

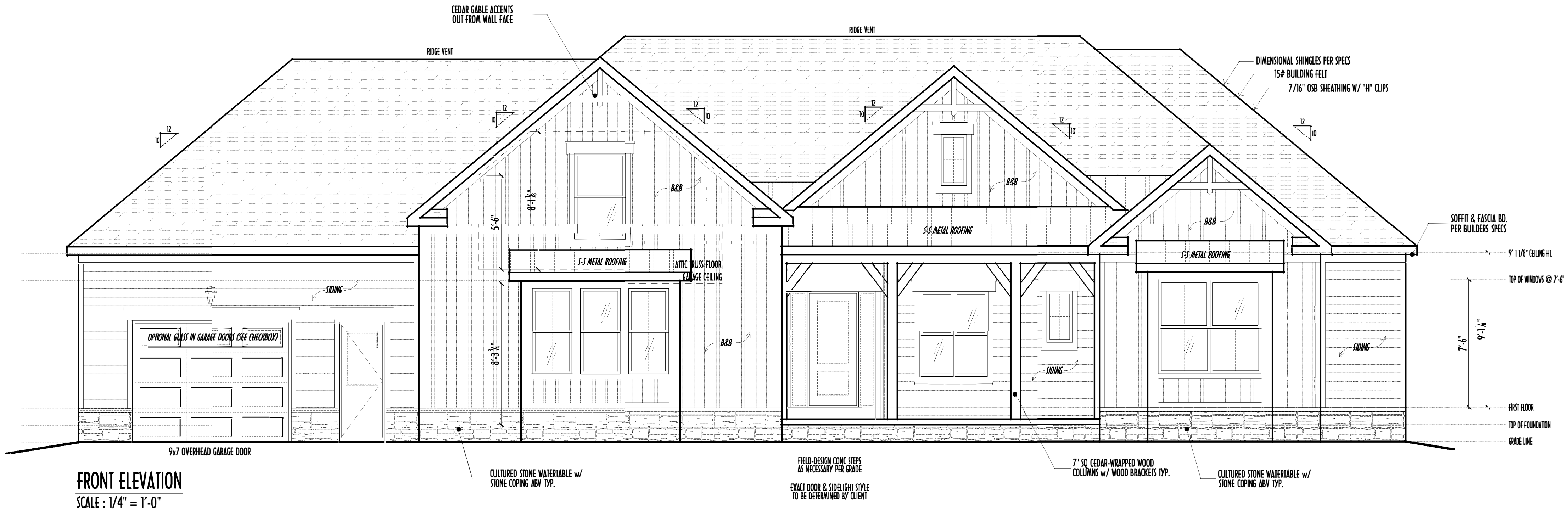


P&D Builders Ltd.
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www.pndbuilders.com

