

SITE PLAN
1"=20'-0"

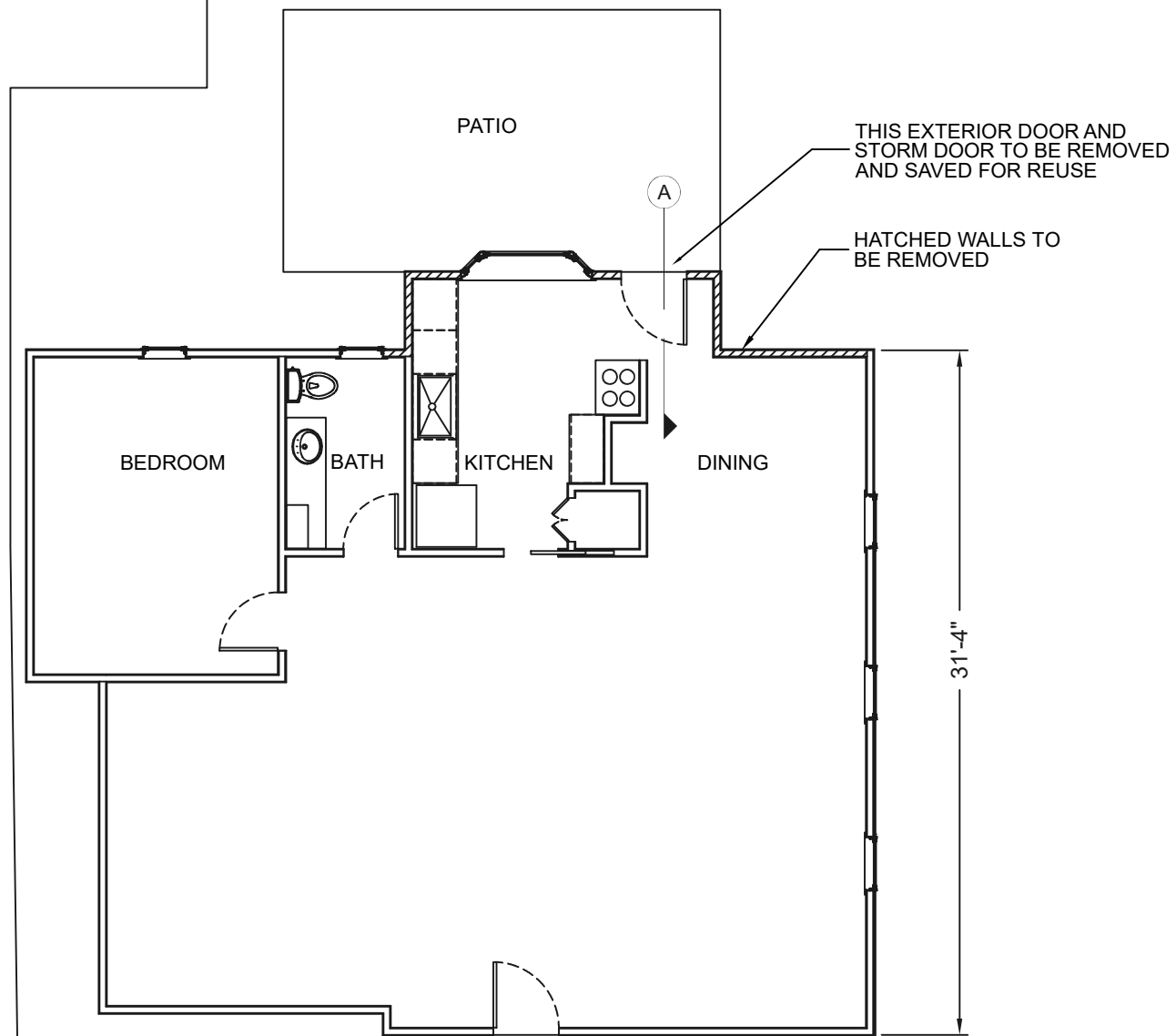
Project for:
JANE PEDEN
342 REMINGTON ROAD FRANKLIN COUNTY
BEXLEY, OHIO 43209

Description:
SITE PLAN

Contractor:
D'ANDREA BUILDERS
WESTERVILLE, OHIO
614-519-5853

Drawn By:
Donald Rapp
Date: 10/07/25
File:

Scale: NOTED
Sheet No: SITE 1



FIRST FLOOR PLAN
 $\frac{1}{8}" = 1'-0"$



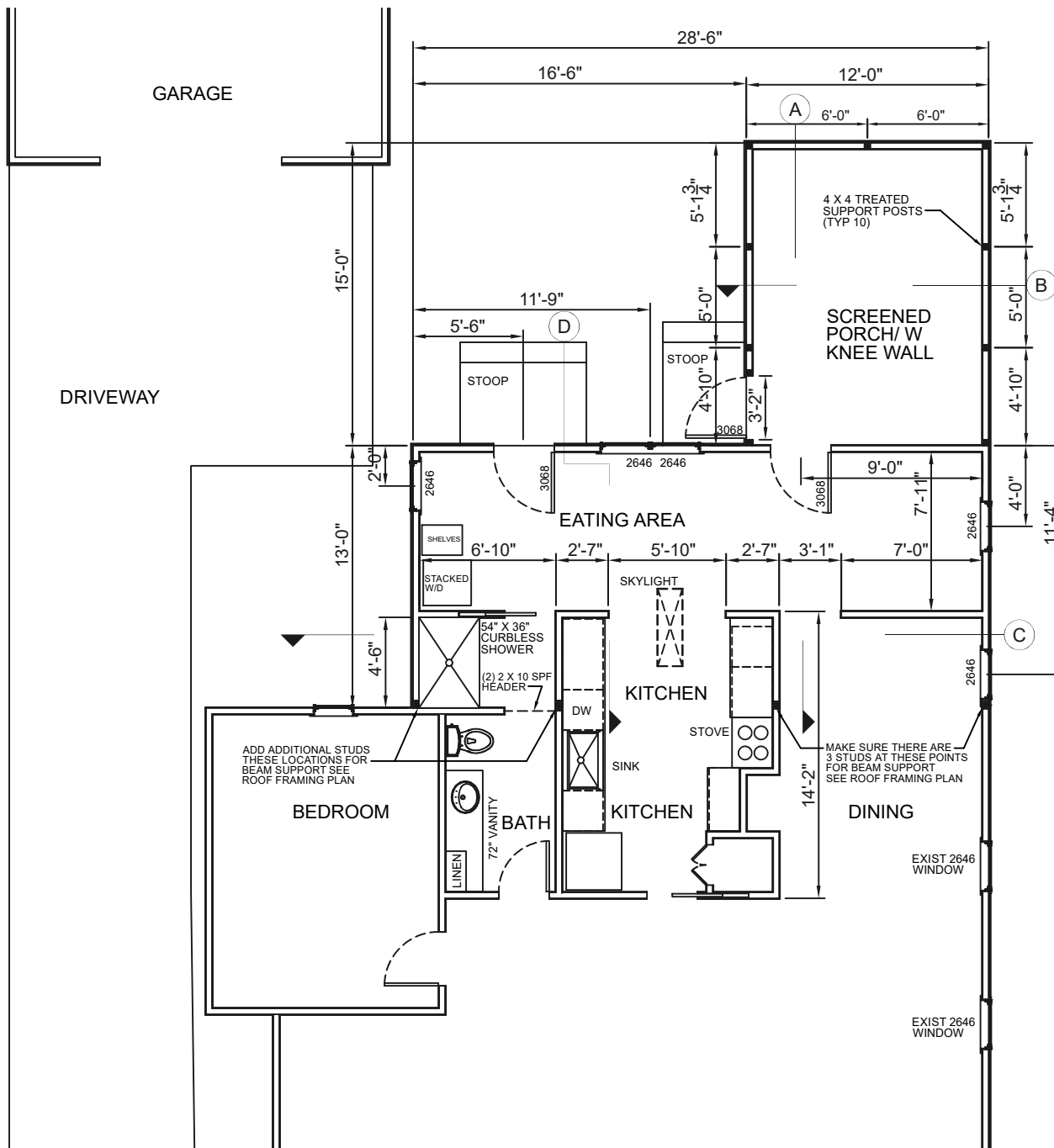
Project for:
 JANE PEDEN
 342 REMINGTON ROAD FRANKLIN COUNTY
 COLUMBUS, OHIO 43209

