

PLEASE NOTE: PRELIMINARY DESIGNS ARE SUBJECT TO CHANGE DUE TO STRUCTURAL OR CODE REQUIREMENTS. ITEMS SHOWN MAY BE: OPTIONAL, EXTRA. PLEASE REFER TO YOUR CONTRACT FOR SPECIFICATIONS & DESCRIPTIONS.

ELEVATIONS

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BUILDERS

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

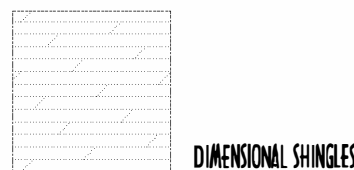
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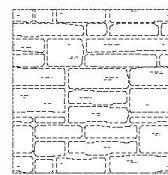
1773

DATE

PRELIMINARY DESIGN
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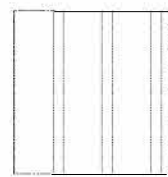
DIMENSIONAL SHINGLES



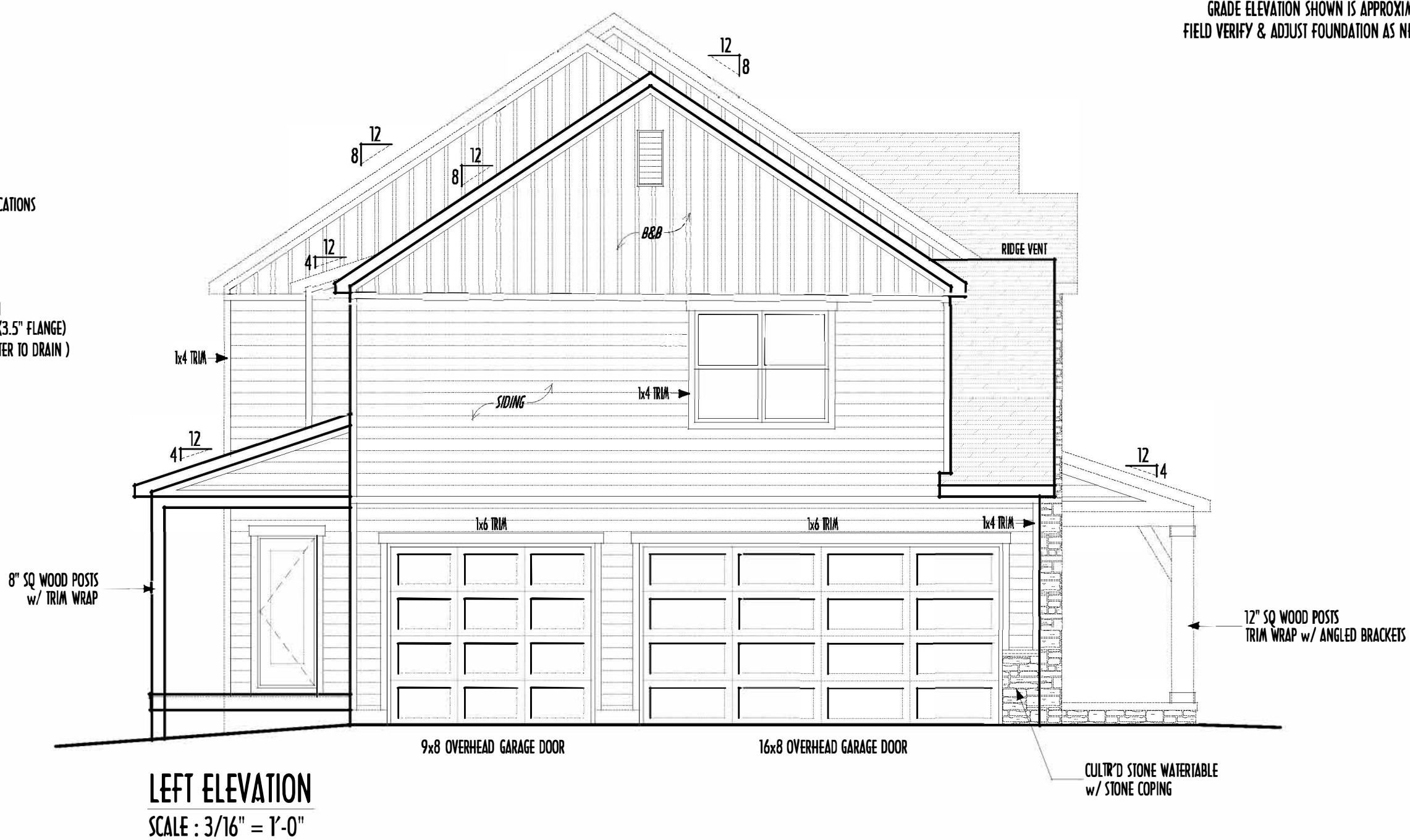
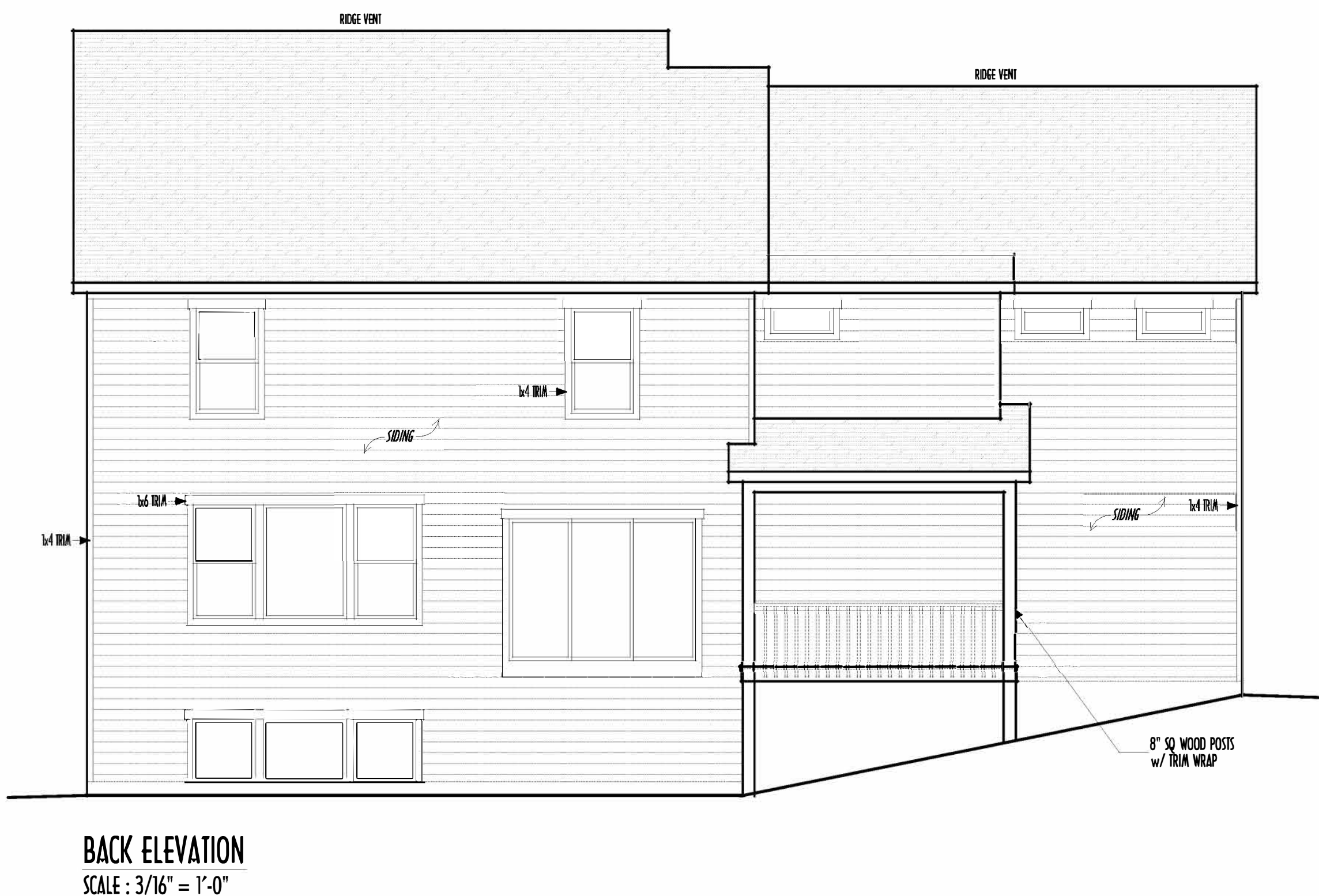
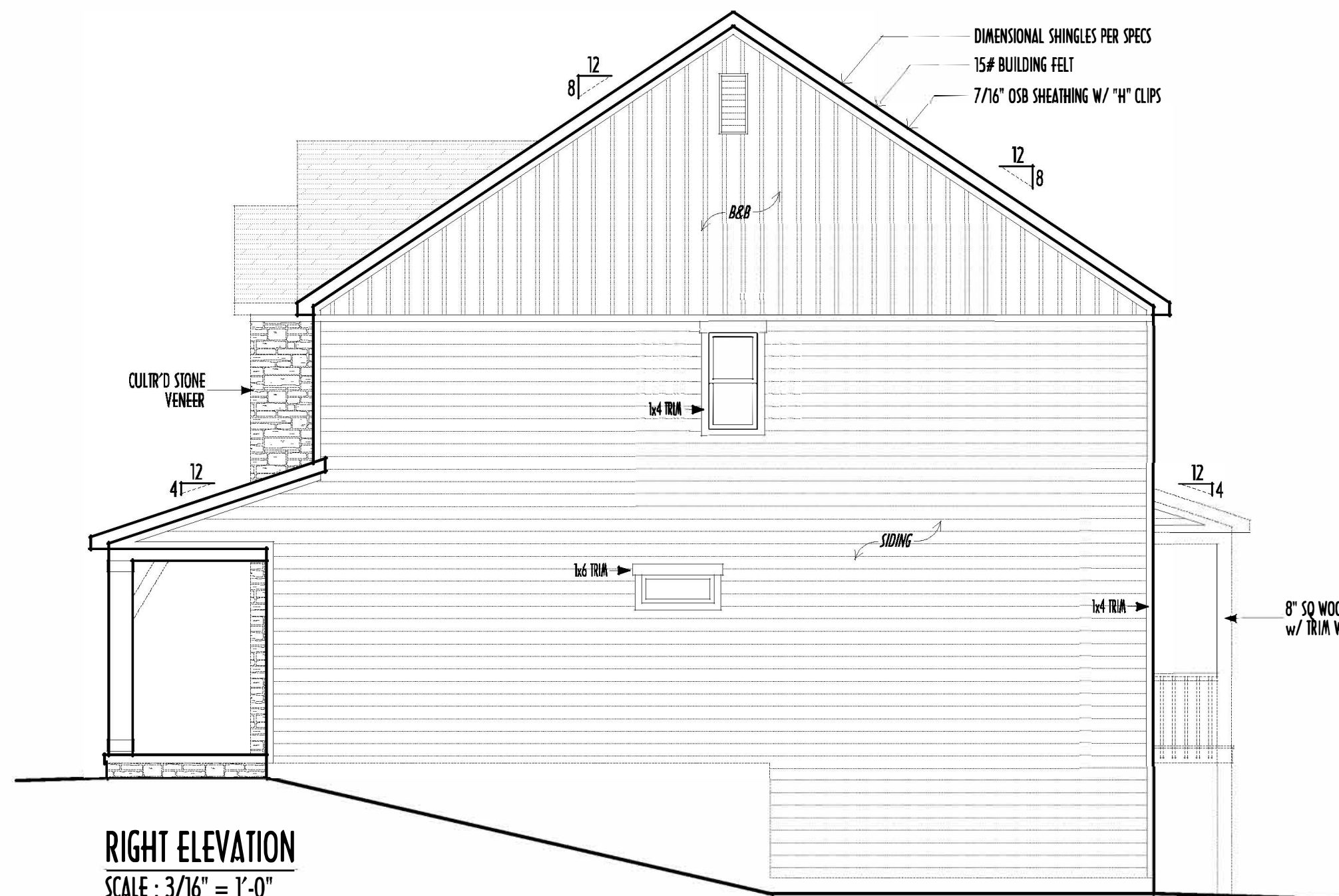
FAUX STONE VENEER



