

P&D Builders - Job # 1373

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.

ELEVATIONS

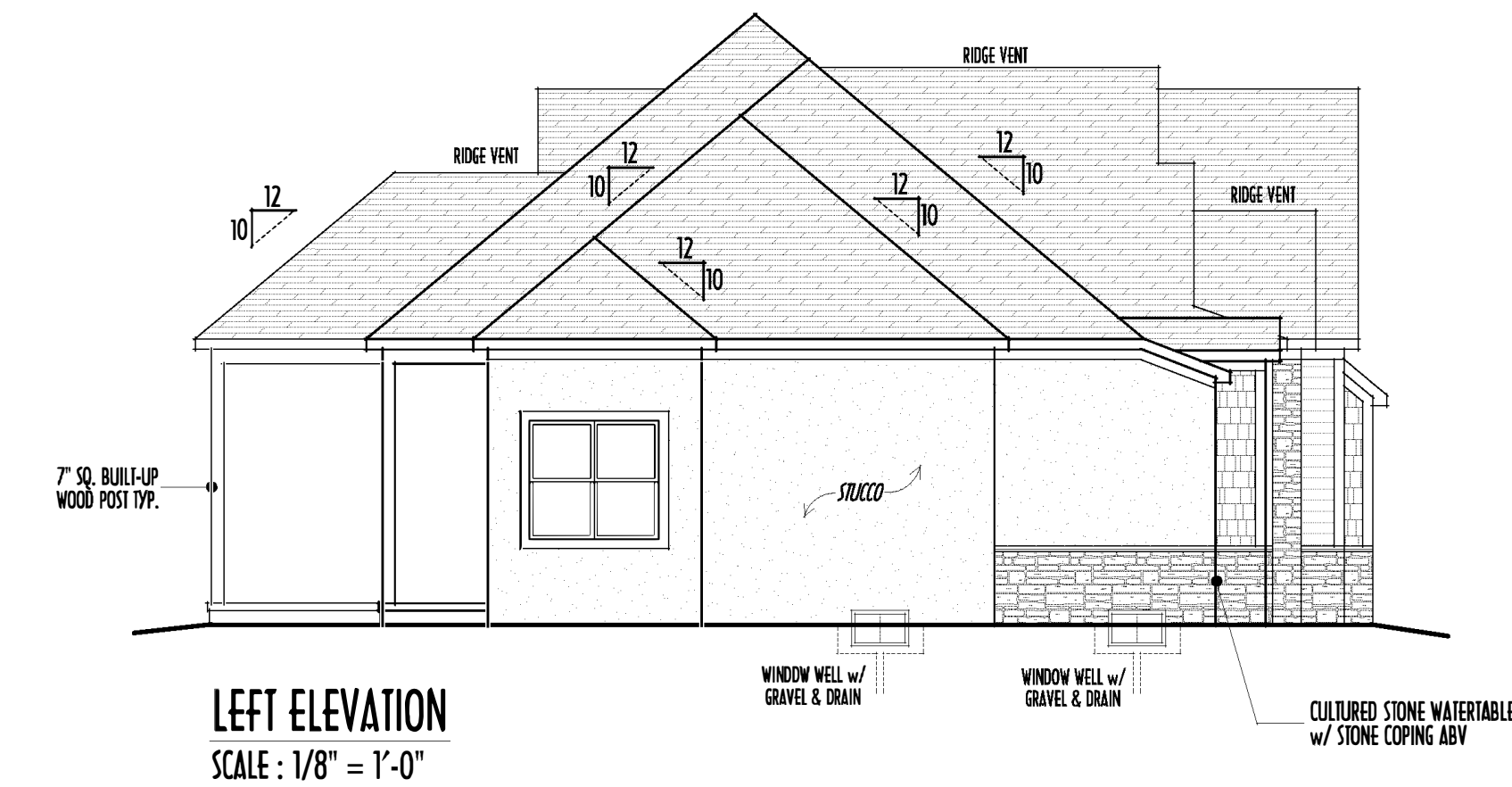
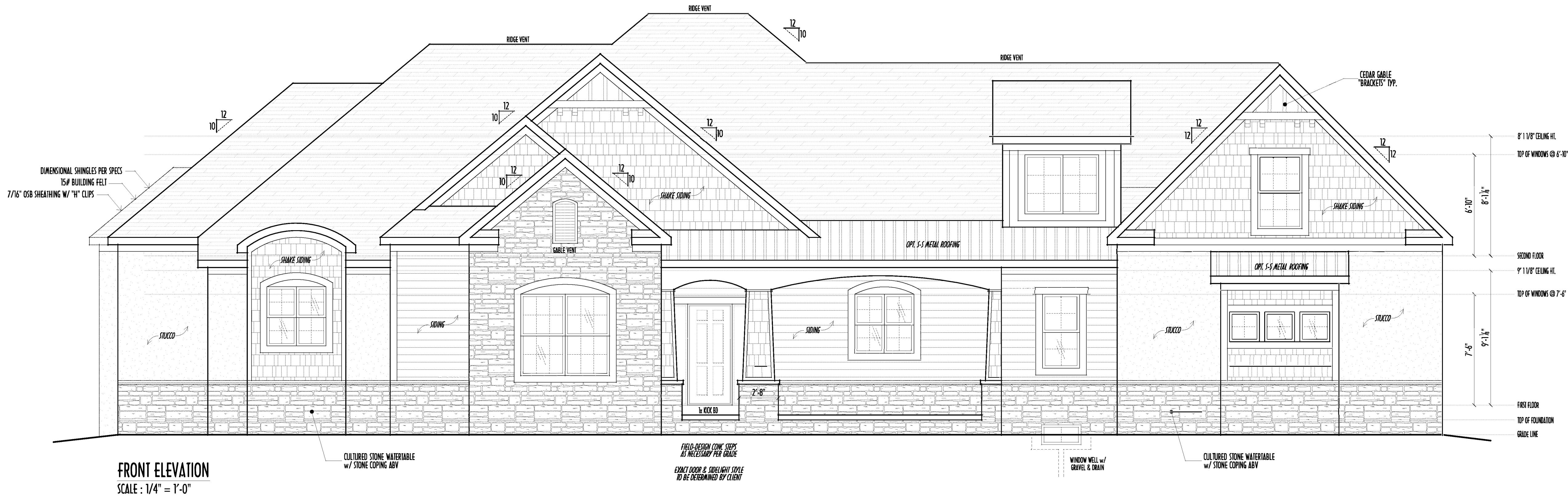


