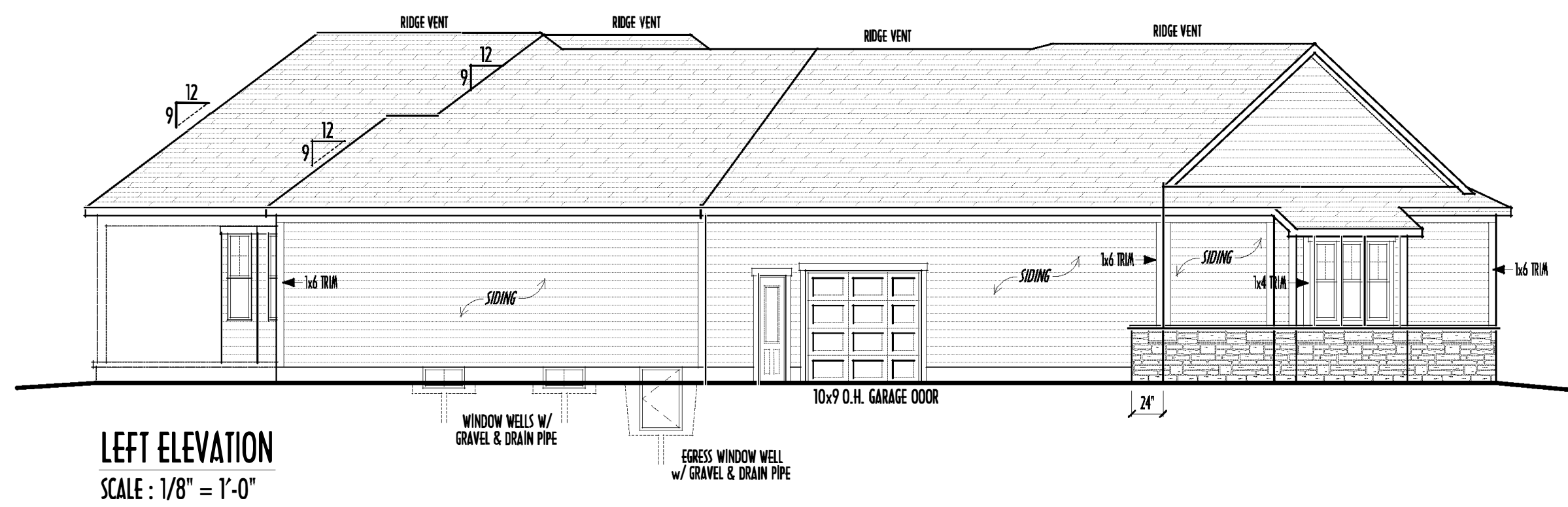
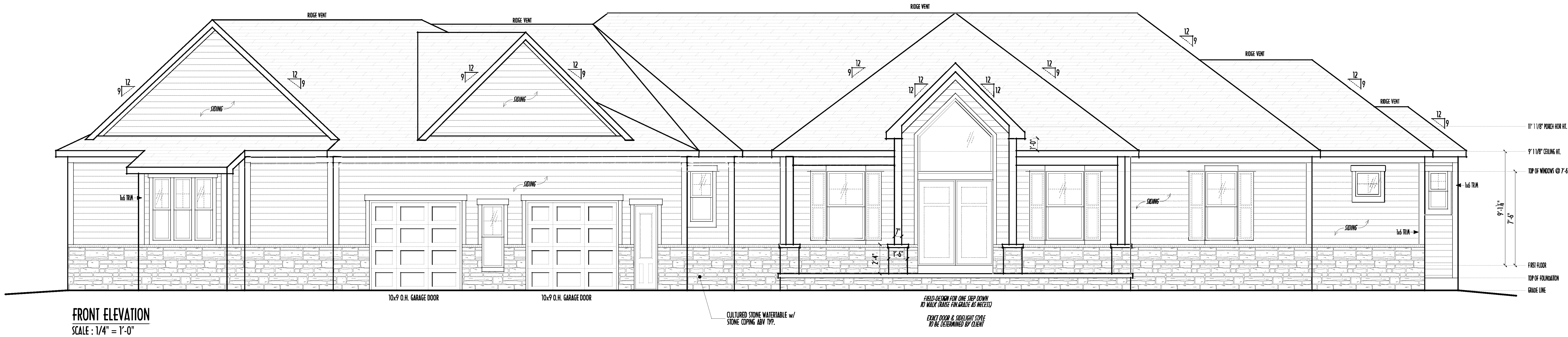