HORIZ. LAP HARDI SIDING



B&B SIDING



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
CONFORM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER

RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED

WEEP SCREEDS FOR SITUED EXTERIORS SHALL COMPLY WITH R-703.4.2.1
(#26 GALV CORROSION-RESISTANT SCREED AL/ABV FOUNDATION PLATE (3.5" FLANGED)
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

FIRST FLR LIVING SP = 1,220 SQ.FT.
SECOND FLR LIVING SP = 1,623 SQ.FT.
TOTAL LIVING SP = 2,843 SQ.FT.
OPT. FINISHED BSMT = xxx SQ.FT.

DESIGNED:

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PAGE :

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Reviewed & Approved

Clients Name _____ Date _____

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PRELIMINARY DESIGN
NOT TO SCALE - NOT FOR CONSTRUCTION

STATE OF OHIO
REGISTERED ARCHITECT

RONALD W. DANNE
1717085

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

Danne
Residential Design & Drafting

614.207.6266 dannedn@gmail.com

REVISION DATE	BY:	DATE/CD
9/29/25	jdm	concept
9/30/25	rwd	concept rev
10/8/25 & 10/9/25	rwd	prelim
10/13/25	j/r	prelim rev
---	---	prelim rev
---	---	prelim rev
---	---	prelim rev
---	---	prelim rev

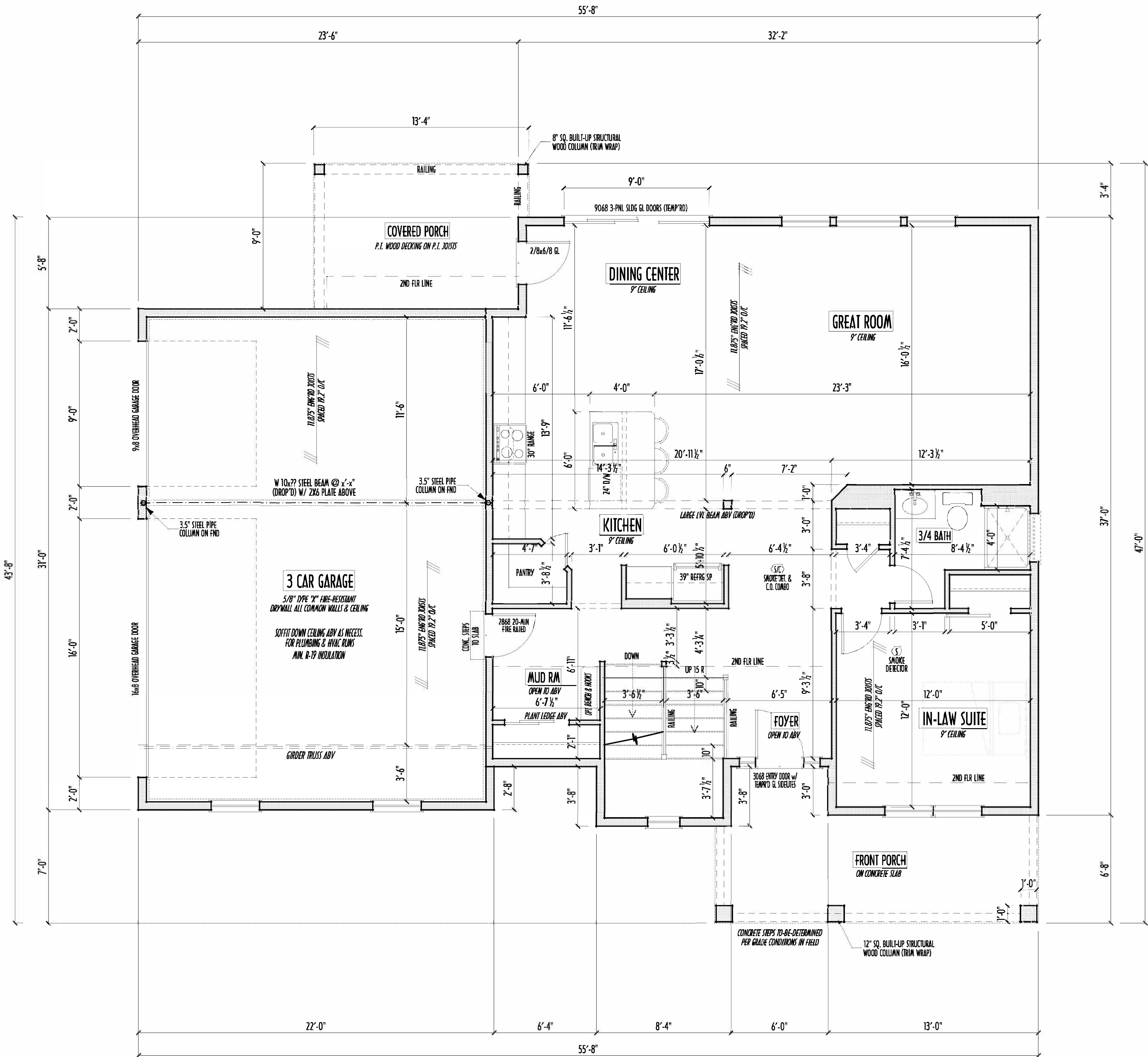
TO SCALE WHEN PRINTED: 24x36" - PAPER SIZE 11"
0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'
FIELD - EVERY DIMENSION - DO NOT SCALE PRINTS

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PAGE : 3 of 9

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FINAL KITCHEN CABINET & APPLIANCE LAYOUT BY
OTHERS, APPLIANCES PER SERIES SPECS



FIRST FLOOR PLAN

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

- 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 LIVE LOAD = 40 PSF
- ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2019 R.C.O. 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 FENESTRATION
- 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

