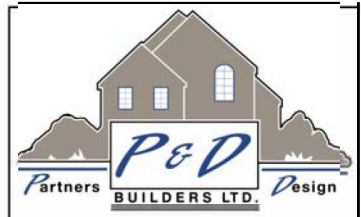


ELEVATIONS

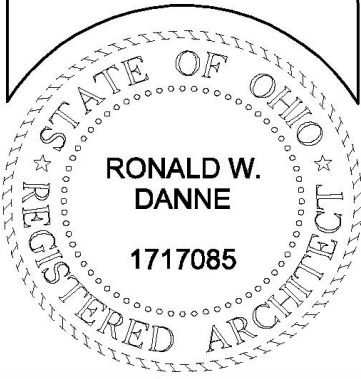


**P&D Builders Ltd.**  
59 Great Parkway Suite 100  
Delaware, Ohio 43015  
(740) 201-8079  
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NOT TO SCALE - NOT FOR CONSTRUCTION

1616

PRELIMINARY DESIGN  
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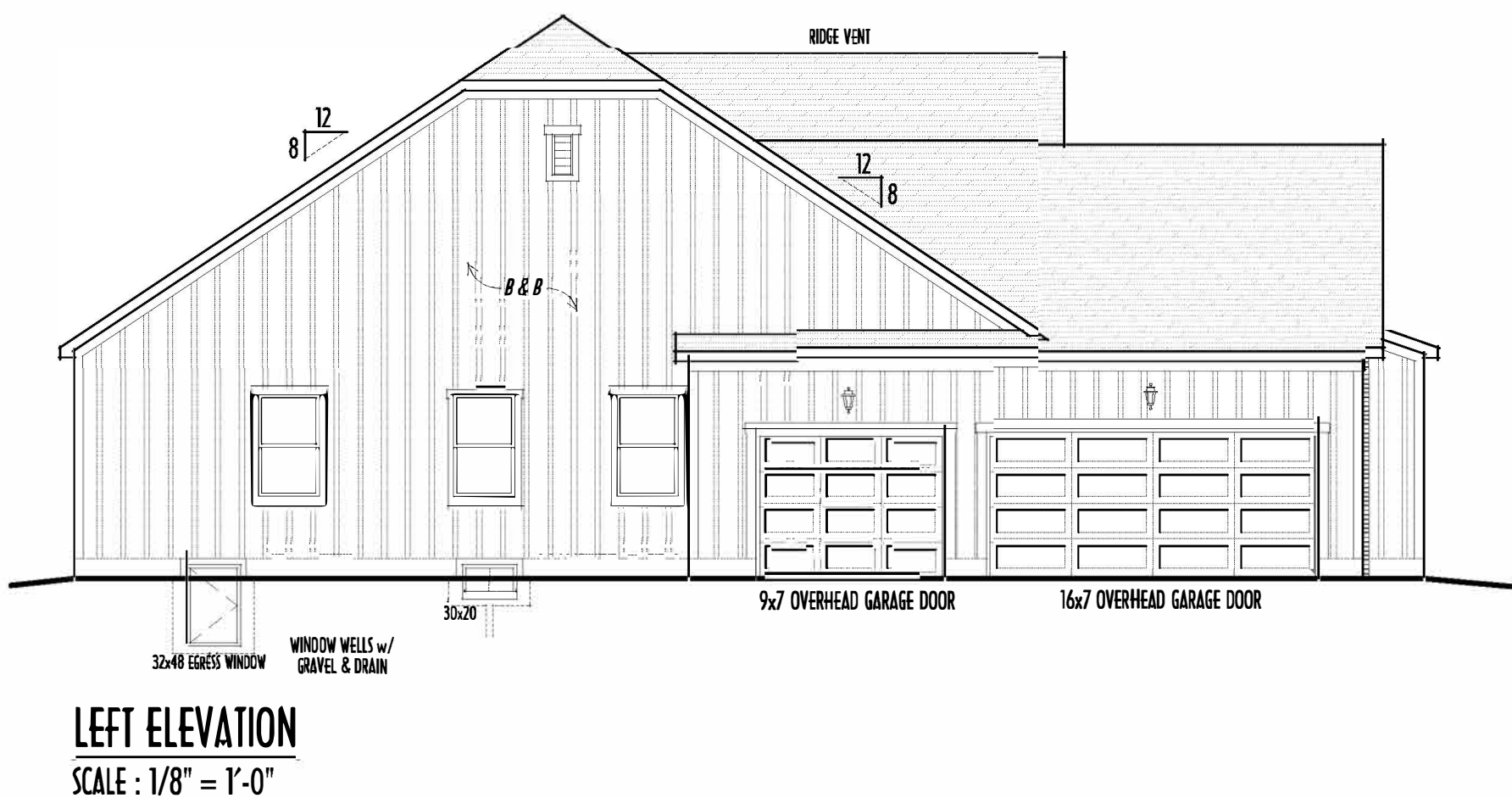
RONALD W. DANNE  
1717085

