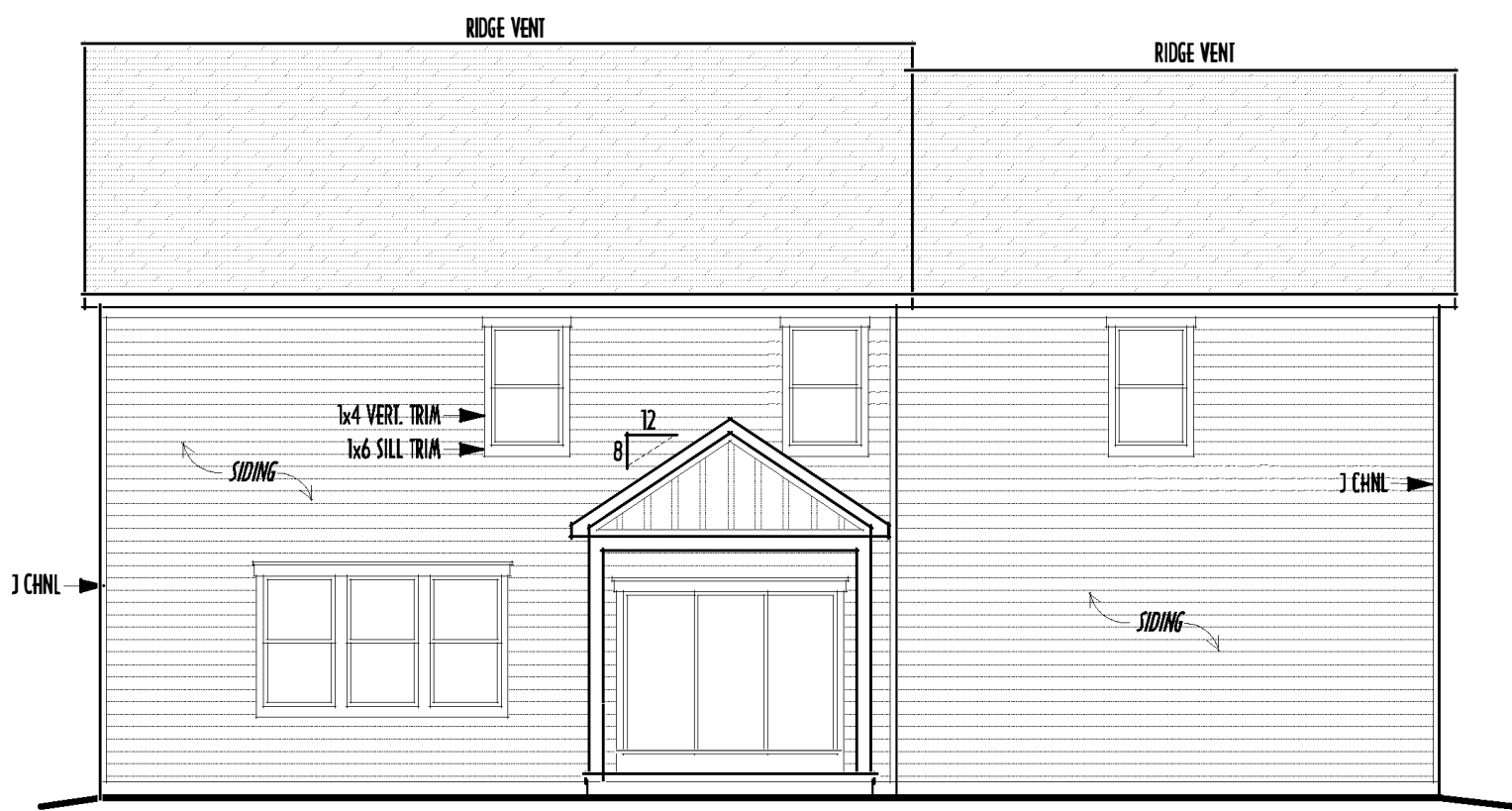
