

ELEVATIONS



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

BY: I HAVE THE SOLE AND EXCLUSIVE RIGHT OF THE DESIGN TO THE PRESENTATION OF THE DESIGN OF THE PROJECT AND I HAVE THE RIGHT TO REUSE THE DESIGN IN ANY OTHER PROJECT AND I HAVE THE RIGHT TO REUSE THE DESIGN IN ANY OTHER PROJECT.

P&D 001

1195

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

RONALD W. DANNE
1717085
RONALD W. DANNE LICENSE #177085
EXPIRATION DATE 12/31/2019

Danne
Residential Design & Drafting Inc.
614.207.6266 danne.d@gmail.com

REVISION DATE:	BY:	PROVIDED
2/26/19	rwd	concepts
4/10/19	1/1	concept rev
4/11/19	1/1	concept rev
4/16/19	joy	concept rev
4/16/19	rwd	prelims
5/23/19	1/1	prelim rev
5/30/19	1/1	prelim rev

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"

0' 12' 24' 36' 48' 60' 72' 84' 96' 108' 120'

FIELD VERIFY DIMENSIONS - DO NOT SCALE FROM PLOT

DESIGNED BY

P&D / rwd

PAGE:

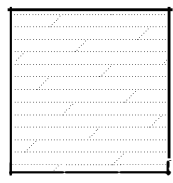
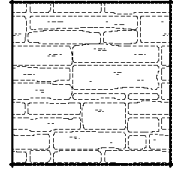
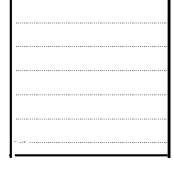
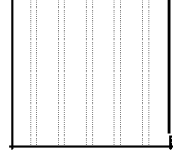
5 of 8

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

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

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

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

-  DIMENSIONAL SHINGLES
-  FAUX STONE VENEER
-  HORIZ. LAP SIDING
-  BOARD & BATTEN SIDING

FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 7'-5" 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

FIRST FLOOR = 1,880 SQ.FT.
SECOND FLOOR = 1,694 SQ.FT.
TOTAL LIV.SPACE = 3,574 SQ.FT.
OPT FIN. BSMT = xxx SQ.FT.

P&D
BUILDERS
EST. 1962

6/2/2019 9:28 PM

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.

FINAL KITCHEN CABINET & APPLIANCE LAYOUT BY OTHERS, APPLIANCES PER SERIES SPECS

1ST FLR

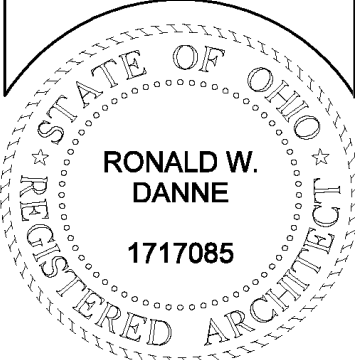


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1717085
REGISTERED ARCHITECT
STATE OF OHIO

RONALD W. DANNE LICENSE #177085
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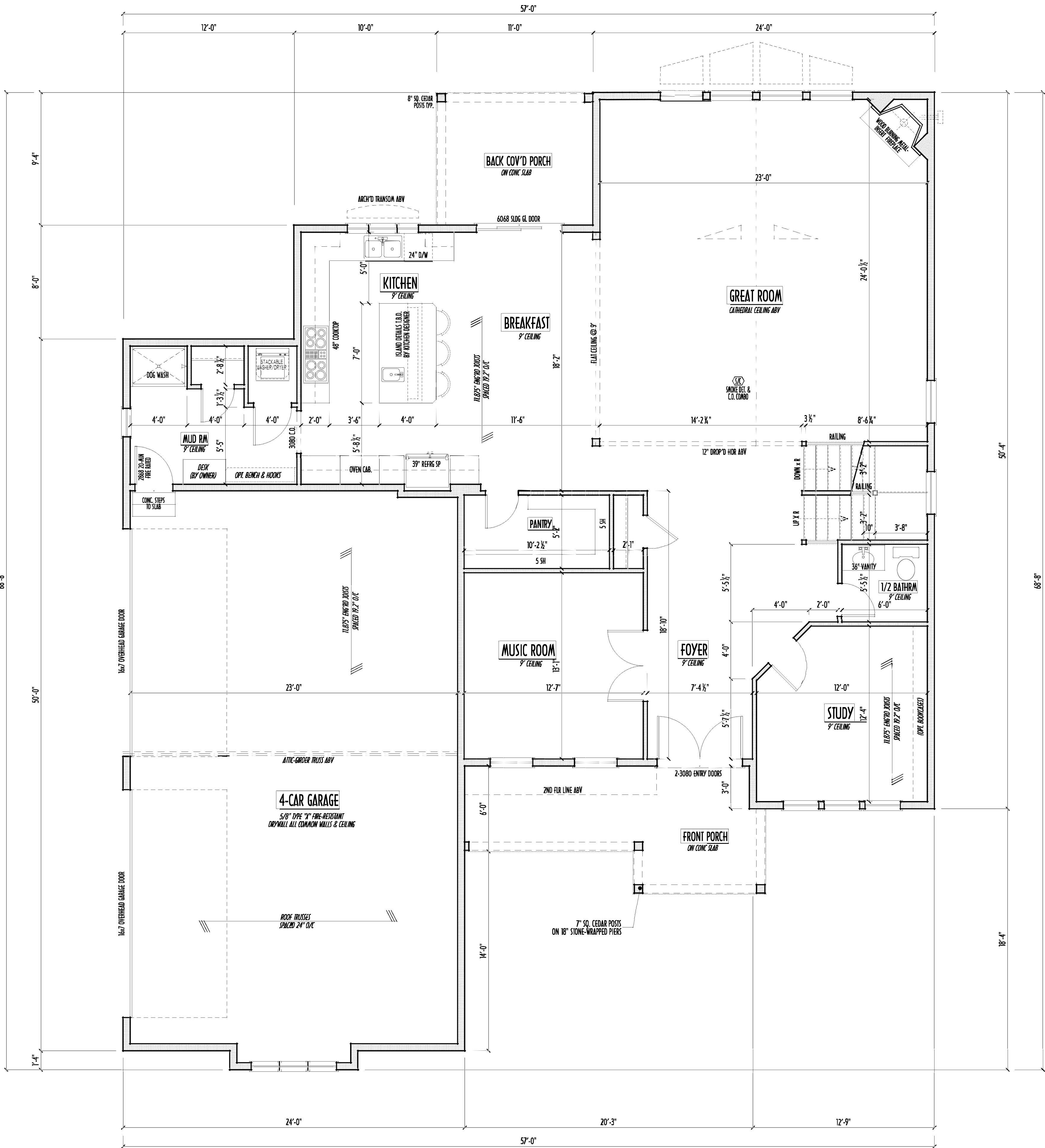
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3 of 8

