

ELEVATIONS

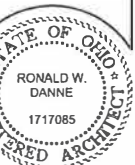


P&D Builders Ltd.
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www.pandbuilders.com

ALL DESIGN NOT TO SCALE UNLESS NOTED OTHERWISE. FIELD VERIFY & ADJUST FOUNDATION AS NECESSARY.

1653

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION



RONALD W. DANNE
Professional Engineer
1717085
EXPIRATION DATE 12/31/2025

REVISION DATE	BY	DESCRIPTION
1/18/23	rdw	concept
1/22/23	rdw	prelim
2/14/23	rdw	prelim
2/27/23	rdw	prelim
3/27/23	rdw	prelim
4/27/23	rdw	prelim
5/27/23	rdw	prelim
6/27/23	rdw	prelim

TO SCALE WHEN PRINTED 24x36 - OVER SIZE 10"

P&D / rdw

PAGE: 5 of 9

FIRST FLOOR CEILINGS @ 10'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 8'-0" UNLESS NOTED OTHERWISE
SECOND FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE
SECOND FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED OTHERWISE
EMERGENCY EGRESS (E.E.O.) WINDOWS IN ALL BEDROOMS
SEE ROOF PLAN FOR SOFFIT & DRAPE SIDES
RUN BRICK VENEER 1" PAST FRAMES CORNERS
CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6" INTO GAS TIE UNLESS NOTED
FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A WEATHER-TIGHT SEAL BETWEEN MATERIALS, FRAMES & TRIM
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS CONTAIN WINDOW SIDES & ROUGH-OPENINGS WITH SUPPLIER
RUN STUCCO, STUCCO & BRICK VENEER TO GRADE UNLESS NOTED
KEEP SKEWED FOR STUCCO EXTERIORS (SH-10) COMPLY WITH R-703.6.2.1 (1/2" GALLY CO-EXTRUSION-RESISTANT SKEWED ALUMINUM FOUNDATION PLATE (3.5" FLANGED) PLACED AT MIN 4" AWAY FROM 1/2" ASPH PARTING, ALLOWING DRAINAGE WATER TO DRAIN) 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 SIZES PATTERNS (MULTIPLY) ANY OFFER - REFER TO MANUFACTURER OR SUPPLIER
GRADE ELEVATION SHOWN IS APPROXIMATE FIELD VERIFY & ADJUST FOUNDATION AS NECESSARY