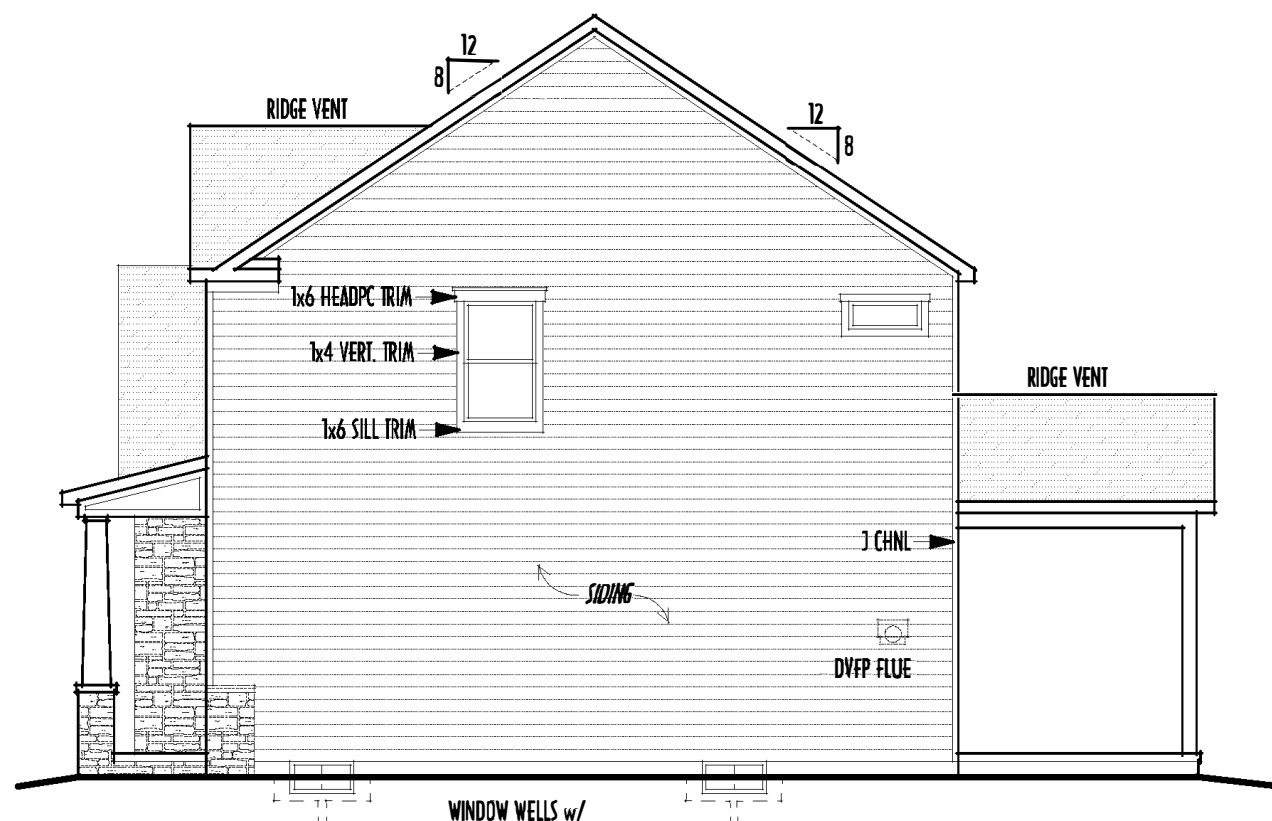
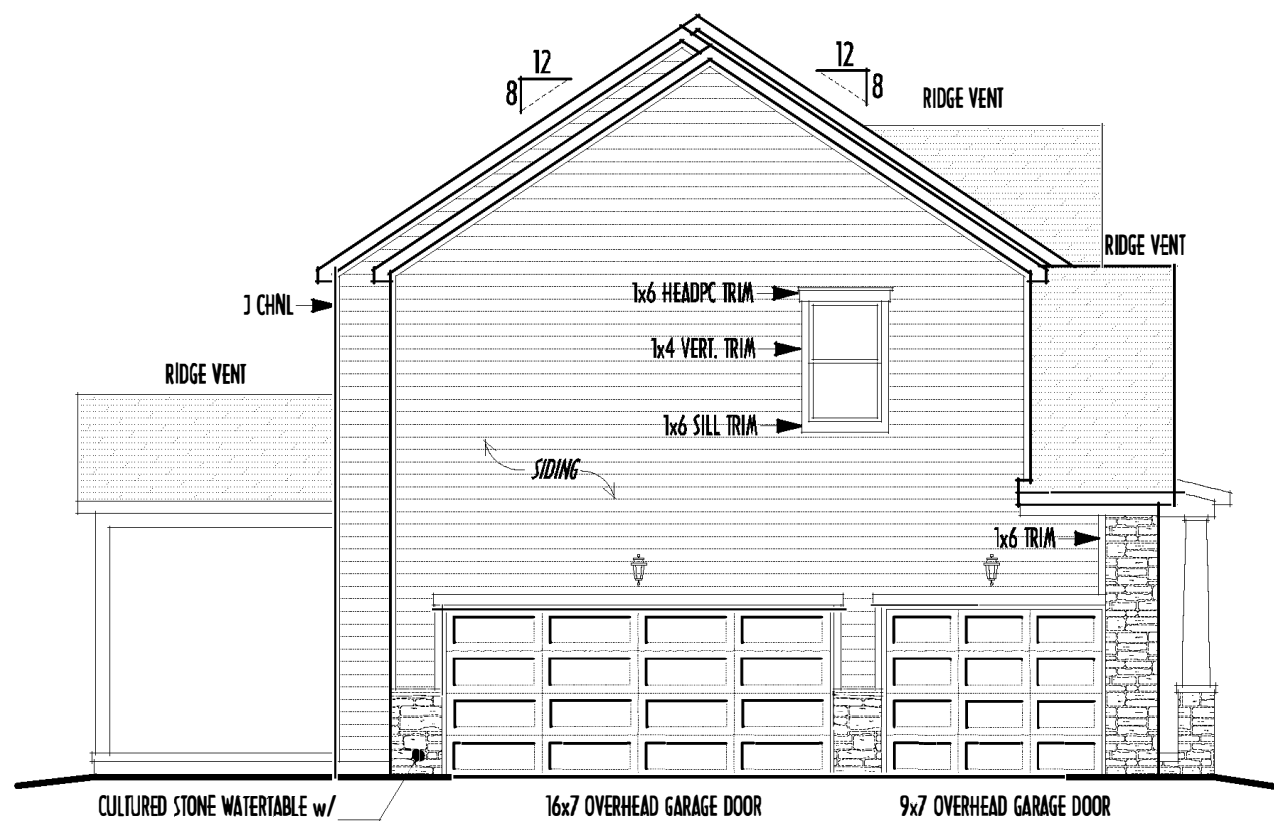
