

ELEVATIONS



P&D Builders Ltd.
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PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

1424

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085
RONALD W. DANNE LICENSE #1717085
EXPIRATION DATE 12/31/2021

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

REVISION DATE	BY	DESCRIPTION
1/22/20	rwd	concepts
1/24/20	rwd	prelims
2/1/20	rwd	prelim rev

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"

0 10 20 30 40 50 60 70 80

FEET - MEASUREMENT - DO NOT SCALE PRINTS

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

Annotations: DIMENSIONAL SHINGLES PER SPECS, 15# BUILDING FELT, 7/16" OSB SHEATHING W/ 1" CLIPS, 9' 1 1/8" CEILING HT, TOP OF WINDOWS @ 7'-4", 7'-6", 9'-1 1/8", FIRST FLOOR, TOP OF FOUNDATION, GRADE LINE, 3'-4", 2'-6", 1/4" HD, 16x7 OVERHEAD GARAGE DOOR, 1X8 HEADPC TRIM, 7" SQ. WOOD POSTS ON STONE-WRAPPED PIERS, FIELD-DESIGN CONIC STEPS AT NECESSARY PER GRADE, EXACT DOOR & SIDEWHT. STYLE TO BE DETERMINED BY CLIENT, CULTURED STONE WATERTABLE w/ STONE COPING ABV TYP.

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

Annotations: RIDGE VENT, 12/8, SIDING, OPT. DOOR, 2'-6"

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

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

Annotations: RIDGE VENT, 12/8, CULTURED STONE VENEER, 2'-6", SIDING

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

Annotations: RIDGE VENT, 12/8, SIDING, OPT. LANDING & STAIRS TO GRADE

- DIMENSIONAL SHINGLES
- CULTURED STONE VENEER
- HORIZ. LAP VINYL SIDING
- SHAKE VINYL SIDING

DAYLIGHT BASEMENT GRADING NOTE:

EXISTING & PROPOSED GRADING CONTOURS FOR DAYLIGHT BSMT ARE APPROXIMATE. GRADE ELEVATIONS ARE CALCULATED FROM DEVELOPMENT ENGINEERS PLANS. FINAL CONTOUR & GRADING TO BE DETERMINED BY FIELD SUPERVISOR.

SURFACE DRAINAGE & FINAL GRADE TO BE COORDINATED WITH OVERALL SUBDIVISION GRADING PLAN. FIELD-ADJUST FOUNDATION WALLS AS NECESSARY

