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Reviewed & Approved

Clients Name

Date

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ELEVATIONS



P&D Builders Ltd.

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P&D 2018

708

JOB LOCATION

WHISPER TRACE
LOT 6468

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

The Lawrence Residence

Concord Twp, Delaware County Ohio

PROJECT :

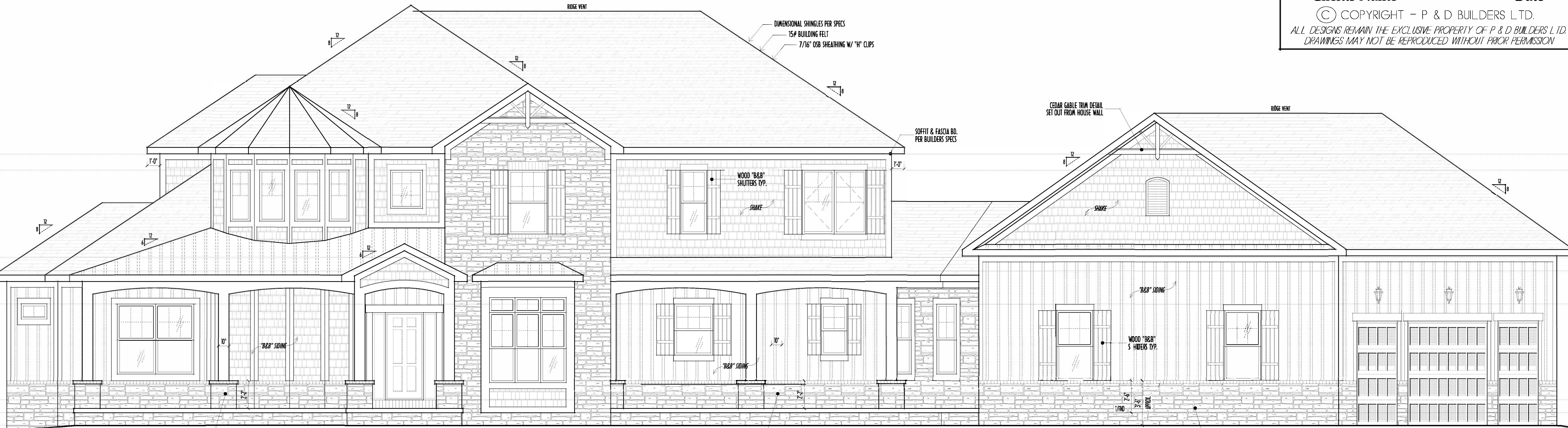


REVISION DATE: BY: rwd/CD
8/19/15 rwd concepts
9/14/15 -- prelims
9/18/15 -- prelims

