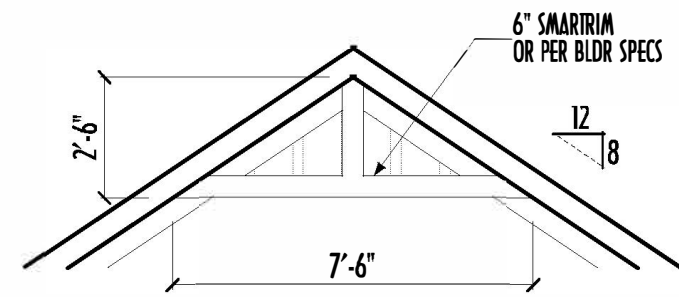


P&D Builders - Job # 1611

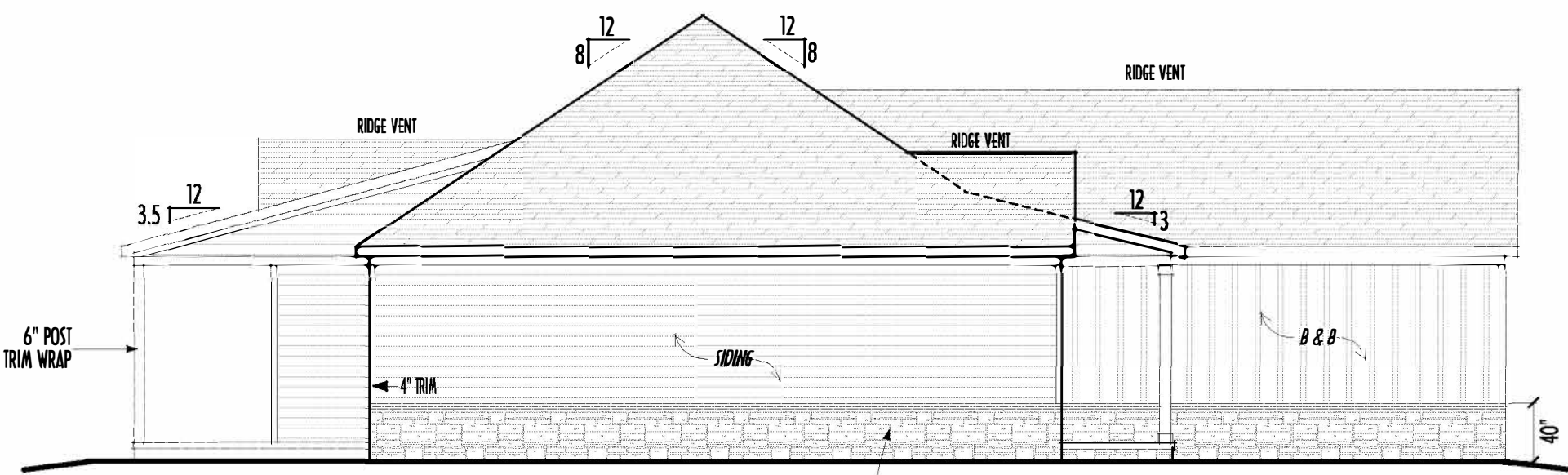


GABLE TRIM DETAIL
SCALE : 1/4" = 1'-0"



