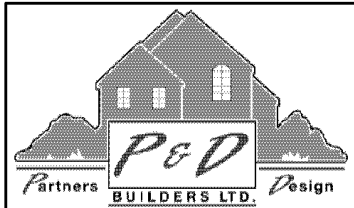


P&D Builders - Job # 1300

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



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59 Great Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
Fax (740) 201-8084
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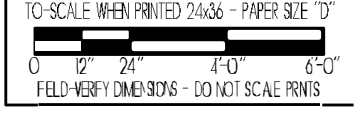
PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085

RONALD W. DANNE, LICENSE #1707085
EXPIRATION DATE 12/31/2021

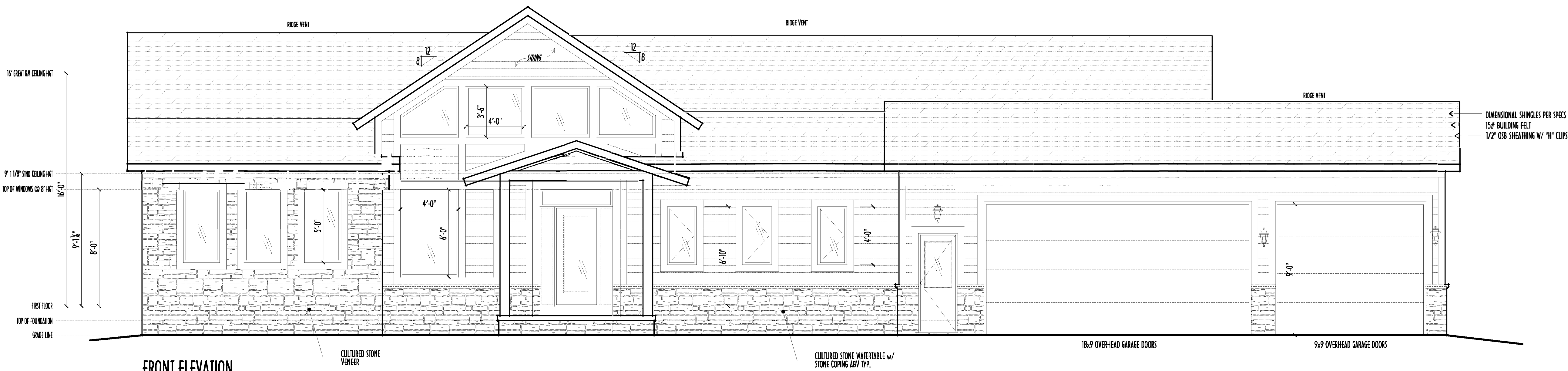
Danne
Residential Design & Drafting, LLC
614.207.6266 danneand@gmail.com

REVISION DATE:	BY:	DESCRIPTION
3/20/18	rw	concepts
4/17/18	rw	concept rev
6/11/18	rw	prelims
8/13/18	rw	prelim rev
6/26/19	rw	prelim rev
7/16/19	rw	prelim rev
2/4/20	rw	prelim rev
5/18/20	rw	prelim rev
5/28/20	rw	prelim rev

