

P&D Builders - Job # 1377

PLEASE NOTE: PRELIMINARY DESIGNS ARE SUBJECT TO CHANGE DUE TO STRUCTURAL OR CODE REQUIREMENTS. ITEMS SHOWN MAY BE OPTIONAL. PERFORM WITHOUT REPLYING TO THE ADVISOR OF THE PLAN.

ELEVATIONS



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

ALL DIMENSIONS ARE THE EXACT MEASUREMENTS OF THE BUILDING. NO ADJUSTMENTS OR CORRECTIONS WILL BE MADE TO THE PLAN WITHOUT REPLYING TO THE ADVISOR OF THE PLAN.

1377

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

STATE OF OHIO
RONALD W. DANNE
1717085
REGISTERED ARCHITECT

RONALD W. DANNE, LICENSE #077065
EXPIRATION DATE 12/31/2019

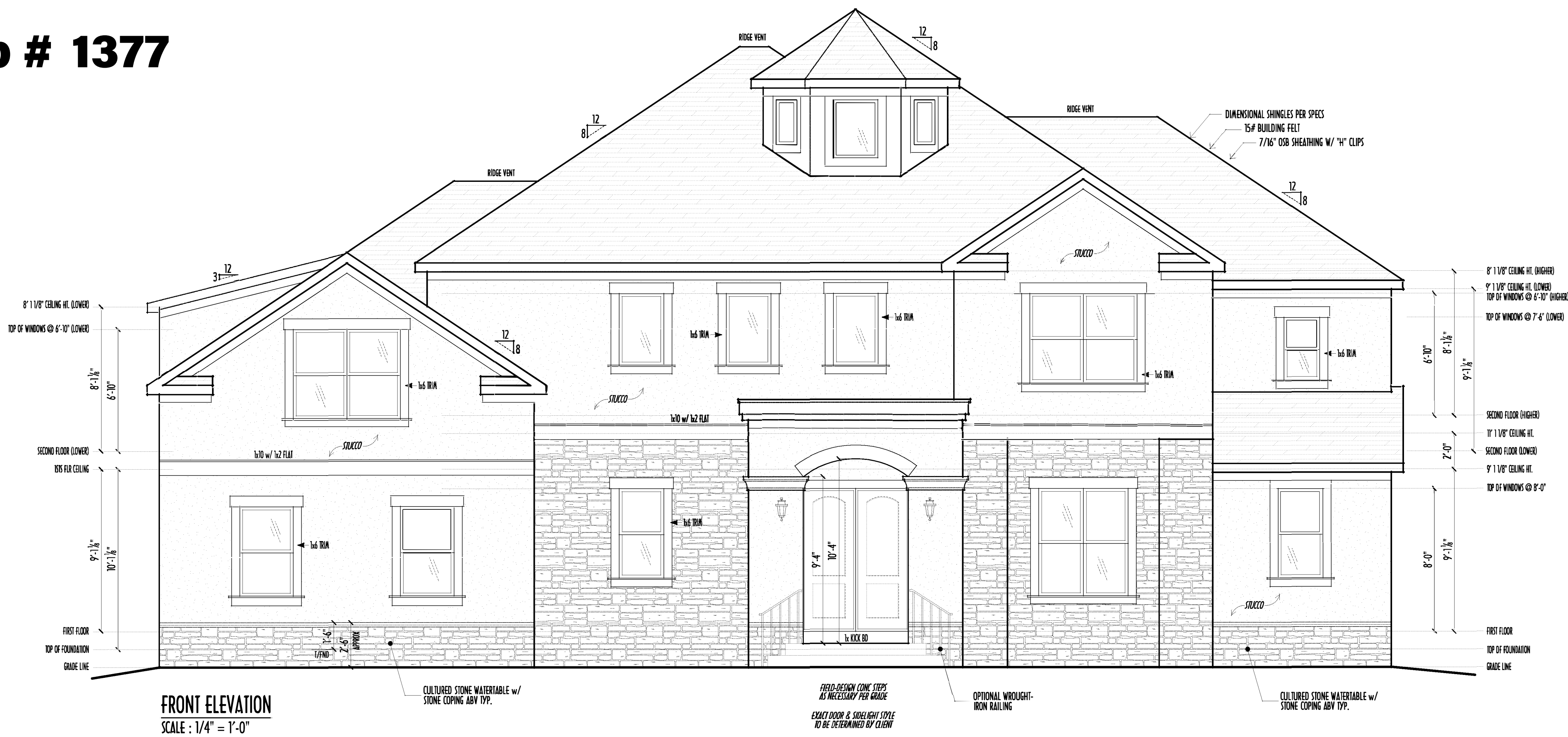
Danne
Residential Design & Drafting, Inc.
614.207.6266 dannedrd@gmail.com

