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Clients Name _____ Date _____

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DRAWINGS MAY NOT BE REPRODUCED WITHOUT PRIOR PERMISSION

FIRST FLOOR WALLS AT 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST WINDOWS HEADERS AT 7'-6" 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

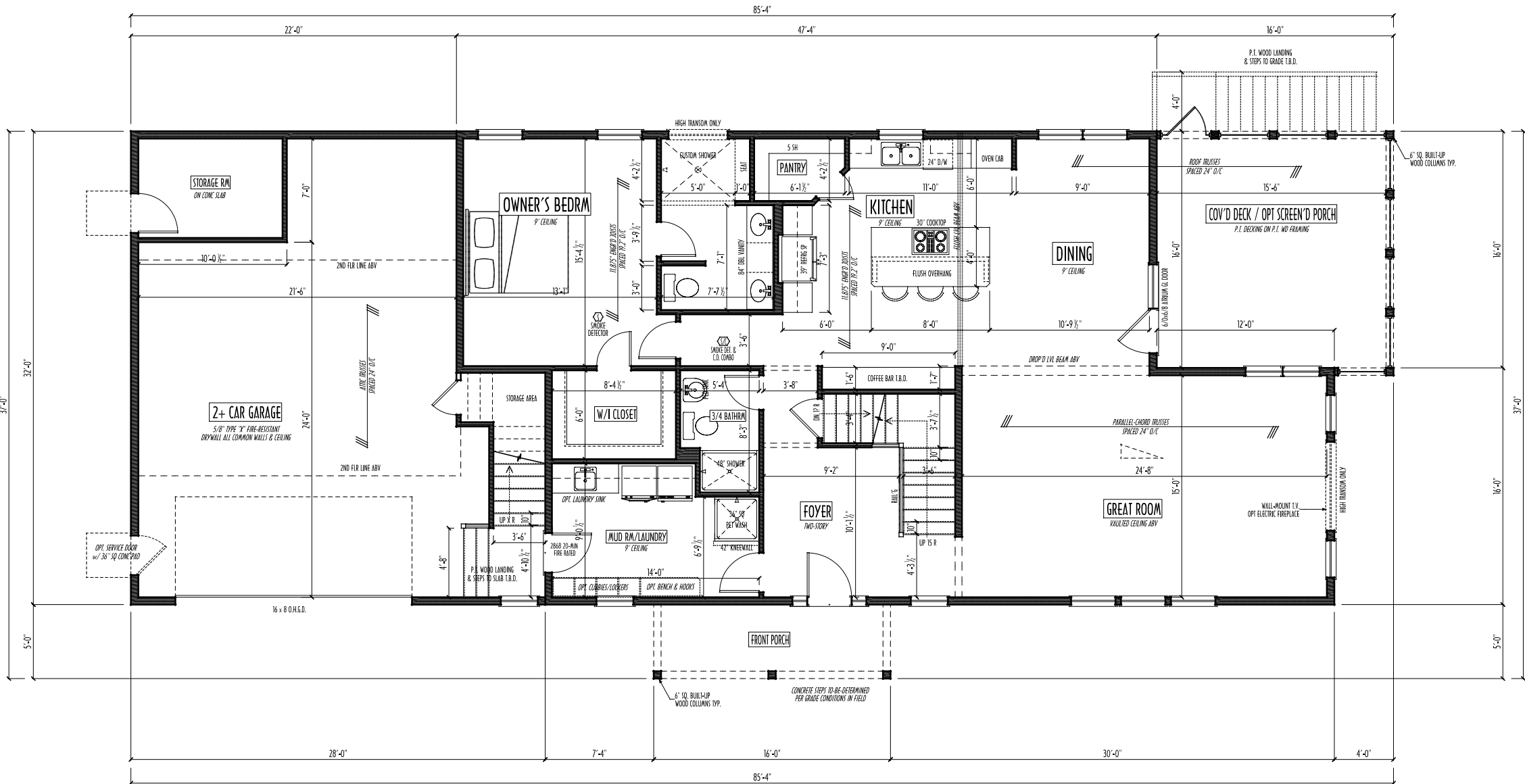
AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS
BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES)
BRACE FLOORJOISTS AT MIDSPAN PER CODE

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
REINSTATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN
ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)

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



FIRST FLOOR PLAN

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

FIRST FLR AREA = 1,613 SQ.FT.
SECOND FLR AREA = 825 SQ.FT.
TOTAL HEATED AREA = 2,438 SQ.FT.
OPT. FIN.BSMT AREAS = 1,189 SQ.FT.
OPT. BONUS RM OVER GARAGE = 322 SQ.FT.

