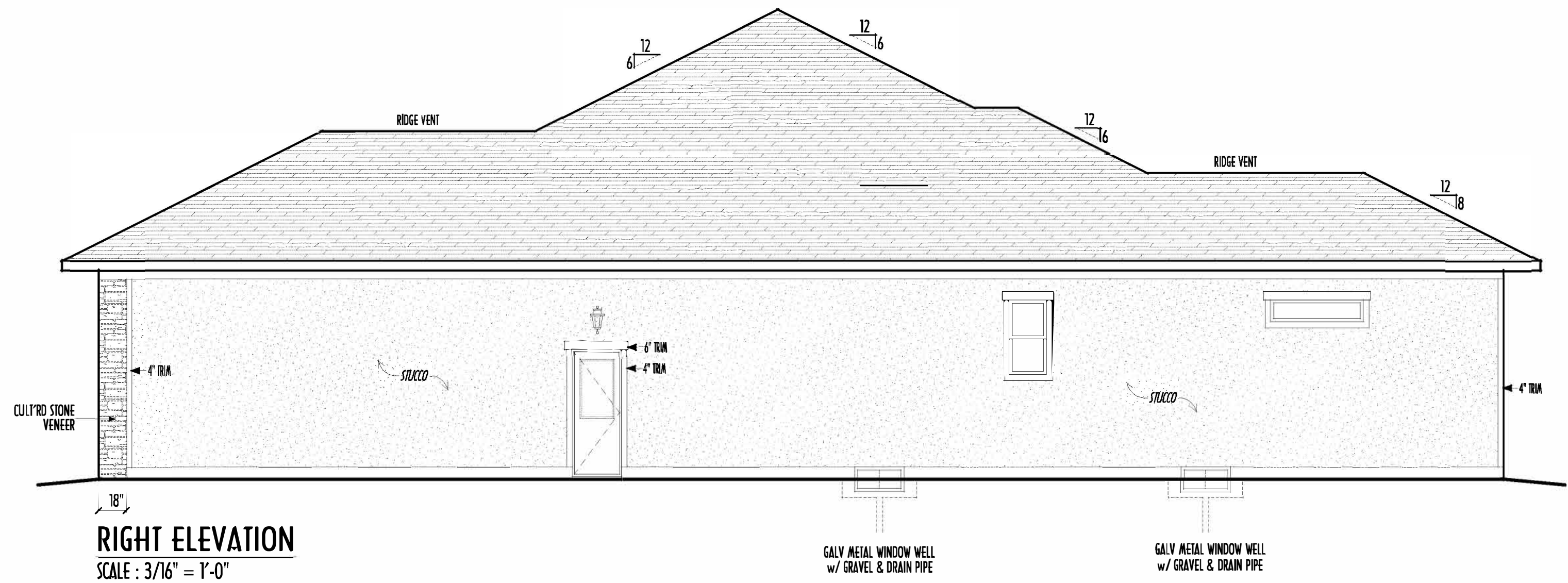
