

ELEVATIONS



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

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WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR THE FIRM

1430

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085
RONALD W. DANNE LICENSE #1717085
EXPIRATION DATE 12/31/2021

Danne
Residential Design & Drafting, LLC
614.207.4266 danne@danne.com

REVISION DATE:	BY:	PROJECT/CD
2/18/20	jam	concepts
2/20/20	nwd	concept rev
2/26/20	r/j	prelims
3/4/20 & 3/6/20	r/j	prelim rev
4/6/20	r/j	prelim rev
4/16/20	nwd	prelim rev
4/28/20	nwd	prelim rev
5/7/20	nwd	prelim rev
5/21/20	jam	perm eng

10'-0" SCALE WHEN PRINTED 24" x 36" - PAPER SIZE 11"

0' 8' 16' 24' 32' 40' 48' 56' 64' 72' 80' 88' 96' 104' 112' 120'

FIELD DIMENSIONS - 1/8" = 1'-0"

DESCRIPT

P&D / rwd

PAGE :

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FRONT ELEVATION
SCALE : 1/4" = 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

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

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

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

- DIMENSIONAL SHINGLES (PER SPECS)
- BOARD & BATTEN SIDING
- BRICK VENEER

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 TAG 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

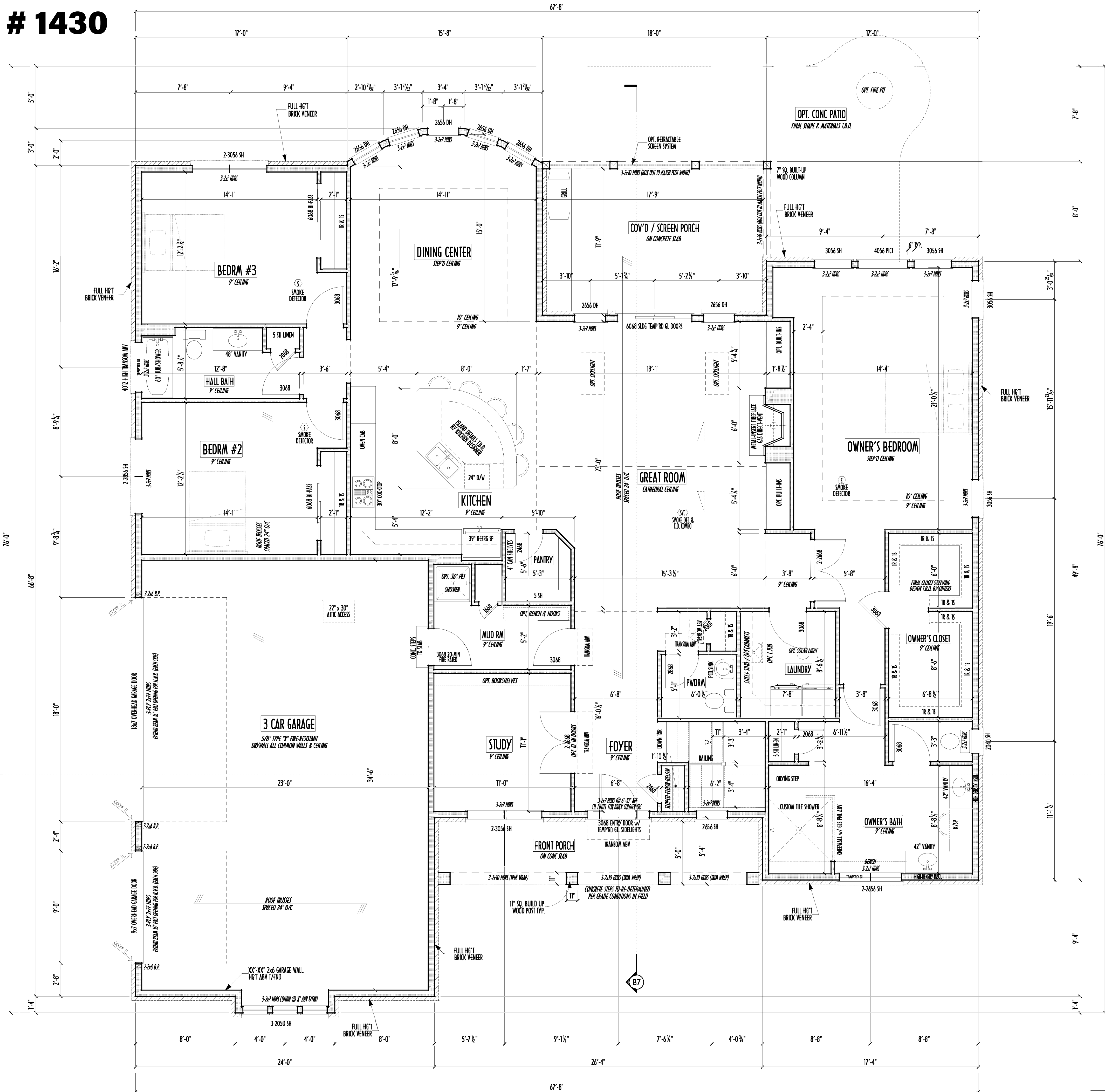
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

P&D
BUILDERS
EST. 1962

FIRST FLOOR = 2,823 SQ.FT.
OPT FIN. BSMT = 1,565 SQ.FT.

