

Project Architect:

THOMAS W. COFFEY ARCHITECT

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THOMAS W. COFFEY ARCHITECT

ARCHITECTURAL DESIGN LLC

Project Engineer:

SANDS DECKER CPS

ENGINEERS/SURVEYORS

Preliminary Site Plan For:

BECKY and JEFF STURM

55 South Liberty Street
Powell, OH. 43065

PRELIMINARY: 1/6/16

PRELIMINARY:

CLIENT APPROVAL:

ELEVATION REVIEW:

BUDGET PRICING:

PERMIT REVIEW:

P & Z SUBMITTAL: 1/18/16

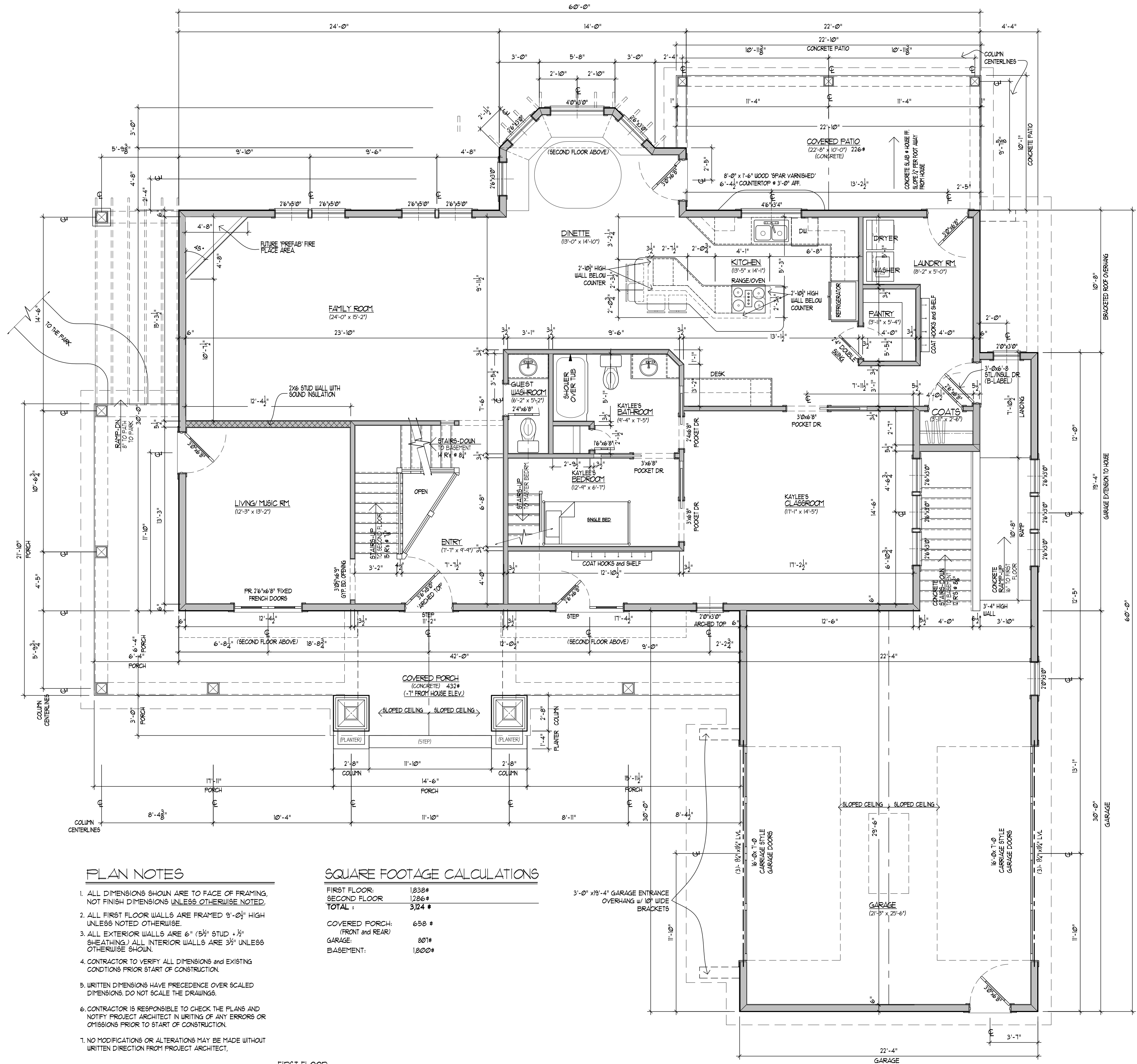
BIDDING:

