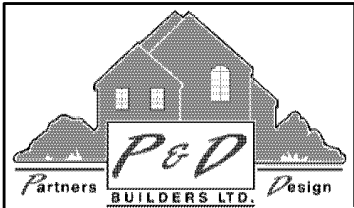


P&D Builders - Job # 1364

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

ELEVATIONS



P&D Builders Ltd.
59 Greif Parkway Suite 100
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www.pndbuilders.com

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1364

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

STATE OF OHIO
REGISTERED ARCHITECT

RONALD W. DANNE
1717085

RONALD W. DANNE LICENSE 477085 EXPIRATION DATE 12/31/2019

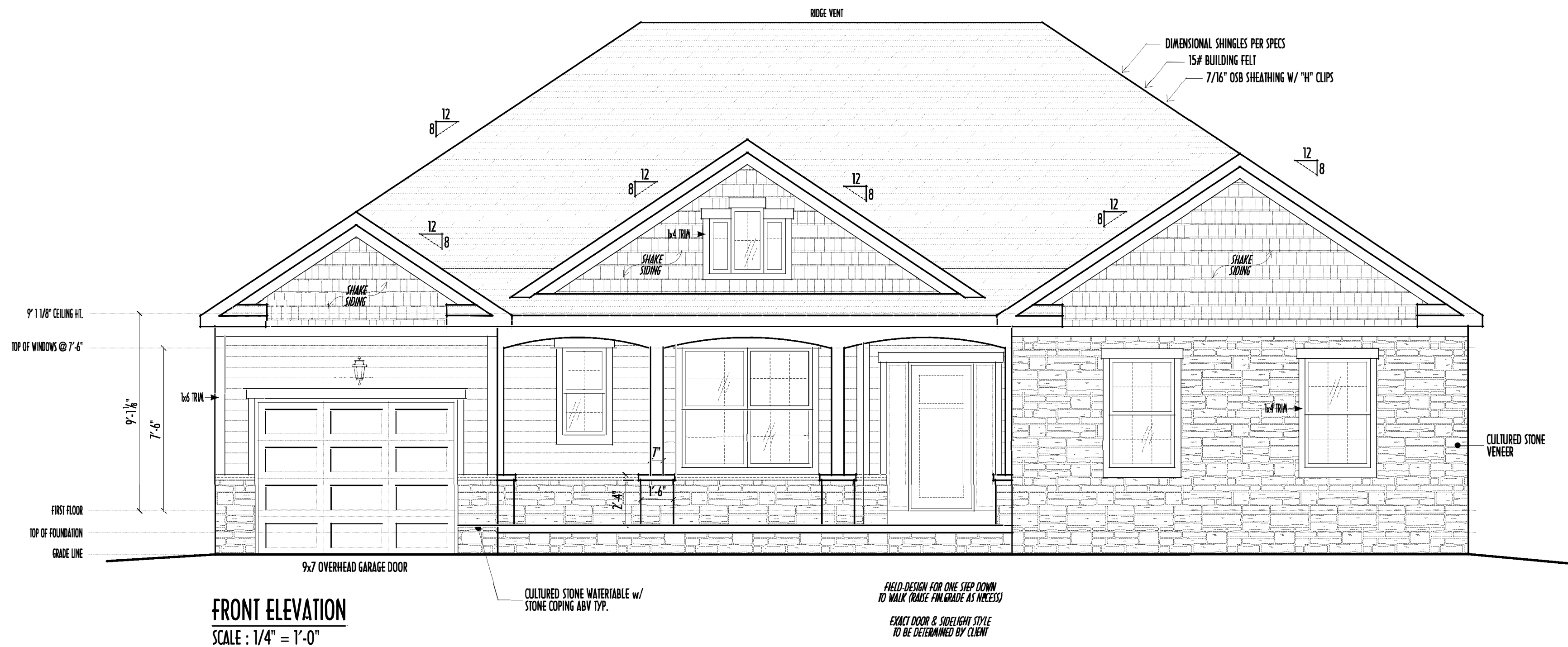
Danne
Residential Design & Drafting, Inc.
614.207.6266 dannedrd@gmail.com