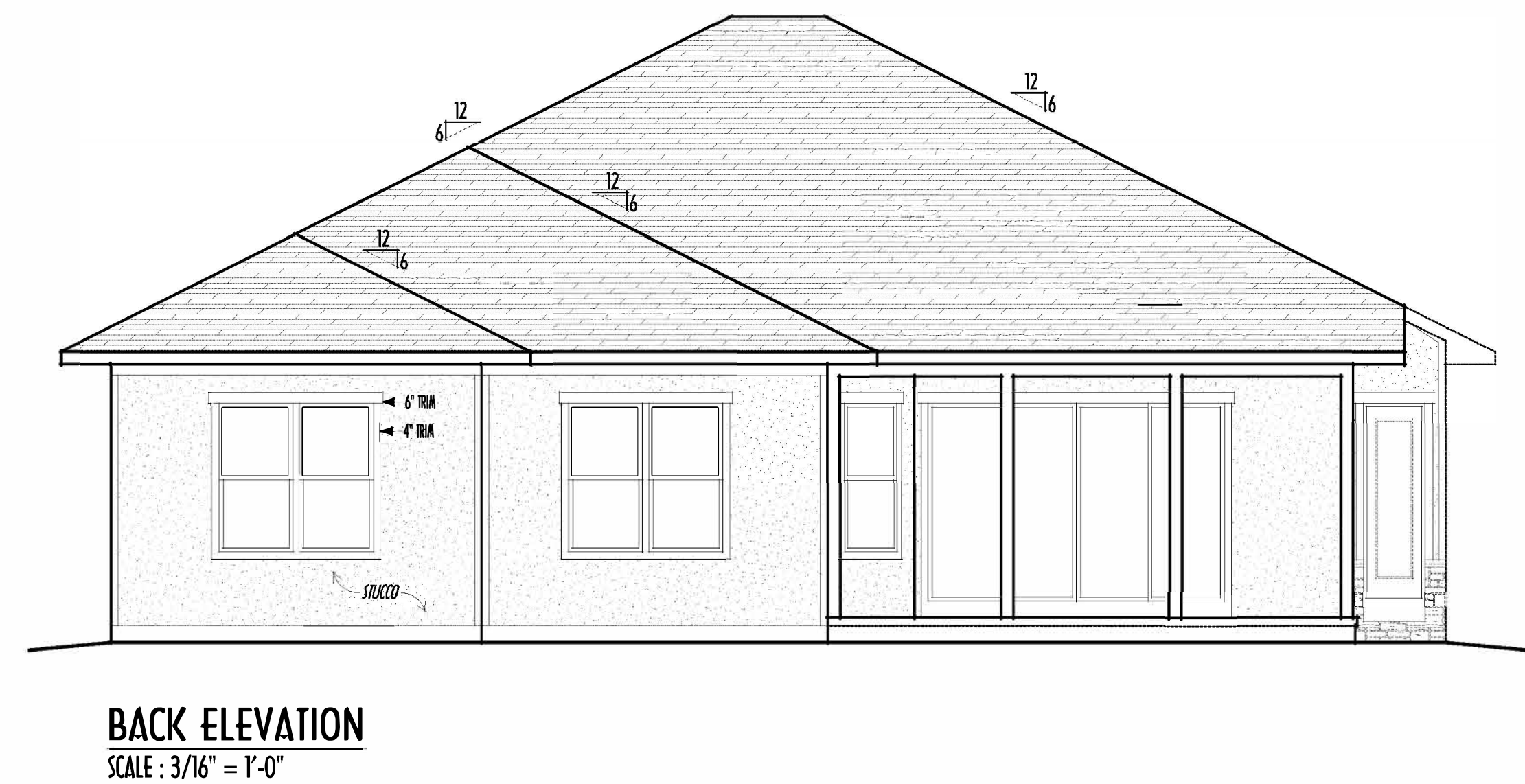