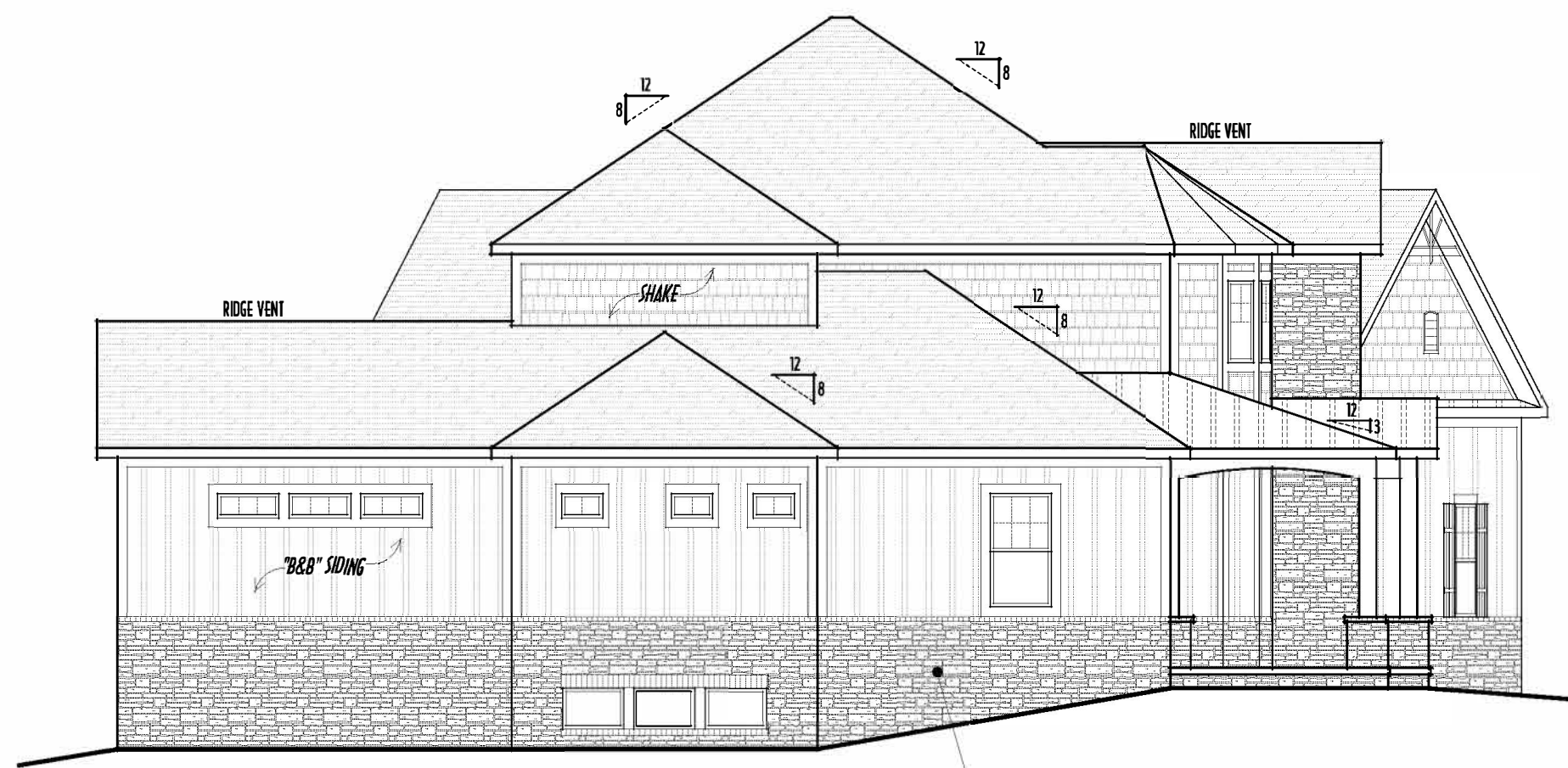
TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
0" 1" 2" 3" 4" 5" 6" 7" 8" 9" 10"
FIELD - SHOWN DIMENSIONS - DO NOT SCALE PLOTS