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

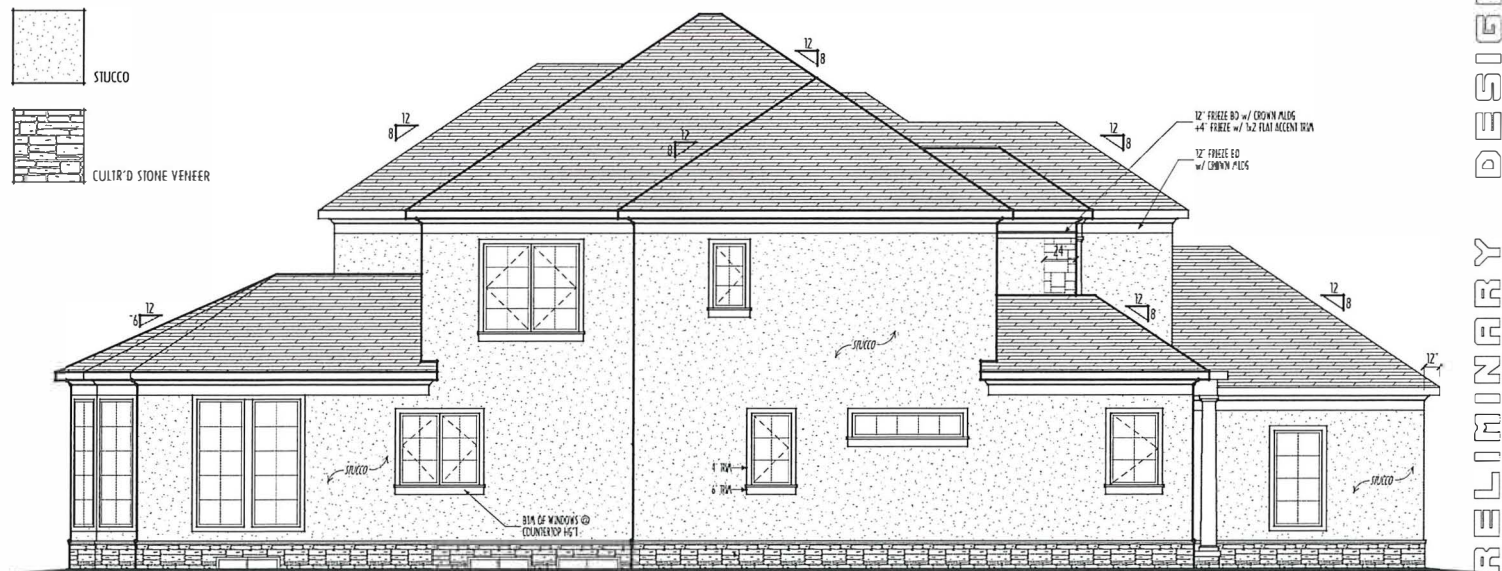


FRONT ELEVATION
