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



|                 |              |
|-----------------|--------------|
| FIRST FLOOR =   | 1,615 SQ.FT. |
| SECOND FLOOR =  | 939 SQ.FT.   |
| TOTAL FLOOR =   | 2,554 SQ.FT. |
| OPT FIN. BSMT = | 689 SQ.FT.   |

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# PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Reviewed & Approved

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

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2ND FLR



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(740) 201-8079  
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www.pndbuilders.com

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1764

NO. 231

ARCHITECTURAL

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.rdw@gmail.com

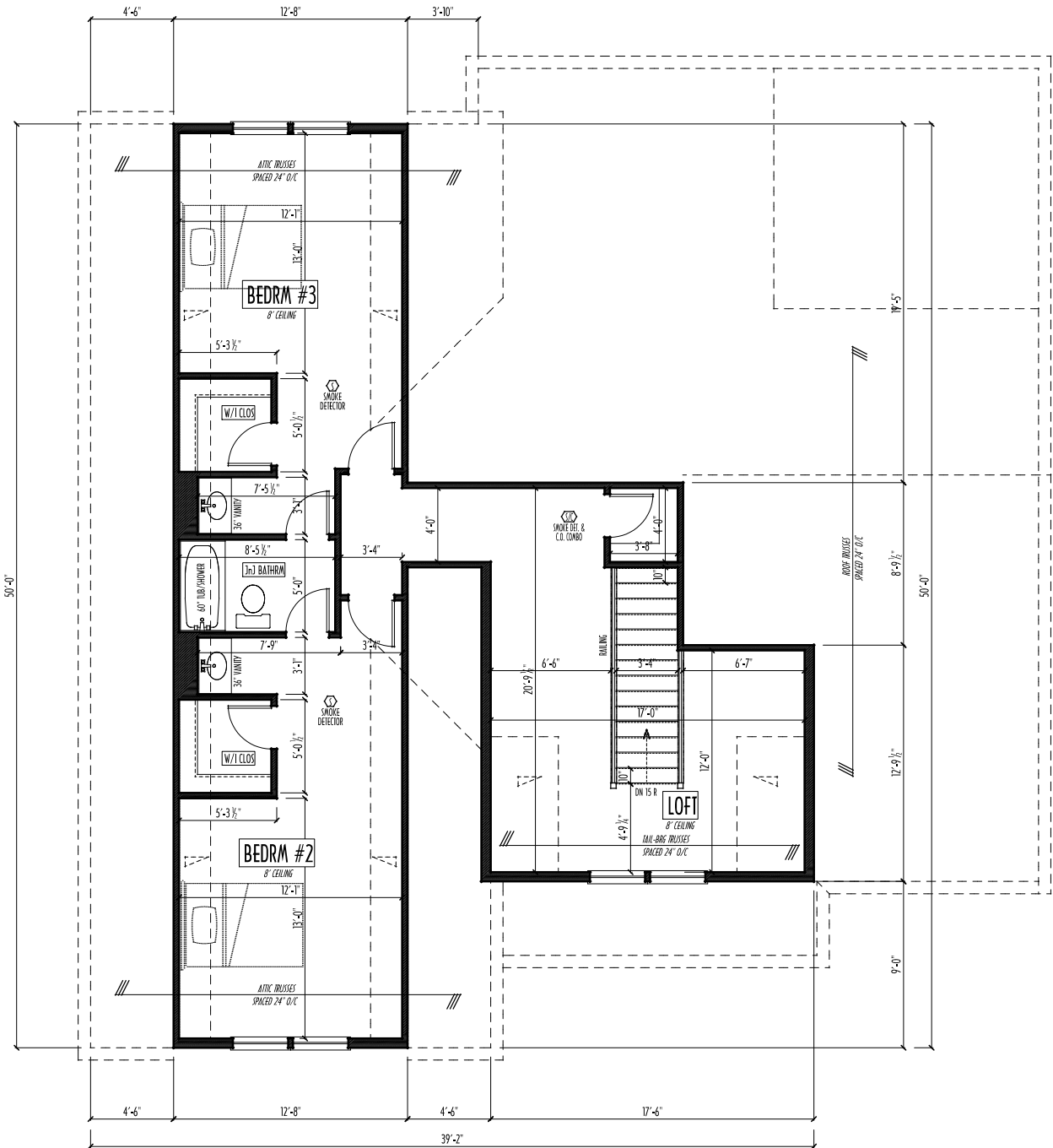
| REVISION DATE       | BY: | DATE        |
|---------------------|-----|-------------|
| 10/14/25            | jcm | design      |
| 10/15/25 & 10/20/25 | j/c | concept     |
| 10/28/25            | rwd | concept rev |
| 11/3/25 & 11/10/25  | j/c | prelim      |
| 11/2/25             | rwd | QTO         |
| -                   | -   | prelim rev  |
| -                   | -   | -           |
| -                   | -   | -           |
| -                   | -   | -           |

