

P&D Builders - Job # 1697

ELEVATIONS



59 Graff Parkway Suite 100
Delaware, Ohio 43015
7401 201-6079
Fax 7401 201-6084
www.pndbuilders.com

ALL ELEVATIONS ARE THE EXCLUSIVE PROPERTY OF P&D BUILDERS, LTD.
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WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OF THE FIRM.

NO JOB

JOB LOCATION

ARCHITECTURAL

DATE

SCALE

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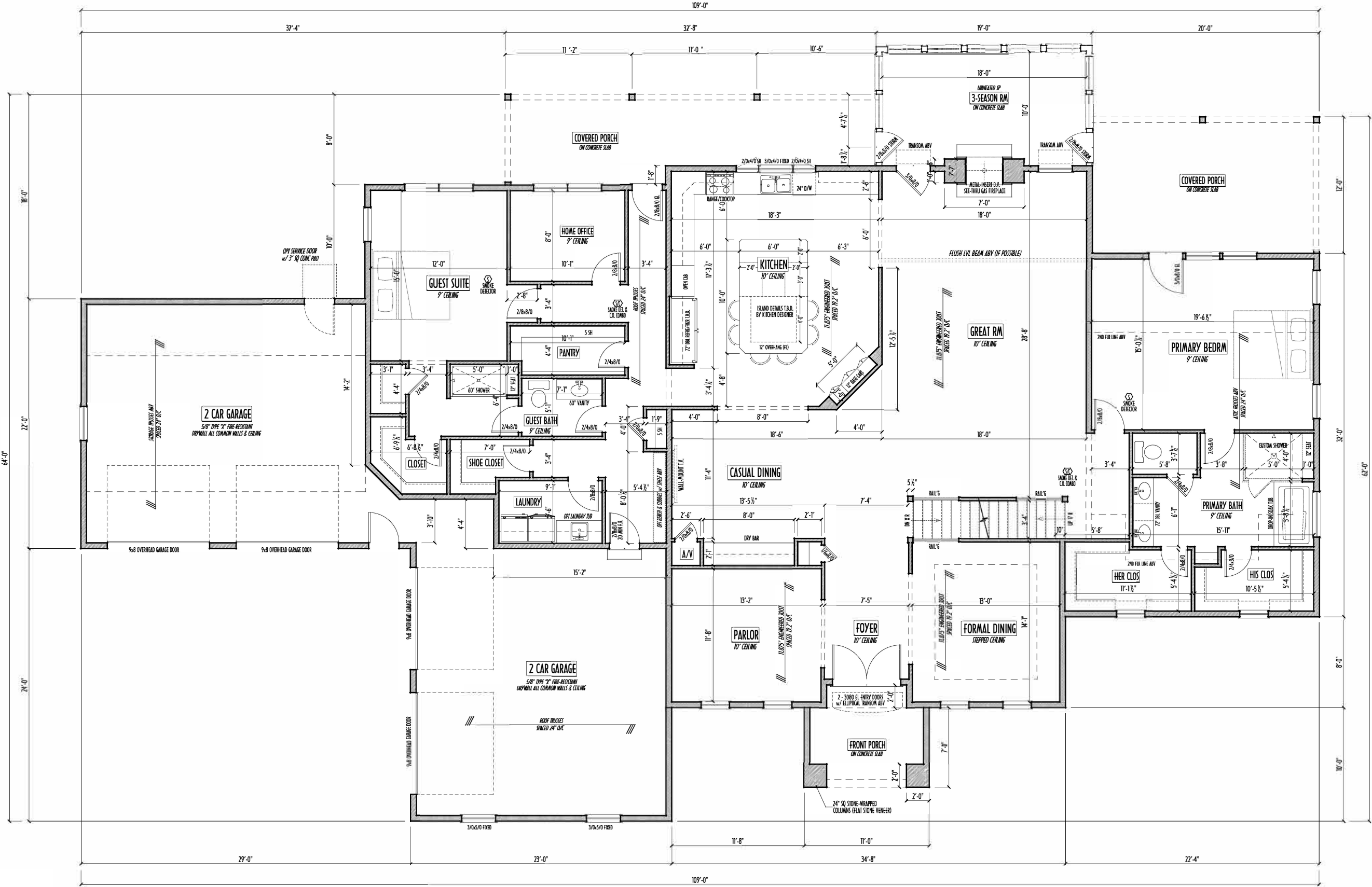
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SCALE

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PROJECT



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

FIRST FLR LIVING SP =	3,194 SQ. FT.
SECOND FLR LIVING SP =	2,237 SQ. FT.
TOTAL LIVING SP =	5,431 SQ. FT.
OPT. FIN. BSMT AREA =	1,761 SQ. FT.

