

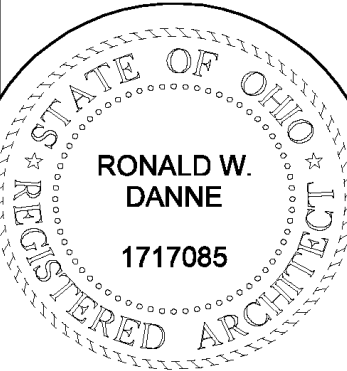


P&D Builders Ltd.
59 Great Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

ALL INFORMATION IS THE SOLE PROPERTY OF P&D BUILDERS LTD.
NO REPRODUCTION OR OTHER USE OF THESE PLANS MAY BE MADE
WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT OF THE PLANS.

RD 008 1439

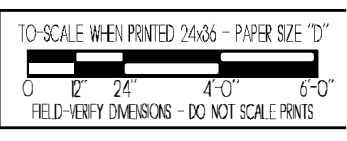
PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



RONALD W. DANNE LICENSE: 1077085
EXPIRATION DATE: 12/31/2020

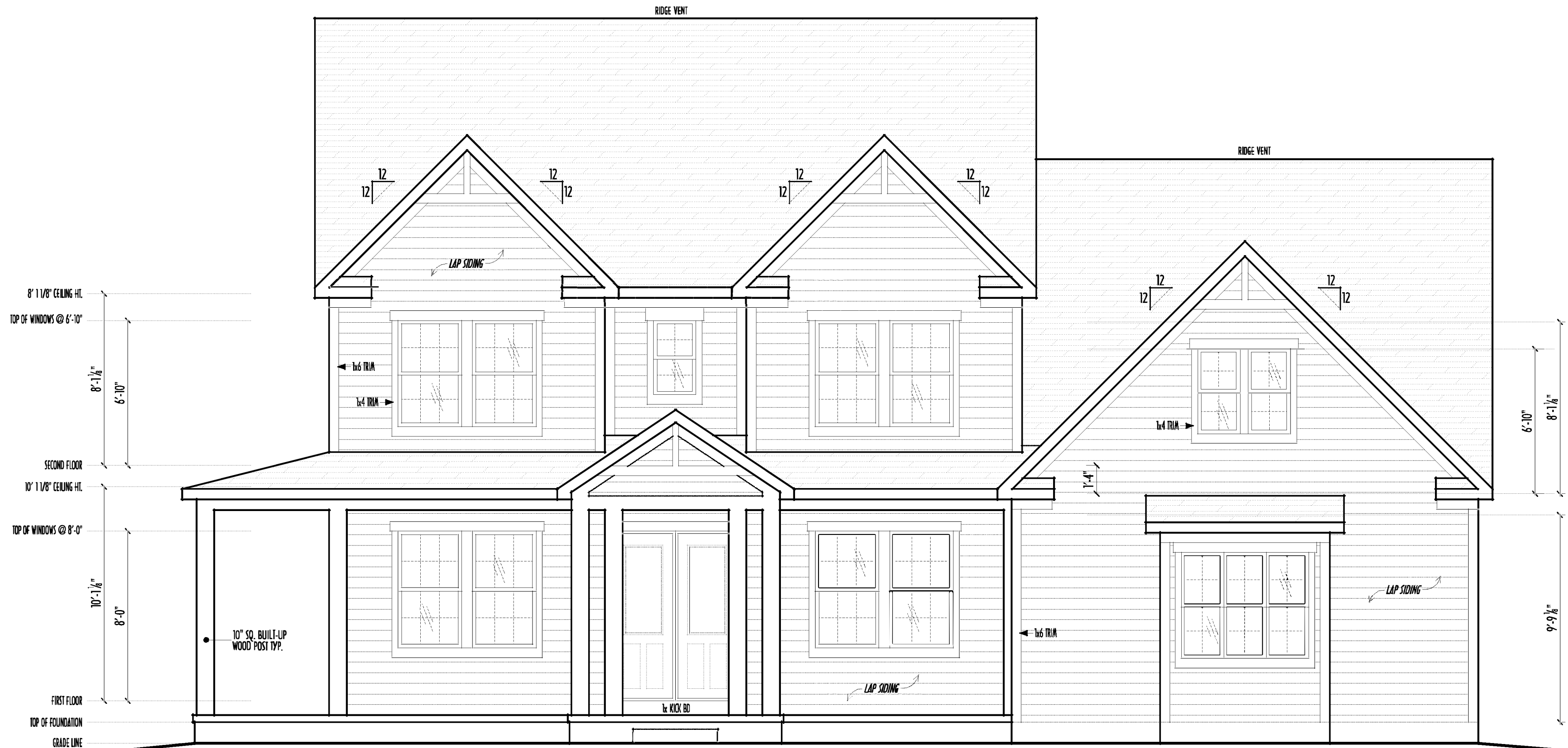


REVISION DATE:	BY:	FROM/TO
4/9/20	jrm	concept
4/13/20	rwd	concept rev
4/30/20	jrm	concept rev
5/1/20	rwd	perms
5/6/20	j/r	perm rev
5/8/20	rwd	perm rev