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

- DIMENSIONAL SHINGLES
- FALX STONE VENEER
- HORIZ. LAP VINYL SIDING
- BOARD & BATTEN VINYL SIDING

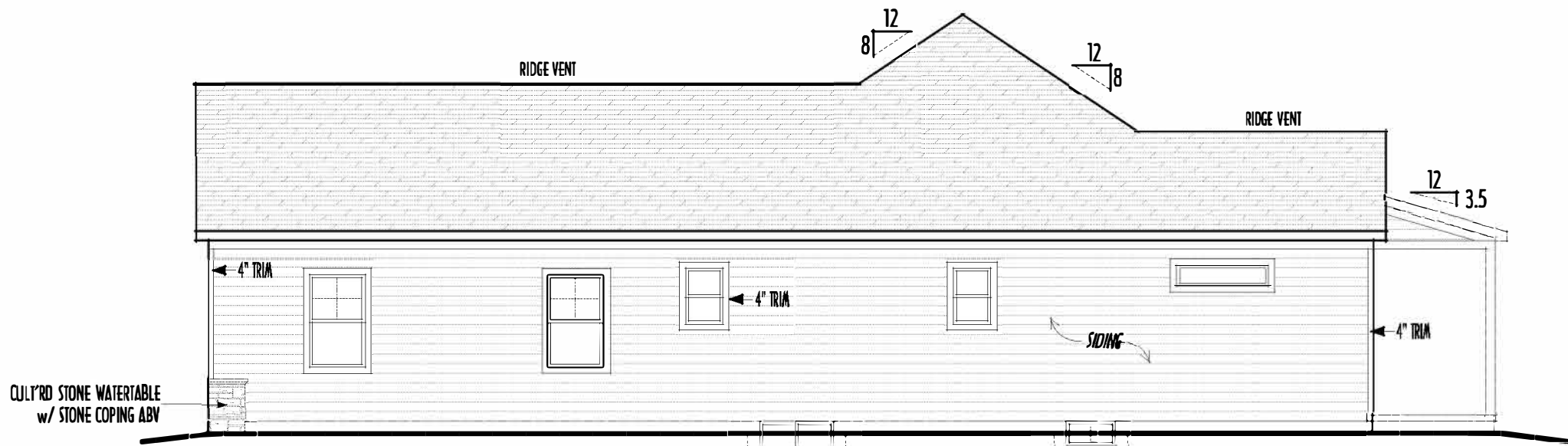


LEFT ELEVATION
SCALE : 1/8" = 1'-0"

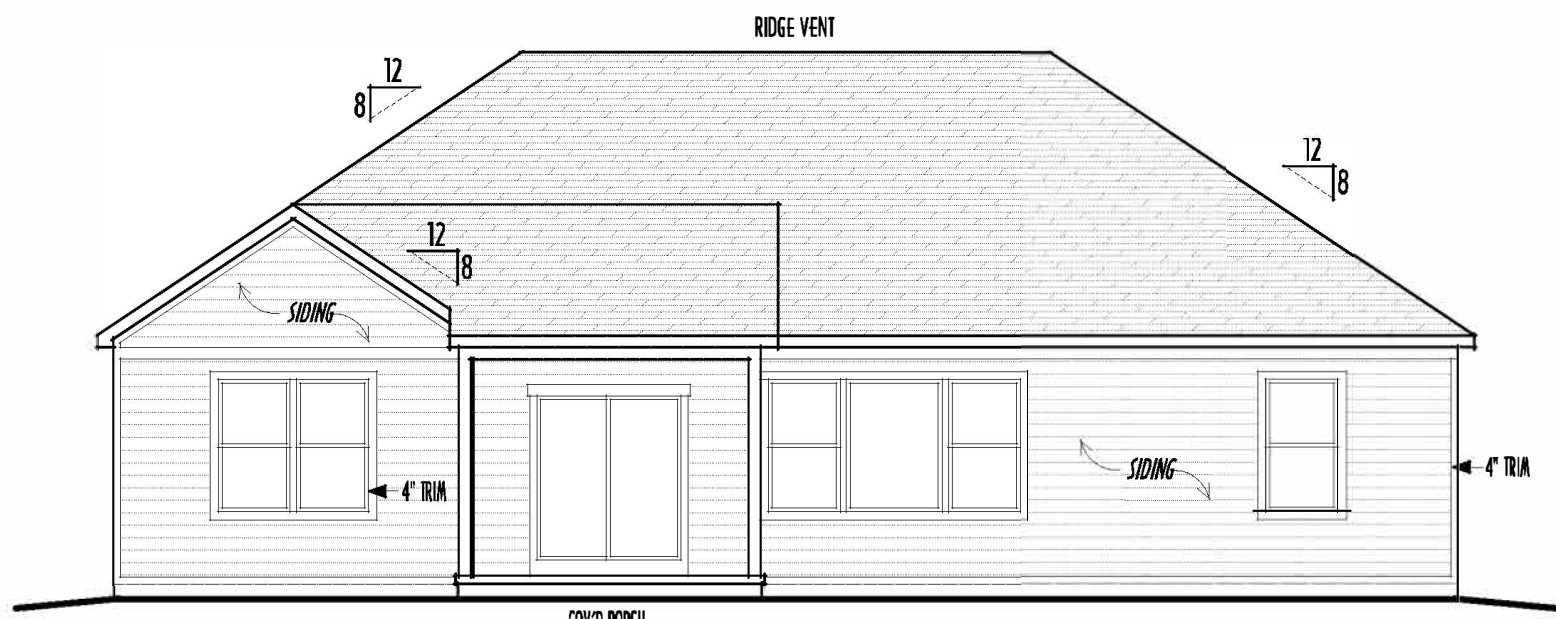
FINAL WINDOW DESIGN PER PROVIDER. ALL FRAMING ROUGH-OPENINGS TO BE BASED ON FINAL LAYOUT ONLY.