REVISION DATE:	BY:	DATE:	DESCRIPTION:
11/13/18	rwd		concepts
11/14/18			concept rev
11/27/18	r/j		concept rev
11/29/18	rwd		prints
12/2/18			print rev

10 SCALE WHEN PRINTED 24"X36" - PAPER SIZE 11" X 17" FIELD - 1/8" = 1'-0" DO NOT SCALE PRINTS

DESIGNED BY P&D / rwd

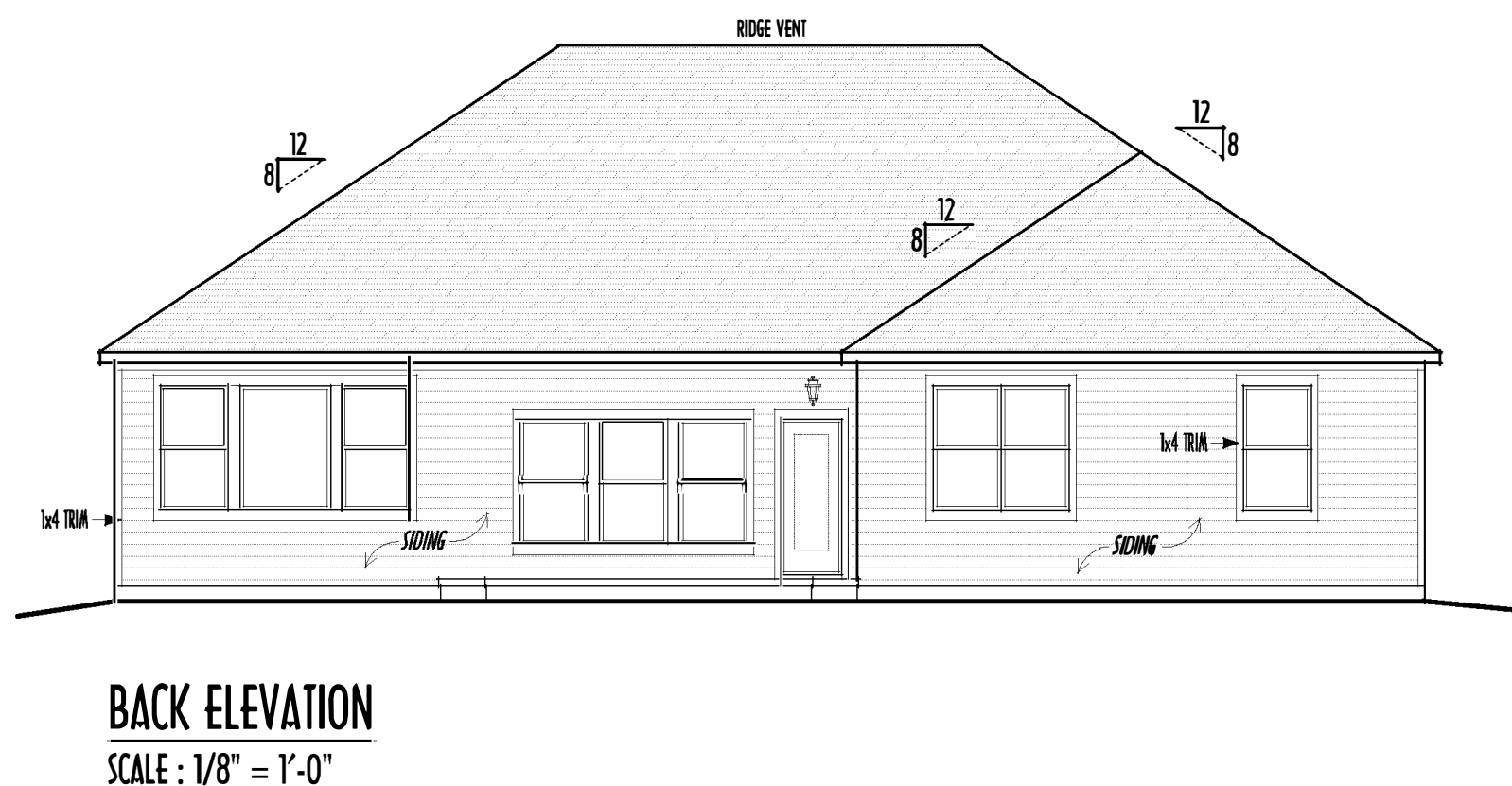
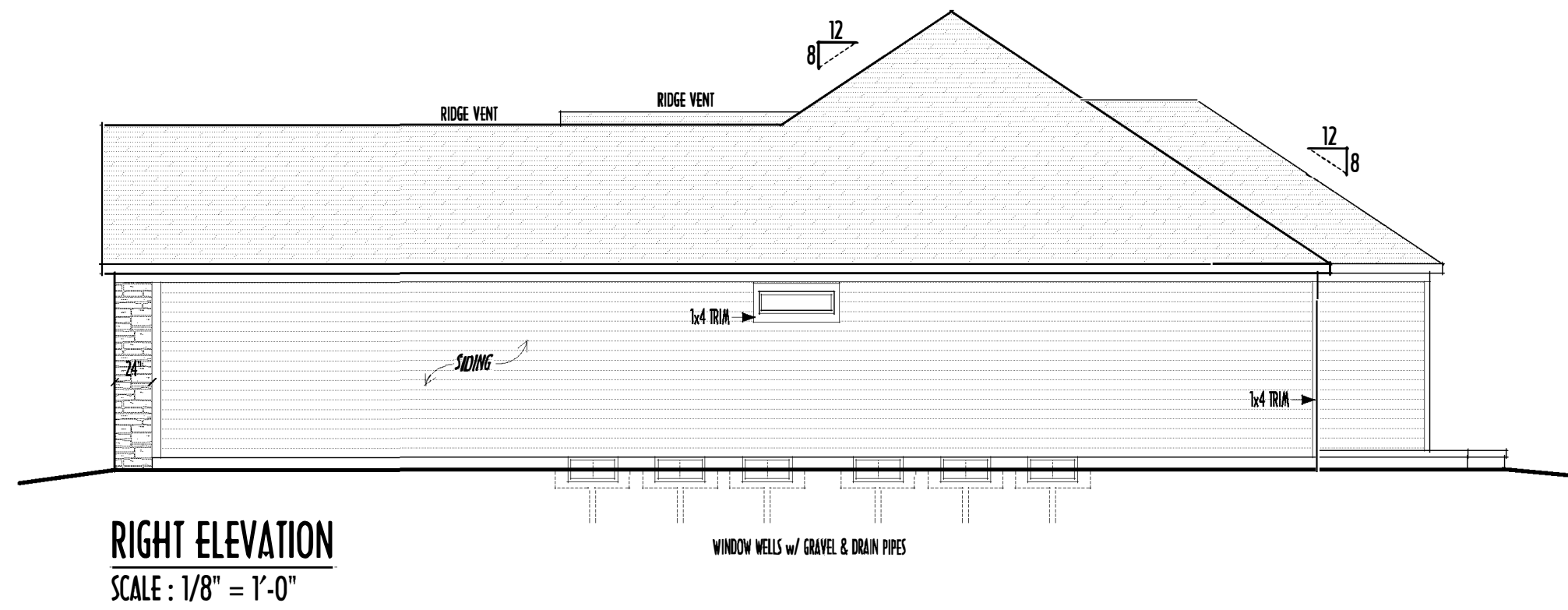
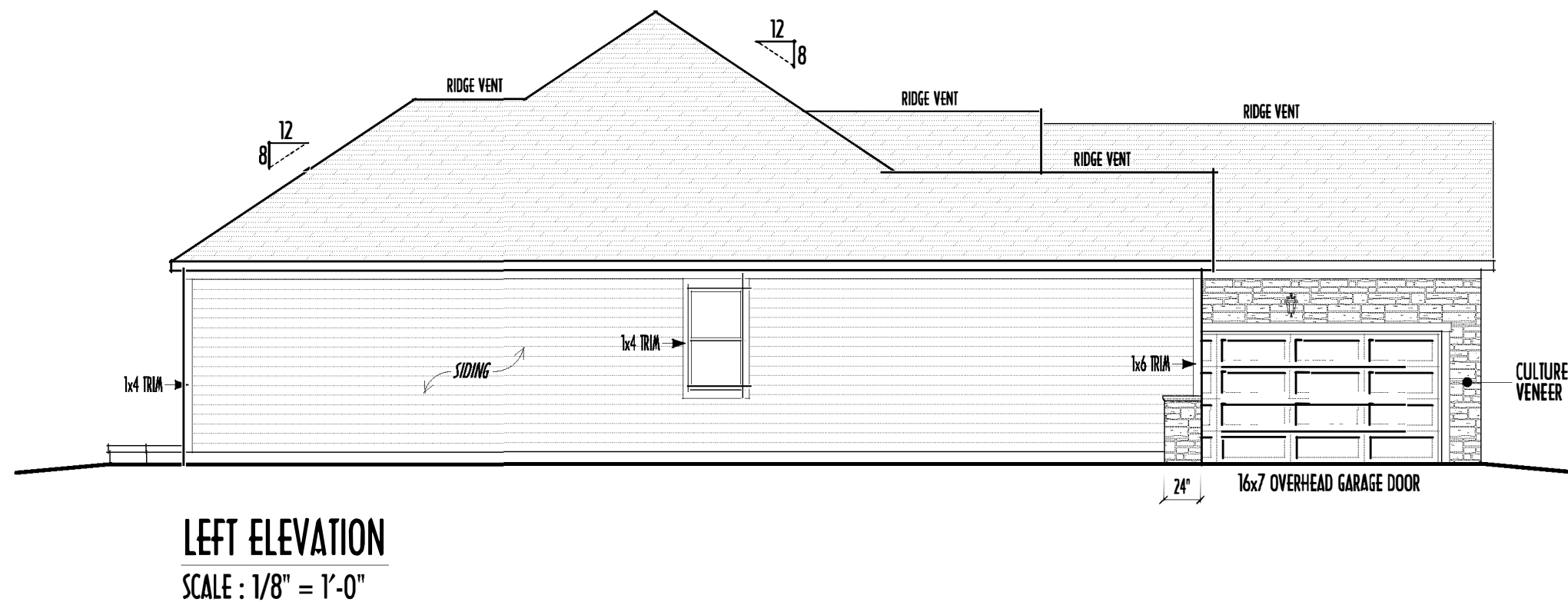
PAGE 4 of 8