Description:
 EXISTING FIRST FLOOR PLAN

Contractor:
 D'ANDREA BUILDERS
 WESTERVILLE, OHIO
 43082
 (614)-519-5853

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 Donald Rapp
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 FLR 1-EX



CONSTRUCTION NOTES:

1. ALL DOORS AND WINDOWS TO HAVE (2) 2 X 8 SPF HEADERS
2. INTERIOR DIMENSIONS ARE FROM FACE OF STUDS

FIELD ADJUSTMENT NOTES:

1. GABLE ROOF SOFFIT:
THE EXACT WALL HEIGHT FROM TOP OF BLOCK FOUNDATION TO TOP OF DOUBLE PLATE WILL BE DETERMINED BY EXPOSING THE EXISTING OUTSIDE REAR WALL FRAMING AND MEASURING IT. THE TRUSS BOTTOM CHORD WOULD REST ON TOP OF WALL. THIS WILL ENSURE THAT THE SOFFIT HEIGHTS WILL MATCH EXISTING.
2. INTERIOR CEILING HEIGHT:
THE TRUSS BOTTOM CHORD WOULD BE RETROFITTED/SHIMMED TO MATCH THE EXISTING CEILING HEIGHT.
3. LEAN-TO-SHED ROOF SOFFIT HEIGHT:
THE EXISTING SHED ROOF GUTTER IS ABOVE THE HOUSE GUTTER ON THE NORTH SIDE OF THE HOUSE. THE NEW ROOM ADDITION WILL EXTEND 13' (FEET) OUT FROM THE REAR EXTERIOR WALL AND WILL LOWER THE FINAL HEIGHT. THE SOFFIT HEIGHT WILL BE FIELD ADJUSTED TO FIND THE BEST POSSIBLE HEIGHT BEFORE SECURING.

FIRST FLOOR PLAN

$\frac{1}{8}" = 1'-0"$



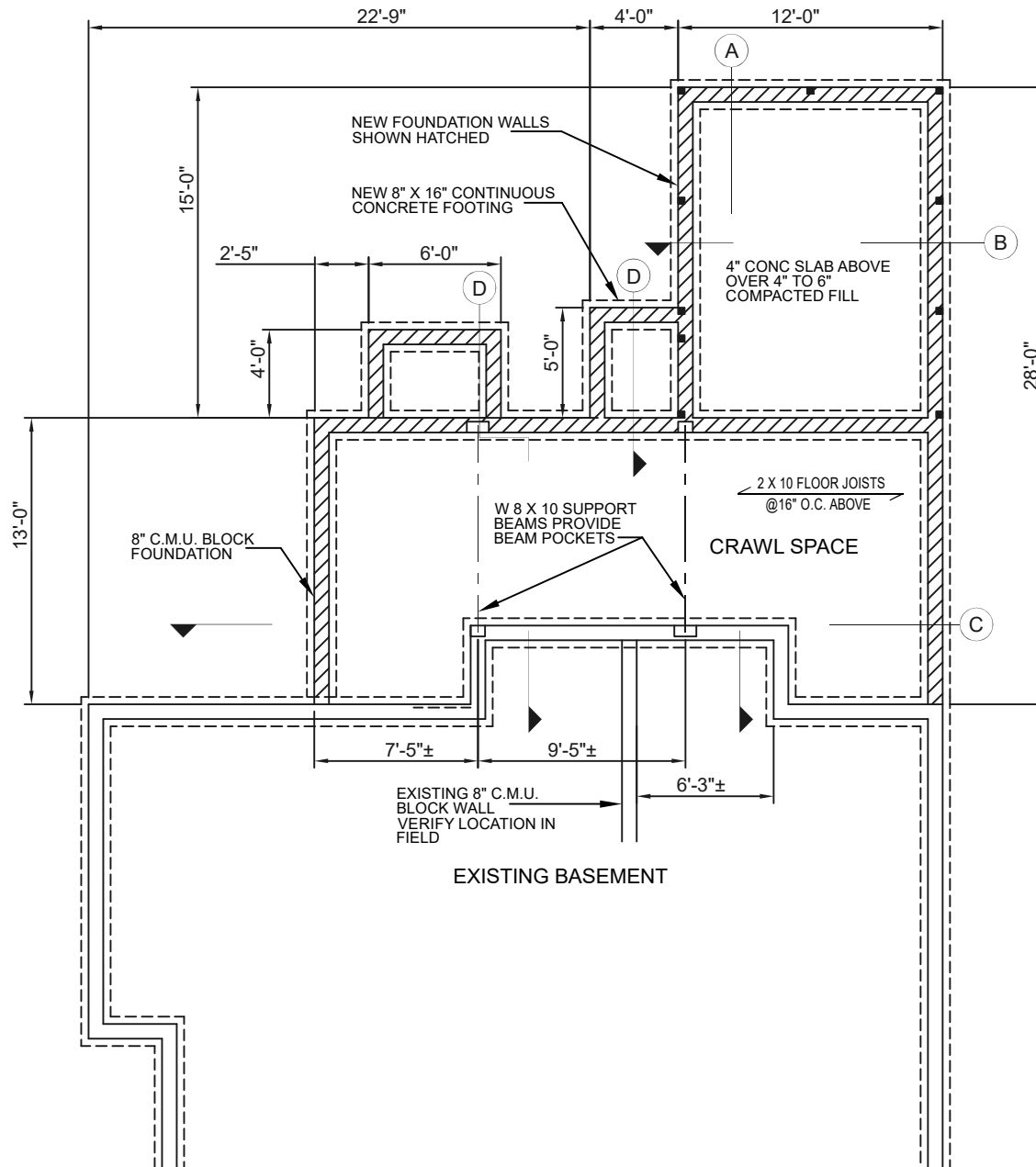
Project for:
JANE PEDEN
342 REMINGTON ROAD FRANKLIN COUNTY
COLUMBUS, OHIO 43209

