

P&D Builders - Job # 1605

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 1X6 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 SCREEDS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1  
(#26 GALV CORROSION-RESISTANT SCREED AT/ABV FOUNDATION PLATE (3.5" FLANGED)  
PLACED AT MIN 4" ABV EARTH / 2" ABV PAVING, ALLOWING TRAP'D WATER TO DRAIN )  
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

2ND FIB CEILING HGT  
2ND FIB WINDOW HGT  
8'-1 1/8"  
6'-10"  
SECOND FLOOR  
FIRST FIB CEILING HGT  
FIRST FIB WINDOW HGT  
9'-1 1/8"  
7'-6"  
FIRST FLOOR  
TOP OF FOUNDATION  
GRADE LINE (APPROX)



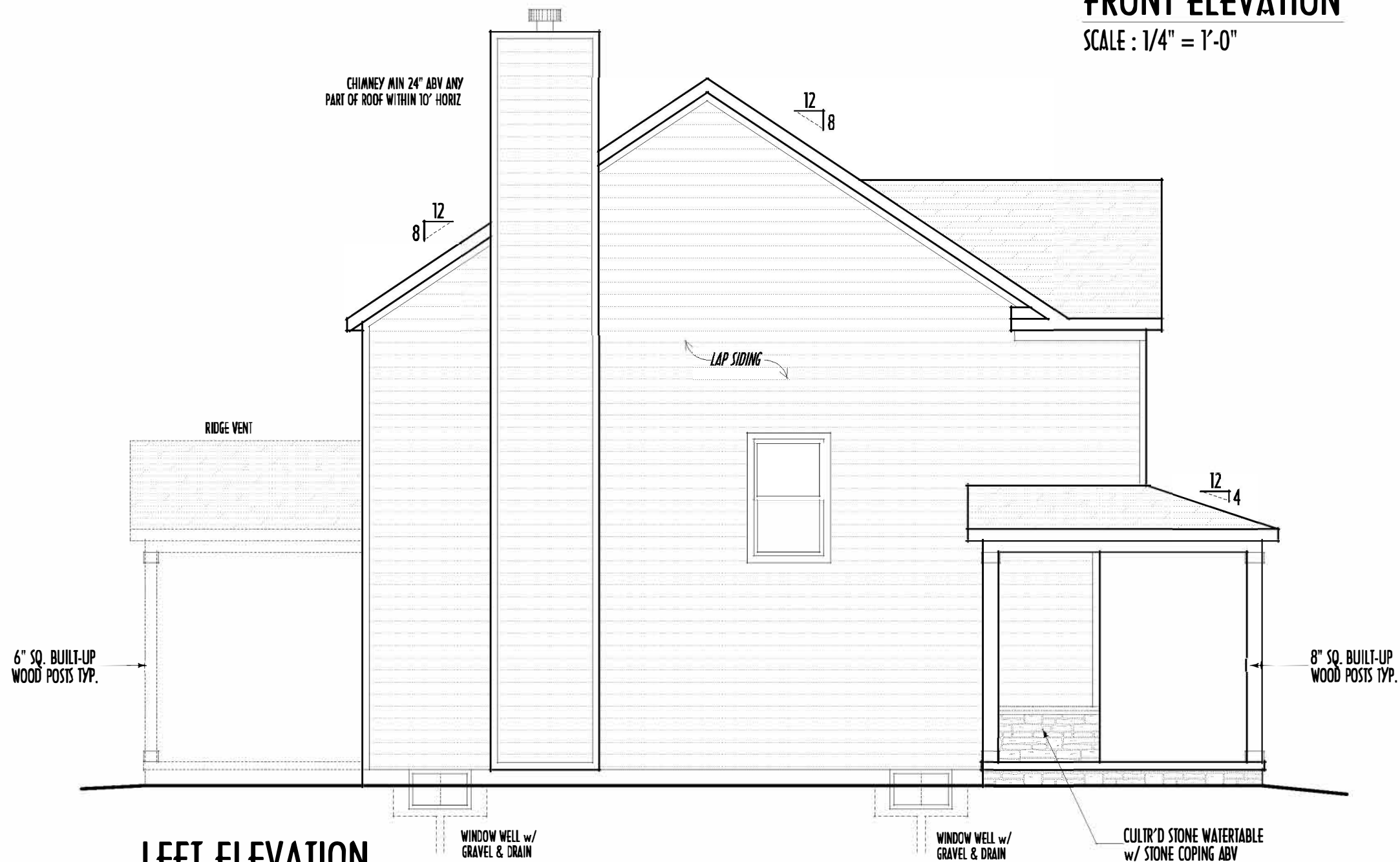
FRONT ELEVATION  
SCALE : 1/4" = 1'-0"