DESIGNED: P&D / rwd

PAGE : 5 of 8



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

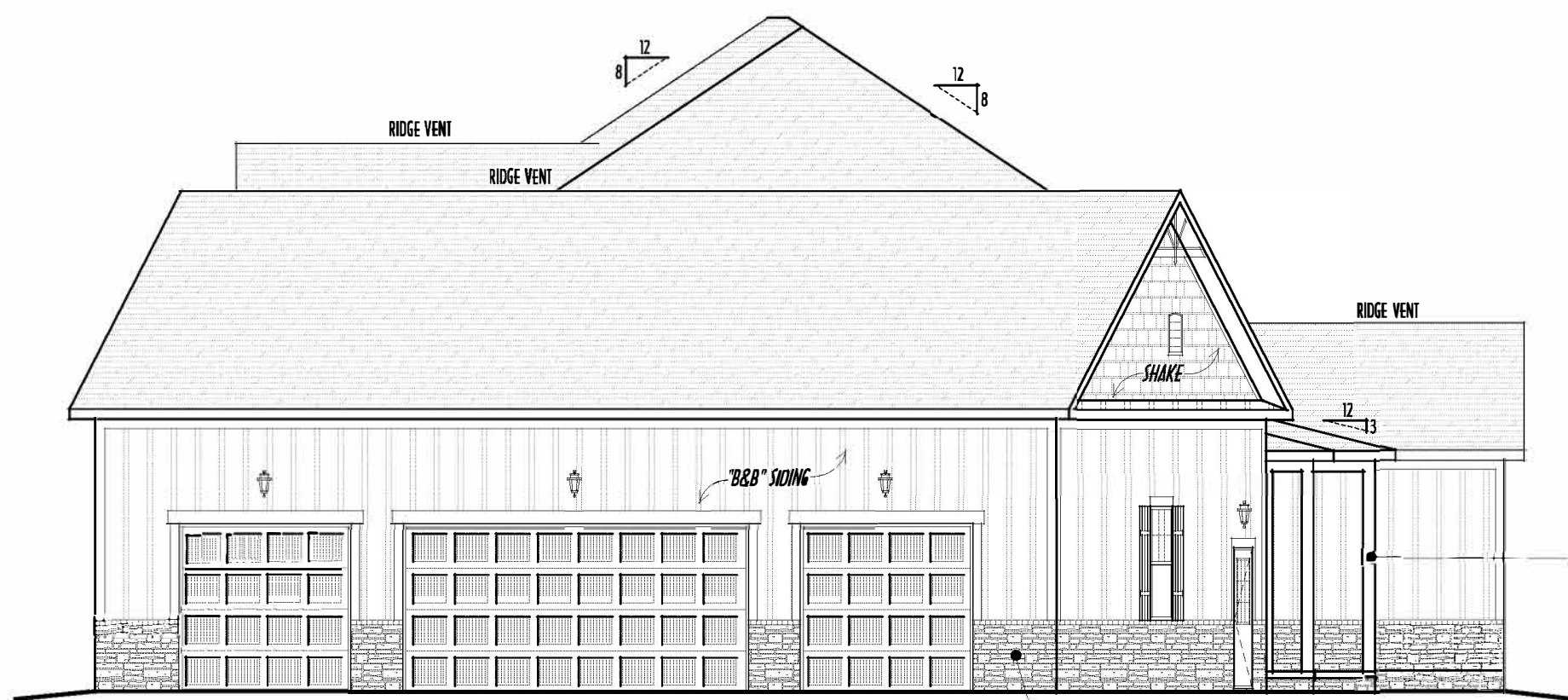


LEFT ELEVATION
SCALE : 1/8" = 1'-0"

"DAYLIGHT" BASEMENT WINDOWS AS GRADE ALLOWS
2X6 STUDS @ 16" O.C. W/ R-19 INSUL
ON 8" W X 48" H CONCRETE FOUNDATION

CULTURED STONE WATERTABLE w/
BRICK ROWLOCK ABV TYP.

FIRST FLOOR CEILINGS @ 10'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED OTHERWISE
SECOND FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED OTHERWISE
SECOND FLOOR WINDOW HEADERS @ 8'-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 2X6 WOOD TRIM UNLESS NOTED
FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A
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 SCREDS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
(#26 GALV CORROSION-RESISTANT SCREW AT/ABV FOUNDATION PLATE (3.5" FLANGED)
PLACED AT MIN 4" ABV EARTH / 2" ABV PAVING, ALLOWING TRAP'D WATER TO DRAIN)
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE



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

CULTURED STONE WATERTABLE w/
BRICK ROWLOCK ABV TYP.

7" SQ. BUILDUP
WOOD POST TYP.

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



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

CULTURED STONE WATERTABLE w/
BRICK ROWLOCK ABV TYP.

