

ELEVATIONS



P&D BUILDERS LTD.

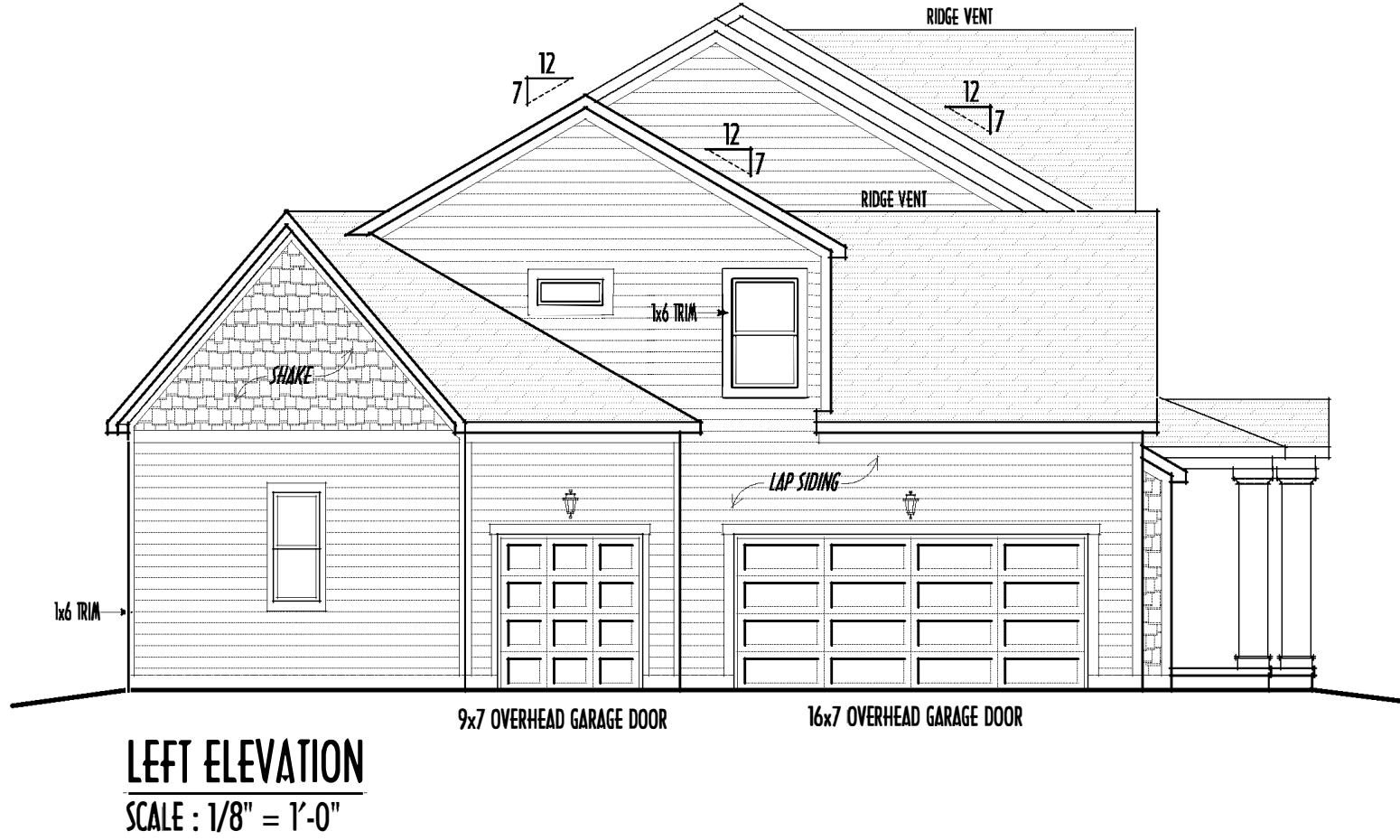
Design

P&D Builders Ltd.

59 Grell Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

ALL DIMENSIONS ARE THE UNLESS NOTED OTHERWISE. DIMENSIONS SHOWN MAY BE OPTIONAL. EXTRA PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS.

