

P & D
BUILDERS
EST. 1962

ELEVATIONS



DESIGNS ARE THE EXCLUSIVE PROPERTY OF FID BUILDERS LTD
REPRODUCTION OR OTHER USE OF THESE PLANS MAY BE MADE
WITHOUT PRIOR WRITTEN CONSENT OF THE AUTHOR OF THE PLANS

OF

RONALD W.
DANNE

REGISTERED ARCHITECT
WALD W. DANNE LICENSE #1717085

EXPIRATION DATE 12/31/2019

Danne

11/17/2019 11:11 AM

4.207.6266 dannednd@gmail.com

REVISION DATE:	BY:	Pratt/CD
----------------	-----	----------

10/26/17	rwd	prelim rev
3/10/18	rwd	prelim rev
1/24/19	lrm	prelim rev

0-SCALE WHEN PRINTED 24x36 - PAPER SIZE "D"

P&D / rwd

5 of 8

FIRST FLR LIVING SP =	2,010 SQ.FT.
SECOND FLR LIVING SP =	1,384 SQ.FT.
TOTAL LIVING SP =	3,394 SQ.FT.
<i>OPT. FINISHED BSMT =</i>	<i>1,015 SQ.FT.</i>

1ST FLR



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

ALL DRAWINGS ARE THE PROPERTY OF P&D BUILDERS LTD. NO REPRODUCTION OR CHANGE OF THESE PLANS MAY BE MADE WITHOUT WRITTEN CONSENT OF THE ARCHITECT OF THE PLANS.

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

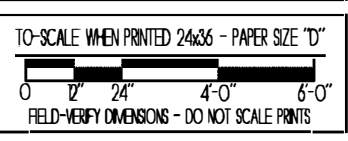
STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085

RONALD W. DANNE, LICENSE #0707085
EXPIRATION DATE: 02/28/2019

Danne
Residential Design & Drafting, Inc.