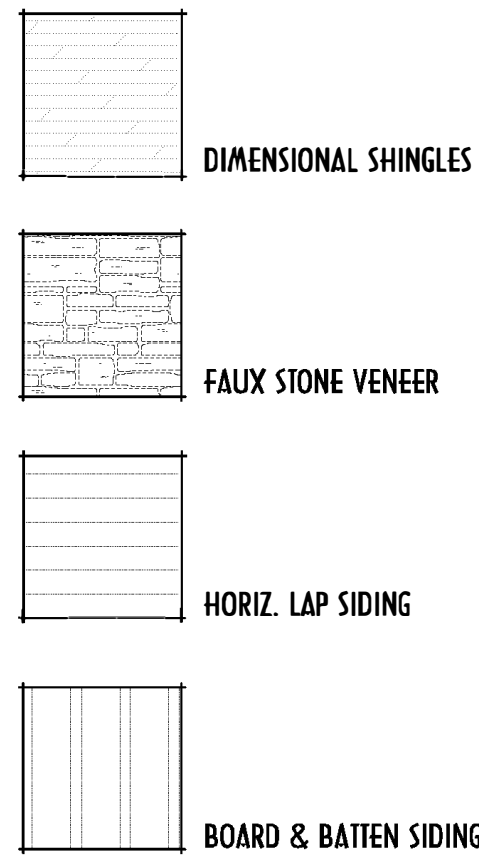