P&D Builders Ltd.
59 Greff Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

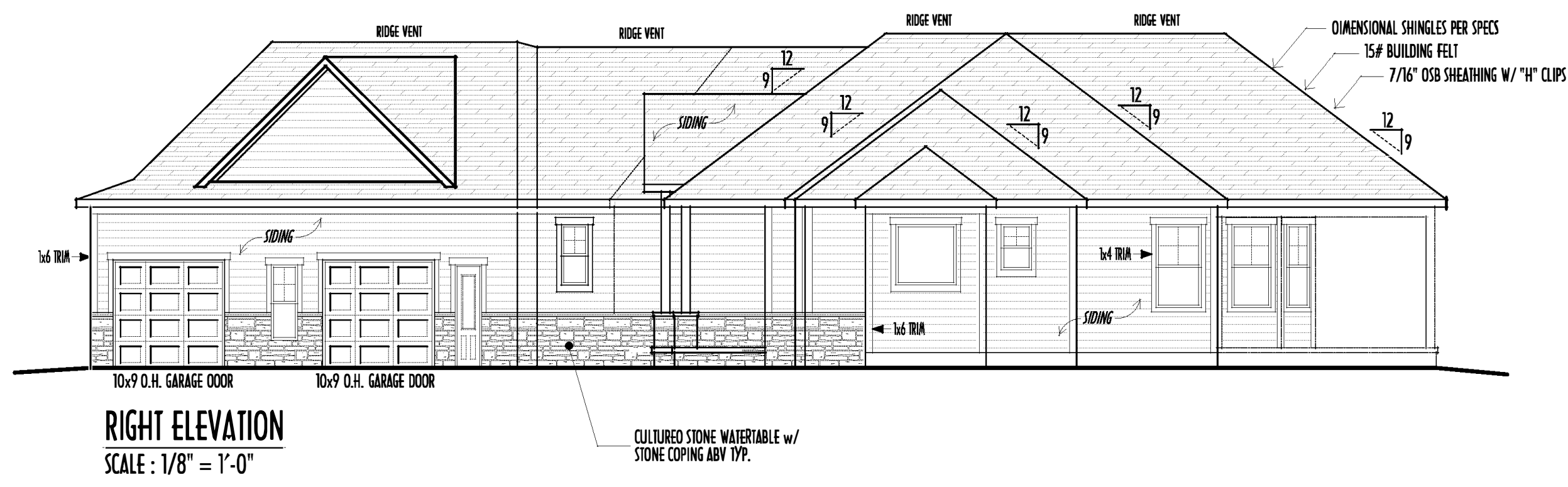
1. EXERCISE THE CAREFUL PROPERTY OF THE ARCHITECT. 2. NO REPRODUCTION OR ALTERATION OF THESE PLANS WITHOUT WRITTEN CONSENT OF THE ARCHITECT OR THE OWNER OF THE PLANS.

