

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.

1ST FLR

P & D BUILDERS
EST. 1962

59 Grief Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

ALL WORK SHALL BE THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

PROJ NO: 1800

JOB LOCATION: LOT 354 New California

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION
Jerome Twp. Union County, Ohio

RONALD W. DANNE
REGISTERED ARCHITECT
1717085

RONALD W. DANNE, LICENSE #107085
EXPIRATION DATE 12-31-2027

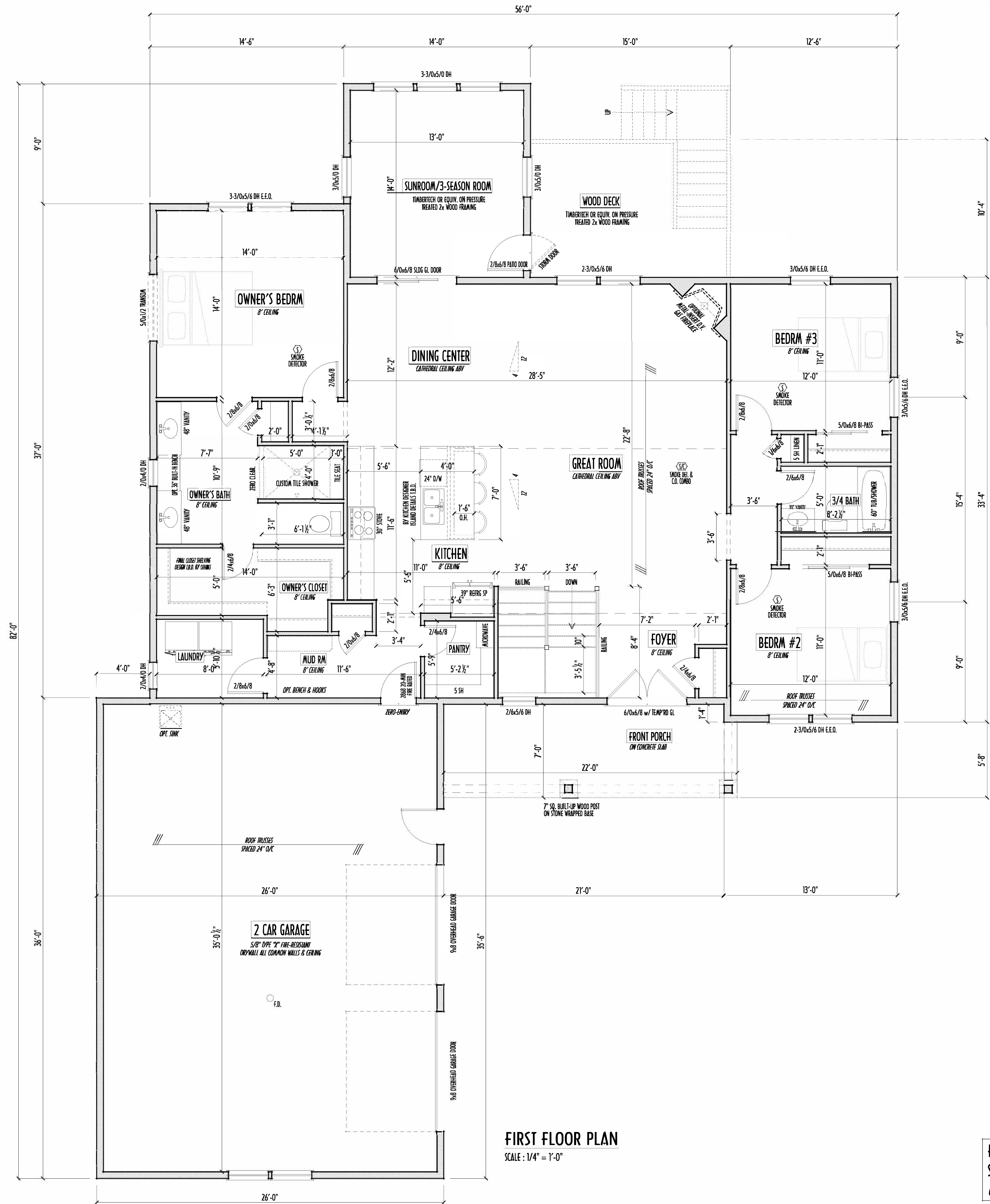
Danne
Residential Design & Drafting
614.207.6266 dannedr@gmail.com