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



- DIMENSIONAL SHINGLES
- FAUX STONE VENEER
- HORIZ LAP HARDY SIDING
- SHAKE HARDY SIDING

FIRST FLR LIVING SP = 2,163 SQ.FT.
SUN ROOM LIVING SP = 190 SQ.FT.
TOTAL LIVING SP = 2,353 SQ.FT.
OPT. FINISHED BSMT = 890 SQ.FT.



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 SCREDS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
(#26 GALV CORROSION-RESISTANT SCREED 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

1ST FLR



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PRO JOB #

1364

JOB LOCATION

LOT 87
NEW CALIFORNIA WOODS

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

The Schroeder Residence

Jerome Twp, Union County, Ohio

STATE OF OHIO
REGISTERED ARCHITECT

RONALD W. DANNE
1717085

RONALD W. DANNE LICENSE 477085
EXPIRATION DATE 12/31/2019



614.207.6786 danne@danne.com

REVISION DATE:	BY:	DESCRIPTION
11/13/18	rwd	concepts
11/14/18	---	concept rev
11/27/18	r/j	concept rev
11/29/18	rwd	prelim
12/2/18	---	prelim rev

1"=8'-0" SCALE WHEN PRINTED 24"X36" - PAPER SIZE 11"X17"

0' 4' 8' 12'

