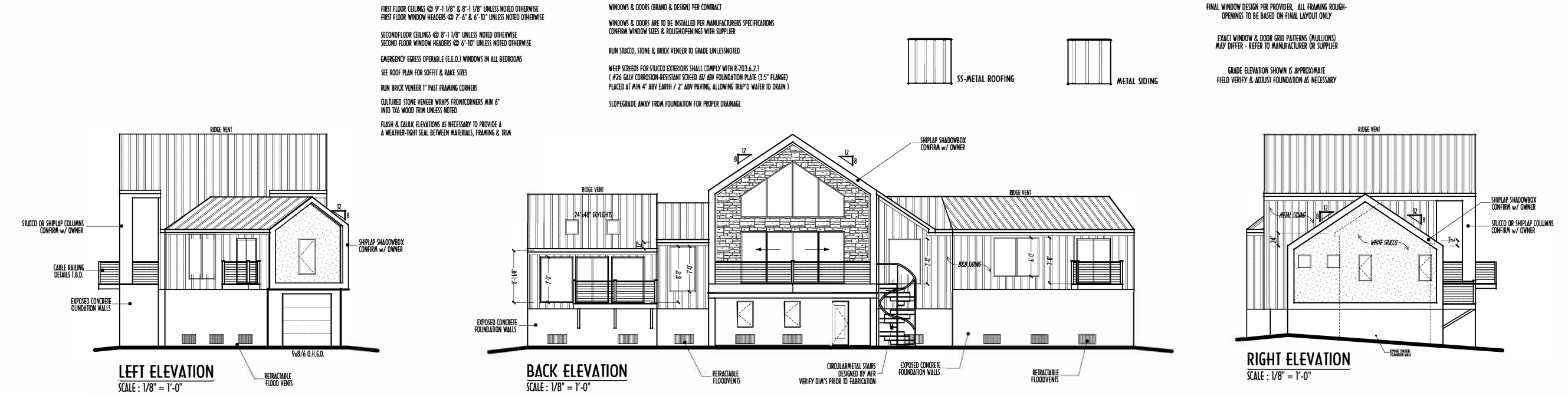
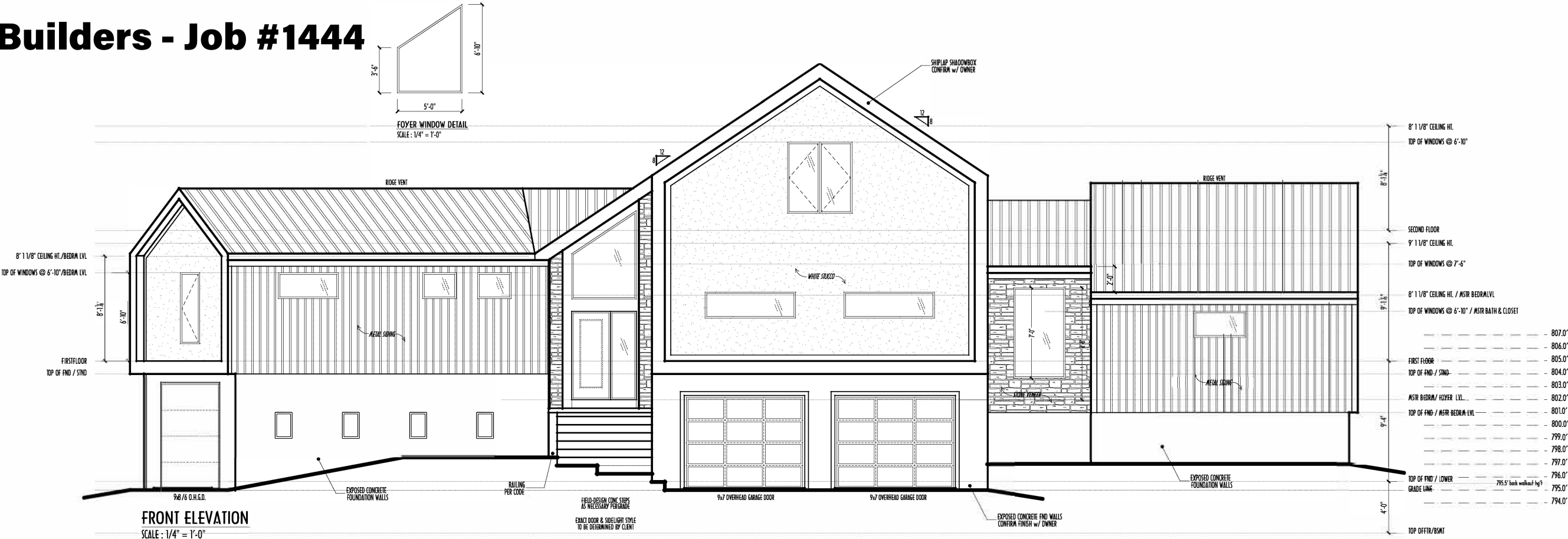