FIELD DESIGN CONC. STEPS  
AS NECESSARY PER GRADE  
EXACT DOOR & SIDE/WHY SLOPE  
TO BE DETERMINED BY CLIENT  
8" SQ. BUILT-UP  
WOOD POSTS TYP.  
CULT'D STONE WATERTABLE  
w/ STONE COPING ABV

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 PER SPECS  
15# BUILDING FELT  
7/16" OSB SHEATHING W/ 1" CLIPS

CULT'D STONE  
VENEER



LEFT ELEVATION  
SCALE : 3/16" = 1'-0"

CHIMNEY MIN 24" ABV ANY  
PART OF ROOF WITHIN 10' HORIZ

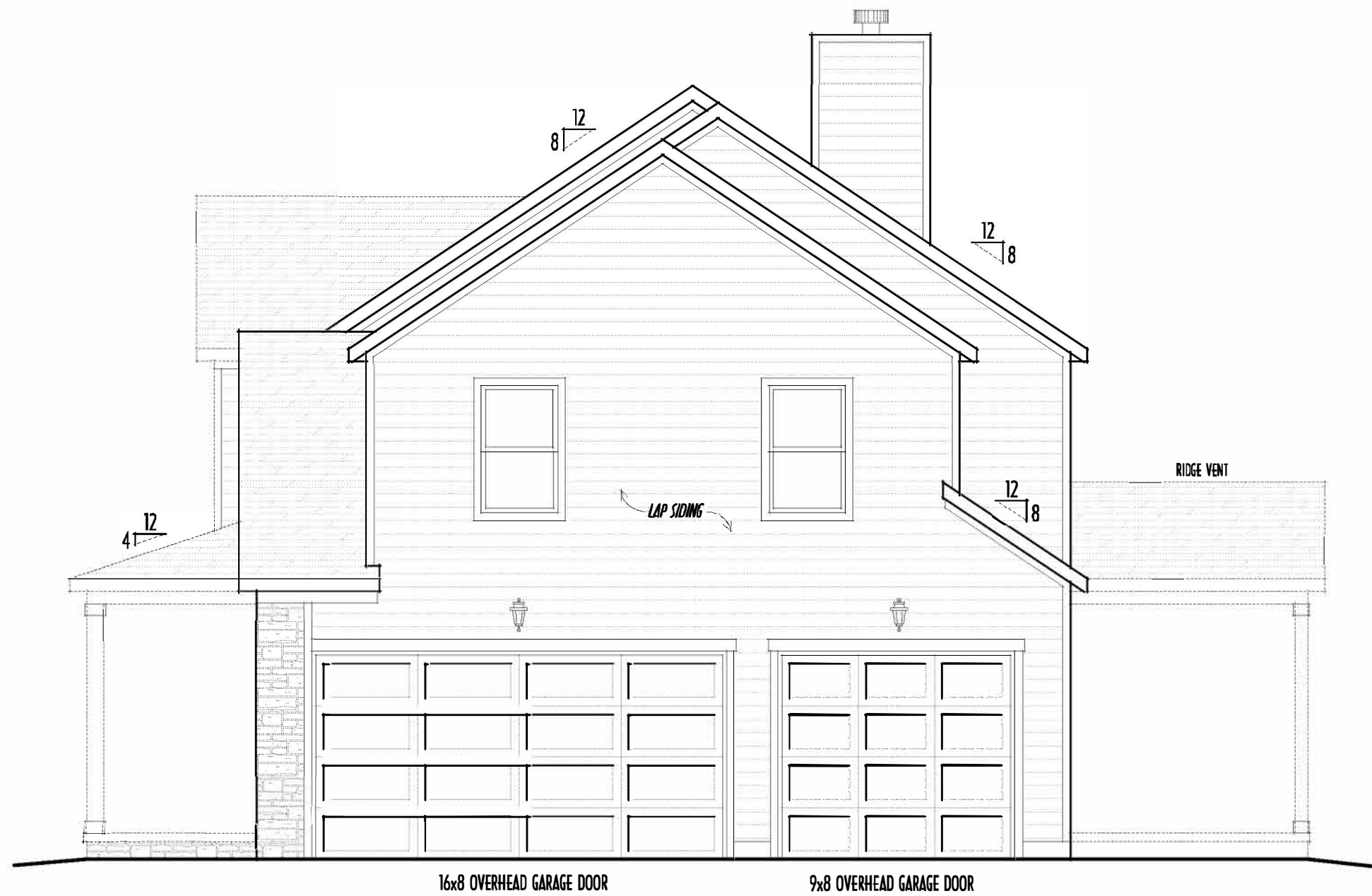
6" SQ. BUILT-UP  
WOOD POSTS TYP.

