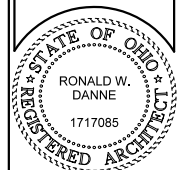


PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION



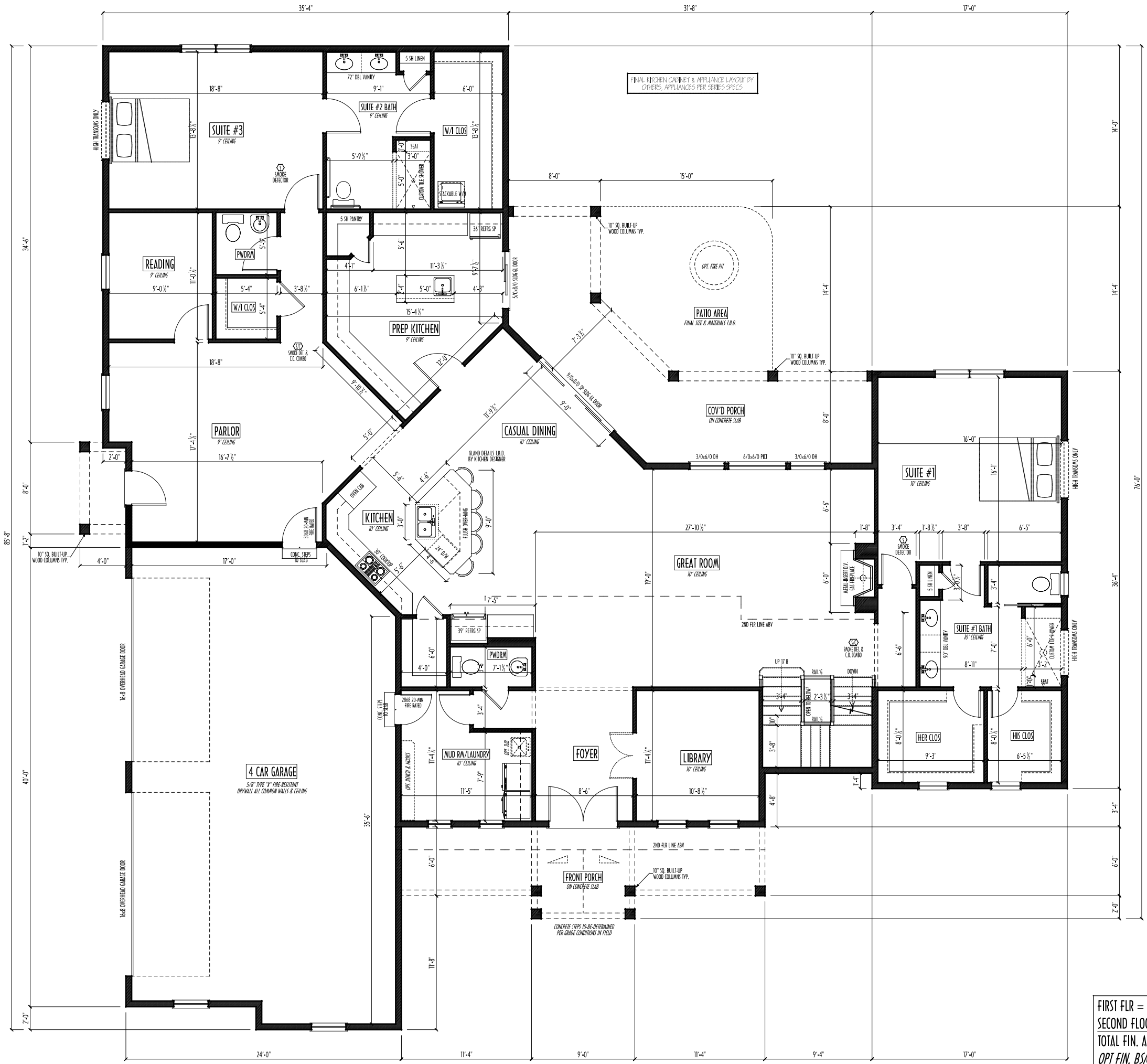
Ronald W. Danne License #1717085 Expiration Date 12/31/2025 Danne Residential Design & Drafting 614.207.6266 dannedo@gmail.com

REVISION DATE	BY	PKB/CD
1/7/26	1/20/26	rwd/concept
1/27/26	1/22/26	rwd/concept
2/6/26	12/2/26	rwd/concept
2/20/26	12/27/26	rwd/pkbs
3/5/26	13/9/26	rwd/pkbs
3/10/26		rwd/QTO



P&D / rwd

3 of 9



FIRST FLOOR CEILINGS AT 10'-1 1/8" & 9'-1 1/8" 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 CONTRACTOR 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 REA-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