REVISION DATE	BY	DESCRIPTION
4/14/26 & 4/15/26	1/1	prelim
4/28/26 & 4/29/26	jcm	prelim rev
4/30/26 & 5/1/26	1/j	prelim rev
5/22/26	rwd	prelim rev
5/26/26	rwd	QTO
--	--	prelim rev
--	--	prelim rev
--	--	prelim rev

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
0 8' 16' 24' 32' 40' 48' 56' 64' 72' 80' 88' 96'
FIELD - VERIFY DIMENSIONS - DO NOT SCALE PRINTS

DESIGNED BY: P&D / rwd

PAGE: 3 of 8



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

FIRST FLOOR = 1,891 SQ.FT.
SUNROOM/DECK = 360 SQ.FT.
OPT FIN. BSMT = 817 SQ.FT.

- FIRST FLOOR CEILINGS AT 8'-11/8" UNLESS NOTED OTHERWISE
- FIRST FLOOR WINDOWS HEADERS AT 6'-10" UNLESS NOTED OTHERWISE
- CONTRACTORS TO SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE PLANS TO THE JOB SUPERVISOR ASAP
- FIRST FLOOR DESIGN LIVE LOAD = 40 PSF
- ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2019 I.C.C. AND/OR APPLICABLE LOCAL CODES
- WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT. CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HGT'S W/ PROVIDER
- CONFORM FLOORING & FINISH MATERIALS W/ JOB SUPERVISOR (PER CONTRACT)
- ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOOD FRAMING. LENGTHS AND/OR FENESTRATION
- AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS
- BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES)
- BRACE FLOORJOISTS AT MIDSPAN PER CODE
- INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED
- NOTE: DIMENSIONS FOR ANGLED WALLS MAY CONTAIN ROUNDING ERRORS OF LESS THAN 1/8" TYPICALLY
- FINAL/INSTALLED INSULATION VALUES SHOULD MATCH REA-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
- INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLOG INSPECTION