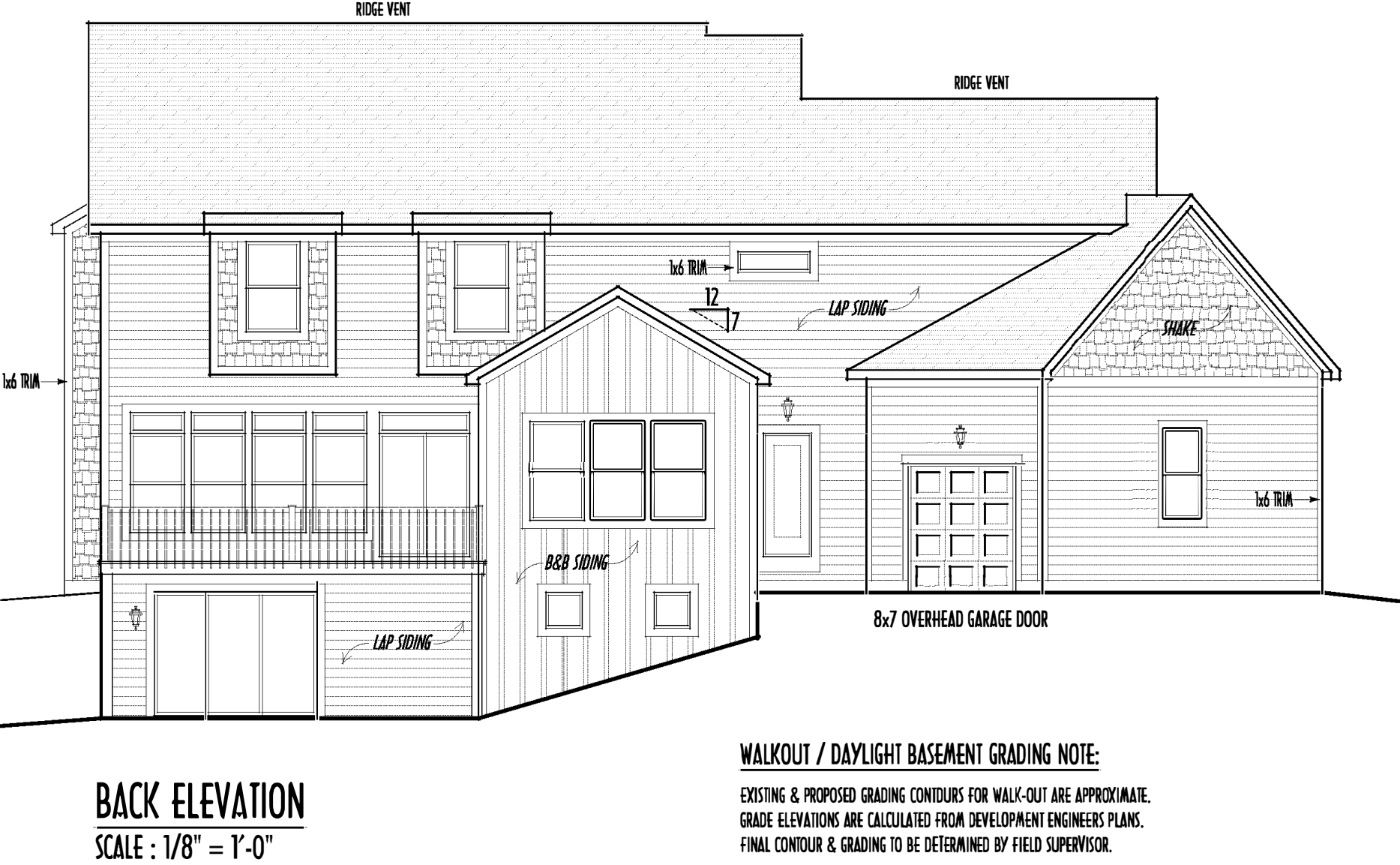
