

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

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P&D JOB # 1585

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

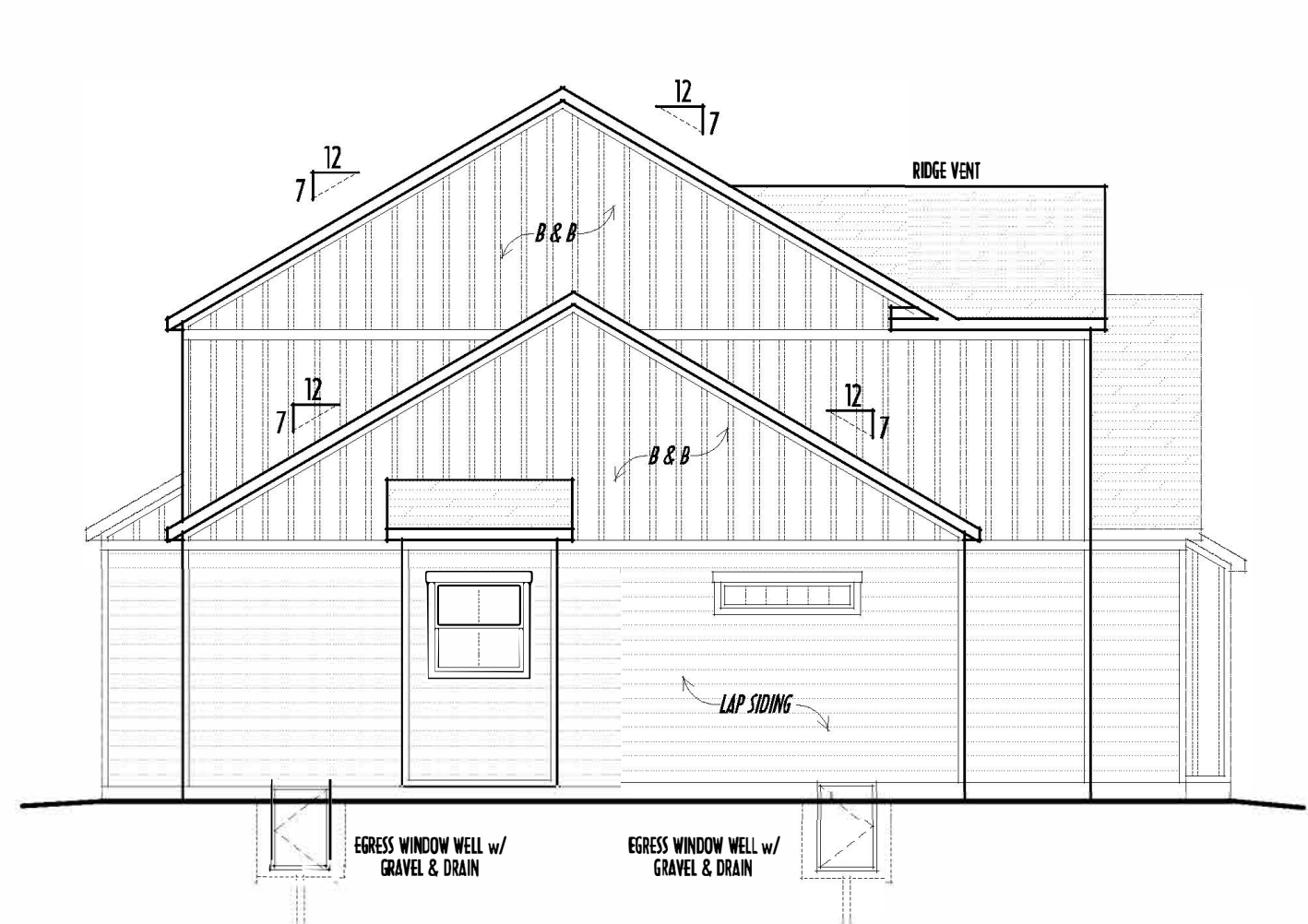
STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085

