

**Reviewed & Approved**

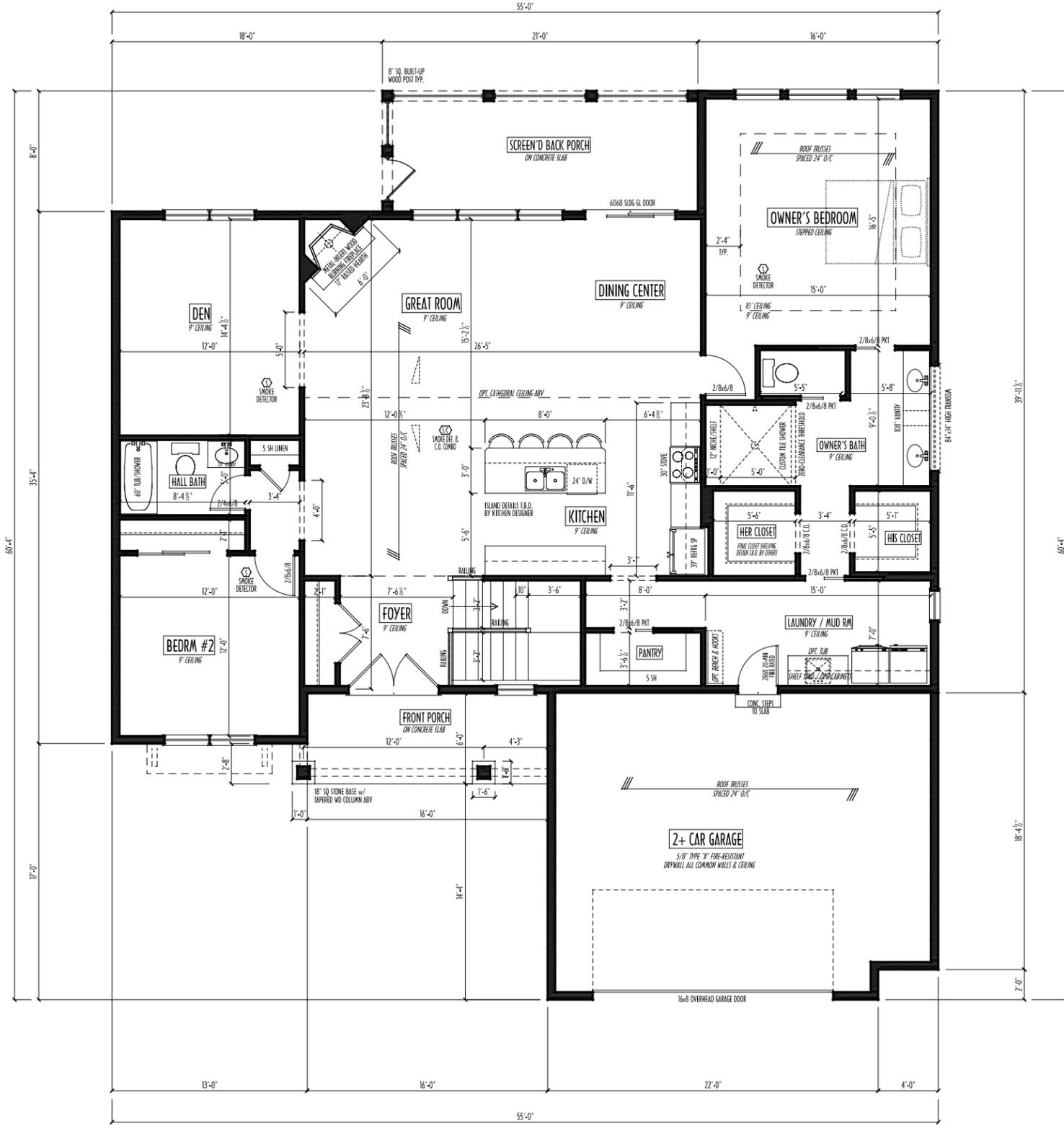
Clients Name \_\_\_\_\_ Date \_\_\_\_\_  
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**1ST FLR**

**P & D BUILDERS**  
EST. 1962

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



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 2013 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 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 R-VALUE 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 = 1,931 SQ.FT.  
 OPT FIN. BSMT = 506 SQ.FT.