RONALD W. DANNE, LICENSE #177085  
EXPIRATION DATE 12/31/2023

**Danne**  
Residential Design & Drafting, Inc.  
614.207.6266 dannehd@gmail.com

| REVISION DATE | BY   | DESCRIPTION |
|---------------|------|-------------|
| 2/6/23        | jdm  | concepts    |
| 2/21/23       | jdm  | prelims     |
| 2/23/23       | rwcd | prelim rev  |
| 3/1/23        | jdm  | prelim rev  |
| 3/3/23        | rwcd | prelim rev  |
| 3/11/23       | rwcd | QTO         |
| -             | -    | prelim rev  |

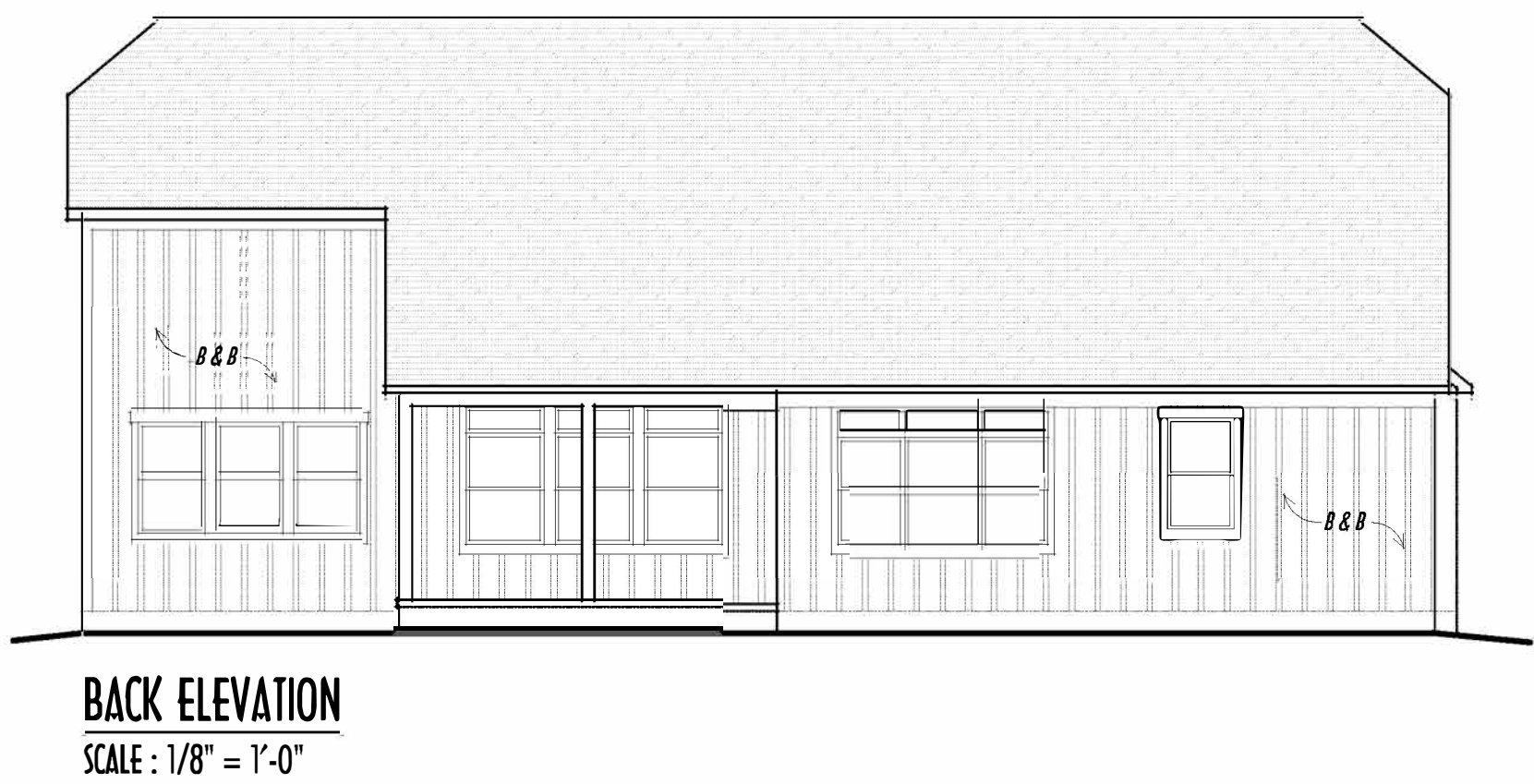
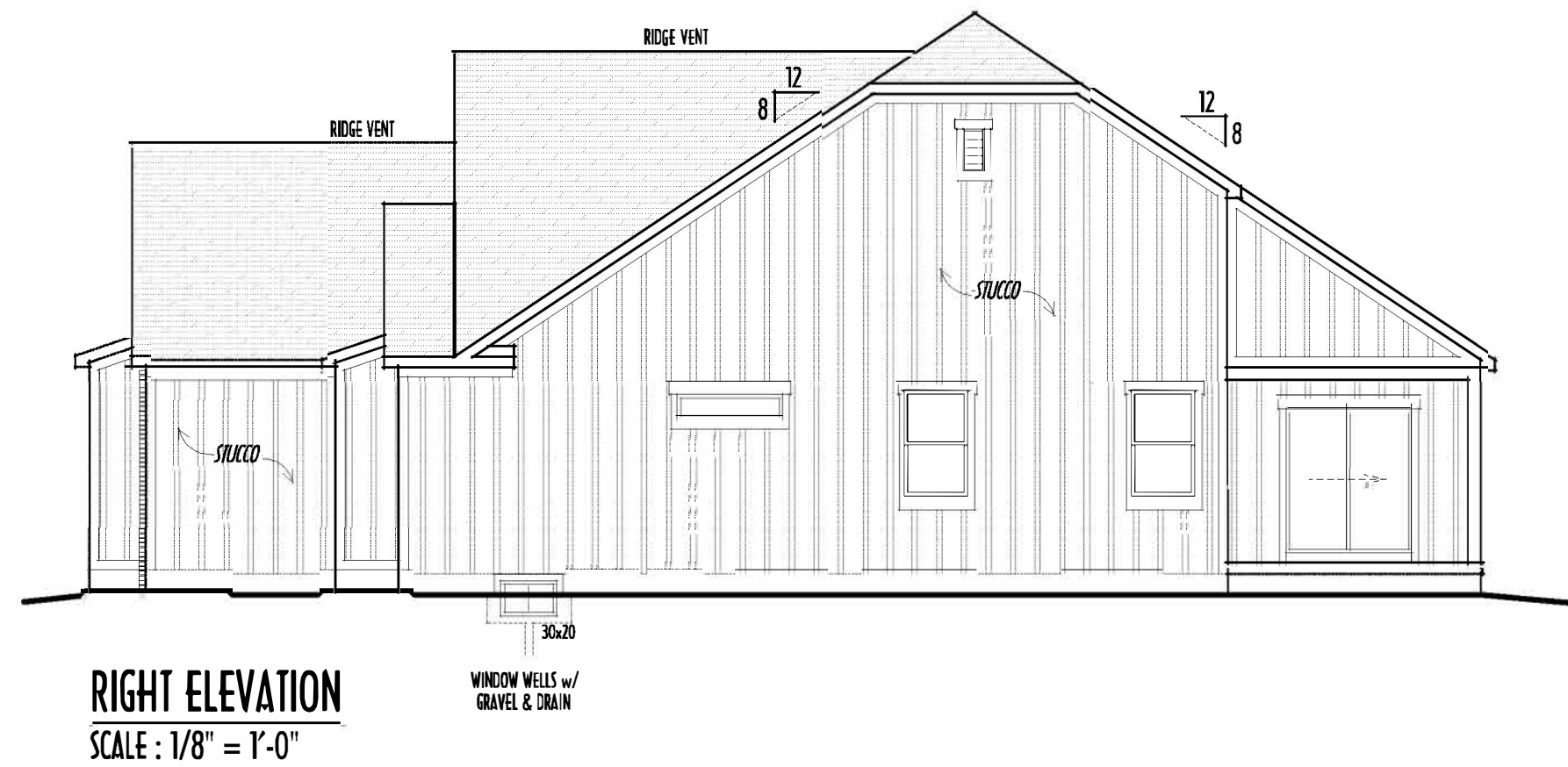
DESIGNED: P&D / rwd