1ST FLR

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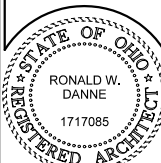
59 Greif Parkway Suite 100
Delaware, Ohio 43015
7401 201-8079 Fax 7401 201-8084
www.pndbuilders.com

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A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION



RONALD W. DANNE LICENSE 1717085
EXPIRATION DATE 12/31/2025

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

REVISION DATE	BY	INITIALS
10/28/25	jam	concepts
1/3/25 & 1/5/25	nwd	prelim
1/10/25 & 1/12/25	nwd	prelim rev
1/14/25	nwd	QTO
...	...	prelim rev

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
0 4 8 12 16 20 24
FEET - VERY DIMENSION - TO KEY SCALE ONLY

P&D / rwd

PAGE : 3 of 9

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

1/18/2025 12:17 AM

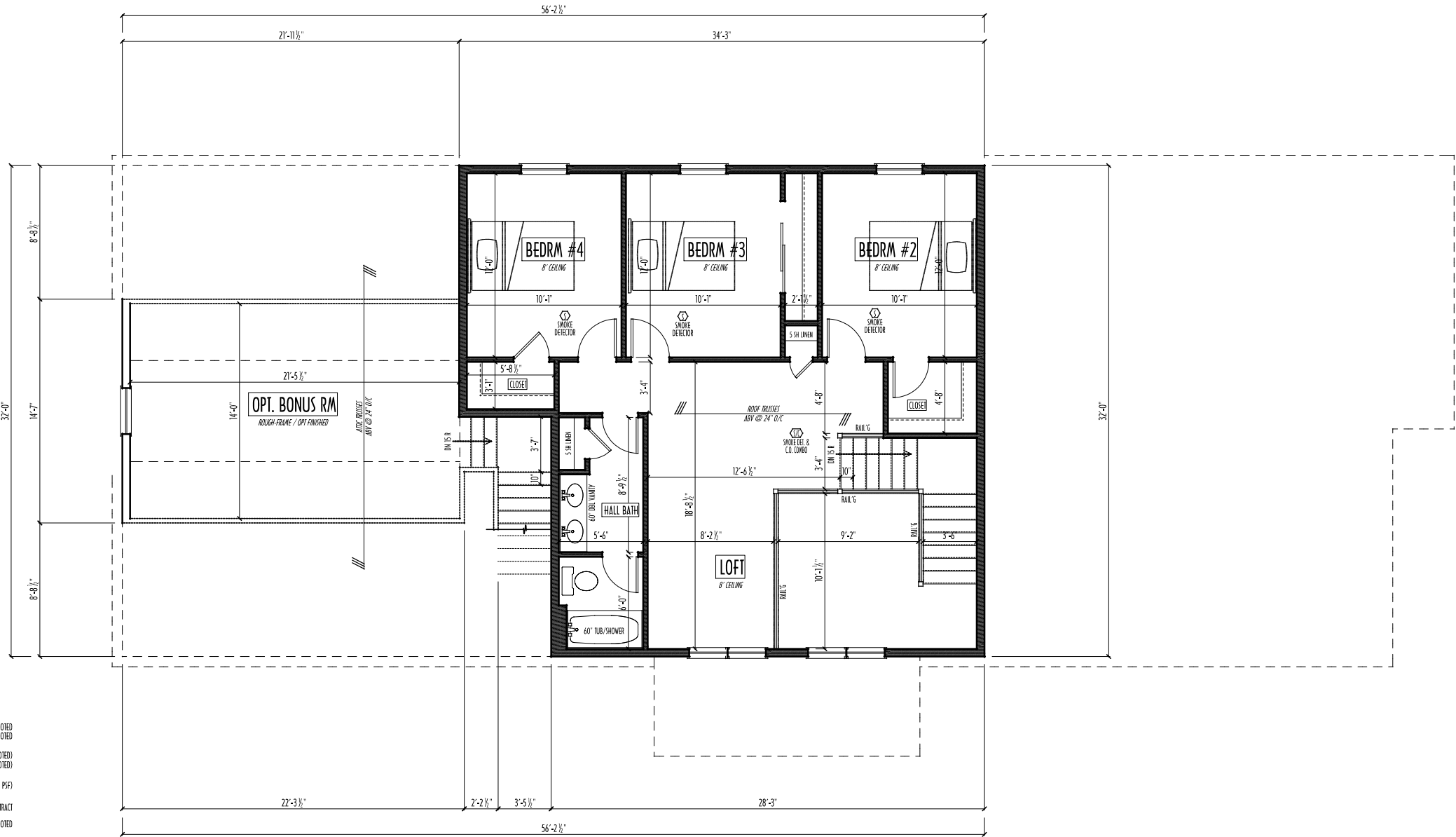
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SECOND FLOOR CEILINGS AT 8'-1 7/8" ROUGH UNLESS NOTED
SECOND FLOOR WINDOWS HEADERS AT 6'-10" UNLESS NOTED
EXTERIOR WALLS ARE SHOWN 6" WIDE (2x6 STUDS @ 16" O/C UNLESS NOTED)
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2x4 STUDS @ 16" O/C UNLESS NOTED)
SECOND FLOOR DESIGN LIVE LOAD = 40 PSF (BEDRMS 30 PSF)
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED
IN SLEEPING ROOMS, AT LEAST ONE WINDOW MUST MEET EMERGENCY EGRESS
REQUIREMENTS (MIN. 20" WIDE X 24" TALL & 5.7 SQ.FT.) PER R.C.O. 310
CONFIRM WINDOW ROUGH-OPENINGS WITH MANUFACTURER
AND ADJUST FRAMING DIMENSIONS AS NECESSARY
NOTE: DIMENSIONS FOR ANGLED WALLS MAY CONTAIN
ROUNDING ERRORS OF LESS THAN 1/8" TYPICALLY
FINAL/INSTALLED INSULATION VALUES SHOULD MATCH
REM-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN
ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH
LABELS VISIBLE FOR BLDG INSPECTION
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCD 314 & 315
<75 PSR, <450 JDR PER ASTM E64