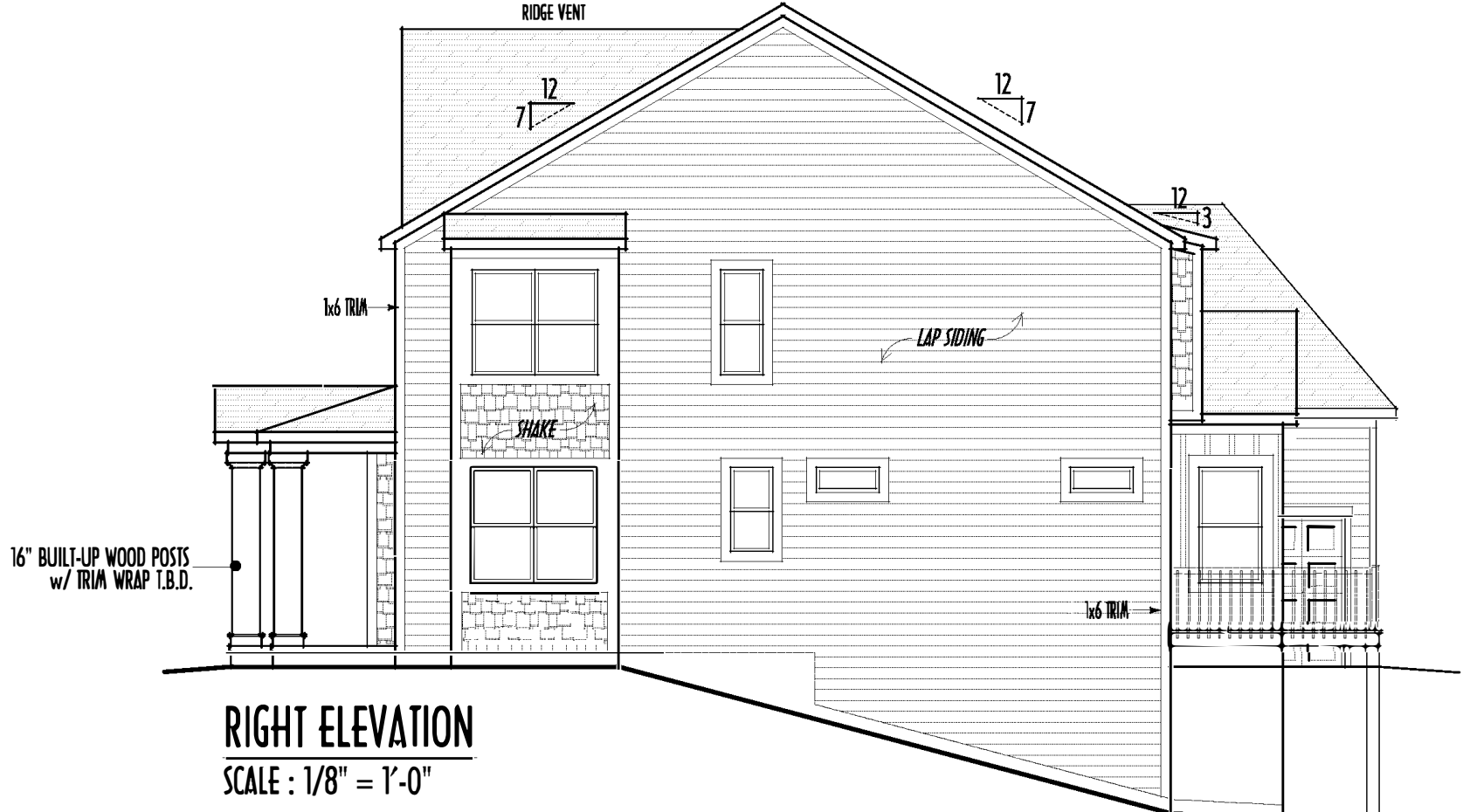
PROJ. NO. 1330