1ST FLR

P&D BUILDERS
EST. 1962

59 Greif Parkway Suite 100
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ALL DRAWINGS ARE THE EXCLUSIVE PROPERTY OF P&D BUILDERS, LTD.
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NO JOB

JOB LOCATION

ARCHITECTURAL APPROVAL

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085
RONALD W. DANNE, LICENSE #1717085
EXPIRATION DATE 12/31/2025
Danne
Residential Design & Drafting, Inc.
614.207.6266 danne@danne.com

REVISION DATE	BY	TO/CD
8/26/24 & 8/28/24	rwd	concept
9/1/24 & 9/4/24	rwd	concept rev
9/29/24 & 10/1/24	ldn	concept rev
10/7/24 & 10/9/24	j/r	concept rev
10/10/24 & 10/23/24	rwd	prelims
11/5/24 & 11/6/24	j/r	prelim rev
11/10/24 & 11/18/24	rwd	prelim rev
12/9/24 & 12/12/24	j/r	prelim rev

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
0' 1" 2' 3' 4' 5' 6'
FIELD MEASUREMENTS - DO NOT SCALE FROM

DESIGNED BY P&D / rwd

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P&D Builders - Job # 1697



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 (BEDRMS 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 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 R-VALUE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLOG INSPECTION
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCD 314 & 315 <75 PSR, <450 SDR PER ASTM E84

SECOND FLOOR PLAN
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2ND FLR

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Danne

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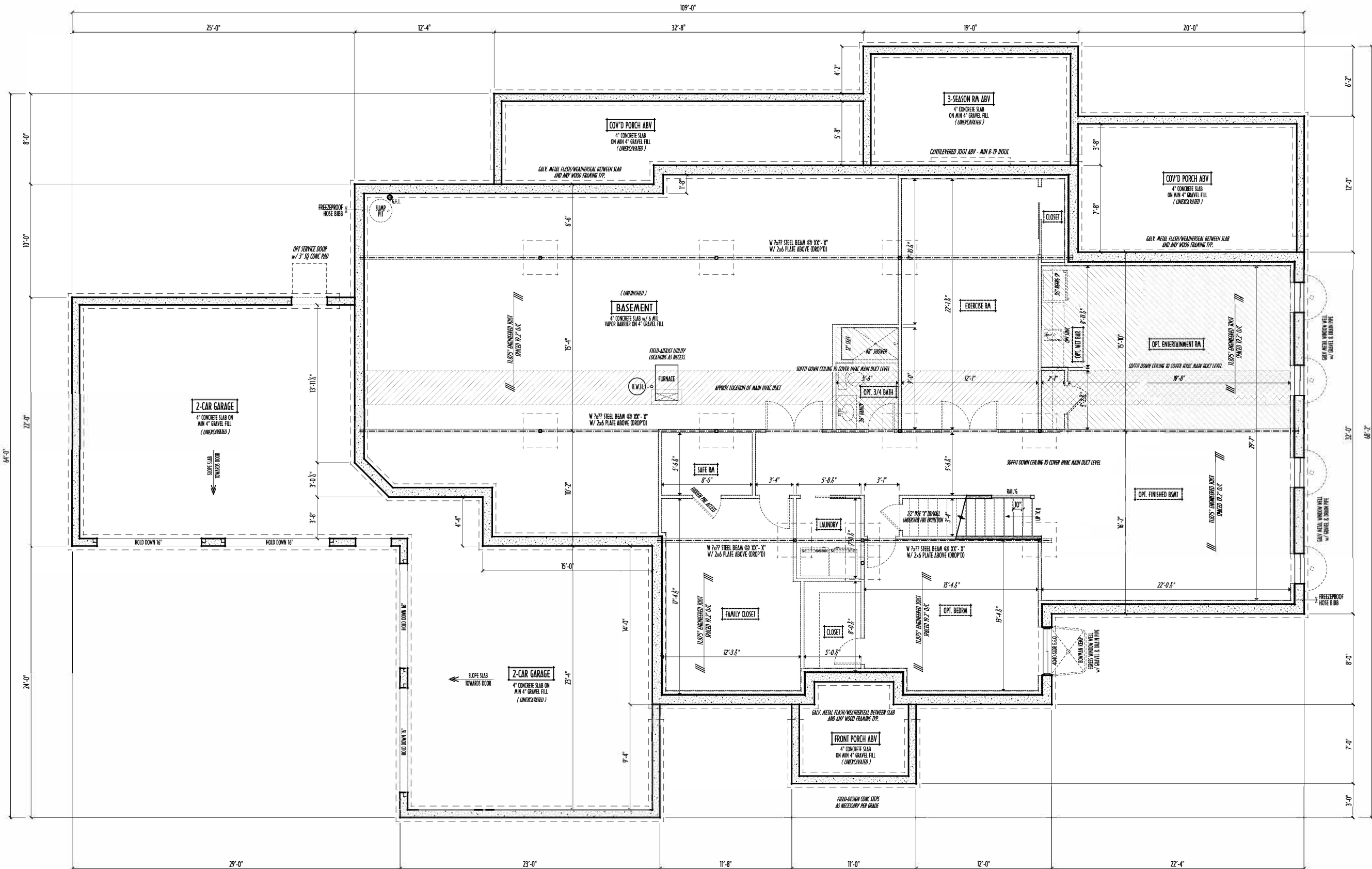
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11/10/24 & 11/16/24	rwd	prelim rev
12/9/24 & 12/10/24	j/r	prelim rev

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION



FOUNDATION PLAN
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