SECOND FLOOR PLAN

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2ND FLR

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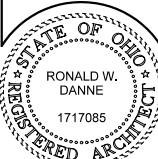
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NO. 131

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION



RONALD W. DANNE LICENSE 4770065
EXPIRATION DATE 12/31/2025

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1/10/25 & 1/12/25	nwd	prelim rev	
1/14/25	nwd	QTO	
...	...	prelim rev	

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
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FIELD - VERY DIMENSION - DO NOT SCALE DIMS

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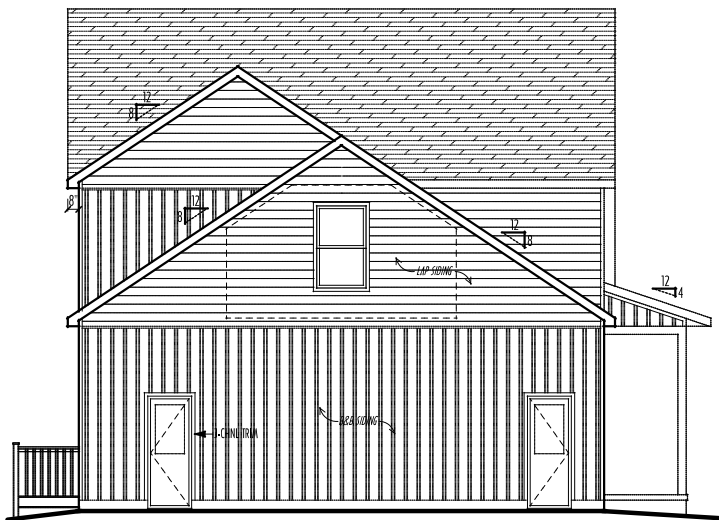
Reviewed & Approved

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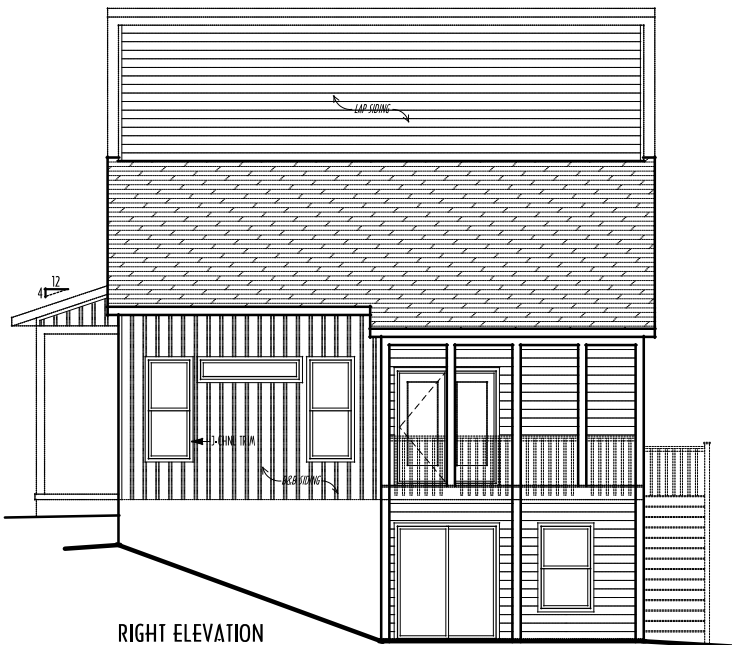
Date