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

**Reviewed & Approved**

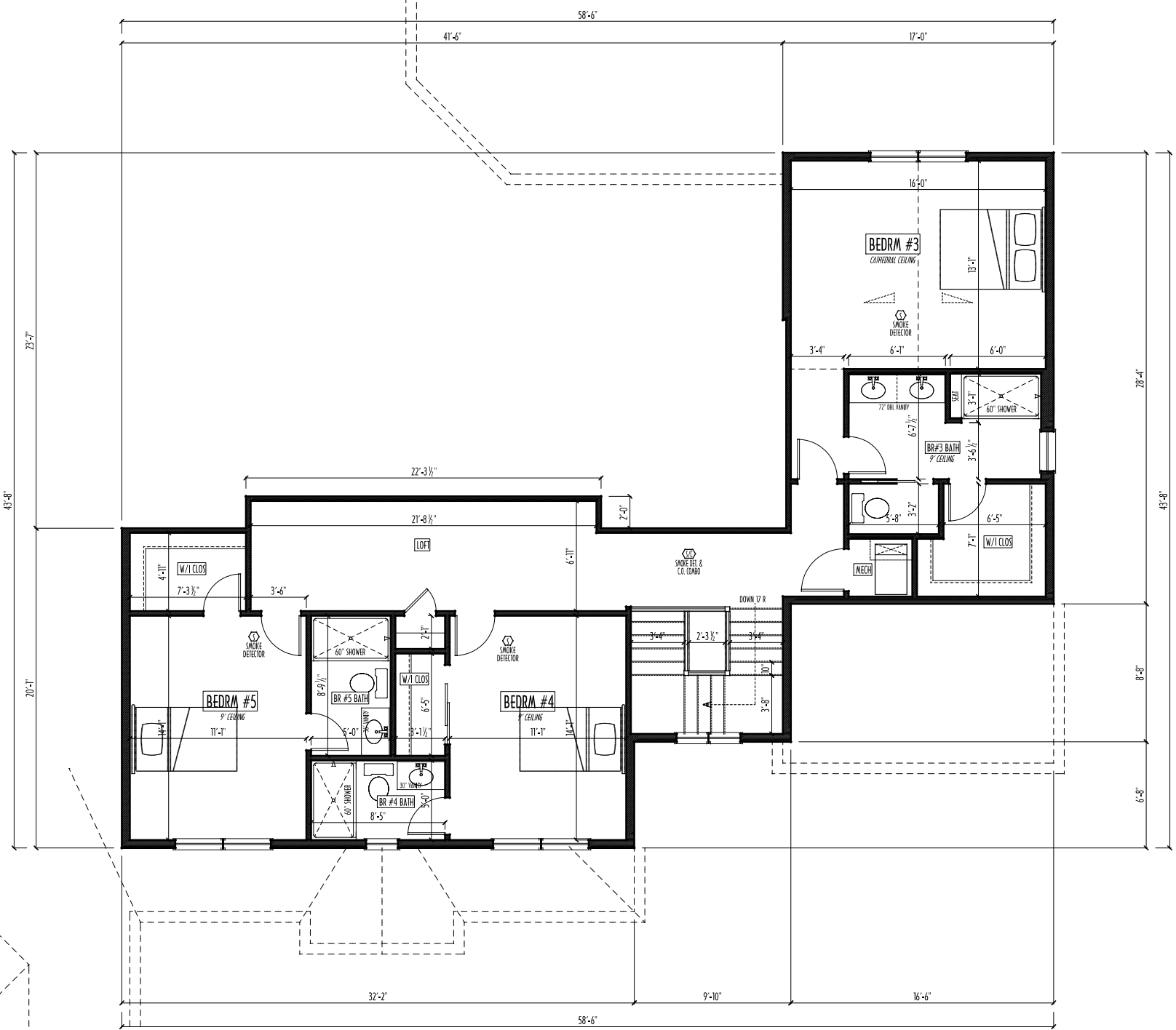
Clients Name \_\_\_\_\_ Date \_\_\_\_\_

© COPYRIGHT - P & D BUILDERS LTD.

ALL DESIGNS REMAIN THE EXCLUSIVE PROPERTY OF P & D BUILDERS LTD. DRAWINGS MAY NOT BE REPRODUCED WITHOUT PRIOR PERMISSION

FIRST FLR = 3,433 SQ.FT.  
 SECOND FLOOR = 1,216 SQ.FT.  
 TOTAL FIN. AREAS = 4,649 SQ.FT.  
 OPT FIN. BSMT = 1,200 SQ.FT.