VERIFY EXISTING & PROPOSED GRADE ELEVATIONS
AND ADJUST IN FIELD AS NECESSARY

STEP-DOWN FOOTING @ 10% SLOPE
TO REMAIN MIN. 36" BELOW GRADE

- DIMENSIONAL SHINGLES
- FAUX STONE VENEER
- "B&B" SIDING
- SHAKE SIDING

BASEMENT SLAB = 2,662 SQ.FT.
FRONT PORCH = 285 SQ.FT.
SIDE PORCH = 166 SQ.FT.
REAR COV'D PATIO = 716 SQ.FT.
GARAGE SLAB = 1,420 SQ.FT.

FIRST FLOOR = 2,860 SQ.FT.
SECOND FLOOR = 1,408 SQ.FT.
TOTAL LIVING SP = 4,268 SQ.FT.
OPT.FIN. BSMT = 1,766 SQ.FT.

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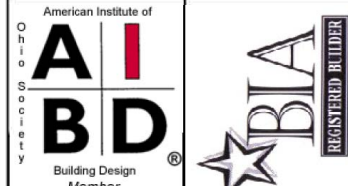
WHISPER TRACE
LOT 6468

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

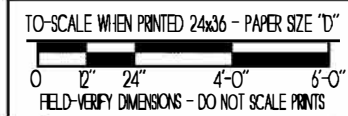
The Lawrence Residence

Concord Twp, Delaware County Ohio

PROJECT :



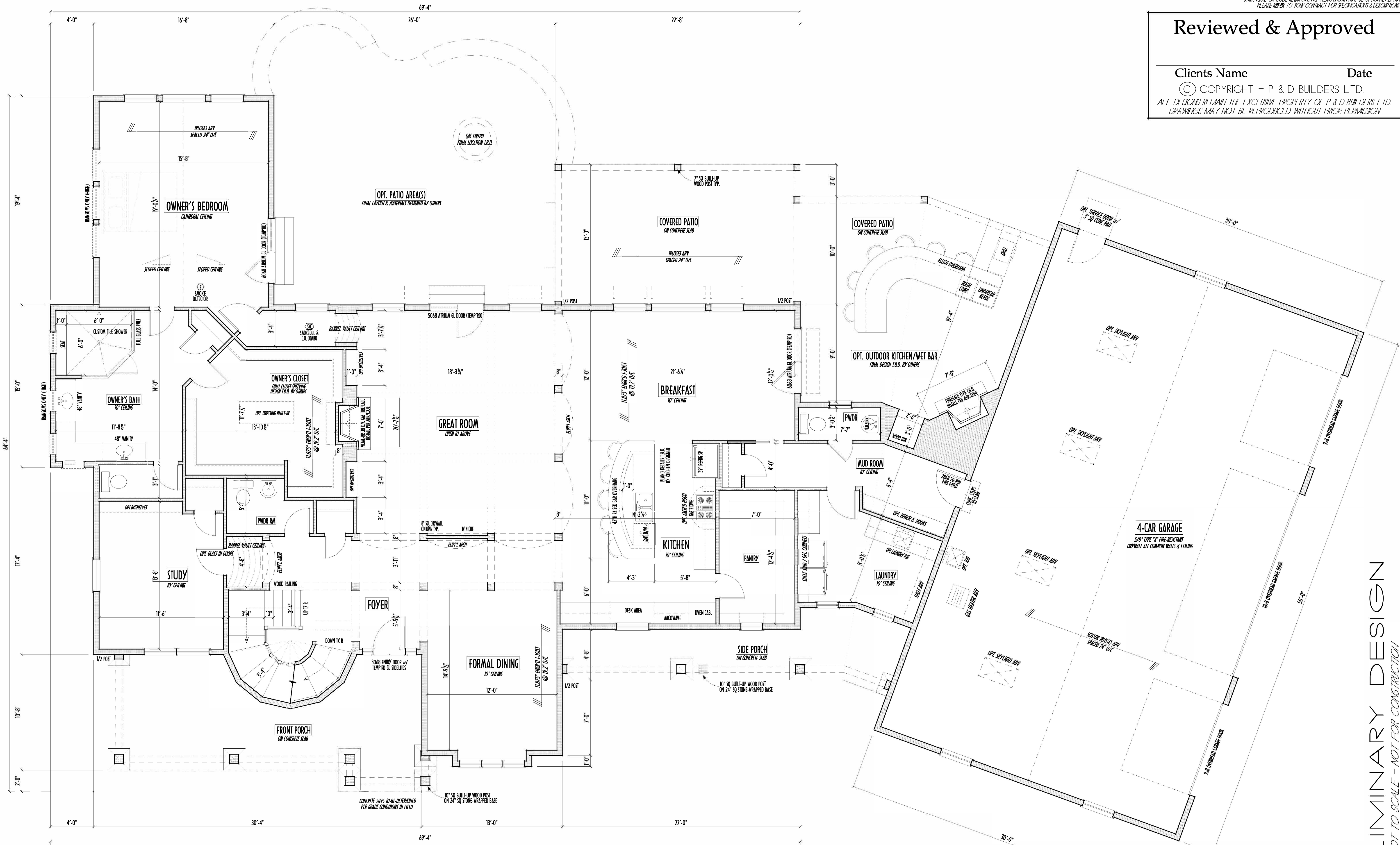
REVISION DATE:	BY:	INITIALS/CD
8/19/15	rwd	concepts
9/14/15	-	prelims
9/18/15	-	prelims