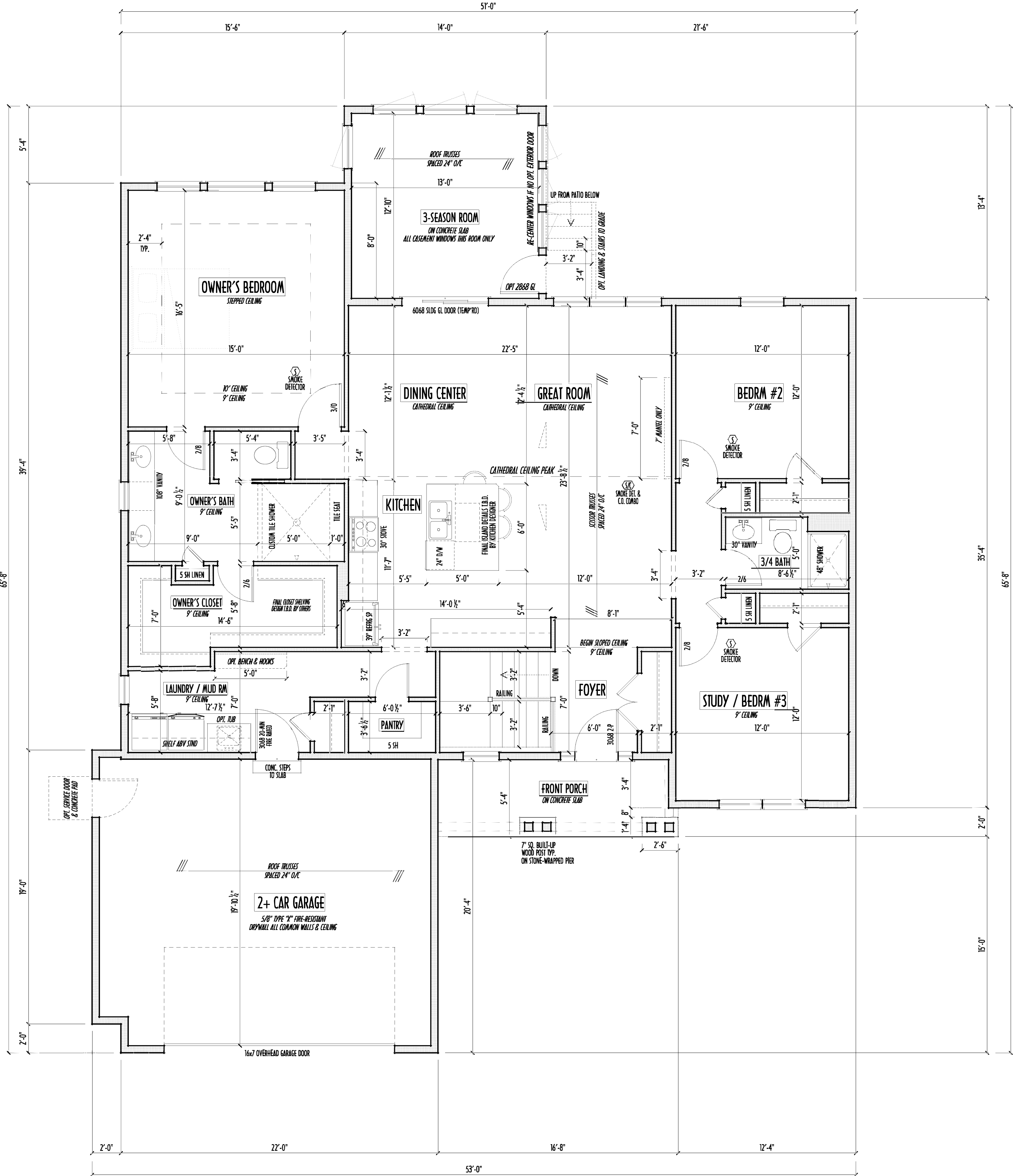
- FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE
- FIRST FLOOR WINDOW HEADERS @ 7'-4" UNLESS NOTED OTHERWISE
- EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
- SEE ROOF PLAN FOR SOFFIT & RAKE SIZES
- RUN BRICK VENEER 1" PAST FRAMING CORNERS
- CULTURED STONE VENEER WRAPS FRONT CORNERS 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 CONFORM 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 A7/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

P&D BUILDERS
EST. 1962

FIRST FLR LIVING SP =	1,803 SQ.FT.
3-SEASON ROOM =	184 SQ.FT.
OPT. FINISHED BSMT =	xxx SQ.FT.

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FIRST FLOOR CEILINGS AT 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOWS HEADERS AT 7'-6" 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 2013 R.C.O. AND/OR APPLICABLE LOCAL CODES
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HT'S w/ PROVIDER
CONFIRM FLOORING & FINISH MATERIALS w/ JOB SUPERVISOR (PER CONTRACT)
ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOOD FRAMING LENGTHS AND/OR FENESTRATION
AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS
BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES)
BRACE FLOORJOISTS AT MIDSPAN 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 REA-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LVL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION



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

FIRST FLR LIVING SP = 1,803 SQ.FT.
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OPT. FINISHED BSMT = xxx SQ.FT.

1ST FLR



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FIELD MEASUREMENTS - DO NOT SCALE PRINTS

MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL
OR C.A.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 10FT OF RUN

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS

BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES) WITH APPROPRIATE 2X FILL

