

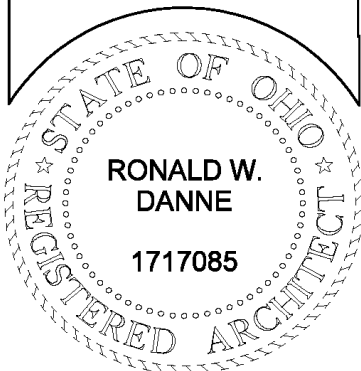


P&D Builders Ltd.
59 Greif Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

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JOB # XXXX

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



RONALD W. DANNE, LICENSE #1717085
EXPIRATION DATE 12/31/2016

Danne
Residential Design & Drafting
614.207.6266 danneand@gmail.com

REVISION DATE:	BY:	DESCRIPTION
12/5/17	rwd	concepts
1/18/18	" "	concept rev
2/1/18	" "	plans
2/5/18	" "	plan rev
2/12/18	" "	plan rev

10-SCALE WHEN PRINTED DRAW - PAPER SIZE 11"
0' 2' 4' 6' 8'
FIELD - PERP. DIMENSIONS - DO NOT SCALE PLOTS

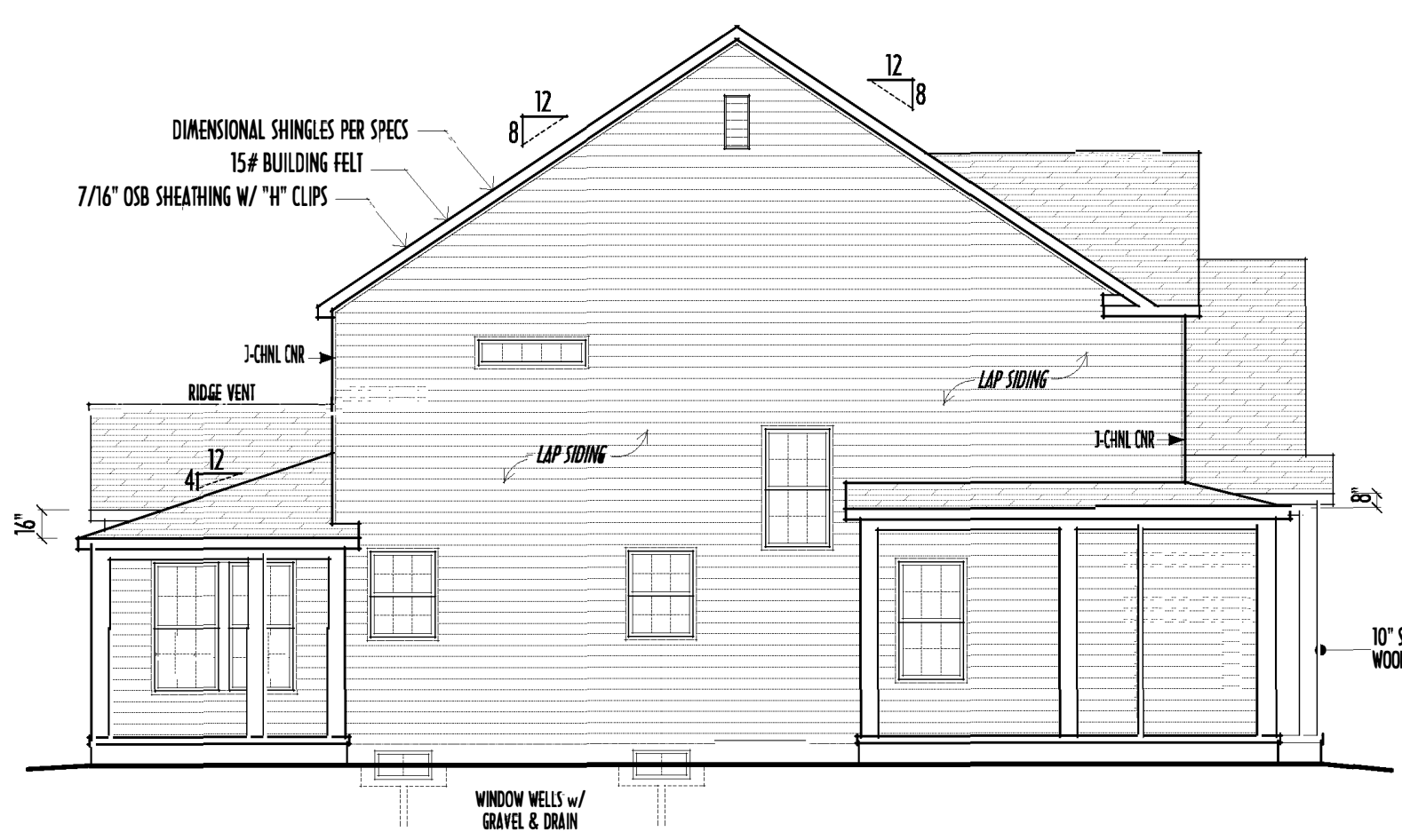
DESIGNED: P&D / rwd

PAGE: 5 of 8



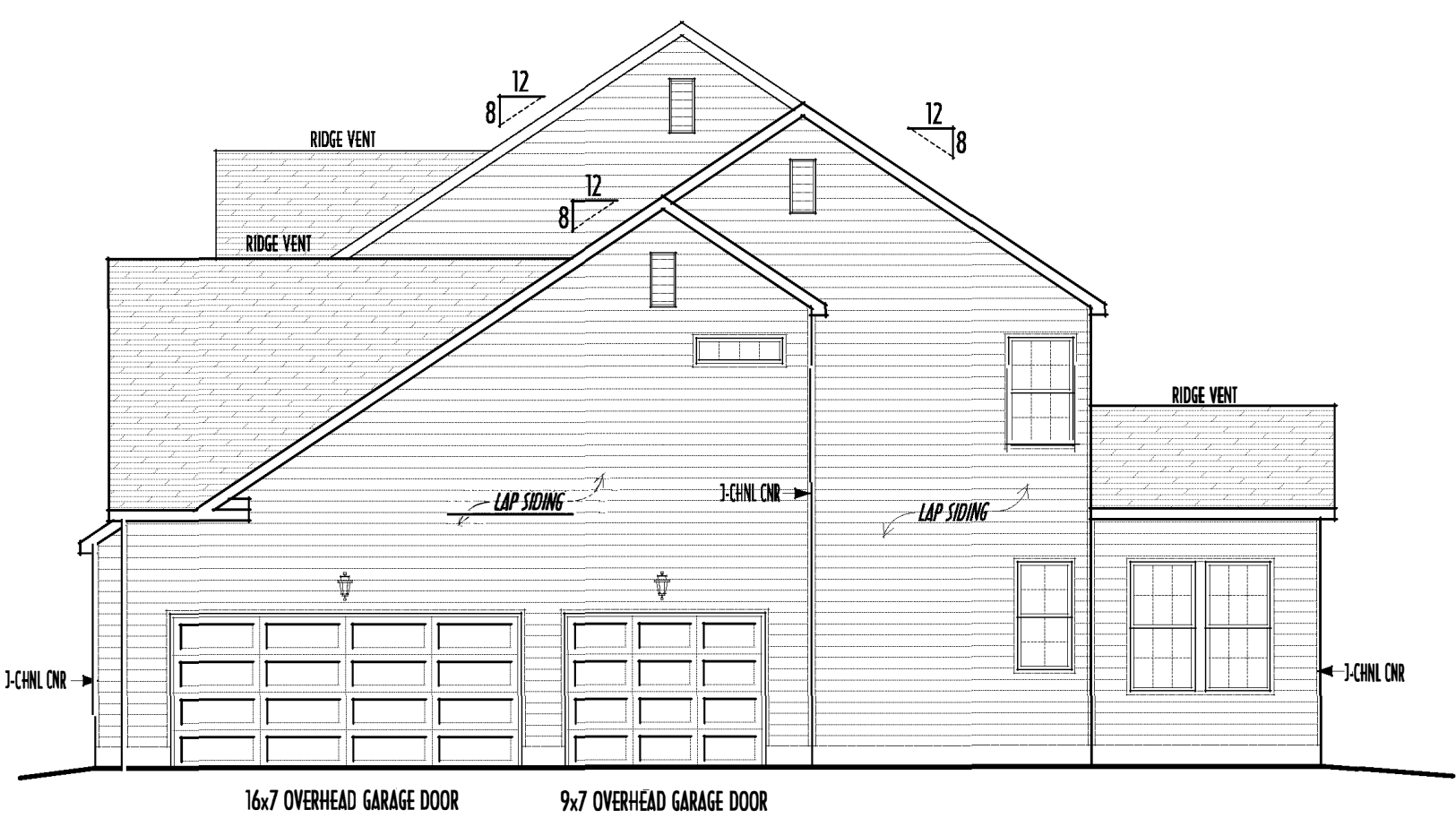
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

