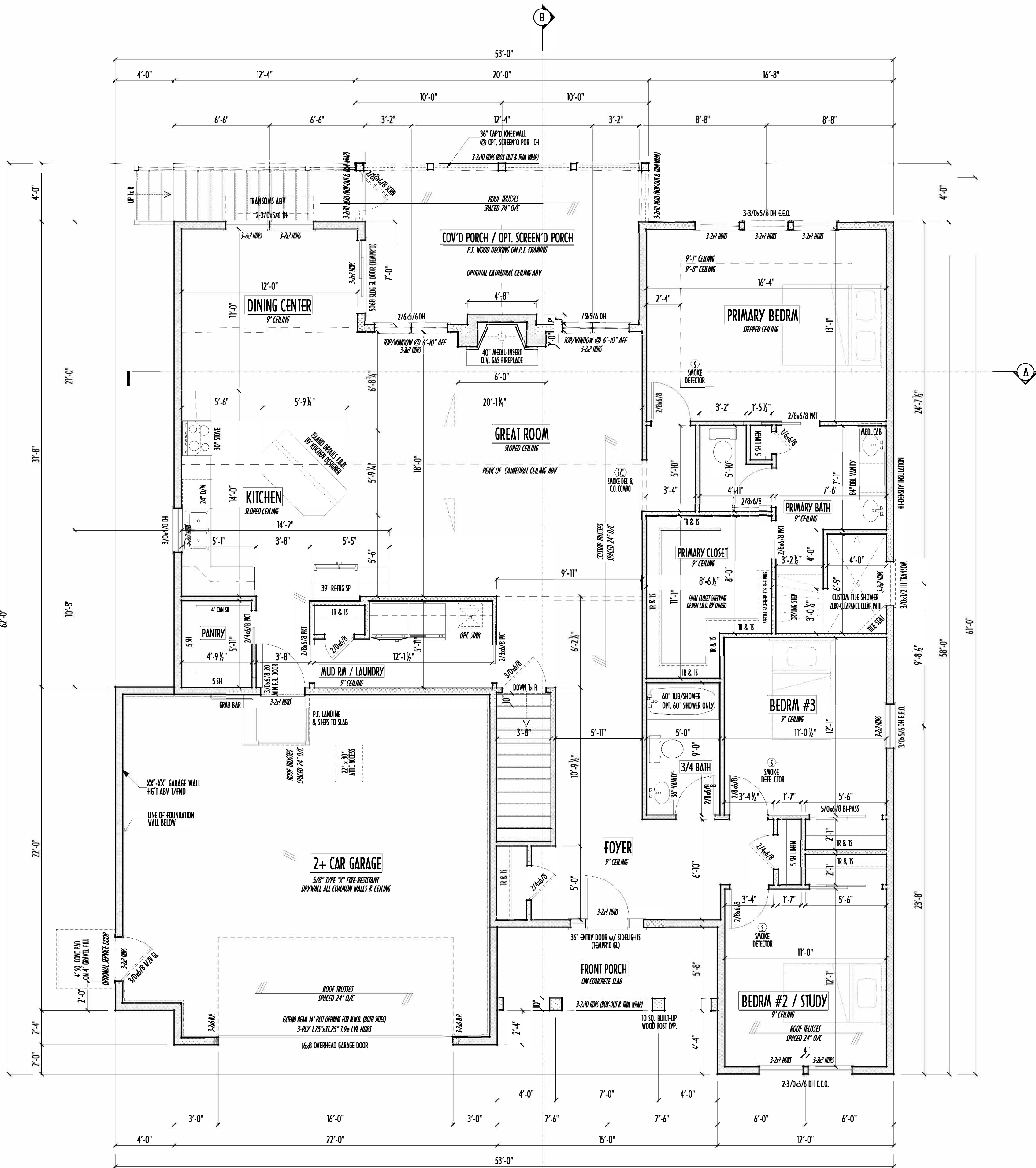
REVISION DATE	BY	PROJECT
1/8/24	rwg	concepts
1/29/24	rwg	prelims
2/7/24	rwg	prelims
2/7/24	rwg	prelims
2/7/24	rwg	prelims
3/1/24	rwg	prelims

TO SCALE: WHEN PRINTED 24x36 - PAPER SIZE: 11x17
0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'
1" = 10'-0" (1" = 10'-0")

DESIGNED: P&D / rwd

PAGE: 4 of 8

P&D Builders - Job #1664



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



FIRST FLOOR =
OPT FIN. BSMT =

2,001 SQ.FT.
xxx SQ.FT.

1ST FLR

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STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNIE
1717085

RONALD W. DANNIE LICENSE #007085
EXPIRATION DATE 03/31/2025

Danne
Residential Design & Drafting
614.207.6266
dannedd@gmail.com

REVISION DATE	BY	REVISION
1/8/24	1/2/24	rwg concepts
1/29/24	rwg	prelims
2/2/24	2/3/24	prelims rev
2/7/24	1/1	prelims rev
2/7/24	2/20/24	prelims rev
3/1/24	1/1	prelims rev

1/4" = 1'-0"