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 @ 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

CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6" INTO THE 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

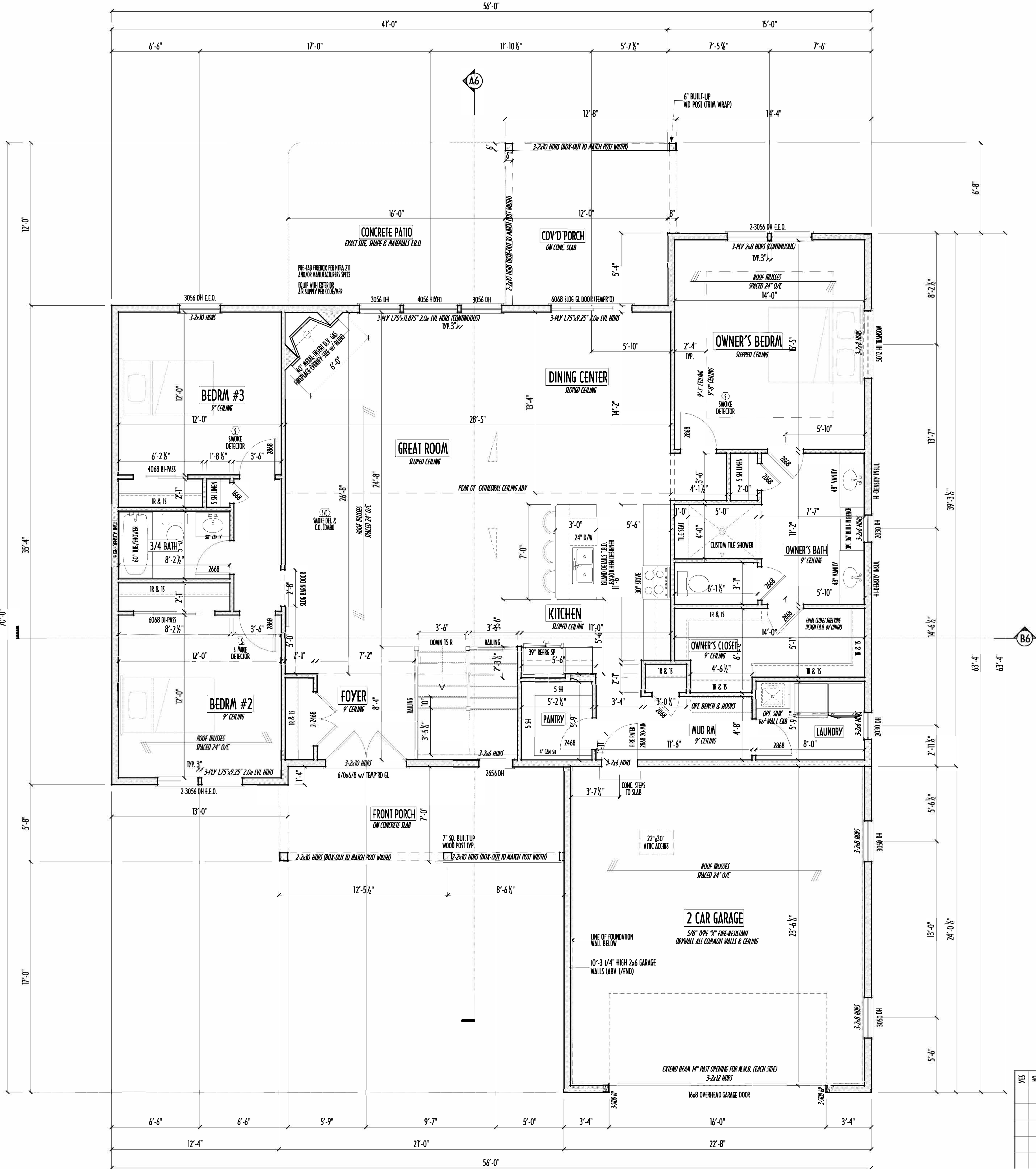
WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
CONFIRM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER