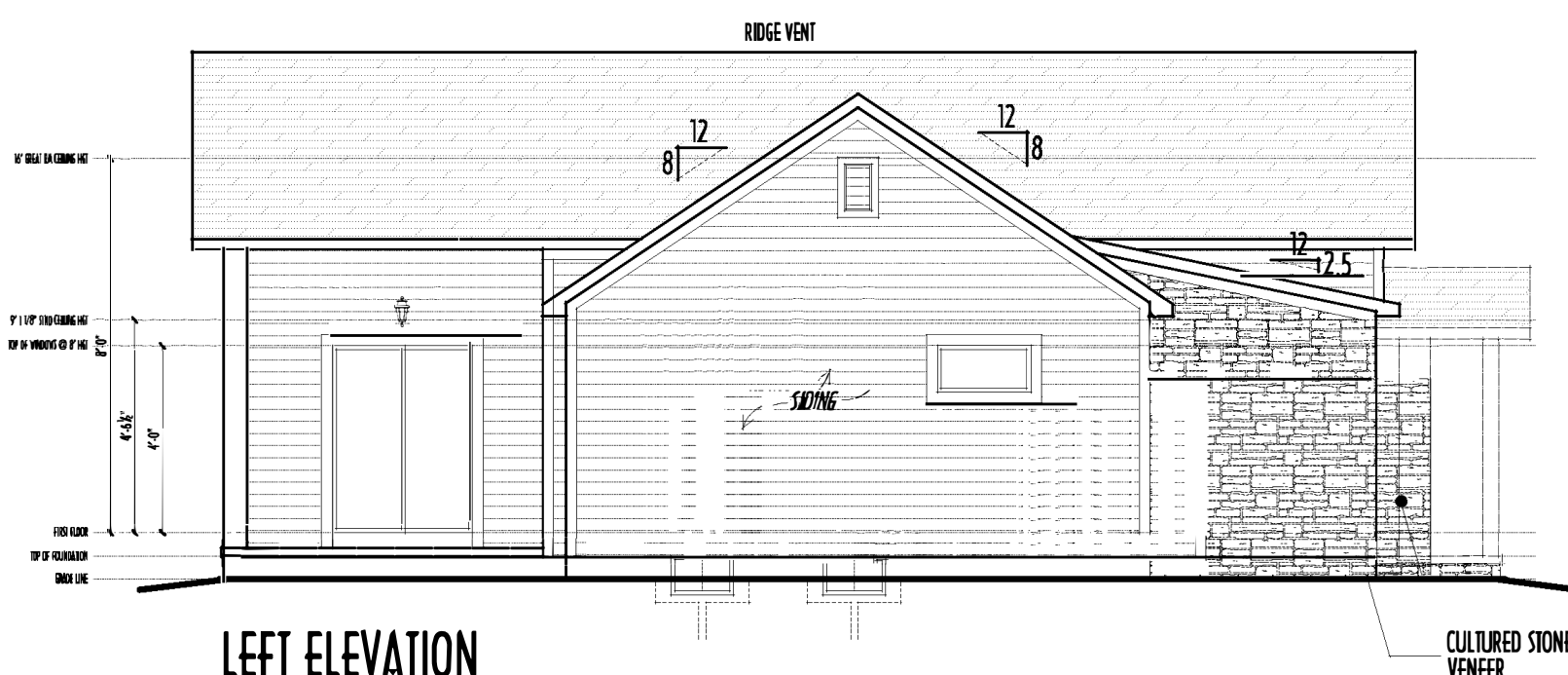


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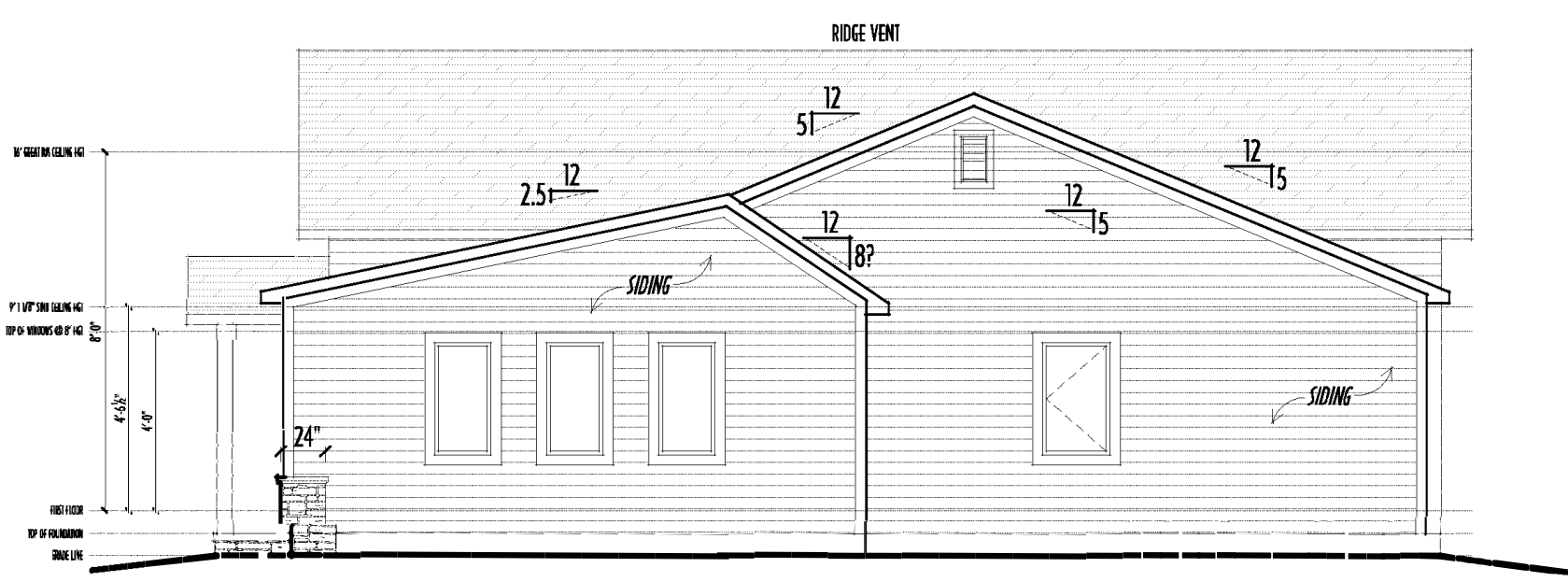
PAGE: 4 of 8



