

Reviewed & Approved

Clients Name

Date

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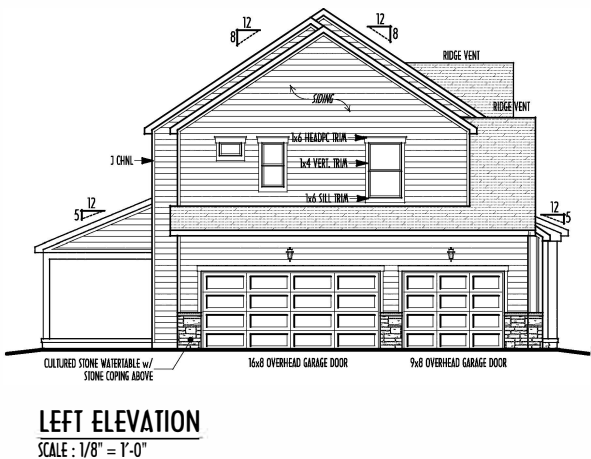
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P&D Builders - Job # 1628

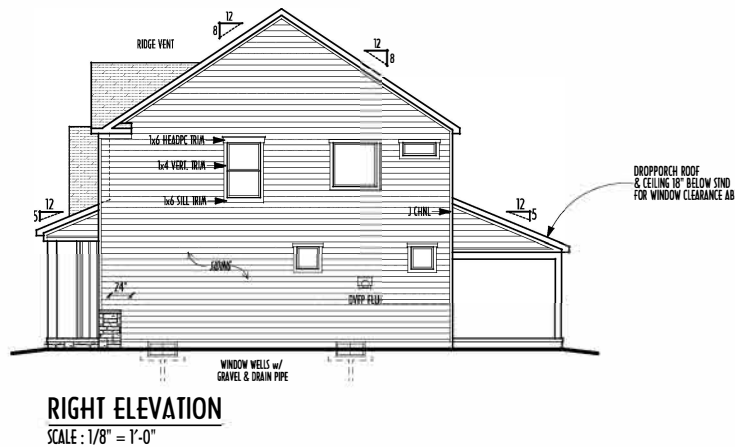
FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED OTHERWISE
SECOND FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED OTHERWISE
SECOND FLOOR WINDOW HEADERS @ 6'-10" UNLESS NOTED OTHERWISE
EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
SEE ROOF PLAN FOR SOFFIT & RAKE SIZES
RUN BRICK VENEER 1" PAST FRAMING CORNERS
CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6"
INTO 1X6 WOOD TRIM UNLESS NOTED
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
CONFIRM 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) SCREENED AT ANY FOUNDATION PLATE (3.5" FLANGED)
PLACED AT MIN 4" ABOV EARTH / 2" ABOV PAVING, ALLOWING TRAP/O WATER TO DRAIN
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE



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



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



P & D
BUILDERS
EST. 1962

ELEVATIONS



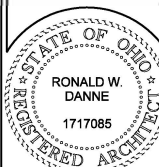
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www.pndbuilders.com

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1628

JOB LOCATION

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION



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

Danne
Residential Design & Drafting
614.707.6266 danne@dcd@gmail.com

REVISION DATE	BY:	PROJECT
4/22/24	jcm	prelims
4/23/24 &	rwd	prelim rev
4/29/24 &	rwd	QTO rev
...	...	...

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
FIELD VERIFY DIMENSIONS - DO NOT SCALE PRINT

DESIGNED BY: P&D / rwd

PAGE: 5 of 9

FIRST FLR LIVING SP = 1,089 SQ.FT.
SECOND FLR LIVING SP = 1,610 SQ.FT.
TOTAL LIVING SP = 2,699 SQ.FT.
OPT. FINISHED BS/MT = 564 SQ.FT.

