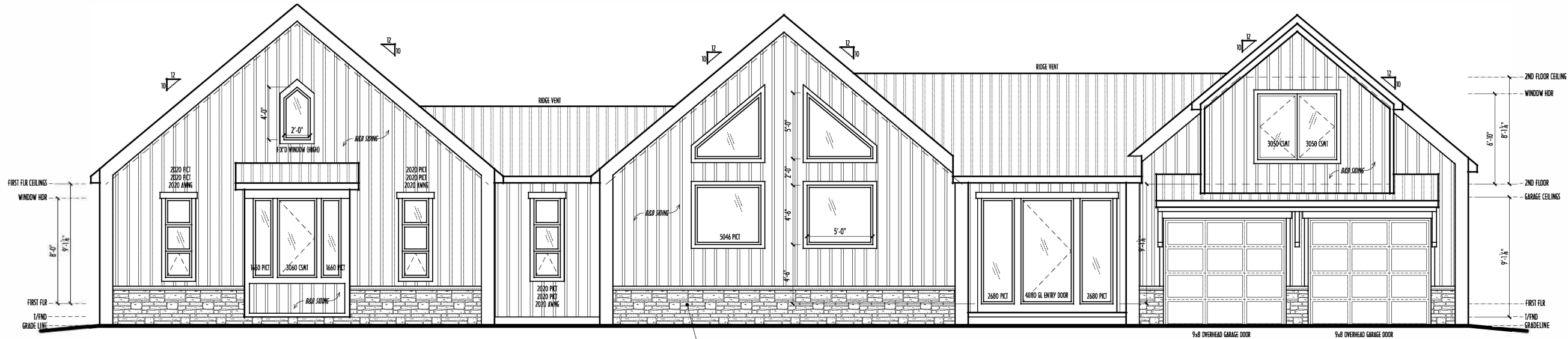
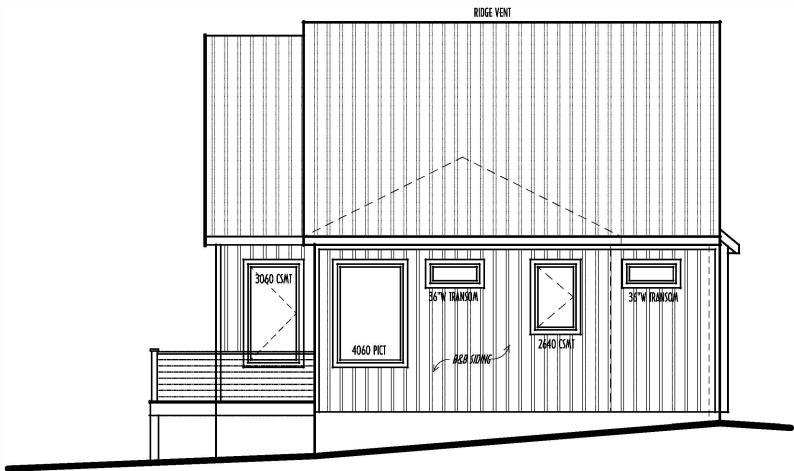