RONALD W. DANNE LICENSE: 1717085
EXPIRATION DATE: 12/31/2023

P & D
BUILDERS
EST. 1962



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

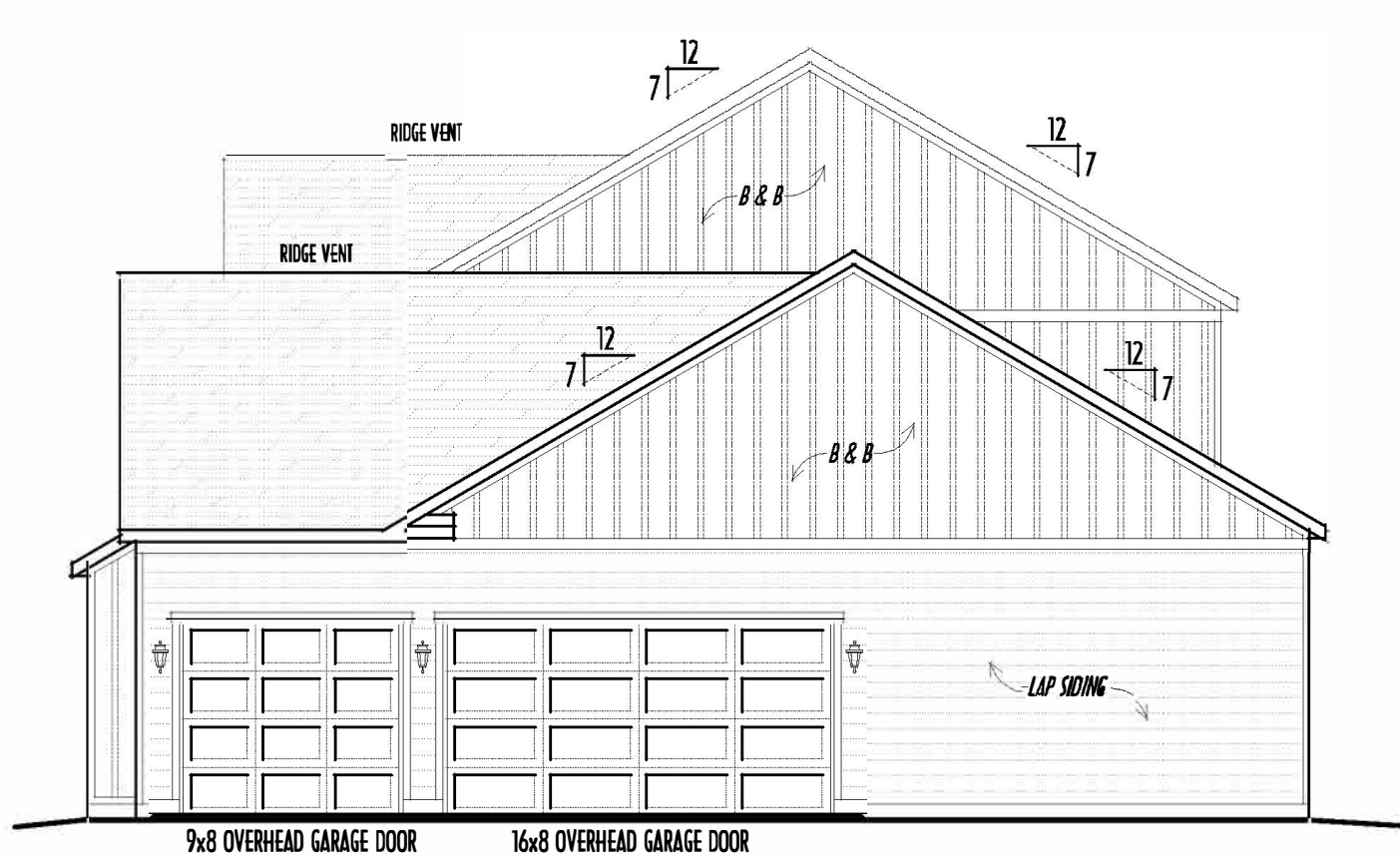


LEFT ELEVATION
SCALE : 1/8" = 1'-0"

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"



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

FIRST FLOOR CEILINGS @ 10'-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

RUN BRICK VENEER 1" PAST FRAMING CORNERS

CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6" INTO T&G 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