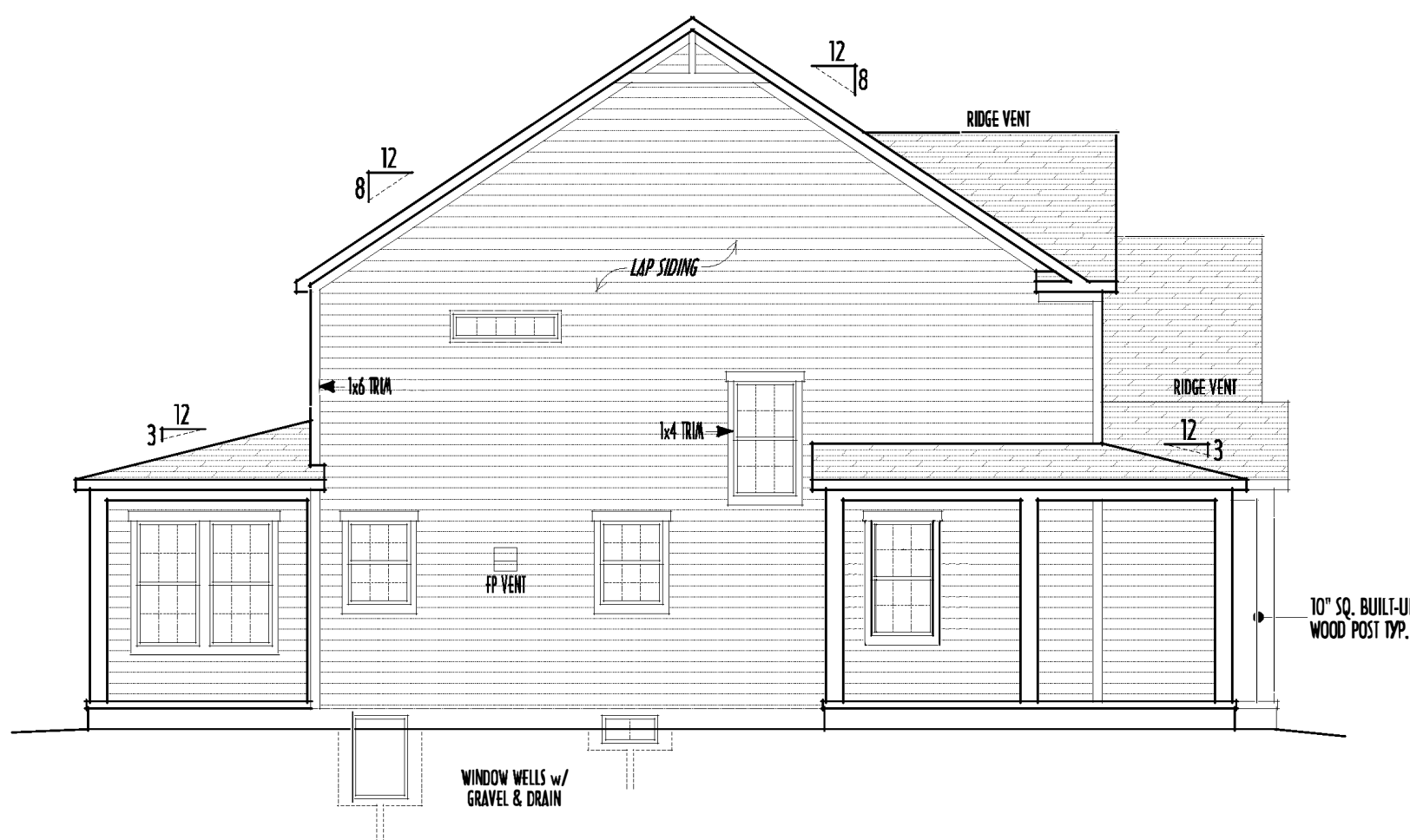
DESIGNED: P&D / rwd

PAGE: 5 of 8



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

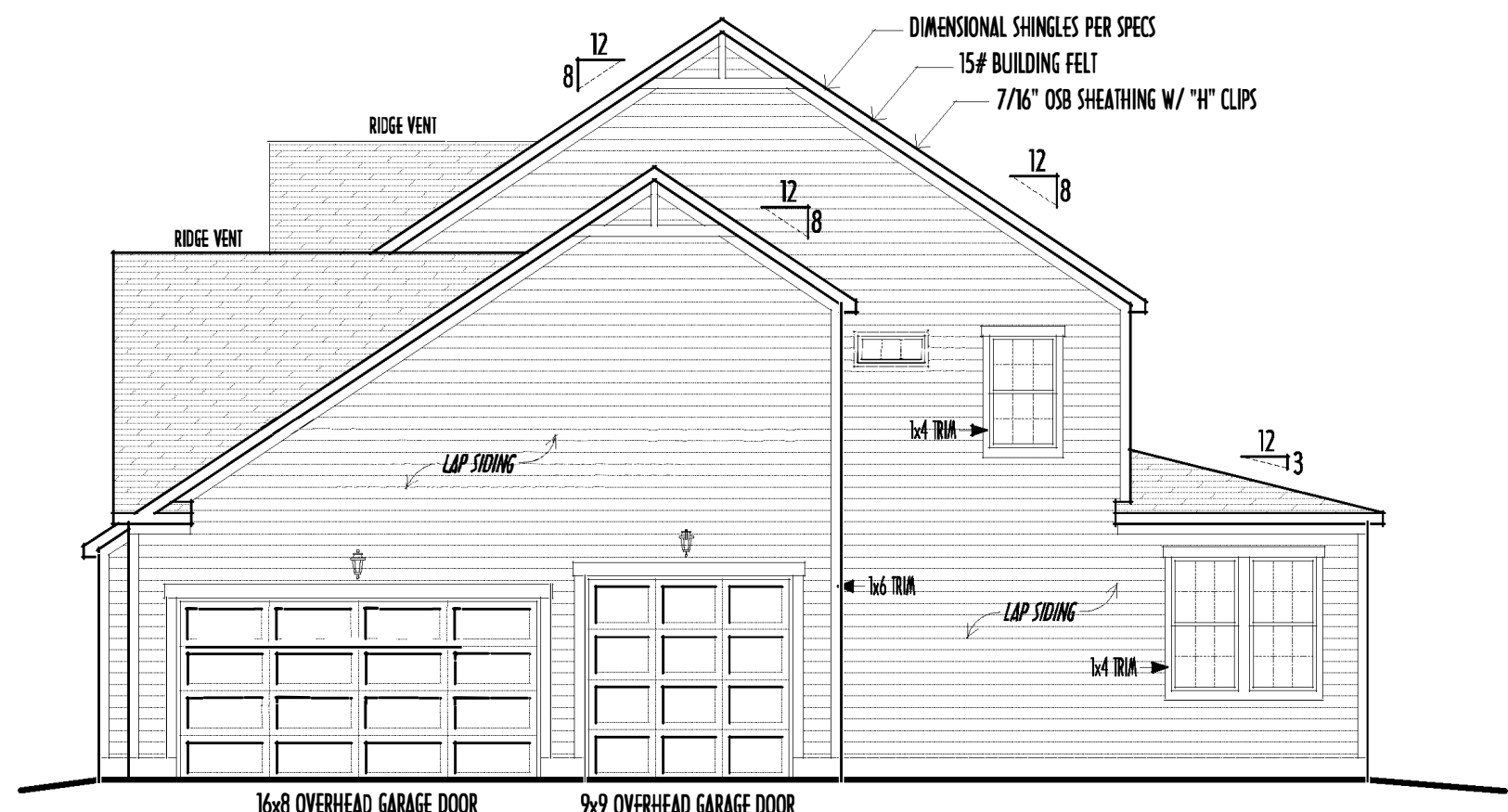
FIELD DESIGN CONE STEPS
AS NECESSARY PER GUIDE
EXACT DOOR & SIDE LIGHT STYLE
TO BE DETERMINED BY CLIENT



LEFT 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 1X6 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 CONFORM 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

FINAL WINDOW DESIGN PER PROVIDER. ALL FRAMING ROUGH-OPENINGS TO BE BASED ON FINAL LAYOUT ONLY
EXACT WINDOW & DOOR GRID PATTERNS (MILLIONS) 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"

- DIMENSIONAL SHINGLES
- HORIZ. LAP SIDING (PER SPECS)
- CULT'D STONE VENEER

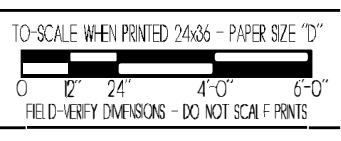
FIRST FLR LIVING SP =	1,370 SQ.FT.
SECOND FLR LIVING SP =	1,742 SQ.FT.
TOTAL LIVING SP =	3,112 SQ.FT.
OPT. FINISHED BSMT =	xxx SQ.FT.



PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

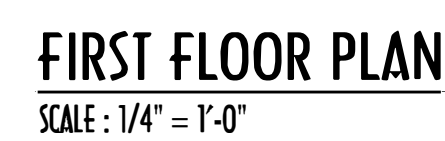


REVISION DATE:	BY:	Prtnr/CD
4/9/20	jam	concepts
4/13/20	rwd	concept rev
4/30/20	jam	concept rev
5/1/20	rwd	prelms
5/6/20	y/r	prelm rev
5/8/20	rwd	prelm rev



DESIGNED: P&D / rwd

PAGE: 3 of 8



FIRST FLR LIVING SP =	1,370 SQ.FT.
SECOND FLR LIVING SP =	1,742 SQ.FT.
TOTAL LIVING SP =	3,112 SQ.FT.
OPT. FINISHED BSMT =	xxx SQ.FT.

2ND FLR



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

ALL INFORMATION IS THE SOLE PROPERTY OF P&D BUILDERS LTD.
NO REPRODUCTION OR OTHER USE OF THESE PLANS IS PERMITTED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT OF THE PLANS.

RD 008 1439

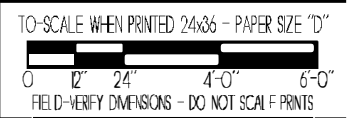
PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085

RONALD W. DANNE LICENSE: 1077085
EXPIRATION DATE: 12/31/2020

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

REVISION DATE:	BY:	FROM/TO:
4/9/20	jrm	concept
4/13/20	rwd	concept rev
4/30/20	jrm	concept rev
5/1/20	rwd	perms
5/6/20	j/r	perm rev
5/8/20	rwd	perm rev