Description:
PROPOSED FIRST FLOOR PLAN

Contractor:
D'ANDREA BUILDERS
WESTERVILLE, OHIO
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FLR 1



FOUNDATION PLAN
 $\frac{1}{8}" = 1'-0"$



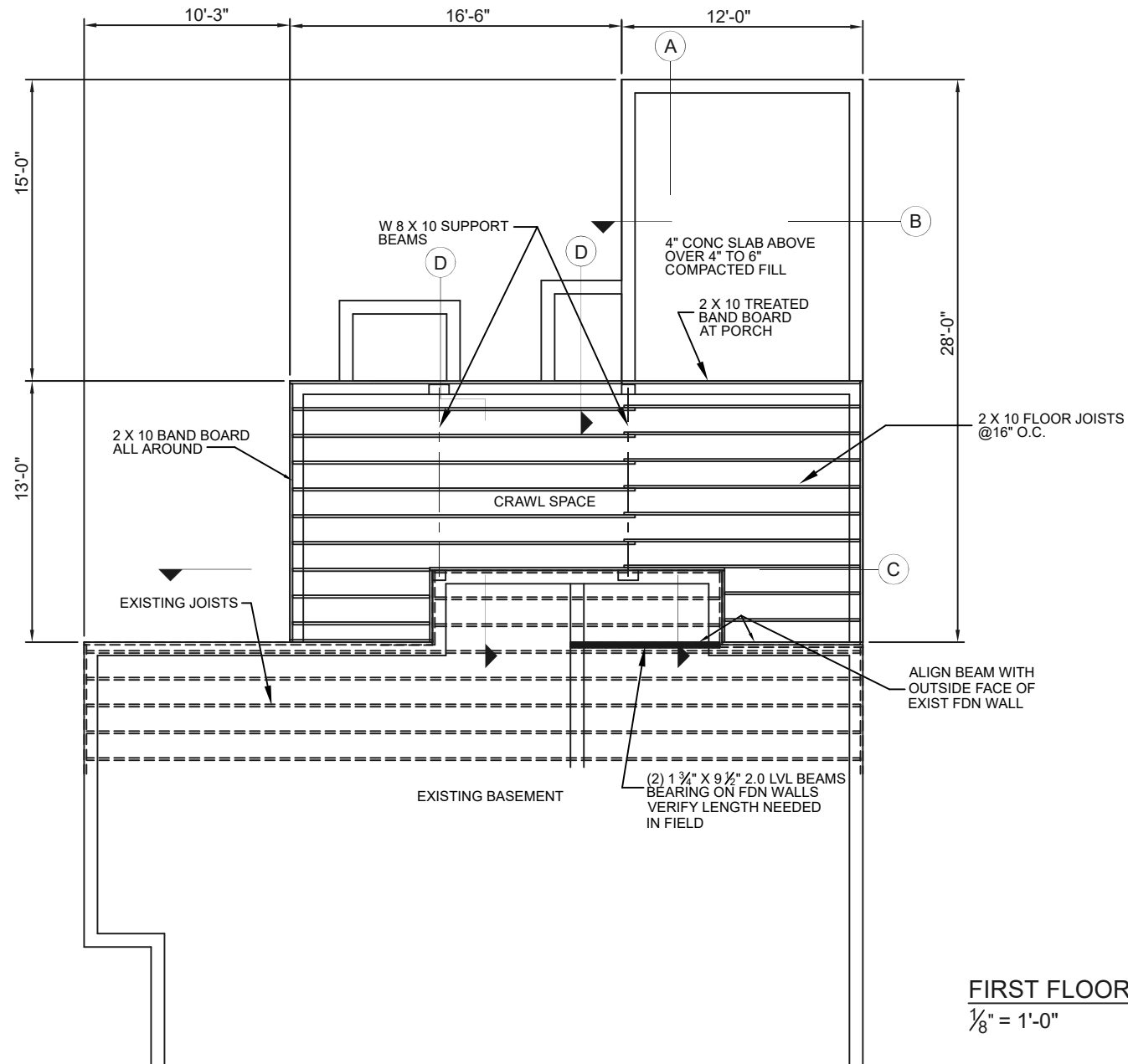
Project for:
 JANE PEDEN
 342 REMINGTON ROAD FRANKLIN COUNTY
 COLUMBUS, OHIO 43209

Description:
 FOUNDATION PLAN

Contractor:
 D'ANDREA BUILDERS
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FIRST FLOOR FRAMING PLAN **N** 

1/8" = 1'-0"