FIELD DESIGN CONIC STEPS
AS NECESSARY PER GRADE
EXACT DOOR & SIDEWALK STYLE
TO BE DETERMINED BY CLIENT



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

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



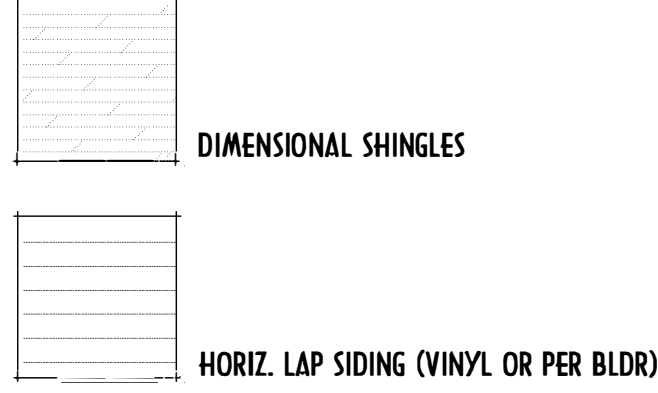
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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

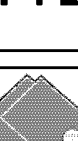
FIRST FLOOR CEILINGS @ 10'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED OTHERWISE
SECOND FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED OTHERWISE
SECOND FLOOR WINDOW HEADERS @ 6'-10" UNLESS NOTED OTHERWISE
EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
SEE ROOF PLAN FOR SOFFIT & RAKE SIZES
RUN BRICK VENEER 1" PAST FRAMING CORNERS
CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6"
INTO TRG 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 SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
(#26 GALV CORROSION-RESISTANT SCREEN 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

FIRST FLR LIVING SP =	1,648 SQ.FT.
SECOND FLR LIVING SP =	1,758 SQ.FT.
TOTAL LIVING SP =	3,406 SQ.FT.
OPT. BONUS RM =	244 SQ.FT.
OPT. FINISHED BSMT =	774 SQ.FT.



P & D
BUILDERS
— EST. 1962 —

1ST FLR


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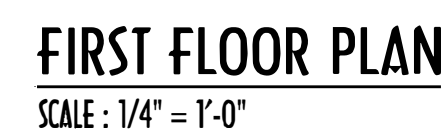


STATE OF OHIO
 REGISTERED ARCHITECT
 RONALD W. DANNE
 1717085
 RONALD W. DANNE, LICENSE #177085
 EXPIRATION DATE 12/31/2019

REVISION DATE:	BY:	Prtn/CD
12/5/17	nwd	concepts
1/18/18	" "	concept rev
2/1/18	" "	prelims
2/5/18	" "	prelim rev
2/12/18	" "	prelim rev

P&D / rwd

3 of 8



FIRST FLR LIVING SP =	1,648 SQ.FT.
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P&D Builders - Job # 1306

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.