LEFT ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

BACK ELEVATION
SCALE: 1/8" = 1'-0"

FIRST FLOOR CEILINGS @ 10'-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
WEAP SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
(#26 GALV CORROSION-RESISTANT SCREEN AT/ABV FOUNDATION FLANGE (3.5" FLANGED)
PLACED AT MIN 4" ABV EARTH / 2" ABV PAVING, ALLOWING TRAPD 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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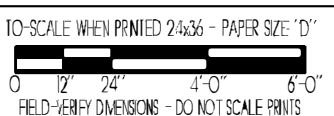
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PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085
RONALD W. DANNE LICENSE #1717085
EXPIRATION DATE 12/31/2019

Danne
Residential Design & Drafting
614.207.6266 danne.danne@gmail.com

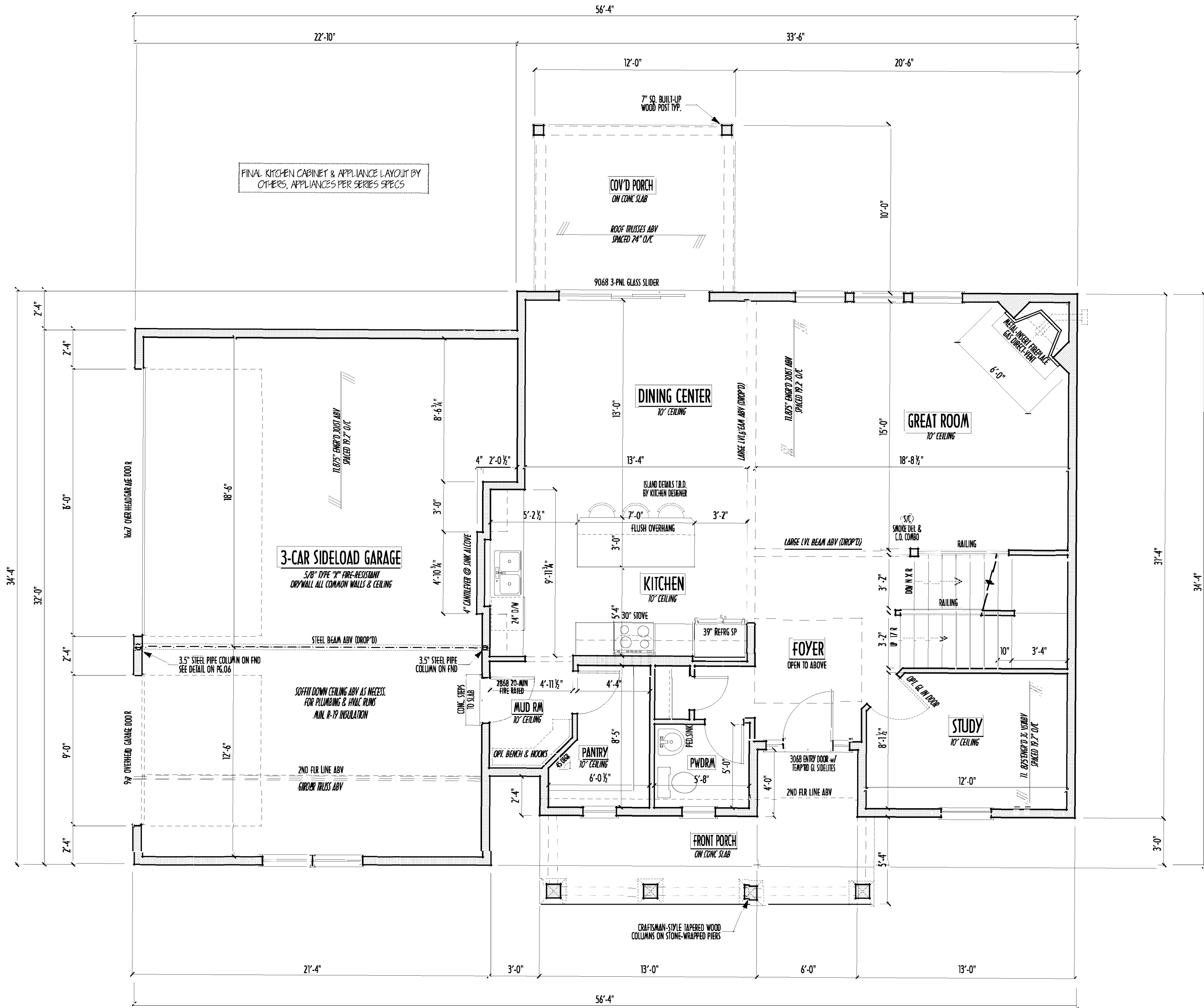
REVISION	DATE	BY	DESCRIPTION
1/25/19	1/21/19	1/j	concepts
2/3/19	2/6/19	1/j	concepts
2/10/19	2/12/19	jam	prelims
12/18/19		rdw	prelims