TO-SCALE WHEN PRINTED 24MM - PAPER SIZE 11"  
0" 1" 2" 4" 6" 8"  
FIELD - EVERY DIMENSION - DO NOT SCALE DIMS

P&D / rwd

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PRELIMINARY DESIGN - NOT FOR CONSTRUCTION



SECOND FLOOR PLAN

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

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 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 (BEDROOMS 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  
REIN-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 FIR, <850 SDR PER ASTM E84

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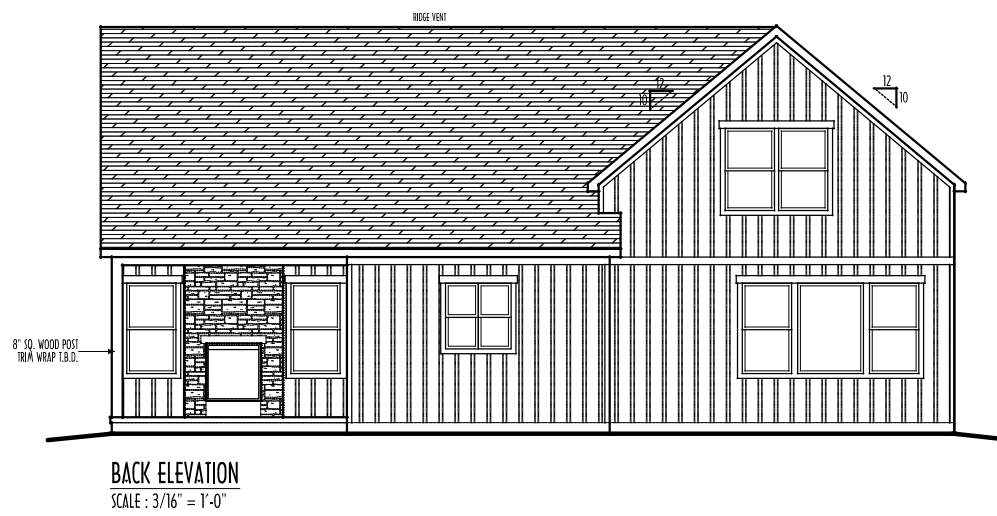
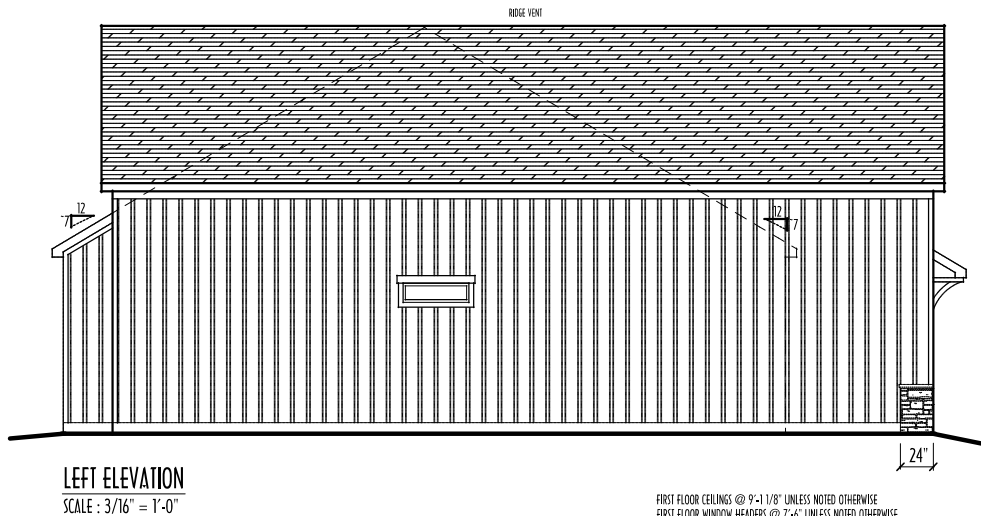