P&D Builders - Job #1444



PER FEMA/NFIP REQUIREMENTS, FLOOR VENTS ARE SIZED AS FOLLOWS:  
MIN. 1" OF VENT OPENING (NET) PER 1 SQ.FT. OF ENCLOSED AREA WITHIN FLOOD ZONE  
TOTAL ENCLOSED AREA = 1,574 SQ.FT.  
VENT AREA REQUIRED = 1,574 SQUINCHES / 10.94 SQ.FT.  
VENT AREA PROVIDED = 9 VENTS (EACH UNIT COVERS 191 SQ.FT. PER NFIP)  
FS-1616 BY FLOOD SOLUTIONS LLC

BOTTOM OF THE FLOOD VENT OPENING MUST NOT BE HIGHER THAN 12 INCHES ABOVE THE ADJACENT GRADE  
THE TOP OF THE OPENING MUST BE BELOW THE BASE FLOOD ELEVATION (BFE)

SEE SITEPLAN BY SURVEYOR FOR BASE FLOOD ELEVATIONS  
ALL MECHANICAL AND ELECTRICAL MUST BE INSTALLED ABOVE THE BASE FLOOD ELEVATION  
ALL MATERIALS USED FOR CONSTRUCTION BELOW THE BFE MUST BE OF FLOOD RESISTANT MATERIAL

|                        |              |
|------------------------|--------------|
| FIRST FLR LIVING SP =  | 1,820 SQ.FT. |
| SECOND FLR LIVING SP = | 235 SQ.FT.   |
| TOTAL LIVING SP =      | 2,055 SQ.FT. |
| OPT. FINISHED BSMT =   | x SQ.FT.     |

ELEVATIONS

**P&D Builders Ltd.**  
59 Greif Parkway Suite 100  
Delaware, Ohio 43015  
7401 201-8079  
Fax 7401 201-8084  
www.pndbuilders.com

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1444

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

STATE OF OHIO  
REGISTERED ARCHITECT  
RONALD W. DANNE  
1717085  
RONALD W. DANNE LICENSE #1717085  
EXPIRATION DATE 12/31/2023  
Danne Residential Design & Drafting  
614.207.6266 donnedrd@gmail.com

| REVISION DATE     | BY  | REV         |
|-------------------|-----|-------------|
| 5/18/20           | rwd | concepts    |
| 5/28/20           | rwd | prelims     |
| 6/3/20 & 6/8/20   | j/r | prelim rev  |
| 6/9/20 & 6/10/20  | j/r | prelim rev  |
| 8/10/20 & 10/5/20 | j/r | prelim rev  |
| 1/6/21 & 1/14/21  | j/r | prelim rev  |
| 2/1/21 & 2/14/21  | j/r | prelim rev  |
| 2/9/21            | j/r | prelim rev  |
| 2/18/21 & 2/19/21 | j/r | prelim rev  |
| 2/22/21 & 3/2/21  | j/r | prelim rev  |
| 3/4/21 & 4/8/21   | j/r | pre-eng     |
| 5/4/21 & 5/28/21  | rwd | permitt CDs |
| 6/3/21 & 6/10/21  | rwd | permitt CDs |
| 7/16/21 & 7/22/21 | rwd | permitt CDs |
| 7/26/21 QTO       | rwd | permitt CDs |

