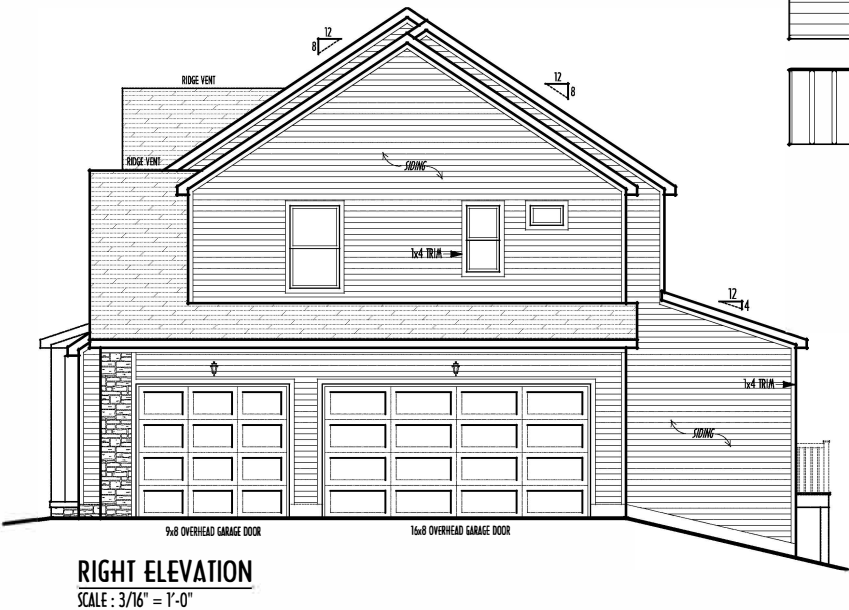
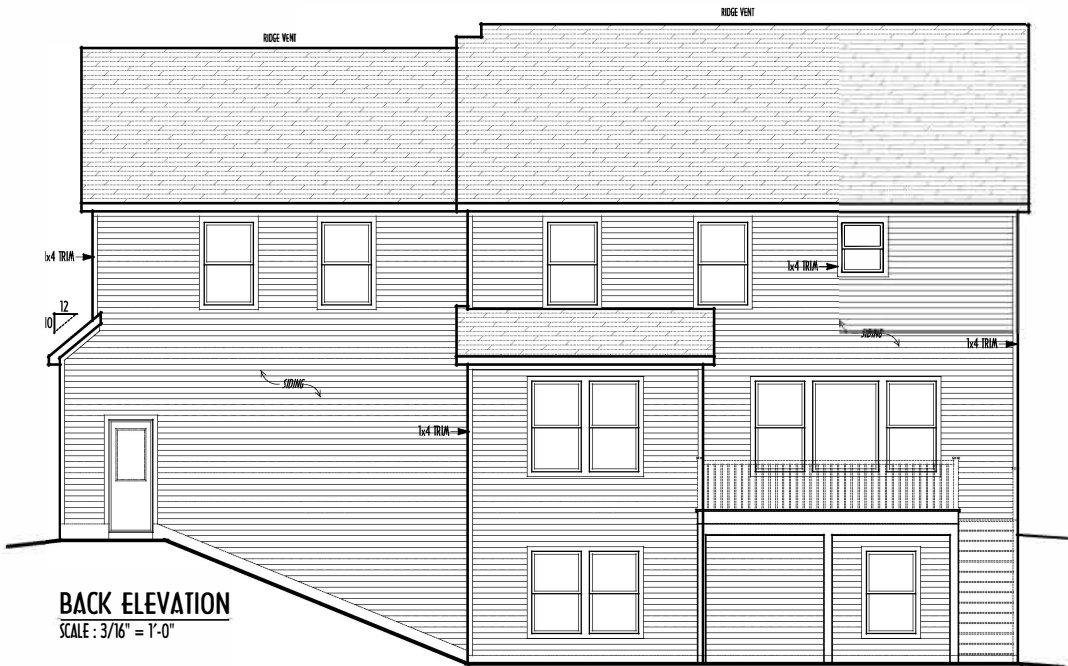
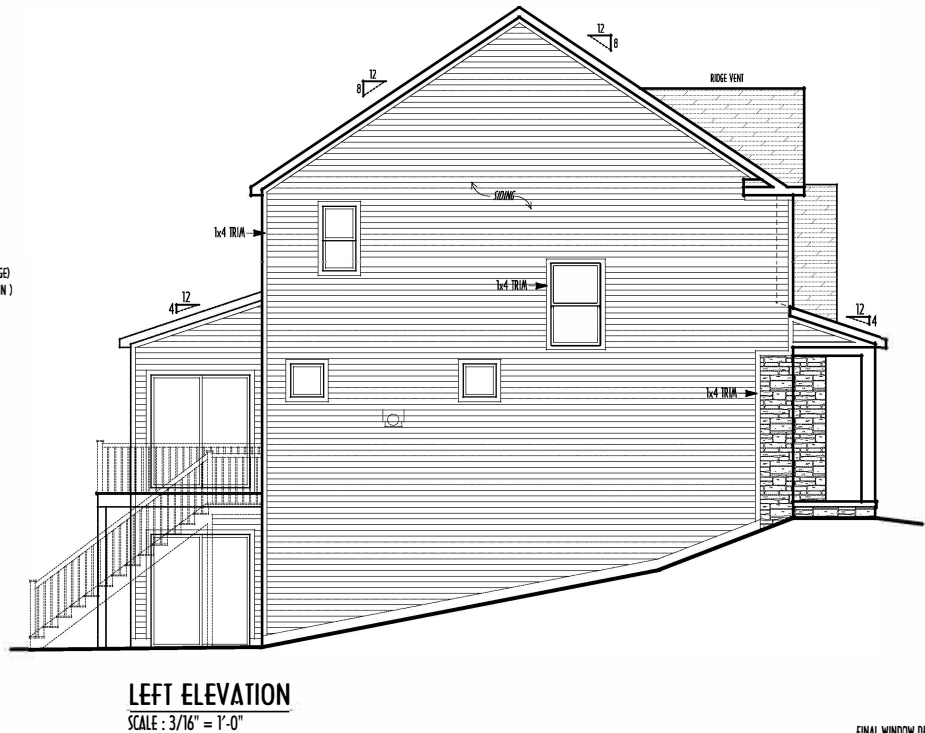


