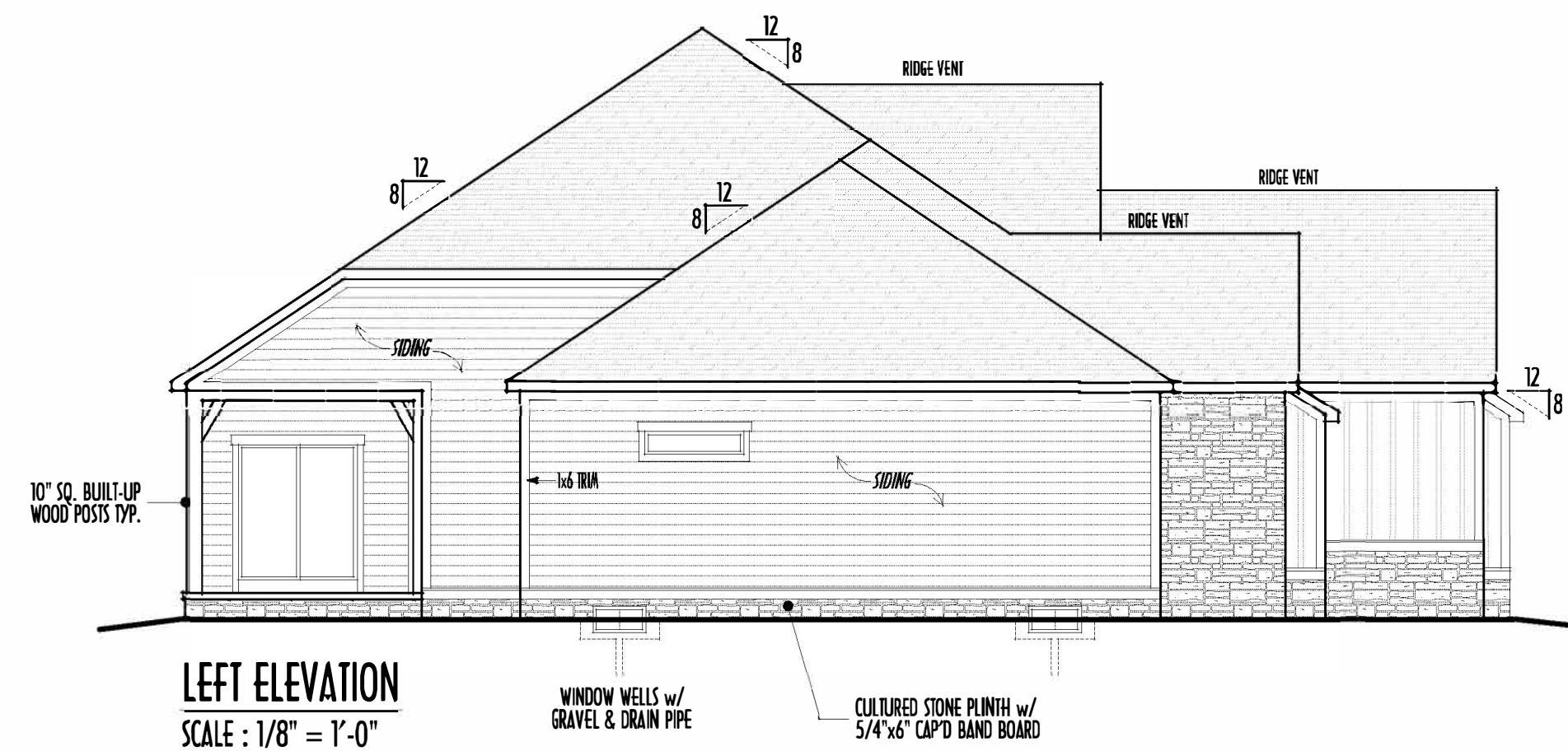