2ND FLR



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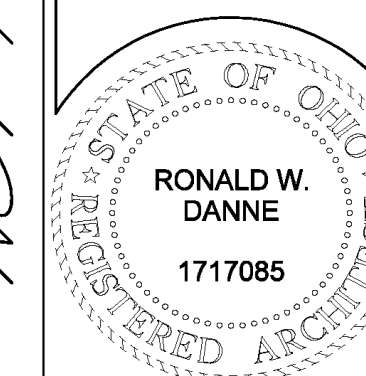
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XXXX

PRELIMINARY DESIGN

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RONALD W. DANNE, LICENSE #177C
EXPIRATION DATE 12/31/2019

Danne
Residential Design & Drafting

614.207.6266 dannednd@gmail.com

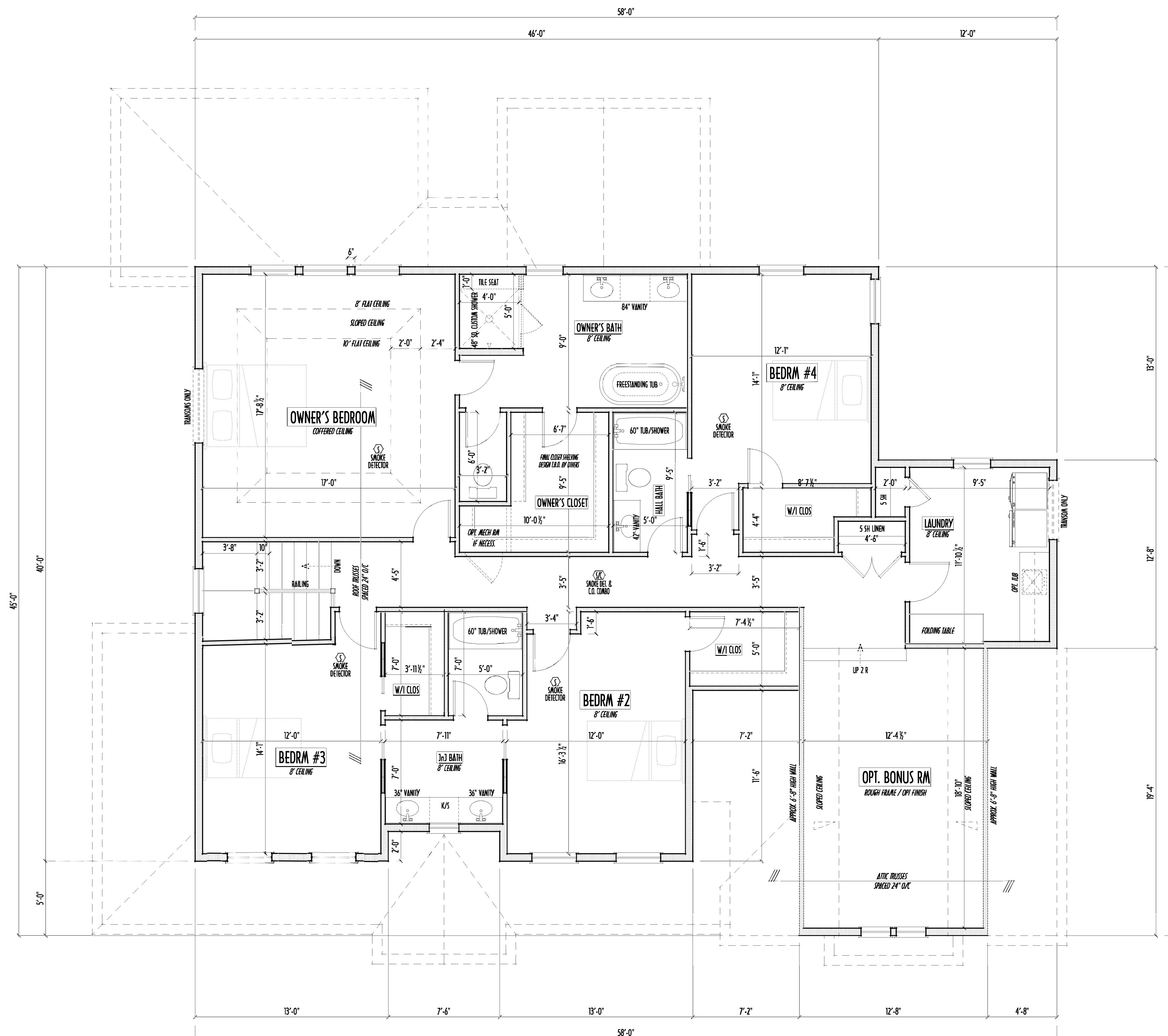
REVISION DATE:	BY:	Pratima
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REVISION DATE:	BY:	Prepared by:
12/5/17	rwcd	concept
1/18/18	" "	concept
2/1/18	" "	prelim
2/5/18	" "	prelim
2/12/18	" "	prelim