Reviewed & Approved

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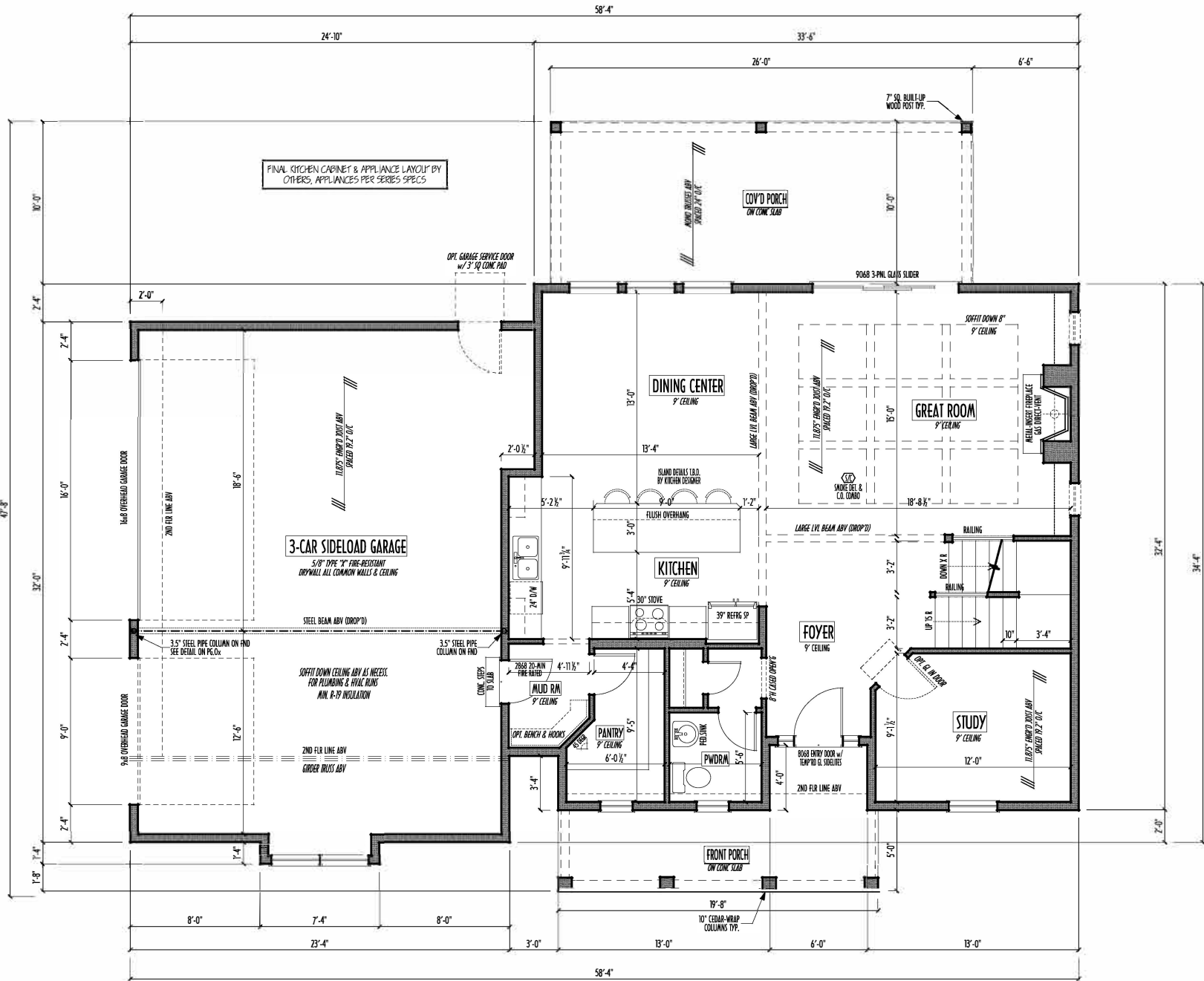
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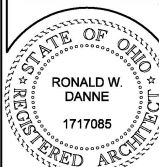
P&D Builders - Job # 1628

FIRST FLOOR CEILINGS AT 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR 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 LEVELDAO = 40PSF
ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2015 R.C.O. 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 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 R-VALUE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/PREFERENCE ONLY)
INSTALL ALL LVL & LVL BEAMS WITH LABELS VISIBLE FOR BIDDING INSPECTION



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

CONCRETE STEPS TO BE DETERMINED
PER GRADE CONDITIONS IN FIELD



REVISION DATE:	BY:	DESCRIPTION
4/22/24	jcm	prelims
4/23/24 &	rwd	prelim rev
4/29/24 &	rwd	QTO rev
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P&D Builders - Job # 1628

SECOND FLOOR CEILINGS AT 8'-1 1/8" ROUGH UNLESS NOTED
SECOND FLOOR WINDOWS HEADERS AT 6'-10" UNLESS NOTED
EXTERIOR WALLS ARE SHOWN 6" WIDE (2x6 SIDS @ 16" O/C UNLESS NOTED)
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2x4 SIDS @ 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 I.C.O. 310