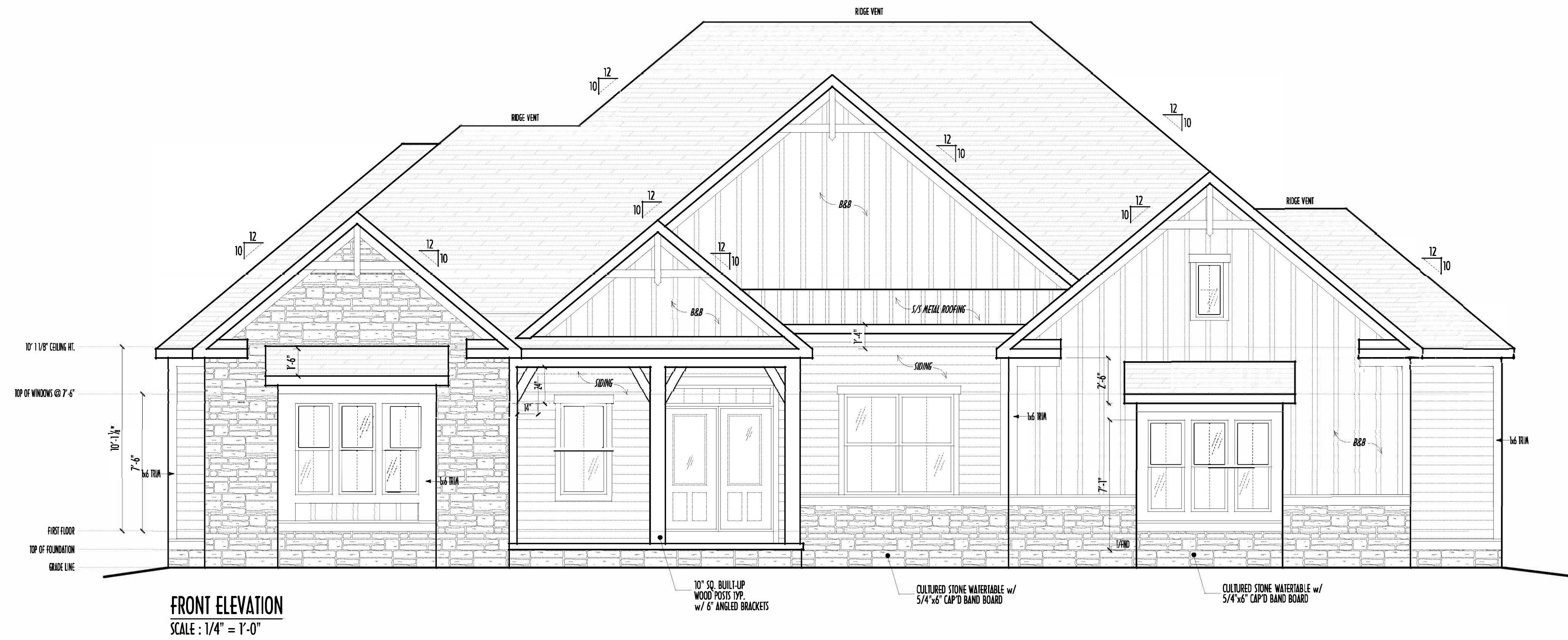