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

2ND FLR



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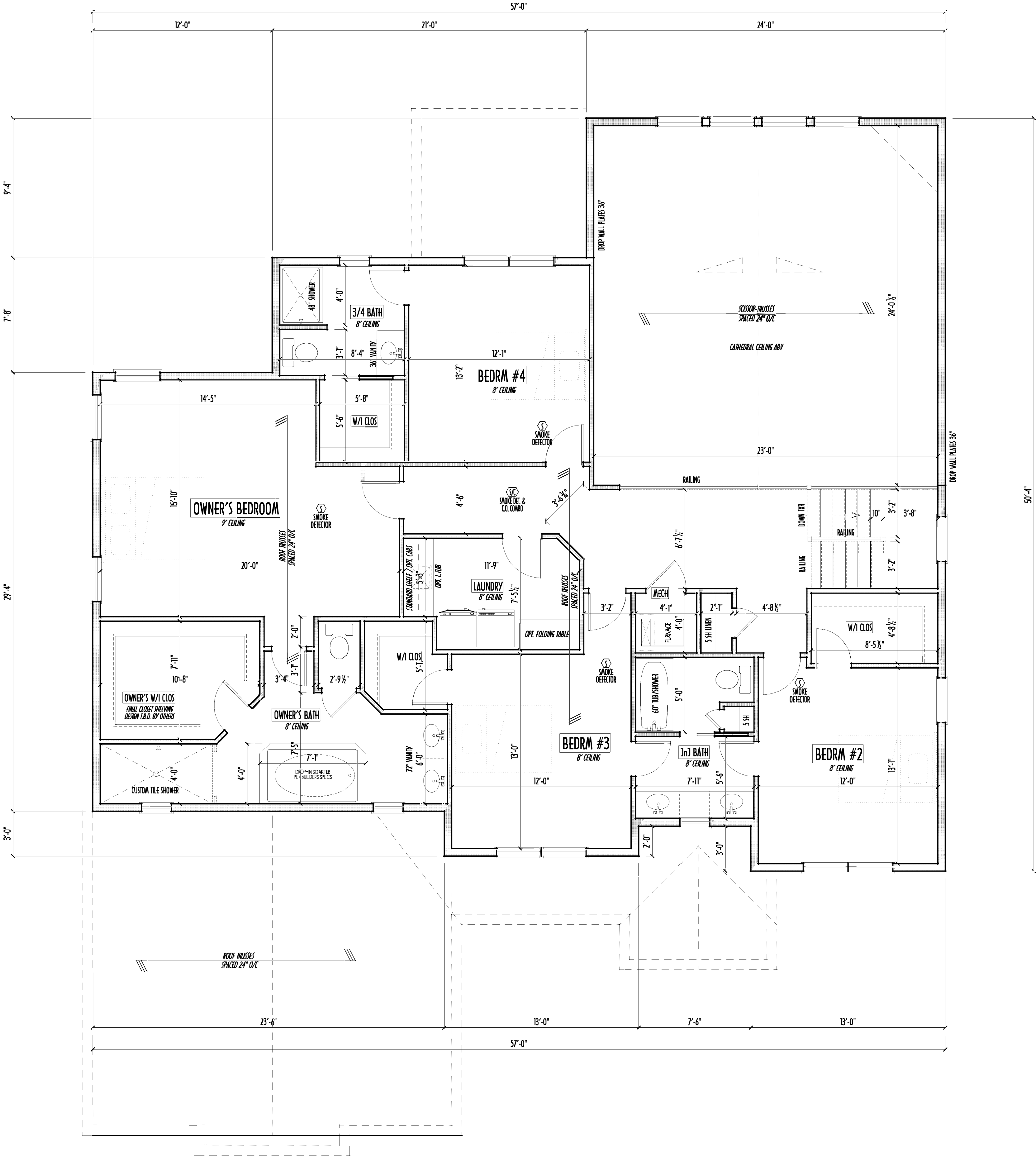
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PAGE : 4 of 8