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1462

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION



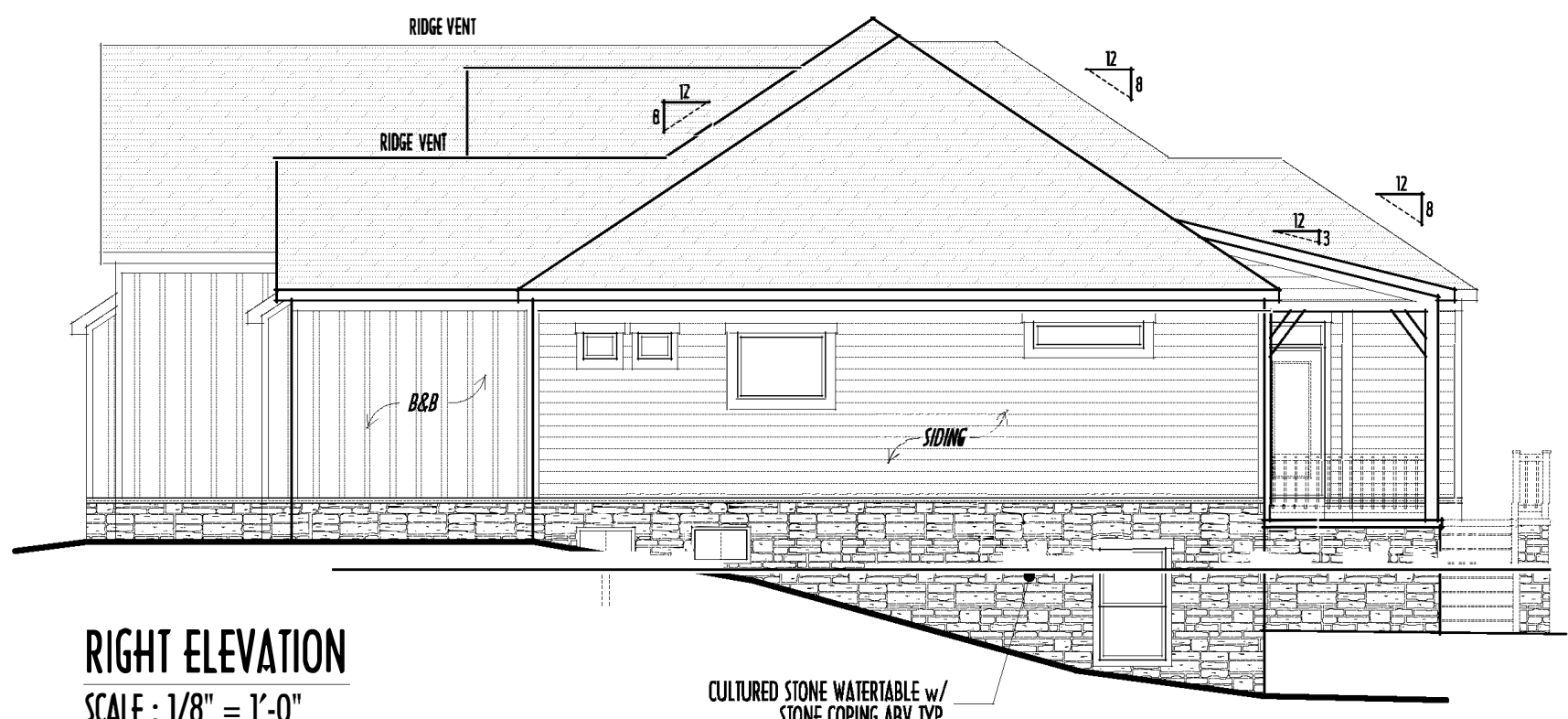
FRONT ELEVATION
SCALE : 1/4" = 1'-0"

YES	NO	OPTIONS / EXTRA
		OPT. GLASS IN GARAGE DOORS

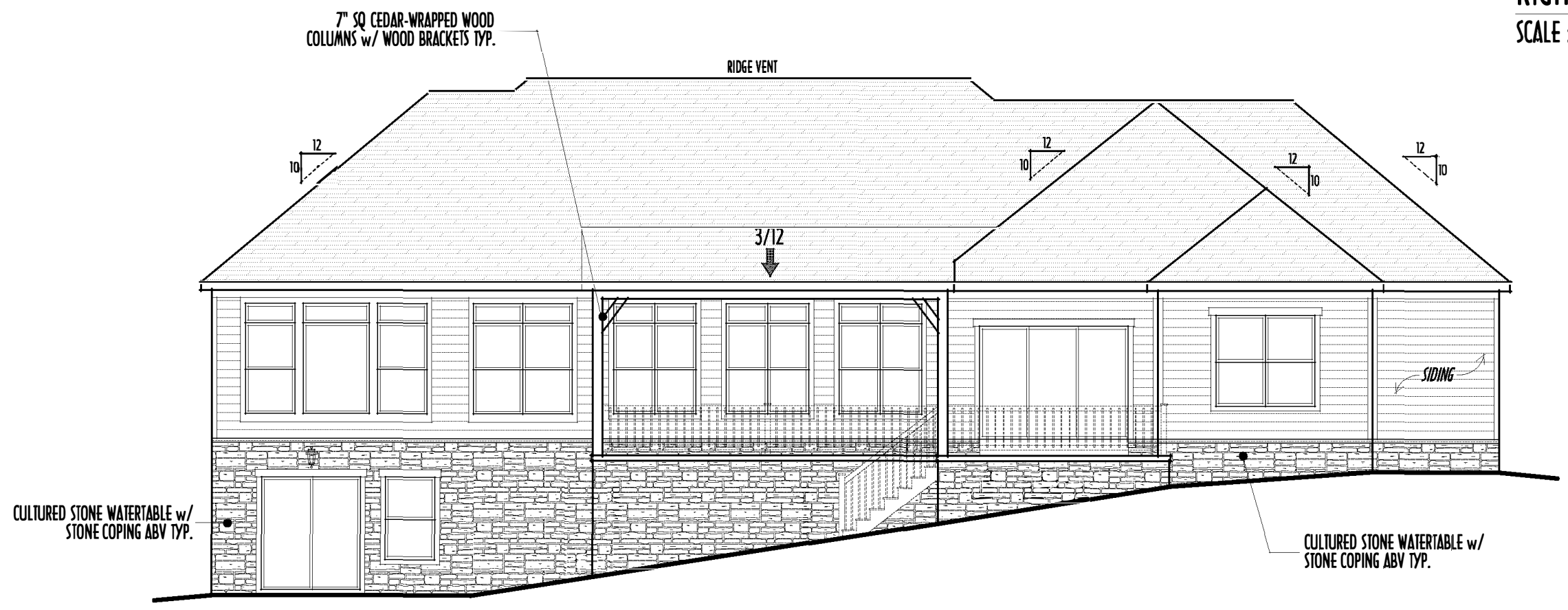
- DIMENSIONAL SHINGLES
- STANDING-SEAM METAL ROOFING
- HORIZ. LAP SIDING (PER SPECS)
- BOARD & BATTEN SIDING (PER SPECS)
- CULTR'D STONE VENEER