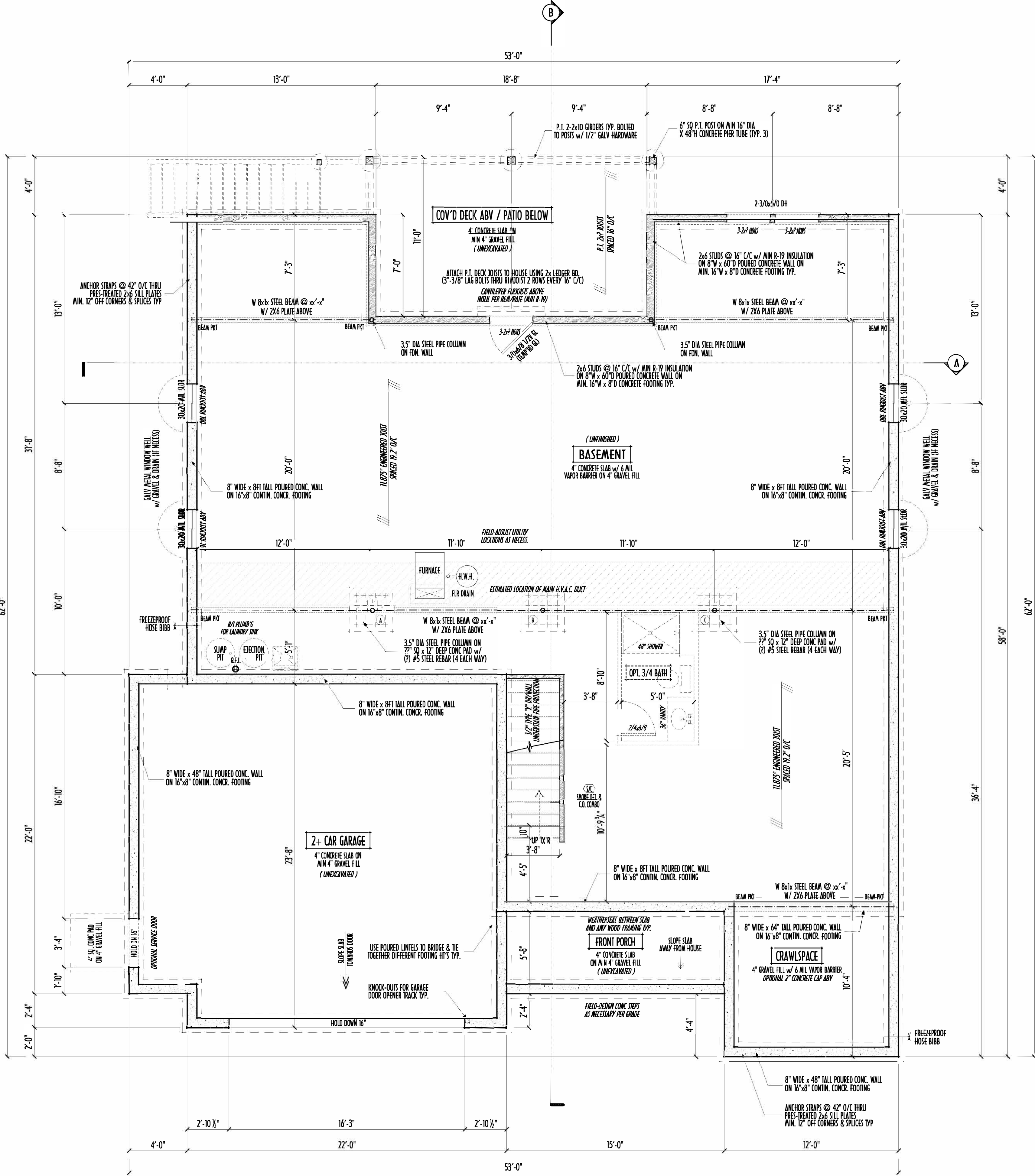
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PAGE: 3 of 8

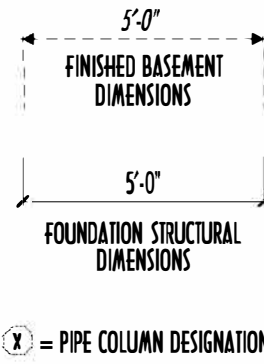
P&D Builders - Job #1664



- 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 10' 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 RC-16
- INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION



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



NO. REVISIONS	DATE	BY	DESCRIPTION
1	1/29/24	rw	prelim rev
2	2/7/24	rw	prelim rev
3	2/7/24	rw	prelim rev
4	2/7/24	rw	prelim rev
5	2/7/24	rw	prelim rev
6	2/7/24	rw	prelim rev
7	2/7/24	rw	prelim rev
8	2/7/24	rw	prelim rev
9	2/7/24	rw	prelim rev
10	2/7/24	rw	prelim rev

BASEMENT SLAB =	1,768 SQ.FT.
FRONT PORCH =	85 SQ.FT.
GARAGE SLAB =	571 SQ.FT.
BACK PORCH SLAB =	x SQ.FT.
WOOD DECK AREA =	x SQ.FT.
OPT. FINISHED BSMT =	x SQ.FT.

FIRST FLOOR = 2,001 SQ.FT.
OPT FIN. BSMT = xxx SQ.FT.

FND/BSMT

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ALL DIMENSIONS ARE THE EXACT DIMENSIONS OF THE FOUNDATION. NO DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED. DIMENSIONS TO THE CENTER OF THE WALL OR THE CENTER OF THE COLUMN.

1664

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1717085
RESIDENTIAL DESIGN & DRAFTING INC.
614.207.6266
danne@pnd.com

REVISION DATE:	BY:	DESCRIPTION
1/29/24	rw	prelim rev
2/7/24	rw	prelim rev
2/7/24	rw	prelim rev
2/7/24	rw	prelim rev
2/7/24	rw	prelim rev
2/7/24	rw	prelim rev
2/7/24	rw	prelim rev
2/7/24	rw	prelim rev
2/7/24	rw	prelim rev
2/7/24	rw	prelim rev

TO SCALE: WHEN PRINTED SLAB - PAPER SIZE: 11" x 17" (11" x 17" SCALE: 1/4" = 1'-0")
FIELD VERT DIMENSIONS: 1/4" = 1'-0" (1/4" = 1'-0")

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PAGE: 2 of 8