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 SPEC)
- HORIZ. LAP SIDING (TYPE T.B.D. PER BLDG)
- SHAKE SIDING (TYPE T.B.D. PER BLDG)
- BOARD & BATTEN SIDING (TYPE T.B.D. PER BLDG)

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 & CALK 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

WALKOUT / DAYLIGHT BASEMENT GRADING NOTE:
EXISTING & PROPOSED GRADING CONTOURS FOR WALK-OUT ARE APPROXIMATE.
GRADE ELEVATIONS ARE CALCULATED FROM DEVELOPMENT ENGINEERS PLANS.
FINAL CONTOUR & GRADING TO BE DETERMINED BY FIELD SUPERVISOR.
SURFACE DRAINAGE & FINAL GRADE TO BE COORDINATED WITH OVERALL SUBDIVISION GRADING PLAN. FIELD-ADJUST FOUNDATION WALLS AS NECESSARY.

FIRST FLR LIVING SP =	1,465 SQ.FT.
SECOND FLR LIVING SP =	1,835 SQ.FT.
TOTAL FLR LIVING SP =	3,300 SQ.FT.
OPT. FINISHED BSMT =	934 SQ.FT.

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085

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

Danne

Residential Design & Drafting

614.201.6266 danne.d@gmail.com

REVISION DATE	BY	PREPARED
5/9/18	rwd	concept
5/29/18 & 6/6/18	"	concept rev
6/2/18	"	prelim
6/29/18 & 8/8/18	"	prelim rev
11/2/18	restat	concepts
11/2/18 & 11/27/18	y/	concept rev
12/8/18 & 12/12/18	y/	prelim
12/26/18 & 1/23/19	y/	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 VERIFY DIMENSIONS - DO NOT SCALE PRINTS

DESIGNED: P&D / rwd

PAGE: 4 of 8

1ST FLR

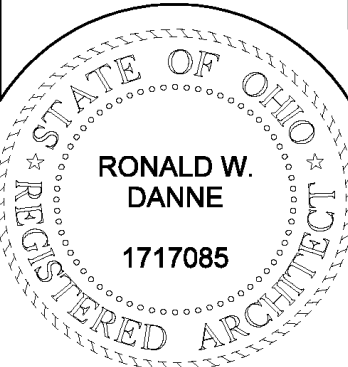


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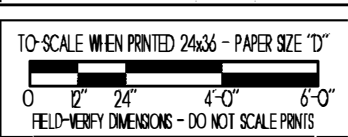
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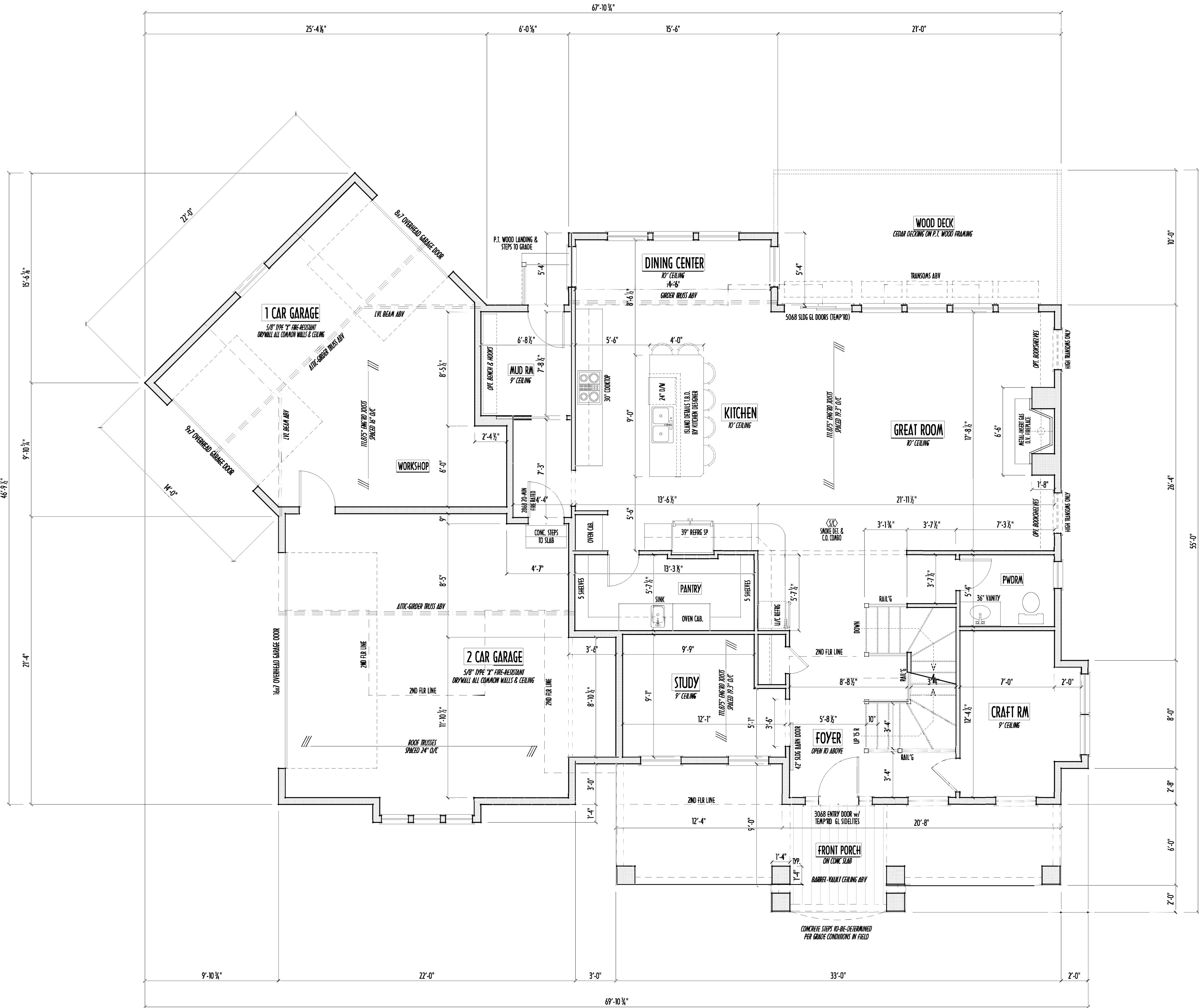
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6/21/18	"	prelims
6/29/18 & 8/18/18	"	prelim rev
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12/8/18 & 12/12/18	y/	prelims
12/26/18 & 1/23/19	y/	prelim rev
		prelim rev