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LEFT ELEVATION
SCALE : 3/16" = 1'-0"

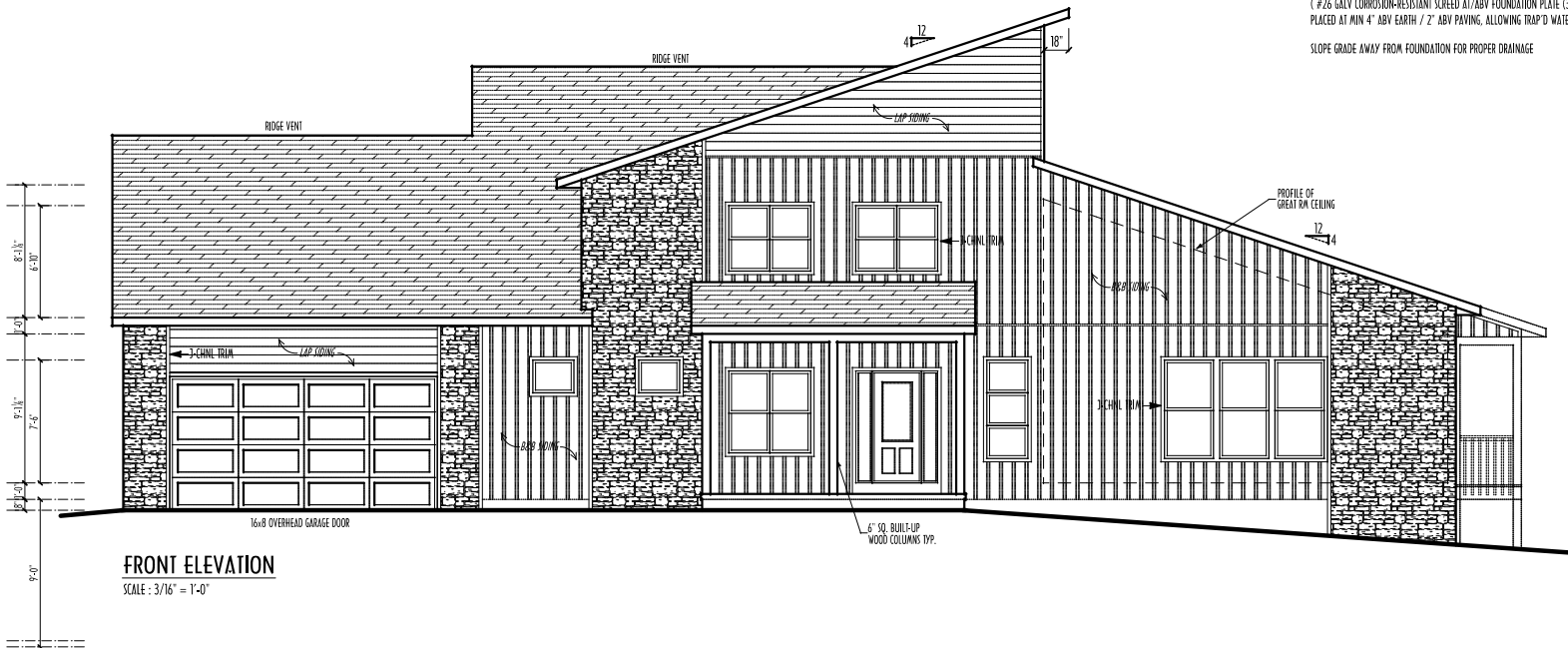
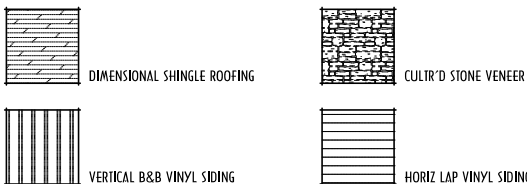