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'D WATER TO DRAIN)

SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

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 2019 I.C.C. AND/OR APPLICABLE LOCAL CODES
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HIGHS 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 REA-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BIDS INSPECTION



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

FIRST FLOOR = 2,000 SQ.FT.
OPT FIN. BSMT = 886 SQ.FT.

1ST FLR

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

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1611

RONALD W. DANNE
1717085
REGISTERED ARCHITECT
EXPIRATION DATE 12/31/2023

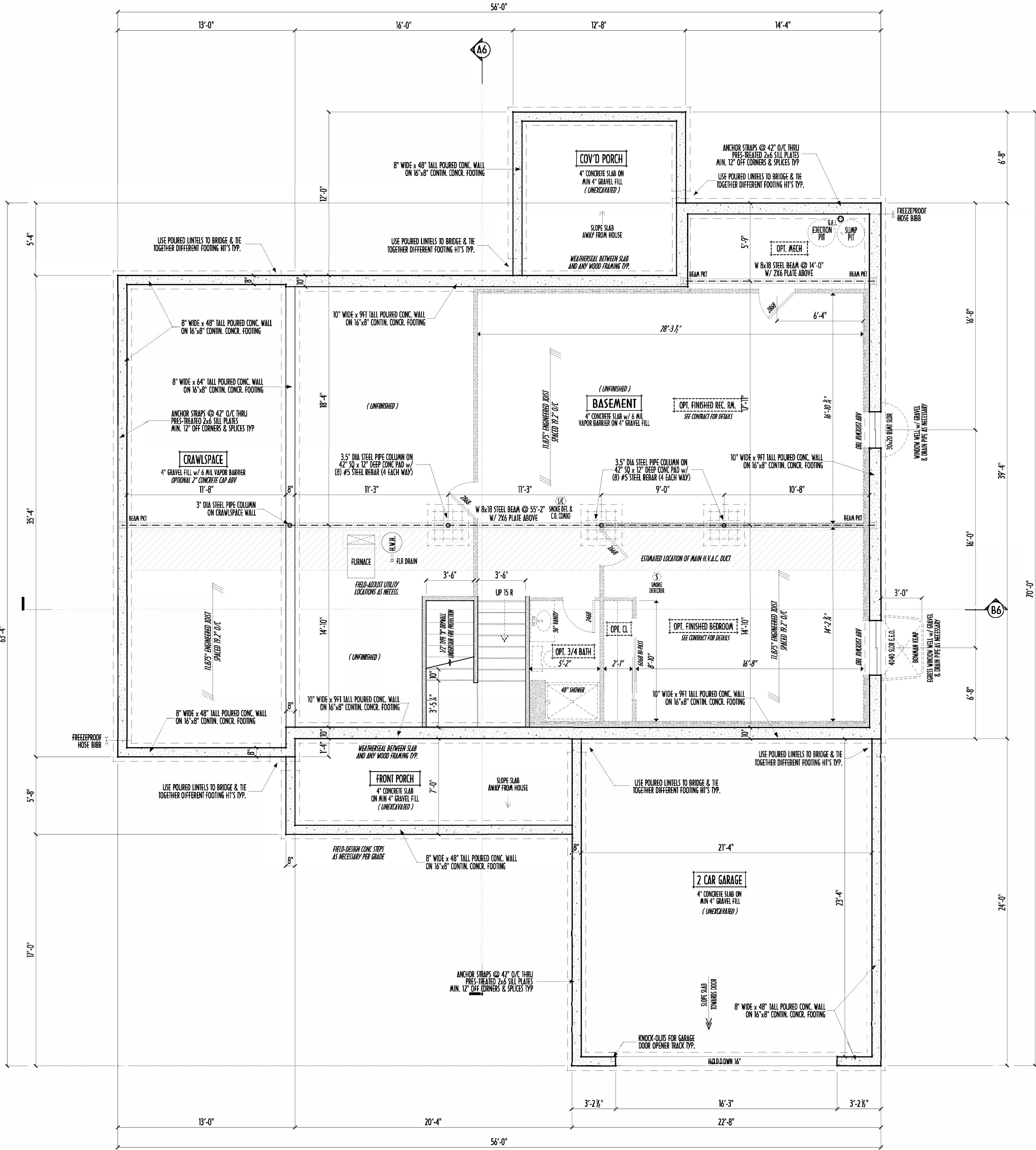
Danne
Residential Design & Drafting
614.207.6266 danne@danne.com