SCALE: 3/16" = 1'-0"



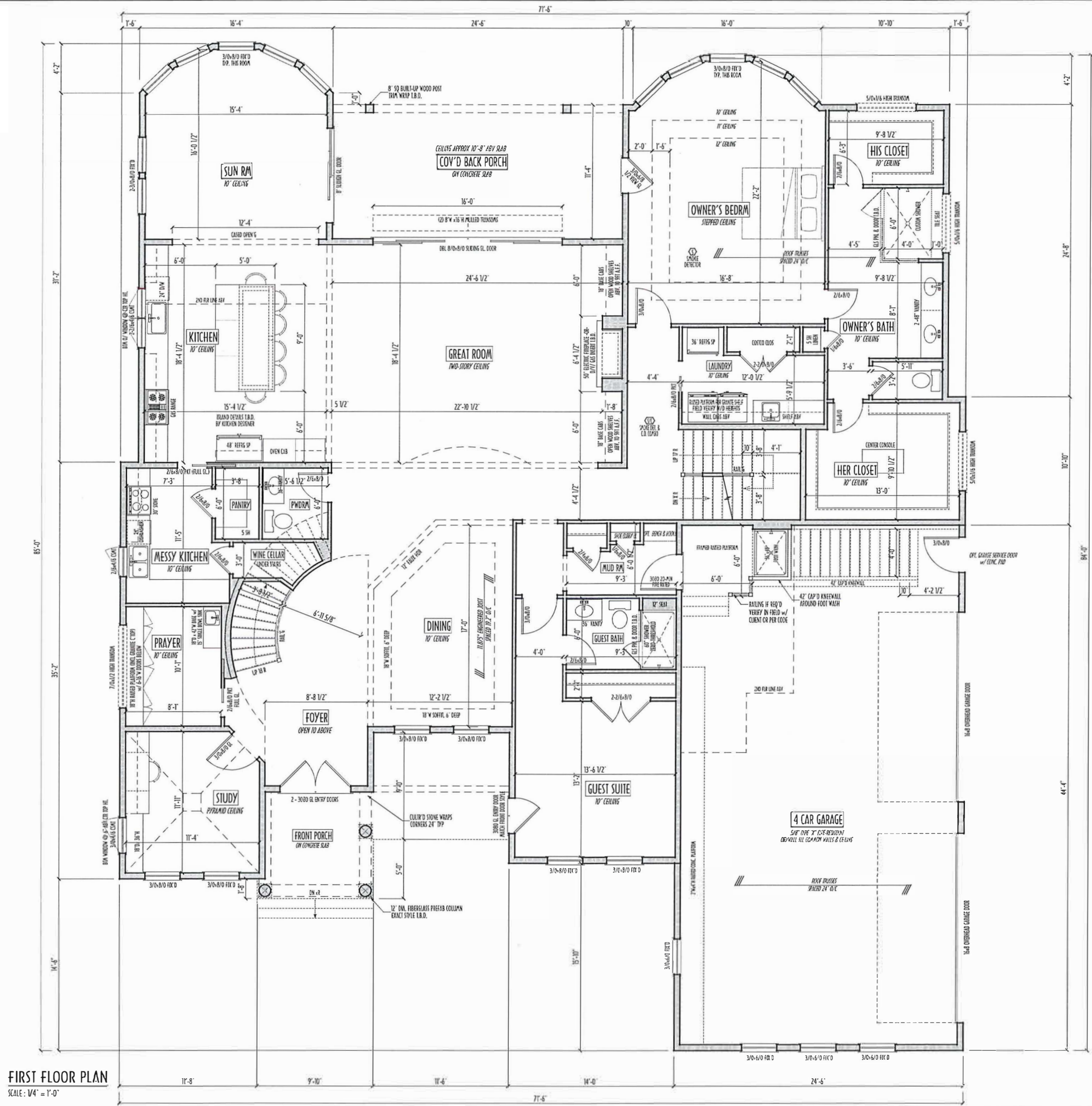
BACK ELEVATION
SCALE: 3/16" = 1'-0"