P&D Builders Ltd.
59 Greif Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
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www.pndbuilders.com

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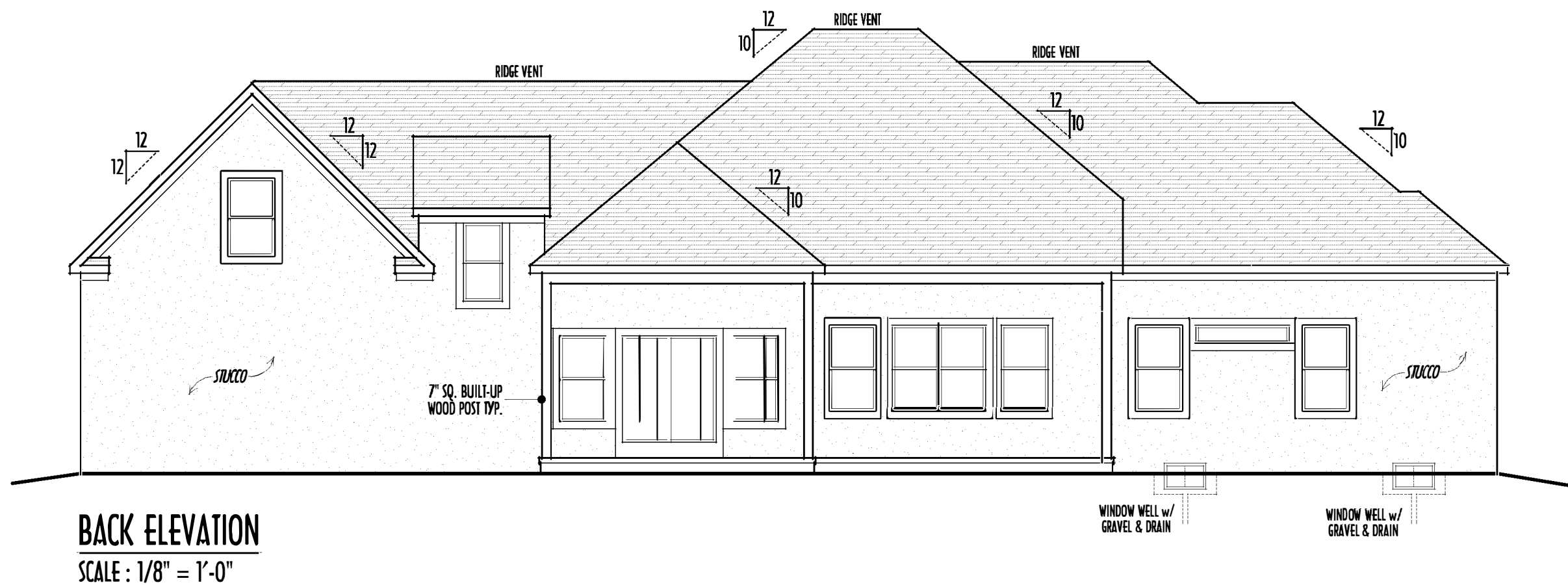
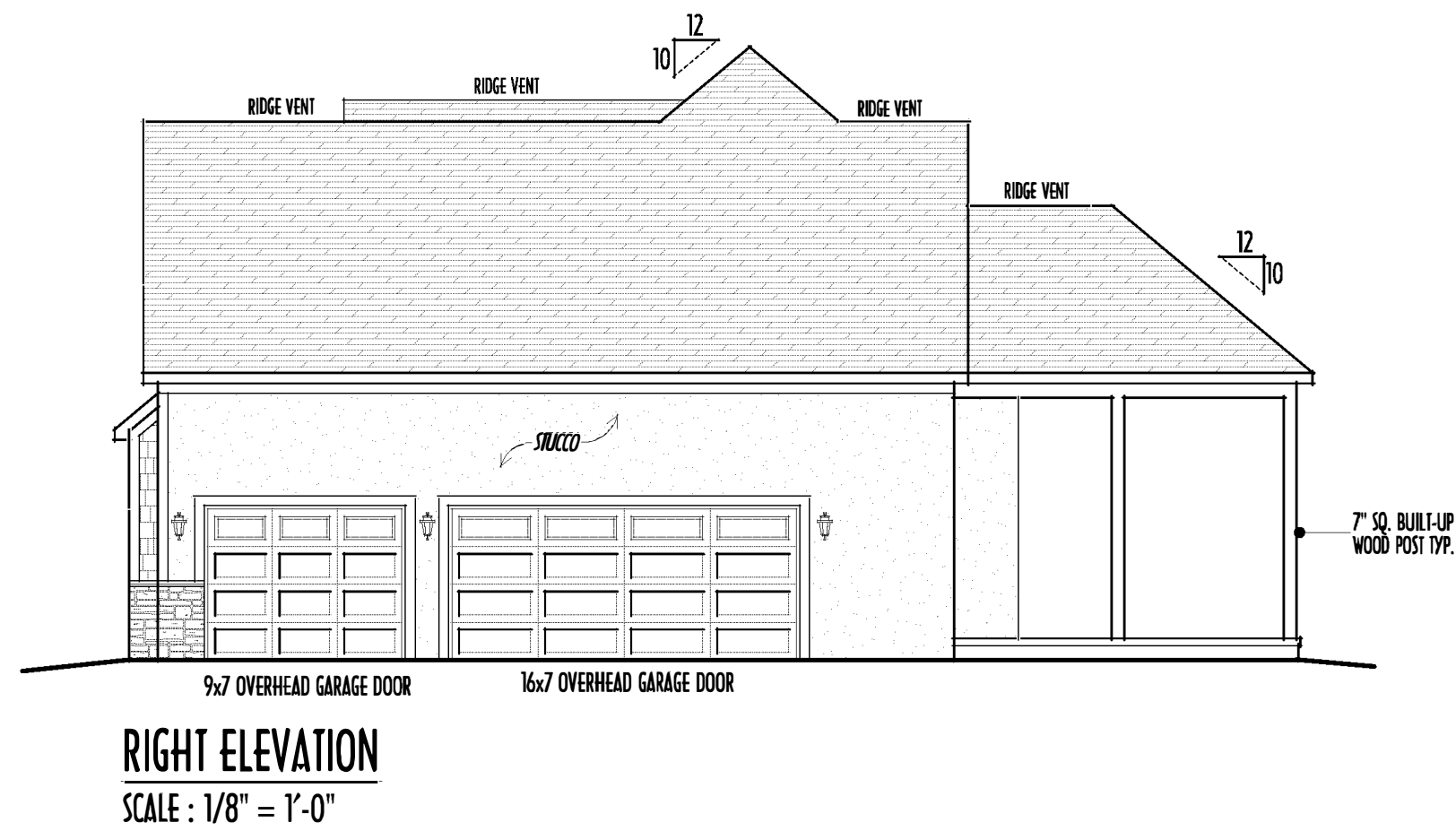
PRELIMINARY DESIGN
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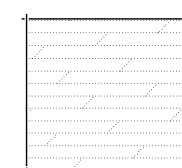
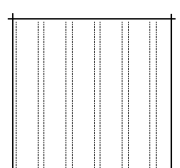
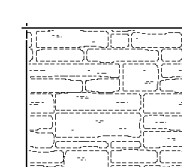
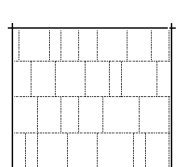
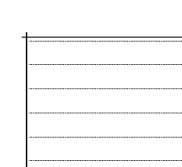
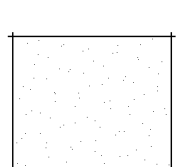