CONSTRUCTION:

REVISIONS:

C = I

JOB # 2215



PLAN NOTES

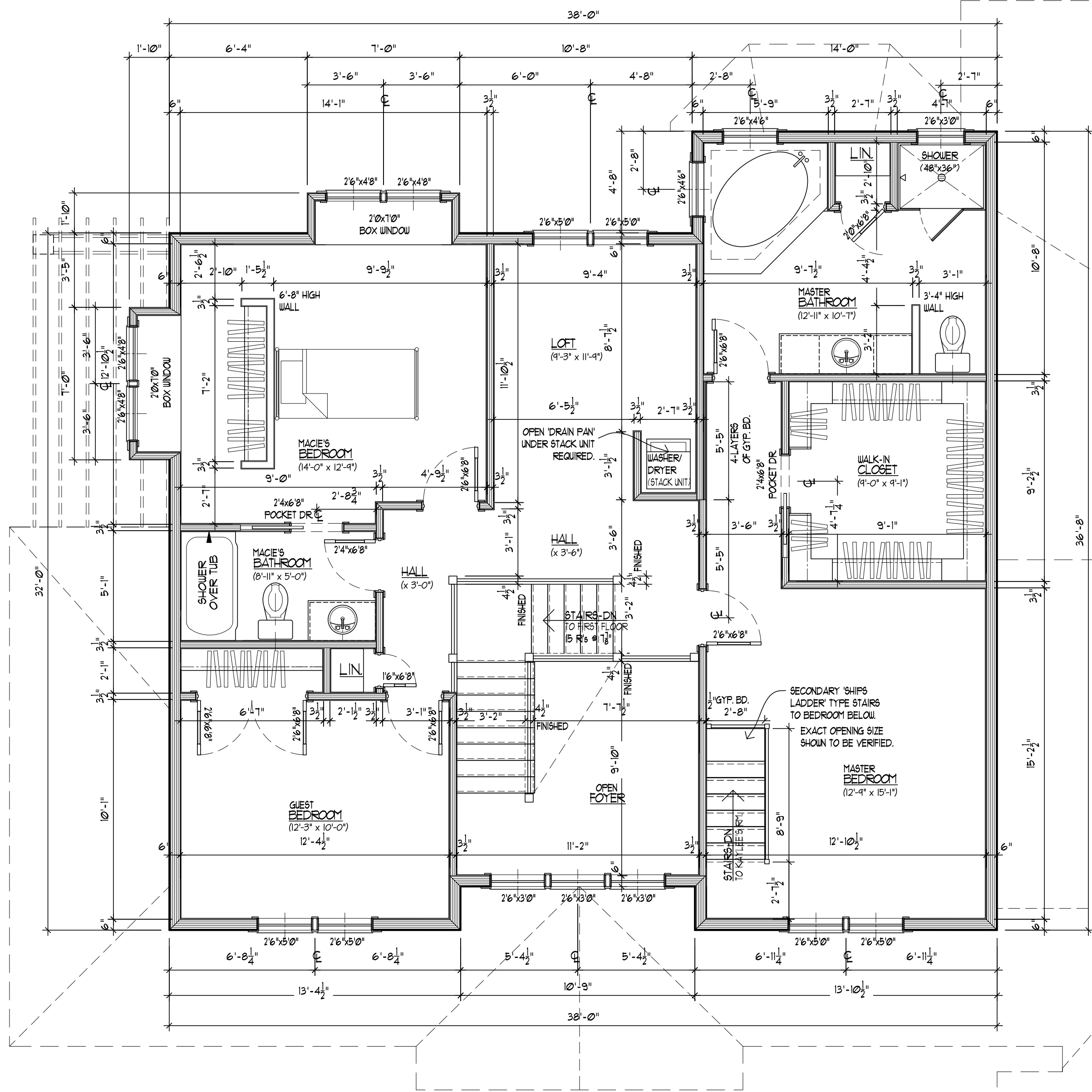
- ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING, NOT FINISH DIMENSIONS UNLESS OTHERWISE NOTED.
- ALL FIRST FLOOR WALLS ARE FRAMED 9'-0" HIGH UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS ARE 6" (5 1/2" STUD + 1/2" SHEATHING) ALL INTERIOR WALLS ARE 3/4" UNLESS OTHERWISE SHOWN.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR START OF CONSTRUCTION.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS, DO NOT SCALE THE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND NOTIFY PROJECT ARCHITECT IN WRITING OF ANY ERRORS OR OMISSIONS PRIOR TO START OF CONSTRUCTION.
- NO MODIFICATIONS OR ALTERATIONS MAY BE MADE WITHOUT WRITTEN DIRECTION FROM PROJECT ARCHITECT.