TO SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"  
FIELD VERIFY DIMENSIONS - DO NOT SCALE DRAWING

P&D / rwd

5 of 9

P&D Builders - Job #1444

1ST FLR



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1444

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

STATE OF OHIO

RONALD W. DANNE

1717085

REGISTERED ARCHITECT

RONALD W. DANNE LICENSE 007085

EXPIRATION DATE 12/31/2023



Residential Design & Drafting  
614.207.6266 danne@danne.com

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| 2/1/21 & 2/4/21   | rwd | prelim rev  |
| 2/9/21            | rwd | prelim rev  |
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| 3/4/21 & 4/8/21   | rwd | pre-entg    |
| 5/4/21 & 5/28/21  | rwd | permitt CDB |
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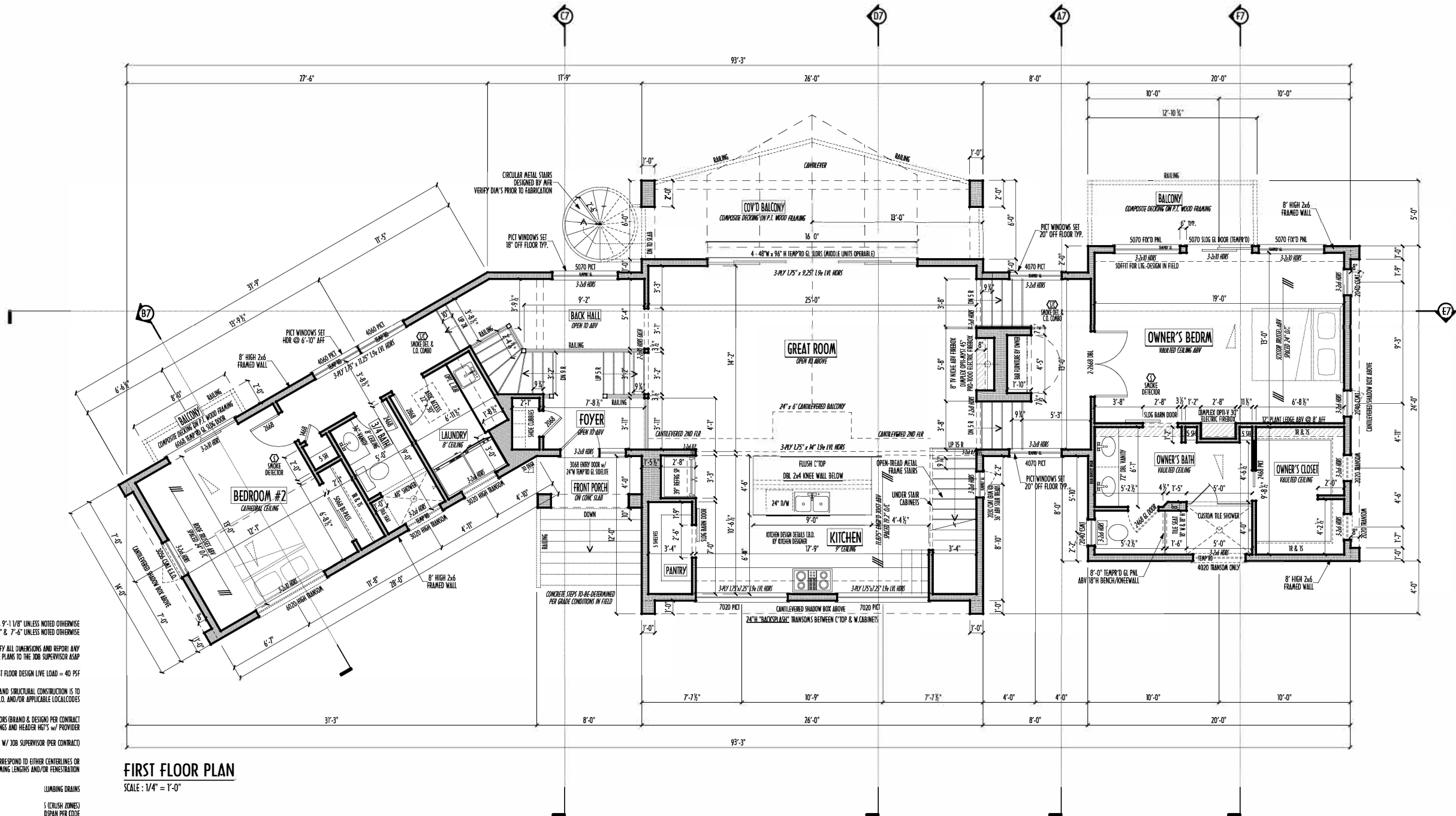
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REVISIONS