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 FLOOR CEILING @ 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 SIDES

RUN BRICK VENEER 1" PAST FRAMING CORNERS

CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6" INTO 1/2" 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 MANUFACTURER'S 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-703.4.2.1 ( #26 GALV CORROSION-RESISTANT SCREEN AT/ABV FOUNDATION PLATE (3.5" FLANGE) PLACED AT MIN 4" ABV EARTH / 2" ABV PAVING, ALLOWING TRAP'D WATER TO DRAIN )

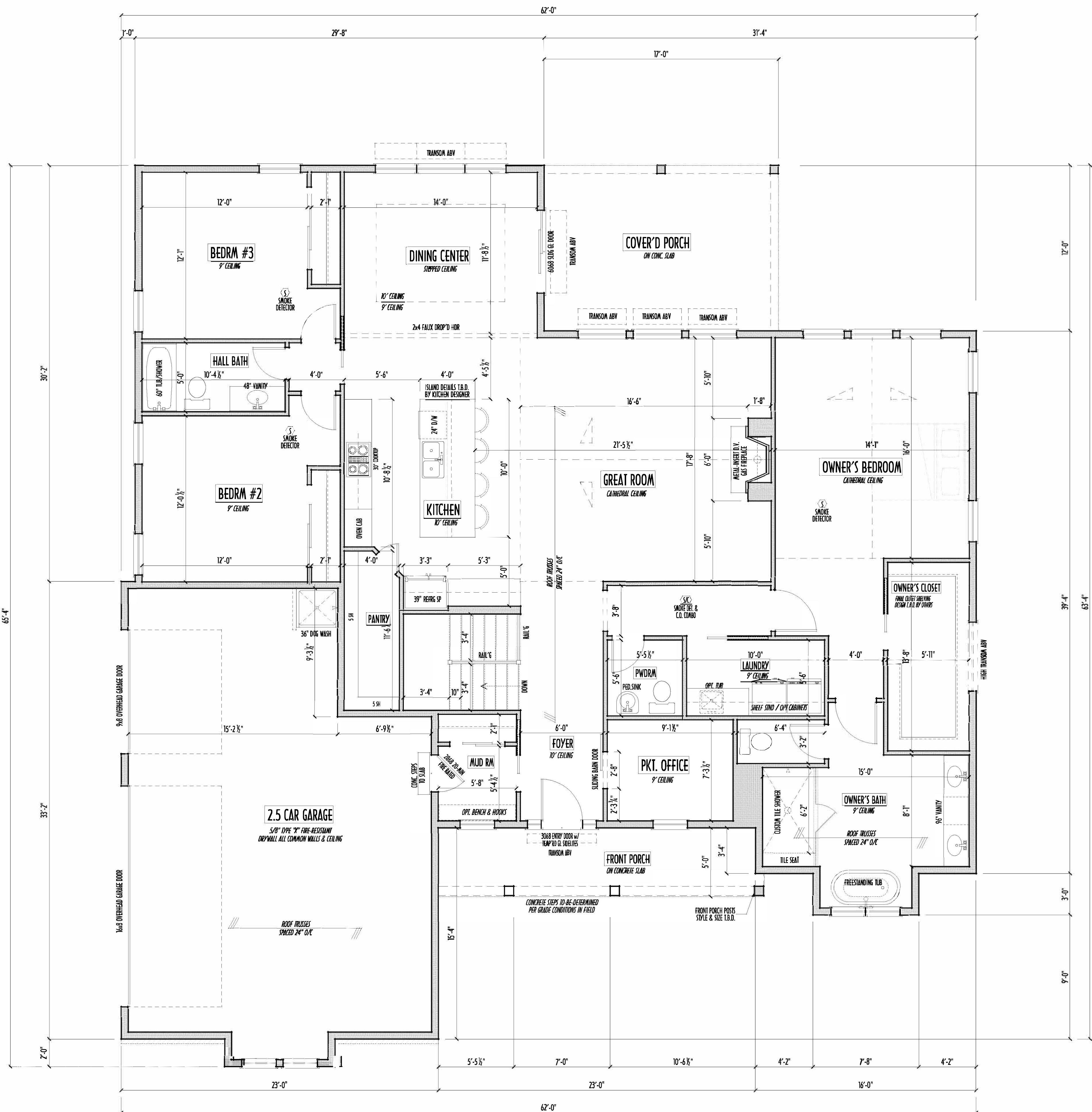
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

