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1379

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

STATE OF OHIO
RONALD W. DANNE
1717085
PROFESSIONAL ARCHITECT

RONALD W. DANNE LICENSE #1717085
EXPIRATION DATE 02/28/2019

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

REVISION DATE:	BY:	REASON
1/25/19	rwd	concept rev
4/22/19	r/j	concept rev
4/10/19	j/r	concept rev
4/18/19	j/r	prelim rev
5/16/19	j/r	prelim rev
5/23/19	rwd	prelim rev
6/18/19	j/r	prelim rev
7/8/19	j/r	prelim rev

TO SCALE WHEN PRINTED 24" x 36" PAPER SIZE 11" x 17" 1/8" = 1'-0"

DESIGNED: rwd

PAGE: 4 of 8

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 FLOOR CEILINGS @ 10'-1 1/8" & 11'-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 1X6 WOOD TRIM UNLESS NOTED

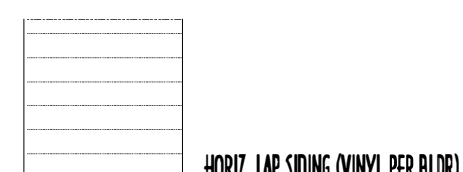
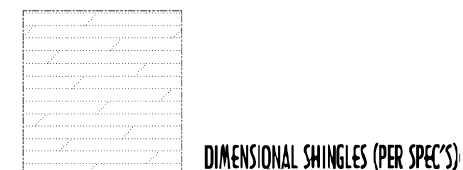
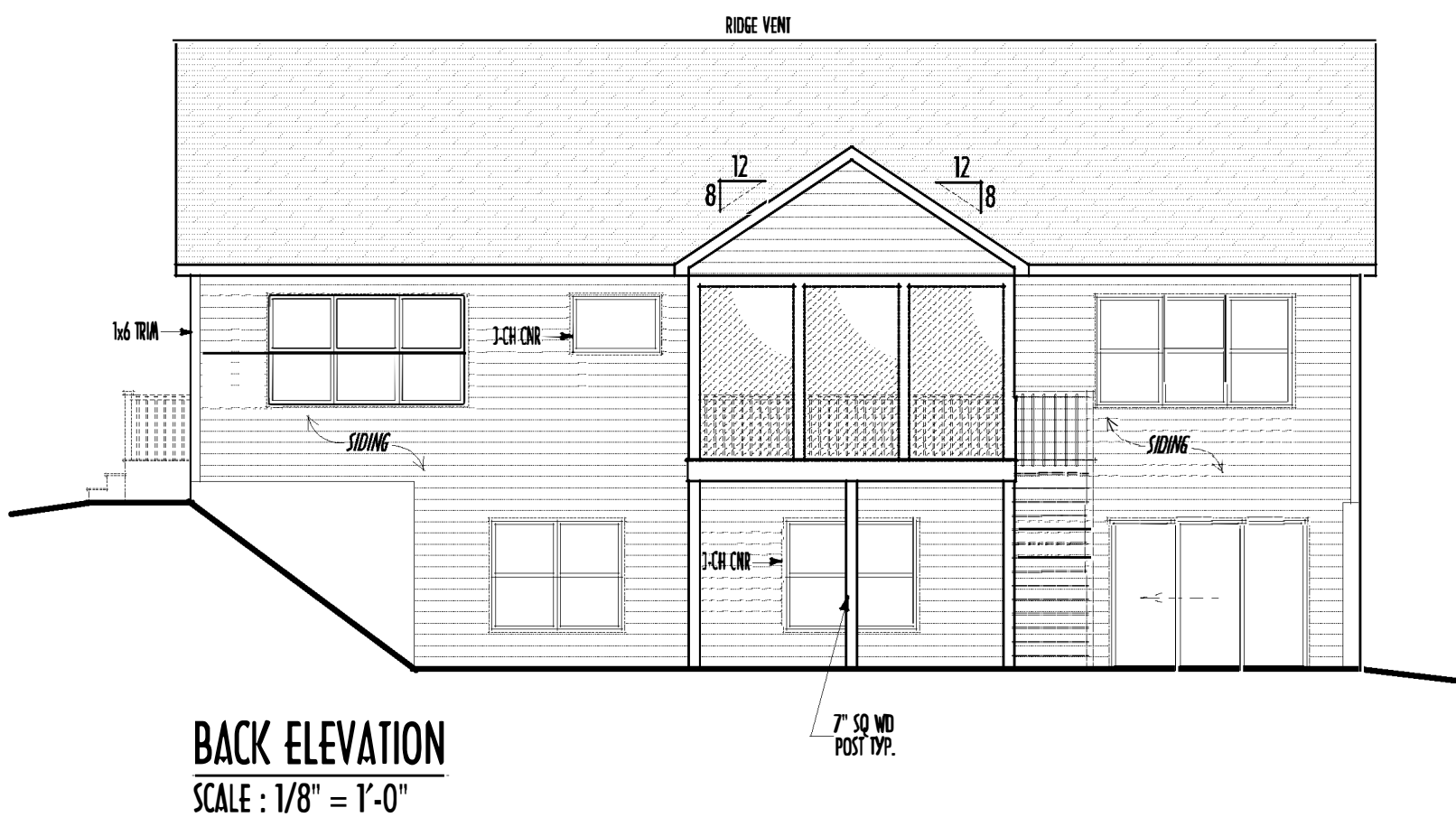
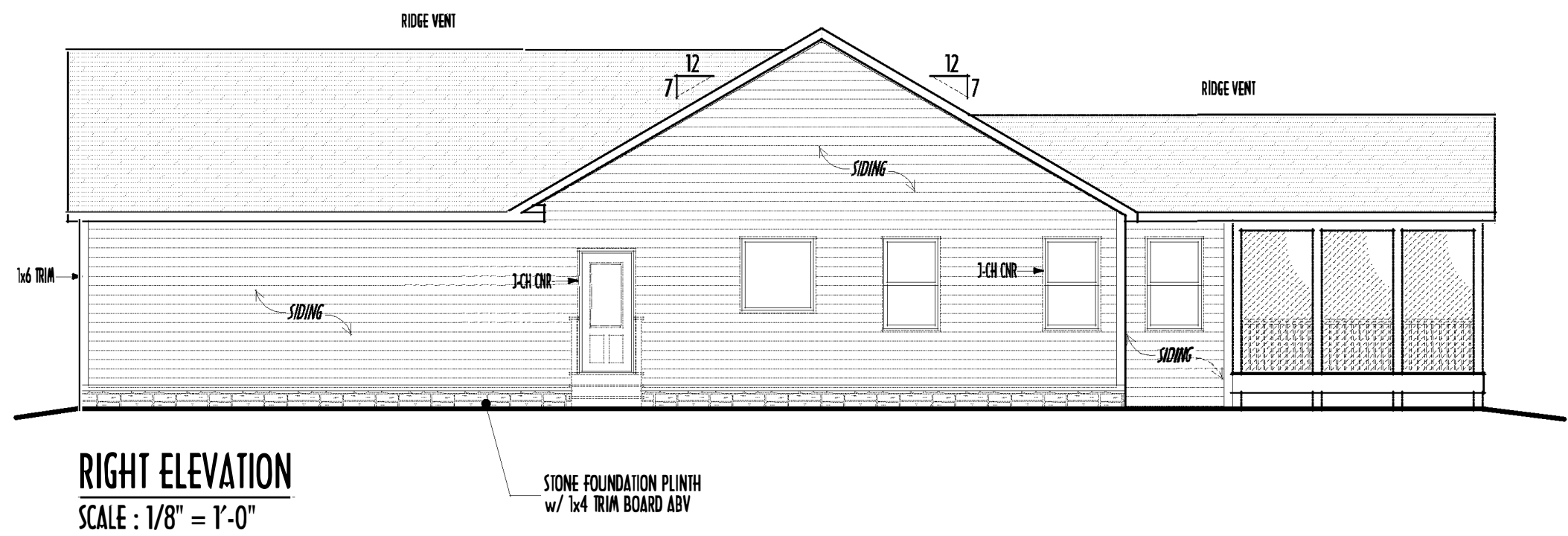
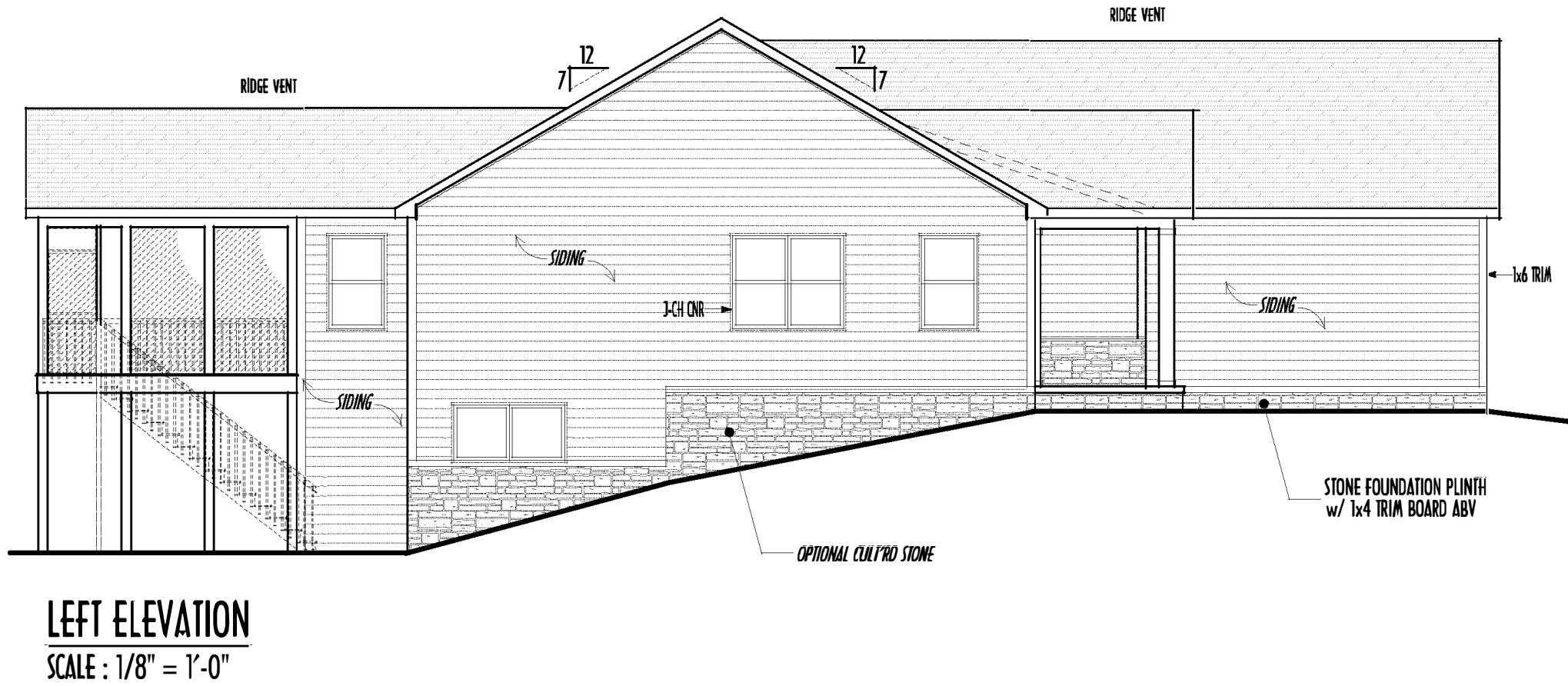
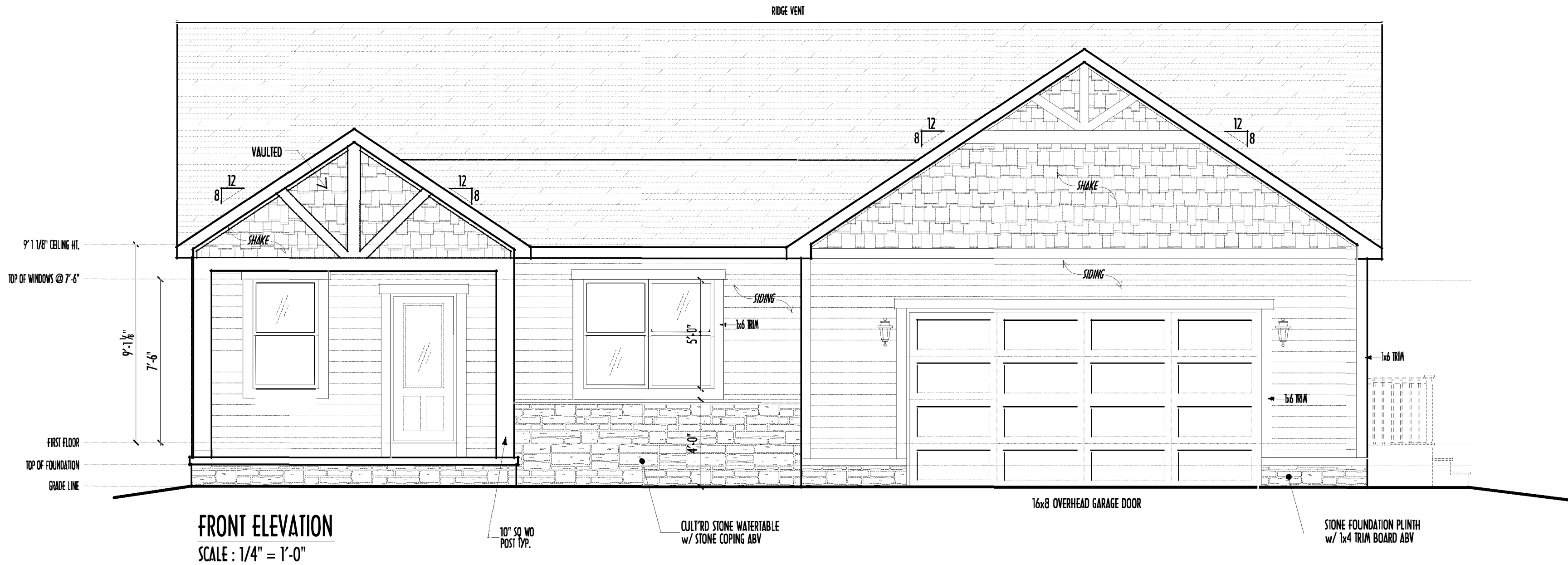
FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A WEATHER-TIGHT SEAL BETWEEN MATERIALS, FRAMING & TRIM