P&D / rwd

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

FIRST FLOOR CEILINGS AT 8'-1 1/2" & 9'-1 1/2" UNLESS NOTED OTHERWISE  
FIRST FLOOR WINDOWS HEADERS AT 6'-10" & 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 I.C.C. AND/OR APPLICABLE LOCAL CODES

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT  
CONFORM WINDOW ROUGH-OPENINGS AND HEADER HIGHS w/ PROVIDER

CONFORM FLOORING & FINISH MATERIALS w/ JOB SUPERVISOR (PER CONTRACT)

ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOOD FRAMING LENGTHS AND/OR PENETRATION

LUMBING DRAINS

5 (CRUSH ZONES)  
5 (SPAN PER CODE)

5 UNLESS NOTED

15 MAY CONTAIN  
1 1/8" TYPICALLY

1 SHOULD MATCH  
1 (THOSE SHOWN  
REFERENCE ONLY)

15L BEAMS WITH  
BLOG INSPECTION

P & D

BUILDERS

EST. 1962

| YES | NO | OPTIONS / EXTRA  |
|-----|----|------------------|
|     |    | OPT. LAUNDRY TUB |
|     |    |                  |
|     |    |                  |

FIRST FLR LIVING SP = 1,820 SQ.FT.  
SECOND FLR LIVING SP = 235 SQ.FT.  
TOTAL LIVING SP = 2,055 SQ.FT.  
OPT. FINISHED BSMT = x SQ.FT.

**P & D**  
BUILDERS  
EST. 1962

|                        |              |
|------------------------|--------------|
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P&D Builders - Job #1444



MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C. WALL 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. 4" DROP IN FIRST 10 FT OF RUN

AVOID FLOODVENTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS

BLOCK BETWEEN FLOODVENTS BELOW STRUCTURAL POINTS (CUSH 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"