SQUARE FOOTAGE CALCULATIONS

FIRST FLOOR:	1838#
SECOND FLOOR:	1286#
TOTAL :	3124 #
COVERED PORCH:	658 #
GARAGE:	801#
BASEMENT:	1800#

FIRST FLOOR
FLOOR PLAN
SCALE: 1/4" = 1'-0"
1712 SQ. FT.
GRAPHIC SCALE





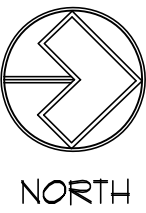
PLAN NOTES

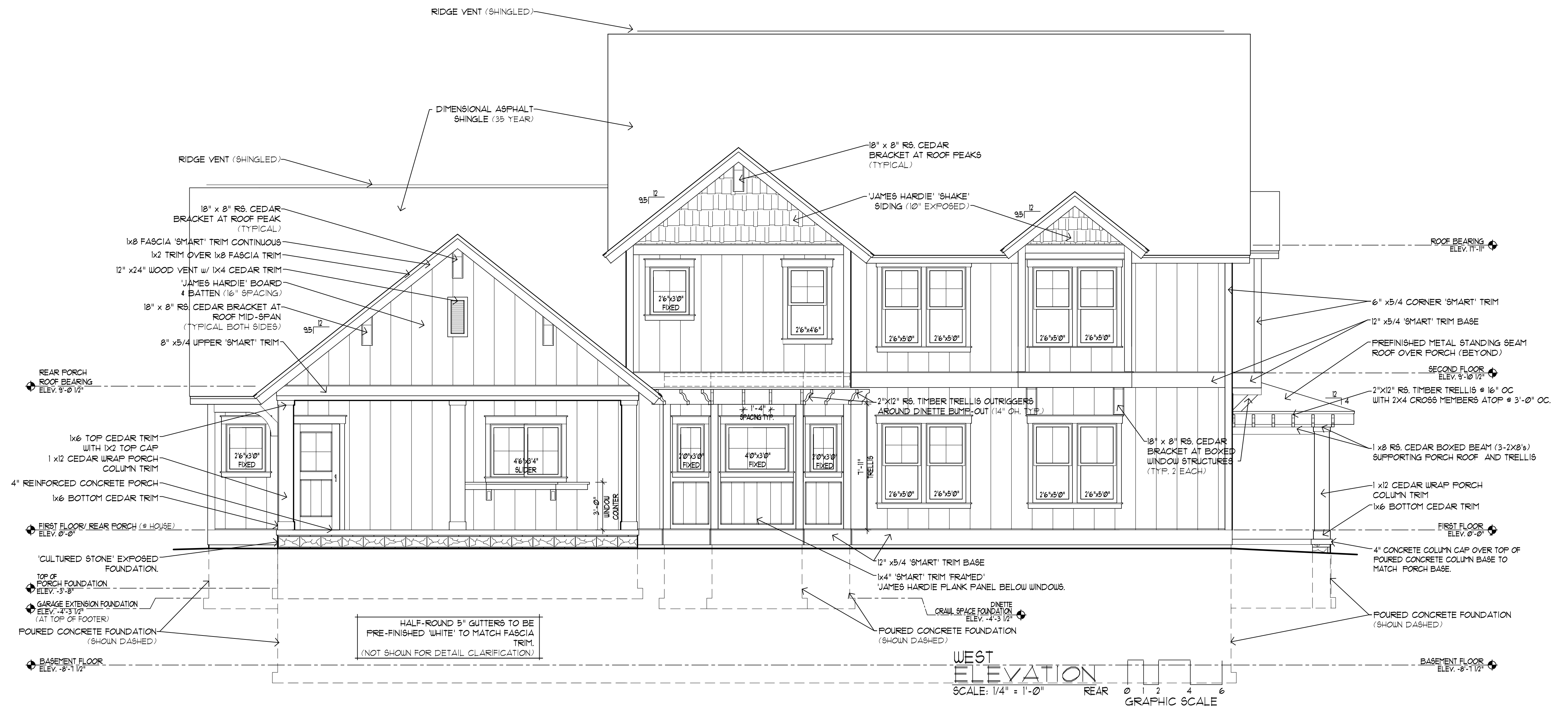
1. ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING, NOT FINISH DIMENSIONS UNLESS OTHERWISE NOTED.
2. ALL SECOND FLOOR WALLS ARE FRAMED 8'-0" HIGH UNLESS NOTED OTHERWISE.
3. ALL EXTERIOR WALLS ARE 6" (5 1/2" STUD + 1/2" SHEATHING). ALL INTERIOR WALLS ARE 3/2" UNLESS OTHERWISE SHOWN.
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SQUARE FOOTAGE CALCULATIONS