FINAL WINDOW DESIGN PER PROVIDER, ALL FRAMING ROUGH-OPENINGS TO BE BASED ON FINAL LAYOUT ONLY

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		BOARD & BATTEN VERT. SIDING
	FAUX STONE VENEER		SHAKE SIDING
	HORIZ. LAP SIDING		STUCCO

FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED OTHERWISE

SECOND FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED OTHERWISE
SECOND FLOOR WINDOW HEADERS @ 6'-10" 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 D&G WOOD TRIM UNLESS NOTED

FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A
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
(#26 GALV CORROSION-RESISTANT SCREEN 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

FIRST FLR LIVING SP =	2,146 SQ.FT.
SECOND FLR LIVING SP =	780 SQ.FT.
TOTAL LIVING SP =	2,926 SQ.FT.
OPT. BSMT BATH =	x SQ.FT.

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085

RONALD W. DANNE, LICENSE #1717085
EXPIRATION DATE 12/31/2019

Danne
Residential Design & Drafting, LLC
614.207.6266 danne.rwd@gmail.com

REVISION DATE:	BY:	REVISED/CD
2/20/18	rwd	concepts
1/2/19	jam	concept rev
1/10/19	jam	concept rev
1/18/19	rwd	prelims
2/4/19	jam	prelim rev

1" = 8'-0" WHEN PRINTED 24x36" - PAPER SIZE 11"
0 8' 16' 24' 32' 40' 48' 56' 64' 72' 80' 88' 96' 104' 112' 120'
FIELD MEASUREMENTS - DO NOT SCALE PRINTS