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



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

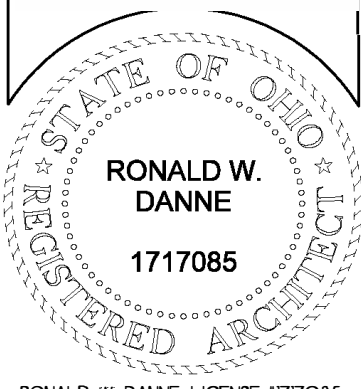


BACK ELEVATION
SCALE : 1/8" = 1'-0"

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 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 SCREENED AT/ABV FOUNDATION PLATE (3.5" FLANGE)
PLACED AT MIN 4" ABV EARTH / 2" ABV PAVING, ALLOWING TRAP'D WATER TO DRAIN)
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

VERIFY EXISTING & PROPOSED GRADE ELEVATIONS
AND ADJUST IN FIELD AS NECESSARY
STEP-DOWN FOOTING @ 10% SLOPE
TO REMAIN MIN. 36" BELOW GRADE

FIRST FLR LIVING SP =	2,428 SQ.FT.
SECOND FLR LIVING SP =	330 SQ.FT.
TOTAL LIVING SP =	2,758 SQ.FT.
OPT. FINISHED BSMT =	607 SQ.FT.



Danne
Residential Design & Drafting, Inc.
614.207.6266 danneda@gmail.com

REVISION DATE:	BY:	DATE:
10/7/20	J/r	concept
10/26/20	J/r	concept rev
10/29/20	rwd	prelims
11/2/20	rwd	prelim rev
11/12/20	J/r	prelim rev
11/22/20	rwd	QTO