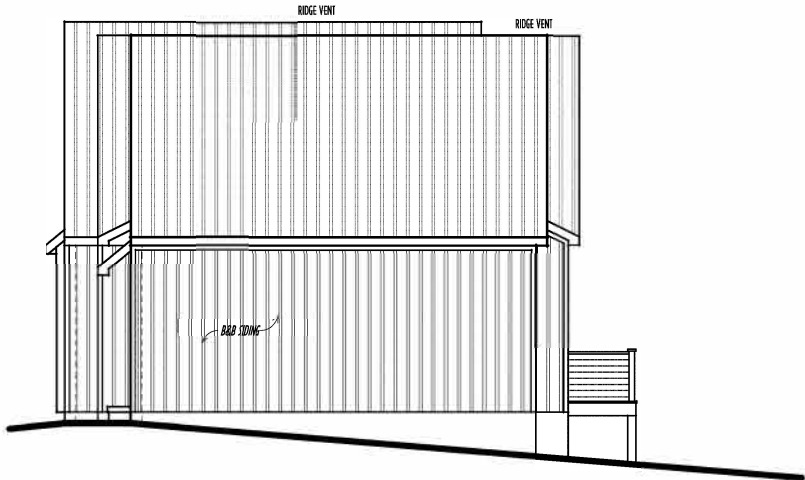
P&D Builders - Job # 1587



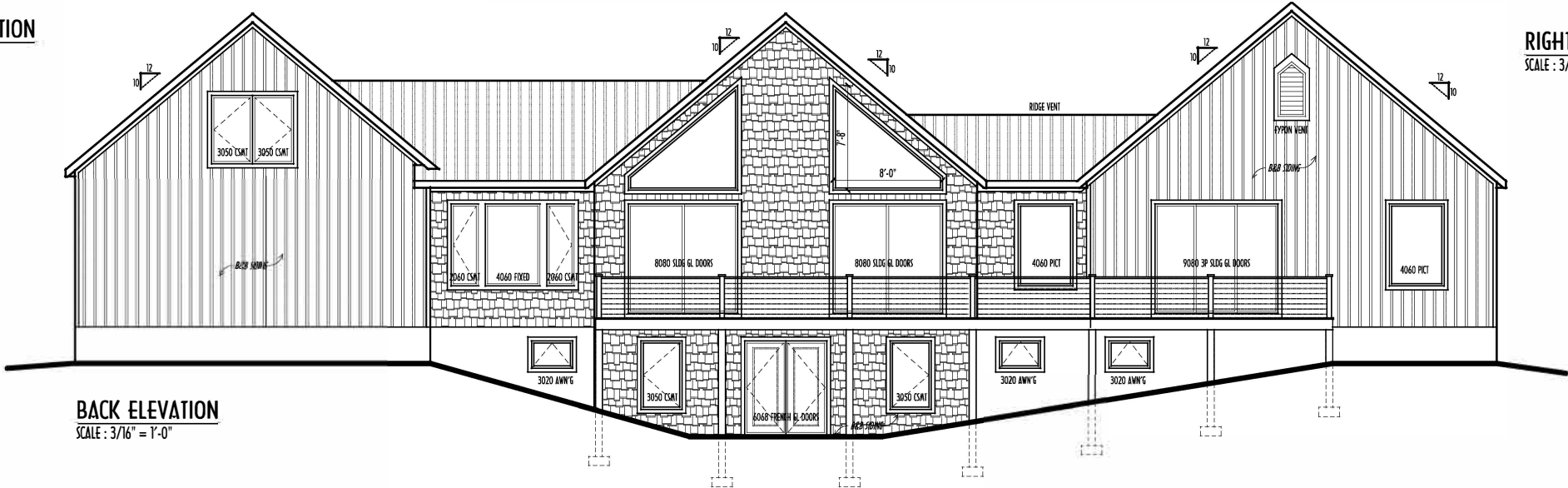
FRONT ELEVATION
SCALE : 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE : 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE : 3/16" = 1'-0"



BACK ELEVATION
SCALE : 3/16" = 1'-0"

- SS-METAL ROOFING
- STONE VENEER
- BOARD & BATTEN SIDING

FIRST FLOOR CEILINGS @ 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
CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6"
INTO T&G WOOD TRIM UNLESS NOTED
FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A
& TRIM

ACTUATORS SPECIFICATIONS
RPLER
I. COMPLY WITH R-703.6.2.1
FOUNDATION PLATE (3.5" FLANGES)
JWING TRAP'D WATER TO DRAIN)
TST 10FT RUN

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 FLR LIVING SP =	1,890 SQ. FT.
SECOND FLR LIVING SP =	395 SQ. FT.
OPT. FIN BSMT LIVING SP =	xx SQ. FT.
TOTAL HEATED AREA =	2,285 SQ. FT.