DESIGNED: P&D / rwd

PAGE : 3 of 8

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



FIRST FLOOR PLAN

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

FIRST FLOOR CEILINGS AT 10'-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 2015 R.C.O. AND/OR APPLICABLE LOCAL CODES

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
CONFRM WINDOW ROUGH-OPENINGS AND HEADER HIGHS w/ PROVIDER

CONFRM 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 BLDG INSPECTION

BASEMENT SLAB =	2,662 SQ.FT.
FRONT PORCH =	285 SQ.FT.
SIDE PORCH =	166 SQ.FT.
REAR COV'D PATIO =	716 SQ.FT.
GARAGE SLAB =	1,420 SQ.FT.

FIRST FLOOR =	2,860 SQ.FT.
SECOND FLOOR =	1,408 SQ.FT.
TOTAL LIVING SP =	4,268 SQ.FT.
OPT.FIN. BSMT =	1,766 SQ.FT.

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WHISPER TRACE
LOT 6468

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

The Lawrence Residence

Concord Twp, Delaware County Ohio

PROJECT :

PND 708 Lawrence residence 9-18-2015



REVISION DATE:	BY:	DATE:
8/19/15	rwd	concepts
9/14/15	--	prelims
9/18/15	--	prelims

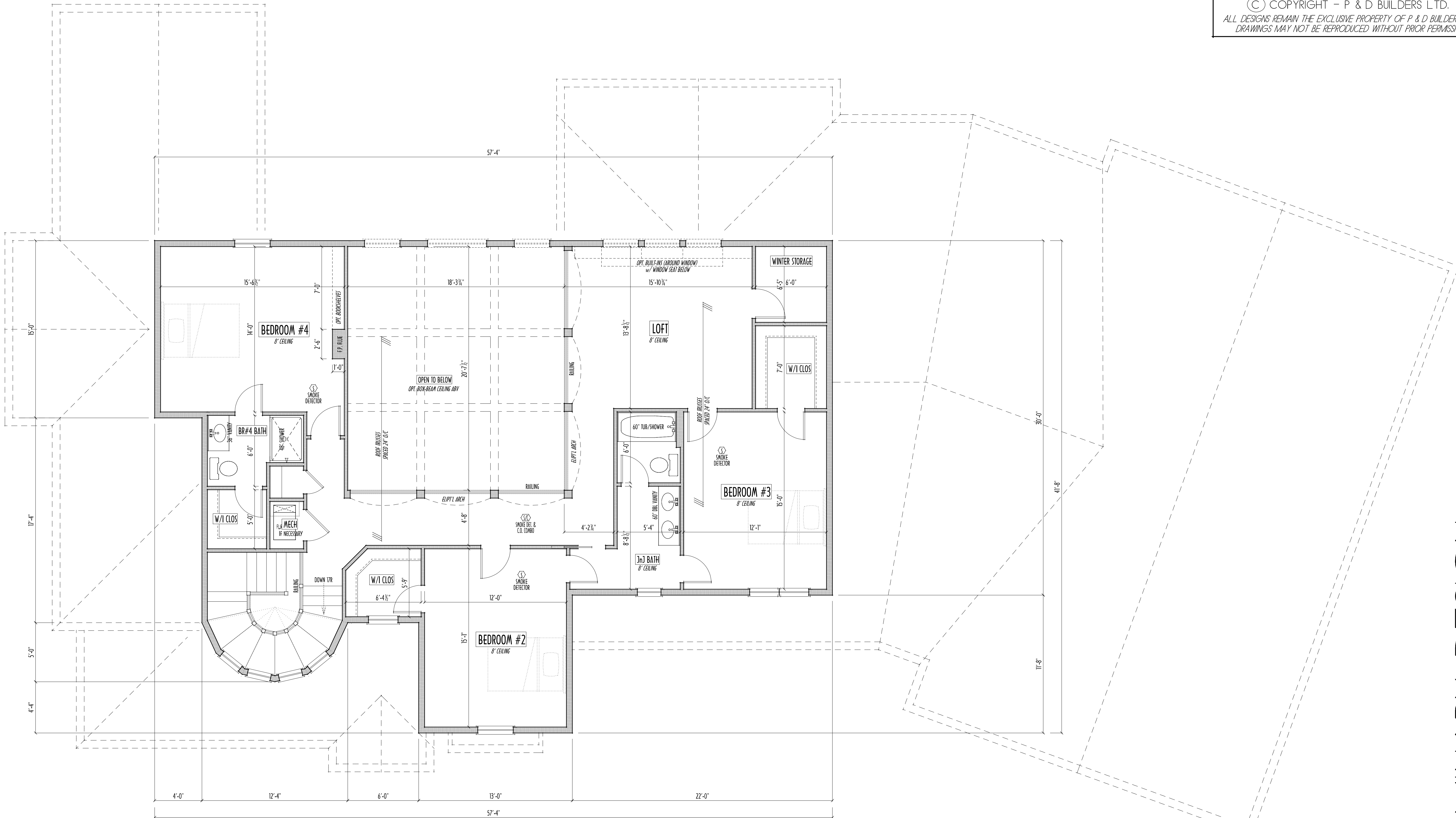
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FIELD-ENTRY DIMENSIONS - DO NOT SCALE PRINTS

DESIGNED: P&D / rwd

PAGE : 4 of 8

PRELIMINARY DESIGN

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SECOND FLOOR PLAN

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

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.F.T.) PER R.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