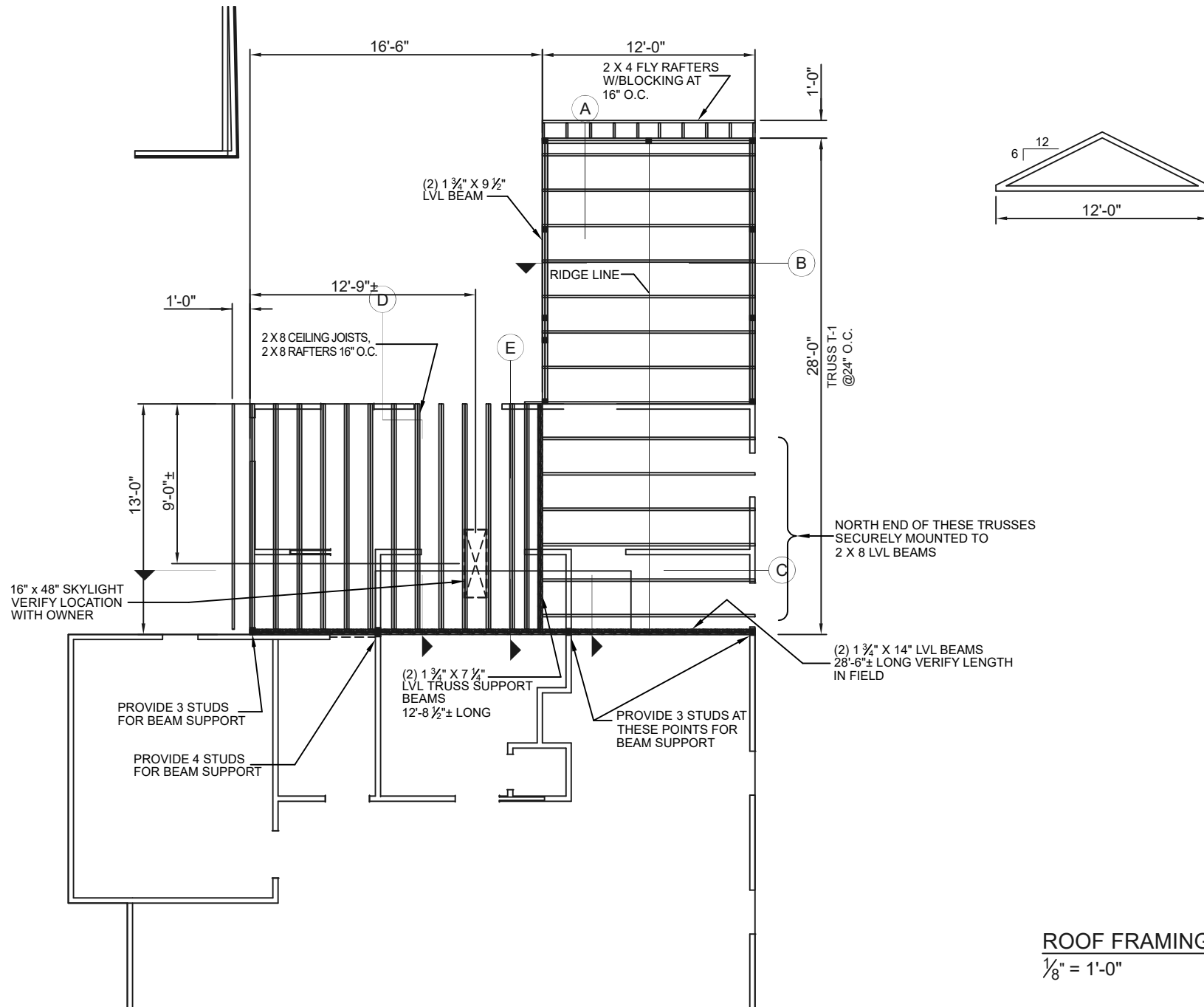
Project for:
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COLUMBUS, OHIO 43209

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FIRST FLOOR FRAMING PLAN

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ROOF FRAMING PLAN

1/8" = 1'-0"



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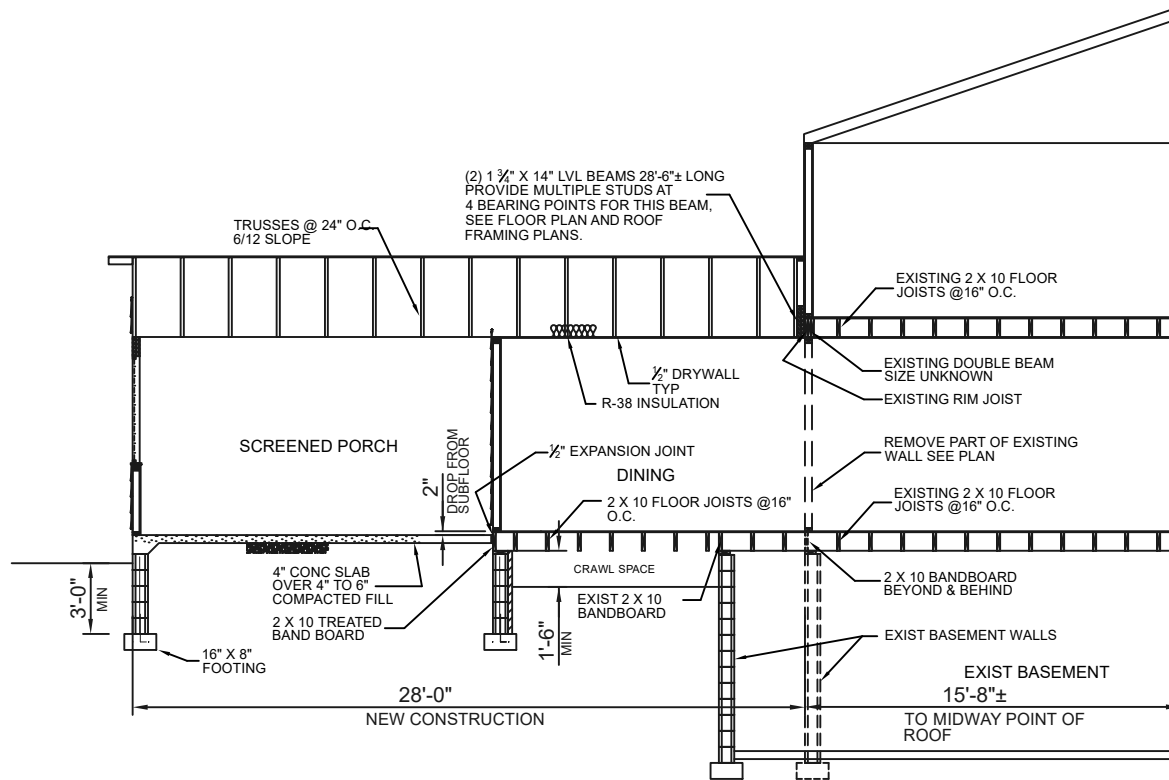
Description:
ROOF FRAMING PLAN

Contractor:
D'ANDREA BUILDERS
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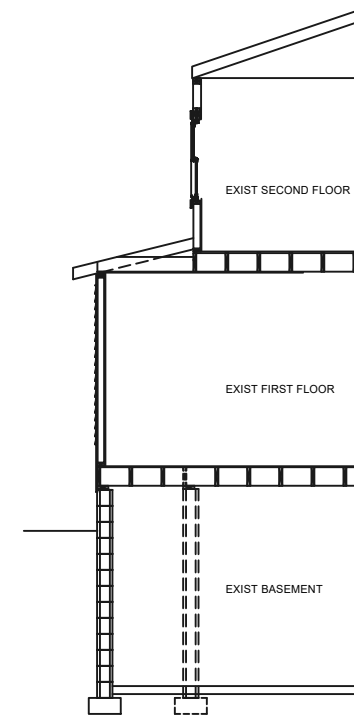
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ROOF FRM

(2) 1 3/4" X 14" 2.0 LVL BEAMS
SECURED TOGETHER AND
FASTENED TO EXISTING FRAMING
FULL LENGTH OF ADDITION



SECTION A
1/8" = 1'-0"



SECTION A
EXISTING
1/8" = 1'-0"