DESIGNED BY: P&D / rdw

FIRST FLR LIVING SP =	1,059 SQ.FT.
SECOND FLR LIVING SP =	1,546 SQ.FT.
TOTAL LIVING SP =	2,605 SQ.FT.
OPT. FINISHED BSMT =	684 SQ.FT.

FIRST FLOOR CEILINGS AT 10'-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 CONTRACT CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HIGHS 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 (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 VALUUES 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



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

FIRST FLR LIVING SP =	1,059 SQ.FT.
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1ST FLR

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STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085
RONALD W. DANNE LICENSE #1717085
EXPIRATION DATE 12/31/2019

Danne

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141201717085 dannehr@gmail.com

REVISION	DATE	BY	DESCRIPTION
1/25/19	1/21/19	jam	concept
1/25/19	1/21/19	jam	concept
1/25/19	1/21/19	jam	prelims
12/18/19	12/18/19	jam	prelims

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

100' SCALE: 1/8" = 1'-0"

DESIGNER

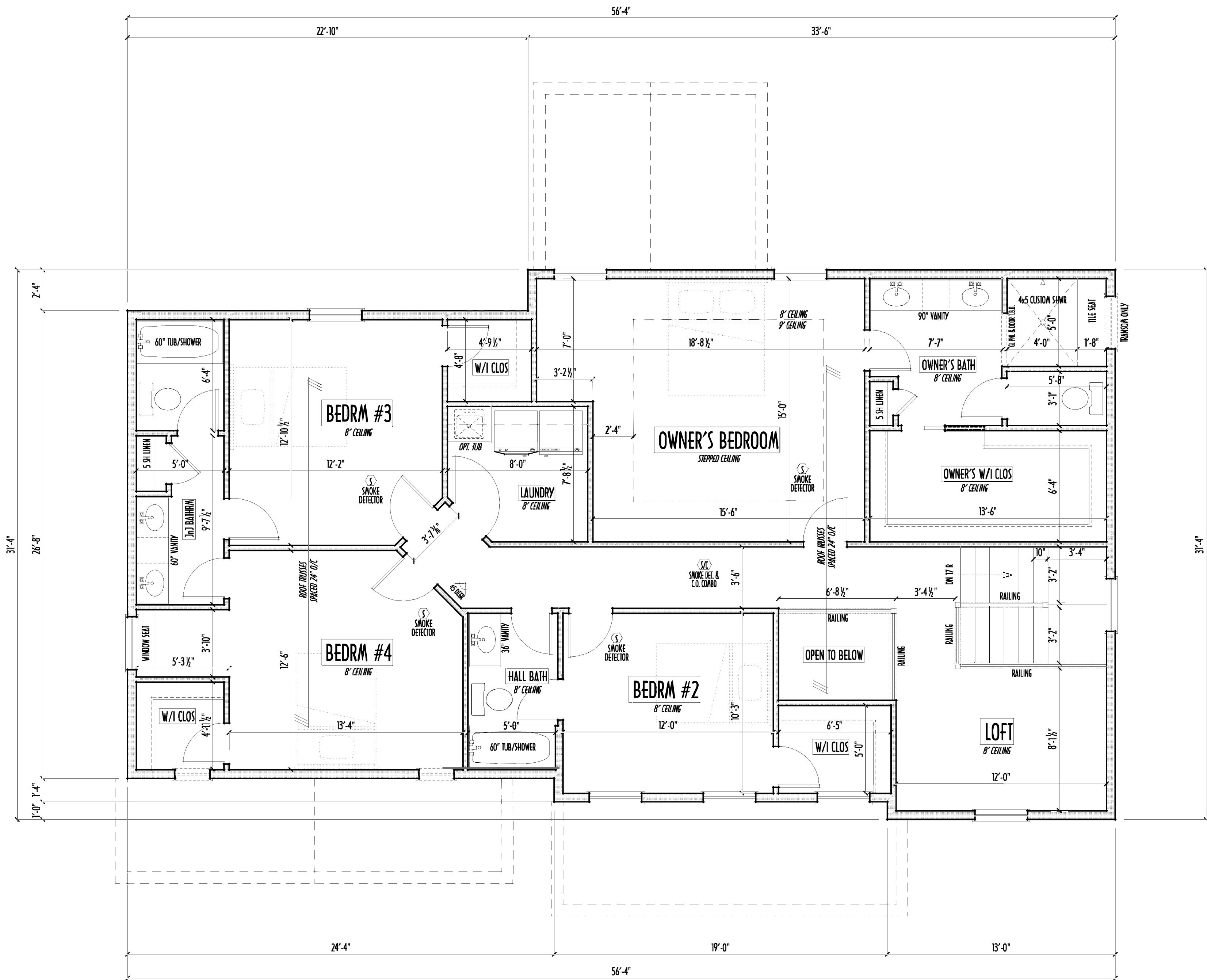
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01/20/2019 8:42 AM