ELEVATIONS

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

1587
1850
TIMBER LAKE DR

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085

RONALD W. DANNE LICENSE #1717085
EXPIRATION DATE 12/31/2025
Danne
Residential Design & Drafting
614.207.6266 danneand@gmail.com

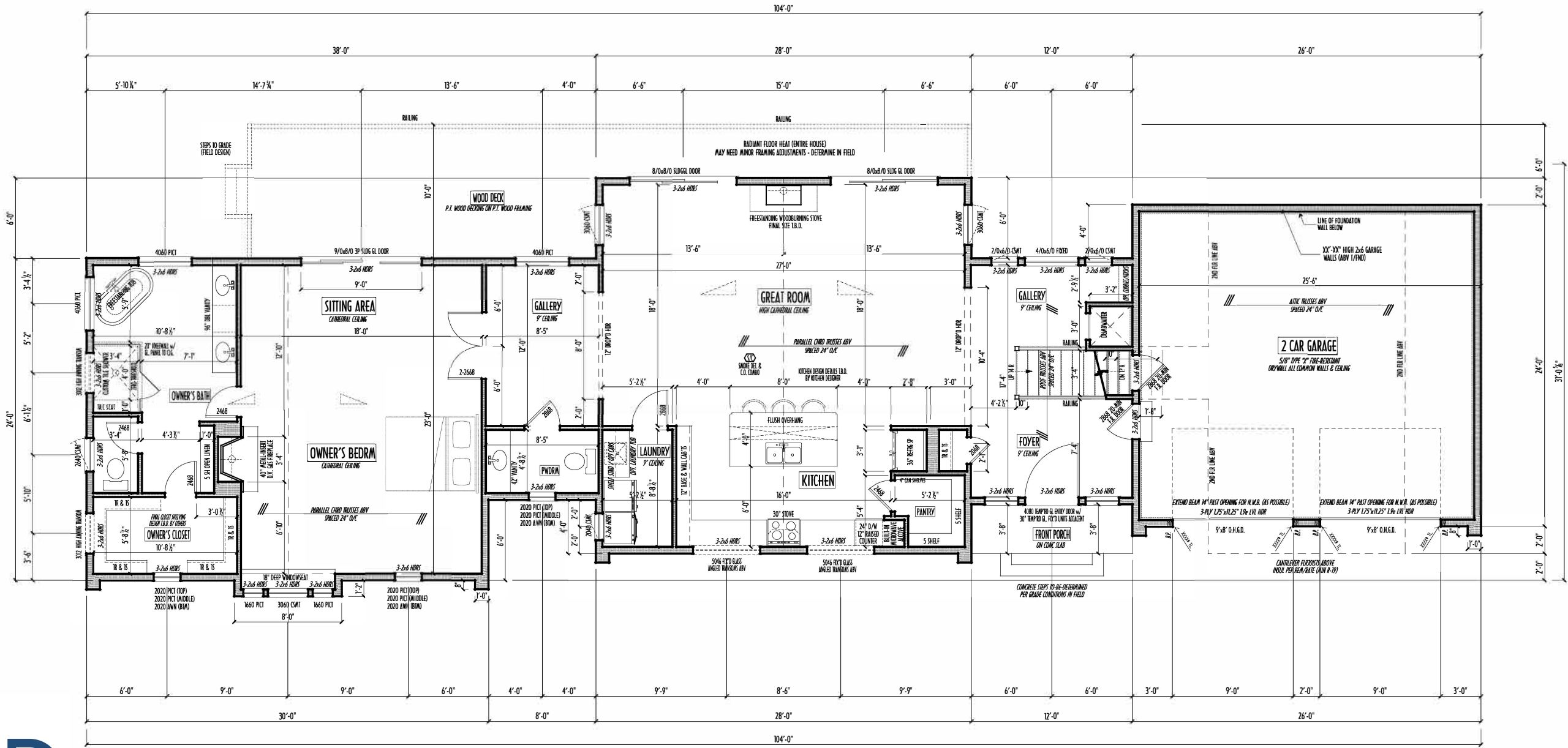
REVISION DATE	BY	DESCRIPTION
4/13/22	rwd	concepts
4/13/22	jam	prelim rev
4/16/22	rwd	prelim rev
4/20/22	jam	prelim rev
4/22/22 & 4/23/22	rwd	prelim rev
4/24/22 & 4/25/22	rwd	prelim rev
4/26/22	rwd	qto
7/15/22 & 7/16/22	jam	pre-eng
7/15/22 & 7/16/22	jam	pre-eng
7/22/22 & 7/23/22	rwd	pre-eng
7/28/22	jam	pre-eng