REVISION DATE	BY	PK/CD
1/7/26	1/20/26	rwd concept
1/2/26	1/22/26	rwd concept rev
2/6/26	12/2/26	rwd concept rev
2/20/26	12/27/26	rwd pk/bs
3/5/26	13/9/26	rwd pk/bs rev
3/10/26		rwd QTO



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

SECOND FLOOR CEILING AT 9'-1 1/8" ROUGH UNLESS NOTED  
SECOND FLOOR WINDOWS HEADERS AT 7'-6" 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 REAR-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)  
INSTALL ALL LVL & L3S BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION  
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RFD 314 & 315 <75 FS, <450 SDR PER ASTM E84

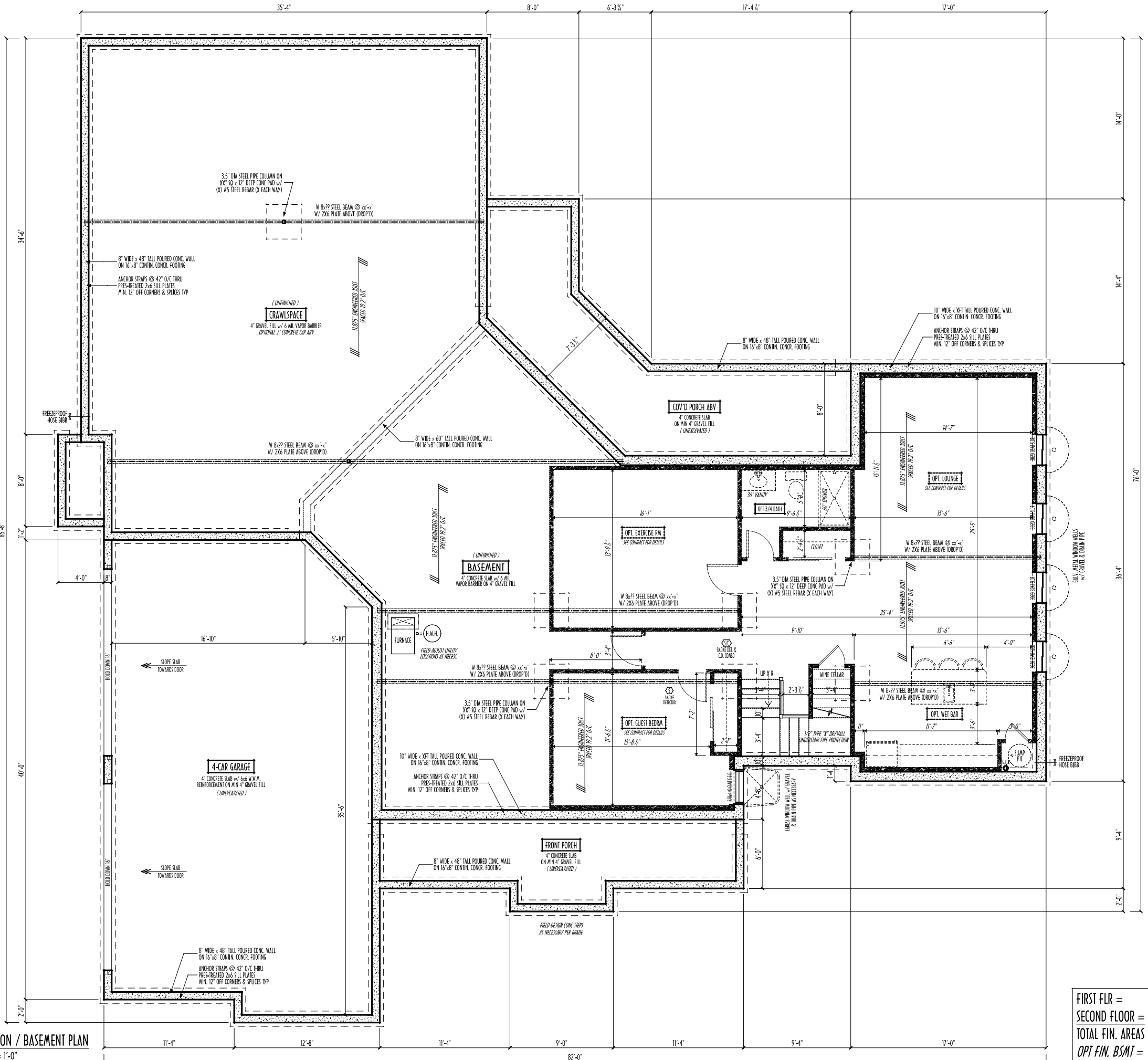
**Reviewed & Approved**

Clients Name \_\_\_\_\_ Date \_\_\_\_\_  
© COPYRIGHT - P & D BUILDERS LTD.  
ALL DESIGNS REMAIN THE EXCLUSIVE PROPERTY OF P & D BUILDERS LTD.  
DRAWINGS MAY NOT BE REPRODUCED WITHOUT PRIOR PERMISSION

FIRST FLR = 3,433 SQ.FT.  
SECOND FLOOR = 1,216 SQ.FT.  
TOTAL FIN. AREAS = 4,649 SQ.FT.  
OPT FIN. BSMT = 1,200 SQ.FT.

