

ELEVATIONS



P&D Builders Ltd.

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

1185

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

Danne

Residential Design & Drafting, Inc.

614.207.6266 danneind@gmail.com

REVISION DATE:	BY:	REV	DESCRIPTION
4/6/17	rwd	1	concepts
5/4/17	"	2	prelims
5/30/17	"	3	prelim rev
6/16/17	"	4	prelim rev
6/29/17	"	5	ARB rev

DESIGNED BY: P&D / rwd

PAGE: 4 of 8

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

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

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"

FIRST FLOOR CEILINGS @ 10'-1 1/8" & 11'-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 & RAISE SIZES

RUN BRICK VENEER 1" PAST FRAMING CORNERS
CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6" INTO TRIM 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

SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

- DIMENSIONAL SHINGLES (PER SPECS)
- FALK STONE VENEER (STYLE T.B.D. PER CLIENT)
- HORIZ. LAP SIDING (TYPE T.B.D. PER BUILDER)
- BOARD & BATTEN SIDING (TYPE T.B.D. PER BUILDER)

FIRST FLOOR = 2,504 SQ.FT.
OPT FIN. BSMT = 55 SQ.FT.

P & D
BUILDERS
EST. 1962

1ST FLR



DESIGNS ARE THE EXCLUSIVE PROPERTY OF F&D BUILDERS LTD.
REPRODUCTION OR OVER-USE OF THESE PLANS MAY BE AVOID
WITHOUT PRIOR WRITTEN CONSENT OF THE AUTHOR OF THE PLANS

1185

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

Danne
Residential Design & Drafting LLC

4.207.6266 dannednd@gmail.com

REVISION DATE:	BY:	Prep/CD
4/6/17	rwd	concepts
5/4/17	" "	prelims
5/30/17	--	prelim rev
6/16/17	--	prelim rev
6/29/17	--	ARB rev

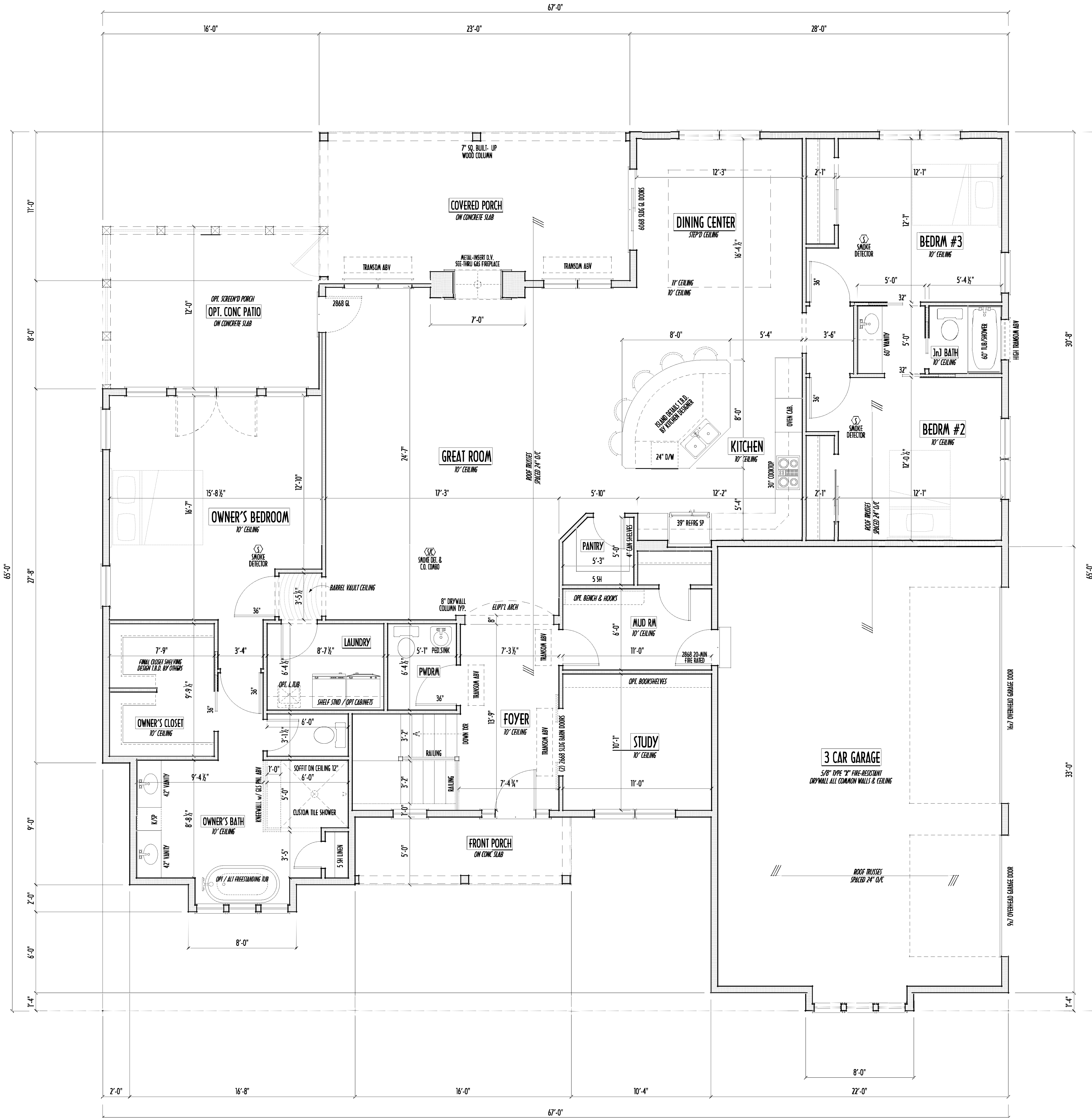
10-SCALE WHEN PRINTED 24x36 - PAPER SIZE "D"

0 2' 4' 6'-0"

FIELD VERIFY DIMENSIONS - DO NOT SCALE PRINTS

P&D / rwd

3 of 8



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

FIRST FLOOR =	2,504 SQ.FT.
OPT FIN. BSMT =	55 SQ.FT.