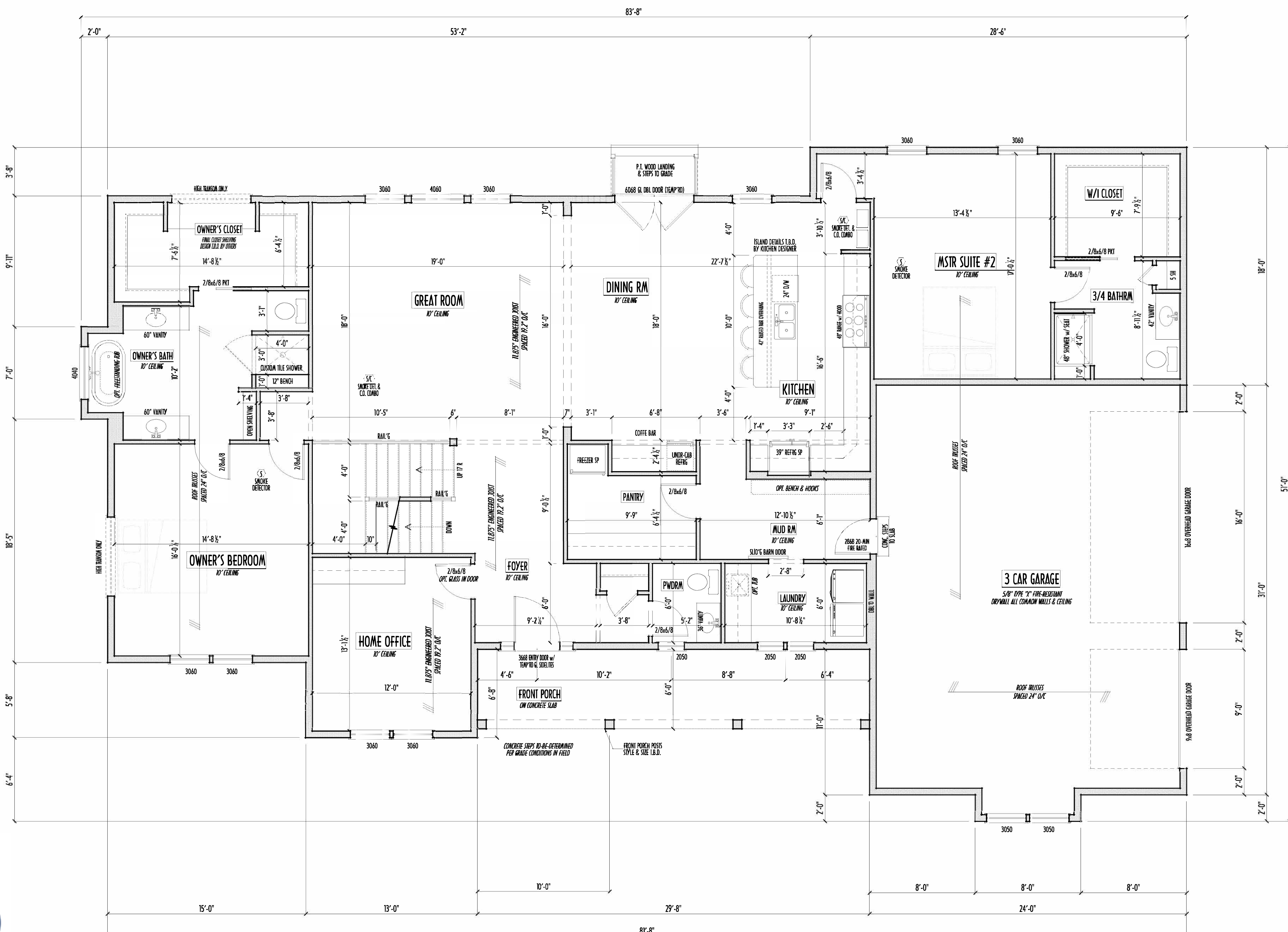
WEEP SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
(#26 GALV CORROSION-RESISTANT SCREED AT/ABV FOUNDATION PLATE (3.5" FLANGE)
PLACED AT MIN 4" ABV EARTH / 2" ABV PAVING, ALLOWING TRAP'D WATER TO DRAIN)

SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

FIRST FLR LIVING SP =	2,554 SQ.FT.
SECOND FLR LIVING SP =	1,484 SQ.FT.
TOTAL FLR LIVING SP =	4,006 SQ.FT.
OPT. FINISHED BSMT =	1,546 SQ.FT.