1319

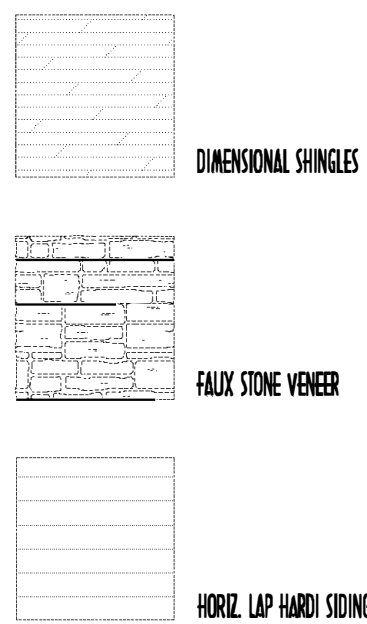
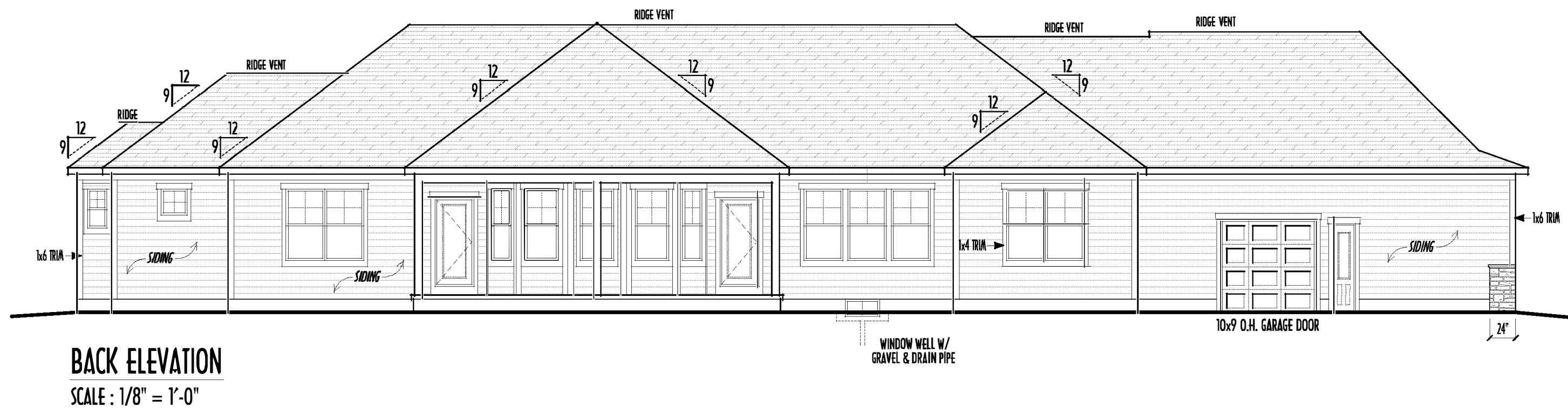
PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



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 FLOOR CEILINGS @ 9'-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 CONFORM 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
RESISTANT SCREEN AT/ABV FOUNDATION PLATE (3.5" FLANGED EARTH / 2" ABV PAVING, ALLOWING TRAP'D WATER TO DRAIN)
3A FOUNDATION FOR PROPER DRAINAGE