DESIGNED: P&D / rwd

PAGE: 3 of 8



FIRST FLOOR PLAN

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

FIRST FLOOR CEILING: 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOWS HEADERS: 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
CONTRACTOR TO SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE PLANS TO THE JOB SUPERVISOR ASAP
CONFORM FLOORING & FINISH MATERIALS W/ JOB SUPERVISOR (PER CONTRACT)
ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOOD FRAMING LENGTHS AND/OR FENESTRATION
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 REM-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & ISL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

P&D

Partners

BUILDERS LTD.

Design

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● REVISIONS TO BE MADE BY THE ARCHITECT OR HIS REPRESENTATIVE.
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PROJ. NO. 1330

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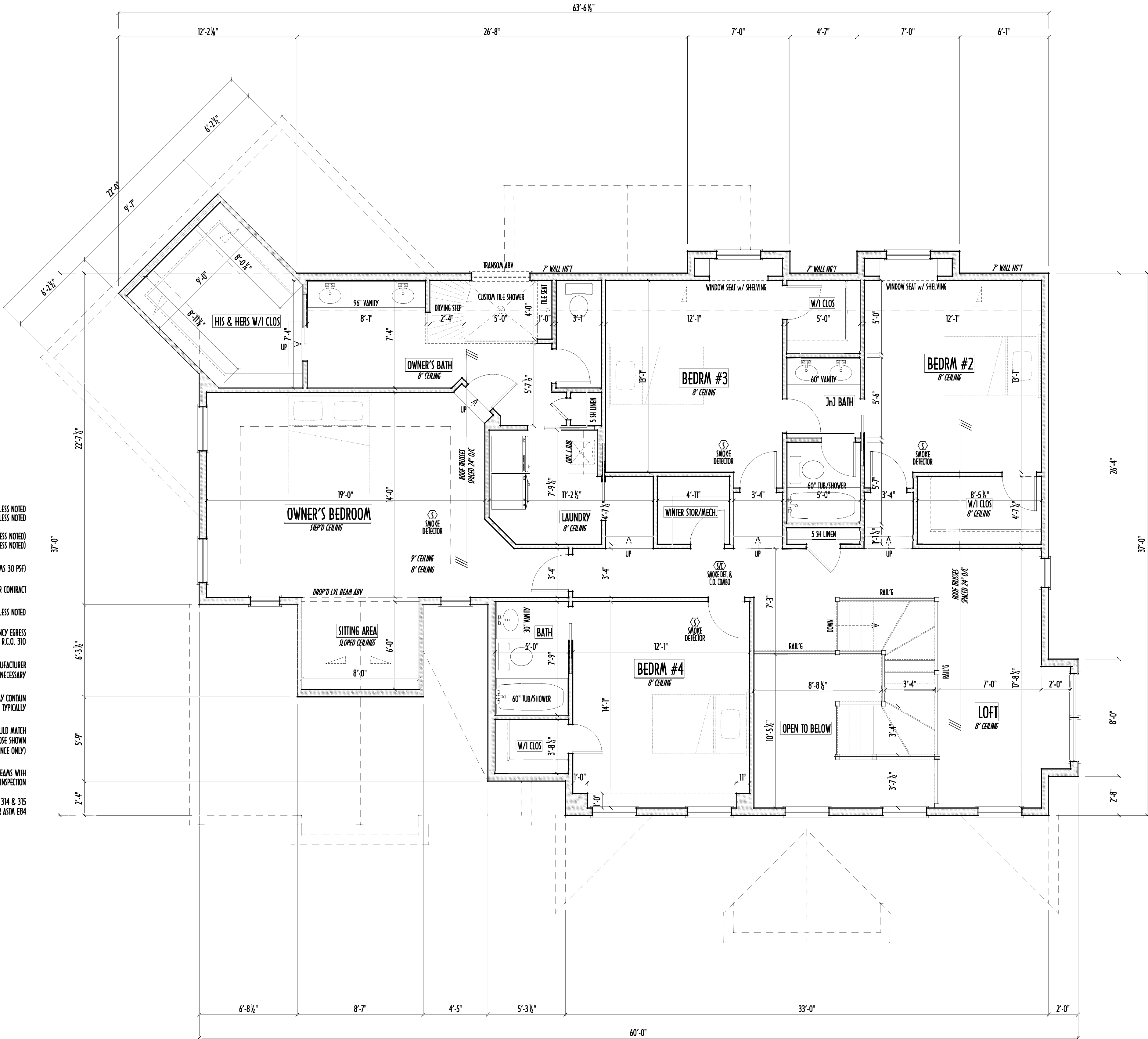
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		prelim rev