P&D Builders - Job # 1430

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 2015 R.C.O. AND/OR APPLICABLE LOCAL CODES
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HGT'S 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 TALCOMA 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"

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1ST FLR

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RONALD W. DANNE
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EXPIRATION DATE 12/31/2021

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614.207.4764 dannehd@gmail.com

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5/21/20	jrm	pre-eng

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0 8 16 24 32 40 48 56 64 72 80 88 96 104 112 120
FIELD-ONLY DIMENSIONS - DO NOT SCALE PRINTS

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6/19/2020 9:07 AM

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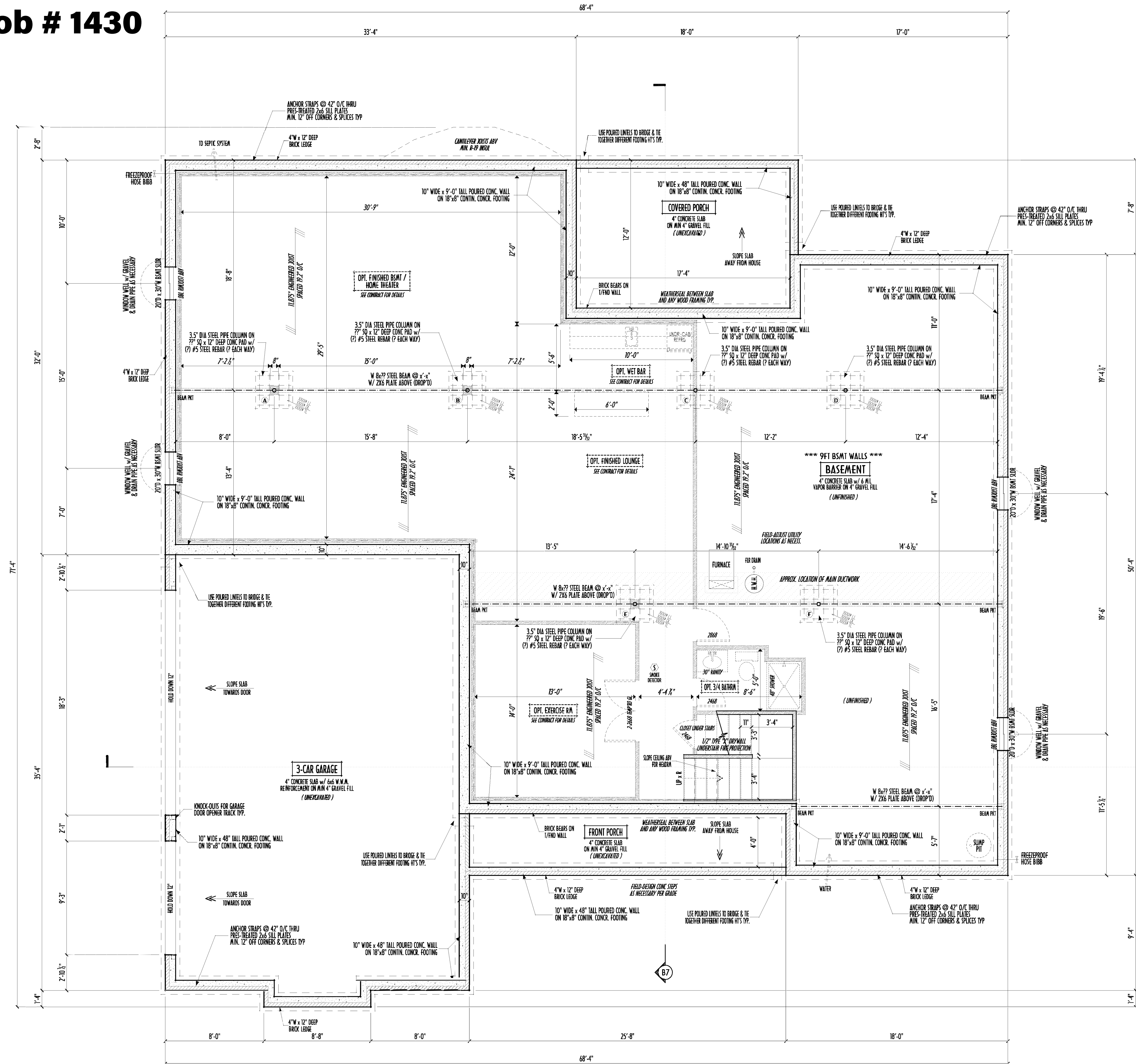
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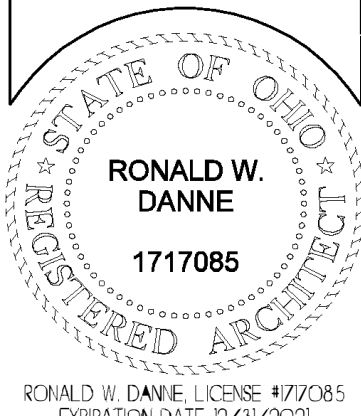
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MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.W.L. BLOCK WALL = 7'-0" ABOVE SLAB
WATERPROOFING / DAMPROOFING PER CODE
ALL STRUCTURAL LUMBER IS MIN. CANADIAN SPECIES #2 SPRUCE-PINE-FIR, UNLESS NOTED OTHERWISE
FIRST FLOOR DESIGN LIVE LOAD = 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 10 FT OF RUN
AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS
BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CUSH ZONES) WITH APPROPRIATE 2X FILL
SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES
STEP DOWN FOOTINGS 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
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