REVISION DATE:	BY:	DESCRIPTION
12/28/18	rwcd	concepts
2/14/19	jcm	concepts rev
2/18/19	rwcd	concepts rev
3/10/19 & 3/14/19	1/r	concepts rev
3/17/19	" "	prelim
3/18/19	" "	prelim rev
3/25/19	" "	prelim rev
4/1/19	" "	prelim rev
4/1/19	1/r	prelim rev

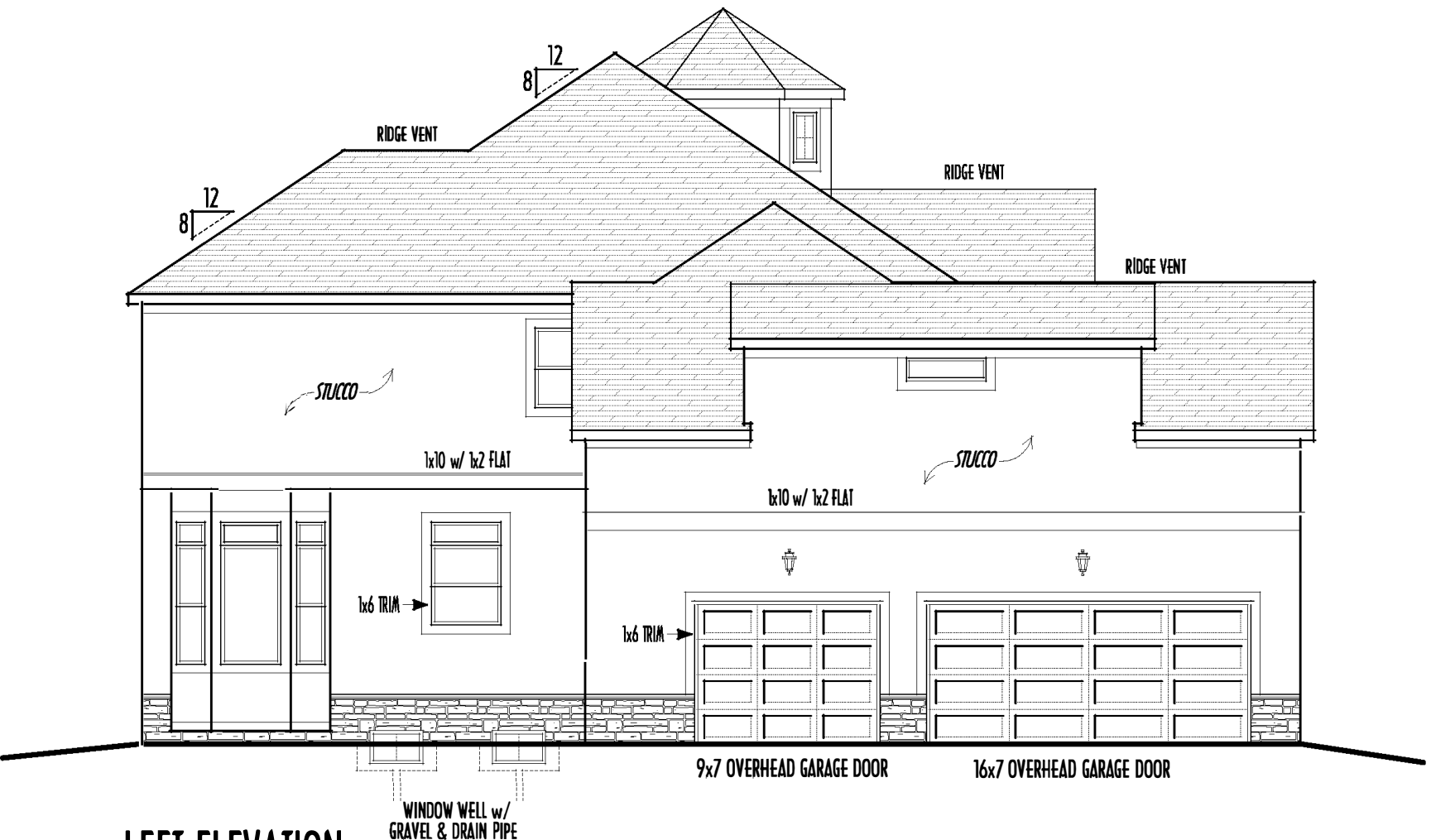
TO SCALE WHEN PRINTED FULL - PAPER SIZE 11"
0 1 2 3 4 5 6 7 8 9 10
FIELD VERT DIMENSIONS - DO NOT SCALE POINTS