P&D Builders - Job #1725

+/- 59% stone on front elevation



FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 7'-5" UNLESS NOTED OTHERWISE
SECOND FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED OTHERWISE
SECOND FLOOR WINDOW HEADERS @ 7'-0" UNLESS NOTED OTHERWISE
EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
SEE ROOF PLAN FOR SOFFIT & RAISE SIZES
RUN BRICK VENEER 1" PAST FRAMING CORNERS
CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6"
INTO TAG 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 MANUFACTURER'S SPECIFICATIONS
CONFIRM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER
RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED
WEEP SCREEDS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-203.6.2.1
(#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)
SLOPEGRADE 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

- DIMENSIONAL SHINGLES
- FAUX STONE VENEER
- HORIZ. LAP SIDING
- BOARD & BATTEN SIDING

ELEVATIONS

P & D BUILDERS

EST. 1962

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

ALL DRAWINGS ARE THE EXCLUSIVE PROPERTY OF P&D BUILDERS, LTD.
NO REPRODUCTION OR LOANING OF THESE PLANS MAY BE MADE
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OF THE FIRM.

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

STATE OF OHIO

REGISTERED ARCHITECT

RONALD W. DANNE

1717085

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

Danne

Residential Design & Drafting, LLC

614.207.6286 danne@pnd.com

REVISION	DATE	BY	DESCRIPTION
1	2/24/25	rdw	concepts
2	2/28/25	rdw	prelims
3	3/5/25	jrm	prelim rev
4	3/24/25	rdw	prelim rev
5	3/25/25	rdw	QTO
6			
7			
8			
9			
10			

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"

0 1 2 3 4 5 6 7 8 9 10

FEET - METERS (DO NOT SCALE PRINT)