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2ND FLR

P & D

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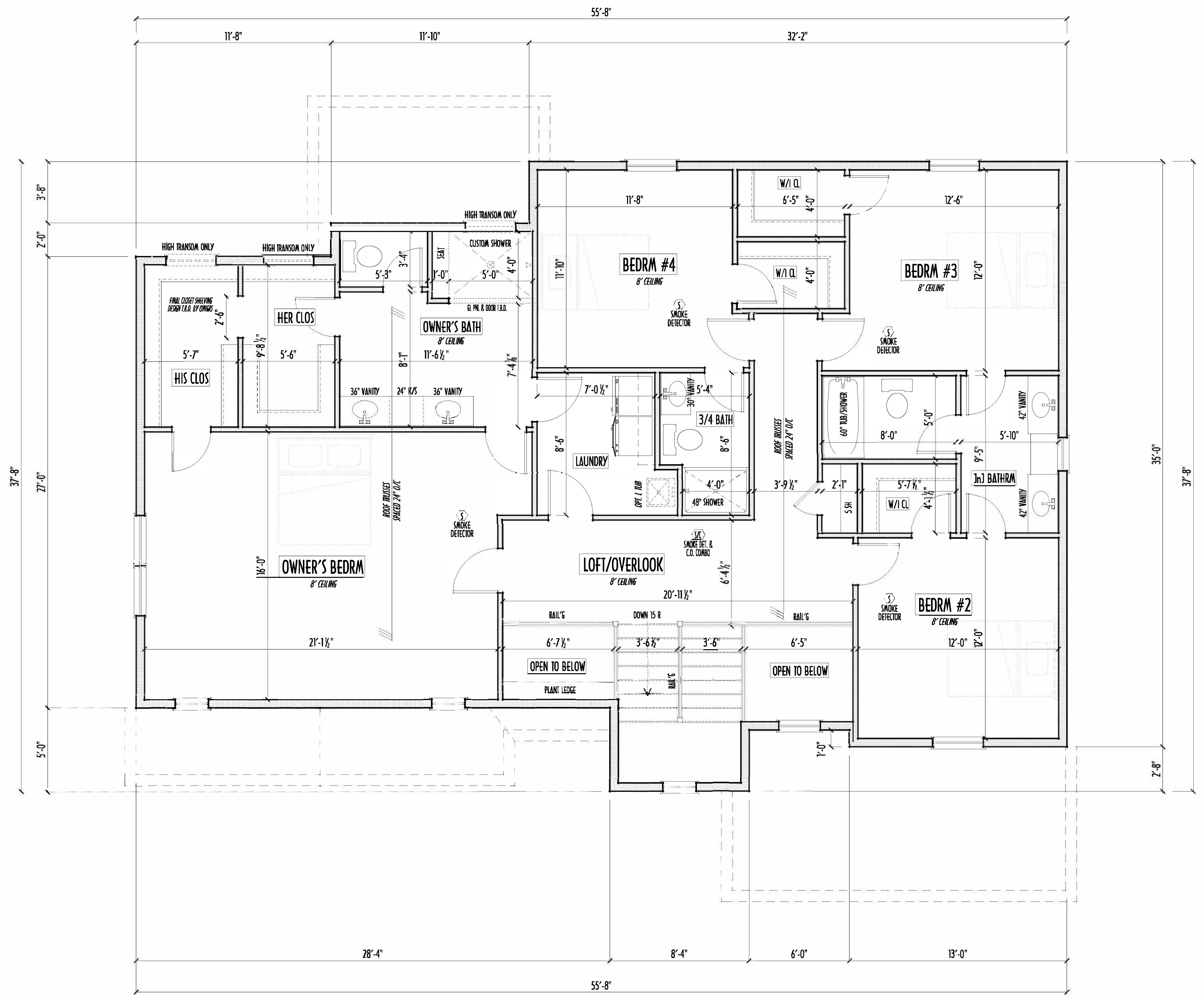
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SECOND FLOOR CEILINGS AT 8'-1 1/8" ROUGH UNLESS NOTED
SECOND FLOOR WINDOWS HEADERS AT 7'-0" UNLESS NOTED
EXTERIOR WALLS ARE SHOWN 6" WIDE (2x6 STUDS @ 16" O/C UNLESS NOTED)
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2x4 STUDS @ 16" O/C UNLESS NOTED)
SECOND 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 I.C.C. 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 R-VALUE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/PREFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BIDS INSPECTION
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER R20 314 & 315 <75 PSR, <450 SDR PER ASTM E84



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