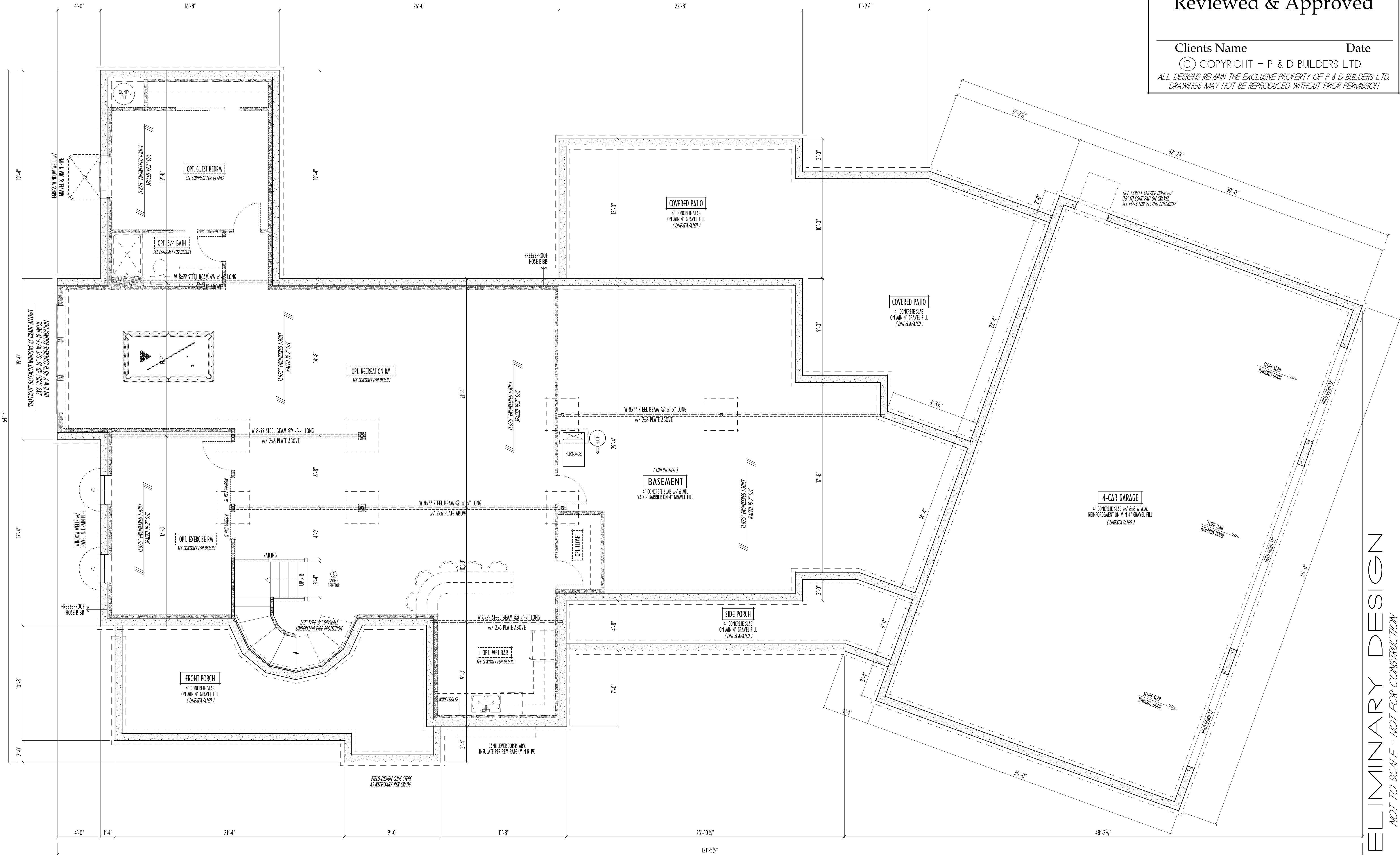
FINAL/INSTALLED INSULATION VALUES SHOULD MATCH
REAL-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN
ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)

FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCO 314 & 315
<75 PSR, <450 PSR PER ASTM E64

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OPT.FIN. BSMT =	1,766 SQ.FT.

9/18/2015 2:15 PM



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

MAX. UNBALANCED FILL FOR 8" THICK POURED CON. 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 10FT OF RUN
AVOID FLOORJOISTS 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

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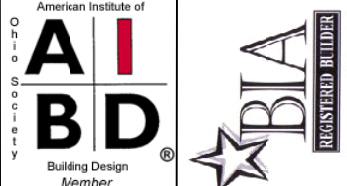
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PROJ. NO. 708

JOB LOCATION
WHISPER TRACE
LOT 6468

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION
The Lawrence Residence
Concord Twp, Delaware County Ohio

PROJECT : PND 708 Lawrence residence 9'-0"=1'-0"



REVISION DATE:	BY:	DATE/CD
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9/14/15	--	prelims
9/18/15	--	prelims

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