1"=8'-0"

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

FIELD MEASUREMENTS - DO NOT SCALE PRINTS

SECOND FLOOR CEILING AT 8'-1 1/8" ROUGH UNLESS NOTED
SECOND FLOOR WINDOWS HEADERS AT 6'-10" UNLESS NOTED
EXTERIOR WALLS ARE SHOWN 6" WIDE (2x6 STUDS @ 16" O/C UNLESS NOTED)
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2x4 STUDS @ 16" O/C UNLESS NOTED)
SECOND FLOOR DESIGN LIVE LOAD = 40 PSF (BEDROOMS 30 PSF)
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED
IN SLEEPING ROOMS, AT LEAST ONE WINDOW MUST MEET EMERGENCY EGRESS REQUIREMENTS (MIN. 20" WIDE X 24" TALL & 5.7 SQ.FT.) PER I.C.C.O. 510
CONFIRM WINDOW ROUGH-OPENINGS WITH MANUFACTURER AND ADJUST FRAMING DIMENSIONS AS NECESSARY
NOTE: DIMENSIONS FOR ANGLED WALLS MAY CONTAIN ROUNDING ERRORS OF LESS THAN 1/8" TYPICALLY
FINAL/INSTALLED INSULATION VALUES SHOULD MATCH FROM RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/PREFERENCE ONLY)
INSTALL ALL LVL & ISL BEAMS WITH LABELS VISIBLE FOR RIGID INSPECTION
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCD 314 & 315 <75 FSR, <450 SDR PER ASTM E84



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

FIRST FLR LIVING SP =	1,465 SQ.FT.
SECOND FLR LIVING SP =	1,835 SQ.FT.
TOTAL FLR LIVING SP =	3,300 SQ.FT.
OPT. FINISHED BSMT =	934 SQ.FT.

FND/BSMT

P&D

Partners BUILDERS LTD. Design

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10-SCALE 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