DECKED

P&D / rdw

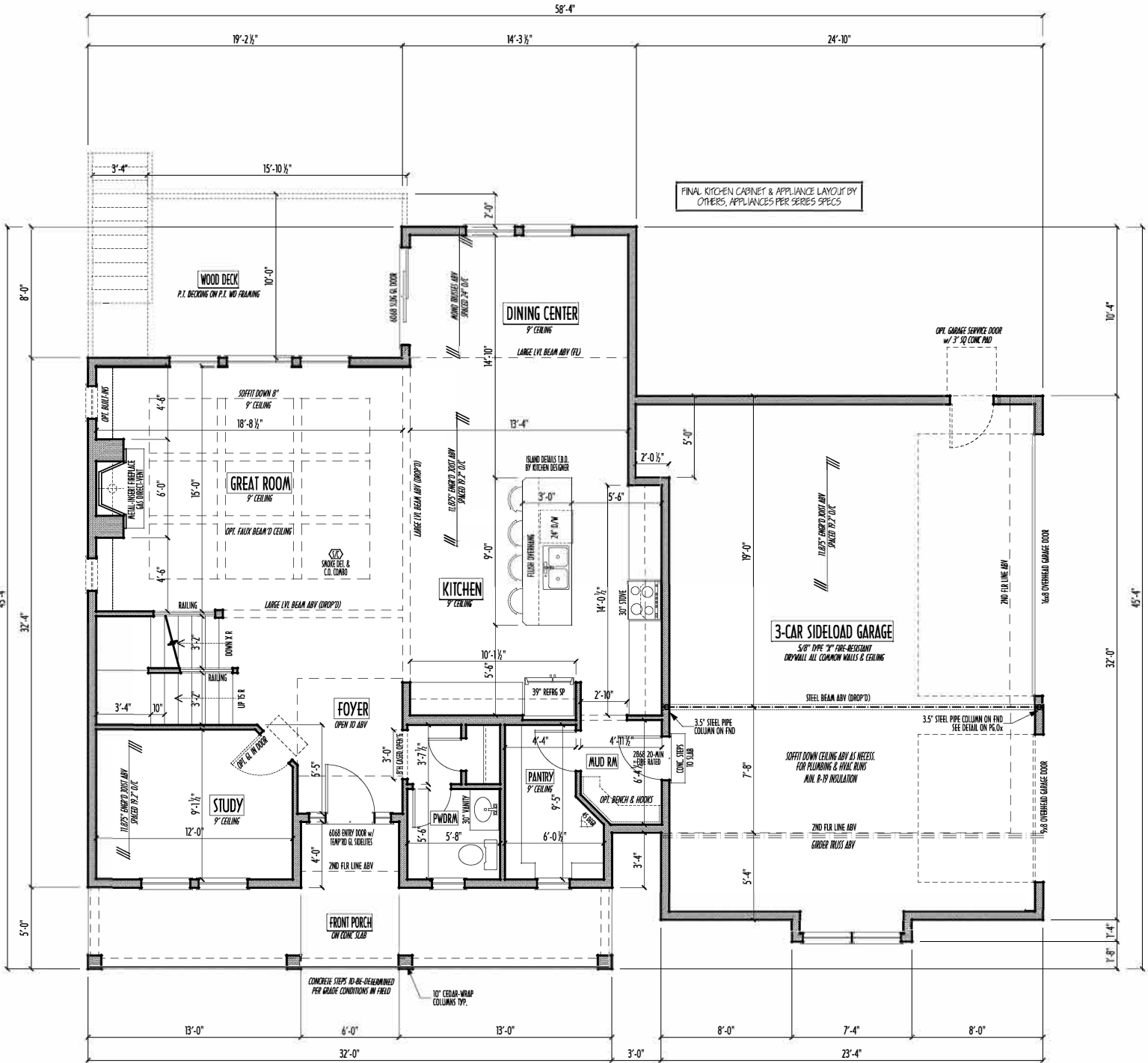
PAGE :

5 of 9

P&D BUILDERS
EST. 1962

FIRST FLR LIVING SP =	1,212 SQ.FT.
SECOND FLR LIVING SP =	1,584 SQ.FT.
TOTAL LIVING SP =	2,796 SQ.FT.
OPT. FINISHED BSMT =	780 SQ.FT.