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
EST. 1962

59 Great Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

PROJ. NO. **1800**

JOB LOCATION **LOT 354
New California**

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

Jerome Twp. Union County, Ohio

STATE OF OHIO REGISTERED ARCHITECT

RONALD W. DANNE
1717085

RONALD W. DANNE, LICENSE #107085
EXPIRATION DATE 12-31-2027

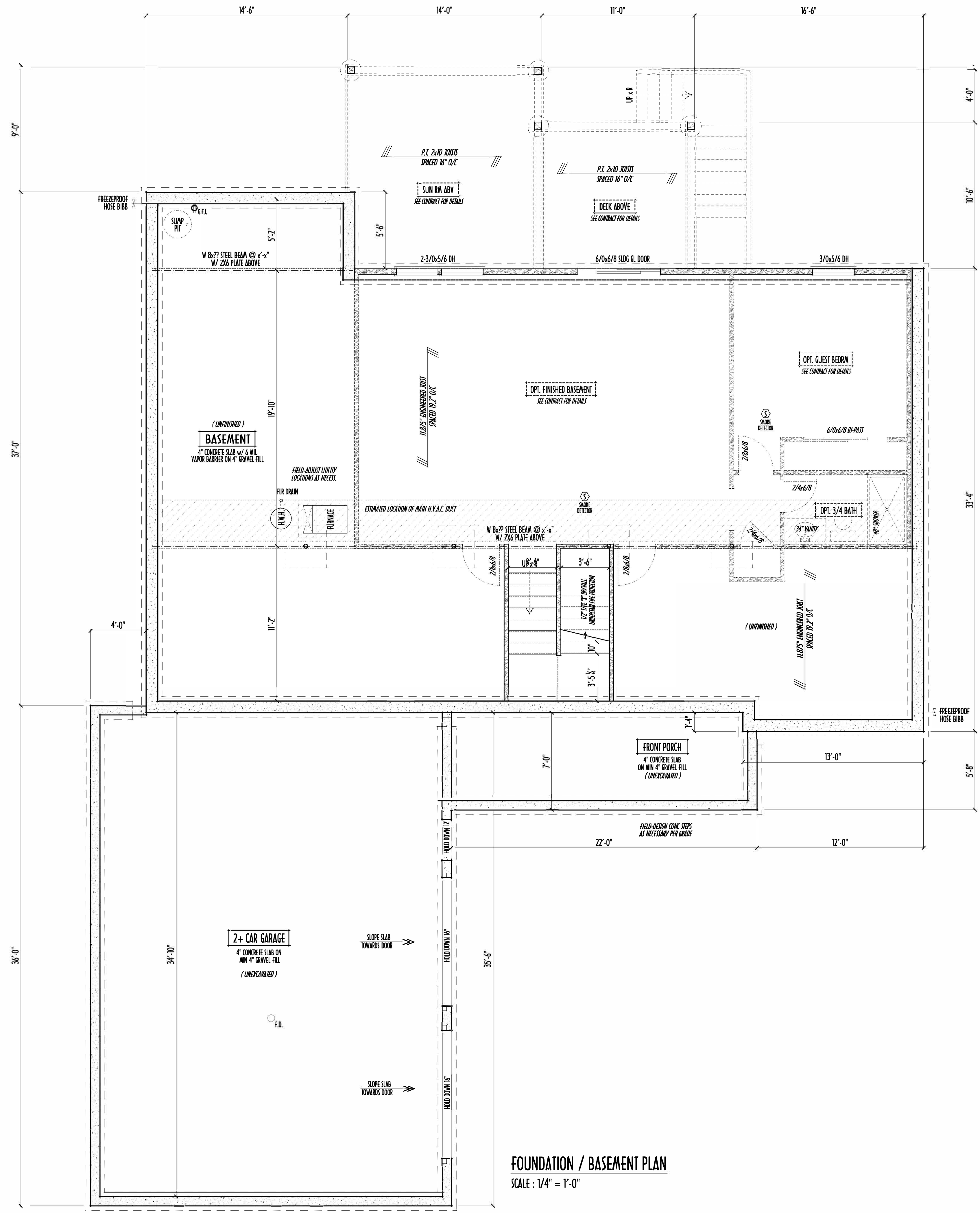
Danne
Residential Design & Drafting
614.207.6266 dannedr@gmail.com

REVISION DATE	BY	CHK/CD
4/14/26 & 4/15/26	1/1	prelim
4/28/26 & 4/29/26	jcm	prelim rev
4/30/26 & 5/1/26	1/j	prelim rev
5/22/26	rwd	prelim rev
5/26/26	rwd	QTO
--	--	prelim rev
--	--	prelim rev

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
0 2 4 6 8 10
FIELD VERIFY DIMENSIONS - DO NOT SCALE PRINTS

DESIGNED: **P&D / rwd**

PAGE: **2 of 8**



MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.A.U. BLOCK WALL - 7'-0" ABOVE SLAB

WATERPROOFING / DAMPROOFING PER CODE

ALL STRUCTURAL LUMBER IS MIN. CANADIAN SPECIES #2 SPRUCE-PINE-FIR, UNLESS NOTED OTHERWISE

FIRST FLOOR DESIGN LIVE LOAD = 40 PSF

BASEMENT ELECTRICAL LAYOUT FOR REFERENCE ONLY - CONSULT WITH HOMEOWNER PRIOR TO INSTALLATION FOR EXACT LOCATIONS

GRADE MIN. 6" BELOW TOP OF FOUNDATION, SLOPING AWAY FOR PROPER DRAINAGE MIN. 6" DROP IN FIRST FOOT OF RUN

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS

BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CROSS ZONES) WITH APPROPRIATE 2X FILL

SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES

STEP DOWN FOOTING AS NECESSARY TO REMAIN MIN. 36" BELOW GRADE

USE PRES-TREATED EXTERIOR-GRADE LUMBER WHERE EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE

FOUNDATION WALL ENGINEERING & REINFORCEMENT PER SHEPHERD EXCAVATING DESIGN-DETAIL RC-16

INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

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

FIRST FLOOR = 1,891 SQ.FT.
SUNROOM/DECK = 360 SQ.FT.
OPT. FIN. BSMT = 817 SQ.FT.

PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

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.

ELEVATIONS



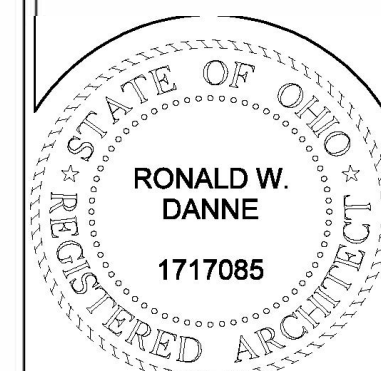
EST. 1962
59 Grief Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

ALL WORK SHALL BE THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE PLAN.

PRO. JOB # 1800

JOB LOCATION
LOT 354
New California

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION
 Jerome Twp. Union County, Ohio



RONALD W. DANNE, LICENSE 1717085
EXPIRATION DATE 12/31/2027

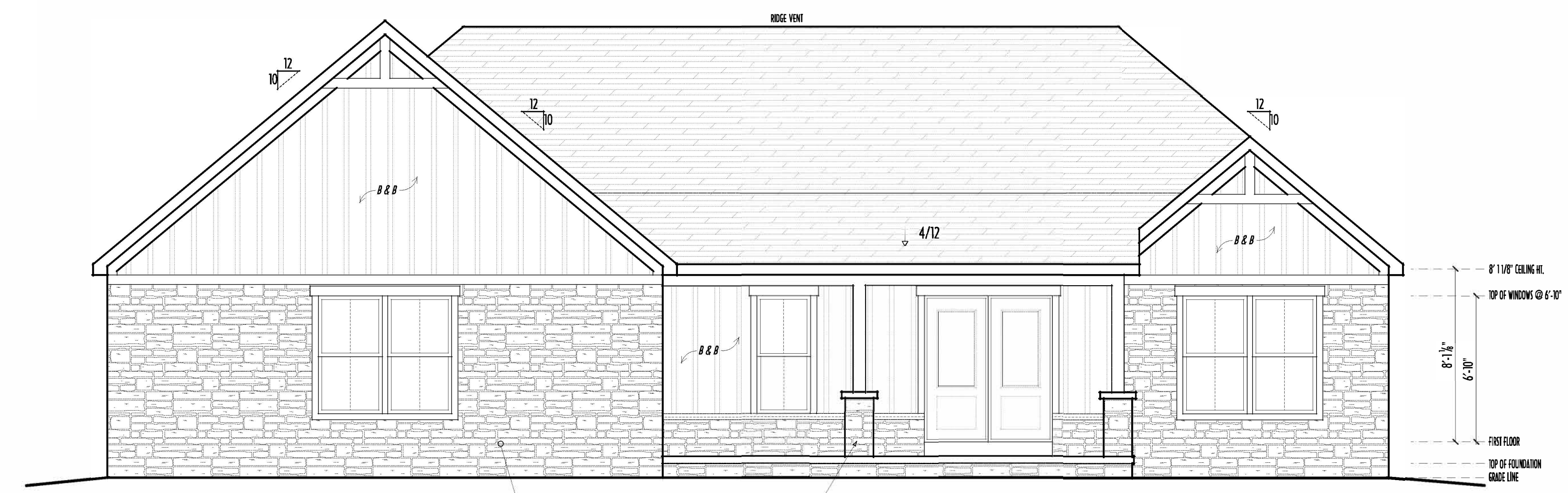
Danne
Residential Design & Drafting
614.207.6266 danne.dr@gmail.com

REVISION DATE	BY	DESCRIPTION
4/14/26 & 4/15/26	1/j	prelim
4/28/26 & 4/29/26	jcm	prelim rev
4/30/26 & 5/1/26	1/j	prelim rev
5/22/26	rwd	prelim rev
5/26/26	rwd	QTO
--	--	prelim rev
--	--	prelim rev
--	--	prelim rev