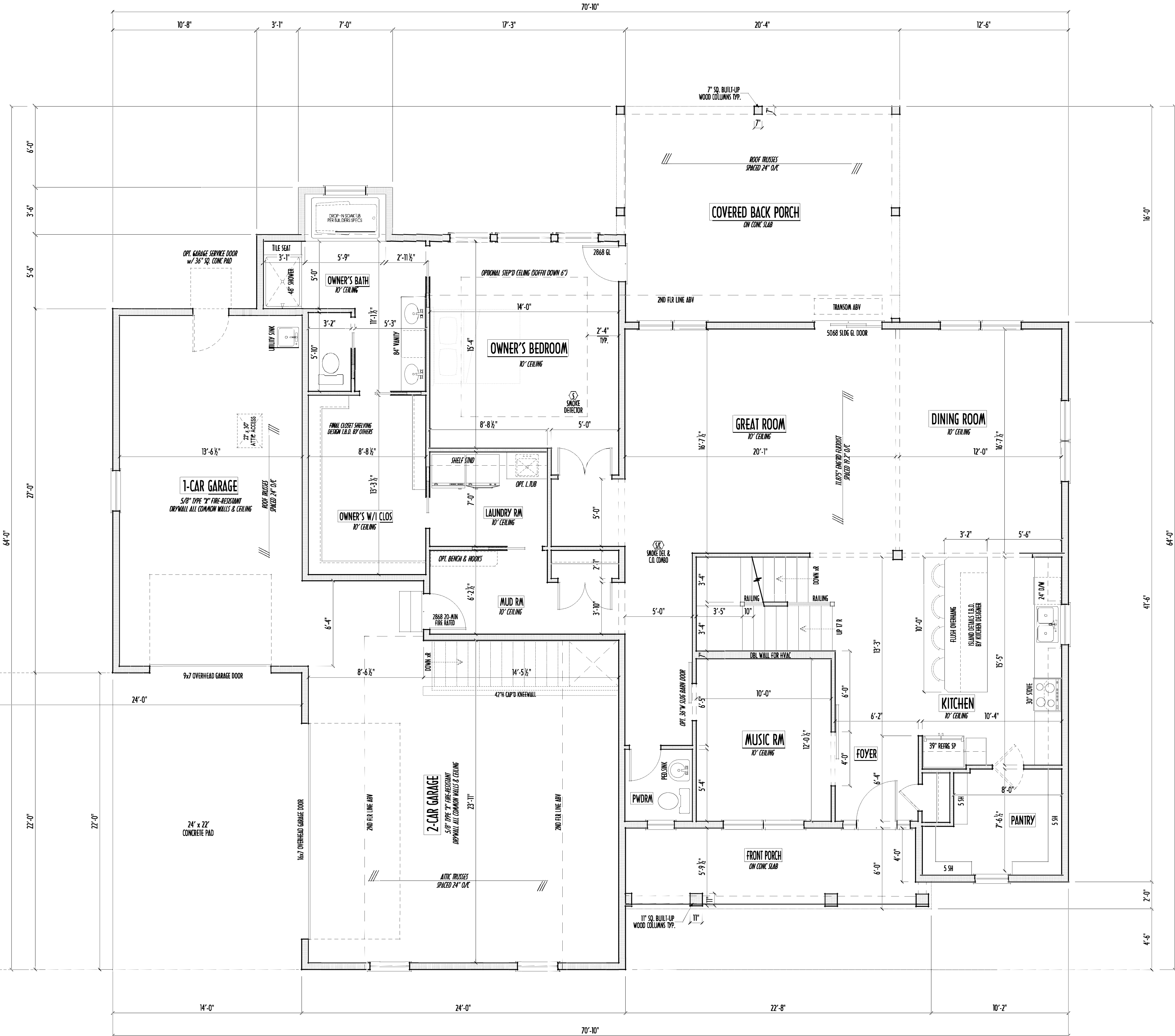
614.207.6266 danne.dad@gmail.com

REVISION DATE:	BY:	PRBY/CD
10/17/17	joy	prelim
10/26/17	nwd	prelim rev
3/10/18	nwd	prelim rev
1/24/19	jam	prelim rev



DESIGNED BY: P&D / rwd

PAGE: 3 of 8



FINAL KITCHEN CABINET & APPLIANCE LAYOUT BY OTHERS. APPLIANCES PER SERIES SPECS

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 2013 I.R.C.O. AND/OR APPLICABLE LOCAL CODES

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
CONFIRM WINDOW ROUGH-OPENINGS AND HEADER SETS 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 FENESTRATION

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

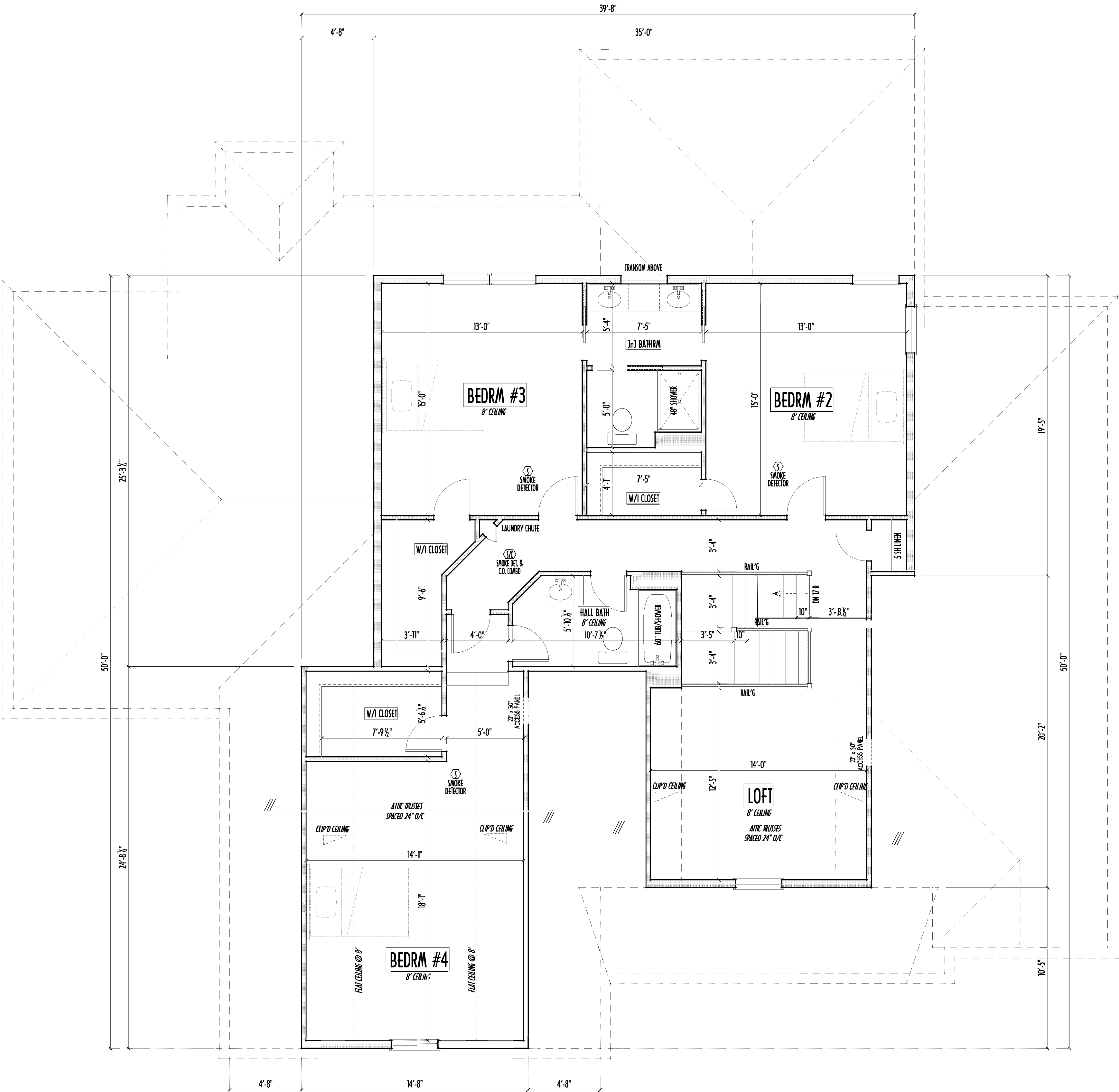
FINAL/INSTALLED INSULATION VALUES SHOULD MATCH REA-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)

INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

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

FIRST FLR LIVING SP =	2,010 SQ.FT.
SECOND FLR LIVING SP =	1,384 SQ.FT.
TOTAL LIVING SP =	3,394 SQ.FT.
OPT. FINISHED BSMT =	1,015 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 REG-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & ISL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCD 314 & 315 <75 PSR, <450 SDR PER ASTM E84



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

PLEASE NOTE: PRELIMINARY DESIGNS ARE SUBJECT TO CHANGE DUE TO STRUCTURAL OR CODE REQUIREMENTS. ITEMS SHOWN MAY BE OPTIONAL/EXTRA. PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS.

2ND FLR

P&D BUILDERS LTD.
59 Greif Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

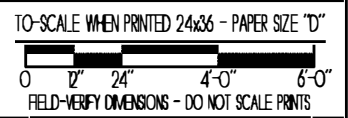
ALL DRAWINGS ARE THE EXCLUSIVE PROPERTY OF P&D BUILDERS LTD. NO REPRODUCTION OR CHANGE OF THESE PLANS MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT OF THE PLANS.

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085
RONALD W. DANNE, LICENSE #07085
EXPIRATION DATE 12/31/2019

Danne
Residential Design & Drafting
614.207.6266 dannejd@gmail.com

REVISION DATE:	BY:	DATE/CD
10/17/17	joy	prelim
10/26/17	rwcd	prelim rev
3/10/18	rwcd	prelim rev
1/24/19	jcm	prelim rev