- DIMENSIONAL SHINGLES
- STANDING SEAM METAL ROOFING
- STUCCO
- CULT'D STONE VENEER



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

FIRST FLR LIVING SP =	3,476 SQ.FT.
SECOND FLR LIVING SP =	1,374 SQ.FT.
TOTAL LIVING SP =	4,850 SQ.FT.
BSMT OPT. AREA "A" =	1,364 SQ.FT.
BSMT OPT. AREA "B" =	623 SQ.FT.



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

FIRST FLR LIVING SP =	3,476 SQ.FT.
SECOND FLR LIVING SP =	1,374 SQ.FT.
TOTAL LIVING SP =	4,850 SQ.FT.
BSMT OPT. AREA: "A" =	1,364 SQ.FT.
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1ST FLR

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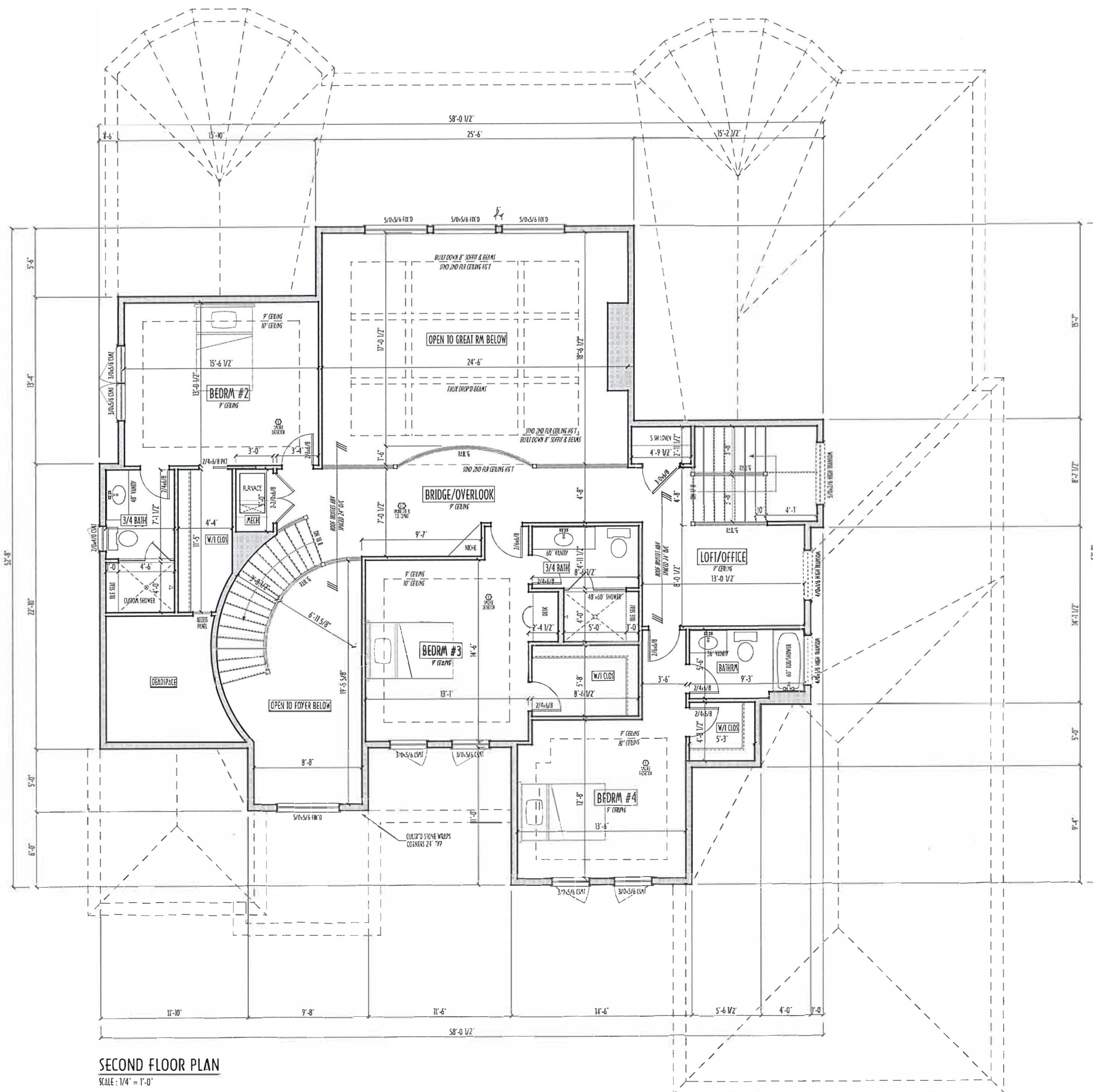
RONALD W. DANNE
1717085
EXPIRATION DATE 12/31/2025