GRADE ELEVATION SHOWN IS APPROXIMATE
FIELD VERIFY & ADJUST FOUNDATION AS NECESSARY



SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE



STATE OF OHIO
RONALD W. DANNE
1717085
 REGISTERED ARCHITECT
 RONALD W. DANNE, LICENSE #1717085
 EXPIRATION DATE 12/31/2023

RONALD W. DAVIS, LICENSE #77085
EXPIRATION DATE 12/31/2023

Danne
Residential Design & Drafting LLC
4.207.6266 dannednd@gmail.com

REVISION DATE:	BY:	PRELIM/CD
5/28/25	rwd	concepts
6/9/25 & 6/10/25	j/r	concept rev
6/12/25 & 6/12/25	j/r	concept rev
6/3/25 & 6/14/25	j/r	concept rev
6/15/23 & 6/16/23	j/r	prelims
6/24/25 &	rwd	prelim rev/QTO
---	---	prelim rev
---	---	pre eng CDs
---	---	permil CDs
---	---	permil CD rev
---	---	permil CD rev
---	---	permil CD rev

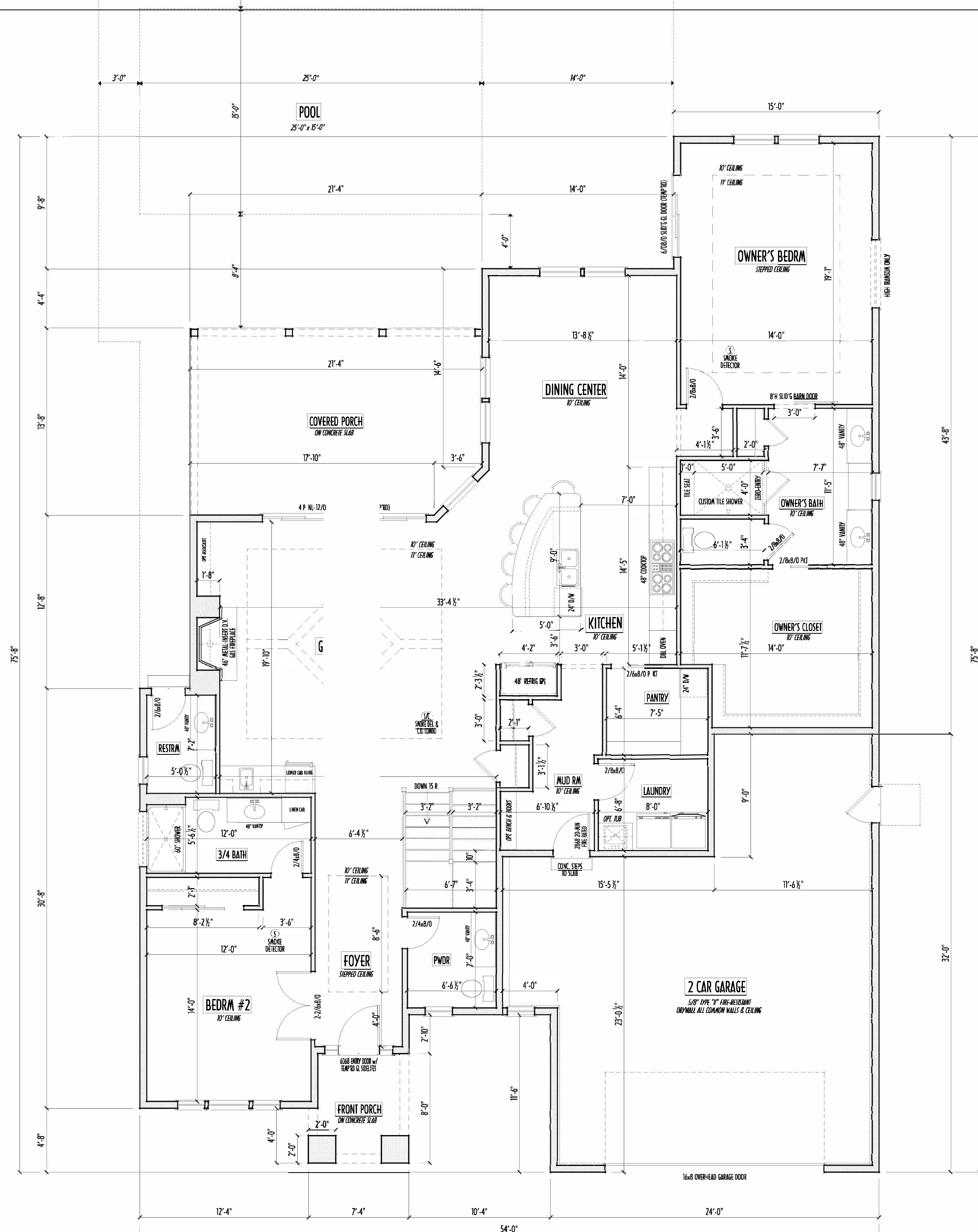
0-SCALE WHEN PRINTED 24x36 - PAPER SIZE "D"



FIELD-VERIFY DIMENSIONS - DO NOT SCALE PRINTS

P&D / rwd

4 of 8



FIRST FLOOR CEILINGS AT 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOWS HEADERS AT 7'-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 R.C.D. 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 (COLUSH 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 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

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

FIRST FLOOR = 2,281 SQ.FT.
OPT FIN. BSMT = 1,433 SQ.FT.

1ST FLR

P & D

BUILDERS

EST. 1962

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

ALL DIMENSIONS ARE THE EXCLUSIVE PROPERTY OF P&D BUILDERS LTD.
NO CONSTRUCTION OF ANY PART OF THIS PLAN MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT OF THE PLANS.

PROJ NO. 1754

DATE 1/2/2025

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085
RONALD W. DANNE LICENSE #1770085
EXPIRATION DATE 12/31/2023

Danne

Residential Design & Drafting, Inc.

614.207.6266 danneand@gmail.com

REVISION DATE:	BY:	DESCRIPTION
5/28/25	rwd	concept
6/9/25 & 6/10/25	✓/r	concept rev
7/7/25 & 7/22/25	✓/r	concept rev
8/5/25 & 8/14/25	✓/r	concept rev
8/15/25 & 8/18/25	✓/r	prelim
8/24/25	rwd	prelim rev/OTD
-	-	prelim rev
-	-	prelim CD
-	-	perm CD
-	-	perm CD rev
-	-	perm CD rev
-	-	perm CD rev

1/8" SCALE HEAD PRINTED 2025 - PAPER SIZE 11"

0 8 16 24 32 40

FEET - DIMENSIONS SHOWN IN SCALE PRINT

DESIGNED: P&D / rwd

PAGE: 3 of 8

8/24/2025 8:59 PM