FIRST FLOOR:	1838#
SECOND FLOOR:	1286#
TOTAL :	3124 #
COVERED PORCH:	658 #
(FRONT AND REAR)	
GARAGE:	801#
BASEMENT:	1,800#

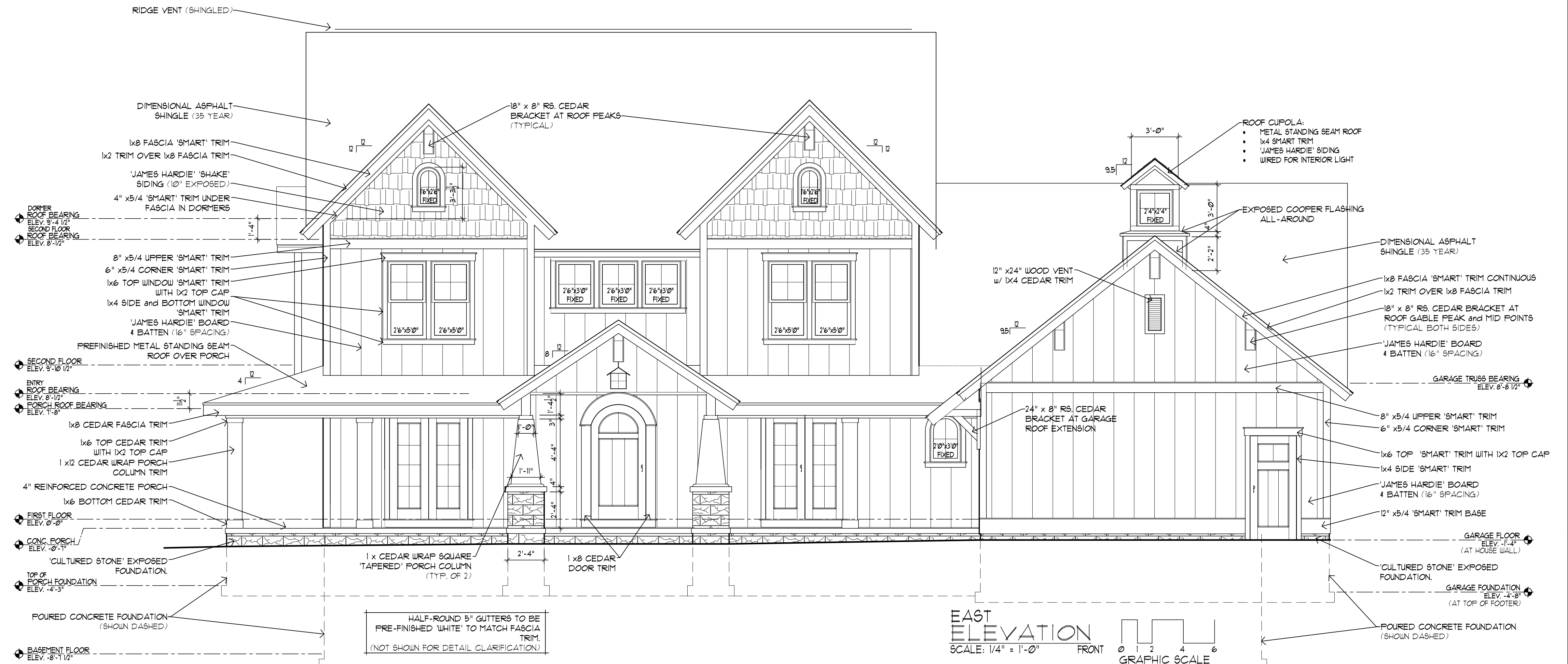
SECOND FLOOR
FLOOR PLAN
SCALE: 1/4" = 1'-0" 1286 SQ. FT.
GRAPHIC SCALE