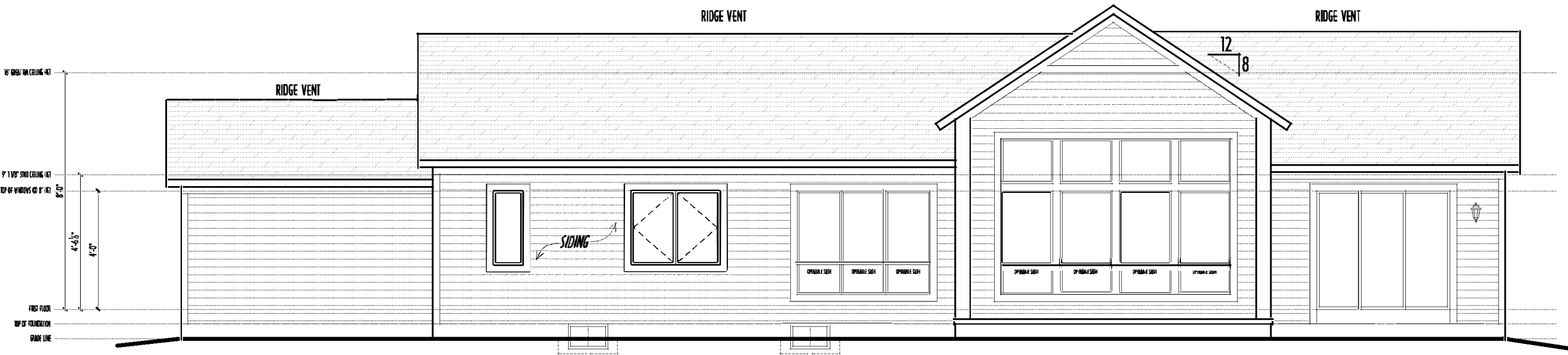
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



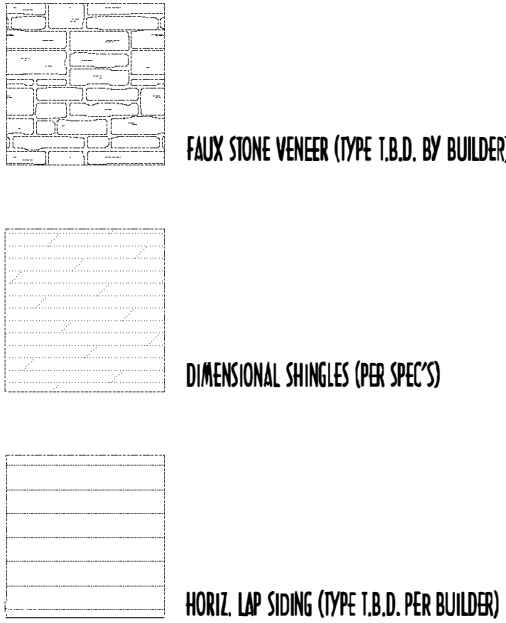
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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