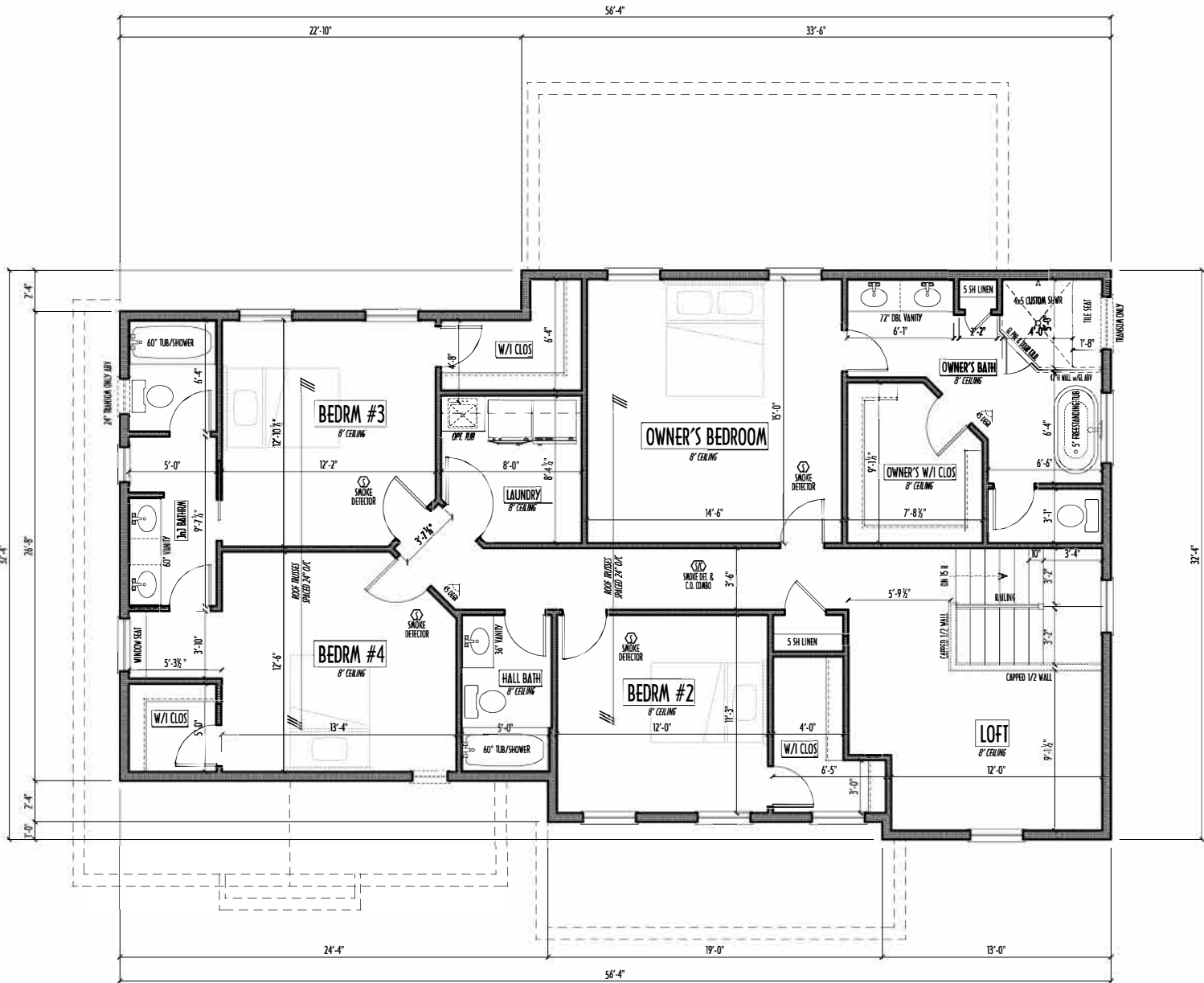
CONFIRM WINDOW ROUGH-OPENINGS WITH MANUFACTURER
AND ADJUST FRAMING DIMENSIONS AS NECESSARY

NOTE: DIMENSIONS FOR ANGLED WALLS MAY CONTAIN
ROUNDING ERRORS OF LESS THAN 1/8" TYPICAL

FINAL/INSTALLED INSULATION VALUES SHOULD MATCH
R-VALUE SHEETS FROM THERMA ENERGY (THOSE SHOWN
ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)

INSTALL ALL LVL & LVL BEAMS WITH
LABELS VISIBLE FOR BLOG INSPECTION

FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER IBC 314 & 315
<75 PSF, <450 SDR PER ASTM E84



SECOND FLOOR PLAN

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



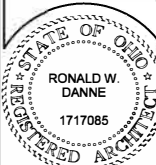
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1628

NO. 1001

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@danne.com

REVISION DATE:	BY:	INITIALS
4/22/24	jcm	prelims
4/23/24	rw	prelim rev
4/29/24	rw	QTO rev
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P&D Builders - Job # 1628