TO-SHALE WHEN PRINTED 24x36 - PAPER SIZE 11"
FIELD VERIFY DIMENSIONS - DO NOT SCALE PRINT
P&D / rwd
5 of 9

P&D Builders - Job # 1587



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



FIRST FLOOR CEILINGS AT 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOWS HEADERS AT 8'-0" 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 2019 I.C.C. AND/OR APPLICABLE LOCAL CODES
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
CONFRM WINDOW/ROUGH-OPENINGS AND HEADER HGT'S w/ PROVIDER
CONFRM 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 DRAINS
BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES)
BRACE FLOORJOISTS AT 16" OSPAN 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 REB-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

FIRST FLR LIVING SP =	1,890 SQ.FT.
SECOND FLR LIVING SP =	395 SQ.FT.
OPT. FIN BSMT LIVING SP =	xx SQ.FT.
TOTAL HEATED AREA =	2,285 SQ.FT.

1ST FLR

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

1587

1850
TIMBER LAKE DR

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

RONALD D. W. DANNE
REGISTERED ARCHITECT
1717085

RONALD W. DANNE LICENSE #1717085
EXPIRATION DATE 12/31/2028

Danne
Residential Design & Drafting
614.207.6266 dannedrd@gmail.com

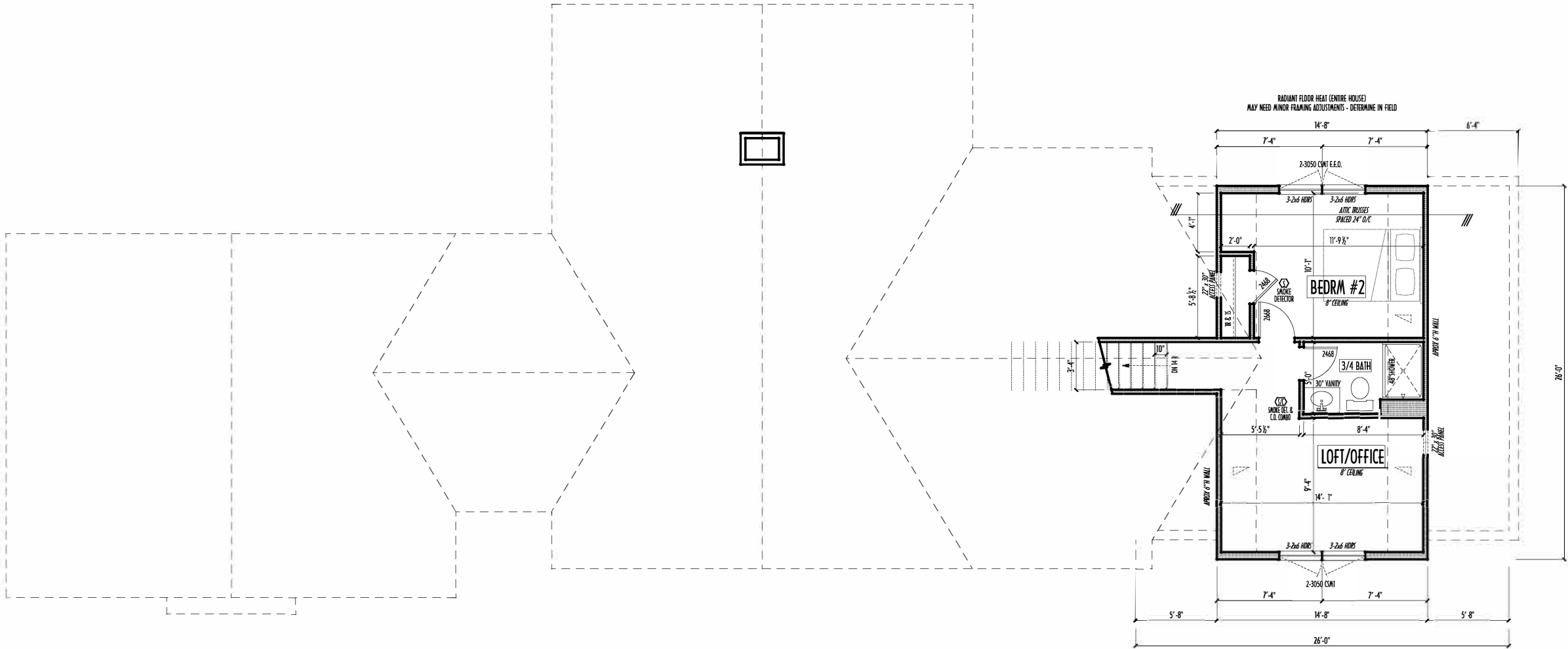
REVISION	DATE	BY	DESCRIPTION
1	4/13/22	rwd	concepts
2	4/13/22	jam	prelim rev
3	4/16/22	rwd	prelim rev
4	4/20/22	jam	prelim rev
5	4/22/22 & 4/23/22	rwd	prelim rev
6	4/24/22 & 4/25/22	rwd	prelim rev
7	4/26/22	rwd	qto
8	7/15/22 & 7/16/22	j/r	prelim rev
9	7/15/22 & 7/16/22	jam	pre-eng
10	7/22/22 & 8/4/22	rwd	pre-eng
11	11/28/22	j/r	pre-eng