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FND/BSMT



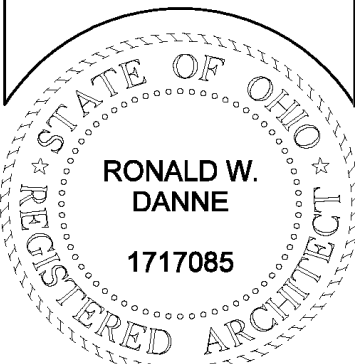
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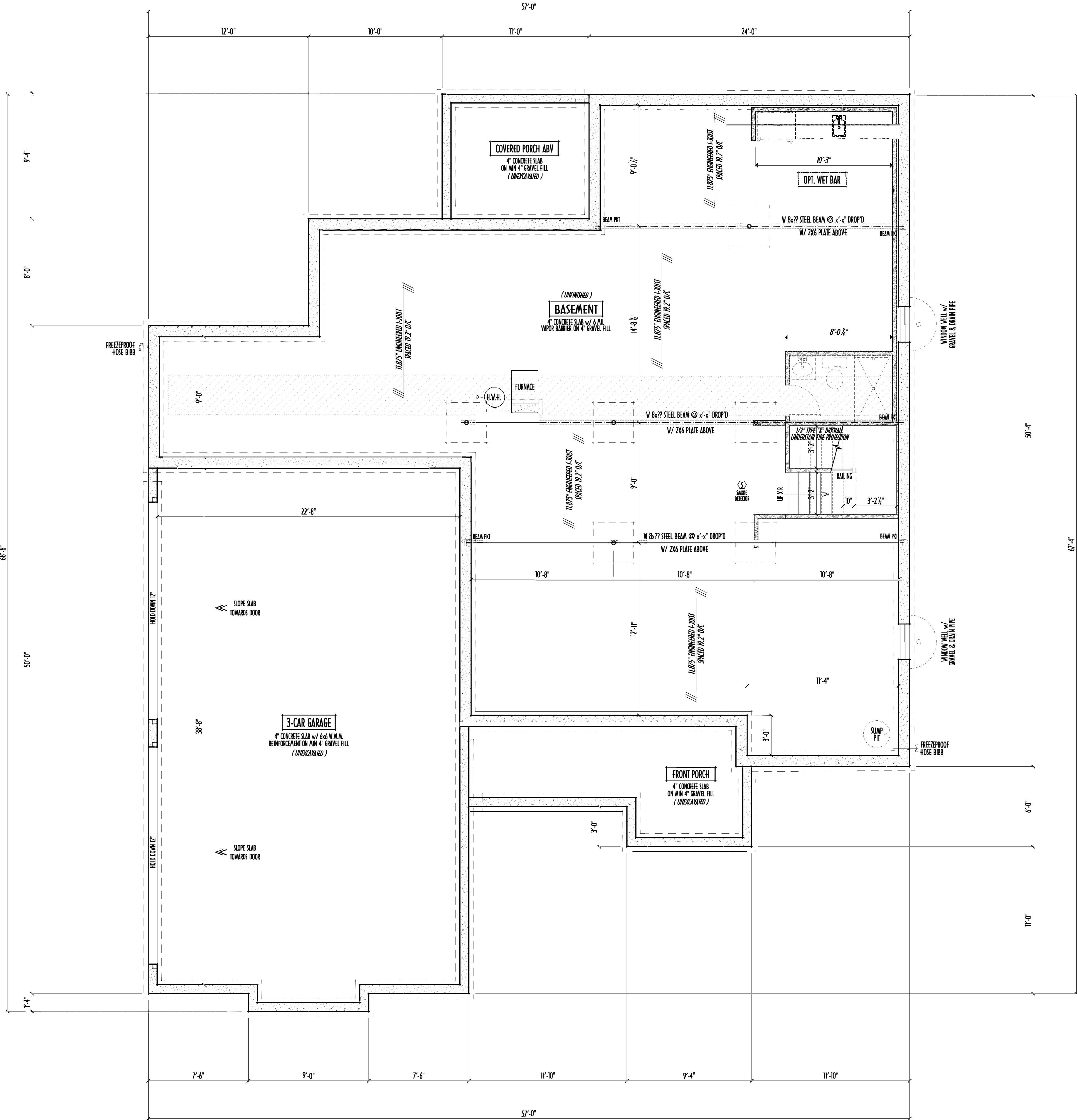
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PAGE :

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 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-1G
- INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION



FOUNDATION / BASEMENT PLAN
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