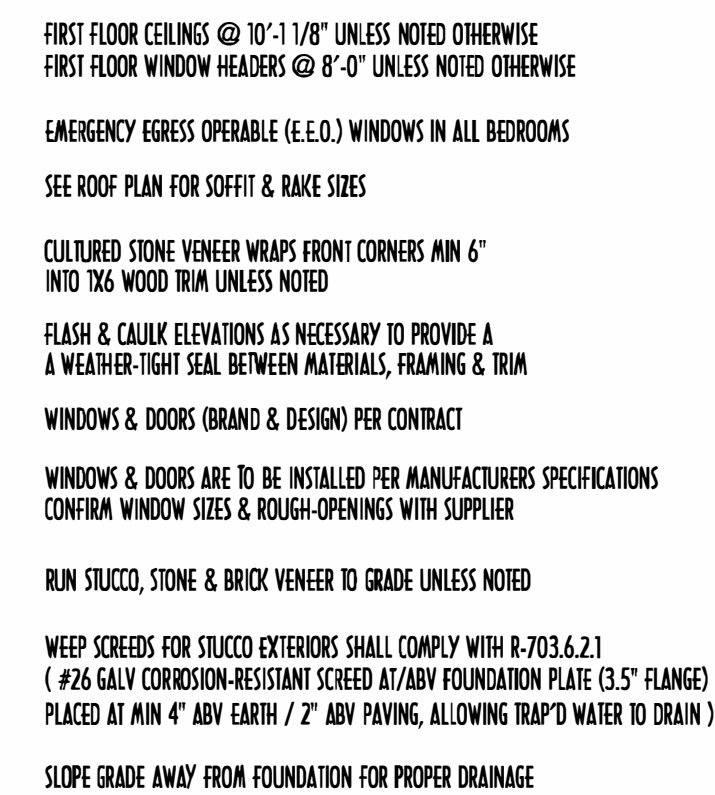
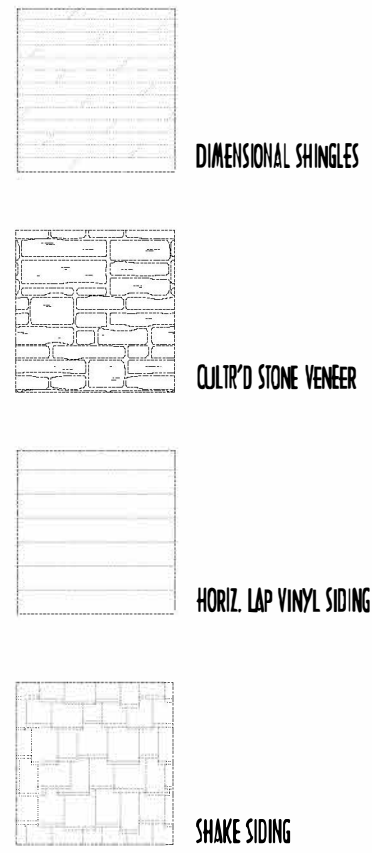


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Delaware, Ohio 43015
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Fax (740) 201-8084