REVISION DATE:	BY:	PHEN/CU
4/7/22	jdm	concept ide
4/11/22 & 4/13/22	rwd	concept ide
4/27/22 & 4/28/22	j/r	concept rev
5/4/22	rwd	prelims
5/12/22	rwd	prelim rev
5/16/22	rwd	CID/fin rev
TO-SCALE WHEN PRINTED: 24x36" - PAPER SIZE 11"		
FIELD VERIFY DIMENSIONS - DO NOT SCALE! PRINT		
DESIGNED BY:	P&D / rwd	
PAGE:	5 of 8	

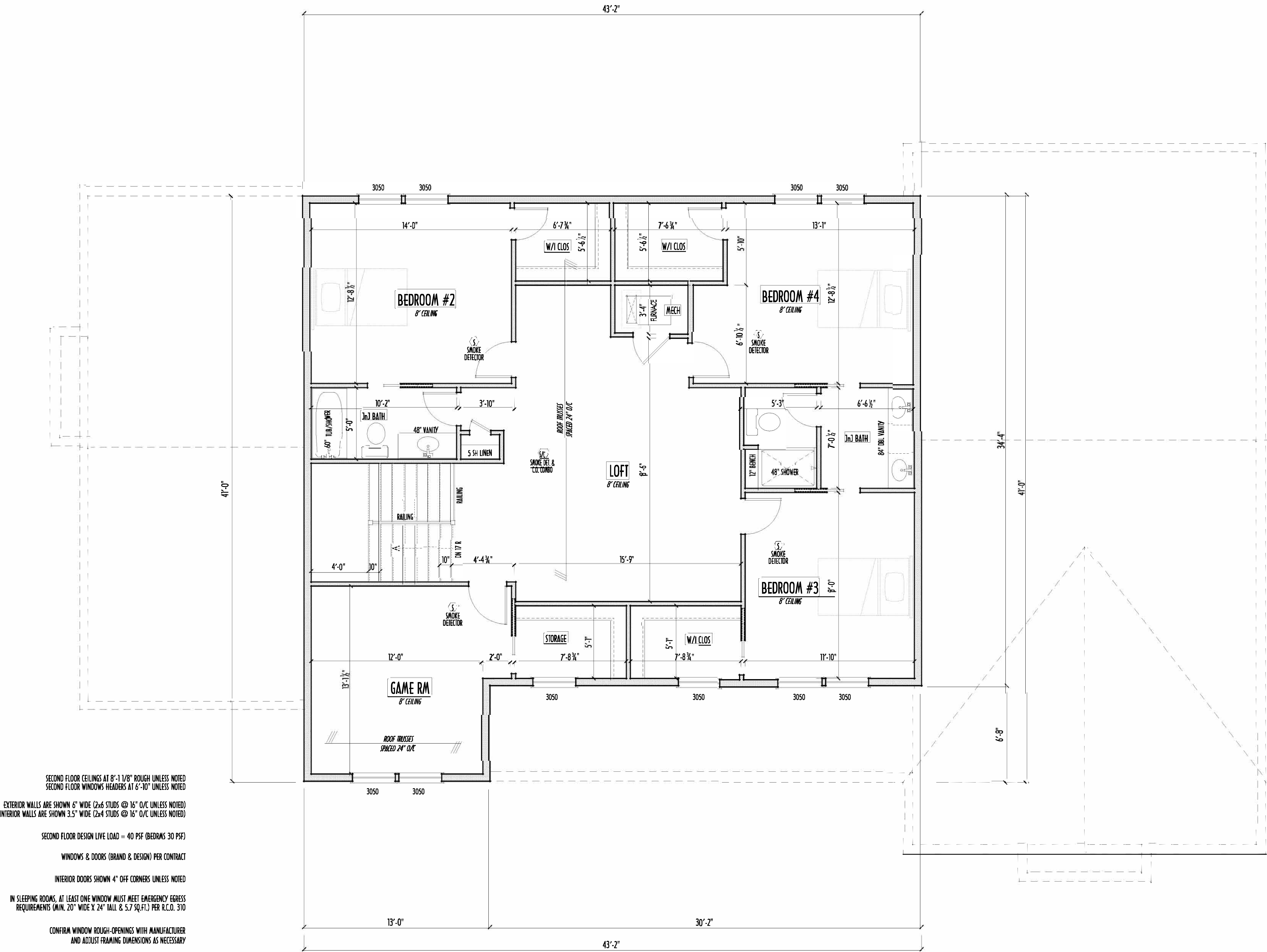
FIRST FLOOR CEILINGS AT 10'-1 1/2" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOWS HEADERS AT 8'-0" UNLESS NOTED OTHERWISE
CONTRACTORS TO SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE PLANS TO THE JOB SUPERVISOR ASAP
FIRST FLOOR DESIGN LIVE LOAD = 40 PSF
ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2013 I.C.C. AND/OR APPLICABLE LOCAL CODES
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT CONFIRM WINDOW ROUGH OPENINGS AND HEADER HGT'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 PENETRATION
AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS
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 & LSL BEAMS WITH LABELS VISIBLE FOR BLOG INSPECTION



