

P&D

BUILDERS LTD.

Partners • Design

P&D Builders Ltd.

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www.pndbuilders.com

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NO REPRODUCTION OR CIRCULATION OF THESE PLANS MAY BE MADE WITHOUT WRITTEN CONSENT OF THE AUTHOR OF THE PLANS.

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

LEFT 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  
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 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 (#76 GALV CORROSION-RESISTANT SCREENED AT/ABY FOUNDATION PLATE (3.5" FLANGED) PLACED AT MIN 4" ABY EARTH / 2" ABY 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 (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"

PRELIMINARY DESIGN  
NOT TO SCALE - NOT FOR CONSTRUCTION

P&D BUILDERS  
EST. 1962

FIRST FLOOR = 1,803 SQ.FT.  
OPT FIN. BSMT = ??? SQ.FT.

STATE OF OHIO

REGISTERED ARCHITECT

RONALD W. DANNE

1717085

RONALD W. DANNE LICENSE #177085

EXPIRATION DATE 9/30/2021

Danne

Residential Design & Drafting, Inc.

614.207.6266 dannedanne@gmail.com

REVISION DATE: BY: REVISION

4/20/20 10/1/20 prelims

4/22/20 1/1/20 prelims

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11x17

1" = 1'-0"

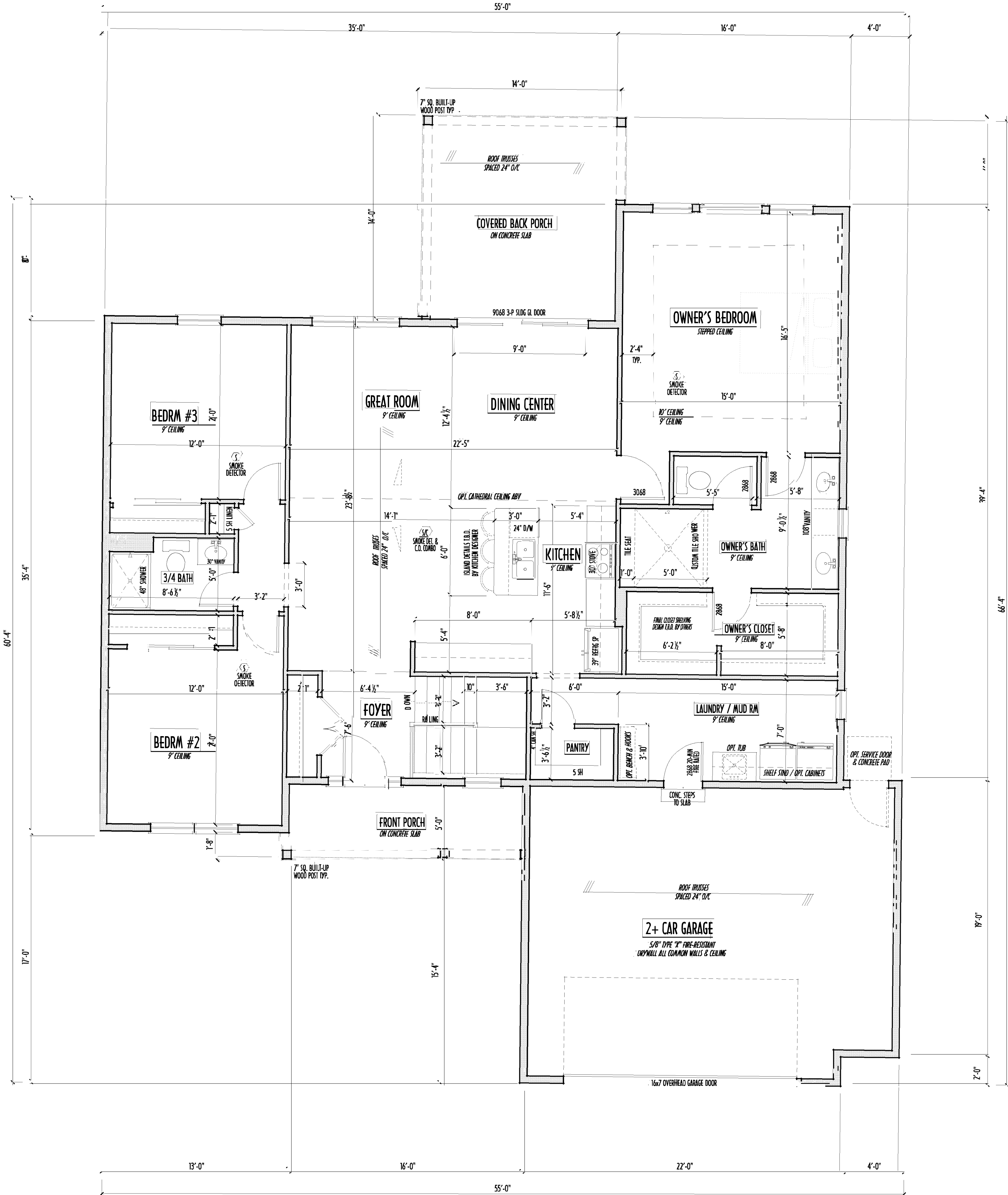
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PRELIMINARY DESIGN  
NOT TO SCALE - NOT FOR CONSTRUCTION

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 2015 I.C.C. AND/OR APPLICABLE LOCAL CODES  
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT  
CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HEIGHTS 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 REM-RAE 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 FLOOR = 1,803 SQ.FT.  
OPT FIN. BSMT = ??? SQ.FT.

FND/BSMT



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The plan shows a basement and foundation layout with the following details:

- Overall Dimensions:** 55'-0" wide by 66'-4" deep.
- Basement:** 4" concrete slab w/ 6 mil vapor barrier on 4" gravel fill. Includes window wells w/ gravel & drain pipe, and a crawlspace with 4" gravel fill w/ 6 mil vapor barrier.
- Front Porch:** 4" concrete slab on 4" gravel fill.
- 2+ Car Garage:** 4" concrete slab w/ 6 mil w.w.m. reinforcement on 4" gravel fill.
- Structural Details:** 11.85" engineered joists spaced @ 19.2" o.c., 8x77 steel beam @ 4'-0" w/ 2x6 plate above, and 1/2" pipe 3" diameter underground fire protection.
- Other Features:** Furnace, field-adjust utility locations as needed, and a smoke detector.

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

PRELIMINARY DESIGN  
NOT TO SCALE - NOT FOR CONSTRUCTION

- MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.A.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 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. 3/4" 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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BY: PHM/CD

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4/22/2020 rwd prelims

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0" 1" 2" 3" 4" 5" 6" 7" 8" 9" 10"

FIELD WORK DIMENSIONS - DO NOT SCALE PLANS

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