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

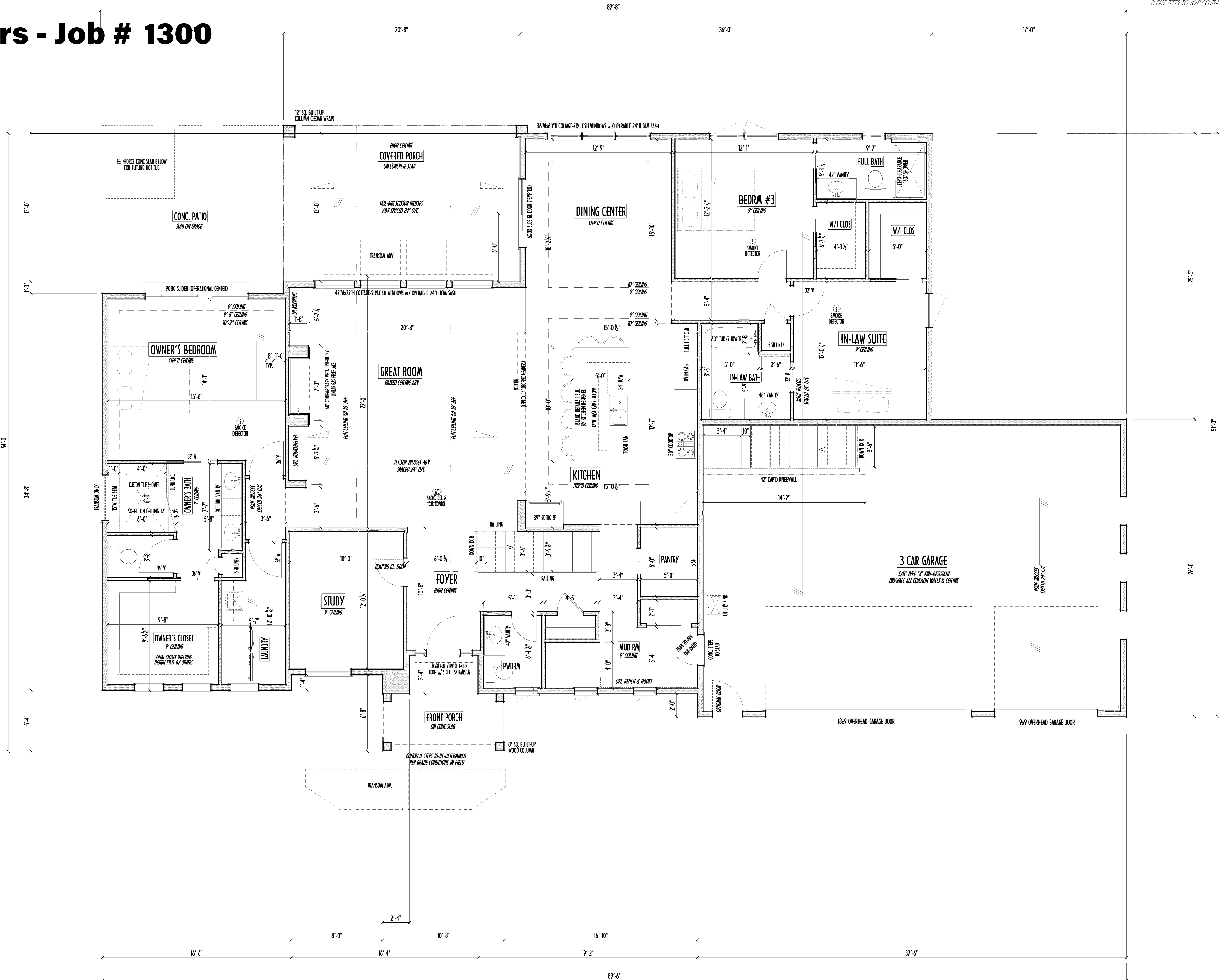


FIRST FLOOR CEILINGS @ 9'-1 1/8" & 13'-0" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 8'-0" UNLESS NOTED OTHERWISE
EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
SEE ROOF PLAN FOR SOFFIT & RAKE SIZES
RUN BRICK VENEER 1" PAST FRAMING CORNERS
CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6"
INTO T&S 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
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE



FIRST FLOOR = 2,549 SQ.FT.
OPT FIN. BSMT AREAS = 1,007 SQ.FT.

P&D Builders - Job # 1300



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

FIRST FLOOR = 2,549 SQ.FT.
OPT FIN. BSMT AREAS = 1,007 SQ.FT.

1ST FLR

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REVISION DATE:	BY:	PRM/CD
3/20/18	rwd	concept
4/10/18 & 5/24/18	" "	concept rev
6/1/18	" "	prelims
8/13/18 & 11/1/18	" "	prelim rev
6/26/19 & 6/30/19	✓	prelim rev
7/16/19 & 11/22/20	jcm	prelim rev
2/4/20 & 2/10/20	rwd	prelim rev
5/18/20 & 5/15/20	✓	prelim rev
5/26/20 & 7/30/20	✓	prelim rev

10'-0" SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"

0 10 20 30 40 50 60'