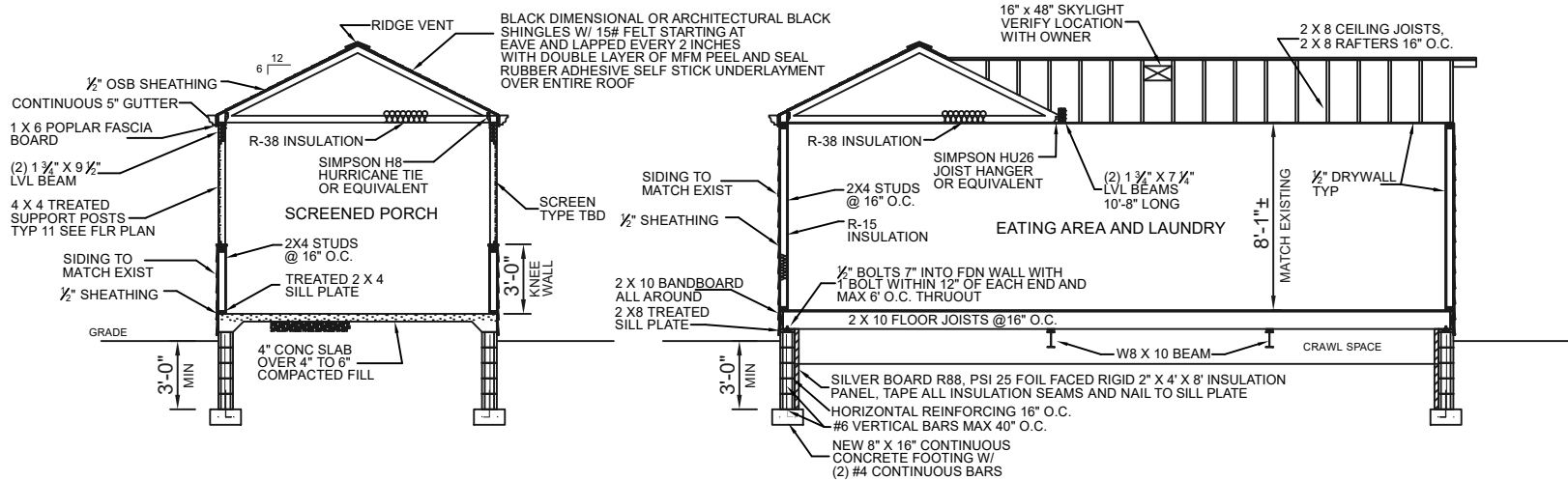
Project for:
JANE PEDEN
342 REMINGTON ROAD FRANKLIN COUNTY
COLUMBUS, OHIO 43209

Description:
SECTION A

Contractor:
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SECT A



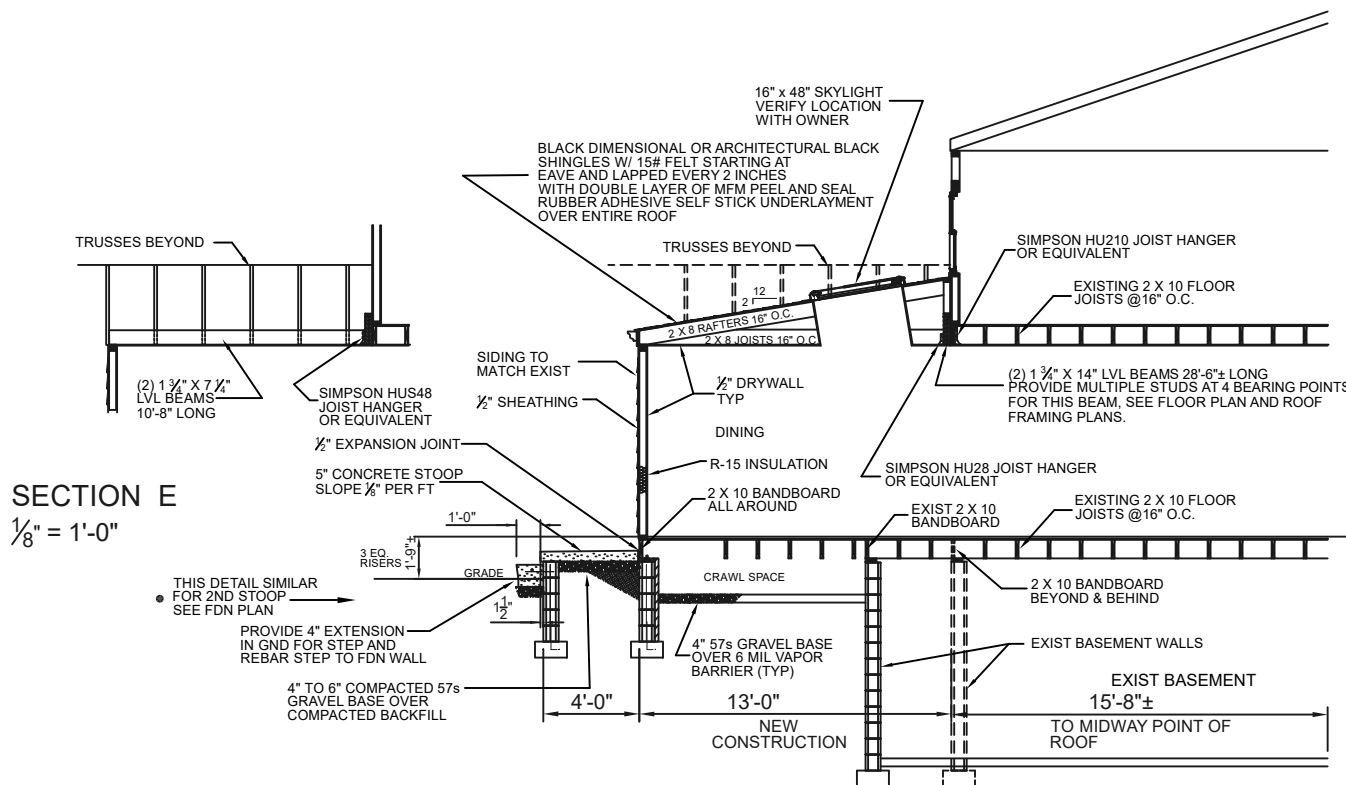
Project for:
JANE PEDEN
 342 REMINGTON ROAD FRANKLIN COUNTY
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Description:
SECTIONS B & C

Contractor:
D'ANDREA BUILDERS
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SECT B-C