**PRELIMINARY DESIGN**  
**NOT TO SCALE - NOT FOR CONSTRUCTION**

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

STATE OF OHIO REGISTERED ARCHITECT  
 RONALD W. DANNE  
 1717085

RONALD W. DANNE LICENSE #77085  
 EXPIRATION DATE 12/31/2027

**Danne**  
 Residential Design & Drafting  
 614.207.6266 danned@icloud.com

REVISION DATE	BY:	FILED
1/20/26	jam	concept
1/21/26	r/j	prelims
1/28/26 & 1/29/26	rwd	prelim rev
-	-	prelim rev

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

DESIGNED: P&D / rwd

PAGE: 3 of 8

**Reviewed & Approved**

Client's Name \_\_\_\_\_ Date \_\_\_\_\_

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**FND/BSMT**

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NO. 001

DATE LOCATED

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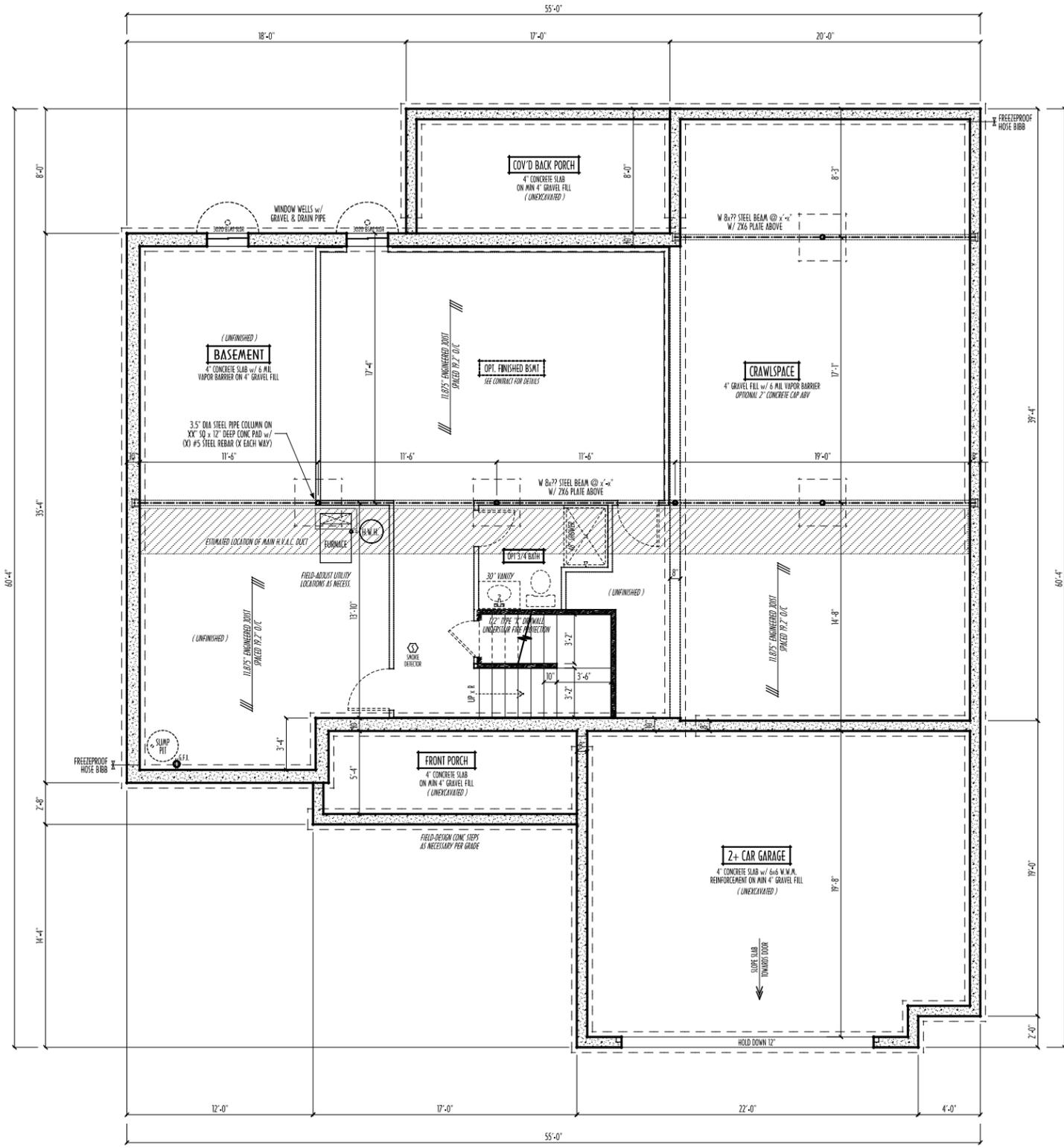
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1/20/26	jam	concept
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1/28/26 & 1/29/26	rwd	prelim rev
-	-	prelim rev