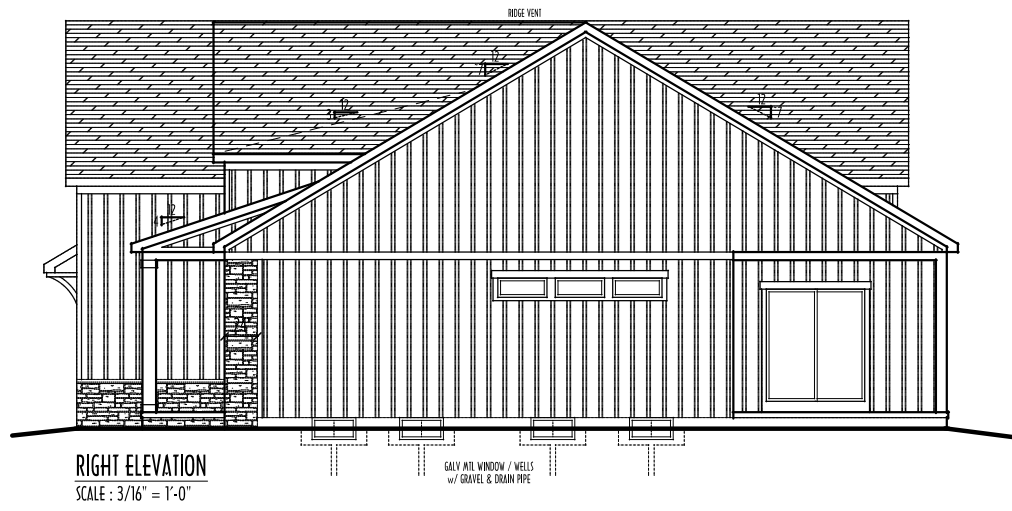
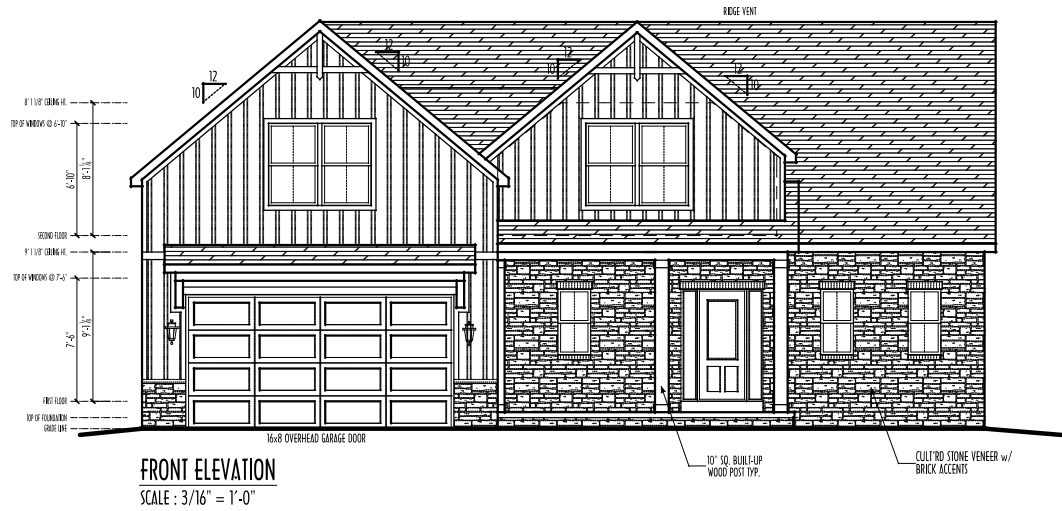
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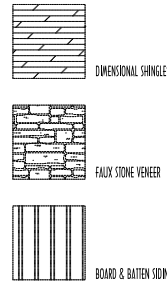
Date

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FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE  
FIRST 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  
CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6"  
INTO T&G 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  
KEEP SCREENS FOR SLICED 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



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

|                 |              |
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ELEVATIONS