SECTION D
 $\frac{1}{8}" = 1'-0"$

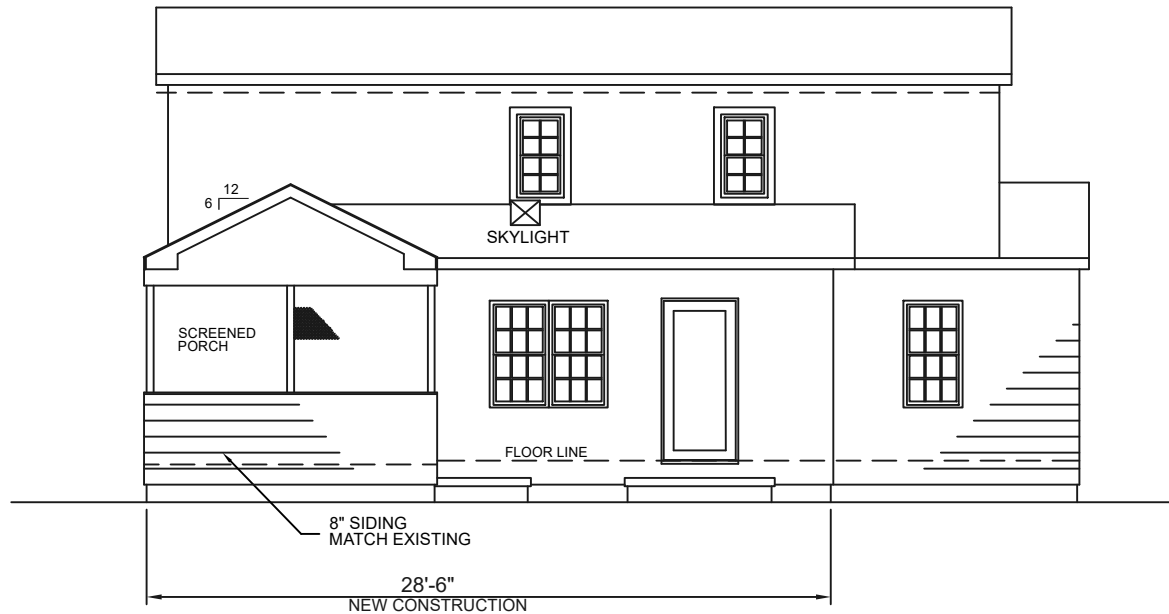
Project for:
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Description:
SECTIONS D & E

Contractor:
D'ANDREA BUILDERS
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SECT D-E



EAST ELEVATION

$\frac{1}{8}" = 1'-0"$

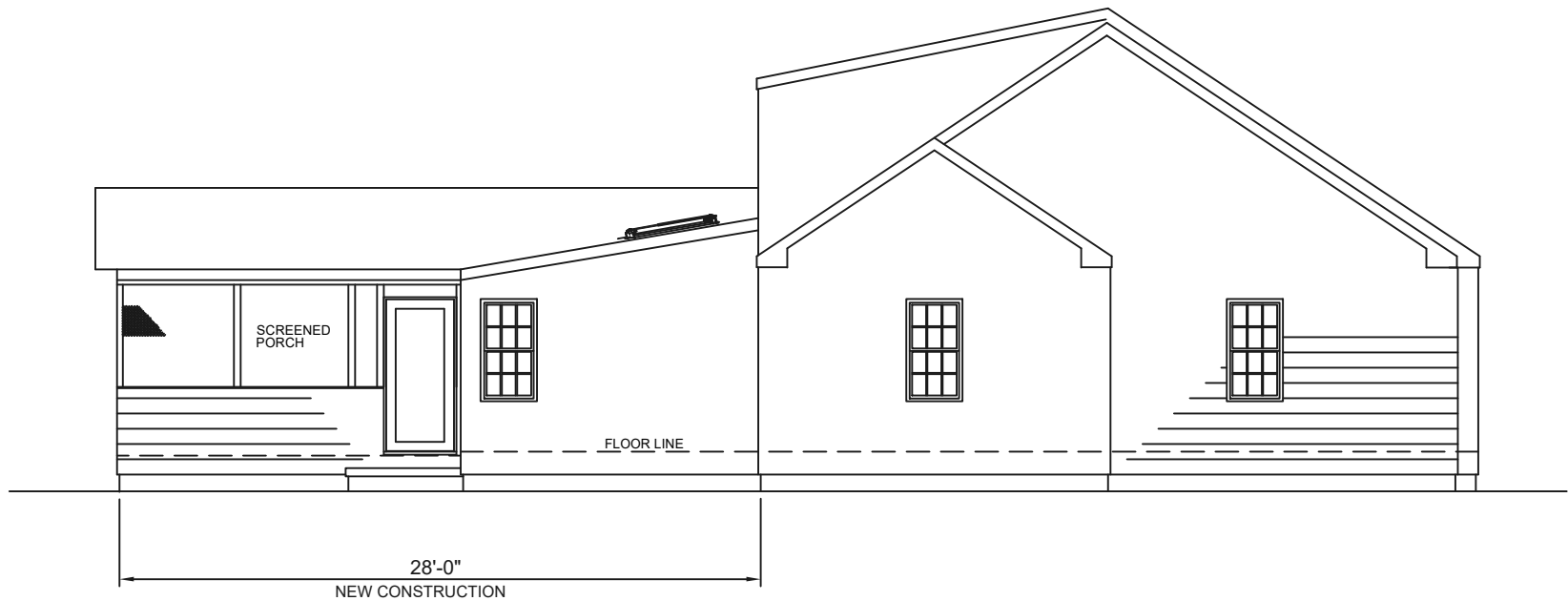
Project for:
JANE PEDEN
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COLUMBUS, OHIO 43209

Description:
EAST ELEVATION

Contractor:
D'ANDREA BUILDERS
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NORTH ELEVATION
 $\frac{1}{8}" = 1'-0"$

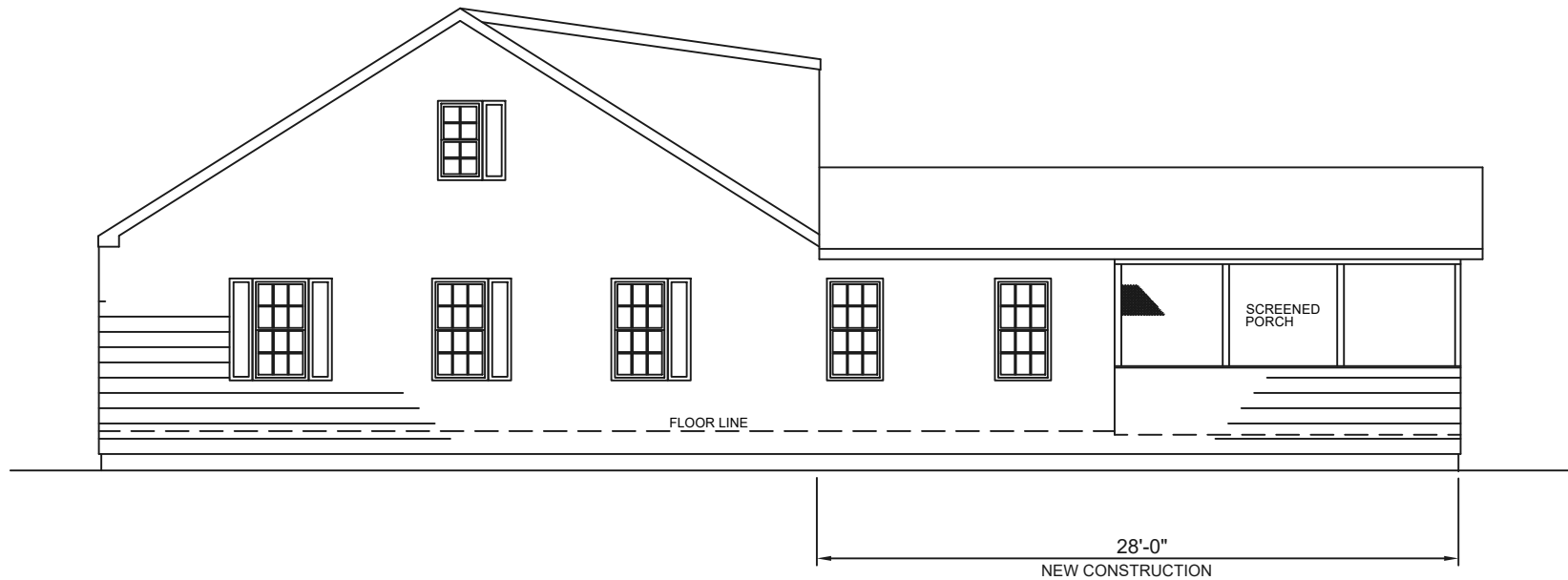
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Description:
 NORTH ELEVATION

