

ELEVATIONS



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1405

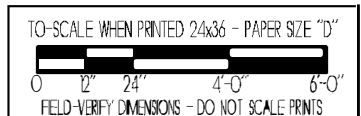
PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085

RONALD W. DANNE LICENSE #170305
EXPIRATION DATE 12/31/2019

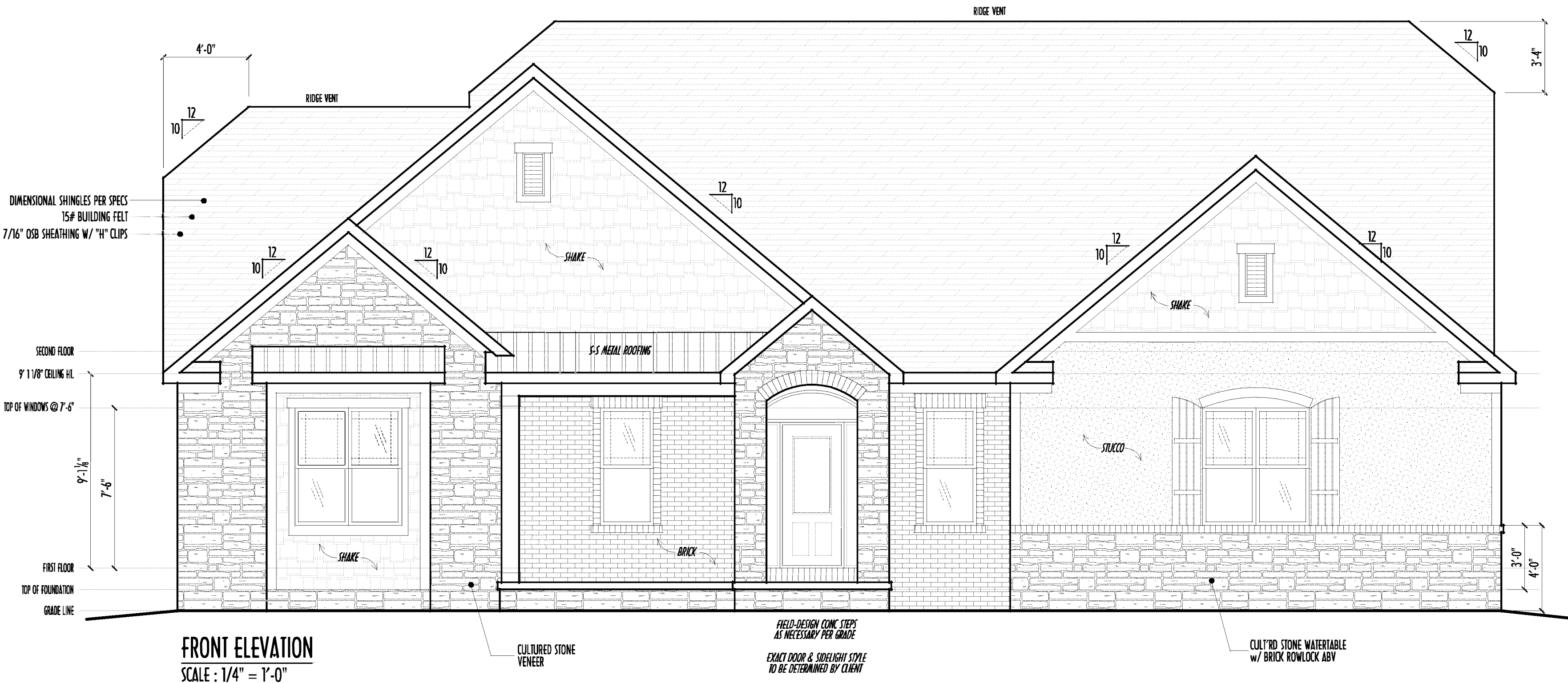
Danne
Residential Design & Drafting, Inc.
614.207.6266 danne@danne.com

REVISION DATE:	BY:	REVISION
8/12/19	rwd	concepts
8/13/19	jam	concepts
8/23/19	j/r	prelims
8/24/19	rwd	prelim rev
9/5/19 & 9/8/19	j/r	prelim rev
9/22/19 & 9/24/19	j/r	prelim rev