RONALD W. DANNE
1717085
REGISTERED ARCHITECT

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

Danne
Residential Design & Drafting
614.207.6266 dannebw@gmail.com

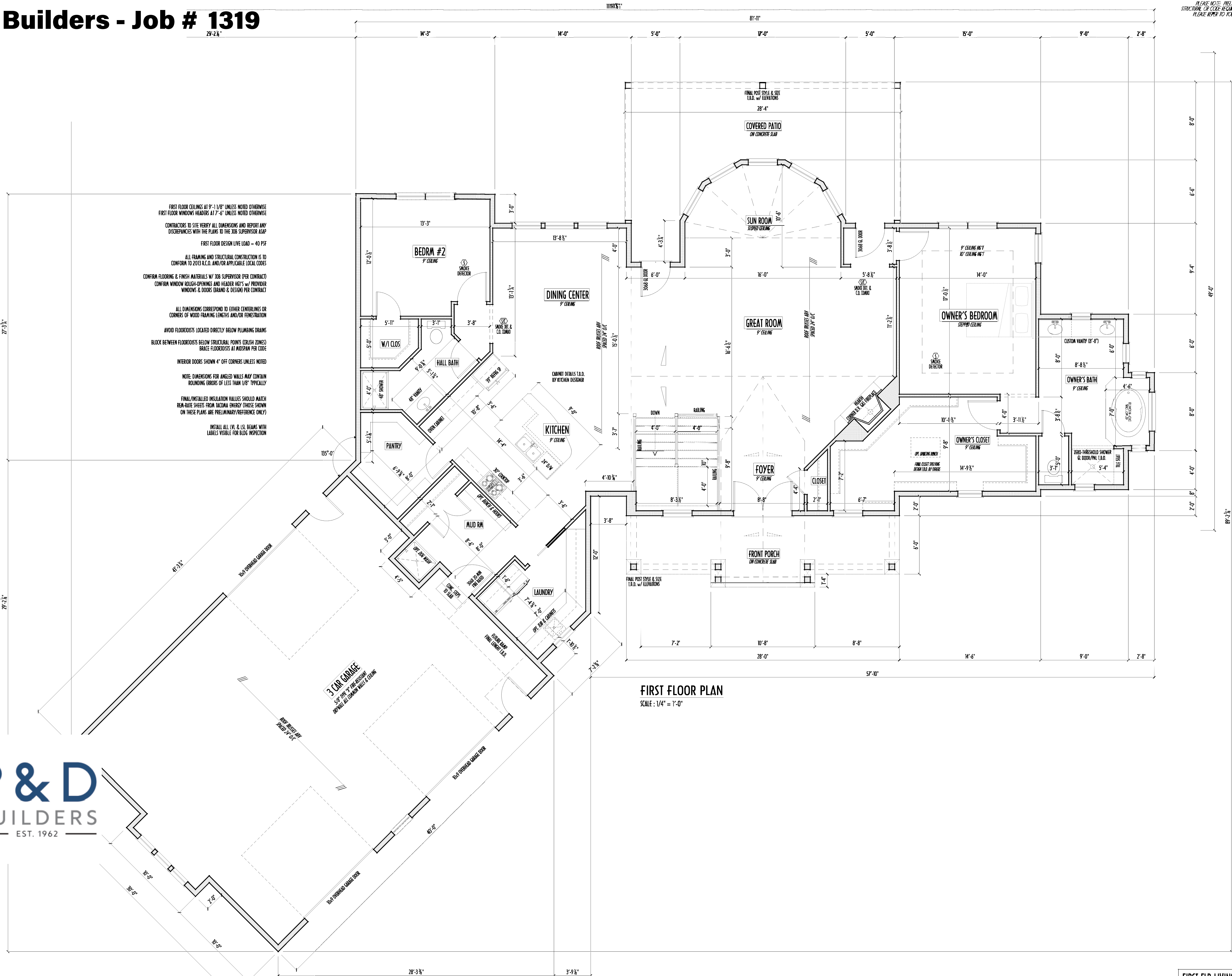
REVISION DATE	BY	DESCRIPTION
12/8/18	rwd	concept
12/13/18	jcm	concept rev
1/10/19	jcm	prelim
1/24/19	jcm	prelim
1/30/19	j/r	prelim
3/5/19	jcm	prelim
3/7/19	jcm	prelim
3/20/19	j/r	prelim rev
3/26/19	jcm	prelim rev
4/23/19	jcm	prelim rev

1/2" SCALE WHEN PRINTED 24"X36" MIN. NET 11"
0 6" 12" 18" 24" 30" 36"
FIELD DIMENSIONS - DO NOT SCALE PLOTS

DESIGNED BY: P&D / rwd

PAGE: 4 of 8

FIRST FLR LIVING SP = 2,558 SQ.FT.
OPT. FINISHED BSMT = 1,335 SQ.FT.



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

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.

FND/BSMT



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

DESIGN AND THE CLIENTS PROPERTY IS THE PROPERTY OF P&D BUILDERS LTD. ANY REPRODUCTION OR COPIES OF THIS DRAWING ARE STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF THE OWNER OF THE PLAN.