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SOUTH ELEVATION
 $\frac{1}{8}" = 1'-0"$

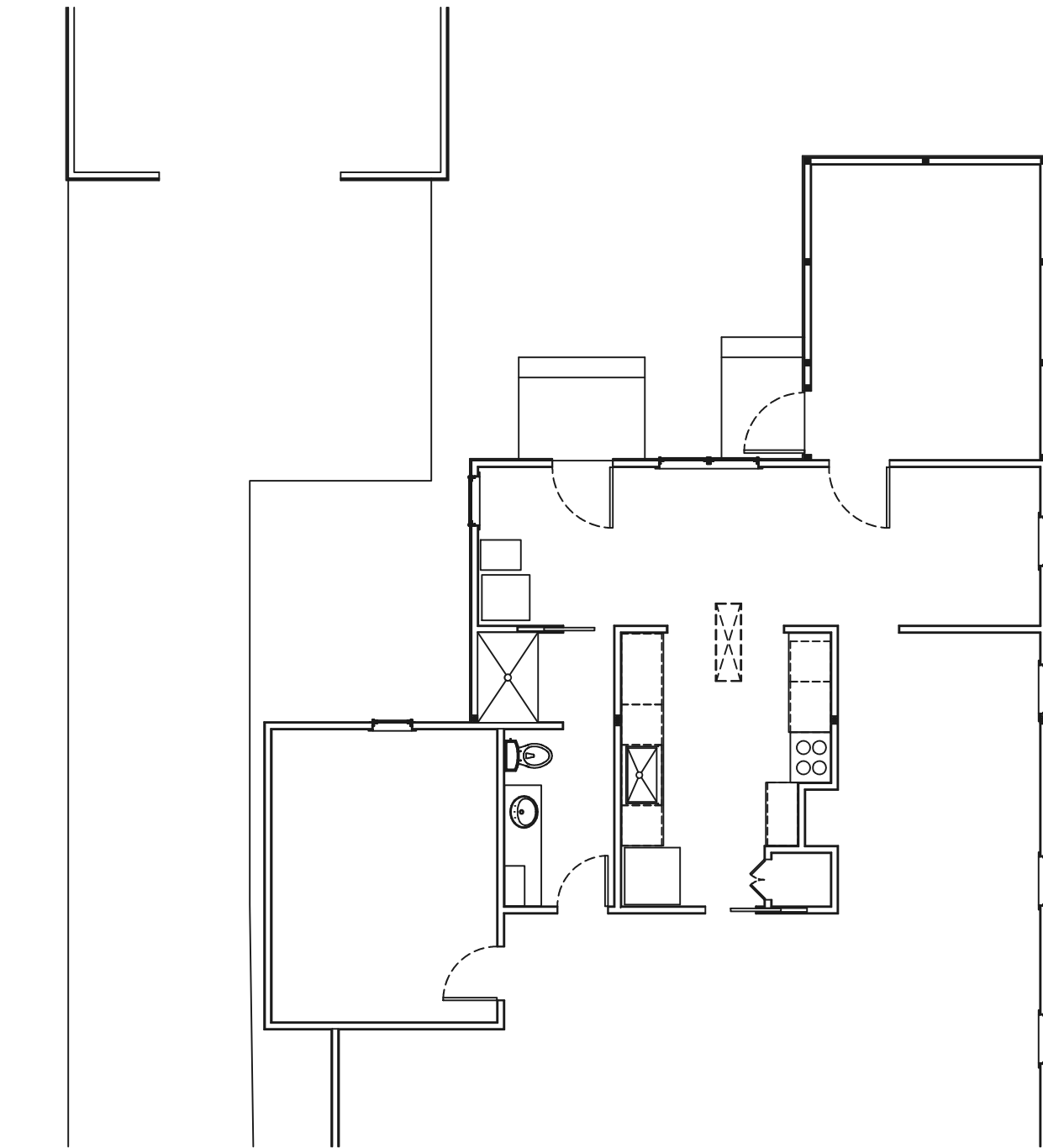
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COLUMBUS, OHIO 43209

Description:
SOUTH ELEVATION

Contractor:
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File:

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FIRST FLOOR ELECTRICAL PLAN
 $\frac{1}{8}" = 1'-0"$