FIELD DIMENSIONS - DO NOT SCALE DIMS

DESIGNED BY

P&D / rwd

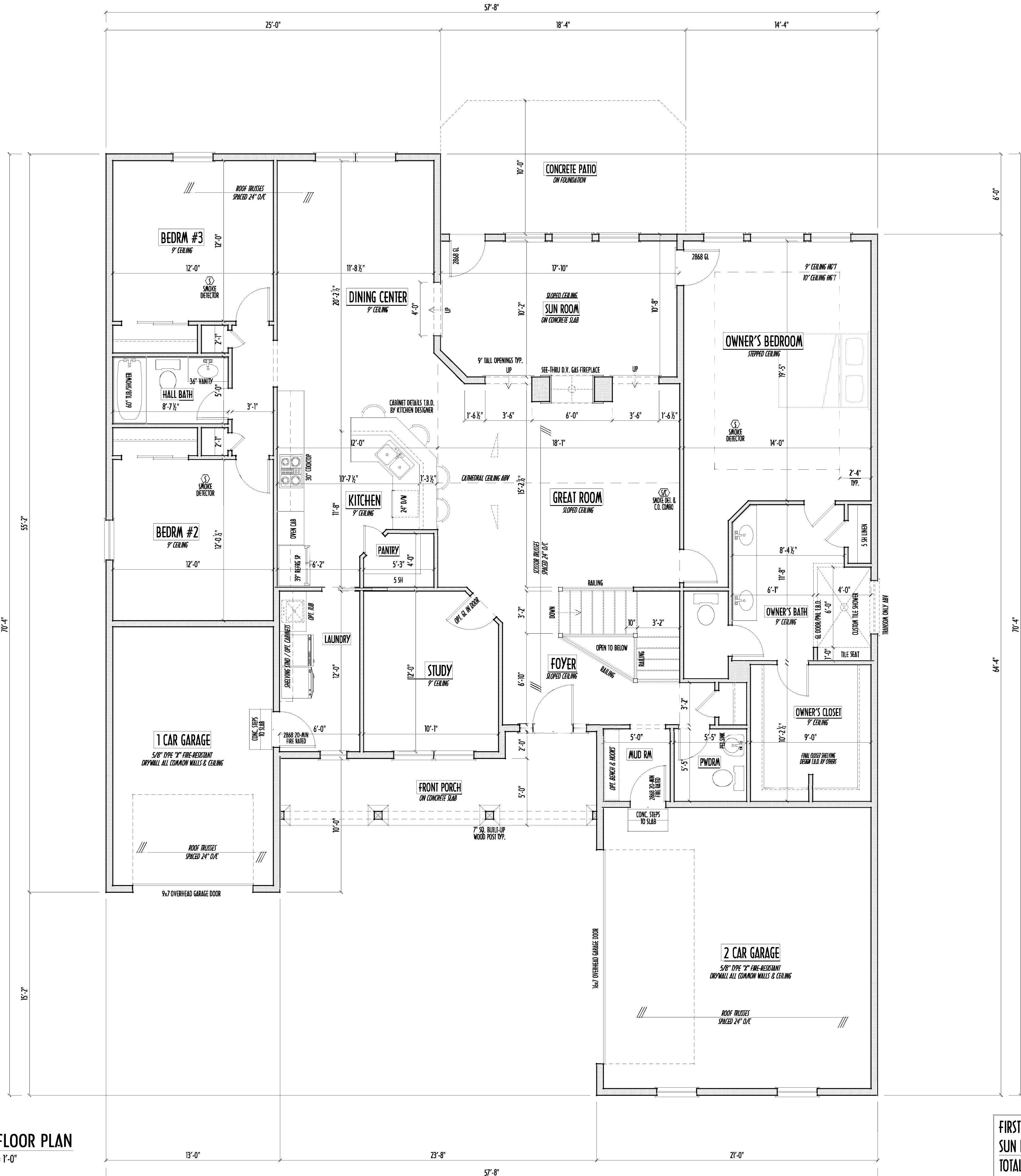
PAGE :

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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 2013 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 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