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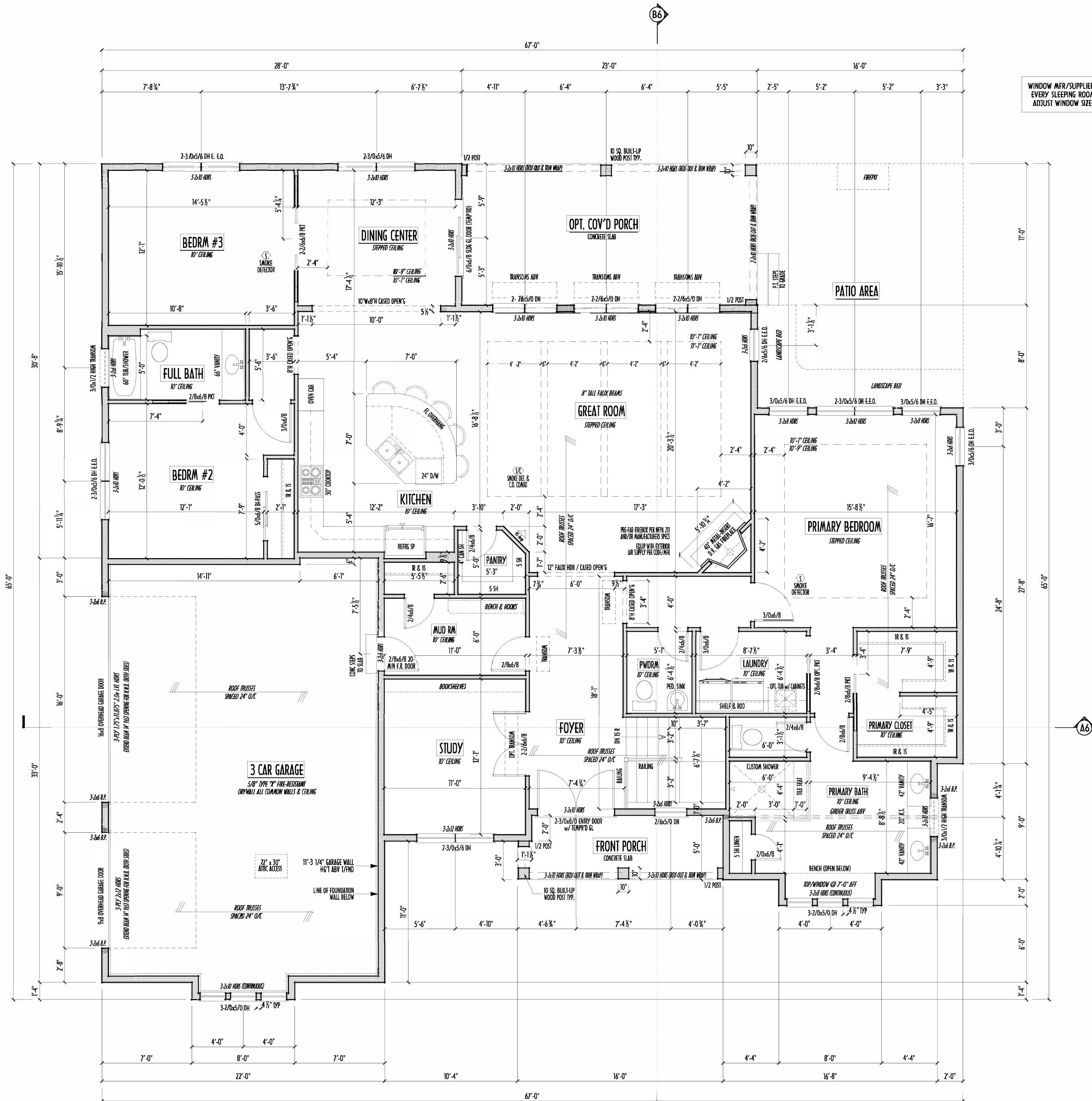


TO-SCALE WHEN PRINTED 24x36 - PAPER SIZE "D"



FIELD-VERIFY DIMENSIONS - DO NOT SCALE PRINTS

PAGE: 4 of 8



WINDOW MFR/SUPPLIER TO VERIFY MIN. ONE WINDOW IN EVERY SLEEPING ROOM TO MEET EGRESS REQUIREMENTS. ADJUST WINDOW SIZES SHOWN AS NECESS. TO COMPLY

FIRST FLOOR CEILINGS AT 10'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOWS HEADERS AT 8'-0" 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 I.C.C. 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 REA-RATE SHEETS FROM TACOMA ENERGY (THOSE SHOWN ON THESE PLANS ARE PRELIMINARY/REFERENCE ONLY)
INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLOG INSPECTION

FIRST FLOOR PLAN
2,507 SQ.FT.

YES	NO	OPTIONS / EXTRA
		OPT. LAUNDRY TUB

FIRST FLOOR = 2,531 SQ.FT.
OPT. FIN. BSMT = 1,037 SQ.FT.

1ST FLR

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59 Greif Parkway Suite 100
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(740) 201-8079
Fax (740) 201-8084
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ALL DIMENSIONS ARE THE EXACT MEASURE PROPERTY OF P&D BUILDERS LTD.
NO DIMENSIONS SHOWN ON THESE PLANS SHALL BE TAKEN WITHOUT WRITTEN CONSENT OF THE ARCHITECT OF THE PLANS