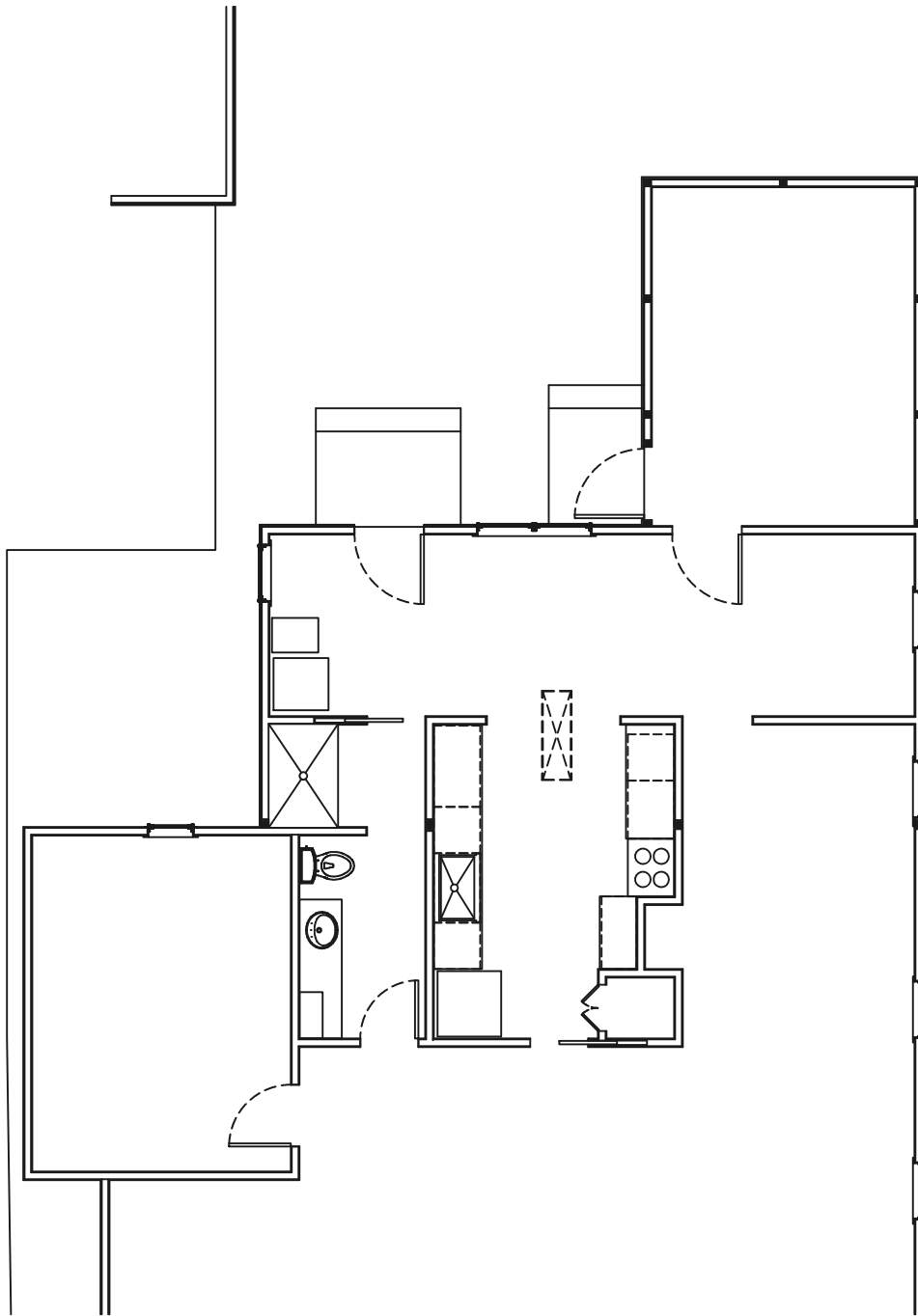
Project for:
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COLUMBUS, OHIO 43209

Description:
FIRST FLOOR ELECTRICAL PLAN

Contractor:
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FIRST FLOOR HVAC PLAN
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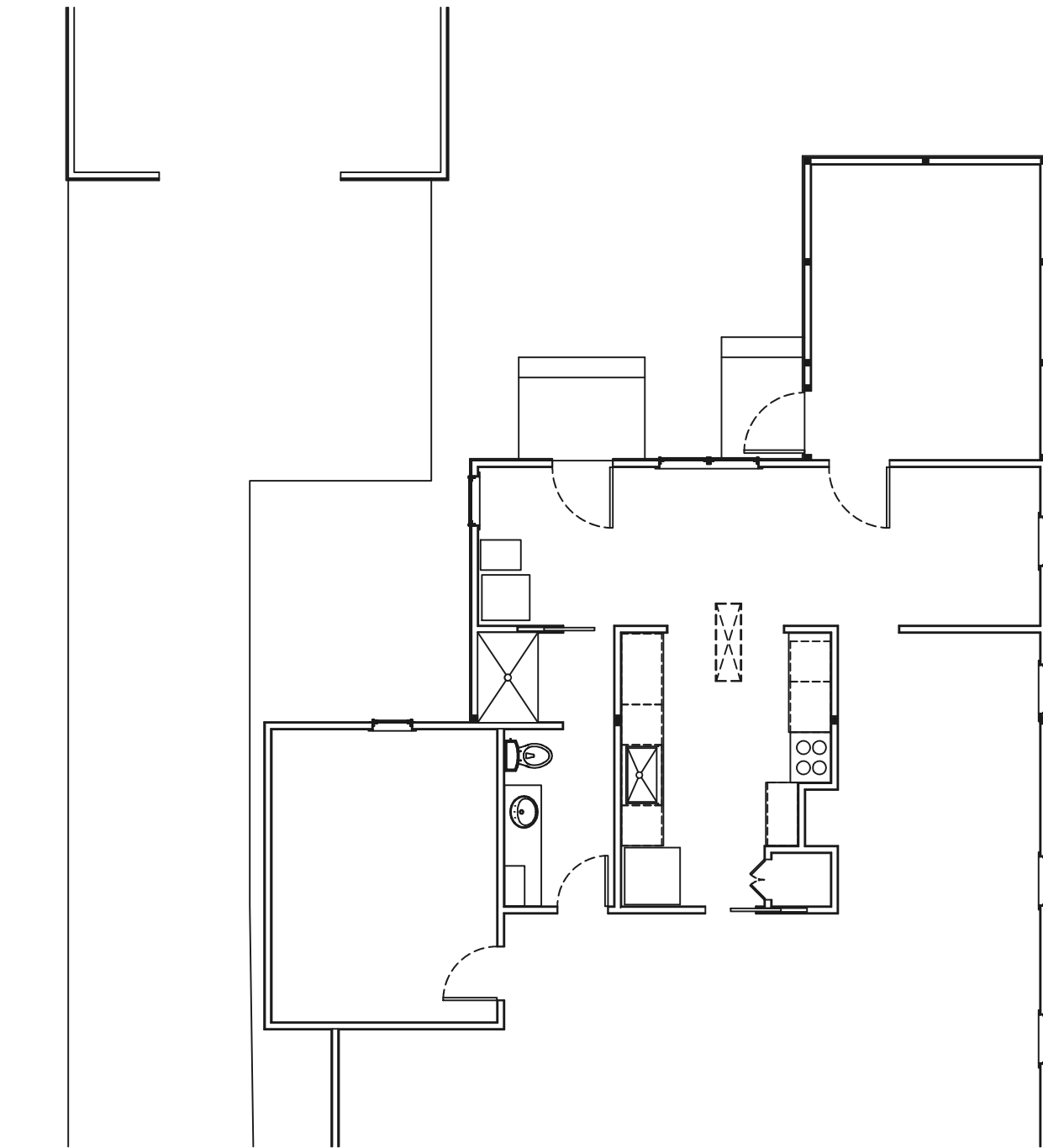
Project for:
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342 REMINGTON ROAD FRANKLIN COUNTY
COLUMBUS, OHIO 43209

Description:
FIRST FLOOR HVAC PLAN

Contractor:
D'ANDREA BUILDERS
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(614)-519-5853

Drawn By:
Donald Rapp
Date: **10/07/25**
File:

Scale: **NOTED**
Sheet No: **PLUMB 1**



FIRST FLOOR PLUMBING PLAN
 $\frac{1}{8}" = 1'-0"$



Project for:
JANE PEDEN
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FIRST FLOOR PLUMBING PLAN

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Drawn By:
Donald Rapp
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Scale: NOTED
Sheet No: PLUMB 1