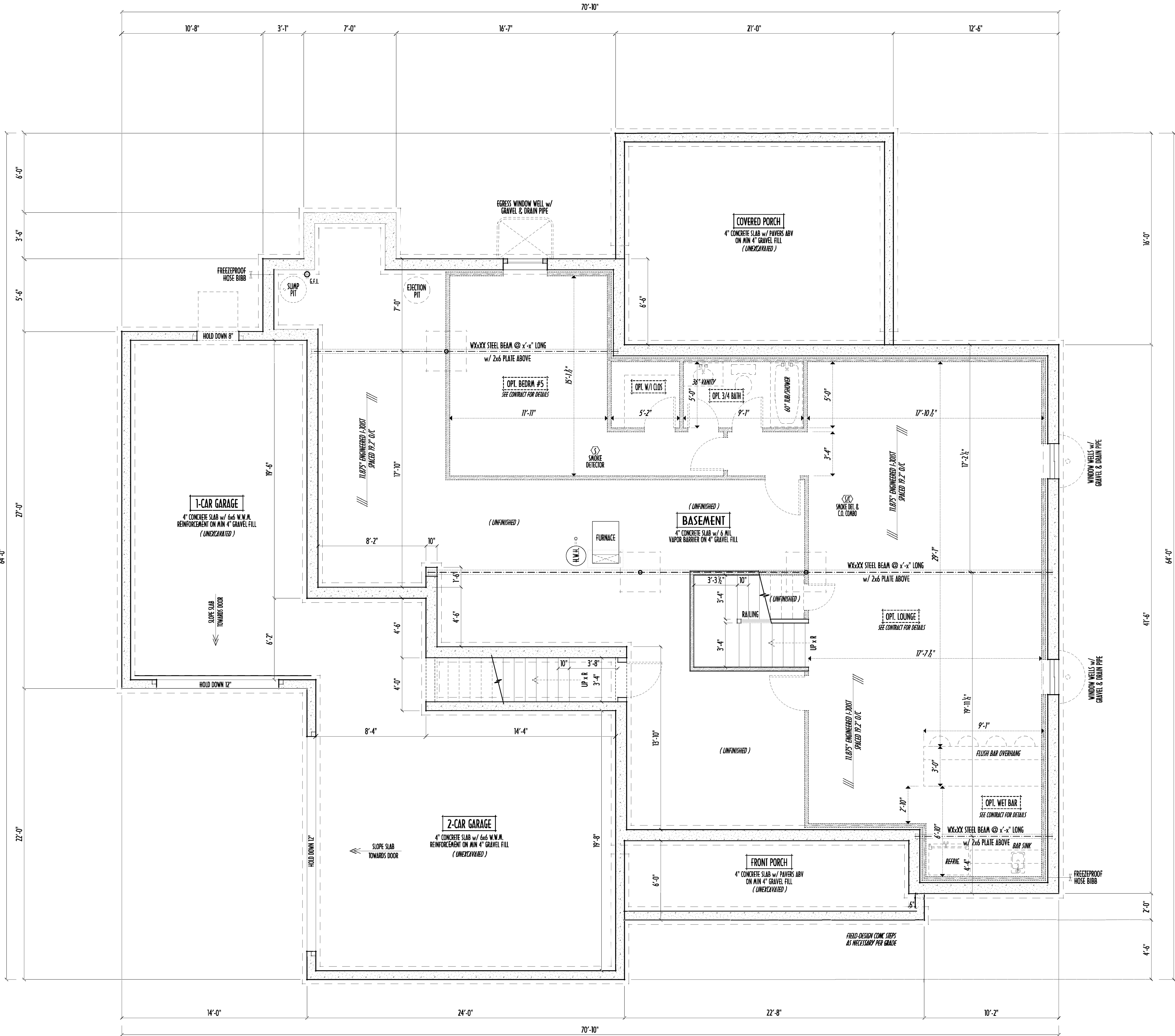


FIRST FLR LIVING SP =	2,010 SQ.FT.
SECOND FLR LIVING SP =	1,384 SQ.FT.
TOTAL LIVING SP =	3,394 SQ.FT.
OPT. FINISHED BSMT =	1,015 SQ.FT.

DESIGNED BY: P&D / rwd
PAGE: 4 of 8

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

- 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 TOFT OF RUN
- AVOID FLOORJOISTS LOCATED 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 DC-16
- INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION



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

BASEMENT SLAB =	1,832 SQ. FT.
FRONT PORCH SLAB =	132 SQ. FT.
BACK PORCH SLAB =	332 SQ. FT.
GARAGE SLAB =	880 SQ. FT.

FIRST FLR LIVING SP =	2,010 SQ. FT.
SECOND FLR LIVING SP =	1,384 SQ. FT.
TOTAL LIVING SP =	3,394 SQ. FT.
OPT. FINISHED BSMT =	1,015 SQ. FT.



Danne
Residential Design & Drafting
614.207.6266 dannejd@gmail.com

REVISION DATE:	BY:	PREP/CD
10/17/17	jcy	prelim
10/26/17	nwd	prelim rev
3/10/18	nwd	prelim rev
1/24/19	jcm	prelim rev