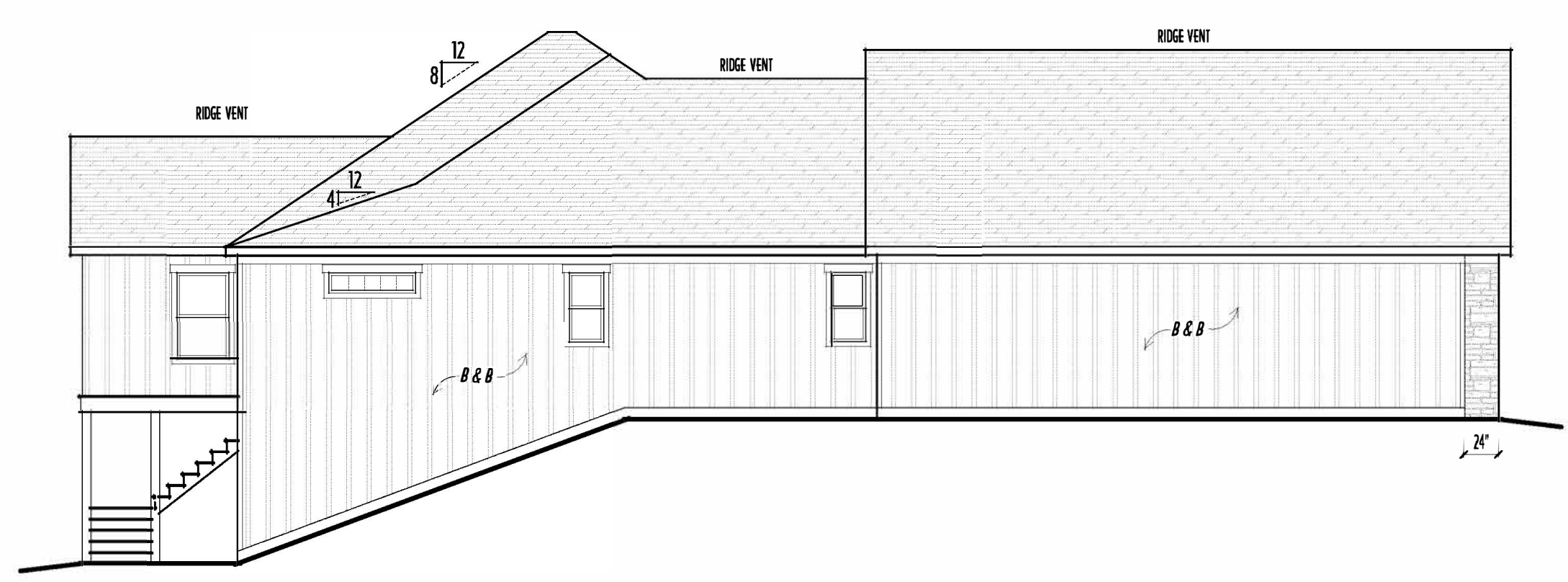
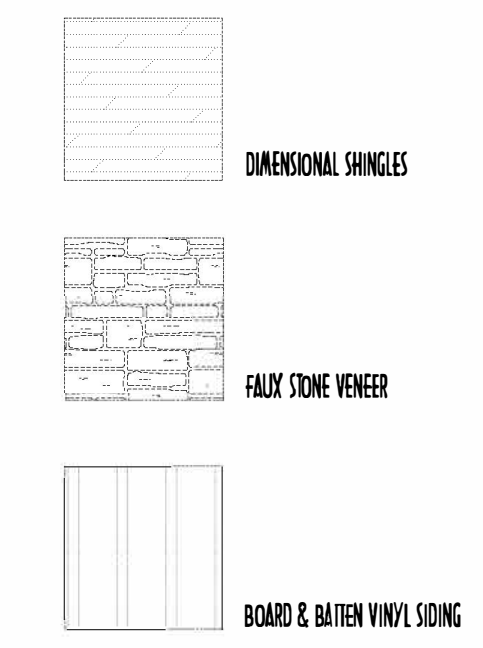
TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
0 8 16 24 32 40 48 56 64
FIELD VERIFY DIMENSIONS - DO NOT SCALE PRINTS