1319

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION



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

Danne
Residential Design & Drafting
614.207.6266 danneand@gmail.com

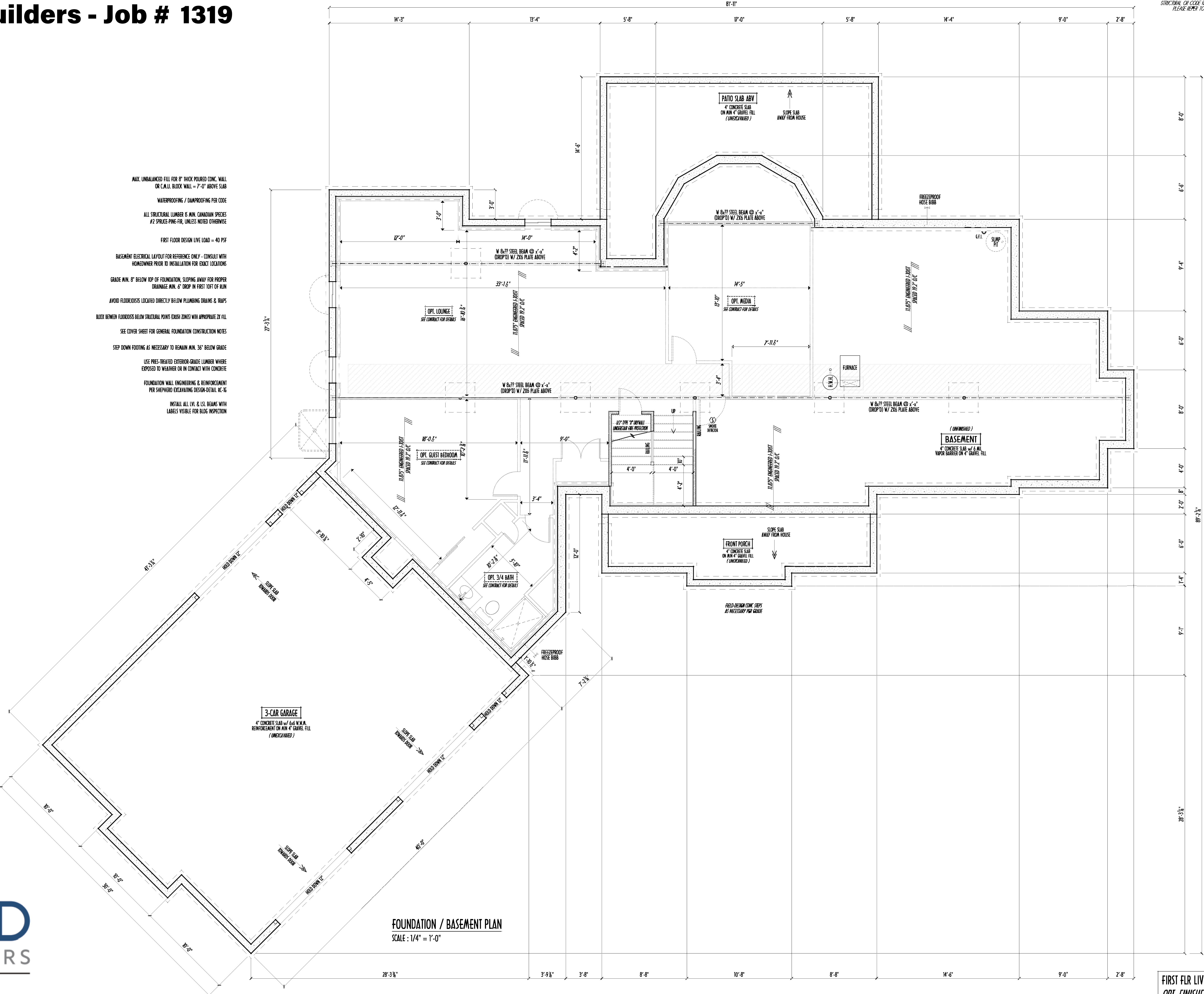
REVISION DATE	BY	DESCRIPTION
12/8/18	rwd	concept
12/13/18	jrm	concept rev
1/10/19	jrm	concept rev
1/24/19	jrm	prelim
1/30/19	j/r	prelim
3/5/19	jrm	prelim
3/7/19	jrm	prelim
3/20/19	j/r	prelim rev
3/26/19	jrm	prelim rev
4/23/19	jrm	prelim rev

1"=1'-0" WHEN PRINTED 24"X36" 1/4"=1'-0" FIELD DIMENSIONS - DO NOT SCALE THIS

P&D / rwd

PAGE: 2 of 8

FIRST FLR LIVING SP = 2,558 SQ.FT.
OPT. FINISHED BSMT = 1,335 SQ.FT.



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