DESIGNED: P&D / rwd

PAGE: 5 of 9



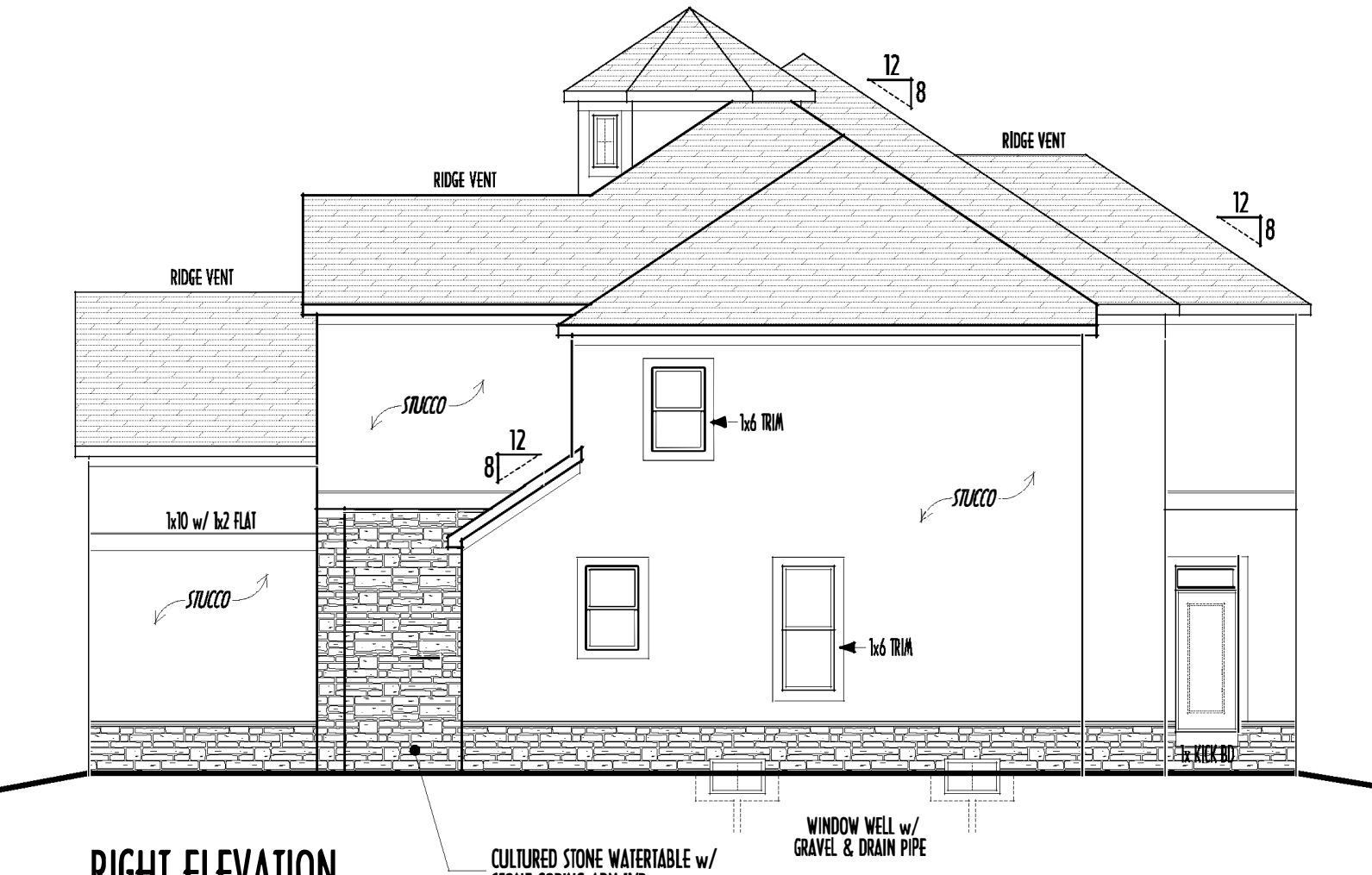
FRONT ELEVATION
SCALE : 1/4" = 1'-0"