TO SCALE WHEN PRINTED 24MM - PAPER SIZE 11" x 17" (A) 1/4" = 1'-0" 1/8" = 1'-0" 1/2" = 1'-0" 3/4" = 1'-0" 1" = 1'-0"

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PAGE: 2 of 8

- 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. 8" BELOW TOP OF FOUNDATION. SLOPING AWAY FOR PROPER DRAINAGE MIN. 6" DROP IN FIRST 10FT 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 DC-16
- INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION



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

FIRST FLOOR = 1,931 SQ.FT.  
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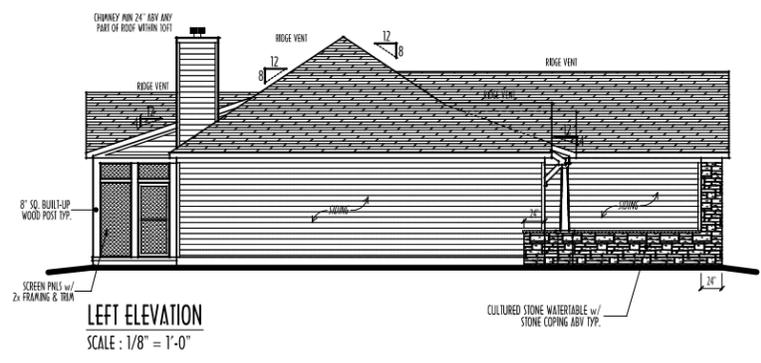
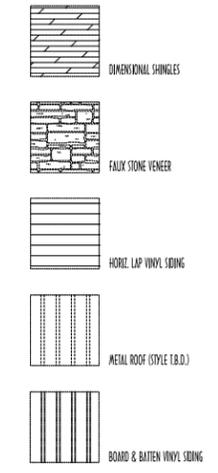
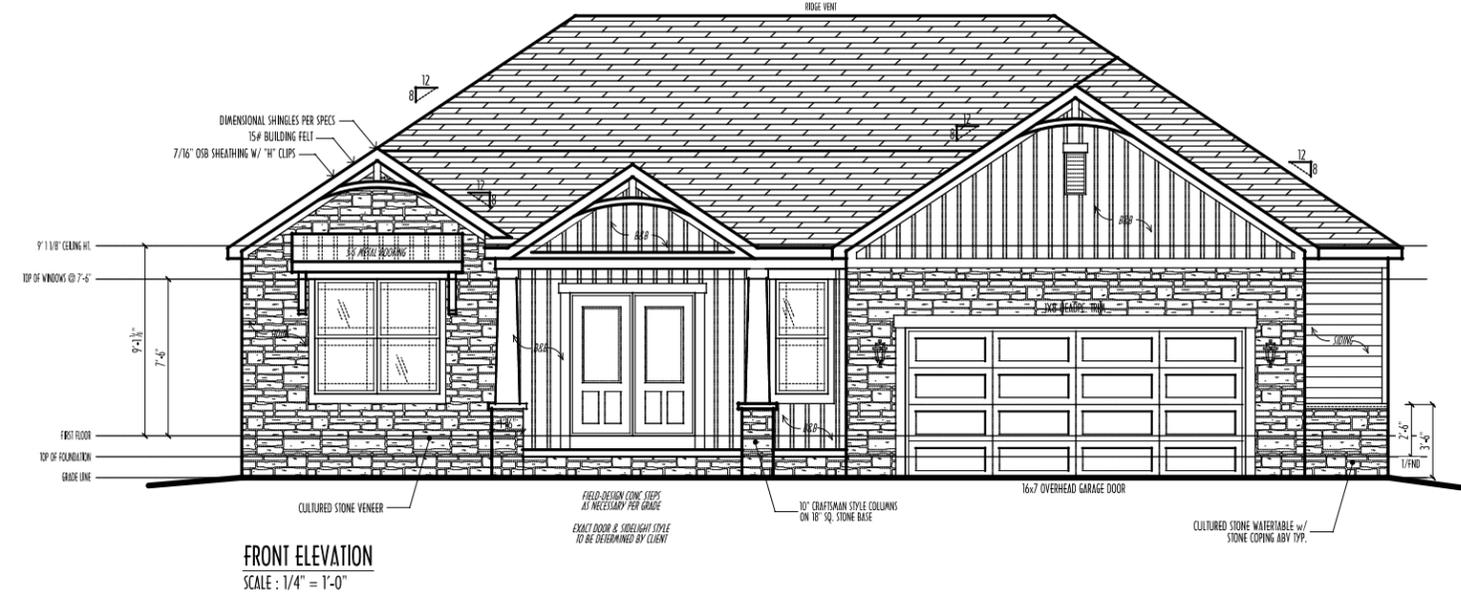
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**ELEVATIONS**