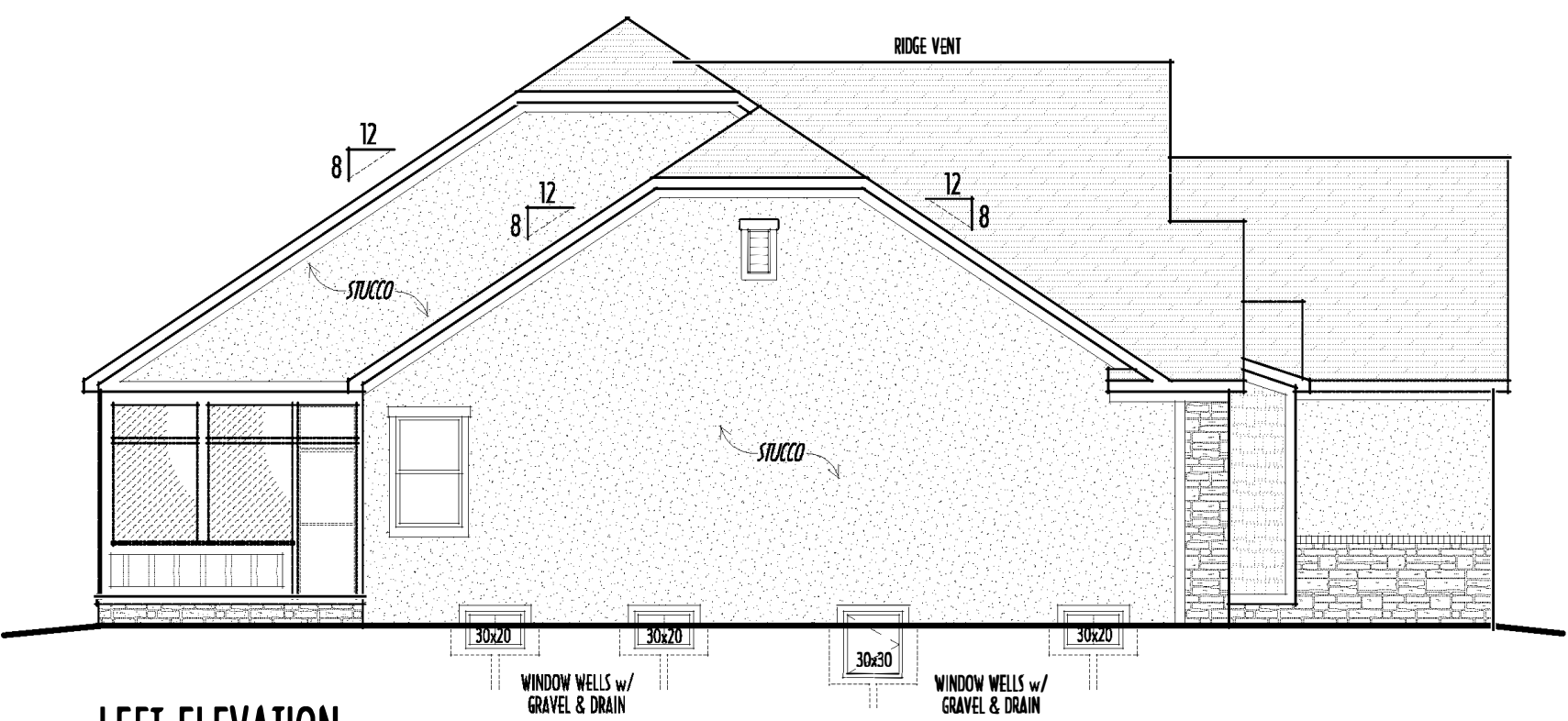


DESIGNED: P&D / rwd

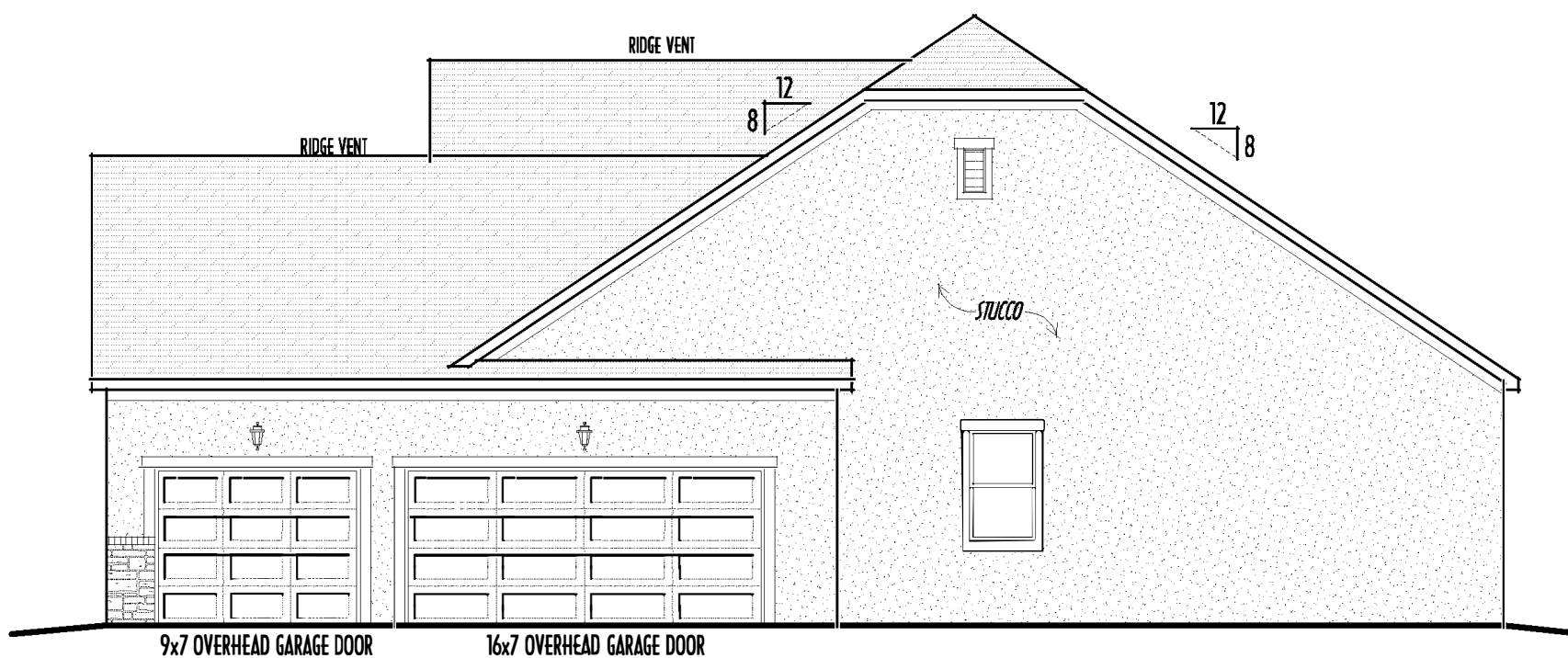