SECOND FLOOR CEILING: AT 8'-3 1/8" ROUGH UNLESS NOTED
SECOND FLOOR WINDOW: 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 (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 VALUES SHOULD MATCH
RE-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN
ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH
LABELS VISIBLE FOR RDC INSPECTION
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCO 314 & 315
<75 PSR, <450 SDR PER ASTM E84



FIRST FLR LIVING SP = 1,059 SQ.FT.
SECOND FLR LIVING SP = 1,546 SQ.FT.
TOTAL LIVING SP = 2,605 SQ.FT.
OPT. FINISHED BSMT = 684 SQ.FT.

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2ND FLR

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P&D JOB #

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STATE OF OHIO
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1717085
RONALD W. DANNE LICENSE #072085
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REVISION	DATE	BY	DESCRIPTION
1/25/19	1/27/19	PHB/CD	concepts
12/3/19	12/6/19	1/J	concepts
12/10/19	12/12/19	jam	prelims
12/18/19		rdw	prelims

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

0 4' 8' 0"

0 4' 0" 8' 0"

FIELD DIMENSIONS - DO NOT SCALE PRINTS

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PAGE :

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10/20/2019 9:42 AM

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. 6" BELOW TOP OF FOUNDATION, SLOPING AWAY FOR PROPER
DRAINAGE MIN. 6" DROP IN FIRST 10 FT OF RUN

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS

BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES) WITH APPROPRIATE 2X FILL