Table with columns: REVISION DATE, BY, PND/CD, and a grid of revision entries.

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



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 SPOULCE-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 10FT OF RUN AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAIN & TRAPS BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (COURZONES) 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

Reviewed & Approved Clients Name Date COPYRIGHT - P & D BUILDERS LTD. ALL DESIGNS REMAIN THE EXCLUSIVE PROPERTY OF P & D BUILDERS LTD. DRAWINGS MAY NOT BE REPRODUCED WITHOUT PRIOR PERMISSION






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

FIRST FLR = 3,433 SQ.FT. SECOND FLOOR = 1,216 SQ.FT. TOTAL FIN. AREAS = 4,649 SQ.FT. OPT FIN. BSMT = 1,200 SQ.FT.

FIRST FLOOR CEILINGS @ 10'-1 1/8" & 9'-1 1/8" UNLESS NOTED OTHERWISE  
FIRST FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED OTHERWISE  
SECOND FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE  
SECOND FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED OTHERWISE  
EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS  
SEE ROOF PLAN FOR SOFFIT & RAKE SIZES  
RUN BRICK VENEER 1" PAST FRAMING CORNERS  
CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6" INTO TRIM 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 SPECIFICATIONS CONFORM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER  
RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED  
WEEP SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1 (#26 GALV CORROSION-RESISTANT) SCREEN AT/ABY FOUNDATION PLATE (3.5" FLANGE) PLACED AT MIN 4" ABY EARTH / 2" ABY PAVING, ALLOWING TRAP'D WATER TO DRAIN  
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE



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

-  DIMENSIONAL SHINGLES
-  FAUX STONE VENEER
-  BOARD & BATTEN SIDING
-  HORIZ LAP SIDING
-  STANDING SEAM METAL ROOF

DIMENSIONAL SHINGLES PER SPECS  
15# BUILDING FELT  
7/16" OSB SHEATHING W/ 1" CLIPS

1" 11/16" CEILING HT  
TOP OF WINDOW @ 7'-6"

7'-6" 7'-6" 7'-6"

SECOND FLOOR  
11' 11/16" CEILING HT  
1" 11/16" CEILING HT  
TOP OF WINDOW @ 7'-6"

8'-6" 8'-6" 8'-6"

FIRST FLOOR  
TOP OF FOUNDATION  
GRADE LINE

CULT'D STONE VENEER TYP.  
10" SQ WOOD COLUMNS TRIM WRAP T.S.D.



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

CULT'D STONE WATERTABLE w/ STONE COPING TYP.

16x8 OVERHEAD GARAGE DOOR 16x8 OVERHEAD GARAGE DOOR



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

EGRESS WINDOW WELL w/ GRAVEL & DRAIN PIPE  
GALV METAL WINDOW WELL w/ GRAVEL & DRAIN PIPE  
CULT'D STONE WATERTABLE w/ STONE COPING TYP.



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

10" SQ WOOD COLUMNS TRIM WRAP T.S.D.  
CULT'D STONE WATERTABLE w/ STONE COPING TYP.

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

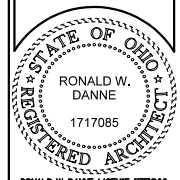
**Reviewed & Approved**

Clients Name \_\_\_\_\_ Date \_\_\_\_\_

© COPYRIGHT - P & D BUILDERS LTD.  
ALL DESIGNS REMAIN THE EXCLUSIVE PROPERTY OF P & D BUILDERS LTD.  
DRAWINGS MAY NOT BE REPRODUCED WITHOUT PRIOR PERMISSION

FIRST FLR =	3,433 SQ.FT.
SECOND FLOOR =	1,216 SQ.FT.
TOTAL FIN. AREAS =	4,649 SQ.FT.
OPT FIN. BSMT =	1,200 SQ.FT.

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION



**Danne**  
Residential Design & Drafting  
614.207.6266 dannehd@gmail.com

REVISION DATE	BY	PKB/CD
1/7/26	1/20/26	rwd
1/27/26	1/27/26	rwd
2/6/26	2/2/26	rwd
2/20/26	2/2/26	rwd
3/5/26	3/9/26	rwd
3/10/26		rwd



P&D / rwd