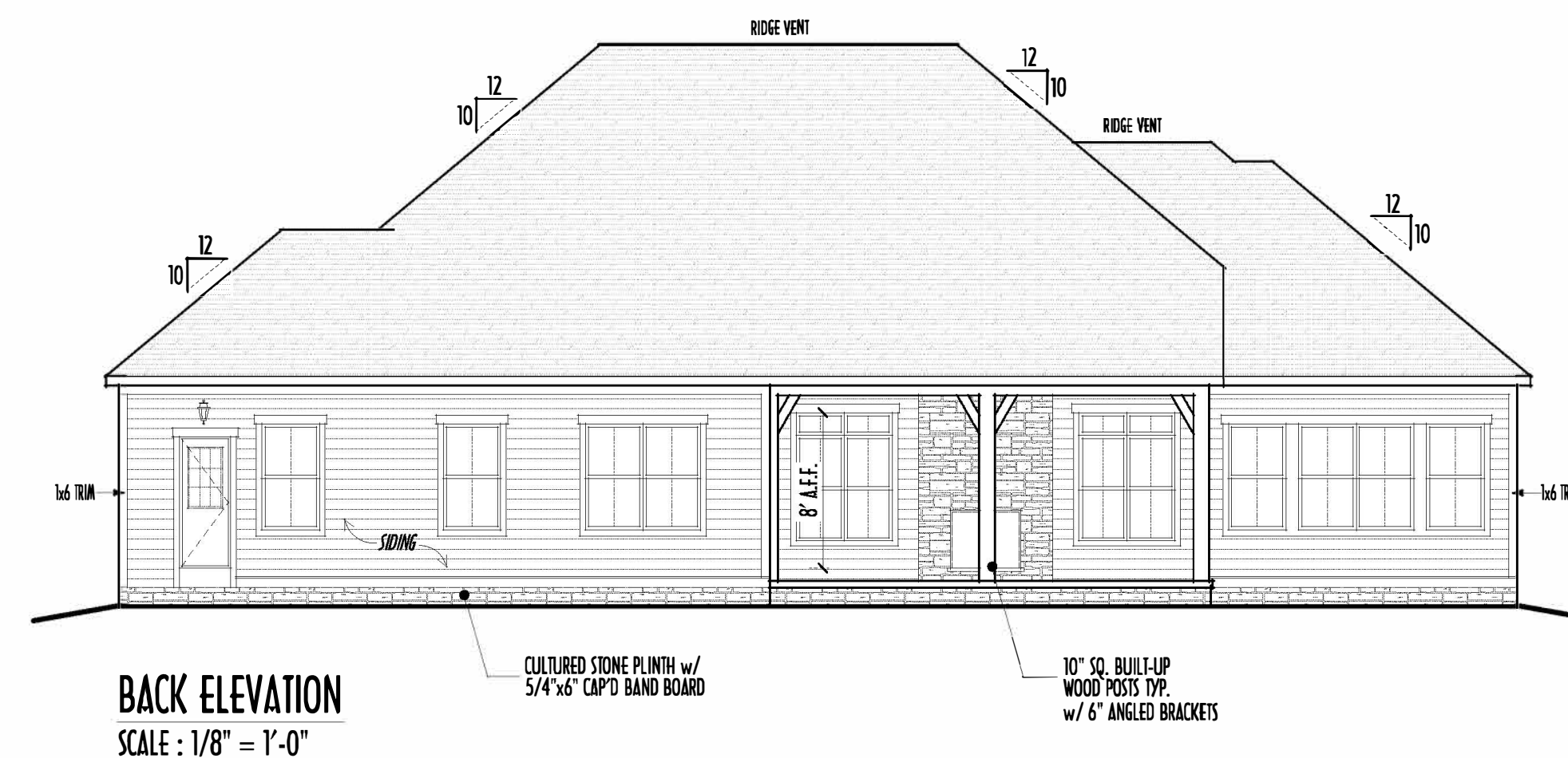