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"

FIELD - VERY IMPORTANT - DO NOT SCALE PRINT

P&D / rwd

3 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 LIVE LOAD = 40 PSF (BEDROOMS 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 & 5.75 SQ. FT.) PER I.C.C. 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 REA-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLOG INSPECTION
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCD 314 & 315 <75 PSR, <450 SDR PER ASTM E84

FIRST FLR LIVING SP =	1,890 SQ.FT.
SECOND FLR LIVING SP =	395 SQ.FT.
OPT. FIN BSMT LIVING SP =	xx SQ.FT.
TOTAL HEATED AREA =	2,285 SQ.FT.

2ND FLR

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

1587

1850
TIMBER LAKE DR

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

RONALD W. DANNE
REGISTERED ARCHITECT
1717085
EXPIRATION DATE 12/31/2025

614.207.6266 danne.dnd@gmail.com

REVISION	DATE	BY	DESCRIPTION
1	4/3/22	rwd	concepts
2	4/13/22	jam	prelim rev
3	4/16/22	rwd	prelim rev
4	4/20/22	jam	prelim rev
5	4/22/22 & 4/23/22	rwd	prelim rev
6	4/24/22 & 4/25/22	rwd	prelim rev
7	4/26/22	rwd	qto
8	7/5/22 & 7/16/22	j/r	prelim rev
9	7/10/22 & 7/16/22	jam	pre-eng
10	7/22/22 & 8/4/22	rwd	pre-eng
11	11/28/22	j/r	pre-eng

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"