LEFT ELEVATION
SCALE : 1/8" = 1'-0"

- FIRST FLOOR CEILINGS @ 11'-1 1/8" & 9'-1 1/8" UNLESS NOTED OTHERWISE
- FIRST FLOOR WINDOW HEADERS @ 8'-0" & 7'-6" UNLESS NOTED OTHERWISE
- SECOND FLOOR CEILINGS @ 9'-1 1/8" & 8'-1 1/8" UNLESS NOTED OTHERWISE
- SECOND FLOOR WINDOW HEADERS @ 7'-6" & 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 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
- WEAP 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

- STEP-DOWN FOOTING @ 10:00 SLOPE TO REMAIN MIN. 36" BELOW GRADE
- FINAL WINDOW DESIGN PER PROVIDER. ALL FRAMING ROUGH-OPENINGS TO BE BASED ON FINAL LAYOUT ONLY
- EXACT WINDOW & DOOR GRAY PATTERNS (MULLIONS) MAY DIFFER - REFER TO MANUFACTURER OR SUPPLIER
- GRADE ELEVATION SHOWN IS APPROXIMATE FIELD VERIFY & ADJUST FOUNDATION AS NECESSARY



RIGHT ELEVATION
SCALE : 1/8" = 1'-0"



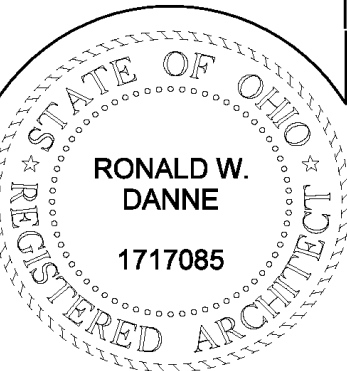
BACK ELEVATION
SCALE : 1/8" = 1'-0"

- DIMENSIONAL SHINGLES
- FAUX STONE VENEER
- STUCCO

FIRST FLR LIVING SP =	1,885 SQ.FT.
SECOND FLR LIVING SP =	2,360 SQ.FT.
TOTAL LIVING SP =	4,245 SQ.FT.
OPT. BSMT BATH =	1,078 SQ.FT.