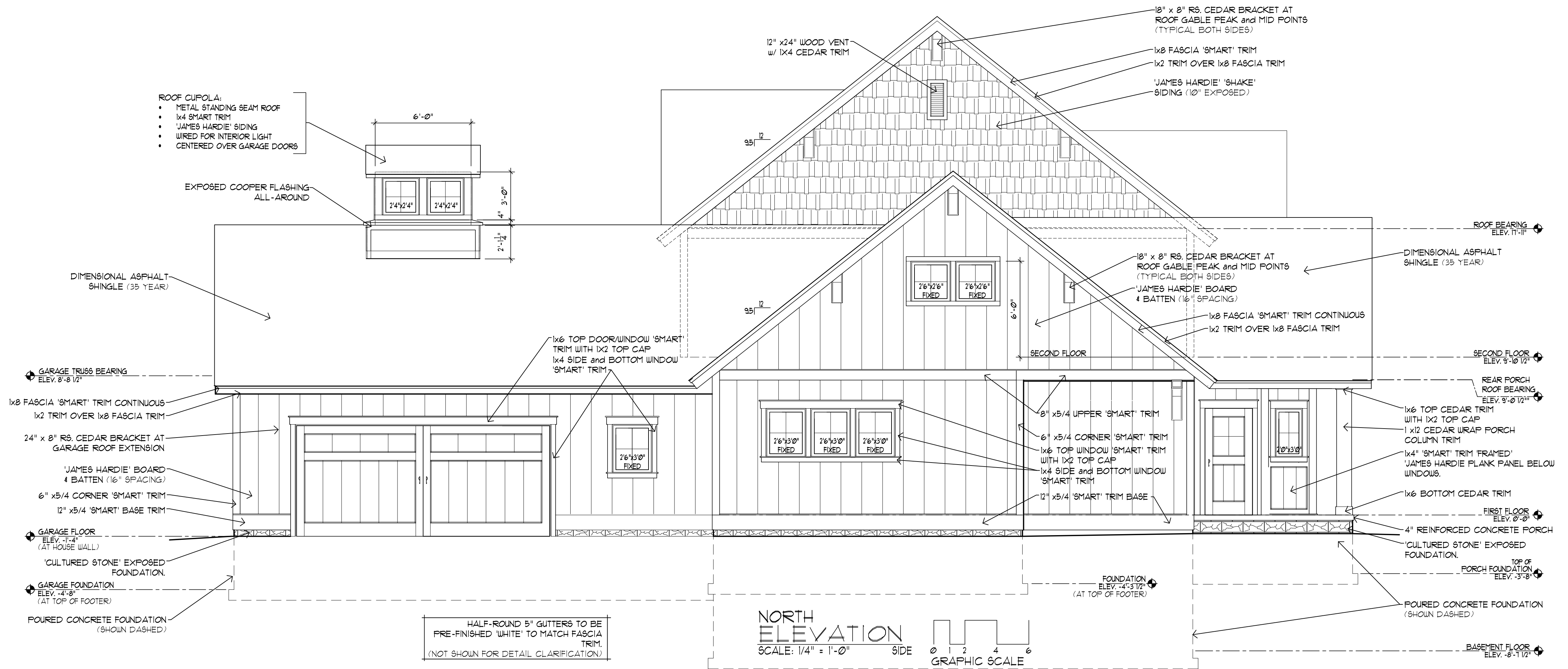




EXTERIOR ELEVATION NOTES:

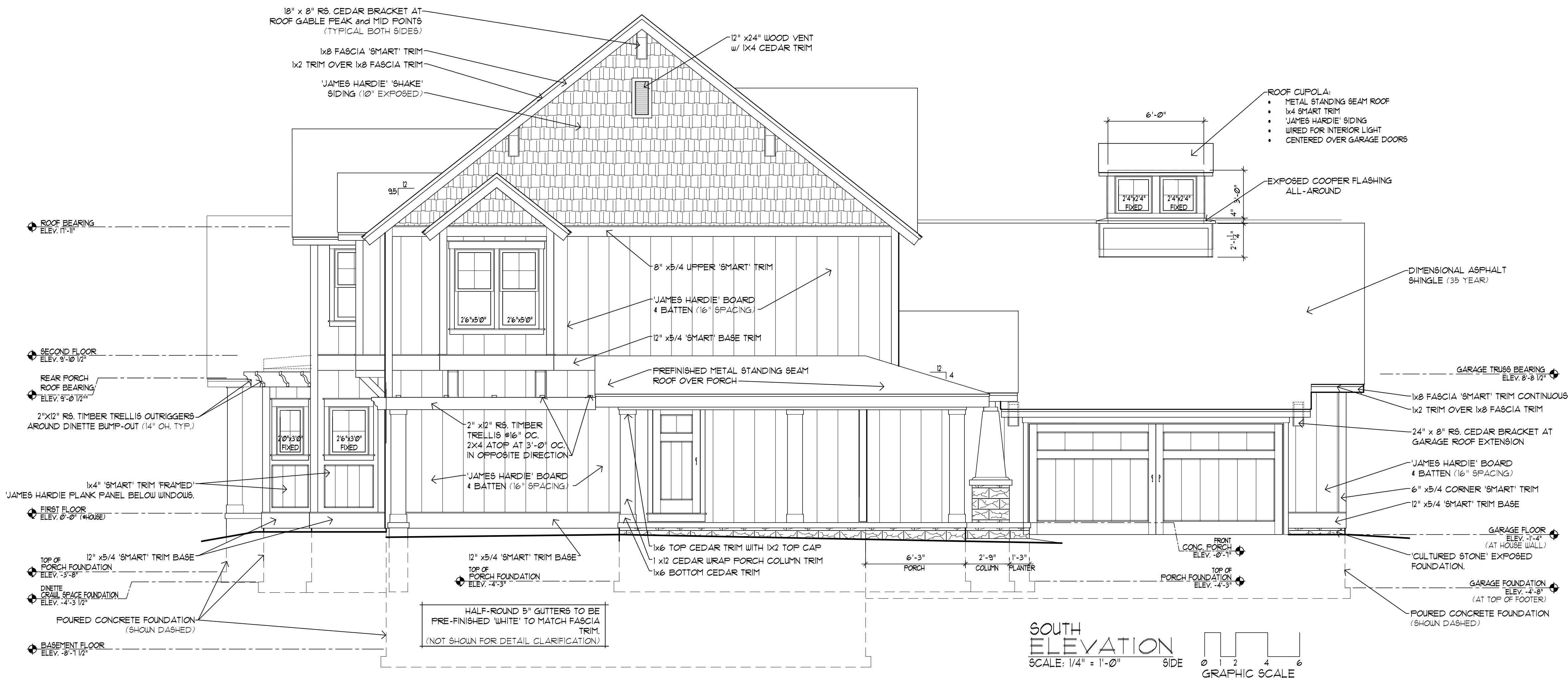
- GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE THE DOWNSPOUTS IN NON-VISUAL OFFENSIVE LOCATIONS.
- GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY MAJOR GRADE ADJUSTMENTS WITH THE OWNER OR ARCHITECT.
- PLUMBING AND HVAC ROOF VENTS SHALL BE GROUPED ON THE ATTIC TO LIMIT ROOF PENETRATIONS AND SHALL BE BE LOCATED AWAY FROM STREET OR PUBLIC VIEW. PENETRATIONS SHALL BE PRIMED AND PAINTED TO MATCH ROOF SHINGLE COLOR.
- EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, PROJECTIONS AND PENETRATIONS, AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
- CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION/ ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION, AND FINISHED TO MATCH ROOF SHINGLES. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.





EXTERIOR ELEVATION NOTES:

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Sturm Property Color and Landscape Choices

House Exterior - Benjamin Moore "MillStone Gray" 1581

I also like "Rainy Afternoon" 1575....same hue but I think it would play too dark.

I agree with Chris that the colors on a farmhouse look great darker. I've always been ALL about that. BUT I need to find a good balance here because the flower shop is going to be black and I need there to be good balance to set those colors off well. If everything looks real dark it will be monotonousness.

Color on house trim 'white' and black accents. I want the window sills AND upper panel styles to be 'black' and the window trim white and then the brackets I would like to do in black but all other house trim 'white'.

I'll have black rocking chairs and hardware, lighting fixtures etc.

Flower Shop Exterior- "Wrought Iron" 2124-10 (white trim all over... canvases black and white)

Landscaping -

Boxwoods lining everything but in a natural state, not overly manicured.

Some hostas especially at base of trees or in shaded areas

Flowers include mostly perennials with a mix of colors like daisies, black-eyed susan's, painted daisies, cosmos, and flax.