1/8" = 1'-0" SCALE WHEN PRINTED 24"X36" - PAPER SIZE 11"X17"
P&D-BUILDERS.COM - DO NOT SCALE PLANS



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PAGE: 3 of 9

REVISION DATE: BY: P&D / rwd

10/7/20 1/1 concepts

10/26/20 1/1 concept rev

10/29/20 rwd prelims

11/2/20 rwd prelin rev

11/10/20 1/1/20 1/1 prelin rev

11/22/20 rwd QTO

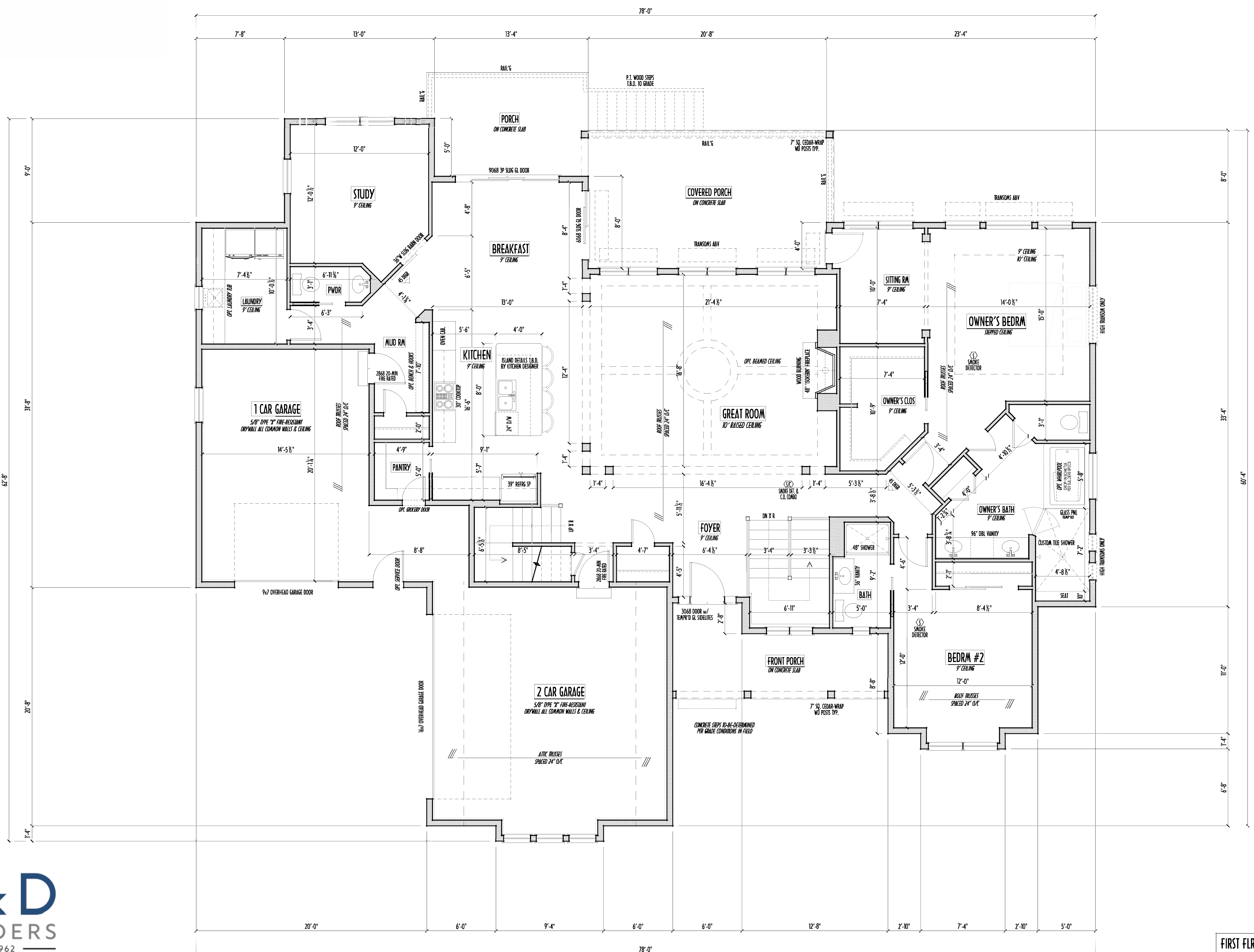
TO SCALE WHEN PRINTED 24" x 36" - PAPER SIZE 11"

0 2' 4' 6' 8'