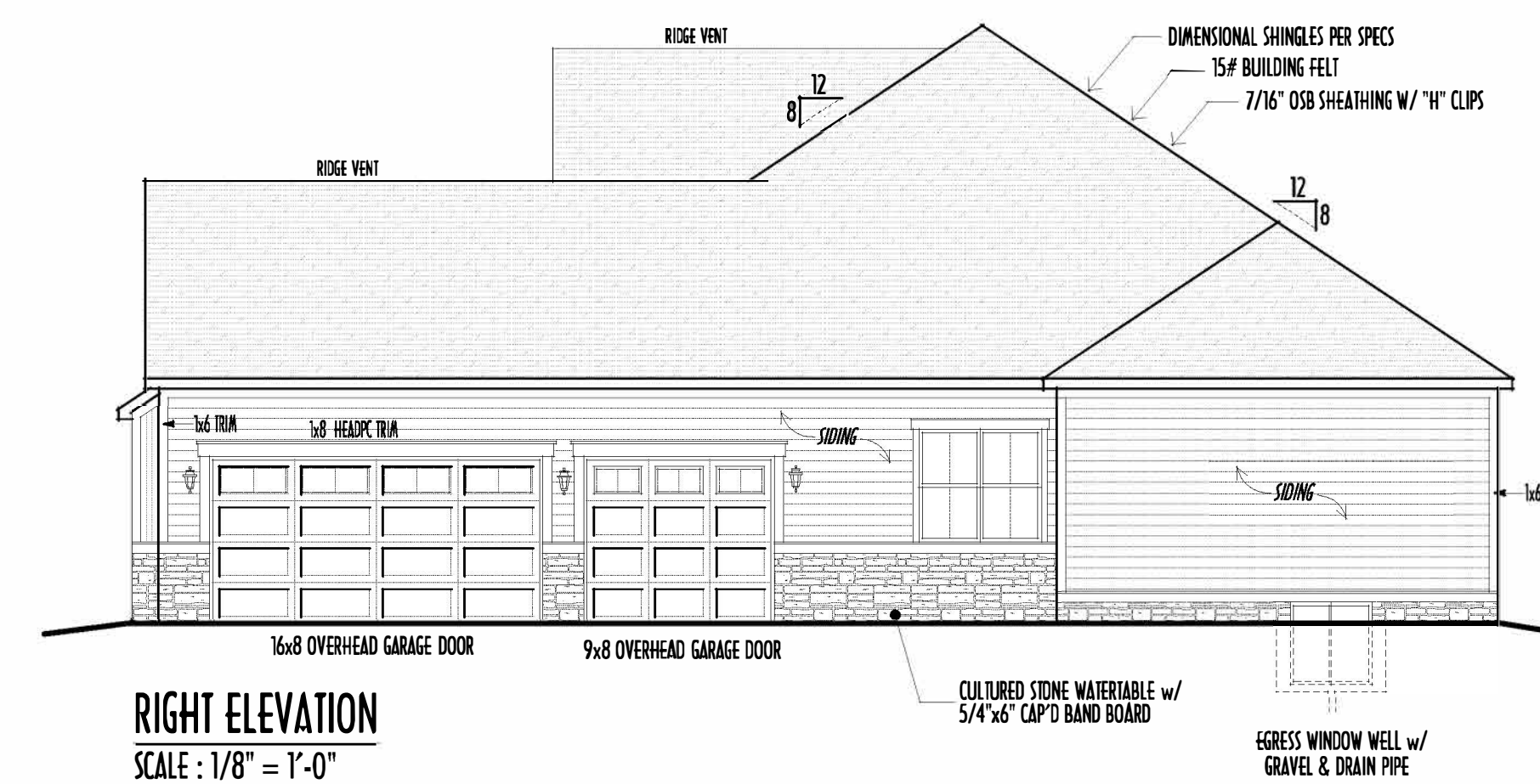
P&D Builders - Job # 1700



