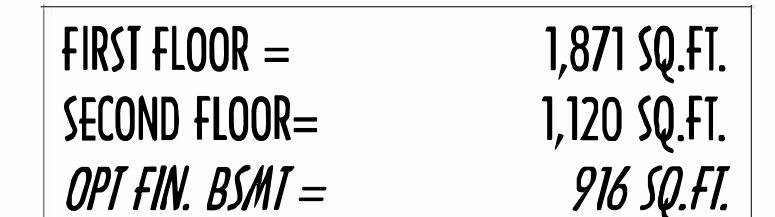


P & D
BUILDERS
EST. 1962



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P & D
BUILDERS
— EST. 1962 —

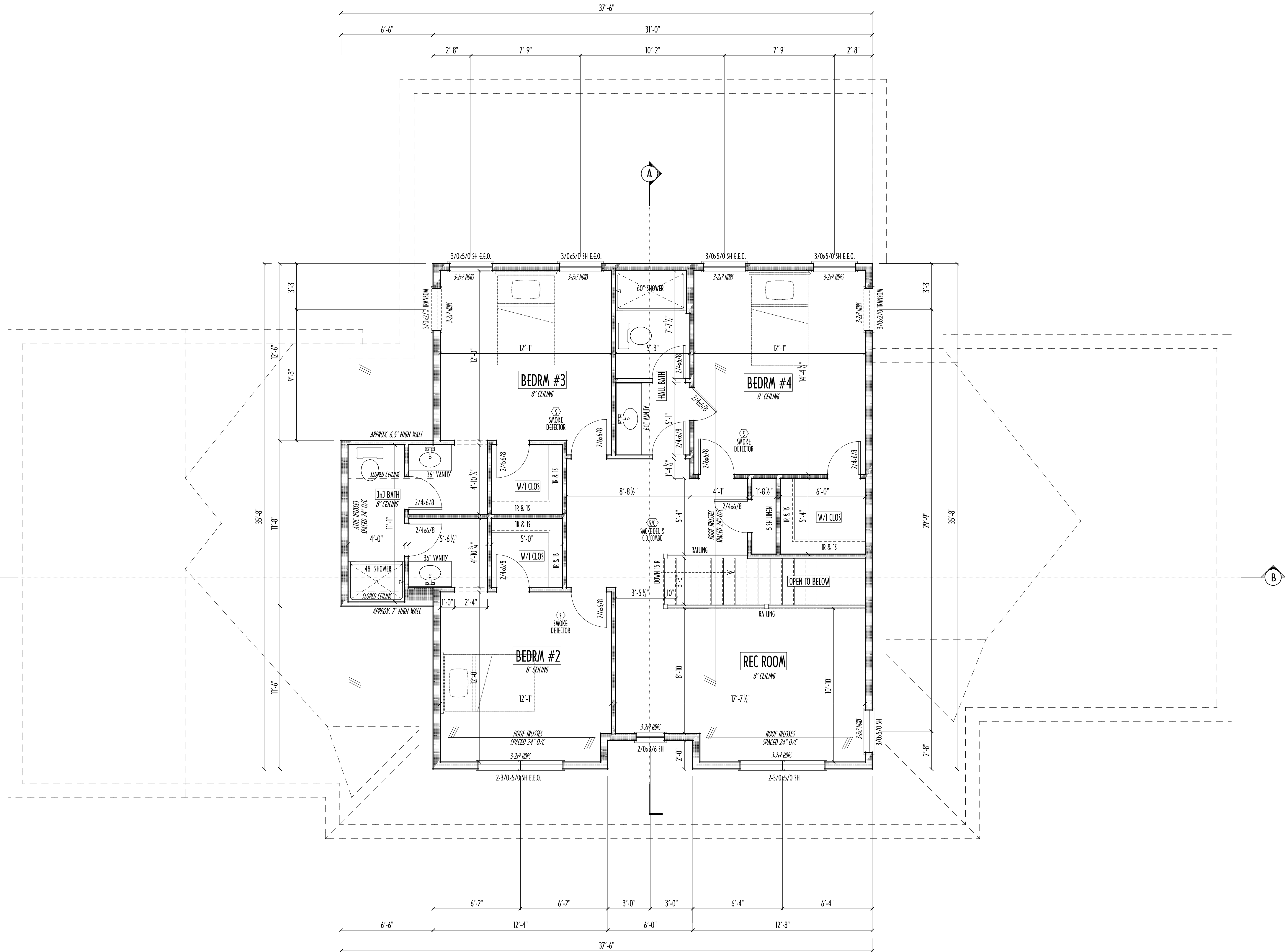
INSTALL ALL LVL & LSL BEAMS WITH
LABELS VISIBLE FOR BLDG INSPECTION



FIRST FLOOR =	1,871 SQ.FT.
SECOND FLOOR=	1,120 SQ.FT.
OPT FIN. BSMT =	916 SQ.FT.

3 of 9

SECOND FLOOR CEILING LINES AT 8'-3 1/8" ROUGH UNLESS NOTED
SECOND FLOOR WINDOWS 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
REAR-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
FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER RCO 314 & 315
<75 PSR, <450 SDR PER ASTM E84



SECOND FLOOR PLAN

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

P&D Builders - Job #1734

FND/BSMT

P&D BUILDERS

EST. 1962

59 Grief Parkway Suite 100
Delaware, Ohio 43015
740.201.8079
Fax 740.201.8084
www.pandbuilders.com

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

FND 001

1734

STATE OF OHIO

RONALD W. DANNE

1717085

RONALD W. DANNE, License #770265
Expiration Date 12/31/2025

Danne

Residential Design & Drafting, Inc.

614.207.6266 dannedrd@gmail.com

REVISION DATE: BY: PREP/CD

2/26/25 8:30/25 1/1/25 concepts

3/11/25 8:30/25 1/1/25 concept rev

3/26/25 8:30/25 1/1/25 prelims

3/26/25 8:30/25 1/1/25 prelim rev

4/1/25 1/1/25 permit CD's

4/1/25 1/1/25 permit CD's

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

0 4' 8' 12'

FIELD DIMENSIONS - DO NOT SCALE DIMENSIONS

DESIGNED BY: P&D / rwd

PAGE: 2 of 9

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

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"

NOTED	EXTRA/ADDITIONAL	FINISH	OPTIONAL / EXTRA FINISHED AREAS
		OPT.	
		OPT.	
		OPT.	
		OPT.	
		OPT.	
		OPT.	

BASEMENT SLAB =	1,701 SQ.FT.
FRONT PORCH =	293 SQ.FT.
GARAGE SLAB =	662 SQ.FT.
BACK PORCH SLAB =	342 SQ.FT.
OPT. FINISHED BSMT =	916 SQ.FT.

FIRST FLOOR = 1,871 SQ.FT.
SECOND FLOOR = 1,120 SQ.FT.
OPT. FIN. BSMT = 916 SQ.FT.

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