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 10FT OF RUN

AVOID FLOODGATES LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS

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

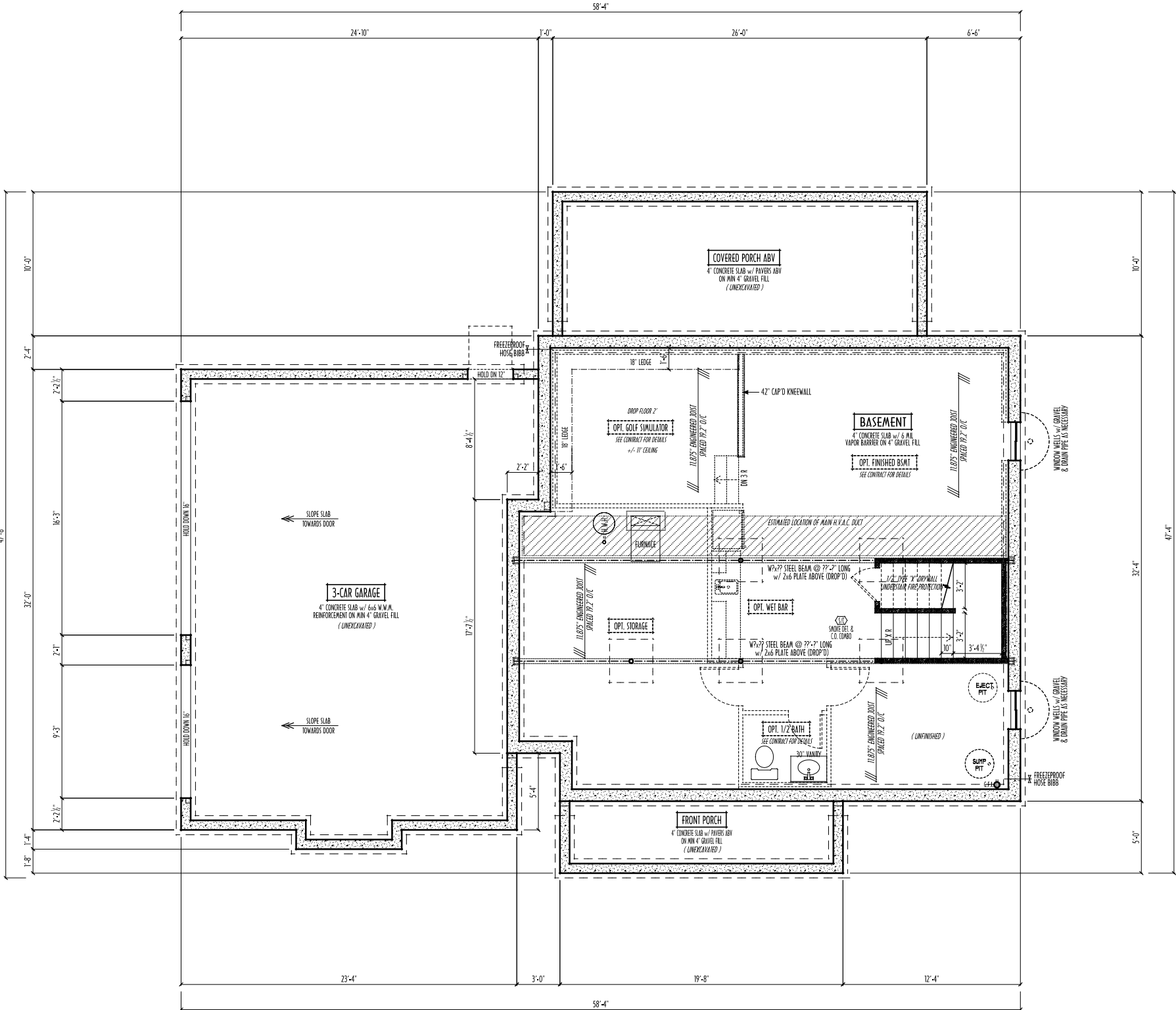
SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES

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-1G

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



FOUNDATION / BASEMENT PLAN

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

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FND/BSMT



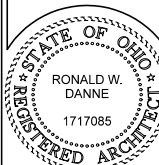
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1628

NO LOCATION

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION



RONALD W. DANNE LICENSE #1717085
EXPIRATION DATE 02/28/2025

Danne
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614.707.6266 dannehd@gmail.com

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4/29/24 &	rwd	QTO rev
-	-	-

10-SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
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