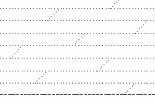
FINAL WINDOW DESIGN PER PROVIDER, ALL FRAMING ROUGH
OPENINGS TO BE BASED ON FINAL LAYOUT ONLY

EXACT WINDOW & DOOR GRID PATTERNS (MULLIONS)
MAY DIFFER - REFER TO MANUFACTURER OR SUPPLIER

GRADE ELEVATION SHOWN IS APPROXIMATE
FIELD VERIFY & ADJUST FOUNDATION AS NECESSARY

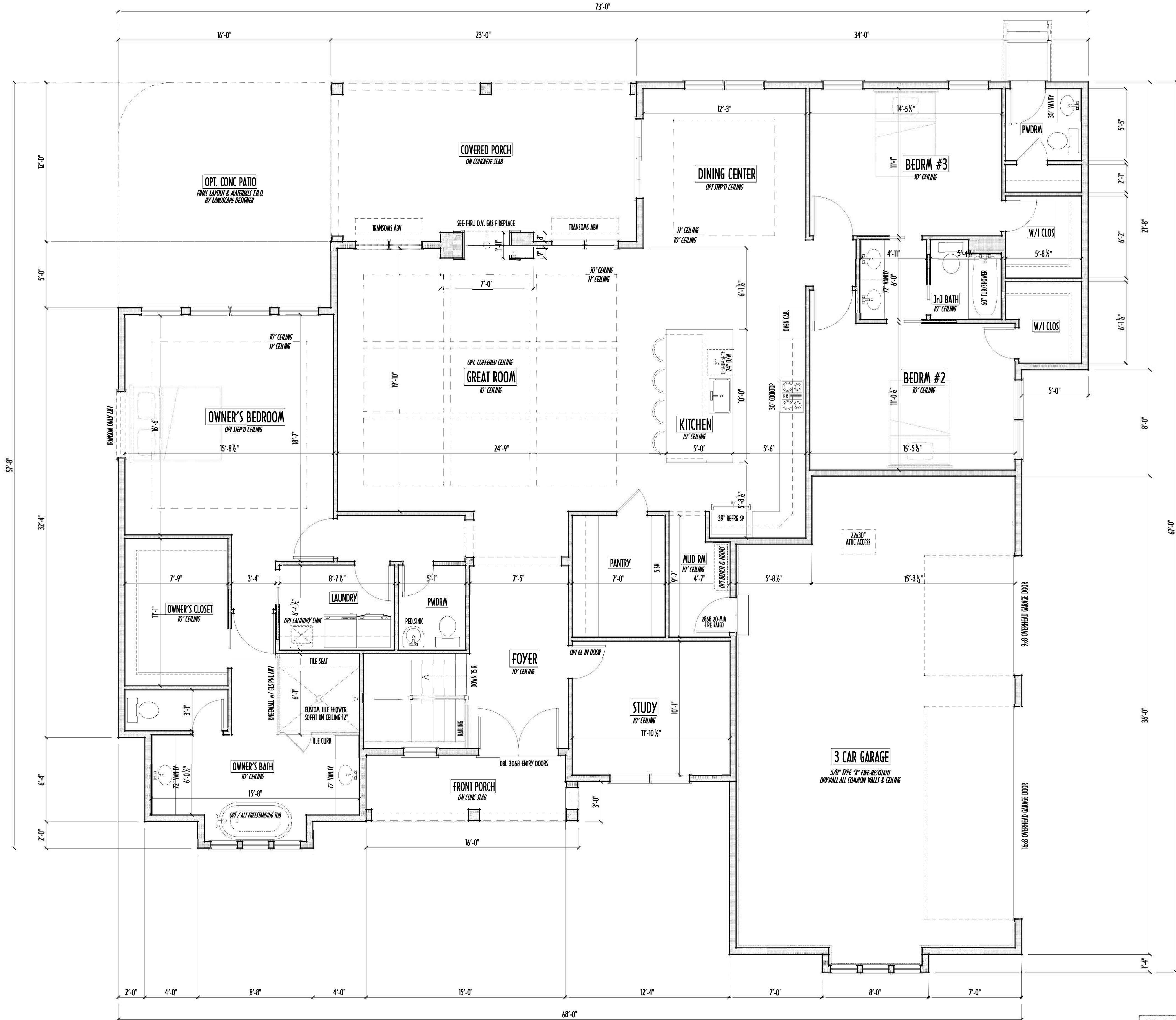


- FIRST FLOOR CEILINGS @ 10'-1 1/8" & 11'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADS @ 7'-5" UNLESS NOTED OTHERWISE
- EMERGENCY EGRESS OPERABLE (E.G.) WINDOWS IN ALL BEDROOMS
- SEE ROOF PLAN FOR SLOPES & RAKE SIZES
- RUN BRICK VENEER 1" PAST FRAMING CORNERS
- CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6"
INTO TAG 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 SPECIFICATION
CONFORM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER
- RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED
- SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

- | | |
|---|---|
|  | <p>DIMENSIONAL SHINGLES (PER SPEC'S)</p> |
|  | <p>FALL STONE VENEER (STYLE I.B.D. PER CLIENT)</p> |
|  | <p>HORIZ. LAP SIDING (TYPE I.B.D. PER BUILDER)</p> |
|  | <p>BOARD & BATTEN SIDING (TYPE I.B.D. PER BUILDER)</p> |

FIRST FLOOR =	2,712 SQ.FT.
OPT FIN. BSMT =	1,465 SQ.FT.

FIRST FLOOR CEILINGS AT 10'-1 1/2" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOWS HEADERS AT 8'-0" 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
CONFIRM FLOORING & FINISH MATERIALS w/ JOB SUPERVISOR (PER CONTRACT)
ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOOD FRAMING LENGTHS AND/OR PENETRATION
AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS
BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES)
BRACE FLOORJOISTS AT JOISTSPAN 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 REINSTATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LVL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION



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

FIRST FLOOR = 2,712 SQ. FT.
OPT FIN. BSMT = 1,465 SQ. FT.

MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL
OR C.M.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. 8" 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 ZX FILL