REVISION DATE	BY	REASON
7/21/22	ldh	prelim
8/10/22 & 10/10/22	jdm	prelim rev
10/18/22 & 10/24/22	nwd	prelim rev
11/21/22	j/r	prelim rev
1/9/23	jdm	prelim rev
1/13/23	nwd	prelim rev
1/16/23 & 1/23/23	j/r	prelim rev
1/25/23 & 2/10/23	j/r	prelim rev
2/22/23 & 2/24/23	nwd	prelim rev
3/5/23 & 3/10/23	j/r	prelim rev
3/29/23 & 3/31/23	jdm	prelim rev
4/1/23	nwd	prelim rev

10 SCALE WHEN PRINTED 24x36 - PAPER SIZE: D
0' 10' 20' 30' 40' 50'
FIELD DIMENSIONS - DO NOT SCALE POINTS

DESIGNED: P&D / rwd
PAGE: 3 of 8

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 TOPT OF RUN
AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
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 BLOG INSPECTION



NO. IN SET	DATE	BY	REVISION
1	7/21/22	ldh	prelim
2	8/10/22	ldh	prelim rev
3	10/10/22	ldh	prelim rev
4	12/10/22	ldh	prelim rev
5	1/2/23	ldh	prelim rev
6	1/9/23	ldh	prelim rev
7	1/13/23	ldh	prelim rev
8	1/16/23	ldh	prelim rev
9	1/17/23	ldh	prelim rev
10	1/17/23	ldh	prelim rev
11	1/17/23	ldh	prelim rev
12	1/17/23	ldh	prelim rev
13	1/17/23	ldh	prelim rev
14	1/17/23	ldh	prelim rev
15	1/17/23	ldh	prelim rev
16	1/17/23	ldh	prelim rev
17	1/17/23	ldh	prelim rev
18	1/17/23	ldh	prelim rev
19	1/17/23	ldh	prelim rev
20	1/17/23	ldh	prelim rev

BASEMENT SLAB =	1,435 SQ.FT.
FRONT PORCH =	146 SQ.FT.
GARAGE SLAB =	509 SQ.FT.
BACK PORCH SLAB =	149 SQ.FT.
CRAWL SPACE AREA =	397 SQ.FT.

FIRST FLOOR = 2,000 SQ.FT.
OPT FIN. BSMT = 886 SQ.FT.

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

FND/BSMT

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1611

RONALD W. DANNE
1717085
REGISTERED ARCHITECT
STATE OF OHIO

RONALD W. DANNE, LICENSE #071015
EXPIRATION DATE 12/31/2023

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

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1/17/23	ldh	prelim rev

10 SCALE WHEN PRINTED 24x36 - PAPER SIZE: 11x17
FIELD DIMENSIONS - (DO NOT SCALE DIMENSIONS)
DESIGNED: P&D / rwd
PAGE: 2 of 8