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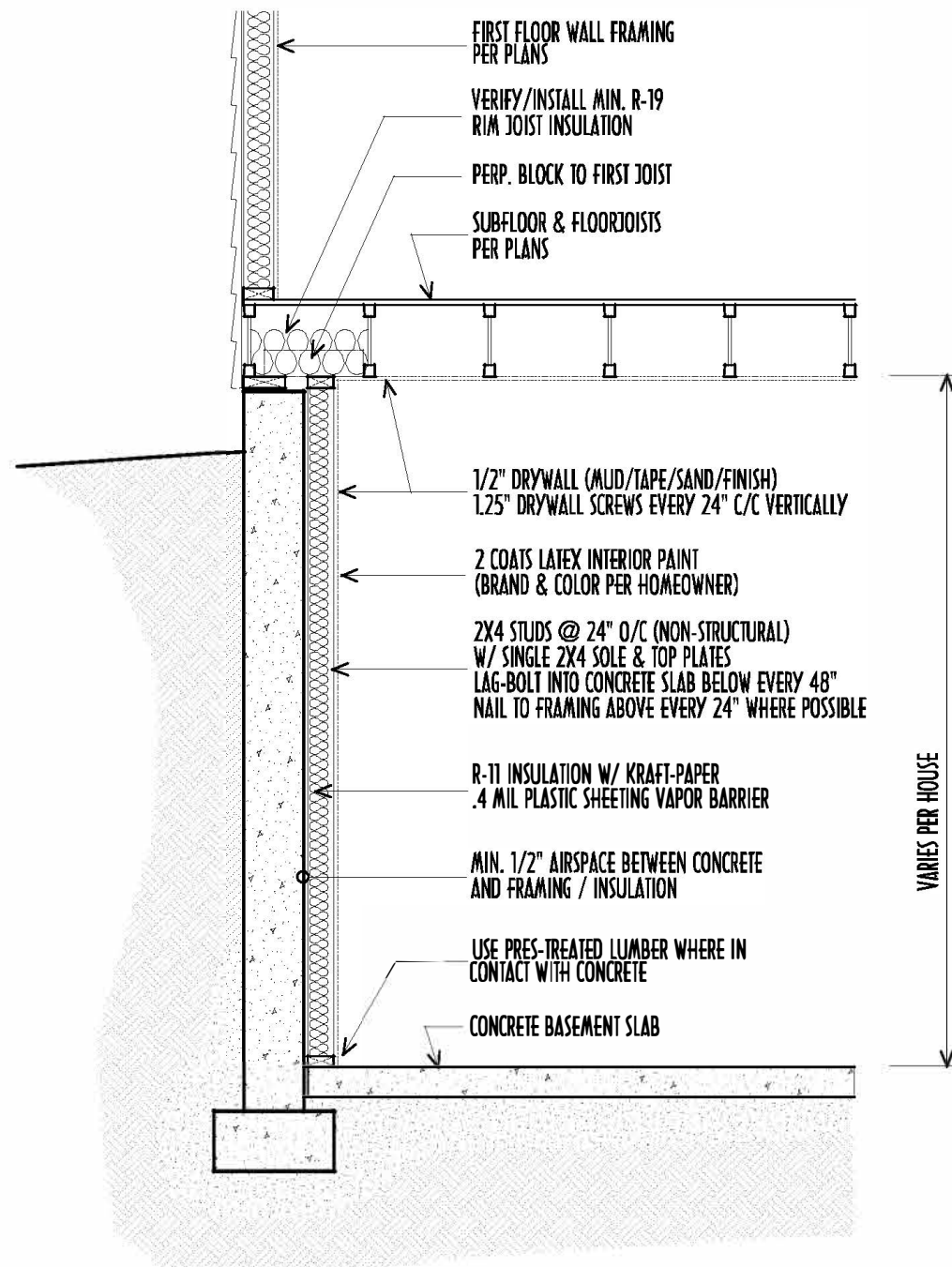
STATE OF OHIO
REGISTERED ARCHITECT
RONALD W. DANNE
1717085

RONALD W. DANNE, LICENSE #107085
EXPIRATION DATE 12/31/2025
Danne
Residential Design & Drafting
614.207.6266 danneand@gmail.com

REVISION DATE	BY	DESCRIPTION
4/1/24 & 4/1/24	jdm / cnc	concept
4/15/24 & 4/23/24	jdm / cnc	concept rev
4/24/24	jdm / cnc	prelim
5/7/24	jdm / cnc	prelim rev
5/15/24 & 5/20/24	jdm / cnc	prelim rev
5/28/24 & 6/6/24	jdm / cnc	prelim rev
6/7/24 & 6/20/24	jdm / cnc	prelim rev

1" = 8'-0" SCALE WHEN PRINTED 24" x 36" - PAPER SIZE 11"
0' 8' 16' 24' 32' 40' 48' 56' 64' 72' 80' 88' 96' 104' 112' 120' 128' 136' 144' 152' 160' 168' 176' 184' 192' 200' 208' 216' 224' 232' 240' 248' 256' 264' 272' 280' 288' 296' 304' 312' 320' 328' 336' 344' 352' 360' 368' 376' 384' 392' 400' 408' 416' 424' 432' 440' 448' 456' 464' 472' 480' 488' 496' 504' 512' 520' 528' 536' 544' 552' 560' 568' 576' 584' 592' 600' 608' 616' 624' 632' 640' 648' 656' 664' 672' 680' 688' 696' 704' 712' 720' 728' 736' 744' 752' 760' 768' 776' 784' 792' 800' 808' 816' 824' 832' 840' 848' 856' 864' 872' 880' 888' 896' 904' 912' 920' 928' 936' 944' 952' 960' 968' 976' 984' 992' 1000'

DESIGNED: P&D / rwd



OPT. FINISHED BASEMENT WALL DETAIL
SCALE : 1/2" = 1'-0"
SEE BUILDER'S SPECS & APPROVED PERMITS FOR CHANGES

MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR CMU 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