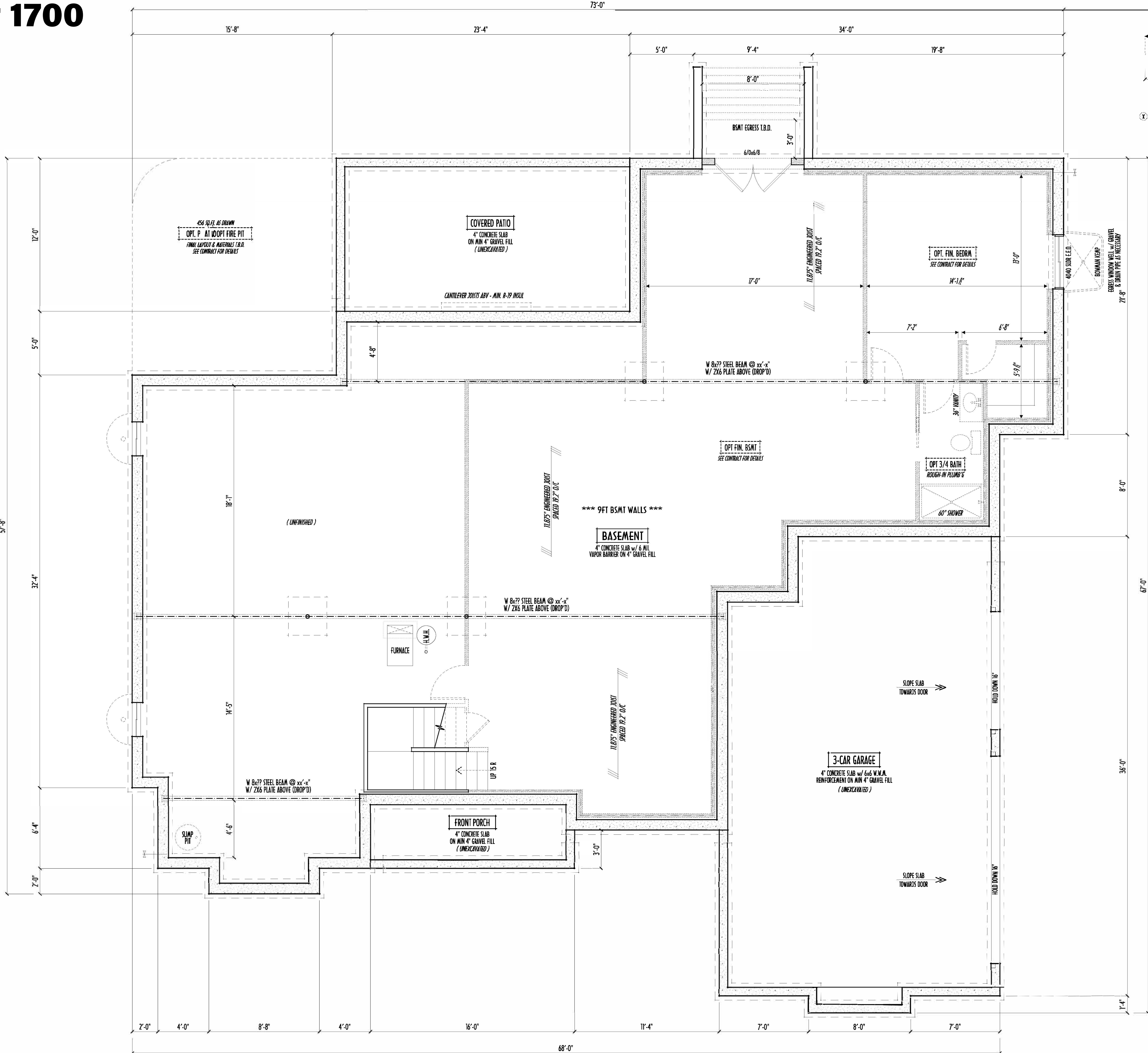
SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES

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"

BASEMENT SLAB =	xxx SQ.FT.
FRONT PORCH =	xxx SQ.FT.
GARAGE SLAB =	xxx SQ.FT.
BACK PORCH SLAB =	xxx SQ.FT.

FIRST FLOOR = 2,712 SQ.FT.
OPT FIN. BSMT = 1,465 SQ.FT.

FND/BSMT

P & D

BUILDERS

EST. 1962

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Fax 740) 201-8084
www.pndbuilders.com

ALL DESIGN AND CONSTRUCTION OF THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

PROJ. #

1700

JOB LOCATION

LOT 46
Pleasantview Farm

DESIGNATION / APPROVAL

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

The Stahl Residence

Darby Twp, Union County, Ohio

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

RONALD W. DANNE

1717085

REGISTERED ARCHITECT

STATE OF OHIO

RONALD W. DANNE LICENSE #177085
EXPIRATION DATE 12/31/2025

Danne

Residential Design & Drafting, LLC

614.207.6766 danne@danne.com

REVISION DATE BY

9/16/24 & 9/17/24 j/c prels

9/16/24 rwc prels

9/24/24 j/c cretin rev

10-SCALE WHEN PRINTED SLAB - PAPER SIZE 11"

0 10 20 30 40 50 60 70 80 90 100

FEET (80% DIMENSION) 10' 100' SCALE FMS

DESIGNED

P&D / rwd

PAGE :

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