FULL HEIGHT DIMENSIONS - DO NOT SCALE PLOTS

DESIGNED: P&D / rwd

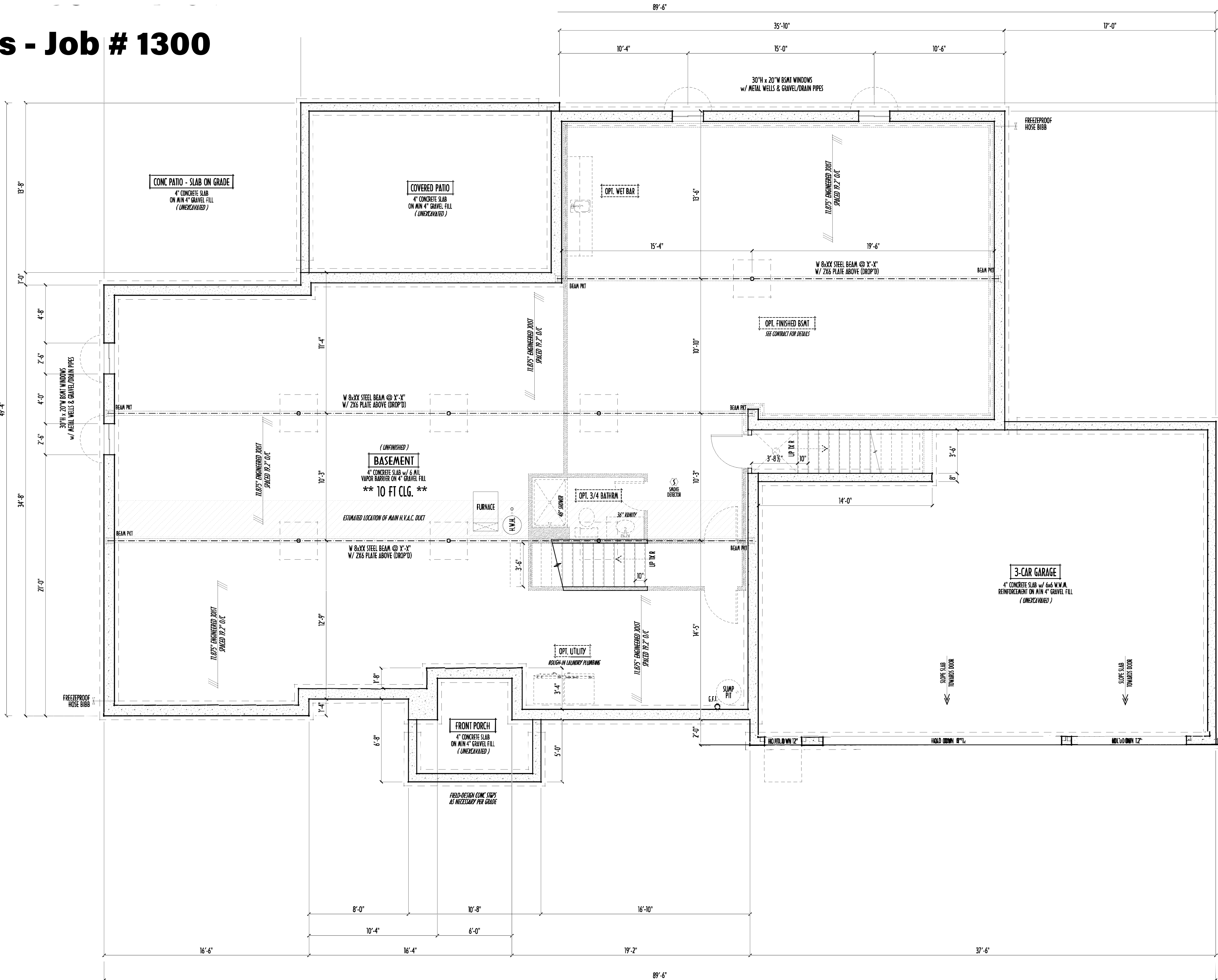
PAGE: 3 of 8

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8/13/2020 9:18 AM

P&D Builders - Job # 1300

- 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 FT OF RUN
- AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
- BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CUSH ZONES) WITH APPROPRIATE ZX 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"

FIRST FLOOR = 2,549 SQ.FT.
OPT FIN. BSMT AREAS = 1,007 SQ.FT.

FND/BSMT

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5/18/20 & 5/15/20	" "	prelim rev
5/24/20 & 7/30/20	" "	prelim rev

1" = 8'-0"
0' 2' 4' 6' 8' 10'

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PAGE: 2 of 8