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 2015 I.C.C. AND/OR APPLICABLE LOCAL CODES
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACTOR'S 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 RE-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/PREFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION

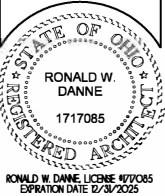


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLR LIVING SP =	1,212 SQ.FT.
SECOND FLR LIVING SP =	1,584 SQ.FT.
TOTAL LIVING SP =	2,796 SQ.FT.
OPT. FINISHED BSMT =	780 SQ.FT.

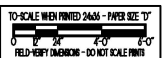
PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION



Ronald W. Danne, License #1717085
Expiration Date: 12/31/2025
Danne Residential Design & Drafting, Inc.
614.207.6286 danne@ddi.com

REVISION DATE	BY	DESCRIPTION
2/24/25	rdw	concepts
2/28/25	rdw	prelims
3/5/25	jan	prelim rev
3/24/25	rdw	prelim rev
3/25/25	rdw	QTO
..	..	..



TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"
RED-YEFT DIMENSIONS - DO NOT SCALE PRINT

DESIGNED BY: P&D / rwd
PAGE: 3 of 9

1ST FLR

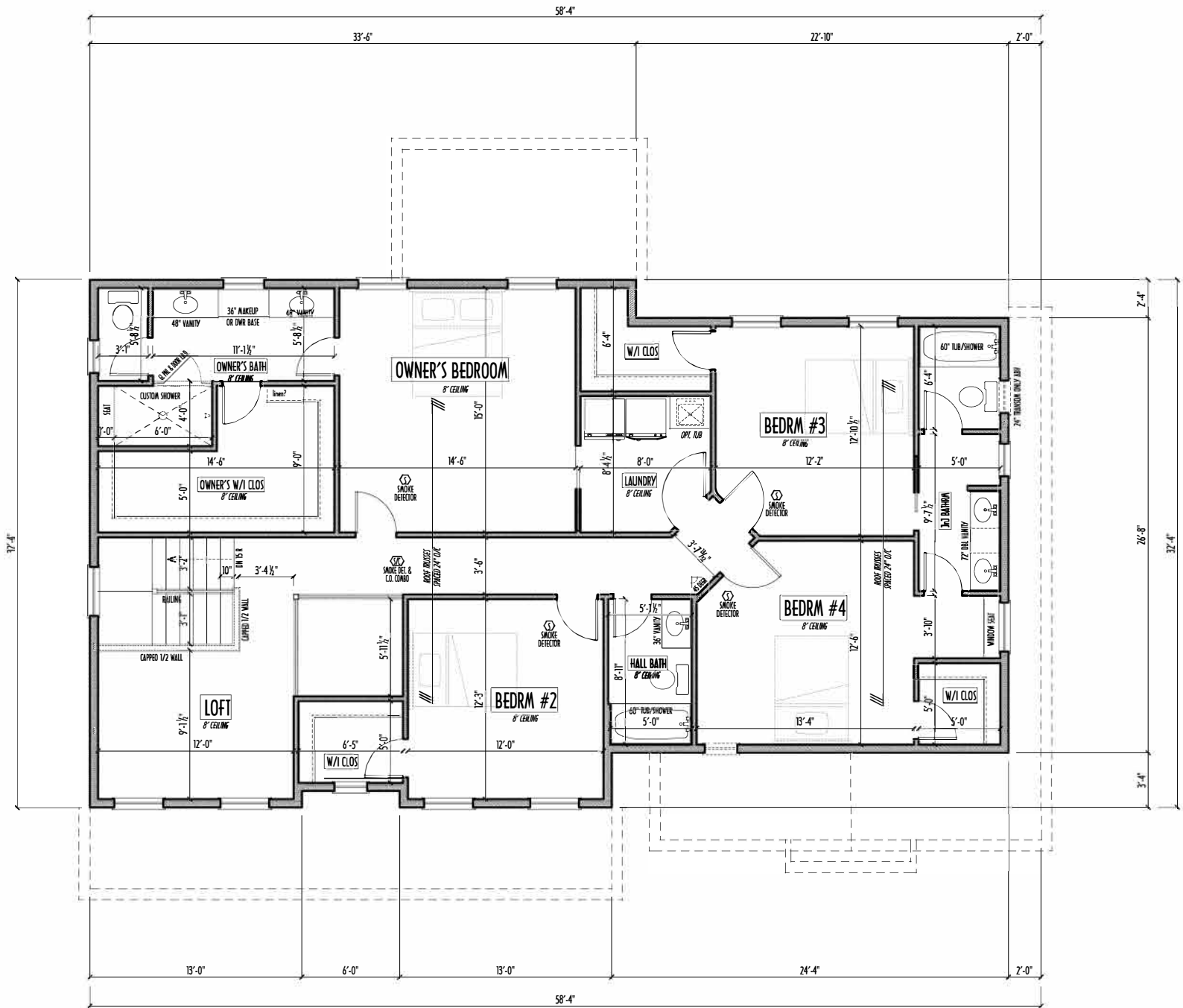
P&D BUILDERS

EST. 1962

59 Greif Parkway Suite 100
Delaware, Ohio 43015
(740) 201-6079
Fax (740) 201-6084
www.pndbuilders.com

ALL INFORMATION IS THE EXCLUSIVE PROPERTY OF P&D BUILDERS, LTD.
NO REPRODUCTION OR CIRCULATION OF THESE PLANS MAY BE MADE
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OF THE FIRM.

SECOND FLOOR CEILING AT 8'-11/8" ROUGH UNLESS NOTED
SECOND FLOOR WINDOWHEADERS 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 (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 WALLIES SHOULD MATCH REIN-STATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLOC INSPECTION
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCD 314 & 315 <75 PSF, <450 SOR PER ASTM E84