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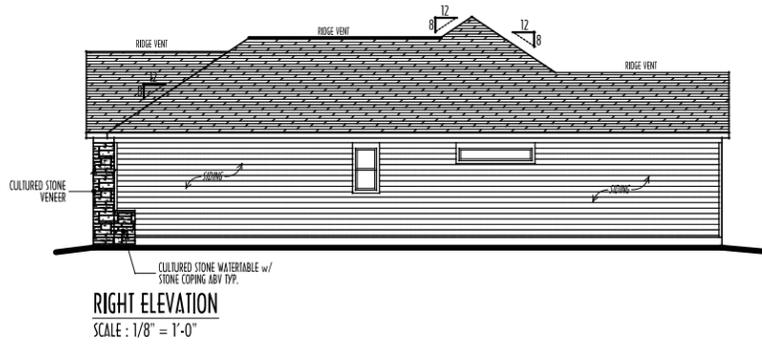
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FINAL WINDOW DESIGN PER PROVIDER. ALL FRAMING ROUGH-OPENINGS TO BE BASED ON FINAL LAYOUT ONLY.

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 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

RUN BRICK VENEER 1" PAST FRAMING CORNERS

CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6" INTO 1X6 WOOD TRIM UNLESS NOTED

FLASH & CALLIK ELEVATIONS AS NECESSARY TO PROVIDE A WEATHER-TIGHT SEAL BETWEEN MATERIALS, FRAMING & TRIM

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT

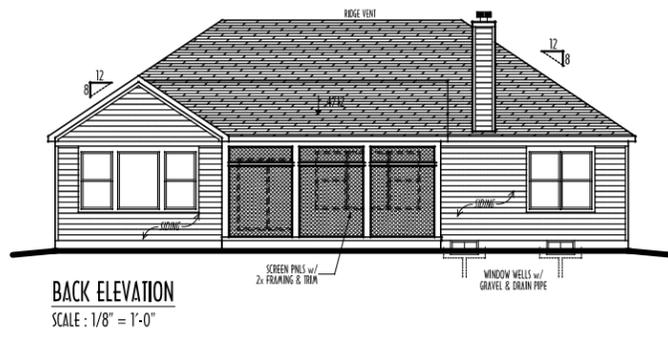
WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS

CONFIRM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER

RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED

WEEP SCREENS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1 (#26 GALV CORROSION-RESISTANT SCREEN AT/ABY FOUNDATION PLATE (3.5" FLANGE) PLACED AT MIN 4" ABY EARTH / 2" ABY PAVING, ALLOWING TRAP'D WATER TO DRAIN)

SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE



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