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

FIRST FLR LIVING SP =	2,554 SQ.FT.
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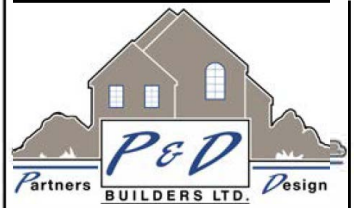


SECOND FLOOR CEILINGS AT 8'-1 1/8" ROUGH UNLESS NOTED
SECOND FLOOR WINDOWS HEADERS AT 6'-10" UNLESS NOTED
EXTERIOR WALLS ARE SHOWN 6" WIDE (2x6 STUDS @ 16" O/C UNLESS NOTED)
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2x4 STUDS @ 16" O/C UNLESS NOTED)
SECOND FLOOR DESIGN LIVE LOAD = 40 PSF (BEDROOMS 30 PSF)
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 & 5.7 SQ.FT.) PER I.C.O. 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 BLDG INSPECTION
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER R20 314 & 315 <75 PSR, <450 SDR PER ASTM E94

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

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2ND FLR

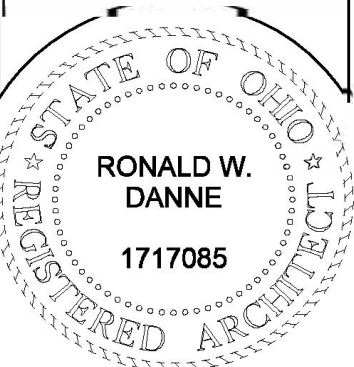


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PRELIMINARY DESIGN
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RONALD W. DANNE, LICENSE #1717085
EXPIRATION DATE 12/31/2025



Danne
Residential Design & Drafting
614.207.6266 danneand@gmail.com

REVISION DATE:	BY:	DESCRIPTION
4/7/22	jrm	concept file
4/11/22 & 4/13/22	rwd	concept rev
4/27/22 & 4/28/22	j/r	concept rev
5/4/22	rwd	drawings
5/12/22	rwd	revisions
5/16/22	rwd	QTO/estimate



DESIGNED BY: P&D / rwd

PAGE: 4 of 8

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— EST. 1962 —

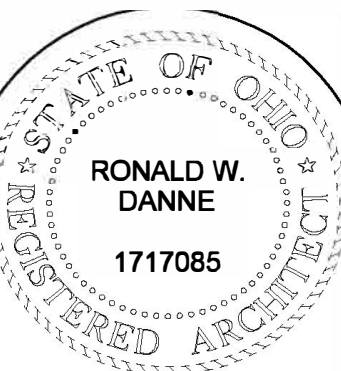
END/BSMT



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DONALD W. DANNE, LICENSE #1717085
EXPIRATION DATE 12/31/2023

Danne
Residential Design & Drafting inc

4.207.6266 dannednd@gmail.com

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4/7/22	jam	concepts listel
4/1/22 & 4/3/22	rwd	concepts
3/27/22 & 4/28/22	j/r	concepi rev
5/4/22	rwd	prelims
5/12/22	rwd	●prelim rev
5/16/22	rwd	QTO/prelim rev

SCALE WHEN PRINTED 2436 - PAPER SIZE "U"

0 12" 24" 4'-0" 6'-0"

P&D / rwd

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

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