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

ALL DRAWINGS ARE THE SOLE PROPERTY OF P&D BUILDERS LTD.
NO REPRODUCTION OR CIRCULATION OF THESE DRAWINGS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OF THE PLANS.

1185

1185

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

Danne
Residential Design & Drafting
614.207.6266 danneand@gmail.com

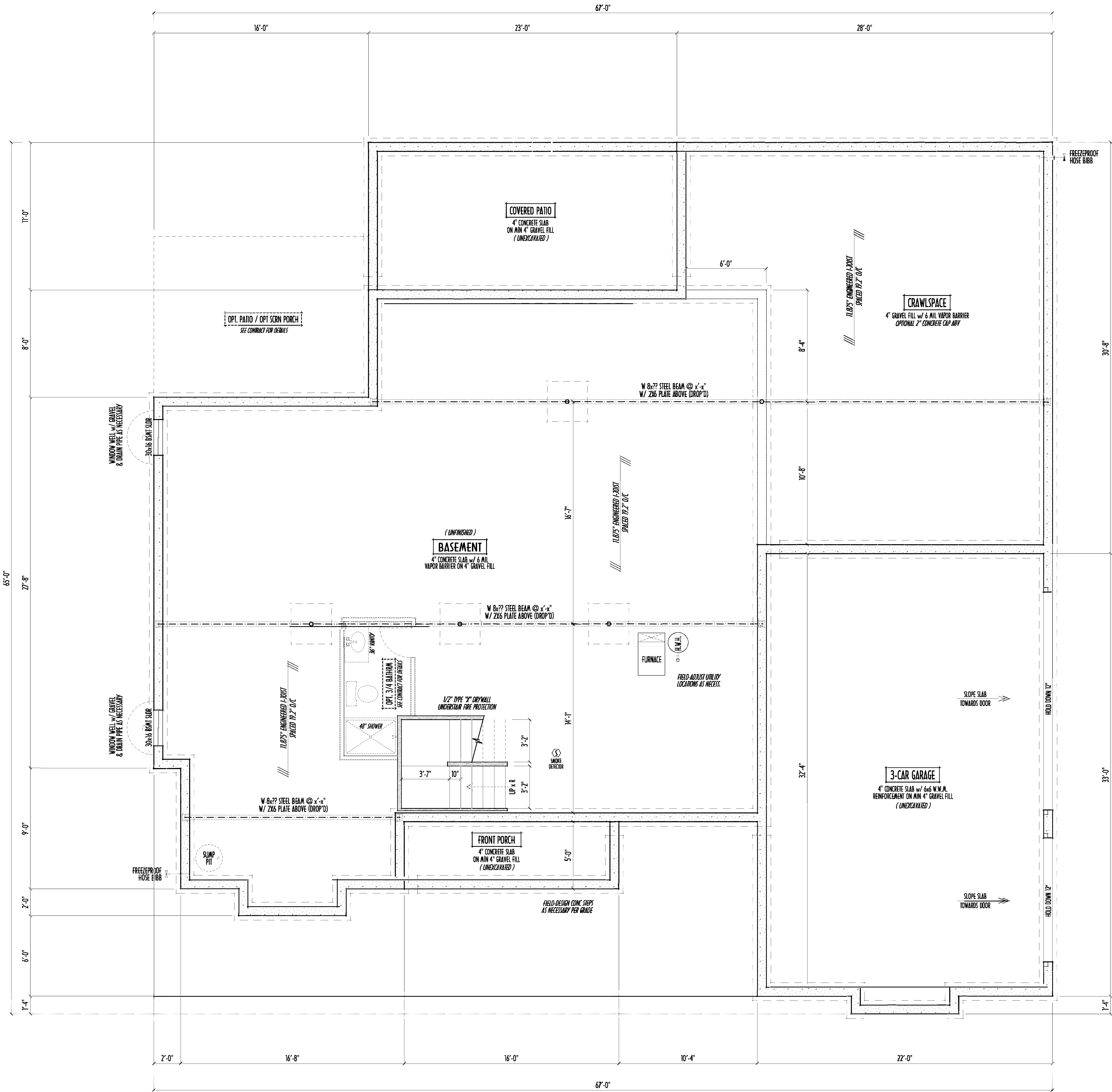
REVISION DATE:	BY:	DATE
4/6/17	rwd	concept
5/4/17	"	prelim
5/30/17	"	prelim rev
6/16/17	"	prelim rev
6/29/17	"	ARB rev

TO SCALE WHEN PRINTED 24"X - PAPER SIZE 11"
0 12 24 36 48 60
FIELD MEASUREMENTS - DO NOT SCALE FROM

DESIGNED: P&D / rwd

PAGE: 2 of 8

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 10FT OF RUN
AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
BLOCK BETWEEN RODJOISTS 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



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

FIRST FLOOR = 2,504 SQ.FT.
OPT FIN. BSMT = 55 SQ.FT.