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18' x 36" POOL
BY OTHERS

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1ST FLR



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DESIGNED BY
P&D / rwd

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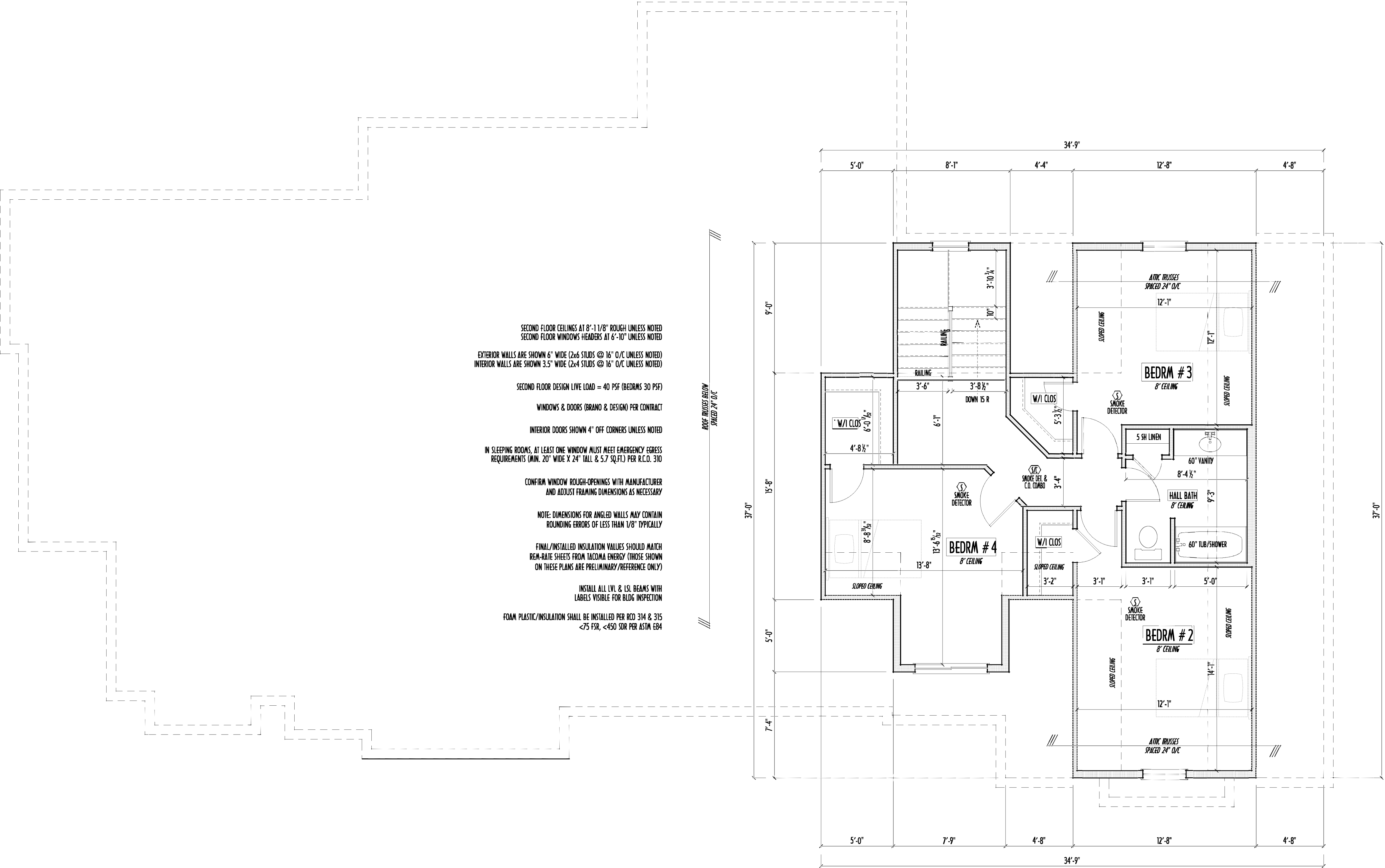
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- FIRST FLOOR CEILINGS AT 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOWS HEADERS AT 7'-6" UNLESS NOTED OTHERWISE
- CONTRACTORS TO SITE VERIFY ALL DIMENSIONS AND REPORT ANY
DISCREPANCIES WITH THE PLANS TO THE JOB SUPERVISOR ASAP
- FIRST FLOOR DESIGN LIVE LOAD = 40 PSF
- ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO
CONFORM TO 2015 I.C.C. AND/OR APPLICABLE LOCAL CODES
- WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HGT'S w/ PROVIDER
- ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR
CORNERS OF WOOD FRAMING LENGTHS AND/OR PENETRATION
- AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS
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
RE-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"

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

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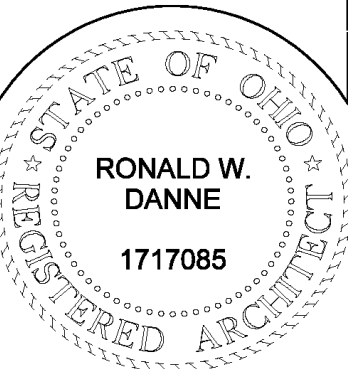
2ND FLR

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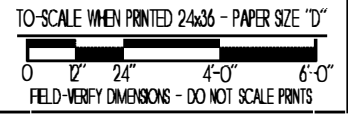
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1/18/19	rwd	prelims
2/4/19	"	prelim rev