RIGHT ELEVATION
SCALE : 3/16" = 1'-0"

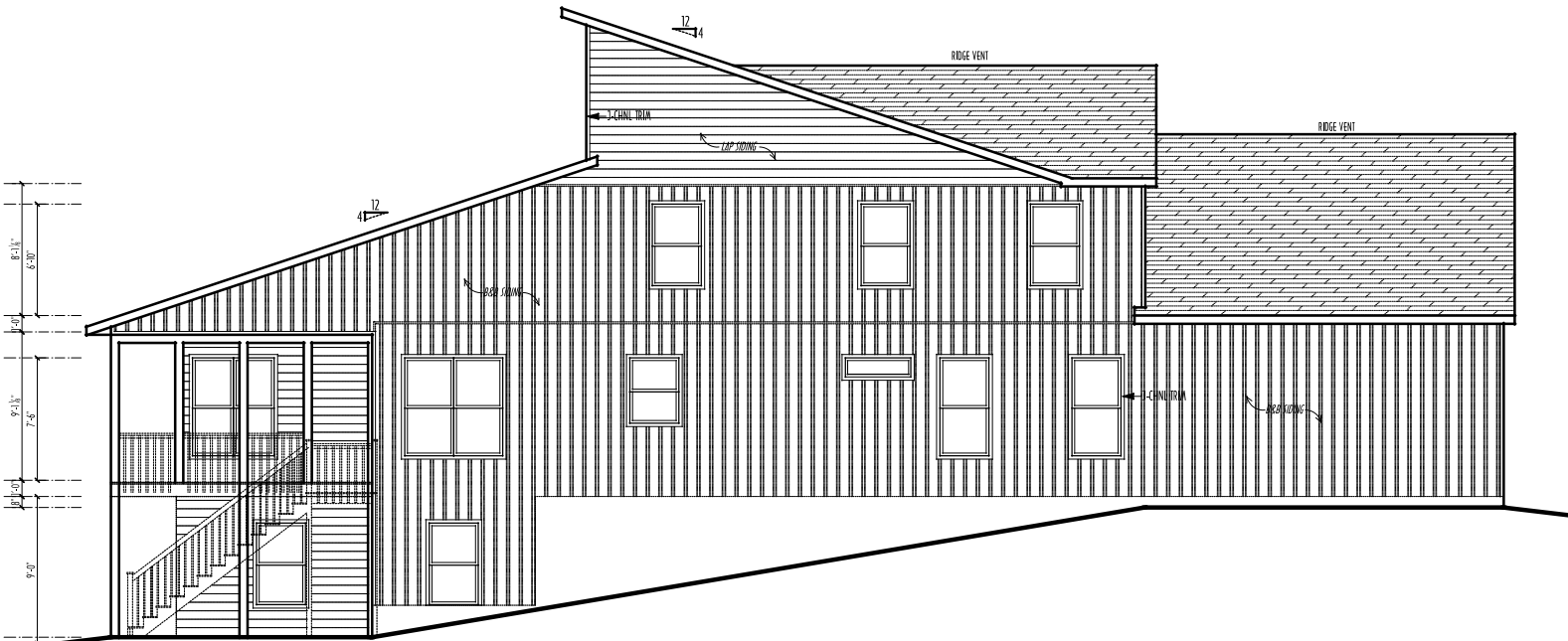
FINAL WINDOW DESIGN PER PROVIDER. ALL FRAMING ROUGH-
OPENINGS TO BE BASED ON FINAL LAYOUT ONLY

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

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



FRONT ELEVATION
SCALE : 3/16" = 1'-0"



BACK ELEVATION
SCALE : 3/16" = 1'-0"

FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED OTHERWISE
SECOND FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED OTHERWISE
SECOND 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
FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A
A WEATHER-TIGHT SEAL BETWEEN MATERIALS, FRAMING & TRIM
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT
WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
(#26 GALV CORROSION-RESISTANT SCREED AT/ABV FOUNDATION PLATE (3.5" FLANGE)
PLACED AT MIN 4" ABV EARTH / 2" ABV PAVING, ALLOWING TRAP'D WATER TO DRAIN)
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE
RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED
WEEP SCREDS 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'D WATER TO DRAIN)
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

ELEVATIONS

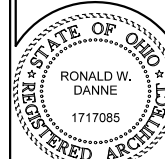
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1/3/25 & 1/5/25	nwd	prelim
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PAGE : 5 of 9