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PAGE: 3 of 9

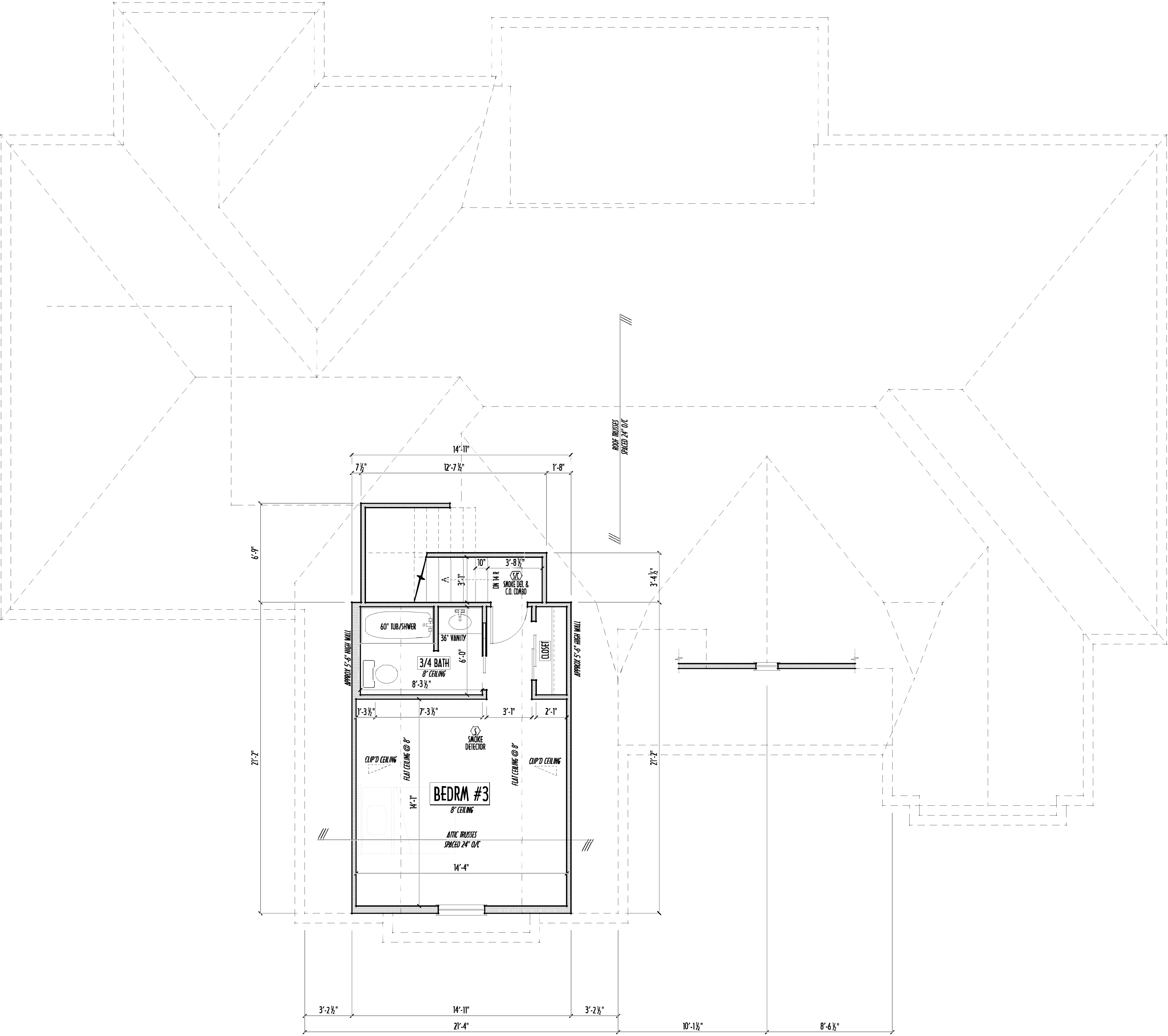
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

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2ND FLR



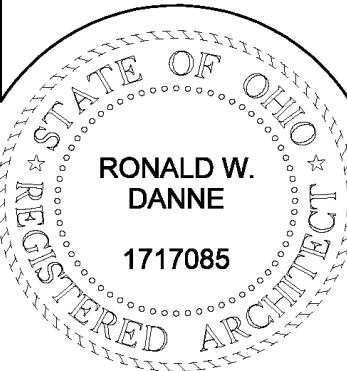
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P&D JOB #

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OWNER



RONALD W. DANNE
1717085
RONALD W. DANNE, LICENSE #772085
EXPIRATION DATE 12/31/2021

Danne
Residential Design & Drafting, Inc.
614.207.6266 dannehd@gmail.com

REVISION DATE:	BY:	DATE/CD
10/7/20	y/r	concept
10/26/20	y/r	concept rev
10/29/20	rwd	prelims
11/2/20	rwd	prelim rev
11/10/20 & 11/10/20	y/r	prelim rev
11/22/20	rwd	QTO

1"=8'-0" SCALE WHEN PRINTED 24"x36" - PAPER SIZE 11"

0 4' 8' 12' 16' 20'

FEET - HORIZONTAL DIMENSIONS - DO NOT SCALE PLOTS

DESIGNED

P&D / rwd

PAGE :

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8/22/2020 9:50 PM



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STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085
RONALD W. DANNE, LICENSE #1717085
EXPIRATION DATE 12/31/2021