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FND/BSMT

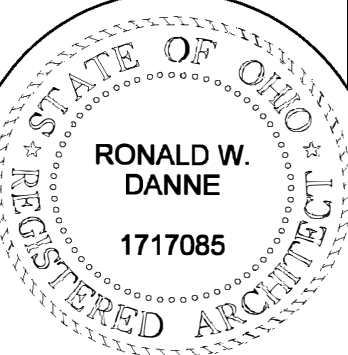


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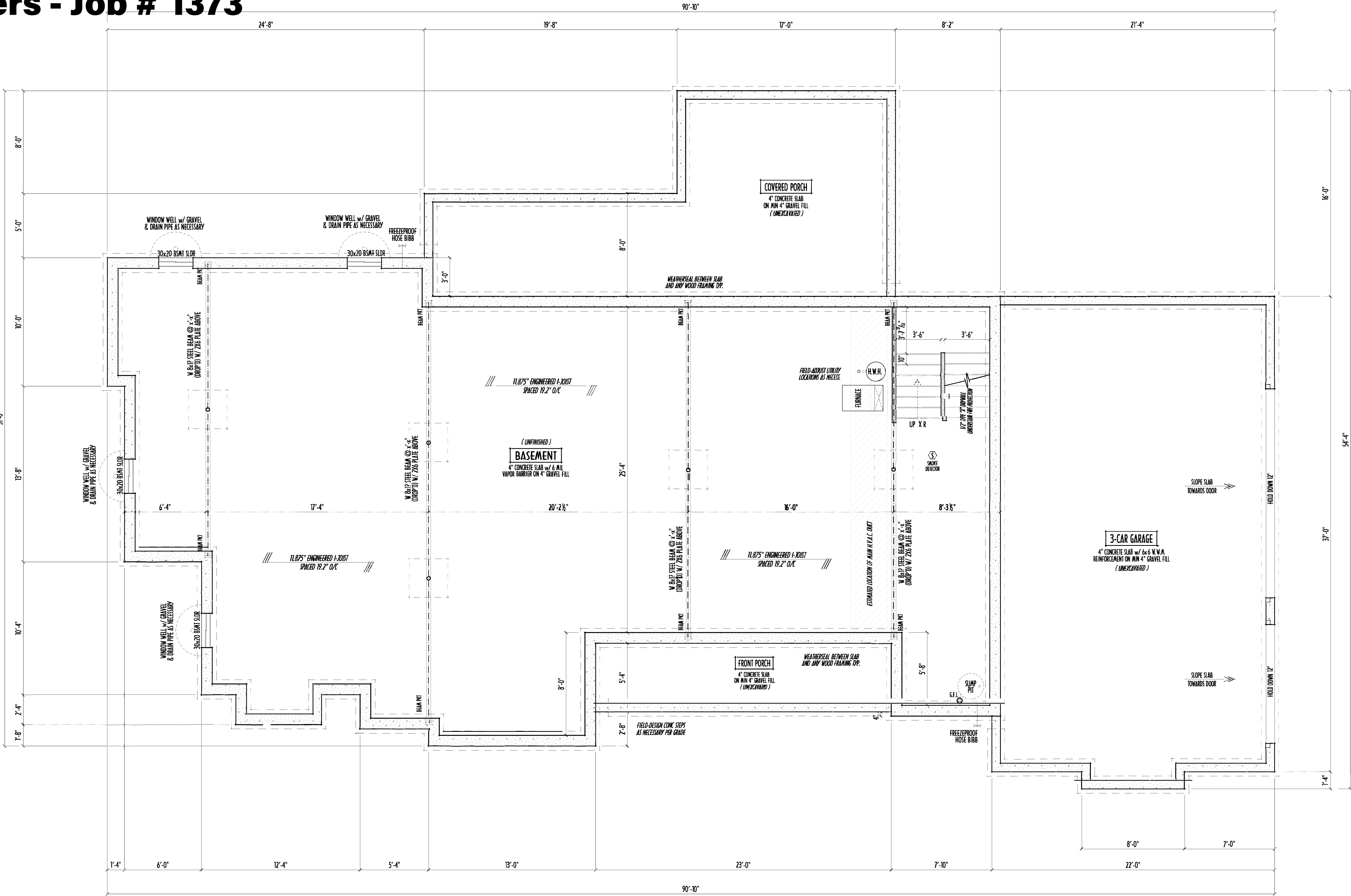
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0 1 2 3 4 5 6 7 8 9
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- MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.A.U. BLOCK WALL = 7'-0" ABOVE SLAB
- WATERPROOFING / DAMPROOFING PER CODE
- ALL STRUCTURAL LUMBER IS MIN. CANADIAN SPECIES #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. 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 BLOG INSPECTION



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

FIRST FLR LIVING SP =	2,146 SQ.FT.
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