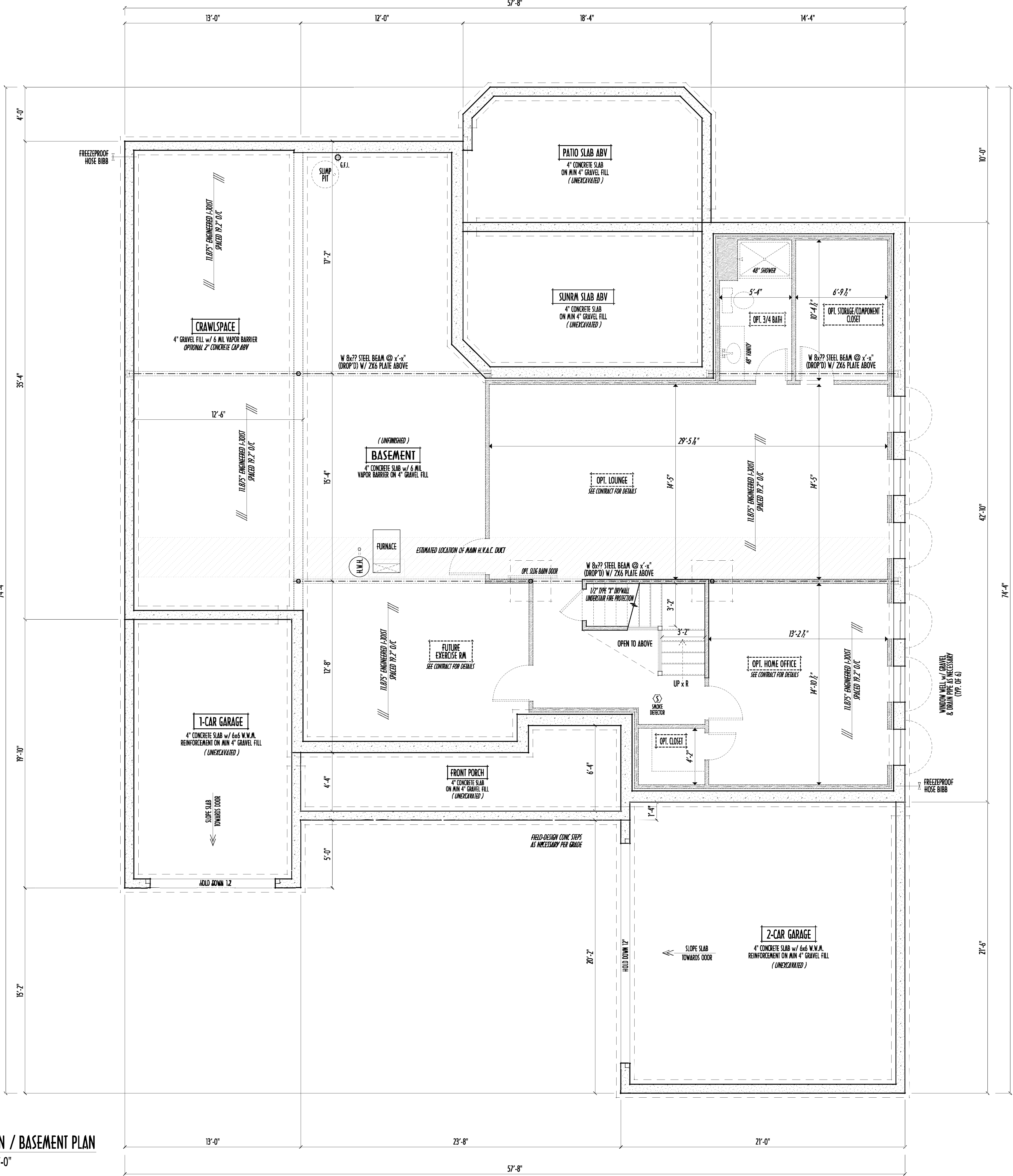
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLR LIVING SP = 2,163 SQ.FT.
SUN ROOM LIVING SP = 190 SQ.FT.
TOTAL LIVING SP = 2,353 SQ.FT.
OPT. FINISHED BSMT = 890 SQ.FT.

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

REVISION DATE:	BY:	Revised/CD
11/13/18	rwd	concepts
11/14/18	---	concept rev
11/27/18	1/1	concept rev
11/29/18	rwd	prelim
12/2/18	---	prelim rev



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

FIRST FLR LIVING SP =	2,163 SQ.FT.
SUN ROOM LIVING SP =	190 SQ.FT.
TOTAL LIVING SP =	2,353 SQ.FT.
OPT. FINISHED BSMT =	890 SQ.FT.

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 FLOODISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
BLOCK BETWEEN FLOODISTS 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