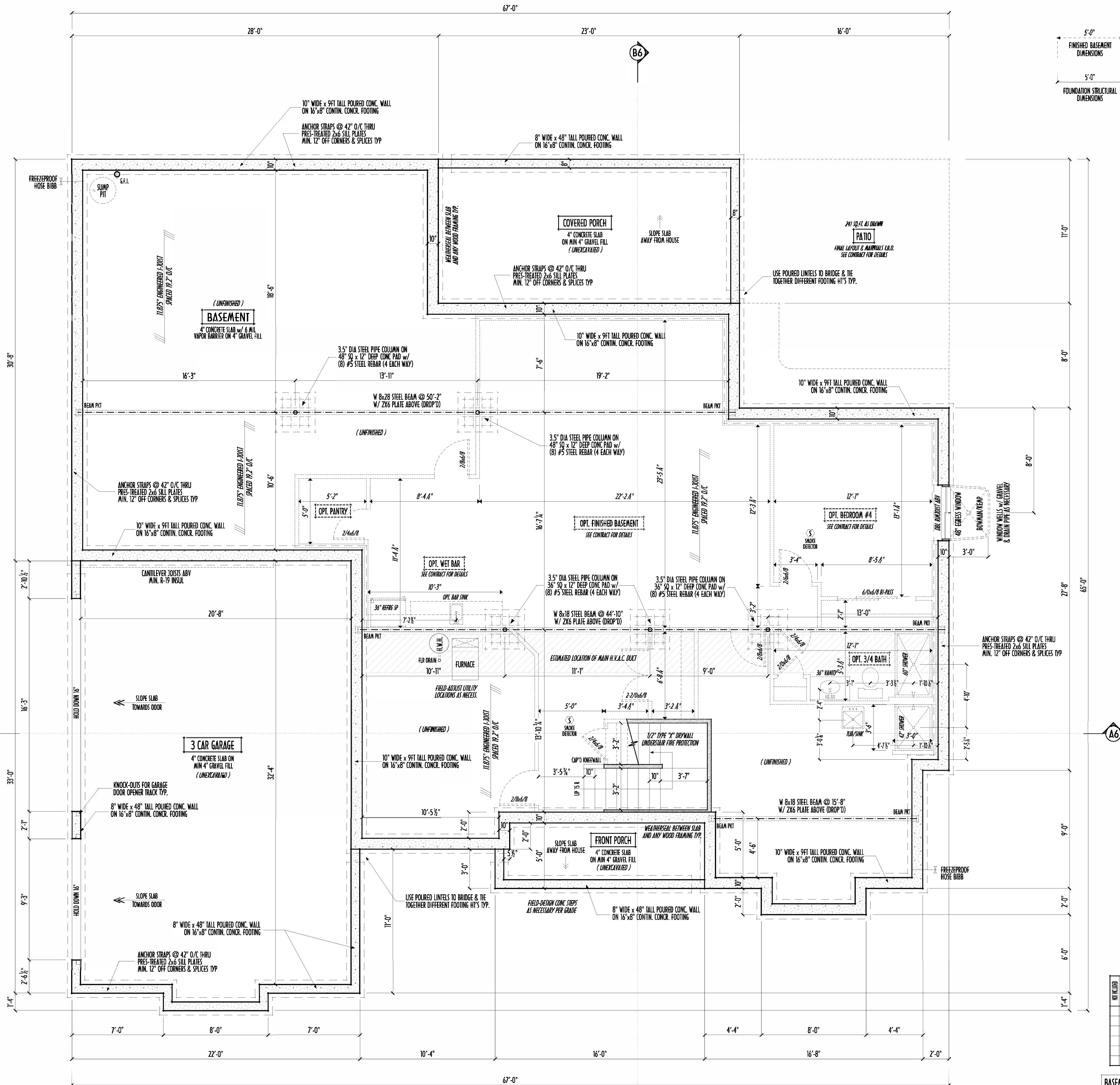
SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES

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 RC-16

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



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

NOT INCLUDED	OPTIONAL / EXTRA FINISHED AREAS
DATA ROOM ONLY	
FINISH	
	OPT. 3/4 BATHRM
	OPT. BEDRM #4 & CLOSET
	OPT. GARAGE SERVICE DOOR & PAD
	OPT. FINISHED BSMT AREA
	OPT. WET BAR & PANTRY
	OPT.

BASEMENT SLAB =	2,317 SQ.FT.
FRONT PORCH =	79 SQ.FT.
GARAGE SLAB =	694 SQ.FT.
BACK PORCH SLAB =	253 SQ.FT.

FIRST FLOOR = 2,531 SQ.FT.
OPT FIN. BSMT = 1,037 SQ.FT.

FND/BSMT



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