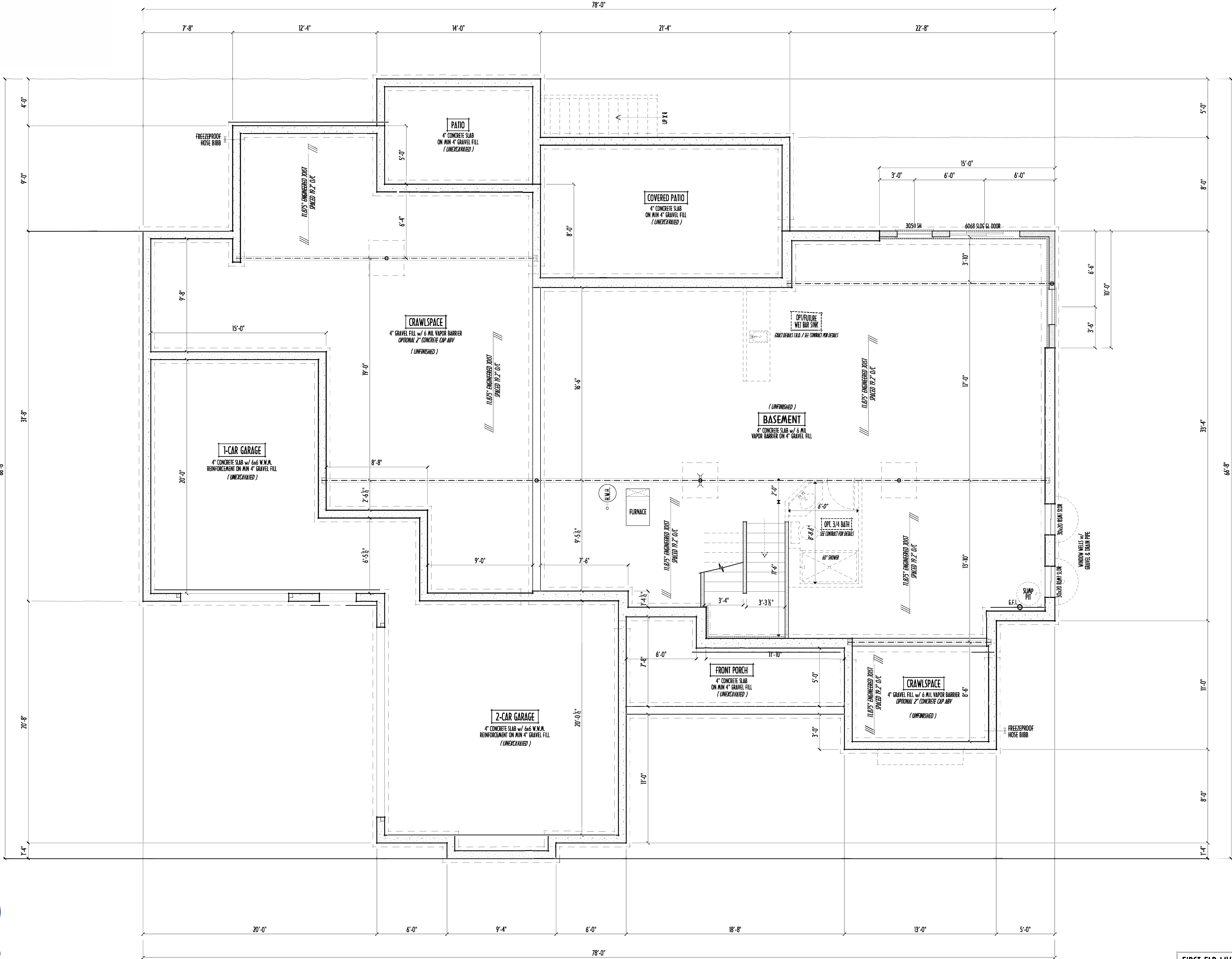
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10/29/20	rwd	prelims
11/2/20	rwd	prelim rev
11/10/20 & 11/10/20	j/r	prelim rev
11/22/20	rwd	QTO

TO SCALE WHEN PRINTED 24"x36" - PAPER SIZE: 24"x36"
0 4 8 12 16 20 24 28 32 36 40 44 48 52 56 60 64 68 72 76 80 84 88 92 96 100
FEET - HORIZONTAL DIMENSIONS - DO NOT SCALE POINTS

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PAGE: 2 of 9



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

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