- DIMENSIONAL SHINGLES
- BOARD & BATTEN SIDING
- BRICK VENEER
- HORIZ LAP SIDING

PRELIMINARY DESIGN  
NOT TO SCALE - NOT FOR CONSTRUCTION

| REVISION DATE | BY  | DESCRIPTION |
|---------------|-----|-------------|
| 2/6/23        | jrm | concepts    |
| 2/21/23       | jrm | prelims     |
| 2/23/23       | rwd | prelim rev  |
| 3/1/23        | jrm | prelim rev  |
| 3/3/23        | rwd | prelim rev  |
| 3/14/23       | rwd | QTO         |
| -             | -   | prelim rev  |

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 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  
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  
REAR-SHEET SHEETS FROM IACOMA ENERGY (THOSE SHOWN  
ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)  
INSTALL ALL LVL & LSL BEAMS WITH  
LABELS VISIBLE FOR BLDG INSPECTION



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

FIRST FLR LIVING SP = 2,318 SQ.FT.  
OPT. FINISHED BSMT = xxxxx SQ.FT.

FND/BSMT



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ALL DIMENSIONS ARE THE EXACT MEASUREMENT OF THE BUILDING TO BE  
CONSTRUCTED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR  
TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE AUTHOR OF THE PLAN.

1616

PRELIMINARY DESIGN  
NOT TO SCALE - NOT FOR CONSTRUCTION

STATE OF OHIO  
REGISTERED ARCHITECT

RONALD W. DANNE

1717085

RONALD W. DANNE LICENSE 177085  
EXPIRATION DATE 12/31/2023

Danne

Residential Design & Drafting, Inc.

614.207.6266 dannedn@gmail.com

| REVISION DATE | BY  | DESCRIPTION |
|---------------|-----|-------------|
| 2/8/23        | jam | concepts    |
| 2/21/23       | jam | prelims     |
| 2/23/23       | rwd | prelim rev  |
| 3/1/23        | jam | prelim rev  |
| 3/3/23        | rwd | prelim rev  |
| 3/14/23       | rwd | QTO         |
| -             | -   | prelim rev  |

DESIGNED: P&D / rwd

PAGE: 2 of 8

P & D

BUILDERS

EST. 1962

- MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR CMU 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. 1/4" DROP IN FIRST 10 FT OF RUN
- AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
- BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CROSS ZONES) WITH APPROPRIATE 2X FILL
- OVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES
- 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 R-16
- INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

The plan shows a basement layout with overall dimensions of 62'-0" by 63'-4". Key features include a 2.5-car garage (15'-0 1/2" x 6'-7 1/2") with a 4" concrete slab, a front porch (4" x 3'-0"), a covered porch (4" concrete slab on 4" gravel fill), and a bathroom area (4'-8" x 5'-3") with a shower and toilet. Structural details include 11.875" engineered joists spaced 19.2" o.c., W 8x12 steel beams, and 4" concrete slabs. Utility locations for the furnace, water heater, and main HVAC duct are indicated. Slope arrows point towards the door for the garage and main area. Notes specify field-adjust utility locations as needed and field design concrete steps as necessary per grade.

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

FIRST FLR LIVING SP = 2,318 SQ.FT.  
OPT. FINISHED BSMT = xxxx SQ.FT.

3/15/2023 11:55 AM