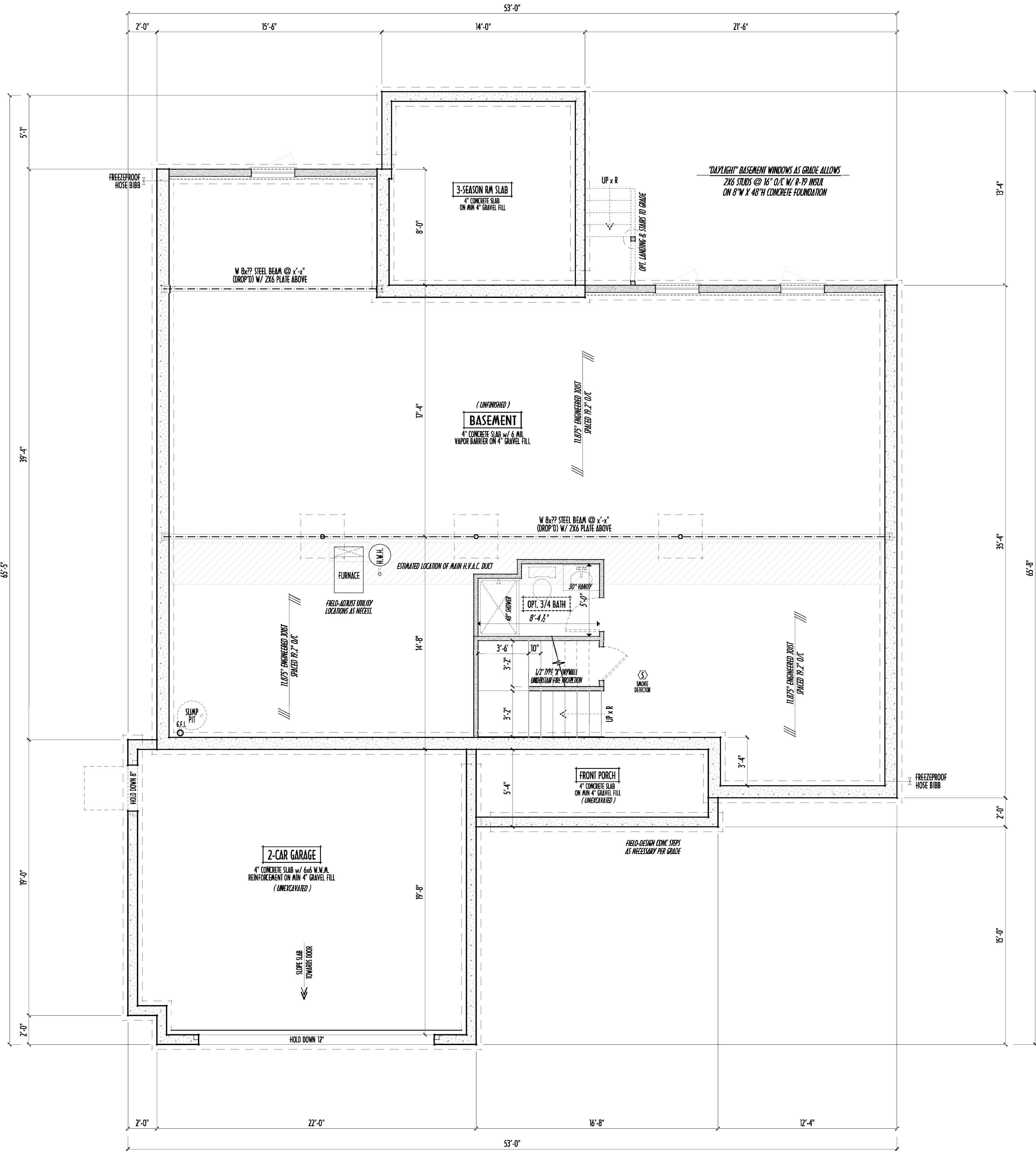
SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES

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 RC-16

INSTALL ALL LVL & LSL BEAMS WITH
LABELS VISIBLE FOR BLDG INSPECTION



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

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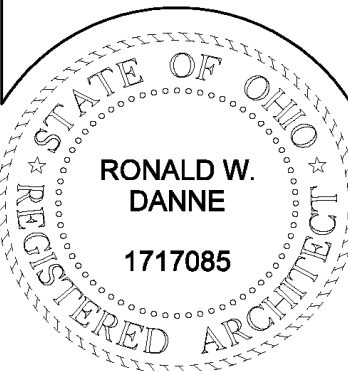
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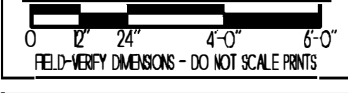
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0 8' 0" 16' 0" 24' 0" 32' 0" 40' 0" 48' 0" 56' 0" 64' 0" 72' 0" 80' 0"

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