WINDOW WELL w/  
GRAVEL & DRAIN

WINDOW WELL w/  
GRAVEL & DRAIN

CULT'D STONE WATERTABLE  
w/ STONE COPING ABV

8" SQ. BUILT-UP  
WOOD POSTS TYP.



RIGHT ELEVATION  
SCALE : 3/16" = 1'-0"

16x8 OVERHEAD GARAGE DOOR

9x8 OVERHEAD GARAGE DOOR

CHIMNEY MIN 24" ABV ANY  
PART OF ROOF WITHIN 10' HORIZ



BACK ELEVATION  
SCALE : 3/16" = 1'-0"

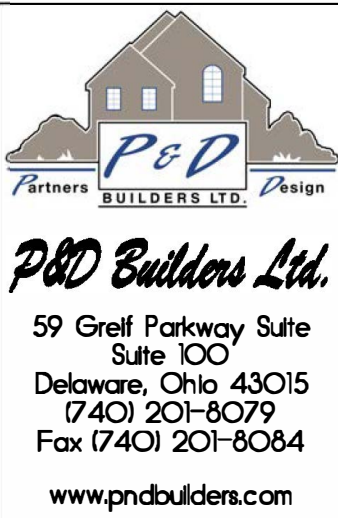
WINDOW WELL w/  
GRAVEL & DRAIN

WINDOW WELL w/  
GRAVEL & DRAIN

DIMENSIONAL SHINGLES  
FLASH STONE VENEER  
BOARD & BATTEN SIDING  
HORIZ LAP SIDING

FIRST FLR LIVING SP = 1,102 SQ.FT.  
SECOND FLR LIVING SP = 1,581 SQ.FT.  
TOTAL FLR LIVING SP = 2,683 SQ.FT.  
OPT. FINISHED BSMT = 700 SQ.FT.

ELEVATIONS



ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS  
OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS  
OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS  
OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).

1605



RONALD W. DANNE LICENSE #1717085  
EXPIRATION DATE 12/31/2023

Danne  
Residential Design & Drafting, Inc.  
614.207.6266 danne@danne.com

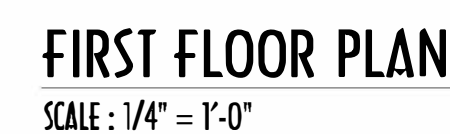
| REVISION DATE | BY  | REVISION   |
|---------------|-----|------------|
| 11/25/22      | rwd | prelims    |
| 12/4/22       | rwd | prelim rev |
| 12/5/22       | rwd | prelim rev |
| 1/2/23        | rwd | prelim rev |