P & D  
BUILDERS  
EST. 1962

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FND/BSMT

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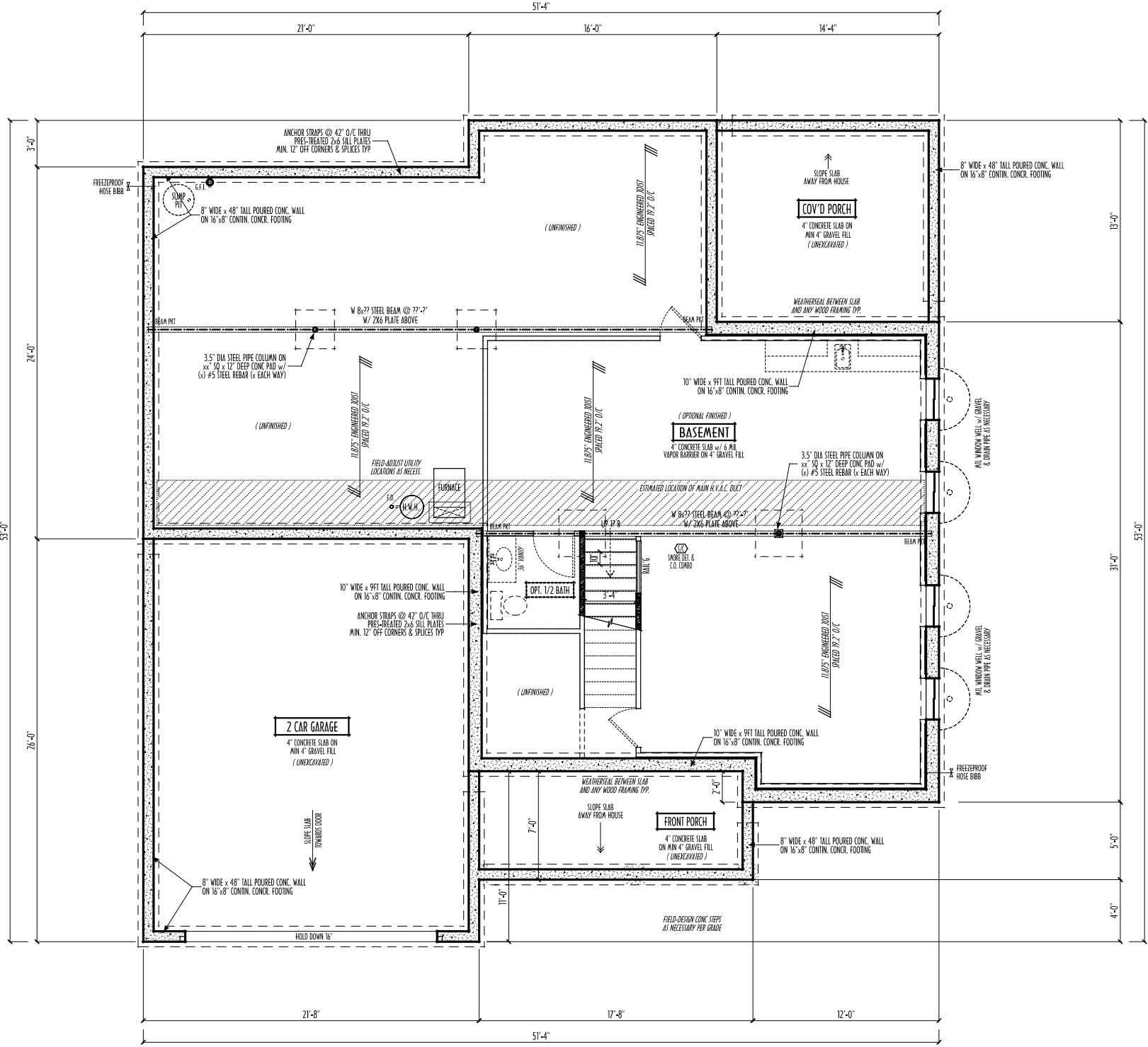
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0" 1" 2" 3" 4" 5" 6" 7" 8" 9" 10"  
FIELD - VERY IMPORTANT - DO NOT SCALE THIS

P&D / rwd

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FOUNDATION / BASEMENT PLAN

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