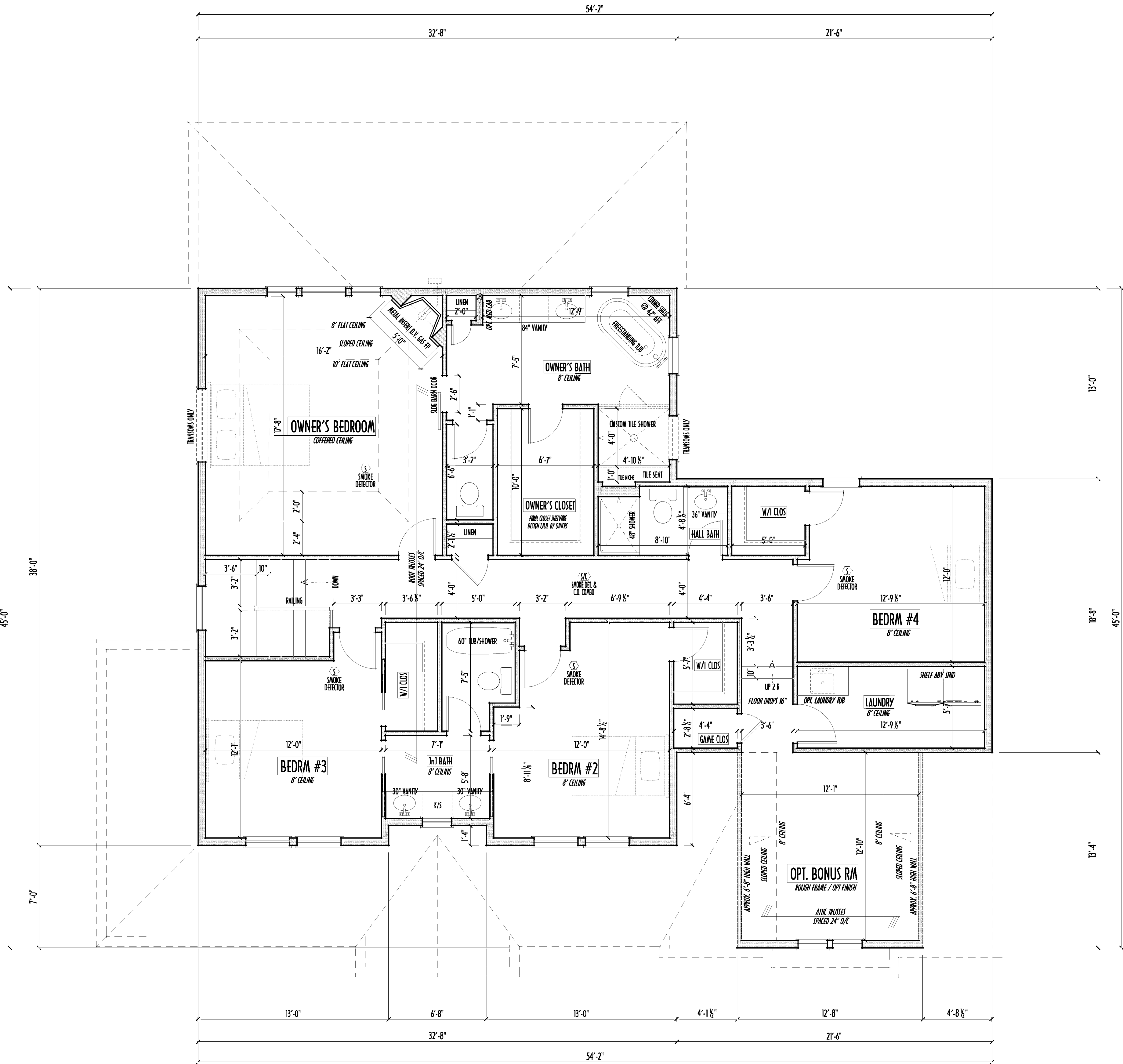


DESIGNED: P&D / rwd

PAGE: 4 of 8

FIRST FLR LIVING SP =	1,370 SQ.FT.
SECOND FLR LIVING SP =	1,742 SQ.FT.
TOTAL LIVING SP =	3,112 SQ.FT.
OPT. FINISHED BSMT =	xxx SQ.FT.

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 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 RCD 314 & 315 75 PSR, <450 SOR PER ASTM E94



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

FND/BSMT



P&D Builders Ltd.

59 Great Parkway Suite 100 Delaware, Ohio 43015 (740) 201-8079 Fax (740) 201-8084 www.pndbuilders.com

ALL INFORMATION IS THE SOLE PROPERTY OF P&D BUILDERS LTD. NO REPRODUCTION OR OTHER USE OF THESE PLANS MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE AUTHOR OF THE PLANS.

RD 008 1439

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

STATE OF OHIO
RONALD W. DANNE
1717085
REGISTERED ARCHITECT

RONALD W. DANNE LICENSE: 1077085
EXPIRATION DATE: 12/31/2020

Danne

Residential Design & Drafting, Inc.

614.207.6266 dannedrd@gmail.com

REVISION DATE:	BY:	FROM/TO
4/9/20	jrm	concept
4/13/20	rwd	concept rev
4/30/20	jrm	concept rev
5/1/20	rwd	prelims
5/6/20	j/r	prelim rev
5/8/20	rwd	prelim rev

10'-0" AS SHOWN PRINTED: 1/8" = 1'-0" (1/8" = 1'-0")
0 2 4 6 8 10
FIELD: 1/8" = 1'-0" DIMENSIONS: DO NOT SCALE - PRINTS

DESIGNED: P&D / rwd

PAGE: 2 of 8

The plan shows a basement and front porch area. The basement is 60'-6" wide and 57'-0" deep. It includes a covered porch, crawl space, and a 3-car garage. Structural details include 4" concrete slabs, 8x12 steel beams, and 1105's engineered joists. The front porch is 6'-4" wide and 10'-0" deep. The plan also shows a furnace, flr drain, and a sump pit. Dimensions are provided for all walls, beams, and joists. The plan is labeled 'FOUNDATION / BASEMENT PLAN' and 'SCALE: 1/4" = 1'-0"'. The plan is dated 5/8/2020 3:07 PM.

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

BASEMENT SLAB =	XXX SQ.FT.
BACK CRAWLSP AREA =	XXX SQ.FT.
FRONT PORCH =	XXX SQ.FT.
GARAGE SLAB =	XXX SQ.FT.
BACK PORCH SLAB =	XXX SQ.FT.

FIRST FLR LIVING SP =	1,370 SQ.FT.
SECOND FLR LIVING SP =	1,742 SQ.FT.
TOTAL LIVING SP =	3,112 SQ.FT.
OPT. FINISHED BSMT =	xxx SQ.FT.

P & D BUILDERS
EST. 1962

5/8/2020 3:07 PM