P&D
BUILDERS
EST. 1962

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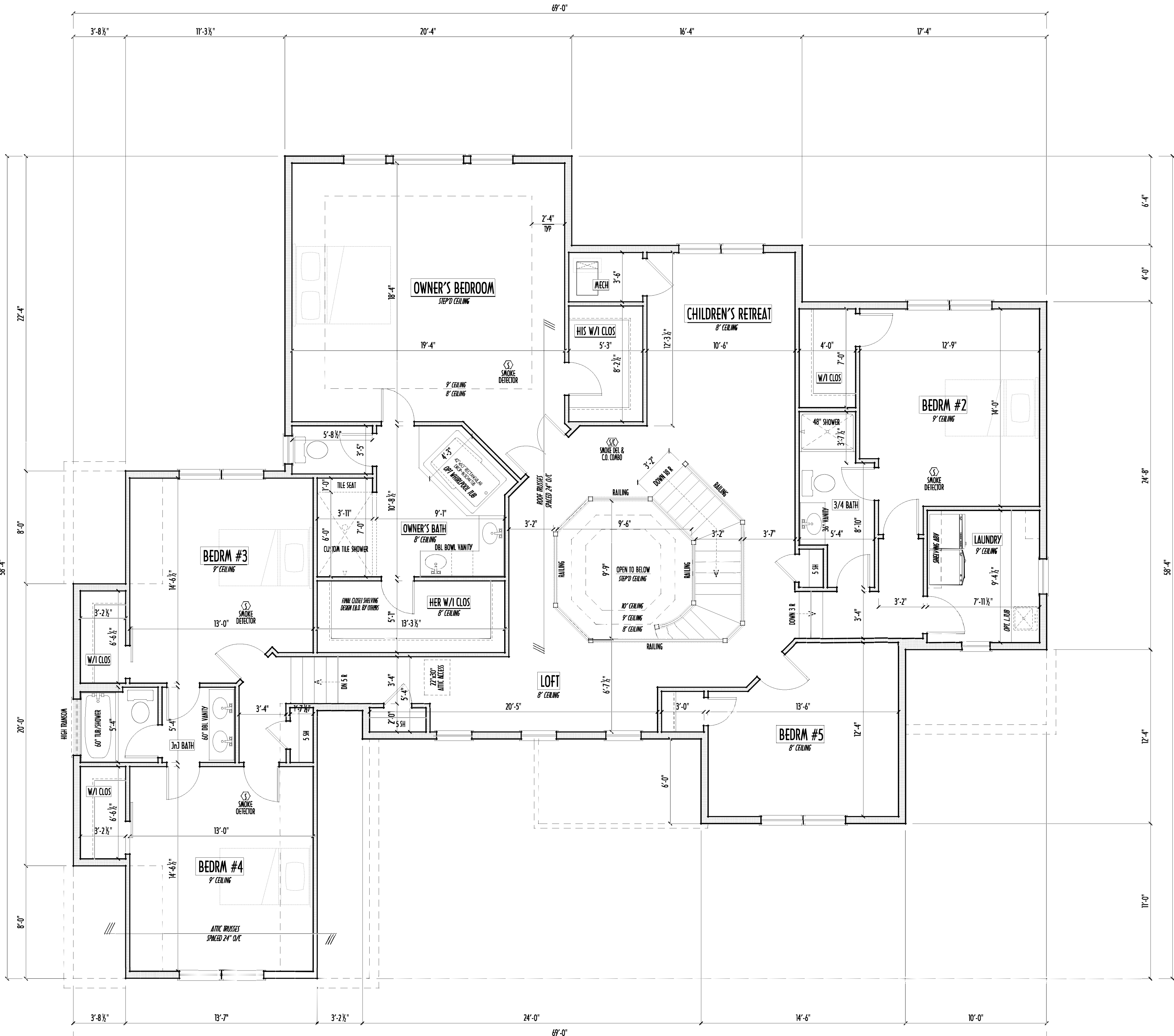
RONALD W. DANNE, LICENSE #1717085
EXPIRATION DATE 12/31/2019

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FIELD VERT. DIMENSIONS - DO NOT SCALE POINTS

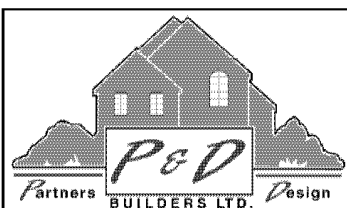
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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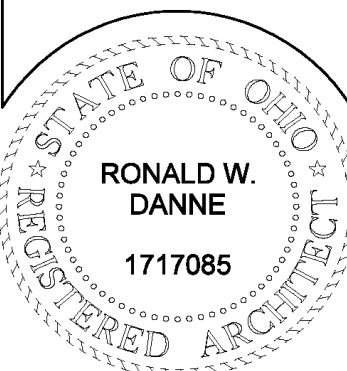
FND/BSMT