TO-SCALE WHEN PRINTED 24x36 - PAPER SIZE

DESIGNED: P&D / rwd

PAGE: 4 of 8



SECOND FLOOR PLAN

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

FIRST FLR LIVING SP =	1,648 SQ.FT.
SECOND FLR LIVING SP =	1,758 SQ.FT.
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OPT. FINISHED BSMT =	774 SQ.FT.



FND/BSMT

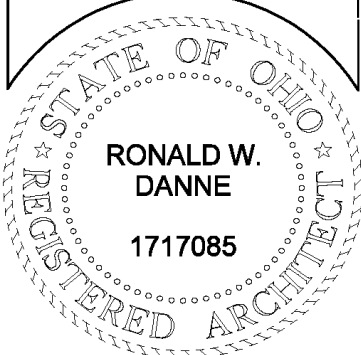


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NO JOB XXXX

PRELIMINARY DESIGN
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RONALD W. DANNE
1717085

RONALD W. DANNE, LICENSE 1717085
EXPIRATION DATE 12/31/2016

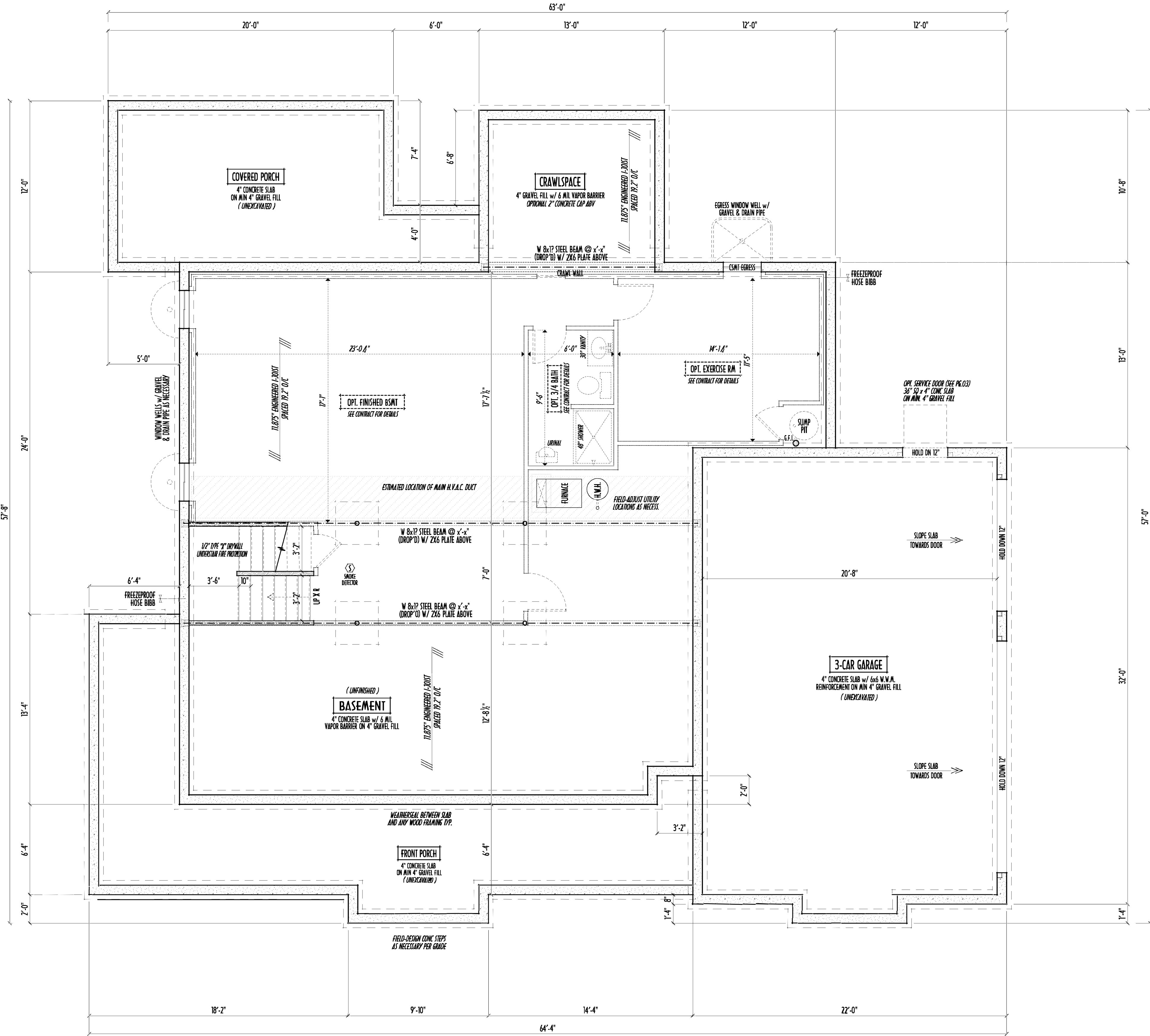
Danne
Residential Design & Drafting, Inc.
614.207.6266 dannedna@gmail.com

REVISION DATE:	BY:	DESCRIPTION
12/5/17	rwd	concepts
1/18/18	" "	concept rev
2/1/18	" "	prelim
2/5/18	" "	prelim rev
2/12/18	" "	prelim rev

TO SCALE WHEN PRINTED DRAW - PAPER SIZE: 11"
0 8" 16" 24" 32" 40" 48" 56" 64" 72" 80" 88" 96" 104" 112" 120" 128" 136" 144" 152" 160" 168" 176" 184" 192" 200" 208" 216" 224" 232" 240" 248" 256" 264" 272" 280" 288" 296" 304" 312" 320" 328" 336" 344" 352" 360" 368" 376" 384" 392" 400" 408" 416" 424" 432" 440" 448" 456" 464" 472" 480" 488" 496" 504" 512" 520" 528" 536" 544" 552" 560" 568" 576" 584" 592" 600" 608" 616" 624" 632" 640" 648" 656" 664" 672" 680" 688" 696" 704" 712" 720" 728" 736" 744" 752" 760" 768" 776" 784" 792" 800" 808" 816" 824" 832" 840" 848" 856" 864" 872" 880" 888" 896" 904" 912" 920" 928" 936" 944" 952" 960" 968" 976" 984" 992" 1000"

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PAGE: 2 of 8



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

BASEMENT SLAB =	1,405 SQ.FT.
BACK CRAWLSP AREA =	254 SQ.FT.
FRONT PORCH =	374 SQ.FT.
GARAGE SLAB =	660 SQ.FT.
BACK PORCH SLAB =	254 SQ.FT.

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