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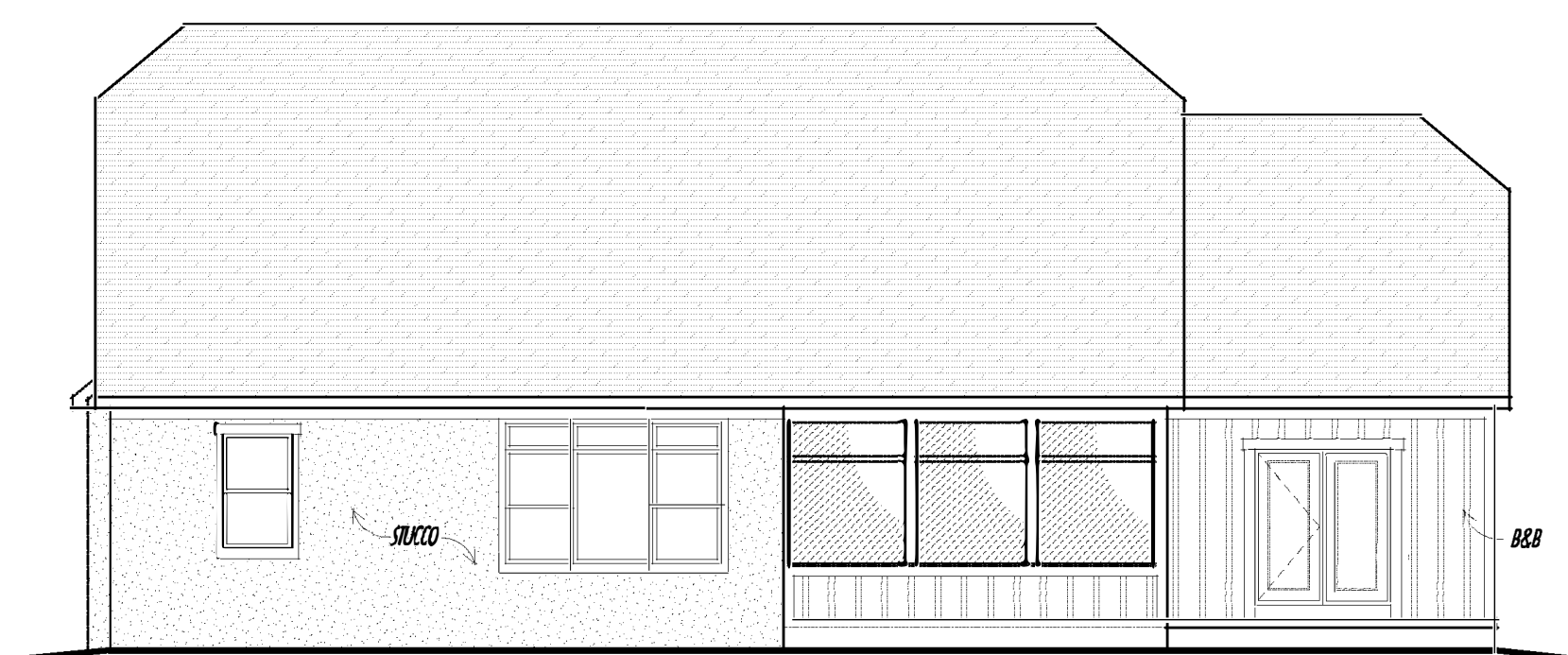
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