10-Scale: 1/8" = 1'-0" (1/8" = 1'-0")  
FIELD MEASUREMENTS - DO NOT SCALE

DESIGNED BY: P&D / rwd

PAGE : 5 of 8

**P & D**  
BUILDERS  
EST. 1962



INSTALL ALL LVL & LSL BEAMS WITH  
LABELS VISIBLE FOR BLDG INSPECTION

3 of 8

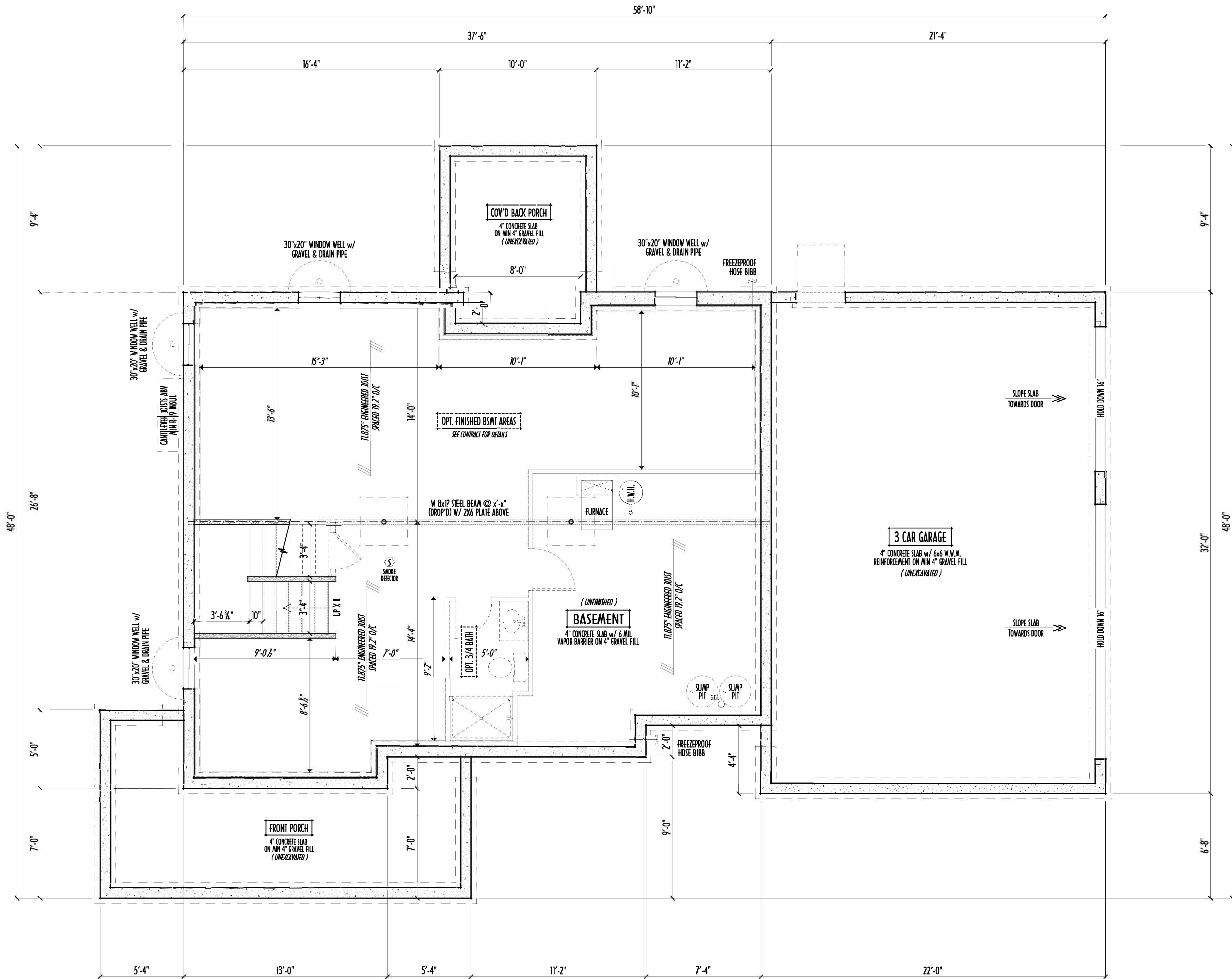
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**P & D**  
BUILDERS  
EST. 1962



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MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.I.W. 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 TOFT 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 BLDG INSPECTION



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

SHOWN w/ 8FT HIGH x 8" THICK BASEMENT WALLS

| REVISION DATE | BY  | DESCRIPTION |
|---------------|-----|-------------|
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