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

FIRST FLR LIVING SP =	1,212 SQ.FT.
SECOND FLR LIVING SP =	1,584 SQ.FT.
TOTAL LIVING SP =	2,796 SQ.FT.
OPT. FINISHED BSMT =	780 SQ.FT.

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

STATE OF OHIO
RONALD W. DANNE
REGISTERED ARCHITECT
1717085
RONALD W. DANNE, LICENSE #177085
EXPIRATION DATE 12/31/2025

Danne
Residential Design & Drafting, LLC
614.207.6266 danne@danne.com

REVISION DATE	BY:	INITIALS
2/24/25 & 2/26/25	rwd	concepts
2/28/25	rwd	prelims
3/5/25	jrm	prelim rev
3/24/25 & 3/26/25	rwd	prelim rev
3/25/25	rwd	QTO
...	...	...

TO SCALE WHEN PRINTED 36x60 - PAPER SIZE 11"
0 6" 12" 18" 24" 30" 36"
FIELD-LEFT DIMENSIONS - DO NOT SCALE PRINT

DESIGNED BY: P&D / rwd

PAGE: 4 of 9

FND/BSMT

P & D BUILDERS

EST. 1962

59 Greif Parkway Suite 100
Delaware, Ohio 43015
(740) 201-6079
Fax (740) 201-6084
www.pndbuilders.com

ALL INFORMATION IS THE EXCLUSIVE PROPERTY OF P&D BUILDERS LTD. NO REPRODUCTION OR CIRCULATION OF THESE PLANS MAY BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OF THE FIRM.

NO. 131

NO. 131

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

STATE OF OHIO

RONALD W. DANNE

REGISTERED ARCHITECT

1717085

RONALD W. DANNE LICENSE #077085
EXPIRATION DATE 12/31/2025

Danne

Residential Design & Drafting

614.207.6266 danne@danne.com

REVISION DATE	BY	DESCRIPTION
2/24/25	rdw	concepts
2/28/25	rdw	prelims
3/5/25	jcm	prelim rev
3/24/25	rdw	prelim rev
3/25/25	rdw	QTO
...	...	...

TO SCALE WHEN PRINTED 34x46 - PAPER SIZE 11"

0 4 8 12 16 20

RED-PRINT DIMENSIONS - DO NOT SCALE PRINT

DECKED: P&D / rdw

PAGE: 2 of 9

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

P & D BUILDERS
EST. 1962

FIRST FLR LIVING SP =	1,212 SQ.FT.
SECOND FLR LIVING SP =	1,584 SQ.FT.
TOTAL LIVING SP =	2,796 SQ.FT.
OPT. FINISHED BSMT =	780 SQ.FT.

3/26/2025 10:46 AM