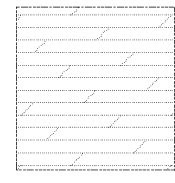


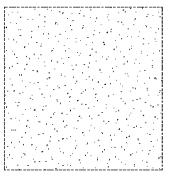
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

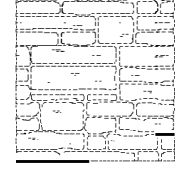


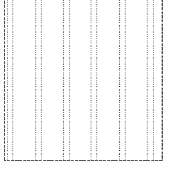
BACK ELEVATION
SCALE: 1/8" = 1'-0"

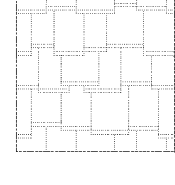
- FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE
- FIRST FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED OTHERWISE
- EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
- SEE ROOF PLAN FOR SOFFIT & RAKE SIZES
- RUN BRICK VENEER 1" PAST FRAMING CORNERS
- CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6" INTO 1X6 WOOD TRIM UNLESS NOTED
- FLASH & CALK 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 WATER TO DRAIN)
- SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

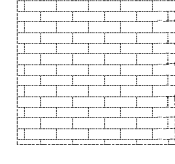
 DIMENSIONAL SHINGLES

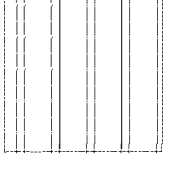
 STUCCO

 FULLY STONE VENEER

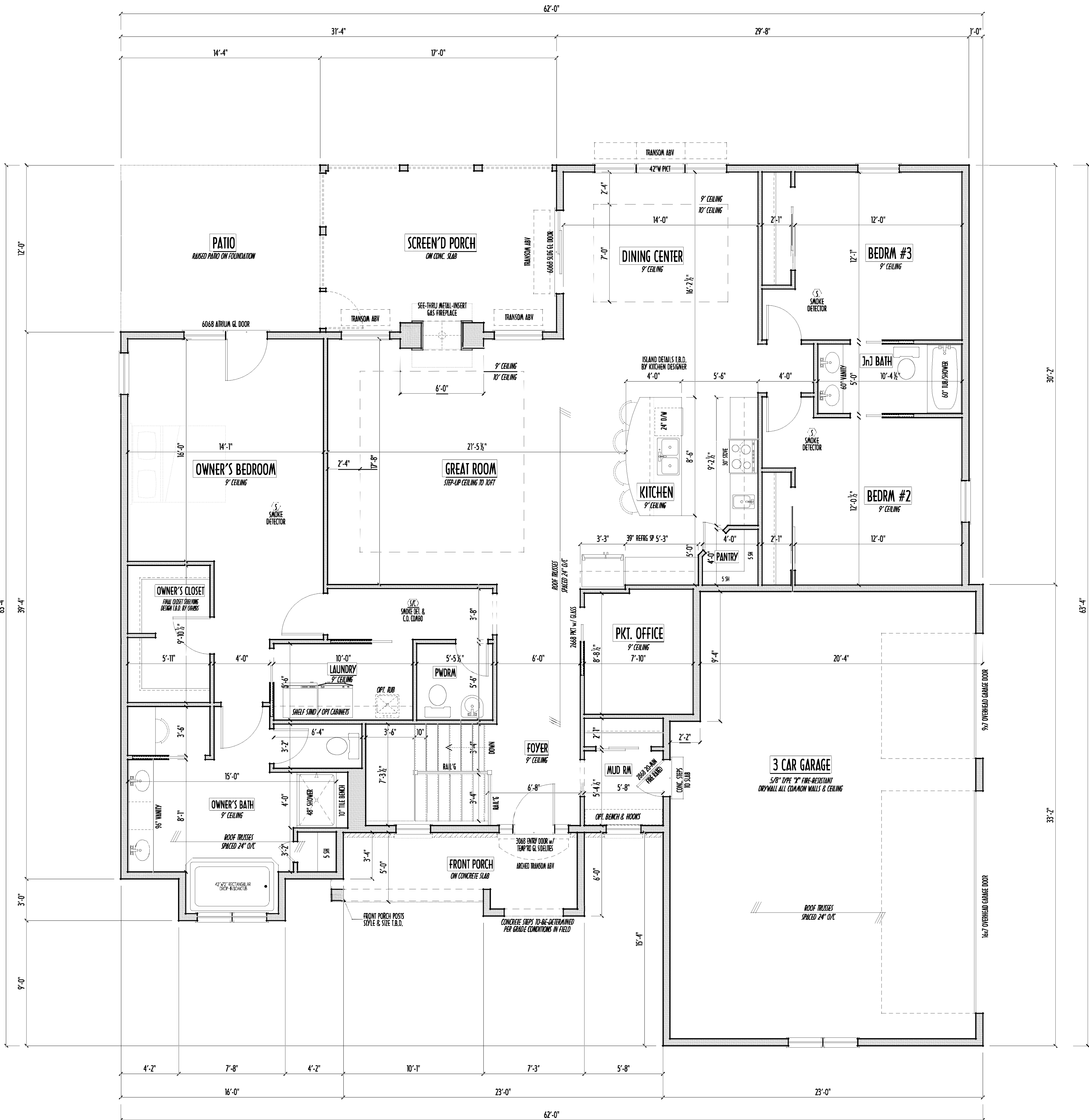