Danne
Residential Design & Drafting
614.207.6266 danne@pandbuilders.com

REVISION DATE:	BY:	DESCRIPTION
11/18/23	rwd	concepts
1/22/24	rwd	prelims
2/14/24	rwd	prelims
2/14/24	rwd	prelims
2/14/24	rwd	prelims
2/14/24	rwd	prelims
2/14/24	rwd	prelims

TO SCALE WHEN PRINTED PAGE - PAPER SIZE 11"
P&D / rwd

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

FIRST FLR LIVING SP =	3,476 SQ.FT.
SECOND FLR LIVING SP =	1,374 SQ.FT.
TOTAL LIVING SP =	4,850 SQ.FT.
BSMT OPT. AREAS: "A" =	1,364 SQ.FT.
BSMT OPT. AREAS: "B" =	623 SQ.FT.

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

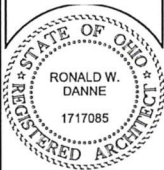
2ND FLR



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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 NATIONAL BUILDING CODE (NBC).

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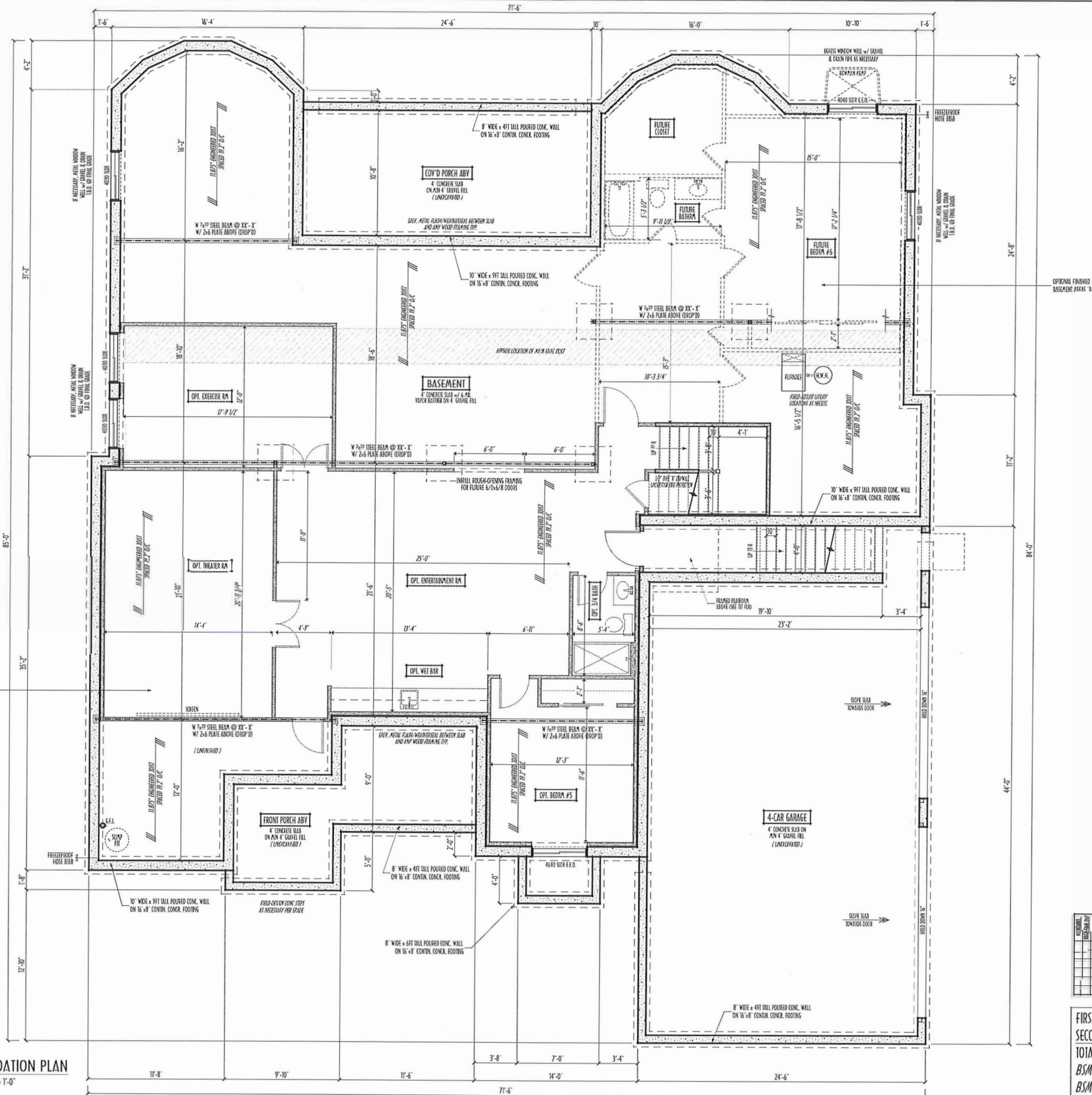
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REVISION DATE	BY	DESCRIPTION
11/18/23	rwd	concepts
1/22/23 & 1/27/23	rwd	prelims
2/3/23 & 2/5/23	j/r	prelim rev
2/8/23 & 2/10/23	j/r	prelim rev
1/2/24 & 1/4/24	j/r	prelim rev
1/17/24 & 1/26/24	rwd	prelim rev



P&D / rwd

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



NO.	DESCRIPTION	DATE
1	OPL.	
2	OPL.	
3	OPL.	
4	OPL.	
5	OPL.	
6	OPL.	

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PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

FOUNDATION

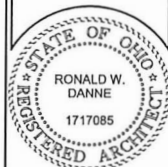


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HYATTS MEADOWS 3A
LOT 6789

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION
The Movva Residence
Liberty Twp, Delaware County, Ohio



RONALD W. DANNE, LICENSE #1717085
EXPIRATION DATE 12/31/2025

Danne
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11/13/23	mal	concept
1/22/24	mal	prelim
2/4/24	mal	prelim
2/8/24	mal	prelim
1/24/24	mal	prelim
1/24/24	mal	prelim

10 SCALE WITH FINISHED FLOOR - PAPER SIZE: 11\"/>

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