DESIGNED: P&D / rwd

PAGE: 2 of 8

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

P&D
BUILDERS
EST. 1962

ROOF

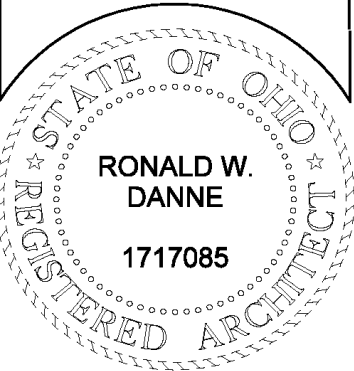


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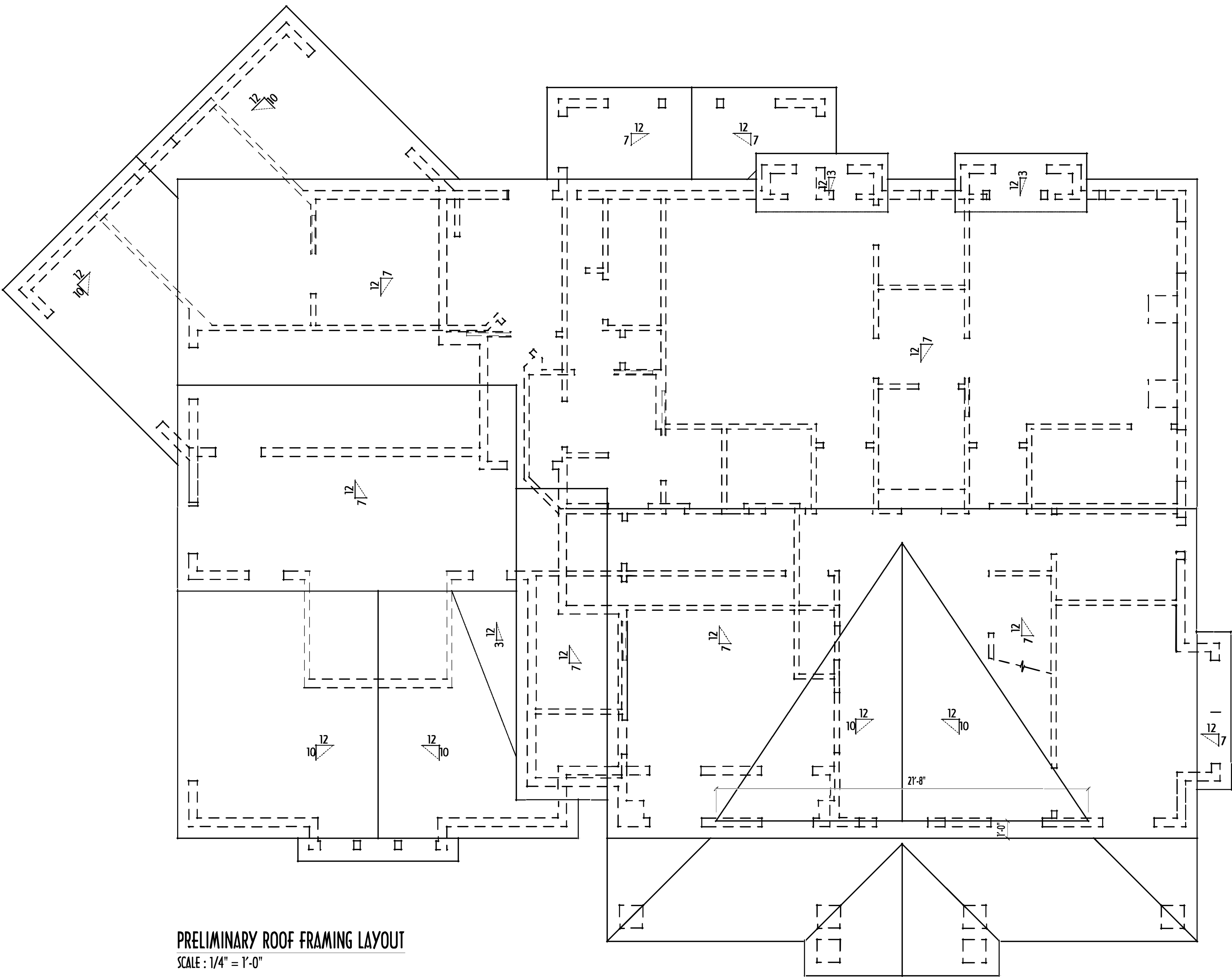
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9			prelim rev

TO SCALE WHEN PRINTED AS SHOWN - PAPER SIZE 11" X 17"

FIELD DIMENSIONS - DO NOT SCALE PRINTS

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PAGE: 5 OF 8



PRELIMINARY ROOF FRAMING LAYOUT
SCALE : 1/4" = 1'-0"
FOR REFERENCE ONLY - TRUSS DRAWINGS TO BE ENGINEERED BY TRUSS DESIGNER

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