 BOARD & BATTEN SIDING

 SHAKE SIDING

 BRICK VENEER

 5.5 METAL ROOF

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

FIRST FLR LIVING SP = 2,276 SQ.FT.
OPT. FINISHED BSMT = xxxx SQ.FT.

FND/BSMT

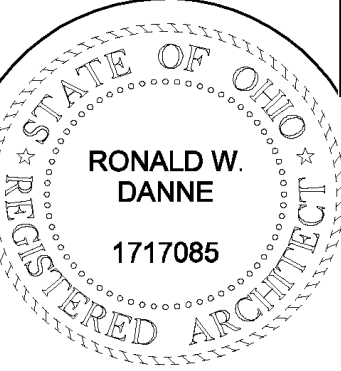


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P&D 1405

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



RONALD W. DANNE
1717085



614.207.6266 danne@danne.com

REVISION DATE:	BY:	THRU/CD	
6/12/19	rwd	concepts	
6/13/19	jdm	concepts	
6/23/19	j/i	prelims	
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9/22/19	9/24/19	j/i	prelim rev

1" = 8'-0"
0' 2' 4' 6' 8'-0"
FIELD VERT. DIMENSIONS - TO NEXT SCALE MARK

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- MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.WALL 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 10FT 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 RE-16
- INSTALL ALL LVL & L.S. BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