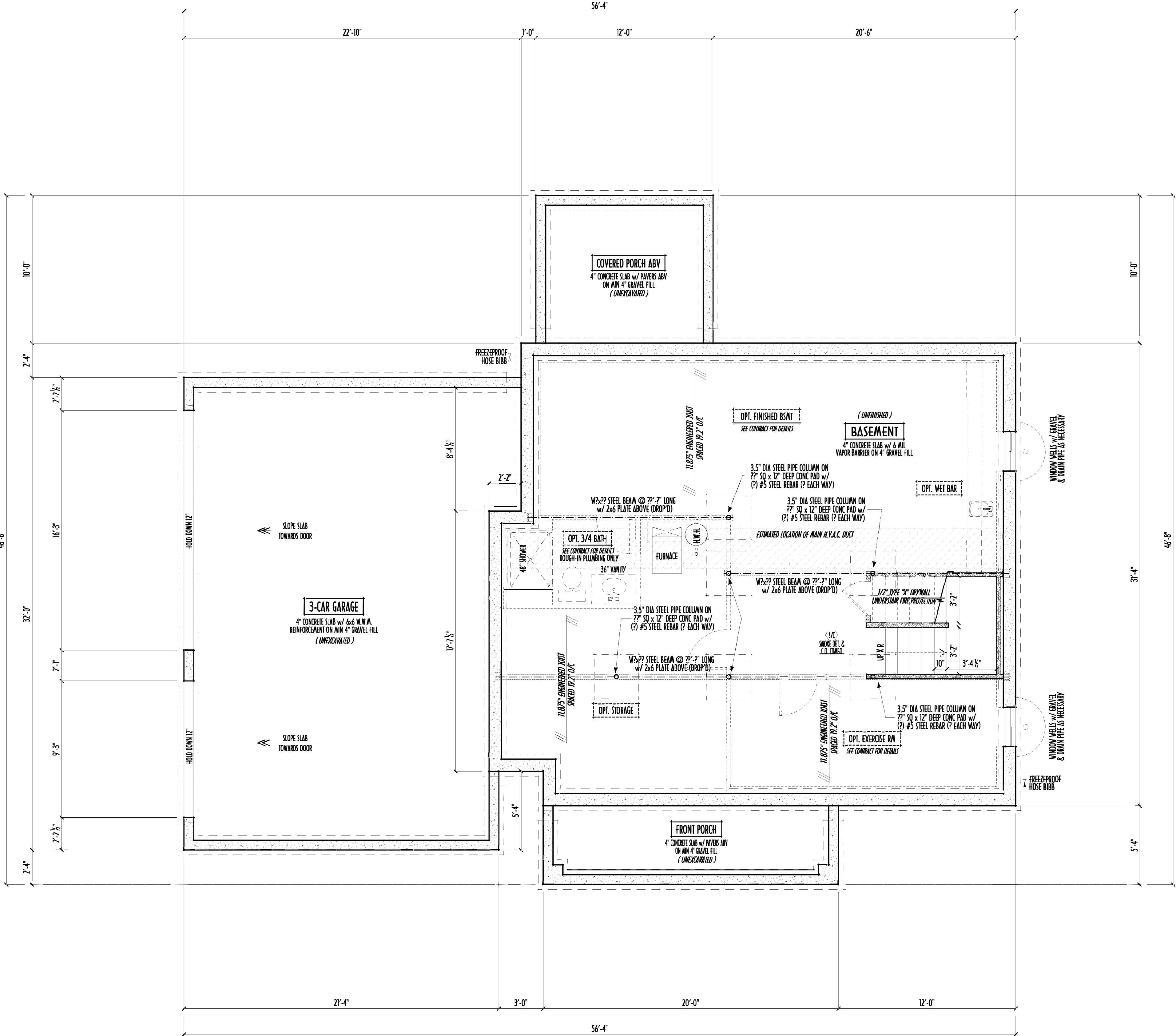
SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES

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-16

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



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

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TOTAL LIVING SP = 2,605 SQ.FT.
OPT. FINISHED BSMT = 684 SQ.FT.

FND/BSMT

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STATE OF OHIO
RONALD W. DANNE
1717085
REGISTERED ARCHITECT

RONALD W. DANNE LICENSE #072055
EXPIRATION DATE 12/31/2019

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12/3/19	12/6/19	1/j	concepts
12/10/19	12/12/19	jam	prelims
12/18/19		nrd	prelims

10-Scale: WHEN PRINTED 24x36 - PAPER SIZE 11"
0 4 8 12 16 20 24 28 32 36 40 44 48 52 56 60 64 68 72 76 80 84 88 92 96 100
FIELD MEASUREMENTS - DO NOT SCALE PRINTS

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PAGE : 2 of 9