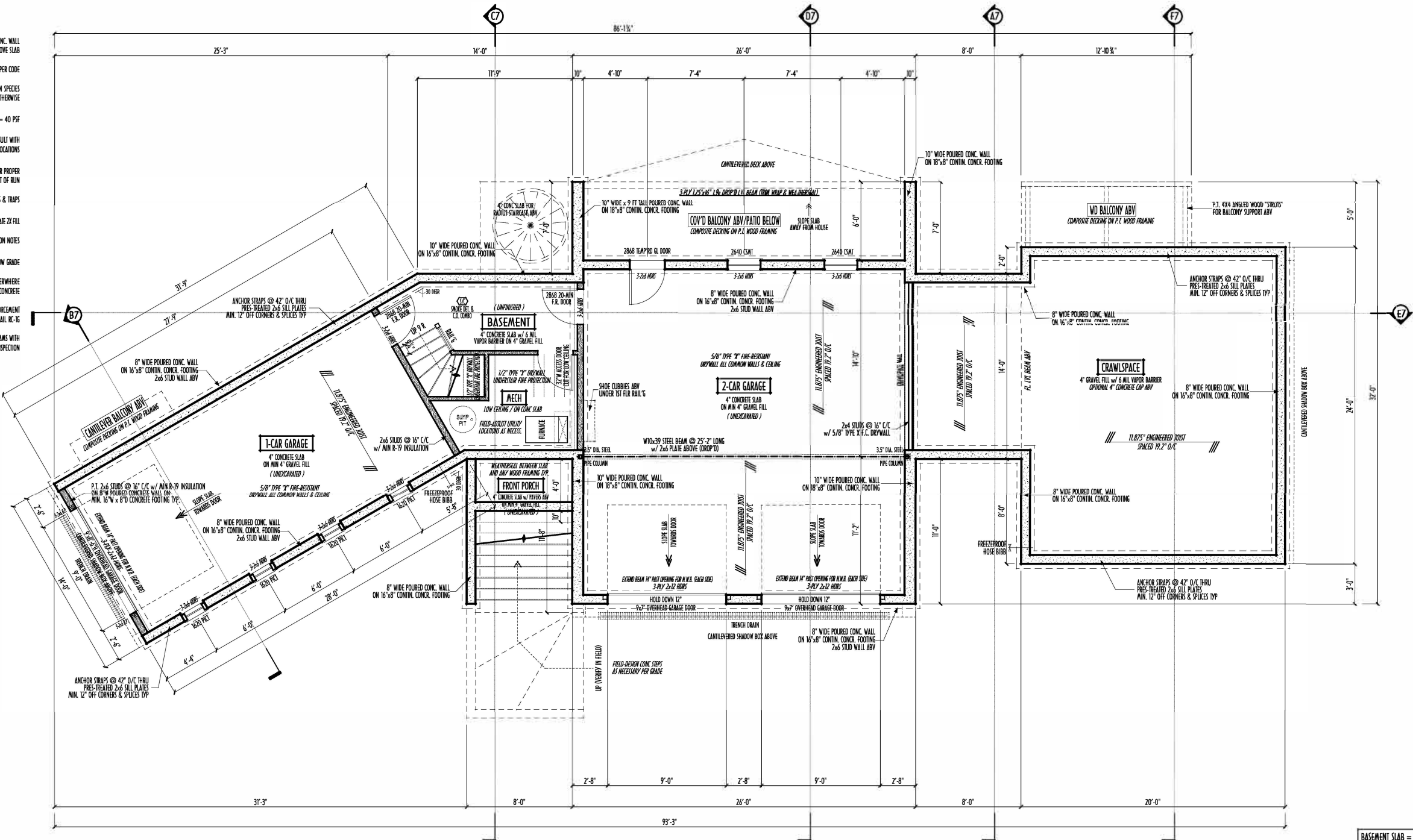
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ALL MECHANICAL AND ELECTRICAL MUST BE INSTALLED ABOVE THE BASE FLOOD ELEVATION  
ALL MATERIALS USED FOR CONSTRUCTION BELOW THE BFE MUST BE OF FLOOD RESISTANT MATERIAL

LOCATE ALL FLOOD VENTS IN EAST WALL OF LOWEST LEVEL  
BASED ON APPROX LOCATIONS SHOWN ON EXTERIOR ELEVATIONS (PG05)

PER FEMA/NFIP REQUIREMENTS, FLOOR VENTS ARE SIZED AS FOLLOWS:

MIN. 1" OF VENT OPENING (NET) PER 1 SQ. FT. OF ENCLOSED AREA WITHIN FLOOD ZONE  
TOTAL ENCLOSED AREA = 1,574 SQ. FT.  
VENT AREA REQUIRED = 1,574 SQ. INCHES / 10.94 SQ. FT.  
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F5-1616 BY FLOOD SOLUTIONS LLC

BOTTOM OF THE FLOOD VENT OPENING MUST NOT BE HIGHER THAN 12 INCHES ABOVE THE ADJACENT GRADE  
THE TOP OF THE OPENING MUST BE BELOW THE BASEFLOOD ELEVATION (BFE)



|                   |             |
|-------------------|-------------|
| BASEMENT SLAB =   | 168 SQ. FT. |
| FRONT PORCH =     | 88 SQ. FT.  |
| GARAGE SLAB =     | 614 SQ. FT. |
| CRAWLSPACE AREA = | 535 SQ. FT. |
| WOOD DECK AREA =  | 267 SQ. FT. |

|                        |               |
|------------------------|---------------|
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FND/BSMT

**P&D Builders Ltd.**  
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1444

A NEW WOOD-FRAME SINGLE FAMILY CONSTRUCTION

STATE OF OHIO  
REGISTERED ARCHITECT  
RONALD W. DANNE  
1717085  
RONALD W. DANNE LICENSE 0770085  
EXPIRATION DATE 02/28/2028

Residential Design & Drafting  
614.207.6266 danneand@gmail.com

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