DESIGNED BY: P&D / rwd

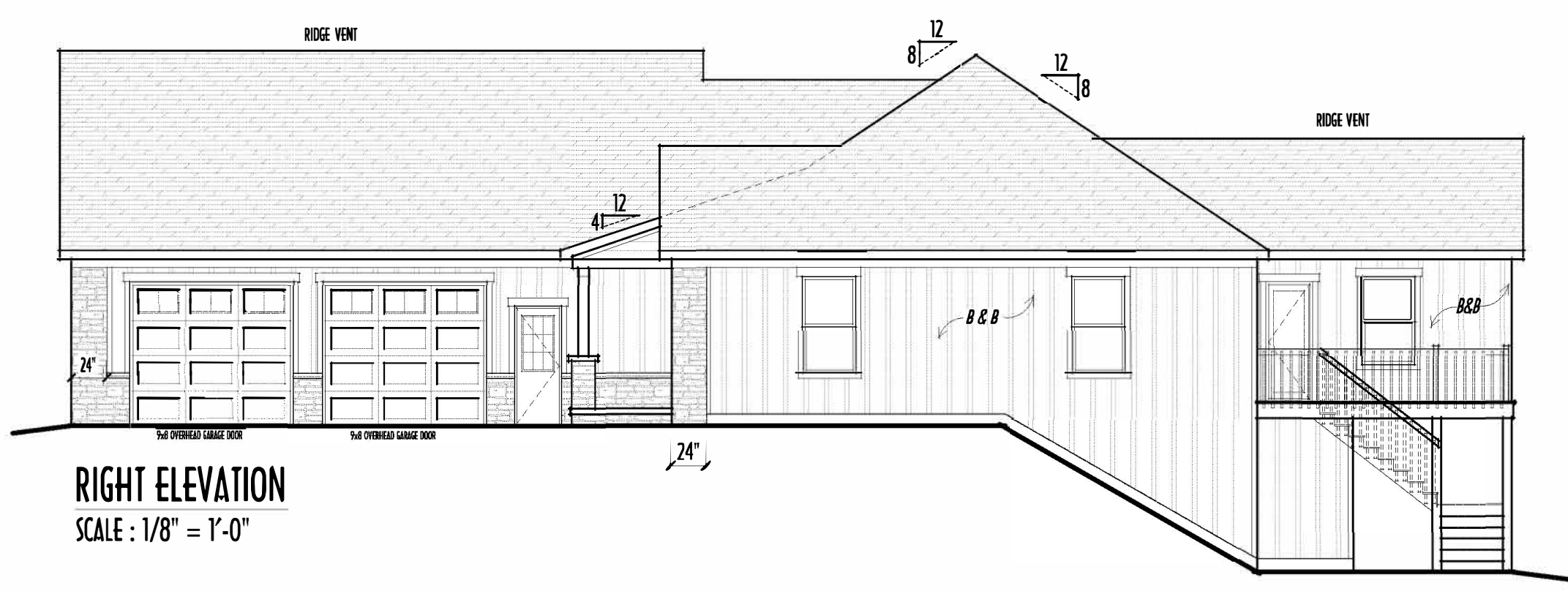
PAGE: 4 of 8



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



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



RIGHT 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



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

- FIRST FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED OTHERWISE
- FIRST 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
- CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6" INTO 1X6 WOOD TRIM UNLESS NOTED
- FLASH & CALK 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 CONTRA 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 SCREED AT/ABV FOUNDATION PLATE (3.5" FLANGE) PLACED AT MIN 4" ABV EARTH / 2" ABV PAVING, ALLOWING TRAP-O WATER TO DRAIN)
- SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

FIRST FLOOR = 1,891 SQ.FT.
SUNROOM/DECK = 360 SQ.FT.
OPT FIN. BSMT = 817 SQ.FT.

PRELIMINARY DESIGN
 NOT TO SCALE - NOT FOR CONSTRUCTION