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5'-0"
FINISHED BASEMENT
DIMENSIONS
5'-0"
FOUNDATION STRUCTURAL
DIMENSIONS

FND/BSMT

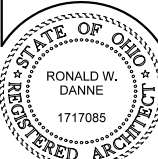
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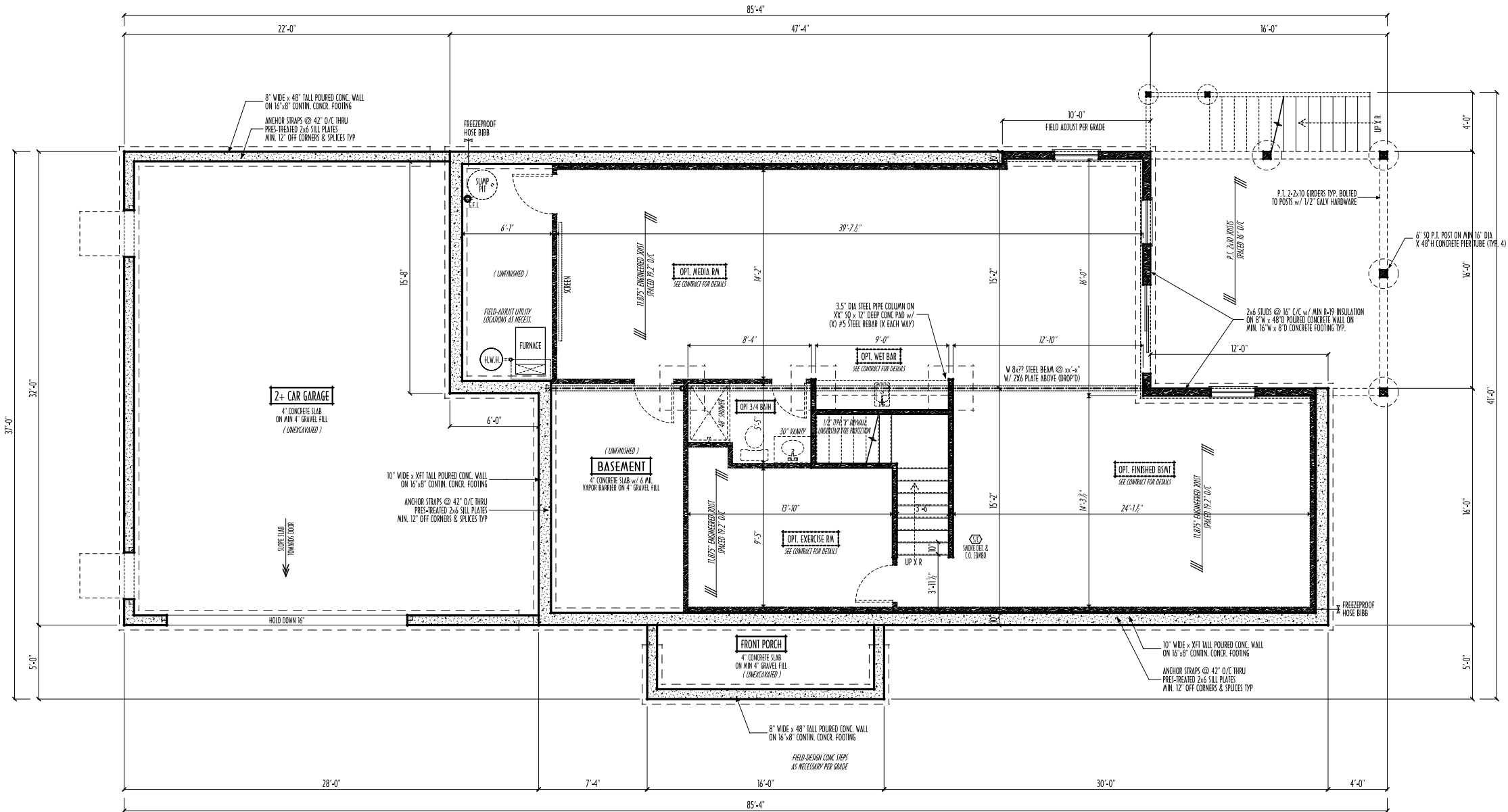
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1/14/25	nwd	QTO
...	...	prelim rev

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FIELD - EVERY DIMENSION - TO KEY SCALE DIMS

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2 of 9

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION



FOUNDATION / BASEMENT PLAN

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