FIELD - VERY DIMENSION - DO NOT SCALE PRINT

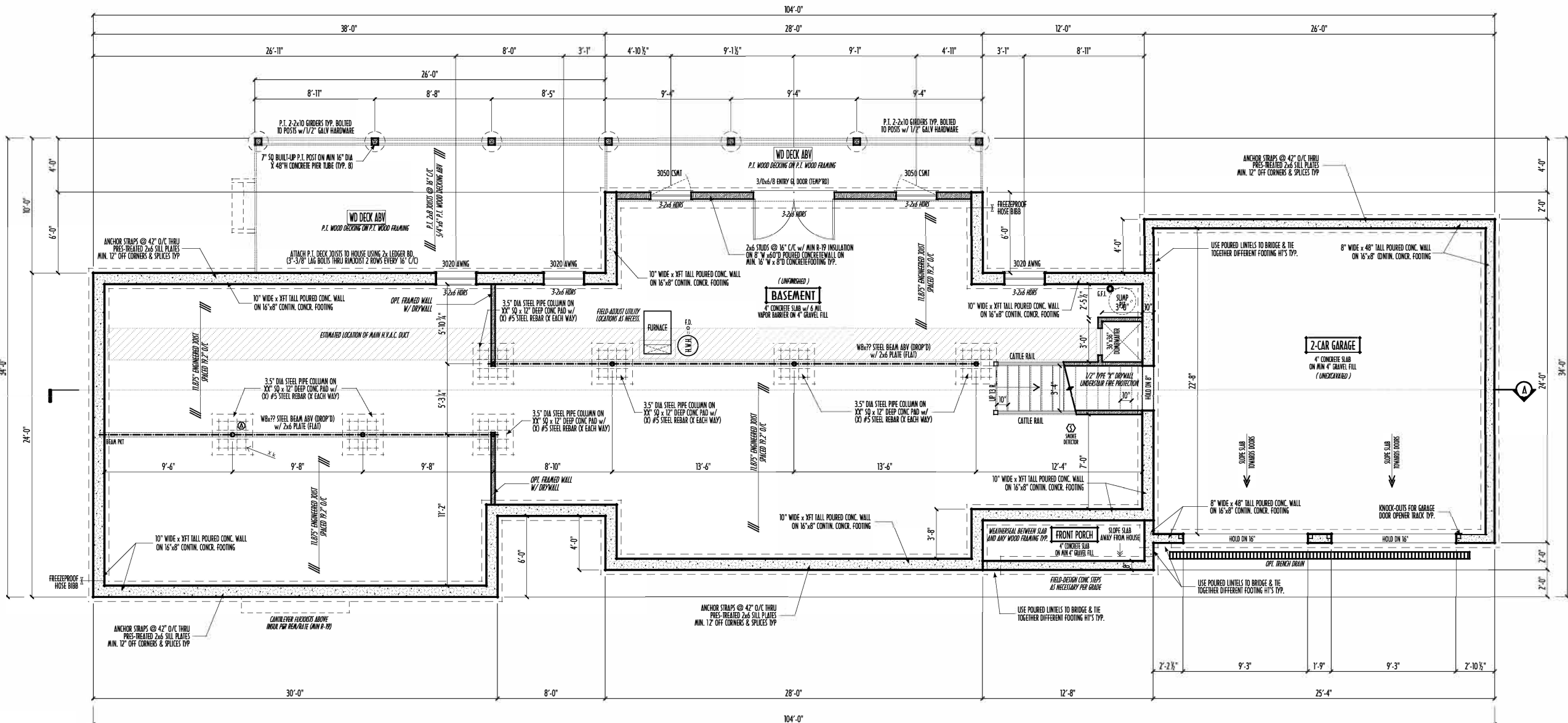
DESIGNED BY

P&D / rwd

PAGE

4 of 9

P&D Builders - Job # 1587



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

- MAX. UNBALANCED FILL FOR 8" TH OR 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 SPOULCE-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 ZY 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

BASEMENT SLAB =	1,741 SQ.FT.
FRONT PORCH =	47 SQ.FT.
GARAGE SLAB =	564 SQ.FT.

FIRST FLR LIVING SP =	1,890 SQ.FT.
SECOND FLR LIVING SP =	395 SQ.FT.
OPT. FIN BSMT LIVING SP =	xx SQ.FT.
TOTAL HEATED AREA =	2,285 SQ.FT.

FND / BSMT

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

1587

1850
TIMBER LAKE DR

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085

RONALD W. DANNE LICENSE #1717085
EXPIRATION DATE 12/31/2025

Danne
Residential Design & Drafting
614.207.8266 danneand@gmail.com

REVISION	DATE	BY	DESCRIPTION
1	4/13/22	rwd	concepts
2	4/13/22	jam	prelim rev
3	4/16/22	rwd	prelim rev
4	4/20/22	jam	prelim rev
5	4/22/22 & 4/23/22	rwd	prelim rev
6	4/24/22 & 4/25/22	rwd	prelim rev
7	4/26/22	rwd	qto
8	7/15/22 & 7/16/22	jam	pre-eng
9	7/22/22 & 8/4/22	rwd	pre-eng
10	1/28/22	jam	pre-eng

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11" x 17"

FIELD ENTRY (COMMON - DO NOT SCALE FROM)

P&D / rwd

2 of 9