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



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

FIRST FLR LIVING SP = 2,011 SQ.FT.
OPT. FINISH'D BSMT = 935 SQ.FT.

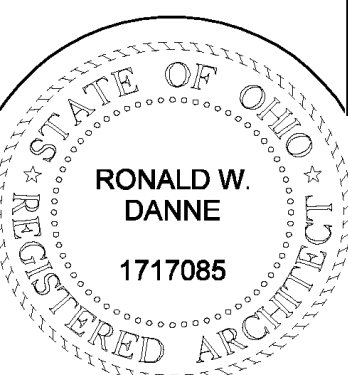
P & D
BUILDERS
— EST. 1962 —

[illegible]

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.

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

Danne
Residential Design & Drafting LLC
14.207.6266 dannednd@gmail.com

REVISION DATE	BY:	Prelim/CD
1/29/19	rwd	concepts
4/2/19	r/j	concept rev
4/10/19	j/r	concept rev
4/18/19	jam	prelims
5/16/19	jam	prelim rev
5/23/19	rwd	prelim rev
6/18/19	jam	prelim rev
7/8/19	j/r	prelim rev

0-SCALE WHEN PRINTED 24x36 - PAPER SIZE "D"



FIELD-MEASUREMENTS - DO NOT SCALE PRINTS

rwd

3 of 8

P & D
BUILDERS
— EST. 1962 —

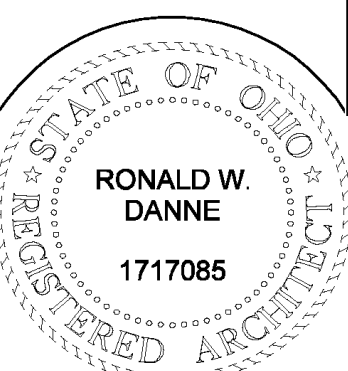
INSTALL ALL LVL & LSL BEAMS WITH
LABELS VISIBLE FOR BIDD. INSPECTION



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RONALD W. DANNE, LICENSE #1717085

EXPIRATION DATE 12/31/2019

11-11-80

same

Residential Design & Drafting LLC

14.207.6266 dannednd@gmail.com

EMIGRATION DATE	BY	PL / CO
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REVISION DATE:	BY:	FROM/TO
1-10-10		

1/29/19	rwd	concepts
1-27-18	A	1

4/2/19	r/j	concept rev

4/10/19	j/r	concept rev

4/18/19	jam	prelms
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5/16/19	jam	prelm rev
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5/23/19	rwd	prelim rev
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6/18/19	jam	prelm rev
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7/8/19	j/r	prelm rev
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[illegible]

1/10-SCALE WHEN PRINTED 24x36 - PAPER SIZE "D"

[illegible]

FIELD-VERIFY DIMENSIONS - DO NOT SCALE PRINTS

[illegible]

rwd

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2 of 8

2010

Age Group	Percentage of Respondents
18-24	65
25-34	70
35-44	75
45-54	80
55-64	85
65-74	88
75+	90