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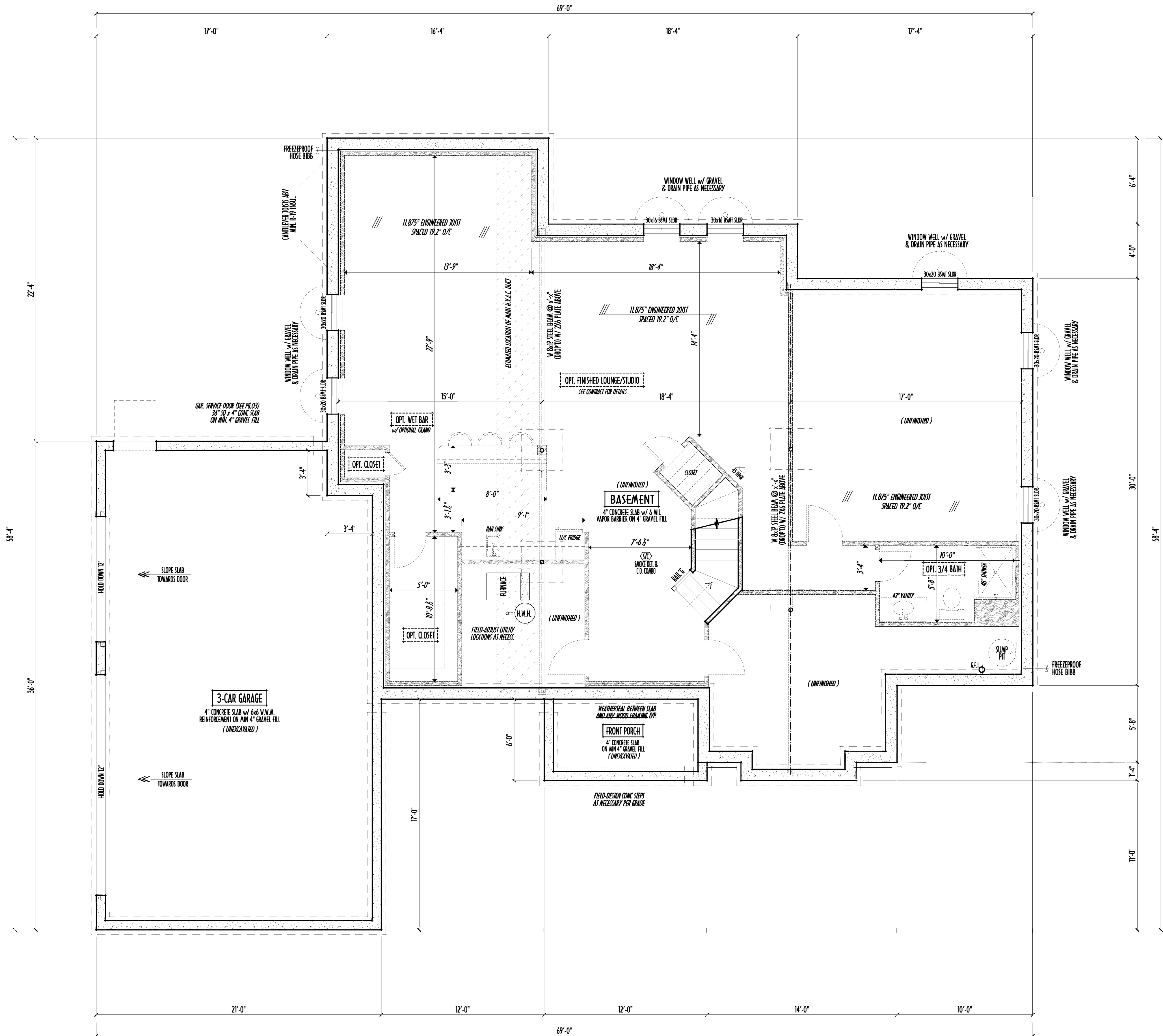
0 10' 20' 30' 40' 50'

FIELD VERT DIMENSIONS - DO NOT SCALE POINTS

DESIGNED: P&D / rwcd

PAGE: 2 of 9

- 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 & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION



FOUNDATION / BASEMENT PLAN
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